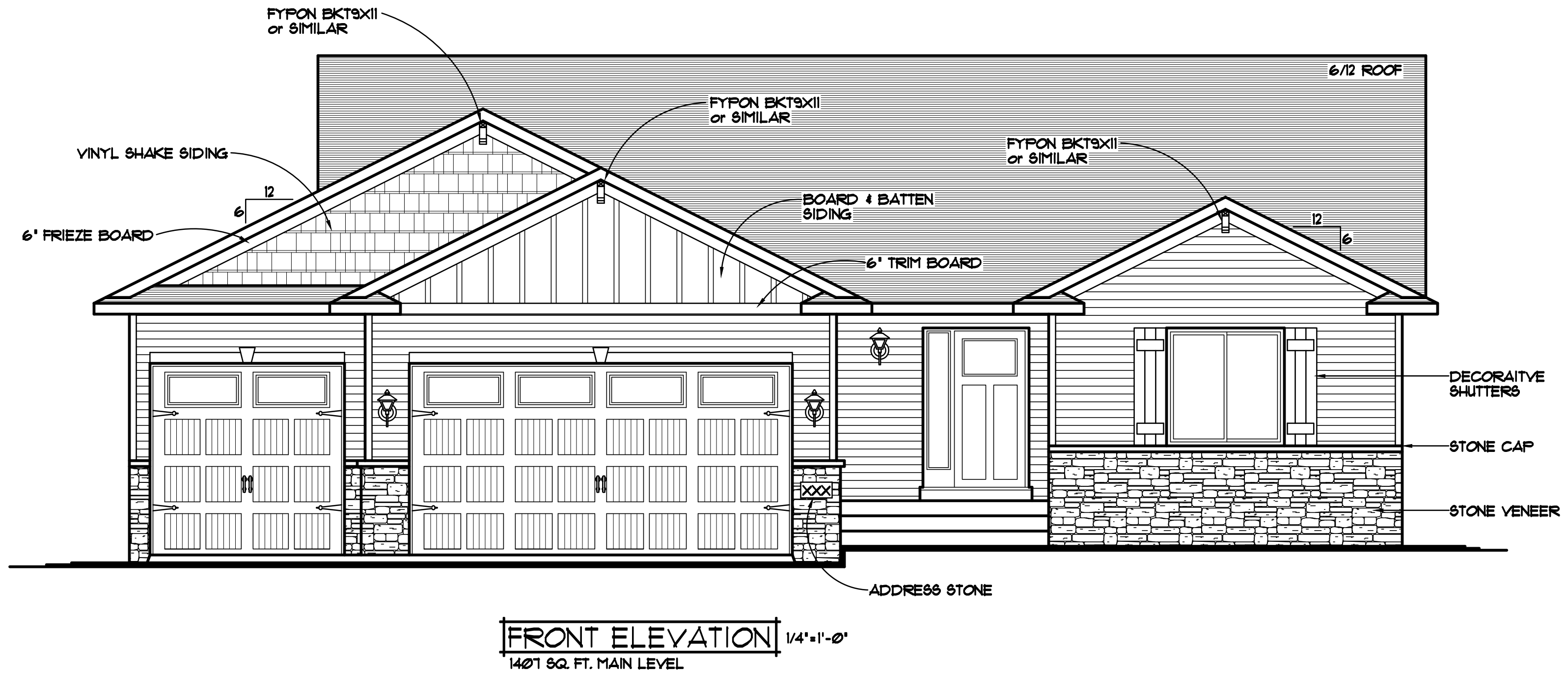


GENERAL FRAMING & CONSTRUCTION NOTES

- 8' 1-1/8' PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES (UNLESS NOTED OTHERWISE)

- VECTOR WINDOWS SPEC'D. VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS WITH SUPPLIER
- ALUMINUM SOFFITS & FASCIA
- VINYL SIDING/CORNER TRIM
- STONE VENEER WHERE SHOWN



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TONY & SHYENNE ZERWAS
XXX 317th AVE NE
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22183	NF.

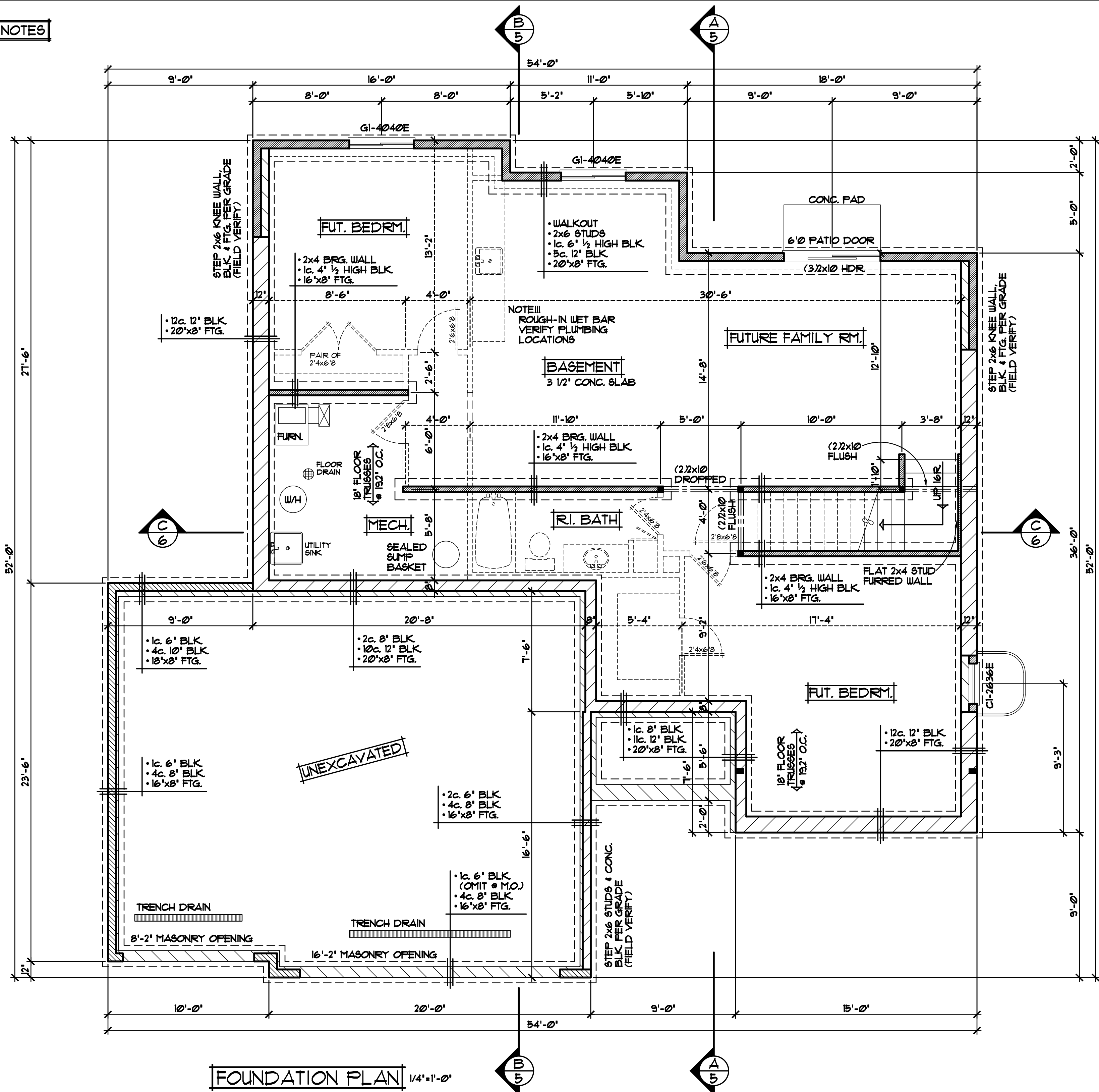
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DATE: 10/03/2022
SCALE: AS NOTED (24'x18')
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GENERAL FRAMING & CONSTRUCTION NOTES

