

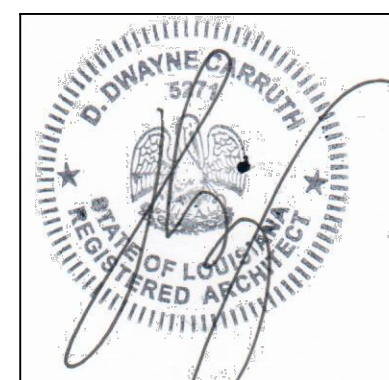


THE RUDD RESIDENCE

tchefuncta estates st. tammany parish, louisiana

design criteria
ALL DRAWINGS PREPARED BY THE FRONT DOOR DESIGN STUDIO, APAC ARE DESIGNED TO MEET THE REQUIREMENTS OF IRC 2015 ASSUMING WIND SPEEDS OF 130 MPH, SDC CATEGORY A. DRAWINGS ARE PREPARED AND CERTIFIED BY LICENSED ARCHITECT #5271

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builder shall be allowed to deviate from all plans and specifications in such that given changes do not affect structural or design integrity - builder shall verify all dimensions - plans remain the property of the front door design studio and are released for the sole residence hereby noted - illegal use of drawings will be prosecuted

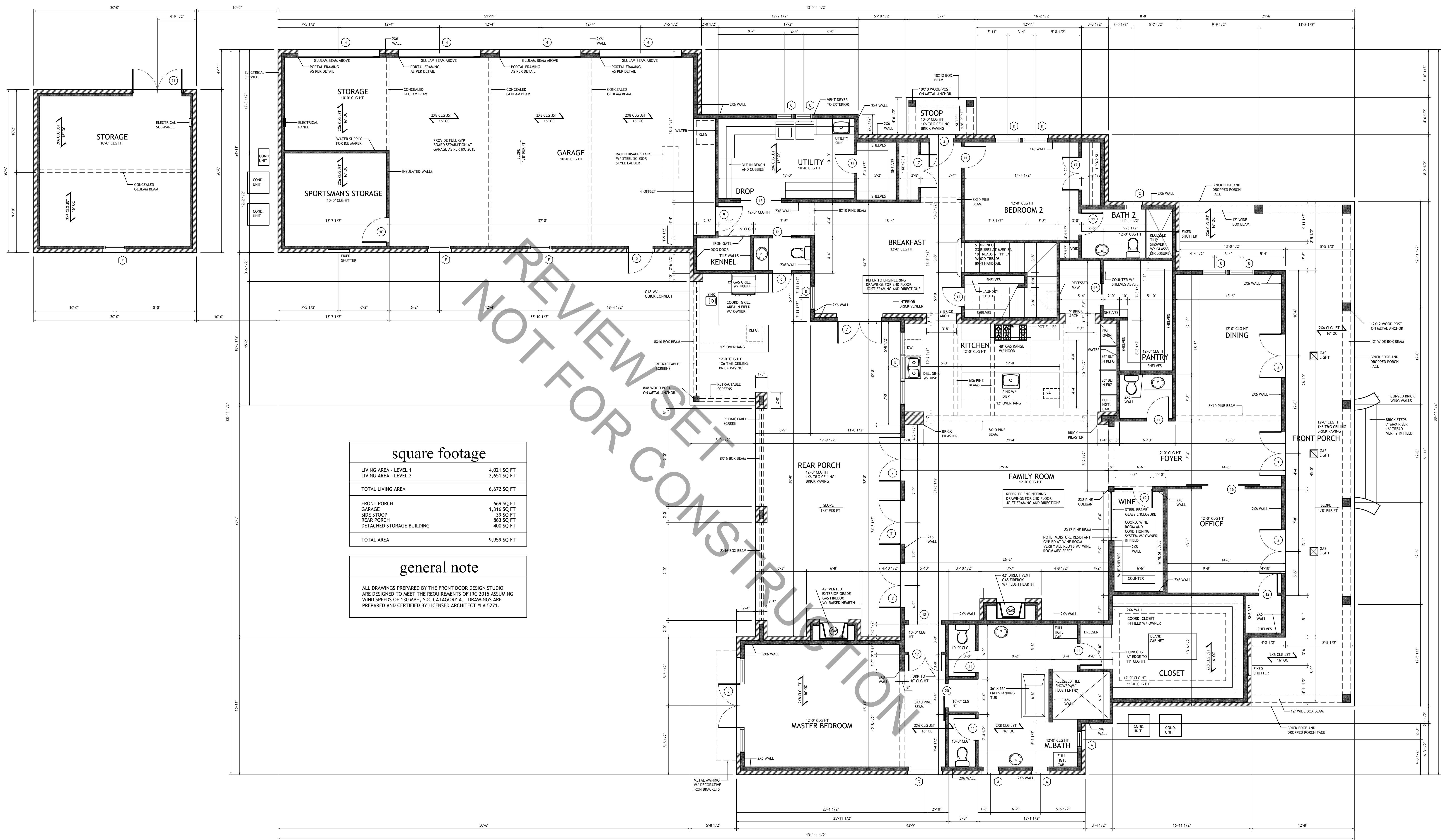
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st tammany parish, louisiana

the rudd residence

thefrontdoor **fd**
design studio

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october 28, 2021
cover

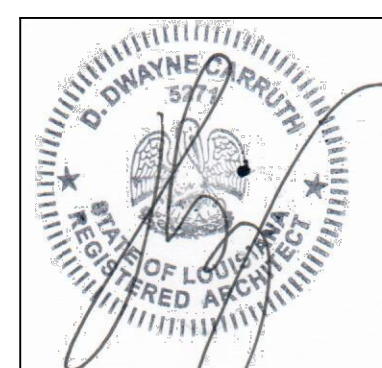


square footage	
LIVING AREA - LEVEL 1	4,021 SQ FT
LIVING AREA - LEVEL 2	2,651 SQ FT
TOTAL LIVING AREA	6,672 SQ FT
FRONT PORCH	669 SQ FT
GARAGE	1,316 SQ FT
SIDE STOOP	39 SQ FT
REAR PORCH	863 SQ FT
DETACHED STORAGE BUILDING	400 SQ FT
TOTAL AREA	9,959 SQ FT

general note

ALL DRAWINGS PREPARED BY THE FRONT DOOR DESIGN STUDIO ARE DESIGNED TO MEET THE REQUIREMENTS OF IRC 2015 ASSUMING WIND SPEEDS OF 130 MPH, SOC CATEGORY A. DRAWINGS ARE PREPARED AND CERTIFIED BY LICENSED ARCHITECT #LA 5271.

floor plan - level 1
scaled at 3/16" = 1'-0"



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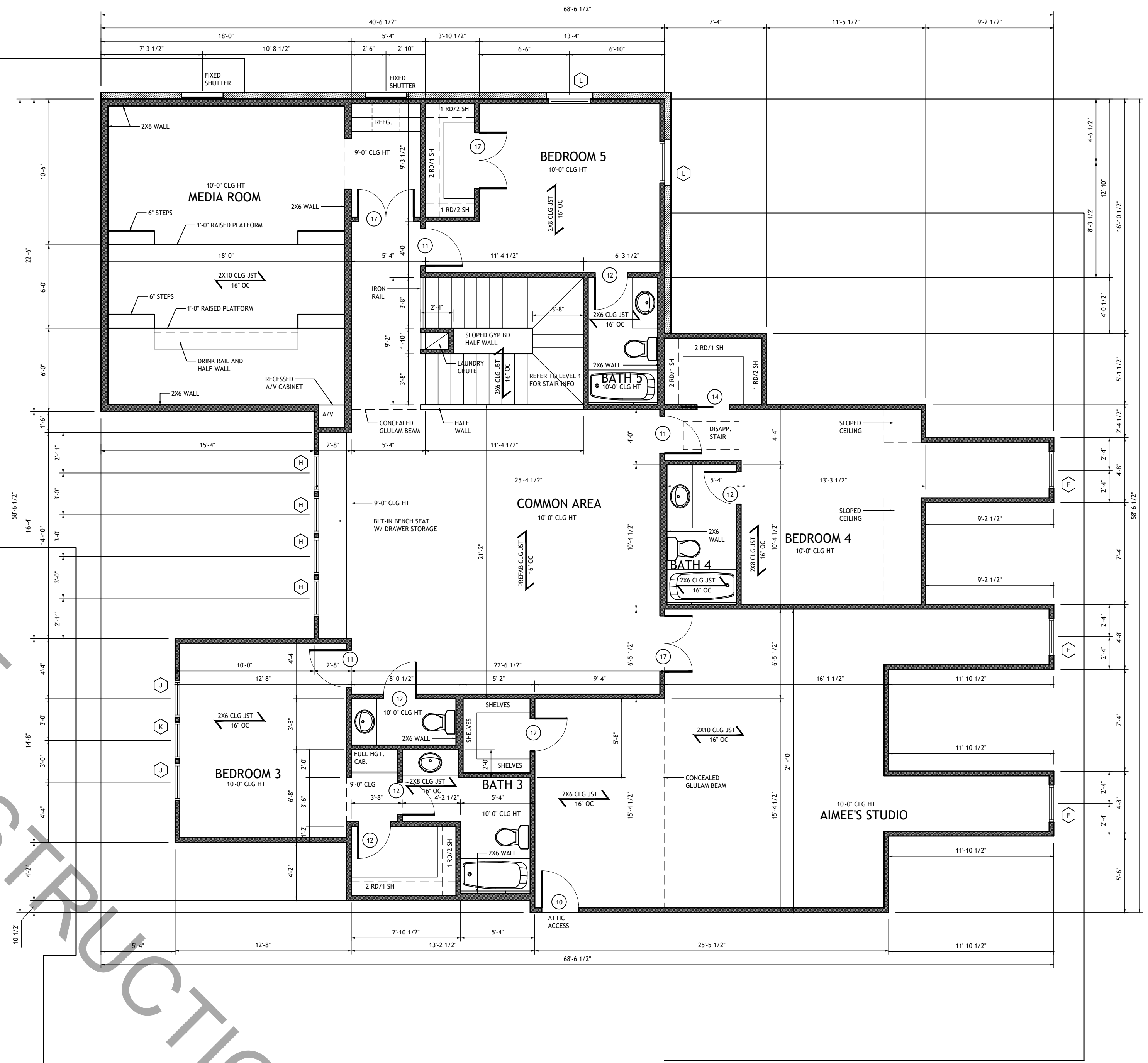
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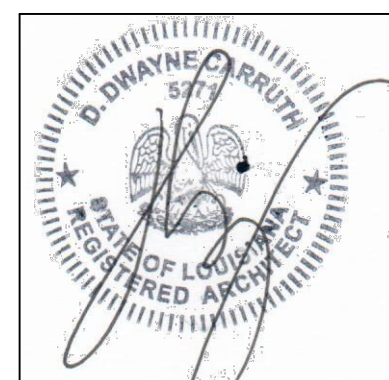
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REVIEW SET
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floor plan - level 2
scaled at 3/16" = 1'-0"



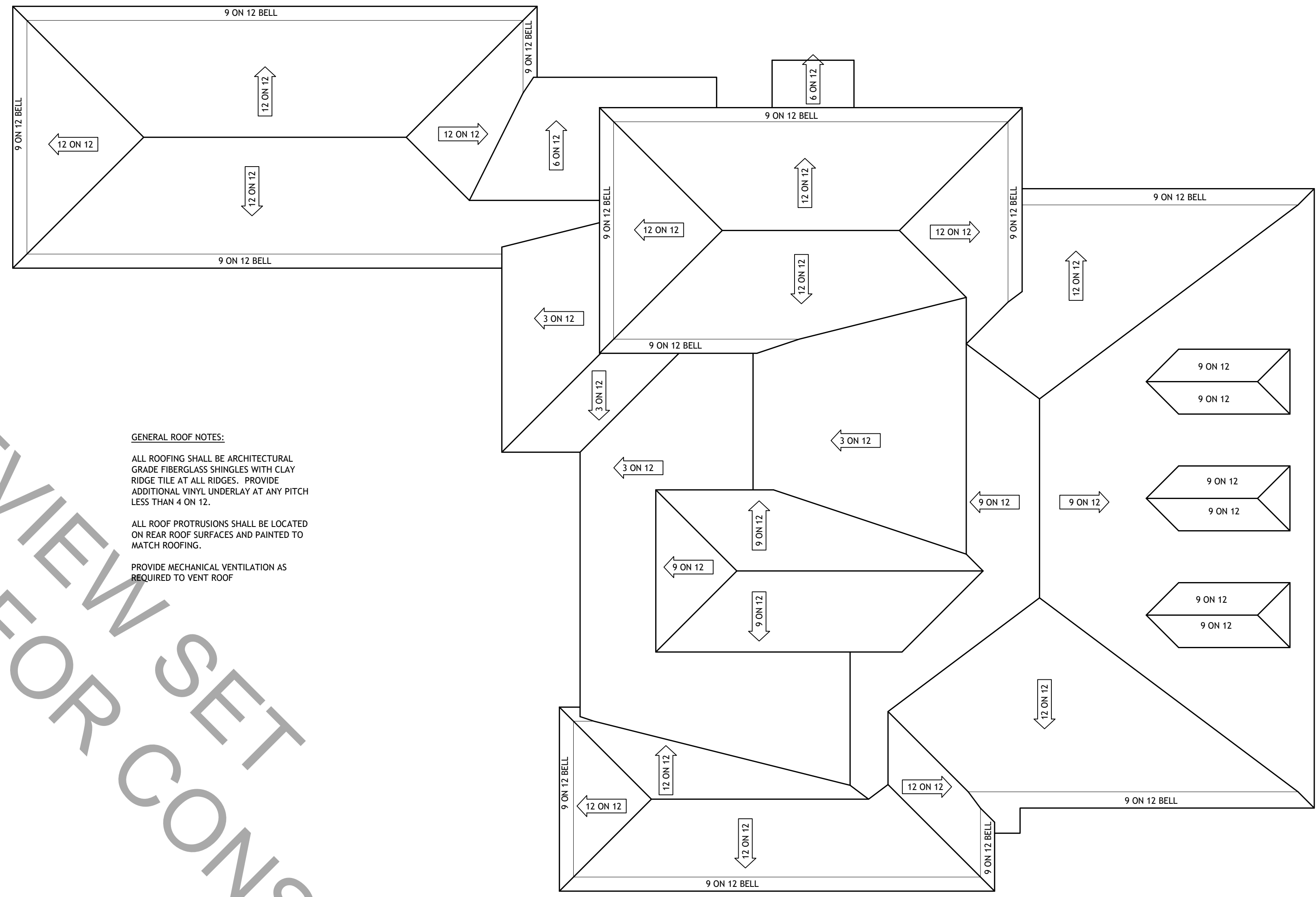
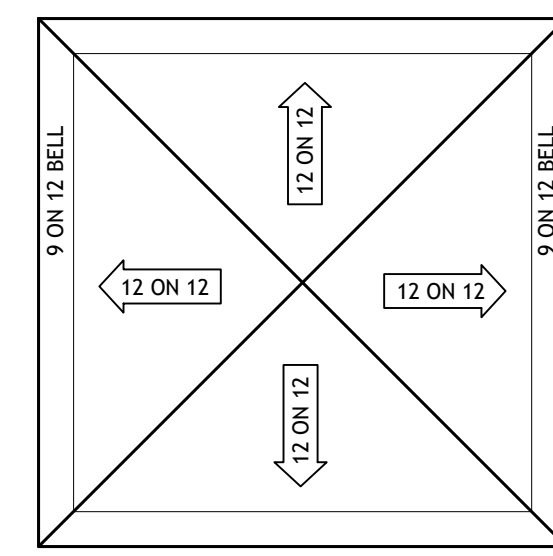
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roof plan
scaled at 1/8" = 1'-0"

