BLAIRDAN, LLC

GENERAL NOTES

- THE ATTACHED PLANS & SPECIFICATIONS ARE THE SOLE PROPERTY OF JDi, ARCHITECTS & PLANNERS. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF JDi, ARCHITECTS & PLANNERS IS STRICTLY PROHIBITED.
- JDi, ARCHITECTS & PLANNERS DESIGNS & BUILDS HOUSING AS SET FORTH BY THE FORMAT AND PROVISIONS OF THE MICHIGAN RESIDENTIAL CODE (2015 MRC), AND THE NATIONAL ELECTRIC CODE (NEC). ANY NON-CONFORMING DOCUMENTS DISCOVERED BY THE CONTRACTOR OR HIS AGENTS SHALL BE CALLED TO THE IMMEDIATE ATTENTION OF JDi, ARCHITECTS & PLANNERS
- THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND/OR TO FACILITATE MECHANICAL/ ELECTRICAL/ PLUMBING INSTALLATION AND/ OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY JDi, ARCHITECTS & PLANNERS
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AFFECTING CONTRACTOR'S PRODUCTS, INSTALLATIONS, OR FABRICATIONS IN THE FIELD PRIOR TO EXPEDITING THE CONSTRUCTION OF SUCH WORK. FIELD VERIFY ALL DIMENSIONS - DO NOT SCALE DRAWINGS!! CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE PROJECT AND BECOMING FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO SITE AND SOIL BEARING CONDITIONS.
- ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION AND/ OR FABRICATION OF THE WORK.

DESIGN LOADS:

* WIND LOAD.....90 MPH (3 SECOND GUST)

FLOOR JOIST LOADING CRITERIA

FIRST FLOOR LOADING (WOOD/CARPET):
- LIVE LOAD 40 P.S.F.
- DEAD LOAD 15 P.S.F.
- TOTAL LOAD 55 P.S.F.
- LIVE LOAD DEFLECTION L/480
- TOTAL LOAD DEFLECTION L/360

SECOND FLOOR LOADING (WOOD/CARPET):
- LIVE LOAD 40 P.S.F.
- DEAD LOAD 10 P.S.F.
- TOTAL LOAD 50 P.S.F.
- LIVE LOAD DEFLECTION L/480
- TOTAL LOAD DEFLECTION L/360

FLOOR W/ CERAMIC TILE:
- LIVE LOAD 40 P.S.F.
- DEAD LOAD 25 P.S.F.
- TOTAL LOAD 65 P.S.F.
- LIVE LOAD DEFLECTION L/480
- TOTAL LOAD DEFLECTION L/360

FLOOR W/ MARBLE:
- LIVE LOAD 40 P.S.F.
- DEAD LOAD 35 P.S.F.
- TOTAL LOAD 75 P.S.F.
- LIVE LOAD DEFLECTION L/480
- TOTAL LOAD DEFLECTION L/720

EXT. DECK JOIST LOADING CRITERIA

DECK LOADING:
- LIVE LOAD 60 P.S.F.
- DEAD LOAD 10 P.S.F.
- TOTAL LOAD 70 P.S.F.
- LIVE LOAD DEFLECTION L/360
- TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA (DIMENSIONAL SHINGLES):

TOP CHORD — LIVE LOAD 25 P.S.F.; DEAD LOAD 17 P.S.F.

BOTT. CHORD — LIVE LOAD 0 P.S.F.; DEAD LOAD 10 P.S.F.; TOTAL LOAD 52 P.S.F.

LIVE LOAD DEFLECTION L/240

TOTAL LOAD DEFLECTION L/180

NOTE:
1. ADD 20 P.S.F. TO BOTTOM CHORD LIVE LOAD FOR UNINHABITABLE ATTICS WITH STORAGE
2. ADD 40 P.S.F. TO BOTTOM CHORD LIVE LOAD FOR HABITABLE ATTIC TRUSSES.

LUMBER NOTES:

1. ALL CONVENTIONAL FRAMED FLOOR DECKS SHALL BE:
   2 x 10 - #2 HEM FIR, OR BETTER
   2 x 12 - #2 DOUGLAS FIR, OR BETTER.
2. ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:
3.

MATERIAL	Fb(PSI)	Ft(PSI)	Fc(PSI) (PERP.)	E(PSI)
#2 SPRUCE PINE FIR	875	450	425	1,400,000
#2 HEM FIR	850	525	405	1,200,000
#2 DOUGLAS FIR-LARCH (2X12)	850	500	625	1,600,000

4. ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION:	Fb(PSI)	Fc(PSI) (PARALLEL)	Fc(PSI) (PERP.)	E(PSI)
GIRDERS & BEAMS (LVL)	2,600	2,510	750	1,900,000
GIRDERS & BEAMS (PSL)	2,900	2,900	750	2,000,000
RIMBOARDS (LSL)	1,700	1,400	435	1,300,000
COLUMNS (PSL)	2,400	2,500	NA	1,800,000

5. ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	Fb(PSI)	Fc(PSI) (PARALLEL)	Fc(PSI) (PERP.)	E(PSI)
GIRDERS & BEAMS (LVL, PSL)	2,400	1,700	740	1,700,000
COLUMNS (LSL)	1,600	1,550	560	1,500,000

6. OPEN WEB FLOOR TRUSSES:

APPLICATION	Fb(PSI)	
TOP & BOTTOM CHORDS	2,250	1.9E MSR LUMBER
WEB MEMBERS	950	1.4E LUMBER

7. ALL I-JOIST ARE TO BE PRODUCED IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) AND ENGINEERED WOOD ASSOCIATION (EWS) PERFORMANCE RATED I-JOIST STANDARDS REFERENCE TABLE #7 FOR APA / EWS CONSISTENT ENGINEERING DESIGN VALUES AND PROPERTIES AS RELATED TO BENDING STIFFNESS, MOMENT CAPACITY, SHEAR CAPACITY, INTERMEDIATE / END REACTIONS ALONG WITH COEFFICIENT OF SHEAR DEFLECTION.

