



SQUARE FOOTAGE UNIT 1	
MAIN FLOOR	- 1,162
GARAGE	- 252
SQUARE FOOTAGE UNIT 2	
MAIN FLOOR	- 1,162
GARAGE	- 252
TOTAL	- 2,828

NOTE: VERIFY ALL CEILING DETAILS w/ OWNER PRIOR TO CONST.

NOTE: COORDINATE KITCHEN LAYOUT w/ CABINET MANUFACTURER

5/8" TYPE 'X' GYPSUM BOARD TO ROOF DECK OR PROTECT CEILING, SUPPORTING WALLS, AND COMMON WALLS IRC 309.2

PLAN NOTES:

- 1) CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD.
- 2) ALL DIMENSIONS ARE FROM ROUGH FRAME FACE OF EXTERIOR WALLS TO ROUGH FRAME FACE OF INTERIOR WALLS.
- 3) ALL WINDOW DESIGNATIONS ARE NOMINAL VERIFY ROUGH OPENING WITH MANUFACTURER. VERIFY TYPE OF DOOR AND WINDOW WITH OWNER AND GENERAL CONTRACTOR. PROVIDE EGRESS WINDOWS PER LOCAL AND STATE CODE. CENTER WINDOWS IN WALL SPACE U.N.O.
- 4) ALL INTERIOR WALLS ARE 2x4 CONSTRUCTION UNLESS NOTED OTHERWISE AND ALL EXTERIOR WALLS ARE 2x4 CONSTRUCTION - UNLESS NOTED OTHERWISE. ALL FRAMING MEMBERS SHALL BE NO. 2 OR BETTER.
- 5) ALL TRADES TO COMPLY TO ALL STATE, COUNTY, AND LOCAL CODES AND REGULATIONS.
- 6) ALL FLOOR JOISTS TO BE PRE-ENGINEERED AND BUILT BY A JOIST MANUFACTURER. JOIST MANUFACTURER TO VERIFY ALL LOADING & BEARING LOCATIONS.
- 7) ALL FLOOR JOIST SHALL BE BRACED AS PER TRUSS MANUFACTURERS RECOMMENDATIONS.
- 8) HANDRAIL PER IRC SECTION 311.
- 9) FIRE ESCAPE & RESCUE WINDOWS REQUIRED PER IRC SECTION 310 AND LOCAL AMENDMENTS.
- 10) ALL WOOD FRAME CONSTRUCTION PER IRC.
- 11) ALL ROOF TRUSSES TO BE PRE-ENGINEERED AND BUILT BY A TRUSS MANUFACTURER. TRUSS MANUFACTURER TO VERIFY ALL CEILING HEIGHTS, VAULT LOCATIONS, AND BEARING POINTS w/ GENERAL CONTRACTOR PRIOR TO START OF FRAMING.
- 12) ALL WOOD IN CONTACT w/ GRADE OR CONCRETE SHALL BE TREATED OR DECAY-INSECT RESISTANT. RE. IRC SECTION R319 & R320.
- 13) THE CONTRACTOR AND OWNER ARE RESPONSIBLE FOR COMPLYING WITH ALL CODE REQUIREMENTS FOR THE CONSTRUCTION OF THIS PROJECT. INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL LOCAL CITY/STATE AMENDMENTS.

WALL BRACING LEGEND

WALL CONSTRUCTION PER IRC

NOTE:
BRACED WALL LINES 32'-0" o.c.
BRACED WALL PANELS 25'-0" o.c.

BRACED WALL PANEL CONSTRUCTION METHODS PER IRC
* DENOTES HOLD DOWN LOCATION FOR SHEAR WALL (ALTERNATE BRACED WALL PANELS)

- GYPSUM BOARD SHEATHING - (METHOD 5) (1/2" GYPSUM BOARD BOTH SIDES)
- WOOD STRUCTURAL WALL PANEL - (METHOD 3)

NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE DURING THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTORS AND OWNER MUST CHECK AND VERIFY ALL DIMENSIONS AND OTHER DETAILS AND COORDINATE BETWEEN ALL ASPECTS, AND TRADES DURING THE CONSTRUCTION PROCESS TO ELIMINATE, AND PREVENT CONFLICTS, AND PROBLEMS. DO NOT SCALE THESE DRAWINGS

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

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Sheet title: **CRAWLSPACE PLAN**
Project title: **TOWNHOUSE**
RAPID CITY, SOUTH DAKOTA
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