FRONT VIEW

REAR VIEW

SHEET NO:

A0

SCALE: NTS

LEGEND:

- EXISTING COUNTOUR LINE
- LOT BOUNDARY
- SETBACK OR EASEMENTS
- EDGE OF DRIVE/WALKWAYS
- EDGE OF PAVED ROAD
- SPOT ELEVATION
- SEWER STUBOUT
- WATER METER
- UNDERGROUND POWER
- GAS SERVICE
- X" FIR — TREE, TRUNK DIAMETER BASE ELEVATION
- TREE TO BE REMOVED

AREA CALCULATIONS:

LOT 55 AREA,		15,078 S.F.
BUILDING ENVELOPE AREA,		8,050 S.F.
MAIN LEVEL LIVING,		2,107 S.F.
< 40% x 8050 S.F.= 3220 S.F.		
UPPER LEVEL LIVING,		429 S.F.
< 50% X 2107 S.F. = 1054 S.F.		
TOTAL LIVING AREA,	2107+429=	2,536 S.F.
GARAGE/STORAGE AREA,		883 S.F.
BUILDING FOOTPRINT,		2990 S.F.
LOT COVERAGE =	2990/15078 =	19.8%
AREA OF ROOFS, SURFACES = 3744+1858		=5602 S.F.
< 50% x15078 S.F.= 7539 S.F.		
MAX. RIDGE HEIGHT ABOVE GRADE		= 25'-6"
LONGEST WALL LENGTH		= 33'-10"
LONGEST ROOF RIDGE, TOTAL		=21'-10"

DRAWING INDEX:

DESIGN CRITERIA:

CODE:
OREGON STRUCTURAL SPECIALTY CODE, 2010 ED.
OREGON RESIDENTIAL CODE, 2008 ED.

DESIGN LOADING:
ROOF LIVE = 50 PSF SNOW
ROOF DEAD = 17 PSF
FLOOR LIVE = 40 PSF
FLOOR DEAD = 12 PSF
ASSUMED SOIL BEARING = 1500 PSF
WIND:
85 MPH, EXP. C PER OSSC 1609.6
ALTERNATE ALL-HEIGHTS METHOD
SEISMIC DESIGN CAT. C EXEMPT FROM EARTHQUAKE LOADS PER OSSC 1613.1 EXCEPTION 1

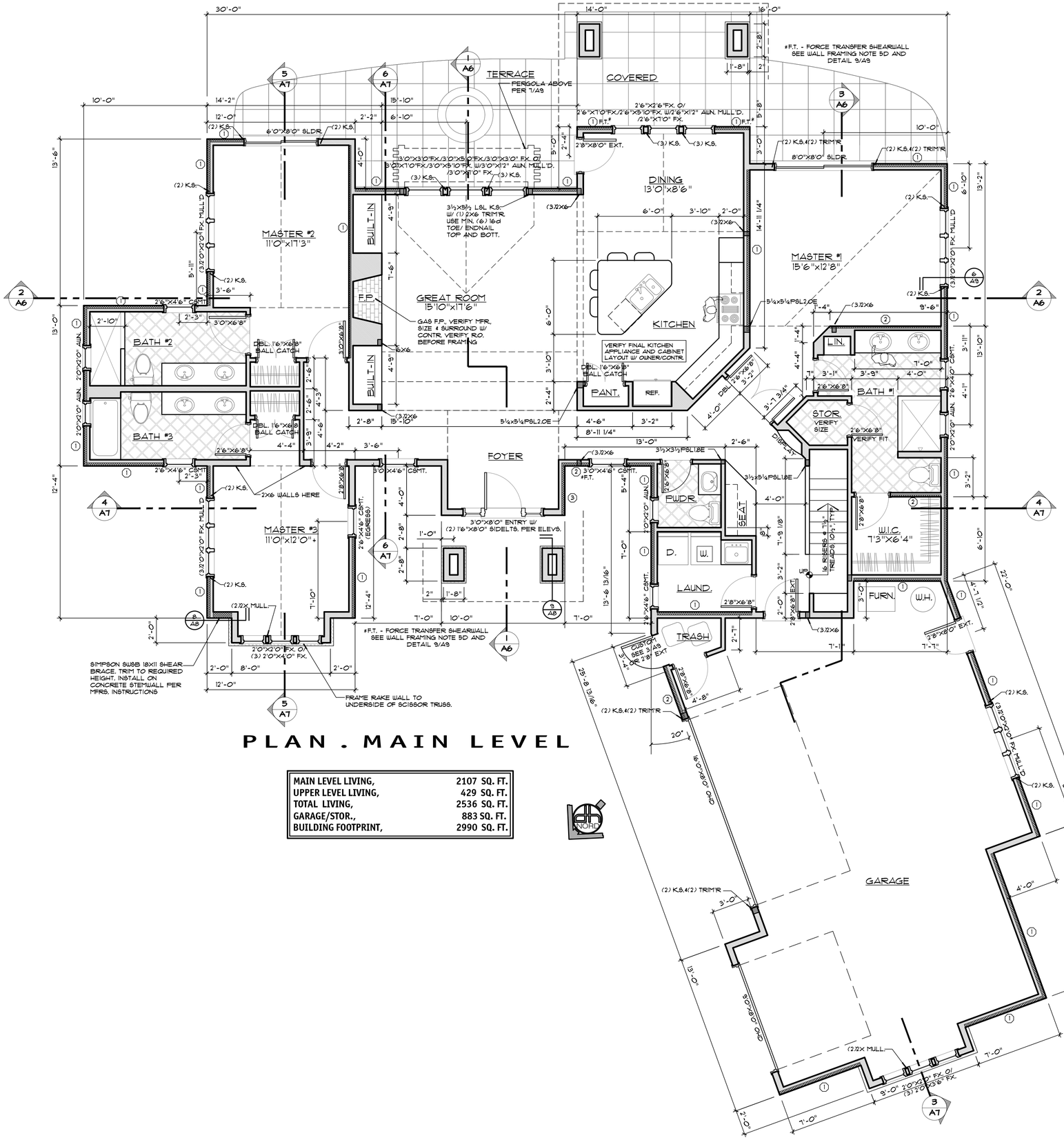
NOTE: ORIGINAL SITE PLAN INCLUDED IN ORIGINAL ORIENTATION FOR REFERENCE ONLY

PLAN . SITE

SHEET NO:

A1

SCALE: 1/8" = 1'-0"



PLAN . MAIN LEVEL

MAIN LEVEL LIVING,	2107 SQ. FT.
UPPER LEVEL LIVING,	429 SQ. FT.
TOTAL LIVING,	2536 SQ. FT.
GARAGE/STOR.,	883 SQ. FT.
BUILDING FOOTPRINT,	2990 SQ. FT.

SHEARWALL SCHEDULE

GENERAL NOTES:
- *ALL SHEARWALL PANELS SHALL NOT BE LESS THAN 4X8, EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. PANEL EDGES SHALL LAND ON FRAMING MEMBERS OR BLOCKING WITH ALL EDGES FASTENED PER THE SHEARWALL SCHEDULE.
- *ALL NAILS REFERENCED ON THE SHEARWALL SCHEDULE SHALL BE OF THE FOLLOWING TYPES AND MINIMUM SIZES: 8d COMMON (2½"x 0.131"Ø) OR GALV. BOX (2½ "x0.13"Ø), 10d COMMON (3"x0.148"Ø) OR GALV. BOX (3"x0.128"Ø)
- *LOCATE NAILS AT LEAST ⅜" FROM EDGES AND ENDS OF PANELS AND MEMBERS, AS WELL AS BETWEEN ROWS.
- *ALL SHEATHING SHALL LAP ONTO AND BE "EDGE NAILED" TO ALL BOUNDARY MEMBERS WITH ATTACHED HOLDOWNS.
- *FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229X3"X3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO HAVE A 1-¾" LONG DIAGONAL SLOT WITH A WIDTH OF UP TO ⅜" LARGER THAN THE BOLT DIAMETER, PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
- *IN SEISMIC DESIGN CATEGORIES D, E, OR F, WHERE THE SHEARWALL IS TYPE 2 OR GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR TWO 2" NOMINAL MEMBERS FASTENED TOGETHER PER THE SCHEDULE BELOW. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

HOLDOWN TYPE		FASTENING, SHT'G TO STUDS		FRAMING CONNECTIONS				
SYM.	# SIDES ①	EDGES	FIELD.	MUD SILL ANCHOR	RIM JOISTS TO PLATE BELOW	PLATE TO RIM JOIST BELOW	FREIZE BLK'G TO TOP PLATE	PBL. STUD FASTENING
1	ONE SIDE	8d@6"o/c	8d@12"o/c	½"@48"o/c	LTP4@48"o/c	16d @6"o/c	RBC@24"o/c	1 ROW 16d @ 12" o/c
2	ONE SIDE	8d@4"o/c	8d@12"o/c	½"@32"o/c, ⅝"@32"o/c	LTP4@32"o/c	16d @6"o/c & LTP4 @ 48"o/c	RBC@12"o/c	2 ROWS 16d @ 12" o/c
3	ONE SIDE	8d@3"o/c	8d@12"o/c	½"@24"o/c, ⅝"@32"o/c	LTP4@24"o/c	16d @6"o/c & LTP4 @ 24"o/c	RBC@10"o/c	2 ROWS 16d @ 12" o/c
4	ONE SIDE	8d@2"o/c ②	8d@12"o/c	½"@16"o/c, ⅝"@24"o/c	LTP4@16"o/c	16d @6"o/c & LTP4 @ 16"o/c	RBC@8"o/c	2 ROWS 16d @ 12" o/c

WSP — BRACING METHOD WSP PER ORSC R602.10.2. MIN. THICKNESS OF WOOD STRUCTURAL PANEL (5 3/8" (24/0 APA PANEL SPAN RATING) FASTENED W/ 6d (2"X0.113") @ 6" o/c, EDGES, 12" o/c FIELD. NOTE: THE SHEATHING THICKNESS AND FASTENING SPECIFIED IN THESE DRAWINGS MAY EXCEED THESE MINIMUM REQUIREMENTS AND SHALL BE USED FOR CONSTRUCTION.

NOTES:
1. PLYWOOD OR OSB SHEATHING 7/16" THICK SHALL BE USED AS SHOWN IN THIS TABLE. ⅜" SHEATHING MAY BE SUBSTITUTED PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" o/c OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
2. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" o/c.
3. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOM. OR WIDER, NAILS SHALL BE STAGGERED
4. WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND THE NAIL SPACING IS LESS THAN 6" o/c ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
5. MAXIMUM STUD SPACING IS 16" BLOCKING AT PANEL EDGES IS NOT REQUIRED.
6. CONNECTORS ARE IN ADDITION TO THE MINIMUM CODE NAILING REQUIREMENT (8d TOENAIL @ 6" o/c) UNLESS OTHERWISE SPECIFIED IN THE DETAILS.
7. THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATABLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR ⅞" RIM BOARD WITH MAX ¾" SHEATHING, SUBSTITUTE (2) ROWS 16d SINKER (0.148 X 3¼") @ 8" o.c OFFSET ROWS ½" MIN. AND STAGGER.
8. LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT THE SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MIN. 2½" LAP. SHEATHING SHALL BE FASTENED TO RIM JOIST, TOP PLATE AND BOTTOM PLATE WITH EDGE NAILING PER SHEARWALL SHEDULE REGARDLESS OF WHETHER THEY OCCUR AT EDGES.
9. UNLESS NOTED OTHERWISE NOTED ON THE DRAWINGS, PROVIDE THE SPECIFIED FASTENERS FOR THE LENGTH OF THE PLATE LINE (NOT JUST SHEARWALL SEGMENT). ADDITIONAL FASTENERS, STRAPS, PLATE SPLICE REQUIREMENTS, ETC, MAY BE NOTED ON THE PLANS AND DETAILS.

⊗ INDICATES SHEAR WALL PER SCHEDULE.
"F.T." INDICATES FORCE TRANSFER SHEARWALL

WALL FRAMING NOTES:

THE FOLLOWING ATTACHMENTS ARE TYPICAL AND SHOULD BE USED AT ALL LOCATIONS IN THE BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR SHEARWALL SCHEDULE:

1. STANDARD ½"ø X 10" ANCHOR BOLT (A.B.) SHALL BE USED TO FASTEN 2X MUD SILLS TO STEM WALLS AT 48" o.c. TYP. U.N.O.

2. FRIEZE BLOCKING AND GABLE END TRUSS/RAFTERS SHALL BE FASTENED TO TOP PLATE WITH 12d TOE NAILS AT 10" o.c. TYP.

3. RIM JOISTS SHALL BE FASTENED TO THE SILL PLATE WITH 12d GUN TOE NAILS @ 10" o.c. TYP.

4. SHEAR NAILING (SN.) FROM SOLE PLATE TO RIM JOIST, BLOCKING OR MUD SILL BELOW TO BE 12d @ 12" o.c. TYP. U.N.O.

5. THE FOLLOWING ATTACHMENTS ARE TO BE USED AT SHEAR WALLS ONLY, OTHER AREAS TO BE FASTENED PER THE GENERAL SPECIFICATIONS AND THE BUILDING CODE.

A. STANDARD ½"ø X 10" ANCHOR BOLT (A.B.) SHALL BE LOCATED AT THE SHEAR WALLS AND SHALL CONFORM TO THE SPACINGS SHOWN IN THE SHEAR WALL SCHEDULE.

B. SIMPSON RBC CLIP SHALL BE INSTALLED FROM THE FRIEZE BLOCKING OR END RAFTER/TRUSS AND SHALL BE SPACED PER THE SHEAR WALL SCHEDULE OR DETAIL

C. SHEAR NAILING AND SIMPSON LTP4 PLATES FROM SOLE PLATE TO RIM JOIST, BLOCKING OR MUD SILL BELOW SHALL BE SPACED ACCORDING TO THE SHEAR WALL SCHEDULE.

