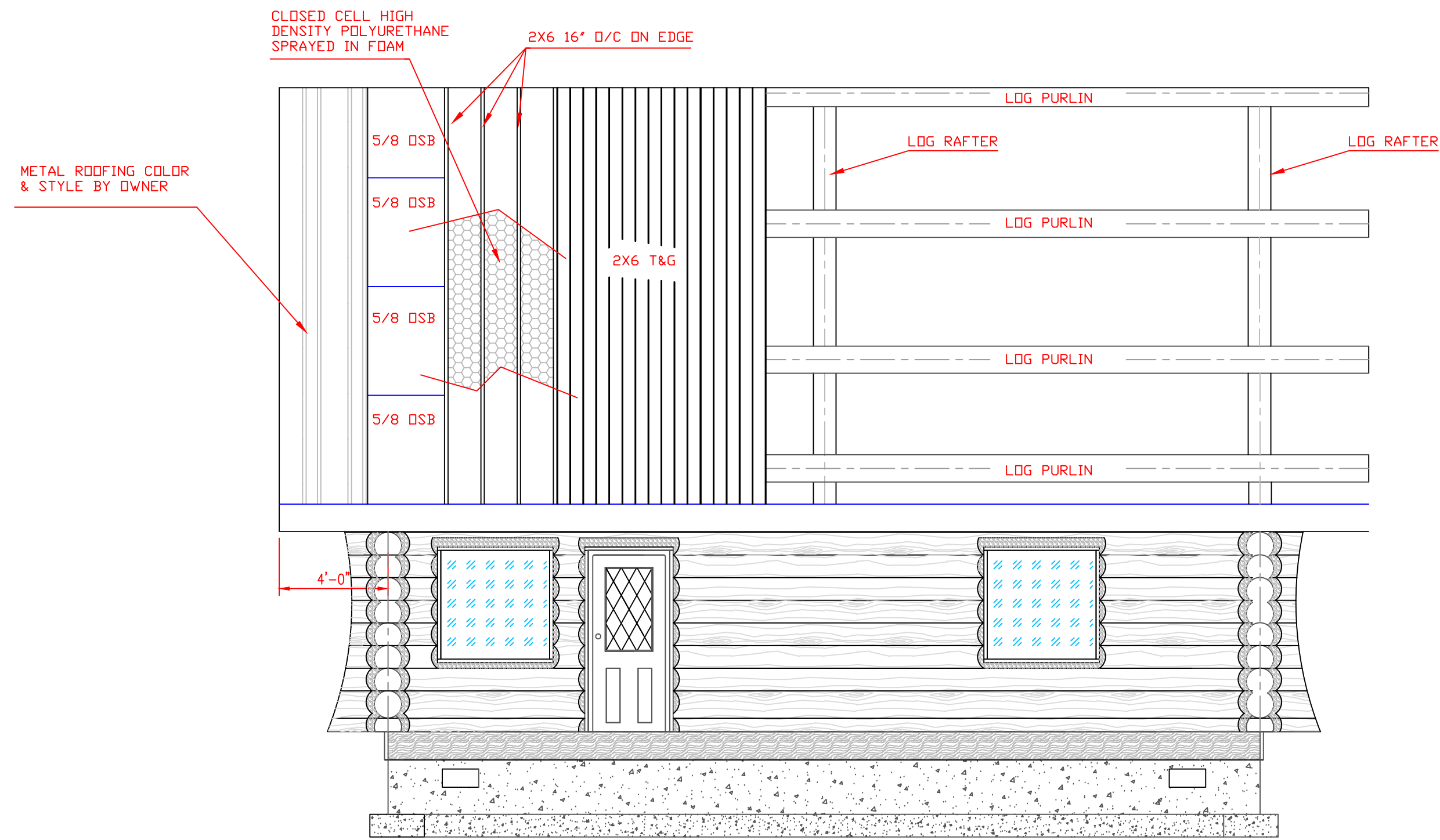
