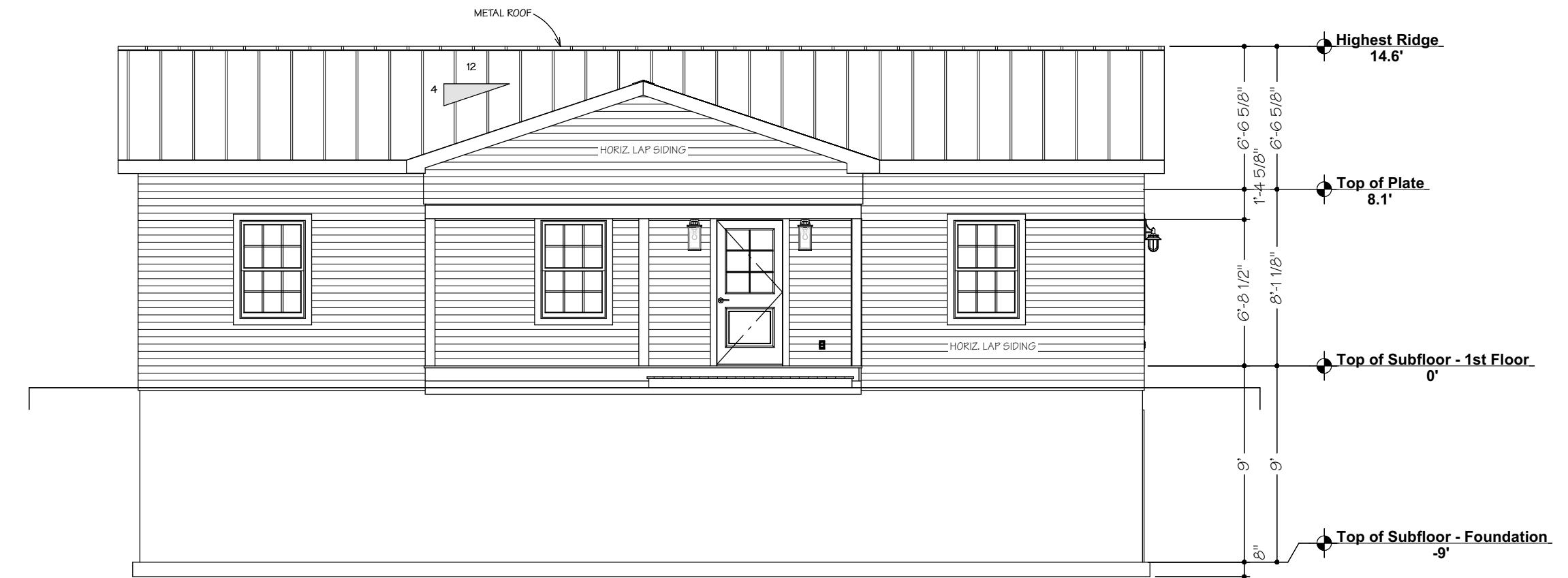


FRONT ELEVATION



SHEET INDEX

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S2.2	DETAILS	

PROJECT INFO

SCOPE OF WORK:
NEW RESIDENTIAL BUILD

10 ECHO TRAIL
17320
43034-0002---000
5
E-0101
RESIDENTIAL

D. FORBES DRAFTING DESIGN
INFO@D-FORBES.COM
210-773-0933
SAN ANTONIO, TX US
QUERETARO, MX

1 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PREDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
2 ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL CODES AND LOCAL CODES.

3 THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

4 THE DESIGNER(S) SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

5 CONTRACTOR(S) IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, ETC. DURING VIBRATION, ETC.

6 ALL EXTERIOR LUMBER & LUMBER IN CONTACT WITH MASONRY CONCRETE, OR SOIL TO BE PRESSURE TREATED OR PROPERLY PROTECTED TO AVOID DETERIORATION.

7 THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENT AS COMPENSATION FOR THE DESIGN WORK AND LIAISON OF THE RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREBY DECLINED AND ABJURED. CLIENT'S ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLINATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR DESIGN/INSPECTION WORK.

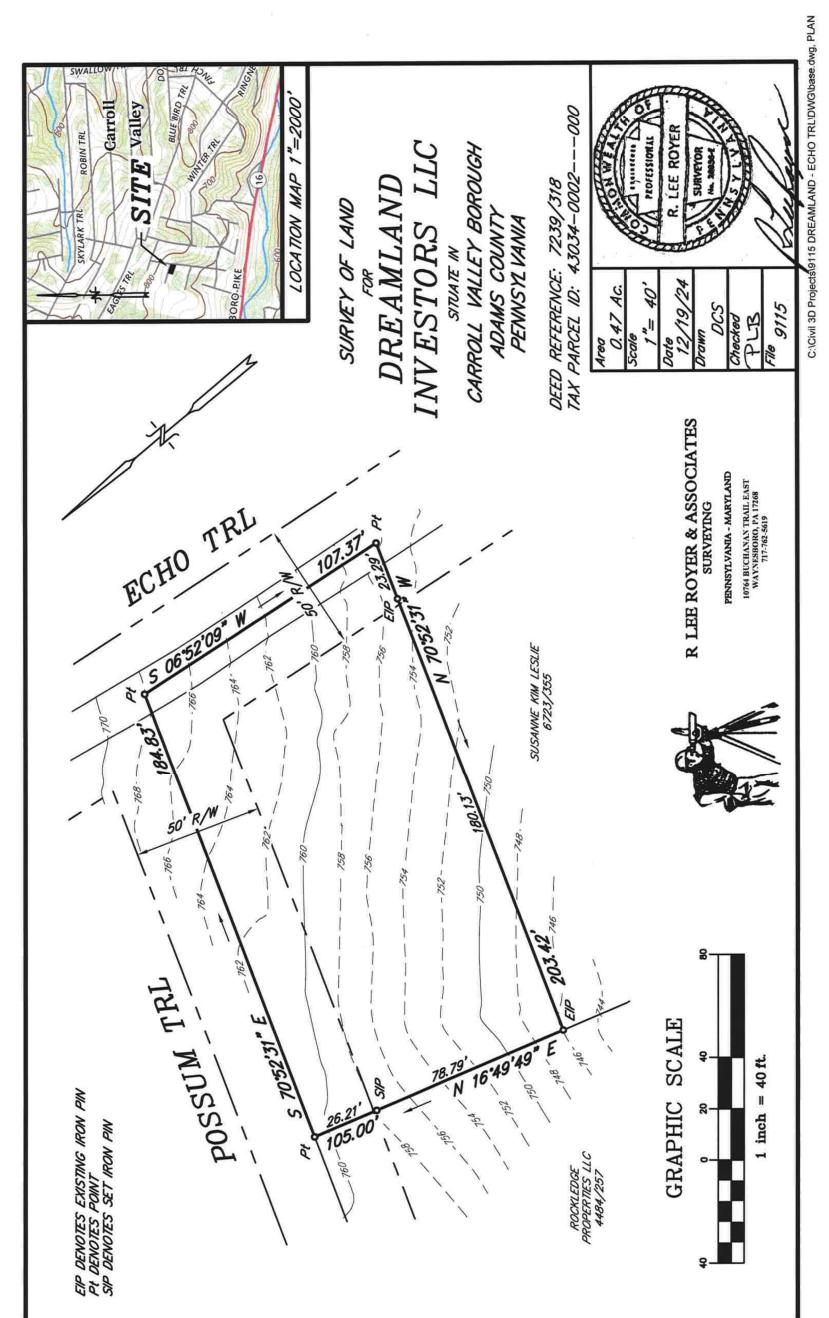
ARCHITECTURAL ABBREVIATIONS

AB	ANCHOR BOLT	FDN	FOUNDATION	QTY	QUANTITY
ABV	ABOVE	FF	FINISH FLOOR	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE	FIN.	FINISH	R/W	REINFORCED WITH
AF	ABOVE SUB-FLOOR	FLR	FLOOR (OR FLOORING)	REF.	REFRIGERATOR
AFF	ABOVE FINISHED FLOOR	FO	FACE OF	REINF.	REINFORCED
ALUM	ALUMINUM	FOF	FACE OF FRAMING	REQ.	REQUIRED
APPROX	APPROXIMATE	FTG	FOOTING	RM	ROOM
BLDG	BUILDING	GAR.	GARAGE	SA	SMOKE ALARM
BLK	BLOCK	GWB	GYPSUM	SF	SQUARE FEET
BLKG	BLOCKING	H	HIGH	SHTG	SHEATHING
BM	BEAM	HB	HOSE BIB	SIM.	SIMILAR
BO	BOTTOM OF	HDR	HEADER	SPEC.	SPECIFICATION(S)
BTR	BETTER	HDWD	HARDWOOD	SPF	SPRUCE / PINE / FIR
C/W	COMPLETE WITH	HGT	HEIGHT	STD	STANDARD
CJ	CONTROL JOINT	HR	HANDRAIL	T.O.	TOP OF
CL	CENTER LINE	HTD	HEATED	T.O.BM	TOP OF BEAM
CLG	CEILING	HVAC	HEATING / VENTILATION / AIR CONDITIONING	T.O.FL.	TOP OF FLOOR
CLR	CLEAR	HW	HOT WATER	T.O.FTG.	TOP OF FOOTING
CMU	CONCRETE MASONRY UNIT	INS.	INSULATION	T.O.GS.	TOP OF GARAGE SLAB
COL	COLUMN	INT.	INTERIOR	T.O.PL.	TOP PLATE
CONC	CONCRETE	JST	JOIST	T.O.S.	TOP OF SILL
CONT	CONTINUOUS OR CONTINUE	JT	JOINT	T.O.SL.	TOP OF SLAB
CPT	CARPET	LAV	LAVATORY	T.O.W.	TOP OF WALL
CT	CERAMIC TILE	LYL	LAMINATED VENEER LUMBER	T&G	TONGUE & GROOVE
CW	COLD WATER	MAX	MAXIMUM	TBD	TO BE DETERMINED
DBL	DOUBLE	MECH	MECHANICAL	TBS	TO BE SELECTED
DIA	DIAMETER	MFR	MANUFACTURER	TEL.	TELEPHONE
DIM	dimension	MIN	MINIMUM	TEMP.	TEMPERED
DR	DOOR	MLDG	MOLDING	TYP.	TYPICAL
DRY	DRYER	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
DS	DOWN SPOUT	NTS	NOT TO SCALE	VB	VAPOR BARRIER
DW	DISHWASHER	O.C.	ON CENTER	VENT.	VENTILATION
DWG	DRAWING	O/H	OVERHEAD	VERT.	VERTICAL
EA	EACH	OSB	ORIENTED STRAND BOARD	VP	VINYL PLANK
EJ	EXPANSION JOINT	P.T.	PRESSURE TREATED	W/	WITH
ELV	ELEVATION	PERF.	PERFORATED	W/O	WITHOUT
ENG.	ENGINEER	PGM	PLATE GLASS MIRROR	WASH	WASHER
EQ	EQUAL	PL	PROPERTY LINE	WD	WOOD
EQUIP	EQUIPMENT	PLY	PLYWOOD	WIC	WALK-IN-CLOSET
EXP	EXPOSED	PSF	POUNDS PER SQUARE FOOT	WND	WINDOW
EXT.	EXTERIOR	PSI	POUNDS PER SQUARE INCH	WP	WATER PROOFING
FD	FLOOR DRAIN	PWF	PRESSURE TREATED WOOD FOUNDATION	WR	WATER RESISTANT

VICINITY MAP



SITE PLAN



DESIGN CRITERIA

DESIGN STANDARD(S):
2018 INTERNATIONAL EXISTING BUILDING CODE
2017 ANSI/ICC A117.1
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NFPA 70 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE

DESIGN LOADS: DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7-16

SEISMIC DESIGN CATEGORY: A

WIND DESIGN CATEGORY: 112 MPH

SNOW LOAD: 63 PSF

CLIMATE ZONE: 4A

PRINT DESIGN SIZE: ARCH D (24" X 36")

SCALE UNLESS OTHERWISE NOTED: 1/4":1'

COMMENT RESPONSES

PROJECT INFO:
NAME: MULE CONTRACTING, LLC

ADDRESS:
10 ECHO TRAIL
FAIRFIELD, PA
17320

PHONE: 717-574-2099
EMAIL: KBAUM@MULECONTRACTINGLLC.COM

REVISION TABLE	
DATE	DESCRIPTION



ARCH D (24" X 36")

PROJECT OVERVIEW

AO.1

GENERAL NOTES:
NOTES SHOWN ON THIS SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND APPENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.

IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.

STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.

THE USE OF THESE STRUCTURAL DRAWINGS BY ANY SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF SUCH INDIVIDUAL PARTY.

THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING, AND NON-STRUCTURAL FRAMING IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVER STRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.

THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR AND THE RESPECTIVE SUB-CONTRACTOR SHALL BE JOINTLY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.

THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS ARE INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.

THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENT AS COMPENSATION FOR THE DESIGN WORK. ANY LIABILITY OR RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREWITHE DECLINED AND ABJURED. CLIENTS ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLINATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR DESIGN/INSPECTION WORK.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PREDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

WOOD FRAMING:

NON-ENGINEERED JOISTS TO BE NO. 2 GRADE OR BETTER

PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11.

N HIGHLY CORROSIVE ENVIRONMENTS, ALL WIND RESISTING HARDWARE INCLUDING THE HURRICANE STRAPS, SHALL BE MADE OF STAINLESS STEEL, OR SHALL BE DIPPED (AND SCRATCHES RE-PAINTED) IN COAL-TAR EPOXY PAINT.

WOOD PREVIOUSLY USED AS FORM WORK SHALL NOT BE USED AS ROOF FRAMING OR SHEATHING.

ALL JOISTS DOUBLED @ FLOOR OPENINGS.

SOLID BLOCKING REQ'D AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S 502 & R802, IBC

SEC'S 2308.8.2 & R2308.10.6.

PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION

PLAN DIMENSIONS.

FOLLOW IRC TABLE R502.3.1(1) FOR JOIST SPANS OR MANUFACTURERS SPECS FOR ENGINEERED JOISTS.

ALL NAILS, SCREWS, AND BOLTS SHALL BE HOT-DIPPED GALVANIZED

THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, TABLES R602.3 (1) THRU (5).

ALL WALL SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD SHEATHING ATTACHED DIRECTLY TO THE EXTERIOR FACE OF THE STUD WALL WITH 6d GALVANIZED BOX NAILS @ 4" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE FRAMING MEMBERS.

PLYWOOD SHEATHING SHALL BE AS FOLLOWS:

ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 7/16 OSB.

WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.

FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

JOIST:

JOIST SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOIST ARE NAILED INTO A HEADER, BAND/RIM, JOIST, OR

TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THE THICKNESS AND SHALL MATCH THE DEPTH OF THE JOISTS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOIST

PROVIDE DOUBLE JOIST UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOIST

PROVIDE BRIDGING AT ALL FLOOR JOIST AT SPACING NOT TO EXCEED 8'-0".

JOIST HOLES AND NOTCHES:

NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH

AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.

HOLDS SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY

HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE

ENGINEER.

FASTENERS:

FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SMOKE & CARBON MONOXIDE ALARMS:

PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH IRC R314.3.

PROVIDE UL-2034 APPROVED CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF

EACH BEDROOM IN ACCORDANCE WITH IRC R315.2.

SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED VIA WIRE OR WIRELESS METHODS ACCORDING TO IRC R315.1

CO ALARM SHALL BE INSTALLED ON EACH LEVEL OF BUILDING ACCORDING TO IRC R315.1.

EGRESS:
EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.

R311.1 MEANS OF EGRESS:

THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. WITH 20" MIN. CLEAR OPENING WIDTH, 24" MIN. CLEAR OPENING HEIGHT. GRADE LEVEL OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ FT PER SECTION R310. WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310. EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

MINIMUM FIREPLACE & HEATING REQUIREMENTS:

PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10.

PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

EPA RATED APPLIANCES ONLY.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

SILL ANCHOR:

PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. SILL PLATES SHALL BE BOLTED TO THE FOUNDATION BEAM AT A MAXIMUM OF 48" O.C. FOR BOLTS.

THE SILL PLATE SHALL BE LEVELLED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHALL BE PRESSURE TREATED 2x MATERIAL DF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHALL BE PLACED 4"-0" O.C. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

WINDOW REQUIREMENTS:

MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.

MINIMUM 24" NET CLEAR OPENABLE HEIGHT.

MINIMUM 20" NET CLEAR OPENABLE WIDTH.

SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.

OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

MINIMUM ROOM AREAS & CEILING HEIGHT:

HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.

HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS, STEPS & LANDINGS:

STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

R311.7.6 LANDINGS FOR STAIRWAYS, THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NO LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM).

R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

CONCRETE FOUNDATION:

REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPAKTED GRANULAR FILL WITH EACH RUN LEVEL

ELECTRICAL NOTE:

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

BATHROOM NOTES:

PROVIDE LOCAL EXHAUST SYSTEM FOR BATHROOM WITH NO WINDOWS OR FIXED WINDOWS PER IRC SECTION R303.3

ALL SHOWER OR TUB ENCLOSURES TO BE TEMPERED GLASS

GLAZING AND WET SURFACES MUST BE IN COMPLIANCE WITH IRC SEC R308.4.5

PROVIDE MINIMUM 15 IN. CLEARANCE FROM CENTERLINE OF OILET TO THE NEAREST WALLS/FIXTURES/CABINETS AND MINIMUM 24 IN. CLEARANCE IN FRONT. TOILET AND LAVATORY SHALL BE AT LEAST 30 IN. APART MEASURED AT THE CENTERLINE OF THE FIXTURES.

SHOWERS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE IN. SHALL BE CAPABLE OF ENCOMPASSING A 30 IN. CIRCLE AND SHALL HAVE A 24 IN. MINIMUM CLEARANCE IN FRONT OF OPENING. PER IRC R307.1.

DOORS:

PROVIDE TEMPERED GLASS FOR ALL GLASS ON EXTERIOR DOORS.

FASTENERS:	NO. DESCRIPTION OF BUILDING ELEMENT	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	4-8D (2 1/2" x 0.13"); OR 3-8D (2 1/2" x 0.13"); OR 3-10D BOX (3" x 0.128") OR 3" x 0.131" NAILS	TOE NAIL
	CEILING JOISTS TO PLATE	4-8D BOX (2 1/2" x 0.113") OR 3-8D (2 1/2" x 0.113"); OR 3-10D BOX (3" x 0.128") OR 3" x 0.131" NAILS	PER JOIST, TOE NAIL
	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PART	4-10D BOX (2 1/2" x 0.128") OR 3-16D COMMON (3" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
	COLAR TIE RAFTER OR 1 1/4" x 20 GRADE RIDGE STRAP	4-10D BOX (2 1/2" x 0.128") OR 3-10D COMMON (3" x 0.148"); OR 4-3" x 0.131" NAILS	FACE NAIL EACH RAFTER
	RAFTERS TO PLATE	3-16D BOX NAILS (3 1/2" x 0.135"); OR 3-10D COMMON (3" x 0.148"); OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE & 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTER	4-16D (3 1/2" x 0.135"); OR 3-10D COMMON (3" x 0.148"); OR 4-3" x 0.131" NAILS	TOE NAIL
	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTER	2-16D BOX (3 1/2" x 0.135"); OR 3-16D COMMON (3" x 0.148"); OR 3-10D BOX (3" x 0.131" NAILS	END NAILS
	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3 1/2" x 0.162")	24" O.C. FACE NAIL
	STUD TO STUD (NOT AT BRACED WALL PANELS)	10D BOX (3	

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5. CONTRACTOR(S) IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH APPROPRIATE SHORING, BRACING, FENCING, SHADING, VERTICIZATION, ETC.
6. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY, CONCRETE, OR SOIL TO BE PRESSURE TREATED OR PROPERLY PROTECTED TO AVOID DETERIORATION.
7. THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENT AS COMPENSATION FOR THE DESIGN WORK AND LIAISON OF THE RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREBY DECLINED AND ABJURED. CLIENT'S ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLINATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR DESIGN/INSPECTION WORK.

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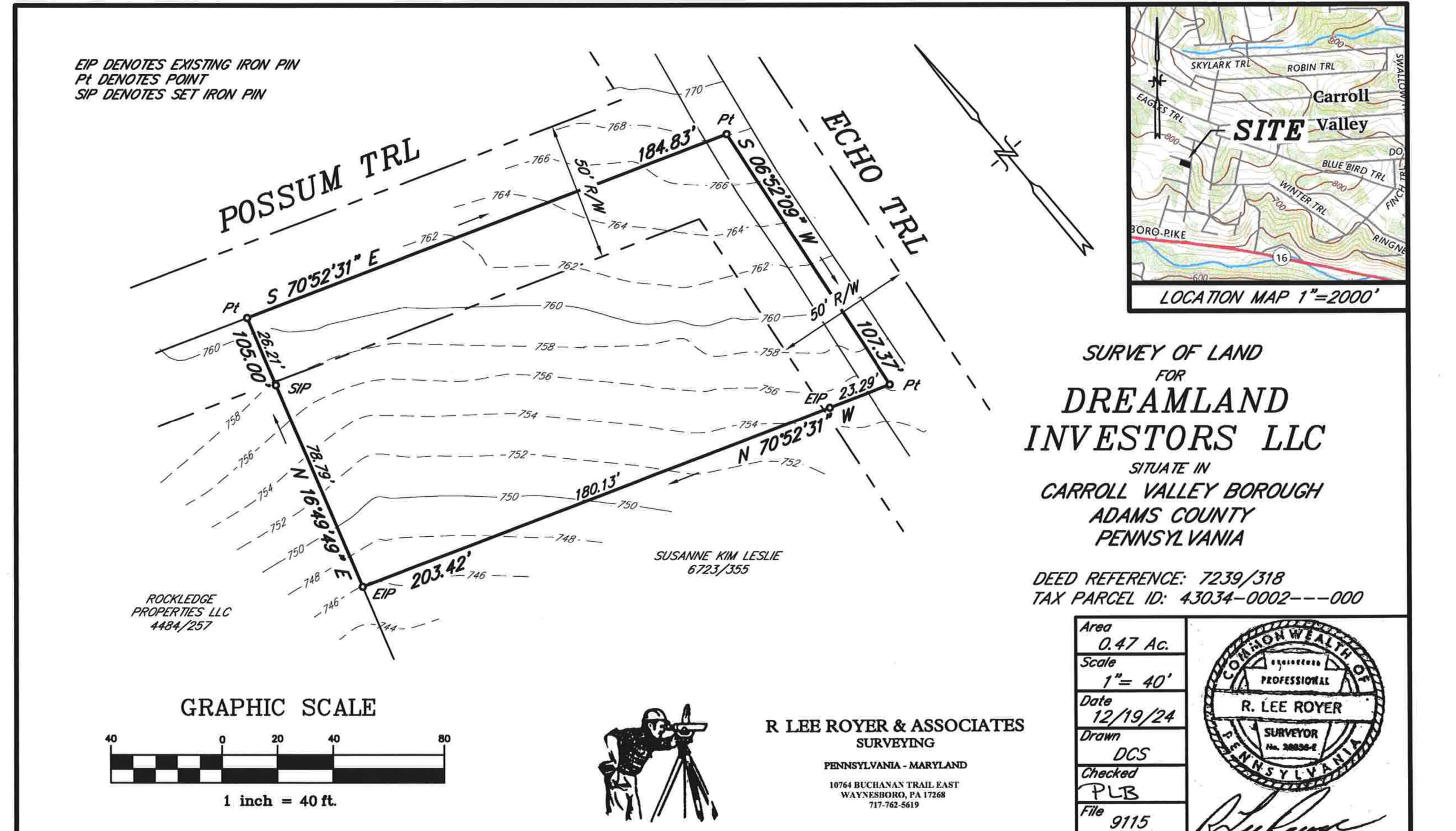
REVISION TABLE	
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ARCH D (24" x 36")

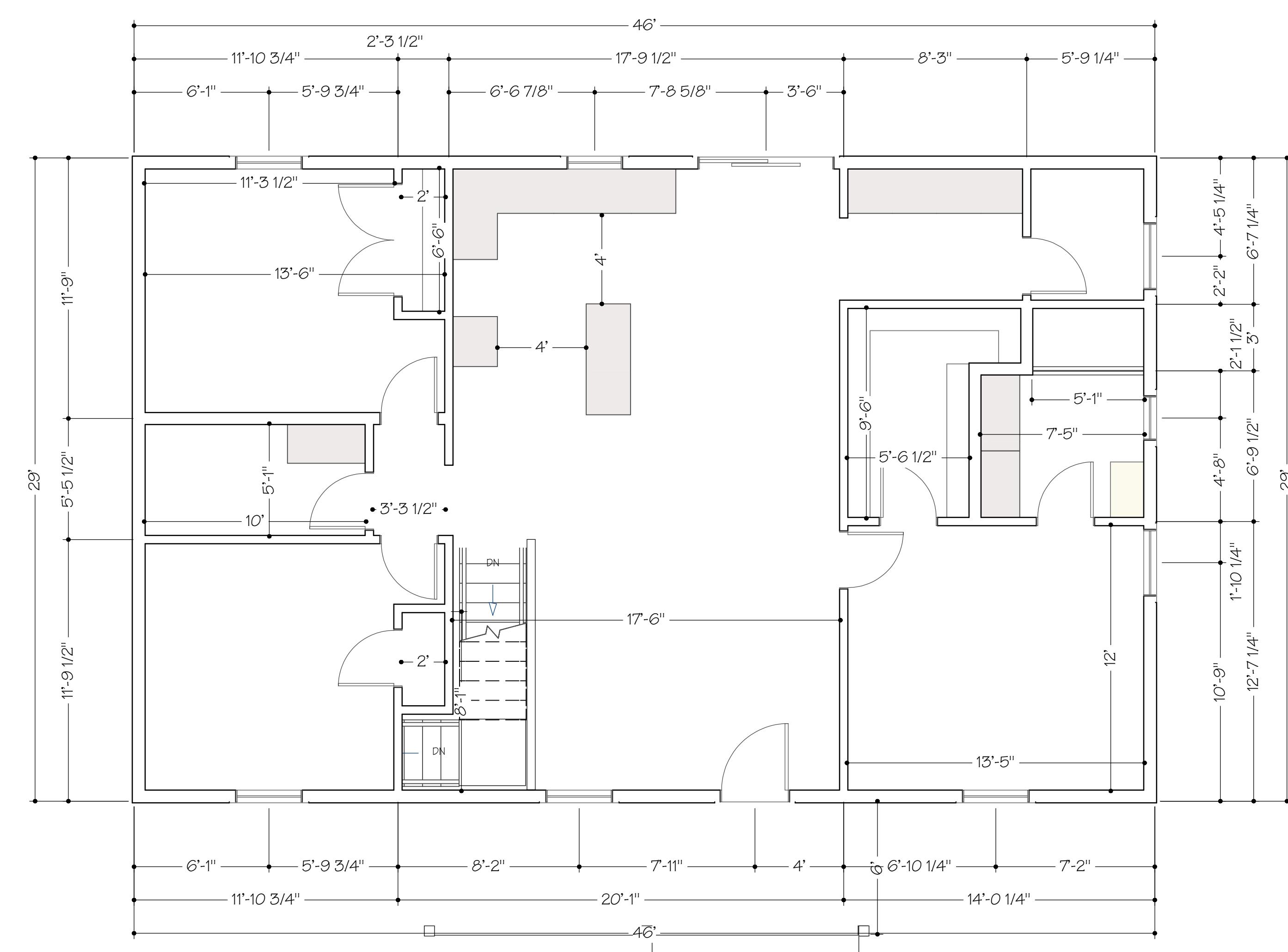
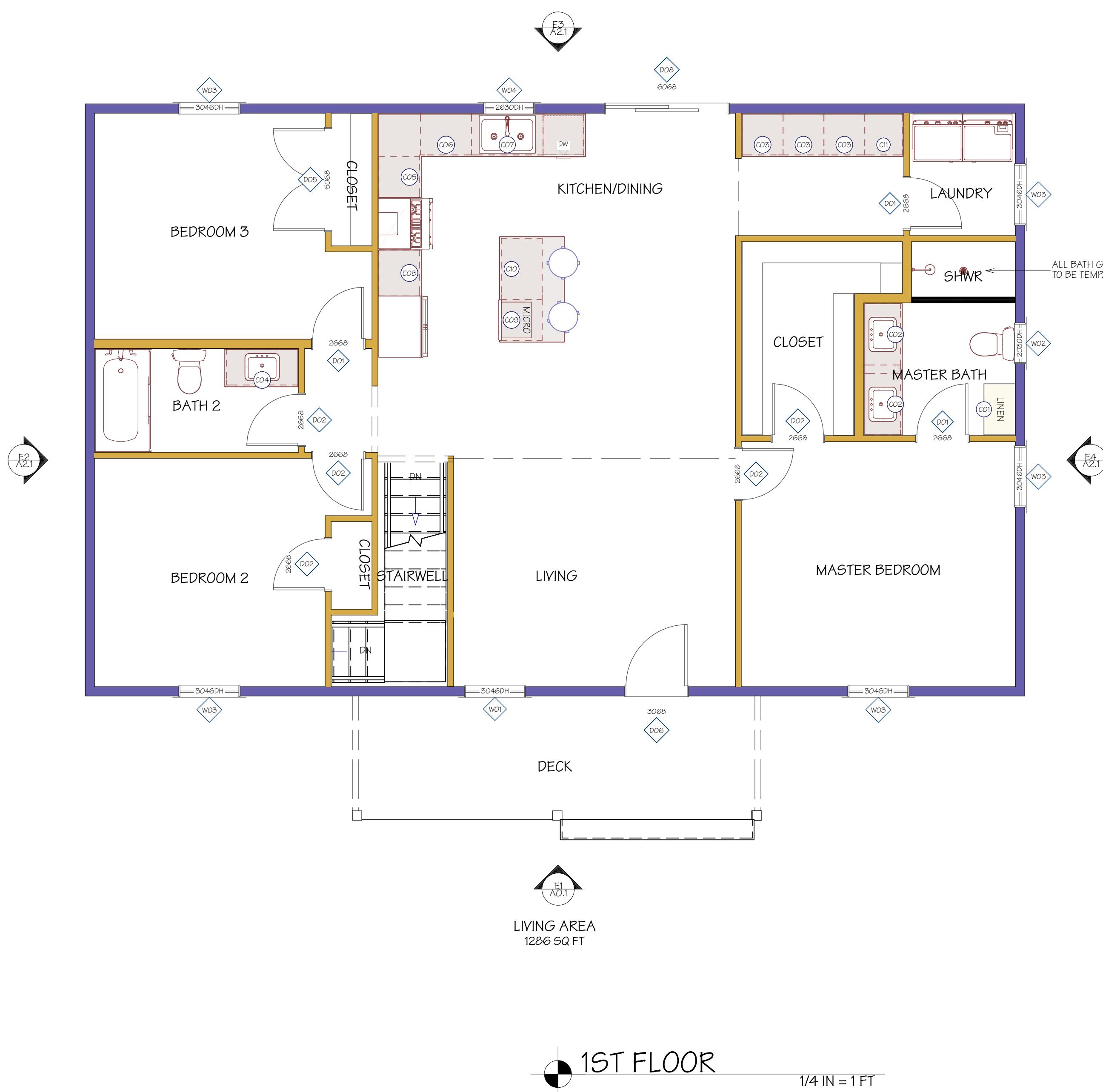
SITE PLAN

