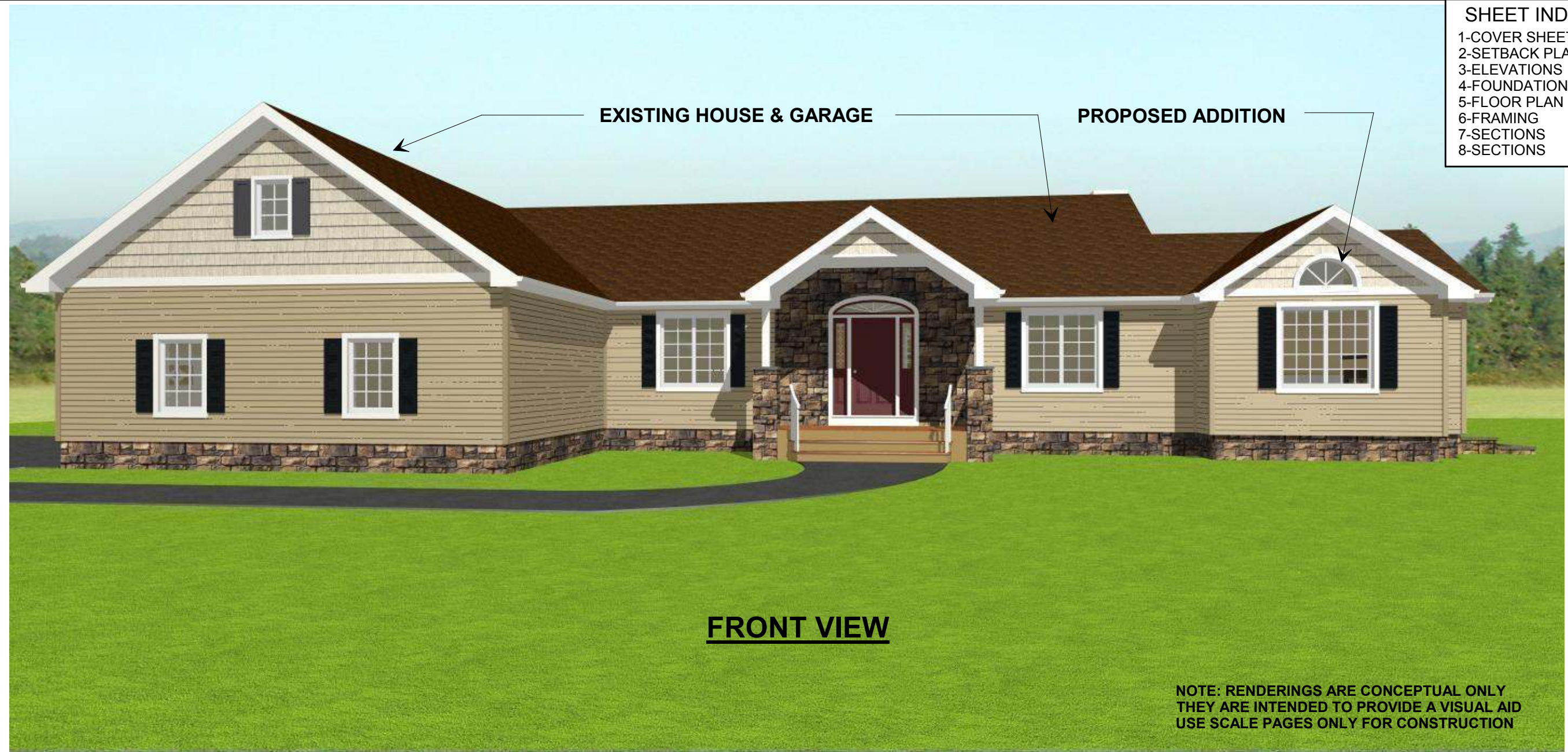


SHEET INDEX

- 1-COVER SHEET
- 2-SETBACK PLAN
- 3-ELEVATIONS
- 4-FOUNDATION PLAN
- 5-FLOOR PLAN
- 6-FRAMING
- 7-SECTIONS
- 8-SECTIONS

SHEET #:

