



Design + Build

New Leaf Vision Inc
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DE

ARCHITECTURE NOTE

GENERAL NOTES:

1. COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION.
2. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
3. MIN. FINISHED FLOOR ELEVATION WILL BE AT LEAST 6" PLUS 1 PERCENT ABOVE LOW POINT OF LOT, MIN. F.E.M.A. FLOOD ELEVATION, OR AS NOTED ON SITE.
4. ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM AS PER ALL APPLICABLE CODES AT BEARING WALLS, INTERIOR BEARING FOOTINGS 6" INTO NATURAL GRADE UNLESS NOTED OTHERWISE.
5. SLOPE BACKFILL 6" OF FALL PER 10' AWAY FROM FOUNDATION WALL.
6. SEAL SILL PLATE & TOP PLATES OF ALL EXTERIOR WALLS, GARAGE SEPARATION WALLS, AND ALL WINDOWS & DOOR JAMBS W/ CAULK, GASKETS, BACKER RODS, OR EQUIVALENT.
7. PROVIDE WEATHER STRIPPING AT ALL ATTIC ACCESSES/ ACCESS PANELS.
8. ALL PARTICLE BOARD, MDF, & PLYWOOD TO BE CERTIFIED LOW FORMALDEHYDE EMISSION.
9. PROVIDE MOISTURE RESISTANT BACKER BOARD IN ALL WET AREAS.

GREEN NOTES:

1. ADVANCED FRAMING TECHNIQUES (19.2" OR 24" O.C. FRAMING) WILL BE USED WHERE ALLOWED BY STRUCTURAL ENGINEER.
2. PROVIDE A BATTERY ROOM IN ATTIC WITH ROUGH IN OF PIPING FROM ROOF FOR FUTURE IEEE & UL CERTIFIED PHOTOVOLTAIC, WIND, OR HYDRO RENEWABLE ENERGY SYSTEM.
3. UTILIZE LOCAL/ INDIGENOUS PRODUCTS, RECYCLED CONTENT MATERIALS, & MATERIALS MANUFACTURED FROM RENEWABLE RESOURCES OR AGRICULTURAL BY PRODUCTS SUCH AS SOY-BASED INSULATION, BAMBOO, OR WOOD-BASED PRODUCTS WHERE AVAILABLE.
4. USE ONLY "GREEN LABELED" CARPETS, PADS, & FLOOR COVERING ADHESIVES. USE LOW OR NO-VOC EMITTING WALL PAPER, ADHESIVES, PAINTS, & SEALANTS.
5. IF APPLICABLE, FIREPLACES TO BE DIRECT-VENT SEALED COMBUSTION GAS FIREPLACE.
6. USE "SUN TUNNEL SKYLIGHTS" IN ROOMS WITHOUT WINDOWS OR ROOMS USED OFTEN DURING DAY LIGHT HOURS.
7. ALL WINDOWS TO BE "LOW E-4 ANDERSEN WINDOWS" AS PER BUILDING SITE CLIMATE CONDITIONS AND PASSIVE SOLAR ORIENTATION.

SOIL:

- ALLOWABLE SOIL PRESSURE - 3000 P.S.F. MINIMUM
- MINIMUM FOOTING DEPTH AS PER ALL APPLICABLE BUILDING CODES

CONCRETE:

1. FOUNDATIONS - 3000 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG.
2. FLOOR SLABS - 2500 P.S.I. @ 28 DAYS 4" CONCRETE ON 6 MIL POLYETHYLENE VAPOR BARRIER ON STAINLESS STEEL TERMITES DETERRENT MESH ON 4" OF GRANULATED STONE, ON TERMITES TREATED FILL) MAX. SLUMP = 4", TYPE II CONCRETE 6-BAG.
3. PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAXIMUM IN SLABS.
4. WALKS & DRIVES - 2500 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG WITH AIR ENTRAINMENT.

MASONRY:

1. CONCRETE BLOCK UNITS - GRADE N; FM = 1350 P.S.I.
2. GROUT - 3000 P.S.I.
3. MORTAR - TYPE S - 1800 P.S.I.
4. PROVIDE DURO-O-WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.
5. ALL CELLS WITH RE-BAR TO BE GROUTED SOLID.

GLASS:

1. ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH ALL APPLICABLE BUILDING CODES.
2. HORIZONTAL WINDOW MUNTINS BETWEEN WINDOW TO BE 1-1/2" & 24" & 36" FROM FLOOR AT ALL WINDOWS LESS THAN 18" FROM FLOOR.
3. ALL GLASS (WITH LEAST DIMENSION GREATER THAN 3") IN DOORS AND ADJOINING WINDOWS LESS THAN 40" FROM LOCKING DEVICE TO BE TEMPERED.

PLUMBING:

1. WATER HEATERS TO BE ELECTRIC. SIZED ACCORDING TO ACTUAL NEEDS, OR SUBSTITUTED FOR TANKLESS GAS OR ELECTRIC SYSTEM, LOCATED WITHIN 30' OF PIPE RUN OF ALL FIXTURES.
2. WATER CLOSETS - 1.2 GAL / FLUSH MAXIMUM OR LOWER. USE POWER ASSIST/ DUAL FLUSH WHERE AVAILABLE.
3. SHOWER HEADS - 2.5 G.P.M. MAXIMUM W/ AERATOR OR VENTURI TECHNOLOGY
4. SINK/ LAVATORY FAUCETS - 2.2 G.P.M. MAXIMUM W/ AERATOR
5. DISHWASHER TO HAVE AIR GAPS INSTALLED AND BE ENERGY STAR LABELED.
6. ALL WATER SUPPLY PIPES MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.
7. ALL WASTE AND VENT PIPE MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.
8. PROVIDE LOCATION IN PIPING FOR ATTACHMENT OF A SOFTENER SYSTEM.

INSULATION:

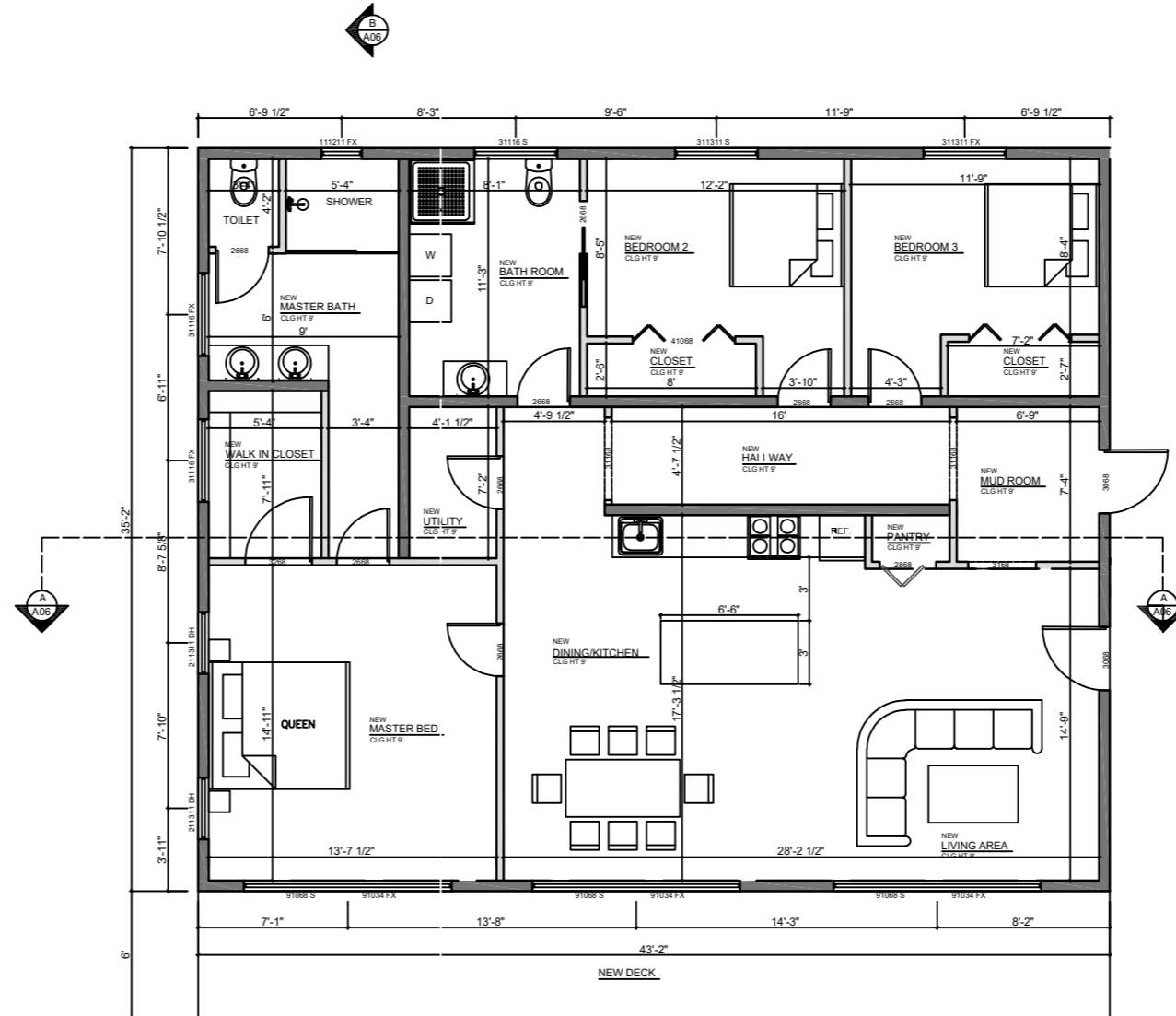
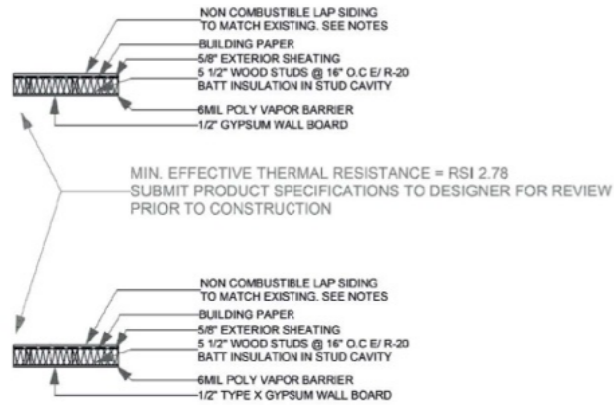
- SPRAY FOAM INSULATION ON ENTIRE BUILDING ENVELOPE AND ALL ELECTRICAL, PLUMBING, & HVAC PENETRATIONS. MINIMUM R-VALUE AS PER ALL APPLICABLE BUILDING CODES. INCREASED R-VALUE SHALL BE UTILIZED WHERE AVAILABLE AS PER SPRAY FOAM INSULATION CONTRACTOR

MECHANICAL:

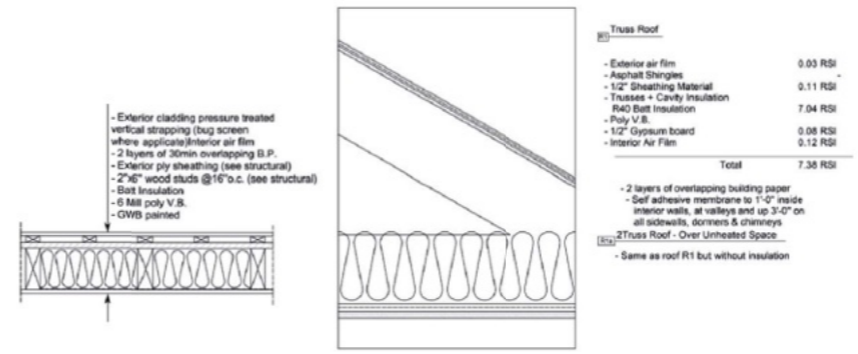
1. ELECTRIC SERVICE PER ALL APPLICABLE BUILDING AND UTILITY CODES.
2. ENTIRE HVAC SYSTEMS TO BE WITHIN CONDITIONED BUILDING ENVELOPE, SIZED ACCORDINGLY BASED ON BUILDING PERFORMANCE, WITH ALL DUCTS, PLENUMS, & EQUIPMENT SEALED WITH UL RATED FOIL TAPE AND OR MASTICS.
3. USE ENERGY STAR LABELED APPLIANCES, ENERGY STAR CEILING FANS, & EXHAUST FANS DUCTED TO OUTSIDE WITH HUMIDISTAT.
4. USE MOTION DETECTORS ON OUTDOOR AREAS
5. PROVIDE AN AUTOMATED MECHANICAL VENTILATION SYSTEM IN GARAGE EXHAUSTING TO OUTSIDE.
6. INSTALL RETURN DUCTS OR TRANSFER GRILLS IN ALL ROOM HAVING DOORS EXCEPT BATHS, KITCHEN, CLOSETS, PANTRIES, & UTILITIES.
7. USE RATED AIR TIGHT TYPE "IC" HOUSING FOR ALL RECESSED LIGHTS.

SMOKE DETECTOR:

- PER ALL APPLICABLE BUILDING CODES. SEE ELECTRICAL PLAN FOR LOCATIONS.



**PROPOSED
FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"**



WALL LEGEND

	NEW EXTERIOR WALL 8"
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

DESIGNER



103A The Quite Retreat

PROJECT FOR

New Leaf Vision Inc.
8 the Green st Dover DE 19901

NO.	REVISION

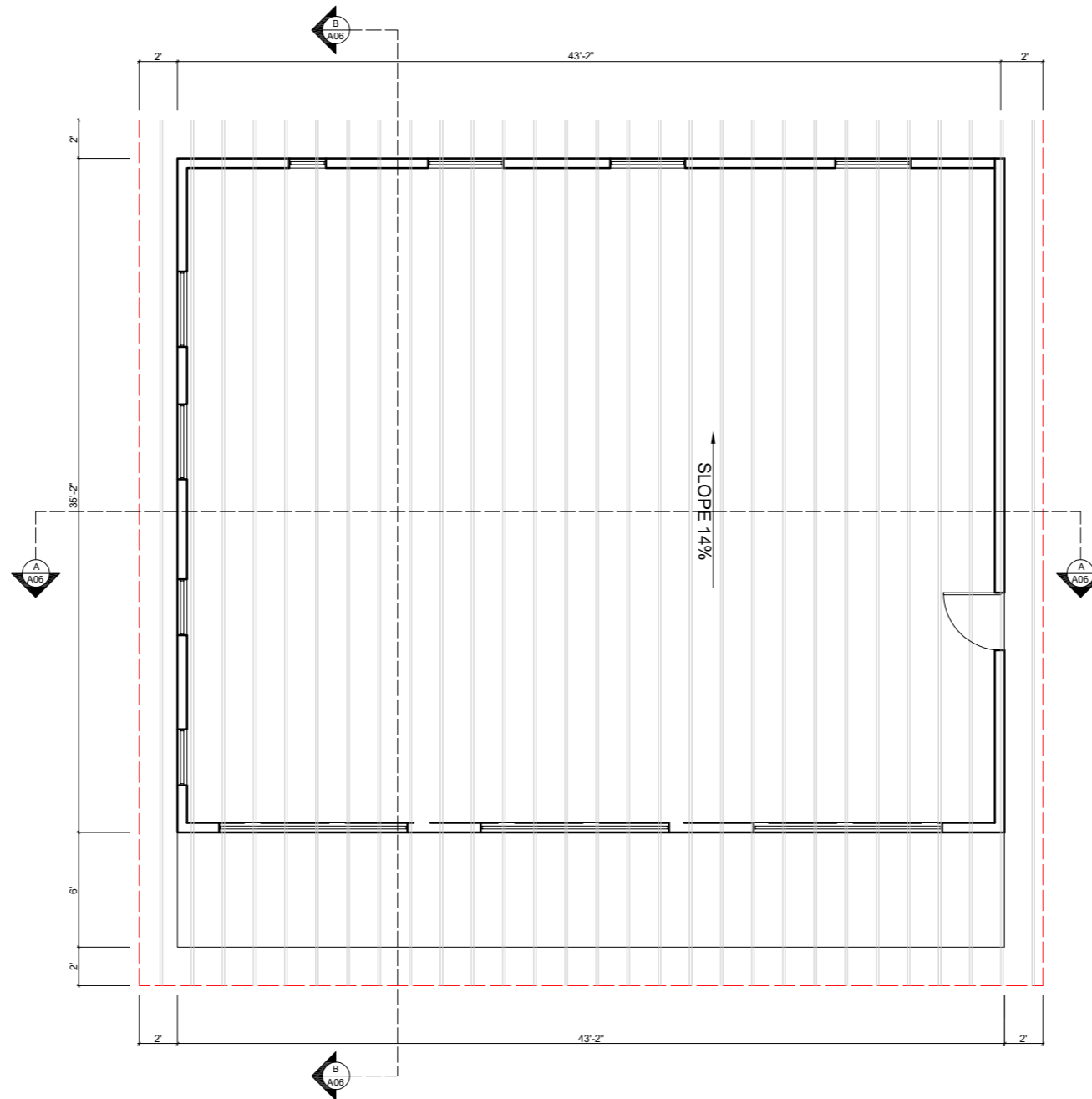
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SHEET:

A02



PROPOSED
ROOF PLAN
 SCALE : 1/4" = 1'-0"

