

MODEL No. H-2013

General Notes

- It is imperative that the contractor observe manufacturer instructions and warranties of all material and equipment to be delivered to the owner at completion of construction.
- Layout: It is recognized that the Contract Documents are diagrammatic in showing certain physical relationships of the various elements and systems and their inter-fitting with other elements and systems. Establishments and coordination of these relationships is the exclusive responsibility of the Contractor. Do not scale the drawings. Lay out and arrange all elements to carry the harmony of the design throughout the work. In case of conflict or locations not dimensioned, verify required position with Marshall Architecture. This project shall comply with all governing regulations, ordinances or covenants of the project area in which it is built.
- Egress windows to have maximum sill height of 44", minimum vertical opening of 24", minimum horizontal opening of 20" and have a minimum of 5.7 square feet open area.
- Top of handrails to be 34" to 38" above the wall resting and should be continuous to the door. Top of handrails to be minimum 36" above finished floor. Open rail members to have less than 4" space between. Handrails to be minimum of 1-1/2" maximum of 2" in diameter, spaced a minimum of 1-1/2" from the face of wall.
- Tempered glazing required at the following locations:
 - Within 24" arc of a door.
 - Within 18" of a floor or 60" vertically of a bathtub or shower.
 - Within 36" horizontally of the standing surface of a bathtub or shower.
 - Within 18" of a window.
- Finish all exterior openings, wood trim openings and roof/wall intersections with 1/2" galvanized flashing material.
- All exterior doors and doors leading to untreated areas to be weather-stripped with threshold.
- Vent all exhaust fans to exterior. Provide rain caps with back dampers.
- Exhaust vent for clothes dryer to be installed per Section 15202 R.C. 2006 and manufacturer installation instructions. Exhaust ducts shall not exceed a total combined horizontal and vertical length of 19 feet including up 30-degree elbows, and shall be supported by a minimum of 2" x 4" wood framing.
- Center water closets in space provided unless 5" from vertical surfaces at sides.
- Attic ventilation shall not be less than 1/200th of the attic area as a combination of a roof-top and soffit, vents.
- Garage finish- All surfaces adjacent to habitable space to be insulated and finished with 5/8" type "X" gypsum board. All structural elements supporting structure above to be wrapped with 5/8" type "X" gypsum board. R-30 insulation in floor above.
- Garage to house door to be 1-3/8" solid core or a door having a fire rating of 20 minutes with spring closer hinges in a weather stripped frame with threshold.
- Threshold of the door: Minimum height of the landing should not be less than 3/8" above finished floor. Members height of the landing should be pressure treated or naturally decay resistant wood, wood located greater than 6" to the earth or in contact with concrete shall be pressure treated or naturally decay resistant.
- All exterior walls are to be 2x4's at 16" on center unless otherwise noted. Double top plate single bottom plate. All load bearing walls 8" OC. All non-bearing to be 2x4 OC. UN by engineer.

WINDOW TYPES:

- 5L = HORIZONTAL SLIDER
- 5H = SINGLE HUNG
- FX = FIXED FRAME
- FT = FIXED TRANSOM
- FS = PATIO SLIDER
- (7) = TEMPERED GLASS

WINDOW NOTES:

- SEE UNIT FLOOR PLANS FOR LOCATION OF ALL WINDOWS - COORDINATE WITH ELEVATIONS.
- CONTRACTOR TO VERIFY ALL WINDOW TYPES AND SIZES PRIOR TO FABRICATION
- (7) = TEMPERED GLAZING PER CODE - CONTRACTOR TO FIELD VERIFY ALL CONDITIONS. SEE GENERAL NOTE #6.
- UNDO - ALL WINDOW HEADS 8" @ 10" / 12" APART.
- 2x6 @ 16" by 4" window indicates a 2'-6" wide by 6'-0" high window unit is a single hung window.

DOOR TYPES:

- 6C-1 3/4" SOLID CORE ENTRY DOOR (SEE ELEVATIONS)
- 6C-1 3/4" SOLID CORE SLIDER 6" PANEL PAINTED
- 6E-1 3/4" HOLLOW CORE SLIDER 6" PANEL PAINTED
- 6E-2 1 1/2" METAL 20 MINUTE RATED WITH CLOSER FLUSH FINISH PAINTED
- 6H DR - SECTIONAL STEEL OVERHEAD DOOR PAINTED
- 6F - BI-FOLD - HOLLOW CORE RAISED 6-PANEL PAINTED
- 6F - SLIDING GLASS DOOR

DOOR NOTES:

- AT DOOR FROM HOUSE TO GARAGE, PROVIDE SELF-CLOSER
- PROVIDE DOOR STOPS AT ALL SLING DOORS
- PROVIDE CLOSURE MEMBER WITH DOOR TRIM AND SIZES + COORDINATE HARDWARE REQUIREMENT'S WITH OWNER
- OPTIONAL DOOR
- 2x6 @ 16" by 4" indicates a 3'-0" wide by 6'-0" high door.

ENERGY CODE:

PERFORMANCE BASED INSPECTION MUST COMPLY WITH CHAPTER 4 OF THE 2006 IECC

DESIGN LOADS:

These plans were designed to meet the external load conditions noted below.

	Roof, with Composite Shingles	Roof, with Live Loads
Floor	10 psf	40 psf
Exterior Decks	12 psf	60 psf
Ceiling	10 psf	20 psf

(Spaces above ceilings where structural storage is possible but additional room construction is not)

A structural engineer or building official to be consulted regarding local conditions affecting wind, seismic and foundation design.

FRAMING NOTES:

- REINFORCING NUMBERS
 - A. ALL REINFORCING NUMBERS TO BE HIGH-RISE LARCH #4 AND BETTER PER 800/916 psf, Fy=115 psi, Fc=1250 psf, E=1,100,000 psf
 - B. 2x4 STUDS TO BE HIGH-RISE LARCH #2 STUD, GRADE TO 16'-10" @ 16" O.C., Fy=115 psi, Fc=800 psf, E=1,200,000 psf
 - C. 2x6 STUDS TO BE HIGH-RISE LARCH #2 STUD, GRADE TO 16'-0" @ 16" O.C., Fy=115 psi, Fc=800 psf, E=1,200,000 psf
 - D. 2x8 STUDS TO BE HIGH-RISE LARCH #2 STUD, GRADE TO 16'-0" @ 16" O.C., Fy=115 psi, Fc=800 psf, E=1,200,000 psf
2. ALL HEADERS TO BE 2x12 UNLESS NOTED OTHERWISE ON PLAN.
3. PROVIDE MIN. 2x4 POST UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED OTHERWISE ON PLAN.
4. PROVIDE SOLID BLOCKING UNDER ALL POSTS 2x4 AND LARGER
5. SHEATH ALL EXTERIOR WALLS WITH 1/2" EXTERIOR GRADE OSB. NAIL OSB SHEATHING W/8D NAILS AT 4" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE MEMBERS.
6. PROVIDE SOLID 2x8 SH JOIST AT END OF ALL FLOOR JOISTS WITH ALL-TURN FLOOR JOISTS UNO.
7. PROVIDE MIN. 2x4 POST UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED OTHERWISE ON PLAN.
8. ALL INTERIOR WALLS TO BE REINFORCED WITH 2x STUDS AT 16" O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATE UNO.
9. ALL INTERIOR BEARING WALLS TO BE REINFORCED WITH 2x STUDS AT 16" O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATE UNO.
10. GUESS AND NAIL ALL MULTIPLE MEMBERS 2x4 AND LARGER W/8D NAILS AT 6" O.C. FILL Y BLOCK WEBS, GUESS AND NAIL ALL MULTIPLE TURN FLOOR JOISTS

