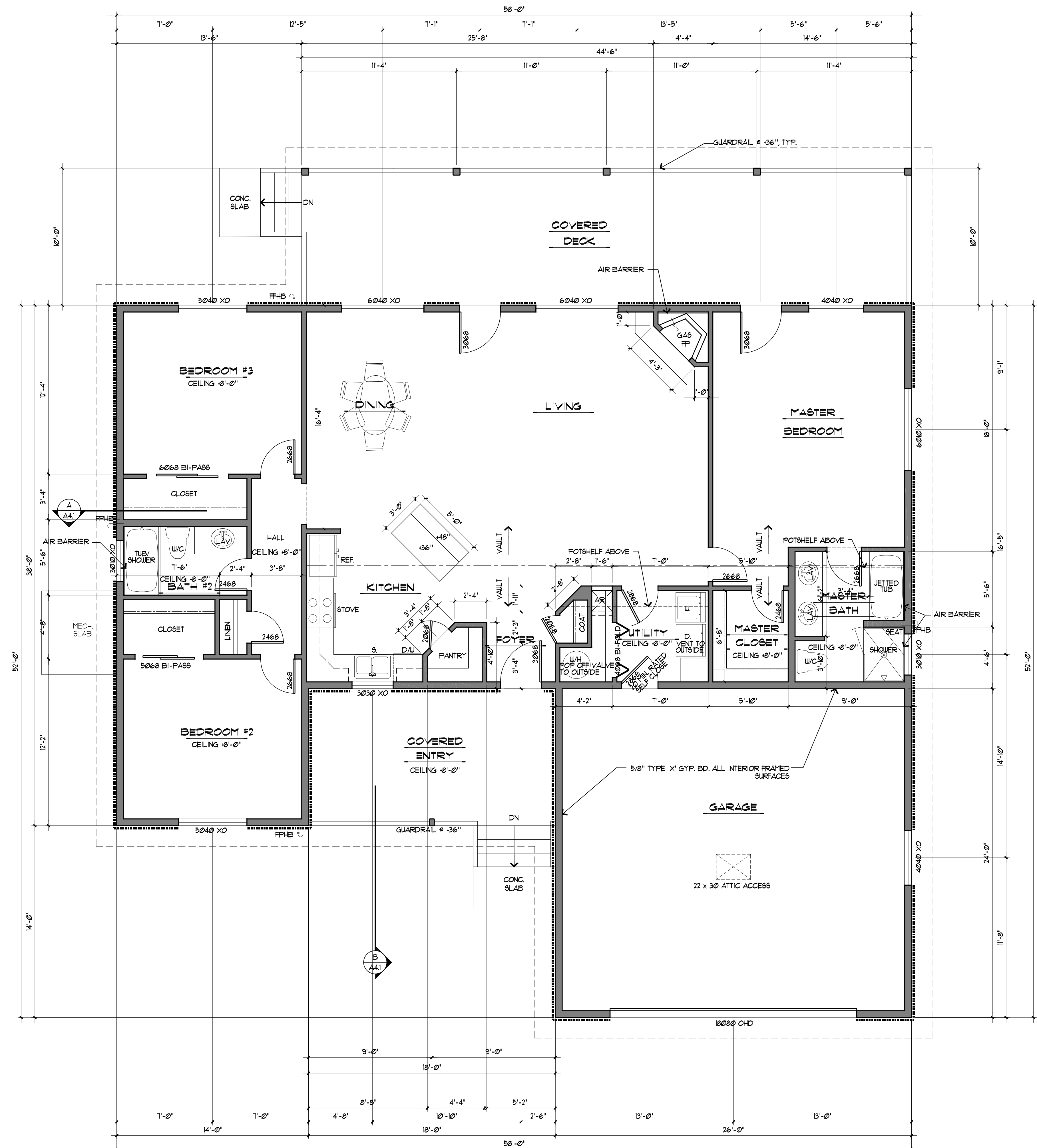


CONTRACTOR IS RESPONSIBLE TO BLUE-CHIP
ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

SITE PLAN

SCALE: 1" = 30'-0"





HOLD DOWNS:

EXTERIOR WALL BRACING METHOD TO BE C6-W6P FER 2012 IRC R602.10.5

ALL SHEATHABLE AREAS OF ALL EXTERIOR WALLS AND INTERIOR BRACED WALL LINES WHERE REQUIRED, INCLUDING ALL AREAS ABOVE AND BELOW OPENINGS.

- SIMPSON 1/2" x 1" STAINLESS STEEL STRONG-BOLT 2 WEDGE ANCHOR OR EQUAL. STB2-50100655 HAS A FULL OUT STRENGTH IN TENSION OF 4,305 LBS. W/ A 2" x 2" x 3/16" WASHER

EXTERIORS
 PROVIDE 3/8" OSB OUTSIDE FACE, W/ 8d @ 4" O.C.
 ALL EDGES, 8" O.C. MAX FIELD
 THIS INCLUDES ALL SHEATHABLE AREAS OF ALL EXTERIOR WALLS, AND INTERIOR BRACED WALL LINES, WHERE REQUIRED, INCLUDING AREAS ABOVE AND BELOW OPENINGS, GABLE ENDS AND CRIPPLE WALLS.

INTERIOR
 1/2" GYP. BOARD W/ 5d COOLER NAILS OR SCREWS AT 1" O.C.

ALTERNATE FOR MISSING J-BOLTS -
 SIMPSON 1/2" x 1" STAINLESS STEEL STRONG-BOLT 2 WEDGE ANCHOR OR EQUAL. STB2-50100655 HAS A FULL OUT STRENGTH IN TENSION OF 4,305 LBS

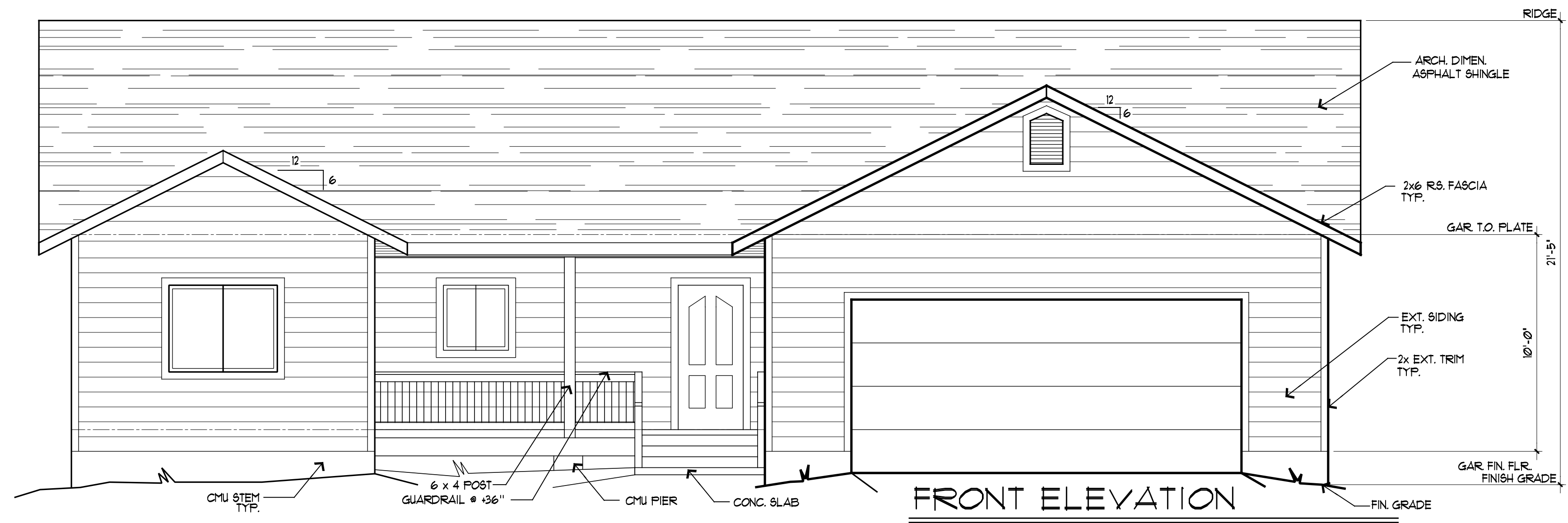
TOTAL AREA CALCULATIONS	
LIVABLE	1764 SF.
COVERED DECK	445 SF.
GARAGE	674 SF.
COVERED ENTRY	100 SF.

