

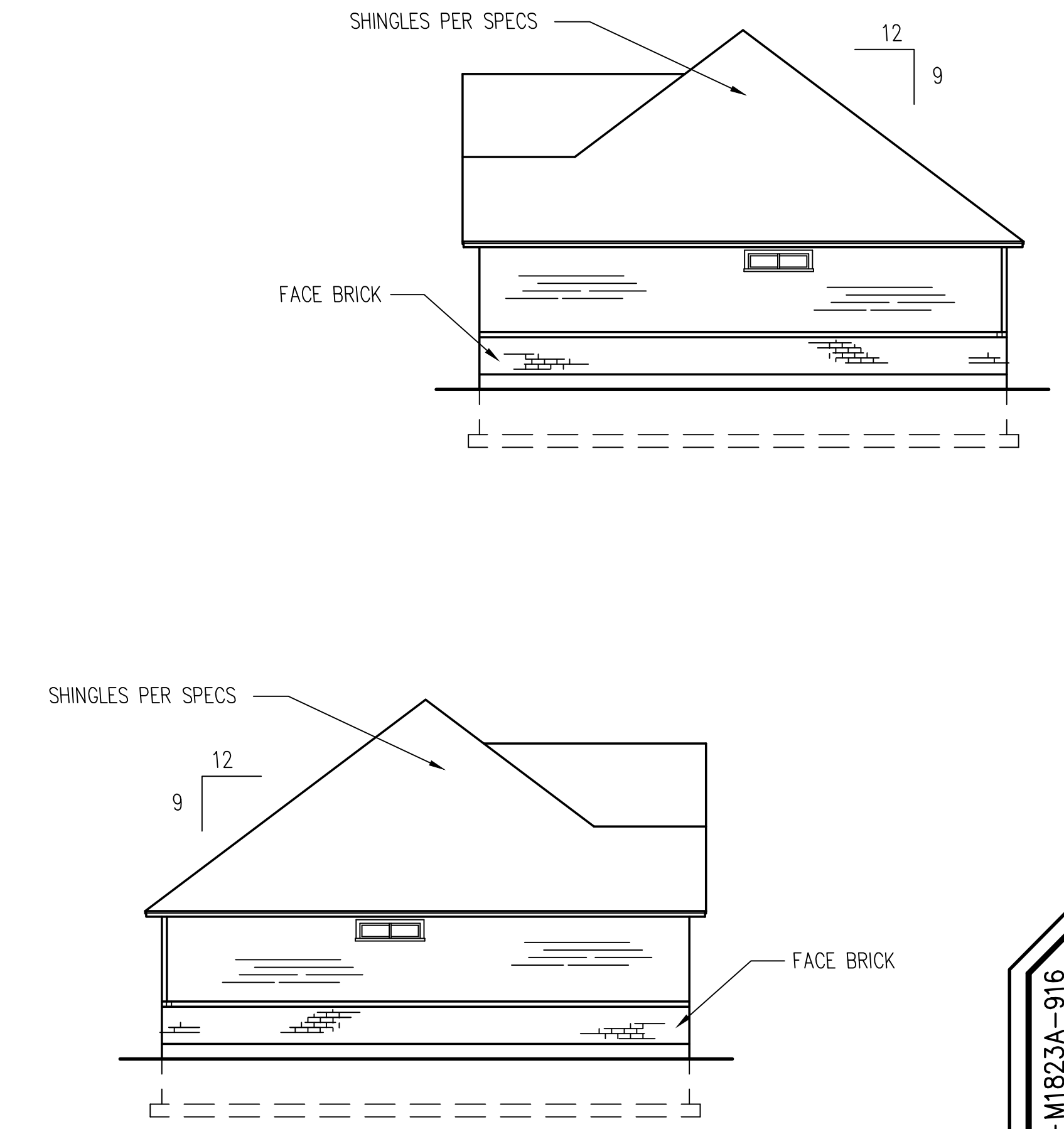
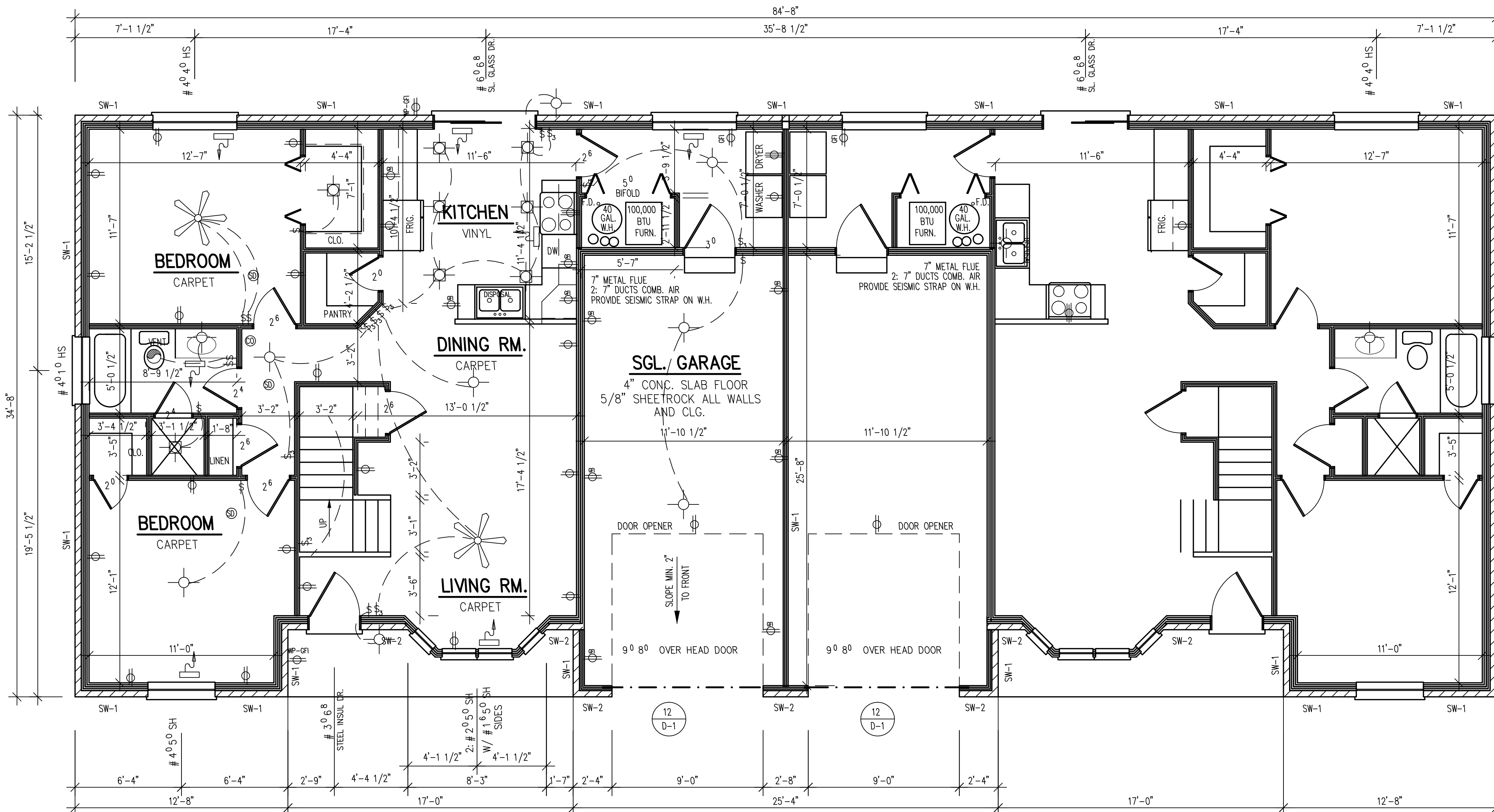
SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS, BLOCK ALL HORIZ EDGES WITH 2" NOM. OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED WHERE 10d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

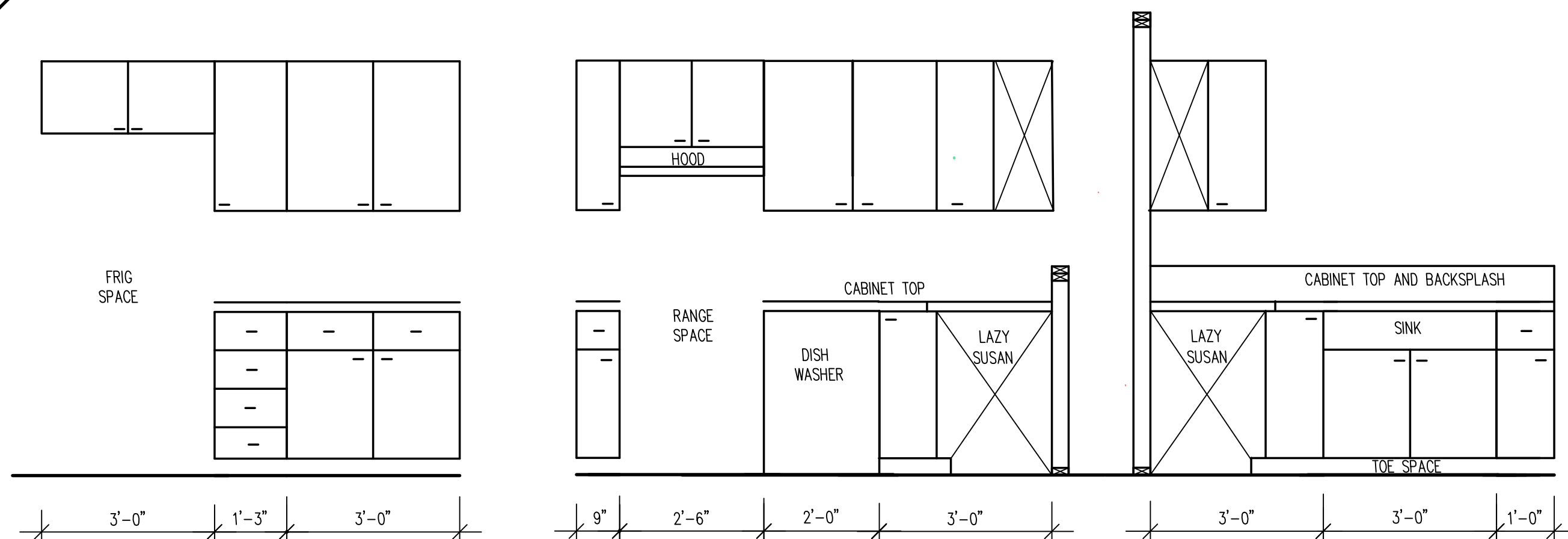


MAIN FLOOR PLAN

1091 SQ. FT.
SCALE 1/4" = 1'-0"

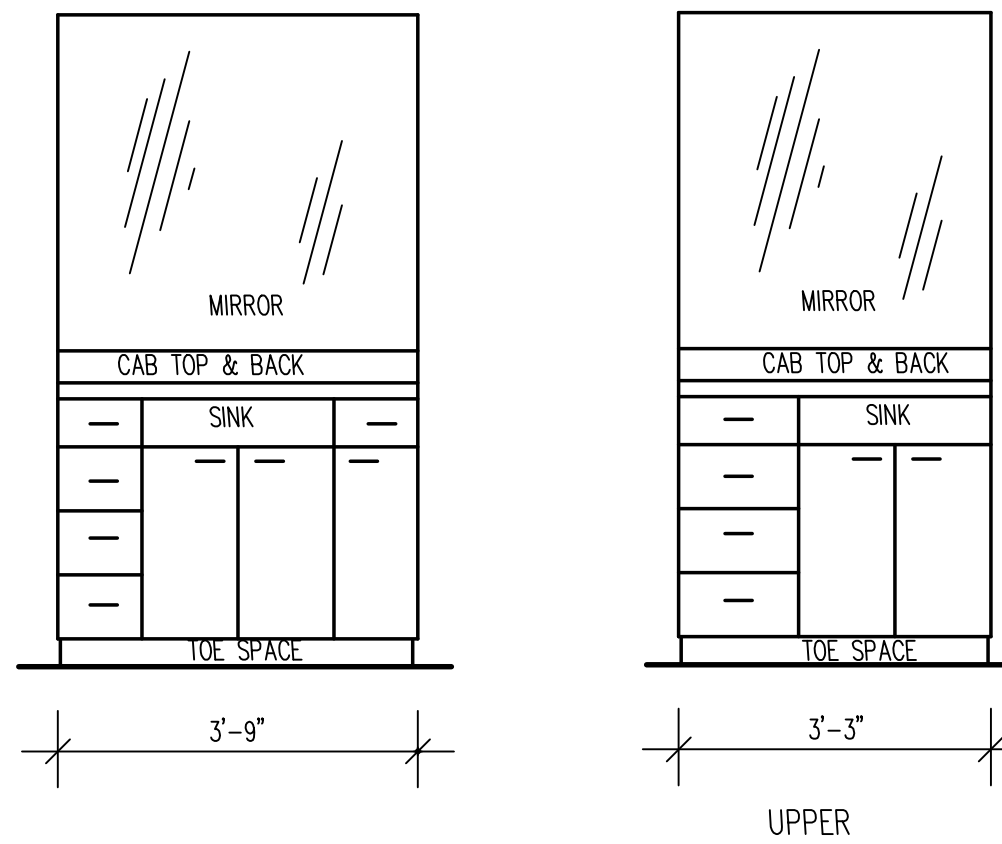
PLAN NUMBER -----M1823A-916
DRAWN BY: BJA
CHECKED BY: LLA
MAIN FL. PLAN - ELEVATION VIEWS





KITCHEN CABINET DETAILS

SCALE 1/2" = 1' - 0"

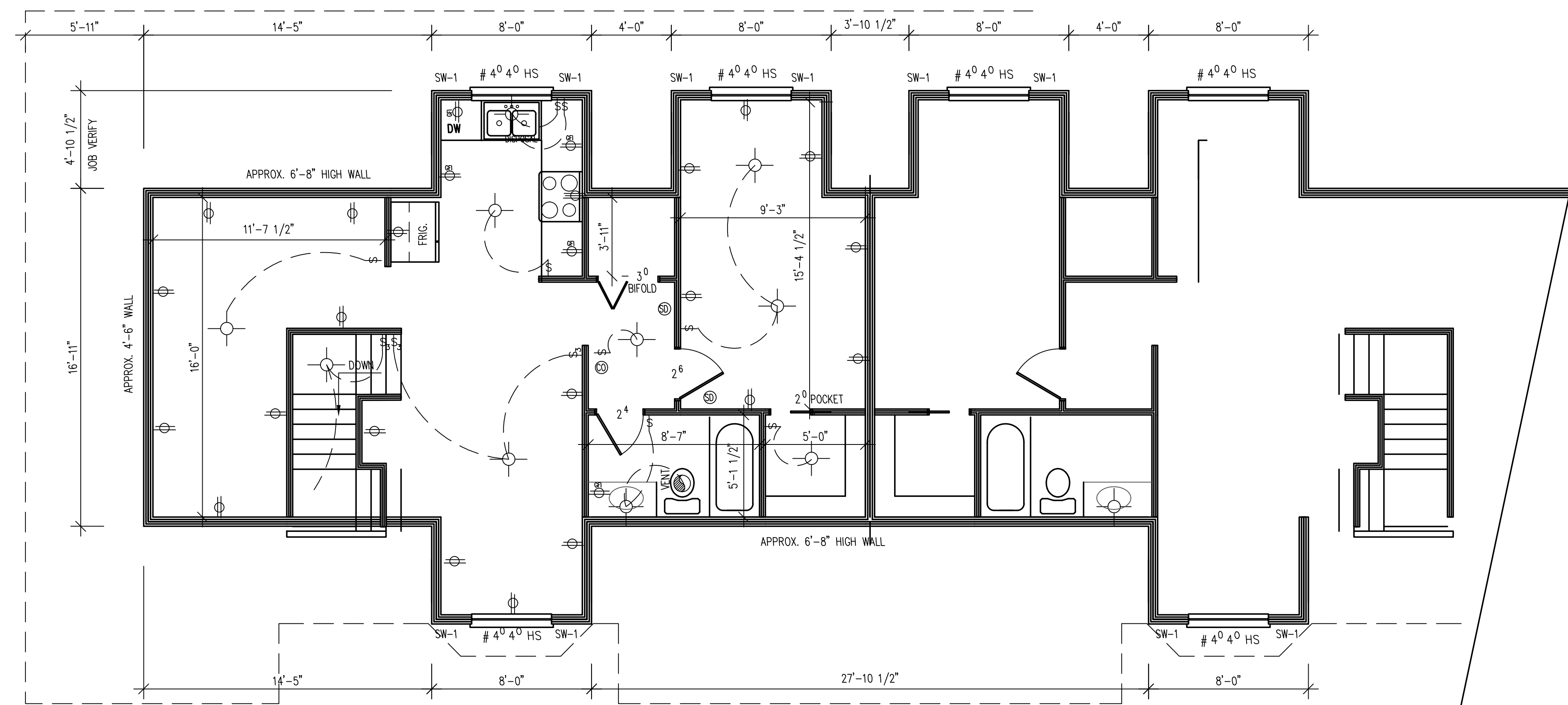


BATH VANITY DETAILS

SCALE 1/2" = 1' - 0"