Sheet Index

Sheet	Revision	Date
A1	Cover Sheet	n/a
A2	2006 IRC Notes	n/a
A3	1st Level Floor Plan	n/a
A4	Exterior Elevations	n/a
A5	Building Sections	n/a
A6	Detail Schedule	n/a
A7	Detail Schedule	n/a
A8	Detail Schedule	n/a
A9	Framing Plans	n/a
A10	Electrical Floor Plans	n/a

Revision Date

Drawing Legend

- 1. The number "1" refers to plan note 1 for further information regarding the area indicated.
- 2. The number "2" indicates refer to drawing 2 on sheet A2
- 3. Section Marker: shows location and direction of section
- 4. Detail Marker: shows location and direction of detail
- Interior Elevation Marker: shows location and direction of detail
- 4. The letters around the outside indicates direction of view and the letter in the middle - indicates sheet
- 3. All plate location
- Slope: indicates rise of "1" in 12" horizontal length

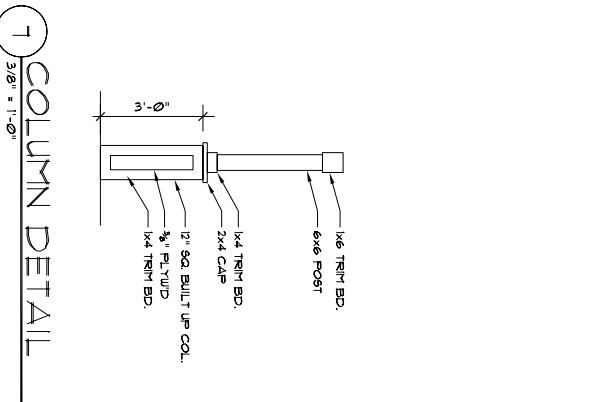
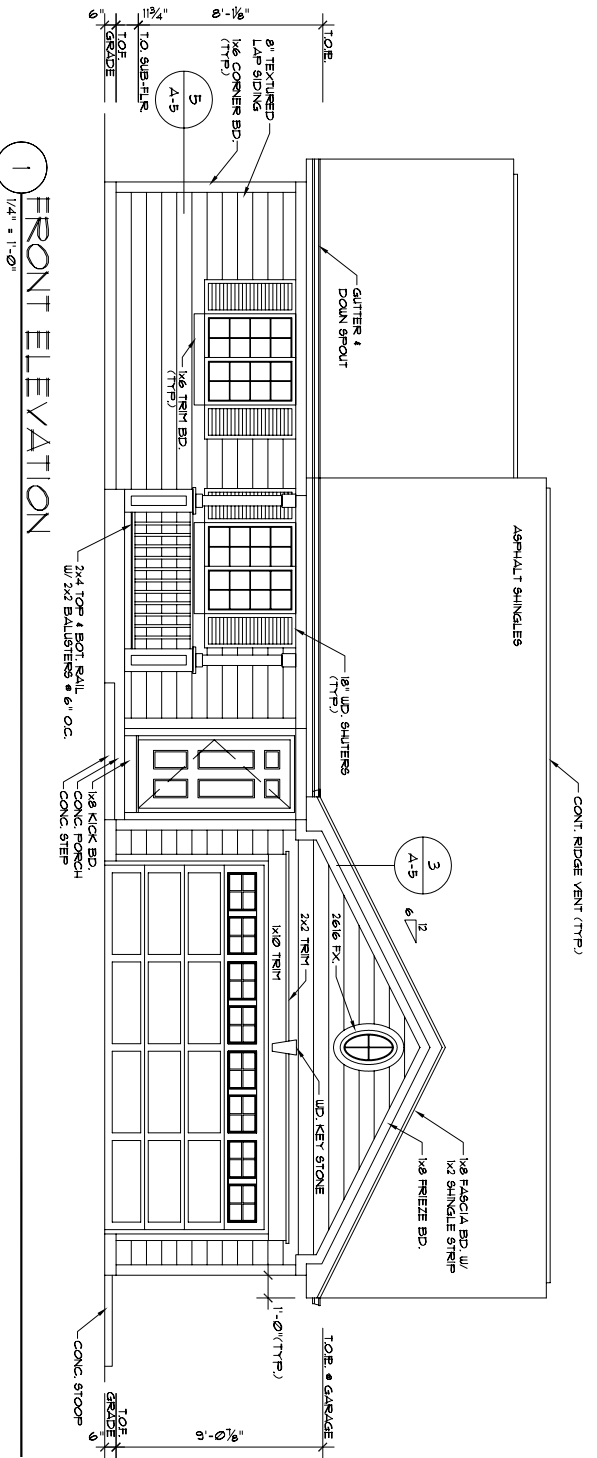
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model no. H-2013

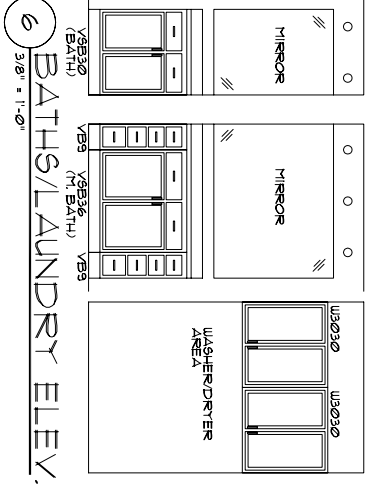
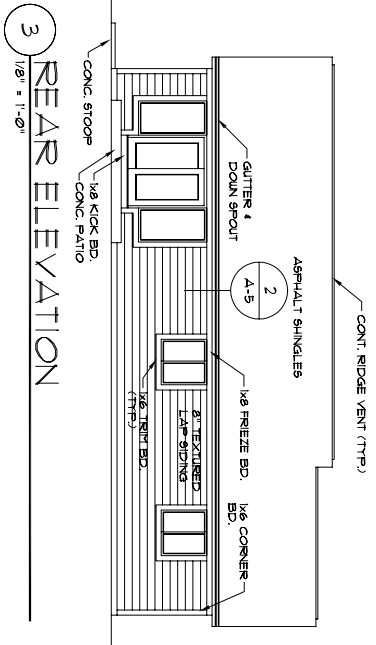
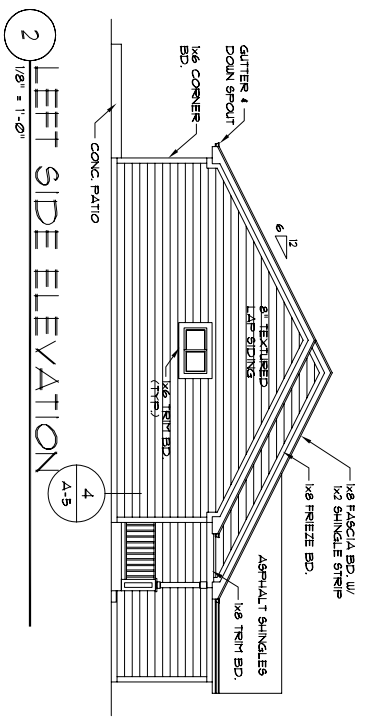
Sheet Index: COVER SHEET
 Sheet no. A1 of 10

