

	11				12			
	Master Set "ec"		REVISION					
TLE	lssue	1	2	3	4	5	6	
ROJECT INFO	02.03.2023	Х				-		
	02.03.2023							
5	02.03.2023							
5	02.03.2023							
EMBLIES	02.03.2023							
RAMING PLANS	02.03.2023	Х						
TAILS	02.03.2023	Х						
	02.03.2023	Х						
OUT PLANS	02.03.2023	Х						
	02.03.2023	Х						
ONS	02.03.2023							
DETAILS	02.03.2023							
S	02.03.2023							
TIONS	02.03.2023	Х						

DRAWING INDEX

A. DESIGN AND ENGINEERING OF SITE DEVELOPMENT SHALL BE UNDER SEPARATE CONTRACT AND ARE NOT THE

PLUMBING, HVAC AND ELECTRICAL DESIGN AND ENGINEERING SHALL BE UNDER SEPARATE CONTRACT AND ARE NOT

THESE DRAWINGS ARE BASED ON THE PRESUMPTION OF FAVORABLE SOIL CONDITIONS. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR TO CONFIRM THAT CONDITIONS COMPLY WITH BOTH CRITERIA PROVIDED BY THE FOUNDATION MANUFACTURER AND CITED HEREIN. IF EXISTING SOIL CONDITIONS DO NOT COMPLY OR INCLUDE NON-ENGINEERED FILL, SLOPES 4:1 OR STEEPER, A WATERWAY PRESENT AT THE BASE OF A HILLSIDE OR OTHER UNSTABLE CONDITION, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING

D. DEVELOPER SHALL OBTAIN ALL REQUIRED PERMITS AND COMPLY WITH PROCEDURAL REQUIREMENTS OF LOCAL JURISDICTION. WORK SHALL COMPLY WITH GOVERNING CODES, REGULATORY AGENCIES AND JURISDICTIONAL

E. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ARCHITECT OF RECORD

THE CONTRACTOR SHALL TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED

THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS RESPONSIBILITY SHALL NOT BE LIMITED TO NORMAL

H. THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE MEANS METHODS, TECHNIQUES, SEQUENCES AND

THE CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND OTHER PROPRIETARY

THE CONTRACTOR IS SOLEY RESPONSIBLE FOR THE REVIEW OF ALL SHOP DRAWINGS AND MATERIAL SUBMITTALS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.

. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE

THE CONTRACTOR SHALL VERIFY ALL INFORMATION HEREIN AND SHALL REPORT ANY ERRORS, OMMISSIONS, INCONSISTANCIES OR INSTANCES OF INSUFFICIENT INFORMATION DISCOVERED WITHIN THE DOCUMENTS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OF RECORD PRIOR TO PROCEEDING.

N. PROVIDE ENCROACHMENT EASEMENT AND MAINTENANCE EASEMENT. RE: CIVIL DWGS

CIVIL ENGINEERING AND SITE DESIGN ARE EXCLUDED FROM THE ARCHITECTS SCOPE OF SERVICES. THESE DOCUMENTS ILLUSTRATE A BASE DESIGN AND ARE NOT COORDINATED WITH ANY SPECIFIC SITE OR PROPERTY.

PLUMBING, HVAC AND ELECTRICAL DESIGN AND ENGINEERING ARE EXCLUDED FROM THE ARCHITECT'S SCOPE OF WORK. REFERENCE TO RELATED WORK HEREIN IS FOR

GENERAL PROJECT NOTES

THE EAST WALL OF HOME IS WITHIN 5'-0" OF THE PROPERTY LINE AND SHALL HAVE A 1 HOUR FIRE RATING FROM BOTH THE INTERIOR AND THE EXTERIOR. SEE FLOOR PLANS AND PLAT FOR ADDITIONAL INFORMATION.

THIS PROJECT SHALL COMPLY WITH CHAPTER 4, SECTIONS 402,1-402.3 403.2.1 AND 404.1 FOR THE PRESCRIPTIVE METHOD OF COMPLIANCE

GENERAL PROJECT NOTES

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PROJECT DATA

SQUARE FOOTAGES MEASURED TO EXTERIOR FACE OF SHEATHING OR CONCRETE

528 sf FIRST FLOOR SECOND FLOOR THIRD FLOOR FINISHED TOTAL

ADDITIONAL (UNFINISHED) GARAGE

916 sf 916 sf	
2,360 sf	Dr
273 sf	

3450 CARDIFF PERMIT NO. 2022P01713 3454 CARDIFF PERMIT NO. 2022P03285 3458 CARDIFF PERMIT NO. 2022P04062 3462 CARDIFF PERMIT NO. 2022P06308 3466 CARDIFF PERMIT NO. 2022P06541 3470 CARDIFF PERMIT NO. 2022P06724 DEVELOPER:

CARDIFF AVE TOWNHOMES

PROJECT NO: 18-039

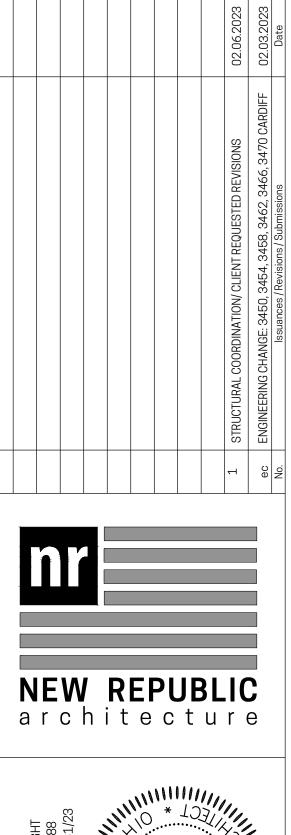
3450 CARDIFF LLC P.O. BOX 9867 CINCINNATI, OH 45209

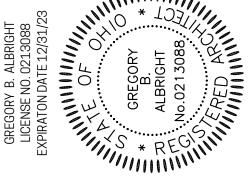
ARCHITECT: NEW REPUBLIC ARCHITECTURE 1936 RACE STREET, SUITE C 101 CINCINNATI, OH 45202

CIVIL ENGINEER: **EVANS ENGINEERING** 4240 AIRPORT ROAD, SUITE 211 CINCINNATI, OH 45226

CONTRACTOR: **ICONIC HOMES** 1014 LAKEVILLE DRIVE CINCINNATI, OH 45233







rawing Title

COVER SHEET

Document No.



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	1 2	3	4	5
	1.0 STRUCTURAL DESIGN CRITERIA 1.1 DESIGN LOADS			4.7 EXPANSION AND A. ANCHORAGE
	A. FLOORS, STAIRS B. ROOFS 40 PSF LIVE + 25 PSF LIVE +			INSTALLATION CRACKED CO
	D. GUARDRAIL/ GUARDWALL/ HANDRAILS TOP RAIL/ TOP OF WALL: 200 POUNDS CO	NCENTRATED LOAD		INSTALLATION B. ANCHORAGE
	(APPLIED AT ANY POINT OF THE RAIL/ TOP OF WAI GUARDRAIL INFILL COMPONENTS: 50 PSF	L IN ANY DIRECTION)		INSTRUCTIONS C. TESTING AND
	(APPLIED ON AN SREA EQUAL TO 1 SF) E. BASIC WIND SPEED 115 MPH			WHERE TESTI
	(BASED ON 3-SECOND GUST)			TO DRILLING. REINFORCING
	1.2 DESIGN MAXIMUM ALLOWABLE LIVE LOAD DEFLECTIONS (BASED A. FLOORS L/480	UN TABLE ROUT. 7)		4.8 ADHESIVE ANCH A. ANCHORAGE
	B. ALL OTHER STRUCTURAL MEMBERS L/240 C. EXTERIOR WALLS – WIND LOADS* TYPICAL L/240			INSTALLATION BE CONSIDER
	WITH PLASTER OR STUCCO FINISH I/360 *WIND LOADS WERE TAKEN AS 0.7 TIMES COMPONENT AND C	LADDING LOADS FOR PURPOSE OF DETERMININ	١G	B. STEEL THREAC. CONTRACTOR
	DEFLECTION LIMITS. 2.0 EARTHWORK/ GRADING			D. FOR CONNEC A REBAR DE
	2.1 GRADING AND SITE DEVELOPMENT DESIGN IS UNDER SEPARATE	CONTRACT AND THE RESPONSIBILITY OF OTHE	ERS.	DRILL THROU
	2.2 FINISHED GRADE SHALL SLOPE 6" IN THE FIRST 10' MINIMUM A	WAY FROM THE PERIMETER FOUNDATION.		A. 2×8 AND LAF B. 2×4 AND $2 \Rightarrow$
	3.0 FOUNDATIONS 3.1 ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1:12) UNDISTURE	BED SOIL. DESIGN ALLOWABLE SOIL BEARING P	RESSURE BELOW FOOTINGS SHALL	C. 4 x 4 AND 6 x
	BE A MINIMUM OF 1,500 PSF. 3.2 FOUNDATION ELEVATIONS SHOWN ARE FOR BIDDING PURPOSES			D. PRESSURE TREA (COPPER AZOLE
	3.3 THE BOTTOM OF ALL PERIMETER FOOTINGS SHALL BE A MINIMU	IGINEER PRIOR TO PLACING CONCRETE.		FOR SILL PLATE
	3.4 ALL FOOTINGS SHALL BE CONTINUOUS. STEPPED FOOTINGS SHALL BE A MINIMU FEET VERTICAL TO 4 FEET HORIZONTAL.		ENT FOOTINGS AT A RATIO OF 2	6.0 WOOD-FASTE A. BOLTS:
	3.5 LATERAL SOIL PRESSURE USED FOR BASEMENT WALLS: 45 PCF	EQUIVALENT FLUID PRESSURE, TRIANGULAR [DISTRIBUTION.	1. ANCHOR BC a. STAIN – OR–
	3.6 CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATIN SUPPORT.	G UNDERGROUND SERVICES AND IS RESPONSI	BLE FOR THEIR PROTECTION AND	b. HOT 2. OTHER BOL 3. PROVIDE ST
	3.7 BACKFILL ALONG EXTERIOR FACE OF ALL PERIMETER FOOTINGS STANDARD PROCTOR DENSITY UP TO WITHIN 24 INCHES OF THE	FINISHED GRADE. TOP 24" OF BACKFILL SH	ALL BE COMPACTED CLAYEY	B. NAILS (CONTRA REQUIREMENTS)
	MATERIAL. AT THE BOTTOM OF THE GRANULAR MATERIAL, PLA PIPE WITH POSITIVE DRAINAGE TO SUMP OR TO DAYLIGHT.			1. $8d = 0.131$ 2. $10d = 0.14$ 3. $16d = 0.16$
	3.8 BACKFILL FOUNDATION WALLS ONLY AFTER THE FIRST FLOOR F FOR AT LEAST 7 DAYS AND ARE BRACED TO RESIST THE LATE	RAL EARTH PRESSURE FROM THE BACKFILL.		C. WOOD SCREWS: 1. #8= 0.164"
	3.9 AT BASEMENT FOUNDATION WALLS, THE CONTRACTOR SHALL P	KUVIDE WATER PROOFING AT THE EXTERIOR SI	UE OF IHE WALL.	$\begin{array}{c} 7. & \#6 = & 0.164 \\ 2. & \#10 = & 0.19" \\ 3. & \#12 = & 0.216 \end{array}$
	 4.0 CAST-IN-PLACE CONCRETE 4.1 CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF A EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BI 	CI 301-99, "SPECIFICATIONS FOR STRUCTURA	L CONCRETE FOR BUILDINGS",	D. LAG SCREWS: 1. PROVIDE ST 2. PREBORE H
	EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BI CONSTRUCTION ACI-332R-84. 4.2 MATERIALS	LUT, AND THE RECOMMENDED PRACHUE FOR	NESIDENTIAE CONGRETE	E. UNLESS NOTE MEMBERS", IN F
	A. MIX REQUIREMNTS:			F. ALL SUBFLOORI
	 CONCRETE FOR INTERIOR SLAB ON GRADE: f'c = 3500 PSI., NORMAL AGGREGATE. 			G. AT BOLTED 2x H. ALL CONNECTIO
	2. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, GARAGE S $f'c = 4500$ PSI, (4.5% TO 7.5% ENTRAINED AIR).			I. SIMPSON CONNE
	MINIMUM CEMENT CONTENT = 520 #/CY, MAXIMUM WATE 301-99 TABLE 4.2.2.9.		ZOLAN CONTENT PER ACI	SHALL BE ZMA WITH TREATED GALVANIZED FA
	3. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALL f'c = 3500 PSI., (5% TO 7% ENTRAINED AIR). MAXIMUM			TYPE 316L WIT STEEL CONNECT
	4. CONCRETE FOR FOOTINGS: f'c = 3,500 PSI NORMAL AGGFB. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED E			FOR CBA-A, OF J. FOR WOOD ROC ADDITION TO TH
	C. ADMIXTURES: ADMIXTURES CONTAINING CHLORIDE ARE NOT	PERMITTED IN REINFORCED CONCRETE OR CC	DNCRETE CONTAINING METALS.	K. BRIDGING IN A
	4.3 REINFORCING A. AT CORNERS AND INTERSECTIONS OF WALLS AND GRADE	BEAMS, PROVIDE BENT BARS OF EQUAL S	SIZE AND AT SAME SPACING AS	(DOUBLE NAILEI L. PROVIDE DOUBL
	TYPICAL REINFORCING AROUND CORNER AND/OR INTO . DIAMETERS (18" MIN.).			M. PROVIDE A STU
	B. REINFORCING SHALL RECEIVE 3" MIN OF COVERAGE WITH CO C. AT SLAB AND WALL OPENING CORNERS AND REENTRANT		FACE ΡΑΒΔΙΙΕΙ ΤΟ ΕΛΟΗ ΕΝΟΕ	N. PROVIDE DOUBL JOISTS AS NEC
	C. AT SLAB AND WALL OPENING CORNERS AND REENTRANT EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. MINIMUM REQUIREMENT.			O. FOR BUILT UP FRONT TO BACK (3) 2X6- TWO
	D. LAP SPLICE REINFORCING BARS AS FOLLOWS. LAP WELDED HORIZONTAL BARS W/			P. NOTCHES IN EXHIBIT
	BAR SIZE >12" CONCRETE BELOW ALL OTHER BAR #3 23" 18" #4 31" 25"	S		Q. NO NOTCHES MANUFACTURER
	#5 39" 31" #6 47" 35" #7 54" 44"			R. WHERE CONCEN NECESSARY TO
	#8 62" 50"			SUPPORTING S BLOCKING THRU STEEL OR WOOL
1	4.4 AT SILL PLATES PROVIDE ½"DIAMETER HOT DIPPED GALVANIZED NOTED OTHERWISE ON DRAWINGS. EMBED ANCHOR BOLTS 7 IN ANGLES @ 32"O.C. MAXIMUM, AND WITHIN 6"OF EACH ANCHOF BOARD.	CHES IN CAST CONCRETE WALLS. IN ADDITIO	N, PROVIDE SIMPSON FWANZ	S. MINIMUM BEAR BEARING WALLS
	4.5 CONCRETE SLABS			1. HEADER SP 2. HEADER SP
	A. INTERIOR CONCRETE SLABS SHALL BE 4" THICK, WITH 6 M PLACE CONTRACTION JOINTS IN INTERIOR SLABS AND EXTE RATIO OF 1.5:1. SLOPE TO DRAINS.			U. ALL MULTIPLE
	B. STEEL TROWEL FINISH FLOOR SLAB AND CURE USING "(TT-C-00800 VOC COMPLIANT, 30% MINIMUM SOLIDS CON	TENT. FOR EXTERIOR FLAT WORK APPLICATI	IONS EXPOSED TO SUNLIGHT USE	OF 10d COMMO FASTEN TOGETI BOLTS AT 12"
	LIGHT BROOM FINISH AND ACRYLIC BASED CURING COMPO CURING COMPOUND WITH FINAL FLOOR FINISHES.	UND. FRICK IC APPLICATION, CONTRACTOR	STALL VERIFT COMPATIBILITY OF	V. SEAL EDGE OF
	4.6 EXECUTION A. IF CONCRETE ARRIVES AT THE SITE WITH A SLUMP BELOW SLUMP MAY BE ADJUSTED ONCE ONLY BY ADDING WATE ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTN	R UP TO THE AMOUNT ALLOWED IN THE A	ACCEPTED MIXTURE PROPORTIONS.	W. SEAL ALL FLOO EXPOSURE OF F
	ADDITION OF WATER SHALL BE IN ACCORDANCE WITH ASTM OR SLUMP IN THE APPROVED MIX DESIGN. DO NOT ADD W	ATER TO CONCRETE DELIVERED IN EQUIPMENT	NOT ACCEPTABLE FOR MIXING.	X. SHEATH ALL EX Y. ALL NAILS AND
	B. WHEN THE AIR TEMPERATURE IS LESS THAN 40° F, THE TE FOR 7 DAYS.			OR STAINLESS
	C. DURING HOT WEATHER, WHEN NECESSARY, PROVIDE FOR PR D. ALL CAST-IN-PLACE CONCRETE WALLS SHALL BE PLACE	ED CONTINUOUSLY WITH NO COLD JOINTS	AND VIBRATED ADEQUATELY TO	
	PREVENT AIR POCKETS. WHERE VERTICAL JOINT REQUIRE JOINT. WATERPROOF EXTERIOR FACE OF JOINT.			
	E. CONTRACTION JOINTS IN SLABS-ON-GRADE SHALL BE HAN CONCRETE IS STRONG ENOUGH TO WITHSTAND CUTTING WITH		UF PLACING CONCRETE OR WHEN	
+	1 2	3	4	5

