8-PLEX TOWNHOUSES

1707 Pch Hwy Unit 323 Hermosa Beach, CA 90254 United States

PROJECT DATA

NAME OF PROJECT:	8-PLEX TOWNHOUSES
OWNER / CONTACT:	LADD CALDWELL
PROJECT ADDRESS:	1707 Pch Hwy Unit 323 Hermosa Beach, CA 90254 United States
OCCUPANCY CATEGORY:	SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE:	V-B (UNSPRINKLERED)
NO. OF STORIES:	2
SPRINKLER TYPE:	NOT REQUIRED
CODE REFERENCE:	INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION INTERNATIONAL BUILDING CODE, 2018 EDITION (EXCLUDING CHAPTER 11 AND SECTION 3411) INTERNATIONAL FUEL GAS CODE, 2018 EDITION INTERNATIONAL MECHANICAL CODE, 2018 EDITION INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION INTERNATIONAL FIRE CODE, 2018 EDITION NATIONAL ELECTRIC CODE, NFPA 70, 2017 EDITION

FIRE RESISTANCE RATING REQUIREMENTS

(PER IBC CHAPTER 6)

ELEMENT DESCRIPTION	REQUIRED FIRE RATING
PRIMARY STRUCTURAL FRAME	0 HRS PER TABLE 601
INTERIOR NON-BEARING WALLS AND PARTITIONS	0 HRS PER TABLE 601
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HRS PER TABLE 601
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HRS PER TABLE 601
EXTERIOR AND INTERIOR BEARING WALLS	0 HRS PER TABLE 601
EXTERIOR AND INTERIOR NON-BEARING WALLS	0 HRS PER TABLE 601 AND 602**
FIRE BARRIER WALLS BETWEEN DWELLING UNITS	1 HRS PER SECTION 708

***FIRE SEPARATION DISTANCE TO CENTERLINE OF PSUEDO-PUBLIC WAY IS GREATER THAN 10 FEET*

BUILDING DATA

PER UNIT AREAS FOR CODE REVIEW (SQUARE FEET)*

SINGLE UNIT	CONDITIONED	UNCONDITIONED	DECK	TOTAL
MAIN LEVEL	589	0	220	809
UPPER LEVEL	589	0	0	589
TOTAL	**1,178**	**0**	**220**	**1,398**

BUILDING HEIGHT

	PROVIDED	ALLOWED
NO. OF STORIES	2	3
HEIGHT	29' - 6"	60' - 0"

BUILDING AREAS FOR CONSTRUCTION ESTIMATE (SQUARE FEET)*

FLOOR	FOOTPRINT	DECK	TOTAL
MAIN LEVEL	5,120	1,760	6,880
UPPER LEVEL	5,120	0	5,120
TOTAL	**10,240**	**1,760**	**12,000**

**THE BUILDING AREA USED FOR CODE REVIEW IS CALCULATED USING THE INTERIOR DIMENSIONS WHILE THE AREA USED FOR THE CONSTRUCTION ESTIMATE IS CALCULATED USING THE OUTSIDE DIMENSIONS*

INDEX OF DRAWINGS

ARCHITECTURAL DRAWINGS

COVER PAGE

8 PLEX TOWNHOUSES

LADD CALDWELL

???????

PROJECT NO:
25023

DRAWN BY:
Muhammad

REV	DATE

DRAWING NO:
A001

GENERAL NOTES

1. EXAMINE AND BECOME FAMILIAR WITH ALL OF THE CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. SCOPE OF WORK SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED TO COMPLETE THE PROJECT. ANY DISCREPANCY AND/OR UNCERTAINTY SHOULD BE VERIFIED WITH THE OWNER.
2. CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES.
4. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAIL, OR INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER, OR THE OWNER'S DESIGNATED REPRESENTATIVE.
5. ALL SITE WORK AND LANDSCAPING IS TO BE COORDINATED WITH OWNER AND SHALL MEET LOCAL JURISDICTIONAL REQUIREMENTS.
6. THE OWNER OR CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, FEES AND INSPECTIONS.

CONSTRUCTION NOTES

1. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE REFERENCED CODES, LOCAL ORDINANCES, AND REGULATIONS WHICH SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THE PROJECT.
2. THE CONTRACTOR SHALL USE BEST PRACTICES OF CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A STRUCTURALLY SOUND AND WEATHERPROOF FINISHED PRODUCT.
3. THE ENGINEER HAS NOT BEEN ENGAGED FOR CONSTRUCTION SERVICES AND IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL BASED ON THE NOMINAL STUD DIMENSIONS. STUD WALLS NOT DIMENSIONED ARE NOMINAL 2x4 CONSTRUCTION.
5. WINDOW SIZES INDICATED ON THE DRAWINGS ARE NOTED BY GENERIC SASH SIZES. CONTRACTOR SHALL COORDINATE ROUGH OPENING REQUIREMENTS WITH THE WINDOWS SELECTED BY THE OWNER. REFER TO FLOOR PLANS, ELEVATIONS, AND WINDOW SCHEDULES FOR TYPES OF WINDOWS.
6. CONTRACTOR SHALL ENSURE THAT ALL FIREPLACES ARE VENTLESS AND MEETS OR EXCEEDS ALL REQUIREMENTS SET FORTH BY THE MANUFACTURER.
7. PROVIDE FLASHING ABOVE ALL WINDOWS, DOORS, AND OTHER OPENINGS TO THE EXTERIOR. PROVIDE WEEPS AT MASONRY CAVITY FLASHINGS SPACED AT 16" OC.
8. PROVIDE TYVEK "HOUSE WRAP" MOISTURE BARRIER OVER ALL EXTERIOR WALLS. FLASH ALL WINDOW, DOOR AND OTHER OPENINGS WITH TYVEK FLEXIBLE FLASHINGS.
9. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS FOR SPECIFIC NOTES, DETAILS AND CONSTRUCTION REQUIREMENTS RELEVANT TO THE WORK.

FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. REFERENCE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS. REPORT DISCREPANCIES TO THE ENGINEER FOR RESOLUTION.
2. UNO, DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, STUD SPACING, NAILING, AND TAPING. MUD FLOAT AND SAND THREE (3) COATS PRIOR TO PAINTING. ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS SHALL HAVE WATER-RESISTANT GYPSUM BOARD.
3. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1288, C-1325, C-1178, OR C-1278, RESPECTIVELY, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND FOR WALL PANELS IN SHOWER AREAS.
4. AT LEAST ONE EGRESS WINDOW SHALL BE PROVIDED IN EACH BEDROOM AS FOLLOWS:
   A. GROUND FLOOR EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ FT.
   B. SECOND FLOOR AND ABOVE EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT.
   C. ALL EGRESS WINDOWS SHALL NAVE A MINIMUM NET CLEAR OPENABLE WIDTH OF 20 INCHES, A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24 INCHES AND HAVE A MAXIMUM FINISHED SILL HEIGHT OF 44 INCHES ABOVE FINISHED FLOOR.
5. ALL TRANSPARENT OR TRANSLUCENT PANELS LOCATED WITHIN 18 INCHES FROM FLOORS 24 INCHES FROM DOORS, OR WITHIN 60 INCHES FROM FLOOR AT BATHTUBS, SHOWERS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, OR HOT TUBS, SHALL BE TEMPERED GLASS OR OTHER SAFETY GLAZING.

ROOFING NOTES

1. UNDERLAYMENT SHALL BE A WATER RESISTANT, VAPOR PERMEABLE, WOVEN POLYMER MEMBRANE (SUCH AS DUPONT ROOFLINER) AND SHALL BE INSTALLED WITH CORROSION RESISTANT NAILS OR CAP STAPLES IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
2. UNDERLAYMENT SHALL BE A WATER RESISTANT, VAPOR PERMEABLE, WOVEN POLYMER MEMBRANE (SUCH AS DUPONT ROOFLINER) AND SHALL BE INSTALLED WITH CORROSION RESISTANT NAILS OR CAP STAPLES IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.

