GENERAL CONSTRUCTION NOTES:

1 - SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
VERIFYING & MEETING ALL LOCAL & STATE CODE REQUIREMENTS, REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQUIREMENTS OF THE ENGINEER & THE BUILDING DEPARTMENT, MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQUIRED BY STATE & LOCAL AUTHORITIES, & VERIFYING ACCURACY OF ALL DIMENSIONS.
DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

2 - NO CHANGES ARE TO BE MADE TO THE PLAN WITHOUT THE CONSENT OF THE DESIGNER, ENGINEER & BUILDING DEPARTMENT.

3 - FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS AND PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.

4 - WATER HEATER IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS, 2015 IRC REQUIREMENTS & THE STATE ADOPTED PLUMBING CODE.
TANK MUST BE STRAPPED AT THE UPPER & LOWER THIRD OF THE TANK. AT THE LOWER STRAP, STRAP IS TO BE 4" MIN. ABOVE THE CONTROLS PER 2015 IRC CHAPTER 13 SECTION M1307.2. WHEN INSTALLED IN A GARAGE, ALL APPLIANCES MUST HAVE THE SOURCE OF IGNITION A MIN. OF 18" ABOVE THE SLAB. MECHANICAL/PLUMBING EQUIPMENT IS TO BE PROTECTED FROM IMPACT OF A VEHICLE.

5 - USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT THE CEILING PER 2015 IRC SECTION R702.3.5.

6 - FLASHING IS REQUIRED AT ALL EXTERIOR TRIM EXTRUSIONS, WINDOW SILLS, JAMBS & OTHER AREAS THAT WATER MAY INTRUDE PER THE 2015 IRC. INSTALL WINDOWS PER MFR INSTRUCTIONS.

7 - ALL BEDROOMS ARE TO HAVE AN EGRESS WINDOW WITH A MIN. 20X24 OPENING NOT LESS THAN 5.7 SQUARE FEET.

2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 UNIFORM PLUMBING CODE (UPC)
2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

VENTILATION SYSTEM NOTES:

EXHAUST FANS IN BATHS SHALL BE AS INDICATED ON PLANS WITH 30 CFM CONTINUOUS. TOTAL OF CONTINUOUS CFM RATINGS FOR ALL EXHAUST FANS IN HOUSE SHALL BE IN ACCORDANCE WITH SECTION M1507 OF THE 2015 IRC. SEE TABLE M1507.3.3(1) FOR REQUIRED AMOUNT OF CFM AIRFLOW.

GENERAL STRUCTURAL NOTES:

WIND & SEISMIC HORIZONTAL FORCES IMPOSED ON THIS STRUCTURE ARE RESISTED BY A SYSTEM OF ENGINEERED MEMBERS & FASTENERS DESIGNED TO RESIST THE BASE LOADS SET FORTH BY THE DESIGN CRITERIA. THE HORIZONTAL STRUCTURAL SYSTEM IS ENGINEERED TO TRANSFER THESE LOADS TO A PRESCRIPTIVE FOUNDATION BASED ON THE 2015 IRC. THE PRESCRIPTIVE DESIGN & CONSTRUCTION OF THE VERTICAL FRAMING MEMBERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONVENTIONAL LIGHT FRAME CONSTRUCTION METHODS OF THE 2015 IRC.

DEFINITIONS:

AB:	ANCHOR BOLT
APA:	THE ENGINEERED WOOD ASSOCIATION (FORMERLY AMERICAN PLYWOOD ASSOCIATION)
BLKG:	BLOCKING
BRG:	BEARING
BU:	BUILT UP
CANT:	CANTILEVERED
CONC:	CONCRETE
CONT:	CONTINUOUS
DBL:	DOUBLE
DW:	DISHWASHER
DF:	DOUGLAS FIR
F:	FRIDGE
FDN:	FOUNDATION
FRN:	FURNACE
FTG:	FOOTING
GLB:	GLUE LAMINATED BEAM (ALSO GLM)
GWB:	GYPSUM WALL BOARD
HF:	HEMLOCK FIR
HP:	HEAT PUMP
LVL:	LAMINATED VENEER LUMBER (ENGINEERED WOOD PRODUCT)
MAX:	MAXIMUM
MFR:	MANUFACTURER
MIN:	MINIMUM
O.C.:	ON CENTER (SPACING)
OHD:	OVERHEAD DOOR
OSB:	ORIENTED STRAND BOARD (SHEATHING)
PTK:	PRESSURE TANK
PT:	PRESSURE TREATED
PL:	POINT LOAD
REQ:	REQUIRED
RN:	RANGE
S&R:	SHELF AND ROD
T&G:	TONGUE AND GROOVE
TOW:	TOP OF WALL
TYP:	TYPICAL
UL:	UNDERWRITER LABORATORIES
UNO:	UNLESS NOTED OTHERWISE
WH:	WATER HEATER
WS:	WATER SOFTENER

2015 WASHINGTON STATE ENERGY CODE

THE ENERGY CREDITS CHOSEN BELOW COMPLY WITH THE WASHINGTON STATE ENERGY CODE (WSEC) (WAC 51-11R) TABLE R406.2 - ENERGY CREDITS. SEE TABLE 406.2 OF THE WASHINGTON STATE ENERGY CODE (WSEC) FOR FULL DESCRIPTIONS OF THE CREDIT OPTIONS. THE BUILDING WITHIN THIS PLAN SET MUST COMPLY WITH ALL SELECTED CREDITS.

(a). PROJECTS USING THIS OPTION MAY NOT USE OPTION 1a, 1b, OR 1c
(b). PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION, 3a, 3b, 3c, OR 3d. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (I.E. TWO FURNACES), BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT.

SELECTED	OPTION	DESCRIPTION	CREDIT(S)
☐	1a	EFFICIENT BUILDING ENVELOPE 1a	0.5
☐	1b	EFFICIENT BUILDING ENVELOPE 1b	1.0
☐	1c	EFFICIENT BUILDING ENVELOPE 1c	2.0
☐	1d (a)	EFFICIENT BUILDING ENVELOPE 1d	0.5
☐	2a	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION 2A	0.5
☐	2b	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION 2B	1.0
☐	2c	AIR LEAKAGE CONTROL & EFFICIENT VENTILATION 2C	1.5
☐	3a (b)	HIGH EFFICIENCY HVAC EQUIPMENT 3a	1.0
☐	3b (b)	HIGH EFFICIENCY HVAC EQUIPMENT 3b	1.0
☐	3c (b)	HIGH EFFICIENCY HVAC EQUIPMENT 3c	1.5
☐	3d (b)	HIGH EFFICIENCY HVAC EQUIPMENT 3d:	1.0
☐	4	HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM	1.0
☐	5a	EFFICIENT WATER HEATING 5A	0.5
☐	5b	EFFICIENT WATER HEATING 5B	1.0
☐	5c	EFFICIENT WATER HEATING 5C	1.5
☐	5d	EFFICIENT WATER HEATING 5D	0.5
☐	6	RENEWABLE ELECTRIC ENERGY	0.5
TOTAL CREDITS			

LEXAR HOMES REGIONAL SALES OFFICE IS RESPONSIBLE FOR PROVIDING ENERGY CODE SELECTIONS ON THIS PLAN SET

SHEET INDEX

LABEL	TITLE
G-000	COVER SHEET
S-101	FOUNDATION PLAN
S-102	FLOOR FRAMING PLANS
S-201	LOWER FLOOR BRACED LATERAL PLAN
S-202	MAIN FLOOR BRACED LATERAL PLAN
S-203	UPPER FLOOR BRACED LATERAL PLAN
A-101	LOWER FLOOR PLAN
A-102	MAIN FLOOR PLAN
A-103	UPPER FLOOR PLAN
A-106	ROOF PLAN
A-201	ELEVATIONS
A-301	CROSS SECTIONS
A-302	CROSS SECTIONS
E-101	LOWER & MAIN FLOOR ELECTRICAL PLAN
E-102	UPPER FLOOR ELECTRICAL PLAN

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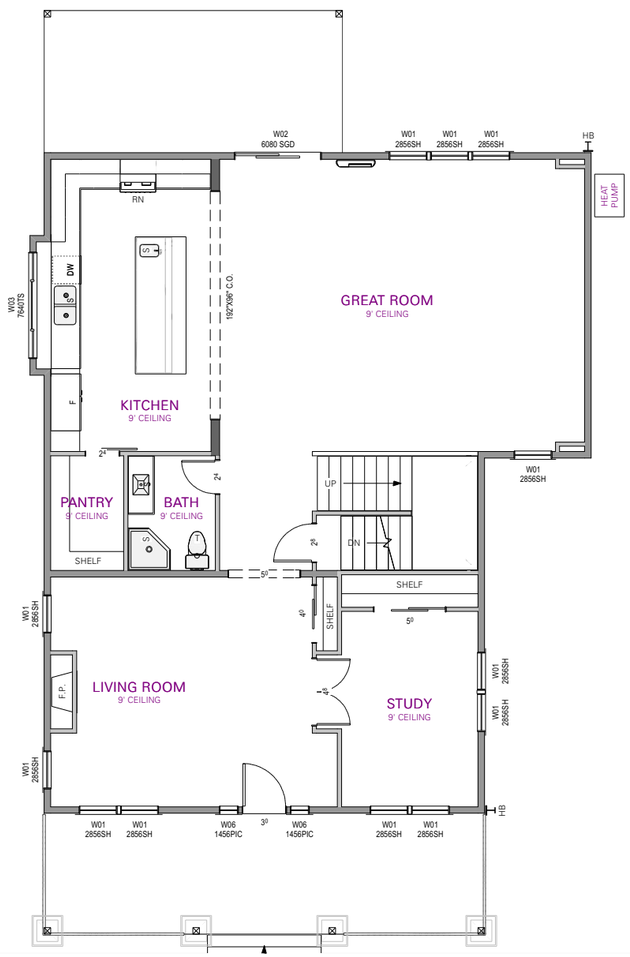
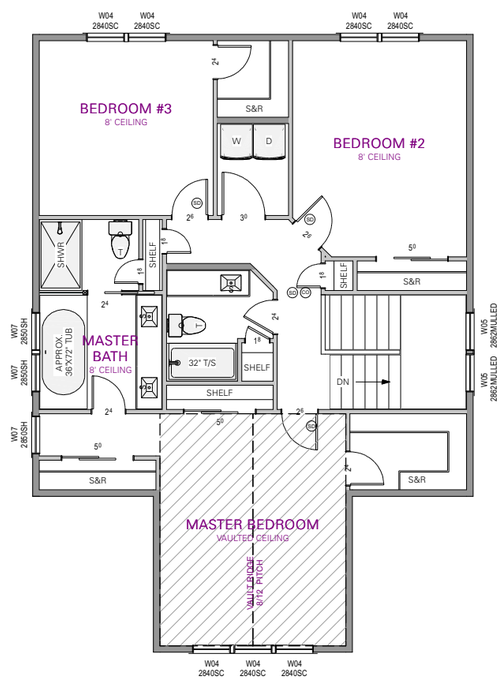
DESIGN CRITERIA:

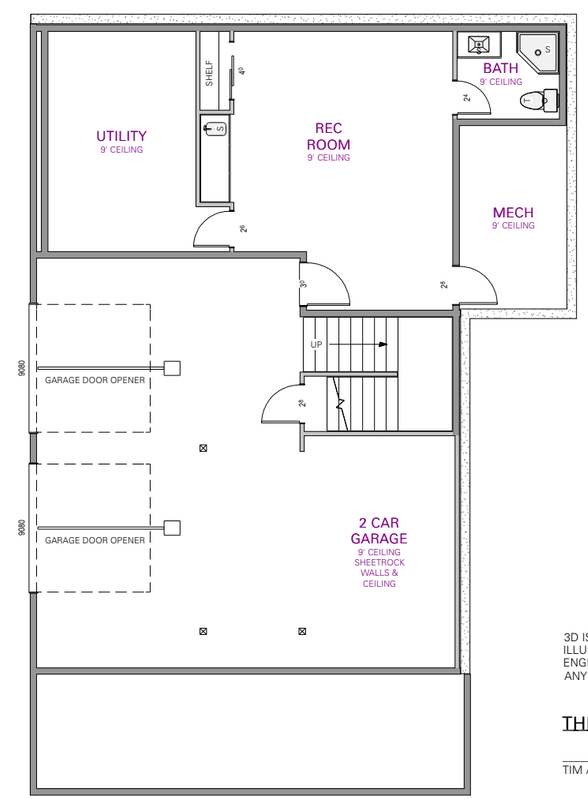
ROOF SNOW LOAD:	XX PSF
WIND SPEED (ASD):	XX MPH
WIND SPEED (ULT):	110 MPH
EXPOSURE:	X
SEISMIC ZONE:	X
FROST DEPTH:	12"
PLAN SIZE:	11X17 OR FULL SIZE
STAMP TYPE:	DIGITAL OR WET
SS:	X.XX
S1:	X.XX
SOIL BEARING:	1500 PSF

FLOOR AREAS:

LOWER FLOOR AREA	=	567 SQ. FT.
MAIN FLOOR AREA	=	1613 SQ. FT.
UPPER FLOOR AREA	=	1079 SQ. FT.
TOTAL AREA	=	3259 SQ. FT.
2 CAR GARAGE	=	756 SQ. FT.
FRONT PORCH COVER	=	264 SQ. FT.
REAR PORCH COVER	=	210 SQ. FT.







3D ISOMETRIC DRAWINGS ARE FOR ILLUSTRATION ONLY! PLANS, DETAILS & ENGINEERING TAKE PRECEDENCE OVER ANY 3D DRAWING WITHIN THIS PLAN.

THE DRAFTING DEPARTMENT HAS NOT UNDERGONE A DESIGN REVIEW FOR THE FUNCTIONALITY OR AESTHETICS OF THIS MODIFIED PLAN. THE CHANGES MADE TO THIS PLAN ARE AT THE DISCRETION OF THE CLIENT & SALES CONSULTANT.

