

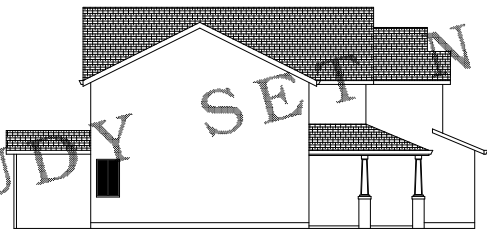


DATE	07-20-21	REV
REV	08-12-21	001
REV		

2367 5F



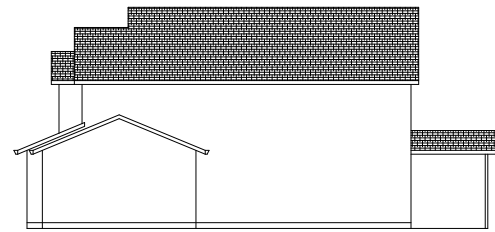
FRONT ELEVATION
SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

STUDY SET NOT FOR CONSTRUCTION



2367 5F

NOTE DLAKENED AREA = FOOTING OR 6"10DS FLOOR LIVE 40PSF DEAD 10PSF TO BE DETERMINED BY FRAMER UNLESS SPECIFIED ON THE PLAN.	MIN LOADS FLOOR LIVE 40PSF DEAD 10PSF ROOF LIVE 20PSF DEAD 10PSF DECKS LIVE 40PSF DEAD 20PSF
6X8 HOR MIN 7'-0" CEILING 4X10 HOR MIN 8'-0" CEILING 4X10 HOR MIN 9'-0" CEILING	

ALL BEAM, RAFTERS, JOIST, HORS POST, AND 6"10DS ABOVE 2" JALAPES NOTED ON PLAN. ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESURE TREATED.

GENERAL CODE: HALLWAYS MIN WIDTH SHALL BE NOT LESS THAN 36 INCHES.

EXIT DOOR NOT LESS THAN ONE EXIT DOOR PER DWELLING UNIT, 36" HINGED AND NOT LESS THAN 36 INCHES IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT PER FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOOR SHALL NOT BE MORE THAN 18 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER AND OPT 3/4" OF OF LANDING OF 24 MAX LOOS LINTS VERT. IN 12 LINTS HORIZ.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN ADJACENT CORRIDOR. SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR LEVEL AND IN BASEMENTS. DETECTORS SHALL SOUND ALARM ALONG IN ALL SLEEPING AREAS AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED AND HARD WIRED.

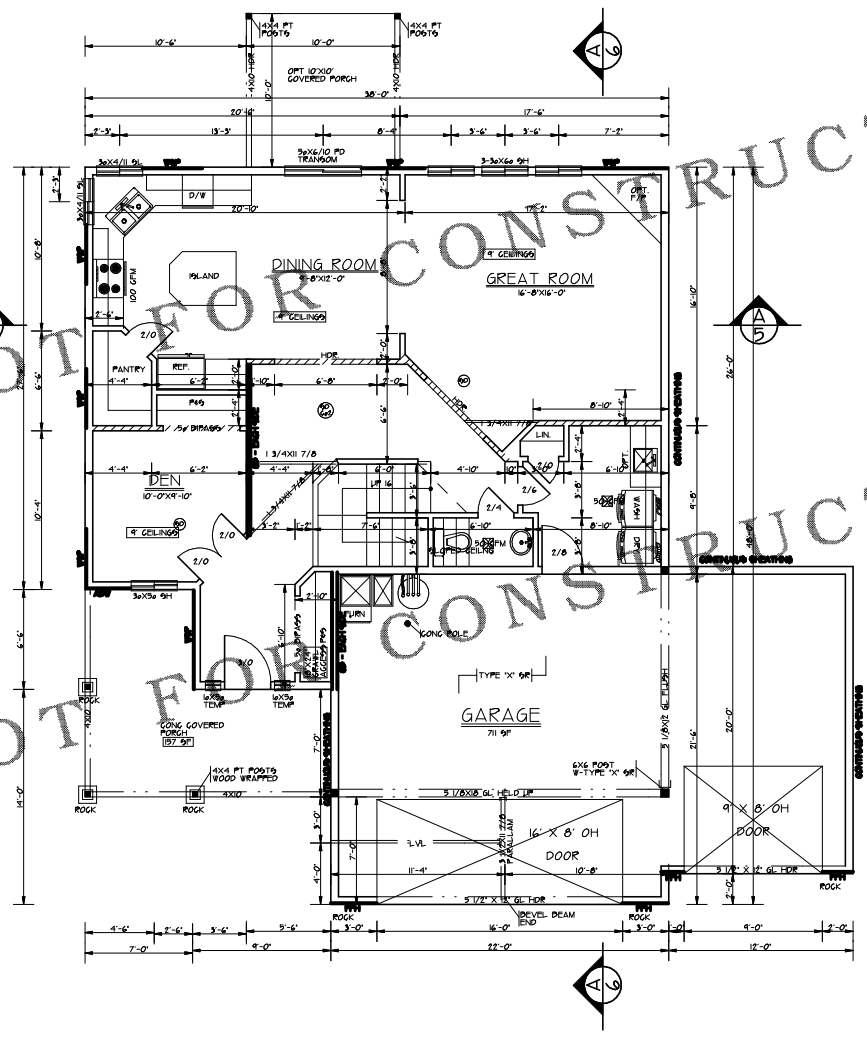
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE ESCAPE OPENING SHALL NOT MORE THAN 6" FROM ABOVE THE FLOOR. MIN OPENING AREA OF 5.7 SQFT NET. MIN OPENING HEIGHT OF 24" NET. MIN OPENING WIDTH OF 22" NET. WINDOW WELL - HORS AREA.