SEALING NOTES

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES; BETWEEN WALL AND FOUNDATION; BETWEEN WALL PANELS AT PENETRATIONS; AT UTILITY SERVICE PENETRATIONS THROUGH WALLS, FLOORS, AND ROOF; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED.

FLASHING NOTES

1. CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP AND SIDES OF ALL WINDOWS AND ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS, MASONRY, AND/OR WOOD CONSTRUCTION AND FRAME WALLS, OR AN APPROVED WATER RESISTANT SHEATHING AND CAULKING SHALL BE USED AT TOP AND SIDES TO GUARANTEE LEAK PROOF.
2. FLASHING AT THE ROOF AND A VERTICAL SIDEWALLL SHALL BE CONTINUOUS AT THE END OF THE VERTICAL SIDEWALL. THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE VERTICAL SIDEWALL AND ONTO THE ROOF AND/OR GUTTER SHALL BE USED AT TOP AND SIDES TO GUARANTEE LEAK PROOF.

ENERGY CODE AND INSULATION NOTES

1. ATTIC ACCESS HATCHES AND DOORS SHALL BE WEATHER STRIPPED AND INSULATED TO THE SAME LEVEL AS SURROUNDING SURFACES.
2. FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR SHEATHING.
3. PROGRAMMABLE THERMOSTATS WITH DAILY SETBACK CAPABILITY ARE REQUIRED WHERE PRIMARY HEATING SYSTEM IS FORCED AIR WITH AN INITIAL SETTING NOT HIGHER THAN 70° FAHRENHEIT FOR HEATING AND NOT LOWER THAN 78° FAHRENHEIT FOR COOLING.
4. ALL HVAC DUCTWORK SHALL BE SEALED. AIR SUPPLY DUCTS IN ATTICS SHALL HAVE R-8. ALL OTHER AIR SUPPLY DUCTS RAN THROUGH UNCONDITIONED SPACE SHALL HAVE AT LEAST R-6 INSULATION.

FIRE BLOCKING NOTES

1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AT THE FOLLOWING LOCATIONS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. FIRE BLOCKING SHALL BE INSTALLED AT CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL CONCEALED SPACES CREATED IN FLOOR JOISTS OR TRUSSES, SOFFITS, DROP OR COVE CEILINGS.
3. FIRE BLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES WHERE EXTERIOR WALL FINISHES JOIN WITH ARCHITECTURAL ELEMENTS (i.e. PORCH GABLES, DORMERS, SHED ROOFS, ETC.).
4. FIRE BLOCKING SHALL BE PROVIDED BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH RUN INCLUDING LANDINGS.
5. FIRE BLOCKING SHALL BE PROVIDED AT FLOOR AND WALL PENETRATIONS AROUND VENTS, PIPES, DUCTS, AND CHIMNEYS USING A NON-COMBUSTIBLE CAULK OR SEALANT MEETING THE REQUIREMENTS OF ASTM E84 OR UL 723.
6. ACCEPTABLE FIRE BLOCKING MATERIALS IN CONCEALED SPACES INCLUDE:
   A. ONE THICKNESS OF 2" NOMINAL LUMBER
   B. TWO THICKNESSES OF 1" NOMINAL LUMBER
   C. ONE THICKNESS OF 3/4" PARTICLE BOARD WITH JOINTS BACKED BY ONE THICKNESS OF 3/4" PARTICLE BOARD
   D. ONE THICKNESS OF 1/2" GYPSUM BOARD SECURELY FASTENED WITH JOINTS TAPED AND MUDDED

DRAFT STOPPING NOTES

1. DRAFT STOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES LOCATED ABOVE AND IN-LINE WITH WALLS SEPARATING SLEEPING UNITS FROM OTHER SPACES.
2. DRAFT STOPPING SHALL BE INSTALLED IN ATTIC SPACES AND CONCEALED ROOF SPACES ABOVE AND IN-LINE WITH WALLS SEPARATING SLEEPING UNITS FROM OTHER SPACES. IF THE WALLS EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE, THE DRAFT STOPPING IN ATTICS AND CONCEALED SPACES MAY BE OMITTED.
3. ACCEPTABLE DRAFT STOPPING MATERIALS INCLUDE:
   A. ONE THICKNESS OF 1" NOMINAL LUMBER
   B. ONE THICKNESS OF 3/8" PARTICLE BOARD WITH JOINTS BACKED BY ONE THICKNESS OF 3/8" PARTICLE BOARD.
   C. ONE THICKNESS OF 3/8" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY ONE THICKNESS OF 3/8" WOOD STRUCTURAL PANEL.
   D. ONE THICKNESS OF 1/2" GYPSUM BOARD SECURELY FASTENED WITH JOINTS TAPED AND MUDDED.

GARAGE PENETRATION, WALL, CEILING, & FLOOR NOTES

1. ALL PENETRATIONS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SELF-CLOSING SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOORS. IF DOORS HAVE WINDOWS, THE GLASS SHOULD BE FIRE-RATED.
2. PET DOORS SHALL NOT BE INSTALLED IN ANY PENETRATIONS BETWEEN THE GARAGE AND RESIDENCE.
3. DOORS SHOULD HAVE TIGHT SEALS AROUND THEIR JOINTS TO PREVENT SEEPAGE OF FUMES INTO THE LIVING AREAS OF THE HOUSE.
4. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT.
6. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT.
7. GARAGES LOCATED LESS THAN 3 FEET (914 MM) FROM A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED WITH NOT LESS THAN 1/2 –INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA.
8. THESE PROVISIONS DO NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
9. DRYWALL JOINTS SHALL BE TAPED OR SEALED. JOINTS SHALL BE FITTED SO THAT THE GAP IS NO MORE THAN 1/20-INCH, WITH JOINTS BACKED BY EITHER SOLID WOOD OR ANOTHER LAYER OF DRYWALL SUCH THAT THE JOINTS ARE STAGGERED.
10. GARAGE FLOOR SURFACES SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIAL. THE AREA OF THE FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

