

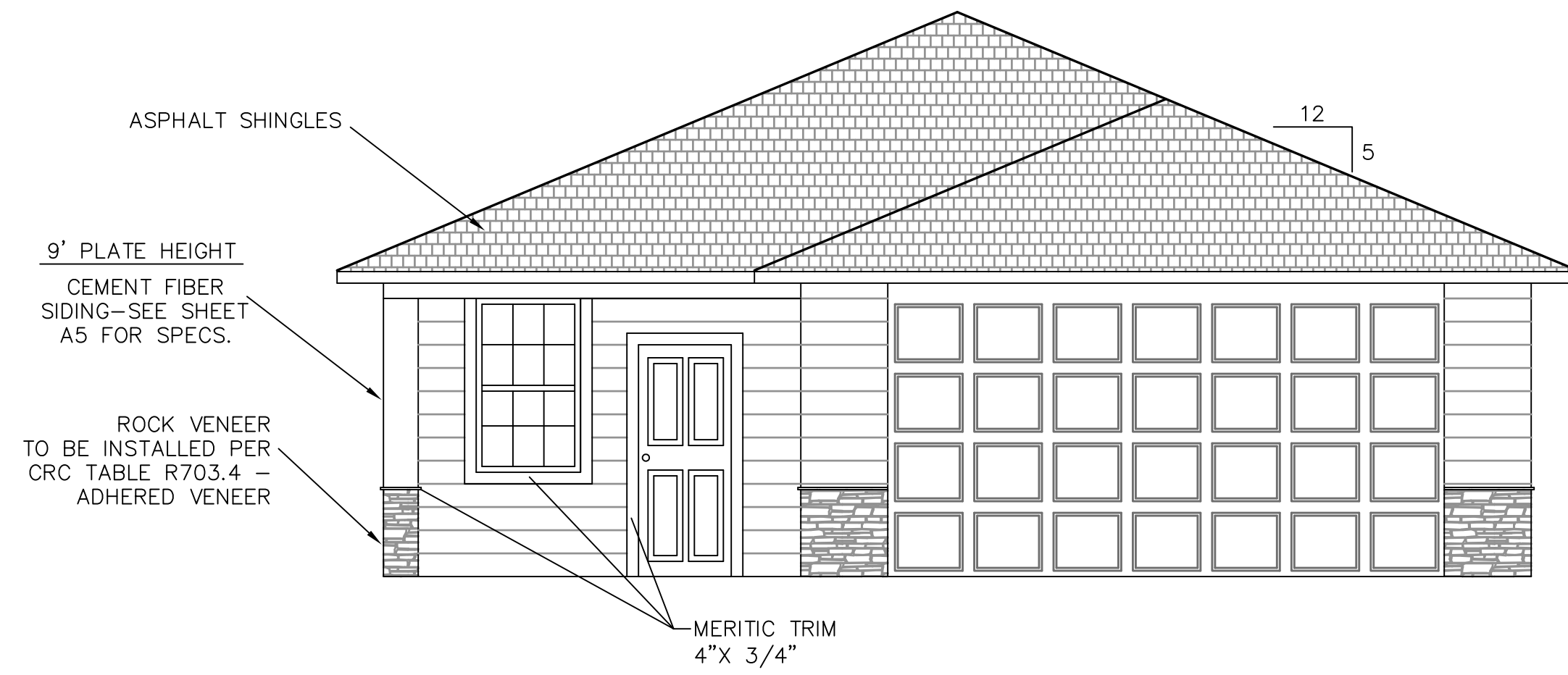
Date 7-25-14

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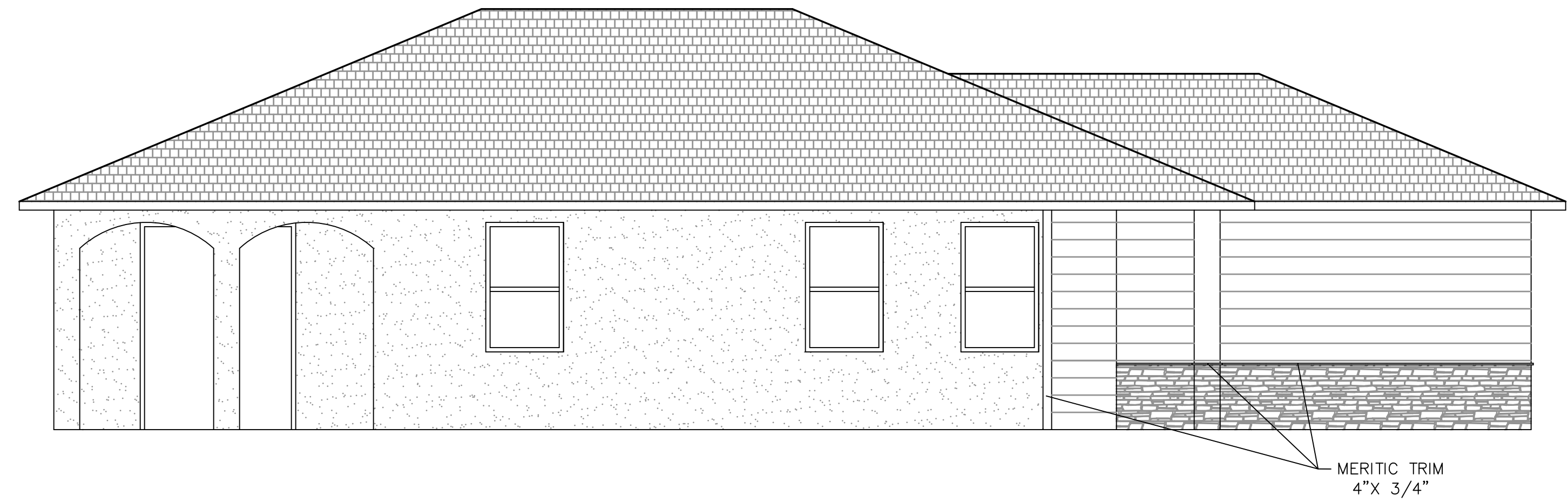
Drawn J.SANDGREN

