



SOUTH ELEVATION

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

GENERAL CONSTRUCTION NOTES -

DRAINAGE

- FIREBLOCKING AROUND CEILING/WALL PENETRATIONS
- FEMALE THREADED ADAPTERS MUST REMAIN ACCESSIBLE
- NAIL PLATE PROTECTION IF 1 1/2" FROM EDGE OF MEMBER
- NO METAL STRAPS
- SOLIDLY SUPPORT HORIZONTAL PIPE EVERY 4 FT.
- RAINWATER DRAINS NOT CONNECTED TO BUILDING DRAINS, UNLESS APPROVED BY BUILDING OFFICIAL

CLEANOUTS

- LOCATION MUST REMAIN ACCESSIBLE
- REQUIRED AT UPPER TERMINAL 1ST FLOOR RUNS EVERY 100 FT.
- REQUIRED EACH 45° (1/35°) CHANGE OF DIRECTION
- REMOVABLE FUTURE TRAP OK SUBSTITUTE FOR CLEANOUTS
- TAKE OFF VERTICALLY ABOVE FLOW LINE EXCEPT RYE BRANCH OR END OF LINE
- ABOVE FLOOR OR OUTDOORS IF BELOW GRADE OR ACCESS LIMITED

CLEANOUT EXCEPTIONS

- RUNS < 5FT (EXCEPT SINKS)
- SLOPE OF 1/2" OR LES FROM VERTICAL
- NOT REQUIRED ABOVE 1ST FLOOR

WATER SUPPLY & DISTRIBUTION

- WRAP OR SLEEVE PIPE PASSING THROUGH CONCRETE
- SUPPORT AND PROTECT PIPE
- MIN. WATER SERVICE 3/4"
- THREE BEDROOMS USUALLY MEANS 1 IN. SERVICE
- NO REDUCTION TO INLET OF SERVICE BY SOFTENER, BACKFLOW
- ACCESSIBLE FULL-BORE SHUT-OFF REQUIRED AT HOUSE
- STATIC PRESSURE < 40 PSI REQUIRE BOOSTER PUMP
- EXCESSIVE PRESSURE > 80 PSI MUST BE REGULATED
- ACCESSIBLE STRAINER REQUIRED FOR REGULATORS WITHOUT INTEGRAL BYPASS & FOR BUILDING SUPPLIES WITH CHECK VALVES

GAS PIPING

- GAS METER - ACCESSIBLE AND VENTILATED SPACE
- MAIN SHUT-OFF AHEAD OF METER, OUTSIDE AND READILY ACCESSIBLE
- MATERIAL - STEEL (GALV OR BLACK) YELLOW BRASS
- LABELED 'GAS' FOR OTHER THAN BLACK PIPE
- COPPER TYPES L & K OK FOR LOW-SULFUR CONTENT GAS
- COPPER JOINTS BRAZED OR FLARED (NOT SOLDERED)
- CORRUGATED STAINLESS STEEL TUBING PERMITTED
- INTERIOR OF PIPE MUST BE DEBURRED

FIXTURES

- HOT ON LEFT COLD ON RIGHT
- POTABLE WATER AIR GAP OF 2 PIPE DIAM OR MIN. 1 IN.
- WATER SUPPLY VALVES FOR EACH FIXTURE EXCLUDE TUBS & SHWRS
- AC. REFRIGERATION & WATER SOFTENER DRAINS MIN. 1" AIR GAP
- FIXTURES SMOOTH, IMPERVIOUS & FREE FROM CONCEALED FOULING AREAS
- JOINT BETWEEN FIXTURES AND WALLS OR FLOORS SEALED
- ALL FIXTURES (EXCEPT TOILETS) REQUIRE DRAIN STRAINERS

MECHANICAL EQUIPMENT

- INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS
- INSTALLATION INSTRUCTIONS TO BE LEFT ON SITE
- HEAT SOURCE EACH HABITABLE ROOM
- HEAT SOURCE MIN. 68° 3 FT. ABOVE FLOOR

FORCED AIR FURNACE

- PROHIBITED IN BATHROOM, BEDROOM OR STORAGE CLOSET. EXCEPT DIRECT VENT TYPE OR SEPARATED BY WEATHERSTRIPPING
- OK TO ACCESS EQUIPMENT THROUGH CLOSET
- WORKSPACE MIN 30" DEEP TO HEIGHT OF UNIT
- TOTAL SPACE (MIN. 12 IN WIDER THAN FURNACE & 6 IN FROM OPEN COMBUSTION CHAMBER
- ELECTRICAL RECEPT. REQUIRED WITHIN 25'
- AIR FILTERS REQUIRED

SERVICES

- ONE-FAMILY DWELLINGS MIN. 100-AMP SERVICE (200 AMP STANDARD)
- ALL OTHER SERVICES MIN. 60-AMP
- ONLY ONE SERVICE ALLOWED PER DWELLING
- 'GFCI' REQUIRED FOR ALL BATHROOM, ALL RECEPTACLES SERVING KITCHEN COUNTERTOP, ALL OUTDOOR RECEPTACLES
- ALL GARAGE AND UNFINISHED BASEMENT, METBAR COUNTERTOPS WITHIN 6' OF SINK

