



PERSPECTIVE VIEW: NO SCALE

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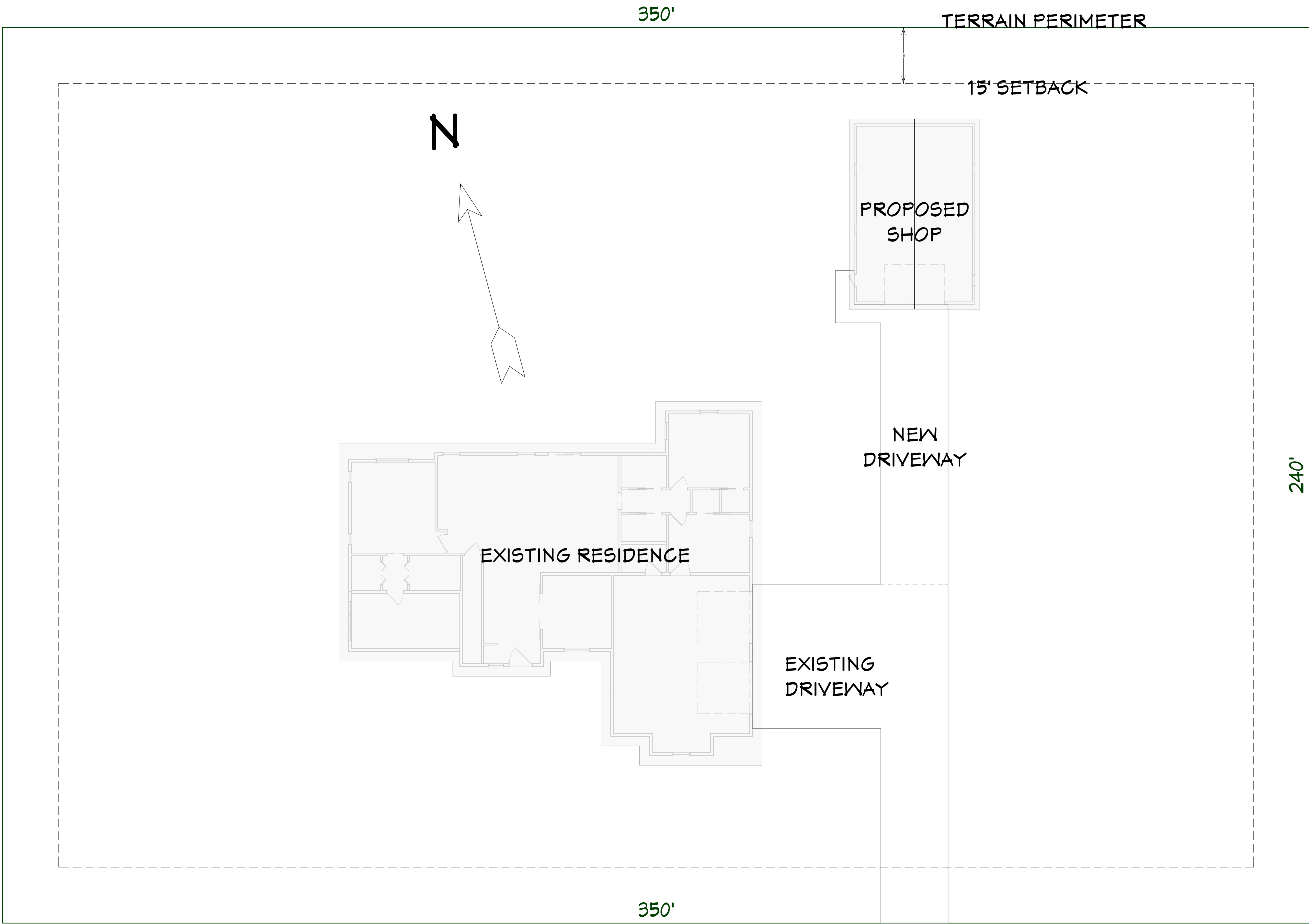
GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.





Plot Plan View
1 in = 15 ft

SITE PLAN NOTES

SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FORM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE GOOD.

FROST DEPTH: *2'-0"
SEISMIC ZONE: C
WIND: 16 MPH (90 MPH 3 SEC GUST)
EXPOSURE C

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: 800.428.4950

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER
5. STRIP SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.

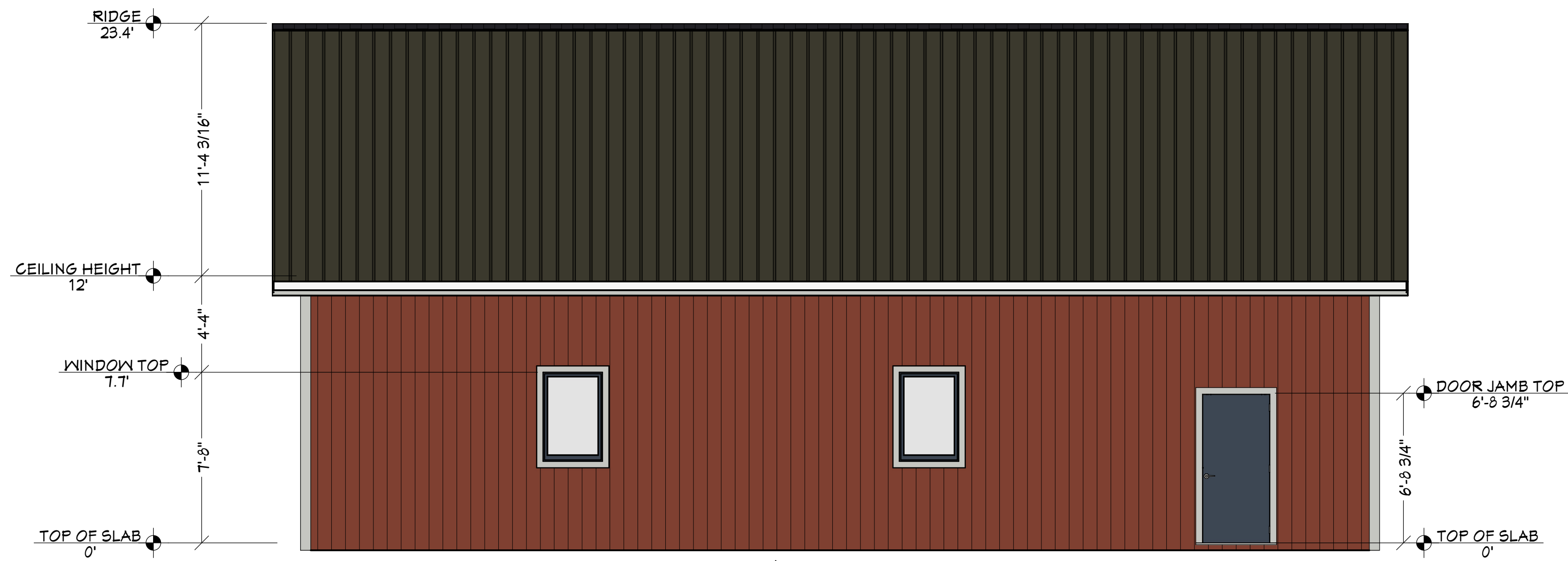
GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

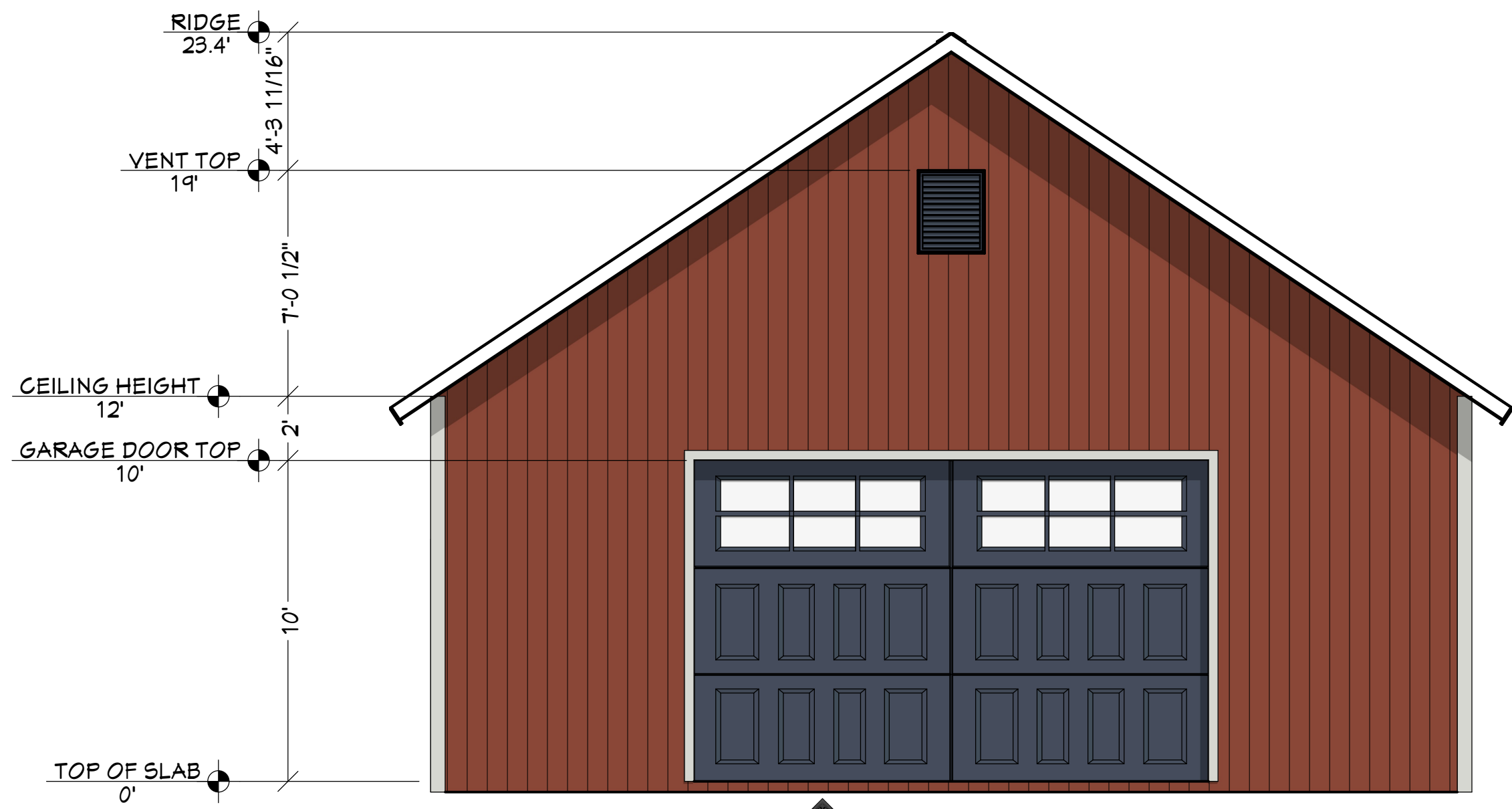
LANDSCAPE NOTES:

1. OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC.
2. IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE. OWNER SHALL PROVIDE FINISH HEADS AND LINES.
3. OWNER SHALL PROVIDE TRAILS AND STEPPING STONES.