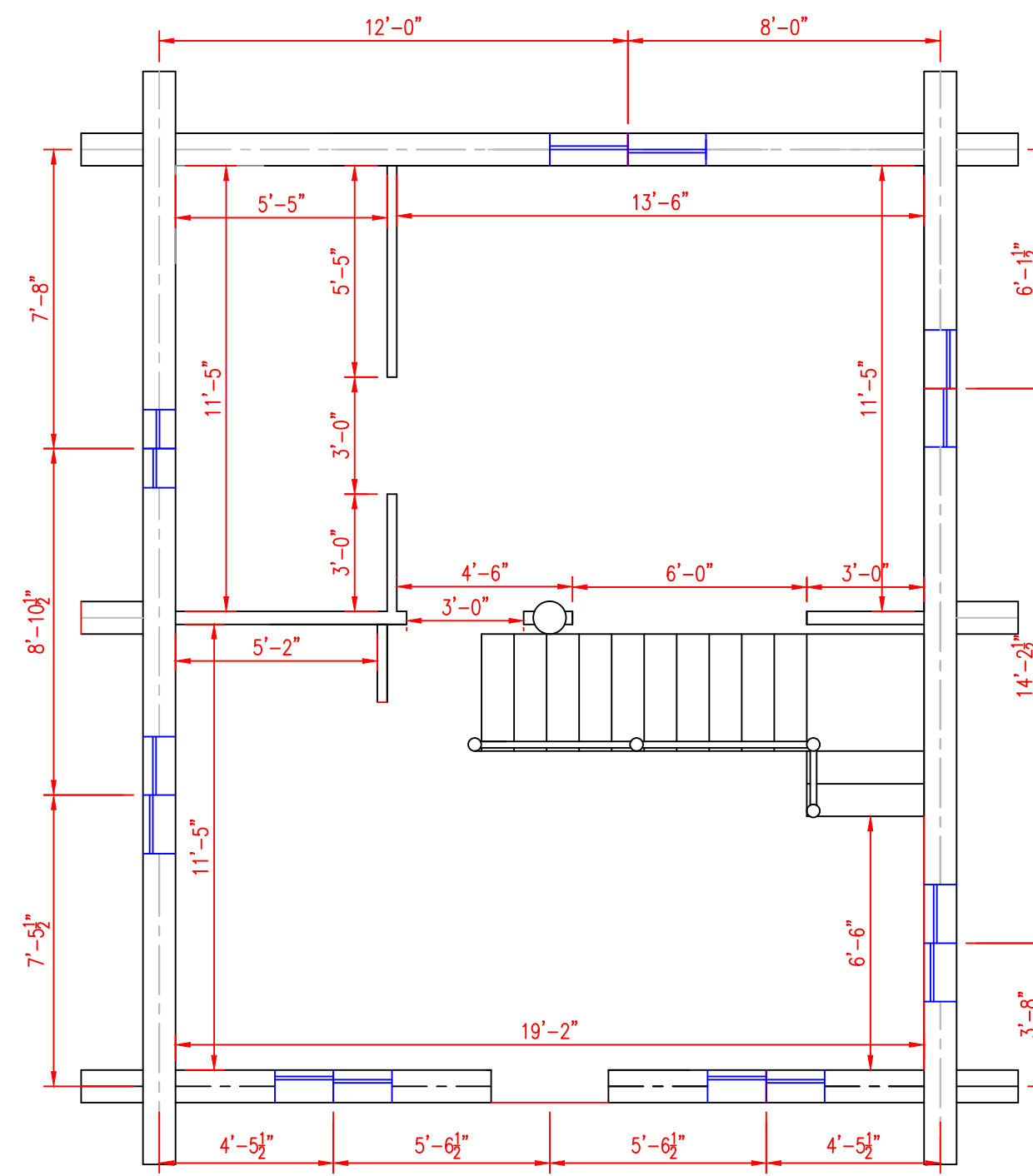


