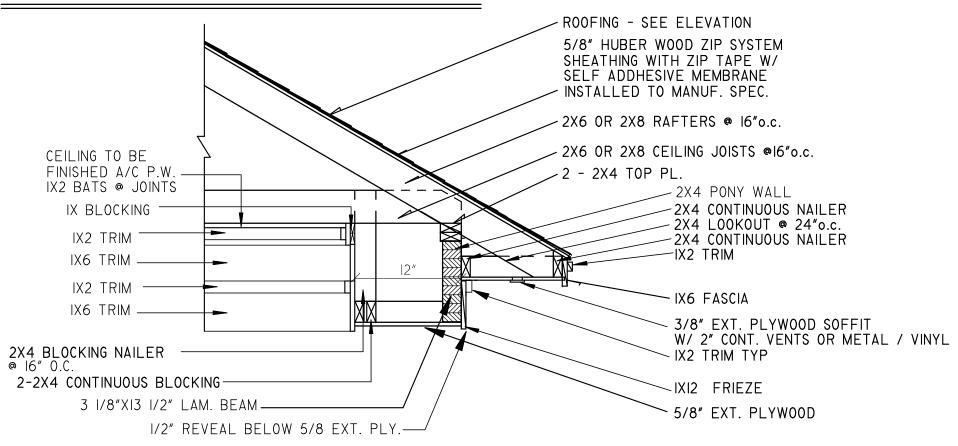


OPT. MASTER BATH



TO DO SO WILL VOID ENGINEER'S LIABILITY.

10-09-2024

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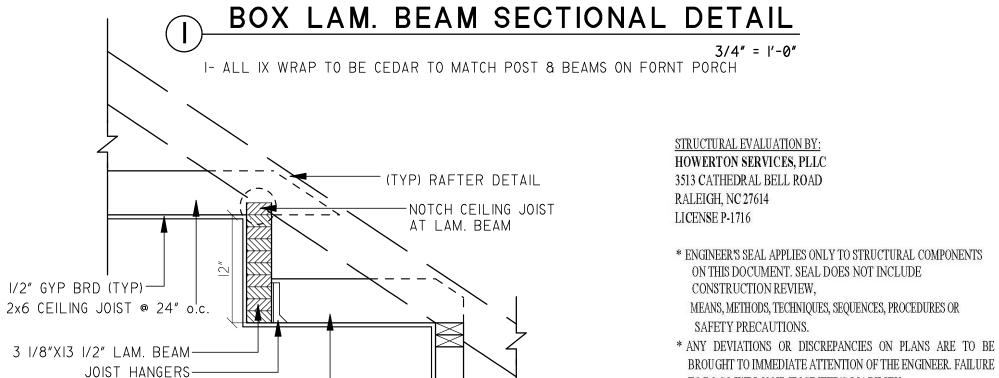
guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the designer. Failure to notify the designer compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the designer shall relieve the designer from responsibility for all consequences. Changes made from the plans without the consent of the designer are unauthorized and shall relieve the designer of responsibility for all consequences arriving out of such changes. Only qualified

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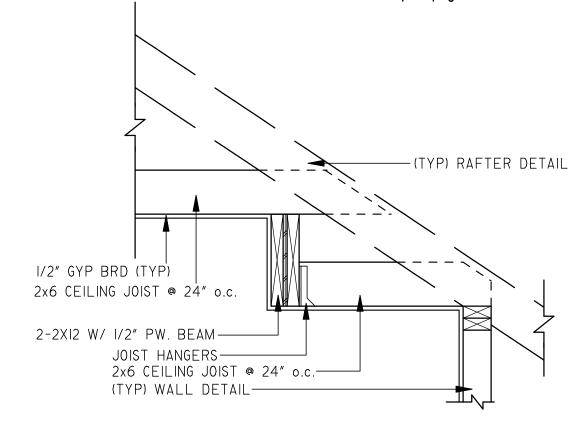
for all dimensions and conditions on the job. This office must be notified of any variations from the dimensions and conditions

Designer, Architect, Contractor, or Structural Engineer should attempt to modify any portion of this design.



(TYP) WALL DETAIL-LAM. BEAM BOXED CEILING DETAIL

2x6 CEILING JOIST @ 24" o.c.—



2XI2 BOXED CEILING DETAIL |" = |'-**0**"



I. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL
HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND
DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL
FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.

2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE

3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW

5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS. 7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS

8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.