GOVERNING DESIGN CODE:
202 INTERNATIONAL BUILDING CODE
202 INTERNATIONAL RESIDENTIAL CODE
GENERAL SPECIFICATIONS AND CODES REFERENCED IN THESE NOTES ARE THE VERSIONS MOST RECENTLY ADOPTED BY THE PERMITTING AUTHORITY. FIELD VERIFY DIMENSIONS AND ELEVATIONS RELATIVE TO THE EXISTING STRUCTURE PRIOR TO FABRICATION OF MATERIALS. FOR FEATURE CONSTRUCTION FIELD VERIFY DIMENSIONS ON LOT WITH SETBACKS AND ELEVATIONS RELATIVE TO HEIGHTS LINTS PER CODES OF PER LOCAL JURISDICTIONS. APPLY, PLACE, ERECT OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. ADJUST BRACING STRUCTURE AND ALL STRUCTURAL COMPONENTS AGAINST WIND, LATERAL EARTH AND SEISMIC FORCES UNTIL THE PERMANENT LATERAL FORCE RESISTING SYSTEMS HAVE BEEN INSTALLED. PROVIDE BRACING BETWEEN SETBACKS OR OTHER MEANS OF BRACING AT WOOD BEARING WALLS TO PREVENT SETBACKS PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.

BRACE PANEL LEGEND

- WIP EXTERIOR:** WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 1/2" THICK FOR 6"10DS W/ 0/10 AND NOT LESS THAN 7/8" THICK FOR 6"10DS 24" O/C SEE TABLE R602.30
- WIP INTERIOR:** WOOD STRUCTURAL PANEL SHEATHING SEE TABLE R602.30
- PPS:** PARTICLEBOARD SHEATHING 5/8" ORIVE FOR MAX 6" O/C 9/16" SPACING (7/8" GALLVANIZED ROOFING WALK OR REGGION CEILING) SHALL 3" SPACING MINIMUM. (CAPABILITY SUPPORT)
- OSB:** GYPSUM BOARD NOT LESS THAN 1/2" THICK SHALL BE SECURED 8" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES. LOCATIONS FOR EXTERIOR SHEATHING USE OR HORIZ LOCATION SEE TABLE R602.30 FOR INTERIOR WALL OR SOREIN WIDE SEE TABLE R702.33
- WIP:** ALTERNATE BRACED WALL CONSTRUCTION IN ACCORDANCE WITH ONE OF THE FOLLOWING PROVISIONS SHALL BE PERMITTED TO REPLACE EACH 4' OF BRACED WALL PANEL AS REQUIRED BY R602.33 THE MAX HEIGHT AND MIN LENGTH AND HOLD DOWN FORCE OF EACH PANEL. IS 9'-0" IN TABLE R602.32
- WIP:** ALTERNATE PORTAL FRAME FOR USE ADJACENT TO A WINDOW OR DOOR OPENING WITH A FULL-DEPTH HEADER R602.33
- OS-WIP:** CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING AT 2" SPACING EDGES AND AT 12" SPACING INTERIORS. SUPPORTS BE 2" X 8" X 10' 0" AT 3' SPACING EDGES AND 6" SPACING INTERIORS. SUPPORTS SEE TABLE R602.34