drawn by: J.B.M.
 checked by: D.L.M.
 date: 08-22-06
 revised:



1 FRONT ELEVATION
1/4" = 1'-0"

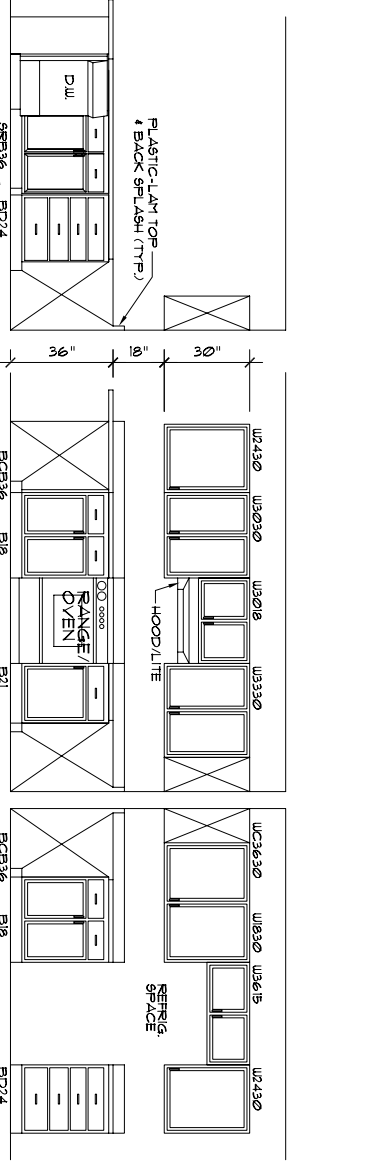
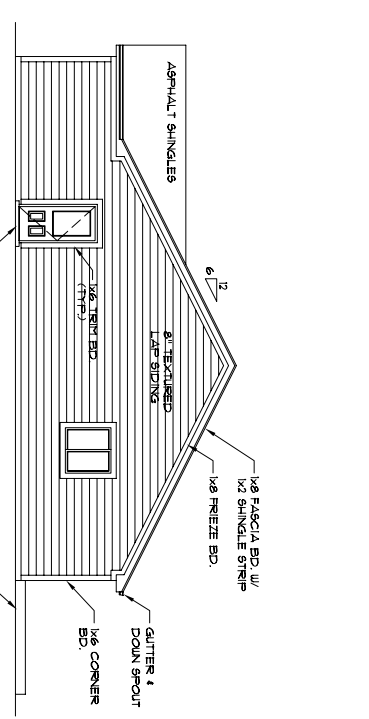
7 COLUMN DETAIL
3/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"

3 REAR ELEVATION
1/8" = 1'-0"

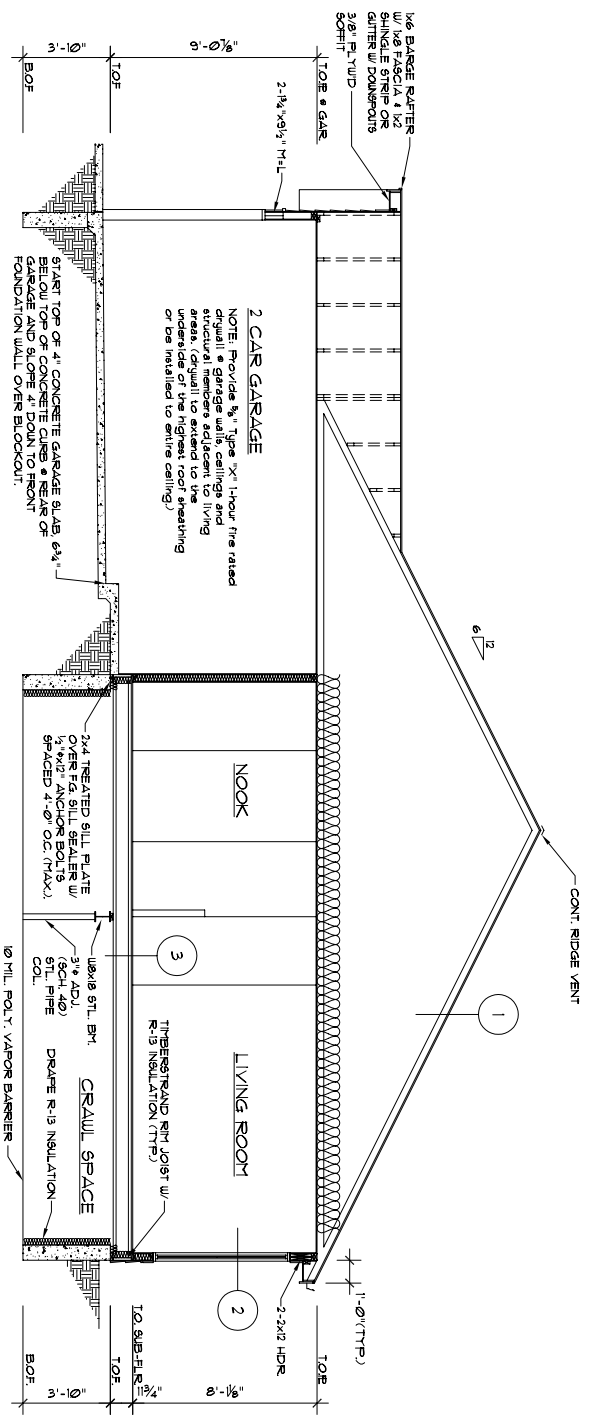
6 BATHS/LAUNDRY ELEV.
3/8" = 1'-0"