ARCHITECTURAL NOTES

8 PLEX TOWNHOUSES
LADD CALDWELL
?????????

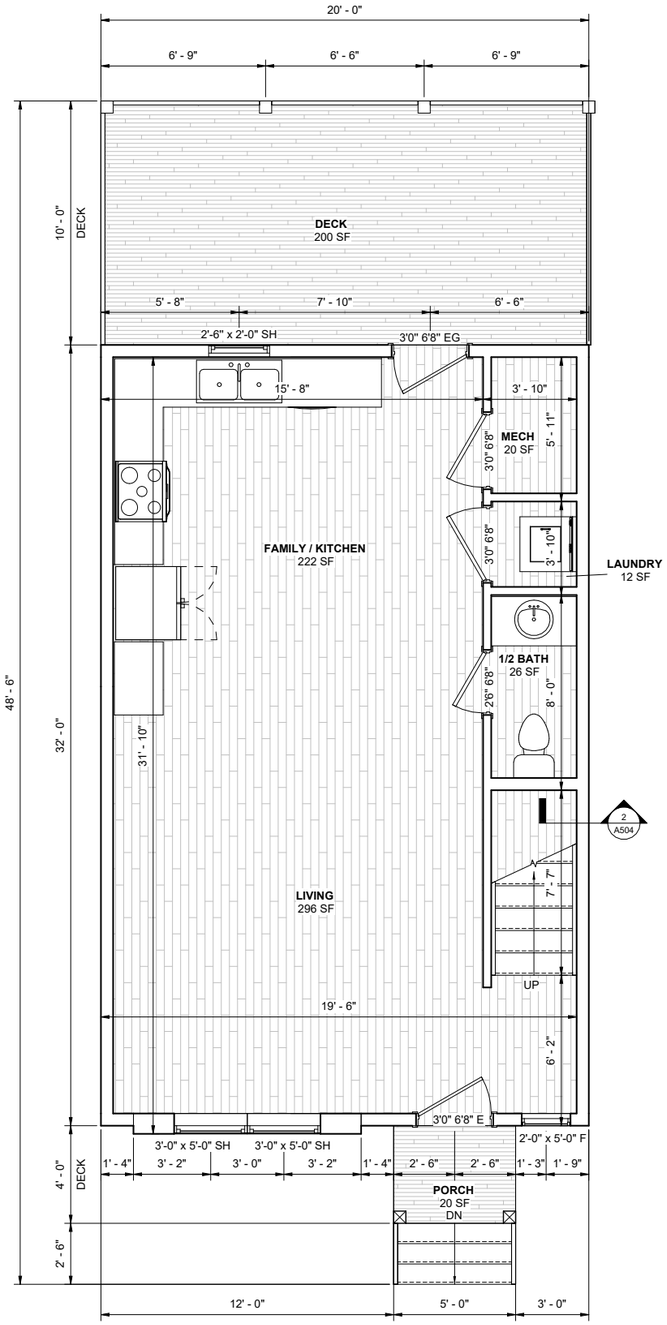
PROJECT NO:
25023
DRAWN BY:
HR

REV	DATE
0	03/17/2025

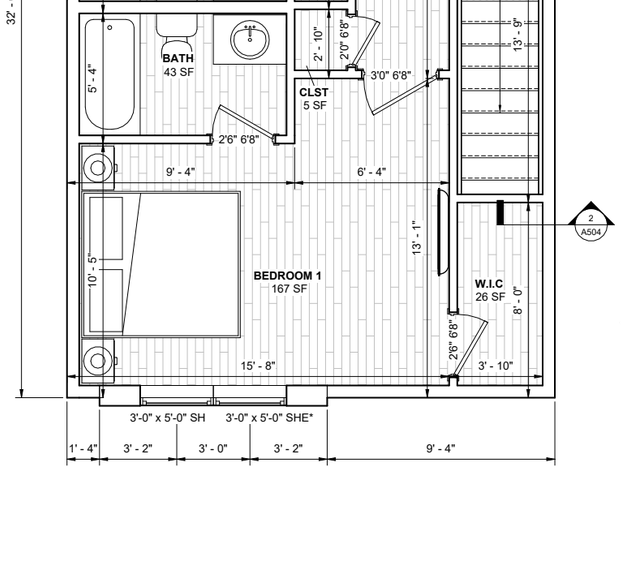
DRAWING NO:
A002

SHEET NOTES:

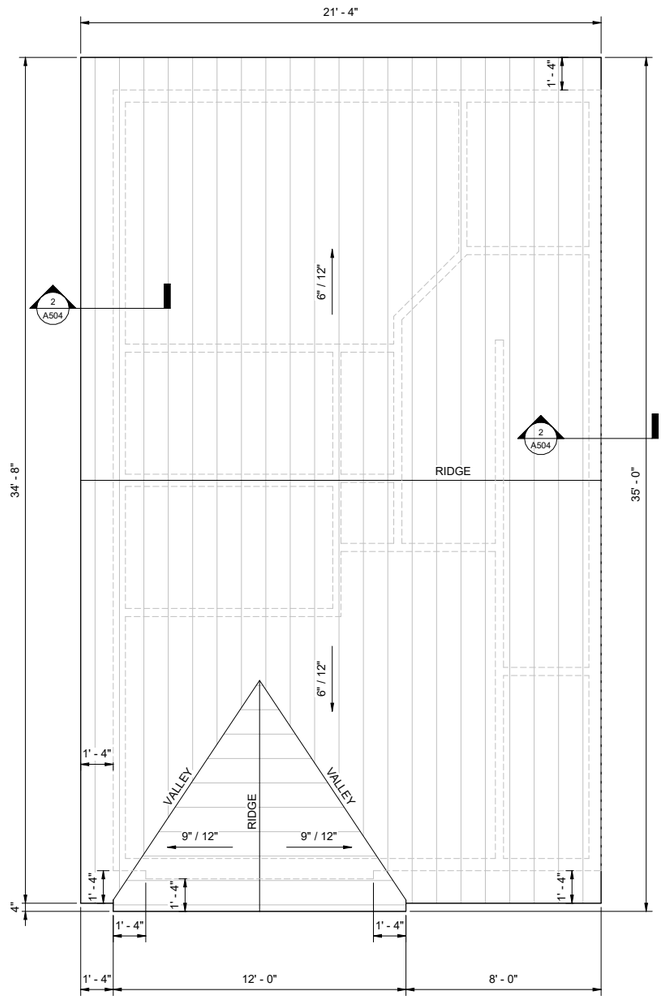
1. SHE* : INDICATES AN EGRESS WINDOW , THIS WINDOW MUST MEET OR EXCEED ALL OF THE REQUIREMENTS REQUIRED BY CODE FOR AN EGRESS WINDOW .



1 A101 MAIN LEVEL
3/8" = 1'-0"



2 A101 UPPER LEVEL
3/8" = 1'-0"



3 A101 ROOF PLAN
3/8" = 1'-0"

FLOORPLANS - SINGLE UNIT

8 PLEX TOWNHOUSES
LADD CALDWELL
???????

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25023
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HR

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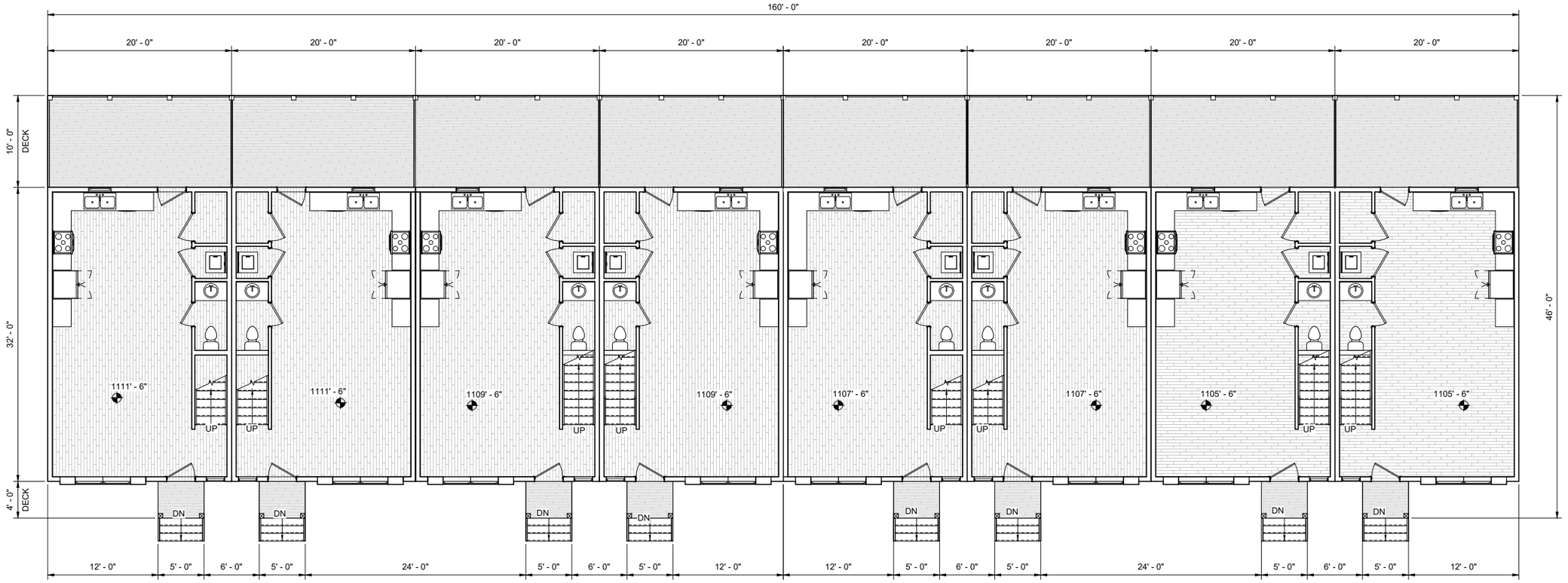
DRAWING NO:
A101