● ● 8" X 8" IN 16' OR 8" X 10" IN 20' OR 8" X 12" IN 24' OR 8" X 14" IN 28' OR 8" X 16" IN 32' OR 8" X 18" IN 36' OR 8" X 20" IN 40'



REFER TO ENGINEERING SHEETS FOR SPEC'S, LATERAL LOADS AND/OR ZONING REGULATIONS.

FLOOR PLAN
SCALE 1/4"=1'-0"

AREA	917 SQ FT	1089 SQ FT
		1232 SQ FT
TOTAL		2367 SQ FT



FLOOR FINISHES FINISHES TO MATCH GRADE LAMBER
LAMBER FINISHES
 EXTERIOR WALLS 9/16" NO. 1 OR BETTER
 INTERIOR NON-BEARING WALL 9/16" NO. 1 STANDARD OR BETTER
 INTERIOR BEARING WALL 9/16" NO. 1 OR BETTER
 CEILING NO. 1 OR BETTER UNLESS NOTED ON PLAN
 FLOORS NO. 1 OR BETTER UNLESS NOTED ON PLAN
 DOORS NO. 1 OR BETTER UNLESS NOTED ON PLAN
 SLOPING STAIRS STANDARD OR BETTER
 SOLID BLOCKING USE SAME DEPTH AS MEMBERS
 ANY WOOD IN CONTACT WITH CONCRETE MUST BE PROTECTED PER IRC 602.4.2

GLUE LAMINATED MEMBERS
GLUE LAMINATED TRIMBLE, MULTIPLE SPAN OR GANTLEVERED
 DO NOT USE UNLESS ENGINEERED AND APPROVED BY A QUALIFIED ENGINEER OR STRUCTURAL ENGINEER

GLUE LAMINATED USE COMBINATION #3 OF

FINISHED CEILING 1/2" MIN. INDEX 32/0
CEILING FINISHES 3/4" MIN. INDEX 48/24 146
FLOOR FINISHES 7/8" MIN. INDEX 32/0
 ENGINEERED WOOD PRODUCTS MUST CONFORM WITH ALL APPLICABLE PROVISIONS OF THE IBC.

WOOD PRODUCT MANUFACTURER
 TRIM, JOIST, TIE, BRACKETS, JOIST OR BARGE ENGINEERING - IBC 609.0.10.10

ANCHOR BOLTS AND HANGERS, AS REQUIRED TO PROVIDE A CONCRETE FLOOR OR ROOF STRUCTURAL SYSTEM PER I-BOIST MANUF.

FIN BOARD
 FIN BOARD TO BE GRADE UNLESS NOTED ON PLAN OR APPROVED BY JOIST SUPPLIER OR STRUCTURAL ENGINEER

BEARING REQUIREMENTS FOR MECHANICAL UNITS
 MECHANICAL UNITS UNDER MECH. INTS. UNLESS NOTED OTHERWISE, DO NOT NOTCH OR DRILL. STRUCTURAL MEMBER, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER

ROOF
 ROOFING TO BE DETERMINED BY OWNER/BUILDER

GARAGE / DRIVELANE SEPARATION
 ON THE GARAGE SIDE OF WALLS AND CEILING WITH A MIN. 1/2" GFD AND 3/8" TYPE "X" GFD AT CEILING WITH HANGABLE ROOMS ABOVE.

