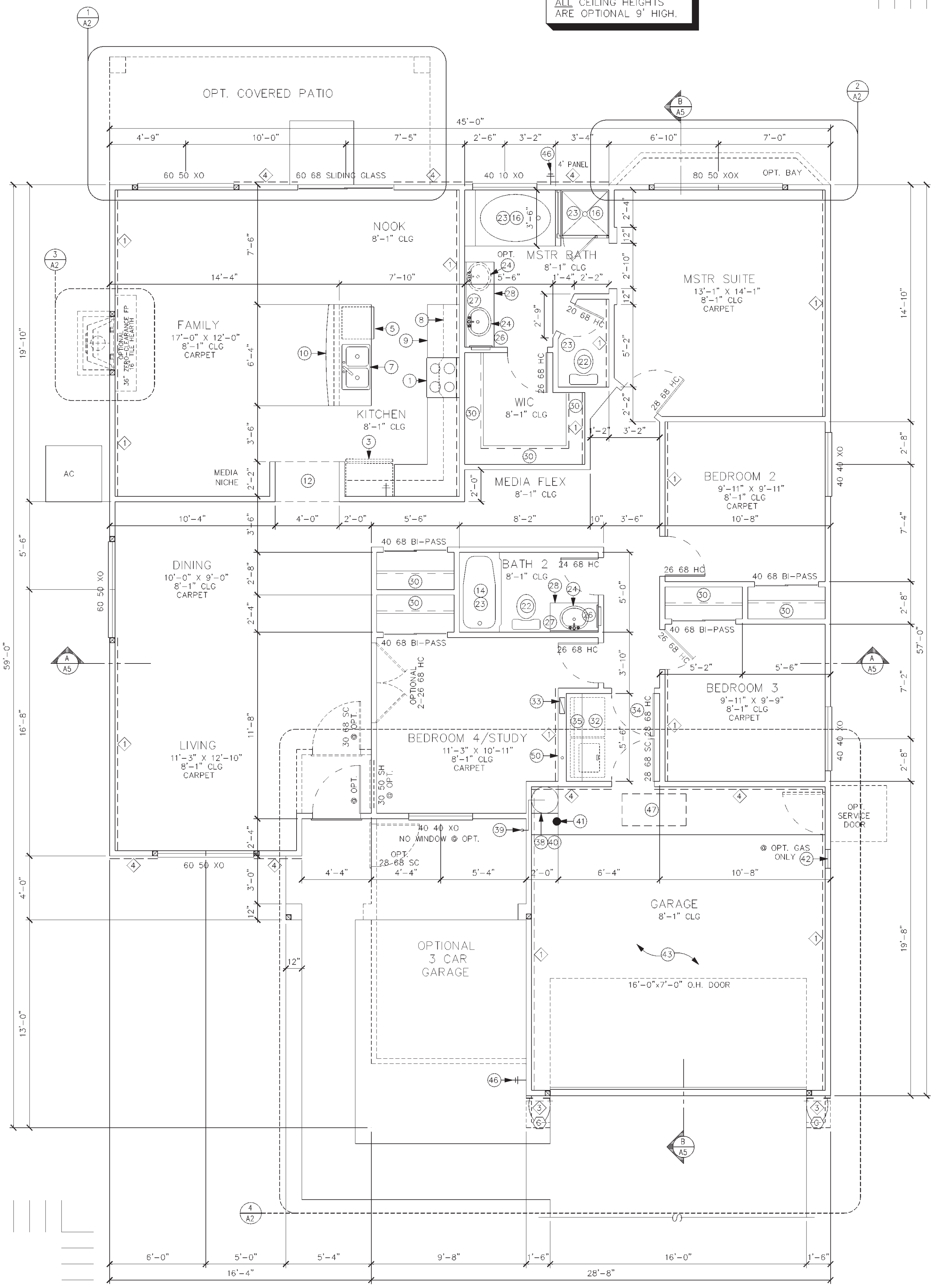
