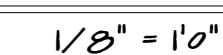
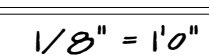
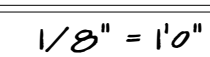

$$1/4'' = 1'0''$$

**NOTE:**  
ACTUAL ELEVATIONS MAY VARY FROM ARCHITECTURAL  
DRAWINGS, DUE TO TERRAIN/BACKFILL PROCESS  
FRONT ELEVATION IS ARCHITECTURAL DRAWING AND  
MAY VARY DUE TO MATERIALS AVAILABILITY

2062 NW O'Brien Rd,  
lot 145 Woodside Ridge

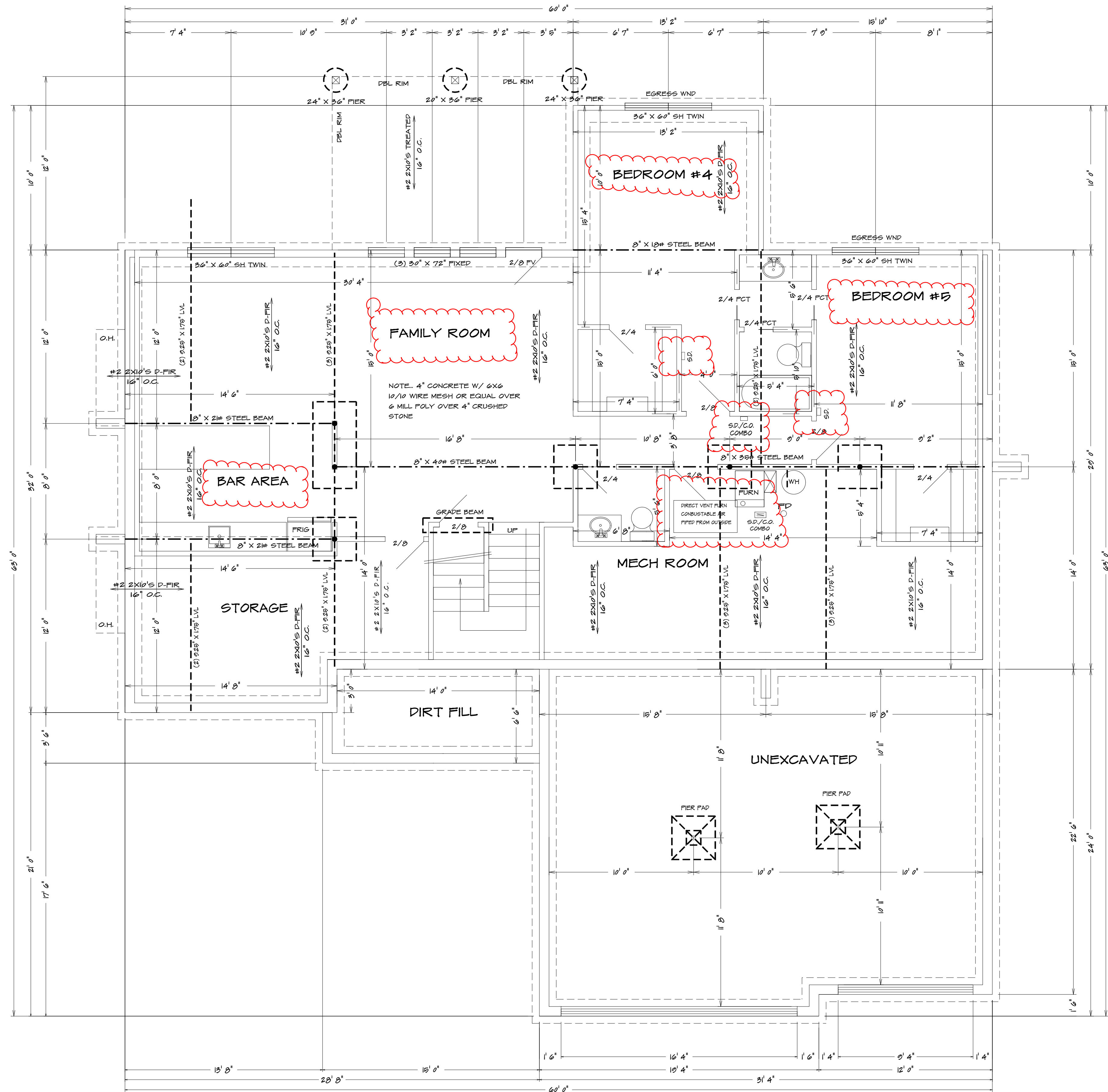


LIVING AREA  
FIRST FLOOR = 1042  
BASEMENT = 1252  
COVERED DECK = 200  
FRONT STOOP = 92

UNFINISHED AREA  
MECH/STORAGE = 316  
GARAGE = 734  
STORAGE = 102

SF-7035

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS, FAD LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR COMPLIANCE WITH CONTRACTS, CITY, AND NATIONAL CODES. BUILDER/CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SET-BACKS, AND FLOOD PLAINS. BUILDER/CONTRACTOR AND HOME OWNER ACCEPTS RESPONSIBILITY FOR ANY AND ALL COPYRIGHT INFRINGEMENTS OR RESEMBLANCES TO OTHER COPYRIGHTED PLANS. BUILDER/CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY ON-SITE CHANGES MADE TO STRUCTURE.	HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	BUILDER:	PHONE:	DATE REVISED:	SF-7099	1
				FILE NAME:	
				7099 ELEV	
	SUB-DIVISION:	LOT NO.	DESIGNER:		APPROX. SQ.FT.



2062 NW O'Brien Rd,  
lot 145 Woodside Ridge

**BASEMENT PLAN**  
1/4" = 1'0"

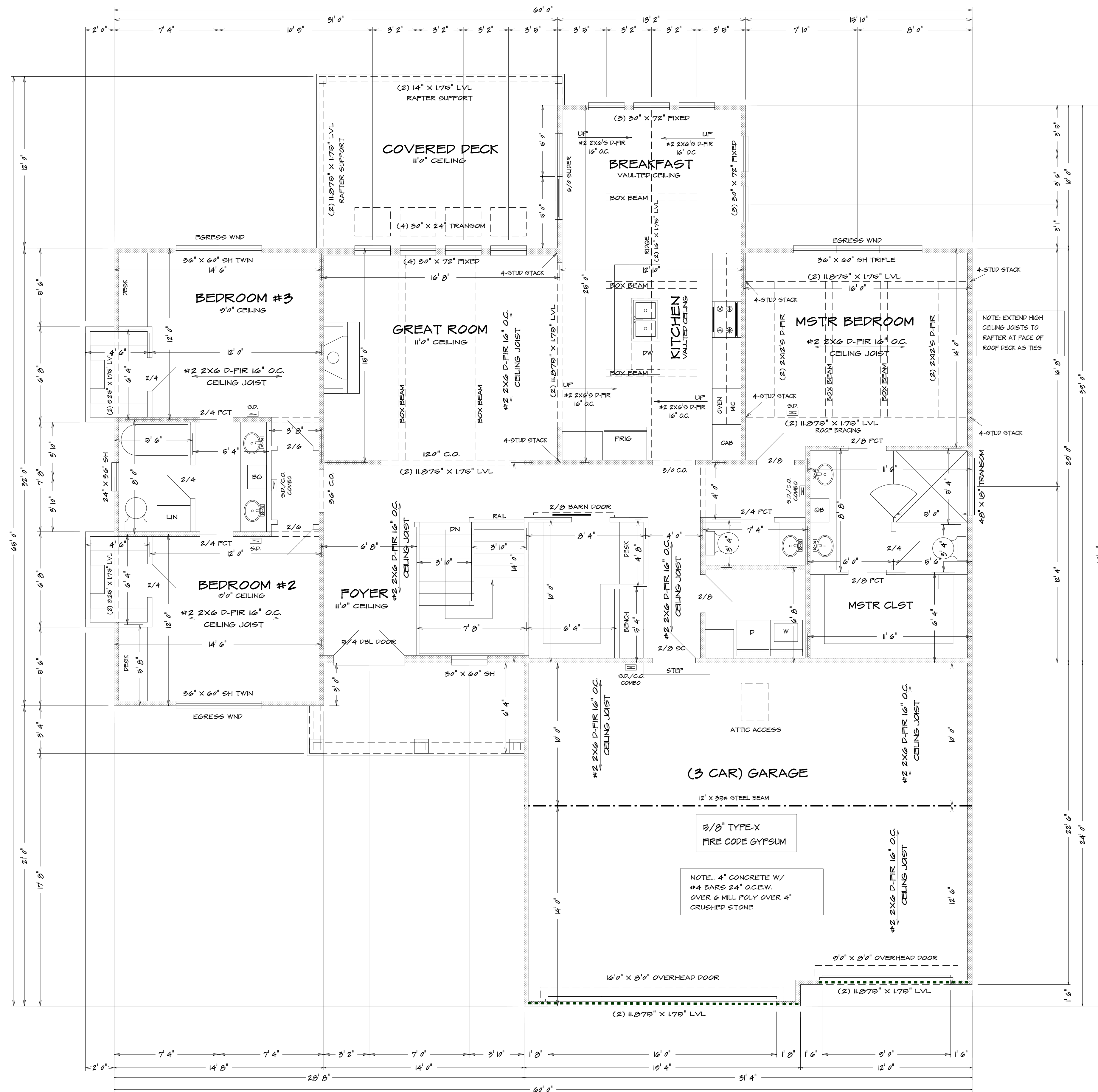
ALL NOTES, SECTIONS, AND DRAWINGS  
ARE IN ACCORDANCE WITH THE 2018 IRC



BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY  
BETWEEN FLOORS, FOUNDATION, AND ELEVATIONS. ALSO VERIFY ALL BEAM, HEADERS,  
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ACCEPTS ALL RESPONSIBILITY FOR LOT PLACEMENT, SETBACKS, AND PLANS.  
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BUILDER:	PHONE:	DATE REVISED:	SF-7035	2
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME: 7035 BSMT	APPROX. SQ.FT.