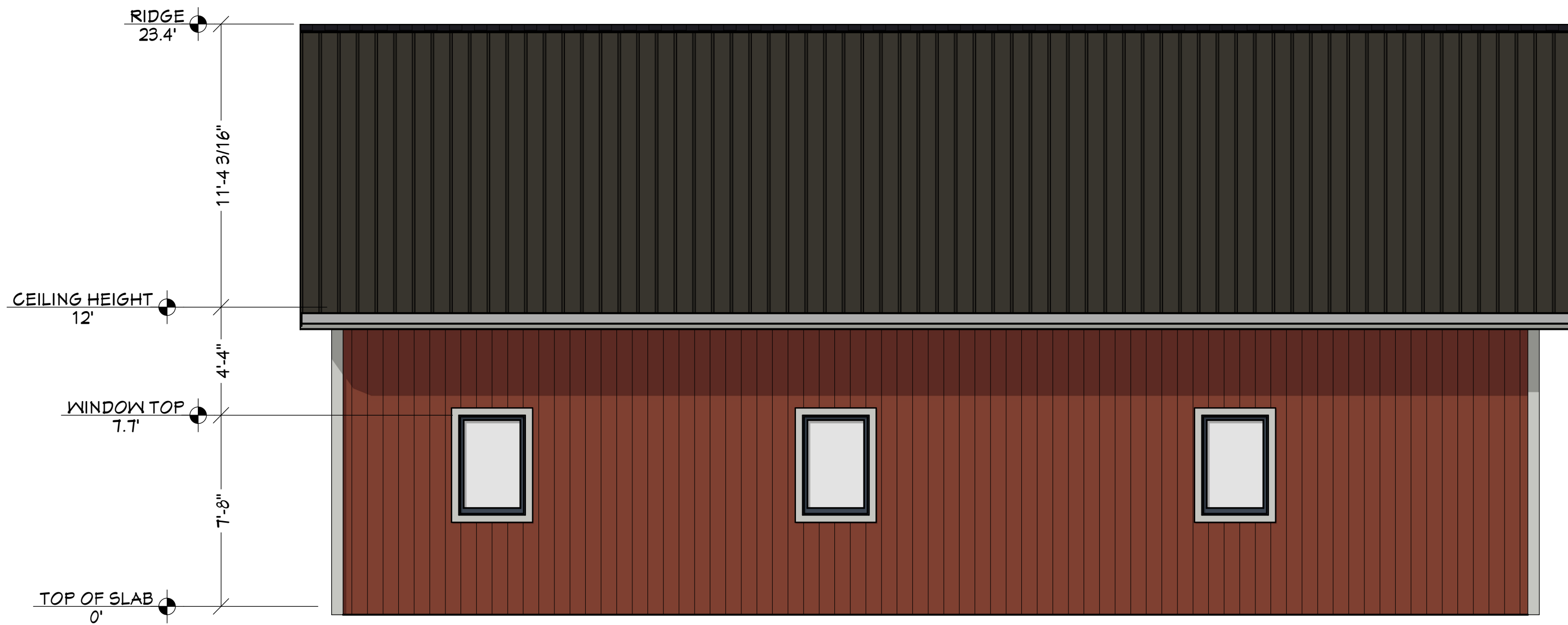




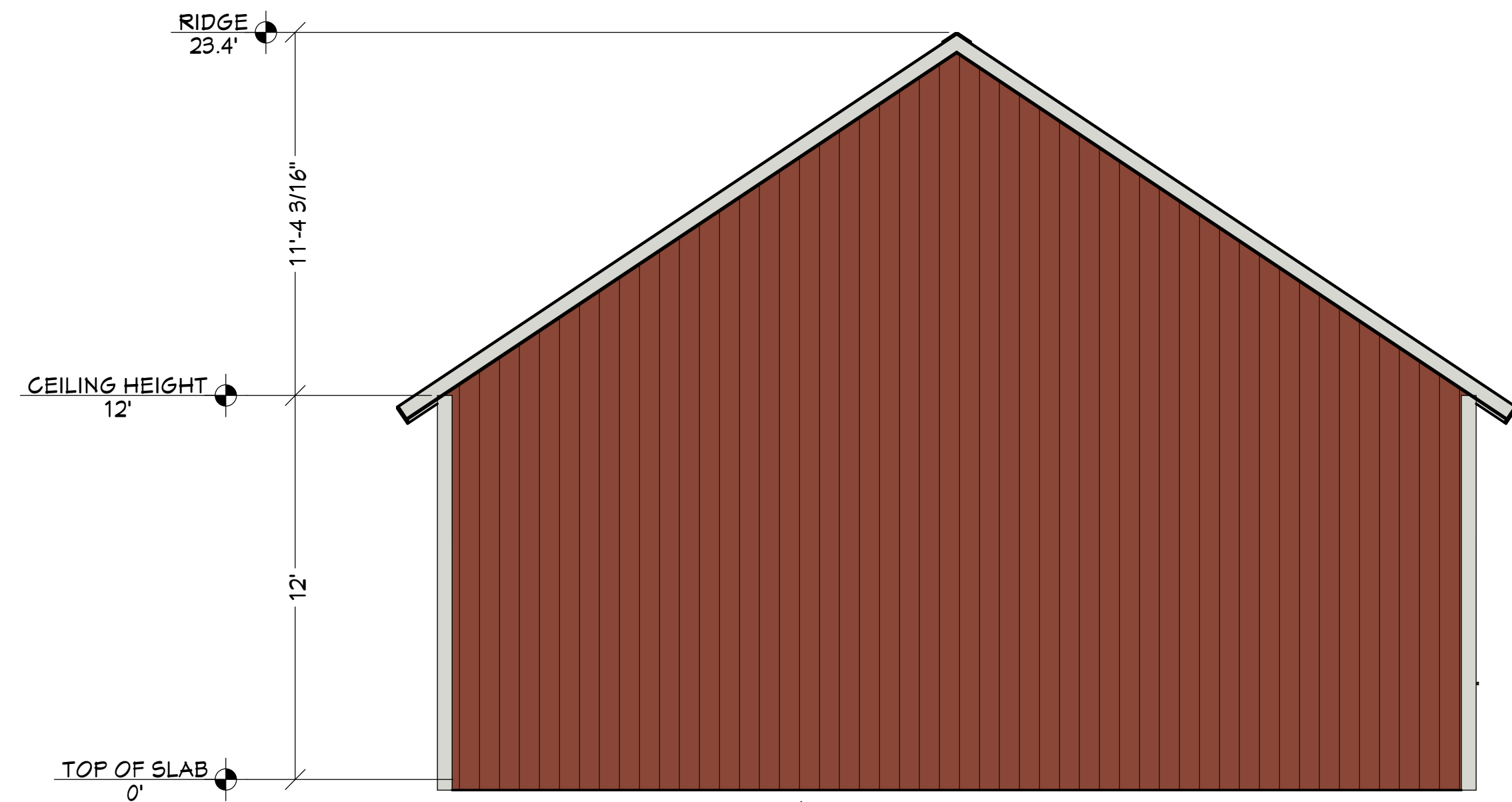
E1 E1 - West Elevation
1/4 in = 1 ft



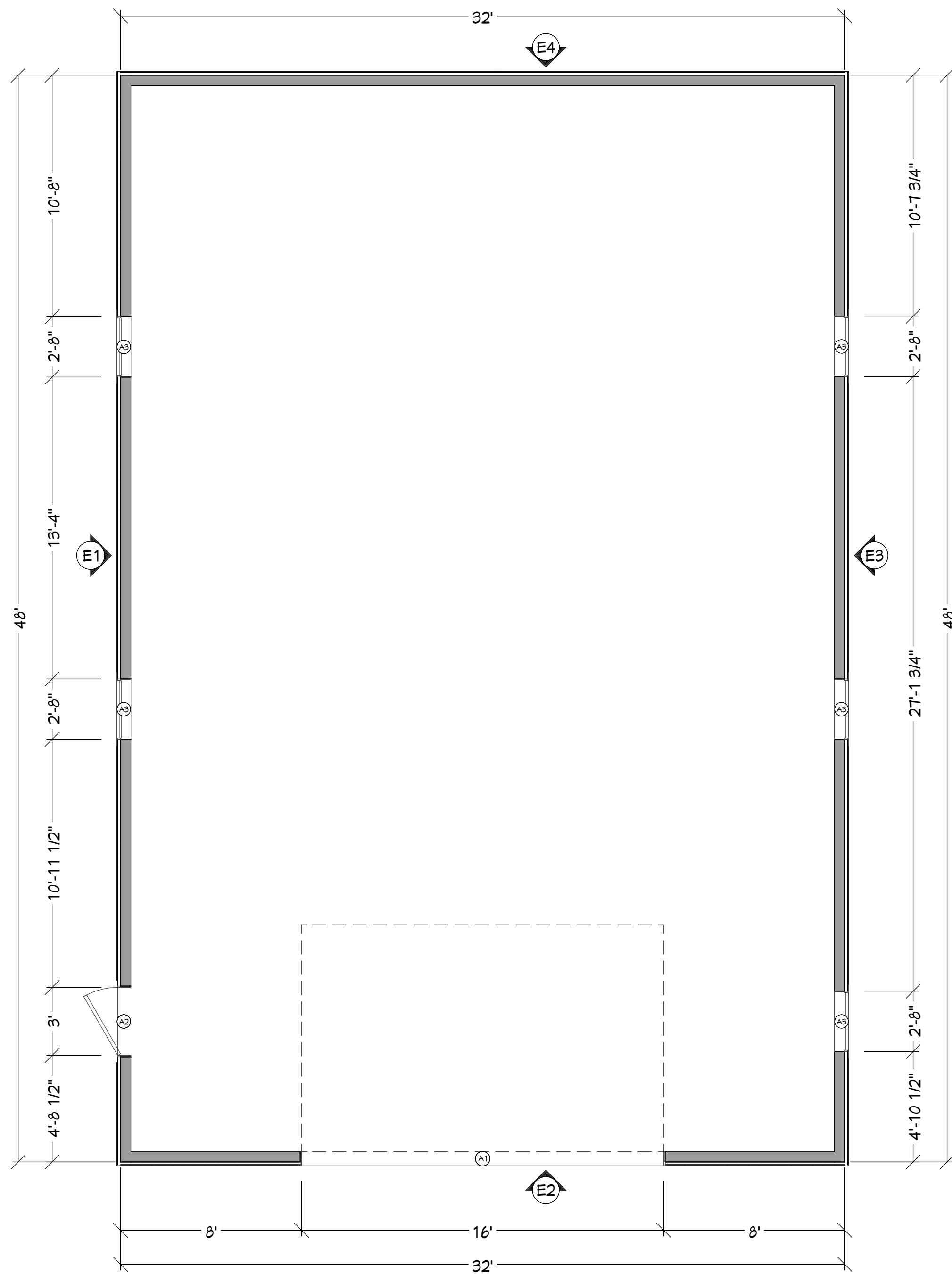
E2 E2 - South Elevation
1/4 in = 1 ft



E3 E3 - East Elevation
1/4 in = 1 ft



E4 E4 - North Elevation
1/4 in = 1 ft

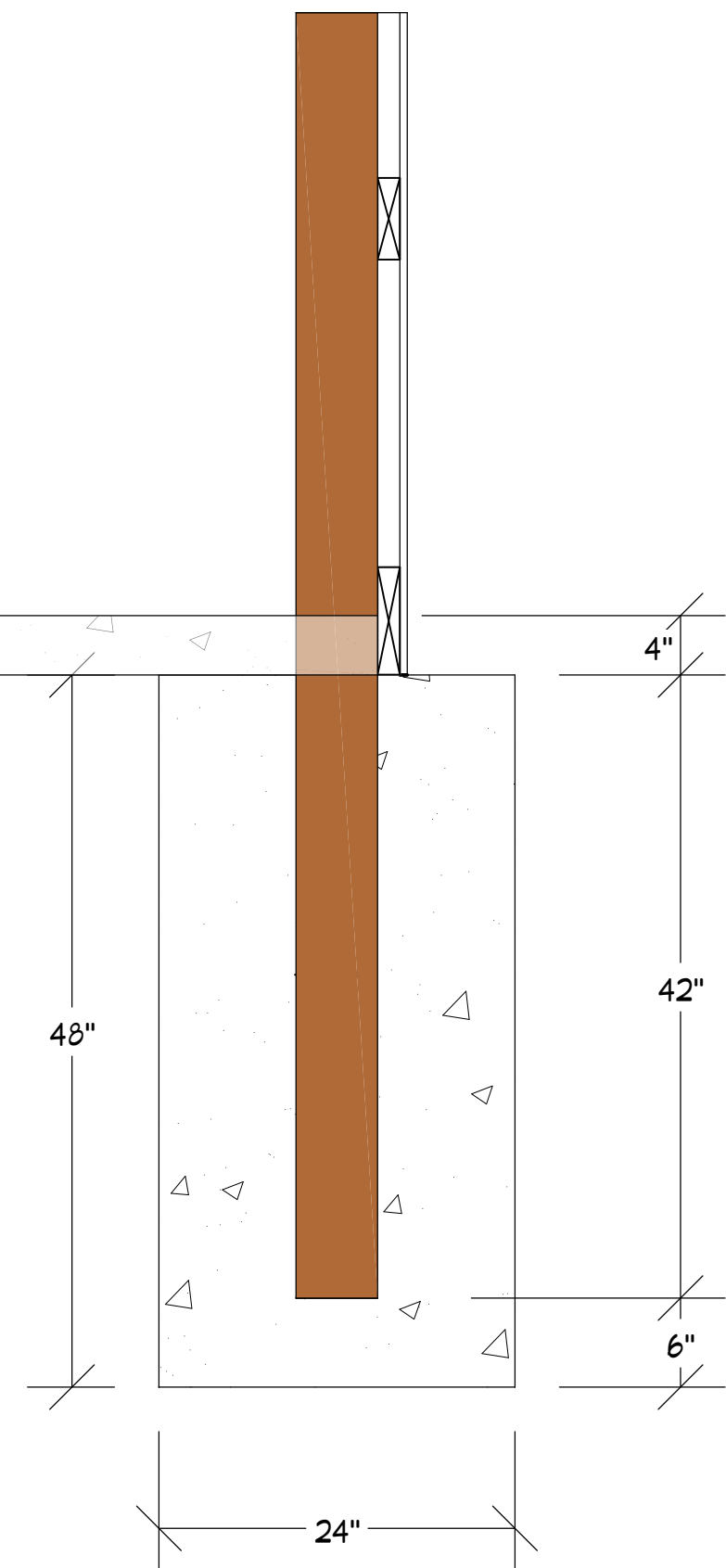


Floor Plan View Dimensioned
1/4 in = 1 ft

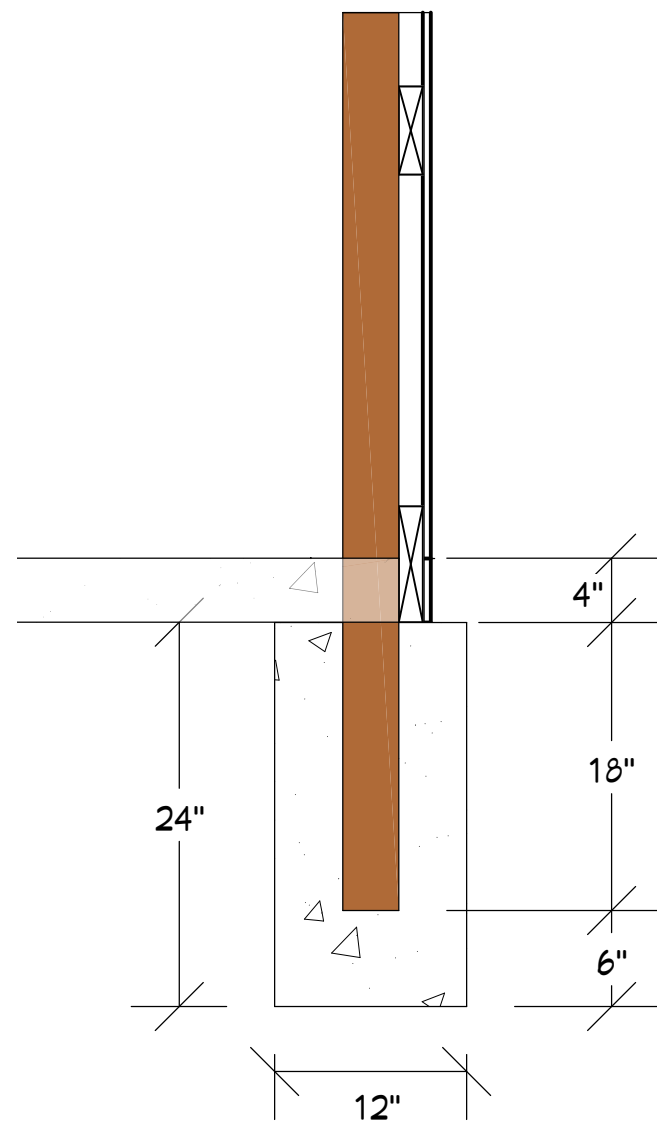
PIER SCHEDULE					
NUMBER	QTY	WIDTH	TOP	BOTTOM	THICKNESS
F1	14	2'	-4"	-52"	4"
F2	1	1'	-4"	-28"	2"

FOUNDATIONS:
1 MAXIMUM FOUNDATION SOIL BEARING PRESSURE USED = 1500#/SF

CONCRETE:
1 MIX DESIGN SHALL BE ESTABLISHED IN ACCORDANCE TO CHAPTER 5 OF ACI 318
2 MINIMUM CEMENT CONTENT = 376#/YD
3 MAXIMUM SLUMP = 4"
4 28 DAY STRENGTH f_c = 2500 PSI, SPECIAL INSPECTION NOT REQUIRED