Job 14-117

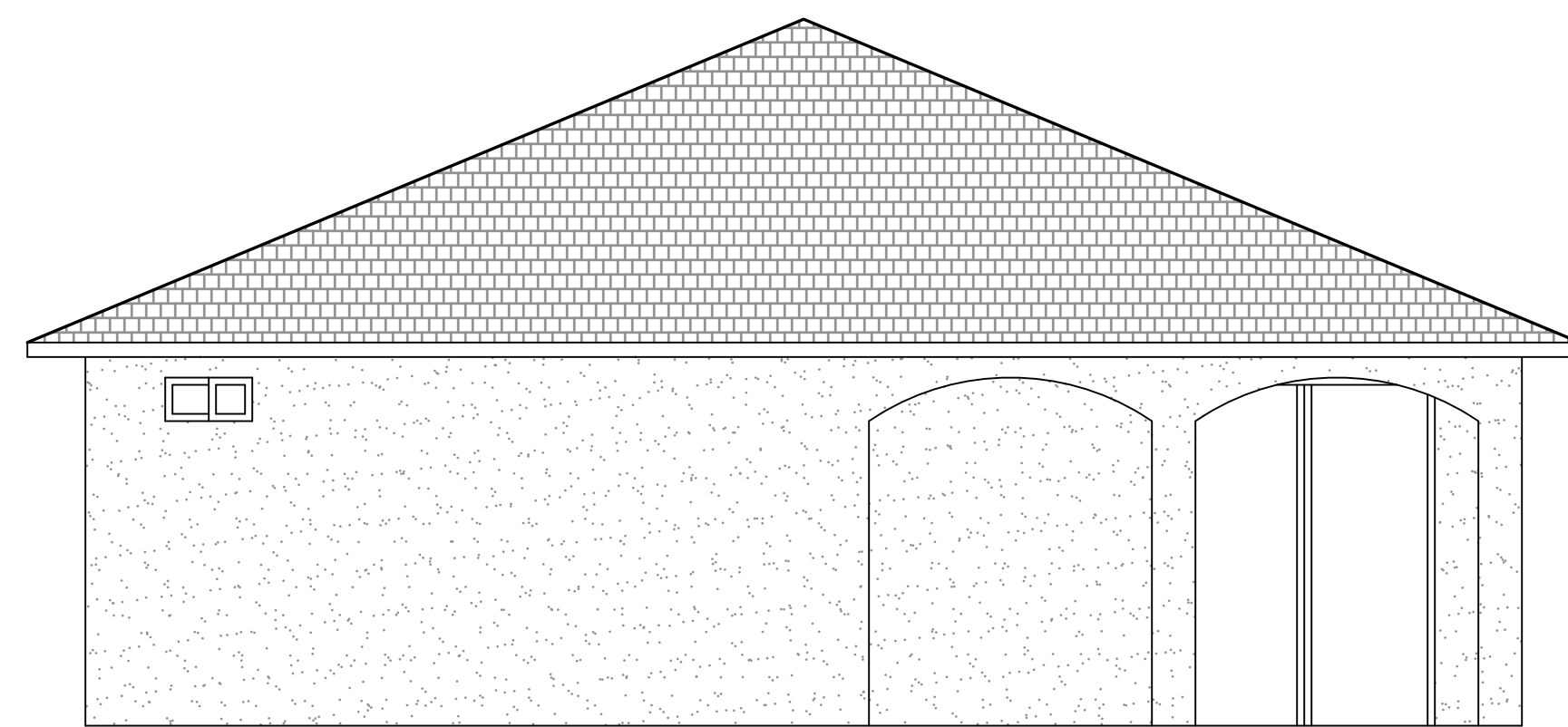
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