A1.1



SITE - ECHO
1 IN = 25 FT

D. FORBES DRAFTING DESIGN
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210-773-0933
SAN ANTONIO, TX US
QUERETARO, MX



FLOOR PLAN VIEW DIMENSIONED
1/4 IN = 1 FT

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ADDRESS: 10 ECHO TRAIL
FAIRFIELD, PA 17320
PHONE: 717-574-2099
EMAIL: KBAUM@MULECONTRACTINGLLC.COM

REVISION TABLE	
DATE	DESCRIPTION



ARCH D (24" x 36")

PROPOSED FLOOR
PLAN

A1.2

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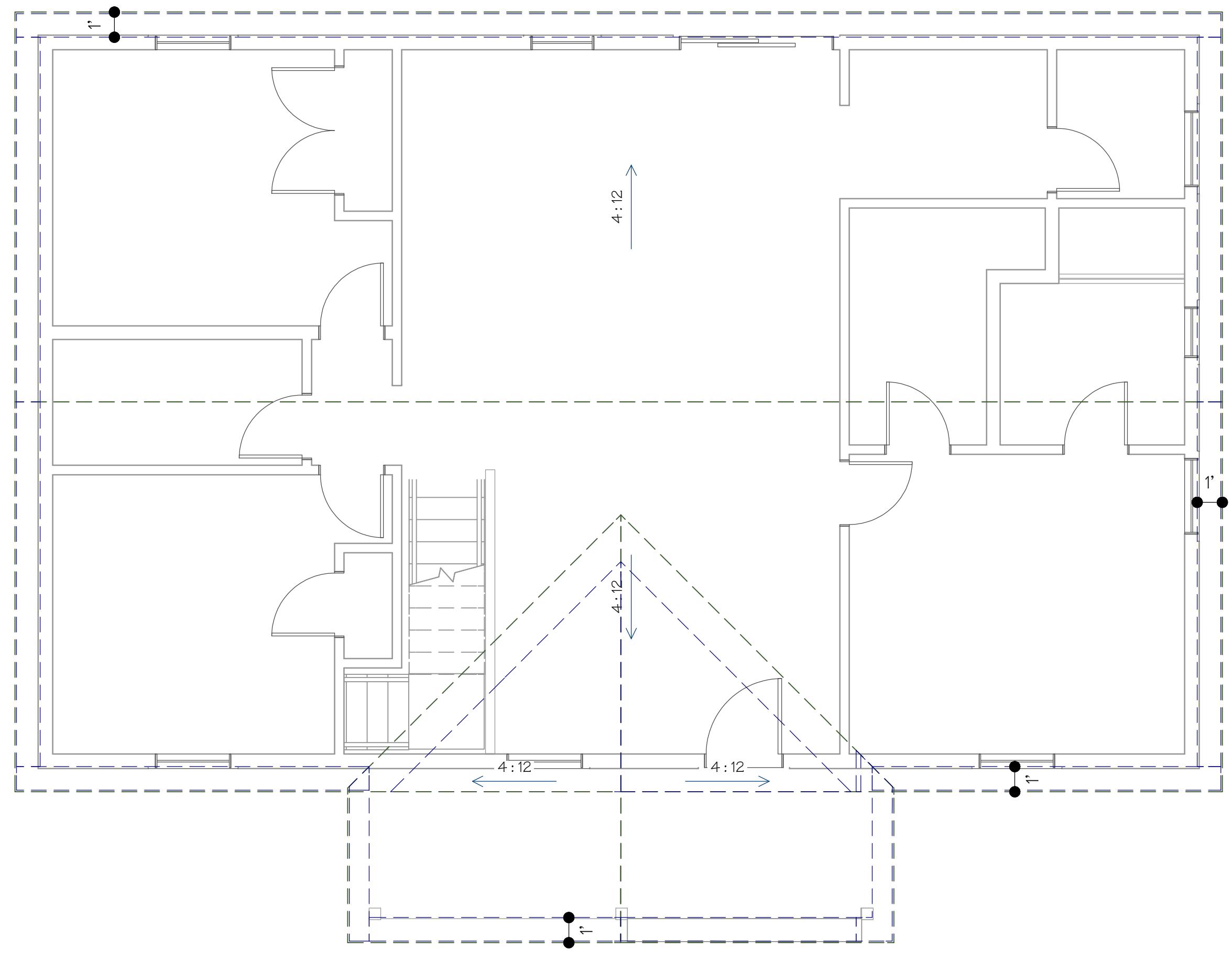
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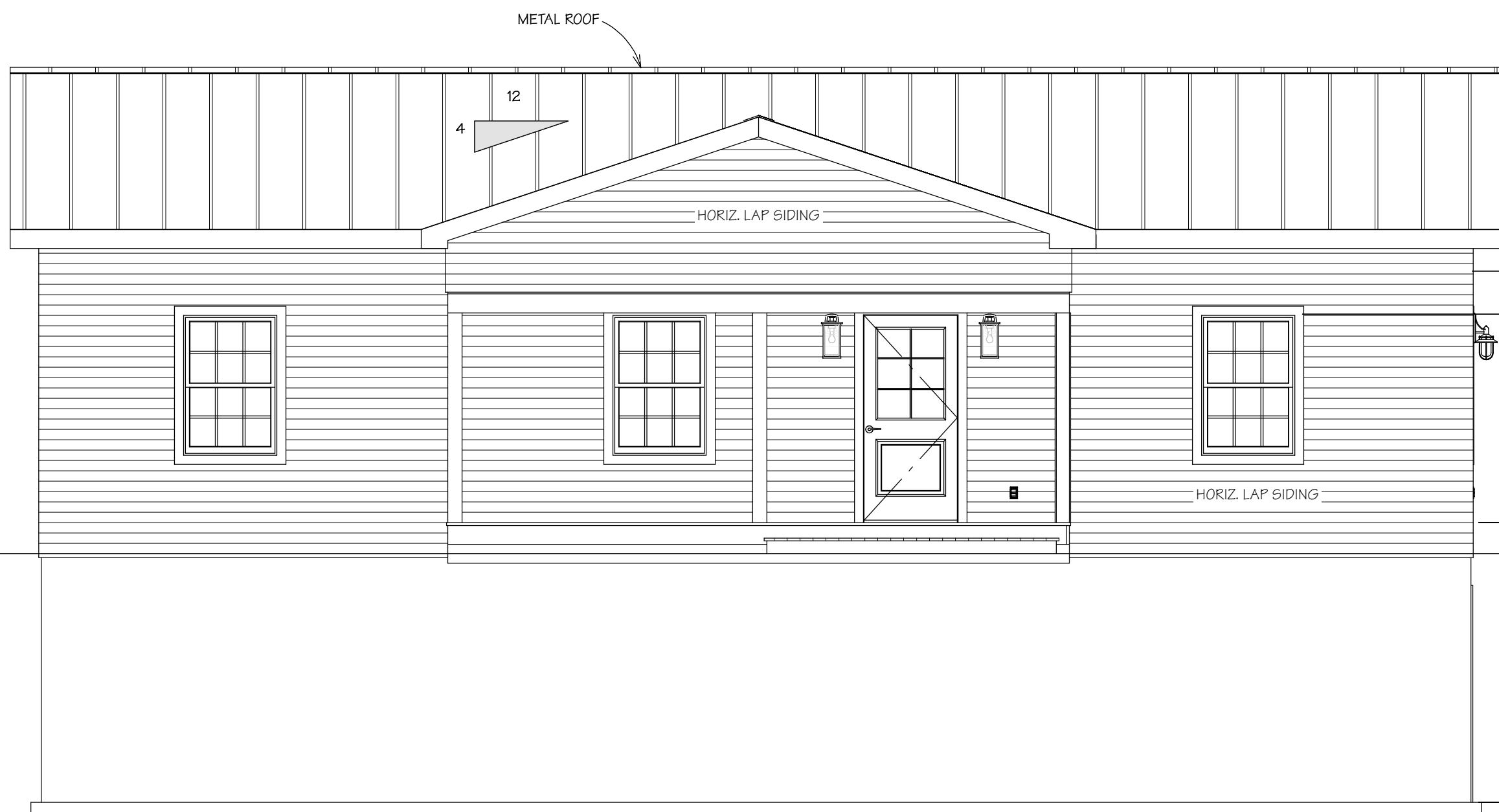
ARCH D (24" x 36")

ROOF PLAN

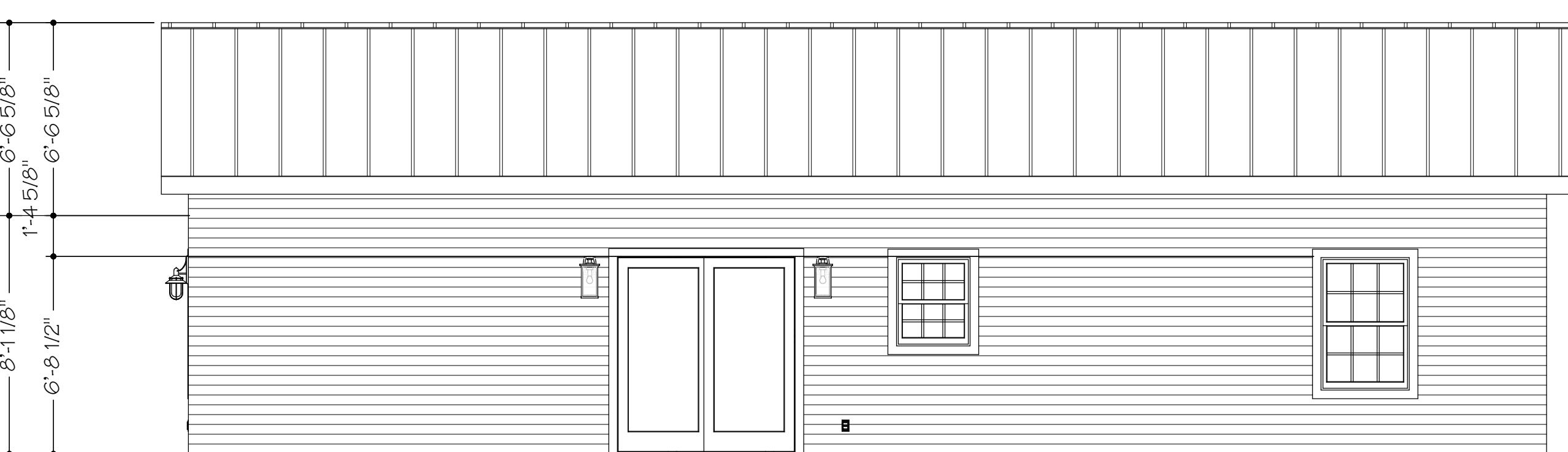
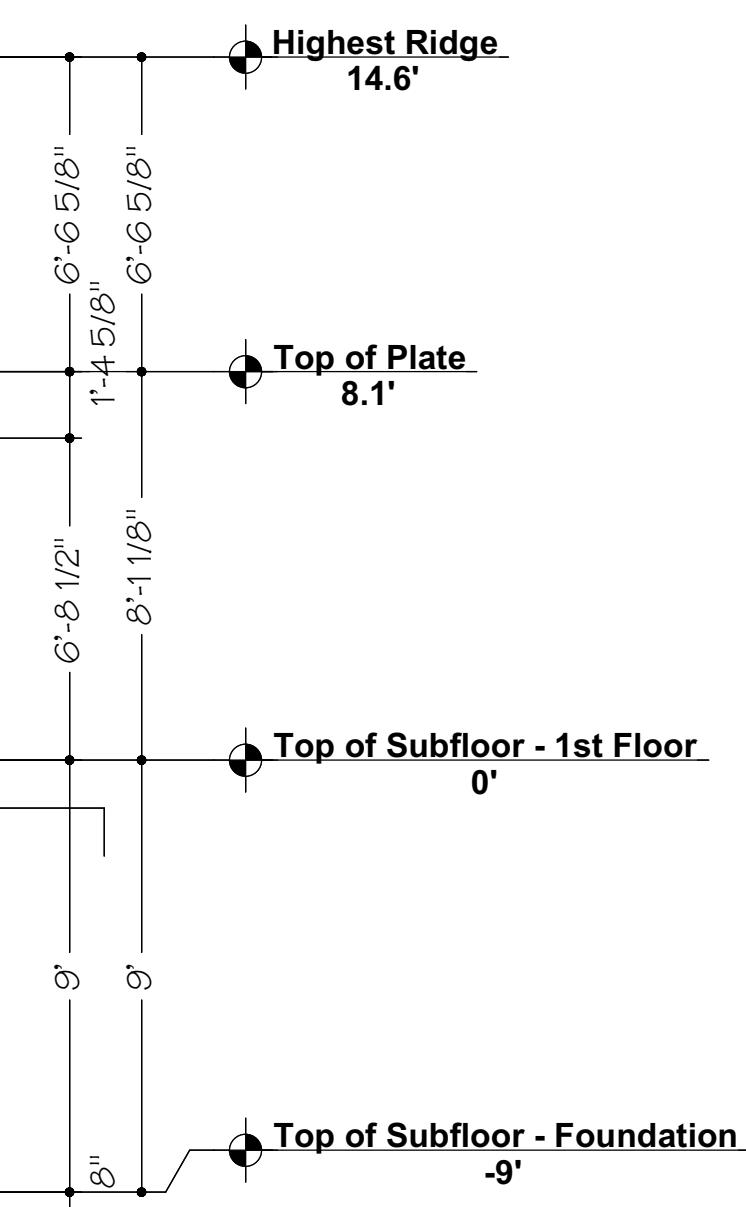
A1.3



