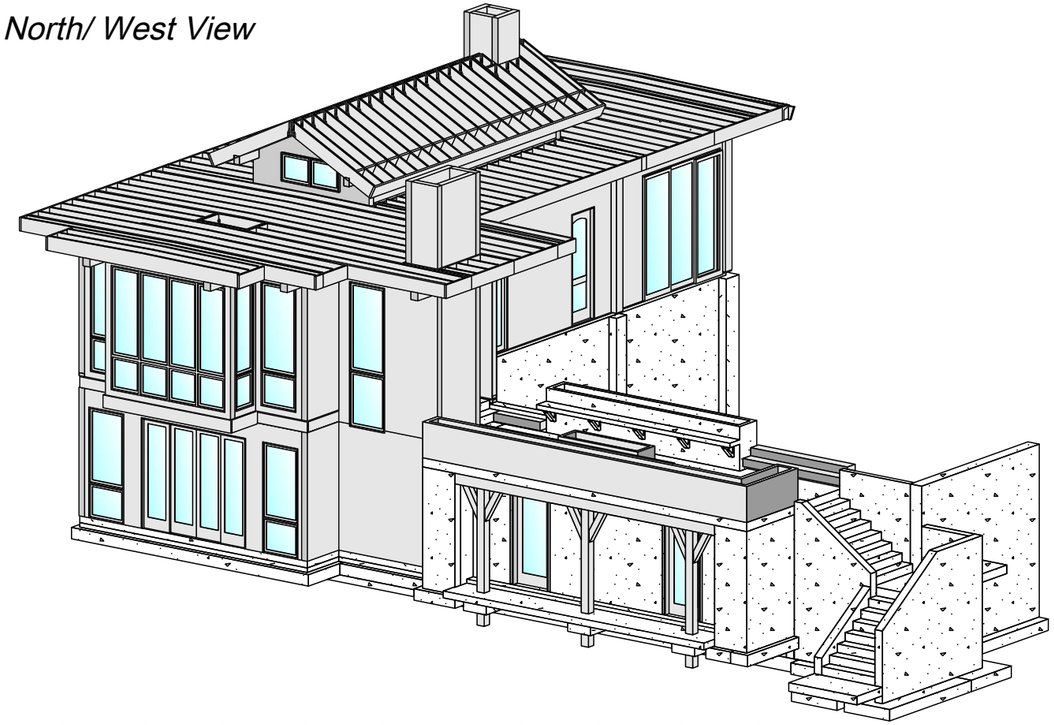
North/ West View



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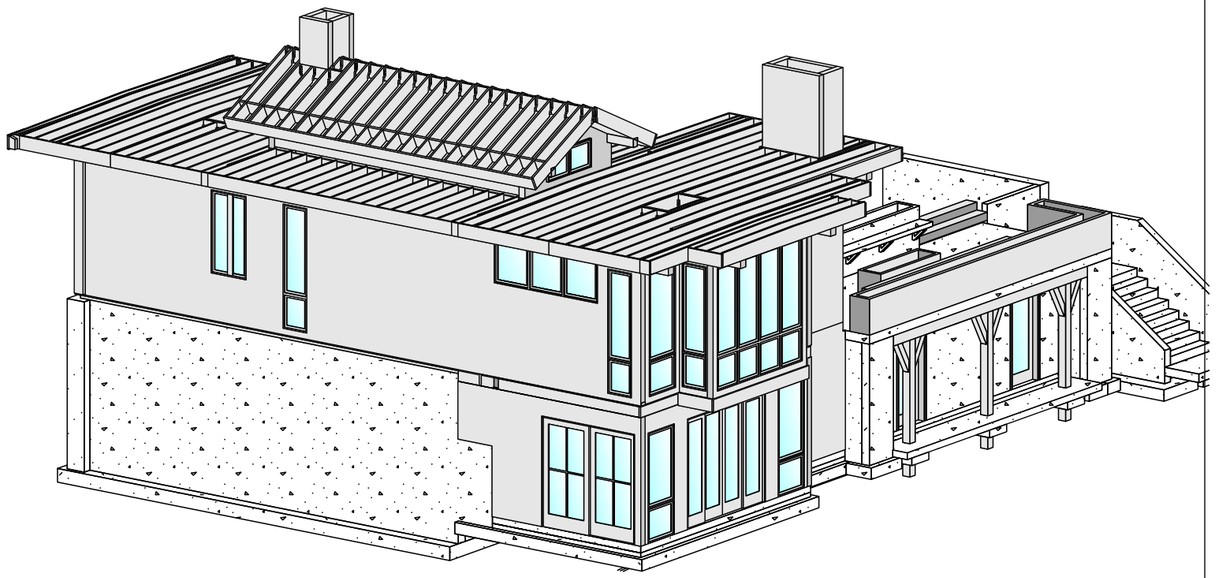
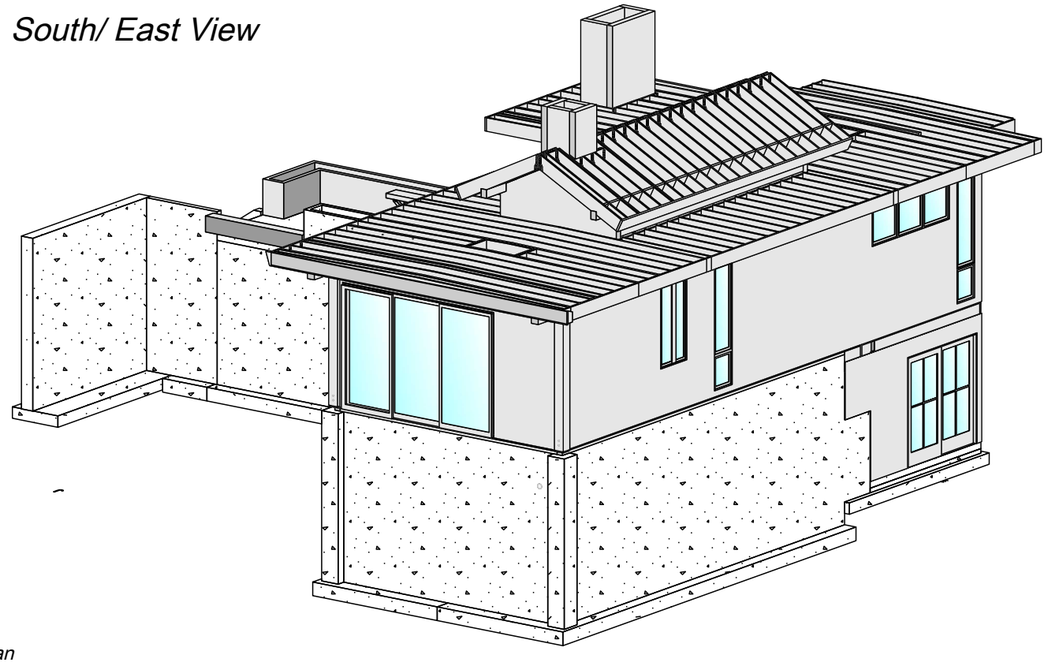
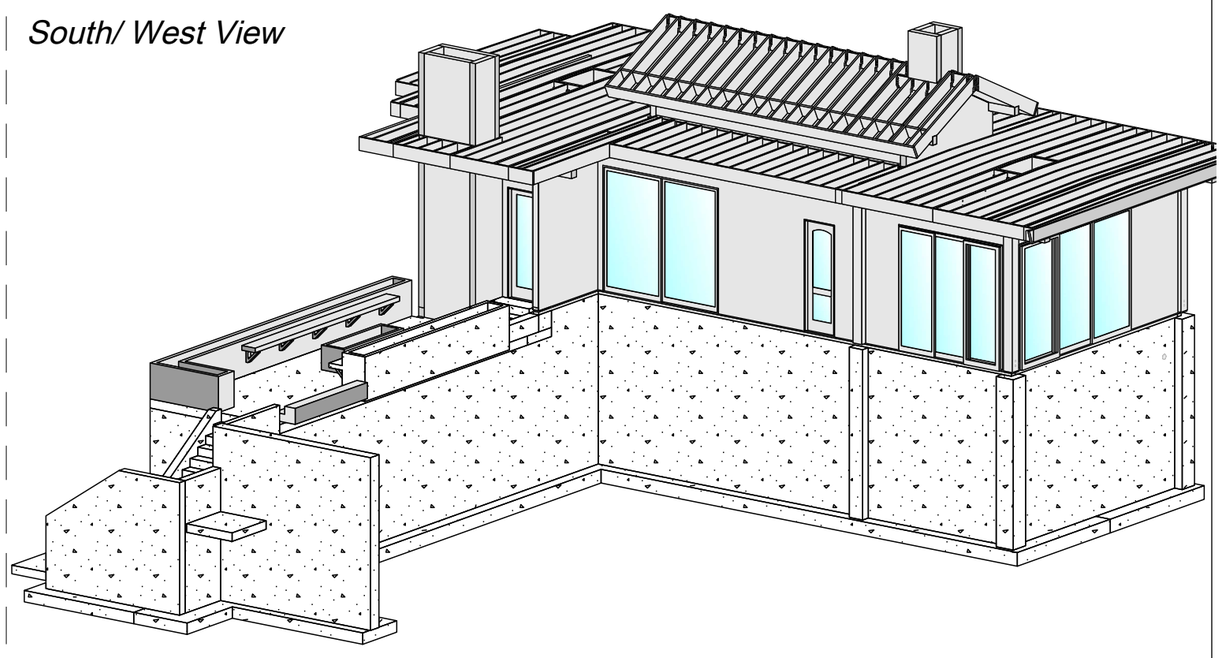