MAIN LEVEL PLAN - ENTIRE BUILDING

8 PLEX TOWNHOUSES
LADD CALDWELL
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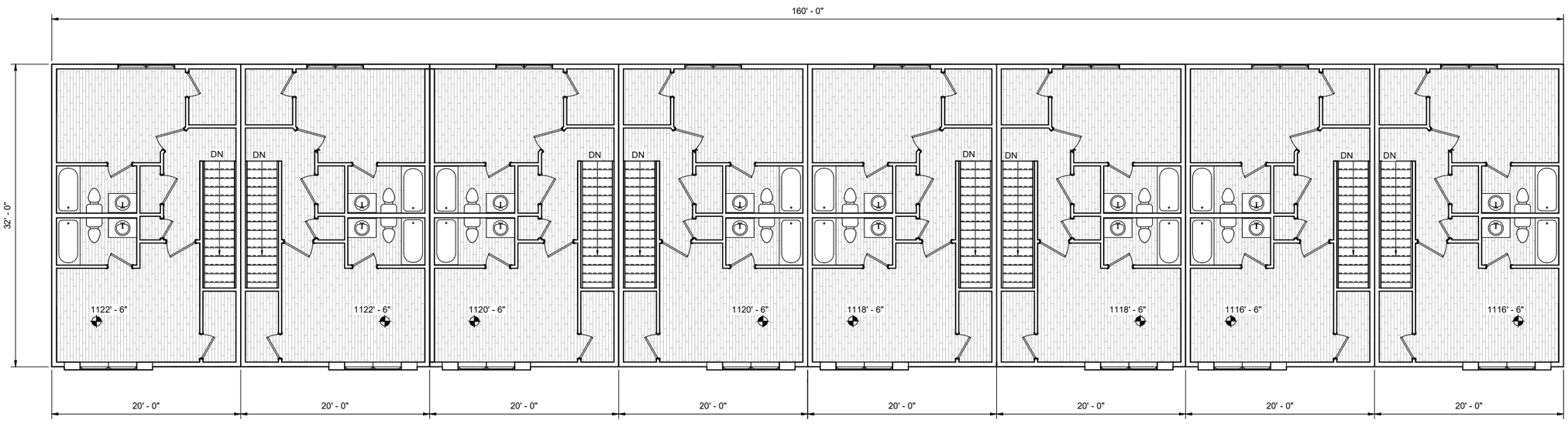
DRAWING NO:
A102



1 A103 UPPER LEVEL - ENTIRE BUILDING
3/16" = 1'-0"

UPPER LEVEL PLAN - ENTIRE BUILDING

8 PLEX TOWNHOUSES
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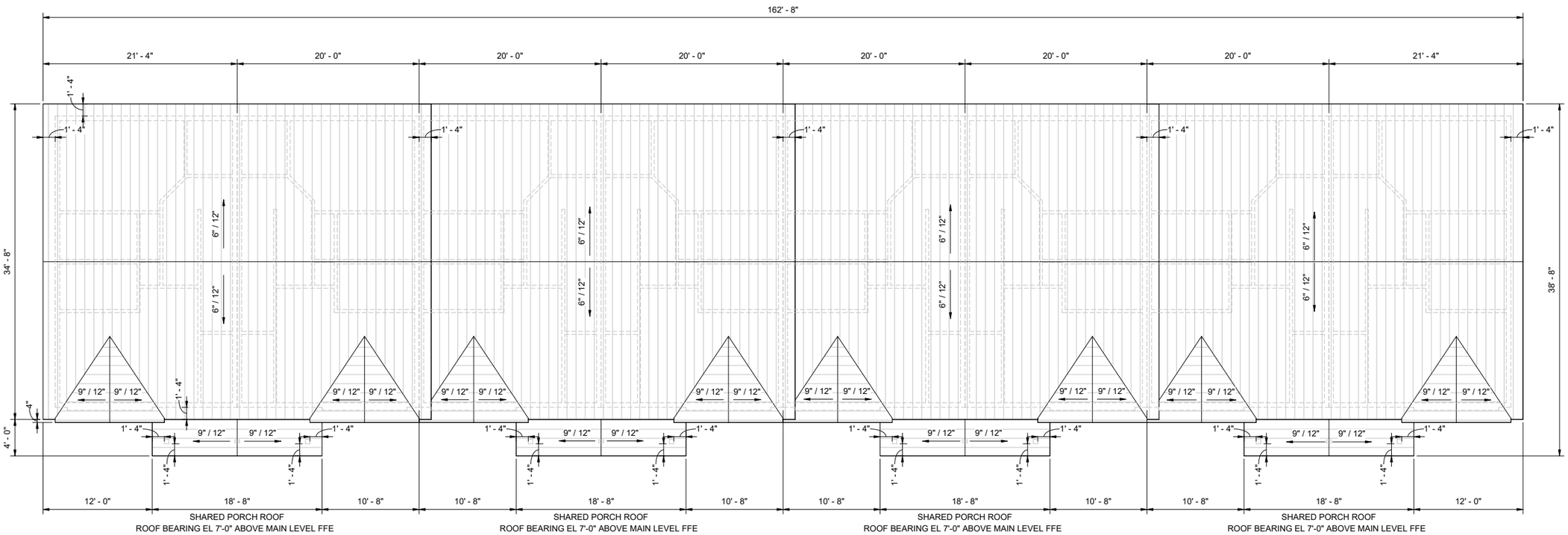
A103

ALL ROOF BEARING ELEVATIONS ARE 8' - 0"
ABOVE UPPER LEVEL FINISHED FLOOR
ELEVATION UNLESS NOTED OTHERWISE



1 A104 ROOF PLAN - ENTIRE BUILDING
3/16" = 1'-0"

ROOF PLAN - ENTIRE BUILDING

8 PLEX TOWNHOUSES
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25023
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HR