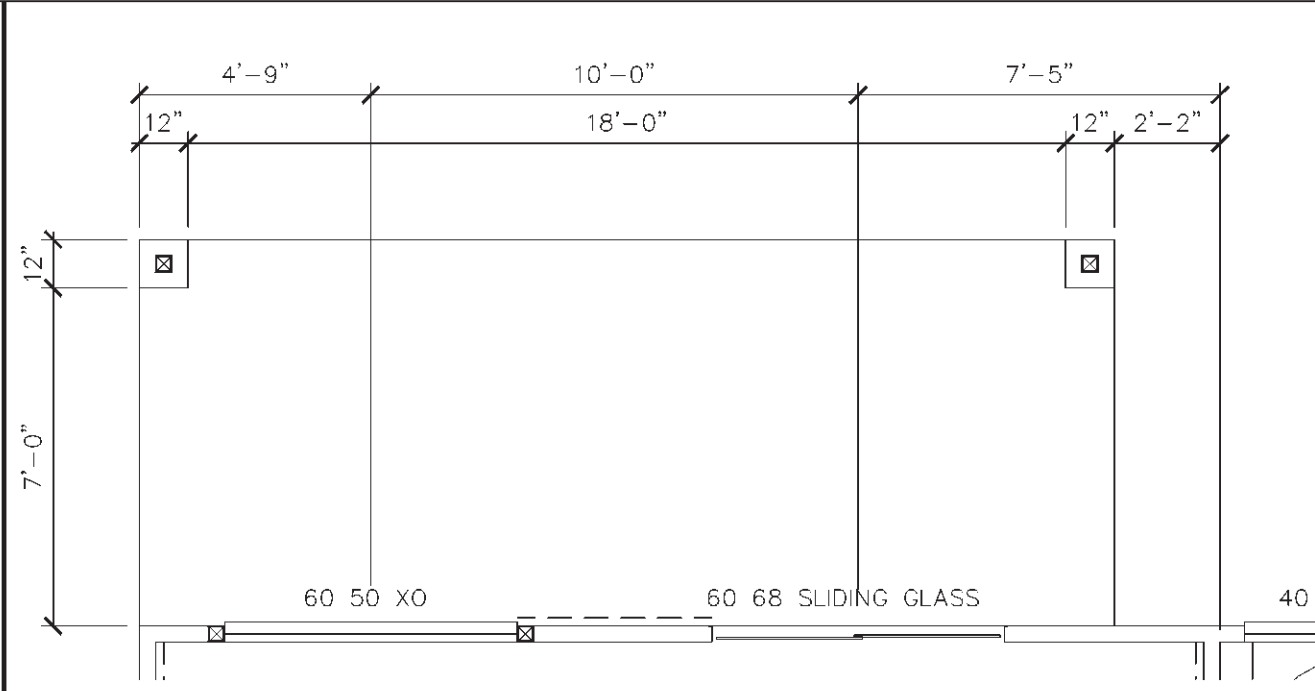