2062 NW O'Brien Rd,  
lot 145 Woodside Ridge

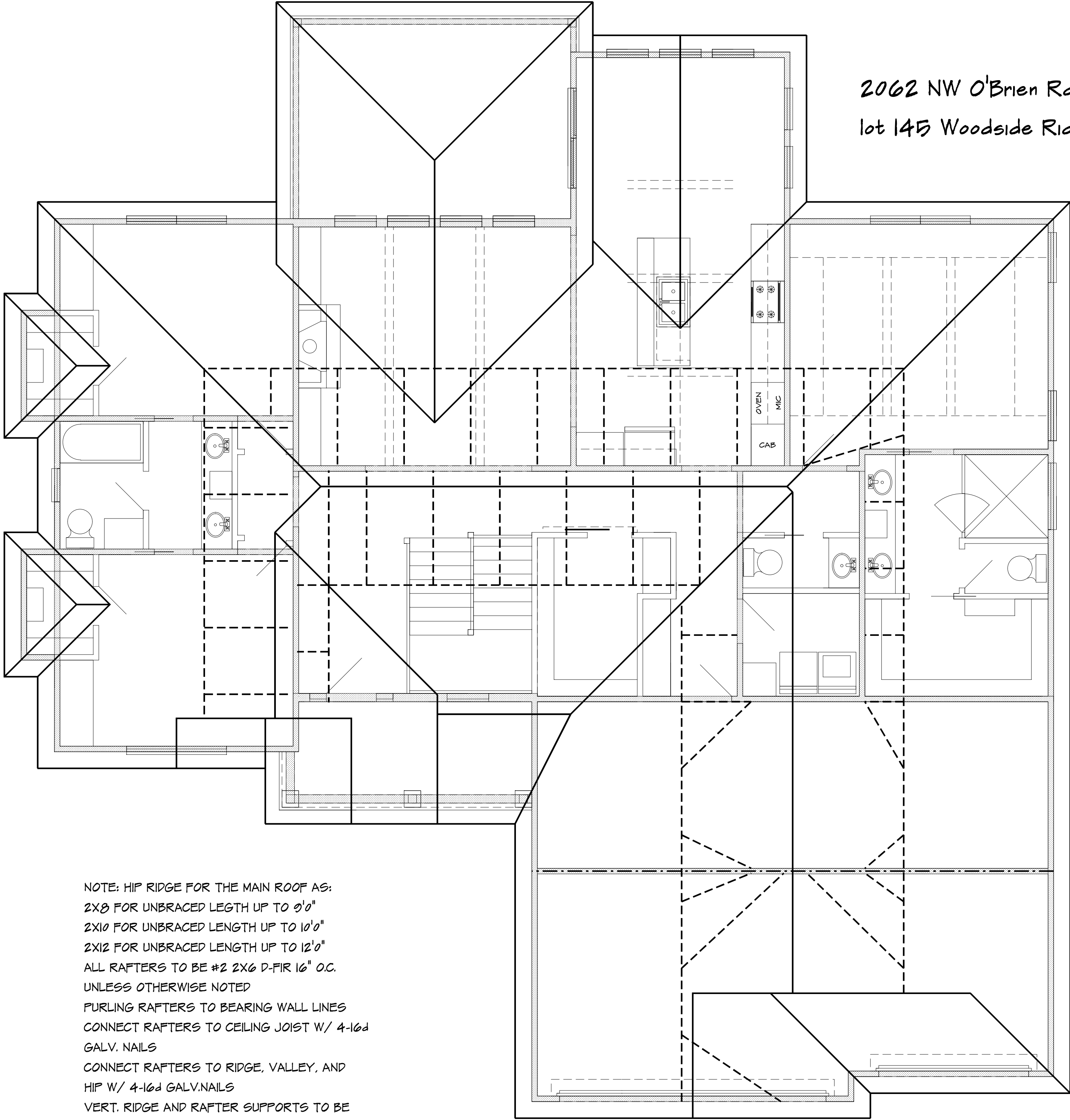
BEARING WALL LINES  
FIRST FLOOR PLAN  
1/4" = 1'-0"

ALL NOTES, SECTIONS, AND DRAWINGS  
ARE IN ACCORDANCE WITH THE 2018 IRC

BUILDER/CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS FOR ACCURACY  
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PAC LOCATIONS, AND COLUMN SIZES. BUILDER/CONTRACTOR TO CHECK FOR  
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BUILDER:	PHONE:	DATE REVISED:	SF-7035	3
SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME: 7035 FLR1	APPROX. SQ.FT.





NOTE: HIP RIDGE FOR THE MAIN ROOF AS:  
2X8 FOR UNBRACED LENGTH UP TO 9'0"  
2X10 FOR UNBRACED LENGTH UP TO 10'0"  
2X12 FOR UNBRACED LENGTH UP TO 12'0"  
ALL RAFTERS TO BE #2 2X6 D-FIR 16" O.C.  
UNLESS OTHERWISE NOTED  
PURLING RAFTERS TO BEARING WALL LINES  
CONNECT RAFTERS TO CEILING JOIST W/ 4-16d  
GALV. NAILS  
CONNECT RAFTERS TO RIDGE, VALLEY, AND  
HIP W/ 4-16d GALV.NAILS  
VERT. RIDGE AND RAFTER SUPPORTS TO BE  
EQUAL TO OR GREATER THAN THE DEPTH OF  
RAFTERS

ROOF DESIGNED WITH:  
LIVE LOAD = 20 PSF  
DEAD LOAD = 10 PSF

BEARING WALL LINES

ROOF ELEVATION

1/4" = 1'0"

ALL NOTES, SECTIONS, AND DRAWINGS  
ARE IN ACCORDANCE WITH THE 2018 IRC

SF-7035

HOME BUYER:	PHONE:	DATE DRAWN:	PLAN NO.	SHEET NO.
	PHONE:	DATE REVISED:	SF-7035	4
	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
BUILDER:			7035 ROOF	
SUB-DIVISION:				

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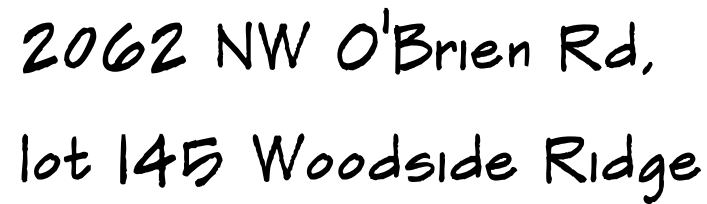




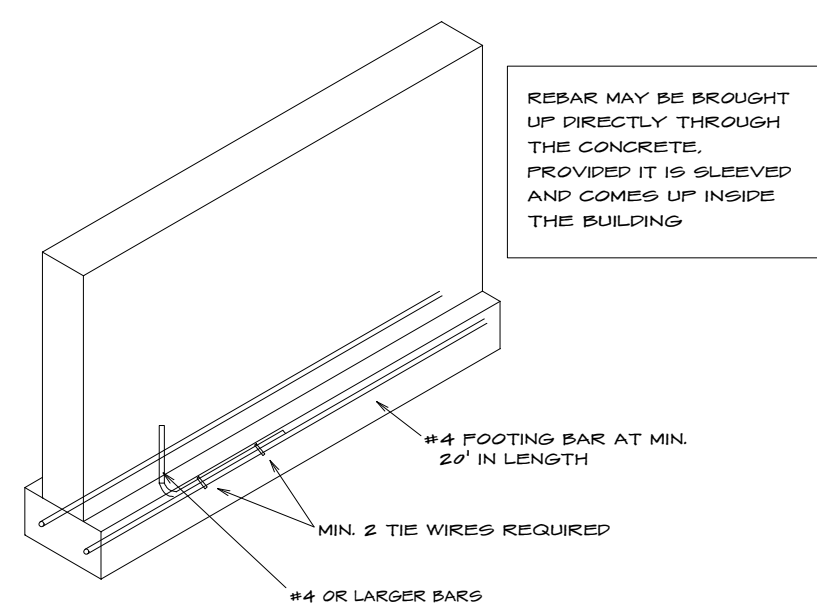


LIB - LET IN BRACING, METAL SURFACE STRAP OPTION. SIMPSON STRONG TIE WB126 OR EQ. INSTALL PER MFG.

CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL W/ 8d FASTENERS AT 6" O.C. PERIMETER OF ALL PANELS WHERE SPECIFIED.







1 Section 250.52 of the National Electrical Code requires that the concrete encased reinforcing steel be included in the grounding electrode system. This means that you must have 1" electrode encased by at least 90 mm (3 1/2") of concrete, located horizontally near the bottom or vertically, and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 600 mm (24") of one or more bars or one galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 16 mm (5/8") in diameter, or consisting of at least 600 mm (24") of bare copper conductor not smaller than 4 AWG.

2. Reinforcing bars shall be permitted to be bonded together by the steel itself by means or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system. Proper lap splices are required.

