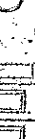


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Nichole Anderson

REV 2/19/2



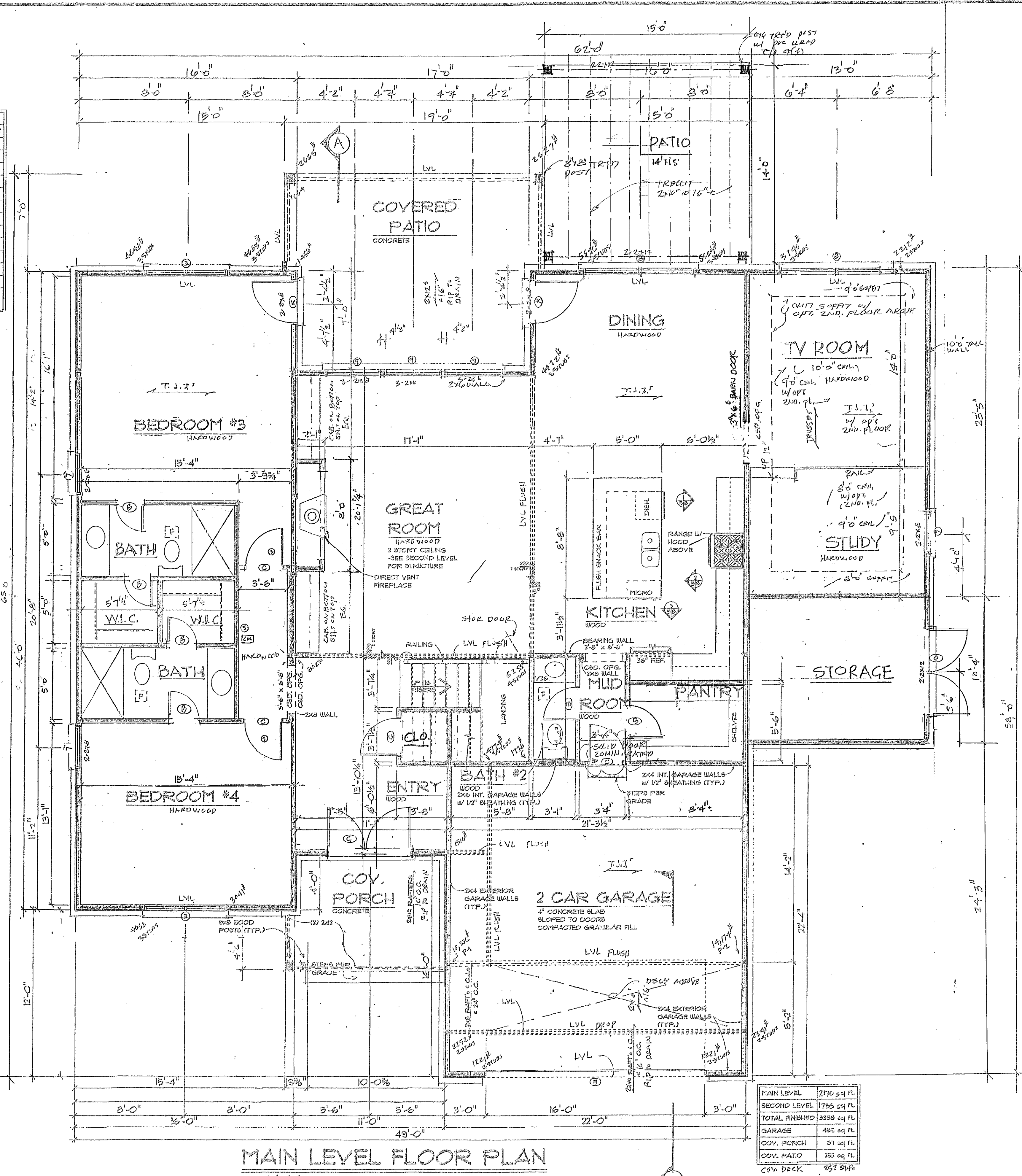
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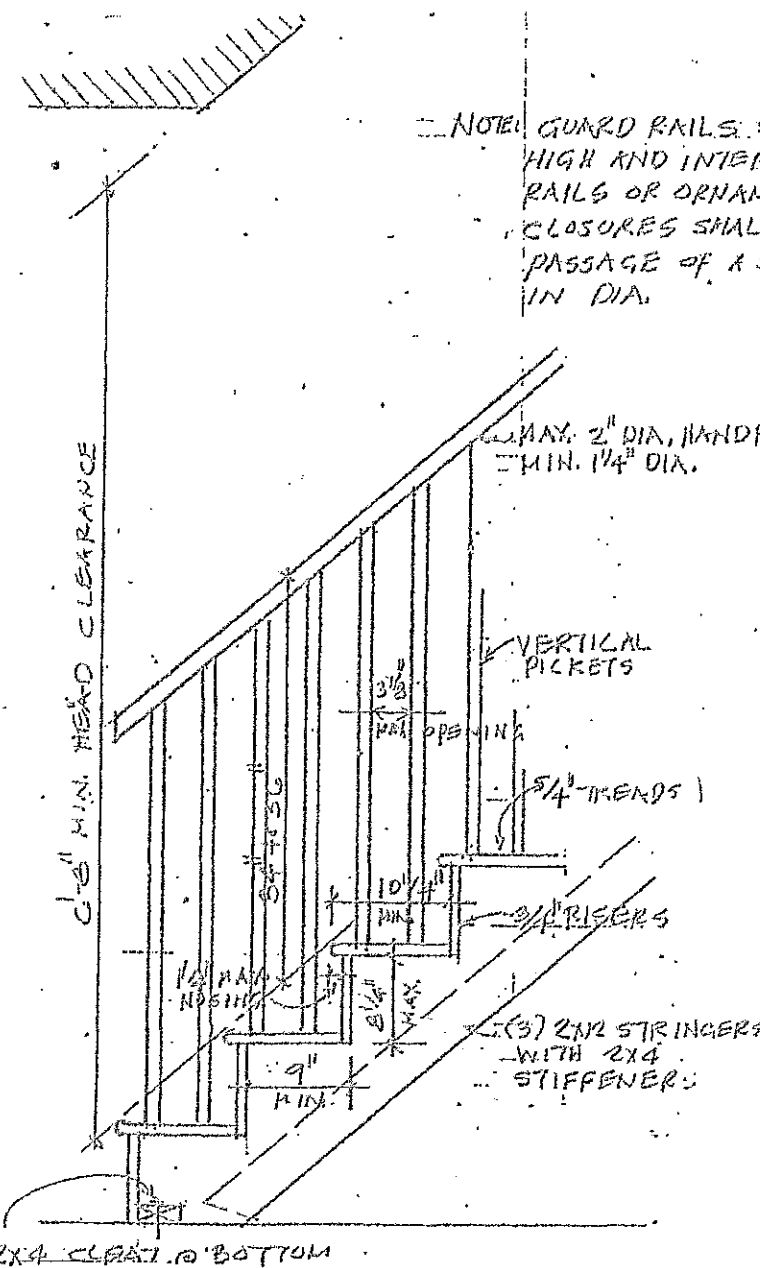
SHEET
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OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
2	WINDOW	12X30 CASHEMENT 2	6'-0" x 1'-0"	1
6	WINDOW	24X12 TRANSOM 1	1'-0" x 1'-0"	1
7	WINDOW - EQ/BS-S	30X12 CASHEMENT 1	2'-0" x 5'-0"	2
8	WINDOW	36X12 CASHEMENT 2	3'-0" x 5'-0"	3
9	WINDOW	48X12 CASHEMENT 1	4'-0" x 5'-0"	4
B	DOOR	28X80 1	2'-4" x 8'-0"	4
C	DOOR	32X80 1	2'-10" x 8'-0"	4
D	SLIDING BARN DOOR	36X80 DOUBLE X WOOD DOOR	3'-0" x 8'-0"	1
E	GARAGE	18X36 - 4 PANEL - GLASS	18'-0" x 3'-0"	1
G	DOOR	2'-30 x 9-10	2'-30" x 8'-0"	1
H	DOOR	18X30 GLASS	2'-4" x 8'-0"	1
K	DOOR	36X80 GLASS 1	3'-0" x 8'-0"	2
M	DOOR	24X80 1	2'-0" x 8'-0"	1
O	DOOR	2'-30 x 8-0	2'-30" x 8'-0"	1