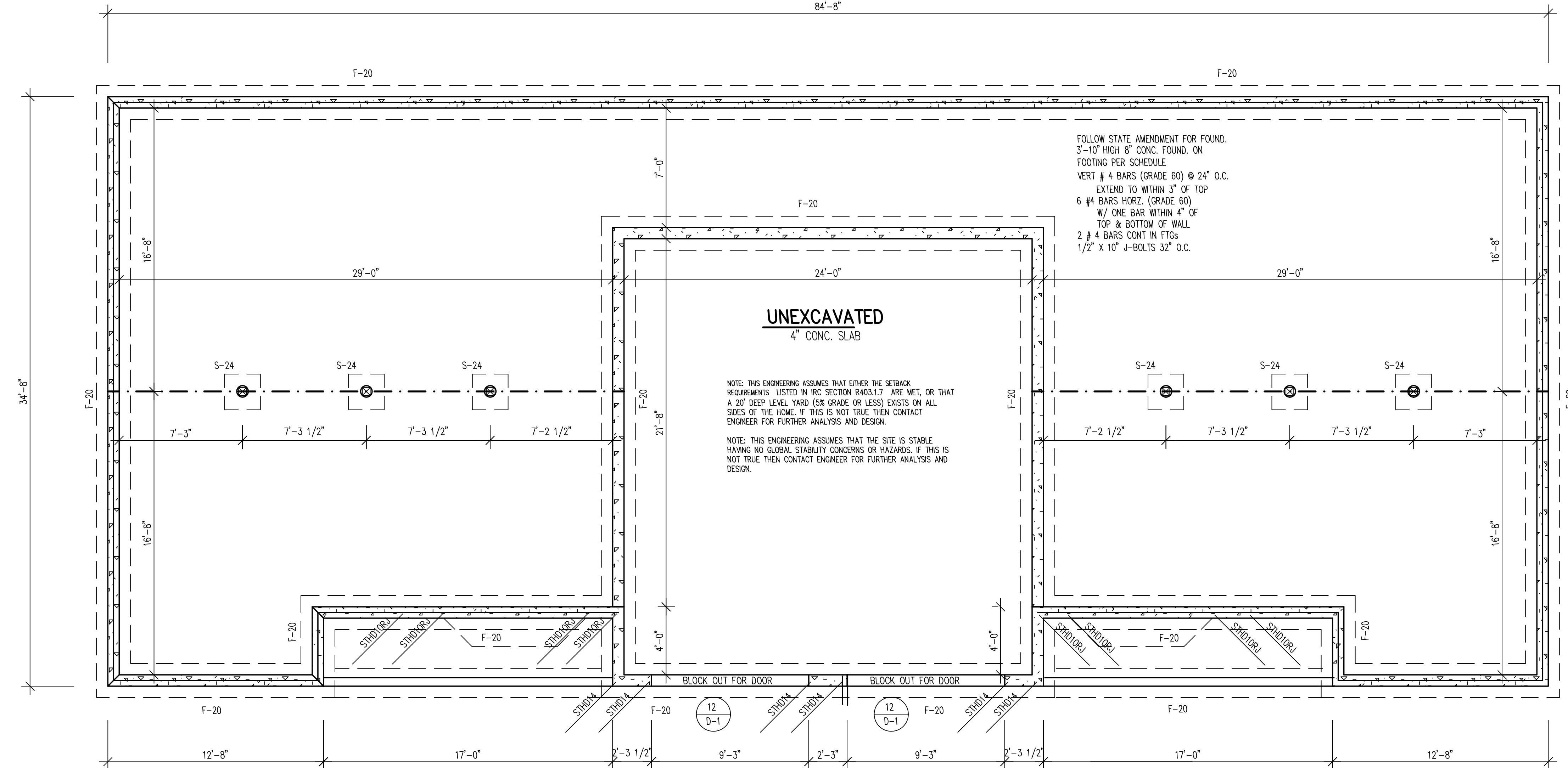
2,500 PSI CONCRETE FOUNDATION SCHEDULE										60,000 PSI STEEL									
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REINF. SIZE SPACING	HORIZONTAL WALL REINF. SIZE SPACING	ADDITIONAL REINF. FOR OPENINGS ABOVE	ADDITIONAL REINF. FOR OPENINGS BELOW	MAX. LITEL LENGTH	MIN. LITEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.	FOUNDATION BOLTS	MAX. LITEL LENGTH	MIN. LITEL DEPTH	ADDITIONAL FTG. SIZE AND REINF.	FOUNDATION BOLTS					
2'-0" to 4'-0"	NONE	8"	#4 24" O.C.	#4 18" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	2'	6"	SEE FIG. SCHED.	1/2" X 10' @ 32" O.C.	2'	6"	SEE FIG. SCHED.	1/2" X 10' @ 32" O.C.					
4'-1" to 6'-0"	NONE	8"	#4 18" O.C.	#4 18" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	3'	6"	4 #4 X CONT.	1/2" X 10' @ 32" O.C.	3'	6"	4 #4 X CONT.	1/2" X 10' @ 32" O.C.					
6'-1" to 7'-0"	NONE	8"	#4 12" O.C.	#4 18" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	4'	8"	5 #4 X CONT.	1/2" X 10' @ 32" O.C.	4'	8"	5 #4 X CONT.	1/2" X 10' @ 32" O.C.					
7'-10" to 8'-0"	FLOOR	8"	#4 24" O.C.	#4 18" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	5'	10"	SEE FIG. SCHED.	1/2" X 10' @ 32" O.C.	5'	10"	SEE FIG. SCHED.	1/2" X 10' @ 32" O.C.					
8'-1" to 9'-0"	FLOOR	8"	#4 16" O.C.	#4 18" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	6'	12"	SEE FIG. SCHED.	5/8" X 12' @ 32" O.C.	6'	12"	SEE FIG. SCHED.	5/8" X 12' @ 32" O.C.					
9'-1" to 10'-0"	FLOOR	8"	#4 11" O.C.	#4 11" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	6'	12"	2 #4 X CONT.	5/8" X 12' @ 24" O.C.	6'	12"	2 #4 X CONT.	5/8" X 12' @ 24" O.C.					
10'-1" to 12'-0"	FLOOR	8"	#4 6" O.C.	#4 12" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	6'	12"	4 #4 X CONT.	5/8" X 10' @ 18" O.C.	6'	12"	4 #4 X CONT.	5/8" X 10' @ 18" O.C.					
12'-1" to 14'-0"	FLOOR	8"	#5 5" O.C.	#4 12" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	6'	12"	5 #4 X CONT.	5/8" X 10' @ 12" O.C.	6'	12"	5 #4 X CONT.	5/8" X 10' @ 12" O.C.					
14'-1" to 16'-0"	FLOOR	10"	#6 6" O.C.	#4 12" O.C.	2 #4 1" 1" #4	2 #4 1" 1" #4	6'	12"	6 #4 X CONT.	5/8" X 10' @ 12" O.C.	6'	12"	6 #4 X CONT.	5/8" X 10' @ 12" O.C.					
> 16'-0"	REQ. ENG.	-	-	-	-	-	-	-	-	REQ. ENG.	-	-	-	REQ. ENG.					

NOTES:
 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
 2. #4 FOOTING BOLTS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
 3. ONE BAR SHALL BE LOCATED IN THE TOP 3" AND ONE BAR IN THE BOTTOM 3" OF THE FOUNDATION WALL (THE REMAINING EQUALLY SPACED BETWEEN).
 4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
 5. THIS TABLE ASSUMES A MINIMUM OF 1500 PSF BEARING CAPACITY, 36 PSF EQUIVALENT FLUID PRESSURE AND A GLOBALLY STABLE SITE.
 6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.
 7. USE 3" X 3" X 1/2" WASHERS.
 8. J-BOLTS MAY BE REPLACED WITH #4 BARS @ 12" O.C. EXTENDING 24" OUT OF FND CAST INTO SUSPENDED SLAB.



SECOND FLOOR PLAN

732 SQ. FT.
SCALE 1/4" = 1'-0"



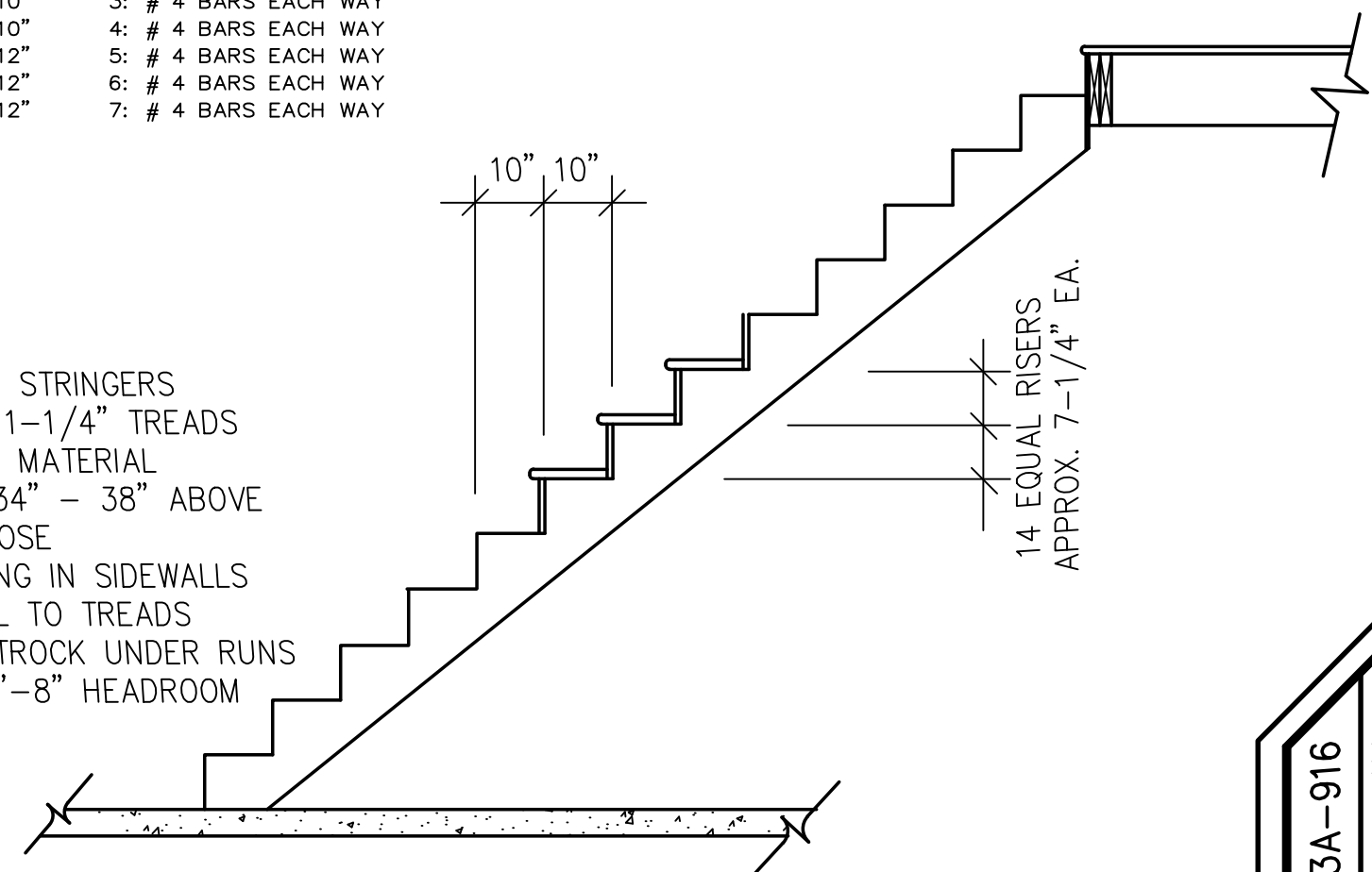
BASEMENT PLAN

SCALE 1/4" = 1'-0"

FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICK	REINFORCEMENT
F-16	16"	CONT.	8"	2: # 4 BARS CONT.
F-18	18"	CONT.	8"	2: # 4 BARS CONT.
F-20	20"	CONT.	10"	2: # 4 BARS CONT.
F-24	24"	CONT.	10"	2: # 4 BARS CONT.
F-30	30"	CONT.	10"	3: # 4 BARS CONT.
F-36	36"	CONT.	10"	4: # 4 BARS CONT.
S-24	24"	24"	10"	2: # 4 BARS EACH WAY
S-30	30"	30"	10"	3: # 4 BARS EACH WAY
S-36	36"	36"	10"	4: # 4 BARS EACH WAY
S-40	40"	40"	12"	5: # 4 BARS EACH WAY
S-48	48"	48"	12"	6: # 4 BARS EACH WAY
S-60	60"	60"	12"	7: # 4 BARS EACH WAY

USE 2"x12" STRINGERS
 11-1/4" X 1-1/4" TREADS
 3/4" RISER MATERIAL
 HANDRAIL 34" - 38" ABOVE
 TREAD NOSE
 FIREBLOCKING IN SIDEWALLS
 PARALLEL TO TREADS
 5/8" SHEETROCK UNDER RUNS
 MAINTAIN 6'-8" HEADROOM



STAIR DETAILS

SCALE 1/2" = 1' - 0"

FRAMING AND SHEATHING

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING POINTS. BLOCK ALL HORZ. EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW OR BREAK UPPER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS, 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2:2X10 WITH PLY FILLER FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB

EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. INSTALL JOIST, RAFTER, AND BEAM HANGERS & POST CAPS PER MANUFACTURERS SPECIFICATIONS.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE 2015 IRC.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.

TRUSS/ GRIER CONNECTION

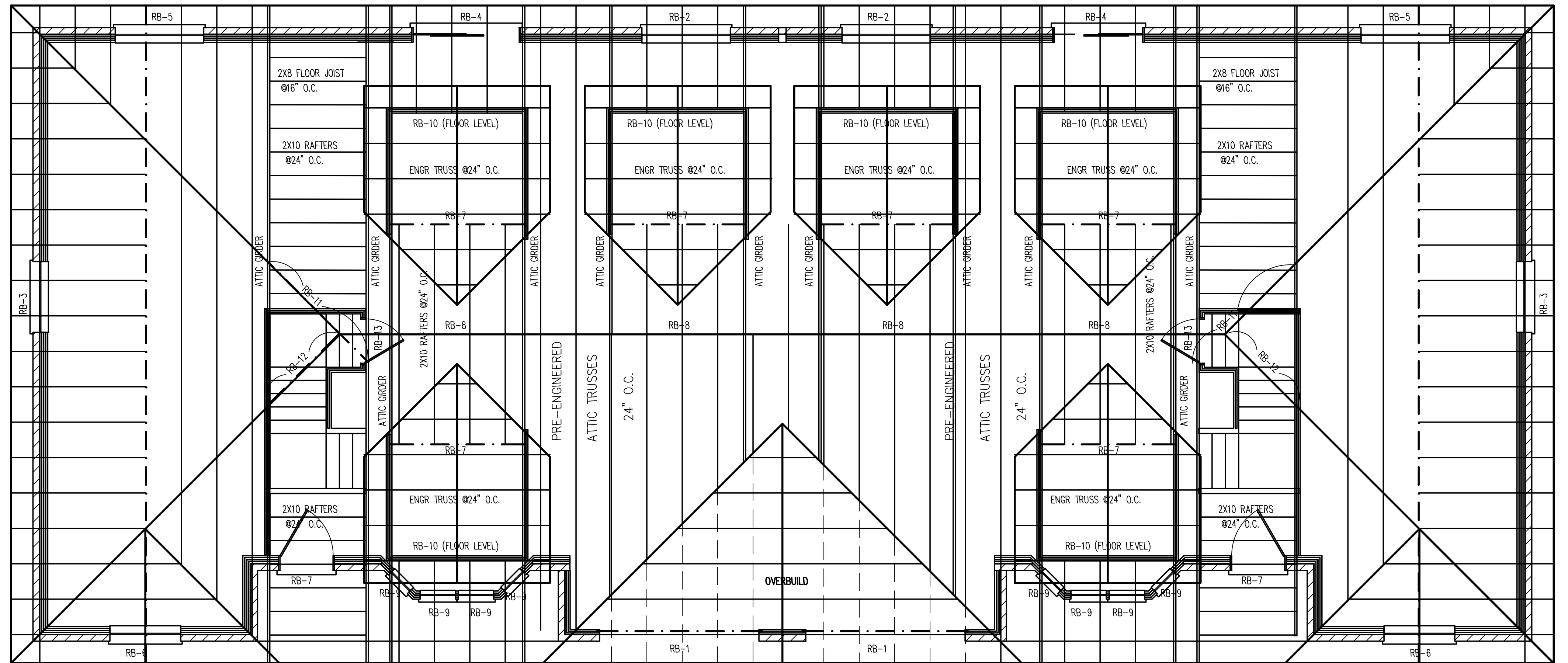
USE SIMPSON H1 OR EQUIV. TIES EACH END OF EA. TRUSS. INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUFACTURE SPECS. INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS. INSTALL H16-2 OR EQUIV. STRAPS TO EA. END ORDERS IF UPLIFT LESS THAN 1265 LBS. INSTALL VGT OR EQUIV. STRAPS TO EA. END ORDERS IF UPLIFT LESS THAN 4940 LBS.

HEADER TRIMMER CONNECTION

- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- USE (2) TRIMMERS
- FOR HEADERS 5'- 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CSIS STRAP
- USE (2) TRIMMERS
- FOR HEADERS 8'-18" LONG
- INSTALL TWO STB EA. END
- USE (2) TRIMMERS
- INSTALL MST48 THROUGH FLOOR DIAPHRAGM IF APPLICABLE
- INSTALL STB08 OR HTT22 OR HDU TO CONCRETE OR NAIL POST TO WALL SHEATHING

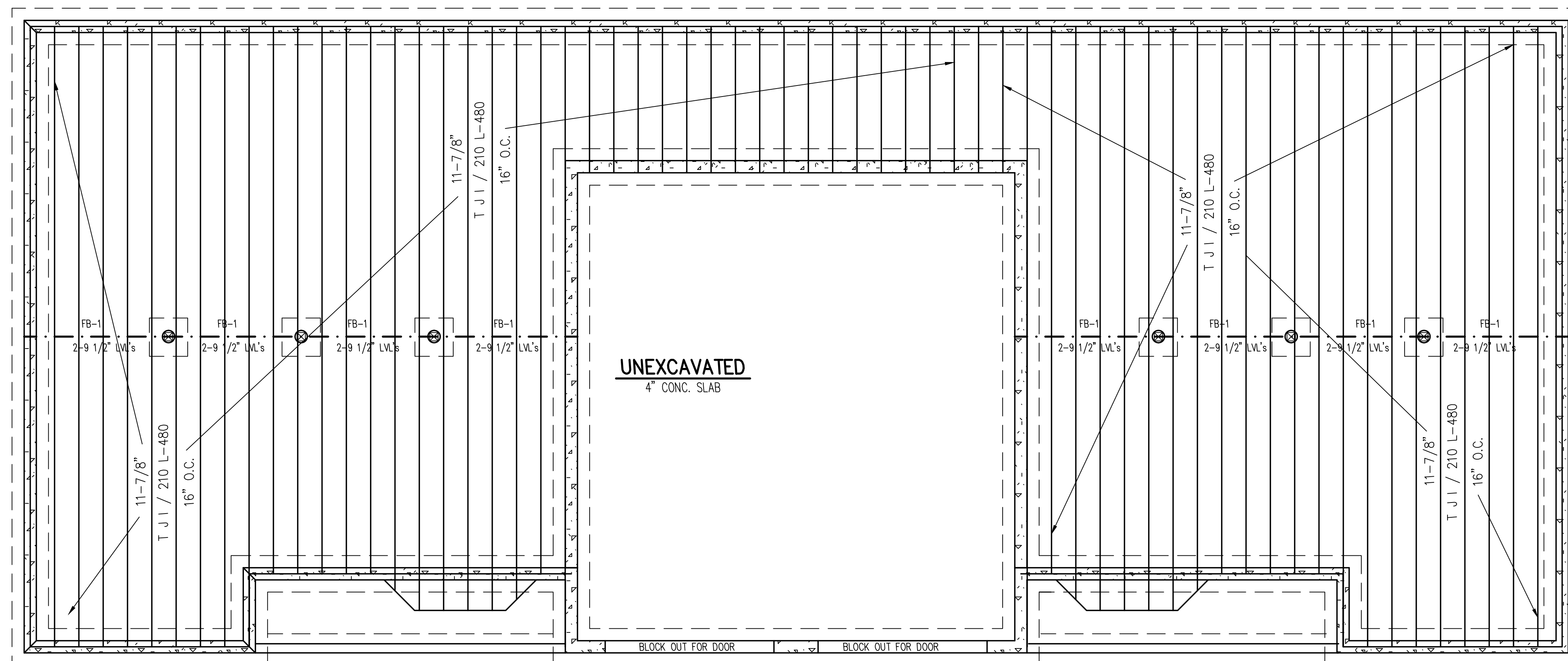
ROOF BEAM SCHEDULE

- RB-1 (2) 1 3/4" X 14" LVL's
- RB-2 (2) 2X8's
- RB-3 (2) 2X8's
- RB-4 (2) 2X8's
- RB-5 (2) 1 3/4" X 9 1/2" LVL's
- RB-6 (2) 1 3/4" X 7 1/4" LVL's
- RB-7 (2) 2X10's
- RB-8 (2) 2X10's
- RB-9 (2) 2X6's
- RB-10 (2) 1 3/4" X 9 1/2" LVL's
- RB-11 (1) 1 3/4" X 9 1/2" LVL
- RB-12 (1) 1 3/4" X 9 1/2" LVL
- RB-13 (2) 2X8's



