

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE SPF, #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HJ OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE SINKER TYP OR COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS OF SPACING GREATER THAN 16" OC. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

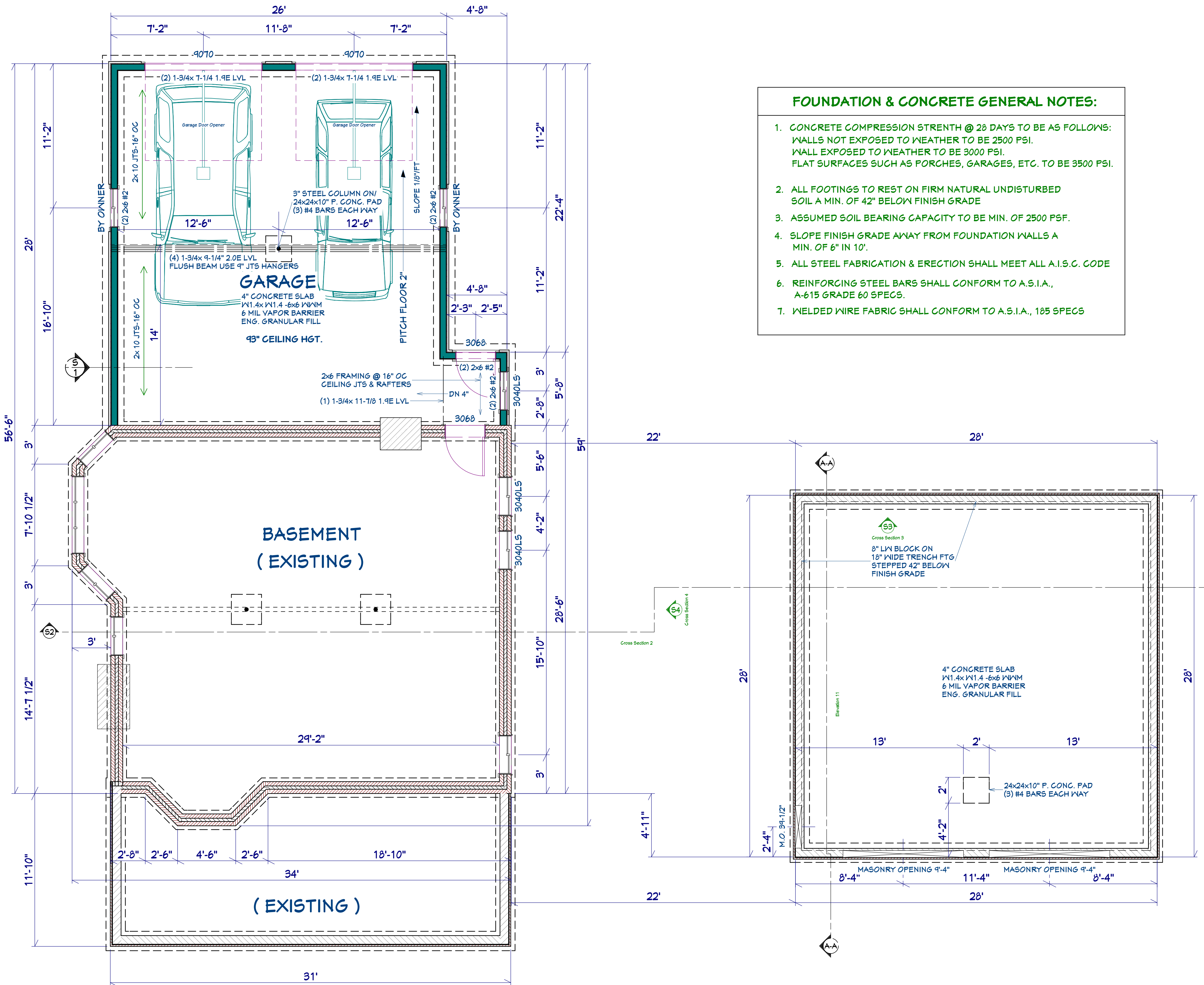
GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	SP/DF	(SIMPLE SPAN)
ALL	24F - V8	SP/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SPF-#2 OR BETTER
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SPF-#2 OR BETTER
- D. ALL STUDS TO BE SPF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 1/2" OSB INT-APA RATED 32/16.
 WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. "I" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.



- FOUNDATION & CONCRETE GENERAL NOTES:**
1. CONCRETE COMPRESSION STRENGTH @ 28 DAYS TO BE AS FOLLOWS:
 WALLS NOT EXPOSED TO WEATHER TO BE 2500 PSI.
 WALL EXPOSED TO WEATHER TO BE 3000 PSI.
 FLAT SURFACES SUCH AS PORCHES, GARAGES, ETC. TO BE 3500 PSI.
 2. ALL FOOTINGS TO REST ON FIRM NATURAL UNDISTURBED SOIL A MIN. OF 42" BELOW FINISH GRADE
 3. ASSUMED SOIL BEARING CAPACITY TO BE MIN. OF 2500 PSF.
 4. SLOPE FINISH GRADE AWAY FROM FOUNDATION WALLS A MIN. OF 6" IN 10'.
 5. ALL STEEL FABRICATION & ERECTION SHALL MEET ALL A.I.S.C. CODE
 6. REINFORCING STEEL BARS SHALL CONFORM TO A.S.I.A., A-615 GRADE 60 SPECS.
 7. WELDED WIRE FABRIC SHALL CONFORM TO A.S.I.A., 185 SPECS

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



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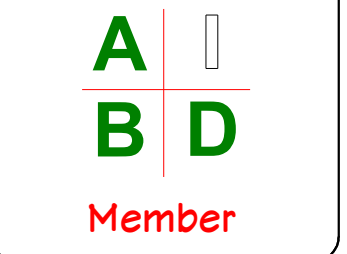
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22'0503

