

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.



- NOTES:
1. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED, PAINTED OR CEDAR.
 2. CAULK AND SEAL ALL WINDOW/DOOR AND EXTERIOR ENVELOPE PENETRATIONS.
 3. GLAZING PER STATE ENERGY CODE.
 4. SEPERATE PERMITS ARE REQUIRED FOR FENCES, PLUMBING, MECHANICAL, AND ELECTRICAL.
 5. PROTECTION FROM DECAY IS REQUIRED FOR ALL WOOD SIDING AND WALL FRAMING LESS THAN 2" ABOVE CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER
 6. REFER TO ALL ELEVATIONS FOR TYPICAL NOTES.
 7. S.G. = SAFETY GLASS

FLASHING NOTE

- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
 2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS
 3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
 6. AT WALL AND ROOF INTERSECTIONS
 7. AT BUILT IN GUTTERS

FRONT ELEVATION 'A'
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

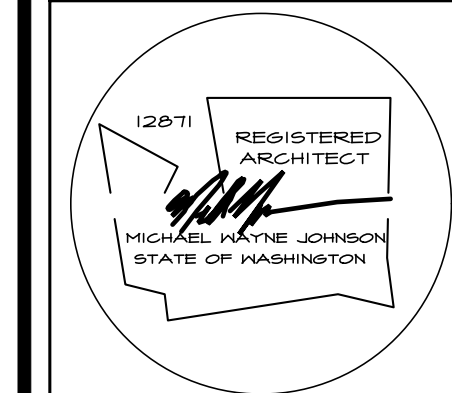
CULTURED STONE VENEER, INSTALL PER MFG. SPECS

SQUARE FOOTAGES	
MAIN	1,886
UPPER	1,615
TOTAL	3,501
GARAGE	745
COVERED DECK	242
COVERED PORCH	100

ADDRESS NOTE:
ADDRESS NUMBERS SHALL BE A MINIMUM 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" AND TO BE ON A CONTRASTING BACKGROUND PER IRC 319.1



LEFT ELEVATION
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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LAKE SIXTEEN
PLAN 3501
ELEVATION A

Project:

date: 1-24-22
permit:
revisions:

drawn by: LMD
checked by: MWJ

SHEET
A |
OF
A B

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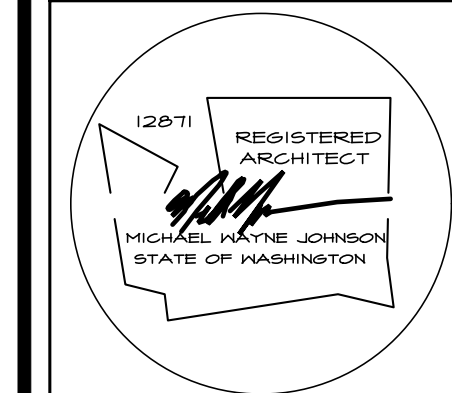
RIGHT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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SHEET
A2
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A8

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NOTES:

ALL EXTERIOR HARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.

ALL HEADERS TO BE 4 X 10 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC

FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2040 OR R612.3

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 1/2" FROM DRAIN, GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN. SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM RUN OF 15' COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR

GARAGE NOTES:

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GNB AT CEILING/WALL. WRAP POSTS AND BEAMS.
2. INSULATE ALL HARM WALLS AND CEILING.
3. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 1-3/8" MINIMUM THICK SOLID WOOD OR STEEL WITH SOLID OR HONEYCOMB CORE OR 20 MINUTE FIRE RATED EQUIPPED WITH A SELF CLOSING DEVICE.
4. DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE RESIDENCE FROM THE GARAGE SHALL BE NO. 26 GAGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE

HEATING NOTES:

- * INSTALL PER ASHRAE 90A-99
- * 18" PLATFORM
- * OF 2 LAYERS
- * 3/4" PLYWOOD
- * (1 LAYER IF PLATFORM IS ON SLAB)
- * SEE HEATING NOTES

OPTIONAL NOTES:
RAISE ALL PILOTS, BURNERS AND SWITCHES 1/8" MINIMUM ABOVE SLAB.

