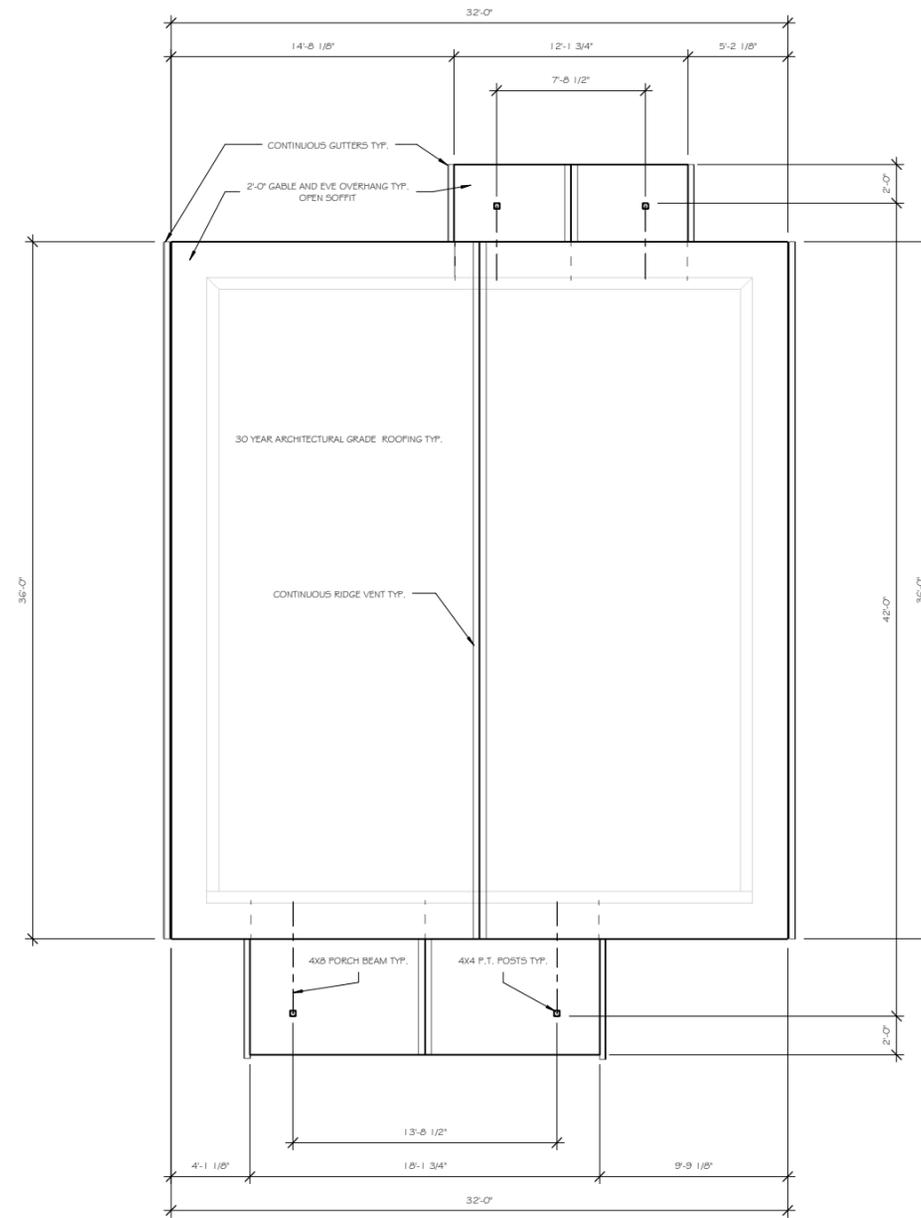


2 ROOF FRAMING PLAN
A106 1/4" = 1'-0"



1 ROOF PLAN
A106 1/4" = 1'-0"

ROOF PLANS

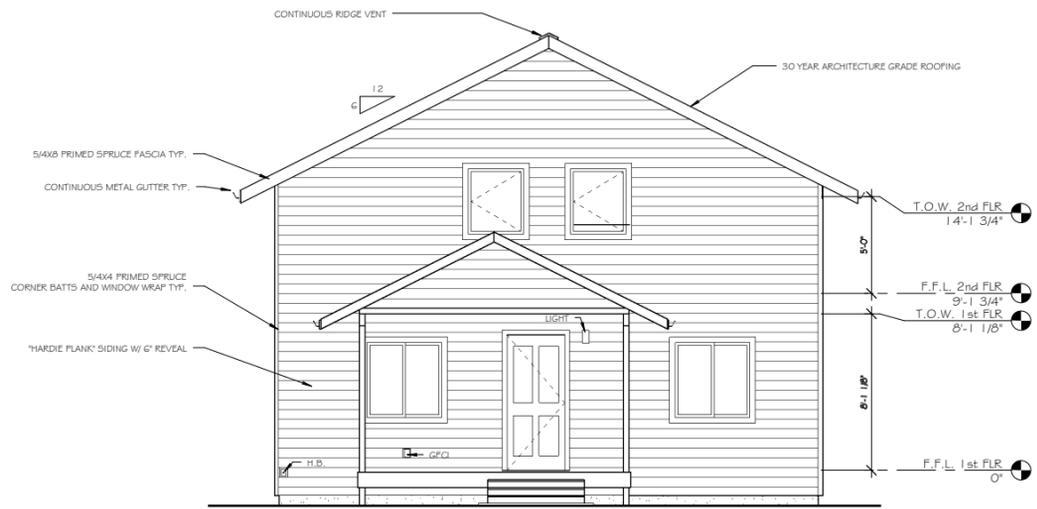
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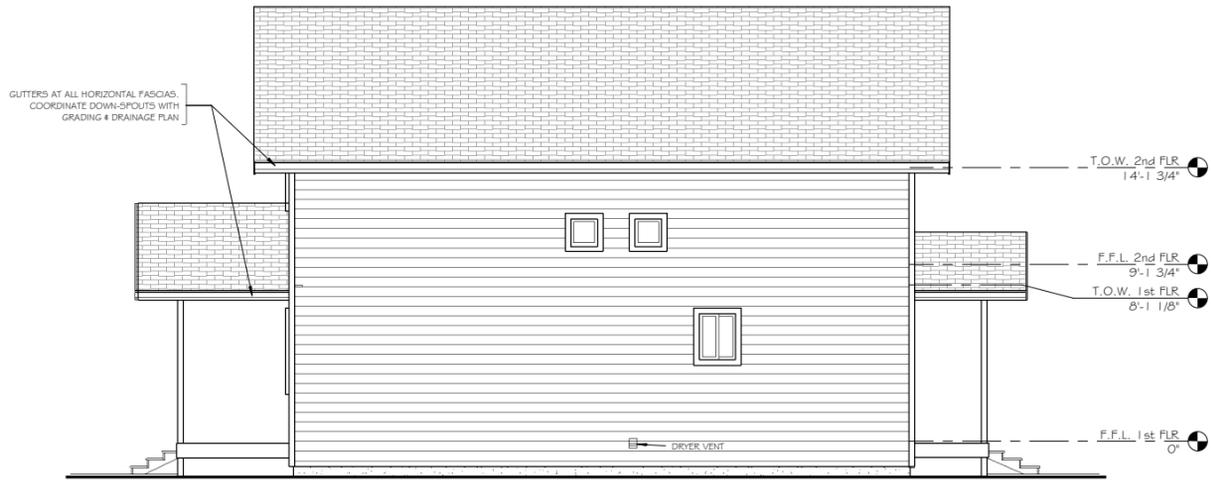
PROJECT:
HOUSE
37th Ave SE Lacey Wa 98503
PROJECT #: HFH 4BDRM STATUS: Preliminary

#	REVISIONS DESCRIPTION	DATE

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6/18/2013 11:18:48 AM
SHEET TITLE:
ROOF PLANS
A106



