

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PERTAINING TO THE WORK BEFORE PROCEEDING. THE OWNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATION SHALL BE RESOLVED BY THE OWNER PRIOR TO PROCEEDING WITH THE WORK, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY SAME.

NOTES:

ALL EXTERIOR WARM WALLS TO BE 2 X 6 STUDS @ 16" O.C. TYPICAL.

ALL HEADERS TO BE 4 X 10 DF#2 UNLESS NOTED OTHERWISE.

FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC.

FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +72" FROM DRAIN. GLAZING INCLUDING WINDOWS WITHIN +72" OF DRAIN SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 1.75 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM SIZE OF 5'.

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

ILLUMINATION OF STAIRWAY TO COMPLY WITH IRC VIA AMENDMENT 303.7- INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO A LEVELS NOT LESS THAN 1 FOOT CANDLE (1 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

LEGEND:

- BEARING WALL
- BEARING ABOVE
- FLOOR LINE ABOVE
- POINT LOAD ABOVE
- MULTIPLE 2x STUDS @ POINT LOAD
- SMOKE DETECTOR (ICV INTERCONNECTED W/ BATTERY BACK-UP, PER IRC 314)
- CARBON MONOXIDE DETECTOR (PER IRC 315)

GARAGE NOTES:

1. GARAGE/LIVING SEPARATION, USE 5/8" TYPE 'X' GWS AT CEILING/WALL. WRAP POSTS AND BEAMS.
2. INSULATE ALL WARM WALLS AND CEILING.
3. DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE 1-3/8" MINIMUM THICK SOLID WOOD OR STEEL WITH SOLID OR HONEYCOMB CORE OR 20 MINUTE FIRE RATED EQUIPPED WITH A SELF CLOSING DEVICE.
4. DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE RESIDENCE FROM THE GARAGE SHALL BE NO. 20 GAGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE.

HEATING NOTES:

- + INSTALL PER ASHRAE 90A-99
- + 18" PLATFORM
- + 5/4" FLYWOOD
- + 1 LAYER IF PLATFORM IS ON SLAB
- + SEE HEATING NOTES

OPTIONAL NOTES:
RAISE ALL PILOTS, BURNERS AND SWITCHES +18" MINIMUM ABOVE SLAB.

FIREPLACE NOTE:

FACTORY BUILT FIREPLACE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL HAVE APPROVAL LABEL ATTACHED.