THESE PLANS HAVE BEEN REVIEWED AND APPROVED BY:

TIM AHAUS

SALES ASSOCIATE

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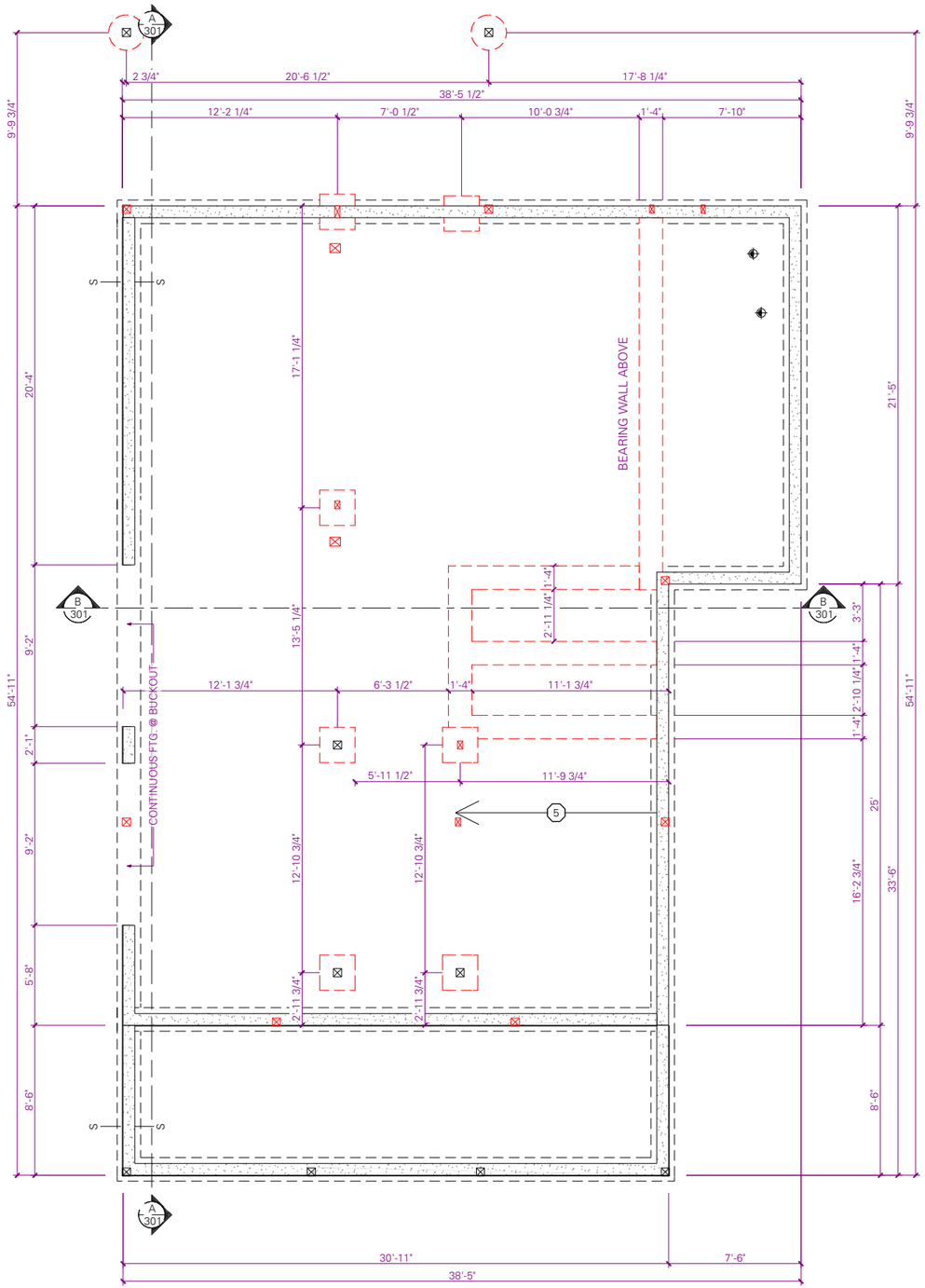

STEM WALL SCHEDULE			
LABEL	SIZE	REINFORCEMENT	SEISMIC ZONE
W1	6" X 22 - 24"	(1) #4 BAR W/ 24" LAP SPLICES	A-D2
W2	6" X 34 - 36"	(2) #4 BAR W/ 24" LAP SPLICES	A-D2
W3	6" X 46 - 48"	(2) #4 BAR W/ 24" LAP SPLICES	A-D2
W4	6" X 48 - 96"	(2) #4 BAR W/ 24" LAP SPLICES	A-C
W5	8" X 48 - 96"	(2) #4 BAR W/ 24" LAP SPLICES	D-D2

STEM WALLS ARE DESIGNED PRESCRIPTIVELY PER 2015 IRC. HORIZONTAL REINFORCEMENT AS FOLLOWS: (1) #4 REBAR WITHIN 12" OF TOP **AND** (1) AT MIDPOINT OF STEM WALL PER 2015 IRC R404.1.3.2 AND R.404.1.2(1). **STEM WALLS SHOWN ARE ASSUMING A MAX. OF 48" OF UNBALANCED BACKFILL**

FOOTING SCHEDULE		
LABEL	SIZE	REINFORCEMENT
F1	16" X 6" CONT. FTG.	(2) #4 BAR W/ 24" LAP SPLICES
F2	12" X 6" CONT. FTG.	(1) #4 BAR W/ 24" LAP SPLICES
F3	24" DIA. X12" FTG.	(1) #4 E.W.
F4	24" X 24" X 12" FTG.	(3) #4 E.W.

CONTINUOUS FOOTINGS ARE DESIGNED WITH A MIN. SOIL BEARING OF 1500 PSF TYP. U.N.O.

FOUNDATION PLAN NOTES:

DETAIL

1. STRAPS AT CORNERS &/OR END WALLS SHALL HAVE 1" CONCRETE EDGE DISTANCE, TYP. U.N.O. USE RJ STRAPS ON RIM JOIST APPLICATIONS. — S-10
2. SEE SHEAR WALL SCHEDULE ON S-201 FOR ANCHOR BOLT SIZE & SPACING.
3. PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC R408.4.
4. 16" X 8" FOUNDATION VENTS AS REQUIRED. VENTS TO BE PLACED BETWEEN JOISTS & BAFFLED WITH R-10 RIGID FOAM INSULATION. EACH VENT PROVIDES 0.52 SQ. FT. OF VENTILATION. FOUNDATION VENTS ARE TO BE INSTALLED AT 1 SQUARE FOOT VENTILATION PER 150 SQUARE FEET OF CRAWL SPACE PER 2015 IRC SECTION R408.2. VENTS ARE TO BE A MAX. OF 36" FROM BUILDING CORNERS. **WA STATE AMENDMENTS ALLOW FOR 1 SQUARE FOOT PER 300 SQUARE FEET OF CRAWL SPACE.** — S-01.1, S-01.2
5. 4" CONCRETE SLAB ON COMPACT FILL TO SLOPE TOWARD VEHICLE OPENING TO ALLOW FOR DRAINAGE. GARAGE SLAB HEIGHT TBD AT JOB SITE & MUST ALLOW FOR FROST DEPTH REQUIREMENTS.
6. DRYER VENTING TO BE BROUGHT DOWN TO CRAWL SPACE THROUGH WALL BEHIND DRYER & VENTED THROUGH NEAREST SUITABLE FOUNDATION VENT.
7. 24" X 24" FURNACE BUCKOUT IN FOUNDATION & GARAGE SLAB. LINE BUCKOUT WITH 1" RIGID FOAM ON (3) SIDES & BOTTOM. — S-15
8. ALL FOOTING & FOUNDATION SIZES IN ACCORDANCE TO 2015 IRC. R403.1(1). ENGINEER/ARCHITECT HAS REVIEWED THIS PLAN FOR LATERAL FORCES ONLY & IS NOT RESPONSIBLE FOR FOOTING/FOUNDATION SIZING UNLESS SPECIFICALLY NOTED OTHERWISE. SEE FOOTING & STEM WALL SCHEDULE FOR ALL SIZES & REINFORCEMENTS . EXTERIOR CONTINUOUS FOOTINGS ARE ENGINEERED. REFER TO CALCS AND SCHEDULE

GENERAL FOUNDATION NOTES:

- (A) ALL WOOD IN CONTACT WITH CONCRETE SHALL BE HEM-FIR #2 MIN. TREATED WITH AN APPROVED PRESERVATIVE & GALVANIZED HOT-DIPPED CONNECTORS (OR) STANDARD HEM-FIR ON AN IMPERVIOUS MOISTURE BARRIER (2015 IRC R319.1) OR BORATE TREATED HEM-FIR #2 MIN.
- (B) PROVIDE APPROPRIATE BLOCK-OUTS IN FOOTINGS OR WALLS FOR PLUMBING & ELECTRICAL STUB OUTS.
- (C) USE 3000 PSI CONCRETE WHERE REQUIRED BY THE 2015 IRC TABLE 402.2. MAX. COMPRESSIVE STRENGTH AT 28 DAYS.
- (D) 2X P.T. MUDSILL TO BE INSTALLED FLUSH WITH THE INSIDE FACE OF FOUNDATION WALL AT JOIST BEARING POINTS TO ACCEPT JOIST HANGERS. VERIFY THAT THE MUDSILL IS SQUARE AT ALL CORNERS. ATTACH THE MUDSILL TO THE FOUNDATION WITH 1/2" X 10" ANCHOR BOLTS & 1/4" X 3" X 3" WASHER @ 6' OC U.N.O.
- (E) REBAR IS NOT REQUIRED IN INTERIOR FOOTINGS UNLESS IT IS BELOW A LOAD BEARING POINT OR AN INTERIOR SHEARWALL PER 2015 IRC SECTION R403.1.3.
- (F) WHERE REQUIRED PER 2015 IRC R406.1, FOUNDATION WALLS SHALL BE DAMP PROOFED AROUND THE ENTIRE PERIMETER USING A METHOD THAT IS APPROVED BY THE BUILDING DEPARTMENT.
- (G) BACKFILL SHALL NOT BE PLACED AGAINST THE WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH & HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL. EXCEPTION: BRACING IS NOT REQUIRED FOR WALLS SUPPORTING LESS THAN 4 FEET (48") OF UNBALANCED BACKFILL (2015 IRC R404.1.7)
- (H) PROVIDE 6MM BLACK POLY VISQUEEN VAPOR BARRIER IN CRAWL SPACE SEALED TO STEM WALLS
- (I) ALL FOOTINGS SHALL BEAR ON STIFF, FIRM SOIL MEETING THE REQUIREMENTS OF SITE CLASS "D" PER 2015 IRC SECTION R301.2.2. DESIGN IS BASED ON 1500 PSF SOIL. CONTRACTOR MUST VERIFY WITH BUILDING DEPARTMENT THAT THESE CONDITIONS ARE MET PRIOR TO WORK.

LEGEND:

- = CONCRETE STEM WALL
- = 3-1/2" PONY WALL
- = PLUMB DROP
- = WALL ABOVE
- = JOIST HANGER

FDN. & FTG. SIZING TBD PER ENGINEERING

01 FOUNDATION PLAN

SCALE: 1/8 IN = 1 FT

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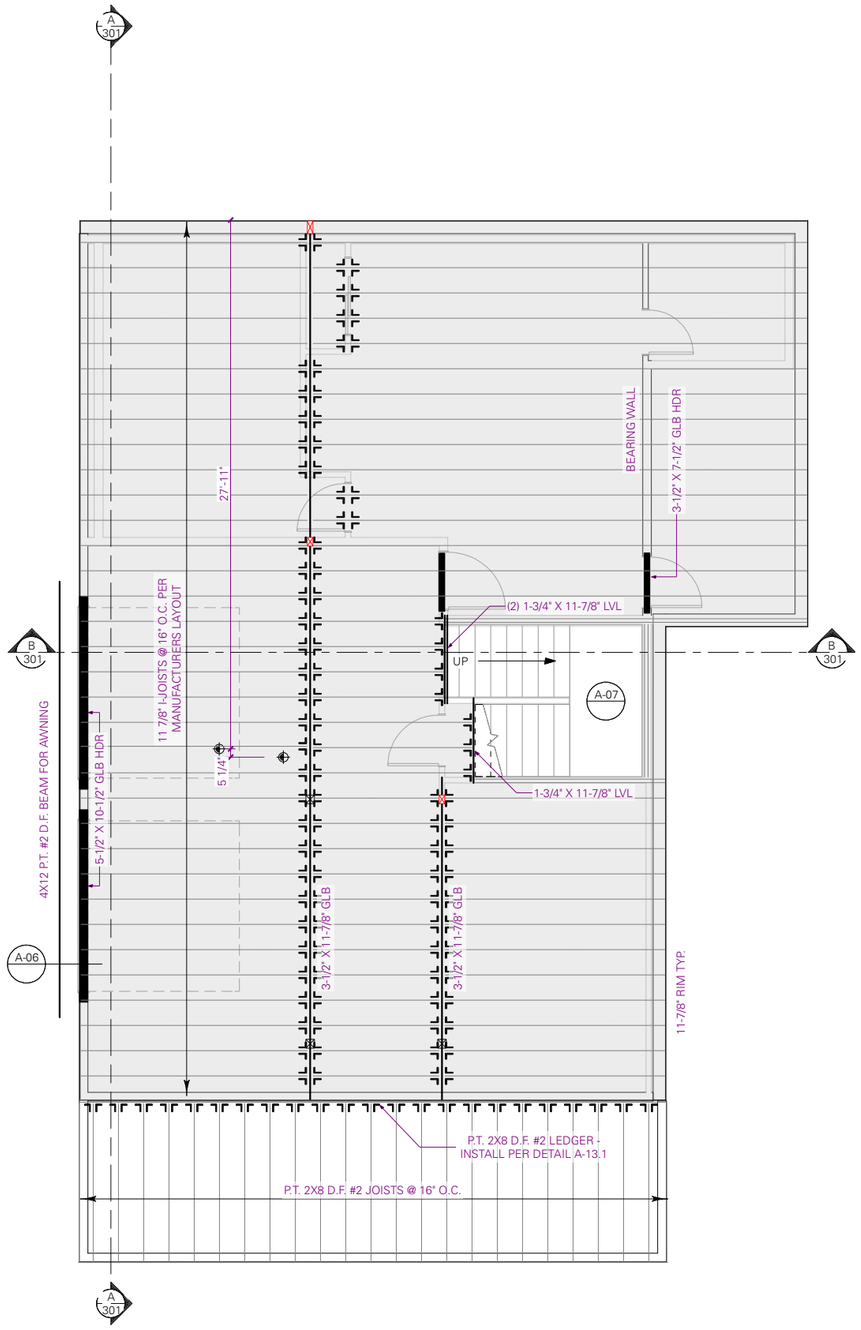
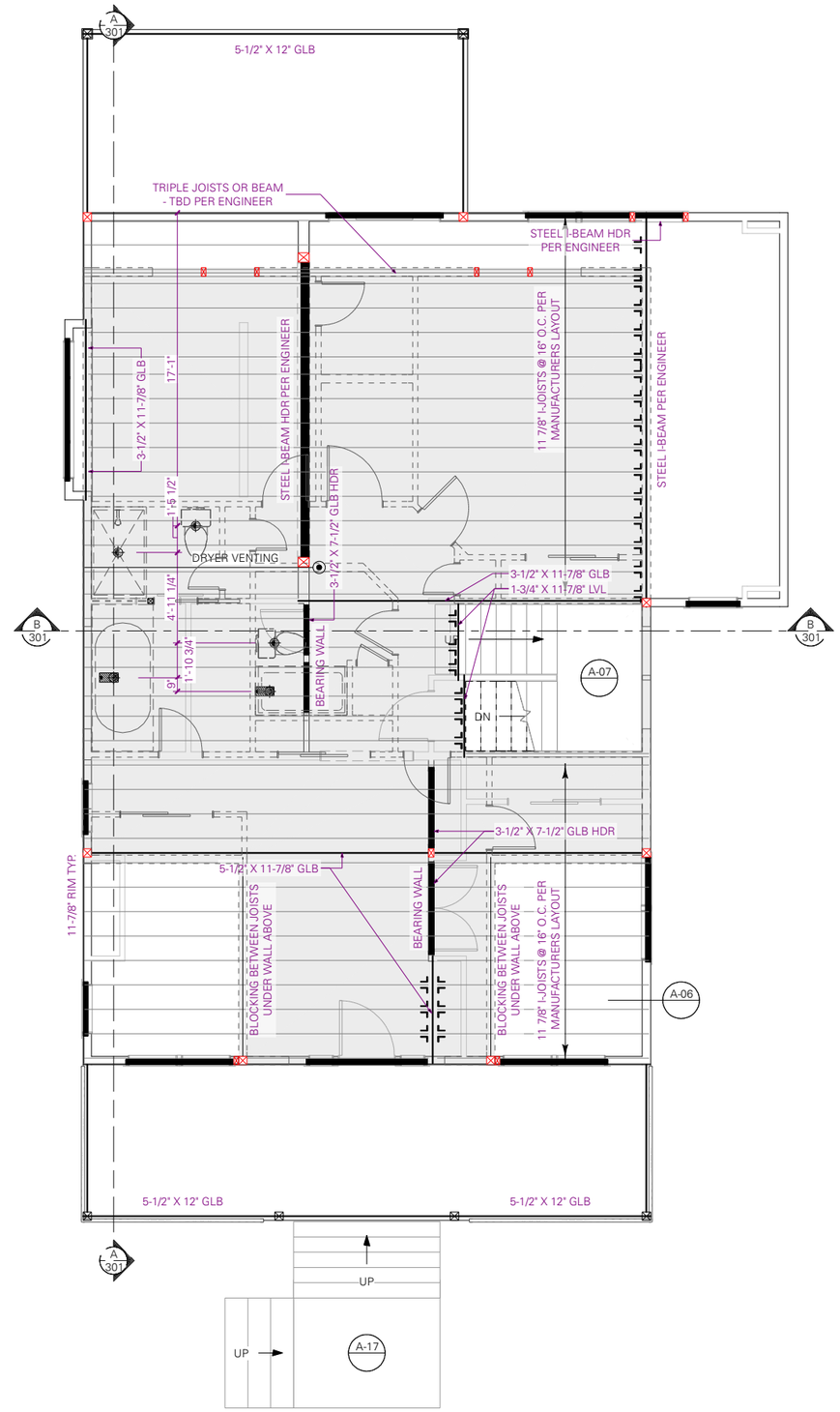


