

# Canyon Creek

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| 13  |             |  |
| 14  |             | TOTAL ORIGINALS  |

LOCATION:

IRVINE <sup>with</sup> NorthWood  
TRACT 19355



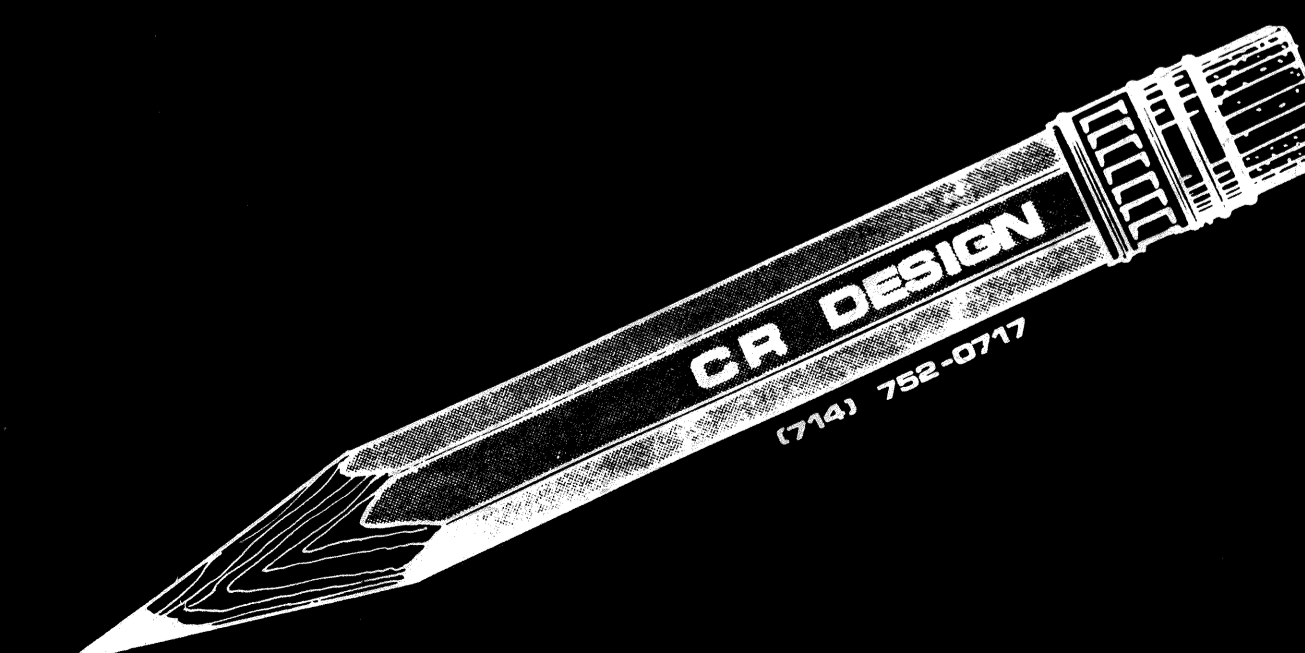
MAR 5, 1980

DATE:

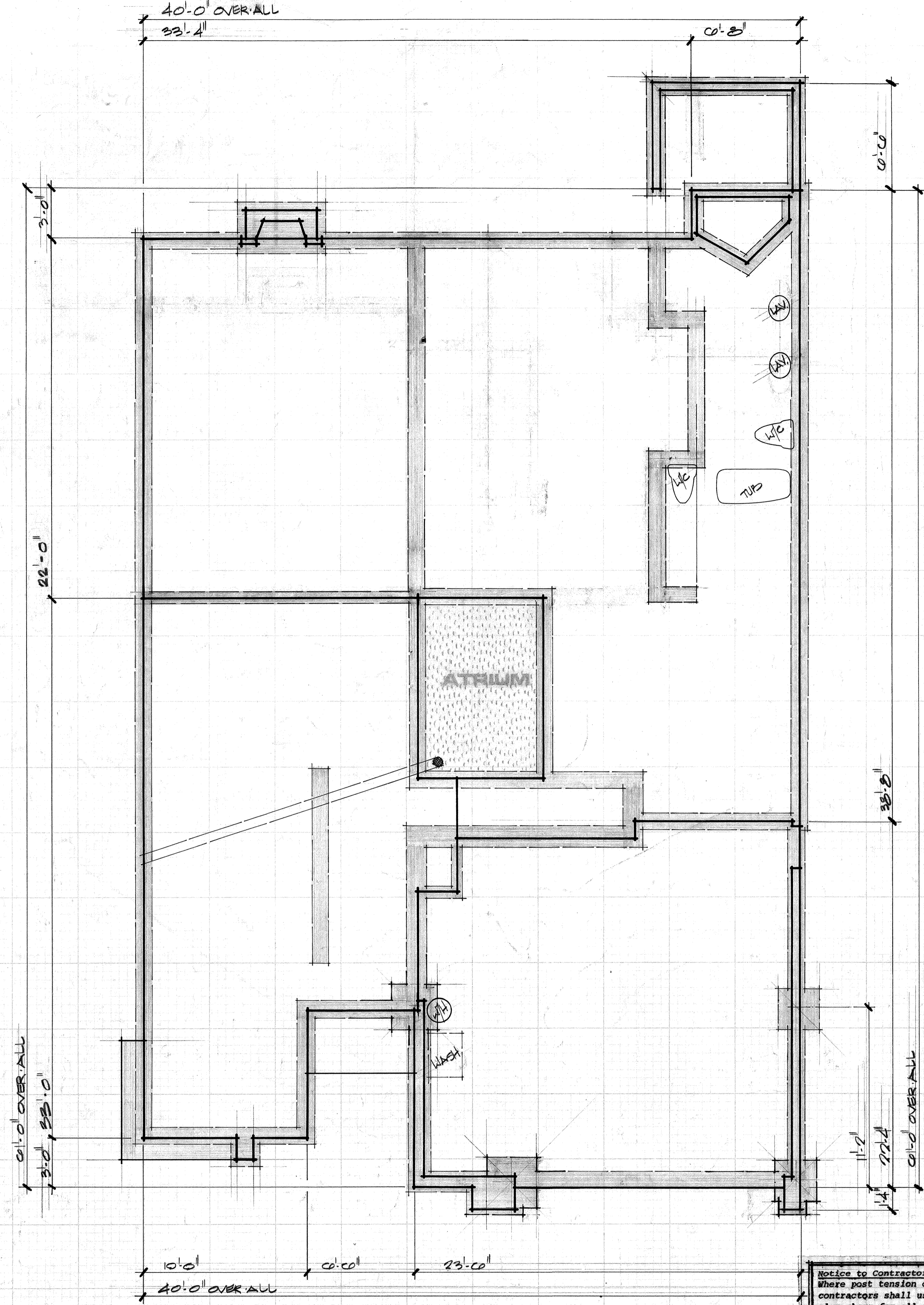
PRINTED:

The Merster Company

2082 Business Center Drive, Suite 200 Irvine, California 92715

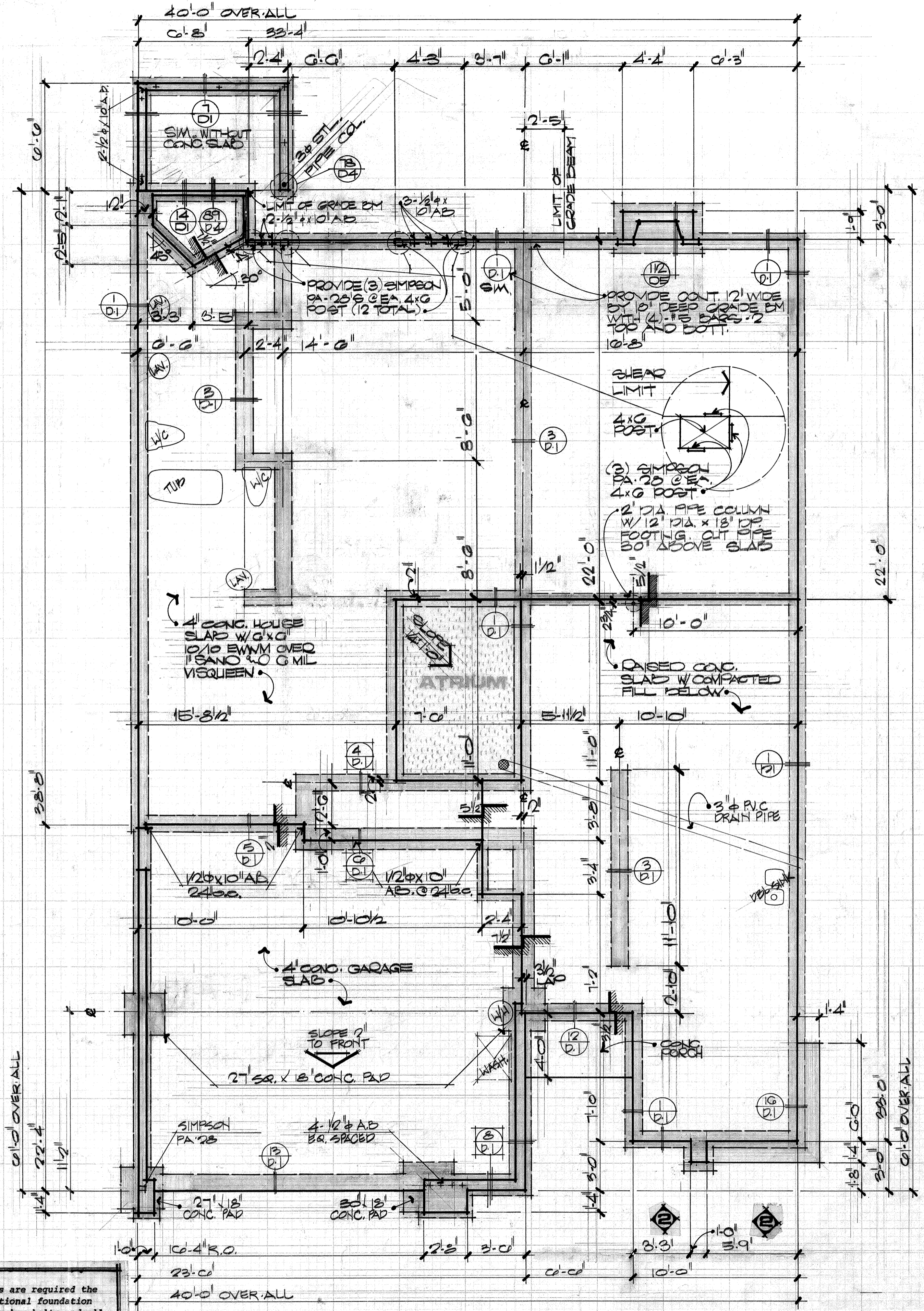






**REV. FOUNDATION PLAN**

**Notice to Contractor:**  
 Where post tension concrete slabs are required the contractors shall use the conventional foundation plan above for all dimensions, anchor bolts and all other structural related data. Post tension drawings to be by others and shall be used only for footing configuration and tendon placement.



**FOUNDATION PLAN**

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

○ Indicates one story footing. □ Indicates two story footing.

Note: This foundation plan has been drawn to match the exterior elevation "A". The contractor should see the elevation addendums for elevations "B & C" for design changes that may occur. All structural notes and information reflected on basic plan shall apply to all elevations unless noted otherwise.

**CR DESIGN**  
 POSE BUSINESS CENTER DRIVE  
 IRVINE, CALIFORNIA, 92715  
 SUITE 205 (714) 752-0774  
 CR DESIGN 1977

**FOR CONSTRUCTION**

DATE: \_\_\_\_\_  
 JOB NUMBER: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

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Canyon Creek

SHEET NUMBER

# PLAN NOTES

□ Indicates floor plan note location.

- 1 Provide fire resistive material between garage & second floor; 5/8" Type "X" gyp. bd. nailed w/6d cooler nails at 7" o.c. All framing members to be 16" o.c.
- 2 Provide fire resistive material between house & garage w/one layer 5/8" Type "X" gyp. bd. w/6d cooler nails @ 7" o.c. on garage wall side to roof sheathing or floor above.
- 3 Provide 5/8" Type "X" gyp. bd. applied to bottom side of stringers & adjacent walls under stairs.
- 4 22"x30" attic access.
- 5 30" high handrail, see detail.
- 6 37" high handrail, see detail.
- 7 42" high handrail @ stair landing, see detail.
- 8 Dead bolt @ top of door.
- 9 Dead bolt @ top & bottom of door.
- 10 Tile @ entry.
- 11 Open grade planter below exposed stair stringers. Provide hose bib, and 1/2" PVC over-flow.
- 12 Floating soffit - see Framing Section.
- 13 Mixed wardrobe door.
- 14 Sculptured planter niche w/dry-wall liner
- 15 Fireplace w/24" deep brick hearth to be installed with fully operational damper shut-off, and must be tight closing to allow for airborne sound attenuation.

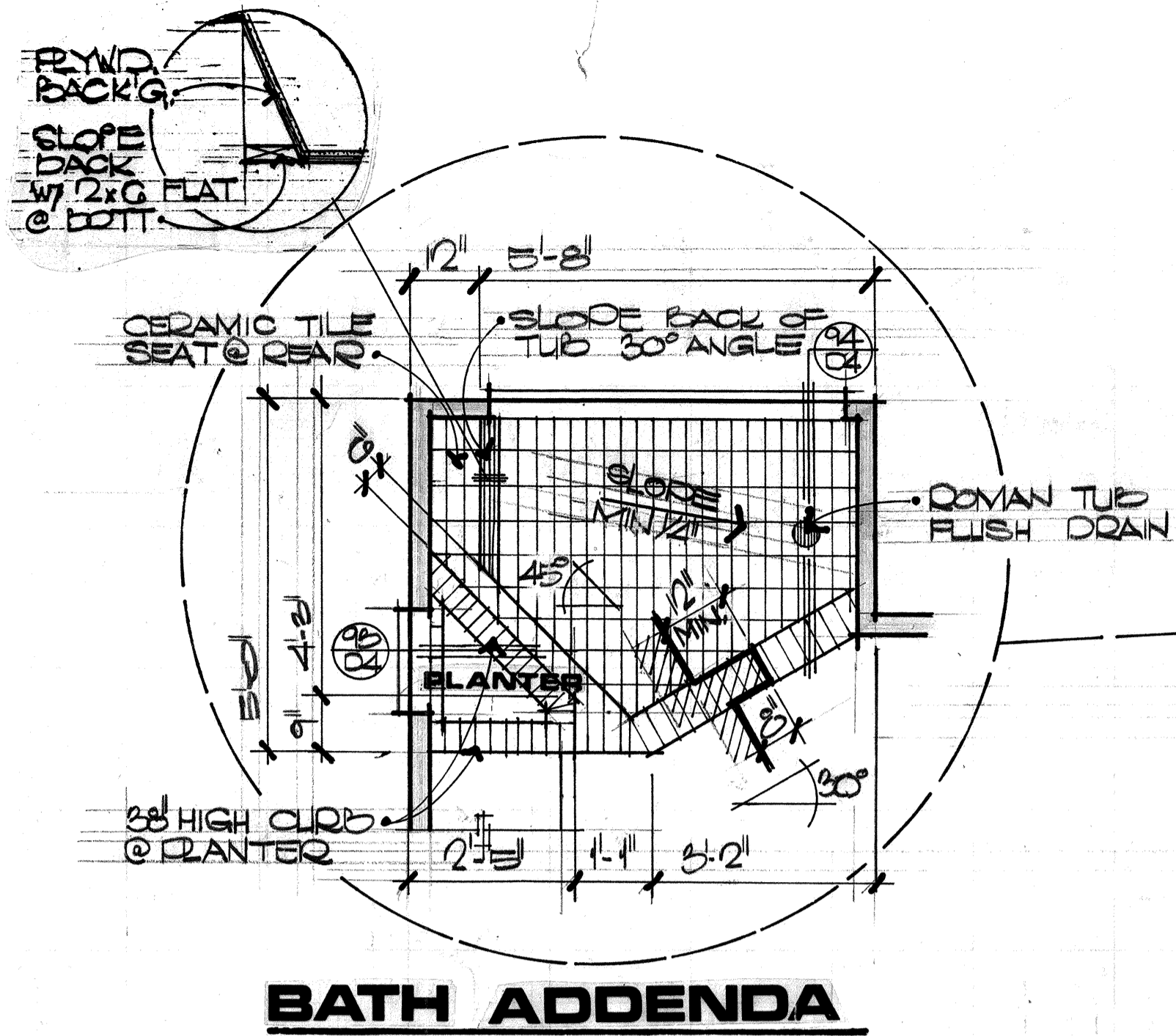
# NOTES

1. This floor plan has been drawn to match ext. elev. A. See floor plan elevation addendas for elevations B & C for any conditions that may vary due to design changes.
2. All dimensions shown in plan relate dimensionally to face of studs, typically.
3. All doors, windows and glazing shall conform to the building security requirements per local city ordinances.
4. All glazing to be double-strength glass.

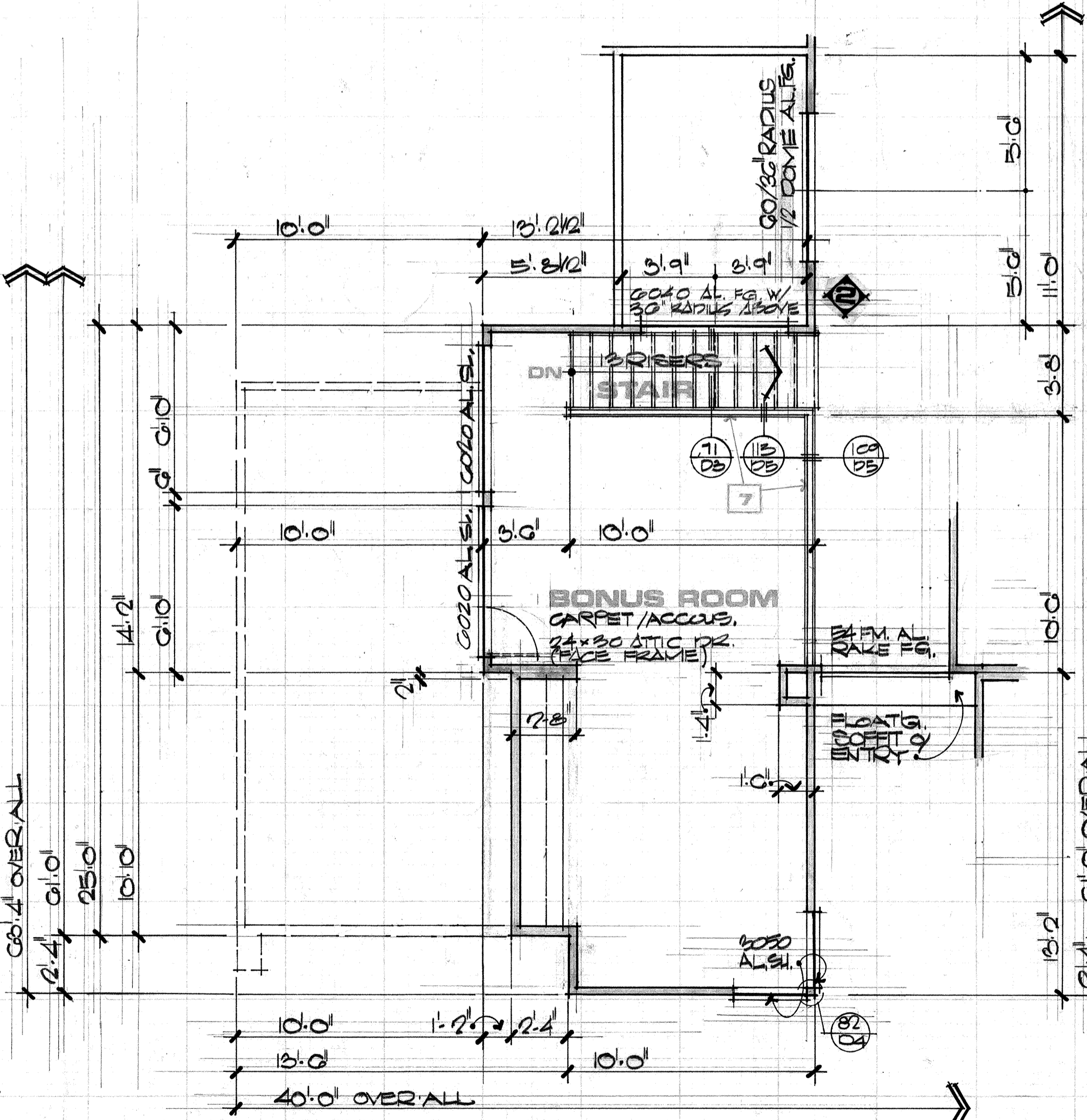
**INSULATION:**  
WALL = R-13  
ROOF = R-22

# SQ. FT.

|        |                    |
|--------|--------------------|
| LIVING | 1950 TOTAL SQ. FT. |
| ATRIUM | 82 SQ. FT.         |
| GARAGE | 524 SQ. FT.        |
| PORCH  | 64 SQ. FT.         |

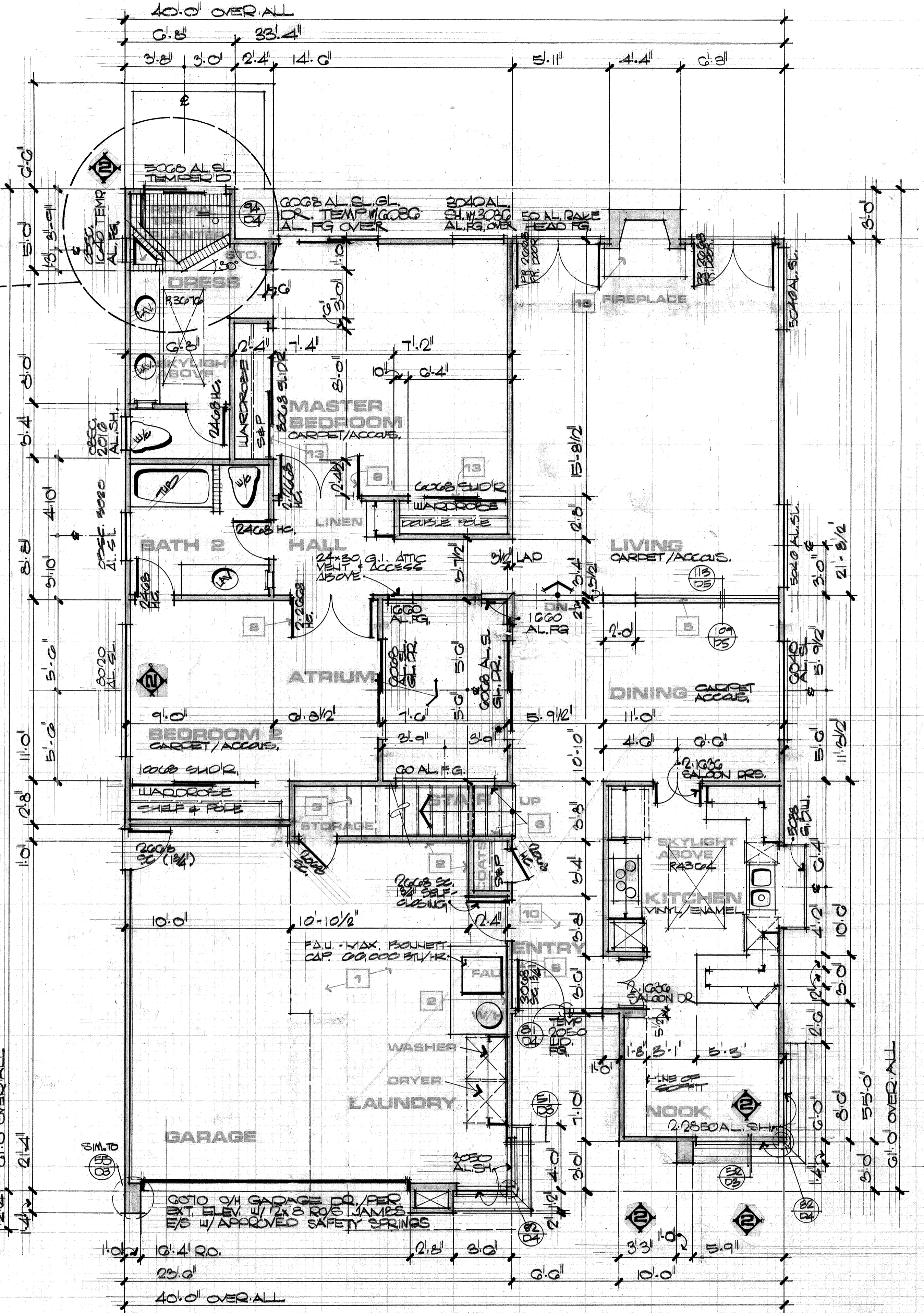


# BATH ADDENDA



# SECOND FLOOR PLAN

311 SQ. FT.

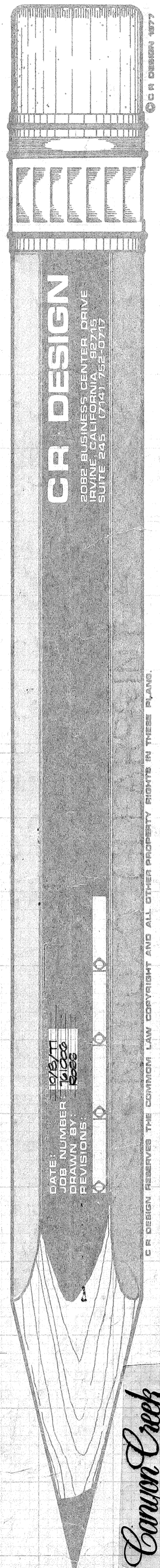


# FIRST FLOOR PLAN

1839 SQ. FT.

# NOTE

"Exit door or sliding glass door shall be operable from the atrium side without the use of a key or any special knowledge or effort "and/or" all locking devices shall be removed from the glass door and an opening handle shall be provided on the atrium side of the door".

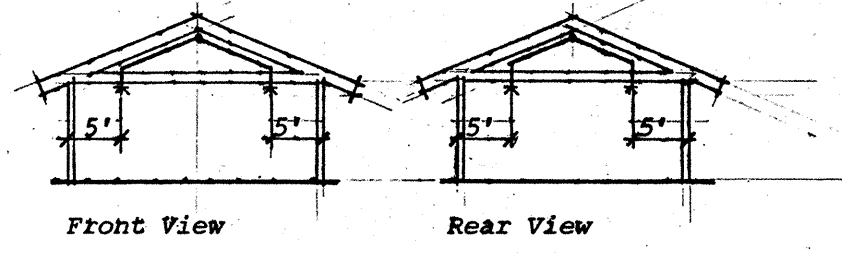


### FLOOR PLAN NOTES

- 1 21"x32" dbl. kitchen sinks w/ garbage disposal.
- 2 Built-in dishwasher w/24" min. space.
- 3 30" cook top w/hood and light over. (Vent to outside air.)
- 4 Provide built-in double oven w/microwave.
- 5 39" refrigerator space (plumb. ice maker).
- 6 Optional trash compactor.
- 7 9"x12" stainless steel wet bar sink.
- 8 Fiber glass utility sink. See Interiors.
- 9 Ceramic tile Roman tub over hot mopped framed area. See floor plan for dimensions & ceramic tile wainscot application & applicable details. Provide curtain rod where applicable. Min. 12" deep from top of dam to bottom of tub.
- 10 Ceramic tile hot mopped shower w/ceramic tile wainscot as per floor plan & details. Provide shatter-proof glass enclosure (3/16 tempered clear plate glass).
- 11 32"x60" cast iron tub w/ ceramic wainscot to underside of soffit above.
- 12 Provide waste & water for washing machine.
- 13 Dryer vent to outside air (See General Notes).
- 14 Water heater to be strapped for lateral support if non-rigid water connections are not used.
- 15 Provide 24" high wood platform for water heater.
- 16 24" high platform for FAU & water heater. (3" diameter pipe column required if platform under 24" from floor).
- 17 Provide 16" high platform for FAU w/return air supply below (min. 200 sq. inches).
- 18 Return air supply (min. 200 sq. inches opening).
- 19 Provide 1 sq. inch for each 1000 BTUs under 500 combustion air ventilation within 12" from ceiling.
- 20 Hanging fixture.
- 21 Luminous light soffit over pullman. See Detail.
- 22 22"x30" luminous light away. Attic access.
- 23 Laundry chute w/sheet metal liner.
- 24 Provide 3" PVC drain-pipe to daylight.
- 25 All FAU ducts penetrating occupancy separation walls shall be constructed of minimum 26" gauge steel.
- 26 Termination of all mechanical vents shall comply to Section 906 of the Uniform Building Code.
- 27 Provide drain for planting area.
- 28 Skylight above - see plan for model number.
- 29 Luminous light soffit above - see Detail.
- 30 Mechanical wall.
- 31 All smoke detectors shall be interconnected and approved for same by State Fire Marshal.

### NOTES:

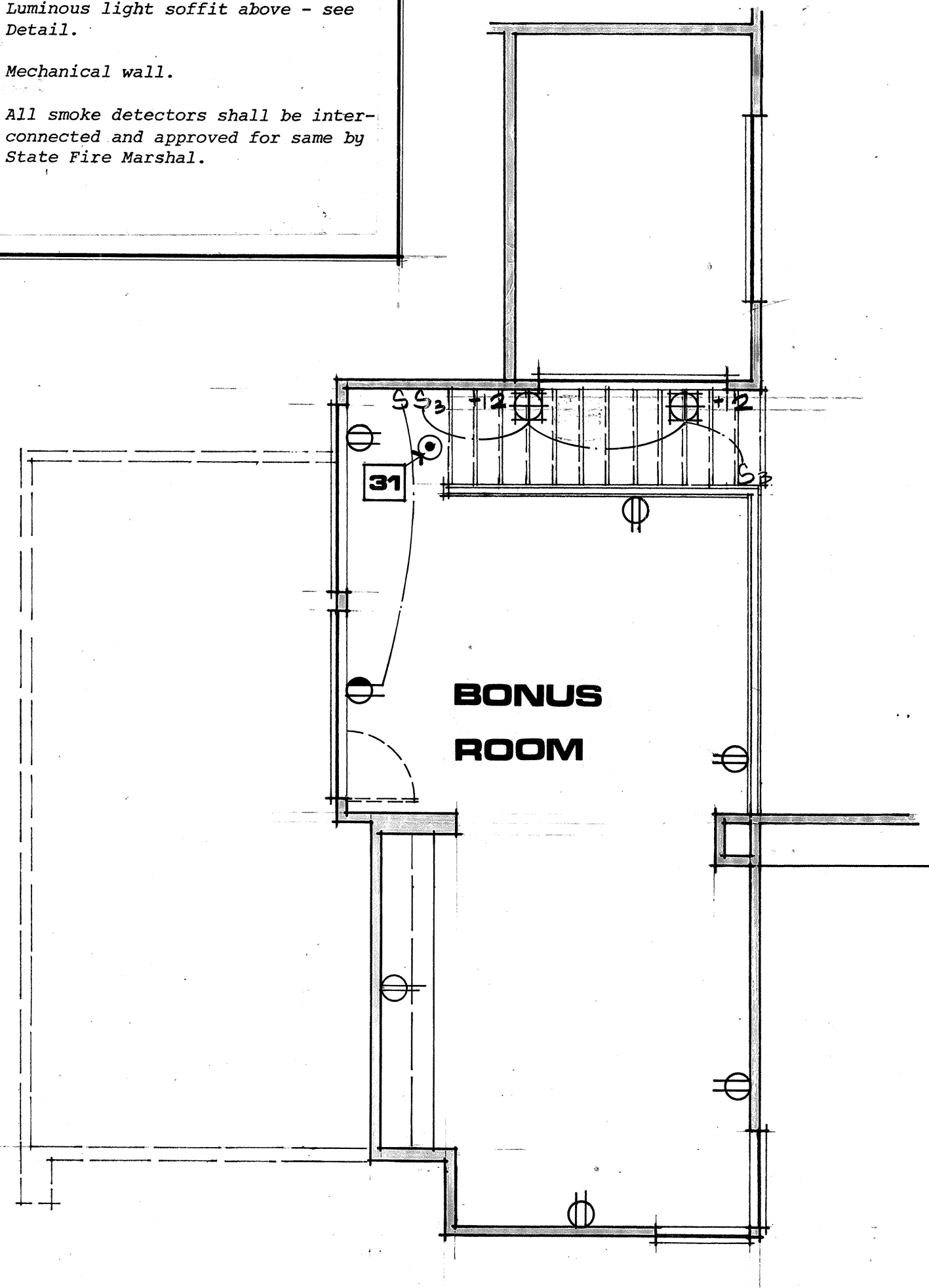
1. This minimum standard may be used for sites which have a minimum available pressure of 56.5 PSI at water meter. Contact Irvine Ranch Water District for water pressure data.
2. **SPRINKLER HEAD MINIMUM REQUIREMENTS:**  
 -7/16" orifice-3.9 K factor, 185 rating  
 -Upright heads located at top plate line for garages without finished ceiling  
 -Pendant heads through finished garage ceilings  
 -1" Minimum Water Meter Required.
3. Pipe and fittings consist of copper tube, minimum weight as required for plumbing installation.



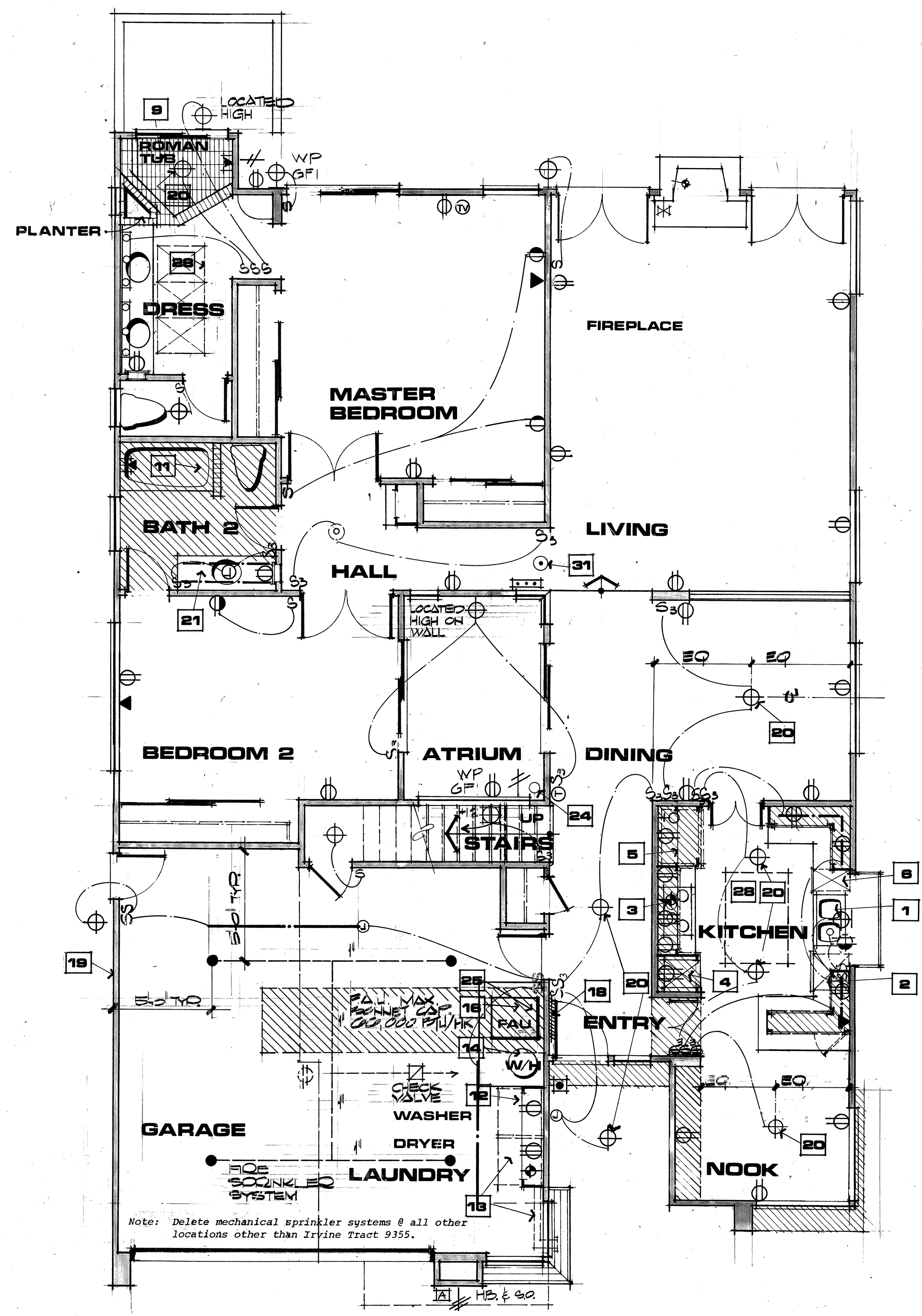
**INSULATION:**  
 WALL = R-13  
 ROOF = R-22

### SYMBOLS

- Electrical & Mechanical:
- ⊕ 110 V wall outlet
  - ⊕ 1/2 hot 110 V outlet
  - ⊕ 110 V floor outlet
  - ⊕ Ground fault interrupter
  - ⊕ 220 V outlet
  - ⊕ Switch
  - ⊕ 3 way switch
  - ⊕ Ceiling light
  - ⊕ Flush ceiling light
  - ⊕ Bracket light
  - ⊕ 5 min. air exchange fan
  - ⊕ Chimes
  - ⊕ Doorbell pushbutton
  - ⊕ Telephone jack
  - ⊕ Thermostat
  - ⊕ Smoke detector
  - ⊕ TV outlet
  - ⊕ Plumb. for ice maker
  - ⊕ Jay box
  - ⊕ Hose bibb
  - ⊕ Hose bibb w/shutoff
  - ⊕ Log lighter
  - ⊕ Fuel gas
  - ⊕ Recessed can light
  - ⊕ Check valve
  - ⊕ Vacuum cleaner stub
  - ⊕ Luminous address light
  - ⊕ Return air



**SECOND FLOOR**



**FIRST FLOOR PLAN**

Note: Appliances installed in garages which generate a glow, spark or flame capable of igniting flammable vapors shall be installed with pilots & burners or heating elements & switches at least 18 inches above the floor level (Re: Section 508 of the Uniform Mechanical Code).

**CR DESIGN**  
 2082 BUSINESS CENTER DRIVE  
 SUITE 245  
 IRVINE, CA 92614  
 TEL: 949.261.7372  
 FAX: 949.261.7372

**FOR CONSTRUCTION**

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Canyon Creek

**STRUCTURAL NOTES:**

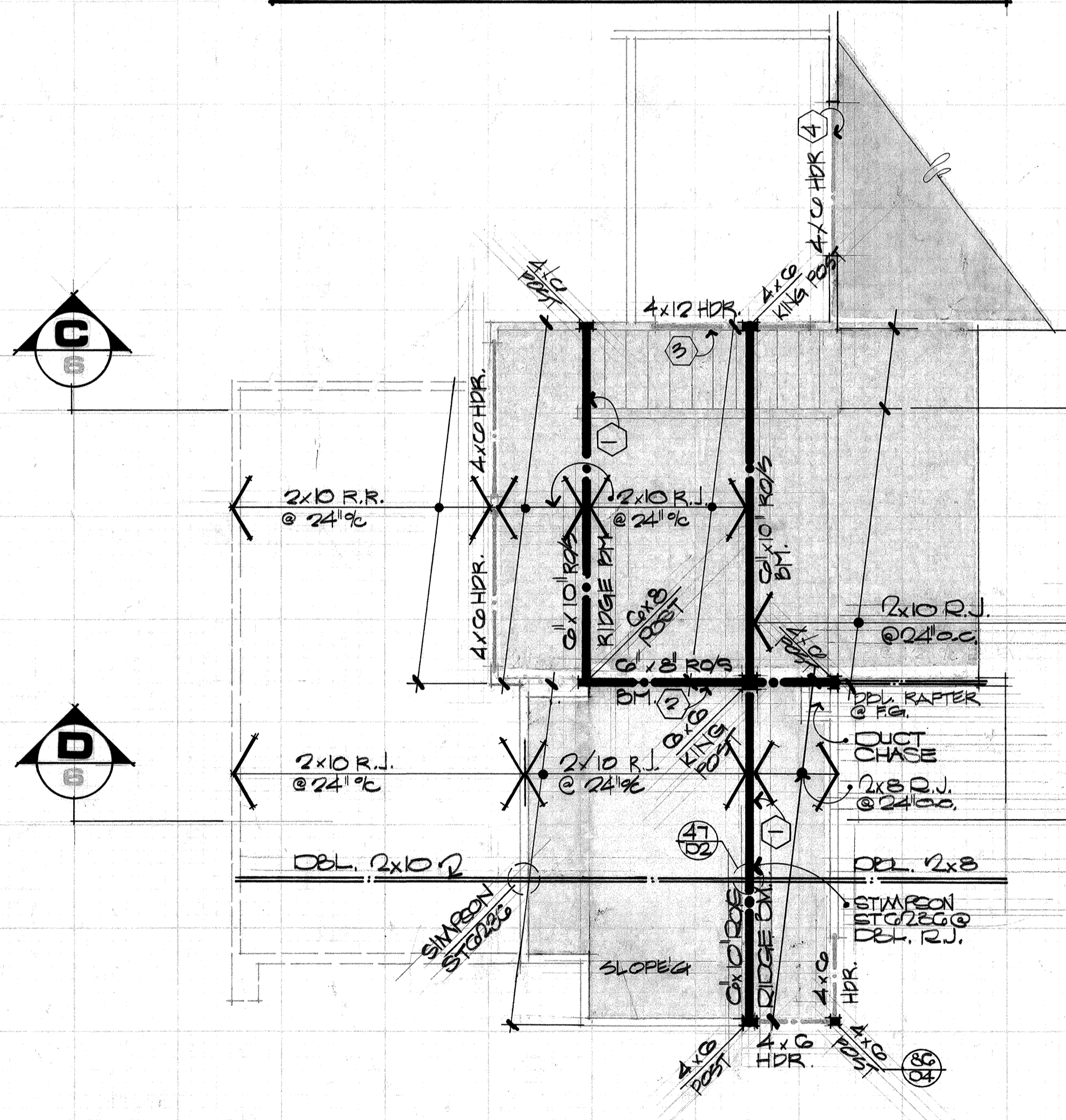
|  |        |
|--|--------|
| 7/8" stucco over paper backed lath w/16 gauge staples at 6" o.c. at top & bottom plates, edge of shear wall and on field (ICBO Report No. 1823, May 1972) or (ICBO Report No. 1318, Feb. 1973) | 180#/1 |
| 3/8" Structural II Plywood with 8d nails @ 4" o.c. at edges & 12" o.c. field (Table 25M UBC)   | 380#/1 |
| 3/8" Structural II Plywood with 8d nails @ 24" o.c. at edges & 12" o.c. field (Table 25M UBC)  | 570#/1 |

**NOTES**

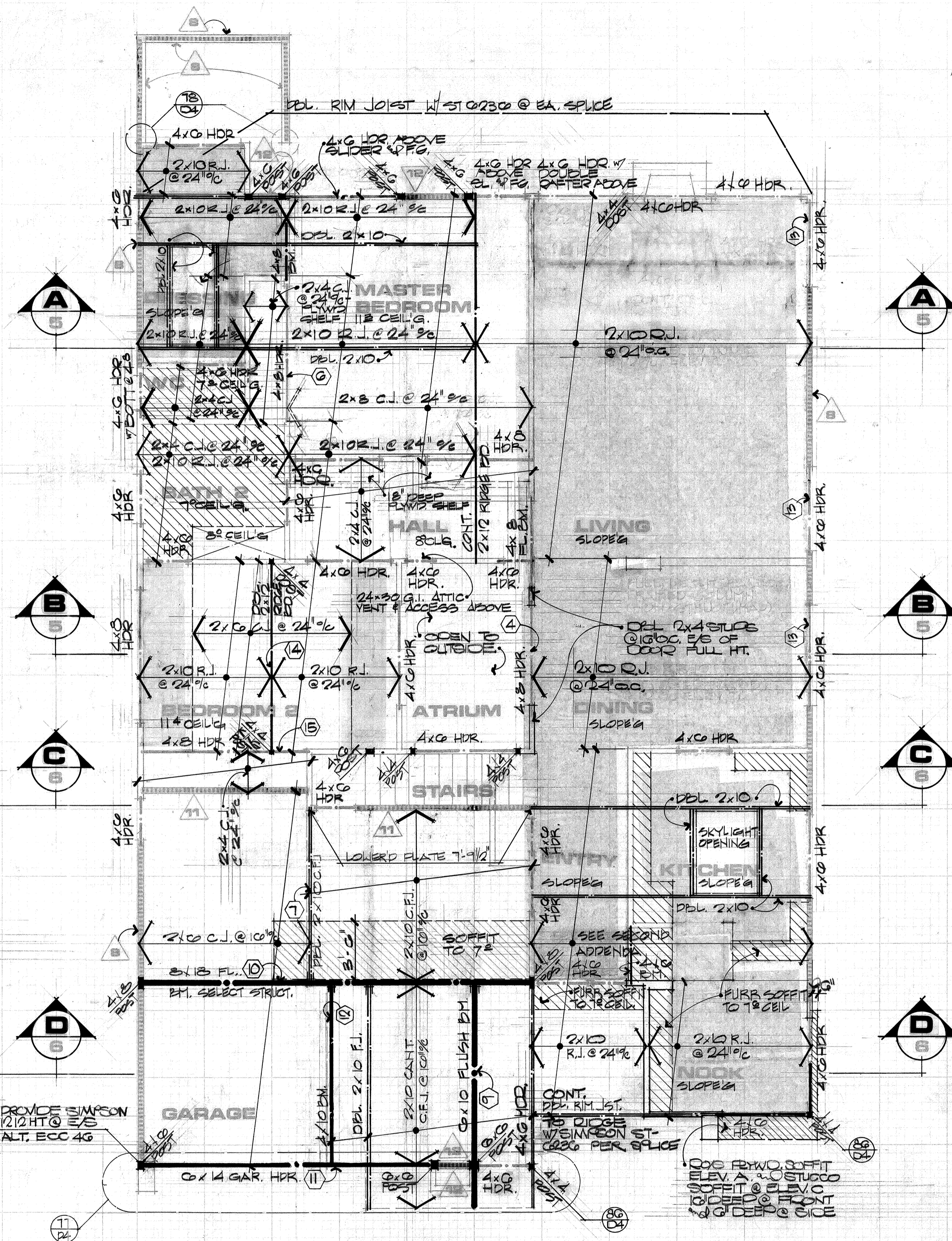
- All "T&G" Plywood to be glued to floor member & applied w/ring shank nails or screws (approved by Heister Co.) within 6 hrs. of application.
- All "T&G" Plywood to be blocked @ all butt edges.
- All 2x joists, or rafters to be No. 2 grade WCP.
- All 4x & greater beams and headers to be No. 1.
- See General Notes sheet No. GN for Nail Schedule, & all other carpentry requirements.