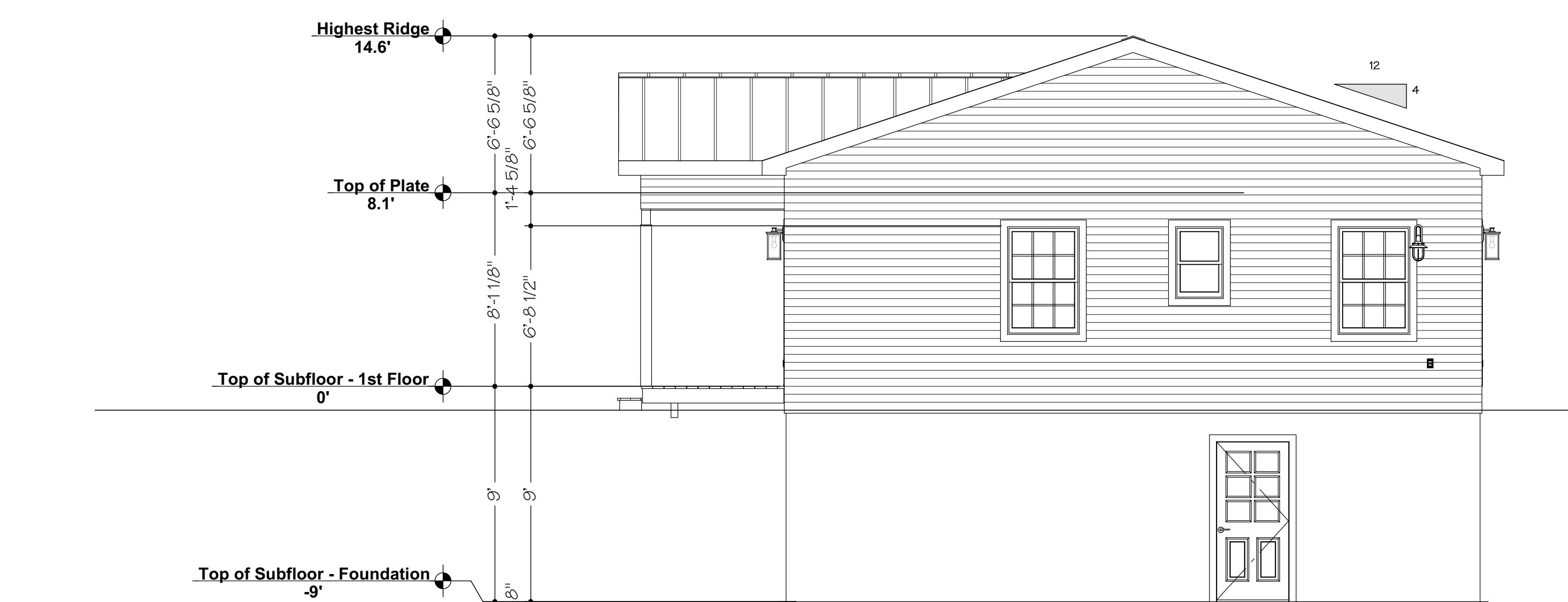
ROOF PLAN VIEW
1/4 IN = 1 FT



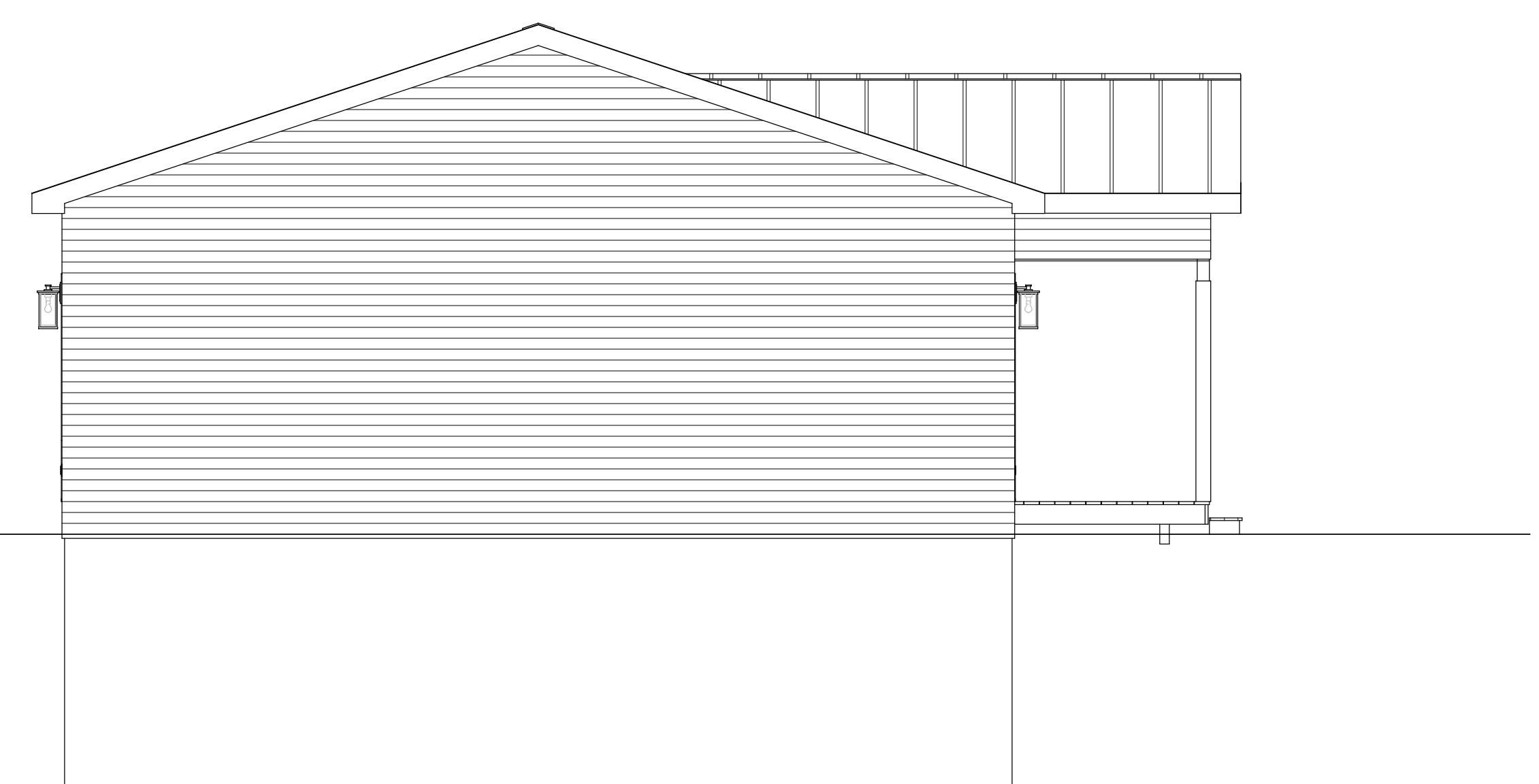
EXTERIOR ELEVATION FRONT 1/4 IN = 1 FT



EXTERIOR ELEVATION BACK 1/4 IN = 1 FT



EXTERIOR ELEVATION RIGHT 1/4 IN = 1 FT



EXTERIOR ELEVATION LEFT 1/4 IN = 1 FT



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REVISION TABLE	
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ARCH D (24" x 36")

PROPOSED ELEVATIONS

A2.1

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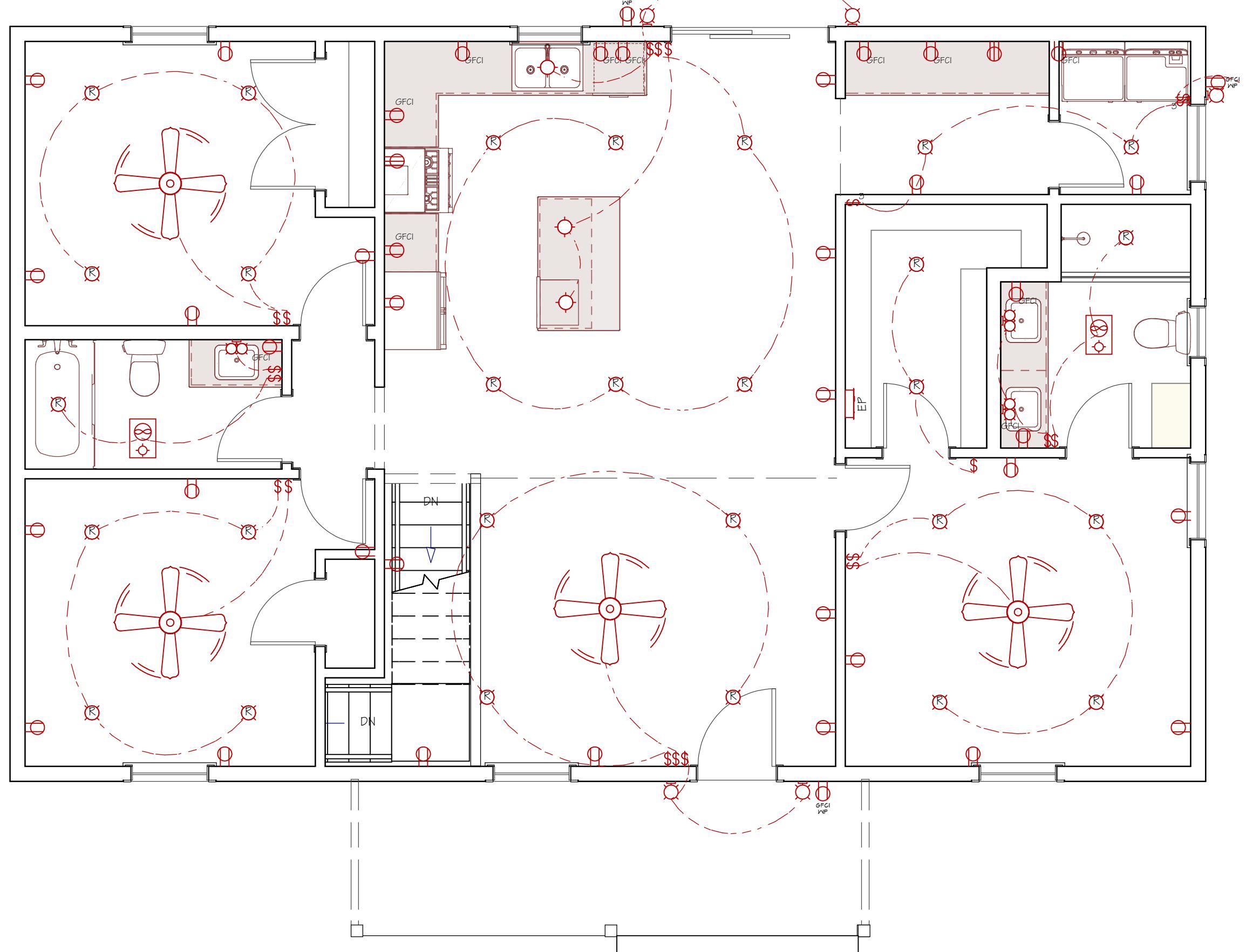
ARCH D (24" x 36")

SCHEDULES

A4.1

DOOR SCHEDULE							
3D EXTERIOR ELEVATION							
NUMBER	D01	D02	D03	D04	D05	D06	D08
LABEL	2668	2668	3068	2668	5068	3068	6068
QTY	3	5	1	1	1	1	1
FLOOR	1	1	0	0	1	1	1
SIZE	2668 R IN	2668 L IN	3068 R EX	2668 L IN	5068 L/R IN	3068 R EX	6068 L EX
R/O	32"X82 1/2"	32"X82 1/2"	38"X83"	32"X82 1/2"	62"X82 1/2"	38"X83"	74"X83"
TYPE	HINGED	HINGED	HINGED	HINGED	DOUBLE HINGED	HINGED	SLIDER
HEADER	2"X6"X35" (2)	2"X6"X35" (2)	2"X6"X41" (2)	2"X6"X35" (2)	2"X6"X65" (2)	2"X6"X41" (2)	2"X10"X77" (2)

WINDOW SCHEDULE				
3D EXTERIOR ELEVATION				
NUMBER	W01	W02	W03	W04
LABEL	3046DH	2030DH	3046DH	2630DH
QTY	1	1	5	1
FLOOR	1	1	1	1
SIZE	3046DH	2030DH	3046DH	2630DH
R/O	37"X55"	25"X37"	37"X55"	31"X37"
EGRESS		YES		
TEMPERED		YES		
TYPE	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG	DOUBLE HUNG
HEADER	2"X6"X40" (2)	2"X6"X28" (2)	2"X6"X40" (2)	2"X6"X34" (2)



ELECTRICAL PLAN VIEW
1/4 IN = 1 FT

ELECTRICAL NOTES:
 1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 2 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 3 AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 2.0 M (6 1/2 FT) ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING.
 4 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 5 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 6 FIXTURES TO BE SELECTED BY HOME OWNER.
 7 HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce, Wall Security/Flood
	Chandelier Light Fixture
	Ceiling Mount duplex, Floor Mount Duplex
	Countertop Receptacle, 240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Vacancy Switch, Occupancy Switch, Occupancy Sensor, Vacancy Sensor
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	Fluorescent Light Fixture
	Audio Video: Control Panel, Switch

