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LC#083929



REAR VIEW



FRONT VIEW



EXISTING VIEW (SIDE/REAR)



EXISTING VIEW (FRONT/SIDE)

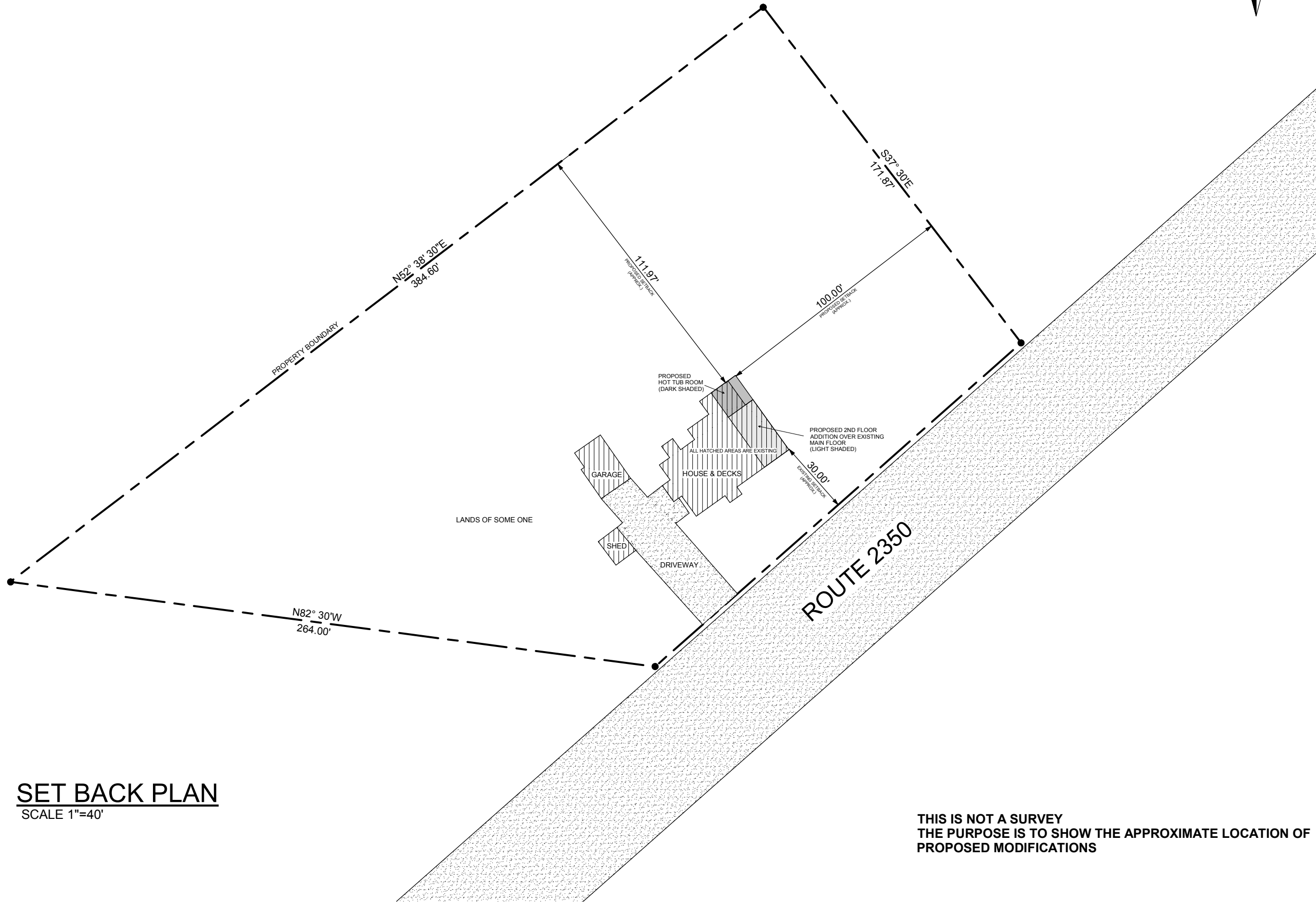
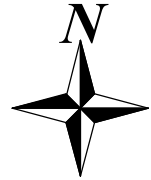


SIDE VIEW

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

SHEET INDEX

- 1-COVER SHEET
- 2-SET BACK PLAN
- 3-NOTES & SCHEDULES
- 4-FOUNDATION PLAN
- 5-FLOOR PLANS
- 6-FRAMING
- 7-ELEVATIONS
- 8-SECTIONS
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SET BACK PLAN
SCALE 1"=40'

**THIS IS NOT A SURVEY
THE PURPOSE IS TO SHOW THE APPROXIMATE LOCATION OF
PROPOSED MODIFICATIONS**

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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

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
Attics with limited storage	20
Attics without storage	10
Decks	40
Guardrails and handrails	200
Guardrails in-fill components	50
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40

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 ^c WALL R-VALUE
4	0.35	0.60	38	13	5/10 ^g	19	10 / 13 ^c	10, 2 ft ^d	10 / 13 ^c
5	0.35	0.60	38	20 or 13+5 ^f	13/17 ^g	30 ^e	10 / 13 ^c	10, 2 ft ^d	10 / 13 ^c
6	0.35	0.60	49	20 or 13+5 ^f	15/19 ^g	30 ^e	15 / 19 ^c	10, 4 ft ^d	10 / 13 ^c

GENERAL NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW DRAWINGS PRIOR TO CONSTRUCTION OR ORDERING OF ANY MATERIALS. IN THE EVENT OF ANY DISCREPANCIES THE ENGINEER SHOULD BE CONTACTED.
 SUBSTITUTION OF STRUCTURAL MATERIALS FROM SPECIFICATIONS IS NOT RECOMMENDED
 ALL DIMENSIONS ARE STUD TO STUD UNLESS NOTED OTHERWISE
 USE ONLY DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS FOR DIMENSIONS
 WALL STUDS SHALL BE SPF STUD GRADE MIN.
 WALL PLATES SHALL BE SPF #2 OR BETTER
 LVL MATERIAL SHALL BE 2600FB-I.9E MINIMUM
 FIREBLOCK ANY WALLS OVER 10' IN HEIGHT
 WINDOW SIZES AS SHOWN PROVIDE OVER 4% NATURAL VENT & 8% NATURAL LIGHT IN RELATION TO FLOOR AREAS
 KITCHEN BATHS AND LAUNDRY SHALL VENT TO THE EXTERIOR

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	—
2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	—
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	—
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	—
Double studs, face nail	10d (3" x 0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	—
Rim joist to top plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	—
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	—
Ceiling joist, laps over partitions, face nail	5-10d (3" x 0.128")	—
Ceiling joist to parallel rafters, face nail	5-10d (3" x 0.128")	—
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	—
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16d (3 1/2" x 0.135")	—
face nail	3-16d (3 1/2" x 0.135")	—
Rafter ties to rafters, face nail	5-8d (2 1/2" x 0.113")	—
Collar tie to rafter, face nail, or 1 1/4" x 20 gage ridge strap	5-10d (3" x 0.128")	—
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing		
5/16" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof)f	6" o.c. edges 12" o.c. centers
19/32" - 1"	8d common nail (2 1/2" x 0.131")	6" o.c. edges 12" o.c. centers