10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

II. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME 13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE. 14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/I-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE. 16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C. 18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

FLOOR PLAN SPECIFICATIONS HEAT/COOLED: GARAGE, STORAGE: PORCHES: TOTAL:

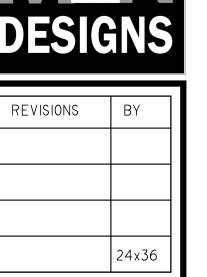
NOTE: I.- ALL CEILINGS TO BE 9' UNLESS NOTED.
2.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
3.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
4.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED. 5.- PROVIDE SHUT-OFF VALVE FOR ALL GAS APPLIANCES. REFERENCE IRC SECTION 62419 REFERENCE IRC SECTION G2419
6.- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 24" OF A
DOOR OR LOCATED WITHIN 60" OF FLOOR AT
BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM
ROOMS OR HOT TUBS SHALL BE TEMPERED
TO COMPLY WITH IRC SECTION R308.4-8
7.- NARROW WALL SHEARWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH
2006 IRC SECTION R602.10 BRACED WALL LINES. SAID SHEARWALLS MAY
ALSO BE CONTRUCTED USING SIMPSON STRONG TIE PRODUCTS. REFER TO
SIMPSON STRONG TIE FOR "STRONGWALL" APPLICATIONS. THIS MAY BE
BEQUIRED TO MEET ANY CODE PROJUREMENTS FOR NARROW WALLS

REQUIRED TO MEET ANY CODE REQUIREMENTS FOR NARROW WALLS NEXT TO GARAGE DOORS. CORRECT PRODUCT SELECTION IS SENSITVE TO BOTH SEISMIC AND WIND ZONE PARAMETERS AND SHOULD BE VERIFIED LOCALLY PRIOR TO CONSTRUCTION. ALSO DUE TO THE NATURE OF THE SIMPSON INSTALLATION PROCESS, THE DECISION TO USE THE "STRONG-WALL" SYSTEM SHALL BE MADE PRIOR TO FOUNDATION CONCRETE PLACE-MENT. SINCE THESE PLANS ARE NOT SITE OR LOCATION SPECIFIC THE MECHANICS TO MEET CODE REQUIREMENTS SHALL BE VERIFIED BY QUAL-IFIED PERSON(S) AT THE LOCAL LEVEL PRIOR TO CONSTRUCTION. See Details I & 2 on page SSW2, Shearwall "Garage wall options".