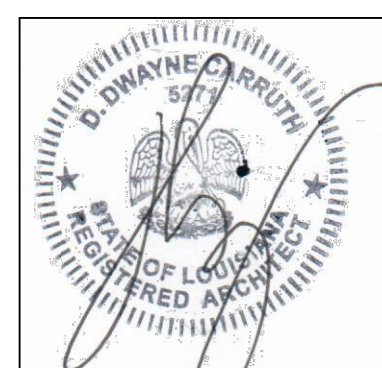
DOOR SCHEDULE			
MARK	SIZE	THICK	DESCRIPTION
1	5'-4" X 10'-0"	2 1/4"	SC WOOD, EXTERIOR GRADE, 6 LITE /1 PANEL
2	5'-4" X 10'-0"	2 1/4"	SC WOOD, EXTERIOR GRADE, 8 LITE FRENCH
3	3'-0" X 8'-0"	1 3/4"	SC WOOD, EXTERIOR GRADE, 6 LITE /1 PANEL
4	10'-0" X 8'-0"	STD	CARRIAGE SYTLED OVERHEAD GARAGE DOOR W/ AUTO OPENER AND FALSE HARDWARE
5	3'-0" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE
6	2'-4" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE
7	5'-4" X 9'-0"	1 3/4"	PAIR, CLAD WOOD, EXTERIOR GRADE, 8 LITE FRENCH
8	5'-4" X 9'-0"	1 3/4"	PAIR, CLAD WOOD, EXTERIOR GRADE, 8 LITE FRENCH W/ 2 - 2'-8" X 9'-0" SIDELITES
9	3'-0" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE, 20 MIN RATING
10	3'-0" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE
11	2'-8" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
12	2'-4" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
13	2'-8" X 8'-0"	1 3/4"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE, POCKET
14	2'-4" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE, POCKET
15	5'-0" X 8'-0"	1 3/8"	PAIR, 2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE, POCKET
16	5'-4" X 9'-0"	1 3/4"	PAIR, SC WOOD, INTERIOR GRADE, BARN DOOR AS SELECTED BY OWNER W/ SURFACE MOUNT TRACK
17	4'-0" X 8'-0"	1 3/8"	PAIR, 2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
18	4'-0" X 8'-0"	6"	CASED OPENING
19	2'-4" X 8'-0"	--	CUSTOM STEEL INSULATED WINE DOOR W/ SIDELITE AND FULL-HT TRANSOM
20	3'-0" X 8'-0"	1 3/8"	CUSTOM BARN DOOR W/ SURFACE MOUNT TRACK, AS SELECTED BY OWNER
21	6'-0" X 8'-0"	1 3/4"	PAIR, 2 PANEL, FIBERGLASS, EXTERIOR GRADE

WINDOW SCHEDULE			
MARK	SIZE	LITES	DESCRIPTION
A	2'-0" X 5'-6"	6	FIXED, CLAD WOOD, INSULATING
B	3'-0" X 7'-0"	2/4/4	DOUBLE HUNG, CLAD WOOD, INSULATING W/ 3'-0" X 2'-0" TRANSOM, MULLED
C	2'-0" X 4'-0"	4	FIXED, CLAD WOOD, INSULATING
D	3'-0" X 7'-0"	4/4	DOUBLE HUNG, CLAD WOOD, INSULATING
E	(3) 3'-0" X 5'-6"	6	(3) CASEMENT/FIXED/CASEMENT, CLAD WOOD, INSULATING, MULLED
F	2'-8" X 6'-0"	4/4	DOUBLE HUNG, CLAD WOOD, INSULATING
G	4'-0" X 8'-0"	12	FIXED, CLAD WOOD, INSULATING
H	2'-8" X 3'-6"	4	FIXED, CLAD WOOD, INSULATING
J	2'-8" X 5'-0"	6	CASEMENT, CLAD WOOD, INSULATING
K	2'-8" X 5'-0"	6	FIXED, CLAD WOOD, INSULATING
L	3'-0" X 6'-0"	4/4	DOUBLE HUNG, CLAD WOOD, INSULATING

WINDOW NOTES:
 ALL WINDOWS TO HAVE 2" BRICK MOULD TRIM, TYPICAL.
 ALL WINDOW UNITS SHALL MEET ALL LOCAL WIND AND ENERGY REQUIREMENTS AS PER IRC 2015
 ALL WINDOWS SHALL HAVE BOTH INTERIOR AND EXTERIOR APPLIED, RAISED PROFILE MULLIONS
 TEMPERED GLAZING REQUIRED AS PER IRC 2015 R308.4.3 AT LOCATIONS AS LISTED.
 WINDOW MANUFACTURER TO PROVIDE AS REQUIRED.
 1- PANE IS LARGER THAN 9 SQ.FT
 2- BOTTOM EDGE OF GLASS IS LESS THAN 18" AFF
 3- TOP EDGE OF GLASS IS MORE THAN 36" AFF
 4- ONE OR MORE WALKING SURFACE IS WITHIN 36" OF THE WINDOW
 5- ALL DOOR GLAZING SHALL BE TEMPERED
 6- ANY LOCATION WITHIN 24" OF A DOOR

GENERAL ROOF NOTES:
 ALL ROOFING SHALL BE ARCHITECTURAL GRADE FIBERGLASS SHINGLES WITH CLAY RIDGE TILE AT ALL RIDGES. PROVIDE ADDITIONAL VINYL UNDERLAY AT ANY PITCH LESS THAN 4 ON 12.
 ALL ROOF PROTRUSIONS SHALL BE LOCATED ON REAR ROOF SURFACES AND PAINTED TO MATCH ROOFING.
 PROVIDE MECHANICAL VENTILATION AS REQUIRED TO VENT ROOF

NOT FOR REVIEW SET
CONSTRUCTION



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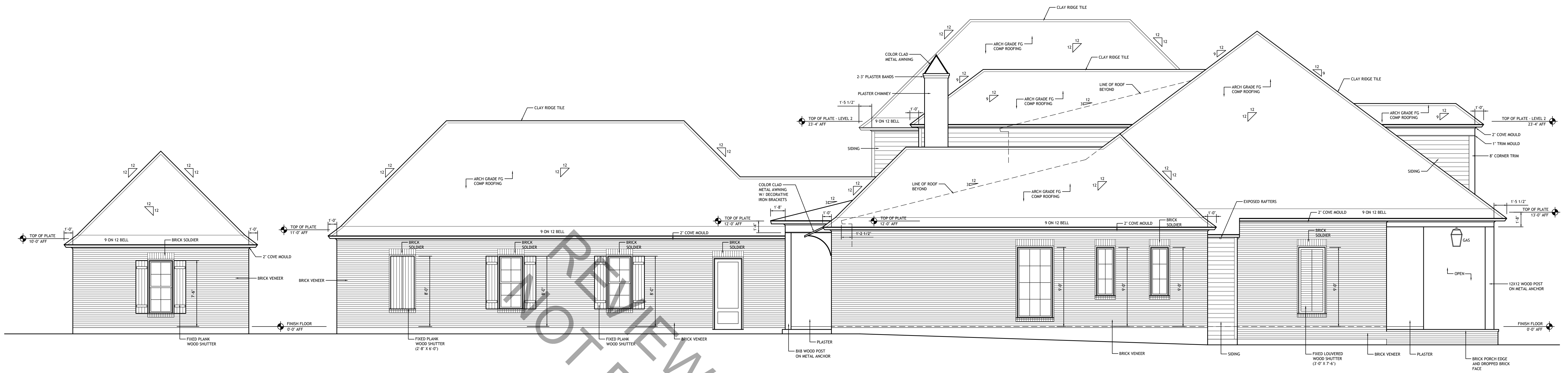
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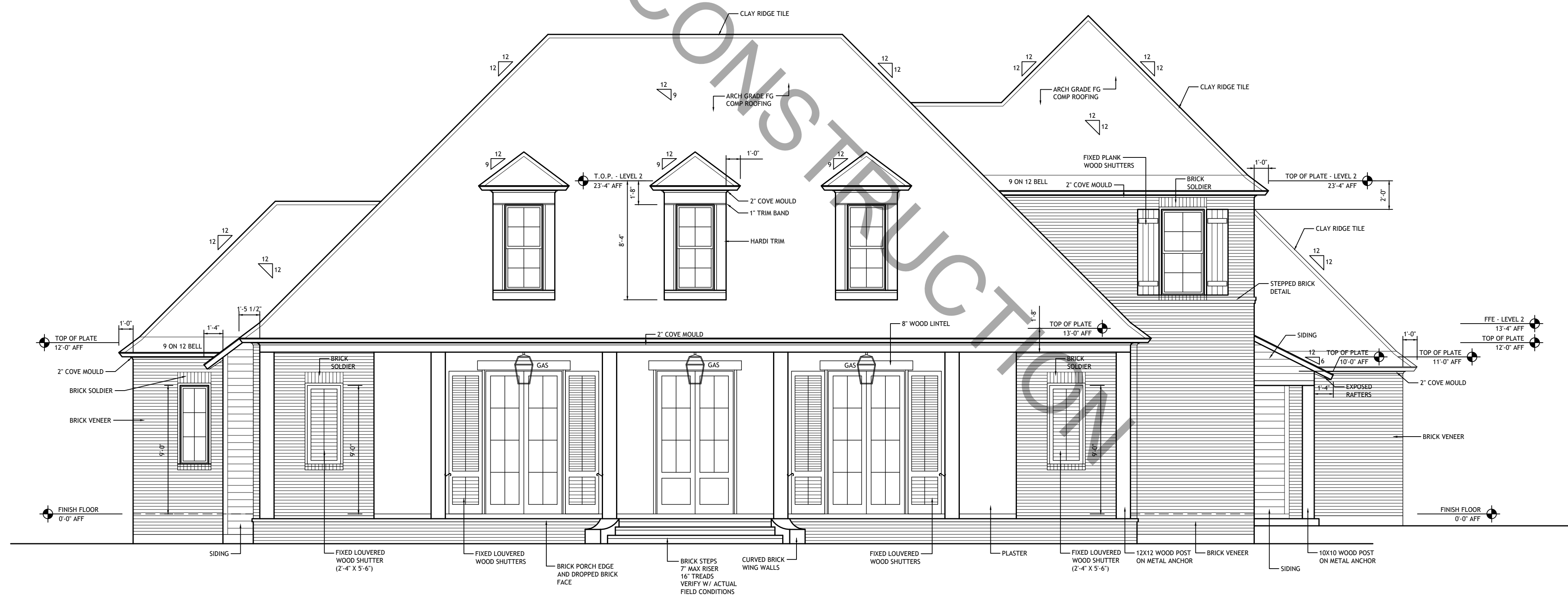
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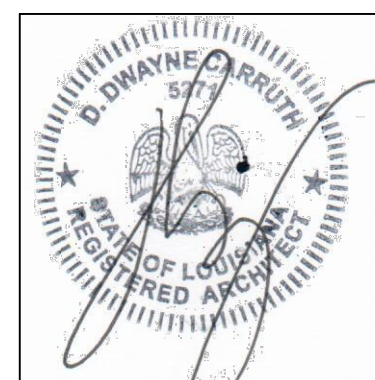
left side elevation

scaled at 3/16" = 1'-0"



front elevation

scaled at 3/16" = 1'-0"



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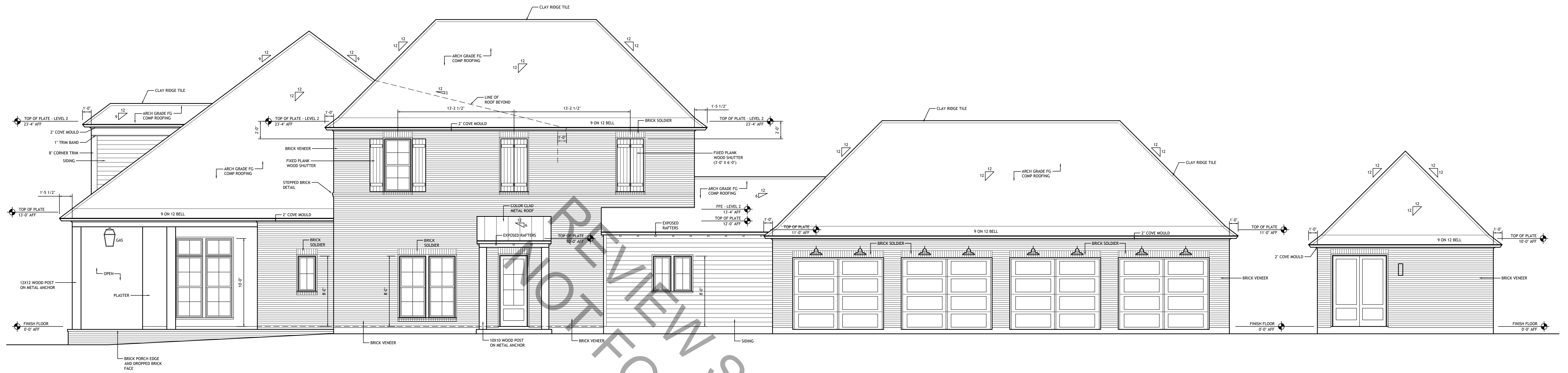
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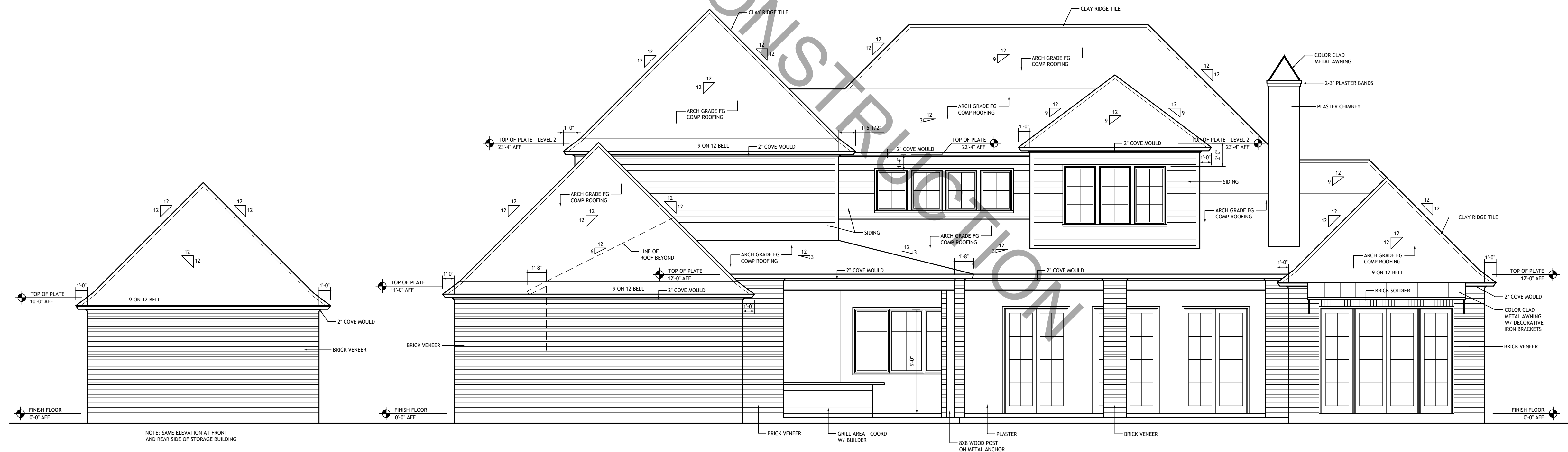
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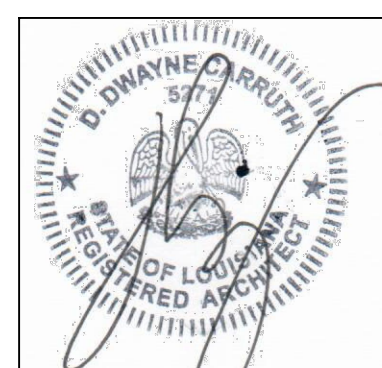


