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COURTRIDGE
DESIGN NO.
1193
SHEET OF DR
3 9 GME
COVERSHEET

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GENERAL NOTES

GENERAL:

- THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND
FAMILY DWELLING CODE" OR THE "INTERNATIONAL
RESIDENTIAL CODE." HOWEVER MODIFICATIONS MAY BE
NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE
SPECIFICATIONS FOR THIS HOUSE.
WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL
BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS,
HARDWARE, ETC.) SHALL BE GALVANIZED.
CONTRACTOR SHALL INSTALL GROUND-FAULT AND ARC-FAULT
CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS
COMMENDATIONS FOR THE AREA AND CLIMATE. INCLUDING BUT
NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND
FASTENING DEVICES
EARTH DIMENSIONS DETERMINED BY CODE
INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S
COMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/
ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

FRAMING:

- D AND JOIST SPANS WERE DETERMINED ON THE BASIS OF THE
LOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN
E INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
OVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS,
OVE AND AROUND ALL OPENINGS NOT INDICATED ON
AWINGS.
OVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER
LLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
EATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL
ADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND
ARD).

VENTILATION:

- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE
SUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF
RIDGE VENTS.

PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES
SLOPED ROOFS AND VERTICAL WALLS.

COATINGS

- REINFORCING:**

REINFORCE ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.

ELEVATED SLABS, PROVIDE #4 REINF. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL AT 48" O.C. AND LIMIT BALANCED FILL TO 32" IN HEIGHT.

PIER FOOTINGS.

- OOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

VIDE 1'-8" x 2'-4" x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4
NF. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.

VIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4
REINF. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.

VIDE 2'-0" x 2'-8" x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4
NF. RODS EACH WAY UNDER 12"x20" MASONRY PIERS.

VIDE 2'-4" x 3'-8" x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4
NF. RODS EACH WAY UNDER 16"x32" MASONRY PIERS.

PIERS SOLID WITH 2,500 P.S.I. CONCRETE, TYPICAL.

IGHT OF PIERS:

 - . PIERS LESS THAN 36" IN HEIGHT MAY BE 8"x16" OR AS
NOTED ON FOUNDATION PLAN.
 - . PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM
OF 16"x16".
 - . PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM
OF 16"x16" WITH (4) CONTINUOUS #4 RODS.

CLUMNEY CONSTRUCTION

- NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL OSB (ORIENTED STRAND BOARD) SHEATHING.**

SICE ONLY ONE CORNER STUD AT ANY SPLIC. STAGGER LICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.

10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" AT ALL INTERMEDIATE SUPPORTS.

VIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.

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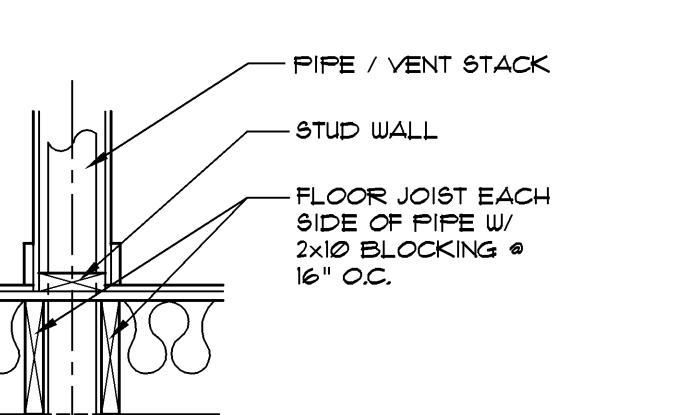
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FOUNDATION LEGEND

(X') FLOOR JOISTS, 2x10's @ 16" O.C. WITH
BRIDGING UNLESS NOTED OTHERWISE

**CENTER LINE INDICATES (2) 2x10'S BEAM
UNLESS NOTED OTHERWISE**



PICAL PAPER THINNING CAR

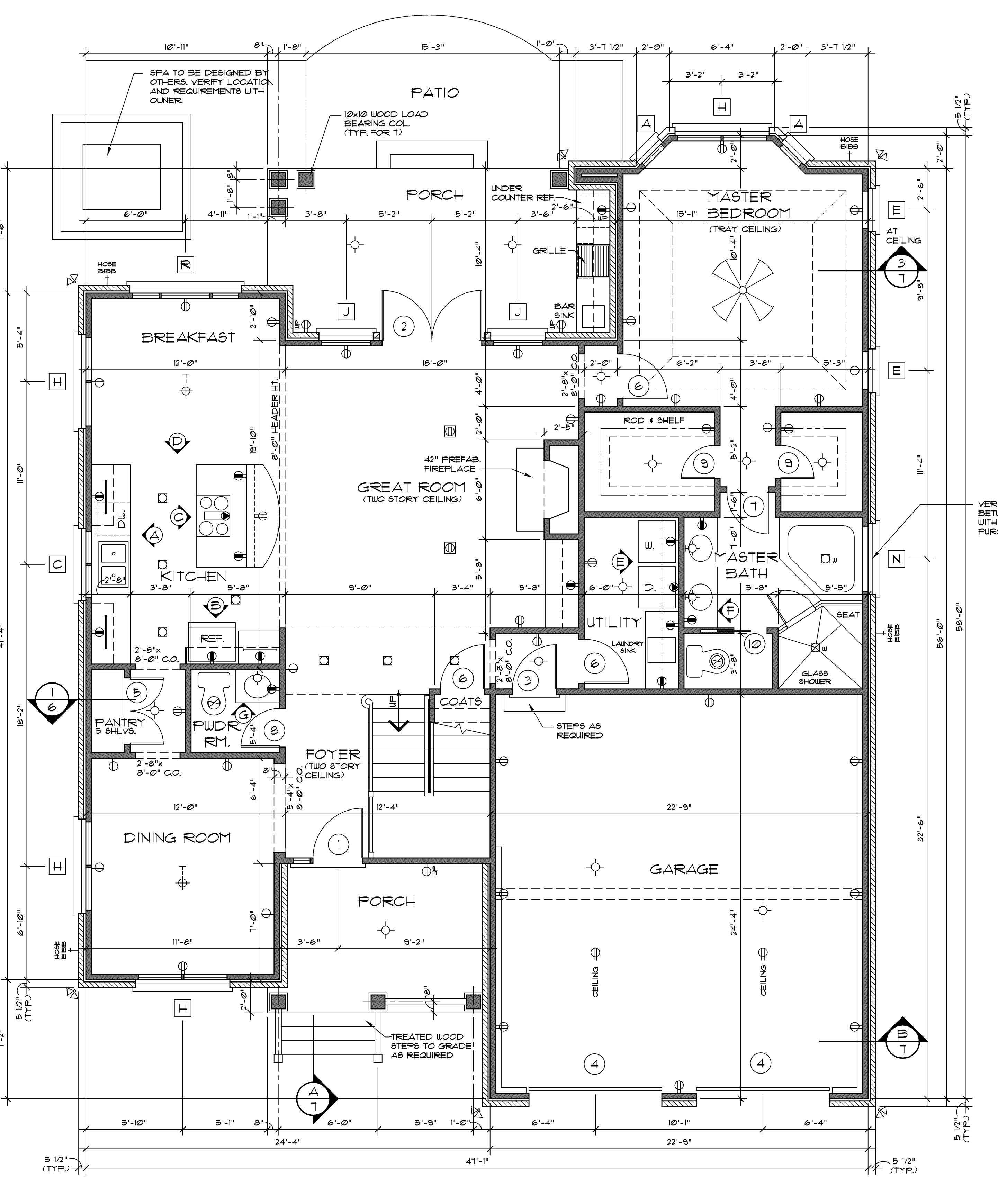
Page 1

SCALE DRAWINGS.
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FOUNDATION AND FIRST FLOOR FRAMING PLAN

NOTE: IN LIEU OF INSTALLING 6 MIL POLYETHYLENE
MOISTURE BARRIER IN CRAWL SPACE, CONTRACTOR
MAY PROVIDE A TOTAL OF (22) 16"X8" FOUNDATION
VENTS (ASSUMED 50% NET FREE AREA PER VENT)

Visit www.DAGmarketplace.com for information on interior and exterior products for your home! —



FIRST FLOOR
1615 sq. ft.
SECOND FLOOR
281 sq. ft.
TOTAL LIVING
2806 sq. ft.
GARAGE
579 sq. ft.
BONUS ROOM
293 sq. ft.

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PLAN NOTES:

- VERIFY ALL LOCAL CODES, ORDINANCES, REGULATIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
- REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
- REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNITS(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.
- HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22" X 22".
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INSULATE AROUND ALL BATHS AND UTILITY ROOM.
- TYPICAL WALL, 2X4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
- PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
- PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

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DESIGN NO. DR
193

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3 9 GME

FLOOR PLAN

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
(○)	DUPLEX OUTLET (GROUNDED TYPE)
(○)	WEATHER PROOF DUPLEX OUTLET
(●)	ABOVE COUNTER LOCATION
(□)	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
(■)	220 VOLT OUTLET OR CONNECTION
(○)	CEILING MOUNTED LIGHT FIXTURE
(○)	WALL BRACKET MOUNTED LIGHT FIXTURE
(○)	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
(○)	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
(○)	RECESSED CEILING LIGHT FIXTURE
(○)	RECESSED LIGHT FOR WET AREA
(○)	UNDER CABINET FLUORESCENT LIGHT
(○)	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
(○)	CEILING MOUNTED PADDLE FAN w/ LIGHT
(○)	CEILING MOUNTED FAN - EXHAUST
(○)	CEILING MOUNTED FAN AND HEATER
(○)	CEILING MOUNTED FAN AND LIGHT

WINDOW SCHEDULE

MARK	SIZE	QUAN.	DESCRIPTION
A	1'-8" x 6'-2"	2	FIXED
B	2'-0" x 3'-2"	1	D.H. W/ HALF CIRCLE TRANSM.
C	(2) 2'-0" x 4'-2"	1	D.H.
D	2'-0" x 4'-6"	4	D.H.
E	2'-4" x 6'-2"	2	FIXED
F	(2) 2'-8" x 5'-2"	1	D.H.
G	(2) 2'-8" x 5'-10"	1	D.H. W/ HALF CIRCLE TRANSM. *
H	(2) 2'-8" x 6'-2"	4	D.H.
J	3'-0" x 6'-2"	2	FIXED
K	3'-0" x 3'-4"	1	FIXED, PARTIAL ARCH HEAD LEFT *
L	3'-0" x 3'-4"	1	FIXED, PARTIAL ARCH HEAD RIGHT *
M	6'-0" x 4'-2"	1	FIXED, ARCH HEAD *
N	4'-0" x 5'-2"	1	FIXED
P	1'-4" x 4'-2" 2'-0" x 4'-2" 1'-4" x 4'-2"	1	D.H. W/ HALF CIRCLE TRANSM. *
Q	1'-8" x 5'-2" 3'-0" x 5'-2" 1'-8" x 5'-2"	1	FIXED, CENTER D.H. W/ HALF CIRCLE TRANSM. *
R	1'-8" x 6'-2" 3'-0" x 6'-2" 1'-8" x 6'-2"	1	FIXED

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

* SEE ELEVATION FOR TRANSM.

