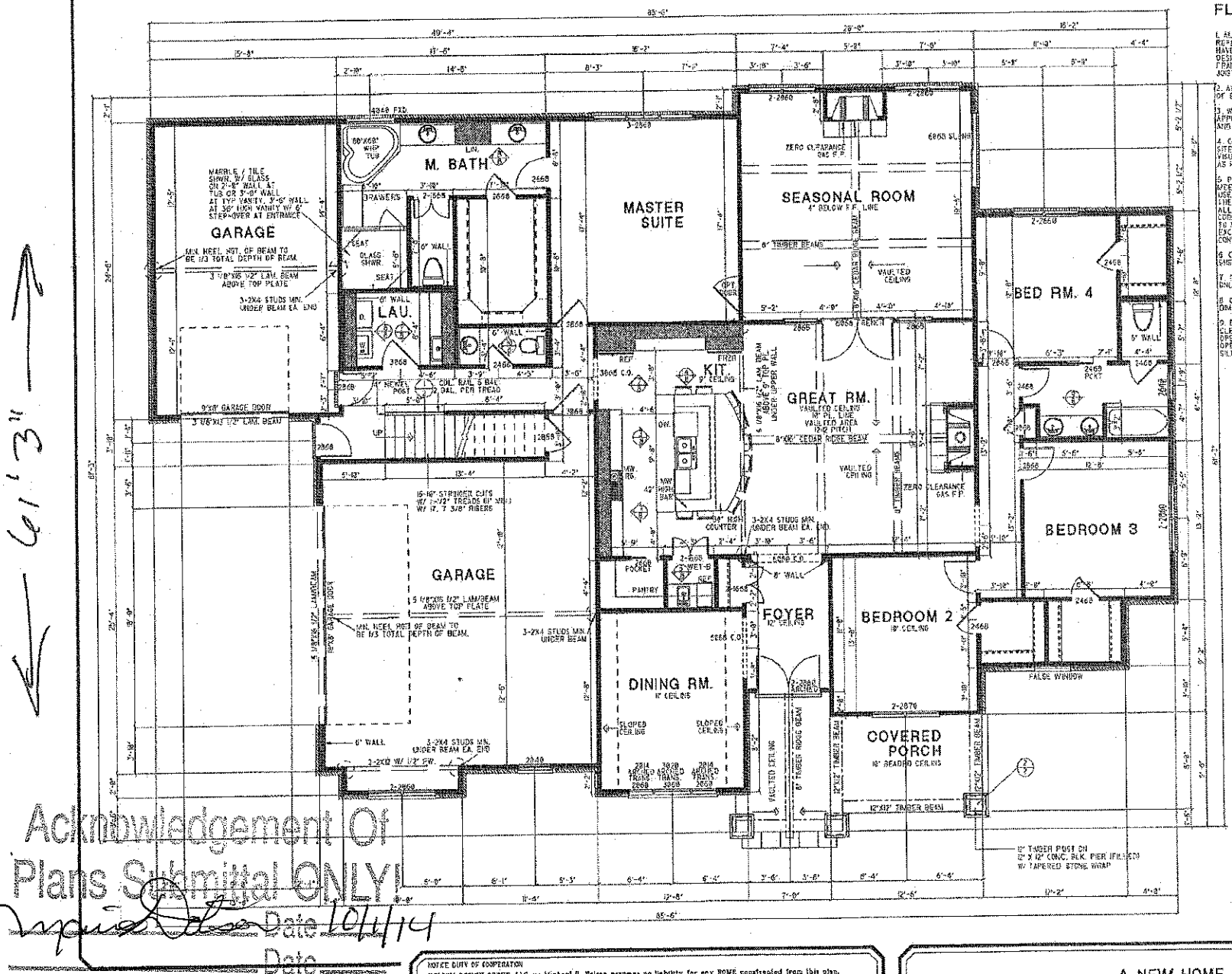
← 85'6" →

← 61'3" →



FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL TRAINING 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 AS POSSIBLE.

5. WHERE INCORPORATED FIRE-RATED CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTORS 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 ONLY.

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 24". A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" ABOVE FINISH FLOOR.

