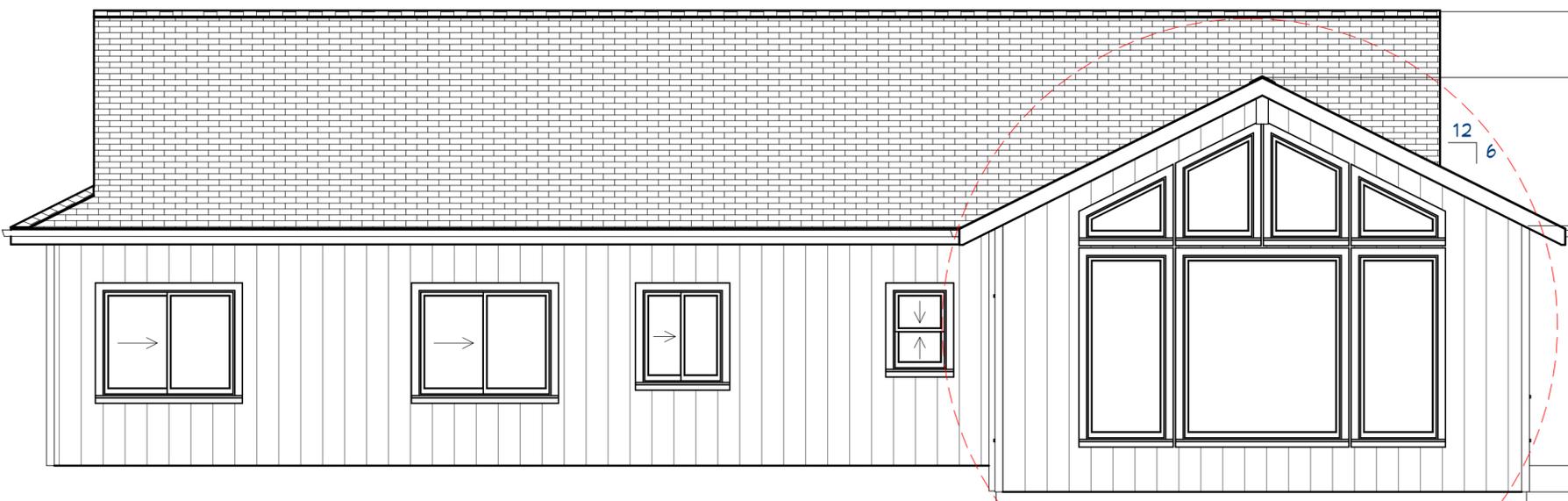


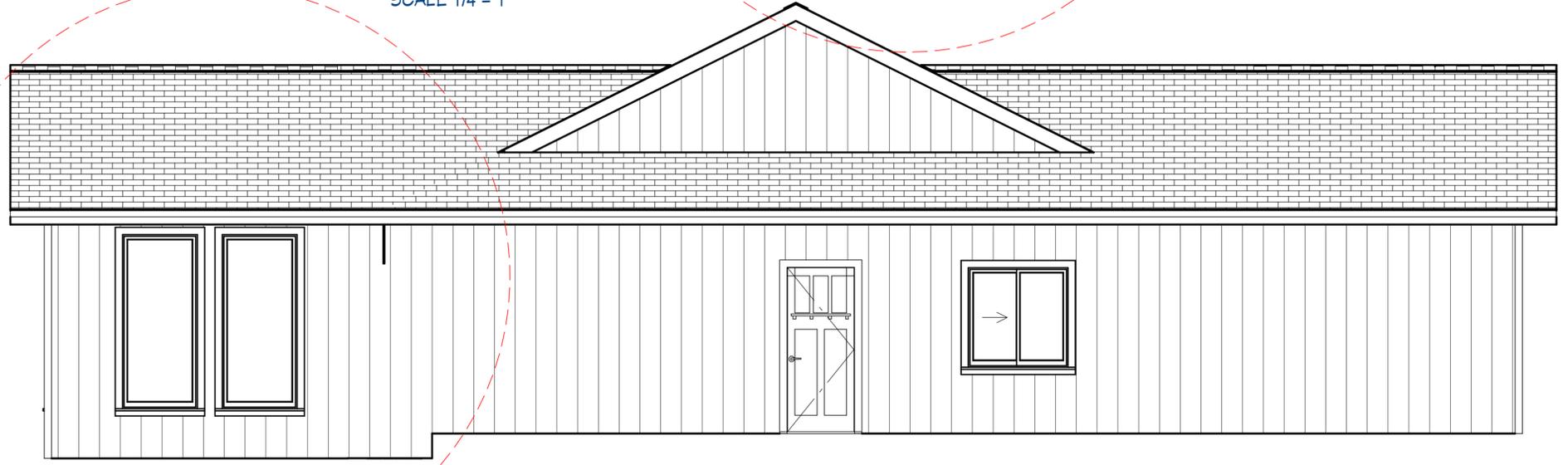
EAST ELEVATION
SCALE 1/4" = 1'

