NOTICE OF A REGULAR MEETING BONDURANT PLANNING AND ZONING COMMISSION JULY 11, 2019

NOTICE IS HEREBY GIVEN that a regular meeting of the Planning and Zoning Commission will be held at 6:00 p.m., on Thursday, July 11, 2019, in the Community Room at the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

- 1. Call to Order
- 2. Roll Call
- 3. Perfecting and Approval of the Agenda
- 4. Approval of the Commission Minutes May 23, 2019
- 5. Guests requesting to address the Planning and Zoning Commission
- 6. **<u>RESOLUTION NO. PZ-190711-12</u>** Resolution regarding the Casey's General Store Site Plan
- 7. **<u>RESOLUTION NO. PZ-190711-13</u>** Resolution regarding the Foggy Bottoms Preliminary Plat
- 8. **<u>RESOLUTION NO. PZ-190711-14</u>** Resolution regarding the Wolf Creek Plat 13
- 9. **RESOLUTION NO. PZ-190711-15** Resolution regarding the Quail Run Plat

10. Discussion Items -

- a. Concept Plan for DR Horton Project
- 11. Reports/Comments and appropriate action thereon:
 - a. Commission Members
 - b. Commission Chair
 - c. City Administrator
 - d. City Council Liaison
- 12. Adjournment

Planning & Zoning Commission Meetings:

- Regular Meeting, July 25, 2019
- Regular Meeting, August 8, 2019
- Regular Meeting, August 22, 2019
- Regular Meeting, September 12, 2019

CITY OF BONDURANT PLANNING AND ZONING COMMISSION MAY 23, 2019 MINUTES

1. Call to Order

Commission Vice Chair Karen Keeran called the meeting to order at 6:00 p.m.

2. Roll Call

Roll call was taken and a quorum was declared.

Present: Commission Member Joe Phearman, Commission Member Angela McKenzie, Commission Member Brian Clayton, Commission Member Karen Keeran, Commission Member Torey Cuellar

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Council Member Doug Elrod

3. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Torey, to approve the agenda. Vote on Motion 5-0. Motion declared carried unanimously.

4. Approval of the Commission Minutes – March 28, 2019

Motion by Clayton, seconded by Phearman, to approve the March 28, 2019 minutes. Vote on Motion 5-0. Motion declared carried unanimously.

- 5. Guests requesting to address the Commission None.
 - a. Discussion regarding Iowa Floor Covering Concept Commission Member Clayton suggested the building should match the aesthetics with the other downtown buildings on the corner of Main Street and First Street.
- 6. <u>**RESOLUTION NO. PZ-190523-09**</u> Resolution regarding Tracy Subdivision Preliminary Plat

Motion by Phearman, seconded by Cuellar, to approve RESOLUTION PZ-190523-09. Roll Call: Ayes: McKenzie, Clayton, Keeran, Cuellar, Phearman. Nays: None. Motion Carried 5-0.

7. **<u>RESOLUTION NO. PZ-190523-10</u>** – Resolution regarding the Site Plan for the Sales of Fireworks

Jeremiah Terhark, Iowa Fireworks Company, explained to the Commission that the application is similar to last year's.

Motion by Clayton, seconded by Phearman, to approve PZ-190523-10. Roll Call: Ayes: McKenzie, Clayton, Keeran, Cuellar, Phearman. Nays: None. Motion Carried 5-0.

9. <u>RESOLUTION NO. PZ-190523-11</u> – Resolution regarding the BOA recommendations for Used Car Sales

Nathan & Shannon Kannegieter explained to the Commission the purpose of the request. They plan to open a used car dealership. The purchase agreement will be finalized on June 1, 2019 and they plan to renovate the property. Renovations will approximately take four weeks.

The Commission recommends and will allow the overhead doors to remain in the location where they are currently so long as the doors are color consistent with the building color.

Motion by McKenzie, seconded by Cuellar, to approve PZ-190523-11 with the stated recommendations. Roll Call: Ayes: McKenzie, Clayton, Keeran, Cuellar, Phearman. Nays: None. Motion Carried 5-0.

10. INTERVIEWS -

- a. Tabetha Gerdner
- b. Kristin Brostrom Unable to attend.
- c. Andy Mains

The Commission interviewed Tabetha Gerdner and Andy Mains for the vacant positions. Motion by Clayton, seconded by Cuellar, to appoint Gerdner and Mains to the Commission. Vot on Motion 5-0. Motion declared carried unanimously.

- 11. Reports/Comments and appropriate action thereon:
 - a. Commission Member Comments

Phearman – Questioned Code Enforcement position, questioned Mid-States gravel parking lot.

Cuellar - None.

Clayton – Questioned if we monitor developers, questioned Vision Electric parking. McKenzie – Questioned old Union 76 Station, volunteer group update.

- b. Commission Vice Chair Comments Questioned the following: Casey's timeline, C&R Discount update, annexation update, Post Office update, downtown building and street trees.
- c. City Administrator Comments Flummerfelt update, August 6th Election for LOSST, Planner applicant update, Mud Creek Relocation update, 15th Street Bridge update, 2nd Street Culver Project update, Lincoln Street Project update, rebranding update, City Park house update, Transportation, Comprehensive and Parks & Recreation Plan update, sewer plan, and Regional Master Plan update.
- d. City Council Liaison Council update.
- 12. Adjournment

Moved by Phearman, seconded by Cuellar to adjourn the meeting at 8:04 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

ATTEST:

Shelby Hagan, City Clerk

Karen Keeran, Vice Chair

PLANNING AND ZONING COMMISSION RESOLUTION NO. PZ-190711-12

RESOLUTION REGARDING THE CASEY'S GENERAL STORES SITE PLAN

WHEREAS, A. Leo Pelds Engineering Company submitted a Site Plan for Casey's General Stores located at 113 Brick Street, Southeast; AND

WHEREAS, the developer is Casey's Marketing Company; AND

WHEREAS, the zoning for the property is C-2, General Commercial District; AND

WHEREAS, legal description is as follows:

Lots 4, 5 and 6 in Bondurant Business Park Plat 3, an Official Plat, and Lot 1 in Bondurant Business Park Plat 1, an Official Plat, in the City of Bondurant, Polk County, Iowa.

WHEREAS, the property is subject to any and all easements of record,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Casey's General Stores Site Plan is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by ______to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 11, 2019; among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

| Action | Yay | Nay | Abstain | Absent |
|----------|-----|-----|---------|--------|
| McKenzie | | | | |
| Clayton | | | | |
| Mains | | | | |
| Keeran | | | | |
| Cuellar | | | | |
| Phearman | | | | |
| Brostrom | | | | |

XXXX, Commission Chair

ZONING: C-2 GENERAL COMMERCIAL DISTRICT

BUILDINGS: PROPOSED CASEY'S BUILDING ~ 42.5' X 110.25' (4.686 SQ.FT.)

PAVING:

- THE APPROACH SHALL BE 7" THICK NON REINFORCED P.C.C. WITH 12" GRANULAR SUBBASE
- THE PARKING LOT SHALL BE 6" THICK NON REINFORCED P.C.C. WITH 12" GRANULAR SUBBASE THE PROPOSED CURB WILL BE A 6" STANDARD CURB
- THE UNDERGROUND STORAGE TANK AREA SHALL BE 8" THICK REINFORCED P.C.C. WITH 12" GRANULAR SUBBASE
- SITE AREA: 3.06 ACRES (133,464 SQ.FT.)
- OPEN SPACE:
- REQUIRED = 15% = 3.06 X .15 = 0.46 ACRES (53,732 SQ.FT.) PROPOSED = 1.1 ACRES / 3.06 ACRES * 100% = 36.0%

IMPERVIOUS SPACE:

- PROPOSED = 1.96 ACRES (85/377.6 SQ.FT.)
- PARKING:
- REQUIRED -1/150 SF BLDG, 4.686/150 = 32 SPACES 40 TOTAL PARKING SPACES ARE PROVIDED.
- 26 SPACES (INCLUDING 1 HANDICAP PARKING STALL) AND 14 PUMP ISLAND SPACES.
- SIGN:
- PROPOSED CASEY'S MONUMENT SIGN AT THE CORNER OF GRANT ST, S & BRICK ST, SE PROPOSED CASEY'S MONUMENT SIGN ALONG HIGHWAY 65

DISTURBED AREAS:

ALL DISTURBED AREAS SHALL BE SODDED. THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FAA:

PROPOSED SITE IS IN PROXIMITY TO NAVIGATION FACILITY, F.A.A. AND WILL REQUIRE FILING.

GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE COMPLETED PER CURRENT IOWA S.U.D.A.S ADDITION
- 2. ANY DIRT OR CONSTRUCTION DEBRIS SPILLED ONTO ADJACENT PROPERTIES OR RIGHT OF WAYS SHALL BE PROMPTLY REMOVED.
- 3. ALL DISTURBED AREAS SHALL BE SODDED AFTER CONSTRUCTION.
- 4. ALL EXTERIOR LIGHTING SHALL BE INSTALLED TO SHINE DOWN AND AWAY FROM RESIDENTIALLY ZONED AREAS.
- 5. ALL EXTERIOR SIGNS ARE TO BE REVIEWED SEPARATELY, AND MUST BE APPROVED WITH ZONING ENFORCEMENT BEFORE SIGN PERMITS CAN BE ISSUED.
- 6. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE CITY OF BONDURANT PRIOR TO INSTALLATION/CONSTRUCTION.
- 7. ALL TRASH AND RECYCLING SHALL BE CONTAINED IN THE OUTDOOR DUMPSTER/RECYCLE AREA
- 8. HANDICAPPED PARKING STALLS & SIGNS SHALL BE PROVIDED PERSUANT TO THE STATE CODE
- 9. SIDEWALK DEPTH SHALL BE 4 INCHES.

| | Zor | ning Inform | ation | | |
|-----------------------------------|-------------------|-------------------|--|-----------------|------------------------------------|
| CURRENT ZONING | C-2 GENERAL COM | MERCIAL DISTRICT | STA | TUS | |
| CURRENT USE | C-STORE, CAR WASH | & VACANT PROPERTY | SOURCE IN | FORMATION | City of Bondurant |
| ITEM | REQUIRED | PROPOSED | ADDRESS: | 2 | 00 2nd Street NE |
| MINIMUM LOT AREA | None | 133,463 sq.ft. | | P B | O. Box 37 Condurant, Iowa 50035 |
| MINIMUM FRONTAGE | | 190 ft | PERSON C | ONTACTED | Marketa Oliver |
| MINIMUM LOT WIDTH | | 190 ft | DATE CONDUCTED | | 10-20-2017 |
| MINIMUM OPEN SPACE | 15% | 40% | PHONE NUMBER | | 515-967-2418 |
| MINIMUM SETBACKS FRONT | 50 ft | 92 ft | En | nail m a | oliver@cityofbondurant.com |
| MINIMUM SETBACKS CORNER SIDE | | 111 ft | NOTES: | | |
| MINIMUM SETBACKS INTERIOR SIDE | None | 4 ft | The subject s | ite is located | in Section 31-80N-22W |
| MINIMUM SETBACKS REAR | 25 ft | 220 ft | Per FEMA Maj | o for the City | y of Bondurant Community |
| MAX. BUILDING HEIGHT | 65 ft (3 Stories) | 1 Story | #190707, the site is located in Zone C, areas of minimal flooding. | | ted in Zone C, areas of |
| REQUIRED PARKING | 1/150 SF GFA | 24 Spaces | Iowa One-Cal | l Design Ticl | ket #551705406 |
| | | |] | | |



ELDS ENGINEERING COMPANY

DISCLAIMER Engineering | Planning | Surveying 2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

EXISTING UTILITIES NOTE THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989)

SITE IMPROVEMENTS FOR **CASEY'S GENERAL STORES 113 BRICK STREET SE BONDURANT, IOWA**



SHEET INDEX

SHEET 1 - COVER SHEET SHEET 2 - TOPO & BOUNDARY **SHEET 3 - DEMOLITION PLAN** SHEET 4 - SITE PLAN SHEET 5 - GRADING PLAN SHEET 6 - UTILITY PLAN SHEET 7 - DETAIL SHEET



STANDARD NOTES FOR SITE PLANS

GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS.
- B. IF A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING C. ALL PERMITS (IDNR. IDOT. ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF
- CONSTRUCTION. D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF
- BONDURANT WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- E. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS

STORM SEWER NOTES

- A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY B. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE
- CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- C. ALL SUMP SERVICE LINES SHALL HAVE TRACER WIRE.

DEVELOPER:

CASEY'S MARKETING COMPANY ONE SE CONVENIENCE BLVD ANKENY, IOWA 50021 PROJECT CONTACT: KATIE DeROUCHEY PHONE: (515)446-6709

ENGINEER/LAND SURVEYOR:

A. LEO PELDS ENGINEERING COMPANY 2323 DIXON STREET DES MOINES, IOWA 50316 PROJECT CONTACT: ED PELDS PH: (515) 265-8196 EMAIL: ed@pelds.com

LEGAL DESCRIPTION:

LOTS 4, 5 AND 6 IN BONDURANT BUSINESS PARK PLAT 3, AN OFFICIAL PLAT, AND LOT 1 IN BONDURANT BUSINESS PARK PLAT 1, AN OFFICIAL PLAT, IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS, P.E. IA. LIC. NO. 18842 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): 1-7

CASEY'S GENERAL STORES 113 BRICK STREET SE BONDURANT, IOWA

DOWNSPOUT PROPOSED UTILITY LINE —____P XX—___ _____XXX____ UTILITY LINE OR PIPE WATER WATER METER GAS SANITARY SEWER SAN STORM SEWER UNDERGROUND ELEC. / TEL UGE/T OVERHEAD ELEC. / TEL. OHE/T CATV CABLE TELEVISION

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|--------------------------------|---------------------------------|----------------|-----------------|-------------|
| 05-02-2018 | B. Stubbs | | 6/18/2019 | 18-018 |
| COPYRIGHT DATE: | DRAWN BY: | SCALE: | LATEST REVISION | DRAWING NO: |

IOWA ONE CALL DESIGN TICKET #551705406

(BON) BONDURANT, CITY OF Contact Name : Patrick Collison Contact Phone: 5159716856 Contact Email: pcollison@cityofbondurant.com

(CTLIA01) CENTURYLINK Contact Name : Tom Sturmer Contact Phone: 7205788090 Contact Email: Thomas.sturmer@centurylink.com

(DGT) CTLCN-CENTURYLINK Contact Name : Tom Sturmer Contact Phone: 7205788090 Contact Email: Thomas.sturmer@centurylink.com

(DWR) DES MOINES METRO WASTEWATER Contact Name : Nick Carter

Contact Phone: 5153238135 Contact Email: nfcarter@dmgov.org

(M57E) MIDAMER-ELEC Contact Name : Craig Ranfeld Contact Phone: 5152526632

Contact Email: MECDSMDesignLocates@midamerican.com

(M57G) MIDAMER-GAS Contact Name : Craig Ranfeld Contact Phone: 5152526632 Contact Email: MECDSMDesignLocates@midamerican.com

(MU1) WINSTREAM COMMUNICATIONS Contact Name : LOCATE DESK Contact Phone: 8002891901 Contact Email: LOCATE.DESK@WINDSTREAM.COM

(SPR) SOUTHEAST POLK RURAL WATER DIS Contact Name : Chris Mlynarik or Jana Hodges Contact Phone: 5152838729 Contact

Email: Mlynarik@dmww.com or hodges@dmww.com

(T15) MEDIACOM COMMUNICATIONS CORP Contact Name : Paul May Contact Phone: 5152462252 Contact Email: pmay@mediacomcc.com

(UPN) UNITE PRIVATE NETWORKS, LLC Contact Name : Clark Lundy Contact Phone: 5153213336

Contact Email: clark.lundy@upnllc.com



DISCLAIMER: THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L. A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C.ASSUMES NO RESPON FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE V Engineering | Planning | Surveying 2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50305 - P: (515) 265-8196 F: (515) 266-2259

ELDS ENGINEERING COMPANY

A. LEO

SURVEYOR'S NOTES:

- All easements shown are from the Final Plat recorded in Book 10098, Page 311 found in the Polk County, Iowa, Recorder's Office.
- If developed, Lots 5 and 6 will need to provide stormwater detention and outlet into the ditch along U.S. Highway 65.
- 3. Stormwater from Lot 4 currently discharges into the Park as required by the Final Plat.

| | LEGEND: | | | |
|---|---------------------------------------|------------------------|----------------------------|---|
| | STANDARD SYMBOLS: | +/- | MORE OR LESS | |
| | | <u>−x − x − x</u> @ | FENCE LINE FIRE HYDRANT | |
| | CALCULATED CORNER | Õ | SANITARY SEWER MANHOLE | |
| THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR | | 0 | STORM SEWER MANHOLE | |
| RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989). | | X | | |
| DISCLAIMER: | Ø POWER POLE | 13 | TRAFFIC SIGNAL MANHOLE | |
| THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C.ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) | Se—→ LIGHT POLE | LS | LIFT STATION | ι |
| FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT. | F.F. FINISHED FLOOR | 0 | CLEANOUT | |



ZONED C-2

Lots 4, 5 and 6 in Bondurant Business Park Plat 3, an Official Plat, and Lot 1 in Bondurant Business Park Plat 1, an Official Plat, in the City of Bondurant, Polk County, Iowa.

Zoning Information

Scale in Feet

1" = 30'

| CURRENT ZONING | C-2 GENERAL COMMERCIAL DISTRICT | | STA | TUS | |
|---------------------------------|---------------------------------|-------------------|----------------------------------|--------------------------|--------------------------------|
| CURRENT USE | C-STORE, CAR WASH | & VACANT PROPERTY | SOURCE INFORMATION | | City of Bondurant |
| ITEM | REQUIRED | OBSERVED | ADDRESS: | 200 | 2nd Street NE |
| MINIMUM LOT AREA | None | 133,463 sq.ft. | | P.O Bon | . Box 37 durant, Iowa 50035 |
| MINIMUM FRONTAGE | | 186 ft | PERSON C | ONTACTED | Marketa Oliver |
| MINIMUM LOT WIDTH | | 160 ft | DATE CO | NDUCTED | 10-20-2017 |
| MINIMUM OPEN SPACE | 15% | | PHONE NUMBER | | 515-967-2418 |
| MINIMUM SETBACKS FRONT | 50 ft | | Email moliv | | ver@cityofbondurant.com |
| MINIMUM SETBACKS CORNER SIDE | | | NOTES: | · · · | |
| MINIMUM SETBACKS | None | | The subject site | e is located in Se | ction 31-80N-22W |
| MINIMUM SETBACKS REAR | 25 ft | | Per FEMA Map | for the City of Bo | ondurant Community |
| MAX. BUILDING HEIGHT | 65 ft (3 Stories) | | minimal floodin | site is located in g. | Zone C, areas of |
| REQUIRED PARKING | 1/150 SF GFA | None | Iowa One-Call Design Ticket #551 | | 51705406 |
| | | | | | |
| | | | | | |

To: Casey's Marketing Company Inc., (name of lender, if known), (name of insurer, if known),

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6a, 7a, 7b1, 8, 9, 11 of Table A thereof.

The fieldwork was completed on October 20, 2017.

Date of Plat or Map: 11-02-2017

Voldemars Pelds

License # 18842



J.S.

Casey's General Stores LOTS 1, 4, 5 and 6 in BONDURANT BUSINESS PARK Bondurant. Iowa

| | | | · | |
|---------------------------------------|---------------------------------|--------------------------------|------------|--------------------|
| BENCHMARK: Sanitary Elevation | Manhole Rim in L n = 945.11' | ot 6 | REVISIONS: | |
| COPYRIGHT DATE: 11-02-2017 | E. Pelds | scale: 1" = 30' | 11-02-2017 | DRAWING NO: 17-064 |
| FILE PATH: J:/Casey's/Bondurant/11 | 3 Brick Street SE (2017)/CG | S - Bondurant - TOPO Surveyscj | | TOPO SURVEY |











Proposed Casey's General Store location

General Construction Notes

- 2 30,000 GALLON DOUBLE WALL FIBERGLASS TANKS. TANK 1 22,000 GALLON (87E) TANK 2 14,000 GALLON (DIESEL) TANK 3 8,000 GALLON (37C) TANK 4 8,000 GALLON (91C) 1.)

