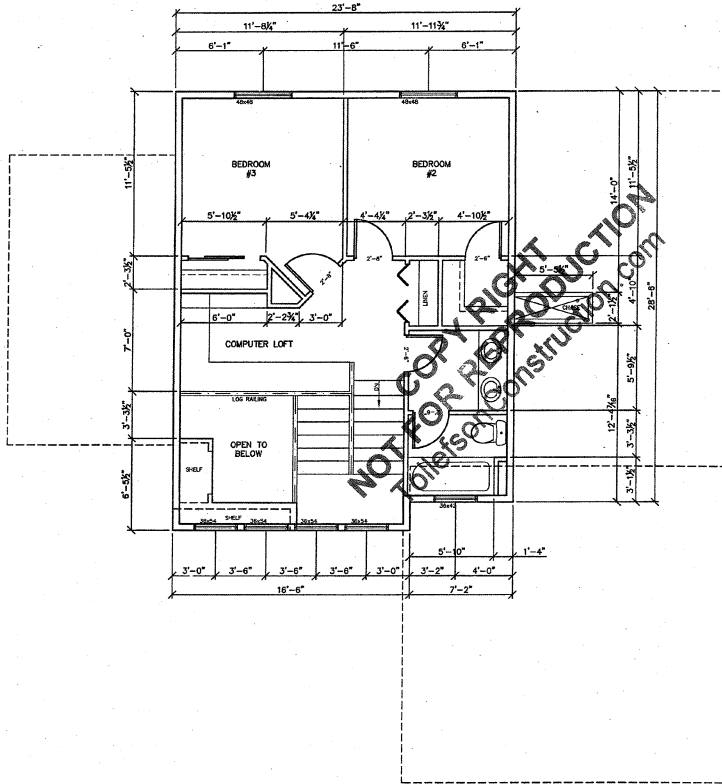


MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

MAIN FLOOR PLAN AREA:
FINISHED = 1293 SQ. FT.
GARAGE = 494 SQ. FT.

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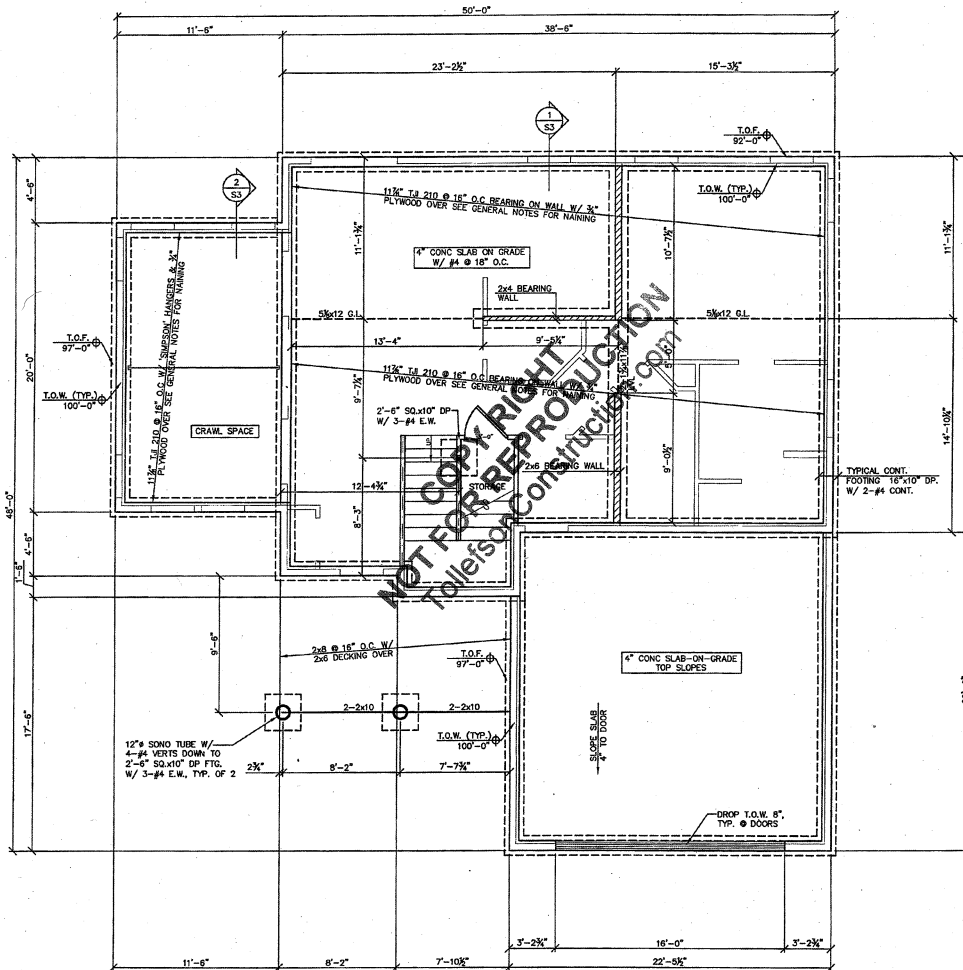


UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

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UPPER FLOOR PLAN AREA:
FINISHED = 551 SQ. FT.



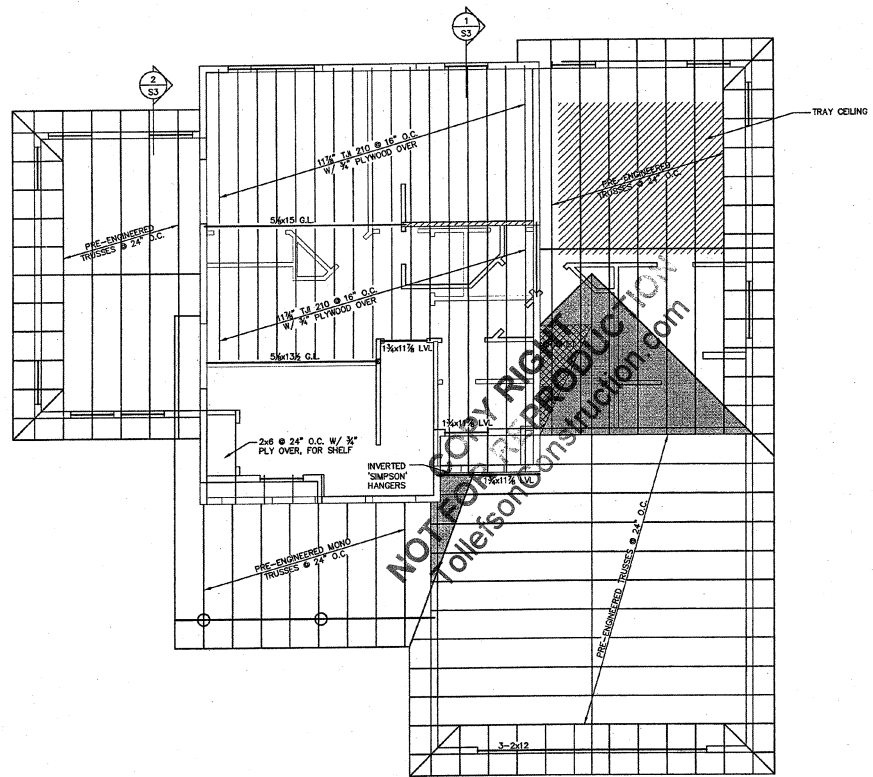
FOUNDATION & MAIN FLOOR FRAMING PLAN

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

LOWER FLOOR PLAN AREA:
UNFINISHED = 974 SQ. FT.