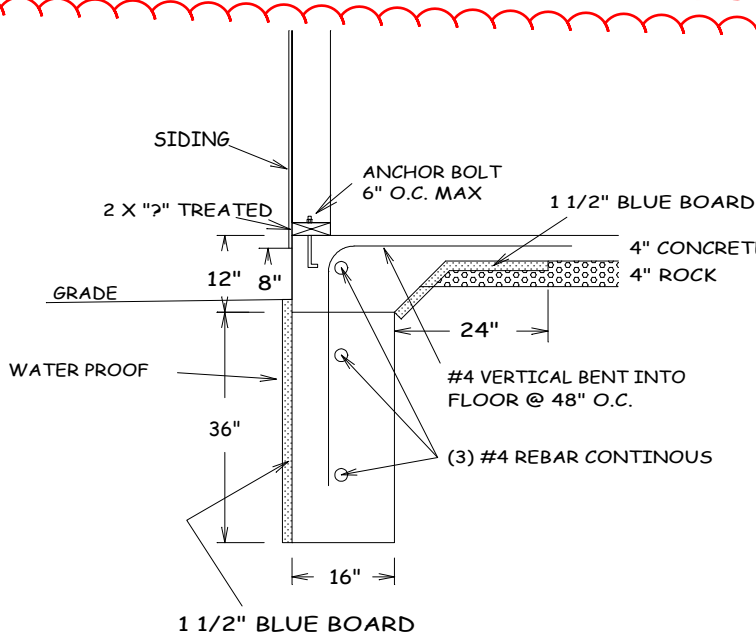
UPPER GROUNDING SECTION

STEEL COLUMNS TO BE 3" DIAMETER SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH ASTM A583 GRADE B OR APPROVED EQUIVALENT UNLESS NOTED

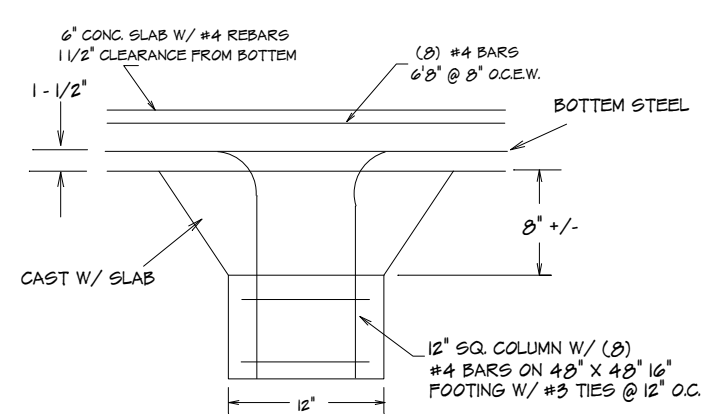
42" X 42" X 12" CONCRETE PADS WITH (6) #4 REBARS EACH WAY (UNLESS NOTED)

BUILDING HEIGHT	MINIMUM FOOTING	HORIZONTAL REBAR	LOCATION OF REBAR
1 OR 2 STY.	8" x 16" W	2#4	3" FROM BTM.
3 STORY	8" x 24" W	2#4	3" FROM BTM.
4-6 STORY	8" x 36" W	2#4	3" FROM BTM.

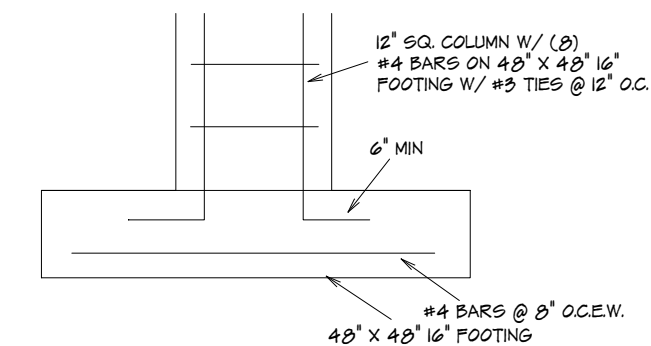
FOOTING FOR 12" THICK WALL TO BE DESIGNED BY OTHERS



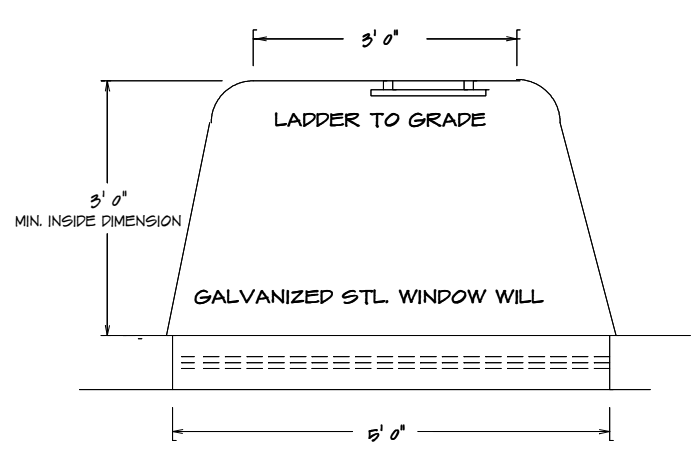
FROST FOOTING



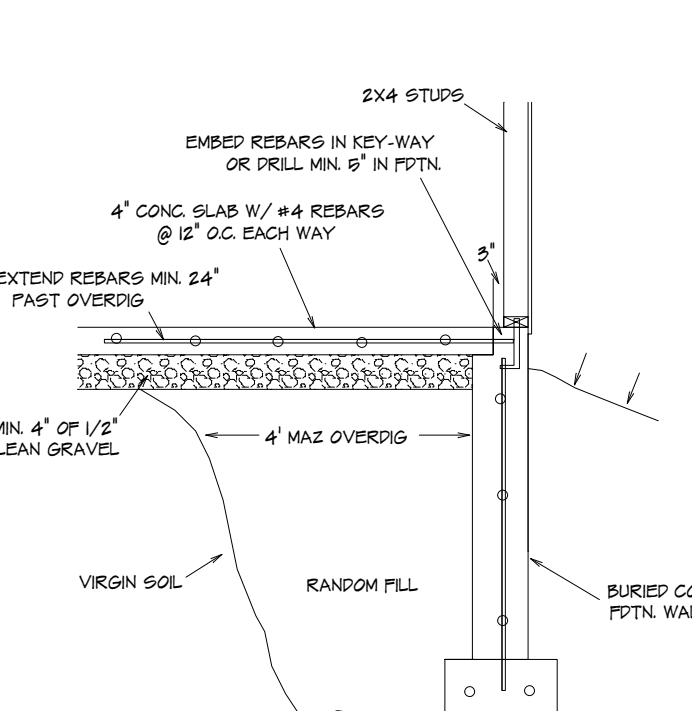
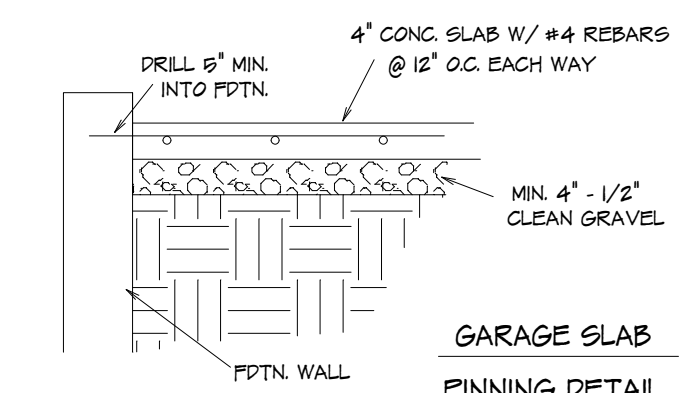
SLAB AT PEDESTAL