DOOR SCHEDULE

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-2"	1	EXT. FULL GLASS W/ 12" SIDELITE & ELLIPTICAL TRANSM. *
2	(2) 3'-0" x 8'-0"	1	EXT. FULL GLASS
3	2'-8" x 6'-2"	1	EXT. 1 HOUR FIRE-RATED
4	8'-0" x 8'-0"	2	GARAGE
5	(2) 2'-0" x 6'-2"	1	INT.
6	2'-8" x 6'-2"	1	INT.
7	2'-6" x 6'-2"	1	INT.
8	2'-4" x 6'-2"	6	INT.
9	2'-0" x 6'-2"	2	INT.
10	2'-0" x 6'-2"	1	INT. POCKET DOOR
11	(2) 2'-6" x 6'-2"	2	INT. SLIDING

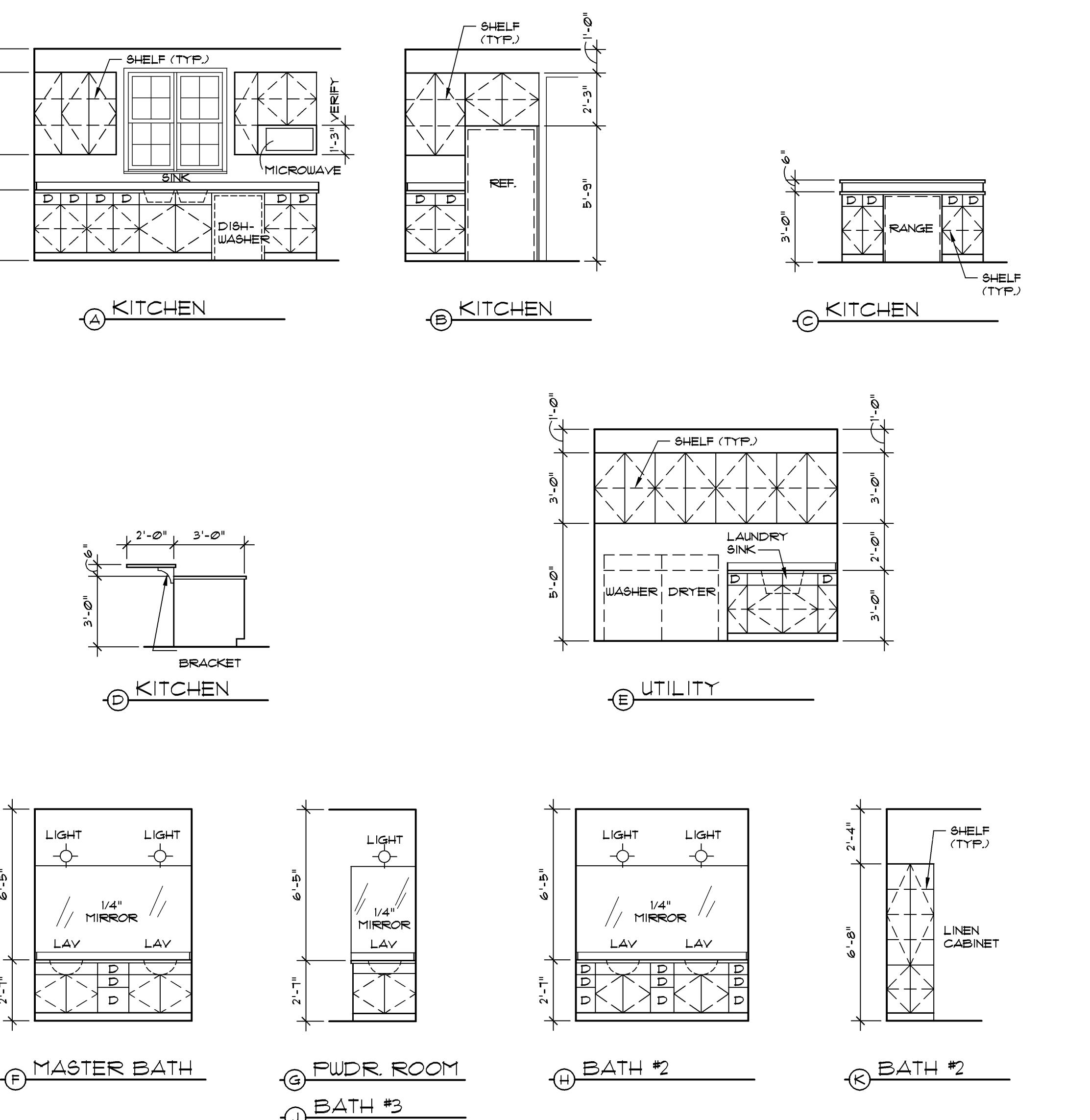
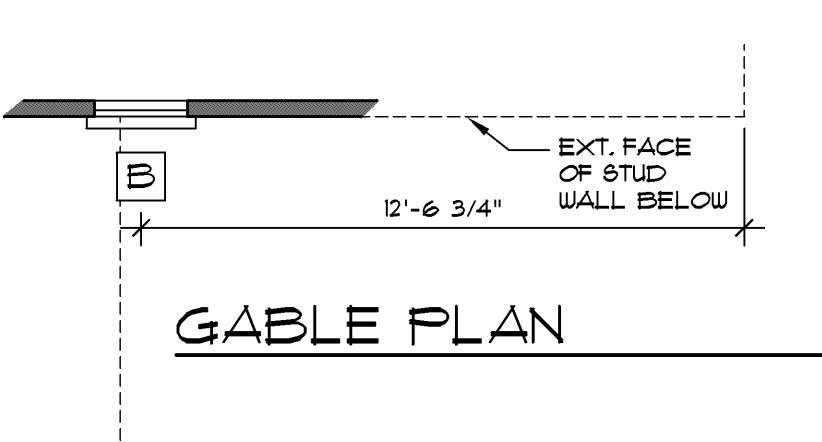
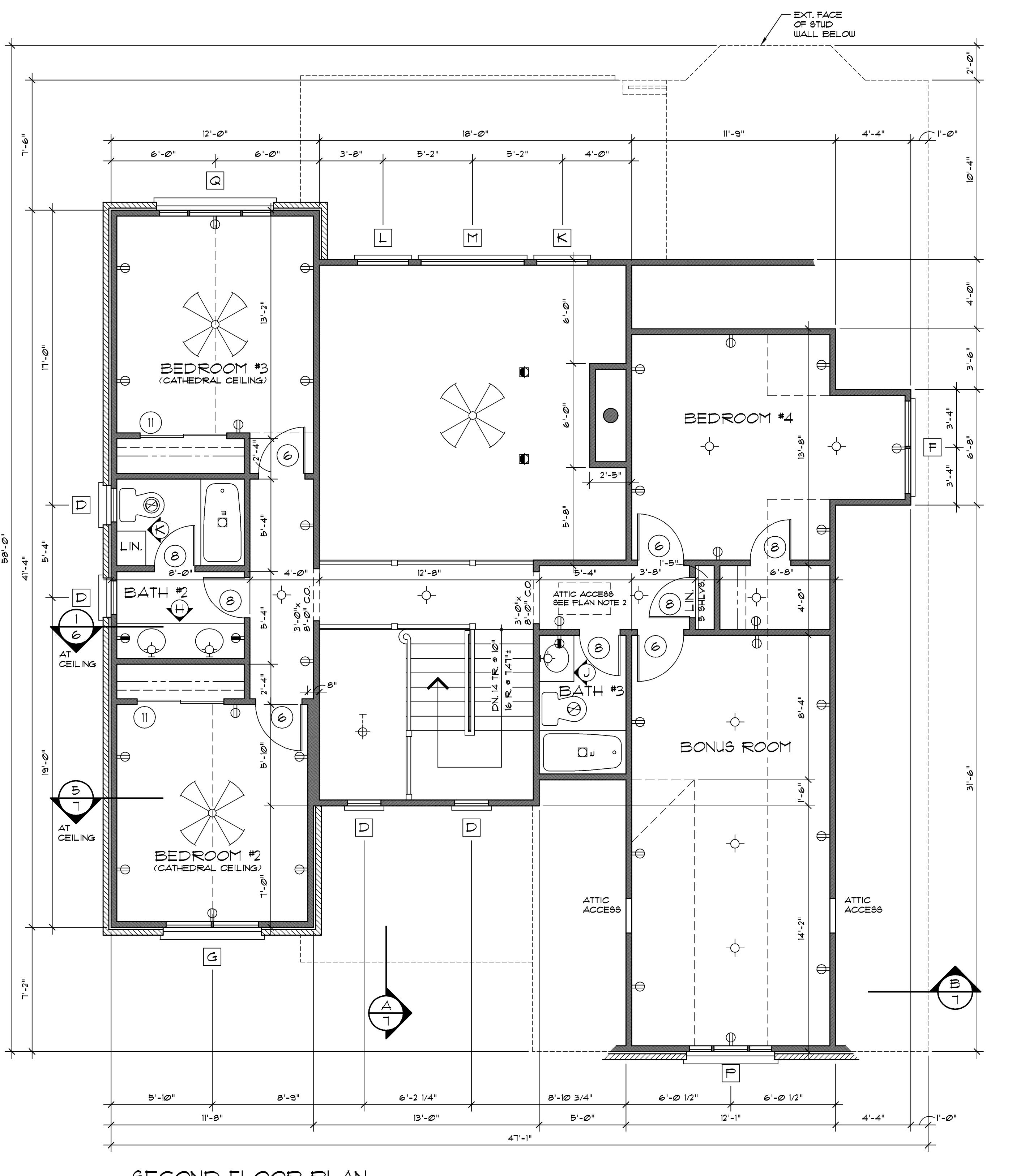
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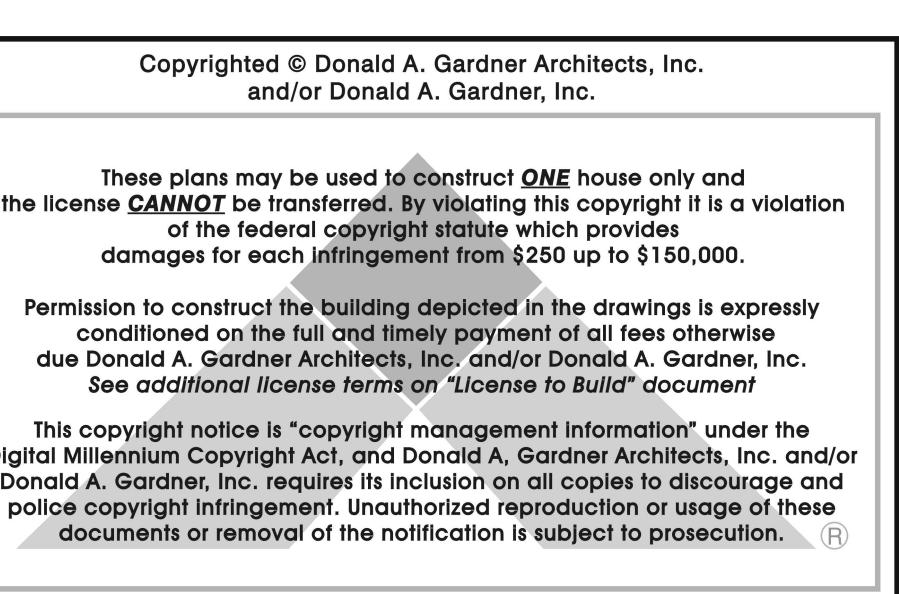
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INTERIOR ELEVATIONS