MICHAEL E. NELSON P.B.D. Cert. No. AR-I04

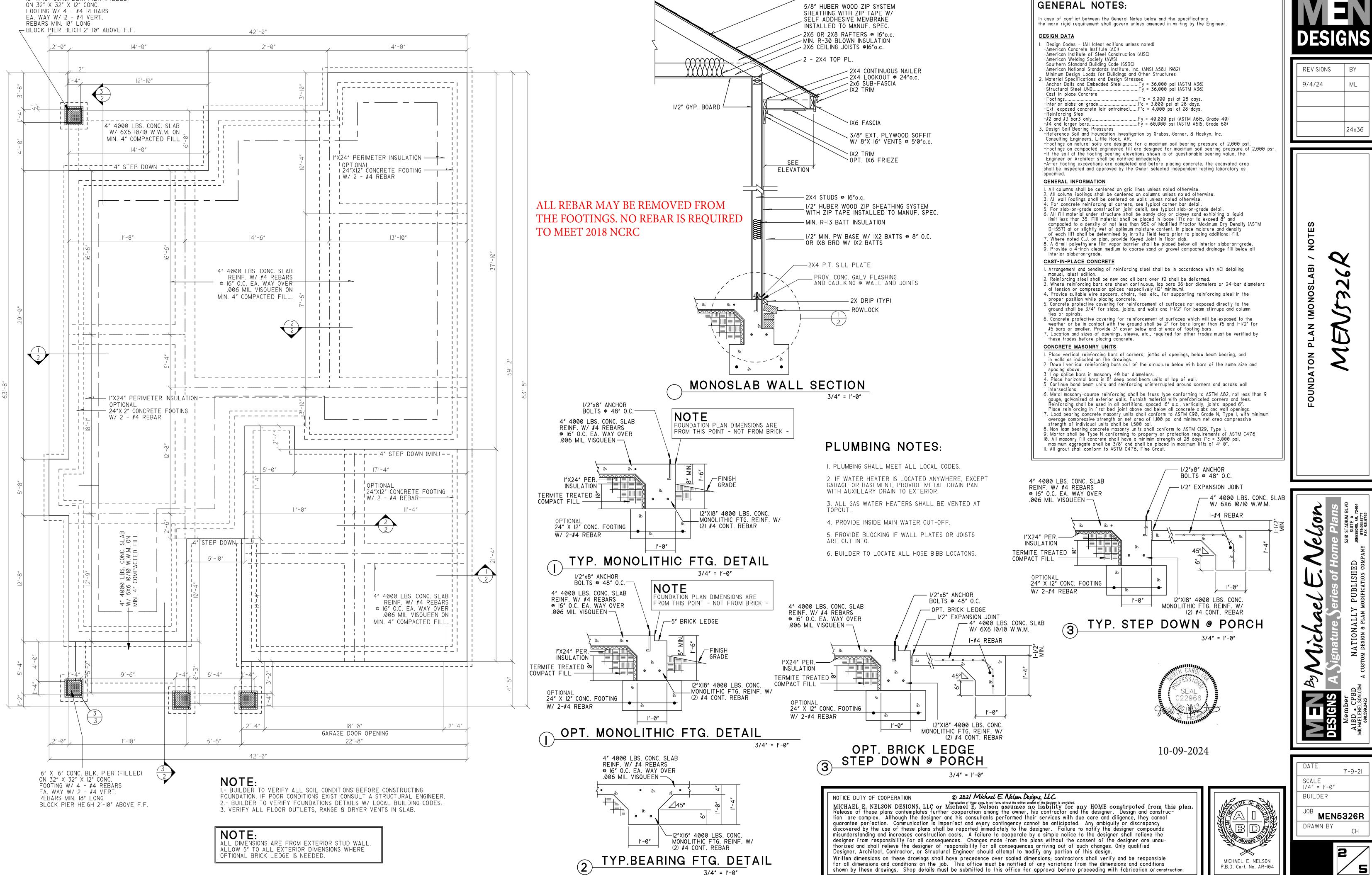






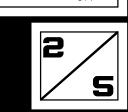