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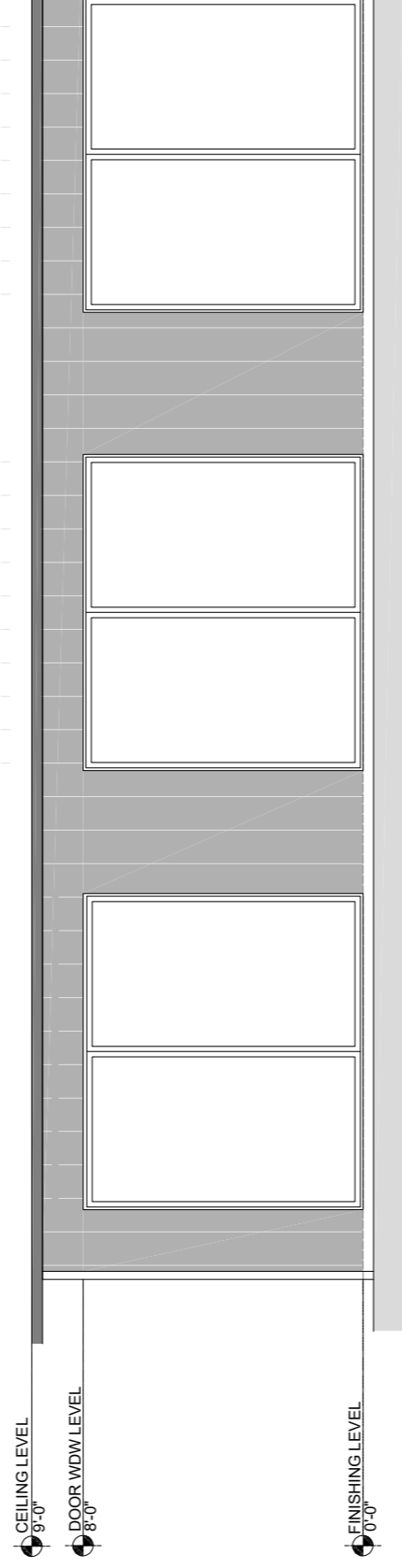
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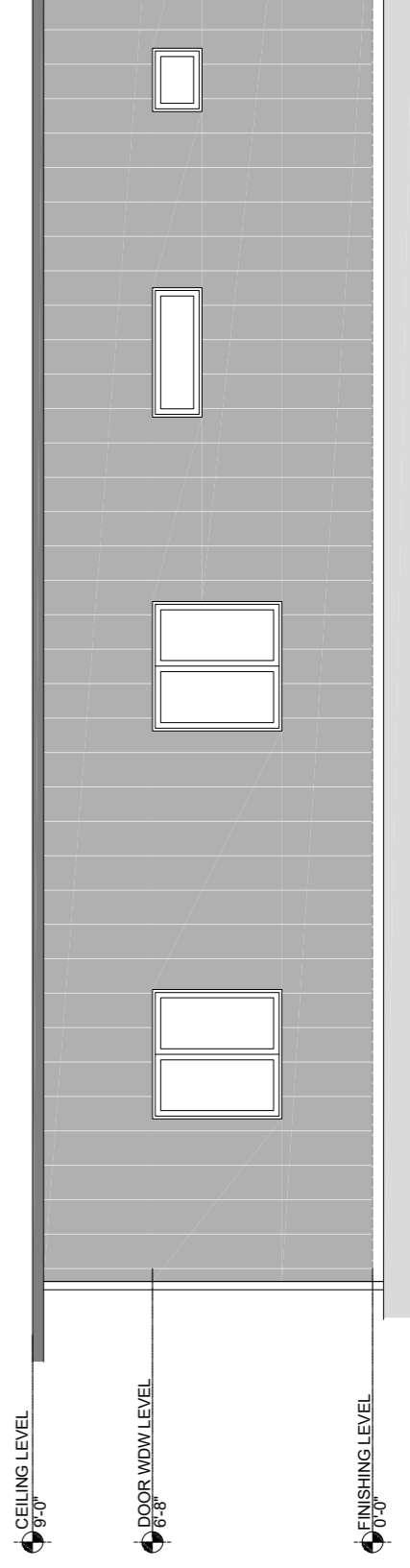
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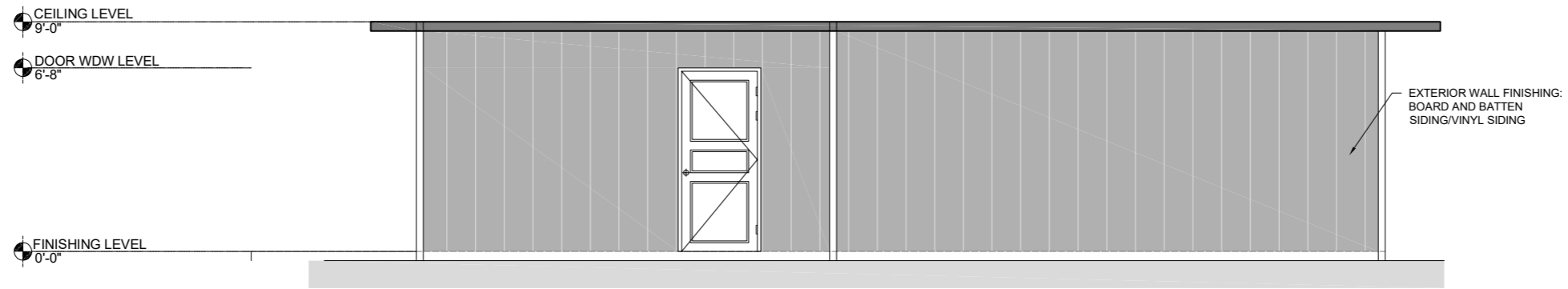
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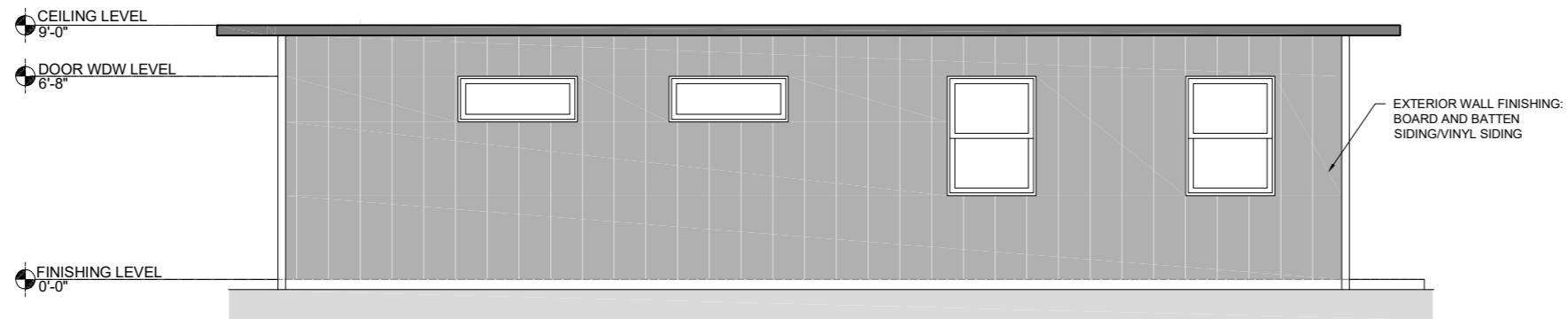
PROPOSED
1 / SOUTH ELEVATION
 SCALE : 3/8" = 1'-0"



PROPOSED
2 / NORTH ELEVATION
 SCALE : 3/8" = 1'-0"



PROPOSED
1 / EAST ELEVATION
 / SCALE : 3/8" = 1'-0"



PROPOSED
2 / WEST ELEVATION
 / SCALE : 3/8" = 1'-0"

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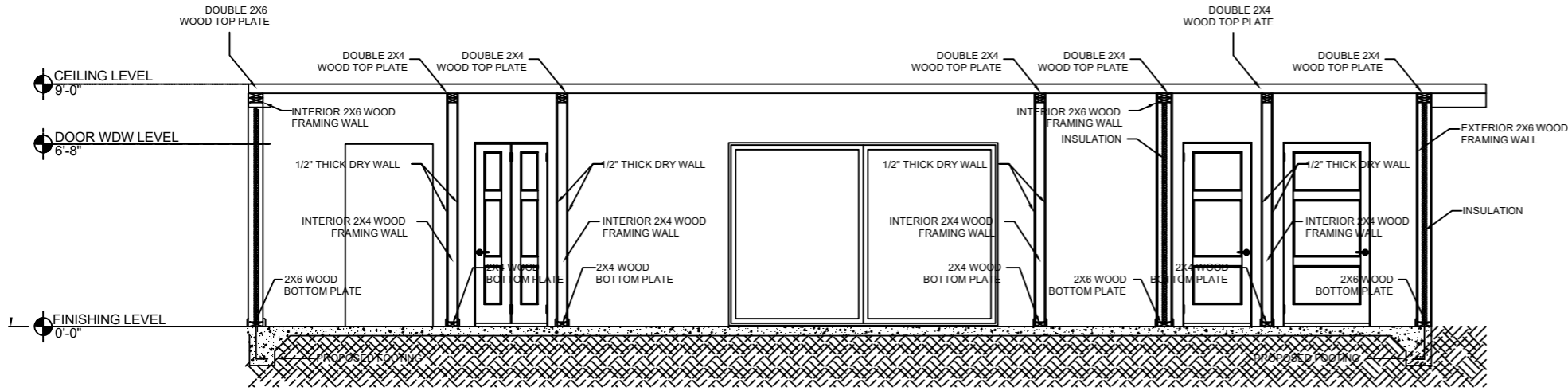
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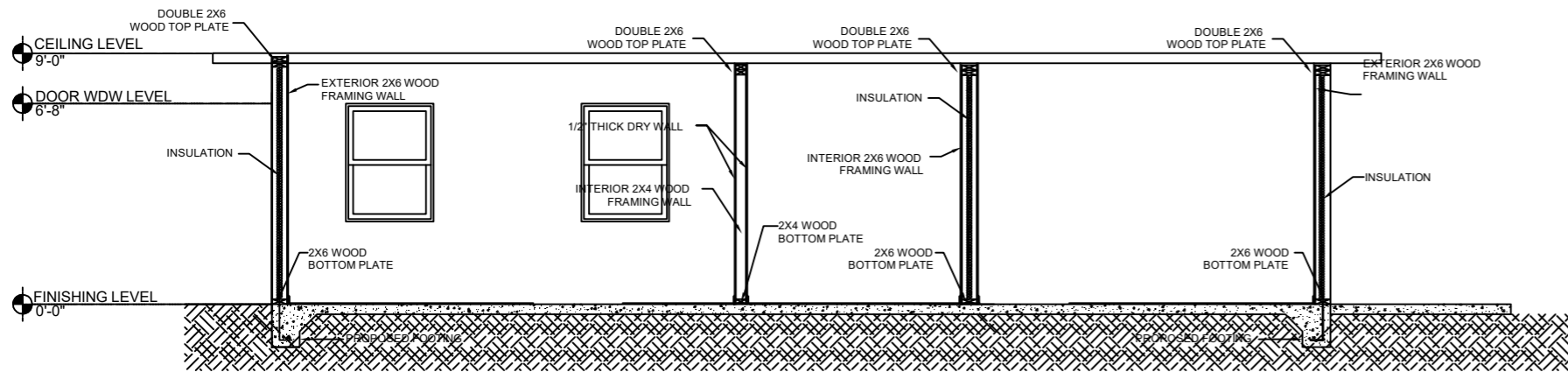
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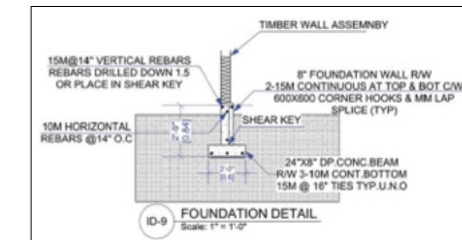


PROPOSED
1 / CROSS-SECTION "A"
SCALE : 3/8" = 1'-0"



PROPOSED
2 / CROSS-SECTION "B"
SCALE : 3/8" = 1'-0"

Slab on Grade	
- Interior Air Film	0.12 RSI
- Floor Finish TBA	
- Concrete Slab Min 3"	0.04 RSI
- 15 Mil poly vapour barrier	
- R-14 min. rigid insulation	2.47 RSI
- 4" Min Granular fill	0.16 RSI
Total	2.79 RSI



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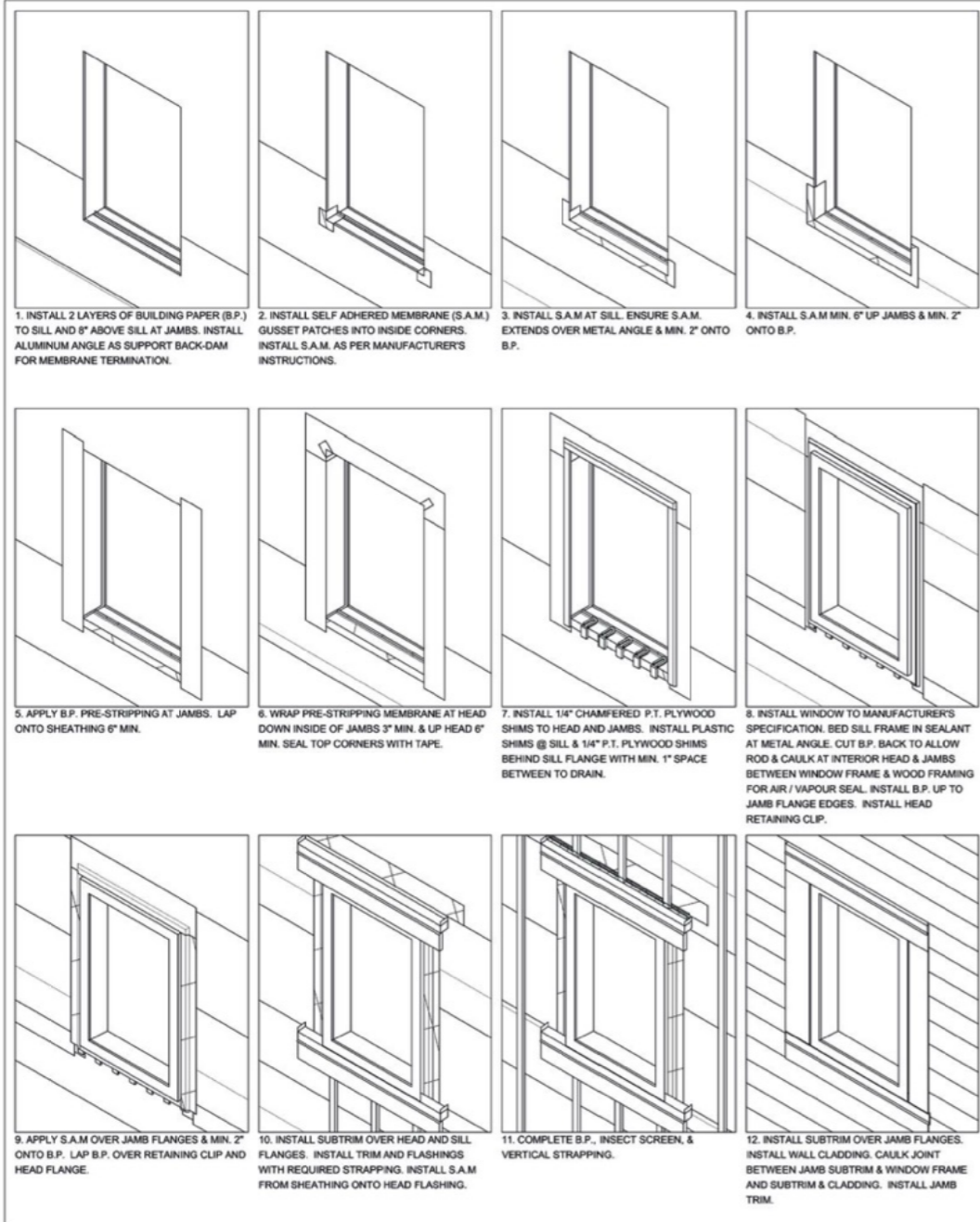
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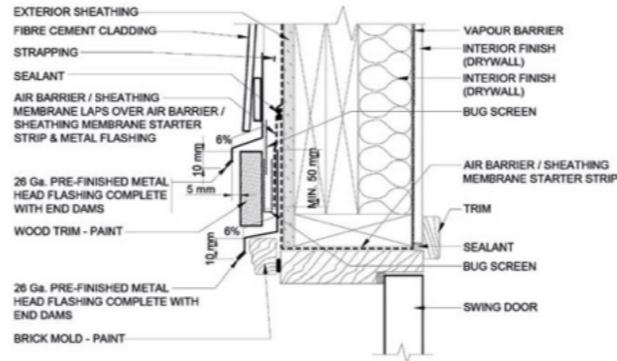
A06



1. INSTALL 2 LAYERS OF BUILDING PAPER (B.P.) TO SILL AND 8" ABOVE SILL AT JAMBS. INSTALL ALUMINUM ANGLE AS SUPPORT BACK-DAM FOR MEMBRANE TERMINATION.
2. INSTALL SELF ADHERED MEMBRANE (S.A.M.) GUSSET PATCHES INTO INSIDE CORNERS. INSTALL S.A.M. AS PER MANUFACTURER'S INSTRUCTIONS.
3. INSTALL S.A.M. AT SILL. ENSURE S.A.M. EXTENDS OVER METAL ANGLE & MIN. 2" ONTO B.P.
4. INSTALL S.A.M. MIN. 6" UP JAMBS & MIN. 2" ONTO B.P.
5. APPLY B.P. PRE-STRIPPING AT JAMBS. LAP ONTO SHEATHING 6" MIN.
6. WRAP PRE-STRIPPING MEMBRANE AT HEAD DOWN INSIDE OF JAMBS 3" MIN. & UP HEAD 6" MIN. SEAL TOP CORNERS WITH TAPE.
7. INSTALL 1/4" CHAMFERED P.T. PLYWOOD SHIMS TO HEAD AND JAMBS. INSTALL PLASTIC SHIMS @ SILL & 1/4" P.T. PLYWOOD SHIMS BEHIND SILL FLANGE WITH MIN. 1" SPACE BETWEEN TO DRAIN.
8. INSTALL WINDOW TO MANUFACTURER'S SPECIFICATION. BED SILL FRAME IN SEALANT AT METAL ANGLE. CUT B.P. BACK TO ALLOW ROD & CAULK AT INTERIOR HEAD & JAMBS BETWEEN WINDOW FRAME & WOOD FRAMING FOR AIR / VAPOUR SEAL. INSTALL B.P. UP TO JAMB FLANGE EDGES. INSTALL HEAD RETAINING CLIP.
9. APPLY S.A.M. OVER JAMB FLANGES & MIN. 2" ONTO B.P. LAP B.P. OVER RETAINING CLIP AND HEAD FLANGE.
10. INSTALL SUBTRIM OVER HEAD AND SILL FLANGES. INSTALL TRIM AND FLASHINGS WITH REQUIRED STRAPPING. INSTALL S.A.M. FROM SHEATHING ONTO HEAD FLASHING.
11. COMPLETE B.P., INSECT SCREEN, & VERTICAL STRAPPING.
12. INSTALL SUBTRIM OVER JAMB FLANGES. INSTALL WALL CLADDING. CAULK JOINT BETWEEN JAMB SUBTRIM & WINDOW FRAME AND SUBTRIM & CLADDING. INSTALL JAMB TRIM.