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL	2710 sq. ft.
SECOND LEVEL	1735 sq. ft.
TOTAL FINISHED	4445 sq. ft.
GARAGE	490 sq. ft.
COV. PORCH	81 sq. ft.
COV. PATIO	292 sq. ft.
COV. DECK	252 sq. ft.



TYPICAL INTERIOR STAIR DETAIL
NO SCALE

R313.7.8.3 Grip-size. Required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 3/16 inch (5 mm) within 1/2 inch (12 mm) below the tallest portion of the profile. This required depth shall continue for not less than 1/2 inch (12 mm) to a level that is not less than 1 1/4 inches (35 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

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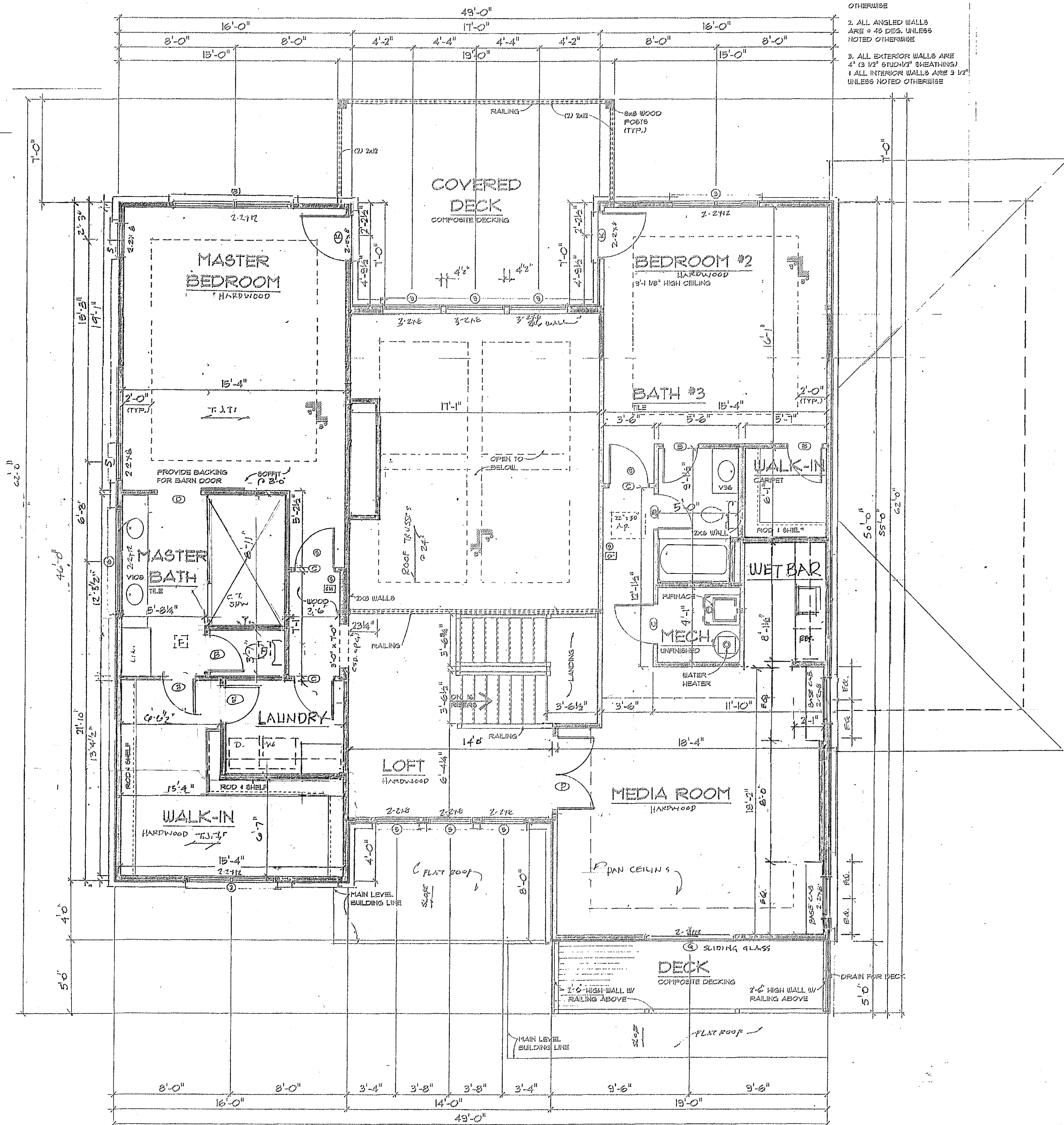
100% SCALE = 1/4" = 1'-0"