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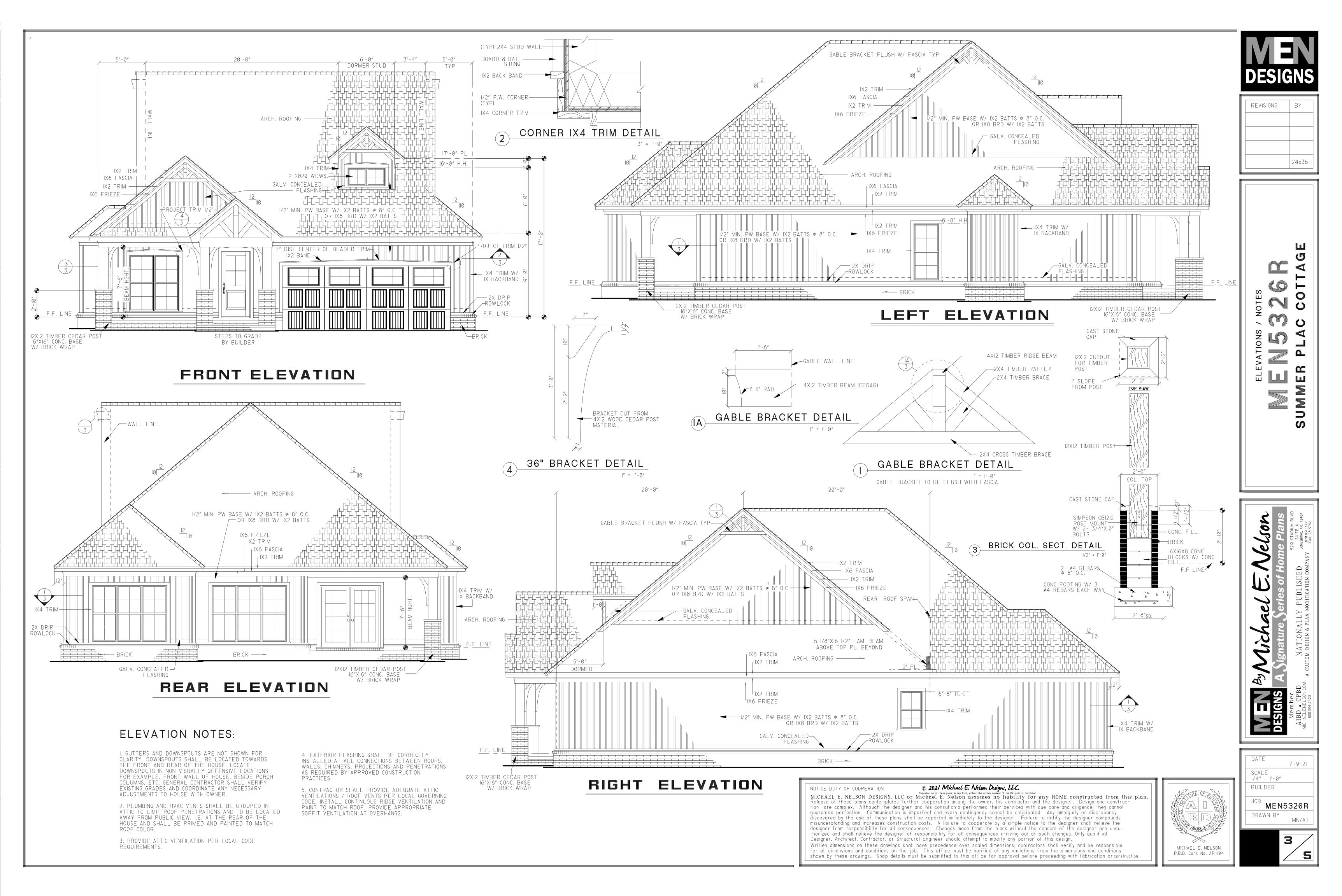
7-9-21 1/4" = 1'-0" BUILDER MEN5326R DRAWN BY MN/AT