WINDOW & PATIO DOOR SCHEDULE

QTY	UNIT DESCRIPTION	UNIT SIZE	ROUGH OPENING	HEADER HT ABV. SUBFLOOR	UNIT U-VALUE=.30 SHGC = .25
4	4050 GLIDER	47 1/2" X 59 1/2"	48 1/4" X 60 1/4"	84 7/8" ABV DECKING	HOT TUB ROOM
1	5050 GLIDER	59 1/2" X 59 1/2"	60 1/4" X 60 1/4"	84 7/8" ABV DECKING	HOT TUB ROOM
1	5040 GLIDER	59 1/2" X 47 1/2"	60 1/4" X 48 1/4"	83 3/8"	CAPABLE OF PROVIDING EGRESS
2	2034 DH	24" X 40" +-	FIELD VERIFY	FIELD VERIFY	EXISTING 2ND FLOOR WINDOW TO BE REUSED
1	3046 DH	36" X 54" +-	FIELD VERIFY	83 3/8"	EXISTING 2ND FLOOR WINDOW TO BE REUSED
1	5014 FIXED	59 1/2" X 15 1/2"	60 1/4" X 16 1/4"	90 1/8"	FRONT GABLE WINDOW

DOOR SCHEDULE

HOUSE TO HOT TUB RM. DOOR - 2868 SIX PANEL INSULATED METAL-34 1/2" X 82 1/2" R.O. U=.20
HOT TUB TO DECK DOOR - 3068 FULL VIEW - 38 1/2" X 82 1/2" R.O. UNIT U=.32
INTERIOR DOORS - ADD 2" TO DOOR WIDTH AND 3" TO DOOR HEIGHT FOR ROUGH OPENINGS

NOTES & SCHEDULES PAGE

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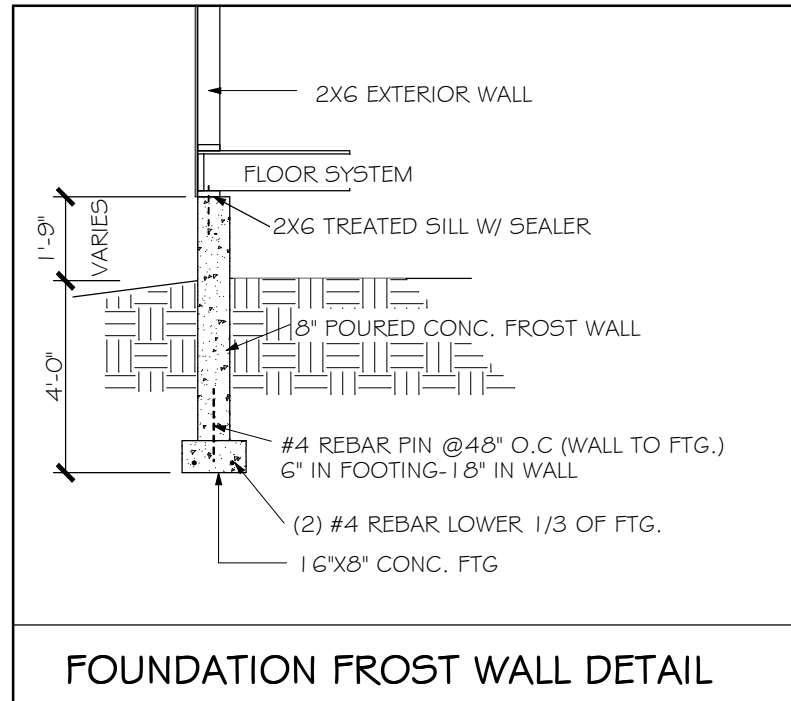
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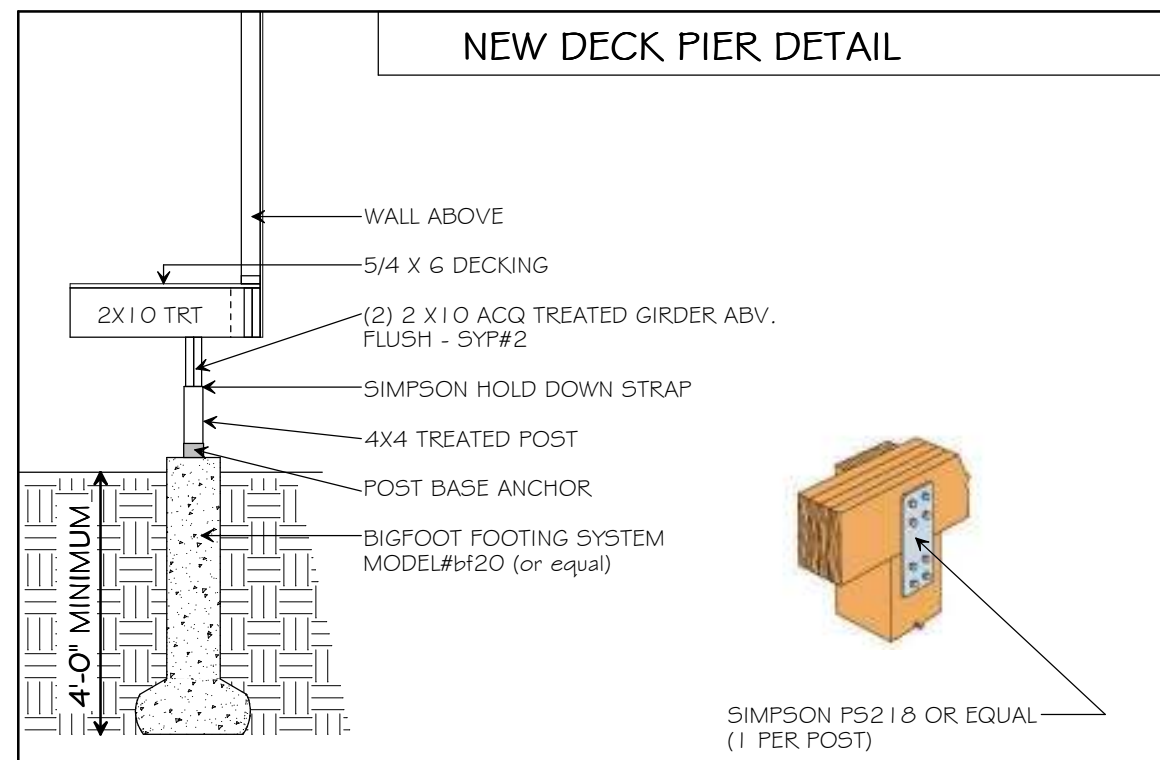