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

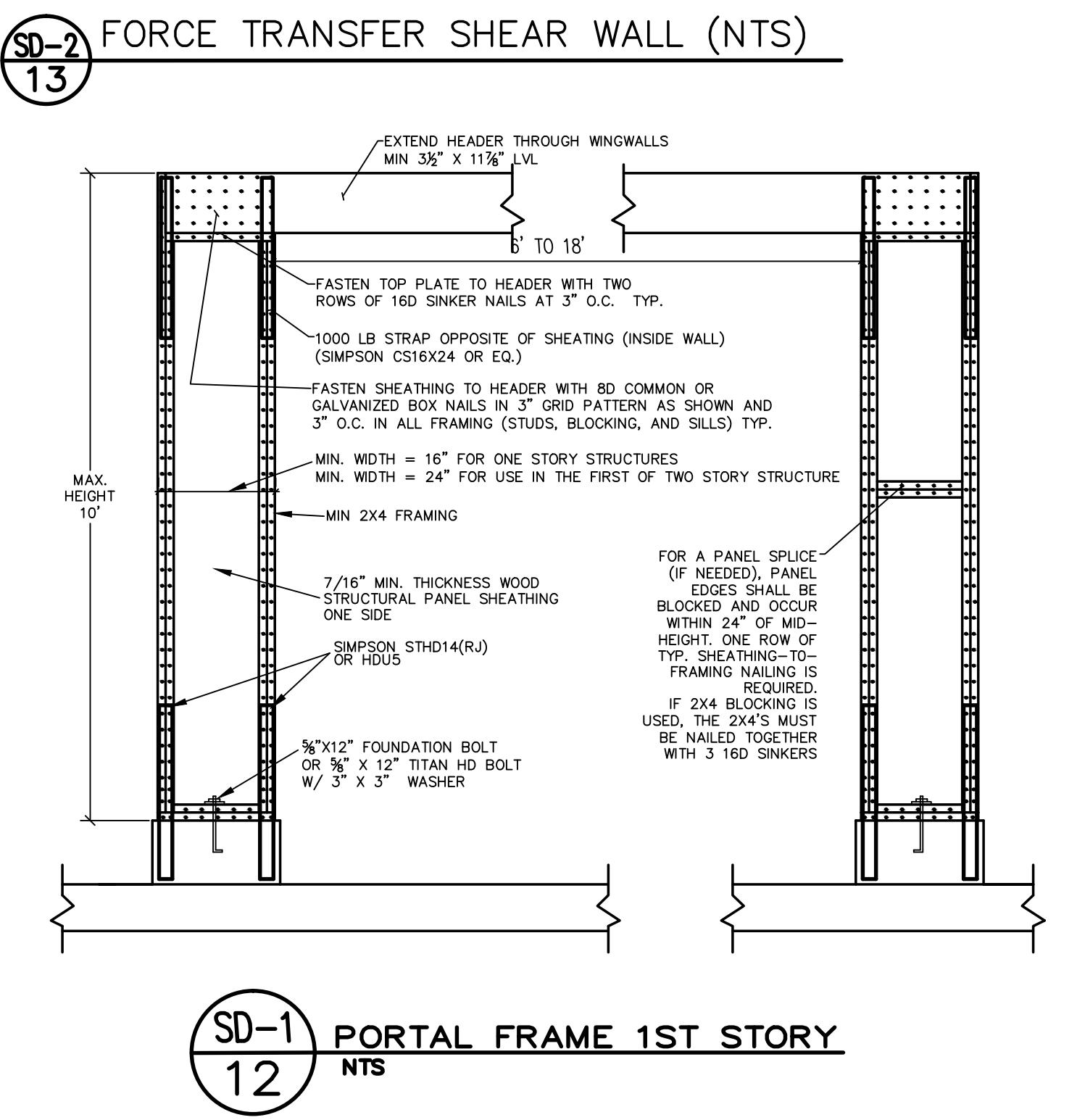
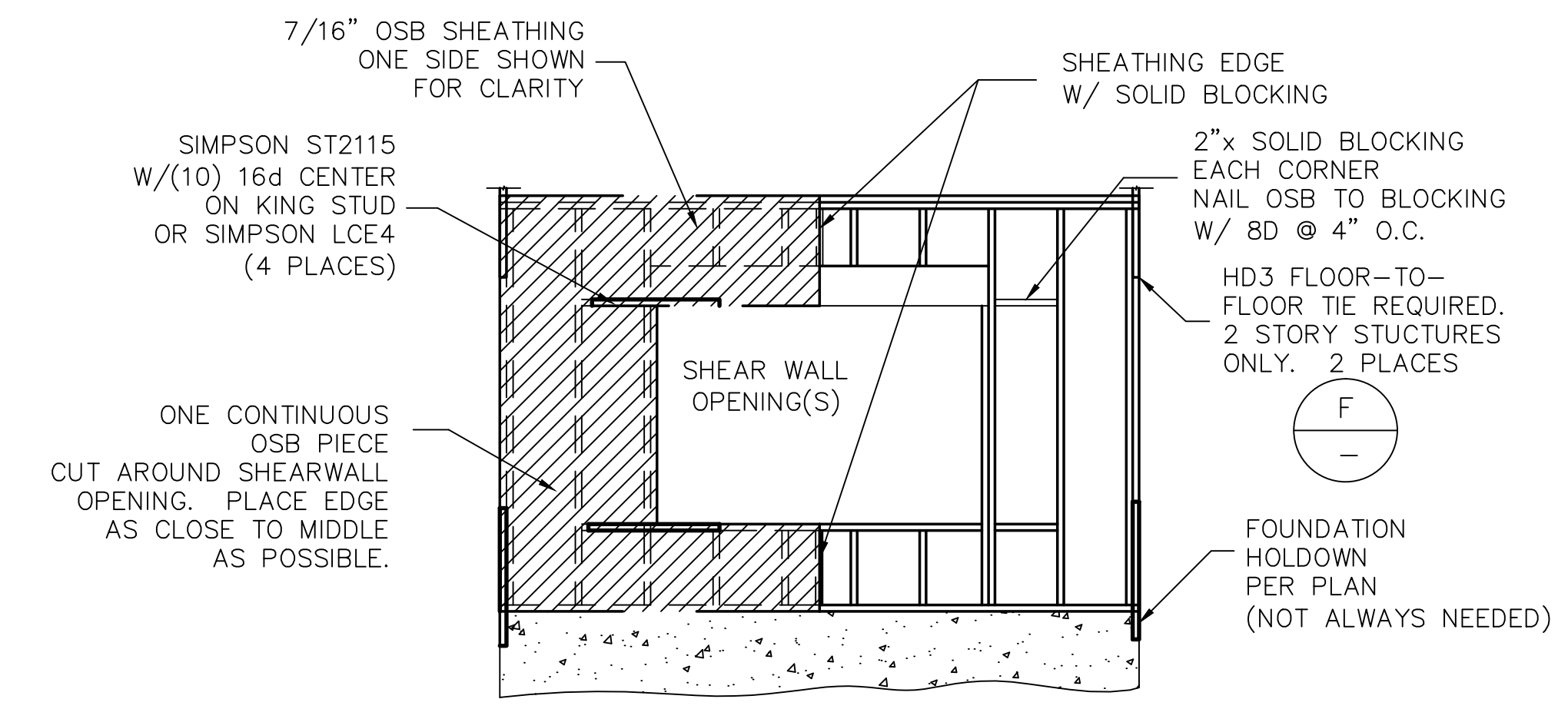
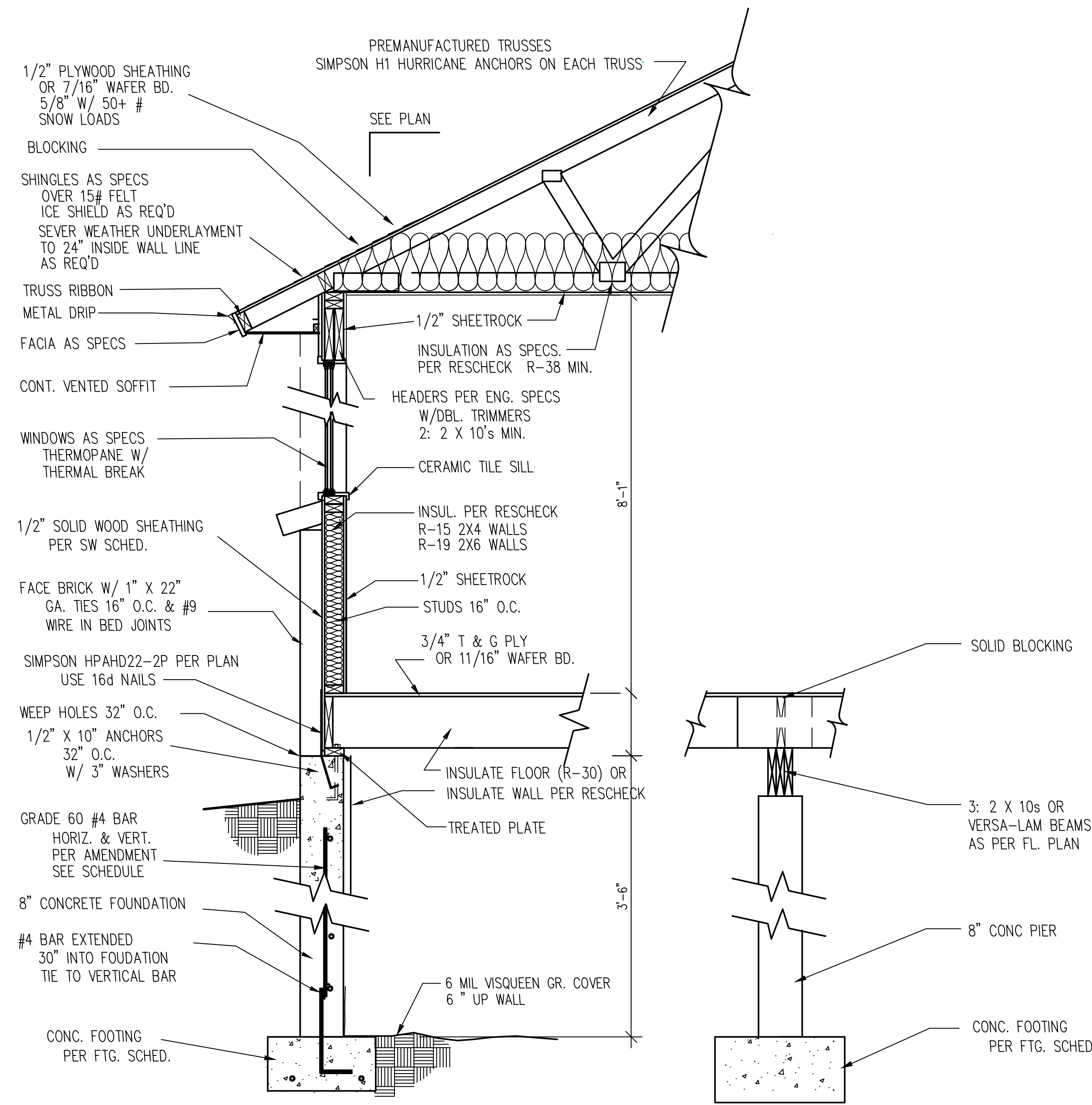
6 SD2

PLAN NUMBER -----M1823A-916
DRAWN BY: BAA CHECKED BY: LLA
ROOF AND FLOOR FRAMING



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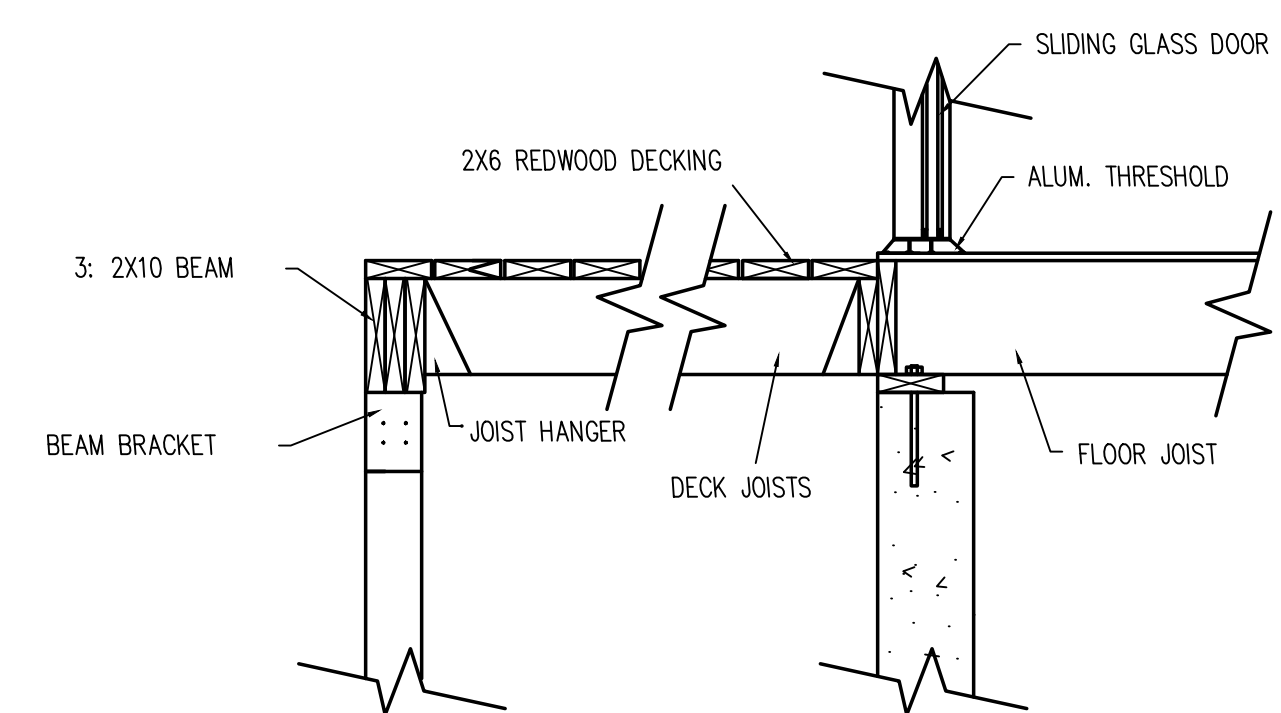
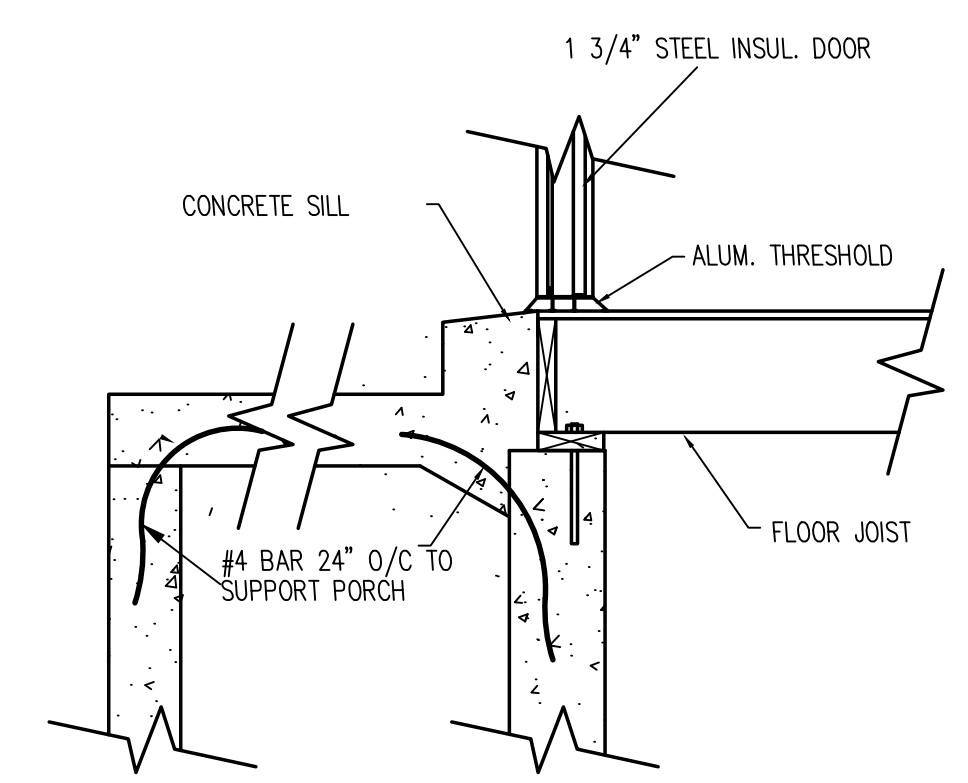
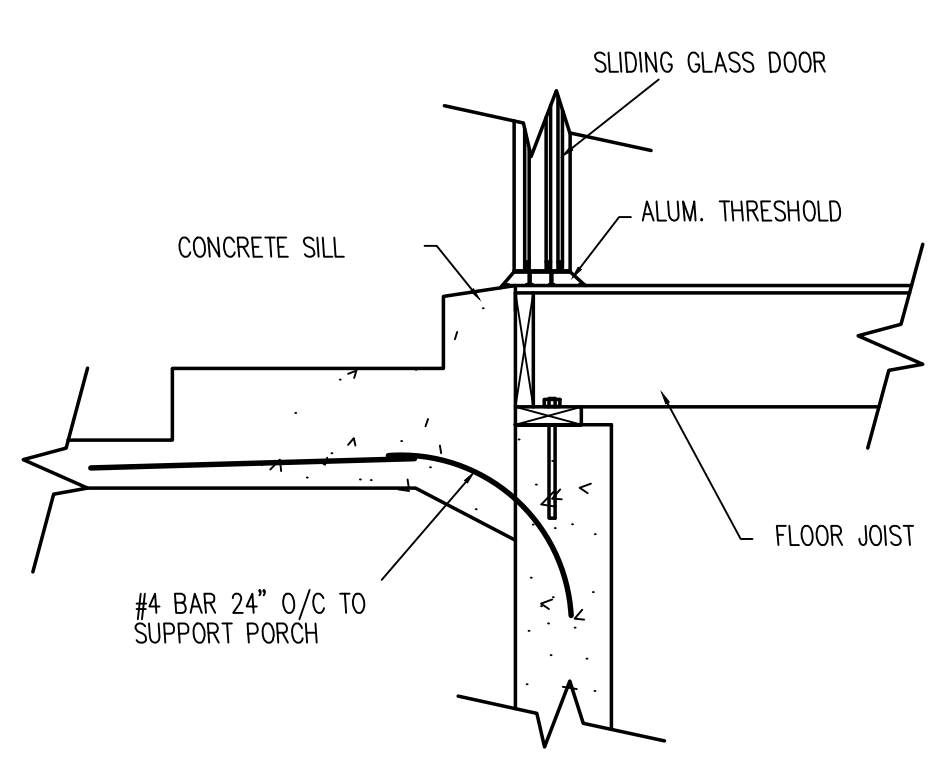