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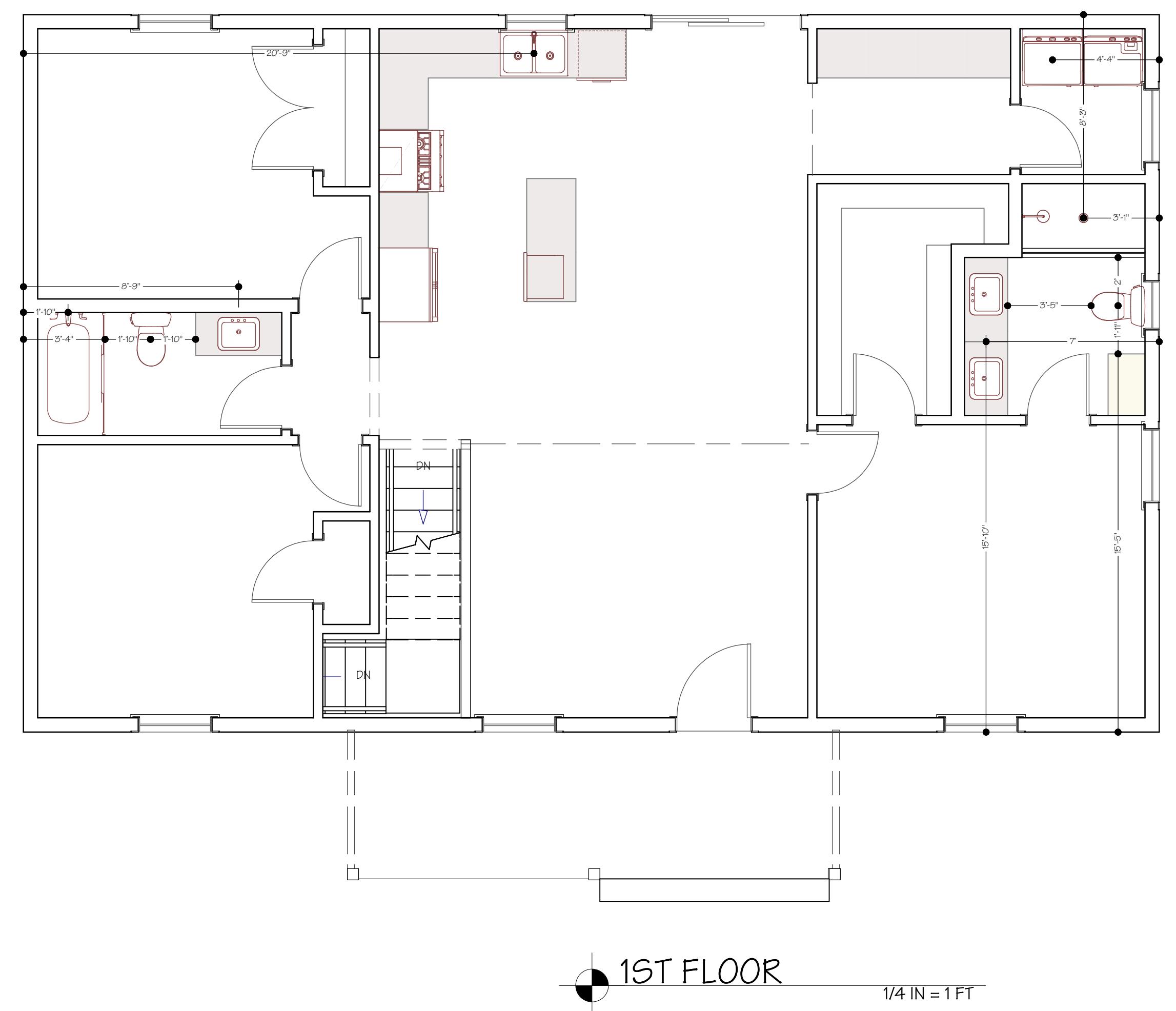
REVISION TABLE	
DATE	DESCRIPTION



ARCH D (24" x 36")

ELECTRICAL PLAN

E1.1



PLUMBING NOTES:

1. ALL WATER SUPPLY PIPING SHALL BE TYPE "M" RIGID INSTALL CUT-OFF VALVES ON ALL FUTURE SINKS, LAVATORIES, AND WATER HEATERS.
2. INSTALL DOUBLE ACTING BACKFLOW PREVENTOR ON WATER SUPPLY SERVICE LINE BETWEEN METER AND BUILDING. BACKFLOW PREVENTOR TO HAVE POSITIVE SHUT-OFF CAPABILITIES WITH ANTI-SIPHON BREAK CHARACTERISTICS.
3. WHERE COPPER PIPE AND FITTINGS MEET OR CONNECT TO OTHER METALS LIKE STEEL, IRON, ALUMINUM, OR OTHERS, USE COUPLINGS OR FITTINGS EQUIPPED WITH DIELECTRIC TYPE MATERIALS TO SEPARATE THE CONTACT BETWEEN COPPER AND THESE OTHER METALS.
4. SANITARY SEWER PIPING SHALL BE PVC SCHEDULE 40 WASTEWATER PIPE. ALL VENT PIPING SHALL BE 2"Ø.
5. PLUMBING AND UTILITY LINES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES.
6. AIR CONDITIONING CONDENSATE LINES FROM AIR HANDLING UNIT SHALL BE PVC AND PIPED AT THE FULL SIZE OF THE OUTLET DRAIN.
7. PROVIDE PROPER SLEEVING AND SEALANT FOR ALL PIPING PENETRATIONS THROUGH OUTSIDE WALL AND ROOF.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION OF PIPES AND EQUIPMENT.
9. THE MAIN WATER PIPES, WHICH ARE THE ONES THAT COME OFF THE MAIN WATER SUPPLY AND THE WATER HEATER, ARE 3/4 INCHES IN DIAMETER.
10. THE BRANCH WATER LINES, WHICH ARE THE ONES THAT FEED INDIVIDUAL FIXTURES, ARE 1/2 INCH IN DIAMETER.
11. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.2 GALLON PER MINUTE.
12. ABS OR PVC USED IN DWV SYSTEM MUST BE SCHEDULE 40; COPPER TUBING USED IN WATER PIPING MUST BE SPECIFIED TYPE M MINIMUM WEIGHT IN THE BUILDING ABOVE THE SLAB AND COPPER TUBING USED IN WATER PIPING BELOW THE FLOOR SLAB MUST BE TYPE L MINIMUM WEIGHT, INSTALLED WITHOUT JOINTS. GAS FUEL PIPING MATERIAL SHALL COMPLY WITH IRC G2414.

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PLUMBING PLAN

P1.1

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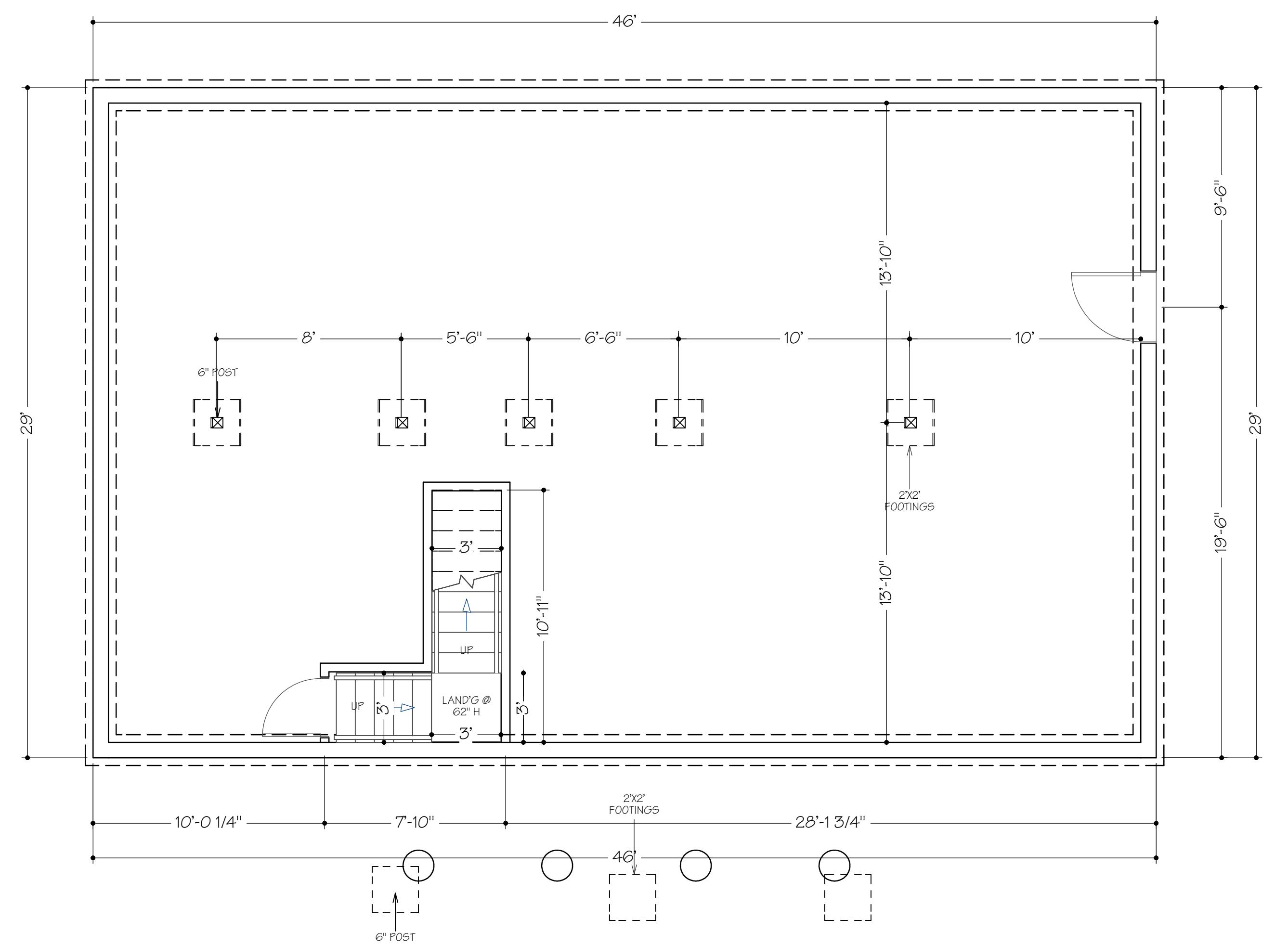
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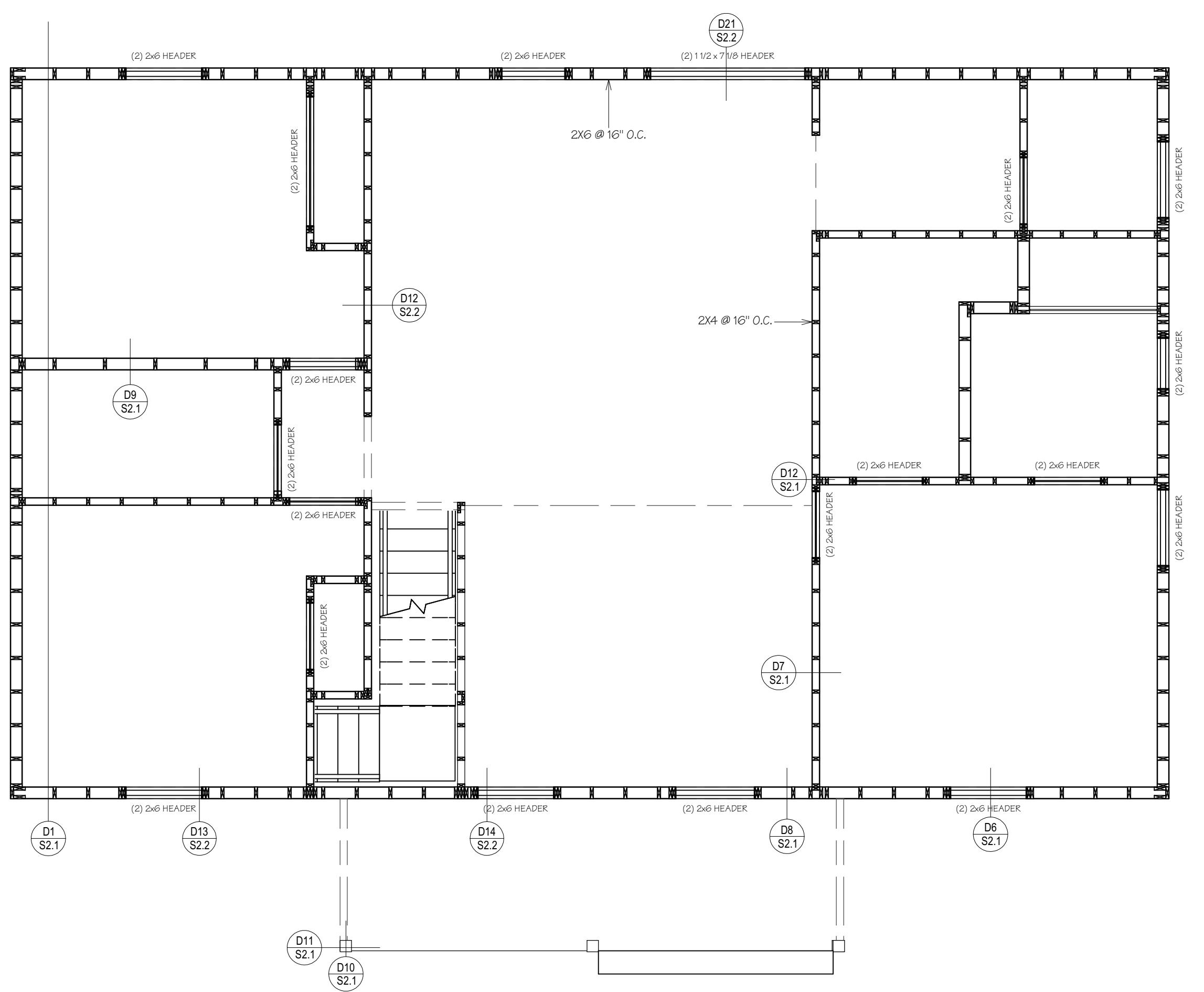