- 8'-2 1/2" CEILING HEIGHT • ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- CONCRETE BLOCK FOUNDATION, SEE PLAN & CROSS SECTIONS FOR COURSE INFORMATION. ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK WITH 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY
- PROVIDE 2" R10 FOAM BOARD INSULATION
 - EXTERIOR FOUNDATION WALLS & 1" R5 FOAM BOARD INSULATION • INTERIOR
- INSULATION & AIR BARRIER TO BE CONTINUOUS OVER TOP OF FOUNDATION WALLS (TYP.)
- ALL FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 5000 PSI PER TABLE R4022
- PROVIDE 1/2" GYP. BD. • BASEMENT CEILING & ALLOW 80 SQ. FT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE • PERIMETER OF OPEN AREA
- VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, LOCATIONS ON PLAN ARE REPRESENTATION ONLY
- DROP GARAGE (1 COURSE, GARAGE CONC. SLAB SET ON 10th COURSE OF (12 COURSE CONC. BLK. HOUSE/GARAGE COMMON FOUNDATION WALL

DOOR & WINDOW NOTES

- VECTOR VINYL WINDOWS SPECIFIED VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS WITH '*' REQUIRE A SASH LIMITER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM TOP OF WALKOUT FOUNDATION/CONC. SLAB (UNLESS NOTED OTHERWISE)



FOUNDATION PLAN 1/4"=1'-0"

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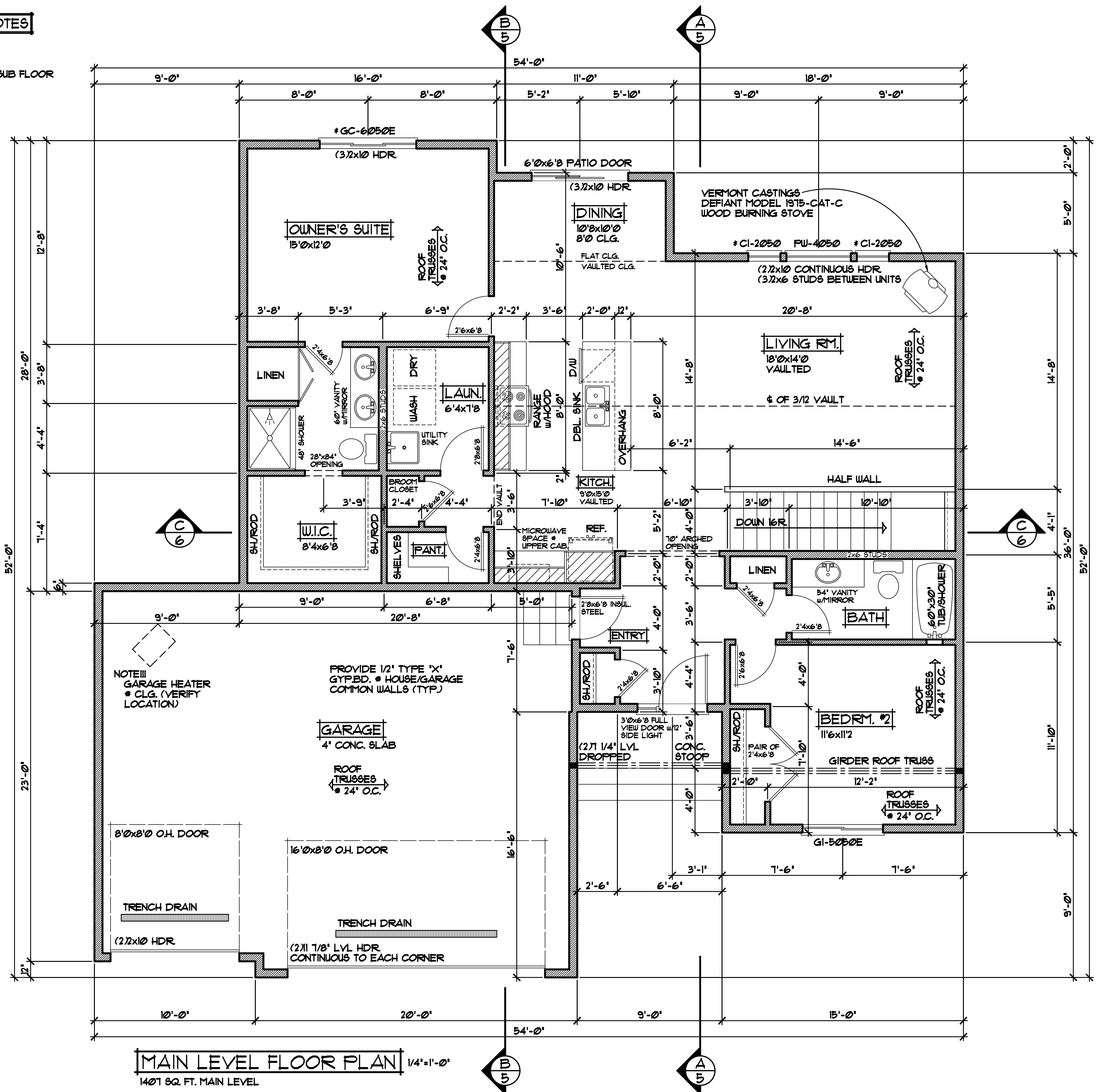
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GENERAL FRAMING & CONSTRUCTION NOTES

- 8' 1-1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- 8' 1-1/8" PLATE HEIGHT • GARAGE FROM MAIN LEVEL SUB FLOOR (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE WALLS w/2x6 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE)
- ALTERNATE HEADER/BREAM SIZES & TYPES MAY BE SPECIFIED BY SUPPLIER



DOOR & WINDOW NOTES

- VECTOR VINYL WINDOWS SPECIFIED VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with '*' REQUIRE A SASH LIMITER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM TOP OF SUB FLOOR (UNLESS NOTED OTHERWISE)

MAIN LEVEL FLOOR PLAN 1/4"=1'-0"
1407 SQ. FT. MAIN LEVEL

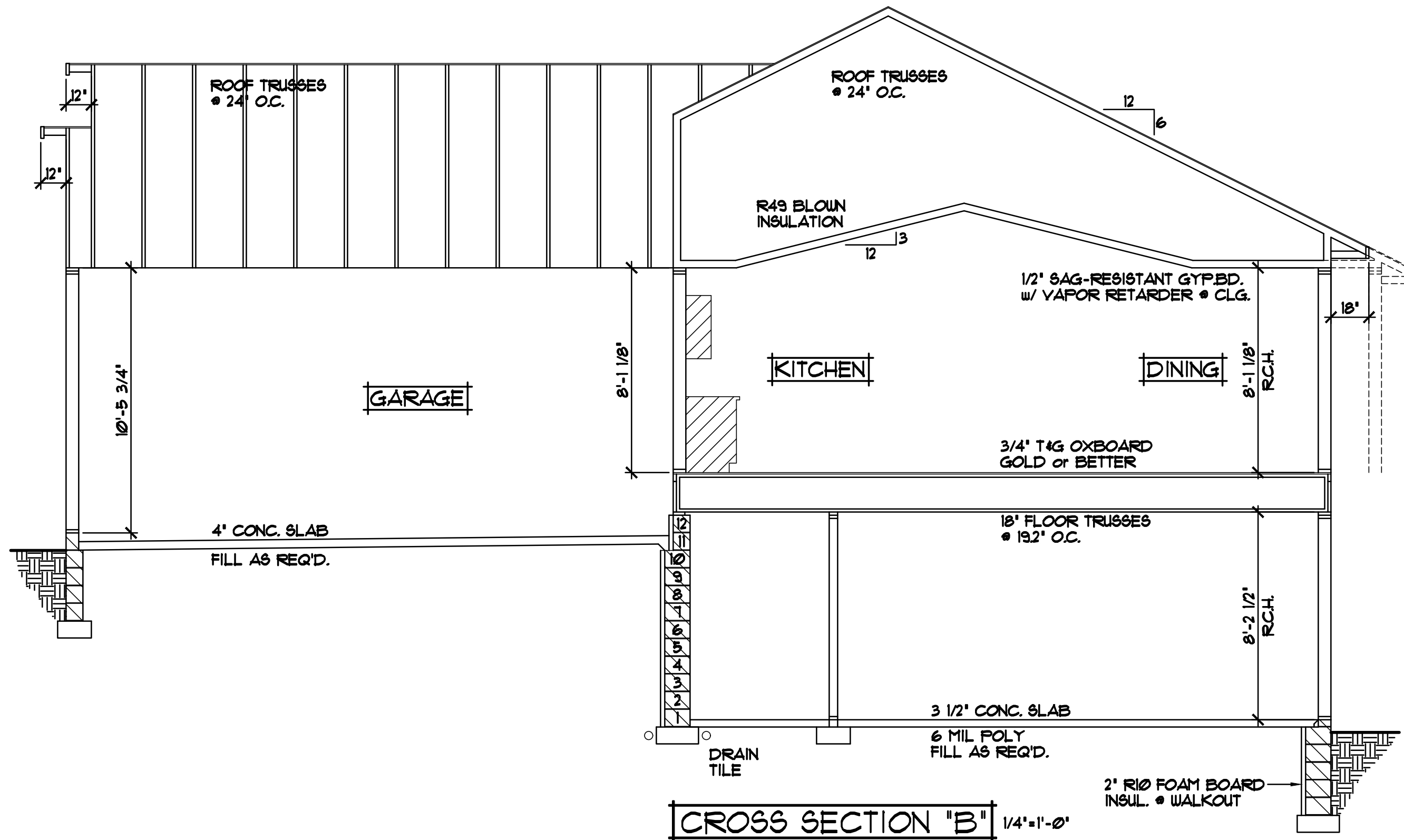
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- ROOF CONSTRUCTION:**
- PRE-MANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER
 - 1/150 ROOF VENTS AT SOFFITS, 1/150 VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" OSB ROOF SHEATHING
 - 15# ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24' BEYOND EXTERIOR WALL
 - ARCHITECTURAL SHINGLES

