



SHEAR FLY

3/8"

3/8"

E.N. SPACING

8d @ 6" O/C

8d @ 6" O/C

ADJOINING PANEL EDGES

NO

NO

16d SPACING

6" O/C

6" O/C

3x STUDS @

ADJOINING

PANEL EDGES

16d SPACING

@ SHEAR TRANSFER

FULL WRAP FLY (ABOVE AND BELOW OPENINGS) EVEN WHEN SYMBOL NOT SHOWN
USE COMMON NAILS, FIELD NAIL @ 12" OC, U.N.O.
USE 3/8" SHEAR FLY, OSB OR RATED EQUIVALENT, U.N.O.
EDGE NAIL @ TOP PLATE, MUD SILL, ALL POSTS, SOLE PLATES & ALL SIDES w/HOLDDOVS
USE (2) 16d NAILS @ ALL TOP PLATE SPLICES (48" LONG) U.N.O.
USE SIMPSON MSTC2 TO STRAP TOP PLATE'S ACROSS BREAKS, U.N.O.
PROVIDE BLOCKING @ ALL HORIZ. EDGES OF SHEAR FLY/WOOD
SEE STANDARD DETAILS FOR NAILING OF PLYWOOD SHEAR AND SIDING.

ALL HOLDDOVS TO BE SCREWED OR NAILED TO DBL STUDS, U.N.O.
PROVIDE (1) #4 HORIZ. @ TOP OF STEHWALL @ ALL HOLDDOWN ANCHOR BOLTS
HOLDDOWN ANCHOR BOLTS ARE DESIGNED FOR UPLIFT ONLY, STANDARD MUDSILL ANCHOR BOLTS ARE REQUIRED (SPACING PER PLANS)
USE RIM & BLOCKING OR DBL SOLID BLOCKING IN FLOOR CAVITY @ HOLDDOVS NAIL (2) 2x STUDS TOGETHER w/6d @ 4" O/C STAGGERED, LOCATE NAILS 3" MIN FROM END OF STUDS AND PROVIDE 1" MIN EDGE DISTANCE
SEE HOLDDOWN ANCHOR BOLT SCHEDULE SHEET 50.1 FOR SIMP 588B BOLTS