CHIMNEYS

- METAL CHIMNEYS TO BE ANCHORED AT EACH FLOOR
- FIREBLOCKING REQUIRED AT OPENINGS BETWEEN CHIMNEY CHASE & ATTIC
- TERMINATION MIN 3FT. ABOVE POINT PASSING THROUGH ROOF
- TERMINATION MIN. 2 FT. ABOVE ANY PART OF BUILDING WITHIN 10 FT.
- DECORATIVE SHROUD MUST BE LISTED FOR USE WITH CHIMNEY SYSTEM
- SPARK ARRESTOR REQUIRED
- CHIMNEY SIZE NOT LESS THAN APPLIANCE COLLAR OR CONNECTOR OR > 3X AREA OF CONNECTOR COLLAR
- JOINTS TO BE LIQUID TIGHT TO PREVENT ESCAPE OF GAS
- PROPER TRANSITION THIMBLE WHERE PASSING THROUGH CEILING OR ROOF IF REQUIRED FOR PROPER CLEARANCE FROM COMBUSTIBLES

ROOF NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL STRUCTURAL REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL FLASHING DETAILS.
3. COORDINATE ALL DOWNSPOUT/GUTTERS TO ALLOW WATER TO DRAIN AWAY FROM BUILDING.
4. CONTRACTOR SHALL ASSURE TO INSTALL PROPER FLASHING IS PROVIDED.
5. VENT EACH ENCLOSED ATTIC AND RAFTER BAY.
6. 1/4" MESH SCREEN OVER OPENINGS.
7. NET OPENING AREA MINIMUM 1 PER 150 S.F. OF VENTED AREA.
8. MIN. 1 IN CLEARANCE TO SHEATHING NEAR VENTS.
9. ICE AN WATER SHIELD SHALL BE INSTALLED AT ROOF PERIMETER AND VALLEYS 2' PAST EXTERIOR WALL

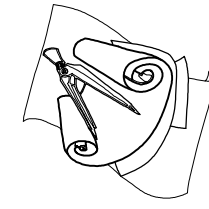
GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSION AND CONDITIONS PRIOR TO BEGINNING ANY WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
- THE BUILDER IS ADVISED TO VERIFY ALL MANUFACTURED PRODUCTS FOR AVAILABILITY BEFORE PROCEEDING W/ PROJECT, ESPECIALLY THOSE ITEMS AFFECTING ROUGH OPENING DIMENSIONS
- ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS
- BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES AND CONDITIONS EXCEPT AS SPECIFICALLY INDICATED OTHERWISE, IN CONTRACT DOCUMENTS
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AWAY FROM HOUSE
- OWNER IS RESPONSIBLE FOR DRAINAGE TO PROPERTY LINE
- KEEP SITE COPY OF PLAN SET ON JOB SITE
- CALL FOR ALL SCHEDULED INSPECTIONS, WITH 4 HOURS NOTICE
- GENERAL CONTRACTOR TO PROVIDE A DUMP SITE FOR CONSTRUCTION WASTE
- GENERAL CONTRACTOR TO PROVIDE SANITATION FACILITIES FOR WORKERS
- POST BUILDING PERMIT ON JOB SITE
- UTILITIES FROM STREET TO BUILDING WILL BE FIELD COORDINATED
- COORDINATE GUTTER & DOWNSPOUT LOCATIONS SO THAT WATER DRAINS AWAY FROM HOUSE
- ARCHITECTURAL MAIN LEVEL FIN. FL. = 100'-0"
- THE PURCHASER AND OR BUILDER OF THIS PLAN RELEASES BRUCE DRAPEAUX AND 'PLANS IN ACTION DRAFTING & DESIGN' FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS

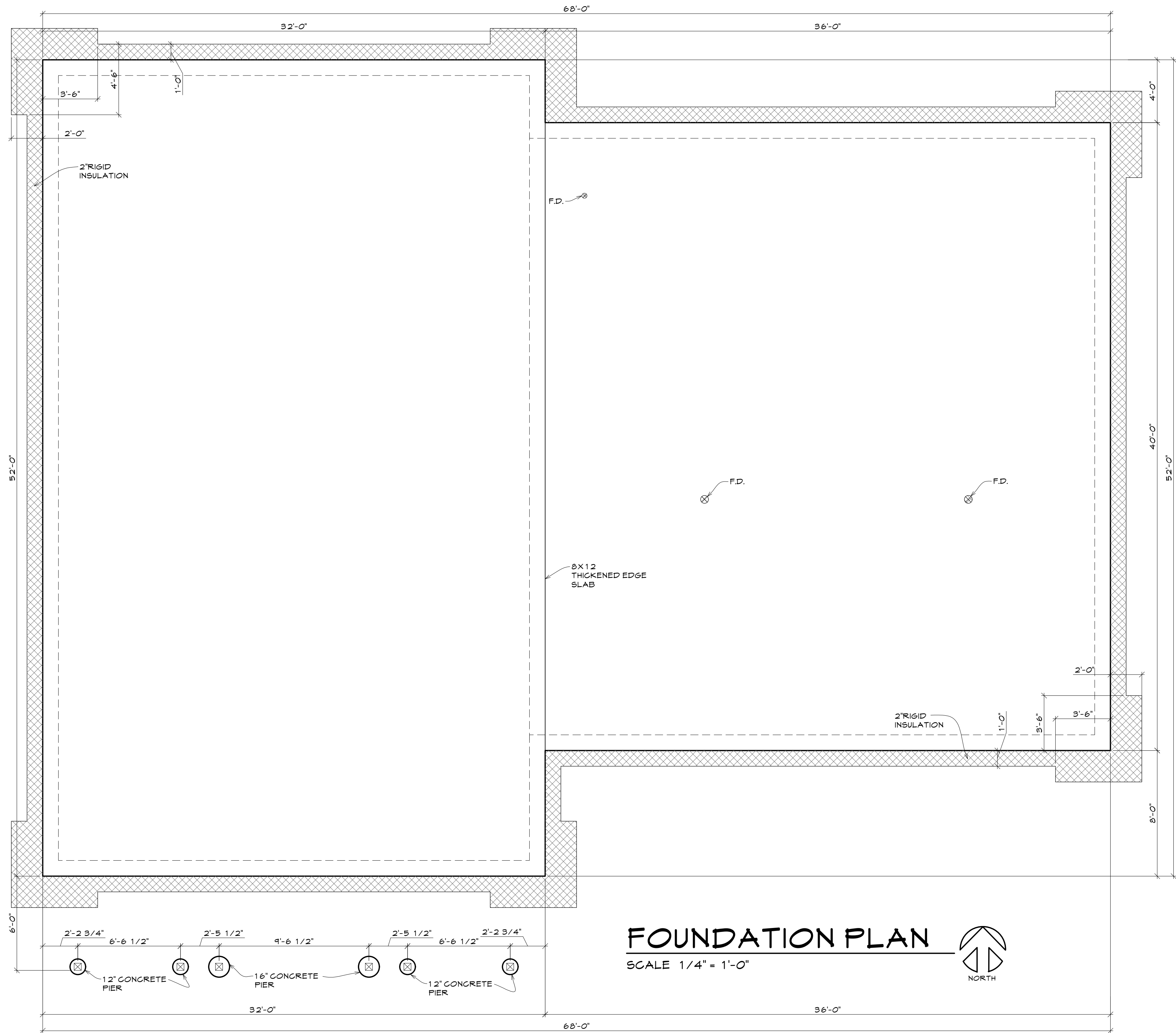
MISCELLANEOUS

THE PURCHASER AND OR BUILDER OF THIS PLAN RELEASES BRUCE DRAPEAUX AND 'PLANS IN ACTION DRAFTING & DESIGN' FROM ANY CLAIMS OR LAWSUITS THAT MAY OCCUR DURING THE CONSTRUCTION PROCESS.

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM PLAN.
- B. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR SUPPORT ALL PARTITIONS OF THE STRUCTURE UNTIL ALL MEMBERS HAVE BEEN PERMANENTLY CONNECTED.
- C. PLUMBING DIAPHRAGMS OR DRAININGS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
- D. HEATING/COOLING DUCT DIAPHRAGMS OR DRAININGS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR
- E. HEAT LOSS OR ENERGY USE CALCULATIONS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR OR OTHER PROFESSIONAL
- F. TRUSS DESIGN ENGINEERING AND PLANS SHALL BE PROVIDED BY TRUSS MANUFACTURER
- G. ALL FIREPLACE OPENINGS SHALL BE PROVIDED WITH TEMP. GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVES AND LIQUID FUEL HEATING APPLIANCES.
- H. SMOKE DETECTORS SHALL BE CONNECTED TO MAIN POWER AND EQUIPPED WITH BATTERY BACKUP.
- I. TUB & SHOWER ENCLOSURES TO HAVE 1/2" WATER RESISTANT DUROCK AND A HARD MOISTURE RESISTANT SURFACE 6'-0" A.F.F. (SEAMS TAPED & SEALED)
- J. ALL EXHAUST FANS, RANGE HOODS AND DRYERS SHALL VENT TO THE OUTSIDE WITH METAL DUCTS, CAULK ALL PENETRATIONS
- K. ALL WINDOWS, PATIO DOORS AND DOORS WITH GLASS SHALL BE DOUBLE GLAZED, INSULATING UNITS WITH WOOD OR THERMALLY BROKEN ALUMINUM FRAMES AND SASHES
- L. ALL DOORS WITHIN 2' OF A DOOR AND LESS THAN 18' ABOVE FLOOR SHALL HAVE TEMPERED GLASS
- M. EXTERIOR DOORS TO B FOAM CORE INSULATED DOORS UNLESS NOTED OTHERWISE
- N. ALL WOOD IN PERMANANT CONTACT WITH CONCRETE OF SOIL SHALL BE PRESSURE TREATED.



