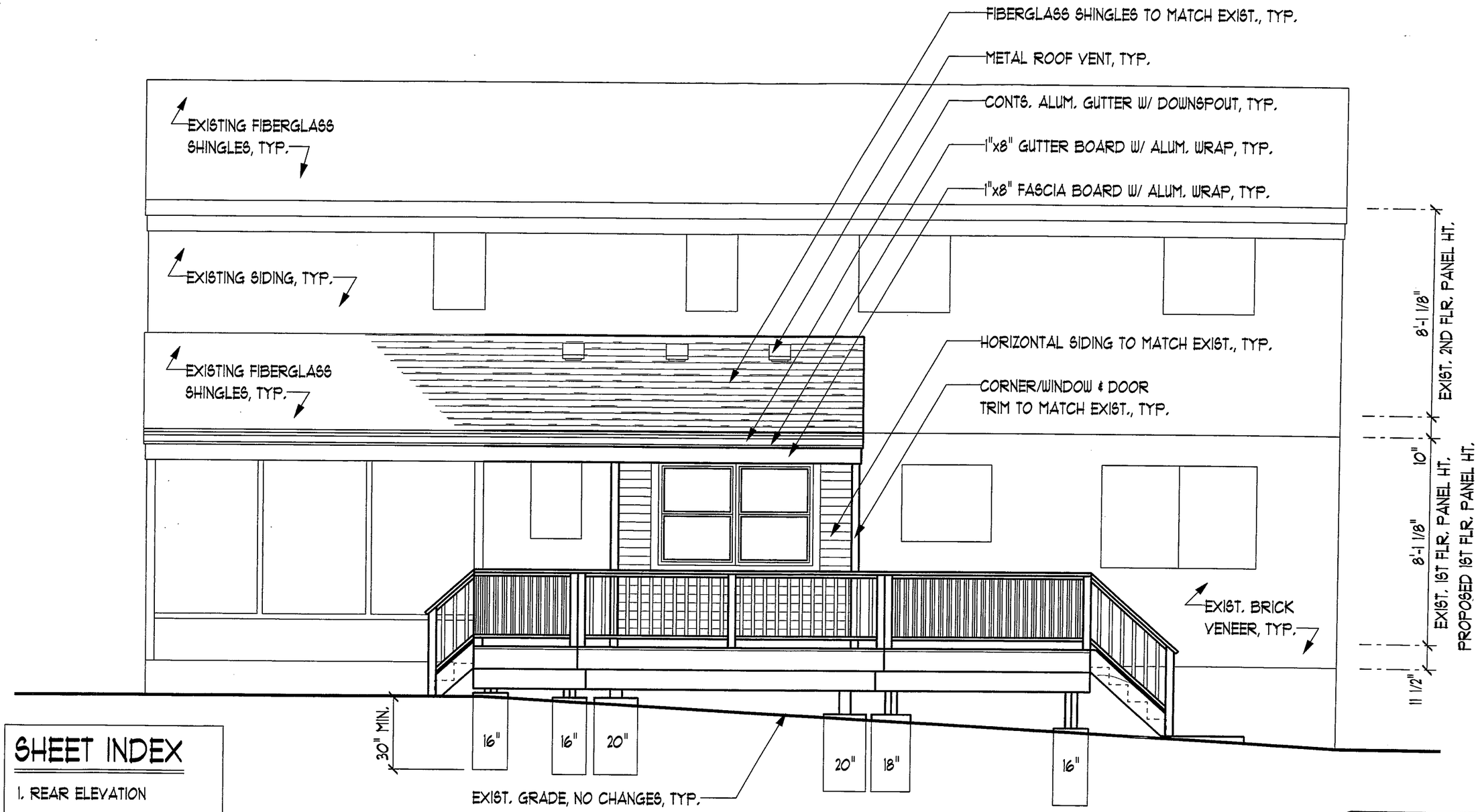


SHEET INDEX

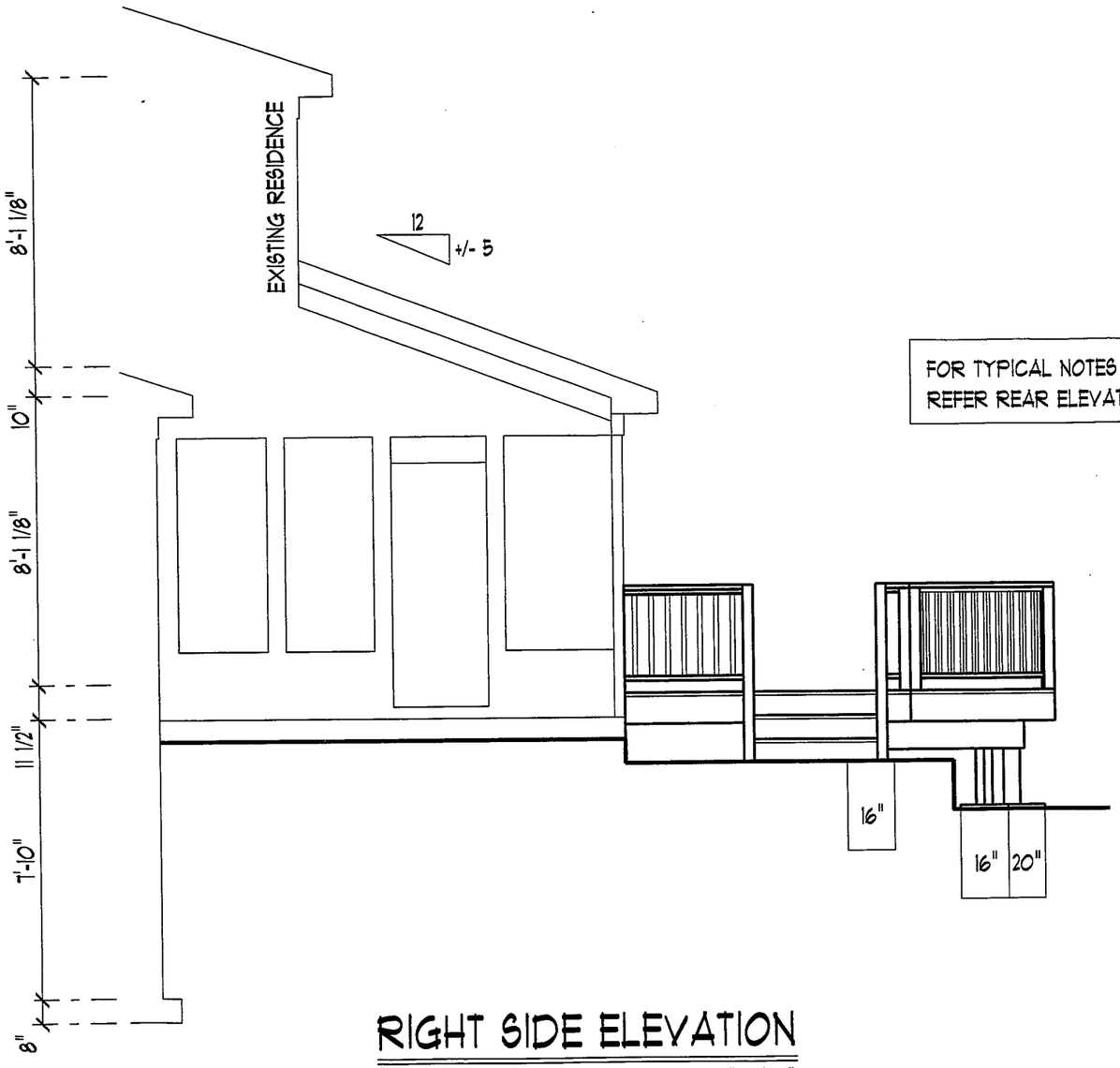
1. REAR ELEVATION
2. SIDE ELEVATIONS
3. FOUNDATION PLAN
4. FIRST FLOOR PLAN
5. SECTIONS, DETAILS, NOTES

PROPOSED REAR ELEVATION

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

NOTE:
ENGINEERS REVIEW AND SEAL APPLIES TO ELEMENTS OF "NON-CONFORMING" STRUCTURE.