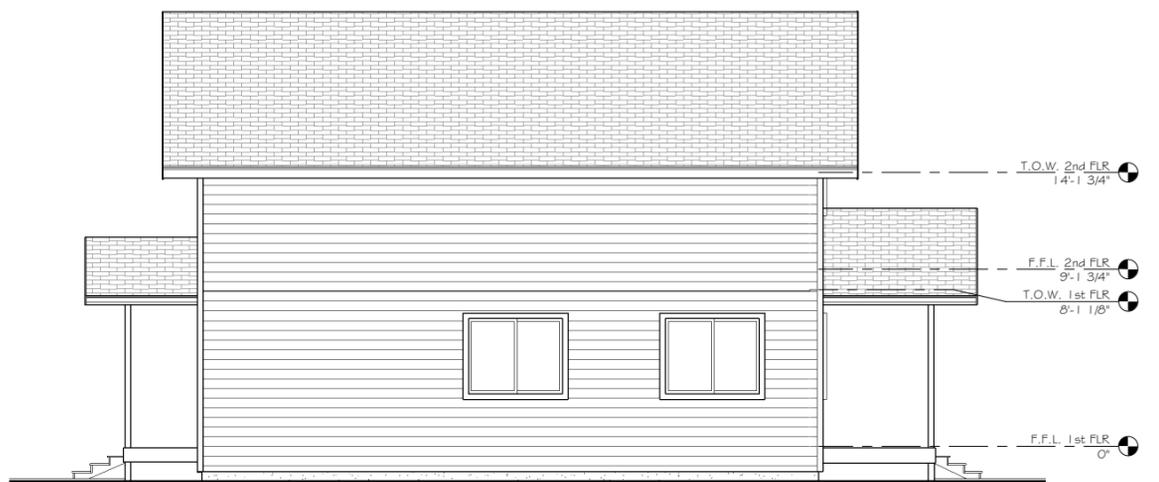
1 FRONT
A201 1/4" = 1'-0"



2 RIGHT
A201 1/4" = 1'-0"



3 REAR
A201 1/4" = 1'-0"



4 LEFT
A201 1/4" = 1'-0"

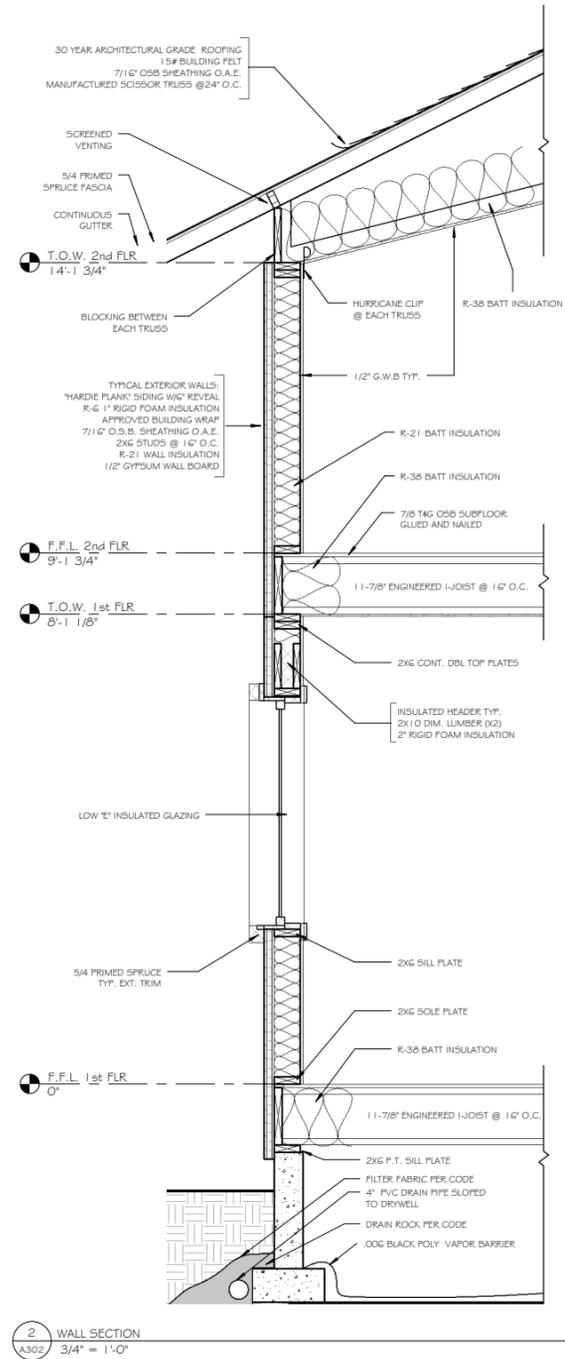
ELEVATIONS

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(360) 956-3415 fax

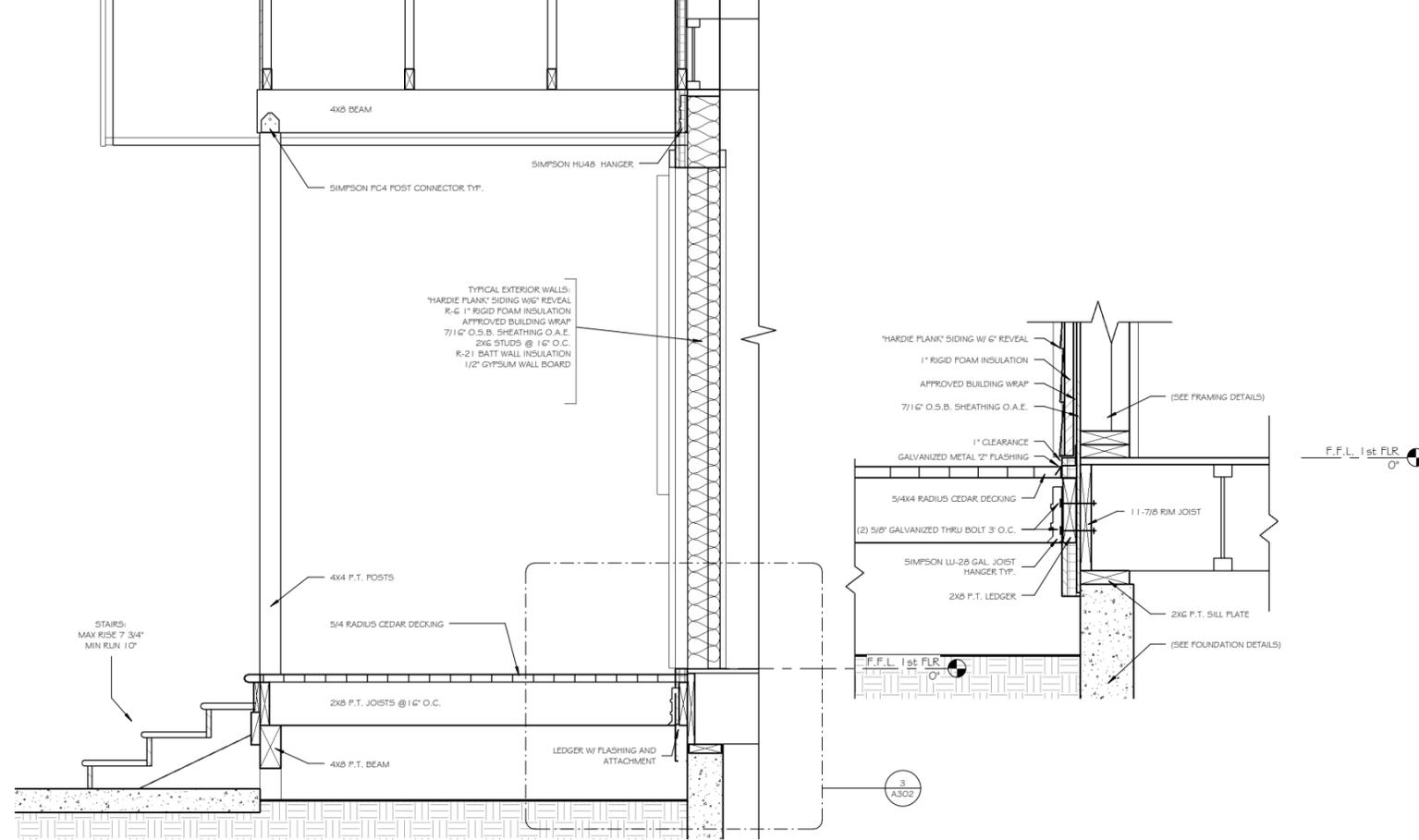
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PROJECT:
HOUSE
37th Ave SE Lacey Wa 98503
PROJECT #: HH 4BDRM STATUS: Preliminary