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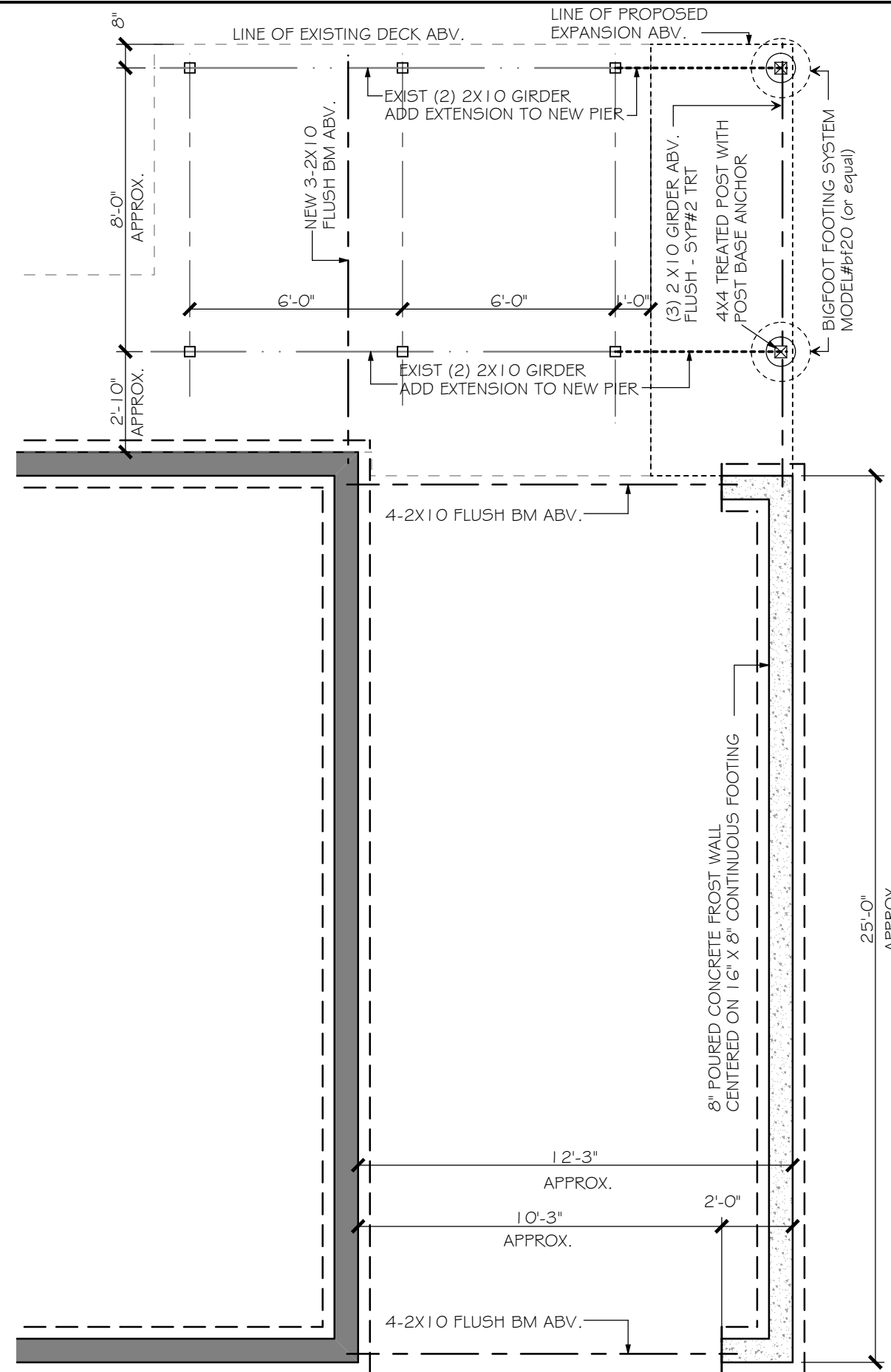
SOIL BEARING CAPACITY ASSUMED AT 2000PSF
 CONCRETE STRENGTH TO BE 3000PSI MIN. @ 28DAYS
 CONTRACTOR SHALL VERIFY ON SITE SOIL CONDITIONS AND NOTIFY ENGINEER IF CONDITIONS EXIST WHERE SOIL BEARING CAPACITY WILL BE LESS THAN SHOWN ABOVE
 CONTRACTOR SHALL PROVIDE ADEQUATE BRACING DURING 28DAY CURING TIME
 ALL FASTENERS USED IN DIRECT CONTACT WITH TREATED WOOD SHALL BE DOUBLE DIPPED GALVANIZED OR BETTER.
 ANY WOOD IN GROUND CONTACT OR CONTACT WITH MASONRY SHALL BE ACQ TREATED