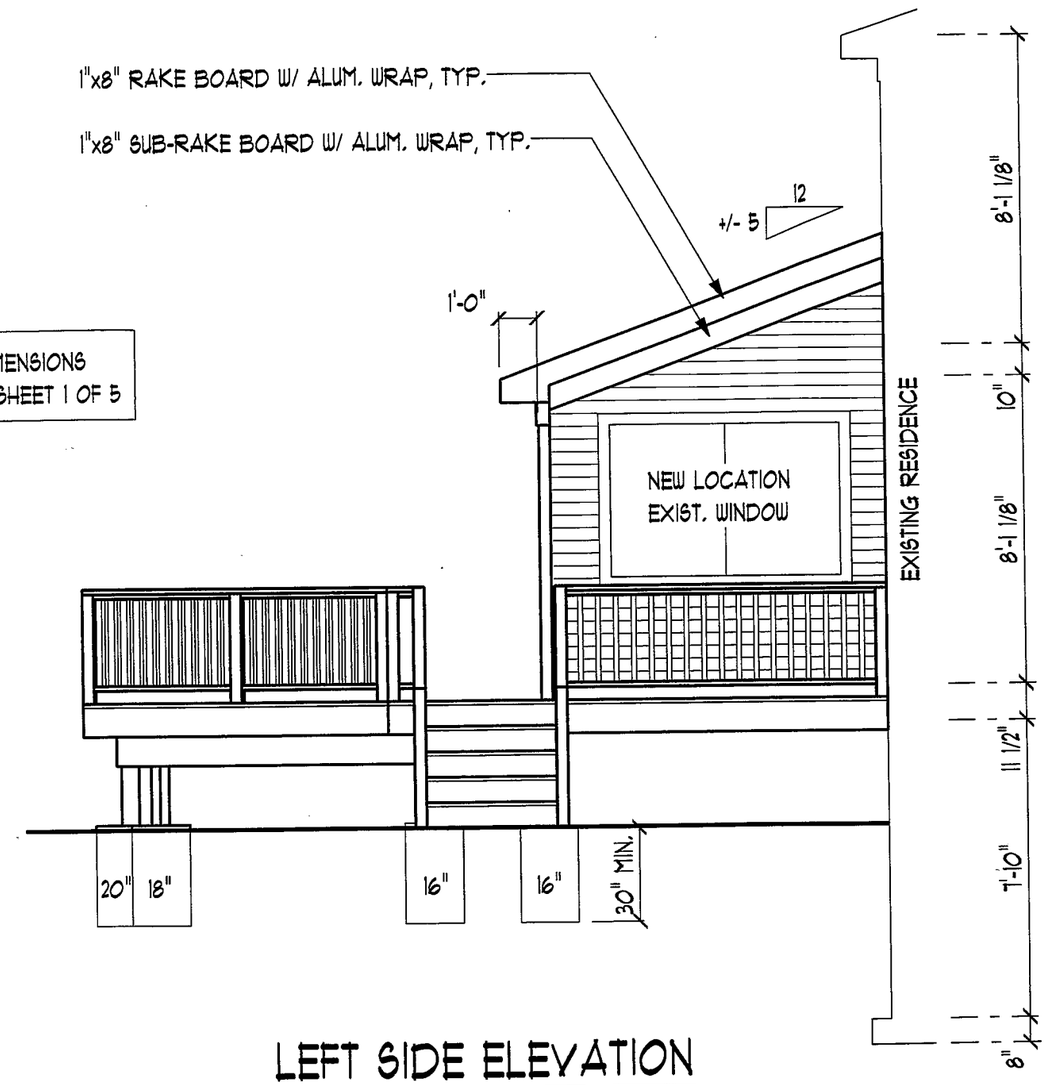
SYCAMORE TOWNSHIP
PLANNING & ZONING
JUN 29 2015
RECEIVED