MAIN LEVEL FLOOR PLAN

1764 Sq.Ft. LIVABLE

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





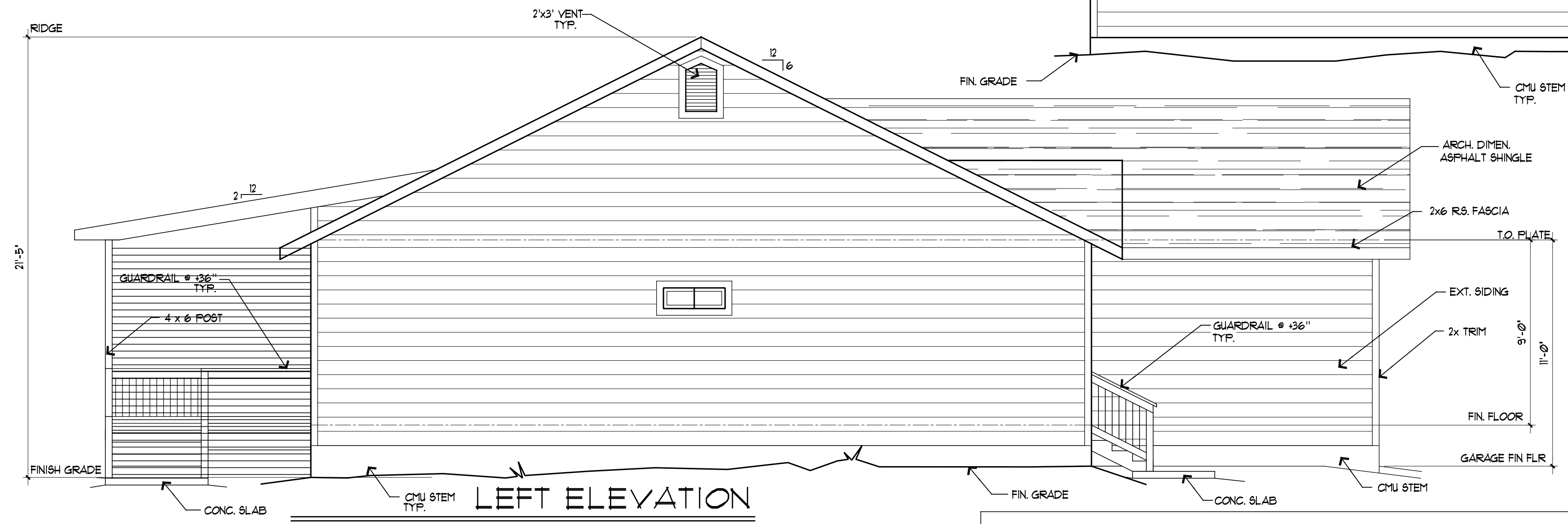
FRONT ELEVATION

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



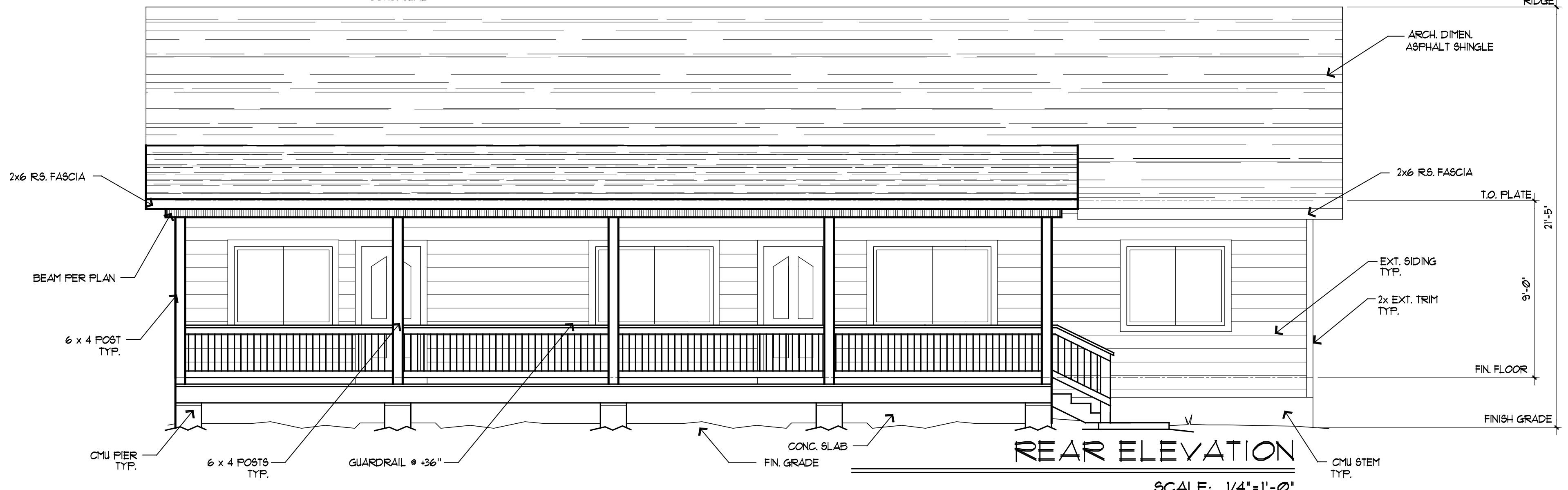
RIGHT ELEVATION

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



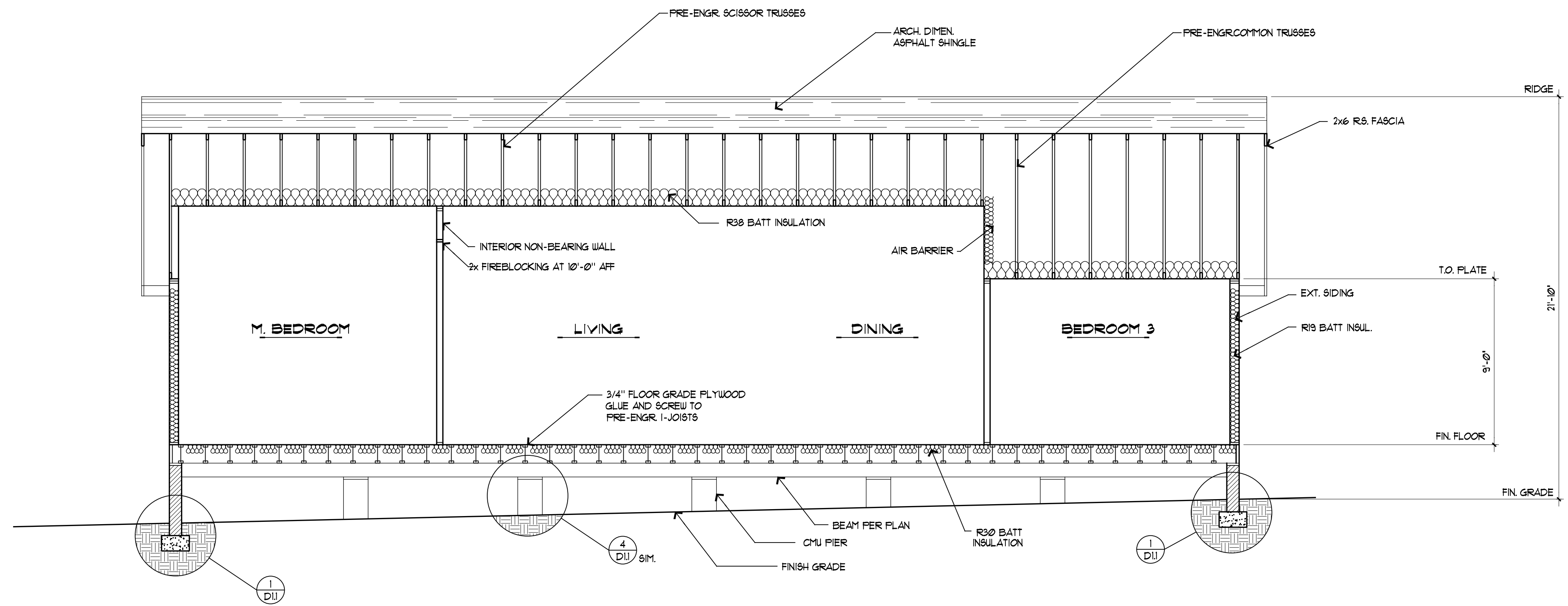
LEFT ELEVATION

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



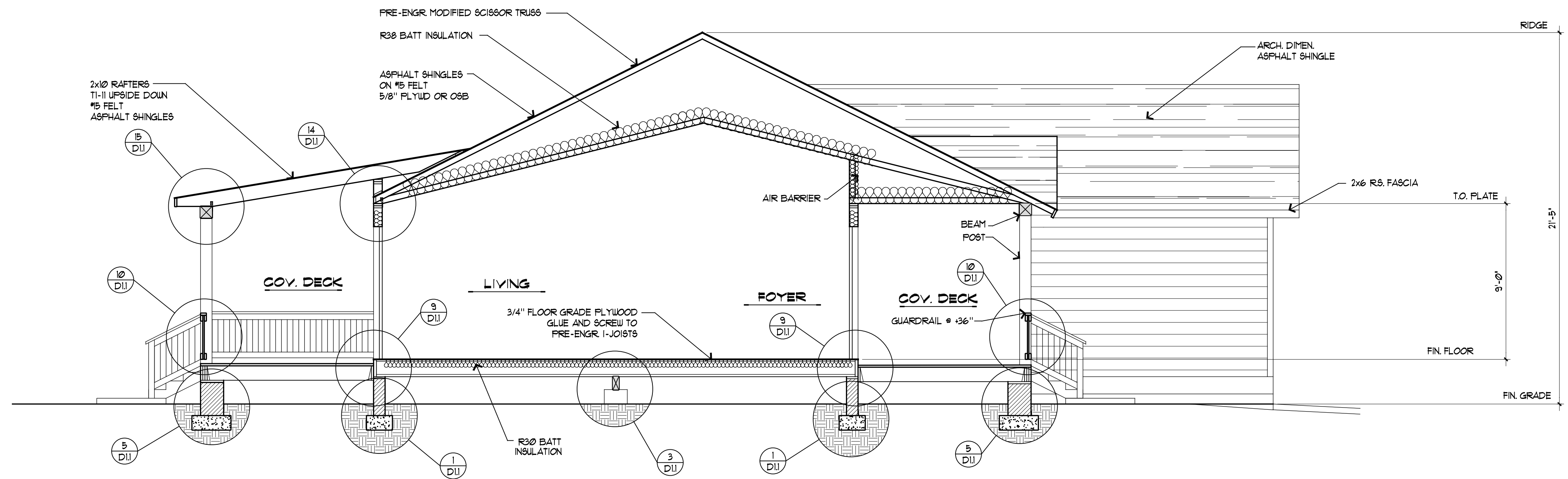
REAR ELEVATION

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



SECTION A

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



SECTION B

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

FOUNDATION VENT CALCS

TOTAL SQ. FT. UNDER MAIN FLOOR = 1638
 1638 / 150 = 10.92 SQ. FT.
 LOUVER VENTS TO BE INSTALLED ARE 8 x 8 x 16 = 14 SQ. IN. = 0.6 SQ. FT. OF VENT
 10.92 SF. REQUIRED / 0.6 SF PER VENT = 18.2 VENTS REQUIRED
 TOTAL NUMBER OF VENTS TO BE INSTALLED = 19

1203.3 Under-floor ventilation.
 The space between the bottom of the floor joists and the earth under any building except spaces occupied by a basement or cellar shall be provided with ventilation openings through foundation walls or exterior walls. Such openings shall be placed so as to provide cross ventilation of the under-floor space.

1203.3.1 Openings for under-floor ventilation.
 The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.61 m² for each 100 m²) of crawl-space area. Ventilation openings shall be covered for their height and width with any of the following materials, provided that the least dimension of the covering shall not exceed 1/4 inch (6 mm).

1. Perforated sheet metal plates not less than 0.070 inch (1.8 mm) thick.
2. Expanded sheet metal plates not less than 0.041 inch (1.2 mm) thick.
3. Cast-iron grills or gratings.
4. Extruded load-bearing vents.
5. Hardware cloth of 0.035 inch (0.89 mm) wire or heavier.
6. Corrosion-resistant wire mesh with the least dimension not exceeding 1/8 inch (3.2 mm).

1203.3.2 Exceptions.
 The following are exceptions to Sections 1203.3 and 1203.3.1:

1. Where warranted by climatic conditions, ventilation openings to the outdoors are not required if ventilation openings to the interior are provided.
2. The total area of ventilation openings is permitted to be reduced to 1/1500 of the under-floor area where the ground surface is treated with an approved vapor retarder material and the required openings are placed so as to provide cross ventilation of the space. The installation of operable louvers shall not be prohibited.
3. Ventilation openings are not required where continuously operated mechanical ventilation is provided at a rate of 10 cubic foot per minute (cfm) for each 50 square feet (1.02 L/s for each 10 m²) of crawl-space floor area and the ground surface is covered with an approved vapor retarder.
4. Ventilation openings are not required when the ground surface is covered with an approved vapor retarder, the perimeter walls are insulated and the space is conditioned in accordance with the International Energy Conservation Code.
5. For buildings in flood hazard areas as established in Section 1612.3, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of ASCE 24 provided that the ventilation openings are designed and installed in accordance with ASCE 24.

FRAMING NOTES:

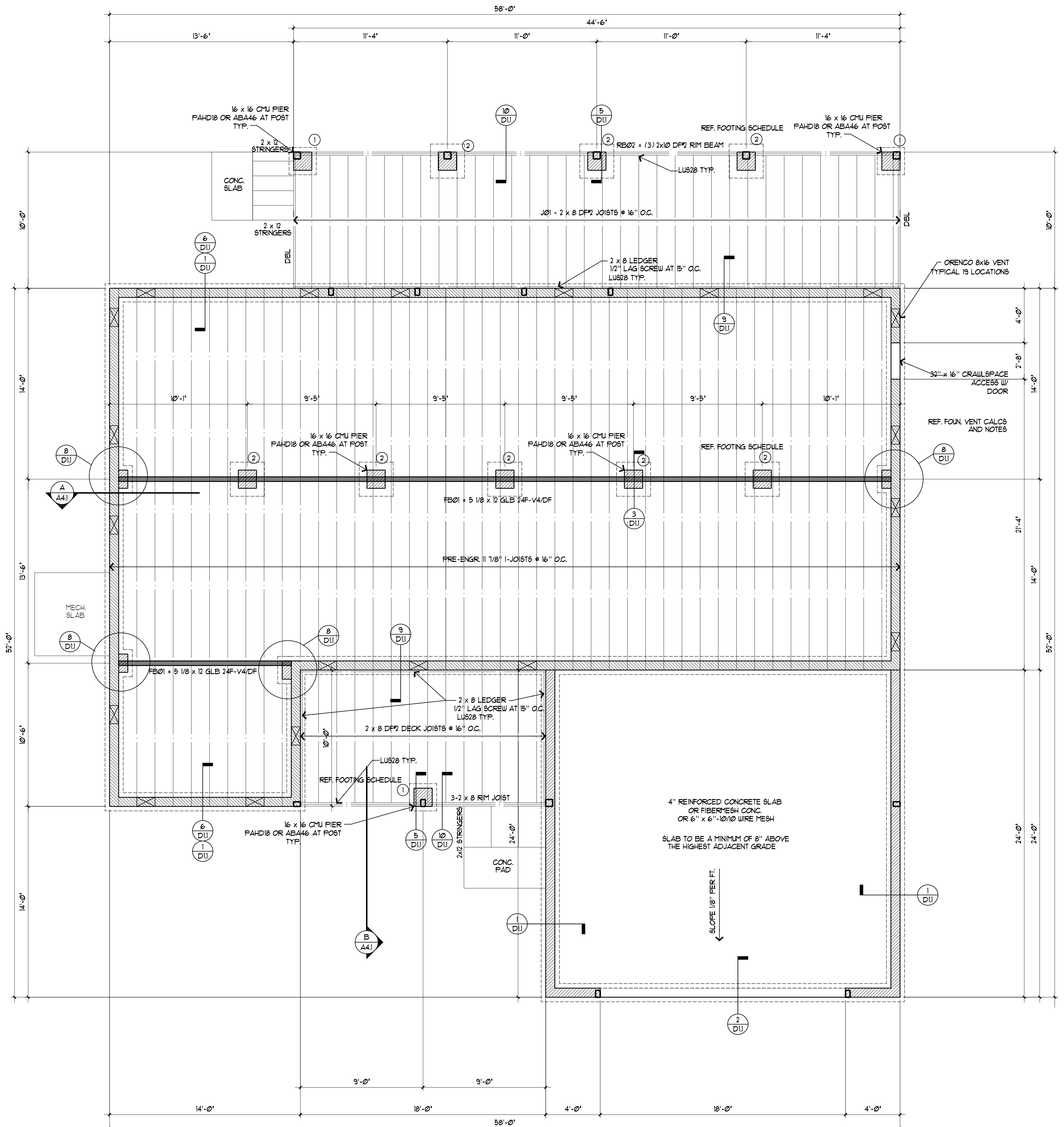
1. ALL SIMPSON JOIST HANGERS-SIZE 4 SPEC. PER TRUSS MANUF.
2. INSTALL SIMPSON H23A # TRUSS BEARING (TYPICAL) 4 JOIST BEARING
3. PROVIDE 2x BLOCKING # TRUSS BEARING 4 JOIST BEARING

FOUNDATION NOTES:

1. ALL CONCRETE TO BE 2500 PSI.
2. UNDER FLOOR VENTS = 1 SF. OF CROSS VENTING FOR EA. 150 SF. OF AREA.
- 1 VENT WITHIN 3 LF. OF EA. CORNER. ALL VENTS TO BE MIN. 8" ABOVE FIN. GRADE.

