

TOFINO

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE HALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIPHERIES OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, GUTTERS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER HALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF GUTTERS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TERR. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

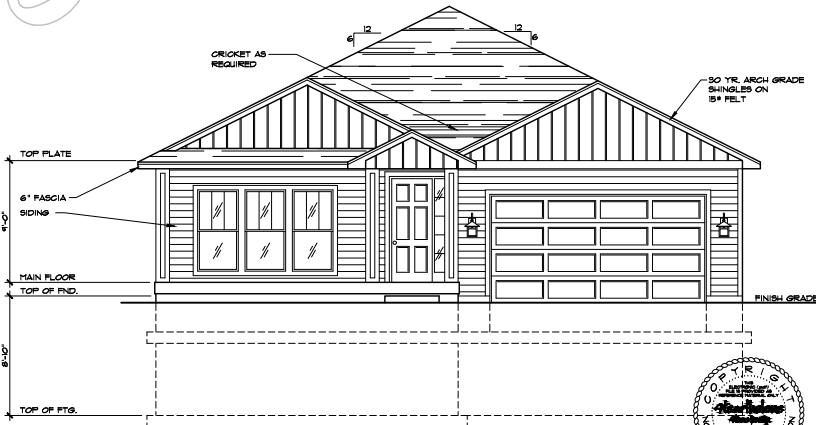
PROVIDE CAULKING AND MINIMUM 4" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.

MASONRY NOTE:

1. MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 (8/16) SPACED NOT MORE THAN 24" o.c. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA AROUND WALL OPENINGS GREATER THAN 16". ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 36" o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 5 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

2. FOR BRICK SUPPORT OVER OPENINGS, SEE VENEER LINTLS. TABLE ON SHEET 51.

3. HERRINGBONES SHALL BE PROVIDED IN THE OUTSIDE MYTHS OF MASONRY WALLS @ 24" o.c. AND BE NO LESS THAN 5/16" LOCATED PRECISELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.



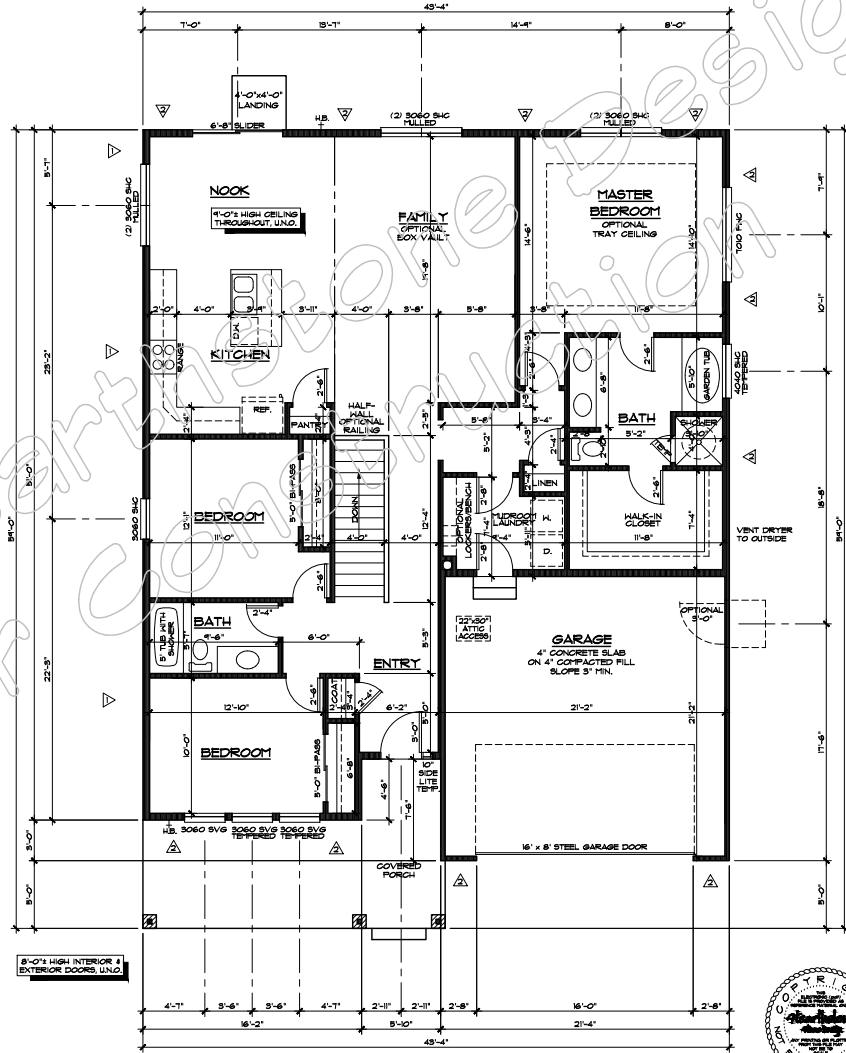
FRONT ELEVATION
SCALE: 1/4"=1'-0"



