

GENERAL NOTES

1. The contractor shall examine and become familiar with all contract documents in their entirety. Survey the project and become familiar with the existing conditions and scope of work. All costs submitted shall be based on thorough knowledge of all work and materials required. Any discrepancy and/or uncertainty as to what material or product is to be used should be verified with the Owner and Designer.
2. All construction shall comply with the 2012 IRC codes in addition to all applicable state, federal, & local codes & amendments.
3. The Contractor shall be solely responsible for construction means, methods, techniques, sequences, and procedures required for safe execution and completion of work and for initiating, maintaining and supervising all safety precaution and programs in connection with work.
4. Any errors, omissions or inconsistencies on these drawings or any variations or ambiguities between these drawings and actual site and construction conditions and/or requirements shall be brought to the attention of the Designer in written or electronic form.
5. In the event a discrepancy is found in the contract documents, the Owner & Designer shall be notified immediately in written or electronic form.
6. Contractor shall verify all dimensions in the field and on the plans prior to construction. Then notify the Designer in written or electronic form of any discrepancies prior to construction.
7. Written dimensions take precedence over scaled dimension. All dimensions are stud face to stud face. Exterior walls to be 2 x 6 (5 1/2" width). Interior walls to be 2 x 4 (3 1/2" width) Unless noted otherwise.
8. Contractor shall verify all measurements at site and be responsible for accuracy and correctness of same.
9. Contractor shall coordinate his work with all other trades. Notify Owner & Designer in written or electronic form, of any discrepancies prior to construction.
10. Store materials in spaces designated by Owner.
11. Remove rubbish from premises as often as necessary or as directed.
12. All work and equipment shall be cleaned to the satisfaction of the Owner before turning same over to Owner.
13. Shop drawings shall be submitted to Owner for approval prior to ordering and installation for any equipment.
14. The Contractor shall pay all fees, give all notices, file all necessary drawings and obtain all permits and certificates or approval required in connection with all work under these contract documents. He/She shall comply with all laws, ordinances, rules, and regulations of all authorities having jurisdiction.
15. There will be no deviation from plans & specifications without the written approval from the Owner and/or Engineer.
16. The Contractor shall employ an approved testing laboratory to make all tests for concrete, soil compaction, and welding of steel to insure compliance with plans, standards & codes. Also provide results to Designer for their review.
17. Drywall installation shall be in accordance with the Gypsum Association's recommended practices for thickness, nailing, taping and correct stud spacing.
18. All framing to be in conformance with National Forest Products "Manual for House Framing."
19. All lumber to be grade marked.
20. O.S.B. is an acceptable substitute for plywood. (See structural)
21. Provide Type "X" Gypsum wall board on all walls and entire ceiling between garage/mechanical area and living areas.
22. Attic access to be not less than 22"x 30" as located on the plans and rated per code. Insulate per 2018 IECC
23. All sills in contact with concrete to be pressure treated and have a continuous sill seal gasket on entire perimeter of building.
24. Cabinet supplier to field measure area of work after rough framing to assure an exact fit. Notify Designer of any discrepancies.
25. Water resistant cement board shall be used in both tub and shower partitions unless noted otherwise. All wet walls shall have water resistant cement board per code.
26. All exterior materials for balconies, soffits, overhangs, etc. to be approved exterior grades and per code.
27. Add sealant to all exterior joints around windows and door frames, between wall panels, and to all penetrations or utilities through walls, sill plates and roofs. Verify all U-Values with 2018 IECC.
28. Provide 6 mil. vapor barrier at all sills, doors, and windows.
29. Wind brace walls per Code. Reference floor plans sheets A1.1, A1.2 & A1.3

30. Smoke detectors to conform to 2018 IRC, Section R317
31. Carbon Monoxide detectors shall be installed per local code. Locate within 15 feet of all bedrooms or rooms used for sleeping.
32. All exterior balconies and decks to be sloped min. 1/8" per 1'-0" in direction indicated on plans.
33. Provide gutters and down spouts as required w/ 5'-0" horizontal d.s. extension. Contractor to field verify location of down spouts prior to installation.
34. Double top plate on all walls.
35. General Contractor to fabricate and install handrails and railings to withstand structural load per 2018 IRC codes.
36. Garage doors must be from a supplier approved by Owner.
37. Block as required for cabinetry, and toilet and bath accessories.
38. Locations of major appliances (i.e. furnace, water heater, etc.) are to be determined by Owner. Contractor to field verify final locations with Owner prior to installation.
39. Provide flashing and drip caps at all door and window heads, and at all trim transitions.
40. Provide combustion air and venting to furnace, water heater and fireplaces per 2018 IECC.
41. Fire stop all balloon walls and flues per 2018 IRC code.
42. All exterior doors leading to unheated areas above grade to be weather-stripped.
43. All windows to be wood clad, double glazing (minimum), Low-E (low solar gain) U-Factor specified per AHJ. Contractor to verify requirements with window and exterior door bid prior to construction. Window sizes are conceptual only. Contractor to verify all tempering, glazing and egress sizes with Owner/Contractor selected window manufacturer.
44. All concrete and masonry below grade to be damp proofed with a liquid membrane at the perimeter up to sill plate per Code.
45. Provide 4" diameter perforated perimeter drain with drainage fabric filter for positive drainage away from the building.
46. Provide a 12" wide cavity of purified gravel at the foundation perimeter to underside of perimeter drain. See detail this sheet.
47. Contractor to verify if a radon detector is required. If one is not required the Contractor must provide written documentation to the building department and Home Owner.
48. Grade around the building to ensure positive drainage away from the building.
49. Provide roof and soffit vents as required by local code for attic ventilation.
50. Contractor to verify that all insulation cavities meet 2018 IECC minimums for climate zone of specified County.
51. Ensure that all plumbing is installed to warm side of wall and floor cavities. Caulk around all floor and wall penetrations, per 2018 IECC.
52. Caulk, seal or foam all electrical wires or plumbing vents penetrating into vented crawl space and attic spaces. Per 2018 IECC.
53. Electrician to provide "boxes" with built in gaskets for all switches and outlets. Electrical panel requires sealant at all conduit and wire penetrations. Per 2018 IECC.
54. HVAC contractor to seal all joints in boots with "mastik". Install solid blocking prior to duct work and then cut opening into blocking and seal around opening. Per 2018 IECC.

R-Value		
Description	Proposed	At Inspection
Ceilings	R-Value Min. 48	
Wood Frame Walls	R-Value 24.6	
Mass Walls	N/A	
Floors over Conditioned Space	R-Value 30	
Basement Walls	N/A	
Slab Edge	N/A	
Crawl Space Walls	R-Value 10-cont.	

U-Factor		
Description	Proposed	At Inspection
Windows	U-Factor 0.30	
Opaque Doors	N/A	
Sky Lights	U-Factor 0.57	



COMPONENT	CRITERIA
Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material.
Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
Windows and doors	Space between window/door jambs and framing is sealed.
Rim joists	Rim joists are insulated and include an air barrier.
Floors (including above garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of floor.
Crawlspace walls	Insulation is permanently attached to walls. Exposed earth in unvented crawlspaces is covered with Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
Garage separation	Air sealing is provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures are airtight, IC rated and sealed to drywall. Exception - fixtures in conditioned space.
Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
Electrical/phone box on exterior wall	Air barrier extends behind boxes or air sealed type boxes are installed.
Common wall	Air barrier is installed in common wall between dwelling units.
HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
Fireplace	Fireplace walls include an air barrier.

NOTE:
IT IS THE RESPONSIBILITY OF THE BUILDER/GENERAL CONTRACTOR TO POST A PERMANENT CERTIFICATE ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.

BUILDER/GENERAL CONTRACTOR SHALL PROVIDE A LETTER FROM THE MANUFACTURER FOR OFF AND BLOWN IN CLOSED CELL INSULATION VERIFYING R-VALUE PER INCH OF INSTALLED PRODUCT

INSULATION MATERIAL SHALL BE INSTALLED SUCH THAT THE MANUFACTURERS R-VALUE IS READILY OBSERVABLE UPON INSPECTION.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE THE FOLLOWING:

"Rescheck" COMPLIANCE CERTIFICATE, INDICATING SIZE OF APPLIANCES: FURNACE, FIRE PLACE, WATER HEATERS, BOILERS, STOVE/OVEN, REFRIGERATOR, WASHER/DRYER. ALL GAS APPLIANCES MUST INDICATE THE BTU RATINGS.

SIZE AND TYPE OF EXHAUST FANS.

FIRE PLACE AND ROOM HEATERS TO MEET HEARTH REQUIREMENTS AS PER CODE.

HVAC: INSTALLER LETTER CERTIFYING THAT THE DUCT SYSTEM MEETS 2018 IECC CODE.

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PLAN NO.

L2251

SAMPLE
PLAN

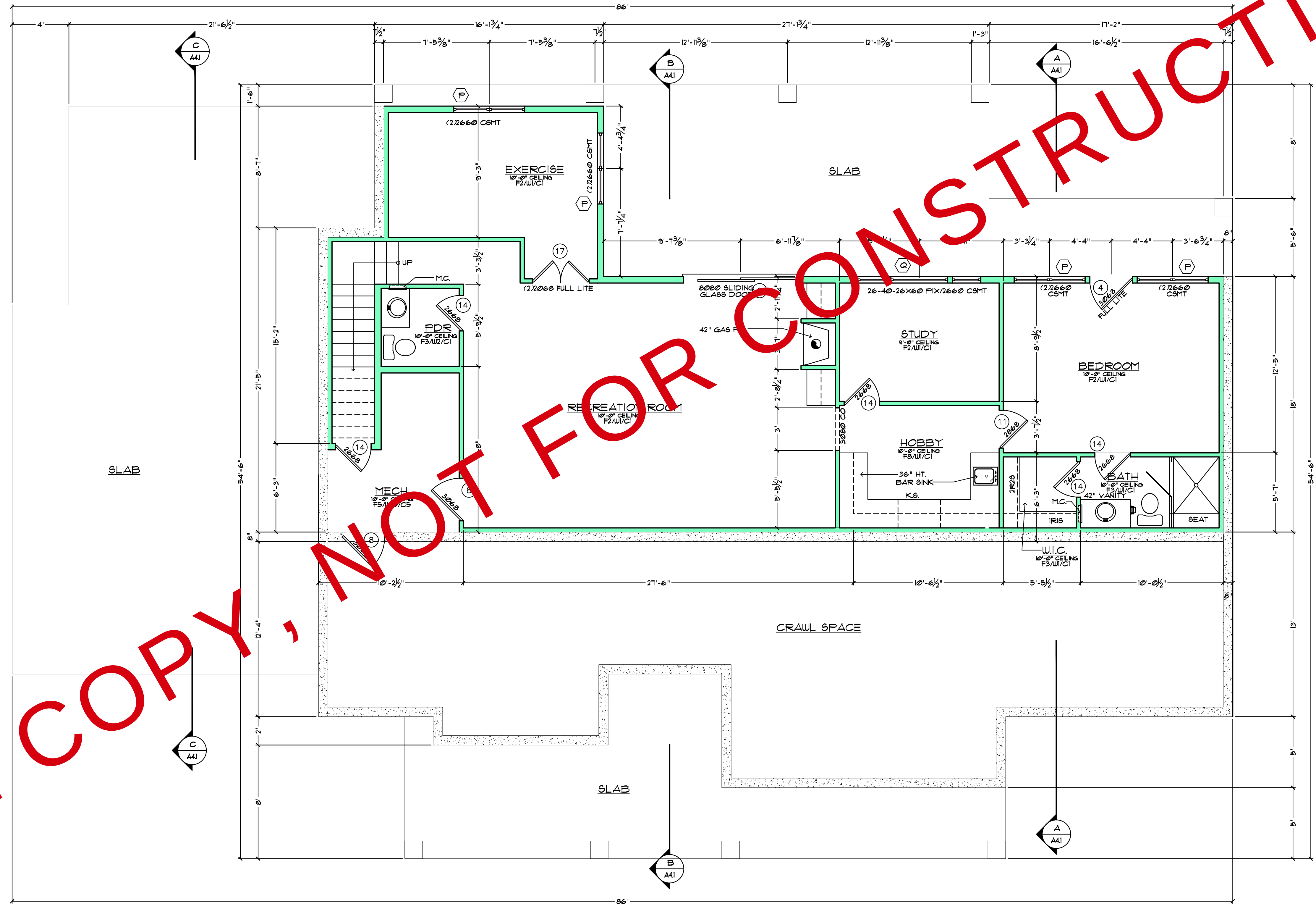
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SHEET NO.

A1.0

- PLAN NOTES**
(ALL NOTES MAY NOT APPLY TO THIS SHEET)
- 5/8" TYPE X GYP. BD. ON COMMON & STRUCTURAL WALLS AND CEILINGS, INSULATED & FIRE-RESISTANT, AS WELL AS ALL BEAM AND POSTS.
 - WOOD STEP INTO GARAGE
 - TYPICAL EXTERIOR WALL ASSEMBLY: 2X6 STUDS @ 16" O.C. UNO. w/ 1/2" G.W.B. OVER 6 MIL. VAPOR BARRIER ON INTERIOR FACE OSB SHEATHING ON EXTERIOR FACE EXTERIOR FINISH AS PER ELEVATIONS
 - TYPICAL INTERIOR WALL ASSEMBLY: 2X4 STUDS @ 16" O.C. UNO. w/ 1/2" G.W.B. APPLIED TO EACH SIDE UNO.
 - TYPICAL PLUMBING WALL ASSEMBLY: 2X6 STUDS @ 16" O.C. w/ 1/2" CEMENTOUS BOARD
 - LINEN CLOSET w/ 5 FIXED SHELVES
 - FIREPLACE BY SEPARATE PERMIT
 - WASHER/DRYER HOOKUPS, VENT DRYER TO EXTERIOR
 - LAUNDRY SINK
 - FLOOR DRAIN
 - FLUE AND CHASE
 - 22" X 30" ATTIC ACCESS PANEL w/ P.C. LIGHT IN ATTIC
 - 22" X 30" CRAWL SPACE ACCESS HATCH WITH DUPLEX OUTLET AND LIGHT
 - TUB/SHOWER w/ TILE SURROUND, SIZE AS NOTED ON PLANS OVER WATER-RESIST. CEMENT. BD.
 - TUB w/ TILE SURROUND OVER WATER-RESIST. CEMENT. BD., SIZE AS NOTED ON PLANS
 - SHOWER PAN w/ TILE SURROUND AND TEMPERED GLASS DOOR, SIZE AS NOTED ON PLANS
 - OPTIONAL RECESSED MEDICINE CABINET
 - CONCRETE STOOP
 - CONCRETE STEPS
 - 12x12 TIMBER COLUMN-TYPICAL



WALL LEGEND	
	CONCRETE FOUNDATION WALL
	CONCRETE FOUNDATION WALL (FULL HEIGHT)
	2x STUD WALL
	2x STUD WALL (FULL HEIGHT)
	STUD WALL w/ FULL HEIGHT STONE VENEER
	STUD WALL w/ STONE VENEER LAP BELOW
	PARTIAL HEIGHT (CAPPED) STUD WALL
	CMU COLUMN WALL

NOTE:
ALL EXTERIOR FRAMED WALLS TO BE 2x6, ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO STUD FACE.
FRAME WALLS SHOWN AS:
2x4+3 1/2", 2x6+5 1/2"
DOOR AND WINDOW SIZES TO BE READ AS FEET AND INCHES, HORIZ. FIRST, THEN VERT.
2660 IS 2'-6" WIDE BY 6'-8" HIGH

NOTES TO PLUMBERS:
1. ALL INTERIOR WATER LINES TO BE "NON-BARRIER PEK TUBING"
2. ALL RADIANT HEATING TO BE "OXYGEN BARRIER TYPE PEK TUBING"
3. ALL GASES WARE PVC PIPE IS USED IT SHALL BE "LOWGUARD GOLD" PIPE & FITTINGS
4. ALL FITTINGS AND CONNECTIONS ARE TO BE PER MANUFACTURERS SPECIFICATIONS. IN NO CASE SHALL "SHARK BITE" CONNECTIONS BE ALLOWED.