South/ East View



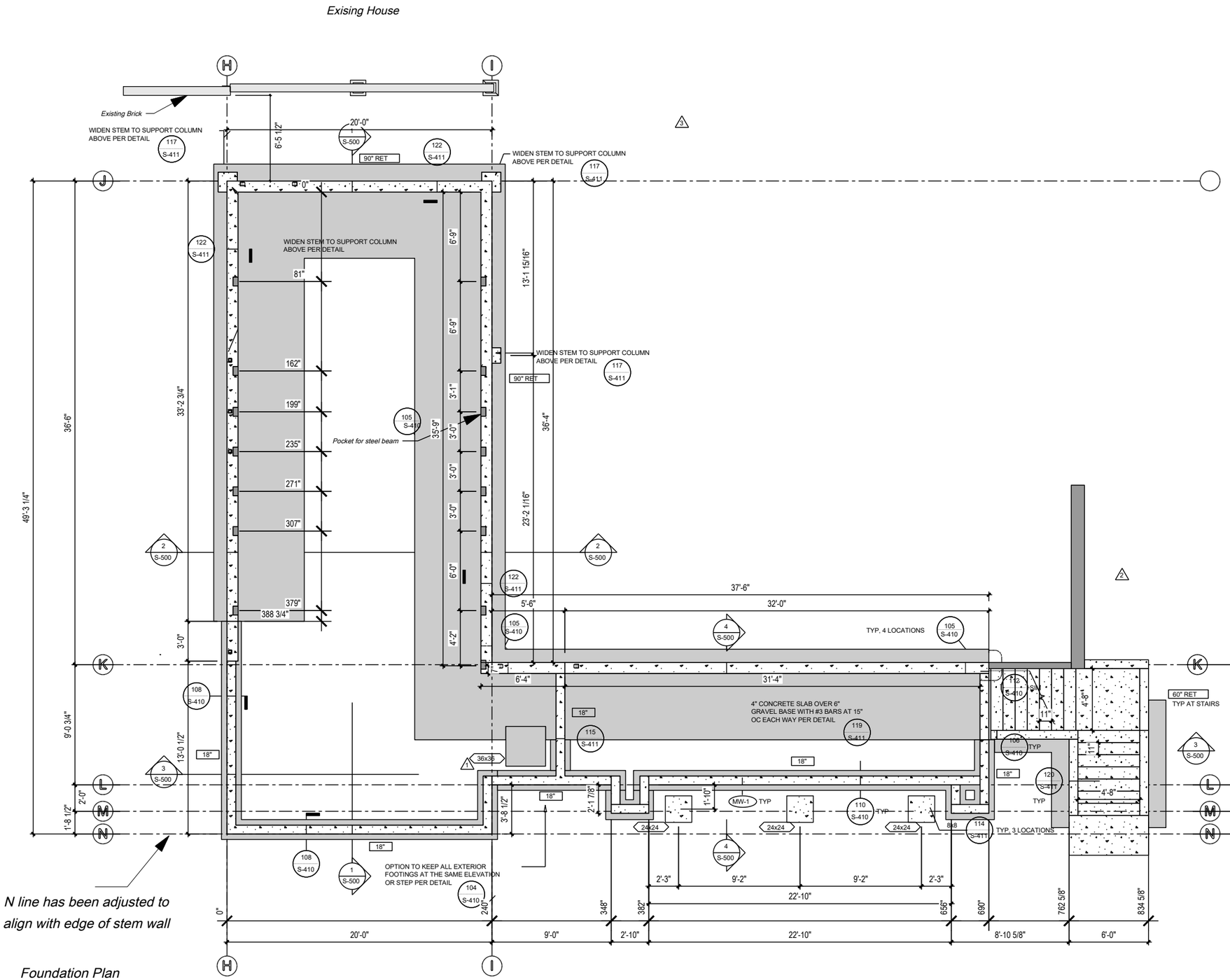
South/ West View



Plan

1/8" = 1'

Project Dean Pool House Project number	Architect Customer Designer Ashton Harley	Group Location	Thickness Height Length	AuerHaus ADVANCED CAD/CAM CONSTRUCTION 3D BIM AND 5D PLANNING INTERFACE PRECUT AND PRE-FRAMED BUILDING PACKAGES



Foundation Plan

1/8" = 1'

FOUNDATION NOTES

1) SEE TYP NOTES AND DETAILS ON THE SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.

2) SECURE ALL HOLDOWN ANCHORS WITHIN FORMWORK PRIOR TO POUR.

3) BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

4) WIDEN/EXTEND FOOTINGS AS REQUIRED TO PROVIDE SUPPORT FOR ANY VENEER SHOWN ON ARCHITECTURAL DRAWINGS.

5) INSTALL ALL HOLDOWN ANCHORS PER MANUFACTURER SPECS & EDGE DISTANCE REQUIREMENTS.

6) BUILDER TO VERIFY TYPICAL FOUNDATION WALLS RETAIN LESS THAN 30" OF GRADE. WALLS RETAINING GREATER THAN OR EQUAL TO 30" FROM TOP OF FOOTING SHALL BE CONSTRUCTED PER RETAINING WALL DETAIL

FOUNDATION LEGEND

- ##x## — PAD FOOTING PER SCHEDULE (IN)
- ## — CONTINUOUS FOOTING PER SCHEDULE (IN)
- ## — WALL PER SCHEDULE
- ## — ANCHOR BOLTS PER SCHEDULE (IN)
- NEW FOOTING
- EXISTING FOOTING
- WALLS ABOVE FRAMING
- SHEARWALL SILL PLATE
- (E) CONCRETE WALL
- MASONRY WALL PER PLAN AND SCHEDULE

POST TRIMMER OR COLUMN

MEMBER TYPE: T - TRIMMER
MEMBER MARK *1* K - KINGSTUD
SEE SCHED *Y*1* P - POST
*Y*1* C - COLUMN
T1
PC / PB
HARDWARE AT BOTTOM
HARDWARE AT TOP (WHERE OCCURS)

ANCHOR BOLT SCHEDULE

SYMBOL	ANCHOR SIZE AND SPACING	3x MUDSILL REQ.
48	5/8" x 12" J BOLTS at 48" O.C.	NO
32	5/8" x 12" J BOLTS at 32" O.C.	NO
24	5/8" x 12" J BOLTS at 24" O.C.	YES
16	5/8" x 12" J BOLTS at 16" O.C.	YES
12	5/8" x 12" J BOLTS at 12" O.C.	YES

1) PROVIDE ANCHORS AT 48" O.C. UNDER ALL WINDOWS UNO

2) ANCHOR BOLT SPACING SPECIFIED IS AT SHEARWALLS ONLY. AT OTHER LOCATIONS PROVIDE ANCHOR BOLTS AT 48" O.C. TYP UNO.

3) ANCHORS SHALL HAVE 7" EMBEDMENT AND AMPLE THREADS TO ACCOMMODATE A 3X PLATE. WHERE STEMWALL CURB CONDITIONS OCCUR, EMBEDMENT SHALL BE MEASURED FROM THE TOP OF THE FULL WIDTH STEMWALL. EMBEDMENT IN THE CURB PORTION SHALL NOT COUNT TOWARD TOTAL EMBEDMENT.

4) ANCHOR BOLTS SHALL HAVE A MINIMUM .229"x3"x3" WASHER OR APPROVED EQUAL. THE PLATE WASHER SHALL EXTEND WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING

5) ALL SILL PLATES TO BE BORATE PRESSURE TREATED

HOLDOWN HARDWARE SCHEDULE

HOLDOWN	ANCHOR	EMBED INTO FTG
HDU2	SB 5/8x24	N.A.
HDU4	SB 5/8x24	N.A.
HDU5	SB 5/8x24	N.A.
HDU8	SB 7/8x24	N.A.
HDU11	N.A.	1" ROD 18" EMBED *
HDU14	N.A.	1" ROD 18" EMBED *
HD19	N.A.	1 1/4" ROD 18" EMBED *

1) *THE ROD IS TO BE ASTM F1554, GRADE 36 ALL-THREAD WITH DOUBLE NUT AND 3/8x2-1/2x2 1/2 PLATE WASHER (1/2x3x3 AT HD19). SIMPSON PAB8 AND PAB10 CAN BE SUBSTITUTED.

2) REFERENCE TO HEAVY DUTY HOLDOWN DETAIL FOR HDU11 HOLDOWNS AND LARGER.

CONT. FOOTING SCHEDULE

TYPE	WIDTH	THICKNESS	LINEAL FEET	REBAR
18"	18"	0' - 10"	103' - 2 1/4"	(3) #4 CONT.
60" RET	48"	1' - 6"	31' - 0 5/8"	(4) #4 CONT.
90" RET	2' 3/8"	1' - 6"	90' - 4"	(5) #5 CONT.