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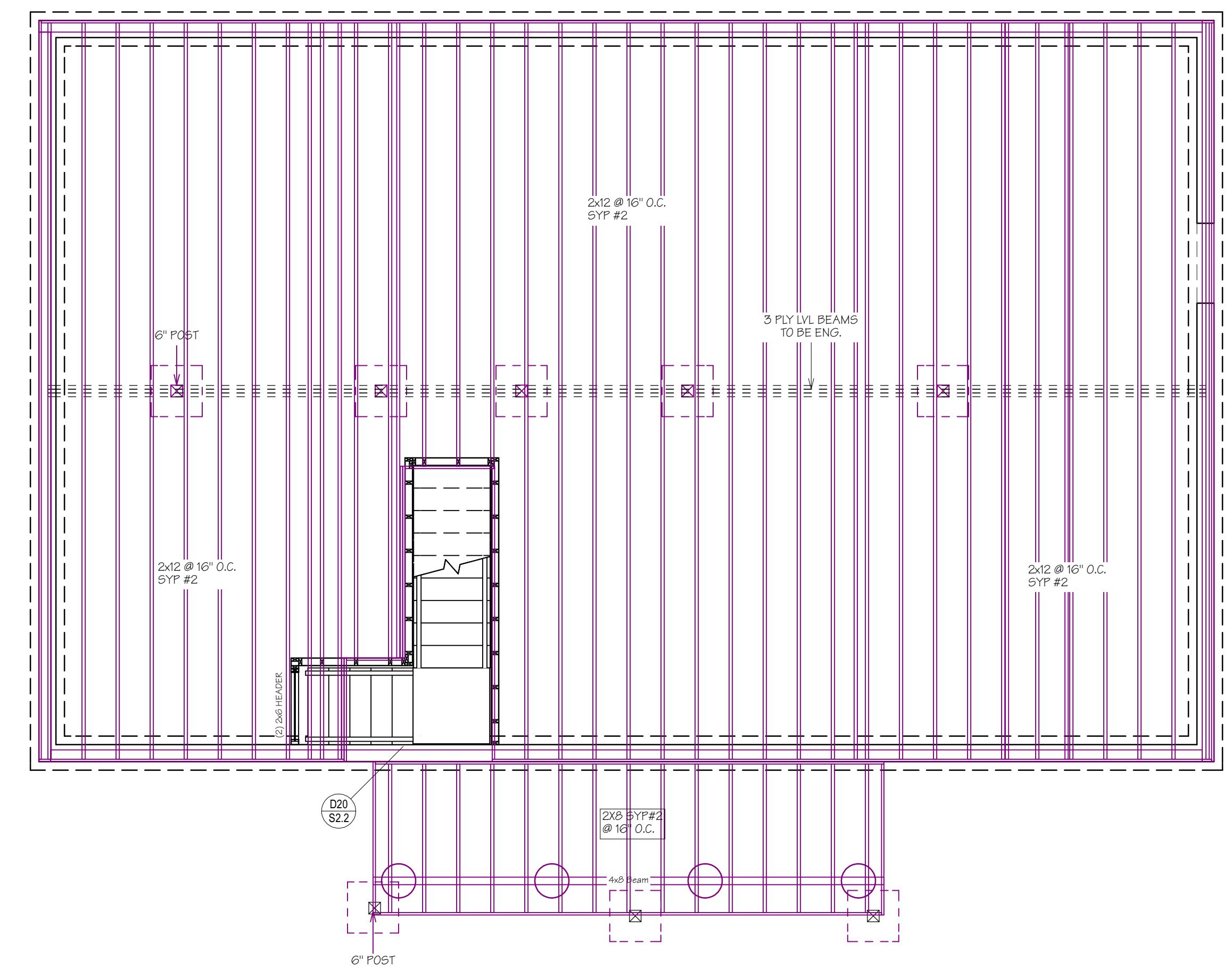
FOUNDATION PLAN

S1.1





FRAMING, FLOOR PLAN VIEW
1/4 IN = 1 FT



FRAMING, FLOOR PLAN VIEW
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WALL/DECK FRAMING

S1.2

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17320
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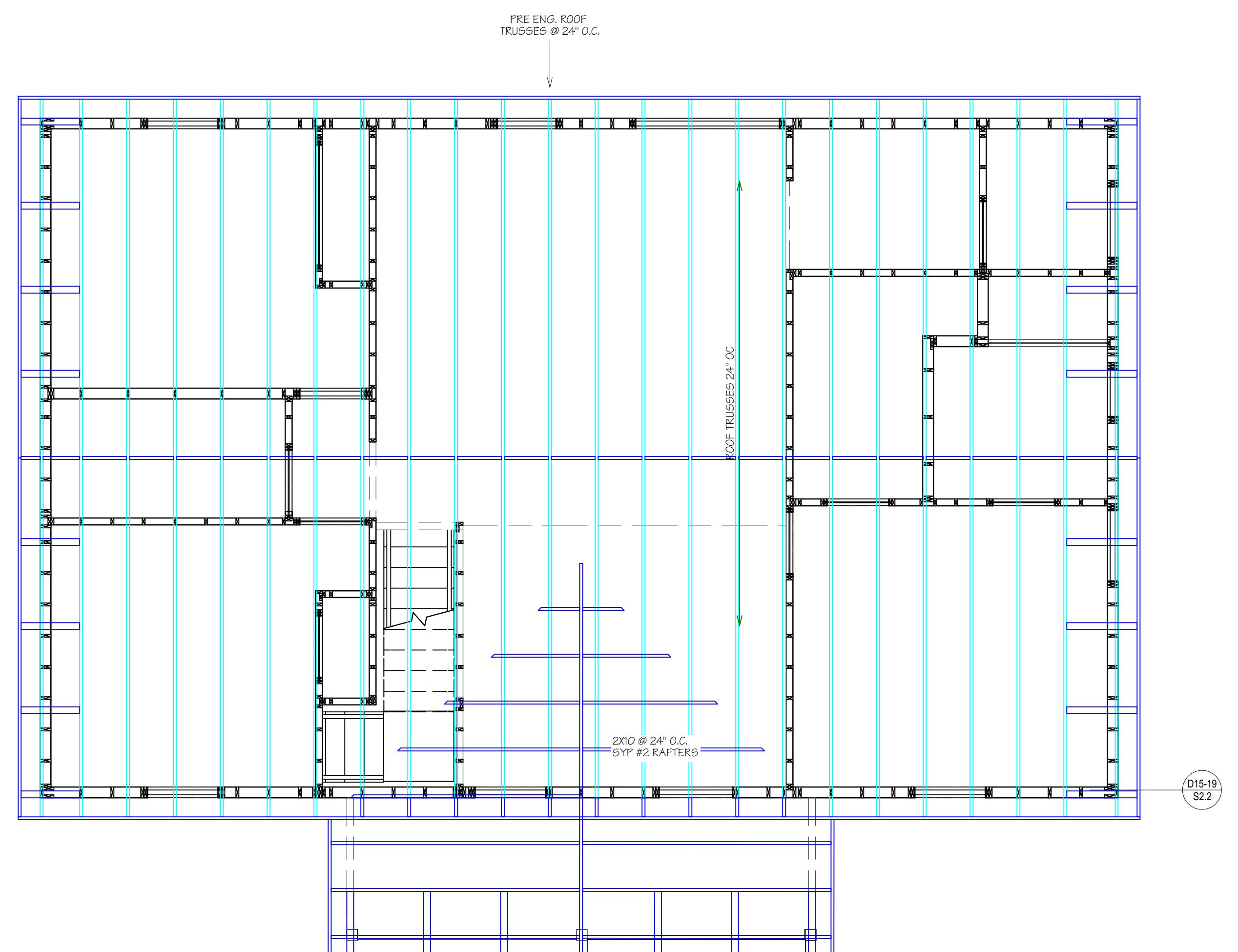
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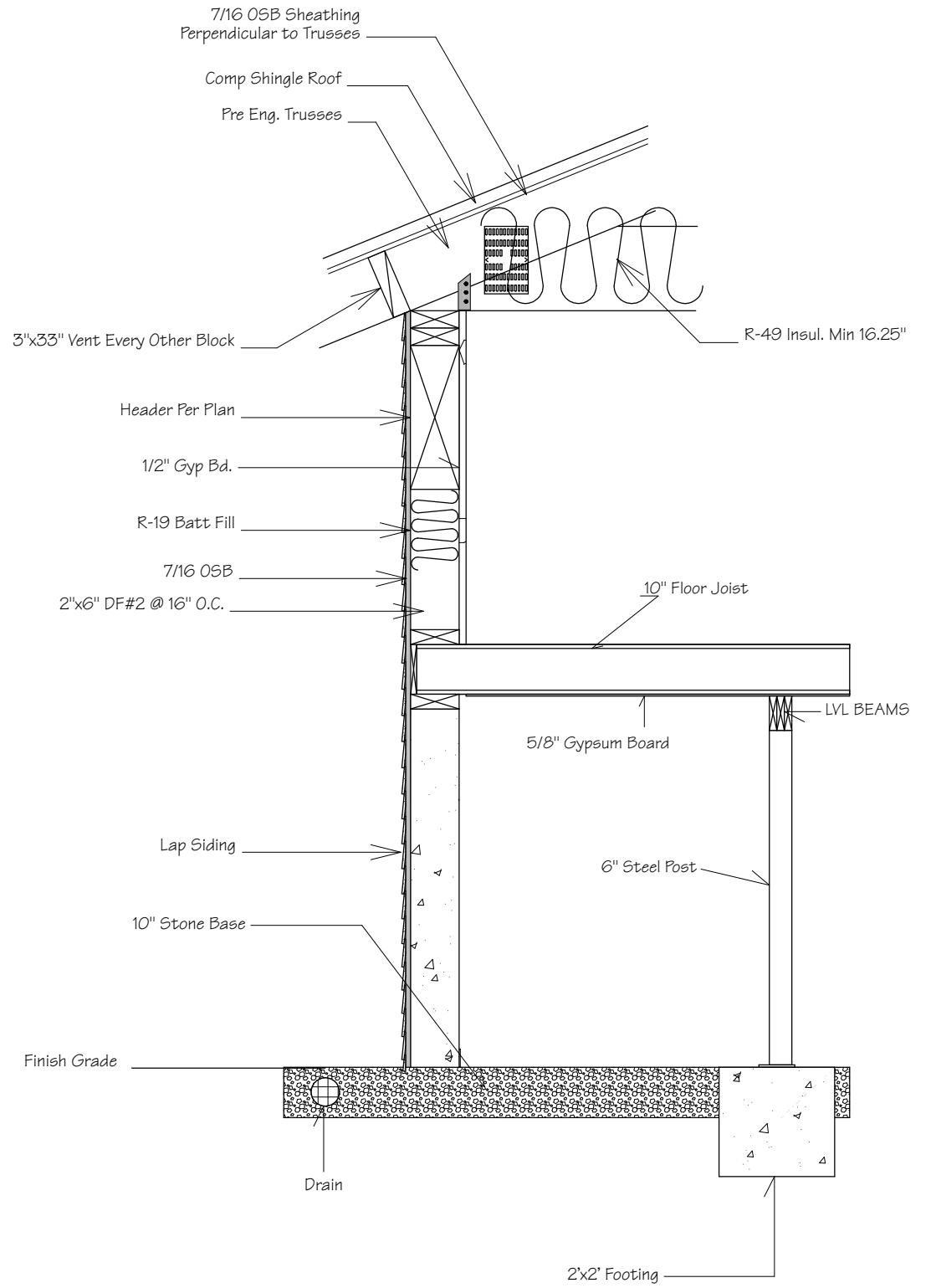
ARCH D (24" x 36")