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OPENING SCHEDULE				
OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
3	WINDOW	12X12 CASEMENT 2	6'-0" x 6'-0"	3
5	WINDOW	36X60 CASEMENT 1	3'-0" x 5'-0"	5
9	WINDOW	48X12 CASEMENT 1	4'-0" x 6'-0"	3
11	WINDOW	60X36 CASEMENT 1	5'-0" x 3'-0"	2
B	DOOR	28X80 1	3'-4" x 8'-8"	10
C	DOOR	32X80 1	3'-8" x 8'-8"	4
J	DOOR	12X80 GLASS 2	6'-0" x 6'-8"	1
K	DOOR	36X80 GLASS 1	3'-0" x 6'-8"	2
N	DOOR	60X80 2	5'-0" x 6'-8"	1
12	WINDOW	28 X 36 CASEMENT	2'-8" x 3'-6"	1
P	DOOR	2-30X80 GLASS	2'-8" x 8'-8"	1
Q	DOOR	12X80 GLASS	6'-0" x 6'-8"	1
13	WINDOW	36 X 36 CASEMENT	3'-6" x 3'-0"	2



SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" 3'-0" CIRCLES 1/4"

GENERAL NOTES:
1. ALL MAIN LEVEL WALLS ARE 8'-1 1/2" HIGH UNLESS NOTED OTHERWISE
2. ALL ANGLED WALLS ARE 45 DEG. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE 4" (3 1/2" STUD) SHEATHING
4. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE

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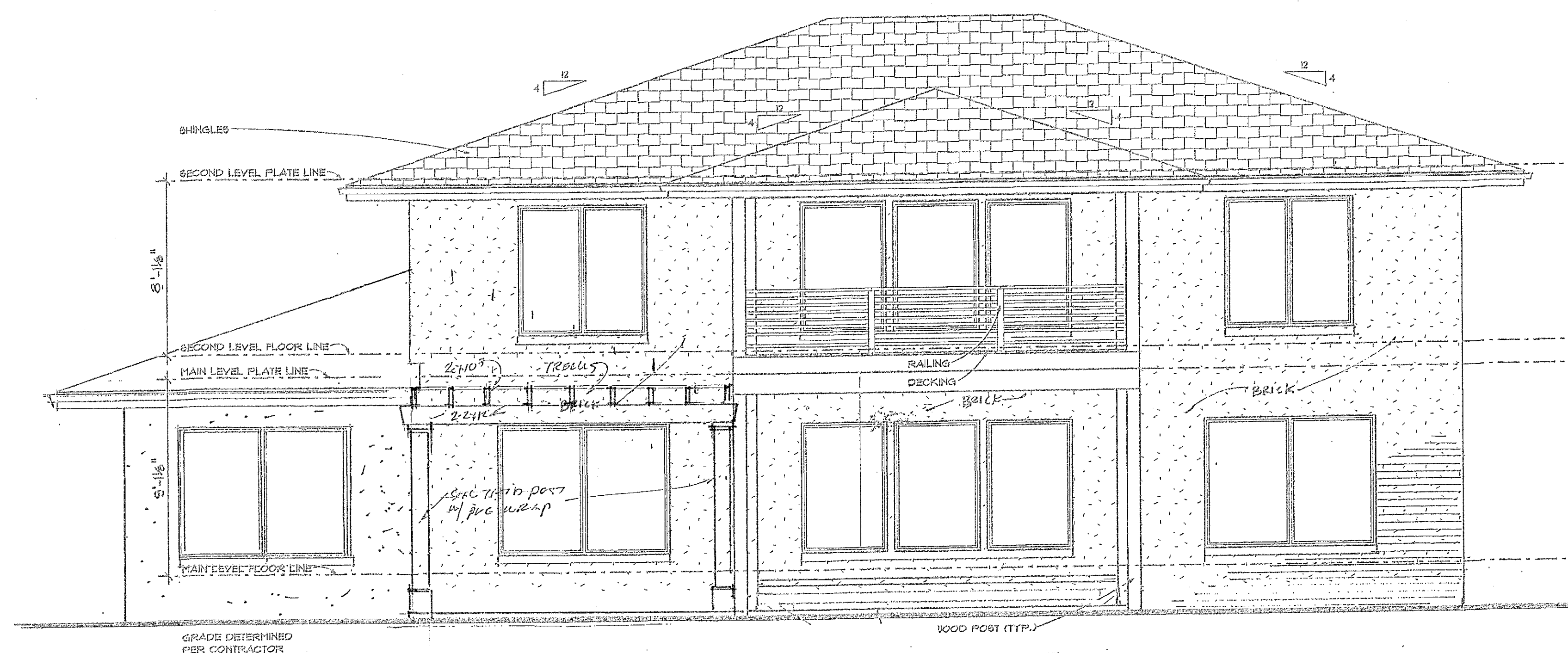
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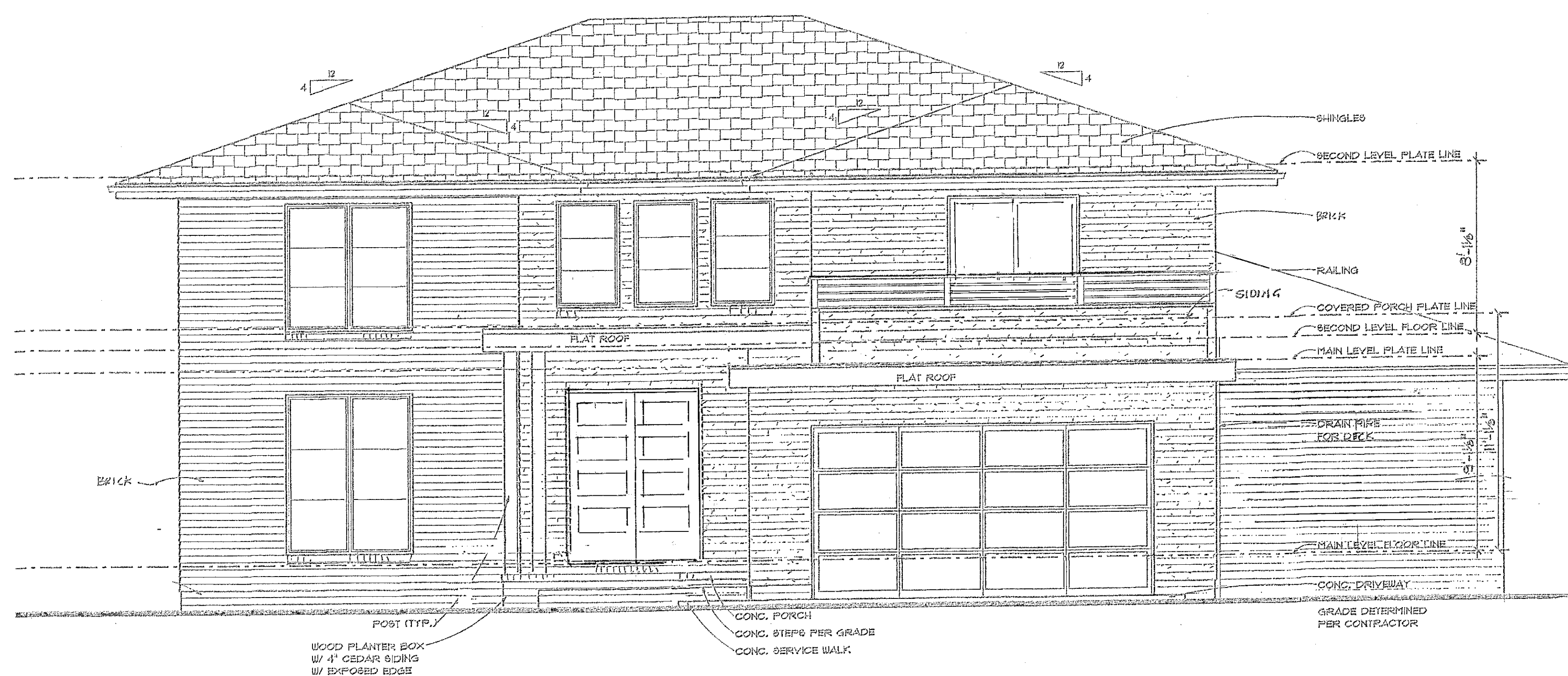
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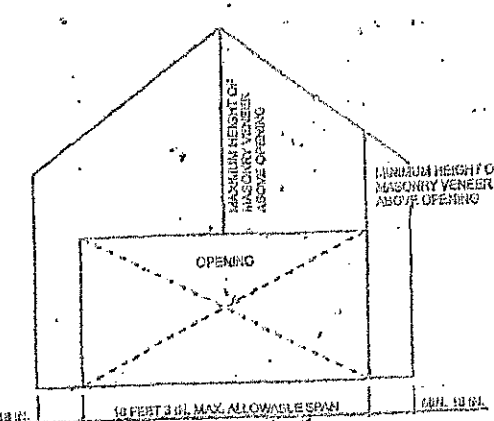
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REAR ELEVATION