SCOPE OF WORK

- 15' X 20' VAULTED OFFICE ADDITION
- MINI SPLIT HEATING & COOLING
- SLAB ON GRADE FOUNDATION - 12" BELOW EXISTING FLOOR
- MATCH SIDING, ROOFING, OVERHANG
- MATCH GUTTER HEIGHT ON EAST AND WEST SIDES
- TIE ANY NEW DOWNSPOUTS INTO EXISTING STORM DRAINE
- MATCH ROOF PLANE ON DUTCH HIP ON WEST SIDE (SEE DETAIL SHEET 3)



NORTH ELEVATION
SCALE 1/4" = 1'



WEST ELEVATION
SCALE 1/4" = 1'

20' X 15' ROOM ADDITION
300 SQ FT FLOOR
60 SQ FT EAVE OVERHANG

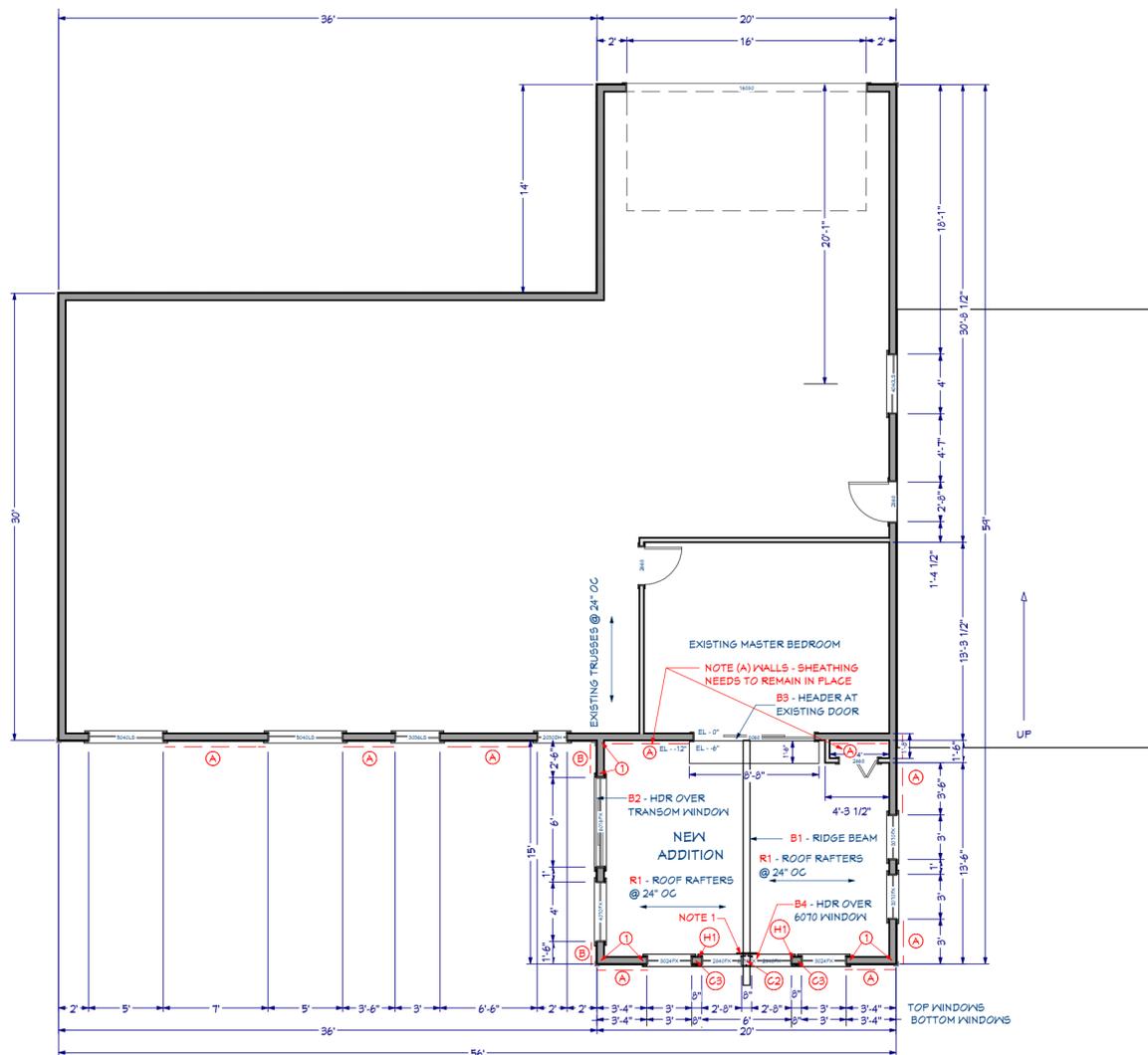
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PROJECT FOR
TARA MANNING
2250 SPRING BREEZE CT
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FLOOR PLAN
SCALE 1/8" = 1'