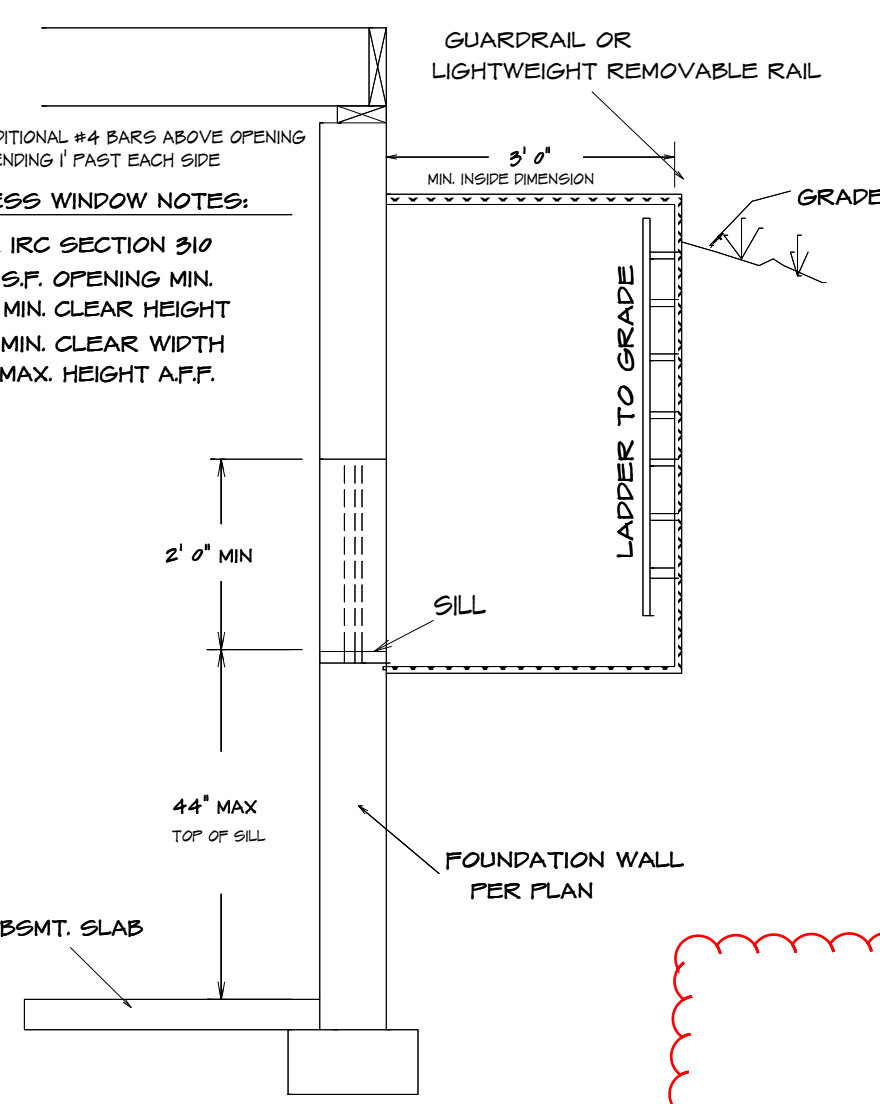
PEDESTAL AT FOOTING



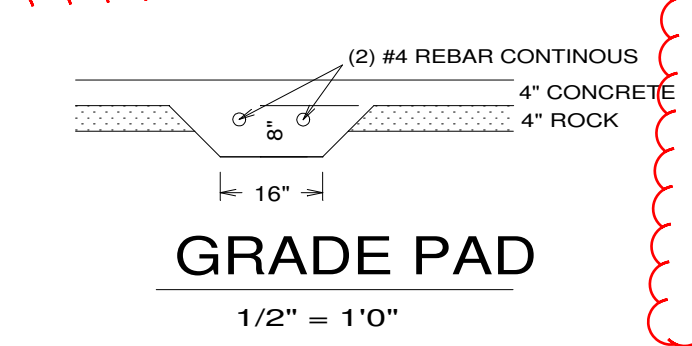
TYPICAL EGRESS WINDOW PLAN SECTION



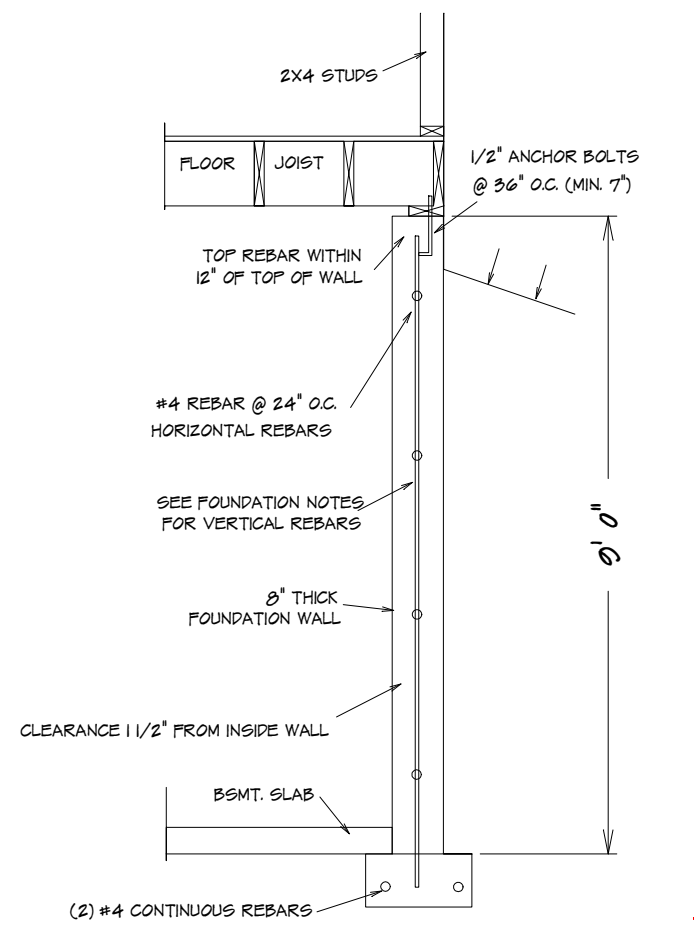
TYPICAL OVERDIG @ SLAB



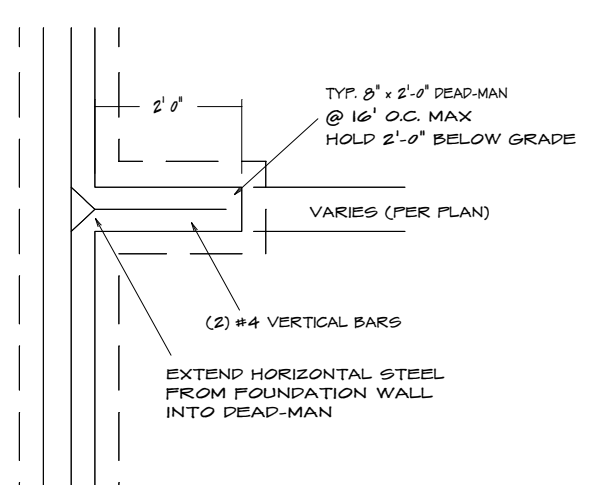
TYPICAL EGRESS WINDOW SECTION DETAIL



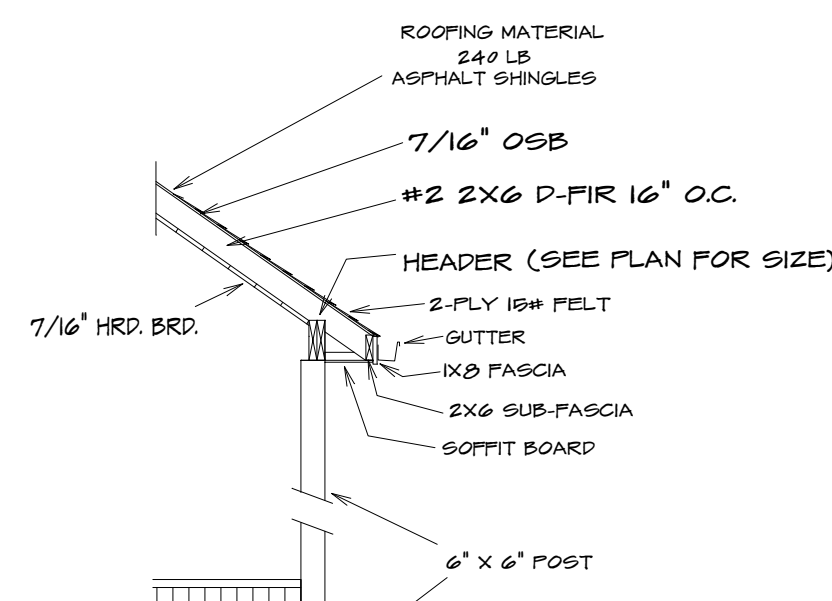
GRADE PAD



TYPICAL FOUNDATION WALL

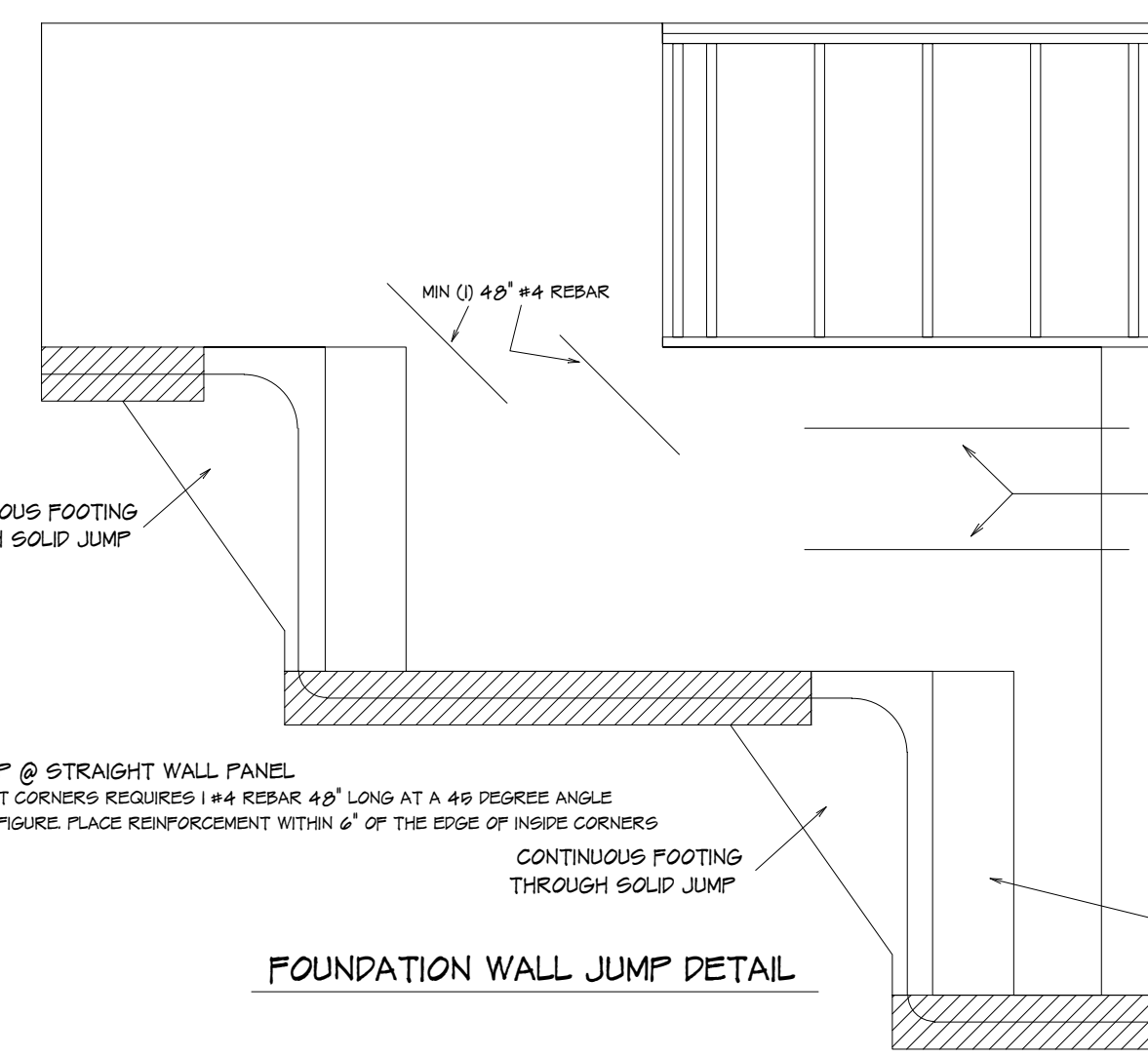


TYPICAL DEAD-MAN SECTION

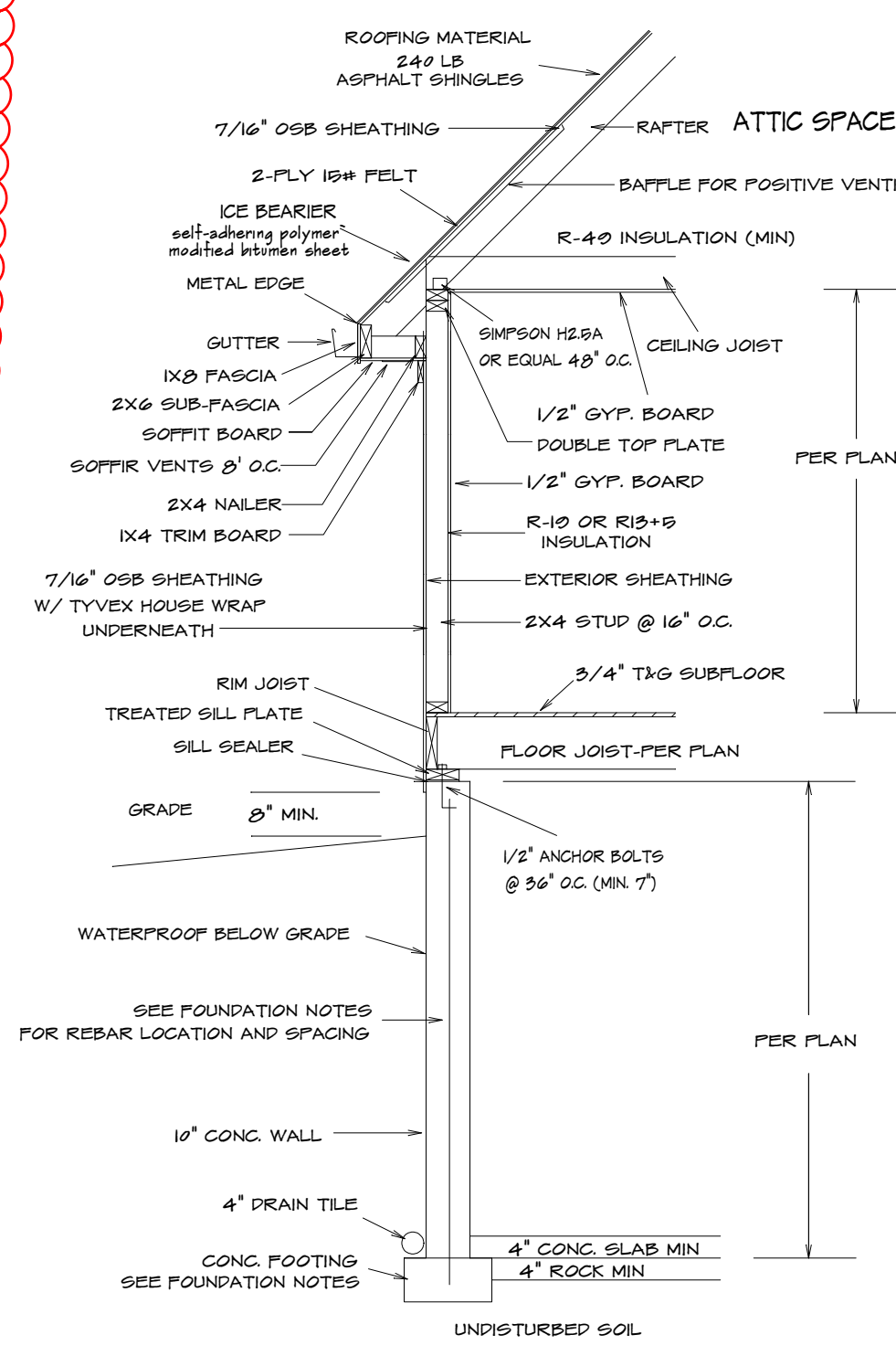


EXTERIOR TALL WALL SECTION

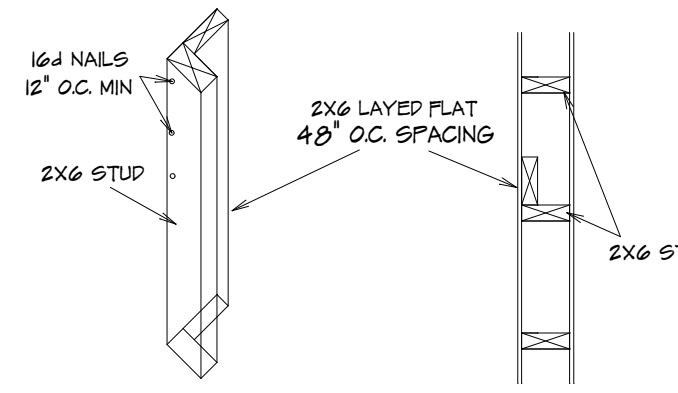
10' TRU 10' TALL WALLS UNINTERRUPTED TO BE CONSTRUCTED WITH 2X6 STUDS 16" O.C. WITH STIFF BACK EVERY 48" O.C.



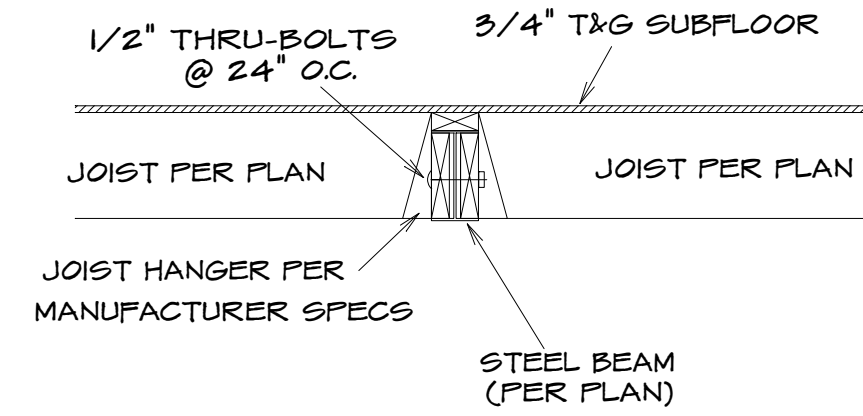
