

PROPERTY EXTENTS

EXISTING STRUCTURE
1265 SOUTH PARK DRIVE

SLOPE GRADE
TO TIE INTO
EXISTING
SLOPE

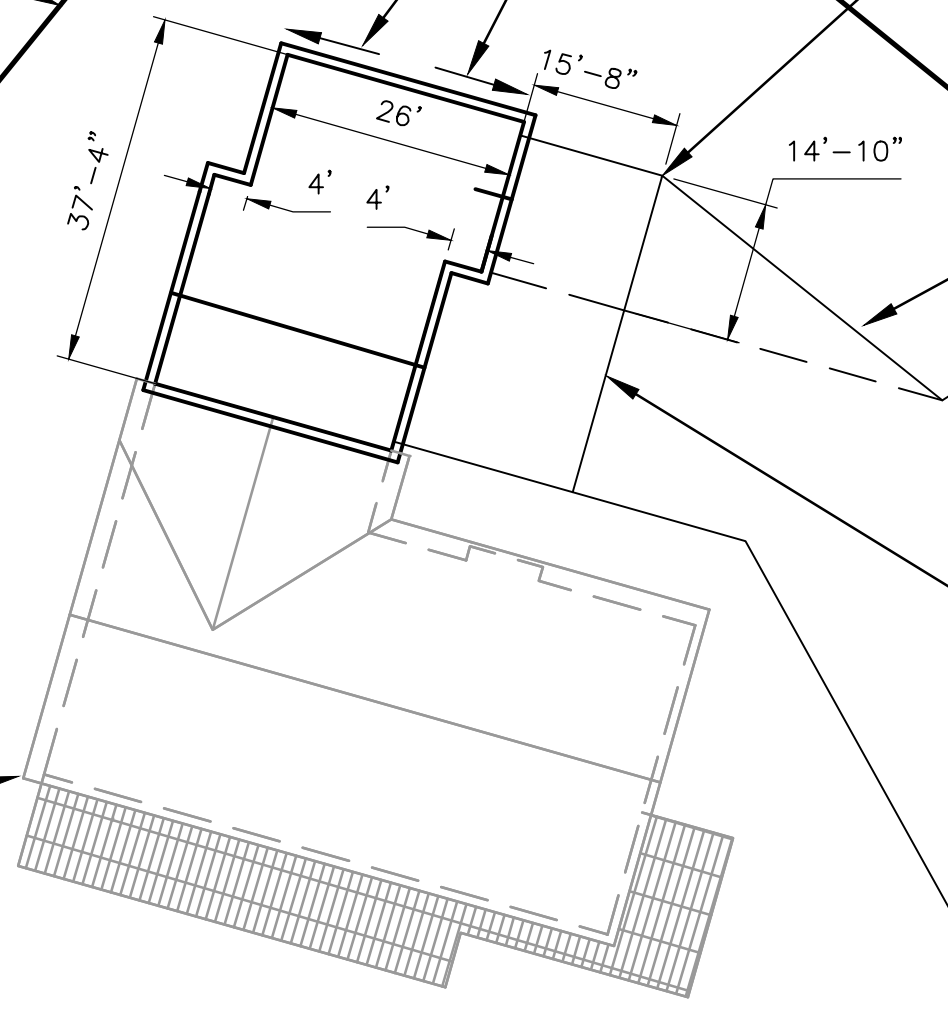
NEW CONCRETE
DRIVEWAY SEE
NOTES 1 & 2

NEW GRAVEL
DRIVEWAY

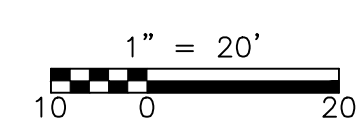
EXISTING
GRAVEL
DRIVEWAY

EXISTING
CONCRETE
DRIVEWAY

EXISTING
GRAVEL
DRIVEWAY



ADDITION SITE PLAN
PLAN
1" = 20'



NOTE 1: SLOPE NEW CONCRETE DRIVEWAY AWAY FROM HOUSE, MATCHING SLOPE OF EXISTING CONCRETE DRIVEWAY

NOTE 2: CONCRETE DRIVEWAY SHALL BE 6" THICK WITH #4 AT 18" ON CENTER EACH WAY. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH (f_c) OF 4,500 PSI.



REV. NO.	DATE	DRWN	CHKD	REMARKS

DATE: MAY 2020

MANDK RESTORATION LLC
8611 EAST EASTMAN AVE
Denver, Colorado 80231
Tel: (720) 951-3661

VERIFY SCALE
THIS BAR IS ONE INCH LONG AT FULL SCALE

BIBIGHAUS ADDITION
1265 SOUTH PARK DRIVE MONUMENT, COLORADO 80132

ADDITION PLAN

SHEET NO.
C-1

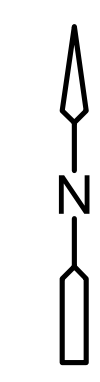
ROOF EVE
14.54 FT ABOVE
CURRENT
CONCRETE
GARAGE
SURFACE

ROOF RIDGE
26.17 FT ABOVE
CURRENT
CONCRETE
GARAGE
SURFACE

ROOF EVE
21.42 FT ABOVE
CURRENT
CONCRETE
GARAGE
SURFACE

PROPERTY
EXTENTS

ADDITION TO
STRUCTURE
SEE NOTE 1



EXISTING STRUCTURE
1265 SOUTH PARK DRIVE

NEW CONCRETE
DRIVEWAY

NEW GRAVEL
DRIVEWAY

EXISTING
GRAVEL
DRIVEWAY

EXISTING
CONCRETE
DRIVEWAY

EXISTING
EASEMENT

SITE NOTES FOR 1265 S. PARK DRIVE MONUMENT, COLORADO 80132:

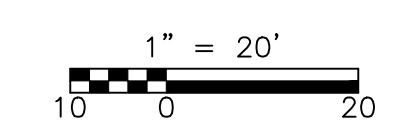
1. THE ADDITION SHALL BE CLASSIFIED AS "ATTACHED ACCESSORY LIVING QUARTERS FOR PERMANENT OCCUPANCY COMPLIANCE AFFIDAVIT."
2. THE ADDITION WILL CONSIST OF CONSTRUCTING A SECOND STORY LIVING SPACE OVER AN EXISTING "TWO-CAR" GARAGE AND THE CONSTRUCTION OF AN ADDITIONAL "1-CAR" GARAGE BAY.
3. APN: 71141 02 001
4. ZONE: RR-0.5 PLAT 2267
5. AREA: 29600 SF/0.679 AC
6. DIST: 1
7. LEGAL: LOT 4 BLK 10 HARMON HILLS FIL 2
8. R124236 ADD 2034

NOTE 1: DIMENSIONS FOR PROPERTY SETBACKS ARE DIMENSIONED FROM PROPERTY BOUNDARY TO EDGE OF FOUNDATION. ADDITION OF THE STRUCTURE IS DRAWN WITH A 1'-0" OVERHANG FOR ROOF.

ADDITION SITE PLAN

PLAN

1" = 20'



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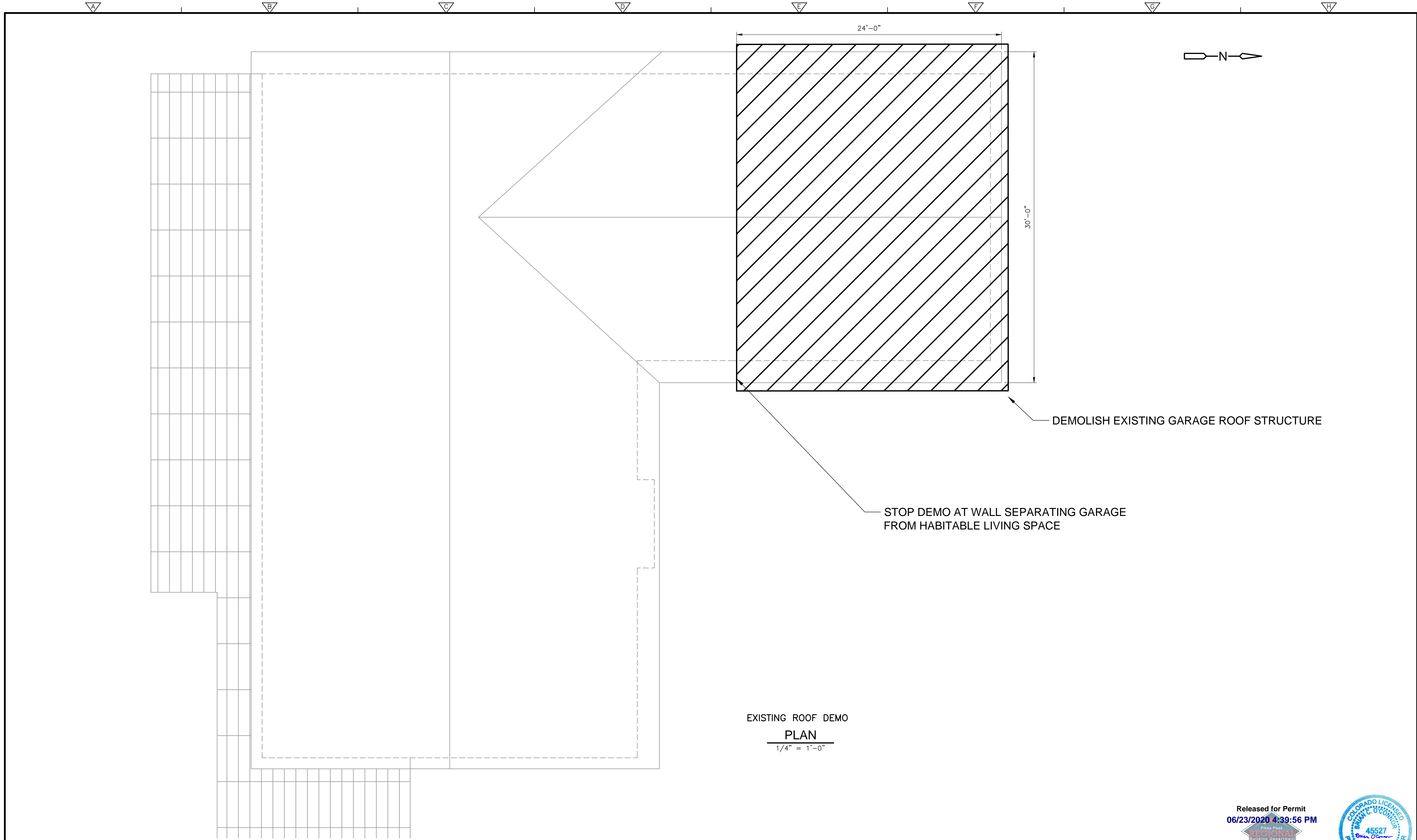
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PROPERTY SETBACKS


SHEET NO.
C-2



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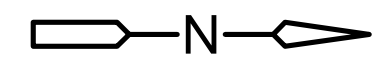
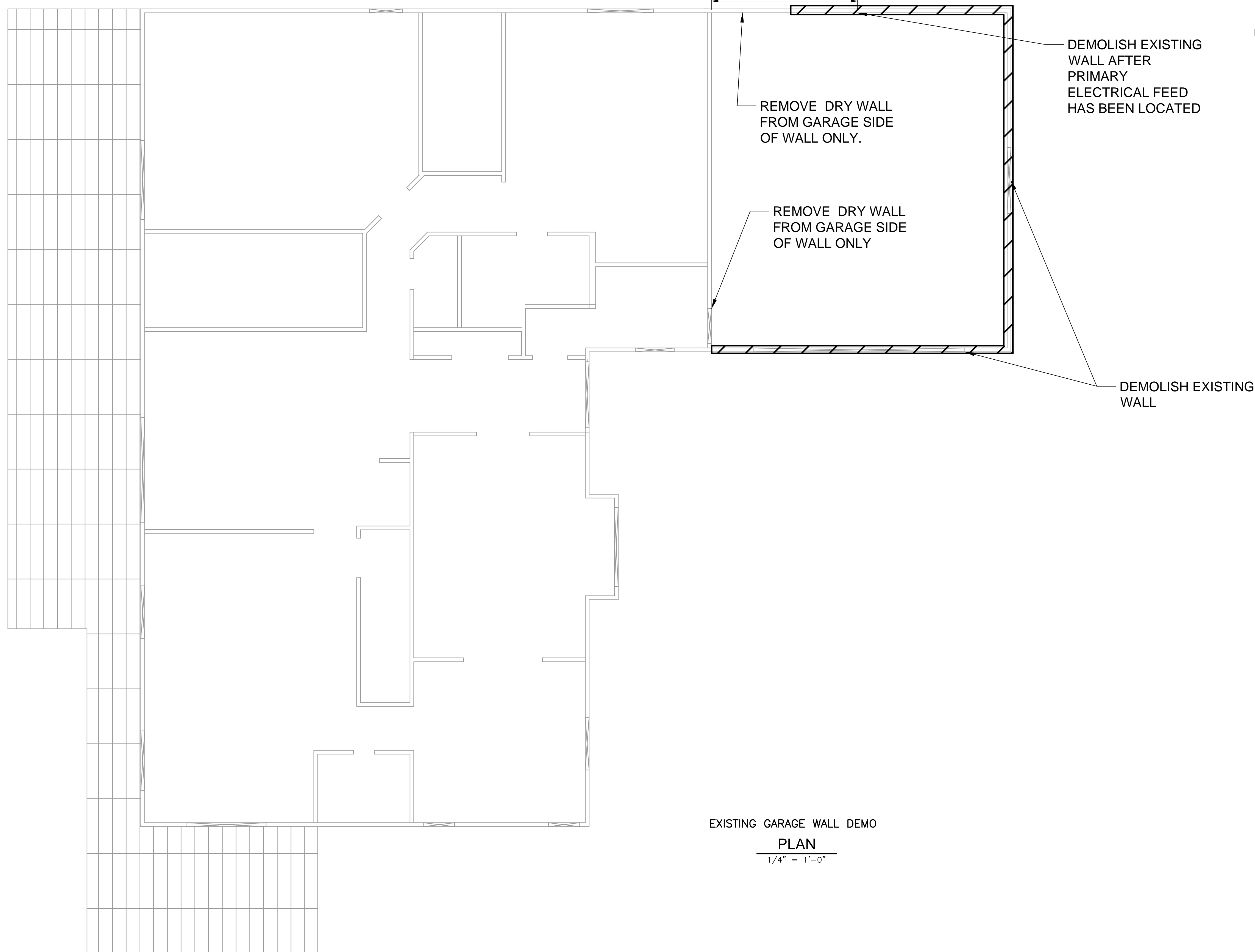
EXISTING STRUCTURE DEMOLITION

SHEET NO.
 D-1

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 danm
 CONSTRUCTION





EXISTING GARAGE WALL DEMO
 PLAN
 1/4" = 1'-0"