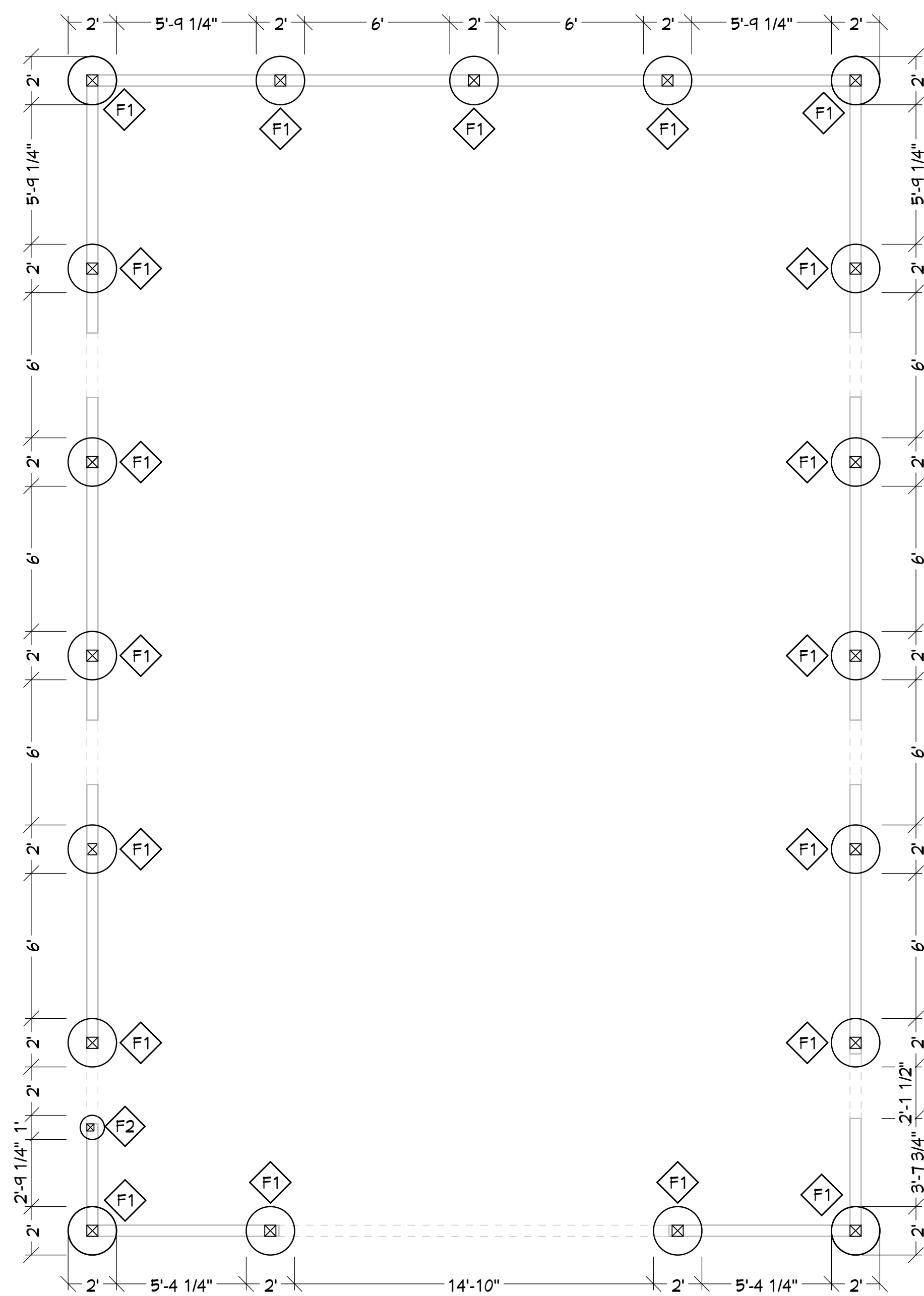


F1 Pier Detail (24"D x 48"H)
1 in = 1 ft

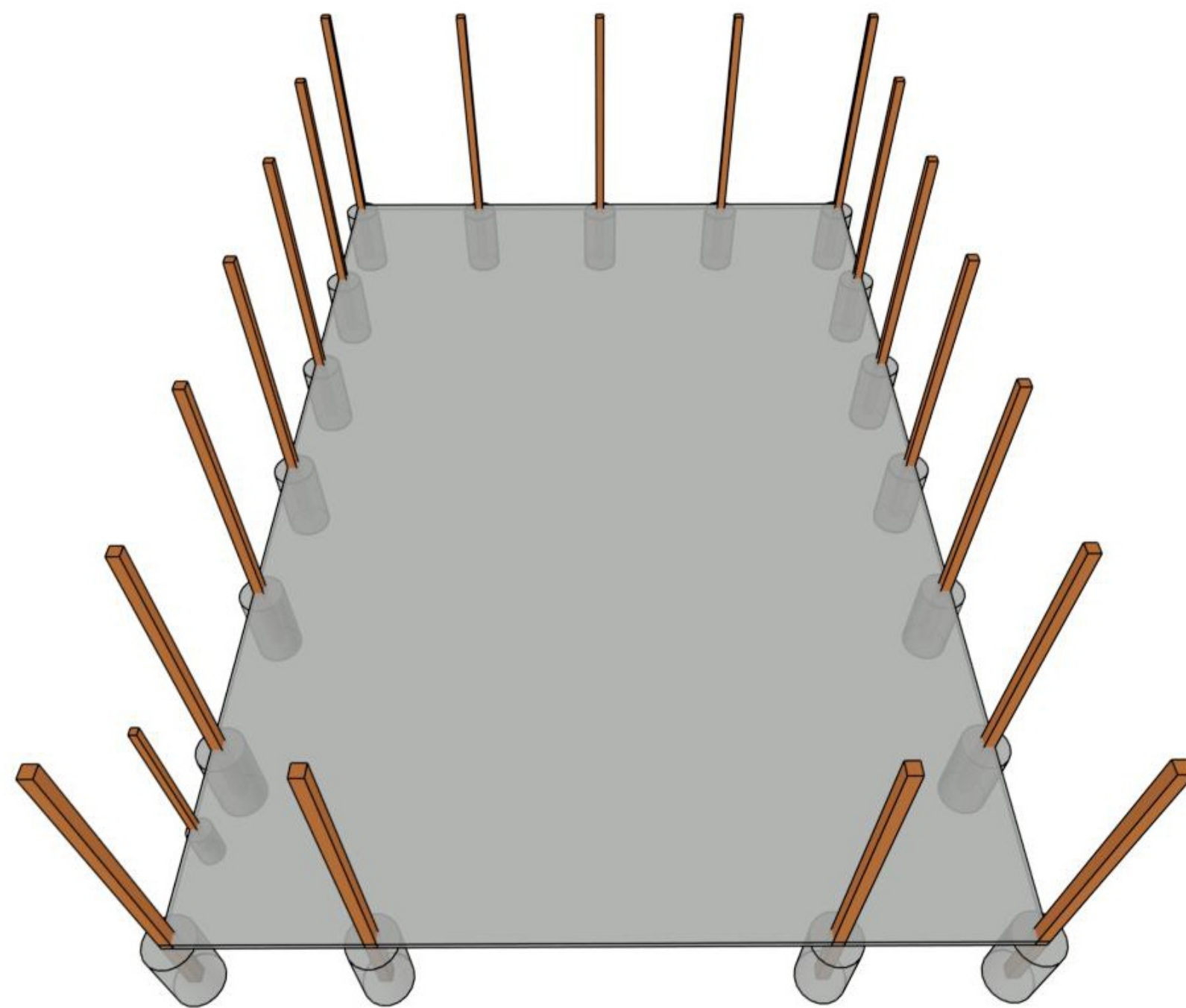


F2 Pier Detail (12"D x 24"H)
1 in = 1 ft

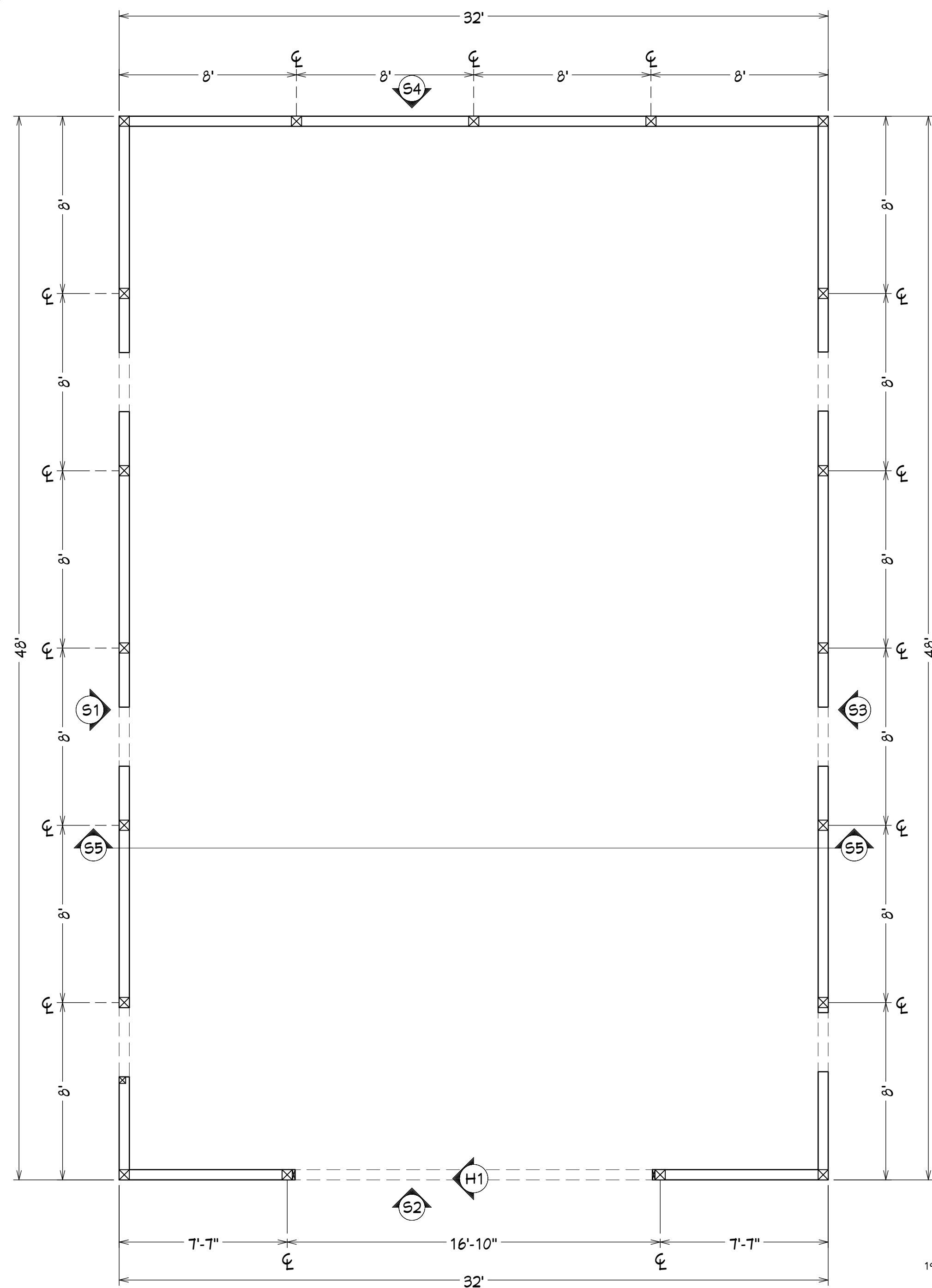
DOOR & WINDOW SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	LABEL	SIZE	R/O	DESCRIPTION
	A1	160100	160100	193 1/2"X120 3/4"	GARAGE-GARAGE DOOR CHD05
	A2	3068	3068 L EX	37 1/2"X80 3/4"	EXT. HINGED-SLAB
	A3	2840FX	2840FX	33"X49"	FIXED GLASS
	A5	2127	2127	26"X32"	ATTIC VENT