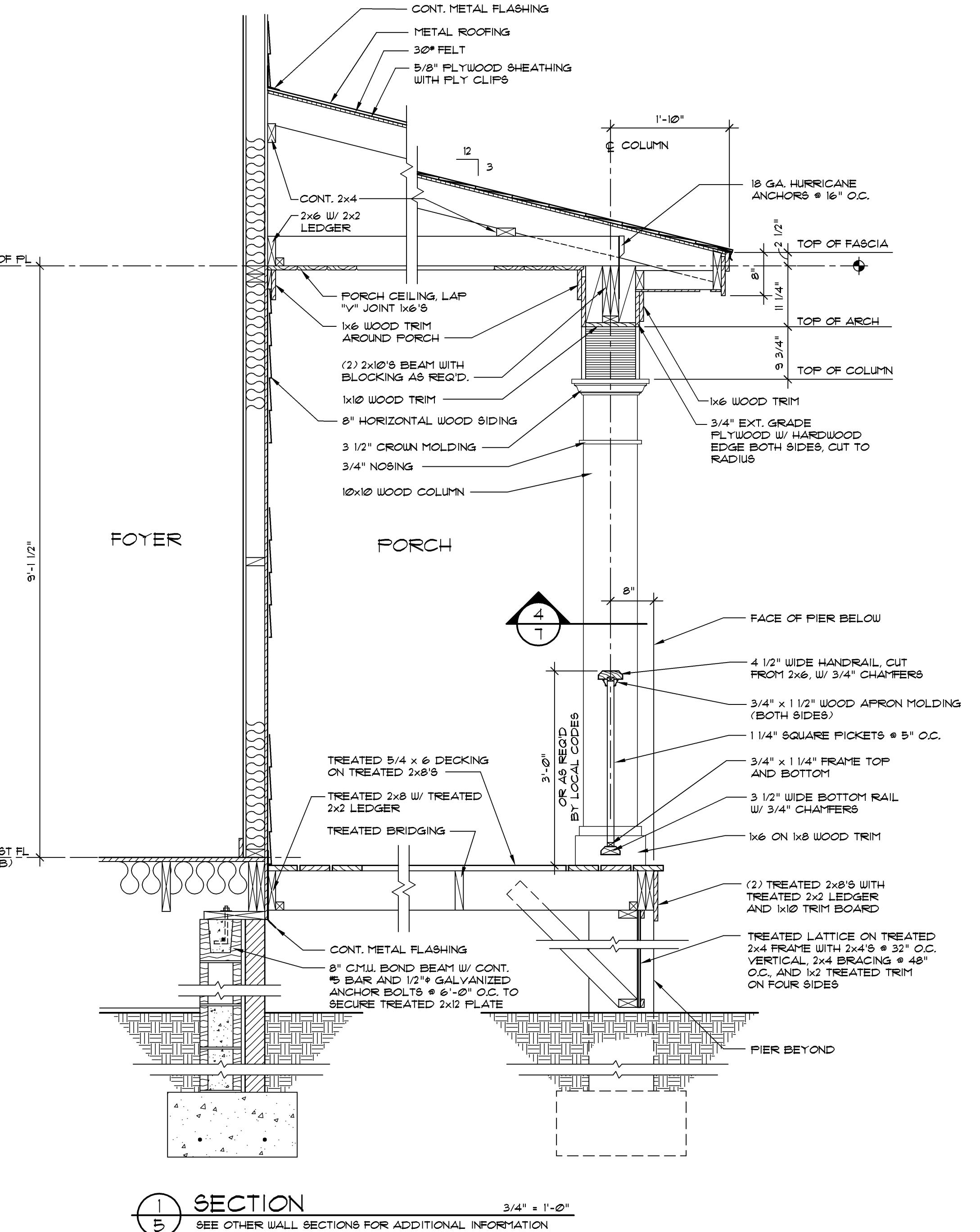
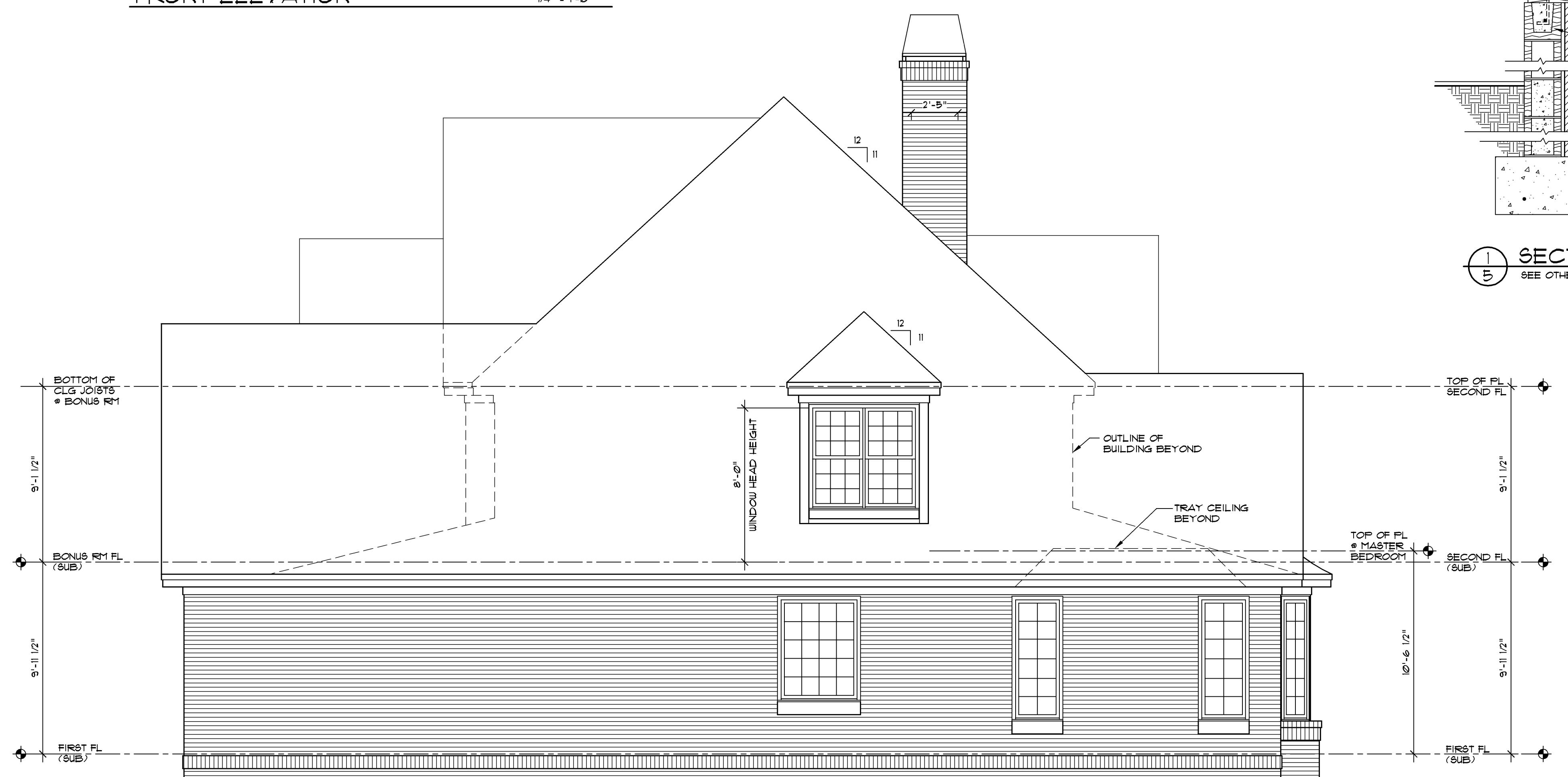
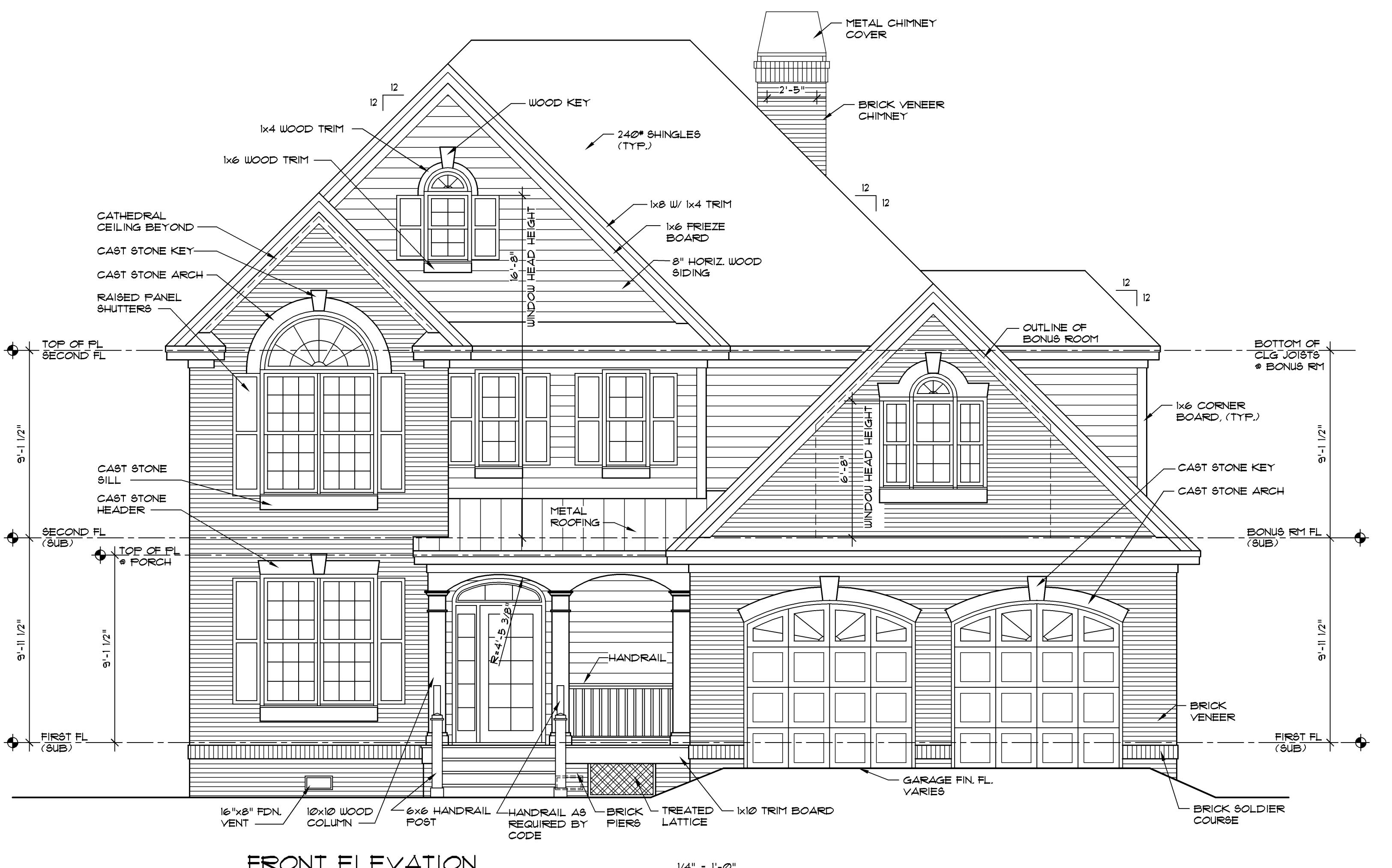


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DESIGN NO. DR
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FLOOR PLAN
193