3,000 PSI CONCRETE		FOUNDATION SCHEDULE										60,000 PSI STEEL	
MAXIMUM WALL HEIGHT FROM T.O. FOOTING	TOP EDGE SUPPORT	MIN. WALL WIDTH	VERTICAL WALL REIN.		HORIZONTAL WALL REIN.		ADDITIONAL REIN. FOR OPENINGS			MAX. LINTEL LENGTH	MIN. LINTEL DEPTH	ADDITIONAL FTG. SIZE AND REIN.	
			SIZE	SPACING	SIZE	SPACING	ABOVE	BELOW	ADDITIONAL				
2'-0" TO 5'-0"	NONE	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	2'	6"	SEE FTG. SCHED.
5'-1" TO 6'-0"	NONE	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	3'	6"	30" 3 #4 X CONT
6'-1" TO 7'-0"	NONE	8"	#4	12" O.C.	#4	18" O.C.	2	#4	1	#4	4'	8"	30" 3 #4 X CONT
7'-1" TO 8'-0"	FLOOR	8"	#4	24" O.C.	#4	18" O.C.	2	#4	1	#4	5'	10"	SEE FTG. SCHED.
8'-1" TO 9'-0"	FLOOR	8"	#4	18" O.C.	#4	18" O.C.	2	#4	1	#4	6'	12"	SEE FTG. SCHED.
9'-0" +	REQ. ENG.	-	-	-	-	-	-	-	-	-	-	-	REQ. ENG.

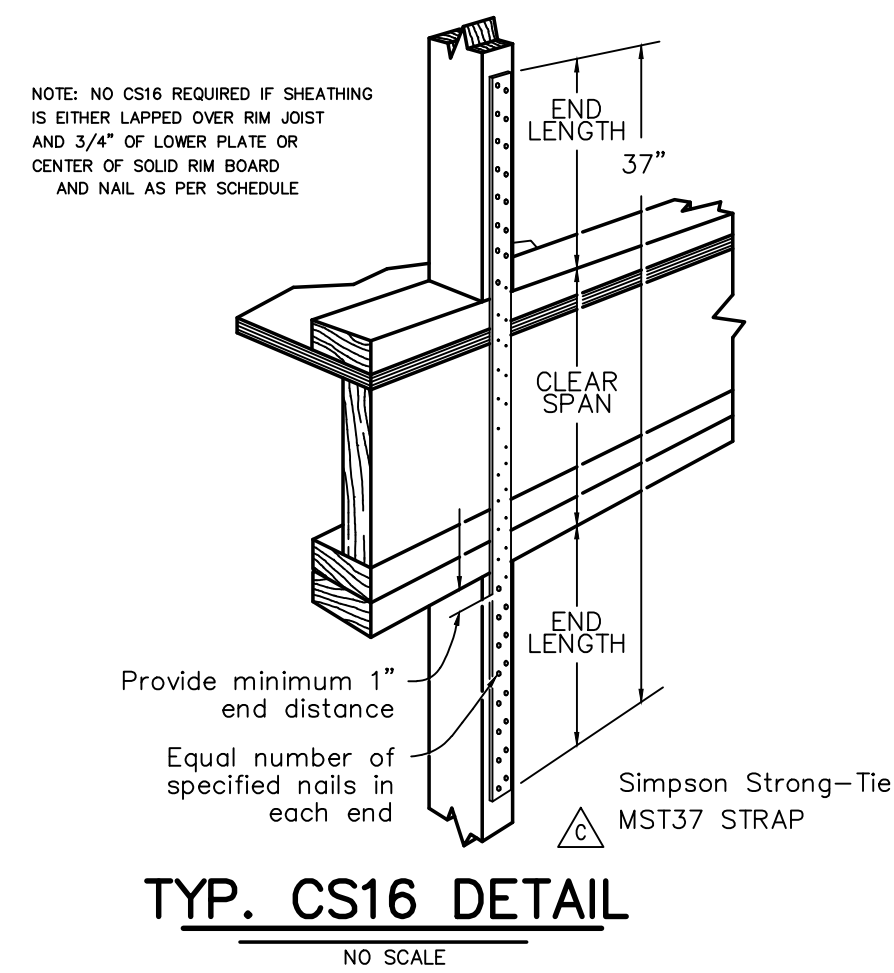
NOTES:
 1. REBAR TO BE PLACED IN THE CENTER OF THE WALL AND EXTEND FROM THE FOOTING TO WITHIN 3" OF THE TOP OF THE WALL.
 2. IN FOOTING DOWNLAYS SHALL EXTEND 24" INTO THE FOUNDATION AND MATCH VERTICAL STEEL.
 3. ONE BAR SHALL BE LOCATED IN THE TOP 4" AND ONE BAR IN THE BOTTOM 4" OF THE FOUNDATION WALL. (THE REMAINING EQUALLY SPACED BETWEEN)
 4. BARS SHALL BE PLACED WITHIN 2" OF THE OPENING AND EXTEND 24" BEYOND THE EDGE OF THE OPENING.
 5. ANCHOR BOLTS SHALL BE 5/8" DIA. X 12" EMBEDDED INTO CONCRETE 8" @ 32" O.C. (MIN. OF 2 PER WALL SEGMENT) (USE 3"x3/4" WASHERS)
 6. ALL FOUNDATION STEPS SHALL BE 2'-0" MINIMUM.

NOTES

- ALL PREFAB. ITEMS TO BE MANUFACTURED BY APPROVED FABRICATORS
- PROVIDE GF PROTECTION ON ALL OUTLETS WITHIN 6' OF SINKS, IN GARAGE AREA, AT OUTLET BY FURNACE AND WATER PROOF GF'S ALL EXTERIOR OUTLETS PROVIDE ARC FAULT PROTECTION ALL BEDROOM OUTLETS. PROVIDE TAMPER-RESISTANT OUTLETS PER CODE
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE
- ALL HOSE BIBBS TO HAVE ANTI-SYPHON DEVICES.
- PROVIDE ATTIC VENTS AT THE RATE OF 1/300 SQ. FT. WITH VENTED SOFFITS, WITH MIN. 50% IN UPPER PORTION AND REMAINDER IN SOFFIT. VENTS AS REQ'D. PROVIDE INSUL. DAM TO MAINTAIN FREE AIR CIRCULATION THRU SOFFIT VENTS.
- ALL GLAZING IN DOORS & SIDELIGHTS AND ANY WINDOW LESS THAN 18" ABOVE FLOOR OR WITHIN 24" IN ANY ADJOINING PLANE TO BE TEMPERED GLASS. WINDOWS ABOVE TUBS & SHOWERS TO BE TEMPERED GLASS IF LESS THAN 60" ABOVE FLOOR
- ALL HALF WALLS AND RAILINGS TO BE MIN. 36" IN HEIGHT AND RAILINGS CONSTRUCTED SUCH THAT A 4" SPHERE CANNOT PASS THRU. THE TRIANGULAR PORTION BETWEEN BOTTOM RAIL AND TREAD AND RISER TO SUCH AS NOT TO ALLOW A 6" SPHERE TO PASS THRU.
- MIN. 2% SLOPE 10 FEET AWAY FROM HOUSE.
- OCCUPANCY SEPARATION SHALL BE 5/8" FIRECODE SHEETROCK COMMON WALLS AND CEILING CONNECTED 6" O/C AT CLG. & 7" O/C AT WALLS. FIRECODE SHEETROCK AT ALL WALLS AND CLG. WHEN GARAGE IS UNDER LIVING AREA. DOORS SHALL BE SELF-CLOSING, SOLID CORE OR 20 MIN. LABELED AND TIGHT FITTING. ATTIC ACCESS DOOR TO BE 1 HR. FIRE RESTRICTIVE MATERIAL WITH HINGE AND POSITIVE LATCH.
- CLOTHES CHUTES SHALL BE LINED WITH SHEETROCK AND MIN. 26 GA. SHEETMETAL HAVING LOCKLAPPED JOINTS. OPENINGS TO HAVE TIGHT FITTING, SELF-CLOSING DRAS.
- STUDS AT BRICK VENEER AREAS SHALL BE NO MORE THAN 16" O/C AND BRICK TIES SHALL BE 22 GA. AT 16" O/C WITH #9 WIRE IN BED JOINTS WITH TIES. USE 15# FELT UNDER ALL BRICK APPLICATIONS
- ALL EXTERIOR DECKS, BALCONIES AND STAIRS SHALL BE POSITIVELY ANCHORED TO THE DWELLING.
- 3' LANDINGS AT ABOVE GRADE EXTERIOR DOOR OPENINGS
- GARAGE FL. 6 BAG MIX, 4" THICK. BSM'T 5-1/2 BAG, 4" THICK
- SMOKE DETECTOR TO BE INSTALLED AT ALL LEVELS INCL. BSM'T AND IN ALL SLEEPING ROOMS. DETECTORS SHALL BE 110V. WIRED TOGETHER IN SERIES WITH BATTERY BACK-UP. PROVIDE CARBON MONOXIDE DETECTOR ON EACH LEVEL.
- MULTIPLE VERSA-LAM BEAMS OR DIMENSIONAL LUMBER BEAMS TO BE GLUED AND NAILED WITH 3 ROWS 16d WALLS 12" O.C. SIMPSON ACE USED AT POST / BEAM CONNECTION ON SPANS 8' OR GREATER
- ALL BRACED WALLS TO USE 4' X 8', 1/2" SHEETROCK GLUED AND FASTENED. FASTENERS TO BE 11 GAUGE NAILS OR SCREWS 7" O.C.
- BLOCK EXT. STUD WALLS 4' UP AT SHEETROCK EDGE ON UNBRACED WALL SECTIONS IN EXCESS OF 34' IN LENGTH.
- BSM'T AREA COMBUSTION AIR IS TO BE PROVIDED TO THE FURNACE AND W.H. WITH 2 VERTICAL VENTS EA. HAVING 1 SQ. IN. / 4000 BTU INPUT OF APPLIANCES.
- INSULATE FLOORS AND/OR WALLS BETWEEN HEATED AND UNHEATED AREAS. OR PROVIDE 3-1/2" FURRING AND INSUL. AT BSM'T WALLS.
- HANDRAILS ON STAIRS MORE THAN 2 RISERS TO BE 34"-38" ABOVE TREAD NOSE AND HAVE 1-1/4" - 2-5/8" CROSS SECTIONAL AREA. STAIRWAY TO HAVE MIN. 6-8" HEADROOM CLEARANCE AND 5/8" SHEETROCK UNDER RUNS.
- ALL OVERHANGING FLOORS SHALL HAVE INSUL. WITH THERMAL TRANSMITTANCE VALUE GREATER THAN .044 UO. FLOOR JOIST SYSTEM SHALL BE ATTACHED TO BEARING WALL USING SIMPSON H4 CLIPS EVERY OTHER JOIST
- FURNACE DUCTS IN UNHEATED BSM'T AREAS SHALL BE INSULATED WITH NOT LESS THAN R-4.0 INSULATION
- PROVIDE SOLID BLOCKING BETWEEN TRUSSES AND ANCHOR CLIPS 24" O/C.
- FLASHING TO BE INSTALLED SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR REDIRECT IT TO OUTSIDE. FLASHING TO BE INSTALLED AT PERIMETERS OF EXT. DOORS, WINDOWS, PENETRATIONS AND TERMINATIONS OF EXT WALL ASSEMB. EXT WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES, BUILT IN GUTTERS AND ALL LOCATIONS WHERE WATER COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES AT BOTH SIDES AND ENDS OF COPINGS, UNDER SILLS AND CONT. ABOVE PROJECTED TRIM. FLASHING SHALL BE INSTALLED AT INTERSECTION OF FOUND. TO STUCCO MASONRY SIDING BRICK OR ROCK VENEER. THE FLASHING TO APPROVED CORROSION RESISTANT WITH 1/2" DRIP LEG EXTENDING PAST EXT. SIDE OF FOUND. SEC. 1405.3 IBC

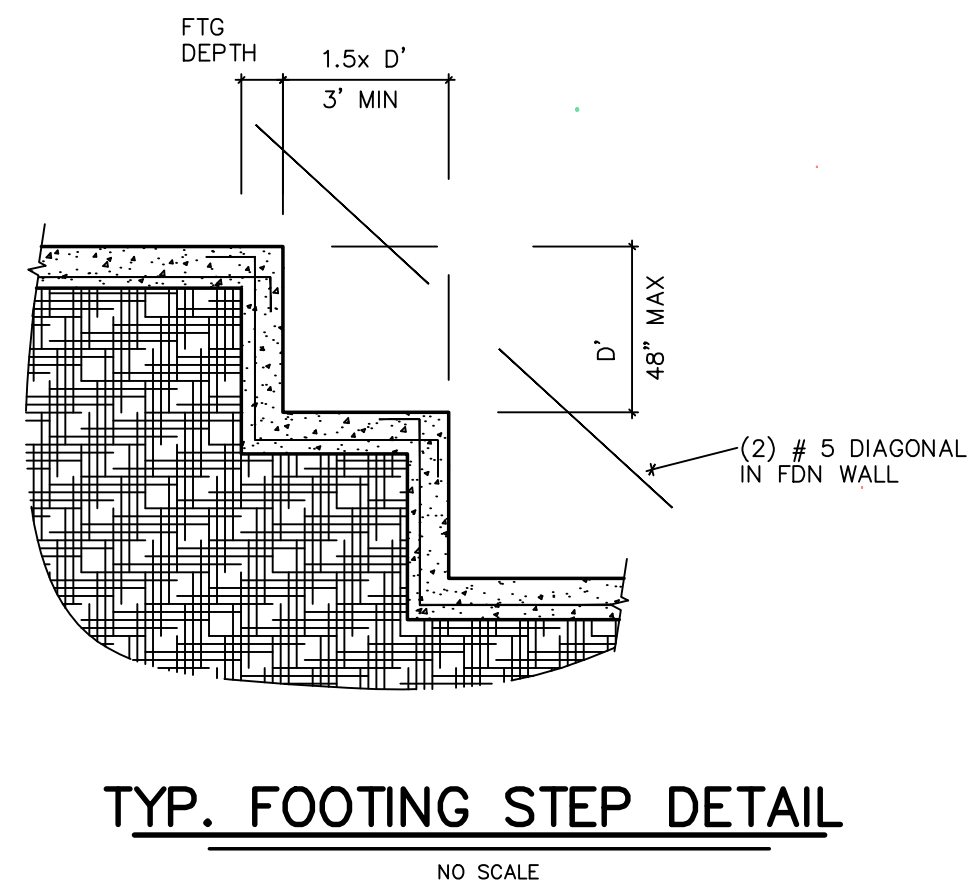


NOTE!
 ALL WORK IS TO BE PERFORMED UNDER THE DIRECTION OF A LICENSED CONTRACTOR IN ACCORDANCE WITH THE BEST PRACTICES OF THE RESPECTIVE BUILDING CODES. CONTRACTOR IS TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
 ALL DESIGNS, DRAWINGS, AND PLANS IN THIS PACKAGE ARE THE ORIGINAL WORK OF AND OWNED BY LON ARNELL AND USE IS LIMITED TO THE SPECIFIC PROJECT OF THE PURCHASER AND SHALL NOT BE COPIED WITHOUT PERMISSION.