Foundation Plan View
1/4 in = 1 ft

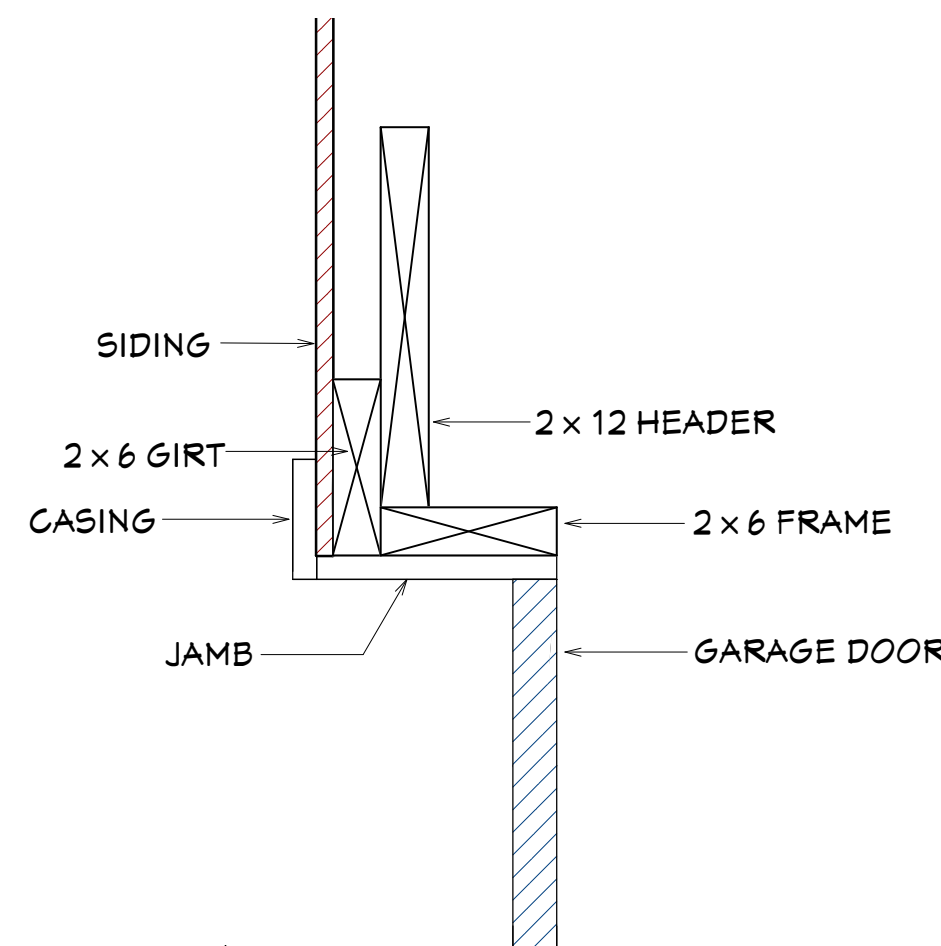


PERSPECTIVE VIEW: NO SCALE

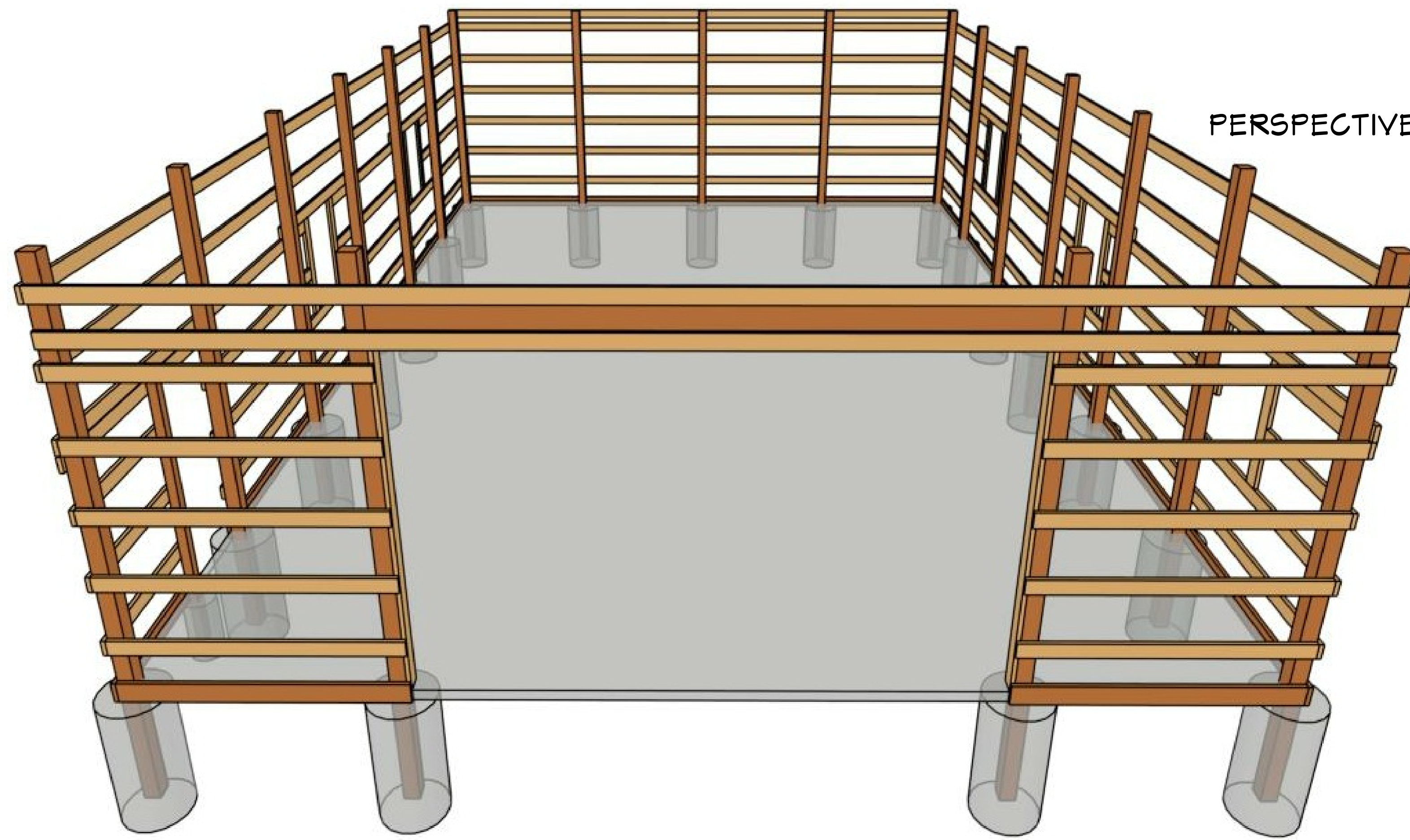


Framing, Floor Plan View
1/4 in = 1 ft

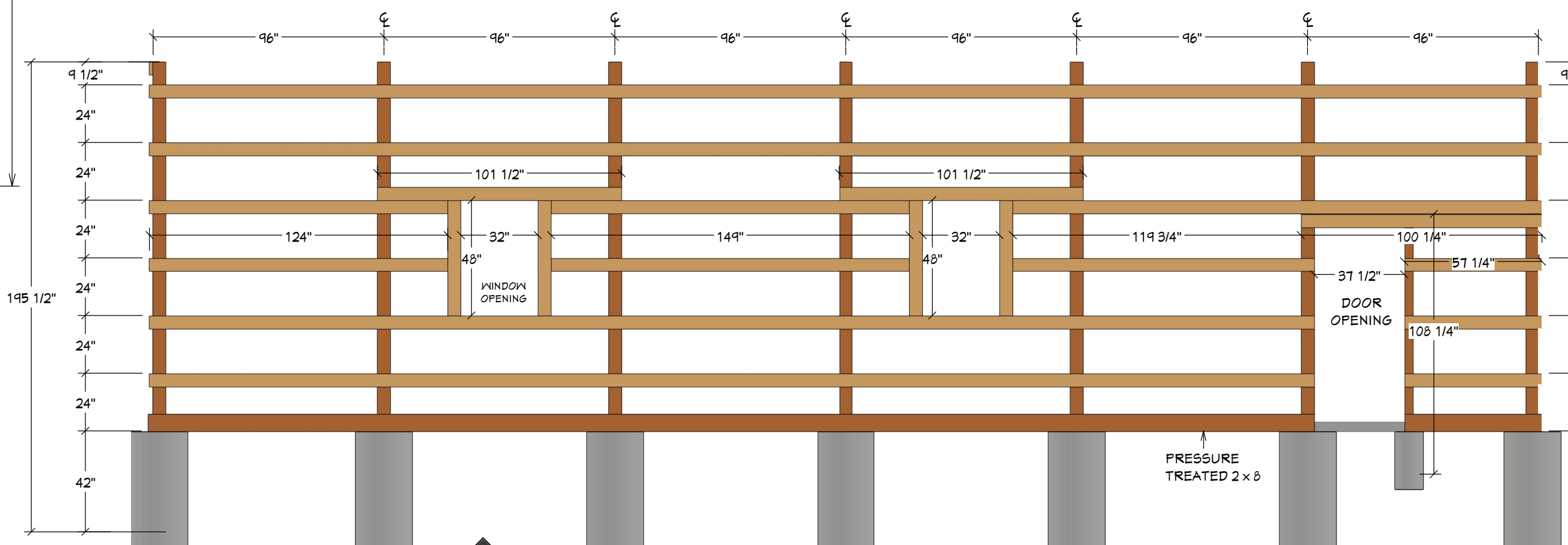
- LUMBER SPECIES:**
1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
 2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
 3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
 4. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR GROUND SHALL BE PRESERVATIVE TREATED WOOD IN ACCORDANCE WITH ANFA STANDARDS
- DESIGN CRITERIA:**
- 1 2012 RESIDENTIAL BUILDING CODE
 - 2 DESIGN LOADS:
 - A. ROOF: D.L. = 5#/SF; L.L = SEE ROOF SNOW CALCULATION
 - 3 WIND LOAD = 90 MPH, EXPOSURE C, $I_w = 1.0$
 - 4 SEISMIC: EQUIVALENT STATIC FORCE
 - DESIGN PROCEDURE
 - SEISMIC DESIGN CATEGORY C, SITE CLASS D
 - $S_s = 0.412$ $S_D5 = 0.404$
 - $S_1 = 0.116$ $S_D1 = 0.180$
 - R = 7.0 - LIGHT FRAMED WALLS W/ STEEL SHEET SHEAR PANELS
 - $I_e = 1.0$