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UPPER FLOOR & LOWER ROOF FRAMING PLAN
 Scale: 1/4" = 1'-0"

NOTE:
 - WINDOW & DOOR HEADERS ARE 2-2x8 U.N.O.
 - PROVIDE SOLID STUD BRG. @ BM. ENDS & KING STUDS EA. SID. @ DROPPED CONDITIONS

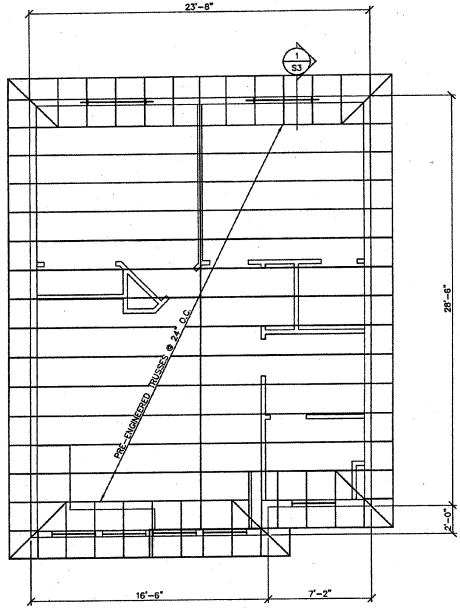
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- GENERAL NOTES:**
- Contractor shall verify all dimensions and job site conditions before commencing work and shall report any discrepancies to the engineer.
 - Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the engineer for clarification before proceeding with the work.
 - The design, adequacy and safety of erection bracing, shoring, temporary supports, etc. is the sole responsibility of the contractor and has not been considered by the engineer. The contractor is responsible for the stability of the structure prior to the completion of all shear walls, roof and floor diaphragms and finish materials.

- design criteria:**
- Code: International Residential Code, 2003 edition (IRC).
 - Vertical live loads:
Roof snow - 30 psf
Floor live load - 40 psf
 - Lateral loads:
Wind - 90 mph, exp. c.
Seismic - $s_s = 0.1314$, $s_1 = 21.4\%$ site class d
 - Footings:
Allowable Soil Bearing - 1500 psf (assumed)
Frost depth 3'-0"
- * for purpose of design and engineering, calculations are based on this assumed bearing. No soils report or investigation has been made available to Engineer. Any discrepancies shall be the responsibility of the owner and/or general contractor.

- FOUNDATION**
- The building cast in place concrete walls and piers are to be supported on continuous footing foundation or piers on undisturbed natural soils.
 - Extend all exterior footing 3'-0" minimum below finished grade.
 - There shall be a minimum of 95% composition ASTM D1557 Modified Proctor Density of soils under sills on grade & 88% under all footings.
- CAST-IN-PLACE CONCRETE**
- CONCRETE: $f'_c = 3000$ PSI at 28 days, normal weight.
Max. slump = 3" for sills and footings.
4" for walls, columns and beams.
Curing compound: ASTM C309, Type 2, Class B.
Construction to be in accordance with ACI 318.
Location of construction or pour joints must be approved by the engineer if different from those shown on these drawings. Concrete shall be air-entrained and shall conform to section 3.4.1 of ACI 301 for durability.
 - REINFORCING STEELS: ASTM A615 - Grade 40 for #3, Grade 60 for #4 and larger. Provide clear embedment of rebar as designated in ACI-318.

