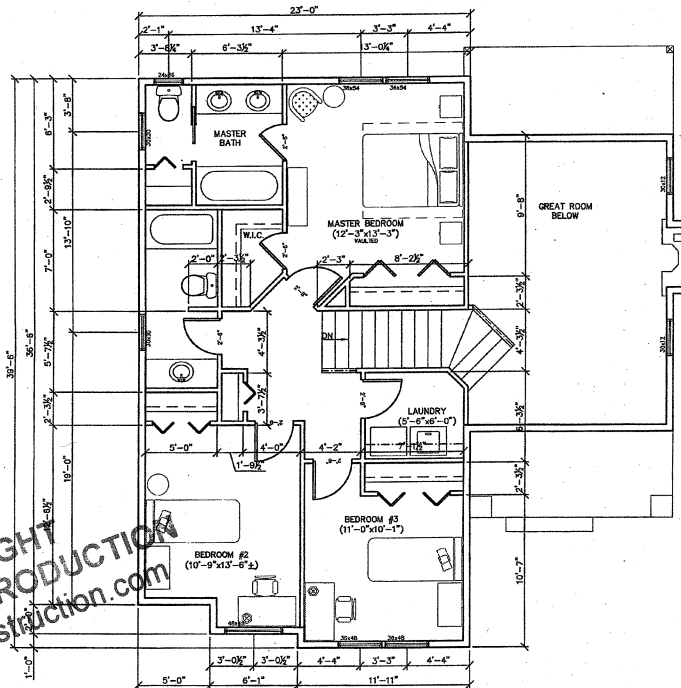


**MAIN FLOOR PLAN**  
Scale: 1/4" = 1'-0"

MAIN FLOOR PLAN AREA:  
FINISHED = 767 SQ. FT.  
GARAGE = 504 SQ. FT.



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

UPPER FLOOR PLAN AREA:  
FINISHED = 843 SQ. FT.  
TOTAL = 1610 SQ. FT.

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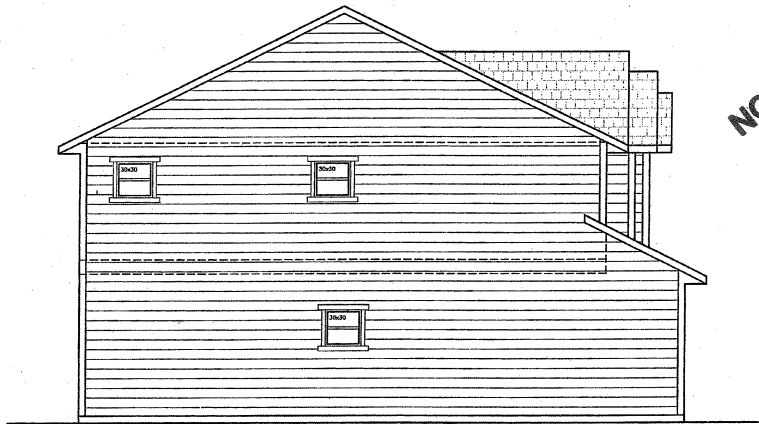


FRONT ELEVATION  
Scale: 1/4" = 1'-0"



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

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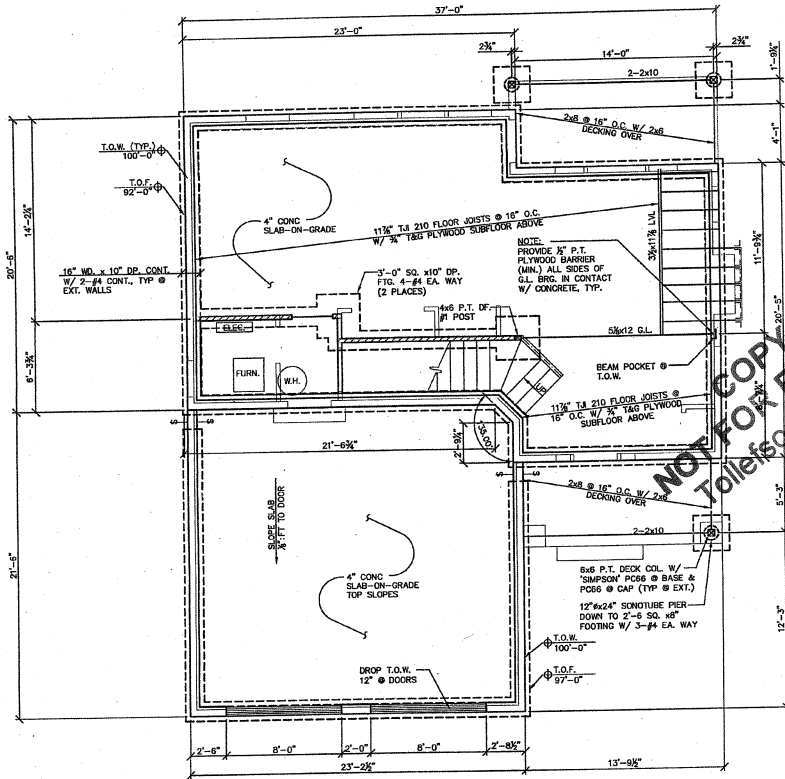
LEFT ELEVATION  
Scale: 1/4" = 1'-0"