 INSTALL 1/2" X 1 2" ANCHOR BOLTS @72" O.C. AND WITHIN 1 2" OF ALL SILL PLATE INTERSECTIONS / CORNERS.



FOUNDATION FROST WALL DETAIL



NEW DECK PIER DETAIL



FOUNDATION PLAN

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

SHEET #:

4

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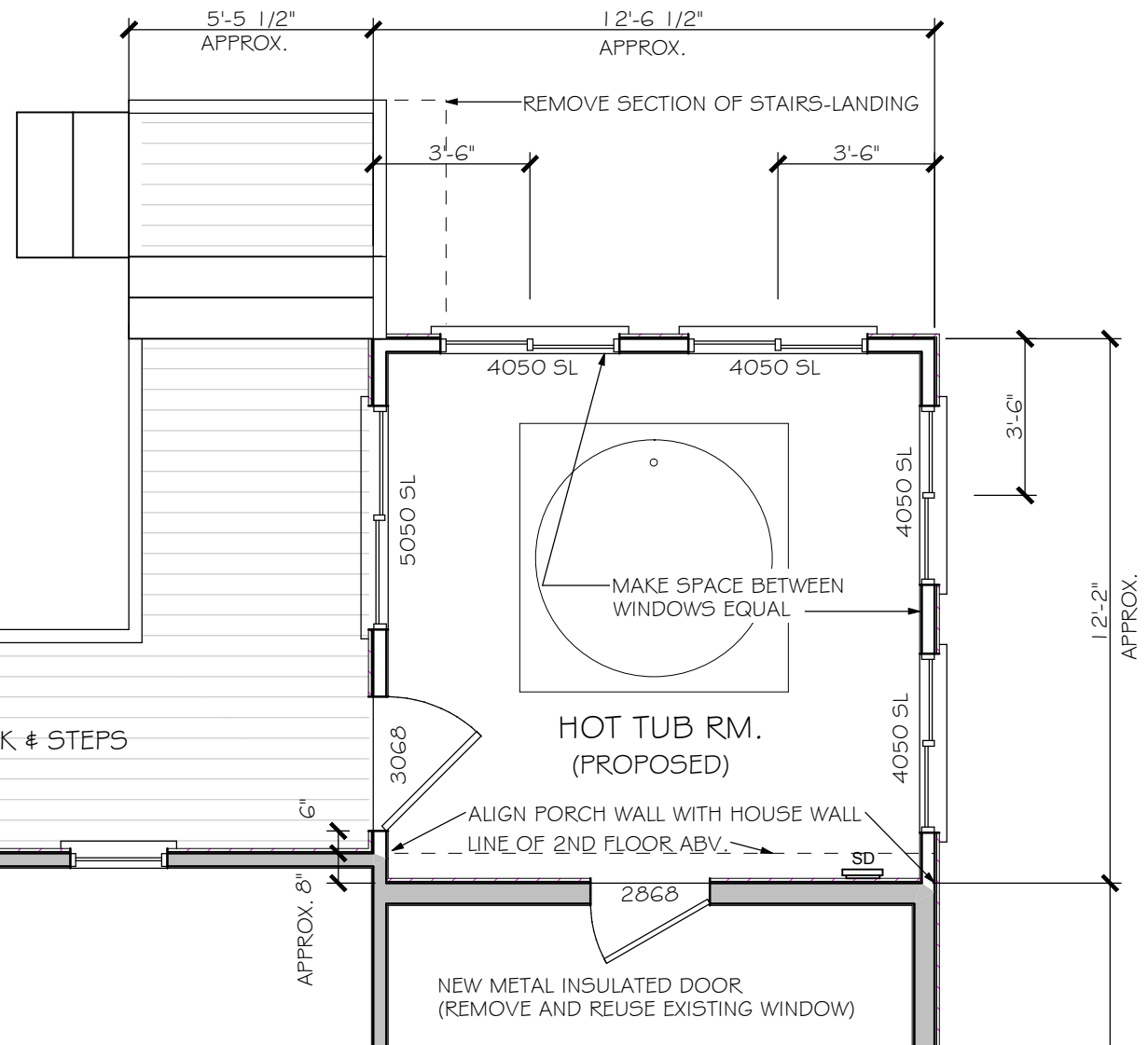
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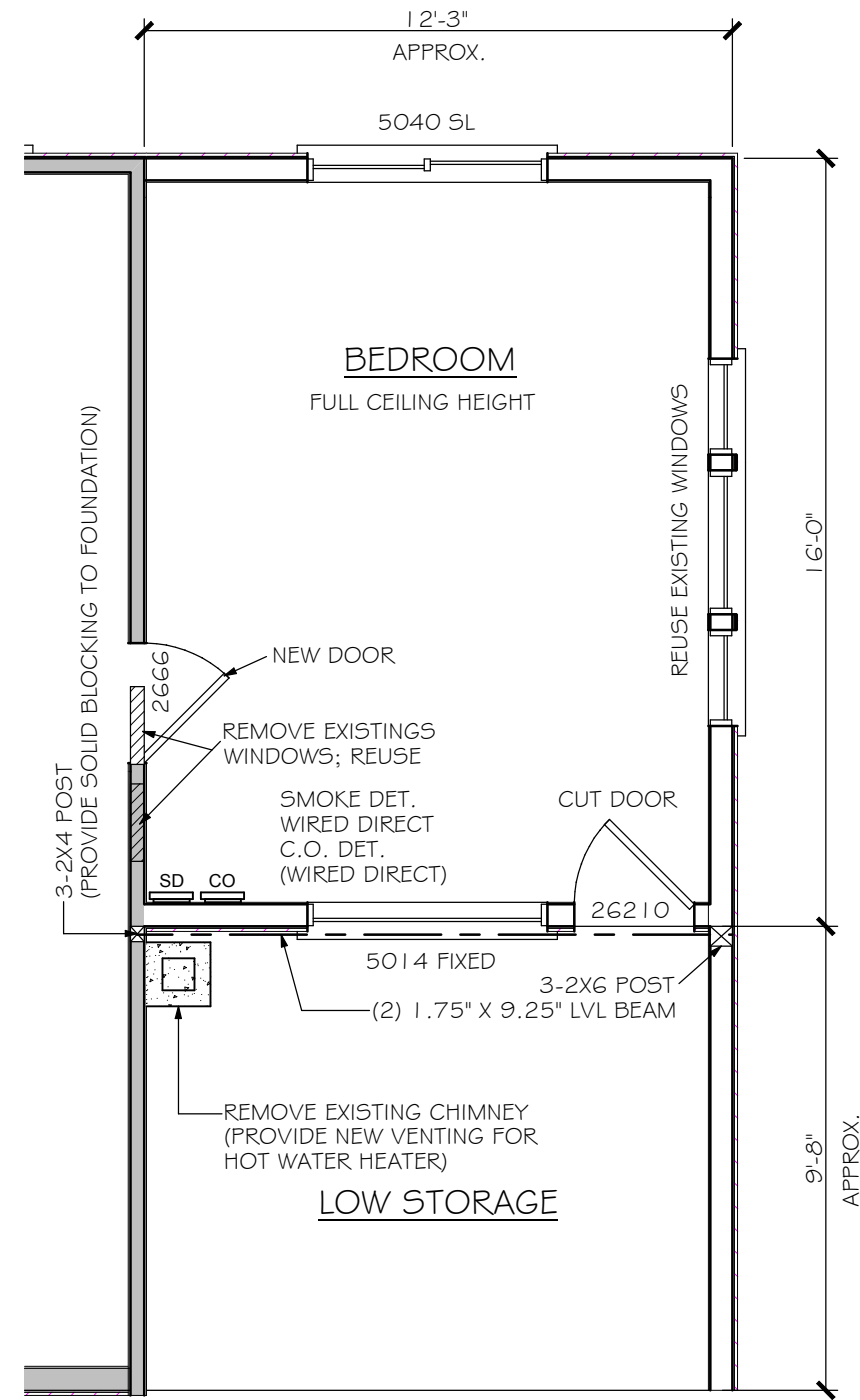
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FIRST FLOOR PLAN - HOT TUB ROOM