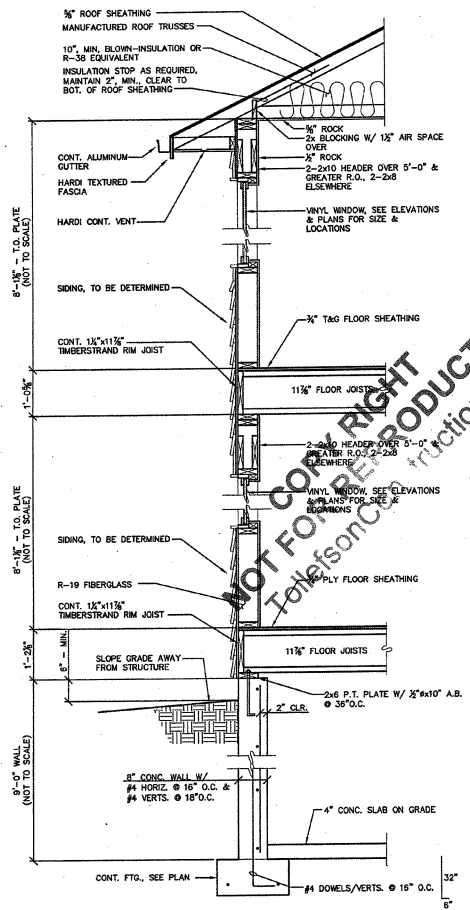
- WOOD FRAMING**
- Framing lumber shall comply with the 2001 edition of the National Design Specification. All sawn lumber shall be stamped with the grade work of a certified lumber grading agency. Moisture content shall not exceed 19%. All sawn lumber shall be Douglas Fir-Larch u.n.o.
 - Sawn Lumber:
Smaller dimension <4x nominal: no. 2 & better
Smaller dimension <4x nominal: no. 1 & better
 - Glue-Lams: Continuous or cantilevered members - 24F-V8
Simple span members - 24F-V4.
 - Sheathing: APA rated sheathing with span rating as called out on these drawings.
Walls: 1/2" - 24/0, OSB - Nali: 8d @ 6" o.c. - edges
8d @ 12" o.c. - field, Unless Noted Otherwise
Roof: 5/8" - 32/16, OSB - Nali: 8d @ 6" o.c. - edges
8d @ 12" o.c. - field
Floor: 3/4" - 48/24, T&G, OSB - Glue & Nali: 10d @ 6" o.c. - edges
10d @ 10" o.c. - field
Provide blocking at panel edges as designated on these drawings.
 - Other APA rated structural panels (i.e. waterboard and oriented strand board) conforming to NER-108 and product standards, and with the same exposure, durability classification, nominal thickness and span/index ratio may be substituted for plywood. If approval in writing by the architect during the bidding process.
 - Framing Anchors: "Simpson" or approved equal. Install as per manufacturer's recommendations.
 - For nailing not shown on these drawings, use IRC nailing schedule, Table 2304.9.1.
 - Structural members shall not be cut for pipes, ducts, etc., unless specifically noted, detailed or approved in writing by the engineer.
 - Wood stud walls shall be 2x6 @ 16" o.c. unless otherwise noted on plans. Plate anchor bolts shall be 5/8" diameter placed not to exceed 4'-0" o.c. unless otherwise noted. Anchor bolts shall be placed at all joints, corners, intersections, and wall ends. All bottom plates shall have a minimum of 2 anchor bolts. All bottom plates or sills on concrete slabs on grade, and on concrete or masonry foundations, shall be pressure treated wood stamped by an approved agency.



UPPER ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

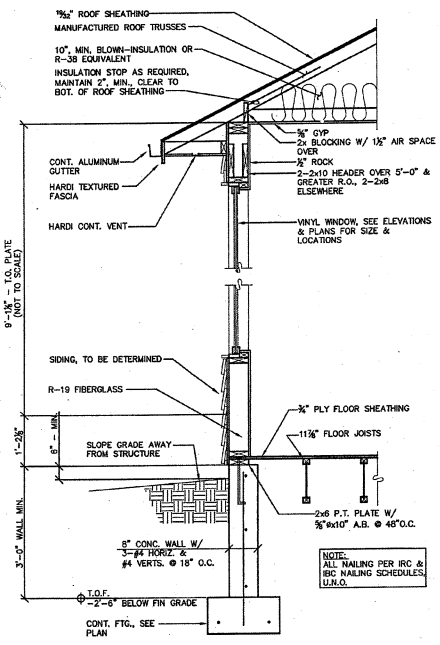
- NOTE:**
- WINDOW & DOOR HEADERS ARE 2-2x8 U.N.O.
 - PROVIDE SOLID STUD BRG. @ BM. ENDS & KING STUDS EA. SIDE @ DROPPED CONDITIONS

NOTE: MANUFACTURED TRUSS FRAMING LAYOUT SHOWN IS ASSUMED FOR DESIGN PURPOSES. IF ACTUAL LAYOUT VARIES FROM THIS PLAN, NOTIFY ENGINEER OF RECORD FOR REVIEW OF ALTERATIONS. TRUSS MANUFACTURER IS RESPONSIBLE FOR ALL MEMBER SIZING & RELATED CONNECTIONS FOR DESIGN LOADS SHOWN HEREIN.