01 MAIN FLOOR FRAMING PLAN

SCALE: 1/8 IN = 1 FT



02 UPPER FLOOR FRAMING PLAN

SCALE: 1/8 IN = 1 FT

FLOOR FRAMING NOTES:

DETAIL

1. LAYOUT & INSTALL JOISTS PER MANUFACTURERS LAYOUT. REFER TO JOIST COMPANY LAYOUT FOR CONSTRUCTION, JOIST MANUFACTURER LAYOUT TO SUPERCEDE JOISTS SHOWN ON THIS PLAN.
2. OFFSET JOISTS AS REQUIRED TO AVOID PLUMB DROPS SHOWN ON PLAN.
3. PROVIDE DOUBLE JOIST AT STAIR OPENING. ALIGN WITH INSIDE OF STAIRWELL.
4. PROVIDE EXTERIOR STAIRS PER 2015 IRC. EXACT SIZE TO BE DETERMINED IN FIELD DUE TO SITE CONDITIONS. (SEE CONTRACT IF INCLUDED) A-17

LEGEND:

- = OUTLINE FOR FLOOR AREA ABOVE
- = PLUMB DROP LOCATION FOR BATH FIXTURES
- = REFERENCED WALL FROM FLOOR ABOVE
- = TOP FLANGE JOIST HANGER

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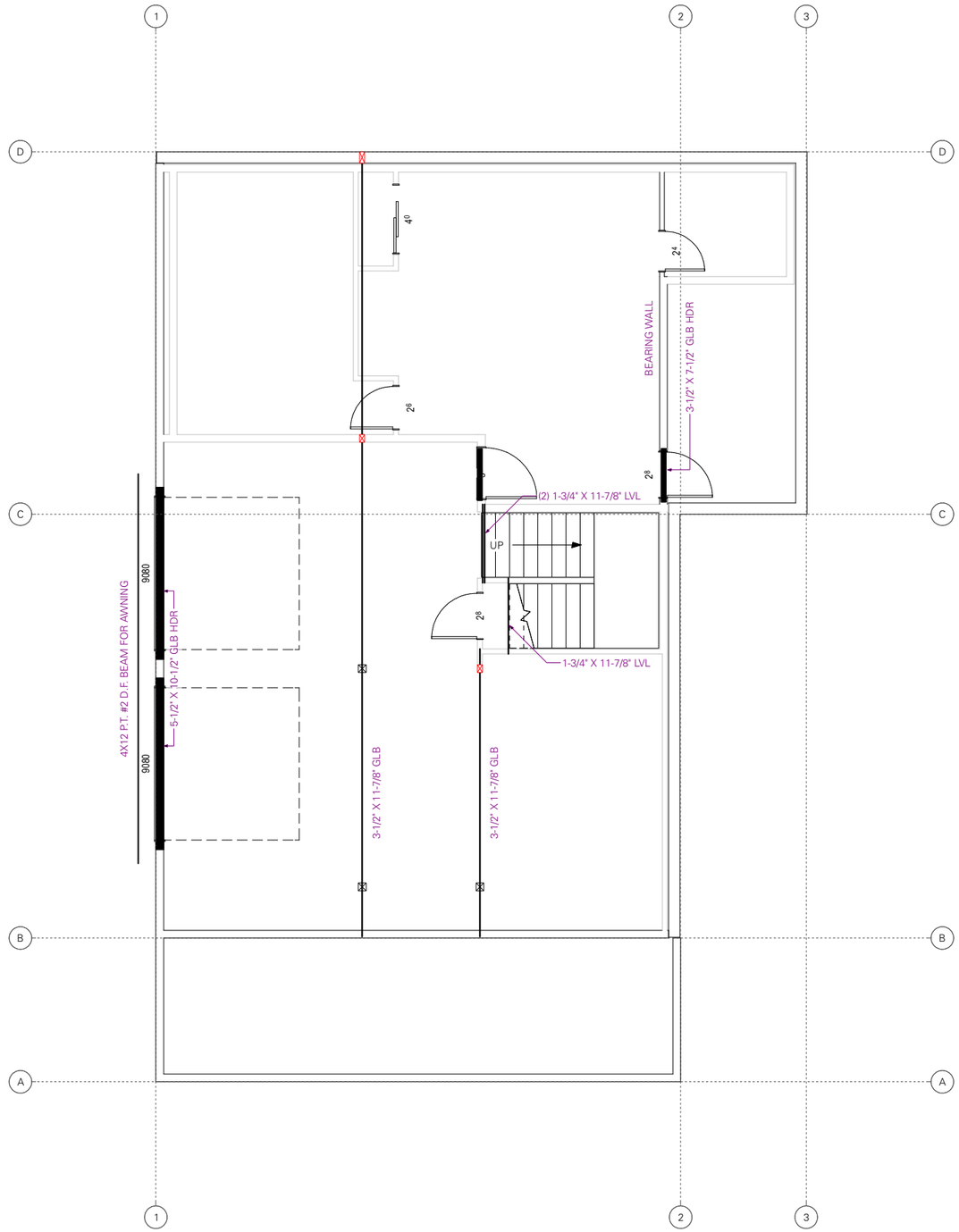

01 LOWER FLOOR BRACED LATERAL PLAN

SCALE: 1/8 IN = 1 FT

SHEAR WALL SCHEDULE

LABEL	APA RATED SHEATHING	NAIL SIZE & SPACING @ EDGES	2X BOTTOM PLATE ATTACHMENT (W/ SHEATHING SPLICE)	SILL PLATE ATTACHMENT		CAPACITY (PLF) SEISMIC / WIND
				MASAP OR 1/2" ANCHOR BOLT SPACING	SILL PLATE SIZE @ FND	
A	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	LTP5 @ 24" O.C.	72" O.C.	2X	165
A1	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	LTP5 @ 24" O.C.	48" O.C.	2X	200 / 250
B	7/16" OSB ONE SIDE	.113" X 2" @ 4" O.C.	LTP5 @ 16" O.C.	32" O.C.	2X	300 / 400
C	7/16" OSB ONE SIDE	.113" X 2" @ 3" O.C.	LTP5 @ 12" O.C.	24" O.C.	2X	390 / 490
C1	7/16" OSB EACH SIDE	.113" X 2" @ 3" O.C.	LTP5 @ 12" O.C.	24" O.C.	2X	780 / 1092
D	7/16" OSB ONE SIDE	.113" X 2" @ 2" O.C.	LTP5 @ 8" O.C.	16" O.C.	3X OR (2) 2X	510 / 715

SHEAR WALL SCHEDULE NOTES

A. FIELD NAILING SHALL BE 12" O.C. TYP.
B. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
C. INSTALL PANELS VERTICALLY WHERE STUDS ARE SPACED 16" O.C. MAX. STAGGER SHEATHING WHERE APPLIED ON BOTH SIDES OF WALLS.
D. ATTACH BOTTOM PLATE OF WALL TO FLOOR OR SILL WITH .131" X 3" AT 8" O.C. (ASSUMING CONT. SHEATHING OVER RIM/PLATE.
E. (2) 2x MAY BE USED IN LIEU OF SINGLE 3x IF EDGE NAILING IS STAGGERED BETWEEN PLATES, & PLATES ARE STITCH NAILED TOGETHER WITH .131" X 3" AT 4" O.C. STAGGERED.
F. WHEN USING ANCHOR BOLTS, 3" X 3" X .229" PLATE WASHERS SHALL BE USED. SEE PLANS FOR ADDITIONAL ATTACHMENTS REQUIRED.

SHEAR WALL PLAN NOTES:

GENERAL NOTES:
PLEASE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS TO THE STRUCTURE MUST BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD.

DESIGN LOADS:
ROOF LOAD: SNOW - XX . PSF, DEAD - 15 PSF
WIND SPEED: 110 MPH (ULT.) XX MPH (ASD), EXPOSURE "X"
SEISMIC: DESIGN CATEGORY "X", SS= X.XX, S1= X.XX, IE=1.0 , SITE CLASS "D", R=6.5
SOIL BEARING: 1500 PSF U.N.O.
FROST DEPTH: MIN BEARING DEPTH SHALL BE 12" U.N.O.

FOUNDATIONS:
FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER SECTION R403 OF THE 2015 IRC.

CONCRETE:
ALL CONCRETE MATERIALS SHALL BE PER 2015 IRC SECTION R402. MIN. DESIGN STRENGTH (F'c) SHALL BE 2,500 PSI. HOWEVER, 3,000 PSI CONCRETE IS REQUIRED FOR WEATHERING PROTECTION WHERE CONCRETE IS EXPOSED TO THE WEATHER. AIR ENTRAINMENT SHALL BE NOT LESS THAN 5% OR MORE THEN 7%.

REINFORCING STEEL
MIN. GRADE 40 U.N.O. LAP ALL SPLICES PER 2015 IRC SECTION R608.5.4.3. MIN. CONCRETE COVER FOR REINFORCING STEEL PER 2015 IRC SECTION R608.5.4.1.
A . INTERIOR FACES OF SLABS &/OR WALLS = 1-1/2"
B . EXPOSED TO WEATHER OR EARTH 1-1/2" FOR #5 & SMALLER & 2" FOR #6 & LARGER.
C . FOOTING BARS REQUIRE 3" COVER

ANCHOR BOLTS:
ALL ANCHOR BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 UNO. (1/2" X 10")
POST-INSTALLED BOLTS INTO CONCRETE NOT OTHERWISE SPECIFIED SHALL BE SIMPSON TITEN HD 1/2" X 8" ANCHORS. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, INCLUDING MIN. EMBEDMENT & EDGE DISTANCE REQUIREMENTS.
EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP EPOXY.

P.T. WOOD:
WOOD USED ABOVE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE CONDITIONS LISTED IN THE CODE PER THE 2015 IRC SECTION R317.

METAL CONNECTORS:
ALL METAL CONNECTORS COMING IN CONTACT WITH P.T. WOOD SHALL BE SIMPSON "Z-MAX", TRIPLE ZINC COATED, OR HOT DIPPED GALVANIZED FOR CORROSION RESISTANCE.

NAILS:
CONNECTION DESIGNS ARE BASED ON THE PUBLISHED REQUIREMENTS IN TABLE R602 OF THE 2015 IRC. ALTERNATE FASTENING SCHEDULES MAY BE APPROVED IF PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

PREFABRICATED ROOF TRUSSES:
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GLUED LAMINATED BEAMS (GLB):
GLUED LAMINATED WOOD BEAMS
SHALL BE GRADE DF24F-V4, FB=2,400
PSI, FV= 240 PSI U.N.O.

ENGINEERED LUMBER (LVL - PSL):
LVL MATERIAL SHALL HAVE THE FOLLOWING
MIN. PROPERTIES: E=1.7E, FB=2,650PSI

PSL MATERIAL SHALL HAVE THE FOLLOWING
MIN. PROPERTIES: E=2.0E, FB=3,100PSI

ENGINEER:

EINSTEIN DESIGN
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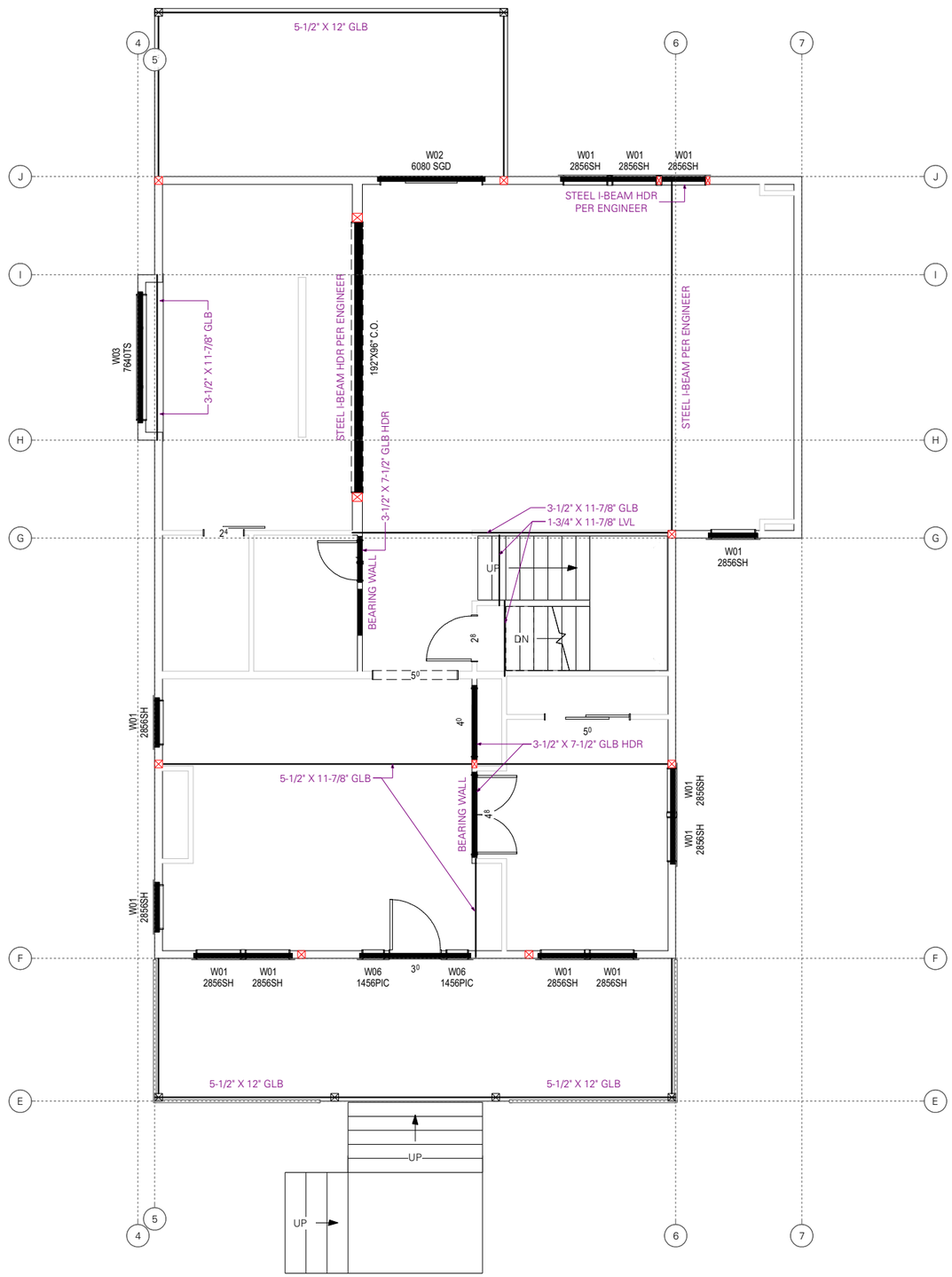
SHEET.
S-201