6 7 8	9	10
NCHORS E TO CONCRETE: HILTI "KWIK BOLT TZ" (ICC ESR—1917). INSTALL PER ICC REPORT AND MANUFACTURER'S PRINTED ION INSTRUCTIONS (MPII). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA AC 193 AND ACI 355.2—07 FOR USE IN CONCRETE MAY BE CONSIDERED; SUBMIT EVALUATION REPORT DEMONSTRATING COMPLIANCE WITH GOVERNING CODE PRIOR TO	7.0 WOOD- PRE-ENGINEERED PRO 7.1 GENERAL – FLOOR AND ROOF A. PRE-ENGINEERED FRAMING S	SYSTEMS (BEAMS EXCLUDED)
ION. SE TO BRICK: HILTI "HLC SLEEVE ANCHOR". INSTALL PER ICC REPORT AND MANUFACTURER'S PRINTED INSTALLATION DNS (MPII). SUBSTITUTES MAY BE CONSIDERED; SUBMIT PRODUCT DATA PRIOR TO INSTALLATION. AND INSPECTION: REFER TO ICC REPORT(S) AND SPECIAL INSPECTION TABLE FOR TESTING AND INSPECTION REQUIREMENTS. STING IS REQUIRED, ANCHORS SHALL BE TESTED TO THE FOLLOWING LOADS UNLESS OTHERWISE INDICATED.	B. SHOP DRAWINGS FOR ALL PI SEAL FROM THE STATE THE AND FABRICATION DATA, TEN FOR WEB COMPRESSION AND FIELD-CONNECTION REQUIRED	
ECTIONS TO EXISTING REINFORCED CONCRETE, VERIFY THE LOCATIONS OF THE REINFORCING USING A REBAR DETECTOR, PRIOR NG. NOTIFY THE ENGINEER IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING. DO NOT DRILL THROUGH EXISTING NG BARS.	C. FRAMING SHALL BE INSTALL	ED PER THE MANUFACTURE'S I
ICHORS SE TO CONCRETE: HILTI "HIT-RE 500-V3" EPOXY (ICC ESR-3814). INSTALL PER ICC REPORT AND MANUFACTURER'S PRINTED ION INSTRUCTIONS (MPII). SUBSTITUTES COMPLYING WITH ACCEPTANCE CRITERIA AC 308 FOR USE IN CRACKED CONCRETE MAY DERED; SUBMIT EVALUATION REPORT DEMONSTRATING COMPLIANCE WITH GOVERNING CODE PRIOR TO INSTALLATION. READED ROD ANCHORS SHALL BE HILTI "HAS-E" STANDARD RODS. SIZE AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. OR SHALL VERIFY THAT THE SHELF LIFE OF THE ADHESIVE HAS NOT BEEN EXCEEDED ON THE DATE OF INSTALLATION. ECTIONS TO EXISTING REINFORCED CONCRETE OR MASONRY, VERIFY THE LOCATIONS OF THE EXISTING REINFORCING BARS USING DETECTOR, PRIOR TO DRLLING. NOTIFY THE ENGINEER IF ANCHOR LOCATIONS CONFLICT WITH EXISTING REINFORCING. DO NOT OUGH EXISTING REINFORCING BARS.	 B. LAP SPLICE PERMANENT TI C. FABRICATOR SHALL DESIGN HANGER ON THE SHOP DR D. FABRICATOR SHALL PROVIDE BE NAILED TO THE ADJACE 	TO CONFORM TO THE "NATION, 1–2002) BY THE TRUSS PLAT RUSS BRACING A MINIMUM OF N ALL TRUSS TO TRUSS AND/C AWINGS.
IING- FRAMING LUMBER ARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED. 2 × 6: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED. 3 × 6: NO. 2 GRADE OR BETTER PRESSURE TREATED SOUTHERN PINE. REATED LUMBER: NO. 1 GRADE OR BETTER SOUTHERN PINE WITH ACQ (ALKALINE COPPER QUAT), CBA-A, CA-C, CA-B DLE), OR BORATE PRESSURE TREATED LUMBER (SILL PLATES ONLY): PRESSURE TREAT TO AWPA USE CATEGORY UC2 ATES; UC3B FOR ABOVE GROUND EXTERIOR DECKING, STAIRS, RAILINGS, ETC.; AND UC4A FOR GROUND CONTACT.	UNLESS MORE STRICT BRA BRACING DESIGNED BY A F DRAWINGS SUBMITTED, BEA	METAL PLATE CONNECTED WOO CING IS REQUIRED BY THE TRU PROFESSIONAL ENGINEER WHO ARING THE DESIGNER'S SEAL, S RACING. BRACING IN THE PLA ATHING.
TENERS	FASTENERS INTO TRUSSES	E OF ALL PERPENDICULAR NON WITHIN 16 INCHES OF STUD W
BOLTS FOR PRESSURE TREATED LUMBER SILLS (WITH THE EXCEPTION OF BORATE TREATED): AINLESS STEEL TYPE 304 OR 316.	7.3 PRE-ENGINEERED WOOD JOISTS A. BASIS OF DESIGN:	
DT DIP GALVANIZED PER ASTM A123: ASTM A36, ASTM A307, OR ASTM F1554 GRADE 36. OLTS: ASTM A307. STANDARD CUT WASHER BETWEEN BOTH HEAD AND NUT TO WOOD CONNECTION.		NORDIC JOIST BY NORDIC STRI RSTRAND LSL FLOOR JOISTS, TH FY THAT DEPTH, SPAN AND CH
RACTOR SHALL CONFIRM NAIL SIZES INDICATED ON DRAWINGS AND NOTES MEET THE FOLLOWING DIAMETER AND LENGTH IS):	C. ALL I-JOISTS SHALL EITHER	BE SHEATHED AT THE UNDER
31"DIA, 2 ½"LG. 148"DIA, 3"LG.	D. SEE 7.4 FOR ADDITIONAL LS	
.162"DIA, 3 ½"LG. /S: 54"DIA. 9"DIA. 216"DIA.	7.4 PRE-ENGINEERED LSL RIM BOAA. LSL (LAMINATED STRAND LUMB LSL'S SHALL HAVE DESIGN STR	ER) RIM BOARDS: DISTRIBUTE
: STANDARD WASHER BETWEEN HEAD TO WOOD CONNECTION. HOLES PRIOR TO INSTALLATION.		
TED OTHERWISE, CONNECTIONS SHALL BE MADE PER TABLE 602.30(1), "FASTENING SCHEDULE FOR STRUCTURAL N REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.	E = 1,300,000 PSI MOE STRUCTURAL MEMBERS: Fb = 2325 PSI BENDING	DULUS OF ELASTICITY
DRING SHALL BE GLUED AND NAILED. 2x LEDGERS, PROVIDE NO LESS THAN 2"CLR. FROM CENTER OF BOLT TO TOP AND BOTTOM OF LEDGER.	Fv = 310 PSI HORIZONTA Fc = 2050 PSI COMPRES	AL SHEAR SSION PARALLEL TO GRAIN
TION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY ASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.	E = 1,550,000 PSI MOL	
NNECTORS USED IN ALL APPLICATIONS WITH ACQ-C, ACQ-D, CBA-A, OR CA-B, OR NON-DOT BORATE TREATED LUMBER MAX (G185) OR HOT DIPPED GALVANIZED. G60 AND G90 COATED PRODUCTS ARE NOT ALLOWED FOR APPLICATIONS ED LUMBER. G90 CAN BE USED WITH BORATE TREATED LUMBER IN INTERIOR-DRY APPLICATIONS. ONLY USE FASTENERS WITH ZMAX AND HOT DIP GALVANIZED CONNECTORS. AT OWNER'S OPTION, STAINLESS STEEL TYPE 304 OR WITH STAINLESS STEEL FASTENERS CAN BE USED TO INCREASE LIFE EXPECTANCY OF THE CONNECTOR. STAINLESS ECTORS SHOULD BE USED FOR LUMBER WITH CHEMICAL RETENTION LEVELS GREATER THAN 0.40 PCF FOR ACQ, 0.41 PCF OR 0.21 PCF FOR CA-B.	 B. SEAL ALL FIELD CUTS WITH WA 7.5 LAMINATED VENEER LUMBER (LV A. DISTRIBUTED AS MICRO-LAM B. LVL BEAMS SHALL HAVE DES 	'L) BEAMS: LVL, GANG-LAM LVL AND TIM
OOF RAFTERS AND TRUSSES, INSTALL SIMPSON H2.5T HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN THE "FASTENING SCHEDULE".	Fb = 2600 PSI BENDINO Fv = 285 PSI HORIZON Fc = 2510 PSI COMPRE	
ALL FLOOR AND CEILING JOISTS, INCLUDING MANUFACTURED WOOD I—JOISTS, SHALL BE 1"X 3" CROSS BRIDGING LED) AT 8'—O" O.C. MAXIMUM. STEEL CROSS BRIDGING IS AN ACCEPTABLE ALTERNATE.	Fc⊥ = 750 PSI COMPRES E = 1,900,000 PSI MO	SSION PERPENDICULAR TO GRAI DULUS OF ELASTICITY
JBLE RIM JOIST WHERE FRAMING RUNS PARALLEL TO FOUNDATION OR STUD WALL.	C. SEAL ALL FIELD CUTS WITH 7.6 E.PSL (PARALLEL STRAND LUMB	
STUD AT ALL TOP PLATE SPLICE LOCATIONS. JBLE JOISTS IN FLOOR CONSTRUCTION BELOW ALL INTERIOR PARTITIONS THAT RUN PARALLEL WITH THE JOISTS (SPREAD ECESSARY TO ACCOMMODATE PLUMBING).	A. DISTRIBUTED AS PARALLAM.	
, JP FREE STANDING COLUMNS, USE THE FOLLOWING NAILING PATTERNS: (2) 2X4–10d NAILS AT 6" O.C. STAGGERED ACK, SET NAILS 1"FROM EDGE; (3) 2X4–30d NAILS AT 8" O.C. STAGGERED FRONT TO BACK, SET NAILS 1 ½"FROM EDGE; IO ROWS OF 30d NAILS AT 8" O.C. STAGGERED SIDE TO SIDE AND FRONT TO BACK, SET NAILS 1 ½"FROM EDGE.	B. INSTALL PER MANUFACTURE C. PSL BEAMS AND COLUMNS	
EXTERIOR WALL OR INTERIOR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FOURTH OF THE STUD WIDTH, AND NO TO BE BORED GREATER THAN 40% OF THE STUD WIDTH OR WITHIN 5/8"OF STUD EDGE.		TAL SHEAR ESSION PARALLEL TO GRAIN
S ARE ALLOWED IN I-JOISTS OR ROOF TRUSSES. HOLES IN WEBS OF I-JOISTS SHALL BE INSTALLED PER THE ER'S GUIDELINES.		SSION PERPENDICULAR TO GRAI DULUS OF ELASTICITY
CENTRATED LOADS FROM BEAMS, GIRDER TRUSSES, ETC. BEAR ON STUD WALLS, PROVIDE THE NUMBER OF STUDS TO SUPPORT THE FULL WIDTH OF THE BEARING MEMBER, UNLESS NOTED OTHERWISE. THE REQUIRED NUMBER OF STUDS SHALL CONTINUE FOR THE FULL HEIGHT OF WALL BELOW THE CONCENTRATED LOAD, WITH CONTINUOUS IRU FLOOR FRAMING AT EACH FLOOR LEVEL, DOWN TO SOLID BEARING ON FOUNDATION WALL SILL PLATE OR INTERIOR DOD BEAM.		
ARING STUD & FULL HEIGHT STUD REQUIREMENTS FOR SUPPORT OF HEADERS IN EXTERIOR WALLS AND INTERIOR LLS:		
SPAN 6'-0"OR LESS: MINIMUM (1) 2× BEARING STUD NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24"O.C. SPAN GREATER THAN 6'-0": MINIMUM (2) 2× BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24"O.C., OTHERWISE.		

R SPAN GREATER THAN 6'-0": MINIMUM (2) 2x BEARING STUDS NAILED TO (1) FULL HEIGHT STUD WITH 10d NAILS AT 24" O.C., S OTHERWISE. PLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (3) ROWS

IPLE HEADERS AND BEAMS WITH DEPTH LESS THAN 14 INCHES SHALL BE FASTENED TOGETHER WITH MINIMUM (3) ROWS COMMON NAILS AT 12" O.C., STAGGERED ON OPPOSITE SIDES. FOR DEPTHS EQUAL TO OR GREATER THAN 14 INCHES, OGETHER WITH (4) ROWS OF 10d NAILS AT 12"O.C. FOR FOUR OR MORE PLY BEAMS, THRU-BOLT WITH 1/2" DIAMETER 12" O.C. STAGGERED TOP AND BOTTOM. ALL SIDE LOADED BEAMS SHALL BE THRU-BOLTED.