**SYMBOLS**

|  |                 |  |                                |
|--|-----------------|--|--------------------------------|
|  | Sloping Ceiling |  | Shear Panel                    |
|  | Furred Soffit   |  | Structural calc Beam Reference |
|  | Built-up floor  |  |                                |



**SECOND FLOOR ROOF FRAMING PLAN**



**FIRST FLOOR ROOF SECOND FLOOR FRAMING PLAN**

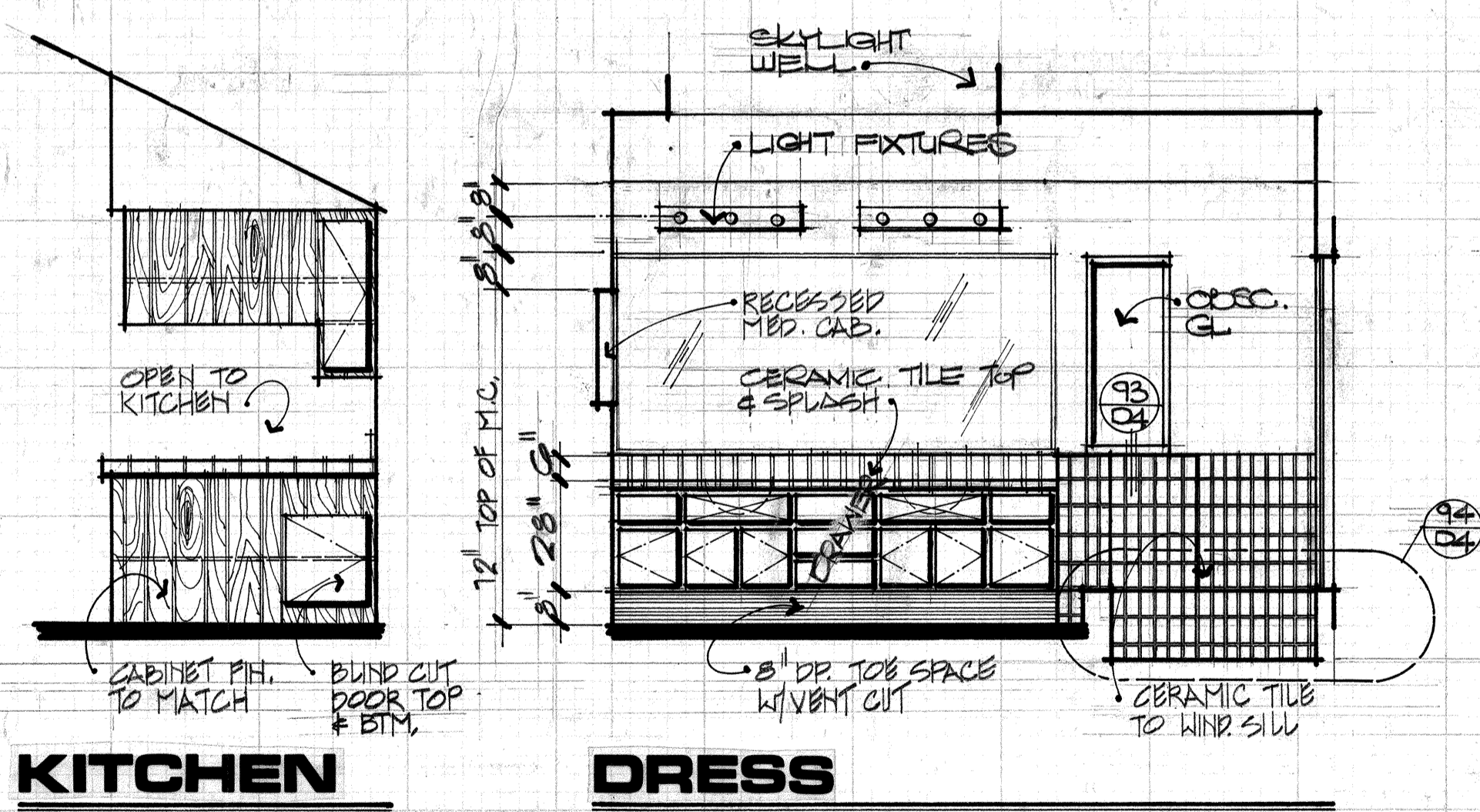
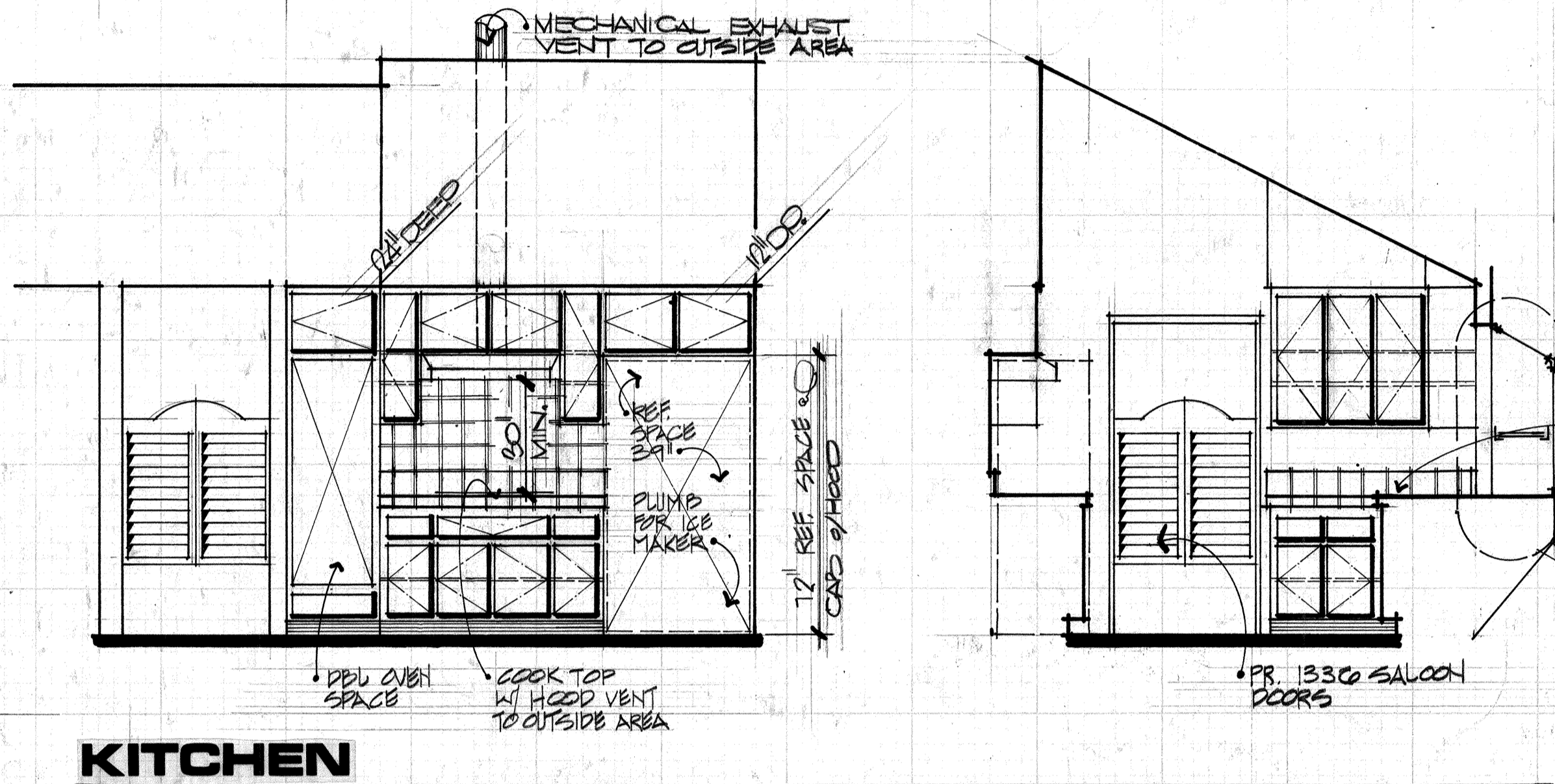
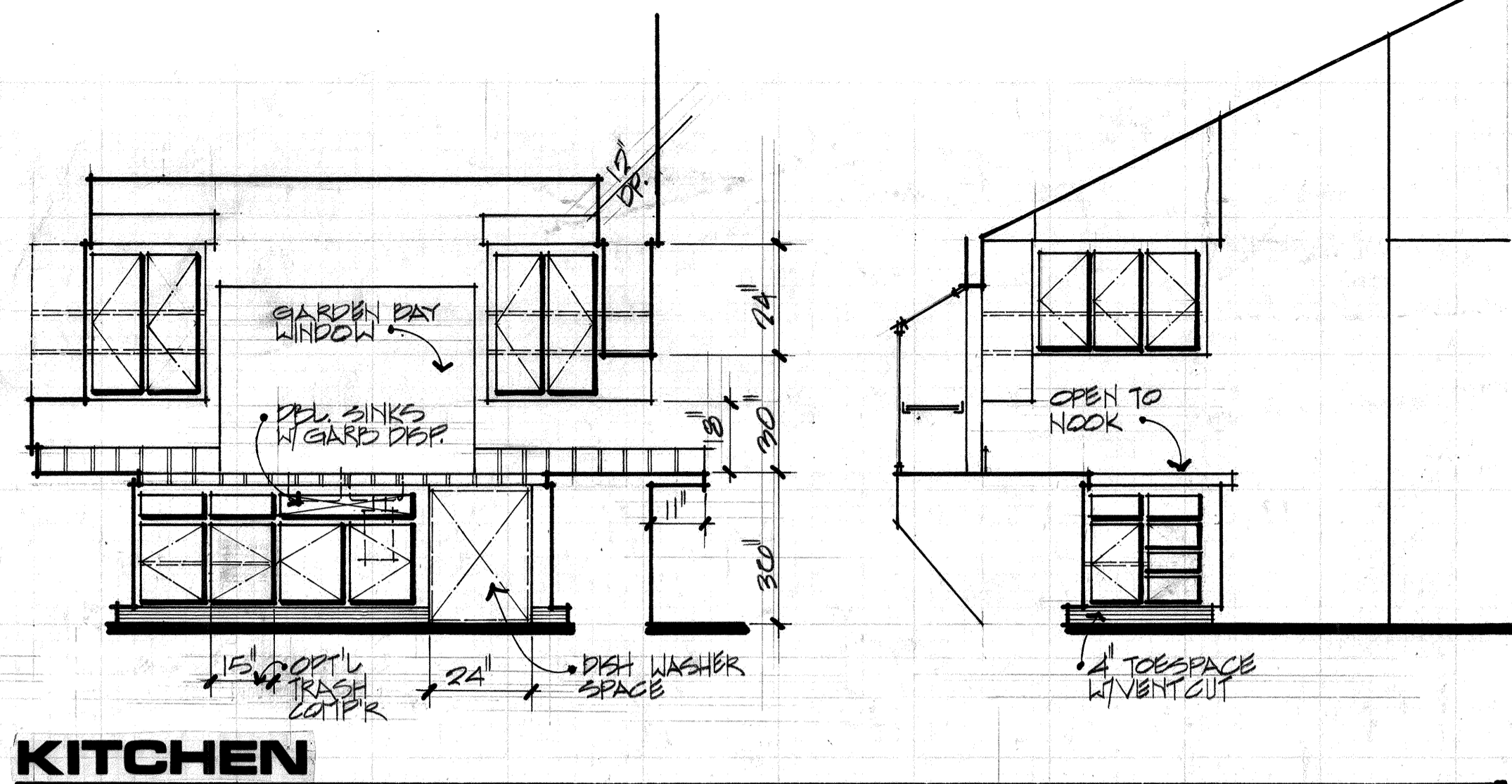
Note: This framing plan has been drawn to match the exterior elevation "A". The contractor should see the elevation drawings for elevations "B" & "C" for design changes that may occur. All structural notes and information reflected on basic plan shall apply to all elevations unless noted otherwise.

SCALE: 1/4" = 1'-0"  
 Studs at exterior wall with sloping ceilings shall extend from floor to roof without intermediate plates unless plates are designed. Maximum heights: (1) 2x4-14ft. (2) 2x4-16ft. (3) 2x4-18ft. 2x6-20ft.

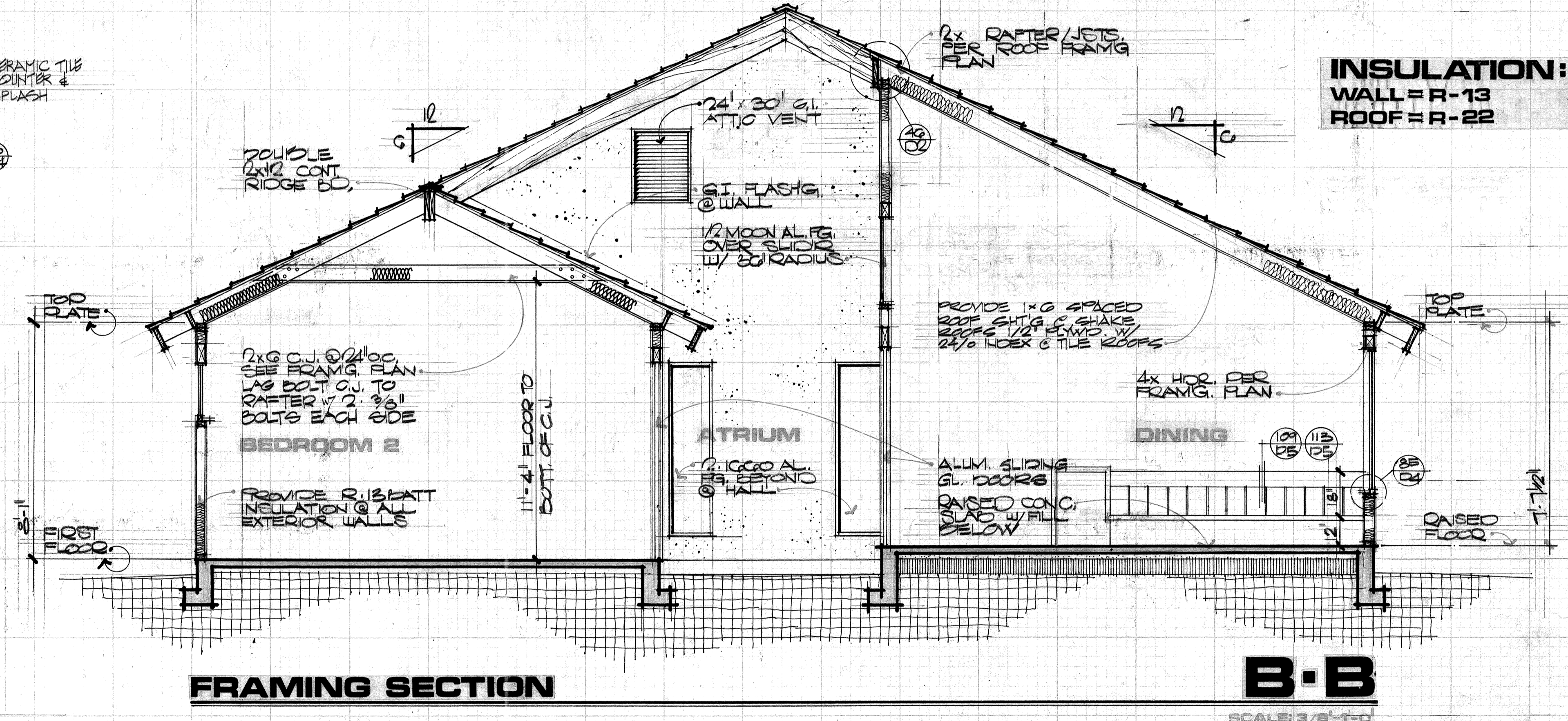
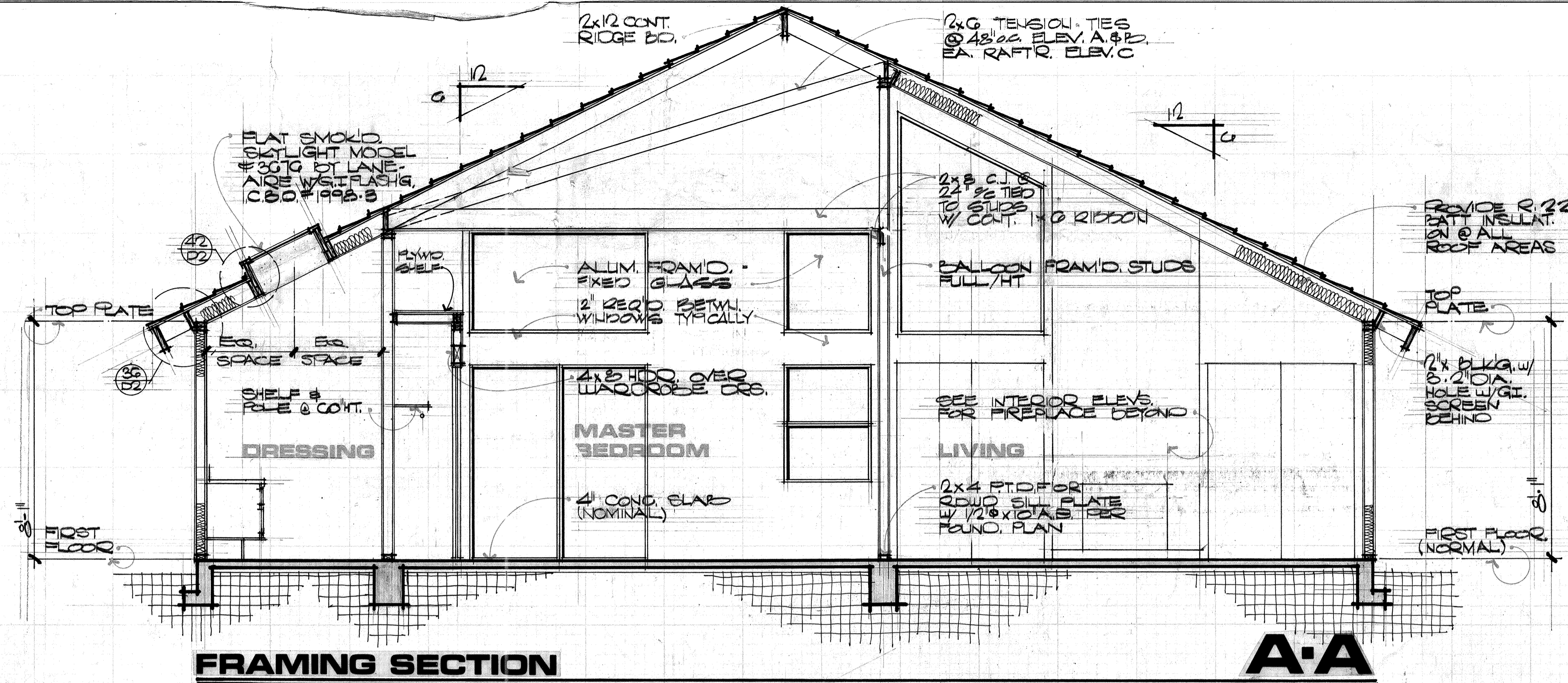
**CR DESIGN**  
 2082 BUSINESS CENTER DRIVE  
 IRVINE, CALIFORNIA 92715  
 SUITE 245 (714) 952-5317

DATE: 11-21-11  
 JOB NUMBER: 10226  
 REVISIONS: N/A





**INTERIOR ELEVATIONS**  
SCALE: 3/8"=1'-0"



**FRAMING SECTION B-B**  
SCALE: 3/8"=1'-0"

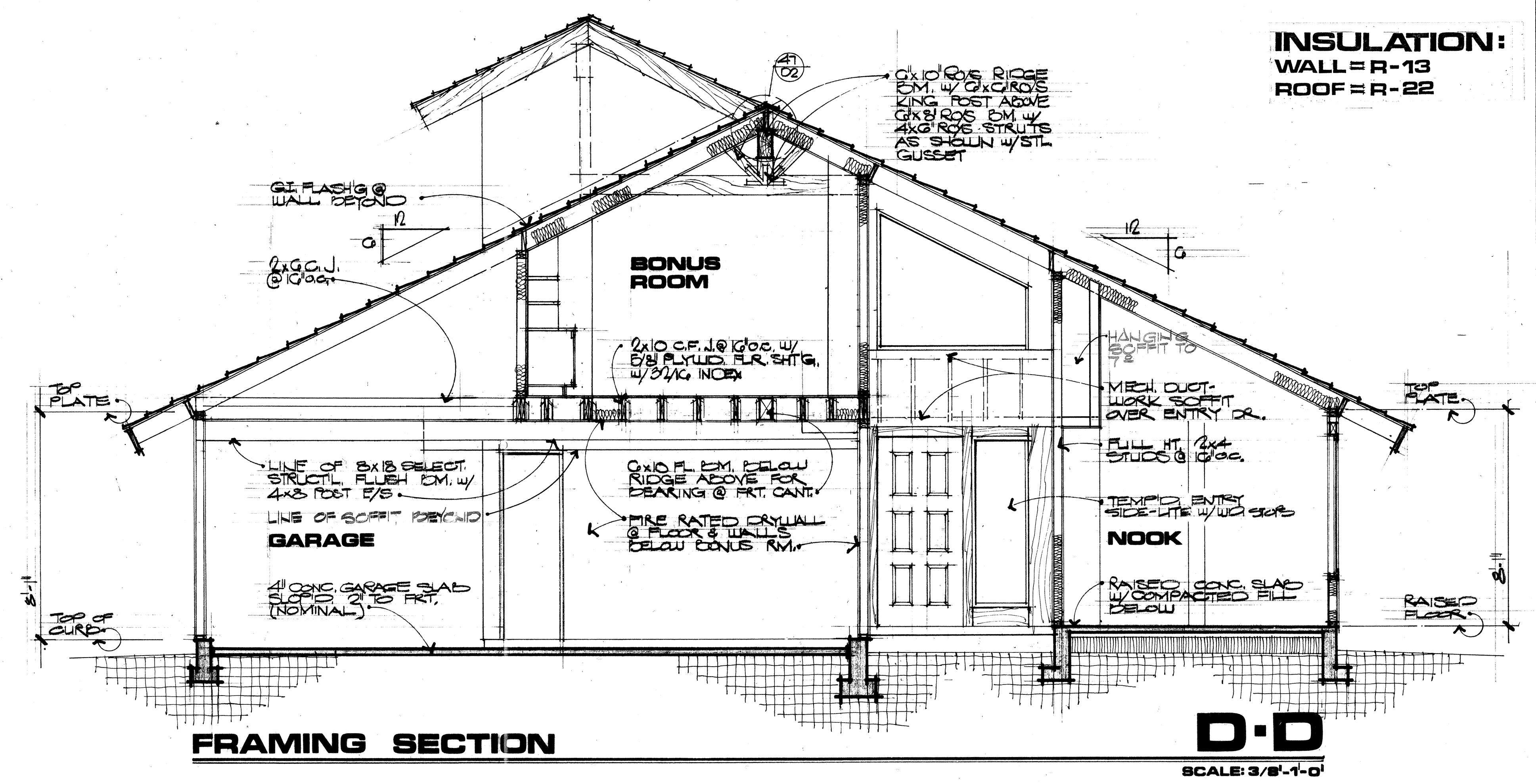
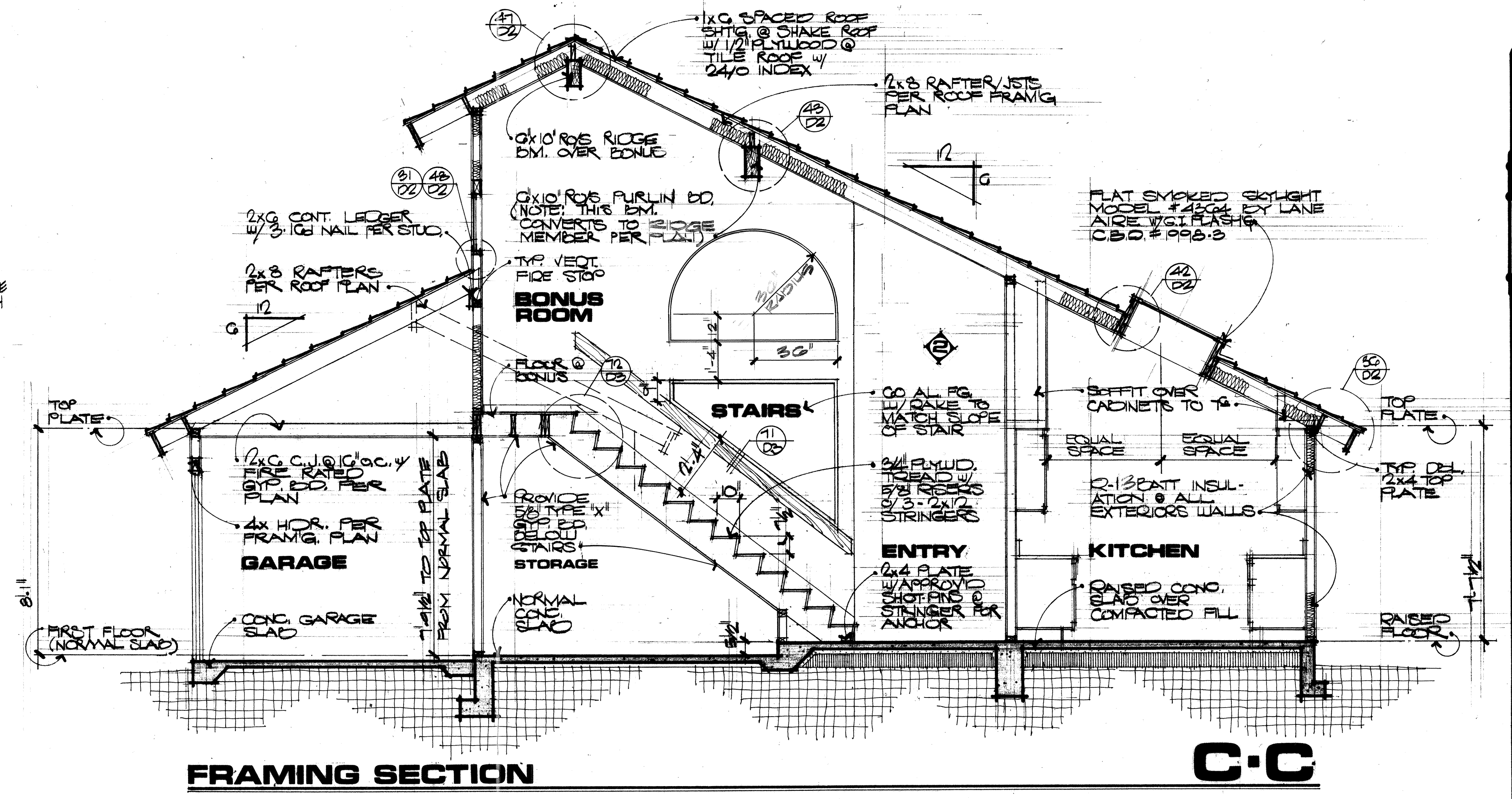
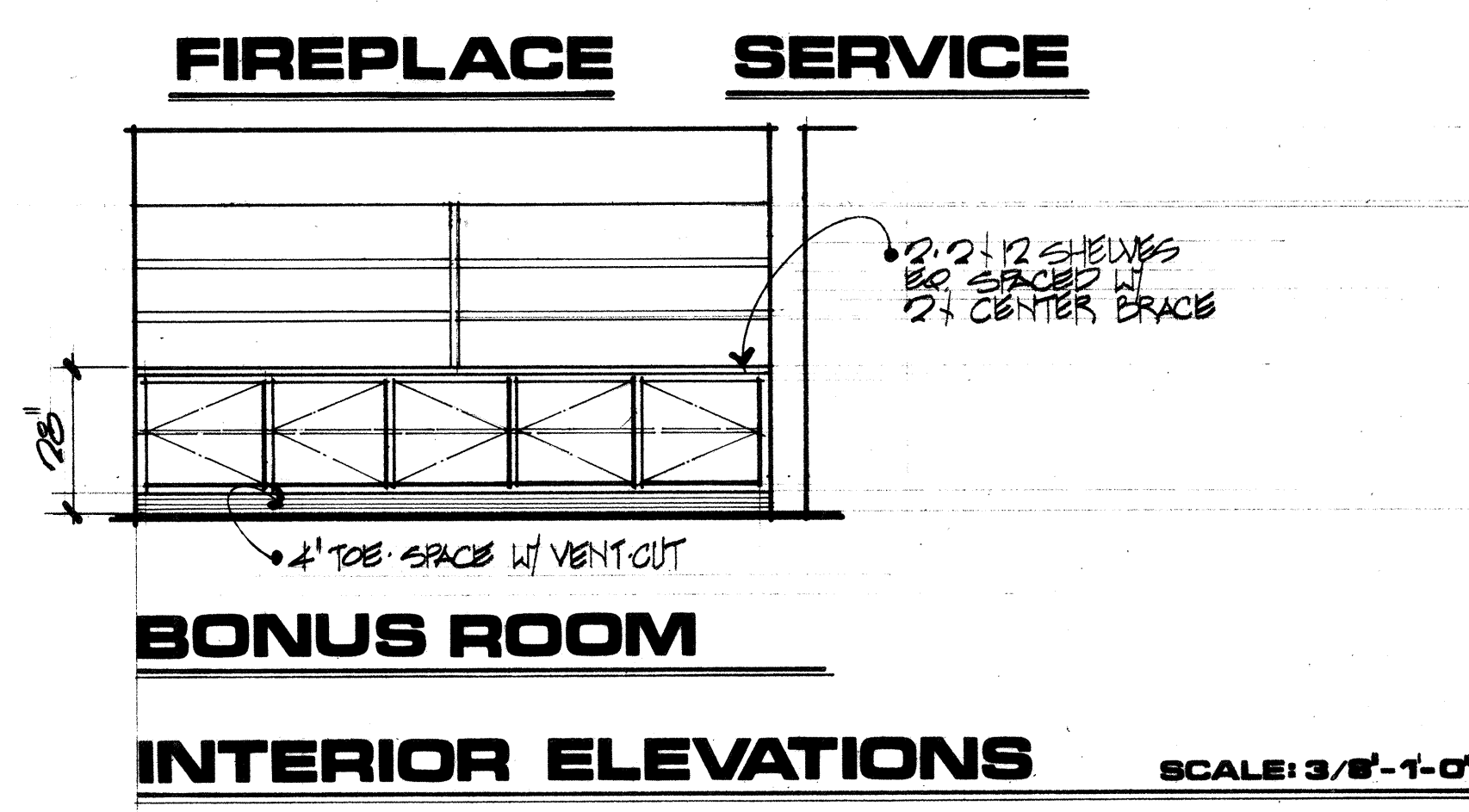
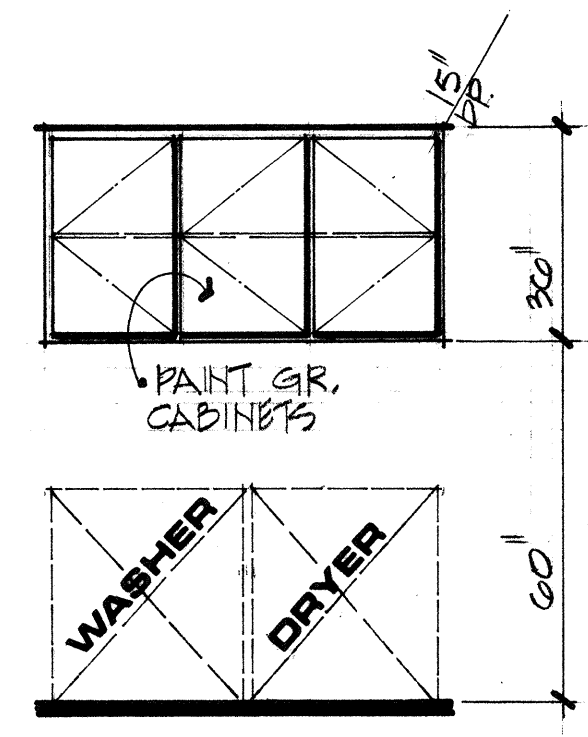
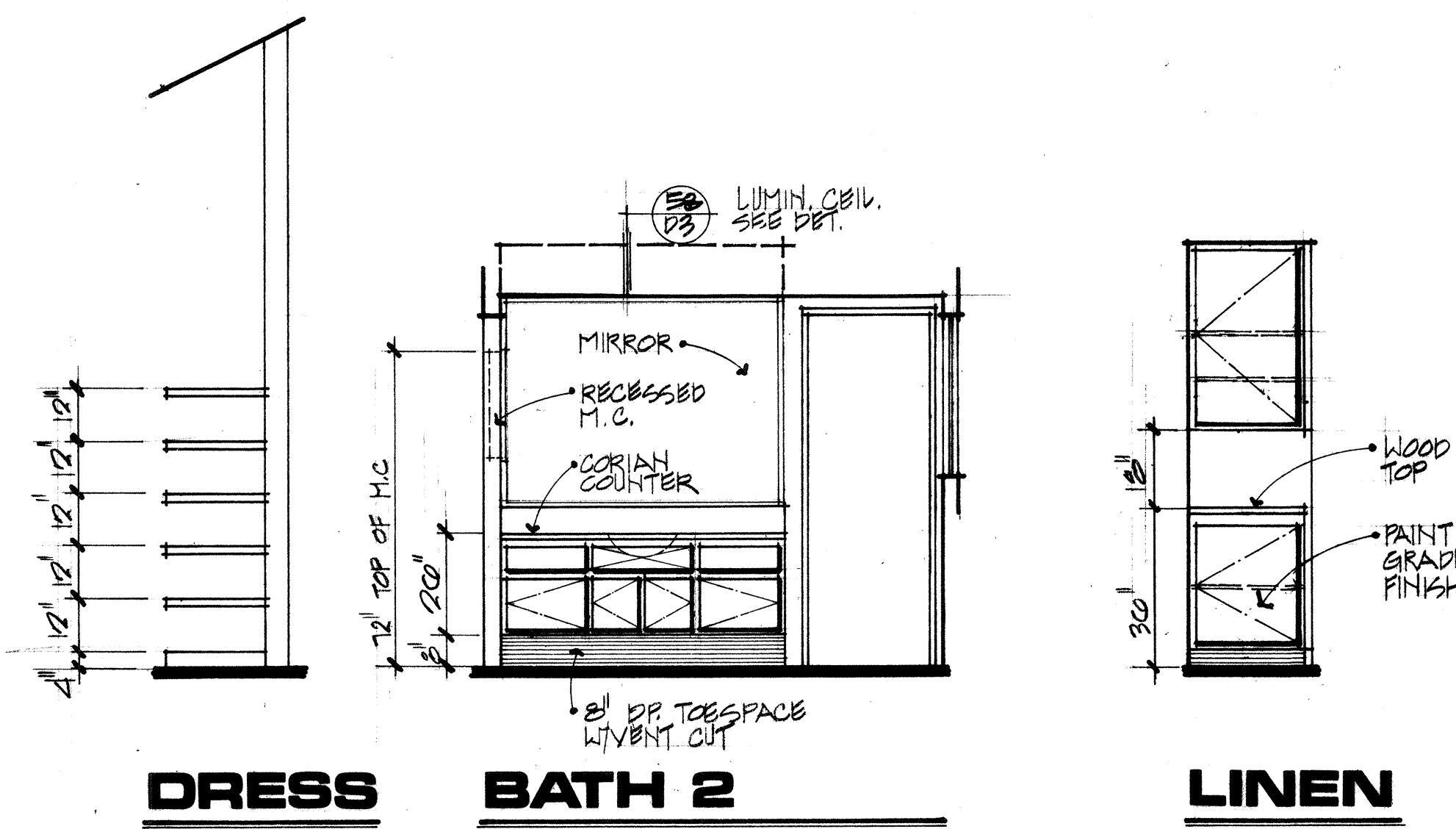
**INSULATION:**  
WALL = R-13  
ROOF = R-22

**CR DESIGN**  
5088 BUSINESS CENTER DRIVE  
IRVINE, CALIFORNIA 92715  
SUITE 245 (714) 958-0777

**FOR CONSTRUCTION**

DATE: 1/20/08  
JOB NUMBER: 241-000  
REVISIONS: 1

**Canyon Creek**



**CR DESIGN**  
2082 BUSINESS CENTER DRIVE  
IRVINE, CALIFORNIA, 92714  
SUITE 245 (714) 752-0717

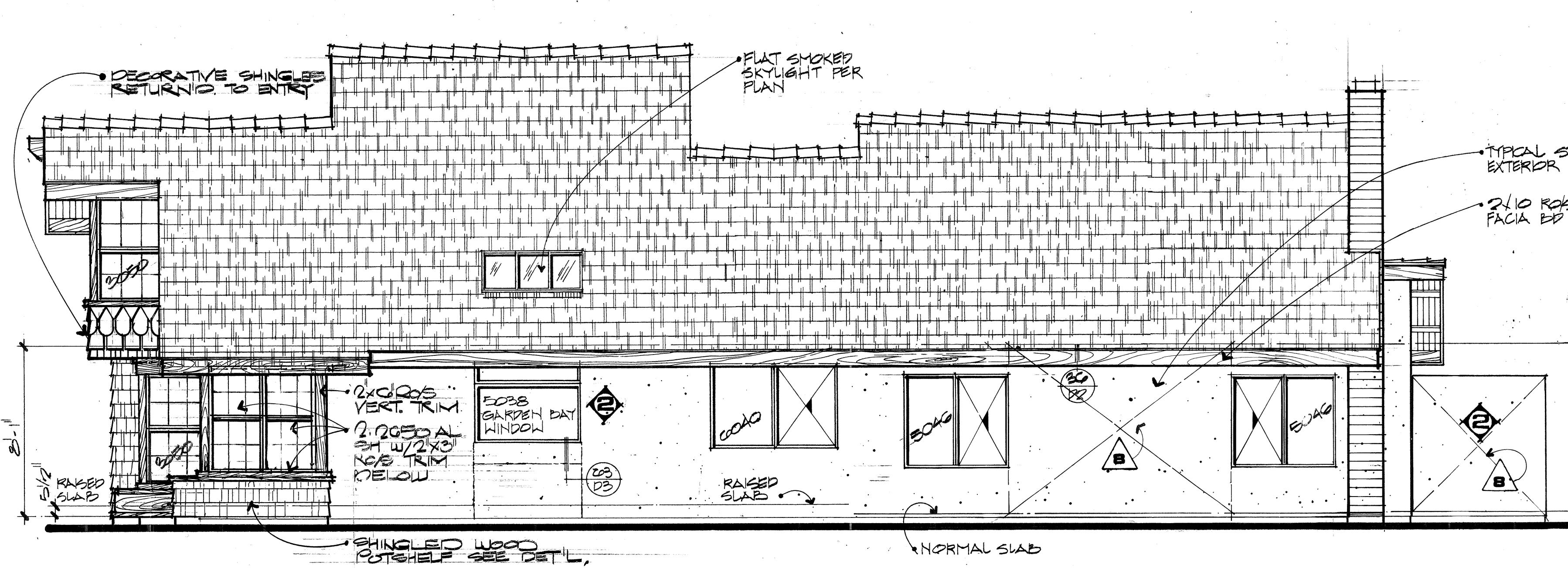
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DRAWN BY: JESSE  
REVISIONS: 0

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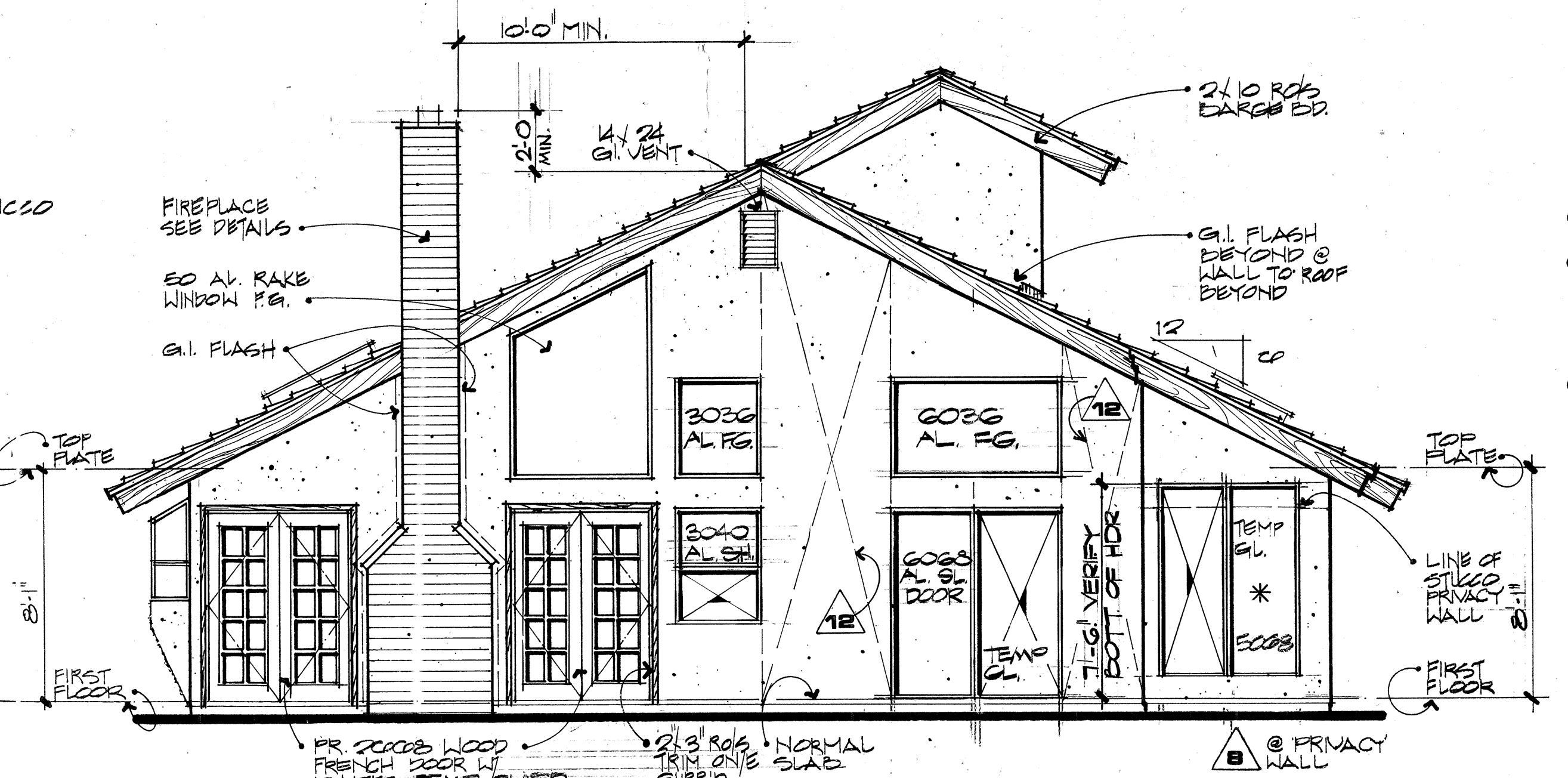
**FOR CONSTRUCTION**

Canyon Creek

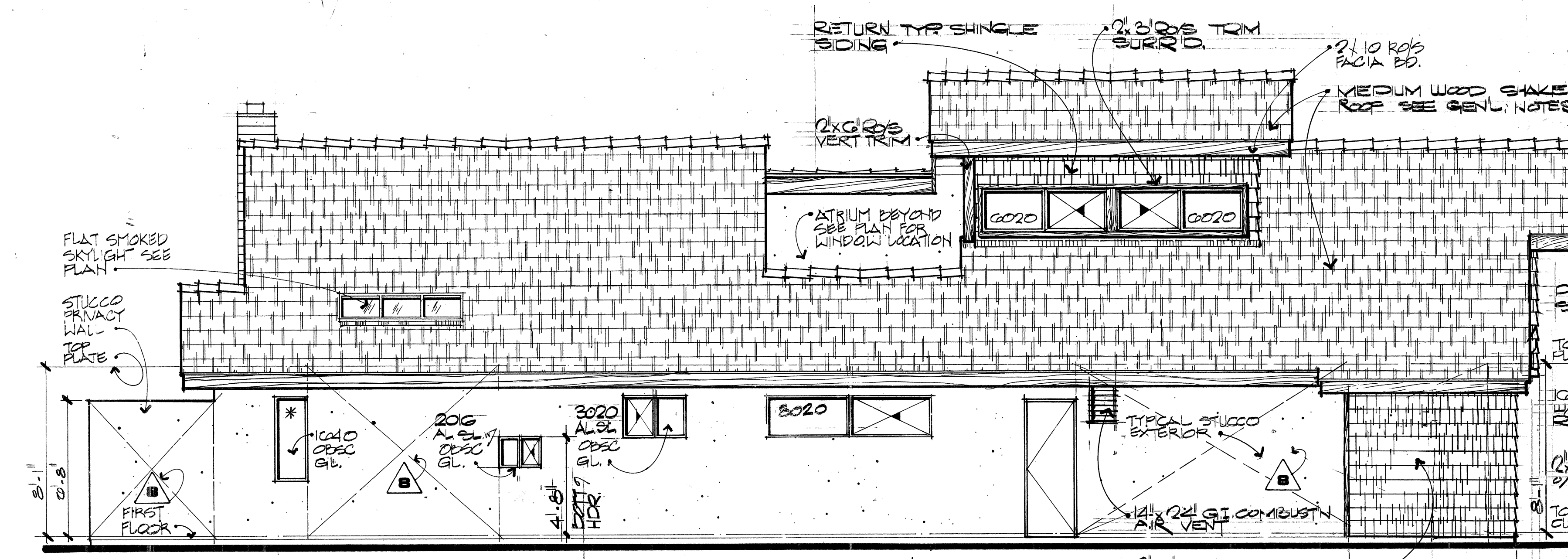




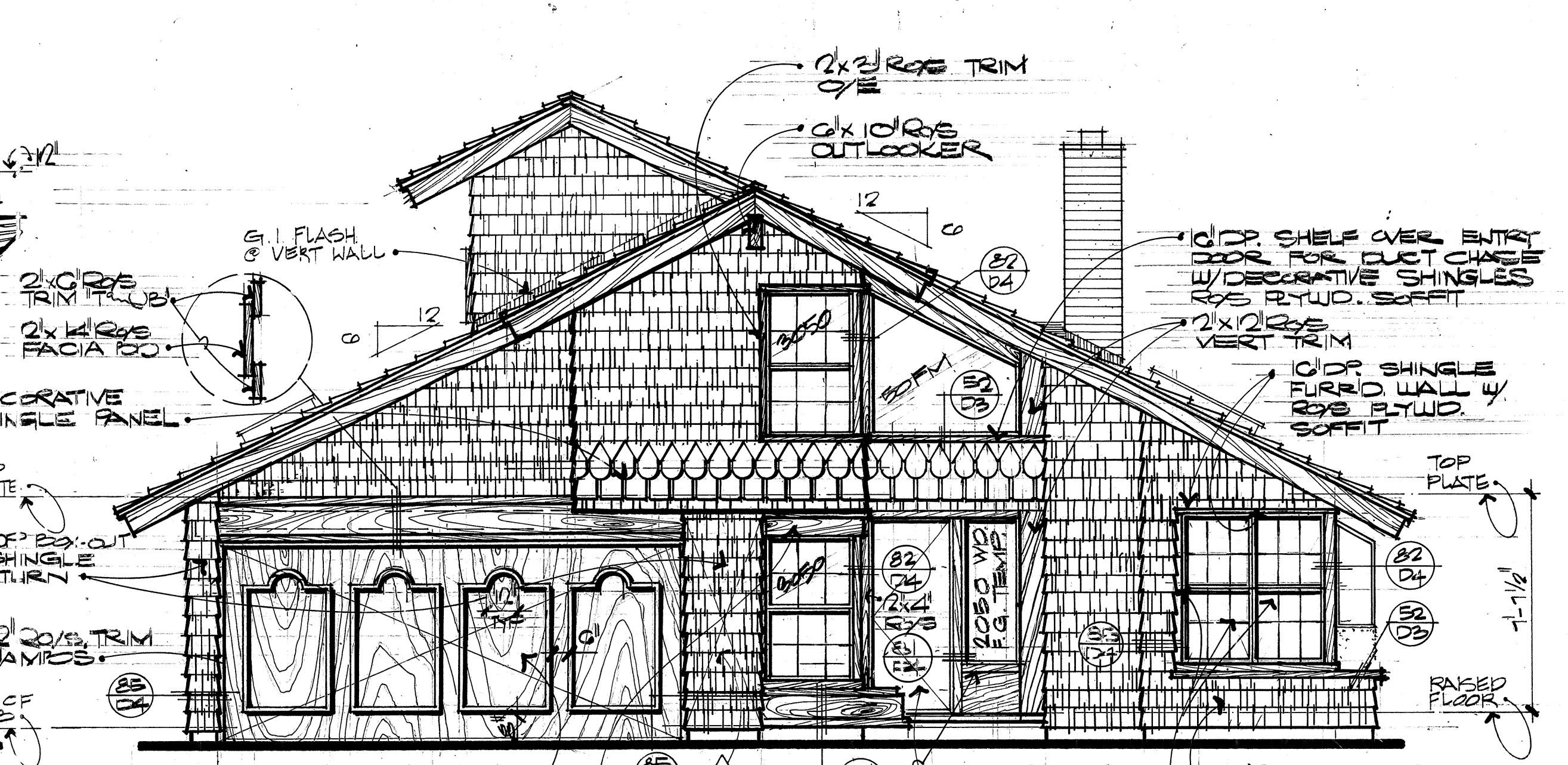
**RIGHT SIDE ELEVATION**



**REAR ELEVATION**

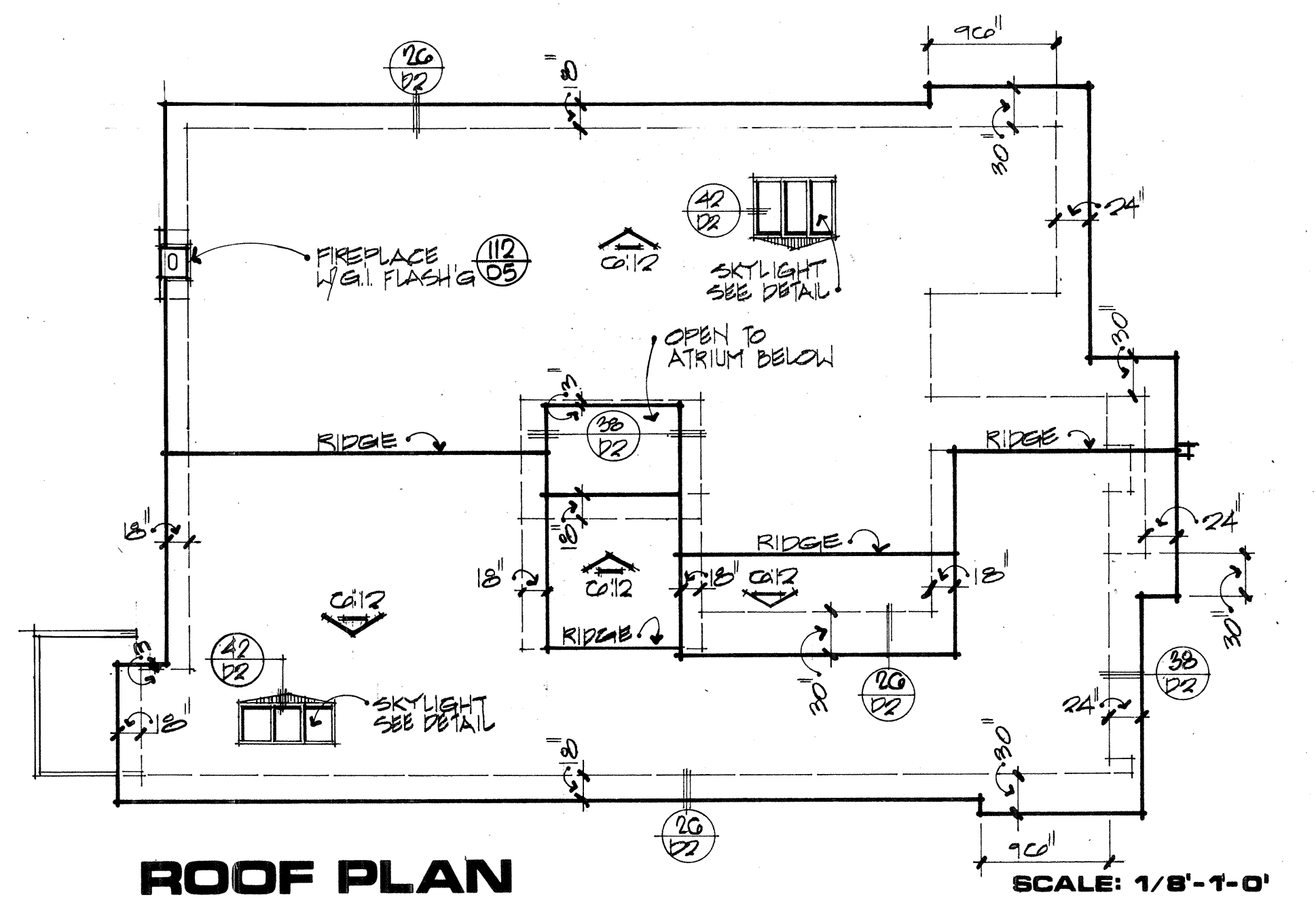


**LEFT SIDE ELEVATION**



**FRONT ELEVATION**

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



**ROOF PLAN**

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

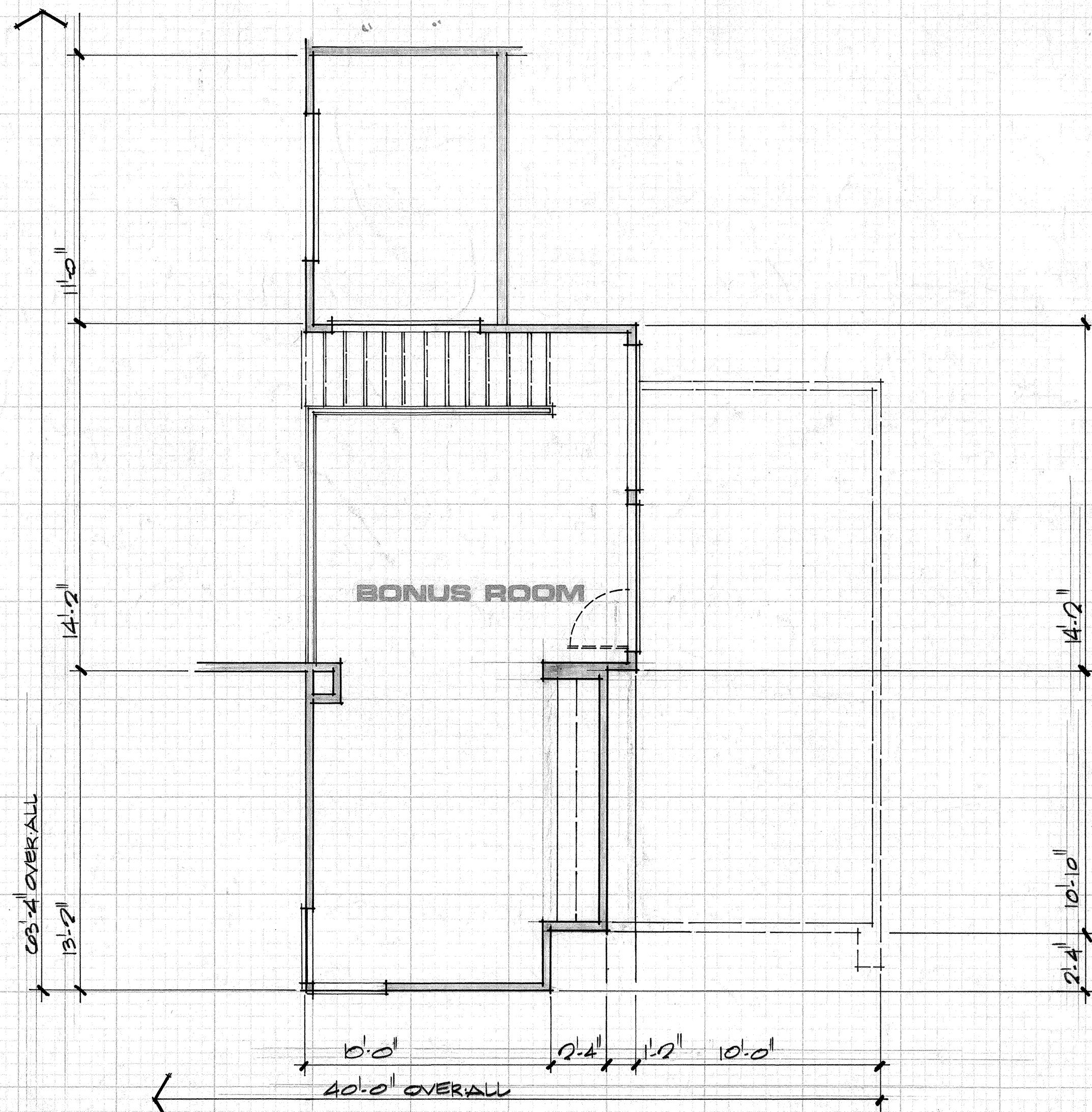
**STRUCTURAL NOTES:**

- ▲ 7/8" stucco over paper backed lath w/16 gauge staples at 6" o.c. at top & bottom plates, edge of shear wall and on field (ICBO Report No. 1823, May 1972) or (ICBO Report No. 1318, Feb. 1973) 180#/1
- ▲ 3/8" Structural II Plywood with 8d nails @ 4" o.c. at edges & 12" o.c. field (Table 25M UBC) 380 #/1
- ▲ 3/8" Structural II Plywood with 8d nails @ 2 1/2" o.c. at edges & 12" o.c. field (Table 25M UBC) 570#/1

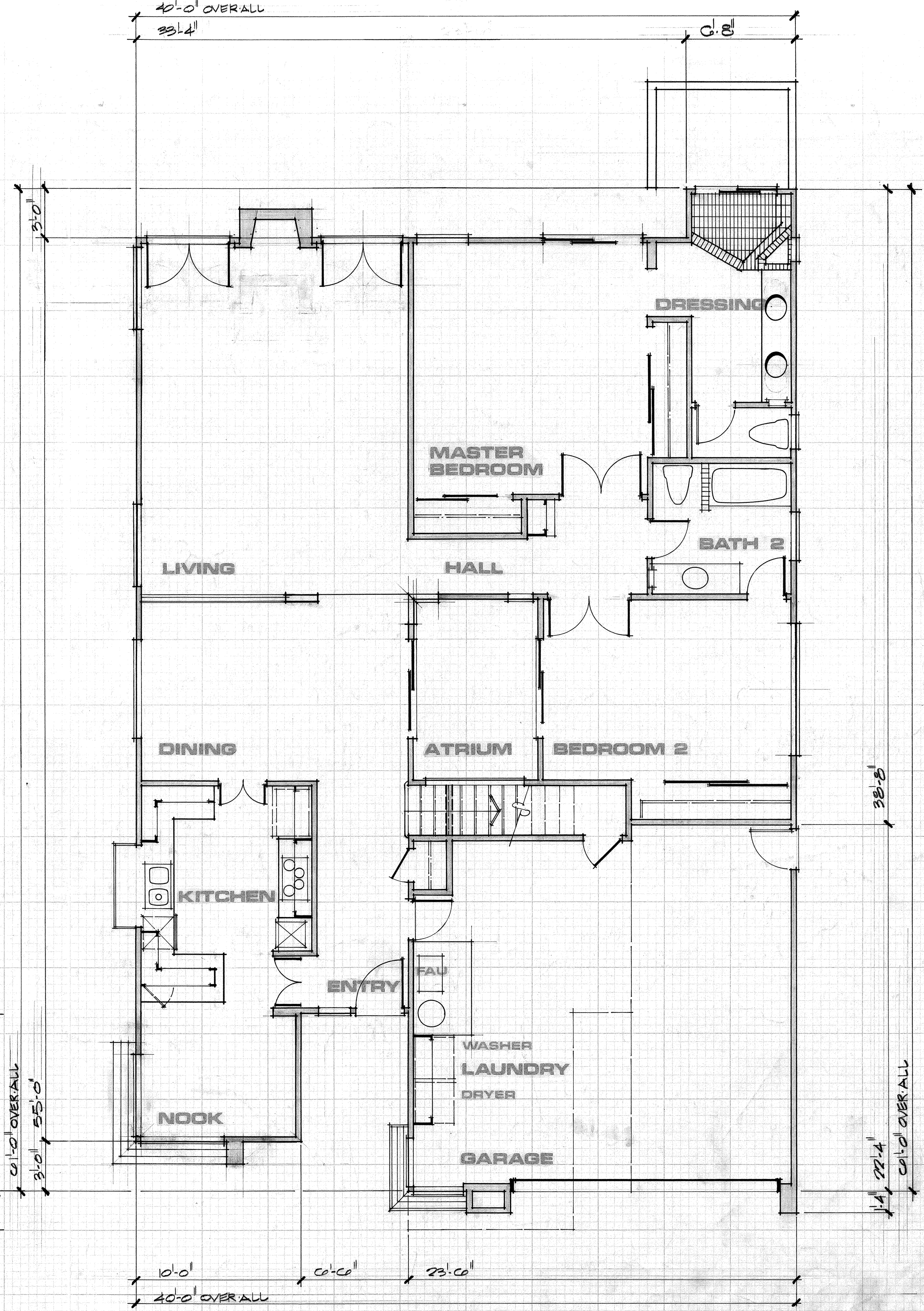
**ELEV. NOTES:**

1. All exterior stucco to be light texture finish. (Spanish or heavy texture not acceptable.)
2. Exterior facias & barges to be ro/s.
3. Exposed exterior trim & beams to be ro/s on four sides.
4. See structural notes for shear panels indicated w/dash line on exterior elevations.
5. Typical siding to be: cedar wood shingles over space sheathing (1"x4") w/15 lbs. felt interlayment. All corners to be laced w/decorative V-cut and radius shingles per elevation.
6. \* Provide insulated glazing as per mechanical engineer calculations.

