

WINDOW AND DOOR SIZES  
ARE LOCATED ON PLAN  
NEAR ALL WINDOWS AND DOORS.

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

- PHOTO-ELECTRIC TYPE  
HARD WIRED SMOKE DETECTOR
- CARBON MONOXIDE
- HEAT DETECTOR

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BUILT FROM THESE PLANS. OWNER AND/OR  
CONTRACTOR MUST VERIFY ALL CODES AND  
LOCAL CODES, PLANS AND REGULATIONS.  
ALL DIMENSIONS MUST BE VERIFIED ON SITE.  
DO NOT SCALE DRAWINGS.

ARCHITECTURAL  
DRAFTING  
DESIGN

SIROIS RESIDENCE

FLOOR PLANS

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BY CY ROMANS

DATE 08/28/23

SHEET

OF 7



2 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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ELEVATIONS

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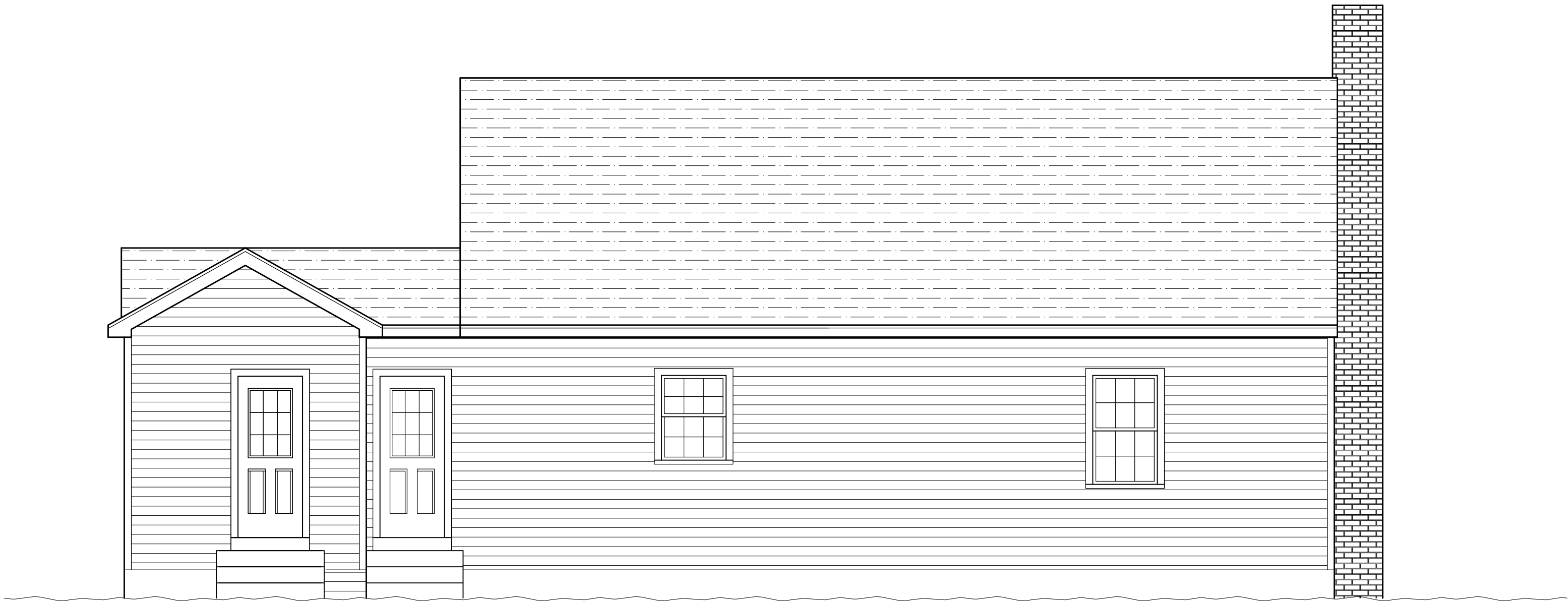
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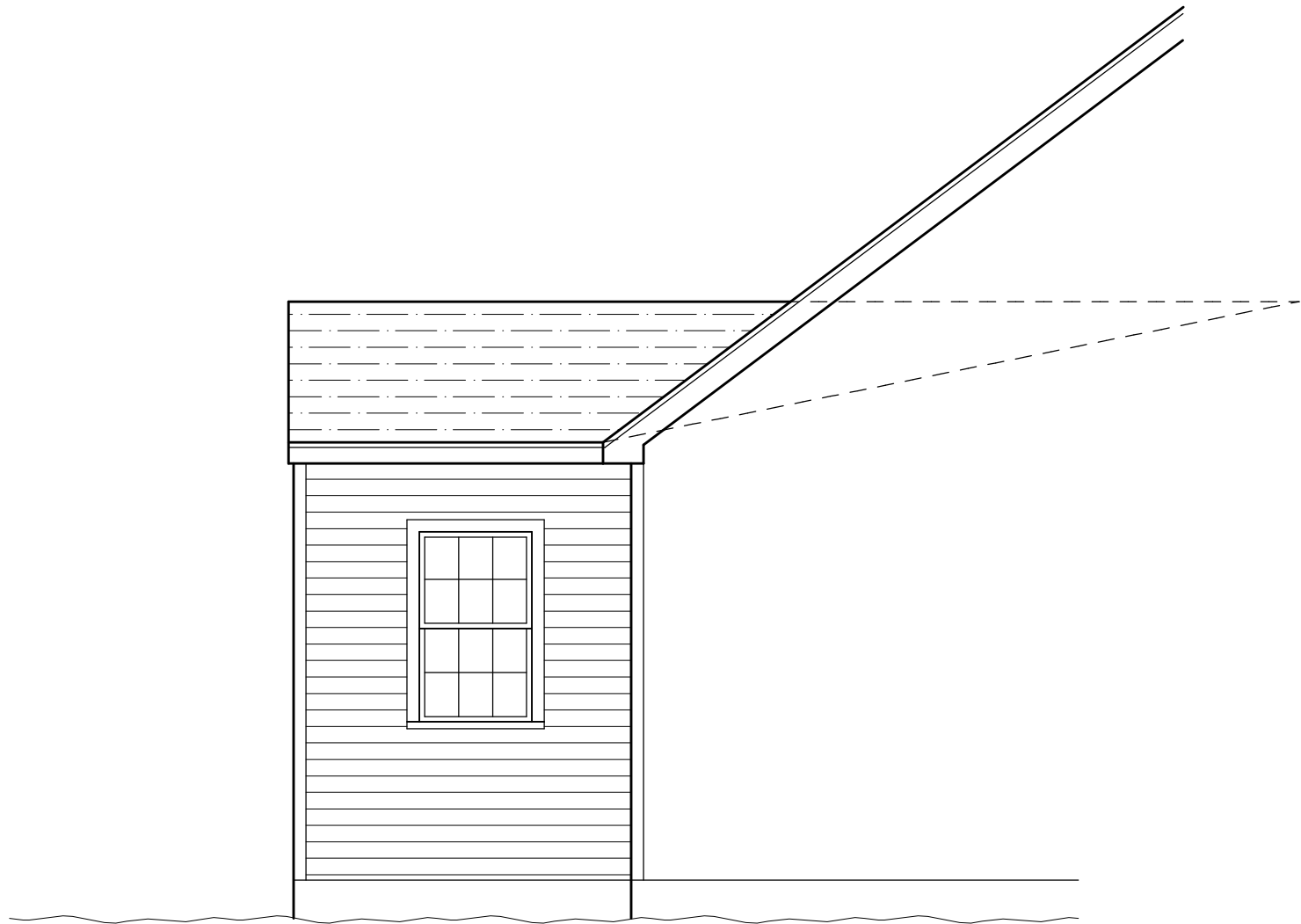
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OF 7