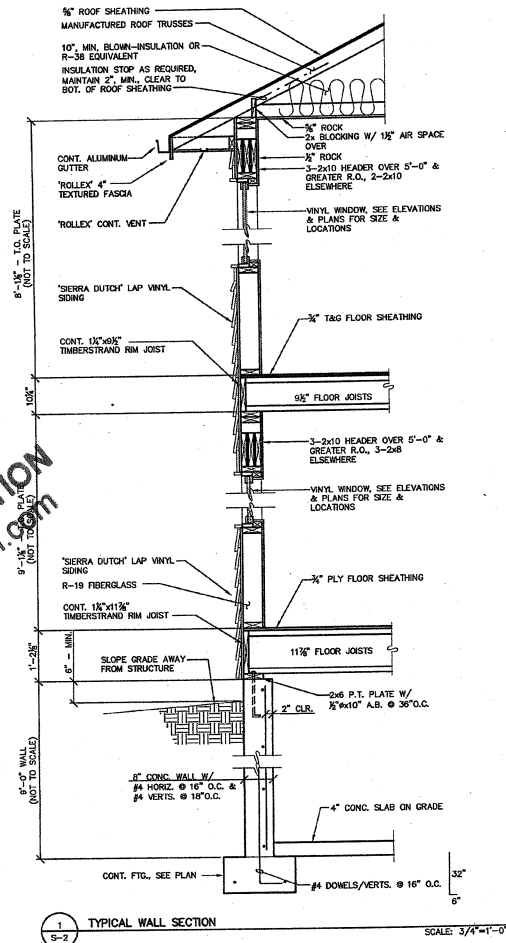
RIGHT ELEVATION  
Scale: 1/4" = 1'-0"

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FOUNDATION & MAIN DROP FRAMING PLAN  
Scale: 1/4" = 1'-0"



**GENERAL NOTES:**

Contractor shall verify all dimensions and job site conditions before commencing work and shall report any discrepancies to the engineer.  
2. Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the engineer for clarification before proceeding with the work.  
3. 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 trim materials.

**DESIGN CRITERIA**

- CODE: International Building Code, 2003 Edition (IBC).
- VERTICAL LIVE LOADS:  
ROOF SNOW - 30 PSF  
FLOOR LIVE LOAD - 40 PSF
- LATERAL LOADS:  
WIND - 90 MPH, Exp. C.  
SEISMIC -  $S_s = 73.14, S_1 = 21.4\%$  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 BEAUPETTE CONSULTING ENGINEERS. 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 rods on undisturbed natural soils.
- Extend all exterior footing 3'-0" minimum below finished grade.
- There shall be a minimum of 45% compaction (ASTM D1557 Modified Proctor Density) of soils under slabs on grade & 50% under all footings.