ENGINEERING

NOTES -
#1 - SIMPSON LSTA18 STRAP W/ (14) .148 X 2 1/2" NAILS - SEE SK-2 - PLACE STRAP OVER RAFTER OVER EXTERIOR WALL

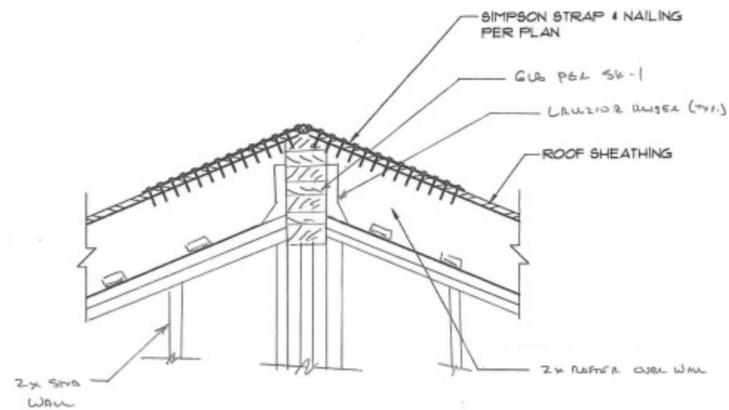
RAFTERS - R1 - 2" X 10" #2 DF/L @ 24" OC
SIMPSON LRU210Z @ BEAM B1
SIMPSON H2.5A @ EXT WALL