ROOF FRAMING PLAN

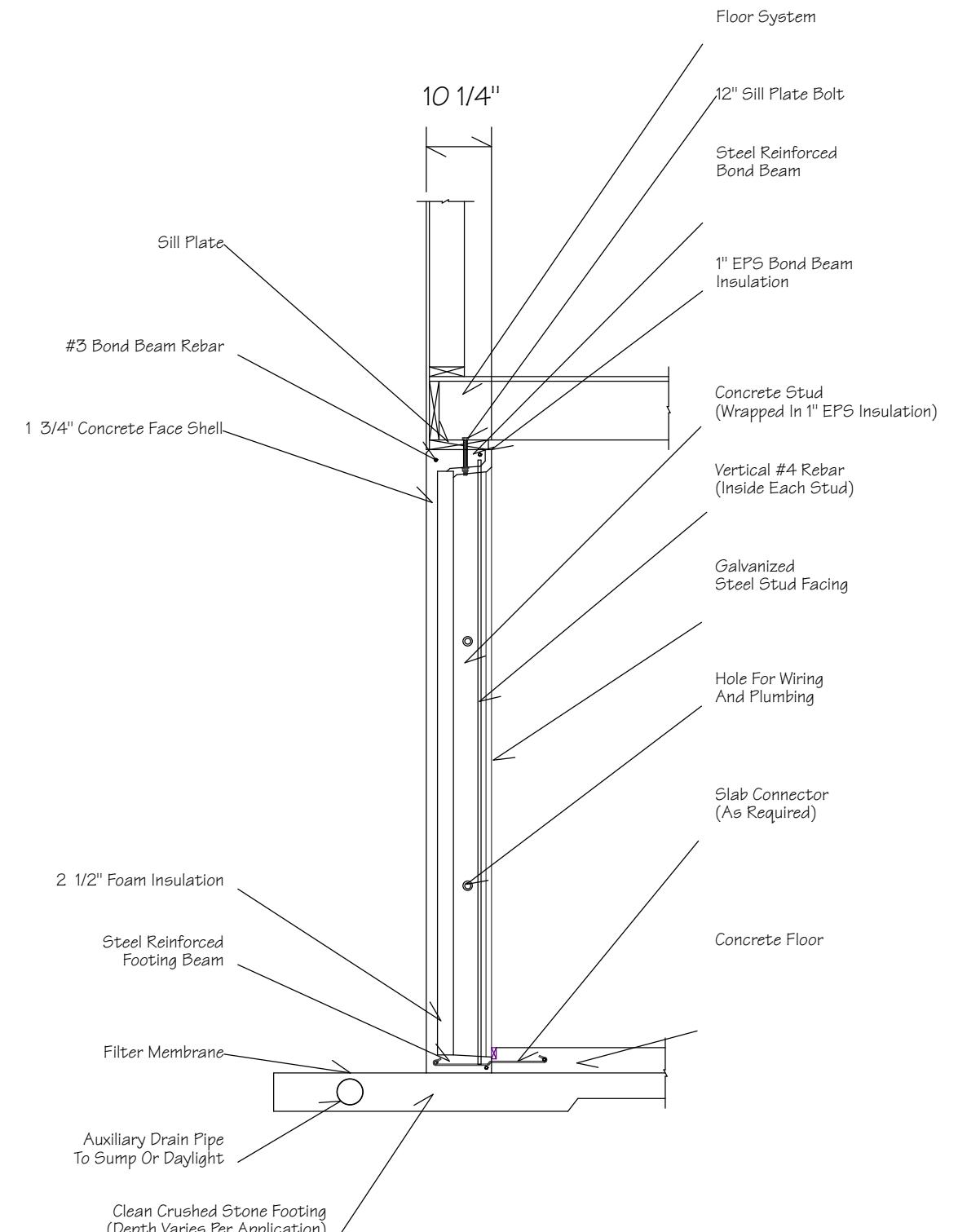
S1.3



FRAMING, ROOF PLAN VIEW
1/4 IN = 1 FT



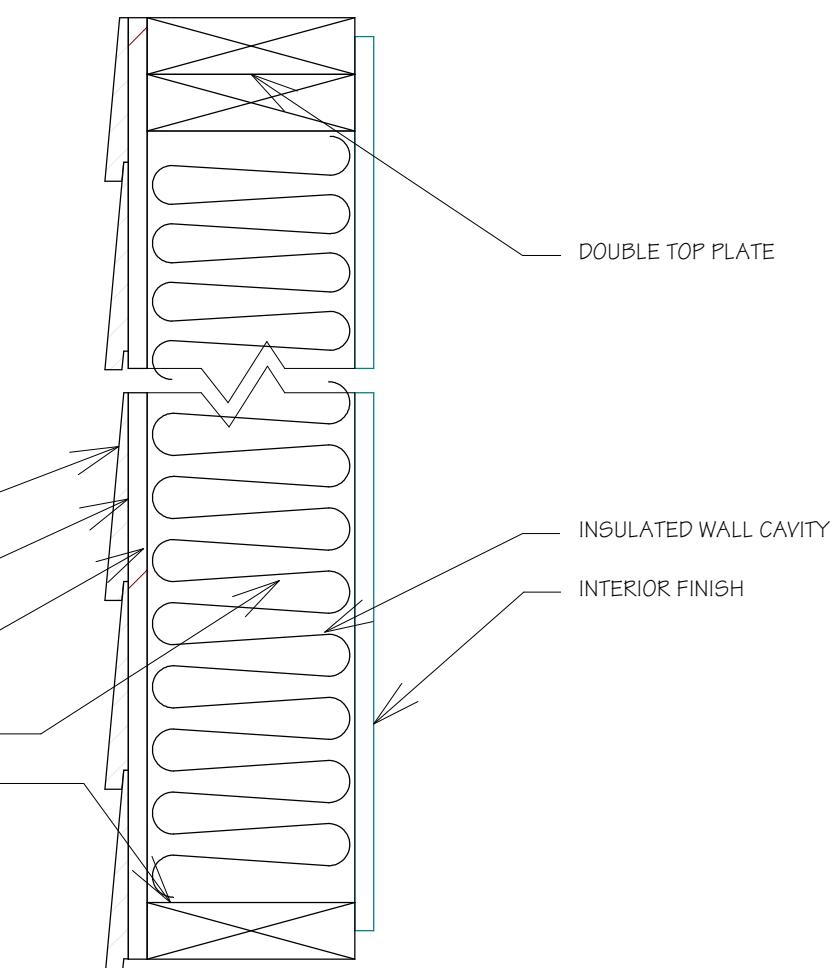
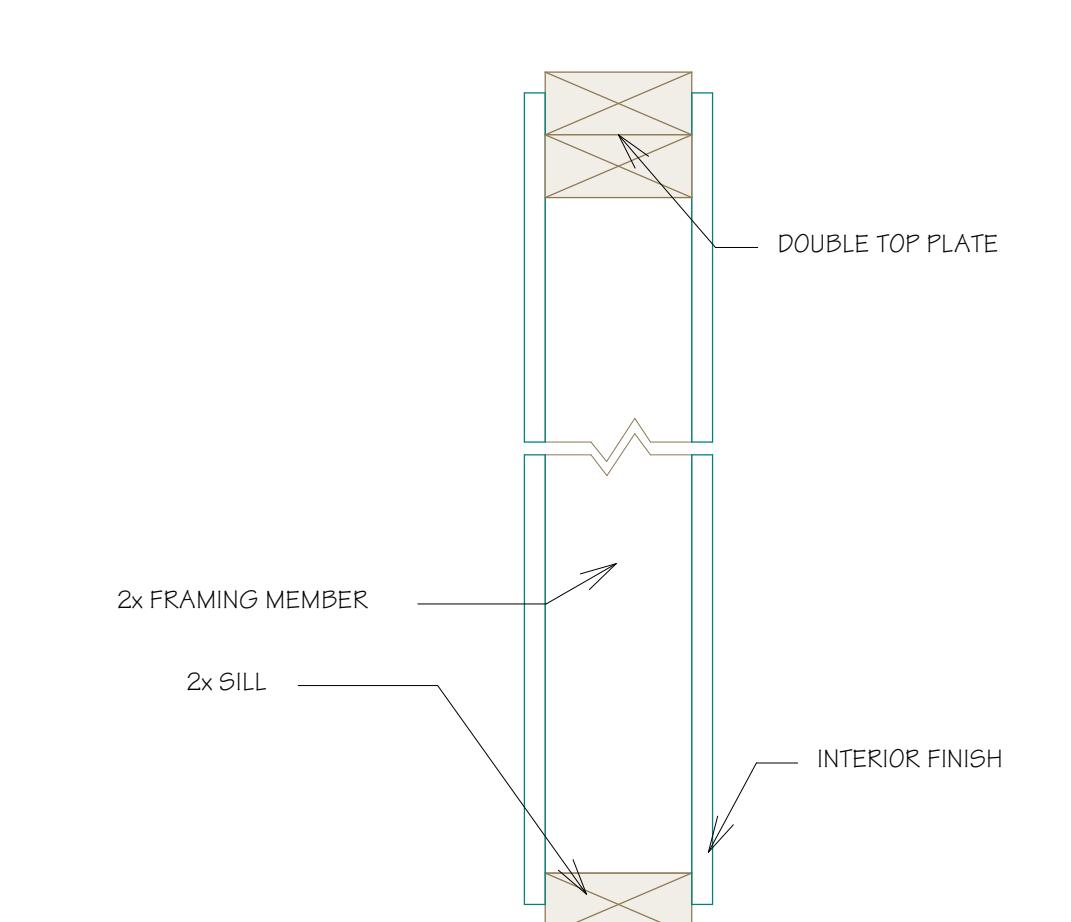
D1 TYPICAL CROSS SECTION



D2 XI WALL DETAIL

D3

D4

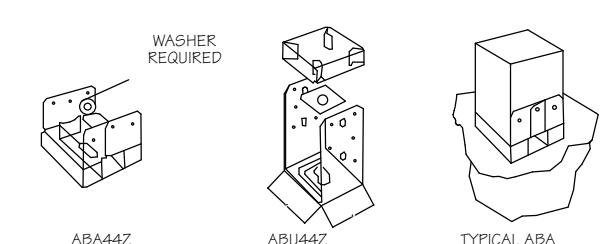
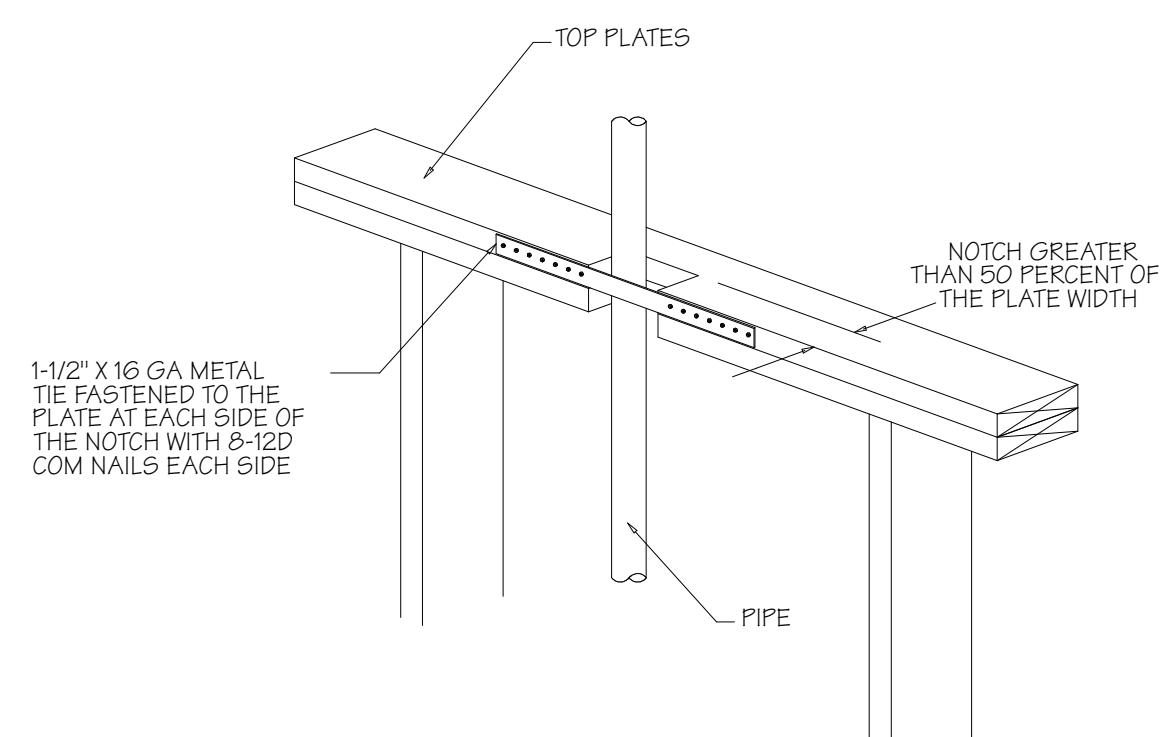


D5

D6 BUILT UP HEADER DETAIL

D7 INTERIOR WALL DETAIL

D8 EXTERIOR WALL DETAIL



MODEL NO.	POST SIZE	ANCHOR DIA.	NAILS	SD SCREWS
ABM44Z	4x4	1/2	6-10d	6-SD#9x1 1/2
ABU44Z	4x4	5/8	12-16d	12-SD#10x1 1/2
ABA46Z	4x6	5/8	8-16d	8-SD#10x1 1/2
ABU46Z	4x6	5/8	12-16d	-
ABA66Z	6x6	5/8	8-16d	8-SD#10x1 1/2
ABU66Z	6x6	5/8	12-16d	-
ABU86Z	8x6	2 5/8	18-16d	-

D9 TOP PLATE PENETRATIONS

D10 POST BASE DETAIL, TYPICAL

D11 POST CAP DETAIL, TYPICAL

D12 FRAMING INTERSECTION, TYPICAL



D. FORBES DRAFTING DESIGN
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210-773-0933
SAN ANTONIO, TX US
QUERETARO, MX

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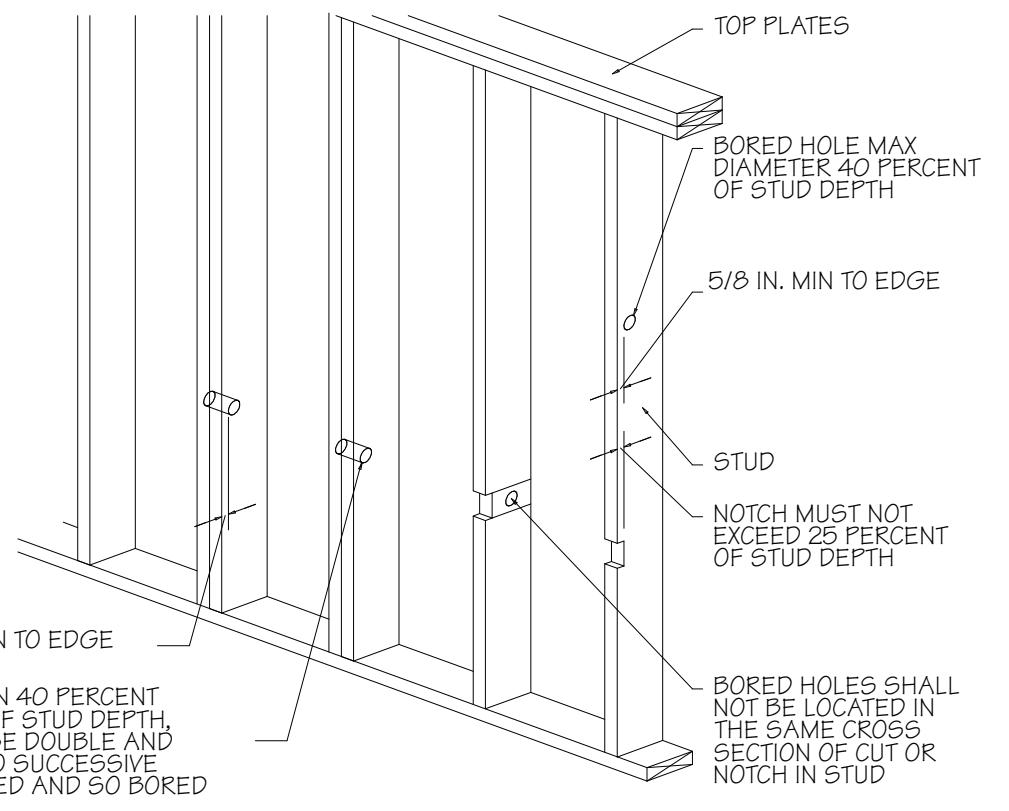
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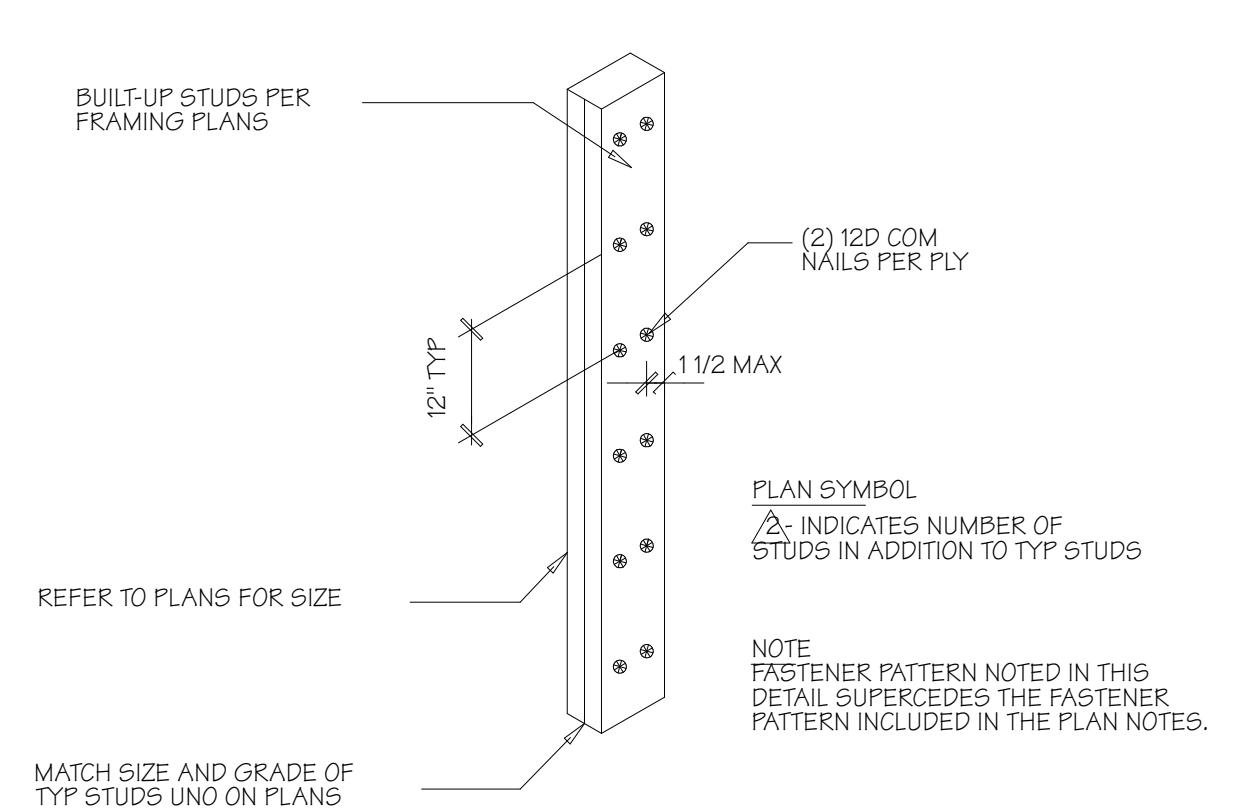
ARCH D (24" x 36")