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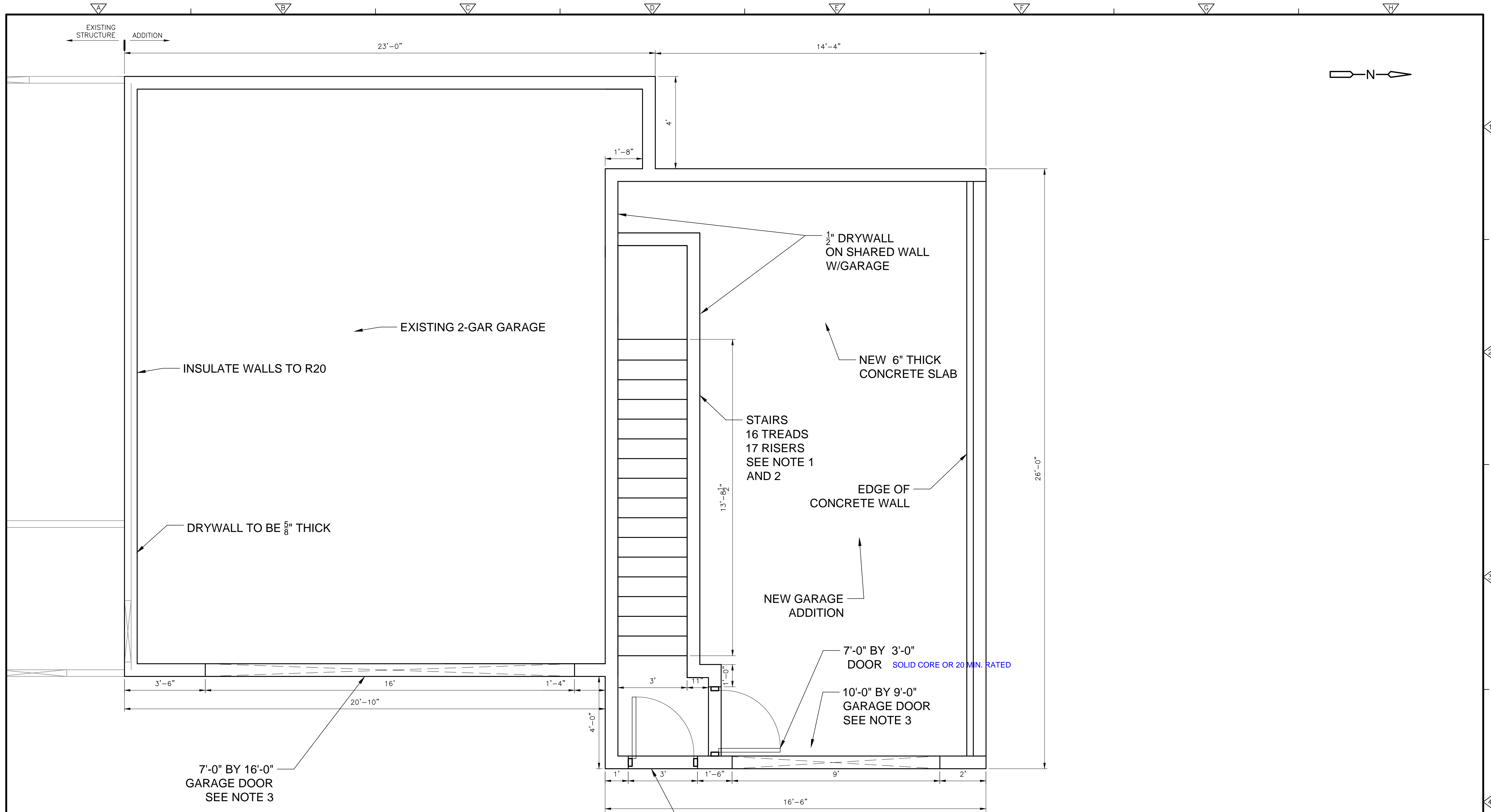
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EXISTING STRUCTURE DEMOLITION

SHEET NO.
 D-2



GARAGE LEVEL PLAN
 PLAN
 1/2" = 1'-0"

- NOTES:
1. STAIRS TREADS AND STRINGERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2015 IRC REQUIREMENTS
 2. TREAD SECTIONS WILL HAVE MAXIMUM NOSING CURVATURE OF 3/16"
 3. GARAGE DOORS WILL OPEN UPWARDS ON A TRACK

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 CONSTRUCTION



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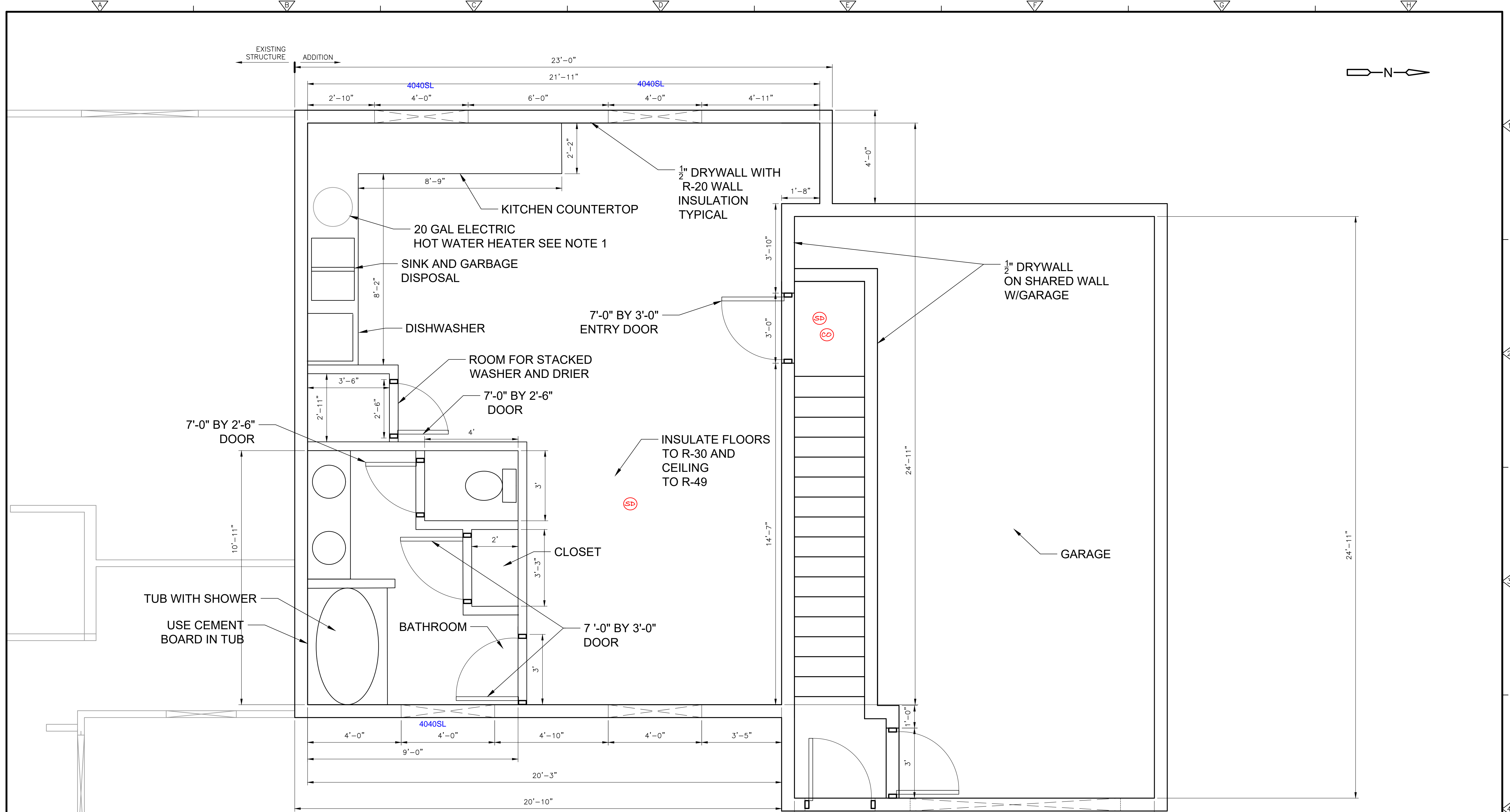
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BIBIGHAUS ADDITION
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FLOOR PLAN

SHEET NO.
 A-1



SECOND FLOOR PLAN
 PLAN
 1/2" = 1'-0"

- NOTES:
1. PROVIDE IMPERMEABLE DRAIN PAN UNDER HOT WATER HEATER WITH 1 1/2" DIAMETER FLOOR DRAIN

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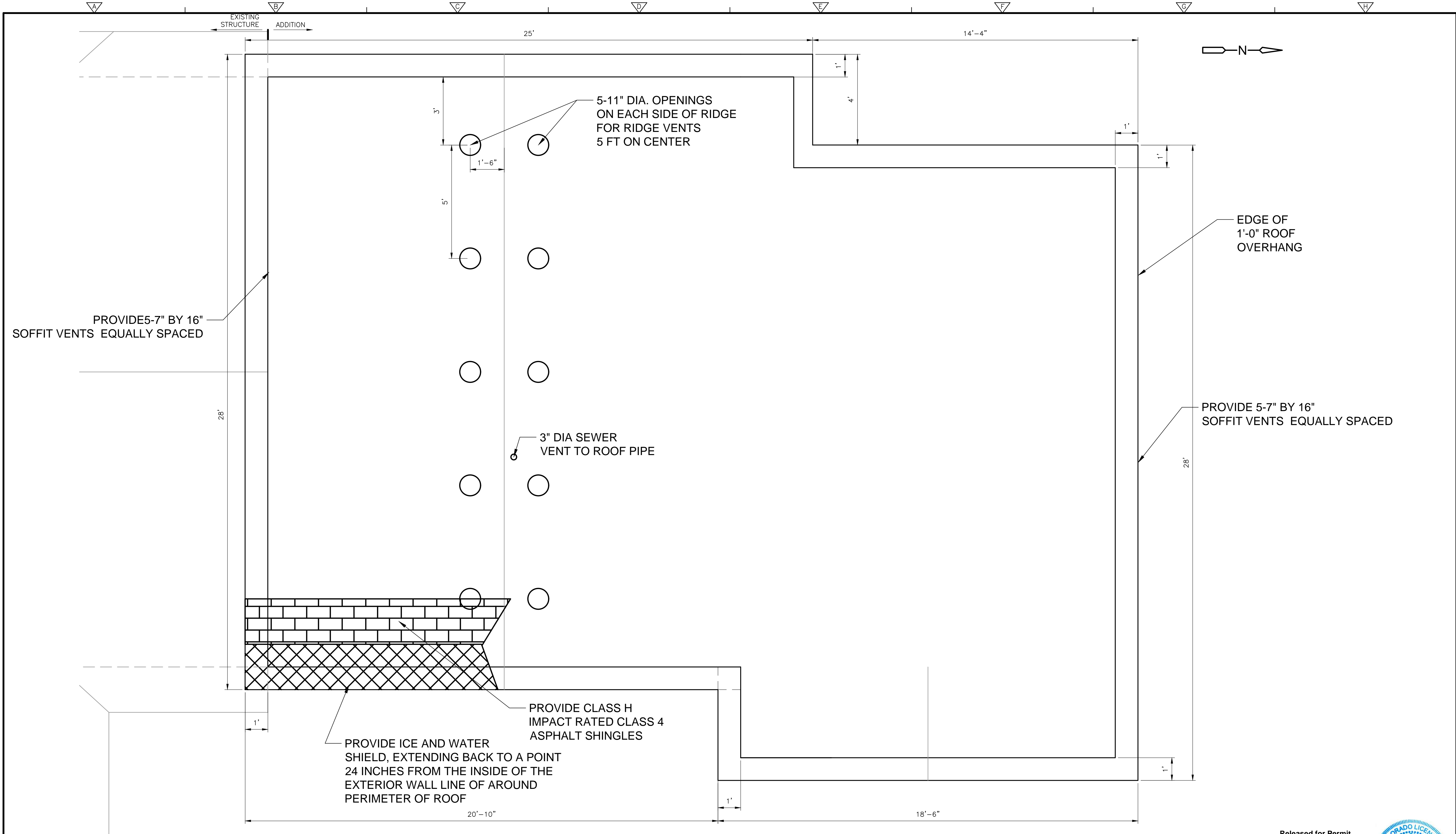
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BIBIGHAUS ADDITION
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FLOOR PLAN

SHEET NO.
 A-2



ROOF PLAN
 PLAN
 1/2" = 1'-0"

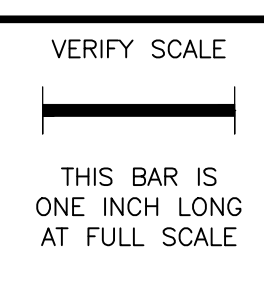
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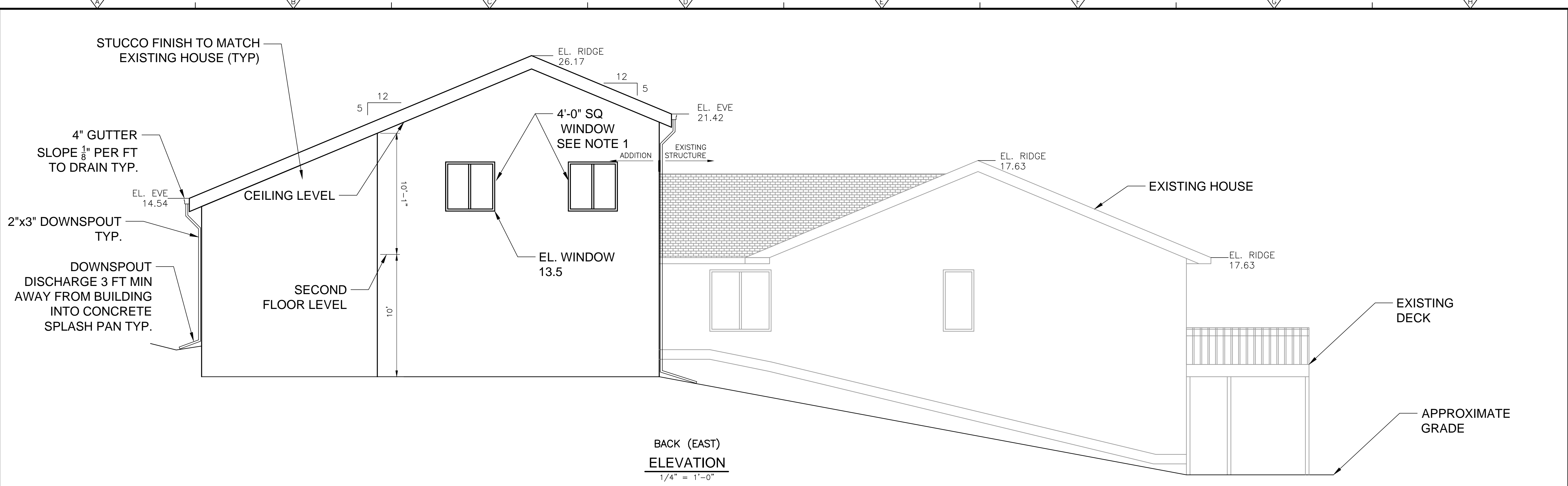
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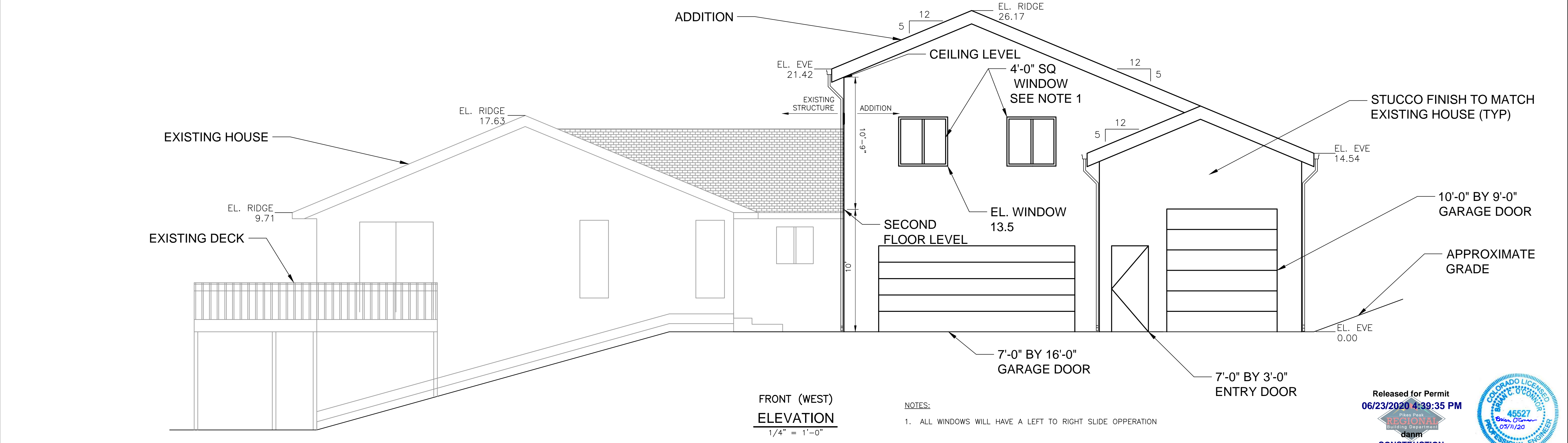
BIBIGHAUS ADDITION
 1265 SOUTH PARK DRIVE MONUMENT, COLORADO 80132