#	REVISIONS DESCRIPTION	DATE
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SHEET TITLE: ELEVATIONS		
A201		

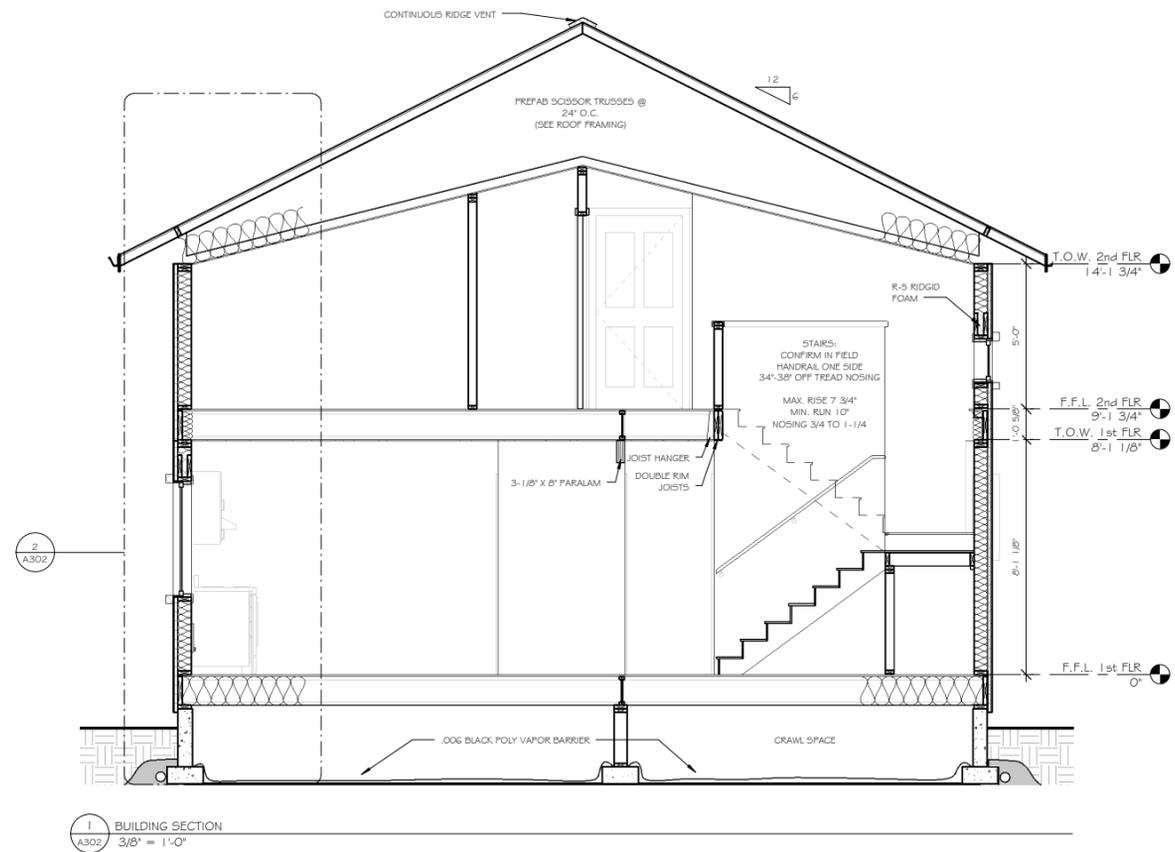


2 WALL SECTION
A302 3/4" = 1'-0"



4 SECTION VIEW - PORCH
A302 1" = 1'-0"

3 TYP. PORCH - FLASHING DETAIL
A302 1 1/2" = 1'-0"



1 BUILDING SECTION
A302 3/8" = 1'-0"

BUILDING SECTIONS

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PROJECT: **HOUSE**
37th Ave SE Lacey Wa 98503