OF ALL CUT FLOOR SHEATHING WITH PAINT PRIMER.

FLOOR SHEATHING WITH A WATER SEALER IMMEDIATELY AFTER FLOOR SHEATHING HAS BEEN INSTALLED AND PRIOR TO OF RAIN.

L EXTERIOR WALLS WITH APA RATED WALL SHEATHING.

6

S AND FASTENERS WITH EXTERIOR EXPOSURE OR IN CONTACT WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED LESS STEEL. DO NOT MIX GALVANIZED AND STAINLESS STEEL PRODUCTS.

7

8

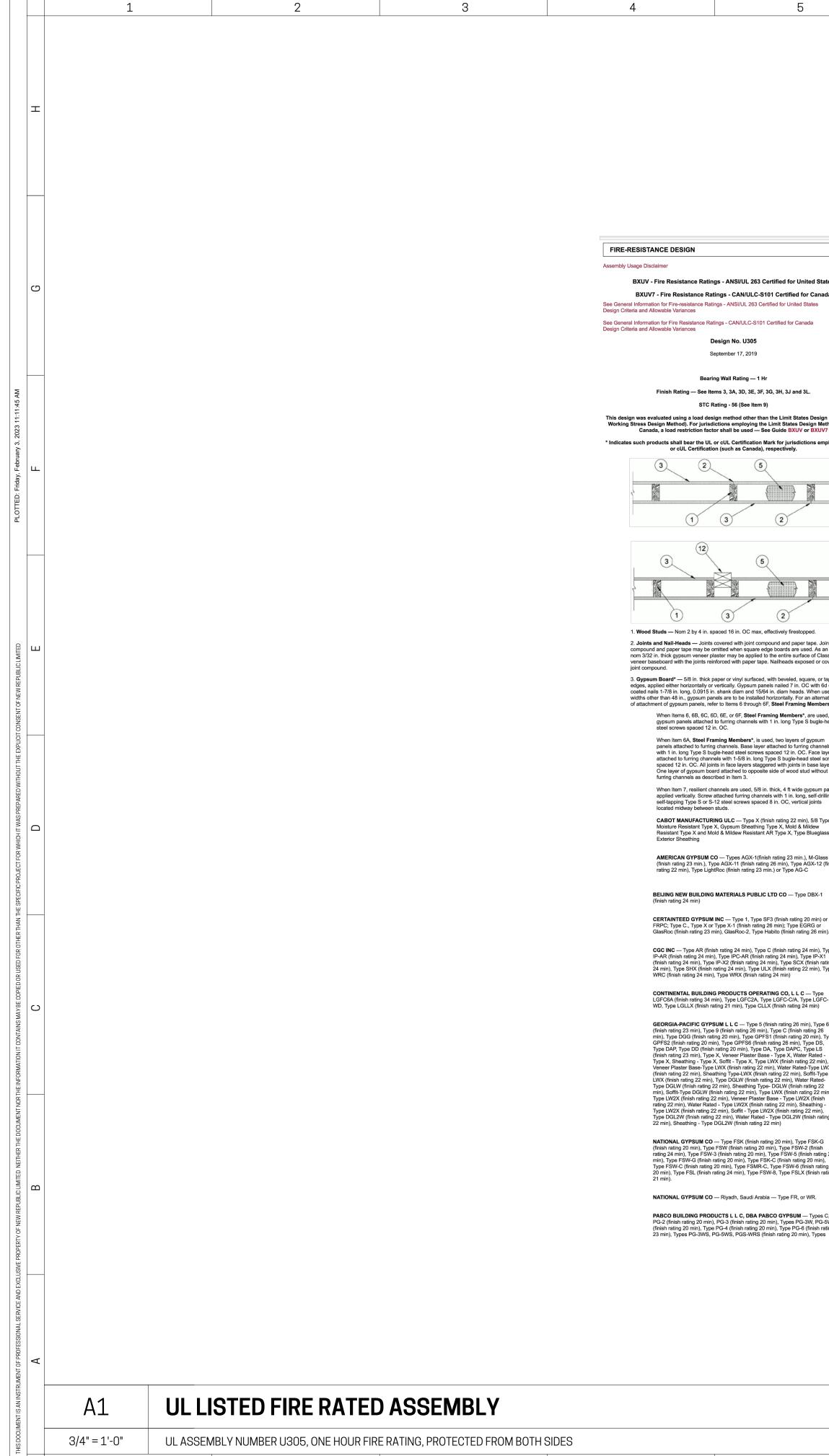
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	11	12		VE TOWNHOMES
))				ECT NO: 18-039
E LOADS AI D ROOF FR SIDENTIAL (BRACING RE WHERE REQ	ND DEFLECTION AS CITED IN THESE CO AMING ARE REQUIRED AND SHALL BEAF CODE OF OHIO 802.10, SHOP DRAWING QUIREMENTS (CLEARLY SHOWING PERM DUIRED), HANDLING AND ERECTION INST ING ALL COMPONENTS AND ASSOCIATE NTRACTOR.	R THE DESIGNER'S ENGINEERING S SHALL INCLUDE ALL DESIGN ANENT BRACING REQUIREMENTS RUCTIONS, ALL	3454 CARDIFF 3458 CARDIFF 3462 CARDIFF 3466 CARDIFF	PERMIT NO. 2022P01713 PERMIT NO. 2022P03285 PERMIT NO. 2022P04062 PERMIT NO. 2022P06308 PERMIT NO. 2022P06541 PERMIT NO. 2022P06724
S INSTALLA	TION INSTRUCTIONS AND DETAILS.			
DNAL DESIG ATE INSTITU DF ONE TRU		ECTED WOOD TRUSS		
	S TO BEAM CONNECTIONS AND SHALL S	SPECIFY THE PROPER SIZED		
	ETWEEN TRUSSES OVER BEARING WALL "OC. NAIL SHEATHING TO TOP OF BLO C.			
OOD TRUSS RUSS MANI O IS REGIS SHOWING	TION PER "COMMENTARY AND RECOMME SES", BCSI-B1 SUMMARY SHEET BY THE JFACTURER. TRUSSES OVER 60' LONG TERED IN THE STATE THE PROJECT OC THE DETAILS OF THE TEMPORARY BRAC HE TOP CHORD MAY BE REMOVED WHEI	TRUSS PLATE INSTITUTE, SHALL HAVE TEMPORARY CURS, AND SHALL HAVE CING. THIS BRACING SHALL		
SIMPSON (ON-LOADBE	S INDICATED OTHERWISE ON THE CONS DTC ROOF TRUSS CLIPS TO BOTTOM CH EARING STUD WALLS BELOW. DO NOT IENTED EITHER PARALLEL OR PERPEND	HORD OF ALL ROOF TRUSSES AND PLACE CEILING DRYWALL		
CHORD SIZ	T BY WEYEHAUEUSER. ES SPECIFIED ARE APPROPRIATE FOR ⁻ H GYPSUM WALL BOARD CEILING.	THE DESIGN.		
ITED AS TIN	IBERSTRAND. INSTALL PER MANUFACT	URER'S RECOMMENDATIONS.		02.03.2023 Date
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MEDIATELY ,	AFTER CUTTING			8, 3462, Submissi
ILLOWS:	(LVL. INSTALL PER MANUFACTURER'S Y AFTER CUTTING.	RECOMMENDATIONS.		ENGINEERING CHANGE: 3450, 3454, 3458, 3462, 34
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S VALUES A	S FOLLOWS:			
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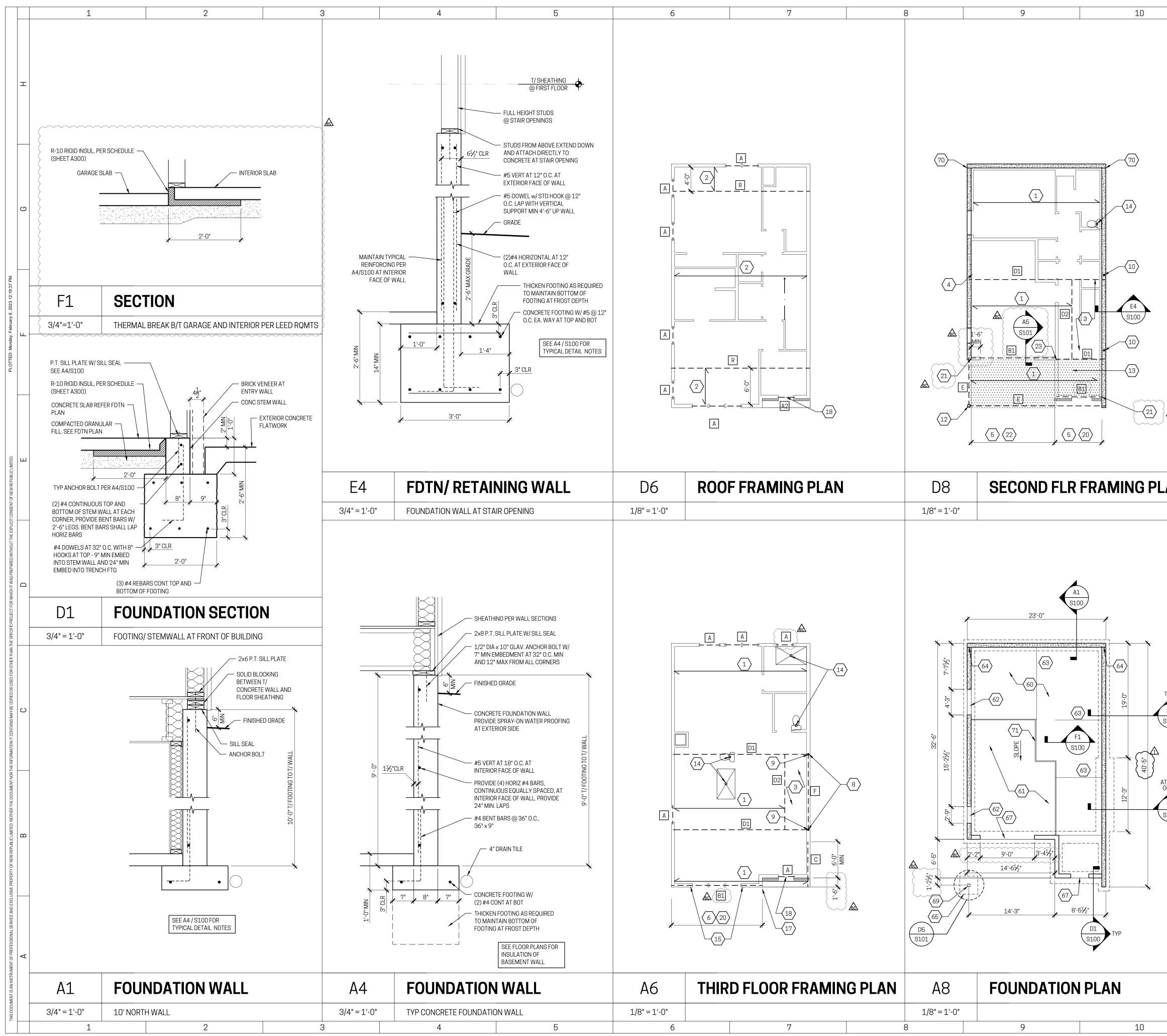
	1	2		3	4		5	
	8.0 WALL SHEATHING AND FLOOR S	SHEATHING				<u>11.0</u>	METAL SIDING	
	B.1 WOOD PANEL SHEATHING & SUBF						PRECISION SERIES HORIZONTAL WALL	L PANEL
	A. FLOOR SHEATHING: 23/32" A	APA SPAN RATING 48/24	ONGUE & GROOVE SI	JBFLOOR EXPOSURE 1.				
	1. FLOOR SHEATHING/ SUBFL DEVELOPED BY AF		AND NAILED. ADHESI	/E SHALL CONFORM TO PE	RFORMANCE SPECIFICATION	AFG-01	A. PETERSEN ALUMINUM CORP. 1005 TONNE RD. ELK GROVE VILLAGE, IL 60007	
	2. ORIENTED STRAND BOARD	(OSB) SHALL NOT BE US			HES. CEMENTITIOUS BACKER	BOARD	(847) 228–7150 (800) 323–1960	
	SHALL BE INSTALLED OVER						FAX:(800) 722-7150 www.pac-clad.com	
	B. ROOF SHEATHING: 19/32" A					11.3	MATERIALS AND FINISHES	
	1. INSTALL PANEL CLIP THA UNSUPPORTED SHEATHING		PACE BETWEEN PAN	ELS AT MIDSPAN OF EA	CH IRUSS/RAFIER SPACE		A. PRECISION SERIES: HIGHLINE B1 (.032 ALUN
	C. WOOD PANEL WALL SHEATHIN 1. LOCATIONS:					В	B. SIZE: DEPTH: 7/8"	
	1.1. EXTERIOR SIDE OF ALL						WIDTH: 11.356"	
	1.2. INSTALL AT INTERIOR V 2. MATERIALS	WALLS WHERE NOTED AT FI	RAMING PLANS			C	C. COLOR PRE-FINISHED BLACK ALUMINUI	М
G	2.1. TYPICAL: 1" ZIP SYSTE	EM R SHEATHING (WITH 7/	16" WOOD PANEL)			11.4	FLASHING AND TRIM	
	2.2. PORTAL FRAME WALLS: WHERE NOTED: 7/16"					А	A. ALL FLASHING AND TRIM SHALL E ALUMINUM (.032 – .063 GAUGE /	
	2.3 PORTAL FRAME WALLS						SPECIFIED). VINYL MASKING IS RE STRIPPABLE FILM MUST BE REMOV	
	2.4 FIRE RATED WALLS WITH	" APA SPAN RATING 24/16 SIDING: 5/8" DENSCI ASS I			IP SYSTEM SHEATHING)	12.0	ETHYLENE PROPYLENE DIENE MON	OMER (EP
	D. FASTENING OF WOOD PANEL					12.1	EPDM PERFORMANCE REQUIREMENT	
2 AM	1. SHEATHING CONNECTIONS:						A. ACCELERATED WEATHERING: R ASTM G 152, ASTM G 154, OR	ASTM G
11:11:3:	PANEL EDGES, 12" ON CE BRACED WALL SHEATHING		UPPORTS UNLESS NO	TED OTHERWISE. 2× BLOC	KING REQUIRED AT ALL EDO	JES OF	B. SOLAR REFLECTANCE INDEX: NOC. ENERGY STAR LISTING: ROOFI	
3, 2023	2. ADHESIVE FOR FLOOR WOO BY APA.	OD PANEL SHEATHING/ SU	BFLOORING SHALL CO	NFORM TO PERFORMANCE	SPECIFICATION AFG-01 DEVI	ELOPED	PRODUCT LIST" FOR LOW-SLOP	E ROOF F
February 3,	B.2 GYPSUM WALL BOARD SHEATHING	G					D. ENERGY PERFORMANCE: THREE 0.75 OR AGED, SOLAR REFLECT	TANCE IND
Friday, Fe	A. ALL FIRST FLOOR INTERIOR S		SHALL BE SHEATHE) IN 1/2" GYPSUM WALL E	OARD, INCLUDING AT THE G	ARAGE. 12.2	E. EXTERIOR FIRE-TEST EXPOSURE EPDM MEMBRANE ROOFING	E: ASTM E
OTTED: Fi	B. ALL GYPSUM WALL BOARD SH	HALL BE MUDDED SANDED	AND PAINTED UNLESS	NOTED OTHERWISE.		12.2	A. ASTM 4637, TYPE II, SCRIM OR	FABRIC I
DLO	C. PROVIDE MOLD AND MILLDEW	RESISTANT GYPSUM WALL	BOARD AT ALL FULL	BATHROOMS.			B. THICKNESS: 60 MILS (1.5 MM),	NOMINAL.
	D. PROVIDE 5/8" TYPE X GYPSU						C. EXPOSED FACE COLOR: 1. AT ROOF: WHITE 2. AT CANOPIES AND BAY WINE	
	E. A NON-PAPER FACED CERAN TILE IS TO BE INSTALLED.	MIC TILE BACKER BOARD S	HALL BE INSTALLED I	N LIEU OF GYPSUM BD AT	ALL AREAS WHERE CERAMIC		2. AT CANOPIES AND BAY WIND	20M2: RFV
	9.0 STRUCTURAL STEEL						FLASHING METAL FLASHING	
	7.1 ALL DETAILING, FABRICATION, AN STRUCTURAL STEEL FOR BUILDING					A.	METAL FLASHING ADJACENT TO MET WHERE POSSIBLE METAL FLASHING S	AL SIDING
	A. CONTRACTOR SHALL SUBMIT S	SHOP DRAWINGS FOR REVIE	W BY ENGINEER PRIO	R TO FABRICATION.			COLOR: MATCH ADJACENT SIDING U	NLESS NO
Ш IMITED	7.2 MATERIALS:					Α.	ADHESIVE FLASHING ADHESIVE FLASHING SHALL BE COM WHERE MATEAL FLASHING IS REQUIR	
EPUBLICI	A. W-SHAPES: ASTM A992, Fy B. PLATES AND ROLLED SHAPES	S OTHER THAN W-SHAPES:				В.	WHERE MATERE LEASTING IS REQUIN	
JF NEW RE	C. TUBULAR SHAPES (SQUARE A D. BOLTS: ASTMF3125, GRADE A E. ANCHOR RODS: ASTM F1554.	A325, 3/4" DIAMETER (UNL	ESS NOTED OTHERWIS	E)	SEE "WOOD" SECTION OF C		VINYL WINDOWS	
EXPLICIT CONSENT OF NEW REPUBLIC LIMITED	STRUCTURAL NOTES.	OW HYDROGEN FLECTRODES				Δ	A. THE CONTRACTOR IS RESPONSIBLE	FOR COO
	G. NON-SHRINK NON METALLIC H. LIMIT GYPSUM CONTENT TO 1	GROUT: CRD-C-621 AND 1.5% MAXIMUM AT EXTERIOR	ASTM C1107 FOR INTE APPLICATIONS.	RIOR AND EXTERIOR APPLI	CATIONS, FLUID TYPE.		WINDOWS OTHER THAN THOSE CITE	
JT THE EY	7.3 GALVANIZING FOR LINTELS: HO WELDS MADE AFTER GALVANIZIN	DT DIP GALVANIZE PER AS	TM A123 AFTER FAE	BRICATION. AFTER ERECTI	ON, REPAIR DAMAGED AREA	AS AND	 B. PRODUCT STANDARD: AAMA/WDMA 1. WINDOW CERTIFICATION: WDMA C 2. PERFORMANCE CLASS: CW. 	CSA 101 CERTIFIED
ED WITHO	MIL-P-26915, MULTIPLE COATS	TO DRY FILM THICKNESS O	F 4 MILS.				3. PERFORMANCE GRADE: 50.	
A WHICH IT WAS PREPARED WITHOUT THE D	7.4 WELDING SHALL BE IN ACCORDAN 7.5 PREPUNCH HOLES IN STEEL LINTE		,	:2002)		С	C. GLAZING: LOW-E-COATED, ARGON- 1. PROVIDE TEMPERED GLAZING AS	-FILLED, S INDICATE
р П				S WITH 3/8" DIAMETER BO	LTS STAGGERED AT 2'-0" (D.C. OR	D. PERFORMANCE REQUIREMENTS 1. PRODUCT STANDARD: AAMA/ W	DMA/C S
	POWDER DRIVEN FASTENERS AT	16" ON CENTER. PRE-PUN	NCH TOP FLANGE FOR	BOLT HOLES.			2. THERMAL TRANSMITTANCE: NFRC DEG F.	C 100 MA
SPECIFIC PROJECT FO	7.7 AT CONCRETE BEARING, STEEL E DIAMETER ANCHOR BOLTS.	BEAMS SHALL BE SHIMMED	WITH STEEL PLATES	OR NON-SHRINK GROUT.	ANCHOR TO WALL WITH TW		3. SOLAR HEAT-GAIN COEFFICIENT	(SHGC): I
SPECIFIC F	10.0 MASONRY VENEER						E. COLOR: BLACK/ DARK BRONZE F. EMERGENCY ESCAPE	
THAN THE S	10.1 CLAY BRICK, CAST STONE, AND			REQUIREMENTS OF "SPECIF	ICATION FOR MASONRY		ALL WINDOWS INDICATED AS COMPL' BEDROOMS, SHALL MEET THE FOLLO	
OTHER TH	STRUCTURES (ACI 530.1/ASCE)	6/IMS 402 - LAIEST VER	SION).				1. WINDOW DIMENSIONS: MAX SILL HEIGHT: 44" AF	
USED FOR OTHER	A. FACING BRICK: ASTM C216	GRADE SW; MODULAR SIZE	BRICK. COLOR PER	ELEVATIONS.			MIN CLEAR OPENING: 5.7 MIN CLEAR WIDTH: 20"	SQUARE
PIED OR US	B. MORTAR ASTM C270 TYPE N						MIN CLEAR HEIGHT: 24"	
Ö	10.3 MASONRY VENEER (BRICK) SHA AND HORIZONTALLY WITH A 1"							
ITAINS M	AT 16" ON CENTER AROUND ALL				TENCE ADDITIONAL WAL			
INFORMATION IT CONTAINS MAY BE	NAIL EACH WALL TIE WITH GAL BENEATH THE FIRST COURSE OF	F MASONRY ABOVE FINISHE						
ATIC	DIRECTLY ABOVE FLASHING SPA					OBUNET.		
-ORM	DT BY MASONPRO, AT BASE OF WITHIN WALL.							
R THE INFORM	10.5 PROVIDE WEEPS DIRECTLY ABOV	VE ALL TRHROUGH-WALL FI	ASHING AT 16" O.C.					
NOR THE		L BE USED FOR ALL MASON	NRY WORK UNLESS O	HERWISE NOTED.				
NOR THE	10.5 STACKED BOND PATTERN SHALL							
NOR THE	10.5 STACKED BOND PATTERN SHALL 10.6 STEEL LINTELS:		"MINIMUM END BEARI					
TED NEITHER THE DOCUMENT NOR THE	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/		0 00 00 0	BEAMS. FTC.: FILL CMU	CELLS WITH GROUT, 3 CO	JURSES		
TED NEITHER THE DOCUMENT NOR THE	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/		S, BEARING PLATES					
TED NEITHER THE DOCUMENT NOR THE	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
TED NEITHER THE DOCUMENT NOR THE	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING.	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
TED NEITHER THE DOCUMENT NOR THE	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING.	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING.	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING.	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING.	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING.	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	 10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING. C. LINTEL SIZES: SEE FRAMING I 	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	 10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING. C. LINTEL SIZES: SEE FRAMING I 	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT VOR THE BOCUMENT BOCUMENT VOR BOCUMENT VOR BOCUMENT VOR THE B	 10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING. C. LINTEL SIZES: SEE FRAMING I 	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					
PROFESSIONAL SERVICE AND EXCLUSIVE PROPERTY OF NEW REPUBLIC LIMITED NEITHER THE DOCUMENT NOR THE BOCUMENT NOR T	 10.6 STEEL LINTELS: A. SHALL BE HOT DIPPED GALV/ B. UNLESS NOTED OTHERWISE MINIMUM BELOW BEARING. C. LINTEL SIZES: SEE FRAMING I 	ON PLANS, UNDER LINTEI	.S, BEARING PLATES					