PAD FOOTING SCHEDULE

TYPE	W	L	THICKNESS	REBAR	COUNT
24x24	24"	24"	10"	(3) #4 EW	3

CMU WALL SCHEDULE

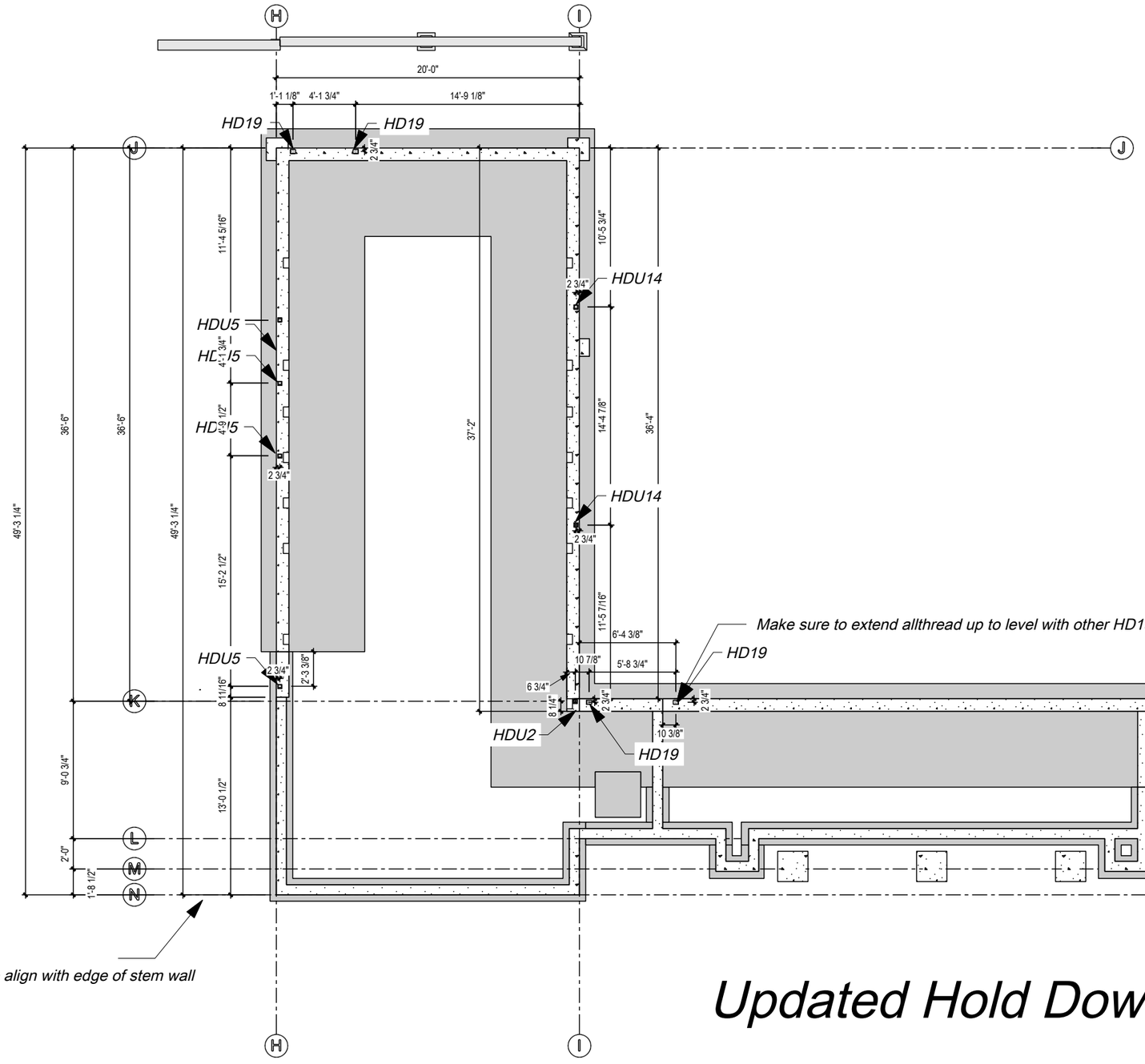
MARK	WIDTH	VERTICAL REBAR	HORIZONTAL REBAR
MW-1	1'-0"	#5 BAR AT 24" OC	#5 BAR AT 24" OC

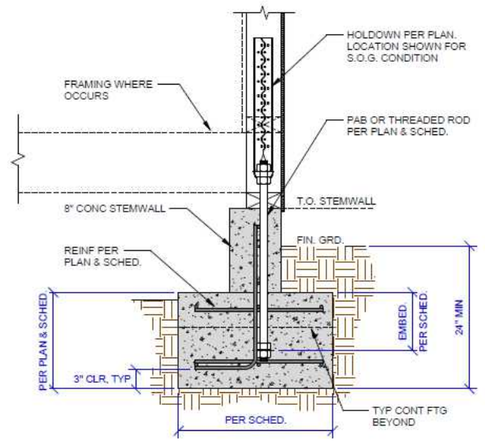
WALL STUD SCHEDULE

H=HEIGHT	TYPE	SPACING
H<12 FT	2x6 DF	16" O.C.
12FT>H<17FT	1-1/2x5-1/2 LSL	16" O.C.

FOR KING STUD INFORMATION, SEE DETAIL 001 S-400

Project Dean Pool House	Architect	Group	Thickness	AuerHaus ADVANCED CAD/CAM CONSTRUCTION 3D BIM AND 5D PLANNING INTERFACE PRECUT AND PRE-FRAMED BUILDING PACKAGES
Project number	Customer	Location	Height	
	Designer Ashton Harley		Length	





NOTE:

SOME ITEMS ARE NOT SHOWN FOR CLARITY. PLEASE SEE TYPICAL FOOTING DETAILS.

116 HEAVY DUTY HOLDOWN ANCHORS
1" = 1'-0"

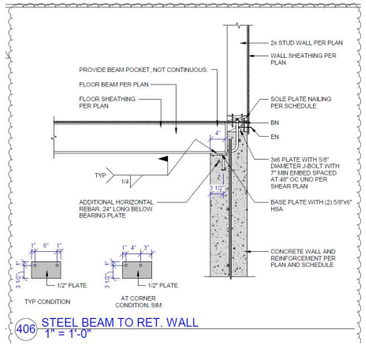
Updated Hold Down Schedule- 4-4-25

Hold Down Plan

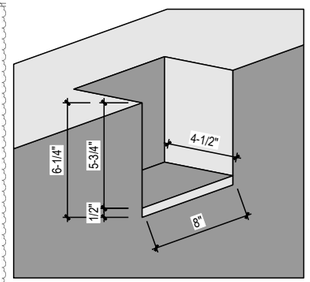
1/8" = 1'

PG .2

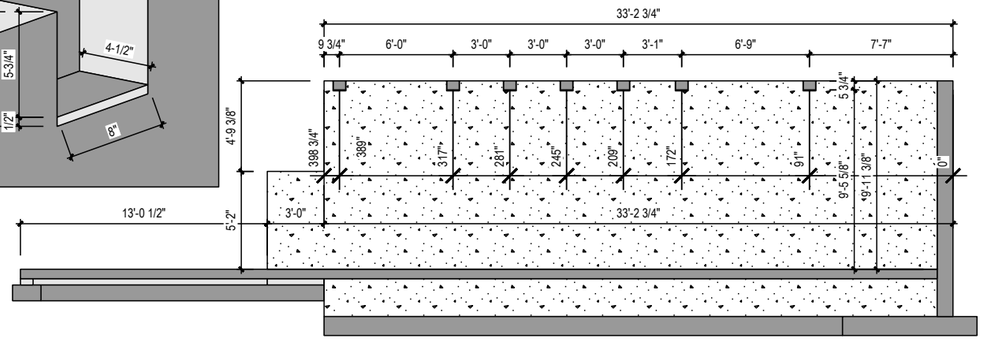
Project Dean Pool House Project number	Architect Customer Designer Ashton Harley	Group Location	Thickness Height Length	AuerHaus ADVANCED CAD/CAM CONSTRUCTION 3D BIM AND 5D PLANNING INTERFACE PRECUT AND PRE-FRAMED BUILDING PACKAGES



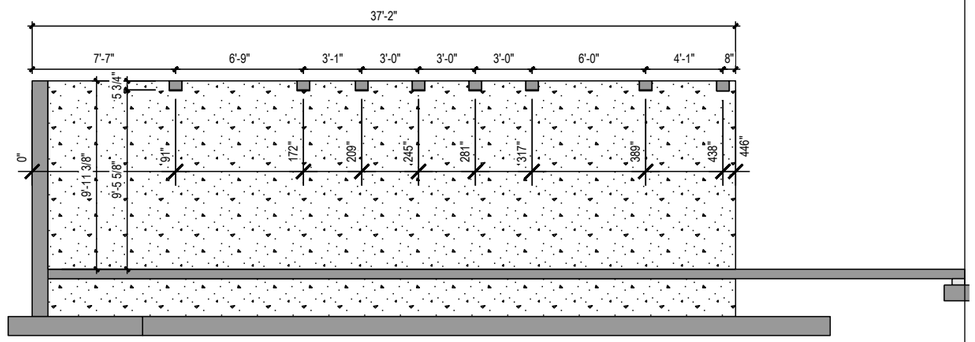
406 STEEL BEAM TO RET. WALL
1" = 1'-0"