FOUNDATION WALL JUMP DETAIL



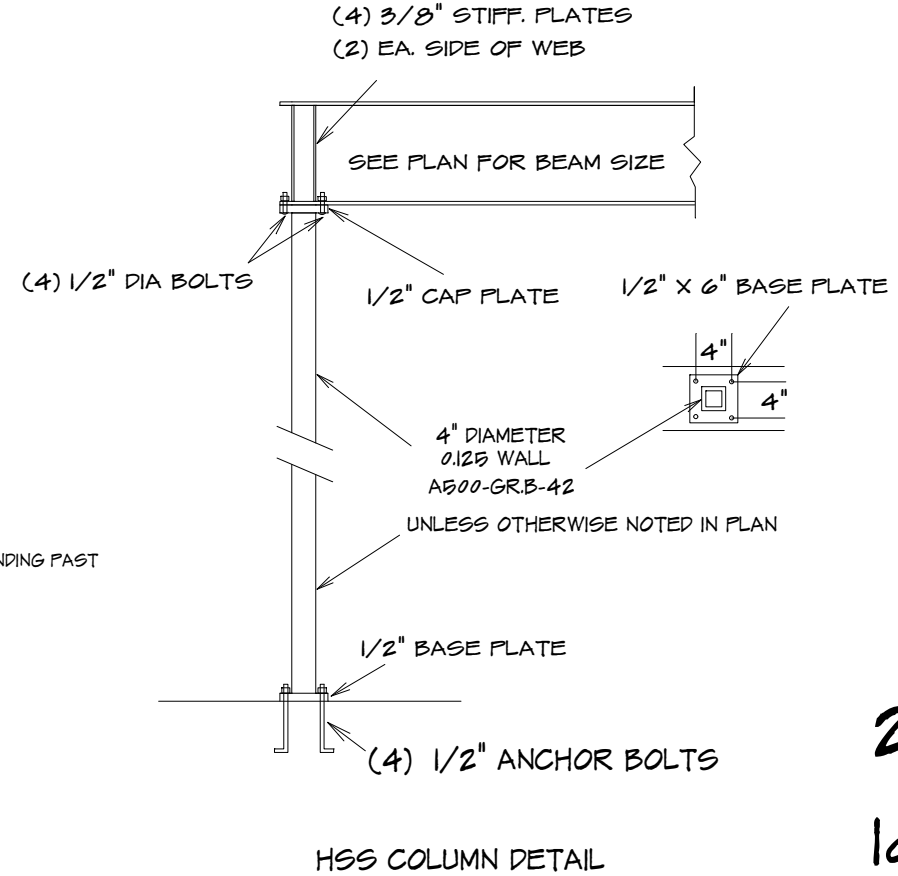
TYPICAL WALL SECTION



TYPICAL CANTILEVER FRAMING W/ DECK ATTACHMENT



UPSET STEEL BEAM/JOIST CONNECTION



2062 NW O'Brien Rd,  
lot 145 Woodside Ridge

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	BUILDER:	PHONE:	DATE REVISED:	SF-7035	6
	SUB-DIVISION:	LOT NO.	DESIGNER:	FILE NAME:	APPROX. SQ.FT.
				7035 SEC1	

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GENERAL NOTES

WINDOW SIZES SHOWN ARE APPROXIMATE.  
THE BUILDER SHALL SELECT WINDOWS TO MEET BUILDING CODE  
REQUIREMENTS AND TO FIT IN THE AVAILABLE SPACE. OVERALL  
ROUGH OPENINGS FOR MULLED UNITS WILL VARY BY  
WINDOW/ DOOR MANUFACTURER.