DISCLAIMER:
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FOUNDATIONS

1. FOOTINGS TO BE 42" BELOW GRADE TO BOTTOM OF FOOTING.
2. FOUNDATION AND FOOTING SIZES ARE BASED ON A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.
3. FOOTING SIZES: 1-STORY 8" X 16" - 2-STORY 12" X 24"

CONCRETE

1. ALL FOUNDATION WALLS AND FOOTINGS, CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000# PSI AT 28 DAYS.
2. ALL CONCRETE SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000# PSI AT 28 DAYS.
3. CONCRETE FORMS, SHORING AND POURING METHODS SHALL CONFORM TO CURRENT A.C.I. STANDARDS.
4. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL:
A. CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH
B. STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) REQUIRED TO STABILIZE IS COMPLETE AND FULLY NAILED AND ANCHORED.
5. APPLY WATERPROOFING MEMBRANE ON ALL EXTERIOR FACES OF WALLS BELOW GRADE AND DAMPROOFING ON ALL EXPOSED CONCRETE ABOVE GRADE AND ALL SLABS.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A615, GRADE 60.
2. ALL REINFORCING STEEL SHALL BE MANUFACTURED, DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 318R, ACI 315R AND ACI SP66.
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARDS.
4. WELDED WIRE FABRIC SHALL OVERLAP AT LEAST ONE GRID PLUS 2"
5. REINFORCEMENT SHALL BE BENT COLD AND SHALL NOT BE WELDED
6. SPLICES
REINFORCEMENT IN CONCRETE AND MASONRY SHALL HAVE LAP LENGTHS AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
BAR SIZE: IN CONCRETE: IN MASONRY:
#3 1'-6" 2'-0"
#4 2'-0" 2'-6"
#5 2'-6" 3'-0"
7. PLACEMENT:
A. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS, OR TIES AND SECURED AGAINST DISPLACEMENT DURING CONCRETE OR GROUT PLACEMENT.
B. EXCEPT WHERE OTHERWISE NOTED REINFORCEMENT SHALL HAVE CONCRETE COVER AS FOLLOWS:
1. CONCRETE AGAINST EARTH - 3"
2. FORMED CONCRETE AGAINST EARTH - 2"
3. EXTERIOR FACES OF WALLS - 2"
4. INTERIOR FACES OF WALLS - 3/4"
5. TO TOP OF SLABS ON GRADE - 3/4"

DRAINAGE

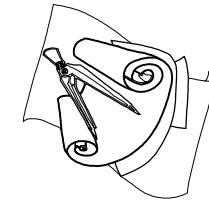
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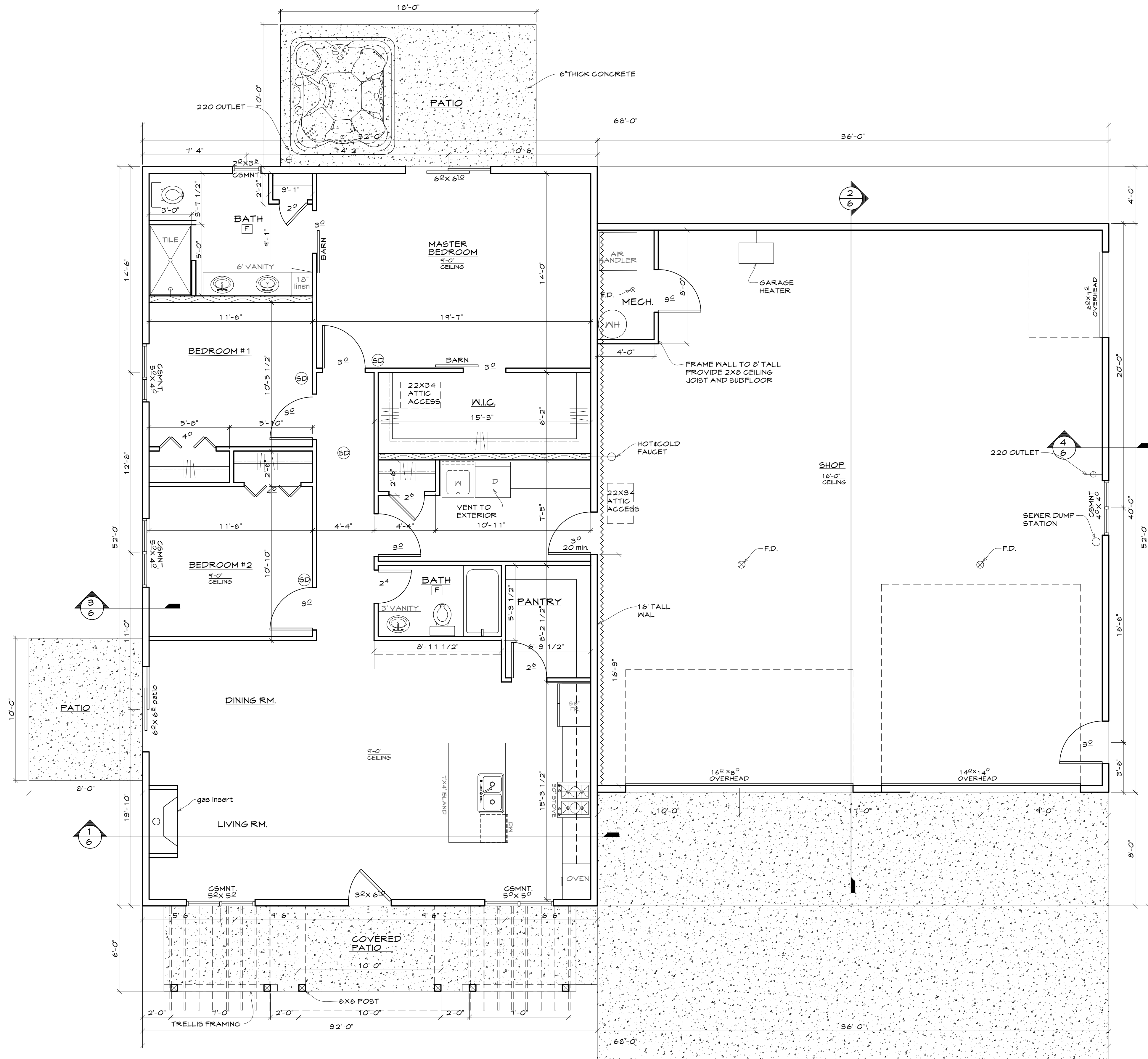
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MAIN LEVEL PLAN
SCALE 1/4" = 1'-0" 1,664 S.F.

