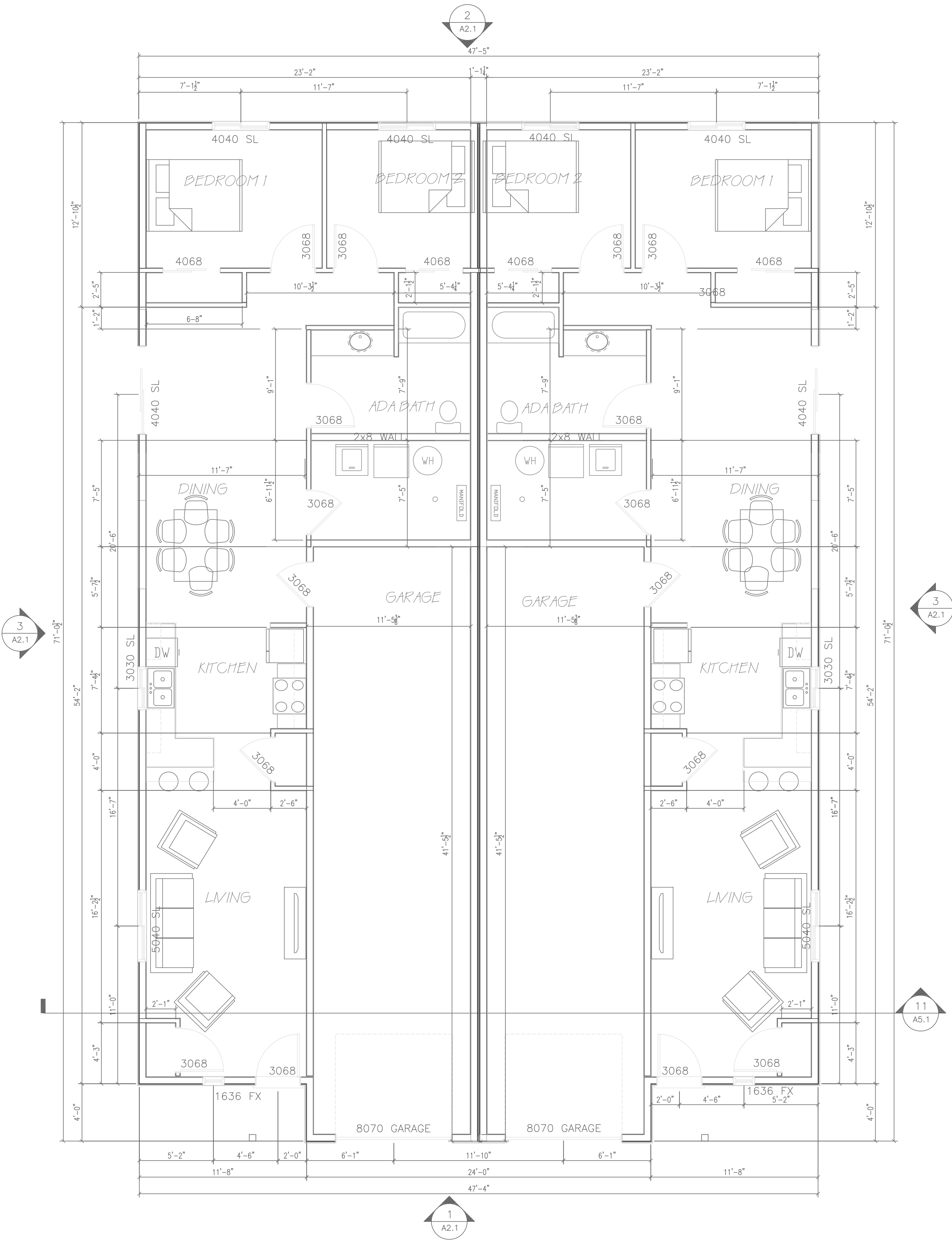


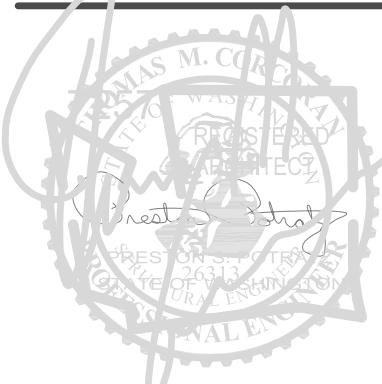


GENERAL SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD AT EXTERIOR WALLS AND FACE OF STUD AT INTERIOR WALLS. ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTER.
2. INSTALL CO DETECTOR IN MECHANICAL ROOM (ALSO SATISFIES AS ROOM ADJACENT TO GARAGE AND ONE PER FLOOR). IN TWO STORY MODELS, INSTALL A CO DETECTOR IN UPSTAIRS LAUNDRY ROOM.
3. INSTALL MOTION SENSORS OR DAYLIGHT SENSORS FOR ALL EXTERIOR LIGHTING
4. HOSE BIBS TO BE LOCATED ADJACENT TO INTERIOR INTERSECTING WALL FOR STUB LENGTH

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Professional Seal of the Architect, showing the name and title.