- TANK 5 8,000 GALLON (E85
- TANK SETTING DETAILS PAGE OF-301
- FILL PIPE AND MANHOLE DETAIL PAGE QF-301 CIRCUIT BREAKER PANEL PAGE E-501
- REERIGERATION WIRING PAGE OR-602
- GILBARCO WIRING PAGE OF-601

- 4.) CIRCUIT BREARER PARE LAVICE 2011
 5.) REFRIGERATION WIRING PAGE 0R-601
 6.) GILBARCO WIRING PAGE 0R-601
 7. GILBARCO TOD S DISPENSERS
 2 = NG1 A NOZZLES & 8 METERS EACH
 5 = NF8 6 NOZZLES & 8 METERS EACH
 9.) ISLAND CONDUCT PIPINE (NUDRER ISLAND
 10.) ISLAND CONDUCT PIPINE (NUDRER ISLAND
 11.) DO TE ALCE PAGE AL-501
 12.) 16 MIN. FROM TANK PIPINE TO FINISH SURFACE
 13.) SIGLAND CONDUCT PIPINE (NUDRER ISLAND
 14.) SIGLAND CONDUCT PIPINE (NUDRER ISLAND
 15.) BROW TAKE PAGE AL-601
 16.) DRIVEWAY JOINTS TO BE PACKED & CAULKED
 16.) CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
 17. CONTROL JOINTS PINNED 40 C.C. 12º EACH WAY WITH 112º REBAR #4
 18.) APPROACHES TO BE PACKED & CAULKED
 19. CONSTRUCTION JOINTS PINNED 40 C.C. 12º EACH WAY WITH 112º REBAR #4
 19. APPROACHES TO BE PACKED & CAULKED
 10. CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
 10. CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
 11. CONSTRUCTION JOINTS PINNED 40 C.C. 12º EACH WAY WITH 112º REBAR #4
 19. APPROACHES TO BE PACKED & CAULKED
 10. SLOPE MAX 28º FOR BUILDING SIDEWALK, HC PARRIST AT FLOCTY SPEC.
 10. SLOPE MAX 28º FOR BUILDING SIDEWALK, HC PARRIST 450 ALL DIRECTIONS ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
 11. RUL VETI LINES UNDER STRUET AND POTANE SOUTHS TO POT ADD PTH.
 12. CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF PC-3000 p.s.i.
 13. CONCRETE REINGTING AT 46 DEGREE 60.
 12º REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH HO FOOT ADD BOTTOM 12' MAXIMUM SPACING.
 24.) ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT ADDUS OF THE EARRERNCY
 25.) IRRIGATION REQUIRED WITH RAIN SENSOR MOUNTED ON BACK RAILING OF ROOF.
 26.) ARC COMPRESSOR BOX, MOUNTED TO STEEL POLE, INSTALLED ON S' 40 CONCRENTE PAD 16' FROM BACK OF CURB. 110 VOLT-601-25.5 AMP. 8 GAUGE MINIMUM REC

U.G.S.T. Notes

FILL CATCH BASIN W/ DROP TUBE OVERSPILL PROTECTION (TYP.)

- (12345) TURBINE ENCLOSURE TYP. CONTAINS; SUB-PUMB W/LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERST SENSOR AND TANK SUMP SENSOR
 - VENT EXTRACTOR W/VAPOR RECOVERY/SPILL CONTAINMENT SUMP SENSOR @ EACH DISPENSER.

BRICK REAR WALL REQUIRED **EXISTING LANDSCAPING TO REMAIN IF** ADVANTAGEOUS. **10' & 15' BRICK MONUMENT SIGNS** STORMWATER DETENTION REQUIRED CASEY'S Store CASEY'S CONSTRUCTION DIVISION vvenience Bivd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100 One Con 02/08/17 Bondurant, IA #2 #1861 SITE PLAN (Replacement Store) 1455 Grant Street S. 04/24/19 05/23/19

05/24/19 06/03/19

06/04/19

06/07/19

AL-101

O4 Flat Roof w/ Car Wash

CONSTRUCTION DIVISION

R. Stevens





| LEGEND: | |
|----------|----------|
| STANDARD | SYMBOLS: |

| STANDAR | D SIMBOLS. | G 123.45 | GUTTER ELEVATION |
|----------|---------------------------------------|-----------|--------------------------|
| 0 | MATCH EXISTING ELEVATION GAS METER | TS 123.45 | TOP OF SLAB ELEVATION |
| Ň | PARKING SPACE | FL | PLOWLINE ELEVATION |
| പ്പ | STREET LIGHT | D | PROPOSED LITILITY LINE |
| ø | POWER POLE | | UTILITY LINE OR PIPE |
| | FINISHED FLOOR | W | WATER |
| Ö | CLEANOUT | w | WATER METER |
| +/- | MORE OR LESS | G | SANITARY SEWER |
| <u> </u> | FENCE LINE | SAN | STORM SEWER |
| , s | | UGE/T | UNDERGROUND ELEC. / TEL. |
| X | STORM SEWER MANHOLE | OHE/T | OVERHEAD ELEC. / TEL. |
| ĕ | VALVE | CATV | CABLE TELEVISION |
| | | | |

| A. LE | 0 | | GINEERING (| Company |
|--|-------------------|---------------------------------|--|---|
| 2323 Dixon Str | eet, Des Moines, | Engi IA 50316 - P.O. Box 462 | neering <mark> </mark> Planning 16,DesMoines,IA 50305 - P:(515) |] Surveying 265-8196 F: (515) 266-2259 |
| CASEY'S GENERAL STORES 113 BRICK STREET SE BONDURANT, IOWA | | | | |
| RUBUNK NUMBER | | | | |
| OPTRIGHT DATE: | B. STUBBS | 1" = 30' | 6/18/2019 | 18-018 |
| J:\CASEY'S\BOND | URANT\113 BRICK S | STREET SE (2017)/SITE PLA | N 2018\SHEETSET\18-018-GRD.DWG | 5 - GRADING PLAN |

Scale in Feet 1" = 30'



UTILITY NOTE #1: PROPOSED ELECTRICAL SERVICE ENTRANCE. ELECTRIC 3 PHASE, 800 AMP., ¹²⁰/₂₀₈ VOLTS, 4 WIRE. TELEPHONE 8 PAIR, 4 LINES.

UTILITY NOTE #2: PROPOSED 1.5" SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION. CONNECTION LOAD IS 680 MBH. TOTAL CONNECTED LOAD IS 680,000 BTU 618 CU/FT. HR. HOUSE PRESSURE IS 7" W.C.

UTILITY NOTE #3: PROPOSED 6" SANITARY SEWER CONNECTION.

UTILITY NOTE #4: PROPOSED 1,000 GALLON BELOW GRADE GREASE INTERCEPTOR WITH 2 MANHOLES.

UTILITY NOTE #5: PROPOSED 2" COPPER WATER SERVICE

CONNECTION.

UTILITY NOTE #6: 3,000 GALLON OIL/SAND INTERCEPTOR.

UTILITY NOTE #7: 3/4" SCHEDULE 40 IRON PIPE GAS SERVICE CONNECTION.

UTILITY NOTE #8: 2" COPPER WATER SERVICE CONNECTION.

UTILITY NOTE #9: 400 AMP ELECTRICAL SERVICE.

UTILITY NOTES:

- THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
 IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
 THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE SURFACE FEATURES SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
- INF SURFACE FEATURES SHOWN. INTERPOLATIONS BETWEEN THESE. POINTS HAVE NOT BEEN VERIFIED.
 CONTRACTOR TO COMPLY WITH SUDAS 2018 SPECIFICATIONS FOR MAINTENANCE, INSTALLATION AND TESTING FOR CONSTRUCTION.
 6° SANITARY SEWER: MINIMUM SLOPE = 1.00% 4° SANITARY SEWER: MINIMUM SLOPE = 2.00%
 RELOCATE EXITING UTILITIES AS NECESSARY SHOWN OR NOT SHOWN. (CONTRACTOR SHALL CONTACT APPROPRIATE PROVIDER FOR RELOCATION.

| A. LEO | | | GINEERING (| Company | |
|--|--|---------------------------------|---|--|--|
| 2323 Dixon Street, D | es Moines, | Engi IA 50316 - P.O. Box 462 | neering <mark> </mark> Plannin 26,DesMoines,IA 50305 - P:(515) | g <mark> </mark> Surveying 265-8196 F: (515) 266-2259 | |
| CASEY'S GENERAL STORES 113 BRICK STREET SE BONDURANT, IOWA | | | | | |
| BENCHMARK | | | REVISIONS: | | |
| B. S | TUBBS | 1" = 30' | 6/18/2019 | 18-018 | |
| J:\CASEY'S\BONDURANT | 1988 UTILITY PLAN J/CASEY'SIBONDURANTI113 BRICK STREET SE (2017)/SITE PLAN 2018/SHEETSET/18-018-UTLDWG 6 - UTILITY PLAN | | | | |









PLANNING AND ZONING COMMISSION RESOLUTION NO. PZ-190711-13

RESOLUTION REGARDING THE PRELIMINARY PLAT FOR FOGGY BOTTOMS FARM PLAT 1

WHEREAS, Civil Design Advantage submitted a Preliminary Plat for Foggy Bottoms Farm Plat 1; AND

WHEREAS, the owner and developer is James & Kathy Gocke; AND

WHEREAS, the site address is 8198 NE Morgan Drive; AND

WHEREAS, the zoning for the property is ER, Estate Residential District; AND

WHEREAS, legal description is as follows:

A PART THE WEST HALF OF SECTION27, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 0°18'46" EAST ALONG THE WEST LINE OF SAID SECTION 27, 2,690.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57°18'06" EAST, 135.57 FEET; THENCE NORTH 65°29'40" EAST, 64.93 FEET; THENCE NORTH 68°42'24" EAST 291.74 FEET; THENCE NORTH 71°12'25" EAST, 106.20 FEET; THENCE NORTH 1°40'28" WEST, 143.81 FEET; THENCE NORTH 89°53'14" EAST, 340.24 FEET; THENCE NORTH 0°29'51" WEST, 253.28 FEET; THENCE NORTH 89°11'25" EAST, 442.51 FEET TO A POINT ON THE CENTERLINE OF NE MORGAN DRIVE; THENCE SOUTH 0°28'56" EAST ALONG SAID CENTERLINE, 60.52 FEET; THENCE SOUTH 0°53'21" EAST ALONG SAID CENTERLINE, 471.27 FEET TO THE BEGINNING OF A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1,527.89 FEET, WHOSE ARC LENGTH IS 464.52 FEET, AND WHOSE CORD BEARS SOUTH 23°45'00" WEST, 462.73 FEET (DESCRIBED CURVES IS NOT RADIAL TO THE TANGENTS ON EITHER END); THENCE SOUTH 33°30'22" WEST ALONG SAID CENTERLINE, 142.72 FEET TO A POINT ON THE NORTHERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG SAID LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1,520.00 FEET, WHOSE ARC LENGTH IS 1,100.84 FEET, AND WHOSE CORD BEARS NORTH 80°48'23" WEST, 1,076.93 FEET TO A POINT ON THE SAID WEST LINE OF SECTION 27; THENCE NORTH 0°18'46" WEST ALONG SAID WEST LINE, 257.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.1929 ACRES (835,948 S.F.) MORE OR LESS AND BEING SUBJECT TO ROADWAY EASEMENT ALONG THE EASTERLY SIDE OF THE DESCRIBED PROPERTY. SAID ROADWAY EASEMENT CONTAINING 1.2548 ACRES (54.655 S.F.) MORE OR LESS.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Foggy Bottoms Farm Plat 1 is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by ______to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 11, 2019; among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

| Action | Үау | Nay | Abstain | Absent |
|----------|-----|-----|---------|--------|
| McKenzie | | | | |
| Clayton | | | | |
| Mains | | | | |
| Keeran | | | | |
| Cuellar | | | | |
| Phearman | | | | |
| Brostrom | | | | |

XXXX, Commission Chair

INDEX LEGEND

LOCATION: PT WEST 1/2, SECTION 27-80-22 REQUESTOR: JAMES GOCKE

PROPRIETOR: JAMES GOCKE & KATHY GOCKE 8198 NE MORGAN DR.

BONDURANT, IA 50035-1243 SURVEYOR: MICHAEL A. BROONER

COMPANY &

RETURN TO: CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: 515-369-4400

FOGGY BOTTOMS FARM PLAT 1 MINOR PRELIMINARY PLAT

OWNER / DEVELOPER

JAMES GOCKE & KATHY GOCKE 8198 NE MORGAN DR. BONDURANT, IA 50035-1243

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE 3405 SE CROSSROADS DRIVE SUITE G GRIMES, IOWA 50111

DATE OF SURVEY MAY 3, 2018

SITE ADDRESS

8198 NE MORGAN DR. BONDURANT, IA 50035

ZONING

ESTATE RESIDENTIAL DISTRICT - ER

BULK REGULATIONS

(STANDARD SINGLE FAMILY REGULATIONS) MINIMUM LOT SIZE: 3 AC MINIMUM LOT WIDTH: 225' FRONT SETBACK: 75' SIDE SETBACK: 25' REAR SETBACK: 75' MAXIMUM BUILDING HEIGHT: 35' MAXIMUM BUILDING COVERAGE: 8%

UTILITY CONTACTS

CENTURYLINK TOM STURMER 2103 E. UNIVERSITY AVE DES MOINES, IA 50317 (720) 578-8090

DES MOINES WATER WORKS 2201 GEORGE FLAGG PARKWAY DES MOINES, IA 50321 (515)283-8700

MIDAMERICAN ENERGY CRAIG RANFELD 4845 NE 22ND STREET DES MOINES, IA 50313 (515) 252-6632

PLAT DESCRIPTION (WARRANTY DEED BK 6359 PG 419)

A PART THE WEST HALF OF SECTION 27, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 0'18'46" EAST ALONG THE WEST LINE OF SAID SECTION 27, 2,690.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57"18'06: EAST, 135.57 FEET; THENCE NORTH 65"29'40" EAST, 64.93 FEET; THENCE NORTH 68'42'24" EAST 291.74 FEET; THENCE NORTH 71'12'25" EAST, 106.20 FEET; THENCE NORTH 1'40'28" WEST, 143.81 FEET; THENCE NORTH 89'53'14" EAST, 340.24 FEET; THENCE NORTH 0'29'51" WEST, 253.28 FEET; THENCE NORTH 89"11'25" EAST, 442.51 FEET TO A POINT ON THE CENTERLINE OF NE MORGAN DRIVE; THENCE SOUTH 0°28'56" EAST ALONG SAID CENTERLINE, 60.52 FEET; THENCE SOUTH 0'53'21" EAST ALONG SAID CENTERLINE, 471.27 FEET TO THE BEGINNING OF A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1,527.89 FEET, WHOSE ARC LENGTH IS 464.52 FEET, AND WHOSE CORD BEARS SOUTH 23'45'00" WEST, 462.73 FEET (DESCRIBED CURVES IS NOT RADIAL TO THE TANGENTS ON EITHER END); THENCE SOUTH 33'30'22" WEST ALONG SAID CENTERLINE, 142.72 FEET TO A POINT ON THE NORTHERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD COMPANY RIGHT OF WAY; THENCE WESTERLY ALONG SAID LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1,520.00 FEET, WHOSE ARC LENGTH IS 1,100.84 FEET, AND WHOSE CORD BEARS NORTH 80°48'23" WEST, 1.076.93 FEET TO A POINT ON THE SAID WEST LINE OF SECTION 27; THENCE NORTH 0"18'46" WEST ALONG SAID WEST LINE, 257.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.1929 ACRES (835,948 S.F.) MORE OR LESS AND BEING SUBJECT TO ROADWAY EASEMENT ALONG THE EASTERLY SIDE OF THE DESCRIBED PROPERTY. SAID ROADWAY EASEMENT CONTAINING 1.2548 ACRES (54.655 S.F.) MORE OR LESS.

NOTES

- DATE THIS PLAT WAS RECORDED.
- BY THE PROPERTY OWNER.
- UNDER THE ROADWAY AT THE LOT OWNER'S EXPENSE.
- OWNER.
- PROFESSIONAL ENGINEER.
- PROPERTY OWNERS.
- 10. UTILITY SERVICE TO SUBDIVISION WILL BE AS FOLLOWS:
- WATER: DES MOINES WATER WORKS - WASTEWATER TREATMENT - ON-SITE WASTEWATER TREATMENT SYSTEM.
- ELECTRIC MID AMERICAN ENERGY

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE

MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN. 3. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REPOUTED

4. SERVICES TO ALL UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED

5. MAINTENANCE OF ALL DRAINAGE EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY

6. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED

7. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR 8. DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE

REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER. 9. STREET LOT 'A' SHALL BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES.

AREA SUMMARY

| TOTAL AREA | | |
|---------------|-----------|--------------|
| STREET LOT A: | 1.26 AC. | (54,655 SF) |
| LOT 1: | 5.34 AC. | (232,748 SF |
| LOT 2: | 12.59 AC. | (548,545 SF) |
| TOTAL | 19.19 AC. | (835,948 SF) |

OPEN SPACE

REQUIRED (0.00%) 17.94 AC. \times .00 = 0.00 AC.

DWELLING UNITS

| LOT 1: | 1 (EXISTING) |
|--------|--------------|
| LOT 2: | 1 (FUTURE) |
| TOTAL | 2 |

BUILDABLE AREA F 7 4 4

| LOI 1: | 5.34 AC. |
|--------|----------|
| LOT 2: | 2.75 AC. |
| TOTAL | 8.09 AC. |

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM MAPS AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.