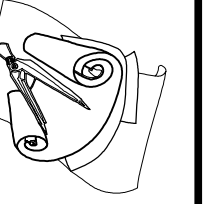


GENERAL NOTES

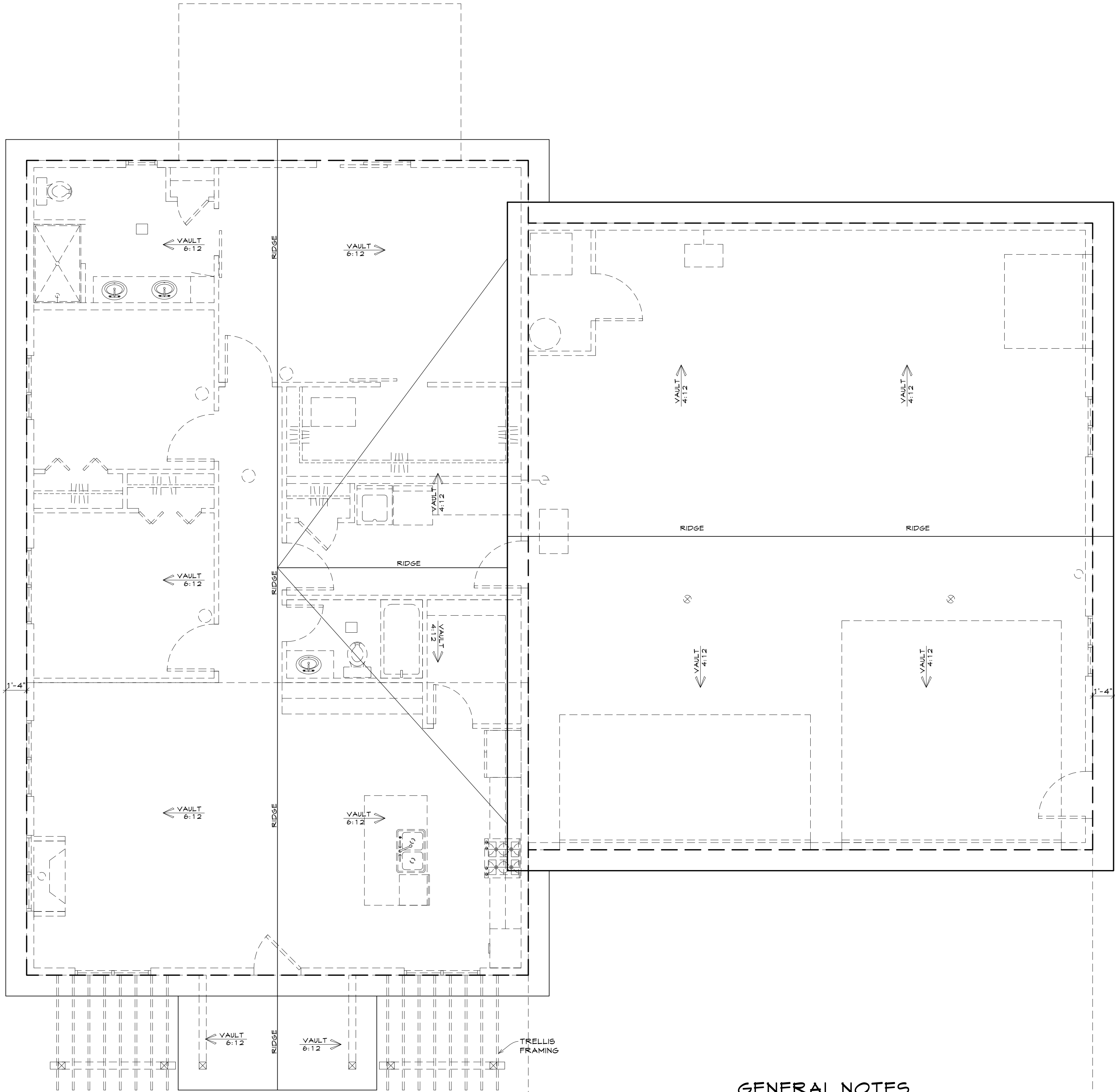
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LEGEND

- SD SMOKE DETECTOR - ALL SMOKE DETECTORS WIRED WITH BATTERY BACK-UP AND INTERCONNECTED.
F BATHROOM EXHAUST FAN
INDICATES INTERIOR 2X6 STUD CONSTRUCTION
LOCATION OF 1/2" TYPE "X" GYP. BD TO ROOF SHEATHING OR WALLS AND CEILING.



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ROOF PLAN
SCALE 1/4" = 1'-0"

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9. ICE AN WATER SHIELD SHALL BE INSTALLED AT ROOF PERIMETER AND VALLEYS 2' PAST EXTERIOR WALLS!