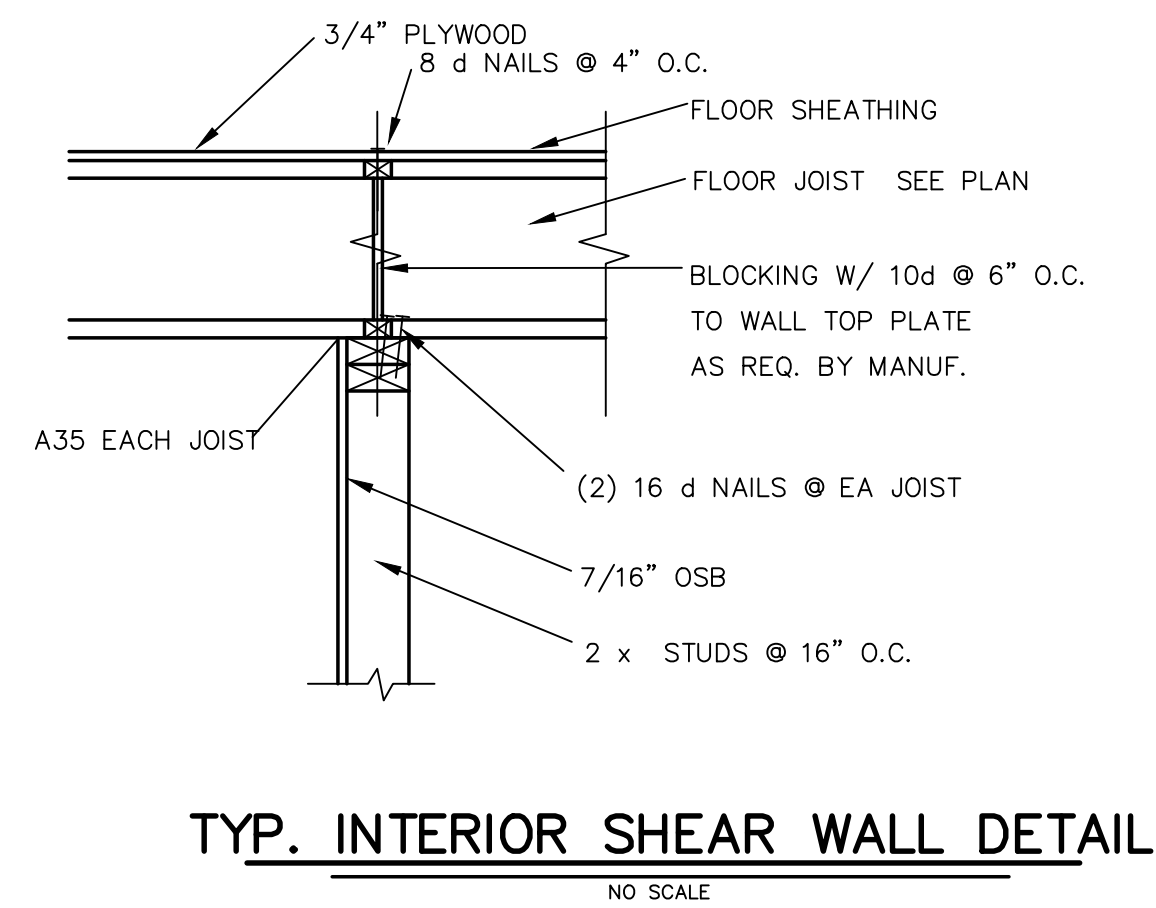
TYP. CS16 DETAIL

NO SCALE



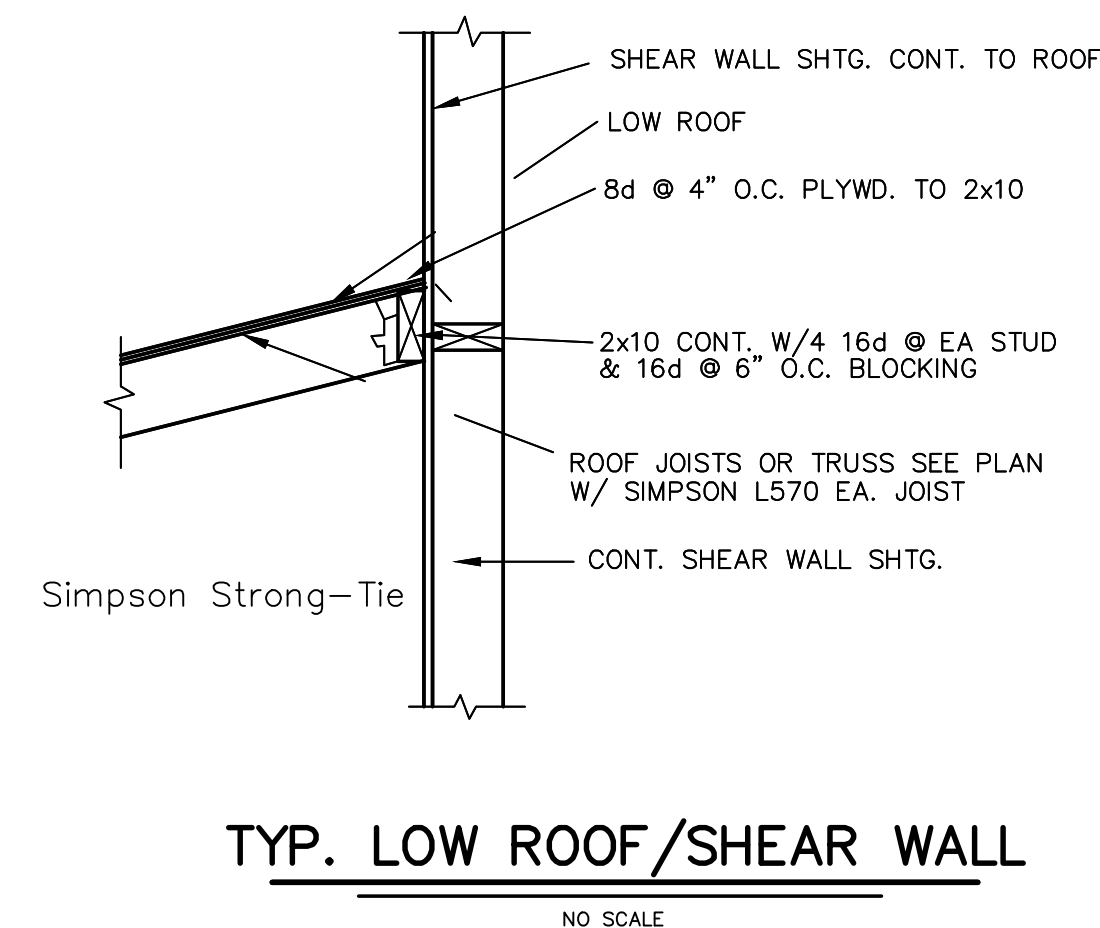
TYP. FOOTING STEP DETAIL

NO SCALE



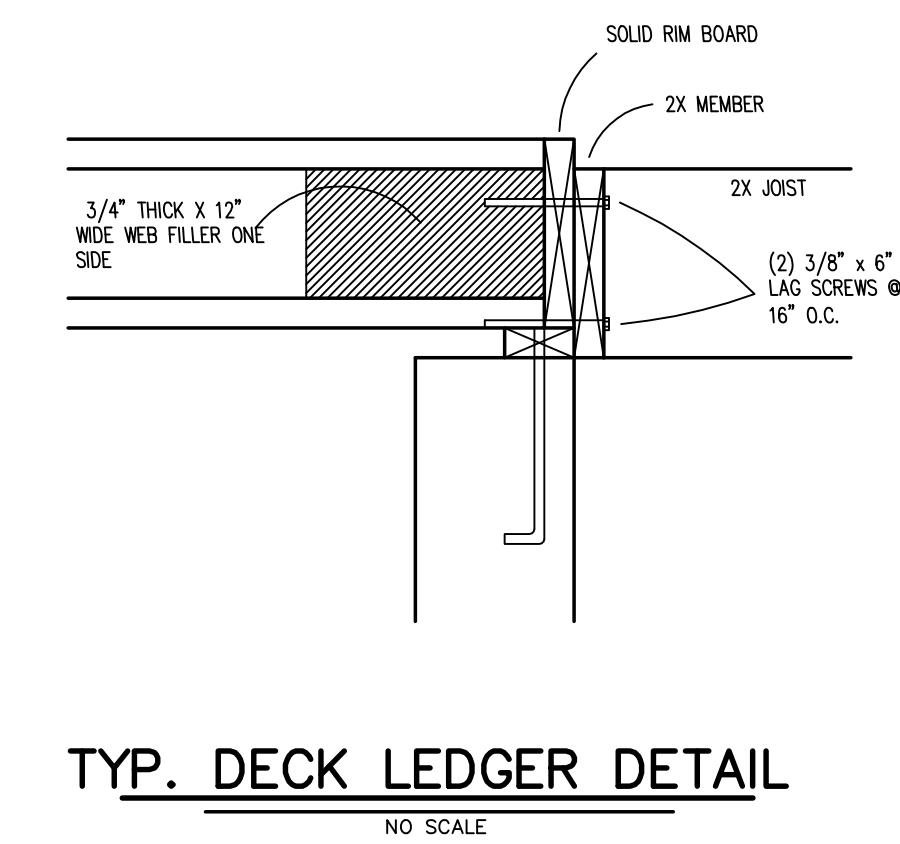
TYP. INTERIOR SHEAR WALL DETAIL

NO SCALE



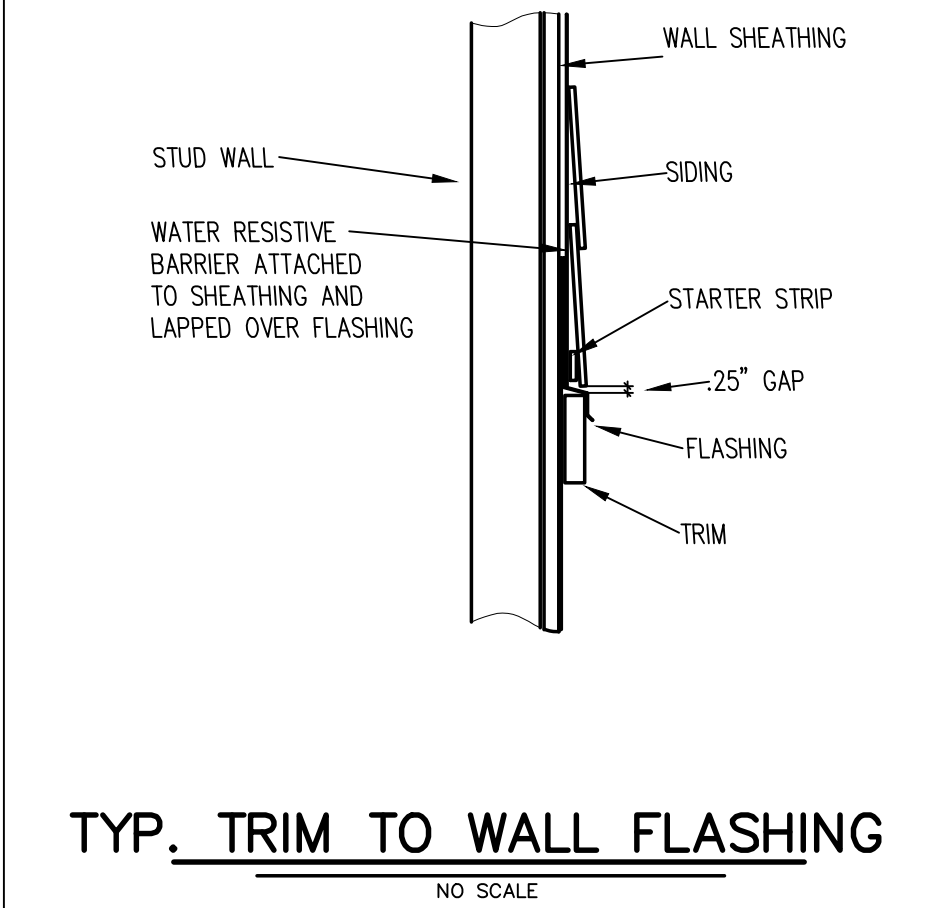
TYP. LOW ROOF/SHEAR WALL

NO SCALE



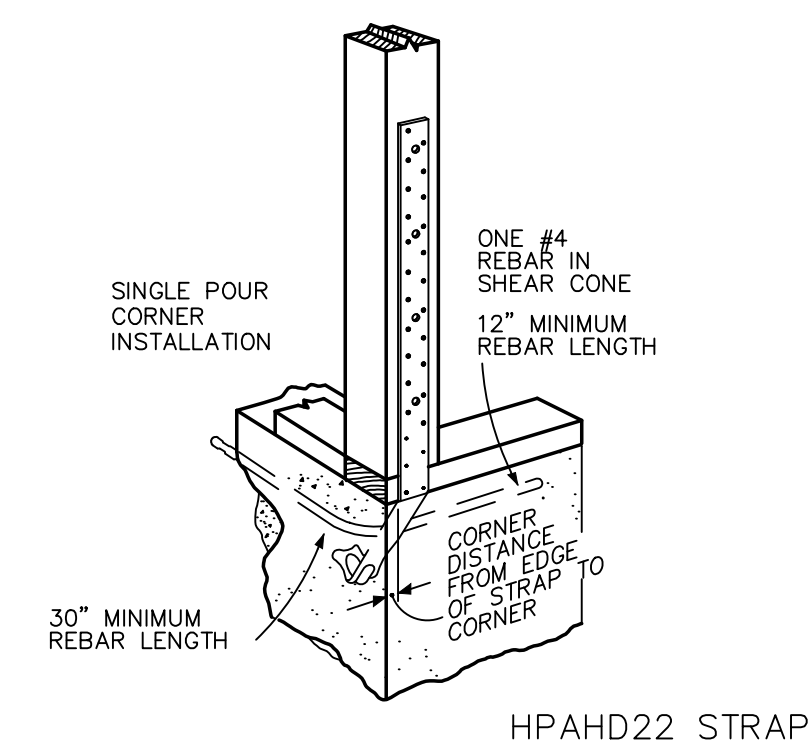
TYP. DECK LEDGER DETAIL

NO SCALE



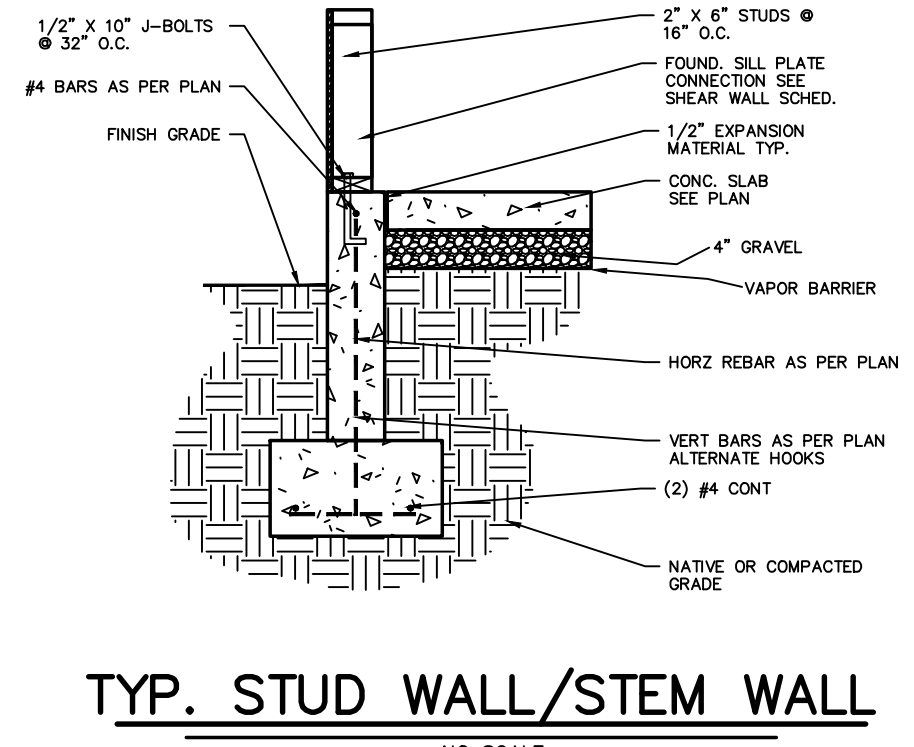
TYP. TRIM TO WALL FLASHING

NO SCALE

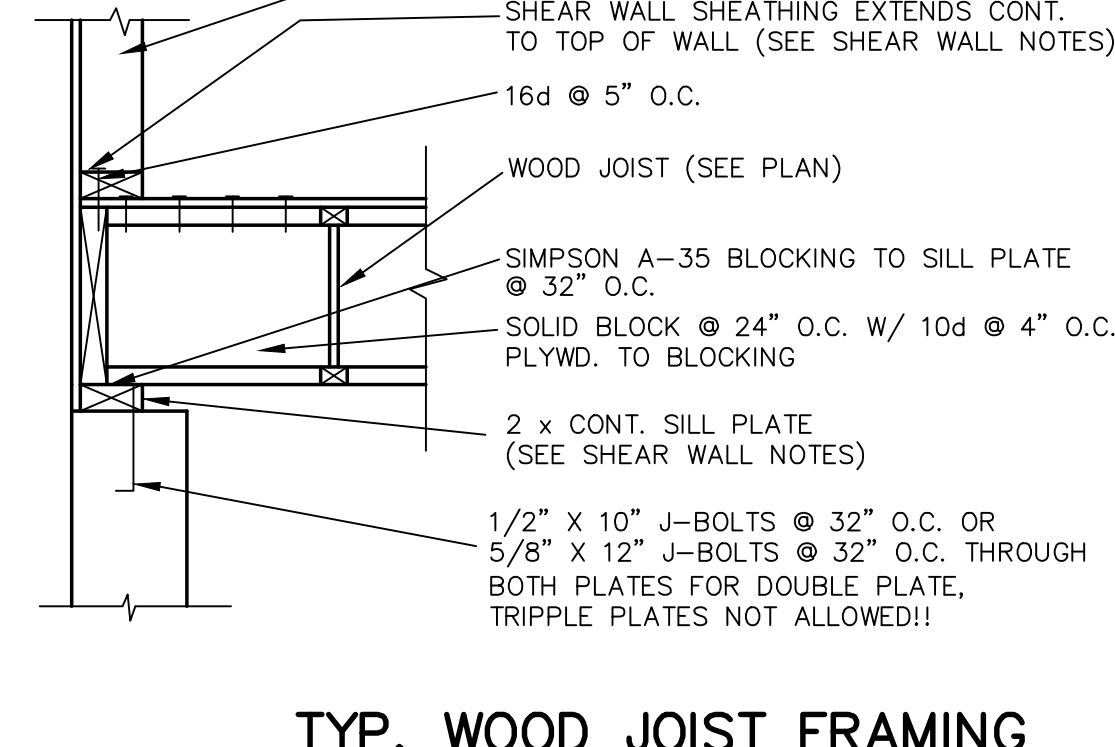


TYP. STUD WALL/STEM WALL

NO SCALE

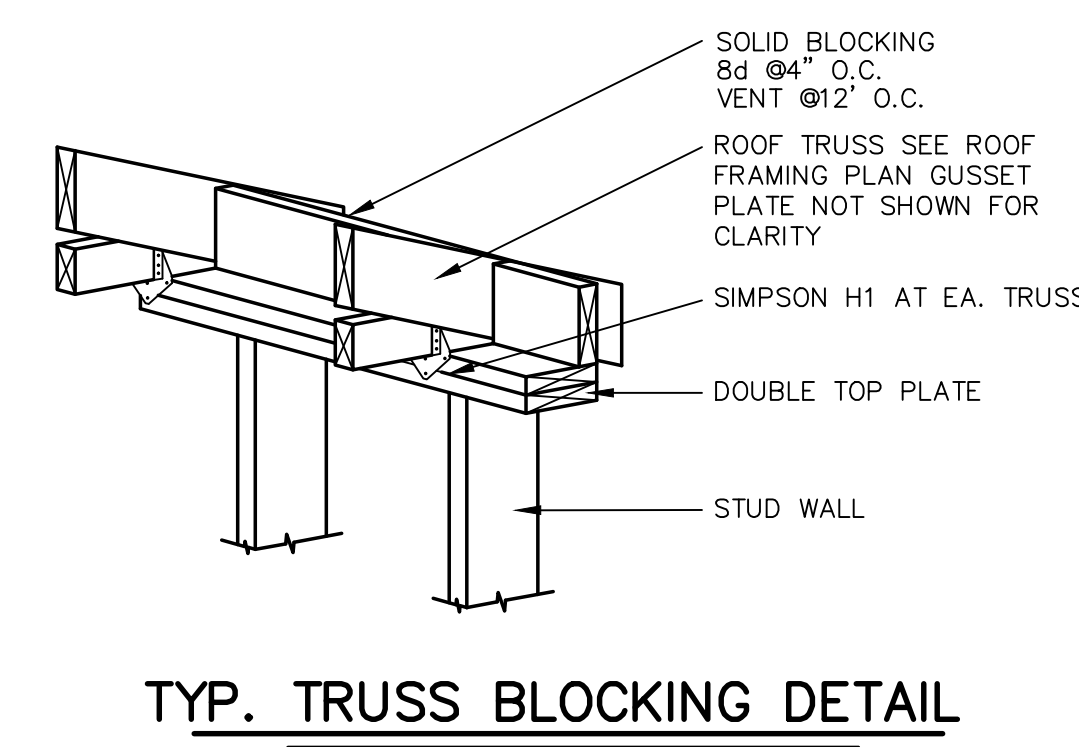


NOTE: SEE SHEATHING NOTES FOR 2 x STUDS @ 16" O.C. (TYP) SHEAR WALLS SHEATHING NOT SHOWN



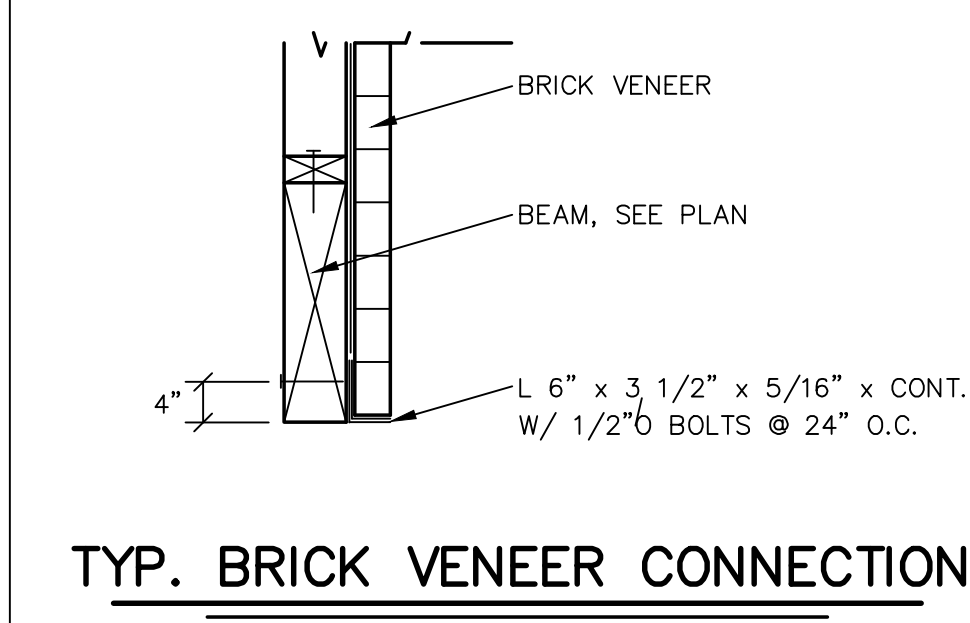
TYP. WOOD JOIST FRAMING

NO SCALE



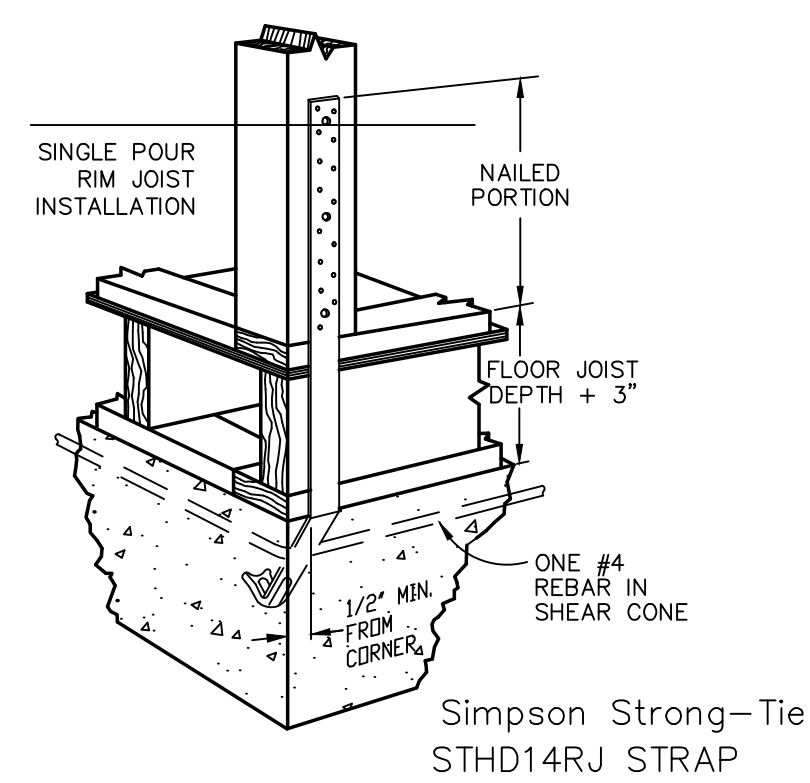
TYP. TRUSS BLOCKING DETAIL

NO SCALE



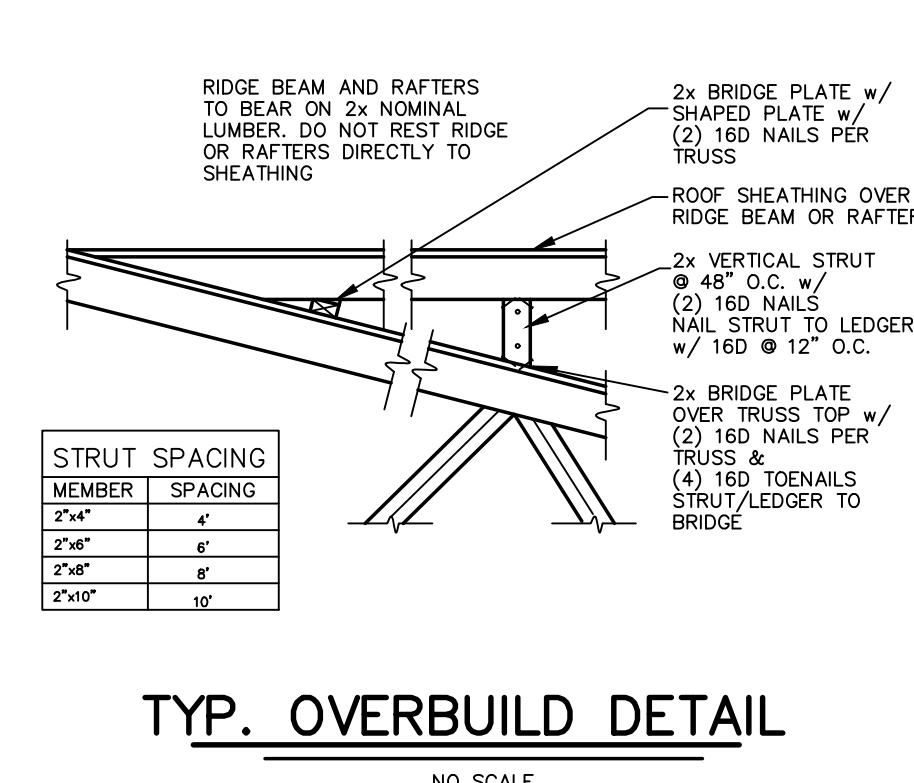
TYP. BRICK VENEER CONNECTION

NO SCALE



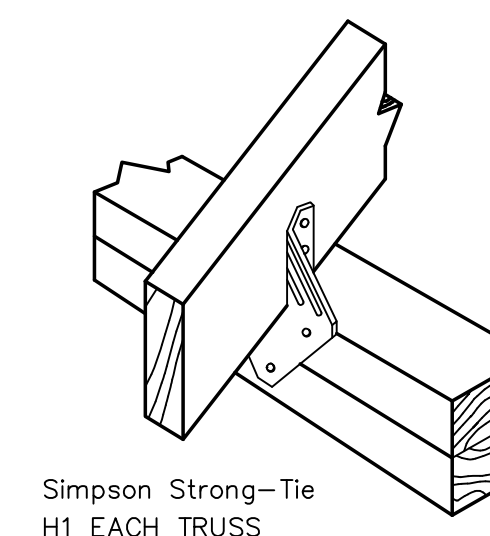