PROJECT #: HFH 4BDRM STATUS: Preliminary

REVISIONS	DESCRIPTION	DATE

SHEET SCALE:
As indicated

6/18/2013 11:18:51 AM

SHEET TITLE:
BUILDING SECTIONS

A302

ABBREVIATIONS

A	Air conditioning	E	Equivalent	P	Penmeter
A/E	Architect/engineer	EQUIV	Equivalent	PK LOT	Parking lot
AB	Anchor Bolt	ESMT	Easement	PL	Property line
ABS	Acrylonitrile butadiene styrene	EST	Estimate	PLYWD	Plywood
ACOUS INSUL	Acoustical insulation	EW	Each way	PREFAB	Prefabrication
ACS DR	Access door	EWH	Electric water heater	PRELIM	Preliminary
ACST	Acoustic	EXIST	Existing	PREV	Previous
ADA	Americans with Disabilities Act	EXST GR	Existing grade	PRKG	Parking
ADC	Automatic door closer	EXT	Exterior	PROP	Property
ADH	Adhesive	F	Fire alarm	PT	Pressure treated
ADJ	Adjacent	FA	Fire alarm control panel	PT CONC	Post-tensioned concrete
ADMN	Administration	FACP	Fire alarm control panel	PTD	Paper towel dispenser
AFF	Above finished floor	FAS	Fascia	PVC	Polyvinyl chloride (plastic)
AGGR	Aggregate	FD	Floor drain	Q	Quarter
AIA	American Institute of Architects	FEC	Finish	QTR	Quantity
ALM	Alarm	FF	Finish face	QTY	Quantity
ALT	Alternate	FF EL	Finish floor elevation	QUAD	Quadrant
ALUM	Aluminum	FI	Fire hydrant	QUAL	Quality
APA	American Plywood Association	FIN	Finish	R	Radius
APPD	Approved	FIN FLR	Finish floor	R	Radius
APPROX	Approximate	FIN GR	Finish grade	RCP	Reflected ceiling plan
APT	Apartment	FIXT	Fixture	RD	Road
ARCH	Architect	FL	Floor line	REBAR	Reinforcing steel bars
AUTO	Automatic	FLG	Flooring	RECT	Rectangle
AUX	Auxiliary	FLOUR	Fluorescent	REF	Refrigerator
AV	Audio visual	FOC	Face of concrete	REGD	Registered
AVE	Avenue	FOS	Face of stud	REST	Rest room
AWN WDW	Awning window	FPL	Fireplace	RH	Right hand
B		FRMG	Framing	RLG	Railing
BALC	Balcony	FT	Feet	RM	Room
BAT	Bathtub	FTG	Footing	RO	Rough opening
BAY WDW	Bay window	FJRG	Furring	RS	Rough sawn
BC	Bottom chord	FURN	Furnace	S	South
BD	Board	G	Galvanized	SC	Solid core
BD FT	Board feet	GALV	Galvanized	SCHED	Schedule
BEV	Bevel	GALV STL	Galvanized steel	SD	Smoke detector
BI FLD DR	Bifold doors	GL	Glass	SECT	Section
BKG	Backing	GL BK	Glass block	SF	Square feet
BLDG	Building	GLU LAM	Glued laminated wood	SGD	Sliding glass door
BLT	Built	GLZ	Glazing	SH	Single hung (window)
BLT IN	Built-in	GYM	Gymnasium	SHR	Shower
BLVD	Boulevard	GWB	Gypsum wall board	SHHG	Sheathing
BLW	Below	H	Hose bib	SHV	Shelving
BM	Beam	HC	Hollow core	SLD WDW	Horizontal sliding window
BOT	Bottom	HCP	Handicapped	SND	Sanitary napkin dispenser
BP	Building Paper	HD	Heavy duty	SPEC	Specification
BR	Bracing	HDR	Header	SQ IN	Square inch
BRCG	Bracing	HDWD	Hardwood	SQ YD	Square yard
BRDG	Bringing	HF	Hemlock fir	ST	Stair
BRG	Bracing	HGR	Hanger	STD	Standard
BSMT	Basement	HLDN	Holds on	STOR	Storage
BT	Bathtub	HNDRL	Handrail	STRUCT	Structural
BTR	Better	HORIZ	Horizontal	SUB FL	Subfloor
Btu	British thermal unit	HT	Height	SURF	Surface
BTWN	Between	HVY	Heavy	SUSP	Suspended
C		HW	Hot water	SWR	Sewer
C TO C	Center to center	HWY	Highway	SYM	Symbol
CAB	Cabinet	I	Identification	T	Tongue and groove
CANTIL	Cantilever	ID	Identical	T&G	Tongue and groove
CAP	Capillary	INSL	Insulation	TB	Towel bar
CD	Construction Documents	INT	Interior	TD	Towel dispenser
CEM	Cement	IRC	International Residential Code	TEL	Telephone
CHK	Check	J	Jalousie	TEMP	Temporary
CJ	Control joint	JAL	Jalousie	TF	Top of finished floor
CL	Center line	J-BOX	Junction box	THK	Thickness
CLG	Ceiling	K	Thousand	TO FND	Top of foundation
CLO	Closet	KD	Kiln dried	TOC	Top of concrete
CLR	Color	KT	Knockout	TOPO	Topography
CMFPR	Computer	L	Linen closet	TOS	Top of slab
CMU	Concrete masonry unit	L CL	Linen closet	TOW	Top of wall
CNR	Corner	LAM	Laminate	TPD	Toilet paper dispenser
CNTR	Counter	LATL	Lateral	TRANS	Transom
COL	Column	LAV	Lavatory	TV	Television
CONC	Concrete	LBR	Lumber	TYP	Typical
CONC FLR	Concrete floor	LC	Laundry chute	U	Uniform Building Code
CONSTR	Construction	LD BRG	Load-bearing	UBC	Uniform Building Code
CONT	Continue	LF	Linear feet	UMC	Uniform Mechanical Code
CR	Closet rod	LIN	Linear	UP	Utility pole
CSMT	Casement	LL	Live load	UPC	Uniform Plumbing Code
CSWK	Casework	LR	Living room	UR	Unrail
CTR	Center	LRG	Large	UTIL	Utility
CTRL	Control	LT	Light	V	Vinyl base
CTV	Cable television	LT WT	Lightweight	VENT	Ventilation
CU	Cubic	M	Material	VERT	Vertical
CU FT	Cubic feet	MAX	Maximum	VOL	Volume
CU YD	Cubic yard	MBR	Master bedroom	VREF	Vent
D		MECH	Mechanical	VREF	Vent
D	Penny (nail)	MFD	Manufactured	W	West
D-B	Design build	MIN	Minimum	W	With
DBL	Double	MTL	Metal	W/O	Without
DEMO	Demolition	MW	Microwave	WC	Water closet
DEPT	Department	N	North	WD	Wood
DFTG	Drafting	NO	Number	WDW	Window
DH	Diameter	NTS	Not to scale	WH	Water heater
DIA	Diameter	O	On center	WL	Water line
DIM	Dimension	OH	Overhang	WP	Weather-proof
DIST	Distance	OFT	Optional	WSC	Wanscot
DJ	Double joint	OUT	Outlet	WT	Weight
DL	Dead load	P	Penmeter	WTR	Water
DF	Douglas fir	PERIM	Penmeter	WWF	Wire welded fabric
DR	Door	PL	Property line	X	Extra large
DS	Down spout	PLYWD	Plywood	Y	Yard
DW	Dishwasher	PREFAB	Prefabrication	YR	Year
DX	Drawing	PRELIM	Preliminary	Z	N/A
DX OUT	Duplex outlet	PREV	Previous	N/A	N/A
E		PRKG	Parking		
E	East	PT	Pressure treated		
EA	Each	PTD	Paper towel dispenser		
EH	Electric heater	PVC	Polyvinyl chloride (plastic)		
EJ	Expansion joint				
ELEC	Electric				
ENGR	Engineer				
ECS	Edge of slab				
EQ	Equal				

GENERAL NOTES

- All construction to comply with the current release of the International Residential Code (IRC) and all other appropriate codes and standards. The IRC takes precedence over drawings.
- Plans and dimensions to be checked and verified by contractor prior to construction. Avoid scaling distances off of the prints as plans may expand during reproduction.
- Building codes are subject to change and varying interpretation. Every effort has been made to insure these plans comply with local and state regulations and codes.
- The permit process includes plan review by the building department with jurisdiction over the building site.
- Contractor shall verify all existing dimensions, member sizes, and conditions prior to commencing any work.
- All wood exposed to the weather, including decks, railings, joists, beams, and posts shall be pressure treated or cedar. All fasteners and hardware in contact with pressure treated lumber shall be hot-dipped galvanized, G105 galvanized, z-max or equivalent.
- Unless otherwise indicated, all new interior walls are standard 2x4 wood frame construction with 1/2" gypsum wall board.
- Provide cedar blocking @ all exterior wall penetrations, (hose bibs, Electrical outlets, and Futures). Provide and install head flashing above all projecting wood trim. All window and door openings shall be made water-resistant and flashed according to manufacturer's installation instructions. I.R.C. Section G12.1
- All railing shall comply with railing schedules in the I.R.C., as indicated in structural notes. Provide and install metal railing plates adjacent to all plumbing.
- DESIGN AND LOAD CRITERIA:

LIVE LOADS:	DECK LOADS:
Floors = 40 P.S.F.	Floors = 10 P.S.F.
Decks = 40 P.S.F.	Decks = 5 P.S.F.
Stairs = 40 P.S.F.	Stairs = 10 P.S.F.
Snow = 25 P.S.F.	Roof = 10 P.S.F.
	(Composition roofing)
	25 P.S.F. (concrete tile)
- Soil bearing = 1500 P.S.F. (assumed)
Guard rails and hand rails to be built to resist 200# of force.
- ROOF / FLOOR TRUSSES:**
All manufactured to be designed and engineered for spans and conditions shown in plan set. Truss design specifications to be submitted to building inspector at time of framing inspection.
- EGRESS WINDOWS:**
Every sleeping room shall have at least one operable window or door with a minimum net clear operable area of 5.7 square feet. The minimum net clear height dimension shall be 24" with a minimum width of 20" and the maximum sill height shall be 44" above the floor. Egress windows with finished sill height below adjacent ground elevation shall have a window well which shall comply with the following: Net operable area of 9 square feet, a minimum dimension of 36" and when vertical depth is greater than 44" an approved affixed ladder or stairs shall be provided.