PLANNING AND ZONING COMMISSION RESOLUTION NO. PZ-190711-14

RESOLUTION REGARDING THE WOLF CREEK PLAT 13 FINAL PLAT

WHEREAS, Snyder & Associates, Inc. submitted the Final Plat for Wolf Creek Plat 13; AND

WHEREAS, the owner/developer is Chateau at Bondurant, LLC; AND

WHEREAS, the zoning is PUD, Planned Unit Development; AND

WHEREAS, legal description is as follows:

OUTLOT "Z", WOLF CREEK PLAT 11, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 6.08 ACRES (264,931 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Final Plat for Wolf Creek Plat 13 is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by ______to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 11, 2019; among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

| Action | Үау | Nay | Abstain | Absent |
|----------|-----|-----|---------|--------|
| McKenzie | | | | |
| Clayton | | | | |
| Mains | | | | |
| Keeran | | | | |
| Cuellar | | | | |
| Phearman | | | | |
| Brostrom | | | | |

XXXX, Commission Chair



WOLF CREEK PLAT 13 **FINAL PLAT**

PLAT DESCRIPTION

OUTLOT "Z", WOLF CREEK PLAT 11, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 6.08 ACRES (264,931 S.F.). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

CHATEAU AT BONDURANT, LLC 15 IONIA AVE SW, SUITE 340 GRAND RAPIDS, MI 49503

<u>ZONING</u>

WOLF CREEK PUD -PLANNED UNIT DEVELOPMENT

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | ARC LENGTH | TANGENT |
|------------------|----------------------------------|--------------------|------------------|-----------------|
| A-1 | 41°44′57′′RT | 150.00' | 109.30' | 57.20' |
| A-2 | 19°12'40'' RT | 175.00' | 58.68' | 29.62' |
| A-3 | 19° 12' 37'' RT | 175.00' | 58.67' | 29.62' |
| A-4 | 3° 19' 40'' RI | 1/5.00' | 10.16' | 5.08' |
| A-5 A G MOD | 45° 13' 58'' RT | 125.00 | 98.68° 77.60' | 52.07 |
| Α-0 Μ&Ρ Δ-7 | 13 24 44 RT 29º 49' 14'' RT | 125.00 | 55.0Z 65.06' | 10.91 33.281 |
| A-8 | 11° 55' 43'' RT | 125.00 | 26.02' | 13 06' |
| A-9 | 19° 12' 40'' RT | 271.00' | 90.86' | 45.86' |
| A-10 | 19°12'37''RT | 271.00' | 90.86' | 45.86' |
| A-11 | 3° 19' 40'' RT | 271.00' | 15.74' | 7.87' |
| A-12 M&P | 41° 44' 57'' RT | 271.00' | 197.47 | 103.35' |
| B-1 | 90° 00' 00'' RI | 113.00' | 177.50' | 113.00' |
| B-Z | 25° 35' 48'' RT | 138.00 | 61.65 | 31.35 |
| B-J R-4 | 22 JI 10 KI 22° 53' 55'' RT | 138.00 | 55.05 | 27.09 27.95' |
| B-5 | 18°.39'.01'' RT | 138.00' | 44 92' | 22.55 |
| B-6 | 90° 00' 00'' RT | 88.00' | 138.23' | 88.00' |
| B-7 | 25° 35' 48'' RT | 234.00' | 104.54' | 53.16' |
| B-8 | 22° 51' 16'' RT | 234.00' | 93.34' | 47.30' |
| B-9 | 22° 53' 55'' RT | 234.00' | 93.52 | 47.39' |
| B-10 | 18° 39' 01'' RI | 234.00' | /6.1/' | 38.42' |
| B-II M&P C-1 | 90° 00' 00" RT | 234.00 | 367.57 177.50 | 234.00 |
| C = 2 | 12° 52' 16'' RT | 138.00 | 31.00' | 15.00 |
| C-3 | 2.3° 01' 12'' RT | 138.00' | 55 44' | 28.10' |
| C-4 | 22° 53' 55'' RT | 138.00' | 55.15' | 27.95' |
| C-5 | 22° 53' 55'' RT | 138.00' | 55.15' | 27.95' |
| C-6 | 8° 18' 41'' RT | 138.00' | 20.02' | 10.03' |
| C-7 | 90°00'00'' RT | 88.00' | 138.23' | 88.00' |
| D-1 | 42° 50' 45'' RI | 295.00' | 220.60' | 115.75 |
| D-2 | 20° 42 IS KI 10° 34' 26'' PT | 270.00 | 97.00 | 49.3Z 46.57' |
| D-4 | 2° 34' 06'' RT | 270.00 | 92.24 12 10' | 40.37 |
| D-5 | 3° 24' 20'' RT | 320.00' | 19.02' | 9.51 |
| D-6 | 10° 45' 12'' RT | 320.00' | 60.06' | 30.12' |
| D-7 | 10°45'12'' RT | 320.00' | 60.06' | 30.12' |
| D-8 | 10°44'16" RT | 320.00' | 59.97' | 30.07' |
| D-9 | /° 11' 4 4'' R I | 320.00' | 40.19' | 20.12 |
| D - 10 D - 11 | 3° 24° 20° KT 10° 45' 12'' PT | 417.00 | 24.79° 78.26' | 12.40 |
| D-12 | 10 45 12 KT 10° 45' 12'' RT | 417.00 | 78.26 | 39.23 39.25' |
| D - 1.3 | 10° 44' 15'' RT | 417.00' | 78.15' | .39 19' |
| D-14 | 7° 09' 32'' RT | 417.00' | 52.10' | 26.09' |
| D-15 M&P | 42°48'27'' RT | 417.00' | 311.55' | 163.45' |
| E-1 | 4°54'43'' RT | 613.00' | 52.55' | 26.29' |
| E-2 | 5° 54' 50'' RT | 613.00' | 63.27 | 31.66' |
| E-3 E-4 | U" 46' 12'' KI 5° 06' 45'' DT | 638.00' 617.00' | 8.58' 54 701 | 4.29 |
| E = 4 F = 5 | 1°54'43 KI 1°54'43'' RT | 588 00' | 54.70 50.71 | ∠/.3/ 25.221 |
| E-6 M&P | 7° 05' 19'' RT | 491 00' | 60 75' | 30 41 |
| F-1 M&P | 85° 40' 30'' RT | 25.00' | 37.38' | 23.18' |
| F-2 M&P | 95° 05' 43'' RT | 25.00' | 41.49' | 27.33' |

LEGEND

| Survey | <u>Found</u> | Set |
|--|--------------|--------|
| Section Corner 1/2" Rebar Yellow Plastic Cap # 19 | 710 | Δ |
| (Unless Otherwise Noted) | | 0 |
| ROW Marker | | \Box |
| ROW Rail | I | 跖 |
| Control Point | ОCР | |
| Bench Mark | ٢ | |
| Platted Distance | P | |
| Measured Bearing & Distance | М | |
| Recorded As | R | |
| Deed Distance | D | |
| Yellow Plastic Cap | YPC | |
| Minimum Protection Elevation | MPE | |
| Centerline | | |
| Section Line | | |
| 1/4 Section Line | | |
| 1/4 1/4 Section Line | | · |
| Easement Line | | |

BULK REGULATIONS

MINIMUM LOT WIDTH = 65' FRONT YARD SETBACK = 20' REAR YARD SETBACK = 20'

DATE OF SURVEY

JANUARY 25, 2019

<u>NOTES</u>

1. THE USE OF A PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT. ANY UTILITY UTILIZING THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST WHEN THE SUBORDINATE USE IS IN CONFLICT WITH THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT.

2. THE USE OF A GAS EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT. ANY UTILITY UTILIZING THE GAS EASEMENT MUST RELOCATE AT NO COST WHEN THE SUBORDINATE USE IS IN CONFLICT WITH THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT.

3. REFER TO MINIMUM PROTECTION ELEVATION TABLE FOR MINIMUM PROTECTION ELEVATIONS.

| CHORD | BEARING/DISTANCE |
|-------|------------------|





Erin D. Griffin, PLS Date License Number 19710

laws of the State of Iowa.

I hereby certify that this land surveying document was prepared and the related survey

licensed Professional Land Surveyor under the

work was performed by me or under my direct personal supervision and that I am a duly

My License Renewal Date is December 31, 2019 Pages or sheets covered by this seal:





VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

June 28, 2019

Marketa Oliver City Administrator City of Bondurant 200 Second Street NE P.O. Box 37 Bondurant, Iowa 50035

BONDURANT, IOWA WOLF CREEK PLAT 13 FINAL PLAT REVISED SUBMITTAL REVIEW COMMENTS

The writer has completed a review of the June 25, 2019 revised submittal for the final plat of Wolf Creek Plat 13. The writer reviewed the initial submittal of the final plat of Wolf Creek Plat 13 and offered comments in a later dated May 24, 2019. With respect to the items in the writer's review letter of May 24, 2019 that required modification or consideration the following is offered:

Final Plat

- 2. General Note No. 2 has been added indicating a reference to the separate Minimum Protection Elevation table. This note is satisfactory and provides notice to a party reviewing the final plat there is a separate MPE table.
- 4. All lots now have a unique lot number. This change is satisfactory.
- 13. A new combination public utility and drainage easement has been added on lots 1 through 8 along the east side of the plat. The City of Bondurant requires that rear yard drainage easements be designated as private easements. The note as written would imply the easements are public. The note should be revised to indicate there is a "10-foot public utility easement and private drainage easement".

MPE table:

2. Snyder & Associates, Inc. indicates an MPE for Lot 16 was added to the table. The writer did not receive a copy of the updated MPE table. If the revised table includes Lot 16 that addition would be satisfactory.

Marketa Oliver May 24, 2019 Page 2

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

0

H. R. Veenstra Jr.

HRVJr:kld 4285-079 Cc: John Horton, City of Bondurant Jason Ledden, Snyder & Associates, Inc.

PLANNING AND ZONING COMMISSION RESOLUTION NO. PZ-190711-15

RESOLUTION REGARDING THE QUAIL RUN PLAT 1 FINAL PLAT

WHEREAS, Snyder & Associates, Inc. submitted the Final Plat for Quail Run Plat 1; AND

WHEREAS, the owner/developer is Quail Run, LLC; AND

WHEREAS, legal description is as follows:

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE SOUTH 00° 15' 02" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DIST ANGE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NW AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 02" WEST ALONG SAID EAST LINE, 1557.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED RAILWAY THRU SAID SECTION 36; THENCE SOUTH 72° 42' 26" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 266.35 FEET; THENCE NORTH 24° 20' 38" WEST, 42.76 FEET; THENCE NORTH 41° 32' 35" WEST, 54.56 FEET; THENCE NORTH 73° 00' 36" WEST, 104.92 FEET; THENCE NORTH 83° 50' 19" WEST, 121.91 FEET; THENCE NORTH 72° 4 7' 59" WEST, 156.16 FEET; THENCE NORTH 54° 46' 09" WEST, 91.4 7 FEET; THENCE NORTH 29° 41' 05" EAST, 119.90 FEET; THENCE SOUTH 60° 18' 55" EAST, 140.00 FEET; THENCE NORTH 29° 41' 05" EAST, 75.00 FEET; THENCE NORTH 32° 47' 58" EAST, 64.19 FEET; THENCE NORTH 47" 02' 36" EAST, 58.99 FEET; THENCE NORTH 35° 35' 19" WEST, 140.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 7.14 FEET AND WHOSE CHORD BEARS SOUTH 53° 51' 30" WEST, 7.14 FEET; THENCE NORTH 36° 41' 41" WEST, 60.00 FEET; THENCE NORTH 45° 18' 55" WEST, 414.86 FEET; THENCE NORTH 13° 08' 16" WEST, 111.51 FEET; THENCE NORTH 00° 18' 55" WEST, 156.73 FEET; THENCE SOUTH 89° 41' 05" WEST, 205.65 FEET; THENCE NORTH 18' 55" WEST, 70.00 FEET; THENCE SOUTH 89° 41' 05" WEST, 60.00 FEET; THENCE NORTH 00° 18' 55" WEST, 9.84 FEET; THENCE SOUTH 89° 41' 05" WEST, 144.68 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 00° 16' 03" EAST ALONG SAID WEST LINE, 424.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NW; THENCE NORTH 89° 52' 50" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1317.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.95 ACRES (1,391,615 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, recommend approval pending infrastructure punch list items and post-construction data (as-builts/MPE's) as accepted by the Public Works Director,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Quail Run Plat 1 is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by _______, Seconded by ______to adopt.

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the Planning and Zoning Commission held on July 11, 2019; among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

| Action | Yay | Nay | Abstain | Absent |
|----------|-----|-----|---------|--------|
| McKenzie | | | | |
| Clayton | | | | |
| Mains | | | | |
| Keeran | | | | |
| Cuellar | | | | |
| Phearman | | | | |
| Brostrom | | | | |

XXXX, Commission Chair

CURVE TABLE

| CURVE NO. | DELTA | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING/DIST | ANCE |
|------------|------------------|---------|-----------------|-----------------|---------------------|-----------------|
| A-1 | 90° 33' 57'' RT | 150.00' | 237.10' | 151.49' | N 45° 01' 57'' W | 213.181 |
| A-2 | 1.3° 41' 17'' RT | 180.00' | 43.00' | 21.60' | N 8.3° 28' 16'' W | 42 90' |
| A3 | 20° 46' 40'' RT | 180.00' | 65 28' | 33 00' | N 66° 14' 18'' W | 64 92' |
| Δ-4 | 20° 46' 40'' RT | 180.00' | 65 28' | 33.00' | N 45° 27' 38'' W | 64 92' |
| A-5 | 20° 46' 40'' RT | 180.00 | 65 28' | 33.00' | N 24° 40' 58'' W | 64 92' |
| A-6 | 14° 32' 40'' RT | 180.00 | 45 69' | 22 97' | N 7º 01' 18'' W | 45 57 |
| A-7 | | 120.00 | 188 50' | 120 00' | N 15º 18' 55'' W | 160 71 |
| A / | | 120.00 | 1 19' | 0.50 | | 1 1 2 |
| A-0 | | 120.00 | | 0.59 7 5 3 ' | | |
| A-9 D 1 | | 120.00 | | 7.55 | | 74 201 |
| | | 500.00 | 74.27 | 29 40 | | 74.20 56 90' |
| | | 530.00 | 00.9Z | 20.49 | | |
| B-3 | | 530.00 | 21.6U 20.151 | 10.90 | N / 34 37 E | 21.00 |
| B-4 | | 470.00 | 20.15 | 10.07 | N 1º 28º 42º E | 20.14 |
| B-5 | | 470.00 | 49.67 | 24.80 | | 49.64 |
| | 9°04 34 LI | 500.00 | 79.20 | 39.69 | | /9.1Z |
| | 9°04 34 RI | 470.00 | /4.40 | 37.30 | | |
| 6-3 | 0° 17' 18" RT | 530.00 | 2.67 | 1.33 | 5 8° 37' UI'' W | 2.67 |
| 0-4 | 5° UU' 16" RT | 530.00 | 46.29 | 23.16 | 5 5° 58' 14'' W | 46.28 |
| 6-5 | 3° 47' UI'' RT | 530.00 | 35.00 | 17.51 | S 1° 34' 35'' W | 34.99 |
| D-2 | 1º 06' 22'' RT | 370.00 | /.14 | 3.57 | N 53° 51 30" E | /.14 |
| D-3 | 14° 42' 10" RT | 370.00 | 94.95 | 4/./4 | N 61° 45' 46'' E | 94.69 |
| D-4 | 16° 44' 19" RT | 370.00 | 108.09 | 54.43 | N 77° 29'00'' E | 07.71 |
| D-5 | 3° 49' 55'' RI | 370.00' | 24.75 | 12.38 | N 8/° 46' 08'' E | 24./4' |
| D-6 | 36° 22' 46'' RI | 400.00' | 253.98 | 131.43 | N /1° 29' 42'' E 2- | 49./3 |
| D-7 | /° 45'0/'' RI | 430.00' | 58.18 | 29.13 | N 5/° 10' 52'' E | 58.13 |
| D-8 | 8° 12' 24'' RI | 430.00' | 61.59' | 30.85 | N 65° 09' 38'' E | 61.54' |
| D-9 | 8° 12' 46'' RT | 430.00' | 61.64' | 30.87' | N 73° 22' 13'' E | 61.58' |
| D-10 | 7° 54' 57'' RT | 430.00' | 59.41 | 29.75 | N 81° 26' 04'' E | 59.36' |
| D-11 | 4° 17' 32'' RT | 430.00' | 32.21' | 16.11' | N 87°32'19''E | 32.21 |
| E-1 | 24° 20' 32'' RT | 225.00' | 95.59' | 48.53' | S 78°08'39''E | 94.87' |
| E-2 | 1° 47' 22'' RT | 195.00' | 6.09' | 3.05' | S 66°52'04''E | 6.09' |
| E-3 | 13° 53' 09'' RT | 225.00' | 54.53' | 27.40' | S 72°54'58''E | 54.40' |
| E-4 | 10° 38' 15'' RT | 255.00' | 47.34' | 23.74' | S 71° 17' 31'' E | 47.28' |
| F - 1 | 24°20'32'' LT | 225.00' | 95.59' | 48.53' | S 78°08'39''E | 94.87' |
| F-2 | 13° 39' 42'' RT | 255.00' | 60.80' | 30.55' | N 83°29'04''W | 60.66' |
| F-3 | 10° 40' 50'' RT | 255.00' | 47.53' | 23.84' | N 71° 18' 48'' W 🧳 | 47.47' |
| F - 4 | 17°48'05'' RT | 195.00' | 60.58' | 30.54' | N 81°24'53''W | 60.34' |
| F-5 | 6° 32' 27'' RT | 195.00' | 22.26' | 11.14 ' | N 69°14'37''W | 22.25' |
| G-1 | 14° 50' 06'' RT | 225.00' | 58.26' | 29.29' | S 82° 53' 52'' E | 58.09' |
| G-2 | 14° 50' 06'' RT | 195.00' | 50.49' | 25.39' | S 82° 53' 52'' E | 50.35' |
| G-3 | 2°14'30'' RT | 255.00' | 9.98' | 4.99' | S 76°36'04''E | 9.98' |
| G-4 | 12° 35' 36'' RT | 255.00' | 56.05' | 28.14' | S 84°01'07''E | 55.94' |
| H-1 | 14° 50' 06'' LT | 225.00' | 58.26' | 29.29' | S 82° 53' 52'' E | 58.09' |
| H-2 | 13° 39' 42'' RT | 255.00' | 60.80' | 30.55' | N 83°29'04''W | 60.66' |
| H-3 | 1° 10' 24'' RT | 255.00' | 5.22' | 2.61' | N 76°04'01''W | 5.22' |
| H-4 | 14° 50' 06'' RT | 195.00' | 50.49' | 25.39' | N 82°53'52''W | 50.35' |
| -1 | 70° 57' 17'' RT | 38.00' | 47.06' | 27.08' | N 54°12'27''E | 44.11' |
| J-1 | 6° 59' 33'' RT | 57.00' | 6.96' | 3.48' | S 22°13'35''W | 6.95' |
| J-2 | 71° 33' 01'' RT | 57.00' | 71.18' | 41.07' | S 61°29'52''W | 66.65' |
| J-3 | 40° 58' 04'' RT | 57.00' | 40.76' | 21.29' | N 62°14'36" W | 39.89' |
| J-4 | 40° 58' 04'' RT | 57.00' | 40.76' | 21.29' | N 21° 16' 32'' W | 39.89' |
| J-5 | 40° 57' 57'' RT | 57.00' | 40.75' | 21.29' | N 19°41'28''E | 39.89' |
| J-6 | 35° 30' 55'' RT | 57.00' | 35.33' | 18.25' | N 57°55'54''E | 34.77' |
| J-7 | 13° 59' 44'' RT | 57.00' | 13.92' | 7.00' | N 82°41'13''E | 13.89' |
| K-1 | 89° 26' 03'' RT | 25.00' | 39.02' | 24.75' | N 44°58'03''E | 35.18' |
| K-2 | 90° 33' 57'' RT | 25.00' | 39.52' | 25.25' | S 45°01'57''E | 35.53' |
| K-3 | 89° 26' 03'' RT | 25.00' | 39.02' | 24.75' | S 44°58'03" W | 35.18' |
| K-4 | 90° 33' 57'' RT | 25.00' | 39.52' | 25.25' | N 45°01'57''W | 35.53' |
| K-5 | 111° 59' 13'' RT | 25.00' | 48.86' | 37.05' | N 56°14'38''E | 41.45' |
| K-6 | 90° 33' 57'' RT | 25.00' | 39.52' | 25.25' | S 45°01'57''E | 35.53' |
| K-7 | 89° 26' 03'' RT | 25.00' | 39.02' | 24.75' | S 44°58'03" W | 35.18' |
| K-8 | 76° 51' 40'' RT | 25.00' | 33.54' | 19.84' | N 38° 10' 48'' W | 31.08' |
| K-9 | 89° 26' 03'' RT | 25.00' | 39.02' | 24.75' | N 44°58'03''E | 35.18' |
| K-10 | 90° 33' 57'' RT | 25.00' | 39.52' | 25.25' | S 45° 01' 57'' E | 35.53 |
| K-11 | 89° 26' 03'' RT | 25.00' | 39.02' | 24.75' | S 44° 58' 03'' W | 35.18' |
| K-12 | 90° 33' 57'' RT | 25.00' | 39.52' | 25.25' | N 45°01'57" W | 35.53 |
| K-13 | 96° 43' 09'' RT | 25.00' | 42.20' | 28.12' | S 41° 57' 20'' E | 37.37 |
| K-14 | 90°00'00'' RT | 25.00' | 39.27 | 25.00' | S 44° 41' 05'' W | 35.36' |
| K-15 | 90° 00' 00'' RT | 25.00' | 39.27' | 25.00' | N 44° 41' 05'' E | 35.36' |
| K-16 | 90° 00' 00'' RT | 25.00' | 39.27' | 25.00' | N 45° 18' 55'' W | 35.36' |
| K-17 | 90° 00' 00'' RT | 25.00' | 39.27' | 25.00' | N 44° 41' 05'' F | 35.36' |
| K-18 | 90° 00' 00'' RT | 25.00' | 39.27' | 25.00' | N 45° 18' 55'' W | 35.36' |

5nyder 1:500

7/9/2019 3:07:19 AM

> RMICK acts/2018/118 0175 01/CAND/FPI01 1180175 dan

QUAIL RUN PLAT 1 FINAL PLAT



LEGEND

<u>Survey</u> Found Section Corner 1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted) ROW Marker ROW Rail I Control Point ОCР Bench Mark Platted Distance Measured Bearing & Distance Recorded As Deed Distance Calculated Distance Minimum Protection Elevation MPE Centerline Section Line 1/4 Section Line 1/4 1/4 Section Line Easement Line





2000.73' M&R 03' <u>]</u> $^{\circ}$ \geq PT. NE1/4, NW1/4 SEC. 36-80-23 PT. SE1/4, NW1/4 SEC. 36-80-23 - SW Corner E1/2, NW1/4 Lying North of Abandoned Railroad Right-of-Way





VEENSTRA & KIMM, INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320 515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

July 1, 2019

Marketa Oliver City Administrator City of Bondurant 200 Second Street NE P.O. Box 37 Bondurant, Iowa 50035

BONDURANT, IOWA QUAIL RUN PLAT 1 FINAL PLAN REVIEW

The writer has completed an initial review of the final plan of Quail Run Plat 1 as submitted by Snyder & Associates, Inc. on June 27, 2019.