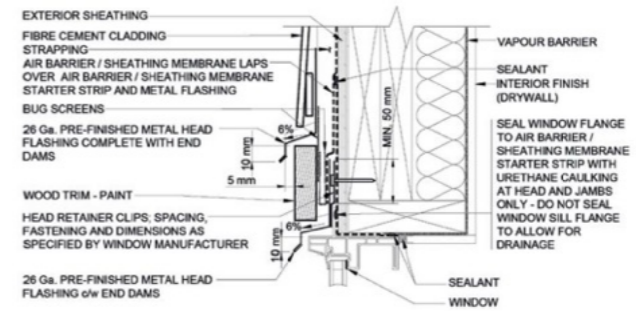
NOTES:

1. AT HEAD LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. HEAD FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



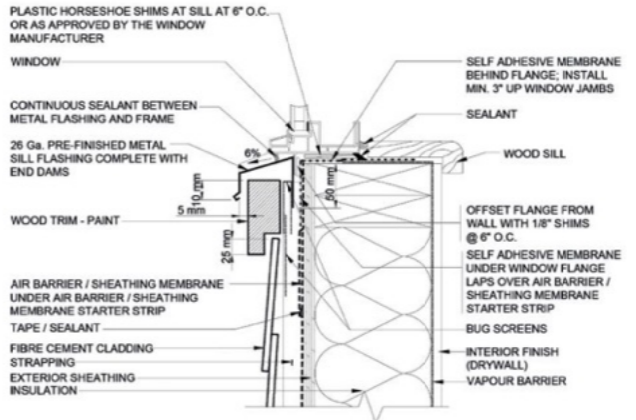
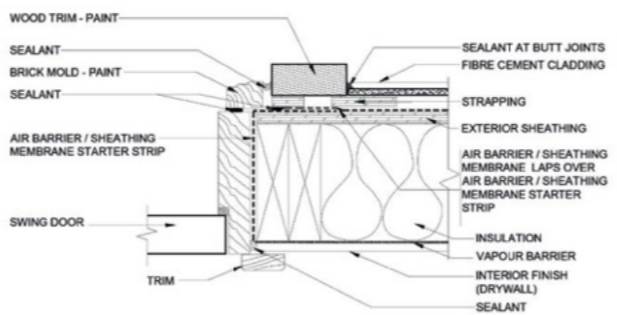
NOTES:

1. AT HEAD LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL.
3. HEAD FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.
4. HEAD METAL FLASHING MUST NOT IMPEDE THE OPERATION OF WINDOW.



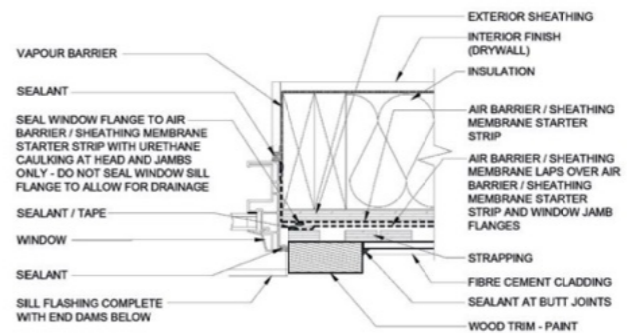
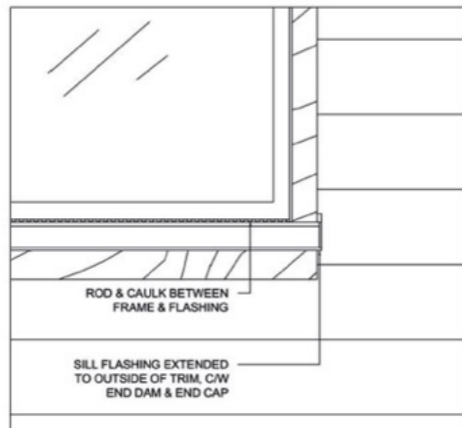
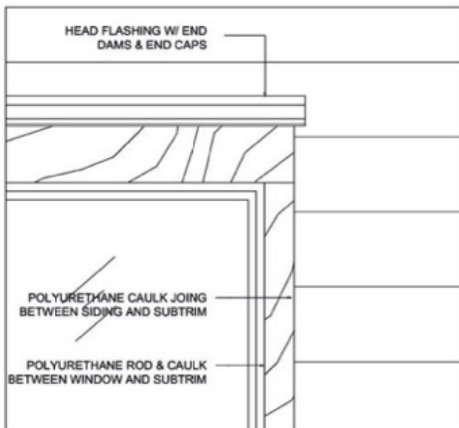
NOTES:

1. AT SILL LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a-3.4l.
3. SILL FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



NOTE:

1. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a-3.4l.



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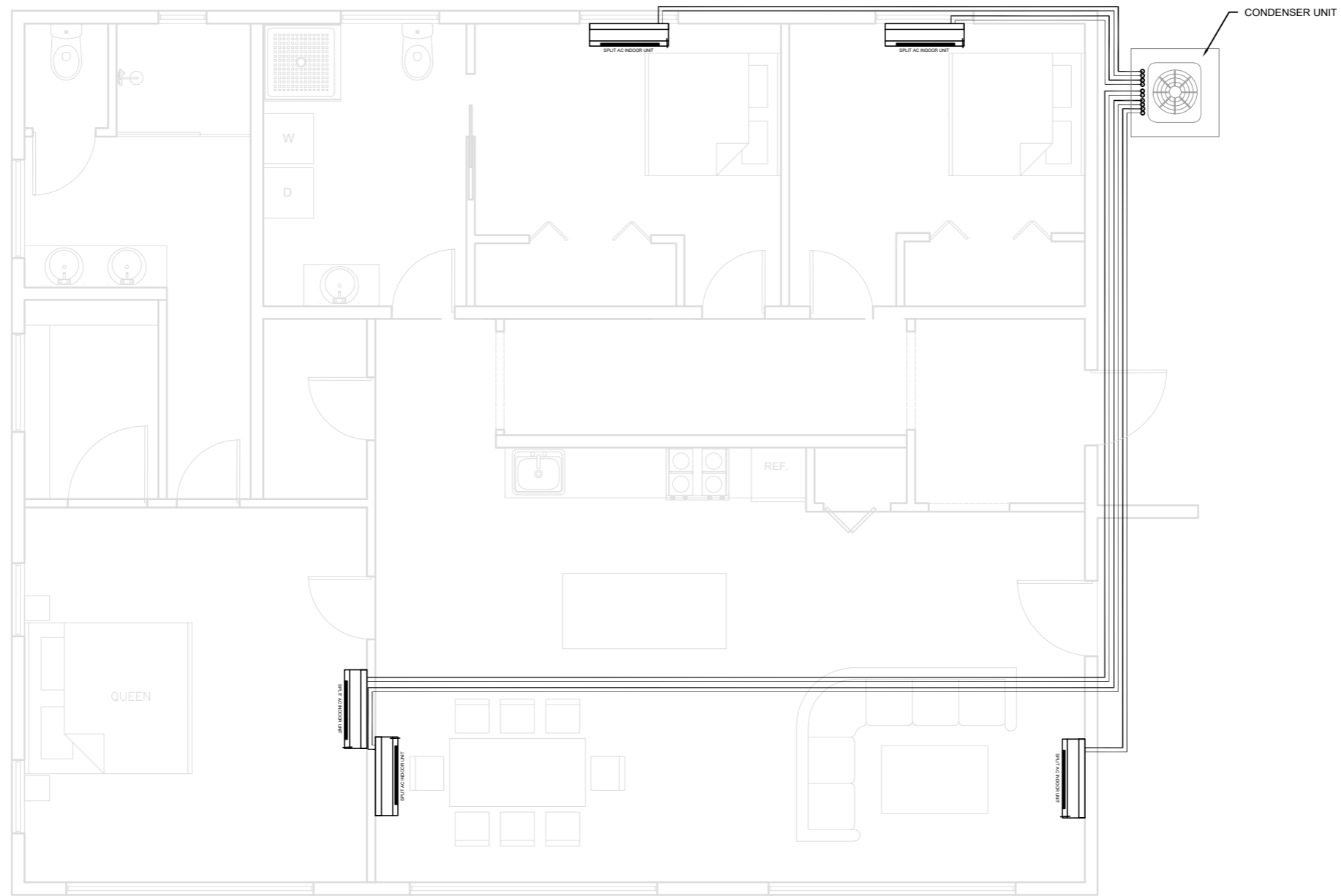
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A07



PROPOSED
MECHANICAL PLAN
 SCALE : 3/8" = 1'-0"

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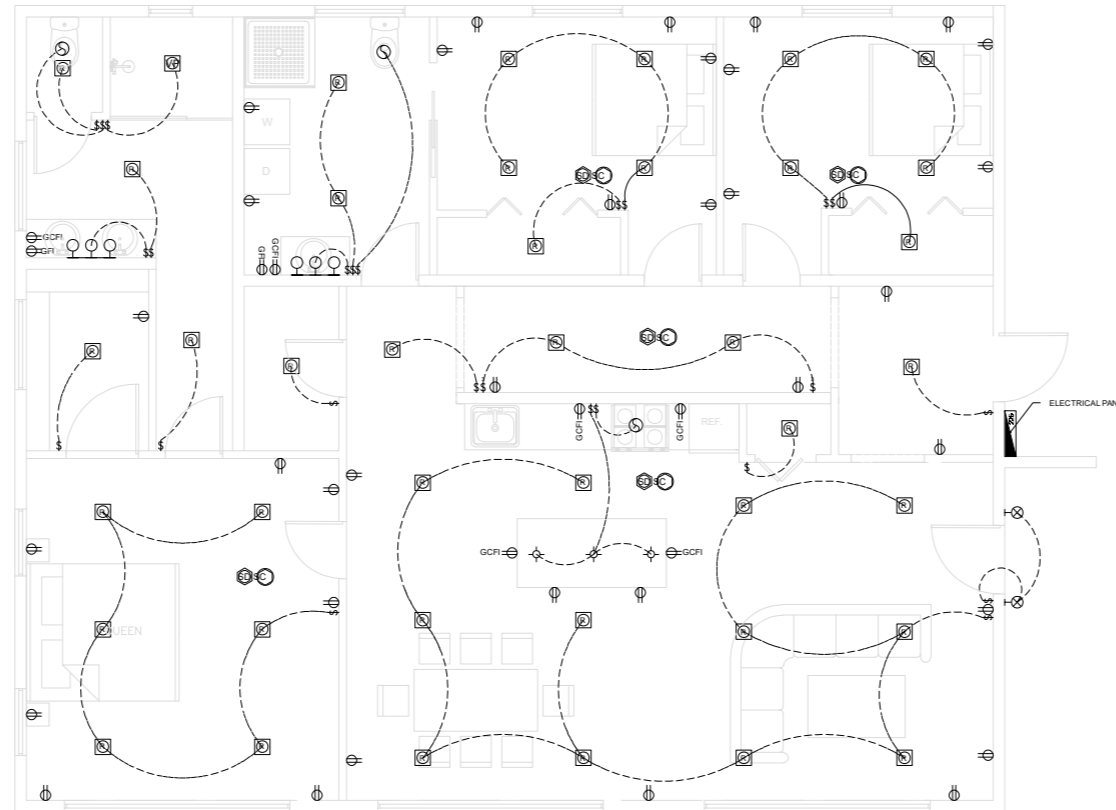
M01

ELECTRICAL NOTES

1. CONTR./HOME OWNER TO HAVE FINAL APPR. ON ALL FINISHED FIXTURES
2. ALL ELECTRICAL TO MEET 2022 C.E.C. REQ.
3. CONNECT ALL NEW ELEC TO EXIS CONFORMING SINGLE PHASE SERVICE
4. PROVIDE ALL COPPER WIRING.
5. CONTRACTOR TO CONNECT ALL FIXTURES & APPLIANCES.
6. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK.
7. 50% (MIN) OF ALL FIXTURES TO USE ENERGY EFFICIENT BULBS.
8. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUND STEEL(CONFIRM EXIS)
9. ALL LIGHT SW AT 30" A.F.F. (MIN)
10. CONTR./OWNER TO COORD. ADDL EQUIP I.E:SEC. SYS., STEREO, COMPUTER & INTERCOM.
11. CONTROL TO PROVIDE ARCH FAULT @ ALL BEDRMS.
12. ALL OUTLETS OTHER THAN GFCI (NOTED) ARE TO BE ARCH FAULT INTERRUPTED (AFCI) PER NEC

SMOKE ALARMS

1. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQ
2. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER
4. SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
5. COMBINATION OF SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
6. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQ FOR OVERCURRENT PROTECTION



PROPOSED
ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"

ELECTRICAL KEY:

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	220v OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CAN LIGHT
	RECESSED FLUORESCENT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MR15
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	OUTDOOR LIGHT / SECURITY CAMERA
	GAS STUB
	HOSE BIB
	#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/ H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/LIGHT

DESIGNER



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E01

PLUMBING LEGEND

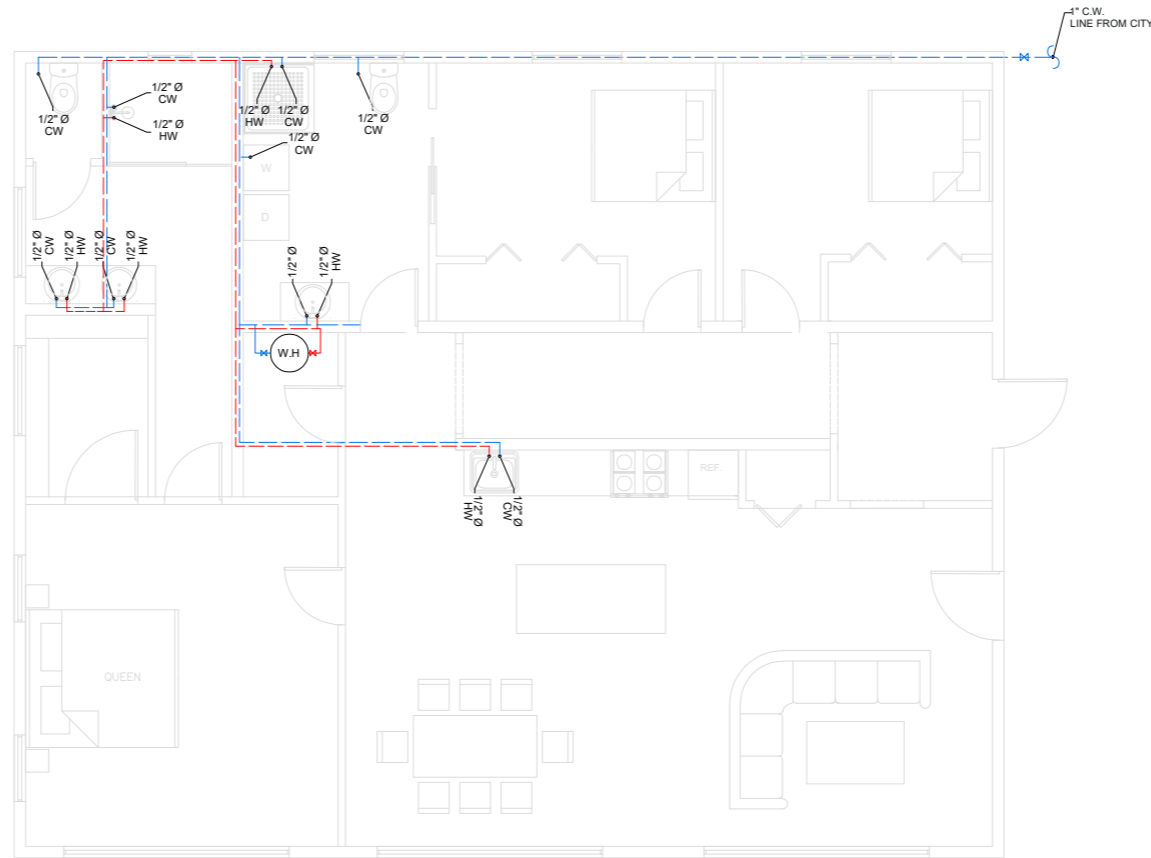
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE

- 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
- 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
- 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE

MARK	DESCRIPTION	WASTE	VENT	Ø	W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	--	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	--	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	--	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK	2"	2"	1/2"	1/2"	--	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	--	WALL MTD REDUCED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	--	VACUUM BREAKER



PROPOSED
/ WATER SUPPLY PLAN
SCALE : 1/4" = 1'-0"