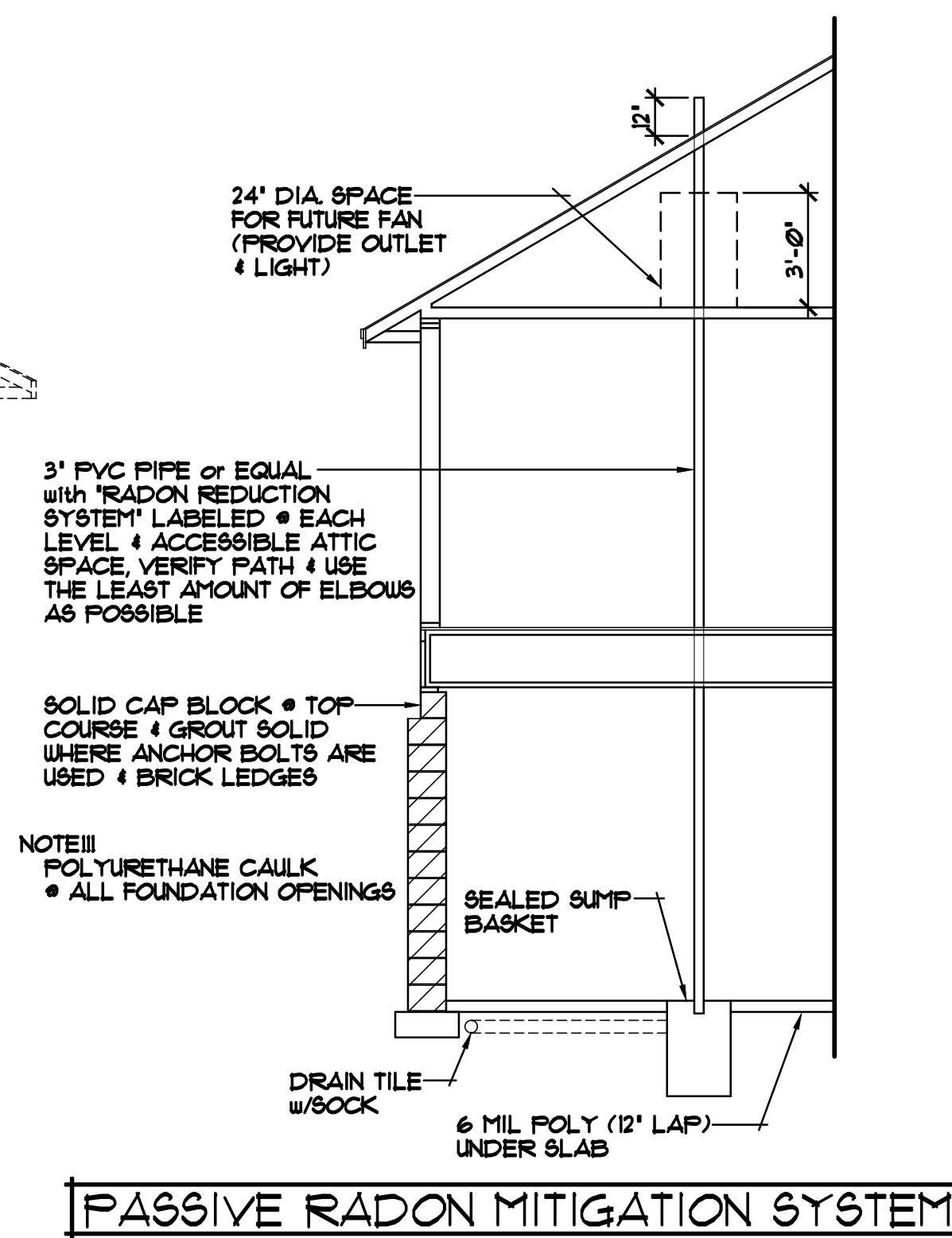
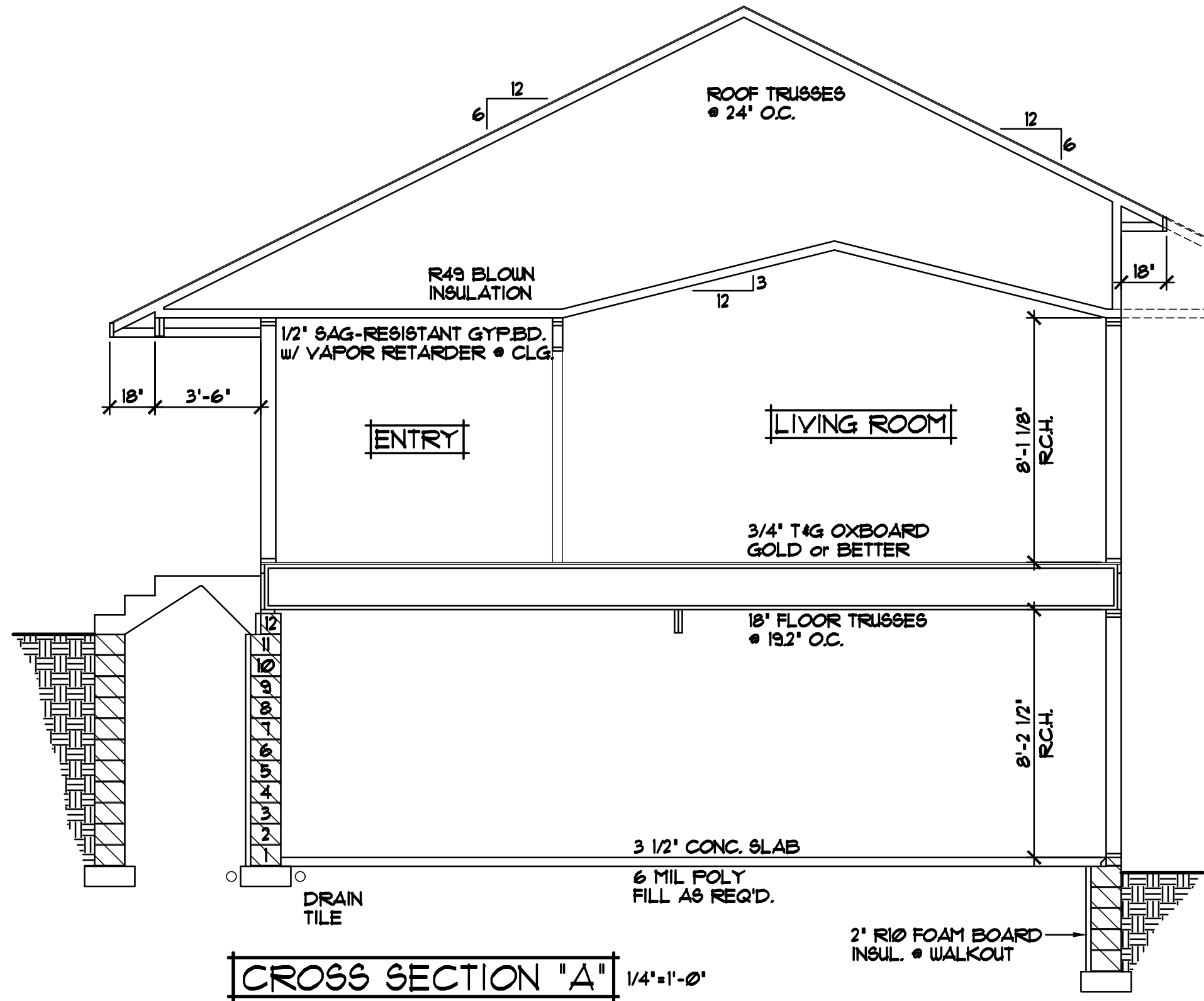
- SOFFIT / FASCIA:**
- 2x6 SUB FASCIA
 - ALUMINUM FASCIA COVER
 - ALUMINUM VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 1/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - R20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR RETARDER
 - 1/2" GYPSUM BOARD AT INTERIOR