Based on review of the final plat the following comments are offered:

- 1. The final plat includes the legal description of the property.
- 2. The final plat notes the existing and proposed zoning. If the property has been rezoned it should be reflected as the existing zoning. If the property has not been rezoned it should be rezoned before approval of the final plat.
- 3. The final plat includes the curve table.
- 4. The final plat includes the bulk regulations for the R1 and R2 zoning district. The bulk regulations include both a reference to a lettered area and the lots. The final plat does not identify Area A or Area B. Either the final plat should identify those areas or the reference to Area A and Area B should be removed from the final plat as there is no mechanism to identify the location of those areas.
- 5. The final plat includes the area summary by quarter quarter section.
- 6. The final plat includes the notation indicating use of a public utility easement is subordinate to the City's use of a designated easement. This note is satisfactory.
- 7. The final plat includes the street Lots A through I for the internal streets within the development.

Marketa Oliver July 1, 2019 Page 2

- 8. The final plat includes street Lot J that is a widening of the right-of-way of 2nd Street NW. The widening section ranges from 10 feet on the east to 14.5 feet on the west. With street Lot J the right-of-way on the south half of 2nd Street NW would be 50 feet.
- 9. The final plat includes a number of easements that are located outside of the boundary of Quail Run Plat 1, but are located within the future area to be platted by the same developer. The final plat includes a combination of easements that will be located within future street right-of-way and easements to be located outside of future street right-of-way. Once the right-of-way is platted in the future the underlying easement is no longer necessary. However, the easement still remains of record unless the City vacates the easements. The easements that are located outside of the street right-of-way can be reflected as an existing easement in the future plat and that procedure is acceptable. The writer would raise the issue of whether the City should receive, but not record, the easements that are located within the future street right-of-way and hold those easements until the area is platted, or the City determines the area is not likely to be platted and the easements can be recorded at that time. This procedure for property owned by the same entity provides the City some assurance with respect to the easements, but avoids the issue of recorded easements located within the same area of a street right-of-way that remain until the easements are vacated by the City.
- 10. The final plat shows the front yard building setback lines. The final plat does not illustrate rear yard setback lines or side yard setback lines.
- 11. Based on a comparison with the preliminary plat and construction plans the final plat appears to show all of the public storm sewer and water main easements where those utilities are located outside of street right-of-way.
- 12. The preliminary plat does not illustrate any separate gas main easements.
- 13. The final plat illustrates the location of public utility easements.
- 14. The final plat illustrates the location of drainage easements. The drainage easements, primarily located along rear lot lines, are labeled as private drainage easements in accordance with the City's current standard for private easements.
- 15. The final plat includes the 3.37 acre Outlot X located at the southwest corner of the plat.
- 16. On Lot 76 the address assigned on the east for Shiloh Rose Pkwy NW is shown as an odd number of 121. It appears this number should be an even number based on the side of the street on which the lot is located.

Marketa Oliver July 1, 2019 Page 3

If you have any questions or comments concerning the project, please contact the writer at 225-8000, or byeenstra@v-k.net.

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

HRVJr:paj 4285-083

cc: John Horton, City of Bondurant Eric Cannon, Snyder & Associates, Inc. Prepared by: Brian McMurray, 2400 86th St., Ste 24, Urbandale, IA 50322 515-276-3456 Return to: City of Bondurant, 200 2nd St. NE, Box 37, Bondurant, IA 50035 515-967-2418

STATEMENT BY PROPRIETOR

THE UNDERSIGNED, Quail Run, LLC, an Iowa limited liability company, acting pursuant to Iowa Code Section 354.11(1), hereby state that they are the proprietors and record fee titleholders of the real estate described in

Please see Exhibit A attached hereto and by this reference made a part hereof as though fully set out herein.

That the real estate is to be subdivided and platted as Quail Run Plat 1, an Official Plat in the City of Bondurant, Polk County, Iowa, as it appears on the accompanying plat; and that the real estate is platted with the free consent of, and in accordance with the desires of, the undersigned proprietors and fee titleholders.

Date this 28th day of Tune, 2019.

QUAIL RUN, LLC, an Iowa limited liability company By Vista Real Estate and Investment Corporation, It's Manager

By: David J. Harmeyer, President

STATE OF IOWA)) ss. COUNTY OF POLK)

On this 25^{H} day of 5^{H} , 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David J. Harmeyer, to me personally known, who by me being duly sworn does say that he is the President of Vista Real Estate and Investment Corporation who is the Manager of Quail Run, LLC, that no seal has been procured by said Company, that said instrument was signed on behalf of said Company by authority of its Manager, that said David J. Harmeyer, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said Company, by it and by him voluntarily executed.



Notary Public In and For the State of Iowa

Exhibit "A" Quail Run Plat 1

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 36: THENCE SOUTH 00° 15' 02" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NW AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 02" WEST ALONG SAID EAST LINE, 1557.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED RAILWAY THRU SAID SECTION 36; THENCE SOUTH 72° 42' 26" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 266.35 FEET; THENCE NORTH 24° 20' 38" WEST, 42.76 FEET; THENCE NORTH 41° 32' 35" WEST, 54.56 FEET; THENCE NORTH 73° 00' 36" WEST, 104.92 FEET; THENCE NORTH 83° 50' 19" WEST, 121.91 FEET; THENCE NORTH 72° 47' 59" WEST, 156.16 FEET; THENCE NORTH 54° 46' 09" WEST, 91.47 FEET; THENCE NORTH 29° 41' 05" EAST, 119.90 FEET; THENCE SOUTH 60° 18' 55" EAST, 140.00 FEET; THENCE NORTH 29° 41' 05" EAST, 75.00 FEET; THENCE NORTH 32° 47' 58" EAST, 64.19 FEET; THENCE NORTH 47° 02' 36" EAST, 58.99 FEET; THENCE NORTH 35° 35' 19" WEST, 140.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 7.14 FEET AND WHOSE CHORD BEARS SOUTH 53° 51' 30" WEST, 7.14 FEET; THENCE NORTH 36° 41' 41" WEST, 60.00 FEET; THENCE NORTH 45° 18' 55" WEST, 414.86 FEET; THENCE NORTH 13° 08' 16" WEST, 111.51 FEET; THENCE NORTH 00° 18' 55" WEST, 156.73 FEET; THENCE SOUTH 89° 41' 05" WEST, 205.65 FEET; THENCE NORTH 00° 18' 55" WEST, 70.00 FEET; THENCE SOUTH 89° 41' 05" WEST, 60.00 FEET; THENCE NORTH 00° 18' 55" WEST, 9.84 FEET; THENCE SOUTH 89° 41' 05" WEST, 144.68 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4: THENCE NORTH 00° 16' 03" EAST ALONG SAID WEST LINE, 424.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NW; THENCE NORTH 89° 52' 50" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1317.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.95 ACRES (1,391,615 S.F.).



ATTORNEYS AT LAW ED SKINNER (1936-2015) R. BRADLEY SKINNER CAMERON K. WRIGHT

160 ADVENTURELAND DRIVE NW, STE B P.O. BOX 367 ALTOONA, IOWA 50009 T: (515) 967-4264 F: (515) 967-6486

OF ESSIONAL CORFORATION

June 27, 2019

Abstract Opinion Required by Chapter 354.11(1)(c) Code of Iowa

To Whom It May Concern:

I hereby certify that I have examined the Abstracts of Title to the following described real estate, to wit:

Please see Exhibit "A" attached hereto and by this reference made a part hereof as though fully set out herein

said real estate to be platted and to be known as Quail Run Plat 1, an Official Plat to be included in and forming a part of the unincorporated territory of Polk County, Iowa.

The following Abstracts of Title were examined:

Pencil Note No. 449083 of American Abstract & Title Company from the date of original entry to June 18, 2019 at 7:00 a.m. at which time title to said real estate stood in the name of:

Quail Run, LLC

subject to the following:

1. I find no mortgage of record.

Abstract Opinion June 27, 2019 Page 2

2. The real estate taxes are assessed as Parcel No. 200.00498.001.001. The taxes for 2015-2016 and all prior years are paid. The taxes for 2017-2018 due and payable in 2018-2019 show the following:

100.46 paid by Iowa Ag Land and Family Farm Credits leaving, 1^{st} installment of \$804.00 is paid 2^{nd} installment of \$804.00 is paid

3. Searches have been made against the titleholders and against Donna J. Frakes, Estate of Donna J. Frakes, Susan J. Ugulini, Michael E. Ugulini, and John W. Frakes, Jr. and the same are negative except as set out herein.

I find nothing further to report. I hereby certify that title to the above-described real estate is in fee simple in the name of Quail Run, LLC. This opinion is in compliance with 354.11(1)(c) of the Code of Iowa.

Respectfully submitted, SKINNER LAW OFFICE, P.C.

Cameron K. Wright Title Guaranty No. 10740

CKW/beh

Abstract Opinion June 27, 2019 Page 3

Exhibit "A" Quail Run Plat 1

A part of the East 1/2 of the Northwest 1/4 of Section 36, lying North of the abandoned railroad right-of-way, all in Township 80 North, Range 23 West of the 5th P.M., City of Bondurant, Polk County, Iowa, and being more particularly described as follows;

Commencing at the North 1/4 corner of said Section 36; thence South 00°15'02" West along the East line of said Northwest 1/4, a distance of 40.00 feet to the South right-of-way line of 2nd Street NW and to the point of beginning; thence continuing South 00°15'02" West along said East line, 1557.12 feet to the North right-of-way line of the abandoned railway thru said Section 36; thence South 72°42'26" West along said North right-of-way line, 266.35 feet; thence North 24°20'38" West, 42.76 feet; thence North 41°32'35" West, 54.56 feet; thence North 73°00'36" West, 104.92 feet; thence North 83°50'19" West, 121.91 feet; thence North 72°47'59" West, 156.16 feet; thence North 54°46'09" West, 91.47 feet; thence North 29°41'05" East, 119.90 feet; thence South 60°18'55" East, 140.00 feet; thence North 29°41'05" East, 75.00 feet; thence North 32°47'58" East, 64.19 feet; thence North 47°02'36" East, 58.99 feet; thence North 35°35'19" West, 140.00 feet; thence Southwesterly along a curve concave Southeasterly whose radius is 370.00 feet, whose arc length is 7.14 feet and whose chord bears South 53°51'30" West, 7.14 feet; thence North 36°41'41" West, 60.00 feet; thence North 45°18'55" West, 414.86 feet; thence North 13°08'16" West, 111.51 feet; thence North 00°18'55" West, 156.73 feet; thence South 89°41'05" West, 205.65 feet; thence North 00°18'55" West, 70.00 feet; thence South 89°41'05" West, 60.00 feet; thence North 00°18'55" West, 9.84 feet; thence South 89°41'05" West, 144.68 feet to the West line of said East 1/2 of the Northwest 1/4; thence North 00°16'03" East along said West line, 424.52 feet to the South right-of-way line of 2nd Street NW; thence North 89°52'50" East along said South right-of-way line, 1317.32 feet to the point of beginning and containing 31.95 acres (1,391.615 s.f.). Property subject to any and all easements of record.

Certificate of treasurer of Polk County, Iowa STATE OF IOWA SS: COUNTY OF POLK

I, Mary Maloney, Treasurer of Polk County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

QUAIL RUN PLAT 1 an Official Plat, Polk County, Iowa do hereby certify that same is free from all certified taxes. special assessments and special rates and charges. Nor are there any taxes due for Moneys and Credits, Bushels of Grain, Utilities or Buildings on Leased Land against QUAIL RUN, LLC,

who is(are) the record title holder(s) of said real estate.

Dated at Des Moines, IA, Friday, June 28, 2019.

MARY MALONEY Subscribed and sworn to before me on this POLK COUNTY TREASURER day of the Deputy

(Treasurer's Seal)

2019.

Notary Public in and for Polk County, IA

(Notary Seal)



PREPARED BY: **Rebecca Lawrence, Property Description Specialist**

EXHIBIT A

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, LYING NORTH OF THE ABANDONED RAILROAD RIGHT-OF-WAY, ALL IN TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 36; THENCE SOUTH 00° 15'02" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NW AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15'02" WEST ALONG SAID EAST LINE, 1557.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED RAILWAY THRU SAID SECTION 36; THENCE SOUTH 72° 42'26" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 266.35 FEET; THENCE NORTH 24° 20'38" WEST, 42.76 FEET; THENCE NORTH 41° 32'35" WEST, 54.56 FEET; THENCE NORTH 73° 00'36" WEST, 104.92 FEET; THENCE NORTH 83° 50'19" WEST, 121.91 FEET; THENCE NORTH 72° 47' 59" WEST, 156.16 FEET; THENCE NORTH 54° 46'09" WEST, 91.47 FEET; THENCE NORTH 49° 41'05" EAST, 119.90 FEET; THENCE SOUTH 60° 18'55" EAST, 140.00 FEET; THENCE NORTH 29° 41'05" EAST, 75.00 FEET; THENCE NORTH 32° 47'58" EAST, 64.19 FEET; THENCE NORTH 47° 02'36" EAST, 58.99 FEET; THENCE NORTH 35° 35' 19" WEST, 140.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 7.14 FEET AND WHOSE CHORD BEARS SOUTH 53° 51' 30" WEST, 7.14 FEET; THENCE NORTH 13° 08' 16'' WEST, 11.51 FEET; THENCE NORTH 45° 18'55" WEST, 156.73 FEET; THENCE SOUTH 49° 41'05" WEST, 205.65 FEET; THENCE NORTH 100° 18'55" WEST, 70.00 FEET; THENCE SOUTH 89° 41'05" WEST, 60.00 FEET; THENCE NORTH 00° 18'55" WEST, 156.73 FEET; THENCE SOUTH 89° 41'05" WEST, 205.65 FEET; THENCE NORTH 00° 18'55" WEST, 70.00 FEET; THENCE SOUTH 89° 41'05" WEST, 60.00 FEET; THENCE NORTH 00° 18'55" WEST, 9.84 FEET; THENCE SOUTH 89° 41'05" WEST, 144.68 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 00° 18'55" WEST, ALONG SAID SOUTH 89° 41'05" WEST, 60.00 FEET; THENCE NORTH 00° 18'55" WEST, 9.84 FEET; THENCE SOUTH 89° 41'05" WEST, 144.68 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 00° 18' 55" WEST, ALONG SAID SOUTH 89° 41'05" WEST, 60.00 FEET; THENCE NORTH 00° 18'55" WEST, ALONG SAID SOUTH 89° 52' 50" EAST ALONG SAID SOUTH RI

WARRANTY DEED (CORPORATE/BUSINESS ENTITY GRANTOR) Recorder's Cover Sheet

Preparer Information:

Brian McMurray, Vista Real Estate and Investment Corporation 2400 86th Street, Suite 24 Urbandale, IA 50322 (515) 276-3456

Taxpayer Information:

City of Bondurant 200 2nd St NE Box 37 Bondurant, IA 50035 (515) 967-2418

Return Document To:

City of Bondurant 200 2nd St NE Box 37 Bondurant, IA 50035

Grantors:

Quail Run, LLC

Grantees:

City of Bondurant

Legal Description: See Page 2

Warranty Deed

(Corporate/Business Entity Grantor)

For the consideration of One Dollar(s) and other valuable consideration, Quail Run, LLC, a(n) limited liability company organized and existing under the laws of Iowa does hereby convey to City of Bondurant, Iowa the following described real estate in Polk County, Iowa:

Street Lots A, B, C, D, E, F, G, H, I and J in Quail Run Plat 1, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Quail Run, LLC is a manager-managed Iowa limited liability company. Vista Real Estate and Investment Corporation is the manager of the company. Pursuant to the terms of its Operating Agreement, transfers of an interest in real estate may be made by any officer of Vista Real Estate and Investment. There is nothing in its Operating Agreement that otherwise restricts transfers of an interest in real estate by the undersigned manager.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: le [28]19

Quail Run, LLC, an Iowa limited liability company

By: Vista Real Estate and Investment Corporation, Its Manager

By: David J. Harmeyer, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 28th day of _____, 2019, by David J. Harmeyer in his capacity as President of Vista Real Estate and Investment Corporation, as Manager of Quail Run, LLC.



| 5.5 | - | | |
|---------------|-----------|--------|-------|
| Signature | of Notary | Public | _ |
| \mathcal{L} | | | |


