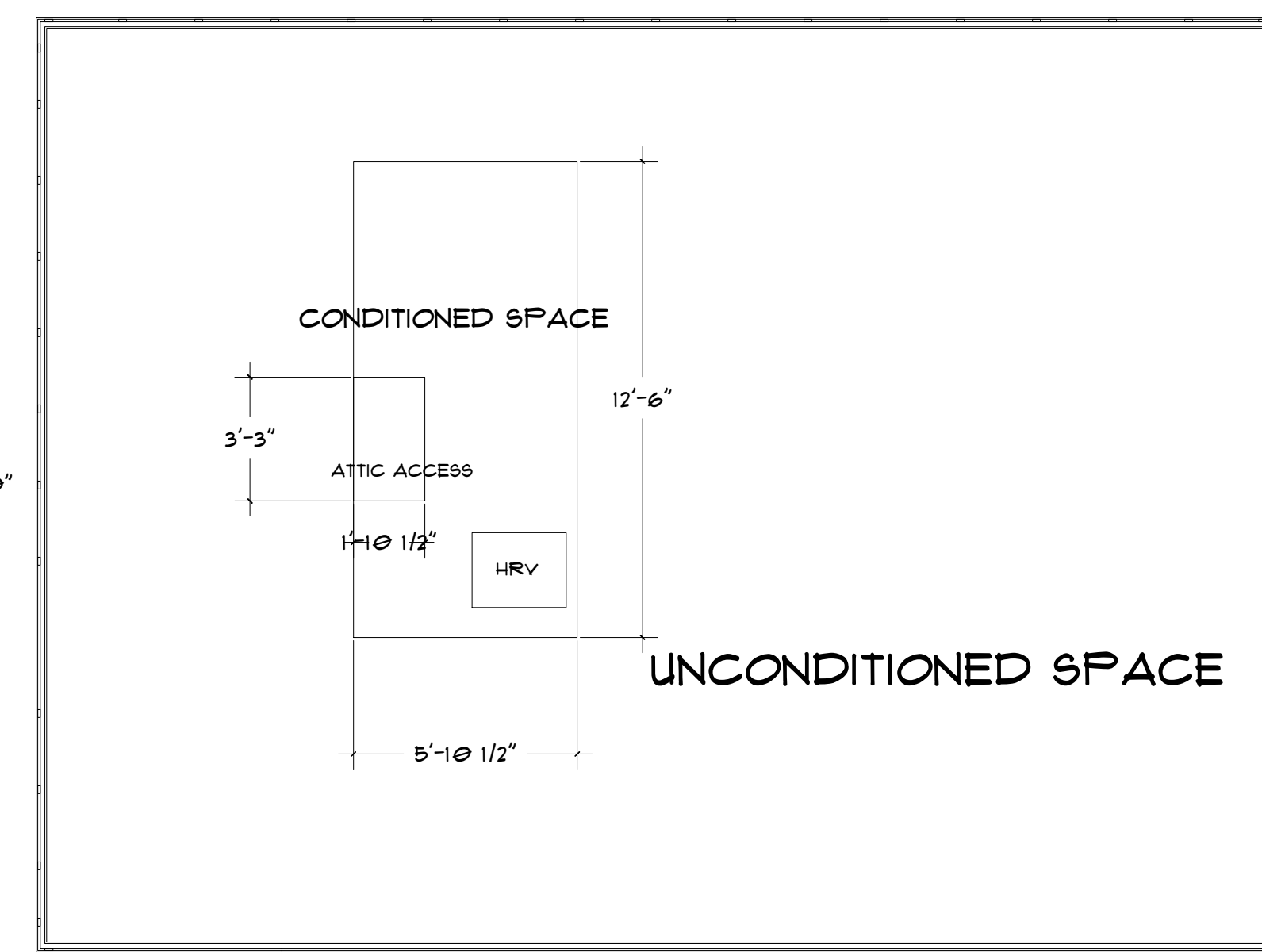