1



FRONT VIEW

**NOTE: RENDERINGS ARE CONCEPTUAL ONLY
THEY ARE INTENDED TO PROVIDE A VISUAL AID
USE SCALE PAGES ONLY FOR CONSTRUCTION**



SIDE VIEW



REAR VIEW

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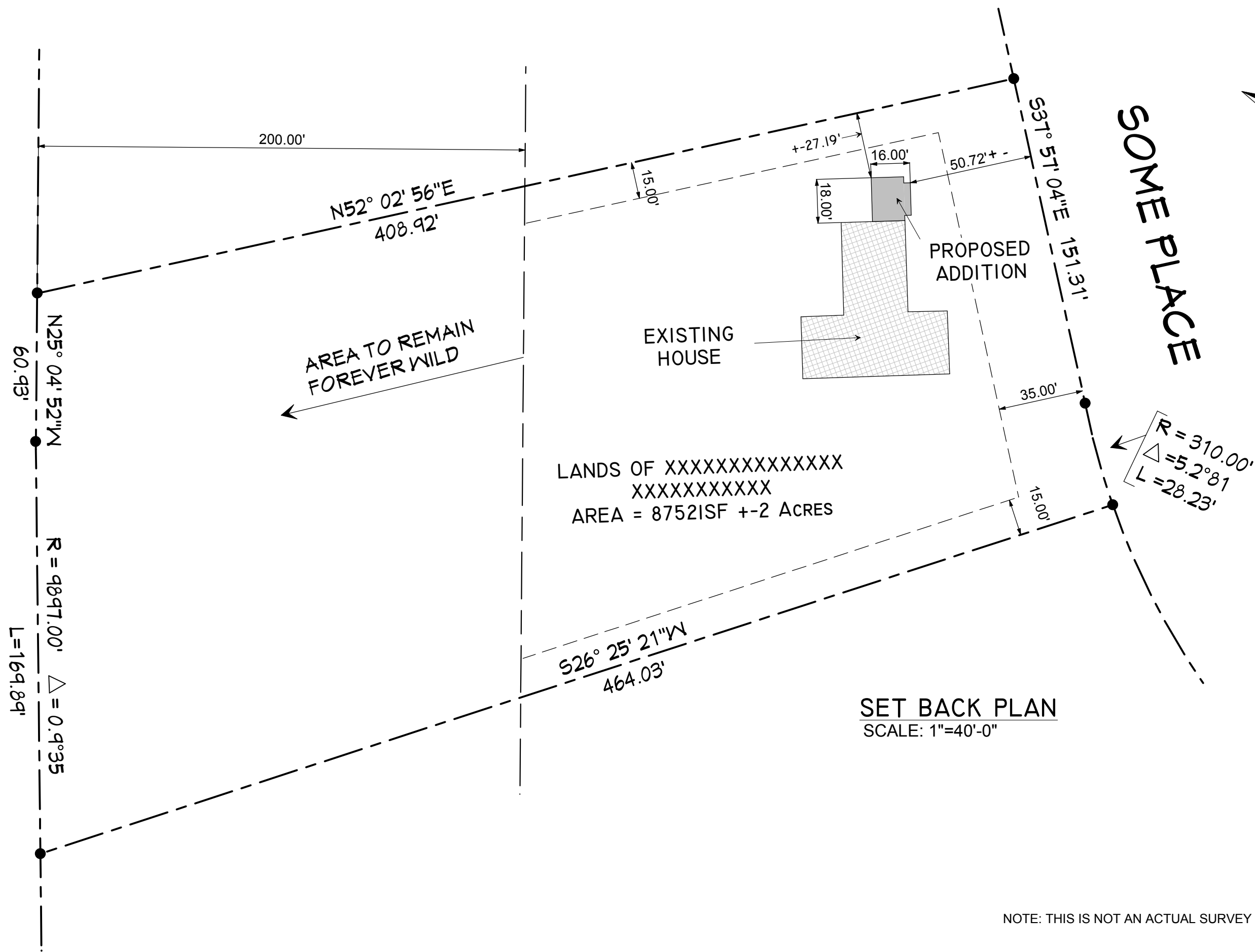
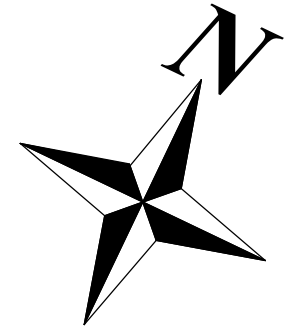
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SET BACK PLAN
SCALE: 1"=40'-0"

NOTE: THIS IS NOT AN ACTUAL SURVEY

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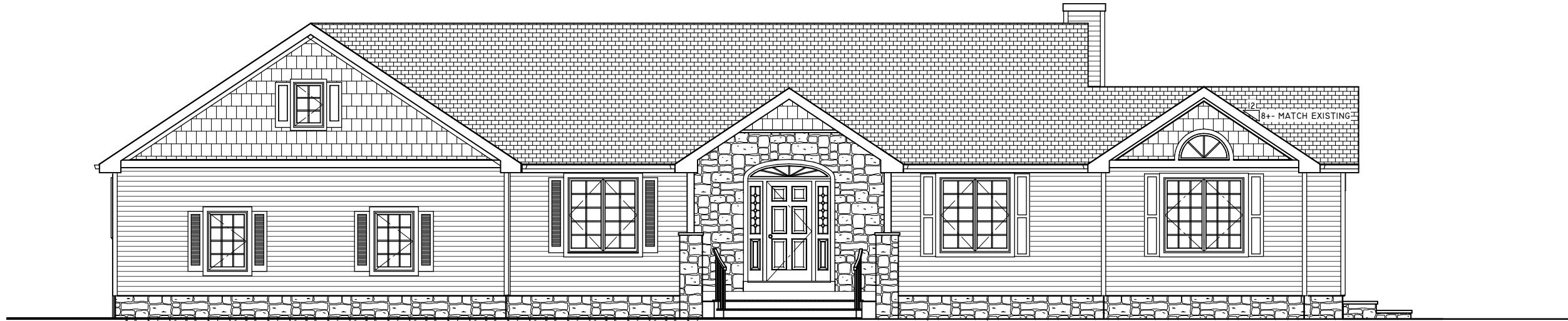
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EXISTING PROPOSED



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECTURAL ROOF SHINGLES TO MATCH EXISTING
6" ALUMINUM FASCIA

HATCHED AREAS ARE EXISTING

RIDGE VENT

12
8+- MATCH EXISTING

VINYL SHAKE SIDING
ALUMINUM TRIM
HORIZ. VINYL SIDING
VINYL CORNERS
FAUX STONE
(MATCH EXISTING MATERIALS)

SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ⁱ	WIND SPEED ^d (mph)	SEISMIC DESIGN CATEGORY ^e	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^g	FLOOD HAZARDS ^f
			Weathering ^a	Frost line depth ^b	Termite ^c		
50#/SF	90	B	SEVERE	48"	SLIGHT TO MODERATE	YES	NO