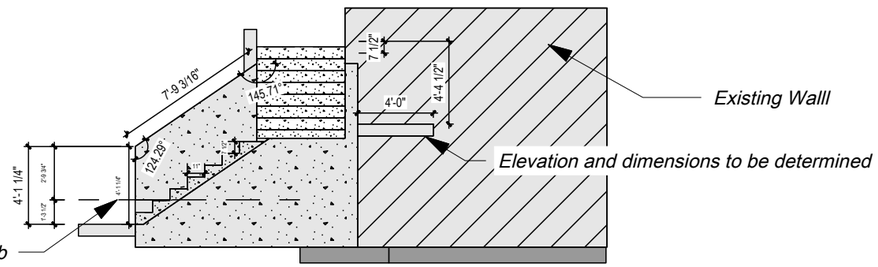
West Elevation



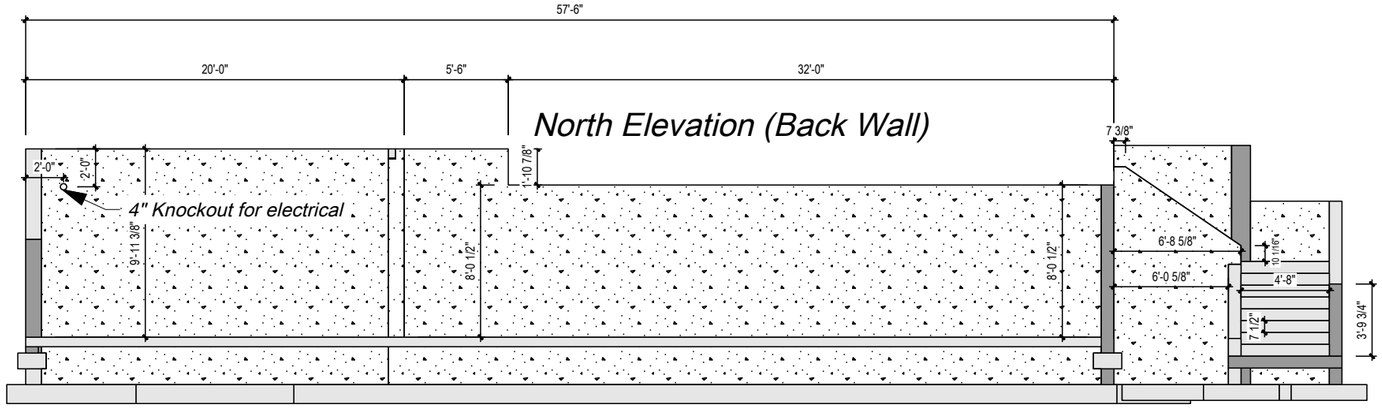
East Elevation

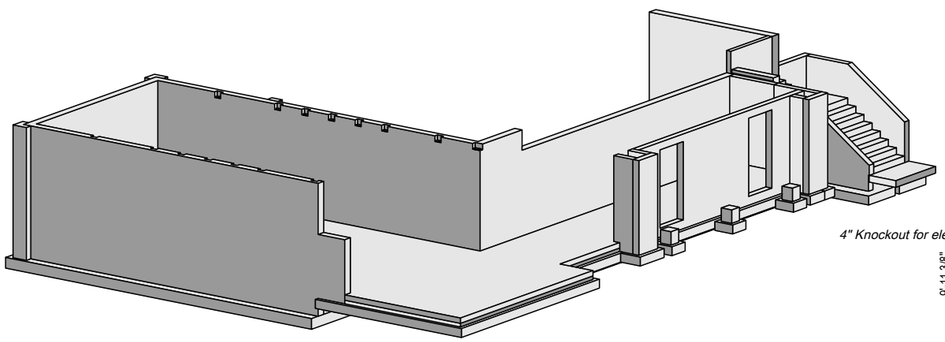


West Elevation (Front Wall)

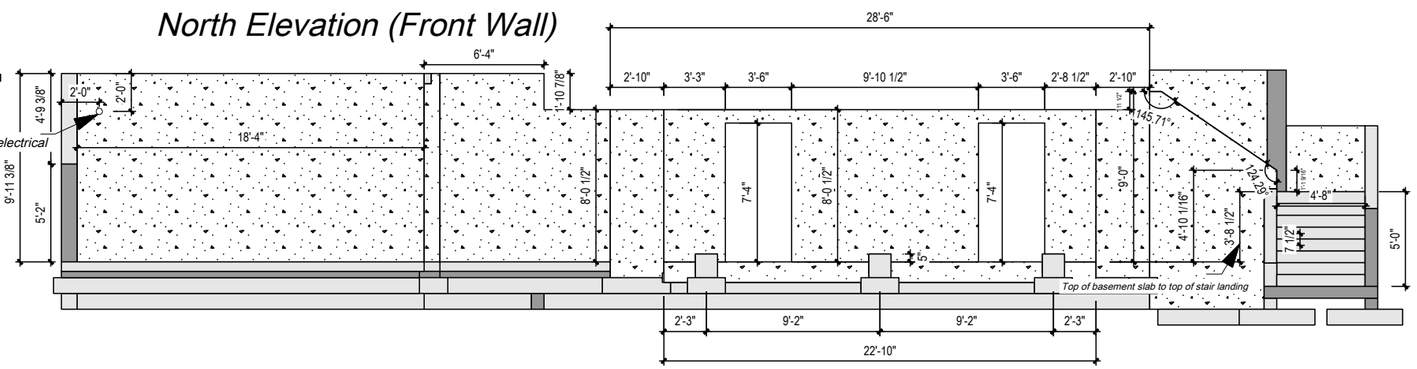


North Elevation (Back Wall)





North Elevation (Front Wall)



Foundation Elevation Plan

1/8" = 1'

Project Dean Pool House Project number	Architect Customer Designer Ashton Harley	Group Location	Thickness Height Length	AuerHaus ADVANCED CAD/CAM CONSTRUCTION 3D BIM AND 5D PLANNING INTERFACE PRECUT AND PRE-FRAMED BUILDING PACKAGES

FLOOR PLAN NOTES

1. SEE SITE PLANS, MECHANICAL PLANS (MP-SHEETS) FOR EXTERIOR WORK SUCH AS PATIOS, STONE WALLS, FENCES, GEOTHERMAL FIELDS, GRADING, ETC.
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6. CONSULT WITH INTERIOR DESIGNER FOR DESIGN & FINISHES OF ALL INTERIOR ITEMS, FIREPLACES AND APPLIANCES.
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10. PROVIDE 4X MIN. DRAFT STOPS AT ALL WALL CAVITIES GREATER THAN 10'-0".
11. LINE ALL FIREPLACE CHASES WITH 5/8" TYPE "X" GYP. BD. WITH DRAFT STOP AT 10'-0" O.C.
12. ALL SHOWER DOORS SHALL BE 3/8" TEMPERED CLEAR GLASS W/ SEAMLESS INSTALLATION.
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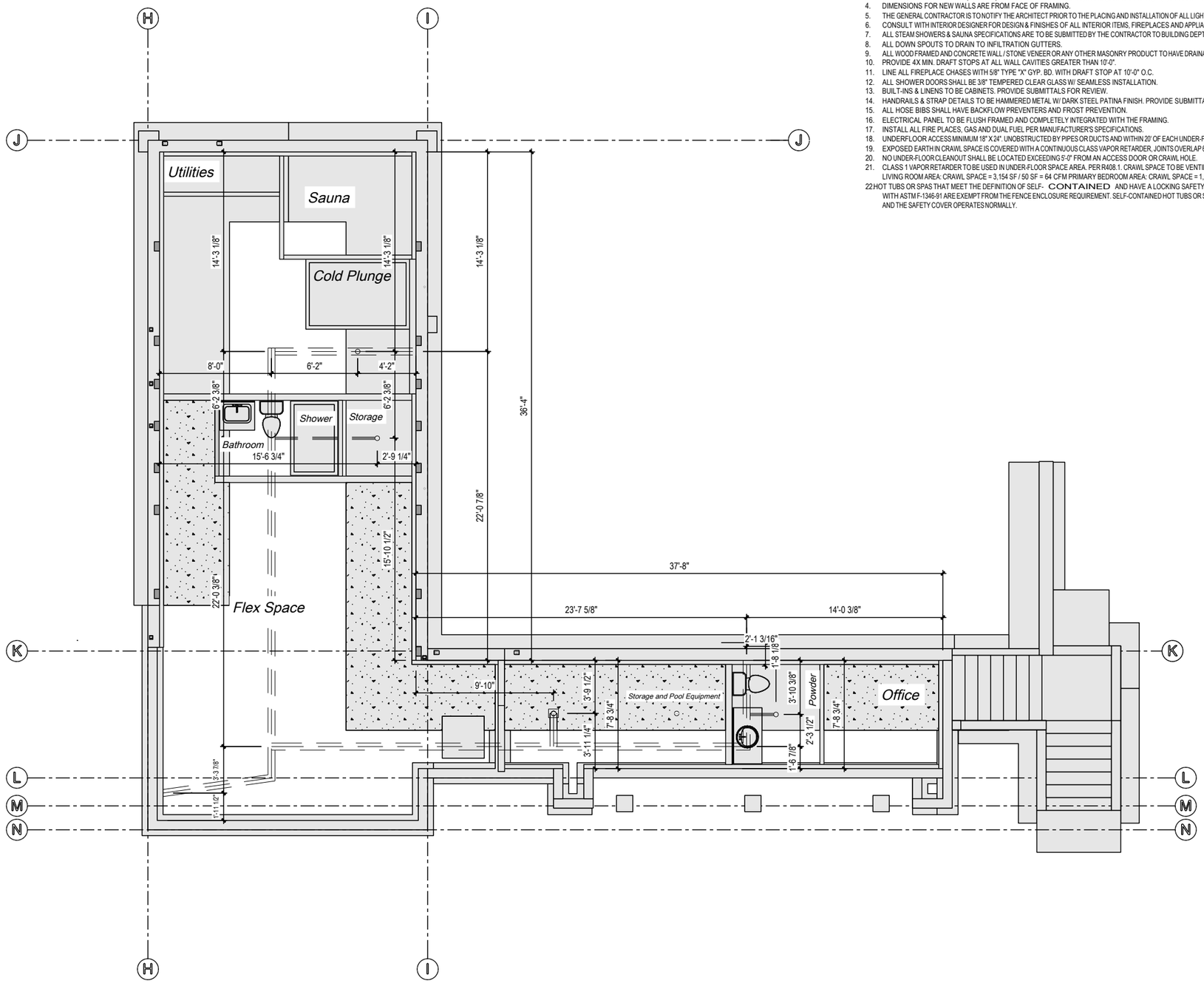

Foundation Plumbing Plan

1/8" = 1'

PG .4

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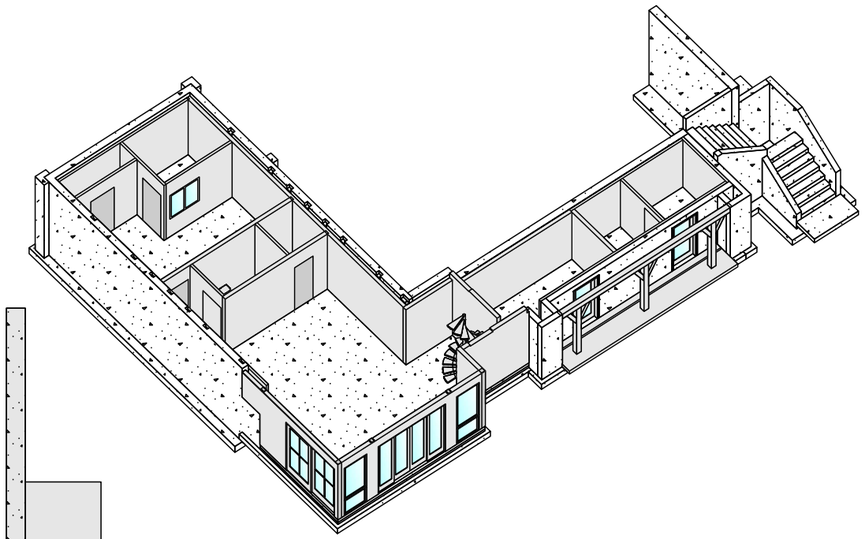