FIREPLACE NOTE:

0" CLEARANCE FIREPLACE W/ DIRECT VENT
FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED

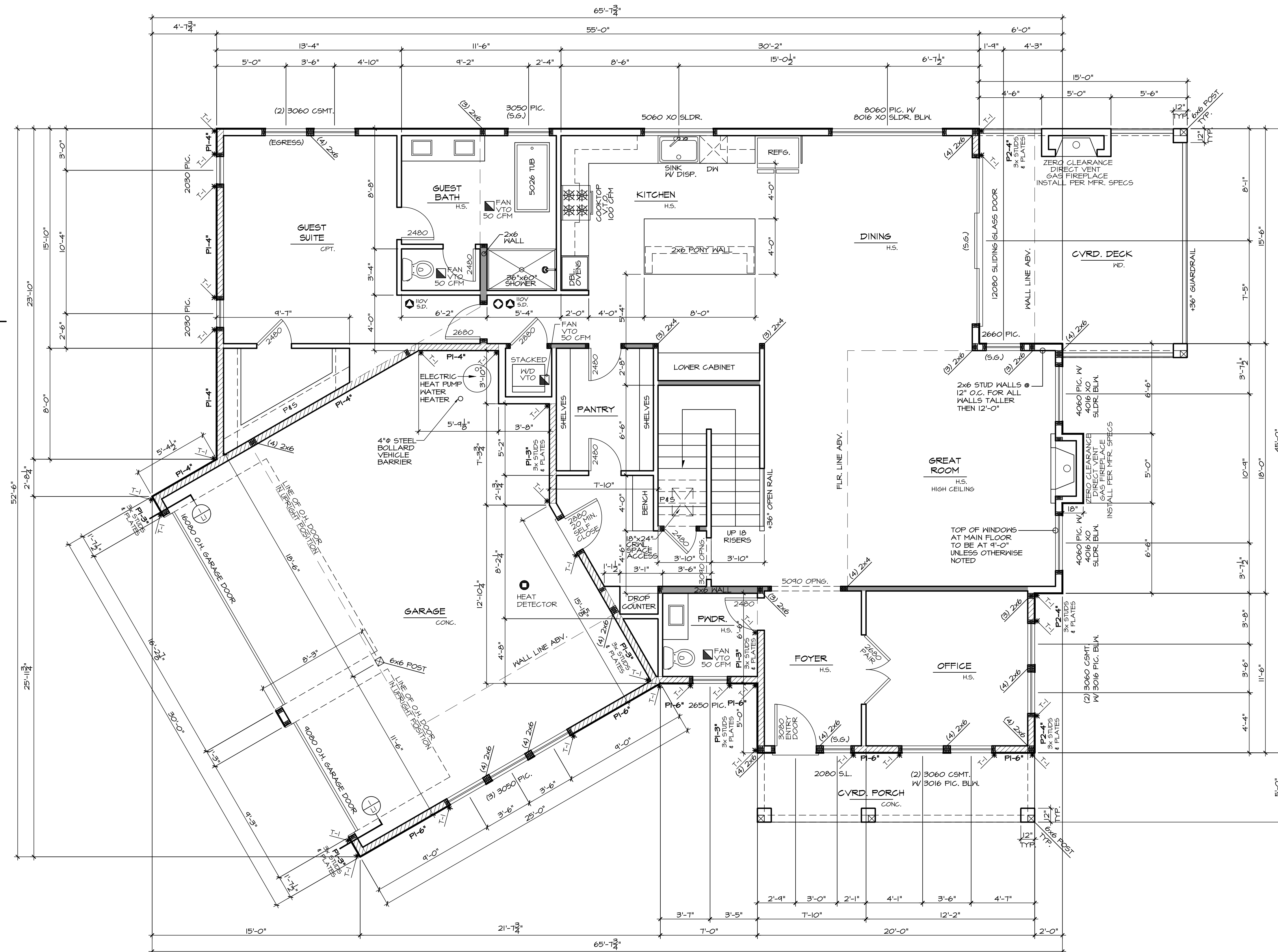
5/8" TYPE 'X' GNB TO ROOF SHEATHING

FIREPLACES & STOVES MUST BE D.O.E. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BAN.

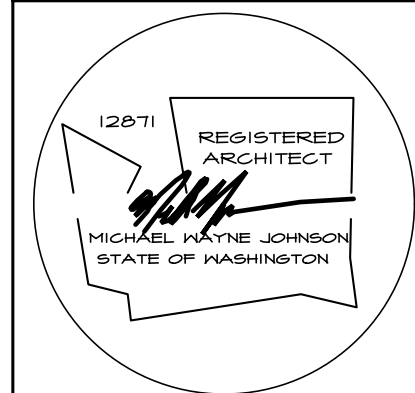
***** SHEAR NOTE:**

SEE SHEET LI FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

MARK	HOLD/DOWN STRAP	FASTENERS	HOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDOB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	7/8" ANCHOR BOLT