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

BASEMENT PLAN

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

AREA INFORMATION:
FINISHED LIVING SPACE: 1192 SQ. FT.
COVERED PATIO AREA: 461 SQ. FT.

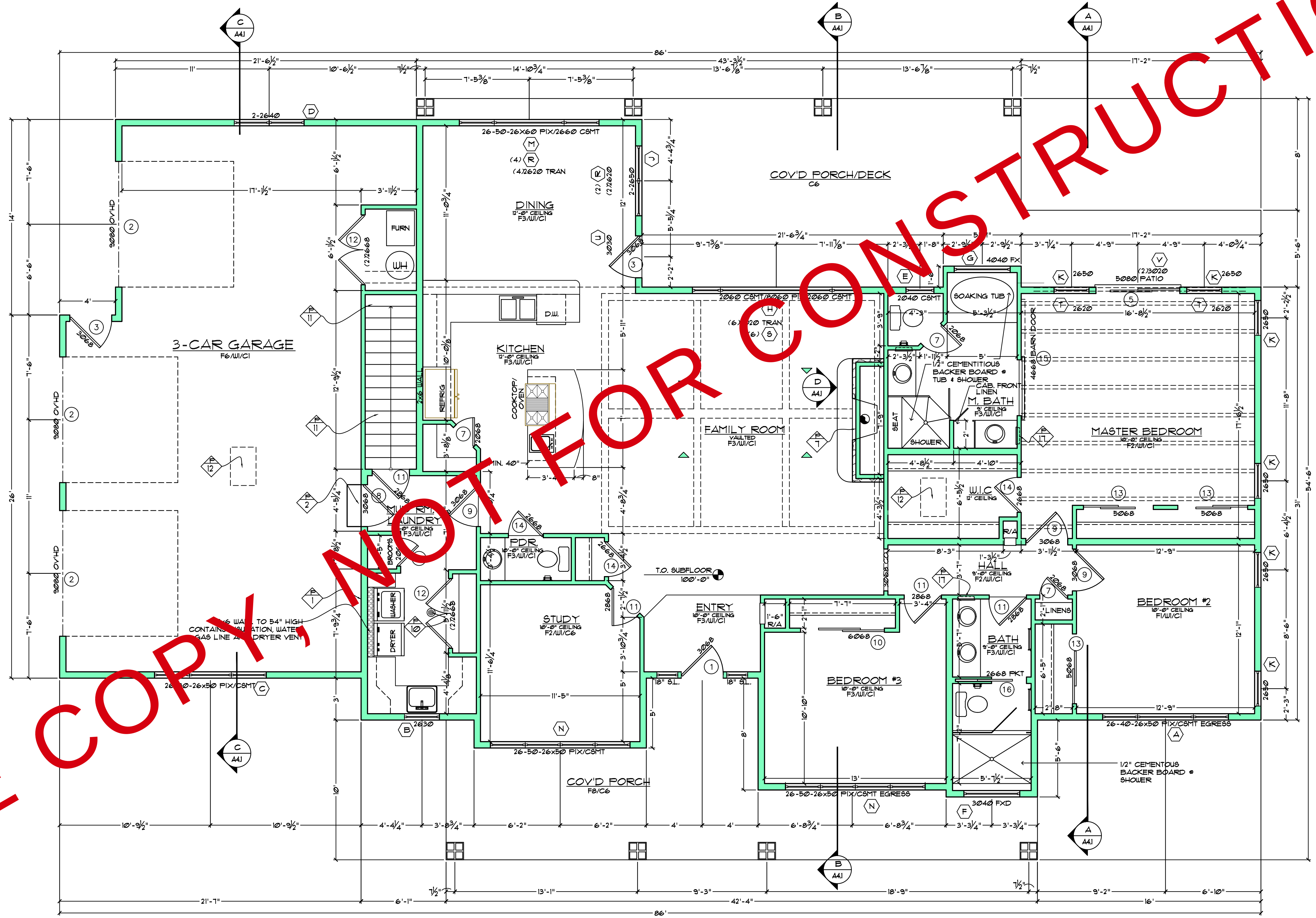
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PLAN NOTES
(ALL NOTES MAY NOT APPLY TO THIS SHEET)

- 5/8" TYPE X GYP. BD. ON COMMON & STRUCTURAL WALLS AND CEILINGS, INSULATED & FIRE-TAPED, AS WELL AS ALL BEAM AND POSTS.
- WOOD STEP INTO GARAGE
- TYPICAL EXTERIOR WALL ASSEMBLY: 2X6 STUDS @ 16" O.C. UNO. w/ 1/2" G.W.B. OVER 6 MIL. VAPOR BARRIER ON INTERIOR FACE OSB SHEATHING ON EXTERIOR FACE EXTERIOR FINISH AS PER ELEVATIONS
- TYPICAL INTERIOR WALL ASSEMBLY: 2X4 STUDS @ 16" O.C. UNO. w/ 1/2" G.W.B. APPLIED TO EACH SIDE UNO.
- TYPICAL PLUMBING WALL ASSEMBLY: 2X6 STUDS @ 16" O.C. w/ 1/2" CEMENTOUS BOARD
- LINEN CLOSET w/ 5 FIXED SHELVES
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- TUB w/ TILE SURROUND OVER WATER-RESIST. CEMENT. BD., SIZE AS NOTED ON PLANS
- SHOWER PAN w/ TILE SURROUND AND TEMPERED GLASS DOOR, SIZE AS NOTED ON PLANS
- OPTIONAL RECESSED MEDICINE CABINET
- CONCRETE STOOP
- CONCRETE STEPS
- 20, 12x12 TIMBER COLUMN-TYPICAL



WALL LEGEND

- CONCRETE FOUNDATION WALL
- CONCRETE FOUNDATION WALL 2x FURRING WALL (FULL HEIGHT)
- 2x STUD WALL
- 2x STUD WALL 2x FURRING WALL (FULL HEIGHT)
- STUD WALL w/ FULL HEIGHT STONE VENEER
- STUD WALL w/ STONE VENEER LAP BELOW
- PARTIAL HEIGHT (CAPPED) STUD WALL
- CMU COLUMN WALL

NOTE:
ALL EXTERIOR FRAMED WALLS TO BE 2x6, ALL INTERIOR WALLS TO BE 2x4 UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO STUD FACE.
FRAME WALLS SHOWN AS:
2x4+3 1/2", 2x6+5 1/2"
DOOR AND WINDOW SIZES TO BE READ AS FEET AND INCHES, HORIZ. FIRST, THEN VERT.
2668 IS 2'-6" WIDE BY 6'-8" HIGH

NOTES TO PLUMBERS:
1. ALL INTERIOR WATER LINES TO BE "NON-BARRIER PEK TUBING"
2. ALL RADIANT HEATING TO BE "OXYGEN BARRIER TYPE PEK TUBING"
3. ALL GASES WARE PVC PIPE IS USED IT SHALL BE "LOWGUARD GOLD" PIPE #4 FITTINGS
4. ALL FITTINGS AND CONNECTIONS ARE TO BE PER MANUFACTURERS SPECIFICATIONS.
IN NO CASE SHALL "SHARK BITE" CONNECTIONS BE ALLOWED.

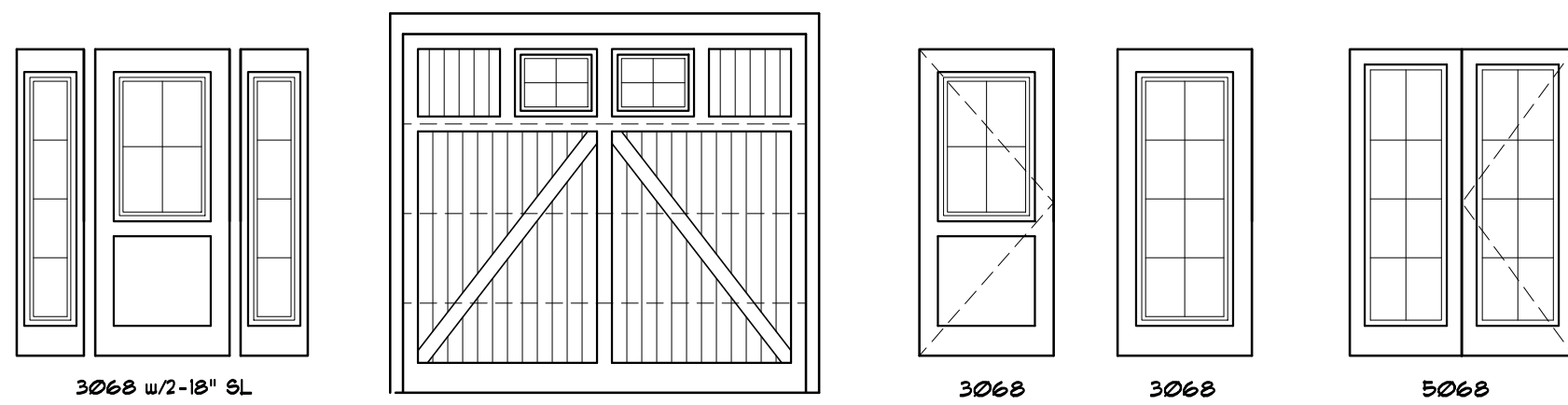
NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

MAIN FLOOR PLAN

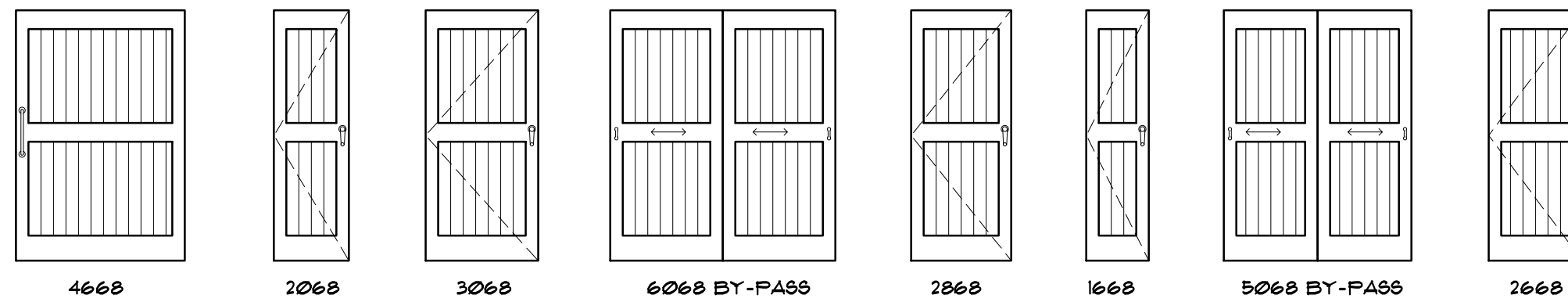
SCALE: 1/4"=1'-0"

AREA INFORMATION:
FINISHED LIVING SPACE: 2251 SQ. FT.
COVERED ENTRY PORCH: 318 SQ. FT.
GARAGE AREA: 856 SQ. FT.
COVERED PATIO AREA: 382 SQ. FT.

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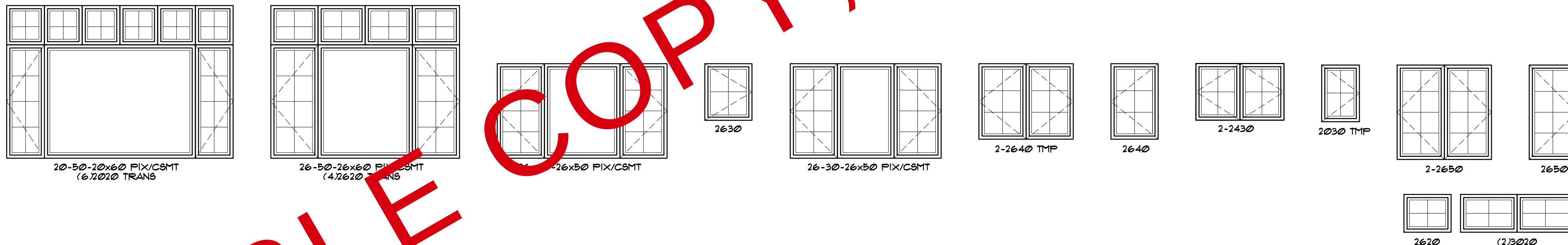


EXT. DOOR STYLES



INT. DOOR STYLES

DOOR SCHEDULE									
SYM.	EXTERIOR DOOR SIZE	TYPE	QUAN.	MATERIAL	U-VAL	SHGC	R-VALUE	REMARKS	
1	3068 w/2-18"	DH/ENT	1	UD/SC	0.31	0.14	3.23	3068 DOOR w/1668 TEMP. SIDE-LITES	
2	3068	OH	3	UD/SC	0.15	0.14	6.64	EXTERIOR OVERHEAD DOOR	
3	3068	DH	2	UD/SC	0.30	0.16	3.33	HALF-LITE, TEMPERED	
4	3068	DH	1	UD/SC	0.30	0.21	3.33	FULL LITE, TEMPERED	
5	5068	SGD	1	UD/SC	0.30	0.21	3.33	PATIO STYLE-TEMPERED	
6	8068	SGD	1	UD/SC	0.30	0.21	3.33	PATIO STYLE-TEMPERED	
SYM.	INTERIOR DOOR SIZE								
7	2068	DH	4	UD/SC					
8	3068	FD	3	UD/SC				SELF-CLOSING, FIRE RATED	
9	3068	DH	3	UD/SC					
10	6068	BP	1	UD/SC					
11	2868	DH	5	UD/SC					
12	(2)2668	DH	2	UD/SC					
13	5068	BP	3	UD/SC					
14	2668	DH	8	UD/SC					
15	4668	BARN	1	UD/SC					
16	2668	PKT	1	UD/SC					
17	(2)2068	FR	1	UD/SC					
DOOR TYPE KEY:									
H	HINGED			OH	OVERHEAD GARAGE DR.			X	FIXED PANEL
DH	DOUBLE HINGED			SGD	SLIDING GLASS DOOR			O	OPERABLE PANEL
BP	BI-FOLD			EXT	EXT. OR/INSUL. DOOR			D/FR/SG	DOUBLE, FRENCH STYLE, SOLID
FD	FOLD DOWN			FD	20 MINUTE FIRE-RATING			UD/SC	WOOD / SOLID CORE
FR	FRENCH GLASS DOOR/ENT			FE	FRONT ENTRY DOOR			UD/H	WOOD / HOLLOW CORE
PKT	POCKET DOOR			ARCH	ARCHTOP DOOR			MT/SCW	METAL / SOLID CORE WOOD
SCR	SCREEN DOOR			TRI-FOLD	TRI-FOLD			CW	CLAD / WOOD
NOTES:									
1. SIZE IS GIVEN IN FEET & INCHES EXAMPLE: 2650 = 2'-6" TALL									
2. CONTRACTOR SHALL VERIFY QUANTITIES BY REVIEWING PLANS AND ELEVATIONS.									
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DOORS WITH TEMPERED GLASS AT ALL LOCATIONS WHERE REQUIRED BY APPLICABLE CODES & ORDINANCES.									
4. TYPICAL EXTERIOR DOOR HEADER HEIGHT IS: 6'-10" ABOVE SUBFLOOR ON MAIN LEVEL UNLESS OTHERWISE NOTED ON EXTERIOR ELEVATIONS & BUILDING SECTIONS									
5. TYPICAL INTERIOR DOOR HEADER HEIGHT IS 6'-10" ABOVE SUBFLOOR ON MAIN LEVEL.									
6. VALUES (U VALUE, R VALUE & SOLAR HEAT GAIN COEFFICIENT) ARE BASED ON "THERMA-TRU" DOORS BUT MUST MEET NATIONAL AND LOCAL CODES FOR EFFICIENCY RATINGS.									