ROOF PLAN

SHEET NO.
 A-3



BACK (EAST)
ELEVATION
1/4" = 1'-0"



FRONT (WEST)
ELEVATION
1/4" = 1'-0"

NOTES:
1. ALL WINDOWS WILL HAVE A LEFT TO RIGHT SLIDE OPERATION

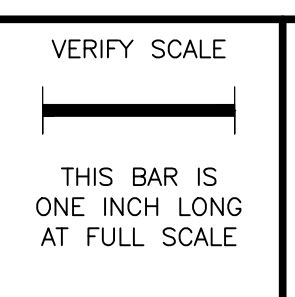
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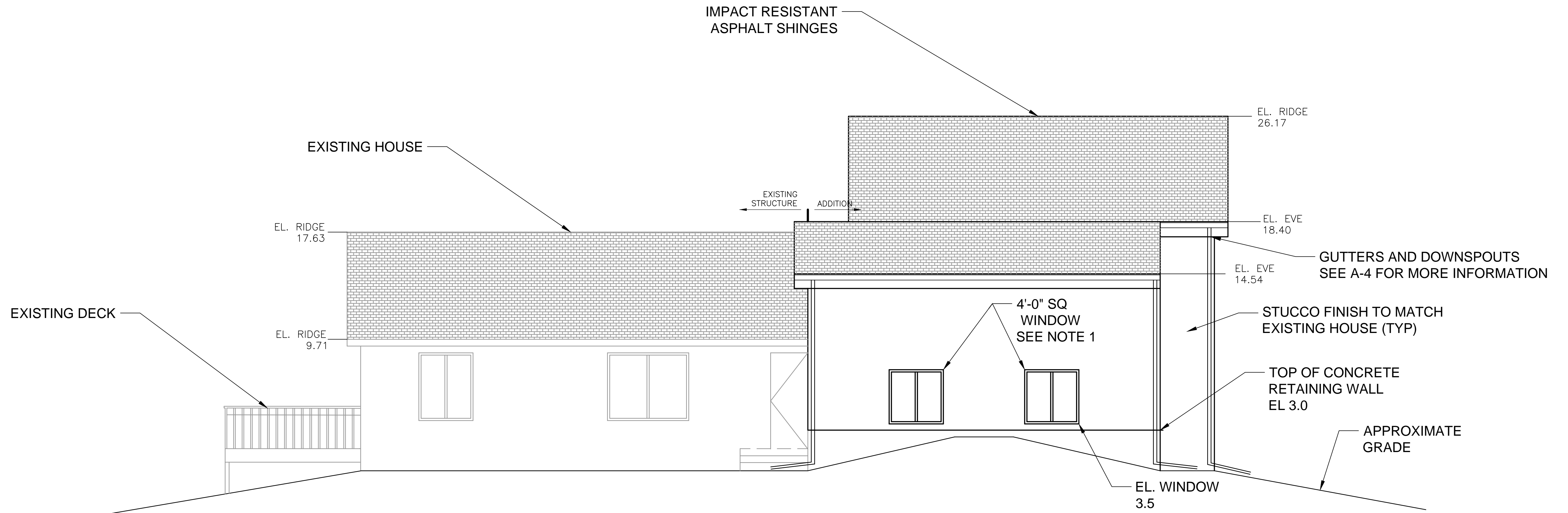
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BIBIGHAUS ADDITION
1265 SOUTH PARK DRIVE MONUMENT, COLORADO 80132

EAST AND WEST
ELEVATIONS

SHEET NO.
A-4



SIDE (NORTH)
ELEVATION
1/4" = 1'-0"

NOTES:

- 1. ALL WINDOWS WILL HAVE A LEFT TO RIGHT SLIDE OPERATION

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BIBIGHAUS ADDITION
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NORTH ELEVATION

SHEET NO.
A-5

STRUCTURAL GENERAL NOTES:

REINFORCEMENT

REINFORCEMENT SHALL MEET THE FOLLOWING CRITERIA AND BE IN COMPLIANCE WITH THE STATED ASTM'S.

DEFORMED CONCRETE REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS.

WELDED STEEL WIRE FABRIC: ASTM A185.

WELDED DEFORMED STEEL WIRE FABRIC: ASTM A497.

CONCRETE

CONCRETE SHALL MEET THE FOLLOWING CRITERIA AND BE IN COMPLIANCE WITH THE STATED ASTM'S.

CEMENT - TYPE I/II; OR TYPE II

AIR ENTRAINING ADMIXTURE: CONFORMING TO ASTM C260. PROPORTION AND MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

WATER REDUCING ADMIXTURE: CONFORMING TO ASTM C494, TYPE A. PROPORTION AND MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

HIGH RANGE WATER-REDUCING ADMIXTURES (PLASTICIZER): CONFORMING TO ASTM C494, TYPE F RESULTING IN NON SEGREGATING PLASTICIZED CONCRETE WITH LITTLE BLEEDING AND WITH THE PHYSICAL PROPERTIES OF LOW WATER/CEMENTITIOUS RATIO CONCRETE. THE TREATED CONCRETE SHALL BE CAPABLE OF MAINTAINING ITS PLASTIC STATE IN EXCESS OF 2 HOUR

POZZOLAN (FLY ASH): CLASS F FLY ASH COMPLYING WITH ASTM C618, INCLUDING THE REQUIREMENTS OF TABLE 1 BUT WITH THE LOSS OF IGNITION (LOI) LIMITED TO 3 PERCENT MAXIMUM AND THE OPTIONAL PHYSICAL REQUIREMENTS OF TABLE 3. FLY ASH SHALL BE TESTED IN COMPLIANCE WITH ASTM C311.

WHERE FLY ASH IS INCLUDED IN THE MIX, THE FLY ASH CONTENT SHALL BE NO LESS THAN 15 PERCENT NOR MORE THAN 25 PERCENT OF THE TOTAL CEMENT PLUS POZZOLAN CONTENT BY WEIGHT.

LIQUID CURING COMPOUND: LIQUID MEMBRANE-FORMING CURING COMPOUND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C309, TYPE 1-D (CLEAR OR TRANSLUCENT WITH FUGITIVE DYE) AND SHALL CONTAIN NO WAX, PARAFFIN, OR OIL. CURING COMPOUND SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL VOC LIMITS. LIQUID CURING COMPOUNDS SHALL NOT IMPAIR THE BOND OF ANY SPECIFIED COATINGS OR SEALANTS TO BE APPLIED TO THE CONCRETE FOLLOWING CURING. LIQUID CURING COMPOUNDS FOR LIQUID AND NON LIQUID CONTAINING STRUCTURES SHALL HAVE A MINIMUM OF 18 PERCENT SOLIDS, BE NON-YELLOWING, AND HAVE A UNIT MOISTURE LOSS NO GREATER THAN 0.055 GM/CM2 AT 72 HOURS, AS MEASURED BY ASTM C156.

TABLE 1
CONCRETE MIX REQUIREMENTS

Class	Design Strength ⁽¹⁾	Cement ⁽²⁾	Coarse Aggregate ⁽³⁾	Cementitious Content ⁽⁴⁾
A	3000	C150	67	425
B	4500	C150	57	560 min.

Class	W/C Ratio ⁽⁵⁾	Fly Ash ⁽⁶⁾	AE Range ⁽⁷⁾	WR ⁽⁸⁾	HRWR ⁽⁹⁾	Slump Range (in)
A	0.54 max.	Yes	5	Yes	Yes	3-5
B	0.42 max.	Yes	5	Yes	Yes	3-5

NOTES:

- MINIMUM COMPRESSIVE STRENGTH IN PSI AT 28 DAYS.
- ASTM DESIGNATION; TYPE AS SPECIFIED IN SECTION 2.02.B
- SIZE NUMBER IN ASTM C33
- CEMENTITIOUS CONTENT IN LB/YDS. (WHERE FLY ASH IS USED CEMENTITIOUS CONTENT IS DEFINED AS CEMENT CONTENT PLUS FLY ASH CONTENT)
- W/C IS WATER-CEMENTITIOUS RATIO BY WEIGHT
- FLY ASH CONTENT IN THE RANGE OF 20-25 PERCENT OF THE TOTAL CEMENT CONTENT PLUS FLY ASH CONTENT, BY WEIGHT
- AE IS PERCENT AIR-ENTRAINMENT. AE RANGE FOR SUBMITTED DATA AND FIELD SPECIMENS MAY VARY +/-1.5%.
- WR IS WATER-REDUCER ADMIXTURE
- HRWR IS HIGH-RANGE WATER-REDUCER ADMIXTURE; ADJUST W/C RATIO ACCORDINGLY

CLASS A CONCRETE IS INTENDED FOR THE CONCRETE DRIVEWAY.

CLASS B CONCRETE IS INTENDED FOR ALL STRUCTURAL CONCRETE INCLUDING THE GARAGE SLAB AND ALL FOUNDATION ELEMENTS

FOUNDATIONS

NO BACKFILL SHALL BE PLACED AGAINST ANY STRUCTURAL CONCRETE UNTIL THE MATERIAL HAS REACHED THE SPECIFIED DESIGN STRENGTH AND ALL CONNECTIONS TO CONCRETE SLABS AND BEAMS PROVIDING LATERAL RESTRAINT HAVE ATTAINED SPECIFIED DESIGN STRENGTH OR AS OTHERWISE DIRECTED BY THE STRUCTURAL ENGINEER.

FOUNDATION DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER IN THE REPORT DATED MAY 22 2019 BY AMERICAN GEOSERVICES, UNDER PROJECT NUMBER 0256-CS-19.

FOUNDATIONS SHALL BEAR AT A MINIMUM OF 3'-0" BELOW FINISHED GRADE.

LATERAL SOIL LOADS (EQUIVALENT FLUID PRESSURE)-
55 PCF AT REST, DRAINED
45 PCF ACTIVE, DRAINED
330 PCF PASSIVE PRESSURE

COEFFICIENT OF FRICTION - 0.35 ACROSS NATIVE MATERIAL

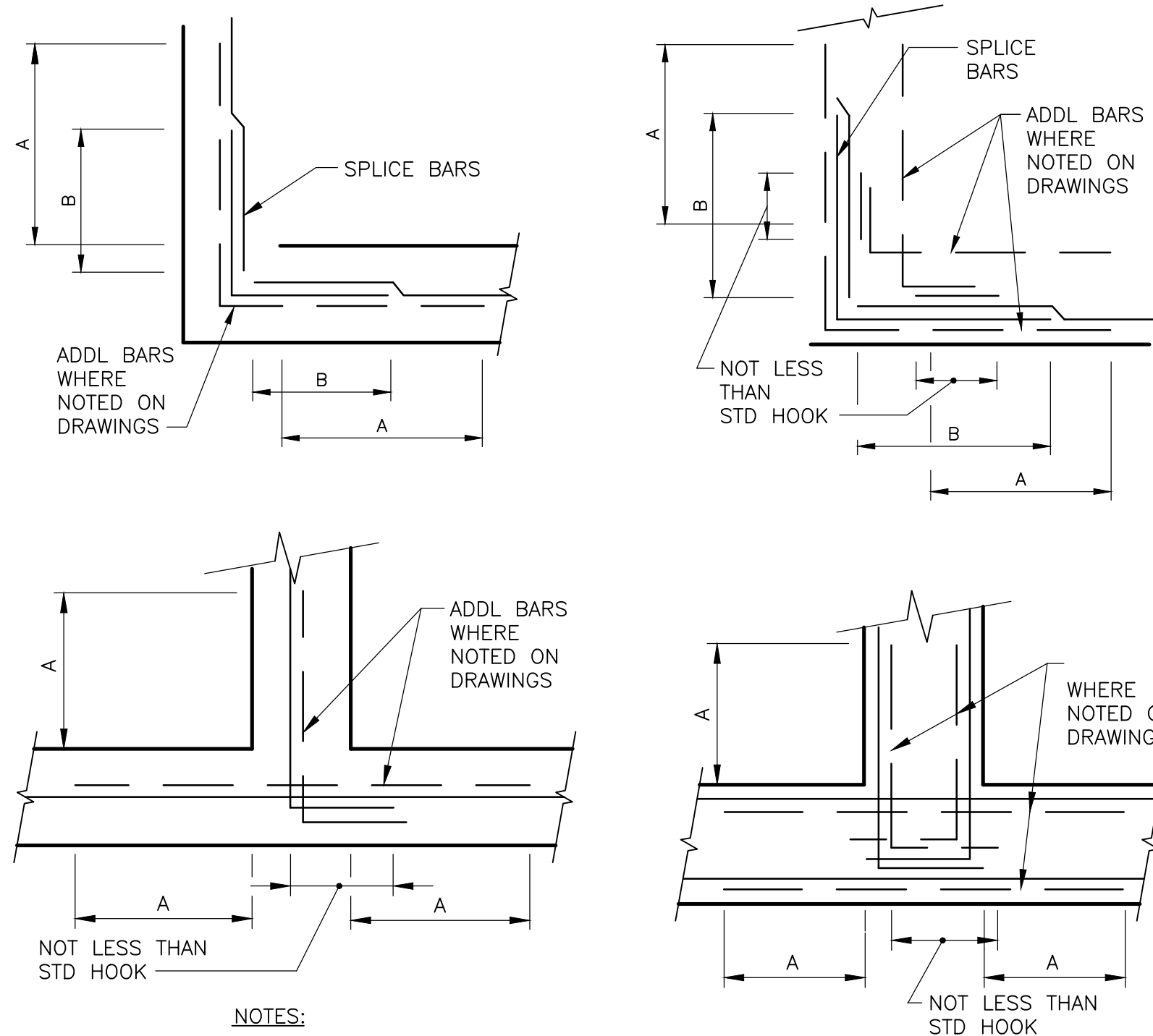
ALLOWABLE BEARING PRESSURE
1500 PSF

DESIGN CRITERIA

AS ARE REQUIRED TO BE REPORTED BY SECTION 1603 OF THE 2015 IBC, THE FOLLOWING DESIGN CODES, DESIGN CRITERIA AND STRUCTURE LOADS WERE USED TO COMPLETE THE STRUCTURAL DESIGN.