- SMOKE DETECTORS AND CARBON MONOXIDE ALARMS:**
A Smoke Detector shall be installed in each sleeping area and in the corridor leading to them. Detectors shall be hard wired, installed on each floor level, and shall have a battery backup feature. The Carbon Monoxide alarm shall be installed on each floor and in the corridor serving the sleeping areas.
- STAIR DESIGN CRITERIA:**
7-3/4" maximum rise / 10" minimum run. Minimum head room shall be 6'-5". Place handrails 34" - 38" above tread nosing. Guard rails minimum 36" high with intermediate members installed not more than 4" apart. Minimum size of stair nosing shall be 3/4" with a maximum of 1-3/4".
- SAFETY GLAZING:**
All glazing in I.R.C. deemed hazardous Areas must be safety glazing including: All ingress and egress door glazing, any sliding door assemblies and panels (exclude wardrobe doors). Tub/shower enclosures and any glazing in walls within 60" of standing area. Glazing in any opening adjacent to a door within 12" where the bottom is less than 60" above the walking surface. All glazing less than 18" above the floor. All glazing in stairwell landings and railings.
- EXHAUST FAN DESIGN CRITERIA:**
The point of discharge of exhaust air shall be at least 3'-0" from any building opening. Exhaust fans are required in each kitchen bathroom, water closets, laundry facility and any other areas where excess water vapor or cooking odor is produced. Each dwelling shall be equipped with a whole house fan that provides a continuous exhaust of 1 l/sone or less, 45 cfm for 2-3 bedrooms or 60 cfm for a 4-bedroom house. A label is to be installed at the location of the whole house fan switch that states: "Whole House Fan".
- WATER CLOSET DESIGN CRITERIA:**
Water closets shall be installed in a clear space of no less than 30" in width and the clear space in front of the toilet shall not be less than 24".
- WATER HEATERS:**
Water heaters shall be anchored or strapped to resist horizontal displacement due to earth quake motion. Temperature and pressure relief valves shall be drained to the exterior of the building. All electric water heaters shall be placed in a metal pan when installed over wood framing and if installed in an unheated space or on a concrete floor on an R-10 insulated pad.
- ATTIC ACCESS:**
Attics with a minimum vertical height of 30" must be provided with an access of not less than 22" X 30". If an access is provided it must be installed with a curb of not less than 12".

ENERGY CODE NOTES

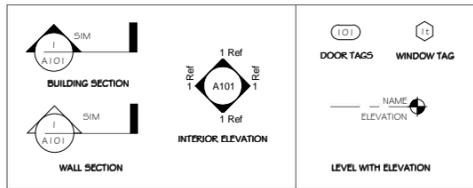
- A Washington State Energy label shall be posted within 3'-0" of electrical distribution panel. WSEC 1.05.4
- A Blower Door test shall be completed on finished building. WSEC 502.4.4
- WSEC Chapter 9 credit is category **IA**.
- All exterior lighting installed shall be of an energy efficient design and 75% of all interior lighting installed shall be of an energy efficient design (IEEC 2012).
- All wall heaters shall be installed with a programmable thermostat.
- All installed windows and doors shall have a "U" value of Class .30 or less for windows and a "U" value of Class .20 or less for doors.



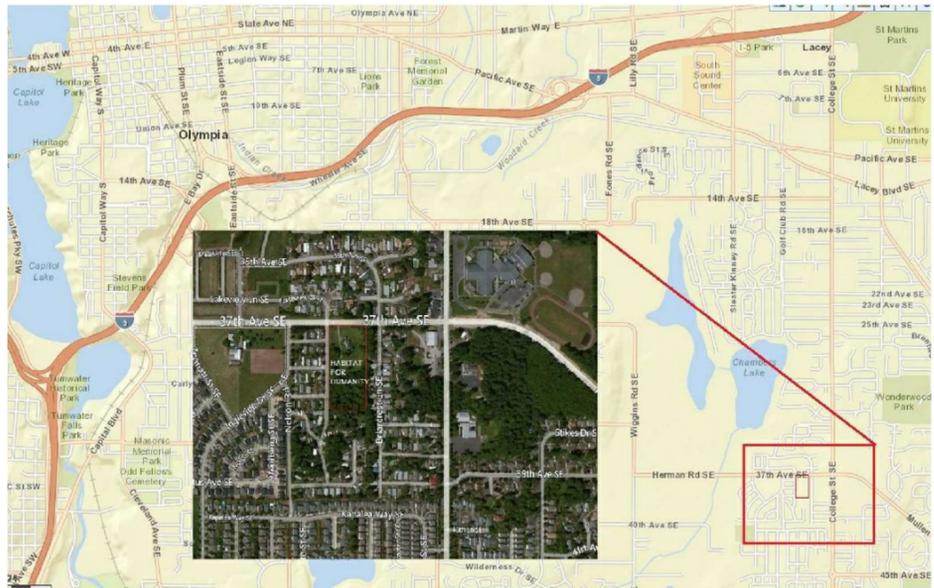
LIVING AREA SQ. FOOTAGE	
LEVEL	AREA
F.F.L. 1st FLR	846 SF
F.F.L. 2nd FLR	842 SF

DECK SQUARE FOOTAGE	
FRONT PORCH:	64 SQUARE FEET
REAR PORCH:	32 SQUARE FEET

SYMBOL LEGEND



Sheet List	
Sheet Number	Sheet Name
G001	COVER SHEET
A101	FLOOR PLANS
A102	ROOF PLANS
A201	ELEVATIONS
A302	BUILDING SECTIONS
S101	FOUNDATION PLAN
S102	FLOOR FRAMING PLAN
S105	LATERAL PLAN



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2-D Modeling/Construction Documents/CAAD/IMA
1-Modeling/Students, staff and faculty volunteers from
South Puget Sound Community College.

PROJECT:
HOUSE
37th Ave SE Lacey Wa 98503
STATUS: Preliminary
PROJECT #: FH4BDRM

REVISIONS	DESCRIPTION	DATE

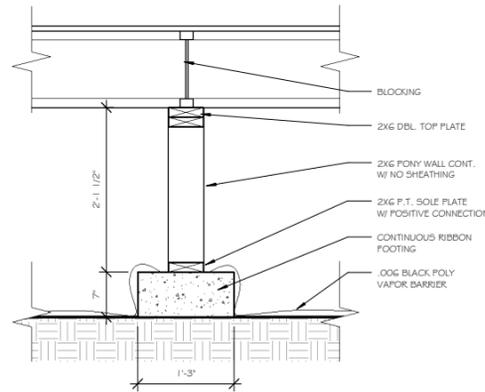
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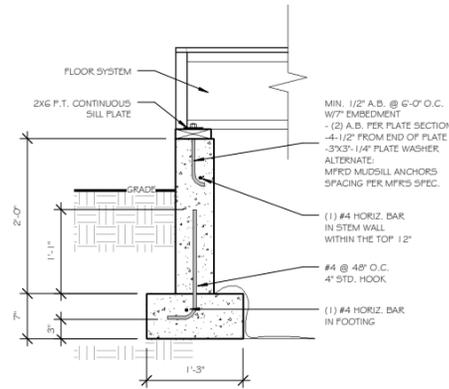
G001

GENERAL NOTES - FOUNDATIONS

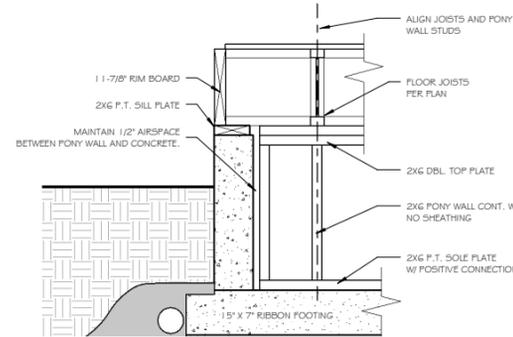
1. THE DEFAULT SOIL LOAD-BEARING VALUE IS 1500 PSF. BUILDING OFFICIAL MAY DETERMINE THE IN PLACE SOILS MAY HAVE LESS CAPACITY THAN 1500 PSF AND MAY REQUIRE BEARING CAPACITY TO BE DETERMINED BY A SOILS INVESTIGATION.
2. FOR ALL BUILDINGS, PLATE WASHERS A MINIMUM OF 1/4" x 3" x 3" IN SIZE SHALL BE PROVIDED BETWEEN THE FOUNDATION SILL PLATE AND THE NUT.
3. ALL FOUNDATION POST COLUMNS REQUIRE A POSITIVE CONNECTION AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT.
4. EXCEPT FOUNDATION WALLS SUPPORTING LESS THAN 4'-0" OF UNBALANCED BACKFILL, THE BACKFILL SHALL NOT BE PLACED AGAINST THE FOUNDATION WALL UNTIL IT HAS CURED FOR 14 DAYS.
5. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
7. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMP PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.
8. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR HAVE A 45# FELT BARRIER OR EQUIVALENT.
9. ANY DETAIL SHOWING A "SIMPSON" CONNECTOR MAY HAVE THE CONNECTOR REPLACED WITH ANOTHER MANUFACTURED CONNECTOR WITH EQUAL OR GREATER SPECIFICATIONS.
10. VERIFY ALL LATERAL BRACING REQUIRED CONNECTORS TO AVOID CONFLICTS WITH REQUIRED FOUNDATION SCREENED VENTS AND ACCESS WELLS.
11. MINIMUM FOOTING DEPTHS
ONE-STORY: 12" BELOW UNDISTURBED SOIL
TWO-STORY: 18" BELOW UNDISTURBED SOIL