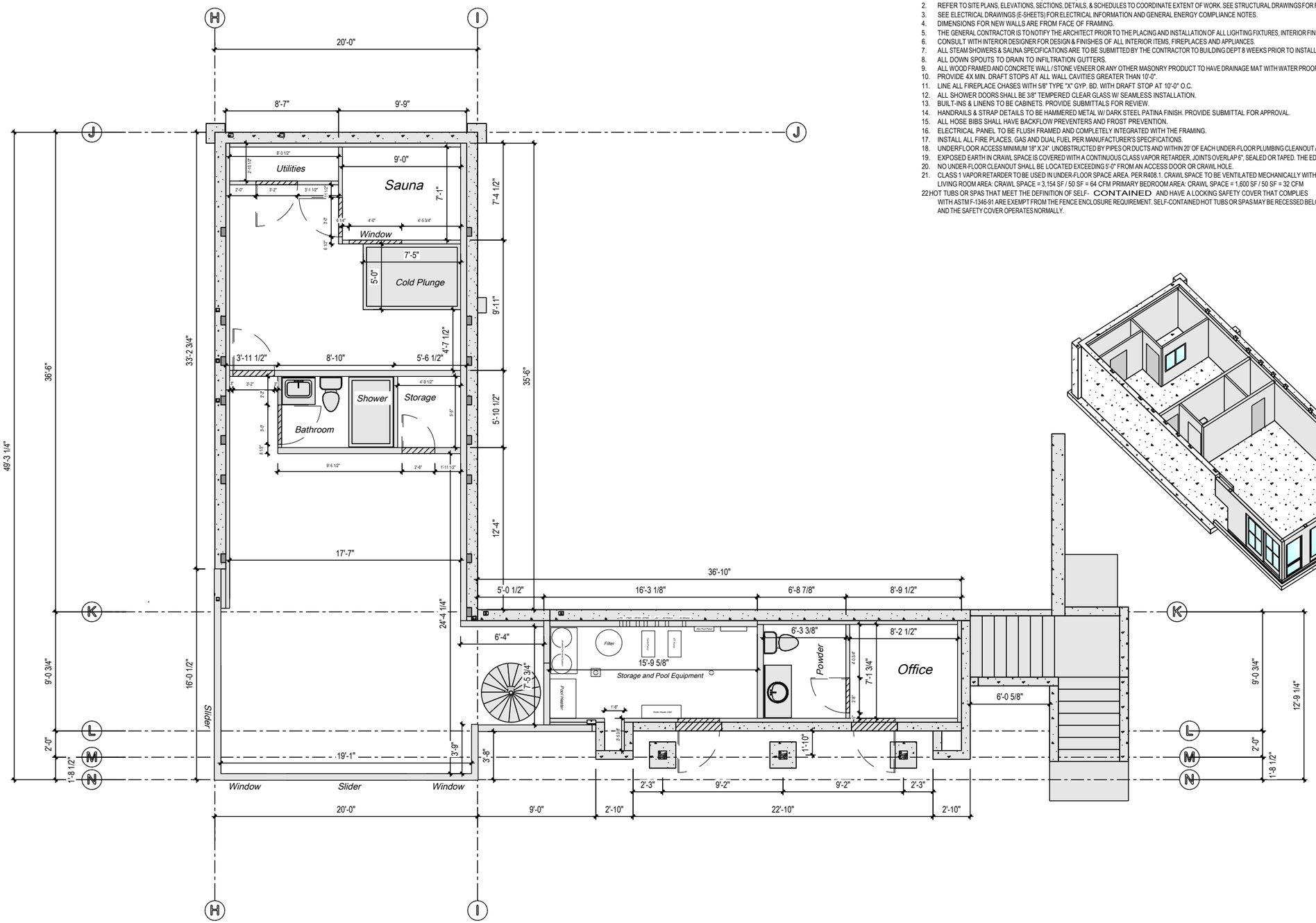

Baesement Floor Plan

1/8" = 1'

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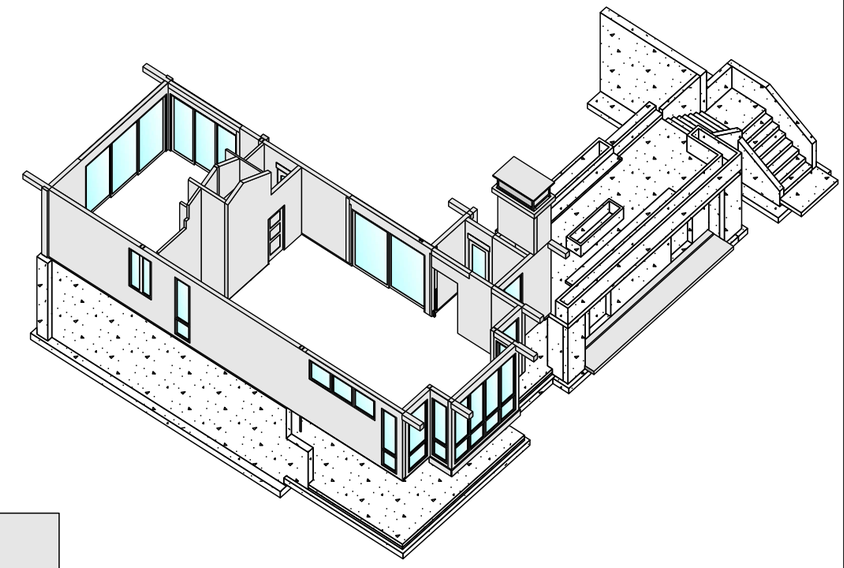

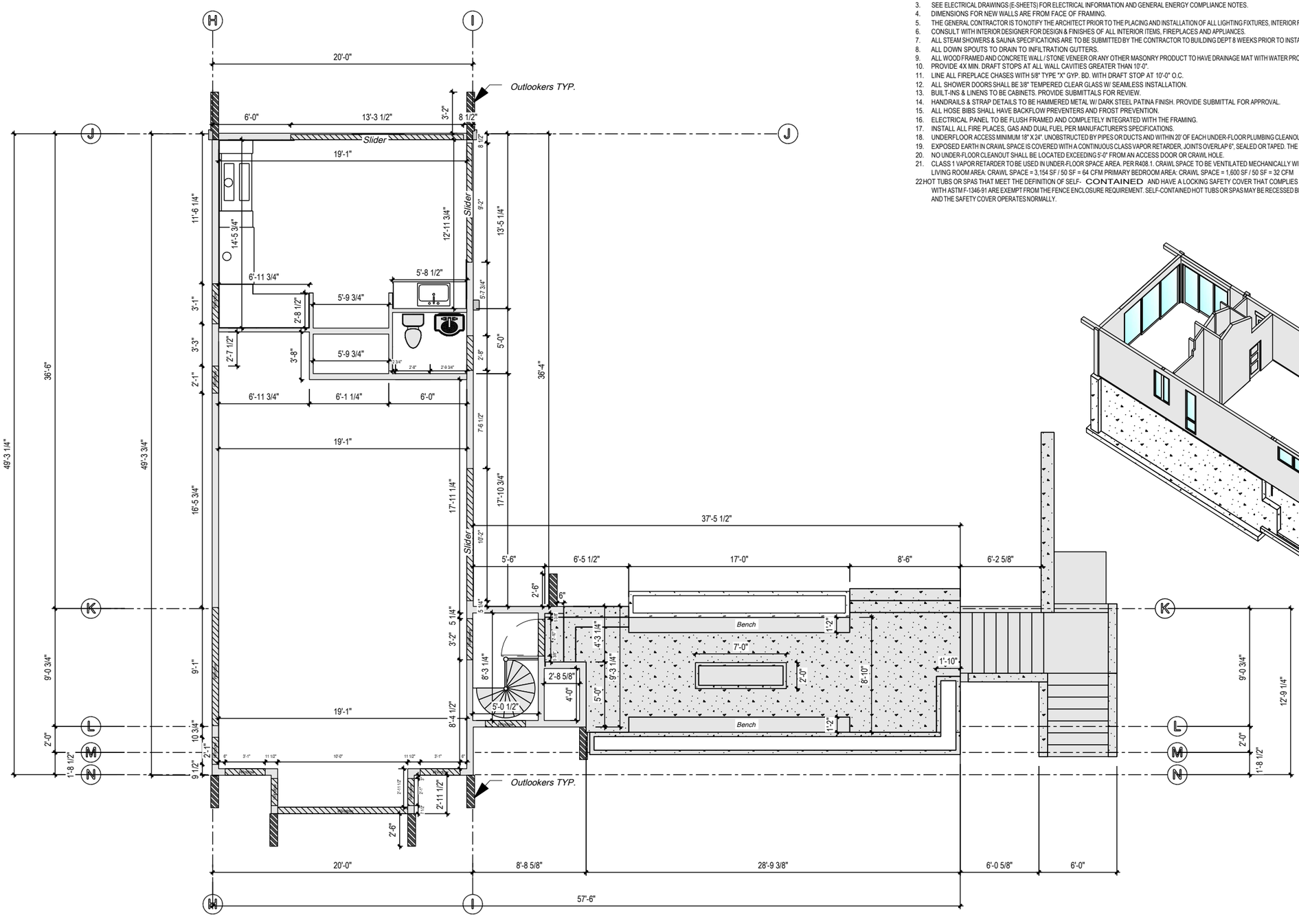

Main Floor Plan

1/8" = 1'

PG .6

Project Dean Pool House Project number	Architect Customer Designer Ashton Harley	Group Location	Thickness Height Length	AuerHaus ADVANCED CAD/CAM CONSTRUCTION 3D BIM AND 5D PLANNING INTERFACE PRECUT AND PRE-FRAMED BUILDING PACKAGES