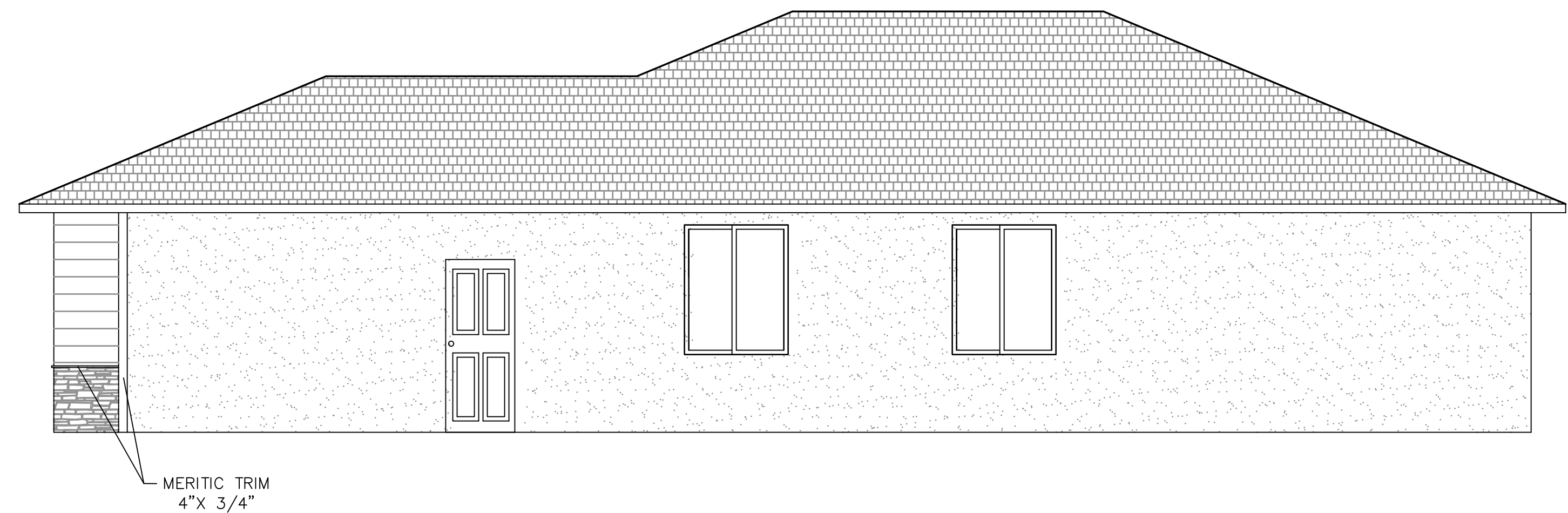
FRONT ELEVATION