ADDITIONAL NOTES

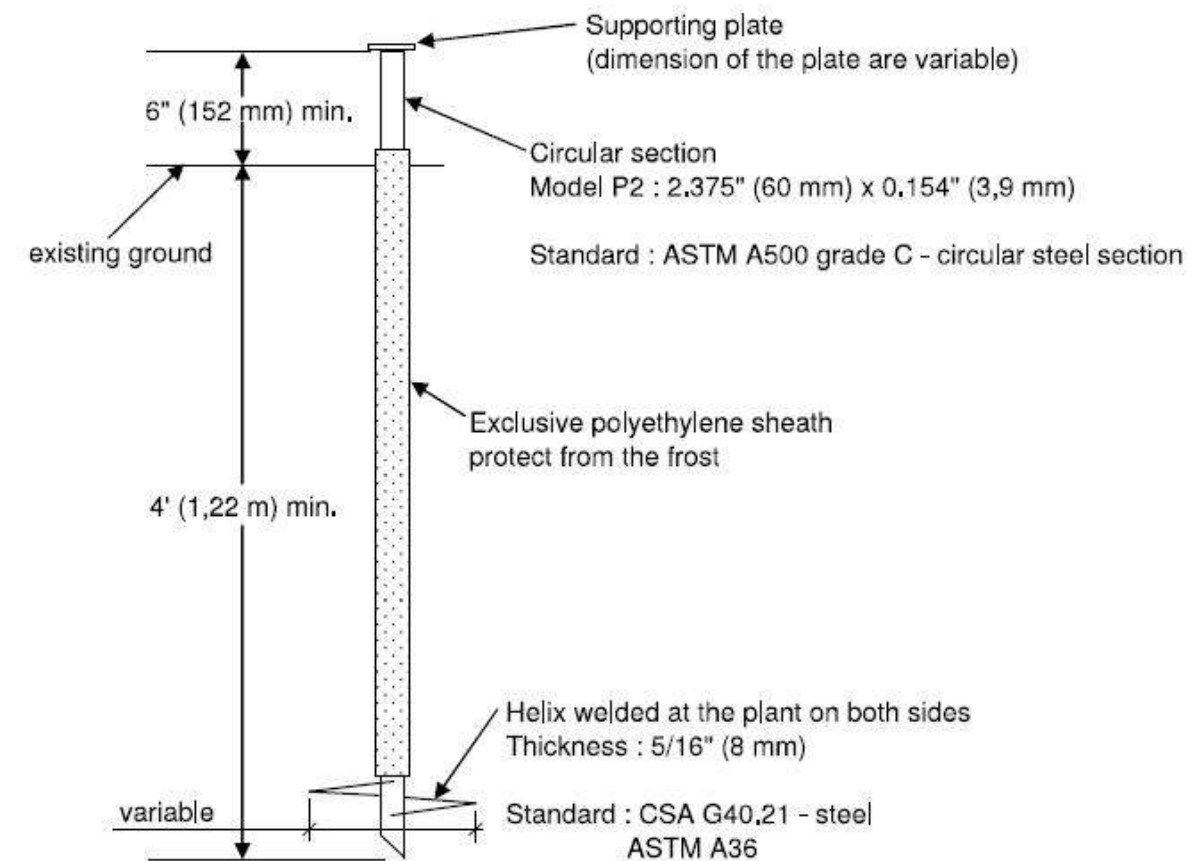
FLOOR LIVE LOAD = 40#/SF
 FLOOR DEAD LOAD = 15#/SF
 ROOF DEAD LOAD = 15#/SF
 MINIMUM SOIL BEARING CAPACITY = 2000 PSF

R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET (0.9 M2), WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

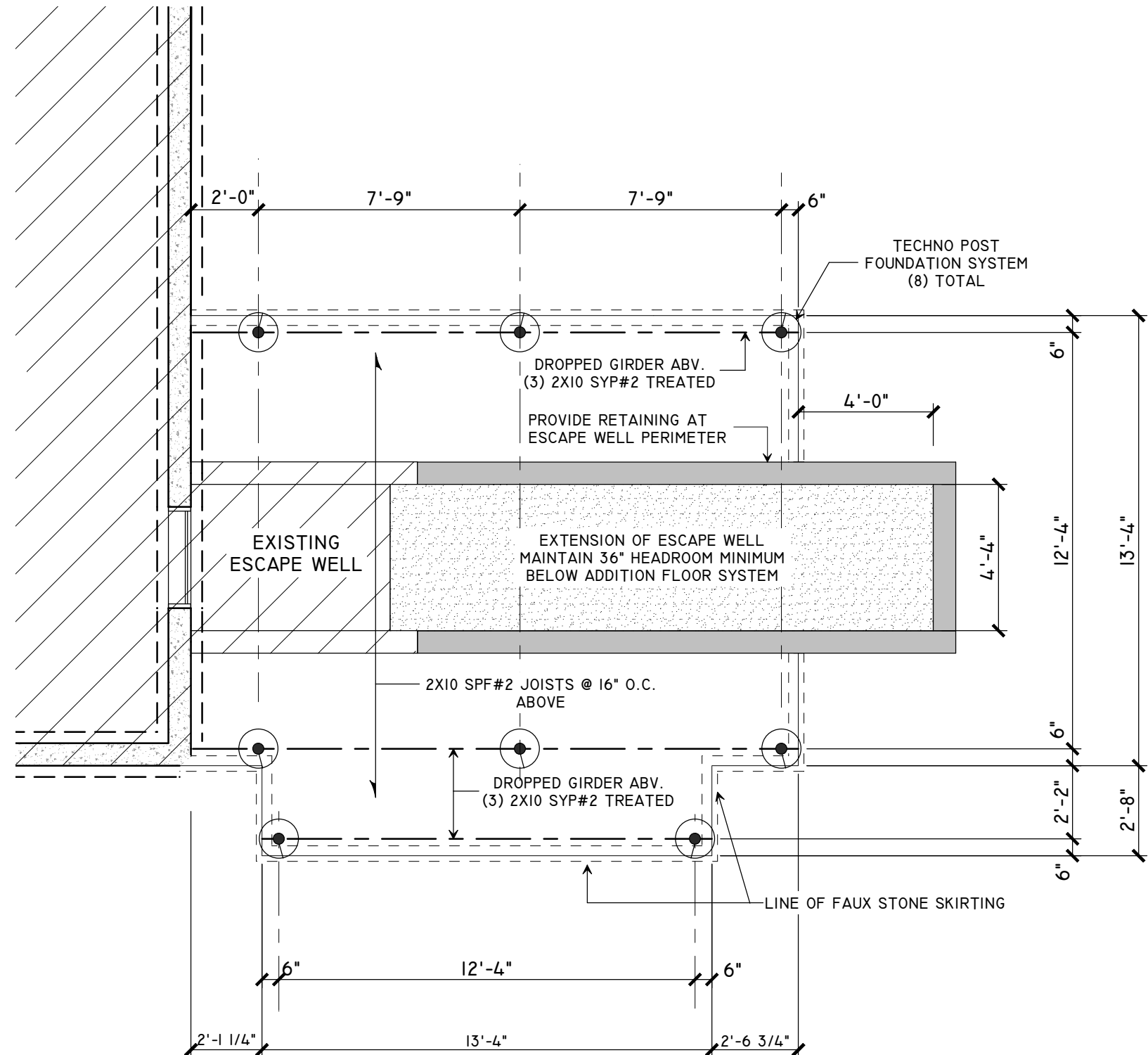
R310.5 EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES. EMERGENCY ESCAPE WINDOWS ARE ALLOWED TO BE INSTALLED UNDER DECKS AND PORCHES PROVIDED THE LOCATION OF THE DECK ALLOWS THE EMERGENCY ESCAPE WINDOW TO BE FULLY OPENED AND PROVIDES A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