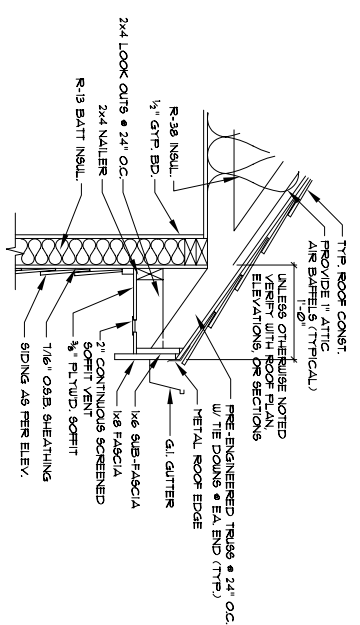
4 RIGHT SIDE ELEVATION
1/8" = 1'-0"

5 KITCHEN ELEVATIONS
3/8" = 1'-0"

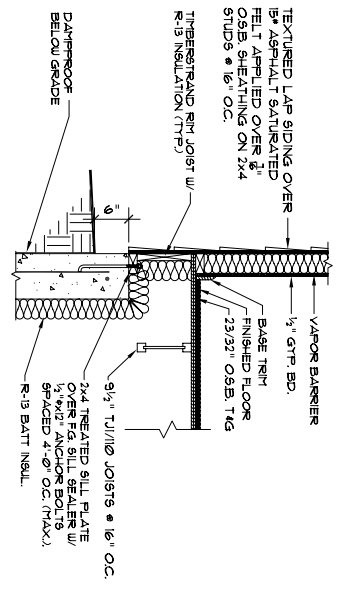
- 1 ROOF SYSTEM:
2x6 ASPHEN/FLT SHINGLES ON 1" BATT UNDERLAYMENT ON 5/8" EXTERIOR GRADED OSB SHEATHING NAILED OVER PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. OR 2x PLATED (SEE ROOF FRAMING) W/ R-38 FIBER-GLASS INSULATION AND 1/2" GYP. BD. TO INTERIOR.
- 2 EXTERIOR WALL SYSTEM:
8" TEXTURED LAP SIDING OVER WEATHER-RESISTANT SHEATHING PAPER (PER SECT. R102.2.2003) NAILED ON 2x STUDS @ 16" O.C. W/ 1/2" OSB SHEATHING ON W/ R-13 BATT INSULATION 4 1/2" GYP. BD. TO INTERIOR.
- 3 FLOOR SYSTEM:
2x10 FLOOR JOISTS SPACED @ 16" O.C.
3/4" TJI @ FLOOR JOISTS SPACED @ 16" O.C.



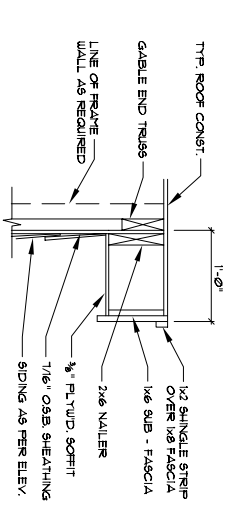
1 CROSS SECTION
1/4" = 1'-0"



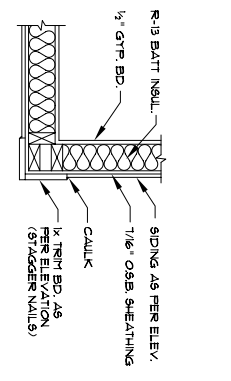
2 CORNICE DETAIL
3/4" = 1'-0"



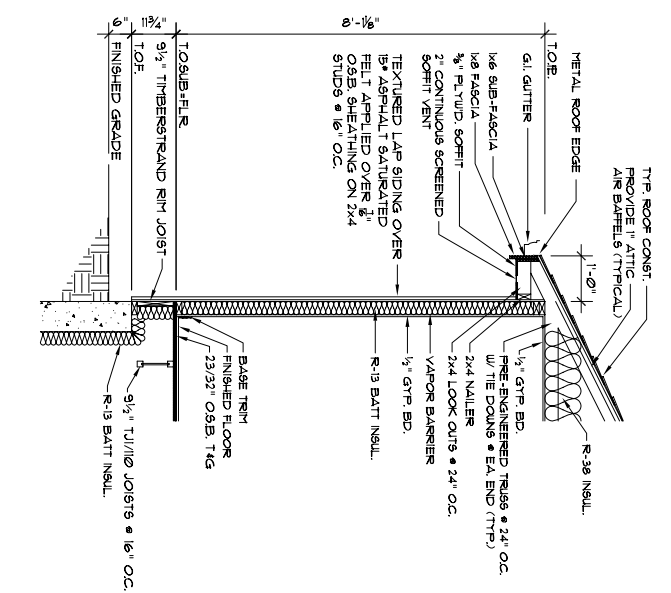
4 EXTERIOR WALL DETAIL
3/4" = 1'-0"