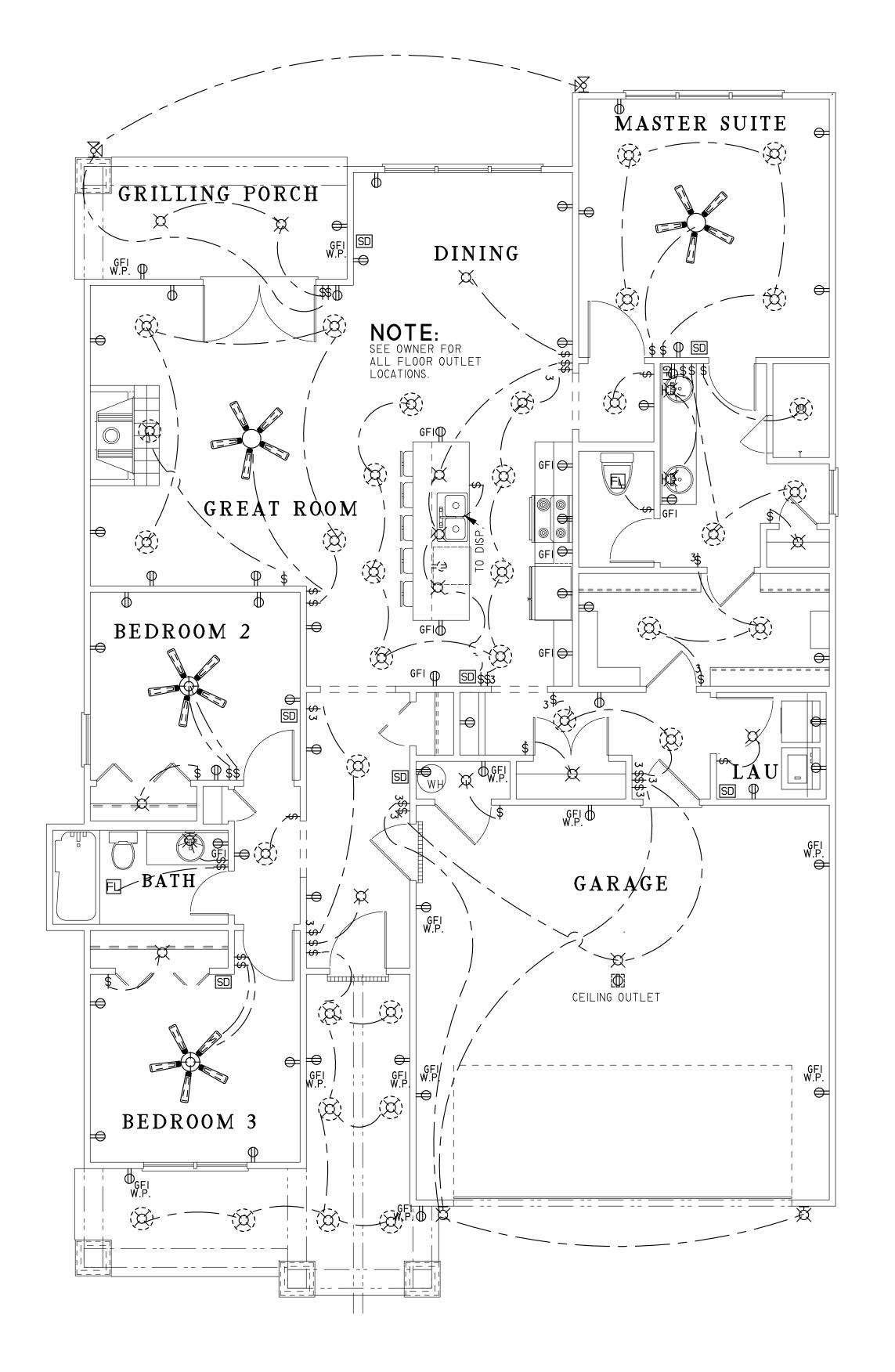


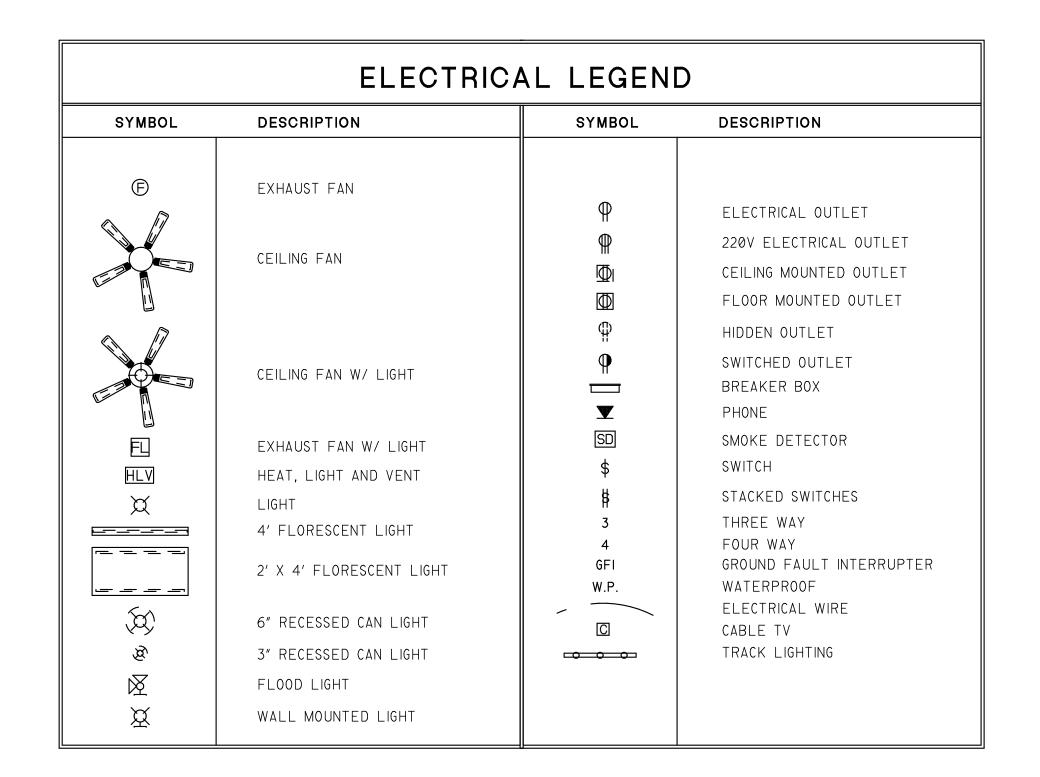
16" X 16" CONC. BLK. PIER (FILLED)