01 MAIN FLOOR BRACED LATERAL PLAN

SCALE: 1/8 IN = 1 FT

SHEAR WALL SCHEDULE

LABEL	APA RATED SHEATHING	NAIL SIZE & SPACING @ EDGES	2X BOTTOM PLATE ATTACHMENT (W/ SHEATHING SPLICE)	SILL PLATE ATTACHMENT		CAPACITY (PLF) SEISMIC / WIND
				MASAP OR 1/2" ANCHOR BOLT SPACING	SILL PLATE SIZE @ FND	
A	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	LTP5 @ 24" O.C.	72" O.C.	2X	165
A1	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	LTP5 @ 24" O.C.	48" O.C.	2X	200 / 250
B	7/16" OSB ONE SIDE	.113" X 2" @ 4" O.C.	LTP5 @ 16" O.C.	32" O.C.	2X	300 / 400
C	7/16" OSB ONE SIDE	.113" X 2" @ 3" O.C.	LTP5 @ 12" O.C.	24" O.C.	2X	390 / 490
C1	7/16" OSB EACH SIDE	.113" X 2" @ 3" O.C.	LTP5 @ 12" O.C.	24" O.C.	2X	780 / 1092
D	7/16" OSB ONE SIDE	.113" X 2" @ 2" O.C.	LTP5 @ 8" O.C.	16" O.C.	3X OR (2) 2X	510 / 715

SHEAR WALL SCHEDULE NOTES

A. FIELD NAILING SHALL BE 12" O.C. TYP.
B. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
C. INSTALL PANELS VERTICALLY WHERE STUDS ARE SPACED 16" O.C. MAX. STAGGER SHEATHING WHERE APPLIED ON BOTH SIDES OF WALLS.
D. ATTACH BOTTOM PLATE OF WALL TO FLOOR OR SILL WITH .131" X 3" AT 8" O.C. (ASSUMING CONT. SHEATHING OVER RIM/PLATE.
E. (2) 2x MAY BE USED IN LIEU OF SINGLE 3x IF EDGE NAILING IS STAGGERED BETWEEN PLATES, & PLATES ARE STITCH NAILED TOGETHER WITH .131" X 3" AT 4" O.C. STAGGERED.
F. WHEN USING ANCHOR BOLTS, 3" X 3" X .229" PLATE WASHERS SHALL BE USED. SEE PLANS FOR ADDITIONAL ATTACHMENTS REQUIRED.

SHEAR WALL PLAN NOTES:

GENERAL NOTES:
PLEASE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS TO THE STRUCTURE MUST BE REVIEWED & APPROVED BY THE ENGINEER OF RECORD.

DESIGN LOADS:
ROOF LOAD: SNOW - XX . PSF, DEAD - 15 PSF
WIND SPEED: 110 MPH (ULT.) XX MPH (ASD), EXPOSURE "X"
SEISMIC: DESIGN CATEGORY "X", SS= X.XX, S1= X.XX, IE=1.0 , SITE CLASS "D", R=6.5
SOIL BEARING: 1500 PSF U.N.O.
FROST DEPTH: MIN BEARING DEPTH SHALL BE 12" U.N.O.

FOUNDATIONS:
FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER SECTION R403 OF THE 2015 IRC.

CONCRETE:
ALL CONCRETE MATERIALS SHALL BE PER 2015 IRC SECTION R402. MIN. DESIGN STRENGTH (F'c) SHALL BE 2,500 PSI. HOWEVER, 3,000 PSI CONCRETE IS REQUIRED FOR WEATHERING PROTECTION WHERE CONCRETE IS EXPOSED TO THE WEATHER. AIR ENTRAINMENT SHALL BE NOT LESS THAN 5% OR MORE THEN 7%.

REINFORCING STEEL
MIN. GRADE 40 U.N.O. LAP ALL SPLICES PER 2015 IRC SECTION R608.5.4.3. MIN. CONCRETE COVER FOR REINFORCING STEEL PER 2015 IRC SECTION R608.5.4.1.
A . INTERIOR FACES OF SLABS &/OR WALLS = 1-1/2"
B . EXPOSED TO WEATHER OR EARTH 1-1/2" FOR #5 & SMALLER & 2" FOR #6 & LARGER.
C . FOOTING BARS REQUIRE 3" COVER

ANCHOR BOLTS:
ALL ANCHOR BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE A307 UNO. (1/2" X 10")
POST-INSTALLED BOLTS INTO CONCRETE NOT OTHERWISE SPECIFIED SHALL BE SIMPSON TITEN HD 1/2" X 8" ANCHORS. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, INCLUDING MIN. EMBEDMENT & EDGE DISTANCE REQUIREMENTS.
EPOXY-GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP EPOXY.

P.T. WOOD:
WOOD USED ABOVE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE CONDITIONS LISTED IN THE CODE PER THE 2015 IRC SECTION R317.

METAL CONNECTORS:
ALL METAL CONNECTORS COMING IN CONTACT WITH P.T. WOOD SHALL BE SIMPSON "Z-MAX", TRIPLE ZINC COATED, OR HOT DIPPED GALVANIZED FOR CORROSION RESISTANCE.

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PSL MATERIAL SHALL HAVE THE FOLLOWING
MIN. PROPERTIES: E=2.0E, FB=3,100PSI

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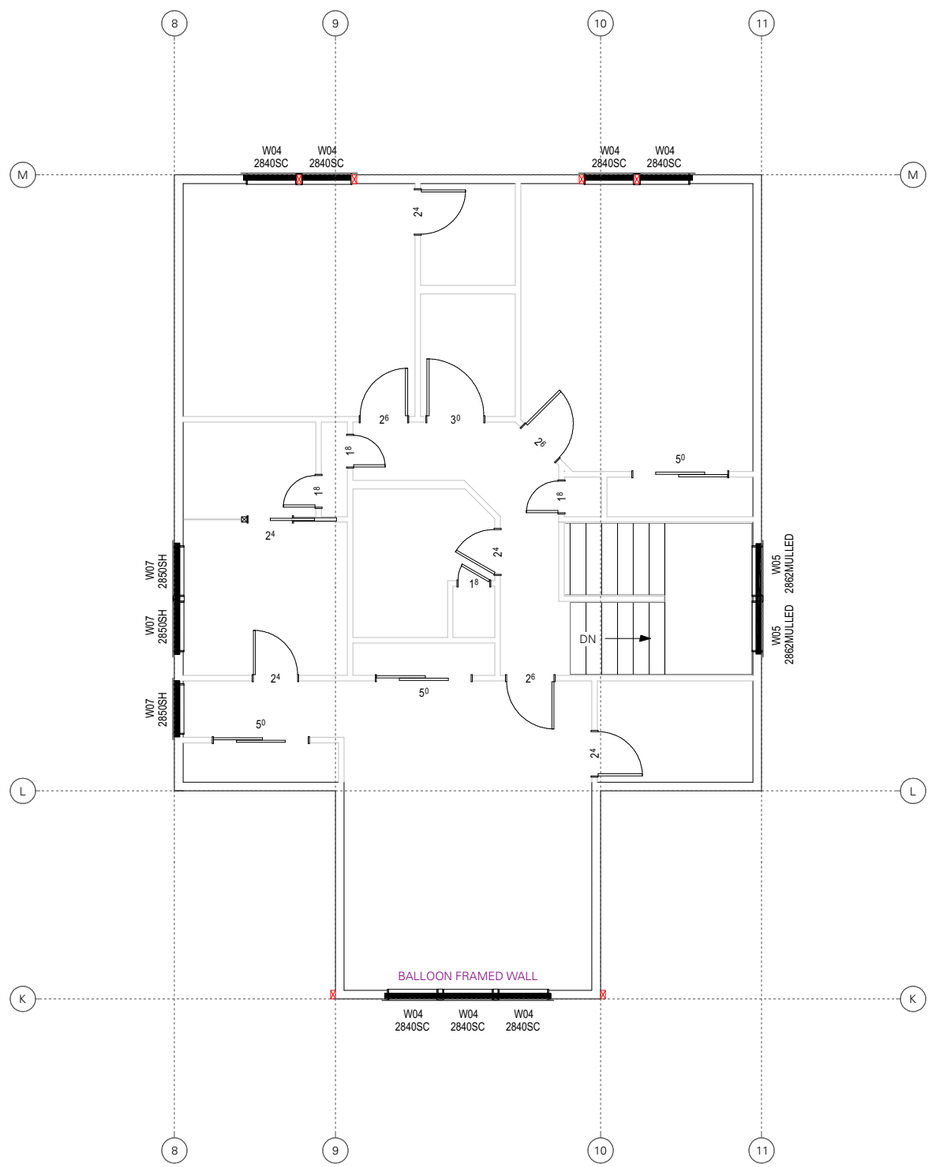

01 UPPER FLOOR BRACED LATERAL PLAN

SCALE: 1/8 IN = 1 FT

SHEAR WALL SCHEDULE

LABEL	APA RATED SHEATHING	NAIL SIZE & SPACING @ EDGES	2X BOTTOM PLATE ATTACHMENT (W/ SHEATHING SPLICE)	SILL PLATE ATTACHMENT		CAPACITY (PLF) SEISMIC / WIND
				MASAP OR 1/2" ANCHOR BOLT SPACING	SILL PLATE SIZE @ FND	
A	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	LTP5 @ 24" O.C.	72" O.C.	2X	165
A1	7/16" OSB ONE SIDE	.113" X 2" @ 6" O.C.	LTP5 @ 24" O.C.	48" O.C.	2X	200 / 250
B	7/16" OSB ONE SIDE	.113" X 2" @ 4" O.C.	LTP5 @ 16" O.C.	32" O.C.	2X	300 / 400
C	7/16" OSB ONE SIDE	.113" X 2" @ 3" O.C.	LTP5 @ 12" O.C.	24" O.C.	2X	390 / 490
C1	7/16" OSB EACH SIDE	.113" X 2" @ 3" O.C.	LTP5 @ 12" O.C.	24" O.C.	2X	780 / 1092
D	7/16" OSB ONE SIDE	.113" X 2" @ 2" O.C.	LTP5 @ 8" O.C.	16" O.C.	3X OR (2) 2X	510 / 715

SHEAR WALL SCHEDULE NOTES

A. FIELD NAILING SHALL BE 12" O.C. TYP.
B. BLOCKING IS REQUIRED AT ALL PANEL EDGES.
C. INSTALL PANELS VERTICALLY WHERE STUDS ARE SPACED 16" O.C. MAX. STAGGER SHEATHING WHERE APPLIED ON BOTH SIDES OF WALLS.
D. ATTACH BOTTOM PLATE OF WALL TO FLOOR OR SILL WITH .131" X 3" AT 8" O.C. (ASSUMING CONT. SHEATHING OVER RIM/PLATE.
E. (2) 2x MAY BE USED IN LIEU OF SINGLE 3x IF EDGE NAILING IS STAGGERED BETWEEN PLATES, & PLATES ARE STITCH NAILED TOGETHER WITH .131" X 3" AT 4" O.C. STAGGERED.
F. WHEN USING ANCHOR BOLTS, 3" X 3" X .229" PLATE WASHERS SHALL BE USED. SEE PLANS FOR ADDITIONAL ATTACHMENTS REQUIRED.

SHEAR WALL PLAN NOTES:

GENERAL NOTES:
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DESIGN LOADS:
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SEISMIC: DESIGN CATEGORY "X", SS= X.XX, S1= X.XX, IE=1.0 , SITE CLASS "D", R=6.5
SOIL BEARING: 1500 PSF U.N.O.
FROST DEPTH: MIN BEARING DEPTH SHALL BE 12" U.N.O.

FOUNDATIONS:
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PSI, FV= 240 PSI U.N.O.

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MIN. PROPERTIES: E=2.0E, FB=3,100PSI

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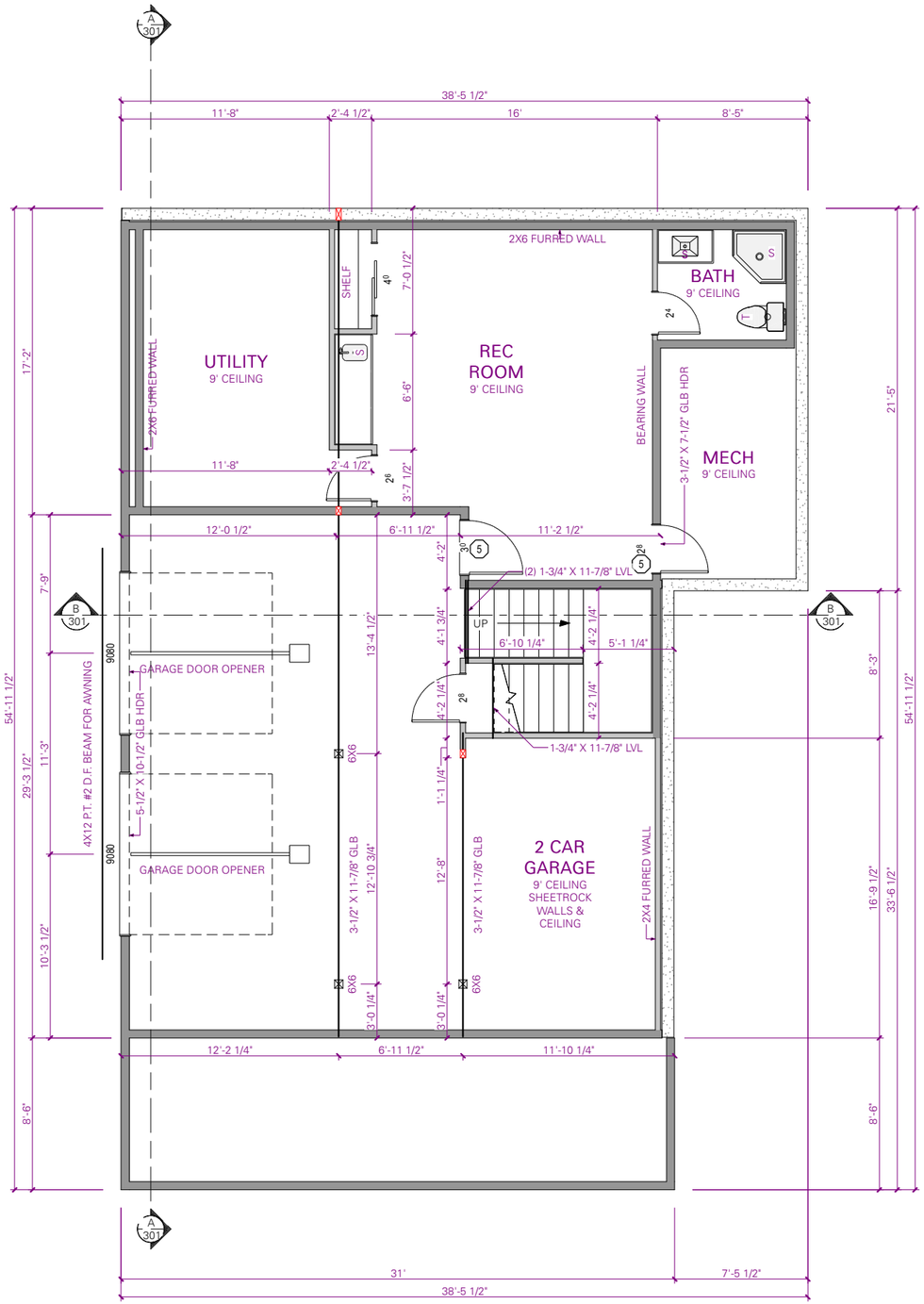

01 LOWER FLOOR PLAN

SCALE: 1/8 IN = 1 FT

WINDOW SCHEDULE							
NUMBER	LABEL	EGRESS	TEMP.	COMMENTS	QTY	AREA (SQ. FT. PER WINDOW)	U-FACTOR
W01	2856SH				12	14.67	0.24
W02	8060 SGD	YES	YES		1	48.0	0.24
W03	7640TS				1	30.0	0.24
W04	2840SC				7	10.67	0.24
W05	2862MULLED			(1) 2842 SC (1) 2820 PIC	2	16.44	0.24
W06	1456PIC				2	7.33	0.24
W07	2850SH		YES	OBS	3	13.33	0.24
TOTALS:						416.26	

SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.25 TYP. U.N.O.