Architectural FLOOR PLAN NOTES

1. SEE SITE PLANS, MECHANICAL PLANS (MP-SHEETS) FOR EXTERIOR WORK SUCH AS PATIOS, STONE WALLS, FENCES, GEOTHERMAL FIELDS, GRADING, ETC.
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4. DIMENSIONS FOR NEW WALLS ARE FROM FACE OF FRAMING.
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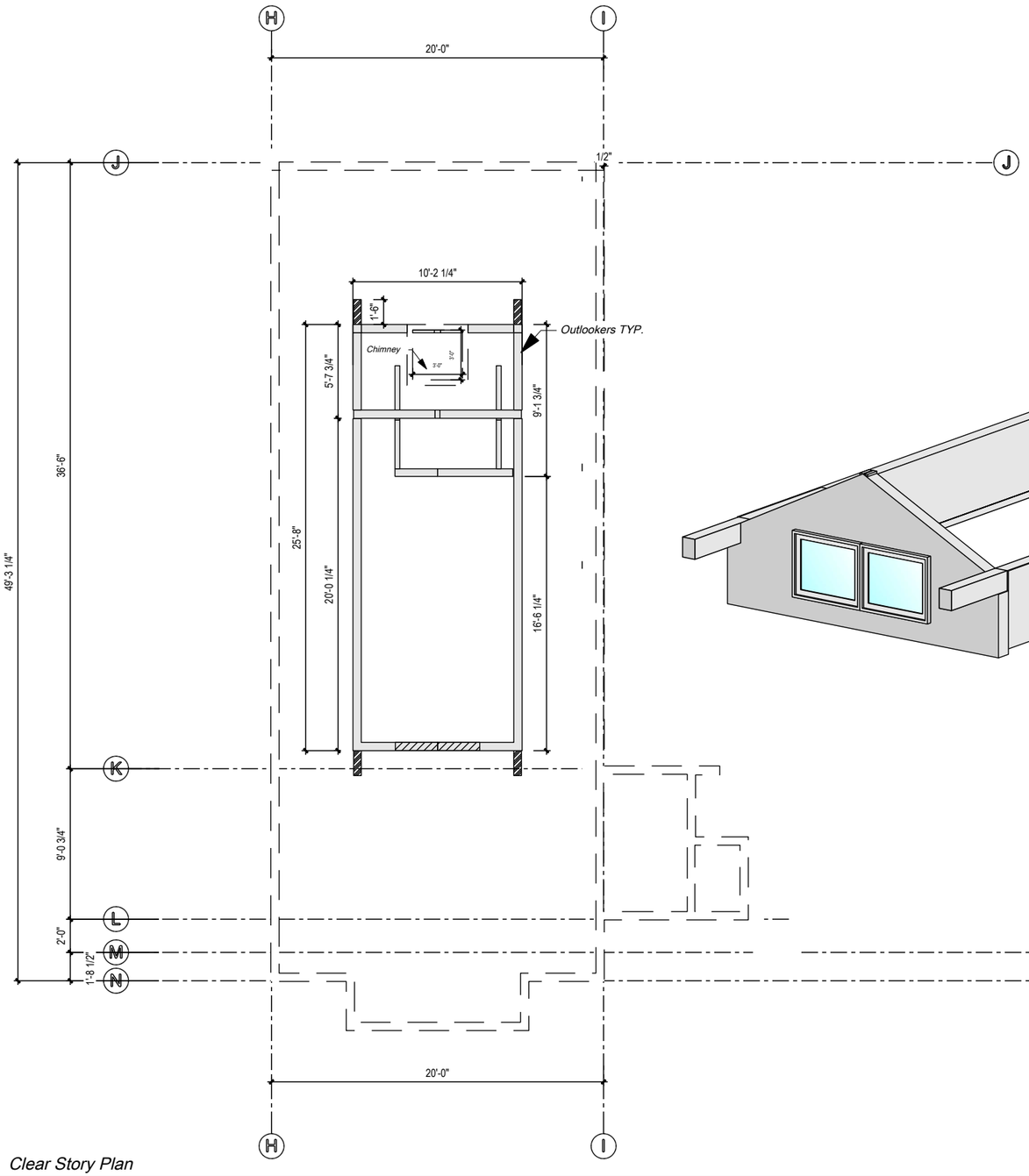

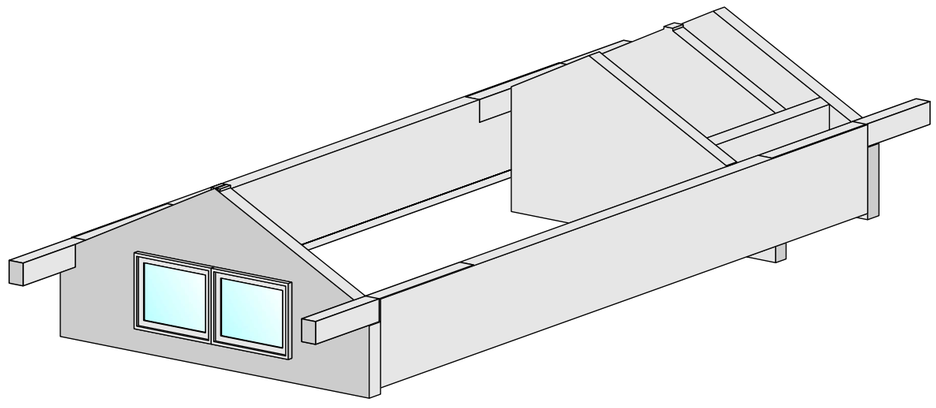

Clear Story Plan

1/8" = 1'

PG .7

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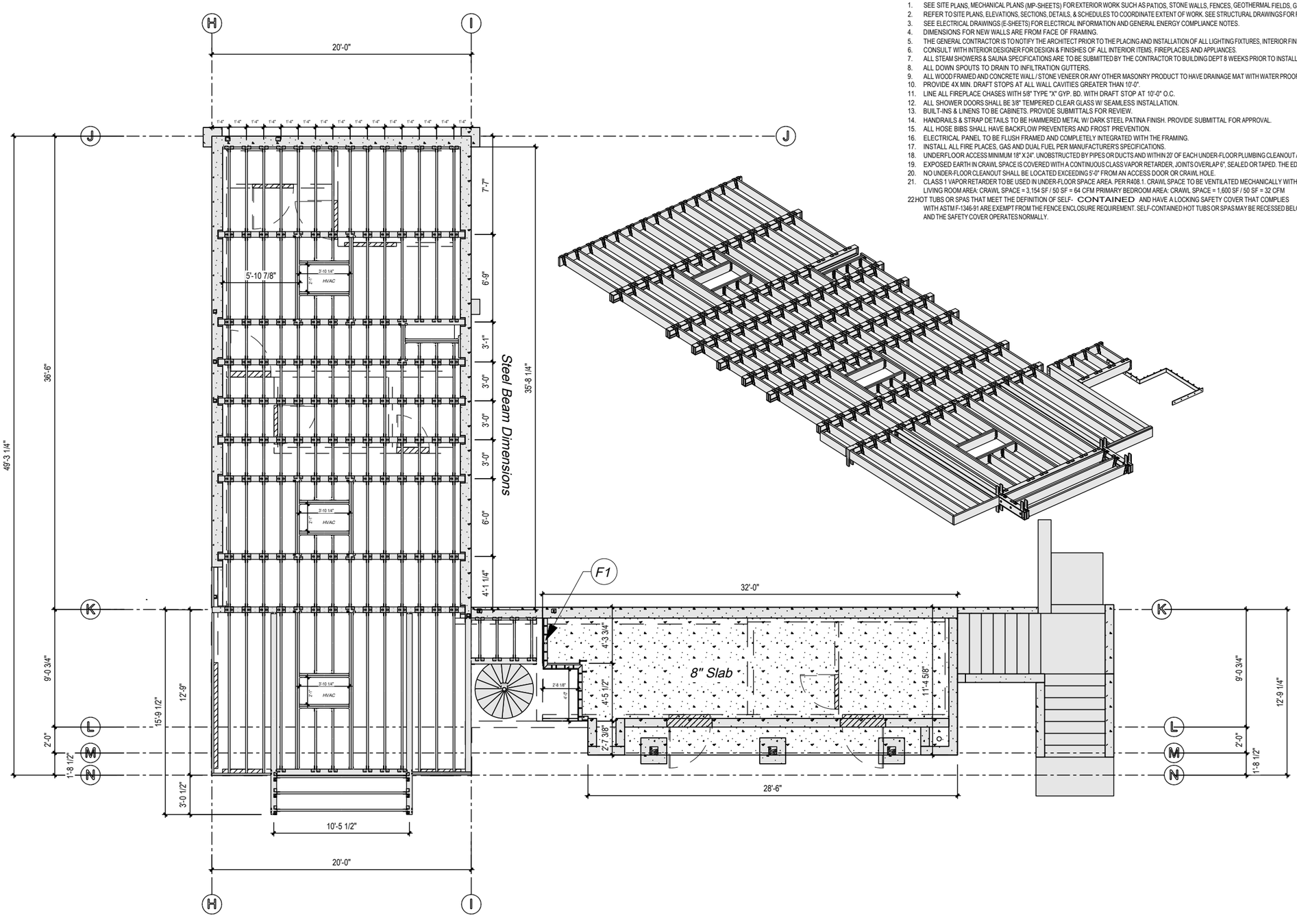

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FLOOR FRAMING NOTES

1) FLOOR SHEATHING TO BE 1 1/8" T&G APA RATED STURD-I FLR GLUE AND NAIL W/ 10d (0.148" SHANK DIAMETER) at 6" O.C. BOUNDARY & EDGES AND 10" O.C. FIELD (UNO). SEE DIAPHRAGM NAILING DETAIL ON SHEAR DETAILS SHEET FOR MORE INFO.