right side elevation
scaled at 3/16" = 1'-0"



rear elevation
scaled at 3/16" = 1'-0"

NOTE: SAME ELEVATION AT FRONT AND REAR SIDE OF STORAGE BUILDING



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FRAMING NOTES

- ALL FRAMING SHALL BE IN ACCORDANCE WITH IRC 2015, SECTION 602, 602.3(1) AND 602.3(2).
- REFER TO FLOOR PLANS AND BUILDING SECTIONS FOR FRAMING SIZES AND LOCATIONS, INCLUDING BEAMS, WALLS, RAFTERS, ETC.
- ALL WOOD SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE.
- PROVIDE JOIST HANGERS AS REQUIRED PER FRAMING. HANGERS SHALL BE SIMPSON OR EQUAL.
- ALL COLLUMS SHALL BE ANCHORED WITH SIMPSON ABU BASE, SIZED TO FIT COLUMN, TO PREVENT LATERAL DISPLACEMENT AS PER IRC 2015 SECTION 407.3.
- ALL SILLS SHALL BE PRESSURE TREATED AND HAVE 1/2" CONTINUOUS CAULK AND FOAM STRIP SEALER UNDER ALL PLATES. DRYWALL SCREWS MAY NOT BE USED FOR SHEAR WALL CONSTRUCTION.
- PROVIDE ALL BLOCKING AS REQUIRED TO PROVIDE FULL NAILING SURFACE FOR GYP BOARD, SIDING, ETC.
- ALL EXPOSED MATERIALS FOR SOFFITS, PATIOS, OVERHANGS, ETC SHALL BE EXTERIOR GRADE PRESSURE TREATED WOOD OR EQUIVALENT ROT-RESISTANT MATERIAL.
- WRAP ENTIRE BUILDING SURFACE WITH BUILDING PAPER (TYVEK OR EQUAL), IN ACCORDANCE WITH MANUFACTURER'S SPECS.
- ATTIC ACCESS SHALL BE PROVIDED TO ALL ATTIC AREAS. ACCESS OPENINGS SHALL BE MINIMUM 22"x30" AND SHALL MAINTAIN 30" MINIMUM VERTICAL HEIGHT AT OPENING.
- ALL PENETRATIONS OF ANY WALL, FLOOR OR CEILING SHALL BE SEALED IN AN AIR-TIGHT MANNER. FLASH AND COUNTER FLASH AS REQUIRED.
- IN LOCATIONS AS NOTED ON PLANS, ENGINEERED FLOORS AND BEAM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ANY ENGINEERED DRAWINGS OR SYSTEM SPECIFICATIONS.
- ALL BEAMS SHALL BE SIZED BY MANUFACTURER AND SHALL MEET LOAD AND DEFLECTION LIMITS PER IRC 2015, 602. PROVIDE FULL STUD BEARING UNDER ALL BEAM BEARING POINTS TO FOUNDATION. PROVIDE LATERAL SUPPORT VIA BLOCKING OR ANCHOR AS REQUIRED.
- GARAGE AND OTHER OVERSIZED OPENINGS SHALL BE FRAMED AS PER THE PORTAL FRAMING DETAIL ATTACHED.
- TALL WALL FRAMING SHALL BE BALLOON FRAMED AND CONSTRUCTED AS PER TALL WALL DETAIL ATTACHED.

HURRICANE STRAPPING AND BRACES:

- EXTERIOR SILL PLATES - SIMPSON MAS @ 24" OC
- FLOOR TO FLOOR TIES - SIMPSON CS200, 18GA @ 32" OC
- TRUSS/RAFTER TIES - SIMPSON H7, 16GA @ EACH RAFTER
- SHEAR WALLS - REFER TO SHEAR WALL NOTES
- ALL NAILING PATTERNS, SPLICES, ETC SHALL BE AS PER CODE.

ROOF FRAMING NOTES:

- EXTERIOR SILL PLATES - SIMPSON MAS @ 24" OC ALL WOOD FRAMED ROOF CONSTRUCTION SHALL COMPLY WITH IRC 2015, SECTION 802.
- ALL LUMBER SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE.
- CEILING JOIST SPANS SHALL BE AS PER PLANS BASED ON IRC 2015, 208 LIVE LOAD / 10# DEAD LOAD AND L/240 DEFLECTION ALLOWANCES.
- ALL RAFTERS SHALL BE MINIMUM 2X6, SPACED AT 24" OC UNLESS ADDITIONAL LOADING IS REQUIRED. ALL RIDGES, HIPs AND VALLEYS SHALL BE MINIMUM 2X8 UNLESS OTHERWISE NOTED.
- ROOF SHALL BE FULLY BRACED AS PER IRC 2015.
- PROVIDE 2X4 COLLAR BRACING AT EVERY OTHER RAFTER IN THE TOP THIRD OF THE SPAN.
- CEILING JOISTS SHALL BE FASTENED TO EVERY OTHER RAFTER PER IRC 802.3.1 AND SHALL BE SECURED TO PLATE PER IRC 802.11.
- ALL BRACING SHALL BE T-BRACING AS REQUIRED
- PROVIDE 2X6 STRONGBACK AT THE CENTER OF ALL CEILING JOISTS WITH SPANS GREATER THAN 10' IN LENGTH.
- ROOF SHEATHING SHALL COMPLY WITH SPAN CHART AS PER IRC R503.2.1.1(1)

HEADER SPAN TABLE

SINGLE STORY		TWO STORY	
2X6	4'-6" MAX	2X6	3'-2" MAX
2X8	5'-9" MAX	2X8	4'-1" MAX
2X10	7'-0" MAX	2X10	4'-11" MAX
2X12	8'-1" MAX	2X12	5'-9" MAX

SPAN CALCULATIONS ARE BASED ON IRC 2015 TABLE 602.7(1) ASSUMING ALLOWABLE BEARINGS OF 30 PSF / 28' SPAN. CHANGES IN LENGTH MAY BE REQUIRED DEPENDING RISE BUILDING WIDTHS. REFER TO IRC 2015 TABLE 602.7(1) FOR ADDITIONAL SIZES AND LENGTHS.

TYPICAL INSULATION NOTES

CONTRACTOR SHALL PROVIDE INSULATION AS SPECIFIED:

WALLS	R-13 BATT
CEILING - STANDARD	R-30 BLOWN
CEILING - VAULTED	R-30 BATT
FLOORS (2-STORY ONLY)	R-19 BATT

PROVIDE INTERIOR INSULATION AROUND ALL BATHROOMS AND BETWEEN ALL LIVING SPACES AND BEDROOM WALLS, TYPICAL

INSULATOR SHALL SEAL ALL PERIMETER WALL PLATES

INSULATOR SHALL NOT USE EXPANSIVE SEALERS AROUND WINDOWS AND DOORS AS IT AFFECTS THEIR PROPER OPERATION.

TERMITE PROTECTION

ALL SLABS SHALL BE TERMITE TREATED AND PROTECTED AS PER IRC 2015 R320. CONTRACTOR SHALL PROVIDE A 12 MONTH CERTIFICATION TO OWNER AT COMPLETION.

SHEAR WALL NOTES

SHEAR WALL CALCULATIONS BASED ON DESIGN WIND SPEED OF 130 MPH AND IRC 2015. SHEAR WALL DESIGN BASED ON WIND PRESSURE COEFFICIENTS AND LOAD COMBINATIONS AS PER ASCE 7 FOR WIND LOADS.

ONE-STORY PLANS:

SHEAR WALLS SHALL BE LOCATED AS PER PLANS AND BE A MINIMUM LENGTH AS NOTED ON FLOOR PLAN.

GYPSEUM BOARD WALLS

SHEAR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 1/2" GYPSEUM BOARD AT BOTH SIDES.

GYPSEUM BOARD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 5D COOLER (.086 X 1-5/8", 15/64" HEAD) OR WALLBOARD NAIL (.086 X 1-5/8", 9/32" HEAD) OR .120" NAIL X 1-1/2", MIN 3/8" HEAD. DRYWALL SCREWS MAY NOT BE USED FOR SHEAR WALL CONSTRUCTION.

THE SPACING OF THE NAILING OF THE GYPSEUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HTT4 OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

PLYWOOD WALLS

SHEAR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 3/8" WOOD SHEATHING AT BOTH SIDES.

PLYWOOD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 6D COMMON OR GALVANIZED BOX NAILS

THE SPACING OF THE NAILING OF THE GYPSEUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED. JOINTS SHALL BE OFFSET AND NOT ALIGNED ON THE SAME STUD.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HDU14-SDS2.5, AN HD12 OR BETTER WITH A 1" DIA THREADED ROD SET WITH A 9" EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 2'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

TWO-STORY PLANS:

SHEAR WALLS SHALL BE LOCATED AS PER PLANS AND BE A MINIMUM LENGTH AS NOTED ON FLOOR PLAN. FOR 1-STORY WALLS WITH NO SECOND FLOOR ABOVE REFER TO ONE-STORY NOTES.

GYPSEUM BOARD WALLS

SHEAR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 1/2" GYPSEUM BOARD AT BOTH SIDES.

GYPSEUM BOARD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 5D COOLER (.086 X 1-5/8", 15/64" HEAD) OR WALLBOARD NAIL (.086 X 1-5/8", 9/32" HEAD) OR .120" NAIL X 1-1/2", MIN 3/8" HEAD. DRYWALL SCREWS MAY NOT BE USED FOR SHEAR WALL CONSTRUCTION.

THE SPACING OF THE NAILING OF THE GYPSEUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED DOWN THROUGH THE 2ND FLOOR TO AN IN-LINE SHEAR WALL ON THE 1ST FLOOR WITH A SET OF SIMPSON STRONG TIE HTT4 OR BETTER (ONE ON DOUBLE STUDS ON THE 2ND FLOOR AND THE OTHER ON DOUBLE STUDS ON THE 1ST FLOOR) WITH A 5/8" DIA THREADED ROD SET BETWEEN THE TWO HTT4s. THE MATCHING TENSION STUDS ON THE 1ST FLOOR MUST BE ANCHORED TO THE SLAB AS PER BELOW.

THE BOTTOM PLATE SHALL BE NAILED TO A SOLID JOIST OR BLOCKING BETWEEN THE FLOORS WITH 16D COMMON NAILS AT 16" OC MAX.

EACH END OF THE SHEAR WALL (AT 1ST FLOOR) SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HTT4 OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

PLYWOOD WALLS

SHEAR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 3/8" WOOD SHEATHING AT BOTH SIDES.

PLYWOOD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 6D COMMON OR GALVANIZED BOX NAILS

THE SPACING OF THE NAILING OF THE GYPSEUM BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED. JOINTS SHALL BE OFFSET AND NOT ALIGNED ON THE SAME STUD.

