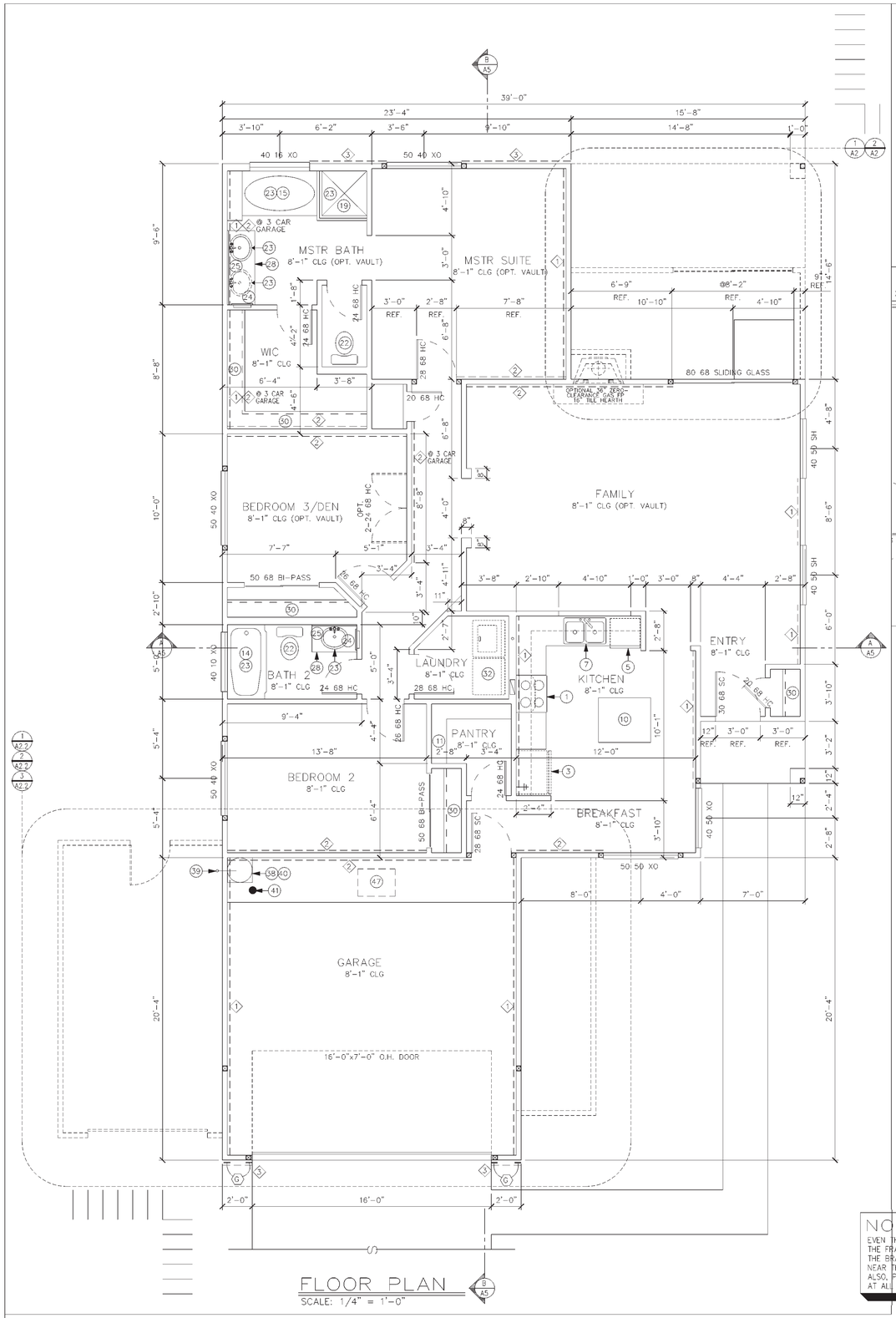
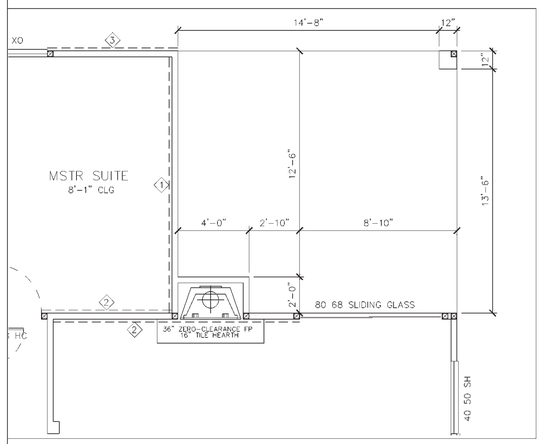
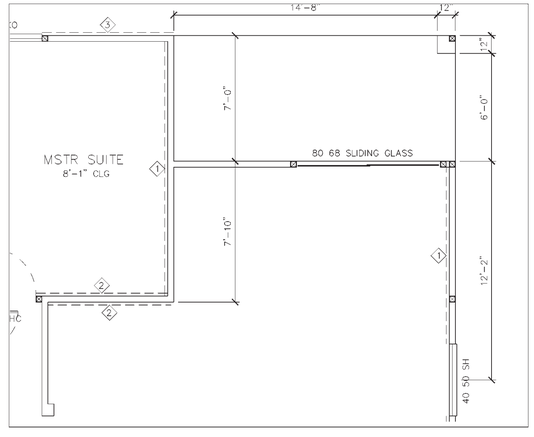