NOTE:
ALL CEILING HEIGHTS
ARE OPTIONAL 9' HIGH.

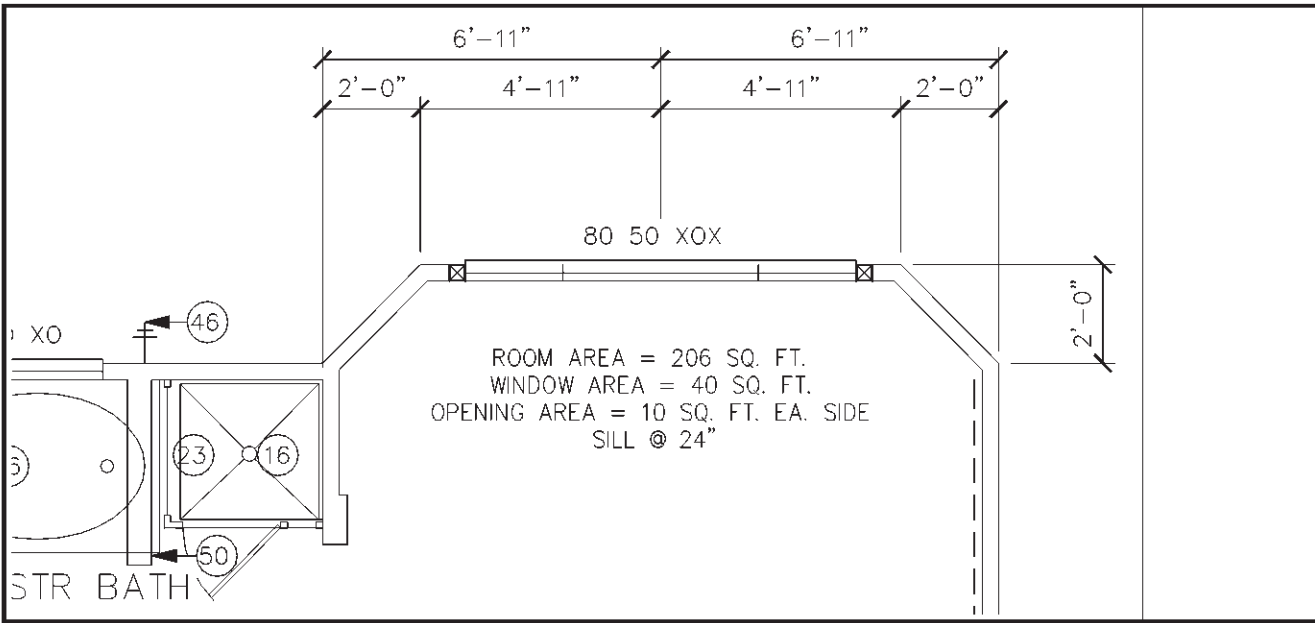


FLOOR PLAN
SCALE: 1/4" = 1'-0"

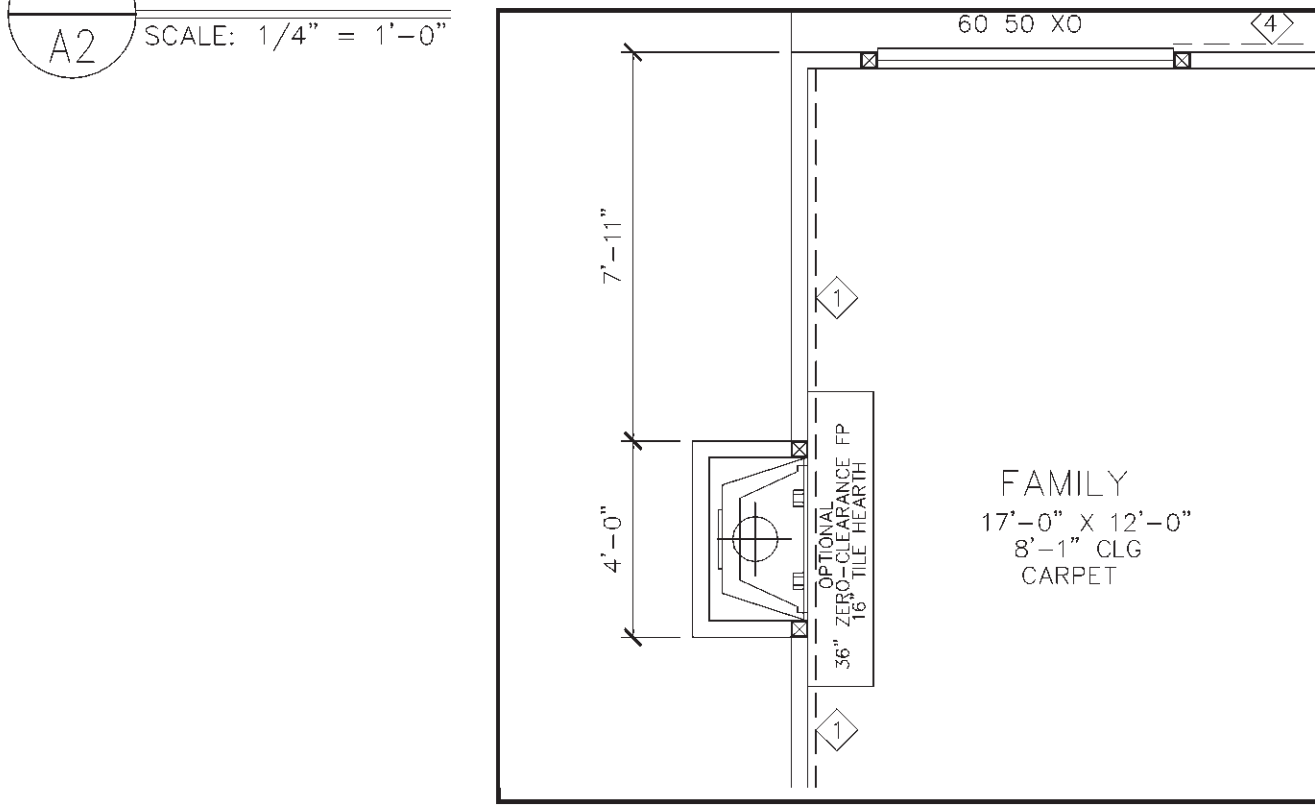
NOTICE:
EVEN THOUGH IT IS NOT REQUIRED BY ENGINEERING,
THE FRAMER SHALL INSTALL 1x4 LET-IN BRACING.
THE BRACING SHALL BE INSTALLED EACH WAY AT OR
NEAR THE CORNERS OF EXTERIOR WALLS.