WINDOW SCHEDULE									
SYM.	WINDOW SIZE	TYPE	OPER.	QUAN.	MATERIAL	U-VAL	SHGC	R-VALUE	REMARKS
A	26-40-26x50 FIX/CSMT	CPC	O/O	1	CW	0.30	0.18	3.33	2 ARE EGRESS
B	2630	CA	O	1	CW	0.30	0.18	3.33	
C	26-30-26x50 FIX/CSMT	CPC	O/O	1	CW	0.30	0.18	3.33	
D	2-2640	CA	O/O	1	CW	0.30	0.18	3.33	
E	2040	CA	O	1	CW	0.30	0.18	3.33	
F	3040	FX	X	1	CW	0.30	0.18	3.33	TEMP
G	4040	FX	X	1	CW	0.30	0.18	3.33	TEMP
H	20-80-20x60 FIX/CSMT	CA	O/O	1	CW	0.30	0.18	3.33	TEMP
J	2-2650	CA	O/O	1	CW	0.30	0.18	3.33	
K	2650	CA	O	6	CW	0.30	0.18	3.33	
L	1630	CA	O	1	CW	0.30	0.18	3.33	TEMP
M	26-50-26x60 FIX/CSMT	CPC	O/O	1	CW	0.30	0.18	3.33	
N	26-50-26x50 FIX/CSMT	CPC	O/O	2	CW	0.30	0.18	3.33	
P	2-2660	CA	O/O	4	CW	0.30	0.18	3.33	
Q	26-50-26x60 FIX/CSMT	CPC	O/O	1	CW	0.30	0.18	3.33	
R	2620	TRAN	X	6	CW	0.30	0.18	3.33	
S	2020	TRAN	X	6	CW	0.30	0.18	3.33	
T	2620	TRAN	X	2	CW	0.30	0.18	3.33	
U	3020	TRAN	X	1	CW	0.30	0.18	3.33	
V	(2)2020	TRAN	X	1	CW	0.30	0.18	3.33	
KEY:									
CA	CASEMENT			CPC	CASEMENT/PICTURE/CASEMENT (MULLED TOGETHER)			CW	CLAD WOOD
AUN	AWNING			F/CA	FIXED/CASEMENT			UD	WOOD
FIX	PICTURE			ARCH	ARCHTOP			X	FIXED
SLT	SIDE LITE			TRAN	TRANSOM			O	OPERABLE
ATR	ATRILUM							TEMP	TEMPERED
FX	FIXED								
NOTES:									
1. SIZE IS GIVEN IN FEET & INCHES EXAMPLE: 2650 = 2'-6" WIDE X 5'-0" TALL					4. TYPICAL WINDOW HEADER HEIGHT: 1'-8" ABOVE SUB-FLOOR ON MAIN LEVEL 6'-8" ABOVE SUBFLOOR ON UPPER LEVEL, UNLESS OTHERWISE NOTED.				
2. CONTRACTOR SHALL VERIFY QUANTITIES BY REVIEWING PLANS AND ELEVATIONS.					5. VALUES (U VALUE, R VALUE & SOLAR HEAT GAIN COEFFICIENT) ARE BASED ON "BEMCO" WINDOW/INSUL. L.O.E. W/ARGON.				
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WINDOWS WITH TEMPERED GLASS AT ALL LOCATIONS WHERE REQUIRED BY APPLICABLE CODES & ORDINANCES.									

STRUCTURAL NOTES: FRAMING

FRAMING LUMBER:

2x LUMBER: DOUG FIR/LARCH 2" OR HEM FIR
SOLID TIMBERS/POSTS: DOUG FIR/LARCH 2"
OR BETTER.

STUDS:

HEM FIR STUD GRADE

DOOR & WINDOW HEADERS:

(2) 2x8 UNLESS NOTED OTHERWISE

(1) STUD BEARING w/ADDITIONAL KING STUD.

BLOCKING:

2x SOLID OVER BEARING WALLS & BEAMS.

SOLID AT JOIST MID-SPANS.

NAILING/FASTENERS:

ALL NAILING & CONNECTIONS SHALL CONFORM

TO THE IRC AND AISC. NAILS & BOLTS USED

TO CONNECT PRESSURE-TREATED WOOD SHALL

BE 100% GALVANIZED OR STAINLESS STEEL.

LEDGER BOARDS SHALL BE ATTACHED

DIRECTLY TO THE RM JOIST AND SHEATHING

WITH INDICATED SCREWS OR LAGS LOCATED

2" FROM TOP OR BOTTOM PER DRAWINGS.

LAG SCREWS SHALL MEET THE REQUIREMENTS

OF ANSI/APMA STANDARD B82.1 & SHALL BE

INSTALLED PER THE NDS CODE. EACH LAG

SCREW SHALL BE INSTALLED WITH A WASHER.

HOLES FOR LAG SCREWS SHALL BE PRE-DRILLED.

FRAMING ANCHORS:

SIMPSON OR EQUAL INSTALLED PER SPEC.

GLULAM MEMBERS (FD-2420) psi.

DOUG FIR/LARCH OR EQUAL, ARCH. GRADE.

ROOF TRUSS/PANEL:

MANUFACTURER TO VERIFY & COORDINATE

TRUSS LAYOUTS, DETAILS & DIMENSIONS WITH

BUILDER/OWNER.

MANUFACTURED FLOOR JOISTS:

SHALL BE INSTALLED IN ACCORDANCE WITH THE

RESPECTIVE MANUFACTURERS PUBLISHED INSTRU-

CTIONS & APPROVED INSTALLATION DRAWINGS.

COLUMNS:

3 1/2" DIA. ADJUSTABLE STEEL-ANCHORED.

STEEL:

SHALL CONFORM TO THE AMERICAN INSTITUTE

OF STEEL CONSTRUCTION (AISC) WIDE FLANGE

SHAPES.

SHALL CONFORM TO

ASTM A36 CHANNEL, ANGLES, PLATES, "9",

"11", & "13" SHAPES SHALL CONFORM TO ASTM

A588. PIPE COLUMNS SHALL CONFORM TO ASTM

A513. STEEL TO STEEL CONNECTION BOLTS

SHALL BE ASTM A307. FILLET WELDS SIZE 3/16"

ET/XX ROD.

INSULATION:

TO MEET INTERNATIONAL ENERGY

CONSERVATION CODES.

VENTING:

CRAIL SPACE TO BE 1 SQ. FT. PER EVERY 150 SQ.

FT. OF AREA. ROOF SHOULD BE 1 SQ. FT. PER

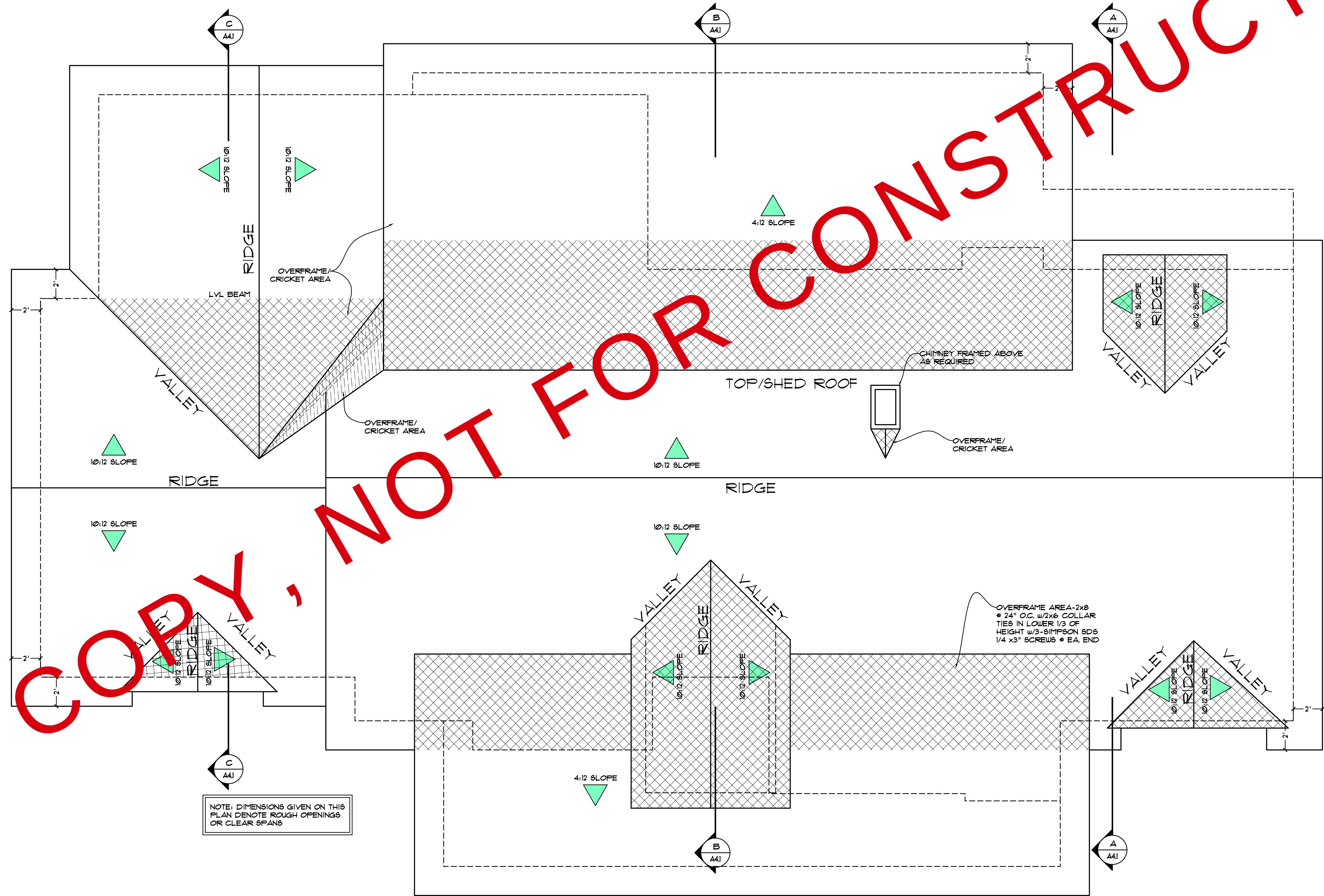
150 SQ. FT. OF ROOF AREA, 1 SQ. FT. PER EVERY

300 SQ. FT. IF EAVE VENTS ARE USED.

ALL CONSTRUCTION SHALL BE PERFORMED IN

ACCORDANCE WITH THE 2018 INTERNATIONAL

RESIDENTIAL CODE.



ROOF PLAN

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

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD
BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND
TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB
GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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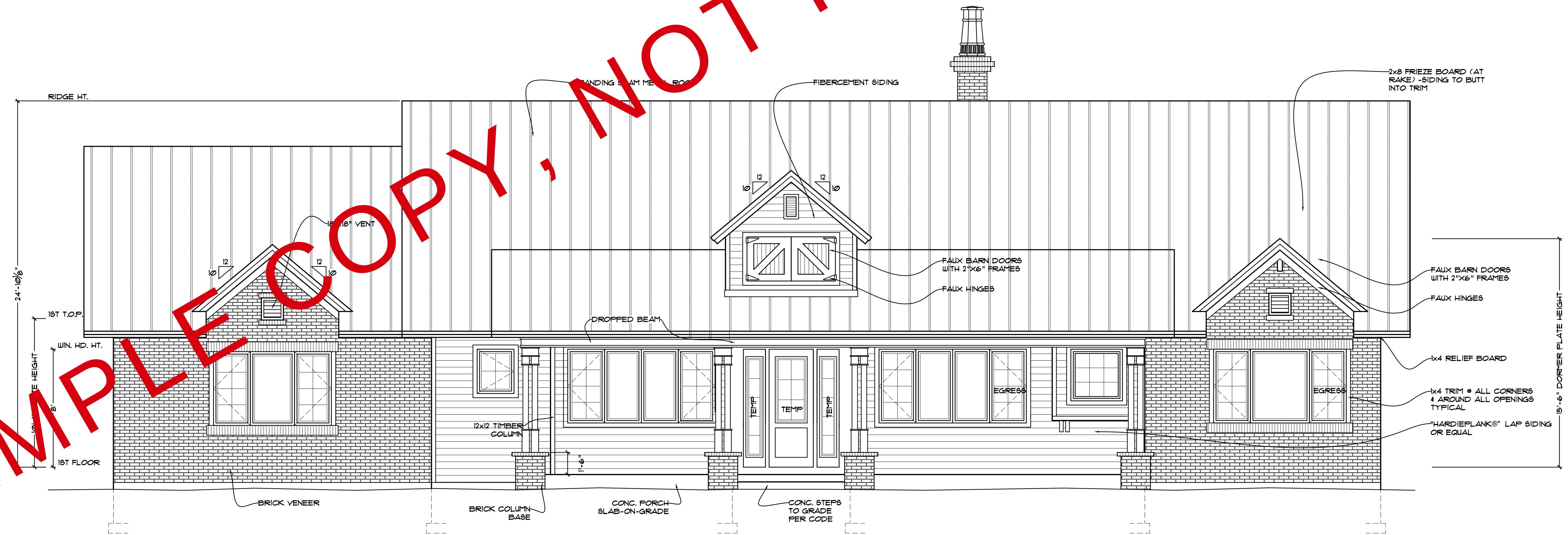
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SHEET NO.