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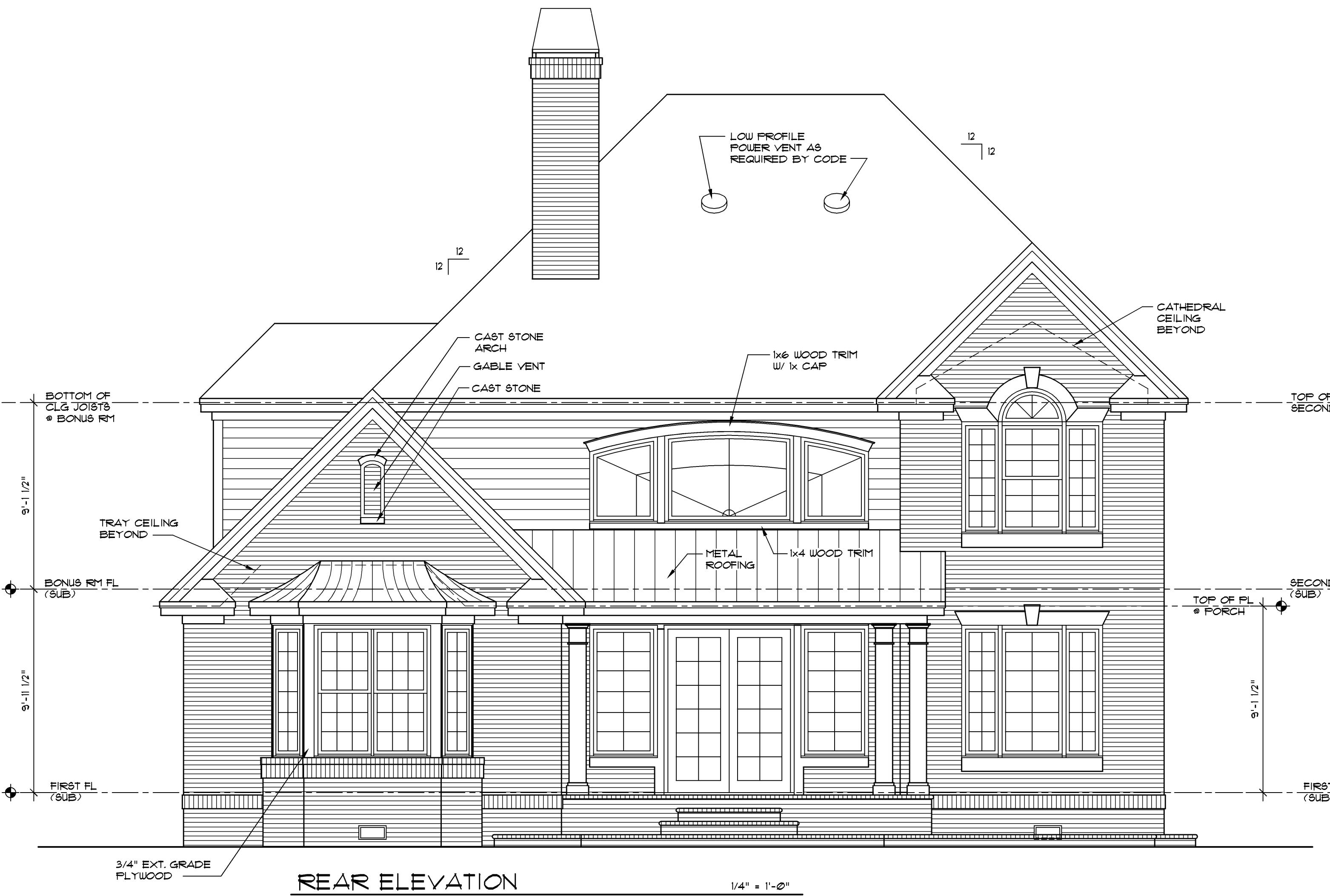
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ELEVATIONS



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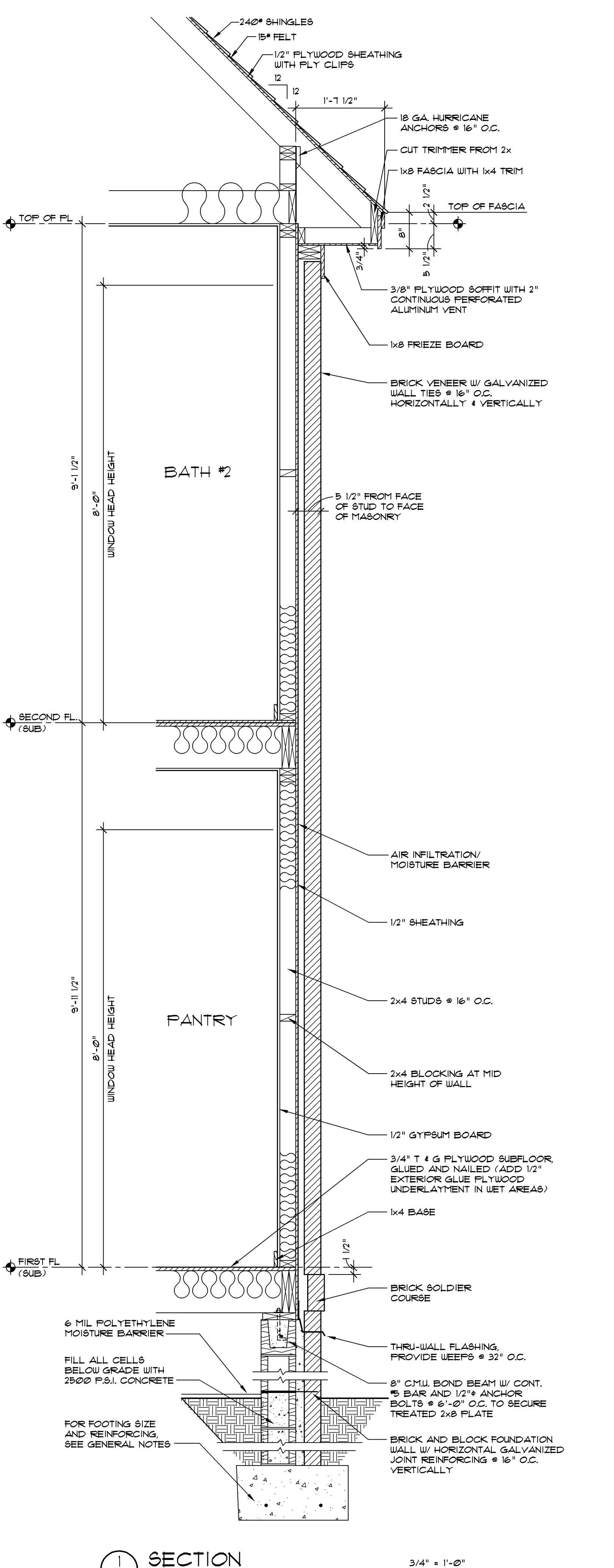
REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