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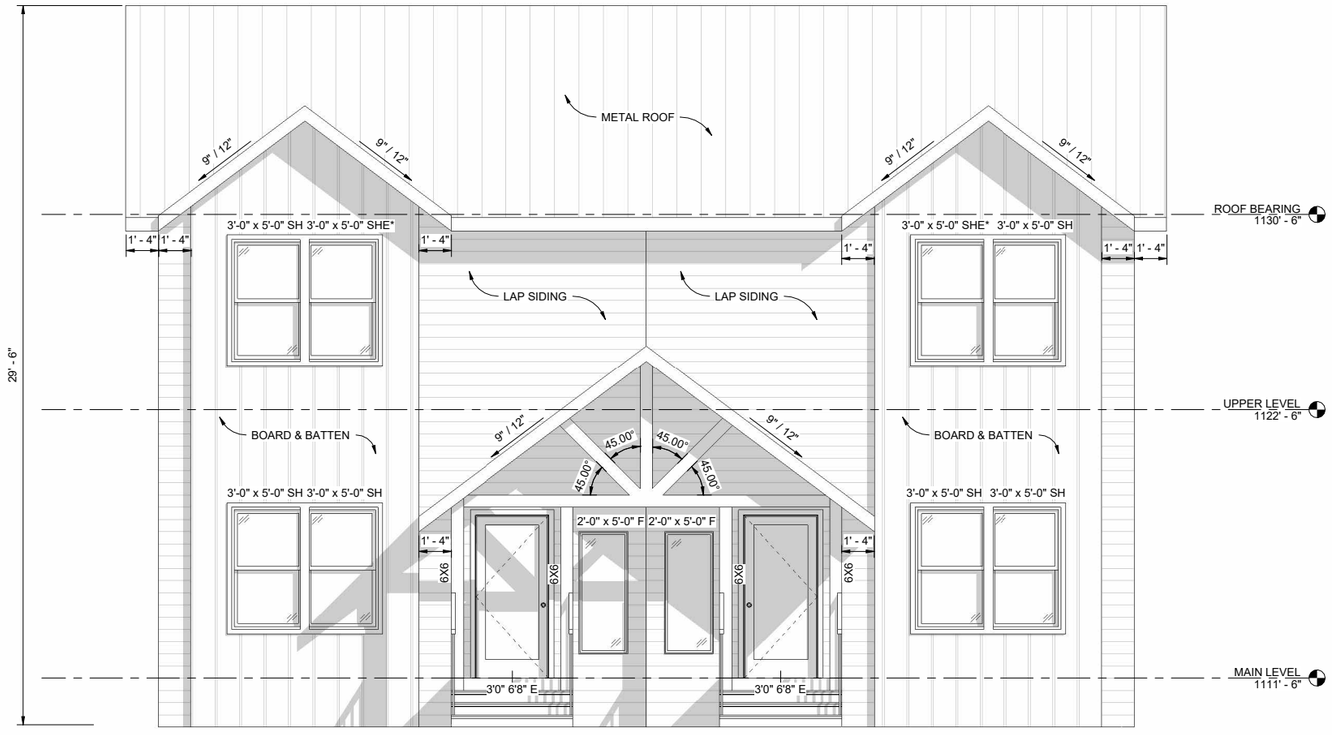
0	03/17/2025

DRAWING NO:
A104

SHEET NOTES:

1. SHE* : INDICATES AN EGRESS WINDOW . THIS WINDOW MUST MEET OR EXCEED ALL OF THE REQUIREMENTS REQUIRED BY CODE FOR AN EGRESS WINDOW .



1 A201 FRONT ELEVATION DUPLEX
3/8" = 1'-0"

FRONT ELEVATION DUPLEX

8 PLEX TOWNHOUSES
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HR

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DRAWING NO:
A201

1 A202 REAR ELEVATION DUPLEX
3/8" = 1'-0"

REAR ELEVATION DUPLEX

8 PLEX TOWNHOUSES
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HR

REV	DATE
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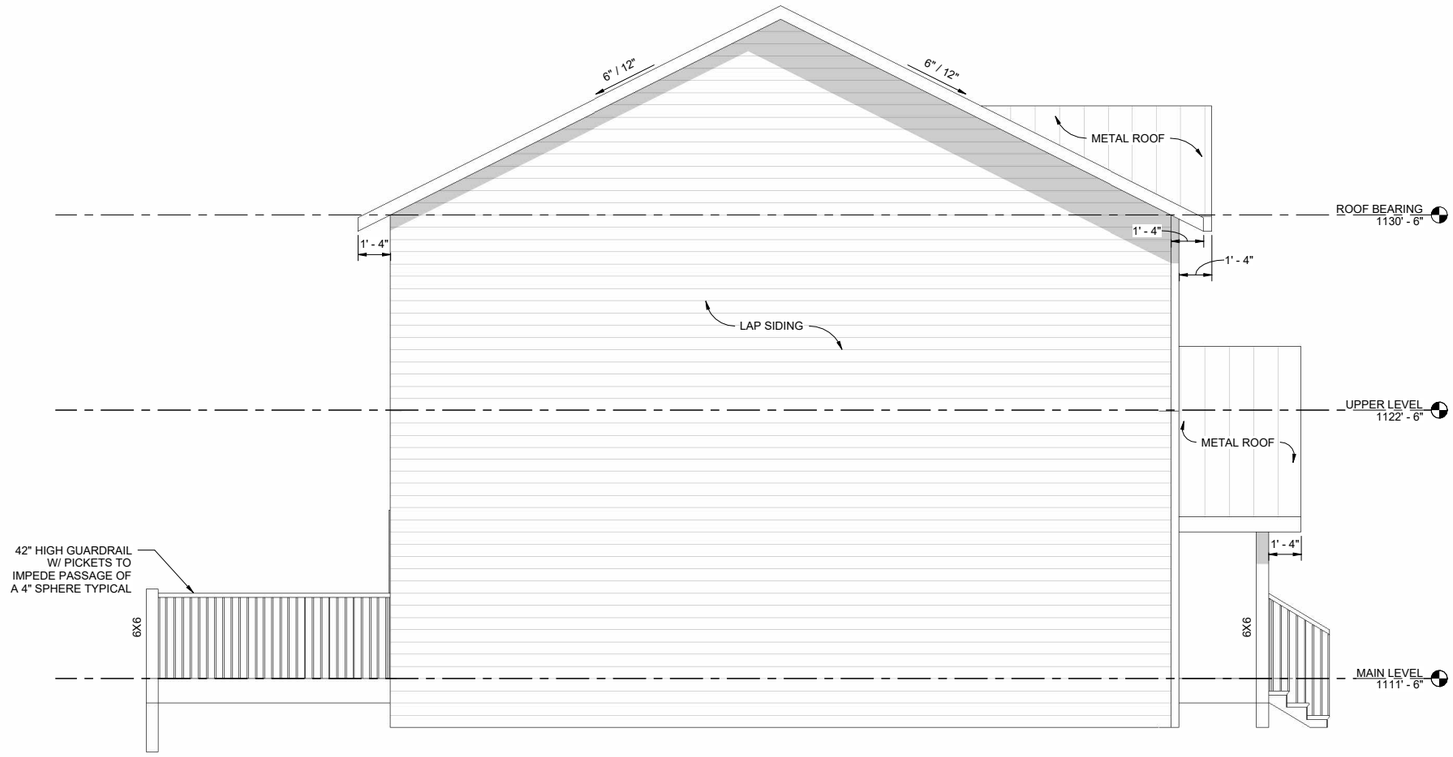
DRAWING NO:
A202



1 / A203 SIDE ELEVATION
3/8" = 1'-0"

SIDE ELEVATION

8 PLEX TOWNHOUSES
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HR

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DRAWING NO:
A203

REFER TO THE MAIN LEVEL FLOOR PLAN - ENTIRE BUILDING ON SHEET A102 FOR FFE OF EACH UNIT. REFER TO ROOF PLAN - ENTIRE BUILDING ON SHEET A104 FOR ROOF BEARING HEIGHTS FROM FFE.

1 / A204 FRONT ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"

2 / A204 REAR ELEVATION - ENTIRE BUILDING
1/8" = 1'-0"