FOOTING SCHEDULE:				
MARK	FTG. SIZE (SQ.)	THK. OF FOOTING (IN.)	REINFORCING (#'S CLEAR BOTTOM)	ALLOW. LOAD, TL (K)
1	2'-0"	10"	2-#4	6.0
2	2'-6"	10"	3-#4	9.4
3	3'-0"	12"	3-#5	13.5
4	3'-6"	12"	4-#5	18.4
5	4'-0"	12"	4-#5	24.0
6	4'-6"	12"	5-#5	30.4
7	5'-0"	12"	4-#6	37.5
8	5'-6"	12"	6-#6	45.4
9	6'-0"	14"	6-#6	54.0
10	6'-6"	14"	7-#6	63.4
11	1'-0"	8"	2-#4	1.5
12	1'-6"	8"	2-#4	2.3

REF. ACI 318-09/318R-09, Strength Design Method



FOUN. & MAIN FLOOR FRAMING

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



ATTIC VENT CALCS

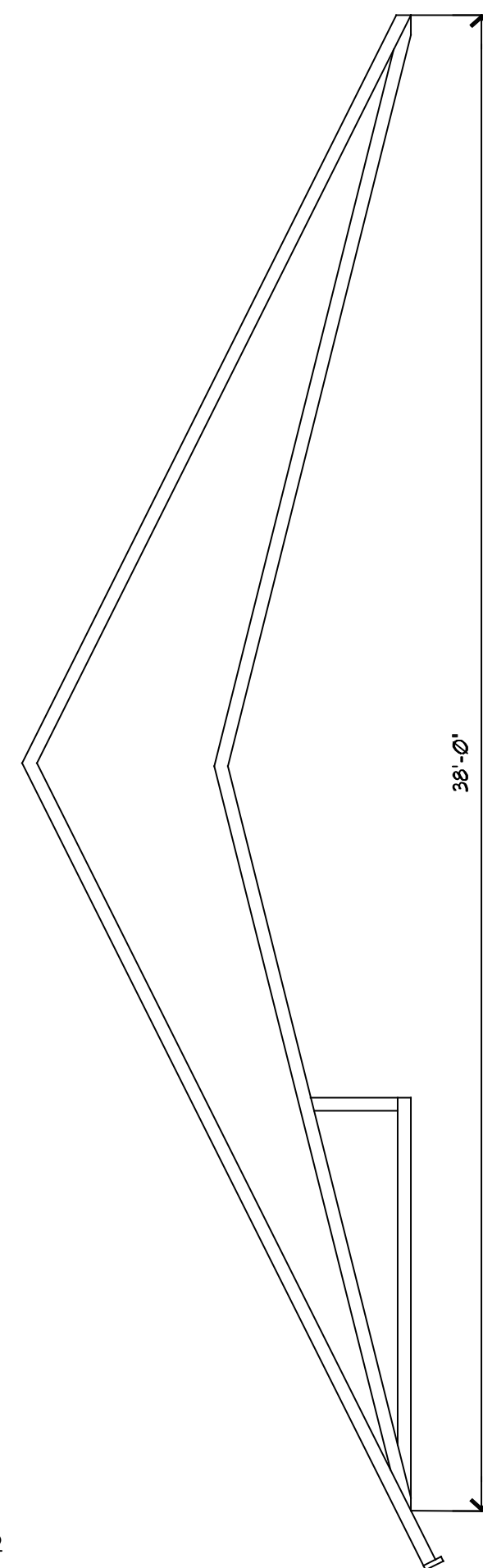
TOTAL UNDER ROOF (FOOTPRINT) = 2388 SF.
 2388 SF. / 150 = 15.92 SF.
 TOTAL SF. FOR ATTIC VENTING REQUIRED = 15.92 SF.
 VENTILATED BIRD BLOCKING WITH A MINIMUM OF
 2 HOLES FOR EACH BLOCK IS EQUAL TO 3.52 SQ. IN.
 59 BLOCKS x 3.52 SQ. IN. = 207.68 SQ. IN. = 1.44 SF.
 (3) 2'x3' GABLE VENTS = 18 SF.
 TOTAL VENTING PROVIDED = 19.44 SF. GREATER THAN 15.92 SF. REQUIRED

12032 Attic spaces.

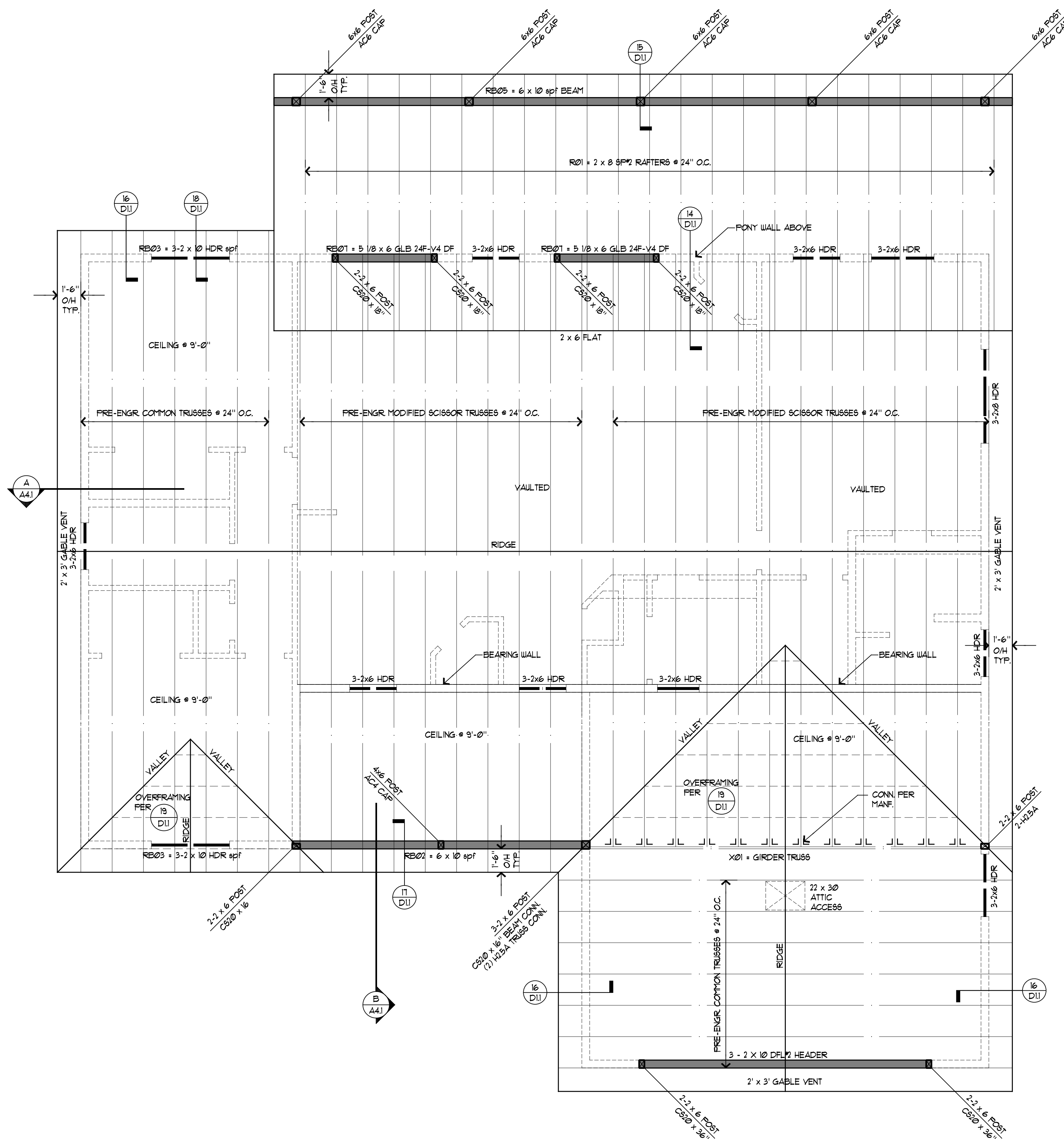
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of 1 inch (25 mm) of airspace shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/50 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Exception: The minimum required net free ventilating area shall be 1/300 of the area of the space ventilated, provided a vapor retarder having a transmission rate not exceeding 1 perm in accordance with ASTM E 96 is installed on the warm side of the attic insulation and provided 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents, with the balance of the required ventilation provided by eave or cornice vents.

120321 Openings into attic.
 Exterior openings into the attic space of any building intended for human occupancy shall be covered with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material that will prevent the entry of birds, squirrels, rodents, snakes and other similar creatures. The openings therein shall be a minimum of 1/8 inch (32 mm) and shall not exceed 1/4 inch (6.4 mm), where combustion air is obtained from an attic area, it shall be in accordance with Chapter 7 of the International Mechanical Code.



MODIFIED SCISSOR TRUSS
 SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN

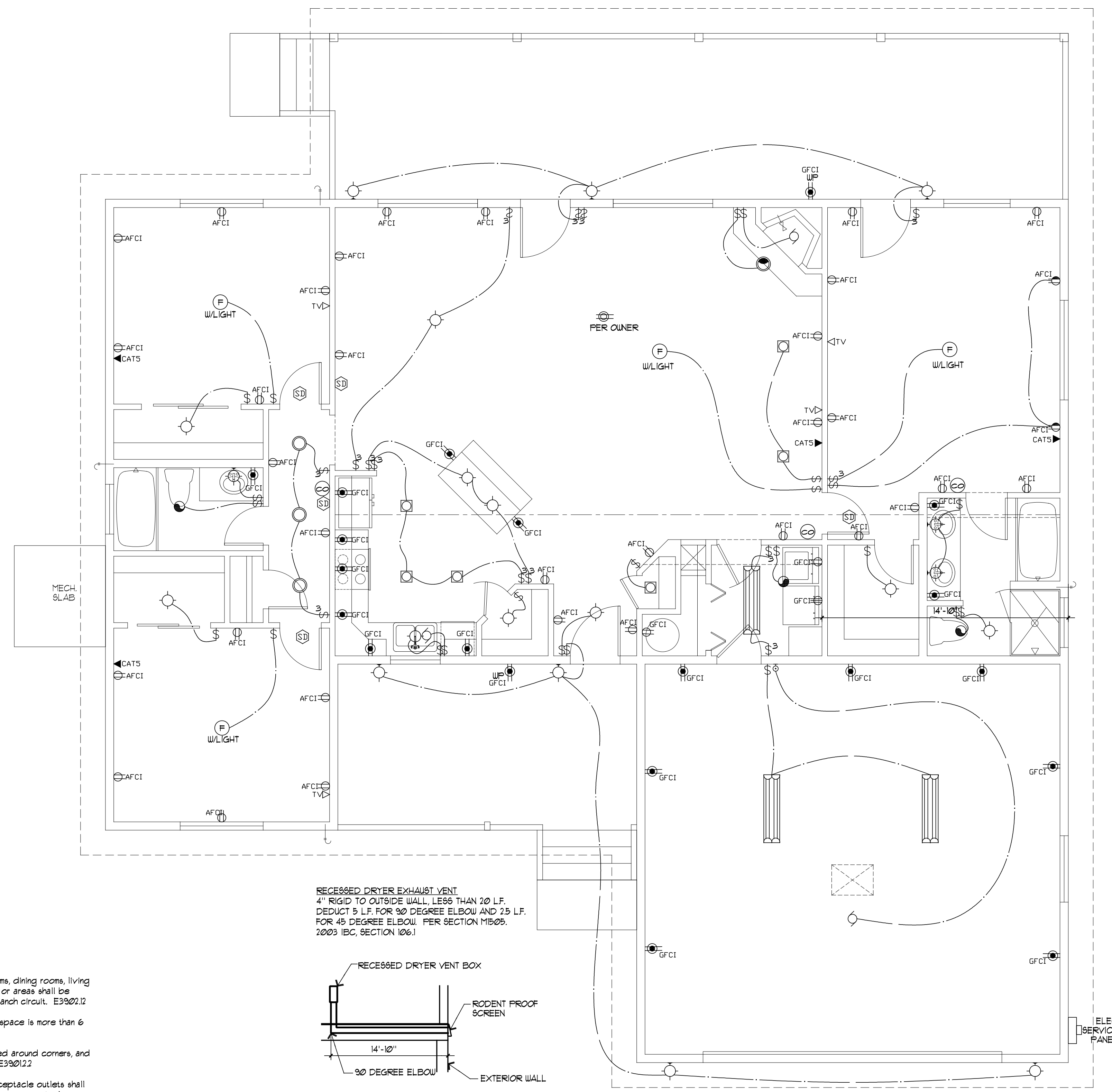
SCALE: 1/4"=1'-0"