MAIN FLOOR PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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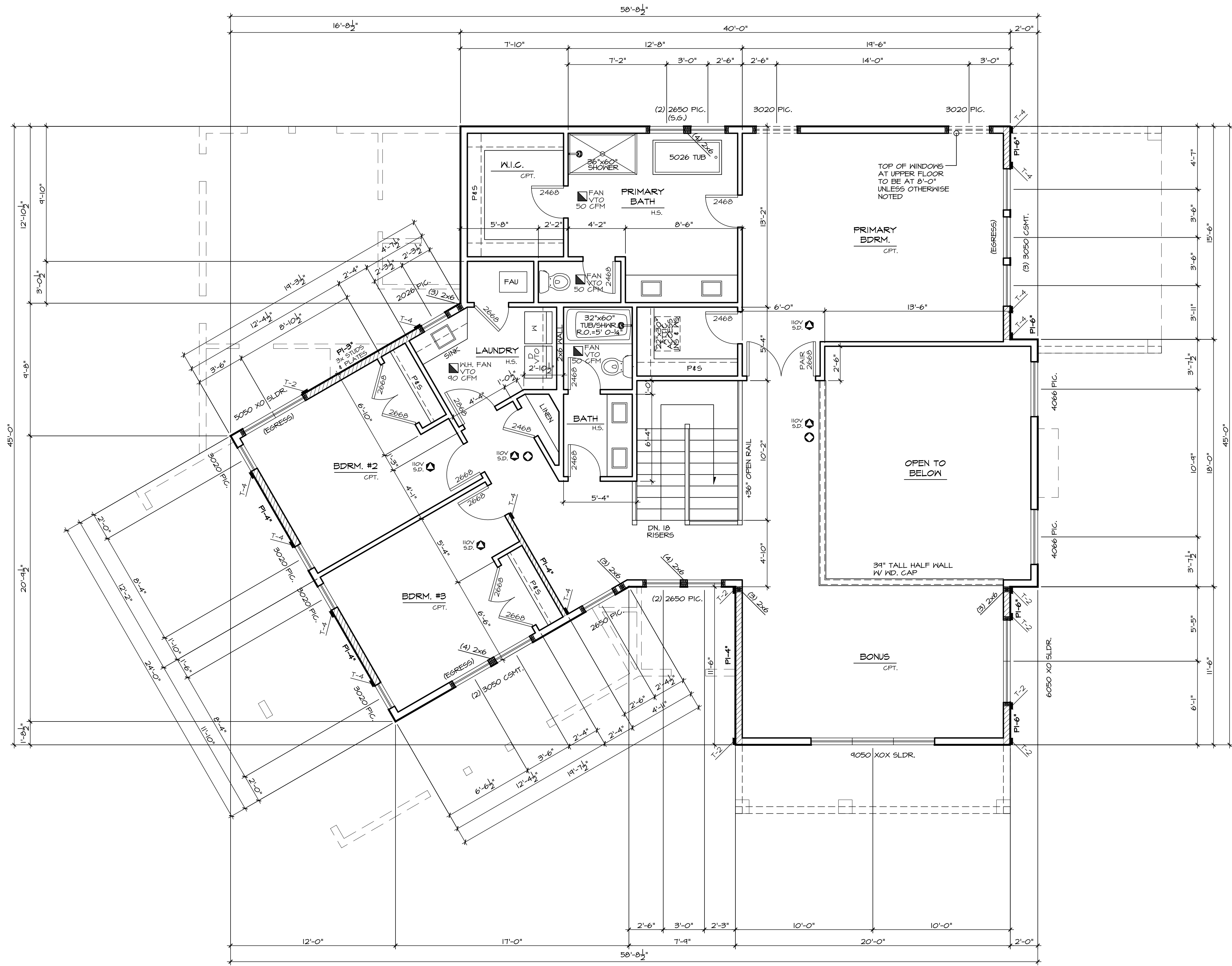
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NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.

ALL HEADERS TO BE 4 X 6 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC.

FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR R612.3.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 72" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN 72" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM RUN OF 15'.

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- PT. LD. ABV. X
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR 10KV INTERCONNECTED W/ BATTERY BACK-UP. PER IRC 914
- CARBON MONOXIDE DETECTOR PER IRC 915

***** SHEAR NOTE:**

SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST4Ø	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC4ØB3	(3Ø)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDUB-5DS2.5	(20) 5DS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	1/8" ANCHOR BOLT

UPPER FLOOR PLAN

SEE GENERAL NOTES

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