5 6 7 8	9 10 11 12	CARDIFF AVE TOWNHOMES
AL SIDING IISION SERIES HORIZONTAL WALL PANEL UFACTURER ITERSEN ALUMINUM CORP. 05 TONNE RD. K GROVE VILLAGE, IL 60007 47) 228–7150 00) 323–1960 X: (800) 722–7150	 15.0 DOORS 15.1 EXTERIOR DOORS A. EXTERIOR DOORS AND SIDELIGHTS: STOCK DOORS COMPLYING WITH WDMA I.S.6, ASSEMBLED WITH WET-USE ADHESIVES WITH RAISED PANELS. B. ALL GLASS LIGHTS AND SIDE LIGHTS SHALL BE TEMPERED. C. PROVIDE WEATHERSTRIPPING AT ALL EXTERIOR DOORS. D. HARDWARE PROVIDE ENTRY LOCKSET. SEE DRAWINGS. 1 1/2 PAIR HINGES 3. FINISH AS INDICATED IN THE DRAWINGS 	PROJECT NO: 18-039 3450 CARDIFF PERMIT NO. 2022P0173 3454 CARDIFF PERMIT NO. 2022P0328 3458 CARDIFF PERMIT NO. 2022P0406 3462 CARDIFF PERMIT NO. 2022P0630 3466 CARDIFF PERMIT NO. 2022P0654 3470 CARDIFF PERMIT NO. 2022P0672
w.pac-clad.com RIALS AND FINISHES RECISION SERIES: HIGHLINE B1 (.032 ALUMINUM) WALL PANEL ZE: DEPTH: 7/8" WIDTH: 11,356"	 15.2 TYPICAL INTERIOR DOORS A. INTEGRATED (PRE-HUNG) WOOD DOOR OPENING ASSEMBLIES; INTERIOR MOLDED WOOD SOLID CORE DOORS. 1. FACES: SMOOTH MDF OR TEMPERED HARDBOARD, CLASS 2 PER ANSI/AHA-A135.4, WITH MINIMUM TENSILE STRENGTH OF 90 PSI. 2. RAILS AND STILES: MANUFACTURER'S STANDARD MDF AND WOOD. 3. CORE: MANUFACTURER'S STANDARD. 4. THICKNESS: 1-3/8-INCH (35-MM) THICK 5. FINISH: FACTORY PRIMED. 	
IOR PRE-FINISHED BLACK ALUMINUM HING AND TRIM	 6. DESIGN: PER INTERIOR DESIGN SELECTION 7. BATHROOM DOORS : UNDERCUT BY 1". B. FRAME: SELECT SOFT WOOD FABRICATED AS A FLAT JAMB WITH DOORSTOP APPLIED OR 2-PIECE SPLIT JAMB. 1. JAMB SPECIES: FINGER-JOINTED PINE. 	
L FLASHING AND TRIM SHALL BE FABRICATED BY MANUFACTURER OR QUALIFIED FABRICATOR. FLASHING SHALL BE PAC-CLAD UMINUM (.032 – .063 GAUGE AS SPECIFIED) OR PAC-CLAD STEEL (24 GAUGE G-90 GALVANIZED OR 22 GAUGE GALVALUME AS ECIFIED). VINYL MASKING IS RECOMMENDED ON ALL FABRICATION APPLICATIONS WHERE EXTRA HANDLING IS EXPECTED. NOTE: THE RIPPABLE FILM MUST BE REMOVED IMMEDIATELY AFTER INSTALLATION /LENE PROPYLENE DIENE MONOMER (EPDM)	 JAMB WIDTH: AS REQUIRED TO FIT WALL DEPTH. HINGE JAMB PREPARATIONS: MACHINED FOR STANDARD WEIGHT RADIUS MORTISE 3-1/2-INCH (89-MM) HINGES. STRIKE JAMB PREPARATIONS: MACHINED FOR FULL LIP CYLINDRICAL STRIKE PLATE. DOUBLE DOOR UNIT JAMB PREPARATIONS: MACHINE FOR BALL CATCH LOCATED AT THE TOP OF DOOR ON BOTH DOOR PANELS DESIGNED TO STRIKE INTO THE HEAD JAMB. 	
M PERFORMANCE REQUIREMENTS: ACCELERATED WEATHERING: ROOFING SYSTEM SHALL WITHSTAND 2000 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155. SOLAR REFLECTANCE INDEX: NOT LESS THAN 78 WHEN CALCULATED ACCORDING TO ASTM E 1980. ENERGY STAR LISTING: ROOFING SYSTEM SHALL BE LISTED ON THE DOE'S ENERGY STAR "ROOF PRODUCTS QUALIFIED	C. DOOR HARDWARE: 1. HINGES: THREE STANDARD WEIGHT RADIUS MORTISE HINGES. 2. HARDWARE SET: 2.1. BATHROOMS AND BEDROOM: PRIVACY SET 2.2. OTHER SINGLE DOORS: PASSAGE SET 2.3. DOUBLE DOORS: DUMMY TRIM WITH BAL CATCH AT EACH DOOR 3. PROVIDE WALL STOP OR HINGE STOP FOR EACH DOOR. WALL STOP TYPICAL 4. FINISH: AS INDICATED ON DRAWINGS	
PRODUCT LIST" FOR LOW-SLOPE ROOF PRODUCTS. ENERGY PERFORMANCE: THREE-YEAR, AGED, SOLAR REFLECTANCE NOT LESS THAN 0.55 AND EMISSIVITY NOT LESS THAN 0.75 OR AGED, SOLAR REFLECTANCE INDEX OF NOT LESS THAN 64. EXTERIOR FIRE-TEST EXPOSURE: ASTM E 108, CLASS C. M MEMBRANE ROOFING ASTM 4637, TYPE II, SCRIM OR FABRIC INTERNALLY REINFORCED.	D. SHOP PRIMING: DOORS FOR OPAQUE FINISH: SHOP PRIME FACES, ALL FOUR EDGES, EDGES OF CUTOUTS, AND MORTISES WITH ONE COAT OF WOOD PRIMER. 15.3 NON- TYPICAL INTERIOR AND WATER CLOSET DOOR DOORS A. GARAGE ENTRY DOOR 1. SEE DRAWINGS. 2. PROVIDE CLASSROOM LOCKSET, HINGES, STRIKE PLATE, WALL STOP.	
THICKNESS: 60 MILS (1.5 MM), NOMINAL. EXPOSED FACE COLOR: 1. AT ROOF: WHITE 2. AT CANOPIES AND BAY WINDOWS: BLACK	 B. OVERHEAD DOOR 1. TO BE SELECTED BY DEVELOPPER 2. COORDINATE POWER WITH ELECTRIC CONTRACTOR. 	
HING AL FLASHING AL FLASHING ADJACENT TO METAL SIDING SHALL BE COMPATIBLE WITH SIDING. RE POSSIBLE METAL FLASHING SHALL BE PROVIDED BY THE SIDING MANUFACTURER. DR: MATCH ADJACENT SIDING UNLESS NOTED OTHERWISE	 16.0 GUARD AND RAILING REQUIREMENTS 16.1 HANDRAILS: A. LOCATIONS: MINIMUM OF ONE SIDE OF EACH FLIGHT OF INTERIOR OR EXTERIOR STAIRS WITH 4 OR MORE RISERS. B. TOP OF RAILS SHALL BE 34"-38" ABOVE FINISHED FLOOR/ NOSING. THE RAILING SHALL MAINTAIN A CONSTANT HEIGHT AT 	
ESIVE FLASHING ESIVE FLASHING SHALL BE COMPATIBLE WITH WOOD WALL SHEATHING WITH AN INTEGRAL AIR BARRIER BEING USED. RE MATEAL FLASHING IS REQUIRED, THE TOP EDGE IS TO BE SEALD WIT A CONTINUOUS STRIP OF ADHESIVE FLASHING.	A FLIGHT OF STAIRS. C. RAILINGS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF EACH FLIGHT OF STAIRS. EACH END SHALL RETURN TO A WALL, SUPPORT OR TERMINATE AT A NEWEL POST. D. MINIMUM DESIGN LOAD: SEE CONSTRUCTION NOTES ITEM 1, DESIGN CRITERIA.	
L WINDOWS WINDOWS CONTRACTOR IS RESPONSIBLE FOR COORDINATING FRAMING AND ROUGH OPENING SIZES IF ANY DOWS OTHER THAN THOSE CITED AT THE WINDOW SCHEDULE ARE USED.	16.2 GUARDRAILS/ GUARDWALLS: A. LOCATIONS: AT ANY ELEVATION CHANGE OF 30 INCHES OR MORE WITHIN 36" OF A WALKING SURFACE (FLOORS, PATIOS,WALKS, STAIRS, RAMPS, ETC.) B. GUARDRAILS MAY SERVE AS THE HANDRAIL AT A STAIR. WHERE THEY SERVE AS A HANDRAIL THEY MAY BE 34" MIN ABOVE NOSING.	
DDUCT STANDARD: AAMA/WDMA/CSA 101/I.S.2/A440. WINDOW CERTIFICATION: WDMA CERTIFIED WITH LABEL ATTACHED TO EACH WINDOW. PERFORMANCE CLASS: CW. PERFORMANCE GRADE: 50.	C. MINIMUM DESIGN LOAD: SEE CONSTRUCTION NOTES ITEM 1, DESIGN CRITERIA.	2454 2454 2455
AZING: LOW-E-COATED, ARGON-FILLED, SEALED INSULATING GLASS PROVIDE TEMPERED GLAZING AS INDICATED ON DRAWINGS. PRODUCT STANDARD: AAMA/ WDMA/C SA 101/ I.S.2/ A440. IHERMAL TRANSMITTANCE: NFRC 100 MAXIMUM WHOLE-WINDOW U-FACTOR OF 0.32 BTU/SQ. FT. X H X DEG F. SOLAR HEAT-GAIN COEFFICIENT (SHGC): NFRC 200 MAXIMUM WHOLE-WINDOW SHGC OF 0.27.	 17.1 SMOKE DETECTORS/ ALARMS A. WORK SHALL BE COORDINATED WITH ELECTRICAL WORK. B. DETECTORS SHALL BE COMPLIANT WITH UL 217. C. DETECTORS SHALL BE HARDWIRED, WITH BATTERY BACKUP. D. DETECTORS SHALL BE INTERCONNECTED. ALL DETECTOR/ ALARMS SHALL SOUND WHEN ONE IS ACTIVATED. 	
ERGENCY ESCAPE WINDOWS INDICATED AS COMPLYING WITH EMERGENCY ESCAPE REQUIREMENTS AND WINDOWS LOCATED IN ROOMS, SHALL MEET THE FOLLOWING: WINDOW DIMENSIONS: MAX SILL HEIGHT: 44" AFF MIN CLEAR OPENING: 5.7 SQUARE FEET (5 SQUARE FEET FOR WINDOWS AT GRADE) MIN CLEAR WIDTH: 20"	 E. DETECTOR/ ALARM TYPES PER LOCATIONS: 1. BASEMENT AND FIRST FLOOR: SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING DETECTOR/ALARMS MAY BE USED. 2. SECOND FLOOR HALLWAY: SHALL UTILIZE PHOTOELECTRIC TECHNOLOGY. 3. BEDROOMS: SHALL UTILIZE IONIZATION TECHNOLOGY OR BE DUAL-SENSING. 	
MIN CLEAR HEIGHT: 24"	17.2 CARBON MONOXIDE DETECTORS/ ALARMS A. WORK SHALL BE COORDINATED WITH ELECTRICAL WORK. B. DETECTORS SHALL BE COMPLIANT WITH UL 2034.	
		NEW REPUBLIC architecture
		GREGORY B. ALBRIGHT LICENSE NO. 0213088 EXPIRATON DATE 12/31/23 EXPIRATON DATE 12/31/23 CREGORY B. ALBRIGHT ALB
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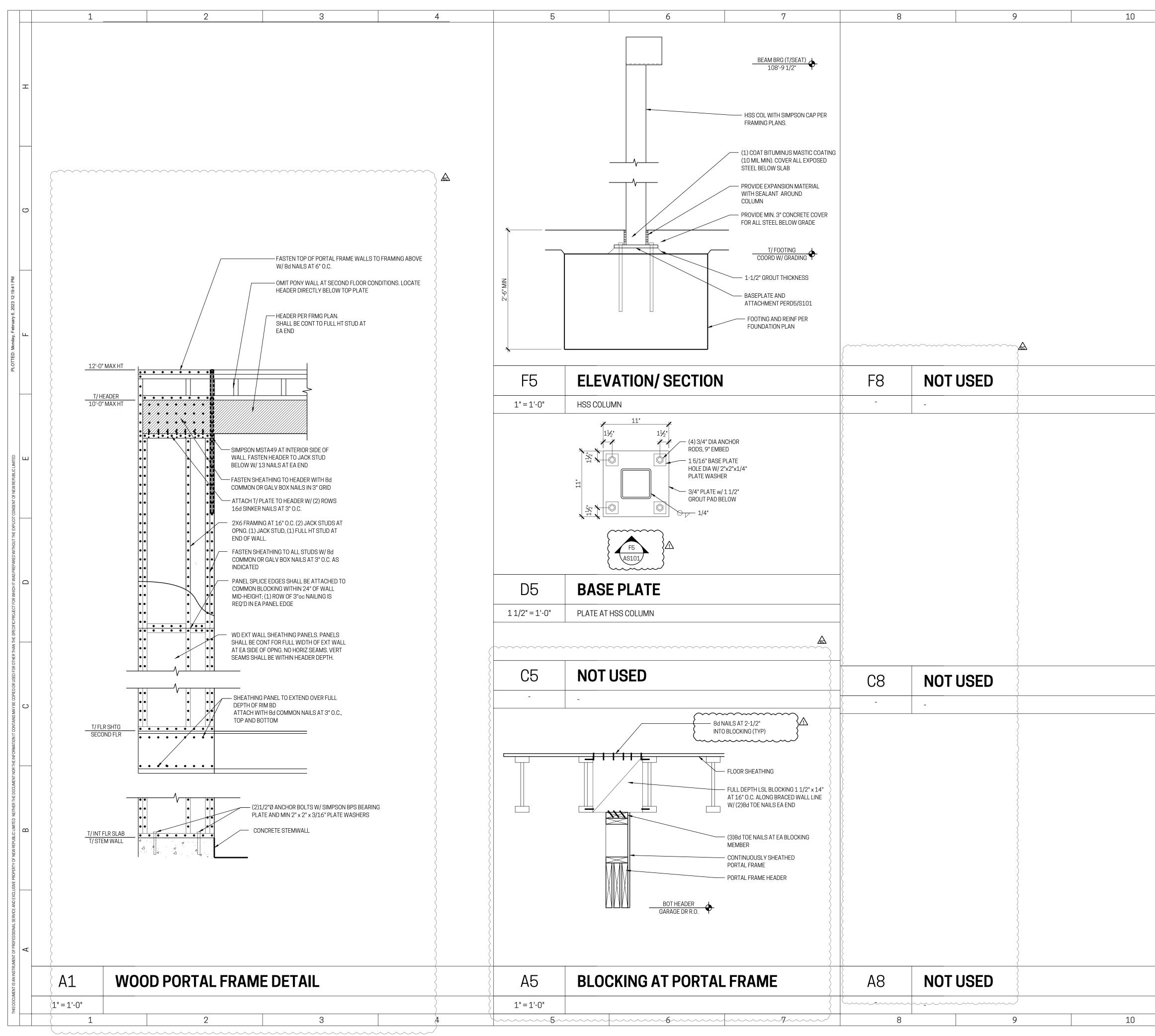
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				CARDIFF AVE TOWNHOME PROJECT NO: 18-039 3450 CARDIFF PERMIT NO. 2022P017 3454 CARDIFF PERMIT NO. 2022P032 3458 CARDIFF PERMIT NO. 2022P040 3462 CARDIFF PERMIT NO. 2022P063 3466 CARDIFF PERMIT NO. 2022P065 3470 CARDIFF PERMIT NO. 2022P067
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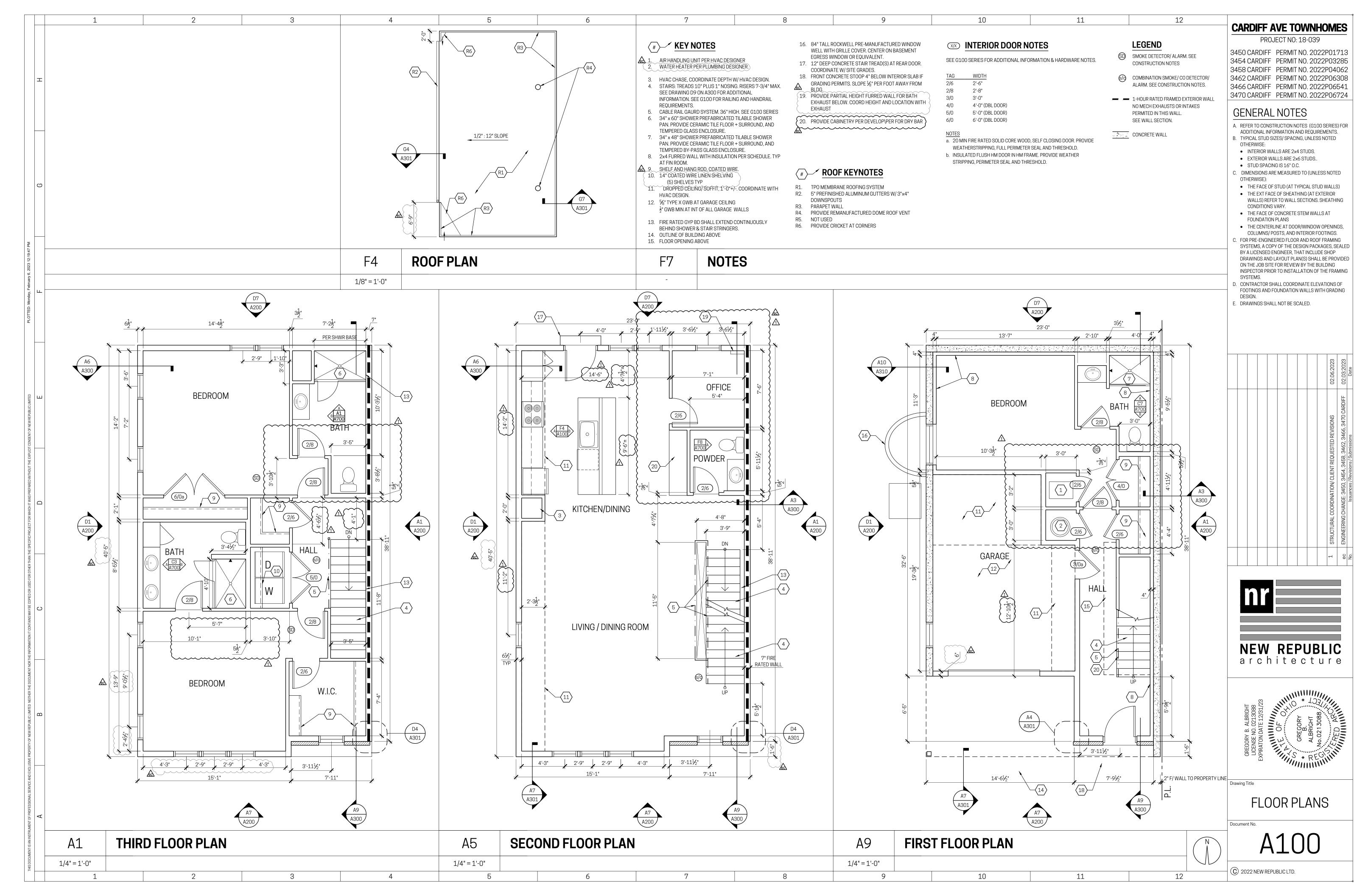