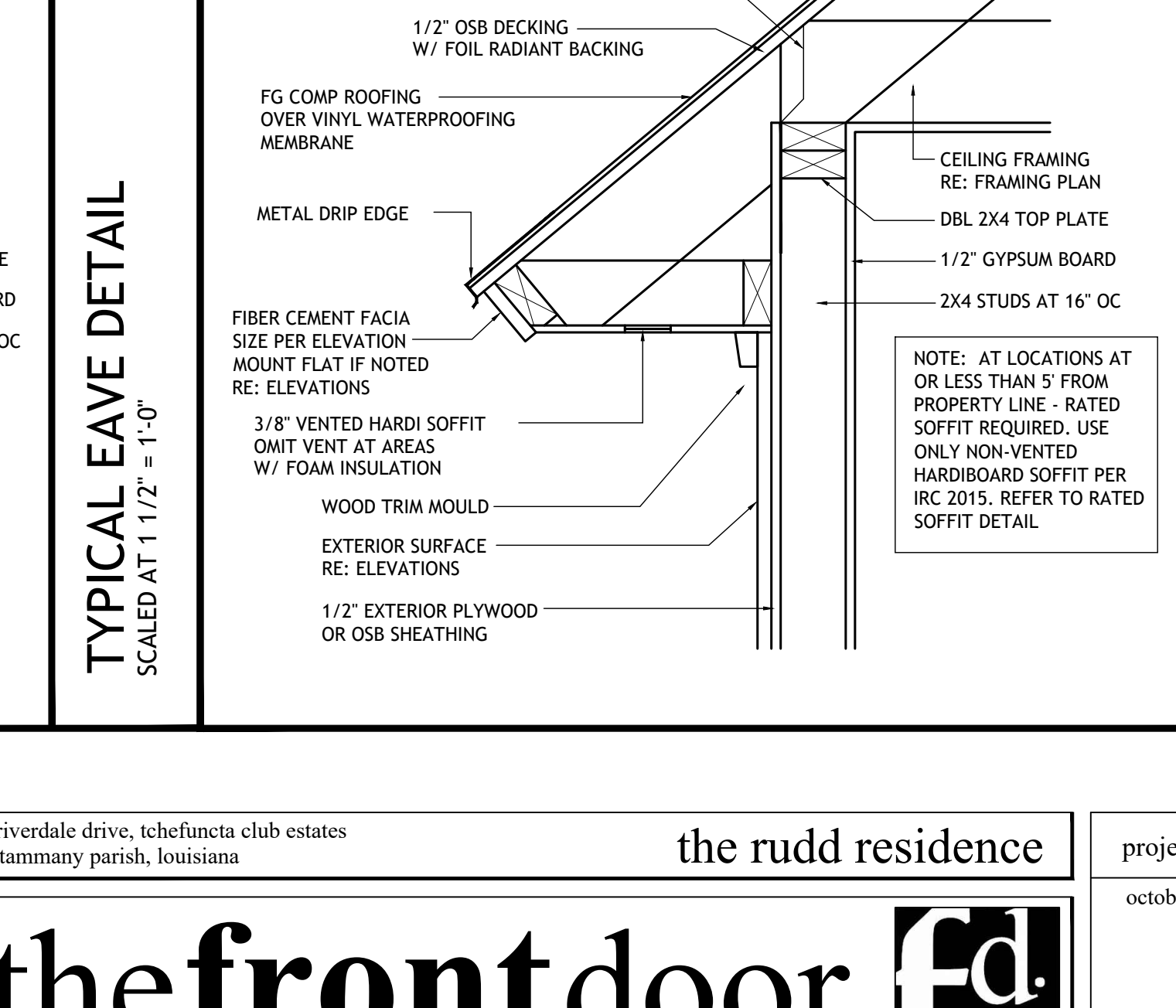
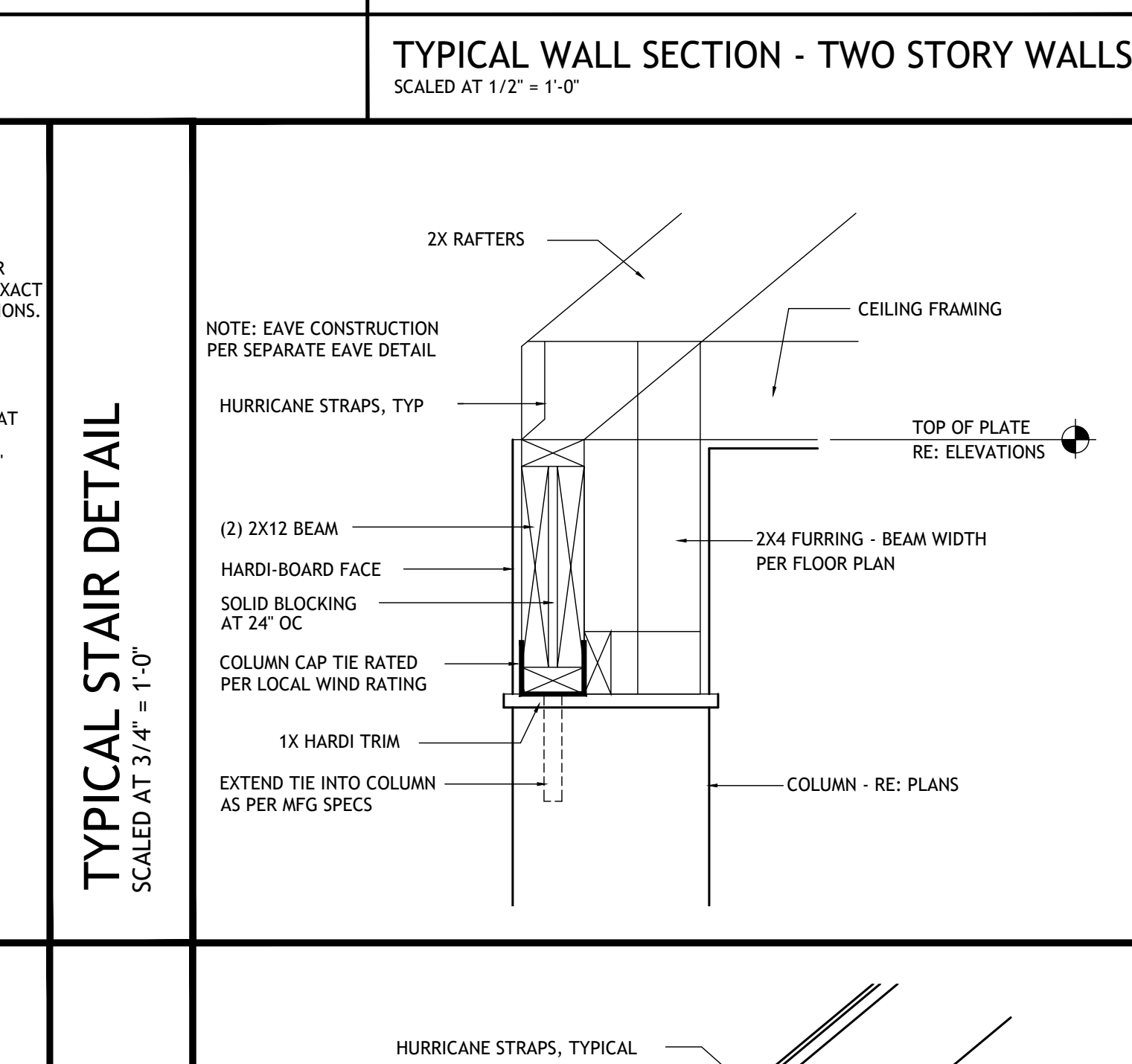
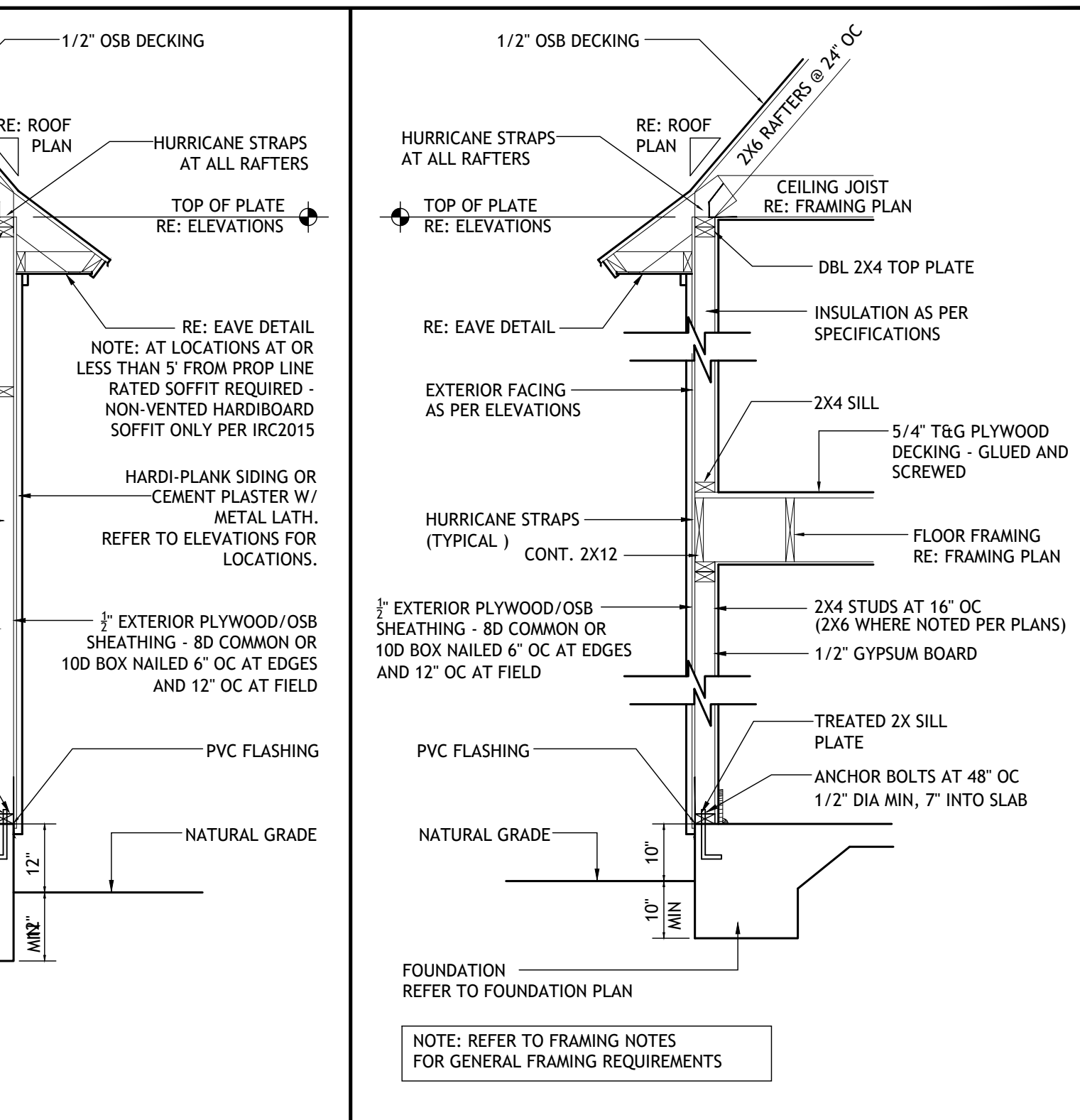
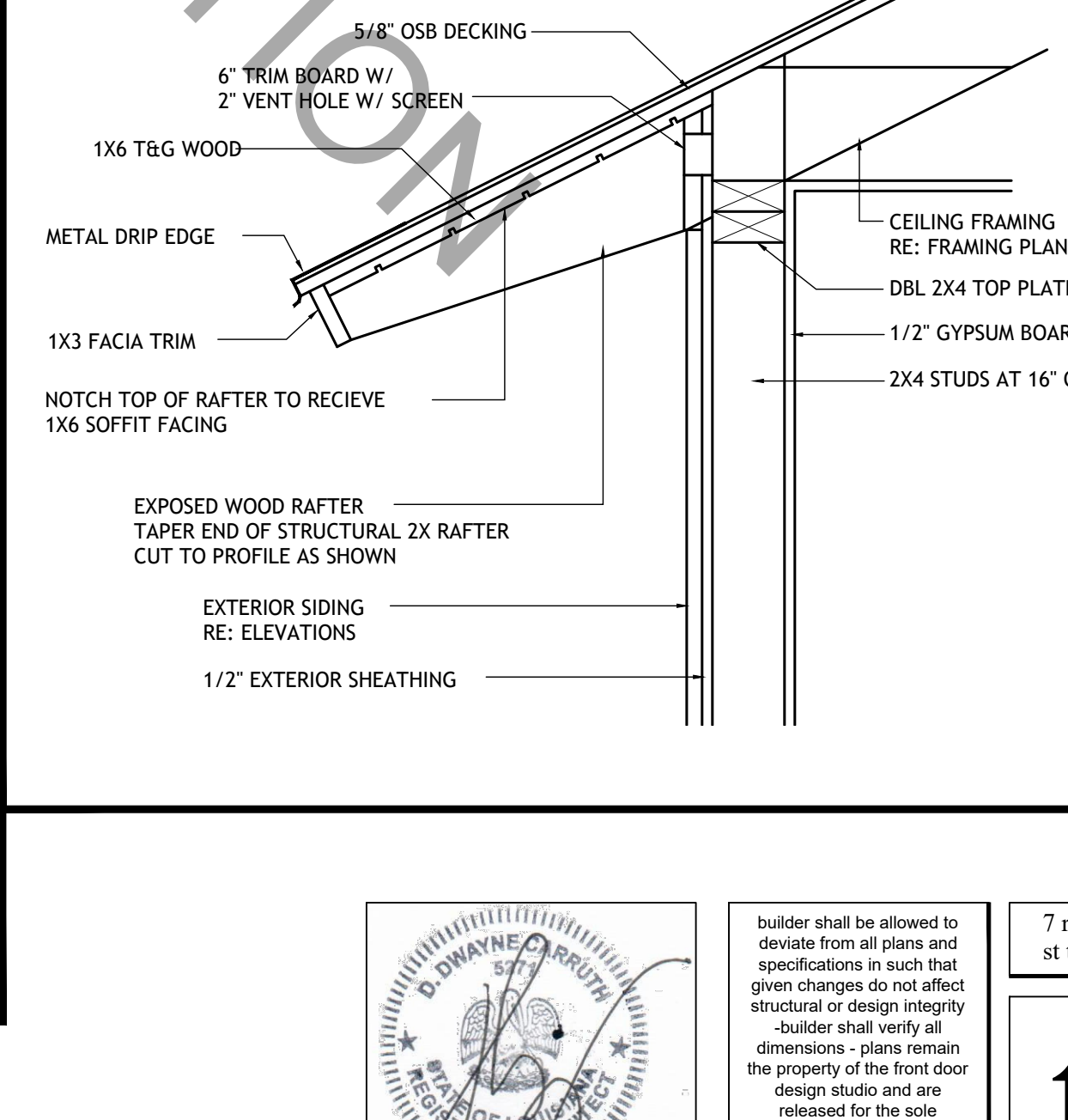
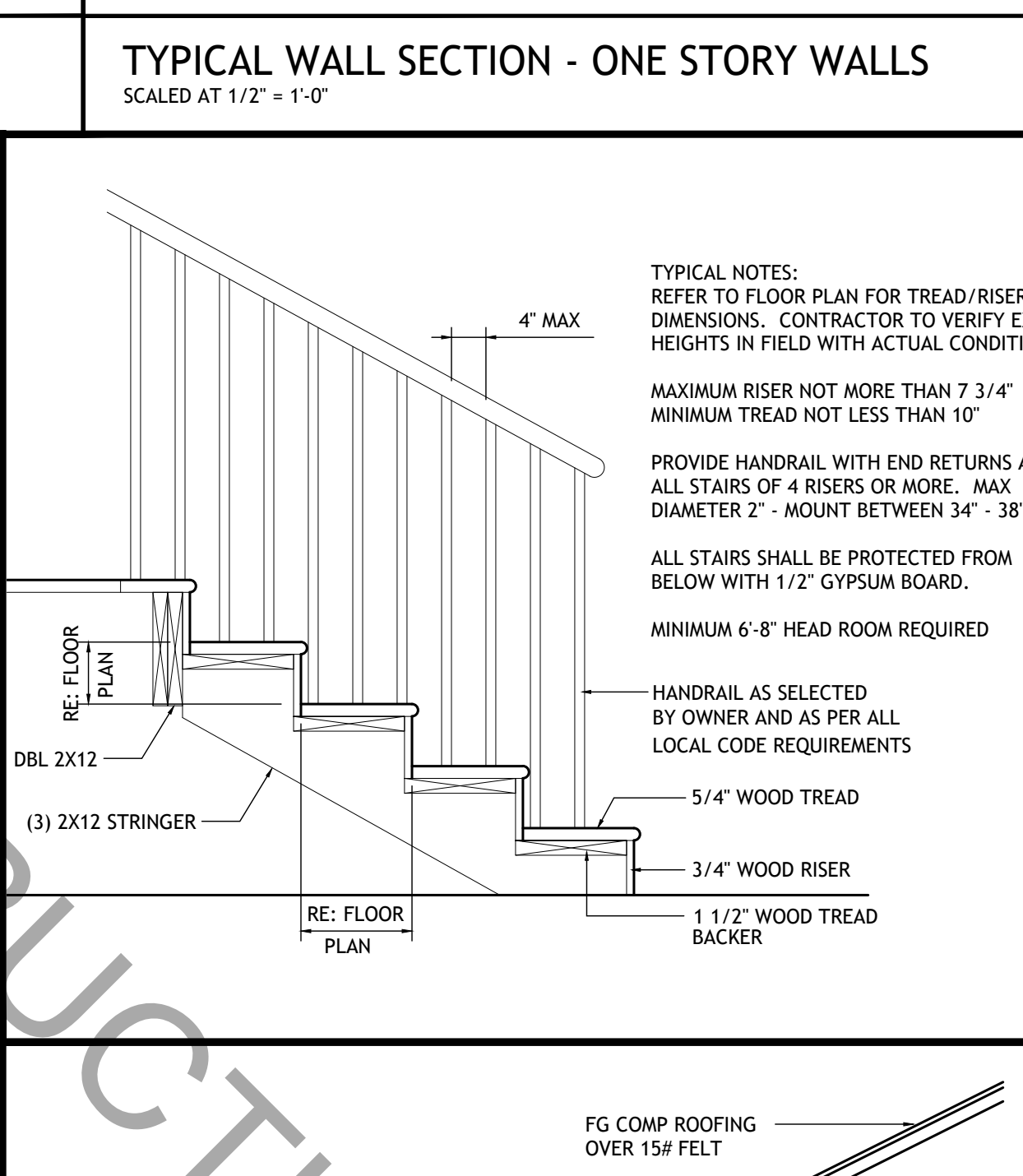
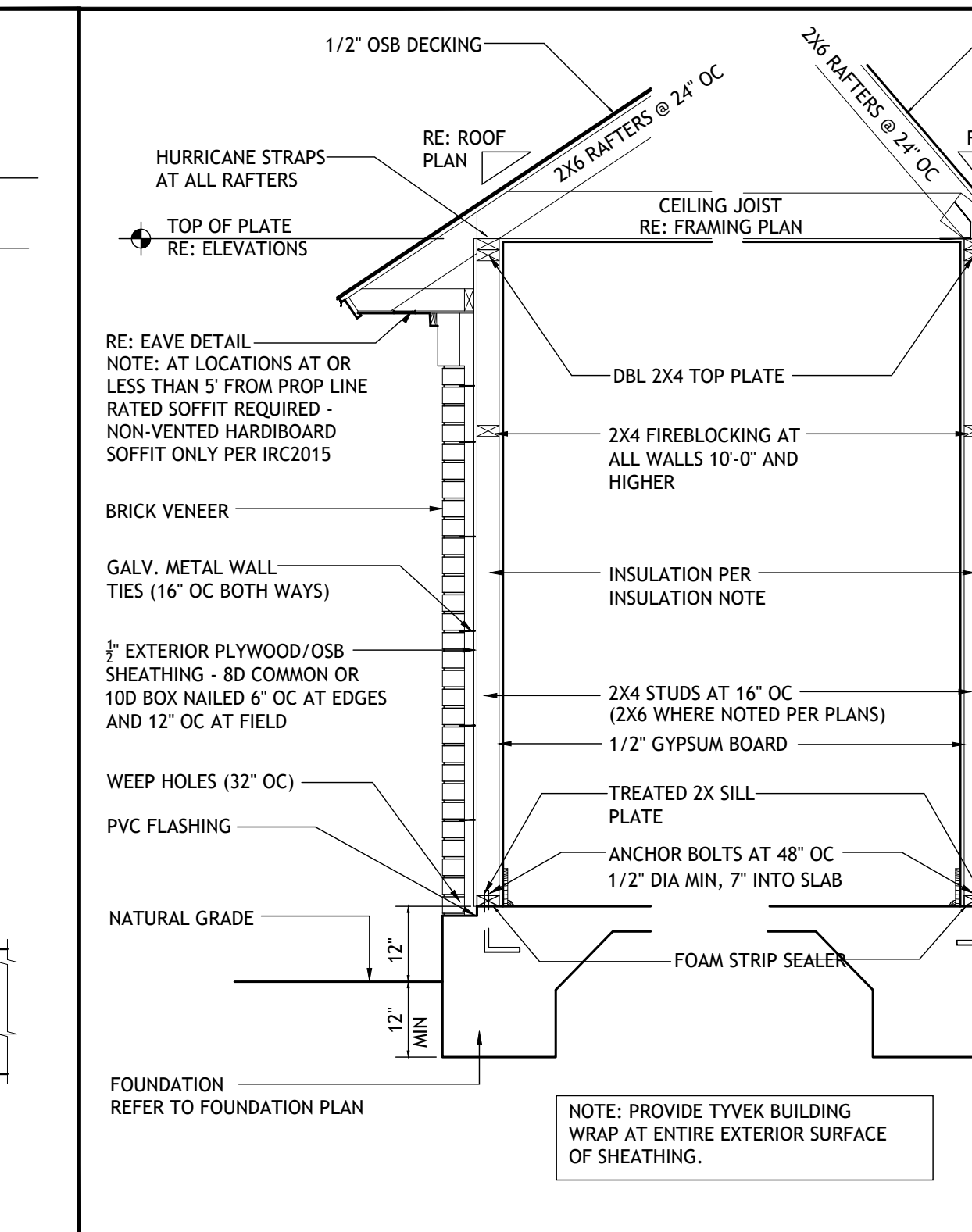
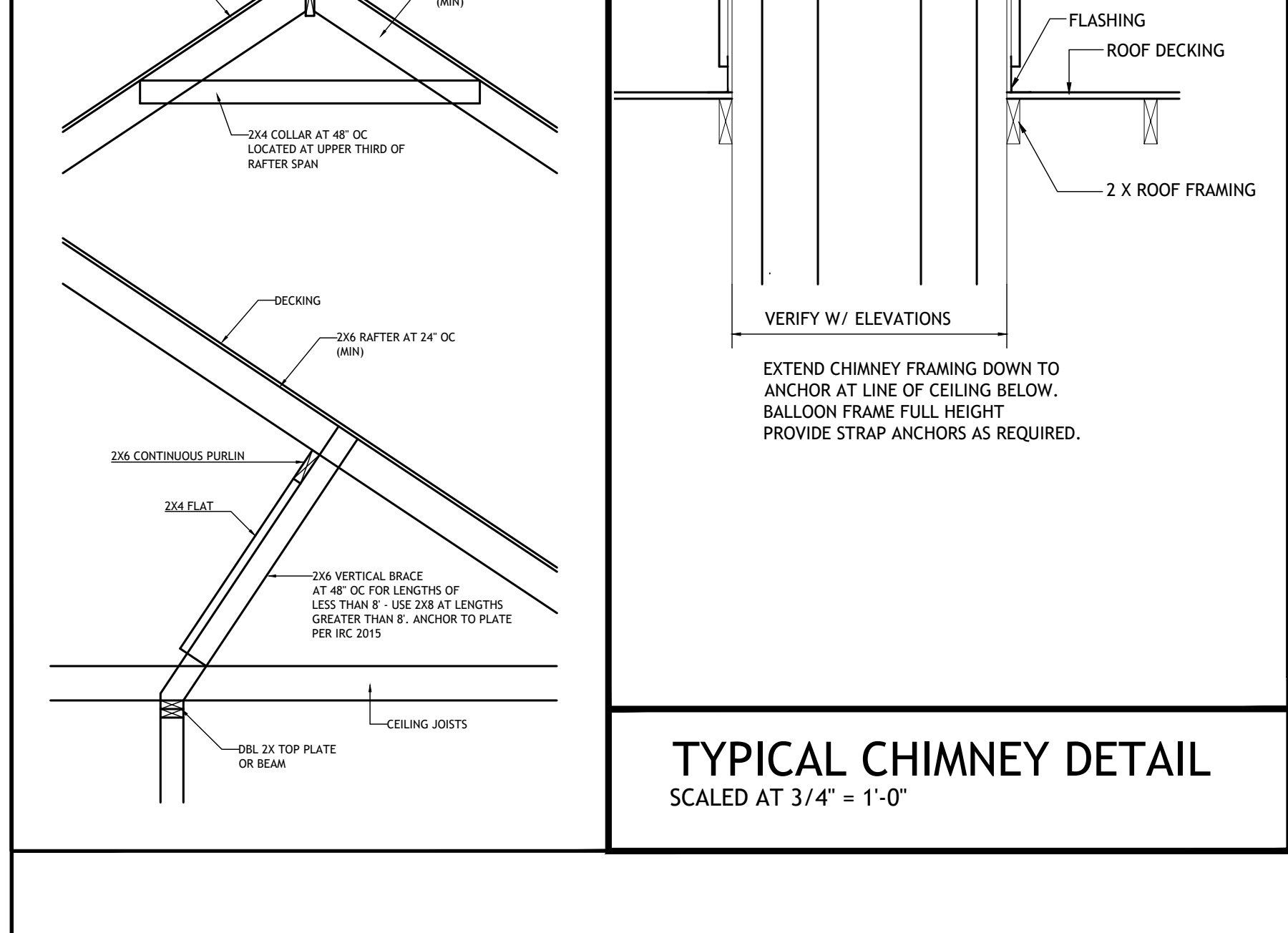
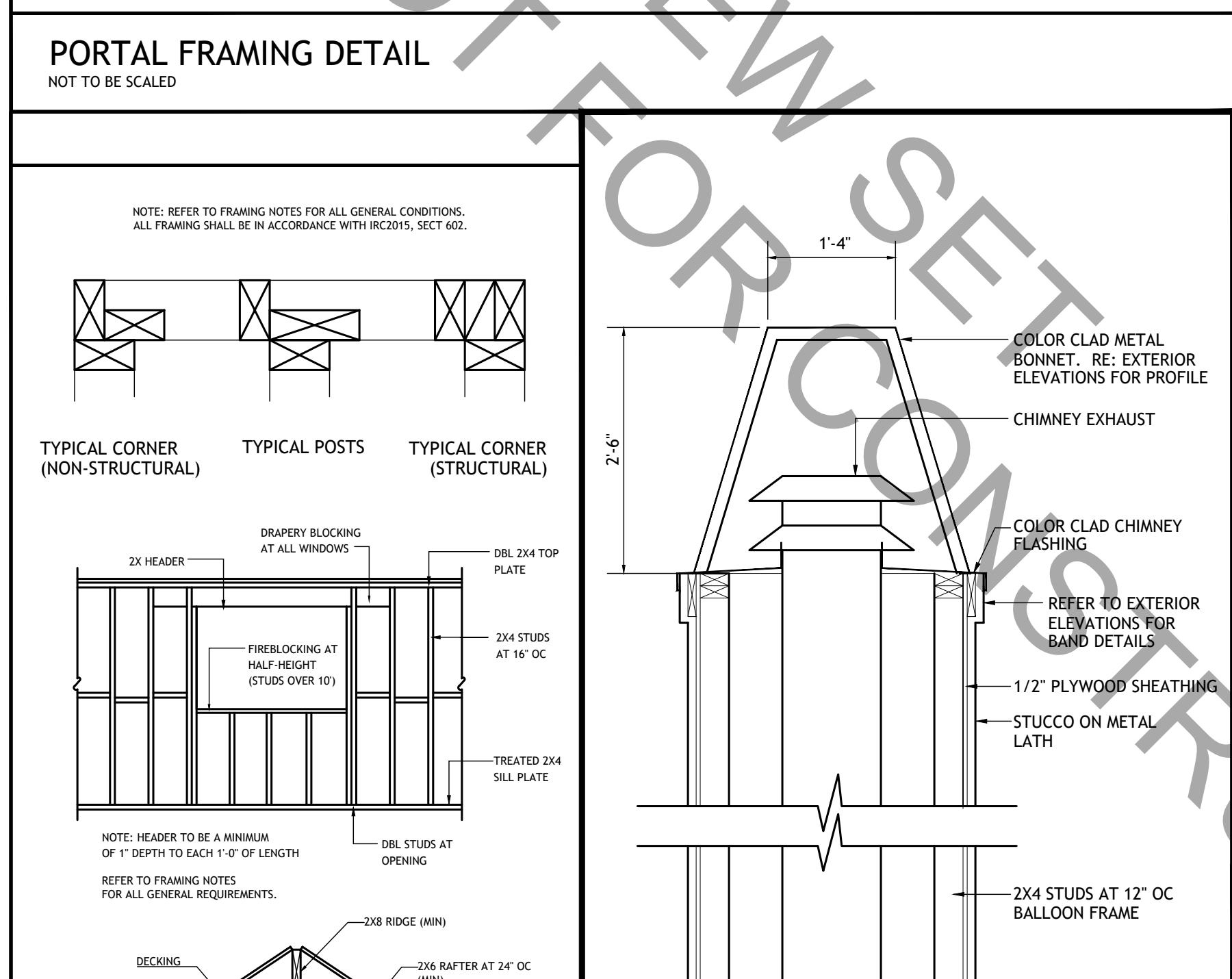
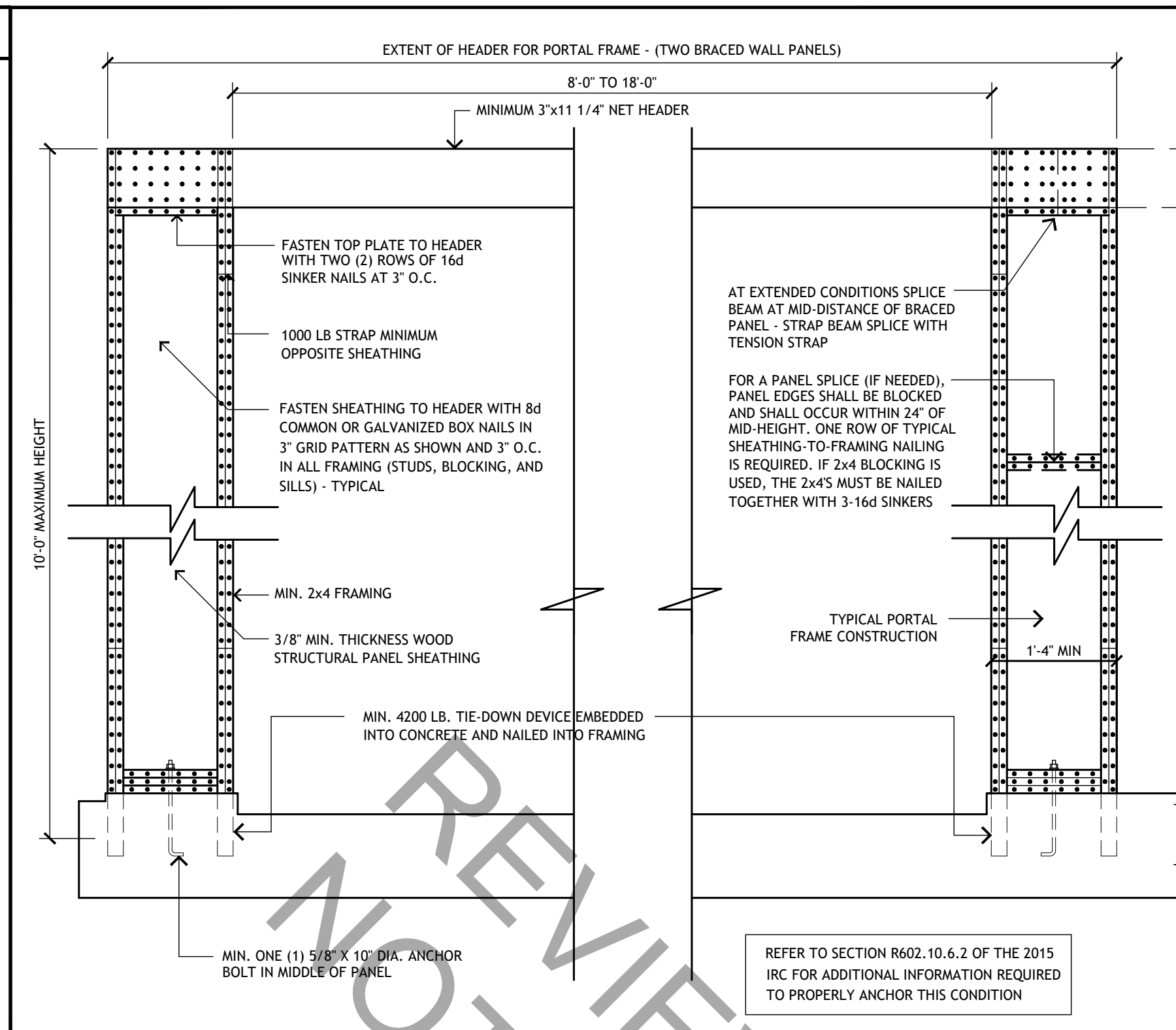
EACH END OF THE SHEAR WALL SHALL BE ANCHORED DOWN THROUGH THE 2ND FLOOR TO AN IN-LINE SHEAR WALL ON THE 1ST FLOOR WITH A SET OF SIMPSON STRONG TIE HTT5 OR BETTER (ONE ON DOUBLE STUDS ON THE 2ND FLOOR AND THE OTHER ON DOUBLE STUDS ON THE 1ST FLOOR) WITH A 5/8" DIA THREADED ROD SET BETWEEN THE TWO HTT5s. THE MATCHING TENSION STUDS ON THE 1ST FLOOR MUST BE ANCHORED TO THE SLAB AS PER BELOW.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HHDQ11-SDS2.5 WITH FOUR STUDS, AN HD12 WITH A 6X6 OR BETTER WITH A 1" DIA THREADED ROD SET WITH A 9" EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 2'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