ELEVATIONS - ENTIRE BUILDING

8 PLEX TOWNHOUSES
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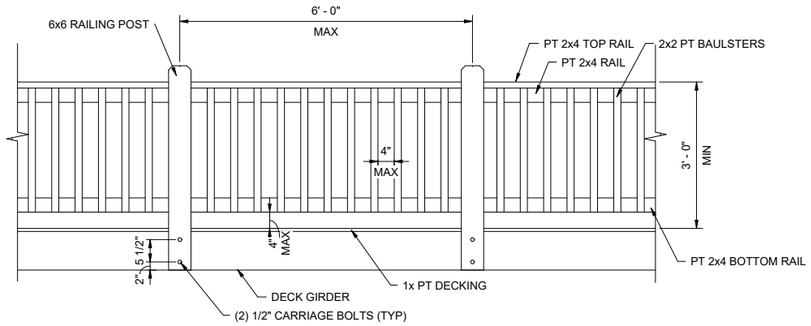
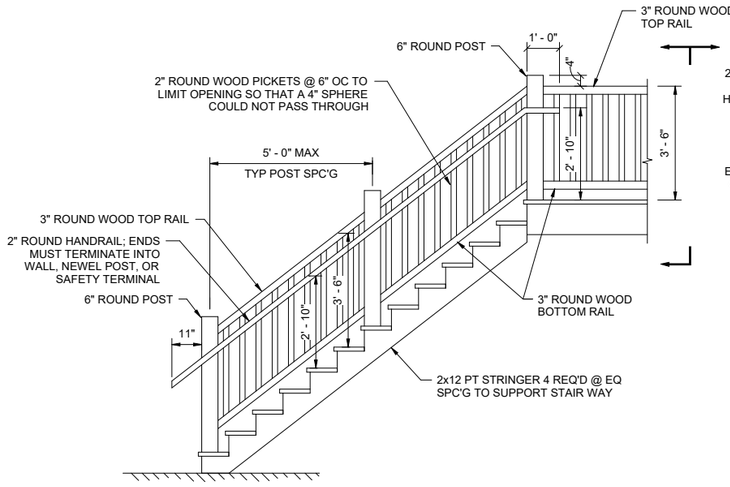
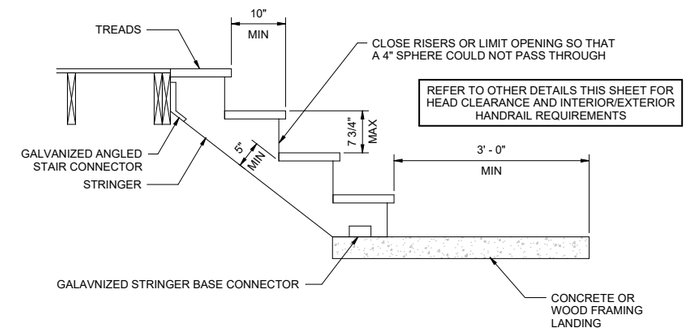
A204



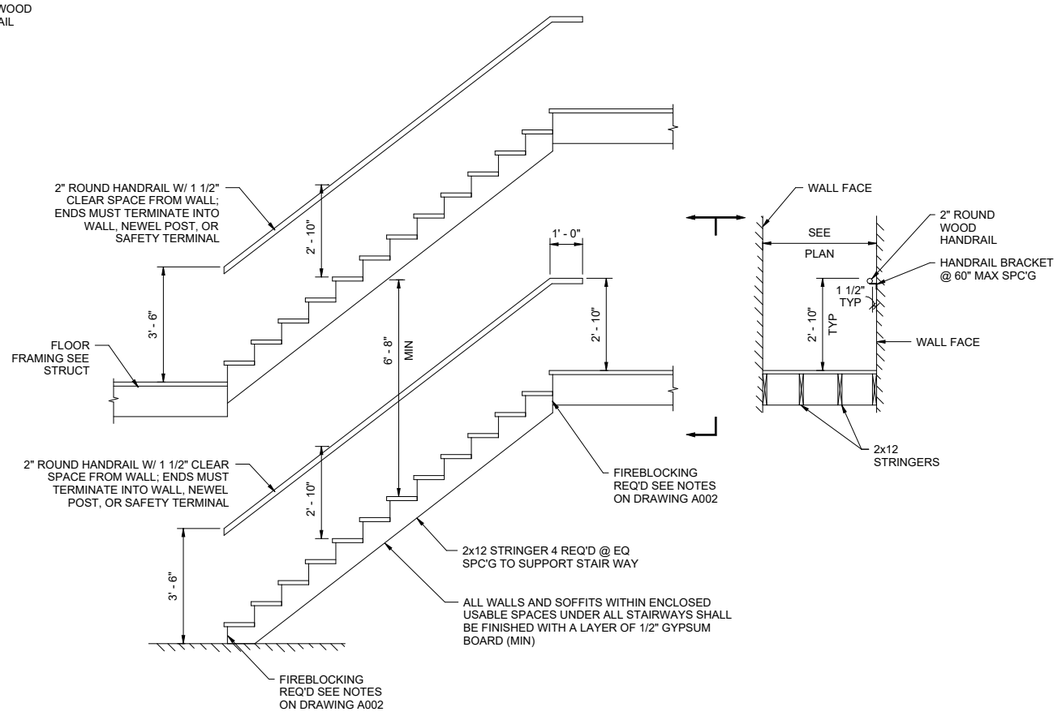
1 A501 EXTERIOR RAILING REQUIREMENTS
3/4" = 1'-0"



2 A501 EXTERIOR STAIR HANDRAILS
1/2" = 1'-0"



3 A501 STAIR TREAD/RISER REQUIREMENTS
1" = 1'-0"



4 A501 INTERIOR STAIR HANDRAIL
1/2" = 1'-0"

STAIR & RAIL DETAILS

8 PLEX TOWNHOUSES
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HR

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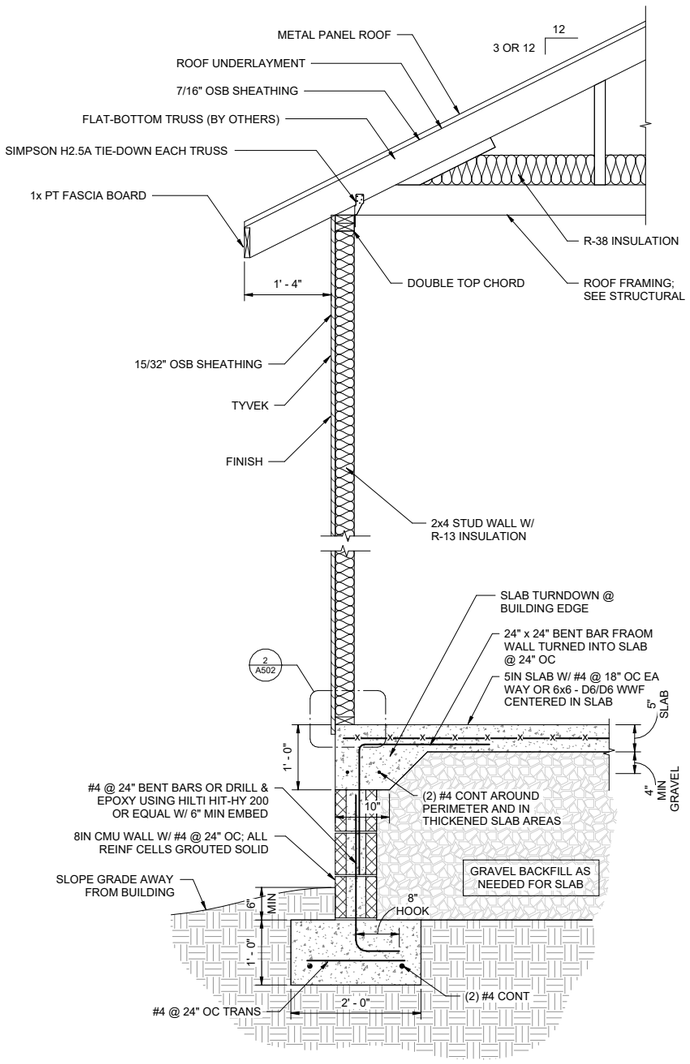
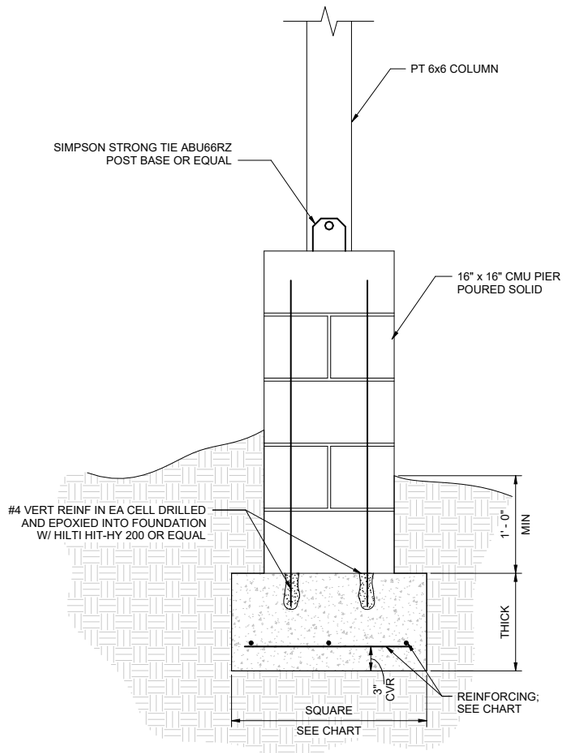
DRAWING NO:
A501