- RIM AREA CONSTRUCTION:**
- SEE DETAILS (SHEET #6)

- WALL CONSTRUCTION:**
- SIMILAR TO ABOVE

- SILL CONSTRUCTION:**
- 2x6 TREATED SILL PLATE w/SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.



ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

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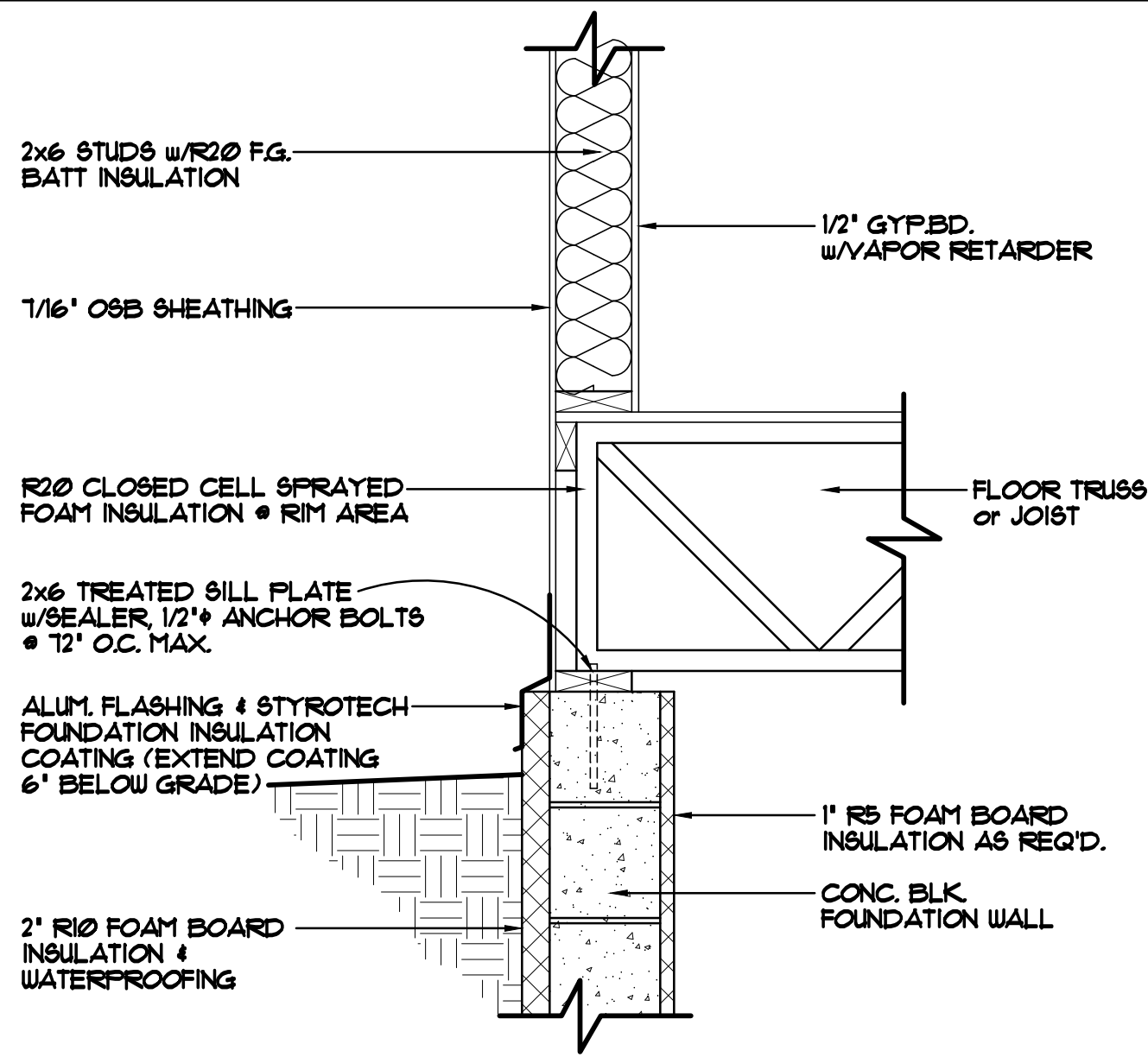