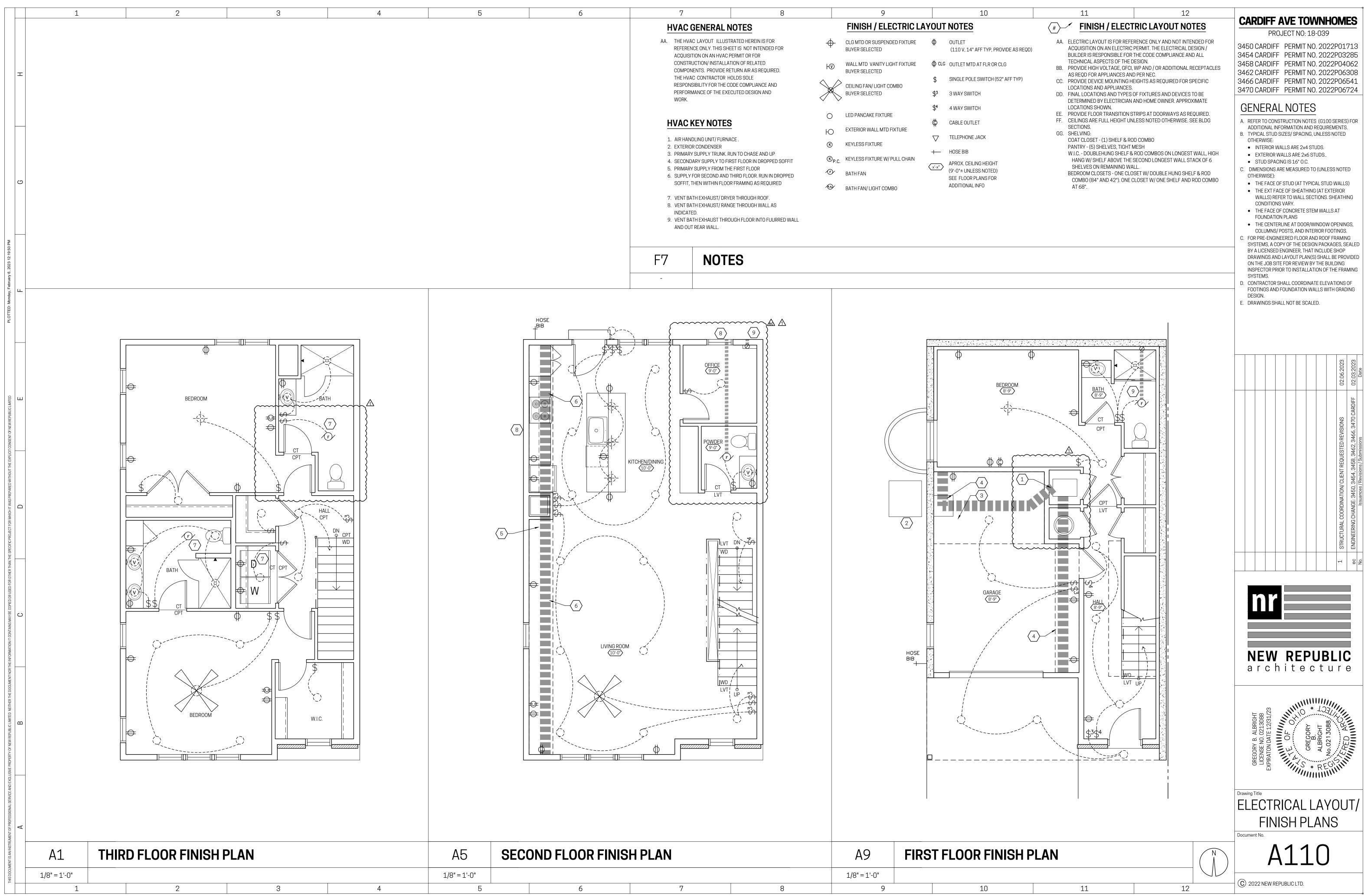
	11		12	2		AVE TOWNH	OMES
						JECT NO: 18-039	
	BFAM/H	HEADER/	TRUSS			PERMIT NO. 2022 PERMIT NO. 2022	
	SCHEDI	-			3458 CARDIFF	PERMIT NO. 2022	2P04062
	BEAM/ HEAD	ER SIZE REM	ARKS			PERMIT NO. 2022 PERMIT NO. 2022	
	B (3)2x12	1			3470 CARDIFF	PERMIT NO. 2022	2P06724
	C 1.25 x 14 RI D1 (2) 1.75x14				GENERAL	NOTES	
	D2 (2) 1.75x14 E (3) 1.75x14					IRUCTION NOTES (G100) ORMATION AND REQUIRE	
	F 5.25x14 PSL R GIRDER ROOI					IZES/ SPACING, UNLESS N	
	W NOT USED					LLS ARE 2x4 STUDS. ALLS ARE 2x6 STUDS	
			. FRAME, SEE ASSOCIATED)	• STUD SPACIN C. DIMENSIONS AR	NG IS 16" O.C. RE MEASURED TO (UNLES	S NOTED
			TCH PLATE B/T EA PLY.	A//IN1	OTHERWISE): • THE FACE OF	STUD (AT TYPICAL STUD	WALLS)
	2. CONTINUOU: 6'-0" OF CAN		M BOARD. DO NOT SPLICE V	vv/lin	WALLS) REFE	E OF SHEATHING (AT EXT ER TO WALL SECTIONS. SI	
	3. PROVIDE SIN	IPSON HHUS410 HA	NGER AT EACH END.			CONCRETE STEM WALLS	SAT
		IPSON LGT2 AT EA E	ND OF GIRDER TRUSS.			I PLAINS LINE AT DOOR/WINDOW (OSTS, AND INTERIOR FOC	
	5. (NOT USED				C. FOR PRE-ENGINE	ERED FLOOR AND ROOF F Y OF THE DESIGN PACKA	RAMING
) AND (2) FULL HEIGHT STU		BY A LICENSED E	ENGINEER, THAT INCLUDE	SHOP
		DER UNLESS NOTED			INSPECTOR PRIO	FOR REVIEW BY THE BUI R TO INSTALLATION OF THE	
	BB. ALL BEAMS	ARE FLUSH UNLESS	NOTED OTHERWISE.			HALL COORDINATE ELEVA	
	LINTELS A	AT BRICK Y	VENEER OPE	NINGS	DESIGN. E. DRAWINGS SHAL		IGRADING
	PROVIDE L6x3-1/	2x3/8 (LLV) STEEL	LOOSE LAID LINTEL, TYPIC	CAL			
		NG KEY NO	ES				0 0
		JOIST NI-60, AT 16"	0.C. SIMPSON IUS2.56/14	4 HANGER			02.06.2023 02.03.2023 Date
	TO BEAM/RIM 2. ROOF FRAMING: PRE-ENGINEERED F		24" O C MAX				02.1
	3. STAIR OPENING		CHASE. GC SHALL COORD	DINATE			SDIFF
AN		R A1/S101. PROVID	E 7/16" APA WD SHEATH	ING FROM (SIONS 3470 CARDIFF
.AIN	6 NOT USED			~~~}			D REVISIOI 3466, 34
	7. SIMPSON HANGER 8. (2) 2x6 BEARING S 9. (4) SIMPSON A34 A	TUDS	IG BEAM F TO BEAM D2				COORDINATION/ CLIENT REQUESTED REVISIONS CHANGE: 3450, 3454, 3458, 3462, 3470 Issuances / Revisions / Submissions
	10. CONTINUE (2) 2x6 ∧ (11. NOT USED)						REQUE: 458, 3 ² s/Subn
	12. HSS 5x5x1/4 W/ SI FOR FIELD WELDIN	•	-SDS CAP. OMIT COLUMN N.	STRAPS			CLIENT 3454, 3 Revisior
	REGION TO OCCUR	OVER AND BE FAST	G PANELS JOINTS IN HAT ENED TO I-JOIST OR BLOC	KING.			TION/ (3450, 3 ances / I
		AMING OR BLOCKING	REQUIRED. FASTEN FLOO 3 WITH 0.131" DIA. 3" @ 2 NG LAVOUT SHALL BE				ANGE: (
	COORDINATED w/ F 15(3)2X6 BRG STUDs	LUMBING DESIGN.					AL CO
	16. NOT USED 17. WALL SHEATHING	TO EXTEND THROUG	GH FLOOR CAVITY AT THIS	WALL.			STRUCTURAL (ENGINEERING
	18. L3-1/2x3-1/2x5/16	5 STEEL LOOSE LAID	ATHING MNFR TAPE. DINTEL OVER MASONRY				STF ENC
	20. AT PORTAL FRAME	S PROVIDE 7/16" ZI) LINTEL OVER MASONRY P SHEATHING OVER STRU	CTURAL			No. 6 No. 1
		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	SITION AT INSULATED SHE SILL W/ (2) $\frac{1}{4}$ "Ø x 3" TITEN C	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
ТҮР	SCREWS AT 9" O.C.	VERTICALLY	·	)	nr		
A4	NOM R SHEATHING	)	ALL EXTEND TO INT FACE	5	nr		
S100		~~~~~~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~				
		ATION KEY	NOTES				
	60. FLOOR SLAB:					REPUB	
T STAIR	4" CONCRETE SLAE		EL BASE, PROVIDE 6 MIL CONTRACTION JOINTS IN		arch	itectu	re
	61. GARAGE SLAB: 4" CONCRETE SLAB	BOVER 6" MIN GRA	/EL BASE. SLOPE 3"TO GA				
E4 S100		EMENT WINDOW. PF	ROVIDE P.T. 2x PAD OUT. C				1.
$\smile$	WINDOW MANUFAU BARS 2'-0" BEYOND 63. CONTRACTION JOIN	DEDGES OF OPENIN	8) #5 BARS 2" ABOVE OPE IG.		ALBRIGHT 0213088 E 12/31/23	ICT + O'L	
	64. STEP IN WALL 65. 3'x3'x24" DEEP CO	NCRETE FOOTING W	// (4) #4 EA WAY TOP & B(	OT.	GREGORY B. ALBRIGHT LICENSE NO. 0213088 PIRATON DATE 12/31/	C OF	AP
	66. CONCRETE STEM V 67. POUR THROUGH AT				ORY B USE NC FON D/	GREC GREC ALBR	NEC NIN
•	68. NOT USED 69. TUBE STEEL COLUN	MN ATTACHED DIRE	CTLY TO FOOTING.		GREGORY B. / LICENSE NO. ( LICENSE NO. AT	S + DFG	SIN
	70. STEP TOP OF CONC						11.
	( 71. PŘOVIDĚ THĚRMÁL	. BREAK IN SLAB BET	WEEN GARAGE AND INTE	ERIOR PER LEED.	Drawing Title		
					FOUN	DATION A	ND
					FRAM	1ING PLAI	VS
					Document No.		
	A11	NOT	ES	N I	<u> </u> <u> </u> <u> </u>	100	
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	11		12	2	C 2022 NEW REPI	UBLIC LTD.	