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

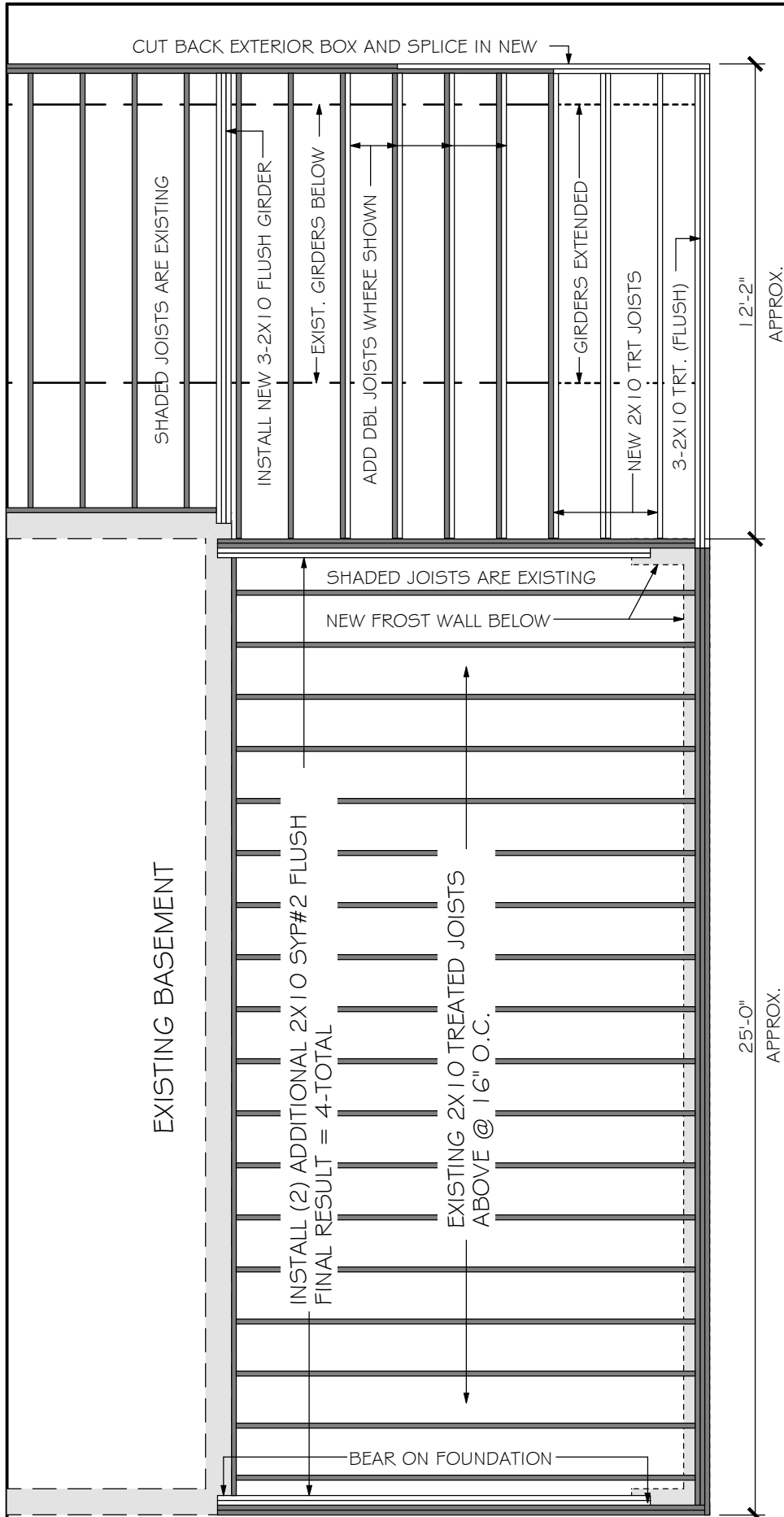


2ND FLOOR PLAN

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

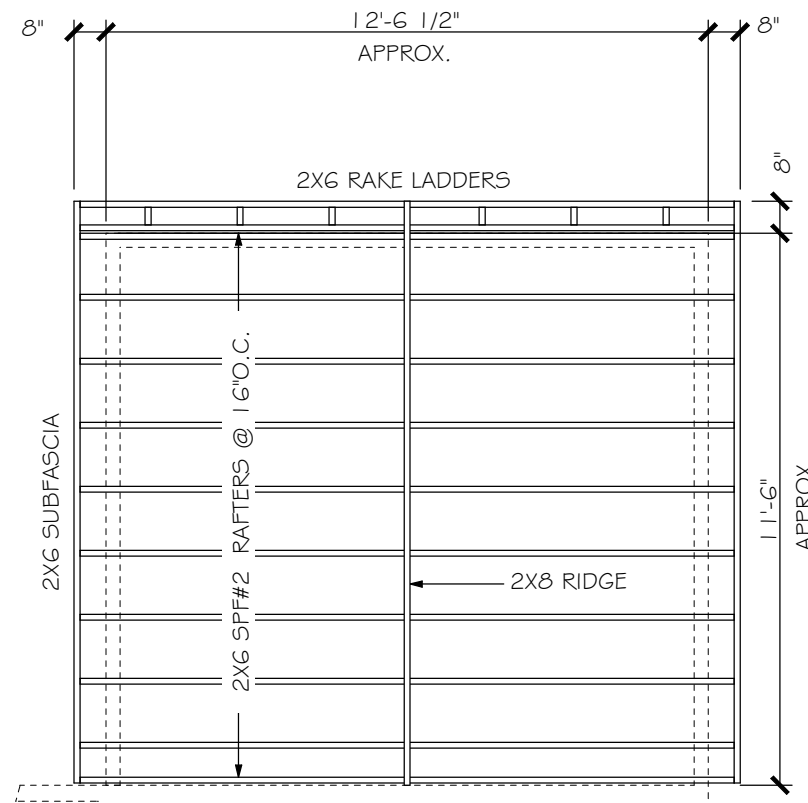
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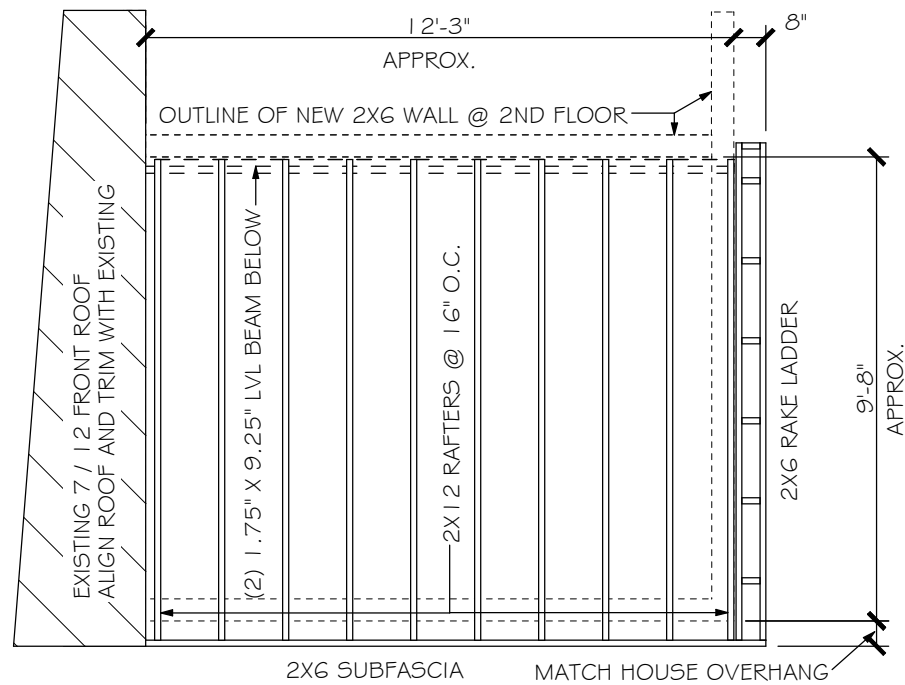
FLOOR FRAMING PLAN

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



HOT TUB RM. ROOF FRAMING

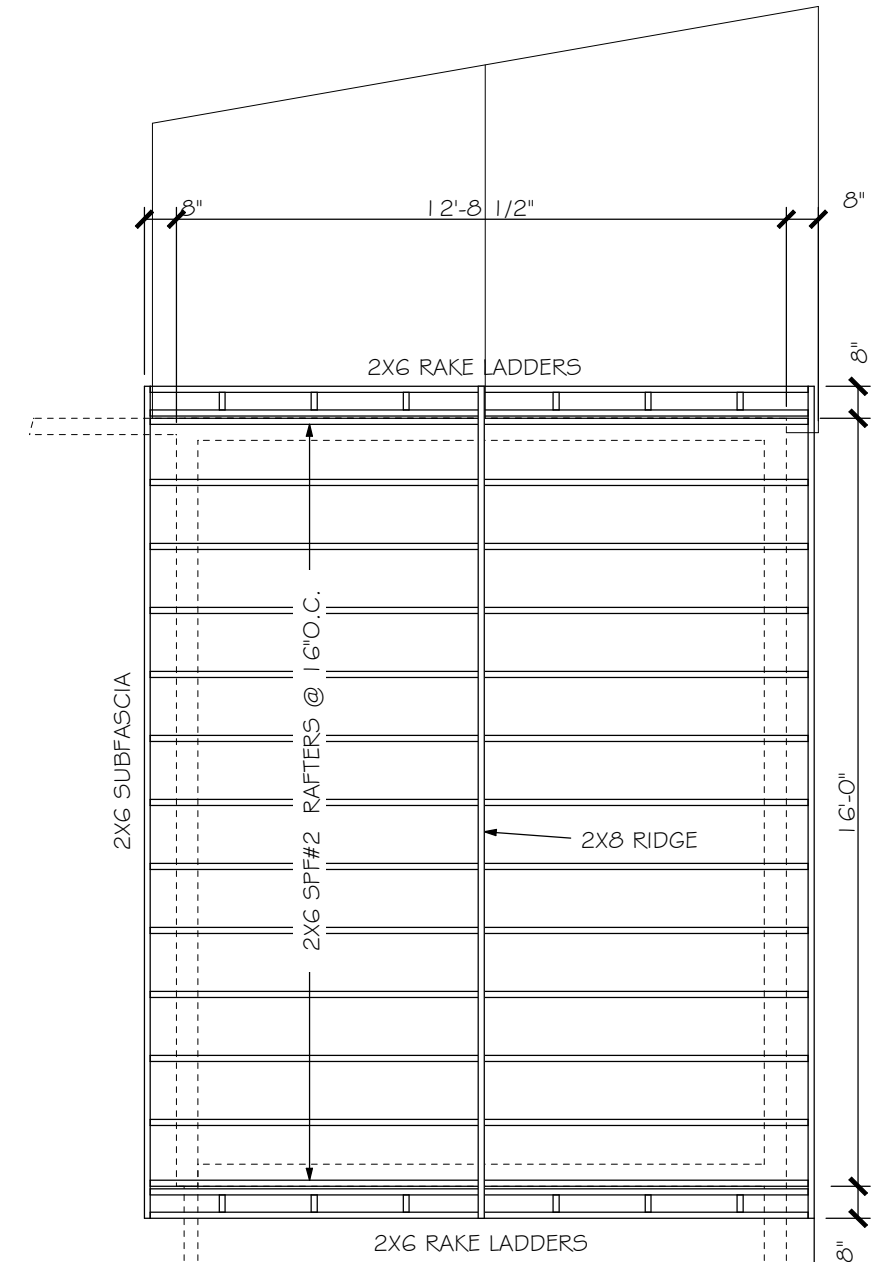
SCALE: 1/4" = 1'-0" (4 / 12 PITCH)