EXTERIOR DOOR SCHEDULE					
SIZE	ROOM NAME	FIRE	TEMP.	COMMENTS	AREA (SQ. FT. PER DOOR)
3080 L EX	LIVING ROOM/FRONT PORCH COVER				24.0
3080 R EX	2 CAR GARAGE/REC ROOM	YES			24.0
9080	2 CAR GARAGE				72.0
9080	2 CAR GARAGE				72.0

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	FLOOR FINISH
STUDY	139	
CLOSET	7	
CLOSET	21	
LIVING ROOM	293	
CLOSET	26	
CLOSET	6	
KITCHEN	230	
GREAT ROOM	522	
HALL	54	
MASTER BEDROOM	212	
CLOSET	43	
MASTER BEDROOM	24	
BATH	49	
HALL	65	
BEDROOM #2	180	
BEDROOM #3	149	
BATH	6	
CLOSET	15	
MASTER BEDROOM	12	
CLOSET	4	
MASTER BATH	69	
MASTER BATH	34	
UTILITY	31	
MECH	102	
REC ROOM	293	
UTILITY	167	
UTILITY	11	
MASTER BEDROOM	16	
STAIRWELL	6	
BATH	43	
PANTRY	40	

FLOOR PLAN NOTES:

DETAIL

1. ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED With 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS.
2. PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRE GUARD PER %CODE YEAR% IRC.
3. PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC R408.4
4. PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS WITH TIGHT FITTING, SELF CLOSING DOOR THAT IS BACKED WITH INSULATION.
5. SELF-CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
6. INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FOUNDATION TYP. U.N.O.
7. PROVIDE 1/8" HARDBOARD WITH FSK PAPER OR EQUIVALENT MOISTURE RATED BOARD BEHIND ALL TUBS & SHOWERS AT EXTERIOR WALLS FOR FULL 6-SIDED INSULATION INSTALL.
8. PROVIDE 5/8" TYPE X GWB ON HOUSE/GARAGE COMMON WALLS AS REQUIRED
9. PROVIDE CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE, FULL LENGTH OF STAIRS WITH RETURNS AT EACH END. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38" ABOVE NOSING OF STAIRS. (A-07)
10. THE ENCLOSED USABLE SPACE UNDER STAIRS TO BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS & CEILING APPLIED AT THE STAIR UNDERSIDE. FIRE BLOCK BETWEEN STRINGERS & ALONG RUN BETWEEN STUDS. (A-07)

GENERAL FRAMING NOTES:

A. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.

B. FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.

C. U.N.O. NAIL ALL TOP PLATES TOGETHER WITH 10D NAILS AT 12" O.C. & AT SPLICES WITH 10D NAILS AT 6" O.C. LAP SPLICES A MIN. OF 48" TYPICAL. NAIL ALL BOTTOM PLATES TO FLOOR SHEATHING & MUDSILL WITH (2) 10D NAILS AT EACH STUD BAY. NAIL ALL OSB SHEATHING WITH 8D NAILS AT 6" O.C. ON EDGE & 12" O.C. IN THE FIELD U.N.O. EXTERIOR STUDS MUST BE SPACED AT 16" O.C.

D. WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS U.N.O.

E. PROVIDE (2) BEARING (TRIMMER) STUDS BELOW EACH END OF ALL HEADERS, BEAMS & GIRDER TRUSSES 6'-0" IN LENGTH & OVER U.N.O.

F. USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT CEILING PER 2015 IRC SECTION R702.3.5 & TABLE.

G. SEE ENGINEERING ON S-201 FOR ALL SHEARWALL PLACEMENTS & REQUIREMENTS. SHEARWALL DETAILS MUST BE FOLLOWED EXACTLY. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONCERNS.

H. REVIEW APPROVED PLANS & DETAILS PRIOR TO STARTING FRAMING WORK. CHECK FOR SPECIFIC REQUIREMENTS ON NAILING, BLOCKING, SHEATHING & ANCHOR ATTACHMENTS.

I. 6X6 OR 4X4 POST IN WALL. GANG STUDS MAY BE USED INSTEAD OF SOLID POST TYP. U.N.O.

J. SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
- VERIFYING & MEETING ALL LOCAL & STATE CODE REQ.
- REVIEWING APPROVED PLANS & COMPLYING WITH ALL APPROVED REQ. OF THE ENGINEER & THE BUILDING DEPT.
- MEETING ALL SAFETY REQUIREMENTS & STANDARD SAFETY PRACTICES THAT ARE RECOMMENDED & OR REQ. BY STATE & LOCAL AUTHORITIES.
- VERIFY ACCURACY OF ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

FLOOR AREAS:

LOWER FLOOR AREA	= 567 SQ. FT.
MAIN FLOOR AREA	= 1613 SQ. FT.
UPPER FLOOR AREA	= 1079 SQ. FT.
TOTAL AREA	= 3259 SQ. FT.
2 CAR GARAGE	= 756 SQ. FT.
FRONT PORCH COVER	= 264 SQ. FT.
REAR PORCH COVER	= 210 SQ. FT.

LEGEND:

= 2X6 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE R-R-23.5 BIBS INSULATION ON EXTERIOR WALLS. PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.

= 2X4 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE 1/2" DRYWALL ON EACH SIDE AS REQUIRED.

= 2X6 HALF WALL - 42" TALL WALL WITH WOOD CAP. STUDS SPACED AT 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE AS REQ.

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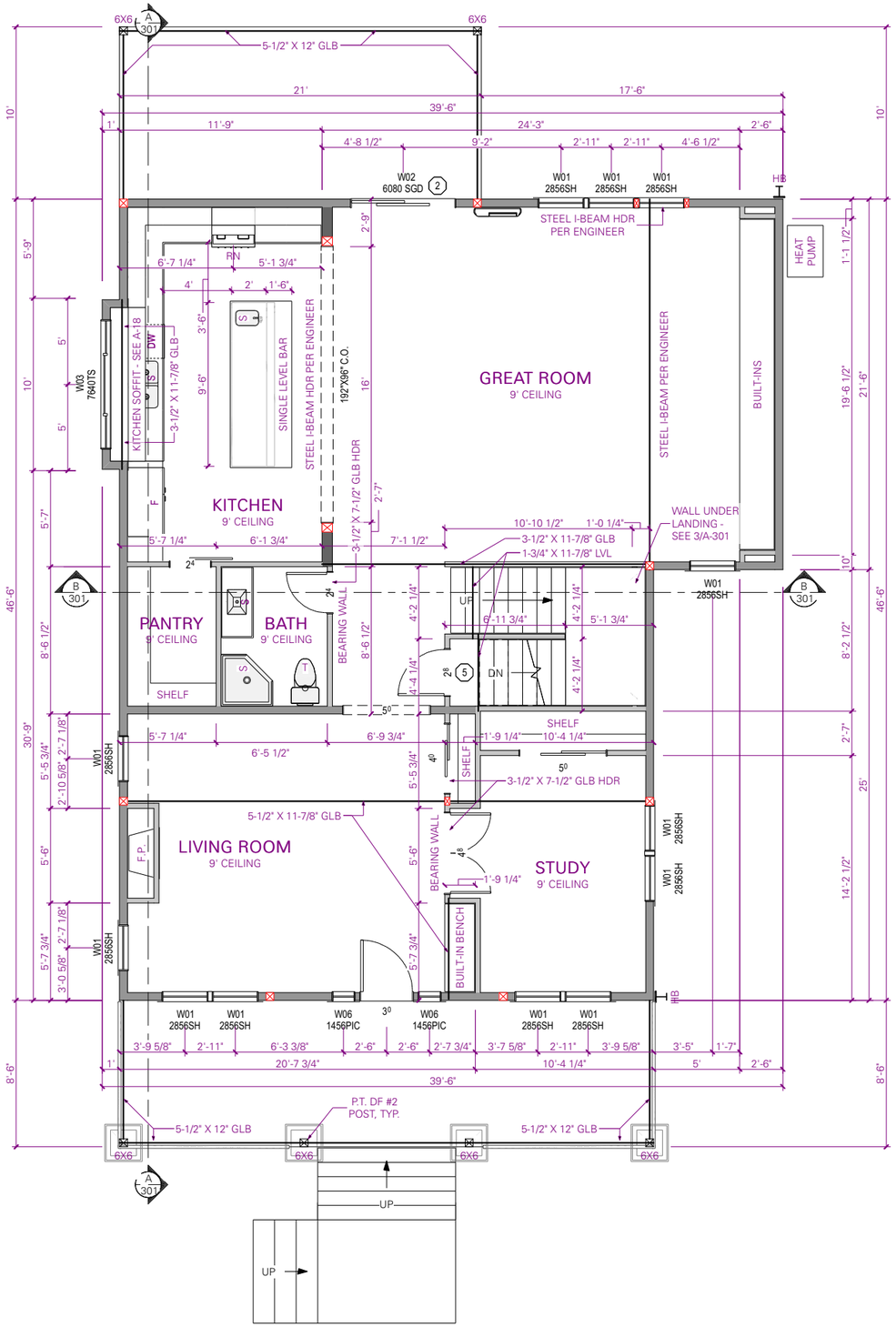

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W03	7640TS				1	30.0	0.24
W04	2840SC				7	10.67	0.24
W05	2862MULLED			(1) 2842 SC (1) 2820 PIC	2	16.44	0.24
W06	1456PIC				2	7.33	0.24
W07	2850SH		YES	OBS	3	13.33	0.24
TOTALS:						416.26	

SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.25 TYP. U.N.O.

EXTERIOR DOOR SCHEDULE					
SIZE	ROOM NAME	FIRE	TEMP.	COMMENTS	AREA (SQ. FT. PER DOOR)
3080 L EX	LIVING ROOM/FRONT PORCH COVER				24.0
3080 R EX	2 CAR GARAGE/REC ROOM	YES			24.0
9080	2 CAR GARAGE				72.0
9080	2 CAR GARAGE				72.0

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	FLOOR FINISH
STUDY	139	
CLOSET	7	
CLOSET	21	
LIVING ROOM	293	
CLOSET	26	
CLOSET	6	
KITCHEN	230	
GREAT ROOM	522	
HALL	54	
MASTER BEDROOM	212	
CLOSET	43	
MASTER BEDROOM	24	
BATH	49	
HALL	65	
BEDROOM #2	180	
BEDROOM #3	149	
BATH	6	
CLOSET	15	
MASTER BEDROOM	12	
CLOSET	4	
MASTER BATH	69	
MASTER BATH	34	
UTILITY	31	
MECH	102	
REC ROOM	293	
UTILITY	167	
UTILITY	11	
MASTER BEDROOM	16	
STAIRWELL	6	
BATH	43	
PANTRY	40	

FLOOR PLAN NOTES:

DETAIL

1. ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED With 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS. (A-02)
2. PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRE GUARD PER %CODE YEAR% IRC.
3. PROVIDE 18" X 24" OPENING FOR CRAWL SPACE ACCESS. PLACE OPENING BETWEEN FLOOR JOISTS. ACCESS TO UNDER FLOOR SPACE PER 2015 IRC R408.4
4. PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS WITH TIGHT FITTING, SELF CLOSING DOOR THAT IS BACKED WITH INSULATION.
5. SELF-CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
6. INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FOUNDATION TYP. U.N.O.
7. PROVIDE 1/8" HARDBOARD WITH FSK PAPER OR EQUIVALENT MOISTURE RATED BOARD BEHIND ALL TUBS & SHOWERS AT EXTERIOR WALLS FOR FULL 6-SIDED INSULATION INSTALL.
8. PROVIDE 5/8" TYPE X GWB ON HOUSE/GARAGE COMMON WALLS AS REQUIRED
9. PROVIDE CONTINUOUS HANDRAIL ON AT LEAST ONE SIDE, FULL LENGTH OF STAIRS WITH RETURNS AT EACH END. TOP OF HANDRAIL SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38" ABOVE NOSING OF STAIRS. (A-07)
10. THE ENCLOSED USABLE SPACE UNDER STAIRS TO BE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION AT WALLS & CEILING APPLIED AT THE STAIR UNDERSIDE. FIRE BLOCK BETWEEN STRINGERS & ALONG RUN BETWEEN STUDS. (A-07)

GENERAL FRAMING NOTES:

A. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER I-JOISTS PER PLAN.

B. FIRE-BLOCKING IS REQUIRED AT ALL PENETRATIONS AT THE WALLS & PLATES INCLUDING: PLUMBING, ELECTRICAL & MECHANICAL PENETRATIONS. FIRE-BLOCK AT MIN. 10 FEET O.C. HORIZONTALLY IN WALL CAVITIES.

C. U.N.O. NAIL ALL TOP PLATES TOGETHER WITH 10D NAILS AT 12" O.C. & AT SPLICES WITH 10D NAILS AT 6" O.C. LAP SPLICES A MIN. OF 48" TYPICAL. NAIL ALL BOTTOM PLATES TO FLOOR SHEATHING & MUDSILL WITH (2) 10D NAILS AT EACH STUD BAY. NAIL ALL OSB SHEATHING WITH 8D NAILS AT 6" O.C. ON EDGE & 12" O.C. IN THE FIELD U.N.O. EXTERIOR STUDS MUST BE SPACED AT 16" O.C.

D. WHERE POSTS OCCUR PROVIDE SOLID VERTICAL GRAIN BLOCKING SOLID THRU FLOOR TO MATCHING SUPPORTS U.N.O.

E. PROVIDE (2) BEARING (TRIMMER) STUDS BELOW EACH END OF ALL HEADERS, BEAMS & GIRDER TRUSSES 6'-0" IN LENGTH & OVER U.N.O.

F. USE 5/8" SHEETROCK OR 1/2" SAG-RESISTANT AT CEILING PER 2015 IRC SECTION R702.3.5 & TABLE.

G. SEE ENGINEERING ON S-201 FOR ALL SHEARWALL PLACEMENTS & REQUIREMENTS. SHEARWALL DETAILS MUST BE FOLLOWED EXACTLY. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR CONCERNS.

H. REVIEW APPROVED PLANS & DETAILS PRIOR TO STARTING FRAMING WORK. CHECK FOR SPECIFIC REQUIREMENTS ON NAILING, BLOCKING, SHEATHING & ANCHOR ATTACHMENTS.

I. 6X6 OR 4X4 POST IN WALL. GANG STUDS MAY BE USED INSTEAD OF SOLID POST TYP. U.N.O.

J. SUB-CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
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- VERIFY ACCURACY OF ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS! IF DISCREPANCIES OCCUR, PLEASE CONTACT THE DESIGNER.

FLOOR AREAS:

LOWER FLOOR AREA	= 567 SQ. FT.
MAIN FLOOR AREA	= 1613 SQ. FT.
UPPER FLOOR AREA	= 1079 SQ. FT.
TOTAL AREA	= 3259 SQ. FT.
2 CAR GARAGE	= 756 SQ. FT.
FRONT PORCH COVER	= 264 SQ. FT.
REAR PORCH COVER	= 210 SQ. FT.