EXTERIOR WALLS ARE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE  
NOTED.

GARAGE  
THE GARAGE FLOOR SHALL BE SLOPED TOWARD GARAGE DOORS  
DOORS BETWEEN GARAGE AND DWELLING - MIN 1/8" SOLID CORE  
OR HONEY COMBED STEEL DOOR OR 20 MIN. RATED  
GARAGE TO HAVE 5/8" TYPE X GYPSUM THROUGHOUT  
THE H-FRAME SHALL CONSIST OF 2x6 FRAMING

GLAZING  
GLAZING IN HAZARDOUS LOCATIONS AS IDENTIFIED IN 2x10 IRC  
SHALL BE APPROVED SAFETY GLAZING MATERIALS: GLASS IN STORM  
DOORS, INDIVIDUAL FIXED OR OPENABLE PANELS ADJACENT TO A  
DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARCH  
OF THE DOOR IN CLOSED POSITION AND WHOSE BOTTOM EDGE IS  
WITHIN 60" OF THE FLOOR; WALLS ENCLOSED STAIRWAYS AND  
LANDINGS WHERE THE GLAZING IS WITHIN 60" OF THE TOP OR  
BOTTOM OF THE STAIR ENCLOSURES FOR SPAS, TUBS, SHOWERS,  
AND WHIRLPools; GLAZING IN FIXED OR OPENABLE PANELS  
EXCEEDING 9' 50. FT. AND WHOSE BOTTOM EDGE IS LESS THAN 18"  
ABOVE THE FLOOR OR WALKING SURFACE WITH IN 3x6'

EMERGENCY EGRESS  
PROVIDE ONE WINDOW FROM EACH BEDROOM THAT HAS A MIN.  
OPENABLE AREA OF 5.7 SQ. FT. WITH A MIN. OPENABLE HEIGHT OF  
24" AND WIDTH OF 21"

ELECTRICAL OUTLETS  
ALL OUTLETS TO BE ARC FAULT CIRCUIT-INTERRUPTER OR GROUND  
FAULT CIRCUIT-INTERRUPTER PROTECTED  
EXCEPT. REFRIGERATOR, SINGLE OUTLET FOR SUMP PUMP AND  
SINGLE OUTLET IN GARAGE FOR A FREEZER  
ALL OUTLETS TO BE TAMPER RESISTANT

CARBON MONOXIDE ALARMS  
CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION. AN  
APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED  
OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE  
VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH  
FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS  
THAT HAVE ATTACHED GARAGE.

CARBON MONOXIDE DETECTION SYSTEMS  
CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON  
MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES,  
INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION  
FOR CARBON MONOXIDE ALARMS AND NFPA 720, SHALL BE PERMITTED.  
THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS  
COMPLYING WITH UL 2070, WHERE A HOUSEHOLD CARBON  
MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A  
PERMANENT FEATURE OF THE OCCUPANCY, OWNED BY THE  
HOMEOWNER AND SHALL BE MONITORED BY AN APPROVED  
SUPERVISING STATION.

GUARD OPENING LIMITATIONS  
REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR  
AREA, BALCONIES, AND PORCHES SHALL HAVE INTERMEDIATE RAILS  
OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A  
SPHERE 4" OR MORE IN DIAMETER.

OPENING PROTECTION  
OPENING FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED  
FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER  
OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE  
EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN  
THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS  
THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED  
WITH A SELF-CLOSING DEVICE.

SMOKE ALARMS  
PROVIDE SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE OF  
EACH SLEEPING ROOM AND ON EACH FLOOR, INCLUDING BASEMENT.  
ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT  
THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS  
IN THE DWELLING.

FRAMING NOTE

ALL LUMBER SIZES ARE FOR #2 D-FIR-LARCH  
ALL HEADERS TO BE MIN. (2) #2 D-FIR  
BLOCK CANTILEVERS, DOOR JAMBS, AND OVER BEAMS  
ALL HEADERS TO BEAR ON MIN. OF (2) 2x4 STUDS  
JOIST UNDER BEARING PARTITIONS SHALL BE DOUBLED AND  
COMPLY WITH 2x10 IRC

WATER-RESISTIVE BARRIER SHALL BE PROVIDED OVER ALL  
EXTERIOR WALLS PER 2x10 IRC  
ROOF PLAN NOTES  
ALL ROOF RAFTERS NOT CALLED OUT ARE TO BE 2x6 SPT  
H/1/2 @ 16".  
ALL CEILING JOISTS NOT CALLED OUT ARE TO BE 2x6 SPT  
H/1/2 @ 16".  
ALL VAULTS TO BE PURKED DOWN W/2x MATERIAL TO PROVIDE  
FOR R-9.9 INSULATION

ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR HEADERS  
TO BE (2) 2x10 D-FIR #2 UNLESS NOTED OTHERWISE ON PLANS  
ALL RIDGES, HPs, AND VALLEYS NOT MARKED SHALL BE (1)  
NOMINAL SIZE LARGER THAN THE INTERSECTING RAFTERS  
CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER  
WITH (3) 16d COM (3 1/2"x16d) NAILS AND THE RAFTER SHALL BE  
NAILED TO THE JOIST WALL PLATE WITH (3) 8d COM (2 1/2"x8d)  
NAILS. CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY  
JOINED WITH (3) 16d COM (3 1/2"x16d) NAILS WHERE THEY MEET  
OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT  
RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING  
WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS.  
WHEN CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT  
THE TOP WALL PLATE (w/ AT LOCATIONS WHERE C.J. ARE  
PERPENDICULAR TO RAFTERS), INSTALL 2x4 RAFTER TIES, IN THE  
LOWER 1/3 OF ATTIC SPACE @ 16" WITH (3) 16d COM  
(3 1/2"x16d) NAILS EX. END.  
COLLAR TIES SHALL BE PROVIDED IN THE ATTIC SPACE IN THE  
UPPER 1/3 OF ATTIC  
RAFTER CONNECTIONS DESIGNED TO RESIST UPLIFT FORCES  
PER 2x10 IRC TABLE R021. ROOF HEADERS DO NOT HAVE  
NOTABLE UPLIFT TO REQUIRE HOLD DOWNS.  
PROVIDE METAL FLASHING AT ALL ROOF VALLEYS.  
ROOF AND SOFFIT VENTS PER LOCAL CODES. WHERE POSSIBLE,  
PROVIDE ROOF VENTING ON BACK SIDE OF ROOF.  
EXACT GUTTER AND DOWNSPOUT LOCATION BY GUTTER INSTALLER.  
ROOF IS DESIGNED FOR 20 P.S.F. ROOF SNOW LOAD (MIN.)  
MIN 20 YR. ASPHALT SHINGLES  
RAFTER TIES SHALL NOT BE REQUIRED WHEN A STRUCTURAL RIDGE  
HAS BEEN PROVIDED AND ADEQUATELY DESIGNED (AS IN A FULLY  
VAULTED ROOM) SUCH SHALL BE NOTED AS "STRUCTURAL" ON THE  
PLAN. PER 2x10 IRC

ROOF BRACING  
ROOF FURLING TO BE PLACED APPROXIMATELY WHERE SHOWN ON  
ROOF FURLING. USE 2x6 STUD GRADE FURLIN PLACED  
PERPENDICULAR TO RAFTERS (UNLESS NOTED OTHERWISE ON  
PLANS)  
RIDGE, HP, VALLEY, AND FURLIN BRACE STRUTS TO BE PLACED AS  
SHOWN ON PLANS. STRUTS TO BE 2x4 STUD GRADE w/ MAXIMUM  
UNBRACED LENGTH OF 8'-0" AND AT A 45° ANGLE w/ HORIZONTAL OR  
GREATER (VERTICAL WHERE POSSIBLE)  
BRACES LONGER THAN 8'-0" SHALL BE 2x4 STRONG BACK BRACES

EXCEPTIONS:  
WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIAMETER  
SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS  
IN ITS LARGEST OPENED POSITION. OPENINGS THAT ARE PROVIDED  
WITH WINDOW FALL PREVENTION DEVICES, WHICH COMPLY WITH  
ASTM F 2090.  
WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL  
DEVICES THAT COMPLY WITH SECTION R312.2.

EXHAUST AIR  
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER  
SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING  
AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF  
OF WHICH MUST BE OPERABLE  
EXCEPTION:  
THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL  
LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE  
MINIMUM LOCAL EXHAUST RATE SHALL BE DETERMINED IN  
ACCORDANCE WITH SECTION M1607. EXHAUST AIR FROM THE  
SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS

BRIDGING  
JOISTS EXCEEDING A NOMINAL 2" X 2" SHALL BE SUPPORTED  
LATEROALLY BY SOLID BLOCKING, DIAGONAL BRIDGING  
(WOOD OR METAL), OR A CONTINUOUS 1" X 3" STRIP NAILED  
ACROSS THE BOTTOM OF THE JOIST PERPENDICULAR TO JOIST AT  
INTERVALS NOT EXCEEDING 8 FEET

WINDOW AND DOOR NOTES

1. ALL WINDOWS ARE SHOWN IN FEET  
(IE 3'000 IS A 3'0"x0'0" WINDOW)  
ALL DOORS SHOWN IN FEET AND INCHES  
(IE 2'000 DOOR IS A 2'-0"x6'-0" DOOR)  
CONTRACTOR/INSTALLER TO VERIFY R.O. DIMENSIONS WITH  
BUILDER SUPPLIED CUT SHEET PRIOR TO FRAMING.  
2. ALL WINDOWS TO BE LOW-E GLASS TO MEET ALL LOCAL  
ENERGY CODE REQUIREMENTS.  
3. PROVIDE EGRESS WINDOW IN ALL SLEEPING ROOMS.