DETAILS

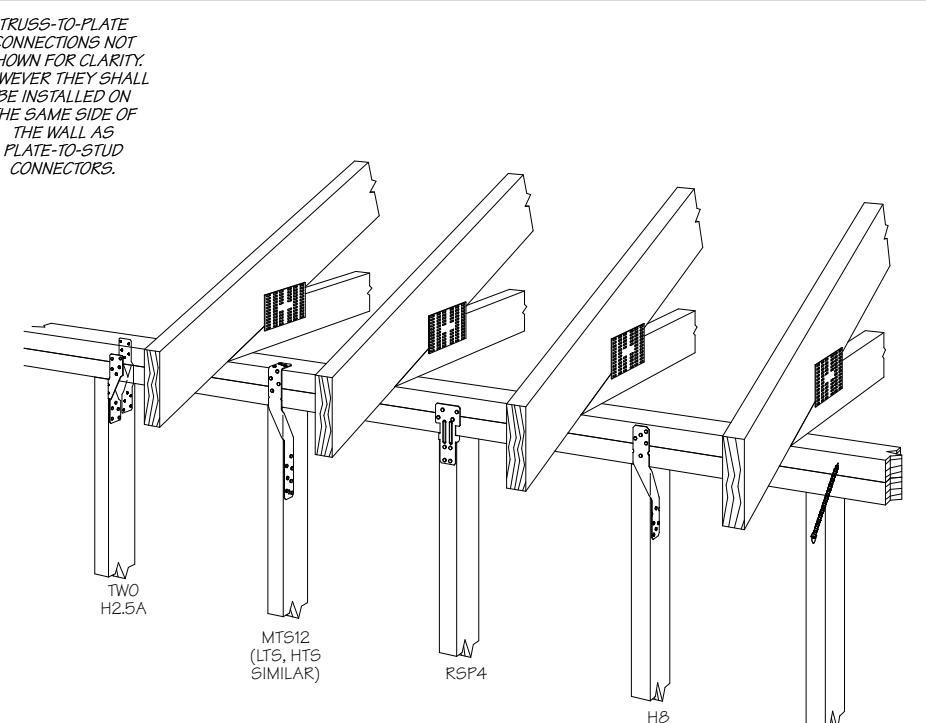
S2.1



D12 HORIZONTAL PENETRATIONS IN STUDS



D13 MULTIPLE STUD NAILING



D14 WINDOW FRAMING, TYPICAL

(2) #2 YP TOP PLATE		TYPICAL FRAMED OPENING SCHED.		
WINDOW WIDTH	NUMBER OF STUDS AT EACH SIDE OF WINDOW	# SIL PLATE		# SIL PLATE
		KING	JACK	
< 3'-0"	1		1	1
3'-0" to 6'-0"	2		1	1
6'-0" to 9'-0"	3		1	1
9'-0" to 11'-11"	4		1	2
12'-0" to 14'-8"	5		1	2

CHART IS FOR 16" O.C. STUD SPACING. DOUBLE ALL COUNTS FOR 8" O.C. SPACING

TYPICAL WALL FRAMING SCHED.		
PLATE HEIGHT	SUPPORTING ROOF ONLY	SUPPORTING FLOOR AND ROOF
PLATE HEIGHT	① 16" O.C. @ 8" O.C.	② 16" O.C. @ 8" O.C.
< 10'-2"	2x4	2x4
10'-2" to 14'-2"	2x6	2x4
14'-2" to 16'-2"	2x6	2x6
16'-2" to 20'-0"	N/A	2x6

ALL STUDS ARE SPF OR #2 YP.



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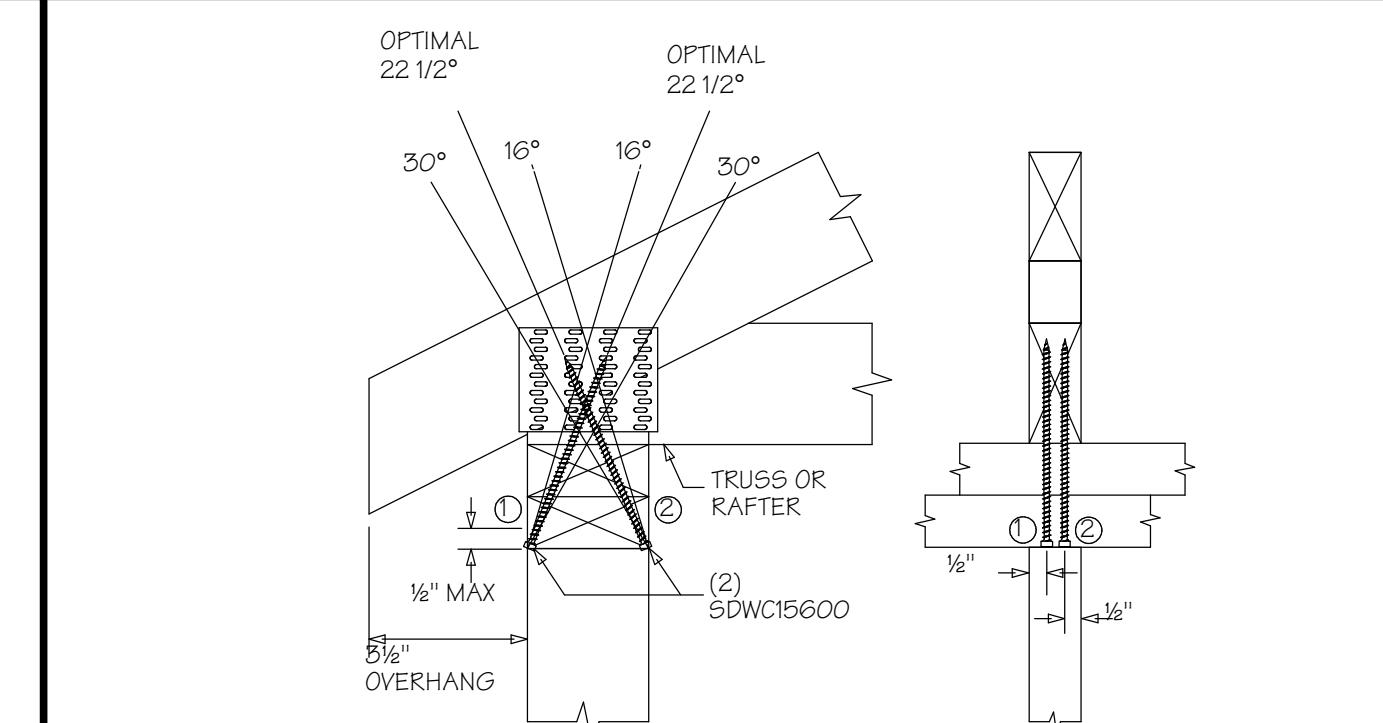
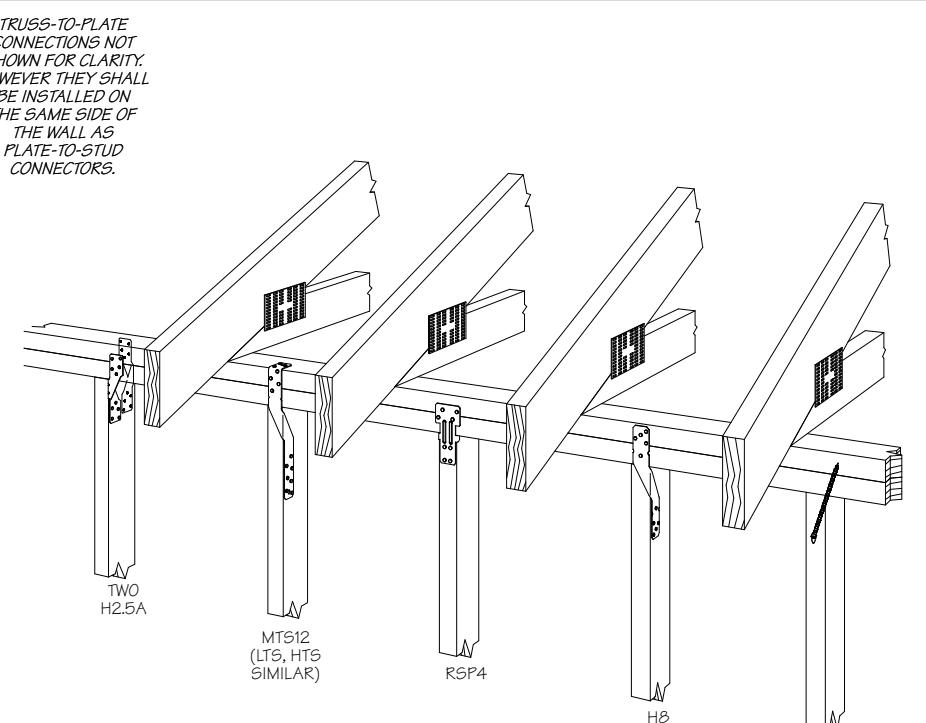
ARCH D (24" x 36")

DETAILS

S2.2

D15 STUD TO TOP PLATE ATTACHMENT, W/ TRUSS

D16 TRUSS TO TOP PLATE ATTACH. IN LINE STUD

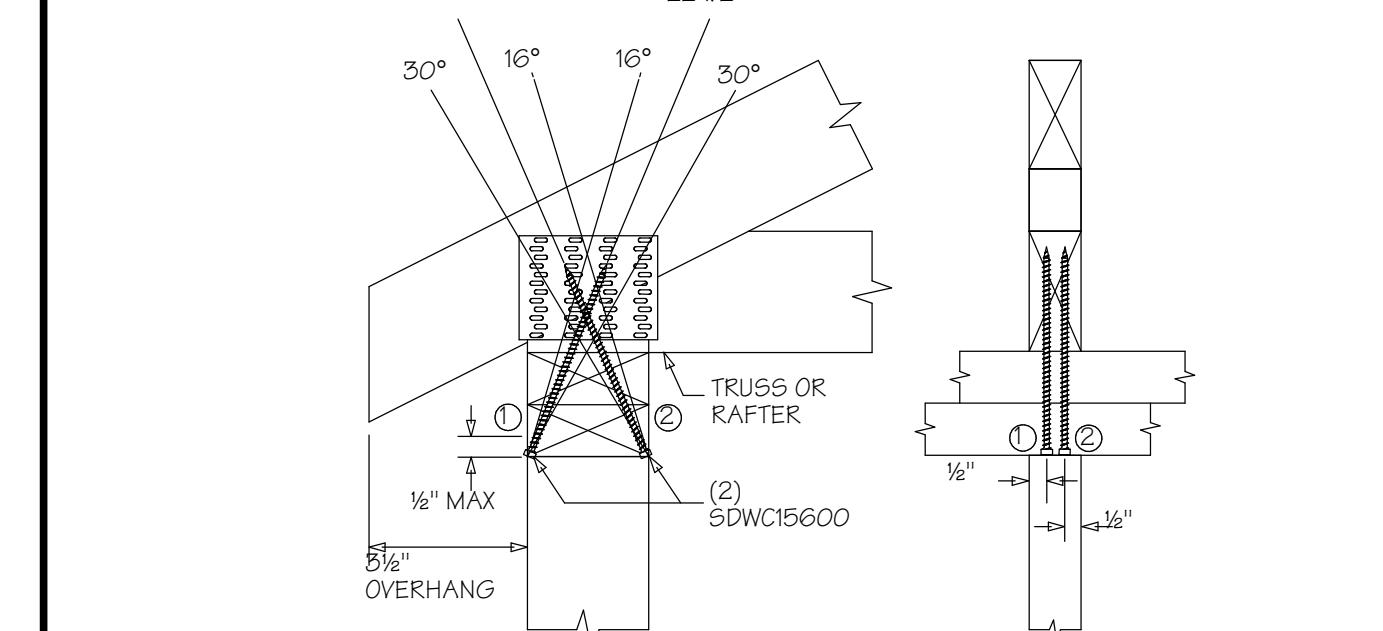
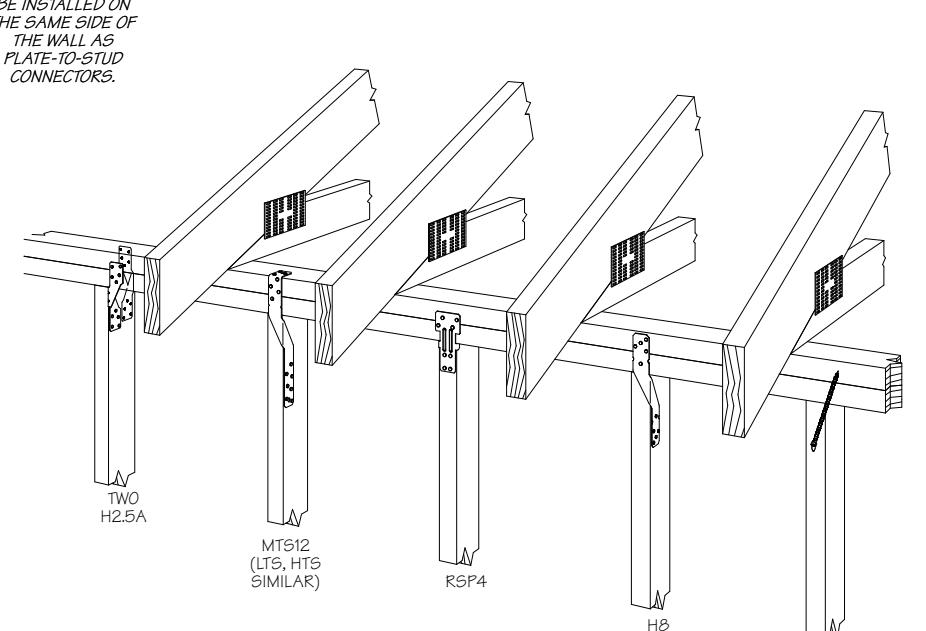


D17 TRUSS TO TOP PLATE ATTACH. IN LINE STUD

D18 TRUSS TO TOP PLATE ATTACH. OFFSET STUD

D19 TRUSS TO TOP PLATE ATTACH. OFFSET STUD

D20 DECK ANCHORED TO FOUNDATION



D21 MULTIPLE HEADER NAILING

D22

D23

D24

D25

D26