SECTION
6

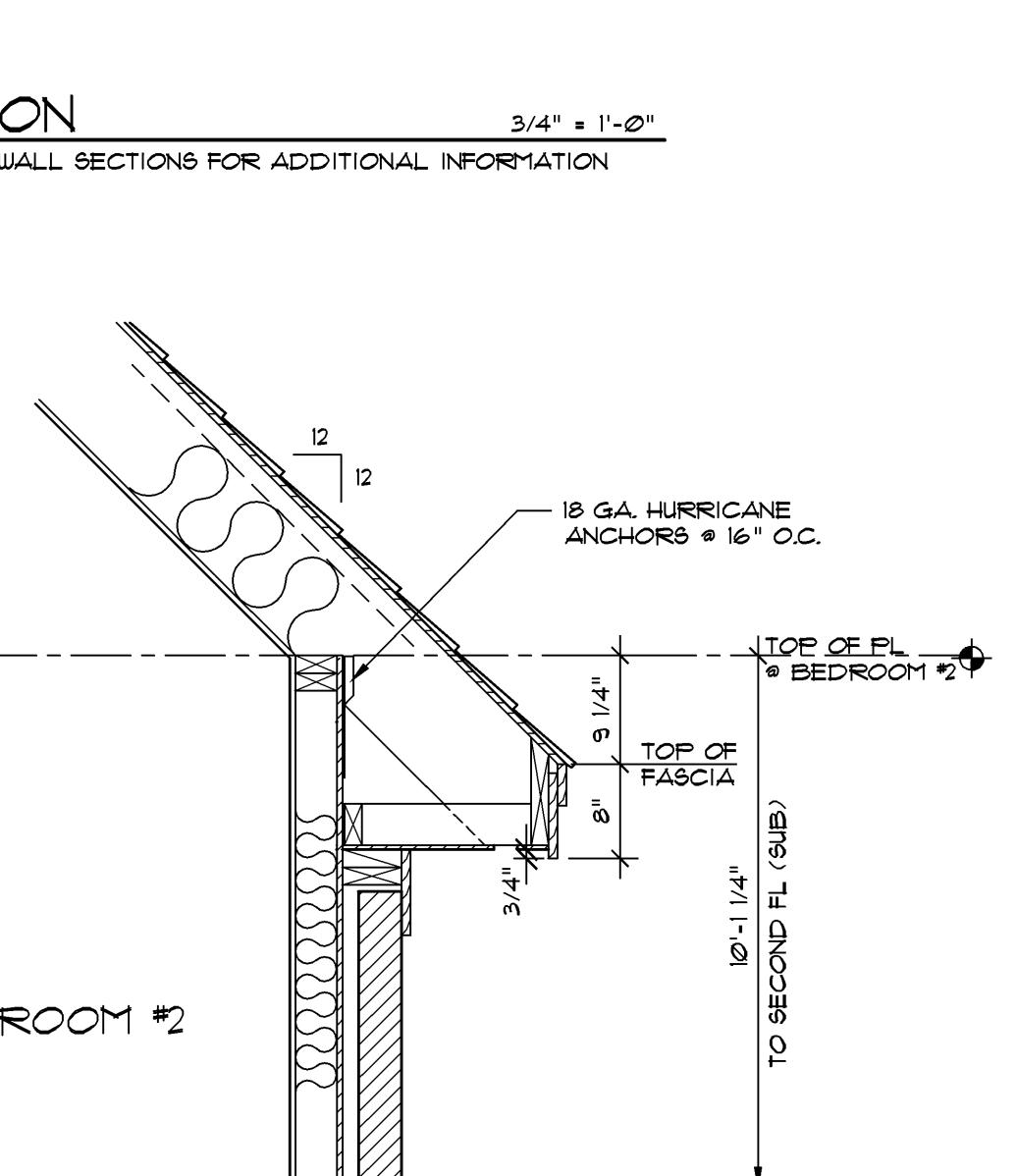
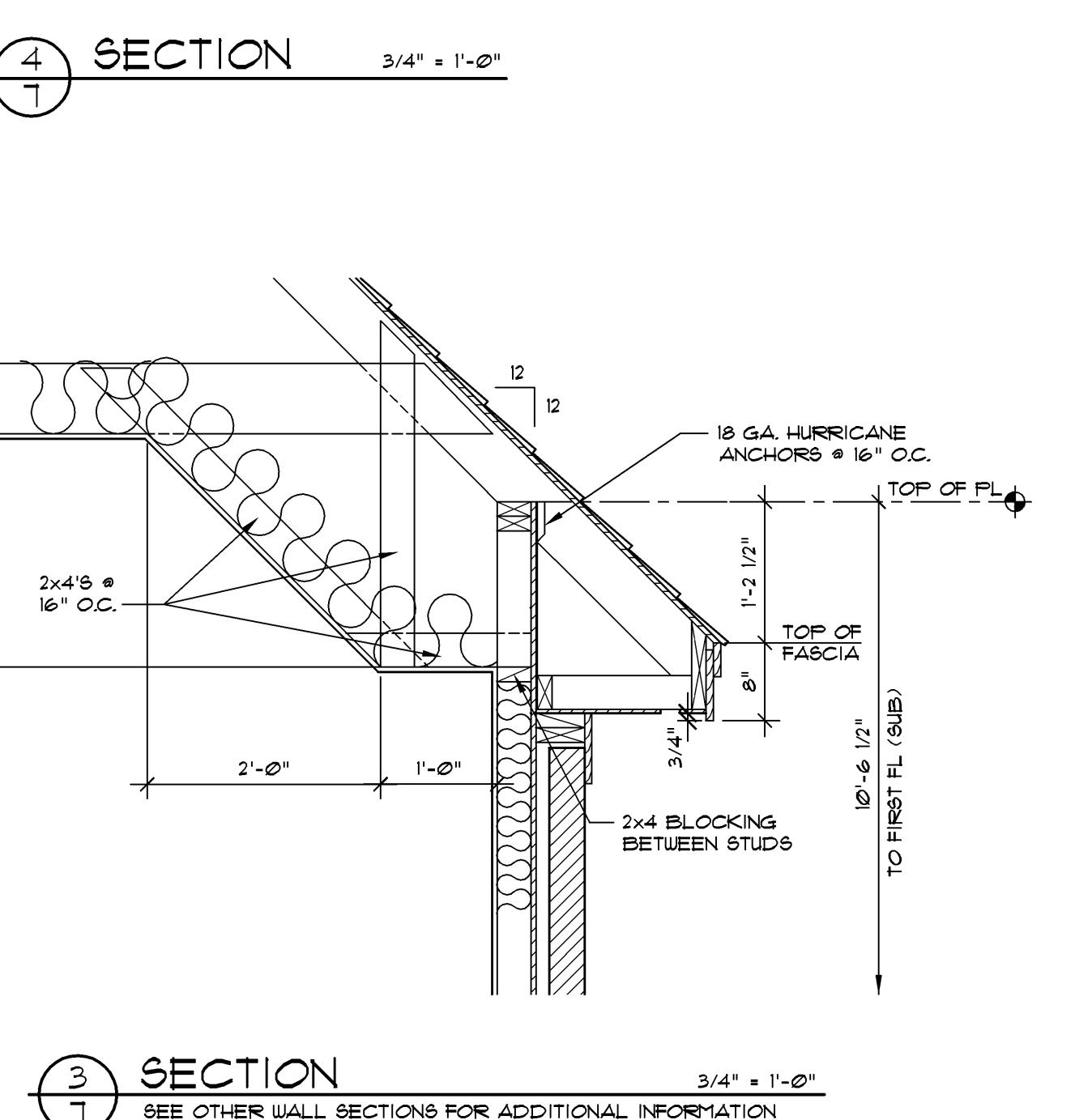
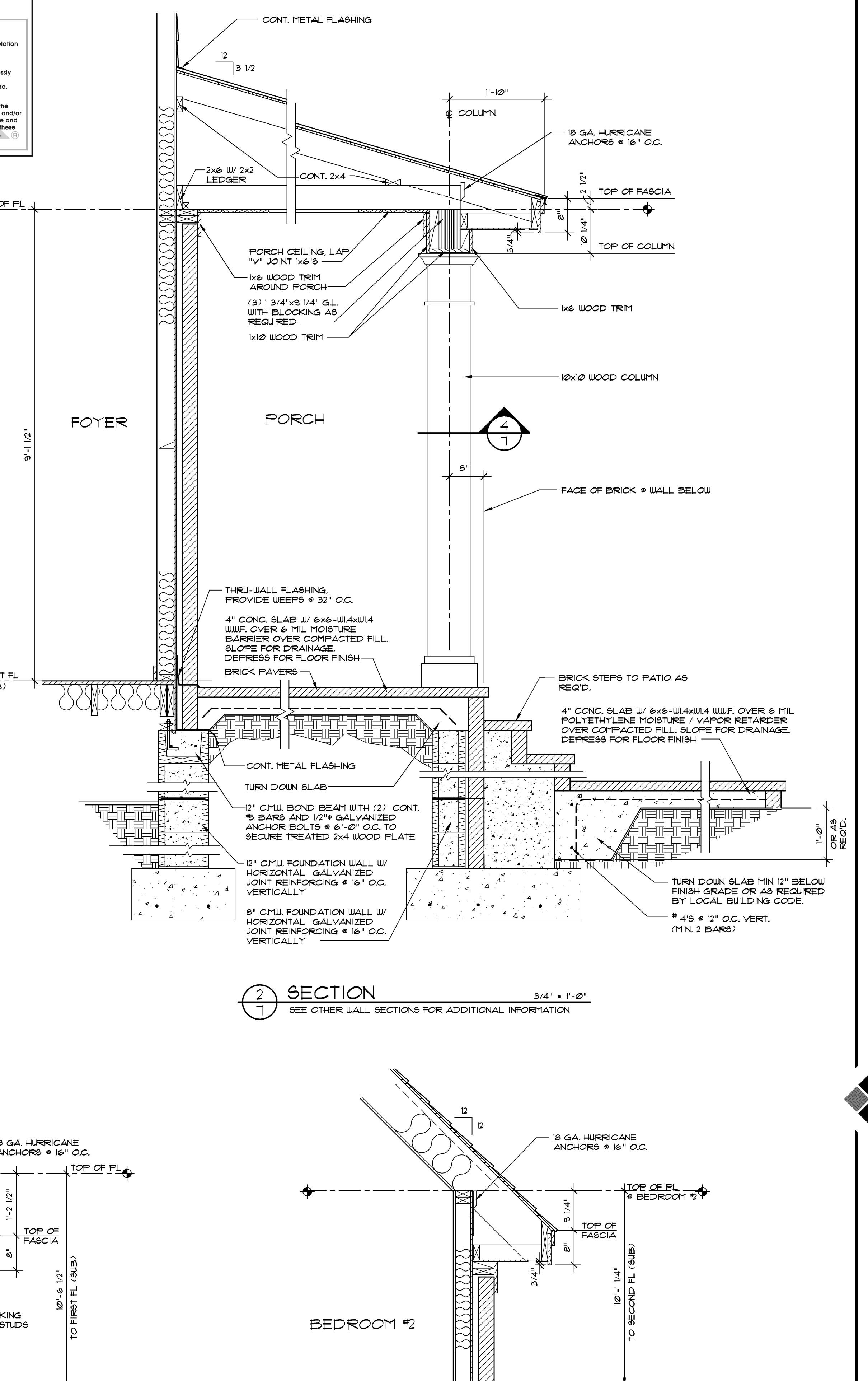
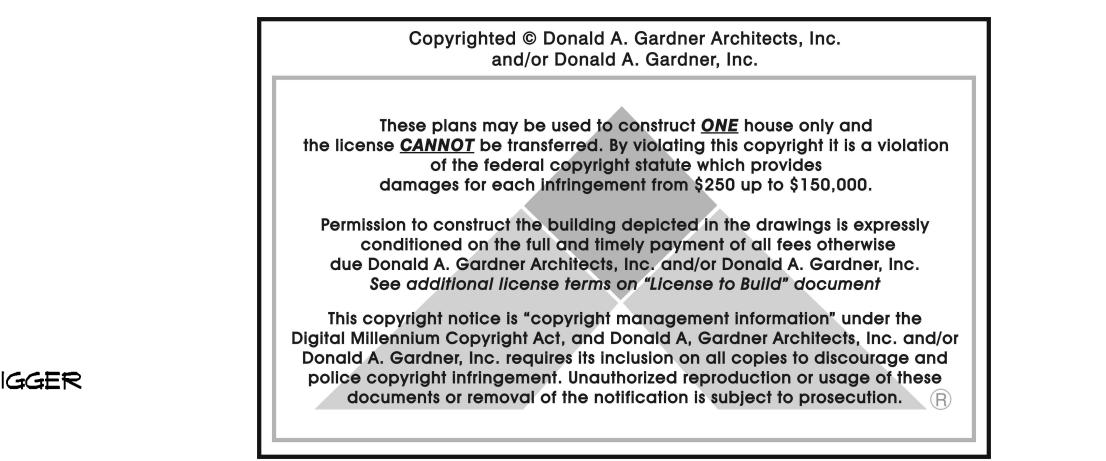
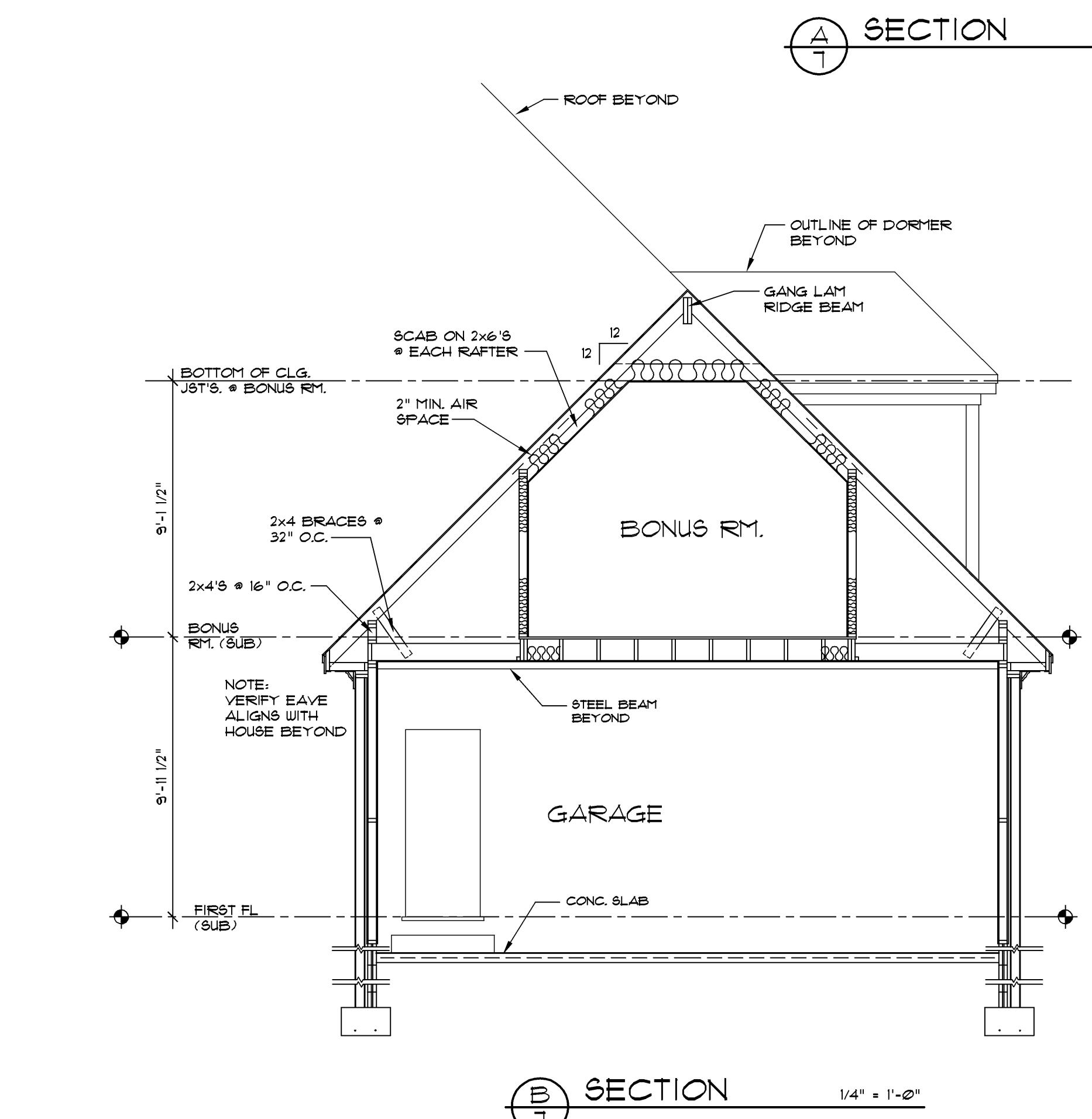
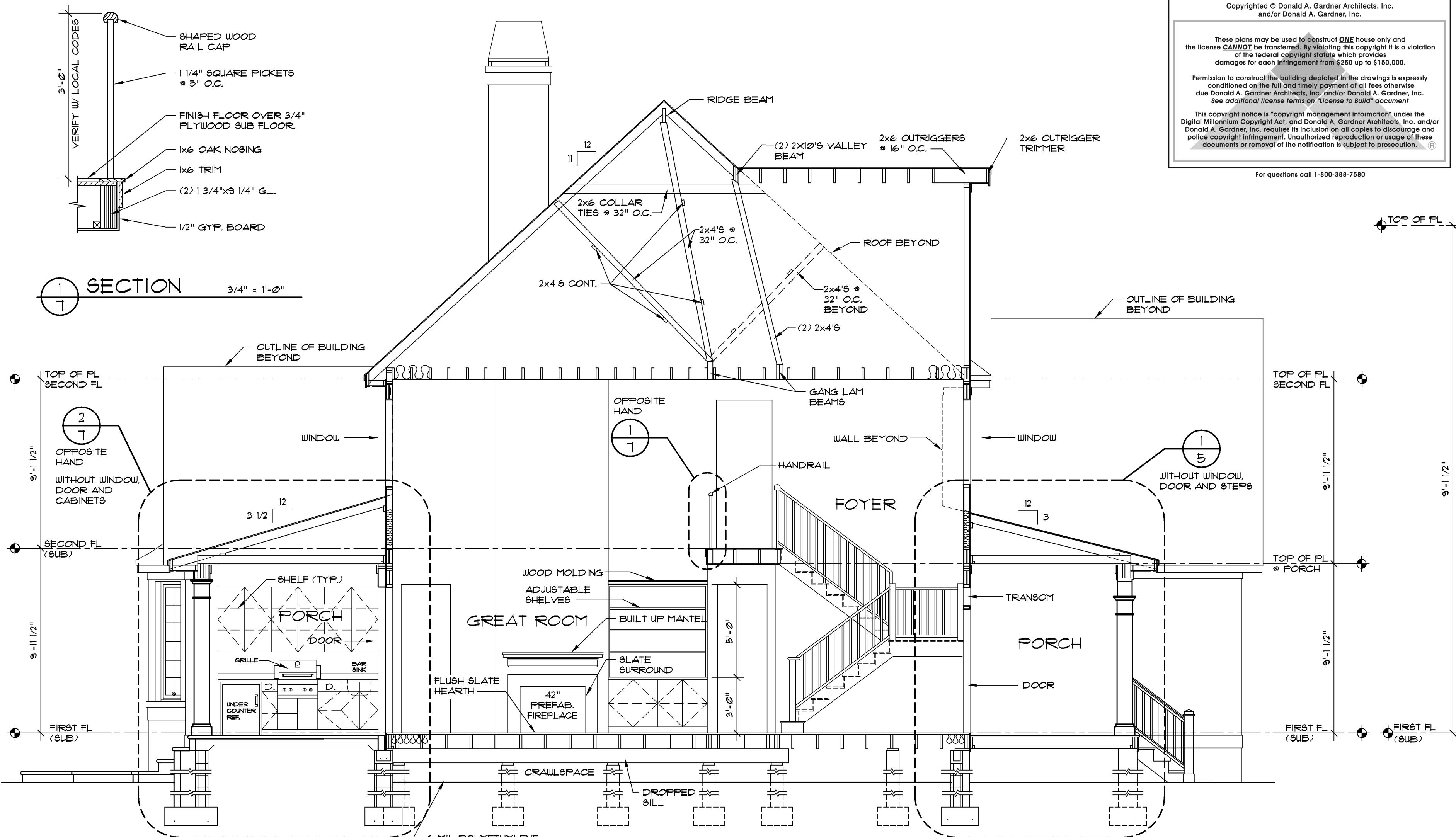