**CR DESIGN**  
 8055 BUSINESS CENTER DRIVE  
 IRVINE, CALIFORNIA 92717  
 SUITE 245 (714) 752-0717  
 C.R. DESIGN RESERVES THE COMMON LAW COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS.  
**FOR CONSTRUCTION**  
 DATE: \_\_\_\_\_  
 JOB NUMBER: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 Canyon Creek  
 SHEET NUMBER **7**



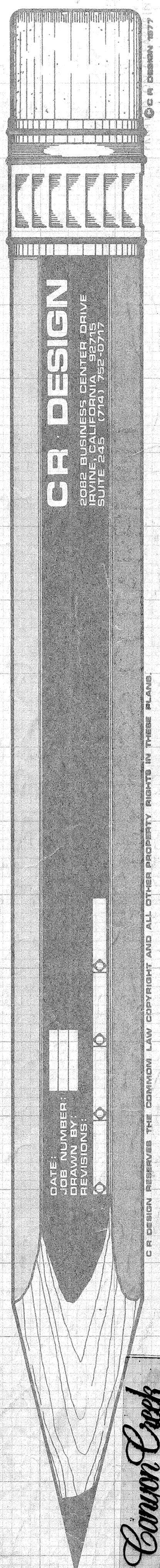
**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

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

See next reading basic floor plan for additional notes and information.



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**FOR CONSTRUCTION**

*Canyon Creek*

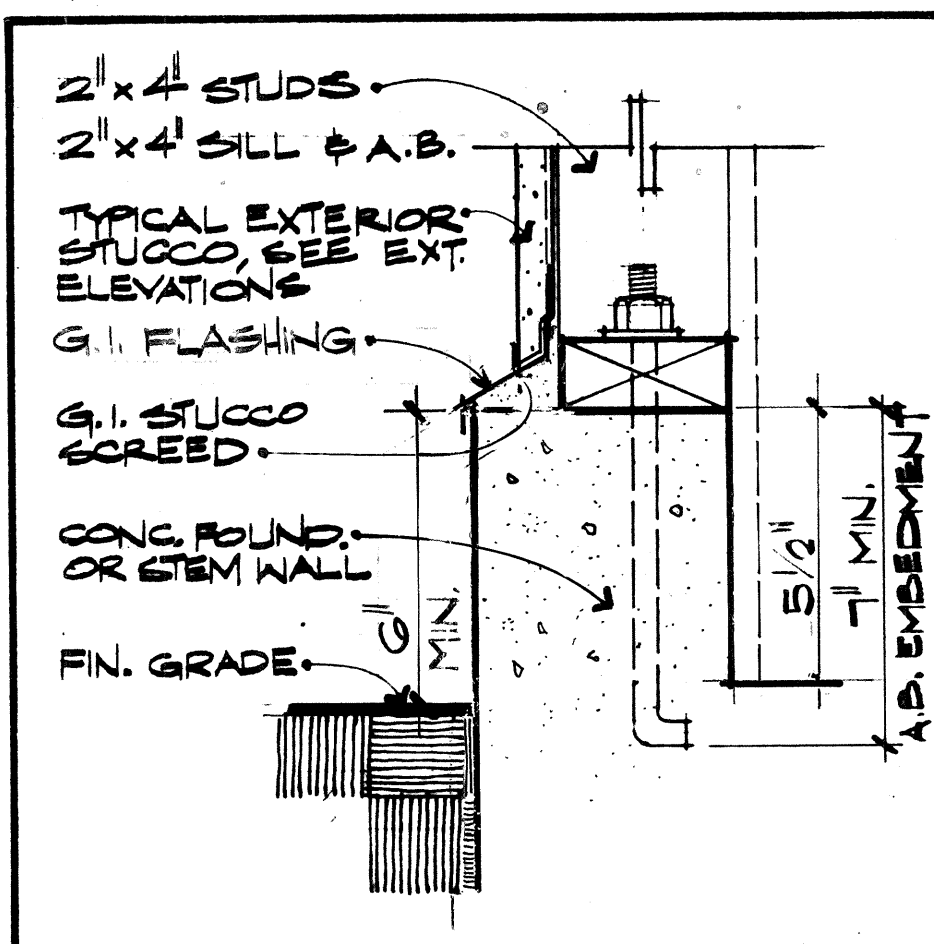
the FOREST

REV. FLOOR PLANS

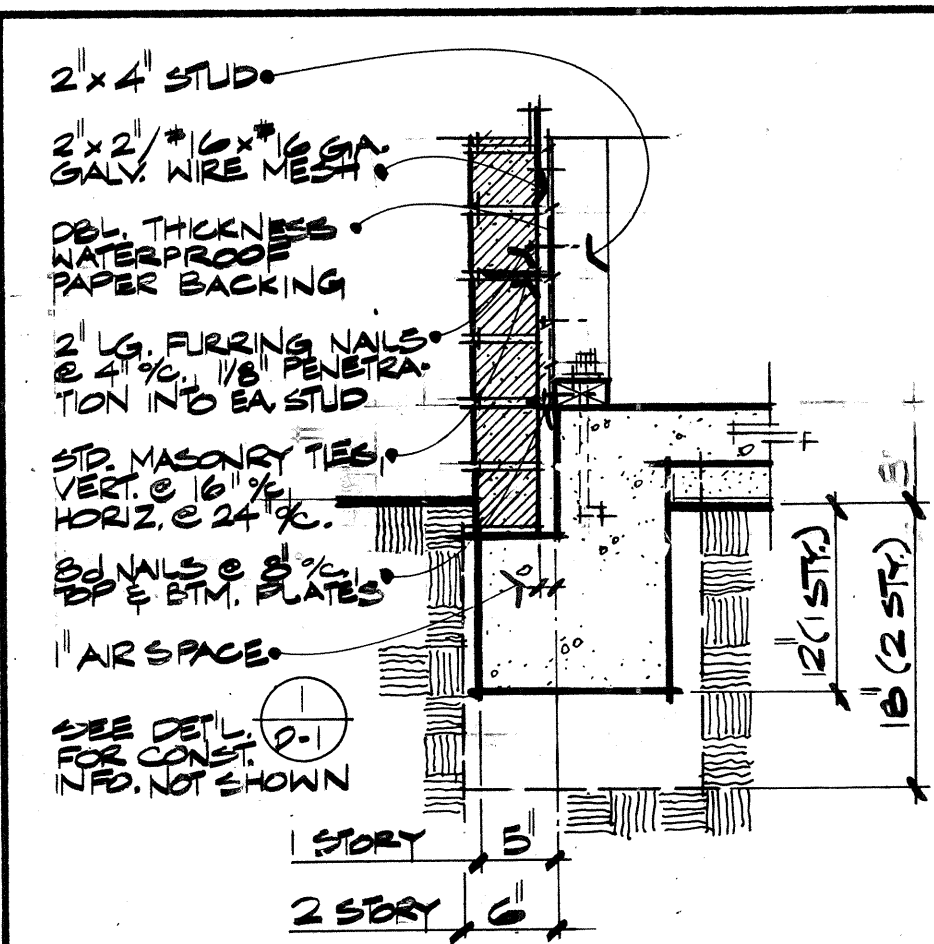
PLAN 241

10

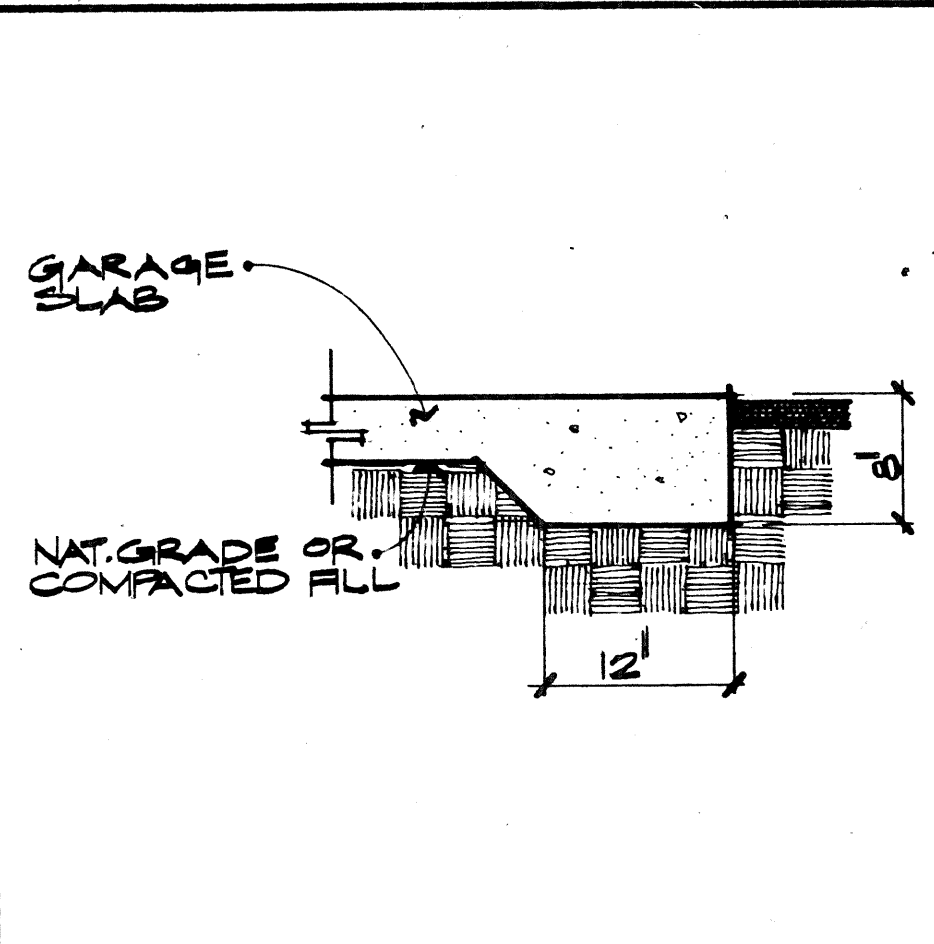
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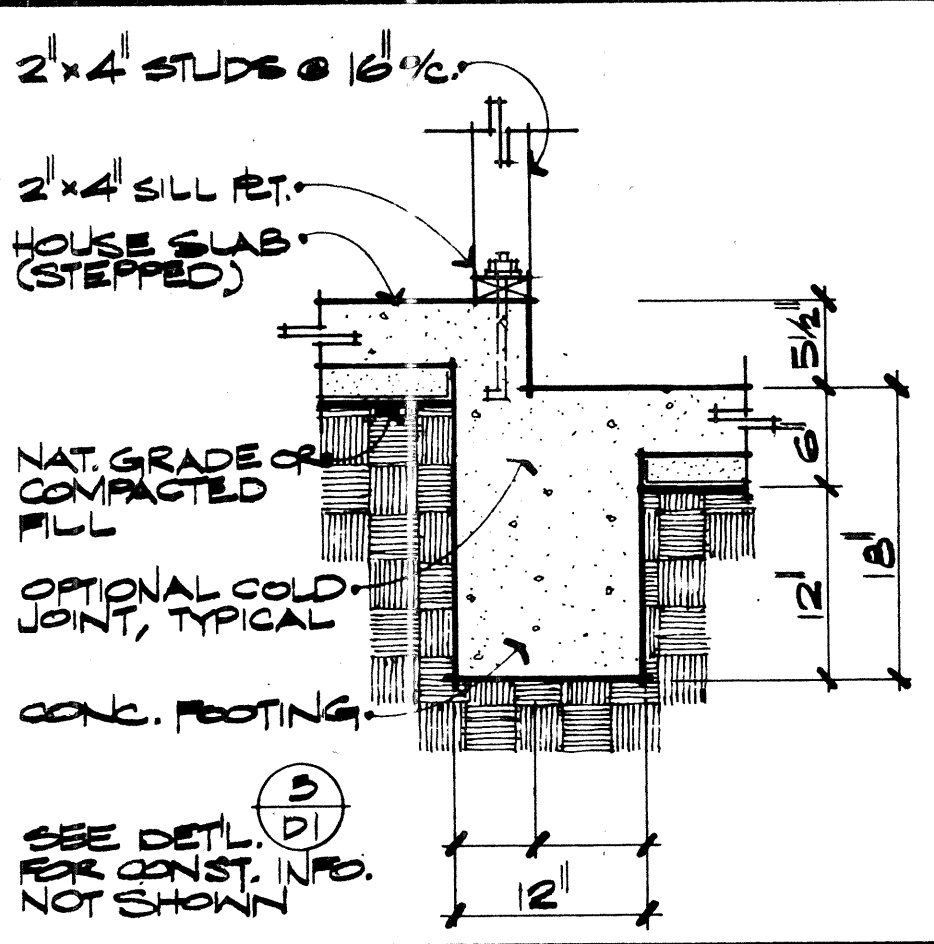
**21** STUCCO SCREED  
3'-1'-0"



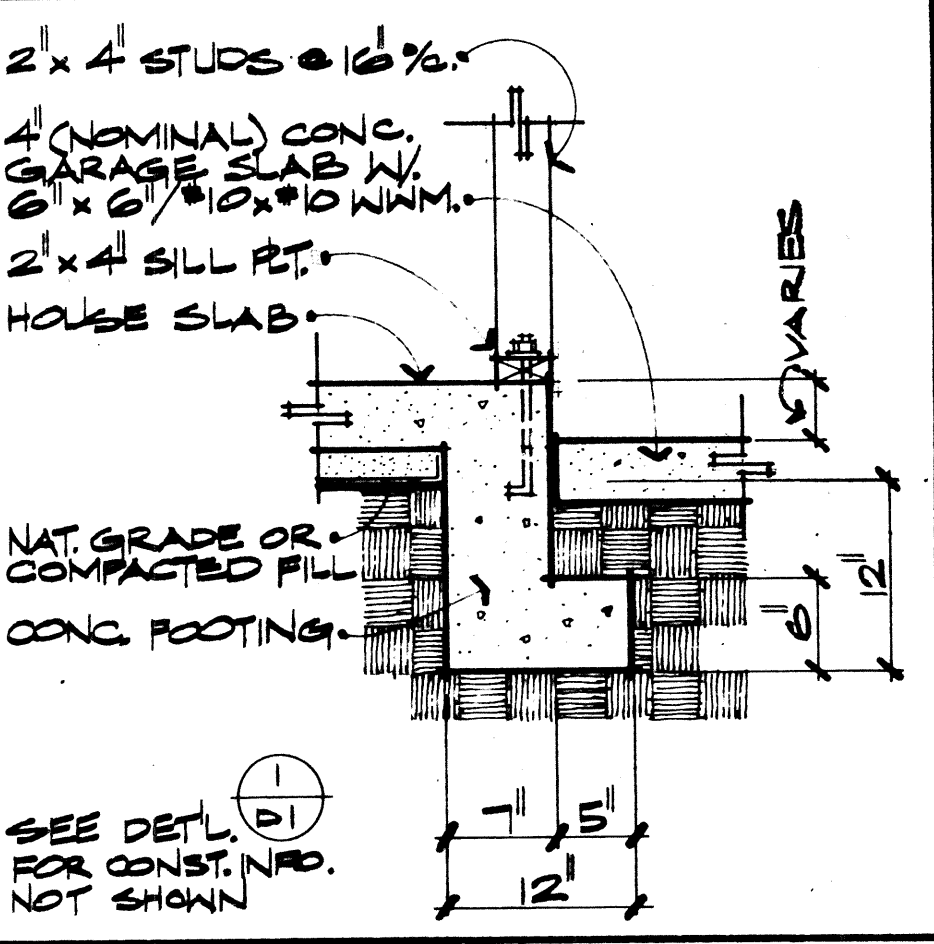
**17** BRICK VENEER  
1'-1'-0"



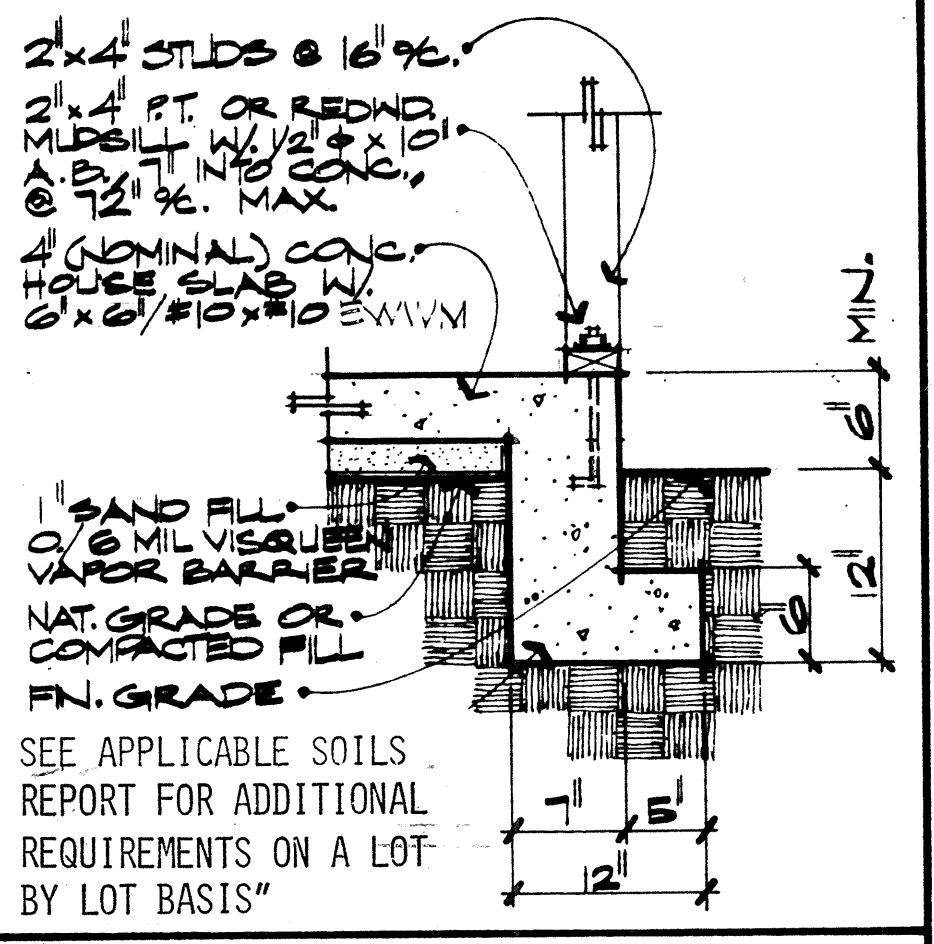
**13** CONC. APRON  
1'-1'-0"



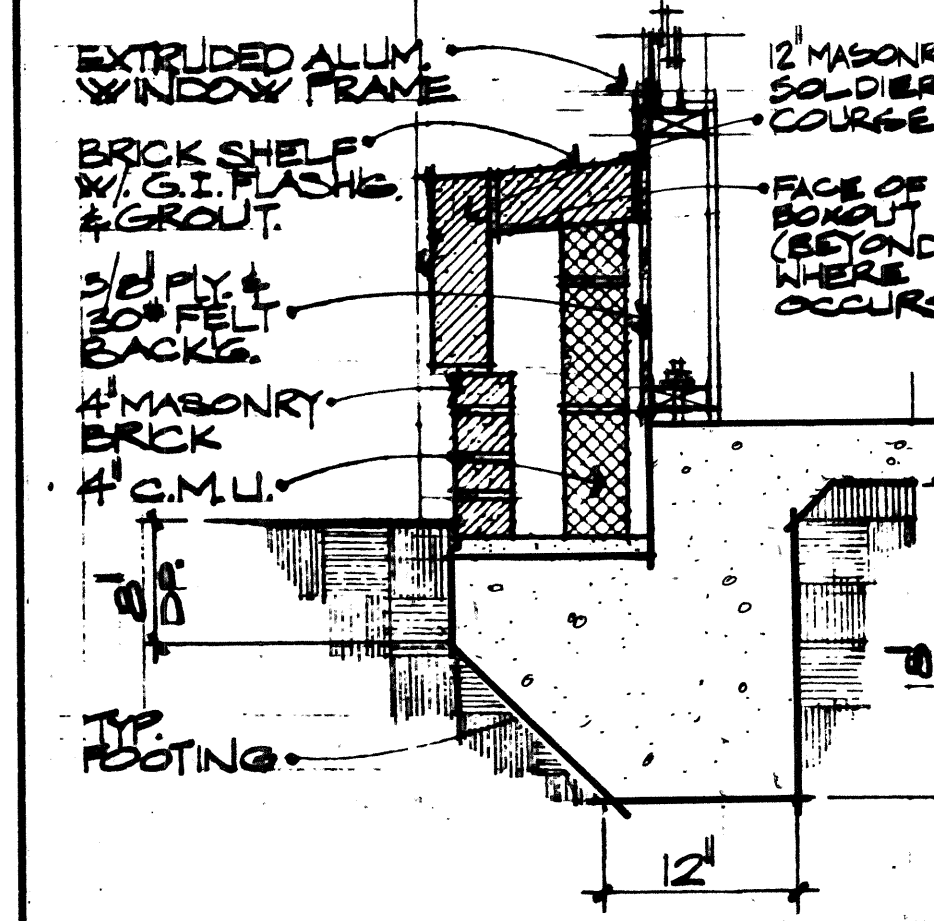
**9** STEPPED SLAB @ FTG.  
ONE - STORY 1'-1'-0"



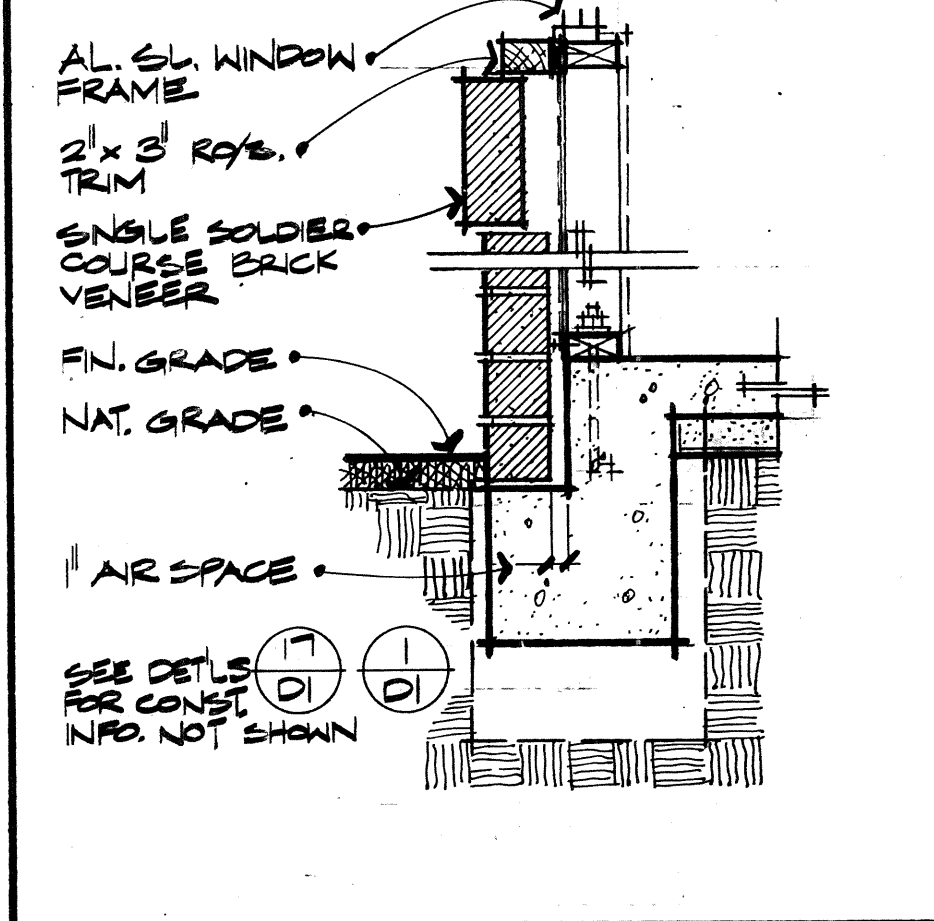
**5** HOUSE TO GARAGE  
ONE - STORY 1'-1'-0"



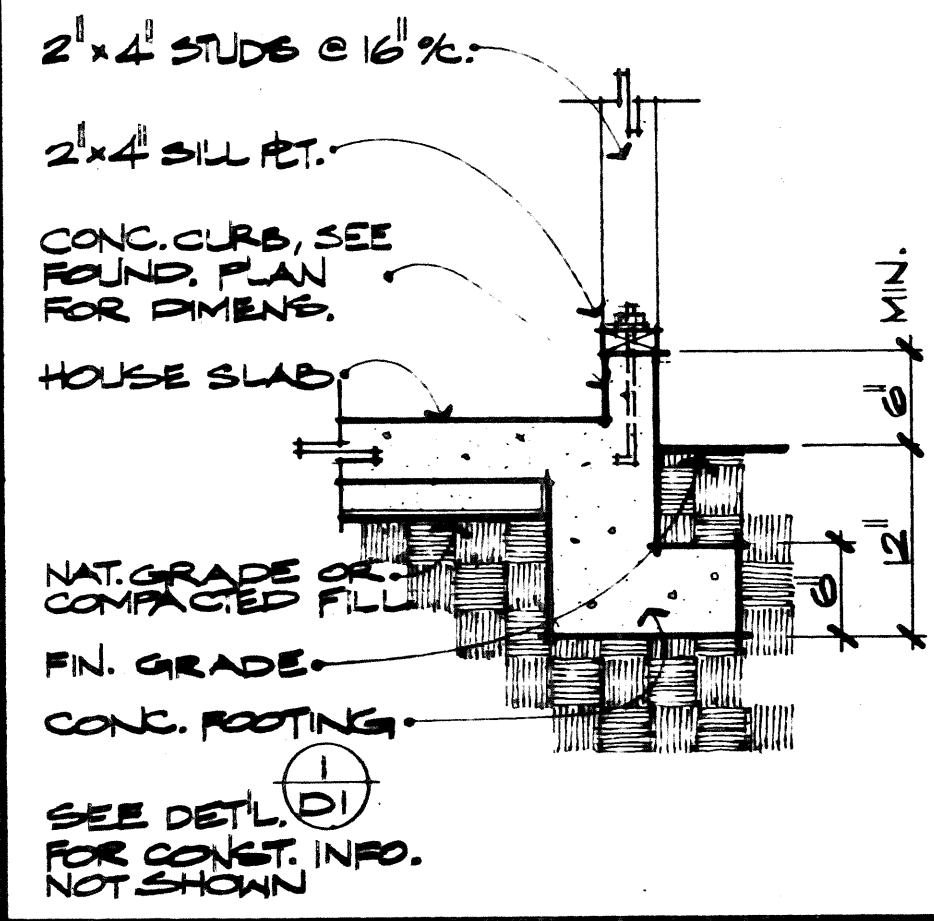
**1** EXTERIOR FOOTING  
ONE - STORY 1'-1'-0"



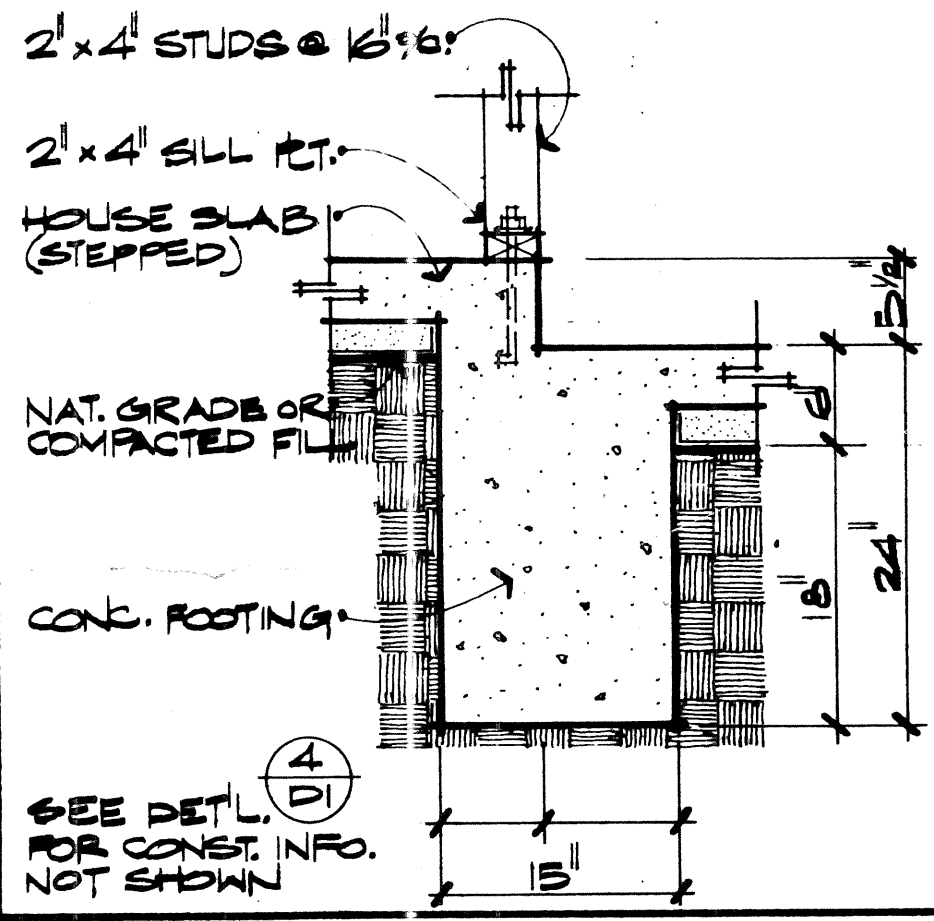
**22** BRICK POTSHELF  
1'-1'-0"



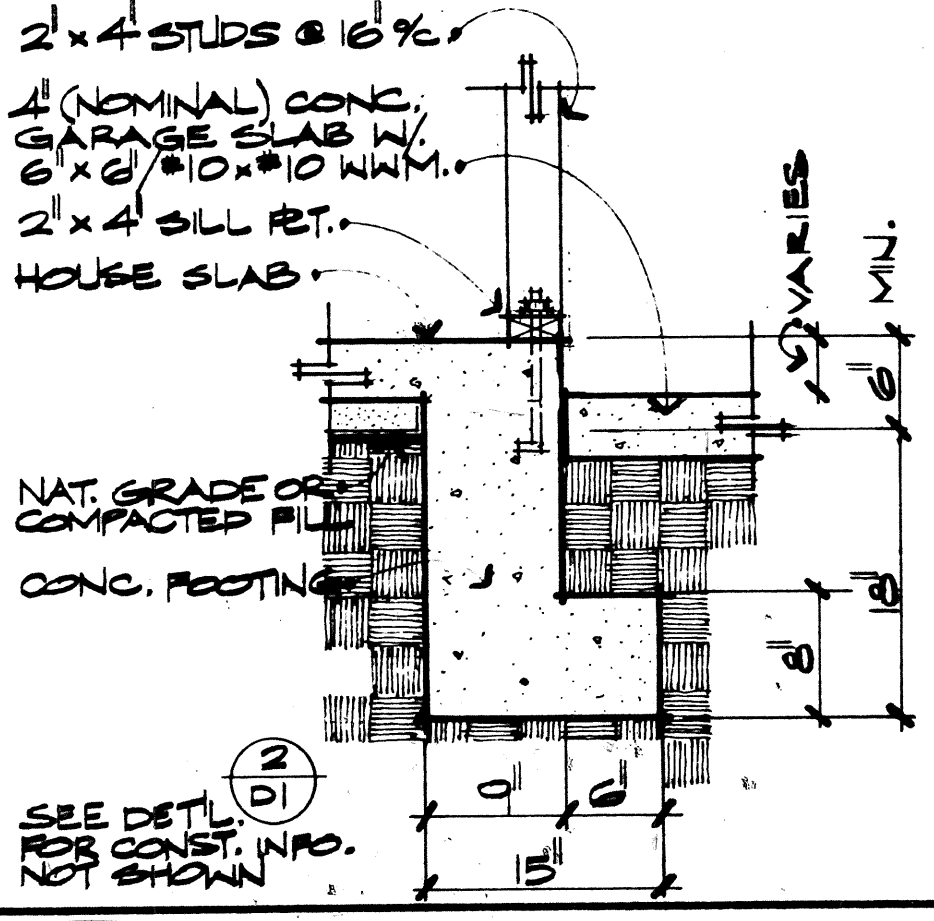
**18** BRICK VENEER  
BELOW WDW. 1'-1'-0"



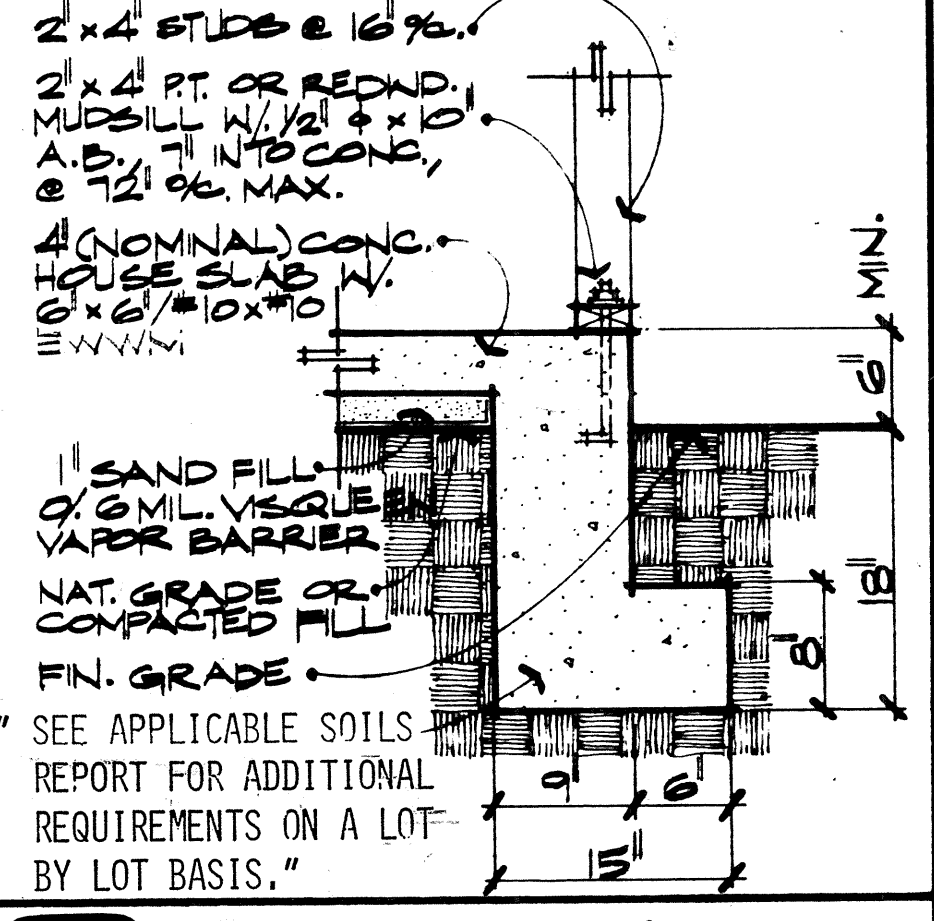
**14** CONC. CURB & DROPP'D  
HOUSE SLAB 1'-1'-0"



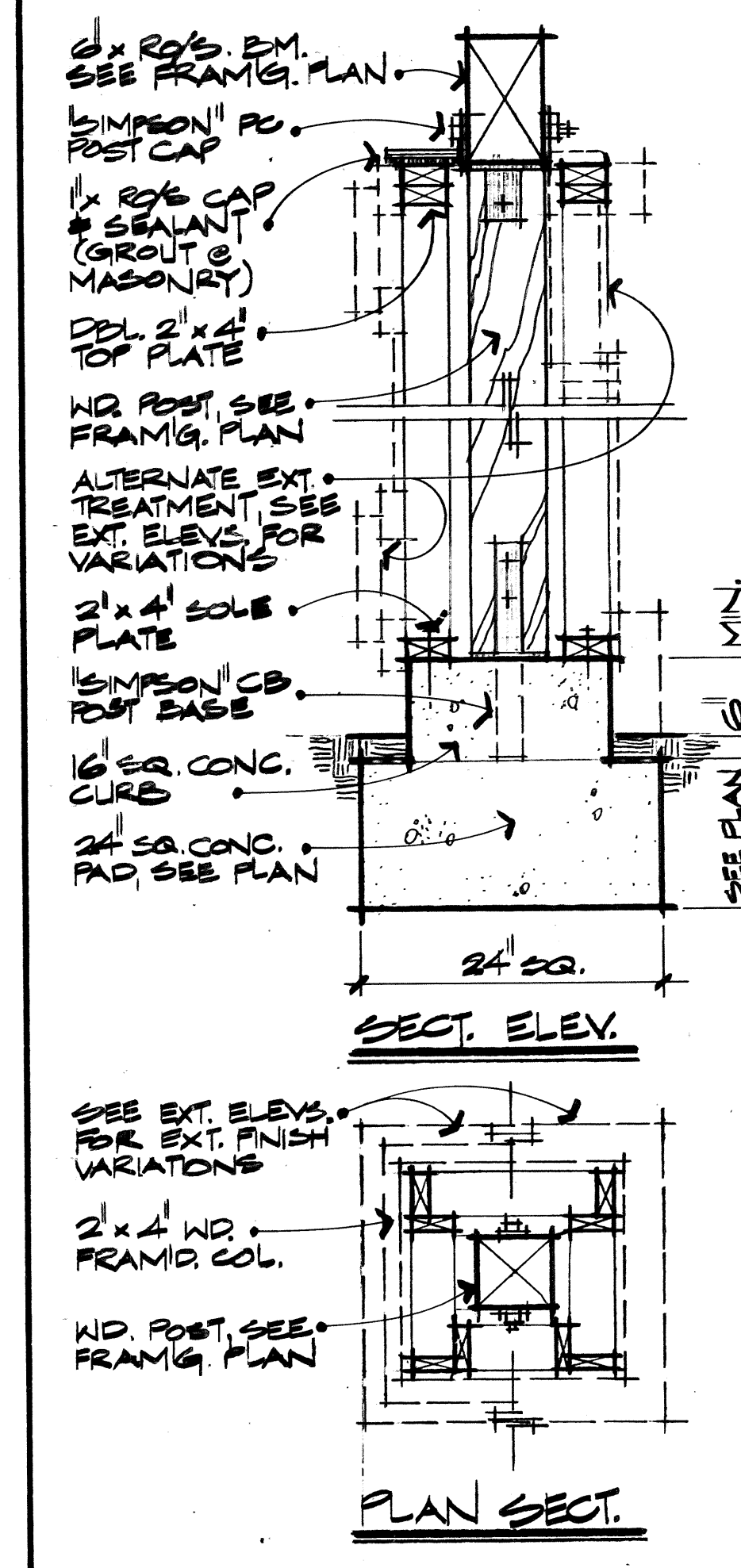
**10** STEPPED SLAB @ FTG.  
TWO - STORY 1'-1'-0"



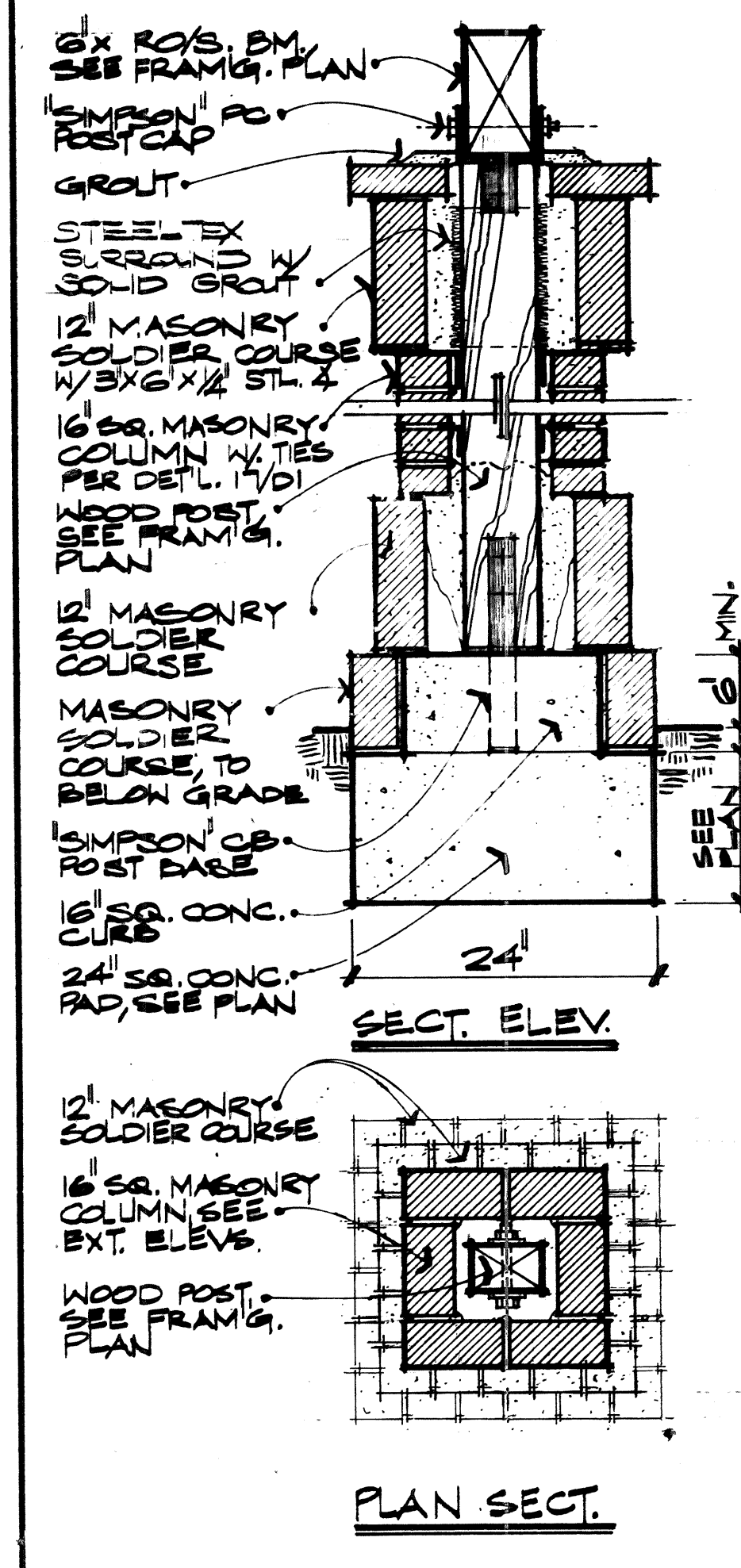
**6** HOUSE TO GARAGE  
TWO - STORY 1'-1'-0"



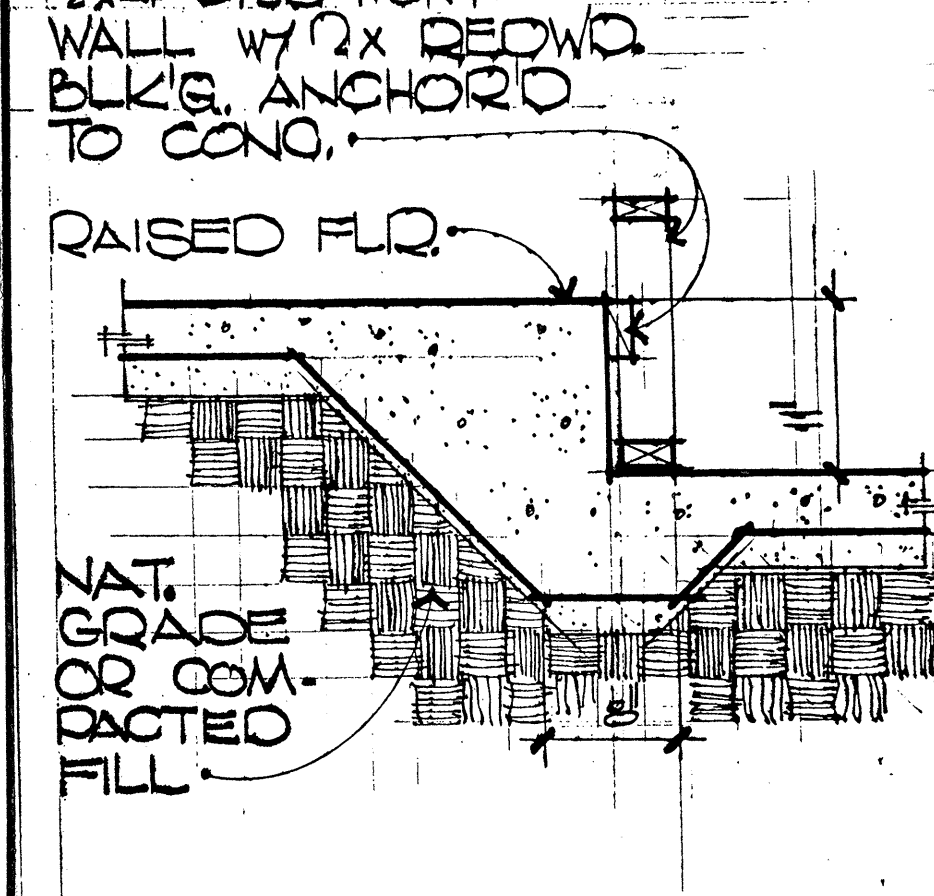
**2** EXTERIOR FOOTING  
TWO - STORY 1'-1'-0"



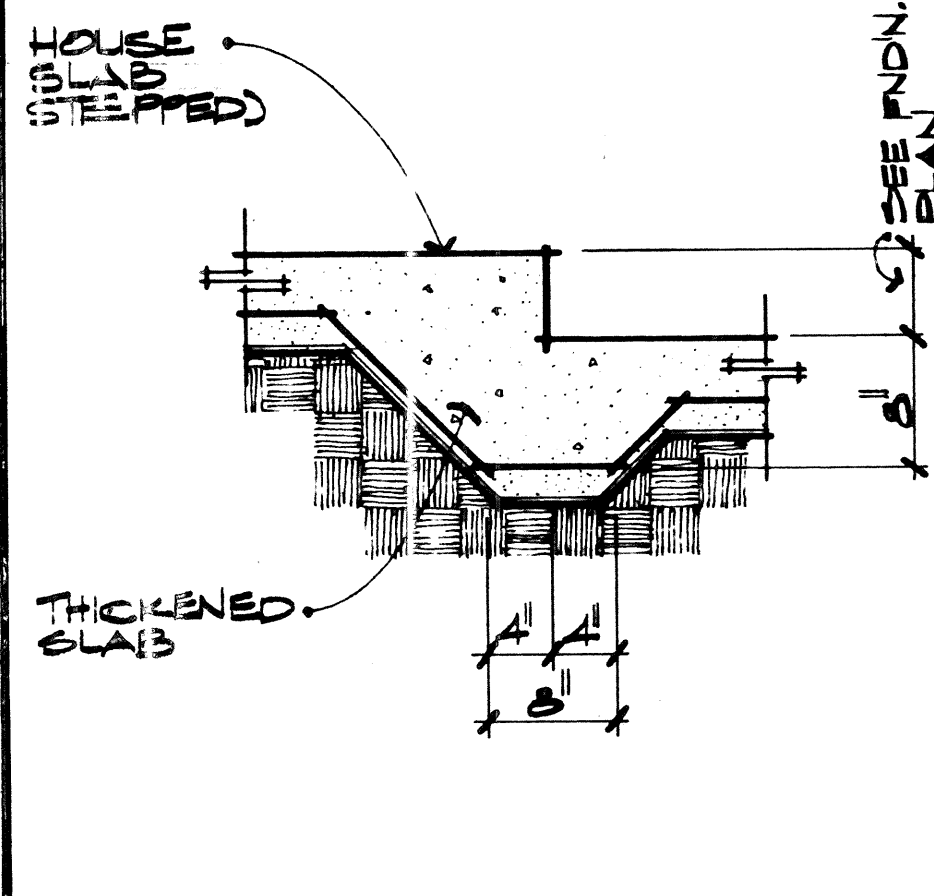
**24** WOOD FRAM'D.  
COLUMN 1'-1'-0"