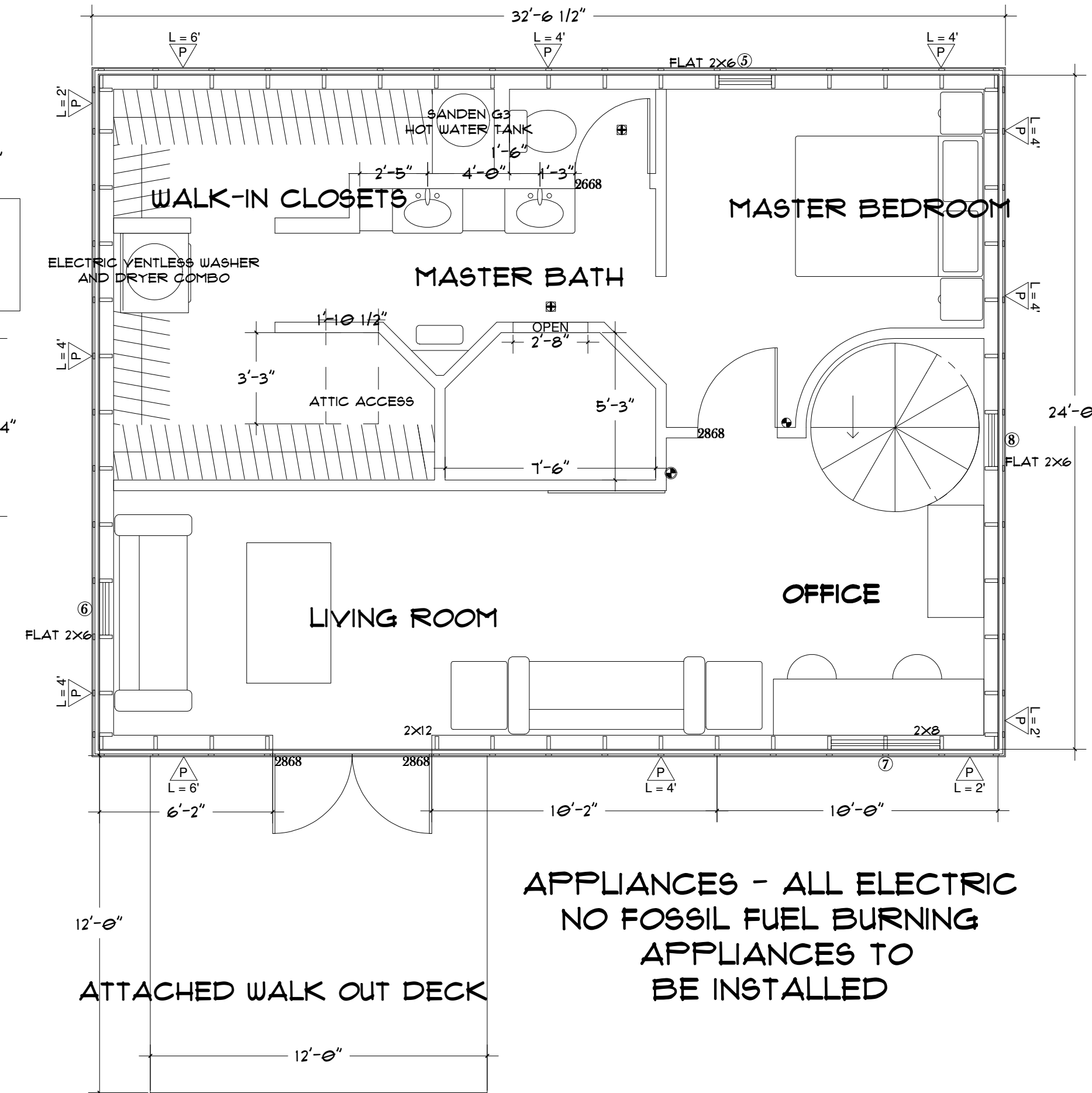
