

(BOTTOM SILL HEIGHT OF ALL OPERABLE WINDOWS 5'-0" OR MORE ABOVE GRADE ON FIRST FLOOR TO BE 24" MIN. ABOVE FINISHED FLOOR)

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FIRST FLOOR	2,668 S.F.
SECOND FLOOR	1,664 S.F.
TOTAL	4,332 S.F.

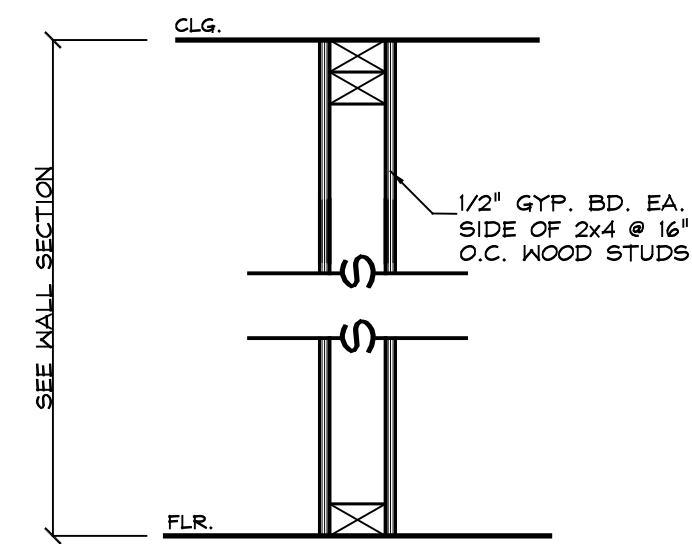
5' F. NUMBERS SHOWN ABOVE ARE APPROXIMATE AND S.F. NUMBERS SHOWN BELOW ARE APPROXIMATE AND PERMETER OF LIVABLE AREA, INCLUSIVE OF ALL HALLS & CLOSETS, EXCLUSIVE OF GARAGE AND THE 2ND FLR. PORTIONS OF ANY TWO STORY SPACES.

**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

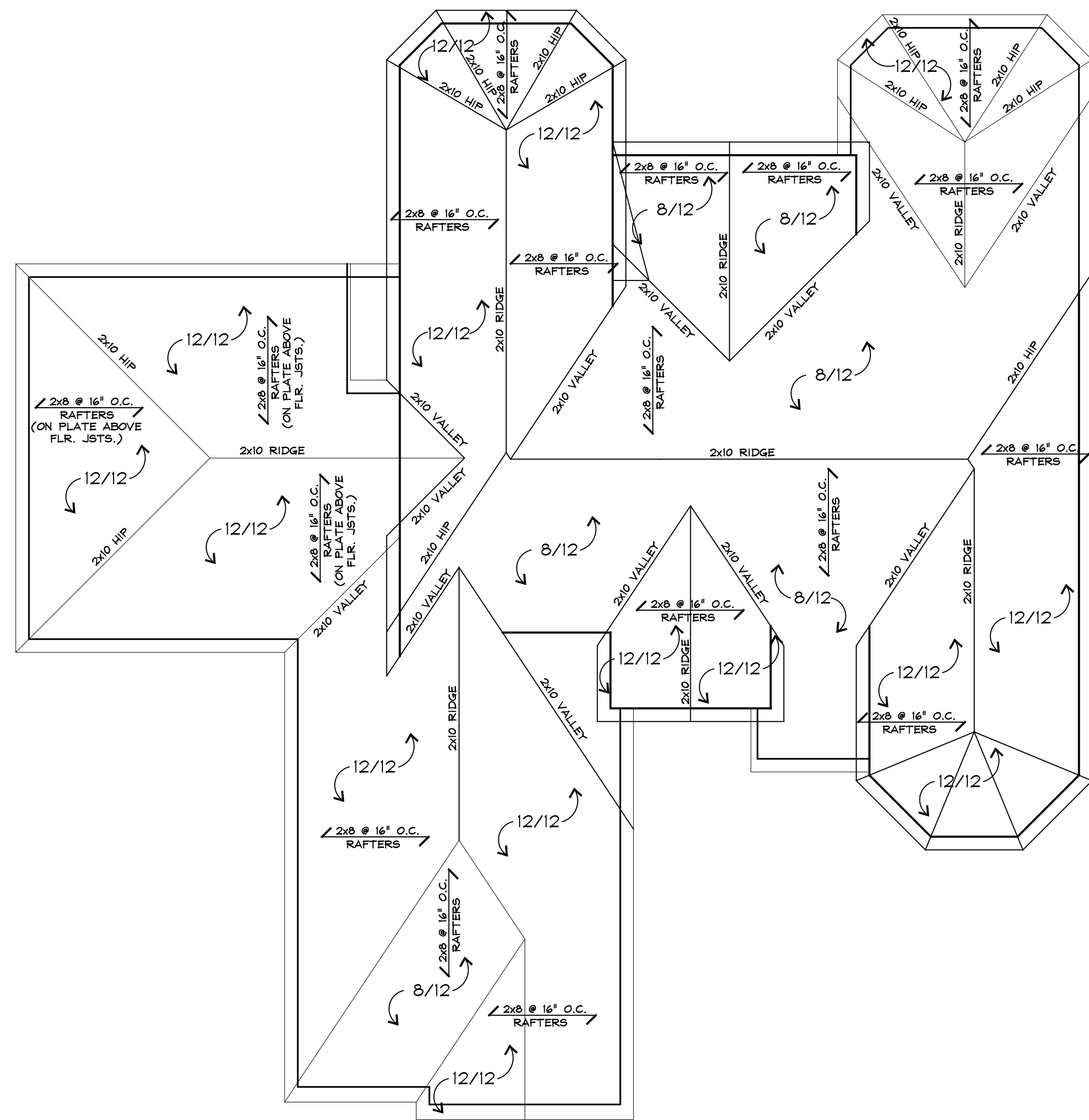
NOTES:  
1.) PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOIST AND UNDER ALL POINT LOADS UNLESS NOTED OTHERWISE.  
2.) PROVIDE DOUBLE STUD MINIMUM (NAILED TOGETHER) UNDER EACH END AT ALL HEADERS UNLESS NOTED OTHERWISE.  
3.) ALL STRUCTURAL LAMINATED WOOD MEMBERS TO HAVE F5 = 2050 PSI, E = 2,000,000, FV = 285 PSI, FC-(PERP) = 750 PSI & FC (PARA) = 2500 PSI.