SHOP DRAWING

MODEL - P2



TECHNO POST DETAIL



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

SHEET #:

4

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GENERAL NOTES

ALL DIMENSIONS ARE STUD TO STUD
WALL STUDS SHALL BE SPF STUD GRADE MIN.
WALL PLATES SHALL BE SPF #2 OR BETTER
USE (2) 2X6 JACK STUDS AT ALL OPENINGS
FIREBLOCK ALL WALLS OVER 10'
LVL MATERIAL SHALL BE 2600FB-1.9E MINIMUM
WALLS WITH RAFTERS BEARING SHALL BE DBL. TOP PLATED

NAILING SCHEDULE

Top plate to stud (end nail).....2-16d
Stud to sole plate (end nail).....2-16d
Stud to sole plate (toe nail).....3-8d or 2 16d
Double top plates.....10d @ 24"oc
Dbl top plate lap splice.....8-16d
Top plate laps (intersection).....2-10d
Sole plate to joist or blocking.....16d @ 16"oc
Ceiling joist to top plate (toe nail).....3-8d
Ceiling joist over partition.....3-10d
Ceiling joist to parallel rafter.....3-10d
Rafter to top plate (toe nail).....2-16d
1x brace to stud/plate.....2-8d
Joist to sill plate (toe nail).....3-8d
Rafter to ridge, hip or valley (t.n.).....4-16d
Rafter to ridge, hip or valley (e.n.).....3-16d
Rafter ties to rafters.....3-8d
Subfloor to floor joist.....6d @ 6"oc edge, 12"oc field
Wall sheathing to stud.....6d @ 6"oc edge, 12"oc field
Roof sheathing to rafter/truss.....8d @ 6"oc edge, 12"oc field

WINDOW AND DOOR SPECIFICATIONS

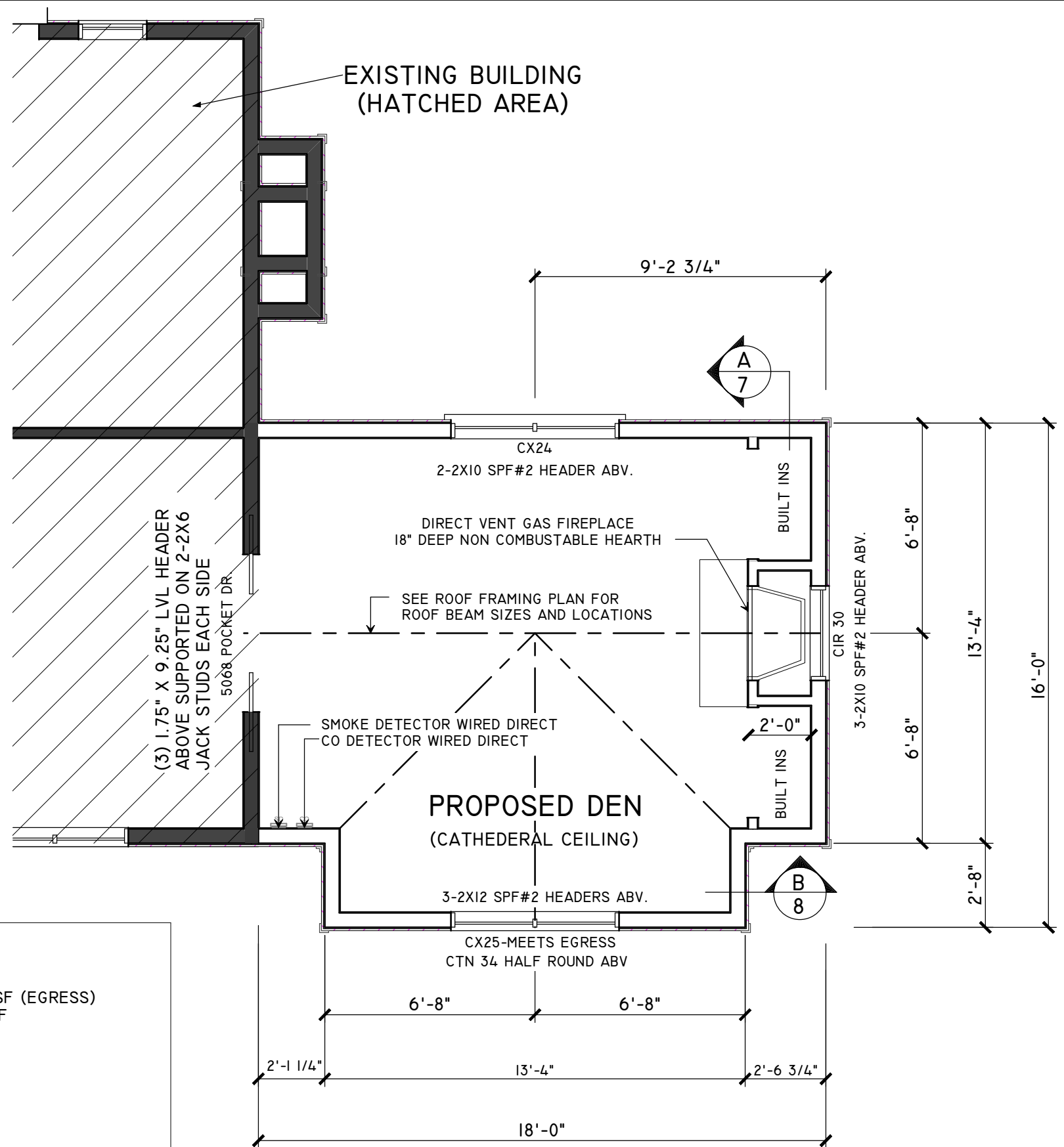
WINDOW DESIGNATIONS ARE ANDERSEN AS FOLLOWS