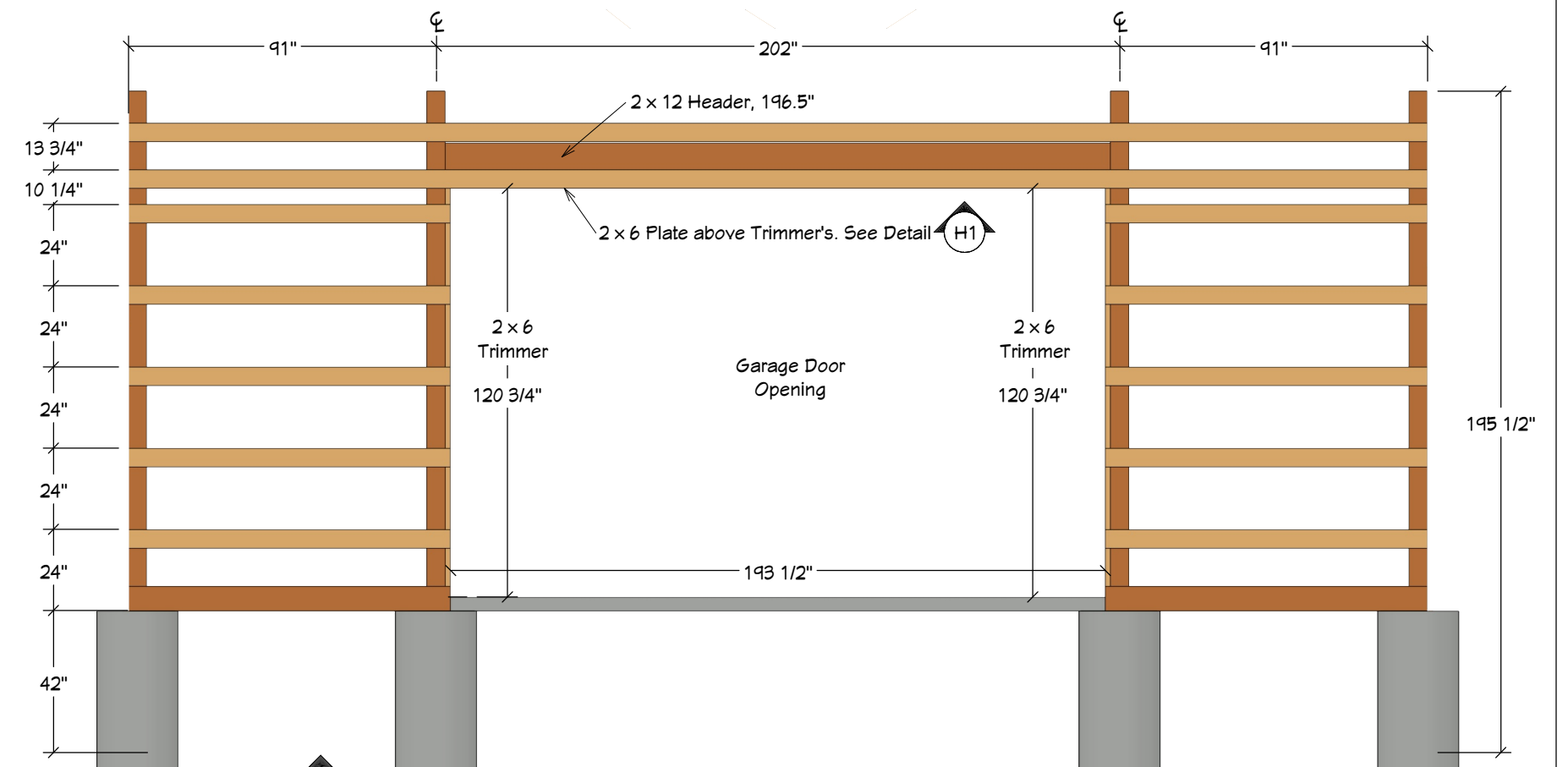
H1 Garage Framing Detail
2 in = 1 ft



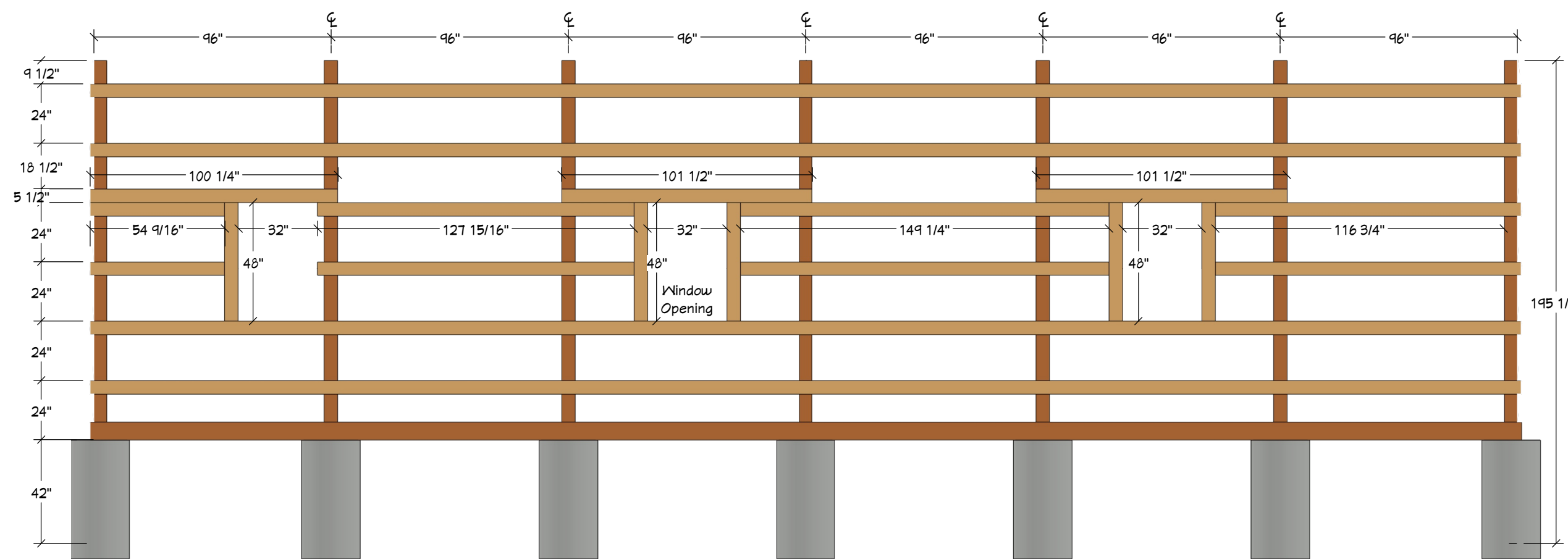
PERSPECTIVE VIEW: NO SCALE



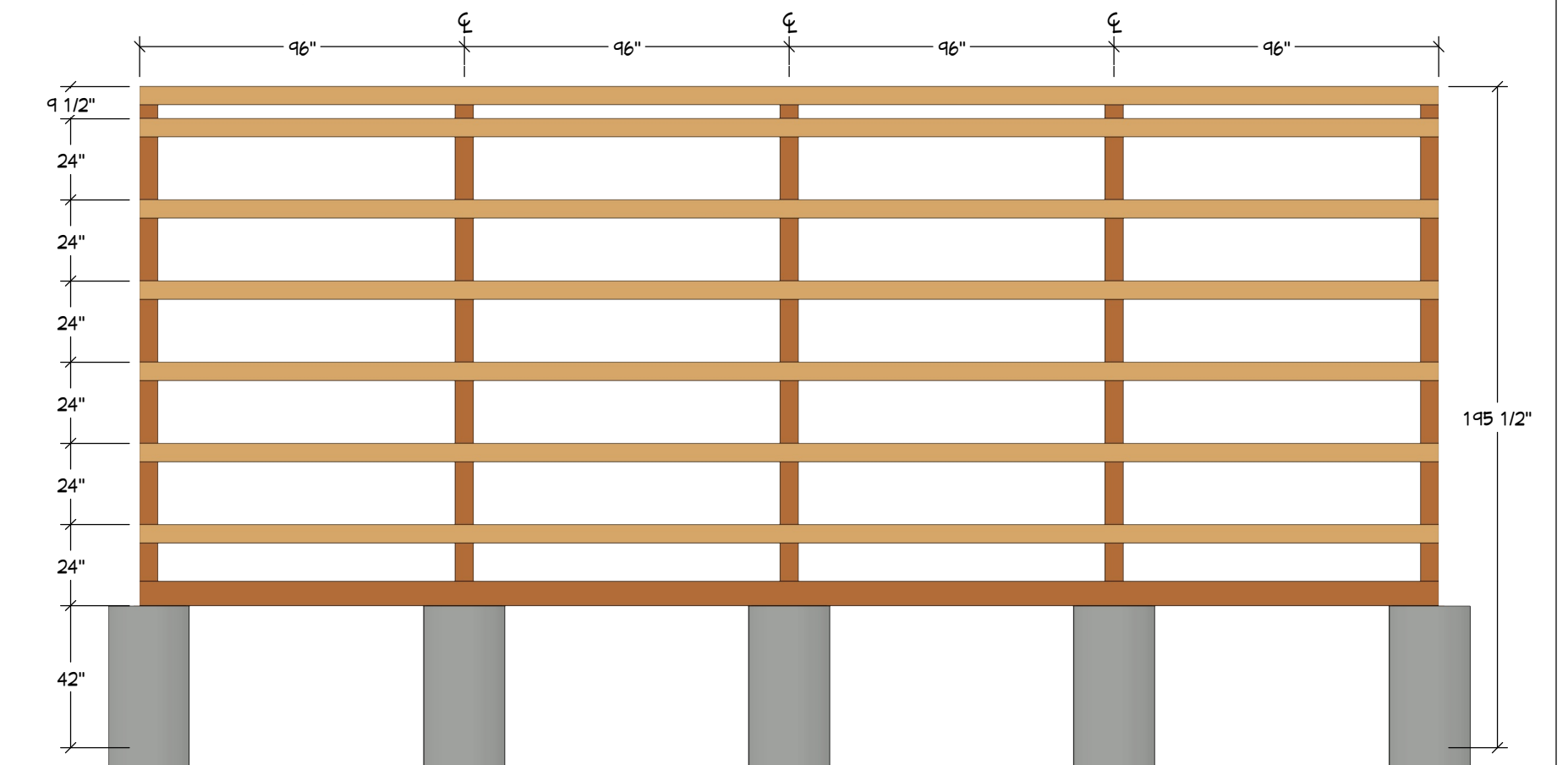
S1 West Elevation Framing Cross Section
1/4 in = 1 ft