RIGHT SIDE ELEVATION

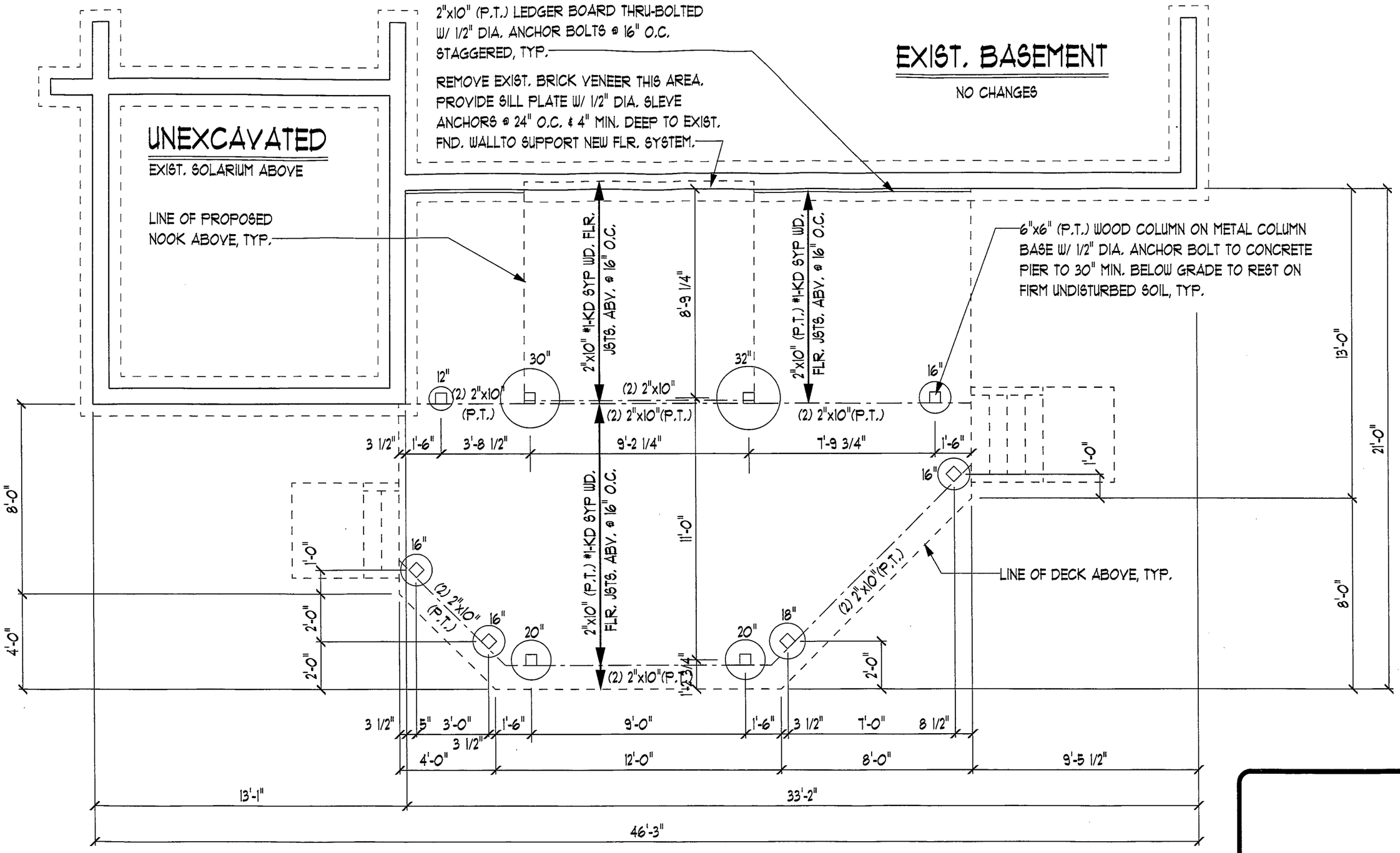
SCALE: 1/4" = 1'-0"