DESIGNER



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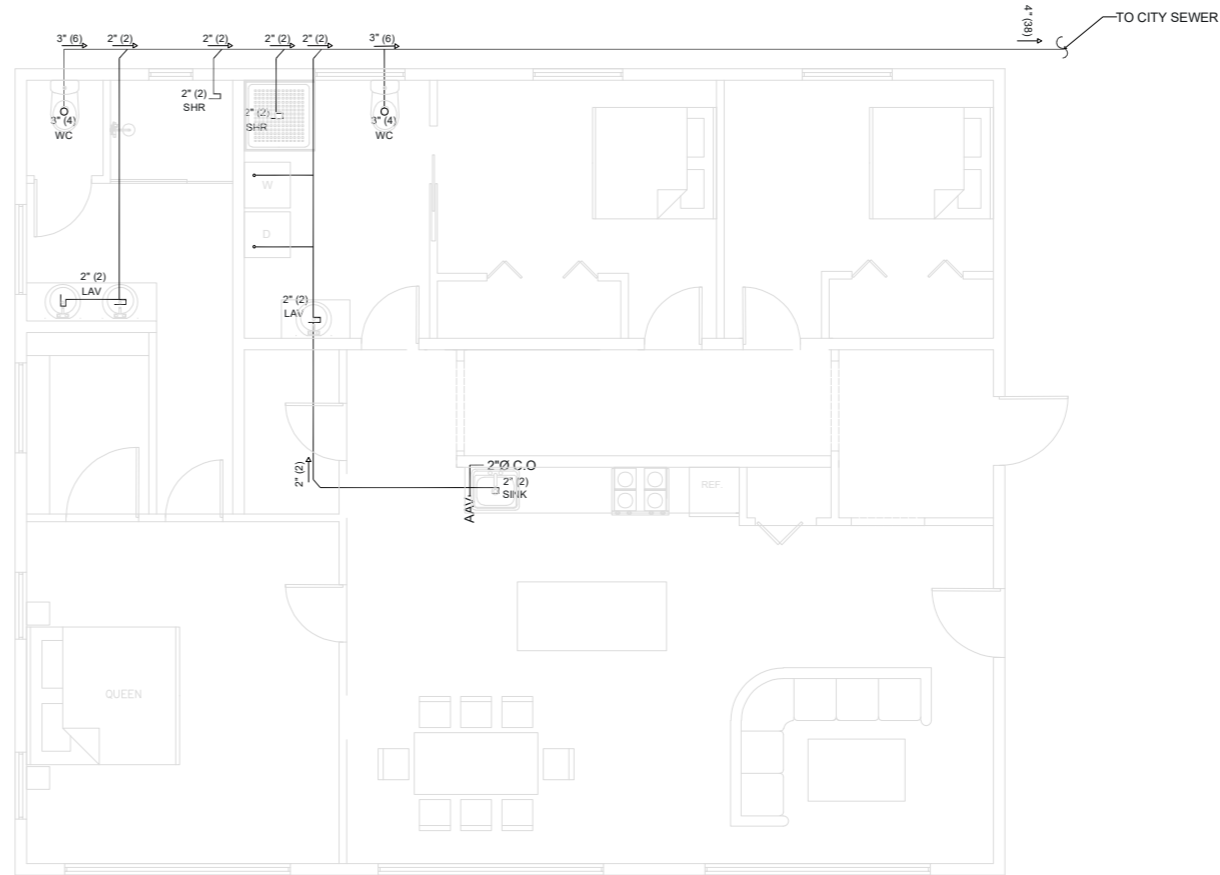
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
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	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE			
MARK	DESCRIPTION	WASTE VENT	REMARKS / SPECS
WC	WATER CLOSET.	3" 2" 3/4"	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2" 2" 1/2"	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2" 2" 1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4" 1/2" 1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2" 2" 1/2"	WALL MTD., 1.5 GPM.
JSK	JANITOR SINK	2" 2" 1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	-- 1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3" 2" 1/2"	WALL MTD REDUCED BOX WITH TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	-- 3/4"	VACUUM BREAKER



PROPOSED
SEWERAGE PLAN
 SCALE : 1/4" = 1'-0"

DESIGNER



103A The Quite Retreat

PROJECT FOR
 New Leaf Vision Inc.
 8 the Green st Dover DE 19901

NO.	REVISION

DRAWING NO.:

DATE:
 12-05-2025

DRAWN BY:

SHEET:

P02

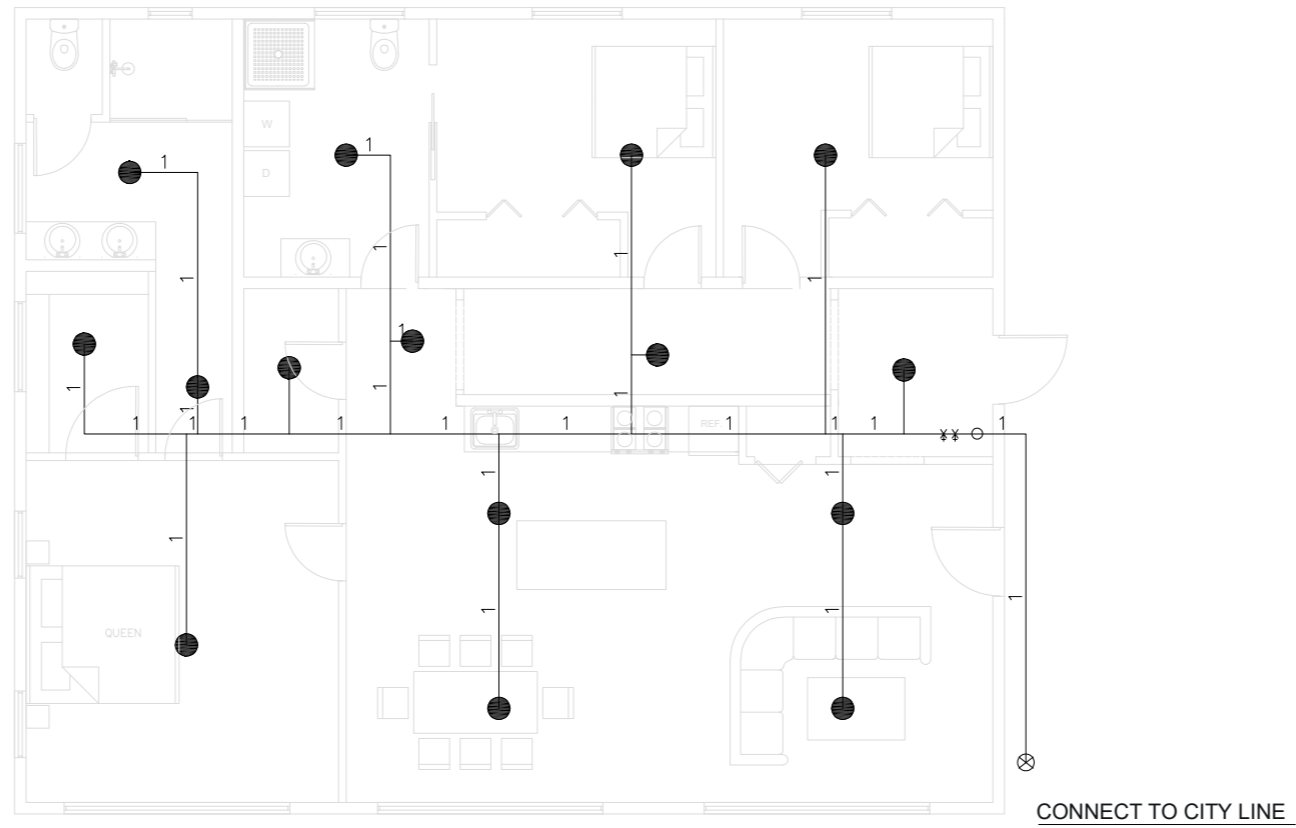
LEGEND

●	FL-RES Victaulic 1/2" 4.90 175 WHITE RES PEND
⌘	BACKFLOW
—	CPVC PIPE

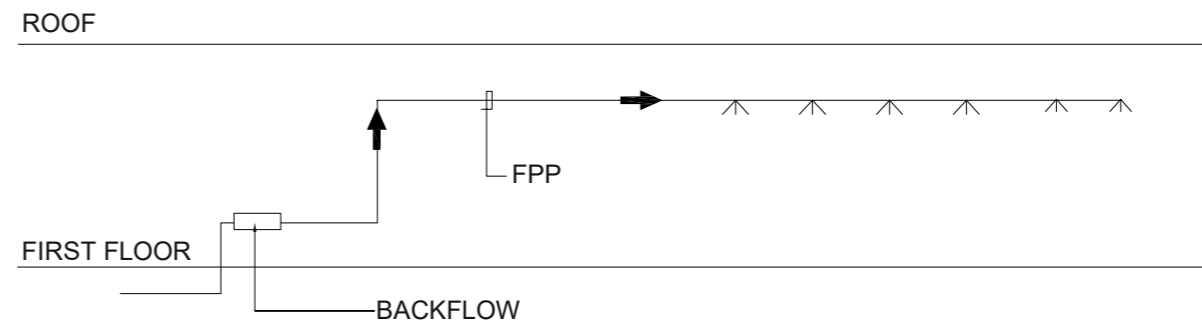
DESIGNER



103A The Quite Retreat



PROPOSED
FIRE SPRINKLER PLAN
SCALE : 1/4" = 1'-0"



RISER DIAGRAM

PROJECT FOR

New Leaf Vision Inc.
8 the Green st Dover DE 19901

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DATE:
12-05-2025

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SP01



103A The Quite Retreat

DESIGN CRITERIA

Table with 2 columns: Category (A. GENERAL, B. SOIL PARAMETERS, C. WIND DESIGN PARAMETERS, D. SEISMIC DESIGN PARAMETERS, E. GRAVITY DESIGN PARAMETERS) and Value/Description.

Table with 4 columns: LOAD, ROOF FLOOR DECK, CEILING EXTERIOR WALL, INTERIOR WALL. Rows include DEAD, ROOF LIVE, LINE, Snow.

GENERAL NOTES

- 1. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

CONCRETE NOTES

- 1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

REINFORCING STEEL NOTES

- 1. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR ALL SIZES.

FOUNDATION NOTES

- 1. SEE NOTE #3 UNDER REINFORCED CONCRETE FOR CONCRETE STRENGTH.

- 1. REQUIREMENTS FOR PRE-SATURATION OF SUBGRADE SOILS AND DAYLIGHT SETBACK OF EXTERIOR FOOTINGS FROM ANY DESCENDING SLOPE SHALL COMPLY

STRUCTURAL STEEL NOTES

- 1. ALL STRUCTURAL STEEL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING CODE, CHAPTER 22 & REFERENCE.

WOOD SPECIFICATIONS & NOTES

- 1. SAWN FRAMING LUMBER - DOUGLAS FIR-LARCH U.N.O. - BEAMS/ POST/ RAFTERS & ALL OTHER STRUCTURAL FRAMING: 2x, 4x MEMBERS: NO. 2 6x, 8x MEMBERS: NO. 1

Table with 2 columns: STUD SIZE, BEARING WALLS 10# MAX, NON-BEARING WALLS. Includes sub-tables for MAXIMUM SPACING WHEN SUPPORTING and BEARING WALLS EXCEEDING 10'-0" MUST BE DESIGNED CASE BY CASE.

- 7. I-JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

DEFERRED SUBMITTALS

- 1. ELEMENTS OF STRUCTURE THAT ARE MARKED "BY OTHERS" SHALL BE EXCLUDED FROM THIS SCOPE OF WORK.

SHOP DRAWINGS NOTES

- 1. SUFFICIENT COPIES OF SHOP DRAWINGS FOR ANY MEMBER OR PRODUCT DESIGNED BY ENTITY OTHER THAN E.O.R. SHALL BE SUBMITTED TO E.O.R. PRIOR TO FABRICATION FOR REVIEW.

NAILING & HARDWARE NOTES

- 1. CONNECTORS FOR WOOD CONSTRUCTION NOTED ON PLANS AND DETAILS SHALL BE SIMPSON COMPANY STRONG-TIE CONNECTORS OR APPROVED EQUAL.

NAILING SCHEDULE TABLE R602.3 (1)

Table with 3 columns: CONNECTION, NAILING, LOCATION. Lists various connections like JOIST TO SILL OR GIRDER, BRIDGING TO JOIST, etc.

SPECIAL INSPECTION:

- 1. SPECIAL INSPECTION SHALL BE PROVIDED PER CBC SECTION 1704 & 1707, SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.

Air-Sealing Notes

Provide a continuous air barrier plane at the building envelope (walls, roof/ceiling, floors over crawl).

Seal all penetrations through the air barrier (mechanical, plumbing, electrical, ductwork, flues, etc.) with approved sealants, gaskets, or boots.

Recessed can-lights: Use only IC-rated, airtight fixtures or provide airtight boxes/sealed enclosures around fixtures.

Windows & doors: Seal rough openings at perimeter with backer rod, caulk, or spray foam.

Top/bottom plates: Seal to adjacent framing and sheathing.

2. General Energy Notes Update

Add a line under Energy Code Compliance Notes such as:

"Building envelope shall comply with [NYS Energy Code / IECC 2021] air barrier and insulation requirements. A blower-door test shall be performed at final inspection when required by the Authority Having Jurisdiction (AHJ), and the tested air leakage shall not exceed [3 ACH50 per IECC / state requirement]

PROJECT FOR

New Leaf Vision Inc. 8 the Green st Dover DE 19901

Table with 2 columns: NO., REVISION. Includes a revision entry for '0'.

DRAWING NO.:

DATE: 12-05-2025

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SHEET:

S01

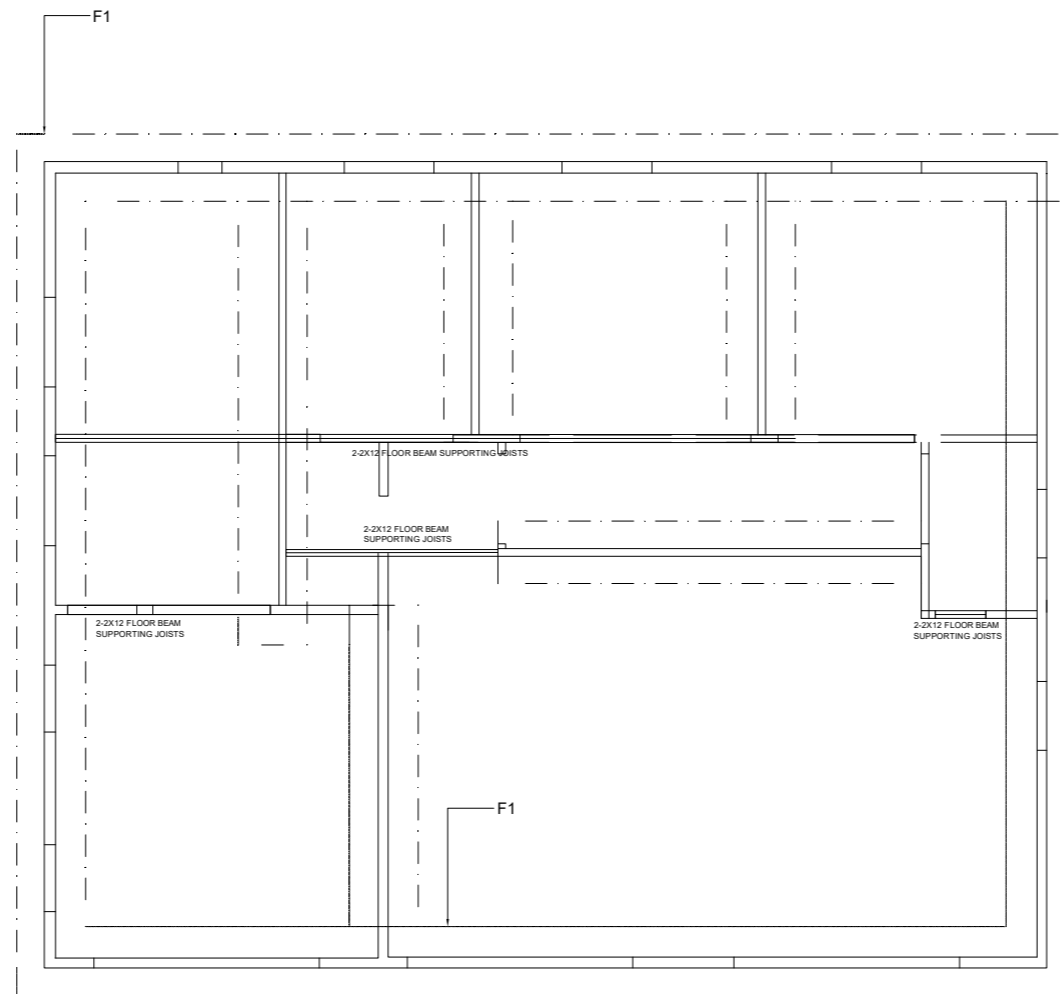
GENERAL CONSTRUCTION NOTES

LEGEND

- ===== 8" CMU STEM WALL
- 3FT WIDE 12 INCH THICK STRIP FOOTING

FOOTING SCHEDULE

PAD NO.	FOOTING SIZE	REINFORCING
F1	3'x 10" THK.	#4 BARS @ 6" O.C AT BOOTOM 3#5 CONTINUOUS BARS



PROPOSED
FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

DESIGNER



103A The Quite Retreat

PROJECT FOR
New Leaf Vision Inc.
8 the Green st Dover DE 19901

NO.	REVISION

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
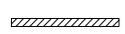
S02

GENERAL CONSTRUCTION NOTES

SHEAR WALL NOTES

1. SHEAR WALLS CANNOT BE USED AS PLUMBING WALLS, UNLESS APPROVED BY E.O.R IN WRITING.
 2. AT DOUBLE SIDED SHEAR WALLS, POST W/E.N. PER PLAN TO RECEIVE E.N. FROM BOTH SIDES.
 3. WHEN MULTIPLE STUDS ARE USED INSTEAD OF A SINGLE POST, PLYWOOD SHEAR WALL TO BE NAILED TO ALL STUDS RECEIVING HOLDOWNS.
 4. DO NOT BREAK SHEAR WALL AT PERPENDICULAR WALL LOCATIONS UNLESS SPECIFICALLY DETAILED ON PLANS. INSTALL SHEAR WALL PRIOR TO FRAMING OF PERPENDICULAR WALLS.
 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING HARDY FRAMES MATCH TOP PLATE HEIGHT & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
 6. ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.
 8. USE SOUTHERN PINE WOOD FOR SHEAR WALL.
- (1) PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - (2) STUDS ARE SPACED @ 16" O.C. MAX. UNO.
 - (3) USE 15/32" PLY WOOD SHEATHING ON EXTERNAL SIDE AND 1/2" GYPSUM BOARD ON INTERNAL SIDE