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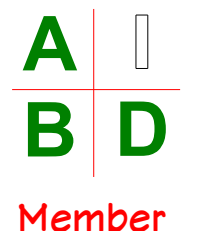
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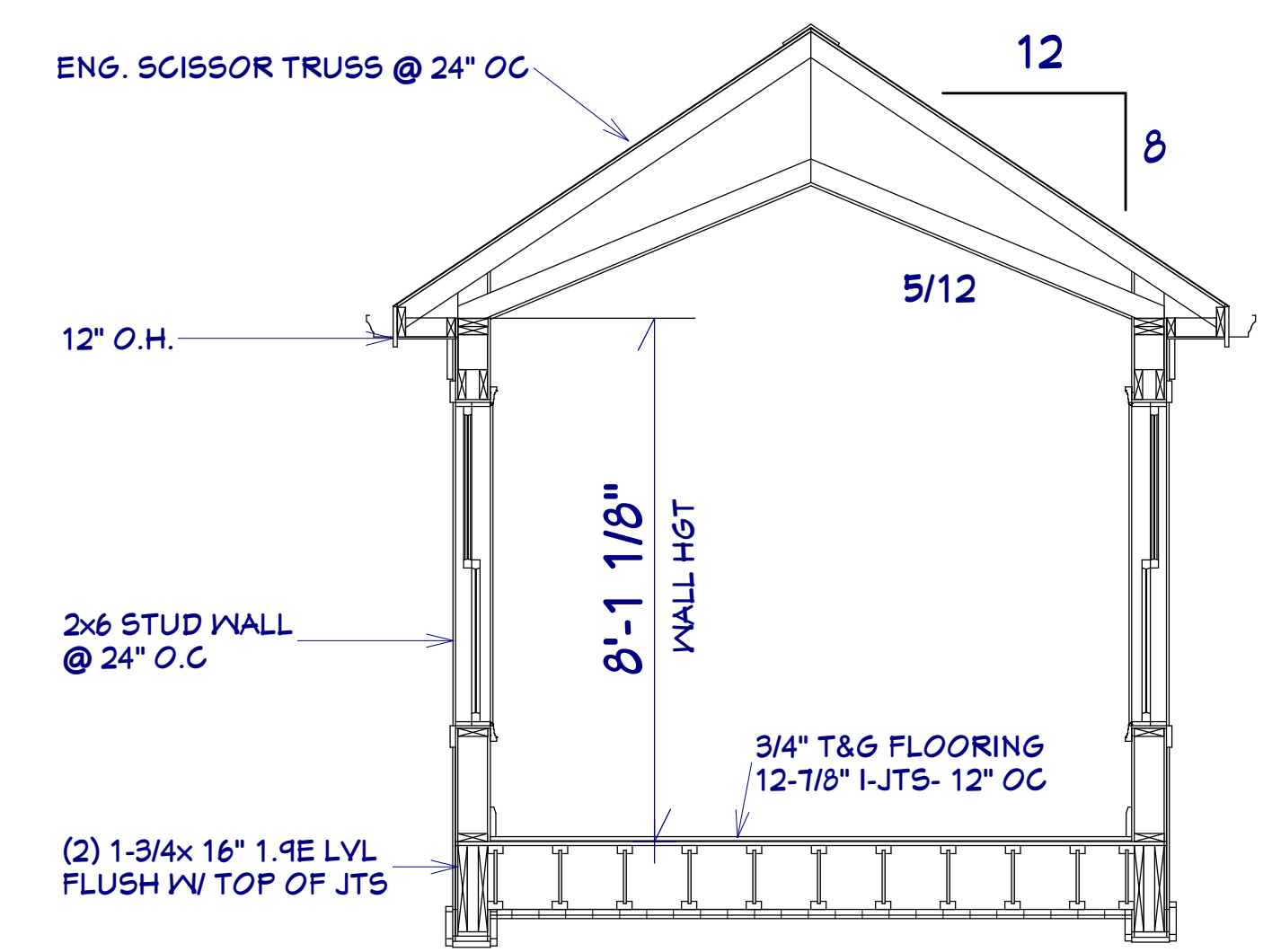
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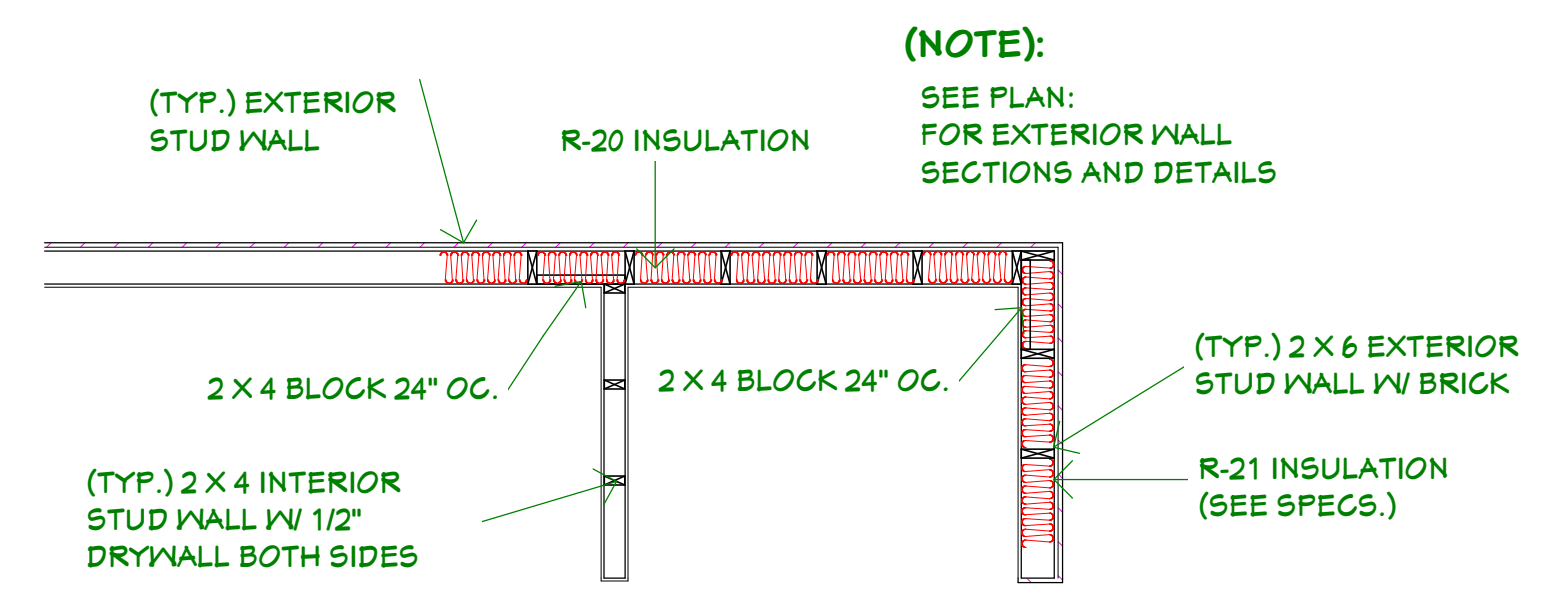
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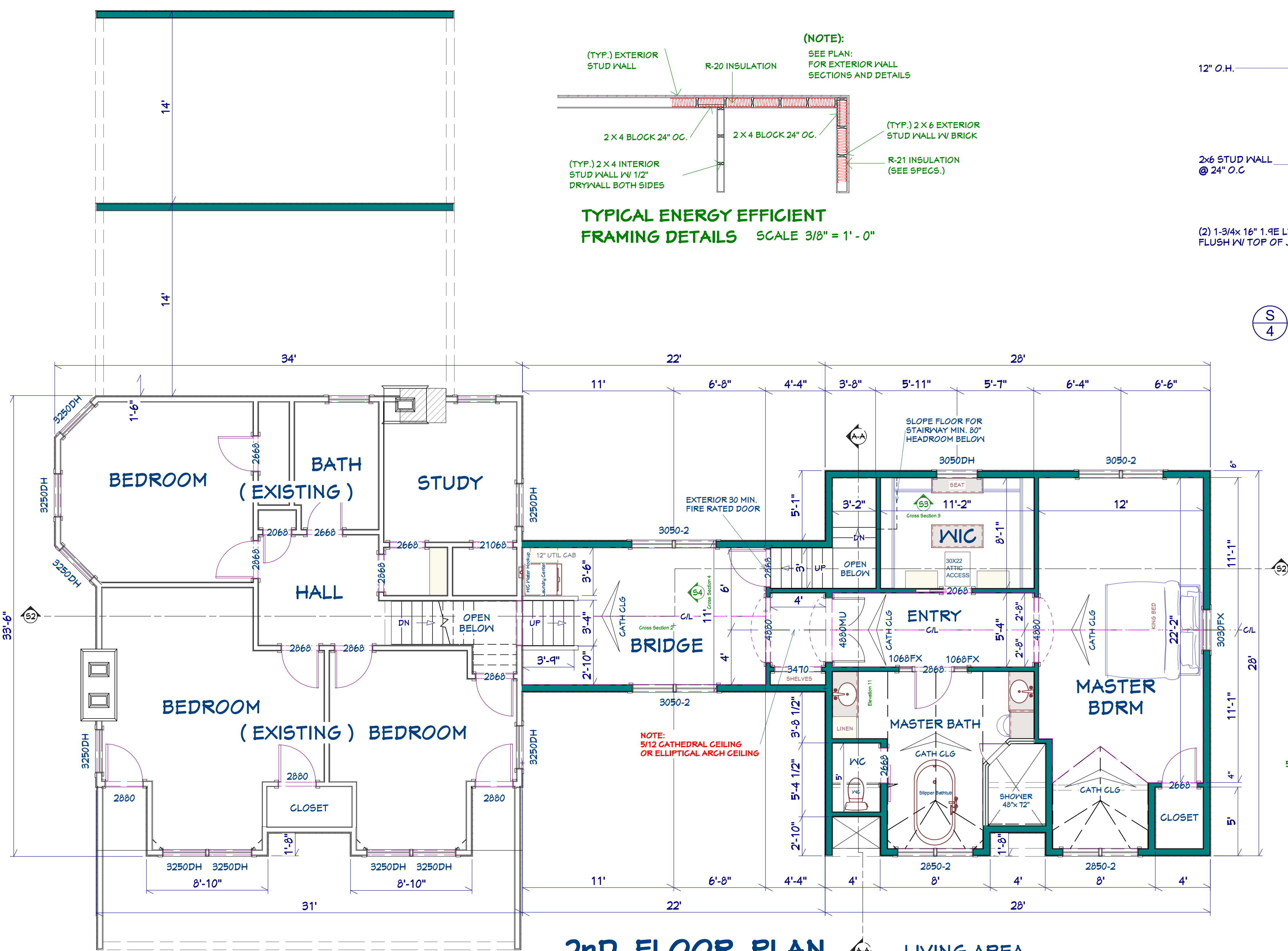
CROSS SECTION