*A 07/14/16 ISSUE FOR PERMIT.
ISSUES
1039-L31

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**TYP. INTERIOR PARTITION**  
SCALE: 1/2" = 1'-0"  
(BEARING AND NON-LOAD BEARING PARTITIONS)

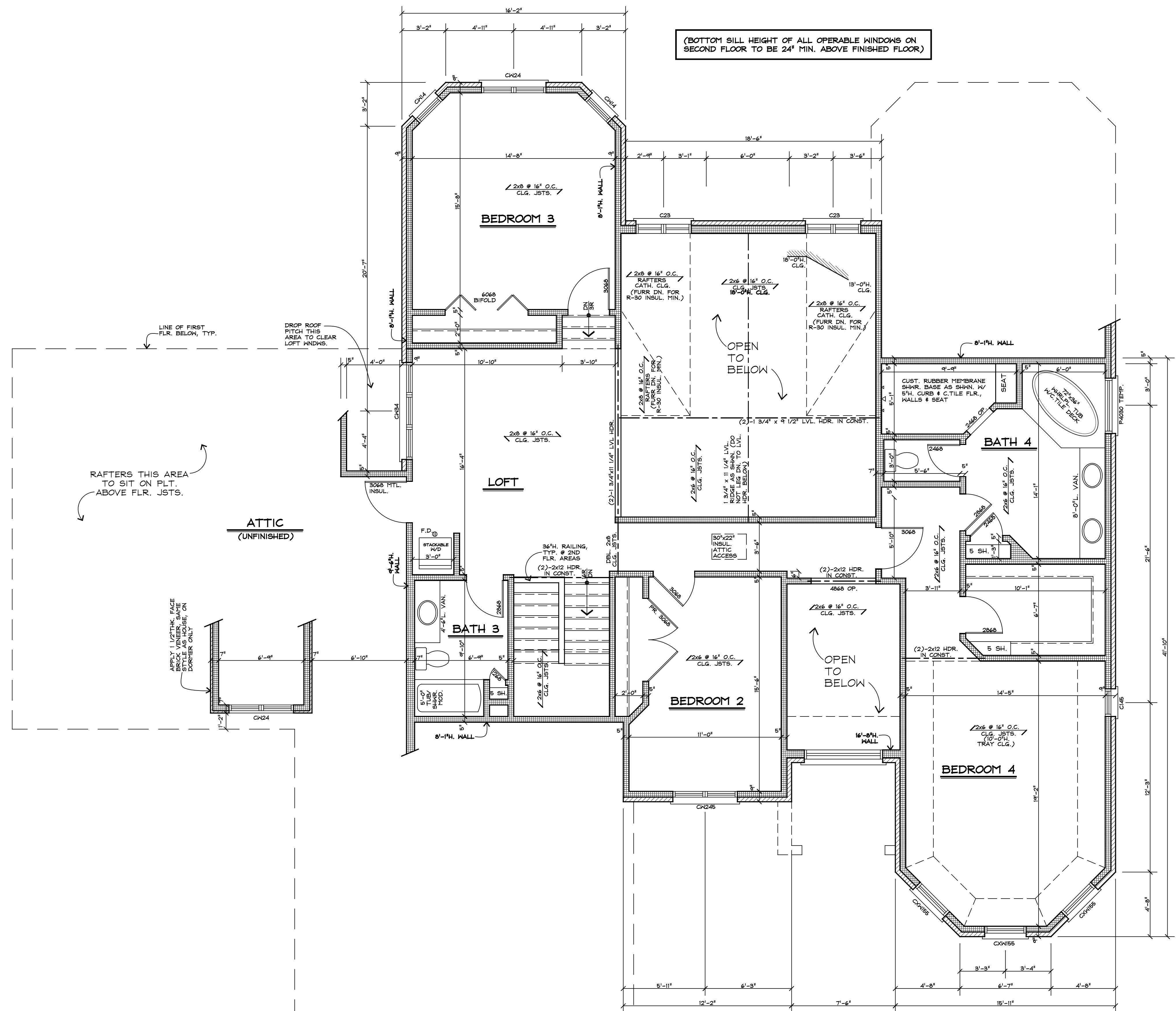


**ROOF PLAN**

SCALE: 1/8" = 1'-0"

**NOTE:**

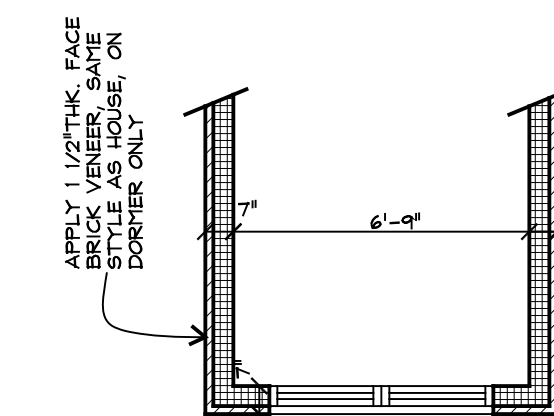
- LIVE (SNOW) LOAD: 34 PSF, DEAD LOAD: 10 PSF.
- ROOF RAFTERS TO BE 2x8 CANADIAN S.P.F. #2 @ 16" O.C. (BRACED 4'-0" O.C. IF NECESSARY DOWN TO WALLS BELOW @ MAXIMUM SPAN OF 15'-1") WITH 2x10 RIDGES, VALLEYS, AND HIP RAFTERS.
- PROVIDE 2x4 @ 4'-0" O.C. COLLAR TIES @ APPROX. TWO-THIRDS THE HEIGHT FROM THE PLATE TO THE RIDGE.
- HIP OR VALLEY RAFTERS LONGER THAN 24'-0" SHALL BE 1-3/4" WIDE L.V.L. MEMBERS x RAFTER DEPTH + 2".
- VERT. RIDGE & HIP SUPPORTS SHALL BE INSTALLED DOWN TO LOAD BEARING PARTITIONS PER LOCAL CODES AND SHALL BE LEFT PERMANENTLY IN PLACE.
- NUMBER OF ROOF VENTS SHALL BE EQUAL TO 1/300th THE ROOF AREA PROVIDED AT LEAST 50% & NOT MORE THAN 80% OF THE REQ'D VENT. AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE SOFFIT W/BALANCE OF REQ'D VENT PROVIDED BY SOFFIT VENTS. LOCATION TO BE V.I.F. WITH AN EFFORT MADE TO KEEP VENTS OFF FRONT OF RESIDENCE. VENTS TO HAVE CORROSION-RESISTANT WIRE MESH w/ 1/8"-1/4" OP.
- PROVIDE ICE & WATER SHIELD ENTIRE PERIMETER & EXTEND 24" MIN. INSIDE EXTERIOR WALL, CONSISTING OF AT LEAST 2 LAYERS CEMENTED TOGETHER OR SELF-ADHERING MOD. POLYMER BITUMEN.
- THE ENDS OF ALL CLG. JSTS. AND RAFTERS SHALL BEAR A MIN. 1-1/2" ON WOOD OR METAL AND 3" ON MASONRY OR CONC.
- ROOFING SHALL INCLUDE 25 YR. WARRANTY.



(BOTTOM SILL HEIGHT OF ALL OPERABLE WINDOWS ON SECOND FLOOR TO BE 24" MIN. ABOVE FINISHED FLOOR)

RAFTERS THIS AREA TO SIT ON FLT. ABOVE FLR. JSTS.

ATTIC (UNFINISHED)



**SECOND FLOOR PLAN**

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

**NOTES:**

- PROVIDE DOUBLE STUD MINIMUM (NAILED TOGETHER) UNDER EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL LAMINATED WOOD MEMBERS TO HAVE Fb = 2950 PSI, E = 2,000,000, FV = 285 PSI, FC = (PERP) = 750 PSI & FC (PARA) = 2500 PSI

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