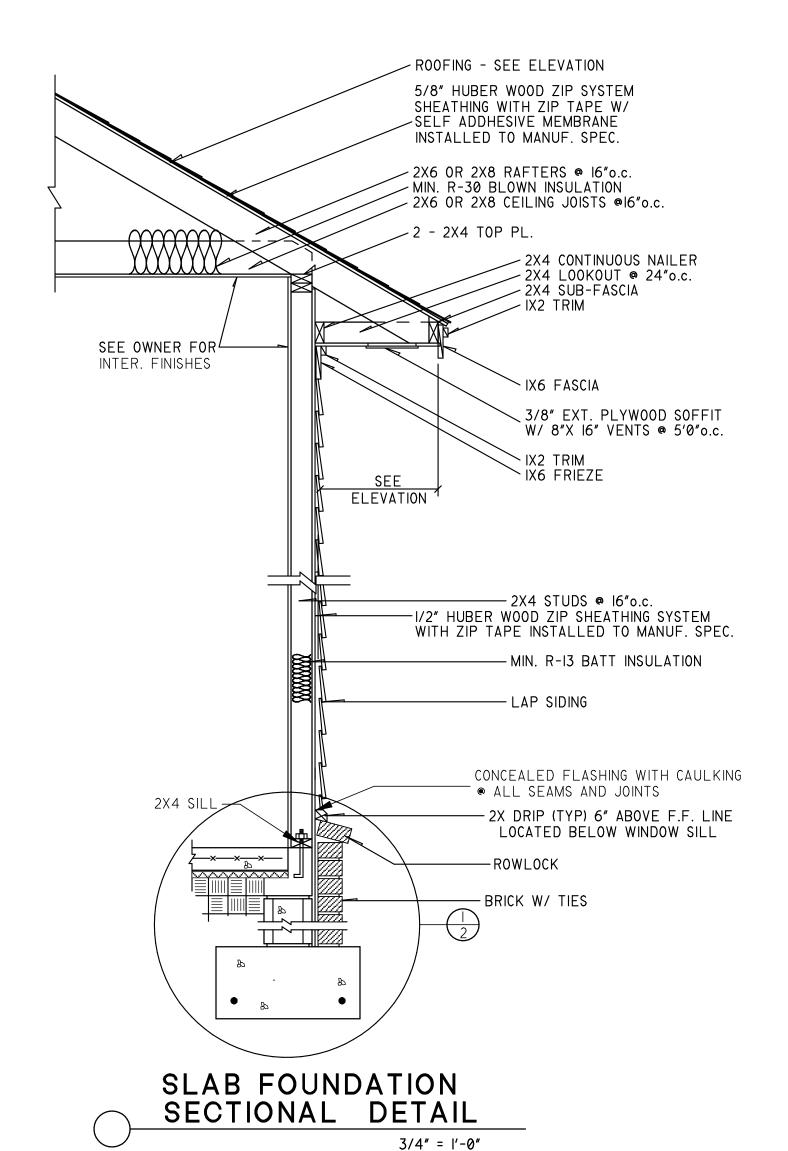
ROOFING - SEE ELEVATION

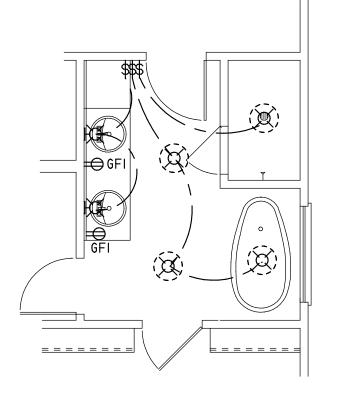




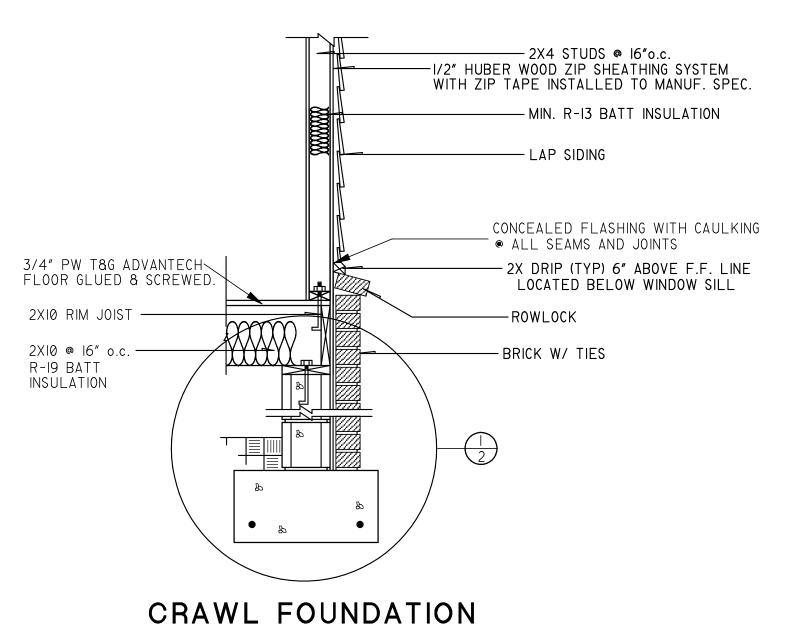








OPT. MASTER BATH



3/4'' = 1'-0''

SECTIONAL DETAIL



10-09-2024

NOTE:

I.- OWNER TO VERIFY & APPROVE ALL ELECTRICAL & POSSIBLE FLOOR OUTLET LOCATIONS NOT NOTED.

2.- PROVIDE ARC-FAULT INTERRUPTER PROTECTION FOR ALL BEDROOMS. REFERENCE IRC SECTION E3802

3.- OWNER TO LOCATE AND VERIFY PHONE & CABLE JACKS.

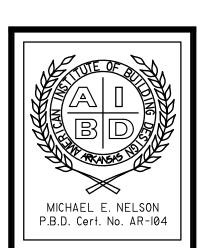
4.- SEE OWNER FOR ALL OUTDOOR ELECTRICAL NEEDS AND LIGHTING.

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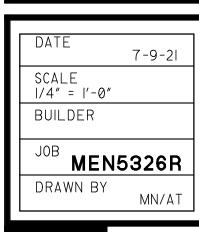
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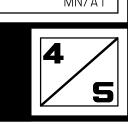
S B LTAGE