FRONT ELEVATION

[illegible]Fig. 51. $1 \text{ inch} = 25.4 \text{ mm}$; $1 \text{ cm} = 25.4 \text{ mm}$

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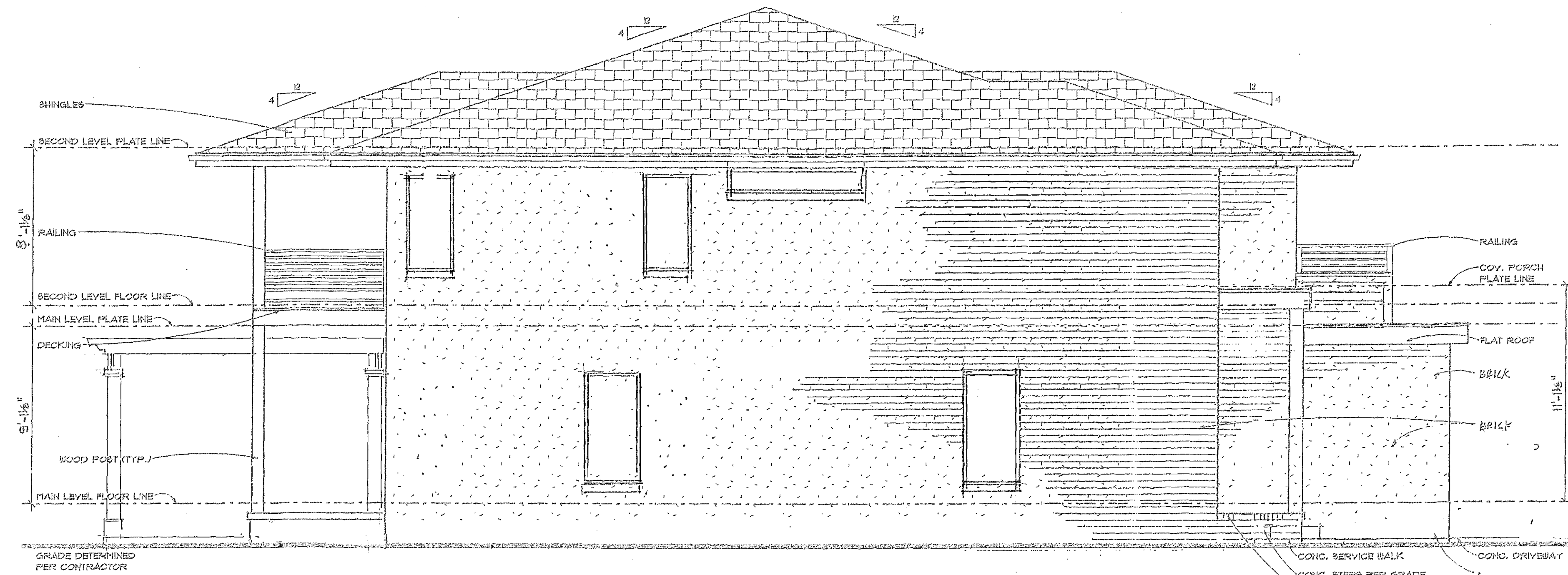
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100% SCALE @ 24" X 36"