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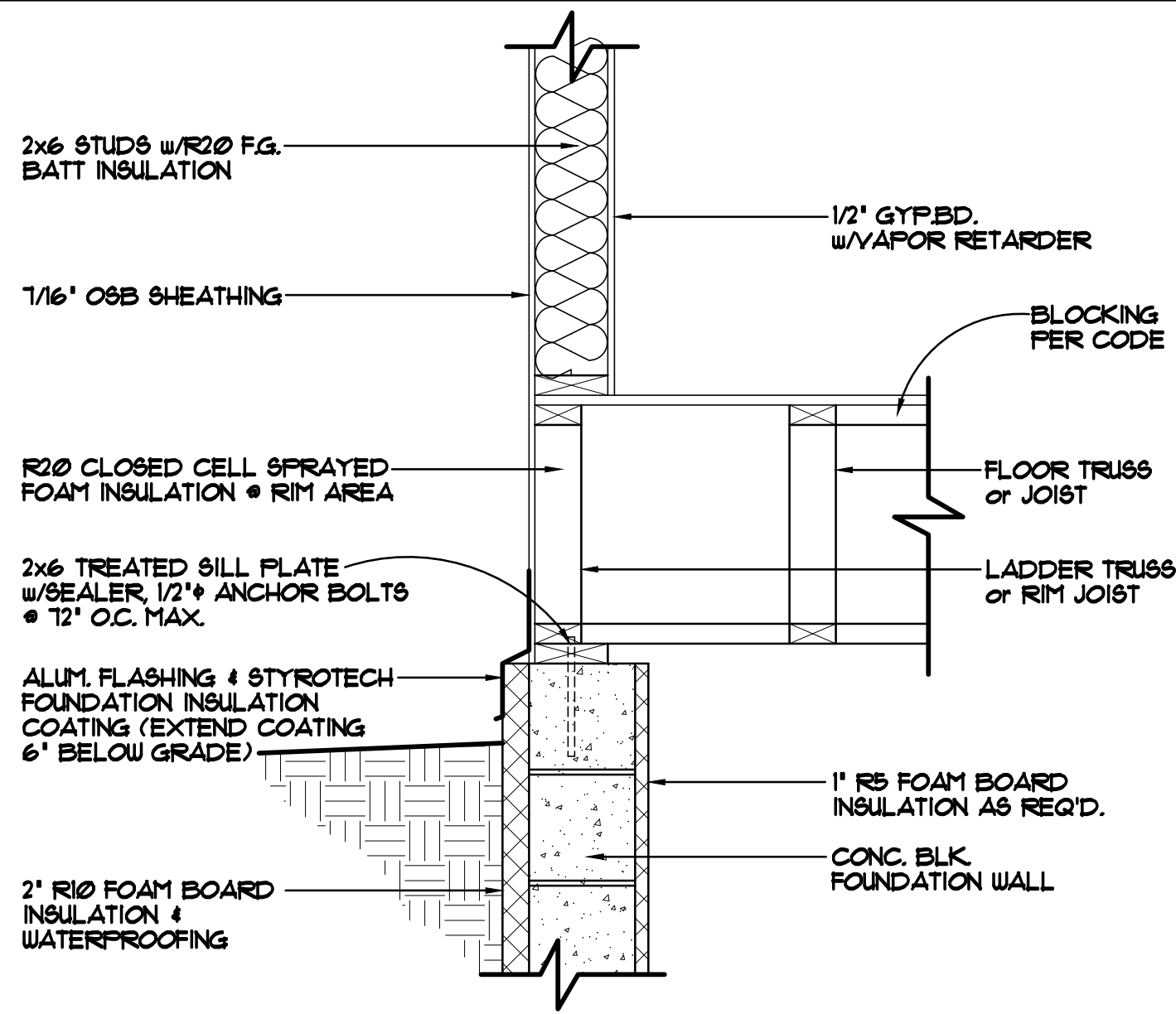
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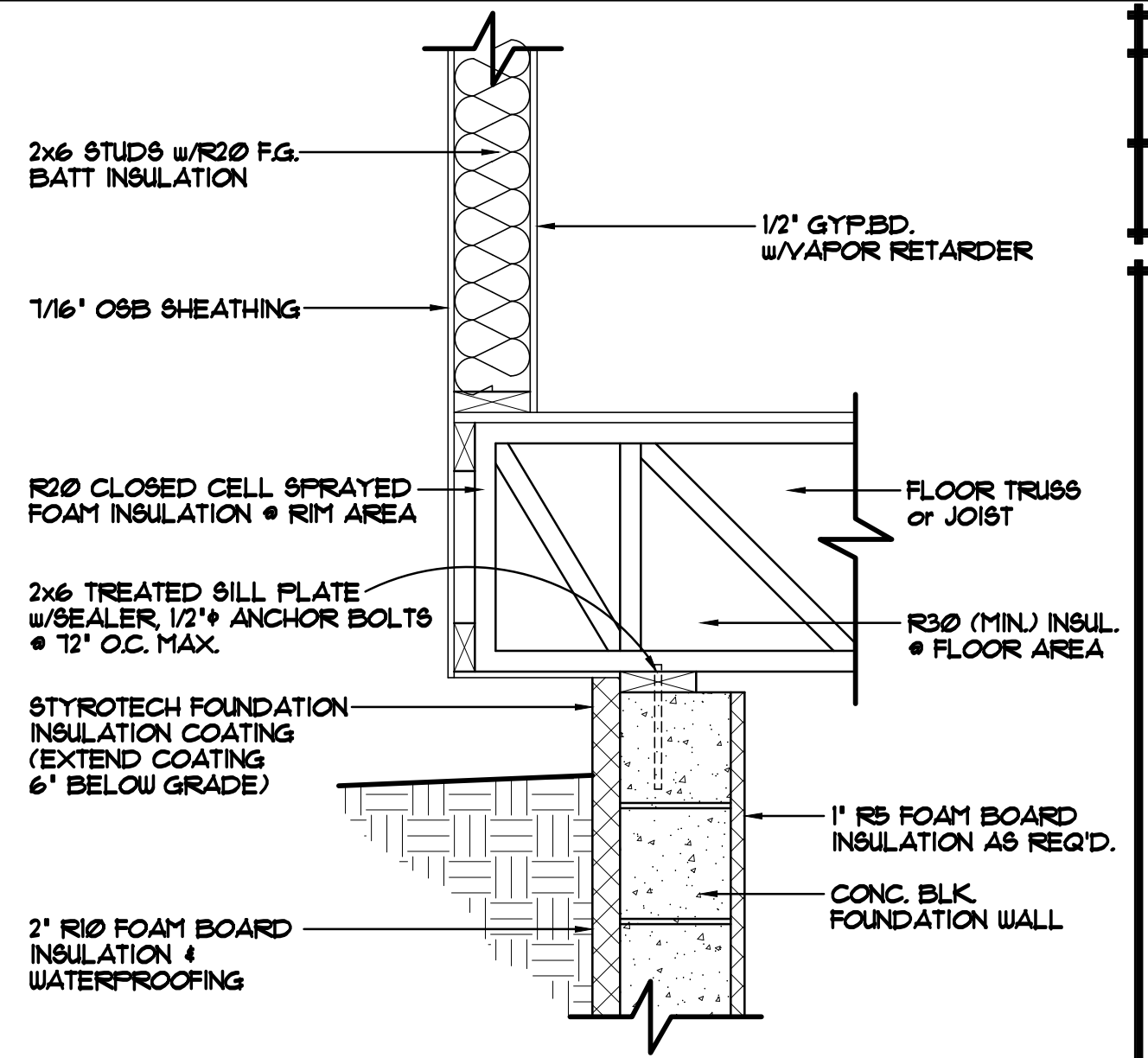
FOUNDATION/RIM AREA DETAIL 1"=1'-0"

STANDARD RIM AREA, TRUSSES/JOISTS PERPENDICULAR TO FOUNDATION WALL



FOUNDATION/RIM AREA DETAIL 1"=1'-0"

STANDARD RIM AREA, TRUSSES/JOISTS PARALLEL TO FOUNDATION WALL



FOUNDATION/RIM AREA DETAIL 1"=1'-0"