FOR TYPICAL NOTES & DIMENSIONS
REFER REAR ELEVATION SHEET 1 OF 5



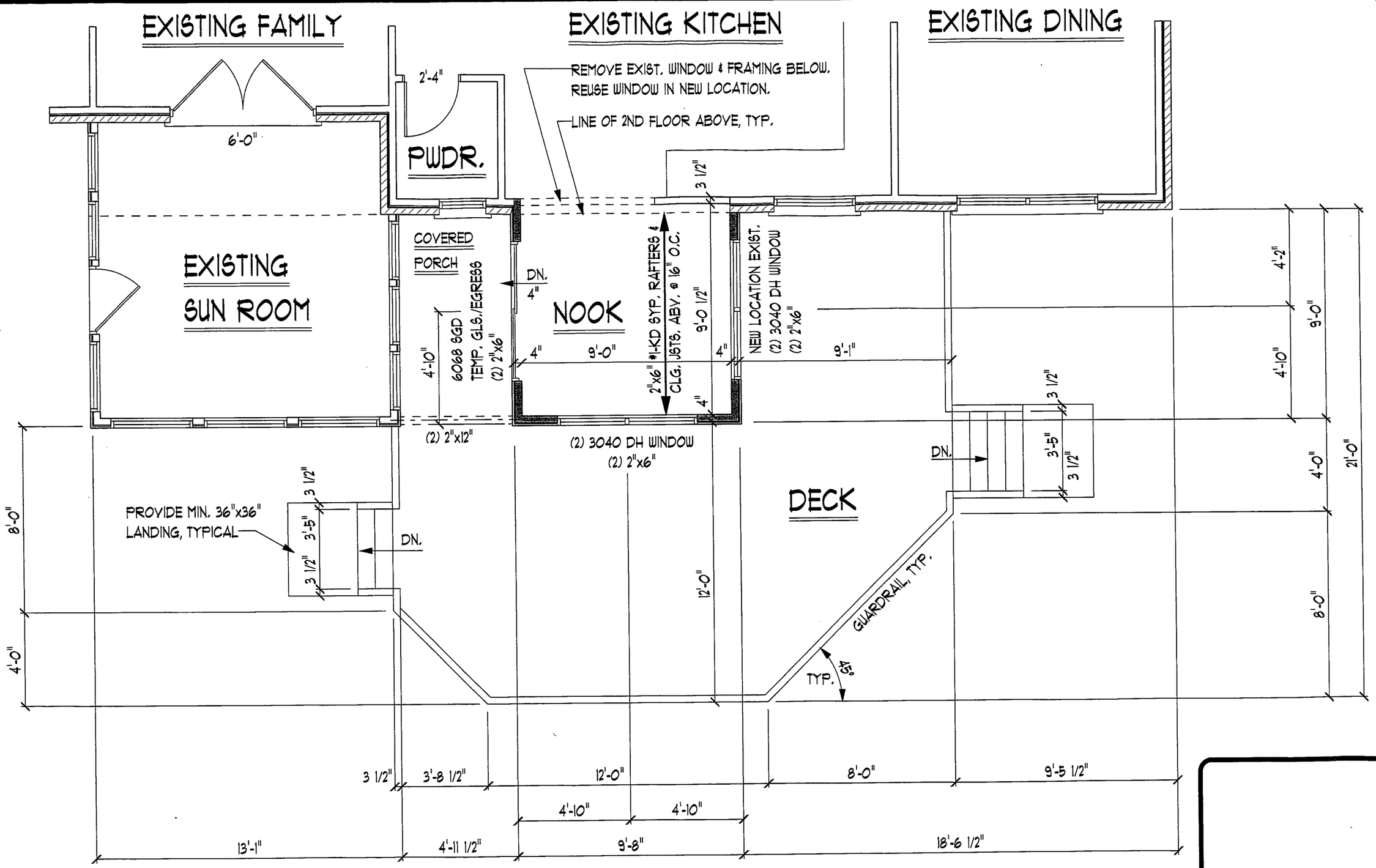
LEFT SIDE ELEVATION

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



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

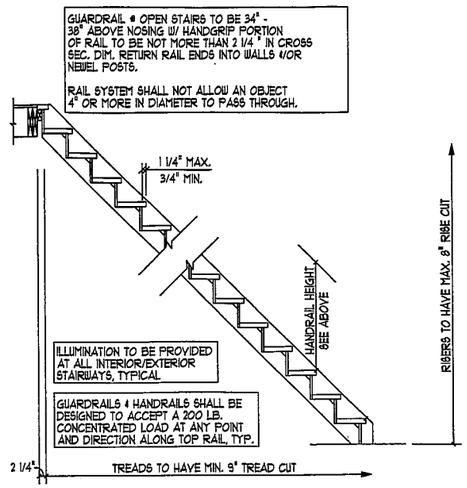
NOTE:
FOR FLOOR PLAN GENERAL NOTES REFER SHEET 5 OF 5.