CX25 - DBL CASEMENT - R.O. = 5' 3 1/4" x 5'-0 3/8" - GLASS AREA = 20.7 SF - VENT = 19.3 SF (EGRESS)
CX24 - DBL CASEMENT R.O. = 5'-3 1/4" X 4'-0 3/8" - GLASS AREA = 16.3 SF - VENT = 15.1 SF
CIR30 - FULL ROUND - R.O. = 3'-0 1/2" X 3'-0 1/2" - GLASS AREA = 6.2 SF
CTW34 - HALF ROUND - R.O. = 3'-6 1/8" X 1'-11 3/4" - GLASS AREA = 5.4 SF
PUBLISHED U-VALUES ARE .29; SHGC .32 (WORST UNIT)
8% REQUIRED NATURAL LIGHT = 22 SF - NATURAL LIGHT AS SHOWN = 48.6 SF
4% REQUIRED NATURAL VENT= 11 SF - NATURAL VENTAS SHOWN = 34.4 SF

INTERIOR POCKET DOOR- DBL 2668 - R.O. = 5'-2 1/2" X 7'-0 1/2" (VERIFY WITH MFGR)

NOTE: HEADER WINDOW HEIGHTS ARE AS FOLLOWS:

CX25 - ALIGN WINDOW BOTTOM WITH ADJACENT WINDOW ON EXISTING HOUSE
CX24 - MATCH CX25 HEADER HEIGHT
CIR30 - CENTER OPENING SO ALUMINUM TRIM BETWEEN SHAKES AND HORIZ. SIDING IS CENTERED ON WINDOW
CNT34 - POSITION WINDOW SO BOTTOM FINISHES TO ALUMINUM SIDING BREAK TRIM



FLOOR PLAN

SCALE: 1/4" = 1'-0"