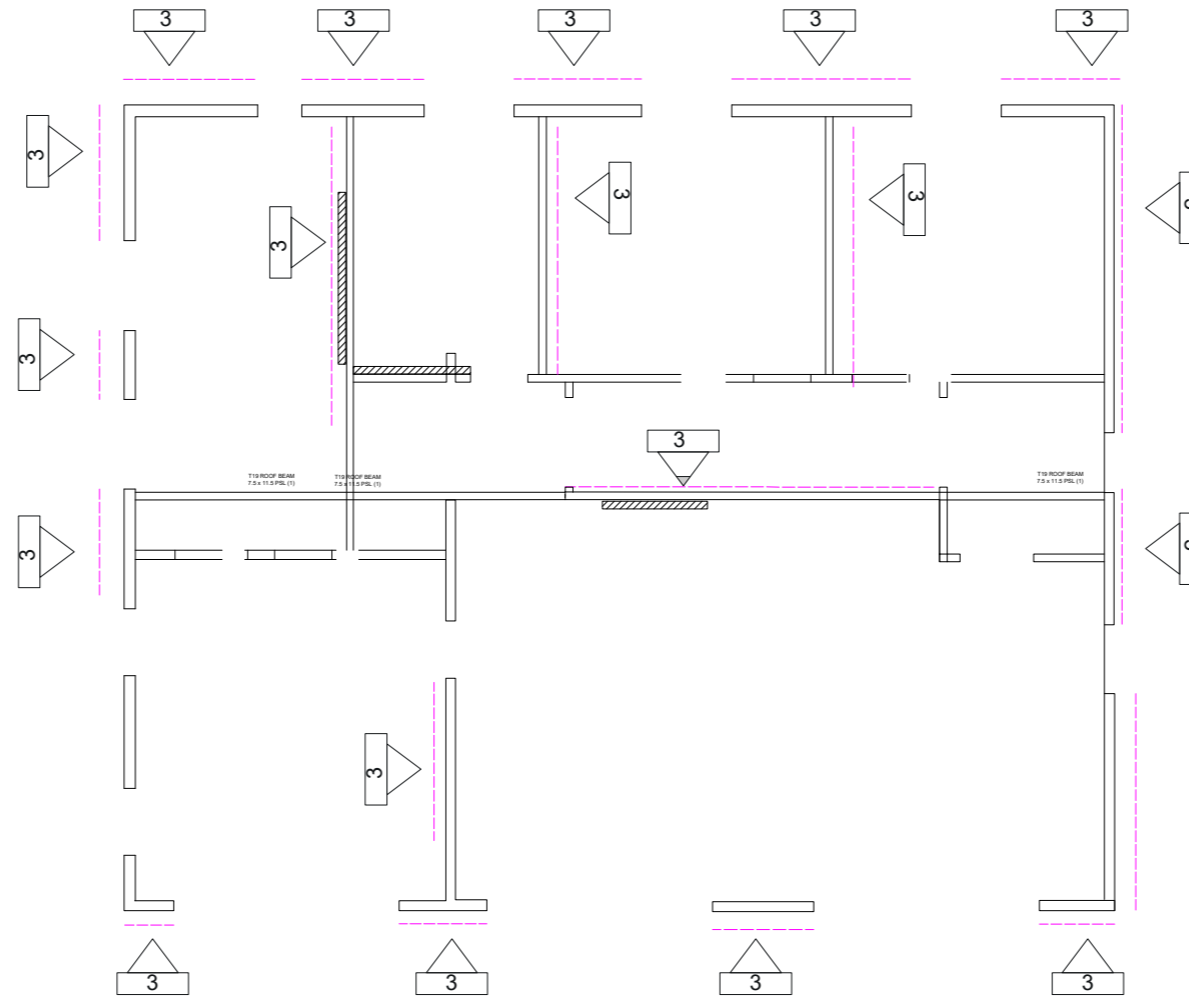
SYMBOL LEGEND

-  SHEAR WALL
-  SHEAR PANEL TYPE
-  PLUMBING WALL

SHEAR WALL SCHEDULE

WALL TYPE	SHEATHING APA-RATED	BLKG & STUD SIZE AT ADJ. PANEL EDGES	NAILING		SHEAR CLIPS (A35 OR LTP4)	SILL PLATE ATTACHMENT		ALLOWABLE SHEAR (PLF)
			EDGE (E.N.)	FIELD (F.N.)		FRAMED FLOOR	CONCRETE	
1	3/8" sheathing	2x	8d @ 6" O.C.	8d @ 12" O.C.	@ 24" O.C.	1/4"Øx6" SDS @ 16" O.C.	5/8" Ø A.B. @ 48" O.C.	260
2	3/8" sheathing	3x	8d @ 4" O.C.	8d @ 12" O.C.	@ 16" O.C.	1/4"Øx6" SDS @ 12" O.C.	5/8" Ø A.B. @ 42" O.C.	380
3	3/8" sheathing	3x	8d @ 3" O.C.	8d @ 12" O.C.	@ 8" O.C.	1/4"Øx6" SDS @ 8" O.C.	5/8" Ø A.B. @ 36" O.C.	490

- NOTES:
- (1) PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
 - (2) STUDS ARE SPACED @ 16" O.C. MAX. UNO.
 - (3) USE 3/8" TYPE 3 SHEATHING ON EXTERNAL SIDE AND 1/2" GYPSUM BOARD ON INTERNAL SIDE FOR ALL SHEAR WALLS



PROPOSED
SHEAR WALL PLAN
 SCALE : 1/4" = 1'-0"

DESIGNER



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PROJECT FOR
 New Leaf Vision Inc.
 8 the Green st Dover DE 19901

NO. REVISION

DRAWING NO.:

DATE: 12-05-2025

DRAWN BY:

SHEET:

S03

FLOOR FRAMING NOTES

NOTE:

USE ALL FARMING MEMBERS DOUGLAS FIR LARCH NO.2 OR BETTER UNLESS SPECIFIED FOR DECK BEAM WITH SPAN 10 FT OR MORE USE DOUGLAS FIR LARCH NO.1 WOOD

Codes & Standards

All work shall conform to the latest editions of the International Building Code (IBC) or International Residential Code (IRC) as applicable, and to the National Design Specification (NDS) for Wood Construction published by AWC.

Lumber grades and sizes shall comply with the grading rules of an accredited agency (e.g., WWPA, WCLIB, NLGA, SPIB).

Plywood and OSB panels shall conform to APA standards and bear APA grade stamps.

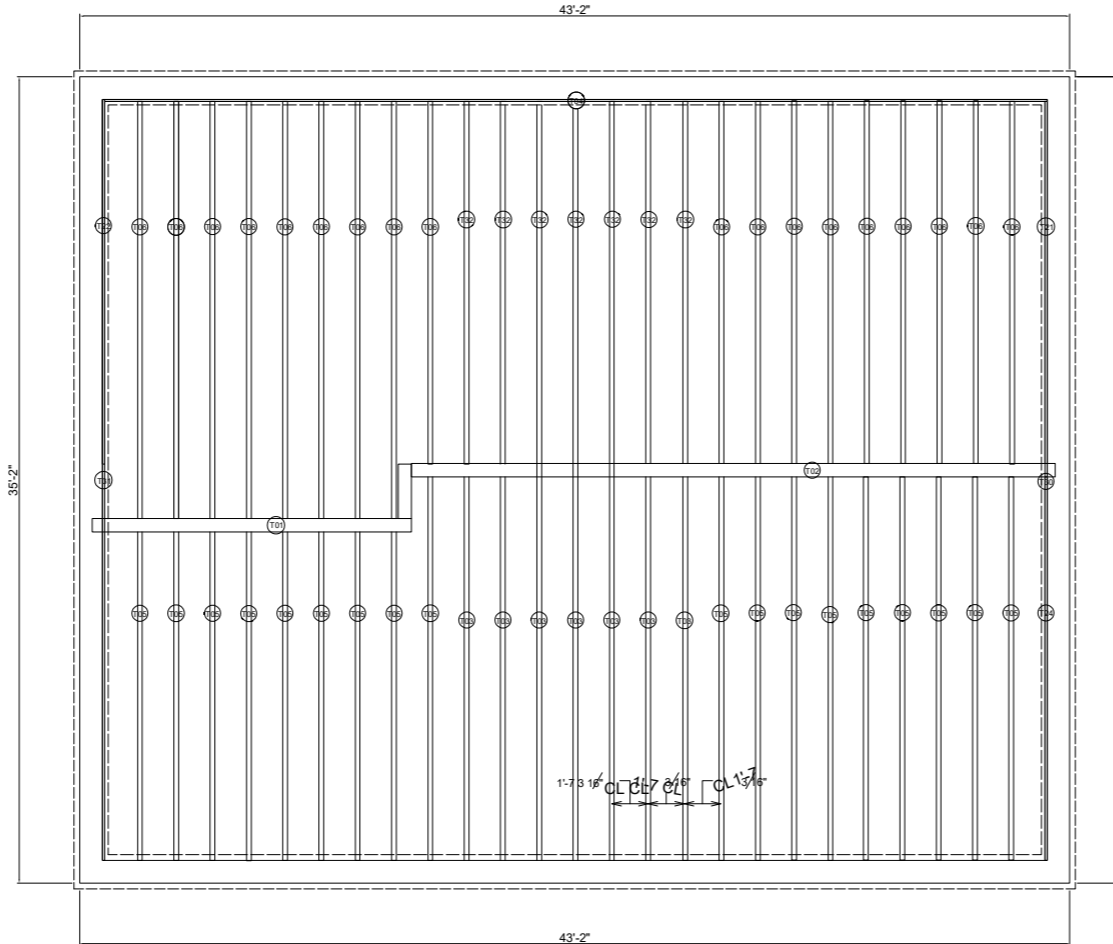
Lumber

Structural lumber shall be Douglas Fir-Larch No.2 or better unless noted otherwise.

All lumber shall be kiln-dried, surfaced on four sides (S4S), free from excessive warp, twist, or wane.

Preservative-treated lumber shall be used where in contact with concrete, masonry, or exposed to moisture.

Use end cuts and field-drilled holes of treated lumber coated with an approved preservative.



PROPOSED
FLOOR JOISTS PLAN
SCALE : 1/4" = 1'-0"

NAILING SCHEDULE TABLE R602.3 (1)

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8D	TOENAIL
2. BRIDGING TO JOIST	2-8D	TOENAIL EA. END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2-8D	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3-8D	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16D	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16D (BOX) AT 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16D	BLIND AND FACE NAIL
8. STUD TO SOLE PLATE	2x4 STUD 2x6 STUD 2x8 STUD	TOENAIL END NAIL TOENAIL END NAIL TOENAIL END NAIL
9. DOUBLE STUDS	16D (BOX) AT 24" O.C.	FACE NAIL
10. DOUBLED TOP PLATES	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16D	LAP SPLICE
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3-8D	TOENAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16D	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8D	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8D	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3-16D	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3-16D	FACE NAIL
19. RAFTER TO PLATE	3-8D	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D	FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
23. BUILT-UP CORNER STUDS	16D	24" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20D AT 32" O.C. 2-20D	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16D	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10D	FACE NAIL
27. JACK RAFTER TO HIP	3-10D 2-16D	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D 2-16D	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3-16D	FACE NAIL
30. LEDGER STRIP	3-16D	FACE NAIL

NOTES: 1. COMMON NAILS SHALL BE USED (U.N.O.)
2. JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLAN

FRAMING SCHEDULE						
NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	FLOOR BEAM	1	2-2x12	16'-2 11/16"	PARALLEL STRAND LUMBER (PSL) 2LVL	
T02	FLOOR BEAM	1	2-2x12	16'-2 7/16"	PARALLEL STRAND LUMBER (PSL) 2LVL	
T03	FLOOR JOIST	7	2 1/2 X 9 1/2	21'-3 1/16"	FIR FRAMING 1	I-JOIST
T04	RIM JOIST	1	3/4 X 1 1/8	41'-6 7/8"	OSB-HRZ	I-JOIST
T05	FLOOR JOIST	18	2 1/2 X 9 1/2	21'-10 5/16"	FIR FRAMING 1	I-JOIST
T06	FLOOR JOIST	19	2 1/2 X 9 1/2	11'-0 9/16"	FIR FRAMING 1	I-JOIST
T11	FLOOR JOIST	2	3/4 X 1 1/2	10'-10"	OSB-HRZ	I-JOIST
T17	FLOOR JOIST	2	2 1/2 X 9 1/2	10'-10"	FIR FRAMING 1	I-JOIST
T19	RIM JOIST	1	1 1/8 X 9 1/2	10'-10"	FIR FRAMING 1	I-JOIST
T20	RIM JOIST	1	1 1/8 X 9 1/2	10'-11 1/8"	FIR FRAMING 1	I-JOIST
T21	RIM JOIST	1	1 1/8 X 9 1/2	11'-0 5/16"	FIR FRAMING 1	I-JOIST
T22	RIM JOIST	1	1 1/8 X 9 1/2	11'-1 11/16"	FIR FRAMING 1	I-JOIST
T24	RIM JOIST	1	1 1/8 X 9 1/2	21'-10 9/16"	FIR FRAMING 1	I-JOIST
T25	RIM JOIST	1	1 1/8 X 9 1/2	3 5/8"	FIR FRAMING 1	I-JOIST
T26	RIM JOIST	1	1 1/8 X 9 1/2	3 7/8"	FIR FRAMING 1	I-JOIST
T27	RIM JOIST	1	1 1/8 X 9 1/2	41'-6 7/8"	FIR FRAMING 1	I-JOIST
T28	RIM JOIST	2	3/4 X 1 1/8	1'-1 1/8"	OSB-HRZ	I-JOIST
T29	RIM JOIST	2	3/4 X 1 1/8	10'-11 1/8"	OSB-HRZ	I-JOIST
T30	RIM JOIST	1	3/4 X 1 1/8	33'-5 7/8"	OSB-HRZ	I-JOIST
T31	RIM JOIST	1	3/4 X 1 1/8	33'-7"	OSB-HRZ	I-JOIST
T32	FLOOR JOIST	7	2 1/2 X 9 1/2	10'-4 13/16"	FIR FRAMING 1	I-JOIST

DESIGNER



103A The Quite Retreat

PROJECT FOR

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NO. REVISION

DRAWING NO.:

DATE: 12-05-2025

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S04

ROOF FRAMING NOTES

All roof framing shall comply with the California Building Code (CBC), latest edition, and all local amendments.

Roof framing members, including rafters, beams, and headers, shall be installed per approved structural drawings and manufacturer's specifications.

Verify all dimensions and field conditions prior to fabrication or installation.

Lumber shall be Douglas Fir-Larch No. 2 or better unless noted otherwise. Engineered lumber (PSL, LVL, etc.) shall have ICC-ES evaluation reports available on site.

Provide metal hangers, straps, and connectors (Simpson Strong-Tie or approved equal) as indicated on plans or as required for proper load transfer.

Roof sheathing shall be minimum 5/8" plywood (APA-rated) or as specified on the structural plans.

All framing members in contact with concrete or masonry shall be pressure-treated or naturally durable wood.

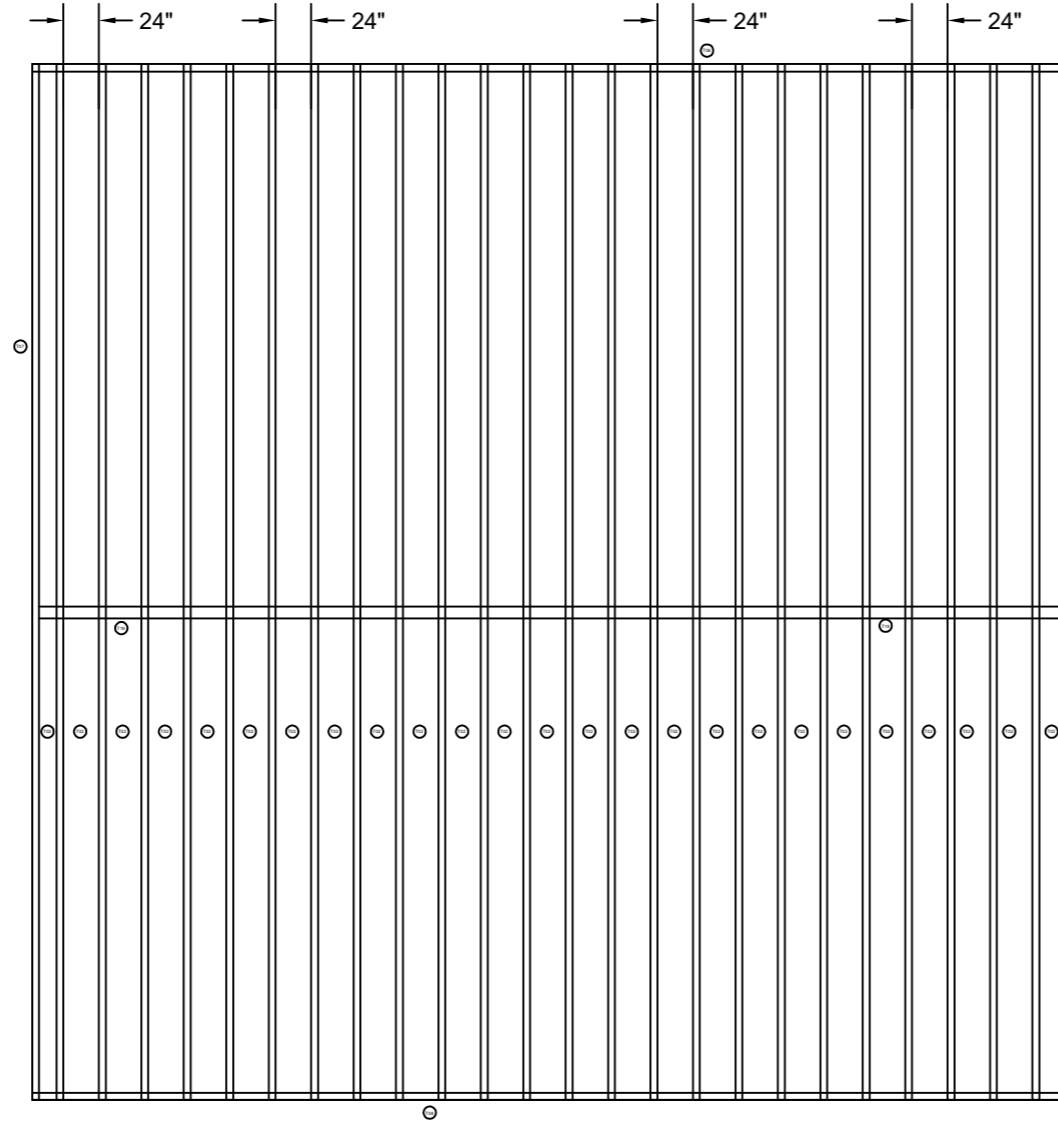
Roof live load, dead load, and snow load shall be as specified on structural design documents and per CBC §1607 and §1608.