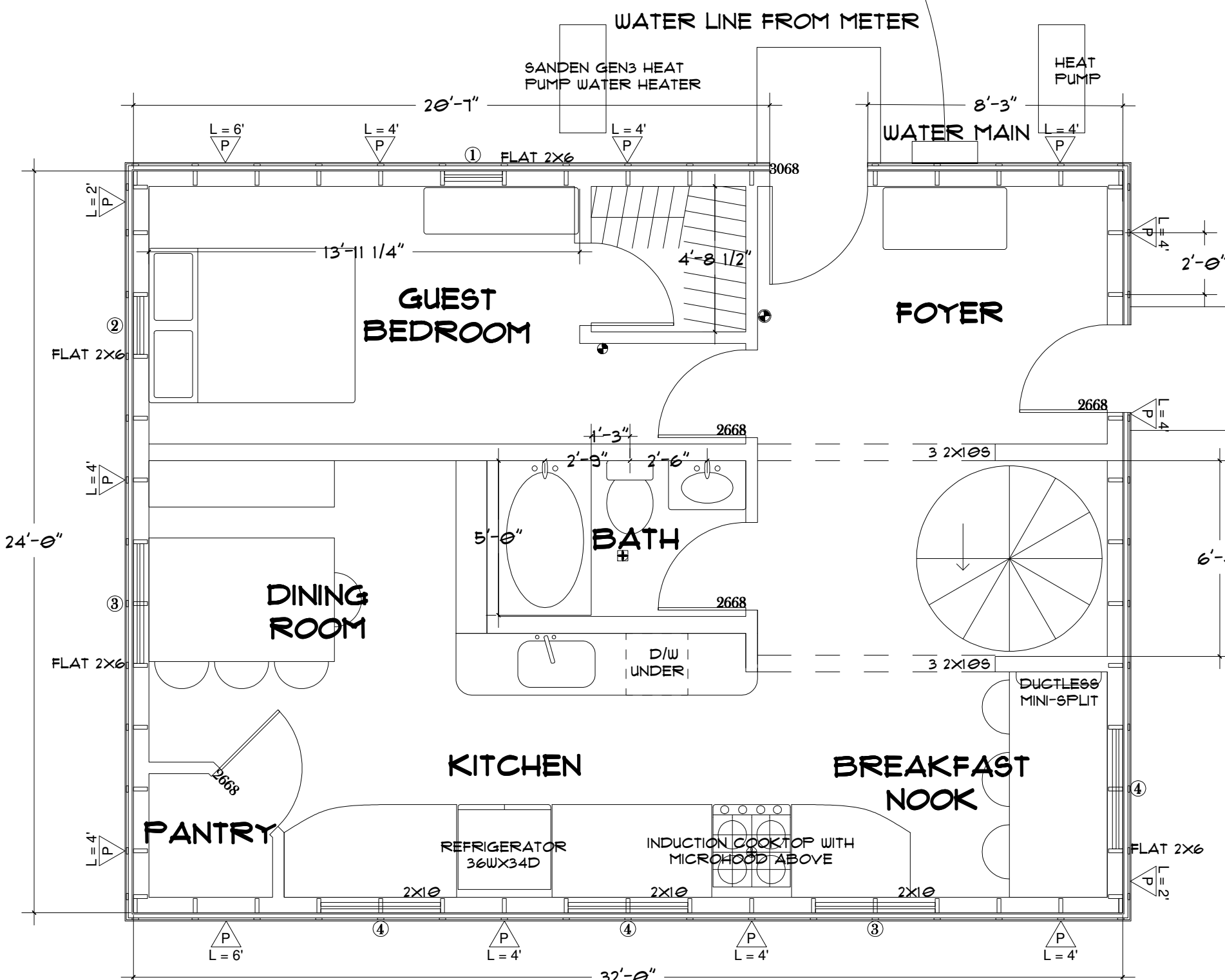