2015 INTERNATIONAL BUILDING CODE
2010 ASCE 7 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

LOAD	DETAIL	MAGNITUDE	UNITS	NOTES
FLOOR LIVE LOAD	LIVING AREA	40	PSF	
ROOF LIVE LOAD	LIVE LOAD	20.0	PSF	IBC MINIMUM
SNOW	GROUND SNOW LOAD (Pg)	40.0	PSF	
	FLAT ROOF SNOW LOAD (Pf)	40.0	PSF	MINIMUM
	EXPOSURE FACTOR (Ce)	1.0		
	IMPORTANCE FACTOR	1.1		
	THERMAL FACTOR (Cf)	1.1		
WIND	BASIC WIND SPEED (Vult)	130	MPH	3 SECOND GUST
	BASIC WIND SPEED (Vasb)	101	MPH	3 SECOND GUST
	RISK CATEGORY	II		
	EXPOSURE	C		
	INTERNAL PRESSURE COEFFICIENT	0.18		ENCLOSED
EARTHQUAKE	IMPORTANCE FACTOR (Ie)	1.0		BUILDING STRUCTURES ONLY
	RISK CATEGORY	III		
	Ss	21.5	%g	
	S1	5.9	%g	
	SITE CLASS	d		
	SDS	22.9	%g	
	SD1	9.4	%g	
	SEISMIC DESIGN CATEGORY	B		
	ANALYSIS PROCEDURE	EQUIVALENT FORCE METHOD		



NOTES:

- A = 1/4 CLEAR HORIZ SPAN, BUT NOT LESS THAN REQD TENSION LAP NOR GREATER THAN 10 FEET.
- B = TENSION LAP SPLICE.
- SPLICE BARS SHALL BE SAME SIZE & SPACING AS LARGER OF BARS BEING SPLICED, UNO, AND SHALL BE LAPPED W/ TYP WALL REINFORCING.
- EXTEND BAR HOOKED ENDS TO FAR FACE OF WALL.
- ALTERNATE TYPICAL AND ADDL BARS. ADDL BARS TO BE IN SAME VERT PLANE AS TYPICAL REINFORCING.

———— DENOTES TYP REINF
———— DENOTES ADDL REINF

CORNER REINFORCING

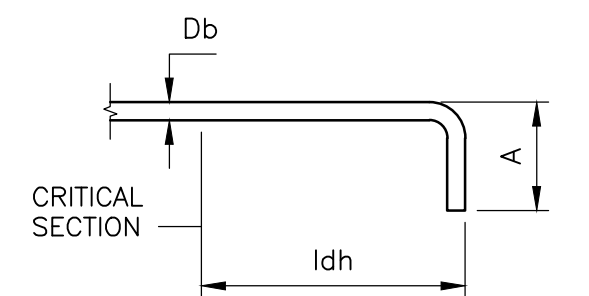
DETAIL A
NTS

BAR SIZE	TENSION (INCHES)						COMPRESSION ALL (INCHES)
	90° HOOK		DEVELOPMENT		CLASS B SPLICE		
	ldh	A	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	
3	7	6	12	12	14	12	12
4	9	8	14	12	19	14	15
5	12	10	18	14	23	18	19
6	14	12	21	17	28	21	23
7	16	14	31	24	40	31	27
8	18	16	35	27	46	35	30
9	21	19	44	34	57	44	34
10	23	22	54	42	70	54	39
11	26	24	65	50	84	65	43

BAR SIZE	TENSION						COMPRESSION ALL
	90° HOOK		DEVELOPMENT		CLASS B SPLICE		
	ldh	A	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	
3	7	6	12	12	14	12	12
4	9	8	14	12	19	14	15
5	12	10	18	14	23	18	19
6	14	12	21	17	28	21	23
7	16	14	35	27	45	35	27
8	18	16	44	34	57	44	30
9	21	20	54	42	70	54	34
10	23	22	66	51	86	66	39
11	26	24	79	61	103	79	43

STANDARD HOOKS, LAP SPLICE AND DEVELOPMENT LENGTHS (FOR UNCOATED BARS)

DETAIL B
NTS



- TOP BARS ARE HORIZ BARS PLACED SUCH THAT MORE THAN 12" OF CONC IS CAST BELOW THE BAR. HORIZONTAL WALL BARS ARE TOP BARS.
- FOR EPOXY COATED REINFORCING BARS, INCREASE STRAIGHT SPLICE LENGTH BY 50%
- 90° HOOKS SHALL BE LOCATED WITHIN THE CONFINED CORE OF A COLUMN OR BOUNDARY ELEMENT.
- TABLE IS VALID FOR DESIGNS BASED ON ACI 318-08 AND 350-06.
- TABLE IS BASED ON f'c = 4500 psi. LAP SPLICE AND DEVELOPMENT LENGTHS SHALL BE ADJUSTED FOR OTHER CONCRETE COMPRESSIVE STRENGTHS AS FOLLOWS:
f'c MULTIPLIER
3000 PSI 1.23
3500 PSI 1.14
4000 PSI 1.06
- FOR COVER AND SPACING GEOMETRY NOT SHOWN ALL HOOKS, SPLICES AND DEVELOPMENT LENGTHS SHALL BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.
- LAPPED SPLICES SHALL NOT BE MADE AT POINTS OF MAXIMUM STRESS UNLESS NOTED OTHERWISE ON THE DRAWING OR DETERMINED BY ENGINEER.
- UNO ON DRAWINGS, THE BARS AT A LAP SPLICE SHALL BE IN CONTACT WITH EACH OTHER.

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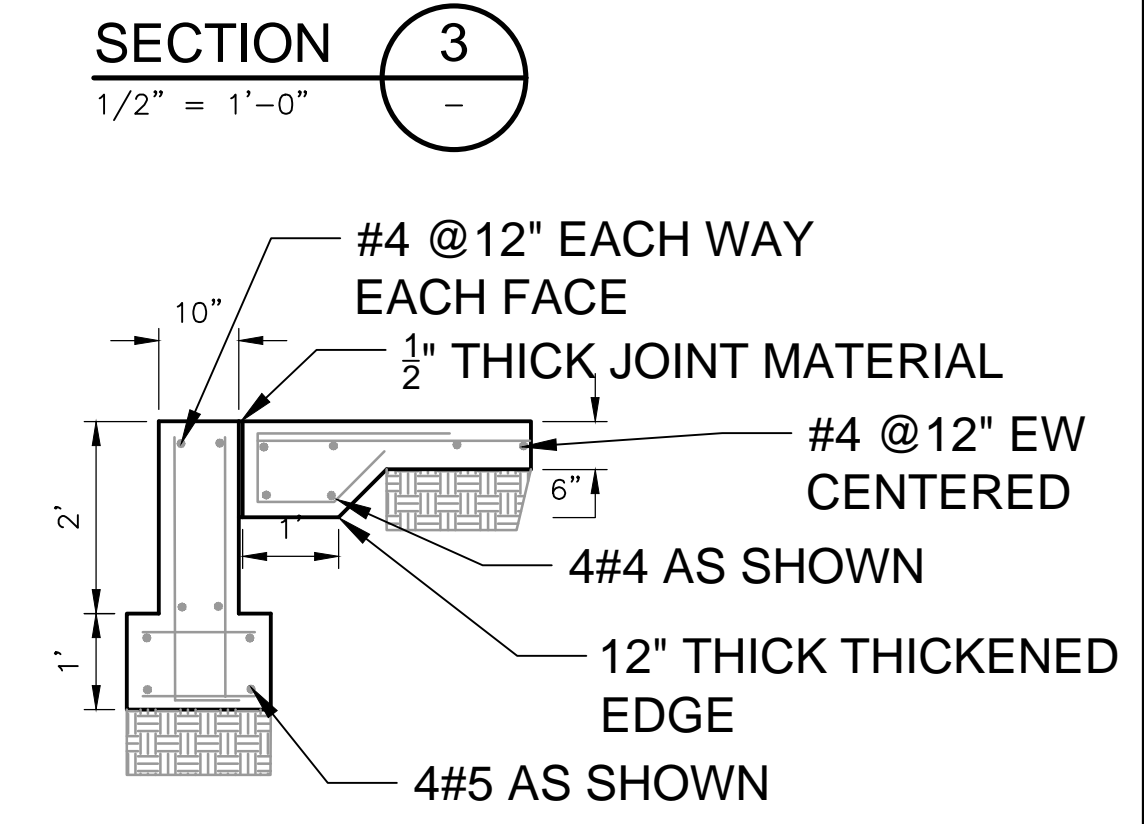
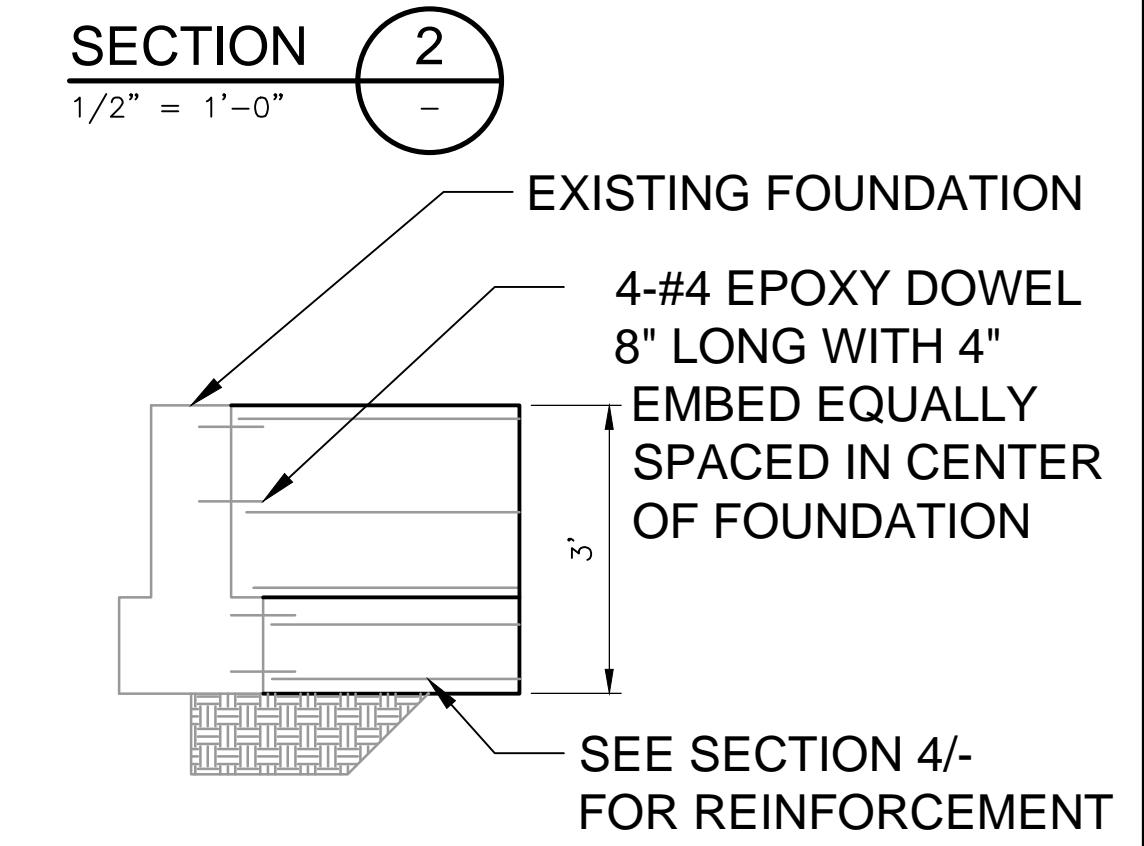
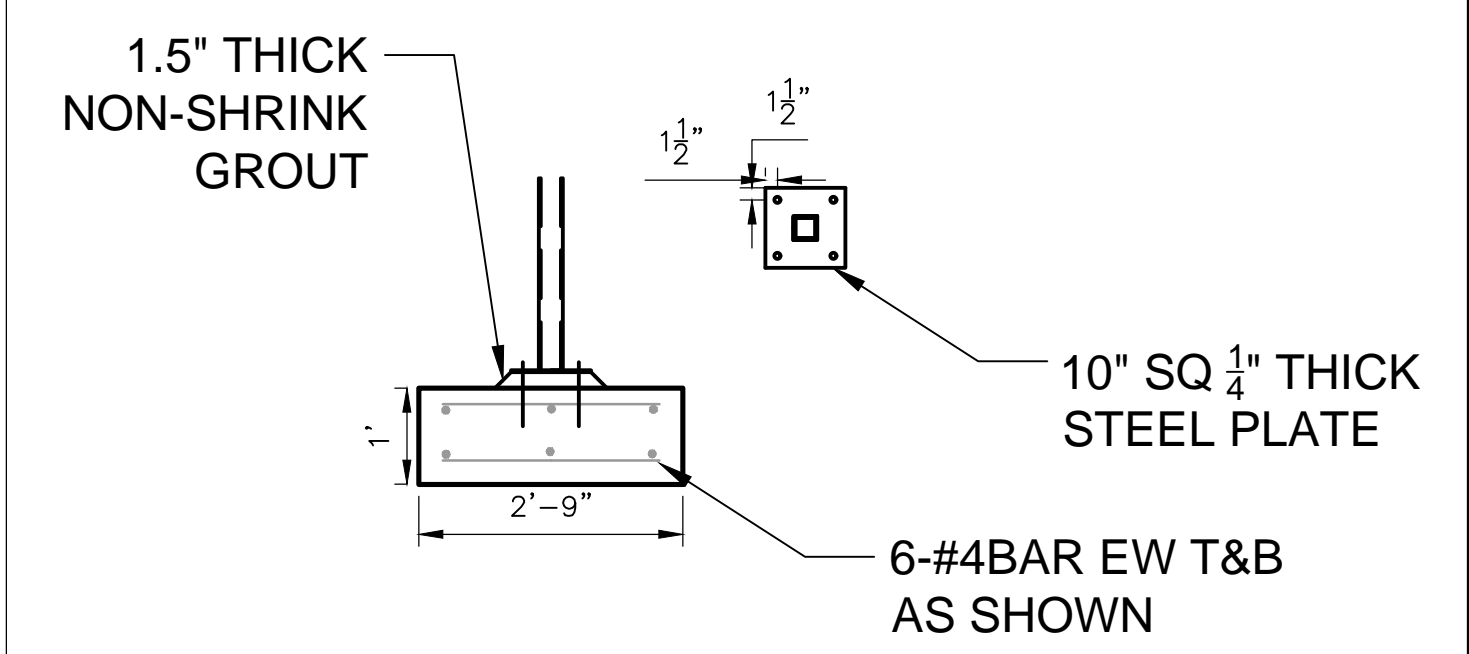
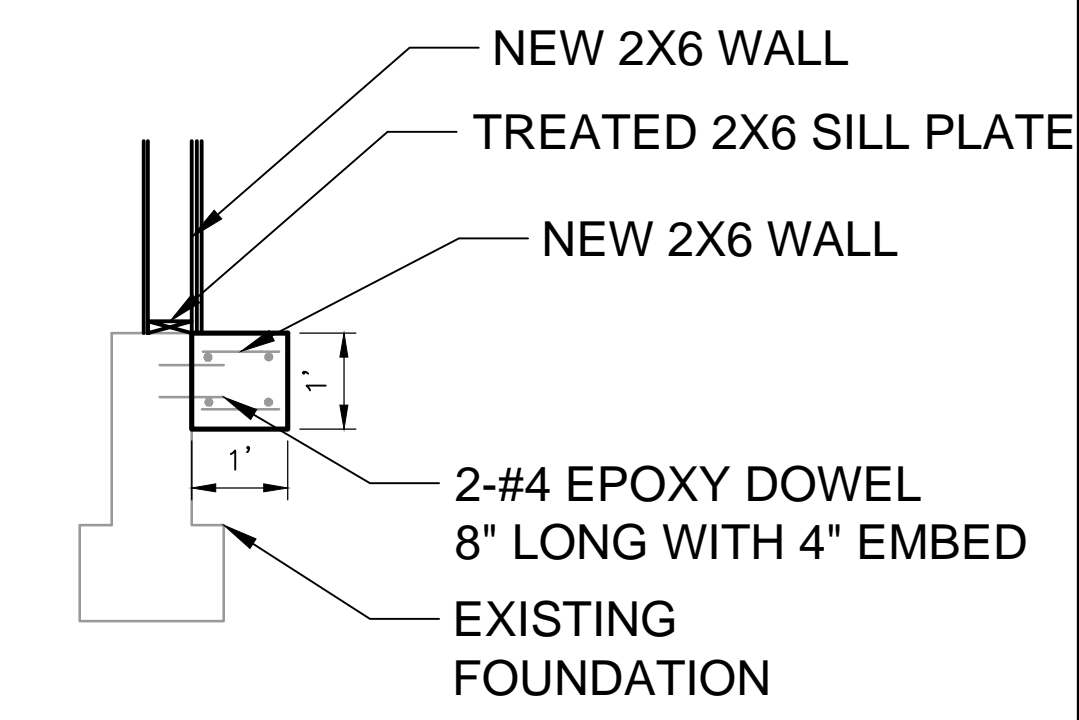
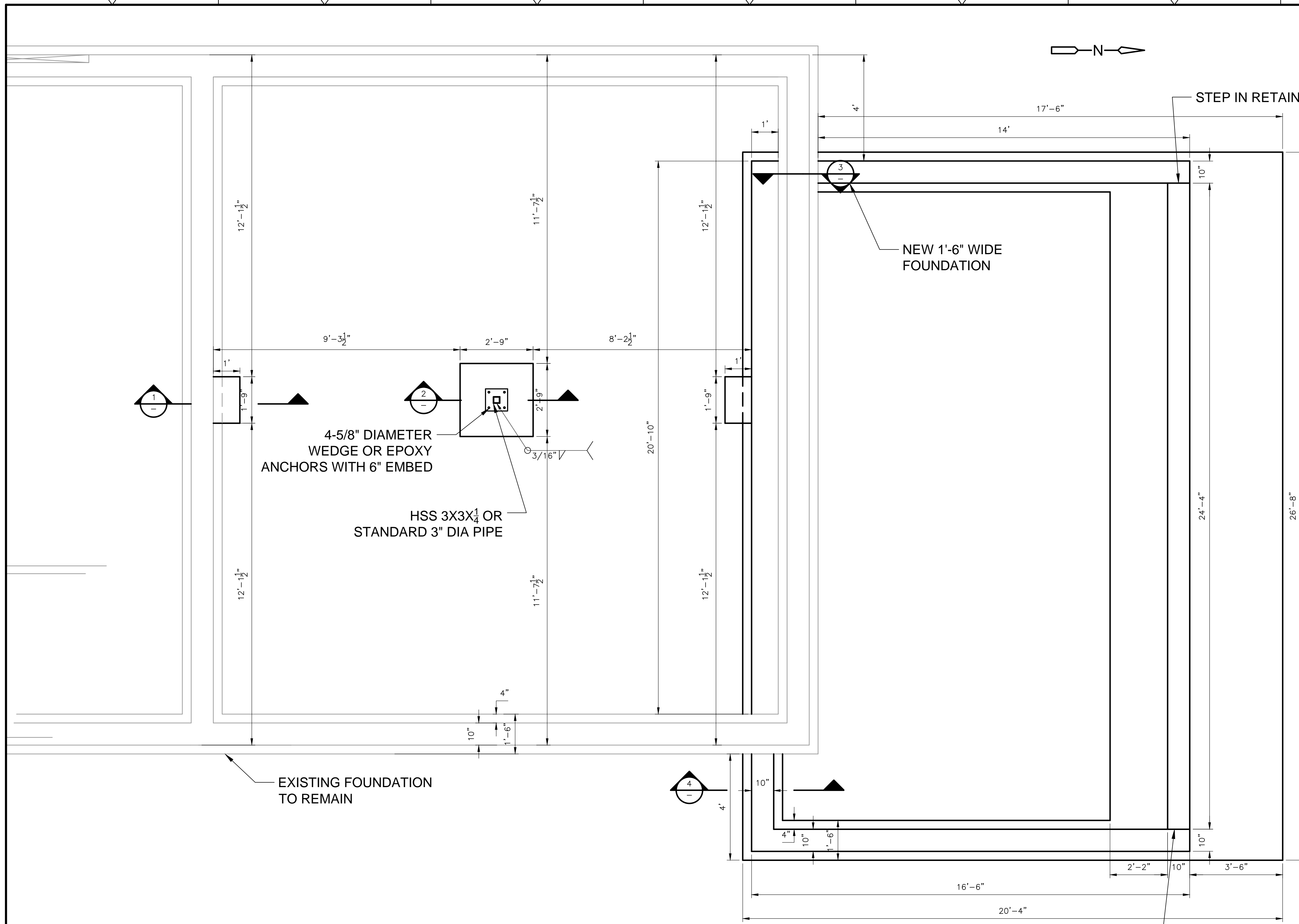
BIBIGHAUS ADDITION
1265 SOUTH PARK DRIVE MONUMENT, COLORADO 80132