BRASH HOUSE 2x2

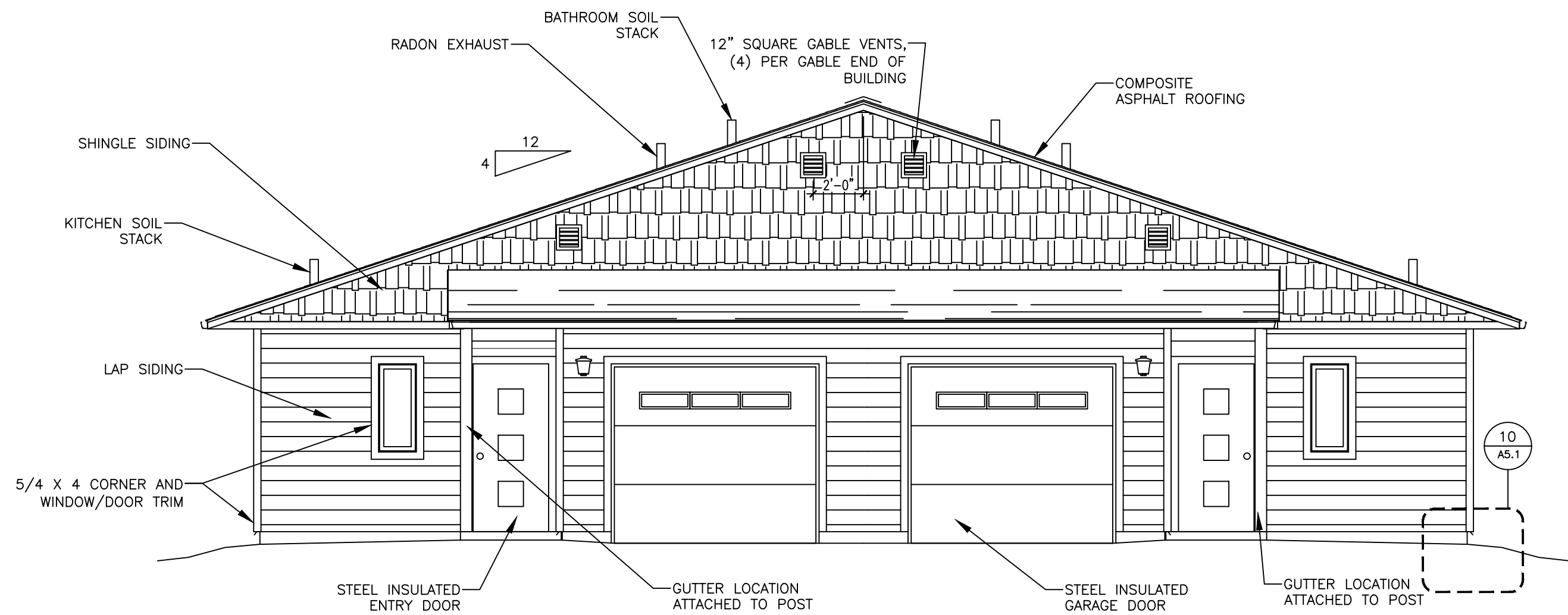
FLOOR PLANS

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Job No.: _____ JOB NO. _____
Drawn By: _____ XXX
Checked by: _____ XXX