PORTAL FRAMING DETAIL

NOT TO BE SCALED



TYPICAL WALL SECTION - ONE STORY WALLS
SCALED AT 1/2" = 1'-0"

TYPICAL WALL SECTION - TWO STORY WALLS
SCALED AT 1/2" = 1'-0"

TYPICAL STAIR DETAIL
SCALED AT 3/4" = 1'-0"

TYPICAL BEAM DETAIL
SCALED AT 1-1/2" = 1'-0"

TYPICAL EAVE DETAIL
SCALED AT 1-1/2" = 1'-0"

EXPOSED RAFTER DETAIL
SCALED AT 1-1/2" = 1'-0"

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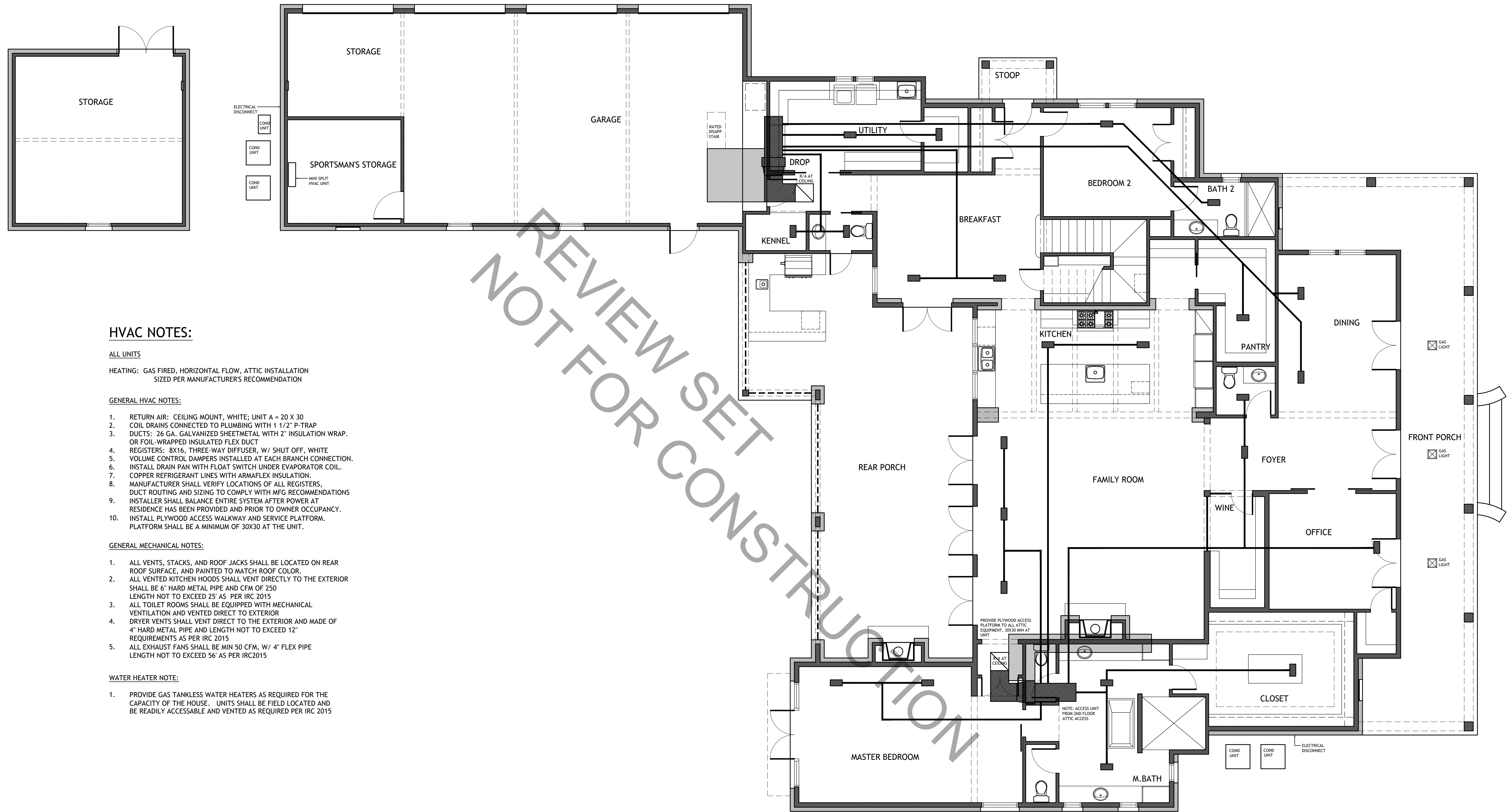
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a-3.1



HVAC NOTES:

ALL UNITS

HEATING: GAS FIRED, HORIZONTAL FLOW, ATTIC INSTALLATION
SIZED PER MANUFACTURER'S RECOMMENDATION

GENERAL HVAC NOTES:

1. RETURN AIR: CEILING MOUNT, WHITE; UNIT A = 20 X 30
2. COIL DRAINS CONNECTED TO PLUMBING WITH 1 1/2" P-TRAP
3. DUCTS: 26 GA. GALVANIZED SHEETMETAL WITH 2" INSULATION WRAP. OR FOIL-WRAPPED INSULATED FLEX DUCT
4. REGISTERS: 8X16, THREE-WAY DIFFUSER, W/ SHUT OFF, WHITE
5. VOLUME CONTROL DAMPERS INSTALLED AT EACH BRANCH CONNECTION.
6. INSTALL DRAIN PAN WITH FLOAT SWITCH UNDER EVAPORATOR COIL.
7. COPPER REFRIGERANT LINES WITH ARMAFLEX INSULATION.
8. MANUFACTURER SHALL VERIFY LOCATIONS OF ALL REGISTERS, DUCT ROUTING AND SIZING TO COMPLY WITH MFG RECOMMENDATIONS
9. INSTALLER SHALL BALANCE ENTIRE SYSTEM AFTER POWER AT RESIDENCE HAS BEEN PROVIDED AND PRIOR TO OWNER OCCUPANCY.
10. INSTALL PLYWOOD ACCESS WALKWAY AND SERVICE PLATFORM. PLATFORM SHALL BE A MINIMUM OF 30X30 AT THE UNIT.

GENERAL MECHANICAL NOTES:

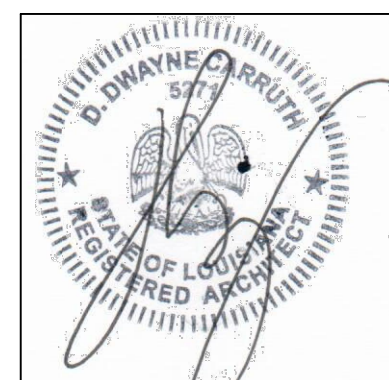
1. ALL VENTS, STACKS, AND ROOF JACKS SHALL BE LOCATED ON REAR ROOF SURFACE, AND PAINTED TO MATCH ROOF COLOR.
2. ALL VENTED KITCHEN HOODS SHALL VENT DIRECTLY TO THE EXTERIOR SHALL BE 6" HARD METAL PIPE AND CFM OF 250 LENGTH NOT TO EXCEED 25' AS PER IRC 2015
3. ALL TOILET ROOMS SHALL BE EQUIPPED WITH MECHANICAL VENTILATION AND VENTED DIRECT TO EXTERIOR
4. DRYER VENTS SHALL VENT DIRECT TO THE EXTERIOR AND MADE OF 4" HARD METAL PIPE AND LENGTH NOT TO EXCEED 12' REQUIREMENTS AS PER IRC 2015
5. ALL EXHAUST FANS SHALL BE MIN 50 CFM, W/ 4" FLEX PIPE LENGTH NOT TO EXCEED 56' AS PER IRC2015

WATER HEATER NOTE:

1. PROVIDE GAS TANKLESS WATER HEATERS AS REQUIRED FOR THE CAPACITY OF THE HOUSE. UNITS SHALL BE FIELD LOCATED AND BE READILY ACCESSABLE AND VENTED AS REQUIRED PER IRC 2015

hvac plan - level 1

scaled at 3/16" = 1'-0"



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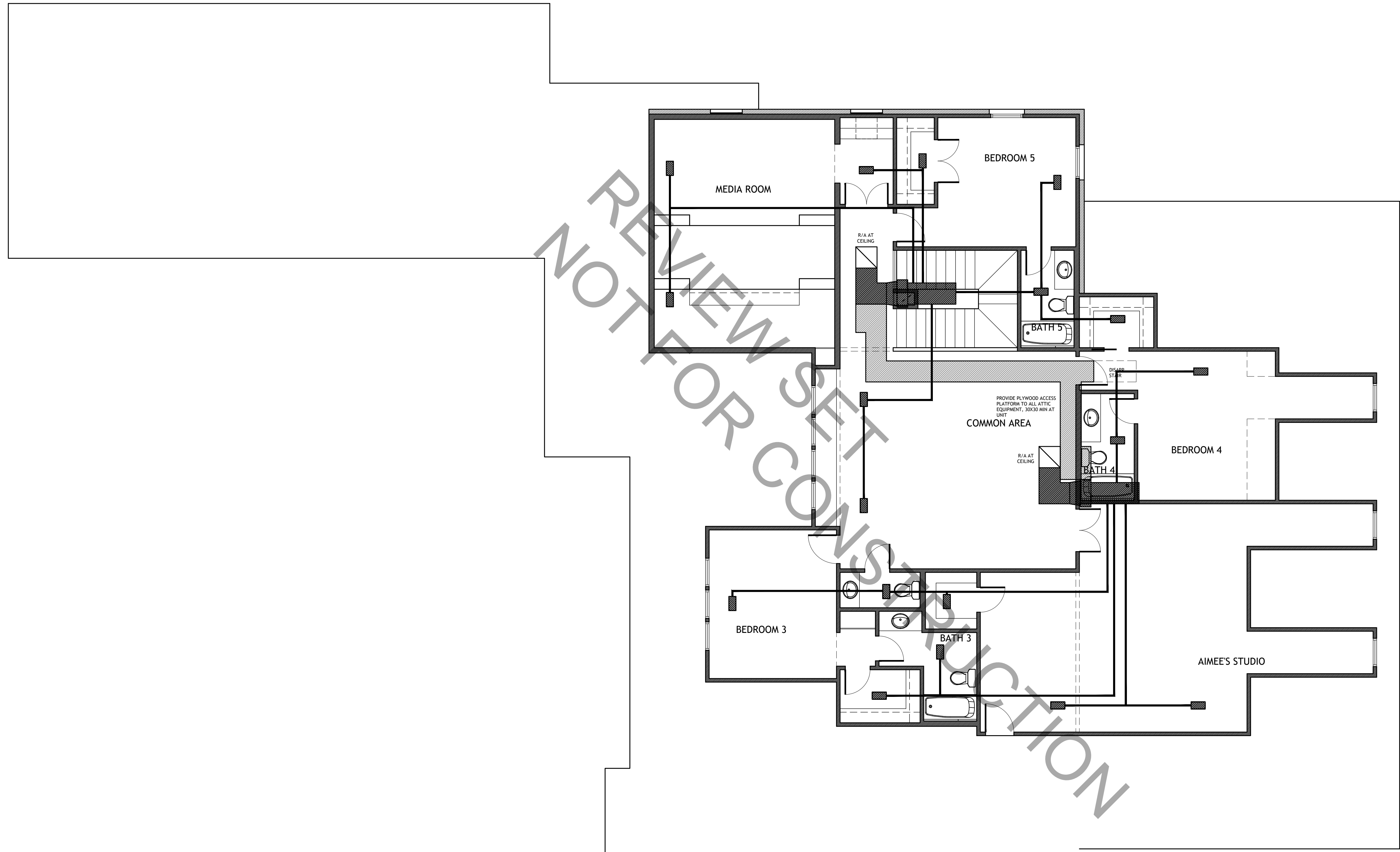
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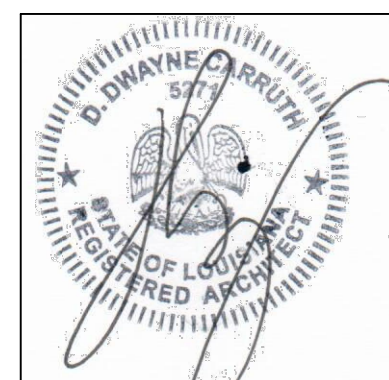
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m-1.1