- MAIN FLOOR GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO ROUGH FRAMING. INTERIOR STUDWALLS ARE SHOWN AS 4" UNLESS NOTED OTHERWISE. EXTERIOR STUDWALLS ARE SHOWN AS 6" UNLESS NOTED OTHERWISE.
 2. DOOR FROM GARAGE TO HOUSE TO BE 20 MIN. LABELED, SELF-CLOSING, FIRE-RATED DOOR, WHICH MAY NOT OPEN INTO A SLEEPING ROOM.
 3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12 MIN) GYPSPUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS ABOVE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" (18 MIN) TYPE "X" GYPSPUM BOARD FASTENED @ 6" O.C. ON CEILING FIELD AND PERIMETER WITH 1" DIA 6d NAILS OR EQUIVALENT DRY-HALL SCREWS AND 1" O.C. ALL OTHER AREAS. (R502.2 AND TABLE R702.3.3)
 4. PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 5'0" OR GREATER.
 5. SILL PLATES AND ANY OTHER LUMBER IN CONTACT WITH CONCRETE TO BE PRESURE TREATED OR REDWOOD.
 6. THE UNDERSIDES OF ANY BAY OR CANTILEVER FLOOR SHALL BE SEALED AIRTIGHT WITH OSB, PLYWOOD OR SIMILAR MATERIAL. (R502.4)
 7. ALL WINDOWS OVER TUBS SHALL BE TIE-FERRED UNLESS SILL HEIGHT IS A MINIMUM OF 5' ABOVE FLOOR OF TUB.

- MISCELLANEOUS NOTES:**
1. A MINIMUM 4 MIL POLYETHYLENE VAPOR RETARDER IS REQD OVER THE INSIDE OF THE INSULATION AND INVERTED CEILINGS. CONCRETE SLABS UNDER LIVING SPACE REQUIRE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS NOT LAPPED LESS THAN 6" PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB-GRADE IF NO BASE COURSE EXISTS. (R506.2.3)
 2. HAND GRIP PORTION OF HANDRAIL TO HAVE CIRCULAR CROSS SECTION NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION AND IF GREATER THAN 6 1/8" PERIMETER, PROVIDE GRASPABLE FINGER RECESSES ALONG ITS LENGTH. HANDRAILS REQD TO TERMINATE IN A SAFETY TERMINAL OR RETURN TO WALL.
 3. FLOOR OF GARAGE TO BE SLOPED TOWARD VEHICLE ENTRY DOOR.
 4. ALL CONCRETE EXPOSED TO WEATHER TO HAVE MIN. COMPRESSIVE STRENGTH OF 5000 PSI.
 5. SHOW COMPACTION AT ALL BACKFILLED AREAS.
 6. FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER OR ONE-HALF-INCH (12.7mm) DIAMETER OR GREATER STEEL BOLTS. (2018 IRC R517.3)
 7. AUTOMATIC GARAGE DOOR CLOSERS IF PROVIDED SHALL BE TESTED IN ACCORDANCE WITH UL325. (R504.1)
 8. IF INSTALLED, LAUNDRY CHUTE MUST BE EITHER OF APPROVED FIRE-RESISTIVE CONSTRUCTION OR HAVE A LINING OF NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL WITH ALL JOINTS LOCK-LAPPED. ALL OPENINGS INTO THE ENCLOSURE SHALL HAVE SELF-CLOSING 1 3/8" SOLID WOOD DOORS.
 9. OPERABLE WINDOWS TO HAVE 24" MIN. SILL HEIGHT (AUPF) WHEN DISTANCE FROM SILL TO FINISHED GRADE IS GREATER THAN 12" OR THE AREA BELOW 24" SHALL BE FIXED OR HAVE AN OPENING OR A GUARD HIGH ENOUGH NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (R502.3.3)

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS ARE REQUIRED ON ALL STAIRWAYS WITH 2 OR MORE RISERS.



MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"
1804 S.F.