FRONT ROOF FRAMING

SCALE: 1/4" = 1'-0" (7+ / 12 PITCH)

NAIL LVL'S TOGETHER THROUGH EACH FACE WITH 2-10D (.128dia) NAILS @ 12" O.C. KEEP NAILS IN 2" FROM EDGES OF LVL (TYPICAL FOR ALL LVLS THIS PLAN)



2ND FLOOR ROOF FRAMING

SCALE: 1/4" = 1'-0" (4 / 12 PITCH)

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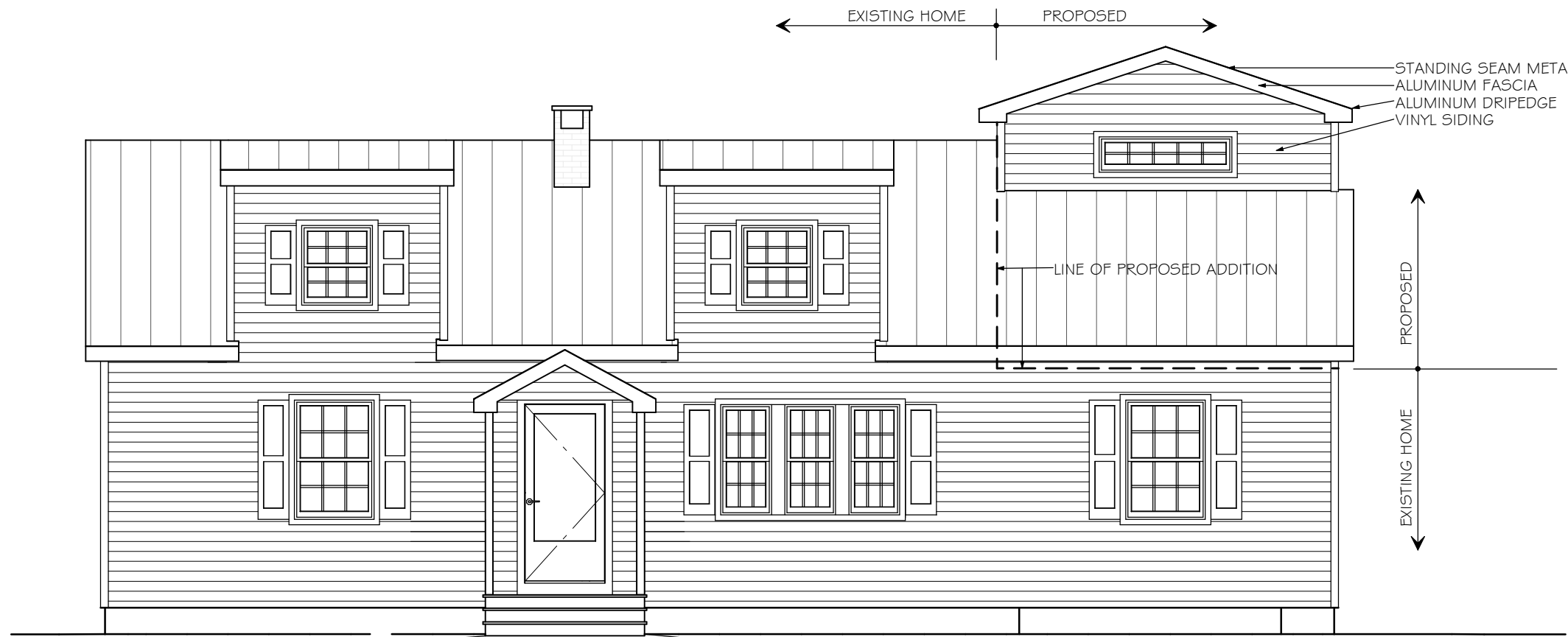
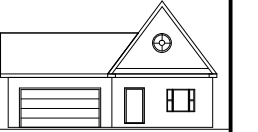
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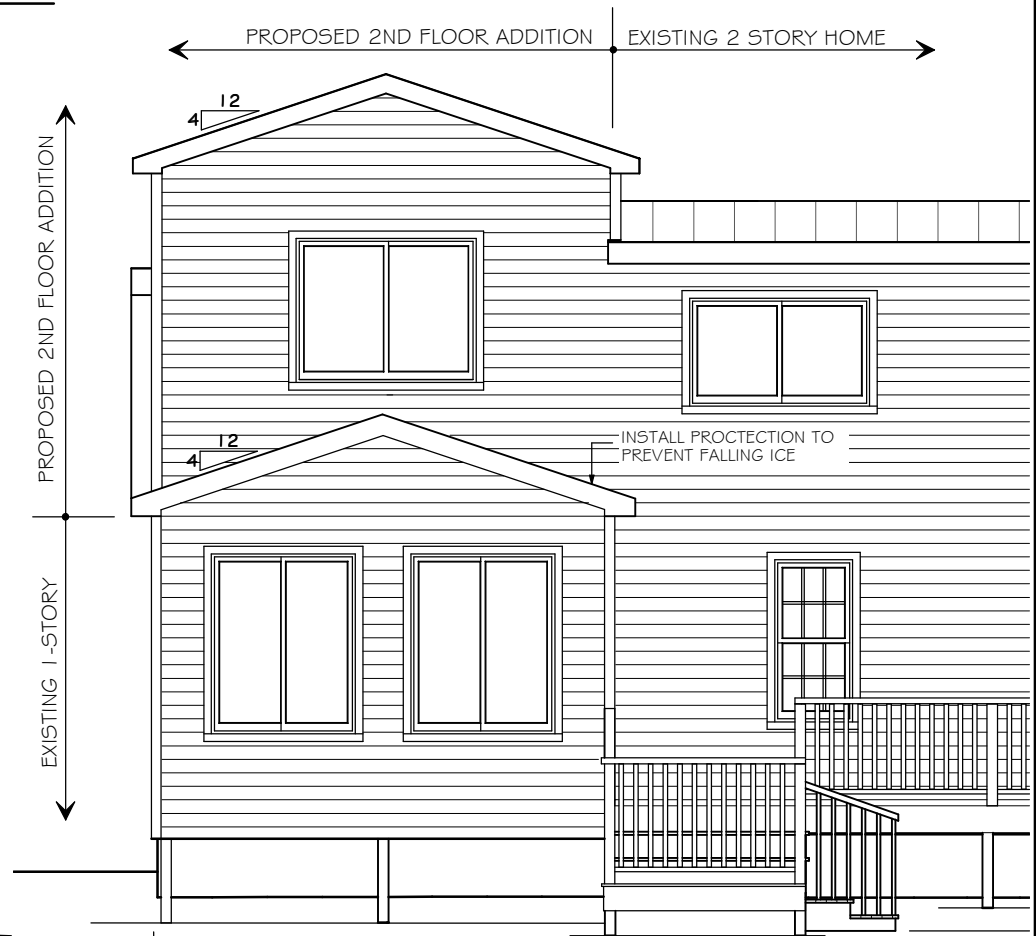
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