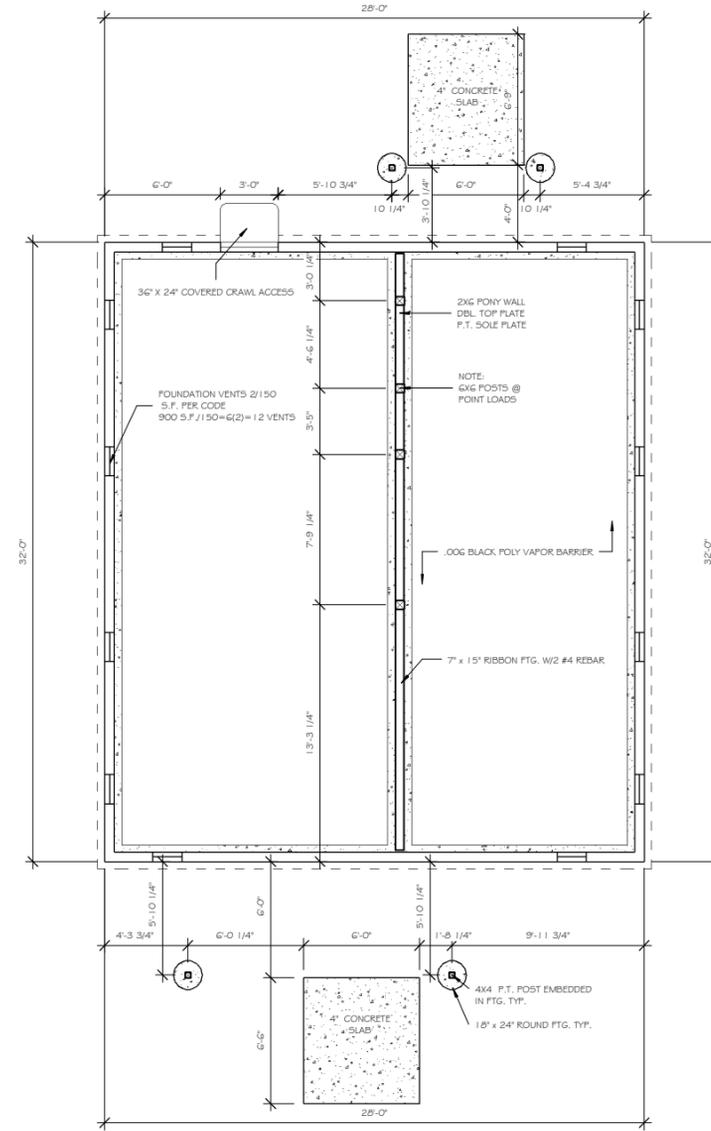
4 FOOTING W/ PONY WALL
S101 1" = 1'-0"



2 TYPICAL FOUNDATION - RIM JOIST
S101 1" = 1'-0"



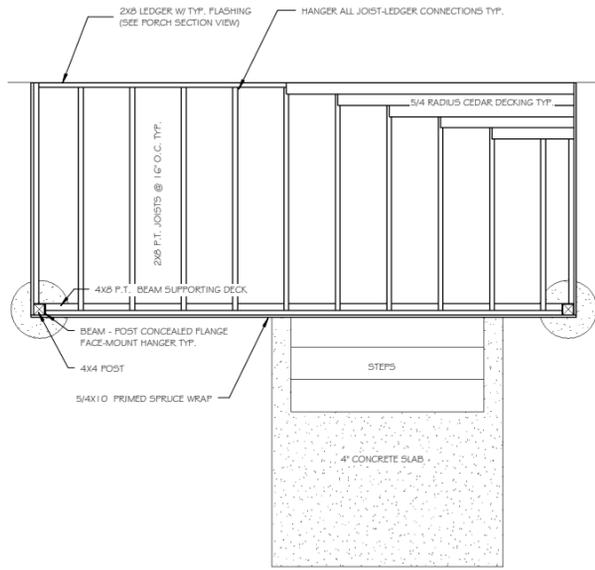
3 BEAM CONNECTION AT FOUNDATION
S101 1" = 1'-0"



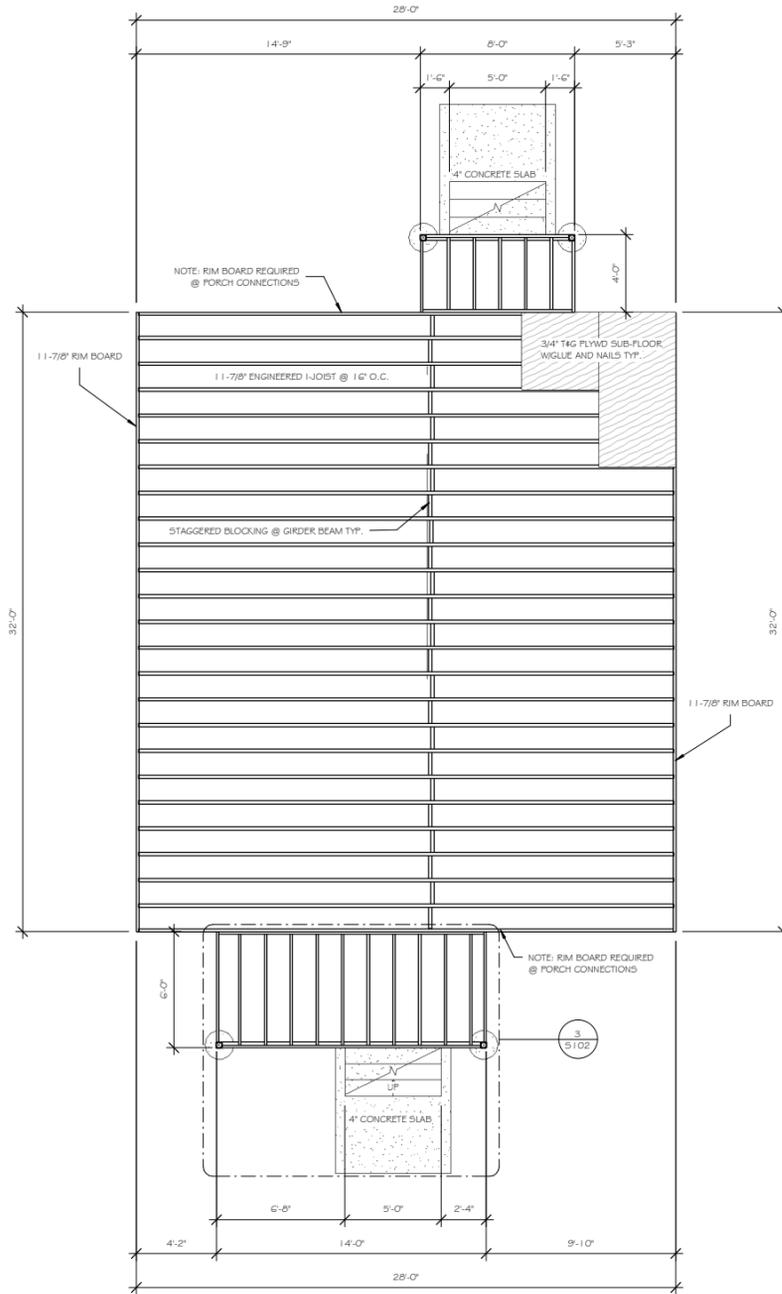
1 FOUNDATION PLAN
S101 1/4" = 1'-0"