A1.4



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



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

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

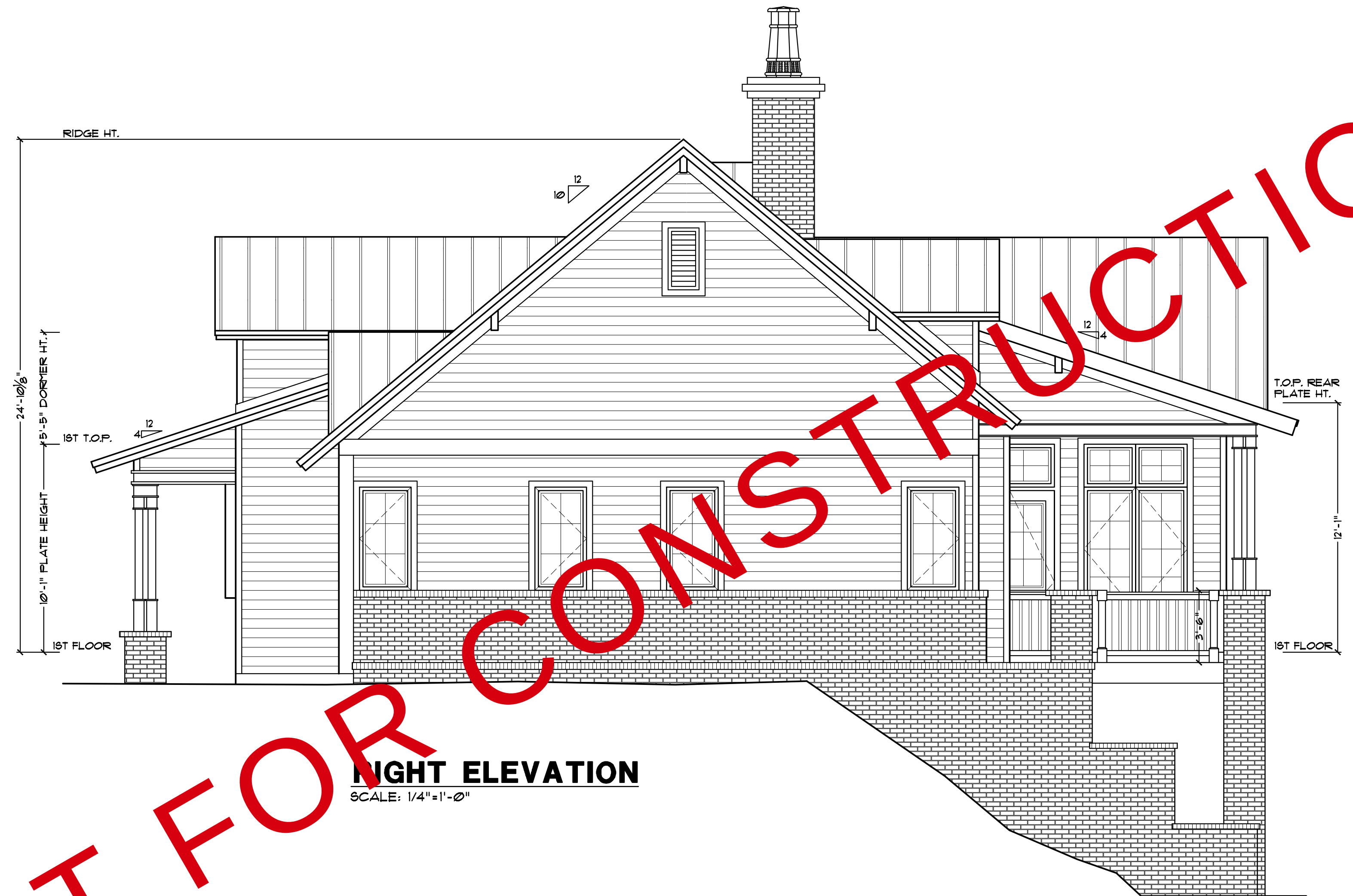


REAR ELEVATION
SCALE: 1/4"=1'-0"

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REVISED

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



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

PROJECT NO.
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SAMPLE COPY, NOT FOR CONSTRUCTION

PLAN NO.
L2251

**SAMPLE
PLAN**



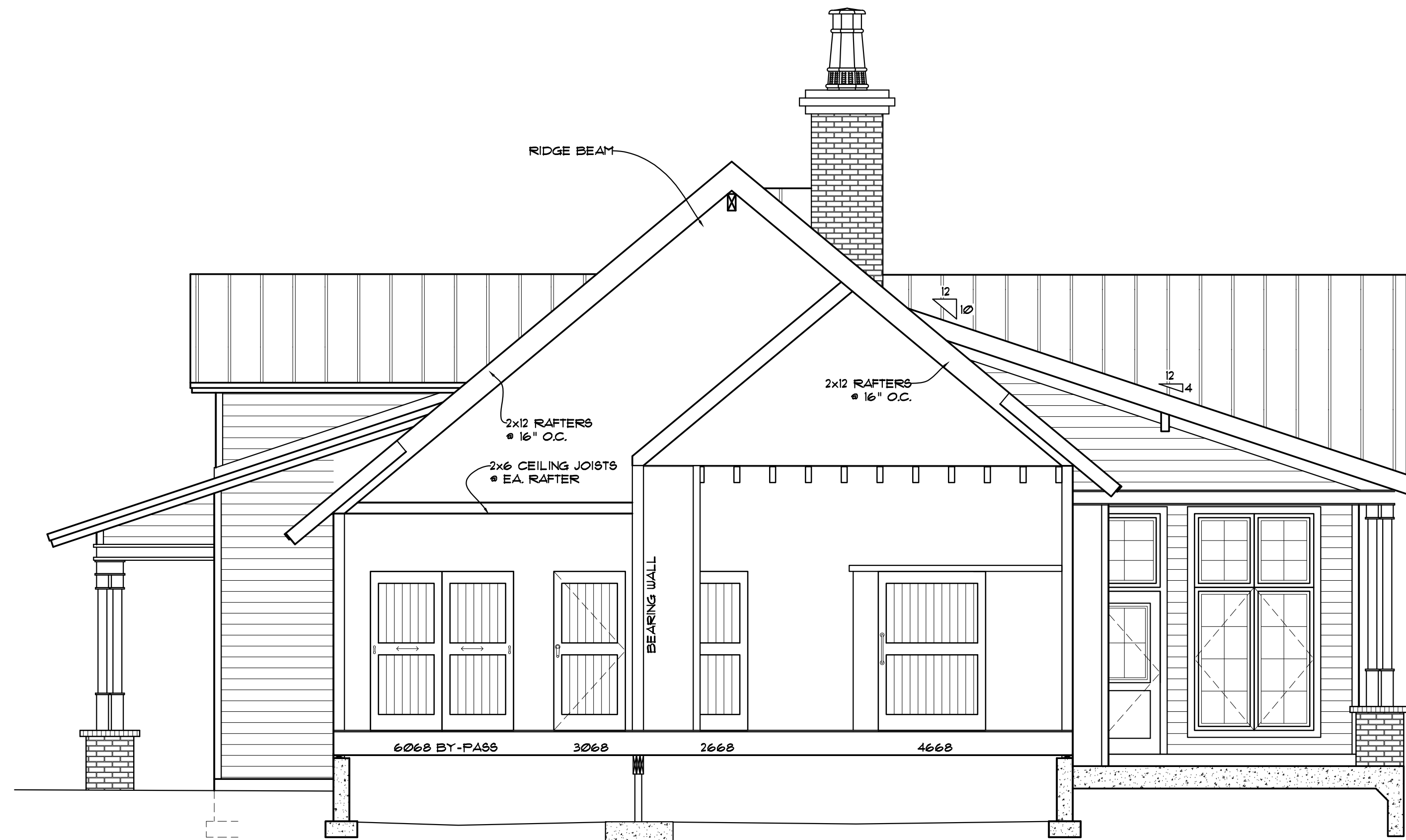
LEFT ELEVATION
SCALE: 1/4"=1'-0"

PROJECT NO.
ISSUED

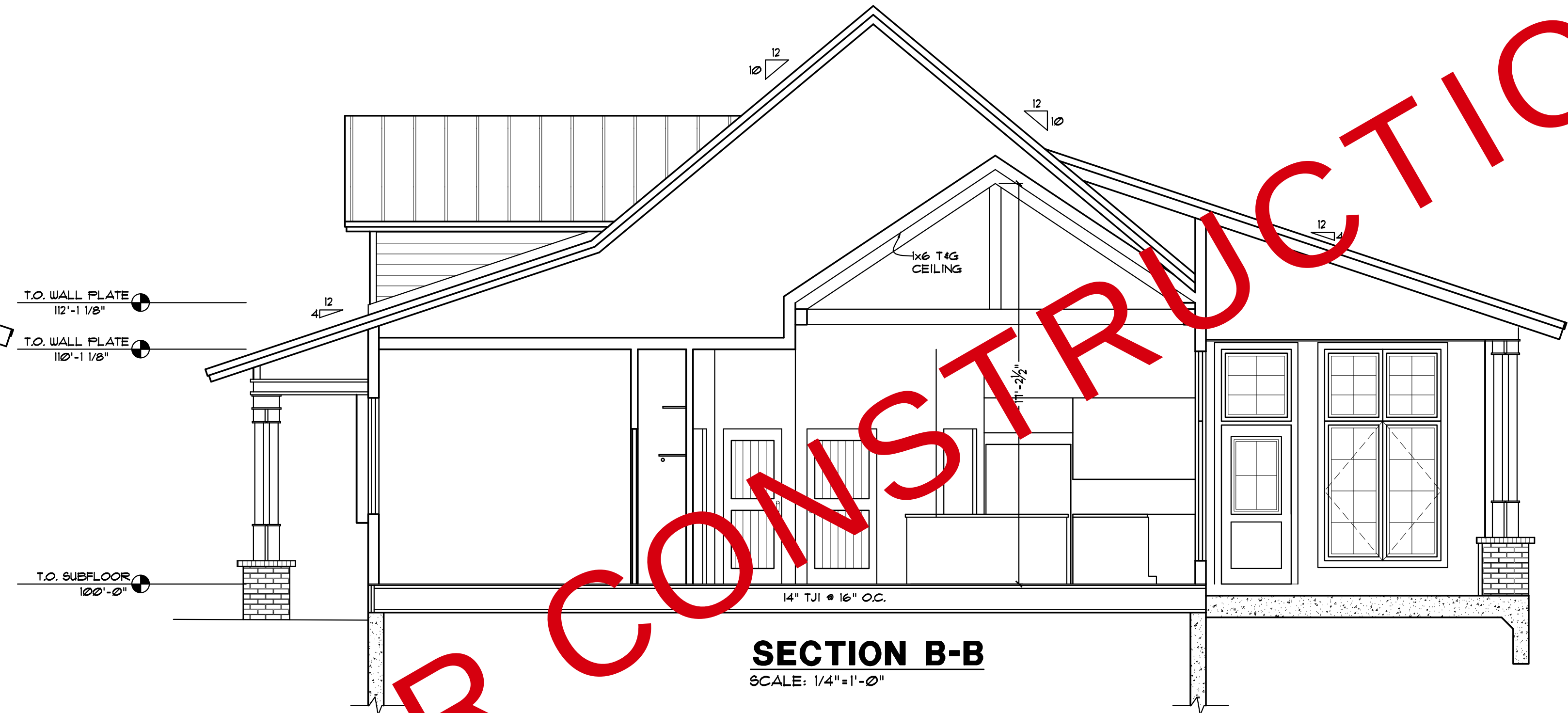
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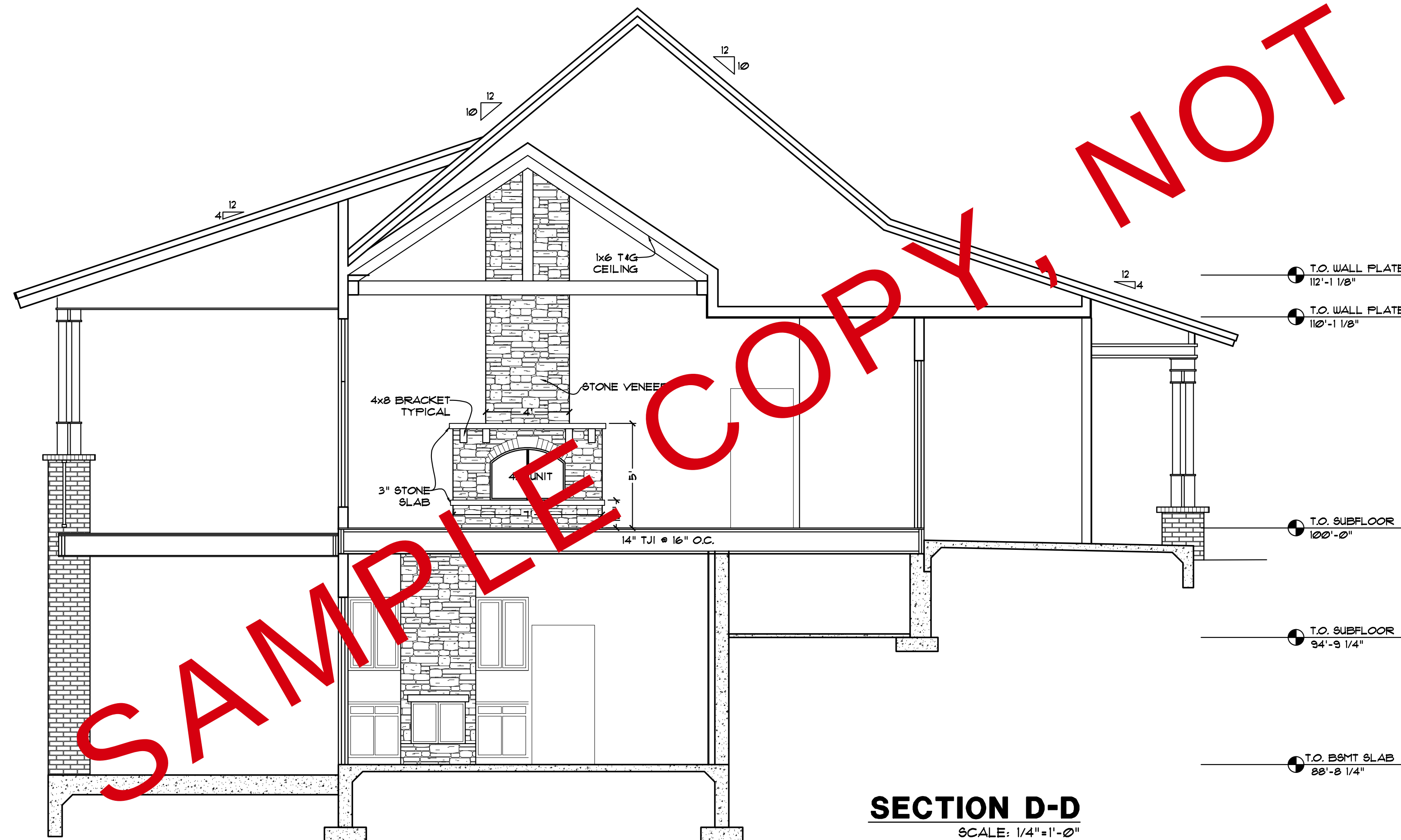
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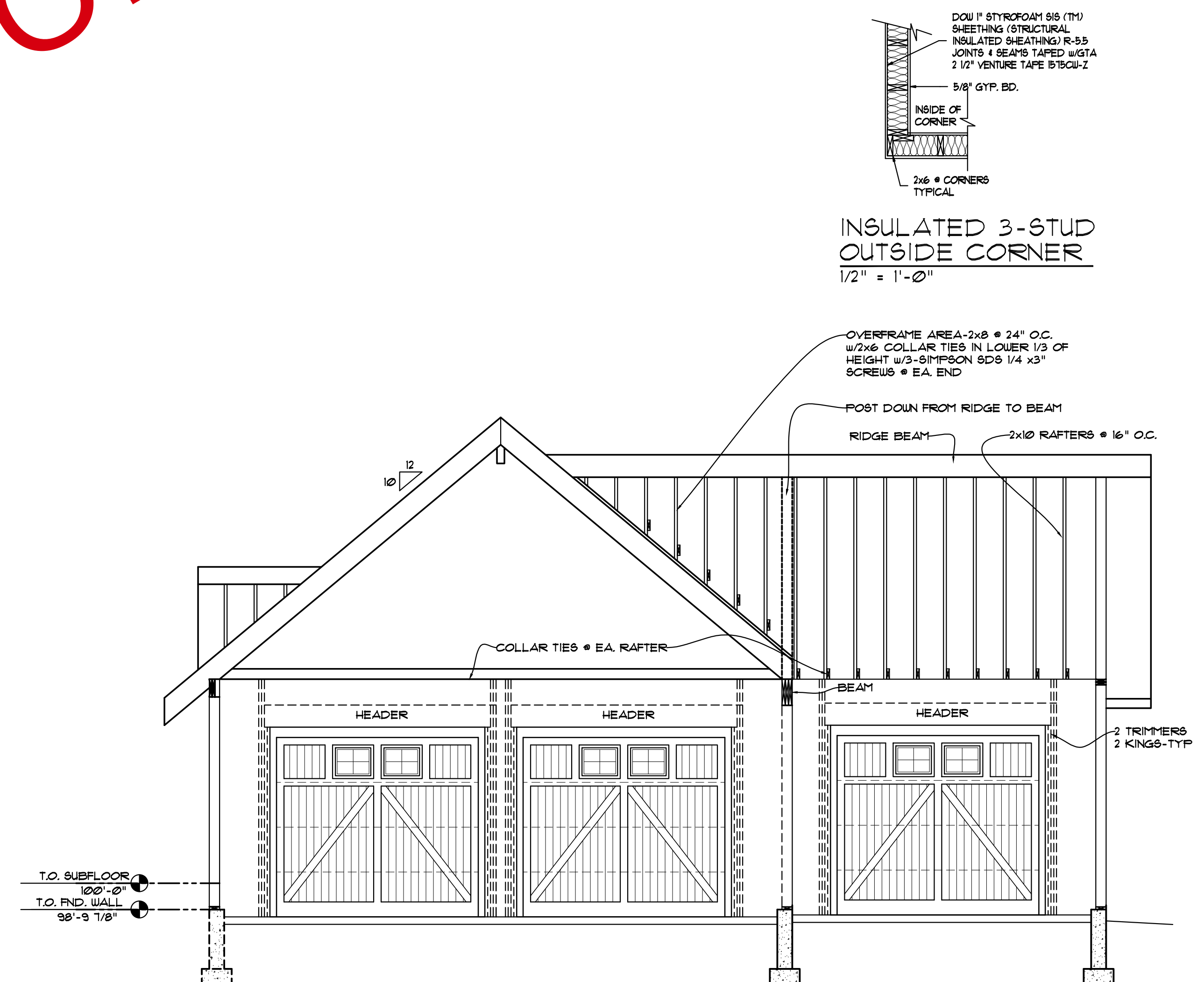
SECTION A-A
SCALE: 1/4"=1'-0"