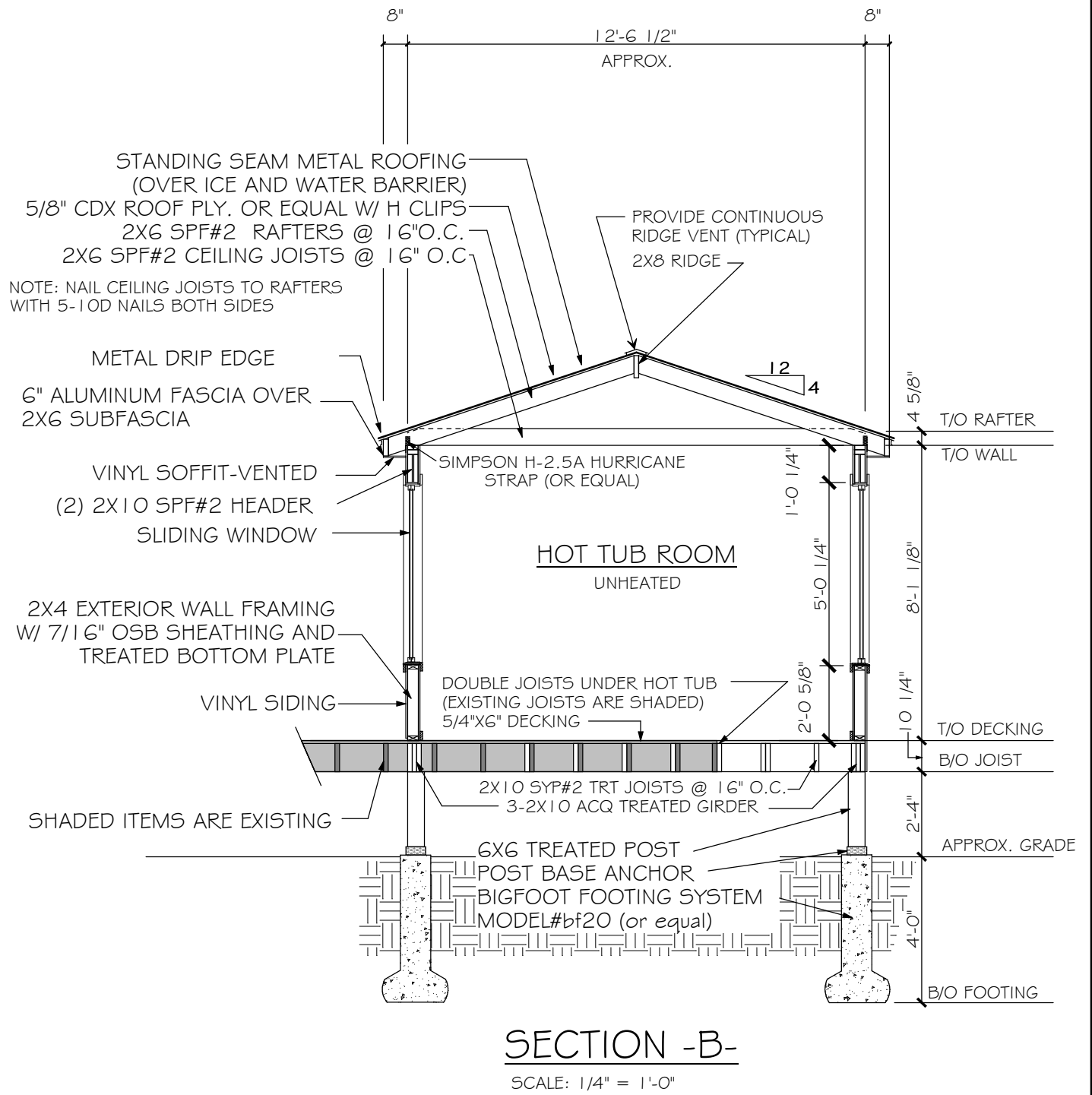
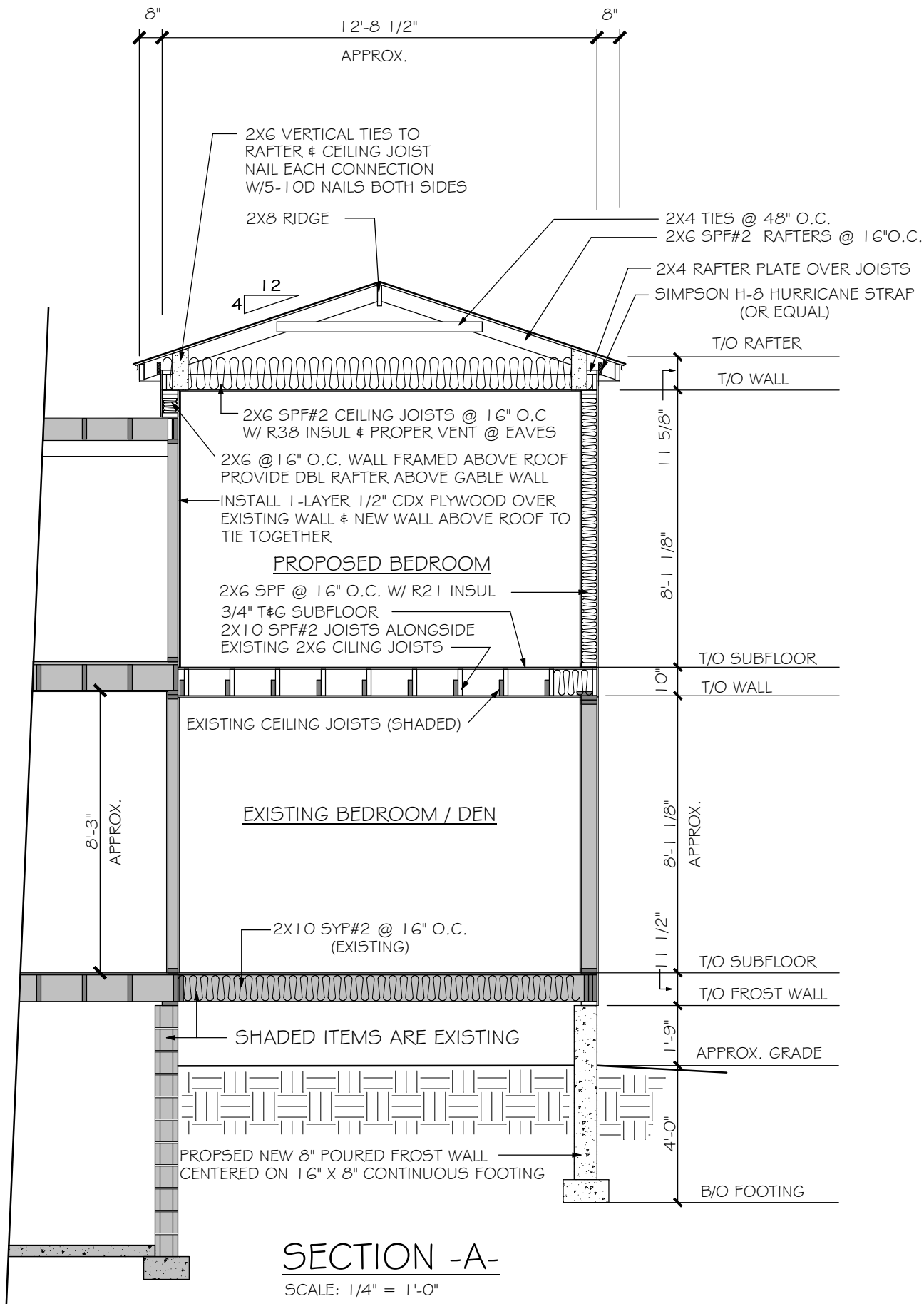
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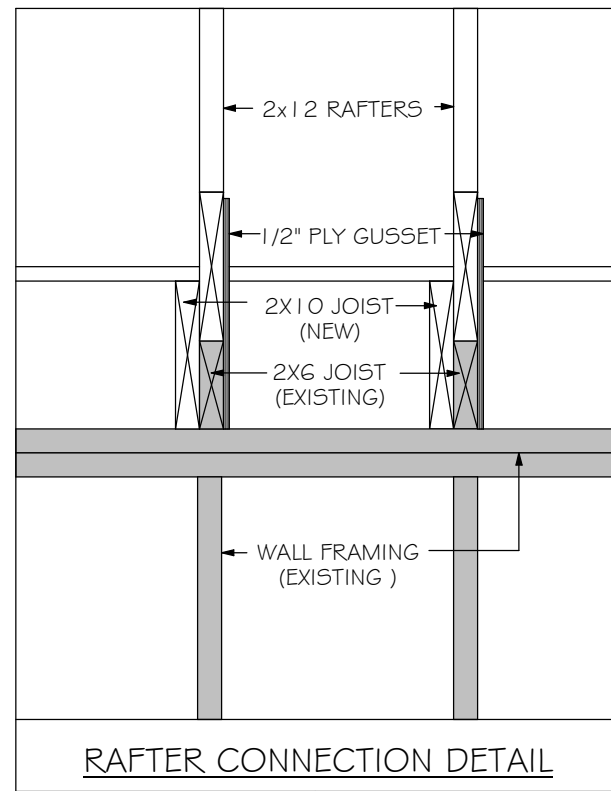
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