STRUCTURAL NOTES

SHEET NO.
S-1

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CONSTRUCTION





FOUNDATION
PLAN
1/2" = 1'-0"

- NOTES:**
1. CONCRETE COVER REQUIREMENTS: 3" CAST AGAINST SOIL AND 2" CAST AGAINST FORMS.
 2. SCARIFY AND RECOMPACT 12" BELOW ALL CONCRETE CONSTRUCTION

SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER OR ARCHITECT SHALL BE ON HAND AT TIME OF FIRST INSPECTION.

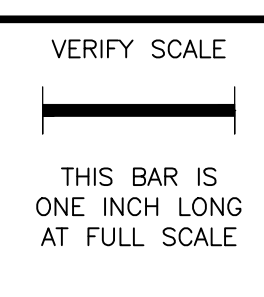
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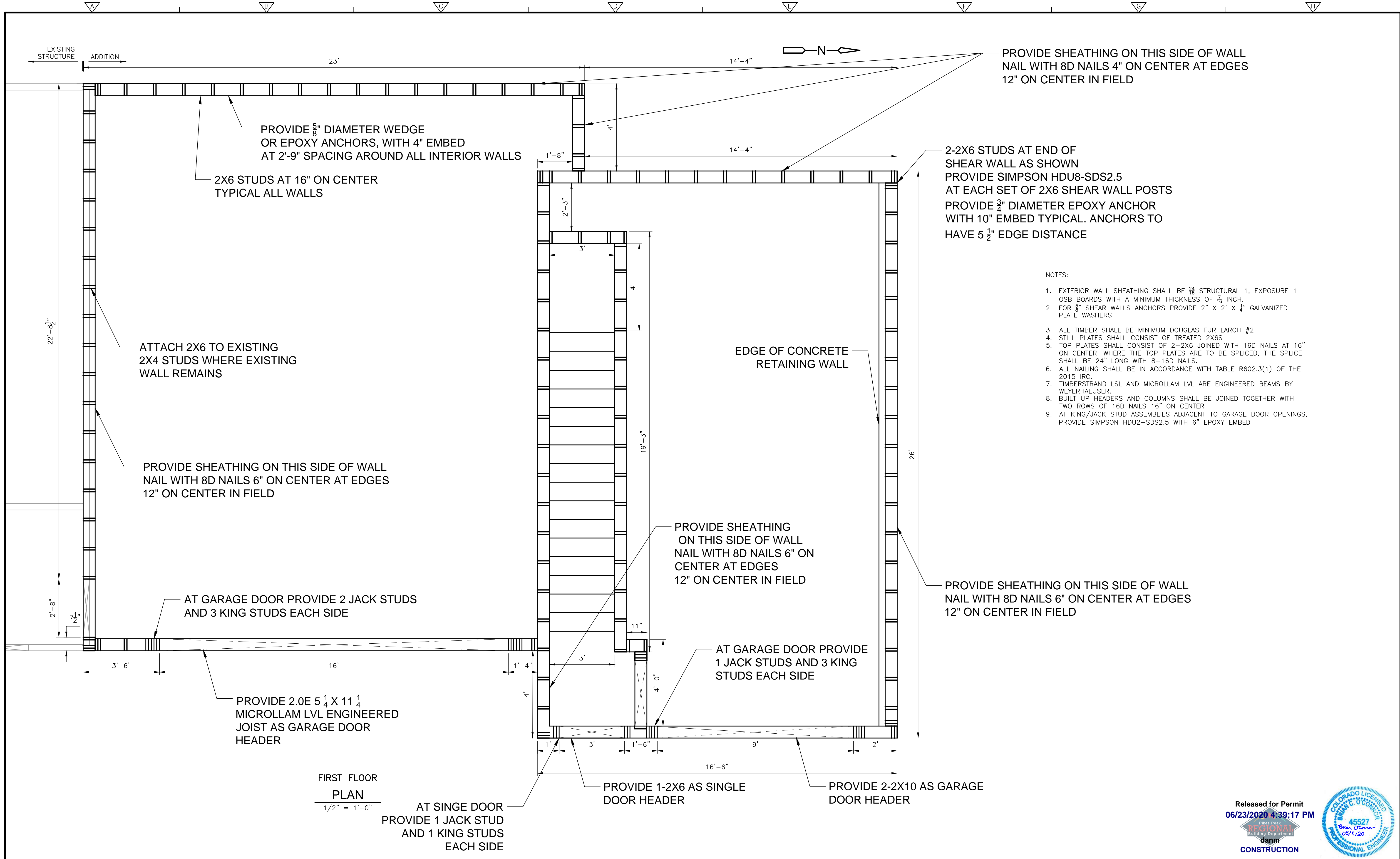
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BIBIGHAUS ADDITION
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FOUNDATION PLAN

SHEET NO.
S-2



PROVIDE SHEATHING ON THIS SIDE OF WALL
NAIL WITH 8D NAILS 4" ON CENTER AT EDGES
12" ON CENTER IN FIELD

PROVIDE 5/8" DIAMETER WEDGE
OR EPOXY ANCHORS, WITH 4" EMBED
AT 2'-9" SPACING AROUND ALL INTERIOR WALLS

2X6 STUDS AT 16" ON CENTER
TYPICAL ALL WALLS

2-2X6 STUDS AT END OF
SHEAR WALL AS SHOWN
PROVIDE SIMPSON HDU8-SDS2.5
AT EACH SET OF 2X6 SHEAR WALL POSTS
PROVIDE 3/4" DIAMETER EPOXY ANCHOR
WITH 10" EMBED TYPICAL. ANCHORS TO
HAVE 5 1/2" EDGE DISTANCE

NOTES:

1. EXTERIOR WALL SHEATHING SHALL BE 5/8" STRUCTURAL 1, EXPOSURE 1 OSB BOARDS WITH A MINIMUM THICKNESS OF 7/16" INCH.
2. FOR 5/8" SHEAR WALLS ANCHORS PROVIDE 2" X 2' X 1/4" GALVANIZED PLATE WASHERS.
3. ALL TIMBER SHALL BE MINIMUM DOUGLAS FUR LARCH #2
4. STILL PLATES SHALL CONSIST OF TREATED 2X6S
5. TOP PLATES SHALL CONSIST OF 2-2X6 JOINED WITH 16D NAILS AT 16" ON CENTER. WHERE THE TOP PLATES ARE TO BE SPLICED, THE SPLICE SHALL BE 24" LONG WITH 8-16D NAILS.
6. ALL NAILING SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) OF THE 2015 IRC.
7. TIMBERSTRAND LSL AND MICROLLAM LVL ARE ENGINEERED BEAMS BY WEYERHAEUSER.
8. BUILT UP HEADERS AND COLUMNS SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16D NAILS 16" ON CENTER
9. AT KING/JACK STUD ASSEMBLIES ADJACENT TO GARAGE DOOR OPENINGS, PROVIDE SIMPSON HDU2-SDS2.5 WITH 6" EPOXY EMBED

ATTACH 2X6 TO EXISTING
2X4 STUDS WHERE EXISTING
WALL REMAINS

PROVIDE SHEATHING ON THIS SIDE OF WALL
NAIL WITH 8D NAILS 6" ON CENTER AT EDGES
12" ON CENTER IN FIELD

EDGE OF CONCRETE
RETAINING WALL

PROVIDE SHEATHING
ON THIS SIDE OF WALL
NAIL WITH 8D NAILS 6" ON
CENTER AT EDGES
12" ON CENTER IN FIELD

PROVIDE SHEATHING ON THIS SIDE OF WALL
NAIL WITH 8D NAILS 6" ON CENTER AT EDGES
12" ON CENTER IN FIELD

AT GARAGE DOOR PROVIDE 2 JACK STUDS
AND 3 KING STUDS EACH SIDE

PROVIDE 2.0E 5 1/4 X 11 1/4
MICROLLAM LVL ENGINEERED
JOIST AS GARAGE DOOR
HEADER

AT GARAGE DOOR PROVIDE
1 JACK STUDS AND 3 KING
STUDS EACH SIDE

FIRST FLOOR
PLAN
1/2" = 1'-0"