TYPICAL ROOF LAYOUT

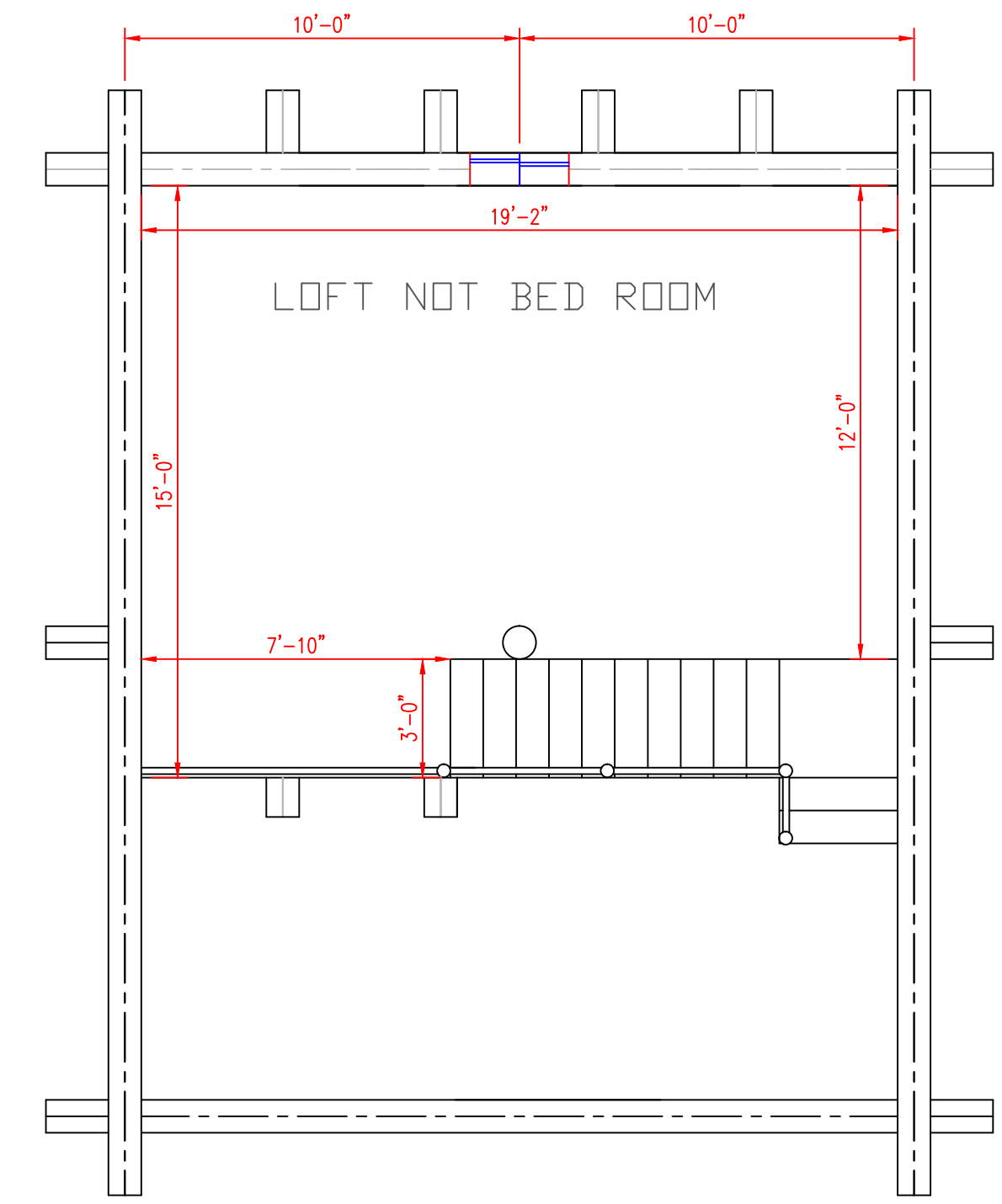


DIMENSION

MAIN FLOOR LAYOUT



LOFT



GENERAL NOTES:

ALL WORK TO MEET APPLICABLE LOCAL AND STATE BUILDING CODES

ALL PLUMBING FIXTURES TO CONFORM TO LATEST PLUMBING CODE

REQUIRED GUARDRAILS ON OPEN SIDE OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A 4" SPHERE TO PASS THROUGH.

HANDRAILS HAVE A MINIMUM AND MAXIMUM HEIGHTS OF 34" TO 38", RESPECTIVELY, MEASURED VERTICALLY FROM NOSING OF TREADS, AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISERS OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN THE NEWEL POSTS OF SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAIL.

PROVIDE 110V INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP AT ALL FLOOR LEVELS. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF BEDROOMS.

ALL REFERENCES TO METAL FRAMING CONNECTORS AND ACCESSORIES REFER TO "SIMPSON" PRODUCTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

FOUNDATION NOTES:

ALL WORK TO MEET APPLICABLE LOCAL AND STATE BUILDING CODES

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED MATERIAL (P.T.)

ASSUME 1500 P.S.I. SOIL PRESSURE.

PROVIDE 6 MIL. BLACK VAPOR BARRIER (POLYETHYLENE) THROUGHOUT CRAWL SPACE & EXTEND UP FOUNDATION WALLS TO PRESSURE TREATED MUDSILL, TO BE LAPPED 12" AT JOINTS.

PROVIDE MIN. 22"x30" CRAWL SPACE ACCESS. PROVIDE POSITIVE SLOPE AT CRAWL SPACE. PROVIDE DRAINAGE FROM CRAWL SPACE WHERE INDICATED ON PLANS AS PER ASSDC SEC.10807.7.1.