D. FORCE TRANSFER SHEAR WALLS (NOTED AS 'F.T.' AFTER SHEAR WALL SYMBOL) SHALL HAVE THE SHEAR WALL EXTEND ABOVE AND BELOW ALL WINDOWS, DOORS AND PENETRATIONS WITH THE DESIGNATED SHEAR WALL SHEATHING AND NAILING PATTERN AND ALL SHEAR PANEL EDGES SUPPORTED ON STUDS OR BLOCKING. NAIL STRAPPING AS NOTED ON PLAN OR DETAILS. SEE DETAIL 9/A9

E. ALL SHEAR WALLS TO BE INSPECTED PRIOR TO APPLICATION OF ANY MATERIAL THAT WILL INHIBIT INSPECTOR'S ABILITY TO VERIFY NAILING PATTERN.

F. SEE FOUNDATION PLAN FOR HOLDOWN LOCATIONS

G. RUN PLUMBING VERTICALLY IN SHEAR WALLS WHENEVER POSSIBLE.

H. COLUMNS SHOWN W/O SIZE CALLOUT ARE MIN. (2)2X6 MIN.

GENERAL NOTES:

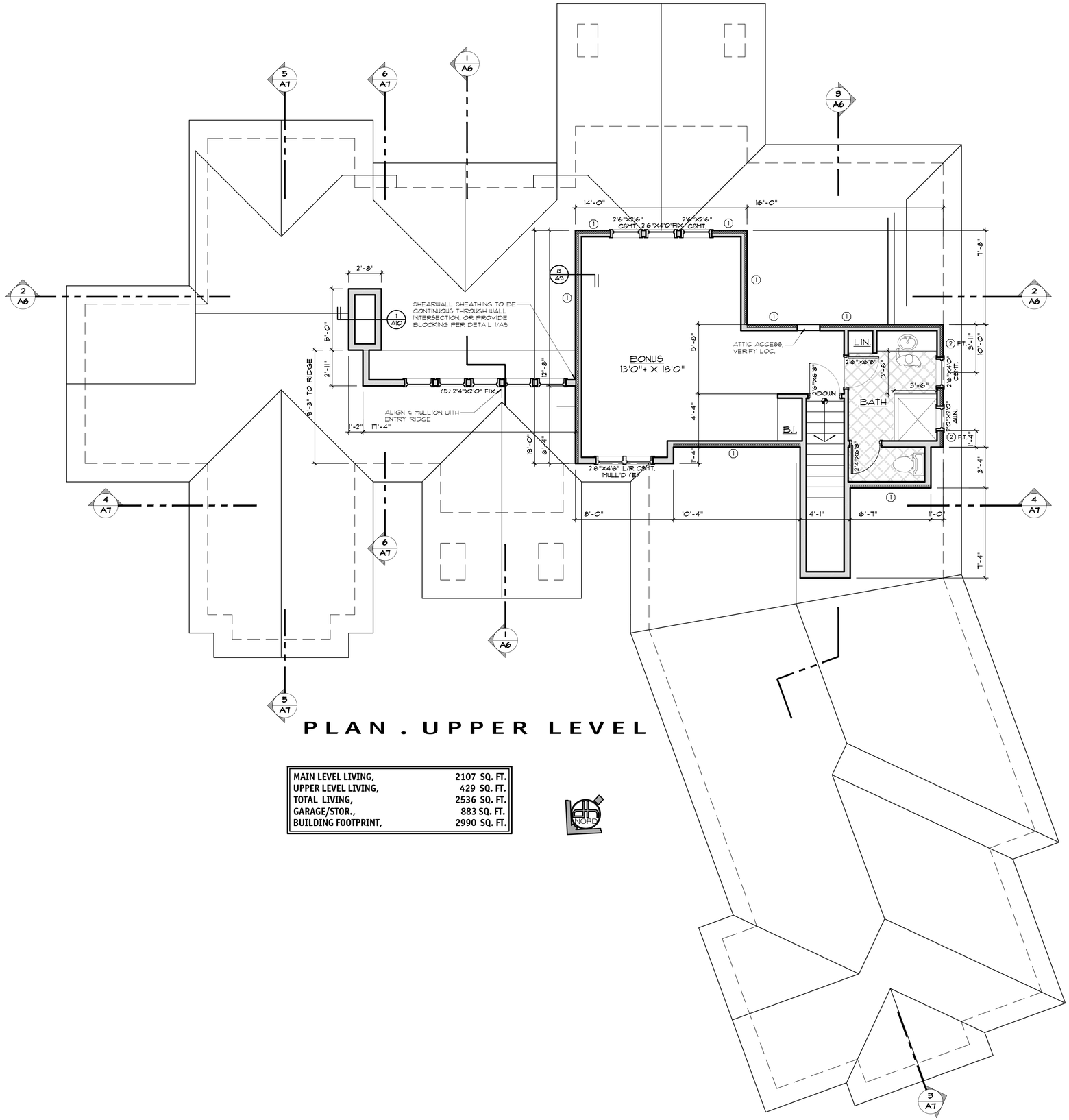
1. VERIFY ALL WINDOW AND DOOR SIZES, SELECTIONS, CODE REQMNTS (TEMPERED, EGRESS) W/ OWNER & DEALER PRIOR TO FRAMING.
2. DOOR & WINDOW HEADERS @ 6'-8" AF, U.N.O, TYP. ALIGN ADJACENT DOOR AND WINDOW HEADERS, TYP. MAIN LEVEL EXT. DOORS AT 8'-0"
3. VERIFY FURNACE & CONDENSER LOCATIONS, SIZES W/ HVAC CONTRACTOR & CONTRACTOR PRIOR TO FRAMING
4. VERIFY ALL BUILT-IN CABINETRY W/ CONTR.
5. VERIFY ALL FLOOR FINISHES W/ CONTR.
6. DOORS/WINDOWS NOT DIMENSIONED ARE CENTERED IN SPACE OR DBL. STUD (3") FROM WALL (DOORS)
7. TYP. SEPARATION BETWEEN PAIRED WINDOWS IS (3)2X'S (4½") UNO

■ COLUMN IN WALL (2) 2X6 MIN. U.N.O.

SHEET NO:

A2

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



PLAN . UPPER LEVEL

MAIN LEVEL LIVING,	2107 SQ. FT.
UPPER LEVEL LIVING,	429 SQ. FT.
TOTAL LIVING,	2536 SQ. FT.
GARAGE/STOR.,	883 SQ. FT.
BUILDING FOOTPRINT,	2990 SQ. FT.

SHEARWALL SCHEDULE

GENERAL NOTES:
- ALL SHEARWALL PANELS SHALL NOT BE LESS THAN 4X8, EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. PANEL EDGES SHALL LAND ON FRAMING MEMBERS OR BLOCKING WITH ALL EDGES FASTENED PER THE SHEARWALL SCHEDULE.
- ALL NAILS REFERENCED ON THE SHEARWALL SCHEDULE SHALL BE OF THE FOLLOWING TYPES AND MINIMUM SIZES: 8d COMMON (2½"x 0.131"Φ) OR GALV. BOX (2½ "x0.13"Φ), 10d COMMON (3"x0.148"Φ) OR GALV. BOX (3"x0.128"Φ)
- LOCATE NAILS AT LEAST ⅜" FROM EDGES AND ENDS OF PANELS AND MEMBERS, AS WELL AS BETWEEN ROWS.
- ALL SHEATHING SHALL LAP ONTO AND BE "EDGE NAILED" TO ALL BOUNDARY MEMBERS WITH ATTACHED HOLDOWNS.
- FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229X3"X3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO HAVE A 1-¾" LONG DIAGONAL SLOT WITH A WIDTH OF UP TO ⅜" LARGER THAN THE BOLT DIAMETER, PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.
- IN SEISMIC DESIGN CATEGORIES D, E, OR F, WHERE THE SHEARWALL IS TYPE 2 OR GREATER, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR TWO 2" NOMINAL MEMBERS FASTENED TOGETHER PER THE SCHEDULE BELOW. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.

HOLDOWN TYPE		FASTENING, SHT'G TO STUDS		FRAMING CONNECTIONS				
SYM.	# SIDES ①	EDGES	FIELD.	MUD SILL ANCHOR	RIM JOISTS TO PLATE BELOW	PLATE TO RIM JOIST BELOW	FREIZE BLK'G TO TOP PLATE	DBL. STUD FASTENING
1	ONE SIDE	8d@6"o/c	8d@12"o/c	½"ø@48"o/c	LTP4@48"o/c	16d @6"o/c	RBC@24"o/c	1 ROW 16d @ 12" o/c
2	ONE SIDE	8d@4"o/c	8d@12"o/c	½"ø@32"o/c, ⅝"ø@32"o/c	LTP4@32"o/c	16d @6"o/c & LTP4 @ 48"o/c	RBC@12"o/c	2 ROWS 16d @ 12" o/c
3	ONE SIDE	8d@3"o/c	8d@12"o/c	½"ø@24"o/c, ⅝"ø@32"o/c	LTP4@24"o/c	16d @6"o/c & LTP4 @ 24"o/c	RBC@10"o/c	2 ROWS 16d @ 12" o/c
4	ONE SIDE	8d@2"o/c ②	8d@12"o/c	½"ø@16"o/c, ⅝"ø@24"o/c	LTP4@16"o/c	16d @6"o/c & LTP4 @ 16"o/c	RBC@8"o/c	2 ROWS 16d @ 12" o/c
WSP	BRACING METHOD WSP PER ORSC R602.10.2. MIN. THICKNESS OF WOOD STRUCTURAL PANEL IS 3/8" (24/0 APA PANEL SPAN RATING) FASTENED W/ 6d (2"X0.113") @ 6" o/c, EDGES, 12" o/c FIELD. NOTE: THE SHEATHING THICKNESS AND FASTENING SPECIFIED IN THESE DRAWINGS MAY EXCEED THESE MINIMUM REQUIREMENTS AND SHALL BE USED FOR CONSTRUCTION.							

NOTES:
1. PLYWOOD OR OSB SHEATHING ⅜φ" THICK SHALL BE USED AS SHOWN IN THIS TABLE. ½" SHEATHING MAY BE SUBSTITUTED PROVIDED STUDS ARE SPACED A MAXIMUM OF 16" o/c OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.
2. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" o/c.
3. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOM. OR WIDER, NAILS SHALL BE STAGGERED
4. WHERE PANELS ARE APPLIED TO BOTH FACES OF A WALL AND THE NAIL SPACING IS LESS THAN 6" o/c ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3" NOMINAL OR THICKER AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
5. MAXIMUM STUD SPACING IS 16" BLOCKING AT PANEL EDGES IS NOT REQUIRED.
6. CONNECTORS ARE IN ADDITION TO THE MINIMUM CODE NAILING REQUIREMENT (8d TOENAIL @ 6" o/c) UNLESS OTHERWISE SPECIFIED IN THE DETAILS.
7. THE CONTRACTOR SHALL VERIFY THAT THE SUPPLIED RIM BOARD IS COMPATABLE WITH THE SPECIFIED NAILING REQUIREMENTS. FOR ⅛" RIM BOARD WITH MAX ¾" SHEATHING, SUBSTITUTE (2) ROWS 16d SINKER (0.148 X 3¼") @ 8" o.c OFFSET ROWS ½" MIN. AND STAGGER.
8. LTP4 CLIPS MAY BE OMITTED FROM THESE LOCATIONS PROVIDED THAT THE SHEATHING JOINT OCCURS ON THE RIM JOIST WITH A MIN. 2⅝" LAP. SHEATHING SHALL BE FASTENED TO RIM JOIST, TOP PLATE AND BOTTOM PLATE WITH EDGE NAILING PER SHEARWALL SHEDULE REGARDLESS OF WHETHER THEY OCCUR AT EDGES.
9. UNLESS NOTED OTHERWISE NOTED ON THE DRAWINGS, PROVIDE THE SPECIFIED FASTENERS FOR THE LENGTH OF THE PLATE LINE (NOT JUST SHEARWALL SEGMENT). ADDITIONAL FASTENERS, STRAPS, PLATE SPLICE REQUIREMENTS, ETC, MAY BE NOTED ON THE PLANS AND DETAILS.

⊗ INDICATES SHEAR WALL PER SCHEDULE.
"F.T." INDICATES FORCE TRANSFER SHEARWALL

WALL FRAMING NOTES:

THE FOLLOWING ATTACHMENTS ARE TYPICAL AND SHOULD BE USED AT ALL LOCATIONS IN THE BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR SHEARWALL SCHEDULE:

1. STANDARD ½"Φ X 10" ANCHOR BOLT (A.B.) SHALL BE USED TO FASTEN 2X MUD SILLS TO STEM WALLS AT 48" o.c. TYP. U.N.O.

2. FRIEZE BLOCKING AND GABLE END TRUSS/RAFTERS SHALL BE FASTENED TO TOP PLATE WITH 12d TOE NAILS AT 10" o.c. TYP.

3. RIM JOISTS SHALL BE FASTENED TO THE SILL PLATE WITH 12d GUN TOE NAILS @ 10" o.c. TYP.

4. SHEAR NAILING (S.N.) FROM SOLE PLATE TO RIM JOIST, BLOCKING OR MUD SILL BELOW TO BE 12d @ 12" o.c. TYP. U.N.O.

5. THE FOLLOWING ATTACHMENTS ARE TO BE USED AT SHEAR WALLS ONLY, OTHER AREAS TO BE FASTENED PER THE GENERAL SPECIFICATIONS AND THE BUILDING CODE.

A. STANDARD ½"Φ X 10" ANCHOR BOLT (A.B.) SHALL BE LOCATED AT THE SHEAR WALLS AND SHALL CONFORM TO THE SPACINGS SHOWN IN THE SHEAR WALL SCHEDULE.

B. SIMPSON RBC CLIP SHALL BE INSTALLED FROM THE FRIEZE BLOCKING OR END RAFTER/TRUSS AND SHALL BE SPACED PER THE SHEAR WALL SCHEDULE OR DETAIL

C. SHEAR NAILING AND SIMPSON LTP4 PLATES FROM SOLE PLATE TO RIM JOIST, BLOCKING OR MUD SILL BELOW SHALL BE SPACED ACCORDING TO THE SHEAR WALL SCHEDULE.