PLANS IN ACTION
Drafting & Design
3101 Fairgrounds Loop #2, Spearfish, SD 57783
(605) 445-7981 plansinaction@hotmail.com
www.plansinaction.com

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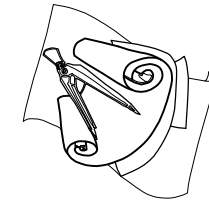
PROJECT: **ERICKSON RESIDENCE**

SHEET TITLE:
ROOF PLAN

DATE:
12-1-25

DRAWN BY:
BRUCE
DRAPEAUX

SHEET #
4



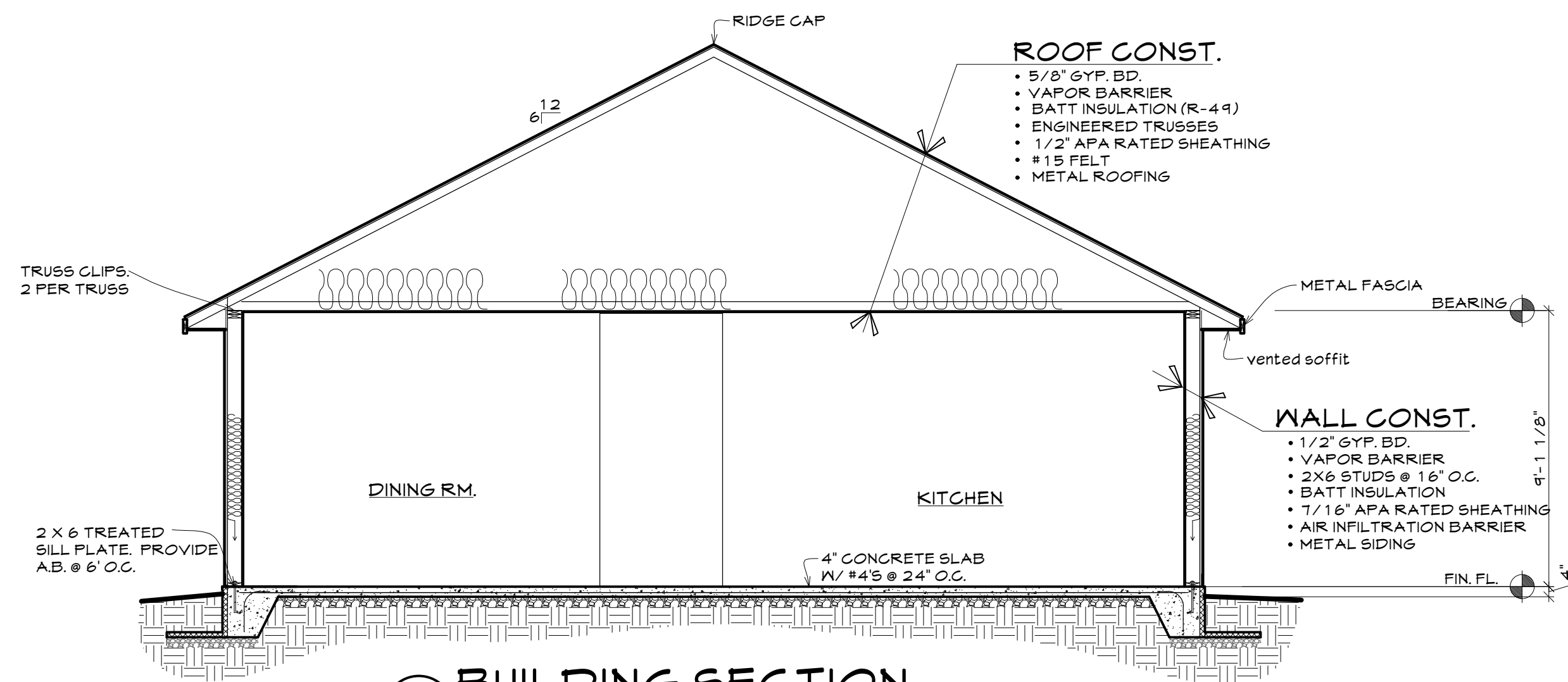
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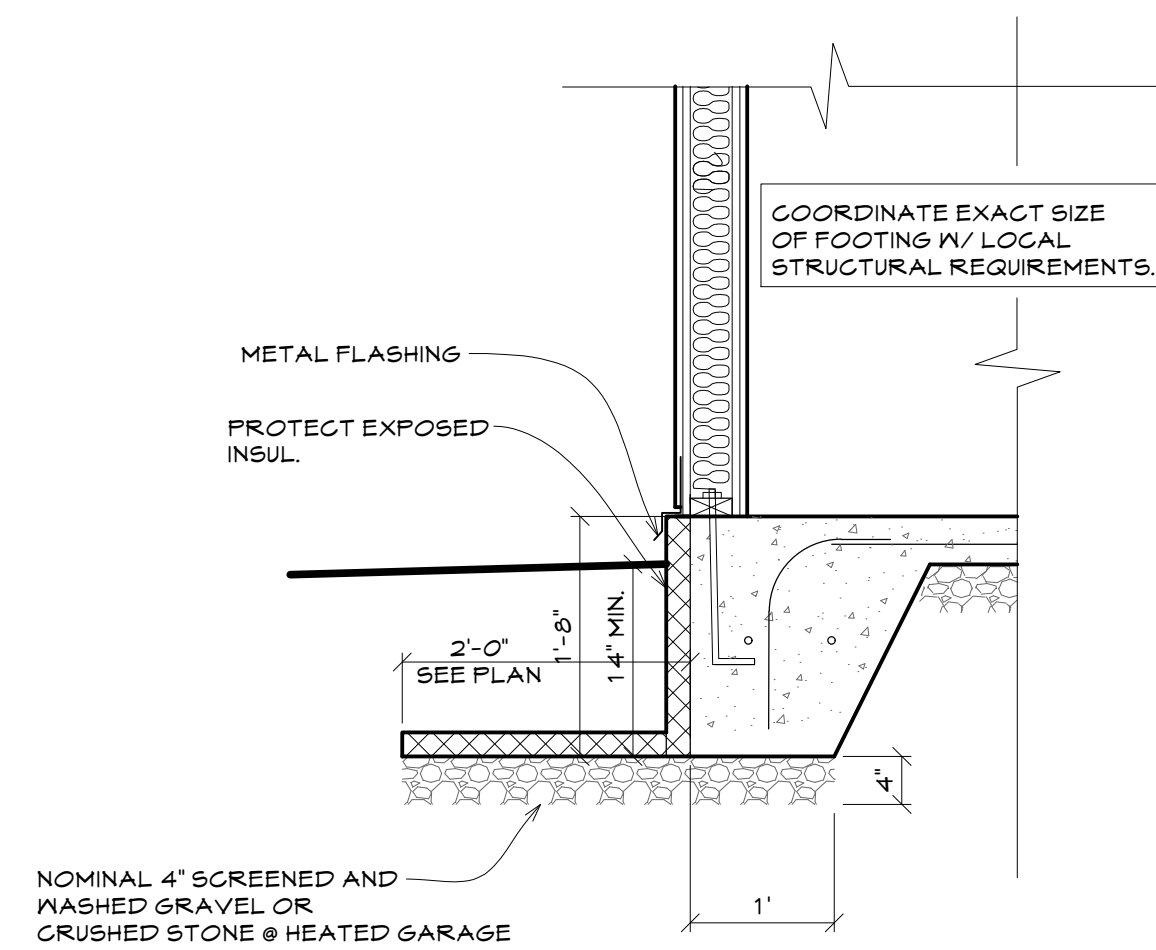
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EXTERIOR
ELEVATIONS