GENERAL NOTES

1. DIMENSION NOTES: EXTERIOR DIMENSIONS TO FACE OF FOUNDATION. INTERIOR DIMENSIONS TO FACE OF STUDS. INTERIOR PARTITIONS 3 1/2" UNLESS NOTED OTHERWISE.
2. WOOD LINTELS: (UNLESS NOTED OTHERWISE) 2"x4" STUD OPENINGS UP TO 3'-0", USE (2) 2"x8"'s, OPENINGS UP TO 6'-0", USE (2) 2"x10"'s, OPENINGS 6'-0" & LARGER, USE (2) 2"x12"'s W/ 1/2" PLYWOOD PL. PROVIDE 3 1/2"x3" SOLID WOOD BEARING TO TOP OF FOUNDATION OR BASEMENT BEAM @ EACH END, TYPICAL.
3. DESIGN LOADS: (LL) FLOOR LOAD = 40 PSF, STAIR = 40 PSF, ROOF = 20 PSF, DECK = 40 PSF, SNOW = 20 PSF, WIND = 90 MPH, GARAGE SLAB = 50 PSF. MAX. ASSUMED SOIL BEARING CAPACITY = 2000 PSF
4. DEFLECTION LIMITS: MAXIMUM DEFLECTION LIMITS OF MEMBERS: FLOORS = L/360, WALLS = H/240, EXPOSED RAFTERS: GREATER THAN 3:12 PITCH = L/180, LESS THAN 3:12 PITCH = L/240
5. LUMBER GRADE: ALL FLOOR JOISTS SHALL BE OF #1 KD. SOUTHERN YELLOW PINE W/ Fb = 1730 PSI FOR 2"x8", Fb = 1500 PSI FOR 2"x10", & Fb = 1440 PSI FOR 2"x12" & E = 1,700,000. ALL STUDS TO BE OF STUD GRADE SPRUCE-PINE-FIR W/ Fb = 675 PSI & E = 1,200,000. LAMINATED WOOD BEAMS SHALL BE Fb = 2600 PSI & E = 1,900,000 FOR MICROLLAM, Fb = 2800 PSI & E = 2,000,000 FOR PARALLAM, Fb = 1700 PSI & E = 1,300,00 FOR TIMBERSTRAND.
6. SMOKE DETECTORS: INSTALLATION & LOCATION AS SHOWN ON FLOOR PLANS. FOLLOW ADDITIONAL LOCAL REQUIREMENTS.
7. CONCRETE: FOOTINGS & INTERIOR FLOORS TO BE A MIN. OF 2500 PSI. WALLS TO BE A MIN. OF 3000 PSI. CONCRETE GARAGE SLABS & OTHER EXT. FLAT WORK SHALL BE A MIN. OF 4500 PSI. FOUND. WALLS, GAR. FLOORS & EXT. CONCRETE REQUIRE 5%-7% AIR ENTRAINMENT.
8. WALL BRACING: EXTERIOR WOOD FRAME WALLS SHALL BE BRACED W/ STRUCTURAL SHEATHING. IF NON-STRUCTURAL SHEATHING IS USED (FOAM TYPES), PROVIDE 1"x4" LET-IN BRACING OR 3/8" THICK x 48" WIDE O.S.B./PLYWOOD PANELS @ CORNERS & @ 25'-0" MAX. SPACING (48" WIDE SHEATHING SHALL NOT BE CUT FOR OR AROUND WINDOWS & DOORS. IF WATER RESISTANT SHEATHING IS NOT USED, COVER W/ LAYER OF 15# BLDG. PAPER OR AIR INFILTRATION BARRIER. ALL WALL SHEATHING SEAMS TO BE BACKED BY BLOCKING (EQUAL TO STUD SIZE).
9. SIDE LOADED MULTIPLE MEMBER BEAMS: (UNLESS NOTED OTHERWISE) WOOD BEAMS OF THREE (3) MEMBERS OR MORE (E.G. (3) 2"x10"'s) & WOOD BEAMS W/ STEEL PLATES SHALL BE BOLTED W/ 1/2" DIA. THRU BOLTS, W/ WASHERS ON BOTH SIDES, @ 16" O.C. STAGGERED THROUGH THE ENTIRE LENGTH OF THE BEAM.
10. PRESSURE TREATED (P.T.) MATERIAL: ALL WOOD FRAMING MATERIAL IN DIRECT CONTACT W/ MASONRY WALLS &/OR CONC. FLOOR SLABS SHALL BE OF PRESSURE TREATED MATERIALS.
11. STRUCTURAL COLUMNS: STRUCTURAL WOOD & STEEL COLUMNS TO BE CONTINUOUS TO, OR PROVIDE SOLID BLOCKING TO, CONC. FND'TN WALL OR OTHER STRUCTURAL ELEMENTS BELOW.
12. SCALE & DIMENSIONS: DRAWINGS & DETAILS SHOW CORRECT SIZE UNDER IDEAL CONDITIONS & SHALL NOT UNDER ANY CIRCUMSTANCES BE SO CONSTRUED AS TO RELIEVE THE OWNER/CONTRACTOR FROM FIELD VERIFICATION OF DRAWING & MAKING CORRECTIONS AS REQUIRED.
13. REMOVE INTERFERING EXIST. CONSTRUCTION, PATCH/REPAIR DAMAGED FINISHES TO MATCH EXISTING.
14. RAFTERS SHALL BE CONNECTED TO WALL PLATES BY THE USE OF APPROVED CONNECTORS (H2.5A) HAVING AN UPLIFT RESISTANCE OF NOT LESS THAN 115 LBS.