27 ACRES 109 LOTS 55' LOTS REQUIRED 1.6 ACRES PARKLAND PROVIDING 2.6 ACRES PARKLAND

VICINITY MAP







| GENE A. AL DI RI | ERAL NOTES: L CONSTRUCTION AND MATERIALS SHALL I FFERENT SPECIFICATIONS AND REQUIREM EQUIREMENTS WILL SUPERSEDE THE IRC 2 | MEET OR EXCEED IRC 2 ENTS THAN WHAT IS LI: 015. SEE THE LOCAL BI | 2015. LOCAL BUILDING CODES MAY HAV STED IN THE IRC 2015, THESE LOCAL UILDING DEPARTMENT FOR CHANGES. | <u>-</u> | | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SH R314.3 LOCATION 1. IN EACH SLEEPING ROOM |
|---------------------------------------|--|--|---|--|--|--|
| B. C(M C. TH D. AL E. AL | DNTRACTOR TO CONFIRM THE SIZES, SPAC EMBERS. ANY STRUCTURAL AND FRAMING IE OWNER/CONTRACTOR IS RESPONSIBLE I IL PRODUCTS ARE TO BE INSTALLED PER TI IL MECHANICAL, PLUMBING, AND ELECTRIC, | ING AND SPECIES OF L MEMBERS NOT INDICA FOR PREVENTIVE MEAS HE MANUFACTURE'S RE AL SYSTEMS ARE TO BI | UMBER OF ALL STRUCTURAL AND FRAM TED ARE TO BE SIZED BY OWNER/CONT SURE OF THE BUILD UP OF MOISTURE C ECOMMENDATIONS. E DESIGNED BY OTHERS. | IING RACTOR. R MOLD | | OUTSIDE EACH SEPARATE SLEET ON EACH ADDITIONAL STORY OF SMOKE ALARMS SHALL BE INSTA CONTAINS A BATHTUB OR SHOW R314.3.1 SMOKE ALARMS SHALL NOT BE I |
| F. AL G. TH BE | L EXTERIOR STAIRS ARE SHOWN FOR CON IE FOLLOWING CODE INFORMATIONS IS INT EEN DRAWN TO PRESCIBE TO INDUSTRY ST | CEPT, FINAL DESIGN DI ENDED TO ASSIST AND ANDARDS. | ETERMINE ON SITE FOR FINAL GRADE.) INFORM YOU THROUGH CONSTRUCTI(| ON. THIS PROJECT HAS | | I. IONIZATION SMOKE ALARMS SHA APPLIANCE 2. IONIZATION SMOKE ALARMS WIT PERMANENTLY INSTALLED APPL |
| CHAF A. BU IN AS | PTER 3 (BUILDING PLANNI JILDING AND STRUCTURES, AND ALL PARTS CLUDING DEAD LOADS, LIVE LOADS, ROOF 5 PRESCRIBED BY THIS CODE (R301.1) | NG) THEREOF, SHALL BE C LOADS, FLOOD LOADS, | CONSTRUCTED TO SAFELY SUPPORT AL SNOW LOADS, WIND LOADS, AND SEISI | l Loads, Nic Loads | | 3. PHOTOELECTRIC SMOKE ALARM COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SF ACCORDANCE WITH UL 2034 AND R315.2.1 CARBON MONOXIDE SHALL BE P 1. CONTAINS A FUEL-FIRED APPLIA |
| GROUND SNOW LOAD (n | WIND DESIGN SEISMIC EED TOPOGRAPHICSPECIAL WIND WIND-BORNE DESIGN ph) EFFECTS REGION DEBRIS ZONE CATEGORY | SUBJECT TO DAI FROST LINE WEATHERING DEPTH | MAGE FROM WINTER ICE BARRIER DESIGN UNDERLAYMENT TERMITE TEMP. REQUIRED | FLOOD HAZARDS FREEZING INDEX TEMP | | 2. ATTACHED GARAGE WITH AN OP SECTION 317 PROTECTION OF WOOD AND WO R317.1 LOCATION REQUIRED. PROTECT |
| 30 PSF 1 | 15 NONE NONE NONE A | SEVERE 42* | MODERATE -HEAVY -0 F · YES MINIMUM ROOF LIVE LOADS(R301.6 | MARCH 1984 1833 48.6 F | | THE SPECIES, PRODUCT, PRESE 1. WOOD JOIST OR BOTTOM OF A V 12" TO THE EXPOSED GROUND IN CR. |
| | UNHABITABLE ATTIC WITH LIMITED STORAG UNHABITABLE ATTIC WITHOUT STORAGE HABITABLE ATTIC AND SERVED WITH FIXED DECKS AND EXTERIOR BALCONIES GUARDRAIL AND HANDRAILS DOOM OTHED THAN SLEEDING DOOMS | GE 20 PSF 10 PSF 9 STAIRS 30 PSF 40 PSF 200 PSF 40 PSF | ROOF TRUSS LIVE LOAD(Lr) GROUND SNOW(Pg) FLAT ROOF SNOW (Pf) THERMAL CONDITION | 20 PSF 30 PSF 24 PSF Ct = 1.0 | | FOUNDATION. 2. WOOD FRAMING MEMBERS THA FROM EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CON SEPARATED FROM SUCH SLAB BY AN 4. THE ENDS OF A WOOD GIRDER E |
| | SLEEPING ROOMS STAIRS <u>DEFLECTION CRITERIA</u> | 40 PSF 40 PSF | URATION OF LOAD-SNOW | 1.15 ADING | | 5. WOOD SIDING, SHEATHING AND THE GROUND OR LESS THAN 2" N SURFACES EXPOSED TO THE WEATH |
| | FLOOR LIVE LOAD FLOOR TOTAL LOAD ROOF LIVE LOAD ROOF TOTAL LOAD | L/480 L/360 L/360 L/240 | ACCORDING TO ASCE/SEI 7-10 WIND DESIGN METHOD: MWFR EXPOSURE CATEGORY | S/C-C HYBRID ACSE/SEI 7-1 B | 0 | WOOD STRUCTURAL MEMBERS S WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD FURRING STRIPS OR OTH OR CONCRETE WALLS BELOW GRADE |
| | ALL BEAMS SUPPORTING FLOOR OR ROOF | H/180 | DURATION OF LOAD-WIND | 1.60 | | THE FURRING STRIP. R317.3.1 FASTENERS OF PRESERVATIVE- SHALL BE OF HOT-DIPPED, ZINC- AND WEIGHTS FOR CONNECTORS IN |
| D. D | TO BE DESIGNED WITH THE ABOVE DEFLE EAD LOADS ADDITIONAL OR CHANGES TO N FLOOR-TOP CHORD | CTION CRITERIA IATERIAL NEEDS TO BE <u>R</u> | ADJUSTED TO THE BELOW CALCULATI | DNS. | | THE CONNECTOR MANUFACTURER'S REC |
| | CARPET AND PAD 3/8" CERAMIC TILE/ 1/2" BACKER BD. 3/4" HARDWOOD FLOOR SUBFLOOR-3/4" OSB OR COM-PLYWOOD | 1.5 PSF 10 PSF 4.0 PSF 2.0 PSF | ROOFING-SHINGLES(220 LBS) 2 LAY 30 LBS. FELT 1/2" OSB OR COM PLYWOOD 1/2 ROOF TRUSS-2X4 | R 4.40 PSF 0.30 PSF 1.65 PSF 1.10 PSF | | CHAPTER 4 (FOUNDATIONS) SECTION 401.4 SOIL TEST: WHERE QUAI |
| | 1/2 FLOOR TRUSS/I-JOIST SYSTEM | 1.5 PSF 5.5 PSF | CORRECTION FOR SLOPE (12/12) | 1.55 PSF 9.00 PSF | | SHIFTING OR OTHER U TABLE R401.4.1 CLASS OF MATERIAL SAND SILTY SAND CLAYFY SAT |
| | TOTAL WITH TILE/BACKER BD. TOTAL WITH HARDWOOD FLOOR | 13.5 PSF 7.5 PSF | ROOF-BOTTOM CHORDS 1/2 ROOF TRUSS-2X4 | 1.10 PSF 2.8 PSF | | SILTY GRAVEL AND CLAYEY GR CLAYEY, SANDY, SLIGHTY CLAY SILT, AND SANDY SILT CLAY |
| | 1/2 FLOOR TRUSS/I-JOIST SYSTEM 5/8" GYPBOARD MINIMUM FOR MISC MECHANICAL/ELEC. | 1.5 PSF 2.8 PSF 0.7 PSF | MINIMUM FOR MISC MECHANICAL/EI 16" BATT/BLOWN INSULATION | EC. 1.5 PSF 1.60 PSF | | THIS DESIGN IS BASED ON 2,000 POU PLUM DESIGN SERVICE KNOW IF TH |
| | | 5.0 PSF | TOTAL | 7.00 PSF | | R402.2 CONCRETE: FROM TABLE R40 -FOUNDATION CO -GARAGE FLOOR |
| SECTION | I R303: LIGHT AND VENTILATION IN HABI WINDOWS. WINDOW GLAZING SH SHALL BE OPERABLE TO THE EXT 8303.3 BATHROOMS MAY HAVE AN OPEF | ABLE ROOMS, PROVID All not be less than "Erior for natural " Rable window of 3 s. | IE NATURAL LIGHT AND VENTILATION W N 8% OF THE FLOOR AREA OF EACH RO VENTILATION. F. IN AREA. | TH OPERABLE DM. 1/2 THE REQUIRED WIN | IDOW AREA | -PORCHES, CARP -BASEMENT SLAB (CONCRETE SHAI |
| | - EXCEPTION: 1. BATHROOM AND WATER CLO | DSET MAY BE VENTILA | TED WITH EXHAUST FANS AND ARTIFIC | AL LIGHT. | | R403 ALL FOOTING SHALL BE PL 16" WIDE X 8"DEEP FOR A 2 STC 2 CONTINUOUS HORIZONTAL #4 |
| SECTION | I R304: THE MINIMUM AREA OF ANY HABI R304.2 THE MINIMUM LENGTH OR WIDTH I R305: CEILING HEIGHT HABITABLE SPA | of any habitable ro of any habitable ro ace. Hai I ways, and p | OT BE LESS THAN 70 SQ. FEET, EXCEP DOM SHALL NOT BE LESS THAN 7'-0" PORTION OF THE BASEMENT CONTAININ | KITCHEN. G THESE SPACES SHALL | | R403.1.6 ALL ANCHOR BOLTS SHALL BE A PER SILL PLATE WITH BOLTS SF THAN 12 INCHES FROM THE EN THE WIDTH OF THE PLATE |
| | HAVE A CEILING HEIGHT OF NOT NOT LESS THAN 6'-8" -EXCEPTION | LESS THAN 7 FEET. BA | THROOMS, TOILER ROOM, AND LAUNDE | Y ROOMS SHALL HAVE A (| CEILING HGT OF | - ALTERNATE FOUNDATION STR R404 CONCRETE FOUNDATION V SECTION IN THIS PLAN FOR SPE |
| | FOR ROOMS WITH SLOPED C THAN 5'-0" AND NOT LESS THAN 5 THE CEILING ABOVE A BATH FOR ITS INTENDED PURPOSE A | Eiling, the required 0% of the required Room and toilet rou Shower or the foun | D FLOOR AREA OF THE ROOM SHALL HA FLOOR AREA SHALL HAVE A CEILING O DM FIXTURES SHALL BE SUCH THAT THI PPED WITH A SHOWERHEAD SHALL HAI | VE A CEILING HEIGHT OF N F LESS THAN 7'-0" E FIXTURE IS CAPABLE OF N FE A CEILING HEIGHT OF N | NOT LESS BEING USED DT | R406 FOUNDATION WATERPROC EXCEPT WHERE REQUIRED IN S SPACES AND FLOORS ABO UNDER FLOOR SPACE |
| | LESS THAN 6'-8" ABOVE THE ARE 3. BEAMS, GIRDERS, DUCTS, O PROJECT TO WITHIN 6'-4" OF THE FINI | A OF NOT LESS THAN 3 R OTHER OBSTRUCTIO SH FLOOR. | 30"X30" AT THE SHOWERHEAD. NS IN BASEMENT CONTAINING HABITAE | LE SPACE SHALL BE PERM | ITTED TO | THE UNDER-FLOOR SPACE BET THROUGH THE FOUNDATION W. FT OF AREA UNDER THE FL |
| R305.1.1 | BASEMENT PORTION OF BASEMENT THA -EXCEPTION 1. BEAMS, GIRDERS, DUCTS, O PRO JECT TO WITHIN 6'-4" OF THE | IT DO NOT CONTAIN HA R OTHER OBSTRUCTIO FINISH FLOOR | ABITABLE SPACE OR HALLWAYS SHALL I NS IN BASEMENT CONTAINING HABITAE | IAVE A CEILING HEIGHT OF LE SPACE SHALL BE PERM | ^E NOT LESS THAN 6'-8" ITTED TO | R408.4 ACCESS THROUGH THE FLOOR |
| SECTION | R307.1 TOILET, BATH AND SHOWER SPA 1. TOILET: MIN 15" FROM WALL OF | CES. FIXTURES SHALL I R TUB OR VANITY. | BE SPACED IN ACCORDANCE WITH FIGU | RE R307.1. | | CHAPTER 5 (FLOORS) FRAMING MATERIALS GRADES A. ROOF, FLOOR, AND WALL SHEATHIN |
| SECTION | . MIN 21" CLEARANCE IN F 2. VANITY: MIN 21" CLEARANCE IN I R308 GLAZING EXCEPT AS INDICATED | RONT OF TOILET FRONT OF VANITY | ACH PANE OF GLAZING INSTALLED IN H | Δ7ΔΡΠΟΙΙς Ι ΟΓΔΤΙΟΝ ΠΕΓ | INED IN SECTION | B. WALL STUDS: DOUGLA C. WALL PLATES: SPRUCE D. DIMENSIONAL HEADERS: DOUGLA F. LVI. HEADERS: 2000 Eh/ |
| R3 | 08.4 SHALL BE PROVIDED WITH A MAN GLASS AND THE SAFETY GLAZING 08.4.2 GLAZING ADJACENT TO DOORS. | IUFACTURING'S DESIGN G STANDARD. GLAZING IN AN INDIVIDI | VATION SPECIFYING WHO APPLIED DES | GNATION, DESIGNATING T ENT TO A DOOR SHALL BE | HE TYPE OF CONSIDERED TO BE | F. STEEL ASTM SF R502.4 JOIST UNDER PARALLEL BEARIN R502.6 THE ENDS OF EACH JOIST, BEA |
| | A HAZARDOUS LOCATION WHERE AND MEETS EITHER OF THE FOLL 1. WHERE THE GLAZING IS WIT 2. WHERE THE GLAZING IS ON | . The Bottom Expose .owing conditions: Hin 24 inches Either The Wall Perpendici | ED EDGE OF THE GLAZING IS LESS THAT SIDE OF THE DOOR IN THE PLANE OF T II AR TO THE PLANE OF THE DOOR IN A | I 60" ABOVE THE FLOOR OF HE DOOR IN A CLOSED POS CLOSED POSITION AND WI | R WALKING SURFACE SITION. THIN 24" OF | METAL AND NOT LESS THAN 3 II R502.8 NO CUTS, NOTCHES, AND HOLE MEMBERS, OR I-JOIST ARE PRO OR DESIGN BY PROFESSIONAL |
| | THE HINGE SIDE OF AN IN-SWING -EXCEPTION 1. DECORATIVE GLASS | ING DOOR. | | | | R502.11 WOOD TRUSSES SHALL BE DES INDIVIDUAL TRUSS DESIGN DRA SHOULD BE REFER TO FOR HAN |
| R30 | 2. WHERE THERE IS AN INTERVE 3. WHERE ACCESS THROUGH TH 4. GLAZING THAT IS ADJACENT T 8.4.3 GLAZING IN WINDOWS, GLAZING IN AN | NING WALL OR OTHER E DOOR IS TO A CLOSE O A FIXED PANEL OF P I INDIVIDUAL FIXED OR | PERMANENT BARRIER BETWEEN DOOR ET OR STORAGE AREA 3 FEET OR LESS ATIO DOORS, OPERABLE PANEL THAT MEETS ALL OF | and the glazing In Depth The following conditio | ONS. | R507.2 EXTERIOR DECKS/DECK LEDGE THIS SECTION TABLE R507.2 AN |
| | THE EXPOSED AREA OF AM IN THE BOTTOM EDGE OF THE GI THE TOP EDGE OF THE GLAZIN | DIVIDUAL PLAN IS LARC AZING IS LESS THAN 1 IG IS MORE THAN 36" A | GER THAN 9 SQUARE FEET 8" ABOVE THE FLOOR BOVE THE FLOOR: AND | | | CHAPTER 6 (WALL CONSTRUC R6021 SAWN LUMBER SAWN LUME |
| | 4. ONE OR MORE WALKING SURF -EXCEPTION 1. DECORATIVE GLASS 2. WHERE HORIZONTAL RAIL IS IN | ACE ARE WITHIN 36", N ISTALLED. | IEASURED HORIZONTALLY AND IN A STI | Raight Line, of the glaz | ING | R602.3 REFER TO TABLE R602.3(1) TH R602.6 DRILLING AND NOTCHING- REF R602.7 THE ALLOWABLE SPANS OF GI |
| R30 | 8.4.5 GLAZING IN WET SURFACES. GLAZING SAUNAS, STEM ROOMS, BATHTUBS, S LESS THAN 60" MEASURED VERTICALI | G IN WALLS, ENCLOSUR Howers and Indoor Y Above the Standin | RES OR FENCES CONTAINING OR FACIN OR OUTSIDE POOLS WHERE THE BOTT VG OR WALKING SURFACE | G HOT TUBS, SPAS, WHIRLI DM EXPOSED EDGE OF GL | POOL, Azing Is | NOT EXCEED THE VALUES OF R602.8 FIRE BLOCKING SHALL BE PRO AND TO FORM AN EFFECTIVE |
| R30 | 8.4.6 GLAZING ADJACENT TO STAIRS AND F PLANE OF THE ADJACENT WALKING S -EXCEPTIONS 1. WHERE RAILING IS INSTALLED | AMPS.GLAZING WHERI URFACE OF THE STAIR ON THE ACCESSIBLE S | e the bottom edge of the glazing way, landing between flights of s ide of the glazing 34" to 38" above | S LESS THAN 36" ABOVE T TAIRS AND RAMPS. WALKING SURFACE. | HL | USE CS-WSP BRACING METHO |
| SECTION | I R310. EMERGENCY ESCAPE AND RESC EMERGENCY ESCAPE AND RESC EVERTION STORM OUT TO A | JE OPENING. BASEMEN JE OPENING. | NT, HABITABLE ATTICS AND EVERY SLE | EPING ROOM SHALL HAVE | AN | CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING R702.1(2). TABLE R702.1(3) AND |
| R31 | AREA OF 200 SQUARE FEET 0.2.1 MINIMUM OPENING AREA: EMERGENC NET CLEAR AREA DIMENSIONS RI | Y AND ESCAPE OPENIN EQUIRED BY THIS SECT | NG SHALL HAVE A NET CLEAR OPENING | OF NOT LESS THAN 5.7 SQ PERATION FROM THE INSI | UARE FEET. THE DE. THE NET CLEAR | R703.7.1 FOR SUPPORT AND SE TO THE FLAME SPREAD AND SMO R703.1 GENERAL: EXTERIOR WALLS |
| R31 | HEIGHT OPENING SHALL NOT BE 0.2.2 WINDOW SILL HEIGHT. WHERE THE W OF NOT MORE THEN 44" ABOVE T | LESS THAN 24" AND TH NDOW IS PROVIDED AS HE FLOOR | IE NET CLEAR WIDTH SHALL NOT BE LES S THE EMERGENCY ESCAPE AND RESC | IS THAN 20" JE OPENING, IT SHALL HAV | E A SILL HEIGHT | ENVELOPE SHALL INCLUDE FLA R303.1.1 WATER RESISTANCE. THE EXTE ACCUMULATION OF WATER WIT AS REOUIRED IN SECTION R703 |
| K3I | 0.2.3 WINDOW WELLS: THE HORIZONT/ WIDTH OF NOT LESS THAN 36" TH OPENED. -EXCEPTION | E AREA OF THE WINDC | W WELL SHALL NOT BE LESS THAN 9 S W WELL SHALL ALLOW THE EMERGENC | Y ESCAPE AND RESCUE O | PENING TO BE FULLY | R703.1.2 WIND RESISTANCE. WALL COVE ACCORDANCE WITH TABLE R30 R703.2 WATER-RESISTIVE BARRIER. AF |
| R31 | 1. THE LADDER OR STEPS SHALL BE P 0.2.3.1 WINDOW WELLS WITH A VERTICA | ERMITTED TO ENCROA L STEP GREATER THAN | ACH NOT MORE THAN 6". N 44" SHALL BE EQUIPPED WITH A PERM | ANENT LADDER NOT LESS | THAN 12" WIDE | WALLS. SUCH MATERIAL SHALL JOINT OCCUR, LAPPED NOT LES R703.3 NOMINAL THICKNESS AND ATTA ACCORDANCE WITH TABLE D70 |
| SECTION | R311. R311.7.1 STAIRWAYS. STAIRWAY ARE TO E HEIGHT. HANDRAILS SHOULD PROJECT MC R311.7.5 HEADROOM THE HEADROOM IN T | BE NOT LESS THAN 36" ' DRE THAN 4 1/2" ON EIT THE STAIRWAY SHALL F | WIDE IN CLEAR WIDTH AT ALL POINTS A HER SIDE OF THE STAIRWAY. BE NOT LESS THAN 6'-8" MEASURED VER | BOVE THE PERMITTED HAN | NDRAIL Ed line | R703.4 FLASHING. APPROVED CORROS WALL CAVITY OR PENETRA 1. EXTERIOR WINDOWS AND |
| | ADJOINING THE TREAD NOSING OR FF R311.7.3 VERTICAL RISE: A FLIGHT OF ST/ R311.7.5 THE MAXIMUM RISER IS 7 3/4" WI | Rom the floor surf Airs shall not have th a minimum run of | ACE OF THE LANDING A VERTICAL RISE LARGER THAN 12'-3" 10". | THE JEVI I | | 2. AT INTERSECTION OF CHIN SIDES UNDER STUCCO OPI 3. UNDER AND AT ENDS OF M 4. CONTINUOUSLY ABOVE AU |
| | K311.7.8 HANUKAILS SHALL BE ON NOT LE | 55 THAN UNE SIDE OF | EACH CONTINUES RUN OF TREADS | | | 5. WHERE EXTERIOR PORCHE 6. AT WALL AND ROOF INTER: |

HALL COMPLY WITH NFPA 72 AND UL 217

PING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE IS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: ANCE

PENING THAT COMMUNICATES WITH THE DWELLING OOD BASED PRODUCTS AGAINST DECAY.