10. ALL SPEED DENS

11. ALL SPEED DENS

12. PR BACK ANY

13. BA TO TH RINSE

14. AT JTS BE NOT E APPL

15. AL STEEL FINISH DECAY ENTRY

16. AL INSUL STOPP INSUL

17. AL STEEL TAPE GRAPH 2X6 @ FOR

18. AL SHELV

FLOOR PLAN SPECIFICATI

HEAT/COOLED MAIN FLOOR:
HEAT/COOLED UPPER:
HEAT/COOLED TOTAL:
GARAGE, STORAGE:
PORCHES:
TOTAL:
SEASONAL R&I:
PANELS:

NOTE:

1.- MAIN & DOOR CEILINGS TO BE 9' UNLESS NOTE
2.- UPPER FLOOR CEILINGS TO BE 8' UNLESS NO
3.- BUILDER TO APPROVE & VERIFY ALL PLANS CONSTRUCTION.
4.- VERIFY ALL PLANS W/ LOCAL BUILDING COD
5.- R-49 & R-14 TO BE IN ATTIC UNLESS OTHER
6.- PROVIDE SHUT-OFF VALVE FOR ALL GAS AP REFERENCE IRC SECTION G2419
7.- ALL GLASS LOCATED WITHIN 60" OF FLOOR, DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS WHIRLPOOLS, SHOWERS, SAUNAS, ST ROOMS OR HOT TUBS SHALL BE TEMPERED TO COMPLY WITH IRC SECTION R308.4.5
8.- EXTERIOR WALL SHEARWALLS SHALL BE CON 2006 IRC SECTION R602.10 BRACED WALL LINES. ALSO BE CONSTRUCTED USING SIMPSON STRONG TI SIMPSON STRONG TIE FOR "STRONGWALL" APPLIC REQUIRED TO MEET ANY CODE REQUIREMENTS F NEXT TO GARAGE ROOMS CONTACT PRODUCT RE BOTH SEISMIC AND WIND ZONE PARAMETERS AN LOCALLY PRIOR TO CONSTRUCTION. ALSO DUE TO SHIPPING INSTALLATION PROCESS, THE OVERALL WALL SYSTEM SHALL BE MADE PRIOR TO DELI UNIT. SINCE THESE PLANS ARE NOT SITE OR LO MECHANICS TO MEET CODE REQUIREMENTS SPEC FIELD PERSONNEL AT THE LOCAL LEVEL PRIOR T
SEE DETAILS 1 & 2 ON PAGE RBW2, SHEARW

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Date 10/1/14

Date

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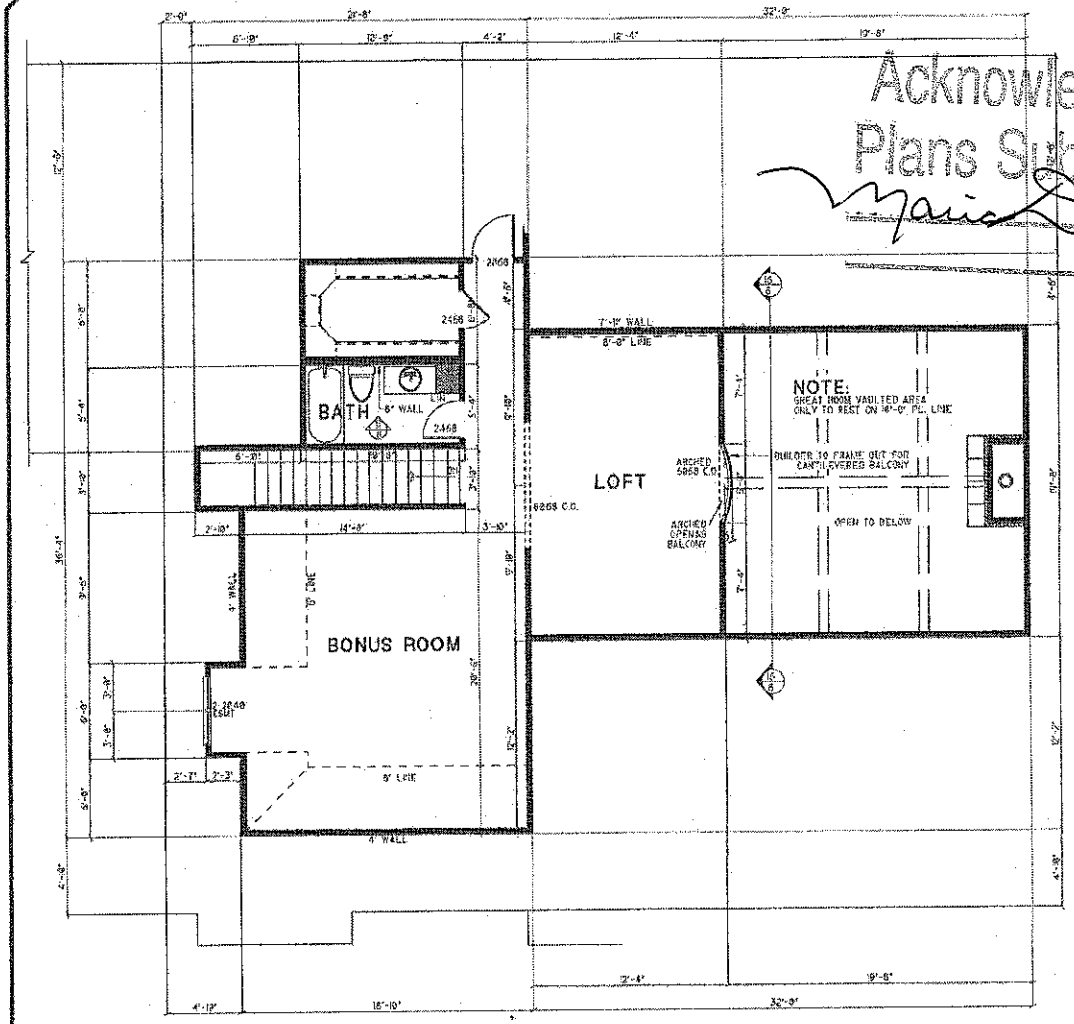
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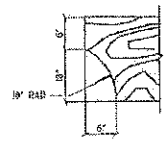
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MAIN FLOOR PLAN / NOTES