FLOOR PLAN

MAIN LEVEL

2ND LEVEL

ATTIC

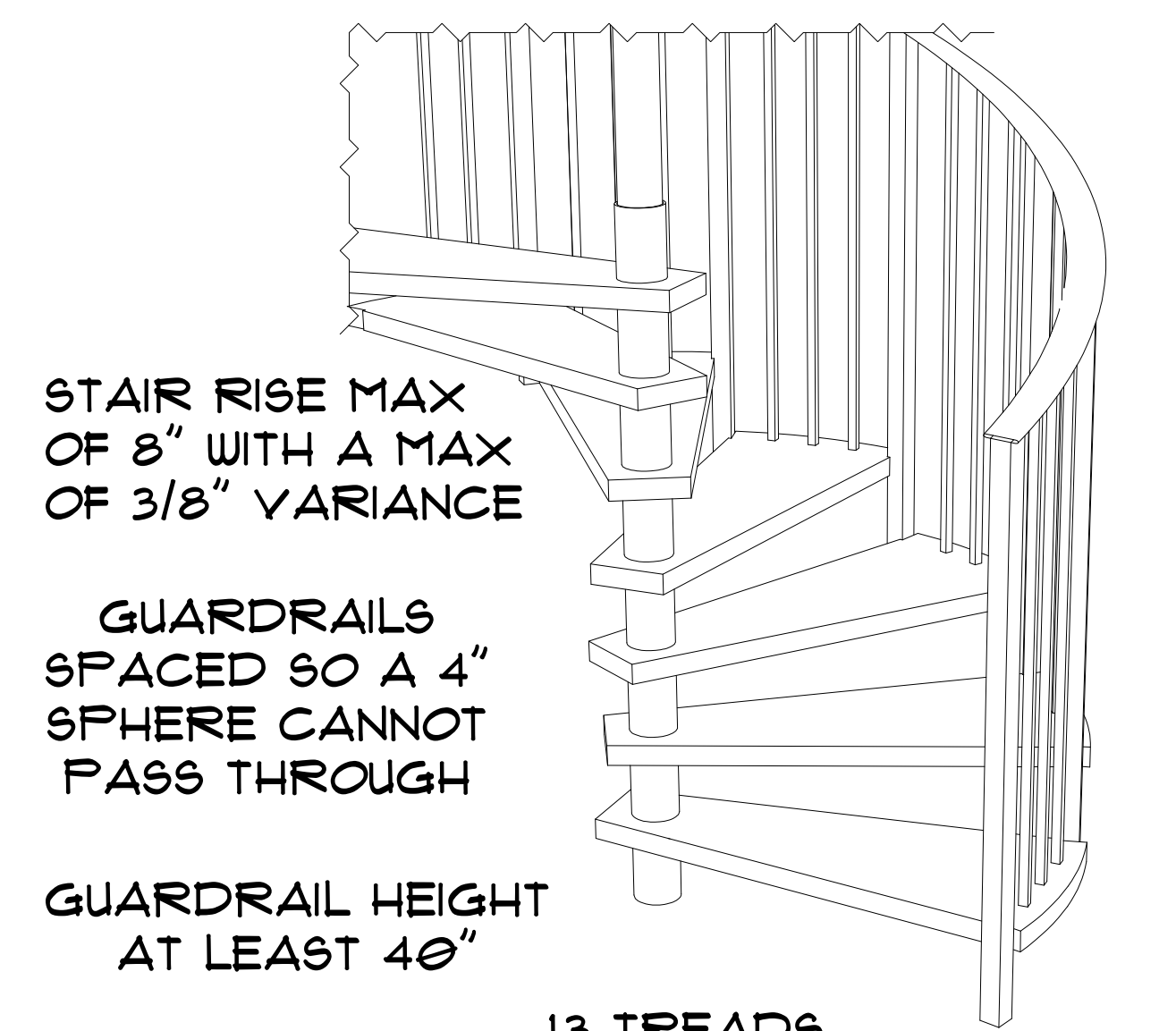


- SMOKE DETECTOR
- COMBINATION SMOKE/CO DETECTOR
- ⊕ EXHAUST FAN DIRECT VENTED TO EXTERIOR
- ⊕ EXHAUST FAN DIRECT DUCTED TO HRV