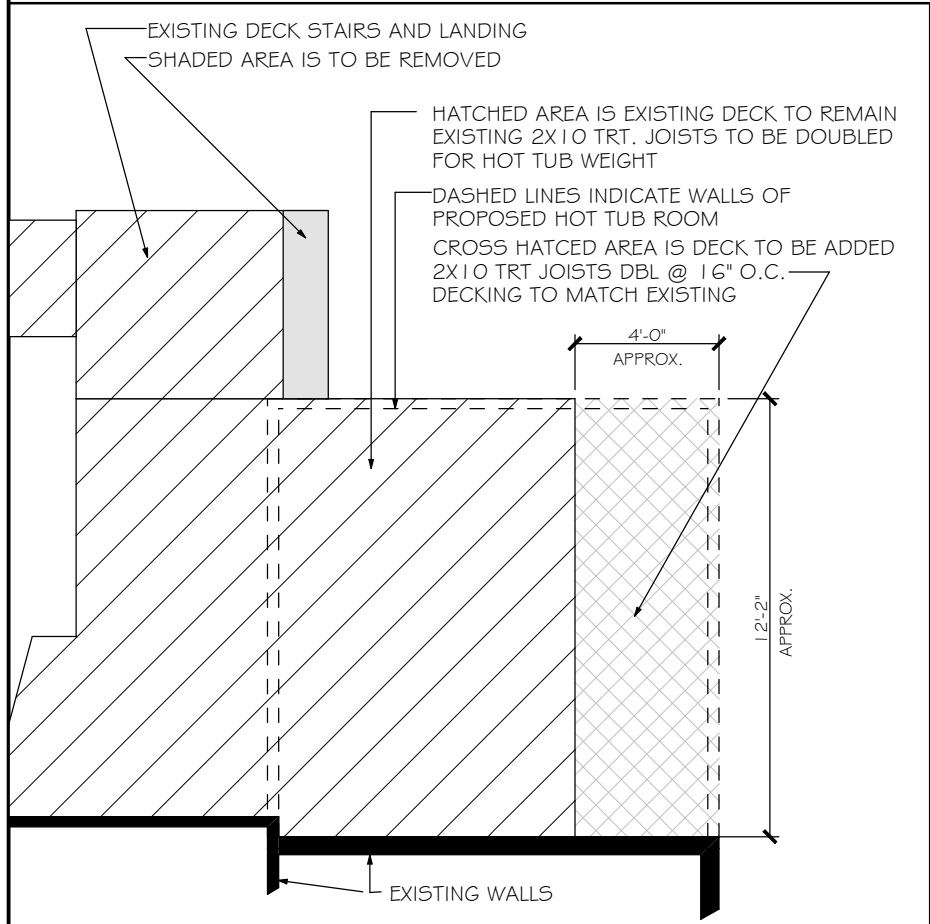
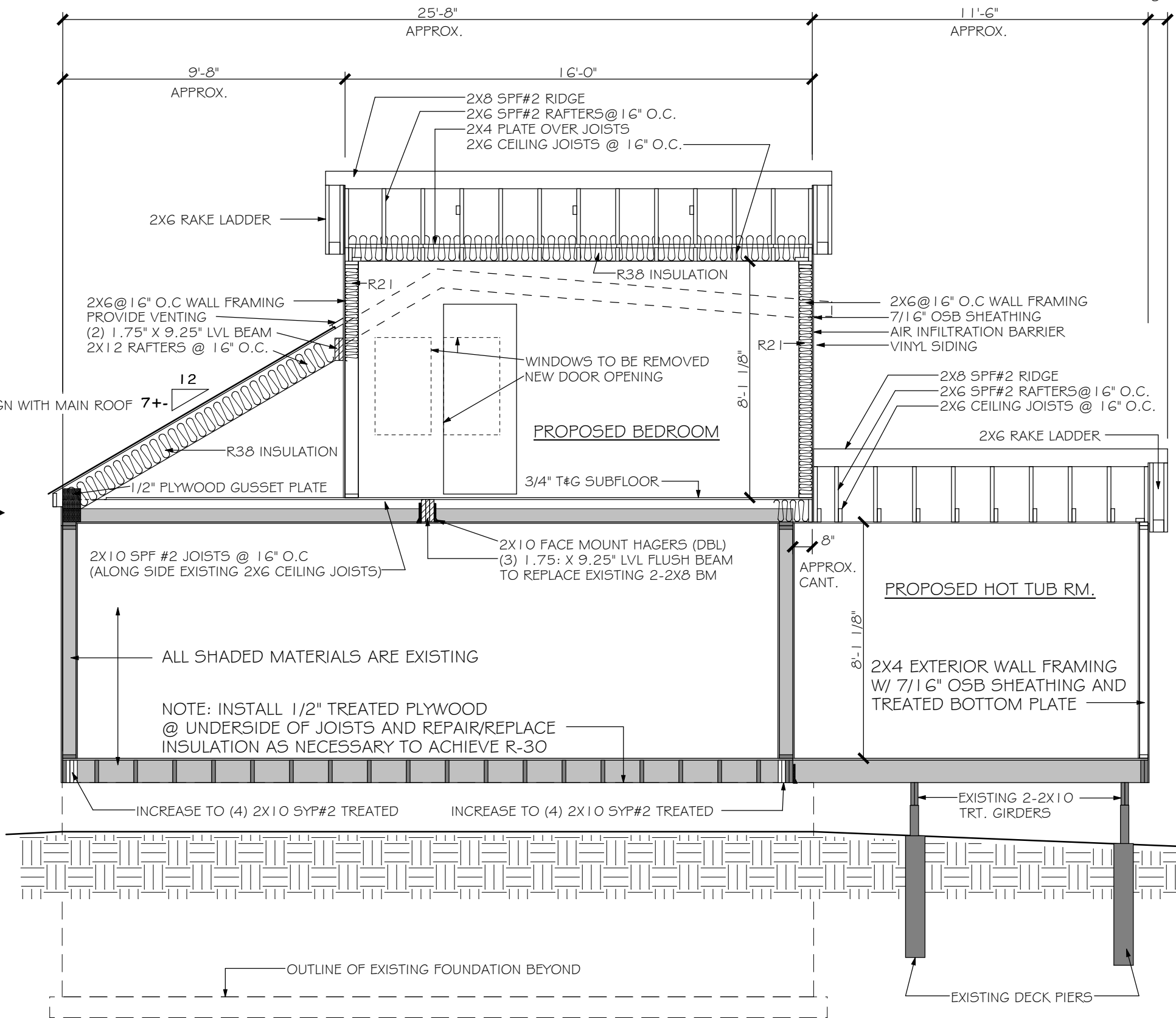
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NOTE: ALIGN WITH MAIN ROOF 7+ $\frac{12}{12}$



DECK MODIFICATION OVERVIEW

SCALE: 3/16" = 1'-0"