D. FORCE TRANSFER SHEAR WALLS (NOTED AS 'F.T.' AFTER SHEAR WALL SYMBOL) SHALL HAVE THE SHEAR WALL EXTEND ABOVE AND BELOW ALL WINDOWS, DOORS AND FENETRATIONS WITH THE DESIGNATED SHEAR WALL SHEATHING AND NAILING PATTERN AND ALL SHEAR PANEL EDGES SUPPORTED ON STUDS OR BLOCKING. NAIL STRAPPING AS NOTED ON PLAN OR DETAILS. SEE DETAIL 9/A9

E. ALL SHEAR WALLS TO BE INSPECTED PRIOR TO APPLICATION OF ANY MATERIAL THAT WILL INHIBIT INSPECTOR'S ABILITY TO VERIFY NAILING PATTERN.

F. SEE FOUNDATION PLAN FOR HOLDOWN LOCATIONS

G. RUN PLUMBING VERTICALLY IN SHEAR WALLS WHENEVER POSSIBLE.

H. COLUMNS SHOWN W/O SIZE CALLOUT ARE MIN. (2)2X6 MIN.

GENERAL NOTES:

1. VERIFY ALL WINDOW AND DOOR SIZES, SELECTIONS, CODE REQMNTS (TEMPERED, EGRESS) W/ OWNER & DEALER PRIOR TO FRAMING.
2. DOOR & WINDOW HEADERS @ 6'-8" A.F. U.N.O., TYP. ALIGN ADJACENT DOOR AND WINDOW HEADERS, TYP.
3. VERIFY FURNACE & CONDENSER LOCATIONS, SIZES W/ HVAC CONTRACTOR & CONTRACTOR PRIOR TO FRAMING
4. VERIFY ALL BUILT-IN CABINETRY W/ CONTR.
5. VERIFY ALL FLOOR FINISHES W/ CONTR.
6. DOORS/WINDOWS NOT DIMENSIONED ARE CENTERED IN SPACE OR DBL. STUD (3") FROM WALL (DOORS)
7. TYP. SEPARATION BETWEEN PAIRED WINDOWS IS (3)2X'S (4½") U.N.O

▮ COLUMN IN WALL (2) 2X6 MIN. U.N.O.

SHEET NO:
A3
SCALE: 1/4" = 1'-0"

FRONT ELEVATION

LEFT ELEVATION

MATERIAL/FINISH LEGEND

1. BOARD AND BATTEN SIDING:
   1 X 3 BATTENS ON BRECKENRIDGE SIDING, PAINTED
2. SHINGLE SIDING:
   CEDAR WOOD SHINGLE SIDING, 6" REVEAL, TYP.
3. ROOFING:
   40 YR. ARCHITECTURAL STYLE COMPOSITION SHINGLES.
4. WINDOWS:
   ALMOND COLOR VINYL WINDOWS PER ELEVATIONS
5. WINDOW SURROUND TRIM:
   2X4 WOOD TRIM, TYP. AS SHOWN IN ELEVATION DRAWINGS.
6. BEAMWORK/KNEEBRACES
   ROUGH SAWN WOOD MEMBERS PER ELEVATIONS.
   PERGOLA PER 7/A9, KNEEBRACES PER 5/A9
7. GARAGE DOORS:
   OVERHEAD GARAGE DOORS PER ELEVATIONS WITH FINISHES TO MATCH HOME EXT.
8. BAND BOARD:
   2X10 WATER TABLE TRIM PER ELEVATIONS
9. FASCIA/EAVE:
   BUILT UP ¾ X 4 ON 2X10 WOOD FASCIA PER ELEVATIONS
10. STONE VENEER:
    CULTURED STONE VENEER, BATTERED PER ELEVATIONS AND 8/A8
11. EXTERIOR DOORS:
    DOORS TO BE WOOD OR WOOD CLAD PER PLAN
12. EXTERIOR LIGHTS:
    WALL MOUNTED EXTERIOR LIGHTING FIXTURES WITH NON-VISIBLE LUMINAIRE, TYP. VERIFY LOCATIONS
13. SOFFITS:
    BRECKENRIDGE PANEL SOFFITS, TYP.
    T&G PINE SOFFITS AT ENTRY ROOF AND COVERED AREA AT REAR

SHEET NO:

A4

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

REAR ELEVATION

MATERIAL/FINISH LEGEND

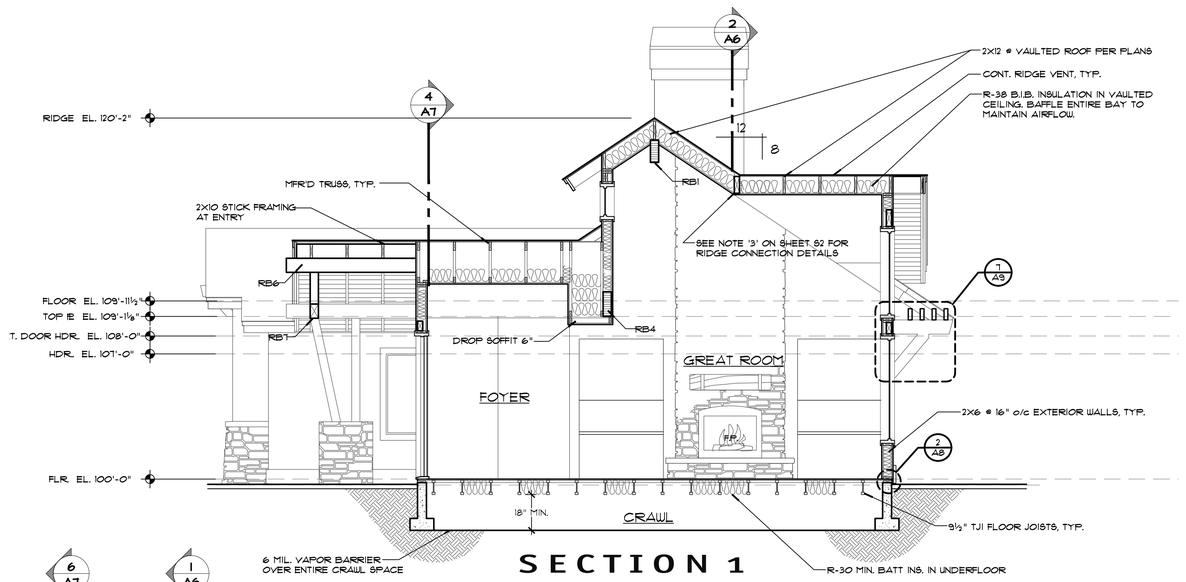
1. BOARD AND BATTEN SIDING:
   1 X 3 BATTENS ON BRECKENRIDGE SIDING, PAINTED
2. SHINGLE SIDING:
   CEDAR WOOD SHINGLE SIDING, 6" REVEAL, TYP.
3. ROOFING:
   40 YR. ARCHITECTURAL STYLE COMPOSITION SHINGLES.
4. WINDOWS:
   ALMOND COLOR VINYL WINDOWS PER ELEVATIONS
5. WINDOW SURROUND TRIM:
   2X4 WOOD TRIM, TYP. AS SHOWN IN ELEVATION DRAWINGS.
6. BEAMWORK/KNEEBRACES
   ROUGH SAWN WOOD MEMBERS PER ELEVATIONS.
   PERGOLA PER 7/A9, KNEEBRACES PER 5/A9
7. GARAGE DOORS:
   OVERHEAD GARAGE DOORS PER ELEVATIONS WITH FINISHES TO MATCH HOME EXT.
8. BAND BOARD:
   2X10 WATER TABLE TRIM PER ELEVATIONS
9. FASCIA/EAVE:
   BUILT UP ⅝ X 4 ON 2X10 WOOD FASCIA PER ELEVATIONS
10. STONE VENEER:
    CULTURED STONE VENEER, BATTERED PER ELEVATIONS AND 8/A8
11. EXTERIOR DOORS:
    DOORS TO BE WOOD OR WOOD CLAD PER PLAN
12. EXTERIOR LIGHTS:
    WALL MOUNTED EXTERIOR LIGHTING FIXTURES WITH NON-VISIBLE LUMINAIRE, TYP. VERIFY LOCATIONS
13. SOFFITS:
    BRECKENRIDGE PANEL SOFFITS, TYP.
    T&G PINE SOFFITS AT ENTRY ROOF AND COVERED AREA AT REAR

RIGHT ELEVATION

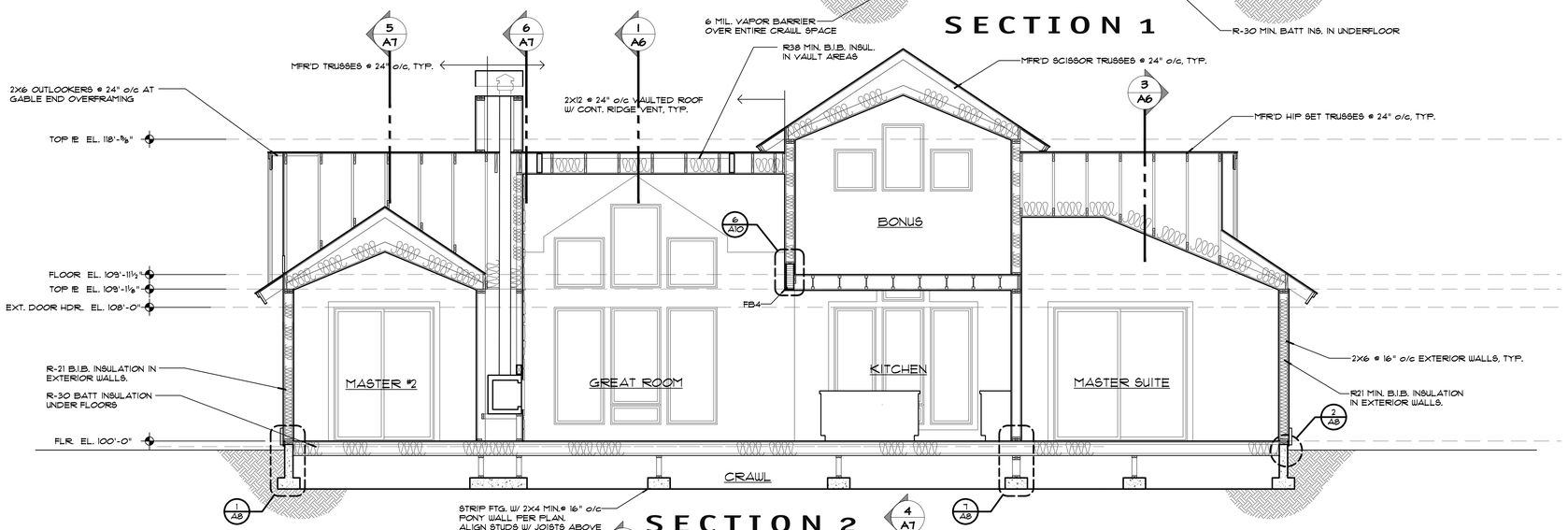
SHEET NO:

A5

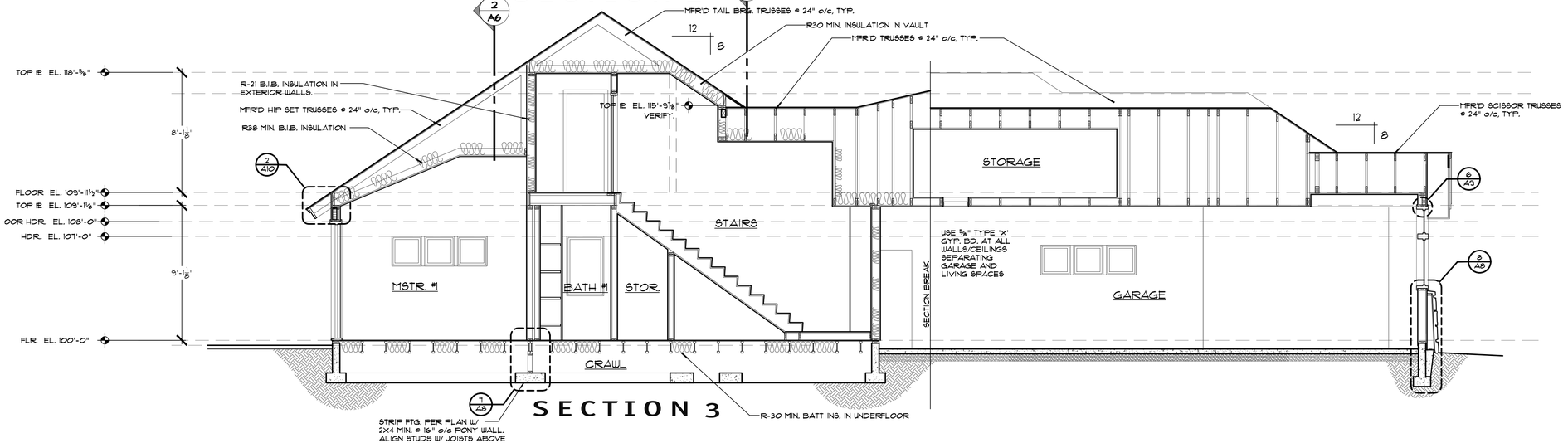
SCALE: 1/4" = 1'-0"