WINDOWS SHALL COMPLY WITH THE FOLLOWING:  
A. MINIMUM OPEN AREA 5.7 SQ.FT.  
B. MINIMUM OPENING HEIGHT 24 INCHES  
C. MINIMUM OPENING WIDTH 20 INCHES  
D. SILL HEIGHT 44" MAX ABOVE FLOOR  
4. ALL WINDOW SILLS ARE TO BE 24" MIN ABOVE FINISH FLOOR,  
OR SHALL BE FIXED/NONOPERABLE

5. ALL WINDOWS AND GLAZED DOORS SHALL COMPLY WITH  
IRC SECTION R308.4; GLAZING IN HAZARDOUS LOCATIONS SHALL  
BE OF APPROVED SAFETY GLAZING MATERIALS.  
GLASS IN STORM DOORS, INDIVIDUAL FIXED OR OPERABLE  
PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL  
EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION  
AND WHOSE BOTTOM EDGE IS WITHIN 60" OF THE FLOOR. WALLS  
ENCLOSING STAIRWAYS AND LANDINGS WHERE THE GLAZING IS  
WITHIN 60" OF THE TOP OR BOTTOM OF STAIR ENCLOSURES FOR  
TUBS, SHOWERS AND WHIRLPools, GLAZING IN FIXED OR  
OPERABLE PANELS EXCEEDING 9' 50" AND WHOSE BOTTOM EDGE  
IS LESS THAN 18" ABOVE THE FLOOR OR WALKING SURFACE  
WITHIN 36".  
6. ALL OPERABLE WINDOWS SHALL HAVE FALL PROTECTION PER  
IRC R612.2.  
7. ALL GLAZING IN WINDOWS AND DOORS SHALL COMPLY WITH  
THE TEST CRITERIA FOR CATEGORY I IN ACCORDANCE WITH CPSC  
16 CFR 1201.  
8. WINDOW MANUFACTURER TO CONFIRM EXACT SAFTEY AND  
EGRESS WINDOW LOCATIONS PER LOCAL CODES.

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IRC R612.2.  
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16 CFR 1201.  
8. WINDOW MANUFACTURER TO CONFIRM EXACT SAFTEY AND  
EGRESS WINDOW LOCATIONS PER LOCAL CODES.

GENERAL PLAN REQUIREMENTS

1. ALL STUD WALL FRAMING SHALL BE CONTINUOUS  
FROM THE FLOOR TO ROOF OR CEILING  
DIAPHRAGM UNLO. ALL WALLS OVER 10'-0" ARE TO BE  
2x6 @ 16" UNLO.  
2. PROVIDE WATER-RESISTANT EXTERIOR WALL COVERING  
ON ALL FRAMED WALLS TO COMPLY WITH IRC SECTION R023.  
3. PROVIDE GFCI ELECTRICAL OUTLETS ON EXTERIOR, IN  
UNFINISHED BASEMENT, IN BATHROOMS, ABOVE KITCHEN  
COUNTERS, IN GARAGE, AND WITHIN 6'-0" OF ANY SINK.  
4. ALL EXTERIOR DOORS SERVED BY LANDING.  
5. INSTALL CARBON MONOXIDE DETECTORS PER IRC SECTION  
R310 OUTSIDE OF EACH SLEEPING AREA.  
6. INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM,  
OUTSIDE OF EACH SLEEPING AREA, WITH A MINIMUM OF  
ONE ON EACH FLOOR PER IRC SECTION R314.  
7. PROVIDE A "UPER" GROUND PER IRC 360.0.1  
8. REFER TO WALL BRACE SHEET FOR ALL WALL BRACING DETAILS  
AND/OR CALCULATIONS.  
9. INSTALL BLOCKING FOR TP HOLDERS, TOWEL BARS, AND  
TRIM BEAMS.  
10. GARAGE DOOR H-FRAME: THE H-FRAME FOR ATTACHMENT  
OF THE GARAGE DOOR TRACK AND COUNTER BALANCE  
SHALL CONSIST OF THE FOLLOWING:  
2x6 VERTICAL JAMBS RUNNING FROM FLOOR TO  
CEILING ATTACHED WITH 3 1/4"x16d NAILS @ 12" STAGGERED  
WITH (7) 3 1/4"x16d NAILS THRU JAMB INTO HEADER. MINIMUM  
2x8 HEADER FOR ATTACHMENT OF COUNTER BALANCE SYSTEM  
II. OVERHEAD GARAGE DOORS TO MEET 90 MPH WIND LOAD  
RESISTANCE REQUIREMENTS OF PASMA 10-B-9 AND ASTM E  
530-02 PER IRC SECTION R 612.4.  
12. MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT EXCEED  
7 3/4" MAXIMUM RISER HEIGHT OF STAIRWAYS SHALL NOT  
EXCEED 7 3/4" AND THE TREADS SHALL PROVIDE A MINIMUM  
TREAD DEPTH OF 10".  
13. ALL EXTERIOR AND LOAD BEARING WINDOW AND DOOR  
HEADERS TO BE (2) 2x10 D-FIR #2 UNLESS NOTED  
OTHERWISE ON PLANS  
14. ALL WINDOW BEARINGS (OTHER THAN WINDOWS) TO BE  
(2) 2x4 STUDS UNLESS NOTED OTHERWISE  
WINDOW HEADER BEARINGS TO BE (1) 2x4 EA END UNLESS  
NOTED OTHERWISE.

GENERAL FOUNDATION REQUIREMENTS

1. ALL FOOTINGS ARE TO BE EXTENDED TO MIN 36" BELOW  
FINISHED GRADE.  
2. ALL INTERIOR FOOTINGS FOR LOAD BEARING WALLS AND  
COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.  
3. FOR ALL CONC WALL OPENINGS, FOOTING 1 WALL STEPS,  
PROVIDE ONE #4 BAR, 48" LONG DIAGONALLY AS CLOSE AS  
PRACTICAL TO CORNER.  
4. ALL REINFORCEMENT SHALL BE LAPPED A MIN OF 24" AT  
ENDS SPLICES AND AROUND CORNERS.  
5. ANCHOR BOLTS ARE TO BE SPACED @ 36" w/ 7" MIN EMBED.  
A BOLT SHALL BE PLACED WITHIN 12" OF THE END OF EACH  
FLATE SECTION.  
6. FASTEN JOISTS TO SILL PLATES WITH (3) 8d COM NAILS.  
7. WHERE JOIST IS PARALLEL TO FOUNDATION, PROVIDE SOLID  
BLOCKING @ 32" FOR (3) JOIST SPACES. FASTEN TO SILL PLATE  
PER NOTE 6.  
8. VAPOR BARRIER: 6 MIL PE VAPOR RETARDER WITH JOINTS  
LAPPED A MIN OF 6" BETWEEN SLAS 1. BASE.  
9. DAMP PROOFING: ONE COAT (MIN) OF DAMP PROOFING OR  
EQUIVALENT FOUNDATION MEMBRANE SHALL BE APPLIED TO  
EXTERIOR WALL SURFACES BELOW GRADE. SEAL TIE HOLES,  
VOIDS BEFORE APPLICATION.  
10. FOUNDATION DRAIN: INSTALL CONT 4"- PERFORATED PVC  
DRAIN TILE. DRAIN TILE TO BE EXTENDED TO SQUARE SUMP  
FIT WHICH EXTENDS A MIN 24" BELOW BASEMENT FLOOR.  
II. ALL FRAMING MEMBERS IN CONTACT WITH CONCRETE SHALL  
BE ACQ TREATED LUMBER.  
12. ALL STEEL FASTENERS (INCLUDING FOUND. ANCHOR BOLTS)  
ON ACQ TO BE (DOUBLE HOT-DIPPED) GALVANIZED.  
13. PROVIDE A "UPER" GROUND PER IRC 360.01 PROVIDE A "UPER"  
GROUND PER IRC 360.01 4. EGRESS WELL REQUIREMENTS:  
A. IF THE VERTICAL DISTANCE FROM THE WINDOW SILL TO  
ADJACENT GRADE IS GREATER THAN 44", PROVIDE A  
LADDER.  
B. ADD DRAIN TO DAYLIGHT OR SUMP PUMP.

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ENERGY REQUIRMENTS

CONTRACTOR TO PROVIDE ENERGY AUDIT USING THE HERS  
ENERGY RATING SYSTEM. IN LIEU OF AN ENERGY AUDIT,  
THE FOLLOWING PRESCRIPTIVE REQUIREMENTS MAY BE  
FOLLOWED:  
A. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING  
ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING  
CAVITIES TO BE SEALED PER IRC SECTION N102.2.  
B. THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE  
SEALED THE BUILDING THERMAL ENVELOPE IS REQUIRED TO BE  
SEALED PER IRC SECTION N102.4.  
C. CONTRACTOR TO SUBMIT "MANUAL J" AND "MANUAL D"  
CALCULATIONS FOR THE HVAC SYSTEM  
D. INSULATION TO COMPLY WITH IECC AS FOLLOWS:  
INSULATION TO COMPLY WITH IECC AS FOLLOWS:

WALLS	R-10
CEILING (FLAT)	R-40
CEILING (VAULTED)	R-50
	(NOTE: VAULTED AREA NOT TO 800+4 H OR 20% OF ROOF AREA, WHICHEVER IS LESS)
FLOORS OVER UNCONDITIONED SPACE	R-10
CRAWL SPACE WALLS	R-10 (w/ R-10 CONTINUOUS)
BASEMENT WALLS	R-10 (w/ R-10 CONTINUOUS)
SLABS	N/R
DUCTWORK	R-8
WINDOWS	U 0.55 (MAX) SHGC 0.40 (MAX)
SKYLIGHTS	U 0.55 (MAX) SHGC 0.40 (MAX)