Filename: _____ *.DWG

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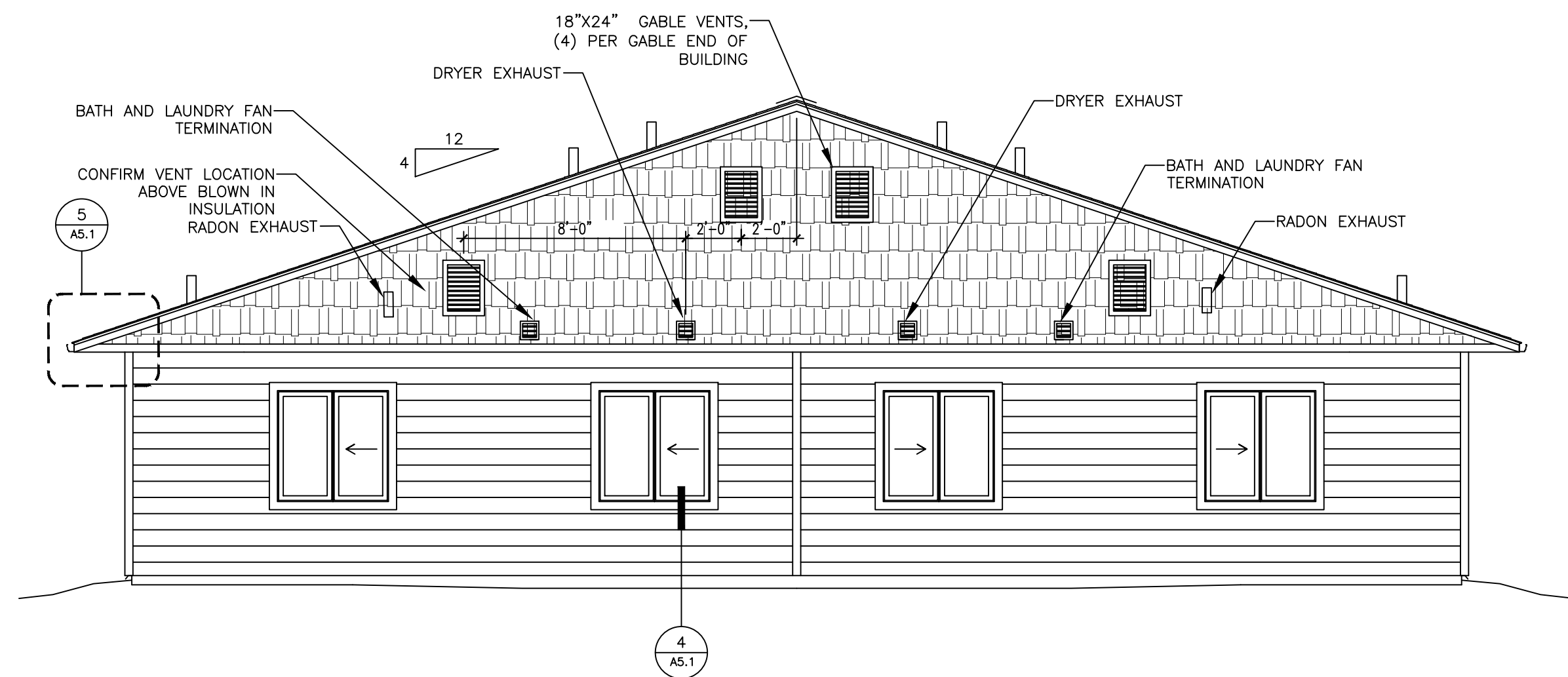
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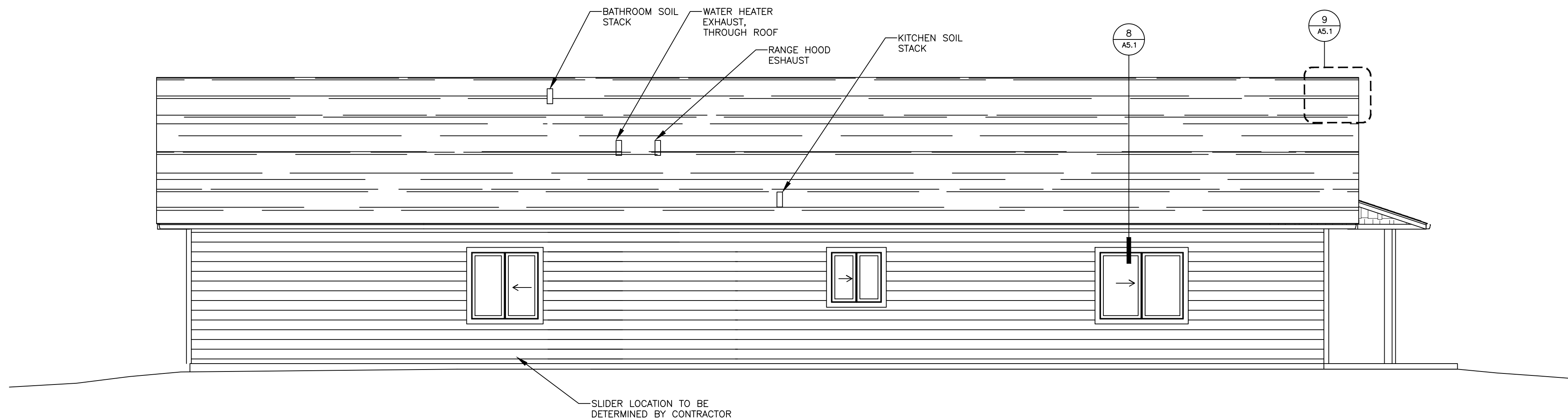


1 FRONT ELEVATION 2x2 BEDROOM MODULE
1/4" = 1'-0"

* IN LOCATIONS WHERE THE ROOF DOES NOT OVERHANG INTO THE 5' SETBACK, SOFFIT VENTS CAN BE USED INSTEAD OF THE GABLE VENTS. GABLE VENTS MAY STILL WANT TO BE USED FOR AESTHETICS. NO SOFFIT VENTS CAN BE INSTALLED ON SOFFITS WITHIN THE 5' SETBACK. SEE DETAIL 4 SHEET A2.1 FOR FIRE RATED EAVE.



2 REAR ELEVATION 2 BEDROOM MODULE
1/4" = 1'-0"



3 SIDE ELEVATION 2 BEDROOM MODULE
1/4" = 1'-0"

BRASH HOUSE 2x2

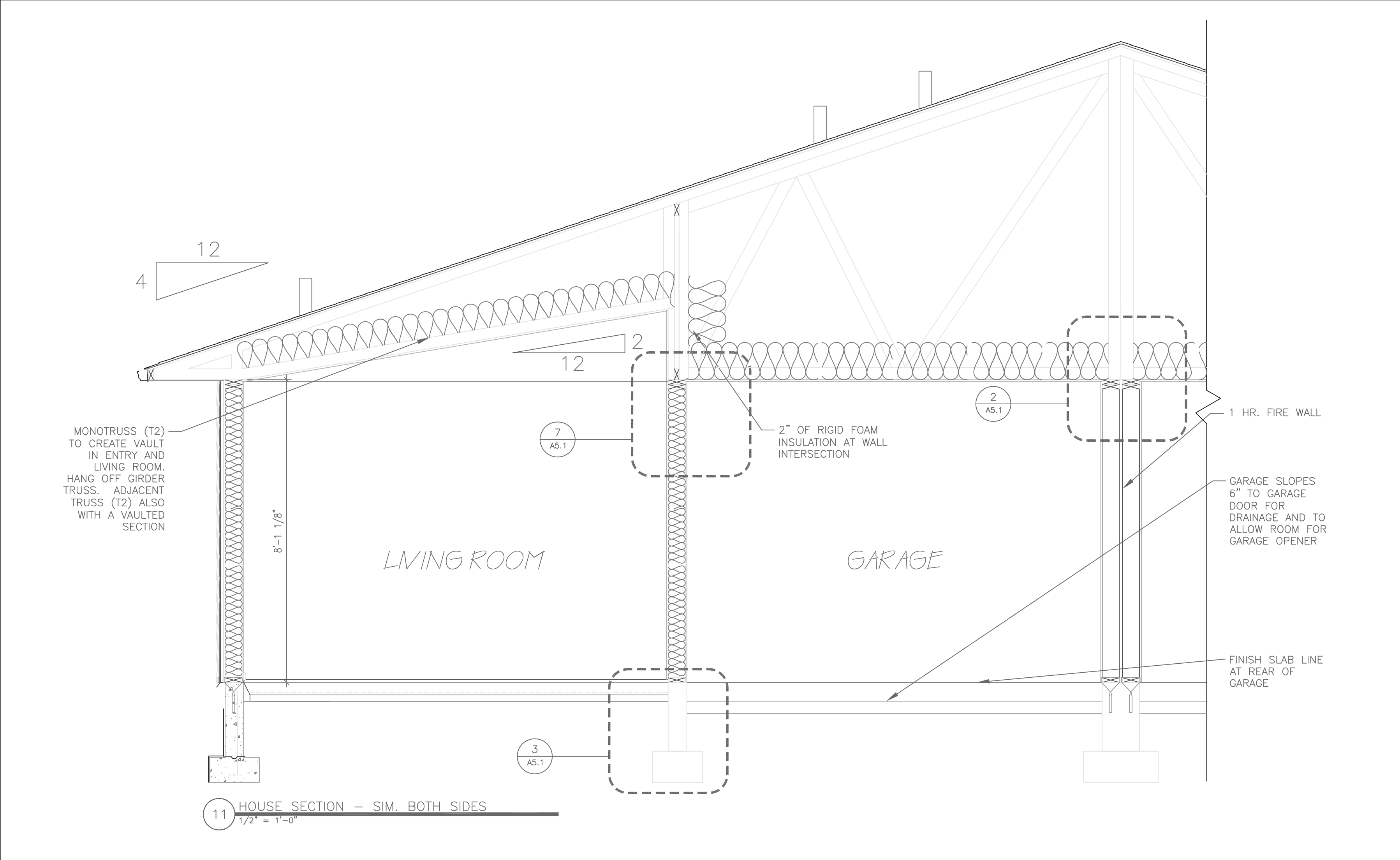
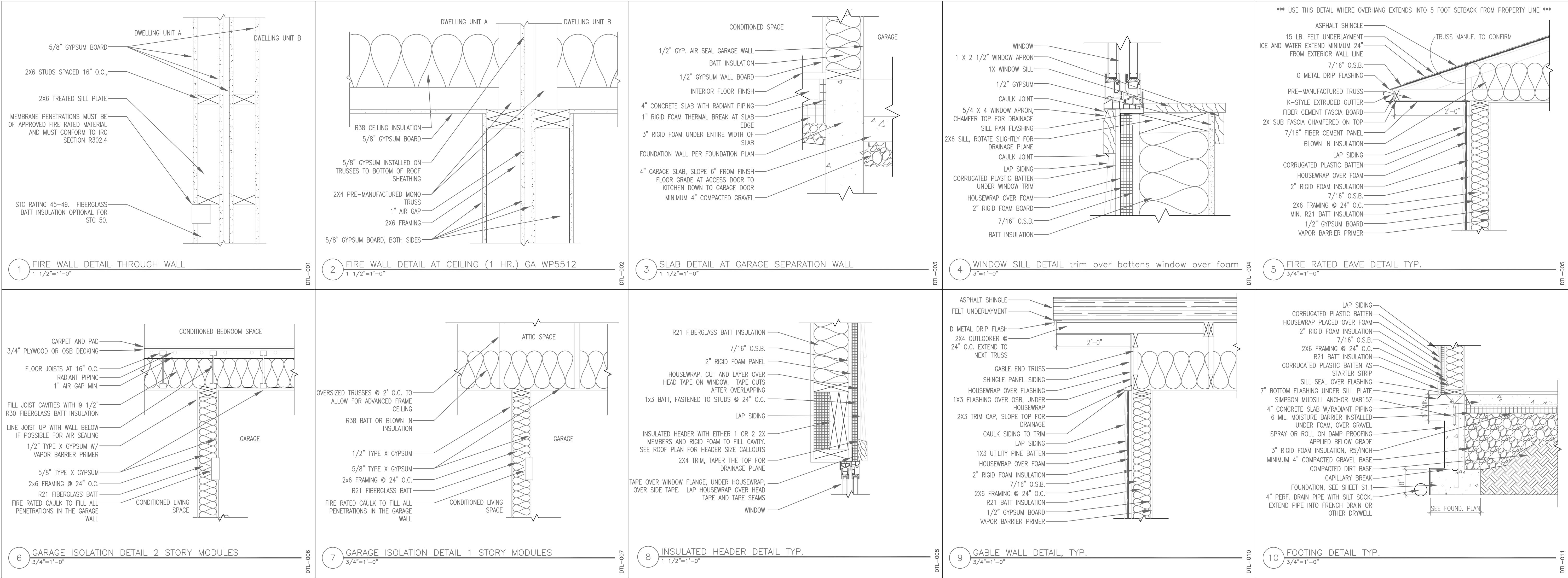
ELEVATIONS

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A2.1

A2.1



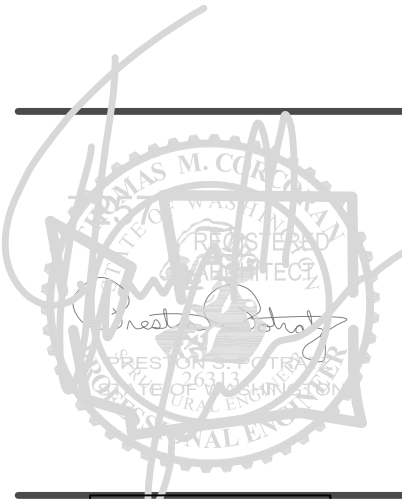
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#	Date	Description

A5.1

A5.1

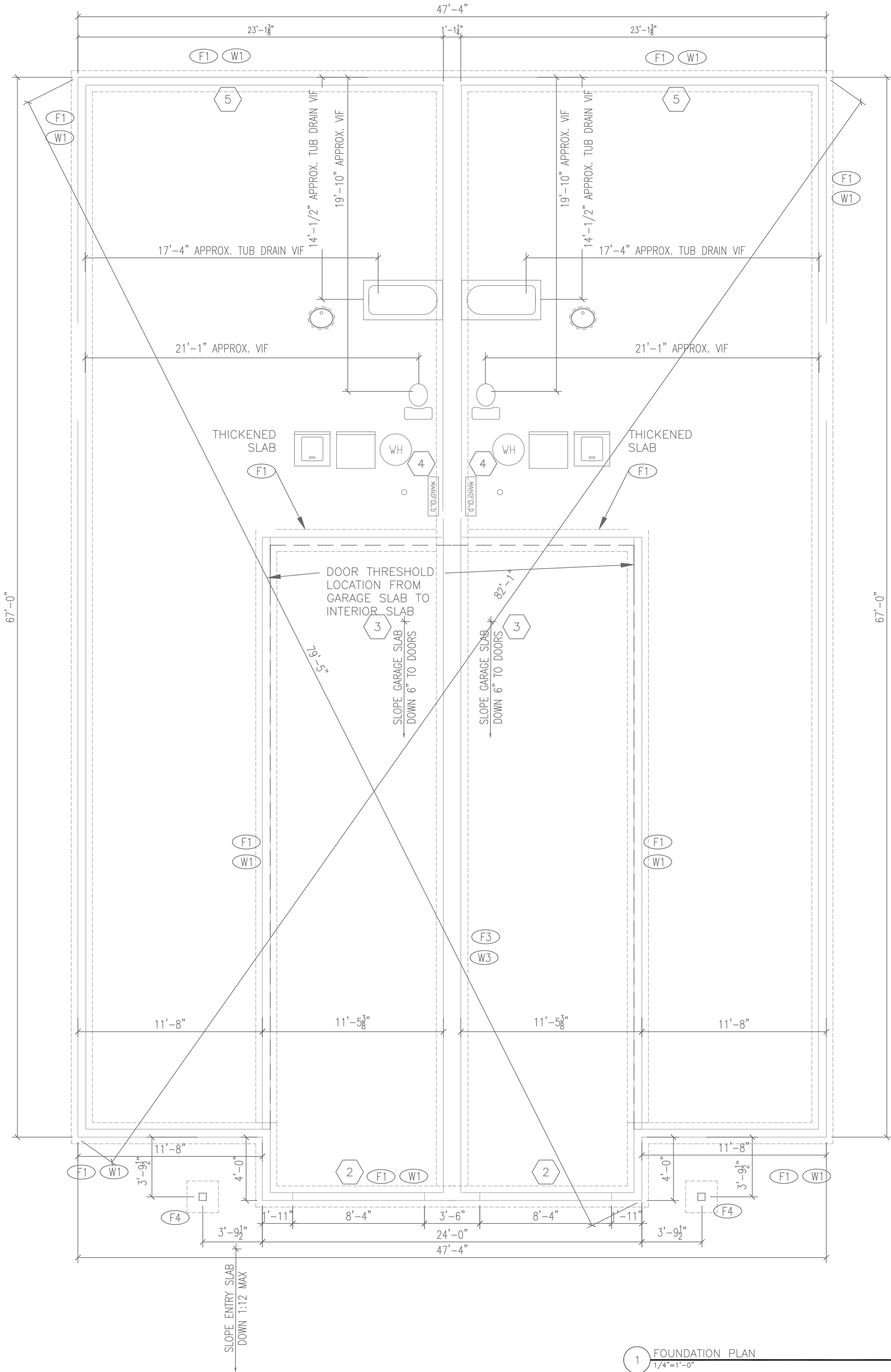
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DETAILS

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FOUNDATION LEGEND

- (F1) 16" WIDE x 8" DEEP CONTINUOUS FOOTING W/ (2) #4
- (F2) 20" WIDE x 8" DEEP CONTINUOUS FOOTING W/ (2) #4
- (F3) 24" WIDE x 10" DEEP CONTINUOUS FOOTING W/ (3) #4
- (F4) 2'X2' SQUARE x 12" DEEP PIER FOOTING W/ (3) #4
- (W1) 6" CONCRETE WALL W/ #4 HORIZ. & VERT. @ 18" O.C.
- (W2) 8" CONCRETE WALL W/ #4 HORIZ. & VERT. @ 18" O.C.
- (W3) 13 1/4" CONCRETE WALL W/ #4 HORIZ. & VERT. @ 18" O.C.

FOUNDATION NOTES

- ALL CONCRETE SHALL BE 5 SACK MINIMUM, HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5".
- ALL REBAR TO BE CLEAN, DEFORMED BARS MEETING ASTM A-615 GRADE 60. LAP REINFORCING BARS 27 DIAMETERS. PROVIDE 3" CONCRETE COVER AT REBAR ADJACENT TO EARTH AND 2" COVER AT ALL OTHER AREAS. PROVIDE #4 REBAR AT 24" O.C. EACH WAY FOR EXTERIOR SLABS. DOWEL REBAR AT SLABS INTO ADJACENT FOUNDATION A MINIMUM OF 2" DEEP.
- ALL SLABS ON GRADE TO BE 4" THICK OVER SELF-COMPACTED PEA GRAVEL. IF NECESSITATED BY SOIL CONDITIONS, BUILD UP SUBBASE USING 5/8" MINUS GRAVEL (WITH FINES), COMPACTING IN 12" LIFTS.
- PROVIDE ZIP JOINT CONTROL JOINTS AT SLAB SUCH THAT THE SLAB IS DIVIDED INTO 100 S.F. AREAS. PROVIDE SAWCUT CONTROL JOINTS AT EXTERIOR SLABS AS INDICATED, NOT TO EXCEED 10'-0" O.C. EACH WAY.
- FOOTINGS ARE DESIGNED TO AN ALLOWABLE BEARING PRESSURE OF 1500 PSF. ALL FOOTINGS SHALL BEAR 1'-0" MINIMUM INTO NATURAL UNDISTURBED SOIL, 2'-6" MINIMUM BELOW FINISH GRADE.
- ATTACH TREATED WOOD SILLS TO CONCRETE FOUNDATION PER DETAIL 9/A2.1.