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



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

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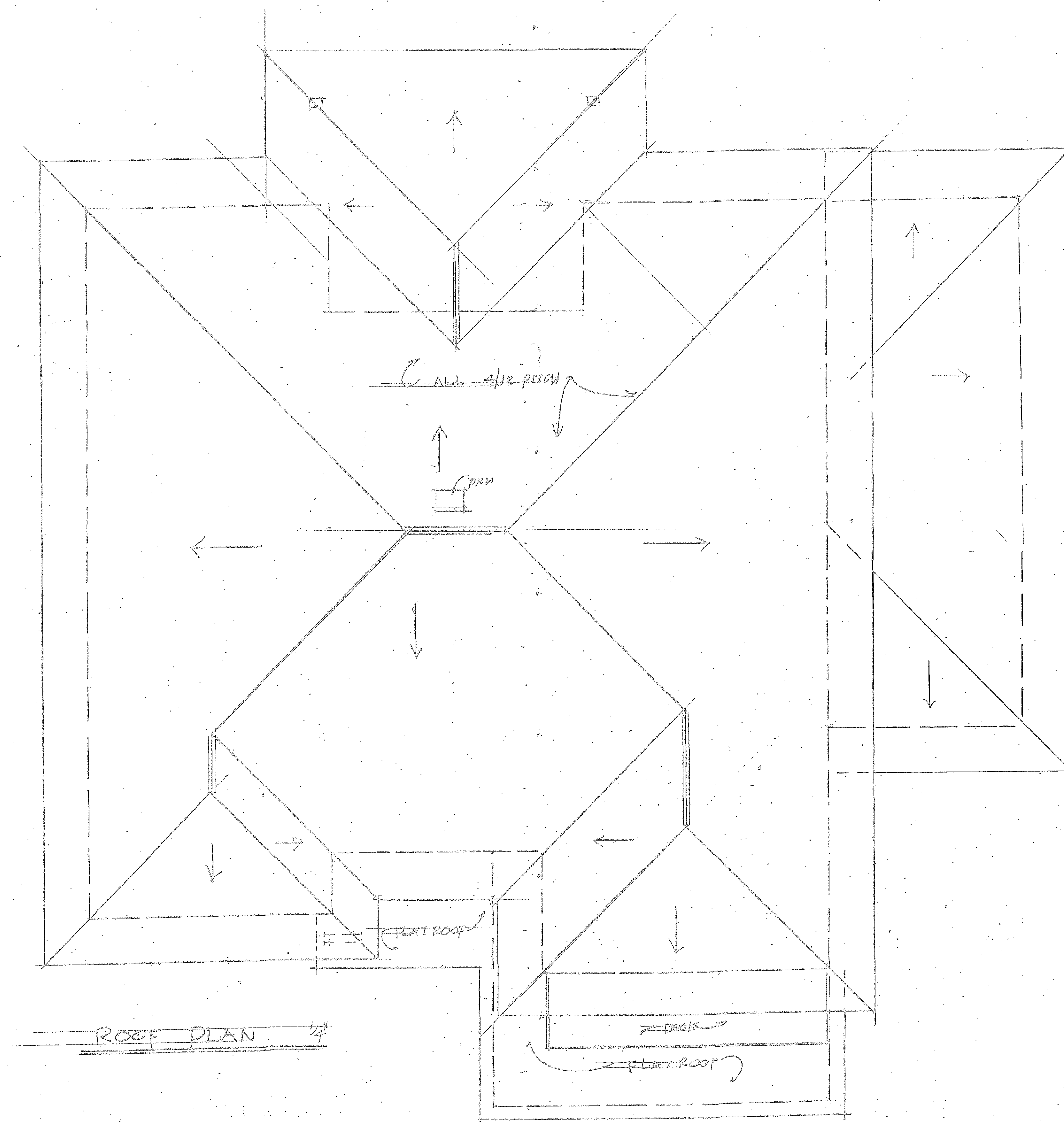
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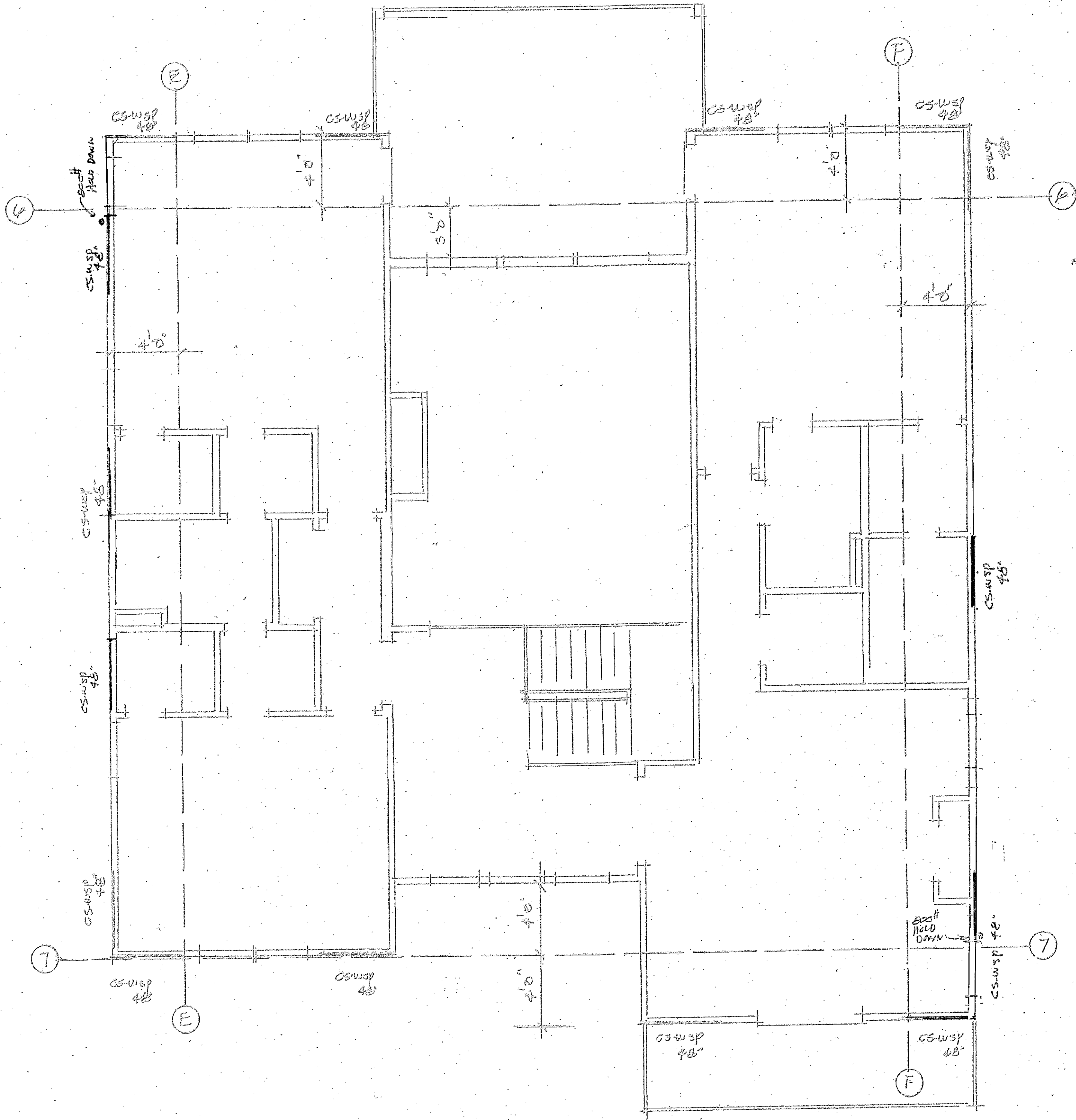
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100% SCALE = 21 1/2%