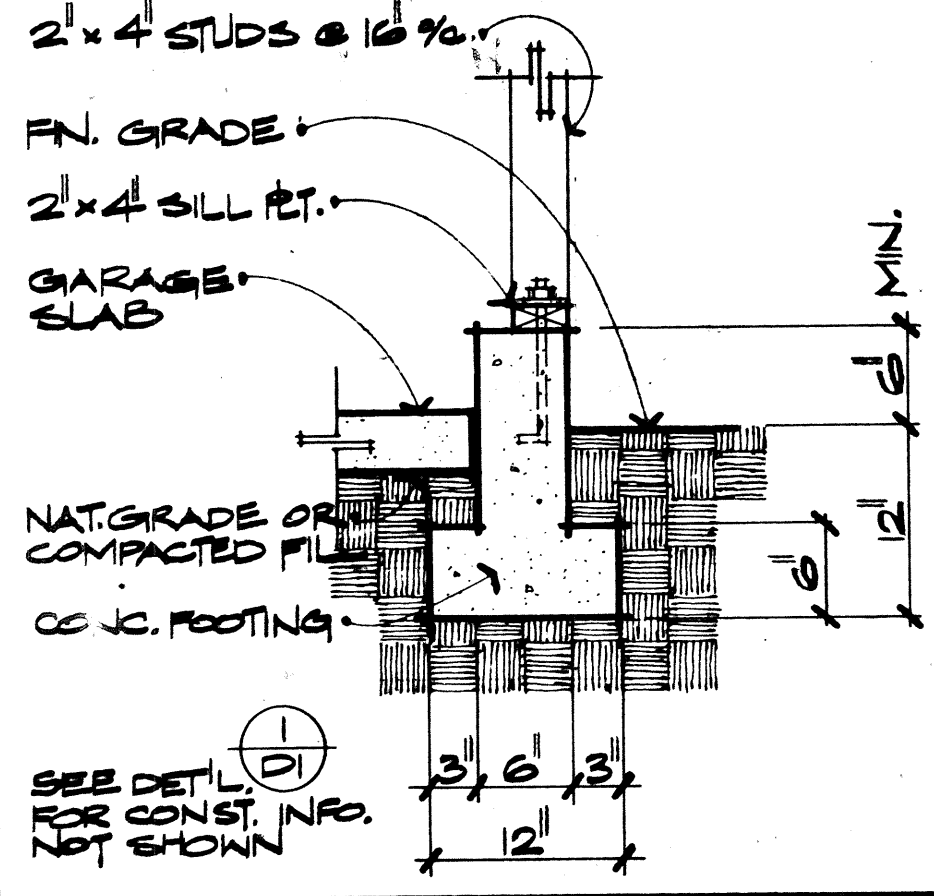
**20** MASONRY COLUMN  
1'-1'-0"



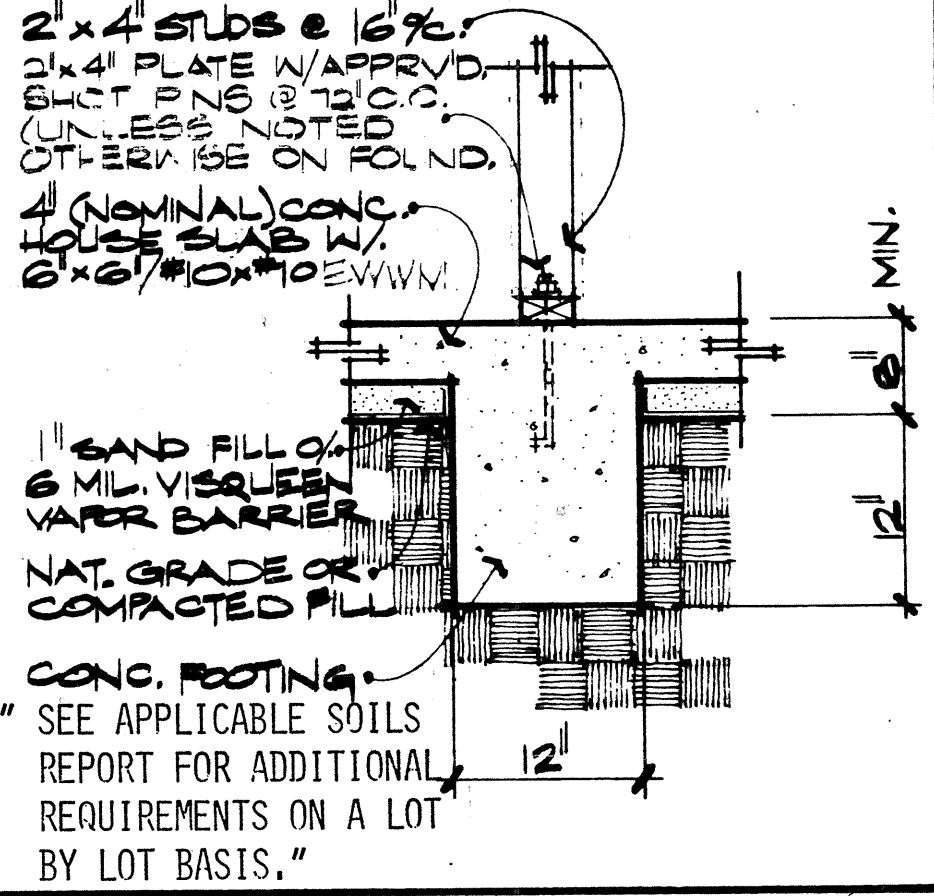
**15** RAISED TO LOWERD  
CONC. SLAB 1'-1'-0"



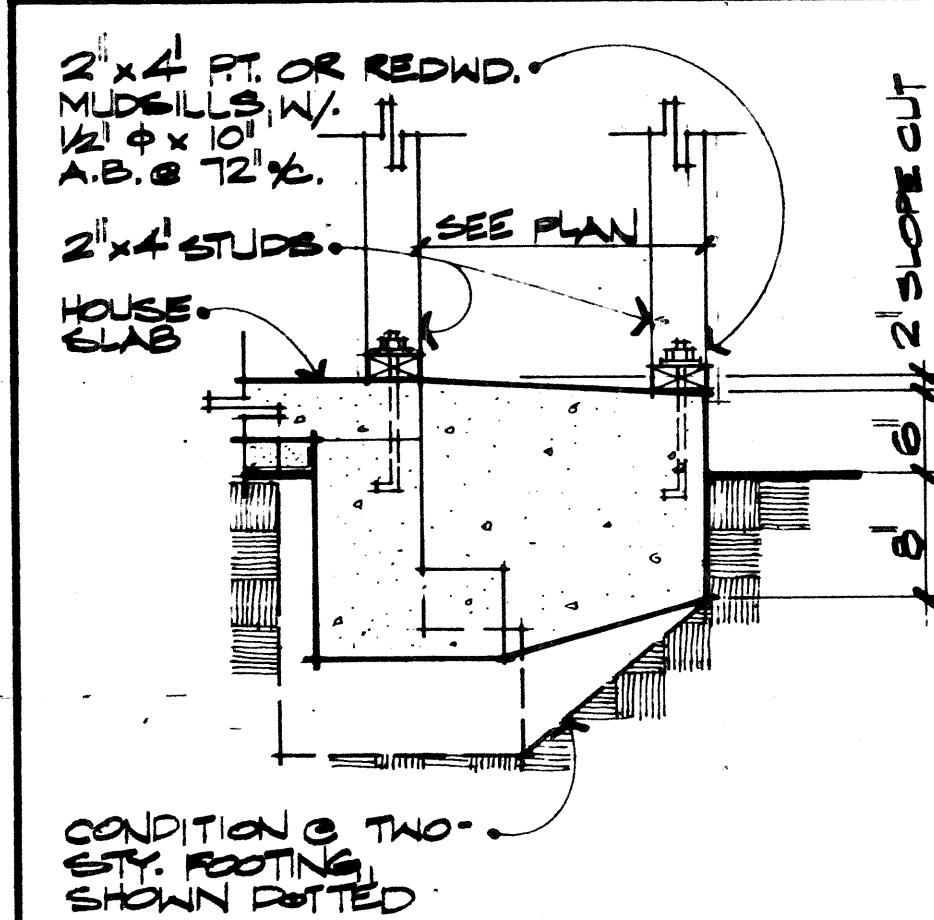
**11** STEPPED SLAB  
1'-1'-0"



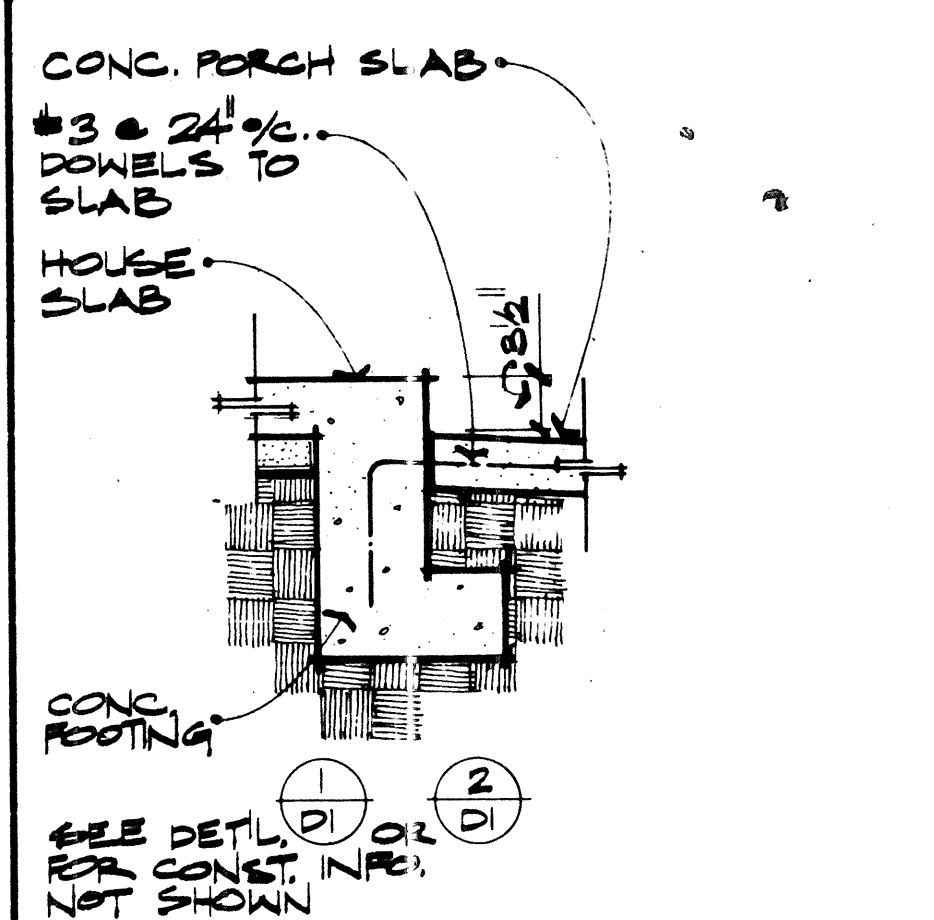
**7** CONC. CURB  
ONE - STORY 1'-1'-0"



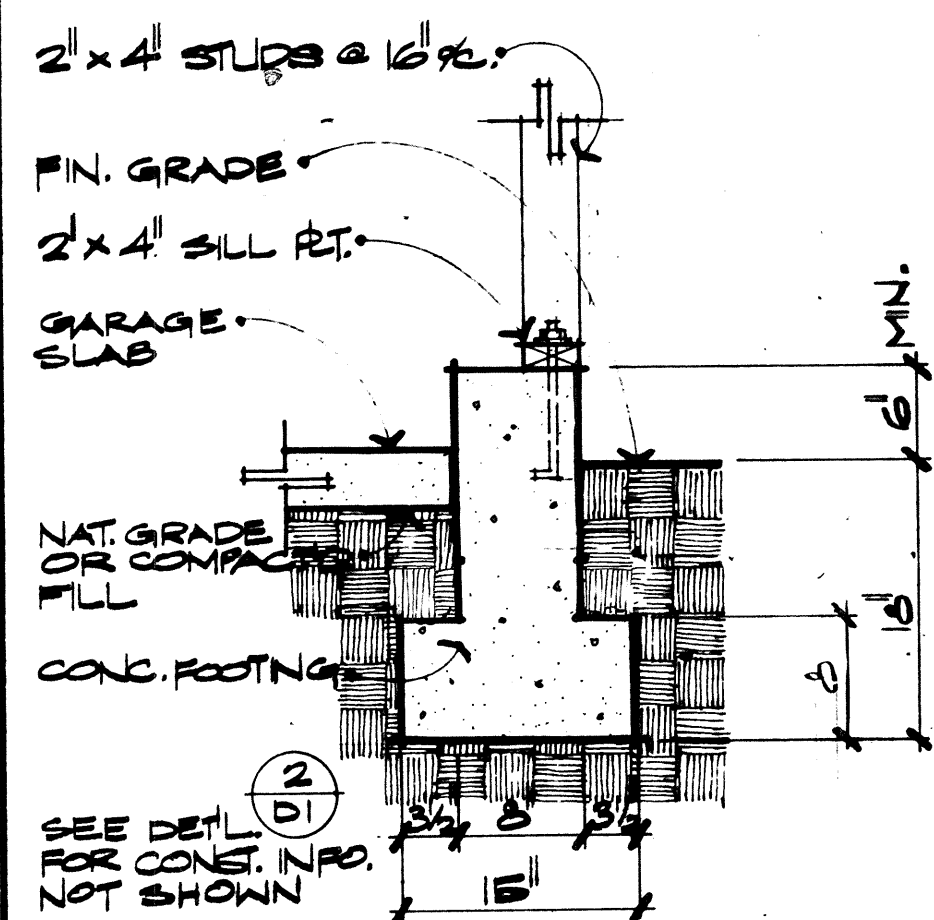
**3** INTERIOR FOOTING  
ONE - STORY 1'-1'-0"



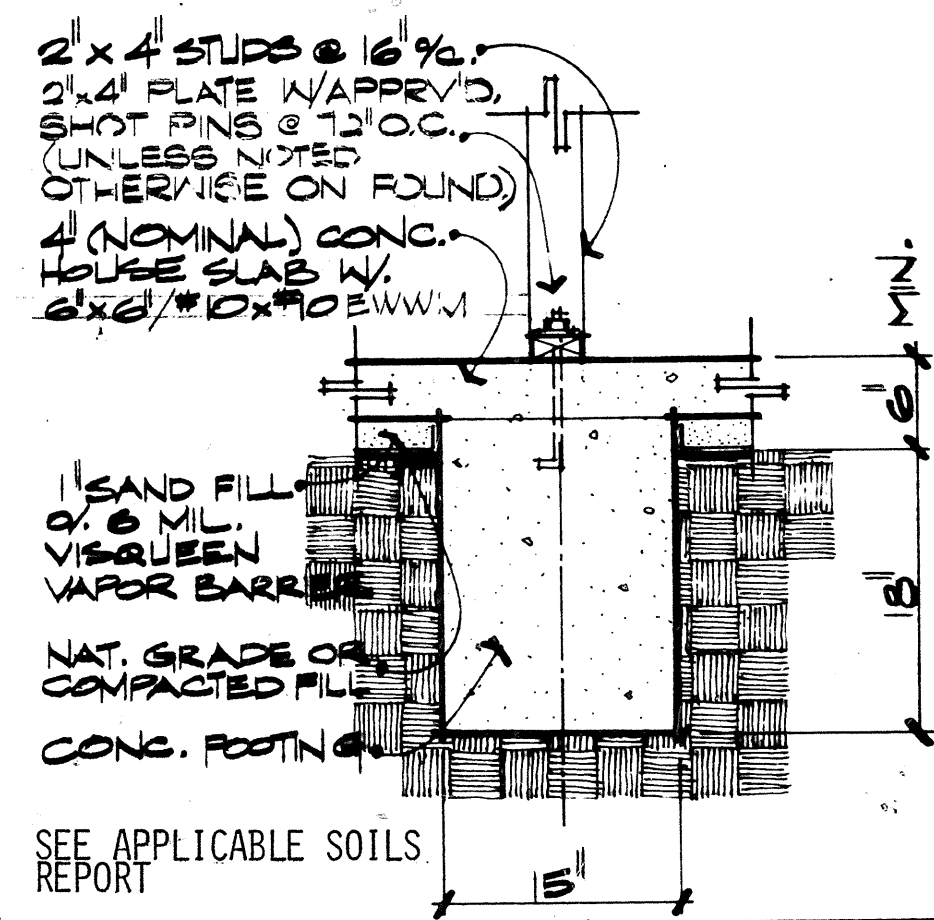
**16** FTG. @ POTSHELF/  
BOX-OUT 1'-1'-0"



**12** EXT. FTG. TO PORCH  
1'-1'-0"

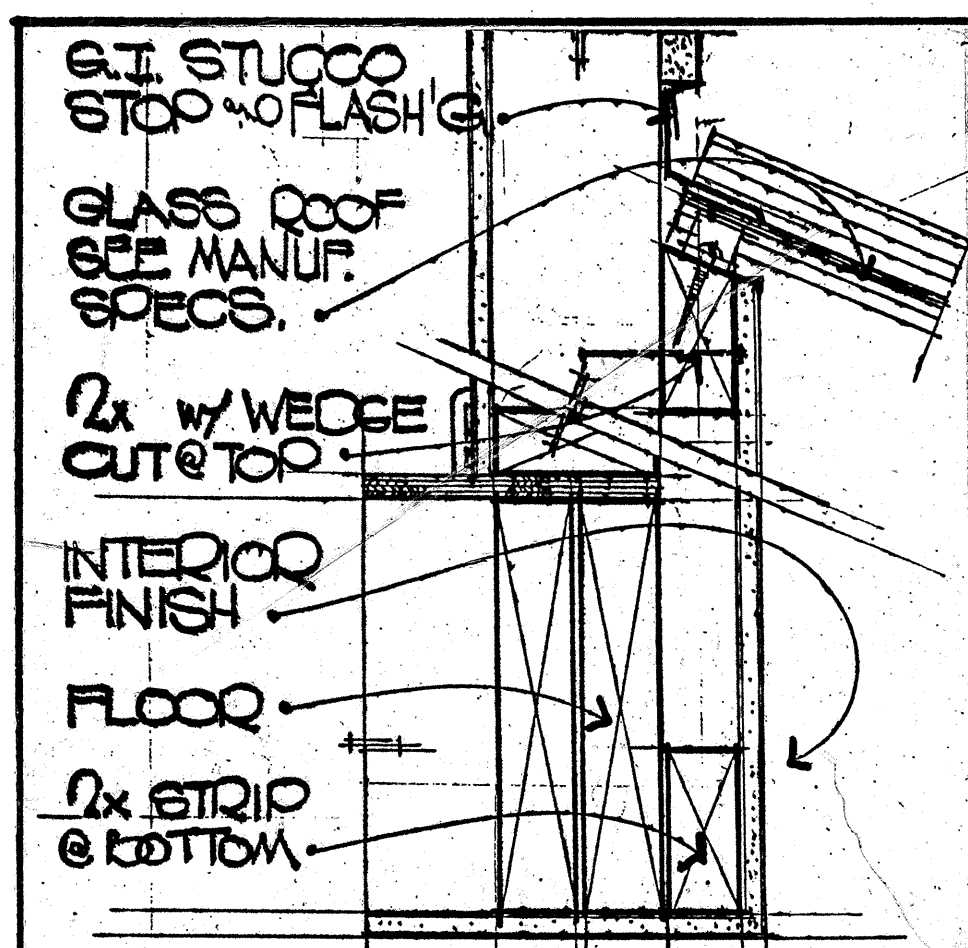


**8** CONC. CURB  
TWO - STORY 1'-1'-0"

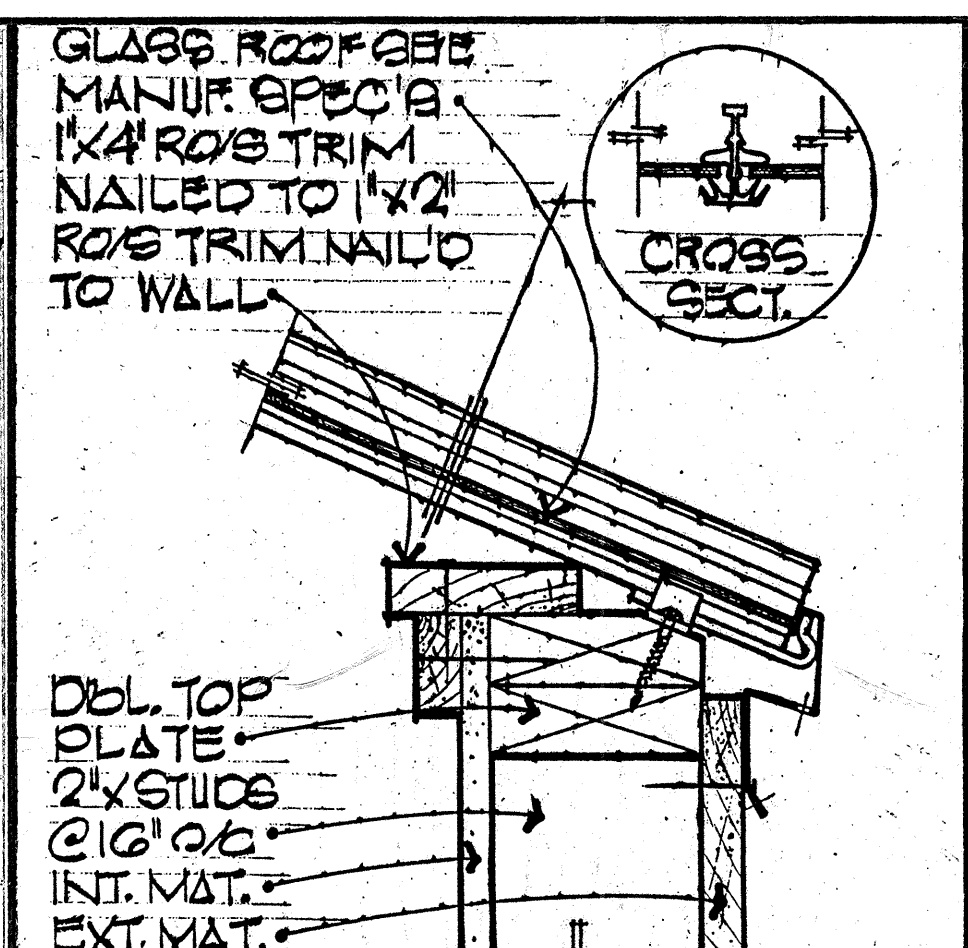


**4** INTERIOR FOOTING  
TWO - STORY 1'-1'-0"

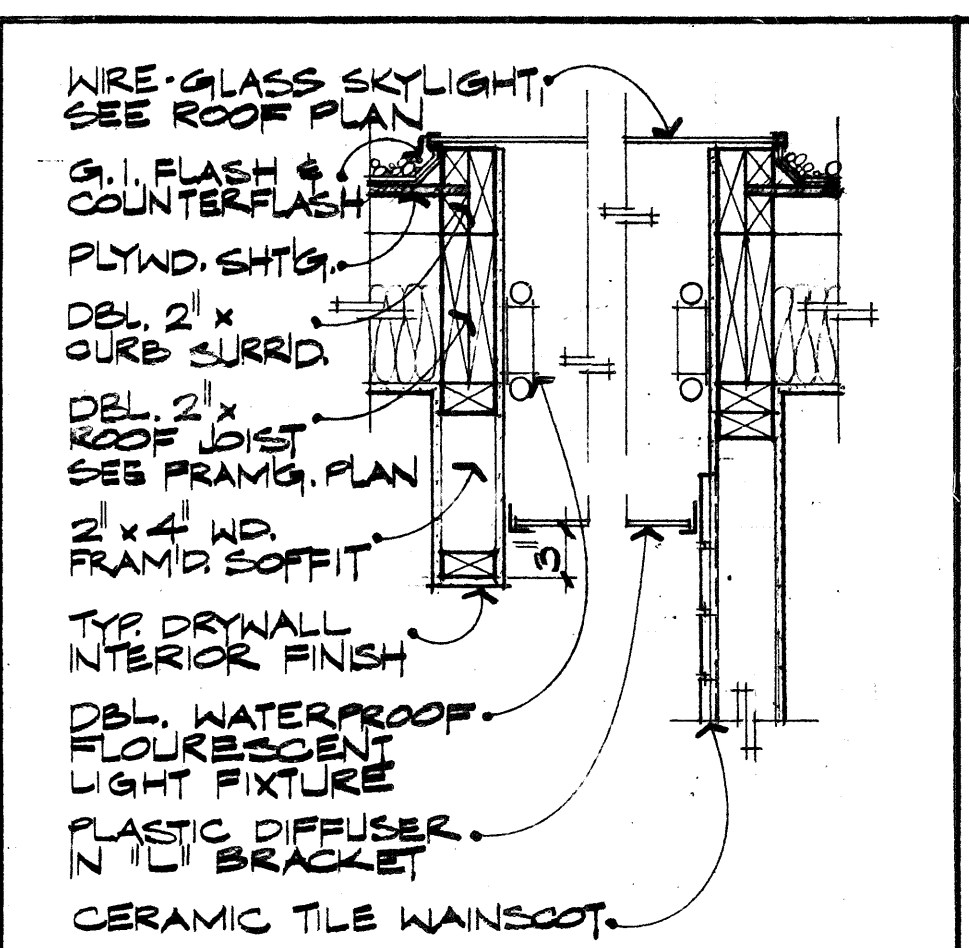
CR DESIGN  
 2022 BUSINESS CENTER DRIVE  
 IRVINE, CALIFORNIA 92715  
 SUITE 245 (714) 755-0717  
 SHEET NUMBER  
**D-1**  
 FOUNDATION  
 FOR CONSTRUCTION  
 Canyon Creek  
 SHEET NUMBER  
**D-1**  
 FOUNDATION



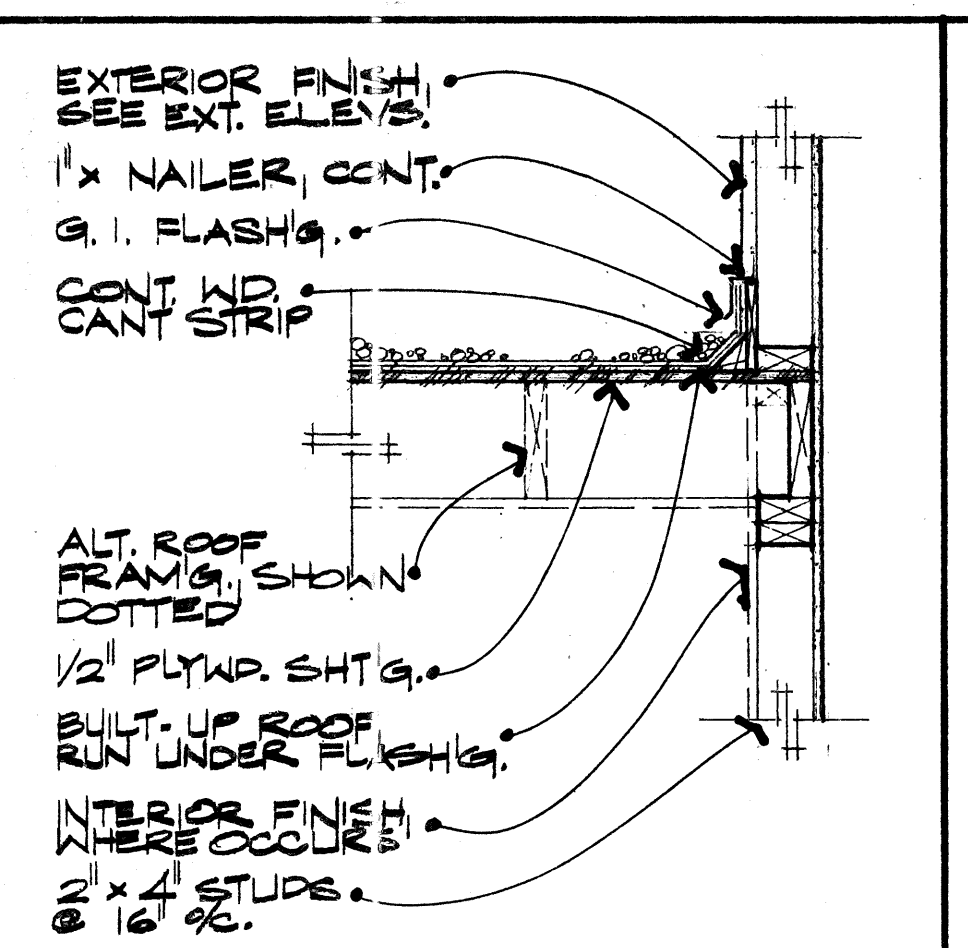
**45** GLASS ROOF @ WALL 1/2" = 1'-0"



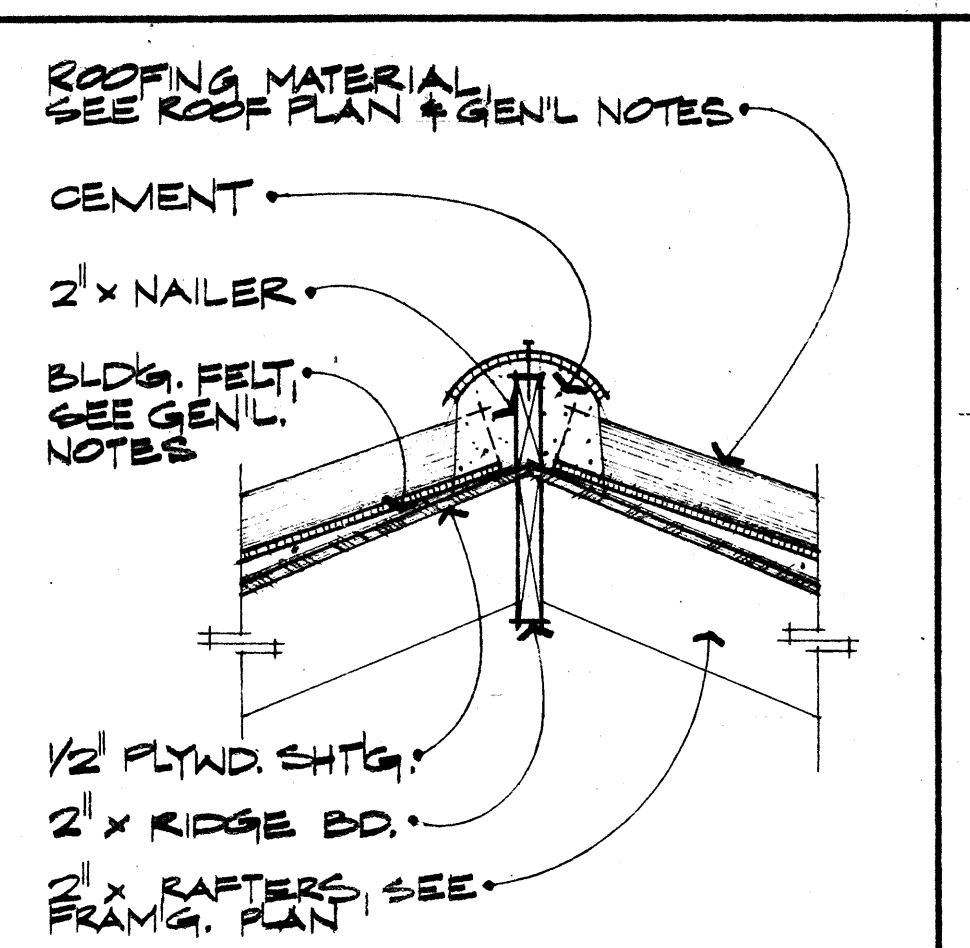
**41** GLASS ROOF 3/4" = 1'-0"



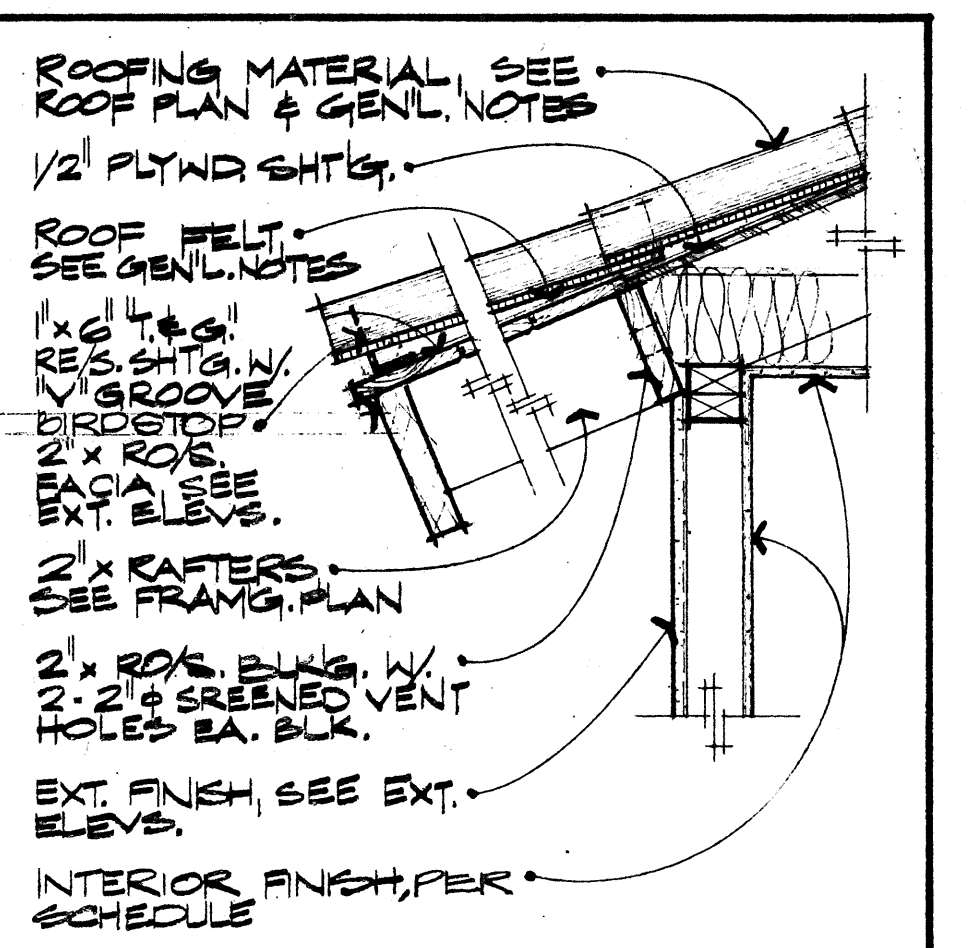
**37** SKYLIGHT LIGHTWELL 1/2" = 1'-0"



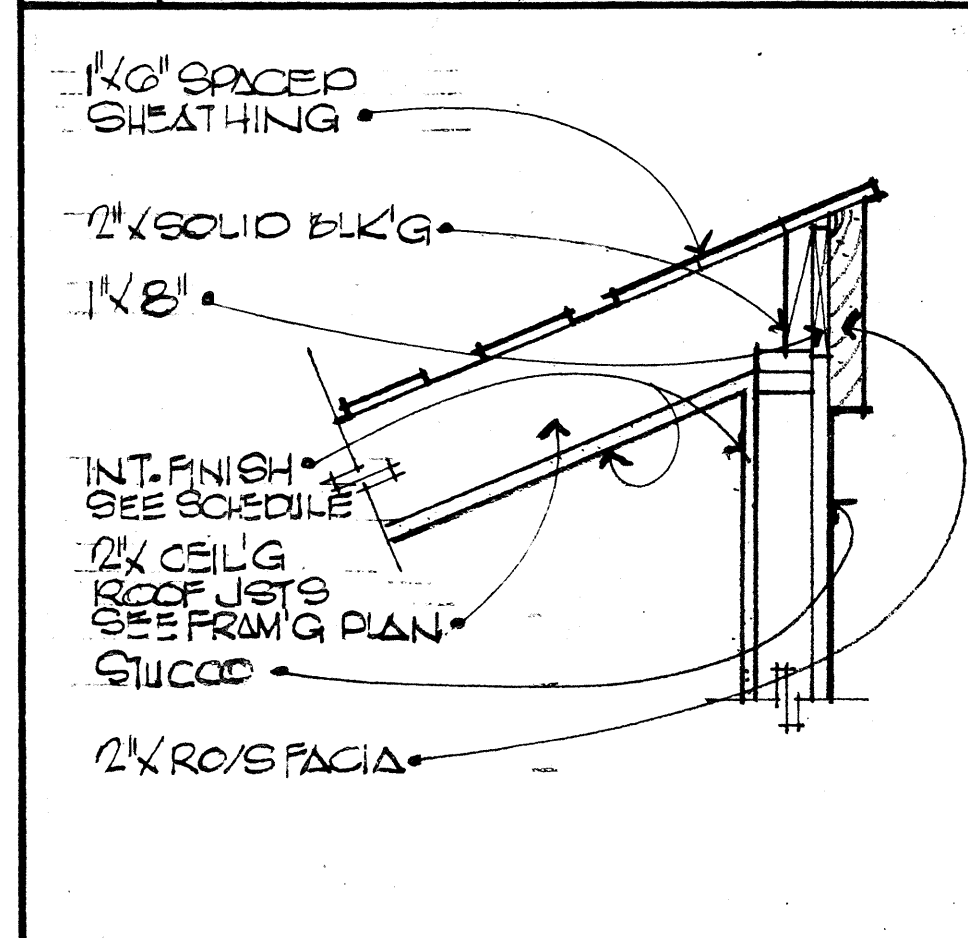
**33** FLAT ROOF TO WALL 1/2" = 1'-0"



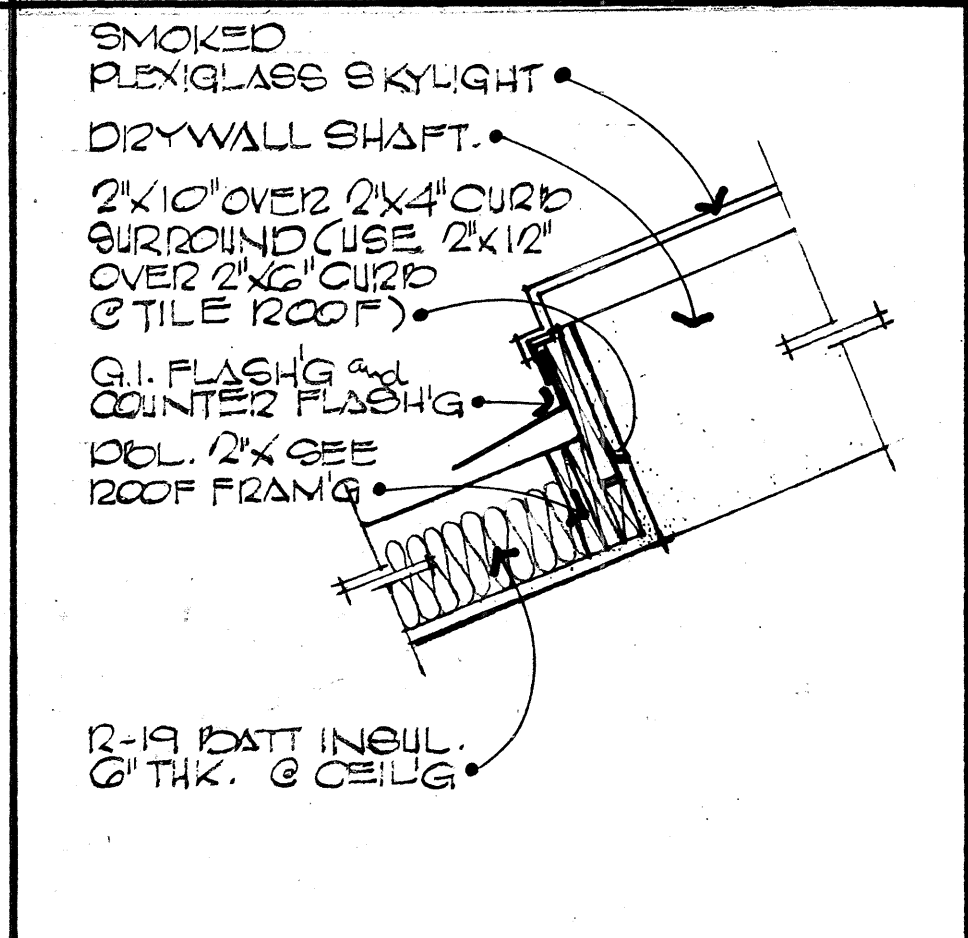
**29** TYP. RIDGE W/ TILE 1/2" = 1'-0"



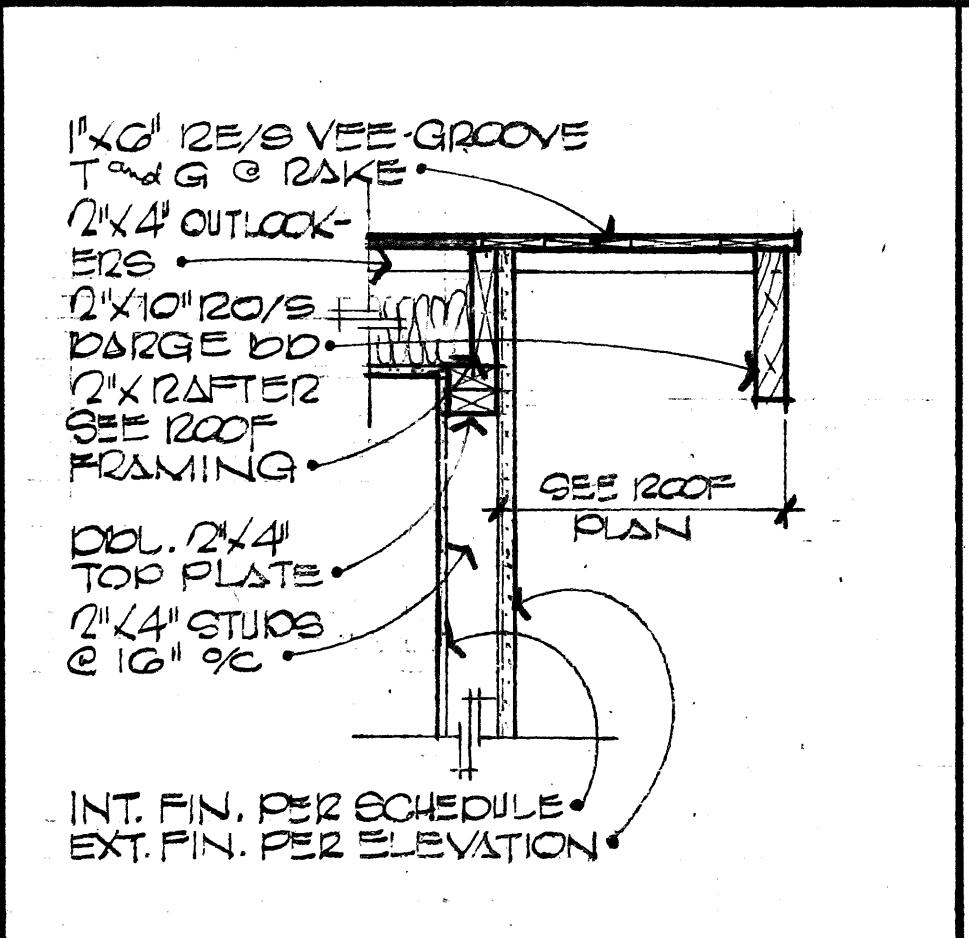
**25** TYP. EAVE 1/2" = 1'-0"



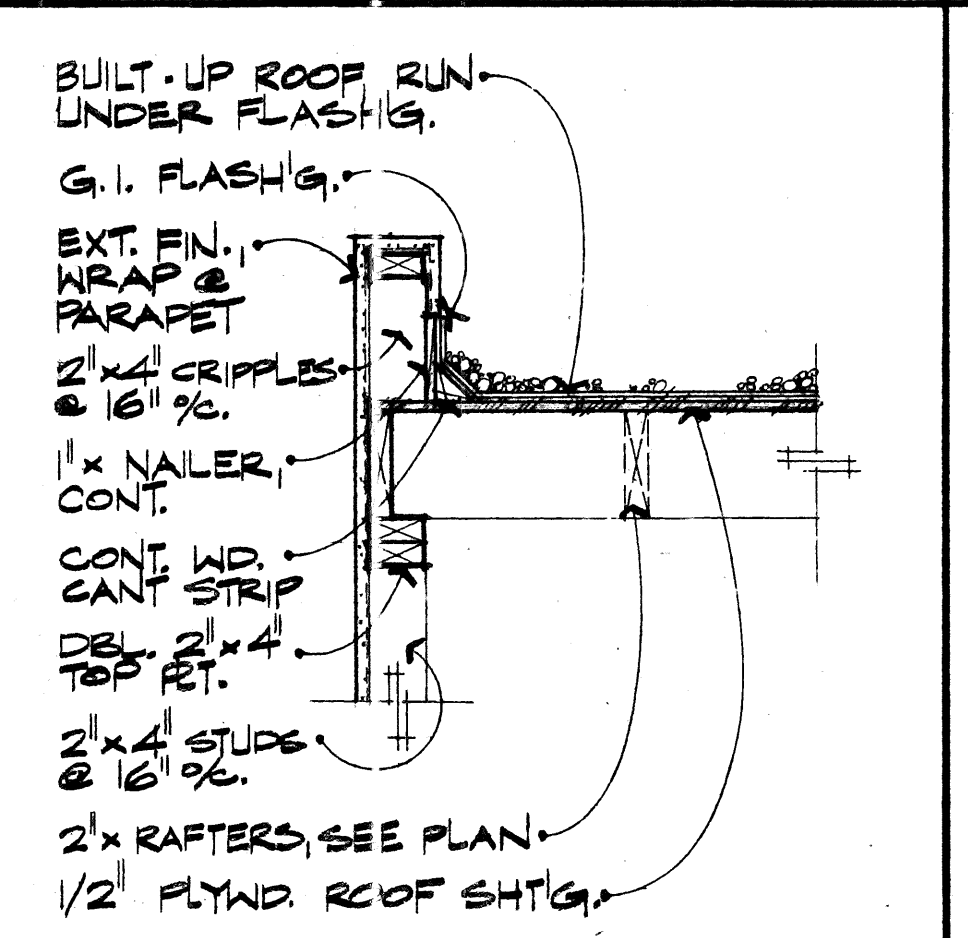
**46** FLUSH EAVE 3/4" = 1'-0"



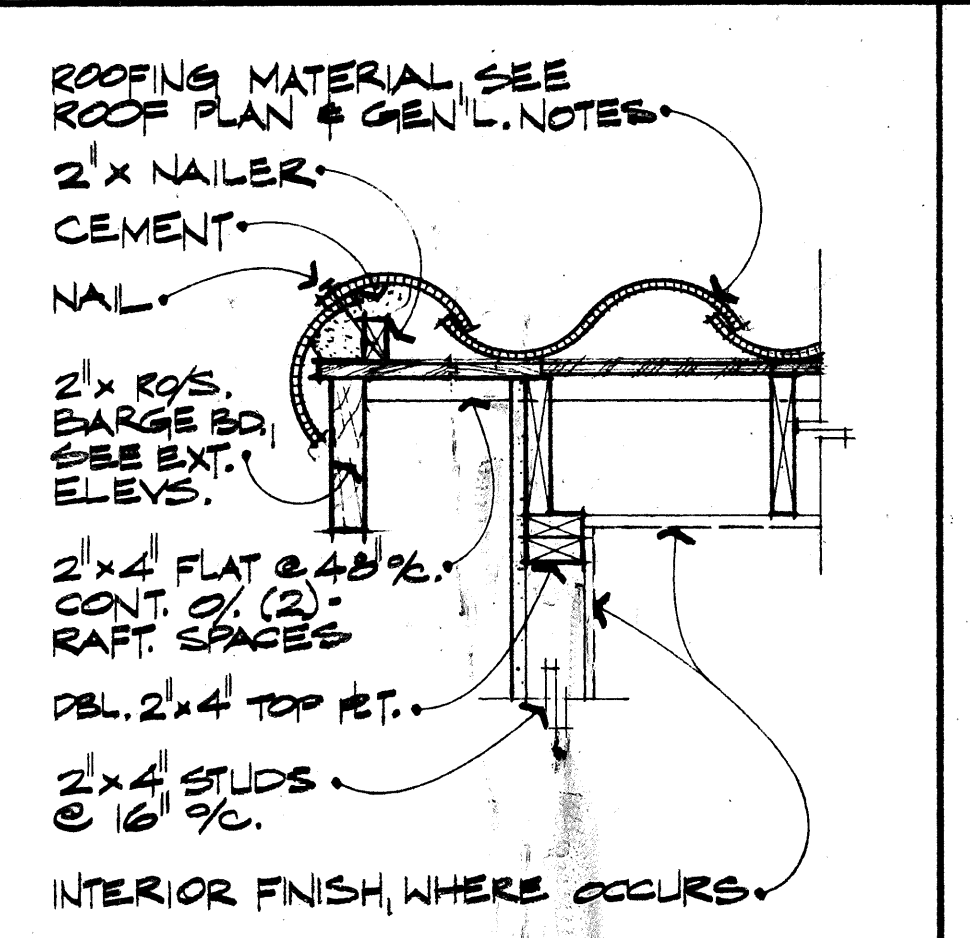
**42** TYP. SKYLIGHT 1/2" = 1'-0"



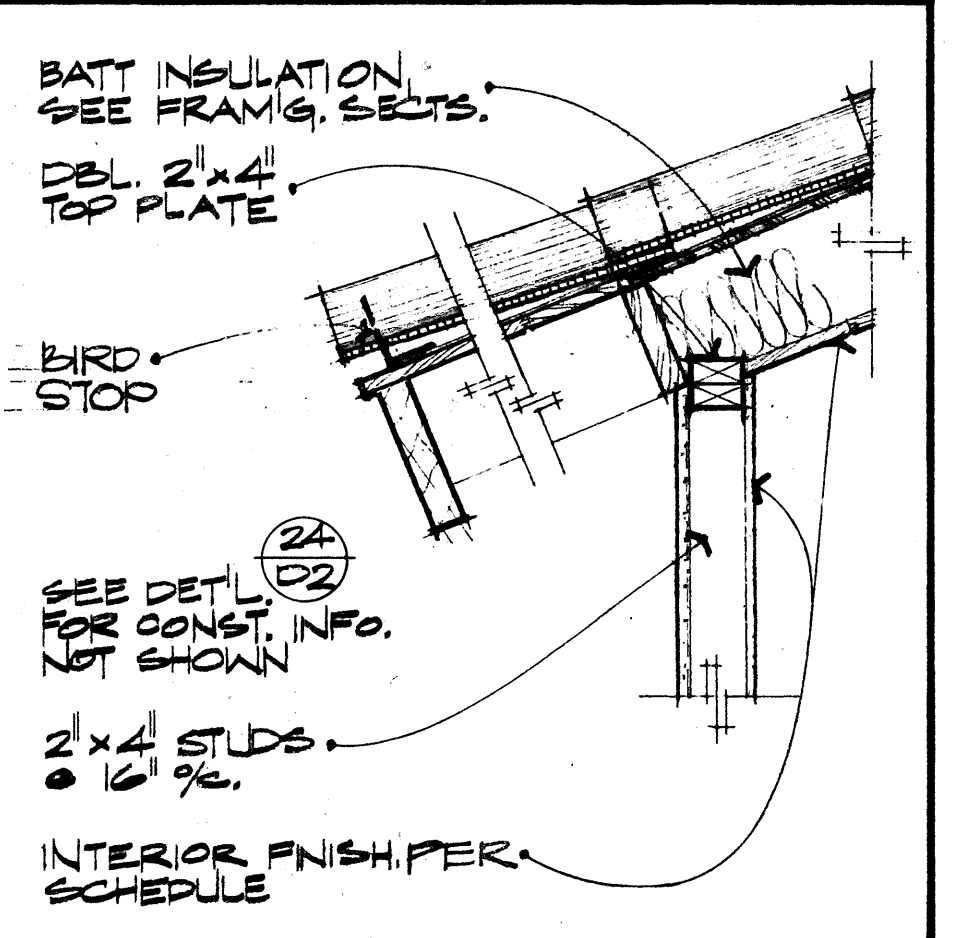
**38** TYP. RAKE 1/2" = 1'-0"