SCALE 3/8" = 1' - 0"



TYPICAL ENERGY EFFICIENT FRAMING DETAILS

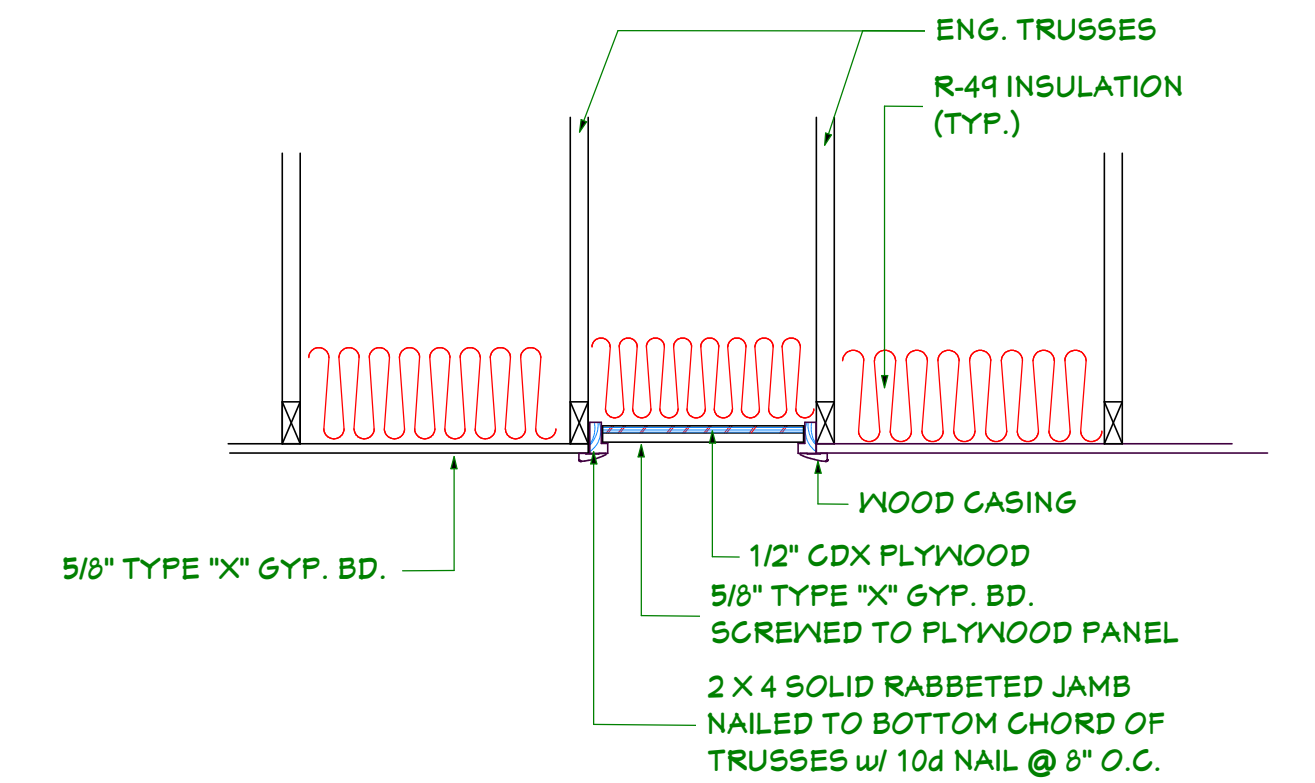
SCALE 3/8" = 1' - 0"



2ND FLOOR PLAN

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

LIVING AREA
1979 SQ FT



1-HR. FIRE RATED ATTIC ACCESS

SCALE: 1/2" = 1' - 0"