INSULATION R-VALUES
 EX. WALLS R-13 MIN. EX. WALLS R-20 MIN.
 ROOF CEILING R-30 MIN.
 VALLEY INS. R-30 MIN. (MIN. 1" INSULATION LENGTH MIN. INSULATION DENSITY AT LEAST PER IRC 1203.2)
 FLOOR CEILING R-30 MIN.
 WITH 1" MIN. AIR SPACE FOR VENTING PER DOUGLASS

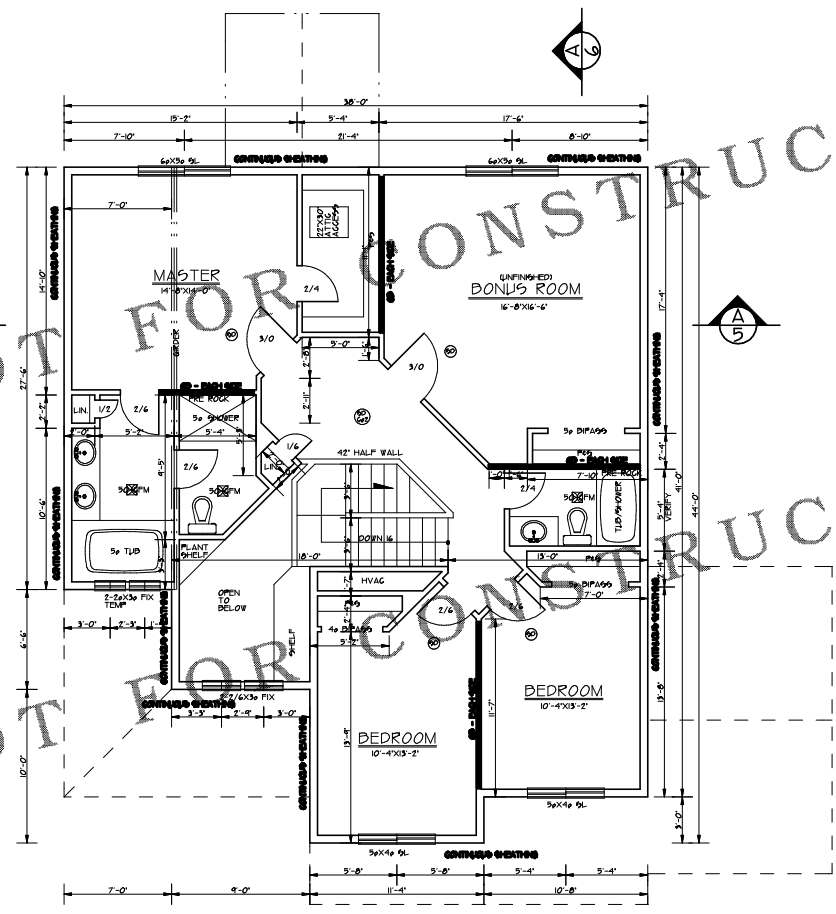
CEILING SPACE
 10" MIN. CLEARANCE FROM GRADE TO BOTTOM OF FLOOR JOIST AND 10" MIN. CLEARANCE TO BOTTOM OF GIRDERS OR BEAMS IN THE CEILING SPACE

ROOF
 COMPOSITION ROOF SHINGLES MUST BE A MINIMUM OF 5/8" THICK ON 5/8" FELT ON 5/8" SHEATHING ON MANUF. TRUSS OR RAFTERS 24" O.C.
 SECTION ROOF, ROSS & NOT USE SAMPSON 25 1/2" GLP ON EQUAL TRUSS OR RAFTER

ATTIC VENTILATION
 ATTIC VENTILATION MUST BE 1/300th OF THE ATTIC AREA OR 1/300th OF ATTIC AREA IF AT LEAST 50 PERCENT BUT NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATION IS PLACED ABOVE THE EAVE OR GABLE VENTS OR PROVIDE A NIGHTTIME BARRIER ON THE SUMMERSIDE OF THE CEILING PER IRC 1203.2

OVERHEAD
 OVERHEADS ARE TO BE DETERMINED BY OWNER/BUILDER

OPENINGS
 OPENINGS ARE TO BE DETERMINED BY OWNER/BUILDER



REFER TO ENGINEERING SPECIFICATIONS FOR SPECIAL MATERIALS, FINISHES, AND/OR ZONING REGULATIONS. 2ND FLOOR PLAN SCALE 1/4"=1'-0"