Provide lateral bracing, blocking, and bridging per code and plans.

Openings, skylights, and penetrations shall be properly framed and supported per CBC requirements.

Verify roof slope, drainage, and ventilation per CBC Chapter 12 and CRC R806 (if residential).

All fasteners and connectors exposed to weather shall be corrosion-resistant (hot-dipped galvanized or stainless steel).



PROPOSED
RAFTER LAYOUT
SCALE : 1/4" = 1'-0"

NOTE:
ALL RAFTERS ARE @ 24" O.C

NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE
T01	RAFTER	10	2 x 12	17'-0"	DOUGLAS FIR-LARCH No. 2	SOLID
T02	RAFTER	25	2 x 12	18'-0"	DOUGLAS FIR-LARCH No. 2	SOLID
T03	SUBFASCIA	1	2x10	15'-5 3/16"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T04	SUBFASCIA	1	2x10	27'-1 3/16"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T05	SUBFASCIA	1	2x10	21'-2 3/16"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T06	SUBFASCIA	1	2x10	21'-3/8"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T07	SUBFASCIA	1	2x10	50'-2"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T08	SUBFASCIA	1	2x10	71'-1 1/2"	PARALLEL STRAND LUMBER (PSL) (1)	LUMBER
T19	ROOF BEAM	2	7.5 x 11.5	16'-0"	PARALLEL STRAND LUMBER (PSL) (1)	LVL

DESIGNER



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NO.	REVISION

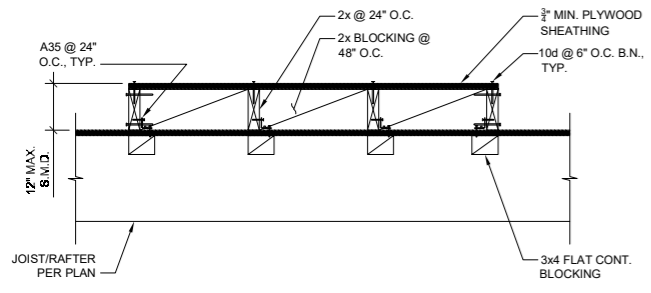
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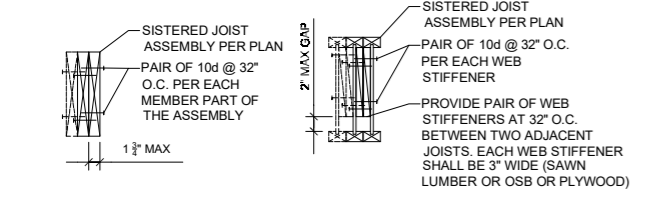
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S05



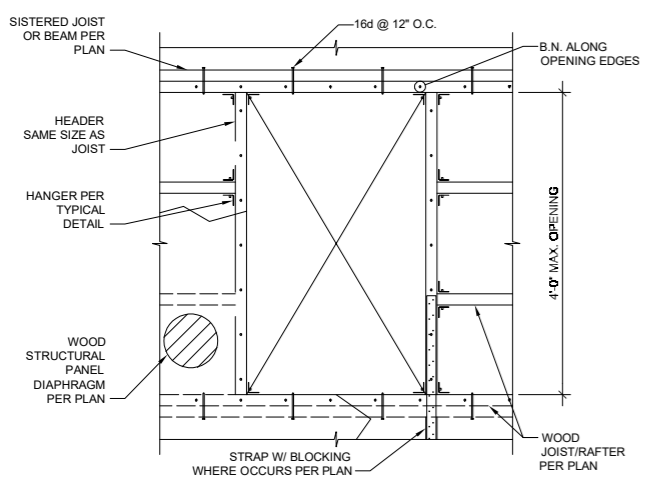
NOTES:
1. PROVIDE THIS DETAIL ONLY WHERE SPECIFICALLY CALLED OUT ON PLAN.
2. CONNECTION AND BRACING OF MECHANICAL UNIT TO PLATFORM BY OTHERS.
3. PROVIDE AT LEAST ONE ROW OF CONTINUOUS 2x BLOCKING AT PLATFORM REGARDLESS OF MECHANICAL UNIT WIDTH.

RAISED MECHANICAL PLATFORM SCALE: 1" = 1'-0" 10

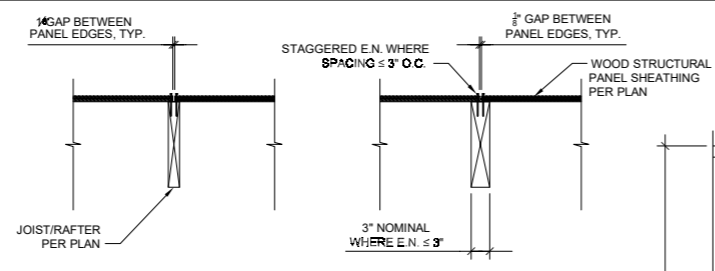


NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "COMPOSITE" ASSEMBLY (JOISTS). NUMBER AND SIZE OF MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN.

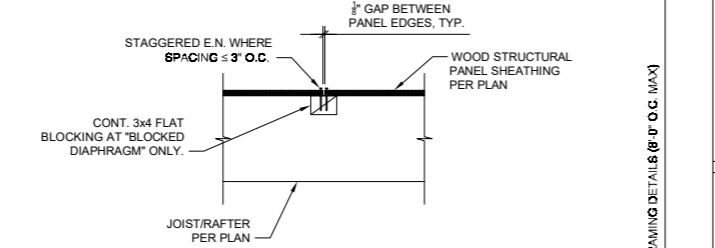
SISTERED JOIST SCALE: 1" = 1'-0" 11



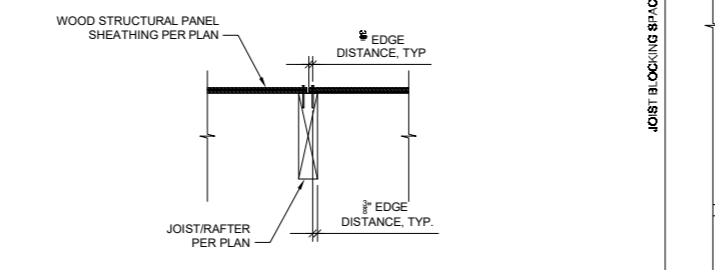
TYP. FLOOR / ROOF OPENING SCALE: 1" = 1'-0" 12



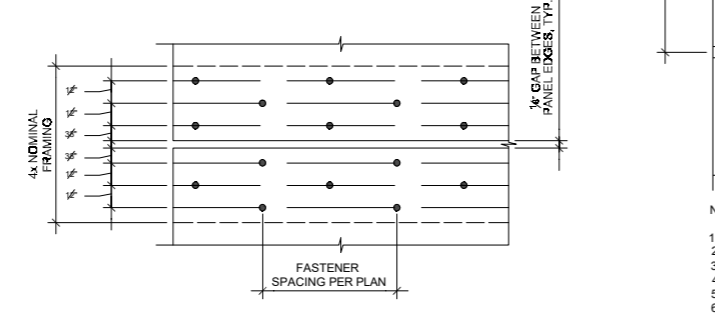
ADJOINING PANEL EDGE NAILING (A)



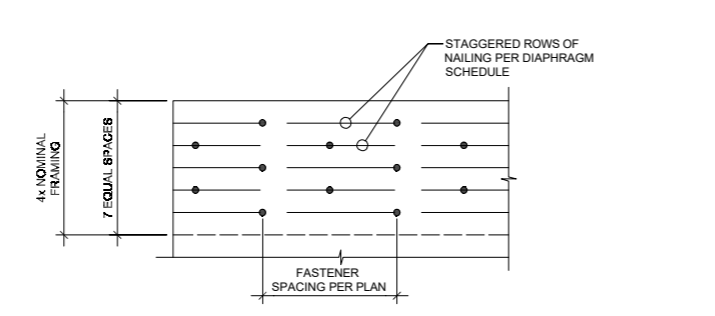
ADJOINING PANEL EDGE NAILING - BLOCKED (B)



TYPICAL NAILING EDGE DISTANCES (C)

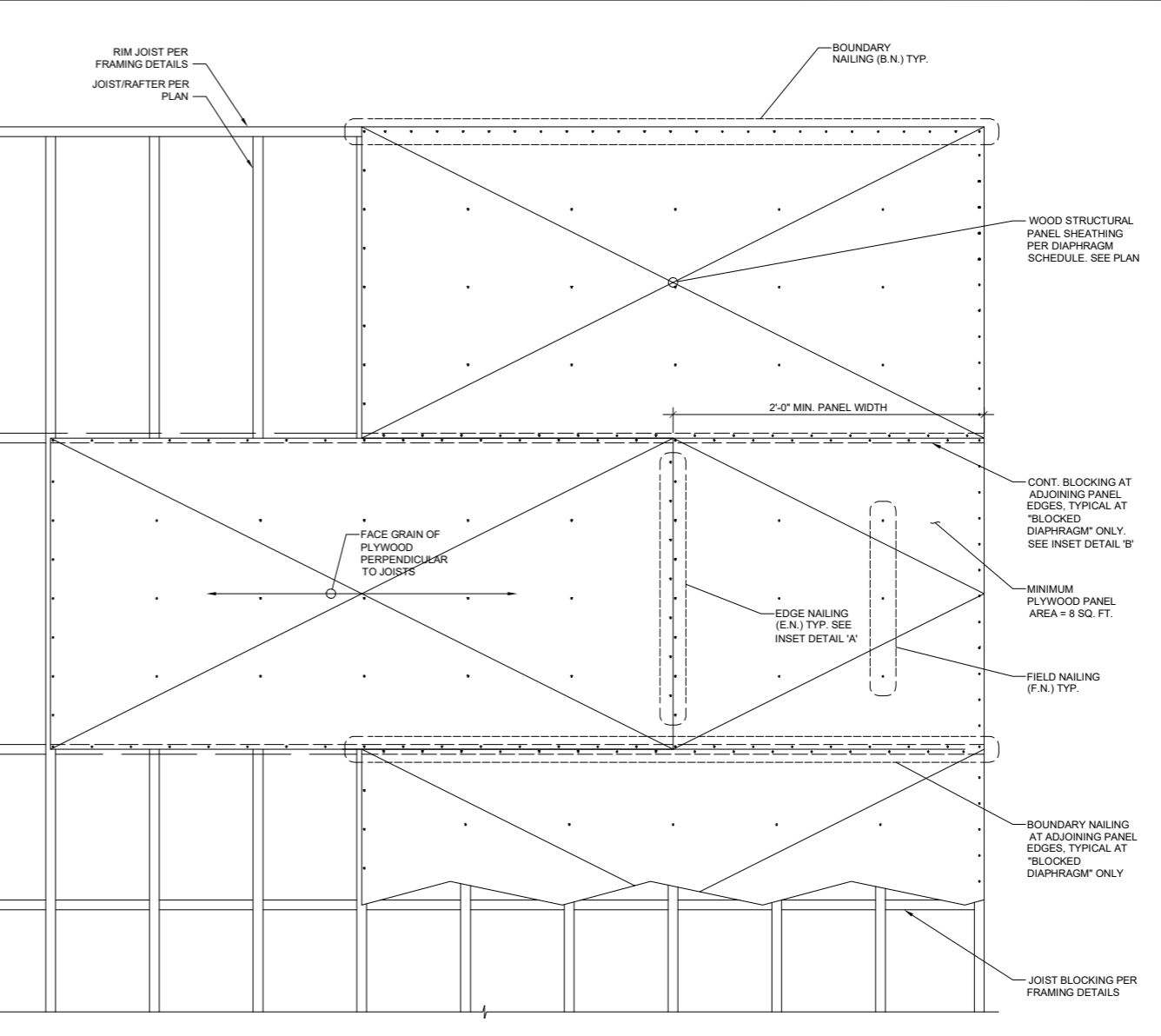


EDGE NAILING - 3 ROWS OF FASTENERS (E4)



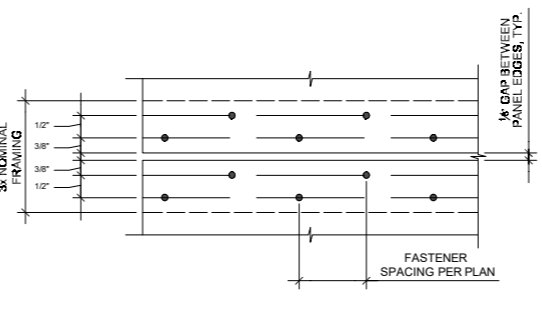
BOUNDARY NAILING - 3 ROWS OF FASTENERS (E1)

HIGH LOAD DIAPHRAGM NAILING
NOTES:
1. PROVIDE MULTIPLE ROWS OF FASTENERS WHERE "HIGH LOAD DIAPHRAGM" IS INDICATED ON PLAN.
2. DECREASE SPACING BETWEEN ROWS TO 3" MIN. WHERE REQUIRED TO MAINTAIN 3" MIN. EDGE DISTANCE.

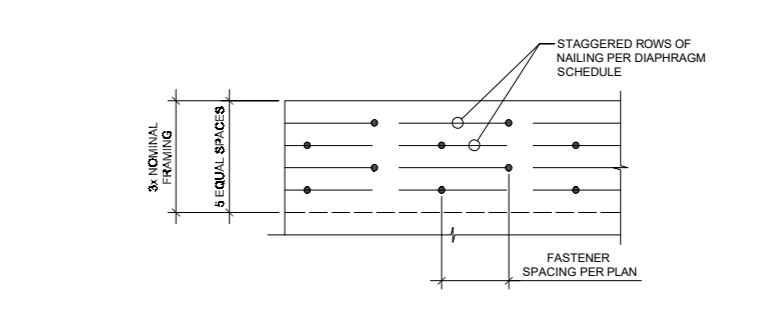


NOTES:
1. SEE DIAPHRAGM SCHEDULE ON PLAN FOR WOOD STRUCTURAL PANEL GRADE AND THICKNESS.
2. SEE DIAPHRAGM SCHEDULE ON PLAN FOR NAIL SIZE AND SPACING AT BOUNDARY NAILING (B.N.), EDGE NAILING (E.N.), AND FIELD NAILING (F.N.).
3. TONGUE AND GROOVE WOOD STRUCTURAL PANELS SHALL NOT BE USED AS A SUBSTITUTE FOR PANEL EDGE BLOCKING IN "BLOCKED DIAPHRAGM".
4. STAGGER ALL WOOD STRUCTURAL PANEL END JOINTS.
5. FACE GRAIN OF WOOD STRUCTURAL PANELS SHALL BE PERPENDICULAR TO JOIST/RAFTERS.
6. DIAPHRAGM SHALL BE OBSERVED BY EOR PRIOR TO COVERING.
7. MINIMUM THICKNESS OF PLYWOOD SHEATHING SHALL BE PER TABLE 2304.8(1) OF THE CALIFORNIA BUILDING CODE.
8. WHERE NAIL SPACING REQUIRES 3x NOMINAL FRAMING, SISTERED 2x FRAMING MAY BE PROVIDED AT CONTRACTOR'S OPTION. FRAMING SHALL BE SISTERED W/E.N. EACH SIDE.

DIAPHRAGM NAILING AND WOOD STRUCTURAL PANEL LAYOUT (D)



EDGE NAILING - 2 ROWS OF FASTENERS (E1)



BOUNDARY NAILING - 2 ROWS OF FASTENERS (E1)

NOTES:
1. PROVIDE MULTIPLE ROWS OF FASTENERS WHERE "HIGH LOAD DIAPHRAGM" IS INDICATED ON PLAN.
2. DECREASE SPACING BETWEEN ROWS TO 3" MIN. WHERE REQUIRED TO MAINTAIN 3" MIN. EDGE DISTANCE.