2) SEE SHEARWALL AND DIAPHRAGM PLANS FOR ADDITIONAL DIAPHRAGM AND STRAPPING REQUIREMENTS.

3) ALL BEARING/PERIMETER WALLS - UPPER TOP PLATES TO BE SPLICED 48" MINIMUM AWAY FROM LOWER TOP PLATE SPLICES W/ (12) 16d AT LAP PROVIDE MST37 AT ANY PLATE DISCONTINUITIES (UNO).

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6) PROVIDE SINGLE TRIMMERS AT ALL HEADERS MIN. UNO ON PLAN.

7) PROVIDE KINGSTUDS PER TYPICAL HEADER/KINGSTUD DETAIL UNO ON PLAN.

8) ALL FLOOR JOISTS ARE 1 3/4"x9 1/4" LVL AT 16" OC UNO ON PLAN.

LOW ROOF FRAMING NOTES

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7) PROVIDE MIN. OF ONE STUD UNDER EVERY TRUSS OR RAFTER.

8) PROVIDE SINGLE TRIMMERS AT ALL HEADERS MIN. UNO ON PLAN.

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Floor Framing Plan

1/8" = 1'

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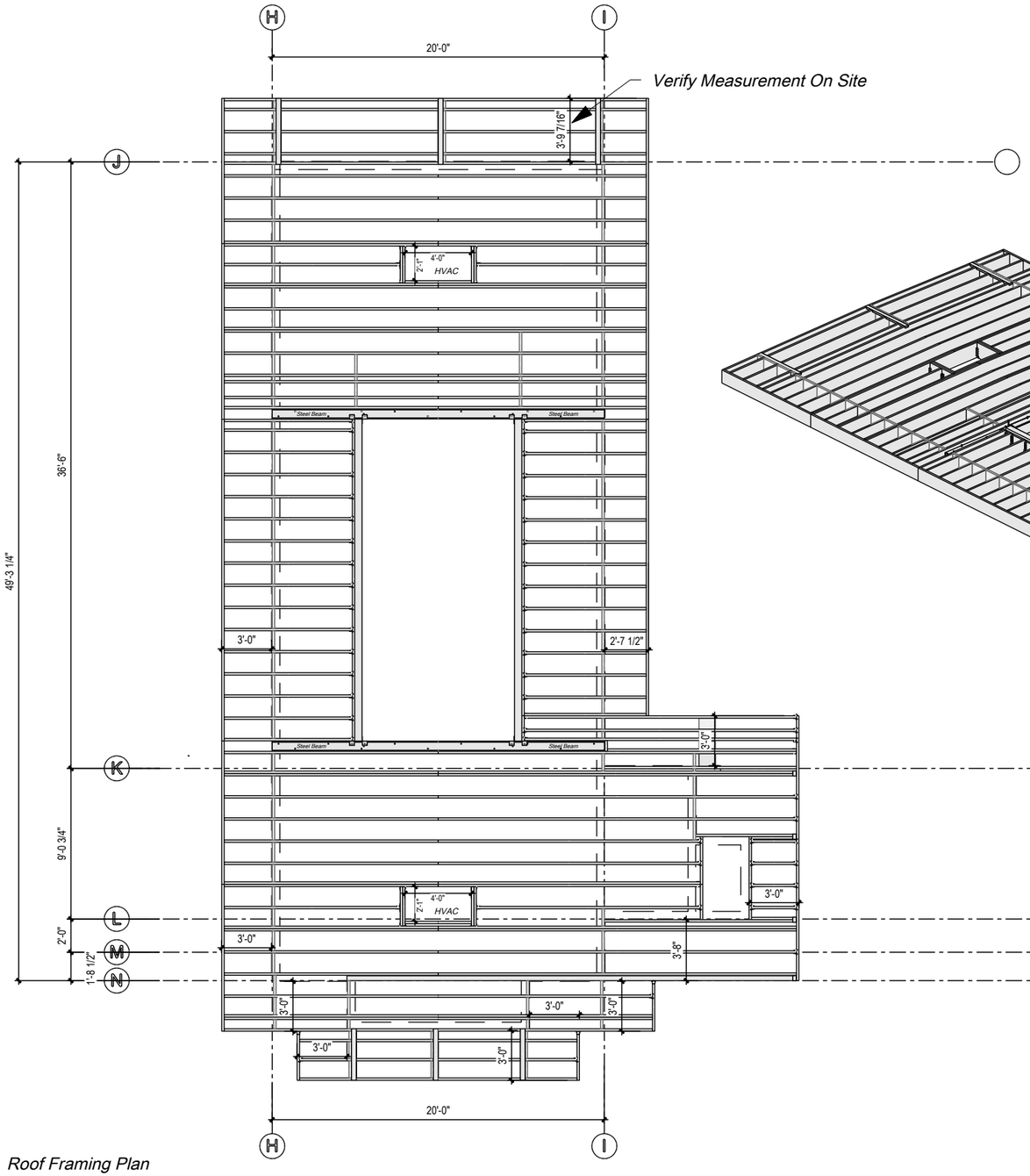

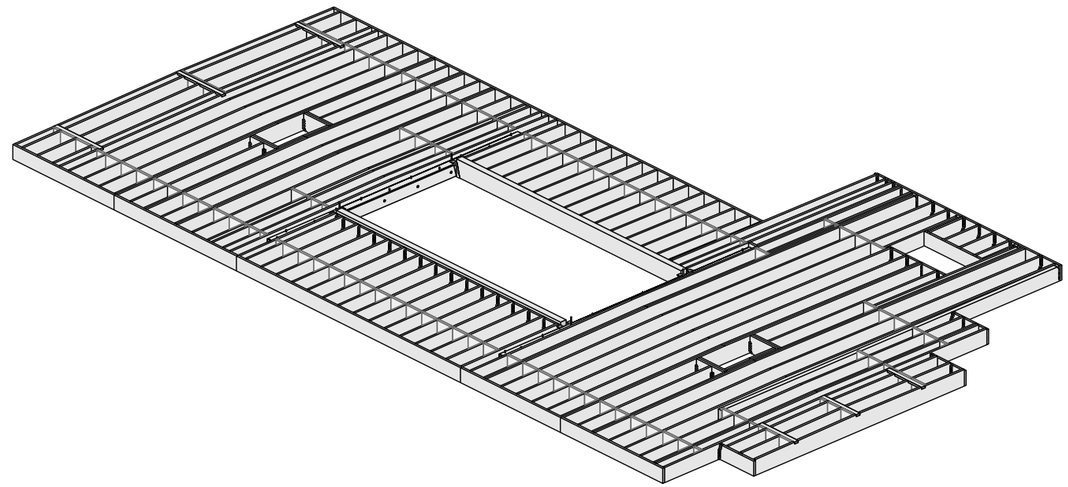

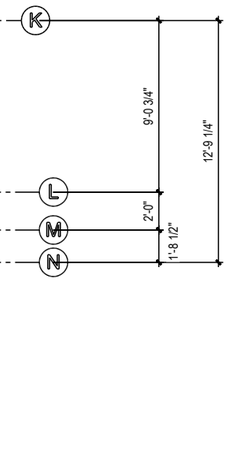

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Roof Framing Plan

1/8" = 1'

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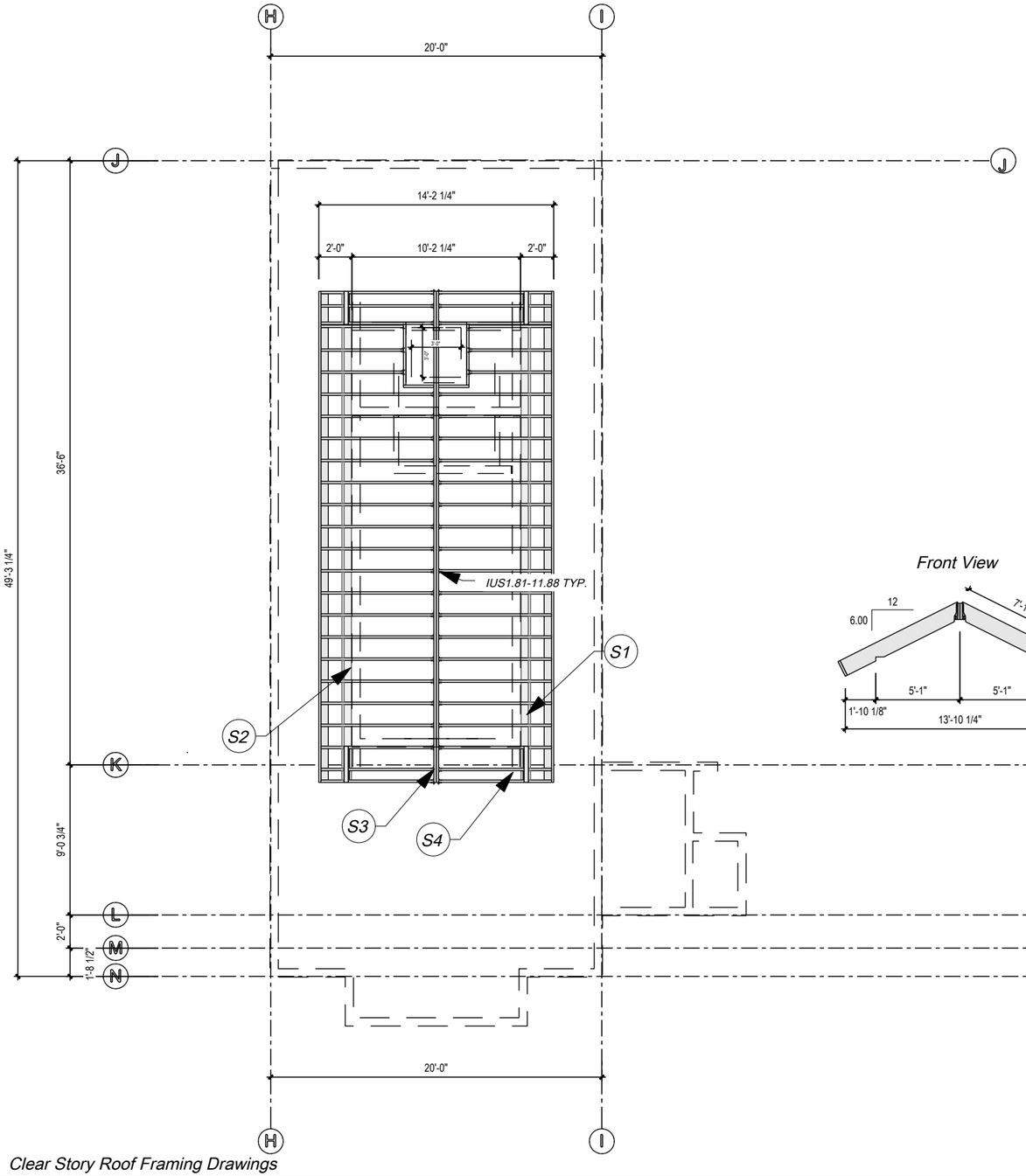