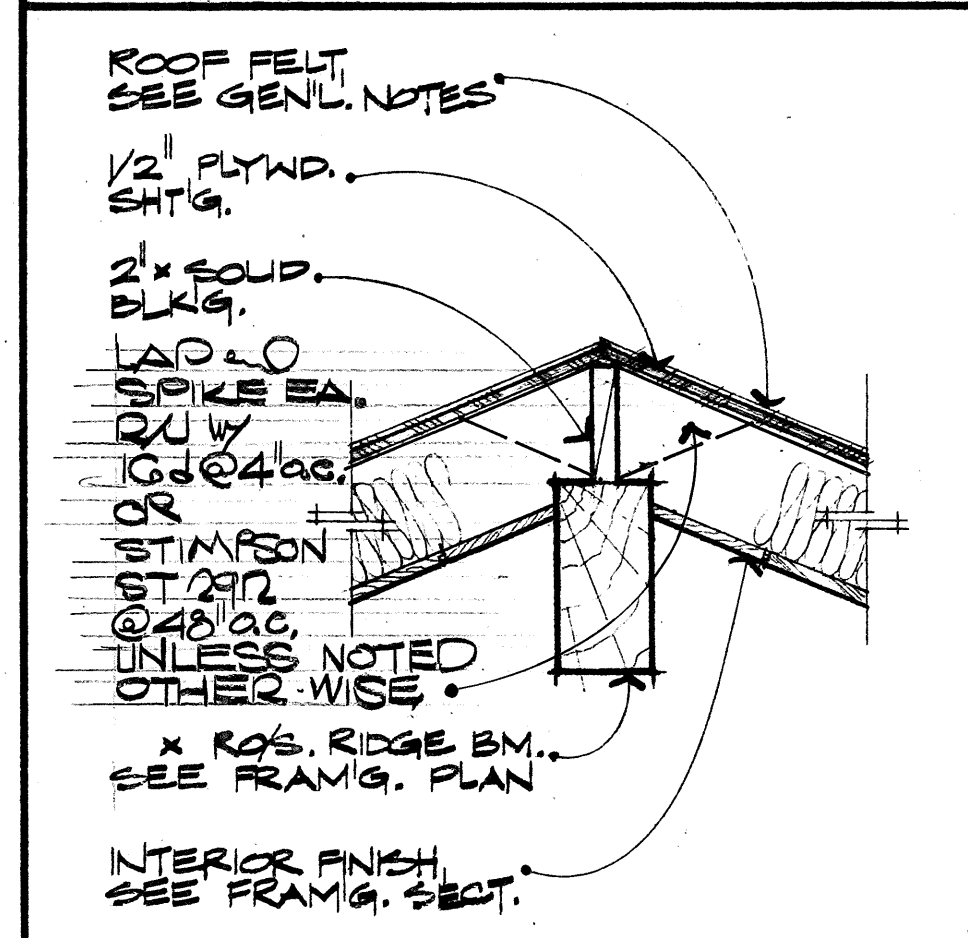
**34** PARAPET WALL 1/2" = 1'-0"



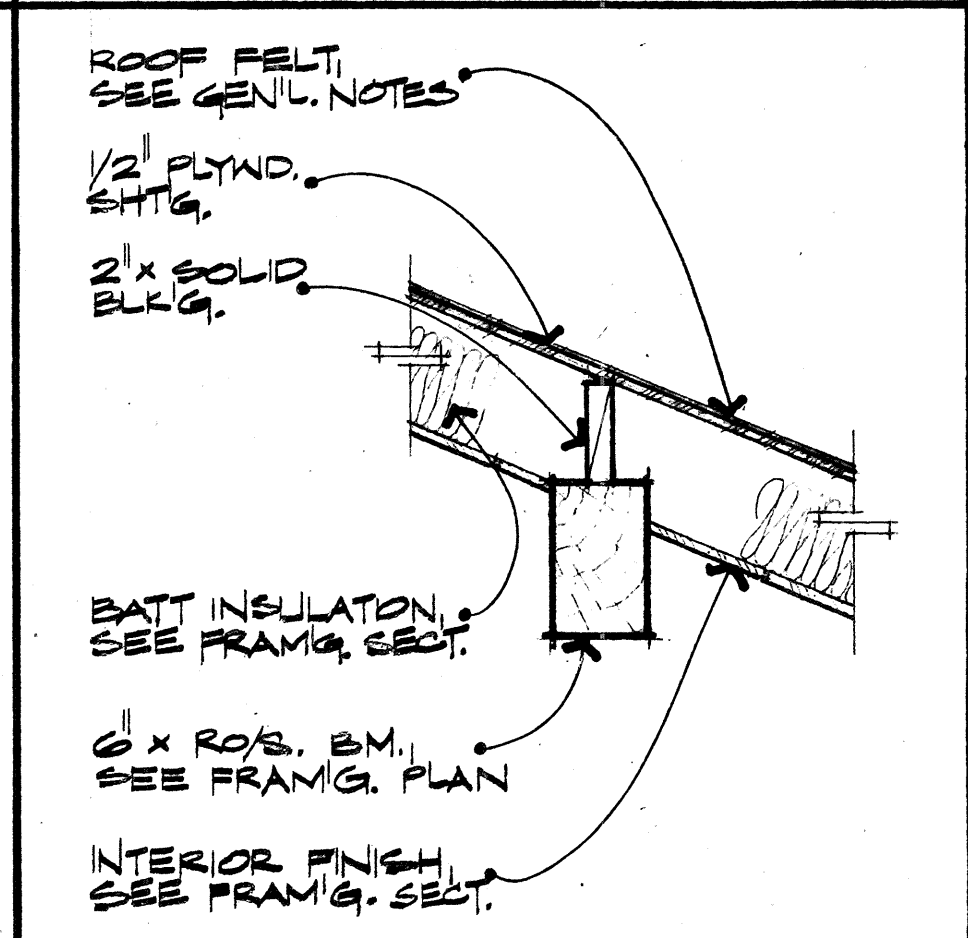
**30** TYP. RAKE 1/2" = 1'-0"



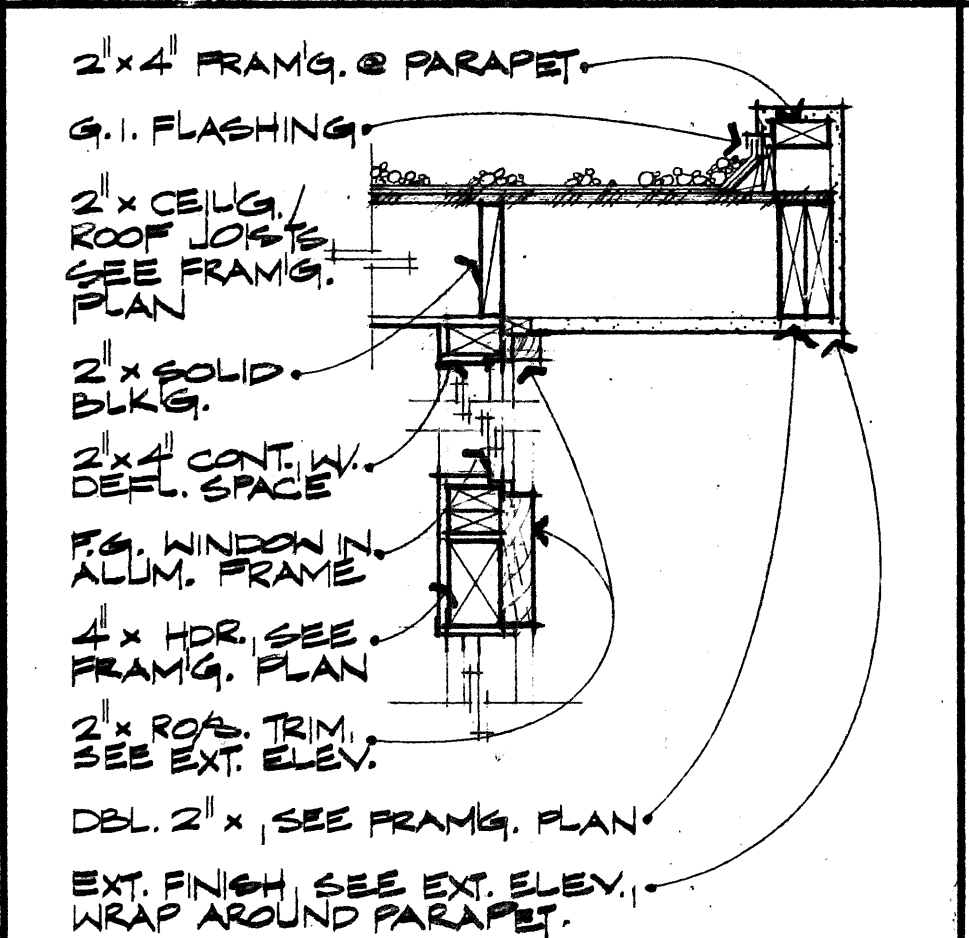
**26** EAVE @ SLOPG. CLG. 1/2" = 1'-0"



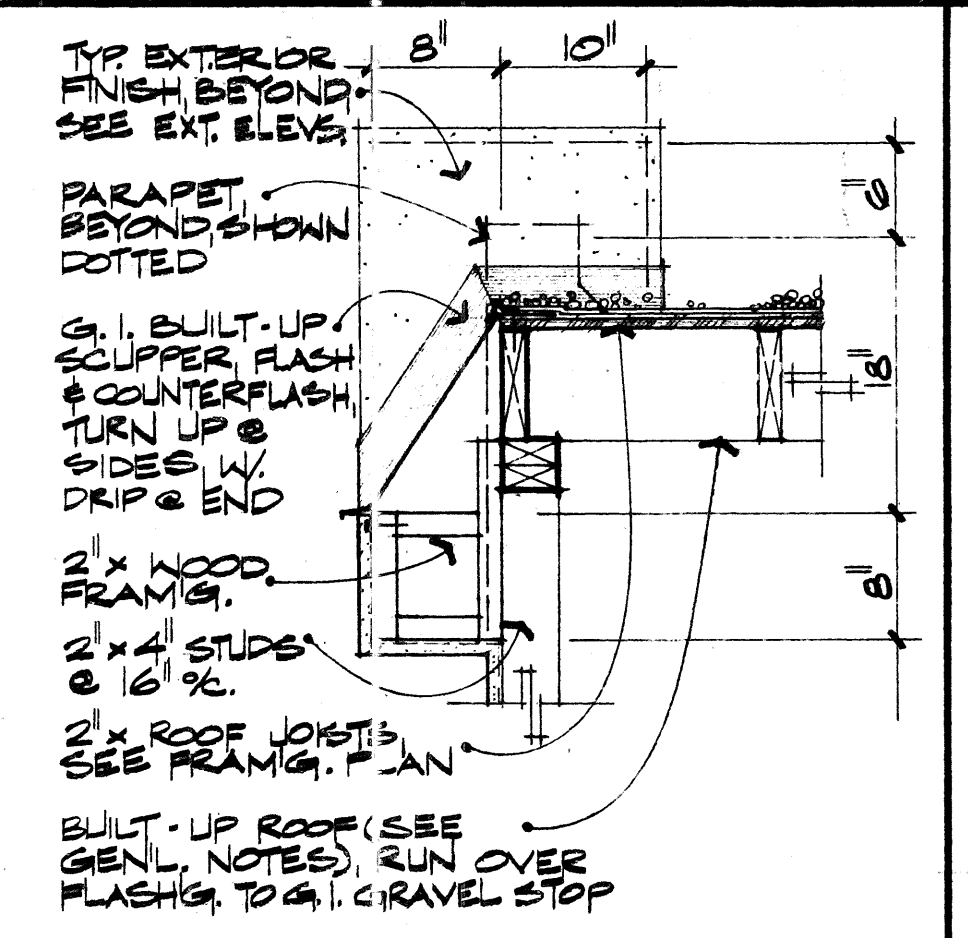
**47** RIDGE BEAM 1/2" = 1'-0"



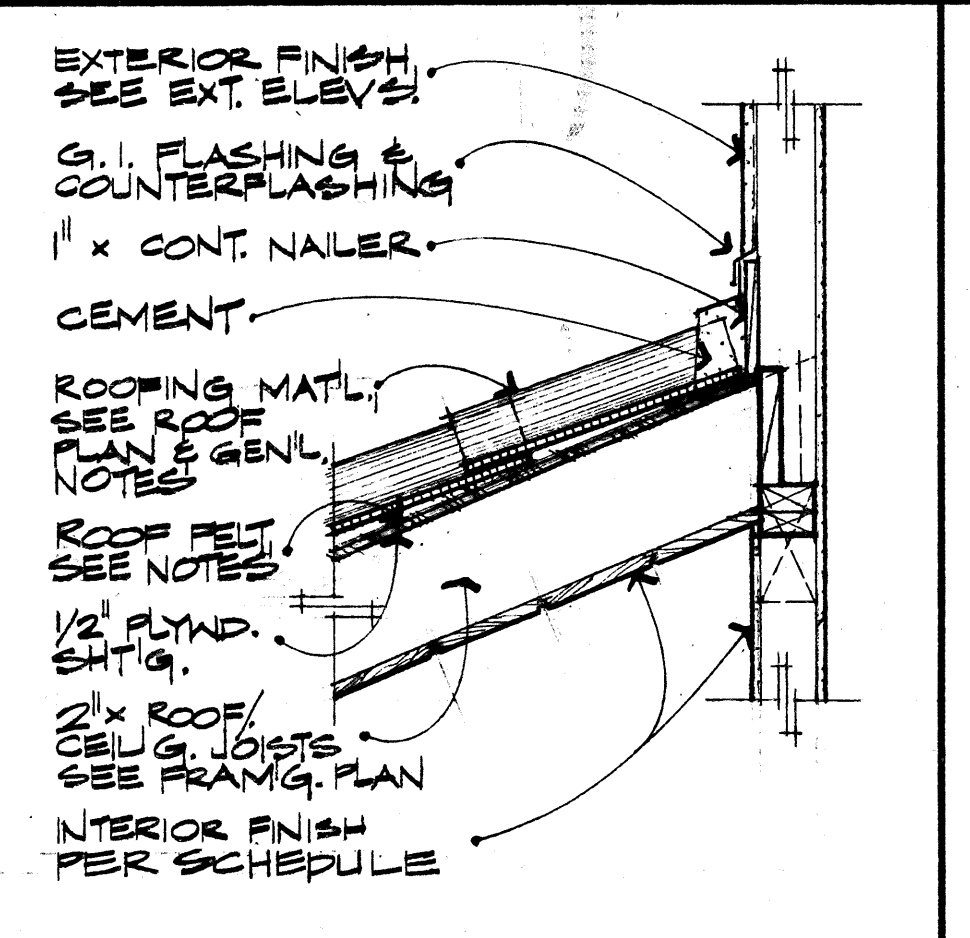
**43** PURLIN BEAM 1/2" = 1'-0"



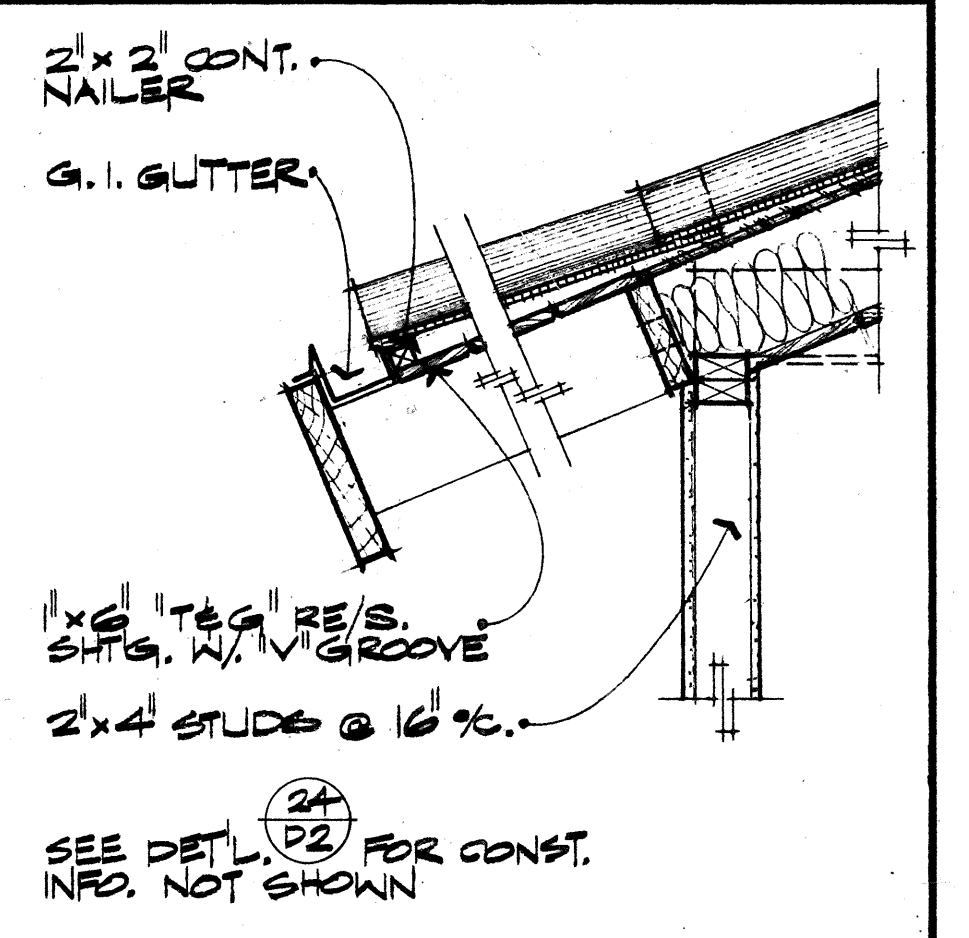
**39** PARTIAL SECTION 1/2" = 1'-0"



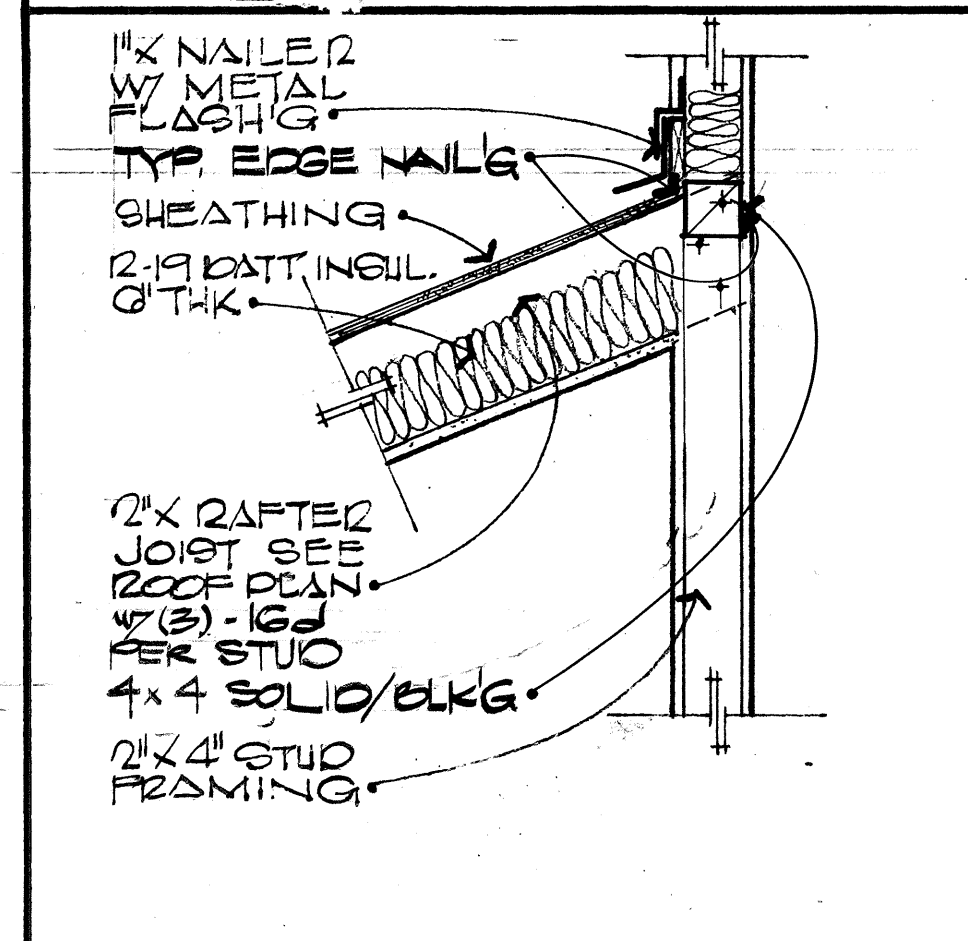
**35** SCUPPER DETAIL 1/2" = 1'-0"



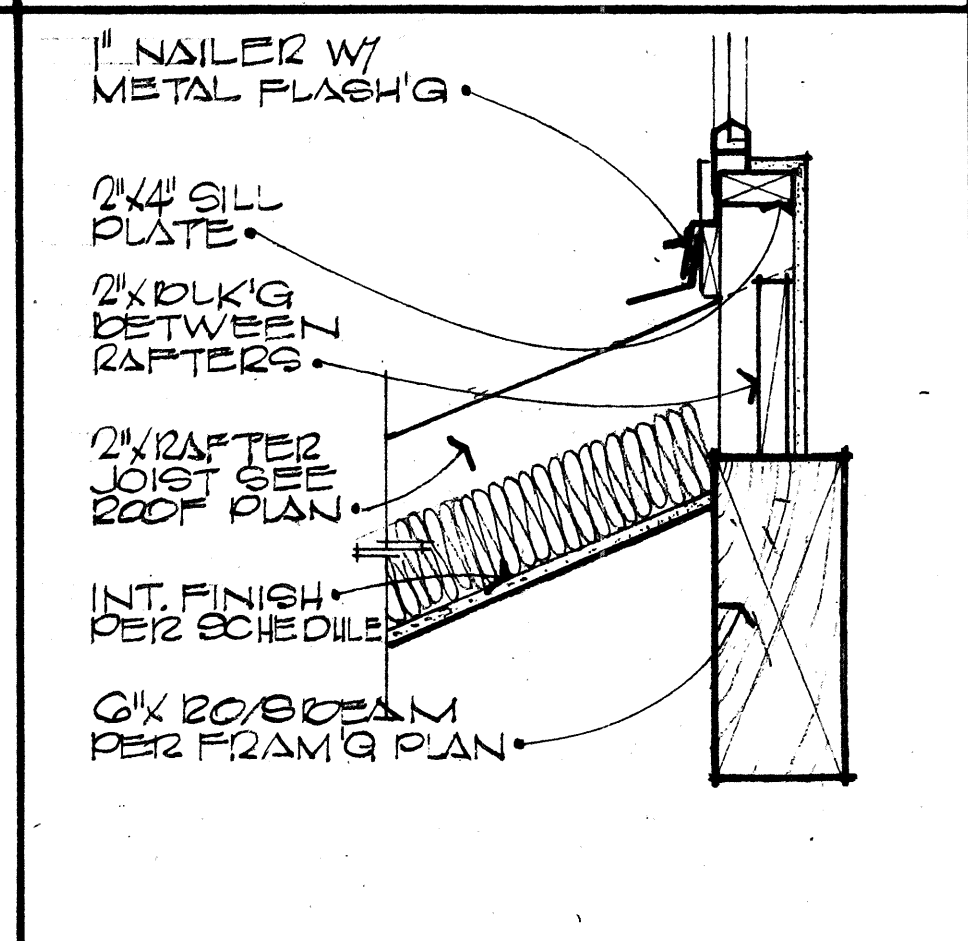
**31** ROOF TO WALL 1/2" = 1'-0"



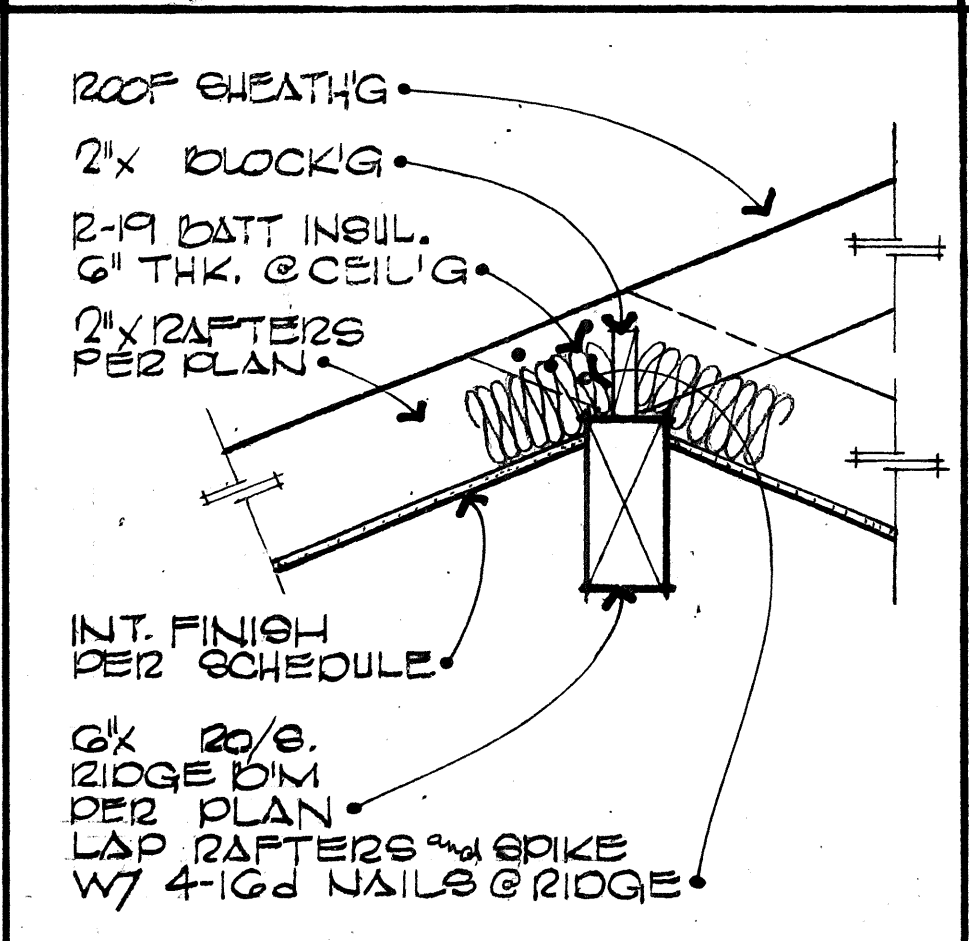
**27** EAVE W/ GUTTER 1/2" = 1'-0"



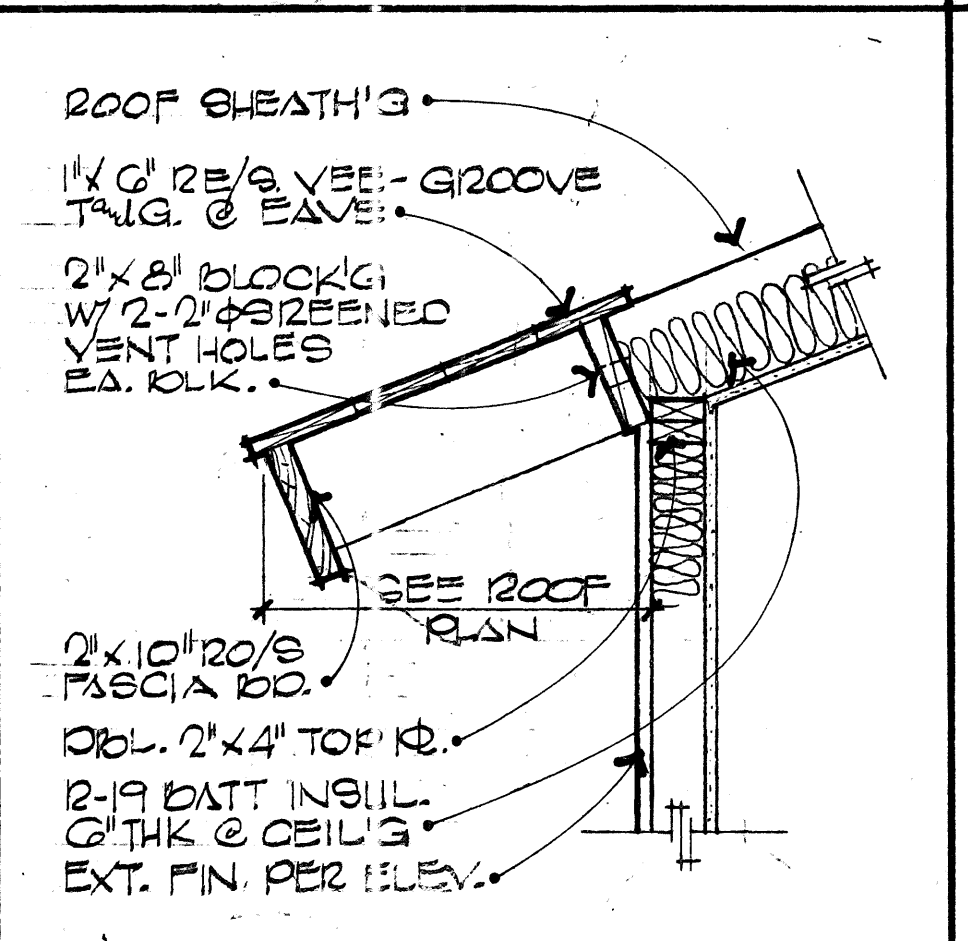
**48** ROOF TO WALL 1/2" = 1'-0"



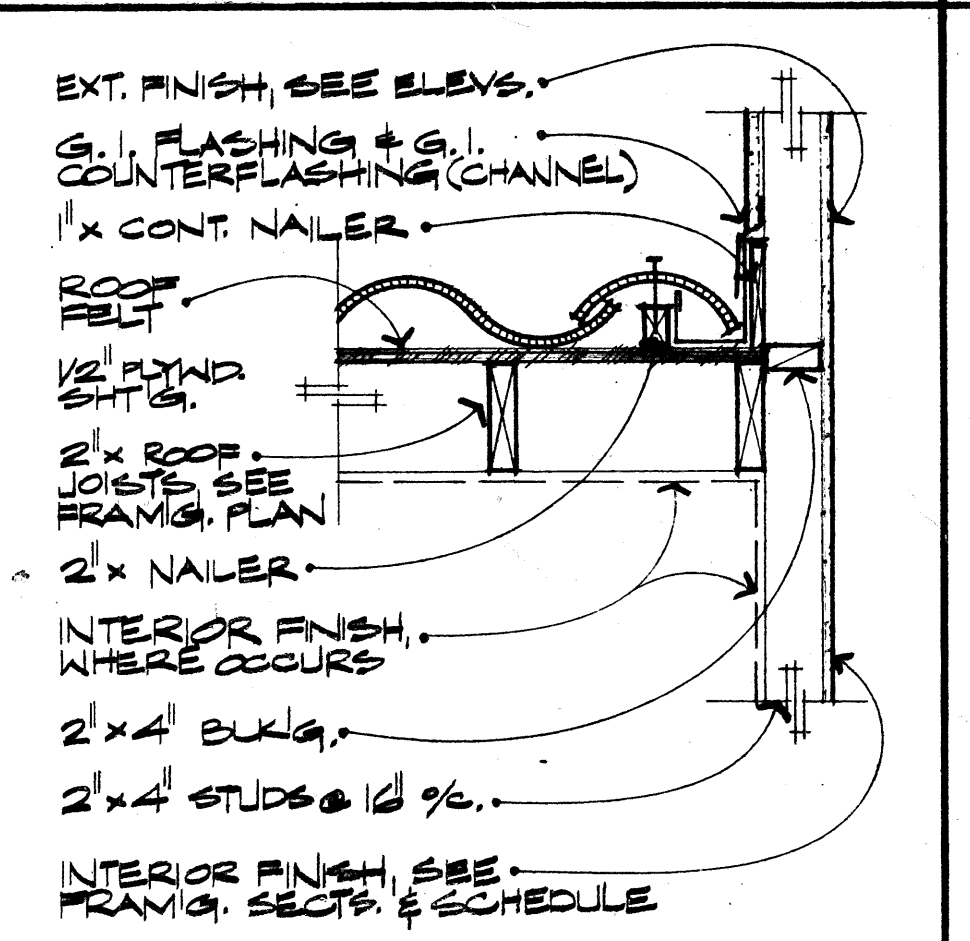
**44** ROOF TO WALL 1/2" = 1'-0"



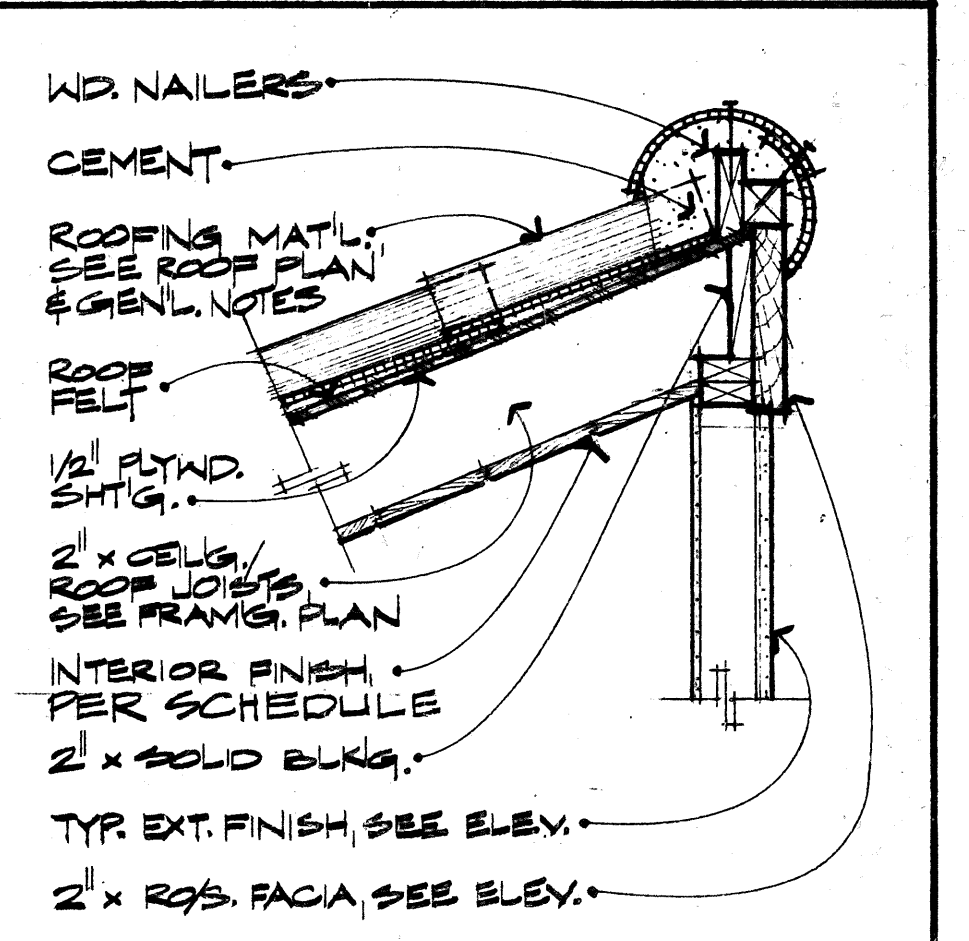
**40** FALSE RIDGE BEAM 1/2" = 1'-0"



**36** TYP. EAVE 1/2" = 1'-0"



**32** ROOF TO WALL 1/2" = 1'-0"



**28** FLUSH EAVE 1/2" = 1'-0"

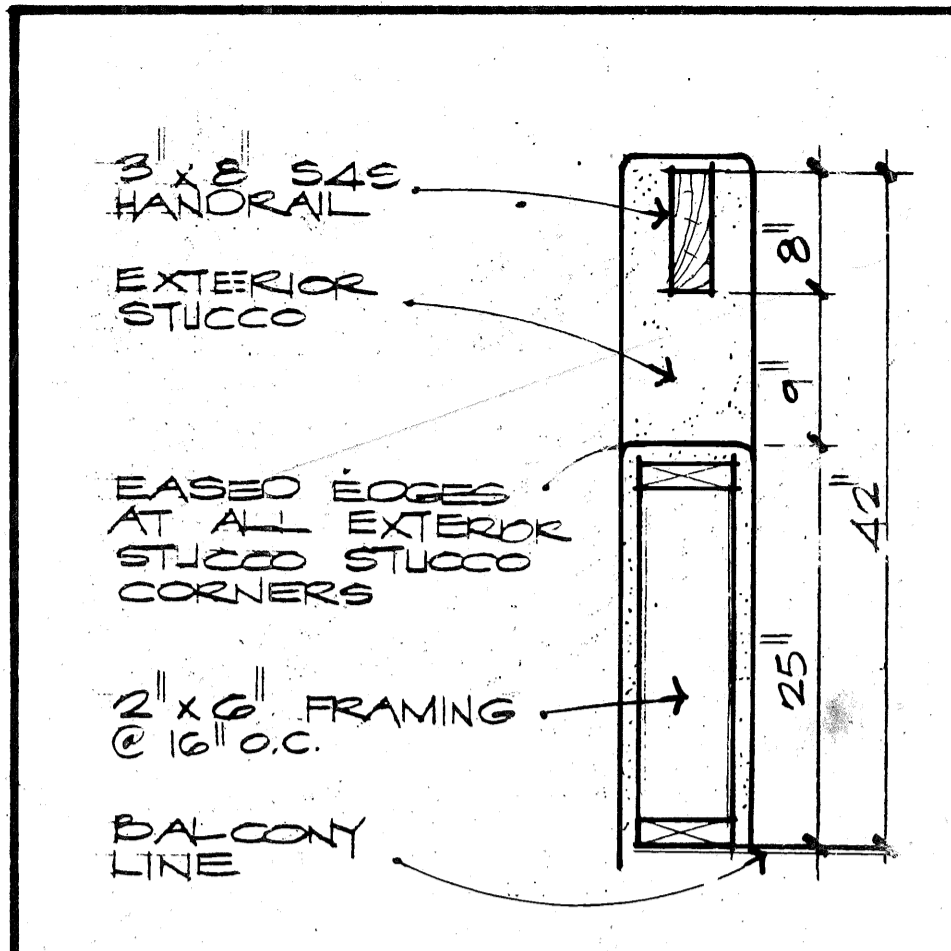
**CR DESIGN**  
 1000 BUSINESS CENTER DRIVE  
 HOUSTON, TEXAS 77057  
 PHONE 713-245-1717  
 FAX 713-245-1717

REMOVES THE COMMON LAW COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS.

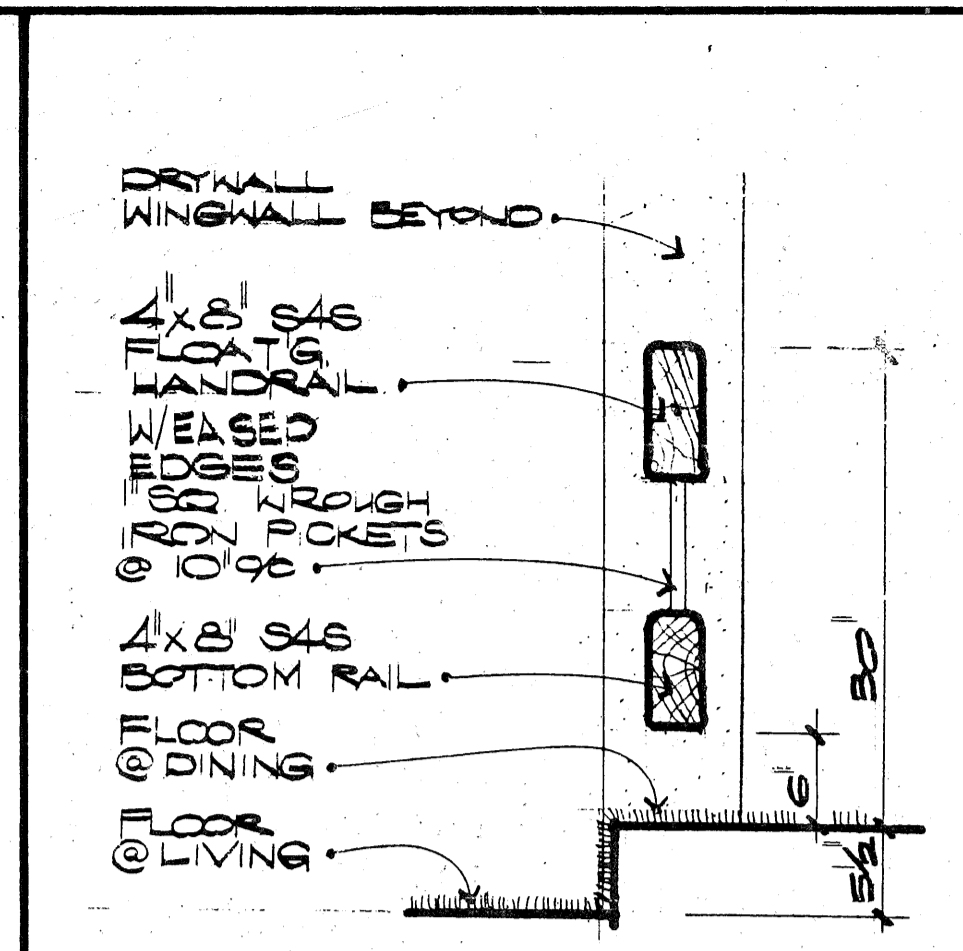
**FOR CONSTRUCTION**

DATE NUMBER: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

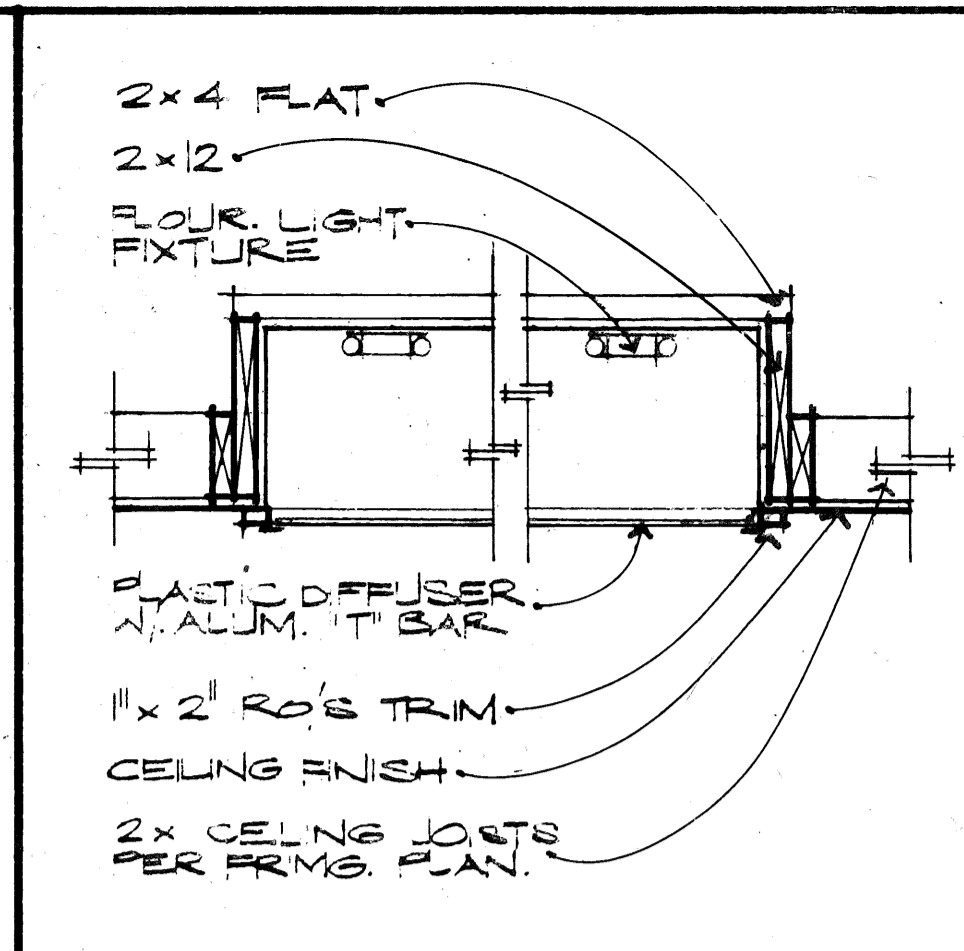
SHEET NUMBER **D-2**



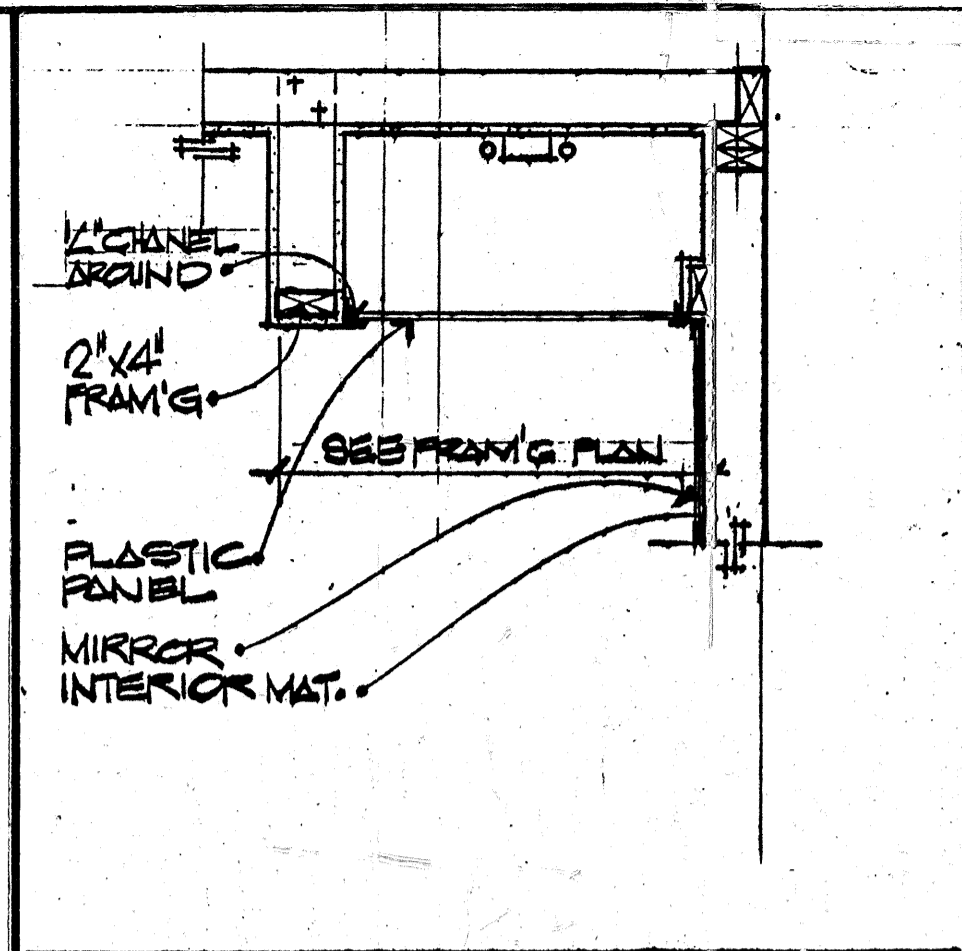
**69** DECK HANDRAIL  
SC: 1"=1'-0"



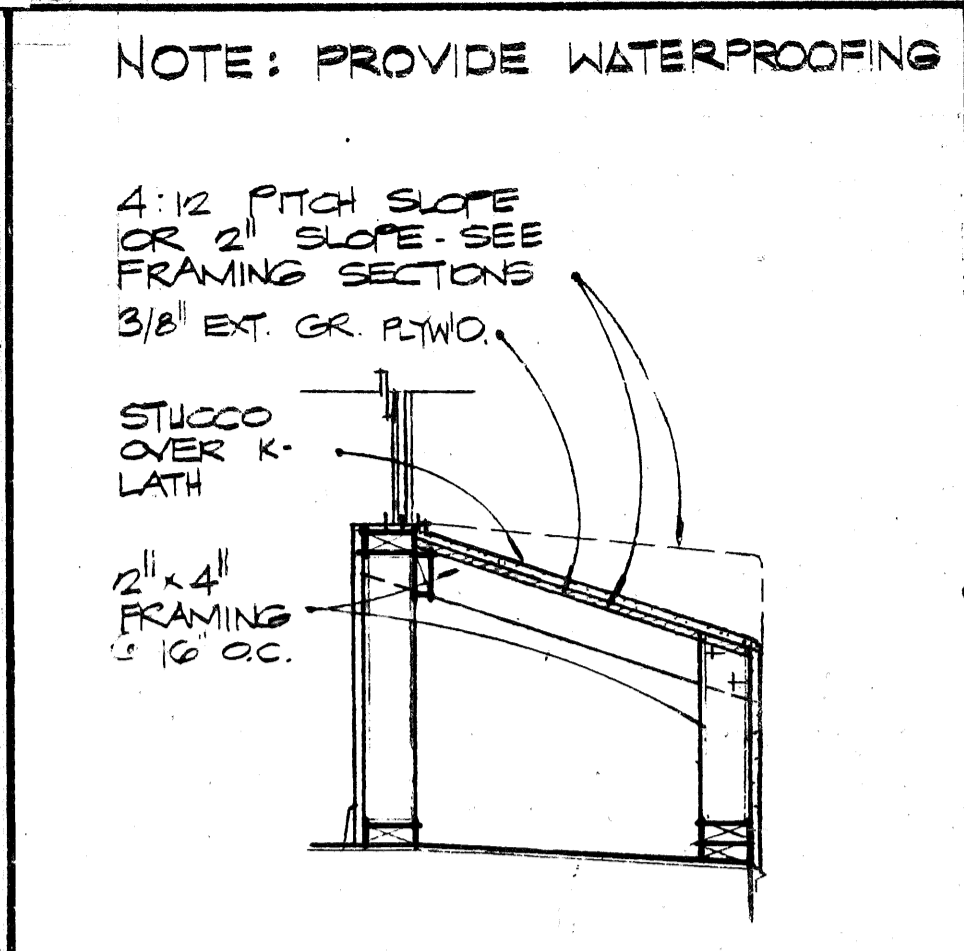
**65** INTERIOR HANDRAIL  
SC: 1"=1'-0"



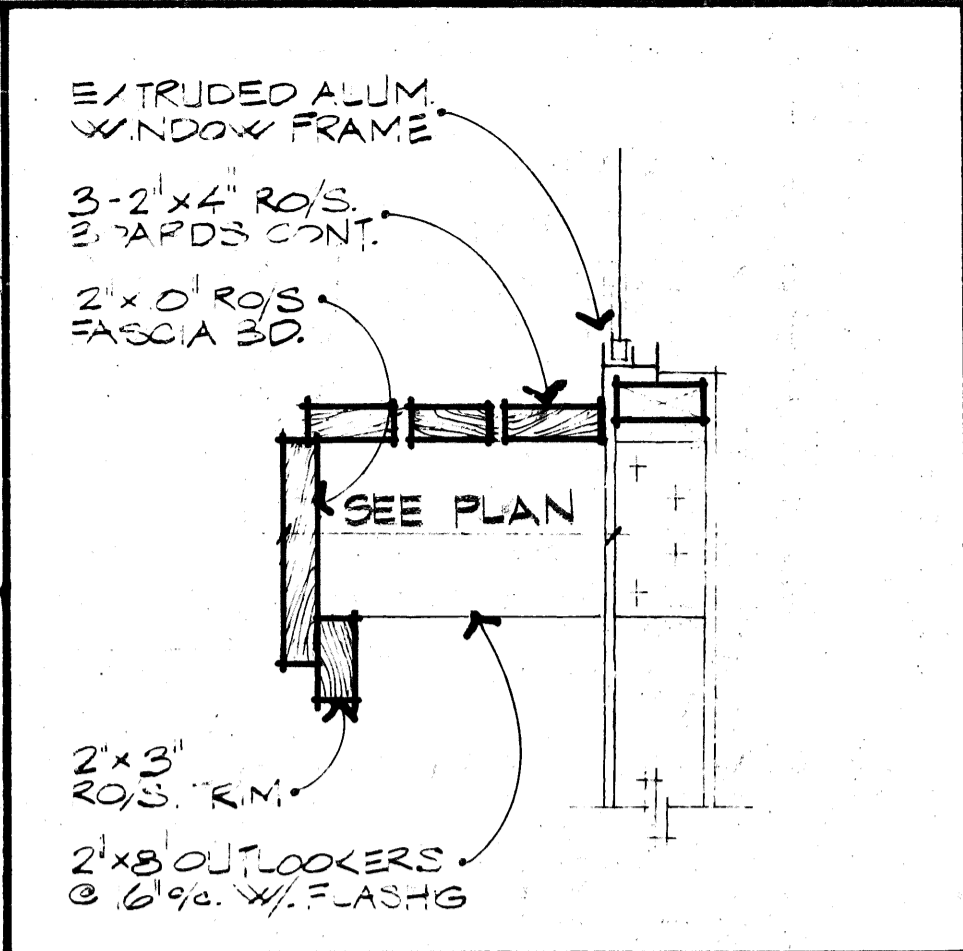
**61** LUMINOUS CEILING  
SC: 1"=1'-0"