FOUNDATION BOLTS SHALL BE NOT LESS THAN 1/2" DIAMETER STEEL BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE AT A MAXIMUM OF 48" ON CENTER, WITH AT LEAST TWO BOLTS PER PLATE NO MORE THAN 12" FROM END OF PLATE NO CLOSER THAN 3-1/2"

TYPICAL CONCRETE FLOOR SLAB 4" CONCRETE SLAB WITH SMOOTH TROWEL FINISH WITH 6X6 WELDED WIRE MESH OR 3/8" REBAR 18" O/C EACH WAY

OVER 6MIL POLY VAPOR BARRIER, LAPPED 12" AT JOINTS. DUCTS LOCATE IN CRAWL SPACE SHALL BE SEALED AT EACH JOINT AND AT THE POINT OF CONNECTION TO PLENUM DUCTS WHICH PASS THROUGH ANY UNHEATED SPACE SHALL BE INSULATED WITH AT LEAST THE MINIMUM CODE ALLOWANCE.

PROVIDE FOUNDATION VENTILATION OF 1 SQ.FT.PER 150 SQ.FT. OF UNDER FLOOR AREA FOR CROSS VENTILATION. VENTS TO BE CLOSE ABLE WITH 14" CORROSION RESISTANT SCREEN. ONE FOUNDATION VENT IS REQUIRED WITHIN 3' OF EACH CORNER.

FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS.

FOUNDATION WALLS ENCLOSING HABITABLE SPACE REQUIRES WATERPROOFING ON THE OUTSIDE WALLS.

FRAMING NOTES:

MAINTAIN 18" CLEARANCE UNDER JOIST, 12" UNDER GIRDERS.

EXTERIOR DECKS SHALL BE CONSTRUCTED WITH NATURALLY DURABLE OR PRESSURE TREATED WOOD. ALL STAIRS TO BE FINISHED WITH A RAILING OR BARRIER TO PREVENT A 4" SPHERE FROM PASSING THROUGH AND IS TO BE A MIN. OF 36" HIGH. ALL DECKS 30" OR MORE ABOVE GRADE MUST ALSO MEET THESE REQUIREMENTS.

SUB FLOOR, MIN. 3/4" CDX PLYWOOD OR OSB LAID WITH LONG EDGE PERPENDICULAR TO FRAMING. BUTT JOINTS STAGGERED, NAIL WITH 10d COMMON #6" D/C SUPPORTED EDGES, 10" D/C FIELD.

PROVIDE AN ATTIC ACCESS WITH A MIN. OPENING OF 22"x30" AT A LOCATION WITH 30" OF HEAD ROOM DIRECTLY ABOVE THE OPENING

ATTIC VENTS TO BE A MIN. OF 1:300 SQ.FT. OF ATTIC AREA, HALF TO BE ROOF VENTS AND THE REMAINING TO BE EAVE VENTS COVERED WITH 1/4" MIN. CORROSION PROOF WIRE MESH.

5/8" TYPE X GYPSUM WALL BOARD REQUIRED ON WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS

GARAGE OPENING TO INTERIOR TO BE SOLID CORE AND 1- HR RATED & LABELED.

TEMPERED SAFETY GLASS TO BE INSTALLED IN ACCORDANCE WITH UBC AT TUBS OR SHOWERS WHERE THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN

POWER VENT IN WASH ROOM MIN. 50 CFM SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS

POWER VENT IN KITCHEN MIN. 100 CFM SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS

EGRESS WINDOWS SHALL HAVE A MIN. OPENING AT LEAST 20 IN. WIDE AND 24 IN. HIGH WITH A NET OPENING OF AT LEAST 5.7 SQ.FT. AND A MAX. 44" FROM FINISHED FLOOR

WATER HEATER MUST BE STRAPPED TO RESIST EARTHQUAKE MOTION PER D.S.S.C./I.R.C.

ALL POST, BEAMS, HEADERS, JOIST, AND RAFTERS ARE TO BE #2 MIN. SILLS, PLATES, BLOCKING TO BE #3 MIN. STUDS TO BE STUD GRADE

TRUSS MANUFACTURERS SHALL PROVIDE REQUIRED SHOP DRAWINGS AND CALCULATIONS STAMPED, SIGNED, AND DATED BY A STATE LICENSED ENGINEER. CALCULATIONS TO INCLUDE TRUSS END BEARING AND UPLIFT TRUSS PLATES TO BE ICBO APPROVED. THESE ARE TO BE OBTAINED BY THE PROJECT OWNER AT THEIR OWN EXPENSE.

CLEARWATER LOG
20x24
3 OF 5
SCALE 1/4"=1'
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