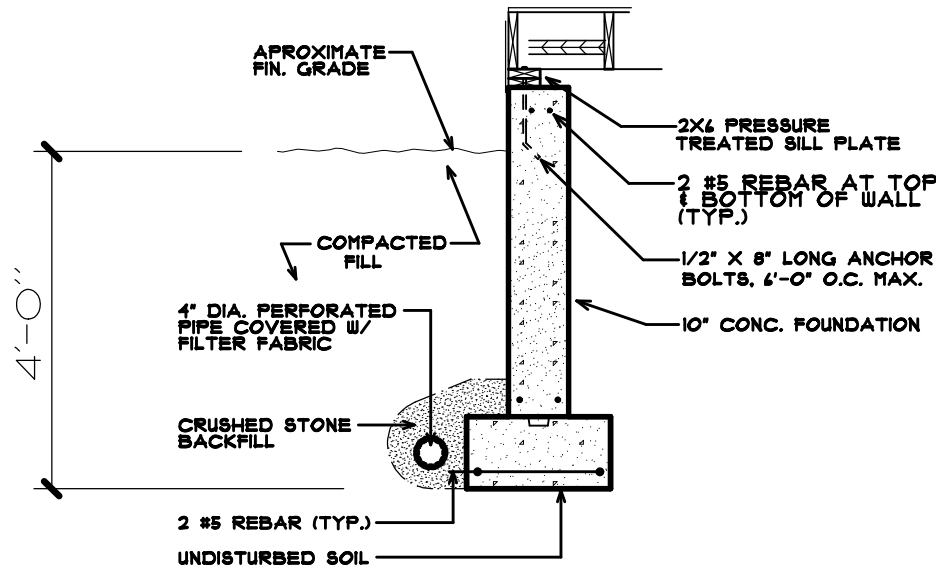
1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