3 GABLE DETAIL
3/4" = 1'-0"



5 CORNER DETAIL
3/4" = 1'-0"



6 TYPICAL WALL SECTION
1/2" = 1'-0"

FOUNDATION LEGEND

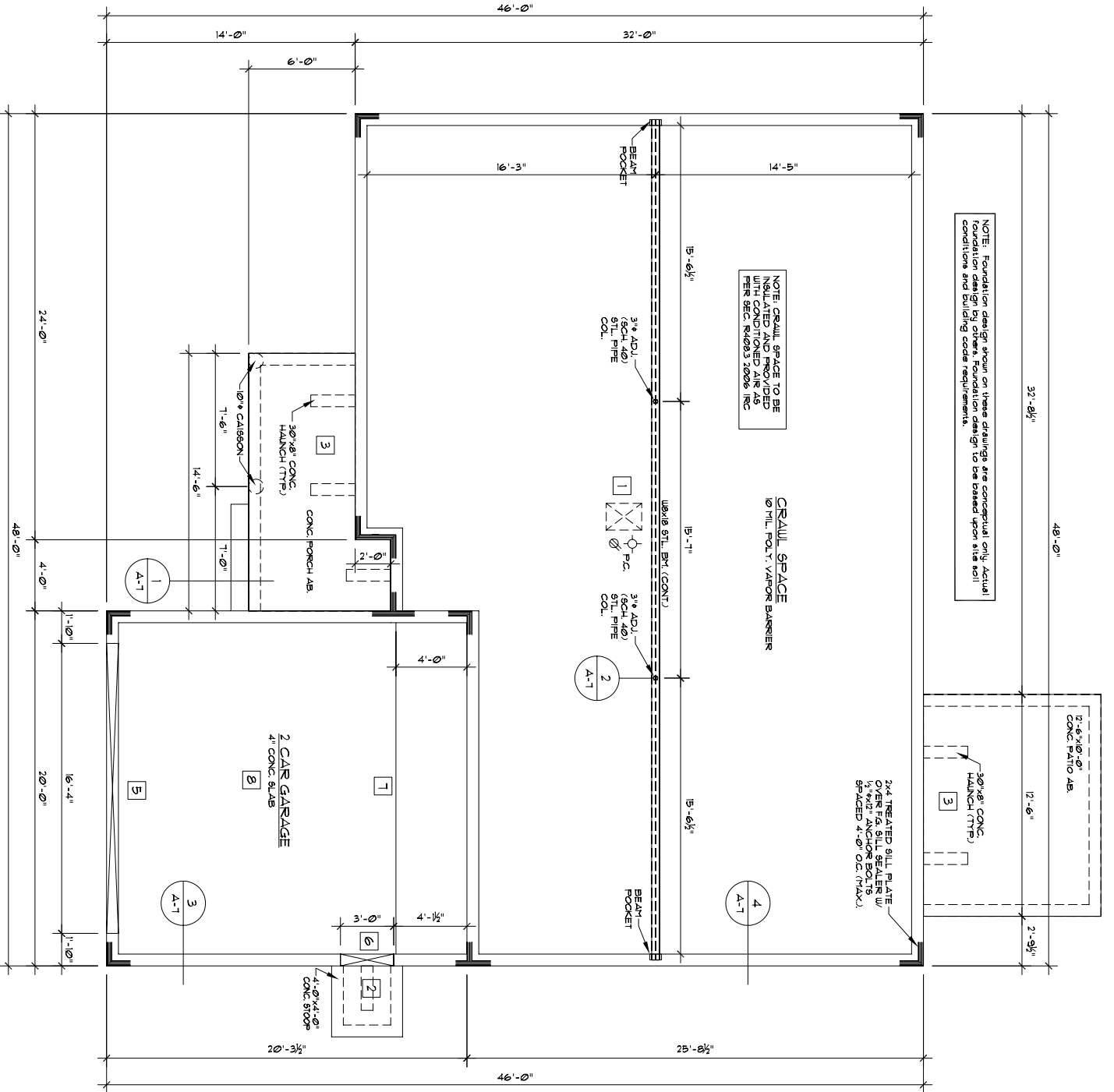
1. Provide 18"x24" horizontal cast-in-place concrete.
2. Provide 4" concrete slab 8" x 12" turnaround edge 8" concrete rebar, steel as specified.
3. Provide 4" concrete slab 8" x 12" turnaround edge cast-in-place concrete rebar and steel as specified.
4. Provide 4" concrete slab 8" x 12" turnaround edge, steel as specified.
5. Provide 14" deep blockout for 4" concrete slab and overhead garage door.
6. Provide 6" deep blockout for 4" concrete slab and garage service door.
7. Start top of 4" concrete garage slab, 6 3/4" below top of concrete curb near and extend to edge of concrete curb and over blockout (2" min. required by code).
8. Provide 3/4" Type 301 1-hour fire rated structural members with fire protective finish, extend to the underside of the highest roof flashing or be finished to entire ceiling.

Do not scale drawings; use dimensions as specified on drawings.

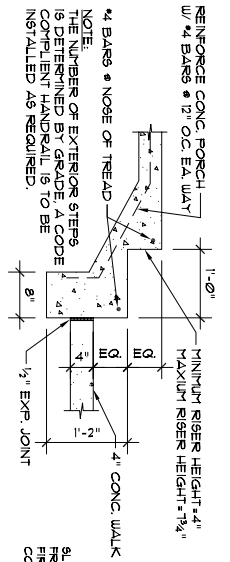
NOTE: Foundation design shown on these drawings are conceptual only. Actual foundation design shall be determined by a geotechnical engineer based upon site soil conditions and building code requirements.

NOTE: CRAWL SPACE TO BE INSULATED AND PROVIDED WITH CONDITIONED AIR AS PER SEC. R402.3 1006 IRC

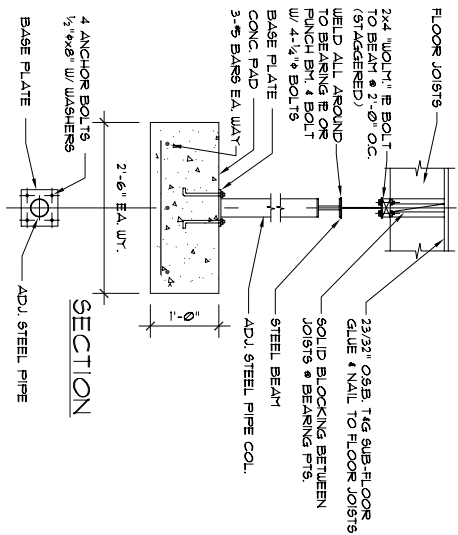
CRAWL SPACE
6 MIL POLY. VAPOR BARRIER



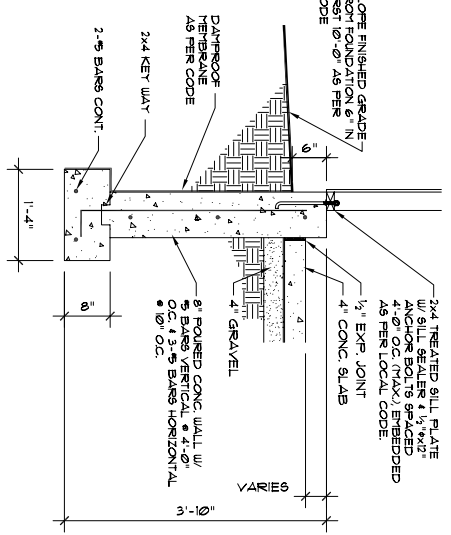
1 CRAWL SPACE FLOOR PLAN
1/4" = 1'-0"



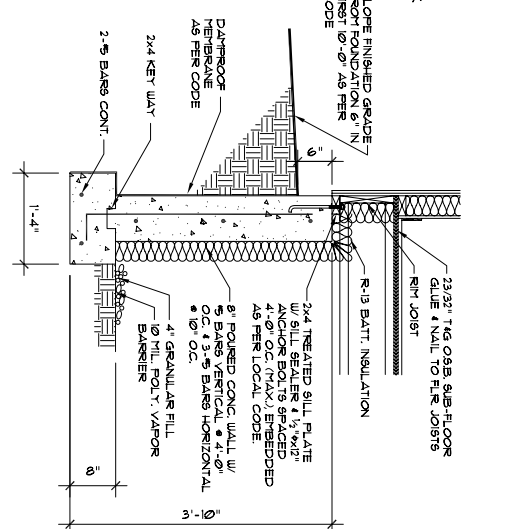
1 CONCRETE STAIR DETAIL
3/4" = 1'-0"



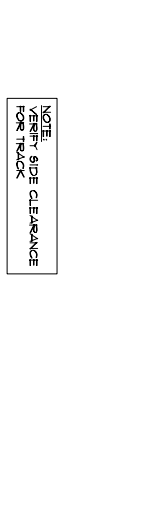
2 COLUMN DETAIL
3/4" = 1'-0"