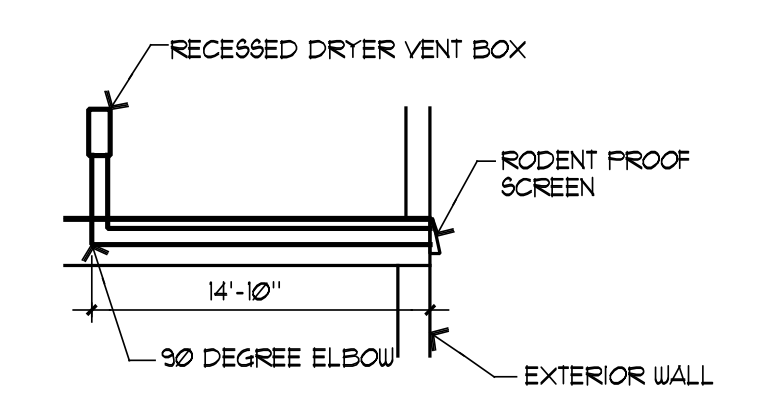
ELECTRICAL SYMBOL LEGEND	
	DUPLEX 110V RECEPTACLE
	AFCI
	SPLIT WIRED RECEPTACLE
	220V RECEPTACLE
	GFCI RECEPTACLE
	LISTED FLOOR MOUNTED RECEPTACLE
	ELECTRIC MOTOR SYMBOL
	TELEVISION PRE-WIRE
	TELEPHONE PRE-WIRE
	CEILING LIGHT
	CEILING LIGHT, FULL CHAIN
	WALL MOUNT LIGHT
	RECESSED CAN LIGHT - IC RATED
	RECESSED EYEBALL LIGHT - IC RATED
	EXHAUST FAN
	DIMMER SWITCH
	SMOKE DETECTOR
	PUSH BUTTON
	VAPOR PROOF FIXTURE
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	SWITCH WITH FAN CONTROLS
	APPROVED CARBON MONOXIDE ALARM
	HEATER
	STAIR TREAD LIGHT
	24" FLUORESCENT LAMP
	48" FLUORESCENT LAMP 2 BULB
	48" FLUORESCENT LAMP 4 BULB
	DIRECTIONAL EMERGENCY SPOT LIGHTS W/ MOTION DETECTOR
	FAU - PROVIDE GAS GATE 4 110V OUTLET
	CEILING FAN
	CEILING FAN WITH LIGHT

ELECTRICAL NOTES

- All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuit. E3902.12
- Receptacles shall be installed so that no point measured horizontally along the floor line of any wall space is more than 6 feet (1829 mm), from a receptacle outlet. E3902.11
- Receptacles are required in any space that is 2 feet (610 mm) or more in width, including space measured around corners, and that is unbroken along the floor line by doorways and similar openings, fireplaces, and fixed cabinets. E3902.12
- A receptacle outlet shall be installed at each wall countertop space 12 inches (305 mm) or wider. Receptacle outlets shall be installed so that no point along the wall line is more than 24 inches (610 mm), measured horizontally from a receptacle outlet in that space. E3902.41
- All 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. E3902.1
- All 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel. E3902.3
- PER SECTION R314.3, SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION TO BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM. SMOKE DETECTORS 110V/ W/ BATTERY BACKUP INTERCONNECTED BEDROOMS, HALLS, VAULTED CEILING & R313 MINIMUM 24" CLEARANCE FROM AIR OUTLET OR RETURN.
- ALL FIXTURES ARE REQUIRED TO BE GROUNDED. E3903.3
- IF FIXTURE CANS ARE REQUIRED TO HAVE MINIMUM 3" CLEARANCE TO INSULATION. E3904.9
- A 20 AMP DEDICATED CIRCUIT IS REQUIRED FOR BATHROOM RECEPTACLES. E3603.4.



RECESSED DRYER EXHAUST VENT
 4" RIGID TO OUTSIDE WALL, LESS THAN 20' L.F.
 DUCT 5' L.F. FOR 90 DEGREE ELBOW AND 25' L.F.
 FOR 45 DEGREE ELBOW. PER SECTION M505.
 2003 IBC, SECTION 106.1



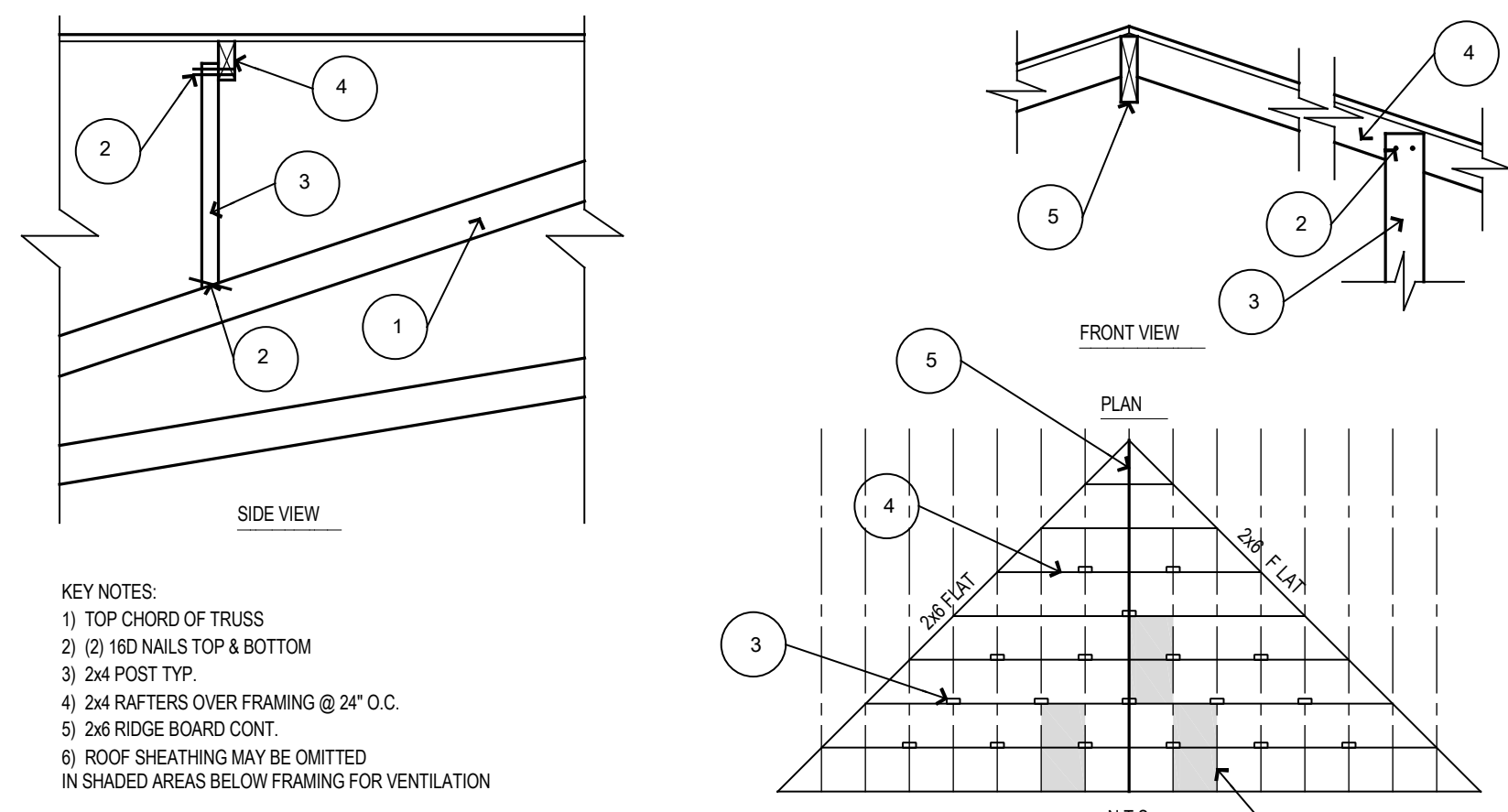
DRYER VENT DETAIL

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

THE ELECTRICAL PANEL SCHEDULE WILL BE A DEFERRED SUBMITTAL AND WILL BE PROVIDED BY A LICENSED ELECTRICIAN AND WILL SATISFY THE APPLICABLE CODES.