APPLIANCES - ALL ELECTRIC
NO FOSSIL FUEL BURNING
APPLIANCES TO
BE INSTALLED

ALL STUDS SHALL BE MINIMUM #2 2X6 DOUGLAS FIR OR BETTER AND SPACED 24" OC
SINGLE TOP PLATE ON ALL EXTERIOR WALLS SPLICED AT CORNERS WITH 3"X8"X0.036" GALVANIZED STEEL PLATE OR EQUIVALENT WITH 9-8D BOX NAILS (2.5"X0.0113") EACH SIDE
EXTERIOR WALL TOP PLATES SHALL BE FULL LENGTH WITH NO STRAIGHT WALL JOINTS
BOTTOM PLATES SHALL BE #2 2X6 PRESSURE TREATED DOUGLAS FIR OR BETTER
1/2" GYPSUM WALL BOARD SHALL BE INSTALLED ON ALL INTERIOR WALLS ON MINIMUM 2X BACKING
DRYWALL SCREWS SHALL BE OF TYPE S OR TYPE W AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8"
5/16" FIBER CEMENT LAP SIDING SHALL BE FASTENED WITH 5D COOLER NAILS (1 5/8"X0.086") THAT PENETRATE THE 1X4 FURRING STRIPS NOT LESS THAN 1 1/2"
FIBER CEMENT LAP SIDING SHALL HAVE A MAX. WIDTH OF 12" AND BE LAPPED A MINIMUM OF 1 1/4"

SPIRAL STAIR DETAIL



WALL BRACING

15/32" APA RATED 24/16 EXPOSURE I SHEATHING WITH 8D COMMON NAILS (0.131"X2.50") @ 6" O.C. ON EDGES AND 12" O.C. IN THE FIELD
HORIZONTAL BRACED PANEL LENGTHS EXTRAPOLATED USING TABLE 602.10.3(3) ADJUSTMENT FACTOR 1.4 FROM TABLE 602.10.3(4) (EXTENDED BWL) VERTICAL PANEL LENGTHS EXTRAPOLATED USING TABLE 602.10(3)
MINIMUM LENGTH OF BRACED WALL PANEL 24" FROM TABLE 602.10.5

WINDOW SCHEDULE

Number	Type	Width	Height	Quantity	Egress	Glazing	Sill Height
1	Single Hung	1'10"	3'8"	1	Yes	No	36"
2	Picture	1'10"	4'0"	1	No	No	36"
3	Single Hung	3'10"	4'0"	2	No	No	36"
4	Picture	3'10"	4'0"	3	No	No	36"
5	Single Hung	1'10"	3'8"	1	Yes	No	146"
6	Picture	1'10"	3'8"	1	No	No	146"
7	Single Hung	3'10"	4'0"	1	No	No	146"
8	Picture	1'10"	4'10"	1	No	No	115"

WINDOW 8 - HORIZONTAL RAIL INSTALLED ON ACCESSIBLE SIDE OF GLAZING AT LEAST 34 INCHES ABOVE WALKING SURFACE AND CAPABLE OF WITHSTANDING HORIZONTAL LOAD OF 50 PLF WITHOUT CONTACTING GLASS

OLMEDO HOME
1554 OCEAN VIEW LN.
POINT ROBERTS, WA
OCEAN VIEW ESTATES
APN# 405310107404

DRAWN BY: M BATH
DATE: 04/22/2017
SCALE: 1/4" = 1'

SHEET NUMBER 2.0