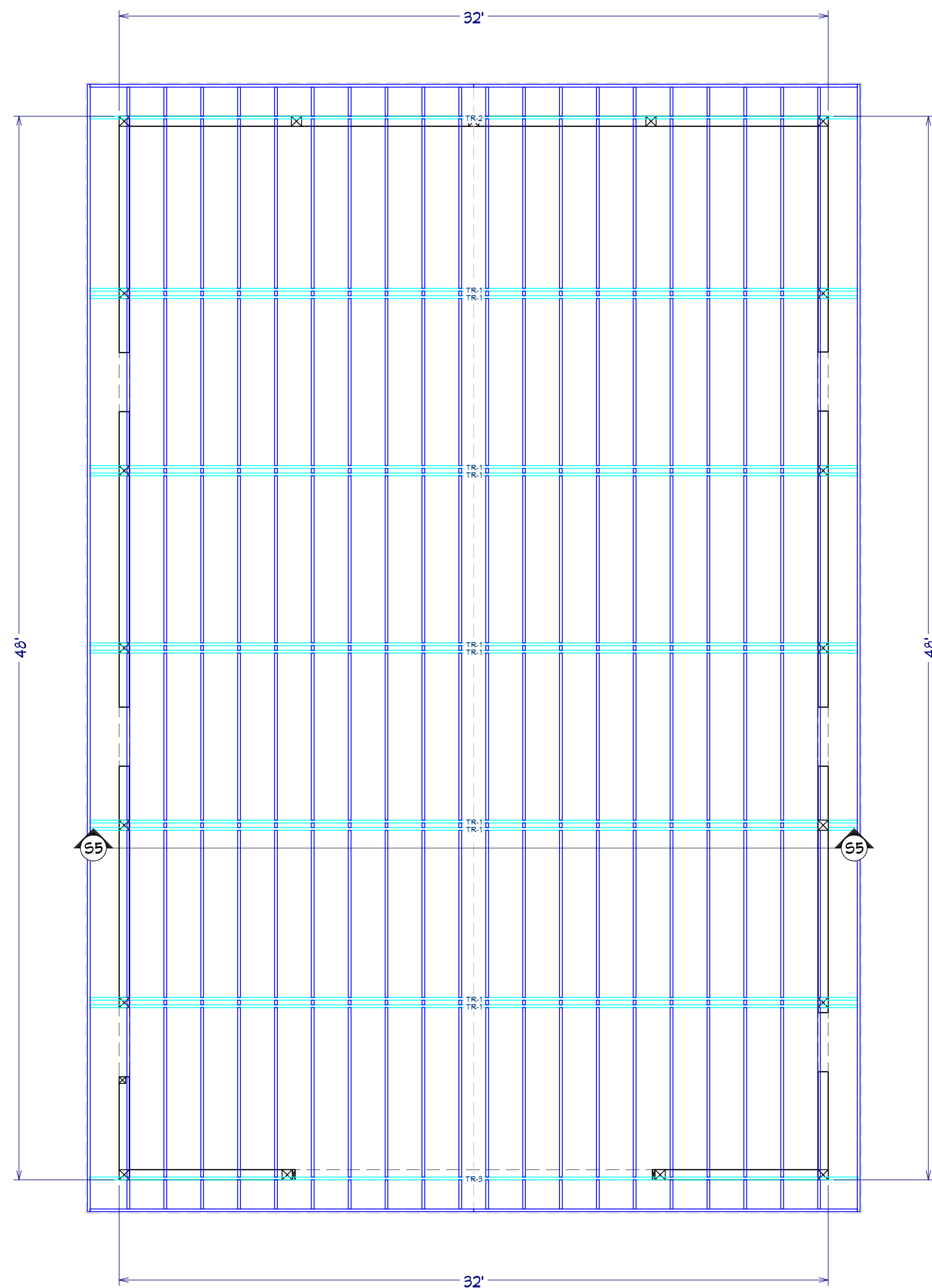
S2 South Elevation Framing Cross Section
1/4 in = 1 ft



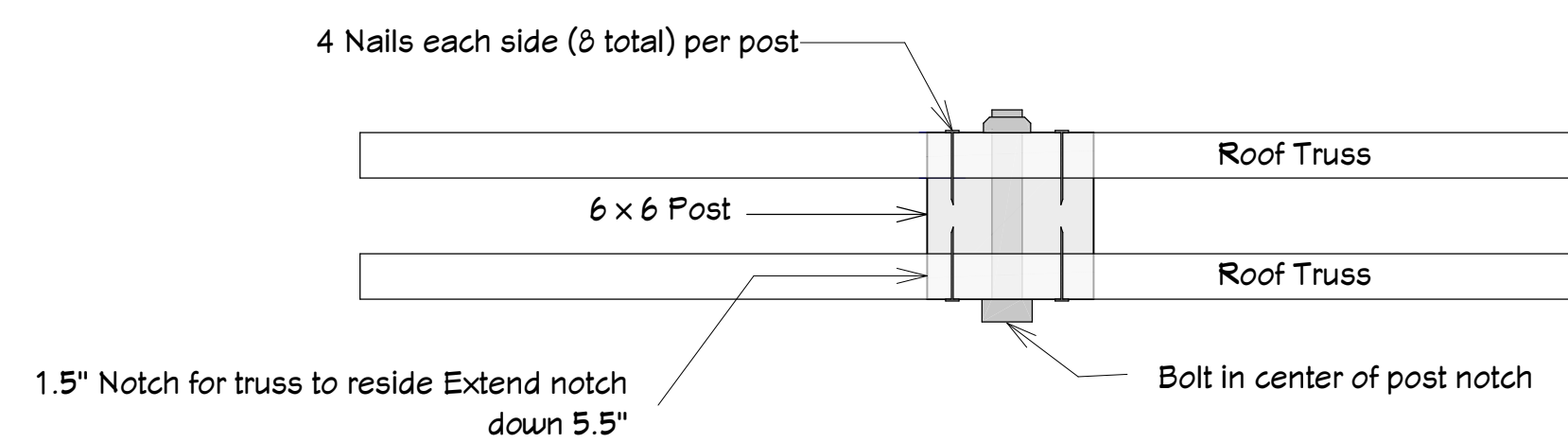
S3 East Elevation Framing Cross Section
1/4 in = 1 ft