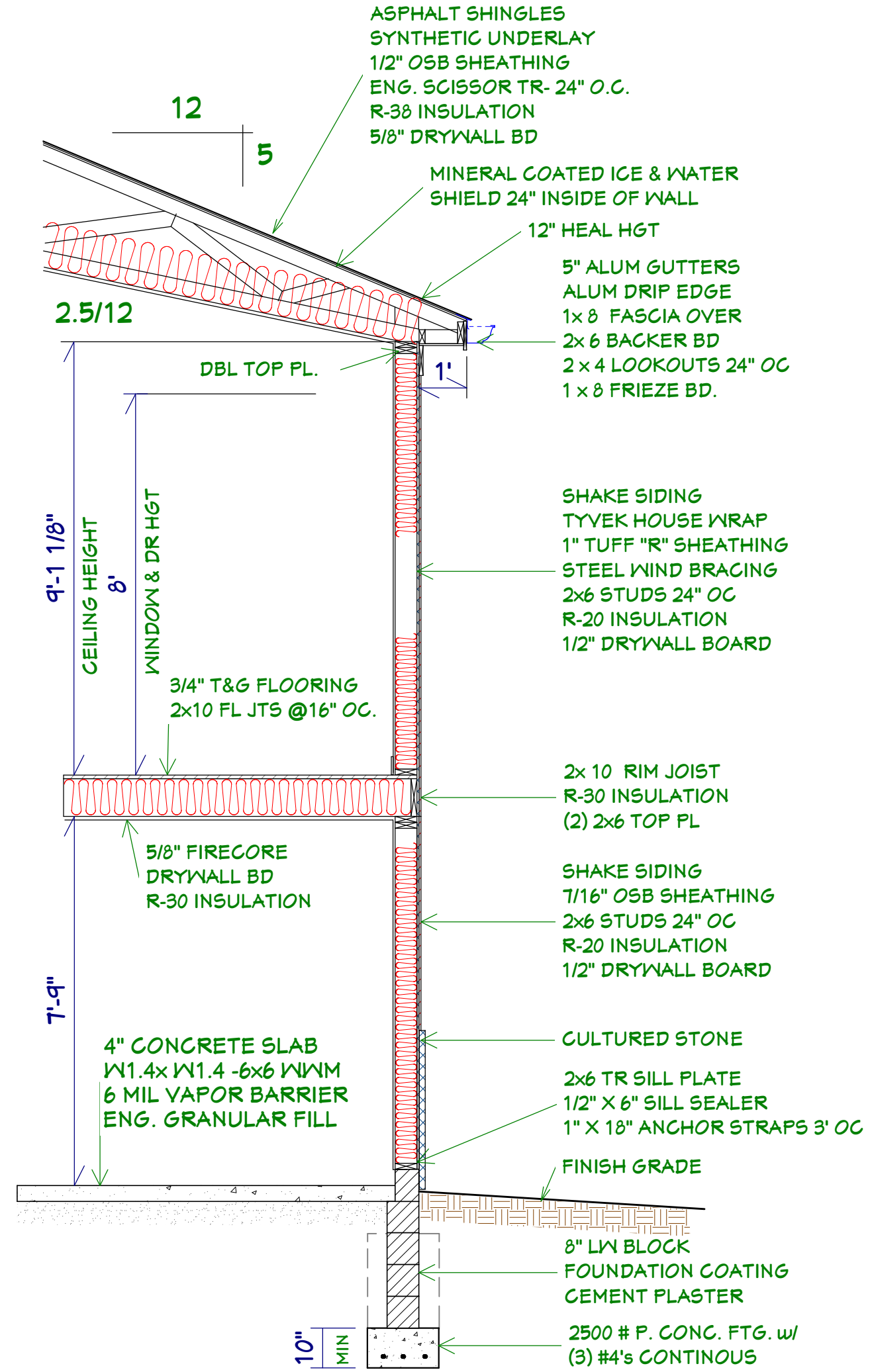


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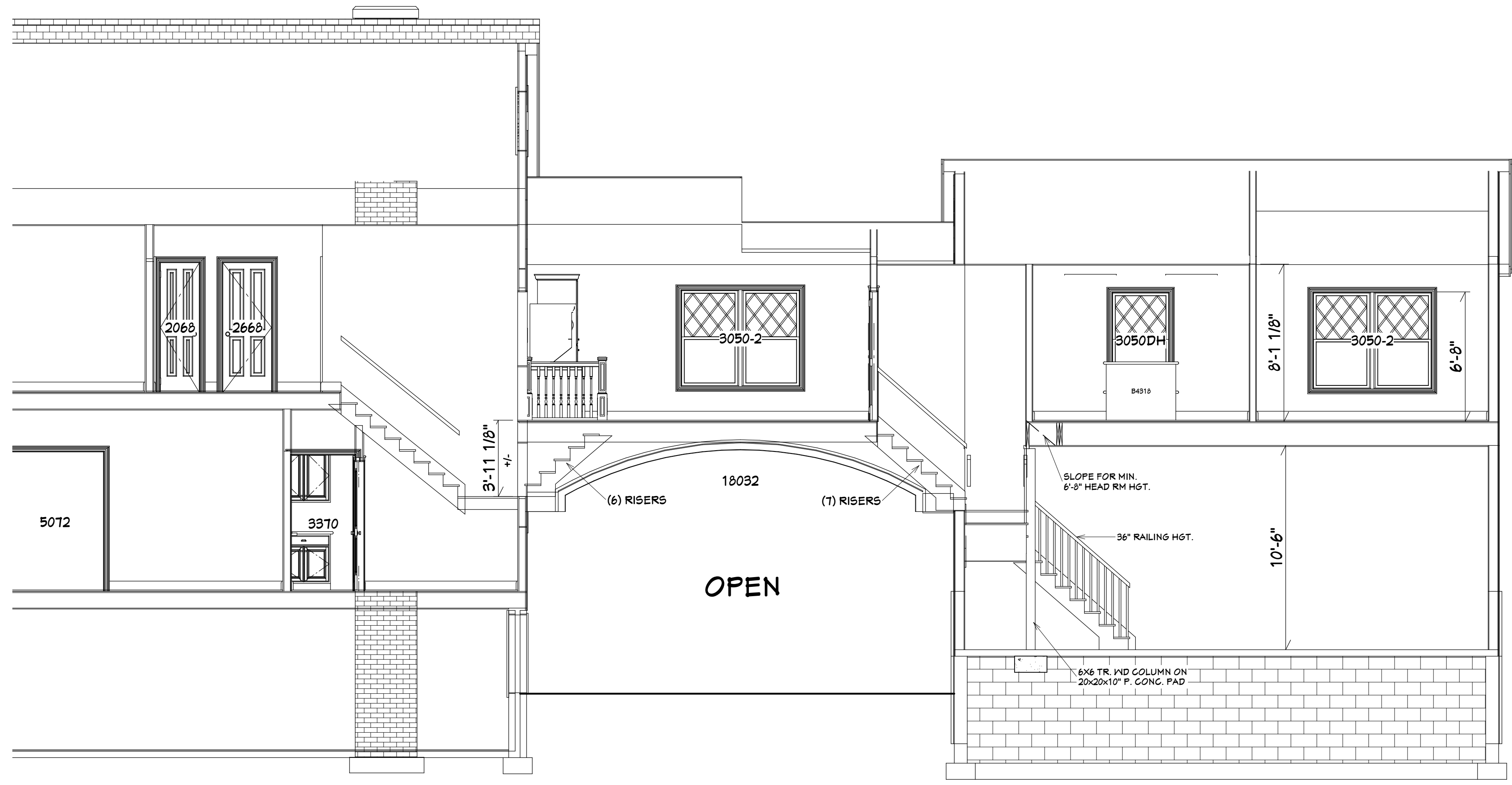