LEGEND:

= 2X6 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE R-R-23.5 BIBS INSULATION ON EXTERIOR WALLS. PROVIDE 1/2" DRYWALL OR 7/16" OSB AS REQUIRED.

= 2X4 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE 1/2" DRYWALL ON EACH SIDE AS REQUIRED.

= 2X6 HALF WALL - 42" TALL WALL WITH WOOD CAP. STUDS SPACED AT 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE AS REQ.

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CUSTOM

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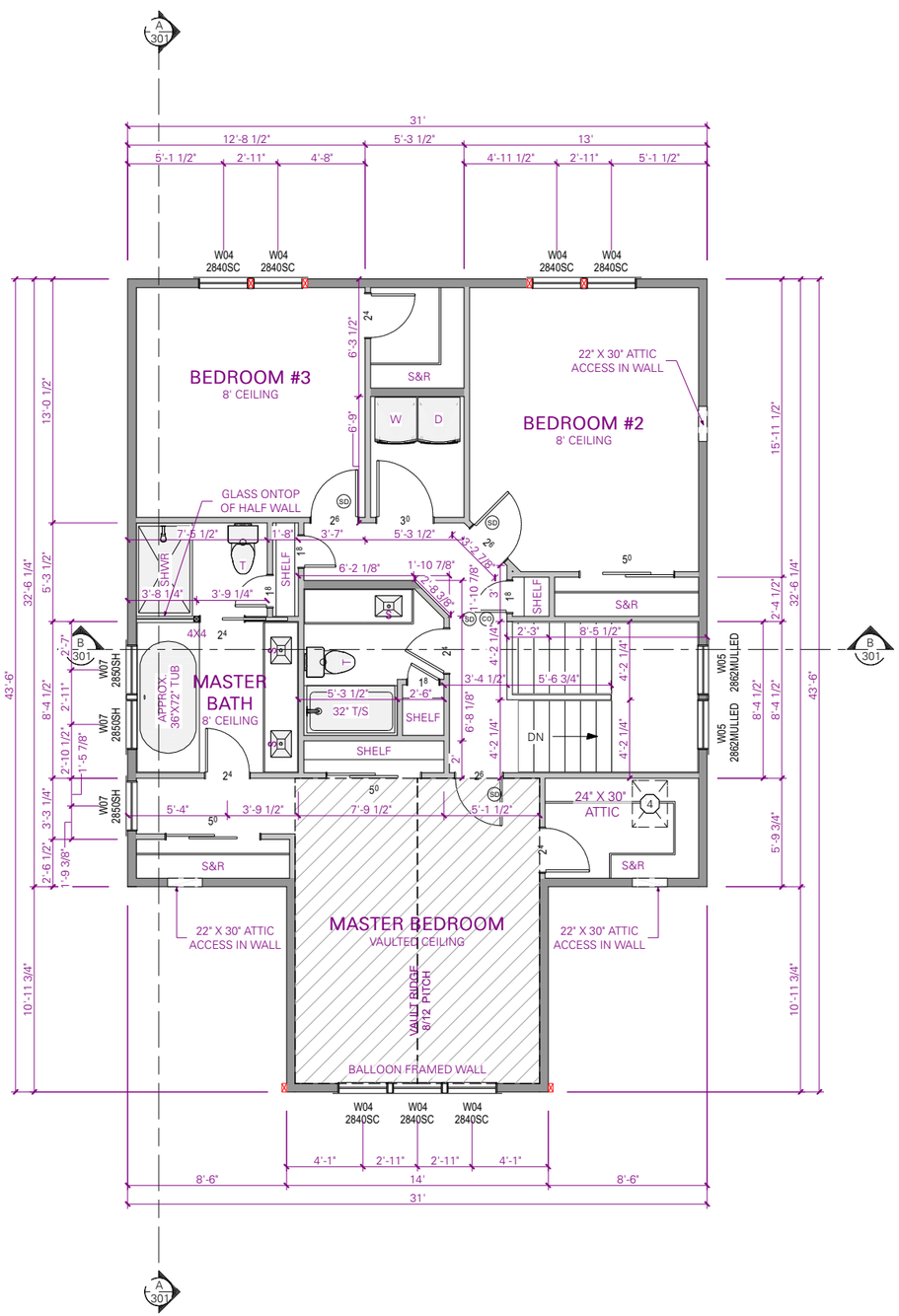
SHEET.
A-102



01 UPPER FLOOR PLAN

SCALE: 1/8 IN = 1 FT

WINDOW SCHEDULE							
NUMBER	LABEL	EGRESS	TEMP.	COMMENTS	QTY	AREA (SQ. FT. PER WINDOW)	U-FACTOR
W01	2856SH				12	14.67	0.24
W02	8060 SGD	YES	YES		1	48.0	0.24
W03	7640TS				1	30.0	0.24
W04	2840SC				7	10.67	0.24
W05	2862MULLED			(1) 2842 SC (1) 2820 PIC	2	16.44	0.24
W06	1456PIC				2	7.33	0.24
W07	2850SH		YES	OBS	3	13.33	0.24
TOTALS:						416.26	

SOLAR HEAT GAIN COEFFICIENT (SHGC) TO BE 0.25 TYP. U.N.O.

EXTERIOR DOOR SCHEDULE					
SIZE	ROOM NAME	FIRE	TEMP.	COMMENTS	AREA (SQ. FT. PER DOOR)
3080 L EX	LIVING ROOM/FRONT PORCH COVER				24.0
3080 R EX	2 CAR GARAGE/REC ROOM	YES			24.0
9080	2 CAR GARAGE				72.0
9080	2 CAR GARAGE				72.0

ROOM FINISH SCHEDULE		
ROOM NAME	AREA, INTERIOR (SQ FT)	FLOOR FINISH
STUDY	139	
CLOSET	7	
CLOSET	21	
LIVING ROOM	293	
CLOSET	26	
CLOSET	6	
KITCHEN	230	
GREAT ROOM	522	
HALL	54	
MASTER BEDROOM	212	
CLOSET	43	
MASTER BEDROOM	24	
BATH	49	
HALL	65	
BEDROOM #2	180	
BEDROOM #3	149	
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MASTER BEDROOM	12	
CLOSET	4	
MASTER BATH	69	
MASTER BATH	34	
UTILITY	31	
MECH	102	
REC ROOM	293	
UTILITY	167	
UTILITY	11	
MASTER BEDROOM	16	
STAIRWELL	6	
BATH	43	
PANTRY	40	

FLOOR PLAN NOTES:

DETAIL

1. ALL HEADERS ON EXTERIOR WALLS TO BE INSULATED With 2" R-10 RIGID FOAM OR EQ. WHERE ABLE. USE 3-1/2" OR 3-1/8" WIDE HEADERS WHENEVER POSSIBLE TO ACCOMPLISH THIS. (A-02)
2. PROVIDE LANDING (BY OTHERS) AT MIN. 36" DEPTH BY FULL WIDTH OF DOOR. LANDINGS OVER 36" ABOVE GRADE REQUIRE GUARD PER %CODE YEAR% IRC.
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5. SELF-CLOSING 1-3/8" SOLID CORE (20 MINUTE) FIRE DOOR.
6. INSTALL RECESSED DRYER VENT BOX BEHIND DRYER. DRYER VENT TO RUN INTO FOUNDATION TYP. U.N.O.
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8. PROVIDE 5/8" TYPE X GWB ON HOUSE/GARAGE COMMON WALLS AS REQUIRED
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FLOOR AREAS:

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MAIN FLOOR AREA	= 1613 SQ. FT.
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TOTAL AREA	= 3259 SQ. FT.
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= 2X4 WALL - FULL HEIGHT WALL PER PLAN - STUDS SPACED AT 16" O.C. PROVIDE 1/2" DRYWALL ON EACH SIDE AS REQUIRED.

= 2X6 HALF WALL - 42" TALL WALL WITH WOOD CAP. STUDS SPACED AT 16" O.C. WITH 1/2" DRYWALL ON EACH SIDE AS REQ.

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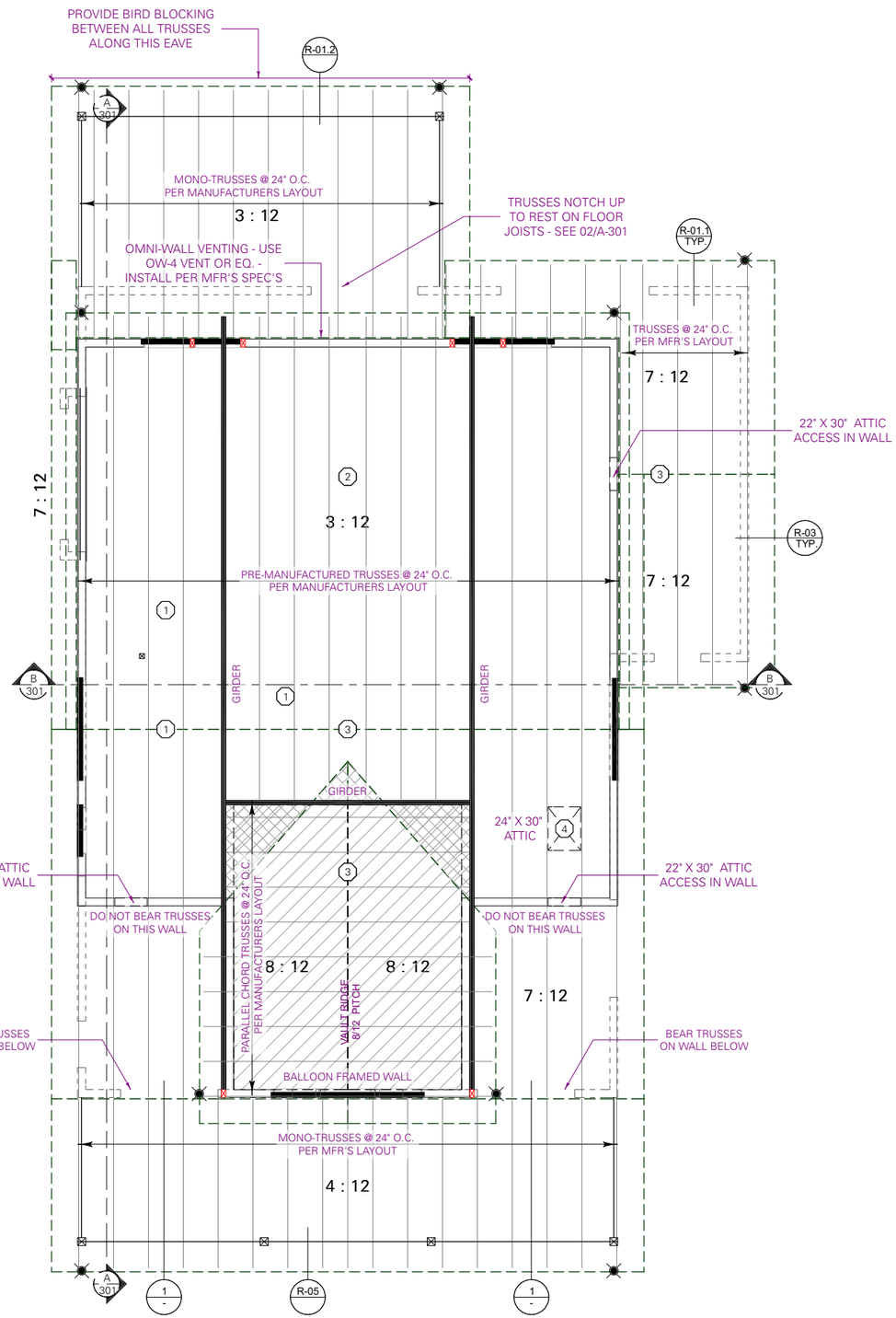
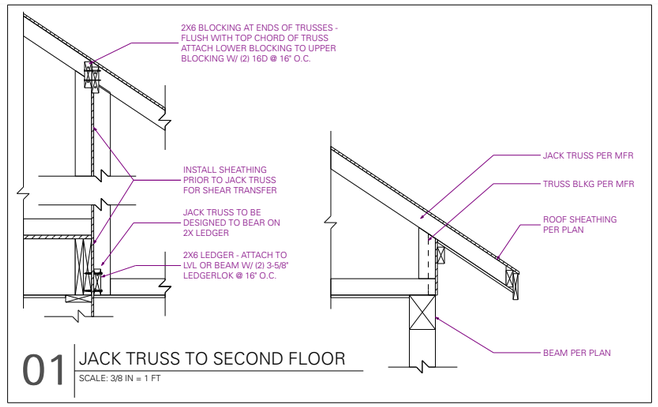
SHEET.
A-103



01 ROOF PLAN

SCALE: 1/8 IN = 1 FT



01 JACK TRUSS TO SECOND FLOOR

SCALE: 3/8 IN = 1 FT

DETAIL

ROOF PLAN NOTES:

1. BATHROOM EXHAUST FAN LOCATION - TO BE VENTED TOWARDS BACK OF HOME. DETERMINED IN FIELD - 4" DIA. HOLE CUT OUT FOR VENTING.
2. KITCHEN & UTILITY ROOM EXHAUST FAN LOCATION - TO BE VENTED TOWARDS BACK OF HOME. DETERMINED IN FIELD - 6" DIA. HOLE CUT OUT FOR VENTING.
3. CONTINUOUS RIDGE VENTING - CUT SHEATHING BACK 1" AT RIDGE ON EACH SIDE. SEE NOTE 6 FOR VENTING REQUIREMENTS. 11 SQ. IN. NFVA PER LINEAR FOOT.
4. PROVIDE A MIN. 22" X 30" ROUGH OPENING FOR ATTIC ACCESS WITH TIGHT FITTING, SELF CLOSING DOOR THAT IS BACKED WITH INSULATION.
5. FOLLOW ALL TRUSS FRAMING DETAILS PER MANUFACTURER. TRUSS COMPANY LAYOUT SUPERCEDES TRUSSES SHOWN ON THIS PLAN.
6. PROVIDE ATTIC VENTILATION PER 2015 IRC R806.2. THE NET FREE VENTILATED AREA SHALL BE 1/300 SQUARE FEET. 50% OF THE REQUIRED VENTILATION AREA SHALL BE A MAX OF 3' BELOW THE RIDGE OR HIGHEST POINT OF SPACE. THE BALANCE OF REQUIRED VENTILATION SHALL BE PROVIDED AT THE EAVES. MIN. ROOF VENTILATION TO BE A 50/50 SPLIT. PREFERRED VENTILATION TO BE A 60 (UPPER)/40 (LOWER) SPLIT.
7. IF NOT USING JACK TRUSSES FROM MFR. FOR OVERFRAMING AREAS, REFER TO NOTES BELOW FOR OVER FRAMING CONSTRUCTION (2015 IRC SECT. 802.3 & TABLE 802.5.1(3). (R-07)
   RIDGE BEAM MUST BE SAME HEIGHT AS RAFTER END CUT OR LARGER.
   - 2x6 #2 D.F. RIDGE BEAM WITH 2x4 RAFTER (RAFTER SPAN UP TO 6'-0")
   - 2x8 #2 D.F. RIDGE BEAM WITH 2x6 RAFTER (RAFTER SPAN UP TO 8'-10")
   - 2x10 #2 D.F. RIDGE BEAM WITH 2x8 RAFTER (RAFTER SPAN UP TO 11'-2")
8. U.N.O. SHEATH ROOF PER 2015 IRC SECTION R602 & TABLE R602.3(1). FASTEN PANELS WITH 8D NAILS AT 6" O.C. AT EDGE & 12" O.C. IN THE FIELD. DO NOT STAPLE! UNLESS APPROVED BY A LICENCE ENGINEER.
9. U.N.O. TOE-NAIL EACH END OF TRUSS AT BEARING WALLS WITH (2) 10D NAILS & FASTEN WITH TRUSS CLIPS PER PLAN. TOE-NAIL ALL GABLE END TRUSSES WITH (2) 10D NAILS AT 16" O.C. INTO TOP PLATES.
10. TYPICAL OVERHANGS AS FOLLOWS U.N.O. (MEASURED FROM WALL FRAMING) (R-01.1)
    GABLES - 18"
    EAVES - 18"
11. PROVIDE VENTED SOFFITS AT ALL EAVES U.N.O. 11 SQ. IN. NFVA PER LINEAR FOOT. PROVIDE BIRD BLOCKING PER PLAN 5.96 SQ. IN. NFVA PER LINEAR FOOT. (R-01.1) (R-01.2)

ROOF SHEATHING SIZE:

- [x] UP TO 40 LBS 7/16" OSB
- [ ] UP TO 70 LBS 15/32" OSB
- [ ] UP TO 130 LBS 5/8" OSB

ROOF AREAS:

PROJECTED - 2614 SQ FT	THIS IS THE AREA OF THE ROOF PLANE POLYLINE, INCLUDING FASCIA AND SHADOW BOARDS, AS SEEN IN FLOOR PLAN VIEW. IT DOES NOT EQUAL THE ROOF SURFACE AREA UNLESS THE PITCH IS 0.
SURFACE - 2862 SQ FT	THIS IS THE AREA OF THE ROOF PLANE'S TOP SURFACE, WHICH COVERS THE FASCIA AND SHADOW BOARDS WITH THE PITCH TAKEN INTO ACCOUNT.
OVERHANG - 482 SQ FT	THIS IS THE AREA OF THE ROOF PLANE'S OVERHANG, INCLUDING FASCIA AND SHADOW BOARDS, AS SEEN IN FLOOR PLAN VIEW.
VAULTED - 214 SQ FT	THIS IS THE AREA OF THE CEILING PLANE POLYLINE, AS SEEN IN FLOOR PLAN VIEW. IT DOES NOT EQUAL THE CEILING SURFACE AREA UNLESS THE PITCH IS 0.

