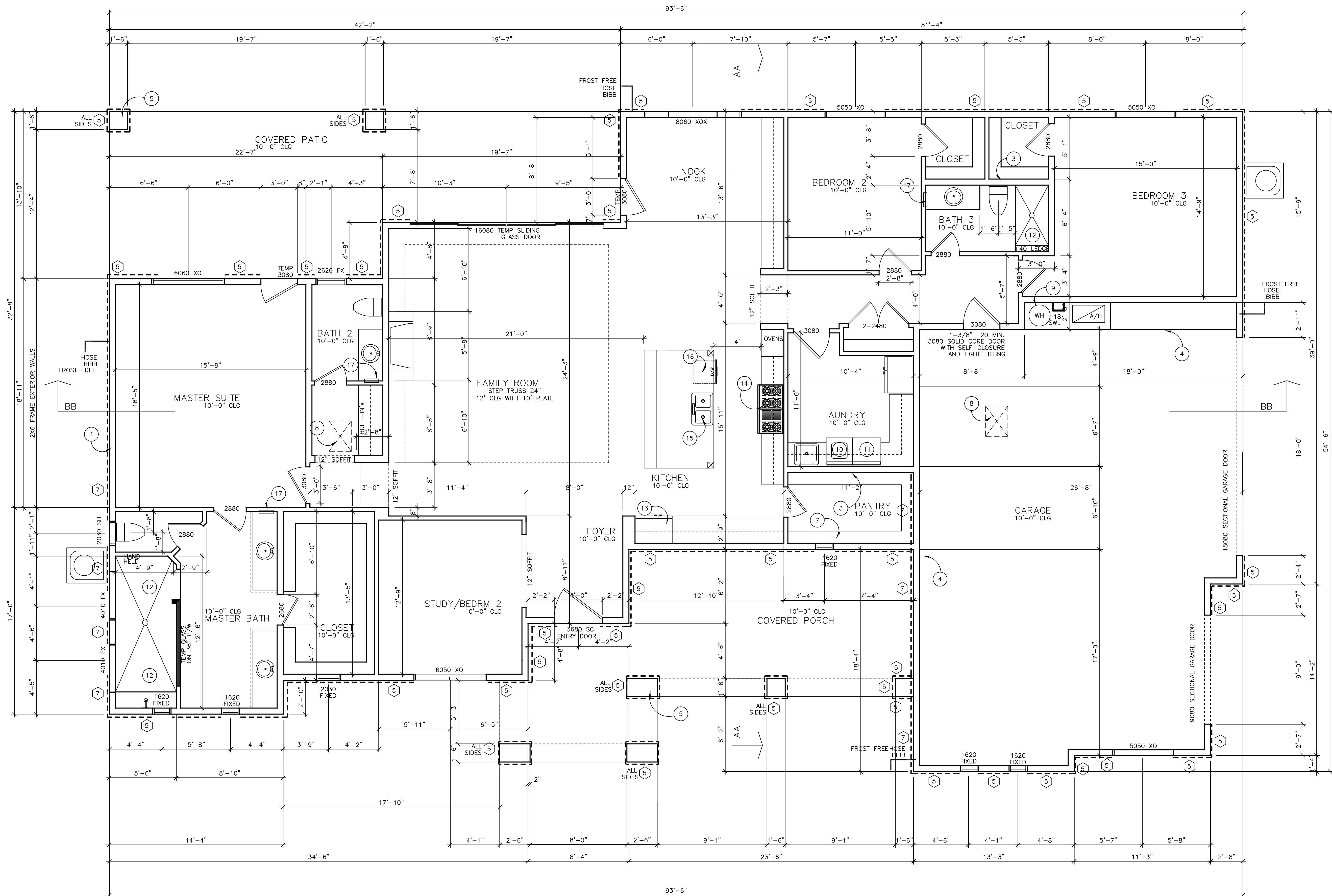




- FLOOR PLAN KEYNOTES:
- 1) TYPICAL EXTERIOR WALL: STUCCO WALL FINISH OVER 1" FOAM OVER 2 LAYERS OF GRADE "D" BLDG. PAPER OVER 3/8" APA RATED SHEATHING ON 2x6 STUDS AT 16" O.C. ESR #1471
 - 2) 6" PLUMBING WALL
 - 3) PROVIDE 1/2" GYP. BD. AT GARAGE WALLS AND CEILING AND SAG RESISTANT AT CEILINGS
 - 4) FRAMED COLUMNS (SEE EXT. ELEV'S)
 - 5) NOT USED
 - 6) (S) WOOD SHELVES
 - 7) 22" X 30" ATTIC ACCESS
 - 8) HOT WATER HEATER ON 18" HIGH RAISED PLATFORM WITH T & P RELIEF LINE TO BUILDING EXTERIOR
 - 9) WASHER LOCATION
 - 10) DRYER LOCATION - PROVIDE DRYER VENT TO BUILDING EXTERIOR
 - 11) TUB/SHOWER WITH CERAMIC TILE WANSLOT TO +7'-0" A.F.F. CEMENT, FIBER-CEMENT, FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. THESE MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS 1/2" WEDI FUNDO SHOWER SYSTEM
 - 12) REFRIGERATOR WITH ICE MAKER WATER LINE
 - 13) ELECTRIC RANGE/OVEN WITH HOOD - VENT HOOD TO BLDG. EXTERIOR
 - 14) SINK WITH DISPOSAL
 - 15) DISHWASHER LOCATION
 - 16) RECESSED MEDICINE CABINET
 - 17)

WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, ALSO INCLUDES AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2)

CEMENT, FIBER CEMENT AND GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

NEW DIMENSIONS

FLOOR PLAN

SCALE 1/4"=1'-0"

SHEAR WALL SCHEDULE

NOTE:
SHEAR ENTIRE EXTERIOR IN ADDITION TO THE FOLLOWING

MARK	MATERIAL	FASTENERS	NAILING	FACES	BLOCKING	SILL PLATE ATTACHMENT
SW 5	3/8" PLYWOOD OR OSB 16" O.C. SPACING	8d COMMON	6" EDGE 12" FIELD	SINGLE	BLOCKED	1/2" A.B. ⊙ 32" O.C.
SW 6	3/8" PLYWOOD OR OSB 16" O.C. SPACING	8d COMMON	4" EDGE 12" FIELD	SINGLE	BLOCKED	1/2" A.B. ⊙ 24" O.C.
SW 7	3/8" PLYWOOD OR OSB 16" O.C. SPACING	8d COMMON	3" EDGE 12" FIELD	SINGLE	BLOCKED	1/2" A.B. ⊙ 16" O.C.

AREA CALCS.

LIVABLE AREA	2,762 SQ. FT.
GARAGE-MECH	968 SQ. FT.
ENTRY/PORCHES	408 SQ. FT.
REAR PATIO	556 SQ. FT.
TOTAL BLDG. AREA	4,694 SQ. FT.