SECTION 1



SECTION 2

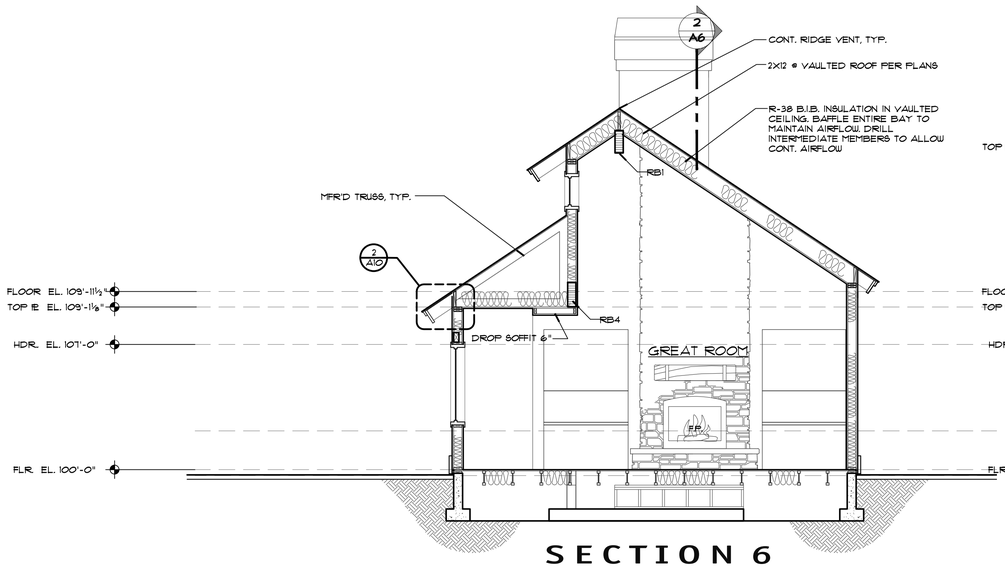


SECTION 3

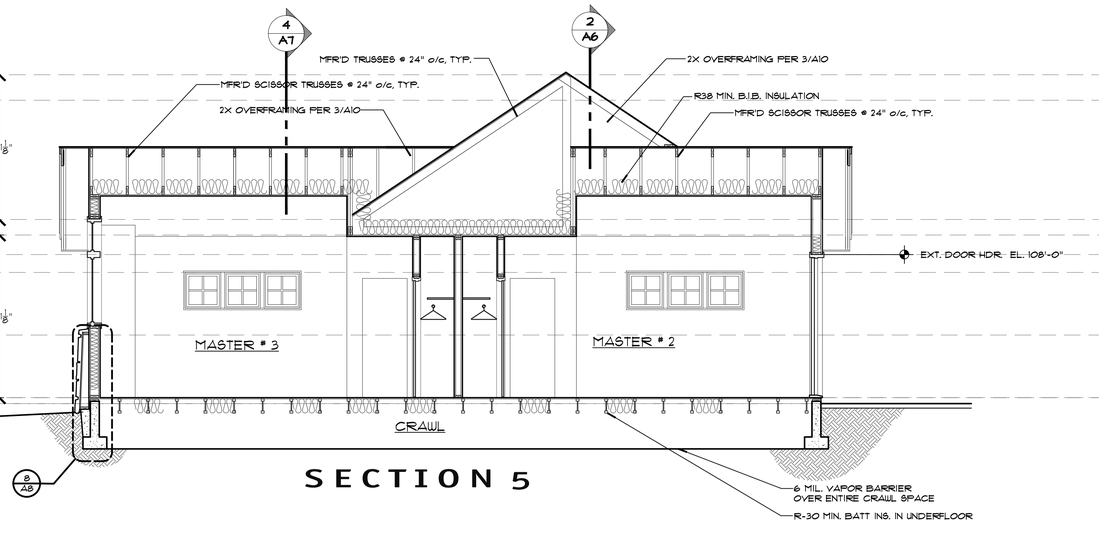
SHEET NO:

A6

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



SECTION 6



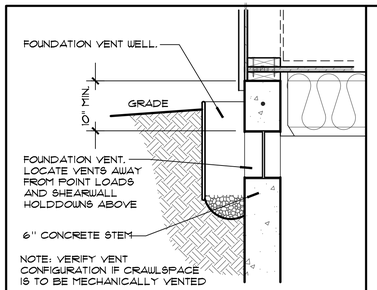
SECTION 5

SECTION 4

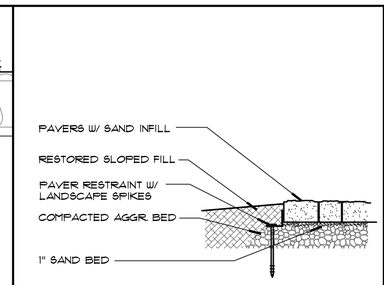
SHEET NO:

A7

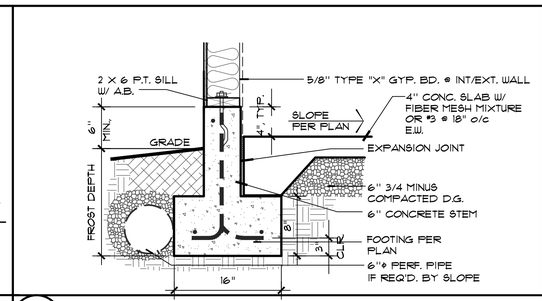
SCALE: 1/4" = 1'-0"



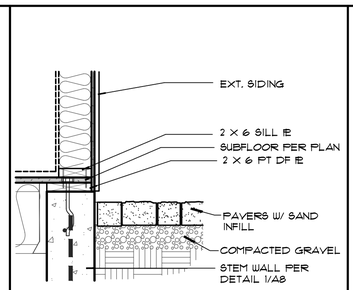
5 FOUNDATION VENT



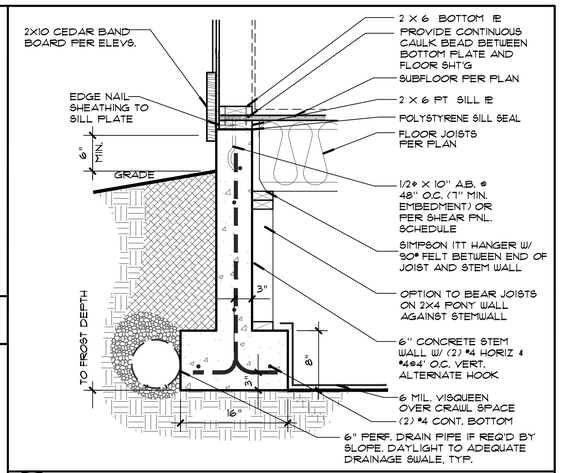
4 PAVER DETAIL



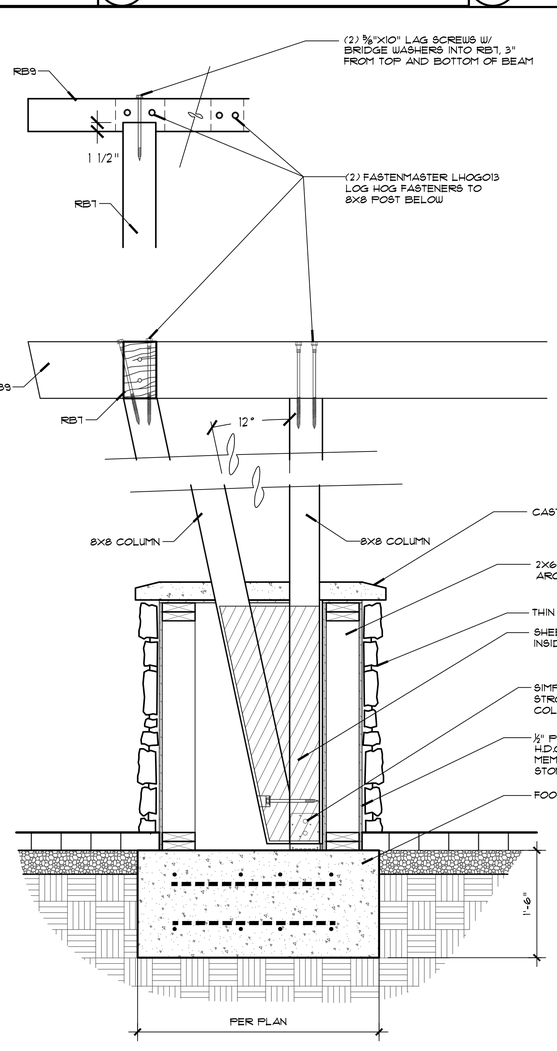
3 STEMWALL - GARAGE, TYP.



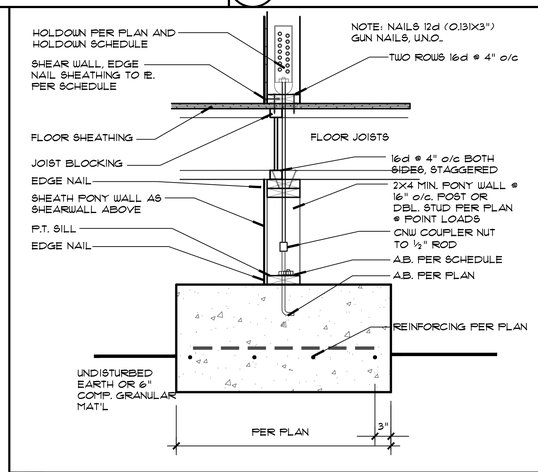
2 EXT. WALL @ PAVERS



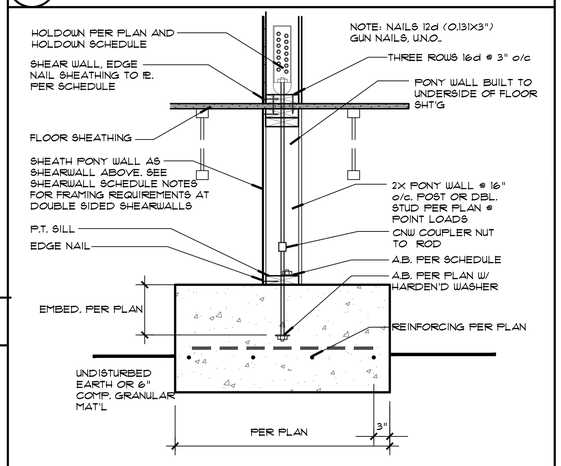
1 STEMWALL, TYP.



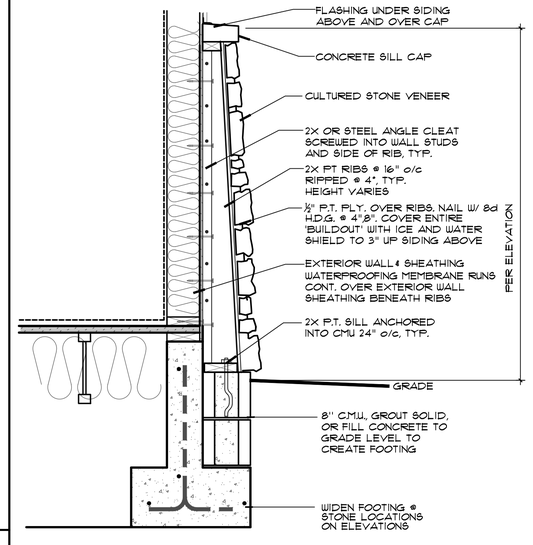
9 STONE COLUMNS



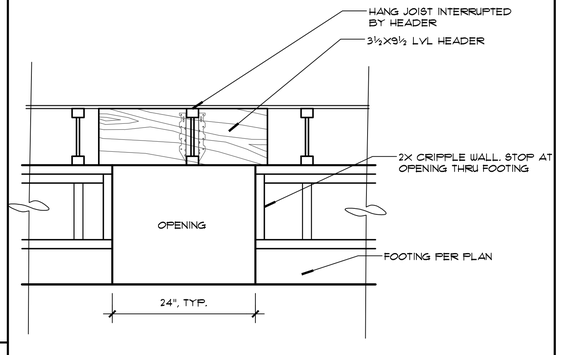
7 INTERIOR SHEARWALL



6 INTERIOR SHEARWALL



8 BATTERED STONE WAINSCOT

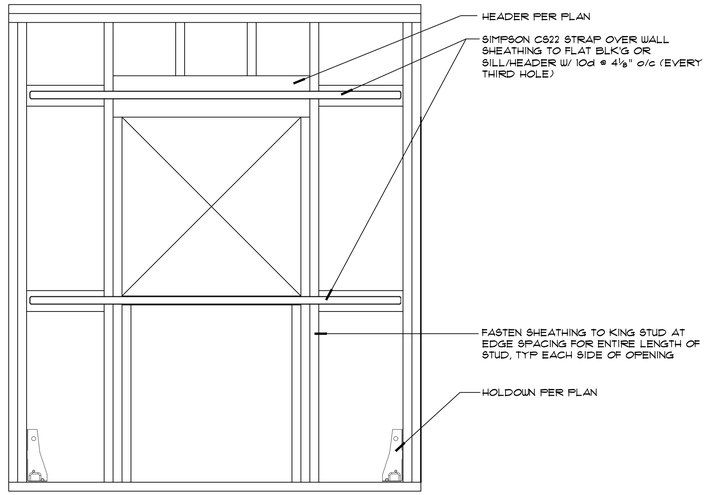


10 CRAWL SPACE HEADER

SHEET NO:

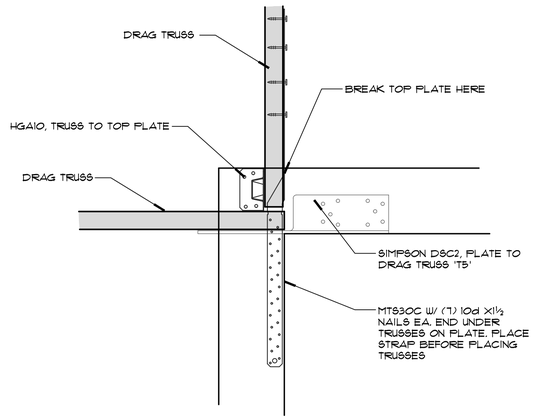
A8

SCALE: NTS

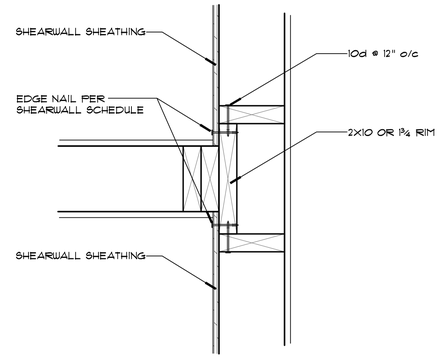


NOTES:
1. FASTEN SHEATHING TO WALL PER SHEARWALL TYPE '3'

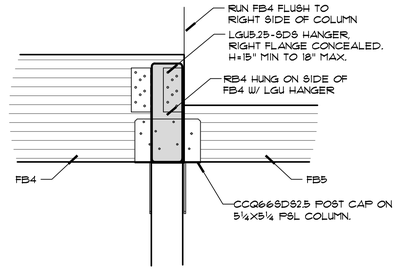
9 FORCE TRANSFER SHEARWALL



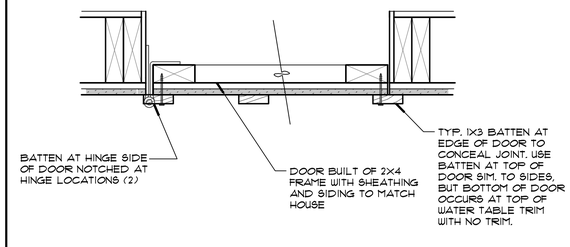
2 DRAG TRUSS CONN.