ATTIC VENTURING DATA
 173 sq. feet VENTURES REQ'D (210 sq. ft. 300)
 PROVIDED 210 sq. feet of R105# VENTURES
 @ 16.5 sq. ft. per vent (206 sq. ft.)
 PLUS 1 1000 CFM POWERED ROOF VENT (2,145 sq. ft.)
 PROVIDED 2,145 sq. feet of VENTING CAPTY
 @ 5.5 sq. ft. per foot (10,24 sq. ft.)
 TOTAL VENTURING PROVIDED = 14,27 sq. ft.

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING											
WIND	AVERAGE			EXPOSURE	ROOF PITCH	WALL HEIGHT	NUMBER OF	ADDITIONAL	STORM 2D	MINIMUM	TOTAL WALL
	SPACING			B C D	TO RIDGE		DOOR'S	WIND HOLD	PASTERING	BRACING	REQUIRED
					HEIGHT		PER DIRECTION	DOWN DEVICE		REQUIRED	
E	4	△	△	△	1.0	X 1.0	X .70	X 1.0	X	X 6.65	= 5.98
F	4	△	△	△	1.0	X 1.0	X .90	X .70	X	X 6.65	= 5.98
		△	△	△		X	X	X	X	X	
G	4	△	△	△	1.0	X 1.0	X .90	X .70	X	X 6.65	= 5.98
H	4	△	△	△	1.0	X 1.0	X .90	X 1.0	X	X 6.65	= 5.98
		△	△	△		X	X	X	X	X	



SECOND FLOOR LAYOUT 1/8"=1'-0"

Braced Wall Line Layout

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1003 BOULEVARD #2700

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BRACING CATEGORY B 30-FOOT MAXIMUM HEIGHT TO TOP WALL JOINT 2 BRACED WALL LINES		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS PER REQUIRED LENGTH OF BRACED WALL LINE		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS PER REQUIRED LENGTH OF BRACED WALL LINE	
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing (ft)	Method 1 ^a (ft)	Method 2 ^b (ft)	Method 3 ^c (ft)
≤ 120	Roof	10	4.0	4.0	2.5
		20	7.0	7.0	4.0
		30	10.5	10.5	6.0
		40	13.5	13.5	8.0
		50	16.5	16.5	10.0
	Below Roof	60	19.5	19.5	12.0
		10	7.5	7.5	4.5
		20	14.0	14.0	8.0
		30	20.0	20.0	11.5
		40	25.5	25.5	15.0
≤ 150	Roof	50	31.5	31.5	18.0
		60	37.5	37.5	21.5
	Below Roof	10	11.0	11.0	6.5
		20	20.5	20.5	10.0
		30	29.0	29.0	14.5
		40	37.0	37.0	19.0
		50	45.0	45.0	23.5
	Below Roof	60	53.0	53.0	28.0
		10	8.5	8.5	5.0
		20	17.0	17.0	10.0
		30	25.5	25.5	15.0
		40	34.0	34.0	20.0
		50	42.5	42.5	25.0
		60	51.0	51.0	30.0
	Below Roof	10	12.0	12.0	7.0
		20	24.0	24.0	14.0
		30	36.0	36.0	21.0
		40	48.0	48.0	28.0
		50	60.0	60.0	35.0

For Se 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
 a. Linear interpolation shall be permitted.
 b. Braced wall line shall have greatest front tension or has two lines on each side with ratio of area to moment in accordance with Table R602.2(1) for exterior sheathing.
 c. Where a braced wall line has parallel braced wall lines on one or both sides of differing dimensions, the average dimension shall be permitted to be used for braced wall line spacing.