FLOOR PLAN

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

PLAN NOTES AND LEGENDS

FLOOR PLAN NOTES

- SAFETY GLAZING REQ'D IN TUB OR SHOWER ENCLOSURE & WINDOWS IN EXTERIOR WALLS IF BOTTOM EDGE OF GLAZING IS WITHIN 60" OF FUTURE FLOOR PER SAFETY GLAZING ALSO REQ'D IN WINDOWS WITHIN 24" OF EDGE OF DOOR, SAFETY GLAZING REQ'D IN WINDOWS WHEN SILL IS LESS THAN 18" ABOVE FLOOR (IF MORE THAN 9 SQUARE FEET)
- THE VERT. DISTANCE BETWEEN THE COOKING TOP OF A DOMESTIC RANGE & THE HOOD SHALL NOT BE LESS 24" PER UPC SEC. M1503
- PROVIDE EMERGENCY EGRESS FROM ALL SLEEPING ROOMS: MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. NET CLEAR HEIGHT 24", NET CLEAR WIDTH 20", MAX FINISHED SILL HEIGHT 44" ABOVE THE FLOOR
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 8 SQ. FT. (GRADE FLOOR OPENING IS A WINDOW OR OTHER OPENING LOCATED SUCH THAT THE SILL HEIGHT OF THE OPENING IS NOT MORE THAN 44" ABOVE OR BELOW THE FINISHED FLOOR GROUND LEVEL ADJACENT TO THE OPENING) EMERGENCY EGRESS FROM SLEEPING ROOMS TO BE DIRECTLY TO THE EXT. CANNOT EXIT THROUGH ANY ENCLOSED/SCREENED PORCH
- HABITABLE ROOMS SHALL BE PROVIDED UNNATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS w/AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS PER 2006 IRC R303
- ALL HABITABLE ROOMS SHALL BE PROVIDED w/ NATURAL VENTILATION THROUGH OPERABLE WINDOWS, DOORS, OR OTHER APPROVED OPENINGS TO OUTSIDE AIR. BATHROOMS, WATER CLOSET COMPARTMENTS & LAUNDRY ROOMS SHALL BE PROVIDED w/ MECHANICAL VENTILATION IF NOT PROVIDED w/OPERABLE WINDOWS PER IRC SEC. R303
- EVERY DUELLING UNIT & GUEST ROOM SHALL BE PROVIDED w/HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3' ABOVE THE FLR & 24" FROM EXT WALL IN ALL HABITABLE ROOMS
- A 3' WORKING CLEARANCE IS REQ'D AT SIDES & REAR OF FAU PER MFG R LISTING. COMB. AIR DUCT FROM OUTSIDE OF UPPER & LOWER 1/2" FLAME FAU & 1/4" ON 18" HIGH PLATFORM MIN. WATER HEATER PRESSURE VALVE TO DRAIN TO THE OUTSIDE.
- IF PROVIDING ATTIC ACCESS IN THE GARAGE, PROVIDE A SELF CLOSING MODIFIED HOUR DOOR. IF USING A PULL DOWN STAIR, FRAME AN ACCESS HATCH ASSEMBLY AROUND & ABOVE THE PULL DOWN TO SEPARATE THE GARAGE FROM THE ATTIC STORAGE AREA.
- PROVIDE 3" CONCRETE FILLED METAL POST WITH A 24" EMBEDMENT & w/30" EXTENSION ABOVE FLOOR TO PROTECT EQUIP. IN GARAGE FROM PHYSICAL DAMAGE.
- PROVIDE SEISMIC STRAPS AROUND WATER HEATER AT TOP 1/3 & BOTTOM 1/3
- WATER HEATER RELIEF VALVE DRAINS SHALL EXTEND TO THE EXT (UPC 608.8) IF EXPANSION TANK IS NEEDED INSTALL PER UPC 608
- ALL APPLIANCES SHALL COMPLY WITH THE IECC - ENERGY EFFICIENCY.
- A TIGHT-FITTING SOLID-WOOD DOOR NOT LESS THAN 1 3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK, OR A SELF-CLOSING, TIGHT-FITTING DOOR HAVING A FIRE PROTECTION RATINGS OF NOT LESS THAN 20 MINUTES. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED PER IRC SEC. 302.1
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE & ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE-X GYPSUM BOARD AFFIUED TO THE GARAGE SIDE, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT PER IRC SEC 302
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OR EACH EXTERIOR DOOR, THE FLOOR OR LANDING AT EXTERIOR DOORS OTHER THAN THE EXIT DOORS REQ'D BY SEC. R314.1 OF THE 2006 IRC, SHALL HAVE A RISE NO GREATER THAN 1/12". THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL TYPICAL.
- SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING ROOM AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: ON EACH ADDITIONAL STORY OF THE DUELLING INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. SPLIT LEVELS WITHOUT INTERVENING DOORS BETWEEN THE ADJACENT LEVELS SHALL HAVE A SMOKE ALARM INSTALLED ON THE UPPER LEVEL AND IT SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DUELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED PER IRC R313.1 NEC SEC 210-8 (A) 1-8, SD TO BE PERMANENTLY WIRED w/ BATTERY BACK UP w/AUDIBLE LOW BATTERY SIGNAL AND BE INTERCONNECTED.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING. THE FELT OR PAPER SHALL BE APPLIED HORIZONTALLY w/ THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2" WHERE VERTICAL JOINTS OCCUR. FELT OR PAPER SHALL BE LAPPED NOT LESS THAN 6" PER IRC SEC. R703
- HOOD OVER STOVE/COOKTOP TO BE VENTED TO EXT IN ACCORDANCE w/U.M.C. OR VENTLESS HOOD INSTALLED AS PER MFG R.
- PROVIDE INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE IN ALL SHOWERS AND TUB/SHOWER COMBO (UPC 402.0)
- PROVIDE ULTRA LOW WATER USE FIXTURES (1.6 GAL. FLUSH TOILETS / 2.5 GPM FAUCETS).
- AIR GAP TO BE INSTALLED BETWEEN DISHWASHER AND KITCHEN SINK.

FINISH SCHEDULE				
ROOM NAME	FLOOR COVERING	CEILING FINISH	CEILING STYLE	CEILING HEIGHT
ENTRY	C/V/T/W *	F & T SH RK	FLAT	9'-0"
GREAT ROOM	C	F & T SH RK	FLAT	9'-0"
NOOK	V/T/W *	F & T SH RK	FLAT	9'-0"
KITCHEN	V/T/W *	F & T SH RK	FLAT	9'-0"
HALL	C/V/T/W *	F & T SH RK	FLAT	9'-0"
BEDROOM 2	C	F & T SH RK	FLAT	9'-0"
BEDROOM 3	C	F & T SH RK	FLAT	9'-0"
HALL BATH	V/T/W *	F & T SH RK	FLAT	9'-0"
MASTER SUITE	C	F & T SH RK	FLAT	9'-0"
MASTER BATH	V/T/W *	F & T SH RK	FLAT	9'-0"
MASTER W.I.C.	C	F & T SH RK	FLAT	9'-0"
2-CAR GARAGES	CONCRETE	F & T SH RK	FLAT	9'-6.25" **
C= CARPET FLOORING W= WOOD FLOORING V= VINYL FLOORING * OTHER FLOORING PER BLDG T= TILE FLOORING F & T SH RK= PAINTED & TEXTURED SHEET ROCK				

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