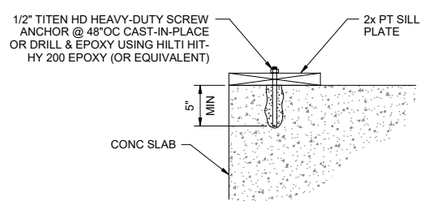


1 A502 TYPICAL WALL SECTION
1" = 1'-0"

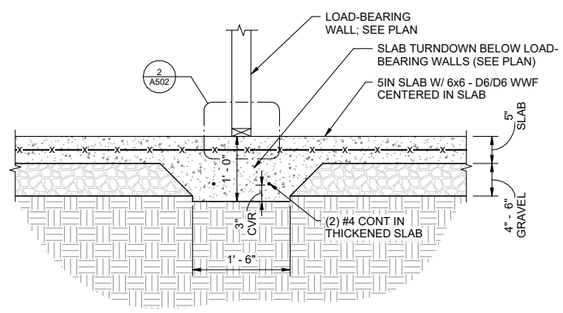


SIZE	REINF
2' - 0"	(3) #4 EA WAY
2' - 6"	(3) #4 EA WAY
3' - 0"	(4) #4 EA WAY

3 A502 COLUMN FOOTING
1 1/2" = 1'-0"



2 A502 SILL PLATE
1 1/2" = 1'-0"



4 A502 SECTION @ THICKENED SLAB
1" = 1'-0"

FOUNDATION & SLAB DETAILS

8 PLEX TOWNHOUSES
LADD CALDWELL
?????????

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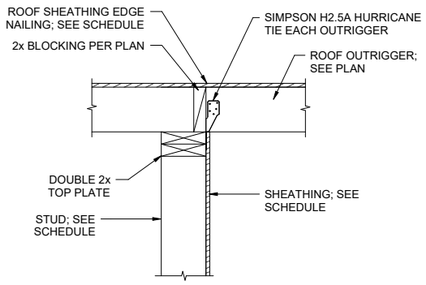
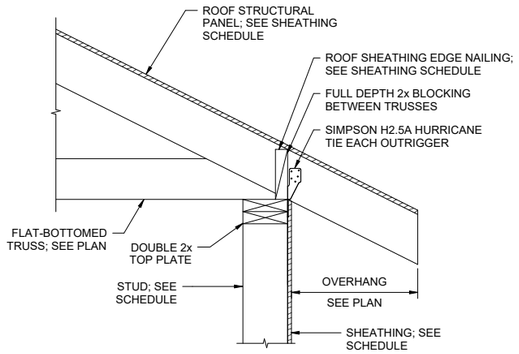


1 A503 TYP SECTION @ ROOF OUTRIGGER
1 1/2" = 1'-0"

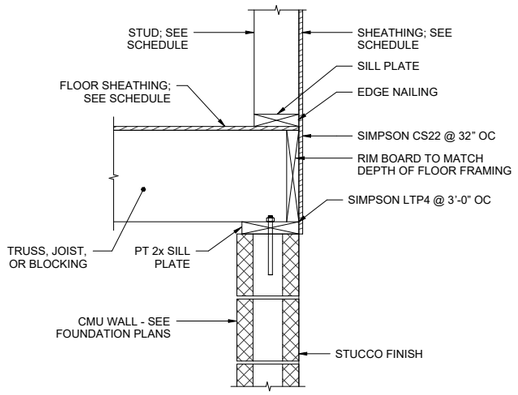


2 A503 TYP SECTION @ TRUSS OVERHANG
1 1/2" = 1'-0"

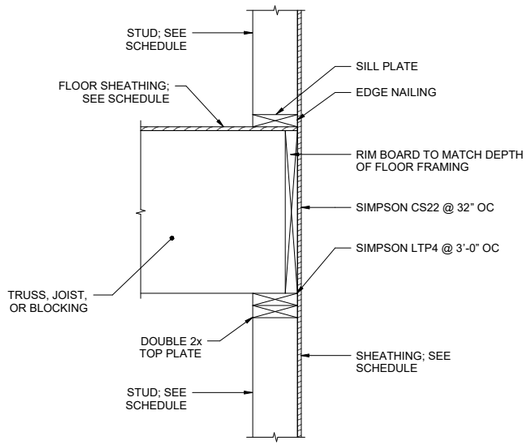
WOOD STUD SCHEDULE (U.N.O.)				
WALL LEVEL	EXTERIOR WALLS	INTERIOR BEARING WALLS	INTERIOR PLUMBING WALLS	INTERIOR NON-BEARING WALLS
2ND FLOOR TO ROOF	2x4 @ 1'-4" OC	2x4 @ 1'-4" OC	2x4 @ 2'-0" OC	2x4 @ 2'-0" OC
1ST FLOOR TO 2ND	2x4 @ 1'-4" OC	2x4 @ 1'-4" OC	2x4 @ 2'-0" OC	2x4 @ 2'-0" OC

NOTES:

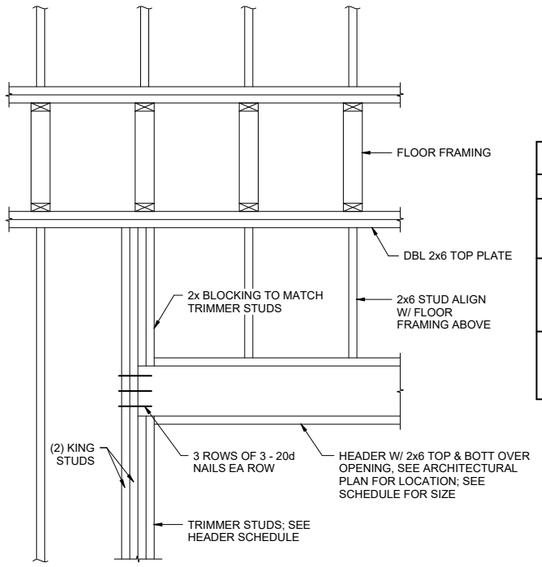
1. STUDS IN EXTERIOR WALLS AND INTERIOR BEARING WALLS EXCEEDING 10 ' HEIGHT SHALL BE LATERALLY BLOCKED BETWEEN STUDS AT A SPACING NOT TO EXCEED 10 ' VERTICALLY. LATERAL BLOCKING SHALL BE 2 " NOMINAL MATERIAL OF THE SAME DEPTH AS THE STUD AND SHALL BE ATTACHED TO ADJACENT STUDS WITH TWO (2) 16d COMMON NAILS AT EACH END.