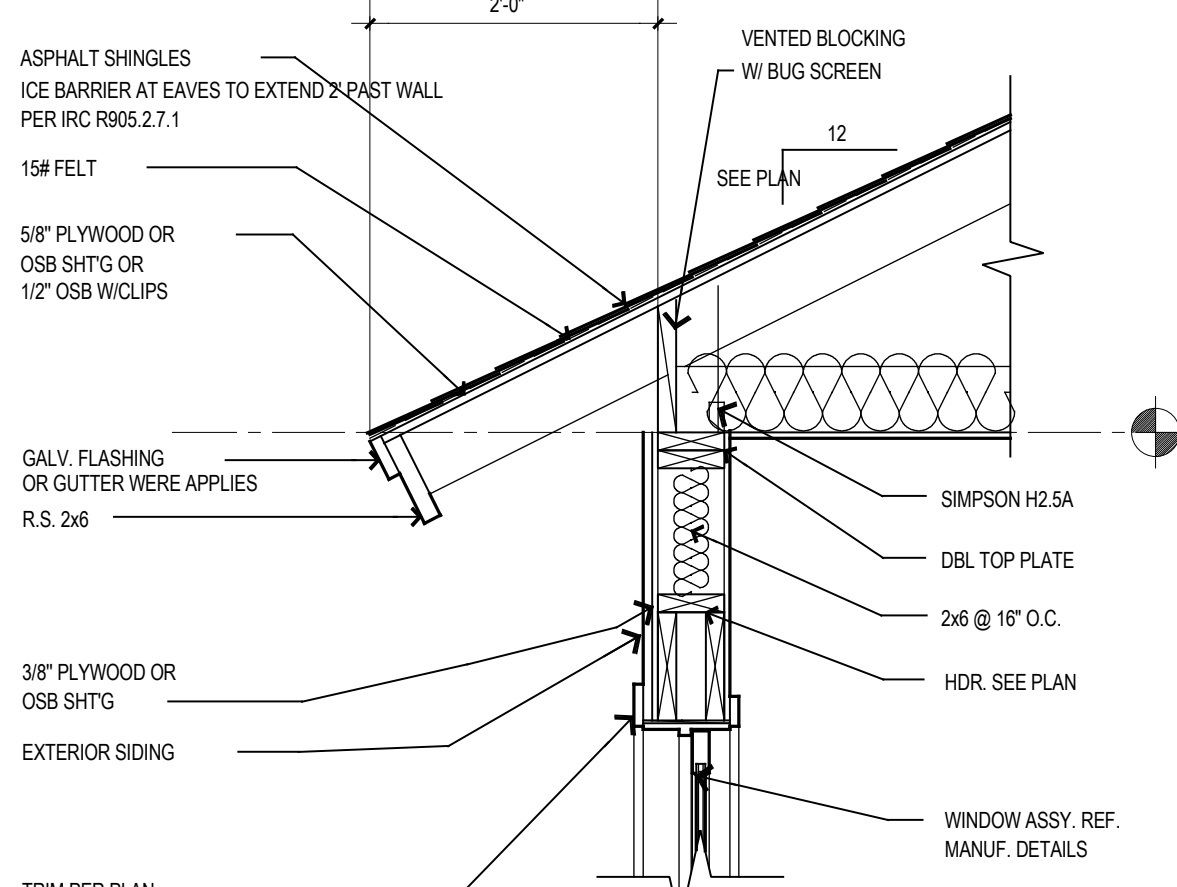
MAIN LEVEL ELECTRICAL PLAN

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



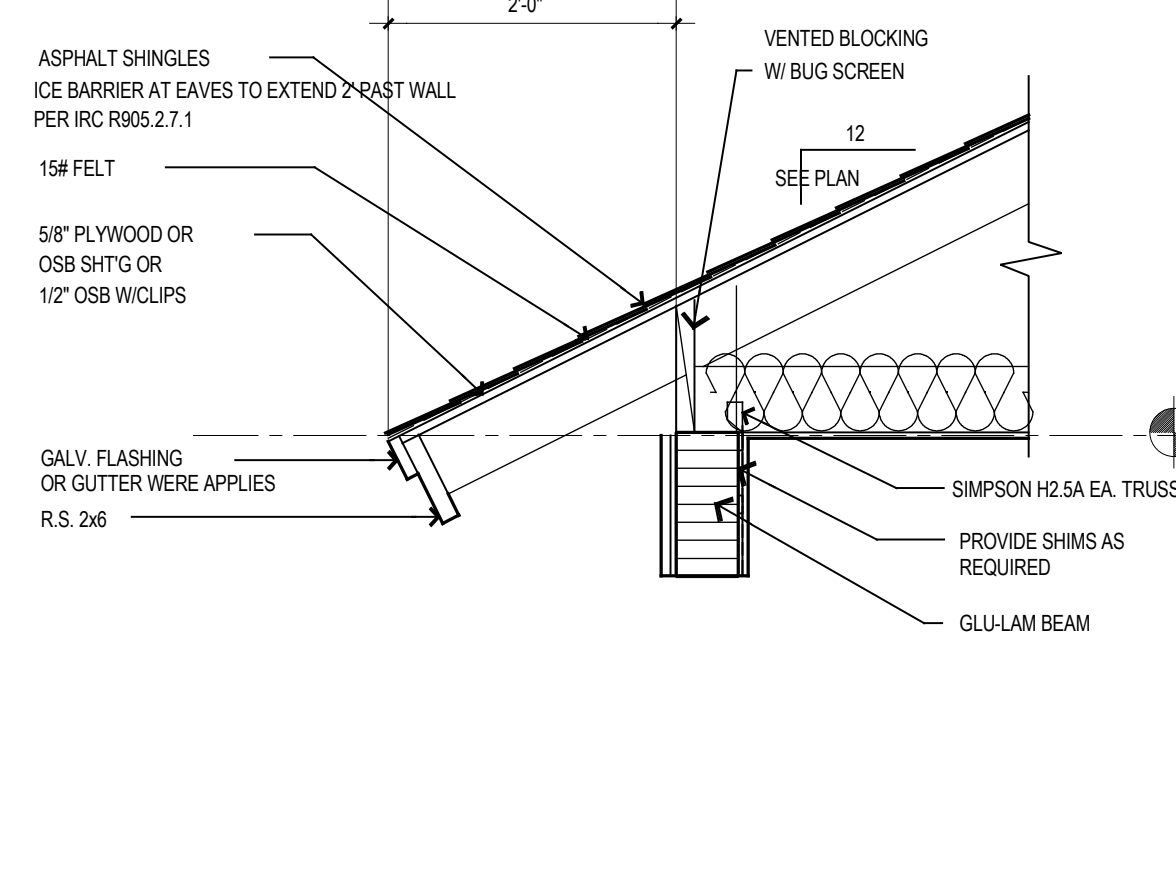
OVER FRAMING

SCALE 3/4"=1'-0" D1.1



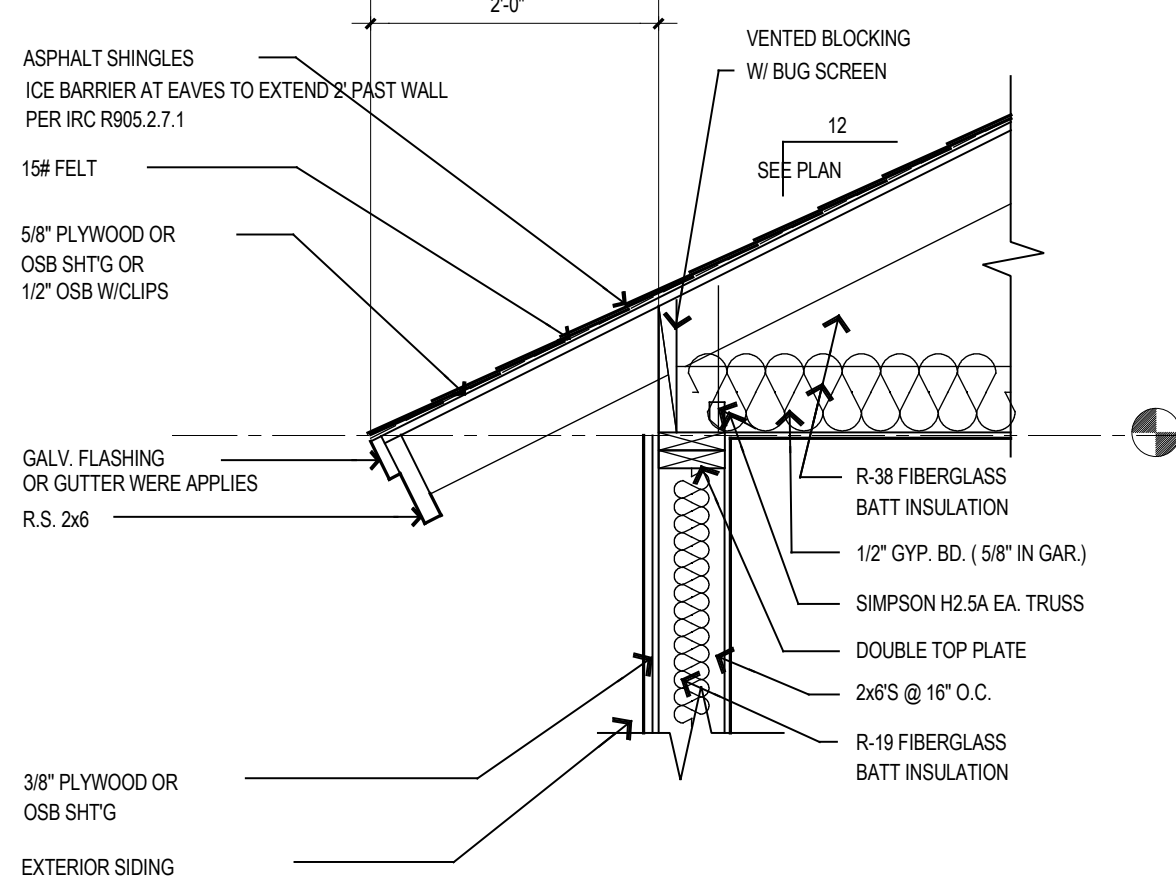
ROOF DETAIL - TRUSS

SCALE 3/4"=1'-0" D1.1



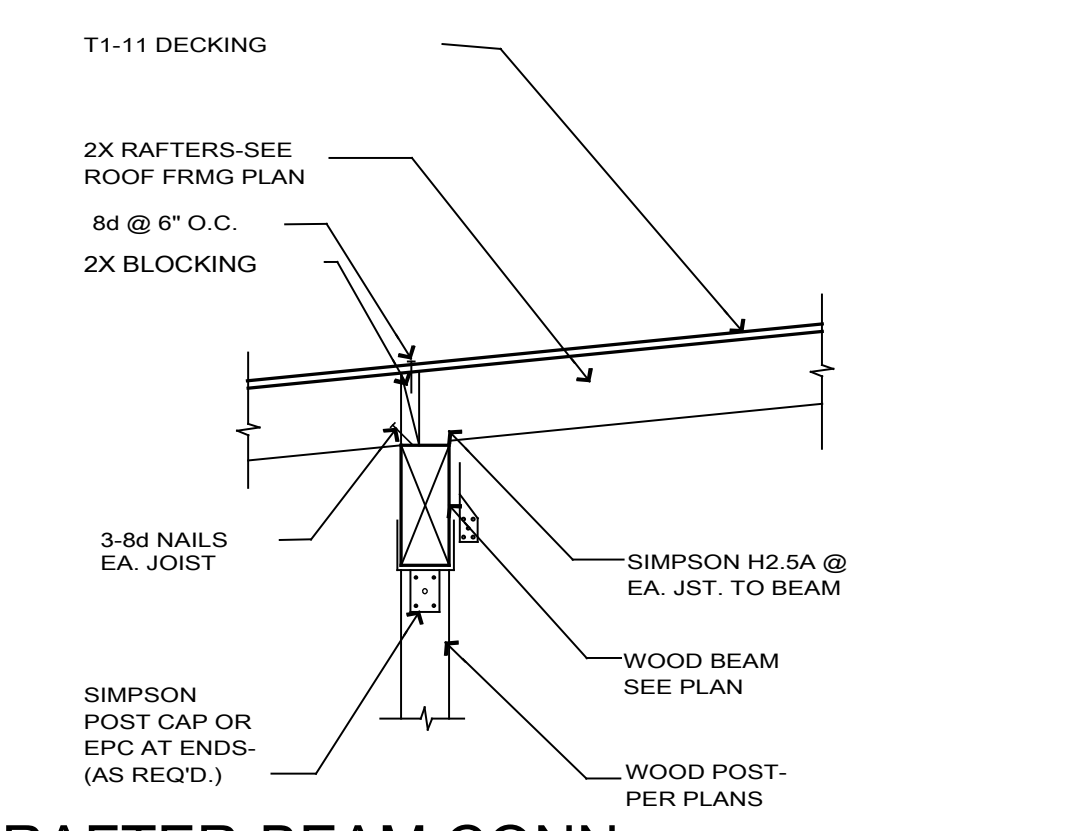
ROOF DETAIL - TRUSS

SCALE 3/4"=1'-0" D1.1



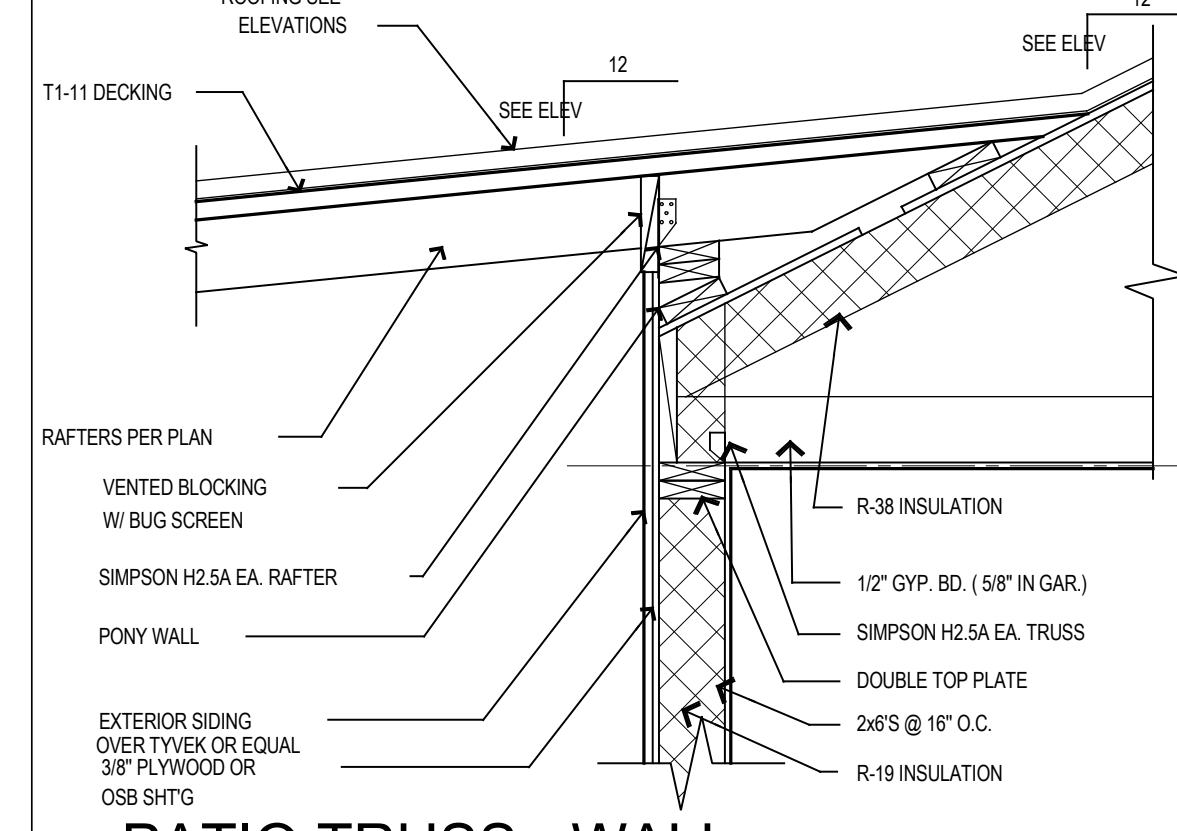
ROOF DETAIL - TRUSS

SCALE 3/4"=1'-0" D1.1