ION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN

AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

NT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" VCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS

N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

TREATED WOOD, FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD -COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

NTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

3S 2,500 PSI LL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

ACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL FCIFICATION. OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR IVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING ALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ 100R R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER.

AS FIR #2 OR BETTER. 2.0E MINIMUM.

PECIFICATION A992 GRADE-50 OR EQUAL NG PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI NDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

BER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 IROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

OKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR . BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6" ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN

3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS) VINEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH

ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

CHAPTER 8 (ROOF-CEILING) SECTION R802.10.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TR R802.10.3 DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTE TRUSSES R802.11.1.1 TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FOR SPECIFIED ON THE TRUSS DESIGN DRAWINGS SECTION R806 ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THI OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) SECTION R807 ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION 3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER **CHAPTER 9 (ROOF ASSEMBLIES)** SECTION 903 GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN R903.1 ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. R903.2 FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. SECTION 905 ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1

THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D

6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36".

R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE

UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS

CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

| RUSS DESIGN ED WOOD |
|------------------------|
| RCES |
| E UNDERSIDE |

| ADJ | ADJUSTABLE |
|--|-------------------------|
| \FF | ABOVE FINISHED FLOOR |
| AWN. | AWNING |
| ЗТМ | BOTTOM |
| TM2S | BASEMENT |
| 251011. 2T\N | DASEMENT RETWEEN |
| | |
| | |
| CANT. | CANTILEVER |
| CAB. | CABINET |
| Ì | CENTER LINE |
| ĊĹĠ | CEILING |
| 2.0. | CASED OPENING |
| | COLUMN |
| | CONCRETE |
| | |
|) | |
| JF | DOUGLAS FIR |
| DIA. | DIAMETER |
| ON | DOWN |
| DH | DOUBLE HUNG |
| WC | DISHWASHER |
| | FIXED |
| - D | |
| D. | |
| -/G | FIBERGLASS |
| -LR. | FLOOR |
| TG. | FOOTING |
| FURN. | FURNACE |
| HDR. | HEADER |
| HDWD | HARDWOOD |
| -H | HEADER HEIGHT |
| NCIII | |
| NJUL. | |
| 13 | JACK STUD(S) |
| 151. | JUIST |
| <s .<="" td=""><td>KING STUD(S)</td></s> | KING STUD(S) |
| SL | LAMINATED STRAND LUMBER |
| _VL | LAMINATED VENEER LUMBER |
| IN. | LINEN |
| JAX. | MAXIMUM |
| ЛN | MINIMIM |
| | |
| | |
| J.H.U. | OVERHEAD DOOR |
| JPNG. | OPENING |
| PED. | PEDESTAL |
| N.T.S. | NOT TO SCALE |
| REF | REFRIGERATOR |
| REQ | REQUIRED |
| 20 | ROUGHOPENING |
| 2M | ROOM |
| | |
| | |
| DH | SINGLE HUNG |
| 5.F. | SQUARE FEET |
| SLDR | SLIDER |
| S.P. | SUMP PIT |
| STL | STEEL |
| SYP | SOUTHERN YELLOW PINE |
| ГҮР | TYPICAL |
| г. | TDANSOM |
| | |
| | I EIVIPERED GLASS |
| IKID | IKEAIED |
| JNEXC. | UNEXCAVATED |
| /AN. | VANITY |
| N | WASHER |
| N/ | WITH |
| N.H. | WATER HEATER |
| | |
| | |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



Cover Page

DATE:

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AL









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





| | () [] (|
|-------|----------|
| DATE: | 07-03-19 |
| DATE: | |
| | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

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MATERIAL MATERIAL MATERIAL MATERIAL TYPE SF % ELEVATION

ESTIMATED AREA - WALL CLADDING

| | | | 70 | LELVATION |
|---|-------------------|---------|--------|-----------|
| L | ap Siding - 8" | 2559 SF | 100.0% | |
| | | | | |
| 1 | 8" Board & Batten | 29 SF | 4.7% | Front |
| L | ap Siding - 8" | 588 SF | 95.3% | Front |
| _ | | | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Second Flr Wall Hgt 18' - 5"

Second Floor 10' - 3 7/8"

First Flr Wall Hgt 9' - 1 1/8"

First Floor 0' - 0"

Foundation -1' - 2 1/8"

Basement -8' - 10 1/8" T.O. Footing -9' - 2 1/8"

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.





| ESTIMA | FED ARE | A - ROOF |
|---------|---------|----------|
| 1990 SF | | |

- SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF. 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY. 2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | |
|------------------|------------|---------|--------------|-----------|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | |
| Α | 9'-1 1/8" | 6/12 | 1'-4" | 7" | |
| В | 8'-1 1/8" | 6/12 | 1'-4" | 7" | |
| | | | | | |
| | | | | | |
| ALL R | AKE OVERHA | ANGS AR | E 12" UNLESS | NOTED | |



Elevations

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A2



3 ROOF PLAN Scale: 3/16" = 1'-0"

MARK DIMENSIONS REINFORCEMENT







Basement Scale: 1/4" = 1'-0"

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A5

| | WINDOW SCHEDULE | | | | | | |
|----|-----------------|--------------------|---------|----------|---------|---------------------------------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | · · · · · · · · · · · · · · · · · · · | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | • | | | 1 | | | · |
| Α | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|--|--|
| | | | ROUGH | OPENINGS | | | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level | | |
| | | | | | | | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement | | |
| | | | | | | | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation | | |
| | 1 | | | - 1 | | | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor | | |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor | | |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor | | |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor | | |
| | | | | | | | | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor | | |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor | | |

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL. 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD

1467 SF

7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|--------------------------|---------------------|---------|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | |
| | | | | | |
| Second Flr Wall Hgt | Ceiling - House | 1467 SF | | | |

| ESTIMATED AREA - 4" FLATWORK | | | | |
|------------------------------|--------|--------|--|--|
| | | CUBIC | | |
| LOCATION | AREA | YARDS | | |
| | | | | |
| Floor: Front Porch | 43 SF | 0.5 CY | | |
| Floor: Garage | 391 SF | 4.8 CY | | |

Floor: Basement 980 SF 12.1 CY

AREA SCHEDULE

NAME

Basement - Opt. Finished

Basement - Unfinished

Main Floor

Garage

Second Floor

Grand total: 5

SQ FT

699 SF

1068 SF

1488 SF

3255 SF

380 SF

420 SF

800 SF 4055 SF

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED





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A6

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| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|--------------------|---------|----------|---------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | 1 | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | · | | | | | · |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | ι. | 1 | | · |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | | · | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | 1 | | | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | 1 | 1 | 1 | | | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND
- 3) 20 MINUTE FIRE DOOR W/ LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR
- FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | |
|--------------------------|-----------------|---------|--|
| LEVEL | CEILING TYPE | AREA | |
| | | | |
| Second Flr Wall Hgt | Ceiling - House | 1467 SF | |
| | | 1467 SF | |
| | | | |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS

3. NO WASTE FACTOR HAS BEEN INCLUDED

| AREA SCHEDULE | | |
|--------------------------|---------|--|
| NAME SQ FT | | |
| Decoment Ont Finished | (00 CE | |
| Basement - Opt. Finished | 099 SF | |
| | 1068 SF | |
| Second Floor | 1488 SF | |
| | 3255 SF | |
| Basement - Unfinished | 380 SF | |
| Garage | 420 SF | |
| | 800 SF | |
| Grand total: 5 | 4055 SF | |





Second Floor Scale: 1/4" = 1'-0"

Second Floor

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A7

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS









Scale: 3/4" = 1'-0"











| DATE: | 07-03-19 |
|-------|----------|
| DATE: | |
| | |

Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS. F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 A R314.3 LOCATION 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING AREA 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3'-0" H CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PRE R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWIN 1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS APPLIANCE 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWIT DEEDMANENTLY INISTALLED ADDI JANCE |
|---|---|
| 1. BEFORE UNROWING CONSISTS AND INFORM YOU THROUGH CONSISTINGTION. THIS PROJECT HAS BEED NORWING TO PRESSURE TO NUILSES AND ALL PARTS THERED. AND ALL PARTS THE CITY OF DES MONES. AND ALL PARTS AND ALL PARTS THE CITY OF DES MONES. AND ALL PARTS AND ALL PARTS THE CITY OF DES MONES. AND ALL PARTS THE CITY OF DES MONES. AND ALL PARTS AND ALL PARTS AND ALL PARTS THE CITY OF DES MONES. AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AND ALL PARTS AN | APPLIANCE 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWIT PERMANENTLY INSTALLED APPLIANCE 3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED I COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL COMPLY WITH UL 2034. (ACCORDANCE WITH UL 2034 AND UL 217 R315.2.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS 1. CONTAINS A FUEL-IRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES SECTION 317 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAIN R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAIN R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD GR WOCD THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. 1. WOOD JOIST OR BOTTOM OF A WOOD STRUCTURAL FLOOR V 12' TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVAT FOUNDATION. 2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR M FROM EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB T SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BAA FORD SUDING, SHEATHING AND WALL FRAMING ON THE EXTE 5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTE THE GROUND OR LESS THAN 2' MEASURED VERTICALLY FRO SURFACES EXPOSED TO THE WEATHER. 6. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTE THE GROUND OR STURE'S SUPPORTING MOISTURE-PER WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PER WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PER WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PER WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD STRUCTURAL MEMBERS SUPPORTING MOLTURE-PER WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD STRUCTURAL MEMBERS SUPPORTING MOLTURE-PER WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD STRUCTURAL MEMBERS SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STELL AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATI THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. CHAPTER 4 (FOUNDATIONS) SECTION 401.4 SOIL TEST: WHERE QUANTIFIABLE DATA CREATED BY SHIFTING OR OTHER MINGOND SOLL CHARACTERS: TABLE R401.4.1 CLASS OF M |
| SHULL BE OPERAGUE TO THE CYTERIOR FOR MATURAL VERTILIATION BATHRBONG MAY MAY FAN OPERAGUE VERTILIATED WHITEKHAUST FANS AND ARTIFICIAL LIGHT. - EXCEPTION - BATHRBONG MAY MAY FAN OPERAGUE VERTILIATED WHITEKHAUST FANS AND ARTIFICIAL LIGHT. - BATHRBONG MAY MAY FAN OPERAGUE VERTILIATED WHITEKHAUST FANS AND ARTIFICIAL LIGHT. - BATHRBONG MAY MAY FAN OPERAGUE VERTILIATED WHITEKHAUST FANS AND ARTIFICIAL LIGHT. - BATHRBONG MAY MAY FAN OPERAGUE VERTILIATED WHITEKHAUST FANS AND ARTIFICIAL LIGHT. - BATHRBONG MAY MAY FAN OPERAGUE VERTILIATED WHITEKHAUST FANS AND ARTIFICIAL SESTIMATION OF THE BASENEHT CONTAINING THESE STACES SHALL HAVE A CEILING HOLD FOR THE BASENEHT CONTAINING THESE STACES SHALL HAVE A CEILING HOLD FOR THE STATEMATION OF THE BASENEHT CONTAINING THESE STALE STATEMATION OF THE BASENEHT CONTAINING THESE STALES SHALL HAVE A CEILING HOLD FOR THE STATEMATION OF THE BASENEHT CONTAINING THESE STALES SHALL HAVE A CEILING HOLD FOR THE STATEMATION OF THE BASENEHT CONTAINING THESE STALES SHALL HAVE A CEILING HOLD FOR THE STATEMATION OF THE BASENEHT CONTAINING THESE STALES SHALL HAVE A CEILING HOLD FOR THE STATEMATION OF THE BASENEHT CONTAINING THESE STALES SHALL HAVE A CEILING HOLD FOR THE STATEMATION OF THE STATEMATICAL STATEMATION OF THE STATEMATION OF THE STATEMATIN | (CONCRETE SHALL BE AIR ENTRAINED WITH 5 R403 ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL 16' WIDE X 8'DEEP FOR A 2 STORY BUILDING AND 20' WIDE 2 2 CONTINUOUS HORIZONTAL #4 REBAR. R403.1.6 ALL ANCHOR BOLTS SHALL BE APPROVED 1/2' IN DIAMETER PER SILL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 F THAN 12 INCHES FROM THE END BUT AT LEAST 3 1/2 INCHES THE WIDT HO F THE PLATE. - ALTERNATE FOUNDATION WALLS SHALL BE CONSTRUCT SECTION IN THIS PLAN FOR SPECIFICATION. R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCT SECTION IN THIS PLAN FOR SPECIFICATION. R406 FOUNDATION WATERPROOFING AND DAMPPROOFING EXCEPT WHERE REQUIRED IN SECTION R40.2 TO BE WATER SPACES AND FLOORS ABOVE GRADE SHALL BE DAMPPI R408 UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE . THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE . THROUGH THE FOUNDATION WALLS OR EXTERIOR WALLS. N FT OF AREA UNDER THE FLOOR IS REQUIRED TO BE 18' X 24' CHAPTER 5 (FLOORS) FRAMING MATERIALS GRADES A. ROOF, FLOOR, AND WALL SHEATHING: APA RATED SHEATHING: B. WALL STUDS: DOUGLAS FIR #2 OR BETTER. C. WALL PLATES: SPRUCE PINE FIR #2 OR BETTER. D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETTER. D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETTER. D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETTER. E. LVL HEADERS: 2900 Fb2.0E MINIMUM. F. STEEL ASTM SPECIFICATION A922 GRADE-50 R502.4 JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE O R502.6 THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE N METAL AND NOT LESS THAN 3 INCHES ON CONCRETE. R502.8 NO CUTS, NOTCHES, AND HOLES BORED INTO TRUSSES, STI MEMBERS, OR I.JOIST ARE PROHIBITED EXCEPT WHERE PEF OR DESIGN BY PROFESSIONAL R502.1 WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED INDIVIDUAL TRUSS DESIGN DRAWINGS FOR WEB BRACING A SHOULD BE REFER TO FOR HANDLING INSTALLATION AND BI R507.2 EXTERIOR DECKS/DECK LEDGER CONNECTION TO BAND JOI THIS SECTION TABLE R507.2 AND R507.2.1, AND FIGURES R50 CHAPTER 6 (WALL CONSTRUCTION) R602.1 SAWN LUMBER SAMIL LIBE PROVIDED TO CUT OFF ALL CON AND HAVE DESIGN VALUES |
| R308.46 GUZINIC ADJUCENT TO STARKS AND RXMPS JOLZING WITHER. HE BOTING EDGE OF THE GUZING IS LESS THAN 36 ABOVE THE PLANE OF THE RADIACINI WALKING SURFACE OF THE STARKWAY, LANDING BETWEEN FLIGHTS OF STARKS AND RXMPS. -EXCEPTIONS 1. WHERE RALLING IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34' TO 38' ABOVE WALKING SURFACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. -EXCEPTION. STORM SHELTERS ANDS BASEMENT, HABITABLE ATTICS. AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. -EXCEPTION. STORM SHELTERS ANDS BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET. R310.21 MINIMUM OPENING RAFE. ADVERSCUE VOENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 35 T SQUARE FEET. THE NET CLEAR AREA DIMENSIONS REQUIRED BY THIS SECTION SHALL BAVE A NET CLEAR OPENING OF NOT LESS THAN 26 R310.22 MINDOW OPENING SHALL NOT BE LSS THAN 24' AND THE NET CLEAR WIDTH SHALL ADVE DE LESS THAN 27 R310.22 MINDOW DET HER THE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MODE THEN 44'' ABOVE THE FLOOR R310.23 WINDOW WELLS: THE HORIZONTAL AREA OF THE WINDOW WELL SHALL NOT BE LESS THAN 26' R310.23 WINDOW WELLS: THE HORIZONTAL AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MODE THEN 44'' ABOVE THE FLOOR R310.23.1 WINDOW WELLS: WITH A VERTICAL STEP GREATER THAN 44''SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12'' WIDE SECTION 311 R311.7.1 STARKWAYS, STAIL BOT DE BEN THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. -EXCEPTION 1. THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 4''. R311.7.5 THE MARANYS, STAIL BE PERMITTED TO ENCROACH NOT MORE THAN 4''. R311.7.5 THE HADROALLS WITH A VERTICAL STEP GREATER THAN 44''S SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12'' WIDE SECTION 311 R311.7.1 STARKWAYS, STAIL B | CHAPTER 7 (WALL DIACING, DUILDING SHALL DE DIACE IN ACCONDANC USE CS-WSP BRACING METHOD WITH MIN 3/8" SHEATHING. CHAPTER 7 (WALL COVERING OR WALL FINISHES SHALL B R702.1 (2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR M R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHOR TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIRE R703.1 GENERAL: EXTERIOR WALL SHALL PROVIDE THE BUILDIN ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SEC R303.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVELOPE SHALL ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY AS REQUIRED IN SECTION R703.2 AND A MEANS OF DRAININI R703.1.2 WIND RESISTANCE. WALL COVERINGS, BACKING MATERIALS ACCORDANCE WITH TABLE R301.2(2) AND R301.2(3). R703.2 WATER-RESISTIVE BARRIER. APPROVED WATER-RESISTIVE WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, JOINT OCCUR, LAPPED NOT LESS THAN 6". R703.3 NOMINAL THICKNESS AND ATTACHMENTS. THE MINIMUM TH ACCORDANCE WITH TABLE R703.3(1) AND THE WALL COVERI R703.4 FLASHING. APPROVED CORROSION-RESIANT FLASHING SHA WALL CAVITY OR PENETRATION OF WATER TO THE BUIL 1. EXTERIOR WINDOWS AND DOORS OPENINGS. (SEE MAM 2. AT INTERSECTION OF CHIMNEYS OR OTHER MASONRY SIDES UNDER STUCCO OPENINGS. 3. UNDER AND AT ENDS OF MASONRY, WOOD OR METAL O 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTAC 6. AT WALL AND ROOF INTERSECTION |

HALL COMPLY WITH NFPA 72 AND UL 217

PING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

IS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

ANCE

PENING THAT COMMUNICATES WITH THE DWELLING OOD BASED PRODUCTS AGAINST DECAY.

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN

AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

NT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" VCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS

N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD -COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH

NTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| GRAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

3S 2,500 PSI LL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

ACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF

RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS. WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL FCIFICATION. OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR IVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING ALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ 100R

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

AS FIR #2 OR BETTER. 2.0E MINIMUM.

PECIFICATION A992 GRADE-50 OR EQUAL

NG PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR

INCHES ON CONCRETE. ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED

DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE

AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI NDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

BER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 IROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM OKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9

SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR . BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6" ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN

3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS) VINEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH

ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

SECTION R802.10.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. BRACING, TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY, REFER TO THE INDIVIDUAL TR R802.10.3 DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTE TRUSSES. R802.11.1.1 TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FOF SPECIFIED ON THE TRUSS DESIGN DRAWINGS SECTION R806 ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THI OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) SECTION R807 ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION 3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER **CHAPTER 9 (ROOF ASSEMBLIES)** SECTION 903 GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN R903.1 ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. R903.2 FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS.