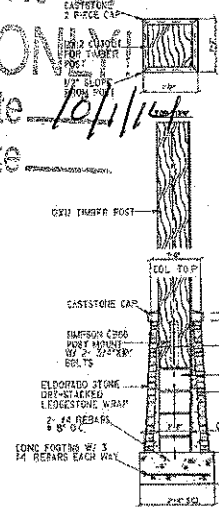


NOTE:
1.- ATTIC TO BE IN ATTIC, VERIFY W/ BUILDER
2.- UPPER FLOOR CEILING HEIGHT TO BE 8'-0" UNLESS NOTED.
3.- UPPER FLOOR JOIST TO BE 9-1/2" OPEN WEB FLOOR TRUSSES @ 16" O.C., W/ 3/4" T&G ADVANTECH FLOOR GLUED & SCREWED. SEE TRUSS MANUF. FOR FLOOR TRUSS LAYOUTS.
ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUF. TRUSS MANUF. WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING TRUSS MANUF. TO SUPPLY TRUSSES W/ CHAMFERED END ON SELECTED UNITS TO ALLOW FOR EXT. WALL SUPPORT & RAFTER CLEARENCE.
4.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.

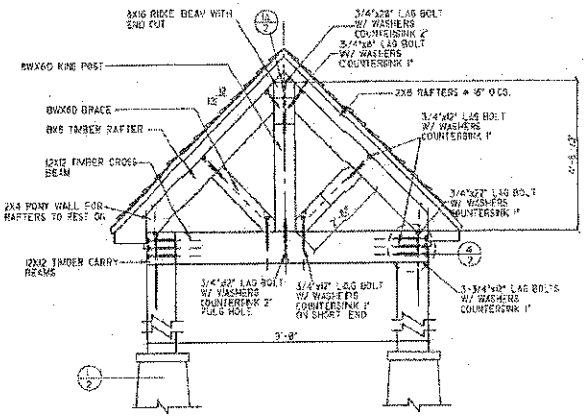


3A ENTRY TIMBER RIDGE CUT DETAIL
1" = 1'-0"

NOTE:
STAIR RISE, HEIGHT AND RUN DISTANCE ARE NOT SPECIFIED ON THIS DETAIL AND SECTION. FOR RISE AND RUN SPECS REFER TO FLOOR PLAN

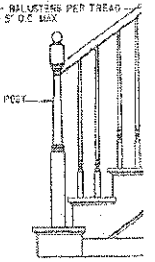


2 TAPERED STONE COL. SECT. DETAIL
1/2" = 1'-0"

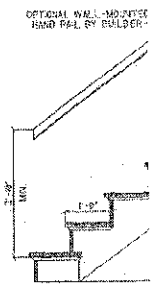


3 ENTRY TIMBER TRUSS DETAIL
1/2" = 1'-0"

NOTE:
1.- PLUG ALL HOLES AFTER BOLTS ARE SECURED



1 STAIR



1-A S

4 BEAM

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UPPER FLOOR PLAN / NOTES