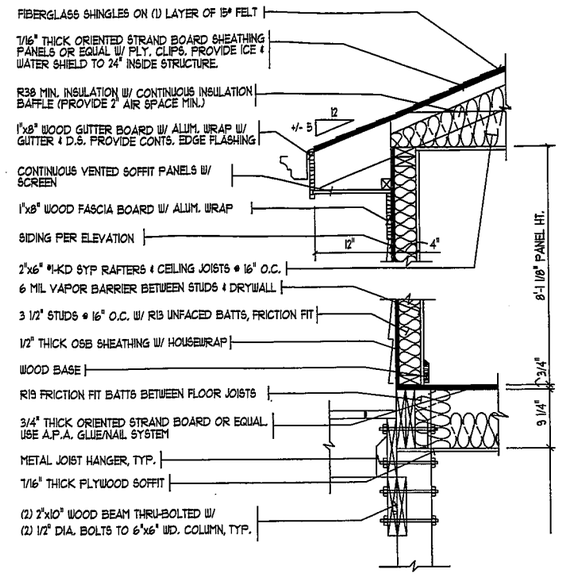
FLOOR PLAN GENERAL NOTES

1. ROUGH FRAME HEADER HEIGHT @ EXTERIOR WINDOWS & DOORS TO BE 6'-10 5/8". HEADER HEIGHT @ INTERIOR DOORS & OPENINGS TO BE 6'-11" UNLESS NOTED OTHERWISE.
2. GUARDRAIL: ALL OPEN GUARDRAILS @ STAIRS TO BE 34"-38" ABOVE NOSING. ALL GUARDRAILS @ LANDINGS TO BE 36" HIGH. BALLUSTERS @ ALL GUARDRAILS TO BE SPACED SO AS NOT TO ALLOW AN OBJECT 4" OR MORE TO PASS THROUGH.
3. HANDRAIL: WALL MOUNTED HANDRAILS TO BE 34"-38" ABOVE NOSING W/ ENDS RETURNED TO WALL.
4. ILLUMINATION TO BE PROVIDED @ ALL INTERIOR & EXTERIOR STAIRWAYS.
5. EGRESS REQUIREMENTS: HEIGHT = 24" MIN., WIDTH = 20" MIN., AREA = 5.7 SQ. FT., SILL = 44" MAX. HEIGHT.
6. EXTERIOR LANDINGS: 3'-0"x3'-0" LANDING WITHIN 8 1/4" OF TOP OF THRESHOLD @ FRONT DOOR AND WITHIN 16 1/2" OF TOP OF THRESHOLD @ SIDE & REAR DOORS.
7. GLAZING: MAX. Uo OF GLASS TO BE 0.35.