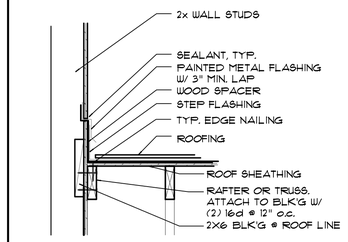
1 CONT. SHEARWALL AT INTERSECT'G. WALL



4 BEAM CONN.

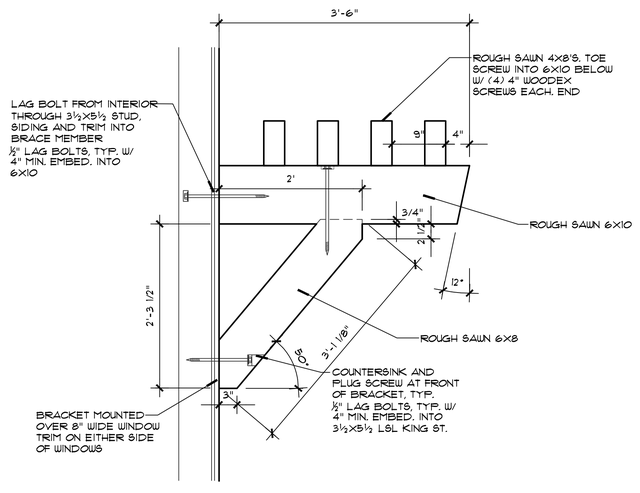


3 TRASH ACCESS DOOR

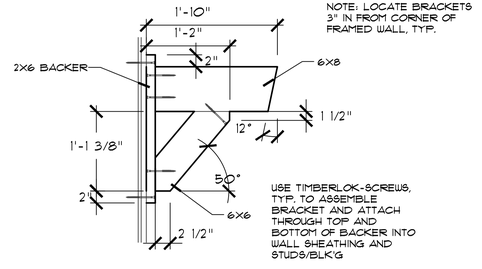


ALSO SEE 4/A8

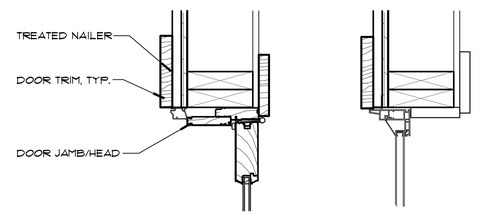
8 RAKE TO WALL



7 BEAM PERGOLA



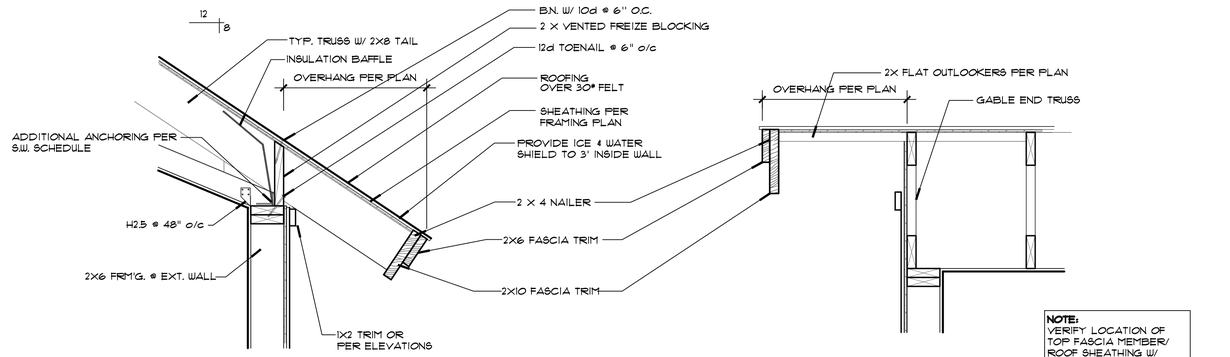
5 KNEEBRACES



6 DOOR/WIND. TRIM, TYP.

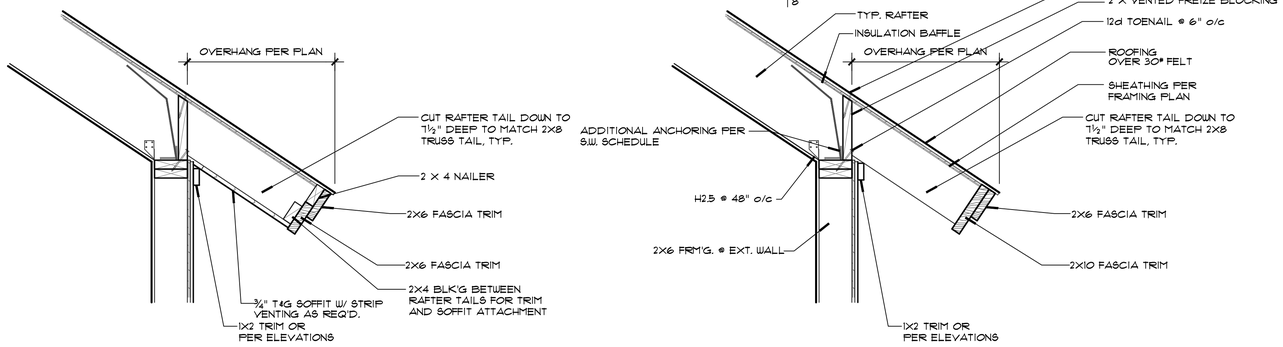
SHEET NO: **A9**

SCALE: NTS



NOTE:
VERIFY LOCATION OF TOP FASCIA MEMBER/ ROOF SHEATHING W/ ROOFER PRIOR TO INSTALLATION OF FASCIA

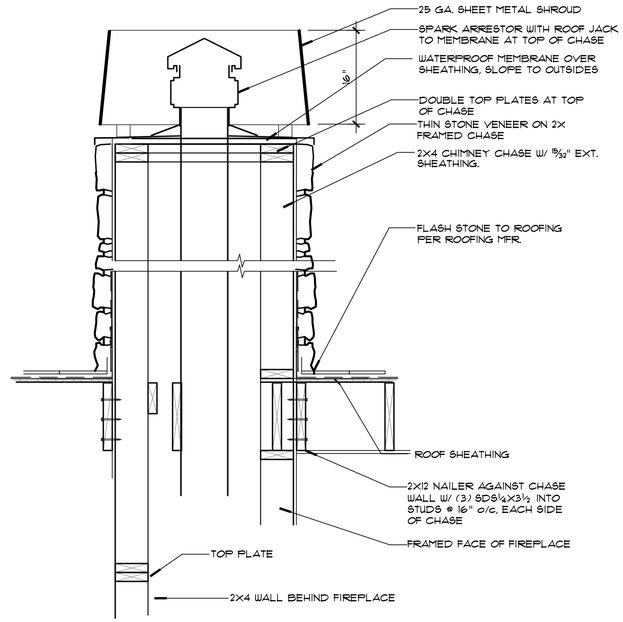
EAVE/FASCIA AT TRUSS



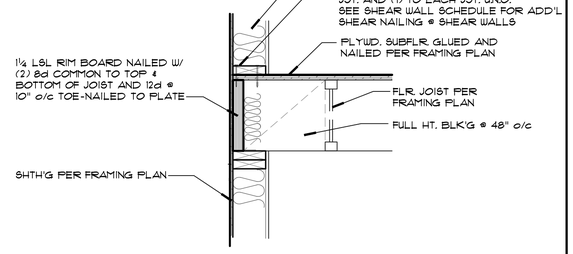
OPTIONAL CLOSED SOFFITS

EAVE/FASCIA AT RAFTER

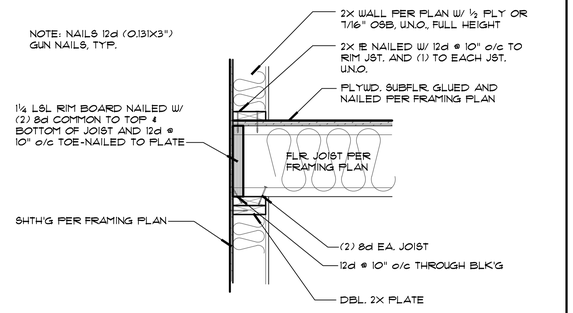
2 EAVE/FASCIA TYP.



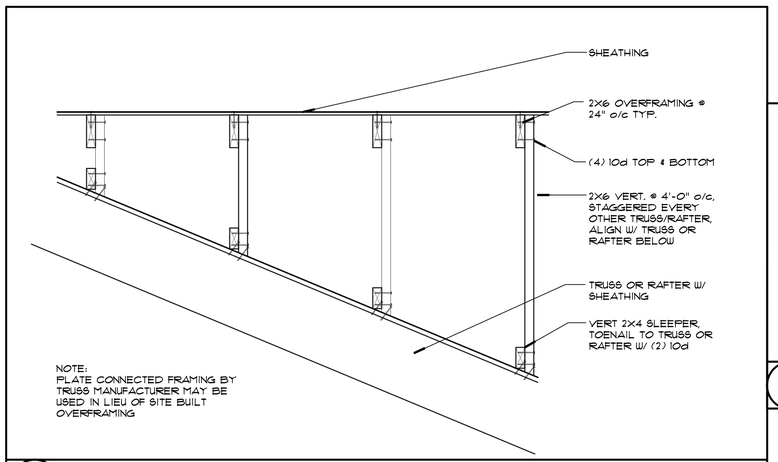
1 CHIMNEY, TYP.



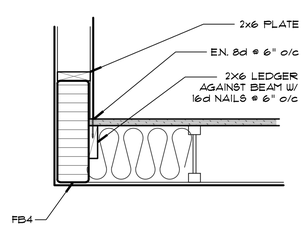
4 JOISTS PARALLEL TO WALL



5 JOISTS PERPENDICULAR TO WALL

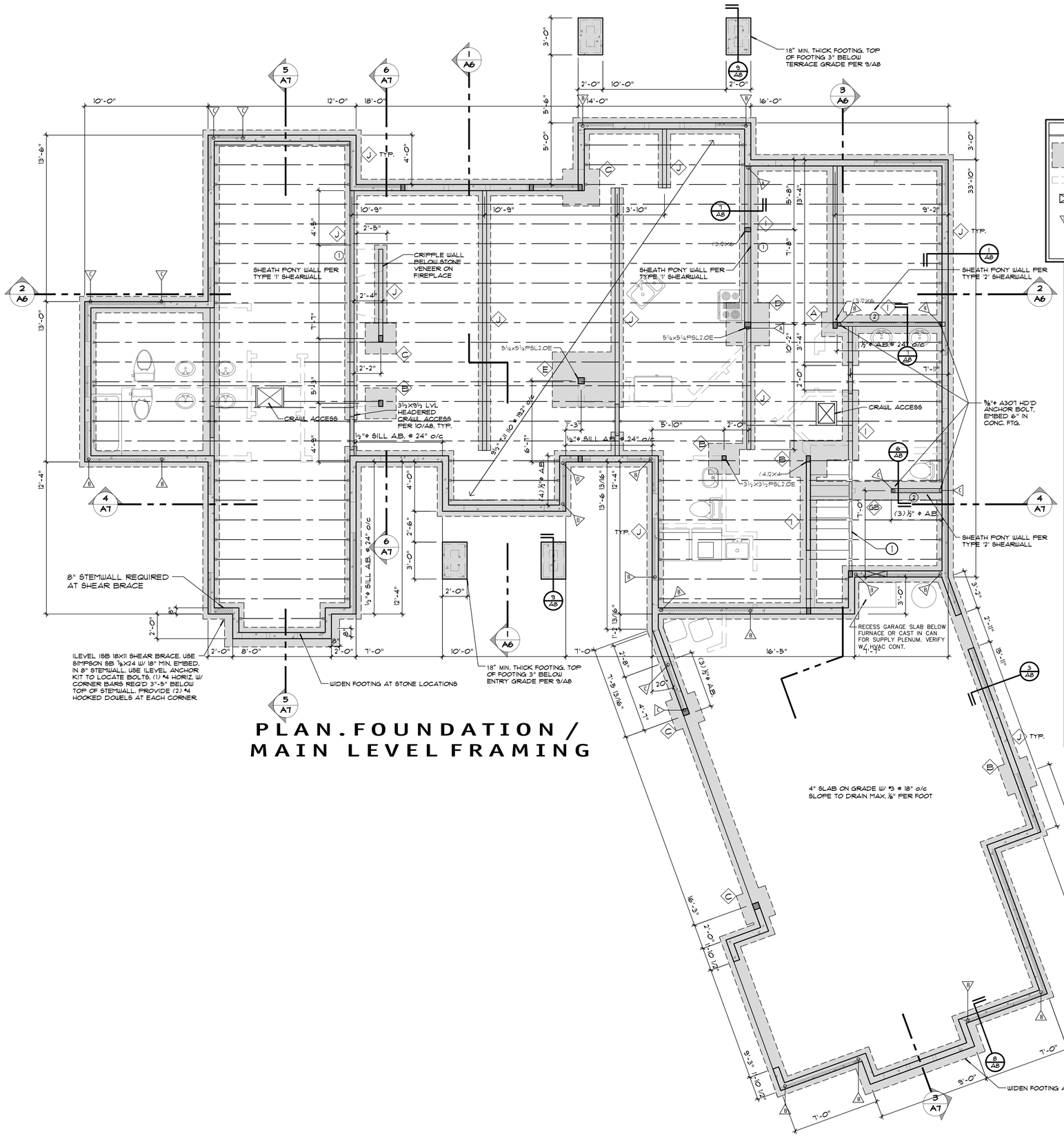


3 TYP. OVERFRAMING



8 FLOOR BEAM IN WALL

SHEET NO:
A10
SCALE: NTS



PLAN. FOUNDATION / MAIN LEVEL FRAMING

LEGEND

- FOOTINGS AND PADS LOCATIONS
- WALLS ABOVE FLOOR
- FOUNDATION VENT
- PERIMETER STEM WALL
- PONY WALL
- SHEAR WALL ABOVE FLOOR
- INT. BEARING WALL BELOW
- (2) 2X6 MIN. U.N.O.
- HOLDOWN LOCATION AND TYPE. SEE HOLDOWN SCHEDULE. PLACE HOLDOWN ON SHEAR WALL BOUNDARY MEMBER ABOVE AND FASTEN TO BOUND. MEMBER BELOW, OR STUD W/ HOLDOWN ON BOTTOM PER PLANS. EDGE NAIL SHEAR PANEL TO ALL MEMBERS W/ HOLDOWNS ATTACHED PER SHEARWALL SCHEDULE