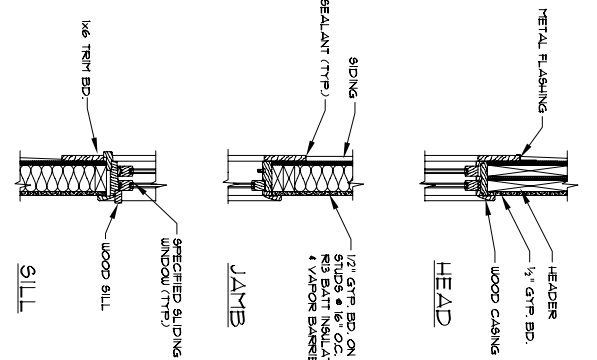
3 FOUNDATION DETAIL
3/4" = 1'-0"



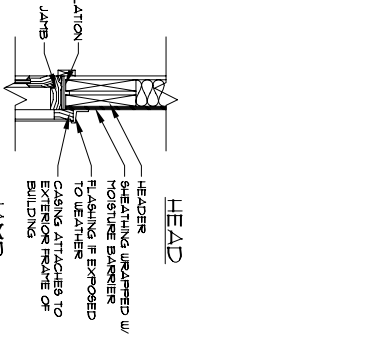
4 FOUNDATION DETAIL
3/4" = 1'-0"



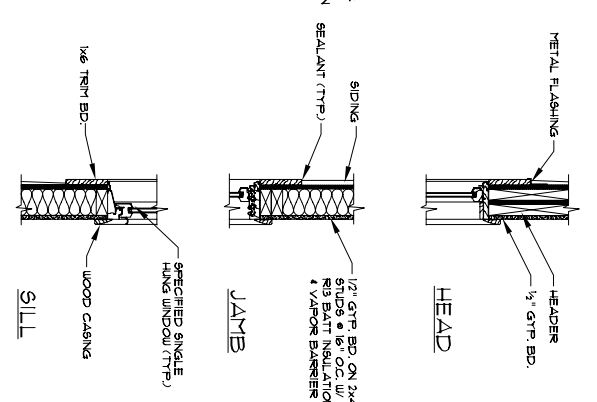
1 GAR. DOOR DETAIL
1" = 1'-0"



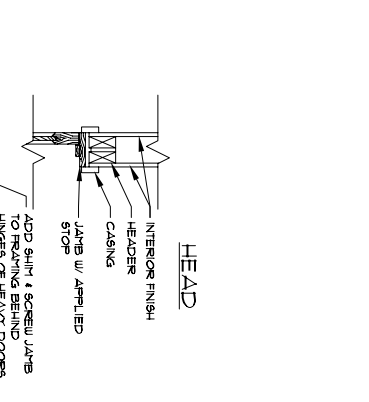
5 SL. WINDOW DETAIL
1" = 1'-0"



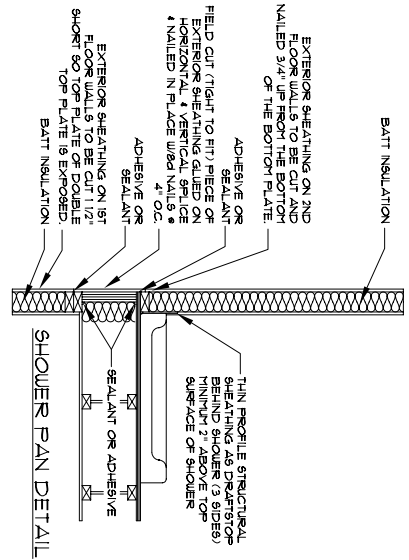
8 EXTERIOR DOOR DETAIL
1" = 1'-0"



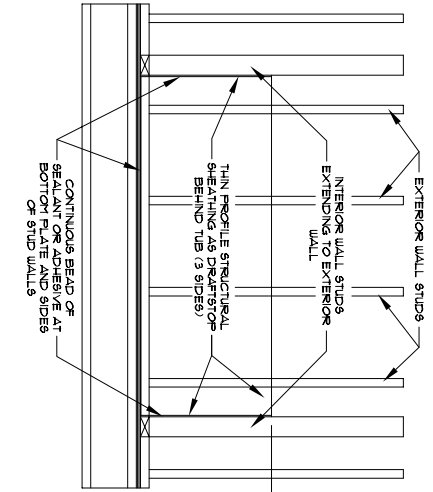
6 SL. WINDOW DETAIL
1" = 1'-0"



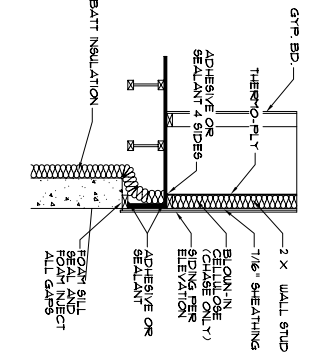
9 INTERIOR DOOR DETAIL
1" = 1'-0"



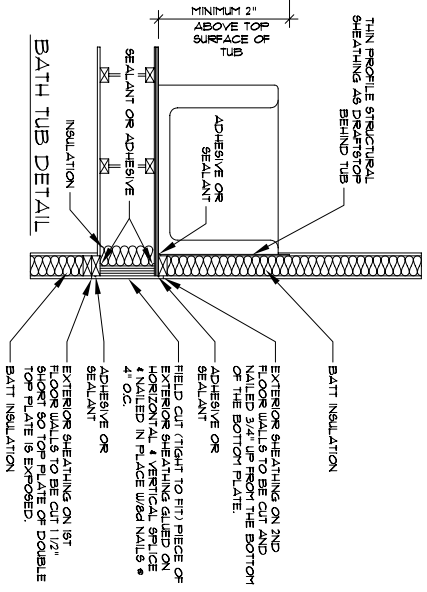
1 PANELIZED WALL DETAIL
3/4" = 1'-0"



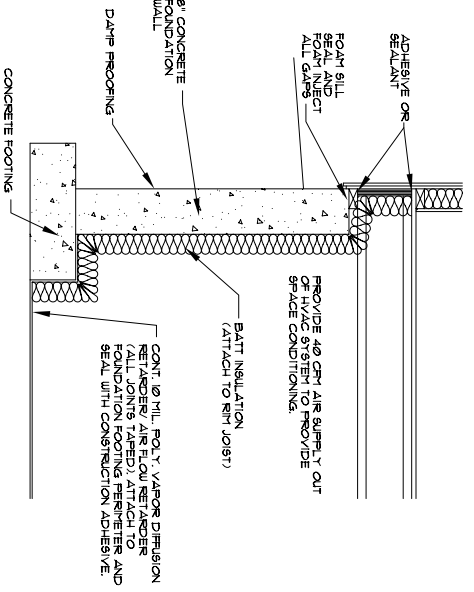
2 FIRST FLOOR DETAIL
1/2" = 1'-0"