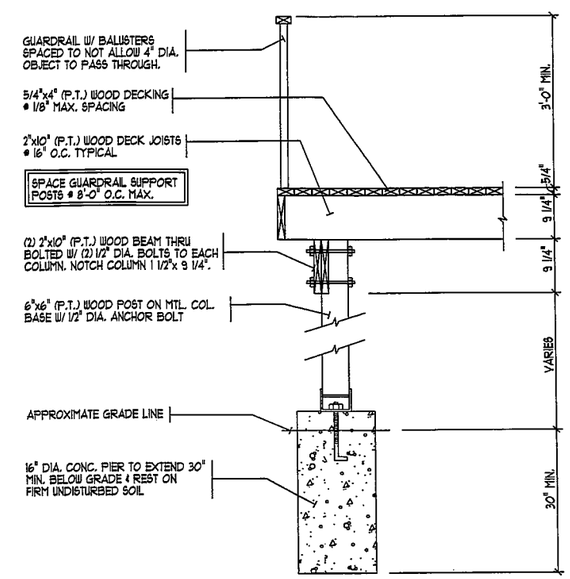
TYPICAL DECK STAIR SECTION

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



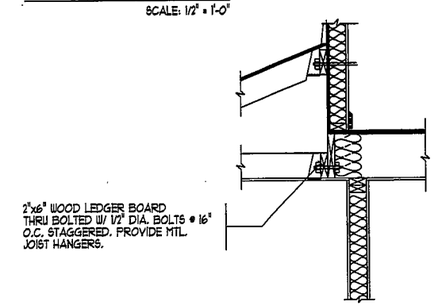
NOOK WALL SECTION

SCALE: 1/2" = 1'-0"



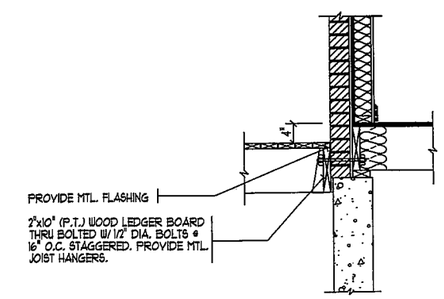
DECK SECTION

SCALE: 3/8" = 1'-0"



ROOF/CEILING LEDGER DETAIL

SCALE: 3/8" = 1'-0"



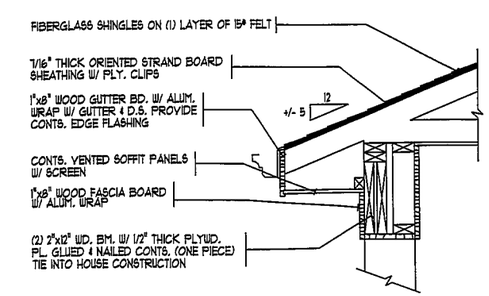
DECK LEDGER DETAIL

SCALE: 3/8" = 1'-0"

"U" VALUES @ ROOF	R
IN/OUT AIRFILM	0.78
INSULATION	38.00
1/2" DRYWALL	0.45
TOTAL	39.23
"U"=1/R= 1/39.23	= 0.025

"U" VALUES @ WALLS (2"x4" FRAME)	R
IN/OUT AIRFILM	0.85
SIDING	1.00
7/16" SHEATHING	0.62
3 1/2" BATT INSULATION	13.00
1/2" DRYWALL	0.45
TOTAL	15.92
"U"=1/R= 1/15.92	= 0.063

"U" VALUES @ FLOOR	R
IN/OUT AIRFILM	1.09
5 1/2" BATT INSULATION	19.00
1/2" PLYWOOD SOFFIT	0.42
3/4" PLYWOOD	0.93
TOTAL	21.44
"U"=1/R= 1/21.44	= 0.047



PORCH BEAM DETAIL

SCALE: 1/2" = 1'-0"