FOUNDATION/FOOTING NOTES:

1. TYPICAL FOOTING DETAILS ON SHEET A8 (ASSUMED 1500 PSF BEARING CAPACITY).
2. FOOTINGS SHALL BEAR ON APPROVED STRUCTURAL FILL OR UNDISTURBED SOIL
3. ALL HOLD-DOWN, COLUMN BASES, ANCHOR BOLTS ,ETC. TO BE TIED IN PLACE AND VERIFIED BY ROUGH FRAMING CONTRACTOR PRIOR TO FOUNDATION INSPECTION.
4. PROVIDE POST BASES AT ALL POSTS SHOWN ON PLAN
5. TYPICAL ANCHOR BOLTS IN CONTINUOUS FOOTINGS TO BE MIN. 1/2"#X 10" LONG (MIN. 7" EMBED.) AT 48" O.C. UNLESS OTHERWISE NOTED (SEE ALSO SHEAR PANEL SCHEDULE, SHEET A2.). MIN. 2 BOLTS PER SILL W/ 1 SILL BOLT WITHIN 12" OF END OF FOUNDATION WALL AND/OR ENDS OF SILL
6. SEE SITE PLAN AND/OR LANDSCAPE PLAN FOR LOCATIONS OF EXTERIOR STOOPS, WALKWAYS, AND PATIOS.
7. A SOILS ENGINEER SHALL EVALUATE ANY UNCOMPACTED FILL, EXPANSIVE SOILS, OR OTHER PROBLEMS DISCLOSED DURING EXCAVATION AND/OR CONSTRUCTION.
8. CONCRETE FOR FOOTINGS OR SLABS SHALL HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3000 P.S.I. PER OSSC SECTION 1905. 2500 PSI CONCRETE USED IN DESIGN, NO SPECIAL INSPECTION REQUIRED
9. LAP SPLICE CONTINUOUS REINFORCING STEEL A MIN. OF 30 BAR ø U.N.O. TERMINATE REBAR AT FOOTING CORNERS AND INTERSECTIONS W/ #4 CORNER BAR 36" E.A. SIDE.
10. REINFORCING STEEL SHALL BE GRADE 40 FOR #3 AND GRADE 60 FOR #4 AND UP CONFORMING TO ASTM A-615
12. REINFORCING SHALL BE ACCURATELY AND SECURELY PLACED
13. REINFORCING IN CAST IN PLACE CONCRETE THAT IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL MAINTAIN 3" MIN. CONCRETE COVER
14. SOILS ENGINEERING REPORTS TO HAVE PRIORITY O/ STANDARD DETAILS IF APPLICABLE.
15. VERIFY LOCATIONS OF MECHANICAL KNOCKOUTS, PLUMBING AND FOUNDATION VENTS W/ CONTRACTOR PRIOR TO POURING CONCRETE.
16. CONCRETE SUBCONTRACTOR TO PROVIDE EXPANSION JOINTS AND/OR SAW CUTS AS NECESSARY AT GARAGE SLAB (VERIFY W/ DESIGNER).
17. VERIFY CODE REQ'D FOUNDATION VENTING AREA OR SUBSTITUTE MECHANICAL VENTING SYSTEM

FLOOR FRAMING NOTES:

1. MAIN LEVEL FLOOR JOISTS TO BE TJI110 @ 19.2" o/c, TYP.
2. ILEVEL JOIST SYSTEM SHALL CONFORM TO ICC ESR-1153 DESIGN SHALL BE PER MFG. SPECIFICATIONS
3. FLOOR SHEATHING TO BE 7/8" MIN. " T&G, 32" O/C APA RATED STURD-I-FLOOR EXT. PLY. (OR OSB, EQUIVALENT) GLUE AND NAIL W/ 10d @ 6" o/c PANEL EDGES, 12" o/c FIELD
4. USE MIN (2)2X6 AT COLUMN LOCATIONS NOT DESIGNATED OTHERWISE
5. PROVIDE POST IN PONY WALLS BENEATH POINT LOADS/COLUMNS ABOVE EQUAL TO POST ABOVE, NOT LESS THAN (2) 2X'S AT ANY POINT LOAD.
6. SEE LAYOUT AND ENGINEERING BY JOIST MFR. FOR ADDITIONAL INFORMATION

(1) FLAT 2X6 BLOCKING BETWEEN JOISTS BELOW WALL LINE

HOLDOWN SCHEDULE

HOLDOWN TYPE		ANCHOR BOLT			BOUND. MEMB. POSTS & FASTN'G	
SYM.	SIMPSON	ANCHOR (U.N.O.)	MIN. EMBED.	MIN. STEM WIDTH	H.D. FASTN'G TO POST	MIN. POST SZ. & BUILDUP
A	DTT2Z	⅝"ø TITEN ROD COUPLER, DESIGN PER ACI-318			(6) SDS¼X2½	(2) 2X WALL DEPTH STUD, PSTN. W/ (12) 16d SINK.
A2	MSTC28	N.A.	N.A.	N.A.	(6) 10d COMN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (6) 16d SINK.
B	HDU2-SDS	S5TB16L	12⅜"	6"	(6) SDS¼X2½	(2) 2X WALL DEPTH STUDS W/ (12) 16d SINK.
B2	MSTC40	N.A.	N.A.	N.A.	(14) 10d COMN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (12) 16d SINK.
C	HDU4-SDS	S8TB16L	18"	6"	(10) SDS¼X2½	(2) 2X WALL DEPTH STUDS W/ (18) 16d SINK.
C2	MSTC52	N.A.	N.A.	N.A.	(22) 10d COMN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (18) 16d SINK.
D	HDU5-SDS	S5TB24L	20⅜"	6"	(14) SDS¼X2½	(2) 2X WALL DEPTH STUDS W/ (24) 16d SINK.
D2	MSTC66	N.A.	N.A.	N.A.	(32) 10d COMN. EA. STRAP END	(2) 2X WALL DEPTH STUDS W/ (24) 16d SINK.
E	HDU8-SDS	S5TB28L	24⅜"	8"	(20) SDS¼X2½	(1) 4X6 MIN.

NOTES:
FASTEN HOLDOWNS TO THE BOUNDARY MEMBERS FOR THE SHEARWALL AT THE LOCATIONS MARKED ON THE PLANS.
SHEAR WALL PANELS SHALL BE FASTENED TO THE BOUNDARY MEMBER POSTS PER THE PANEL EDGE SPACING ON THE SHEAR WALL SCHEDULE.
WHERE BOUNDARY MEMBERS ARE BUILT UP MEMBERS OVER 2" NOM. , EDGE NAILING SHALL BE STAGGERED INTO TWO ROWS.
ALL HOLDOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER THE MFR'S INSTRUCTIONS
ALL HOLDOWNS AND BOUND. MEMBER POSTS SHALL BE INSTALLED TO FORM A CONTINUOUS LOAD PATH FROM EACH END OF THE SHEARWALL TO THE FOUNDATION BELOW.

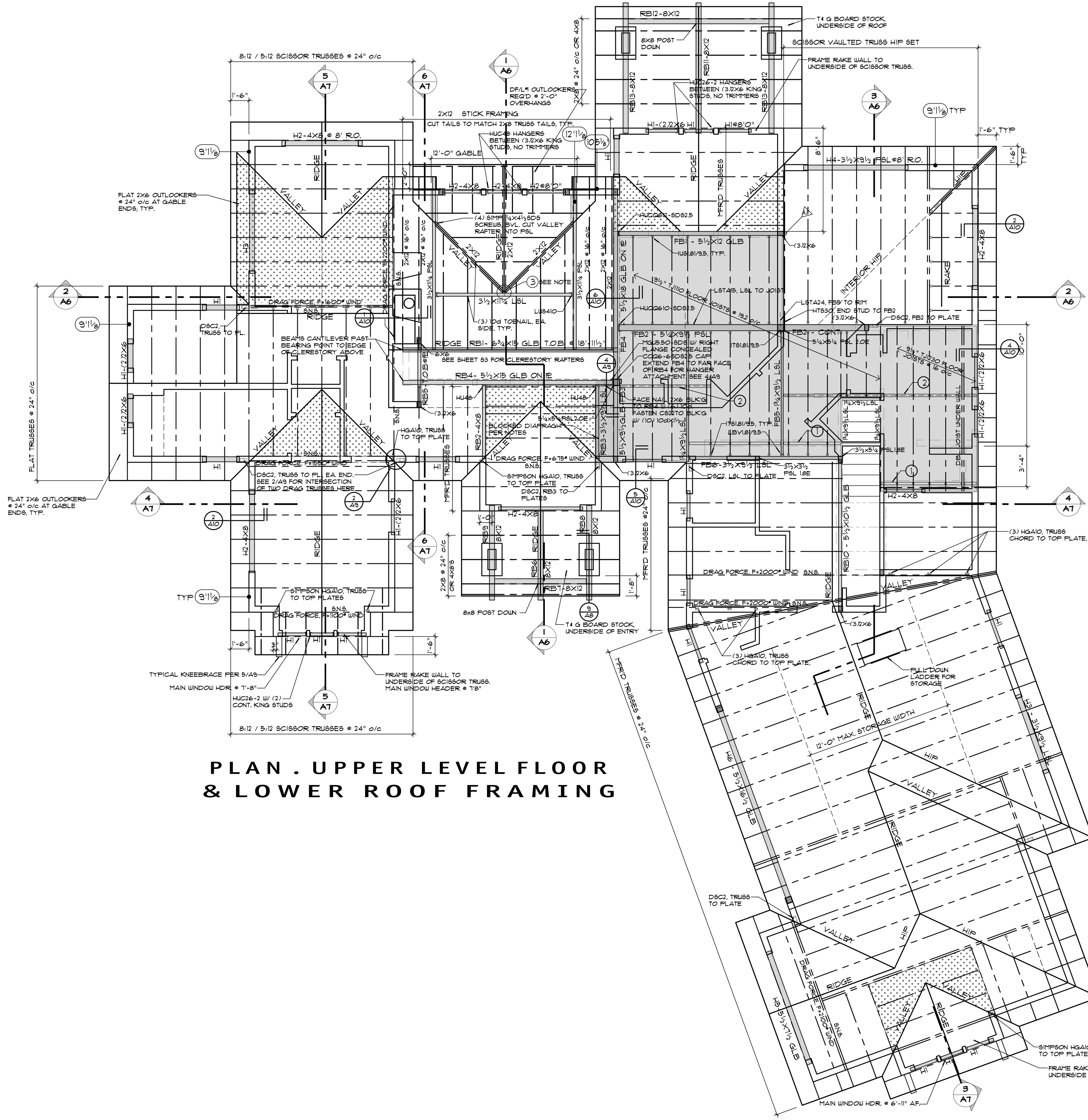
FOOTING SCHEDULE

SYM.	SIZE	REINF.
A	24" SQ. X 10" THK.	(3) #4 BARS E.W.
B	30" SQ. X 10" THK	(3) #4 BARS E.W.
C	36" SQ. X 10" THK	(4) #4 BARS E.W.
D	42" SQ. X 12" THK	(4) #4 BARS E.W.
E	54" SQ. X 12" THK	(5) #4 BARS E.W.
GB	18" WIDE X 10" THK STRIP	(2) #4 CONT. TOP & BOTTOM
I	16" WIDE X 8" THK STRIP	(2) #4 CONT.
J	12" WIDE X 8" THK STRIP	(2) #4 CONT.

SHEET NO:

S1

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



PLAN . UPPER LEVEL FLOOR & LOWER ROOF FRAMING

ROOF FRAMING NOTES:

1. TYPICAL ROOF SHEATHING, U.N.O., SHALL BE 19/32" CDX PLYWOOD P.I. INDEX 40/20 OR APA RATED O.S.B. EQUIVALENT AND FASTEN. W/ 10D @ 6" O.C PANEL EDGES & DIAPH. BOUND., 12" o.c. INTERMEDIATE FRAMING MEMBERS
2. TYPICAL PLATE SPLICE TO HAVE MIN. 18 - 12d EA. SIDE OF SPLICE U.N.O.
3. PROVIDE DOUBLE 2 X STUD @ ENDS OF 4 X 10 OR LARGER HEADERS U.N.O.
4. COMBINATION SYMBOL FOR GLU-LAMINATED BEAMS (GLB'S) SHALL BE 24-V4 (fb = 2400 p.s.i., fv = 165 p.s.i.) FOR SIMPLE SPANS AND 24F - V8 FOR CONTINUOUS (2 OR MORE) SPANS OR CANTILEVERS.
5. 4 X 4 POST ABOVE SHALL HAVE MIN. DOUBLE STUD BELOW. 4 X 6 AND LARGER POST SHALL HAVE SAME SIZE POST BELOW. SOLID BLOCK BETWEEN POSTS ABOVE AND POST BELOW.
6. ALL BOLTS AND NUTS SHALL BE FITTED W/ STEEL WASHERS.
7. ROOF HEADERS SHALL BE AS NOTED ON FRAMING PLAN.
8. MSTC28 STRAP @ ALL BEAMS TO TOP PLATES WHERE TOP PLATES ARE INTERUPTED BY BEAMS. TYP. (U.N.O.) ONE STRAP @ EA. END OF BM.
9. BLOCK BETWEEN ALL TRUSSES AND RAFTERS AND BOUNDARY NAIL ROOF SHEATHING W/ 10d @ 6" o/c.
10. ALL LETTER DESIGNATIONS REFER TO SIMPSON HANGERS AND CONNECTORS, REFER TO SIMPSON CATALOG FOR SPECIFIC SIZE, CONFIGURATION OPTIONS AND INSTALLATION
11. ALL GLB AND MICROLAM BEAMS OVER 8'-0'" LONG TO BEAR ON 4 X FULL WIDTH POST W/ SIMPSON BC STYLE POST CAP, u.n.o.
12. DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN TRUSS LAYOUT SHOWN IN THESE DRAWINGS AND TRUSS LAYOUT SUPPLIED BY TRUSS MANUFACTURER. INSTALL TRUSSES PER MANUFACTURERS RECOMMENDATIONS, INCLUDING ALL BLOCKING AND BRACING.