LEFT ELEVATION



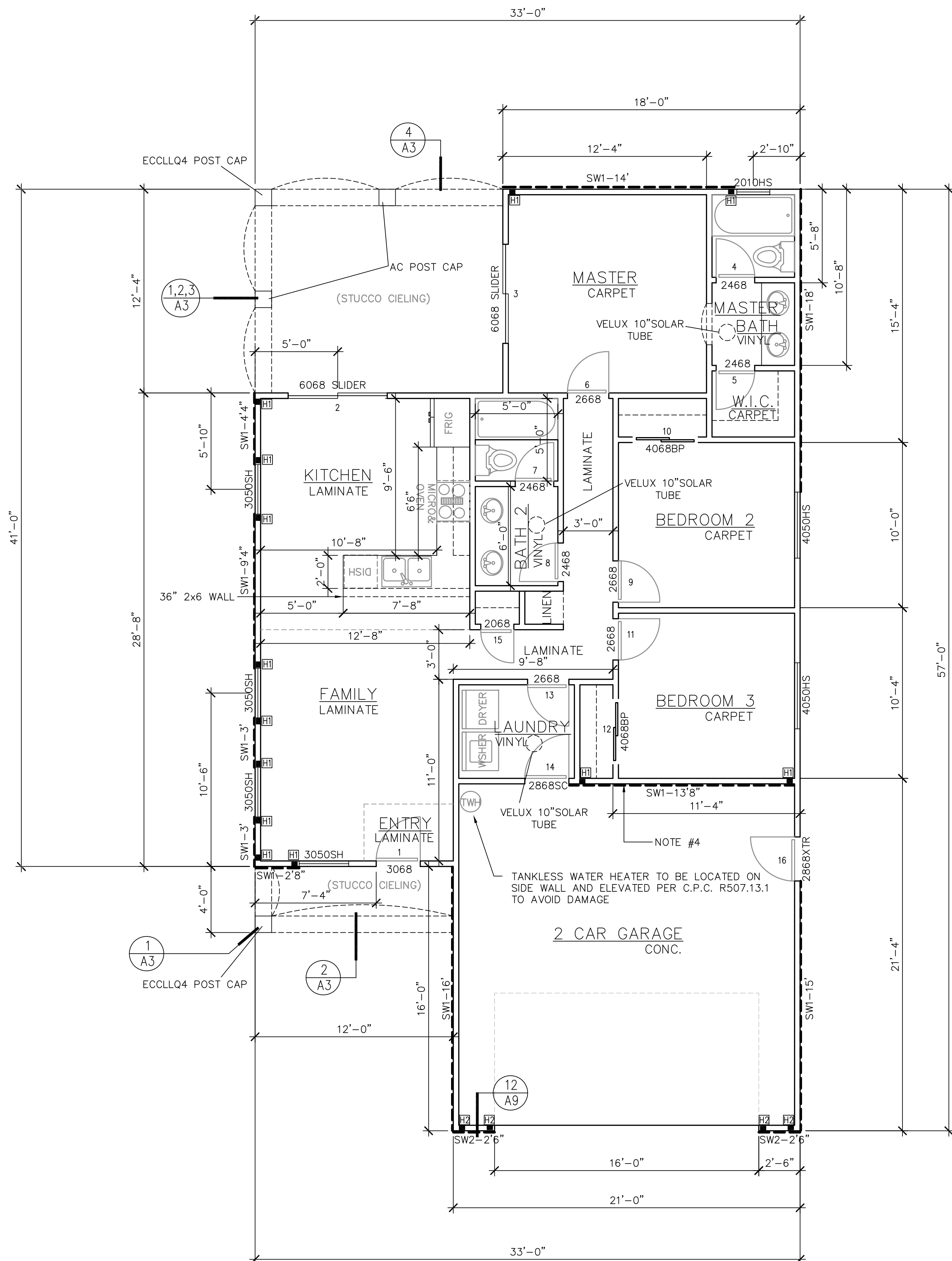
REAR ELEVATION



RIGHT ELEVATION

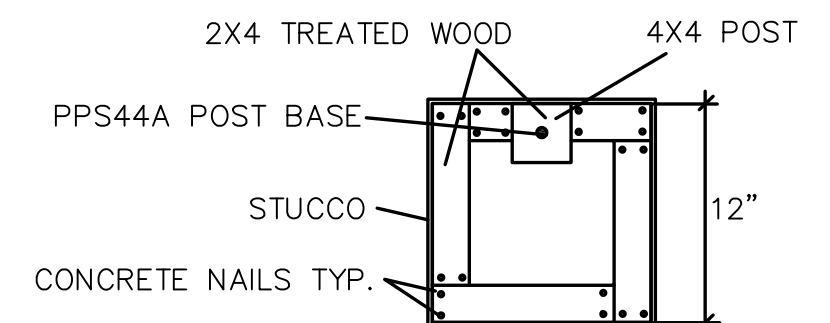
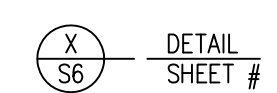
GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. THE BUILDING OFFICIAL SHALL APPROVE ANY CHANGES TO THE APPROVED PLANS BEFORE PROCEEDING WITH THE NEXT PHASE OF WORK.
- DRAWING MAY NOT ALWAYS BE TO SCALE, NOTED DIMENSIONS SHALL TAKE PRECEDENCE.
- EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNO, INTERIOR WALLS TO BE 2X4 @ 16" O.C. UNO.
- THE WALL SEPARATING THE GARAGE FROM THE RESIDENCE MUST HAVE 1/2" GYP. BD. ON THE GARAGE SIDE FROM THE SLAB TO THE UNDERSIDE OF THE ROOF SHEATHING OR TO THE UNDERSIDE OF THE CEILING WITH 5/8" TYPE X GYP BD APPLIED TO THE CEILING. THE DOOR SEPARATING THE RESIDENCE FROM THE GARAGE MUST BE 1 3/8" SOLID CORE SELF LATCHING, WITH A SELF CLOSER.
- CLOTHES DRYER VENTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. THE VENT MUST BE CONNECTED TO THE EXTERIOR.
- ONE WINDOW OR DOOR IN EACH SLEEPING AREA MUST MEET EGRESS REQUIREMENTS: 5.7 SQUARE FEET 24" MIN CLEAR OPENABLE HEIGHT, 20" MIN CLEAR WIDTH, WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR WINDOW SCHEDULE.
- PROVIDE MIN 30" WIDE CLEAR SPACE FOR WATERCLOSET, 24" MIN CLEAR IN FRONT.
- ALL EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12.
- FRONT ENTRY DOOR: FLOOR ELEVATIONS AT THE FRONT ENTRY DOOR SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