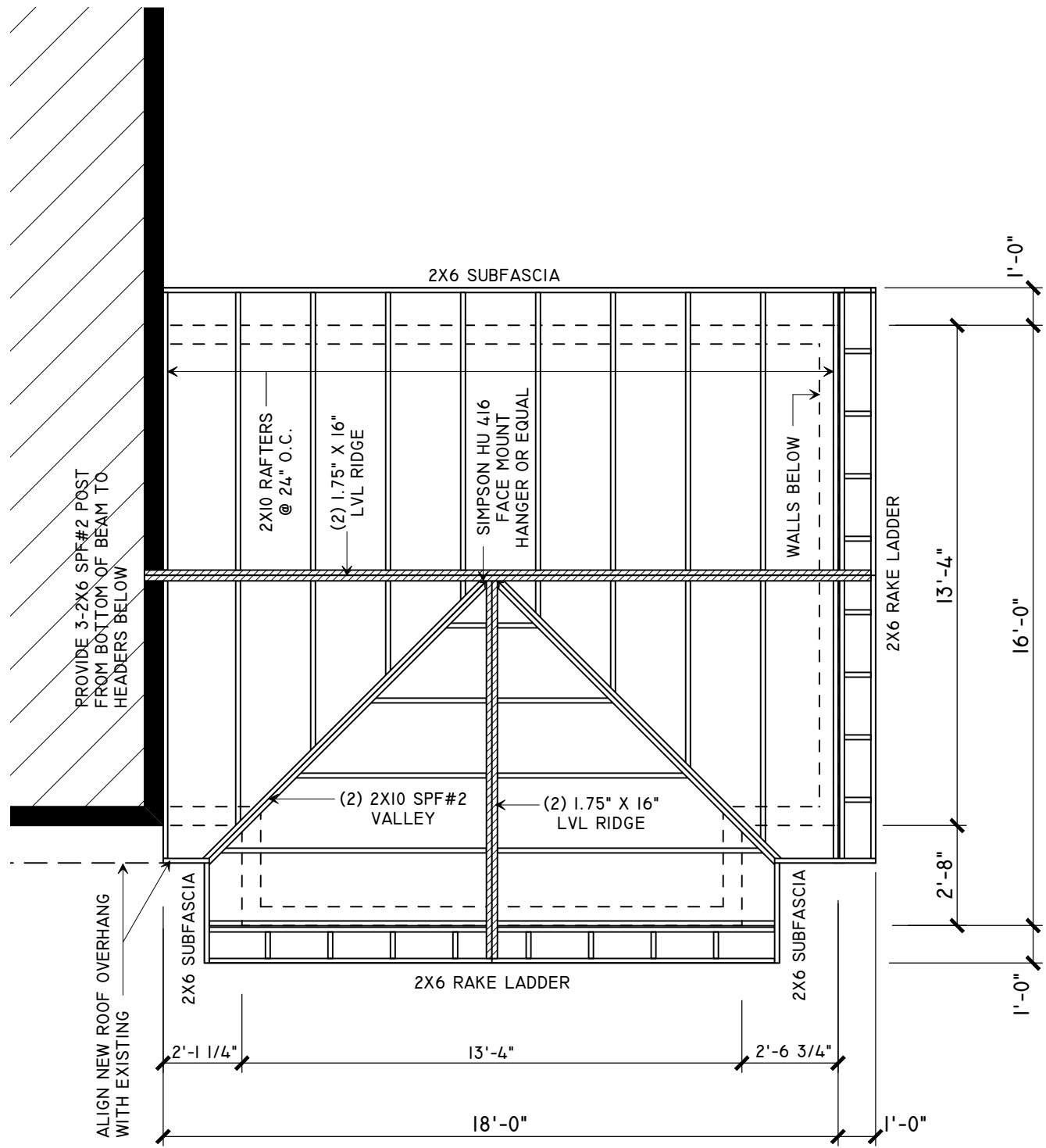
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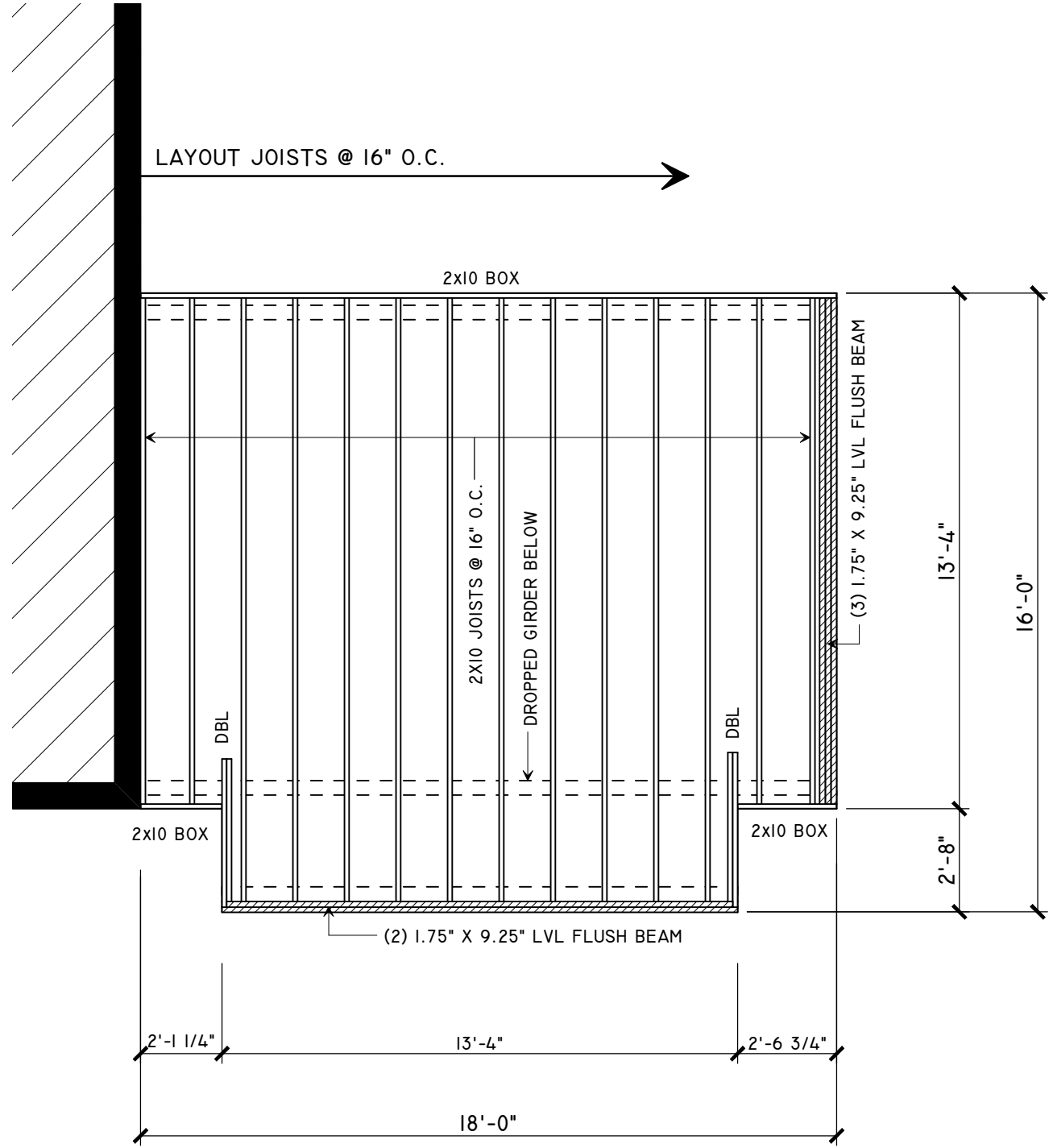


ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

2X10 SPF RAFTERS @ 24" O.C.