BEAMS -
B1 - 5-1/2" X 10 - 1/2" (24F-V4) GLB
B2 - 4" X 6" #2 DF/L
B3 - 6" X 10" #1 DF/L
B4 - 6" X 8" #1 DF/L

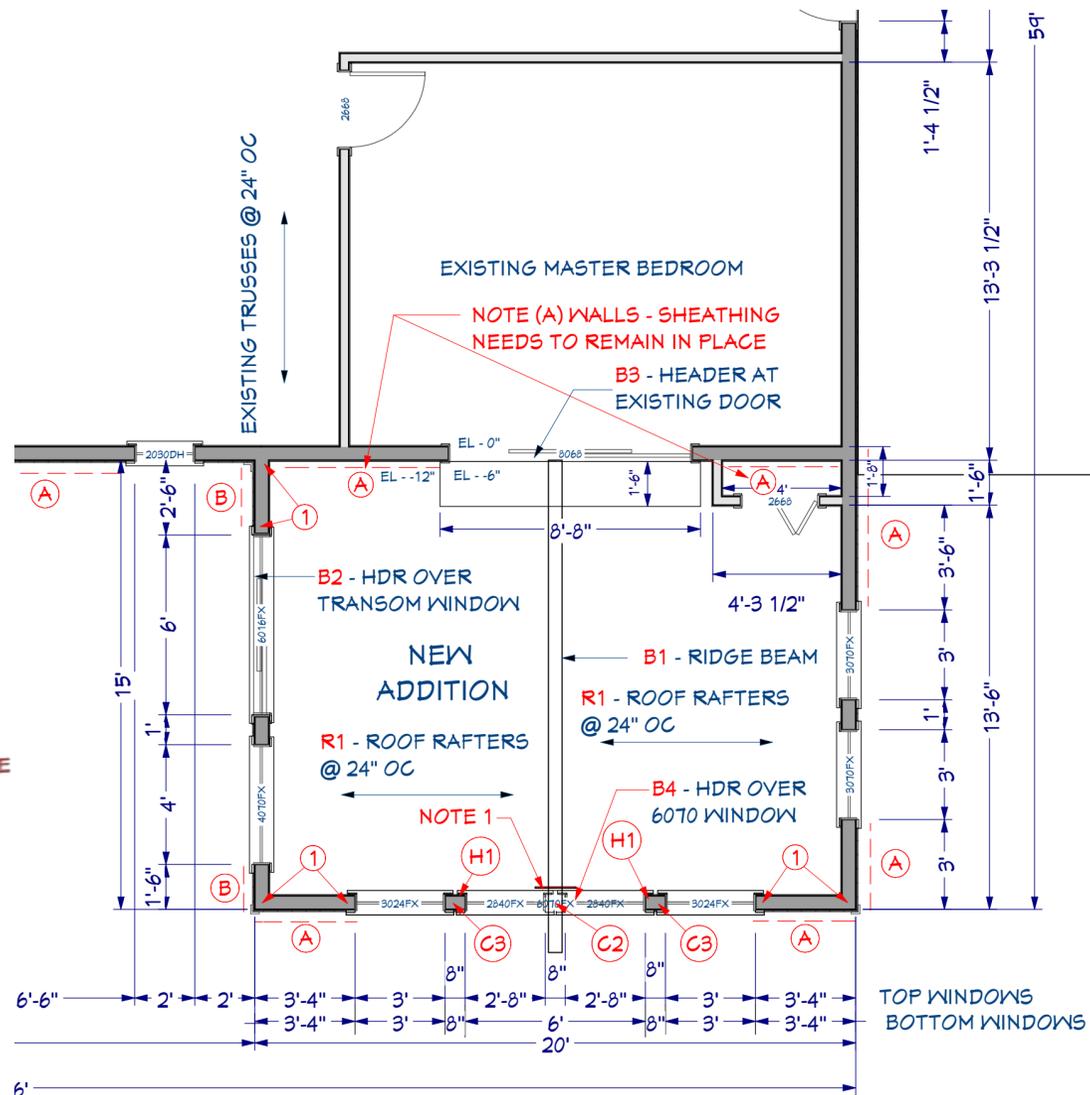
POSTS -
C1 - (2) - 2" X 6" #2 DF/L
C2 - 6" X 6" #2 - DF/L W/ AC GAP & BASE (BEAM TO BEAM)
C3 - 6" X 6" #2 DF/L FULL HEIGHT OF WALL - NO SPLICE

HANGERS -
H1 - HUC688 (MAX)

HOLD-DOWNS
① SIMPSON LTFP2 W/ S5TB16 BOLT



SHEAR TRANSFER DETAIL - SK-2
NOT TO SCALE - ENGINEERING PACKET



FLOOR PLAN
SCALE 1/4" = 1'