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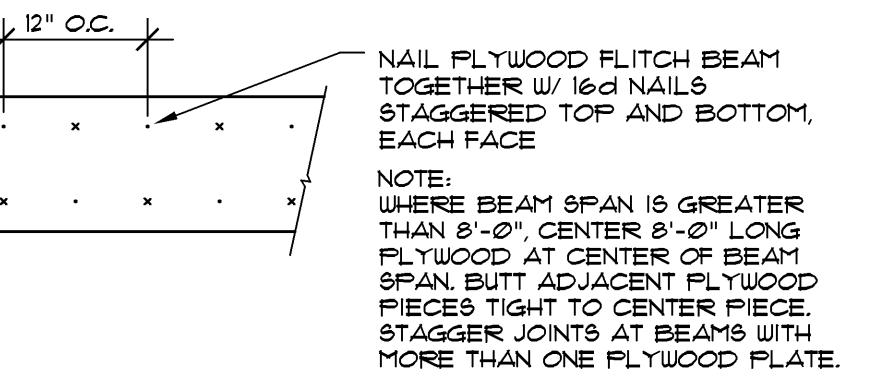
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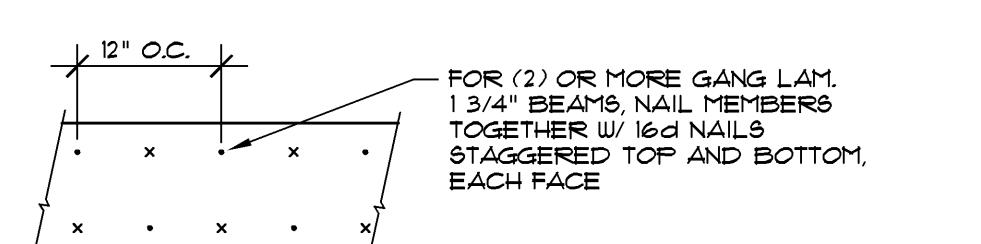
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6 9 GME
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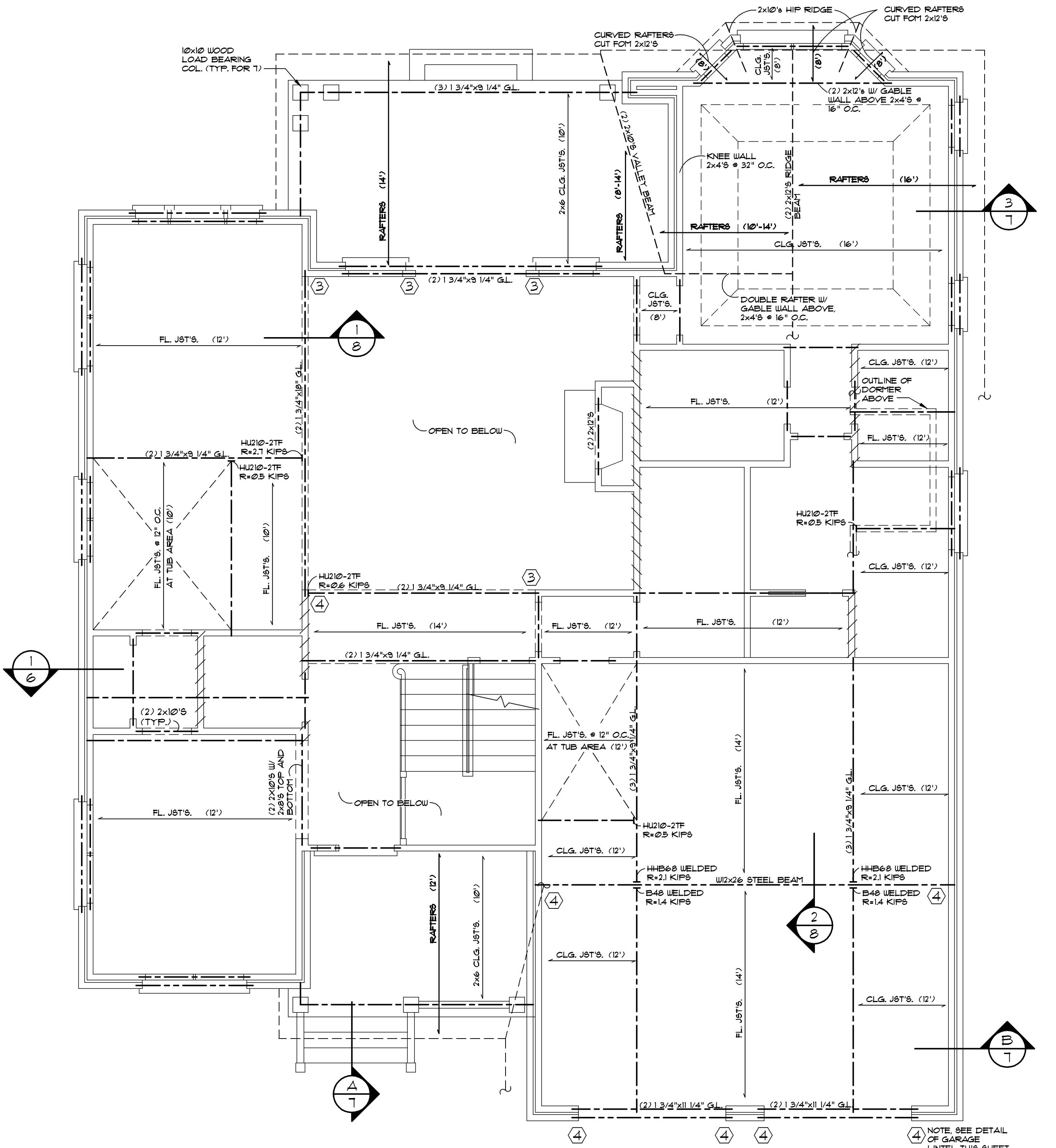