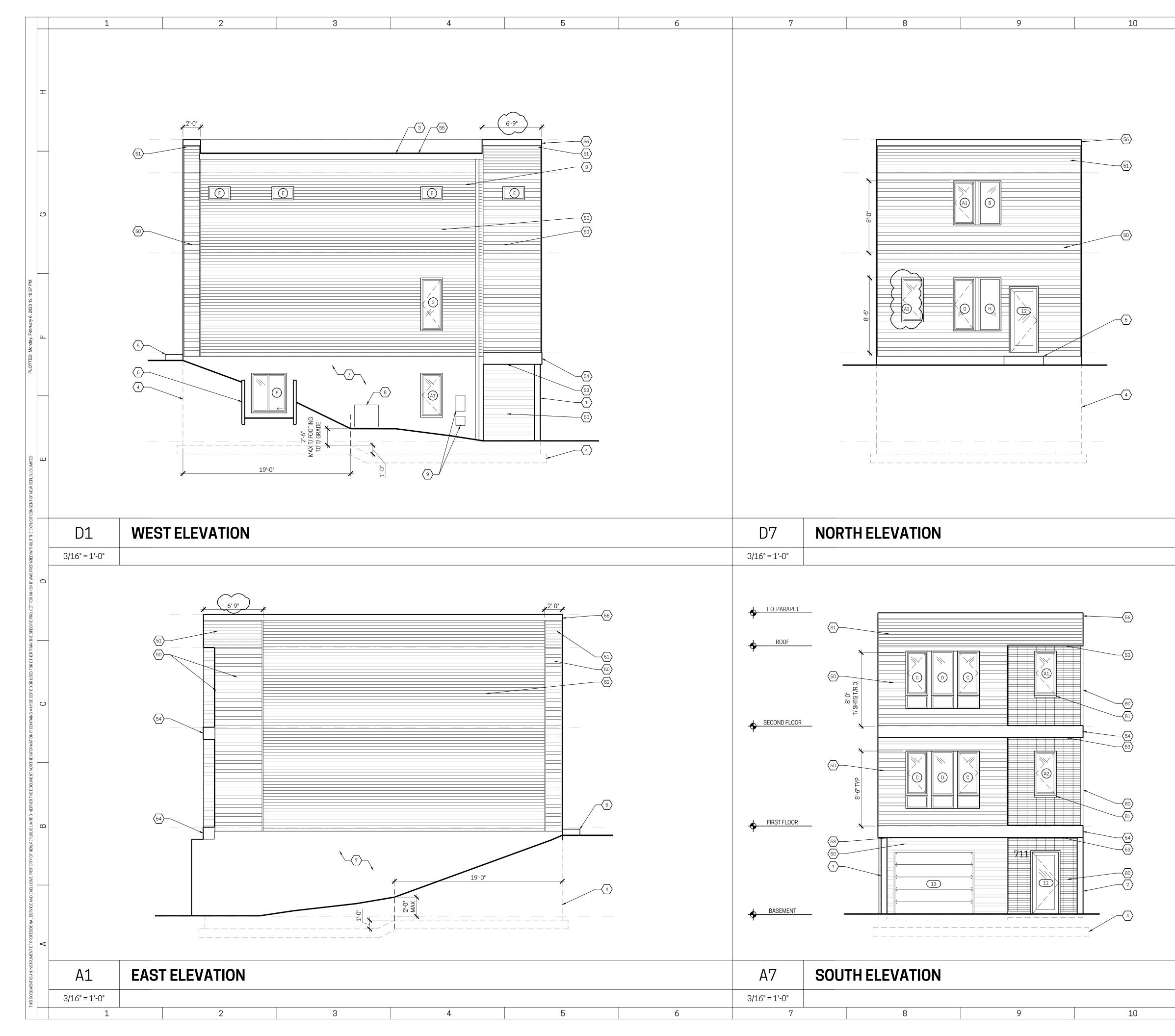
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11	12	CARDIFF AVE TOWNHOMES
		PROJECT NO: 18-039 3450 CARDIFF PERMIT NO. 2022P01713
		3454 CARDIFFPERMIT NO. 2022P032853458 CARDIFFPERMIT NO. 2022P04062
		3462 CARDIFFPERMIT NO. 2022P063083466 CARDIFFPERMIT NO. 2022P065413470 CARDIFFPERMIT NO. 2022P06724
		GENERAL NOTES
		<ul> <li>A. REFER TO CONSTRUCTION NOTES (G100 SERIES) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.</li> <li>B. TYPICAL STUD SIZES/ SPACING, UNLESS NOTED OTHERWISE:</li> </ul>
		<ul> <li>INTERIOR WALLS ARE 2x4 STUDS.</li> <li>EXTERIOR WALLS ARE 2x6 STUDS</li> <li>STUD SPACING IS 16" O.C.</li> </ul>
		<ul> <li>C. DIMENSIONS ARE MEASURED TO (UNLESS NOTED OTHERWISE):</li> <li>THE FACE OF STUD (AT TYPICAL STUD WALLS)</li> <li>THE EXT FACE OF SHEATHING (AT EXTERIOR</li> </ul>
		<ul><li>WALLS) REFER TO WALL SECTIONS. SHEATHING CONDITIONS VARY.</li><li>THE FACE OF CONCRETE STEM WALLS AT</li></ul>
		<ul> <li>FOUNDATION PLANS</li> <li>THE CENTERLINE AT DOOR/WINDOW OPENINGS, COLUMNS/ POSTS, AND INTERIOR FOOTINGS.</li> <li>C. FOR PRE-ENGINEERED FLOOR AND ROOF FRAMING</li> </ul>
		SYSTEMS, A COPY OF THE DESIGN PACKAGES, SEALED BY A LICENSED ENGINEER, THAT INCLUDE SHOP DRAWINGS AND LAYOUT PLAN(S) SHALL BE PROVIDED ON THE JOB SITE FOR REVIEW BY THE BUILDING
		INSPECTOR PRIOR TO INSTALLATION OF THE FRAMING SYSTEMS. D. CONTRACTOR SHALL COORDINATE ELEVATIONS OF
		FOOTINGS AND FOUNDATION WALLS WITH GRADING DESIGN. E. DRAWINGS SHALL NOT BE SCALED.
		02.06.2023
		O CARDIFF
		CLIENT REQUESTED REVISIONS 3454, 3458, 3462, 3470 CARDIFF Revisions / Submissions
		INATION/ CLIENT REQUESTED RI GE: 3450, 3458, 3462, 34 Issuances / Revisions / Submissions
		DN/ CLIENT 50, 3454, 5
		STRUCTURAL COORDINATION/ CLIENT REQUESTED REVISIONS SIRUCTURAL COORDINATION/ CLIENT REQUESTED REVISIONS Issuances / Revisions / Submissions
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		ec ENG
		<b>NEW REPUBLIC</b> architecture
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		GREGORV B. ALBRIGHT LICENSE NO. 0213088 EXPIRATON DATE 12/31/23 EXPIRATON DATE 12/31/23 C OF O C O C O C O C O C O C O C O C O C O C
		GREGORY B. ALBRIGHT LICENSE NO. 0213088 EXPIRATON DATE 12/31/23 EXPIRATON DATE 12/31/23 GREGORY B. ALBRIGHT ALBRIGHT No. 0213088
		DETAILS
		Document No.
11	12	© 2022 NEW REPUBLIC LTD.
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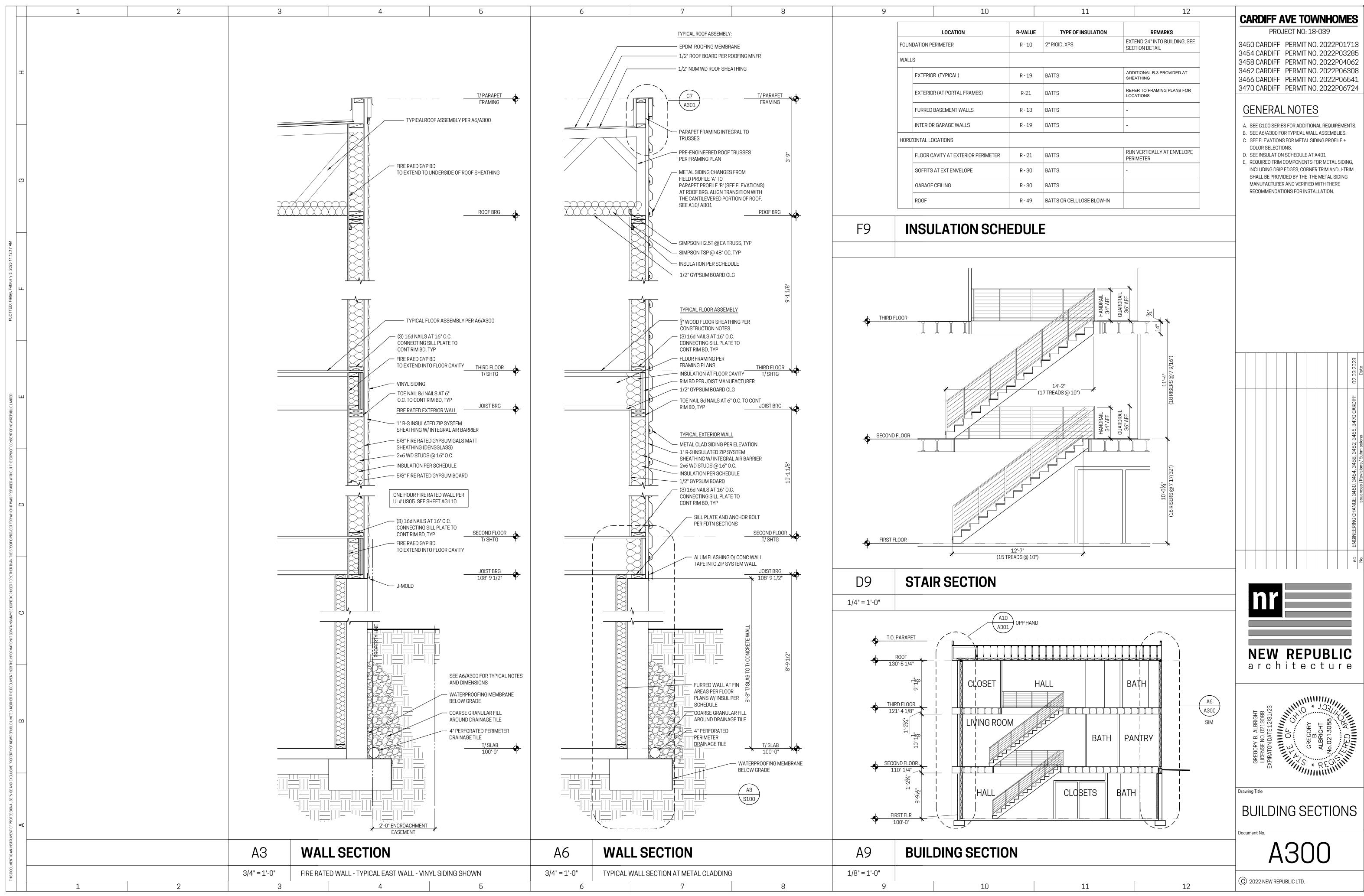