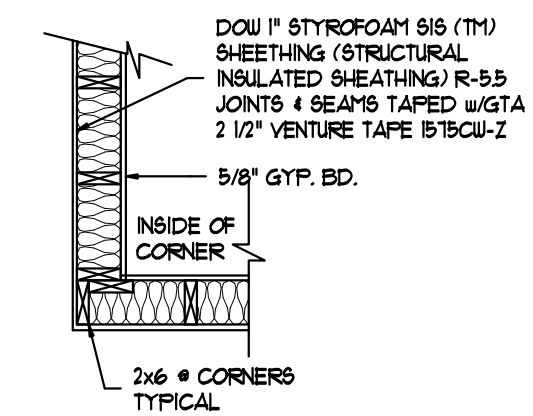
SECTION B-B
SCALE: 1/4"=1'-0"



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



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



**INSULATED 3-STUD
OUTSIDE CORNER**
1/2" = 1'-0"

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ELECTRICAL LEGEND

	110 V. DUPLEX RECEPTACLE
	220 V. RECEPTACLE
	110 V. 1/2 SWITCHED RECEPTACLE
	110 V. GFI DUPLEX RECEPTACLE (GROUND FAULT INTERRUPTER)
	WEATHER PROOF GFI RECEPTACLE (GROUND FAULT INTERRUPTER)
	DUPLEX FLOOR RECEPTACLE
	110 V. WEATHER PROOF GFI RECEPTACLE UNDER EAVES
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	RHEOSTAT (DIMMER) SWITCH
	DOOR JAM SWITCH
	SWITCH w/TIMER
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	FLUORESCENT FIXTURE - SIZE AS INDICATED
	RECESSED LIGHT FIXTURE
	RECESSED HEAT LAMP FIXTURE
	WALL WASH FIXTURE
	VANITY FIXTURE
	PENDANT FIXTURE
	UP EXTERIOR FLOOR FIXTURE
	LIGHT TRUCK W/ LENGTH
	EXHAUST FAN
	CHANDELIER

	JUNCTION BOX
	JUNCTION BOX FOR FAN WIRE AND PROVIDE BLOCKING
	GARBAGE DISPOSAL
	CHIMES
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET
	TELEPHONE OUTLET
	DATA OUTLET
	PUSH BUTTON
	ELECTRICAL PANEL
	ELECTRICAL & GAS METER
	THERMOSTAT
	STEP LIGHT
	STEP LIGHT w/ PHOTOCELL
	DOUBLE - WALL WASH FIXTURE
	LOW VOLTAGE FLUSH MOUNT GROUND LIGHT
	UNDER CABINET FIXTURE
	SURFACE MOUNTED DIRECTIONAL FIXTURE
	PIN LIGHT RECESSED HALOGEN
	CEILING FAN w/ LIGHT KIT
	CEILING FAN
	EXHAUST FAN/LIGHT COMBO
	ELECTRIC BASEBOARD HEATER

ELECTRICAL NOTES

1. THESE DRAWINGS ARE INTENDED TO REPRESENT DESIGNING LIGHTING SCHEMATIC ONLY. COMPLIANCE WITH ALL CODE REQUIREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
2. SMOKE DETECTORS TO BE 110V RUN OFF LIGHTING CIRCUIT. INTER-CONNECTED. DETECTORS TO BE WITHIN 15' OF EACH BEDROOM WITH BATTERY BACKUP.
3. FIELD VERIFY FINAL LOCATION OF OUTLETS & FIXTURES w/ BUILDER PRIOR TO ROUGH-IN.
4. ELECTRICIAN TO COMPLY WITH ALL APPLICABLE CODES. ELECTRICIAN TO DESIGN AND INSTALL ALL SUPPLY, PANEL, AND DISTRIBUTION SYSTEMS.

MAIN FLOOR : ELECTRICAL PLAN

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

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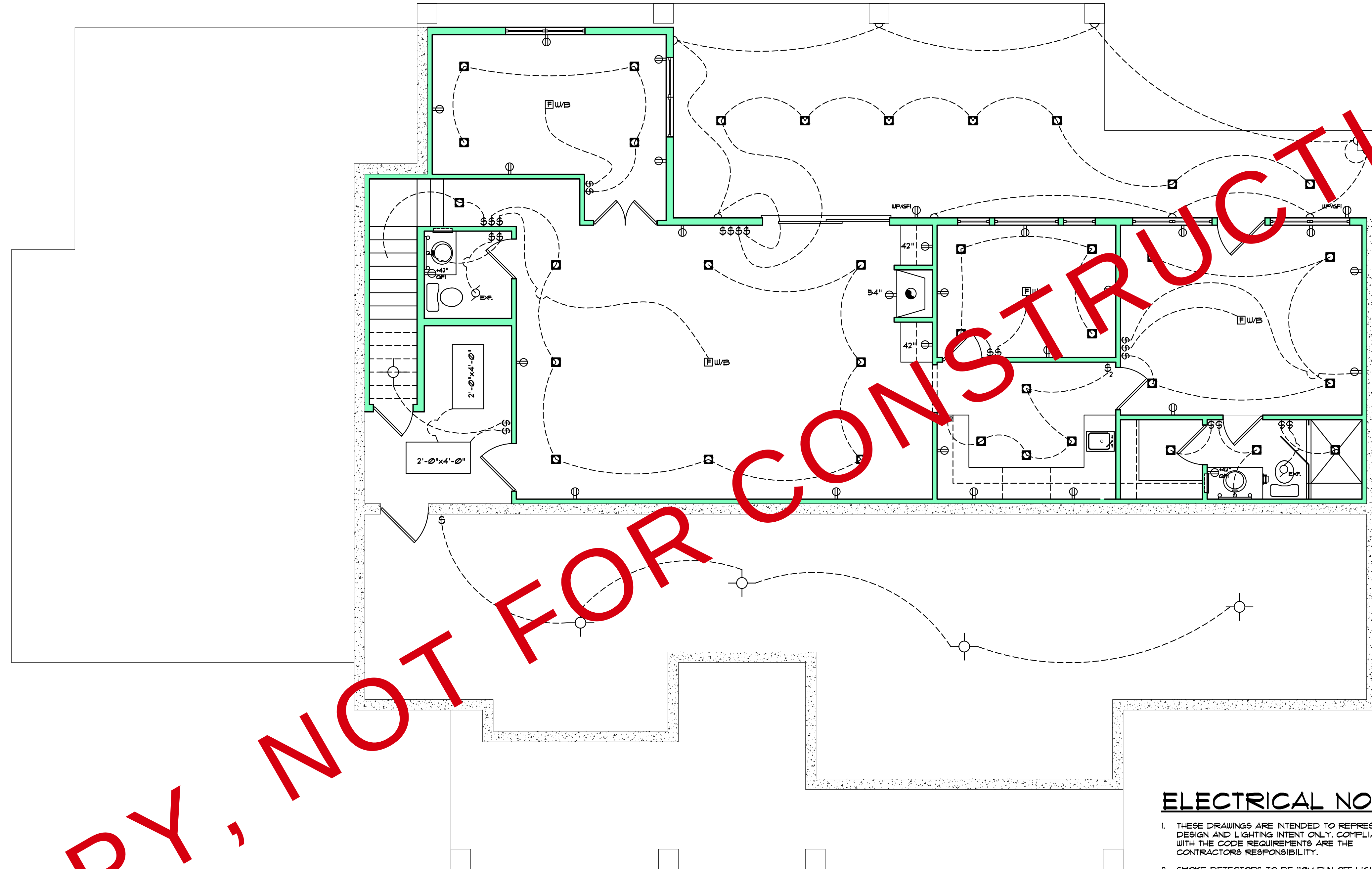
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ELECTRICAL LEGEND

	110 V. DUPLEX RECEPTACLE
	220 V. RECEPTACLE
	110 V. 1/2 SWITCHED RECEPTACLE
	110 V. GFI DUPLEX RECEPTACLE (GROUND FAULT INTERRUPTER)
	WEATHER PROOF GFI RECEPTACLE (GROUND FAULT INTERRUPTER)
	DUPLEX FLOOR RECEPTACLE
	110 V. WEATHER PROOF GFI RECEPTACLE UNDER EAVES
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	RHEOSTAT (DIMMER) SWITCH
	DOOR JAM SWITCH
	SWITCH w/TIMER
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	FLUORESCENT FIXTURE - SIZE AS INDICATED
	RECESSED LIGHT FIXTURE
	RECESSED HEAT LAMP FIXTURE
	WALL WASH FIXTURE
	VANITY FIXTURE
	Pendant Fixture
	Under Cabinet Flood Fixture
	Light Track w/ Length
	EXHAUST FAN
	CHANDELIER

	JUNCTION BOX
	JUNCTION BOX FOR FAN WIRE AND PROVIDE BLOCKING
	GARBAGE DISPOSAL
	CHIMES
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	TELEVISION OUTLET
	TELEPHONE OUTLET
	DATA OUTLET
	PUSH BUTTON
	ELECTRICAL PANEL
	ELECTRICAL & GAS METER
	THERMOSTAT
	STEP LIGHT
	STEP LIGHT w/ PHOTOCELL
	DOUBLE WALL WASH FIXTURE
	LOW VOLTAGE WASH MOUNT GROUND LIGHT
	UNDER CABINET FIXTURE
	SURFACE MOUNTED DIRECTIONAL FIXTURE
	PIN LIGHT RECESSED HALOGEN
	CEILING FAN w/ LIGHT KIT
	CEILING FAN
	EXHAUST FAN/LIGHT COMBO
	ELECTRIC BASEBOARD HEATER