DENOTES A HOLD DOWN
A DENOTES A SHEARWALL

20' X 15' ROOM ADDITION
300 SQ FT FLOOR
60 SQ FT EAVE OVERHANG

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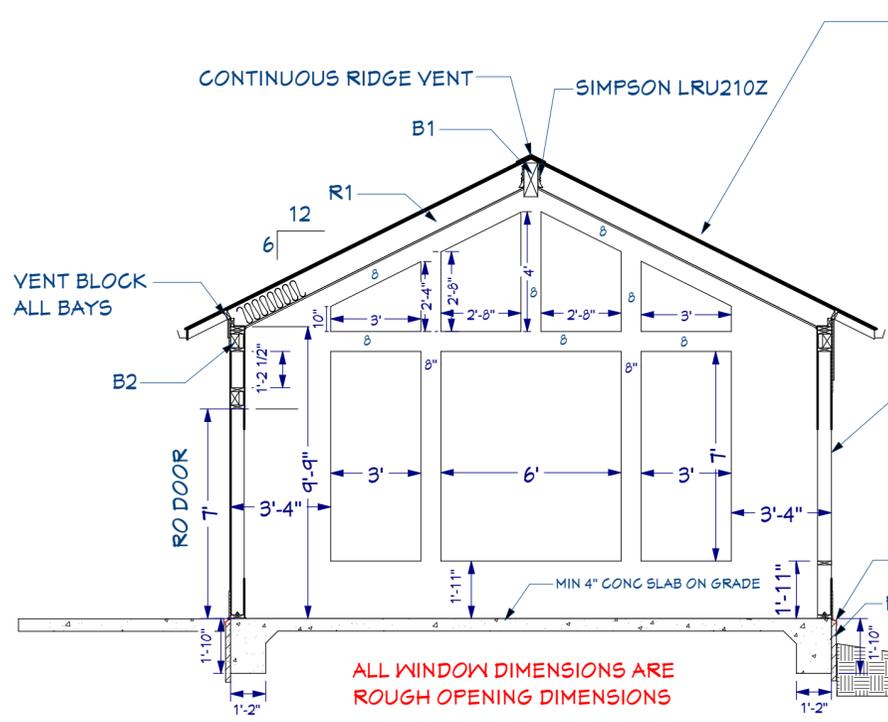
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SECTION AND GABLE END FRAME
SCALE 1/4" = 1'

ROOF CONSTRUCTION

COMPOSITION SHINGLES TO MATCH EXISTING
UNDERLAYMENT MEETING ORSC SECTION 905.2
MIN 7/16" STRUCTURAL SHEATHING
2" X 10" RAFTERS @ 24" OC
SIMPSON LRU210Z @ BEAM B1 - SIMPSON H2.5A HOLD DOWNS ALL TAILS
6/12 - MATCH OVERHANG - SEE DETAIL @ SECTION
VENT @ 1 SQ FT PER 300 SQ FT OF INSULATED ATTIC
1/2 @ EAVE - 1/2 @ RIDGE
R-30 INSULATION - PROVIDE 2" AIR SPACE FOR VENT
1" X 6" T & G STAINED WHITE CEILING

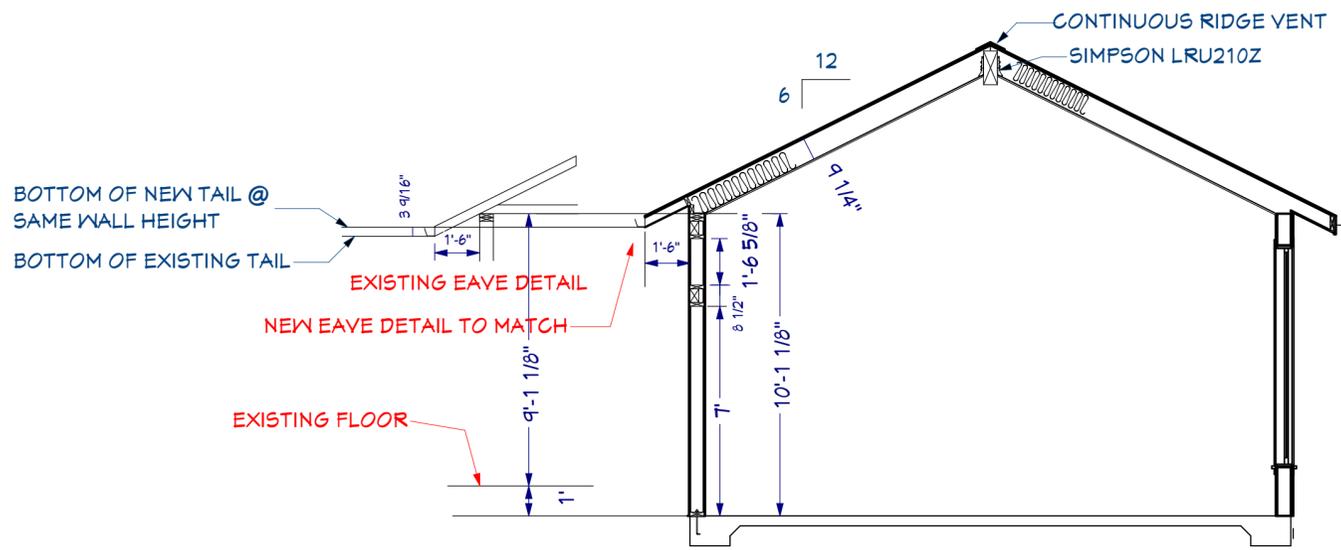
WALL CONSTRUCTION

T1-11 SIDING - 8" OC
HOUSE WRAP MEETING ORSC 703.1.1 REQUIREMENTS
7/16" MIN STRUCTURAL SHEATHING
2" X 6" @ 16" OC STUDS
R-21 INSULATION
1/2" GYPSUM BOARD