SECTION 905 R905.1

CHAPTER 8 (ROOF-CEILING)

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE

STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF

UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS

ABBREVIATIONS

| RUSS DESIGN ED WOOD | |
|------------------------|--|
| RCES | |
| IE UNDERSIDE | |

| וח | |
|--|--|
| DI | |
| 5 | ADJUSTABLE |
| FF | ABOVE FINISHED FLOOR |
| | |
| WIN. | AWINING |
| TM. | BOTTOM |
| CMT | |
| SIVIT. | BASEIVIEINI |
| TW. | BETWEEN |
| A | |
| A | CASEIVIEINT |
| ANT. | CANTILEVER |
| ۸D | CADINET |
| AD. | CADINE I |
| | CENTER LINE |
| i c | CEILING |
| 10 | |
| .0. | CASED OPENING |
| \cap | COLUMN |
| OL. | |
| ONC. | CONCRETE |
| | DRYFR |
| r | |
| F | DOUGLAS FIR |
| IA. | DIAMETER |
| NI | DOWN |
| N | DOWN |
| Н | DOUBLE HUNG |
| \\/ | |
| ٧V | |
| | FIXED |
| П | |
| .U. | |
| /G | FIBERGLASS |
| ID | FLOOP |
| | |
| IG. | FOOTING |
| IIRN | FURNACE |
| | |
| DR. | HEADER |
| DWD | HARDWOOD |
| 11 | |
| П | READER REIGHT |
| ISUL. | INSULATION |
| \$ | IACK STUD(S) |
|)) | JACK STOD(S) |
| 51. | JUIST |
| S | KING STUD(S) |
| | |
| 5L | LAWIINATED STRAND LUWBER |
| VL | LAMINATED VENEER LUMBER |
| N | |
| | |
| IAX. | MAXIMUM |
| | MINIMUM |
| IIN | |
| IIN. | |
| IIN. /C | UNCENTER |
| IIN. /C .H.D. | OVERHEAD DOOR |
| IN. /C .H.D. | OVERHEAD DOOR |
| IIN. /C .H.D. PNG. | OVERHEAD DOOR OPENING |
| IIN. /C I.H.D. PNG. ED. | OVERHEAD DOOR OPENING PEDESTAL |
| IIN. /C I.H.D. PNG. ED. TS | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE |
| IIN. /C .H.D. PNG. ED. .T.S. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE |
| IIN. /C .H.D. PNG. ED. .T.S. EF | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR |
| IIN. /C .H.D. PNG. ED. .T.S. EF EO | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REOUIRED |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM POD/CHELE |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S | ON CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H F | ON CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SOLIARE EFET |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER |
| IIN. /C .H.D. PNG. ED. .T.S. EQ O M /S H .F. LDR .P. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. T | ON CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE |
| IIN. /C .H.D. PNG. ED. .T.S. EQ O M /S H .F. LDR .P. TL YP YP | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. | ON CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H LDR .P. TL YP YP. G | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .F. LDR P. TL YP YP. G RTD | ON CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED |
| IIN. /C H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY |
| IIN. /C .H.D. PNG. ED. .T.S. EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN. / | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN. / | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH |
| IIN. /C H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN. / // | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH |
| IIN. /C .H.D. PNG. ED. .T.S. EF EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN. / //.H. | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH WATER HEATER |
| IIN. /C .H.D. PNG. ED. .T.S. EQ O M /S H .F. LDR .P. TL YP YP. G RTD NEXC. AN. / // | OV CENTER OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH WATER HEATER |

DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |

Cover Page

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

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

PROJECT ID: PDS 4451

| ISSUE DA | ATE: |
|----------|----------|
| DATE: | 07-03-19 |
| DATE: | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

ESTIMATED AREA - WALL CLADDING

| MATERIAL | MATERIAL | MATERIAL |
|----------|---|---|
| SF | % | ELEVATION |
| 2559 SF | 100.0% | |
| | | |
| 538 SF | 79.2% | Front |
| 67 SF | 9.8% | Front |
| 75 SF | 11.0% | Front |
| | MATERIAL SF 2559 SF 538 SF 67 SF 75 SF | MATERIAL MATERIAL SF % 2559 SF 100.0% 538 SF 79.2% 67 SF 9.8% 75 SF 11.0% |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS.

2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Second Flr Wall Hgt 18' - 5"

Second Floor 10' - 3 7/8"

First Flr Wall Hgt 9' - 1 1/8"

First Floor 0' - 0"

Basement -8' - 10 1/8" T.O. Footing -9' - 2 1/8"

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

| ESTIMATE | ED ARE | A - ROOF |
|----------|--------|----------|

- SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF. 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY. 2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | | |
|------------------|------------|-------|----------|-----------|--|--|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | | | |
| A | 9'-1 1/8" | 10/12 | 1'-4" | 7" | | | |
| В | 8'-1 1/8" | 6/12 | 1'-4" | 7" | | | |
| C | 8'-1 1/8" | 10/12 | 1'-4" | 12 5/16" | | | |
| | | | | | | | |

Elevations

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A2

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B

3 ROOF PLAN Scale: 3/16" = 1'-0"

MARK DIMENSIONS REINFORCEMENT

Basement Scale: 1/4" = 1'-0"

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A5

NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

| | | | | WINE | DOW SCHEDULE | | |
|----------------|-----|--------------------|---------|----------|--------------|---------------|--------------|
| ROUGH OPENINGS | | | | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | • | | | 1 | | | · |
| Α | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|--|
| | | | ROUGH | OPENINGS | | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level | |
| | | | | | | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement | |
| | | | | | | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation | |
| | 1 | | | - 1 | | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor | |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor | |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor | |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor | |
| | | | | | | | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor | |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor | |

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL. 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD

1467 SF

7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|--------------------------|---------------------|---------|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | |
| | | | | | |
| Second Flr Wall Hgt | Ceiling - House | 1467 SF | | | |

| ESTIMATED AREA - 4" FLATWORK | | | | | | | |
|------------------------------|--------|--------|--|--|--|--|--|
| | | CUBIC | | | | | |
| LOCATION | AREA | YARDS | | | | | |
| | | | | | | | |
| Floor: Front Porch | 43 SF | 0.5 CY | | | | | |
| Floor: Garage | 391 SF | 4.8 CY | | | | | |

Floor: Basement 980 SF 12.1 CY

AREA SCHEDULE

NAME

Basement - Opt. Finished

Basement - Unfinished

Main Floor

Garage

Second Floor

Grand total: 5

SQ FT

699 SF

1068 SF

1488 SF

3255 SF

380 SF

420 SF

800 SF 4055 SF

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED

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A6

NOT FOR CONSTRUCTION

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| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|--------------------|---------|----------|---------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | · | | | | | · |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|--|--|
| | | | ROUGH | OPENINGS | | | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level | | |
| | | | ι. | 1 | | · | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement | | |
| | | | | | · | | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation | | |
| | | 1 | | | | | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor | | |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor | | |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor | | |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor | | |
| | 1 | 1 | 1 | | | | | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor | | |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor | | |

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD. 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND
- LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR
- FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|--------------------------|-----------------|---------|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | |
| Second Flr Wall | Ceiling - House | 1467 SF | | | |
| Hgt | | 1467 SF | | | |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS

3. NO WASTE FACTOR HAS BEEN INCLUDED

| AREA SCHEDULE | | | | |
|--------------------------|---------|--|--|--|
| NAME | SQ FT | | | |
| | 1 | | | |
| Basement - Opt. Finished | 699 SF | | | |
| Main Floor | 1068 SF | | | |
| Second Floor | 1488 SF | | | |
| | 3255 SF | | | |
| Basement - Unfinished | 380 SF | | | |
| Garage | 420 SF | | | |
| | 800 SF | | | |
| Grand total: 5 | 4055 SF | | | |

Second Floor Scale: 1/4" = 1'-0"

Second Floor

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

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4 TYPICAL WALL SECTION - 2-STORY Scale: 1/2" = 1'-0"

Scale: 3/4" = 1'-0"

DATE:

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F]

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS. F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL COMPLY WITH R314.3 LOCATION 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING AREA 3. ON EACH ADDITIONAL STORY OF THE DWELLING, 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS T CONTAINS A BATHTUB OR SHOWER UNLESS THIS R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE 1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTA APPLIANCE 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILE PERMANENTLY INSTALLED APPLIANCE 3. PHOTOEL ECTIC SMOKE ALARMS SHALL NOT BE |
|---|--|
| Constrained of the constrai | 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILE PERMANENTLY INSTALLED APPLIANCE 3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL COMPLY WIT ACCORDANCE WITH UL 2034 AND UL 217 R315.2.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWEI 1. CONTAINS A FUEL-FIRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPENING THAT COM SECTION 317 PROTECTION OF WOOD AND WOOD BASED PRODIN R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND LOCATIONS BY USE OF NATURALLY DURABLE WO THE SPECIES, PRODUCT, PRESERVATIVE AND EN 1. WOOD JOIST OR BOTTOM OF A WOOD STRUCTUR 12' TO THE EXPOSED GROUND IN CRAWL SPACES OR FOUNDATION. 2. WOOD FRAMING MEMBERS THAT REST ON CONC FROM EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CONCRETE OR MASO SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MO 4. THE ENDS OF A WOOD GIRDER ENTERING CONCR 5. WOOD STRUCTURAL MEMBERS SUPPORTING MOI WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD FURRING STRIPS OR OTHER WOOD FRAMII OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE THE FURRING STRIPS. 7. WOOD FURRING STRIPS OR OTHER WOOD FRAMII OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE THE FURRING STRIP. R317.3.1 FASTENERS OF PRESERVATIVE-TREATED WOOD. SHALL BE OF HOT-DIPPED, ZINC-COATED GALVAN AND WEIGHTS FOR CONNECTORS IN CONTACT WITH P THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. SECTION 401.4 SOIL TEST: WHERE QUANTIFIABLE DATA C SHIFTING OR OTHER UNKNOWN SOIL CI TABLE R401.4.1 CLASS OF MATERIAL SAND, SILT Y SAND, CLAYEY SAND, SILT Y GARVEL AND CLAYEY SAND, SILT Y GANZEL AND Y SILT CLAY THIS DESIGN IS BASED ON 2,000 POUNDS PER SO FT, PLUM DESIGN SERVICE KNOW IF THE CONDITION IN T R402.2 CONCRETE: FROM TABLE R402.2 -FOUNDATION CONCRETE WALLSS -GARAGE FLOOR SLABS SANL E -POR |
| - EXCEPTION: BATHROOM AND WATER CLOSET MAY BE VENTILATED WITH EXHAUST FANS AND ARTIFICIAL LIGHT. SECTION R304: THE MINIMUM AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FEET, EXCEPT KITCHEN. R304.2 THE MINIMUM LENGTH OR WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7-0" SECTION R305: CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTION OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT THABITABLE SPACE, HALLWAYS, AND PORTION OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILER ROOM, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6-8" EXCEPTION FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS | R403 ALL FOOTING SHALL BE PLACED ON UNDIST 16" WIDE X 8"DEEP FOR A 2 STORY BUILDING ANI 2 CONTINUOUS HORIZONTAL #4 REBAR. R403.1.6 ALL ANCHOR BOLTS SHALL BE APPROVED 1/2" IN PER SILL PLATE WITH BOLTS SPACED AT A MAXI THAN 12 INCHES FROM THE END BUT AT LEAST THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STRAPS MAY BE USE R404 CONCRETE FOUNDATION WALLS SHALL BE OF SECTION IN THIS PLAN FOR SPECIFICATION. R406 FOUNDATION WATERPROOFING AND DAMPF EXCEPT WHERE REQUIRED IN SECTION R406.2 TI SPACES AND FLOORS ABOVE GRADE SHALL R408 UNDER FLOOR SPACE THE UNDER-FLOOR SPACE THE UNDER-FLOOR SPACE THE UNDER FLOOR SPACE THE UNDER FLOOR SPACE THE UNDER FLOOR SPACE THE UNDER THE FOUNDATION WALLS OR EXTERIOR FT OF AREA UNDER THE FLOOR. R408.4 ACCESS THROUGH THE FLOOR IS REQUIRED TO THROUGH THE FLOOR IS REQUIRED TO FRAMING MATERIALS GRADES A. ROOF, FLOOR, AND WALL SHEATHING: APA RATED B. WALL STUDS: DOUGLAS FIR #2 OR BETT |
| 2. VANITY: MIN 21* CLEARANCE IN FRONT OF VANITY SECTION R308 GLAZING. EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURING'S DESIGNATION SPECIFYING WHO APPLIED DESIGNATION, DESIGNATION, DESIGNATION R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED DEGE OF THE GLAZING S LESS THAN 00* ABOVE THE FLOOR OR WALKING SURFACE AND METS ETHER FOR OF THE FOLLOWING CONDITIONS: . WHERE THE GLAZING IS WITHIN 24 INCHES EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. . WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION. . WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION. . WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION. . WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR AND THE GLAZING . WHERE THE GLASS . WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING . WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH . . GLAZING THAT IS ADJACENT TO A PATEX DPANEL OF PATID DOORS, R308.4.3 GLAZING IN WINDOWS, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANNEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS. . THE EXPOSED AREA OF AM INDIVIDUAL PLAN IS LARGER THAN 95 ADOVE THE FLOOR. . . THE DOT DOOR OF THE GLAZING IS LESS THAN 18* ABOVE THE FLOOR. . . THE DOT DOOR SUFFACE ARE WITHIN 36*, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING . . WHERE HORIZONTAL RALL IS INSTALLED. . . . WHERE THE GLAZING IS MURRE THAN 95' ABOVE THE FLOOR. . . ADOVE ON DRE WALKING SUFFACE ARE WITHIN 36*, MEASURED HORIZONTALLY AND IN A STRAIG | C. WALL PLATES: SPRUCE PINE FIR #2 OR E D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETT E. LVI HEADERS: 2900 Fb/2.0E MINIMUM. F. STEEL ASTM SPECIFICATION A99 R502.4 JOIST UNDER PARALLEL BEARING PARTITIONS S R502.6 THE ENDS OF EACH JOIST, BEAM, OR GIRDER SH METAL AND NOT LESS THAN 3 INCHES ON CONCI R502.8 NO CUTS, NOTCHES, AND HOLES BORED INTO TF MEMBERS, OR I-JOIST ARE PROHIBITED EXCEPT OR DESIGN BY PROFESSIONAL. R502.11 WOOD TRUSSES SHALL BE DESIGNED AND MANU INDIVIDUAL TRUSS DESIGN DRAWINGS FOR WEB SHOULD BE REFER TO FOR HANDLING INSTALLA R507.2 EXTERIOR DECKS/DECK LEDGER CONNECTION T THIS SECTION TABLE R507.2 AND R507.2.1, AND F R602.1 SAWN LUMBER SAWN LUMBER SHALL BE IDE AND HAVE DESIGN VALUES CERTIFIED BY ACCF R602.3 REFER TO TABLE R602.3(1) THROUGH TABLE R6 R602.6 DRILLING AND NOTCHING- REFER TO FIGURE R R602.7 THE ALLOWABLE SPANS OF GIRDERS/HEADERS NOT EXCEED THE VALUES OF TABLE R602.7(1) R602.8 FIRE BLOCKING SHALL BE PROVIDED TO CUT O AND TO FORM AN EFFECTIVE FIRE BARRIER BE R602.10 WALL BRACING. BUILDING SHALL BE BRACE IN / USE CS-WSP BRACING METHOD WITH MIN 3/8' S |
| WINERE RAILING IS INSTALLED UNTITHE ACCESSIBLE SIDE OF THE GLAZING 34" TO 38" ABUVE WALKING SURFACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. EXCEPTION. STORM SHELTERS ANDS BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET. R310.21 MIMIMUM OPENING AREA: EMERGENCY AND ESCAPE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR AREA DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTINED BY NORMAL OPERATION FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20" R310.22 MINDOW SLIL HEIGHT. WHERE THE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SLIL HEIGHT OF NOT LESS THAN 36" THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SLIL HEIGHT OF NOT LESS THAN 36" THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SLIL HEIGHT OF NOT LESS THAN 36" THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6". R310.23.1 WINDOW WELLS WITH A VERTICAL STEP GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12' WIDE SECTION 311 R311.73 STAIRWAYS. STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 44' 12' ON ETHER SIDE OF THE STAIRWAY. R311.73 FLARWAYS. STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 44' 12' ON ETHER SIDE OF THE STARWAY. R311.73 FLARWAYS. STAIRWAY SHALL BE ON THE SIDE OF OT THE STARWAY. R311.73 FLARWAYS. STAIRWAY SHALL BE ON THE SIDE OF THE STA | CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING OR WALL FINISH R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. I R703.7.1 FOR SUPPORT AND SECTION R703.7.4 F4 TO THE FLAME SPREAD AND SMOKE DEVELOPMEN R703.1 GENERAL: EXTERIOR WALL SHALL PROVIDE T ENVELOPE SHALL INCLUDE FLASHING AS DESCR R303.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVE ACCUMULATION OF WATER WITHIN THE WALL AS AS REQUIRED IN SECTION R703.2 AND A MEANS (R703.1.2 WIND RESISTANCE. WALL COVERINGS, BACKING ACCORDANCE WITH TABLE R301.2(2) AND R301.2 R703.2 WATER-RESISTIVE BARRIER. APPROVED WATER: WALLS. SUCH MATERIAL SHALL BE APPLIED HOR JOINT OCCUR, LAPPED NOT LESS THAN 6". R703.3 NOMINAL THICKNESS AND ATTACHMENTS. THE M ACCORDANCE WITH TABLE R703.3(1) AND THE W. R703.4 FLASHING. APPROVED CORROSION-RESIANT FLA WALL CAVITY OR PENETRATION OF WATER I. EXTERIOR WINDOWS AND DOORS OPENING 2. AT INTERSECTION OF CHIMNEYS OR OTHER SIDES UNDER STUCCO OPENINGS. 3. UNDER AND AT ENDS OF MASONRY, WOOD 4. CONTINUOUSLY ABOVE ALL PROJECTING W 5. WHERE EXTERIOR PORCHES, DECKS OR ST. 6. AT WALL AND ROOF INTERSECTION |

HALL COMPLY WITH NFPA 72 AND UL 217

PING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

IS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

ANCE PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY.

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN

AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

NT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" VCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS

N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

TREATED WOOD, FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD -COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH

NTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

3S 2.500 PSI LL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

ACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL FCIFICATION. OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR IVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING ALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ 100R

R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

PECIFICATION A992 GRADE-50 OR EQUAL NG PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI NDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES.

ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

BER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 IROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

OKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6" ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN

3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS) INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH

ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

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L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS

CHAPTER 8 (ROOF-CEILING)

MEMBER

CHAPTER 9 (ROOF ASSEMBLIES)

INSTALLATION.

CHAPTER 10 CHIMNEYS AND FIREPLACE

CHAPTER 11 ENERGY EFFICIENCY

SECTION 903

SECTION 905

R903.1

R905.1

CHAPTER 10-43

SECTION R802.10.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE

ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR.

SECTION R807 ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA

3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING

JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER

R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE

OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1.

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN)

2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION

1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30"

THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS.

THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS.

UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS.

THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER.

PENETRATIONS THROUGH THE ROOF PLANE.

AND AROUND ROOF OPENINGS.