5/8" ROOF SHEATHING WITH 'H' CLIPS OR T&G



FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

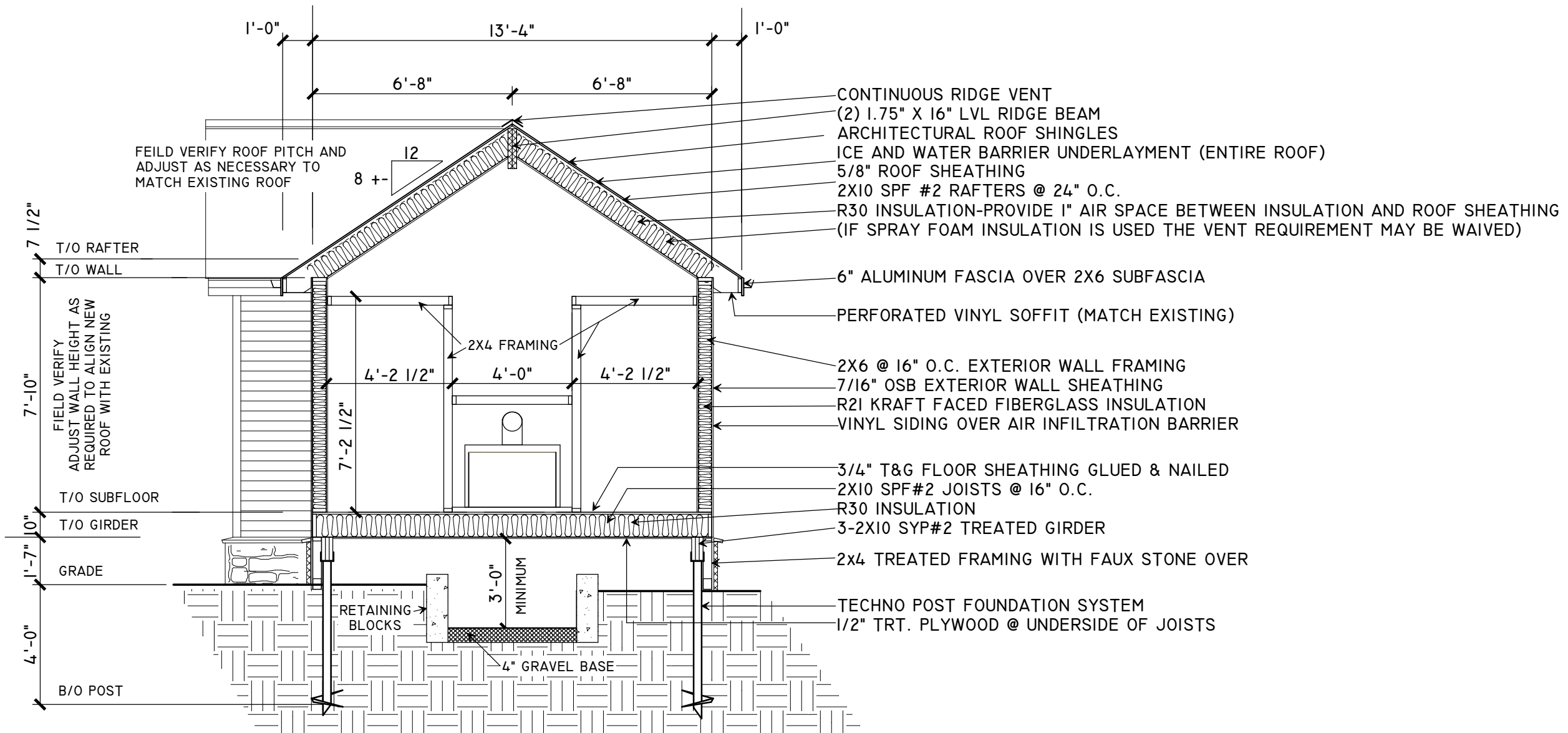
2X10 SPF JOISTS @ 16" O.C.

3/4" FLOOR SHEATHING; T&G GLUED/NAILED

TABLE 402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^f	MASS WALL R-VALUE ^g	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^e WALL R-VALUE
4	0.35	0.60	38	13	5/10 ^g	19	10 / 13 ^e	10, 2 ft ^d	10 / 13 ^e
5	0.35	0.60	38	20 or 13+5 ^f	13/17 ^g	30 ^e	10 / 13 ^e	10, 2 ft ^d	10 / 13 ^e
6	0.35	0.60	49	20 or 13+5 ^f	15/19 ^g	30 ^e	15 / 19 ^e	10, 4 ft ^d	10 / 13 ^e

402.2.2 Existing ceiling/roof assemblies without attic spaces (includes cathedral ceilings). Where Section 402.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Section 402.1.1 shall be limited to 500 square feet (46 m²) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section 402.1.3 and the total UA alternative in Section 402.1.4.