3 RAKE WALL DETAIL
1/2" = 1'-0"



4 CRAWL WALL DETAIL
1/2" = 1'-0"

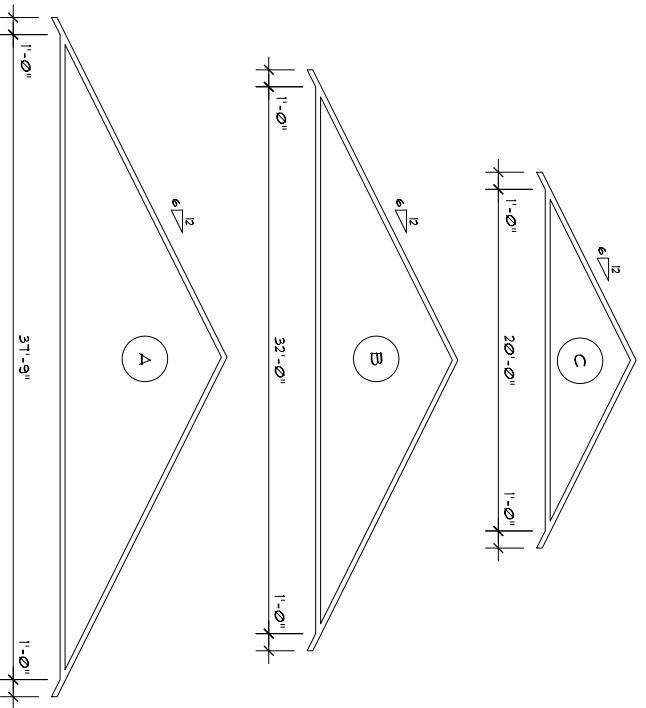


FRAMING NOTES

1. FRAMING LUMBERS:
 - A. ALL FRAMING LUMBERS TO BE HEI-FIR LARCH 2 AND BETTER. Fy=550/918 psi, Fv=15 psi, E=1,250,000 psi, E1=1,300,000 psi. 2x4 STUDS TO BE HEI-FIR LARCH 512D - GRADE.
 - B. TRUSS CHORDS TO BE HEI-FIR LARCH 512D - GRADE. Fy=550/918 psi, Fv=15 psi, E=1,250,000 psi, E1=1,300,000 psi.
 - C. TRUSS CHORDS TO BE HEI-FIR LARCH 512D - GRADE. Fy=550/918 psi, Fv=15 psi, E=1,250,000 psi, E1=1,300,000 psi.
2. ALL HEADERS TO BE 2x12 UNLESS NOTED OTHERWISE ON PLAN.
3. PROVIDE MIN 2x2x4 POST UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED OTHERWISE ON PLAN.
4. PROVIDE SOLID BLOCKING UNDER ALL POSTS 2x2x4 AND LARGER.
5. SHEATH ALL EXTERIOR WALLS WITH 7/16" EXTERIOR GRADE OSB. NAIL OSB SHEATHING W/8D NAILS AT 4" OC, AT EDGES AND 12" OC, AT INTERMEDIATE MEMBERS.
6. PROVIDE SOLID 2x8 BAY JOIST AT END OF ALL FLOOR JOISTS WITH DIMENSION LUMBER FOR JOISTS AND THIBERSTAND - RHT JOIST AT ALL "J" FLOOR JOISTS UNO.
7. ALL METAL CONNECTORS TO BE SIMPSON STRONG TIE OR EQUIVALENT.
8. ALL EXTERIOR WALLS TO BE FRAMED WITH 2x STUDS AT 16" OC WITH DOUBLE TOP AND SINGLE BOTTOM PLATE UNO.
9. ALL INTERIOR BEARING WALLS TO BE FRAMED WITH 2x STUDS AT 16" OC WITH DOUBLE TOP AND SINGLE BOTTOM PLATE UNO.
10. GLUE AND NAIL ALL MULTIPLE MEMBERS 2x2x AND LARGER W/8D NAILS AT 6" OC. FULLY BLOCK WEBS, GLUE AND NAIL ALL MULTIPLE "J" FLOOR JOISTS.
11. ROOF SHEATHING TO BE MIN 5/8" OSB, EXTERIOR GRADE SHEATHING AND FLOOR SHEATHING TO BE MIN 3/4" T&G PLYWOOD GRADE AND NAILED.
12. FRAMER RESPONSIBLE FOR MISSING HEATING AND PLUMBING RISERS.
13. PROVIDE SIMPSON H25 OR EQUAL AT ALL TRUSS AND ROOF RAFTER BEARING LOCATIONS.
14. ALL FRAMING TO BE IN CONFORMANCE WITH LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE.

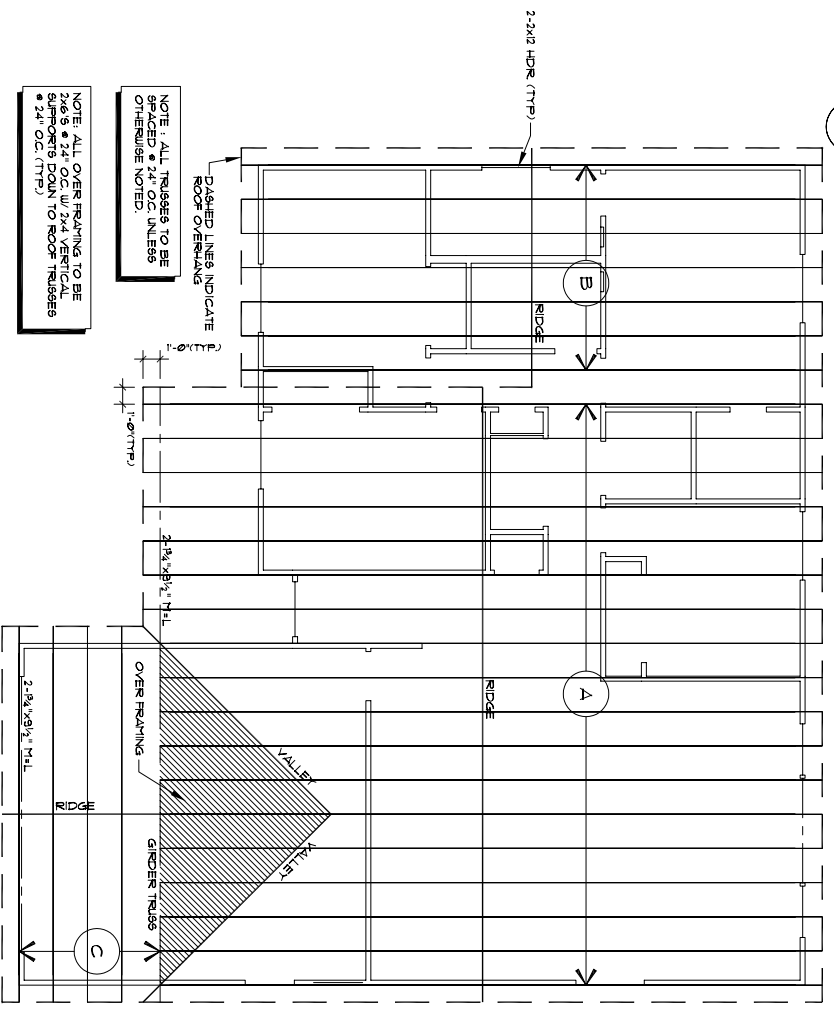
FRAMING LEGEND

1. 5/2" T&G FLOOR JOISTS SPACED @16" OC.