**CAST-IN-PLACE CONCRETE**

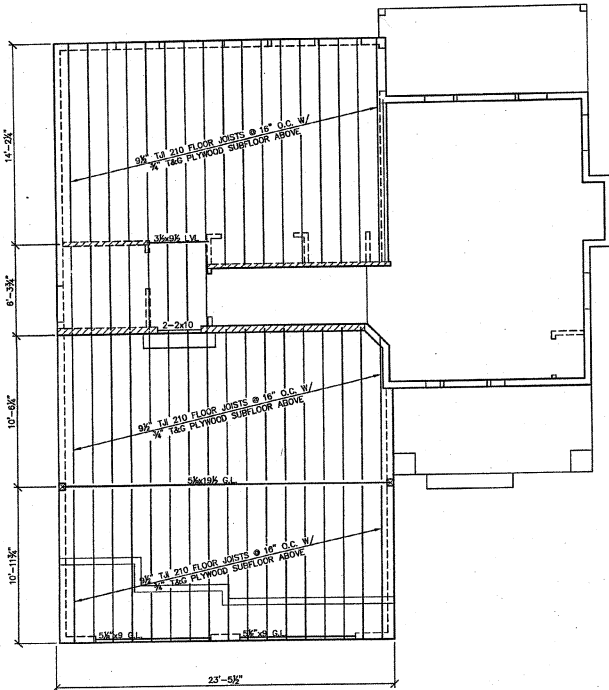
- CONCRETE:  $f'_c = 3000$  PSI at 28 days, normal weight. Max. slump = 3" for slabs and footings.  
4" for walls, columns and beams.  
During compaction, ASTM C939, Type 2, Class B.  
Construction to be in accordance with ACI 318.  
Location of construction or pour joints must be approved by the engineer. If different from those shown on these drawings, Concrete shall be re-entrained and shall conform to section 3.4.1 of ACI 301 for durability.
- REINFORCING STEEL: ASTM A615 - Grade 40 for #3, Grade 60 for #4 and larger. Provide clear embedment of rebar as designated in ACI-318.

**WOOD FRAMING**

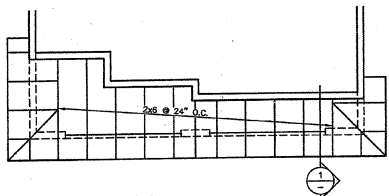
- Framing lumber shall comply with the 1997 edition of the National Design Specification. All sawn lumber shall be stamped with the grade work of a certified lumber grading agency. Moisture content shall not exceed 19%. All sawn lumber shall be Douglas Fir-Larch u.s.a.
- Sawn Lumber:  
Smaller dimension  $\times$  nominal: no. 1 & better  
Smaller dimension  $\times$  nominal: no. 2 & better  
Simple span members = 24F-V4  
Continuous or cantilevered members = 24F-V8  
3. Sheathing: APA rated sheathing with span rating as called out on these drawings.  
Walls: 1/2" - 24/0, OSB - Nal; 8d @ 6" o.c. - edges  
8d @ 12" o.c. - field  
Roof: 5/8" - 32/16, OSB - Nal; 8d @ 6" o.c. - edges  
8d @ 12" o.c. - field  
Floor: 3/4" - 48/24, T&G, OSB - Blue & Nal; 10d @ 6" o.c. - edges  
10d @ 10" o.c. - field  
Provide blocking of panel edges as designated on these drawings.
- Other APA rated structural panels (i.e. waferboard and oriented strand board) conforming to NER-108 and product standard, 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 IBC nailing schedule, Table 2304.8.1
- 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 at 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 jamba, corners, intersections, and wall ends. 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.

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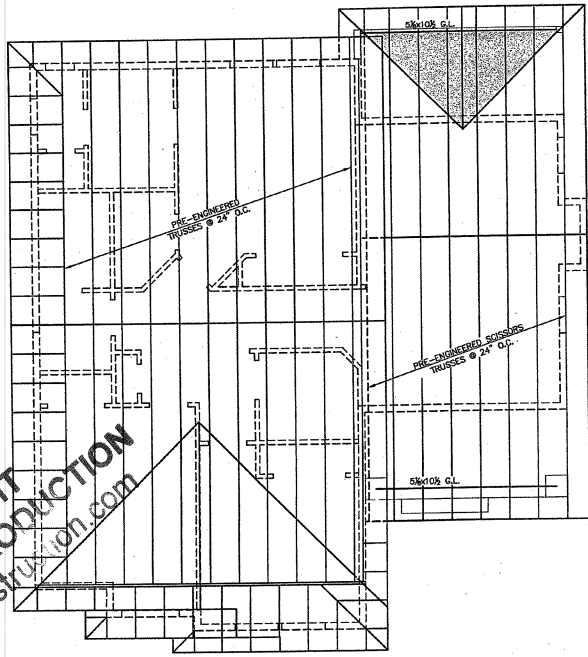


UPPER FLOOR FRAMING PLAN  
Scale: 1/4" = 1'-0"

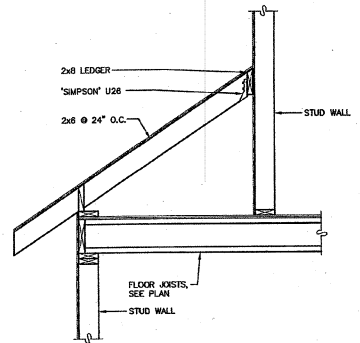


LOWER ROOF FRAMING PLAN  
Scale: 1/4" = 1'-0"

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



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



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