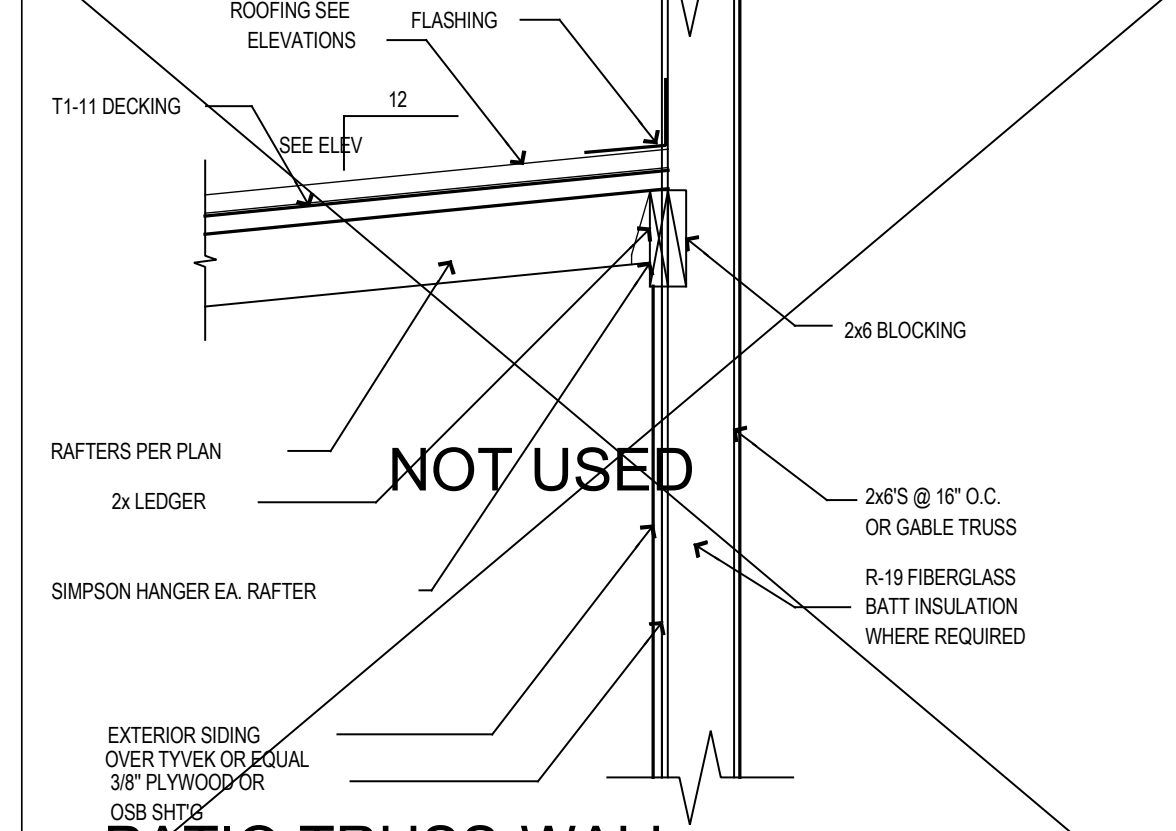
RAFTER-BEAM CONN.

SCALE 3/4"=1'-0" D1.1



PATIO TRUSS - WALL

SCALE 3/4"=1'-0" D1.1



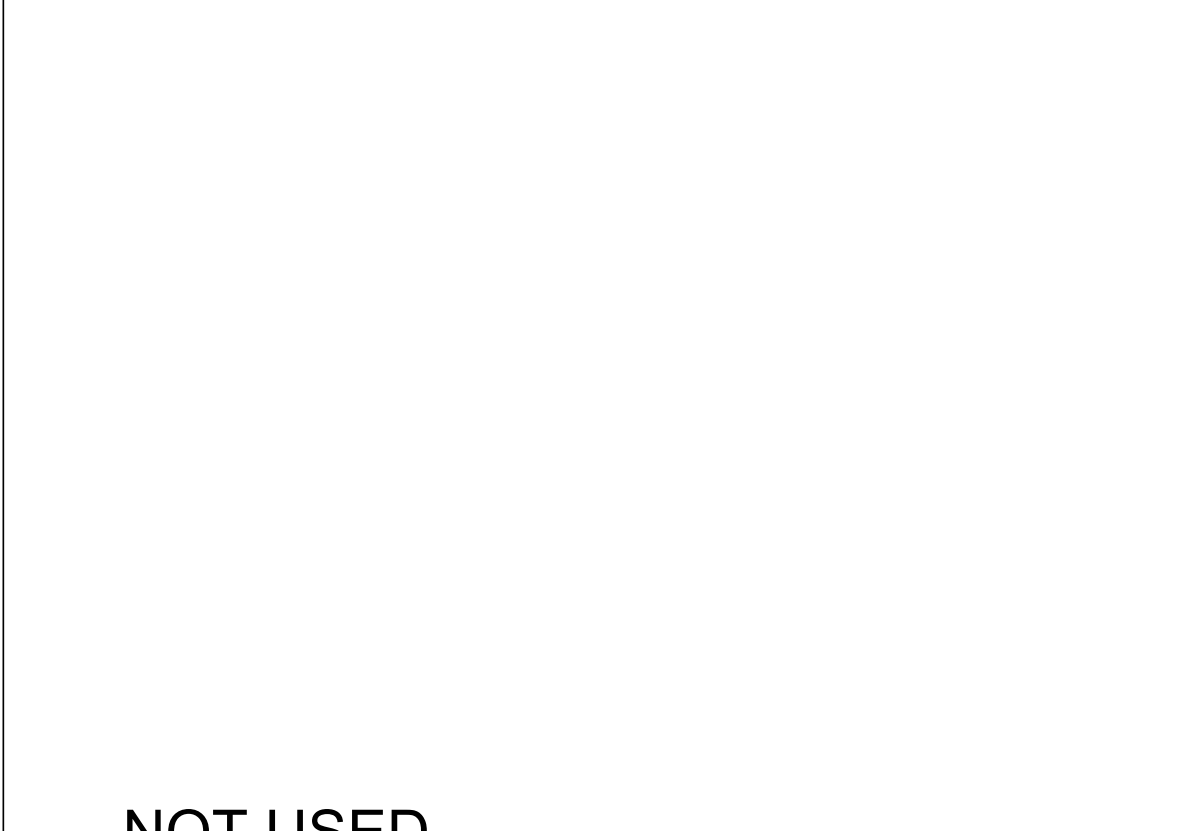
PATIO TRUSS-WALL

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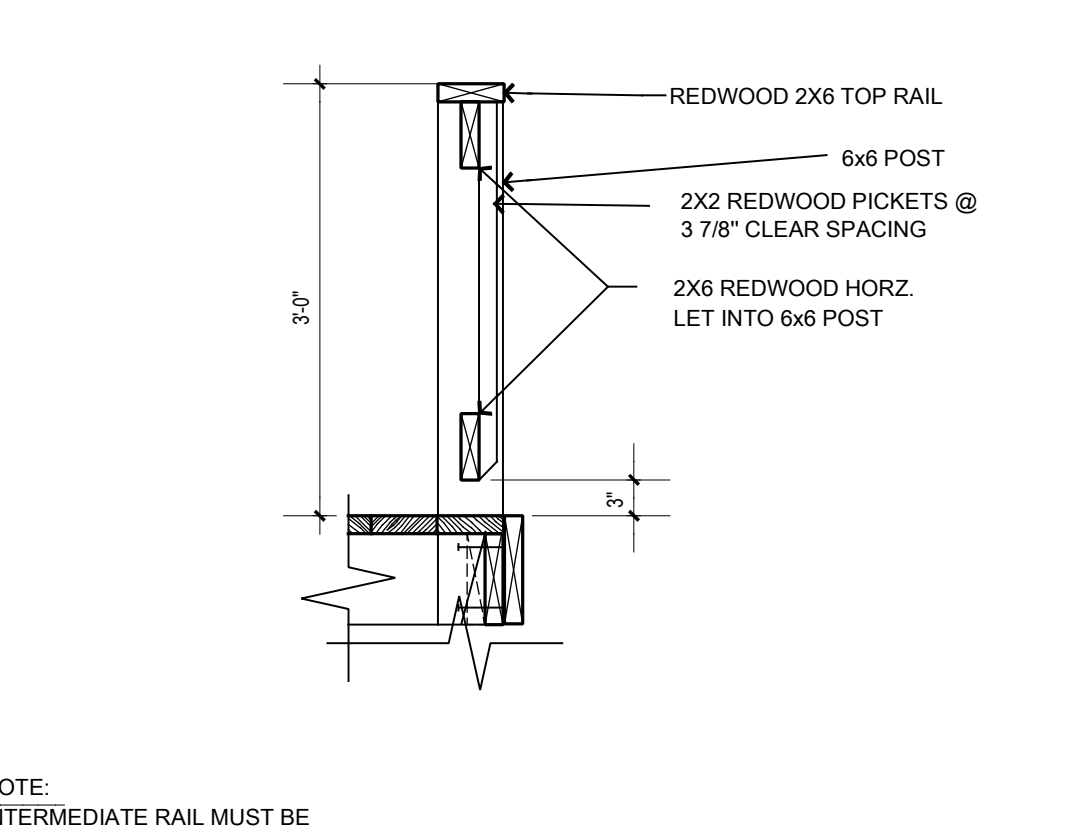
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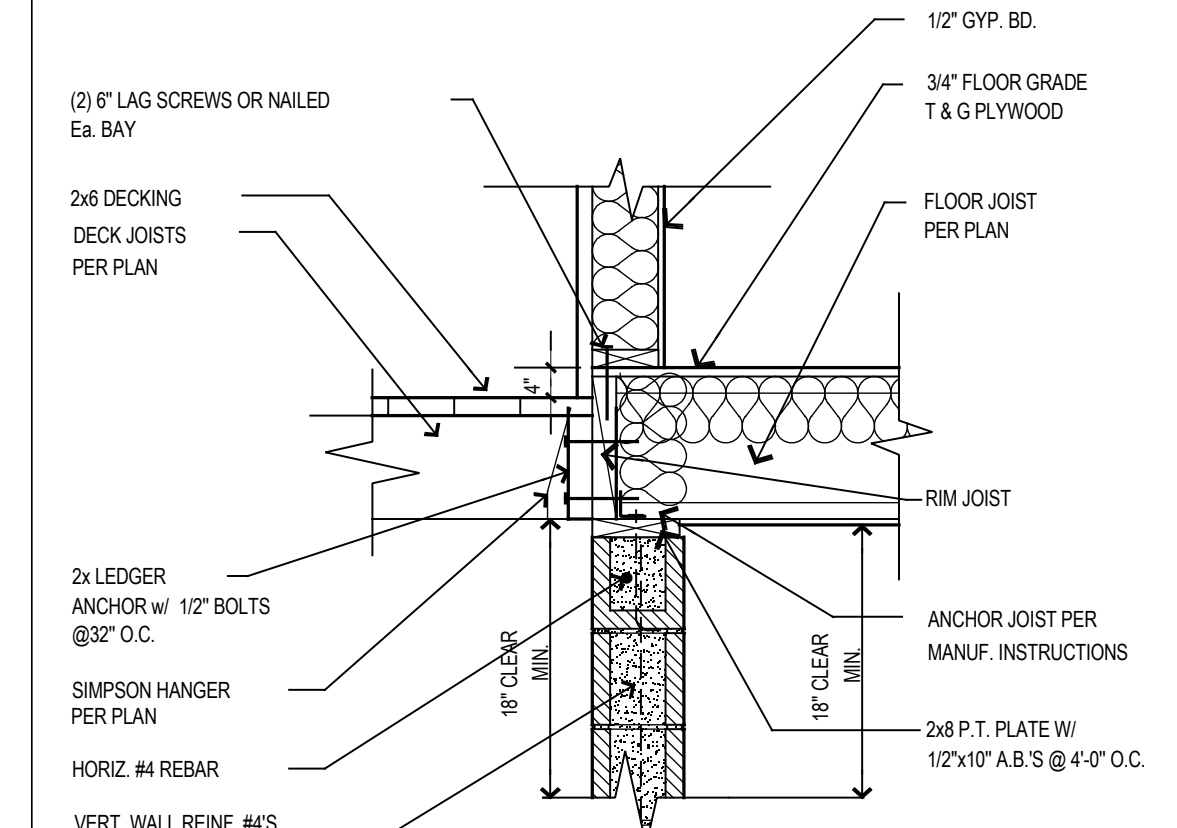
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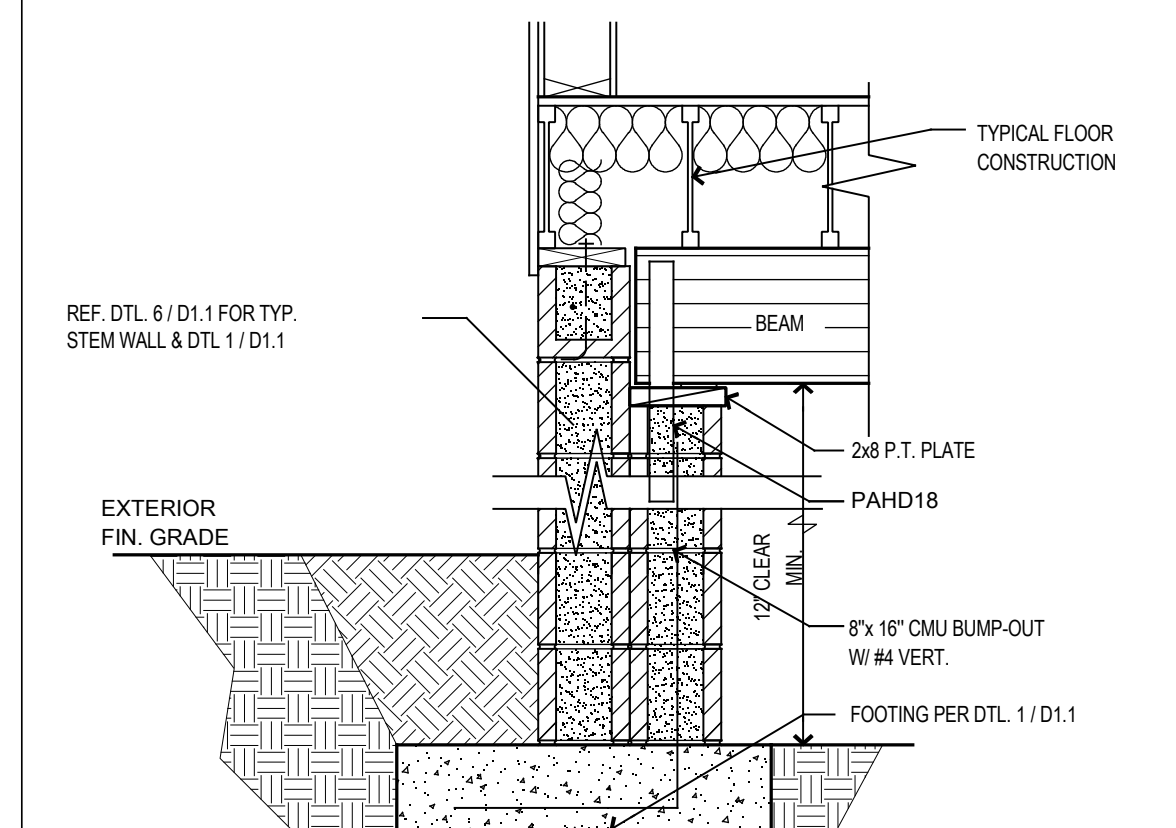
RAIL