- EXTERIOR DOORS OTHER AN FRONT ENTRY DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE R-30 ROOF INSULATION, AND R-21 WALL INSULATION IN ATTIC AND WALLS SEPARATING CONDITIONED FROM NON CONDITIONED SPACE.
- FURNACE TO BE LOCATED IN THE ATTIC. PROVIDE A 24" WIDE PLATFORM PATH FROM THE ATTIC ACCESS OPENING TO THE FURNACE. SEE ROOF FRAMING PLAN FOR LOCATIONS.
- OPENINGS AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, & FIREPLACES AT THE CEILING AND FLOOR LEVELS ARE TO HAVE FIREBLOCKING.
- SHOWERS TO BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. WHEN GYPSUM BOARD IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS, WATER-RESISTANT GYPSUM BACKING BOARD IS REQUIRED.
- WATER HEATER SHALL BE EQUIPPED WITH SEISMIC RESTRAINT STRAP THE WATER HEATERS AT POINTS WITHIN THE 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. LOWER POINT IS TO BE A MIN. 4" ABOVE CONTROLS. WATER HEATER SHALL BE INSTALLED ON A 18" RAISED PAD UNLESS USING A TANKLESS WATER HEATER.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS OR OTHER PHYSICAL BARRIERS PROHIBIT 5" OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDINGS FOUNDATION SHALL BE SLOPED A MIN. OF 2 PERCENT AWAY FROM THE BUILDING.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR THE RESIDENCE IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM 4" IN HEIGHT AND STROKE OF MIN. 5 INCH OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF.
- RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREED BUILDING STANDARDS.