TABLE R602.4(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS N x "	SPACING OF FASTENERS
Roof			
1	Blocking between joist or rafter to top plate, toe nail	3-8d (2 1/2" x 0.1337)	---
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.1337)	---
3	Ceiling joists not attached to parallel rafter, face over partition, face nail	3-10d	---
4	Collar tie to rafter, face nail or 1 1/4" x 20 edge ridge strap	3-10d (3" x 0.1337)	---
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" x 0.1387) or 3-16d common nails (3" x 0.1483)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" x 0.1387) 3-16d (3 1/2" x 0.1387)	---
Wall			
7	Build-up studs-face nail	15d (3" x 0.1289)	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" x 0.1387)	12" o.c.
9	Build-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.1387)	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" x 0.1387)	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.1337)	---
12	Double studs, face nail	15d (3" x 0.1289)	24" o.c.
13	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.1387)	24" o.c.
14	Side plate to joist or blocking, face nail	16d (3 1/2" x 0.1387)	16" o.c.
15	Side plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.1387)	16" o.c.
16	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.1337) or 3-16d (3 1/2" x 0.1387)	---
17	Top or sole plate to stud, and nail	2-16d (3 1/2" x 0.1387)	---
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.1337)	---
19	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.1337)	---
20	2" brace to each stud and plate, face nail	2 staples 1 1/2" x 1 1/2"	---
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.1337)	---
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.1337)	---
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.1337) 4 staples 1 1/2" x 1 1/2"	---
Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.1337)	---
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.1337)	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.1337)	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.1337)	---
28	2" subfloor to joist or girder, blind and face nail	2 staples 1 1/2" x 1 1/2"	---
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.1387)	at each bearing
30	Build-up girders and beams, 2-inch lumber layers	15d (3" x 0.1289)	as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafter	3-16d (3 1/2" x 0.1387)	At each joist or rafter

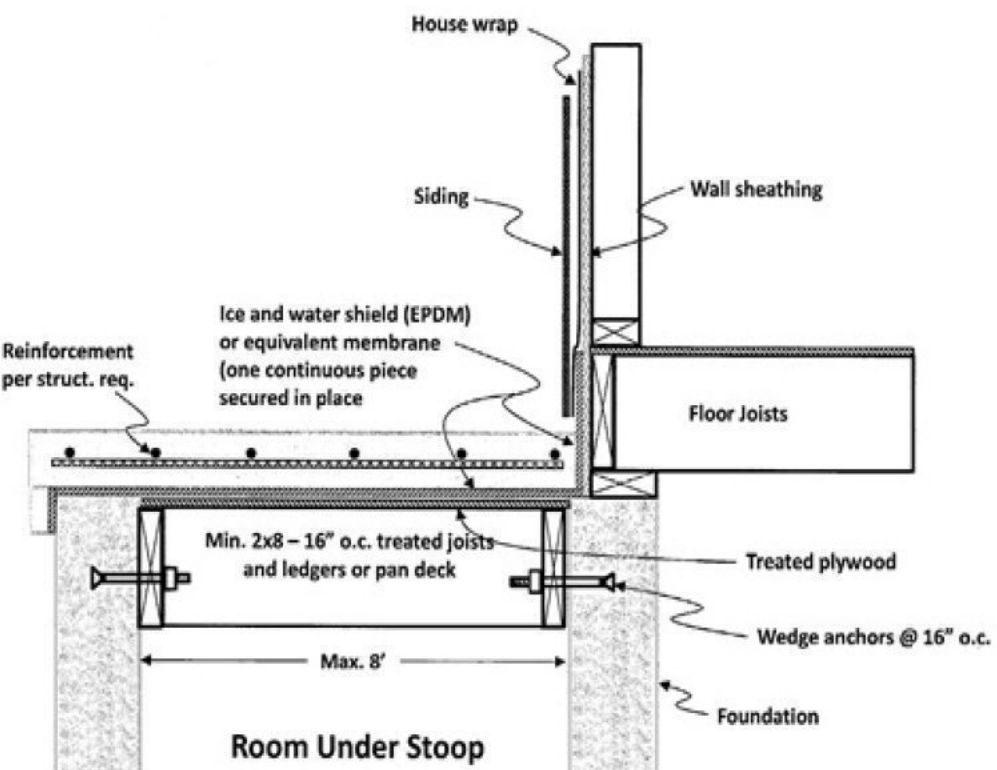
TABLE R602.4(2)-continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS				
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER N x "	Edgess (Inches)	Intermediate supports* (Inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" - 1/2"	8d common (2" x 0.1337) 8d (roof only) 8d common (2 1/2" x 0.1317) nail (roof)	6	12"
33	1/2" - 1"	8d common nail (2 1/2" x 0.1317)	6	12"
34	1 1/8" - 1 1/2"	8d common (3" x 0.1487) 8d (2 1/2" x 0.1317)	6	12"
Other wall sheathing*				
35	1/2" structural cellular fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown anse 14 ga., 1 1/4" long	3	6
36	5/8" structural cellular fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown anse 14 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing	1 1/2" galvanized roofing nail, shade galvanized, 1 1/2" long, 15-ga. crown, 1 1/4" x 1 1/4" or 1 1/2" x 1 1/2"	7	7
38	5/8" gypsum sheathing	1 1/2" galvanized roofing nail, shade galvanized, 1 1/2" long, 15-ga. crown, 1 1/4" x 1 1/4" or 1 1/2" x 1 1/2"	7	7
Wood structural panels, combination subfloor underlayment to framing				
39	3/4" and less	8d deformed (2" x 0.1207) 8d 8d common (2 1/2" x 0.1317)	6	12"
40	7/8" - 1"	8d common (2 1/2" x 0.1317) nail or 8d deformed (2 1/2" x 0.1207)	6	12"
41	1 1/8" - 1 1/4"	10d common (3" x 0.1487) nail or 8d deformed (2 1/2" x 0.1207)	6	12"

For S1: 1 inch = 25.4 mm; 1 foot = 304.8 mm; 1 mile per hour = 0.447 m/s; 1 psi = 6.895 kPa.

Foundation Wall Reinforcement Schedule - Table 2

Vertical reinforcement spacing 60 psf soil									
Concrete strength/Grade Reinforcement #4 bar		8 inch thick wall			10 inch thick wall				
3,000 psi / Grade 40		16	12	NP	24	16	12		
3,500 psi / Grade 40		16	12	NP	24	24	12		
3,000 psi / Grade 60		24	16	NP	24	20	16		
3,500 psi / Grade 60		24	16	NP	24	24	16		
Horizontal reinforcement - Minimum Grade 40 steel #4 bar									
One bar 12" from top of wall, maximum spacing 24" o.c.		4-#4	5-#4	6-#4	4-#4	5-#4	6-#4		

- Footnotes:
- Wall height is measured from the top of the wall to the top of the floor slab.
  - Vertical reinforcement for concrete walls that are not full height and for reinforcement spaced 24 inch on center may be placed in the middle of the wall. Other walls shall have vertical reinforcement placed as follows:
    - 8-inch wall - Minimum 5 inches from the outside face.
    - 10-inch wall - Minimum 5.75 inches from the outside face.
    - Extend bars to within 8 inches of the top of the wall.
  - Reinforcement clearances:
    - Concrete exposed to earth - minimum 1-1/2 inches.
    - Not exposed to weather (interior side of walls) - minimum 3/4 inch.
    - Concrete exposed to weather (top clearance in garage and driveway slabs) - 1-1/2 inches.
  - Horizontal reinforcement:
    - One bar shall be placed within 12 inches of the top of the wall.
    - Other bars shall be equally spaced with spacing not to exceed 24 inches on center.
    - Horizontal bars should be as close to the tension face as possible (interior) and behind the vertical reinforcement (i.e. 2" towards the inside).
    - Supplemental reinforcement at corners - Place 1 #4 bar 48 inches long at 45 degree angle at corners of openings per Figure 4a. Place reinforcement within 6" of the edge of inside corners.
  - Reinforcement shall be lapped a minimum 24 inches at ends, splices, and around corners. At masonry ledges the minimum wall thickness shall be 5-12 inches. Ledges shall not exceed a depth of more than 24 inches below the top of the wall. For wall thicknesses less than 4 inches provide #4 bars at maximum 24 inches on center to within 8 inches of the top of the wall.
  - Straight walls more than 5 feet tall and more than 16 feet long shall be provided with exterior braced return walls. Wall length shall be measured using inside the shortest dimension between intersecting walls (See 7.5.2).



GENERAL REQUIREMENTS:

FLASHING OR ANOTHER APPROVED WEATHER RESISTIVE  
BARRIER SHALL BE PLACED BETWEEN THE CONCRETE  
PORCH STOOP AND THE DWELLING (IRC R319).  
THE WEATHER RESISTIVE BARRIER SHALL EXTEND UNDER  
THE WALL COVERING AND DOWN OVER THE EDGE OF THE  
FOUNDATION WALL TO FORM A CONTINUOUS BARRIER TO  
PREVENT WATER INTRUSION INTO THE BUILDING (IRC R703.0).  
PENETRATIONS, SEAMS, AND JOINTS SHALL BE EFFECTIVELY  
SEALER.  
THE FLASHING AND SEALANTS SHALL FORM A PHYSICAL  
BARRIER TO RESTRICT ACCESS (IRC R320.1)

SUSPENDED PORCH STOOP DETAIL

SEE ELEVATION FOR  
WALL HEIGHTS

NOTE.. ELECTRICAL SERVICE  
TO BE 200 AMP.

NOTE.. DOUBLE JOIST UNDER  
ALL PARALLEL WALLS  
ABOVE UNLESS NOTED

S.D.  
= SMOKE DETECTOR

2062 NW O'Brien Rd,  
lot 145 Woodside Ridge

GENERAL HEADER SPECIFICATIONS:

REQUIRED ARE
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