TABLE R703.7.3.1
ALLOWABLE SPANS FOR LINTELS
SUPPORTING MASONRY VENEER A,B,C

SIZE OF STEEL ANGLE (INCHES) A,C	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF \" OR EQ. REINFORCING BARS B
3 X 3 X 1/4"	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4"	8'-0"	6'-0"	4'-6"	1
5 X 3\ X 5/16"	10'-0"	8'-0"	6'-0"	2
6 X 3\ X 5/16"	14'-0"	9'-6"	7'-0"	2
2-6 X 3\ X 5/16"	20'-0"	12'-0"	9'-6"	4

A. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

B. DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 IN. & ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.

C. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES: OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

SQUARE FOOTAGE:

FIRST FLOOR:	936 SQUARE FEET
SECOND FLOOR:	904 SQUARE FEET
TOTAL:	1840 SQUARE FEET

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	ELEC	ELECTRIC or ELECTRICAL	JT	JOINT	R	RISER
A/C	AIR CONDITIONING	ELEV	ELEVATION	JST	JOIST	REF	REFERENCE
ALT	ALTERNATE	EQ	EQUAL	KIT	KITCHEN	REFR	REFRIGERATOR
ARCH	ARCHITECT or ARCHITECTURAL	EXH	EXHAUST	LAV	LAVATORY	REINF	REINFORCE or REINFORCED or REINFORCING
BSMT	BASEMENT	EXT	EXTERIOR	LT	LIGHT		
BLK	BLOCK	FO	FACE OF	LNTL	LINTEL	RA	RETURN AIR
BLKG	BLOCKING	FIN	FINISH	LVR	LOUVER	REV	REVISIONS or REVISED
BD	BOARD	FPL	FIREPLACE	MFR	MANUFACTURE or MANUFACTURER	RD	ROOF DRAIN
BLDG	BUILDING	FLR	FLOOR or FLOORING	MAS	MASONRY	RFG	ROOFING
CAB	CABINET	FD	FLOOR DRAIN	MATL	MATERIAL	RM	ROOM
CPT	CARPET	FLUOR	FLUORESCENT	MAX	MAXIMUM	RO	ROUGH OPENING
CSMT	CASEMENT WINDOW	FTG	FOOTING	MECH	MECHANICAL	SCHED	SCHEDULE
CLG	CEILING	FND	FOUNDATION	MC	MEDICINE CABINET	SD	SMOKE DETECTOR
CIR	CIRCLE	FUR	FURR or FURRED or FURRING	MTL	METAL	SECT	SECTION
CIRC	CIRCUMFERENCE	GA	GAUGE	MIN	MINIMUM	SGD	SLIDING GLASS DOOR
CLR	CLEAR or CLEARANCE	GDO	GARAGE DOOR OPENER	MIR	MIRROR	SHTH	SHEATHING
COL	COLUMN	GFI	GROUND FAULT CIRCUIT	MISC	MISCELLANEOUS	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	GFI/WP	GROUND FAULT CIRCUIT-WEATHER PROOF	MOD	MODULAR	SH	SINGLE HUNG WINDOW
CONC	CONCRETE			MULL	MULLION	SIM	SIMILAR
CONST	CONSTRUCTION	GL	GLASS GLAZING	NTS	NOT TO SCALE	SL	SLIDING WINDOW
CONT	CONTINUOUS	GYP BD	GYPSUM WALLBOARD or DRYWALL	OC	ON CENTER	SC	SOLID CORE
CJ	CONTROL or CONSTRUCTION JOINT	HDW	HARDWARE	OA	OVERALL	SPKR	SPEAKER
CF	CUBIC FOOT	HDR	HEADER	OH	OVERHEAD	SPEC	SPECIFICATIONS
CY	CUBIC YARD	HVAC	HEATING-VENTILATING-AIR CONDITIONING	OPT	OPTIONAL	SQ	SQUARE
DET	DETAIL			PB	PUSH BUTTON	STD	STANDARD
DIA	DIAMETER	HGT	HEIGHT	PNL	PANEL	STL	STEEL
DIM	DIMENSION	HC	HOLLOW CORE	PAR	PARTITION	STOR.	STORAGE
DW	DISH WASHER	HORIZ	HORIZONTAL	PED	PEDESTAL	STRUCT	STRUCTURAL
DR	DOOR	HB	HOSE BIBB	PL	PLATE	TEL	TELEPHONE
DH	DOUBLE HUNG	INSUL	INSULATE or INSULATED or INSULATION	PVC	POLYVINYL CHLORIDE	TV	TELEVISION
DS	DOWNSPOUT	INT	INTERIOR	PREFAB	PREFABRICATE or PREFABRICATED	THR	THRESHOLD
						T&G	TONGUE AND GROOVED
						TOC	TOP OF CONCRETE
						TOF	TOP OF FOUNDATION
						TYP	TYPICAL
						UNF	UNFINISHED
						UNO	UNLESS NOTED OTHERWISE
						VERT	VERTICAL
						WH	WATER HEATER
						WC	WATER CLOSET
						WIN	WINDOW
						W/	WITH
						W/O	WITHOUT
						WD	WOOD
						WI	WROUGHT IRON

PLAN 3 - CHARLEVOIX COTTAGE ELEVATION

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sheet description:
General Notes

DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY

project number
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drawn	JDi
checked	JDi
approved	JDi

issued for	date
review	2022-0822
final review	2022-0902
final	2022-0928
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elect. updates	2022-1030

sheet
G-1.0