(1) FLAT 2X6 BLOCKING BETWEEN JOISTS BELOW WALL LINE

(2) CS22 STRAP OVER SHEATHING, FASTEN W/ 10d TO FLAT BLK'G BETWEEN JOISTS @ EVERY THIRD HOLE. LET STRAP INTO SHEATHING 1/16" FOR FLUSH FINISH.

(3) SIMPSON HRC22 CONNECTOR. DOUBLE BEVEL-CUT HIP MEMBERS TO ACHIEVE FULL BEARING CAPACITY. DOUBLE BEVEL-CUT RIDGE AND TOE-SCREW TO VALLEY MEMBERS W/ (2) SDS¼X4½ SCREWS EA. SIDE. STRAP RIDGE BOARD TO HEADER W/ LSTA12

LEGEND

(shaded box)	EXTENT OF FLOOR SHEATHING. (MAY NOT MATCH WALL LAYOUT)
(dashed box)	INDICATES WALL LOCATIONS ABOVE FLOOR
(x in circle)	SHEAR WALL TYPE, SEE SHEAR WALL SCHEDULE, SHT. A2
(x in triangle)	HOLDOWN LOCATION AND TYPE. SEE HOLDOWN SCHEDULE. PLACE HOLDOWN ON SHEAR WALL BOUNDARY MEMBER ABOVE AND FASTEN TO BOUND. MEMBER BELOW, OR STUD W/ HOLDOWN ON BOTTOM PER PLANS. EDGE NAIL SHEAR PANEL TO ALL MEMBERS W/ HOLDOWNS ATTACHED PER SHEARWALL SCHEDULE
S.N.S.	SHEAR NAIL SHEATHING TO FRAMING MEMBER W/ 10d @ 6" o/c ENTIRE LENGTH OF MEMBER
(dotted box)	ROOF OVER FRAMING PER NOTES
(hatched bar)	BEAMS AND HEADERS
JOIST / BEAM	JOIST/BEAM W/ SIMPSON HANGER
(outlined bar)	INDICATES WALL LOCATIONS BELOW FLOOR
(cross-hatched bar)	SHEAR WALL ABOVE FLOOR
(black square)	BEARING POST TO FLOOR/FOUNDATION
9'1"	PLATE HT. ABOVE FLOOR A.M.F. = ABOVE MAIN FLOOR. PLATE HT. GIVEN FROM MAIN FLOOR LEVEL
(stippled box)	BLOCKED DIAPHRAGHM. FAST'N BOUNDARY & EDGES W/ 8d @ 4" o/c

BEAM SCHEDULE

NO.	SIZE	NO.	SIZE
FB1	5½X12" GLB 24F-V4	RB4	5½X15 GLB 24F-V4
FB2	5¼X9½" PSL 2.0E	RB5	5½X7½ GLB 24F-V4
FB3	5½X9½" GLB 24F-V4	RB6	8X12 DF/L ROUGH SAWN
FB4	5½X18" GLB 24F-V4	RB7	8X12 DF/L ROUGH SAWN
FB5	1¾X9½ LSL 1.55E	RB8	8X12 DF/L ROUGH SAWN
FB6	3½X9½ LSL 1.55E	RB9	8X12 DF/L ROUGH SAWN
		RB10	NOT USED
RB1	6¾X15" GLB 24F-V4 EXPOSED	RB11	8X12 DF/L ROUGH SAWN
RB2	4X8 DF/L#2	RB12	8X12 DF/L ROUGH SAWN
RB3	3½X9½ LSL 1.55E	RB13	8X12 DF/L ROUGH SAWN

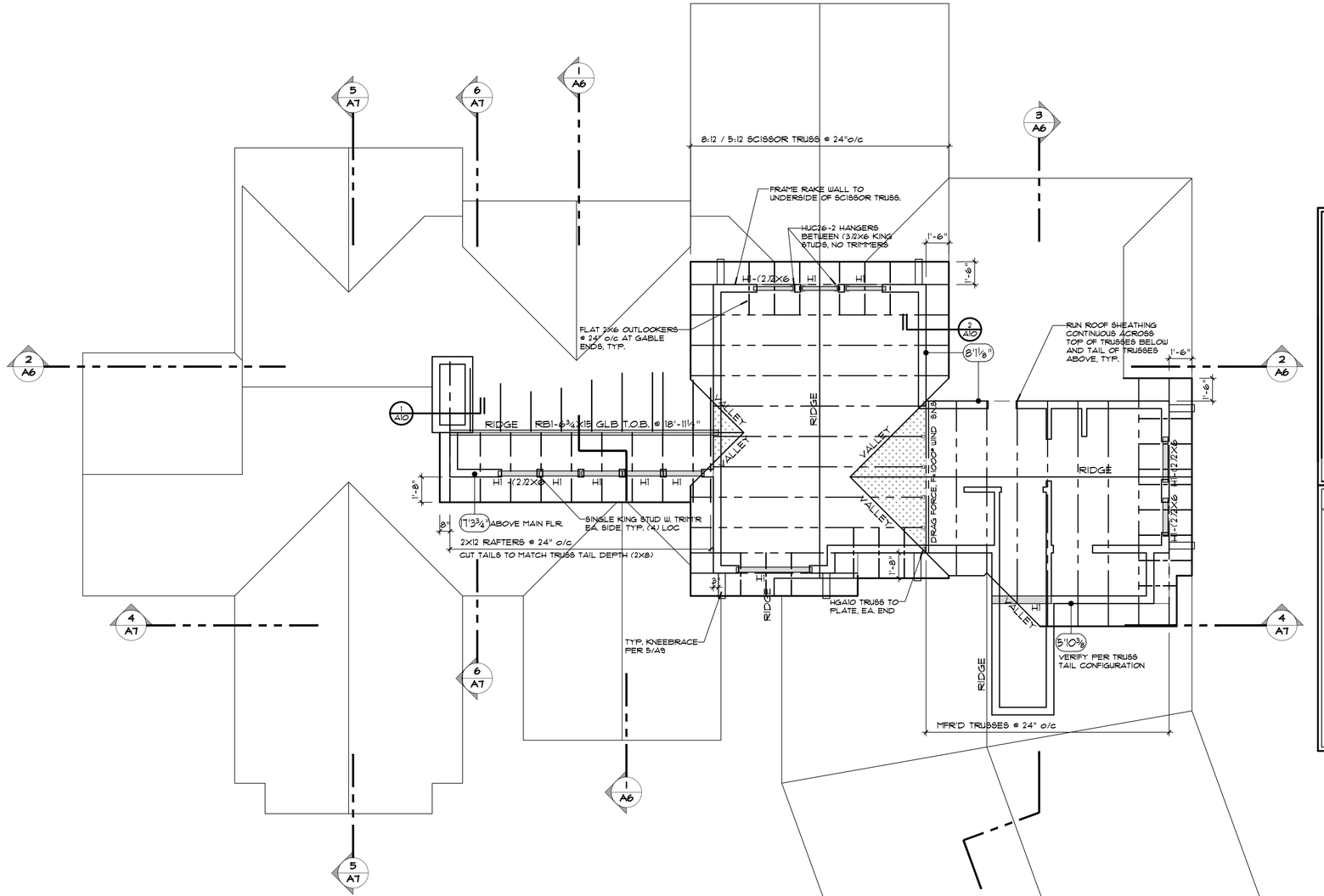
HEADER SCHEDULE

NO.	SIZE	NO.	SIZE
H1	(2) 2X6 DF/L#2	H4	3½X9½ PSL 2.0E
H2	4X8 DF/L#2	H5	5½X7½ GLB 24F-V4
H3	3½X9½ LSL 1.55E	H6	5½X16½ GLB 24F-V4

NOTES:
1. PROVIDE SINGLE 2x6 TRIMMER U.O.N.
2. OMIT TRIMMER WHERE HANGER IS NOTED ON PLANS
3. PROVIDE DOUBLE 2x6 KING STUD WHERE NOTED ON PLANS. ((2) KS.)

SHEET NO: **S2**

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



ROOF FRAMING NOTES:

1. TYPICAL ROOF SHEATHING, U.N.O., SHALL BE 19/32" CDX PLYWOOD P.I. INDEX 40/20 OR APA RATED O.S.B. EQUIVALENT AND FASTEN. W/ 10D @ 6" O.C PANEL EDGES & DIAPH. BOUND., 12" o.c. INTERMEDIATE FRAMING MEMBERS
2. TYPICAL PLATE SPLICE TO HAVE MIN. 18 - 12d EA. SIDE OF SPLICE U.N.O.
3. PROVIDE DOUBLE 2 X STUD @ ENDS OF 4 X 10 OR LARGER HEADERS U.N.O.
4. COMBINATION SYMBOL FOR GLU-LAMINATED BEAMS (GLB'S) SHALL BE 24-V4 (fb = 2400 p.s.i., fv = 165 p.s.i.) FOR SIMPLE SPANS AND 24F - V8 FOR CONTINUOUS (2 OR MORE) SPANS OR CANTILEVERS.
5. 4 X 4 POST ABOVE SHALL HAVE MIN. DOUBLE STUD BELOW. 4 X 6 AND LARGER POST SHALL HAVE SAME SIZE POST BELOW. SOLID BLOCK BETWEEN POSTS ABOVE AND POST BELOW.
6. ALL BOLTS AND NUTS SHALL BE FITTED W/ STEEL WASHERS.
7. ROOF HEADERS SHALL BE AS NOTED ON FRAMING PLAN.
8. MSTC28 STRAP @ ALL BEAMS TO TOP PLATES WHERE TOP PLATES ARE INTERUPTED BY BEAMS, TYP. (U.N.O.) ONE STRAP @ EA. END OF BM.
9. BLOCK BETWEEN ALL TRUSSES AND RAFTERS AND BOUNDARY NAIL ROOF SHEATHING W/ 10d @ 6" o/c.
10. ALL LETTER DESIGNATIONS REFER TO SIMPSON HANGERS AND CONNECTORS, REFER TO SIMPSON CATALOG FOR SPECIFIC SIZE, CONFIGURATION OPTIONS AND INSTALLATION
11. ALL GLB AND MICRO.LAM BEAMS OVER 8'-0" LONG TO BEAR ON 4 X FULL WIDTH POST W/ SIMPSON BC STYLE POST CAP, U.N.O.
12. DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN TRUSS LAYOUT SHOWN IN THESE DRAWINGS AND TRUSS LAYOUT SUPPLIED BY TRUSS MANUFACTURER. INSTALL TRUSSES PER MANUFACTURERS RECOMMENDATIONS, INCLUDING ALL BLOCKING AND BRACING.

LEGEND

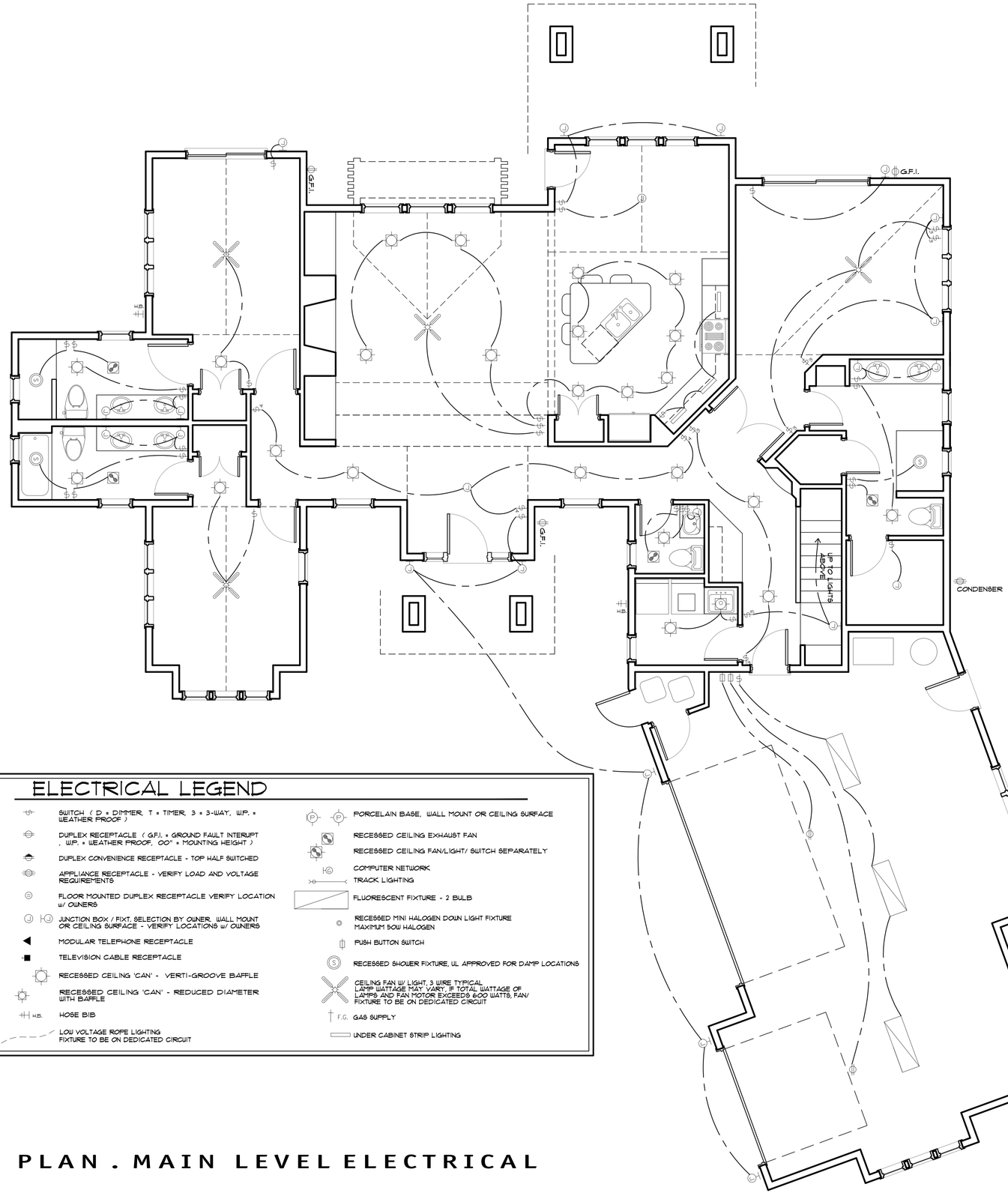
- AREA OF FLOOR ABOVE
- INDICATES WALL LOCATIONS ABOVE FLOOR
- (X) SHEAR WALL TYPE, SEE SHEAR WALL SCHEDULE, SHT. A2
- HOLDOWN LOCATION AND TYPE. SEE HOLDOWN SCHEDULE. PLACE HOLDOWN ON SHEAR WALL BOUNDARY MEMBER ABOVE AND FASTEN TO BOUND. MEMBER BELOW, OR STUD W/ HOLDOWN ON BOTTOM PER PLANS. EDGE NAIL SHEAR PANEL TO ALL MEMBERS W/ HOLDOWNS ATTACHED PER SHEARWALL SCHEDULE
- S.N.S. SHEAR NAIL SHEATHING TO FRAMING MEMBER W/ 10d @ 6" o/c ENTIRE LENGTH OF MEMBER
- ROOF OVER FRAMING PER NOTES
- BEAMS AND HEADERS
- JOIST / BEAM W/ SIMPSON HANGER
- INDICATES WALL LOCATIONS BELOW FLOOR
- SHEAR WALL ABOVE FLOOR
- BEARING POST TO FLOOR/FOUNDATION
- 9'1" PLATE HT. ABOVE FLOOR A.M.F. = ABOVE MAIN FLOOR. PLATE HT. GIVEN FROM MAIN FLOOR LEVEL
- BLOCKED DIAPHRAGM, FAST'N. BOUNDARY EDGES W/ 10d @ 2½" o/c, OTHER EDGES 10d @ 4" o/c