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FULL WALL SECTION

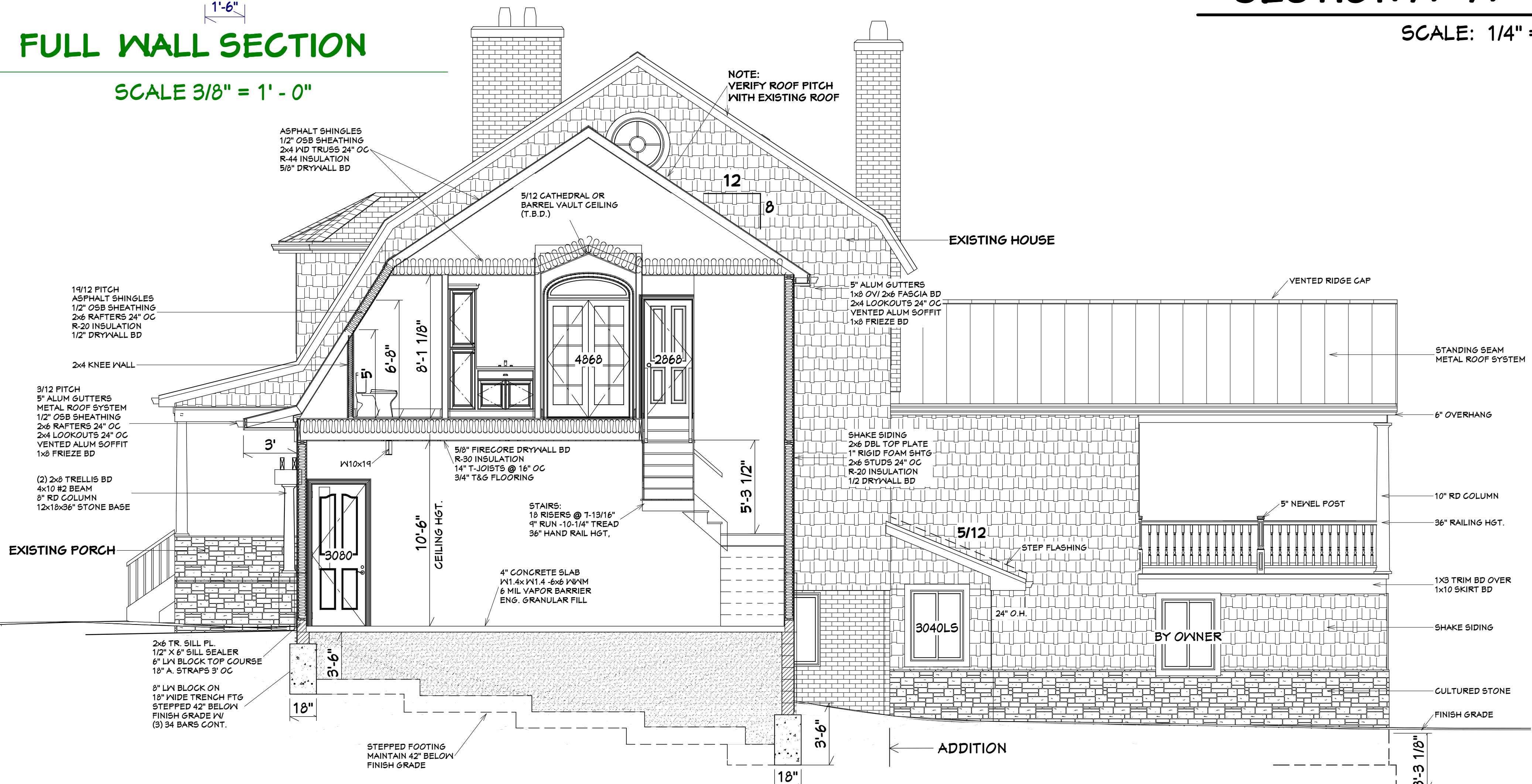
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SECTION A - A