NOTE:
ALL CEILING HEIGHTS ARE OPTIONAL 9' HIGH.



1 A2 PATIO & OPT. FIREPLACE
SCALE: 1/4" = 1'-0"



2 A2 EXT. DINING & OPT. PATIO
SCALE: 1/4" = 1'-0"

NOTICE:
EVEN THOUGH IT IS NOT REQUIRED BY ENGINEERING, THE FRAMER SHALL INSTALL 1x4 LET-IN BRACING. THE BRACING SHALL BE INSTALL EACH WAY AT OR NEAR THE CORNERS OF EXTERIOR WALLS. ALSO, PLACE 4x8x3/8" OSB OR PLYWOOD PANEL AT ALL EXTERIOR CORNERS.

LEGEND

- SHEAR WALL
- POT SHELF
- BEARING WALL
- R11 INSULATION
- (2) SHEAR WALL SCHEDULE
- (A) HOLD DOWN SCHEDULE
- (6) KEY NOTE

SHEARWALL SCHEDULE

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 6" 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. 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.

HOLD DOWN SCHEDULE

- (A) SIMPSON LTT-20 W/ 1/2" DIA KB-II 4-1/2" EMBED. (ICBO #4627)
- (B) SIMPSON MTT-16 W/ 5/8" DIA KB-II 7-1/2" EMBED. OR
- (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

DOORS AND WINDOWS – UNO

ALL WINDOWS SHALL HAVE A MINIMUM U VALUE OF 0.73
ALL EXTERIOR DOORS ARE SOLID CORE 1-3/4" THICK
ALL INTERIOR DOORS ARE HOLLOW CORE 1-3/8" THICK
ALL DOORS BETWEEN LIVING SPACE AND GARAGE SHALL BE SOLID CORE 1-3/8" THICK w/ SELF CLOSER AND TIGHT FITTING PER UBC SEC. 302.4

GENERAL INFORMATION

1. ALL WINDOWS HEADER HEIGHT TO BE 8'-0" w/ STANDARD FRAMED OPENINGS – U.N.O.
2. WALL FRAMING – U.N.O. – (SEE SHEET G1 FOR ADDITIONAL INFORMATION)
   EXTERIOR WALLS – 2x4 @ 16" O.C.
   INTERIOR BEARING WALLS – 2x6 @ 16" O.C.
   INTERIOR NON BRG. – 2x4 @ 24" O.C.
3. INSULATION:
   R-13 BATTS @ EXT. 2x4 WALLS – UNO
   R-19 BATTS @ EXT. 2x6 WALLS – UNO
   R-30 CEILING – UNO
   R-11 BATTS @ ALL INT. WALLS – UNO
   R-13 BATTS MIN. BTW. GARAGE & RESIDENCE WALLS & CLG. – TYP.
4. FOR GAS APPLIANCES & FIXTURES PROVIDE COMBUSTION AIR & VENTILATION AIR PER CHAPTER 7 U.M.C.
5. PROVIDE 5/8" TYPE 'X' GYP. BOARD ON WALLS IN GARAGE, PARTY WALLS, AND ALL CEILINGS