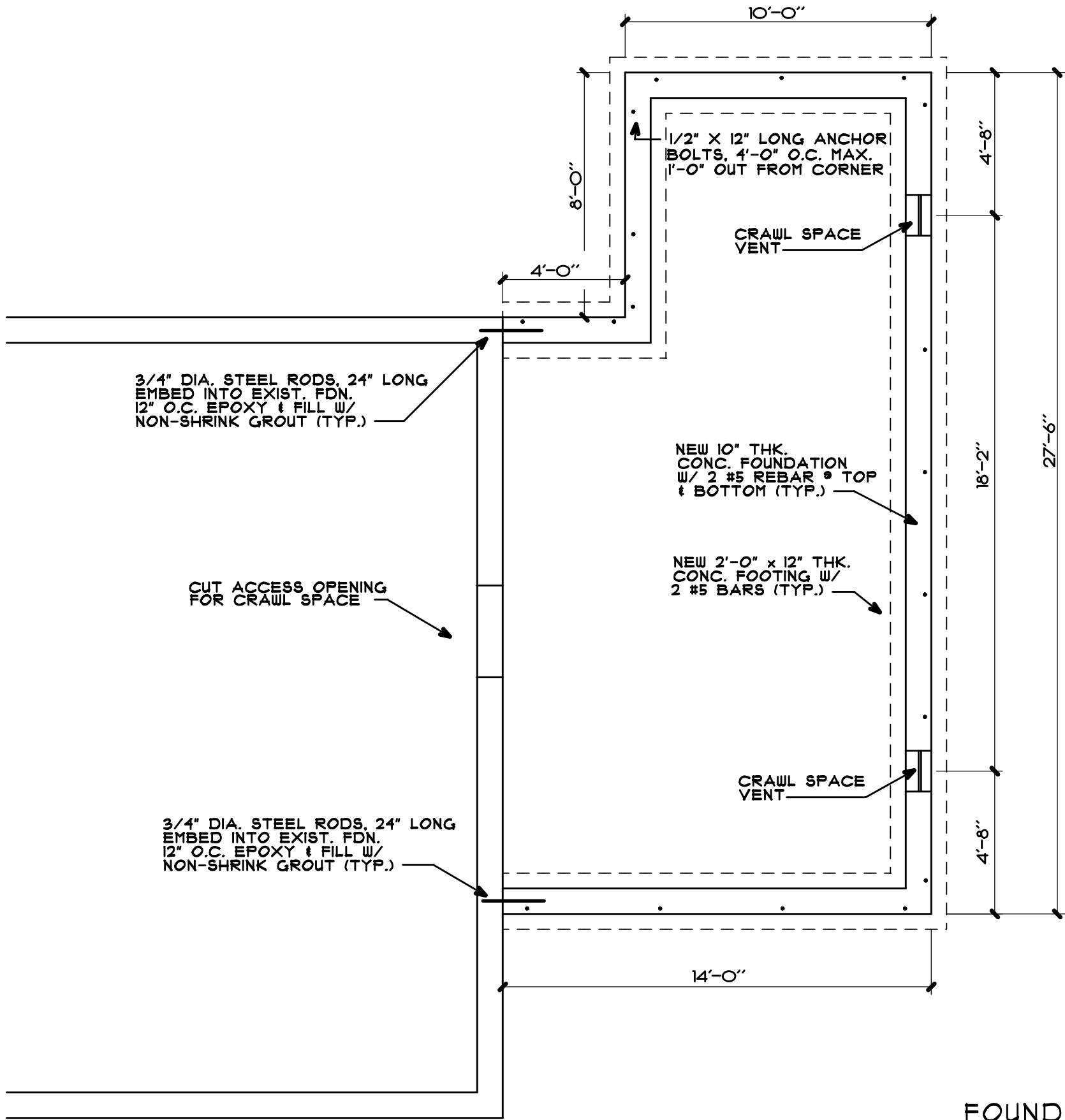
2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- 1. FOUNDATION SUBGRADES SHALL HAVE A BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- 2. ALL PEAT, LOOM OR LOOSE FILL BELOW FOOTING SHALL BE REPLACED WITH COMPACTED STRUCTURAL FILL W/ A BEARING CAPACITY OF 2 TONS PER SQUARE FOOT
- 3. DO NOT EXCAVATE BELOW EXISTING FOOTINGS OR FOUNDATIONS BEFORE VERIFYING WITH ARCHITECT
- 4. BOTTOM OF ALL FOOTINGS SHALL BE 4'-0" MIN. BELOW EXTERIOR FINISH GRADE OF ADJOINING SURFACE EXPOSED TO FREEZING.
- 5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND, AND THE GROUND UNDER AND AROUND THE FOOTING SHALL BE PREVENTED FROM FREEZING.
- 6. PROVIDE CONCRETE HAVING MINIMUM 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, 3" TO 4" SLUMP AND 5% TO 1% ENTRAINED AIR.
- 7. PLACE CONCRETE CONTINUOUSLY AND IN COMPLIANCE WITH ACI. CONSOLIDATE CONCRETE WITH ELECTRIC/MECHANICAL VIBRATING EQUIPMENT TO ELIMINATE HONEYCOMBS AND AIR POCKETS AND TO ENSURE FULL COVERAGE OF REINFORCING STEEL.
- 8. WHERE VERTICAL CONCRETE IS VISIBLE, REMOVE FINIS AND PROJECTIONS AND FILL AND PATCH VOIDS WITH FINE CONCRETE GROUT TO CREATE A FINE TEXTURED, UNIFORM "PLASTER-LIKE" SURFACE.
- 9. STEEL TROWEL HORIZONTAL SURFACES TO PROVIDE HARD, SLICK, SMOOTH UNIFORM PLANES. AT GARAGE AND CONCRETE TO RECEIVE CERAMIC TILE, FINISH WITH LIGHT BROOM TEXTURE.



10" WALL WITH 2X JOISTS  
SCALE: 3/8" = 1'-0"



FOUNDATION HEIGHT DETERMINED ON SITE SO NEW FLOOR HEIGHT MATCHES EXISTING.

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

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## ROOF NOTES

RIDGE VENT

5/8" EXTERIOR GRADE  
PLYWOOD ROOF  
SHEATHING

# FIBERGLASS REINFORCED ASPHALT SHINGLES

15# ROOFING  
FELT (TYP.)

# WATER & ICE SHIELD

HURRICANE  
TIES @  
RAFTER  
BEARING  
(TYP.)

DRIP EDGE

ALUM. GUTTER

R 49 BATT INSULATION

## WALL NOTES

1/2" EXT. GRADE  
PLYWOOD SHEATHING  
(TYP.)