TYP. OVERBUILD DETAIL

NO SCALE



TYP. CANT. FLOOR FRAMING

NO SCALE



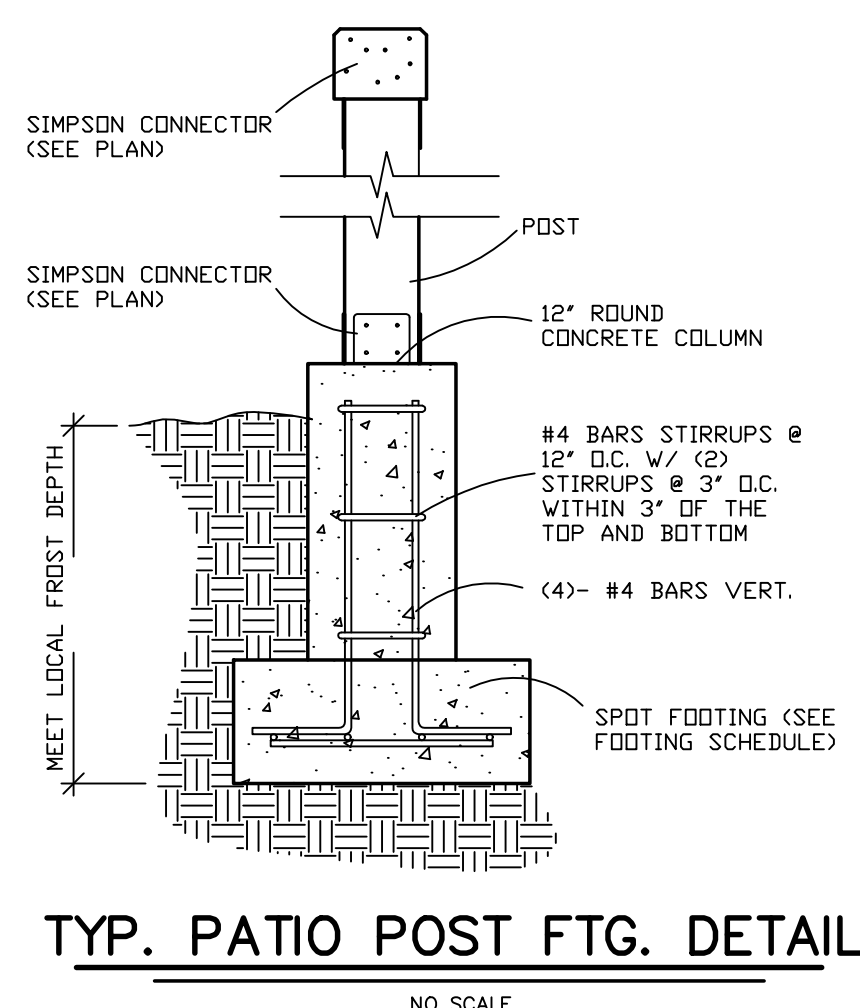
Simpson Strong-Tie H1 EACH TRUSS

TRUSS/ GIRDER CONNECTION

USE SIMPSON H1 OR EQUIV. TIES EACH END OF EA. TRUSS
INSTALL RAFTER HANGERS EA. END OF EA. RAFTER AS PER MANUF. SPECS.
INSTALL SOLID BLOCKING BETWEEN TRUSSES ALONG BEARING WALLS
INSTALL H16-2 OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 1265 LBS.
INSTALL VGT OR EQUIV. STRAPS TO EA. END GIRDERS IF UPLIFT LESS THAN 4940 LBS.

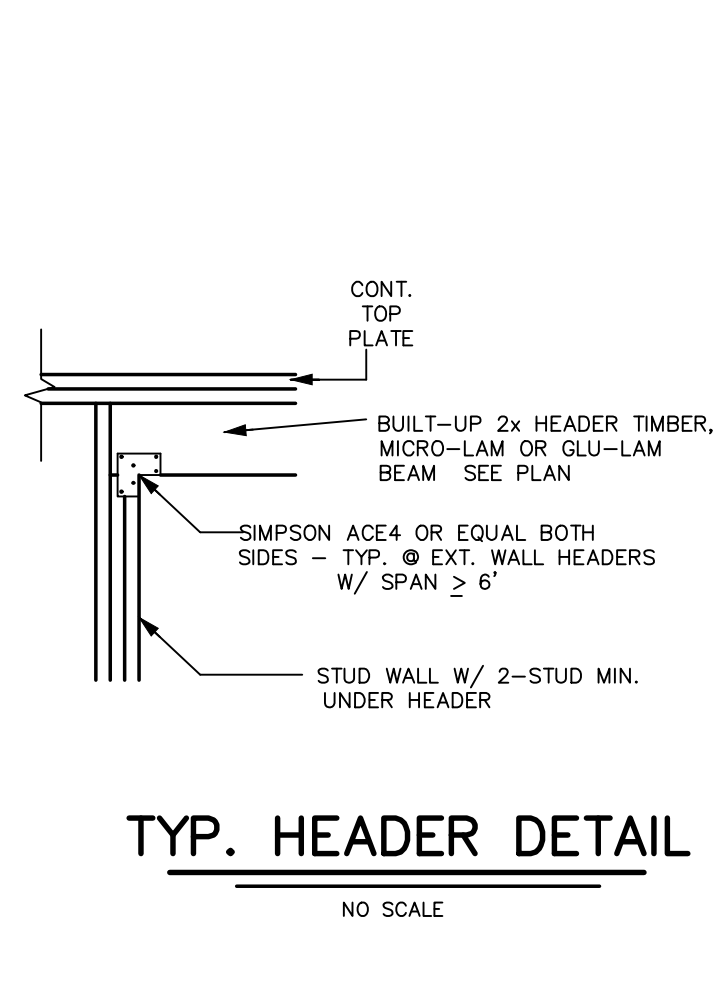
HEADER TRIMMER CONNECTION

- FOR HEADERS LESS THAN 5' LONG
- NAIL TO KING STUD USING (6)16d NAILS
- FOR HEADERS 5' - 8'-6" LONG
- INSTALL TWO ACE EA. END OR 12" LONG CS16 STRAP
- USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
- INSTALL TWO ST18 EA. END
- USE (2) TRIMMERS
- INSTALL MST48 THROUGH FLOOR DIAPHRAGM IF APPLICABLE
- INSTALL STRIBO OR HT22 OR HBU TO CONCRETE OR NAIL POST TO WALL SHEATHING