6	7		8		9		10
	HVAC G		IOTES		FINISH / ELECTRIC L	AYOUT	NOTES
	REFERENC		RATED HEREIN IS FOR EET IS NOT INTENDED FOR PERMIT OR FOR	÷	CLG MTD OR SUSPENDED FIXTURE BUYER SELECTED	ф	OUTLET (110 V, 14" AFF TYP, PROVIDE
	CONSTRUC COMPONE THE HVAC RESPONSI PERFORM	CTION/ INSTALLA ENTS. PROVIDE RE CONTRACTOR H IBILITY FOR THE C	TION OF RELATED ETURN AIR AS REQUIRED.	₩ V	WALL MTD VANITY LIGHT FIXTURE BUYER SELECTED CEILING FAN/ LIGHT COMBO BUYER SELECTED	∯ CLG \$ \$³	OUTLET MTD AT FLR OR CLG SINGLE POLE SWITCH (52" AFF 3 WAY SWITCH
	WORK.			<ul> <li></li> <li><th>LED PANCAKE FIXTURE</th><th>\$⁴</th><th>4 WAY SWITCH</th></li></ul>	LED PANCAKE FIXTURE	\$⁴	4 WAY SWITCH
	<ol> <li>AIR HANDI</li> <li>EXTERIOR</li> <li>PRIMARY S</li> <li>SECONDAI</li> <li>PRIMARY S</li> <li>SUPPLY FO SOFFIT, TH</li> <li>VENT BATI INDICATED</li> <li>VENT BATI</li> </ol>	SUPPLY TRUNK. R RY SUPPLY TO FIF SUPPLY FROM TH OR SECOND AND HEN WITHIN FLOO H EXHAUST/ DRYI H EXHAUST/ RAN D.	- ACE . UN TO CHASE AND UP RST FLOOR IN DROPPED SOFFIT	Ю ®	EED PANCAKE FIXTURE EXTERIOR WALL MTD FIXTURE KEYLESS FIXTURE C. KEYLESS FIXTURE W/ PULL CHAIN BATH FAN BATH FAN/ LIGHT COMBO		CABLE OUTLET TELEPHONE JACK HOSE BIB APROX. CEILING HEIGHT (9'-0"± UNLESS NOTED) SEE FLOOR PLANS FOR ADDITIONAL INFO
	F7	NOTI	ES				
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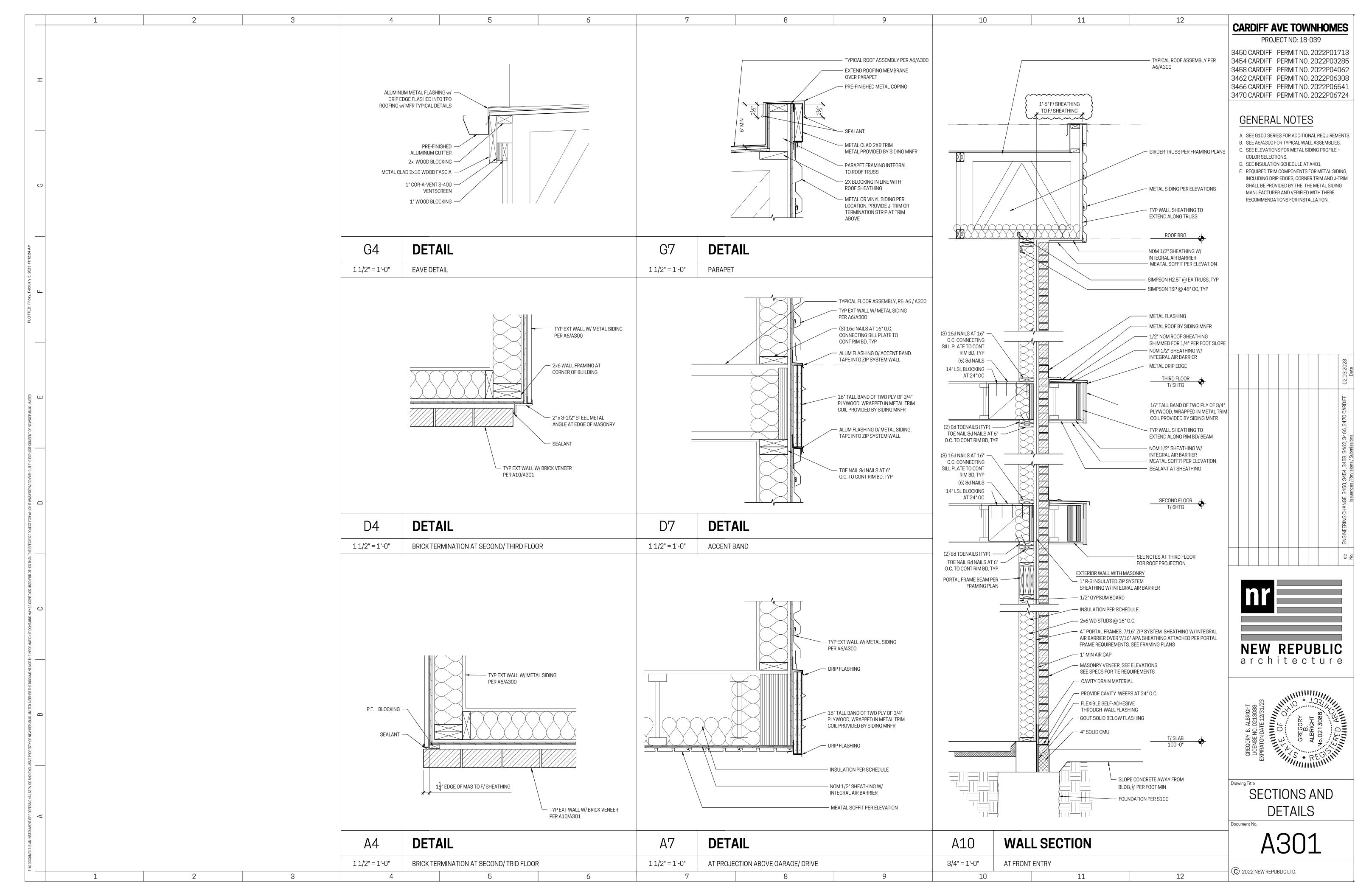