AT SINGLE DOOR
PROVIDE 1 JACK STUD
AND 1 KING STUDS
EACH SIDE

PROVIDE 1-2X6 AS SINGLE
DOOR HEADER

PROVIDE 2-2X10 AS GARAGE
DOOR HEADER

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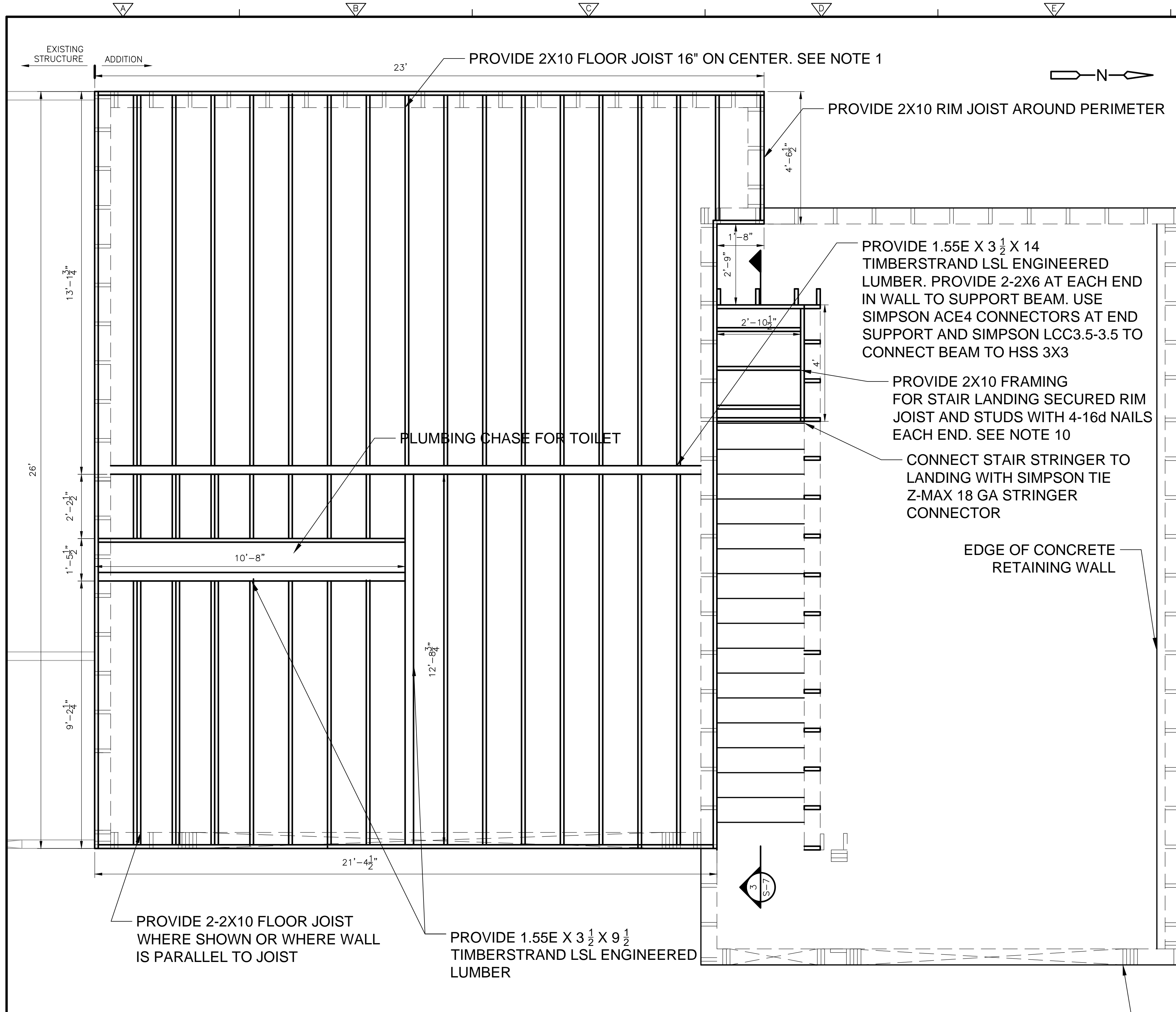
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SHEAR WALL AND FIRST
FLOOR FRAMING PLAN

SHEET NO.
S-3

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- NOTES:
1. FOR CONNECTION OF 2X10 JOISTS TO ENGINEERED BEAMS, USE SIMPSON JB210A.
 2. FOR CONNECTION OF 2-2X10 TO ENGINEERED BEAMS, USE SIMPSON HUS 210-2TF.
 3. FOR CONNECTION 1.55E X 3 1/2 X 9 1/2 TIMBERSTRAND LSL TO 1.55E X 3 1/2 X 9 1/2 TIMBERSTRAND LSL, USE SIMPSON BA3.5/9.5.
 4. ALL NAILING SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) OF THE 2015 IRC.
 5. TIMBERSTRAND LSL AND MICROLLAM LVL ARE ENGINEERED BEAMS BY WEYERHAEUSER.
 6. BUILT UP JOISTS SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16D NAILS 16" ON CENTER.
 7. FLOOR SHEATHING SHALL BE COMPOSED OF STRUCTURE 1 RATED 3/4" TONGUE AND GROOVE OSB BOARD. OSB BOARD SHALL BE SECURED TO JOISTS UTILIZING PL400 CONSTRUCTION ADHESIVE AND 8D RINGSHANK NAILS 6" ON CENTER THROUGHOUT THE PANEL.
 8. WALLS ON EITHER SIDE OF THE STAIR LANDING ARE LOAD BEARING, SUPPORTING THE STAIR LANDING.

SECOND FLOOR FRAMING
PLAN
1/2" = 1'-0"

SEE SHEET S-3 FOR INFORMATION ON HEADERS, KING, AND JACK STUDS

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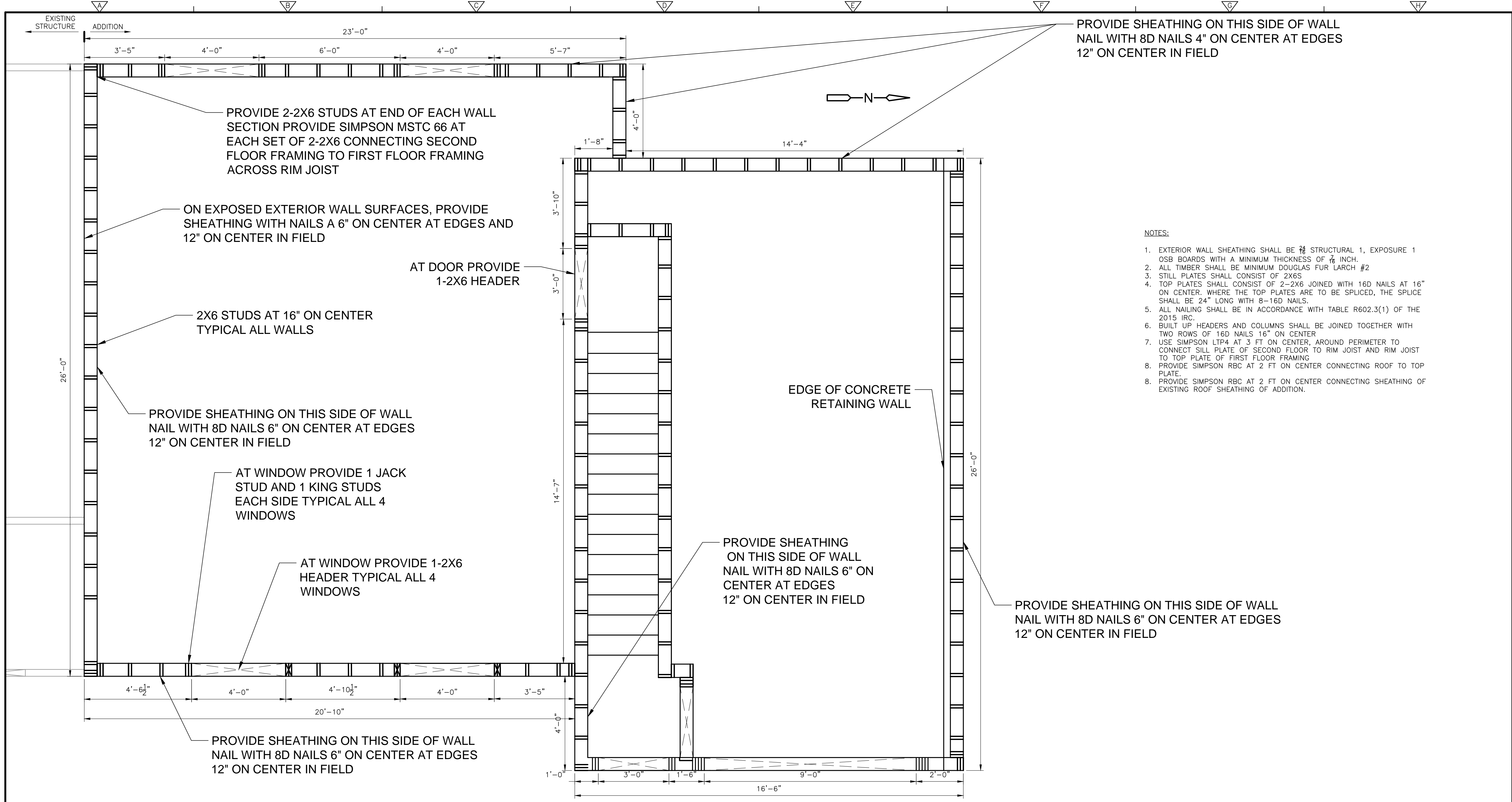
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SECOND FLOOR FRAMING PLAN

SHEET NO.
S-4



PROVIDE SHEATHING ON THIS SIDE OF WALL
 NAIL WITH 8D NAILS 4" ON CENTER AT EDGES
 12" ON CENTER IN FIELD

PROVIDE 2-2X6 STUDS AT END OF EACH WALL
 SECTION PROVIDE SIMPSON MSTC 66 AT
 EACH SET OF 2-2X6 CONNECTING SECOND
 FLOOR FRAMING TO FIRST FLOOR FRAMING
 ACROSS RIM JOIST

ON EXPOSED EXTERIOR WALL SURFACES, PROVIDE
 SHEATHING WITH NAILS A 6" ON CENTER AT EDGES AND
 12" ON CENTER IN FIELD

2X6 STUDS AT 16" ON CENTER
 TYPICAL ALL WALLS

PROVIDE SHEATHING ON THIS SIDE OF WALL
 NAIL WITH 8D NAILS 6" ON CENTER AT EDGES
 12" ON CENTER IN FIELD

AT WINDOW PROVIDE 1 JACK
 STUD AND 1 KING STUDS
 EACH SIDE TYPICAL ALL 4
 WINDOWS

AT WINDOW PROVIDE 1-2X6
 HEADER TYPICAL ALL 4
 WINDOWS

PROVIDE SHEATHING ON THIS SIDE OF WALL
 NAIL WITH 8D NAILS 6" ON CENTER AT EDGES
 12" ON CENTER IN FIELD

AT DOOR PROVIDE
 1-2X6 HEADER

EDGE OF CONCRETE
 RETAINING WALL

PROVIDE SHEATHING
 ON THIS SIDE OF WALL
 NAIL WITH 8D NAILS 6" ON
 CENTER AT EDGES
 12" ON CENTER IN FIELD

PROVIDE SHEATHING ON THIS SIDE OF WALL
 NAIL WITH 8D NAILS 6" ON CENTER AT EDGES
 12" ON CENTER IN FIELD

NOTES:

1. EXTERIOR WALL SHEATHING SHALL BE $\frac{7}{8}$ STRUCTURAL 1, EXPOSURE 1 OSB BOARDS WITH A MINIMUM THICKNESS OF $\frac{7}{8}$ INCH.
2. ALL TIMBER SHALL BE MINIMUM DOUGLAS FIR LARCH #2
3. STILL PLATES SHALL CONSIST OF 2X6S
4. TOP PLATES SHALL CONSIST OF 2-2X6 JOINED WITH 16D NAILS AT 16" ON CENTER. WHERE THE TOP PLATES ARE TO BE SPLICED, THE SPLICE SHALL BE 24" LONG WITH 8-16D NAILS.
5. ALL NAILING SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) OF THE 2015 IRC.
6. BUILT UP HEADERS AND COLUMNS SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16D NAILS 16" ON CENTER
7. USE SIMPSON LTP4 AT 3 FT ON CENTER, AROUND PERIMETER TO CONNECT SILL PLATE OF SECOND FLOOR TO RIM JOIST AND RIM JOIST TO TOP PLATE OF FIRST FLOOR FRAMING
8. PROVIDE SIMPSON RBC AT 2 FT ON CENTER CONNECTING ROOF TO TOP PLATE.
8. PROVIDE SIMPSON RBC AT 2 FT ON CENTER CONNECTING SHEATHING OF EXISTING ROOF SHEATHING OF ADDITION.