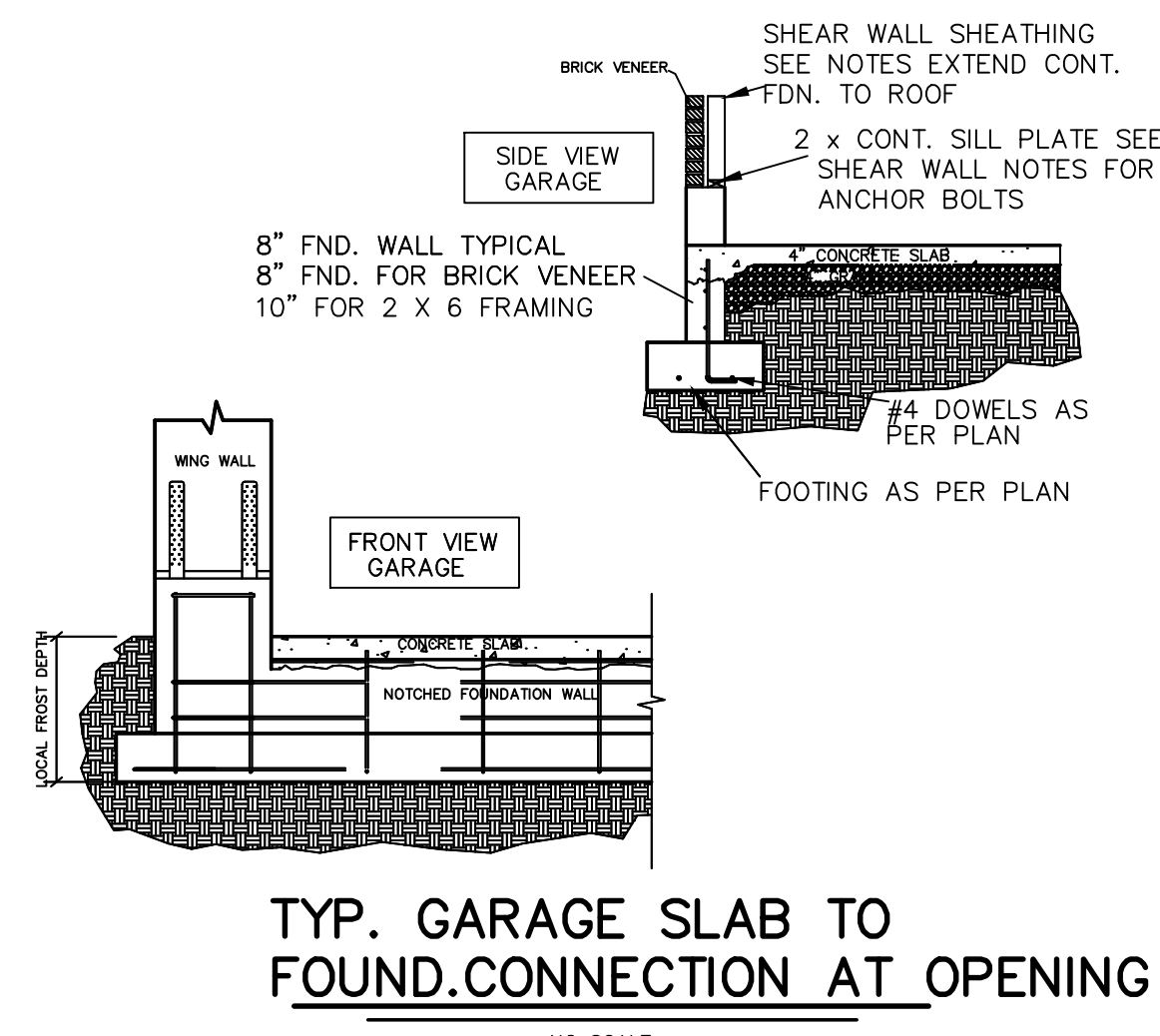
TYP. PATIO POST FTG. DETAIL

NO SCALE



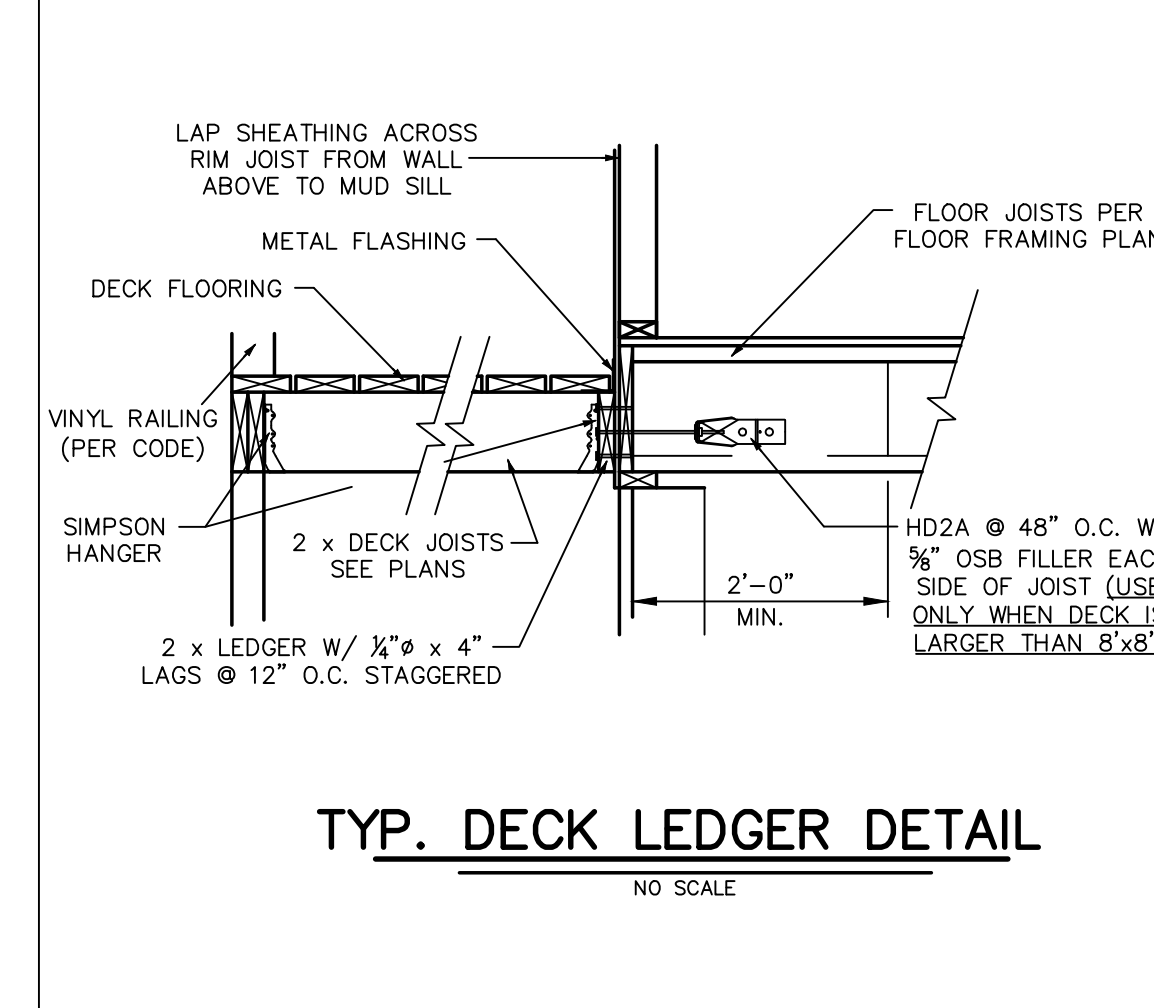
TYP. HEADER DETAIL

NO SCALE



TYP. GARAGE SLAB TO FOUNDATION CONNECTION AT OPENING

NO SCALE



TYP. DECK LEDGER DETAIL

NO SCALE

BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:

HEIGHT	STUD FRAMING
0' TO 10'	2x4's @ 16" o.c.
10' TO 12'	2x4's @ 12" o.c.
12' TO 14'	2x6's @ 16" o.c.
14' TO 16'	2x6's @ 12" o.c.

WALLS TALLER THAN 16' AND/OR WALLS WITH LARGE OPENINGS TO BE SPECIFIED BY ENGINEER. USE 2 x 6 STUDS FOR ALL BEARING WALLS MORE THAN TWO FLOOR OR ROOF DIAPHRAGMS

TYP. STUD HEIGHT/SIZE

NO SCALE

NOTES AND SPECIFICATIONS

GENERAL

CONTRACTOR, SUBCONTRACTOR AND OWNER SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT, AND SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ECT., AT THE SITE. CONTRACTOR SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.

CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQ. OF THE ADOPTED CODES AND PRACTICES OF THE COMMUNITY OR AREA IN WHICH THE CONSTRUCTION SHALL TAKE PLACE.

FOOTINGS, FOUNDATIONS AND SLAB ON GRADE

PREP. OF THE SITE WILL CONSIST OF REMOVAL OF ALL SURFACE VEGETATION, TOPSOIL, NON-ENGINEERED FILL, AND OTHER MATERIALS FROM ALL AREAS WHICH WILL ULTIMATELY BE STRUCTURALLY LOADED.

ALL FOOTINGS ARE BASED ON THE ALLOWABLE SOIL BEARING PRESSURE INDICATED IN DESIGN CRITERIA, ANY SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENT. OF THE ENG. BEFORE PROCEEDING.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX DENSITY, BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.

NO FOOTINGS SHALL BE INSTALLED UPON LOOSE OR DISTURBED SOILS, COB, RUBBISH, CONSTRUCTION DEBRIS, NON-ENGINEERED FILL, FROZEN SOIL, OR OTHER DELICATE/ERODIBLE MATERIALS. IF SUITABLE FILL BECOMES LOOSE OR DISTURBED, THEY MUST BE COMPACTED TO THE REQ. STATED ABOVE.

ALL EXCAVATION ADJACENT TO AND BELOW FOOTING ELEV. FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTING.

ALL EXTERIOR WALL FOOTINGS SHALL BE CONTINUOUS AND POURED MONOLITHIC. ALL CHANGES IN VERT. ELEV. SHALL BE STEPPED. STEP HEIGHT SHALL NOT BE HIGHER THAN 2/3 OF THE STEP LENGTH, BUT IN NO CASE SHALL THE STEP HEIGHT BE GREATER THAN 2'-6". THE MINIMUM THICKNESS OF THE VERT. STEP SHALL BE 10".

ALL FOOTINGS SHALL BE PLACED 12" MIN. BELOW UNDISTURBED EARTH. NO FOOTINGS SHALL HAVE LESS THAN 30" OR LOCAL FROST DEPTH, BETWEEN THE FINISHED GRADE AND THE BOTTOM OF THE FOOTING.

ALL FOOTING REINFORCEMENT AND WALL COLUMN DOWELS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE. PROVIDE DOWELS IN FOOTINGS AND FOUND. TO MATCH ALL VERT. BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.

ALL SLABS ON GRADE SHALL BE IMMEDIATELY UNDERLAIN BY 4" OF FREE DRAINING GRANULAR MATERIAL, SUCH AS "PEA" GRAVEL OR THREE QUARTERS OF 1" MINUS CLASS CAP-GRADED GRAVEL. GRAVEL MAY BE PLACED UPON PROPERLY PREPARED SUITABLE NATURAL SOILS, AND/OR STRUCTURAL FILL EXTENDING TO SUITABLE NATURAL SOILS.

FOUNDATION STRUCTURE SHALL BE ASPHALT EMULSION.

ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE @ 32" O.C. (MAX) AND WITHIN 12" OF EACH END AND SPACE OF 50" PLATE (MIN. 2 BOLTS PER WALL SECTION). SEE SHEAR WALL SCHEDULE FOR SIZE AND SPACING.

TOPS OF FOUNDATIONS SHALL BE 6" MIN. ABOVE FINISH GRADE. FINISH GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MIN. FOR THE FIRST 10' AND A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM THE LOT SHALL DRAIN INTO APPROVED DRAINAGE SYSTEM.

STABILITY OF SLOPED SITES SHALL BE VERIFIED BY SOIL ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

CONCRETE

ALL FTGS, FOUND, AND INT. SLABS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE CEMENT TO AT LEAST 3,000 P.S.I WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 3" OR LESS. MIN. CONCRETE CONTENT SHALL BE 545 LBS. PER CU. YD.

ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECS AND ACI STANDARDS AND PRACTICES.

BEFORE CONC. IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CONDUITS, BOLTS, INSERTS, ETC.

SITE SPECIFIC SOILS REPORTS SHALL BE GIVEN PREFERENCE OVER THE SPECS LISTED ABOVE.

CONCRETE REINFORCING

ALL REINFORCEMENT SHALL BE DETAILD AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL, 315-77' AND ACI STANDARD 318-83.

ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS" A.S.T.M. A615 GRADE 60.

ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIA. AND ALL SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEGREE TURN OR A SEPARATE CORNER BAR.

REINFORCEMENT SHALL BE FREE OF MUD, OIL, OR OTHER NON-METALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

ALL OPENINGS IN CONCRETE WALLS SHALL BE REINFORCED WITH 2 #9 BARS EXTENDING 12"-24" MIN. BEYOND THE EDGE OF THE OPENING AT EACH FACE OF OPENING PLUS 2 #4 X 3'-0". AT EACH CORNER PLACED 45 DEG. TO THE HORIZ.

HOLDDOWN NOTES

EMBEDDED HOLDDOWN ANCHORS ARE REQ. TO RESIST LATERAL OVERTURNING FORCES. HOLDDOWN SIZE AND LOCATIONS ARE INDICATED ON THE FOOTING AND FOUND. PLAN AND/OR IN THE HOLDDOWN NOTES.

ANCHORS SHALL BE INSTALLED FOLLOWING MANUFACT. SPECS. ALL FASTENERS SHALL BE INSTALLED AND MINIMUM EDGE/Corner DISTANCES SHALL BE MET.

PORCHES -- WALKS -- DRIVEWAYS -- PATIOS

EXT. DOORS TO HAVE MIN. 36" X 16" LANDINGS -- WITH STEPS AS REQ. BY GRADE.

MIN. THICKNESS SHALL BE 4". NORMAL WGT. CONC., COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 P.S.I WITHIN 28 DAYS. WATER/CEMENT RATIO NO GREATER THAN 0.50 AND SLUMP 4" OR LESS. MIN. CEMENT TO BE 575 LBS PER CU. YD.

MASONRY

MASONRY AND STONE VENEER NOT EXCEEDING 5" IN THICKNESS MAY BE ANCHORED DIRECTLY TO STRUCTURAL STUDS.

WALL TIES SHALL BE CORROSION RESISTANT, AND IF MADE OF SHEET METAL, SHALL HAVE A MINIMUM THICKNESS OF 0.030 INCH (NO. 22 GALVANIZED STEEL GAGE) BY 3/4" OR IF OF WIRE SHALL HAVE A MIN. DIAMETER OF 0.146 INCH (NO. 9 B.W. GAGE). WALL TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN 2 SQ. FT. OF WALL AREA BUT SHALL NOT BE MORE THAN 24" IN CENTER HORIZ.

IN SEISMIC ZONES 3 AND 4, WALL TIES SHALL HAVE A LIP OR HOOK ON THE EXTENDING LEG THAT WILL ENGAGE OR ENCLOSE A HORIZ. JOINT REINFORCEMENT WIRE HAVING A DIAMETER OF 0.148 INCH (NO. 9 B.W. GAGE) OR EQUIVALENT. THE JOINT REINFORCEMENT SHALL BE CONTINUOUS WITH BUTT SPLICES BETWEEN TIES PERMITTED.

STUDS SHALL BE SPACED A MAX. OF 16" O.C. AND APPROVED PAPER SHALL FIRST BE APPLIED OVER THE SHEATHING OR WIRES BETWEEN STUDS EXCEPT AS OTHERWISE PROVIDED IN SECTION 1402, AND MORTAR SHALL BE SLOURED INTO THE 1" SPACE BETWEEN FACING AND PAPER.

CHIMNEYS

PROVIDE FLASHING AT WALL AND ROOF, OR ROOF AND CHIMNEY. SECTION 607-4.8

FIREPLACE CHIMNEYS SHALL EXTEND AT LEAST 2'-0" ABOVE THE ROOF OPENING OR ANY PART OF THE BUILDING WITHIN 10'-0".

FACTORY BUILT CHIMNEYS AND FIREPLACES

FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE LISTED BY AN APPROVED TESTING AGENCY AND HAVE AN ICCSI APPROVAL NUMBER. THEY SHALL BE INSTALLED IN EXACT ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURERS INSTRUCT. SPECIFIC APPROVAL NUMBERS AND INSTALLATION STANDARDS MUST BE MADE AVAILABLE TO THE BLDG. OFFICIAL.

HEARTH EXT. OF LISTED FACTORY BUILT FIREPLACES SHALL CONFORM TO THE CONDITIONS OF LISTING AND MANUFACTURERS INSTALLATION INSTRUCTIONS.

MASONRY AND CONCRETE FIREPLACES

UNLESS A SPECIFIC DESIGN IS PROVIDED, EVERY MASONRY OR CONCRETE CHIMNEY IN SEISMIC ZONES 2, 3 AND 4 SHALL BE REINFORCED WITH NOT LESS THAN #4 STEEL REINFORCING BARS CONFORMING TO THE PROVISIONS OF U.S.C. CHAPTER 19 OR 21. BARS SHALL EXTEND THE FULL HEIGHT OF THE CHIMNEY AND SHALL BE SPLICED IN ACCORDANCE WITH THE APPLICABLE REQ. OF U.S.C. CHAPTER 19 OR 21. IN MASONRY CHIMNEYS THE VERT. BARS SHALL HAVE A MIN. COVER OF 1/2" OF GROUT OR MORTAR TEMPERED TO A POURING CONSISTENCY. THE BARS SHALL BE TIED HORIZ. AT 18" INTERVALS WITH NOT LESS THAN 1/4" DIAMETER STEEL TIES. THE SLOPE OF THE UNBOUND PORTION OF THE OFFSET IN VERT. BARS SHALL NOT EXCEED 2 UNITS VERT. IN 1 UNIT HORIZ. TWO TIES SHALL ALSO BE PLACED AT EACH BEND IN VERT. BARS. WHERE THE WIDTH OF THE CHIMNEY EXCEEDS 40", TWO ADDITIONAL #4 VERTICAL BARS SHALL BE PROVIDED FOR EACH ADDITIONAL FLOOR INCORPORATED IN THE CHIMNEY OR FOR EACH ADDITIONAL 40" IN WIDTH OR FRACTION THEREOF.

IN SEISMIC ZONES 2, 3 AND 4, ALL MASONRY AND CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR OR CEILING LINE MORE THAN 6" ABOVE GRADE, EXCEPT WHEN CONSTRUCTED COMPLETELY WITH THE EXT. WALLS OF THE BLDG. ANCHORAGE SHALL CONSIST OF 2-3/8" BY 1" STEEL STRIPS CAST AT LEAST 12" INTO THE CHIMNEY WITH A 180 - DEGREE BEND WITH A 8" EXTENSION AROUND THE VERTICAL REINFORCING BARS IN THE OUTER FACE OF THE CHIMNEY.

EACH STRAP SHALL BE FASTENED TO THE STRUCTURAL FRAMEWORK OF THE BLDG. WITH TWO 1/2" DIAMETER BOLTS PER STRAP. WHERE THE JOISTS DO NOT HEAD INTO THE CHIMNEY, THE ANCHOR STRAP SHALL BE CONNECTED TO 2" X 4" TIES CROSSING A MIN. OF 4 JOISTS. THE TIES SHALL BE CONNECTED TO EACH JOIST WITH TWO 16D NAILS. AS AN ALTERNATIVE TO THE 2" BY 4" TIES, EACH ANCHOR STRAP SHALL BE CONNECTED TO THE STRUCTURAL FRAMEWORK BY TWO 1/2" DIAMETER BOLTS IN AN APPROVED MANNER.

TWO OR MORE FLUES IN A CHIMNEY SHALL BE SEPARATED BY MASONRY NOT LESS THAN 4" INCHES THICK BONDED INTO THE MASONRY WALL OF THE CHIMNEY.

MASONRY WALLS OF FIREPLACES SHALL BE NOT LESS THAN 8" IN THICKNESS. WALLS OF FIREBOXES SHALL NOT BE LESS THAN 10" IN THICKNESS, EXCEPT THAT WHERE A LINING OF FIREBRICK IS USED, SUCH WALLS SHALL NOT BE LESS THAN A TOTAL OF 8" IN THICKNESS. THE FIREBOX SHALL BE AT LEAST 20" IN DEPTH. JOINTS IN FIREBRICK SHALL NOT EXCEED 1/4".

COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12" OF THE OPENING SHALL PROJECT MORE THAN 1/8" FOR EACH 1" CLEARANCE FROM SUCH OPENING.

THE HEARTH SHALL EXTEND AT LEAST 16" FROM THE FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQ. FT. OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20" IN FRONT OF, AND AT LEAST 12" BEYOND EACH SIDE OF THE FIREPLACE OPENING.

EXCEPT FOR FIREPLACES WHICH OPEN TO THE EXTERIOR OF THE BUILDING, THE HEARTH SLAB SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING OR ADJACENT FLOOR.

MASONRY FIREPLACES AND CHIMNEYS SHALL HAVE AT LEAST 2" OF CLEARANCE TO ANY INT. COMBUSTIBLE CONSTRUCTION. CLEARANCE TO EXT. COMBUSTIBLE CONSTRUCTIONS 1" OR 1/2" OF SHEETROCK.

LUMBER

JOISTS DOUG FIR #2 BTR HEADERS DOUG FIR #2 BTR POST DOUG FIR #1 BTR STUDS NON-BEARING WALLS DOUG FIR STUD GRADE BTR STUDS BEARING WALLS DOUG FIR #2 BTR

PRE-FAB TRUSSES/JOISTS AS PER MFG SPECIFIED SILL PLATES IN CONTACT W/ CONCRETE DOUG FIR #2 BTR (PRESSURE TREATED FOR MOISTURE PROTECTION)

ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16D NAILS AT 8" O.C.

STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OR HORIZ. SUPPORT. PROVIDE BRACING WHERE OTHERWISE.

BLOCK ALL HORIZ. EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.

PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS, AND GROSSER TRUSS BEARING POINTS UNLESS NOTED OTHERWISE.

EXTERIOR WALLS

SIDING: PER OWNER & SUBDIVISION COVENANTS STUCCO: SYNTHETIC STUCCO PRODUCT (SEE PLAN -- CHECK WITH OWNER) MASONRY VENEER: FACE BRICK OR STONE (SEE PLAN -- CHECK WITH OWNER) EXTERIOR PAINTING: PENETRATING STAIN OR OIL BASE ENAMEL

WOOD MEMBERS SHALL NOT BE USED TO PERMANENTLY SUPPORT THE DEAD LOAD OF ANY MASONRY EXCEPT; NONSTRUCTURAL FLOOR OR ROOF SURFACING NOT MORE THAN 4" THICK, OR INTERIOR WALL FINISH OF MASONRY VENEER, WHEN ROOF SUPPORTING MEMBERS ARE DESIGNED TO SUPPORT THE ADDITIONAL LOAD AND TO LIMIT THE DEFLECTION AND SHRINKAGE TO 1/500 OF THE SPAN.