TYVEK

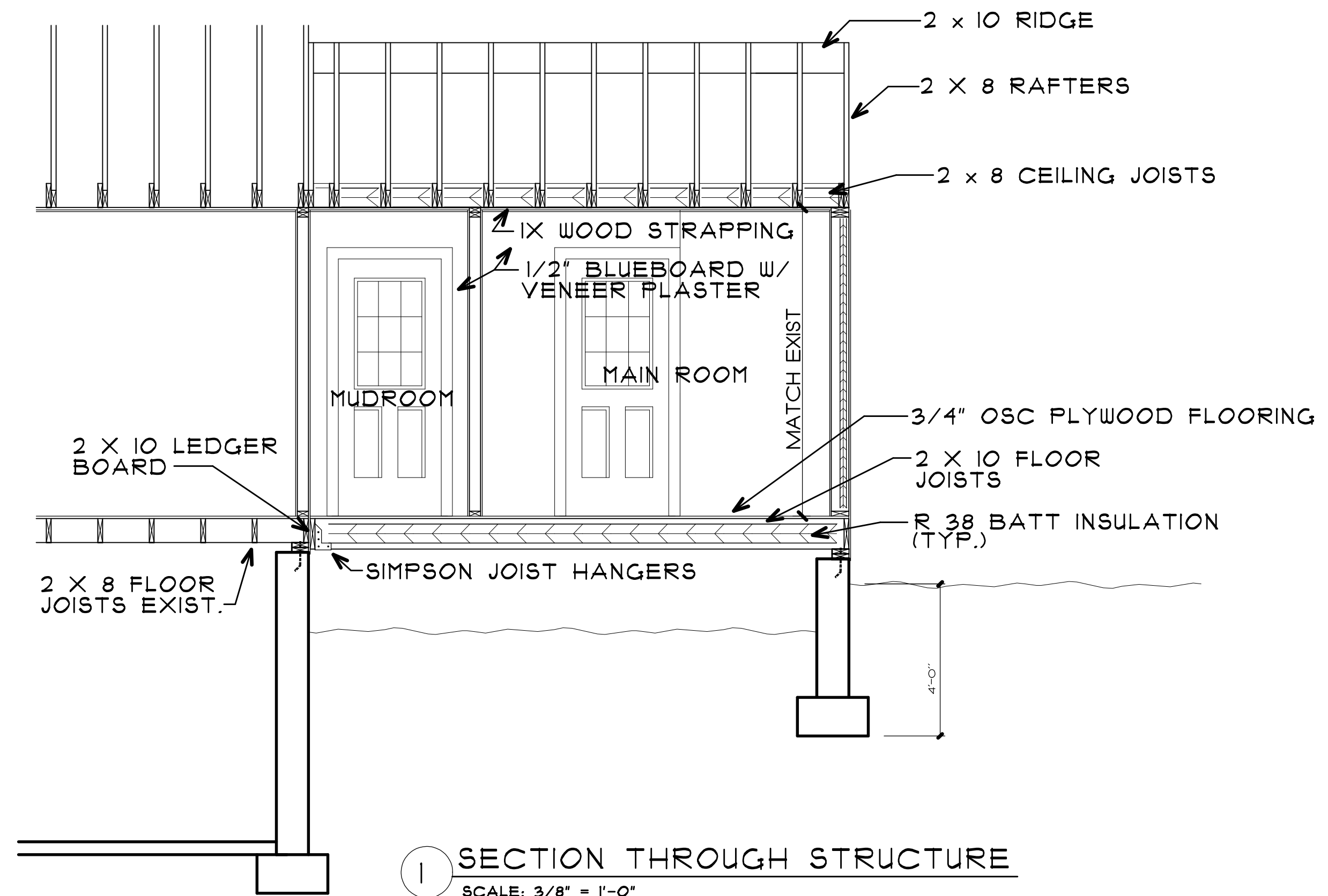
2 X 6 STUDS

16" O.C.  
(TYP.)

R-21 BATT INSULATION  
W/ VAPOR BARRIER

NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR BUILDER TO VERIFY "ALL" DIMENSIONS PRIOR TO ANY/ALL CONSTRUCTION OF THIS PROJECT. ALL MANUFACTURED MEMBERS MUST HAVE ENGINEERED, AND STAMPED SPEC SHEETS ATTACHED TO THESE PLANS.