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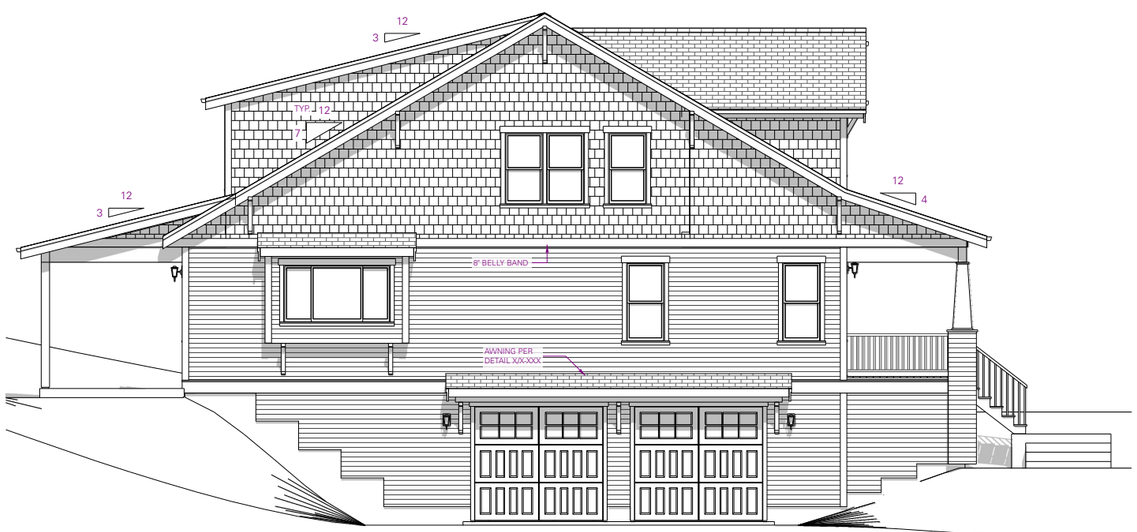
A-106

01 ELEVATION - FRONT

SCALE: 1/8 IN = 1 FT

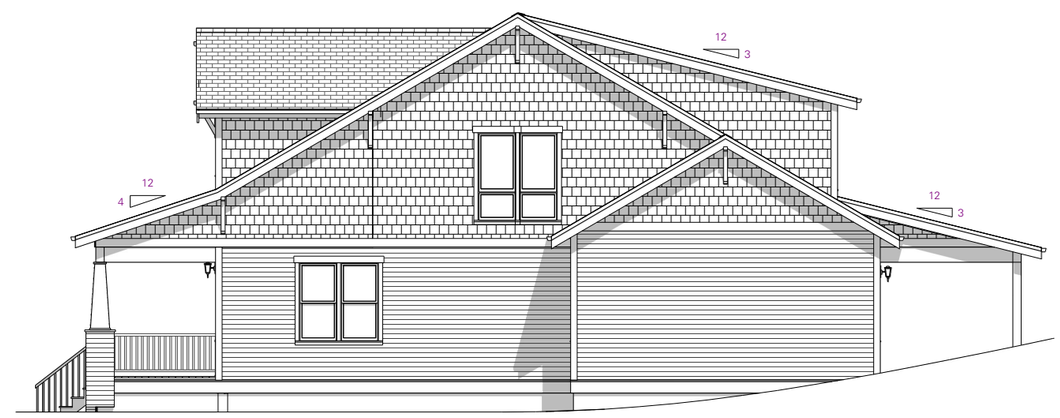
02 ELEVATION - BACK

SCALE: 1/8 IN = 1 FT



03 ELEVATION - LEFT

SCALE: 3/32 IN = 1 FT



04 ELEVATION - RIGHT

SCALE: 3/32 IN = 1 FT

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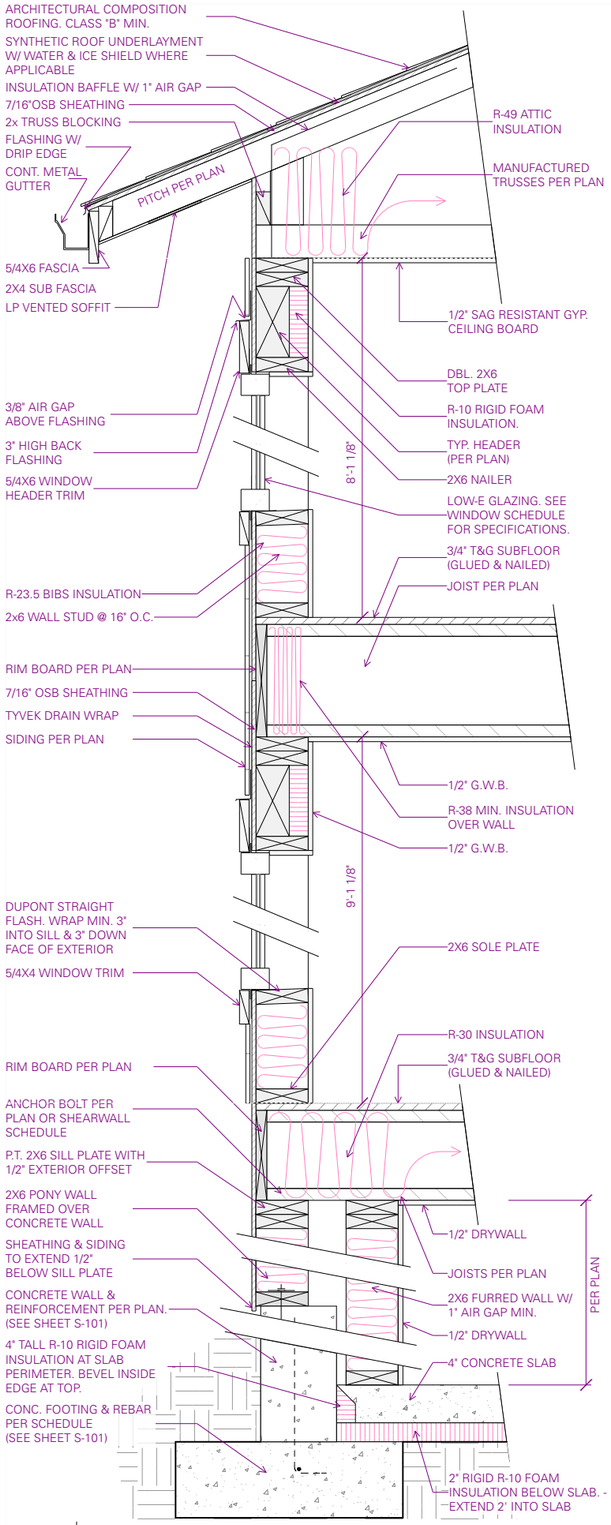
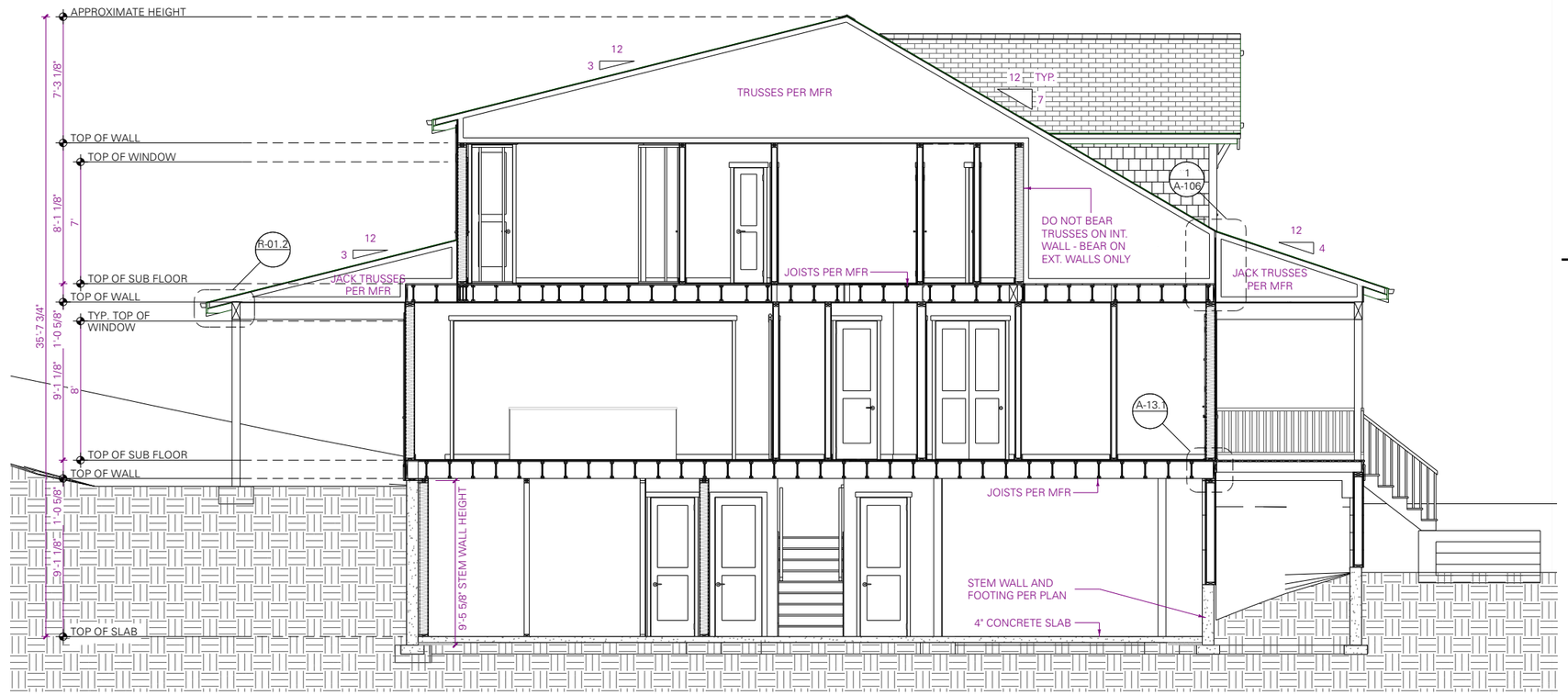
A-201



01 TYPICAL WALL SECTION

SCALE: 3/4 IN = 1 FT



02 CROSS SECTION - AA

SCALE: 1/8 IN = 1 FT

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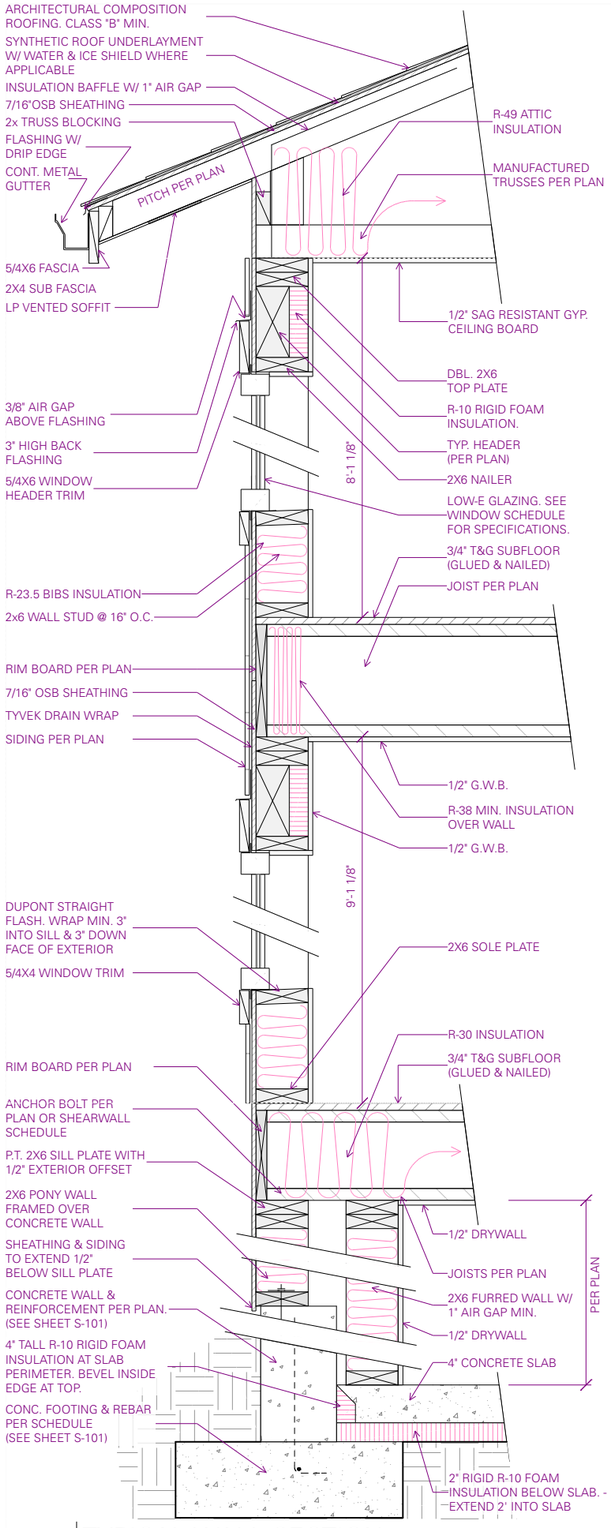
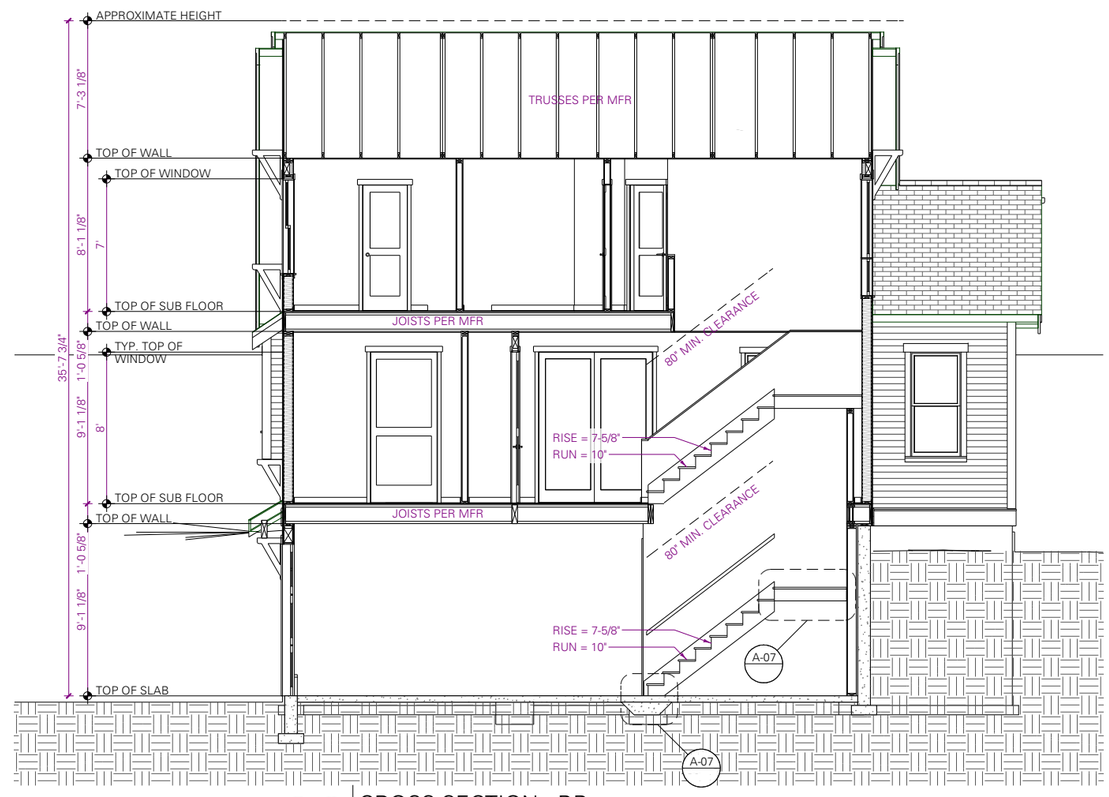
SHEET.
A-301