SECOND FLOOR WALL FRAMING
 PLAN
 1/2" = 1'-0"

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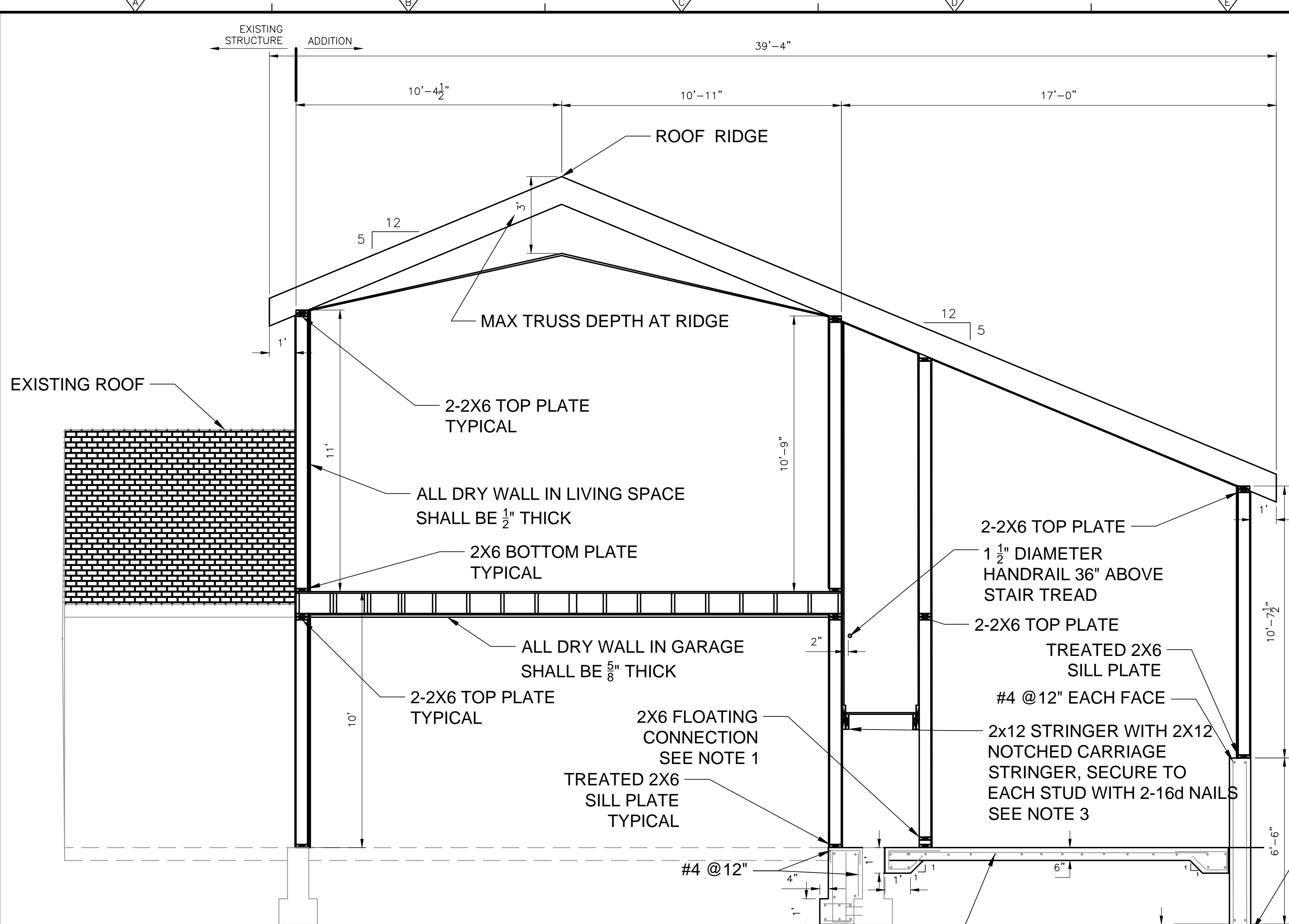
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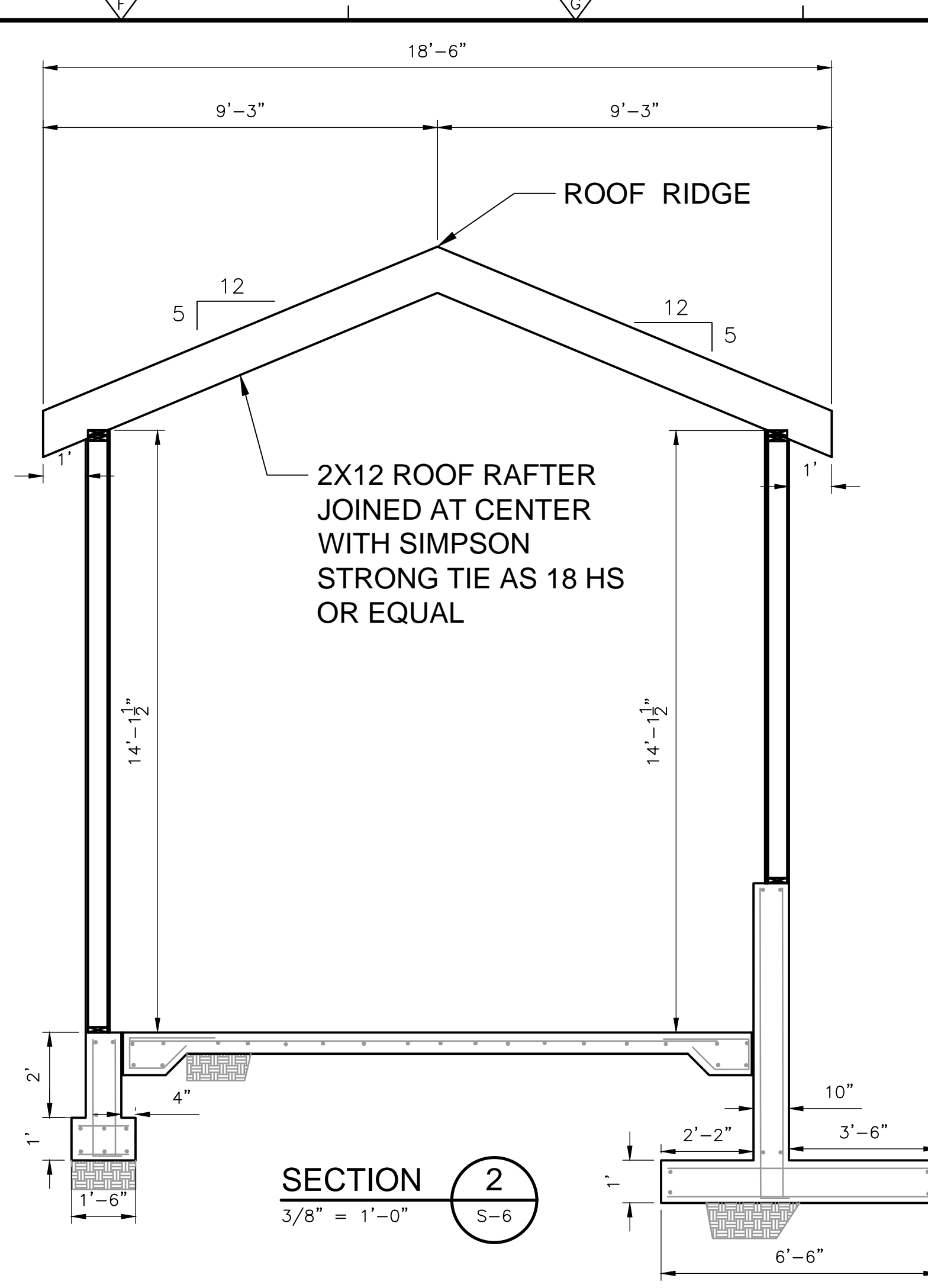
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SECOND FLOOR WALL
 FRAMING PLAN

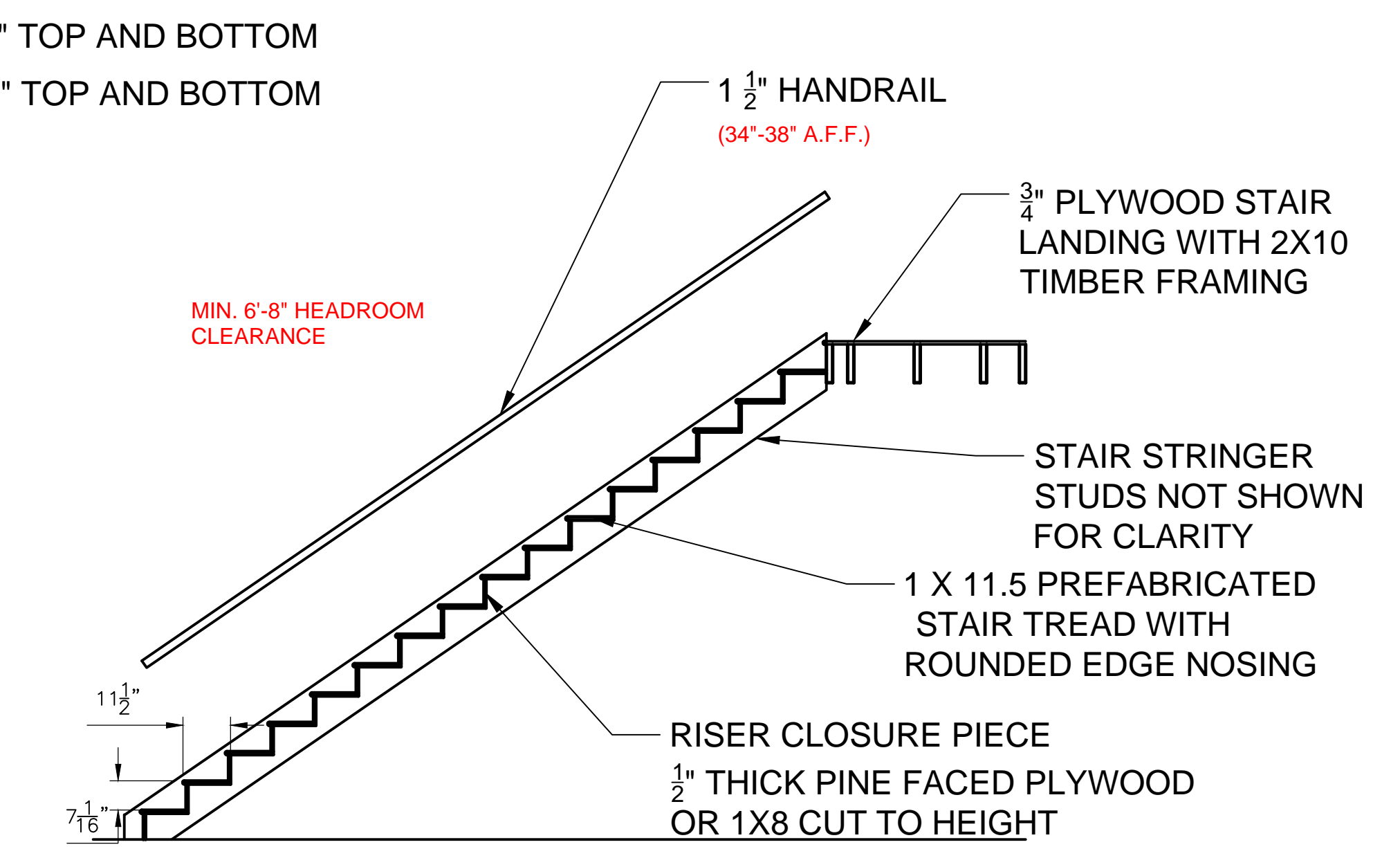
SHEET NO.
 S-5



SECTION 1
3/8" = 1'-0"



SECTION 2
3/8" = 1'-0"



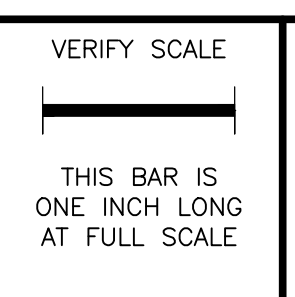
SECTION 3
3/8" = 1'-0"

- NOTES:
- PROVIDE 3" MIN VOID SPACE BETWEEN TREATED SILL PLATE AND BASE OF BOTTOM OF WALL PLACE. PROVIDE 40d NAILS EVERY 24" THROUGH BOTTOM OF SILL PLATE INTO PRE-DRILLED HOLED IN THE SILL PLATE. SECURE SILL PLATE TO CONCRETE WITH 3/8" DIAMETER WEDGE OR EPOXY ANCHORS AT 4 FT SPACING WITH 4" EMBED.
 - AT CONTRACTOR'S OPTION, STAIR WELL FRAMING WALL CAN BE CONSTRUCTED OF 2X4s INSTEAD OF 2X6s.
 - INTERIOR STAIRS ARE PERMITTED TO BE PREFABRICATED.

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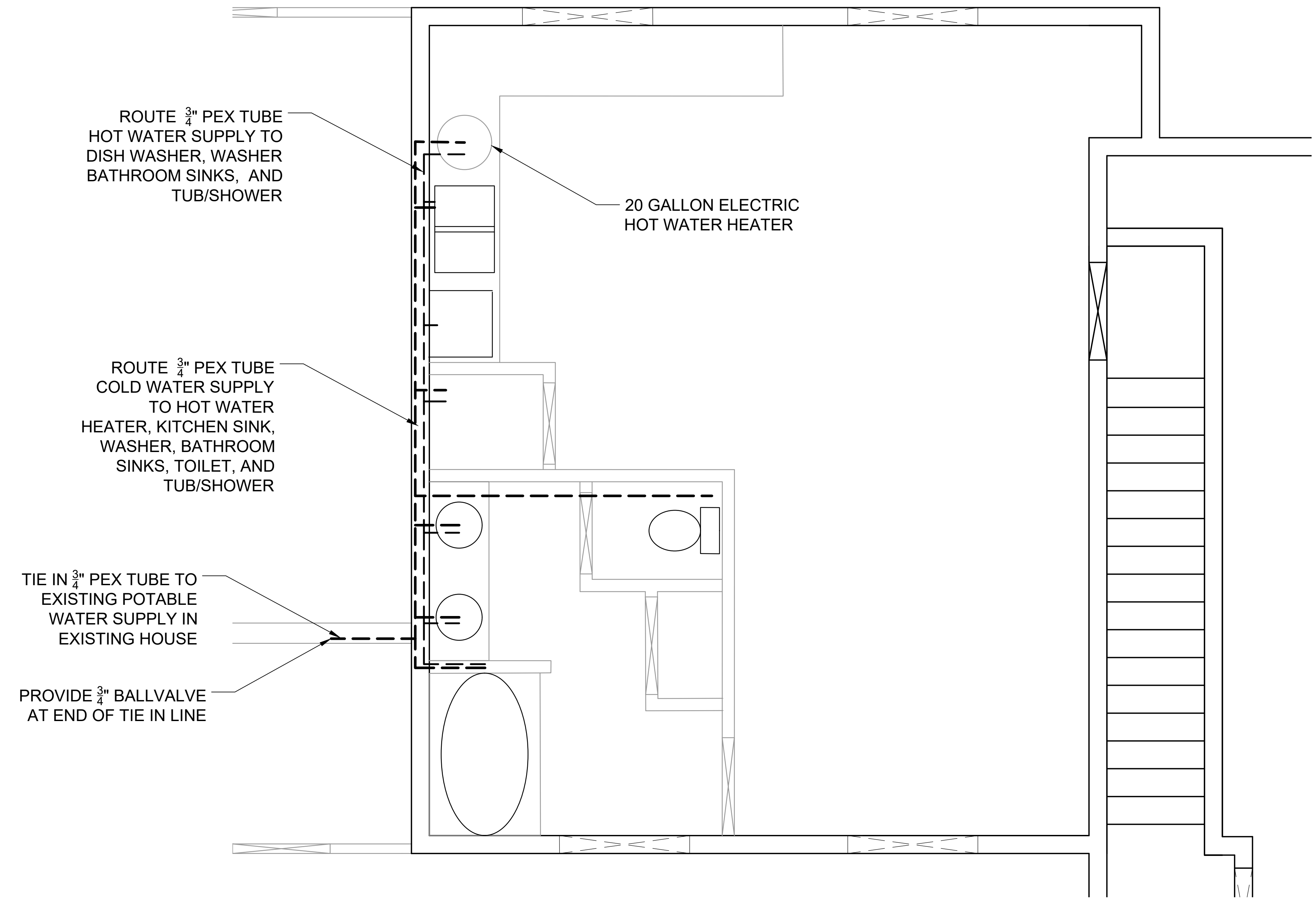
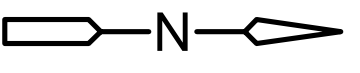
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ADDITION SECTIONS

SHEET NO. S-7

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ROUTE 3/4" PEX TUBE
HOT WATER SUPPLY TO
DISH WASHER, WASHER
BATHROOM SINKS, AND
TUB/SHOWER

20 GALLON ELECTRIC
HOT WATER HEATER

ROUTE 3/4" PEX TUBE
COLD WATER SUPPLY
TO HOT WATER
HEATER, KITCHEN SINK,
WASHER, BATHROOM
SINKS, TOILET, AND
TUB/SHOWER

TIE IN 3/4" PEX TUBE TO
EXISTING POTABLE
WATER SUPPLY IN
EXISTING HOUSE

PROVIDE 3/4" BALLVALVE
AT END OF TIE IN LINE

NOTES:

1. AT ALL POTABLE WATER FIXTURE LOCATIONS, TERMINATE ALL 3/4" PEX TUBE SUPPLY LINES, BOTH HOT AND COLD, WITH 1/2" STOP VALVES.
2. ROUTE 3/4" PEX TUBE WITHIN STUD WALL, NOTCHING OR DRILLING THROUGH STUDS AT LOCATIONS THAT MEET THE REQUIREMENTS OF FIGURE 602.6(1).