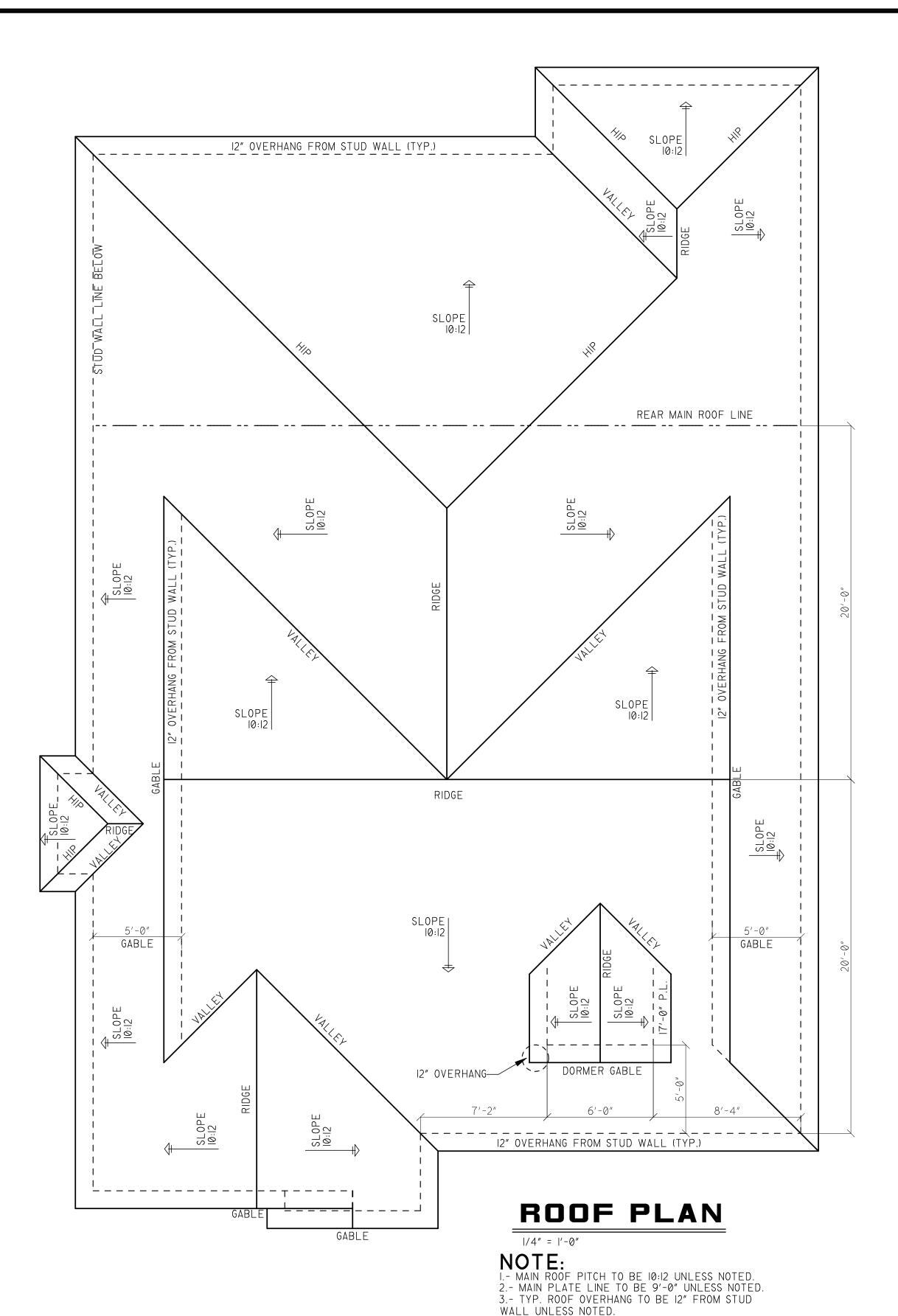
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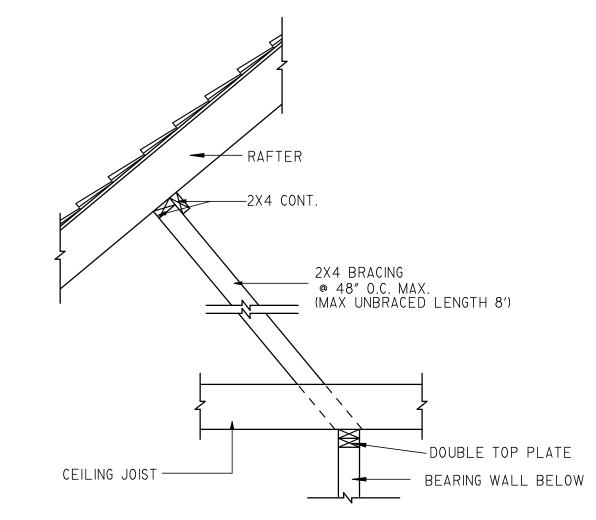




FRAMING NOTES:

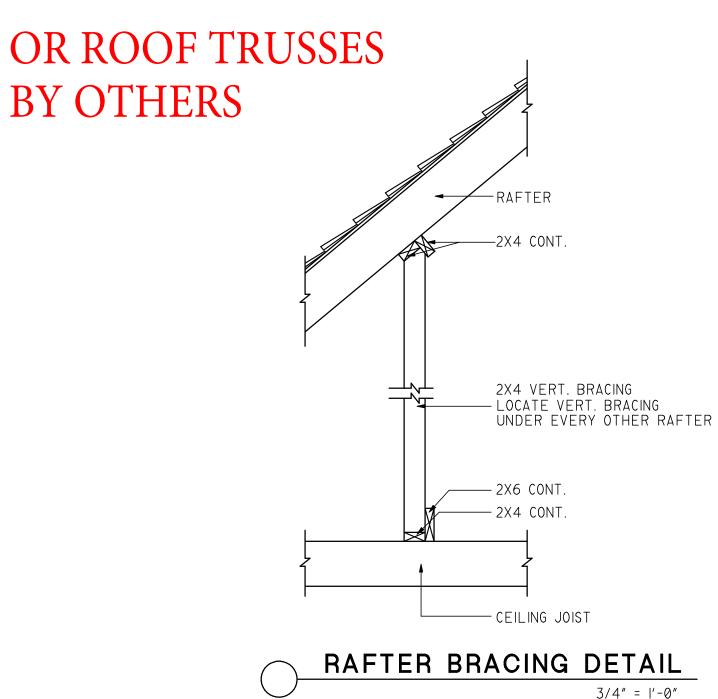
- I.- RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 15'-0" OR GREATER.
 2.- SUPPORT ALL HIP, VALLEY, AND RIDGES @ 8'-0" O.C. MAX. 3.- ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
- 4.- RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.
- 5.- RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES:

 A.- 2X6 RAFTERS @ 16" O.C. MAX. WITH 1/2" P.W. DECKING.
- B.- 2X6 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING. C.- 2X8 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.
- D.- 2X8 RAFTERS @ 16" O.C. MAX. WITH 1/2" P.W. DECKING. 6.- FASCIA OVERHANG TO BE 12" (TYP.) UNLESS NOTED ON ELEVATIONS. 7.- ALL HIP / VALLEY RAFTERS TO BE 2XIO UNLESS NOTED.