FOUNDATION

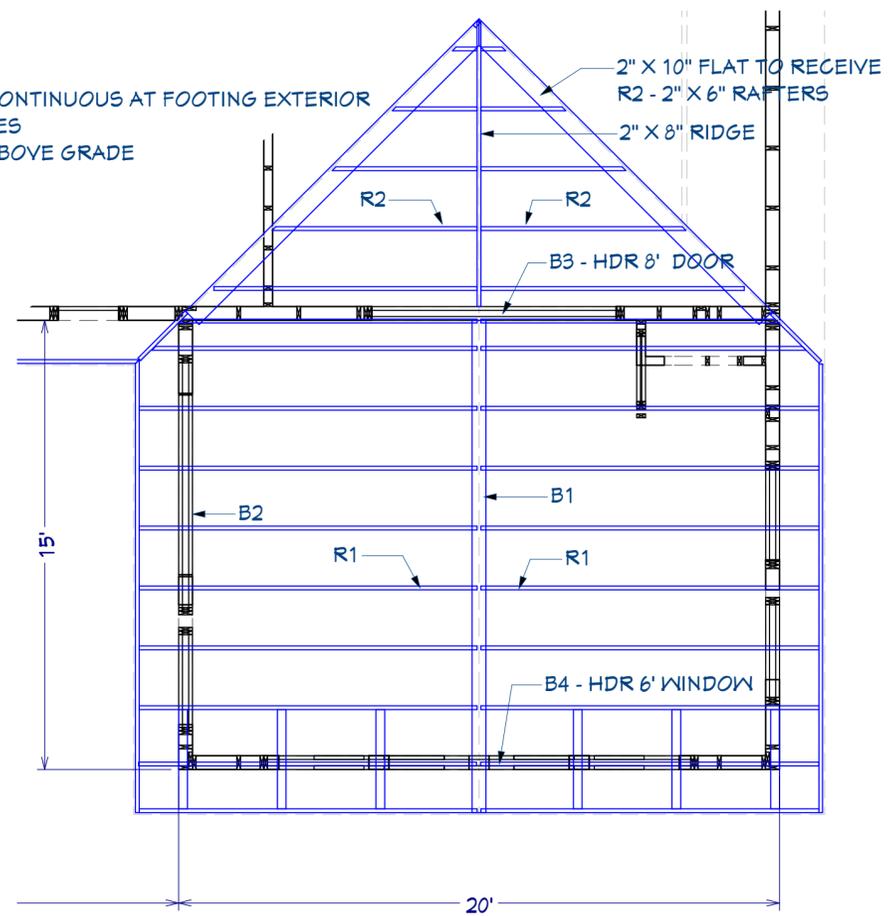
4" MIN CONCRETE SLAB ON GRADE
1' - 2" MIN CONC FTG
2 #4 REBAR CONTINUOUS
BOTTOM MIN 12" BELOW FROST LINE
PROVIDE MIN R-15 X 24" RIGID INSULATION CONTINUOUS AT FOOTING EXTERIOR
FLASH AT TOP - MAY BEVEL 45 DEGREES
PROVIDE PROTECTION TO SURFACE ABOVE GRADE

ALL WINDOW DIMENSIONS ARE
ROUGH OPENING DIMENSIONS



SECTION AT SLIDER DOOR
SCALE 1/4" = 1'

NOTE:
THE NEW WALL FRAME WITH THE BOTTOM SILL 12" BELOW THE EXISTING FLOOR WILL HAVE TO BE MEASURED TO INSURE THAT THE GUTTERS ON THE EAST WALL WILL MATCH AND THE ROOF ON THE WEST WALL WILL MATCH THE EXISTING DUTCH HIP. AS FAR AS I CAN FIGURE THIS IS ABOUT 4" BUT WILL DEPEND ON YOUR FRAMING LUMBER DIMENSIONS. BASICALLY YOUR HEEL PLUMB CUT.