PLUMBING SUPPLY
PLAN
1/2" = 1'-0"



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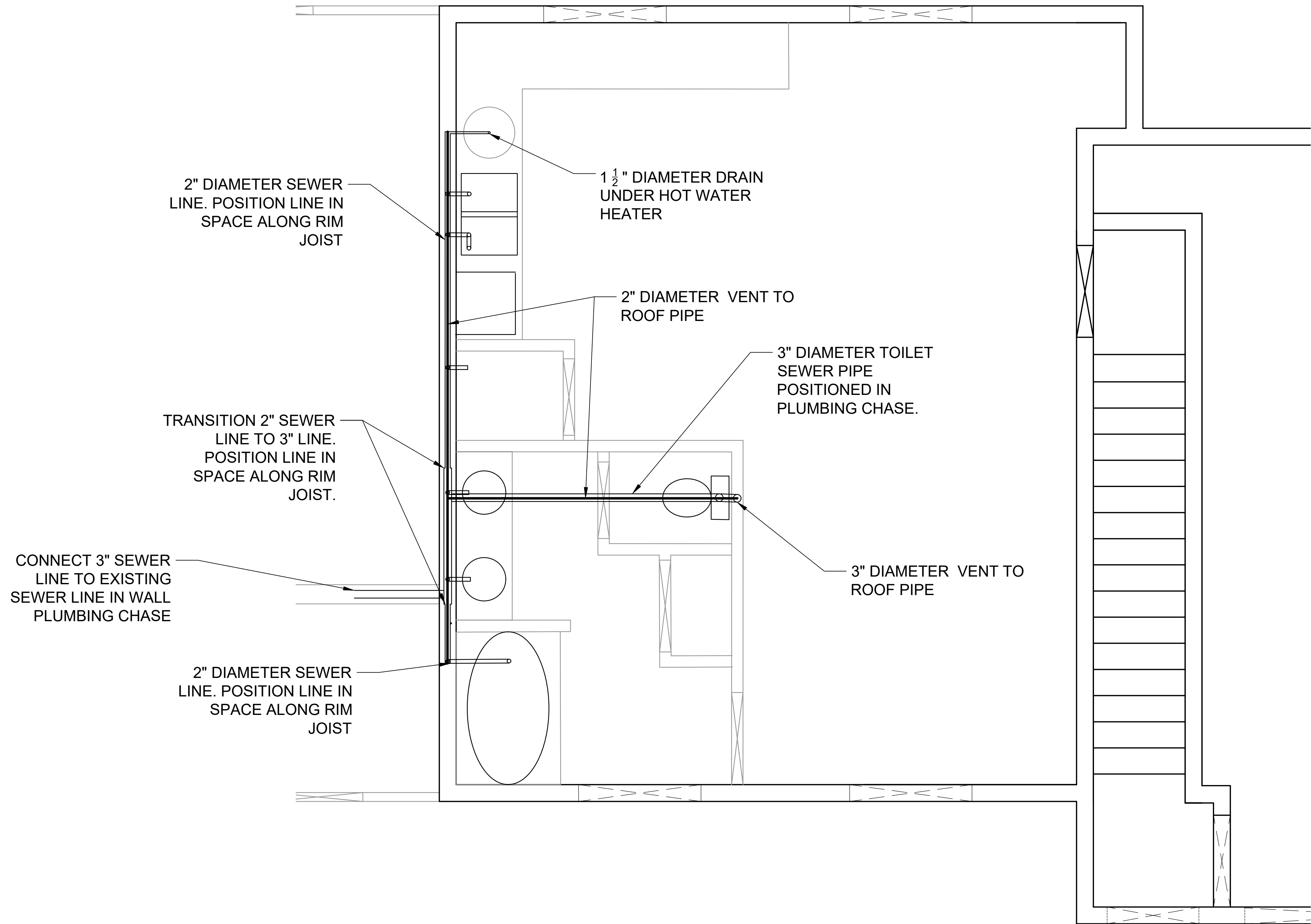
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PLUMBING SUPPLY PLAN

SHEET NO. P-1



NOTES:

1. SEWER LINES FROM ALL FIXTURES SHALL HAVE A P-TRAP BEFORE ENTERING PRIMARY SEWER LINE
2. ALL SEWER LINES SHALL HAVE A SLOPE OF 1/4" PER FT.
3. SEWER VENT TO ROOF LINE FROM SOUTH WALL SHALL RUN THROUGH ROOF TRUSS SPACE, TO LINK UP WITH VENT TO ROOF LINE FROM TOILET.
4. FOR SEWER LINES WITHIN STUD WALL, NOTCHING OR DRILLING THROUGH STUDS AT LOCATIONS THAT MEET THE REQUIREMENTS OF FIGURE 602.6(1).

PLUMBING SEWER
 PLAN
 1/2" = 1'-0"



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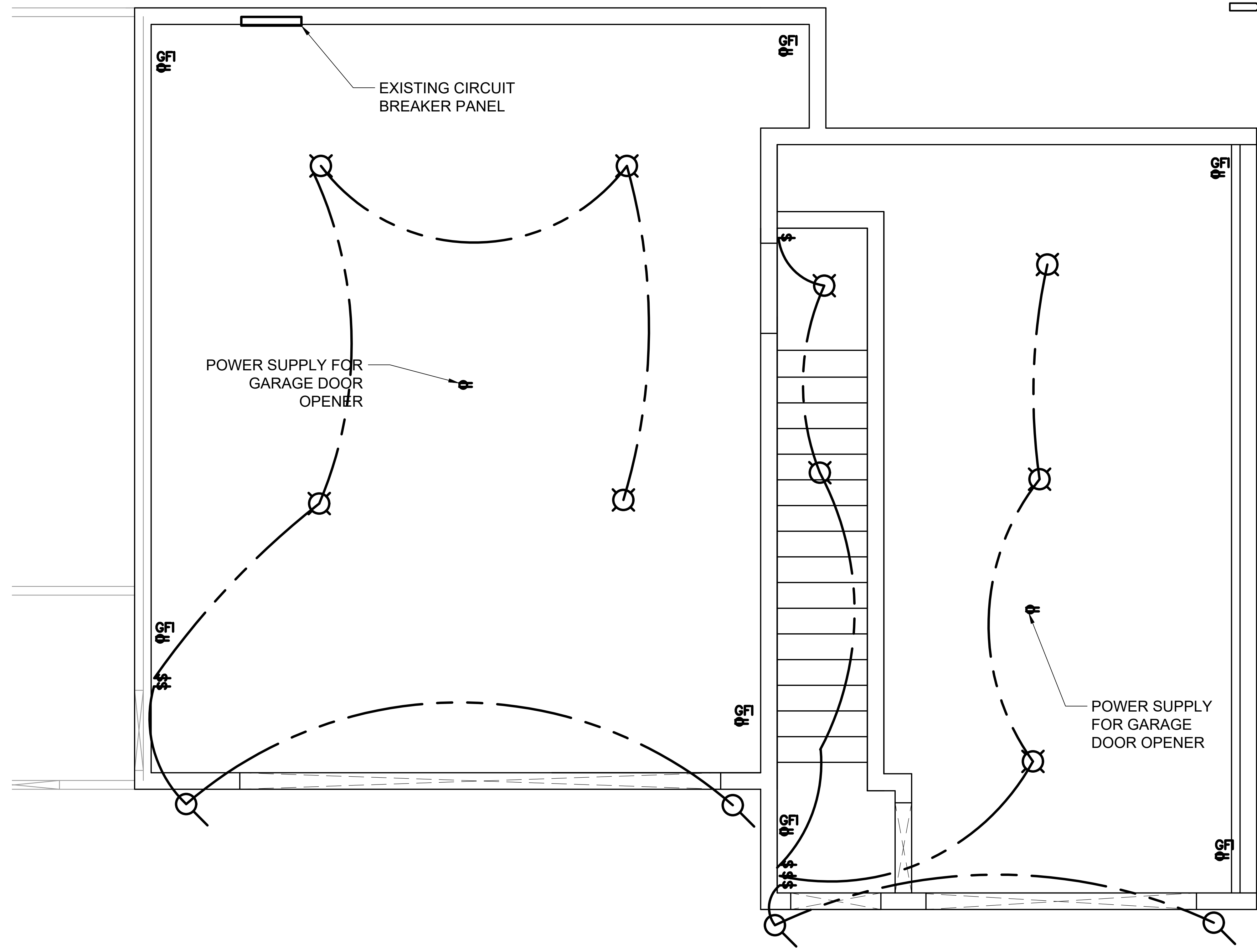
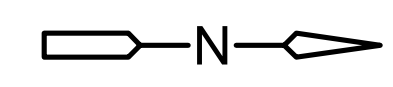
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PLUMBING SEWER PLAN

SHEET NO.
 P-2

A B C D E F G H



- NOTES:
1. ALL WIRING SHALL COMPLY WITH THE 2015 IRC AND THE NFPA 70.
 2. ROUTE WIRING WITHIN STUD WALL AND FLOOR SYSTEM, NOTCHING OR DRILLING THROUGH STUDS OR JOISTS AT LOCATIONS THAT MEET THE REQUIREMENTS OF FIGURE 602.6(1).

GARAGE ELECTRICAL
 PLAN
 1/2" = 1'-0"



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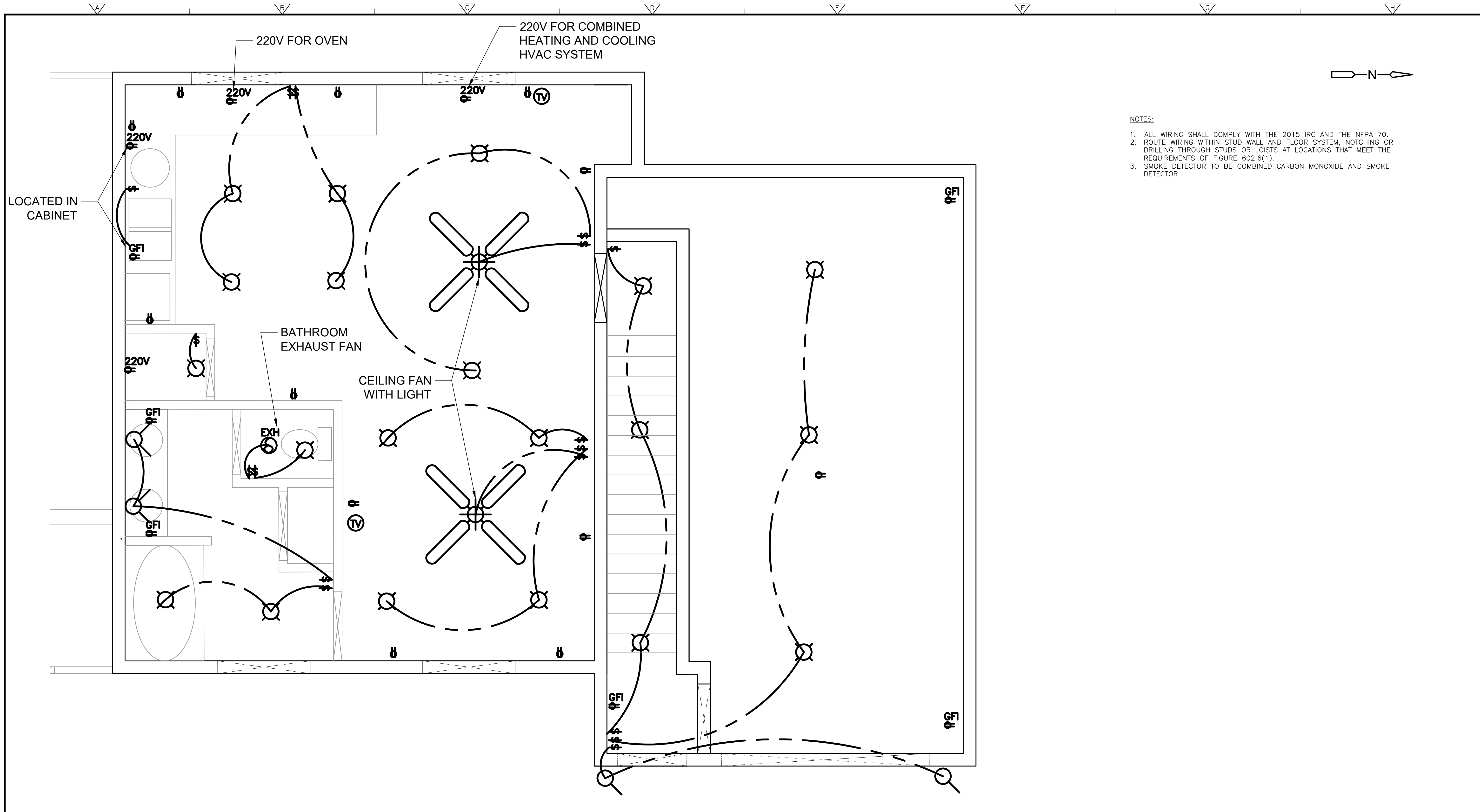
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GARAGE ELECTRICAL PLAN

SHEET NO. E-1



- NOTES:
1. ALL WIRING SHALL COMPLY WITH THE 2015 IRC AND THE NFPA 70.
 2. ROUTE WIRING WITHIN STUD WALL AND FLOOR SYSTEM, NOTCHING OR DRILLING THROUGH STUDS OR JOISTS AT LOCATIONS THAT MEET THE REQUIREMENTS OF FIGURE 602.6(1).
 3. SMOKE DETECTOR TO BE COMBINED CARBON MONOXIDE AND SMOKE DETECTOR

SECOND FLOOR ELECTRICAL
 PLAN
 1/2" = 1'-0"



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SECOND FLOOR ELECTRICAL PLAN

SHEET NO.
 E-2