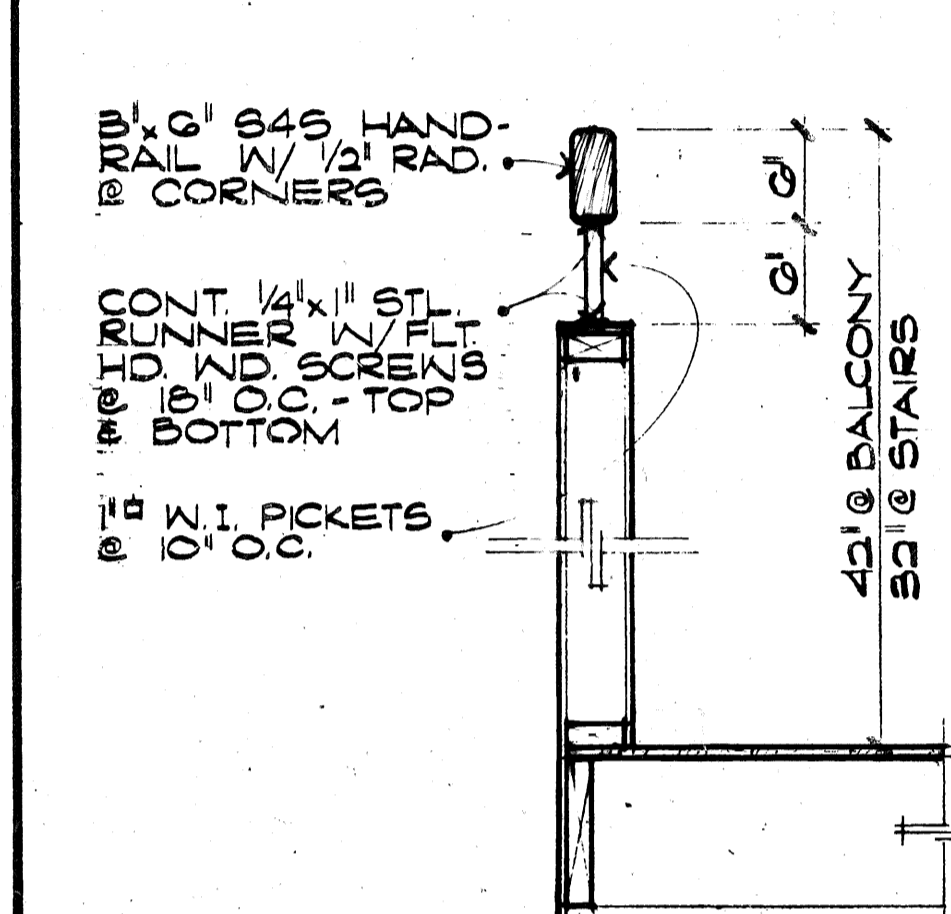
**57** LUMINOUS SOFFIT  
SC: 1"=1'-0"



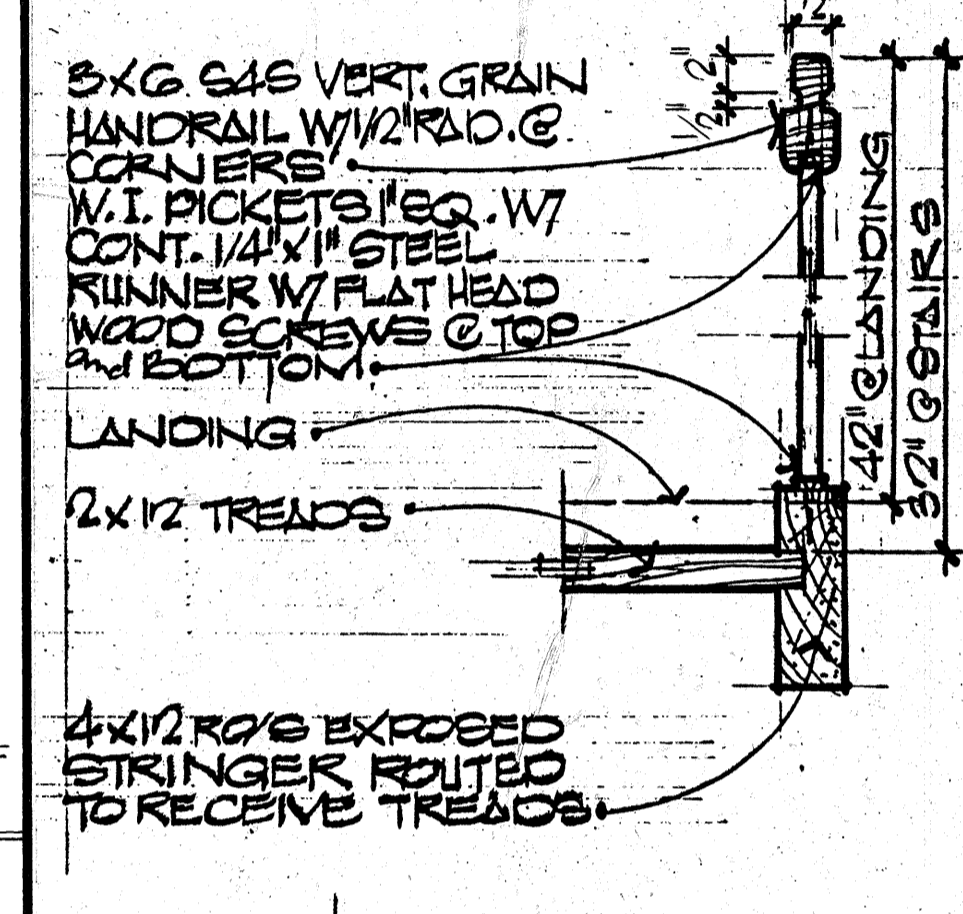
**53** STUCCO POTSHELF  
SC: 3/4"=1'-0"



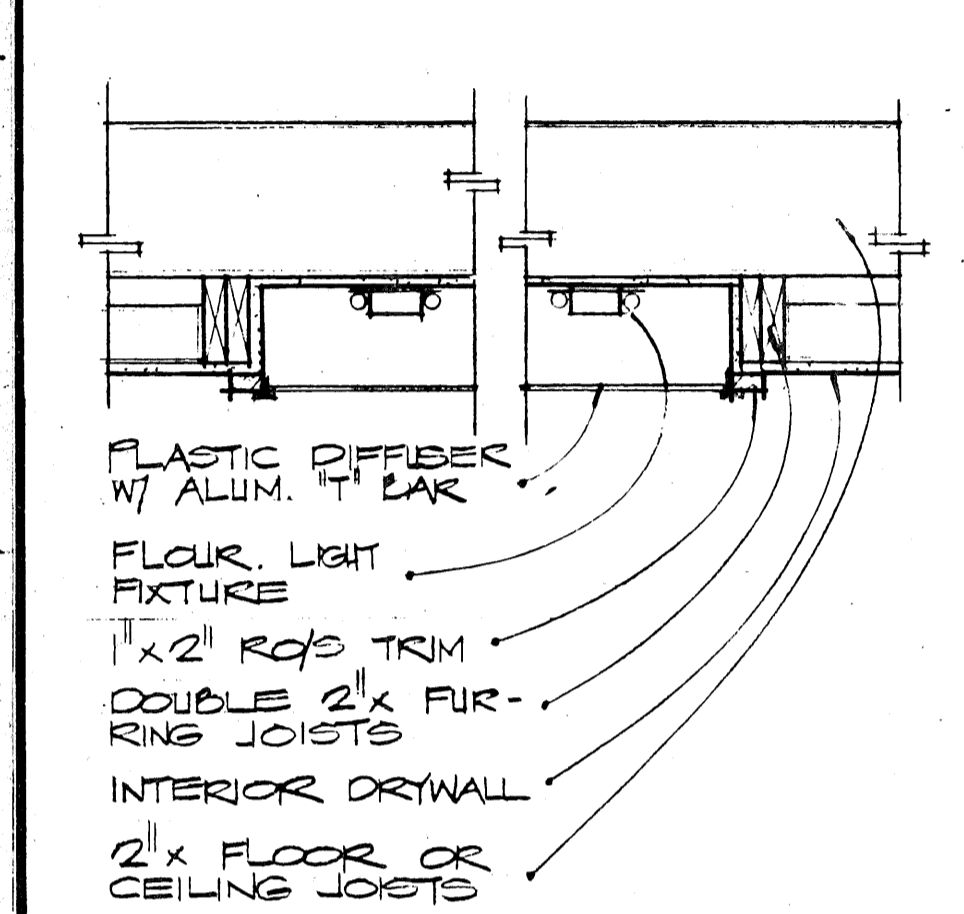
**49** WOOD POTSHELF  
SC: 1/2"=1'-0"



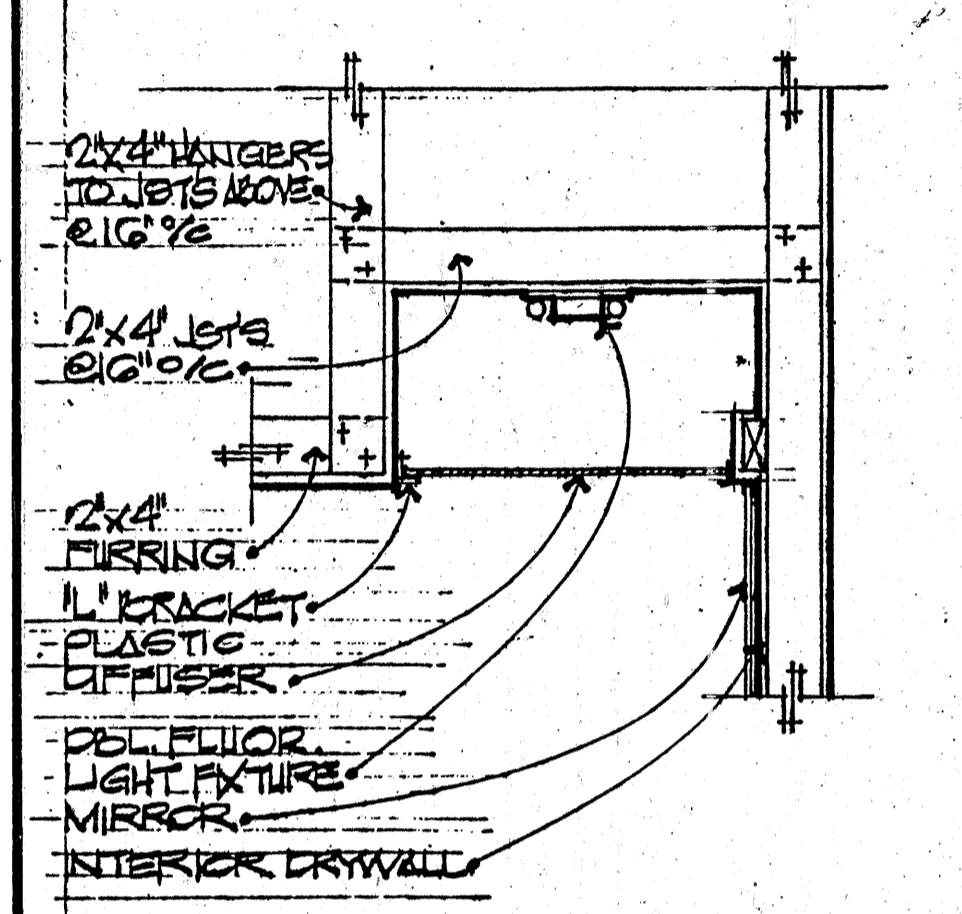
**70** HANDRAIL  
SC: 1"=1'-0"



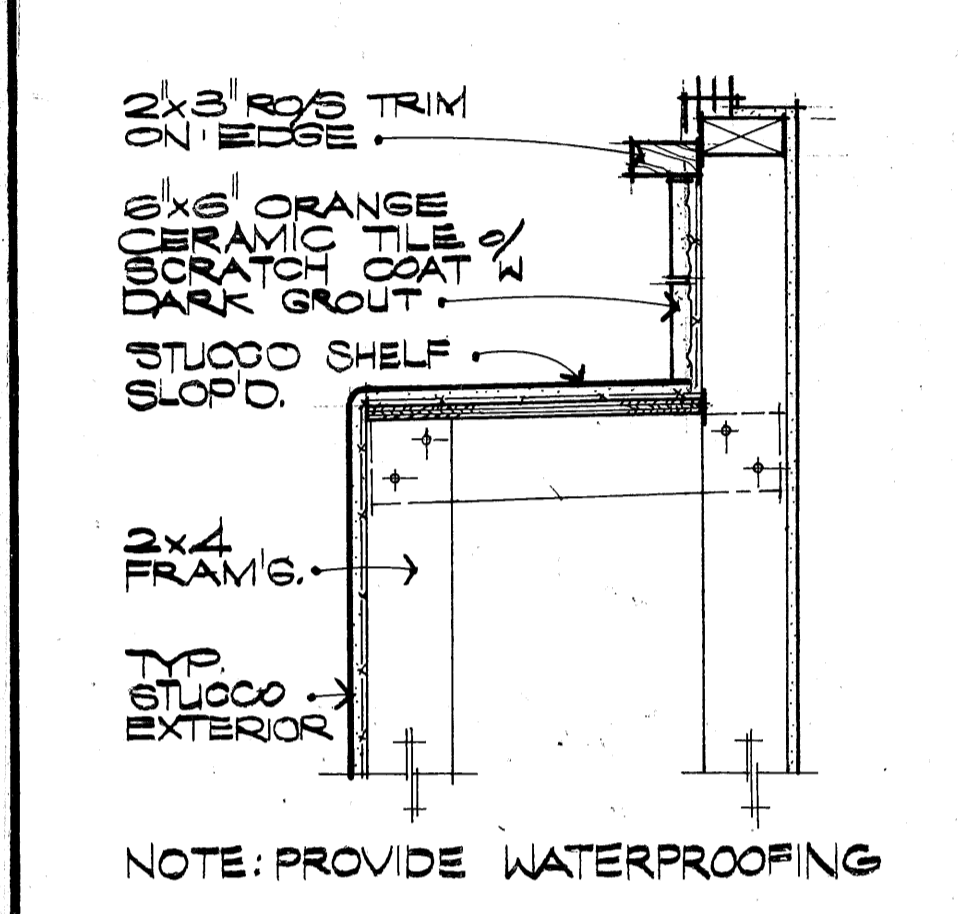
**66** WROUGHT IRON HANDRAIL  
SC: 1"=1'-0"



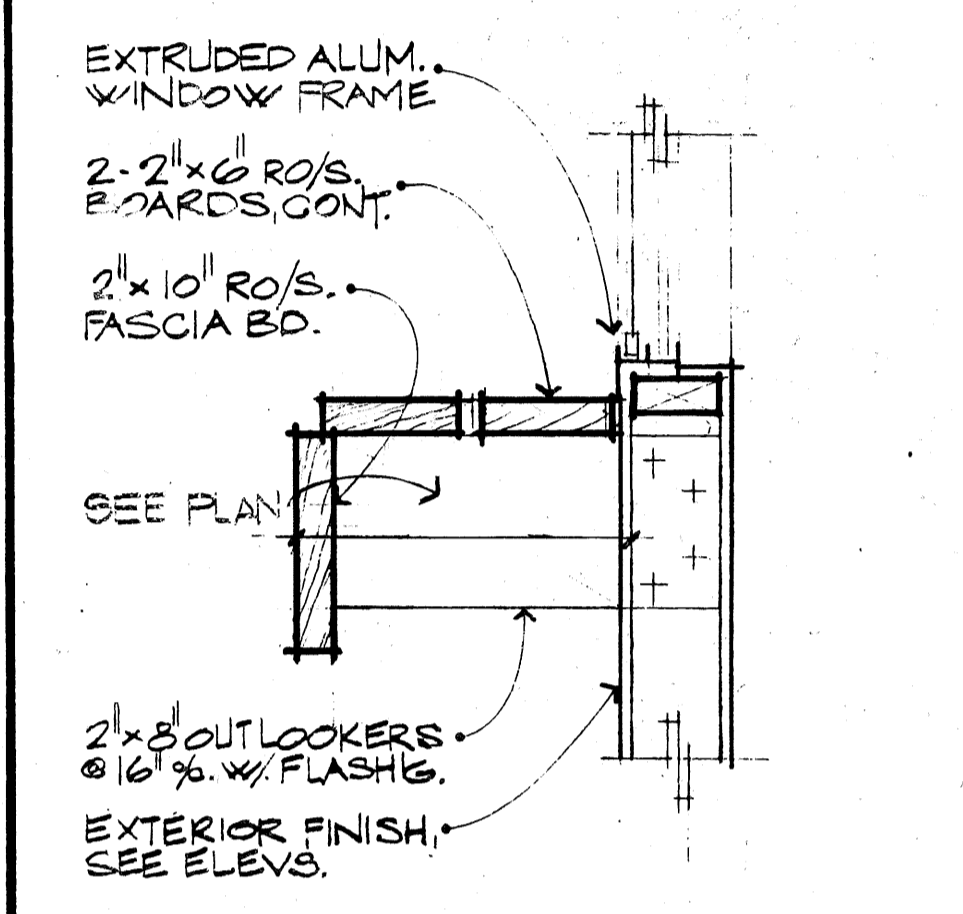
**62** LUMINOUS CEILING  
SC: 1"=1'-0"



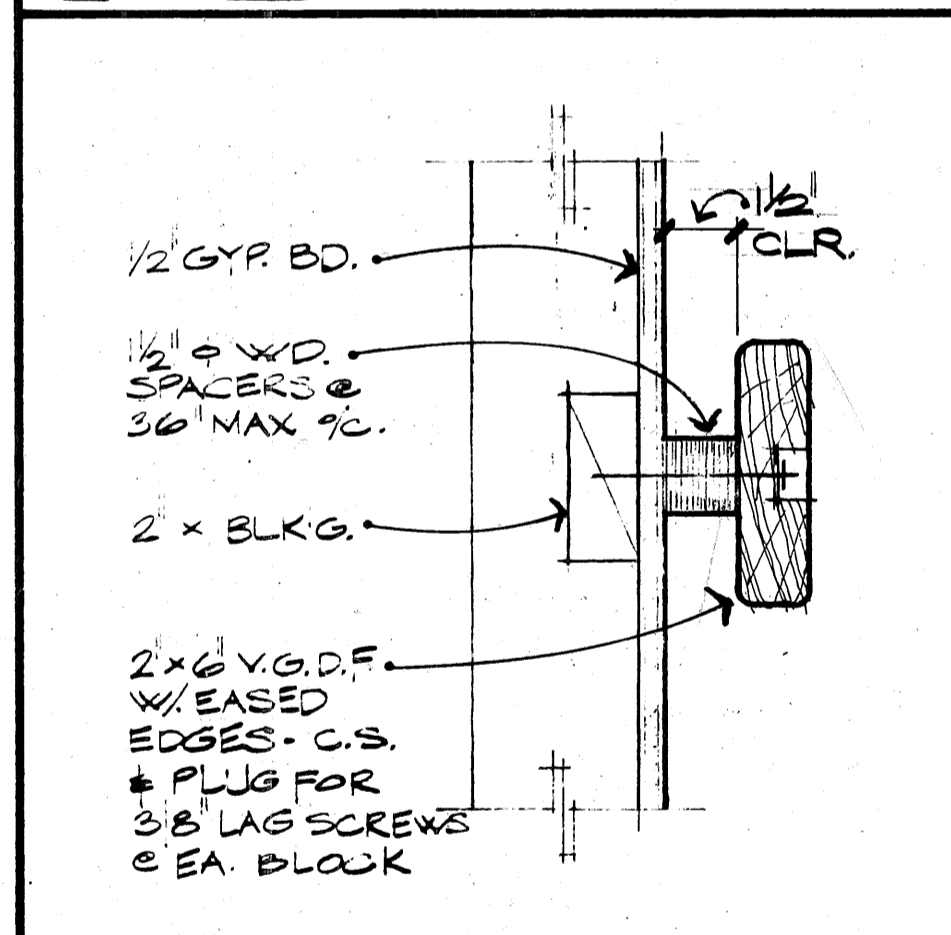
**58** LUMINOUS SOFFIT  
SC: 1"=1'-0"



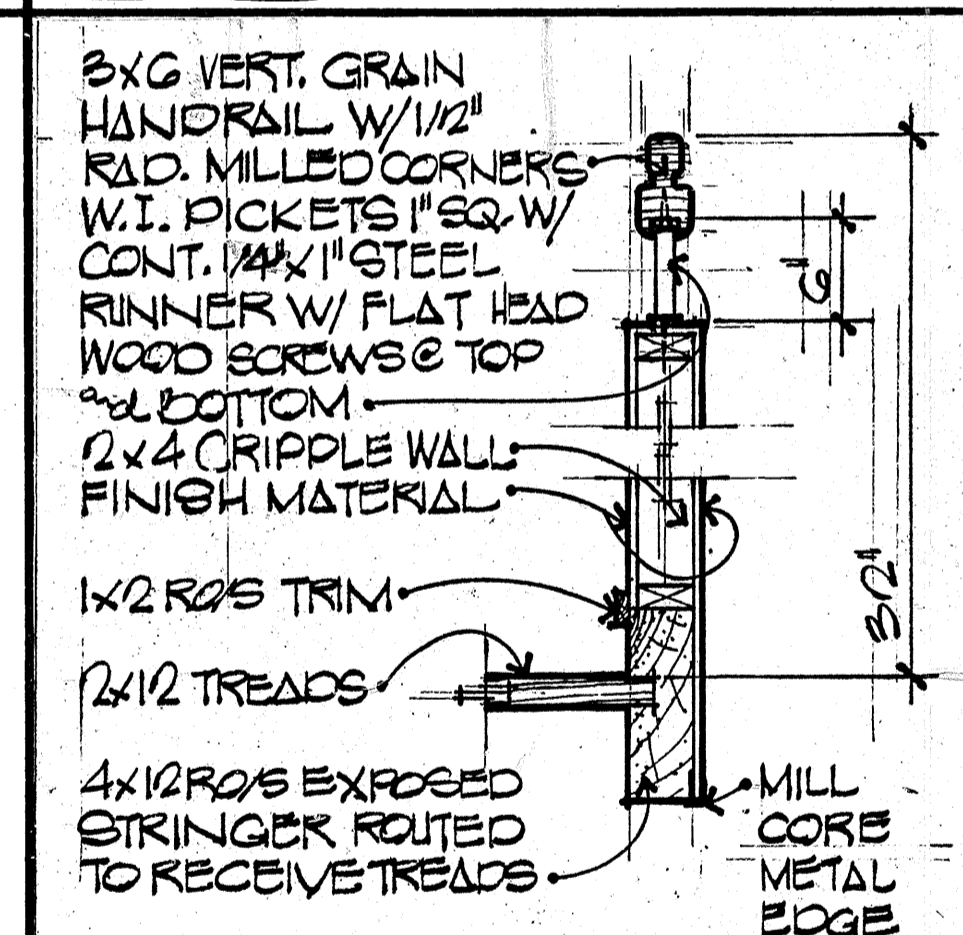
**54** CERAMIC TILE @ POTSHELF  
SC: 1/2"=1'-0"



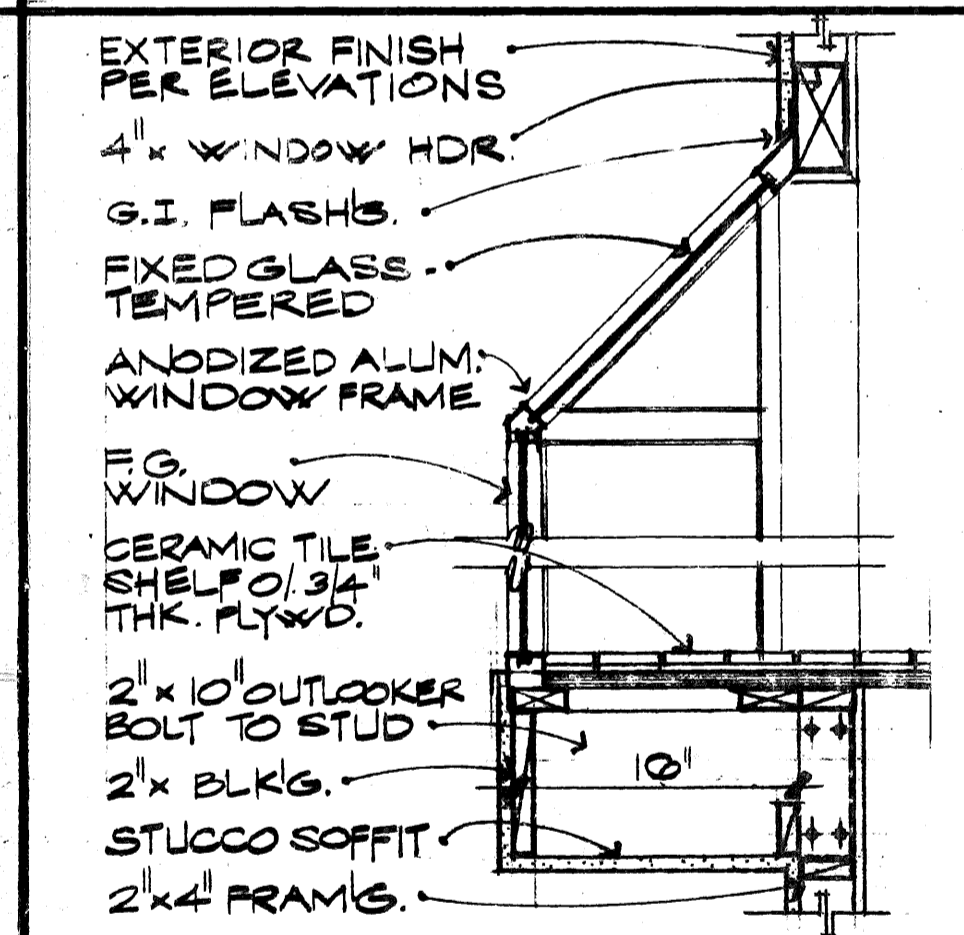
**50** WOOD POTSHELF  
SC: 1/2"=1'-0"



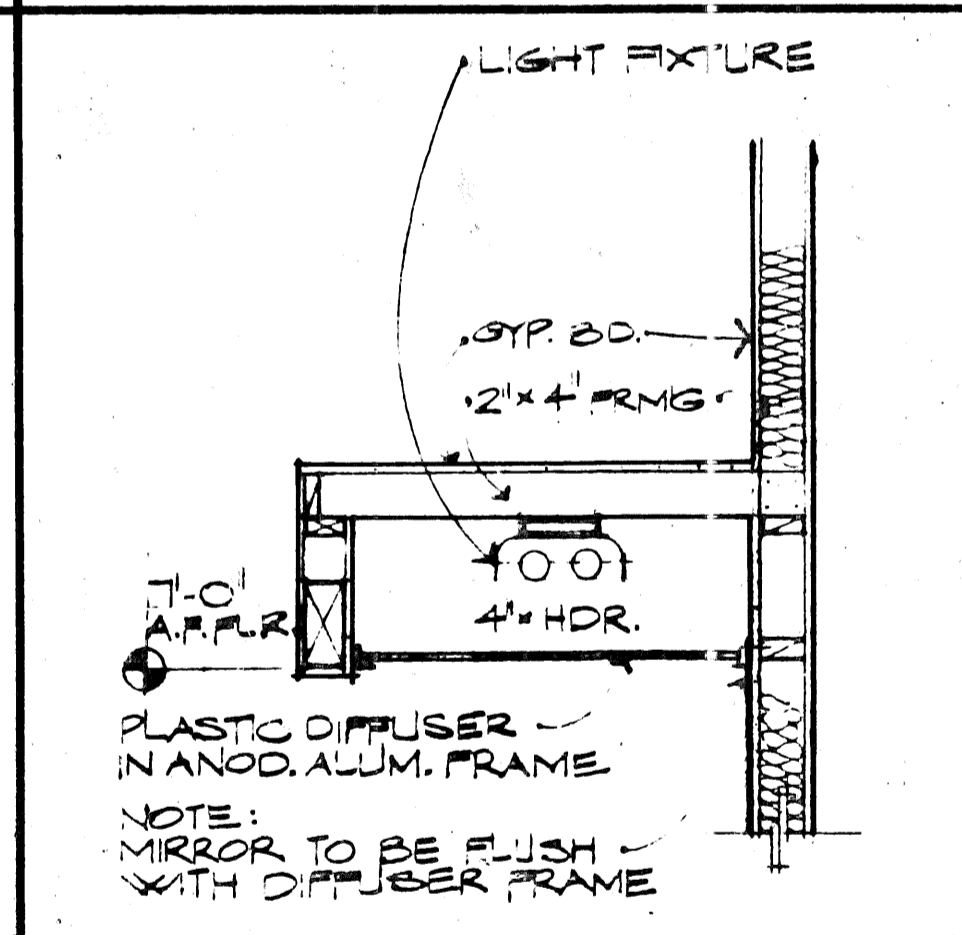
**71** HANDRAIL  
SC: 3/4"=1'-0"



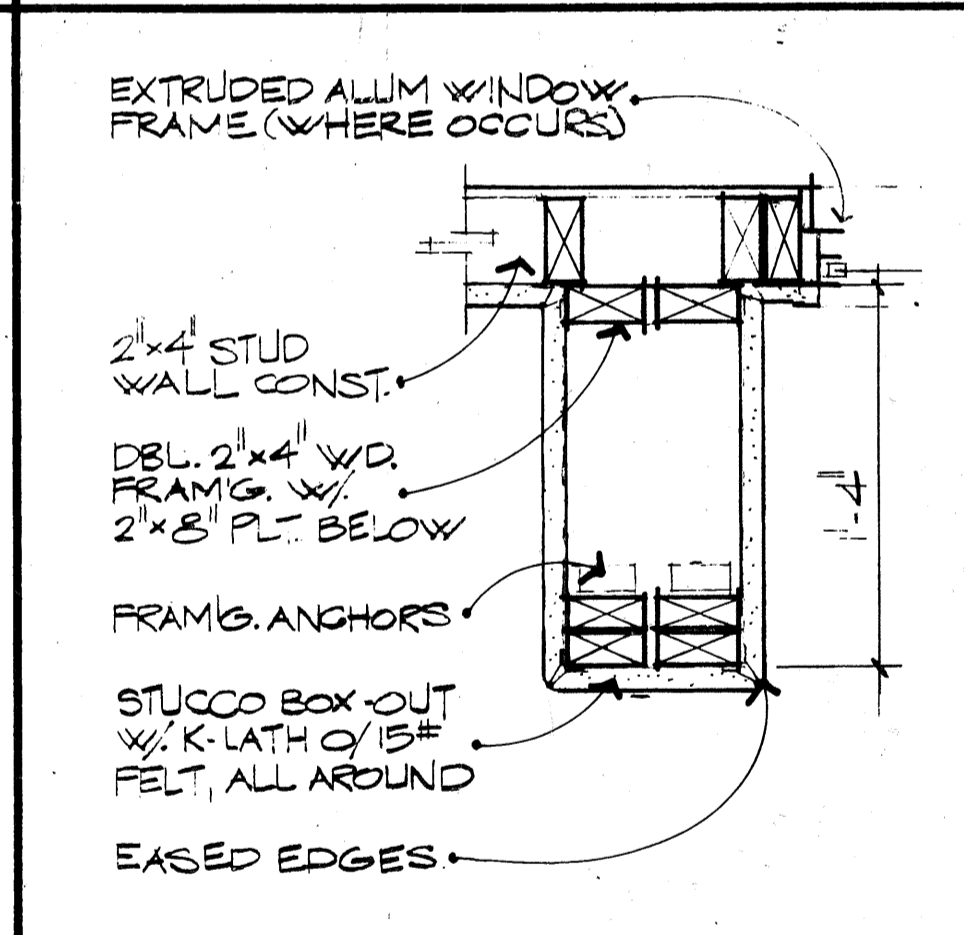
**67** OPEN TREAD STAIR  
1"=1'-0"



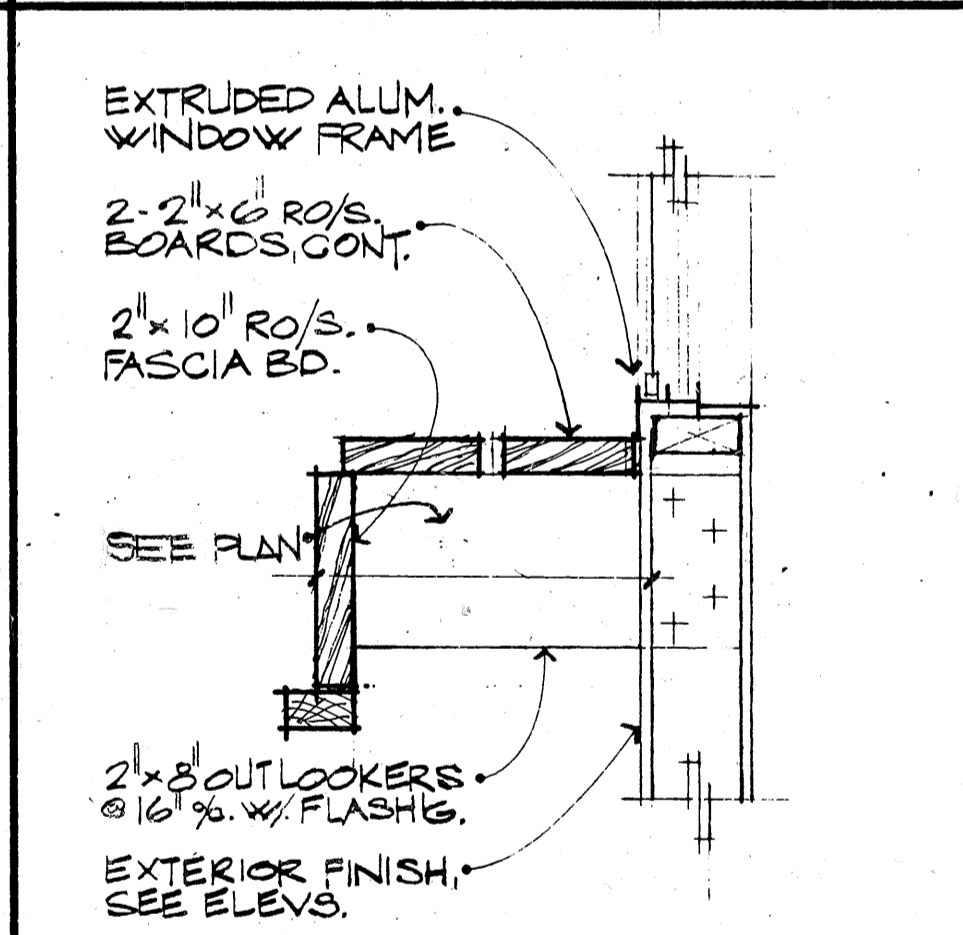
**63** GARDEN BAY WINDOW  
SC: 1"=1'-0"



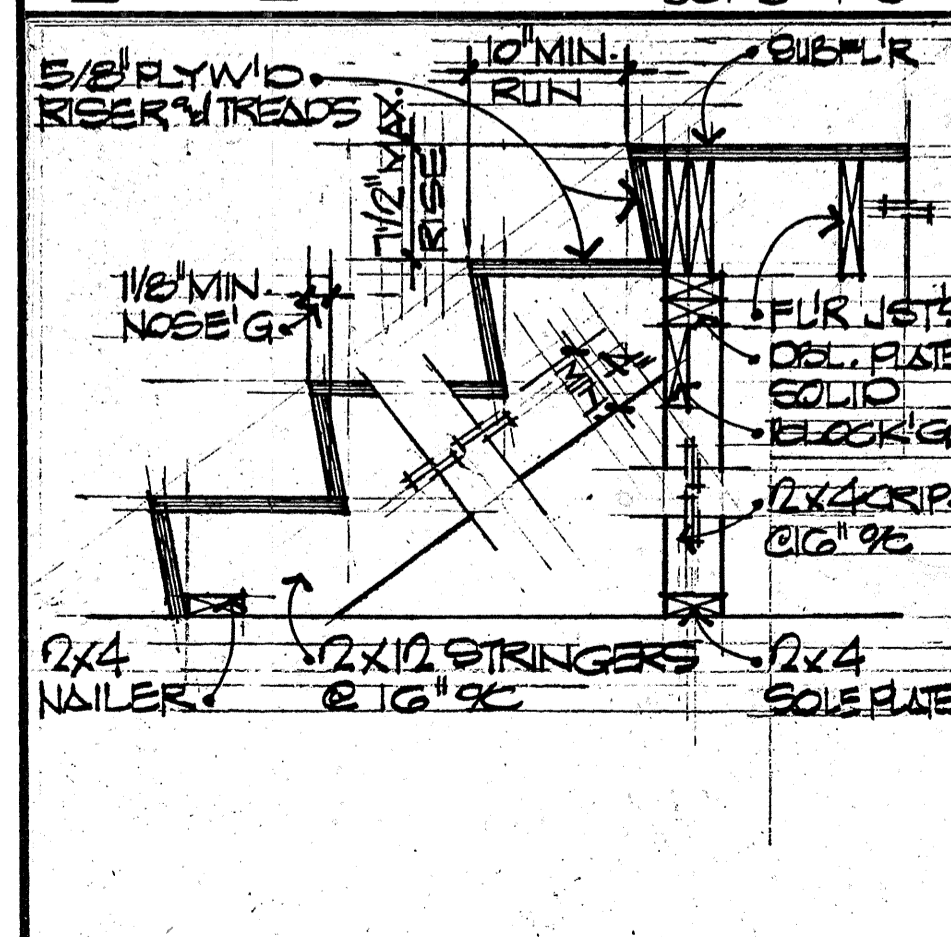
**59** LUMINOUS FLOATING SOFFIT  
SC: 3/4"=1'-0"



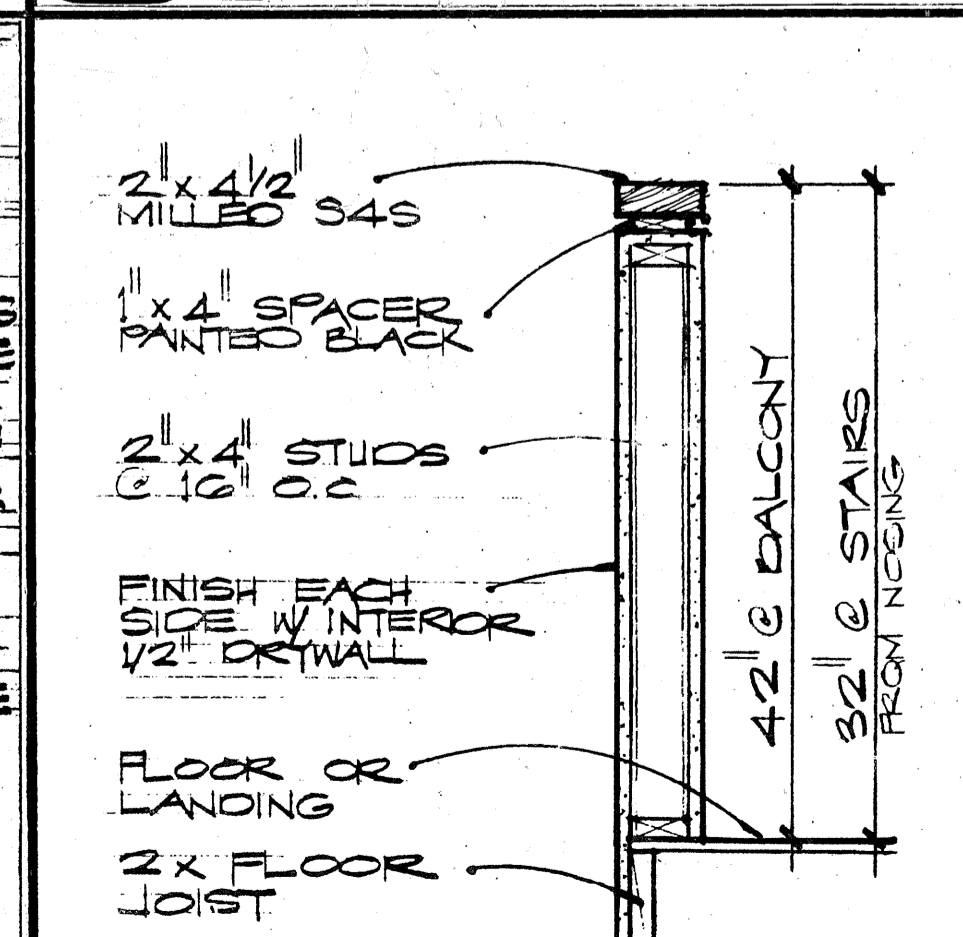
**55** STUCCO BOX-OUT  
SC: 1/2"=1'-0"



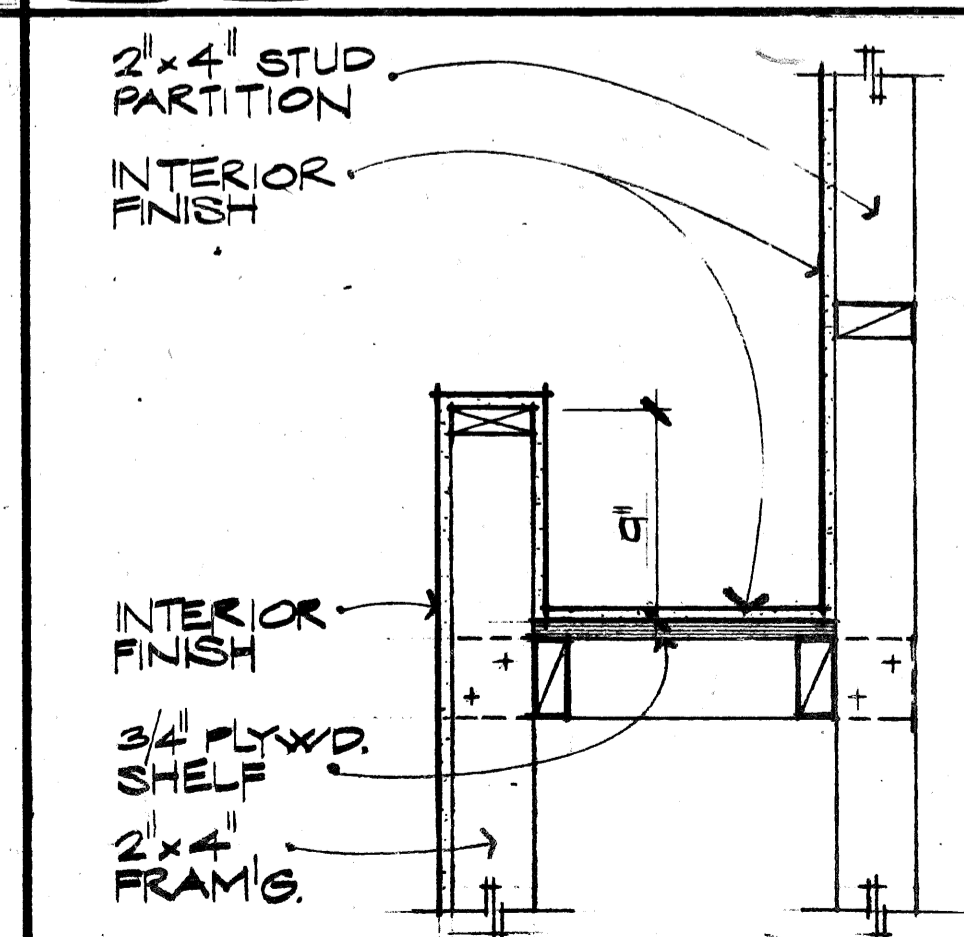
**51** WOOD POTSHELF  
SC: 1/2"=1'-0"



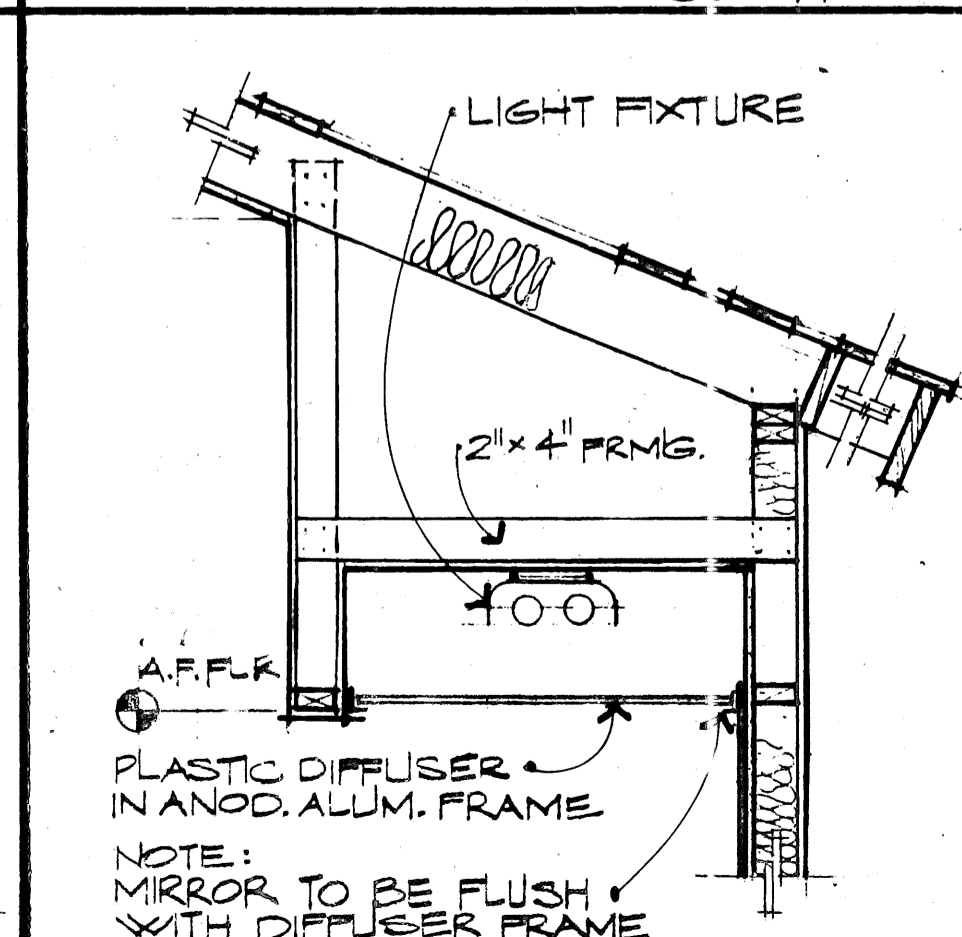
**72** TYP. STAIR  
SC: 1"=1'-0"



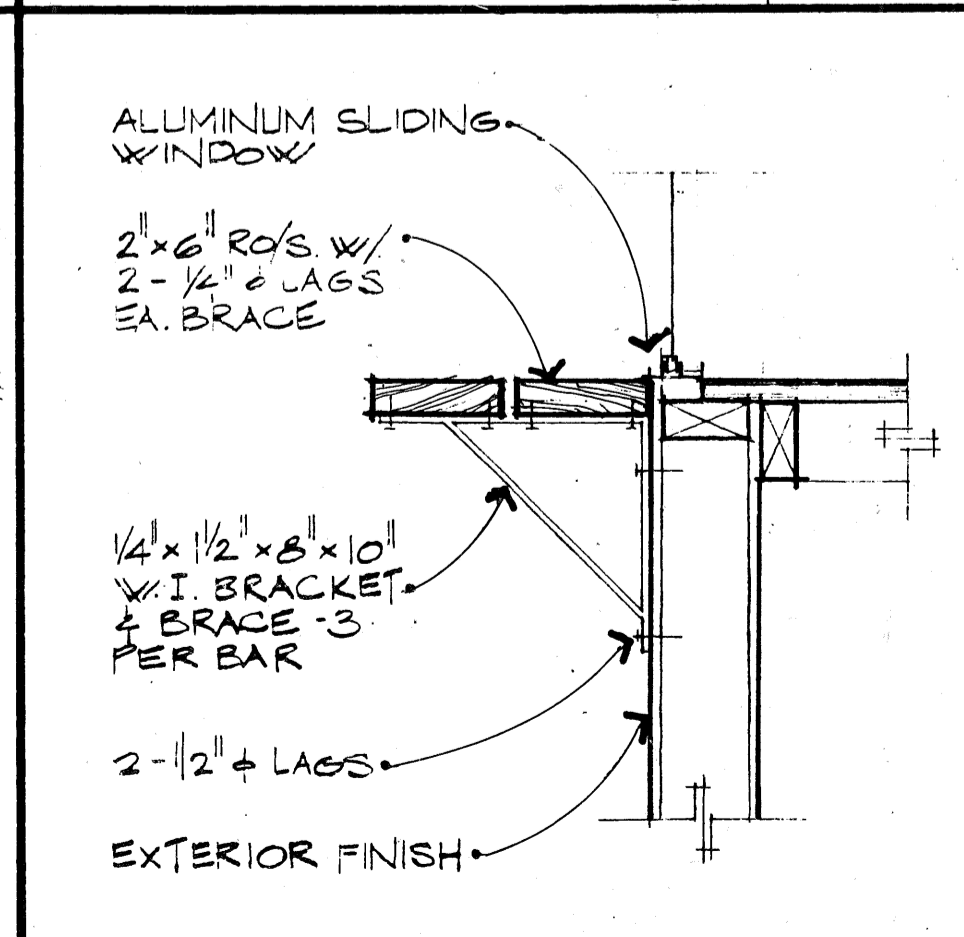
**68** HANDRAIL  
SC: 1"=1'-0"



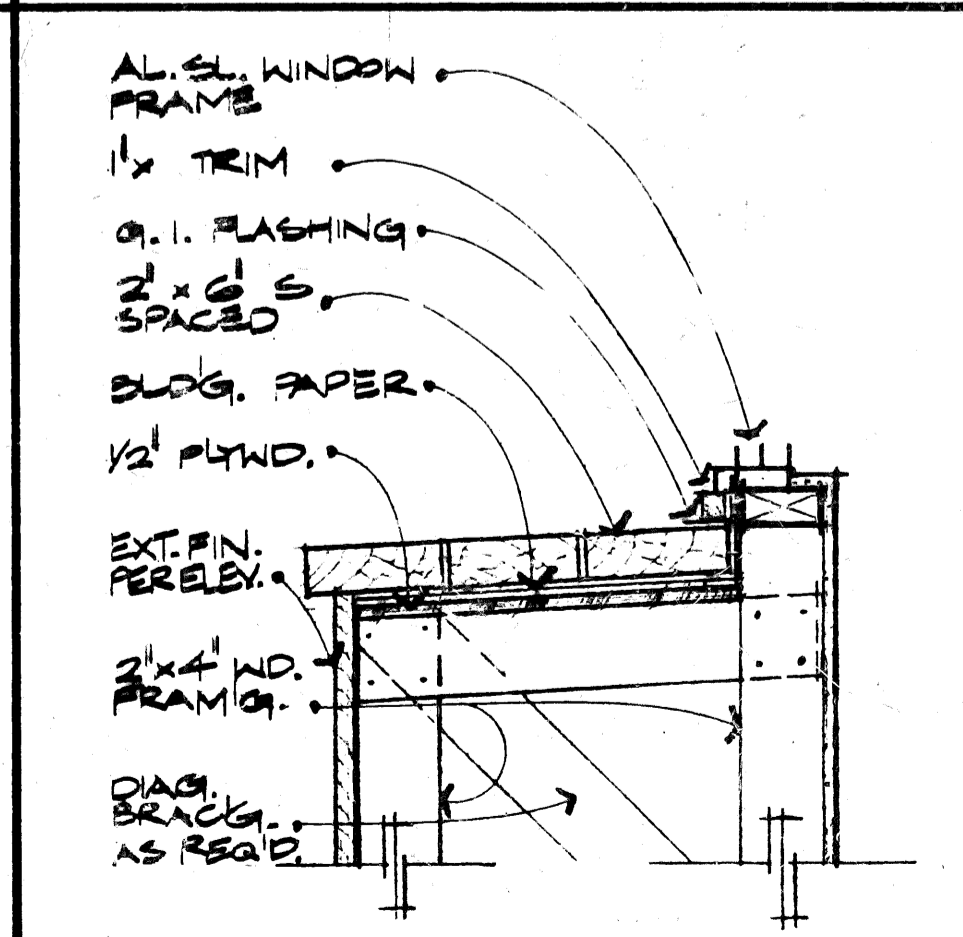
**64** PLANTER NICHE  
SC: 1/2"=1'-0"