#	REVISIONS DESCRIPTION	DATE

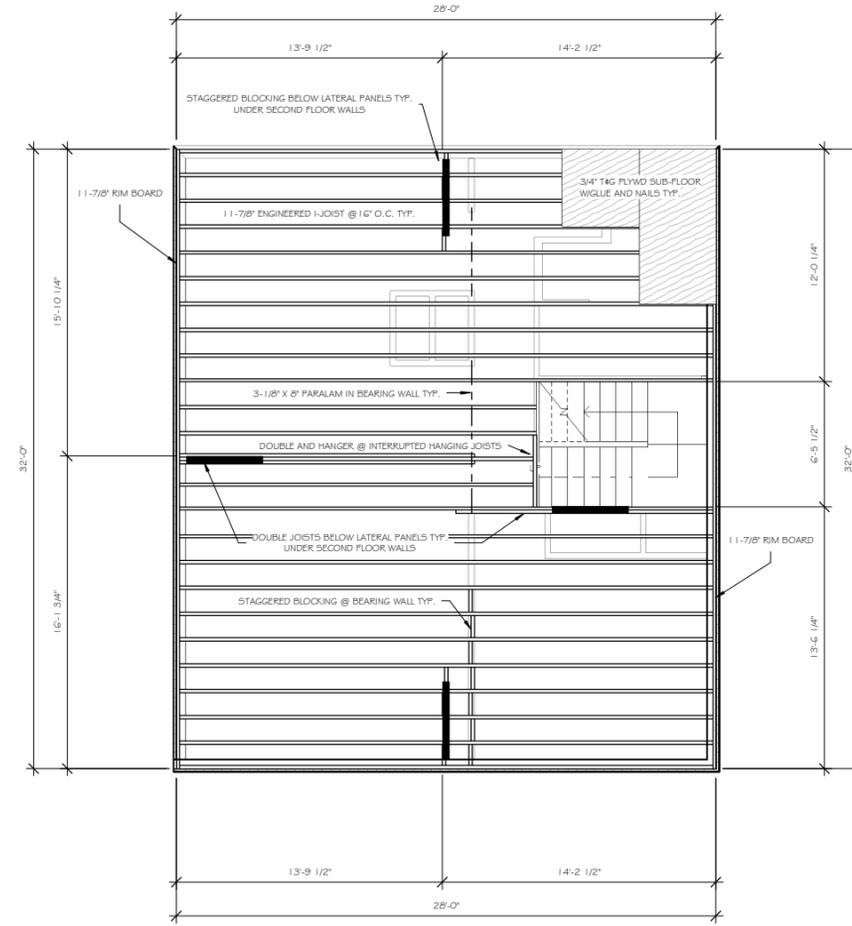
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8/18/2013 11:18:54 AM
SHEET TITLE:
FOUNDATION PLAN
S101



3 PORCH FRAMING PLAN - FRONT
1/2" = 1'-0"



1 FLOOR FRAMING PLAN - 1ST FLOOR
1/4" = 1'-0"



2 FLOOR FRAMING PLAN - 2ND FLOOR
1/4" = 1'-0"

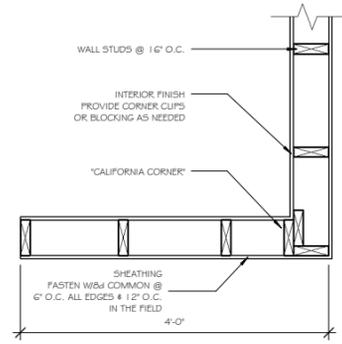
FLOOR FRAMING PLAN

#	REVISIONS DESCRIPTION	DATE

SHEET SCALE:
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6/18/2013 11:18:55 AM

SHEET TITLE:
FLOOR FRAMING PLAN

S102



1 STANDARD LATERAL PANEL - PLAN
1\"/>

GENERAL NOTES - LATERAL BRACING
BRACED WALL LINE AND BRACED WALL LOCATIONS

- BUILDINGS SHALL BE PROVIDED WITH EXTERIOR AND INTERIOR BRACED WALL LINES. BRACED WALL LINE SPACING SHALL NOT EXCEED 25'-0" IN BOTH DIRECTIONS EACH STORY. NOTE: THURSTON COUNTY EXEMPTS ONE 300 S.F. LIVING SPACE AREA ON EACH FLOOR FROM INTERIOR LATERAL BRACED WALL LINE COMPLIANCE.
- BRACED WALL LINES SHALL CONSIST OF BRACED WALL LINES ACCORDING TO DETAILS PROVIDED AND IF MORE THAN ONE OFFSET OCCURS IN THE SAME INTERIOR BRACED WALL LINE, THE CODE LIMITS THE SUM OF THE OFFSETS TO 8 FEET.
- BRACED WALL PANELS SHALL START AT NO MORE THAN 8" FROM EACH END OF A BRACED WALL LINE. THE CODE LIMITS THE SUM OF THE OFFSETS TO 8 FEET.
- ONE STORY BUILDINGS MUST HAVE 20% OF THE EXTERIOR WALL AREA CONSIST OF BRACED WALL PANELS. THE FIRST STORY OF A TWO-STORY BUILDING MUST HAVE 45% OF THE EXTERIOR WALL AREA CONSIST OF BRACED WALL PANELS IN ADDITION TO THE SECOND FLOOR HAVING A MINIMUM OF 20% WALL PANEL AREA.

CONSTRUCTION OF BRACED WALL PANELS

- OPTIONAL SHEATHING MATERIALS:
 - WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/16" FOR 16" O.C. SPACING AND NOT LESS THAN 3/8" FOR A 24" O.C. STUD SPACING.
 - G.W.B. 1/2" THICK AND 4'-0" WIDE ON STUDS NO MORE THAN 24" O.C. W/NAIS @ 7" O.C.
 - HARDBOARD PANEL SIKING.
- BRACED WALL PANEL SOLE PLATES SHALL BE FASTENED TO THE FLOOR FRAMING AND TOP PLATES SHALL BE CONNECTED TO THE FRAMING ABOVE WITH 16# AT 16" O.C. ALL VERTICAL JOINTS OF PANELS SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER 1-1/2" BLOCKING MINIMUM.

CONSTRUCTION OF ALTERNATE BRACED WALL PANELS

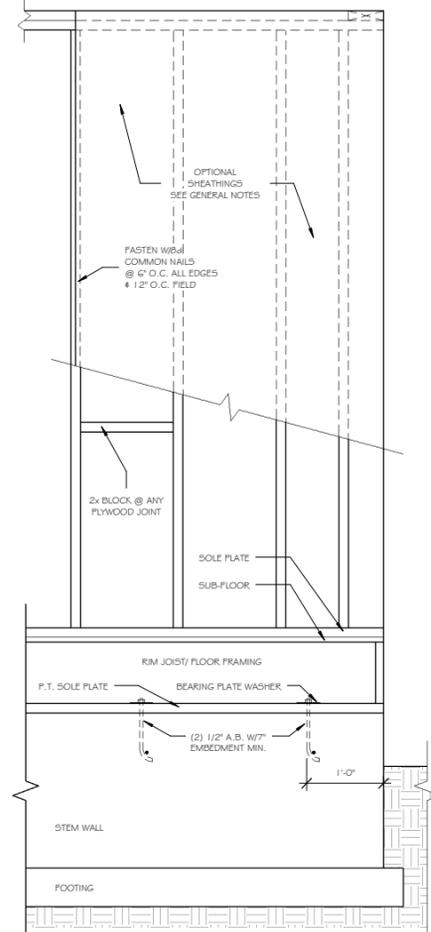
- IN ONE STORY BUILDINGS, ALTERNATE PANELS SHALL BE NOT LESS THAN 2'-0" WIDE WITH 10'-0" MAX. HEIGHT. TWO ANCHOR BOLTS PER PANEL WITH EACH PANEL END STUD CONNECTED TO THE FOUNDATION WITH A TIE-DOWN DEVICE PROVIDING AN UPLIFT CAPACITY OF AT LEAST 1,000 LBS.
- IN THE FIRST STORY OF TWO STORY BUILDINGS, EACH PANEL SHALL BE PROVIDED WITH WOOD STRUCTURAL PANEL SHEATHING ON BOTH SIDES WITH MINIMUM TIE-DOWN DEVICE UPLIFT CAPACITY OF 3,000 LBS. ALL REQUIRED BRACED WALL PANELS IN BUILDINGS WITH PLAN DIMS. GREATER THAN 50' SHALL BE SUPPORTED BY CONTINUOUS FOOTINGS.