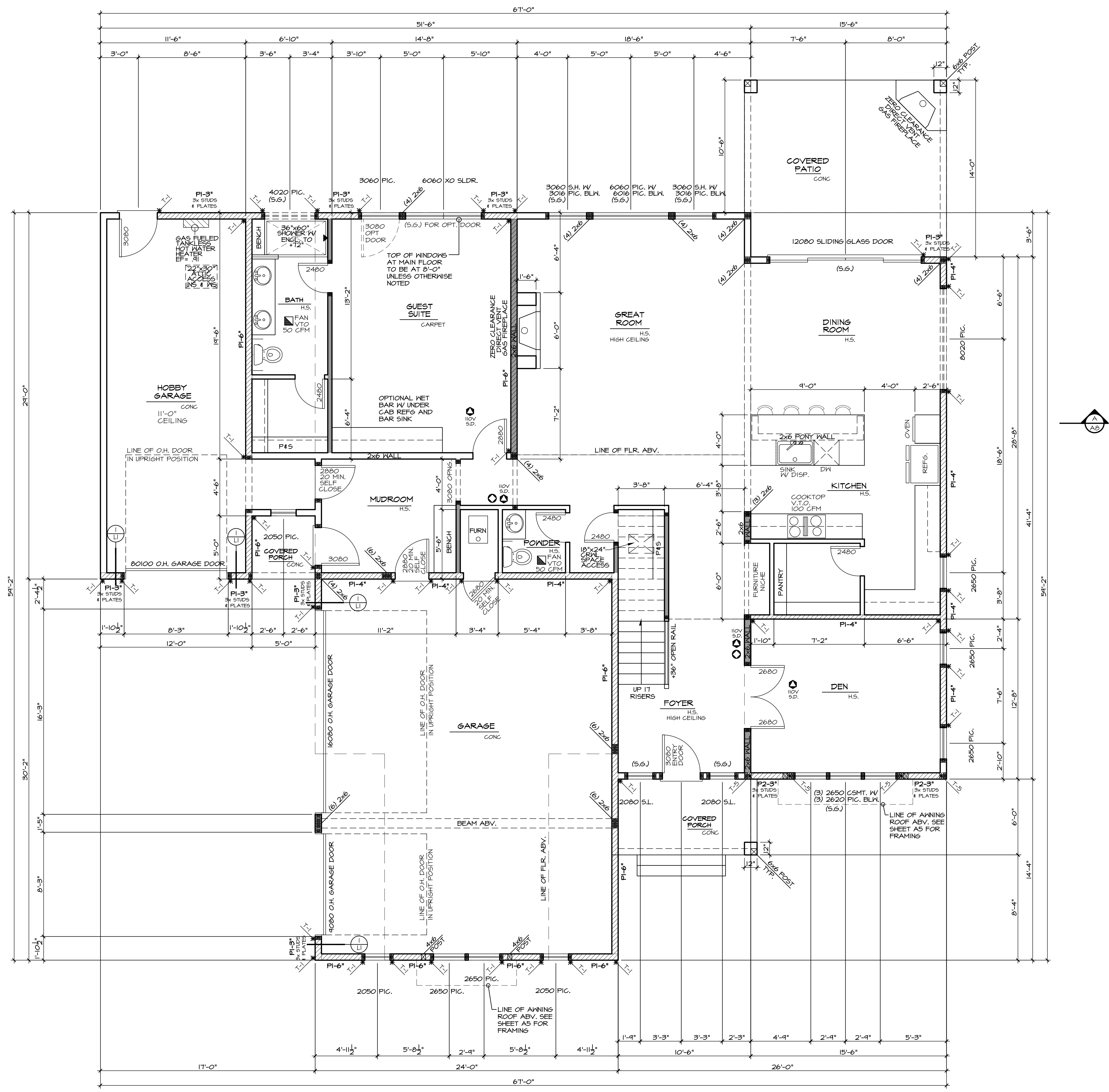
5/8" TYPE 'X' GWS TO ROOF SHEATHING

FIREPLACES & STOVES MUST BE D.O.E. APPROVED & BE TESTED, CERTIFIED & LABELED AS SUITABLE FOR USE DURING A FIRST STAGE BURN BANK.

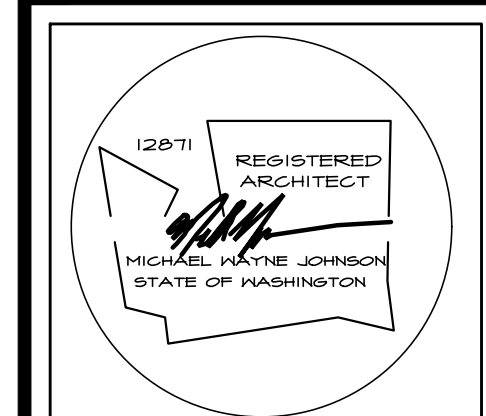
***** SHEAR NOTE:**

SEE SHEET L1 FOR SHEAR WALL NAILING SCHEDULE, & DETAILS.

HOLDDOWN SCHEDULE				
MARK	HOLDDOWN/STRAP	FASTENERS	WOOD MEMBER THICKNESS/SPECIES	ANCHOR REQUIRED
T-1	STHD14/14 RJ	24-16d SINKERS	(2) 2X4/2X6 STUDS HF/SPF	
T-2	MST48	(34)-16d	(2) 2X4/2X6 STUDS HF/SPF	
T-3	MSTA36	(26)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPF	
T-5	HDOB-5D52.5	(20) 5D5 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPF	1/8" ANCHOR BOLT



MAIN FLOOR PLAN
SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



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THE FERNOW
PLAN 3832

Project:
date: 12-14-20
permit:
revisions:

drawn by: LMD
checked by: MWJ
SHEET
OF
A4
A8

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FUR-OUT HEADERS TO MATCH 2 X 6 WALLS.

ALL EXTERIOR HEADERS MUST BE INSULATED WITH R-10 INSULATION PER WSEC.

FOR WINDOWS WITH OPERABLE OPENINGS MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING SHALL BE 24" MINIMUM ABOVE THE FLOOR. EXCEPTIONS: FULLY OPEN WINDOWS WHERE A 4" SPHERE MAY NOT PASS THROUGH OR WHERE FALL PROTECTION DEVICES ARE PROVIDED PER ASTM F 2090 OR R612.3.

SOLID BLOCKING UNDER ALL BEARING WALLS.

TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO 12" FROM DRAIN. GLAZING, INCLUDING WINDOWS WITHIN 12" OF DRAIN, SHALL BE SAFETY GLASS. SHOWER FLOOR IS LIMITED TO 2.5 GAL/MIN.