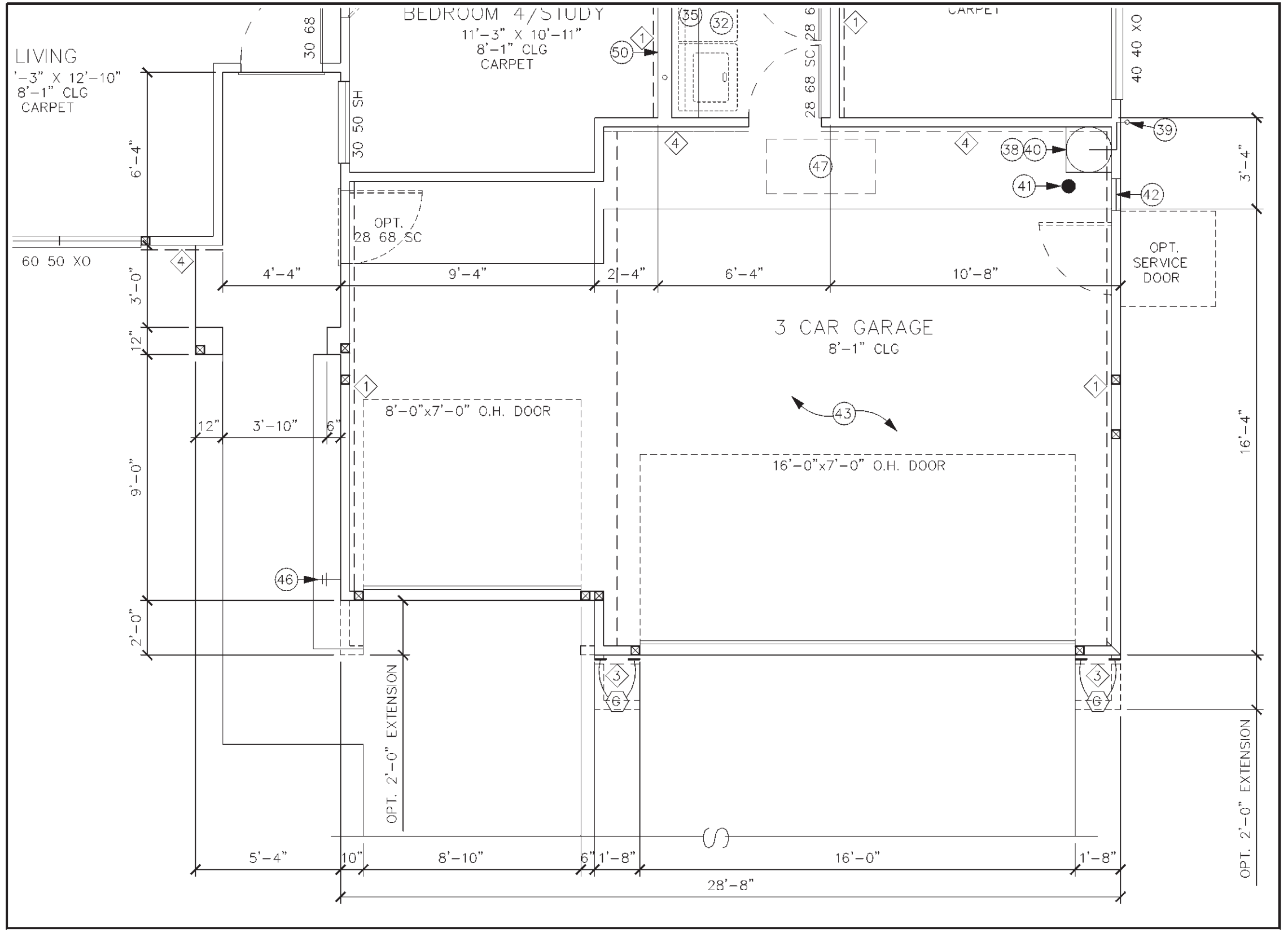
1 PATIO
SCALE: 1/4" = 1'-0"