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

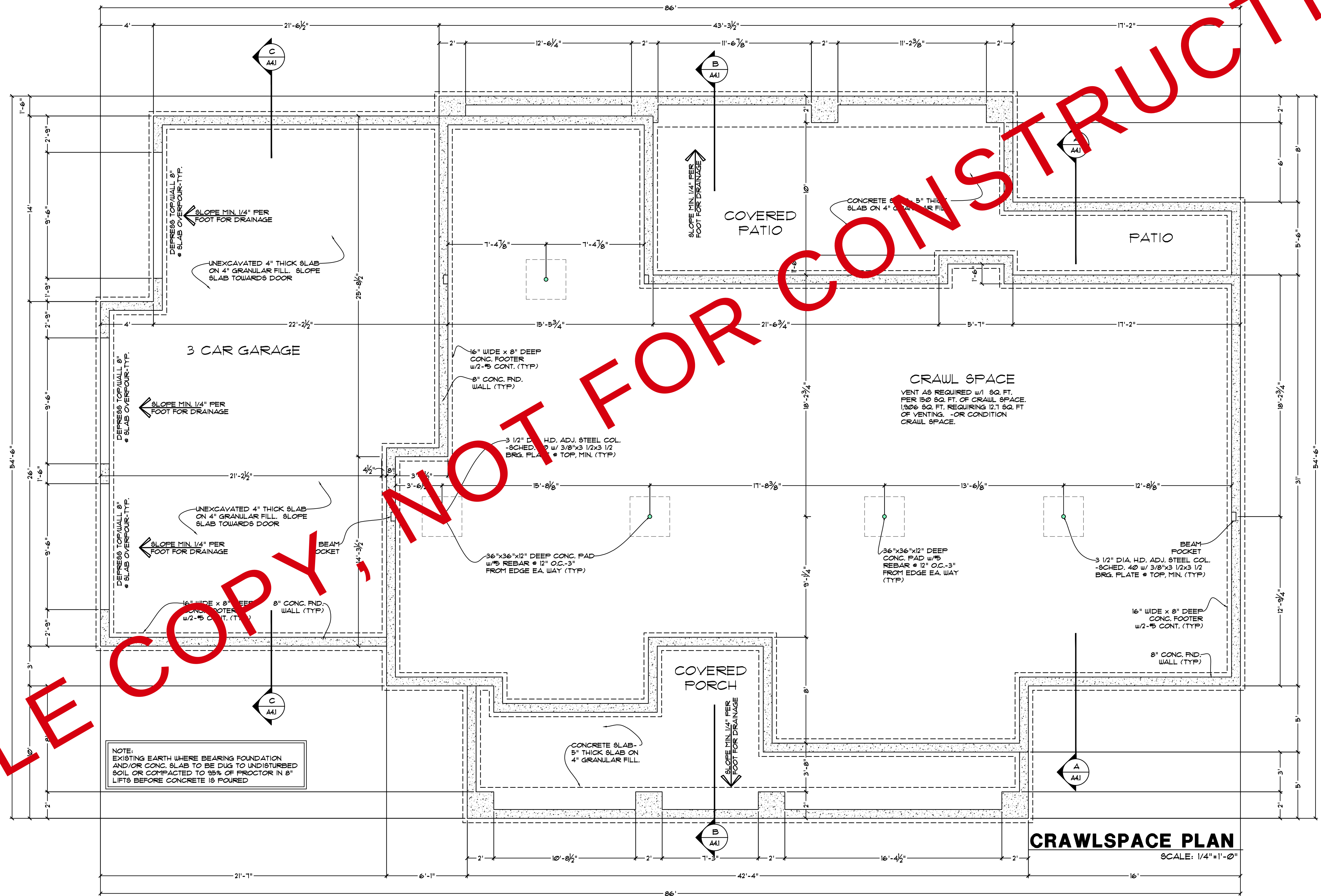
ELECTRICAL NOTES

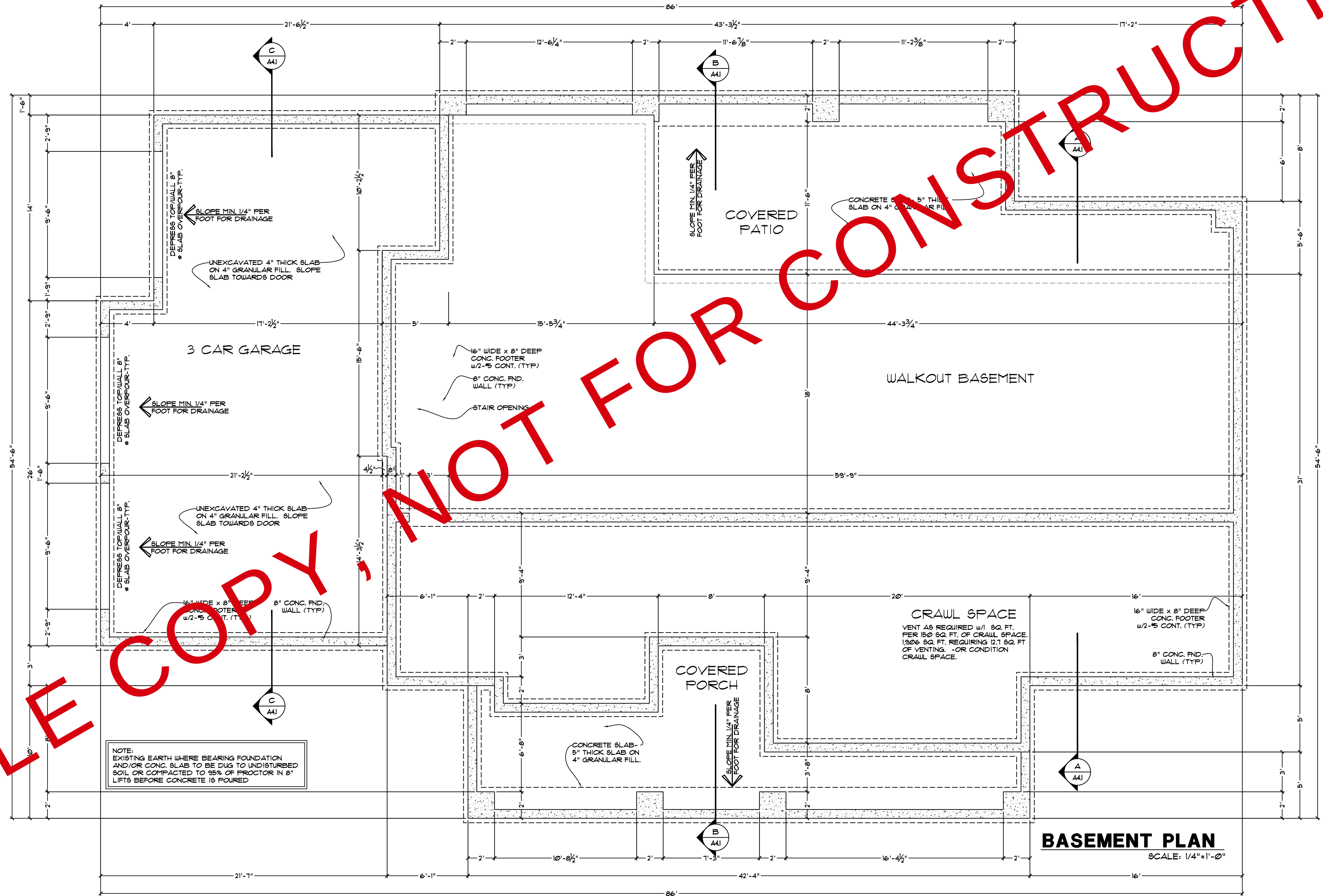
1. THESE DRAWINGS ARE INTENDED TO REPRESENT DESIGN AND LIGHTING INTENT ONLY. COMPLIANCE WITH THE CODE REQUIREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
2. SMOKE DETECTORS TO BE 110V RUN OFF LIGHTING CIRCUIT & INTER-CONNECTED. DETECTORS TO BE WITHIN 15' OF EACH BEDROOM WITH BATTERY BACKUP.
3. FIELD VERIFY FINAL LOCATION OF OUTLETS & FIXTURES w/ BUILDER PRIOR TO ROUGH-IN.
4. ELECTRICIAN TO COMPLY WITH ALL APPLICABLE CODES. ELECTRICIAN TO DESIGN AND INSTALL ALL SUPPLY, PANEL, AND DISTRIBUTION SYSTEMS.

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STRUCTURAL NOTES: CONCRETE

CONCRETE:
3000 PSI AT 28 DAYS. USE TYPE I OR TYPE II
CEMENT WITH 4% AIR ENTRAINMENT. NORMAL
WEIGHT (STONE AGGREGATE) SHALL BE 3/4".
CONCRETE PLACEMENT SHALL BE DONE IN ACCOR-
DANCE WITH THE AC308 LATEST EDITION. COLD
OR HOT WEATHER PROTECTION SHALL BE ADHERED
TO PER THE AC308S AND THE AC308.

REINFORCING STEEL:
MAXIMUM REINFORCING STEEL SHALL CONFORM TO
ASTM-A615 (#4 & LARGER) #4 60 GRADE EQUALS
#5 40 GRADE. ASTM-A615, GRADE 40 OR 60.
(2) #5 REBAR CONTINUOUS IN FOOTINGS. LAP
ALL SPLICES 24" MINIMUM.

PROTECTION:
POURED AGAINST EARTH 1/2".
POURED AGAINST FORMS 1/2" MIN.
LAP MESH ONE FULL SPACE AND WIRE TOGETHER.
STRUCTURAL STEEL:
ASTM A-36. WELDING OF REBAR IS NOT PERMITTED.

GRADING:
PROVIDE POSITIVE SLOPE AWAY FROM BUILDING
1/4" IN THE FIRST 10'-0" MINIMUM.
FOUNDATION DESIGN:
ASSUMES MINIMUM OF 2500 PSF SOIL BEARING
CAPACITY IF A SOIL REPORT IS NOT REQUIRED.
CONFIRMATION OF SOIL BEARING CAPACITY AT THE
TIME OF EXCAVATION IS THE RESPONSIBILITY OF
OWNER/BUILDER. IF SOIL REPORTS ARE AVAILABLE,
THE GEOTECHNICAL ENGINEER SHOULD BE CONTACTED
FOR OPEN HOLE INSPECTION. ALL FOOTINGS ARE
TO BEAR ON UNDISTURBED NATURAL MATERIAL OR
COMPACTED FILL (SLABS) TO MINIMUM OF 95%
OF STANDARD PROCTOR PER ASTM D698.

TEMPORARY SHORING:
ALL CONCRETE ELEMENTS SHOULD BE PROVIDED
SHORING DURING BACKFILL.

-ALL CONSTRUCTION SHALL BE PERFORMED IN
ACCORDANCE WITH THE 2018 INTERNATIONAL
RESIDENTIAL CODE.

REBAR SCHEDULE

NOTE: #5 GRADE 40 REINFORCING
STEEL IS EQUAL TO #4 GRADE 60

FOUNDATION WALL REINFORCEMENT SCHEDULE			
WALL HT.	HORIZONTAL	VERTICAL	
3'-4'	2-#5 @ 4' B	#5 @ 24"	
4'-8'	2-#5 @ 4' B	#5 @ 24"	
6'-8'	2-#5 @ 4' B AND 2-#5 @ MID HT.	#5 @ 24"	
8'-0'	2-#5 @ 4' B AND AT EA. ROW OF TIES	#5 @ 24"	

ALL CONCR. WALLS OVER 6'-0" IN HEIGHT
& SPANNS MORE THAN 25'-0" SHALL HAVE
PIERS OR INTERSECTING CONCRETE WALL
IF GARDEN LEVEL WALLS ARE RETAINING MORE
THAN 4'-6" OF SOIL, CONTACT ENGINEER OF
RECORD FOR BUTTRESS DESIGN TO PREVENT
OVERTURNING.

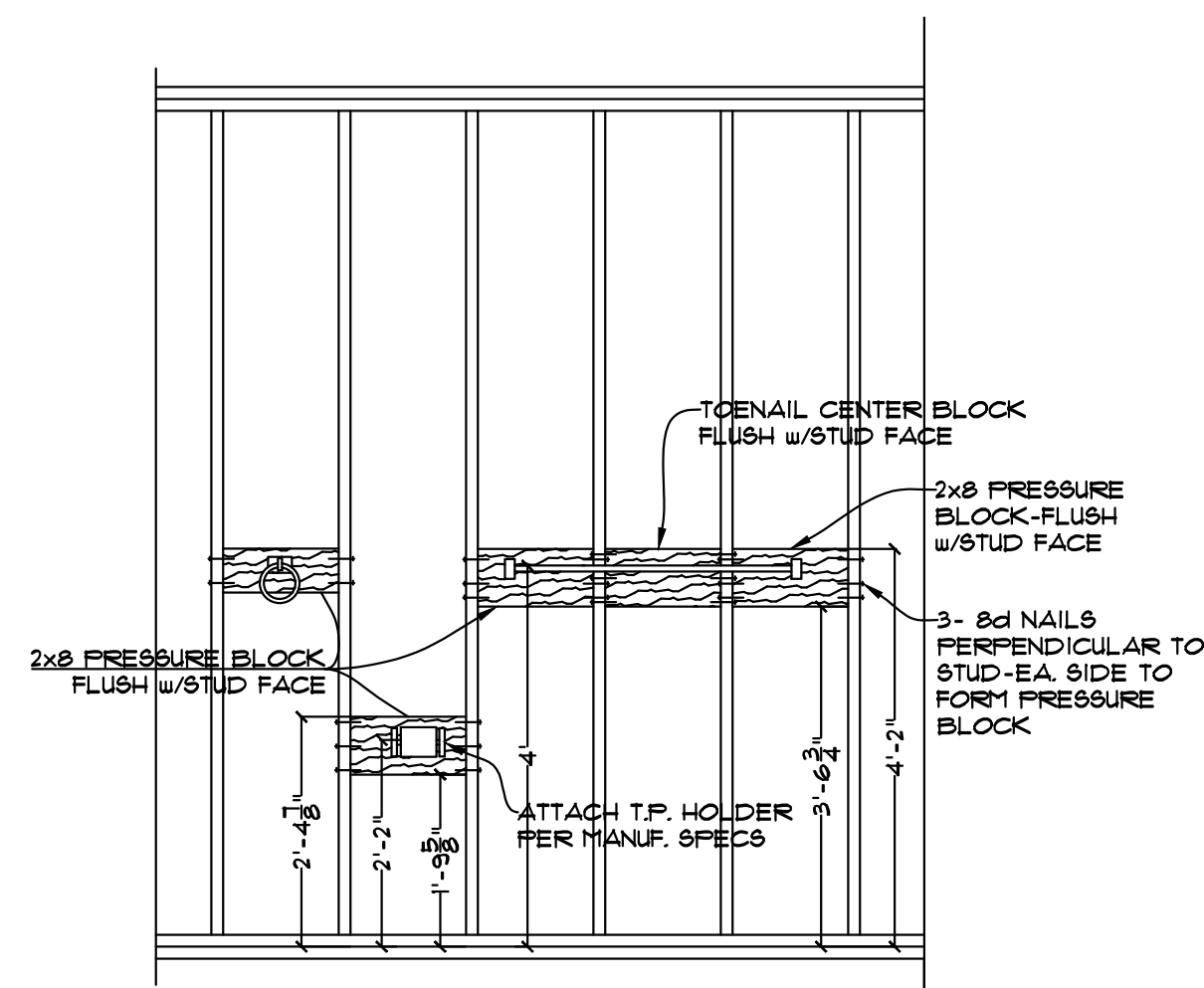
NOTE:
SOIL BEARING ASSUMED @ 2500 PSF
VERIFY @ OPEN HOLE INSPECTION

THICKENED SLAB @
FIREPLACE, PER
STRUCTURAL ENGINEER

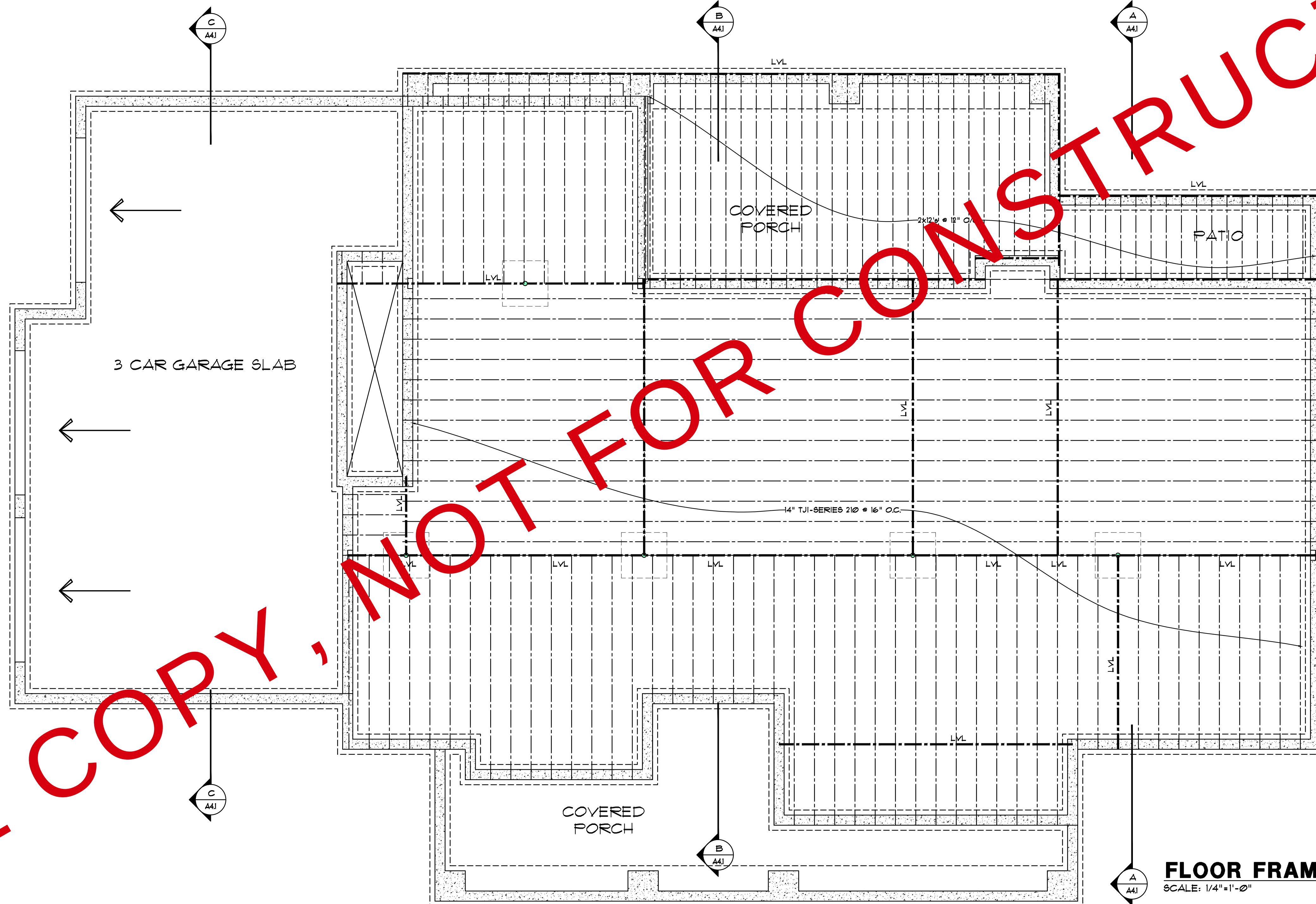
MONOLITHIC SLAB-MIN 4" CONC. SLAB
ON GRADE W/ #4 REBAR @ 24" O.C.
EACH WAY, CONTINUOUS AND UNRAFFED
INTO THICKENED EDGES - THICKENED
EDGES DEPTH TO BE DETERMINED BY
ENGINEER, 12" THICK W/ 2-#4 REBAR TOP
AND BOTTOM, CONT.

