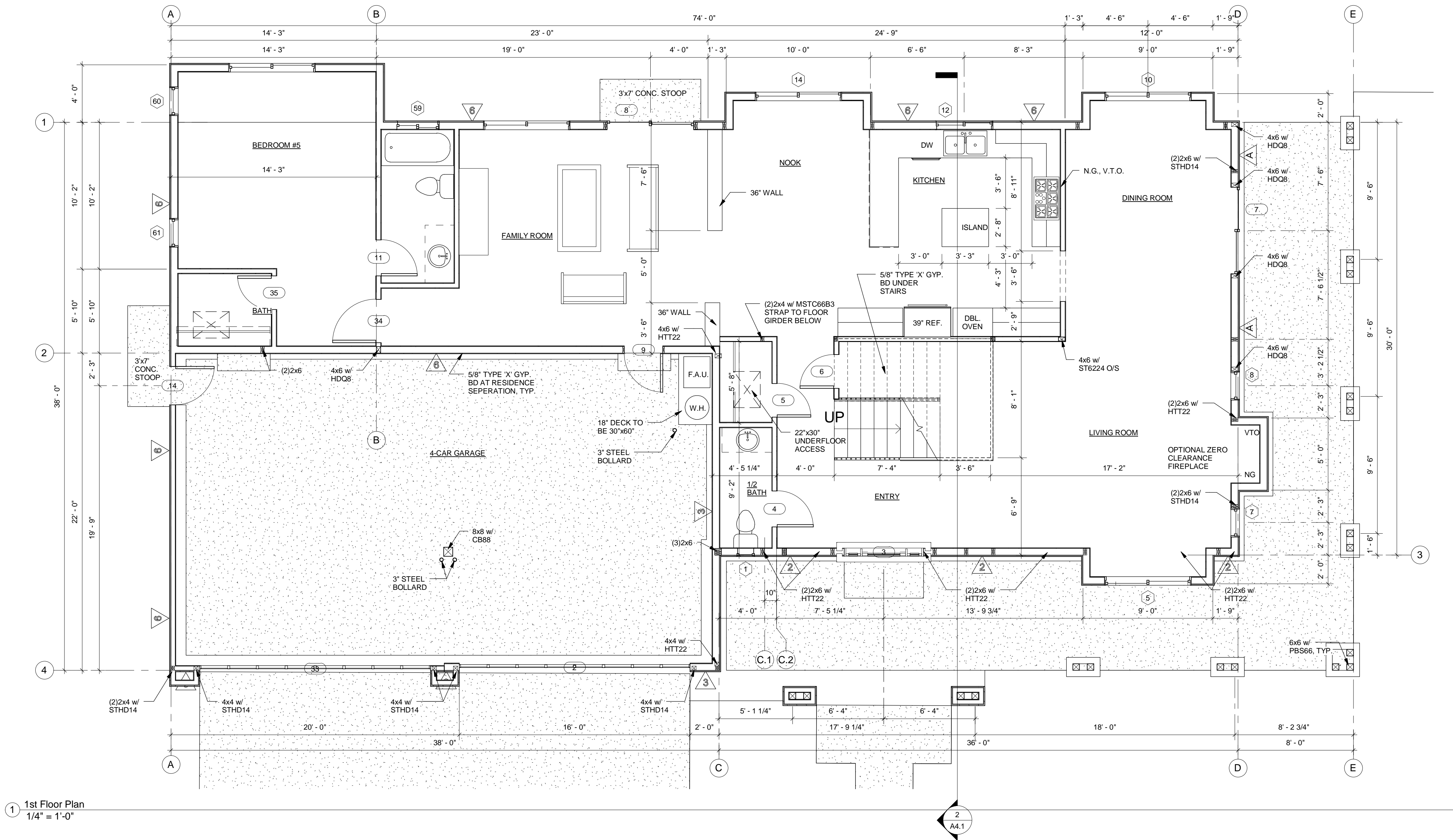


- 5/8" TYPE "X" GYPSUM BOARD ON GARAGE SIDE OF WALL ADJACENT TO HOUSE SHALL EXTEND TO UNDERSIDE OF ROOF SHEATHING OR WALLS SUPPORTING CEILING, BEAMS & OTHER SUPPORTING ELEMENTS SHALL ALSO HAVE TYPE "X" GYPSUM BOARD.
- ESCAPE OR RESCUE WINDOWS REQUIRED IN ALL SLEEPING ROOMS AND BASEMENTS. MINIMUM 24" CLEAR OPENING HEIGHT, 20" CLEAR OPENING WIDTH, 5.7 SQUARE FEET CLEAR OPENING AREA, AND MAXIMUM 44" FINISHED SILL HEIGHT.
- EXHAUST FAN REQUIRED IN BATHROOMS WHEN WINDOW OR DOOR OPENINGS DO NOT EQUAL 9% OF FLOOR AREA OR MINIMUM 1.5 SQUARE FEET.
- SMOKE DETECTORS ARE ALSO REQUIRED AT VAULTED CEILINGS 24" OR MORE HIGHER THAN WALLS LEADING TO BEDROOMS. DETECTORS SHALL BE INTERCONNECTED.
- LABEL SHOWING APPROVAL AND SUITABILITY FOR USE REQUIRED ON RIGID STEMWALL INSULATION.
- ANY BATT INSULATION FACING CRAWL SPACE SHALL HAVE MAXIMUM FLAME SPREAD RATING OF 25 OR SHALL BE COVERED BY AN APPROVED THERMAL BARRIER.)
- WOOD GIRDERS OR JOISTS ENTERING MASONRY OR CONCRETE WALLS SHALL BE PROVIDED WITH A 1/2" AIR SPACE ON TOPS, SIDES AND ENDS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.
- ONE 6" X 14" OPERABLE FOUNDATION VENT FOR EACH 25' OF STEMWALL.
- PROVIDE DRAINAGE AWAY FROM BUILDING AT A MINIMUM 5% SLOPE. A MIN. 2% SLOPE IS PERMITTED WHERE CLIMATIC OR SOIL CONDITIONS WARRANT. '03 IRC SEC. 1803.3
- ATTICS WITH 30" OR MORE HEADROOM REQUIRE 22" X 30" ACCESS DOORS WITH 30" MINIMUM HEADROOM IN HALLWAY OR READILY ACCESSIBLE LOCATIONS.
- PROVIDE ATTIC VENTILATION @ 1/150 OF ATTIC AREA, OR 1/300 WHEN PROVIDING 1 PERM VAPOR BARRIER ON WARM SIDE OF INSULATION OR 1/2 OF REQUIREMENT AT LEAST 3' ABOVE EAVE.
- LANDING REQUIRED AT EXTERIOR DOORS, MINIMUM 36" LONG BY DOOR WIDTH, WITH MAXIMUM STEPDOWN OF 7-3/4". '03 IRC, SEC. R311.4.3
- GYPSUM BOARD (INCLUDING WATER RESISTANT) PROHIBITED AS A BACKER FOR TILE ON CEILINGS OR OVER VAPOR BARRIER. '03 IRC SEC. R702.4.2
- SAFETY GLAZING REQUIRED IN TUB OR SHOWER ENCLOSURE AND WINDOWS IN EXTERIOR WALLS IF BOTTOM EDGE OF GLAZING IS WITHIN 60" OF FIXTURE FLOOR.
- SAFETY GLAZING REQUIRED IN GLAZING WITHIN 24" OF EDGE OF DOOR.