NOT FOR REVIEW SET FOR CONSTRUCTION



hvac plan - level 2
scaled at 3/16" = 1'-0"

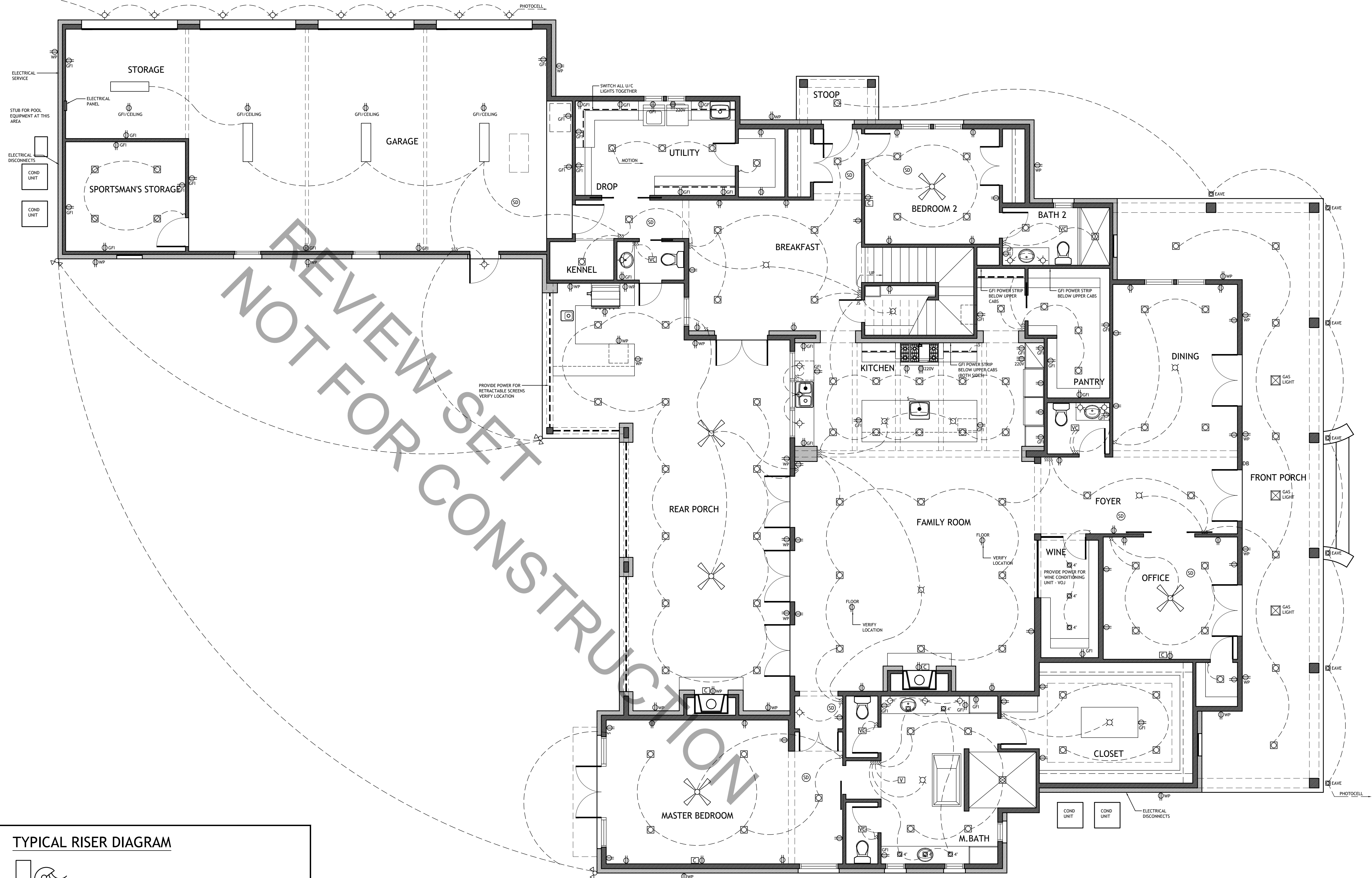
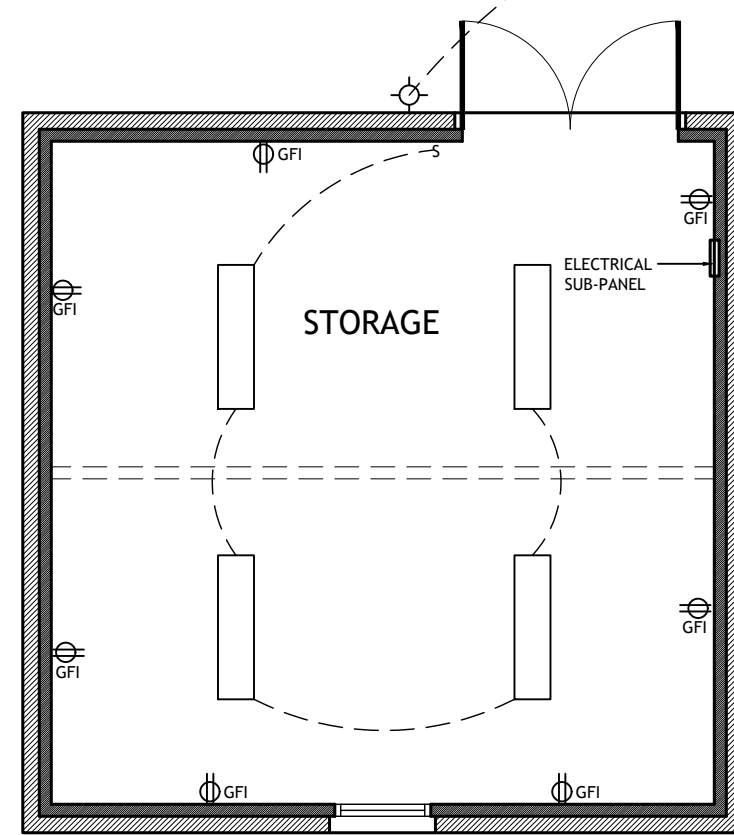


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NOT FOR CONSTRUCTION

ELECTRICAL LEGEND	
	CEILING FAN
	RECESSED LED
	RECESSED LED 4" CAN
	LED EAVE LIGHTING
	CEILING MOUNT INCANDESCENT
	WALL MOUNT INCANDESCENT
	SWITCH
	SWITCH, DIMMABLE
	1X4, 2 BULB FLUORESCENT
	OUTLET
	OUTLET, 220V
	OUTLET, GFI GROUNDED, EXTERIOR
	CABLE OUTLET
	TELEPHONE
	VENT / RECESSED CAN LIGHT COMBO
	VENT
	SMOKE DETECTOR
	ALARM KEYPAD, BY OTHERS
	DOOR BELL
	EXTERIOR FLOOD LIGHT

ELECTRICAL NOTES

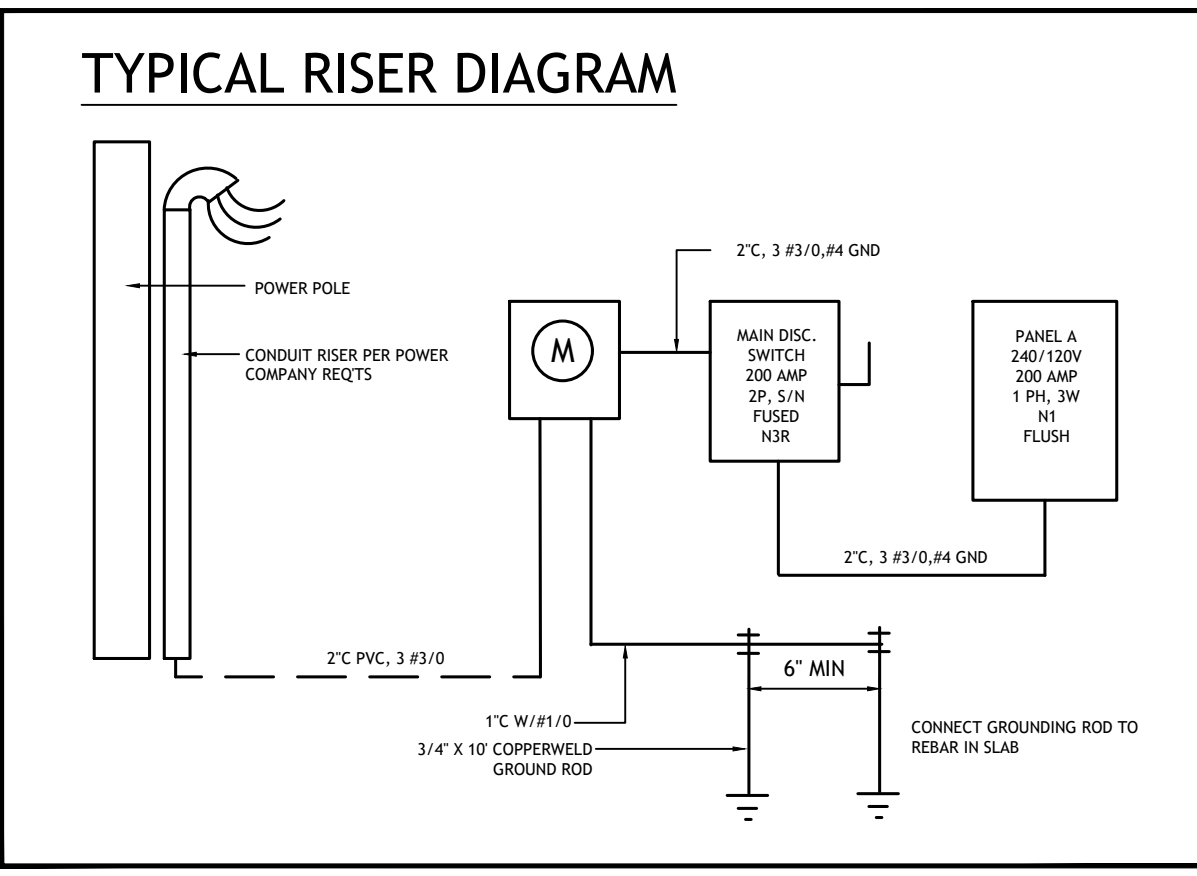
SERVICE: 120/240 V, 1 PH., 3 W
 MAIN: 200 AMP
 ELECTRICAL CONTR. TO VERIFY

PANEL: FLUSH MOUNT, 30 CIRCUITS

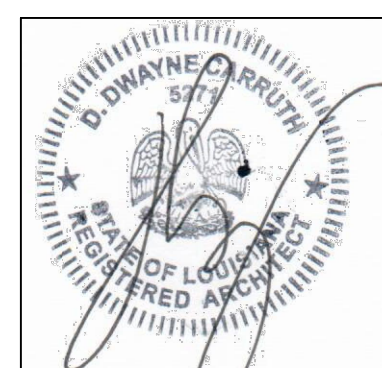
CIRCUITRY SHALL BE AS SHOWN, AND VERIFIED BY ELECTRICAL CONTRACTOR. PANEL AND SERVICE LOCATIONS SHALL BE AS PER PLANS. SERVICE LOCATION SHALL BE AS PER UTILITY GUIDELINES

NOTE: ALL SWITCHES SHALL BE LOCATED WITHIN 6" OF DOOR FRAME OR CORNER OF WALL

NOTE: SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY AND CARBON MONOXIDE DETECTION AS PER IRC 2015



electrical plan - level 1
 scaled at 3/16" = 1'-0"



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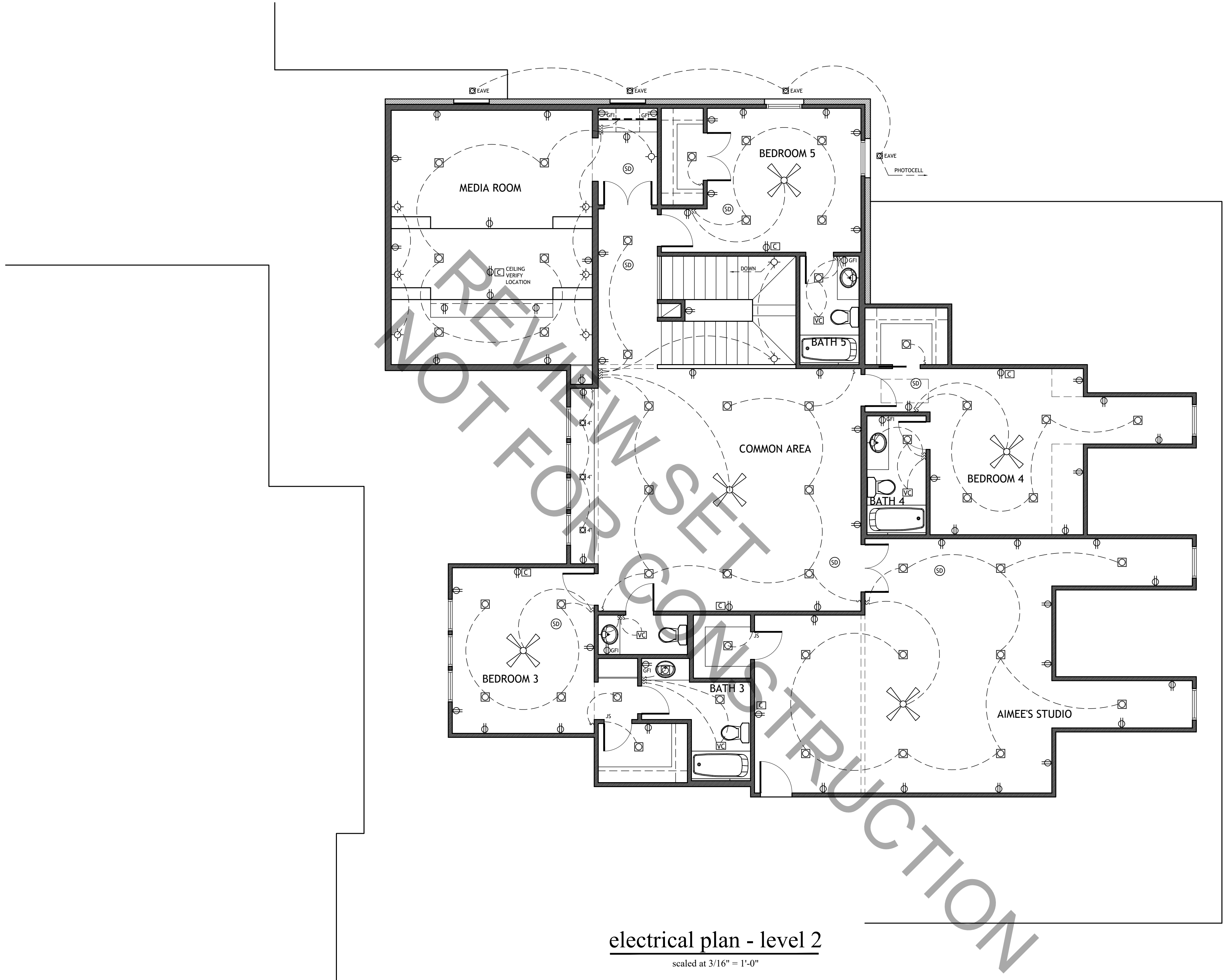
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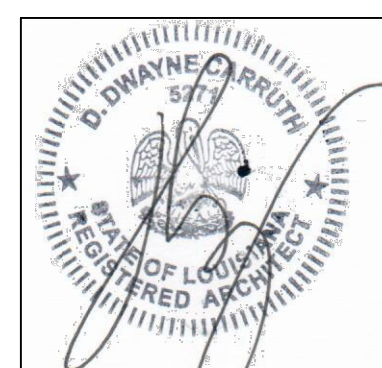
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electrical plan - level 2
scaled at 3/16" = 1'-0"