01 TYPICAL WALL SECTION

SCALE: 3/4 IN = 1 FT



02 CROSS SECTION - BB

SCALE: 1/8 IN = 1 FT

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PARCEL ID.
PARCEL NUMBER

CLIENT INFO.
TIM AHAUS

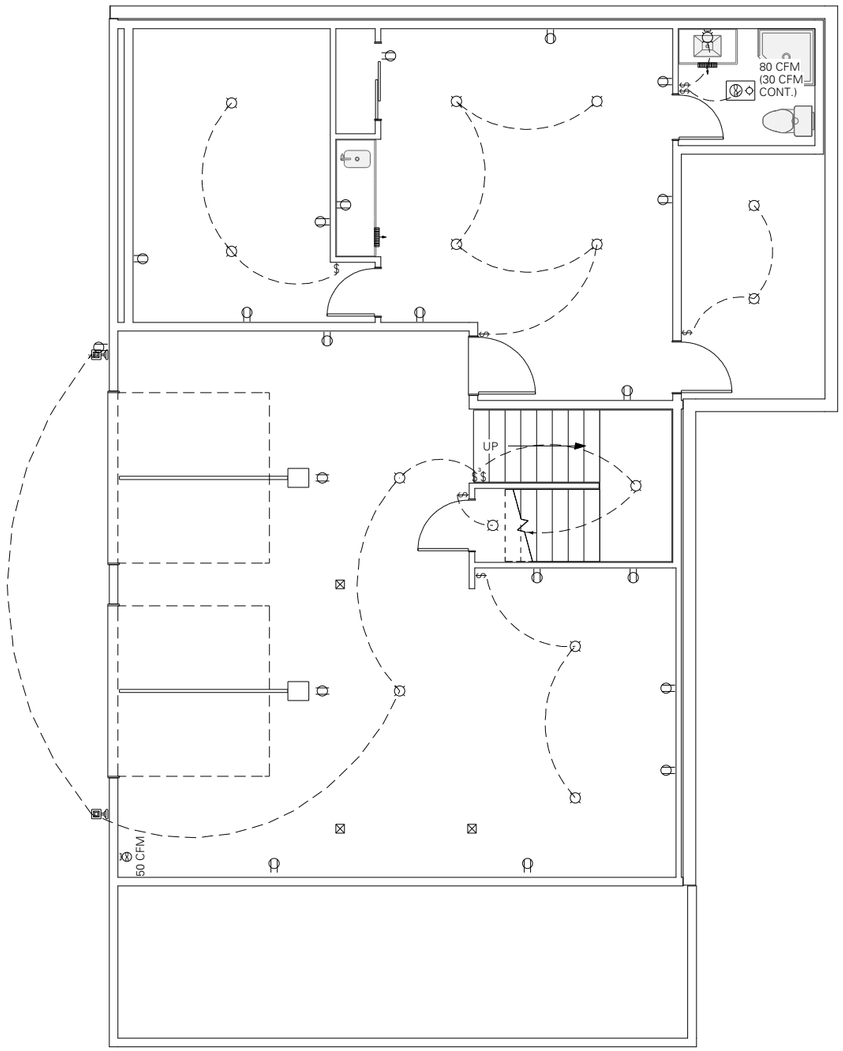
BASE PLAN ID.
CUSTOM

REVISION TABLE

NO.	DATE	REV. BY	DESC.

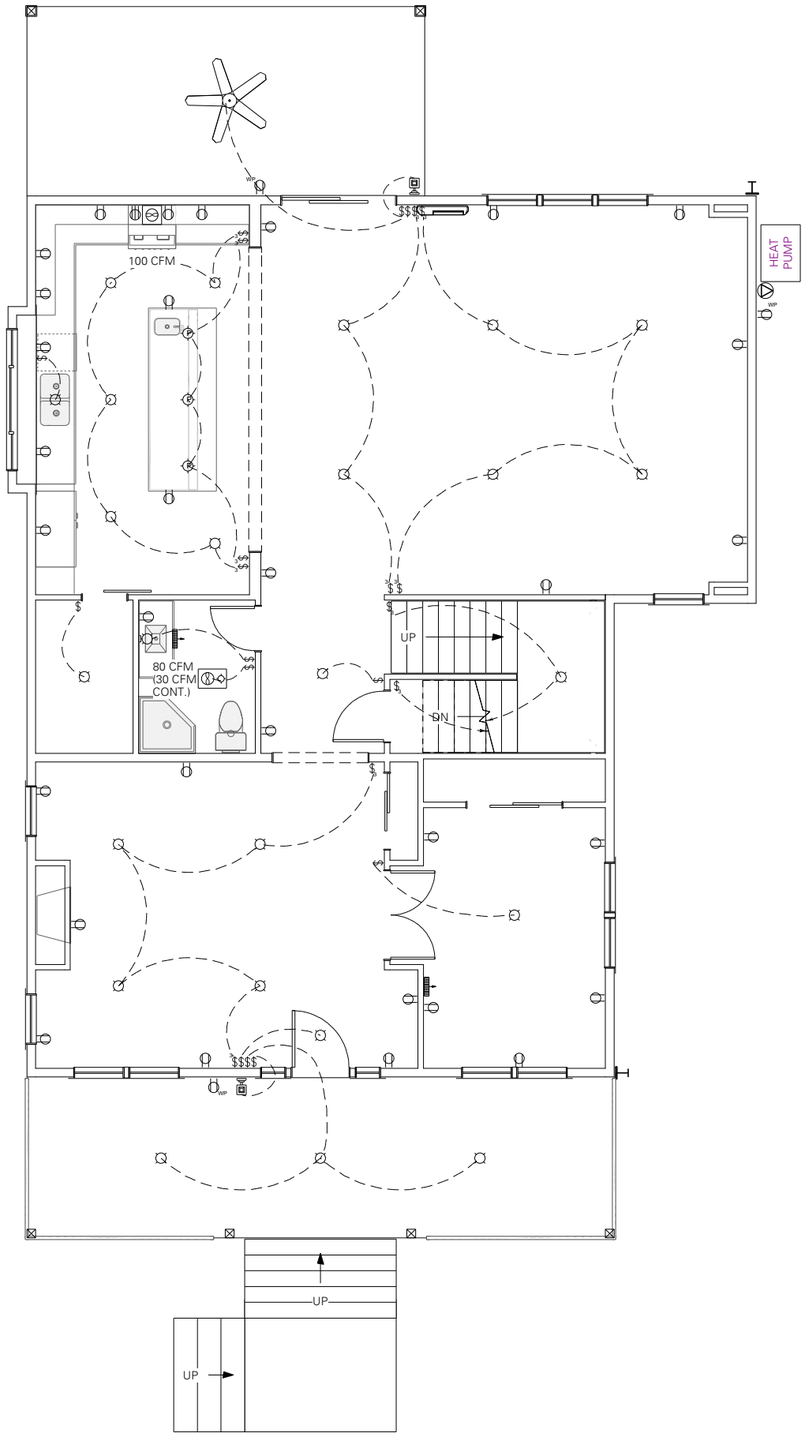
PRINT DATE.
8/19/2019

SHEET.
A-302



01 LOWER FLOOR ELECTRICAL PLAN

SCALE: 1/8 IN = 1 FT



02 MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/8 IN = 1 FT

ELECTRICAL PLAN NOTES:

DETAIL

(A) ALL KITCHEN & BATHROOM OUTLETS TO BE ON GFCI CIRCUITS.

(B) ALL OUTLETS & SWITCHES TO BE PLACED PER 2015 CODE BY LICENSED ELECTRICIAN - PLACEMENT TO BE DETERMINED & LOCATED DURING WALK THROUGH.

(C) SMOKE DETECTORS SHALL BE 110V HARD WIRED WITH BATTERY BACKUP & SHALL BE INTERCONNECTED. OWNER SHALL BE RESPONSIBLE FOR SMOKE DETECTORS IF A MONITORED FIRE SYSTEM IS REQUIRED.

GENERIC ITEMS SHOWN ON PLANS. EXACT LOCATIONS TO BE FIELD LOCATED. NOT ALL ITEMS SHOWN BELOW WILL BE PRESENT ON ALL PLANS. REFER TO CONTRACT FOR ANY ADDITIONAL/OPTIONAL ITEMS.

GENERIC ITEMS ON PLAN
THREE WAY
DUPLEX - CEILING
DUPLEX (WEATHERPROOF)
CO DETECTOR
SMOKE DETECTOR
EXTERIOR LIGHT
PADDLE FAN ROUGH IN
EXHAUST/LIGHT COMBO
LIGHT FIXTURE
PENDANT LIGHT
EXHAUST (WALL MOUNTED)
220V
DUPLEX
SINGLE POLE
DUCTLESS MINI-SPLIT
WALL HEATER
EXHAUST FAN
WALL MOUNT LIGHT
220 POWER FOR HEAT PUMP

OPTIONAL ITEMS
DIMMER SWITCH
MOTION SENSOR LIGHT
FOUR WAY SWITCH
TELEPHONE JACK
TELEVISION JACK
SMART HOME AUTOMATION MAIN CONTROL
USB JACK
PADDLE FAN ROUGH IN
RECESSED LED LIGHT
MICROWAVE OUTLET
GARBAGE DISPOSAL
SHOP LIGHT
VANITY BAR

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CUSTOM

REVISION TABLE

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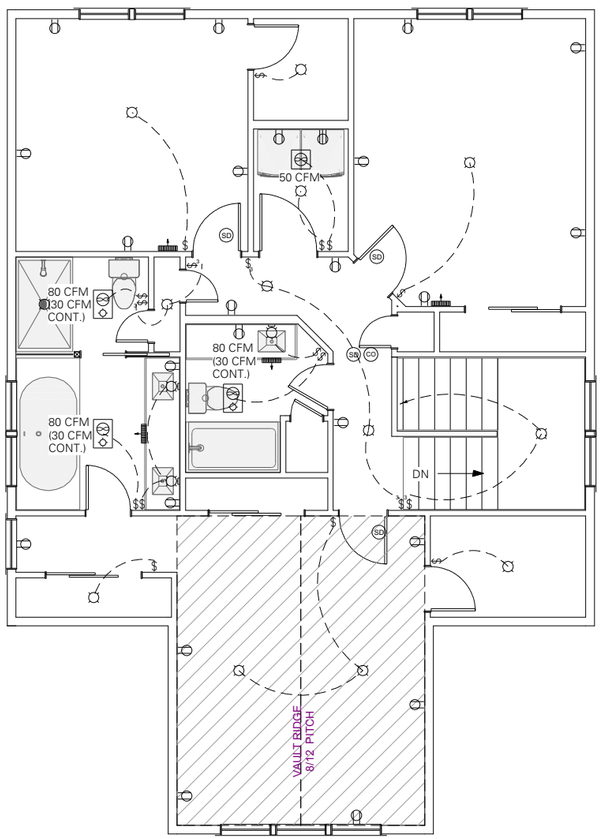
8/19/2019

SHEET.
E-101



ELECTRICAL PLAN NOTES:

DETAIL

(A) ALL KITCHEN & BATHROOM OUTLETS TO BE ON GFCI CIRCUITS.

(B) ALL OUTLETS & SWITCHES TO BE PLACED PER 2015 CODE BY LICENSED ELECTRICIAN - PLACEMENT TO BE DETERMINED & LOCATED DURING WALK THROUGH.

(C) SMOKE DETECTORS SHALL BE 110V HARD WIRED WITH BATTERY BACKUP & SHALL BE INTERCONNECTED. OWNER SHALL BE RESPONSIBLE FOR SMOKE DETECTORS IF A MONITORED FIRE SYSTEM IS REQUIRED.

GENERIC ITEMS SHOWN ON PLANS. EXACT LOCATIONS TO BE FIELD LOCATED. NOT ALL ITEMS SHOWN BELOW WILL BE PRESENT ON ALL PLANS. REFER TO CONTRACT FOR ANY ADDITIONAL/OPTIONAL ITEMS.

GENERIC ITEMS ON PLAN	OPTIONAL ITEMS
THREE WAY	DIMMER SWITCH
DUPLEX - CEILING	MOTION SENSOR LIGHT
DUPLEX (WEATHERPROOF)	FOUR WAY SWITCH
CO DETECTOR	TELEPHONE JACK
SMOKE DETECTOR	TELEVISION JACK
EXTERIOR LIGHT	SMART HOME AUTOMATION MAIN CONTROL
PADDLE FAN ROUGH IN	USB JACK
EXHAUST/LIGHT COMBO	PADDLE FAN ROUGH IN
LIGHT FIXTURE	RECESSED LED LIGHT
PENDANT LIGHT	MICROWAVE OUTLET
EXHAUST (WALL MOUNTED)	GARBAGE DISPOSAL
220V	SHOP LIGHT
DUPLEX	VANITY BAR
SINGLE POLE	
DUCTLESS MINI-SPLIT	
WALL HEATER	
EXHAUST FAN	
WALL MOUNT LIGHT	
220 POWER FOR HEAT PUMP	

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E-102

01 UPPER FLOOR ELECTRICAL PLAN

SCALE: 1/8 IN = 1 FT