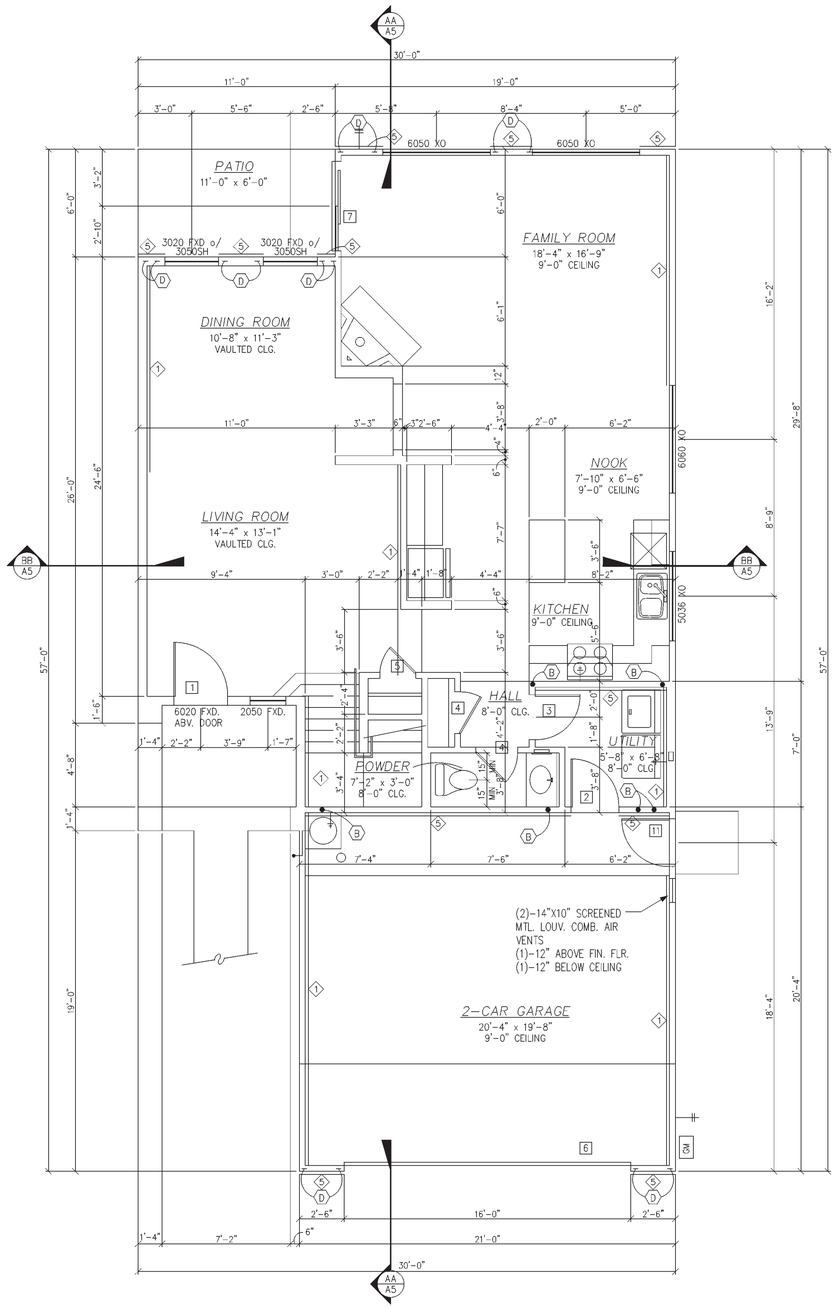
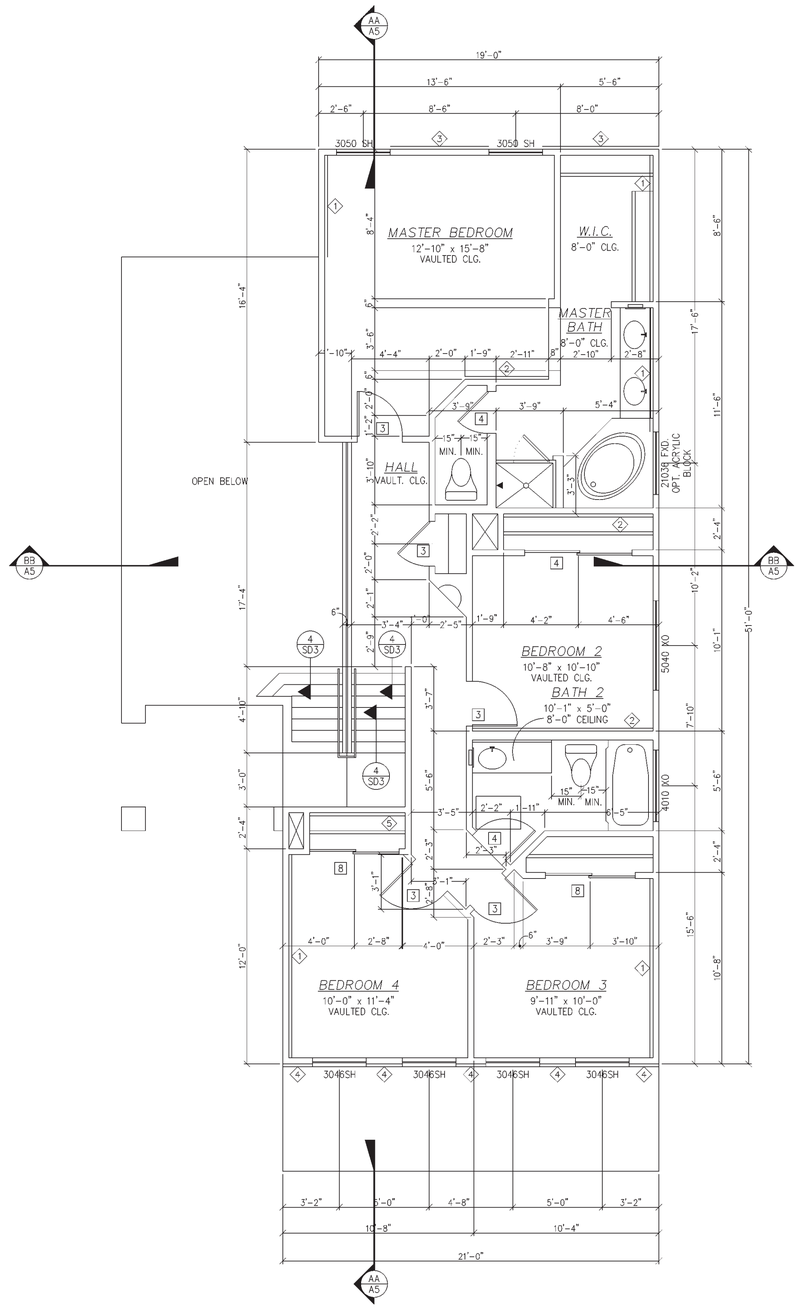


FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

KEYNOTES

GENERAL INFORMATION

1. BULLNOSE CORNER BEAD AT ALL (INTERIOR) OUTSIDE CORNERS AND WINDOW SURROUNDS–TYP.
2. ALL EXTERIOR DOORS & WINDOWS TO BE STANDARD HEIGHT w/ STANDARD FRAMED OPENINGS – U.N.O. ON PLAN
3. WALL FRAMING – UNO
   EXTERIOR WALLS – 2x4 @ 16" o.c.
   INTERIOR BEARING WALLS – 2x4 @ 16" o.c.
   INTERIOR NON BRG. – 2x4 @ 24" o.c.
4. INSULATION:
   R–30 ROOF – UNO
   R–19 BATTS @ EXT. 2x6 WALLS – UNO
   R–13 BATTS MIN. BETWEEN GARAGE & RESIDENCE WALLS – TYP.
5. FOR GAS APPLIANCES & FIXTURES PROVIDE COMBUSTION AIR & VENTILATION AIR PER CHAPTER 7 U.M.C.
6. FOR GAS APPLIANCES & FIXTURES PROVIDE MFG. RECOMMENDED CLEARENCES
7. PROVIDE 5/8" TYPE 'X' GYP. BOARD ON WALLS, AND CEILING IN GARAGE & ON USABLE SPACE UNDER STAIRS.
8. PROVIDE ADDITIONAL DRYWALL FOR DIMENSION DEVIATION WHEN SHEARWALL IS INSTALLED.