SLAB PLAN

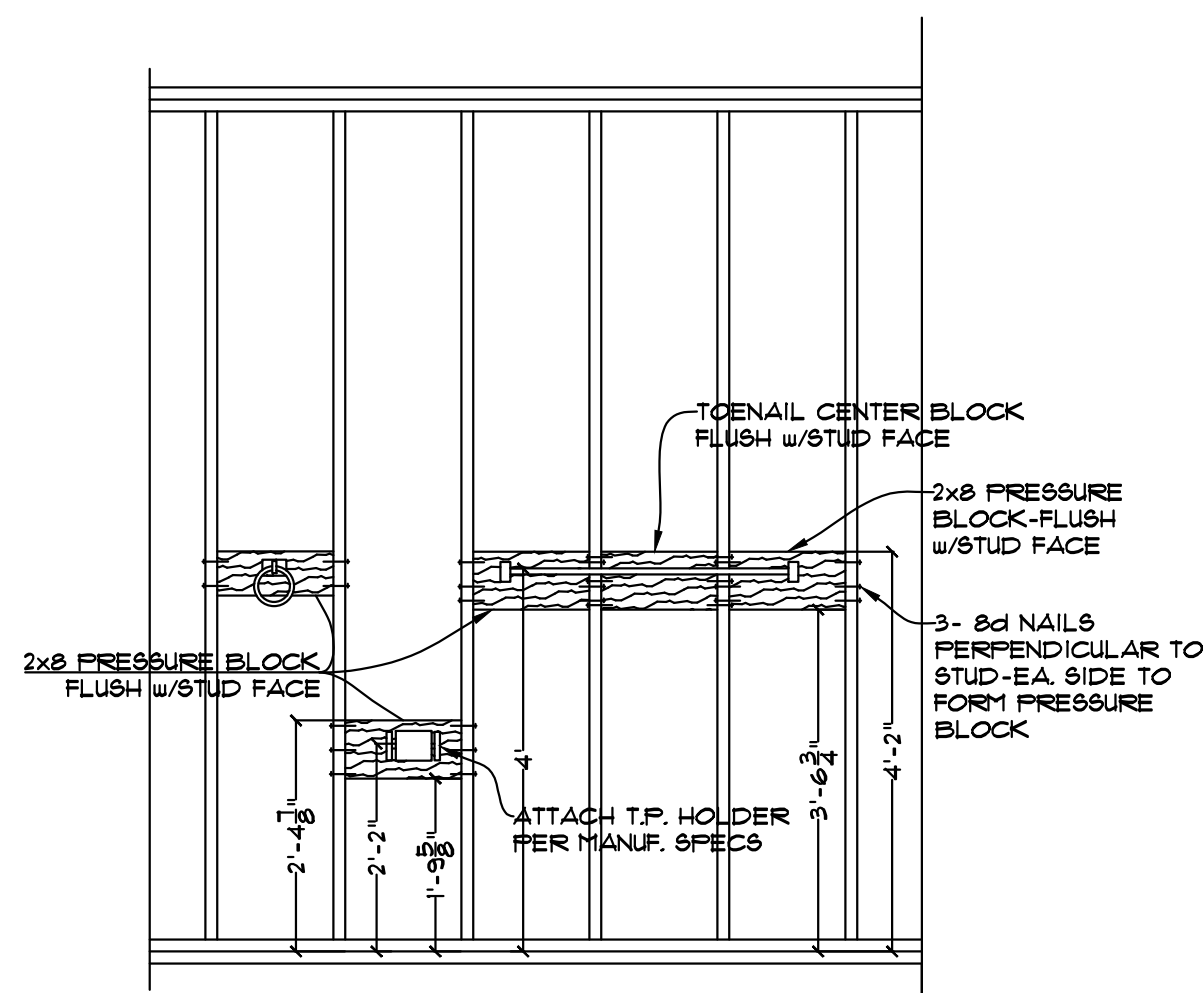
SCALE: 1/4"=1'-0"

TOWEL BAR &
T.P. ROLL CONNECTION
SCALE: 1/2"=1'-0"

STRUCTURAL NOTES: FRAMING

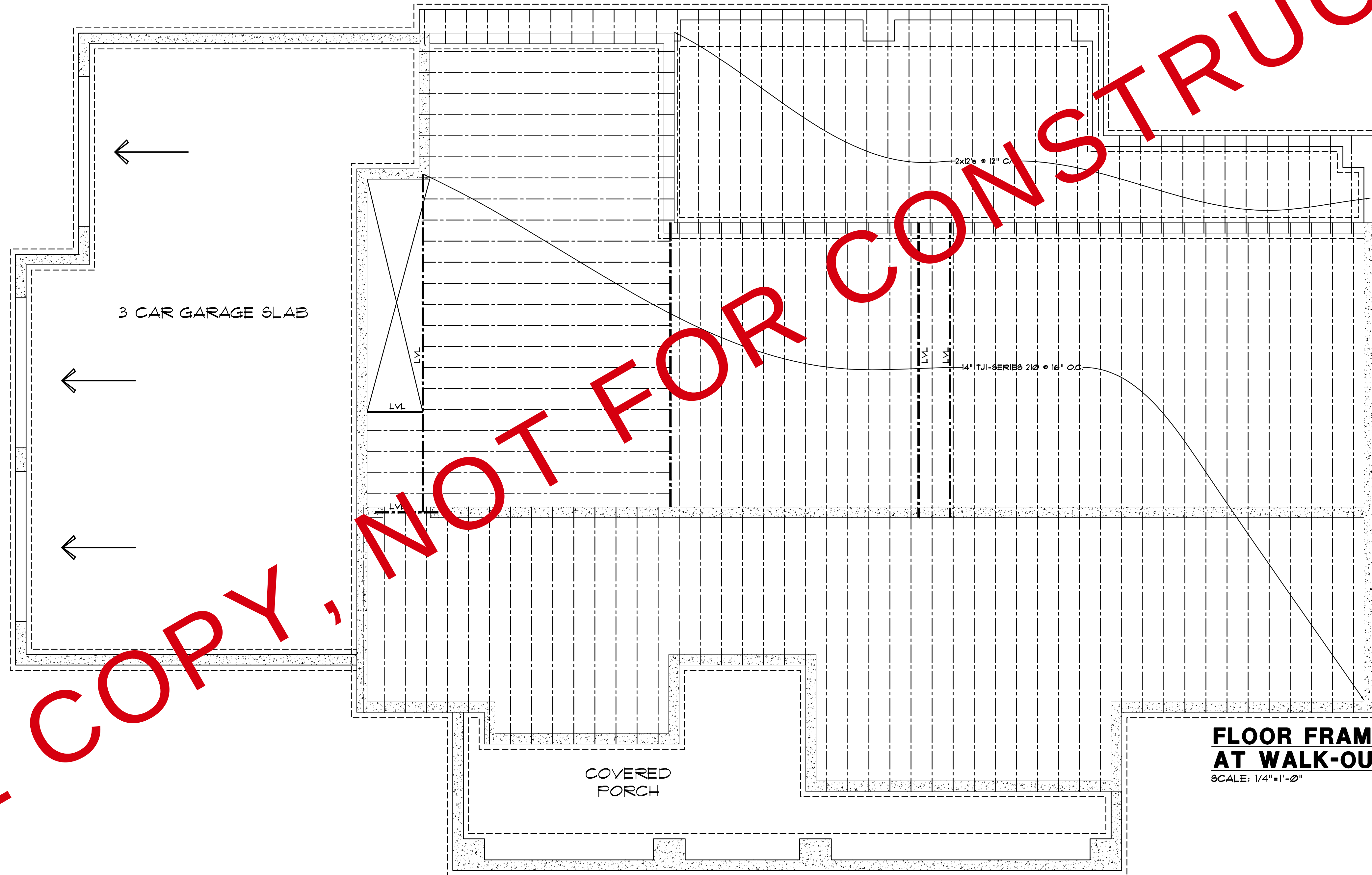
FRAMING LUMBER:
2x LUMBER: DOUG FIR/LARCH #2 OR HEM FIR
SOLID TIMBERS/POSTS: DOUG FIR/LARCH #2
OR BETTERSTUDS:
HEM FIR STUD GRADE
DOOR & WINDOW HEADERS:
(2) 2x10 UNLESS NOTED OTHERWISE
(1) STUD BEARING w/ADDITIONAL KING STUDBLOCKING:
2x SOLID OVER BEARING WALLS & BEAMS
SOLID AT JOIST MID-SPANSNAILING/FASTENERS:
ALL NAILING & CONNECTIONS SHALL CONFORM
TO THE IRC AND AISC. NAILS & BOLTS USED
TO CONNECT PRESSURE-TREATED WOOD SHALL
BE HDG GALVANIZED OR STAINLESS STEELLEDGER BOARDS SHALL BE ATTACHED
DIRECTLY TO THE RFT JOIST AND SHEATHING
WITH INDICATED SCREWS OR LAGS LOCATED
2" FROM TOP OR BOTTOM PER DRAWINGSLAG SCREWS SHALL MEET THE REQUIREMENTS
OF ANSI/APA STANDARD B82.1 & SHALL BE
INSTALLED PER THE NDS CODE. EACH LAG
SCREW SHALL BE INSTALLED WITH A WASHER.
HOLES FOR LAG SCREWS SHALL BE PRE-DRILLEDFRAMING ANCHORS:
SIMPLY OR EQUAL INSTALLED PER SPEC.
GILGILAM MEMBERS (FD-22400) (P&H)DOUG FIR/LARCH OR EQUAL, ARCH. GRADE
ROOF TRUSS/PANEL:
MANUFACTURER TO VERIFY & COORDINATE
TRUSS LAYOUTS, DETAILS & DIMENSIONS WITH
BUILDER/OWNERMANUFACTURED FLOOR JOISTS:
SHALL BE INSTALLED IN ACCORDANCE WITH THE
RESPECTIVE MANUFACTURERS PUBLISHED INSTRU-
CTIONS & APPROVED INSTALLATION DRAWINGSCOLUIMS:
3 1/2" DIA. ADJUSTABLE STEEL CHIED, 40
STEEL:
SHALL CONFORM TO THE AMERICAN INSTITUTE
OF STEEL CONSTRUCTION (AISC) WIDE FLANGE
SHAPES (I, S, C, K, L, Z) SHALL CONFORM TO
ASTM A992 CHANNELS, ANGLES, PLATES, "S",
"I", "C", "K", "L", "Z" SHALL CONFORM TO ASTM
A36. STEEL TO STEEL CONNECTION BOLTS
SHALL BE ASTM A307. FILLET WELDS SIZE 3/16"
E100XX ROD.INSULATION:
TO MEET INTERNATIONAL ENERGY
CONSERVATION CODES.VENTING:
CRAWL SPACE TO BE 1 SQ. FT. PER EVERY 150 SQ.
FT. OF AREA. ROOF SHOULD BE 1 SQ. FT. PER
150 SQ. FT. OF ROOF AREA, 1 SQ. FT. PER EVERY
300 SQ. FT. IF EAVE VENTS ARE USED.ALL CONSTRUCTION SHALL BE PERFORMED IN
ACCORDANCE WITH THE 2018 INTERNATIONAL
RESIDENTIAL CODE.FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"NOTE:
ALL EXTERIOR FRAMED WALLS
TO BE 2x6. ALL INTERIOR WALLS
TO BE 2x4 UNLESS OTHERWISE
SPECIFIED. DIMENSIONS ARE
TO STUD FACE.
FRAME WALLS SHOWN AS:
2x4+3 1/2", 2x6+5 1/2"
DOOR AND WINDOW SIZES TO BE
READ AS FEET AND INCHES,
HORIZ. FIRST, THEN VERT.
2668 IS 2'-6" WIDE BY 6'-8" HIGHNOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD
BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND
TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB
GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.PROJECT NO.
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TOWEL BAR &
T.P. ROLL CONNECTION
SCALE: 1/2"=1'-0"