PLAN . UPPER ROOF FRAMING

SHEET NO:

S3

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



NOTES:

1. ELECTRIC SUBCONTRACTOR TO VERIFY LOADS AND VOLTAGE REQUIREMENTS OF ALL EQUIPMENT SHOWN.
2. CONVENIENCE OUTLETS IN KITCHENS, BATHROOMS, AND KITCHEN COUNTERTOPS WITHIN SIX FEET OF THE KITCHEN SINK, OUTDOORS, AND IN GARAGES (OTHER THAN FOR LAUNDRY AND SIMILAR EQUIPMENT) SHALL BE G.F.I. PROTECTED, PER LATEST NEC.
3. ALL EXTERIOR OUTLETS TO BE G.F.I. AND WEATHERPROOFED.
4. SMOKE DETECTORS TO BE INTERCONNECTED WITH BACK-UP BATTERY. INSTALL PER CODE. VERIFY W/ OWNER
5. ALL ELECTRICAL INSTALLATIONS TO BE DONE IN COMPLIANCE WITH CURRENT N.E.C.
6. VERIFY ALL PHONE, T.V. LOCATIONS W/ OWNER
7. PROVIDE SECURITY PRE-WIRE
8. ALL KITCHEN CABINET OUTLETS PER CODE VERIFY LOCATIONS WITH OWNER
9. VERIFY PANEL LOCATIONS W/OWNER. VERIFY LOAD RQMT.S/ PANEL SIZE W/ OWNER
10. FAN LIGHT COMBO IN BATHROOMS TO BE SWITCHED SEPARATELY.
11. ELECTRICIAN TO HAVE "WALK-THROUGH" PRIOR TO STARTING INSTALLATION. VERIFY ALL LOCATIONS.
12. VERIFY ALL 'J' BOX LOCATIONS W/ OWNERS
13. PROVIDE ALL OUTLETS AS REQ'D BY CODE

ELECTRICAL LEGEND

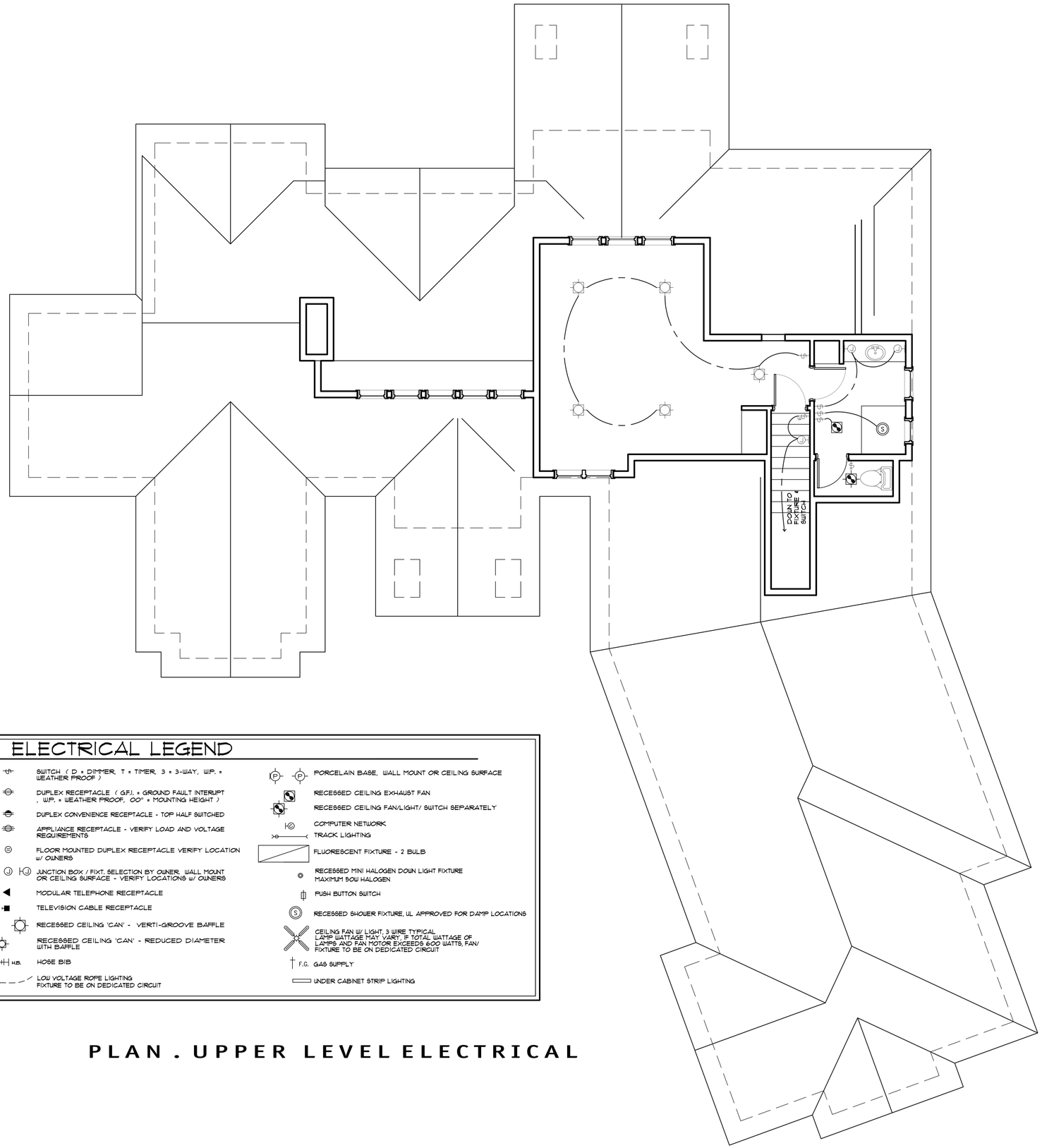
- SWITCH (D = DIMMER, T = TIMER, 3 = 3-WAY, WP. = WEATHER PROOF)
- DUPLEX RECEPTACLE (G.F.I. = GROUND FAULT INTERUPT , W.P. = WEATHER PROOF, 60" = MOUNTING HEIGHT)
- DUPLEX CONVENIENCE RECEPTACLE - TOP HALF SWITCHED
- APPLIANCE RECEPTACLE - VERIFY LOAD AND VOLTAGE REQUIREMENTS
- FLOOR MOUNTED DUPLEX RECEPTACLE VERIFY LOCATION W/ OWNERS
- JUNCTION BOX / FIXT. SELECTION BY OWNER. WALL MOUNT OR CEILING SURFACE - VERIFY LOCATIONS W/ OWNERS
- MODULAR TELEPHONE RECEPTACLE
- TELEVISION CABLE RECEPTACLE
- RECESSED CEILING 'CAN' - VERTI-GROOVE BAFFLE
- RECESSED CEILING 'CAN' - REDUCED DIAMETER WITH BAFFLE
- H.B. HOSE BIB
- LOW VOLTAGE ROPE LIGHTING FIXTURE TO BE ON DEDICATED CIRCUIT
- PORCELAIN BASE, WALL MOUNT OR CEILING SURFACE
- RECESSED CEILING EXHAUST FAN
- RECESSED CEILING FAN/LIGHT/ SWITCH SEPARATELY
- COMPUTER NETWORK
- TRACK LIGHTING
- FLUORESCENT FIXTURE - 2 BULB
- RECESSED MINI HALOGEN DOWN LIGHT FIXTURE MAXIMUM 50W HALOGEN
- PUSH BUTTON SWITCH
- RECESSED SHOWER FIXTURE, UL APPROVED FOR DAMP LOCATIONS
- CEILING FAN W/ LIGHT, 3 WIRE TYPICAL LAMP WATTAGE MAY VARY. IF TOTAL WATTAGE OF LAMPS AND FAN MOTOR EXCEEDS 600 WATTS, FAN/ FIXTURE TO BE ON DEDICATED CIRCUIT
- F.G. GAS SUPPLY
- UNDER CABINET STRIP LIGHTING

PLAN . MAIN LEVEL ELECTRICAL

SHEET NO:

E1

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



NOTES:

1. ELECTRIC SUBCONTRACTOR TO VERIFY LOADS AND VOLTAGE REQUIREMENTS OF ALL EQUIPMENT SHOWN.
2. CONVENIENCE OUTLETS IN KITCHENS, BATHROOMS, AND KITCHEN COUNTERTOPS WITHIN SIX FEET OF THE KITCHEN SINK, OUTDOORS, AND IN GARAGES (OTHER THAN FOR LAUNDRY AND SIMILAR EQUIPMENT) SHALL BE G.F.I. PROTECTED, PER LATEST NEC.
3. ALL EXTERIOR OUTLETS TO BE G.F.I. AND WEATHERPROOFED.
4. SMOKE DETECTORS TO BE INTERCONNECTED WITH BACK-UP BATTERY. INSTALL PER CODE. VERIFY W/ OWNER
5. ALL ELECTRICAL INSTALLATIONS TO BE DONE IN COMPLIANCE WITH CURRENT N.E.C.
6. VERIFY ALL PHONE, T.V. LOCATIONS W/ OWNER
7. PROVIDE SECURITY PRE-WIRE
8. ALL KITCHEN CABINET OUTLETS PER CODE VERIFY LOCATIONS WITH OWNER
9. VERIFY PANEL LOCATIONS W/OWNER. VERIFY LOAD RQMT.S/ PANEL SIZE W/ OWNER
10. FAN LIGHT COMBO IN BATHROOMS TO BE SWITCHED SEPARATELY.
11. ELECTRICIAN TO HAVE "WALK-THROUGH" PRIOR TO STARTING INSTALLATION. VERIFY ALL LOCATIONS.
12. VERIFY ALL 'J' BOX LOCATIONS W/ OWNERS
13. PROVIDE ALL OUTLETS AS REQ'D BY CODE

ELECTRICAL LEGEND

- SWITCH (D = DIMMER, T = TIMER, 3 = 3-WAY, W.P. = WEATHER PROOF)
- DUPLEX RECEPTACLE (G.F.I. = GROUND FAULT INTERUPT , W.P. = WEATHER PROOF, 00" = MOUNTING HEIGHT)
- DUPLEX CONVENIENCE RECEPTACLE - TOP HALF SWITCHED
- APPLIANCE RECEPTACLE - VERIFY LOAD AND VOLTAGE REQUIREMENTS
- FLOOR MOUNTED DUPLEX RECEPTACLE VERIFY LOCATION W/ OWNERS
- JUNCTION BOX / FIXT. SELECTION BY OWNER. WALL MOUNT OR CEILING SURFACE - VERIFY LOCATIONS W/ OWNERS
- MODULAR TELEPHONE RECEPTACLE
- TELEVISION CABLE RECEPTACLE
- RECESSED CEILING 'CAN' - VERTI-GROOVE BAFFLE
- RECESSED CEILING 'CAN' - REDUCED DIAMETER WITH BAFFLE
- H.B. HOSE BIB
- LOW VOLTAGE ROPE LIGHTING FIXTURE TO BE ON DEDICATED CIRCUIT
- PORCELAIN BASE, WALL MOUNT OR CEILING SURFACE
- RECESSED CEILING EXHAUST FAN
- RECESSED CEILING FAN/LIGHT/ SWITCH SEPARATELY
- COMPUTER NETWORK
- TRACK LIGHTING
- FLUORESCENT FIXTURE - 2 BULB
- RECESSED MINI HALOGEN DOWN LIGHT FIXTURE MAXIMUM 50W HALOGEN
- PUSH BUTTON SWITCH
- RECESSED SHOWER FIXTURE, UL APPROVED FOR DAMP LOCATIONS
- CEILING FAN W/ LIGHT, 3 WIRE TYPICAL LAMP WATTAGE MAY VARY, IF TOTAL WATTAGE OF LAMPS AND FAN MOTOR EXCEEDS 600 WATTS, FAN/ FIXTURE TO BE ON DEDICATED CIRCUIT
- F.G. GAS SUPPLY
- UNDER CABINET STRIP LIGHTING

PLAN . UPPER LEVEL ELECTRICAL

SHEET NO:

E2

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