PLYWOOD FLITCH BEAM DETAIL
NOT TO SCALE



MULTIPLE GANG LAM. DETAIL
NOT TO SCALE

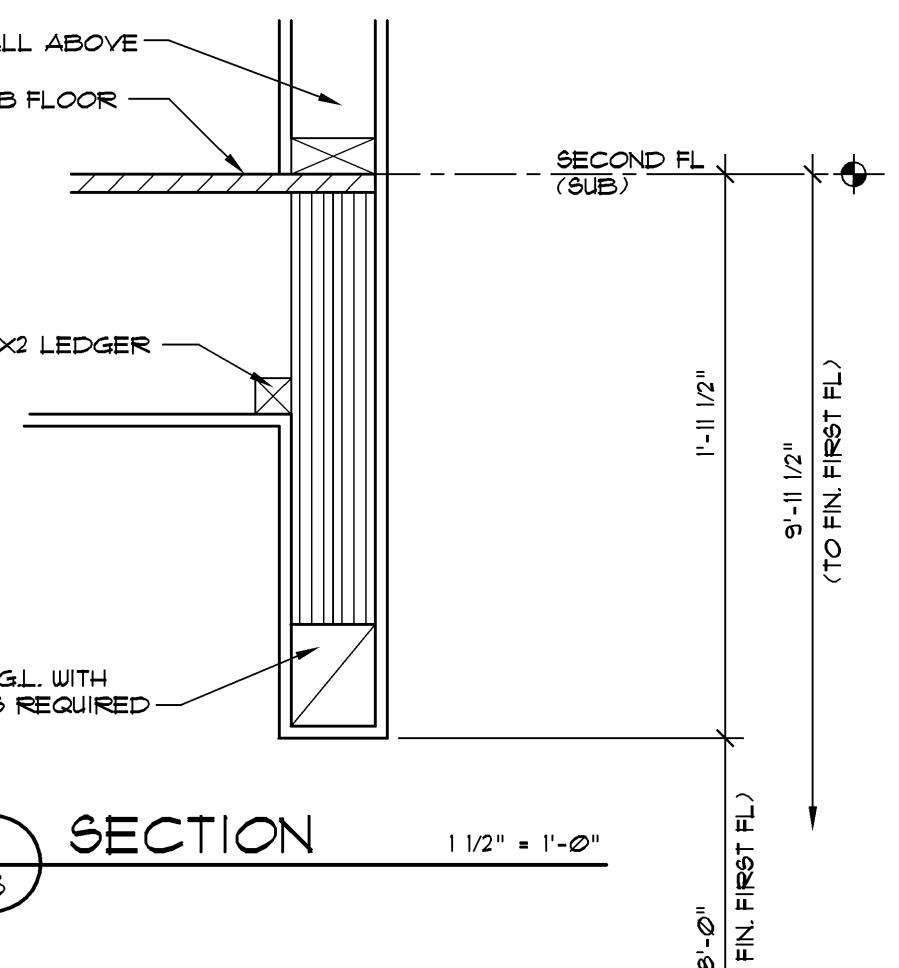


SECOND FLOOR STRUCTURAL PLAN

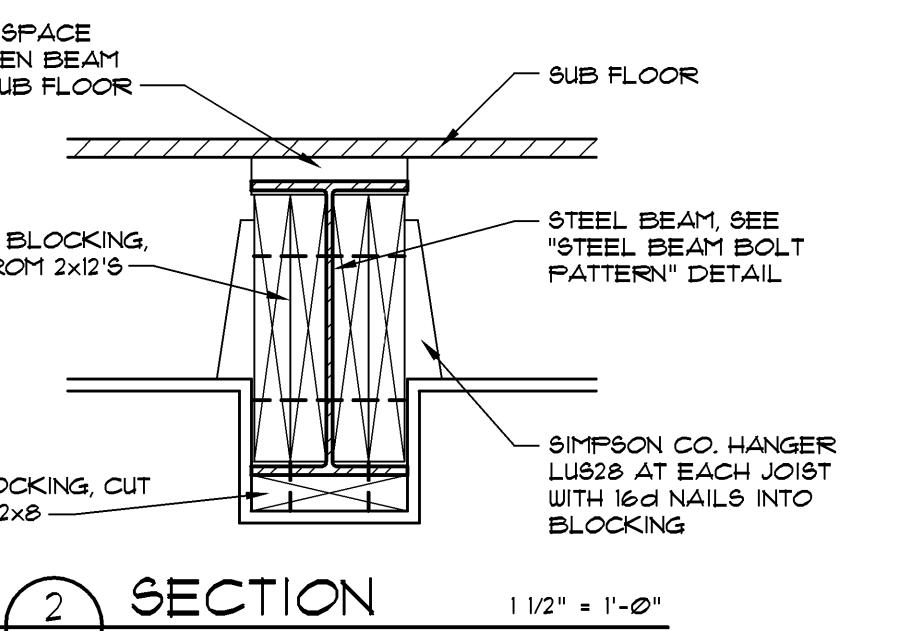
1/4" = 1'-0"

DESIGN CRITERIA

- (NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)
- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
ROOF & FLOOR DEAD LOADS - 15 P.S.F.
ROOF LIVE LOAD - 20 P.S.F.
FLOOR LIVE LOAD - 40 P.S.F.
MAXIMUM WIND SPEED - 90 MPH. (3-SECOND GUST)
 - VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
 - SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
 - INSULATION:
CEILING — R-30
WALL — R-13
FLOOR — R-18
 - GL MATERIAL SPECS
LAMINATED VENEER LUMBER GANG LAM LVL SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-999-9125) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
FD = 2500 PSI
Fv = 1000 PSI
E = 2,000,000 PSI
GANG LAM "W" LVL'S ARE INDICATED. GANG LAM "W" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED



SECTION



SECTION

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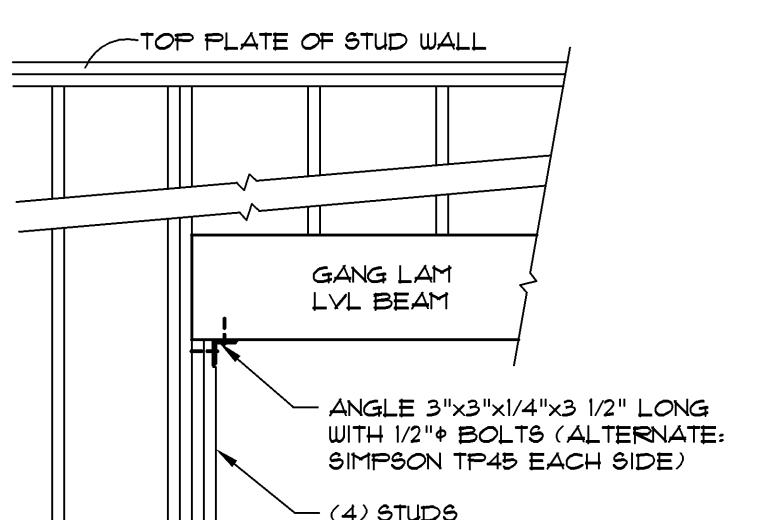
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STRUCTURAL LEGEND

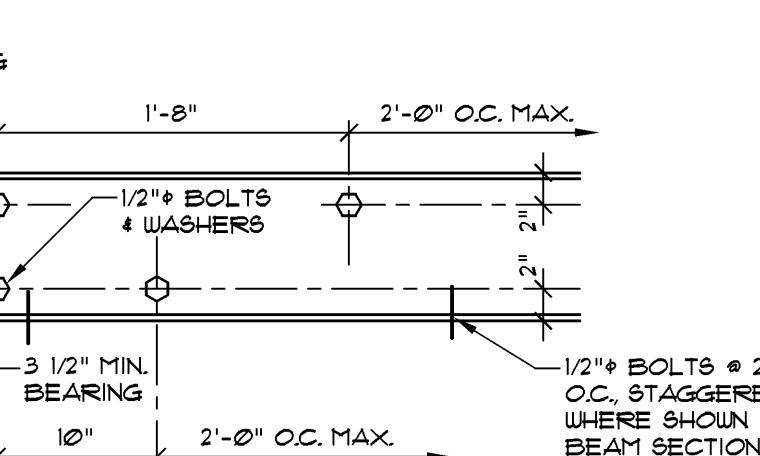
- RAFTERS (X) — RAFTERS, 2x6's @ 16" O.C. UNLESS NOTED OTHERWISE
- FL. JSTS. (X) — FLOOR JOISTS, 2x10's @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
- CLG. JSTS. (X) — CEILING JOISTS, 2x8's @ 16" O.C. UNLESS NOTED OTHERWISE
- PHANTOM LINE INDICATES STEEL BEAM
- / / / / THIS SYMBOL INDICATES MAIN LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING
- - - DASH LINE INDICATES ROOF FRAMING
- CENTER LINE INDICATES (2) 2x10's BEAM BELOW ROOF UNLESS NOTED OTHERWISE. (SEE STUD NOTE (3) BELOW)
- (3) INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE. NOTE: IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS
- BRACE ROOF TO WALL OR BEAM BELOW WITH 2x4's @ 32" O.C.

STRUCTURAL NOTES

- ROOF FRAMING DESIGN IS CONVENTIONAL (STICK) FRAMING. FOR CONVERSION TO PRE-ENGINEERED TRUSS FRAMING, CONSULT A LOCAL TRUSS MANUFACTURER.
- PROVIDE 2x6 COLLAR TIES @ 32" O.C. IN TOP THIRD OR TOP 3'-0" OF ATTIC SPACE IN ACCORDANCE WITH LOCAL BUILDING CODE.
- UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WINDOW OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10's LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL). LINTELS WHICH WILL NOT FIT BELOW THE WALL PLATE SHALL BE LOCATED WITHIN THE FLOOR/CEILING FRAMING ABOVE, AND THE OPENING SHALL BE FRAMED DOWN FROM THE LINTEL.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2x10's WITH 1/2" FLYWOOD PLATE LINTEL. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES WITH 4" MIN. BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
- AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 FLYWOOD OR NOMINAL 1/2" OSB ORIENTED STRAND BOARD, 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. PER EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
- CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA 94571 (800-999-5099).



DETAIL OF GARAGE LINTEL



STEEL BEAM BOLT PATTERN

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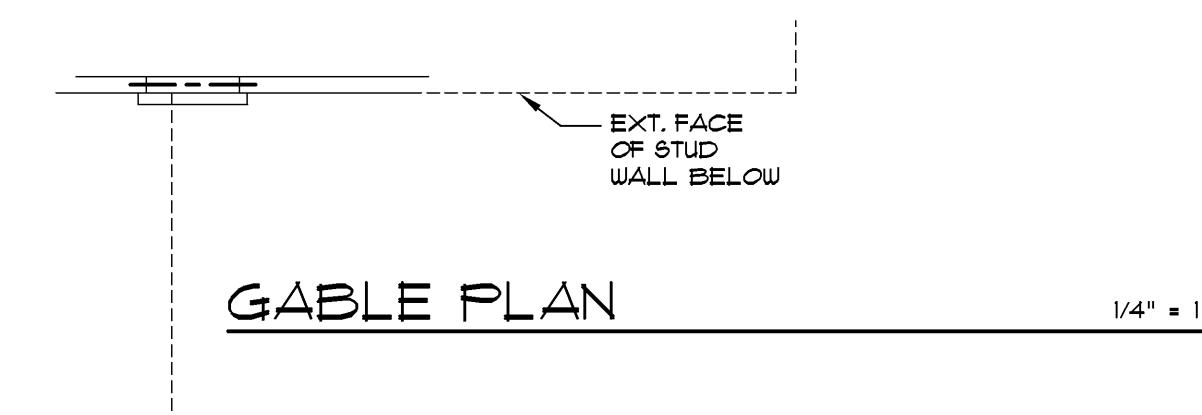
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This architectural drawing illustrates a complex roof system with multiple planes and supports. Key components shown include:

- Rafters:** Sloped, hip, and valley rafters are labeled with their respective spans and types (e.g., 2x6, 2x8, 2x10).
- Beams:** Ridge beams (2x10, 2x6), valley beams (2x10, 2x6), and gable end beams (2x10) are indicated.
- Connections:** Sloped CLG. JST's. at 10' O.C. and 8' O.C., CLG. JST's. @ 12" O.C. at 20', 18', and 12' intervals, and CLG. JST's. (12') at the eaves.
- Structural Details:** Double 2x10 rafter to receive ridge beam, 2x6 rafter scabs, and blocking between rafters (2x8) to receive ridge beam.
- Access:** Attic access points are marked with circles labeled 1 through 10, and an "AT CEILING" label.
- Dimensions:** Span dimensions such as 12', 16', 20', 24', 28', 30', and 36' are provided for various sections.