STRUCTURAL NOTES: FRAMING

FRAMING LUMBER:
2x LUMBER: DOUG FIR/LARCH #1 OR HEM FIR
SOLID TIMBERS/POSTS: DOUG FIR/LARCH #1
OR BETTER
STUDS:
HEM FIR STUD GRADE
DOOR & WINDOW HEADERS:
(2) 2x10 UNLESS NOTED OTHERWISE
(1) STUD BEARING w/ADDITIONAL KING STUD
BLOCKING:
2x SOLID OVER BEARING WALLS & BEAMS
SOLID AT JOIST MID-SPANS
NAILING/FASTENERS:
ALL NAILING & CONNECTIONS SHALL CONFORM
TO THE IRC AND AISC. NAILS & BOLTS USED
TO CONNECT PRESSURE-TREATED WOOD SHALL
BE HDG GALVANIZED OR STAINLESS STEEL
LEDGER BOARDS SHALL BE ATTACHED
DIRECTLY TO THE RFT JOIST AND SHEATHING
WITH INDICATED SCREWS OR LAGS LOCATED
2" FROM TOP OR BOTTOM PER DRAWINGS
LAG SCREWS SHALL MEET THE REQUIREMENTS
OF ANSI/APA STANDARD B82.1 & SHALL BE
INSTALLED PER THE NDS CODE. EACH LAG
SCREW SHALL BE INSTALLED WITH A WASHER.
HOLES FOR LAG SCREWS SHALL BE PRE-DRILLED.
FRAMING ANCHORS:
SYMPSON OR EQUAL INSTALLED PER SPEC.
GILGILAH MEMBERS (16"x24"x20" IPS1)
DOUG FIR/LARCH OR EQUAL, ARCH. GRADE.
ROOF TRUSS/PANEL:
MANUFACTURER TO VERIFY & COORDINATE
TRUSS LAYOUTS, DETAILS & DIMENSIONS WITH
BUILDER/OWNER
MANUFACTURED FLOOR JOISTS:
SHALL BE INSTALLED IN ACCORDANCE WITH THE
RESPECTIVE MANUFACTURERS PUBLISHED INSTRU-
CTIONS & APPROVED INSTALLATION DRAWINGS
COLUIMBS:
3 1/2" DIA. ADJUSTABLE STEEL COLUMB. 40
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OF STEEL CONSTRUCTION (AISC) WIDE FLANGE
SHAPES (I, H, S, C) SHALL CONFORM TO
ASTM A992 CHANNELS, ANGLES, PLATES, "S",
PIPE, SHAPES SHALL CONFORM TO ASTM
A500. STEEL TO STEEL CONNECTION BOLTS
SHALL BE ASTM A307. FILLET WELDS SIZE 3/16"
E70XX ROD.
INSULATION:
TO MEET INTERNATIONAL ENERGY
CONSERVATION CODES.
VENTING:
CRAWL SPACE TO BE 1 SQ. FT. PER EVERY 150 SQ.
FT. OF AREA. ROOF SHOULD BE 1 SQ. FT. PER
150 SQ. FT. OF ROOF AREA, 1 SQ. FT. PER EVERY
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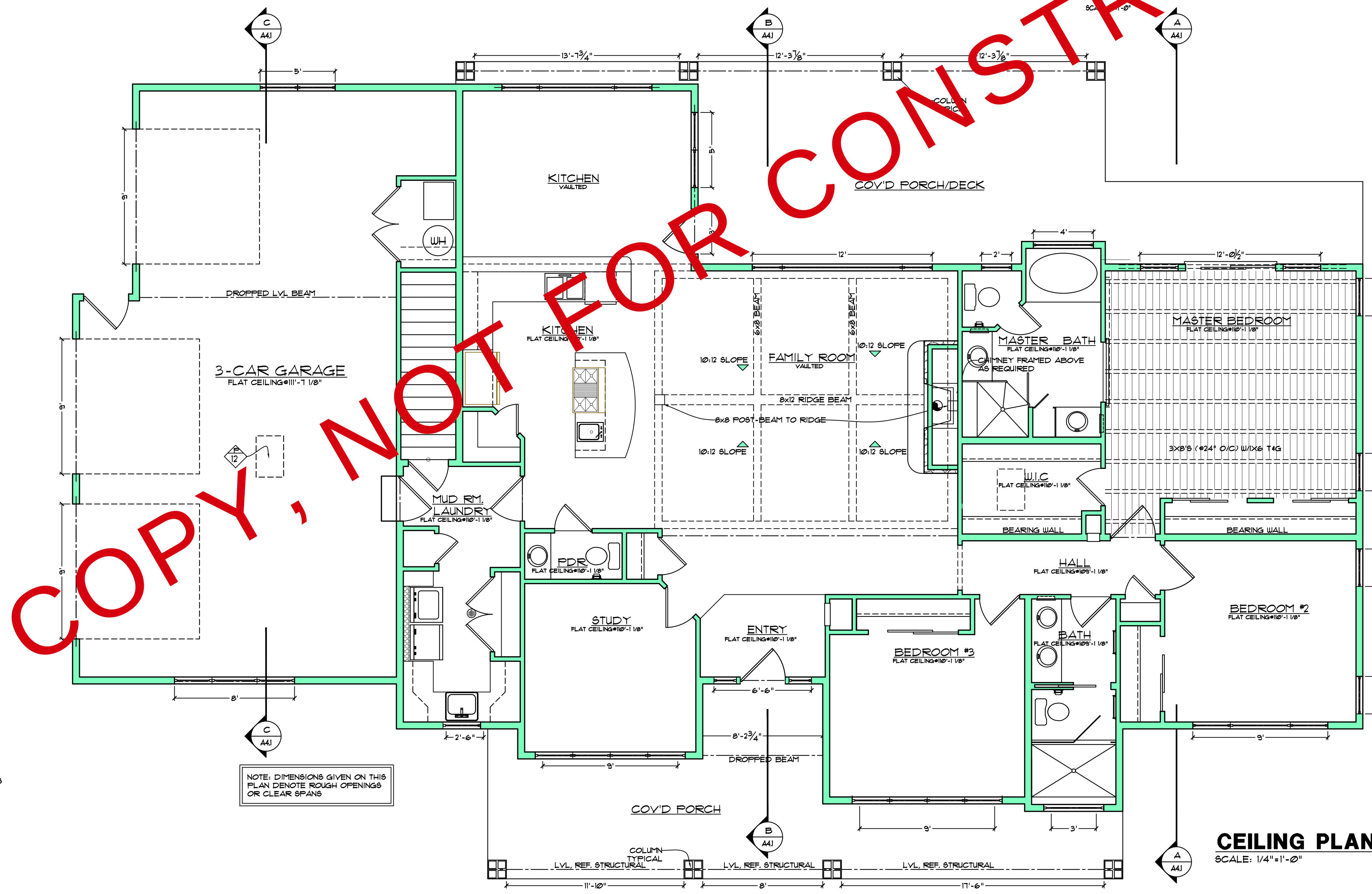
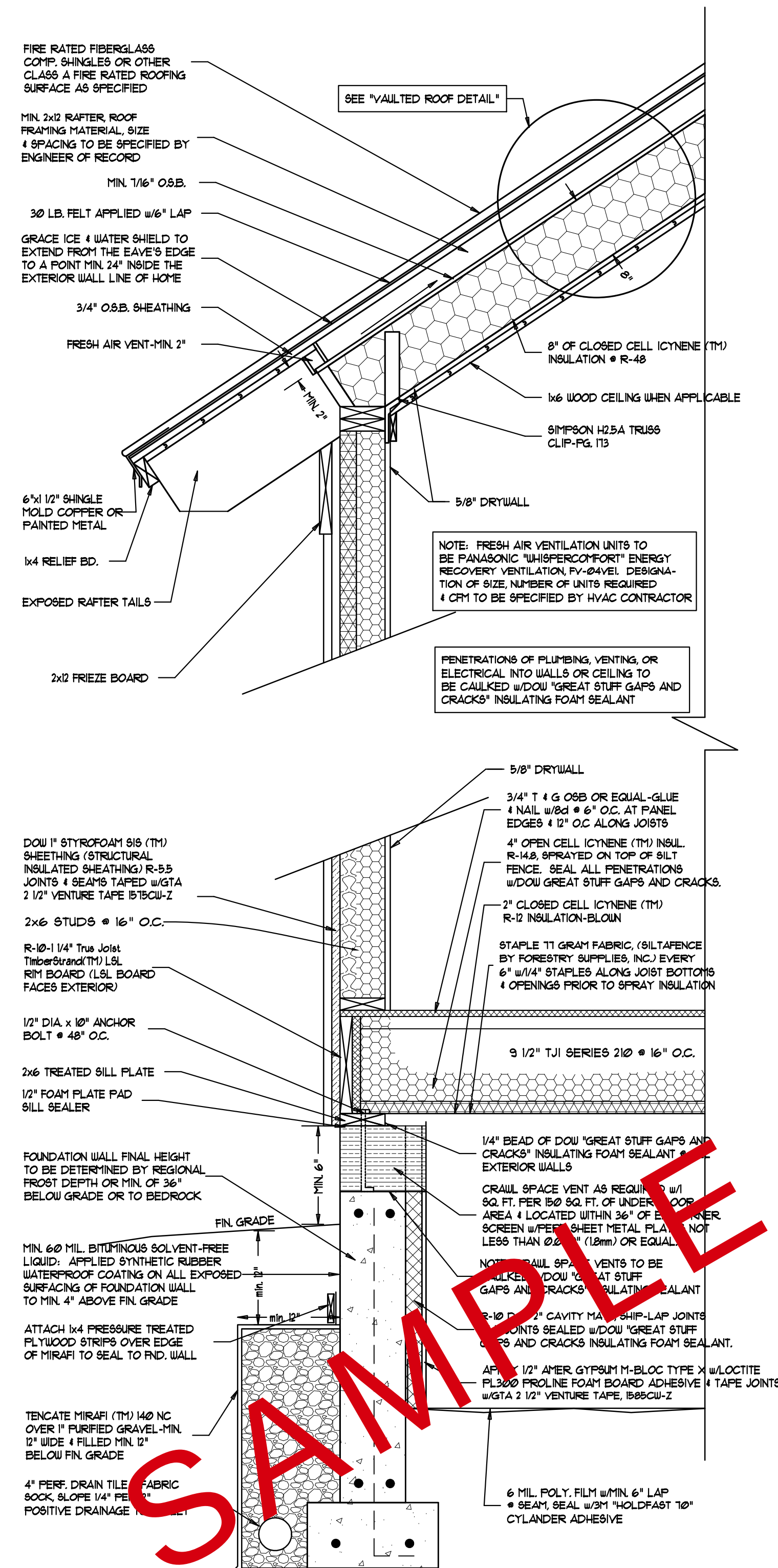
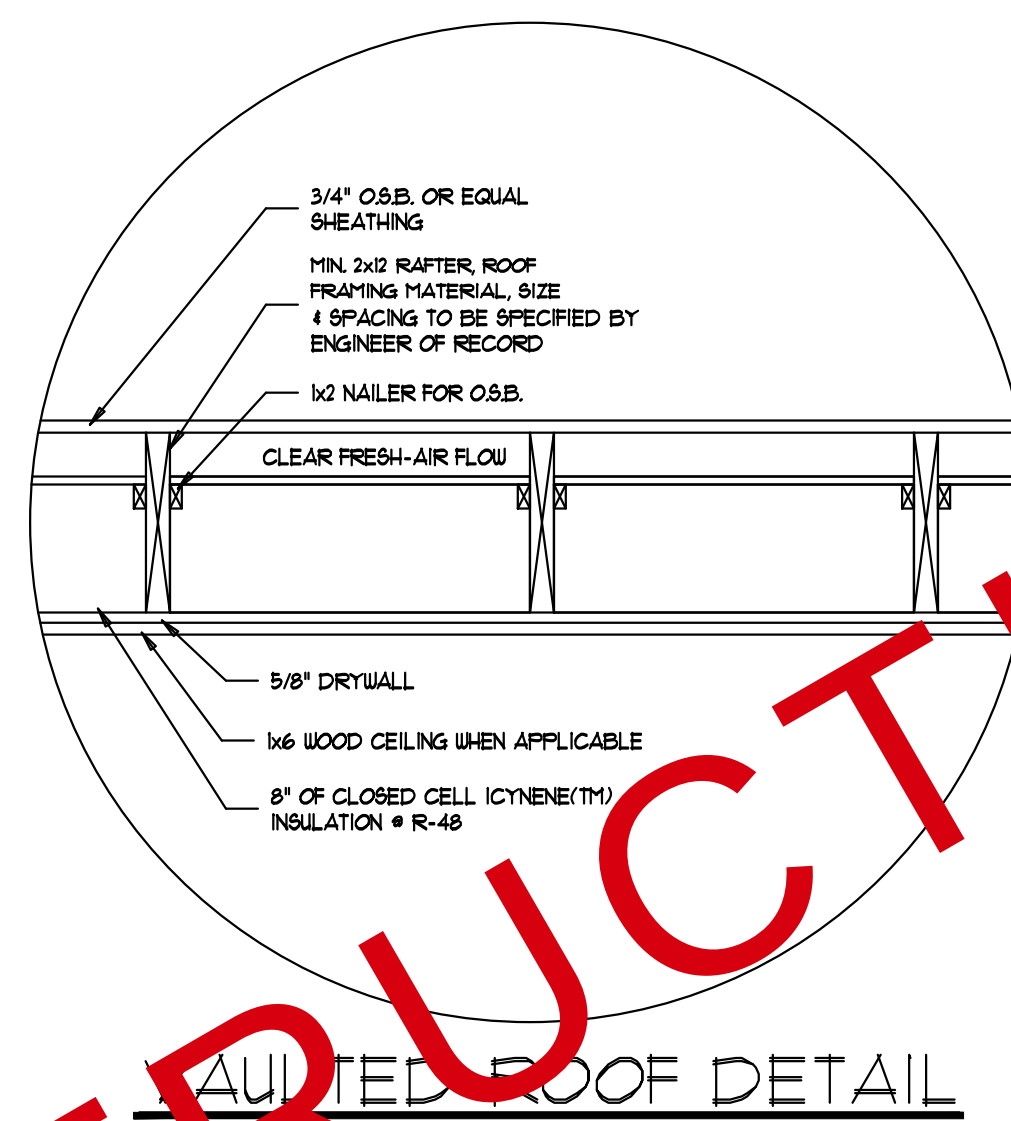
FLOOR FRAMING PLAN
AT WALK-OUT BSMT
SCALE: 1/4"=1'-0"

NOTE:
ALL EXTERIOR FRAMED WALLS
TO BE 2x6. ALL INTERIOR WALLS
TO BE 2x4 UNLESS OTHERWISE
SPECIFIED. DIMENSIONS ARE
TO STUD FACE.
FRAME WALLS SHOWN AS:
2x4+3 1/2", 2x6+5 1/2"
DOOR AND WINDOW SIZES TO BE
READ AS FEET AND INCHES,
HORIZ. FIRST, THEN VERT.
2668 IS 2'-6" WIDE BY 6'-8" HIGH

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD
BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND
TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB
GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

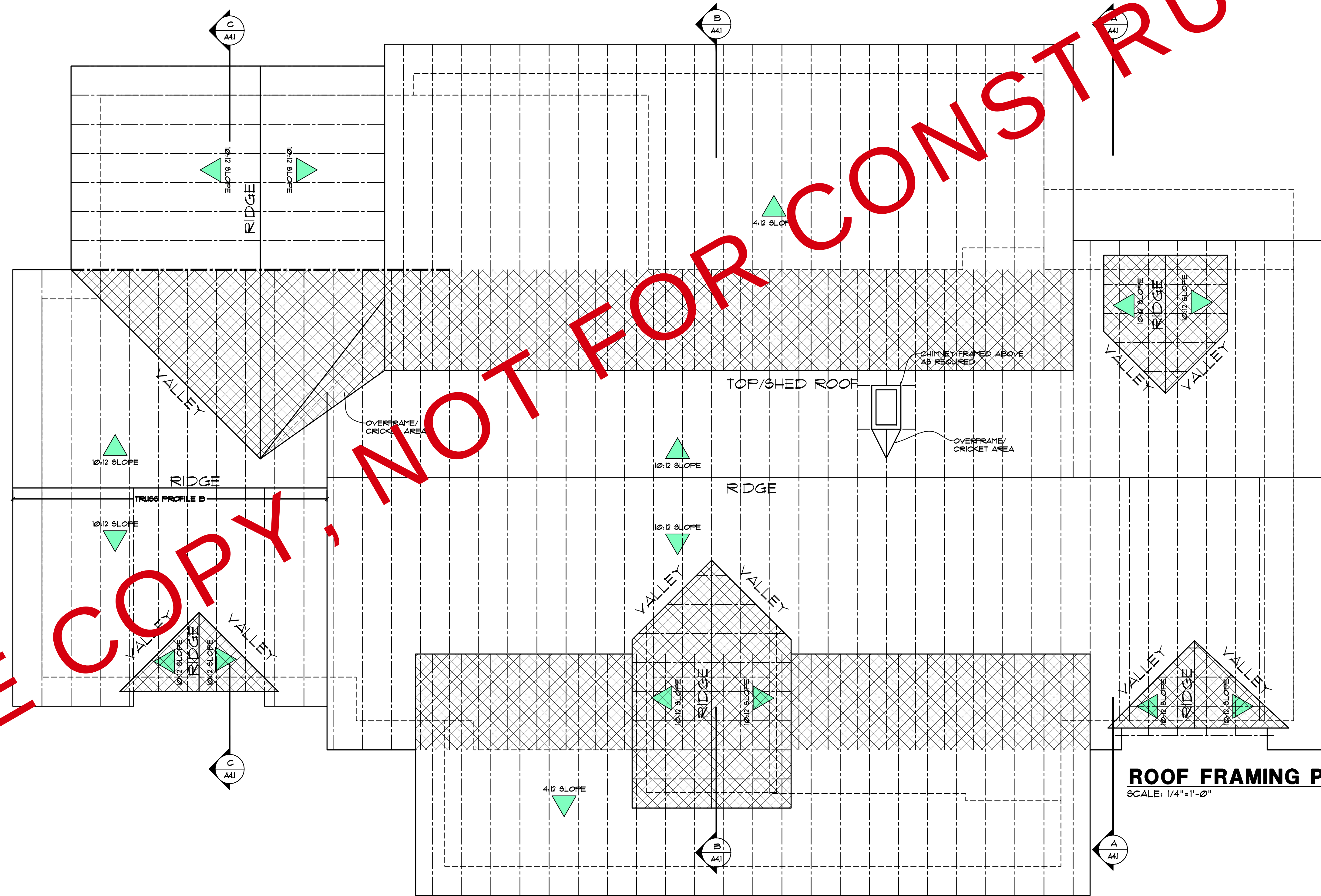
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SHEET NO.



TYPICAL FOUNDATION SECTION
SCALE: 1"=1'-0"

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.



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

NOTE: ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT FOUNDATION AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

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REVISED
SHEET NO.