KEYNOTES

No.	DESCRIPTION
1	RANGE/OVEN – OPTIONAL GAS PREWIRE FOR MICROWAVE
2	BUILT-IN OVEN – OPTIONAL GAS
3	REFRIGERATOR – PRE-PLUMB FOR ICE MAKER
4	NOT USED
5	DISHWASHER – PROVIDE APPROVED AIR GAP PER UPC SECTION 603.
6	NOT USED
7	DOUBLE SINK w/ DISPOSAL
8	UPPER CABINETS
9	LOWER CABINETS
10	NOT USED
11	PANTRY, W/5 SHELVES EVENLY SPACED
12	NOT USED
13	NOT USED
14	30"x60" PRE-FAB FIBERGLASS TUB/SHOWER
15	NOT USED
16	NOT USED
17	NOT USED
18	NOT USED
19	34"x60" SHOWER W/TEMP. GLASS DOOR
20	NOT USED
21	NOT USED
22	WATER CLOSET PROVIDE 15" (MIN.) ON EA. SIDE AND 24" (MIN.) CLR. IN FRONT
23	MOISTURE RESISTANT GYP. BD. o/ WALLS @ SHR. / TUB / W.C. COMPARTMENT – U.B.C. SEC. 2512
24	LAVATORY
25	NOT USED
26	RECESSED MEDICINE CABINET
27	42" MIRROR, RUN ENTIRE LENGTH OF VANITY RAISED 3" OFF BACKSPLASH
28	VANITY
29	NOT USED
30	1 ROD, 1 SHELF
31	NOT USED
32	WASHER/DRYER – OPT. GAS
33	DRYER VENT – NOT TO EXCEED 14'-0" FOR 4"ø AND 28'-0" OR 5"ø PER U.M.C.
34	PROVIDE 100 SQ. IN. VENTING FOR MAKE-UP AIR
35	STANDARD SHELF OR OPTIONAL WALL CABINETS
36	LINEN – 5 SHELVES EVENLY SPACED.
37	UTILITY SINK
38	WATER HEATER – OPTIONAL GAS
39	TEMPERATURE & PRESSURE RELIEF VALVE @+6" ABOVE GRADE & 36" AWAY FROM DWELLING ENTRANCE
40	PROVIDE PLATFORM @ +18" @ ALL APPLIANCES IN GARAGE – U.M.C. SEC. 308.1
41	PIPE BALLARD PER IN GARAGE – U.M.C. SEC. 308.1
42	14"x8" SCREENED VENTS @ TOP & BOTTOM w/ OPT. GAS WATER HEATER WITHIN 12" OF CEILING & FLOOR U.M.C. 707.1 & TABLE 7A
43	5/8" TYPE 'X' GYP. BD. @ WALLS & 2 LAYERS ON CEILING IN GARAGE
44	R11 SOUND BATT INSULATION
45	5/8" TYPE 'X' GYP. BD. – SEE NOTE 5
46	NOT USED
47	ATTIC SCUTTLE
48	LINE OF CEILING CHANGE – SOFFIT
49	POT SHELF
50	2x6 WALL
51	INTERIOR BEARING WALL
52	NOT USED
53	2' x 2' SKYLIGHT
54	HOSE BIBB
55	ELECTRICAL SERVICE ENTRANCE
56	GAS METER LOCATION
57	NOT USED

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SHEET CONTENT:
FLOOR PLAN

PROJECT NO.: RH99-0504
DRAWN BY: STEVE PREUSS
DATE: 12 SEPT. 99
REVISIONS

Rev.	DATE:
1	
2	
3	
4	

PLAN 1529

SHEET A-2