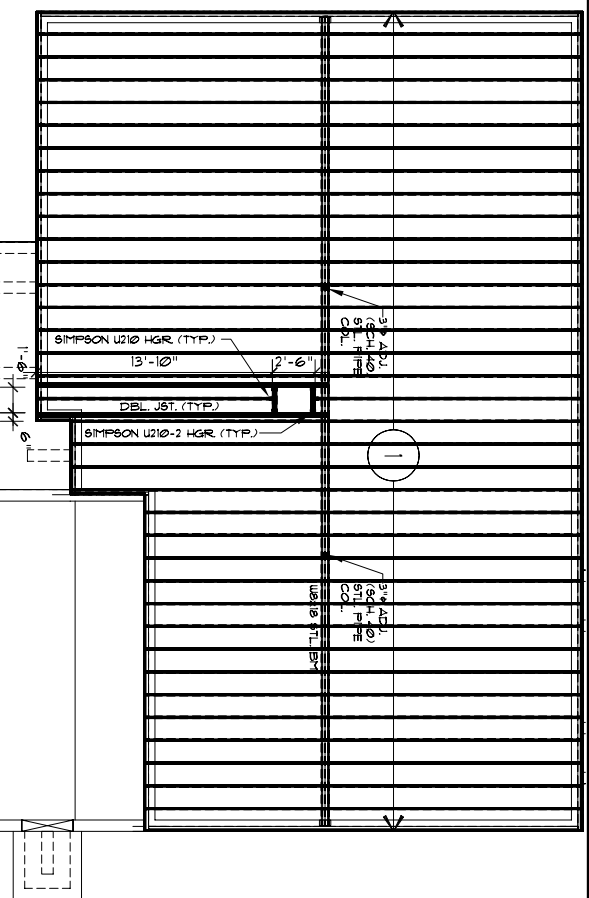


3 PRE-ENGINEERED TRUSSES

2 ROOF FRAMING FLOOR PLAN



1 FLOOR FRAMING FLOOR PLAN

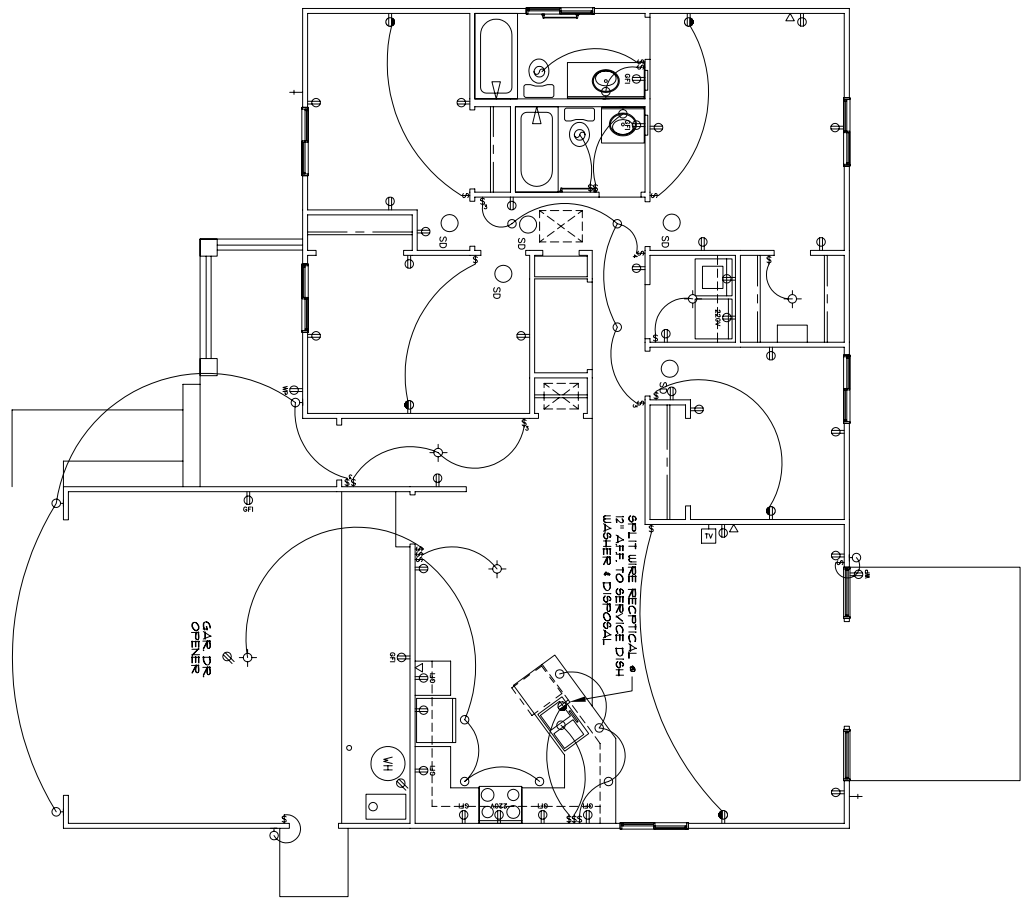


ELECTRICAL KEY

- ⊕ SWITCHED DUPLEX RECEPTACLE
- ⊕ DUPLEX CONVENIENCE OUTLET
- ⊕5 GFI DUPLEX OUTLET
- ⊕5 WEATHERPROOF DUPLEX OUTLET
- ⊕ SPECIAL PURPOSE OUTLET
- ⊕ DUPLEX OUTLET IN FLOOR
- ⊕ 220 VOLT OUTLET
- ⊕ WALL SWITCH
- ⊕ THREE-WAY SWITCH
- ⊕ FOUR-WAY SWITCH
- ⊕ DINNERS SWITCH
- ⊕ PHONE JACK
- ⊕ TV JACK
- SMOKE DETECTOR
- ⊙ JUNCTION BOX
- ⊙ THERMOSTAT
- ⊙ DOOR BELL
- ⊙ CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊙ WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- ⊙ RECESSED INCANDESCENT LIGHT FIXTURE
- ⊙ EXHAUST FAN
- ▭ FLUORESCENT LIGHT FIXTURE
- ▭ TRACK LIGHT FIXTURE

NOTES:

1. PROVIDE AND INSTALL INTO AN UNSWITCHED BRANCH CIRCUIT, LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 720. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (G.F.I.'S) PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.
3. ALL BRANCH CIRCUITS TO BE COPPER ONLY.
4. PROVIDE AND INSTALL ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.



1 MAIN LEVEL ELECTRICAL PLAN
3/16" = 1'-0"