3 A503 TYP SECTION @ WOOD FLOOR ON FDN WALL
1 1/2" = 1'-0"

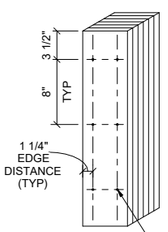


4 A503 TYP SECTION @ WOOD FLOOR ON STUD WALL
1 1/2" = 1'-0"



5 A503 HEADER END CONDITION SIZES
1" = 1'-0"

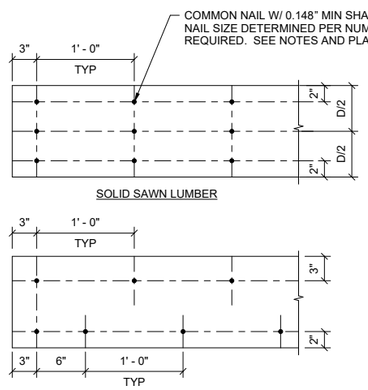
HEADER SCHEDULE			
MAX SPAN	SECTION	SIZE	TRIMMER STUDS
3 FT		(2) 2x8	(2) REQ'D
6 FT		(2) 2x12	(2) REQ'D
9 FT		(3) 1.75 x 9.25 LVL (2.0E MICROLAM)	(3) REQ'D



BUILT-UP COLUMN NOTES

1. ALL COLUMNS REQUIRED TO SUPPORT BEAMS AND HEADERS SHALL BE BUILT UP USING 2x4 OR 2x6 BOARDS. REFER TO PLANS FOR SIZE AND NUMBER OF BOARDS.
2. ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4" THE THICKNESS OF THE OUTERMOST LAMINATION.
3. ADJACENT NAILS IN A ROW SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE BUILT-UP COLUMN.
4. ALL WOOD FOR COLUMNS SHALL BE MACHINE STRESSED RATED WITH A MINIMUM DESIGNATION 1650f - 1.5E.

6 A503 BUILT-UP COLUMN
1 1/2" = 1'-0"



BUILT-UP BEAM NOTES

1. REFER TO THE PLANS AND HEADER SCHEDULE FOR SIZE AND NUMBER OF BOARDS REQUIRED.
2. ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND EXTEND THROUGH THE OUTERMOST LAMINATION A MINIMUM OF 1/2" AND BE CLINCHED.
3. ADJACENT NAILS IN A ROW SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE BUILT-UP BEAM.
4. SIMPSON 1/4" DIA SCREWS MAY BE USED IN PLACE OF NAILS. SDS SCREWS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 THE THICKNESS OF THE OUTERMOST LAMINATION.

7 A503 BUILT-UP BEAM
1 1/2" = 1'-0"

ROOF & FLOOR SHEATHING SCHEDULE				
FLOOR LEVEL	SHEATHING	FASTENING REQUIREMENTS		
		SUPPORTED PANEL EDGES & DIAPHRAGM BOUNDARIES	INTERMEDIATE SUPPORTS (FIELD NAILING)	NOMINAL WIDTH OF NAILED FACE AT ADJOINING PANEL EDGES & BOUNDARIES
ROOF	7/16" UNBLOCKED	8d NAILS @ 6" OC	8d NAILS @ 12" OC	2" MIN
2ND FLOOR	15/32" BLOCKED	10d NAILS @ 6" OC	10d NAILS @ 12" OC	2" MIN
1ST FLOOR	15/32" BLOCKED	10d NAILS @ 6" OC	10d NAILS @ 12" OC	2" MIN

NOTES:

1. ALL NAILS TO BE COMMON WIRE NAILS.
2. ROOF SHEATHING SHALL BE STAGGERED WITH LONG DIRECTION OF PANEL TRANSVERSE TO RAFTERS OR TRUSSES.
3. FLOOR SHEATHING SHALL BE STAGGERED WITH LONG DIRECTION OF PANEL TRANSVERSE TO JOISTS OR TRUSSES.

FRAMING DETAILS

8 PLEX TOWNHOUSES
LADD CALDWELL
???????

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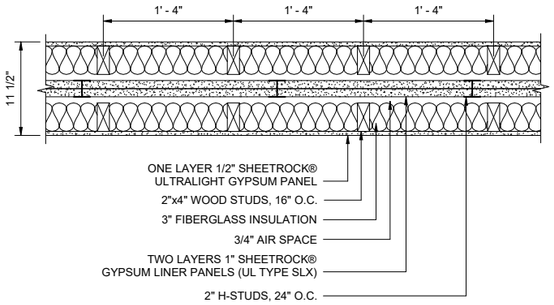
DESIGN NO. **UL U336**

FIRE RATING:	2 HOURS
STC RATING:	66
SOUND TEST:	RAL-TL20-180
SYSTEM THICKNESS:	11-1/2"
LOCATION:	INTERIOR
FRAMING TYPE:	WOOD STUD (LOAD-BEARING)

ASSEMBLY REQUIREMENTS:

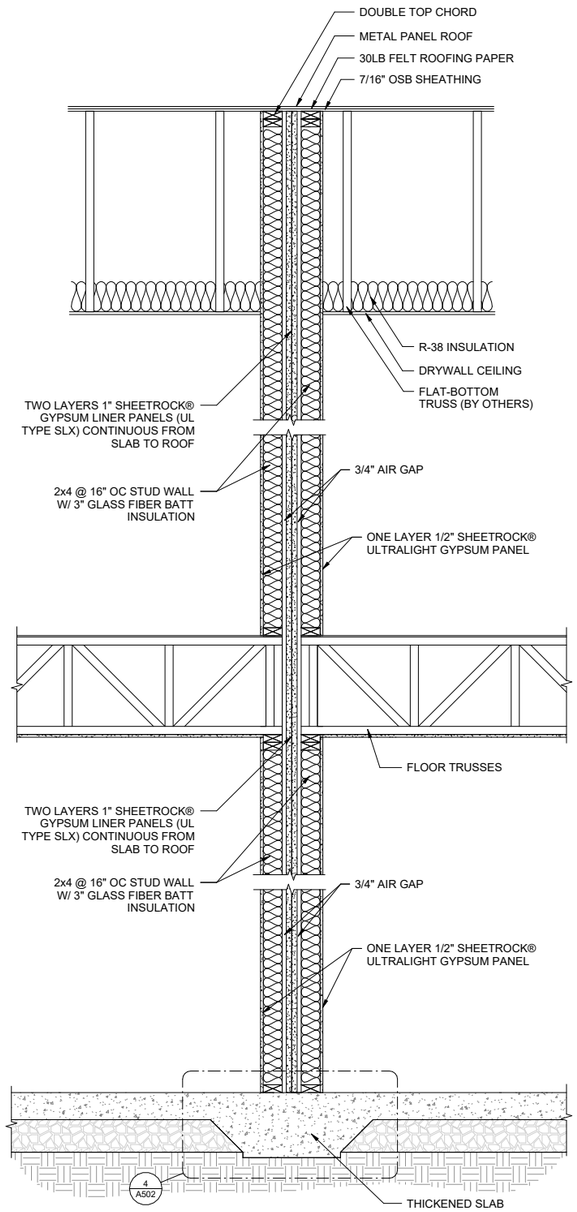
GYPSUM PANELS:	ONE LAYER 1/2" SHEETROCK® ULTRALIGHT GYPSUM PANEL
WOOD STUDS:	2"x4" WOOD STUDS, 16" O.C.
INSULATION:	3" FIBERGLASS INSULATION
AIR SPACE:	3/4" AIR SPACE
STEEL STUDS:	2" H-STUDS, 24" O.C.
GYPSUM PANELS:	TWO LAYERS 1" SHEETROCK® GYPSUM LINER PANELS (UL TYPE SLX)
AIR SPACE:	3/4" AIR SPACE
WOOD STUDS:	2"x4" WOOD STUDS, 16" O.C.
INSULATION:	3" FIBERGLASS INSULATION
GYPSUM PANELS:	ONE LAYER 1/2" SHEETROCK® ULTRALIGHT GYPSUM PANEL



1 A504 UL U336 WALL ASSEMBLY
1 1/2" = 1'-0"

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.



2 A504 FIRE BARRIER WALL SECTION
1" = 1'-0"

FIRE BARRIER WALL DETAILS

8 PLEX TOWNHOUSES
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