3 GENERAL NOTES - LATERAL BRACING
1\"/>

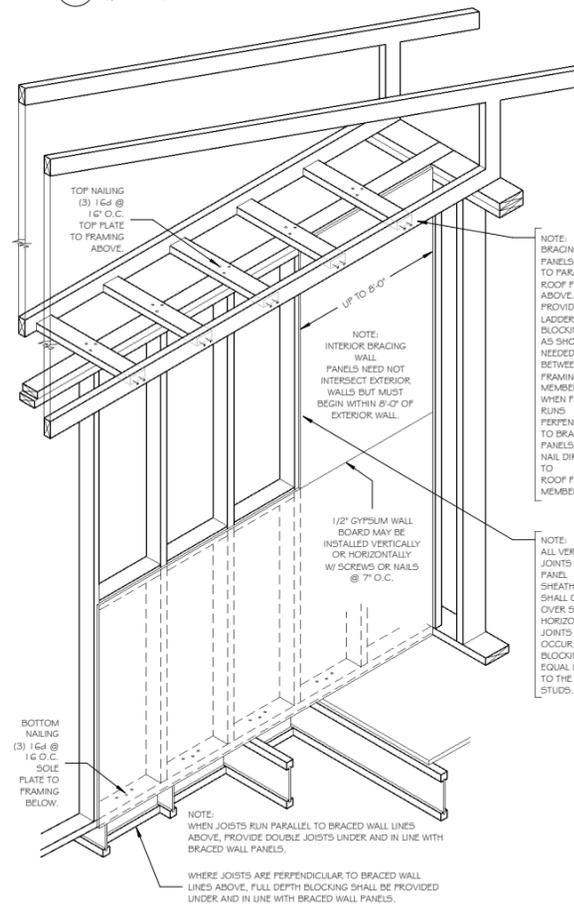
LATERAL BRACED WALL PANEL SYMBOL INDEX

- STANDARD 2x4 FRAMED 4'-0" LATERAL PANEL
*TYPICALLY USED ON INTERIOR WALLS
- STANDARD 2x6 FRAMED 4'-0" LATERAL PANEL
- ALTERNATE 2x4 FRAMED 3'-2" LATERAL PANEL
*TYPICALLY USED ON GARAGE WALLS
MINIMUM SIZES MAY VARY
- ALTERNATE 2x6 FRAMED 3'-2" LATERAL PANEL
*MINIMUM SIZES MAY VARY
- BRACED WALL LINES

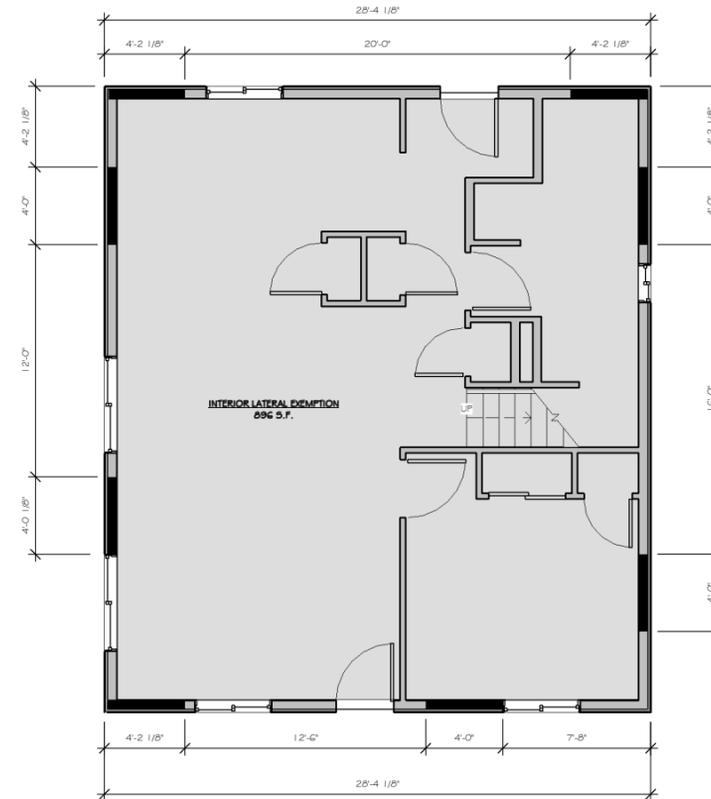
4 LATERAL BRACED WALL PANEL SYMBOL INDEX
3/4\"/>



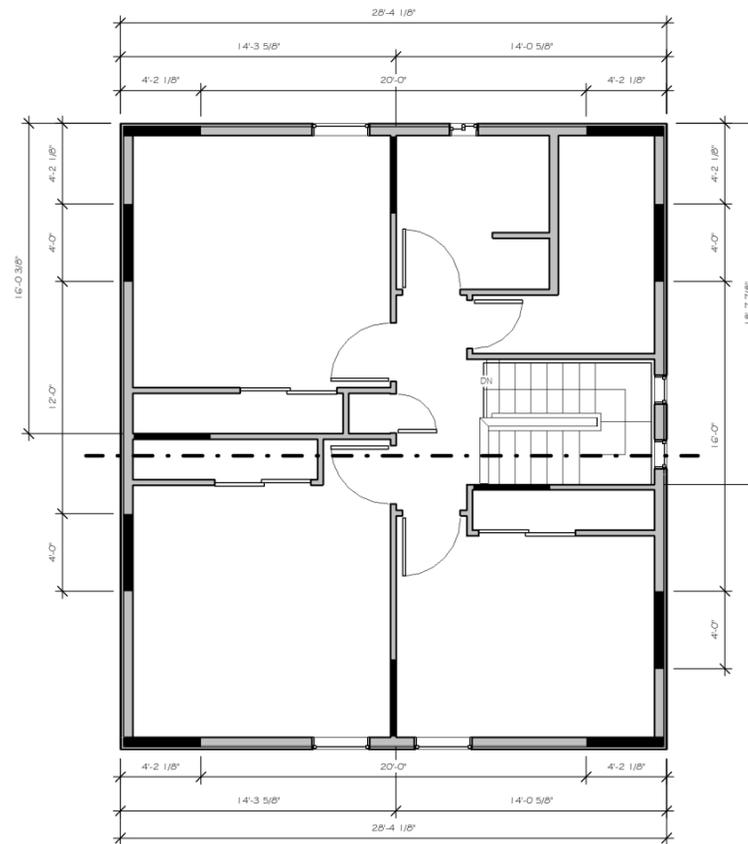
2 STANDARD LATERAL PANEL - ELEVATION
1\"/>



5 STANDARD LATERAL - INTERIOR DETAIL
1\"/>



6 LATERAL PLAN - 1ST FLOOR
1/4\"/>



7 LATERAL PLAN - 2ND FLOOR
1/4\"/>

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Technology students, staff and faculty volunteers from
South Puget Sound Community College.

PROJECT:
HOUSE
37th Ave SE Lacey Wa 98503

PROJECT #: HFH 4BDRM STATUS: Preliminary

#	REVISIONS DESCRIPTION	DATE

SHEET SCALE:
As indicated

6/18/2013 11:18:56 AM

SHEET TITLE:
LATERAL PLAN

S105