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# ARCHITECTURAL DRAFTING DESIGN

SIROIS RESIDENCE

## SECTIONS

ADPS

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FRAMING /ROUGH CARPENTRY NOTES

1. FRAMING & BLOCKING: Provide kiln dried, surfaced 4 sides #2 Spruce-Pine-Fir, #2 Hem-Fir, #2 Southern Yellow Pine, or other wood species #2 or better having a min. Fb of 1200psi and E not less than 1500ksi.

Provide stud framing at 16" o.c., unless indicated otherwise. Provide single sill plate and double top plates. Single top plate is acceptable for non-load bearing partitions. Provide at least 3 studs at corners and partiton intersections.

Frame openings with multiple studs and headers equal to width of studs. Set headers on edge and support with jamb studs and jack studs or cripples. Provide double jamb studs at openings of 4' wide or less and triple jamb studs at openings over 4' wide. Provide headers in strict compliance with referenced codes.

Provide floor joists with crown edge up and with not less than 1 1/2" bearing at each end. Attach with code accepted joist hangers if full bearing is not provided. For piping and conductors do not permit holes larger than 1/3 the depth of the joist nor holes than 2" from the edge. Do not permit holes in headers, beams and girders supporting more than one member. Provide blocking at ends of joists and bridging as required by code. Provide double joists under non-loadbearing bearing partitions and triple joists under unusually heavy partitions or fixtures.

Countersink bolts and other fasteners flush with face of wood and provide a proper substrate for later work.

2. PRESSURE TREATED LUMBER: For wood in contact with masonry, concrete or within 18" of ground, provide wood pressure treated with water borne preservatives complying with AWPB LP-2 and AWPFA C2. Dry lumber to maximum moisture content of 19% after treatment.

3. LAMINATED VENEER LUMBER: Provide "MICROLAM" beams with E equal to 2,000,000 psi.

4. PLYWOOD SHEATHING: Provide APA trademarked, exterior grade, performance rated plywood sheathing. Provide thickness shown, but not less than thickness needed to achieve span rating for spans indicated.

Provide plywood sheathing with joints staggered and with panels at right angles to framing. Locate panel edges over framing to the greatest extent possible. nail sheathing to framing with 4d common nails for 1/2" thickness or less and 8d common nail for over 1/2" thickness at 4" on center at panel edges and 12" on center within panels.

5. SUBFLOORING: Provide minimum 3/4" APA trademarked, exposure 1, performance rated plywood subflooring with tongue and groove edges.

Provide plywood subflooring with joints staggered and with panels at right angles to framing. Securely glue and screw subflooring to framing with continuous beads of panel adhesive on each framing member and 1 1/2" # 10 flat head screws spaced 4" on center each way within panels.

6. UNDERLAYMENT: Provide minimum 1/4" APA trademarked, waterproof interior plywood underlayment. Do not use Luan plywood for any kitchen, bathrooms or wet areas.

7. AIR INFILTRATION BARRIER: Provide DuPont "Tyvek Housewrap" in 9' rolls and associated "Sillwrap" and "Headerwrap". Provide tape to seal seams and edges of air infiltration barrier.

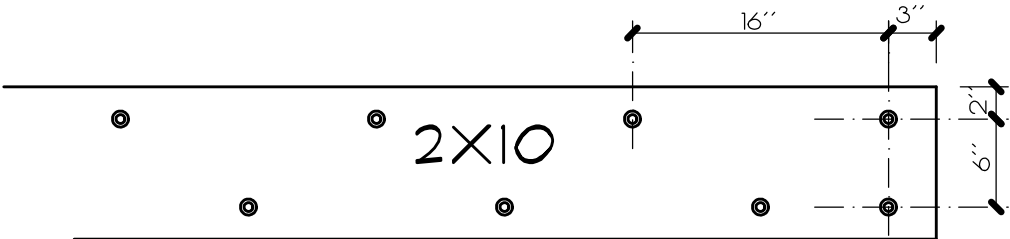
8. SILL SEALER: Provide Dow Chemical Company "Styrofoam Brand Sill Seal" or equal.

9. FRAMING CONECTORS: Provide code accepted framing connectors of type suitable for each condition. Provide Simpson "Strong Tie" connectors or equal. Attachment shall be per manufacturers specifications.