SCALE 3/4"=1'-0" D1.1



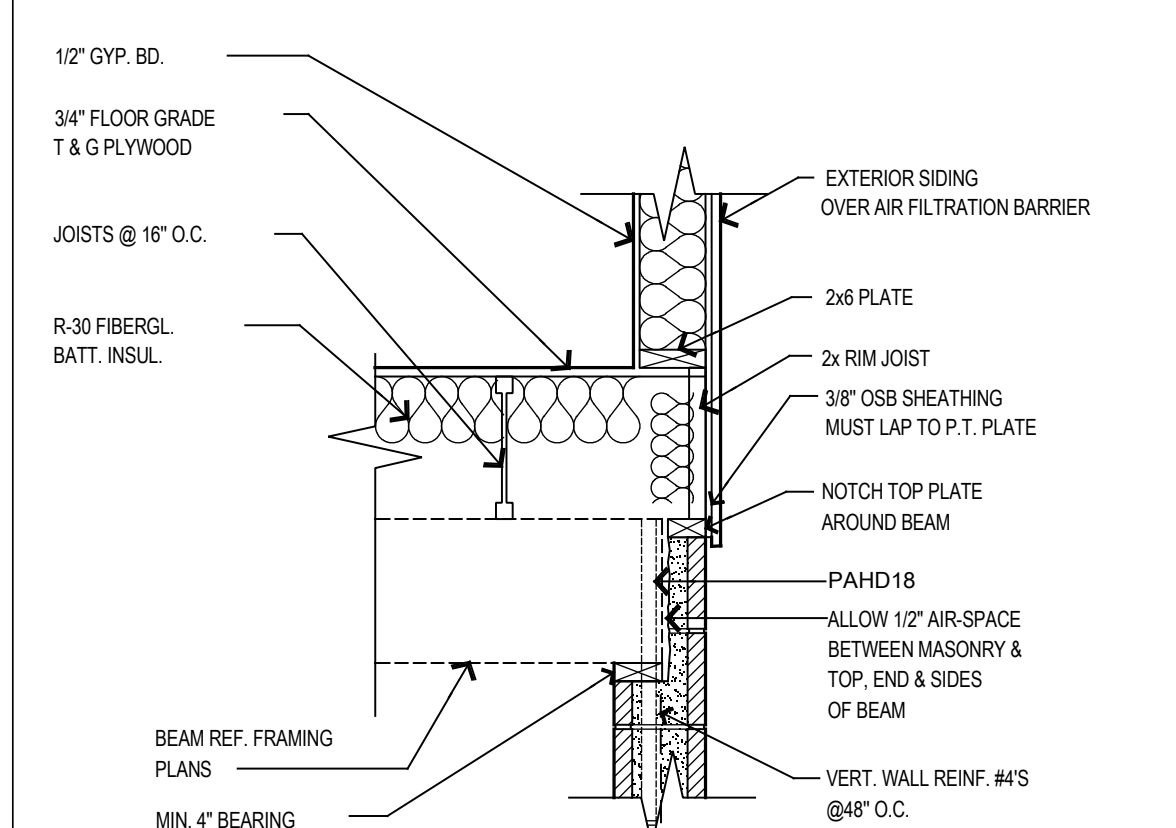
FLOOR/WALL BEARING

SCALE 3/4"=1'-0" D1.1



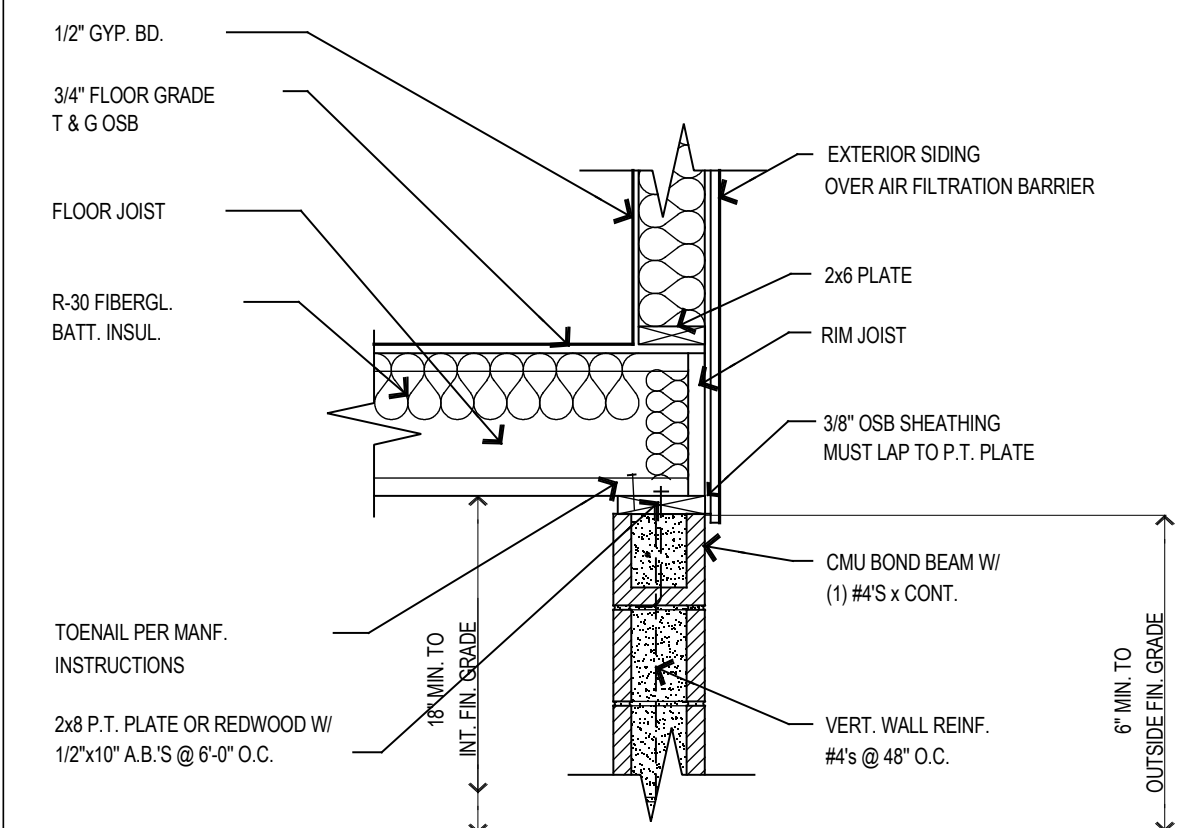
BEAM SEAT DETAIL

SCALE 3/4"=1'-0" D1.1



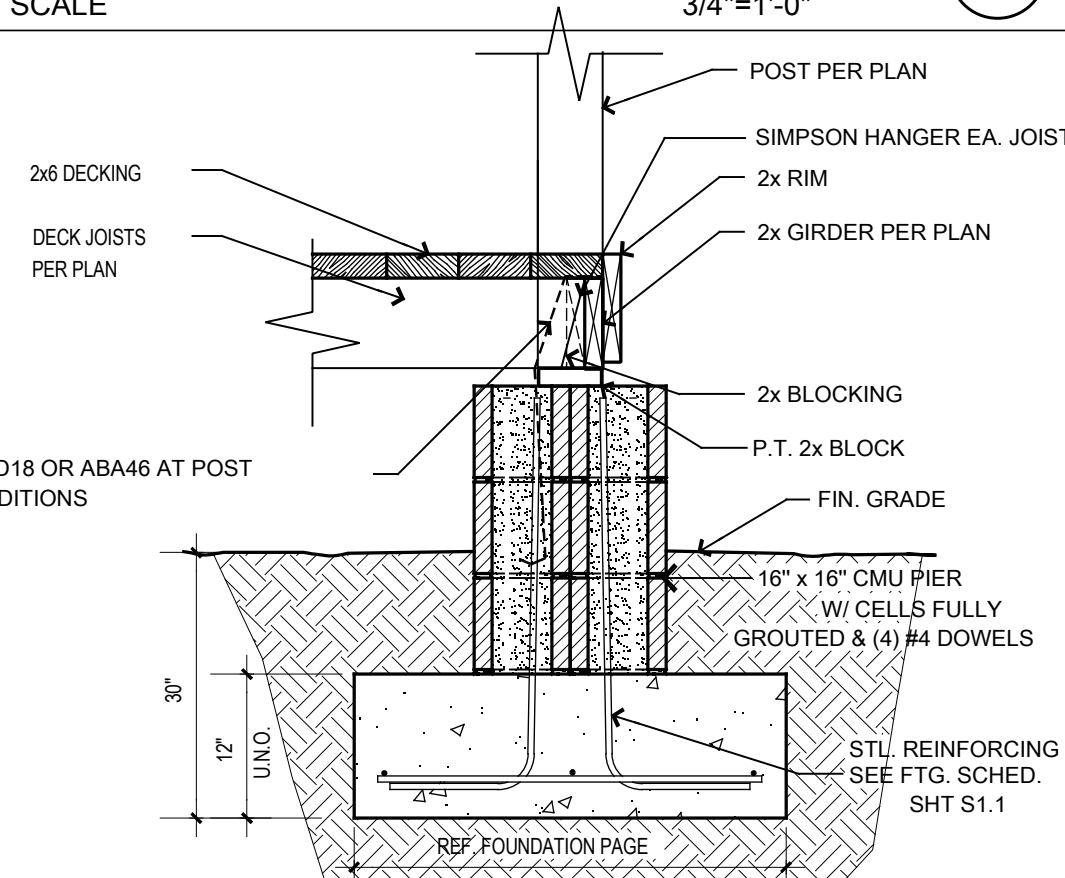
BEAM POCKET DETAIL

SCALE 3/4"=1'-0" D1.1



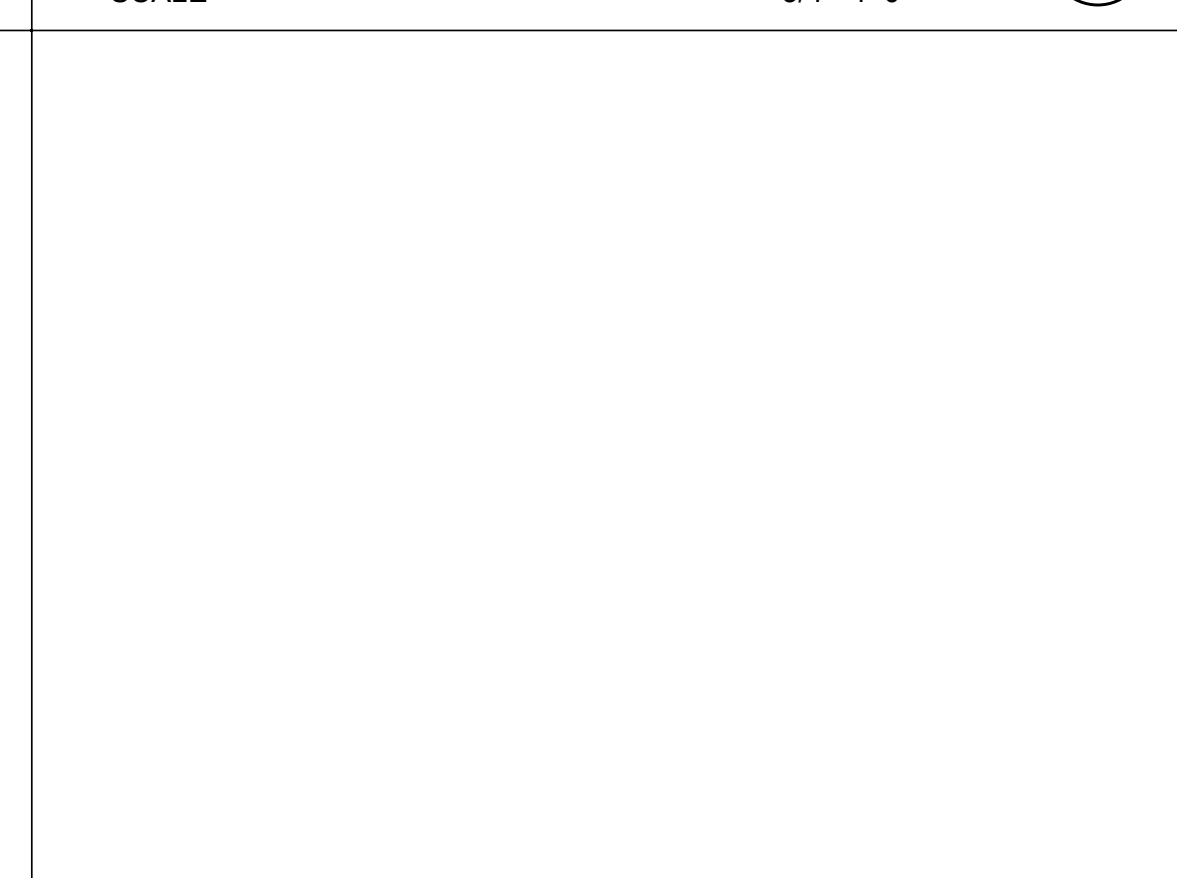
FLOOR/WALL BEARING

SCALE 3/4"=1'-0" D1.1