**60** LUMINOUS SOFFIT  
SC: 3/4"=1'-0"

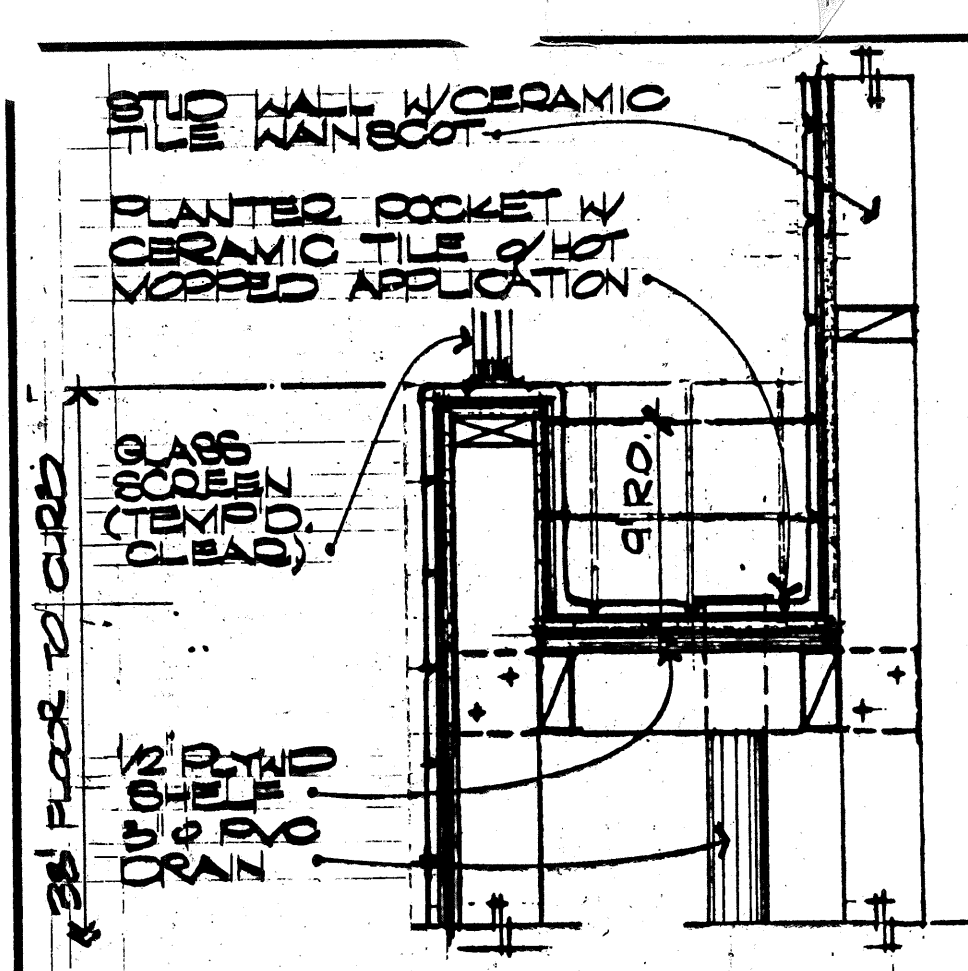


**56** PASS-THRU @ KITCHEN  
SC: 1/2"=1'-0"

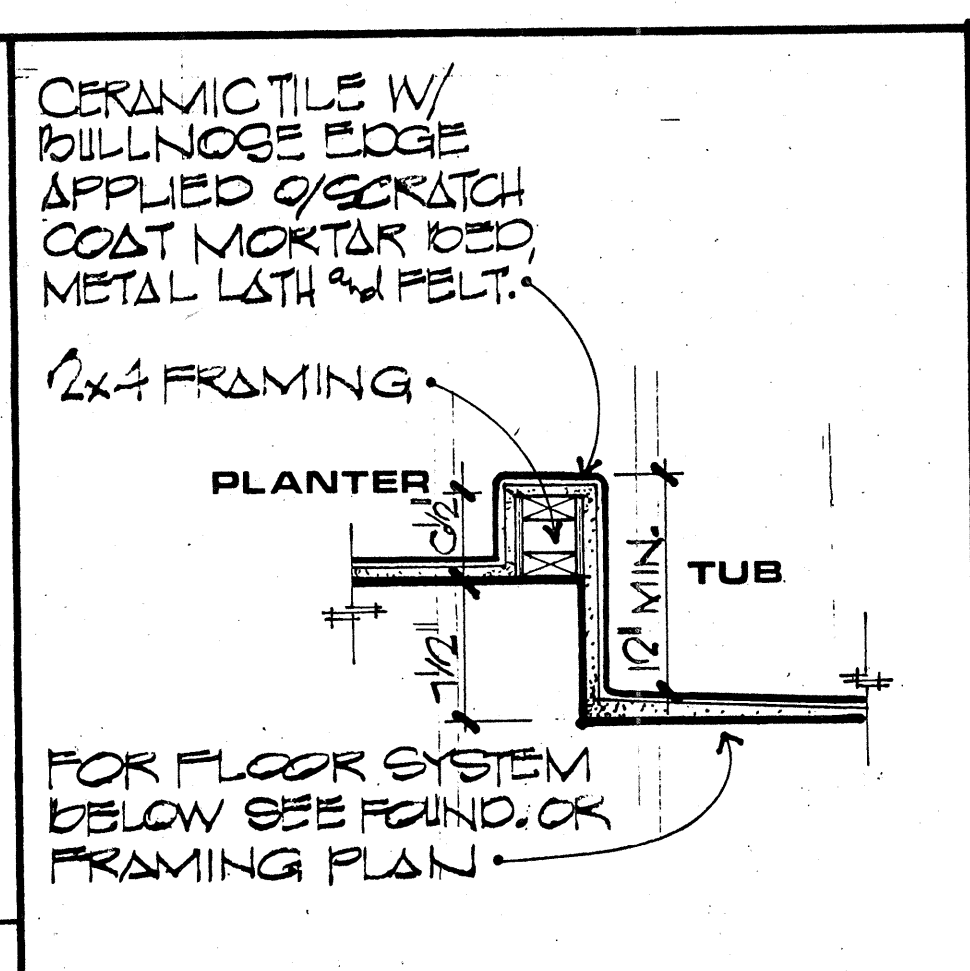


**52** W.D. WATERPROOF'D POTSHELF  
SC: 1/2"=1'-0"

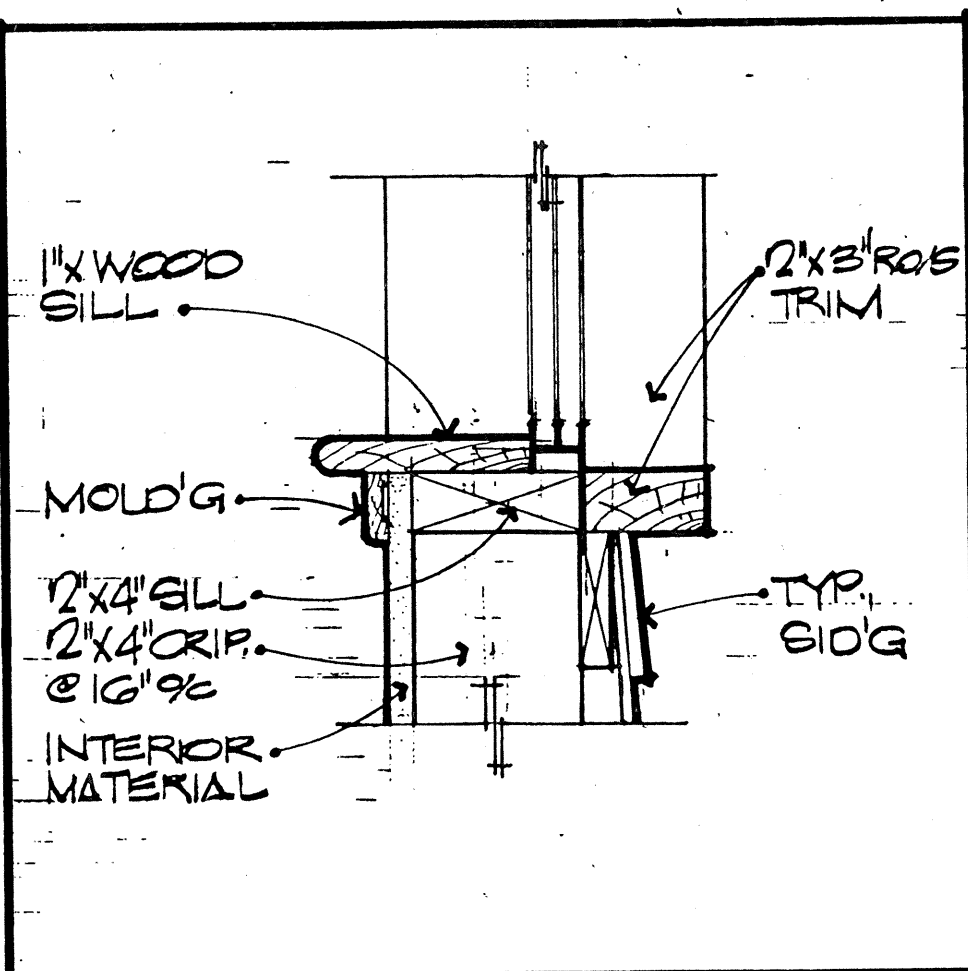
**CR DESIGN**  
 2022 BUSINESS CENTER DRIVE  
 SUITE 248  
 CHICAGO, IL 60617  
 (773) 292-0713  
 DATE NUMBER: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 RECEIVES THE COMMON LAW COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS.  
**FOR CONSTRUCTION**  
*Carver Creek*  
 SHEET NUMBER  
**D-3**  
 ARCH. & MISC.



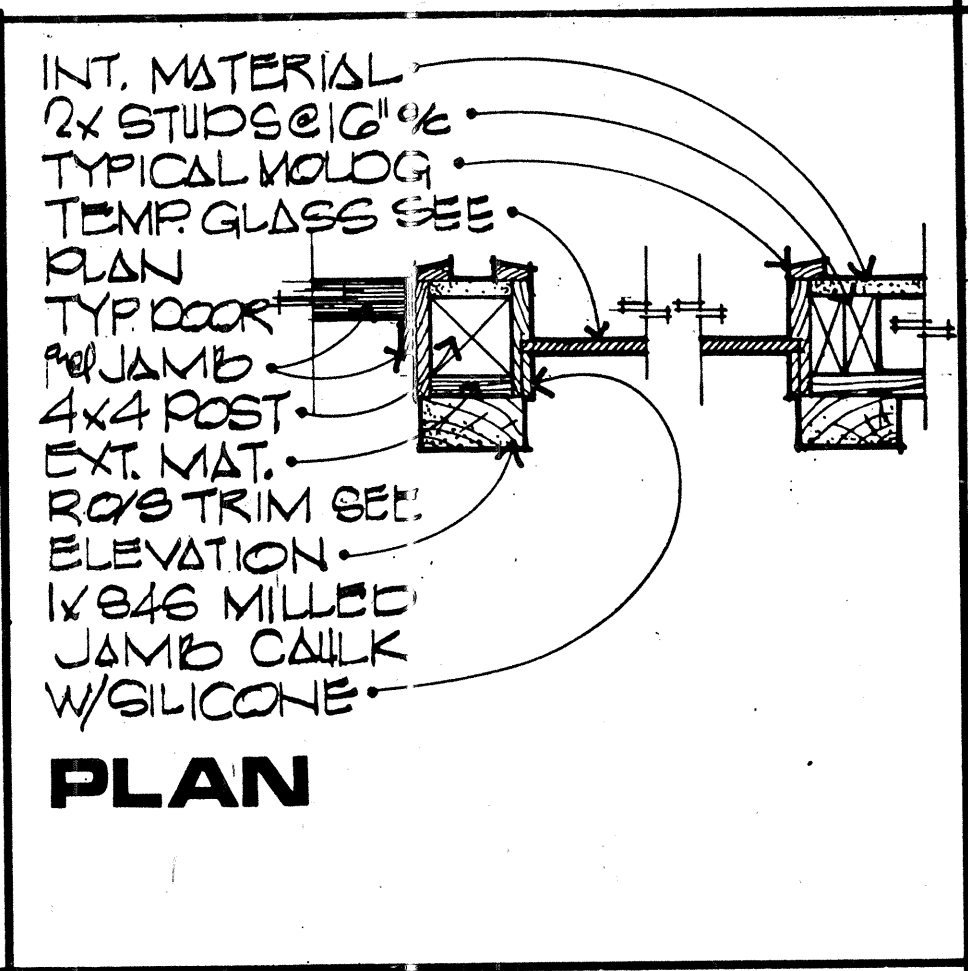
**93 CERAMIC TILE PLANTER** 1/2"=1'-0"



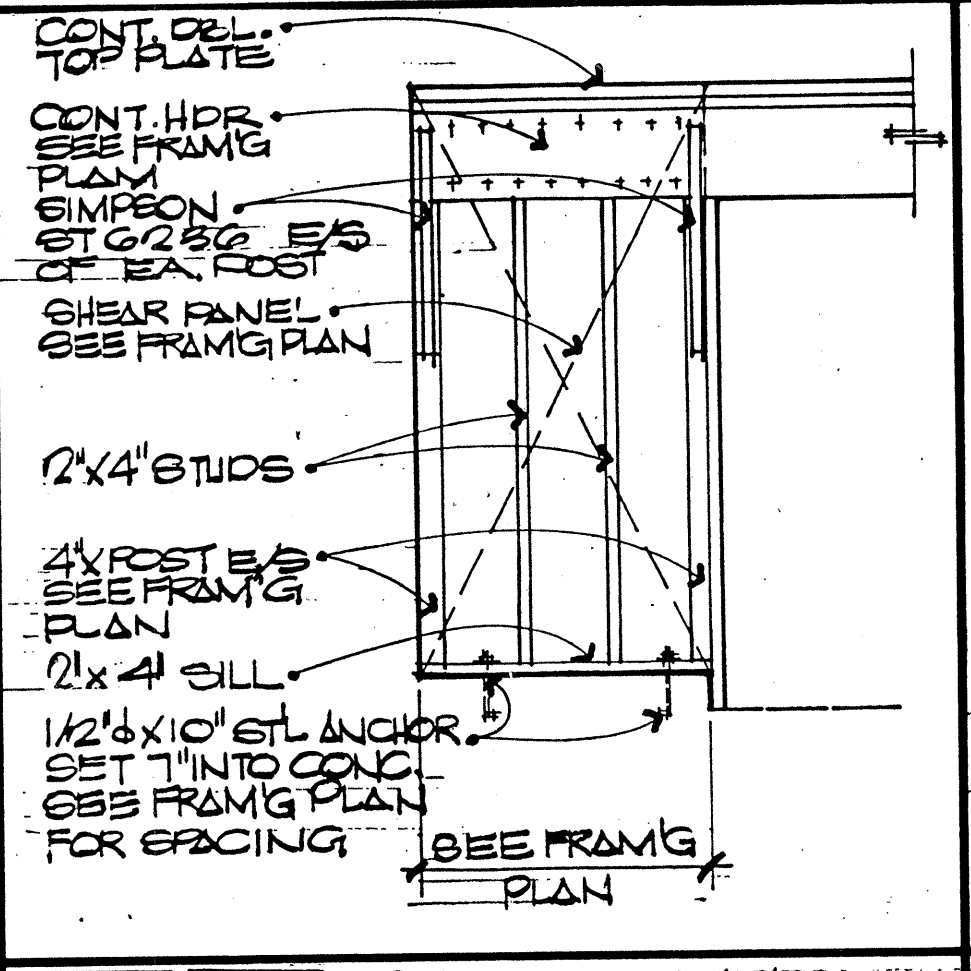
**89 TUB TO PLANTER** 1/2"=1'-0"



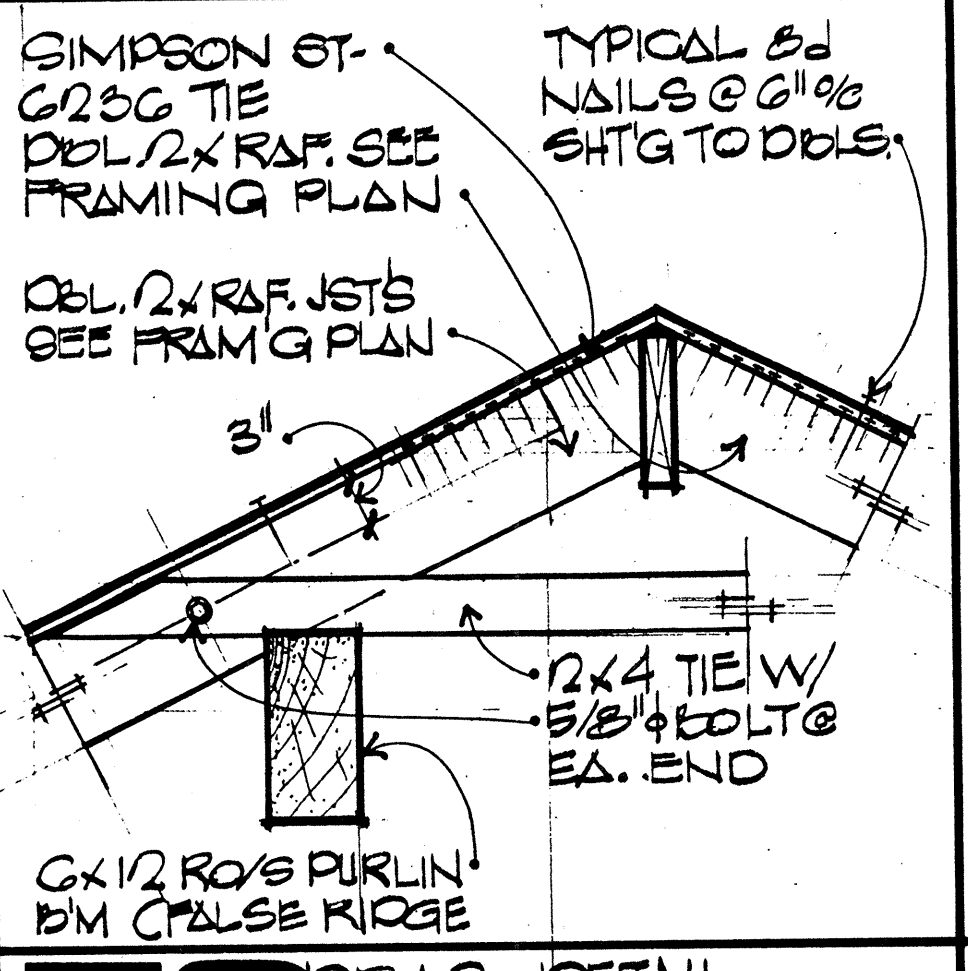
**85 WINDOW SILL** 3/4"=1'-0"



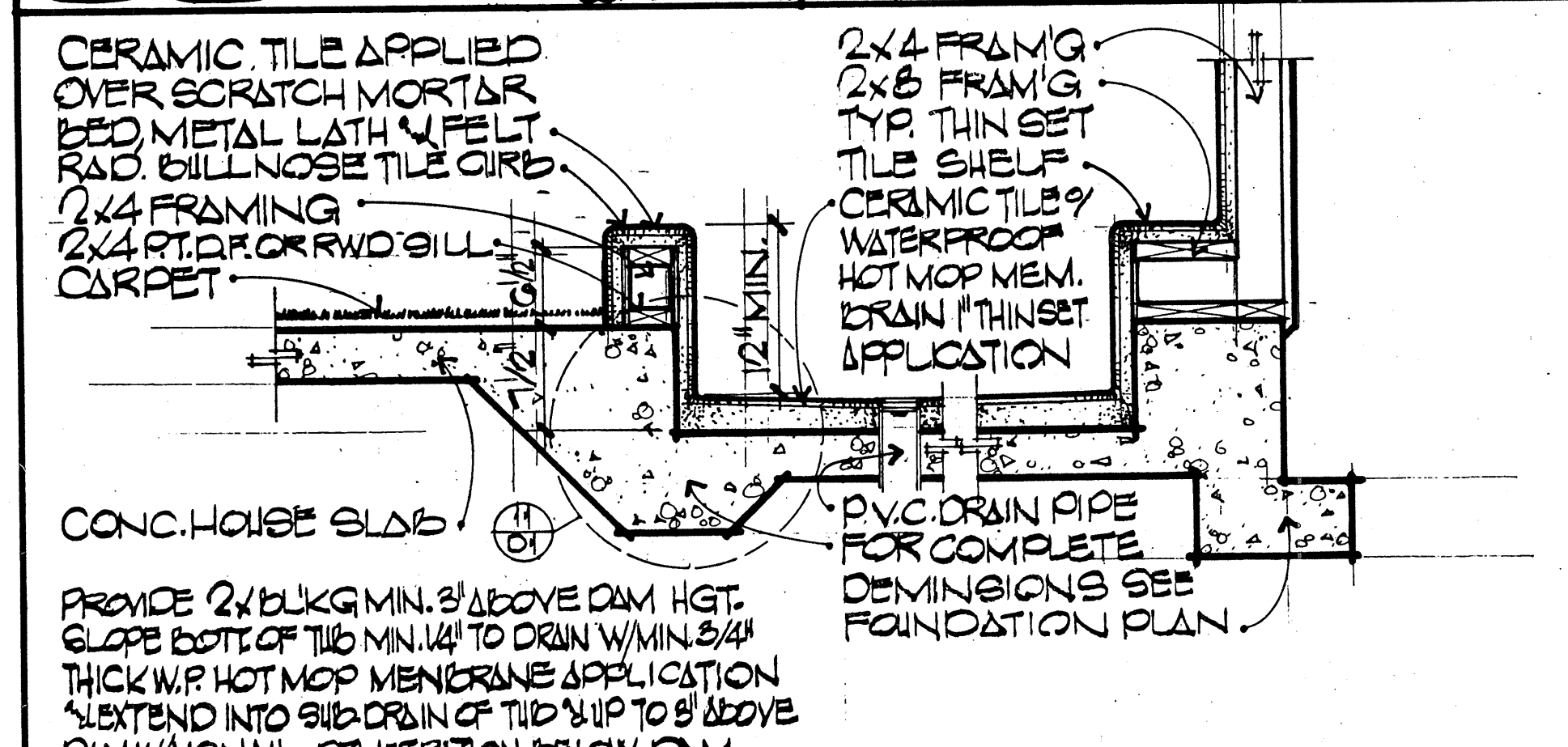
**81 WINDOW JAMB** 1/2"=1'-0"



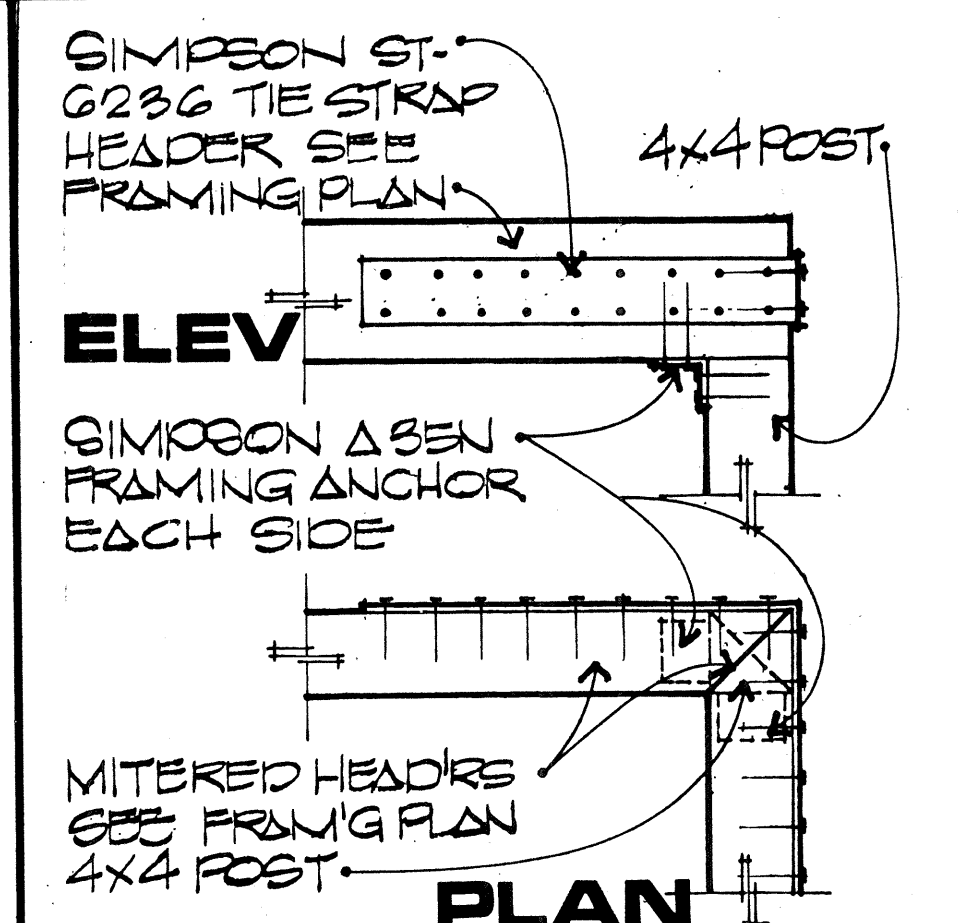
**77 SHEAR PANEL** 1/2"=1'-0"



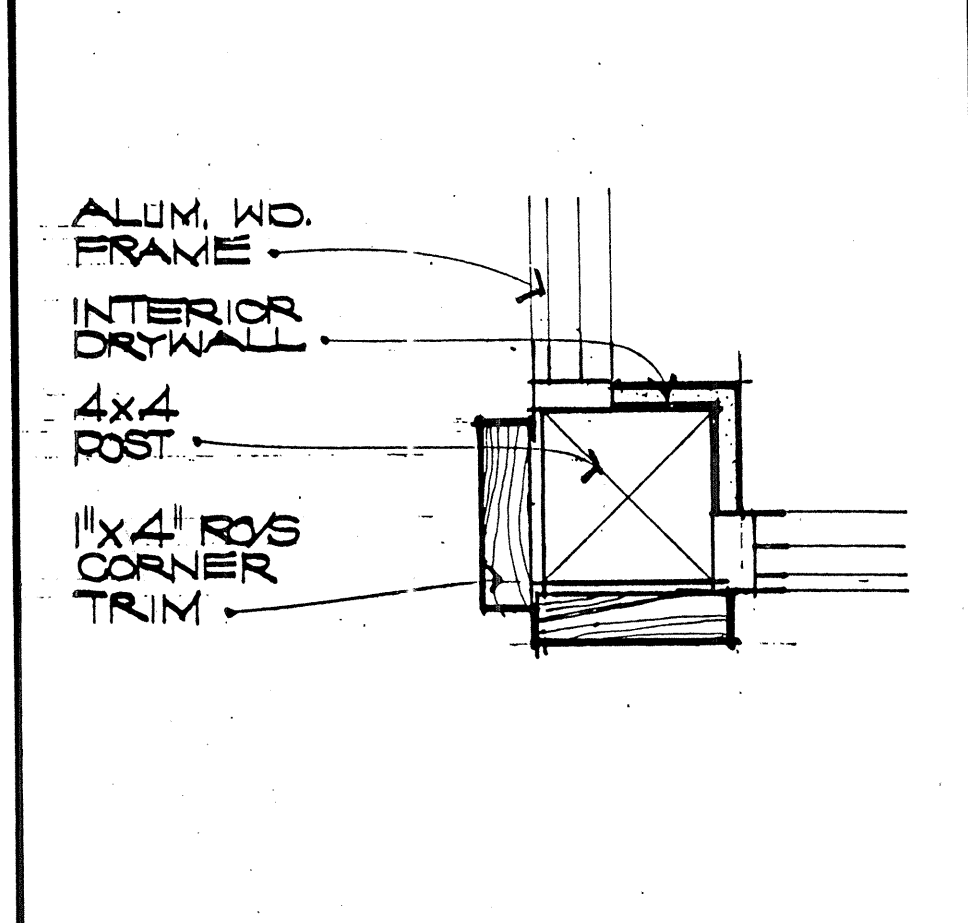
**73 DRAG DETAIL** 1/2"=1'-0"



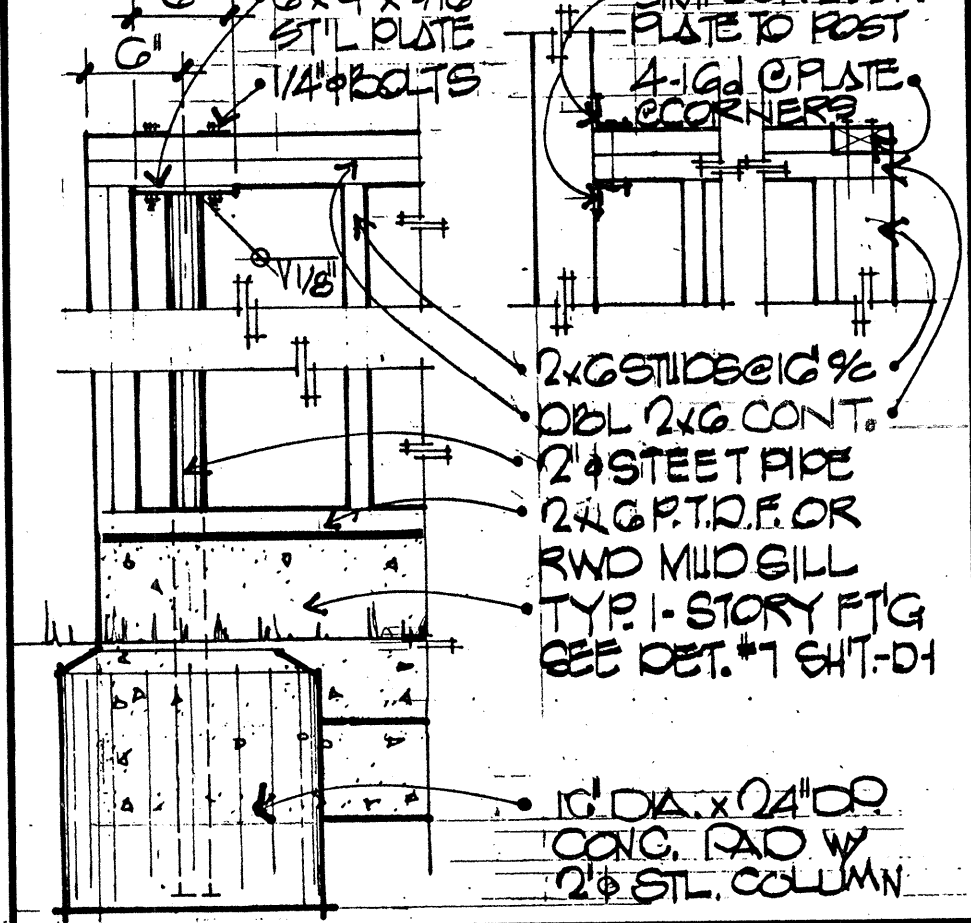
**94 CERAMIC TILE SUNKEN TUB** 1/2"=1'-0"



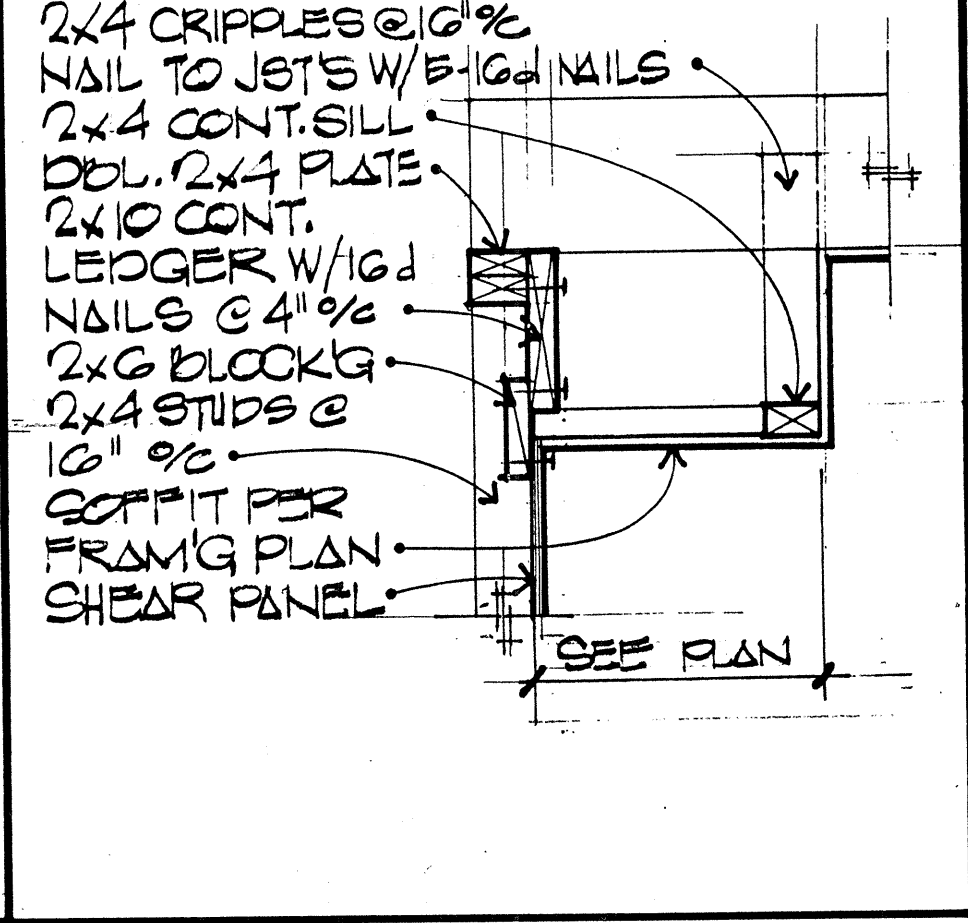
**86 CORNER POST TO HQ** 3/4"=1'-0"



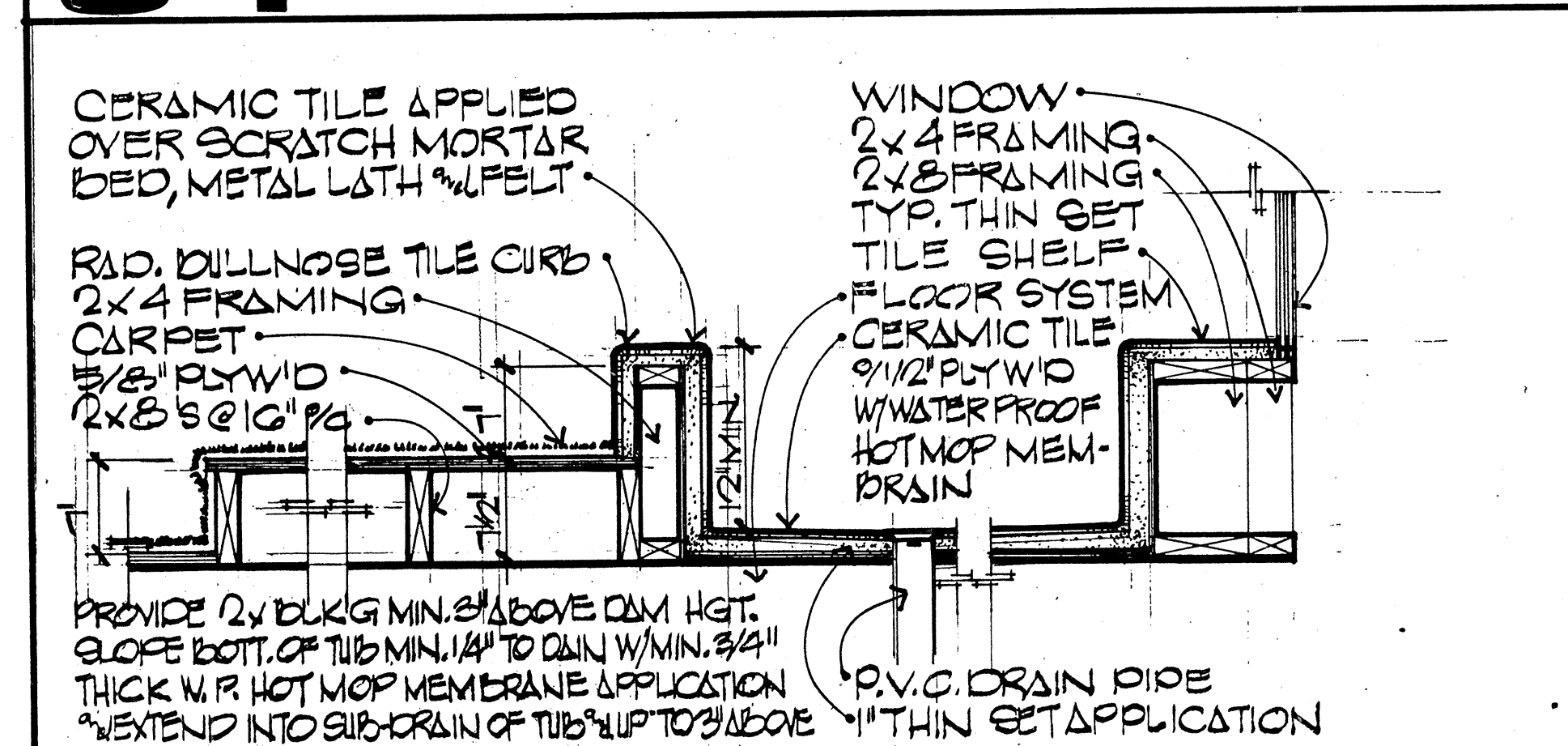
**82 CORNER TRIM** 3/4"=1'-0"



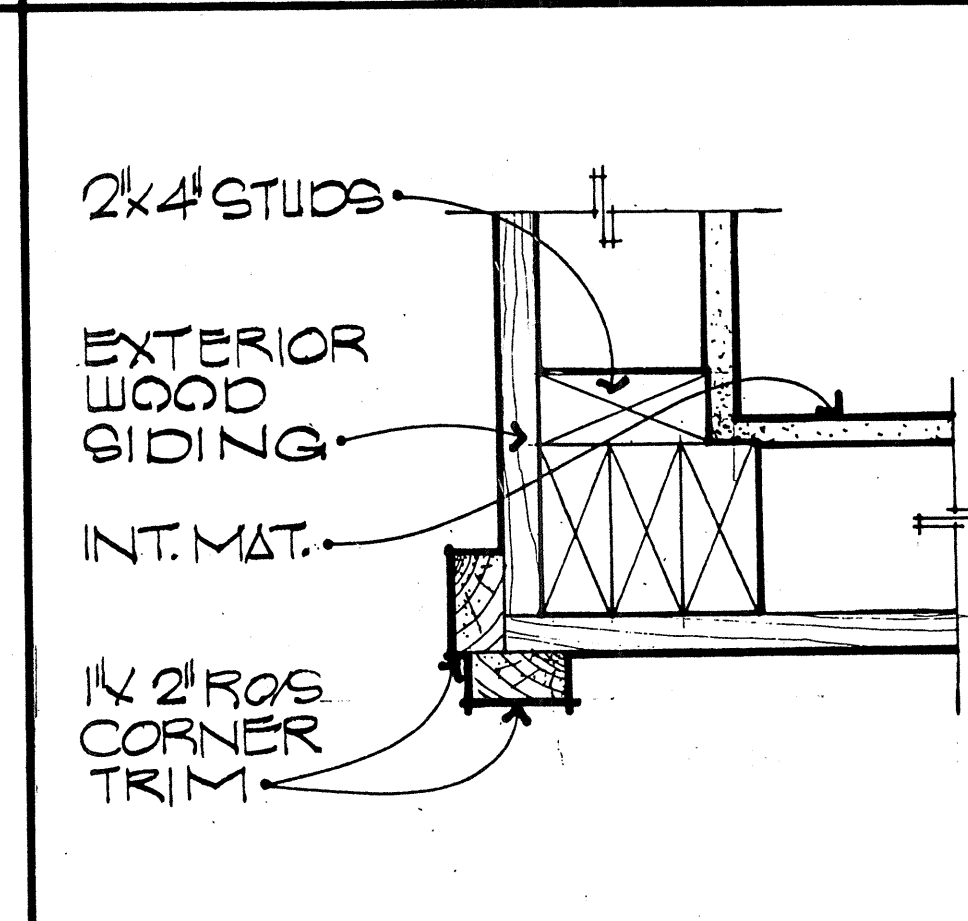
**78 PRIVACY WALL** 1/2"=1'-0"



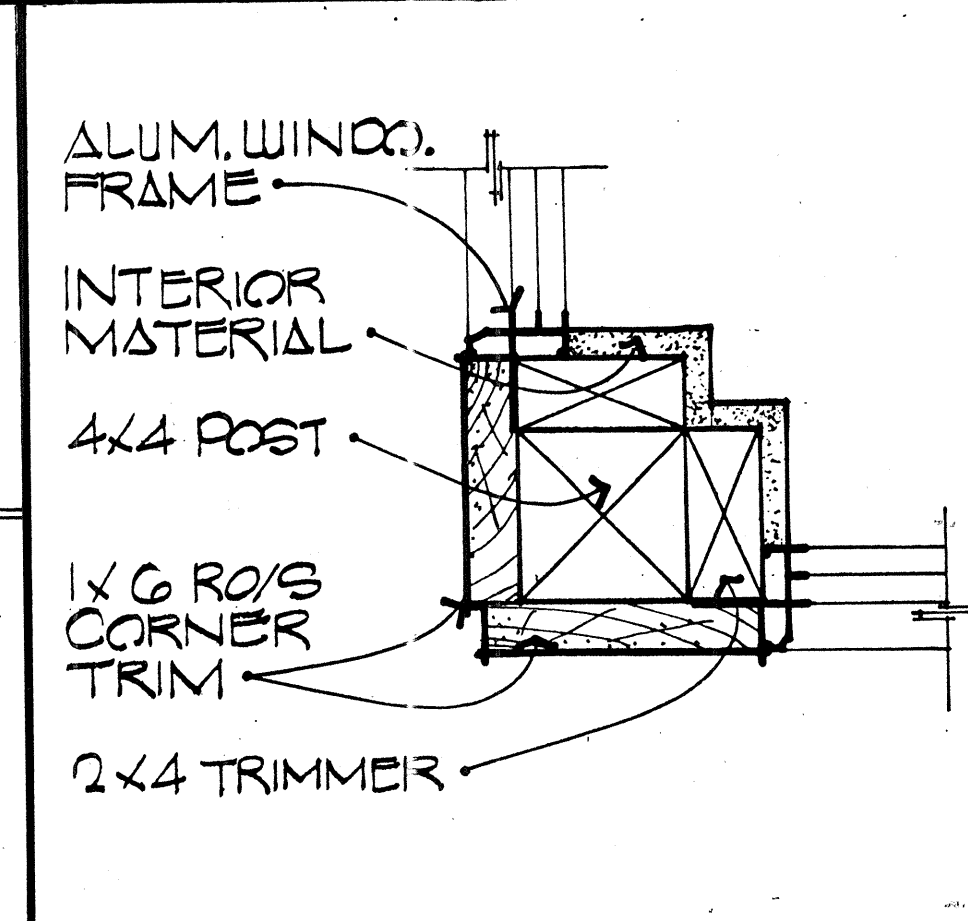
**74 SHEAR TRANSFER** 1/2"=1'-0"



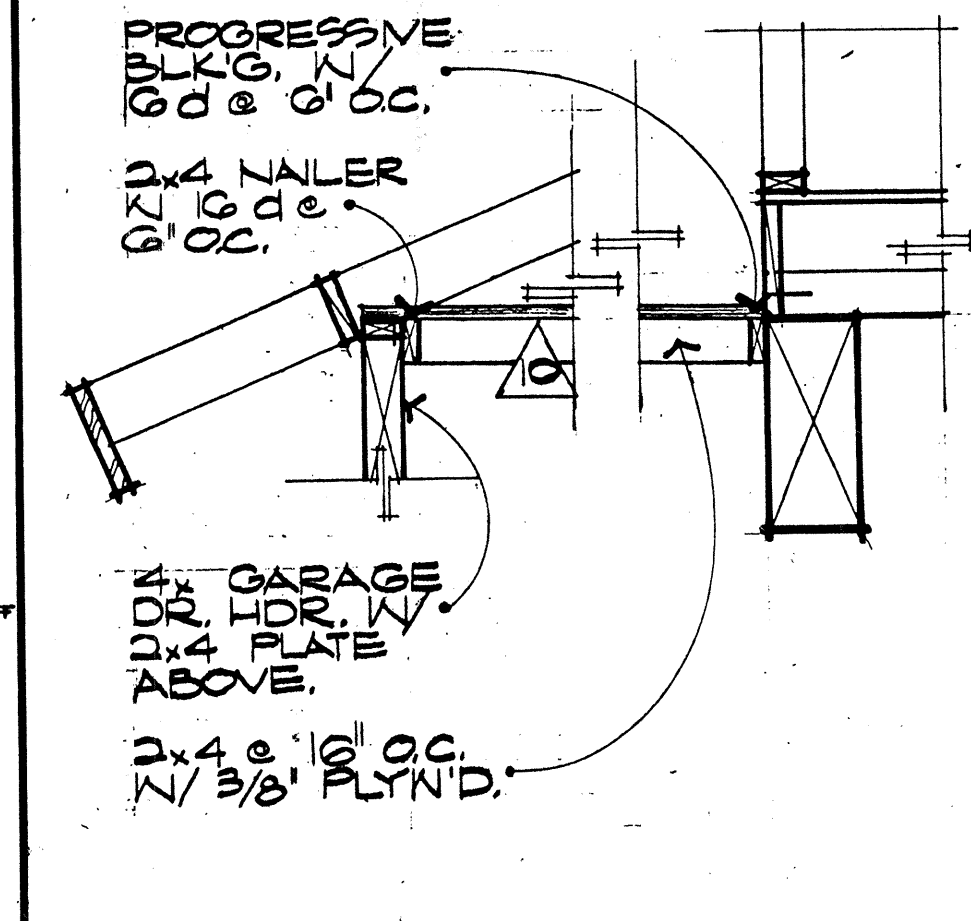
**95 CERAMIC TILE SUNKEN TUB** 1/2"=1'-0"



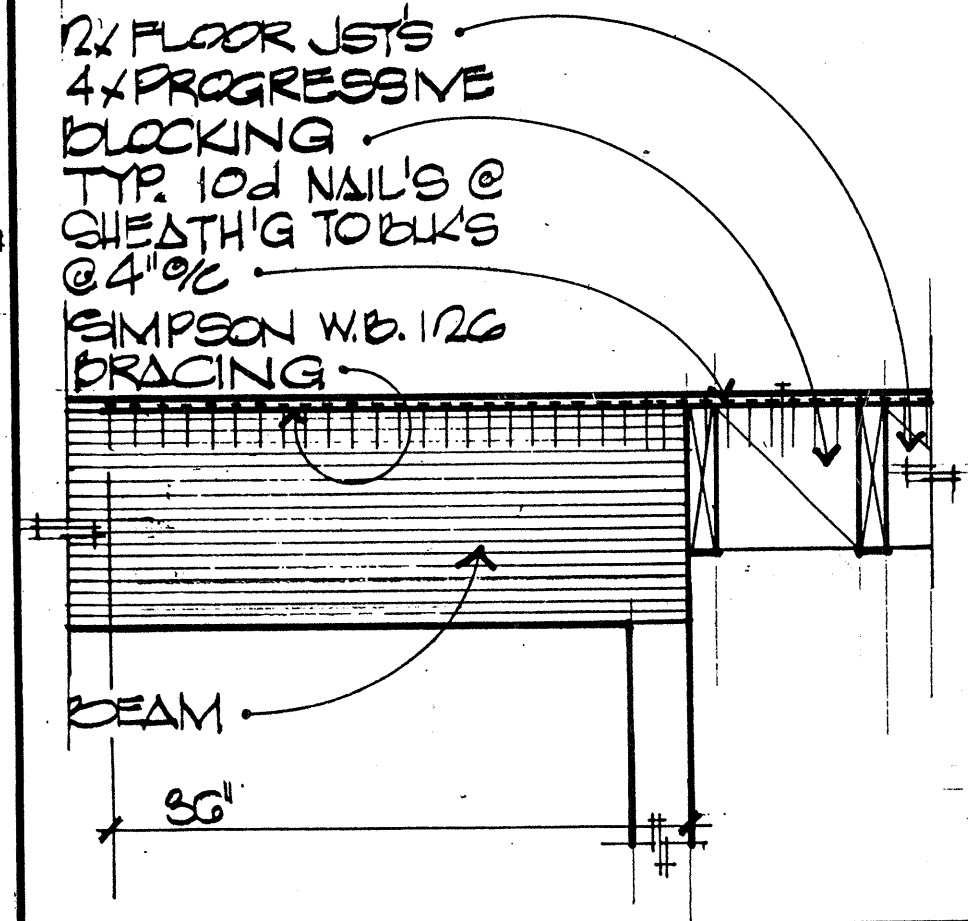
**87 CORNER TRIM** 3/4"=1'-0"



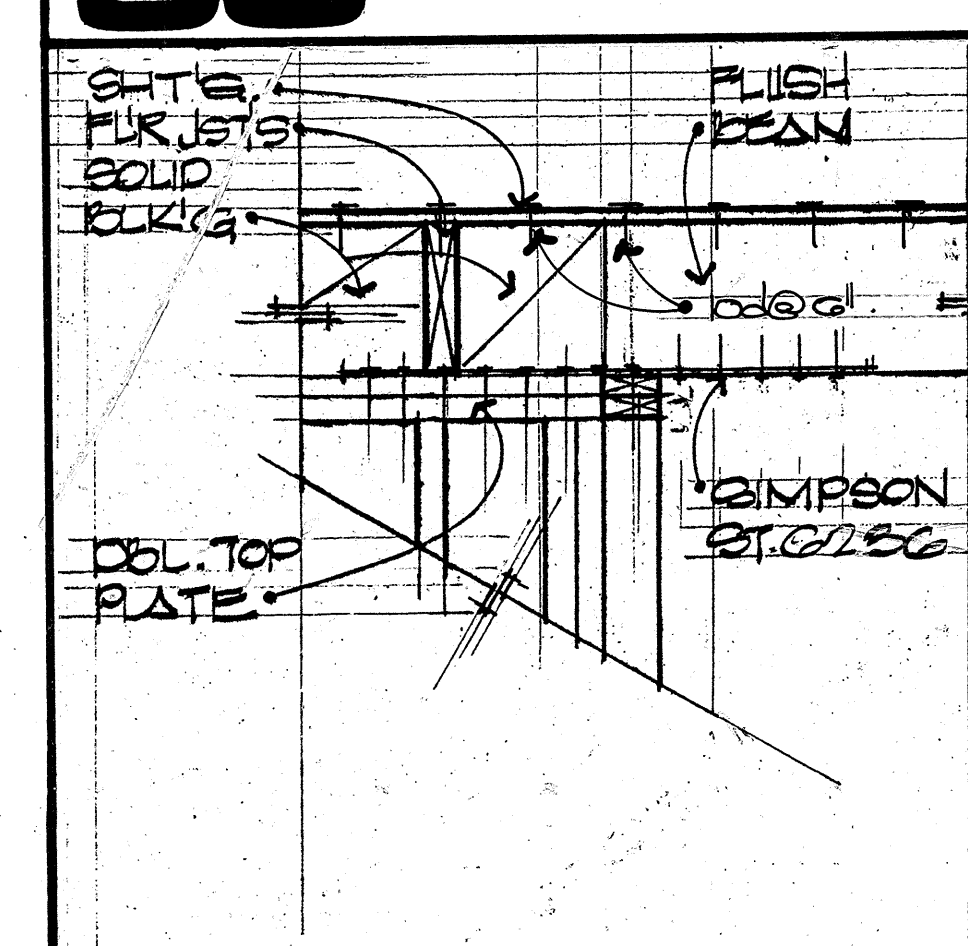
**83 CORNER TRIM** 3/4"=1'-0"



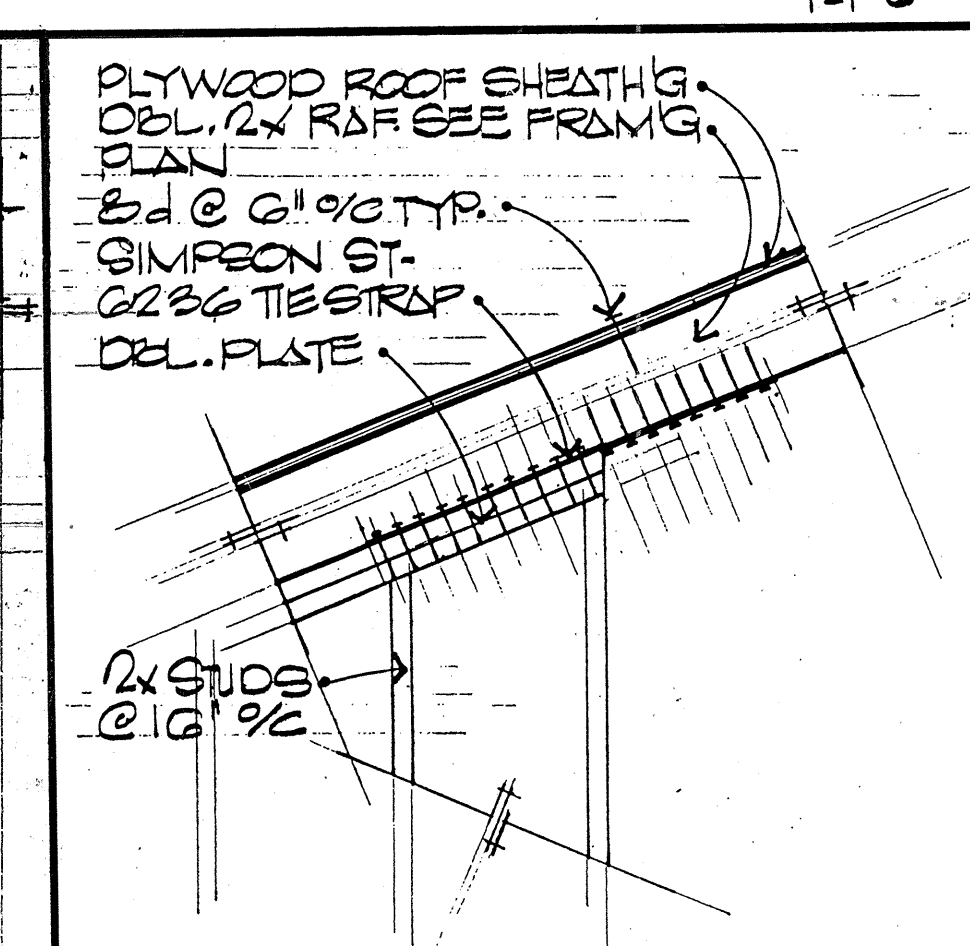
**79 SHEAR PANEL @ GARAGE** 3/4"=1'-0"