TYPICAL WALL SECTION
1-A-1.2

SCALE: 3/4"=1'-0"



TYPICAL WALL SECTION
1-A-1.3

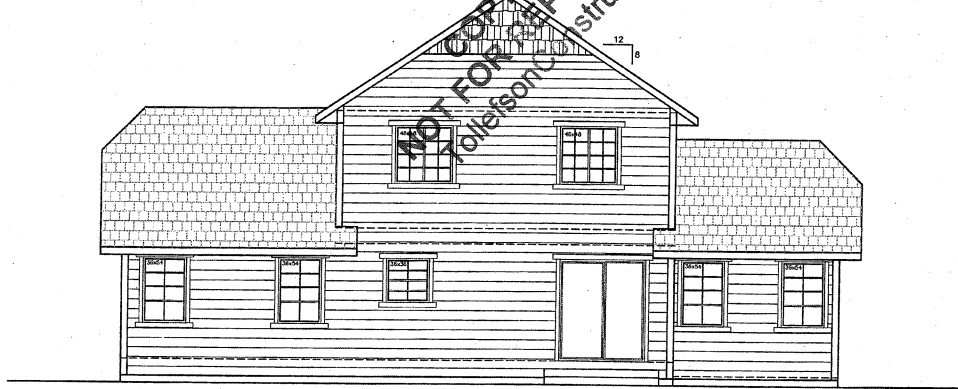
SCALE: 3/4"=1'-0"

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FRONT ELEVATION



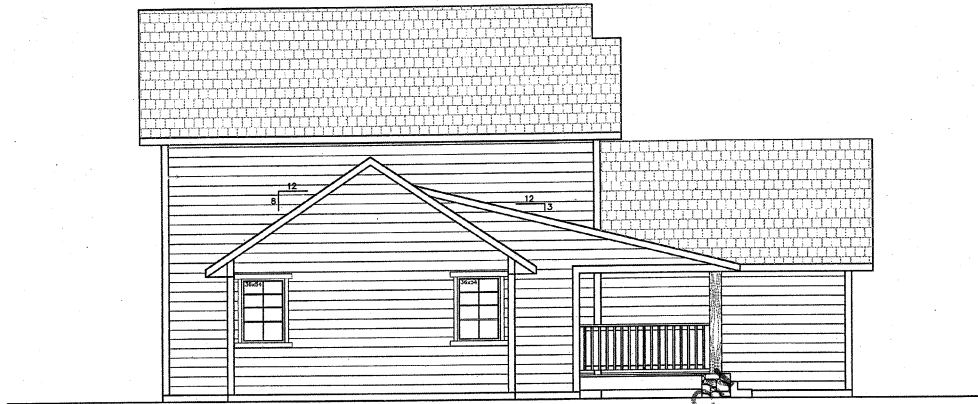
REAR ELEVATION

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

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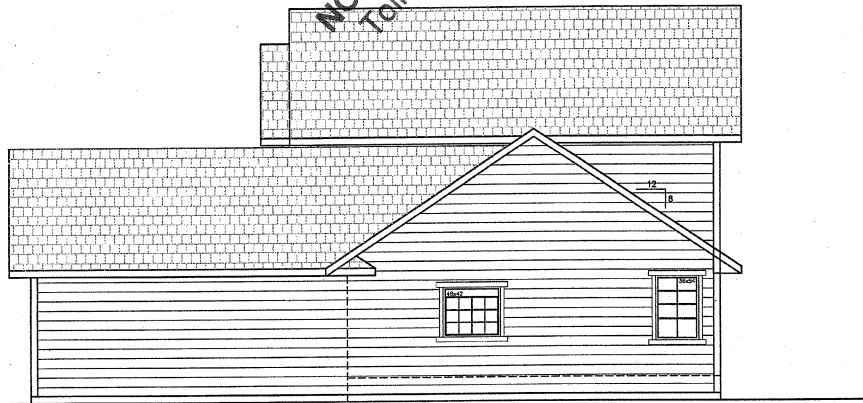
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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