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACINGS		WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACINGS		WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACINGS	
WIND REGION	ADJUSTMENT FACTOR	WIND REGION	ADJUSTMENT FACTOR	WIND REGION	ADJUSTMENT FACTOR
1	Exposure category	One-story structure	1.00	Two-story structure	1.00
		Three-story structure	1.00	Four-story structure	1.00
		Roof only	1.00	Roof + 1 floor	1.00
		Roof + 2 floors	1.00	Roof + 3 floors	1.00
		Roof + 4 floors	1.00	Roof + 5 floors	1.00
	Roof eave-to-edge height	10 feet	1.00	15 feet	1.00
		20 feet	1.00	25 feet	1.00
		30 feet	1.00	35 feet	1.00
		40 feet	1.00	45 feet	1.00
		50 feet	1.00	55 feet	1.00
2	Wind height adjustment	Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
	Number of braced wall lines (per plan division)	3	1.00	4	1.00
		5	1.00	6	1.00
		7	1.00	8	1.00
		9	1.00	10	1.00
		11	1.00	12	1.00
3	Additional 200-pound hold-down device	Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
	Exterior gypsum board finish (or equivalent)	Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
4	Olympia board finishing	Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
	Number of braced wall lines (per plan division)	3	1.00	4	1.00
		5	1.00	6	1.00
		7	1.00	8	1.00
		9	1.00	10	1.00
		11	1.00	12	1.00

For Se 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
 a. Linear interpolation shall be permitted.
 b. The wind speed factor is the product of all applicable adjustment factors.
 c. The adjustment factor is permitted to be 1.0 when the required bracing amount for intermediate braced wall lines provided the bracing amount on adjacent braced wall lines is based on a spacing and number that requires no intermediate braced wall line.

MINIMUM LENGTH OF WALL BRACINGS		MINIMUM LENGTH OF WALL BRACINGS		MINIMUM LENGTH OF WALL BRACINGS	
WIND REGION	ADJUSTMENT FACTOR	WIND REGION	ADJUSTMENT FACTOR	WIND REGION	ADJUSTMENT FACTOR
1	Exposure category	One-story structure	1.00	Two-story structure	1.00
		Three-story structure	1.00	Four-story structure	1.00
		Roof only	1.00	Roof + 1 floor	1.00
		Roof + 2 floors	1.00	Roof + 3 floors	1.00
		Roof + 4 floors	1.00	Roof + 5 floors	1.00
	Roof eave-to-edge height	10 feet	1.00	15 feet	1.00
		20 feet	1.00	25 feet	1.00
		30 feet	1.00	35 feet	1.00
		40 feet	1.00	45 feet	1.00
		50 feet	1.00	55 feet	1.00
2	Wind height adjustment	Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
	Number of braced wall lines (per plan division)	3	1.00	4	1.00
		5	1.00	6	1.00
		7	1.00	8	1.00
		9	1.00	10	1.00
		11	1.00	12	1.00
3	Additional 200-pound hold-down device	Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
		Top story only	0.80	Top story only	0.80
	Exterior gypsum board finish (or equivalent)	Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
		Any story	1.00	Any story	1.00
4	Olympia board finishing	Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
		Any story	0.7	Any story	0.7
	Number of braced wall lines (per plan division)	3	1.00	4	1.00
		5	1.00	6	1.00
		7	1.00	8	1.00
		9	1.00	10	1.00
		11	1.00	12	1.00

For Se 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
 a. Linear interpolation shall be permitted.
 b. The wind speed factor is the product of all applicable adjustment factors.
 c. The adjustment factor is permitted to be 1.0 when the required bracing amount for intermediate braced wall lines provided the bracing amount on adjacent braced wall lines is based on a spacing and number that requires no intermediate braced wall line.

METHODS, MATERIAL, MINIMUM THICKNESS		FIGURE		CONNECTION CRITERIA*	
Methods	Material	Minimum Thickness	Figure	Fasteners	Spacing
1	Let-in-bracing	1 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	1	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	2	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	3	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	4	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	5	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
	Diagonal wood bracing	2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	6	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	7	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	8	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	9	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		2 x 4 wood or approved metal strap at 45° to 60° angles for maximum 16" stud spacing	10	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
2	WSP	Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	11	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	12	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	13	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	14	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	15	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
	WSP	Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	16	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	17	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	18	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	19	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	20	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
3	WSP	Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	21	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	22	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	23	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	24	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	25	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
	WSP	Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	26	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	27	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	28	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	29	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	30	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
4	WSP	Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	31	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	32	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	33	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	34	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	35	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
	WSP	Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	36	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	37	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	38	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	39	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates
		Wood structural panels with steel or aluminum veneer (See Section R602.10.6.3)	40	Wood: 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails	Wood: per stud and top and bottom plates