ROOF FRAMING PLAN
SCALE 1/4" = 1'

B1 - 5-1/2" X 10-1/2" GLB
B2 - 4" X 6"
B3 - 6" X 10"
B4 - 6" X 8"

R1 - 2" X 10" @ 24" OC
R2 - 2" X 6" @ 24" OC

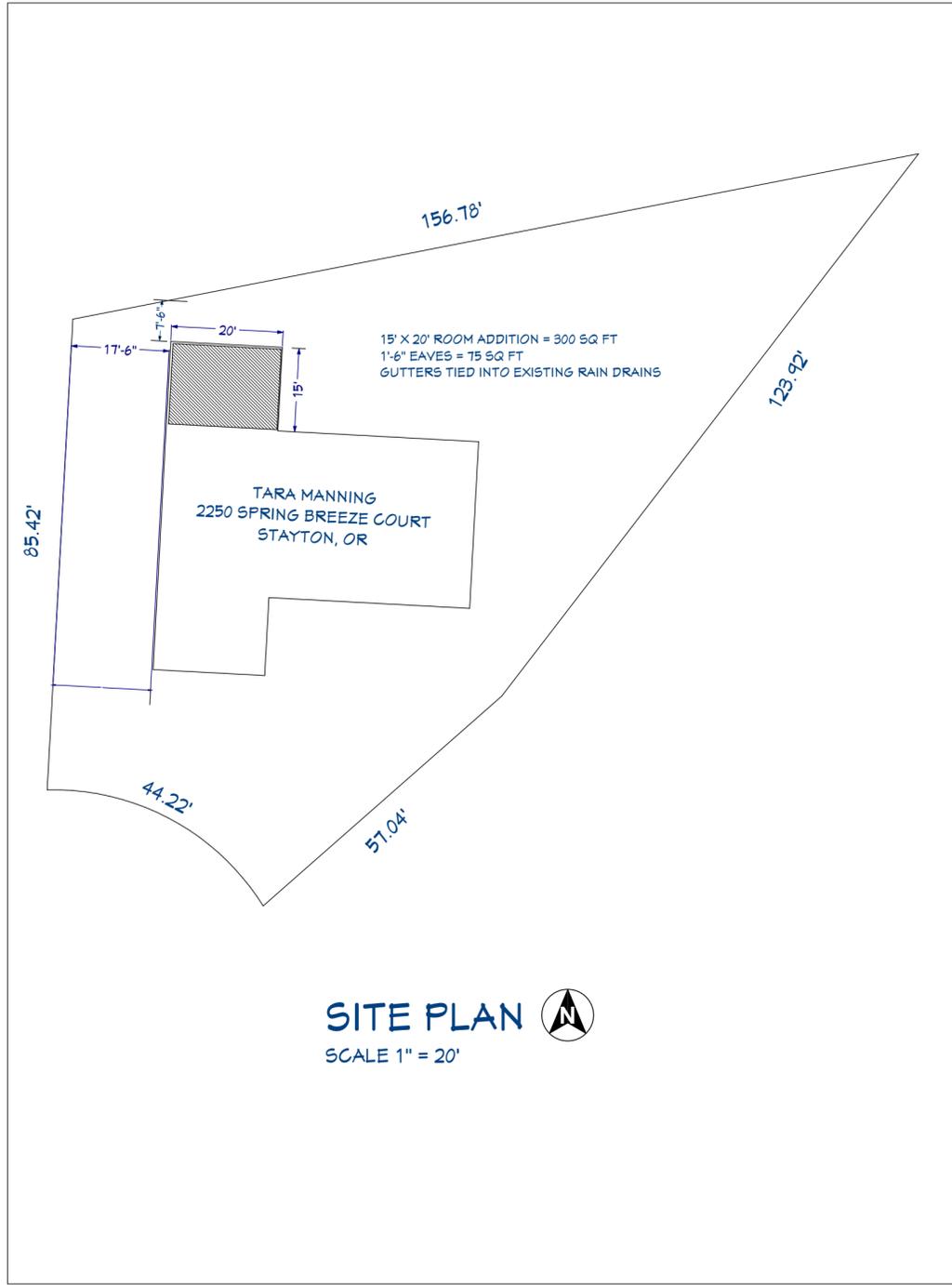
20' X 15' ROOM ADDITION
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60 SQ FT EAVE OVERHANG

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20' X 15' ROOM ADDITION
 300 SQ FT FLOOR
 60 SQ FT EAVE OVERHANG

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