OPT. RAFTER BRACING DETAIL (PURLIN)

NOTE: PURLINS ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLINS SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE OF NOT LESS THAN 45 DE-GREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FT. PULINS SHALL BE CONTINUOUS. (REFER IRC R802.5.1)



SECTION NOTES:

- I. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS /
- 2. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS
- 3. PROVIDE 2X6 COLLAR TIES AT 48" O.C.
- 4. PROVIDE CONTINUOUS 2X6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX.
- 5. PROVIDE 2X4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45 MINIMUM ANGLE.

6. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

CONSTRUCTION AND FRAMING NOTES:

I. DESIGN LOADS ARE AS FOLLOWS PER SQ FT: IIVF

LOCATION	LIVE	DEAD	DEFLECT LIMIT
IST FLOOR 2ND FLOOR (SLEEPING AREAS) ATTIC (NON STORAGE) ATTIC (STORAGE) ROOF (WITH FINISHED CEILING) ROOF (NO FINISHED CEILING) DECKS	40 LB	10 LB	L/360
	30 LB	10 LB	L/360
	10 LB	5 LB	L/240
	20 LB	10 LB	L/240
	30 LB SNOW	15 LB	L/240
	30 LB	7 LB	L/180
	60 LB	10 LB	L/360

SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLIDEOFF FACTOR, AS A FUNCTION OF ROOF PITCH. RAFTER SIZES MAY HAVE TO BE INCREASED TO ACCOMADATE HIGHER SNOW LOADS. VERIFY WITH LOCAL CODES.

WIND LOAD DESIGN BASED ON U.S. WIND ZONE 4 WIND LOAD REQUIRERMENTS ALSO REFERANCE I.R.C. SECTION R301.2 AND VERIFY WIND LOAD REQUIRERMENTS WITH LOCAL CODES

2. LUMBER SHALL BE DOUGLAS-FIR-LARCH, HEM-FIR OR SOUTHERN-YELLOW-PINE WITH FB=1450 AND E=1.6 MINIMUM

3. ALL HEADERS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES.

4. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH 1/2" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WALLS, DOUBLE 2X12 HEADERS NAILED TOGETHER FOR ALL OPENINGS IN 2X4 WALLS.

5. FLOOR CONSTRUCTION: 3/4" TONGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER.

6. STAIR CONSTRUCTION SHALL CONSIST OF (3)2XI2 STRINGERS,5/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.

7. ALL WOOD PLATES IN CONTACT WITH CONCRETE SHALL BE "PRESSURE TREATED" 8 SILICONE SEALED.

8. "MICRO-LAM" BEAMS SHALL HAVE BENDING STRESS: FB=2,800 PSI. VERIFY WITH LOCAL CODES.

9. SPECIAL UPLIFT CONNECTORS AS INDICATED AT CANTILEVERED JOISTS SHALL BE "SIMPSON STRONG TIE" ANCHORS OR EQUAL.

10. MINIMUM HEADER SIZE SHALL BE (2)2"X6" UNLESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2XI2 WITH I/2" PLYWOOD.

II. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION

12. UNLESS OTHERWISE NOTED, PROVIDE A 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLESS OTHERWISE NOTED.

13. FLOOR FRAMING LAYOUT SHALL BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.

14. PROVIDE BRIDGING OR BLOCKING AT MIDSPAN OF JOISTS/RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'-0".

I5. THESE FRAMING PLANS WERE DESIGNED USING STANDARD CONSTRUCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, AND FHA/VA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONSULT WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO INSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY.



10-09-2024

INSULATION NOTES:

I. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-30 INSULATION IN FLAT CEILINGS AND R-30 MINUMUM BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.

2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.

3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.

4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.

5. SLAB EDGE INSULATION R-5.

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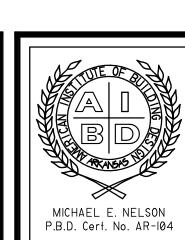
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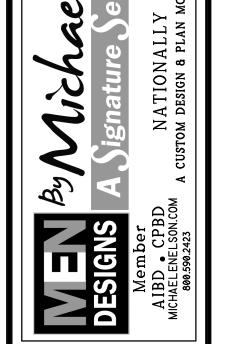
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6. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED









REVISIONS