DATE:
12-1-25
DRAWN BY:
BRUCE
DRAPEAUX

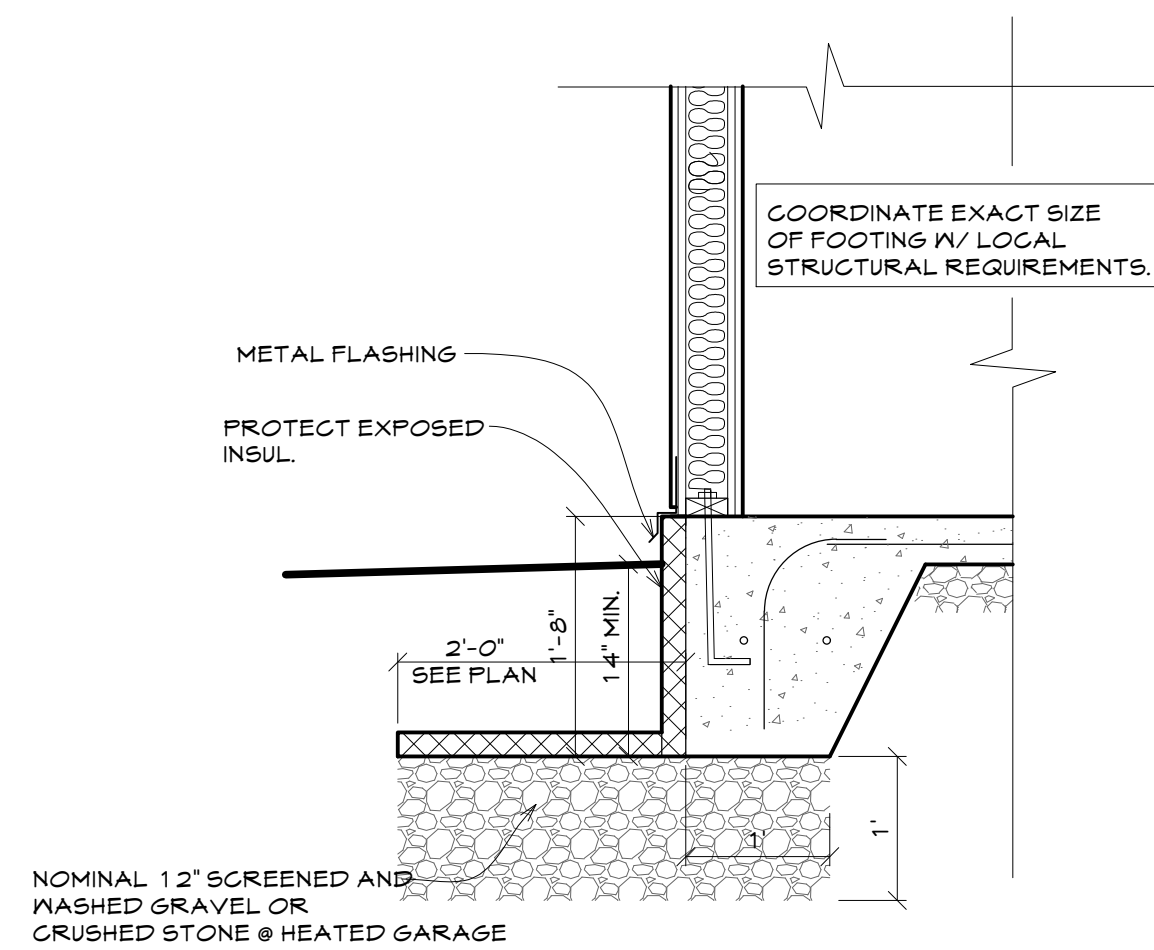
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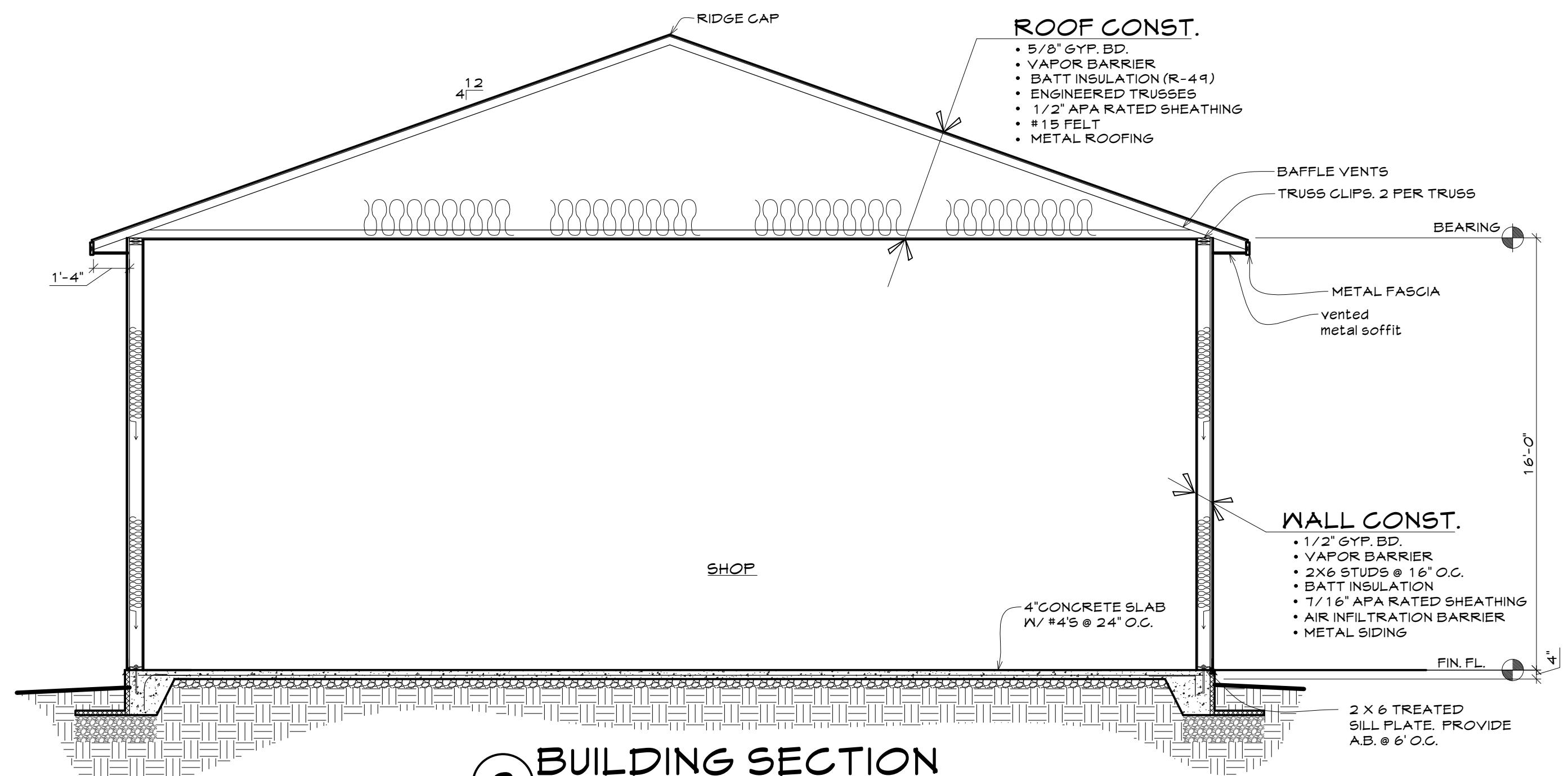
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



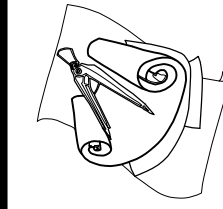
3 SHALLOW FOUNDATION
SCALE: 3/4" = 1'-0" @ HEATED AREAS



4 SHALLOW FOUNDATION
SCALE: 3/4" = 1'-0" @ SEMI HEATED GARAGE



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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