BROCK TIES SHALL BE 22 GA. AT 16" O.C. EACH WAY WITH NO. 9 WIRE BENT JOINTS WITH TIES.

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. BUILDING PAPER SHALL BE FREE FROM HOLES AND BREAKS OTHER THAN THOSE CREATED BY FASTENERS AND CONSTRUCTION SYSTEM DUE TO ATTACHING OF THE BUILDING PAPER, AND SHALL BE APPLIED OVER THE STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH FELT OR PAPER SHALL BE APPLIED HORIZ. WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE VERT. JOINTS OCCUR, FELT OR PAPER SHALL BE LAPPED NOT LESS THAN 6". BARRIER SHALL EXTEND ABOVE SOFFIT AND PASOJA TO TOP PLATE (PROVIDE 2 LAYERS BEHIND STUCCO SURFACES). ALSO PROVIDE METAL OR EQUAL FLASHING AT SIDING AND BROCK VENEER OR STONE HALF WALLS WHERE WATER FROM WEATHER BARRIER COULD ENTER DRAINING.

STUCCO SYSTEM SHALL BE AN APPROVED SYSTEM WITH ICBO EVAL. SERVICE NUMBER. ALL "SYSTEMS" MUST BE APPLIED IN STRICT COMPLIANCE WITH THE MANUFACTURERS RECOMMENDATIONS INCLUDING REQUIREMENTS FOR SELF-FURRING LATH, FLASHINGS, CORNER TREATMENT AND EXPANSION CONTROL JOINTS. CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE ICBO NUMBER.

PROVIDE COUNTERFLASHING AND CAULKING OF ALL EXTERIOR DOORS AND WINDOWS.

SHEAR WALL NOTES

ALL EXTERIOR WALLS, INTERIOR WALLS INDICATED ON THE PLANS, AND VERT. SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 24/0 (OR BTR.) COX STRUCTURAL I/P PANEL SIDING OR OTHER GRAGES COVERED IN CURRENT BLDG. CODE. TYPICAL NAILING SHALL BE INDICATED IN THE SHEAR WALL SCHEDULE.

BLOCK ALL HORIZ. PANEL EDGES WITH 2" NOMINAL OR WIDER FRAMING. FRAMING AT ADJACENT PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3" OR LESS O.C.

STAPLES OR T-NAILS MAY BE USED IN PLACE OF NAILS FOR SHEATHING PROVIDED THE PROPER EQUIVALENT SIZE AND SPACING ARE USED (SEE TABLE OF EQUIVALENT FASTENERS).

SHEATHING SHALL EXTEND CONTINUOUS FROM THE FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXT. WALLS (VERT. SURFACES AT STEPS IN ROOF).

NAILS SHALL BE SPACED NOT LESS THAN 3/8" FROM THE EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR SHEATHING.

PARTITION FRAMING

JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED. JOISTS UNDER AND PARALLEL TO ALL OTHER PARTITIONS SHALL BE DOUBLED WHEN THE LENGTH OF SUCH WALL EXCEEDS 1/3 THE LENGTH OF JOISTS 12" AND LONGER.

FIREBLOCK STUD SPACES OVER 10" IN HEIGHT, FURRED SPACES, SOFFITS, DROPPED CEILINGS AND GELINGS, STAIRS STRINGERS AT TOP AND BOTTOM OF STAIRS, BEARING WALLS, AND CEILING JOIST LINES, ETC. (FIRESTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER).

FIREBLOCK OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS WITH APPROVED NONCOMBUSTIBLE MATERIALS.

ROOF FRAMING & TRUSS NOTES

TRUSSES AND ORDER LOADS SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING. ROOF TRUSSES SHALL BE DESIGNED FOR UNBALANCED SNOW LOADS, EAVE LOADS, DRIFT, AND SLIDING LOADS.

TRUSSES AND ORDER LOADS SHALL BE DESIGNED TO SUPPORT ALL MECHANICAL LOADS FROM APPLICABLE HVAC EQUIPMENT.

DESIGN TRUSSES TO LIMIT DEFLECTION TO THE SPAN.

CHECK DIMENSIONS WITH DRAWINGS AND FIELD VERIFY WITH CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOADING AND CONNECTION REQUIREMENTS.

ALTHOUGH SUGGESTED CONNECTION HANGER SIZES MAY BE INDICATED ON THE PLANS, ALL TRUSS HANGER CONNECTIONS (I.E. TRUSSES TO BEAM, TRUSS TO ORDER TRUSS, AND ORDER TRUSS TO ORDER TRUSS) SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTION HANGER SIZE AND ENGINEERING SHALL BE INCLUDED WITH THE SHOP DRAWINGS.

TRUSS PRE-ENGINEERED JOINT CONNECTORS SHALL HAVE I.C.B.O. CERT.

OVERBUILD SHALL BE CONSTRUCTED USING 2 X 6 MINIMUM SPACED AT LEAST 24" O.C. WITH 8"-0" MAX. SPAN. SUPPORT OVERBUILD JOISTS AT PANEL POINTS OF TRUSSES. SEE OVERBUILD DETAIL.

PROVIDE ATTIC ACCESS WITH MIN. 22" X 30" OPENING FOR EACH ROOF. SEE PLAN FOR LOCATION.

DECKS -- HANDRAILS -- GUARDRAILS

DECKS SHALL BE CONSTRUCTED TO PROVIDE ADEQUATE SUPPORT FOR APPLICABLE HORIZ. AND VERT. LOADING INC. MIN. 60 PSF LIVE LOAD.

DECK AND BALCONY RAILINGS AND GUARDRAILS SHALL BE CAPABLE OF SUPPORTING A MINIMUM OF 20 PLF APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE RAIL.

THE MOUNTING OF HANDRAILS SHALL BE SUCH THAT THE COMPLETED HANDRAIL AND SUPPORTING STRUCTURE ARE CAPABLE OF WITHSTANDING A LOAD APPLIED IN ANY DIRECTION OF AT LEAST 200 LBS.

DOORS

ENTRY DOOR: STEEL INSULATED OTHER EXTERIOR DOORS: STEEL INSULATED ADDITIONAL INFORMATION: KEY ALL EXTERIOR DOORS ALIKE INTERIOR DOORS: 6-PANEL (SEE PLAN FOR SIZES -- ALL DOORS ARE 6'-8" IN HEIGHT UNLESS NOTED OTHERWISE) CASINGS: COLONIAL TYPE BASE: COLONIAL TYPE SPECIALTY MOLDINGS: SEE PLAN FOR APPLICATION -- CHECK WITH OWNER FOR SIZE AND STYLE ADDITIONAL INFORMATION: DOORS TO BE PAINT GRAY UNLESS SPECIFIED BY OWNER

STAIRS

TREADS: 3/4" FIR OR PARTICLE BOARD -- ATTACH WITH ADHESIVE NAILS RISERS: 1/4" BY 6" OR EQUAL STRINGERS: 2" X 12" HANDRAIL: TO MEET LOCAL BUILDING CODES (CHECK WITH OWNER FOR STYLE AND MATERIAL)

STAIRWAYS SHALL HAVE A MAX. RISE OF 8" AND A MIN. RISE OF 4". THE MIN. RUN SHALL BE 9" (LENGTH OF TREAD MEASURED FROM NOSE TO NOSE). THE LARGEST TREAD RUN OR RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

MINERS IN WINDING STAIRWAYS NEED A MIN. 6" DIMENSION TREAD ON THE INSIDE OF THE STEP WITH A 9" TREAD REQUIRED AT A POINT 12" FROM THE NARROW SIDE.

STAIRWAYS IN HOMES SHALL NOT BE LESS THAN 36" IN WIDTH.

EVERY STAIRWAY SHALL HAVE A LANDING WITH A DIMENSION EQUAL TO THE WIDTH OF THE STAIR MEASURED IN THE DIRECTION OF TRAVEL (NEED NOT EXCEED 44").

STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE AT LEAST ONE HANDRAIL (EXCEPT THE STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON OPEN SIDE OR SIDES). HANDRAILS SHALL BE PLACED 34"-38" ABOVE THE NOSE OF THE TREADS VERT. TO THE TOP OF THE RAIL. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE HANDRAIL PORTION SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSIONS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ENDS SHALL BE RETURNED TO THE WALL OR TERMINATE IN NEMEL POSTS OR SAFETY TERMINALS.

EVERY STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6'-8". SUCH CLEARANCE SHALL BE MEASURED VERT. FROM A LINE ALONG THE TREAD NOSING TO THE SOFFIT ABOVE ALL POINTS.

ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE THE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE RESISTIVE CONSTRUCTION.

GUARDRAILS SHALL BE PROVIDED TO PROTECT UNENCLOSED SIDES OF ROOMS, CORRIDORS, STAIRS, RAMPS, ETC. WHICH ARE MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. THE GUARDRAIL SHALL BE AT LEAST 36" HIGH AND SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. THE TRIANGULAR SPACE CREATED BY THE STAIR AND A BOTTOM RAIL MAY BE CONSTRUCTED SO A 6" SPHERE WILL NOT PASS THROUGH.

STAIRS, LANDINGS, AND BALCONIES SHALL BE POSITIVELY ANCHORED TO THE HOUSE.

CRAWL SPACES

WOOD GROUNDERS SHALL BE LOCATED NO LESS THAN 12" ABOVE EXPOSED GROUND.

CRAWL SPACES SHALL BE PROVIDED WITH AN 18" X 24" ACCESS HOLE. IF A FURNACE IS LOCATED IN THE CRAWL SPACE THE MIN. ACCESS HOLE SHALL NOT BE LESS THAN 30" X 30", OR THE SIZE OF THE EQUIPMENT IF LARGER.

CRAWL SPACE VENTILATION SHALL BE PROVIDED BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. OPENINGS SHALL BE LOCATED AS CLOSE TO THE CORNERS AS POSSIBLE AND SHALL PROVIDE CROSS VENTILATION. OPENINGS ARE TO BE PROVIDED WITH A 1/4" CORROSION RESISTANT MESH. WHERE GROUND WATER IS NOT A PROBLEM, THE BUILDING OFFICIAL MAY ALLOW OPERABLE LOUVERS AND MAY ALLOW VERT. OPENINGS TO BE REDUCED 10% OF THE REQUIREMENT. PROVIDED THE UNDER-FLOOR GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR BARRIER.

NOTE: SEE PLAN FOR APPLICATION.

OCCUPANCY SEPARATION

FIRE SEPARATION IS REQUIRED BETWEEN A RESIDENCE AND AN ATTACHED GARAGE. IN THIS CASE FIRE RESISTIVE CONSTRUCTION MAY BE LIMITED TO MATERIALS APPROVED FOR ONE-HOUR CONSTRUCTION ON THE GARAGE SIDE.

FIRE-RESISTIVE PROTECTION OF SEPARATION SHALL BE VERT. AND/OR HORIZ. PROTECTION MUST EXTEND UNINTERRUPTED FROM CONCRETE TO EXTERIOR SHEATHING. WALLS COMMON TO HOUSE AND GARAGE MUST BE COMPLETELY PROTECTED. ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION, SUCH AS, BEARING WALLS, COLUMNS AND BEAMS MUST ALSO BE PROTECTED.

TYPICAL GARAGE WALLS AND CEILINGS SHALL BE: USE (2) 1/2" TYPE "X" GYP. BD. ON CEILING & (1) 5/8" TYPE "X" GYP. BD. ON ALL WALLS. PROVIDE 2 LAYERS OF 5/8" TYPE "X" GYP. BD. WHERE 1-JOISTS OR RAFTERS FORM PART OF THE GARAGE FIRE SEPARATION. PROVIDE FULL INSUL. IN ALL AREAS BORDERING HOME.

NO DOOR BETWEEN THE HOUSE AND GARAGE SHALL BE A SELF CLOSING, TIGHT FITTING SOLID WOOD DOOR, 1 3/8" THICK OR A 20 MINUTE LABELED DOOR.

ATTIC ACCESS DOORS LOCATED IN GARAGES SHALL BE OF ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AND HAVE A POSITIVE LATCH AND HINGE. THE SUPPORT MEMBERS SHALL BE OF 2" NOMINAL MATERIALS, ALL FASTENERS SHALL BE SCREWED INTO A SOLID MEMBER (NO SCREWING HINGES AND LATCHES INTO SHEETROCK ONLY).

DUCT PENETRATIONS SHALL BE A MIN. 26 GAUGE SHEET METAL, WITH ANY OPENINGS INTO THE GARAGE PROTECTED BY FIRE DAMPERS.

NO WINDOWS ARE PERMITTED IN GARAGE FIRE WALL OR IN DOOR BETWEEN THE HOUSE AND GARAGE.

FIRE-RESISTIVE WALLS AND PARTITIONS MAY HAVE OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQ. INCHES IN AREA. PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQ. INCHES FOR ANY 100 SQ. FT. OF WALL OR PARTITION AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS AND PARTITIONS SHALL BE SEPARATED BY A HORIZ. DISTANCE OF AT LEAST 24". ELECTRICAL BOXES IN WALL BETWEEN HOUSE AND GARAGE SHALL BE STEEL OR RATED FOR AT LEAST 1-HOUR CONSTRUCTION BY AN APPROVED TESTING AGENCY.

FIRE SEPARATION NEED NOT BE PROVIDED BETWEEN A HOUSE AND A CARPORT HAVING NO ENCLOSED AREAS ABOVE, PROVIDED THE CARPORT IS ENTIRELY OPEN TO TWO OR MORE SIDES.

UNDER NO CIRCUMSTANCES SHALL A GARAGE HAVE ANY OPENING INTO A ROOM UNDER FOR SLEEPING PURPOSES.

INSULATION (REFER TO RESCHECK FOR EXACT REQUIREMENTS.)

CEILING: R-38 MIN. BLOWN IN CELLULOSE. WALLS: R-13 MIN. 2X4 WALLS OR R-19 MIN. 2X6 WALLS BLOWN IN CELLULOSE. BASEMENT WALLS: R-13 MIN. 2X4 WALLS OR R-19 MIN. 2X6 WALLS BLOWN IN CELLULOSE. WHERE APPLICABLE, (SEE PLAN TO MEET LOCAL BUILDING CODES).

R/R JOISTS: R-11 MIN. FIBERGLASS BATT. VAPOR BARRIER: MIN. OF 4 MIL. POLYETHYLENE TO BE INSTALLED OVER INSULATION ON COLD WALL APPLICATIONS AND UN-VENTED CEILINGS.

EXPANDING FOAM TO BE USED AROUND ALL WINDOWS, DOORS AND OTHER EXTERIOR OPENINGS.

THE INSULATION AROUND THE PERIMETER OF A SLAB ON GRADE FLOOR SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB FOR A MIN. OF 24" OR DOWNWARD TO THE BOTTOM OF THE SLAB AND THEN HORIZ. BENEATH THE SLAB FOR A MIN. DISTANCE OF 24".

DUCTS, PLENUMS, AND ENCLOSURES INSTALLED IN CRAWL SPACE, GARAGE, UN-INSULATED BASEMENT, ATTIC, OR OTHER UN-INSULATED SPACE SHALL BE THERMALLY INSULATED WITH INSULATION HAVING A THERMAL RESISTANCE (R) VALUE OF NOT LESS THAN R-4.0.

TYVEK OR EQUIV. WEATHER BARRIER ON SHEATHING BETWEEN SHEATHING AND EXTERIOR FACING MATERIAL.

CEILING, ROOM DIMENSIONS, ETC.

CEILING HEIGHT IS REQ. TO A MIN. OF 7'-6" IN ALL HABITABLE ROOMS. KITCHENS, HALLS AND BATHROOMS MAY HAVE A CEILING OF 7'-0". THE BOTTOM OF EXPOSED BEAMS SPACED 48" OR MORE O.C. MAY BE ALSO 7'-0". A FURRED CEILING MAY BE AS LOW AS 7'-0", BUT 2/3 OF THE ROOM MUST HAVE A CEILING HEIGHT OF 7'-6" OR MORE. A SLOPED CEILING TO THE PREScribed CEILING HEIGHT IN AT LEAST 1/2 OF THE ROOM; NO PORTION OF THE ROOM MAY BE USED TO COMPUTE MIN. AREA WHERE THE CEILING IS LESS THAN 5'-0".

HOUSES SHALL HAVE AT LEAST ONE ROOM WHICH SHALL HAVE NOT LESS THAN 120 SQ. FT. OF FLOOR AREA. OTHER HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE AN AREA OF NOT LESS THAN 70 SQ. FT.

HABITABLE ROOMS OTHER THAN A KITCHEN SHALL BE NOT LESS THAN 7' IN ANY DIMENSION.

HALLWAYS SHALL NOT BE LESS THAN 36" WIDE. HALLWAYS SHALL HAVE A CLEAR CEILING HEIGHT OF NOT LESS THAN 7' MEASURED TO THE LOWEST PROJECTION.

CLOTHES CHUTES WHICH PASS THROUGH MORE THAN ONE FLOOR CANNOT EXCEED 9 SQ. FT. AND SHALL BE LINED WITH SHEETROCK COVERED WITH 26 GA. SHEET METAL HAVING LOCKPLACED JOINTS. ALL OPENINGS INTO THE ENCLOSURE SHALL HAVE TIGHT FITTING, SELF-CLOSING DOORS.

AN ATTIC ACCESS OPENING, NOT LESS THAN 22" X 30", SHALL BE PROVIDED AT ROOF/CEILING AREAS. THERE SHALL BE 30" OF HEADROOM OVER THE OPENING. IF THERE IS LESS THAN 30" MAX. HEIGHT IN THE ATTIC, ACCESS NEED NOT BE PROVIDED. THE OPENING SHALL BE LOCATED IN THE HALLWAY OR OTHER READILY ACCESSIBLE AREA. SEE "OCCUPANCY SEPARATION" FOR ATTIC ACCESS LOCATED IN GARAGE AREAS.

ROOFING, GUTTERS & DOWNSPOUTS

SHEATHING: (SEE ROOF SHEATHING NOTES) SHINGLES: 240F 25 YEAR ASPHALT SHINGLES. SEE PLAN FOR ITEM USED. BUILT-UP ROOFING: ONE (1) LAYER 15# FELT.

METAL EDGING: ALUMINUM 70" DRIP METAL EDGING FLASHING: GALVANIZED METAL OR ALUMINUM GUTTERS & DOWNSPOUTS: ALUMINUM

FLASHING TO BE INSTALLED AS REQ'D PER ALL APPLICABLE CODES. STEP FLASHING SHALL