CANTILEVERED TRUSSES/JOISTS

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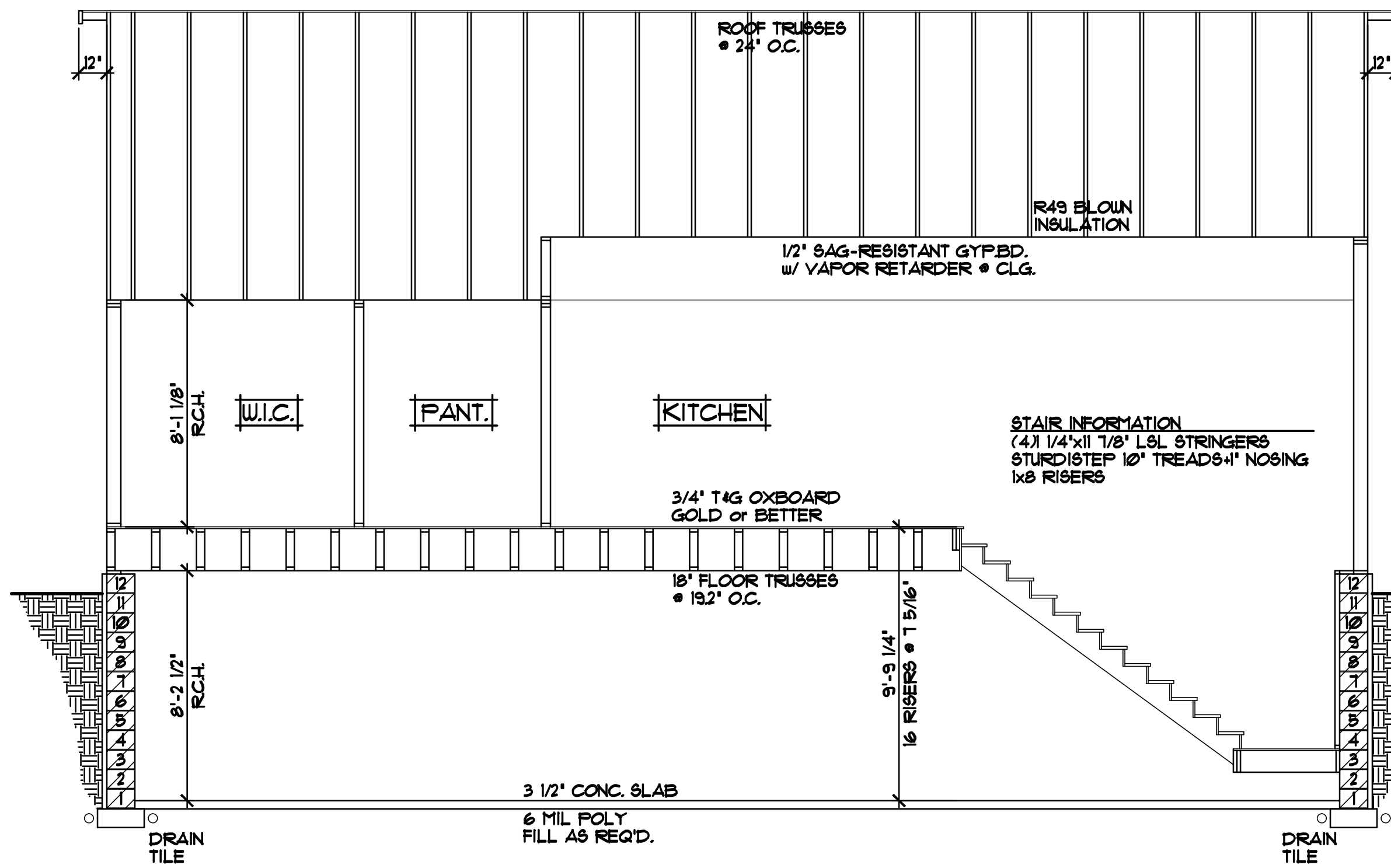
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CROSS SECTION "C" 1/4"=1'-0"

- ROOF CONSTRUCTION:**
- PRE-MANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER
 - 1/150 ROOF VENTS AT SOFFITS, 1/150 VENT AT RIDGE
 - AIR CHUTE AT EACH TRUSS SPACE
 - 15/32" OSB ROOF SHEATHING
 - 15# ROOFING FELT
 - ICE & WATER MEMBRANE APPLIED 24" BEYOND EXTERIOR WALL
 - ARCHITECTURAL SHINGLES

- SOFFIT / FASCIA:**
- 2x6 SUB FASCIA
 - ALUMINUM FASCIA COVER
 - ALUMINUM VENTED SOFFIT

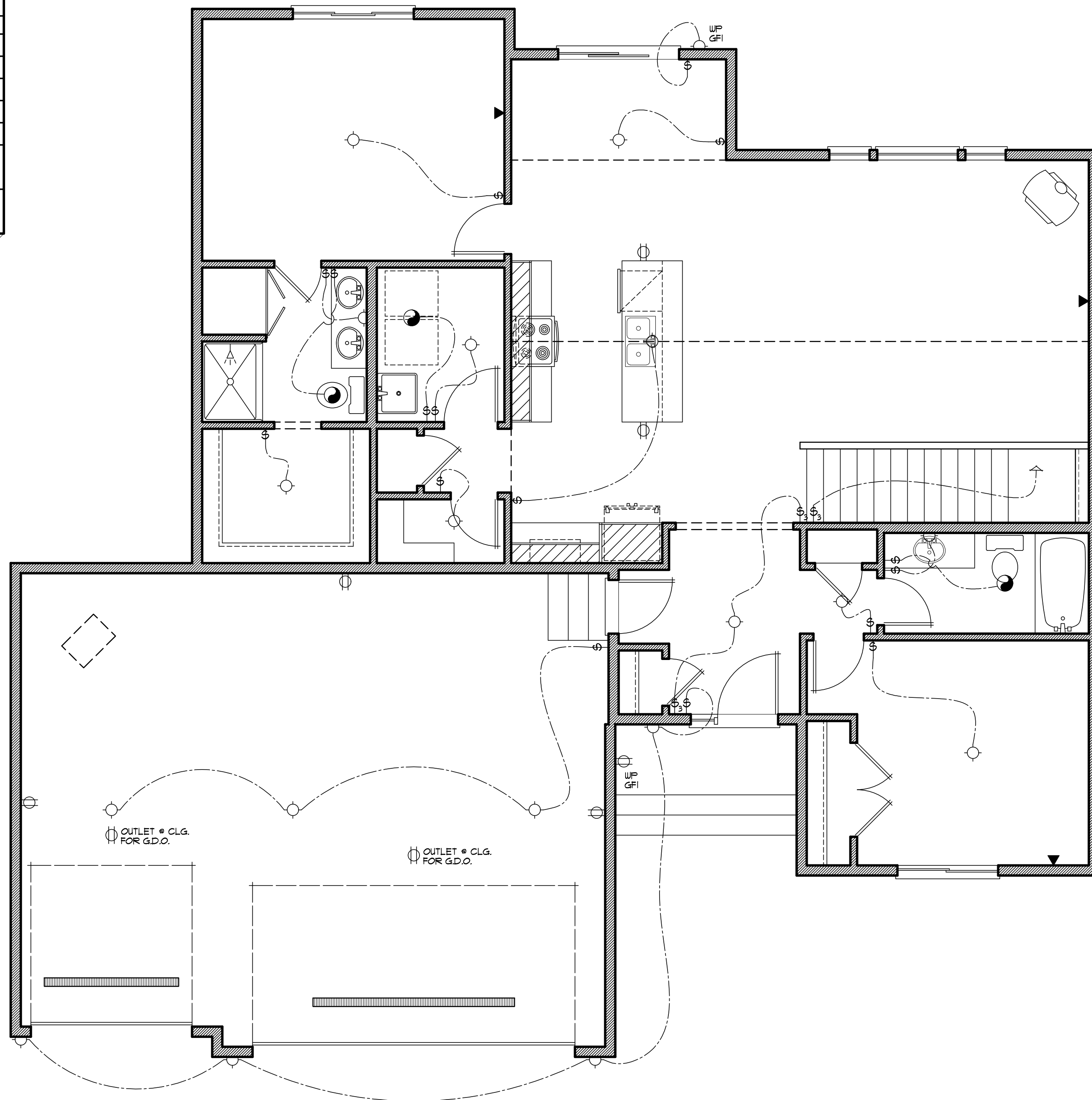
- WALL CONSTRUCTION:**
- HOUSE WRAP
 - 7/16" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - R20 F.G. BATT INSULATION
 - 4 MIL POLY VAPOR RETARDER
 - 1/2" GYPSUM BOARD AT INTERIOR

- SILL CONSTRUCTION:**
- 2x6 TREATED SILL PLATE w/SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.