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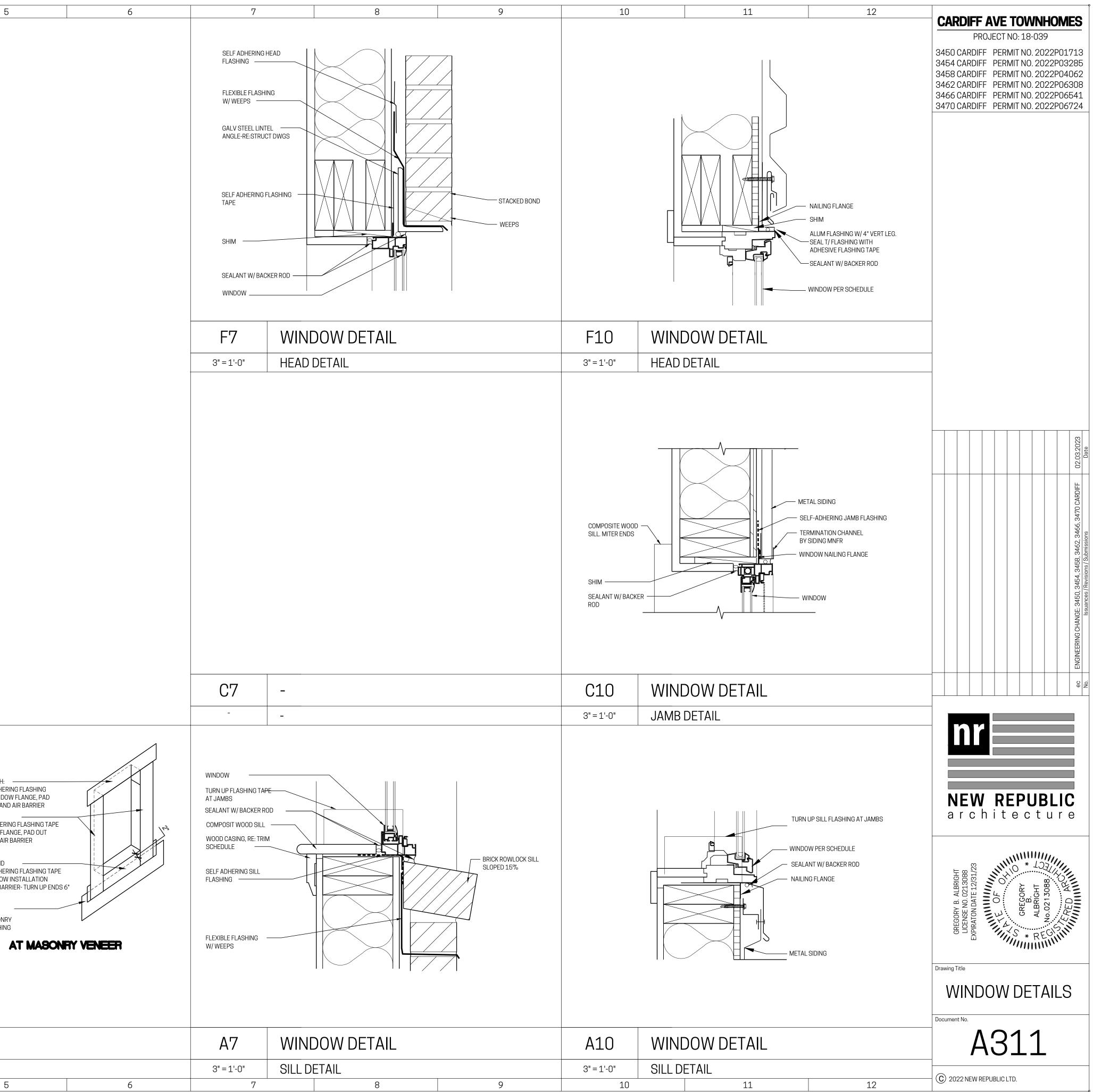
	11				12							
El		ON KE	YNC	TES	12		CARDIFF AVE TOWNHOMES					
1. ST 2. EX 3. PR 4. LIN 5. CO 6. 84 WE	EEL POST, PAIN POSED CONCRE E-FIN ALUMINUI IE OF BELOW GF NCRETE STAIR "TALL, PRE-MAI ELL WITH GRILLE POSED CONCRE	ETE WING WAI M GUTTERS A RADE FOUNDA NUFACTURED E COVER OR E	ND DOW ATION/ BA ROCKW QUIVALE	PROJECT NO: 18-039         3450 CARDIFF       PERMIT NO. 2022P01713         3454 CARDIFF       PERMIT NO. 2022P03285         3458 CARDIFF       PERMIT NO. 2022P04062         3462 CARDIFF       PERMIT NO. 2022P06308         3466 CARDIFF       PERMIT NO. 2022P06541         3470 CARDIFF       PERMIT NO. 2022P06724								
8. HV	AC UNIT ECTRIC & GAS S			GENERAL NOTES								
	IDING K	(EYNO	TES	A. REFER TO CONSTRUCTION NOTES (G100 SERIES) FOR ADDITIONAL INFORMATION AND REQUIREMENTS.								
51. ME 52. VIN 53. ME 54. CE 55. 1x1	ETAL SIDING, TYI ETAL SIDING, TYI NYL SIDING. ETAL SOFFIT MENT BD ACCEI 8 METAL CLAD ( E-FINISHED ME ⁻¹	PE B. NT BAND -ME ^T GUTTER BOAR	D TRIM	<ul> <li>B. TYPICAL STUD SIZES/ SPACING, UNLESS NOTED OTHERWISE:</li> <li>INTERIOR WALLS ARE 2x4 STUDS.</li> <li>EXTERIOR WALLS ARE 2x6 STUDS</li> <li>STUD SPACING IS 16" O.C.</li> <li>C. DIMENSIONS ARE MEASURED TO (UNLESS NOTED OTHERWISE):</li> <li>THE FACE OF STUD (AT TYPICAL STUD WALLS)</li> </ul>								
<ul> <li><u>→</u> <u>M</u></li> </ul>	ASONR	Y KEY	'NO	<u>res</u>			<ul> <li>THE EXT FACE OF SHEATHING (AT EXTERIOR WALLS) REFER TO WALL SECTIONS. SHEATHING CONDITIONS VARY.</li> <li>THE FACE OF CONCRETE STEM WALLS AT FOLMERATION DI ANO</li> </ul>					
ME	DDULAR BRICK II ERIDAN BRICK, B IWLOCK SILL			ERN.			<ul> <li>FOUNDATION PLANS</li> <li>THE CENTERLINE AT DOOR/WINDOW OPENINGS, COLUMNS/ POSTS, AND INTERIOR FOOTINGS.</li> </ul>					
							C. FOR PRE-ENGINEERED FLOOR AND ROOF FRAMING SYSTEMS, A COPY OF THE DESIGN PACKAGES, SEALED BY A LICENSED ENGINEER, THAT INCLUDE SHOP					
	ERIAL N DING, TYPE A:	NOTES					DRAWINGS AND LAYOUT PLAN(S) SHALL BE PROVIDED ON THE JOB SITE FOR REVIEW BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION OF THE FRAMING					
PE 7/8	STERSEN ALUM PRECISION SE DLOR - MATTE E	ERIES WALL F		IGHLINE B1			SYSTEMS. D. CONTRACTOR SHALL COORDINATE ELEVATIONS OF FOOTINGS AND FOUNDATION WALLS WITH GRADING DESIGN.					
PE 7/8	DING, TYPE B: ETERSEN ALUM 3" PRECISION SE DLOR - MATTE E	ERIES WALL F		WP			E. DRAWINGS SHALL NOT BE SCALED.					
PE FL	DING, SOFFIT: ETERSEN ALUM LUSH REVEAL S DLOR - PVDF W	OFFIT, IN SOL	ID	ECHWOOD								
VINYL SIE							02.06.2023 Date					
							sions 3470 CARDIFF					
	EXTE		000	R SCH	IEDUL	E	//////////////////////////////////////					
TAG	NON	I SIZE			REMARKS		JESTED REVIS 3462, 3466, 0					
11	3'-0"	л 7'-0"	FRONT	ENTRY DOC	R, FULL GLAS	38	CLIENT REQUESTED R Revisions/Submissions					
12	3'-0"	6'-8"	REAR P	ATIO DOOR,	FULL GLASS		COORDINATION/ CLIENT REQUESTED REVISIONS CHANGE: 3450, 3454, 3458, 3466, 3470 Issuances / Revisions / Submissions					
13	9'-0"	7'-0"	OVERH	EAD GARAG	EDOOR		CHANGE: 3					
SEE G100 SE							STRUCTURAL CC					
	V	/INDO	W S	CHED	ULE							
	NOM	R.O.		NOM WINDOW	WINDOW TYPE	REMARKS						
MARK	W	H		SIZE		1						
A1 A2	2'-6"	5'-0" 5'-0"		2650 2650	CASEMT	1						
В	2'-6"	5'-0"		2650	FIXED	3						
С	2'-6"	6'-71/2"	TOP BOT	2650 2616	CASEMT FIXED	1,3	NEW REPUBLIC					
D	2'-6"	6'-71/2"	TOP BOT	2650 2616	FIXED FIXED	3	architecture					
E	2'-6" 4'-0"	1'-6"		2616	FIXED	1						
G	2'-6"	4'-6" 6'-0"		4046 2660	SLIDER CASEMT	1						
H GENERAL RE	2'-6" Equirements	6'-0"		2660	FIXED	2,3	ALBRIG 021300 021300 021300 021300 021300 021300 007 007 007 007 007 007					
a. SEE G100 REMARKS							GREGORY B. ALBRIGHT LICENSE NO. 0213088 EXPIRATON DATE 12/31/23 EXPIRATON DATE 12/31/23 CREGORY B. * ALBRIGHT D. No. 0213088					
1. EMERGEN 2. TEMPEREI	CY ESCAPE WII D GLAZING	NDOW PER G	100 NO1	ES			O - K MECHIN					
		DW UNIT					Drawing Title					
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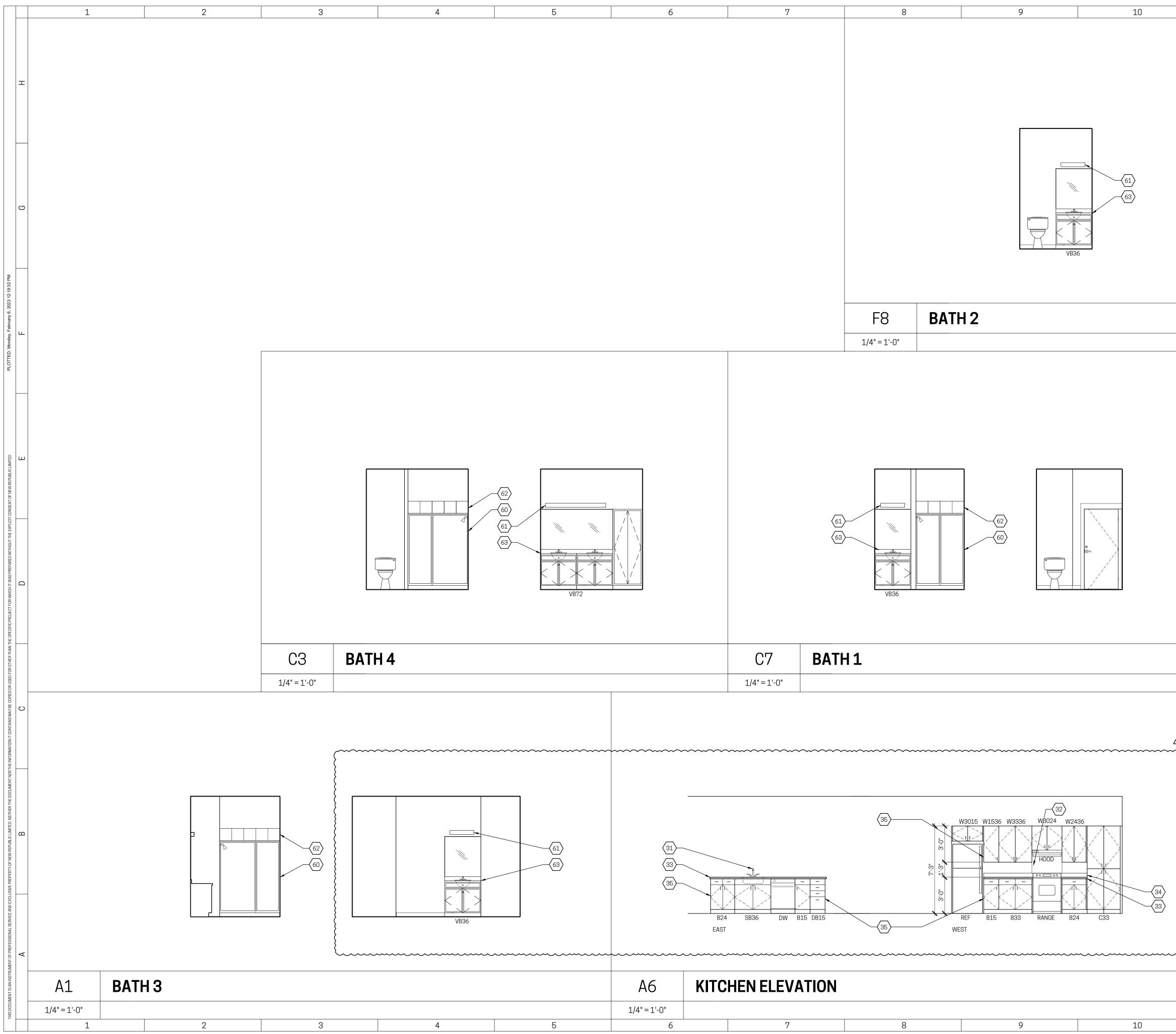


R - 10     2" RIGID, XPS     EXTEND 24" II SECTION DET.       R - 19     BATTS     ADDITIONAL R SHEATHING	12
R - 10     Z RIGID, XP3     SECTION DET.       R - 19     BATTS     ADDITIONAL R SHEATHING       R - 21     BATTS     REFER TO FRA LOCATIONS	MARKS
R-19     BATTS     SHEATHING       R-21     BATTS     REFER TO FRA LOCATIONS	NTO BUILDING, SEE AIL
R-19     BATTS     SHEATHING       R-21     BATTS     REFER TO FRA LOCATIONS	
R-21 BATTS LOCATIONS	-3 PROVIDED AT
P-13 BATTS	MING PLANS FOR
IN TO DALLO -	
R-19 BATTS -	
R - 21 BATTS RUN VERTICA PERIMETER	LLY AT ENVELOPE
R-30 BATTS -	
R-30 BATTS	
R - 49 BATTS OR CELULOSE BLOW-IN	



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	WITHOUT THE EXPLICIT CONSENT OF NEW REPUBLIC LIMITE						
	HER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED						
	RTHE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OT			INSTALL THIRD: -			INSTALL FOURTH: HORIZ SELF ADHEI TAPE OVER WINDO OUT BLOCKING AN INSTALL THIRD:
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	JMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND E A	I		AND SILL OF ROUC WITH ASPHALT BA	GH OPENING. DO NOT USE ASED PRODUCTS WITHOL UFACTURER'S INSTRUCT	ADHESIVE FLASHING AT HEAD BUTYL PRODUCTS IN CONJUN T CONSULTING THE MANUFAC IONS.	NCTION DTURERS.
	THIS DOCI	1	2	3"=1'-0"	WINDOW F	FLASHING 4	





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<ul> <li>B. PROVIDE IN-WALL</li> <li>C. CABINET SIZES IN SHALL BE FIELD V</li> <li>D. PROVIDE FILL PAN FINISHED.</li> <li>E. PROVIDE FINISHEI</li> <li>F. ALL FINISHED FILL</li> <li>G. PROVIDE BLOCKIN</li> <li>31. LEVER HANDLED</li> <li>32. STAINLESS STEE</li> <li>33. COUNTERTOP TE</li> <li>34. 4" BACKSPLASH</li> <li>35. FINISH END PAN</li> <li>60. TEMPERED GLAS</li> <li>61. LIGHT FIXTURE</li> <li>62. TILE SHOWER SU</li> </ul>	TERIOR ELEVATION SOLID BLOCKING DICATED ARE FOR ERIFIED PRIOR TO IELS AS REQUIRED D PANELS AT ALL I LERS AND END PAI IG FOR ALL WALL I OFAUCET EL GREASE SPLAS BD I EL. SS ENCLOSURE PE JUROUND BLE COUNTERTOP	NS ARE TO FINISHED SU FOR ALL WALL MOUNT 2 DESIGN INTENT ONLY. PROCUREMENT. D. ALL EXPOSED EDGES EXPOSED CABINET ENI NELS SHALL MATCH TH MOUNTED ACCESSORI OTES (#) SH ER FLOOR PLAN	TED ACCESSORIES. . ALL DIMENSIONS B/FACES SHALL BE DS. HE CABINET FINISH. ES AND CABINETS.	A. F / B. T C. I C.	ADDITIO TYPICAL THERW INTEI EXTE STUE DIMENS THERW THE I WAL CONI THE I WAL CONI THE I COLL COLL COR PRE GYSTEM BY A LICI DRAWIN ON THE S SYSTEM CONTRA	D CONS NAL INF STUD S (ISE: RIOR W D SPACII IONS AF (ISE): FACE OF EXT FAC LS) REF DITIONS FACE OF NDATION CENTER JMNS/ F -ENGINE S, A COI CENSED E GS AND JOB SITE OR PRIC S. CTOR SI S AND I	TRUCT ORMAT SIZES/ S ALLS AI ALLS AI ALLS AI NG IS 1 RE MEA STUD CE OF S ER TO N S VARY. CONC N PLAN LINE A POSTS, EERED PY OF T ENGINE LAYOU E FOR F DR TO II HALL C COUND	ION NO FION AN SPACIN RE 2x4 G" O.C. ASUREE (AT TY HEATH WALL S RETE S S T DOOF AND IN FLOOR FLOOR THE DES ER, TH JT PLAN REVIEW NSTALL SOORDII ATION	TES (G: ND REQU IG, UNLE STUDS STUDS STUDS TO (UN PICAL S ING (AT SECTION STEM W, STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM STEM	JIREME SS NO ILESS N ILESS N TUD W EXTER S. SHE ALLS A DW OPE FOOTII DOF FR/ CKAGE UDE SH ALL BE E BUILD DF THE EVATIO	ENTS. TED NOTE ALLS RIOR ATHIN T ENING S, SE HOP PROV ING FRAM ONS (	D NG GS, GEALED /IDED MING DF
<ul><li>B 24" TOWEL BAI</li><li>C WALL MOUNTE</li><li>D TOILET PAPER</li></ul>	R AT 3'-8" AFF. D MIRROR. CENT HOLDER AT 1'-9"	'ER ON SINK. 3'-0" AFF. @ BOT AT 3'-6" AFF									02.06.2023	02.03.2023 Date
PLUMBING AND LIGHT	FIXTURES AND BA	E, CABINETRY, COUNTE ATHROOM ACCESSORI GN PHASE. BASED ON A	ES WILL BE								1 STRUCTURAL COORDINATION/ CLIENT REQUESTED REVISIONS	ec ENGINEERING CHANGE: 3450, 3454, 3458, 3462, 3456, 3470 CARDIFF No. Issuances / Revisions / Submissions
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