TYPICAL SHEATHING ASSEMBLY - FLOOR / DECK / ROOF SCALE: 1" = 1'-0" 13

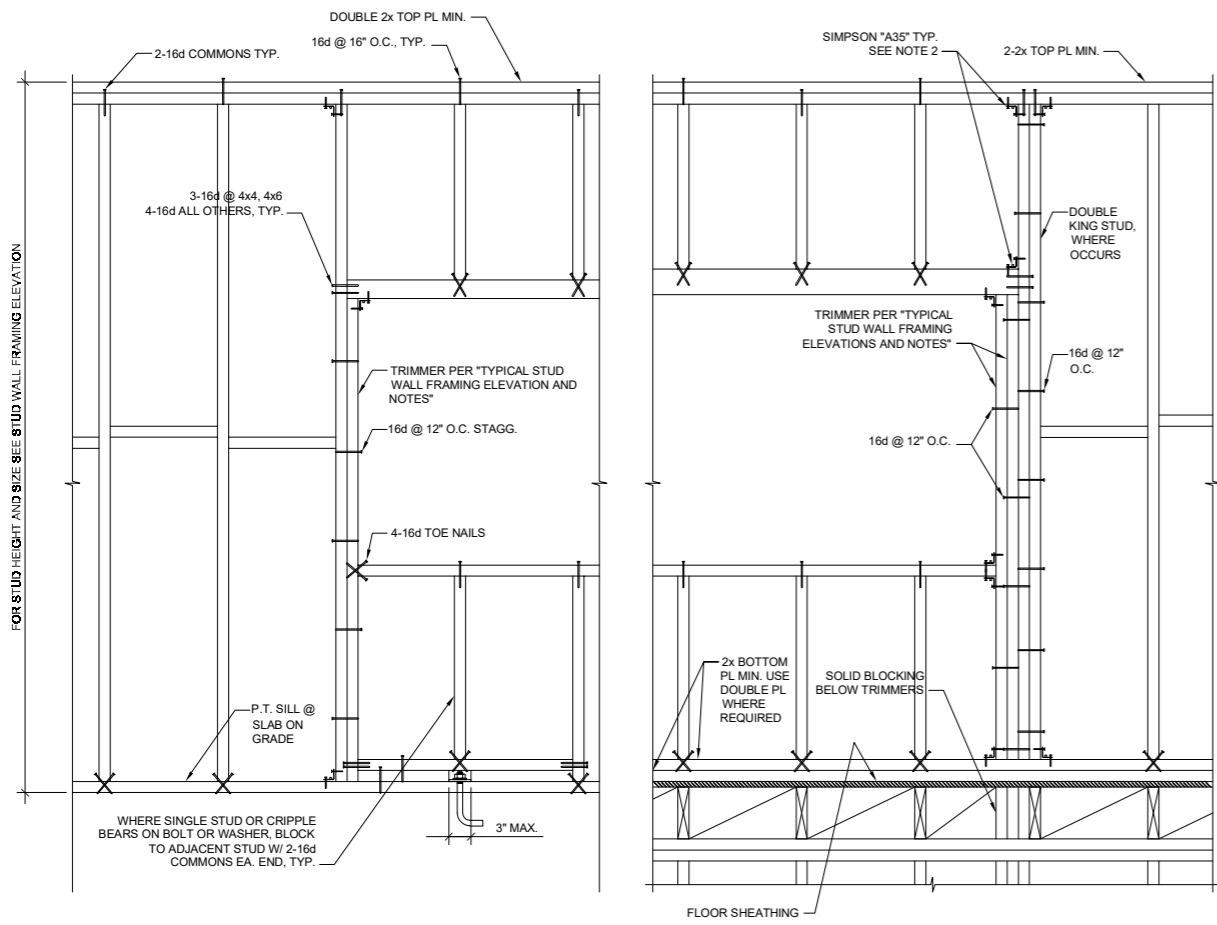
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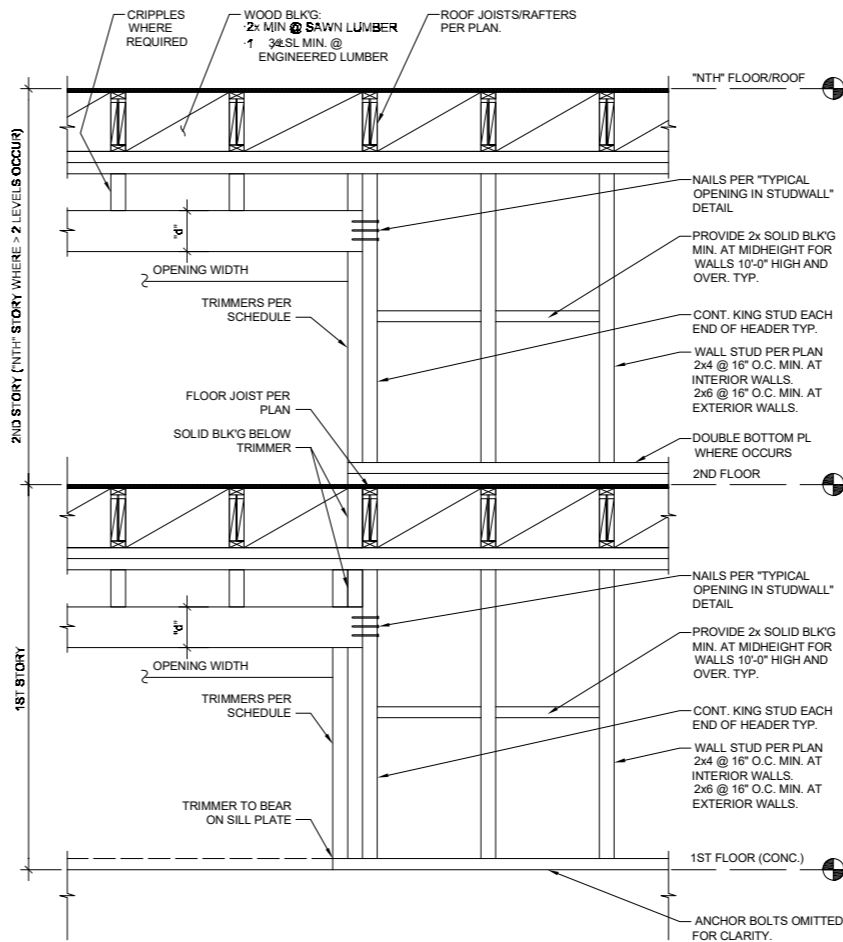
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SHEET:



8'-0" MAX. OPENING

- NOTES:
- SEE "STUD WALL FRAMING ELEVATION AND NOTES" FOR MINIMUM HEADER SIZE, NUMBER AND SIZE OF TRIMMERS AND KING STUDS.



TYP. MINIMUM ROOF HEADER SCHEDULE U.N.O. (FOR ROOF DECK SEE FLOOR HEADER SCHED.)

WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	1	1	1
"d" @ 4" WALLS	4x8	4x6	4x4
"d" @ 6" WALLS	6x6	6x6	6x6

TYP. MINIMUM FLOOR AND ROOF DECK HEADER SCHEDULE U.N.O.

WIDTH OF OPENING	8'-0"	6'-0"	4'-0"
NUMBER OF TRIMMERS	2	2	2
NON LOAD BEARING 4" 6"	4x8 6x8	4x8 6x6	4x6 6x6
1 LEVEL BEARING 4" 6"	4x16 6x12	4x12 6x10	4x8 6x6
2 LEVEL BEARING 4" 6"	4x16 6x14	4x12 6x10	4x8 6x8

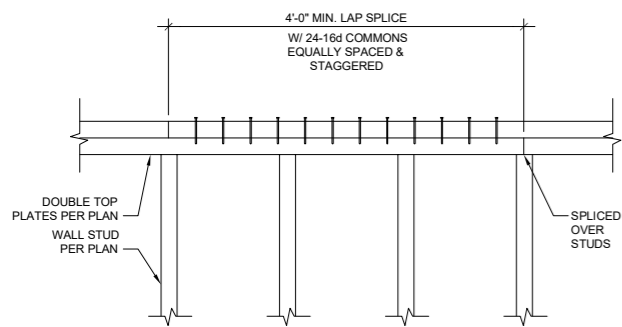
N LEVEL BEARING: INDICATES "N" # OF LEVELS SUPPORTED BY THE HEADER
 4": INDICATES 4" STUD WALL
 6": INDICATES 6" STUD WALL

- NOTES:
- SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS.
 - HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES. SEE PLANS FOR WHERE LARGER HEADER SIZES ARE REQUIRED.
 - STUD HEIGHT LIMITATIONS:
 - 2x4 AT 16" O.C. NOT TO EXCEED 9'-0".
 - 3x4 AT 16" O.C. NOT TO EXCEED 10'-6".
 - TRIMMERS TO BE SAME SIZE AS STUDS AT GIVEN FLOOR LEVEL U.N.O. SEE PLANS FOR POSTS WHERE REQUIRED INSTEAD OF TRIMMERS.
 - SEE PLANS FOR SHEAR WALL FRAMING REQUIREMENTS.
 - FOR ACTUAL WALL WIDTH, SEE ARCHITECTURAL DRAWINGS.
 - FOR NON-BEARING STUD WALLS, USE 2x4 STUD AT 16" O.C. U.N.O.
 - ALIGN ROOF & FLOOR FRAMING WITH STUDS AS SHOWN.
 - IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.

TYPICAL STUD WALL OPENING FRAMING

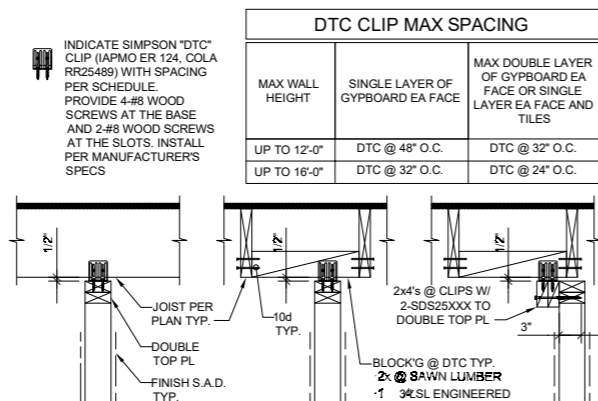
SCALE: 1" = 1'-0" 8 TYPICAL STUD WALL FRAMING ELEVATION AND NOTES

SCALE: 1" = 1'-0" 2



TYP. TOP PLATE SPLICE

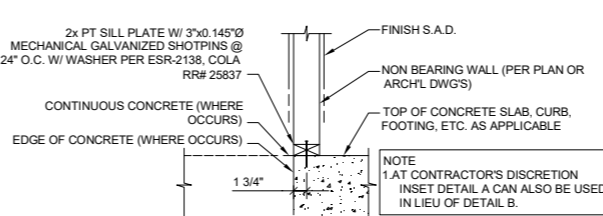
SCALE: 1" = 1'-0" 12 TOP CONN. @ NON BEARING WALL



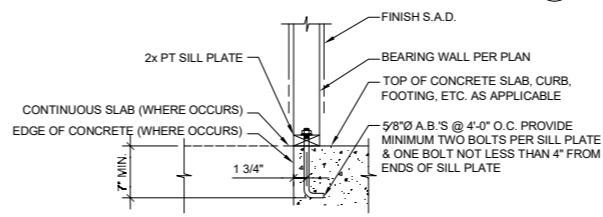
PERP. TO JOIST (A) PARALLEL TO JOIST (B)

- NOTES:
- DETAIL APPLIES TO BOTH ENGINEERED AND SAWN LUMBER. SAWN LUMBER SHOWN.
 - FOR WALL ASSEMBLIES WITH HEAVIER FINISHES SUCH AS STONE VENEER, CLIP SPACING SHALL BE REDUCED BY HALF.

SCALE: 1" = 1'-0"

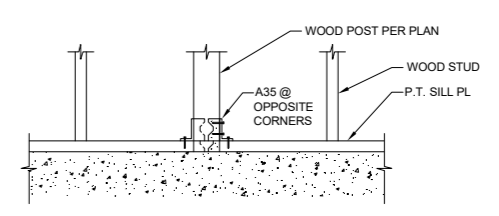


NON BEARING WALL (B)

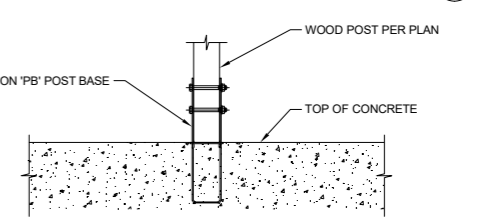


BEARING WALL (A)

SCALE: 1" = 1'-0"



WITHIN A WALL (B)



ISOLATED POST (A)

6 TYPICAL POST BASE

SCALE: 1" = 1'-0" 3

NO.	REVISION

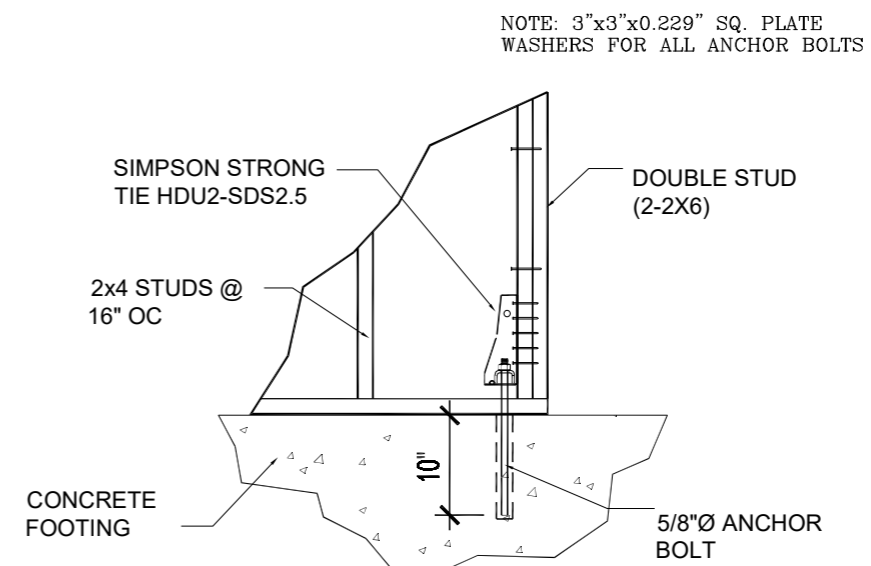
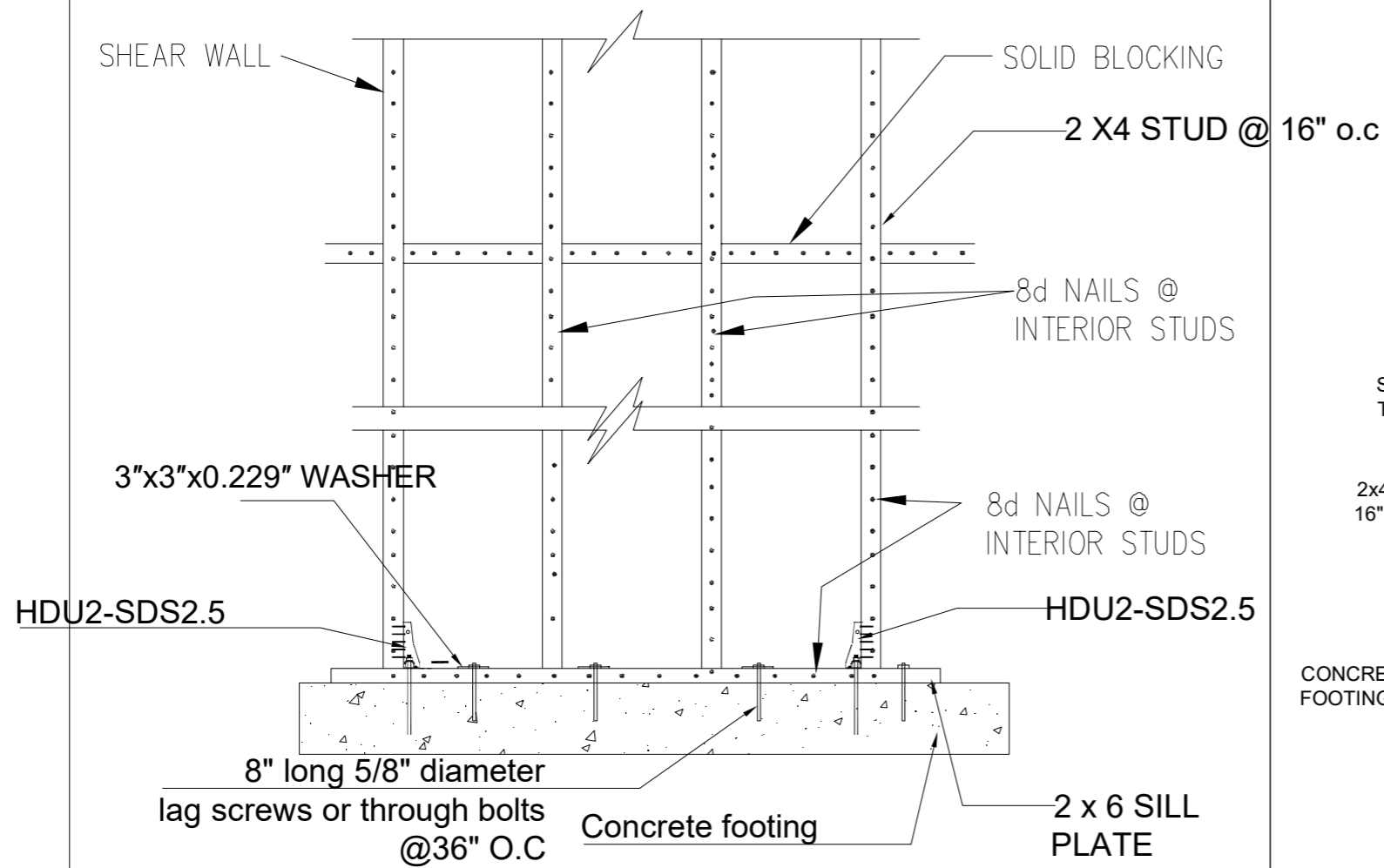
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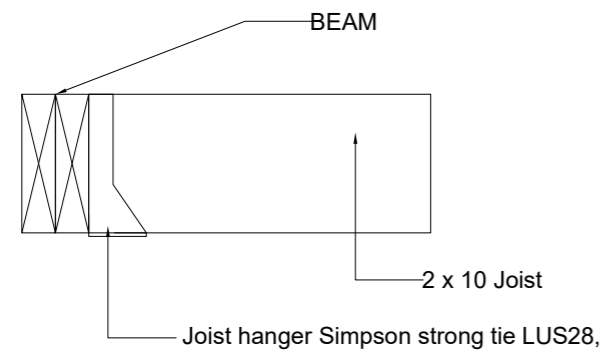
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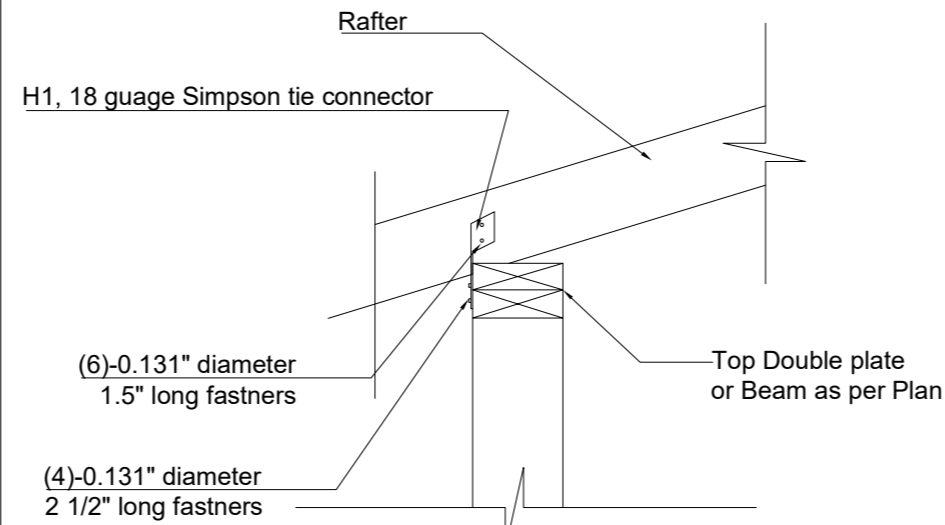