- FOUNDATION CONSTRUCTION:**
- BLOCK WALL FOUNDATION (SEE FOUNDATION FOR COURSEING)
 - INSTALL R20 RIGID FOAM BD. INSULATION TO EXTERIOR OF FOUNDATION WALLS
 - INSTALL R5 RIGID FOAM BD. INSULATION TO INTERIOR OF FOUNDATION WALLS
 - WATERPROOFING

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

ELECTRICAL and MECHANICAL SYMBOLS	
▽ TELEPHONE JACK	● EXHAUST FAN
▼ TV/CABLE JACK	○ LIGHT - CEILING FIXTURE
Ⓢ SWITCH - SINGLE	○ LIGHT - RECESSED FIXTURE
Ⓢ ₃ SWITCH - THREE WAY	○ LIGHT - RECESSED DIRECTIONAL
Ⓢ ₄ SWITCH - FOUR WAY	○ LIGHT - PENDANT
Ⓢ _D SWITCH - DIMMER	△ LIGHT - TRACK
Ⓢ _{FC} SWITCH - FAN CONTROLS	↔ LIGHT - FLUORESCENT
○ OUTLET - DUPLEX	○ LIGHT - WALL MOUNTED
○ OUTLET - DUPLEX SWITCHED	○ LED LIGHT - LED 'RECESSED'
○ GFI OUTLET - GROUND FAULT	⊥ HB HOSE BIBB
○ W/P OUTLET - WEATHERPROOF	⊥ GAS GAS OUTLET
○ OUTLET - FLOOR/SOFFIT MOUNT	↗ HVAC- SUPPLY VENT
○ 220 OUTLET - RANGE OR DRYER	↖ HVAC- RETURN VENT
Ⓢ OUTLET - QUAD	
Ⓢ SMOKE DETECTOR	



MAIN LEVEL ELECTRICAL PLAN 1/4"=1'-0"

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TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURE *a,b,c*

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0"x0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d COMMON (2.5"x0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

FOR S1: 1" = 25.4mm, 1 mile per hour = 0.447 m/s

- a. Panel strength axis parallel or perpendicular to supports. three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports
- b. Table is based on wind pressures acting toward and away from building surfaces per Section R3012. Lateral bracing requirements shall be in accordance with Section R602.10
- c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16'o.c. or 24'o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16'o.c. shall be used with studs spaced a maximum of 16 inches on center.

	WALL BRACING METHOD	DESCRIPTION
#1	CS-W&P	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE 602.3 (3)
#2	GB	(GYPSUM BOARD) EXTERIOR PER TABLE R602.3 (1) INTERIOR PER TABLE T02.3.5
#3	CS-FF	(CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION) SEE THE CS-FF DETAIL (NEXT SHEET)

ALL BRACED PANEL LENGTHS GIVEN ARE TO BE TREATED AS MINIMUMS.

WIND EXPOSURE CATEGORY IS TO BE CATEGORY 'B' PER SECTION R3012.1.4

WIND SPEED RESISTANCE TO BE MEASURED LESS THAN OR EQUAL TO 115 MPH.

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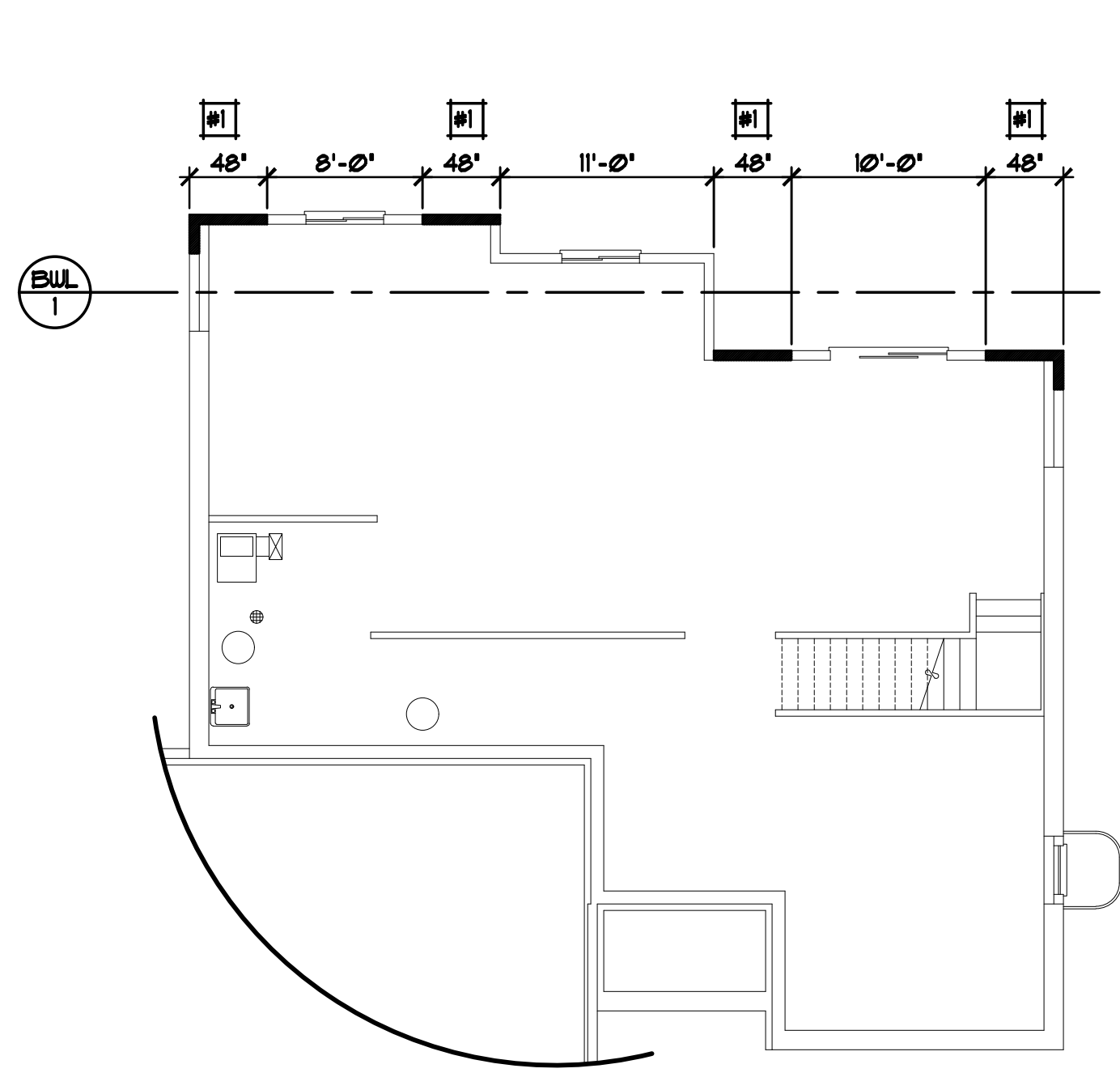
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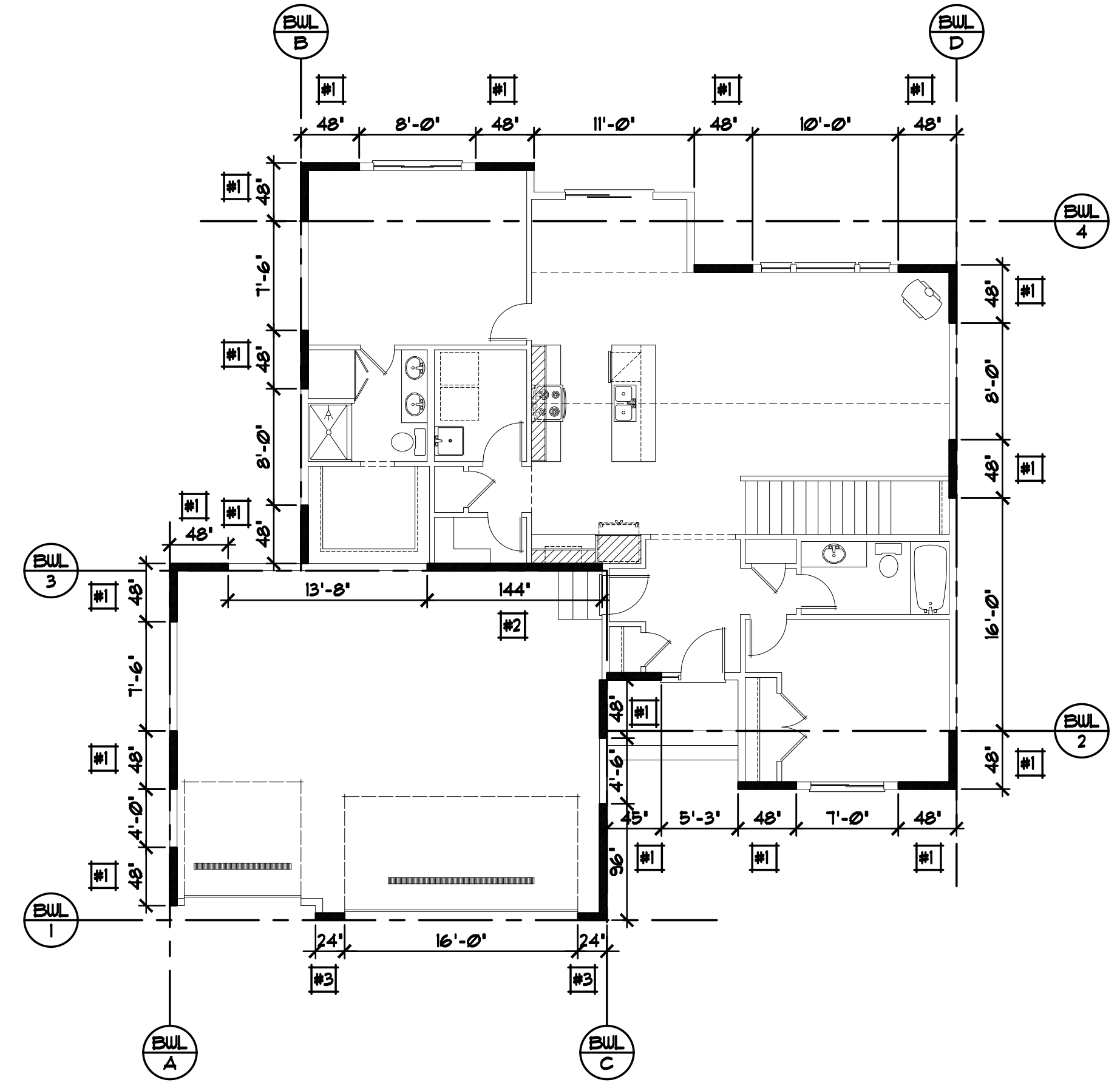