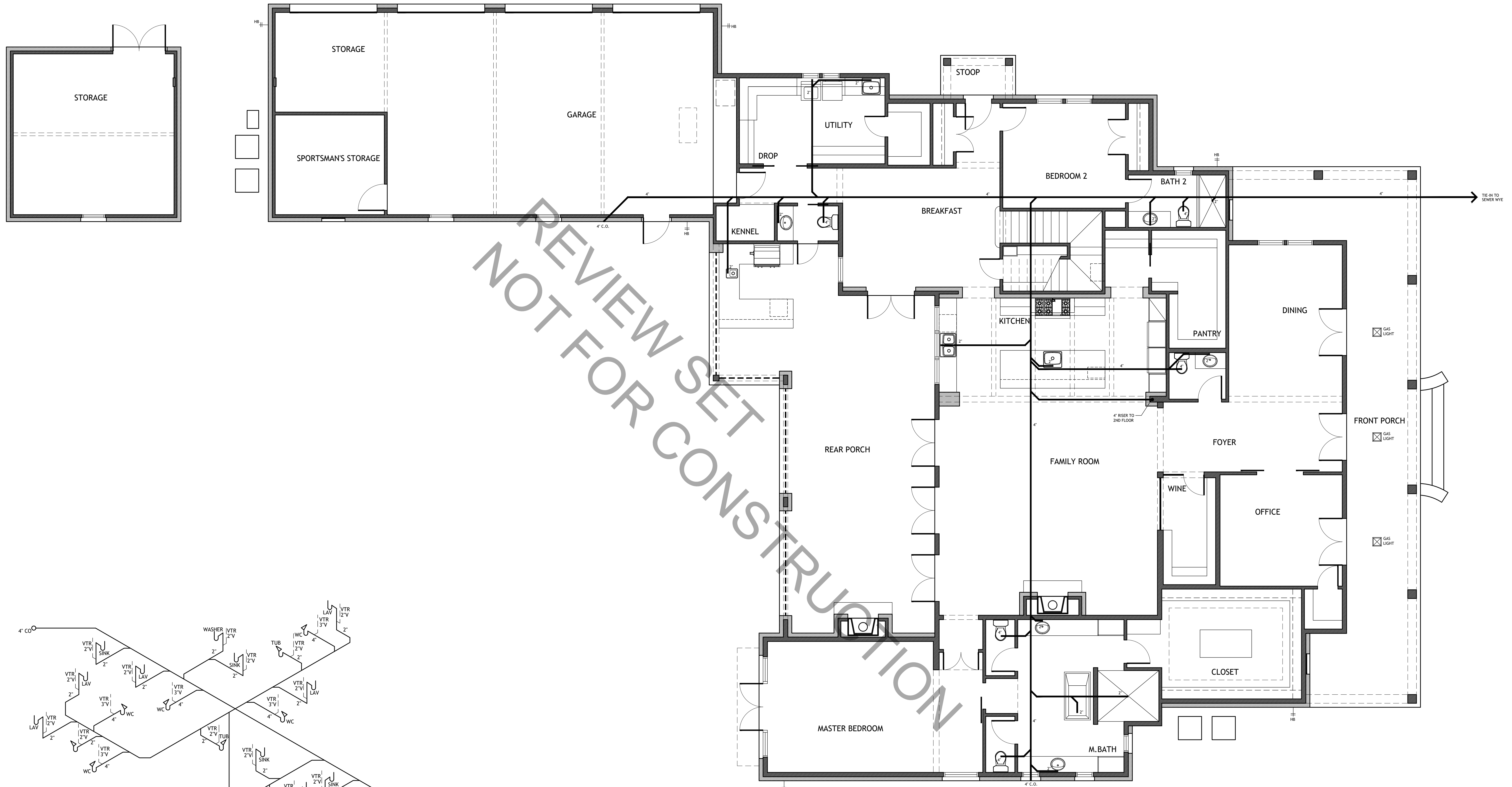
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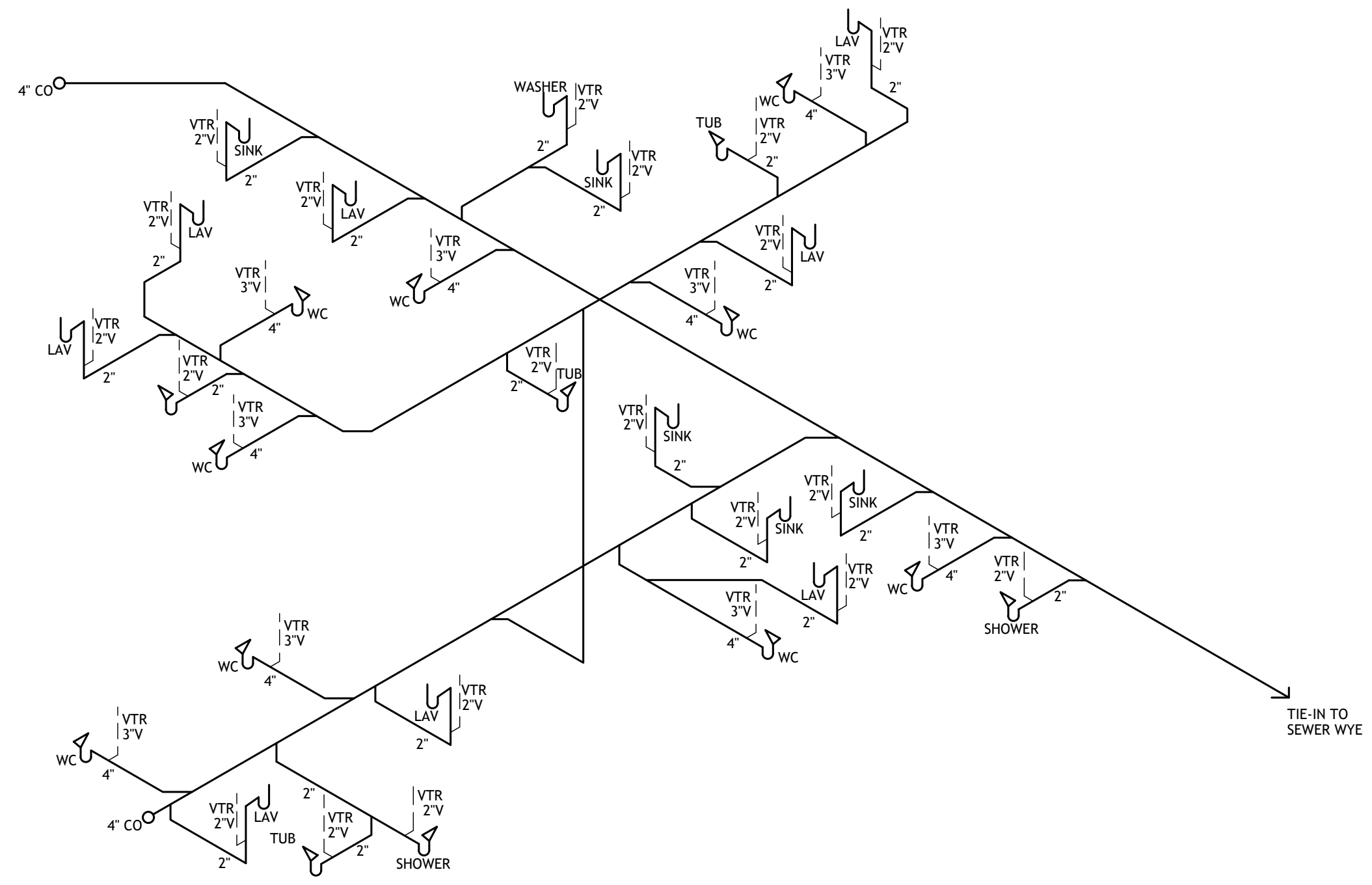
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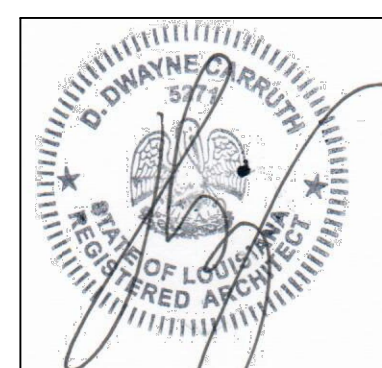


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plumbing riser
not to scale

plumbing plan - level 1
scaled at 3/16" = 1'-0"



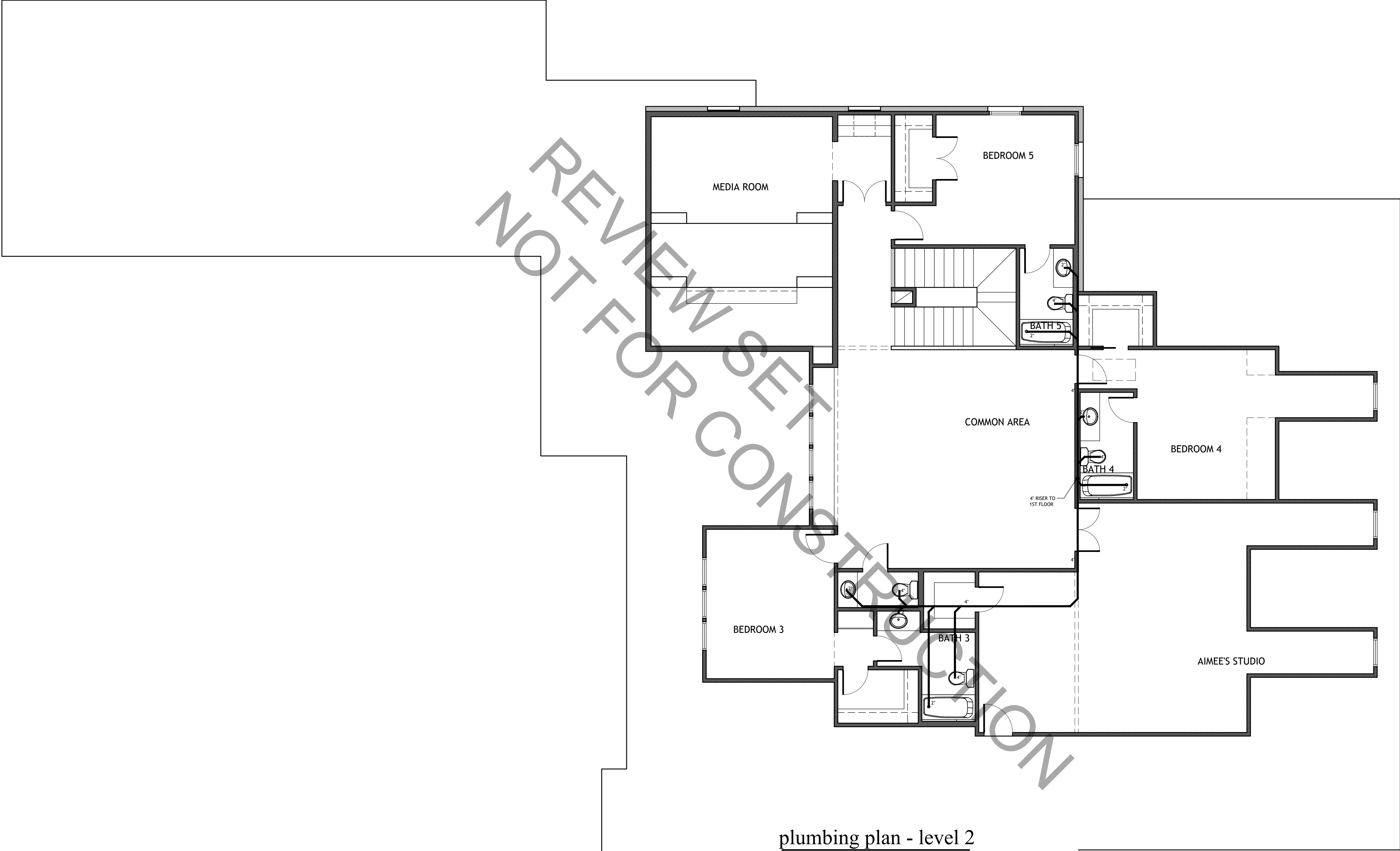
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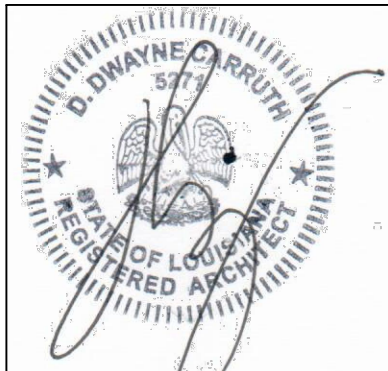
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plumbing plan - level 2

scaled at 3/16" = 1'-0"

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