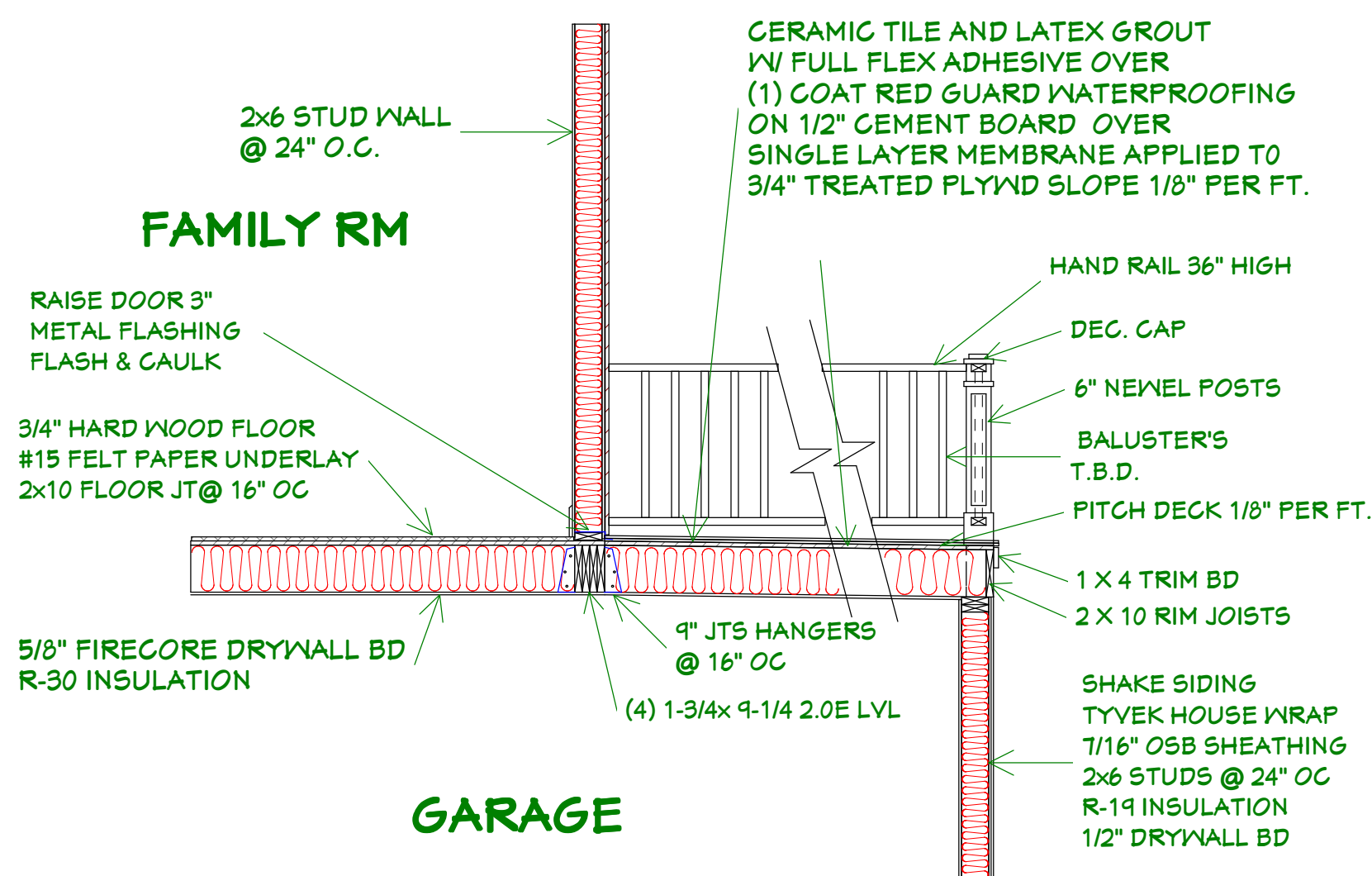
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SECTION A - A

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



BALCONY SECTION

SCALE 3/8" = 1' - 0"