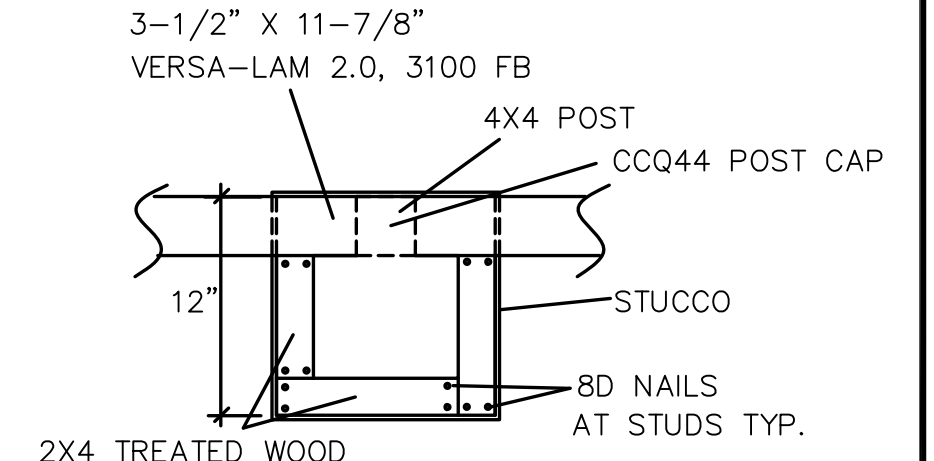


NOTE:
ALL EXTERIOR WALLS TO BE 2X6 DOUGLAS FIR
ALL INTERIOR WALLS TO BE 2X4 DOUGLAS FIR

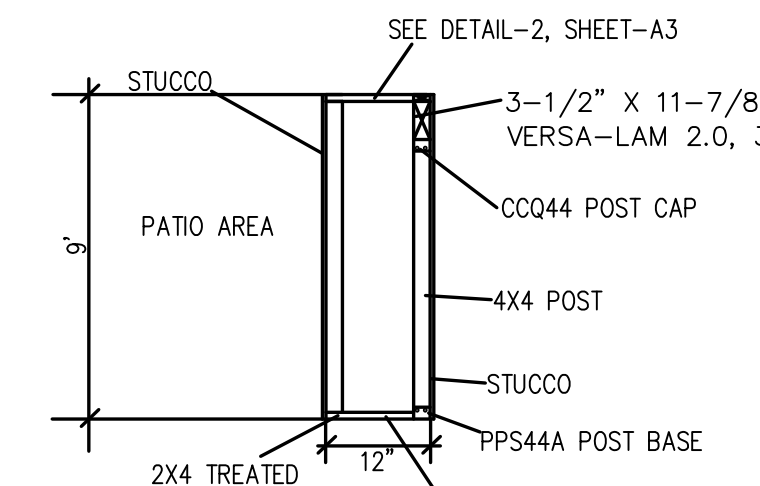
LEGEND



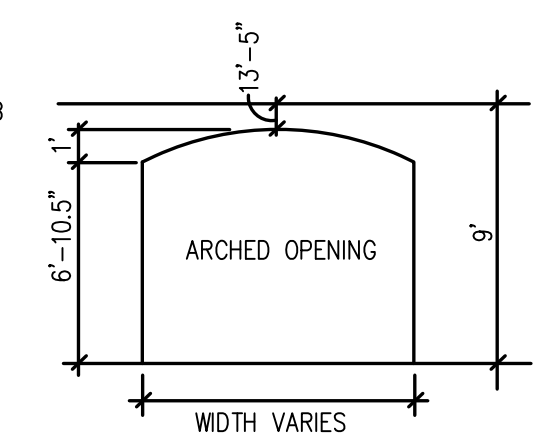
1 PILLAR BASE DETAIL
N.T.S



2 PILLAR CAP DETAIL
N.T.S



3 PILLAR DETAIL
N.T.S



4 ARCH DETAIL
N.T.S

DOOR SCHEDULE

	SIZE
1	3068
2	6068 SLIDER-TEMP
3	6068 SLIDER-TEMP
4	2468
5	2468
6	2668
7	2468
8	2468
9	2668
10	4068 BP
11	2668
12	4068 BP
13	2668
14	2868 SC
15	2068
16	2868 XTR

ZONING CODE: R-3
BUILDING AREA:
DWELLING: 1,063 S.F.
2-CAR GARAGE: 441 S.F.
COVERED ENTRY: 48 S.F.
COVERED PATIO: 185 S.F.
OCCUPANCY TYPE: R-3
TYPE OF CONSTRUCTION: V-B W/ RESIDENTIAL SPRINKLERS

HOLDOWN SCHEDULE

- 1 SIMPSON HDU2-SDS2.5 W/ SSTB16 AB W/ 2-2X4 STUDS
- 2 SIMPSON STHD14

SHEAR WALL SCHEDULE

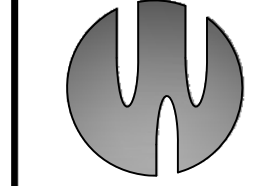
TYPE	SHEAR WALL	FIELD NAILING	ANCHOR BOLTS	SILL PLATE	FRAMING @ EDGE NAILING
SW1	3/8 CDX PW OR OSB W/8D @ 6" O.C.-EDGES	12" O.C.	5/8X10 @ 48" O.C.	TYP.	TYP.
SW2	3/8 CDX PW OR OSB W/8D @ 3" O.C.-EDGES	12" O.C.	5/8X10 @ 12" O.C.	TYP.	TYP.

Revisions	

FLOOR PLAN & DIMENSION PLAN 2-CAR

1063 MASTER PLAN

EMPIRE ENGINEERING
1402 D STREET
MARYSVILLE, CA 95901
PH(530) 645-2650
FAX (530) 742-1331



Date: 7-25-14
Scale: 1/4"=1'-0"
Drawn: J.SANDGREN
Job: 14-117
Sheet: