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AREA
FIRST FLOOR : 250 sq. ft.
SECOND FLOOR: 210 sq. ft.
BALCONY : 40 sq. ft.
TOTAL : 500 sq. ft.
SLAB ON GRADE

CONC. SLAB OVER 6 MIL POLY- VINYL ON 2" SAND

FOOTINGS AT BEARING WALLS, FIREPLACES, ETC. NOT SHOWN AND TO BE DESIGNED BY OTHERS.

SLAB FOUNDATION

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

SCALE: – 1/4" = 1’-0"
FRONT ELEVATION

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

TOP OF RIDGE

TOP OF PLATE

SECOND FLOOR

FIN. FIRST FLOOR

STUCCO

RIDGE VENT

2'-10"

3'

9'-0"

8'

23'-11"

6'-8"
BUILDING SECTION & TYP. WALL SECTION

RIDGE VENT

12 12

TOP OF PLATE

6'-8"

SECOND FLOOR

TOP OF PLATE

9'-0"

BEDROOM

LIVING

FIN-FIRST FLOOR

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

TYP. WALL SECTION DETAIL
SCALE: 1/4" = 1' - 0"

ROOF FRAMING:
SHINGLES
2 LAYERS 30# FELT
PLYWOOD SHEATHING
WOOD FRAMING

SEE ELE.

STUCCO:
1" AIR SPACE BLD. PAPER
SHEATHING 2x STUD
BATT INSULATION
GYP. WALL BD.

CONCRETE SLAB OVER
SAND BED OVER 6 MIL
MOISTURE BARRIER
OVER 4" DRAINAGE FILL

APPROX. GRADE
FROST LINE
FILTER FABRIC
4" PERIMETER
DRAIN PIPE
ROOF FRAMING PLAN

SCALE: – 1/4” = 1’-0”

LINE OF WALL BELOW

2x8 ROOF JOISTS @ 16” O.C.
WALL FRAMING FIRST FLOOR PLAN

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

2X6 STUDS AT 16" O.C.
WALL FRAMING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
FRONT WALL FRAMING

SCALE: – 1/4" = 1’-0"

2x10 HEADERS

3/4” TONGUE AND GROOVE PLYWOOD SUB FLOOR

WINDOWS & DOORS
REAR WALL FRAMING

SCALE: 1/4" = 1'-0"
LEFT WALL FRAMING

SCALE: 1/4" = 1'-0"
SECOND FLOOR ELECTRICAL PLAN

SCALE: $\frac{1}{4}'' = 1' - 0''$
Panel edges should have APA rated sheathing, blocked edges, panel clips, or tongue and groove edges.

Roofing

Exterior or exposure panels at open soffit

Leave 1/8" space at all panel end and edge joints (unless otherwise recommended by manufacturer)

Overhang Detail

Scale: – N.T.S
MET. DRIP EDGE APP'D OVER FELT ALONG RAKE

2" TOP LAP

4" TOP LAP

EAVES FLASH'G STRIP 36" MIN.
UNDERLAYMT'T 30 LB ASPH FELT

WOOD DECK (VARIES)

NAIL-ING

METAL-DRIP

9" STARTER STRIP OR COURSE OF SHINGLES INVERTED

START FIRST COURSE WITH FULL STRIP

START THIRD COURSE WITH FULL STRIP MINUS FIRST TAB
THREE TAB SQUARE BUTT STRIP SHINGLES

START SECOND COURSE WITH FULL STRIP MINUS 1/2 TAB

ROOFING LAYOUT
SCALE: = N.T.S
HOLD DOWN @ RAFTER
SCALE: – N.T.S

TWO 16d TOENAILS EACH END

SOLID BRIDGING STAGGER BOARDS FOR EASE OF NAILING

BLOCKING DETAIL
SCALE: – N.T.S
CORNER FRAMING

SCALE: – N.T.S

ONE 16d TO FILLER BLOCK
THREE 16d TO FILLER BLOCK

16d STAGGERED 12” O.C. VERTICAL

10d TOE-NAILED TO SOLE

FILLER BLOCK

SOLE
30 LB ASPHALT FELTS UNDERLAYMENT

WOOD DECK

METAL DRIP APP'D DIRECT TO WD. DECK

ASPHALT CEMENT

METAL DRIP AT RAKE APPLIED OVER UNDERLAYMENT

Use only nails to hold underlayment in place until shingles are laid.

FELT PAPER LAYOUT

SCALE: - N.T.S
1. **1.1x3 Trim Stain Grade.**
2. **5/8" Gypsum Board.**
3. **1" Jamb Stain Grade.**
4. **Glazing Stops Stain Grade.**

**Wood Sill**

**Scale:** -- N.T.S

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**Top Plates Details**

**Scale:** -- N.T.S

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**2x4 Studs @ 16" O.C. U.N.O. W/ (2) 16d Nails @ Stud To Plate**

**Top Plate Splice**

**Scale:** -- N.T.S

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**2x Top Plates Overlap At Corner Locking Walls Together**

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**Interior Door Header**

**Scale:** -- N.T.S

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**1. 2x Header.**
2. **2.5/8" Gypsum Board.**
3. **Wood Trim.**
4. **Wood Head.**
5. **Wood Stop.**

**2x Wall Studs**

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CDX PLYWOOD SHEAR WALL INSTALLED W/ LONG DIMENSION ACROSS STUDS, STAGGER VERTICAL JOINTS AS PER IRC 2000 R603.7

PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS

LEAVE 1/4" GAP @ EDGES & 1/8" GAP @ ENDS UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER

WALL FRAMING

SIDING MATERIAL

PER 2000 IRC

TYPICAL SHEAR WALL

SCALE: – N.T.S
1. DOUBLE HEADER WITH PLYWOOD
2. TOENAIL.
3. 8” O.C. STAGGERED.
4. SOLE PLATE.
5. SILL SHOW CUT AWAY TO SHOW NAILING.
6. KING STUD.
7. TRIMMER.
8. CRIPPLE STUD.

1. HEADER.
2. CRIPPLE STUD.
3. 16” O.C. STAGGERED
4. SOLE PLATE.

WINDOW OPENING
SCALE: - N.T.S

DOOR OPENING
SCALE: - N.T.S
1. WOOD GLAZING STOPS
   STAIN GRADE
2. 1" JAMB.
3. 1X3" TRIM STAIN GRADE.
4. 5/8" GYPSUM BOARD.

WOOD HEAD
SCALE: N.T.S

1. ANCHOR BOLT.
2. 2X6 SILL PLATE.
3. CONCRETE FOUNDATION

2 X 4 SILL
SCALE: N.T.S