Clear Story Roof Framing Drawings

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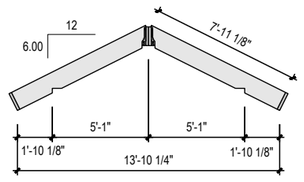
Front View



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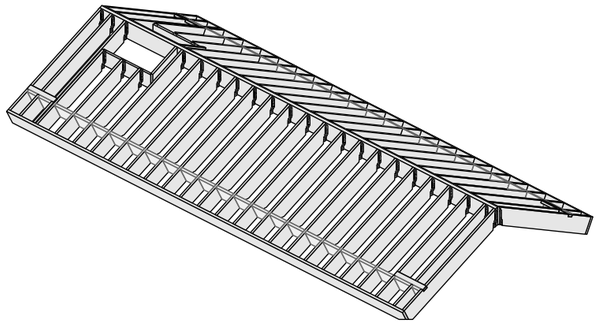
    LIVING ROOM AREA: CRAWL SPACE = 3,154 SF / 50 SF = 64 CFM PRIMARY BEDROOM AREA: CRAWL SPACE = 1,600 SF / 50 SF = 32 CFM
22. HOT TUBS OR SPAS THAT MEET THE DEFINITION OF SELF- CONTAINED AND HAVE A LOCKING SAFETY COVER THAT COMPLIES WITH ASTM F-1346-91 ARE EXEMPT FROM THE FENCE ENCLOSURE REQUIREMENT. SELF-CONTAINED HOT TUBS OR SPAS MAY BE RECESSED BELOW THE ADJOINING FLOOR, DECK OR GRADE LEVEL AS LONG AS IT IS ALLOWED IN THE MANUFACTURER'S SPECIFICATIONS AND THE SAFETY COVER OPERATES NORMALLY.



ROOF FRAMING NOTES

1) ROOF SHEATHING TO BE 5/8" APA RATED 40/20 W/ 10d (0.148 SHANK DIAMETER) at 6" O.C. BOUNDARY & EDGES AND 12" O.C. FIELD (UNO). PROVIDE 4" O.C. NAILING INTO ALL BLOCKING, OUTRIGGERS AND GABLE TRUSSES. SEE DIAPHRAGM NAILING DETAIL ON THE SHEAR DETAILS SHEET FOR MORE INFO.

2) SEE SHEARWALL AND DIAPHRAGM PLANS FOR ADDITIONAL DIAPHRAGM AND STRAPPING REQUIREMENTS.

3) ALL BEARING/PERIMETER WALLS - UPPER TOP PLATES TO BE SPLICED 48". MINIMUM AWAY FROM LOWER TOP PLATE SPLICES W/ (12) 16d AT LAP PROVIDE MST37 AT ANY PLATE DISCONTINUITIES (UNO).

4) SEE ADDITIONAL REQUIREMENTS ON THE STRUCTURAL SPECIFICATIONS SHEET.

5) SEE SHEAR DETAILS SHEET FOR SHEARWALL NOTES, SCHEDULES, & DETAILS.

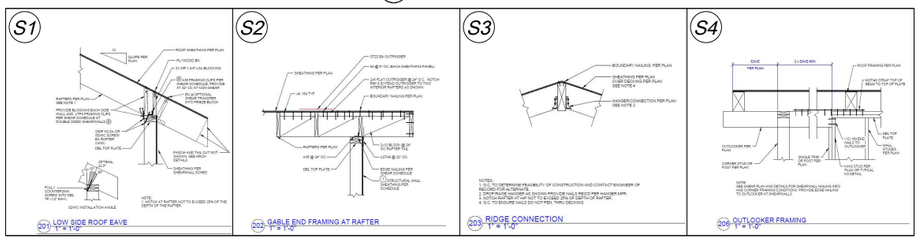
6) ROOF SHEATHING: IN ADDITION TO THE NAILING REQUIREMENTS IN THE WOOD FRAMING SECTION ON THE SPECIFICATIONS SHEET, AND THE SHEAR PLAN, PROVIDE 4" O.C. EDGE NAILING & 6" O.C. FIELD NAILING WHEN WITHIN 5' OF GABLE FASCIA LINES, AND PROVIDE 6" O.C. FIELD NAILING WHEN WITHIN 4' OF RIDGES OR EAVES.

7) PROVIDE MIN. OF ONE STUD UNDER EVERY TRUSS OR RAFTER.

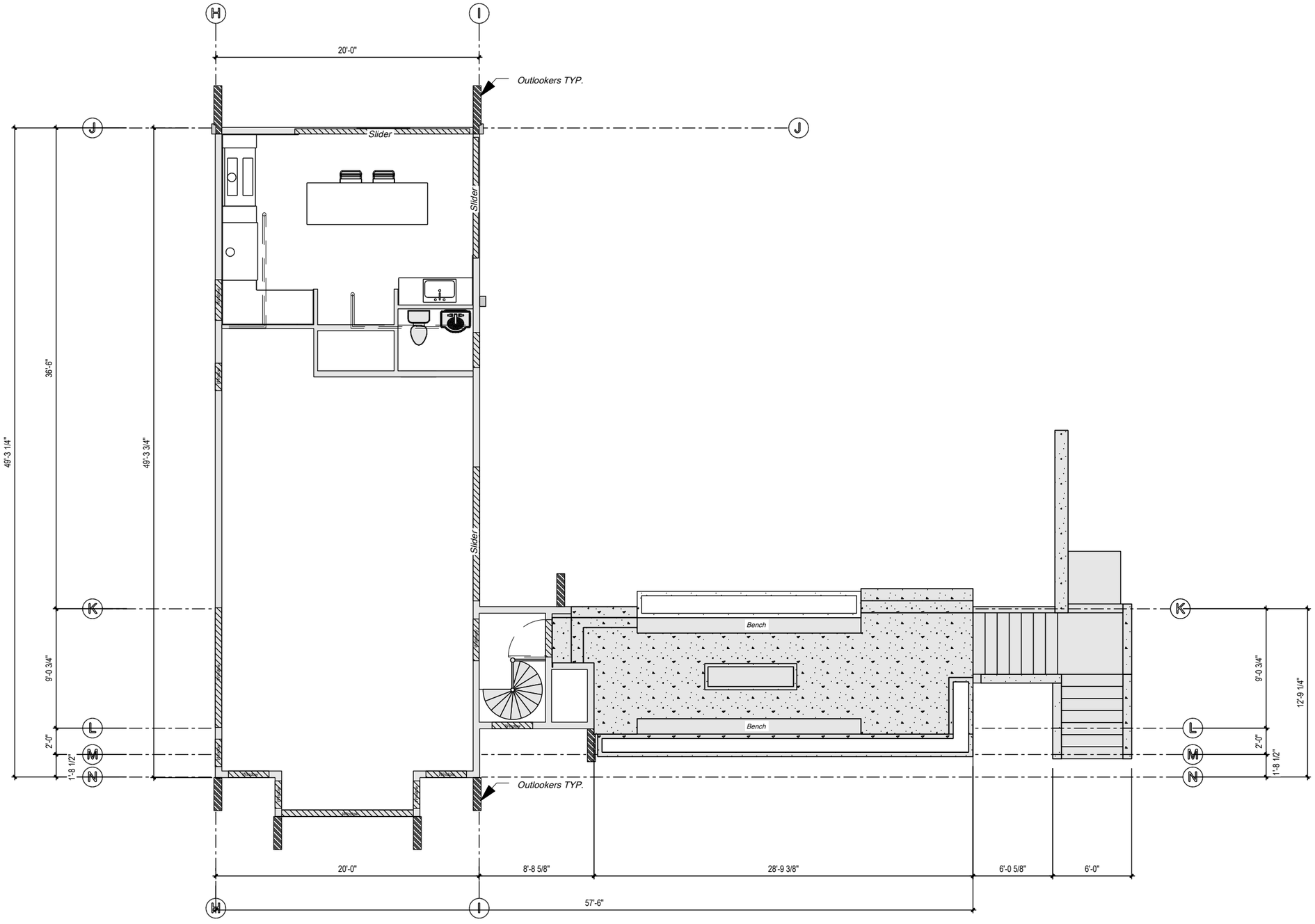
8) PROVIDE SINGLE TRIMMERS AT ALL HEADERS MIN. UNO ON PLAN.

9) PROVIDE KINGSTUDS PER TYPICAL HEADER/KINGSTUD DETAIL UNO ON PLAN.

10) ALL RAFTERS SHALL BE A MINIMUM OF 1 3/4"x11 7/8" LVL OPTION TO USE 14" DEEP LVL AND RIPPED TO NO LESS THAN 11 7/8".



Project Dean Pool House Project number	Architect Customer Designer Ashton Harley	Group Location	Thickness Height Length	AuerHaus ADVANCED CAD/CAM CONSTRUCTION 3D BIM AND 5D PLANNING INTERFACE PRECUT AND PRE-FRAMED BUILDING PACKAGES



Main Floor Plumbing Plan

1/8" = 1'

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