CROSS SECTION - A -

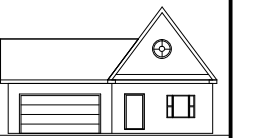
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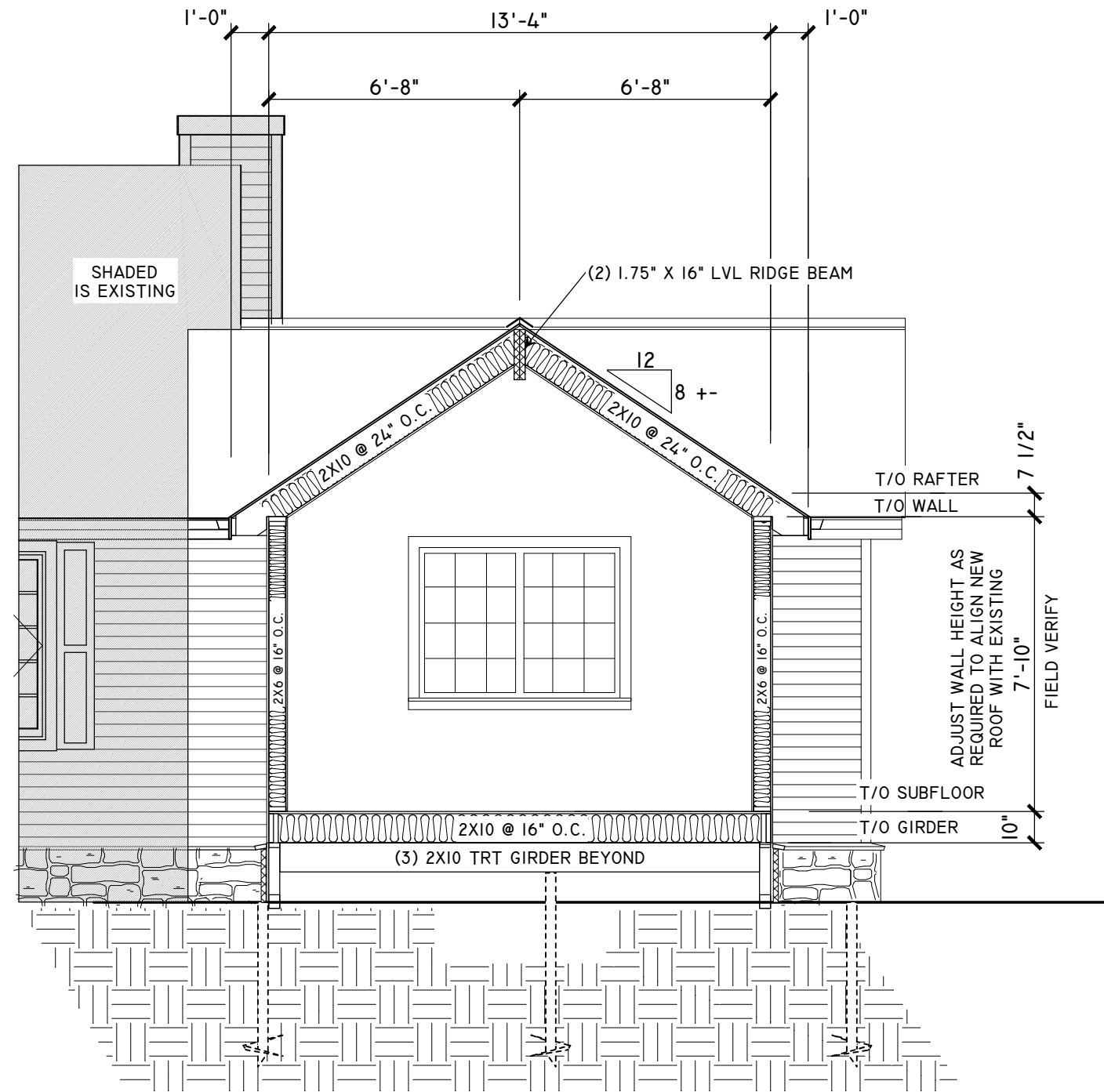
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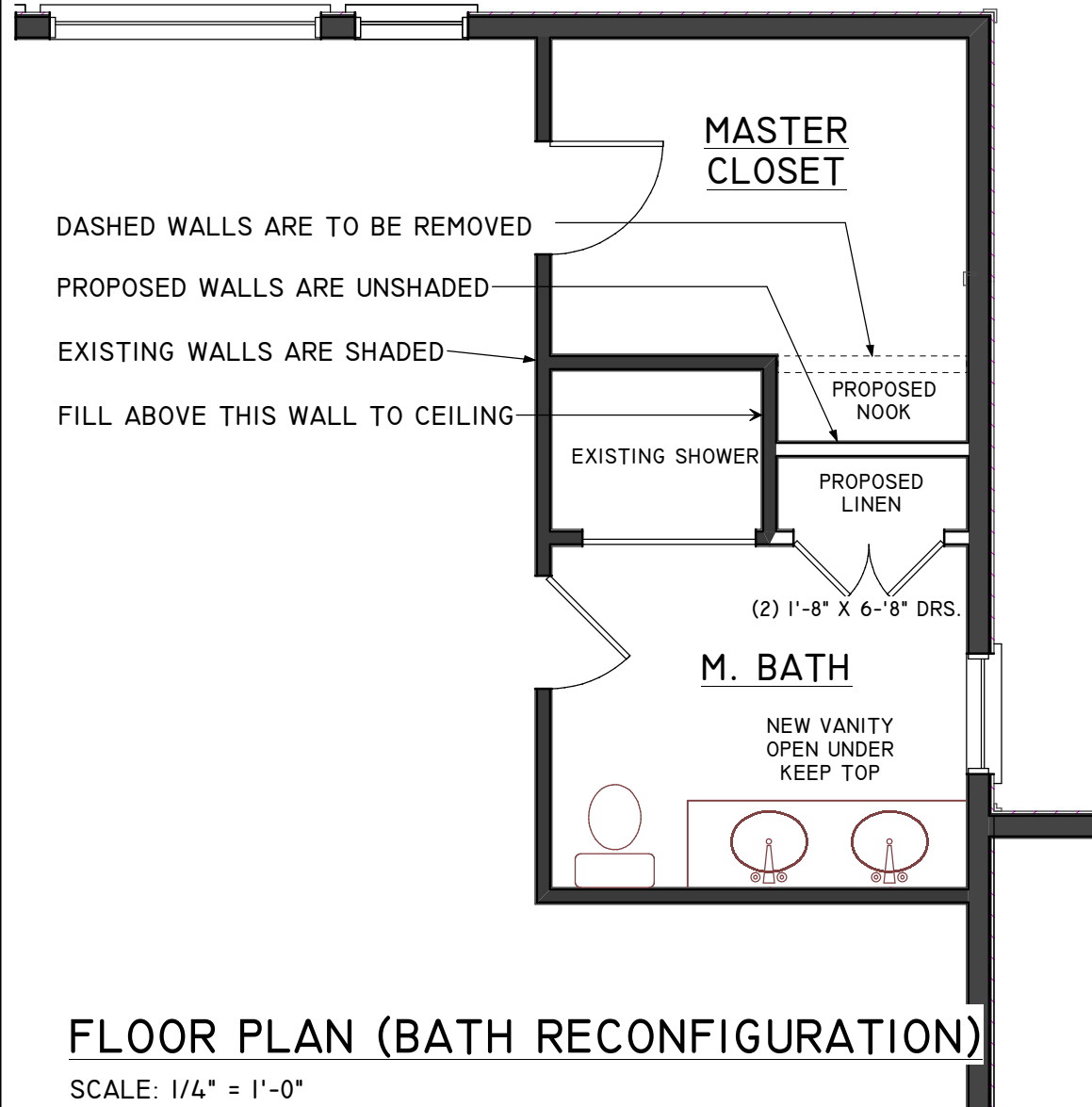
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CROSS SECTION - B -



FLOOR PLAN (BATH RECONFIGURATION)

SCALE: 1/4" = 1'-0"

DASHED WALLS ARE TO BE REMOVED
 PROPOSED WALLS ARE UNSHADED
 EXISTING WALLS ARE SHADED
 FILL ABOVE THIS WALL TO CEILING

MASTER CLOSET

M. BATH

NEW VANITY
OPEN UNDER
KEEP TOP

EXISTING SHOWER
 PROPOSED LINEN
 (2) 1'-8" X 6'-8" DRs.
 PROPOSED NOOK