SHEAR WALL DETAILS

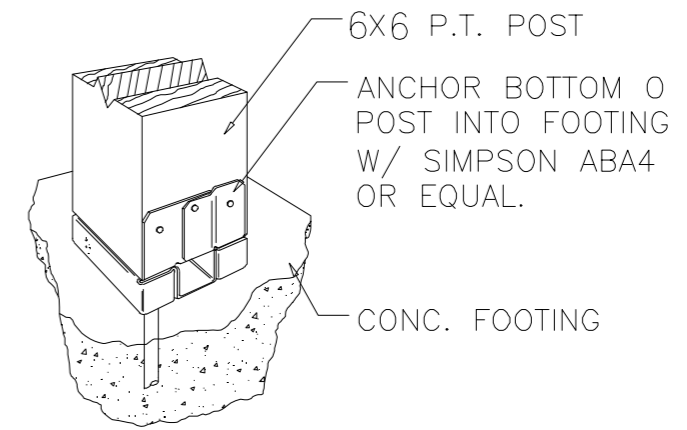
SCALE 1/4"=1'-0"



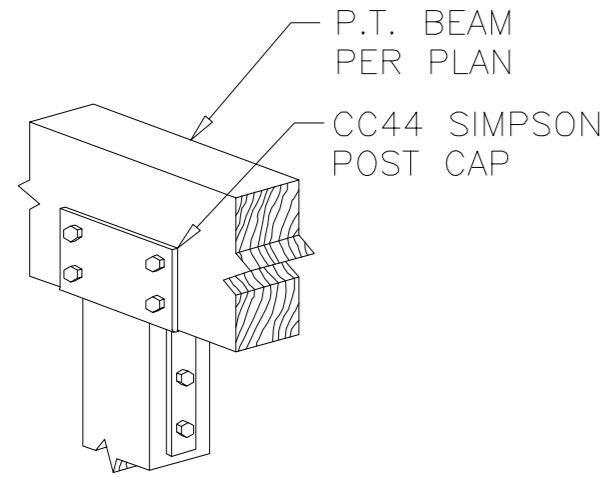
1 Beam to Joist Connection



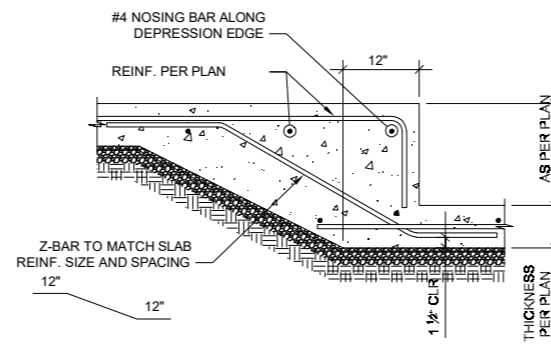
2 Rafter Connection



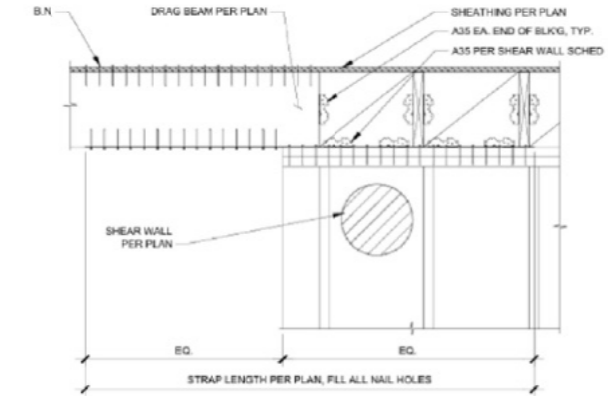
3 Post to Footer Connection



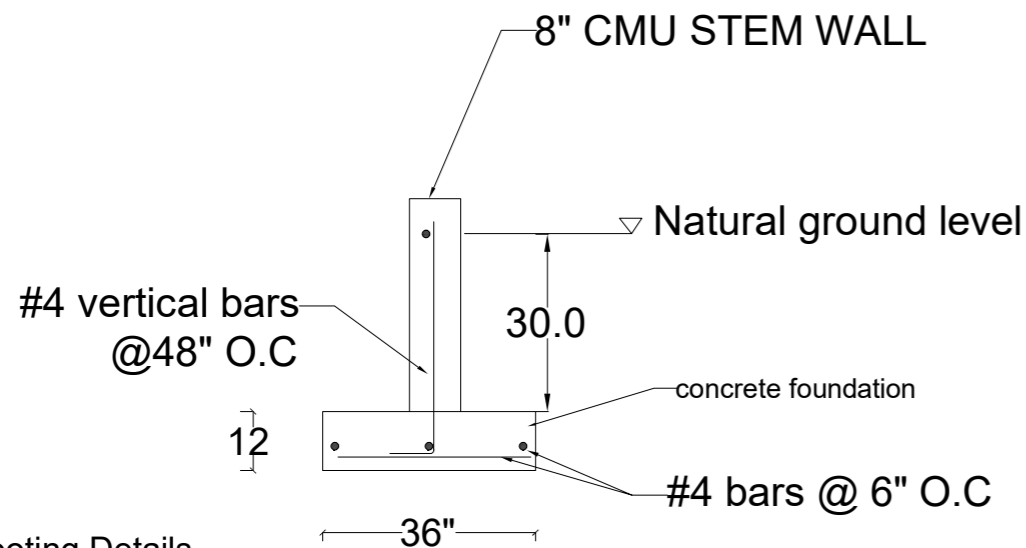
4 Post to Beam Connection



5 STEP FOOTING WHERE GRADE CHANGES



6 DRAG STRUT DETAILS



7 Footing Details

SCHEDULE				
LOCATION	PLYWD.	BNDRY NAIL'G	EDGE NAIL'G	INTER. NAIL'G
ROOF	5/8"	8d @6" O.C.	8d @6" O.C.	8d @12" O.C.
FLOOR	5/8"	8d @6" O.C.	8d @6" O.C.	8d @12" O.C.

NOTES:

1. USE BDRY NAILING AT ALL RIDGES, VALLEYS & OPENINGS.
2. ALL PLYWD. TO BE STANDARD CDX W/ EXT. GLUE PS-1-95, DOUGLAS FIR-LARCH, STRUCTURAL I (OR CDX) U.O.N.
3. ONLY COMMON NAIL TO BE USED.
4. INDEX NO. FOR ROOF 24/0 & FOR FLOOR 32/16

8 Diaphragm Nailing Schedule

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Installation Notes

- A. Engineered lumber must not be installed in direct contact with concrete or masonry construction per code and shall be used in covered, dry-use conditions only (moisture content less than 16%).
- B. Except for cutting to length and birdsmouth cuts, top and bottom flanges of Wood I Beam joists shall not be cut, drilled or notched.
- C. Concentrated loads shall only be applied to the upper surface of the top flange, not suspended from the bottom flange. Contact Georgia-Pacific for exceptions.
- D. When nailing to the wide face of the flange surface, maintain spacing in the ranges shown below:

Flange Nail Spacing						
Nail Size	GPI 20		GPI 40, GPI 65, GPI 90		WI 40, WI 60, WI 80	
	Min.	Max.	Min.	Max.	Min.	Max.
8d Box, 8d Common	3"	16"	2"	24"	4"	24"
10d Box, 12d Box	3"	16"	2"	24"	4"	24"
10d Common, 12d Common	2"	16"	3"	24"	4"	24"

NOTES:

- 1. If more than one row of nails is required, rows must be offset by at least 1/2" (3/4" for WI joists) and staggered.
- 2. 14 gauge staples may be substituted for 8d nails if staples penetrate the joist flange at least 1".
- 3. Do not use nails larger than those shown above when attaching sheathing to flanges of Wood I Beam joists.

Example: When using 8d common nails and GPI 20 series joists, space no closer (min.) than 3" o.c. and no farther (max.) than 16" o.c.

- E. End bearing length must be at least 1/2" Intermediate bearings of multiple span joists must be at least 31/2".
- F. Wood I Beam joists must be supported on walls, beams, or in hangers. They may not be supported by a non-structural ridge board or by toe-nailing into a beam or ledger.

G. Wood I Beam joists must be restrained against rotation at the ends of joists by use of rim joists, blocking panels, or cross bridging. To laterally restrain cantilevered joists, blocking panels must also be installed over supports nearest the cantilever. The top flange of a Wood I Beam joist must be laterally supported and kept straight within 1/8" of true alignment. Plyform, wood or OSB sub-floor nailed to the top flange (per Note D) is adequate to provide lateral support.

H. When nail type is not specified in this guide, use common, box or sinker.

I. To help safeguard the structural integrity of connections with preservative or fire-retardant treated wood, use only hot-dipped galvanized or stainless steel fasteners, connectors and hardware, as required by code and type of treatment.

As a minimum requirement, hot-dipped galvanized coated fasteners should conform to ASTM Standard A 153 and hot-dipped galvanized coated connectors should conform to ASTM Standard A 653 (Class G-185). In demanding applications, or in highly corrosive environments, stainless steel fasteners and connectors should be utilized and may, in fact, be required by building codes.

Most commonly available electroplated galvanized fasteners do not have a sufficient coating of zinc and are not recommended. Aluminum should not be used in direct contact with preservative treated wood. Never mix galvanized steel with stainless steel in the same connection.

J. Certain applications of staple-up radiant heating may cause additional deflection in I-joists with solid-sawn flanges due to unequal drying within the floor cavity. Contact Georgia-Pacific for additional information.

K. Wood I Beam joists are manufactured without camber or specific vertical orientation. They may be installed with the identifying stamps on the side faces reading right side up or upside down.

HARDWARE SCHEDULE

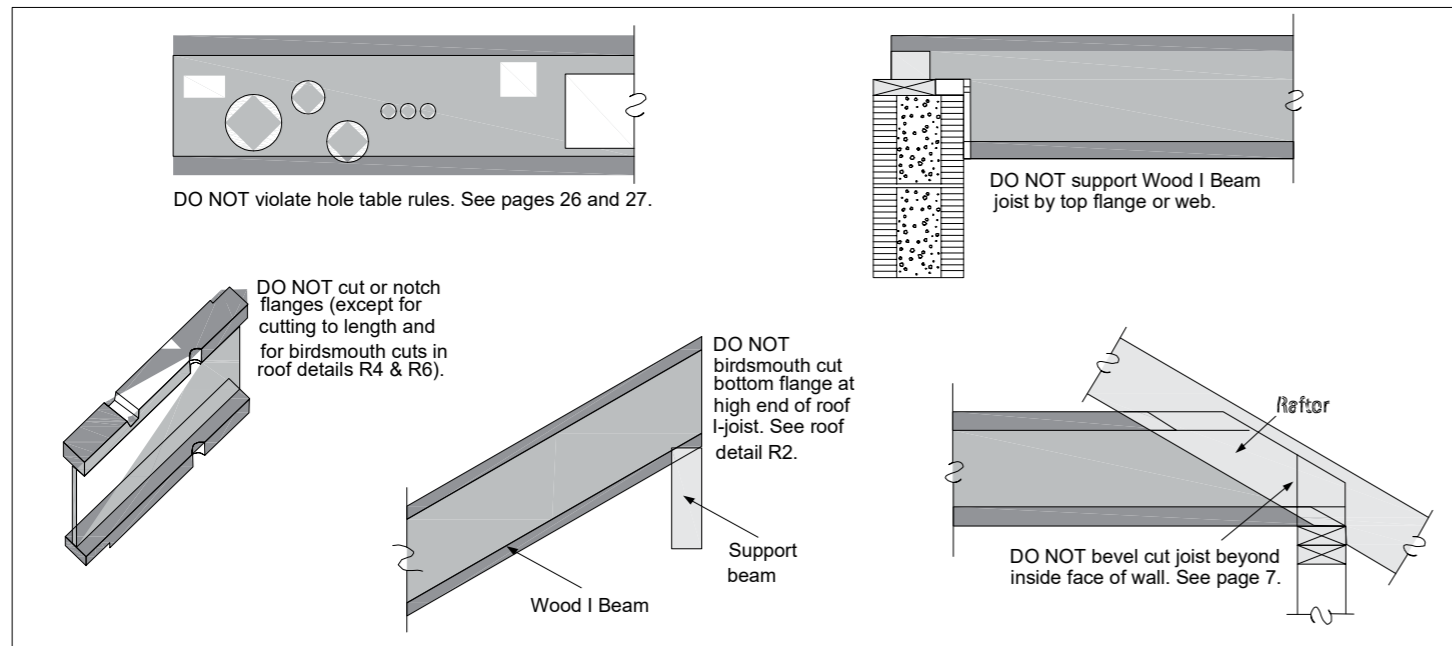
HARDWARE DESIGNATION	APPLICATION / LOCATION	ALLOWABLE LOAD (MAX)	FASTENER REQUIREMENTS
H1A	Roof rafter tie - connects rafter to top plate or ridge beam	585 lb (uplift)	(6) - 8d x 1 1/2" nails into plate, (4) - 8d x 1 1/2" nails into rafter
HDU2-SDS2.5	Field-down at shear wall or post location	2,535 lb (tension)	(10) - #10 x 2 1/2" SDS screws
LUS210 (or equal)	2 x 10 joist hanger (typical for roof or floor framing)	500 lb (reaction max)	(6) - 10d nails into header, (4) - 10d nails into joist
A35	Angle clip for miscellaneous blocking or connections	475 lb (shear)	(8) - 8d nails
LSTA12	Strap tie between rafters or beams (tension splice)	600 lb (tension)	(10) - 8d nails total
H2.5A	Hurricane tie - alternate to H1A where geometry differs	615 lb (uplift)	(8) - 8d nails
ABU44Z	Post base for 4x4 post	4,075 lb (compression)	(2) - 1/2" anchor bolts, (8) - 16d nails
CCQ66-SDS2.5	Beam-to-post connection (main roof beam support)	5,590 lb (tension/compression)	(14) - #10 x 2 1/2" SDS screws

NAILING SCHEDULE TABLE R602.3 (1)

CONNECTION	NAILING	LOCATION
1. JOIST TO SILL OR GIRDER	3-8D	TOENAIL
2. BRIDGING TO JOIST	2-8D	TOENAIL EA. END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8D	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3-8D	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16D	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	(3) 16D (BOX) AT 16"	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16D	BLIND AND FACE NAIL
8. STUD TO SOLE PLATE	2x4 STUD: 4-8D, 2-16D 2x6 STUD: 6-8D, 4-16D 2x8 STUD: 8-8D, 6-16D	TOENAIL END NAIL TOENAIL END NAIL TOENAIL END NAIL
9. DOUBLE STUDS	16D (BOX) AT 24" O.C.	FACE NAIL
10. DOUBLED TOP PLATES	16D (BOX) AT 16" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-16D	LAP SPLICE
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE	3-8D	TOENAIL
12. RIM JOIST TO TOP PLATE	8D AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16D	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-8D	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-8D	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS	3-16D	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS	3-16D	FACE NAIL
19. RAFTER TO PLATE	3-8D	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2-8D	FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3-8D	FACE NAIL
23. BUILT-UP CORNER STUDS	16D	24" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20D AT 32" O.C. 2-20D	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE
25. 2" PLANKS	16D	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3-10D	FACE NAIL
27. JACK RAFTER TO HIP	3-10D 2-16D	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2-16D 2-16D	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3-16D	FACE NAIL
30. LEDGER STRIP	3-16D	FACE NAIL

NOTES: 1. COMMON NAILS SHALL BE USED (U.N.O.)
2. JOIST CAN BE EITHER SAWN LUMBER OR I-JOIST PER PLAN

Common Installation Errors



DESIGNER



103A The Quite Retreat

PROJECT FOR
New Leaf Vision Inc.
8 the Green st Dover DE 19901

NO. REVISION

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SHEET:

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