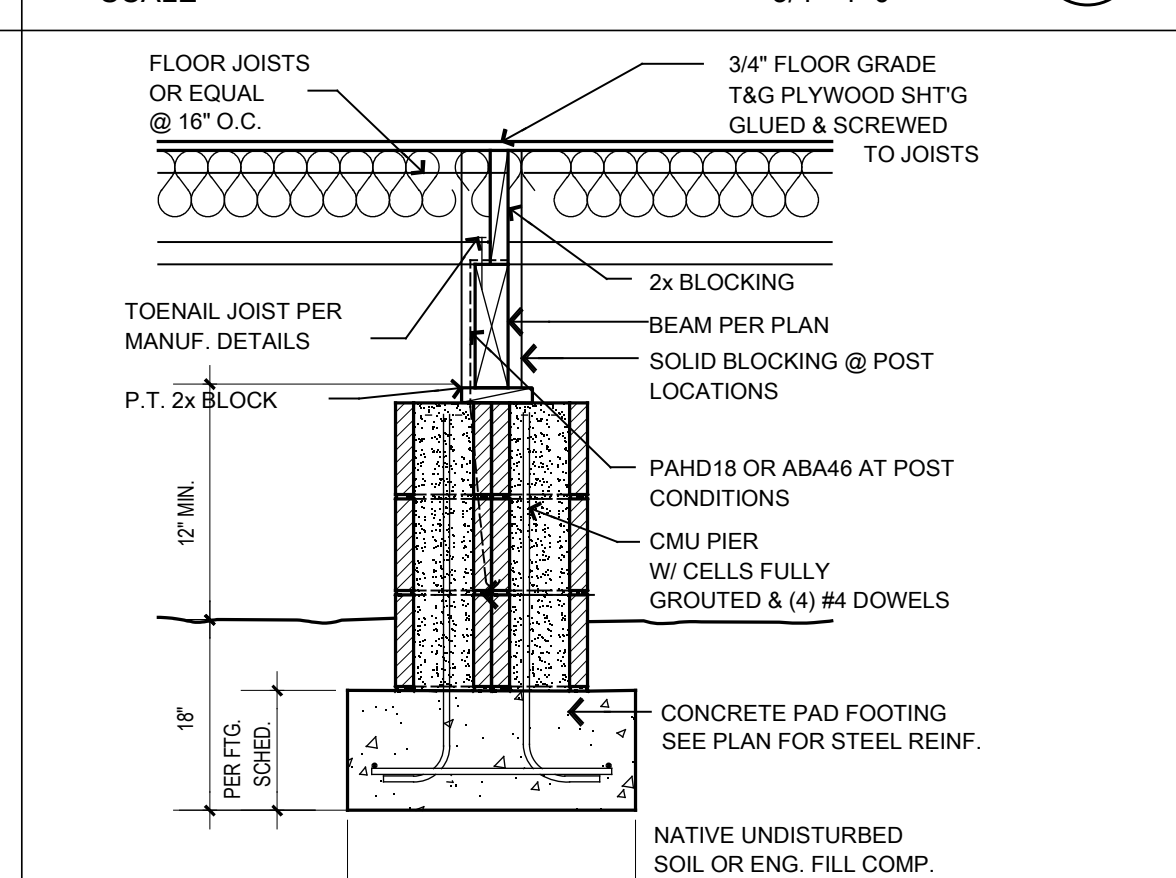
DECK BRG.

SCALE 3/4"=1'-0" D1.1



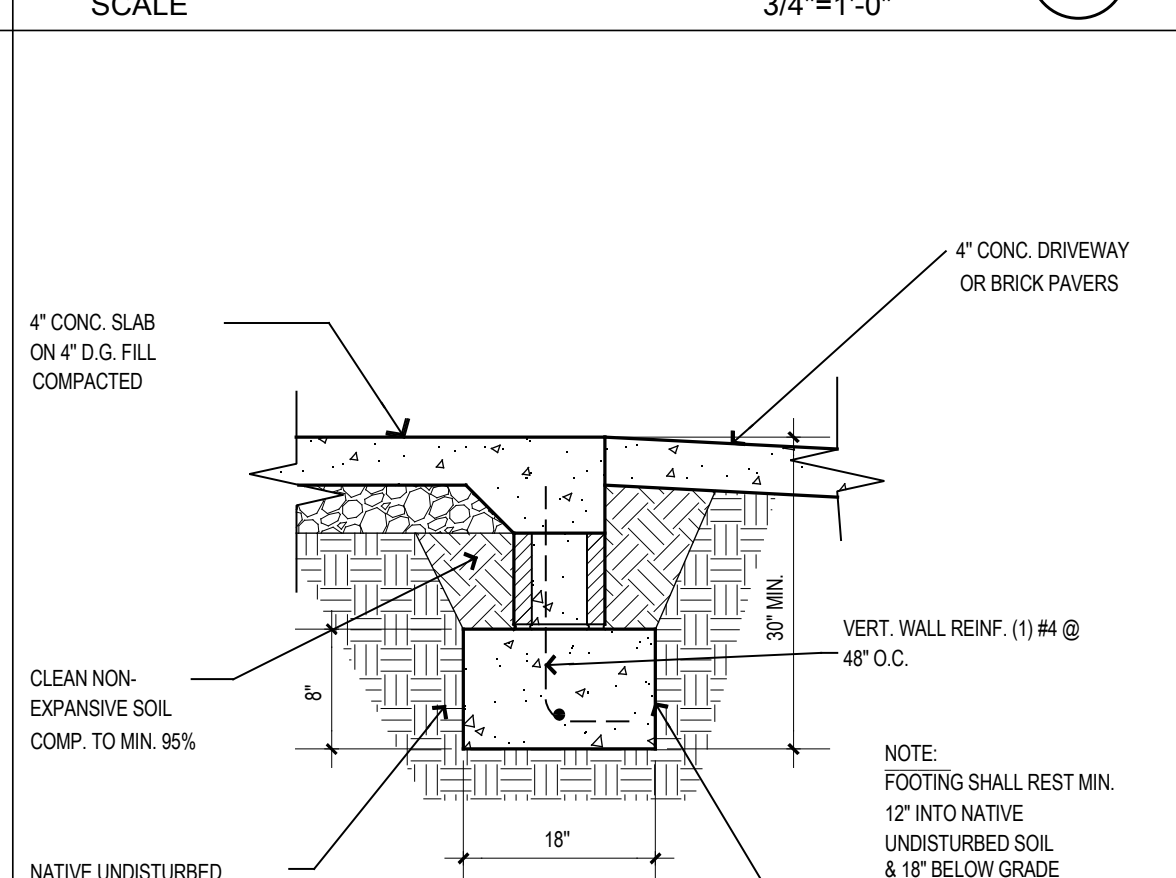
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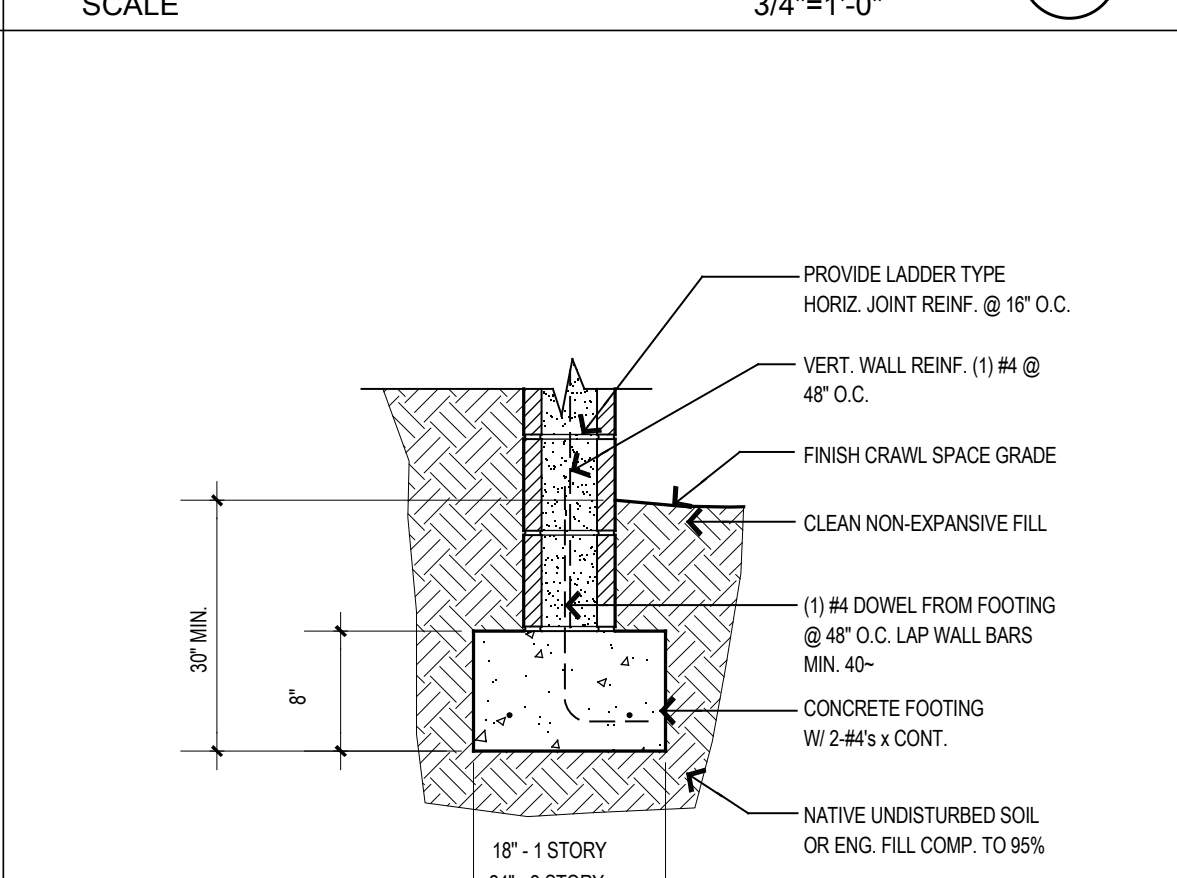
OPTION PIER DETAIL

SCALE 3/4"=1'-0" D1.1



FOOTING / STEM WALL

SCALE 3/4"=1'-0" D1.1



FOOTING / STEM WALL

SCALE 3/4"=1'-0" D1.1