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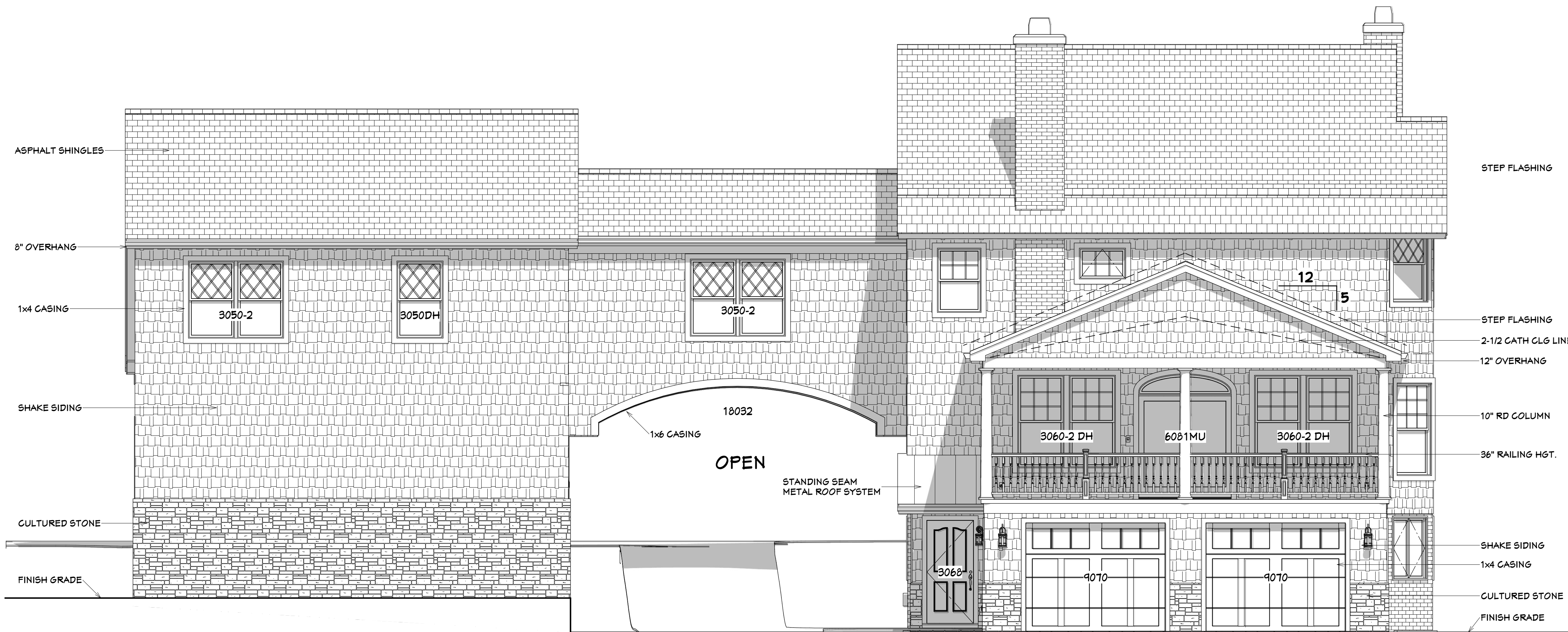


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REAR ELEVATION

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

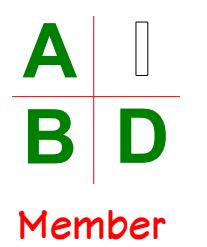


LEFT SIDE ELEVATION

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

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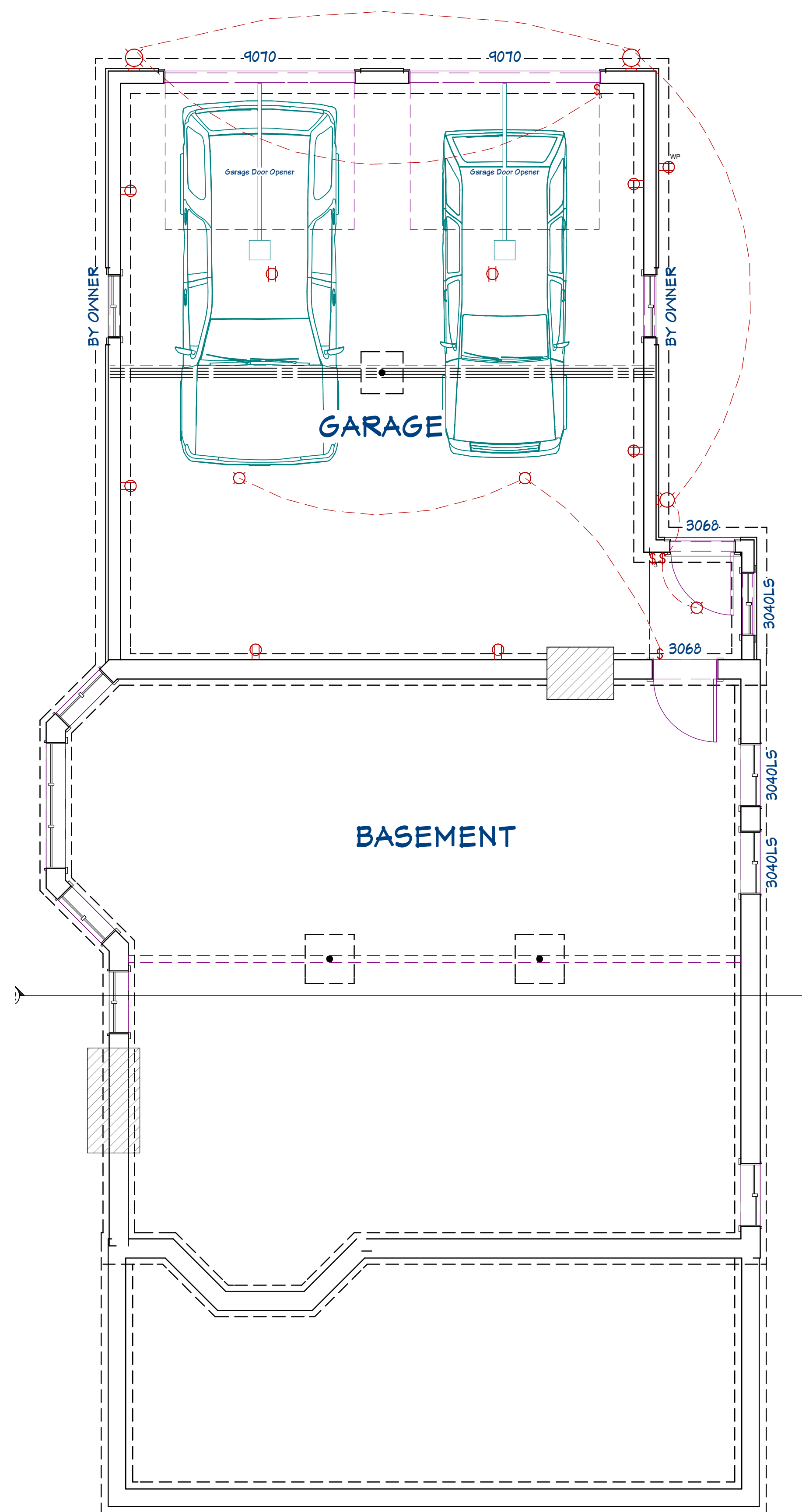
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ELECTRICAL PLAN REAR GARAGE