S4 North Elevation Framing Cross Section
1/4 in = 1 ft

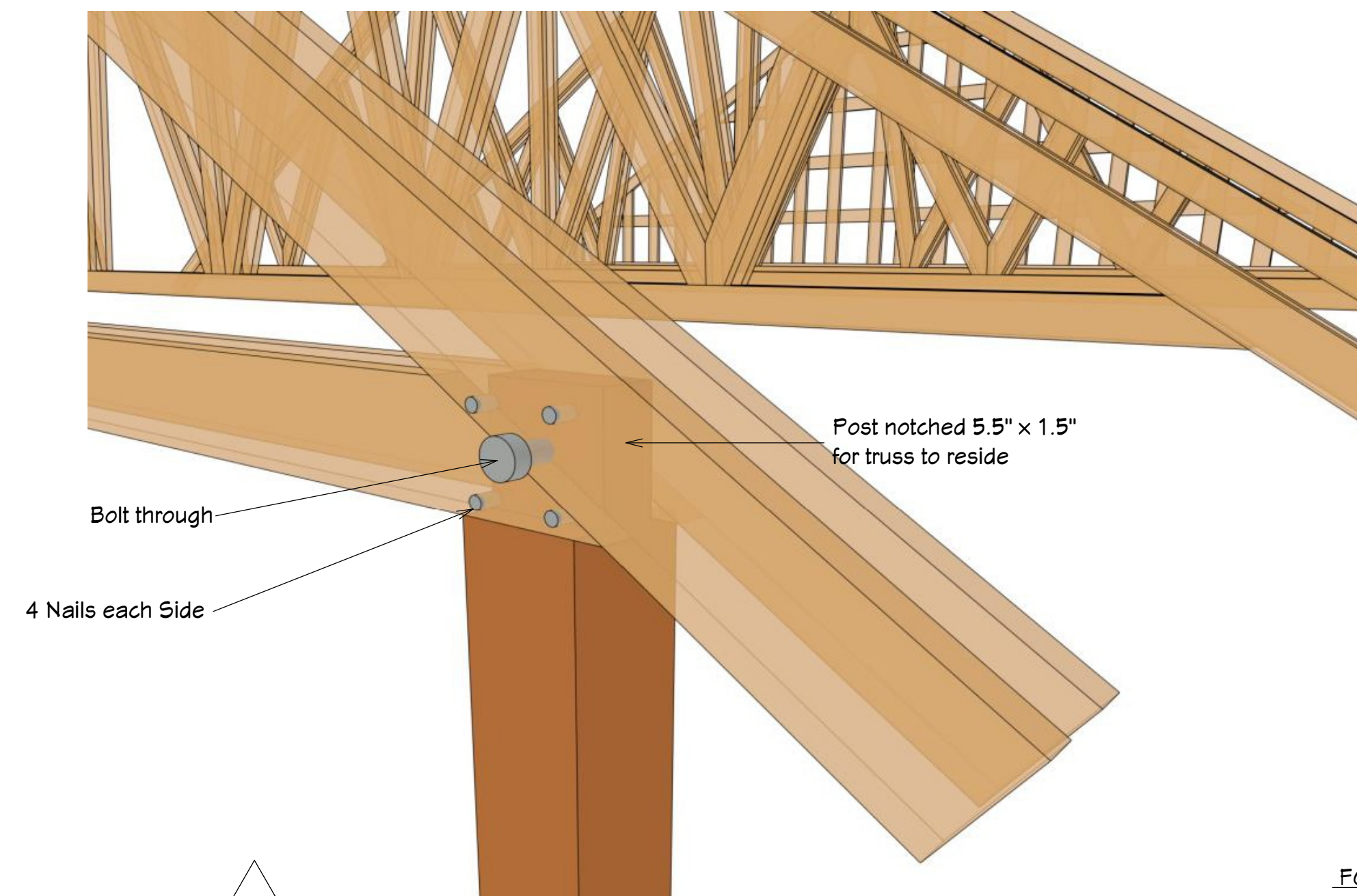
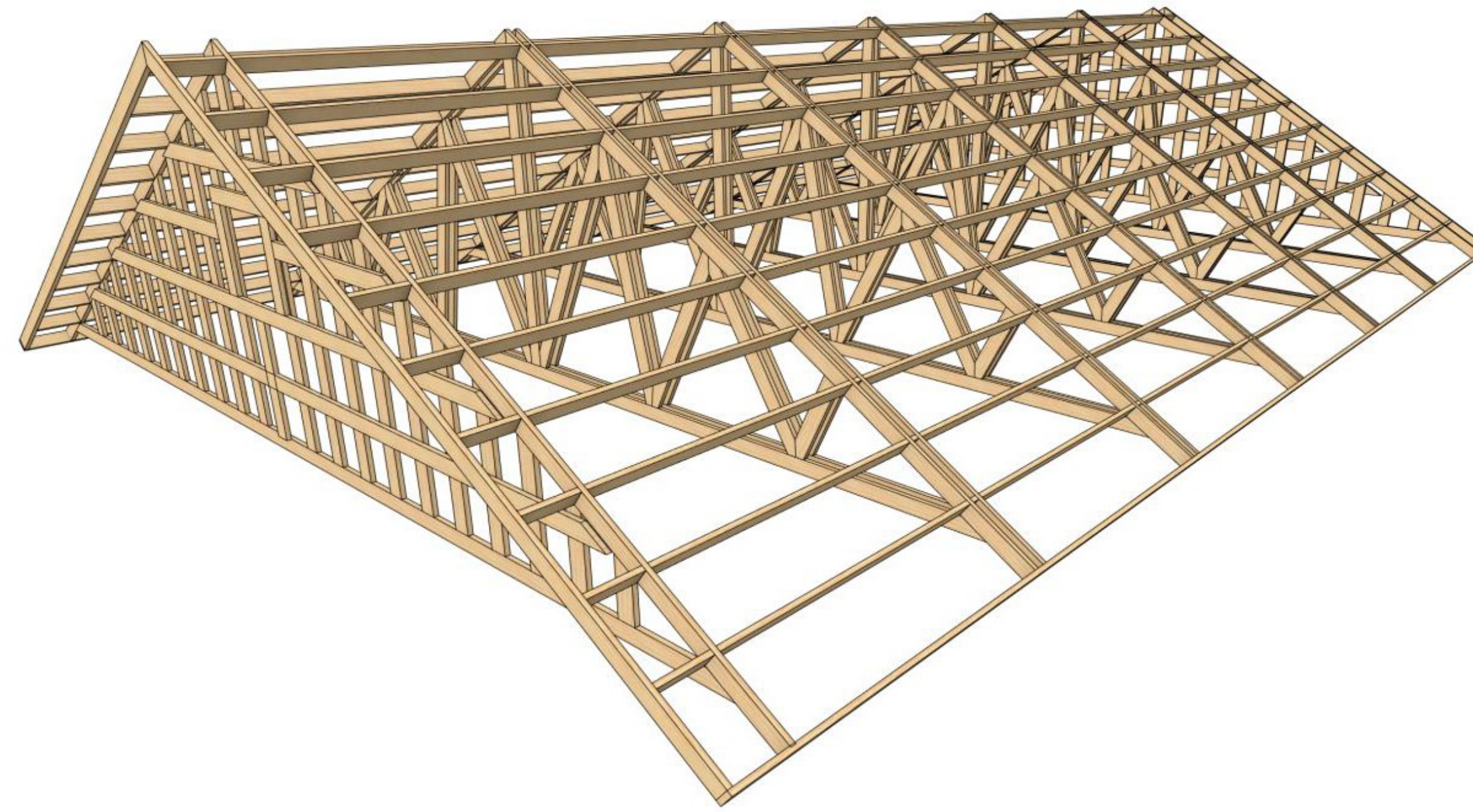


Framing, Roof Plan View
1/4 in = 1 ft



R1 Floor Plan View - Truss Notch Detail
2 in = 1 ft

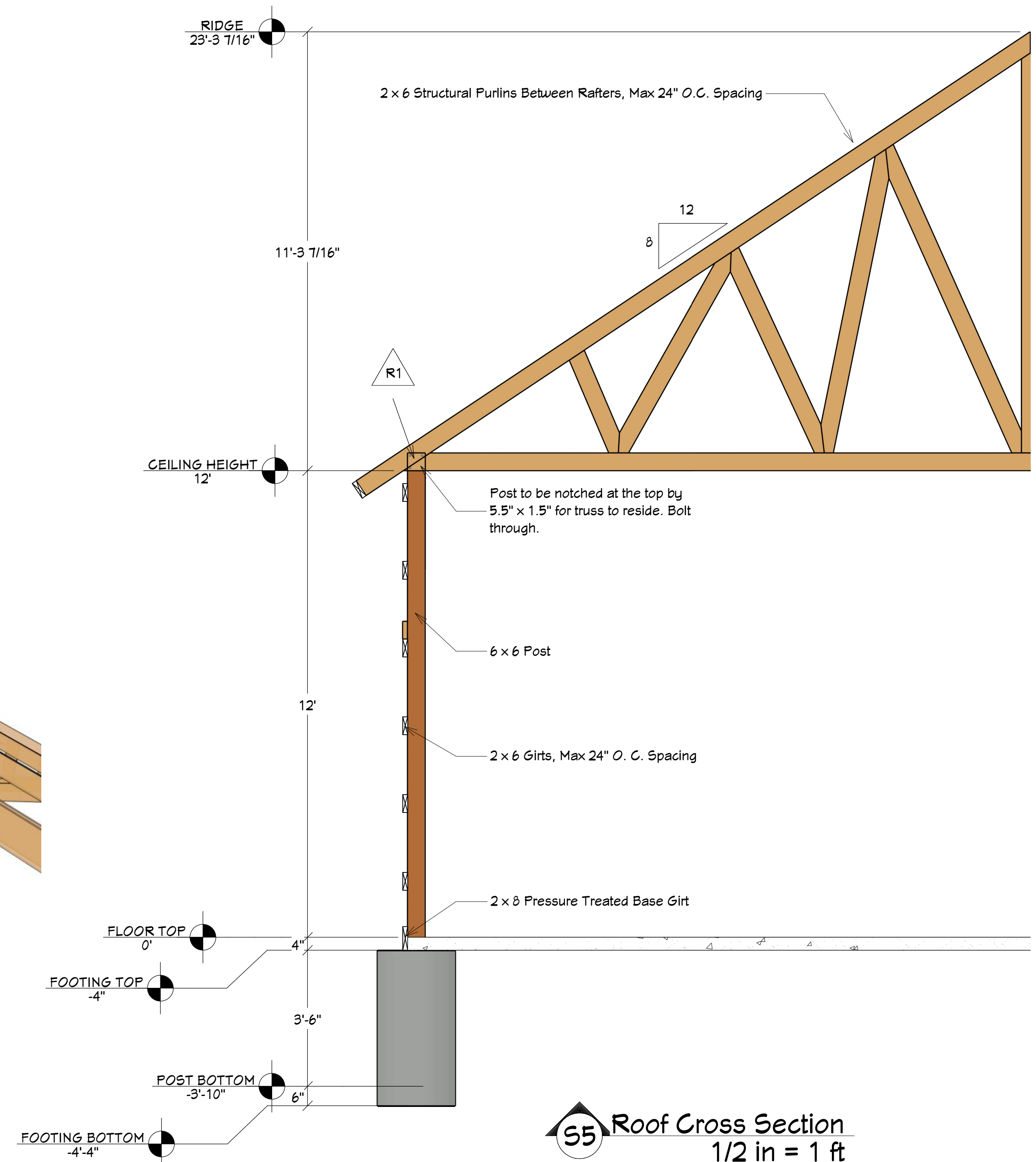
PERSPECTIVE VIEW: NO SCALE



R1 TRUSS NOTCH PERSPECTIVE: NO SCALE

ROOF FRAMING / TRUSS NOTES:

- TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
- ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
- ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
- ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
- ALL TRUSSES MAX 96" O.C.
- POSTS TO BE NOTCHED TO SUPPORT TRUSSES 5.5" X 1.5"
- ALL ROOF STRUCTURAL PURLINS 24" O.C.
- MIN. SNOW LOAD 40 LBS PER SQUARE FOOT.
- MIN. WIND LOAD 90MPH
- LSTA10 STRAP - PLACE AT INSIDE OF FASCIA BOARD



55 Roof Cross Section
1/2 in = 1 ft