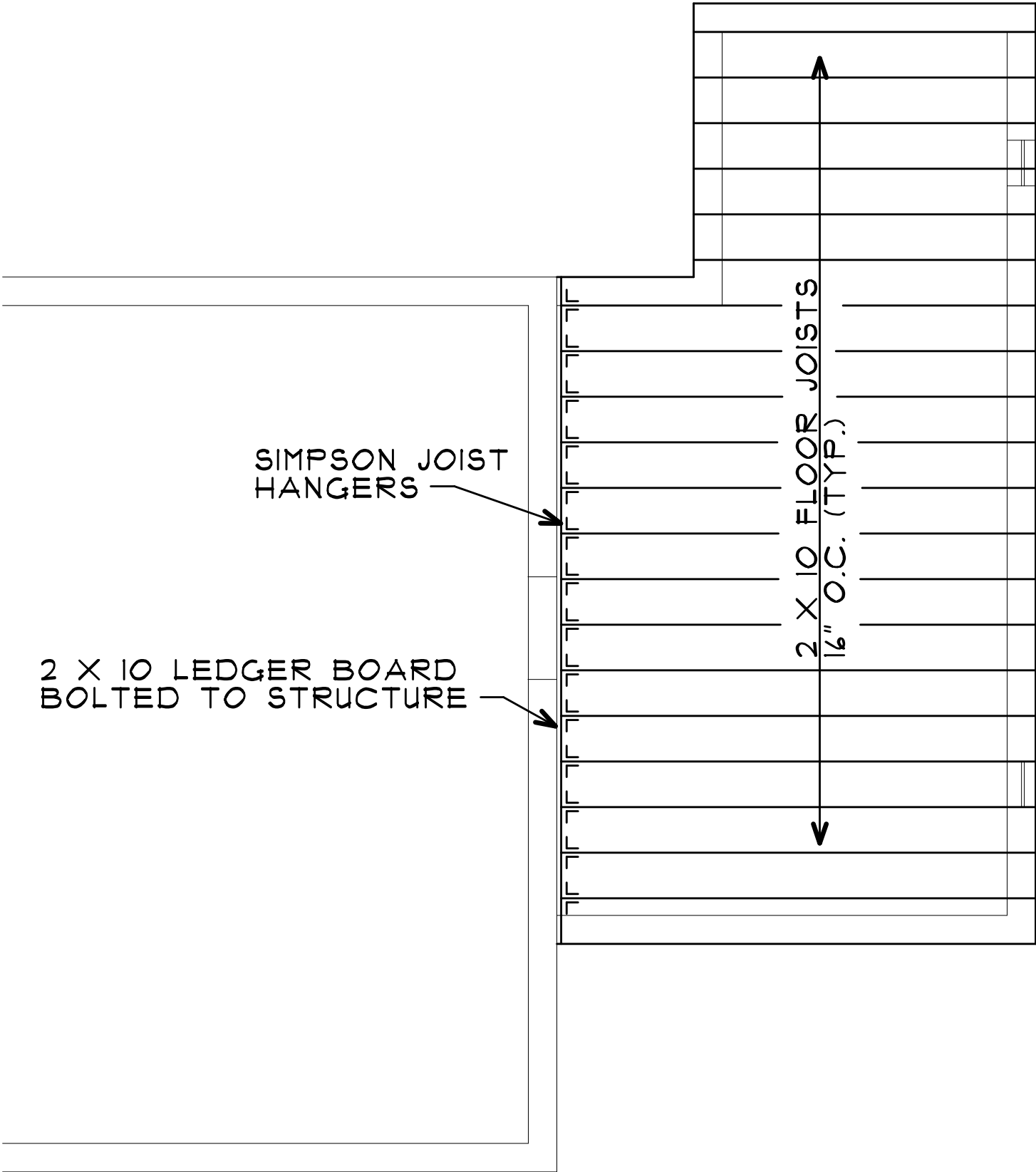
10. FURRING & STRAPPING: Provide 1 x3 strapping at 16" o.c. perpendicular to span of joists, rafters and truss chords. Provide wood furring at 16" o.c. where shown.

11. STAIR FRAMING: Frame stairs and steps with not less than 3- 2 x 12 stringers notched to leave at least 5" of effective depth.