- GAS APPLIANCE IN GARAGE TO BE 18" ABOVE FLOOR WITH IMPACT PROTECTION. (UMC 306)
- VENTED DECORATIVE APPLIANCES, FLOOR FURNACES, VENTED WALL FURNACES, UNIT HEATERS AND ROOM HEATERS SHALL BE OF A TYPE LISTED FOR VENTED USE AND SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THEIR LISTINGS AND THE PROVISIONS OF '03 UMC, CHAPTER 9
- FURNACE PLENUMS AND DUCTS IN OR UNDER A CONCRETE SLAB ON GRADE SHALL BE ENCASED IN 2" MINIMUM CONCRETE.
- CLOTHES DRYER REQUIRES MOISTURE VENT DUCT TO EXTERIOR. IF VENT EXCEEDS 14' & 2 BENDS, 5" DUCT IS REQUIRED.
- PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE IN ALL SHOWERS AND TUB/SHOWER COMBINATIONS. (UPC 410.7)
- NO UNDERFLOOR CLEANOUT SHALL BE MORE THAN 20' FROM ACCESS DOOR. (UPC 707.10)
- PROVIDE ULTRA-LOW WATER USE FIXTURES, I.E., 1.6 GAL PER FLUSH TOILETS & 2.5 GPM FAUCETS. (UPC 601, AS AMENDED BY CCM15.09.030)
- CONTRACTOR TO FIELD VERIFY HEADER HEIGHTS & PLATE HEIGHTS.

2 General Notes and Code Requirements
1/4" = 1'-0"



1 1st Floor Plan
1/4" = 1'-0"

SYMBOL	SHEAR PLY	E.N. SPACING	3x STUDS AT ADJOINING PANEL EDGES	16d SPACING AT SHEAR TRANSFER
6	3/8"	8d AT 6"	NO	6" O.C.
4	3/8"	8d AT 4"	NO	4" O.C.
3	3/8"	8d AT 3"	YES	3" O.C. STAG
2	3/8"	8d AT 2"	YES	2" O.C. STAG
A	1/2"	10d AT 2"	YES	2" O.C. STAG

- Use Common Nails, Field Nail AT 12" O.C., U.N.O.
- Use 3/8" Shear Ply, OSB, or Rated Equivalent U.N.O.
- Edge Nail AT Top Plate, Mud Sill, All Posts, Sole Plates, & all studs at holdowns
- Use (12) 16d Nails AT All Top Plate Splices (48" Long) U.N.O.
- Use SIMPSON MST48 To Strap Top Plate's Across Breaks, U.N.O.
- Provide Blocking AT All Horizontal Edges of Shear Plywood
- See standard details for nailing of plywood shear and siding
- With Hardpanel option, block wall at 48" O.C. vertical w/ 2x blocking.
- Double Shear Walls To Have Shear Ply Both Sides. (Offset Plywood Edges)

NOTE:
Shear wall schedule includes all shear options. See plan for specific requirements

3 Shear Schedule
1/4" = 1'-0"

SILVER OAK HOMES

TOPAZ PLAN
SILVER OAK P.U.D.
CARSON CITY, NV.

DATE:	11-17-05
DRAWN BY:	JMP
CHECKED:	JMP
SHEET #:	A1.1
FILE #:	05-750