1. Construction materials for installation shall comply with the 2015 edition of The International Residential Code and any applicable regulations of the City.
2. This structure is designed for wind exposure B, 12.0 mph.
3. Buildings shall be one group R3 and type of construction shall be 5B.
4. Buildings shall be founded on undisturbed soil having a minimum bearing capacity of 1,500 psf. Soil conditions are the responsibility of the contractor.
5. Roof live load 20 # per sq. ft. / dead load 10 # per sq. ft.
6. Floor live load 40 # per sq. ft. / dead load 10# per sq. ft.
7. Attic live load 20# per sq. ft. / dead load 10# per sq. ft. (All sleeping areas)
8. See site plan for finish floor elevation. Min. 12" above flood plain.
9. All bedroom windows shall meet the egress code requirements as set forth in the 2015 IRC. With the window open, there shall be a net free area of 5.7 sq. ft. for both first and second floor windows. Clear opening height shall be 24" and clear opening width shall be 20". All egress window sills shall not be more than 44" above the floor. Window sills in dwelling units, where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening shall be a minimum of 24" above the finished floor of the room in which the window is located. Cranking between the floor and 24" shall be fixed or have openings through which a 6" diameter sphere cannot pass.
10. All windows shall be insulated, having a U value of minimum .35
11. Disruptors shown on floor plans are taken from outside face of sheathing to inside face of studs.
12. Contractor shall verify and check all notes and dimensions shown on plans before starting construction.
13. All concrete footings shall be 3,000 psi placed in virgin soil.
14. See tables R602.7(1) and R602.7(2) for allowable interior and exterior header and girder spans. Interior bearing walls for first and second floors are shaded. See plans for locations. These walls shall be constructed, framed and fire blocked as specified for exterior walls.
15. Interior bearing walls for first and second floors are shaded. See plans for locations. These walls shall be constructed, framed and fire blocked as specified for exterior walls.
16. Maximum height of all 2nd stud walls not to exceed 10'-0".
17. All stud walls to have a min. 1 1/2" dbl. top plate and a single 1 1/2" bottom plate. Stud walls bearing on concrete slabs to have treated bottom plates.
18. All floor, ceiling, studs and rafter material to be #2 Southern Pine or better.
19. Provide old, joint below all parallel walls.
20. All exterior plywood sheathing to be laid vertically with no horizontal joints within 12" of floor or ceiling except at corner baring and at first floor of slab construction. Sheathing at gable ends to overlap top plate at ceiling line a min. of 12".
21. This structure shall be fully sheathed with 5/8" plywood and will be fastened to studs as per table R602.3(1).
22. Framing at braced wall lines: A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Section R602.10 Where joints are perpendicular to the braced wall lines above, blocking shall be provided under and in line with the braced wall panels. Where joints are perpendicular to braced wall lines below, blocking shall be provided over and in line with the braced wall panels. Where joints are parallel to braced wall lines above or below, a rim joist or other parallel framing member shall be provided at the wall to permit fastening per Table R602.3(1).
23. The end of wood joist, beams or girders shall have not less than 1 1/2" of bearing and not less than 3" of bearing on masonry, except where supported by a 1 x 4 ribbon strip and nailed to an adjacent stud or by an approved metal hanger.
24. Fasteners for pressure treated wood or fire treated wood shall be galvanized or stainless steel.
25. Anchor bolts at slab construction shall be 3/8" dia. At 6'-0" o/c with a min. of two bolts per plate section with one bolt not more than 12" from corner or less than 7 bolt diameters from end of plate section. Anchor bolts shall extend into masonry a minimum of 7".
26. CMU piers at foundations used to support girders shall not be greater in height than four times their least dimension. Unless they are filled solid with type M, S or N mortar. Hollow piers shall be capped with a 4" solid CMU or filled solid with concrete or mortar.
27. Fire blocking shall be provided to cut off concealed draft openings and the roof space. Fire blocking shall be provided in wood frame construction in the following locations:
 - a. Concealed spaces of a stud wall, including floor spaces.
 - b. Vertically at ceiling and floor levels and horizontally at intervals not exceeding 10'-0".
 - c. Drugged ceilings and soffits.
 - d. Draft stoppers at top and bottom of the run.
 - e. Around vents, pipes and ducts at ceiling and floor levels with approved materials.
 - f. Cornices of a two finally dwelling as a line of dwelling unit separation.
28. Where there is unventilated spaces both above and below the concealed spaces of a floor/ceiling assembly, draft stops shall be installed so that the area concerned does not exceed 1,000 sq. ft.
29. All openings in exterior walls shall have a minimum 25# psf. Positive and minimum 25# psf. negative design rating. Voluntary egress doors shall be tested in accordance with either ASTM B 330 or ANSI S308.108, and shall meet the acceptance criteria of ANSI/DASMA 108.
30. Roof areas where pitches are from 4/12 to 2/12 shall have two layers of 15# EFL Asphalt shingles shall be installed in accordance with Section R905.2.6.
31. Floor and roof truss plans and details to be provided by truss supplier.
32. Any wall penetration to mechanical equipment in garage shall be fire stopped as per code.
33. If garage finish floor is below flood plain, flood vents shall be installed as per manufacturer's instructions.
34. Garage ceilings to be finished with one layer of 5/8" Type X sheetrock. Garage walls to be finished with minimum 5/8" reg. sheetrock.
35. Heating, cooling, electrical and plumbing shall be designed and installed to comply with all applicable codes.
36. All showery and tubs with showers to have non-slipcoat wall surfaces. This non-slipcoat surface shall extend to a height of not less than 6'-0" above the floor.
37. Provide lighting at all interior and exterior walls and exterior doors. Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the dwelling unit.
38. All exterior doors from heated spaces to be insulated.
39. Stacked detectors shall be installed in and adjacent to all sleeping areas as per code and all wired together. Provide battery backup.
40. Provide a minimum of 9'-1/2" landing outside of all exterior doors where there are more than three risers required.
 - a. Landing not required in garage area.
41. Perimeter insulation at concrete slabs to be a minimum R-10 and 24" width.
42. Weep-holes shall be provided in outside walls of masonry walls at a maximum spacing of 33" on center. Weep-holes shall not be less than 3/16" in diameter. Weep-holes shall be located immediately above the flashing.
43. All metal, pre-fabricated gas fireplaces shall be installed as per manufacturer's instructions.
44. All wood used in open decks shall be salt treated.
45. An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms.
46. A fire extinguisher having a rating of 2-A: 10-B: C or an approved equivalent type of fire extinguisher shall be installed in the kitchen area.
47. Access panels to the attic through the ceiling shall be insulated same as the ceiling and have weather stripping at all edges.
48. Access panels to the attic through the walls shall be insulated same as the wall and have weather stripping at all edges.
49. All roof shingles used in a wind zone of 110 mph or greater are required to be classified using ASTM D3161 CLASS F or ASTM D 7138 CLASS G or H. R905.2.4.1.
50. All rafter uplift connectors must be installed per manufacturer installation instructions.
51. All ducts, air handlers, filter boxes and building service such as ducts shall be sealed. Joints and seams shall comply with Section M1010.1.4.1 of the IRC. Verification of compliance with this section shall be in accordance with either Section M109.2.2.1 or Section M1103.2.2.2. Required weather envelopes must be maintained including all walls, floors, doors, windows, doors, doors and exterior doors.

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7-2-20
2-10-21

FRONT

ANTHONY BRADSHAW
NICHOLE ANDERSON

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