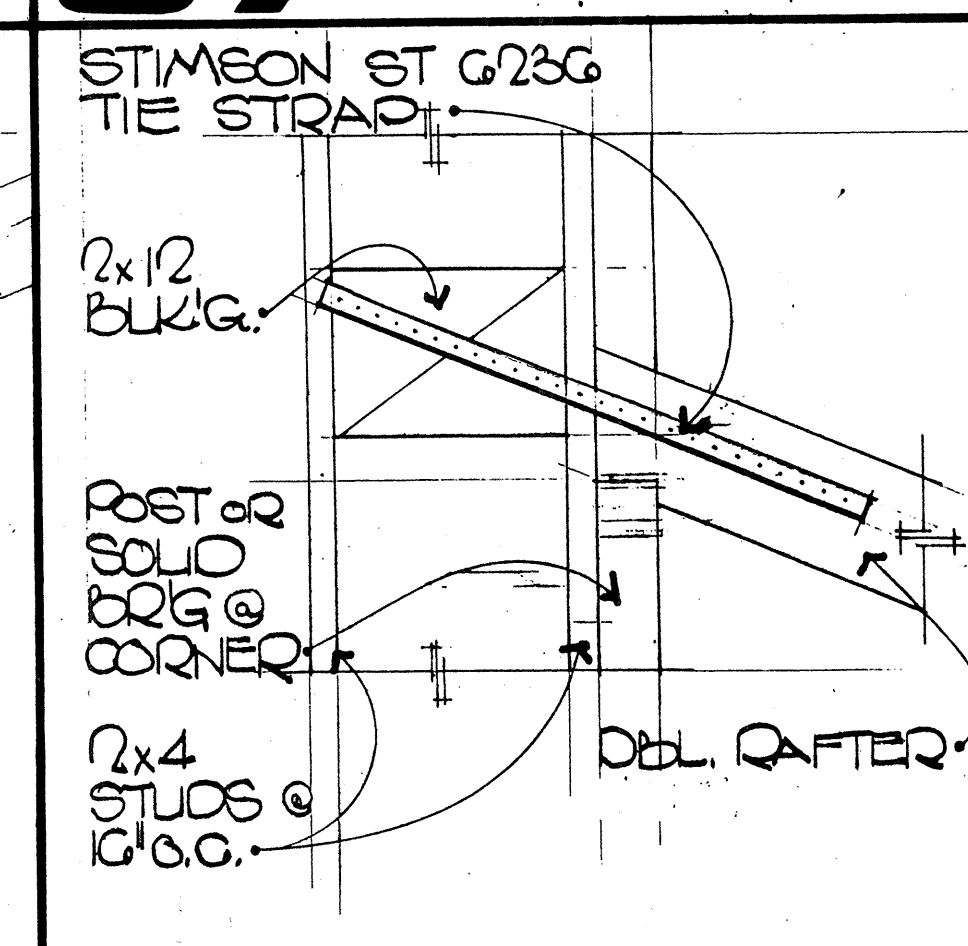
**75 DRAG CONNECTION** 1/2"=1'-0"



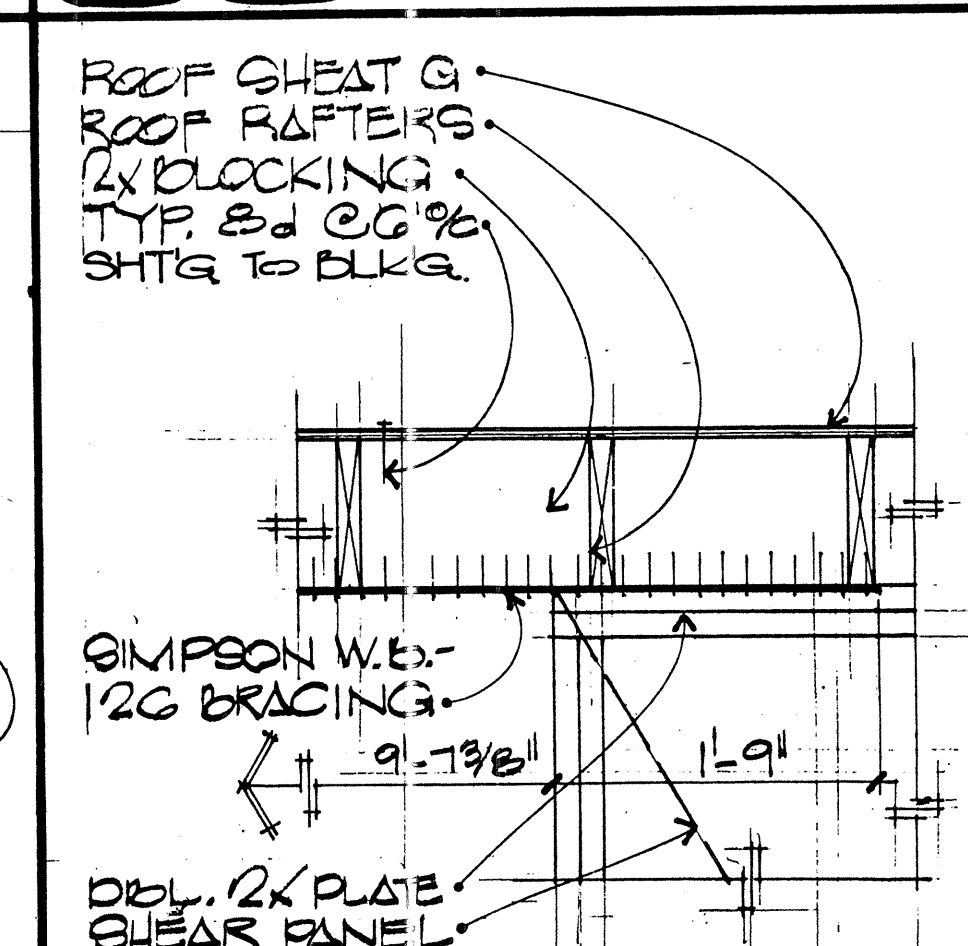
**96 DRAG CONNECTION** 1/2"=1'-0"



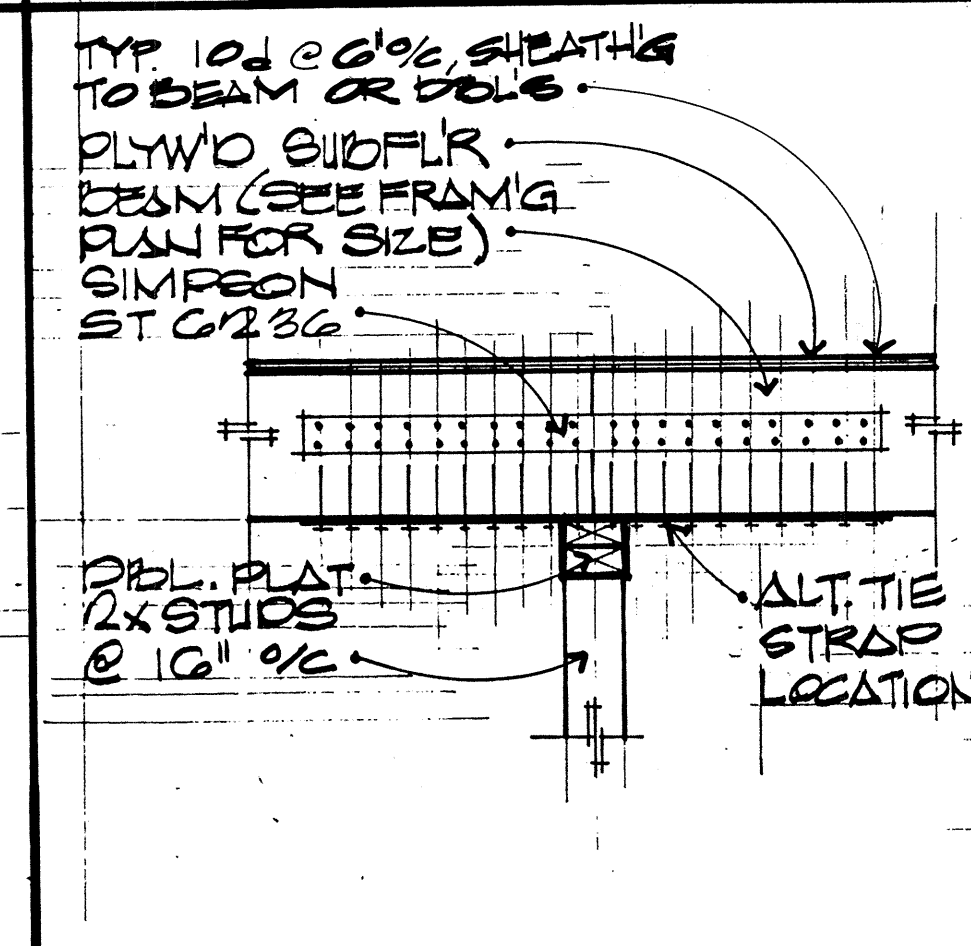
**92 SHEAR TRANSFER** 3/4"=1'-0"



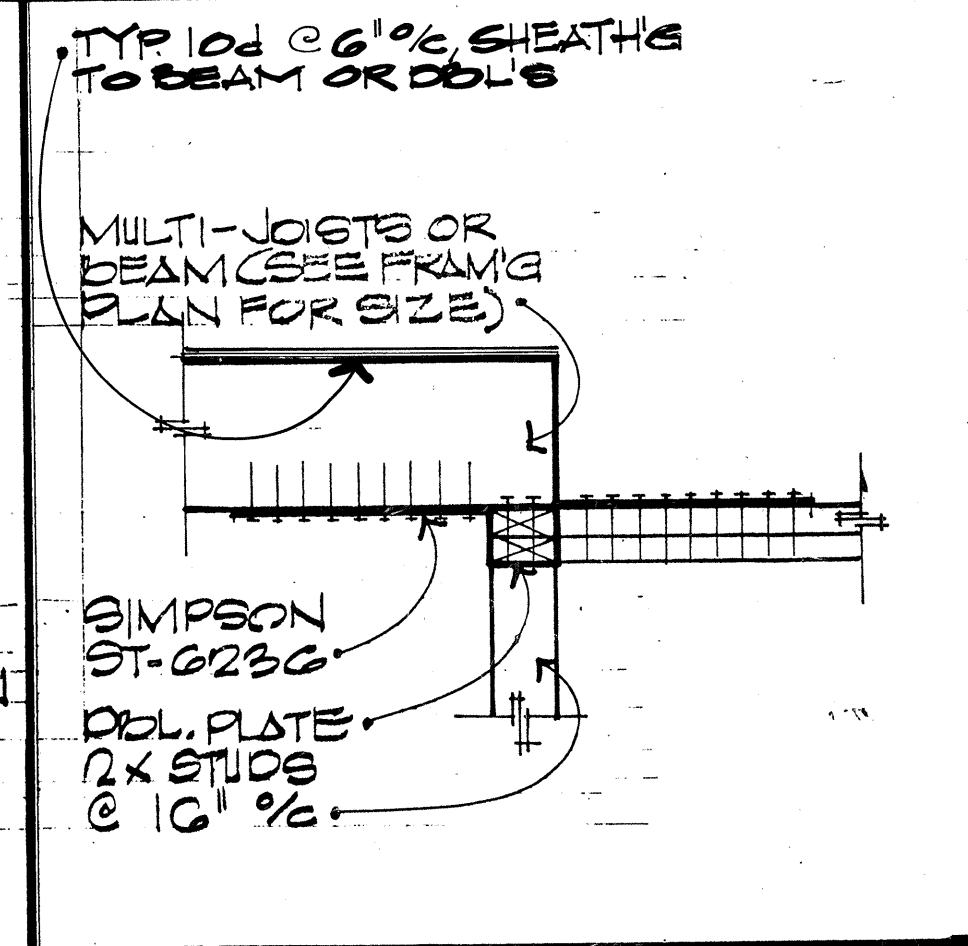
**88 DRAG CONNECTION** 1/2"=1'-0"



**84 DRAG CONNECTION** 1/2"=1'-0"

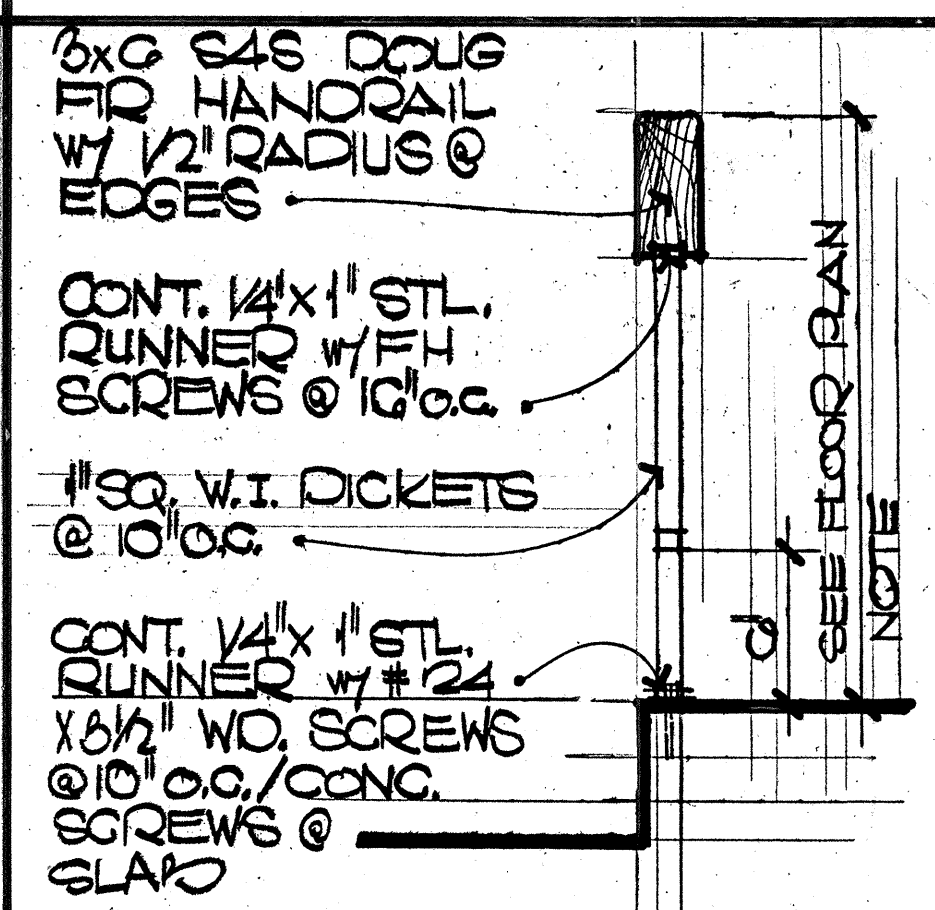


**80 DRAG CONNECTION** 1/2"=1'-0"

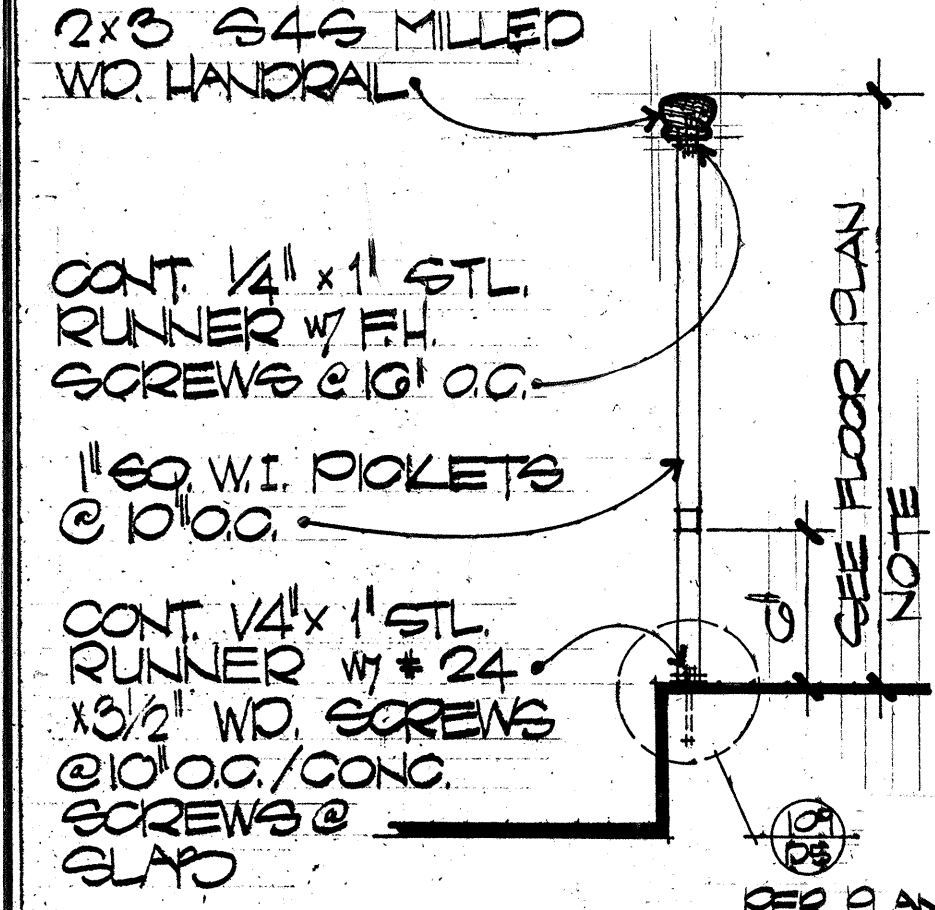


**76 DRAG CONNECTION** 1/2"=1'-0"

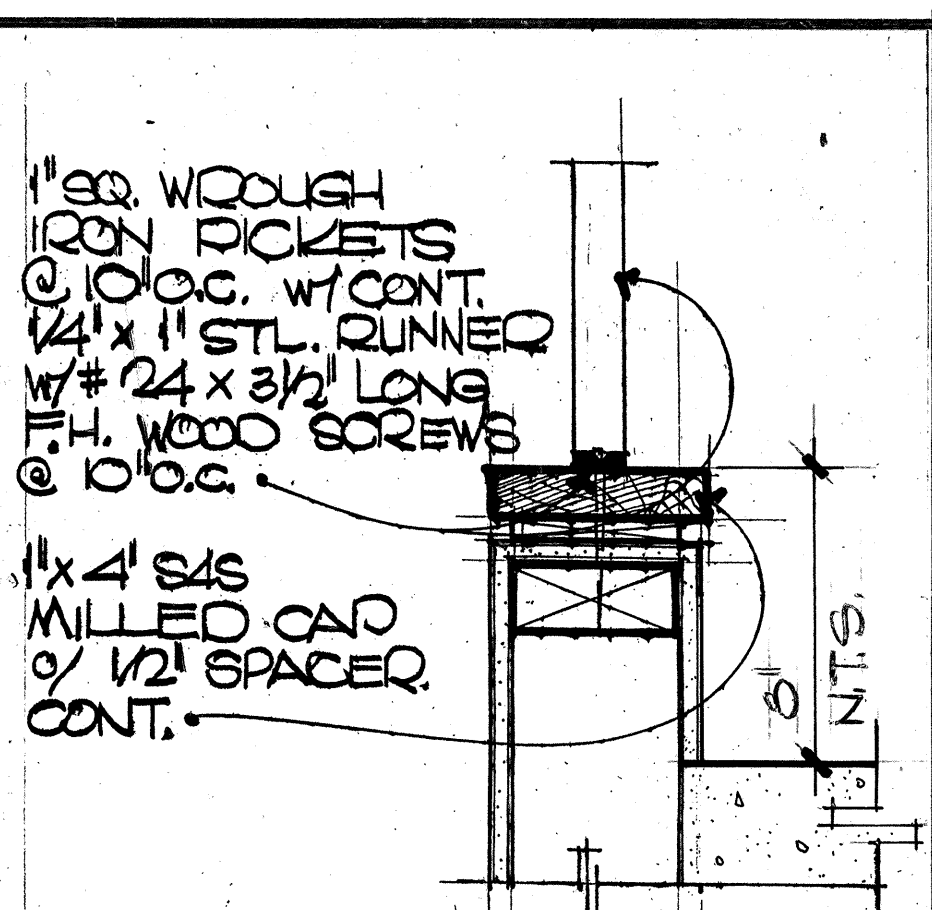
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 SHEET NUMBER  
**D-4**  
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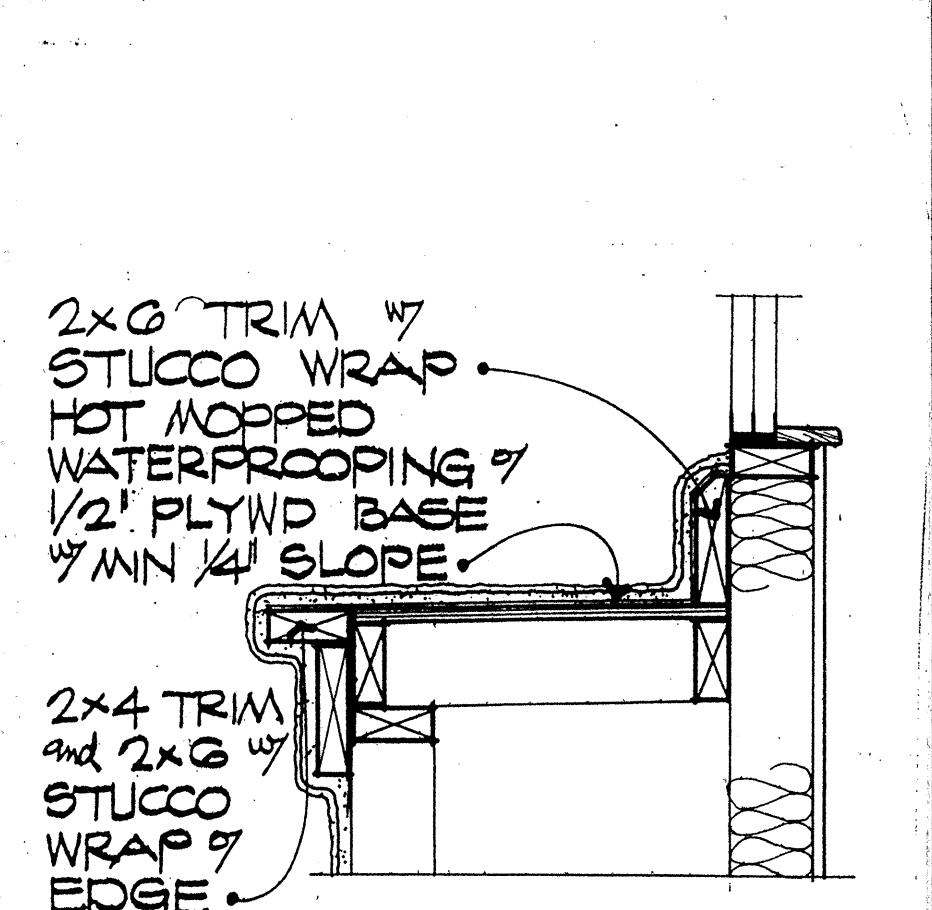
**113** HANDRAIL 1 1/2" x 1'-0"



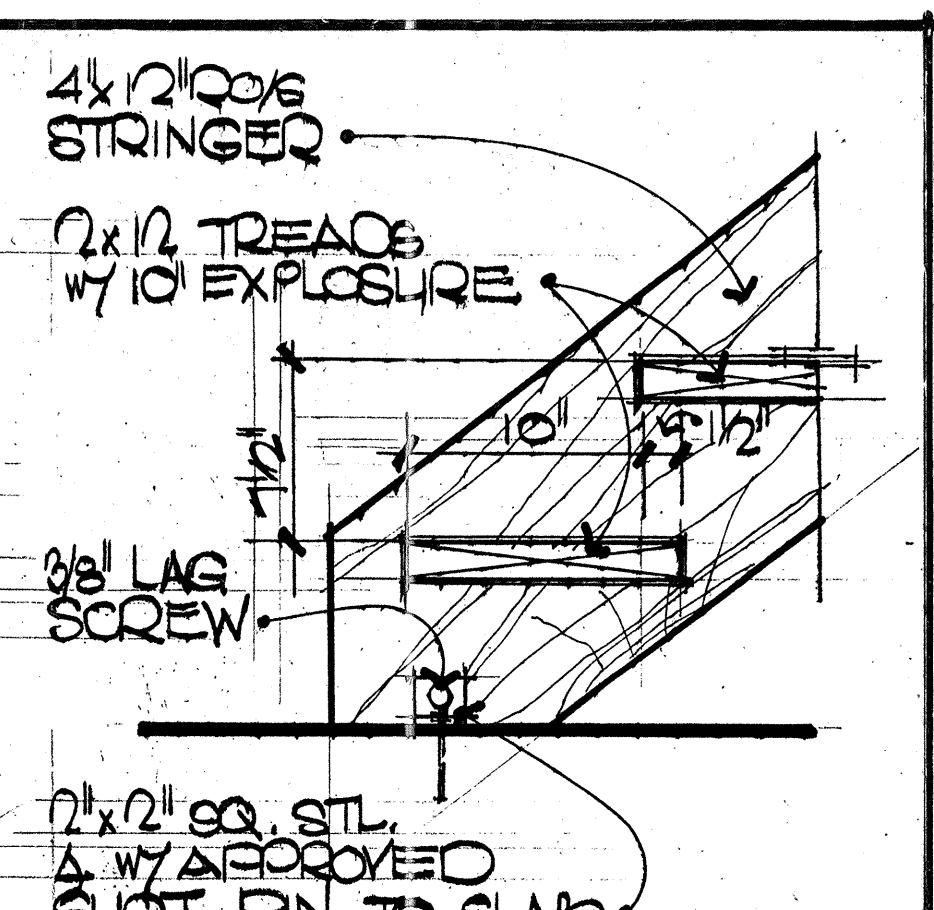
**114** HANDRAIL 1 1/2" x 1'-0"



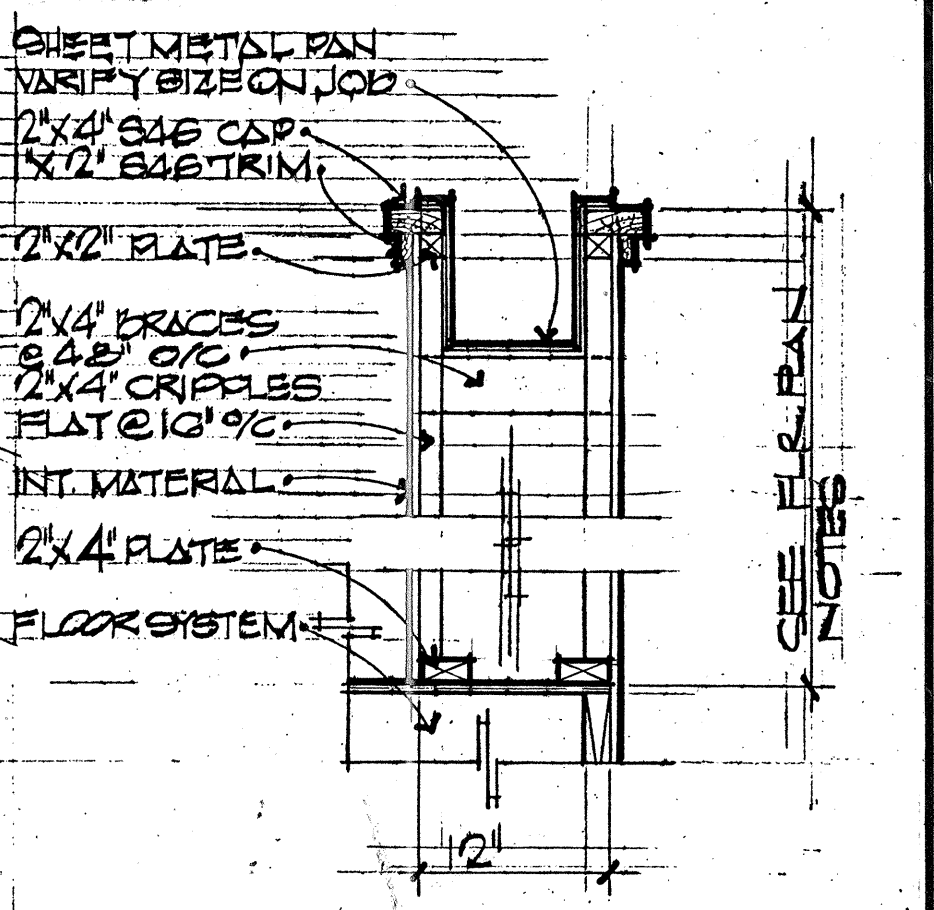
**109** HANDRAIL BASE 6" x 1'-0"



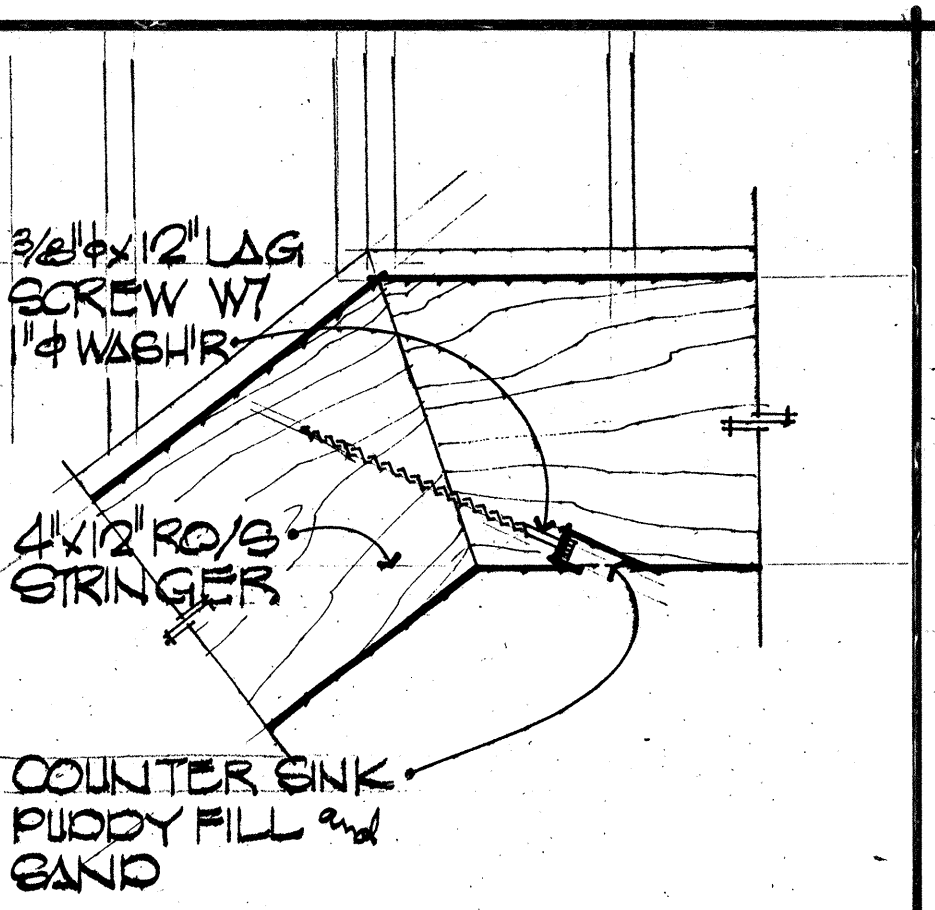
**110** STUCCO ROTSCHELF 6" x 1'-0"



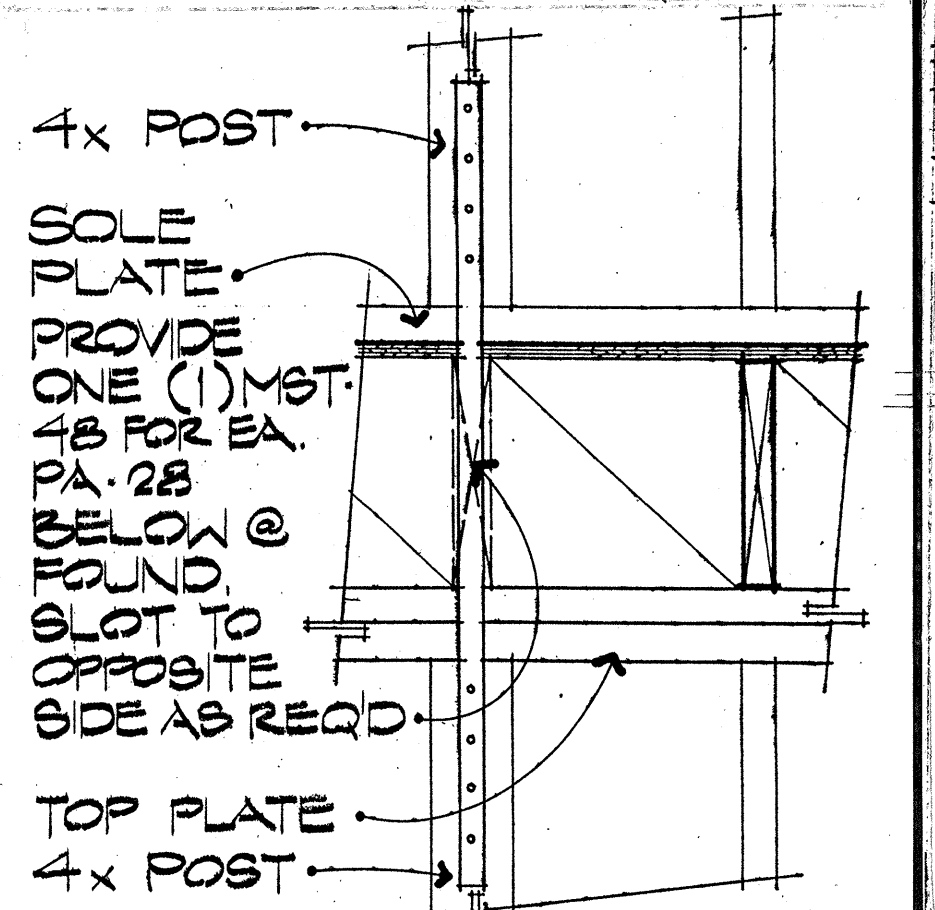
**105** STRINGER TO SLAB 1 1/2" x 1'-0"



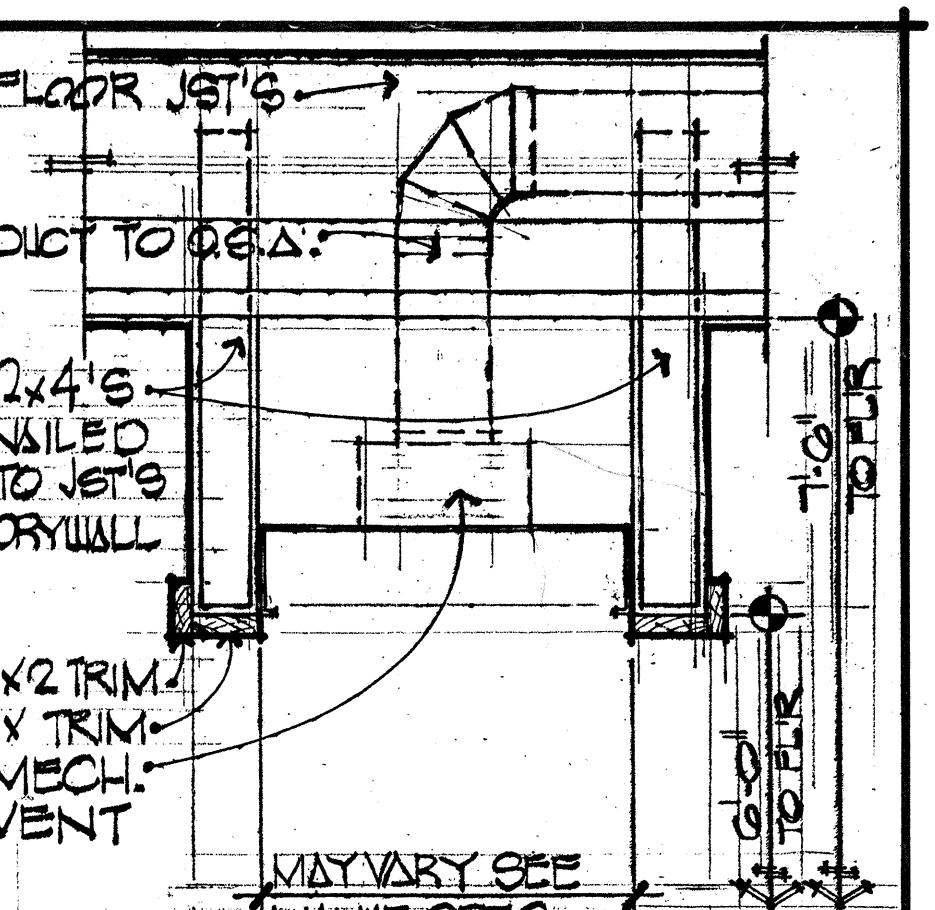
**106** PLANTER 1" x 1'-0"



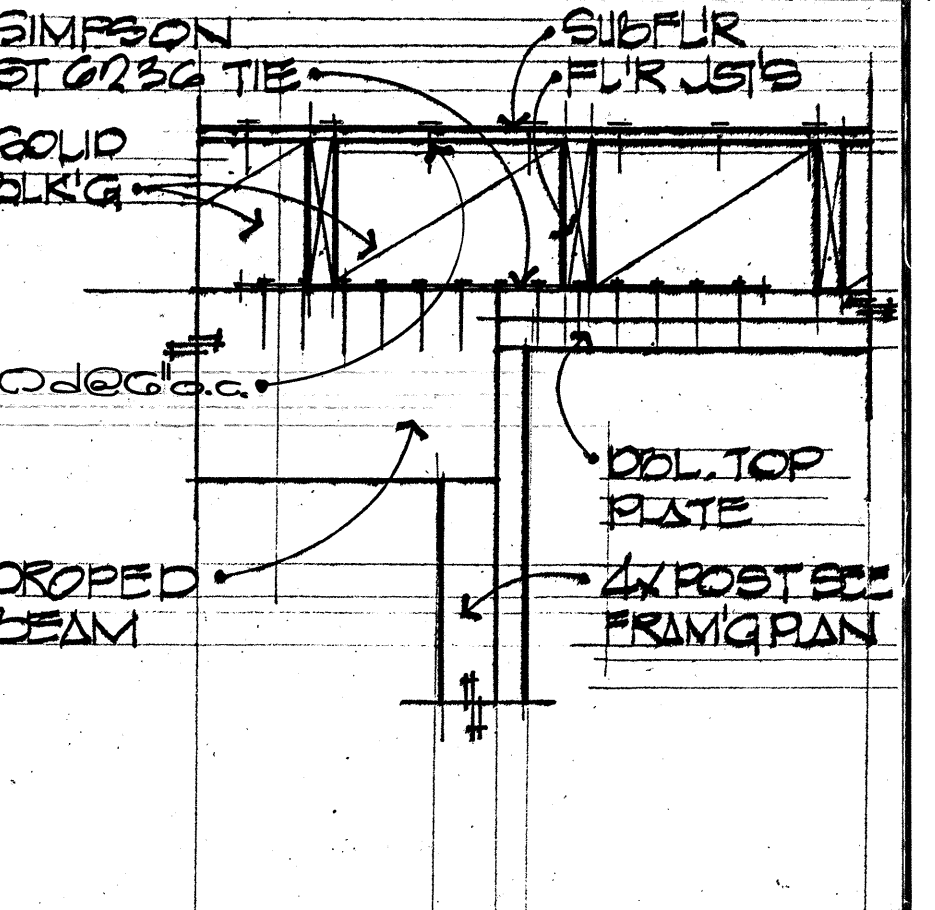
**101** RINGER CONNECT'N 1 1/2" x 1'-0"



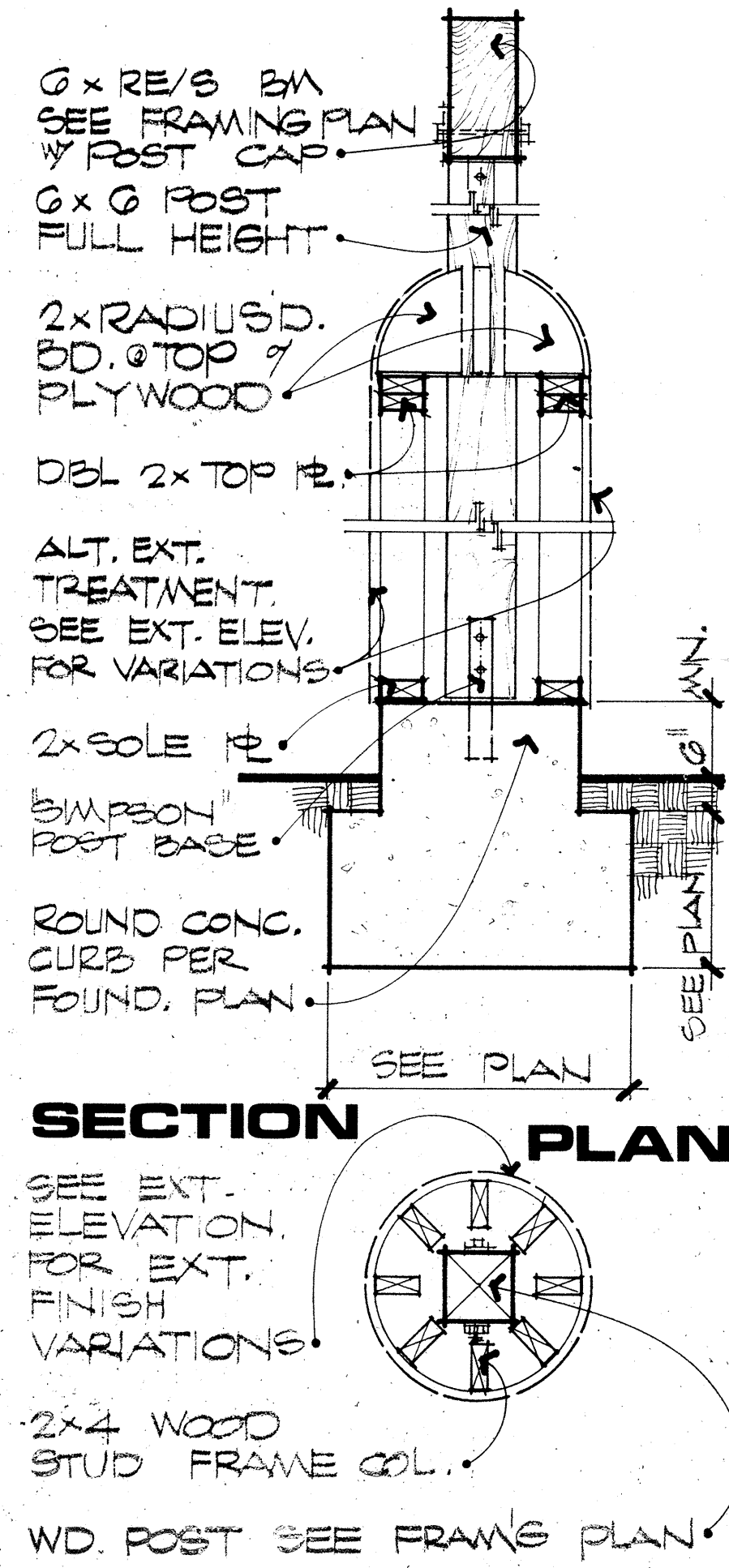
**102** HOLD DOWN 1 1/2" x 1'-0"



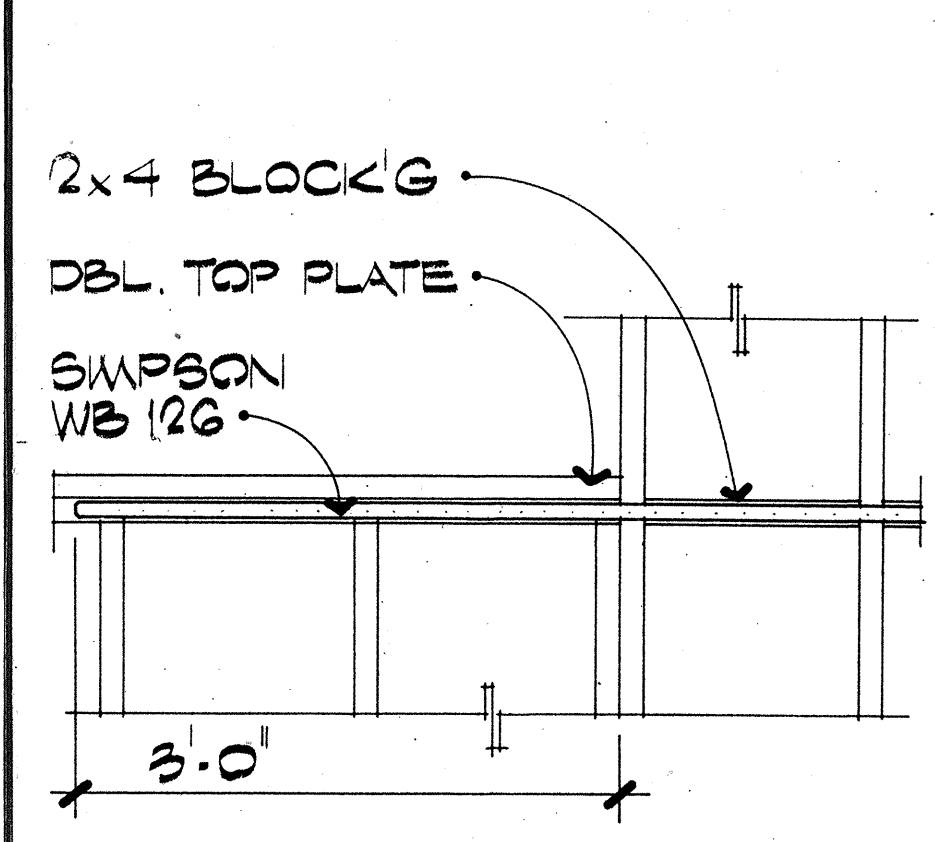
**97** MECH VENT 1" x 1'-0"



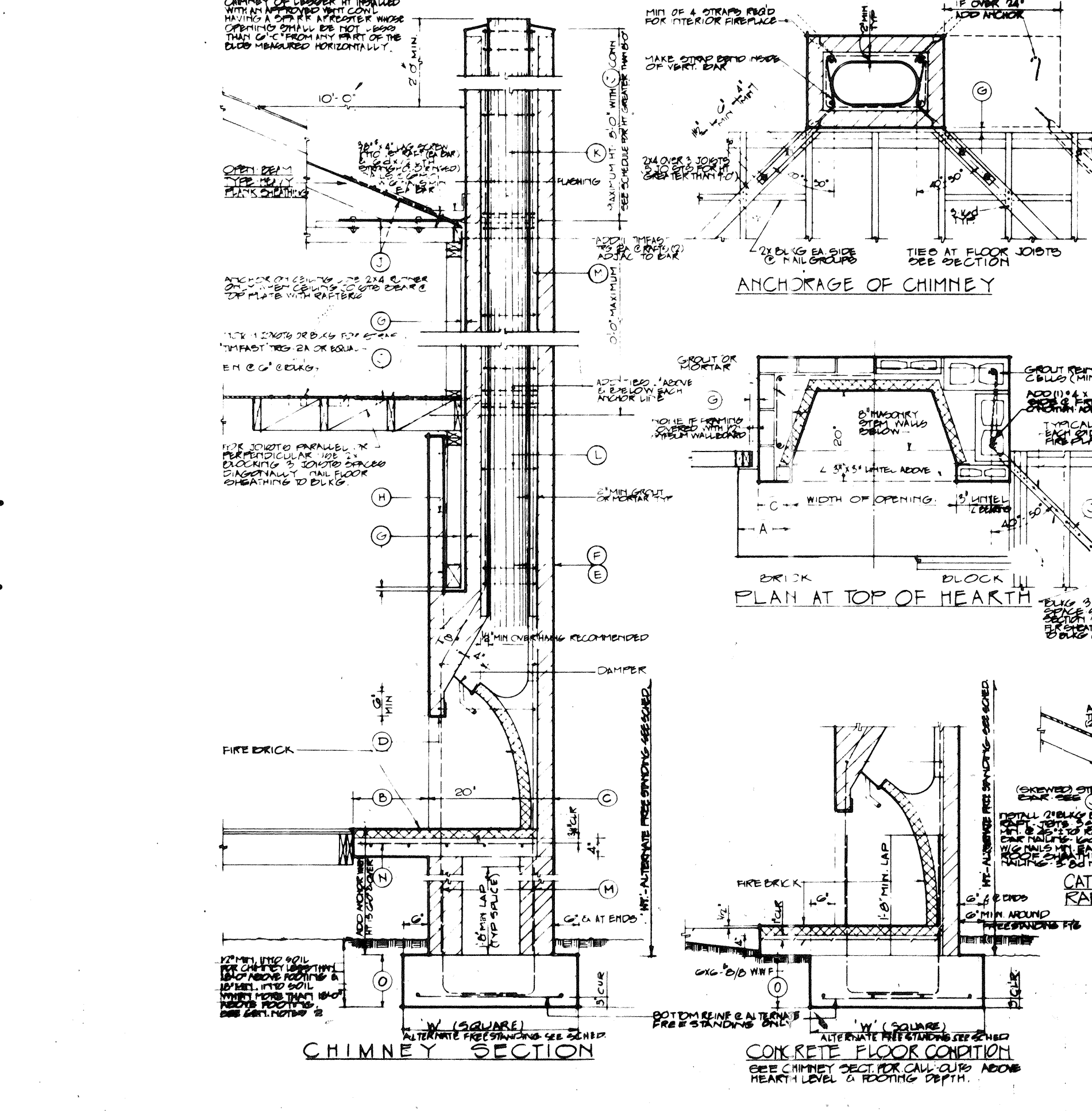
**98** DRAG CONNECTION 1 1/2" x 1'-0"



**115** DRAG CONNECTION 1" x 1'-0"



**116** STUCCO COLUMN 1" x 1'-0"



**112** CONVENTIONAL FIREPLACE DETAIL

| ITEM   | LISTED | 910 UNIFORM BUILDING CODE                      | MAX. & MIN.                                    |
|--|--------|--|--|
| HEARTH SLAB REINFORCING                                  | A      | 1"   | 5"   |
| HEARTH SLAB PROTECTION                                   | B      | 1"   | 1"   |
| THICKNESS OF HEARTH WALL                                 | C      | 8" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 8" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| FIREPLACE WITH FLUE LINING                               | D      | 12" x 12" x 1/2" WITH 1/2" SPACING             | 12" x 12" x 1/2" WITH 1/2" SPACING             |
| WALLS WITH FLUE LINING                                   | E      | 8" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 8" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| WALLS WITH UNUNITED FLUE CLEARANCES                      | F      | 8" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 8" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| WOOD FRAME CONDUCTIBLE MATERIAL                          | G      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| VENEER WALL (SEE NOTE D)                                 | H      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| CHIMNEY ANCHOR   | J      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| EFFECTIVE FLUE AREA (BASED ON AREA OF FIREPLACE OPENING) | K      | NO MORE THAN 10% OF HEARTH AND CHIMNEY AREA    | NO MORE THAN 10% OF HEARTH AND CHIMNEY AREA    |
| HORIZONTAL REINFORCING BARS                              | L      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| VERTICAL REINFORCING BARS                                | M      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| HEARTH SLAB REINFORCING                                  | N      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |
| FOOTING THICKNESS  | O      | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING | 1" WITH REINFORCING DRIVING UP WITHOUT LIFTING |

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*Lawson Creek*

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