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



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



4 3 CAR GARAGE
SCALE: 1/4" = 1'-0"

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 APP'D) @ SAME 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. ONE-SIDE INTERIOR: 1/2" DIA WEDGE ANCHORS (ICBO APP'D) @ SAME SPACING AS EXT. WALLS AND EMBED 2-1/4" MIN. BOTH SIDES
3	1/2" OR 3/8" A.P.A. RATED SHIG. 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.
4	1/2" OR 3/8" A.P.A. RATED SHIG. 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 APP'D) @ SAME SPACING AS EXT. WALLS AND EMBED 2-1/4" MIN.
5	1/2" OR 3/8" A.P.A. RATED SHIG. 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 APP'D) @ SAME SPACING AS EXT. WALLS AND EMBED 2-1/4" MIN.

HOLD DOWN SCHEDULE		
A	SIMPSON LTT-20 W/ 1/2" DIA KB-11 4-1/2" EMBED. (ICBO #4627)	
B	SIMPSON MTT-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 HPAMD-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 BATT @ EXT. 2x4 WALLS - UNO R-19 BATT @ EXT. 2x6 WALLS - UNO R-30 CEILING - UNO R-11 BATT @ ALL INT. WALLS - UNO R-13 BATT 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	ARCH @ +84 - SEE SHT A5 FOR TYP ARCH
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. @ 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 BACKSPASH
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" AND 28'-0" FOR 5" 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

REPUBLIC HOMES, L.L.C.
 625 N. GILBERT RD., SUITE 104
 GILBERT, AZ 85234
 PH. (602) 357-1858 FAX (602) 357-1859H. (480) 539-6485

The Tektone Company
 Architectural Drafting Services
 8221 E. Coralbell Cir., Mesa, AZ 85208
 PH. (602) 357-1858 FAX (602) 357-1859H. (480) 539-6485

FLOOR PLAN
 SHEET CONTENT:

PROJECT NO.: RH98-0504
 DRAWN BY: DRAFTER
 DATE: 12 JULY 99
 REVISIONS
 Rev. DATE:
 1
 2
 3
 4

PLAN
 1775
 SHEET
A-2