12. FIRESTOPPING: Firestop furrd spaces and wall cavities at each floor level and at ceiling line of top story with solid continuous blocking.



LEDGER BOARD BOLTING



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FLOOR FRAMING PLAN

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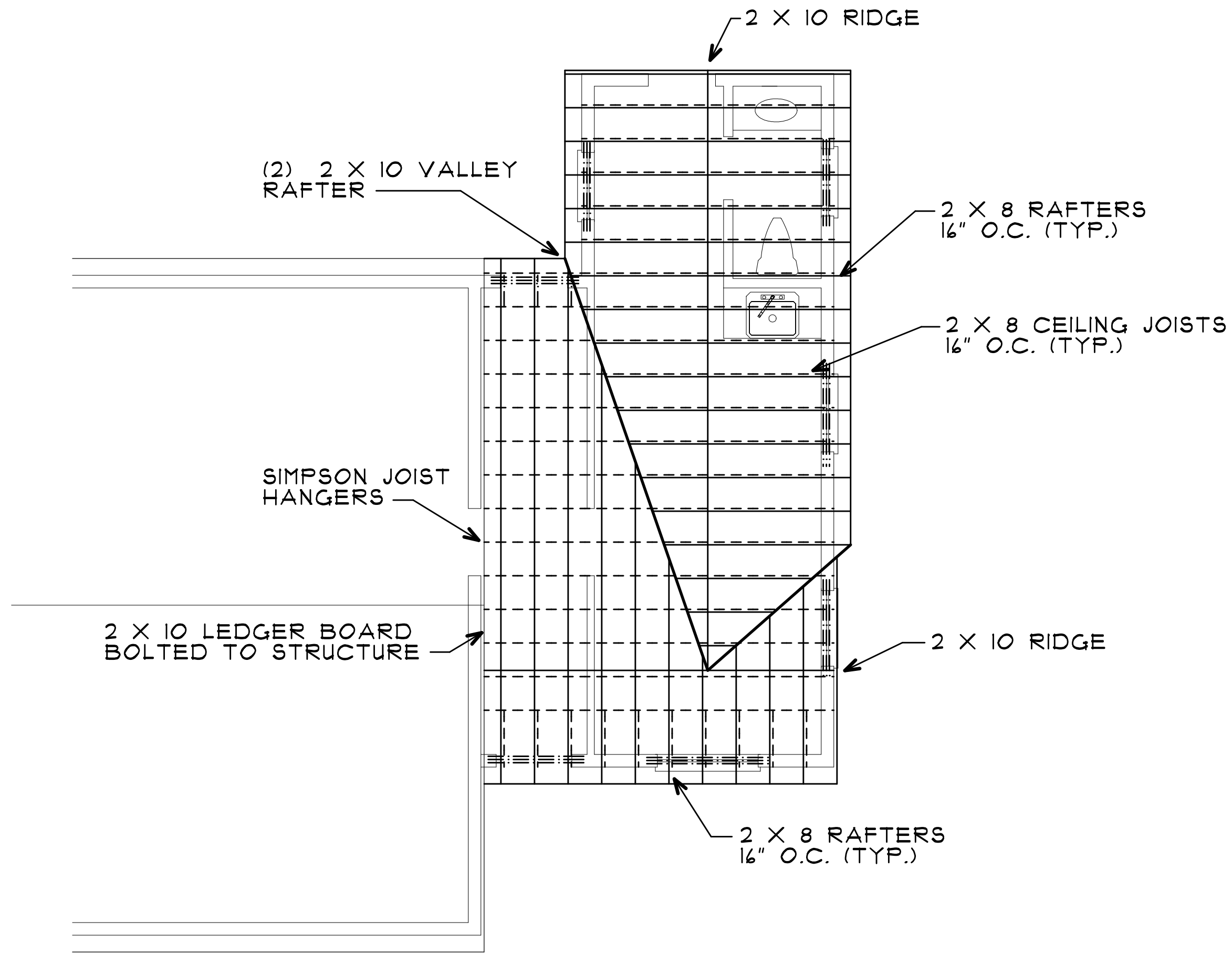
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OF 7

(3) 2 X 10 HEADERS  
UNLESS NOTED  
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1

# ROOF FRAMING PLAN

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