ROOF AND CEILING STRUCTURAL PLAN

1/4" = 1'-0"



GABLE PLAN

1/4" = 1

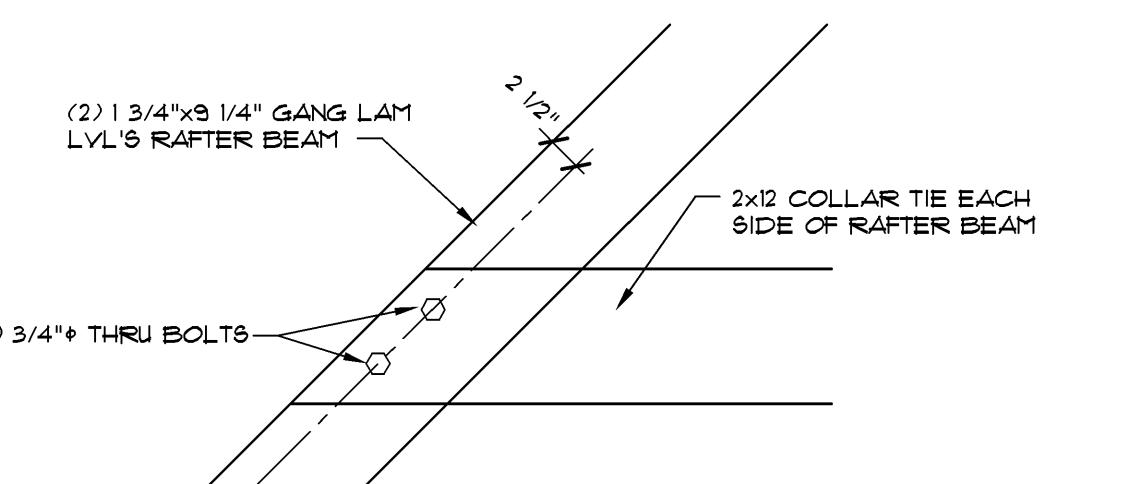
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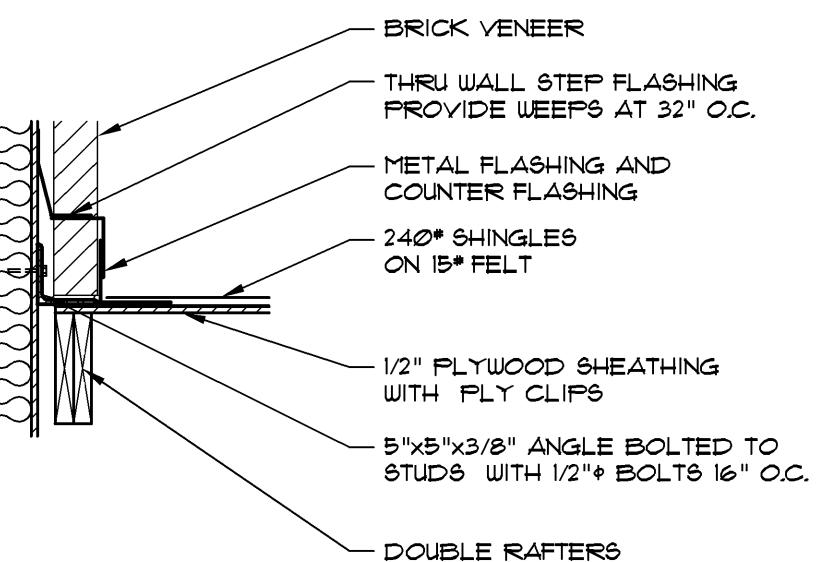
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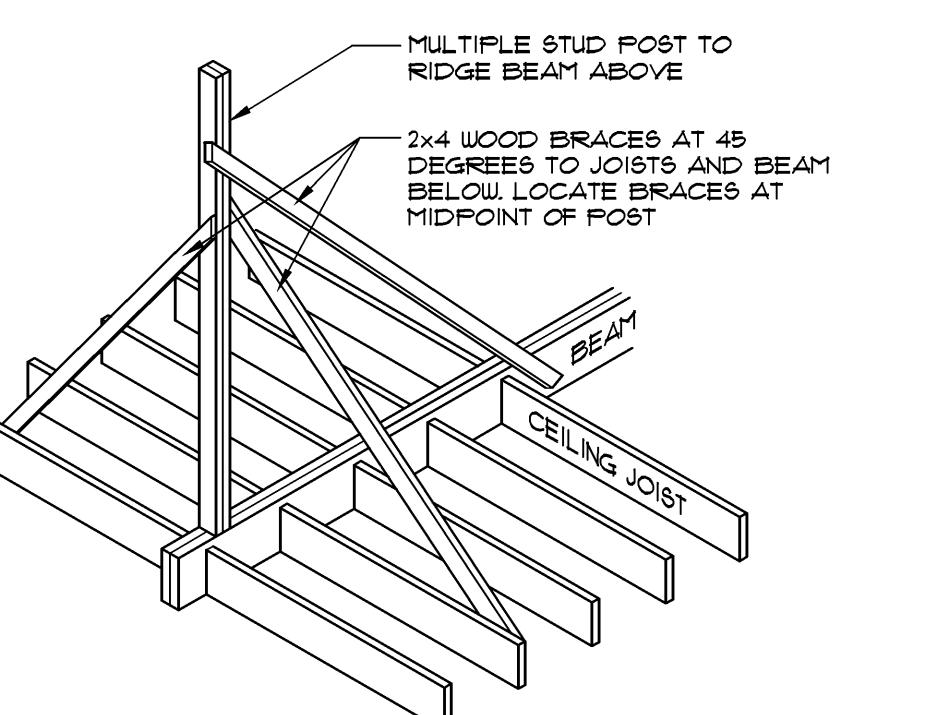


1 DETAIL AT RAFTER BEAM

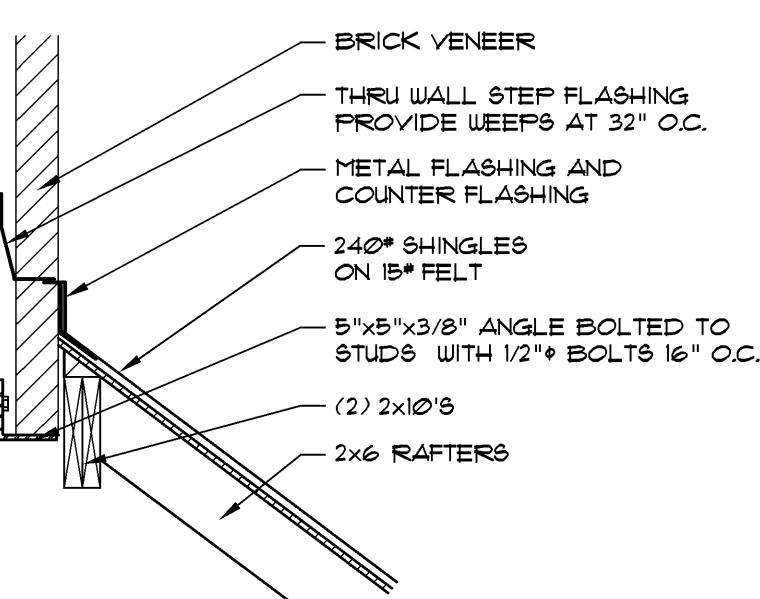


2 DETAIL @ ROOF TO WALL $\frac{3}{4}$ " = 1'-0"

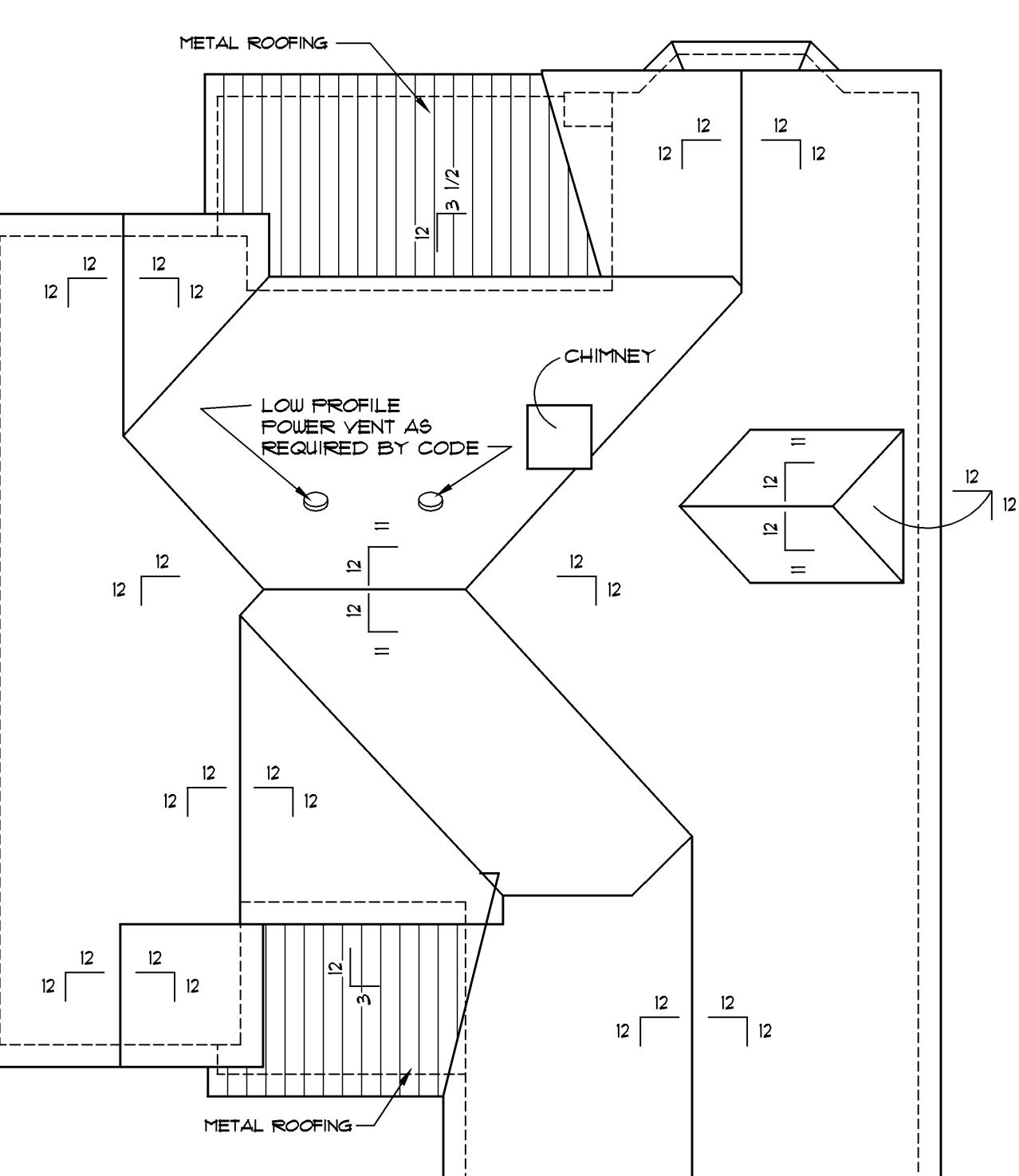
1-~~Q~~



DETAIL OF POST FROM
EAM TO RIDGE BEAM



SECTION



2025 PLAN

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