TYPICAL ELECTRICAL SYMBOLS

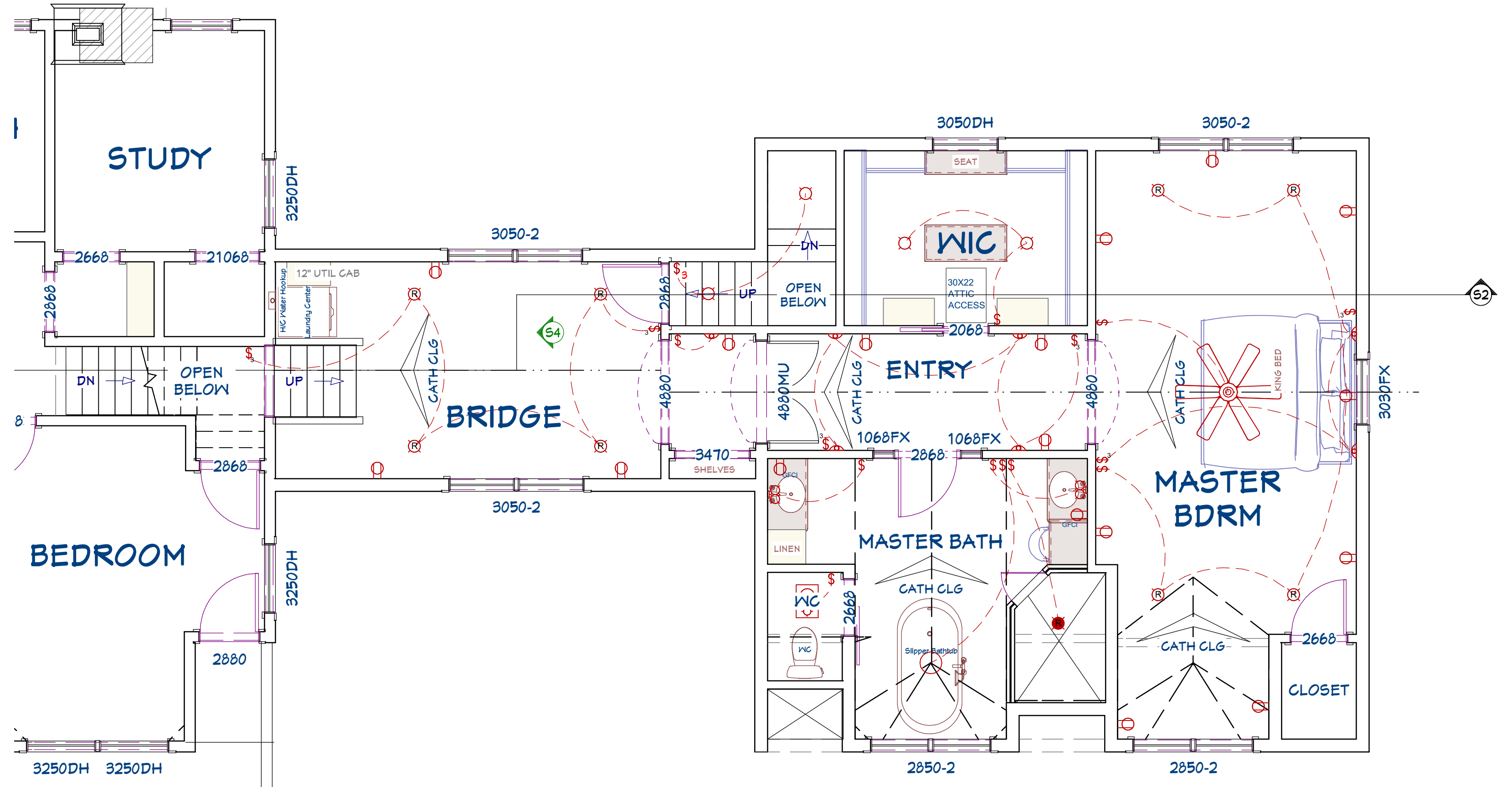
	SINGLE POLE SWITCH		RECESSED CEILING CAN
	MOTION SENSOR		MINI CAN (SPOT)
	3 - WAY SWITCH		CEILING LIGHT FIXTURE
	110 VOLT DUPLEX OUTLET		SMOKE &/OR C.O. DETECTOR
	QUADRUPLEX		BATH CEILING FAN
	GFI (GRD. FAULT INTERRUPT)		PADDLE FAN (OPTION) w/ LIGHT
	220 VOLT OUTLET		STD ELECTRICAL PANEL
	WALL LIGHT FIXTURE		FAN & LIGHT COMBO
	PHONE OUTLET		110 FLOOR OUTLET
	TV OUTLET		U.C. FLUORESCENT FIXTURE
	THERMOSTAT		U.C. PUCK (LOW VOLTAGE)
	DOOR BELL OR/ P.B. OPENER		1' X 4' (2) LAMP SURFACE MOUNT FLUORESCENT OR LED 120V
	C-5 w/ TV OR CABLE		2' X 4' (4) LAMP FLUORESCENT OR LED
	WEATHER PROOF 110 OUTLET		24" SURFACE MOUNT FLUORESCENT OR LED
	EMERGENCY LIGHT BATTERY PACK		
	EXIT SIGN		
	DUAL SPOT OR 150W METAL HALIDE WALL PK		
	ALARM KEY PAD		

ELECTRICAL DATA & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.

- AUDIO: TBD**
- LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
 - AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
 - LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q" SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE: TBD
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



ELECTRICAL PLAN 2ND FLOOR PLAN

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

LIVING AREA
1979 SQ FT



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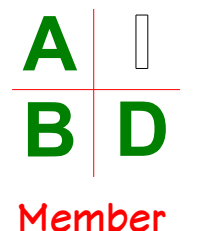
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