EXHAUST FANS LARGER THAN 50CFM MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH. THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH A MAXIMUM RUN OF 15'.

COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES.

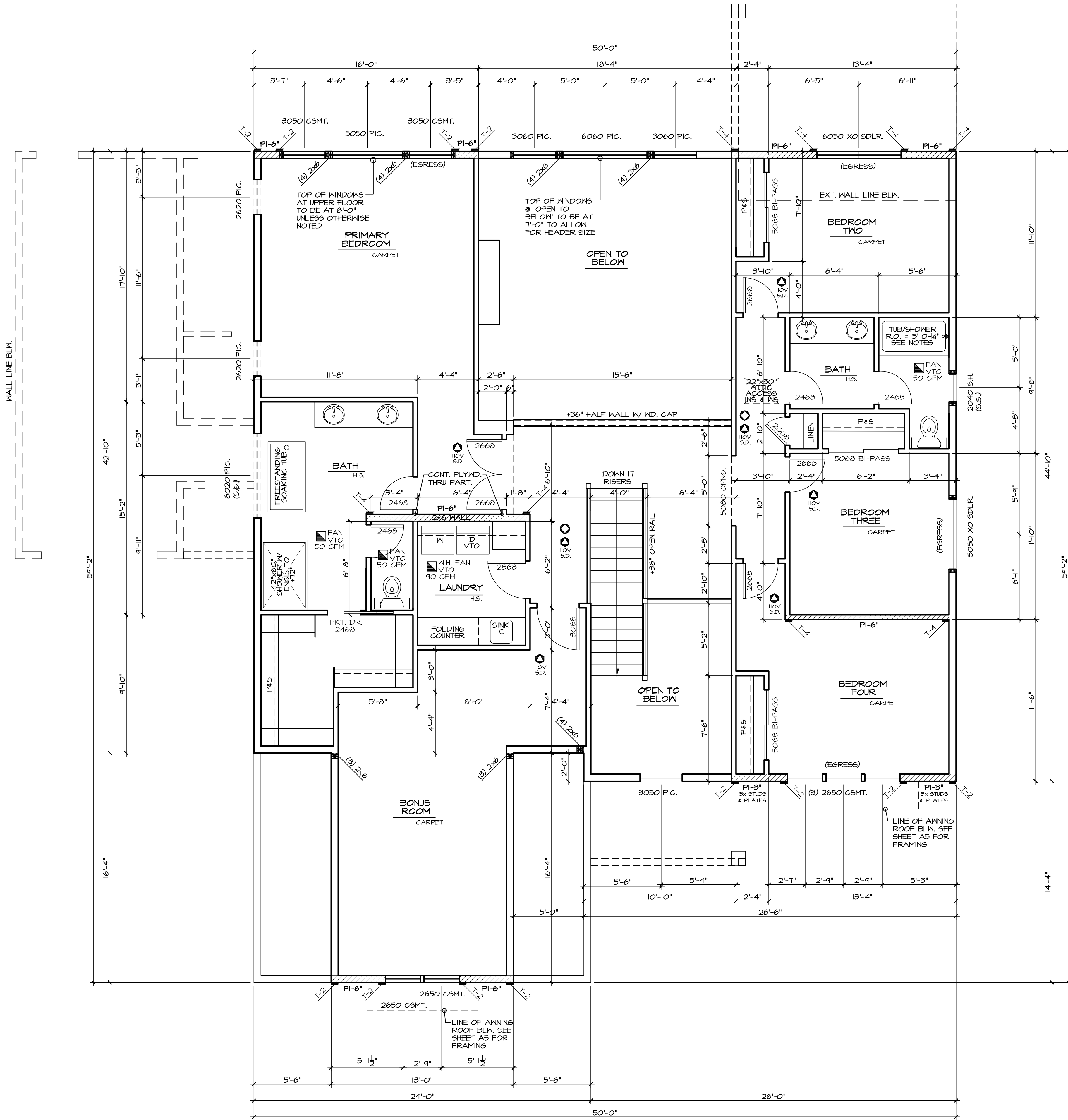
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T-4	MSTC48B3	(38)-10d	(2) 2X4/2X6 STUDS HF/SPE	
T-5	HDUB-SDS2.5	(20) SDS 1/4" X 2-1/2"	(2) 2X4/2X6 STUDS HF/SPE	1/8" ANCHOR BOLT



UPPER FLOOR PLAN

SEE GENERAL NOTES

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



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