☐ = SEE DOOR SCHEDULE ON SHT. A1 FOR COINCIDING DOOR INFO.

SHEARWALL SCHEDULE

3/31/98

SHEARWALL	FOUNDATION ANCHORAGE SILL PLATE NAILING
1 1/2" G.W.B. W/ 5d @7" O.C. OR 5/8" G.W.B. W/ 6d @ 7"O.C.	EXTERIOR: 1/2" DIA AB.'S AT 48" O.C. /16d NAILS @ 12" O.C. INTERIOR: HILTI PINS DN–62 AT 9" O.C. /16d NAILS @ 8" O.C. BEARING INTERIOR: HILTI PINS DN–62 AT 18" O.C. /16d NAILS @ 12" O.C. NON–BEARING INTERIOR: 1/2" DIA WEDGE ANCHORS (ICBO APPR'D.) @ SAME OPTION SPACING AS EXT. WALLS AND EMBED 2–1/4" MIN.
2 1/2" G.W.B. W/ 5d @4" O.C. OR 5/8" G.W.B. W/ 6d @ 4"O.C.	EXTERIOR: 1/2" DIA AB.'S AT 48" O.C. /16d NAILS @ 12"O.C. INTERIOR: HILTI PINS DN–62 AT 12" O.C. /16d NAILS @ 12" O.C. ONESIDE INTERIOR: 1/2" DIA WEDGE ANCHORS (ICBO APPR'D.) @ SAME OPTION SPACING AS EXT. WALLS AND EMBED 2–1/4" MIN. INTERIOR: HILTI PINS DN–62 AT 8" O.C. /16d NAILS @ 6" O.C. BOTH SIDES
3 1/2" OR 3/8" A.P.A. RATED SHTG. W/ 8d @ 6" O.C.	EXTERIOR: 1/2" DIA AB.'S AT 48" O.C. /16d NAILS @ 6" O.C. INTERIOR: HILTI PINS DN–62 AT 6" O.C. INTERIOR: 1/2" DIA WEDGE ANCHORS (ICBO APPR'D.) @ SAME OPTION SPACING AS EXT. WALLS AND EMBED 2–1/4" MIN.
4 1/2" OR 3/8" A.P.A. RATED SHTG. W/ 8d @ 4" O.C.	EXTERIOR: 1/2" DIA AB.'S AT 32" O.C. /16d NAILS @ 4" O.C. INTERIOR: 1/2" DIA WEDGE ANCHORS (ICBO APPR'D.) @ SAME SPACING AS EXT. WALLS AND EMBED 2–1/4" MIN.
5 1/2" OR 3/8" A.P.A. RATED SHTG. W/ 8d @ 3" O.C.	EXTERIOR: 1/2" DIA AB.'S AT 24" O.C. /16d NAILS @ 4" O.C. INTERIOR: 1/2" DIA WEDGE ANCHORS (ICBO APPR'D.) @ SAME SPACING AS EXT. WALLS AND EMBED 2–1/4" MIN.

NOTE: 1" EMBEDMENT AT HILTI PINS (ICBO #1290) – TYPICAL

NOTE: PER 1991 U.B.C. TABLE 25–K–I OR 1994 U.B.C. TABLE 23–I–K–1: A.P.A. RATED SHEATHING SHEAR PANELS REQUIRE FIELD NAILING OF 12" O.C.

HOLDOWN SCHEDULE

- (A) SIMPSON LTT–20 W/ 1/2" DIA. KB–11 4–1/2" EMBED (ICBO #4627)
- (B) SIMPSON HTT–22 W/ 5/8" DIA. KB–11 7–1/2" EMBED, OR SIMPSON MTT–28B W/ 3/4" DIA. KB–11 7–1/2" EMBED
- (C) SIMPSON PAHD–42
- (D) SIMPSON HPAHD–22
- (E) SIMPSON CS–16 x 24" STRAP
- (F) SIMPSON CS–16 x 42" STRAP
- (G) SIMPSON MAS

NOTE: FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN.

WINDAMERE HOMES
5855 E. MCDOWELL RD.
MESA, AZ 85215

DIMENSION FLOOR PLAN AND SHEARWALL PLAN

REL.DATE: 5–24–99

Rev.	DATE:
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PLAN #
3008

SHEET No.
A1.1