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LOWER LEVEL WALL BRACING PLAN 1/8" = 1'-0"



MAIN LEVEL WALL BRACING PLAN 1/8" = 1'-0"

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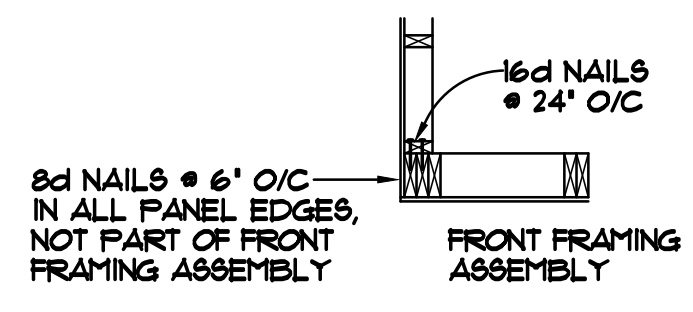
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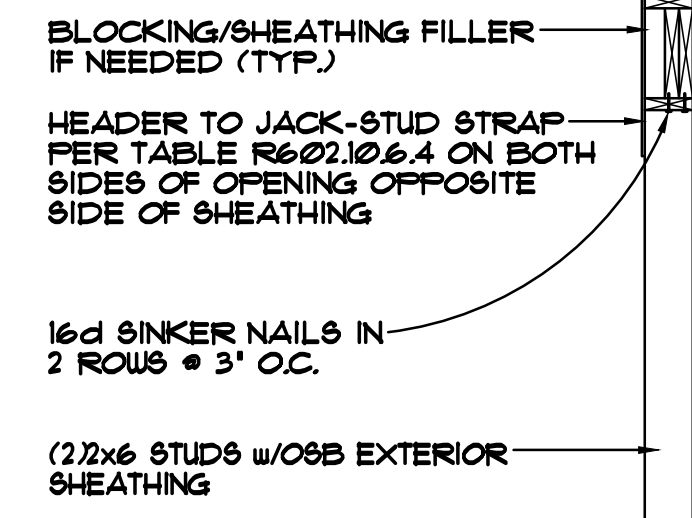


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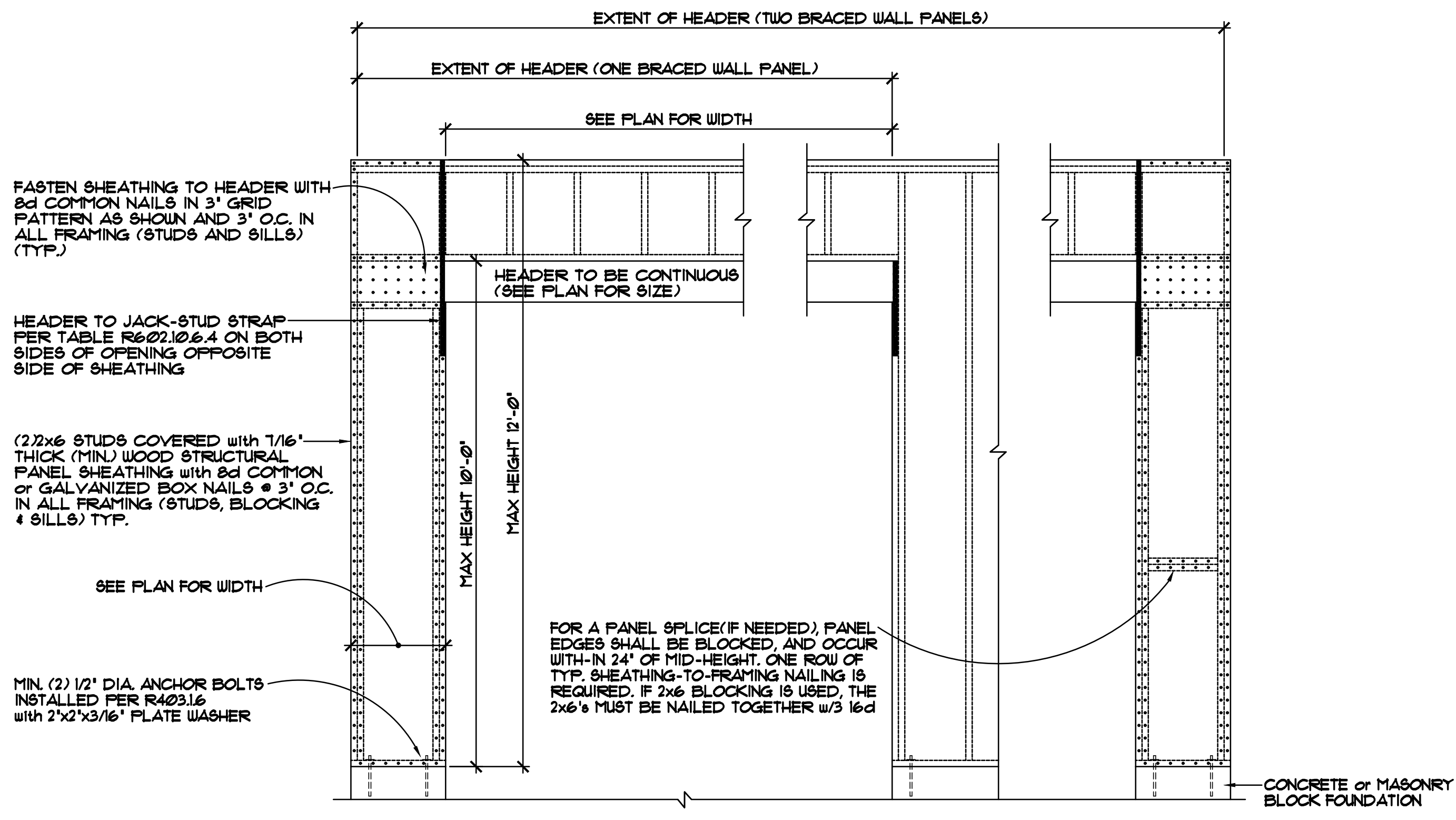
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CORNER FRAMING DETAIL



SIDE ELEVATION



CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION 1/2"=1'-0"