SHEET KEYNOTES

-
- DROP FOUNDATION WALL 10" AT GARAGE OPENING FOR SLAB TO CONTINUE UNDER GARAGE DOOR SILLS
- BEGIN SLOPE OF GARAGE SLAB JUST PAST ACCESS DOOR TO HOUSE
- FLOOR DRAIN GENERAL LOCATION
- CONFIRM PLUMBING AND RADON STUBOUT LOCATIONS IN SLAB

BRASH HOUSE 2x2

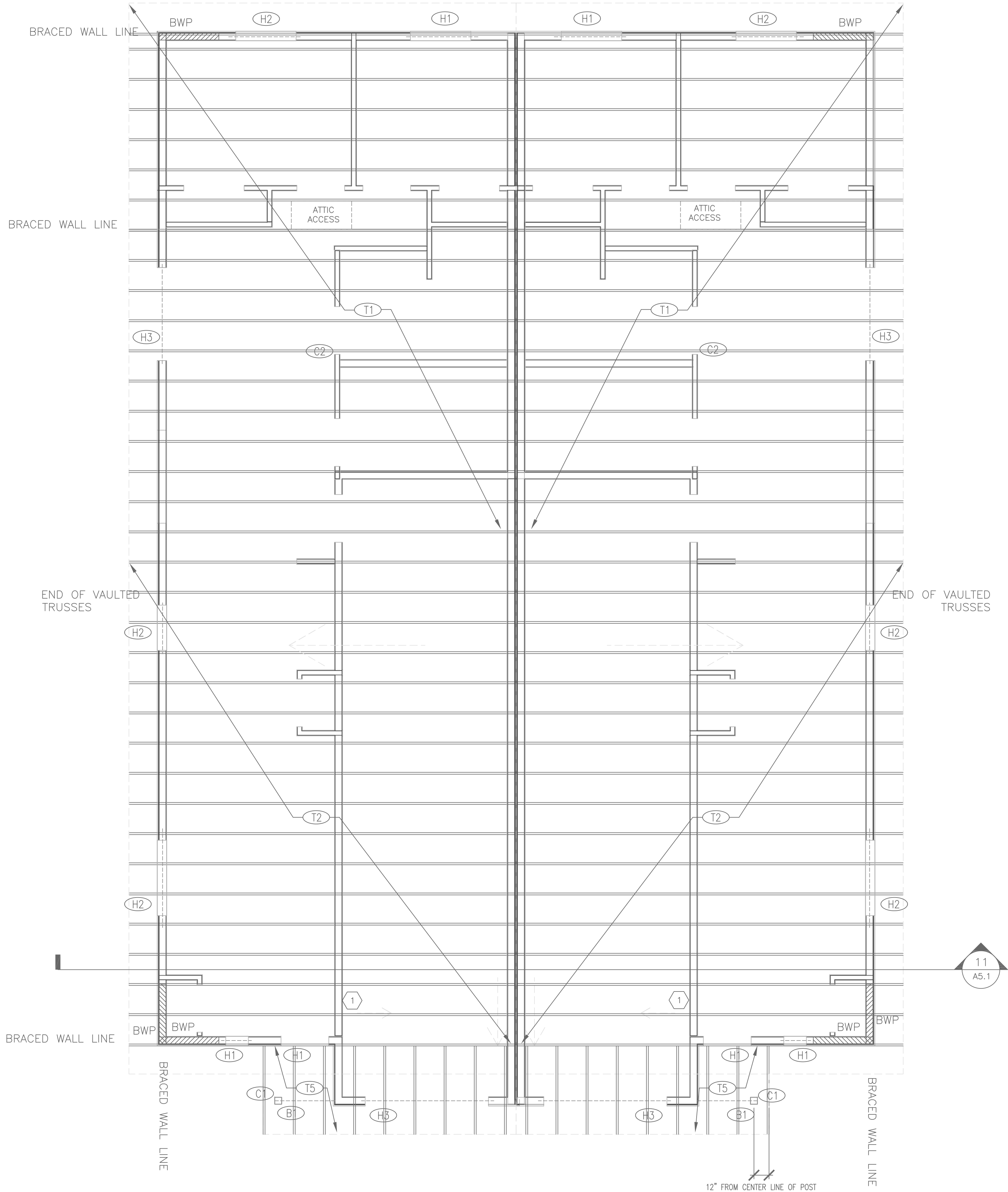
FOUNDATION PLAN

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Job No.: _____ JOB NO.
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Filename: _____ *.DWG

Revisions		
#	Date	Description

S1.1

S1.1



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

FRAMING NOTES

- ALL EXTERIOR BRACED WALL LINE BWP LOCATIONS WILL USE THE CS-WSP METHOD AND CONFORM TO THE FASTENING REQUIREMENTS IN IRC2009 TABLE R602.10.4.1
- ALL INTERIOR BRACED WALL LINE BWP LOCATIONS WILL USE METHOD GB AND WILL HAVE FASTENERS @ 7" O.C. (BOTH SIDES) AS CALLED OUT IN NOTE G, TABLE R602.10.1.2(1) IN IRC2009.
- THIS BUILDING AS A COMPLETED WHOLE IS DESIGNED AS A STABLE STRUCTURE IN RESISTING THE ACTION OF THE ANTICIPATED LOADS. THE CONTRACTOR IS RESPONSIBLE FOR SUCH MEASURES AS ARE NECESSARY TO TEMPORARILY SUPPORT INCOMPLETE PORTIONS OF THE WORK UNTIL SUCH TIME AS THE ENTIRE STRUCTURE IS COMPLETE.
- ALL FRAMING LUMBER TO BE #2 OR BETTER FIR/LARCH, KILN DRIED. WALL SHEATHING TO BE 1/2" OSB. ROOF SHEATHING TO BE 5/8" OSB. FLOOR SHEATHING TO BE 3/4" T&G EDGEGLD OSB, GLUED AND SCREWED.
- IF NOT OTHERWISE NOTED IN THE DRAWINGS, HEADERS TO BE SINGLE 2x10 FOR UP TO 4 FT. SPANS; DOUBLE 2x10 FOR UP TO 6 FT. SPANS. VERIFY ANY HEADERS OVER 6 FT. NOT NOTED IN THE DRAWINGS.
- EXTERIOR WALL FRAMING IS 2x6 STUDS AT 24" O.C. FRAME ALL EXTERIOR CORNERS TO ALLOW FOR SUBSEQUENT INSTALLATION OF INSULATION (ADVANCED FRAMING). PROVIDE FIRE BLOCKING ALONG STAIR WALLS AND ANY WALLS 10' OR TALLER.
- STRUCTURAL GLULAM COLUMNS AND BEAMS TO BE ARCHITECTURAL GRADE. SEE COLUMN & BEAM LEGENDS FOR MEMBER SIZES.
- TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER. INSTALL TRUSSES PER MANUFACTURER. PROVIDE ADEQUATE BRACING DURING ERECTION. PROVIDE HURRICANCE CLIPS AT CONNECTION TO WALLS. PROVIDE 2x4 OUTLOOKERS AT 48" O.C. UNDER GABLE EAVES TO SUPPORT BARGE RAFTER AND SHEATHING.
- LOCATE ALL INTERIOR DOORS TO ALLOW FOR MINIMUM 3" CLEARANCE FROM ADJACENT WALLS FOR CASING

FRAMING LEGEND

H1	(1) 2x10, OR (2) 2x6
H2	(2) 2x10,
H3	(1) 3 1/8"x 9" GLULAM BEAM, 3" BEARING EACH SIDE
B1	3 1/8"x9" ALASKAN YELLOW CEDAR (OR SIM.) GLULAM BEAM
T1	2X4 BOTTOM CHORD MANUFACTURED MONOTRUSS
T2	2X4 VAULTED MANUFACTURED MONOTRUSS SEE 11/A5.1
T3	2X4 VAULTED MANUFACTURED TRUSS
T4	2X4 BOTTOM CHORD MANUFACTURED TRUSS
T5	2X4 SHORT MONOTRUSS OR 2X12 RAFTERS
C1	6 3/4 X 6 3/4 ALASKAN YELLOW CEDAR GLULAM POST OR SIM.
C2	(3) BUNDLED 2X4 OR 2X6 DEPENDING ON WALL THICKNESS
J1	BCI 5000 1.7 FLOOR JOISTS OR SIM. CONTRACTOR CAN PICK BASED ON DESIRED DEFLECTION

BRASH HOUSE 2x2

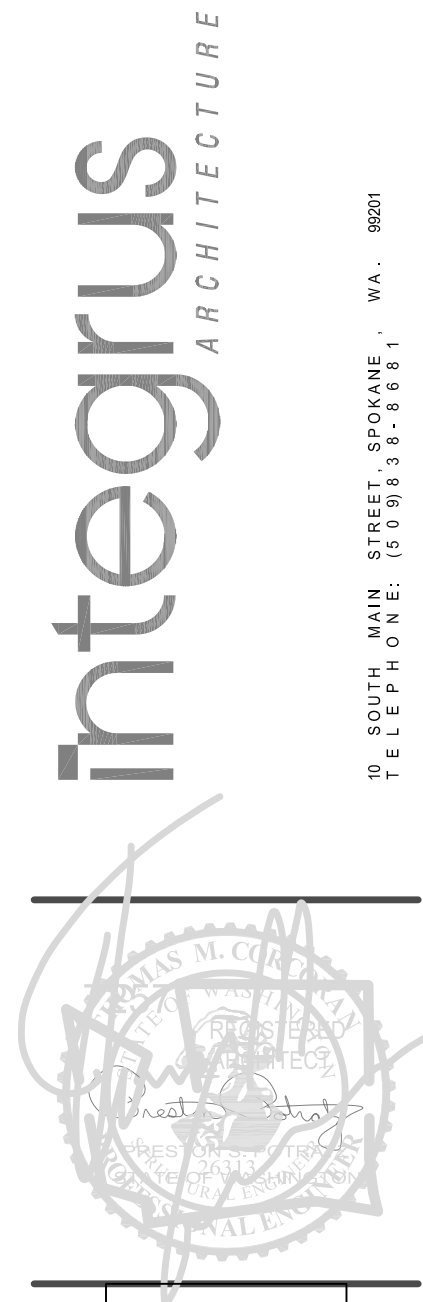
FRAMING PLAN

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Job No.: _____ JOB NO.
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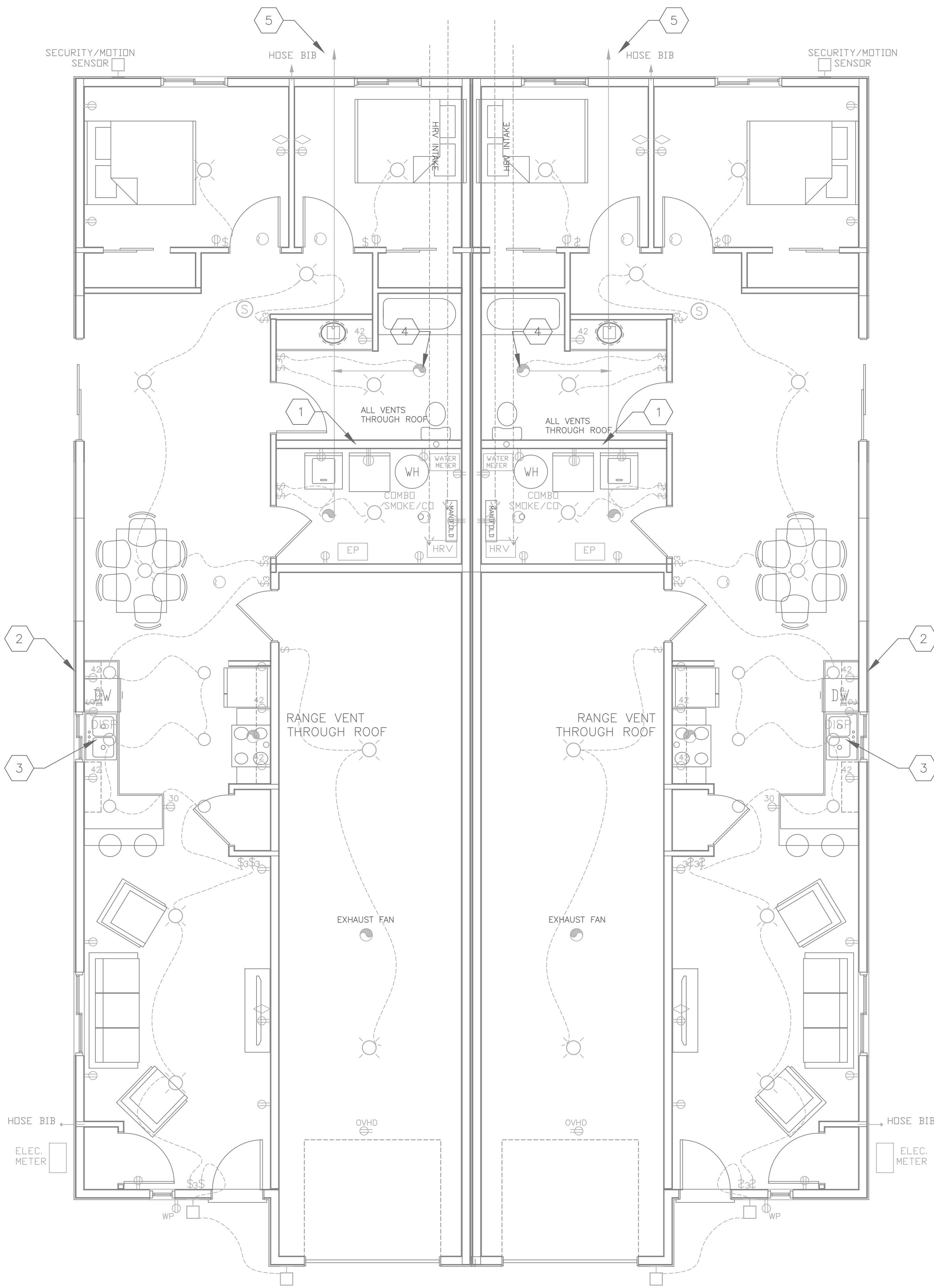
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S1.2

S1.2



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ELECTRICAL/ MECH NOTES

1. VERIFY ALL ELECTRICAL DEVICE LOCATIONS WITH OWNER PRIOR TO ROUGH-IN.
2. TOP OF OUTLETS ARE AT 18" FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
3. SEE ELEVATIONS FOR APPROXIMATE LOCATIONS OF ALL ROOF PENETRATIONS.
4. RECEPTACLES SHALL BE PLACED SO THAT NO POINT ALONG THE FLOOR LINE OR OF AN UNBROKEN WALL OR FIXED GLASS PANEL 2 OR MORE FEET IN LENGTH IS MORE THAN 6 FEET FROM AN OUTLET WITHIN THAT WALL OR FIXED GLASS PANEL PER SECTION E3801.2.
5. OUTLETS AT KITCHEN COUNTER GREATER THAN 12" SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS GREATER THAN 24" FROM A RECEPTACLE OUTLET PER SECTION E3801.4.
6. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS, AND GARAGES SHALL BE GFCI PER SECTION E3802.
7. WHERE POSSIBLE IN SLOPED CEILINGS, LOCATE SMOKE DETECTORS AS CLOSE TO THE WALL AS POSSIBLE FOR BATTERY EXCHANGE. SMOKE ALARMS ARE REQUIRED TO INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION PER SECTION R313.3.
8. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER SECTION E3802.12.

ELECTRICAL SYMBOLS LEGEND

- 120v DUPLEX RECEPTACLE
- 220v RECEPTACLE
- 120v DUPLEX RECEPTACLE, HALF-SWITCHED
- 120v FLOOR-MOUNTED RECEPTACLE
- GROUND-FAULT CIRCUIT INTERRUPT RECEPTACLE
- WEATHERPROOF RECEPTACLE
- METAL BOX RECEPTACLE
- SINGLE POLE SWITCH
- THREE-WAY OR FOUR-WAY SWITCH
- DIMMER SWITCH
- TELEPHONE/COMPUTER OUTLET
- TELEVISION CABLE OUTLET
- SMOKE DETECTOR
- SMOKE/CARBON MONOXIDE DETECTOR
- FAN, NUMBER DENOTES CFM
- MAIN ELECTRICAL PANEL

LIGHT FIXTURE LEGEND

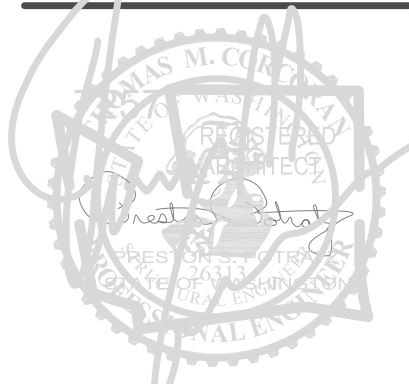
- WALL-MOUNT SCONCE
- RECESSED
- SURFACE-MOUNT
- SURFACE-MOUNTED FLUORESCENT

SHEET KEYNOTES

1. 2X8 OR DOUBLE WALL FOR SOIL STACK, RADON OR VENTING
2. VENT FOR SINK AND DISHWASHER UP EXTERIOR WALL THROUGH ROOF
3. PLACE KITCHEN CANS 18" FROM EXTERIOR WALL AT COUNTER LOCATIONS
4. FLUSHMOUNT MOTION SENSOR FAN. OPTIONAL LIGHT PER CONTRACTOR.
5. COMBINE FANS AND DUCTS TO MINIMIZE PENETRATINOS TO ENVELOPE.
6. CENTER FIXTURES IN THE SPACE WHEN POSSIBLE

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ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL ELECTRICAL CODE.

BRASH HOUSE 2x2

ELECTRICAL
PLAN

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ME1.1

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