ABBREVIATIONS

| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN |
|--------------|--|
| | DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD |
| | TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES |
| | SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE |

OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE

GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH R903.2 FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH

R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE

STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND

EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36".

| DJ | ADJUSTABLE |
|---------------|--------------------------|
| FF | ABOVE FINISHED FLOOR |
| WN. | AWNING |
| TM. | BOTTOM |
| SMT. | BASEMENT |
| TW. | BETWEEN |
| A | CASEMENT |
| ANT. | CANTILEVER |
| AB. | CABINET |
| | CENTERLINE |
| IG | CEILING |
| 0 | CASED OPENING |
| :0. :0I | COLUMN |
| | CONCRETE |
| | |
| Ē | |
| | |
| IA. | |
| VIN A L | |
| Н | DOUBLE HUNG |
| W | DISHWASHER |
| | FIXED |
| .D. | FLOOR DRAIN |
| /G | FIBERGLASS |
| LR. | FLOOR |
| TG. | FOOTING |
| URN. | FURNACE |
| IDR. | HEADER |
| DWD | HARDWOOD |
| Η | HEADER HEIGHT |
| ISUL. | INSULATION |
| S | JACK STUD(S) |
| ST | IOIST |
| S | KING STUD(S) |
| .5 SI | I AMINATED STRAND LUMBER |
| | |
| | |
| 11N. 1 A V | |
| | |
| IIIN. | |
| | |
| D.H.D. | OVERHEAD DOOR |
| PNG. | OPENING |
| ED. | PEDESTAL |
| .T.S. | NOT TO SCALE |
| EF | REFRIGERATOR |
| EQ | REQUIRED |
| 0 | ROUGH OPENING |
| M | ROOM |
| /S | ROD/SHELF |
| Н | SINGLE HUNG |
| .F. | SQUARE FEET |
| LDR | SLIDER |
| .P. | SUMP PIT |
| TL | STEEL |
| YP | SOUTHERN YELLOW PINE |
| YP. | TYPICAL |
| | TRANSOM |
| G | TEMPERED GLASS |
| RTD | TREATED |
| | |
| ANI | |
| AN. | |
| N 11 | WASHER |
| V/ / 1 1 | WITH |
| | |
| /.⊓. | WATER HEATER |

DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |

Cover Page

DATE: DATE:

DATE:

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

AL

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

| ISSUE D | ATE: | |
|---------|----------|--|
| DATE: | 07-03-19 | |
| DATE: | | |
| | | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

ESTIMATED AREA - WALL CLADDING

| | MATERIAL | MATERIAL | MATERIAL |
|--------------------|----------|----------|-----------|
| MATERIAL TYPE | SF | % | ELEVATION |
| Lap Siding - 8" | 2566 SF | 100.0% | |
| | | | |
| 18" Board & Batten | 91 SF | 13.8% | Front |
| Lap Siding - 8" | 556 SF | 84.4% | Front |
| Stone Veneer | 12 SF | 1.8% | Front |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Second Flr Wall Hgt 18' - 5"

Second Floor 10' - 3 7/8"

First Flr Wall Hgt 9' - 1 1/8"

First Floor 0' - 0"

Basement -8' - 10 1/8" T.O. Footing -9' - 2 1/8"

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

| ESTIMATED AREA - RO | OF |
|---------------------|----|
| 2109 SF | |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | |
|---|------------|-------|----------|-----------|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | |
| Α | 9'-1 1/8" | 4/12 | 1'-4" | 7" | |
| В | 8'-1 1/8" | 6/12 | 1'-4" | 7" | |
| С | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | |
| | | | | | |
| ALL RAKE OVERHANGS ARE 12" UNLESS NOTED | | | | | |

Elevations

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A2

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3 ROOF PLAN Scale: 3/16" = 1'-0"

Basement Scale: 1/4" = 1'-0"

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A5

| | | | | WINE | OOW SCHEDULE | | |
|----|-----|--------------------|---------|----------|--------------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | • | | | 1 | | | l. |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | | | DOC | R SCHEDULE | Ξ | |
|-----|-----|-------------------------------|----------------|--------------|---|--------------|
| | | | ROUGH OPENINGS | | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | I. | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | 1 | , | 1 |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL. 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD

1467 SF

7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | | |
|--------------------------|---------------------|---------|--|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | | |
| | | | | | | |
| Second Flr Wall | Ceiling - House | 1467 SF | | | | |

| Basement - Opt. Finished | 699 |
|--------------------------|------|
| Main Floor | 1068 |
| Second Floor | 1488 |
| | 3255 |
| Basement - Unfinished | 386 |
| Garage | 420 |
| | 806 |
| Grand total: 5 | 4061 |

AREA SCHEDULE

SQ FT

NAME

ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|--------|----------------|
| Floor: Front Porch | 116 SE | 14CV |
| Floor: Garage | 391 SF | 4.8 CY |
| Floor: Basement | 986 SF | 12.2 CY |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED

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A6

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| | | | | WIND | OOW SCHEDULE | | |
|----|----------------|--------------------|---------|----------|--------------|---------------|--------------|
| | ROUGH OPENINGS | | | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | 1 | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| D 05 | | | 4.4. 01 | 71 4 4 /01 | | - |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | /' - 1 1/2" | Overhead Garage Door | Foundation |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | • | | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND
- 3) 20 MINUTE FIRE DOOR W/ S LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR
- FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMA | TED AREA - CEIL | .ING |
|------------------------|-----------------|---------|
| LEVEL | CEILING TYPE | AREA |
| | | |
| Second Flr Wall Hgt | Ceiling - House | 1467 SF |
| | | 1467 SF |
| | | |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS

3. NO WASTE FACTOR HAS BEEN INCLUDED

| AREA SCHEDULE | |
|-------------------------|---------|
| NAME SQ FT | |
| Basement - Ont Finished | 600 SF |
| Main Floor | 1068 SF |
| Second Floor | 1488 SF |
| | 3255 SF |
| Basement - Unfinished | 386 SF |
| Garage | 420 SF |
| | 806 SF |
| Grand total: 5 | 4061 SF |

Second Floor Scale: 1/4" = 1'-0"

Second Floor

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A7

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Scale: 3/4" = 1'-0"

| Flooring | J |
|----------|---|
|----------|---|

DATE:

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS. F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL R314.3 LOCATION 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPIN 3. ON EACH ADDITIONAL STORY OF TH 4. SMOKE ALARMS SHALL BE INSTALLE CONTAINS A BATHTUB OR SHOWER R314.3.1 SMOKE ALARMS SHALL NOT BE INST 1. IONIZATION SMOKE ALARMS SHALL APPLIANCE 2. IONIZATION SMOKE ALARMS WITH A PERMANENTLY INSTALLED APPLIAN |
|--|--|
| <section-header></section-header> | COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL ACCORDANCE WITH UL 2034 AND UL R315.2.1 CARBON MONOXIDE SHALL BE PROV 1. CONTAINS A FUEL-FIRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPEN SECTION 317 PROTECTION OF WOOD AND WOOD R317.1 LOCATION REQUIRED. PROTECTION LOCATIONS BY USE OF NATURALLY THE SPECIES, PRODUCT, PROSERVI 1. WOOD JOIST OR BOTTOM OF A WOO 12 '10 THE EXPOSED GROUND. IN GRAW FOUNDATION. 2. WOOD FRAMING MEMBERS THAT R FROM EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CONCRE SEPARATED FROM SUCH SLAB BY AN IM 4. THE CROIS OF A WOOD GIROR ENT 5. WOOD SING, SHEATHING, AND WA THE GROUND OR LESS THAN 27 MEA SURFACES EXPOSED 10 THE WEATHER. 6. WOOD STRUCTURAL MEMBERS SUP WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD FURRING STRIPS OR OTHER OR CONCRETE WALLS BELOW GRADE DE THE FURRING STRIP. R317.31 FASTENERS OF PRESERVATIVE-TRE SHIFTING OR OTHER UNK TABLE ROLT.4. SAND, SILT Y SAND, CLAYEY SAND, SILT OR CONCRETE WALLS BELOW GRADE DE THE CONNECTOR MANUFACTURERS RECOM CHAPTER 4 (FOUNDATIONS) SECTION 401.4 SOIL TEST: WHERE QUANTIF SHIFTING OR OTHER UNK TABLE ROLT.4. SAND, SILT Y SAND, CLAYEY SAND, SILT Y GRAVELAND, AND Y LESS SAND SEC FOR Y MERE RECOURD SAND Y SILT CLAY THIS DELAR PROVIDE RAMAGE ALL ANCHOR SHALL BE PLAYER R403 ALL FOOTING SHALL BE PLAYER R403 ALL FOOTING SHALL BE PLAYER R404 CONCRETE FOUNDATION WAITERPROVID R404 CONCRETE FOUNDATION WAITERPROVID R406 FOUNDATION WATERPROVID SECT |
| R308.4.5 GLAZING IN WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTSIDE POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRWAY, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS. -EXCEPTIONS 1. WHERE RAILING IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" TO 38" ABOVE WALKING SURFACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. -EXCEPTION. STORM SHELTERS ANDS BASEMENT, USED ONLY TO HOUSE MECHANICAL FOULPMENT NOT EXCEEDING A TOTAL FLOOR | NOT EXCEED THE VALUES OF TAE R602.8 FIRE BLOCKING SHALL BE PROVIE AND TO FORM AN EFFECTIVE FIRI R602.10 WALL BRACING. BUILDING SHALL USE CS-WSP BRACING METHOD V CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING OF R702.1(2), TABLE R702.1(3) AND TAE |
| AREA OF 200 SQUARE FEET. R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR AREA DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY NORMAL OPERATION FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24' AND THE NET CLEAR WIDTH SHALL DESS THAN 30' R310.2.2 WINDOW SILL HEIGHT. WHERE THE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THEM 44' ABOVE THE FLOOR R310.2.3 WINDOW WELLS: THE HORIZONTAL AREA OF THE WINDOW WELL SHALL NOT BE LESS THAN 9 SQ. FT., WITH THE HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36' THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. -EXCEPTION 1. THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6'. R310.2.3 WINDOW WELLS WITH A VERTICAL STEP GREATER THAN 44' SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12' WIDE SECTION 311 R311.7.1 STAIRWAYS, STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 41'2C' ONE THEN RSIDE OF THE STAIRWAY. R311.7.1 STAIRWAYS, STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 41'2C' ONE THER SIDE OF THE STAIRWAY. R311.7.1 STAIRWAYS, STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 41'2C' ONE THER SIDE OF THE STAIRWAY. R311.7.5 HEADROOM. THE HEADROOM IN THE STAIRWAY SHALL BE NOT LESS THAN 6'A' MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOIRS SWARZO OF THE LANDING R311.7.3 VERTICAL RISE: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'.3' R311.7.8 HANDRAILS SHALL BE ON NOT LESS THAN ONE SIDE OF EACH CONTINUES RUN OF TREADS | R703.7.1 FOR SUPPORT AND SECTI TO THE FLAME SPREAD AND SMOKE R703.1 GENERAL: EXTERIOR WALL SHA ENVELOPE SHALL INCLUDE FLASHI R303.1.1 WATER RESISTANCE. THE EXTERIO ACCUMULATION OF WATER WITHIN AS REQUIRED IN SECTION R703.2 A R703.1.2 WIND RESISTANCE. WALL COVERIN ACCORDANCE WITH TABLE R301.2(R703.2 WATER-RESISTIVE BARRIER. APPR WALLS. SUCH MATERIAL SHALL BE JOINT OCCUR, LAPPED NOT LESS T R703.3 NOMINAL THICKNESS AND ATTACH ACCORDANCE WITH TABLE R703.3(R703.4 FLASHING. APPROVED CORROSION WALL CAVITY OR PENETRATIC 1. EXTERIOR WINDOWS AND DOO 2. AT INTERSECTION OF CHIMNE SIDES UNDER STUCCO OPENII 3. UNDER AND AT ENDS OF MASO 4. CONTINUOUSLY ABOVE ALL PI 5. WHERE EXTERIOR PORCHES, 6. AT WALL AND ROOF INTERSEC |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

ANCF PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY. TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

NT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS

N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD -COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR

APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF

RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS. WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION.

OFING AND DAMPPROOFING SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING ALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR.

R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH

ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

NOKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6". ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN

03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS) INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH

ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | (ROOF-CEILING) |
|-----------------------|---|
| SECTION R802.10 | DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTUR OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MIN | NIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" 2. SHALL BE LOCATED IN A HALL WAY OR OTHER READILY ACCESSIBLE LOCATION |
| | MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN |

| THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. R903.2 FLASHING: FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THI JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. R903.21 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF (AND AROUND ROOF OPENINGS. SECTION 905 R905.1 ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PI THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SU ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APP STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTIN D 226, D 1970, D 4869 A 6757SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTIN D 226, D 1970, D 4869 A 6757SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905 R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER A DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL DE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OD UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL CONSIST OF TWO LAYERS R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. | | | ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCOF |
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| R903.2 FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THI JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF O AND AROUND ROOF OPENINGS. SECTION 905 R905.1 ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PI THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CALV, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SU ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APP STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 A 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905 R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER A DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS O UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYM EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOF SOVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LES R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECT | | | THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF O AND AROUND ROOF OPENINGS. SECTION 905 R905.1 ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PI THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SU ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APP STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 A 6757SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE ROOS R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER A DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS O UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BUSED IN PLACE OF NORMAL UNDERLAYM EXTEND NOT LESS THAN 24' INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LES R905.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.3 LOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | R903.2 FLA | SHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THR |
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| DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYM EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS R905.2. ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | R905.1.2 ICE | BARKIERS, IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE POWING ALLONG EAVES CAUSING BACKOP OF WATER AS |
| UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYM EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LES R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | DE | SIGNATED IN TABLE R3012(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF |
| EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LES R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | UN | JERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYM |
| R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | EX | I END NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LES |
| INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | R905.2 ASI | PHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S |
| R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOU UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | INS | TALLATION. |
| UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | R905.2.2 SLC |)PE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUE |
| R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION | | UNDERLAYM | ENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 |
| CHARTER 10.42 | | R905.2.8 FLA | (SHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION |
| CHARTER 10.42 | | | |
| CHARTER 10 42 | | | |
| | ~ | | 10 |

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS

ABBREVIATIONS

ORDANCE WITH ROUGH

OR DIRECTION

PROVISIONS OF JRFACED PLICABLE

ND D)5.1.1(3) MENT AND

ESS THAN 36".

| DJ | ADJUSTABLE |
|--|--|
| FF | ABOVE FINISHED FLOOR |
| WN. | AWNING |
| STM. | BOTTOM |
| SMT. | BASEMENT |
| TW. | BETWEEN |
| Δ | CASEMENT |
| 'ANT | |
| /ANI. | CADINET |
| AD. | |
| | CENTER LINE |
| LG | CEILING |
| 2.0. | CASED OPENING |
| COL. | COLUMN |
| CONC. | CONCRETE |
|) | DRYER |
|)F | DOUGLAS FIR |
| IA. | DIAMETER |
| N | DOWN |
|)H | |
| νι ΝΛ/ | |
| | |
| D | |
| .U. | |
| /G | FIBERGLASS |
| LR. | FLOOR |
| TG. | FOOTING |
| URN. | FURNACE |
| IDR. | HEADER |
| IDWD | HARDWOOD |
| IH | HEADER HEIGHT |
| NSUL. | INSULATION |
| S | JACK STUD(S) |
| ST. | JOIST |
| S | KING STUD(S) |
| SI | LAMINATED STRAND LUMBER |
| VI | LAMINATED VENEER LUMBER |
| IN | LINEN |
| 1ΔΥ | ΜΔΧΙΜΙΙΜ |
| MN | MINIMIM |
| 111 1 . | |
| л П П П П П П П П П П П П П П П П П П П | |
| | |
| | |
| LD. ITC | |
| і. І.З. ЭГГ | |
| | |
| | |
| | |
| | RUUM |
| (15 | RUD/SHELF |
| 0H | SINGLE HUNG |
| of. | SQUAREFEET |
| LDR | SLIDER |
| o.P. | SUMP PIT |
| | SIEEL |
| βYP | SOUTHERN YELLOW PINE |
| VD | |
| TP. | TYPICAL |
| ΥΡ. | TYPICAL TRANSOM |
| G | TYPICAL TRANSOM TEMPERED GLASS |
| G RTD | TYPICAL TRANSOM TEMPERED GLASS TREATED |
| G RTD INEXC. | TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED |
| G RTD INEXC. VAN. | TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY |
| G RTD INEXC. V | TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER |
| G RTD INEXC. VAN. V | TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH |
| g RTD INEXC. 'AN. V V/ | TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH WATER HEATER |

DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |

| | PROJECT ID: | |
|-------|-------------|--|
| | PDS 4451 | |
| | | |
| ISSUE | DATE: | |
| DATE: | 07-03-19 | |
| DATE: | | |

Cover Page

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

DATE:

3 1/2" LINEAL VINYL- GARAGE DOOR ---/1 FRONT ELEVATION Scale: 1/4" = 1'-0"

PROJECT ID: PDS 4451

| ISSUE DA | ATE: | |
|----------|----------|--|
| DATE: | 07-03-19 | |
| DATE: | | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

ESTIMATED AREA - WALL CLADDING

| | MATERIAL | MATERIAL | MATERIAL |
|----------------------------|----------|----------|-----------|
| MATERIAL TYPE | SF | % | ELEVATION |
| Lap Siding - 8" | 2566 SF | 100.0% | |
| | | | |
| Lap Siding - 8" | 474 SF | 73.9% | Front |
| Shake Material - Staggered | 74 SF | 11.5% | Front |
| Stone Veneer | 93 SF | 14.5% | Front |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Second Flr Wall Hgt 18' - 5"

Second Floor 10' - 3 7/8"

First Flr Wall Hgt 9' - 1 1/8"

First Floor 0' - 0"

Basement -8' - 10 1/8" T.O. Footing -9' - 2 1/8"

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

| ESTIMA 1 | TED AREA | - ROOF |
|-----------------|----------|--------|
| 2089 SE | | |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| R | OOF P | LAN | LEGEN | ND | |
|--------|------------|---------|--------------|-----------|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | |
| Α | 9'-1 1/8" | 4/12 | 1'-4" | 7" | |
| В | 8'-1 1/8" | 6/12 | 1'-4" | 7" | |
| С | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | |
| | | | | | |
| ALL R | AKE OVERHA | ANGS AR | e 12" Unless | NOTED | |

Elevations

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A2

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NOT FOR CONSTRUCTION

3 ROOF PLAN Scale: 3/16" = 1'-0"

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B

Basement Scale: 1/4" = 1'-0"

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A5

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| | WINDOW SCHEDULE | | | | | | |
|----|-----------------|--------------------|---------|----------|---------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | • | | | 1 | | | l. |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | 1- |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | I. | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | 1 | , | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL. 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD

1467 SF

7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|--------------------------|---------------------|---------|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | |
| | | | | | |
| Second Flr Wall | Ceiling - House | 1467 SF | | | |

| Basement - Opt. Finished | 699 |
|--------------------------|------|
| Main Floor | 1068 |
| Second Floor | 1488 |
| | 3255 |
| Basement - Unfinished | 386 |
| Garage | 420 |
| | 806 |
| Grand total: 5 | 4061 |

AREA SCHEDULE

SQ FT

NAME

ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|--------|----------------|
| Floor: Front Porch | 116 SE | 14CV |
| Floor: Garage | 391 SF | 4.8 CY |
| Floor: Basement | 986 SF | 12.2 CY |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED

NOT FOR CONSTRUCTION

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A6

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| WINDOW SCHEDULE | | | | | | | | |
|-----------------|-----|--------------------|---------|----------|---------|---------------|--------------|--|
| | | | ROUGH | OPENINGS | HEADER | | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level | |
| | | | | 1 | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement | |
| | | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor | |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor | |
| | | | | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor | |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor | |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| D 05 | | | 4.4. 01 | 71 4 4 /01 | | - |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | /' - 1 1/2" | Overhead Garage Door | Foundation |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 5 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | • | | |
| D9 | 1 | 2-4 x 6-8 | 2' - 6" | 6' - 10 1/2" | | Second Floor |
| D11 | 17 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD. 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND
- LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS. 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR
- FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|--------------------------|-----------------|---------|--|--|--|
| LEVEL CEILING TYPE AREA | | | | | |
| | | | | | |
| Second Flr Wall Hgt | Ceiling - House | 1467 SF | | | |
| | | 1467 SF | | | |
| | | | | | |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS

3. NO WASTE FACTOR HAS BEEN INCLUDED

| AREA SCHEDULE | | | | | |
|-------------------------|---------|--|--|--|--|
| NAME SQ FT | | | | | |
| Basement - Ont Finished | 600 SF | | | | |
| Main Floor | 1068 SF | | | | |
| Second Floor | 1488 SF | | | | |
| | 3255 SF | | | | |
| Basement - Unfinished | 386 SF | | | | |
| Garage | 420 SF | | | | |
| | 806 SF | | | | |
| Grand total: 5 | 4061 SF | | | | |





Second Floor Scale: 1/4" = 1'-0"

Second Floor

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A7

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4 TYPICAL WALL SECTION - 2-STORY Scale: 1/2" = 1'-0"



Scale: 3/4" = 1'-0"











| FI | loorir | ng |
|----|--------|----|
| F | loorir | ng |

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. F. ALL MECHANICAL PLUMBING AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 A R314.3 LOCATION 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING AREA 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3'-0" H CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PRI R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWIN |
|---|---|
| F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS APPLIANCE IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWI PERMANENTLY INSTALLED APPLIANCE |
| BEEN DRAWN TO PRESCIBE TO NUDUSTRY STANDARDS. CHAPTER 3 (BUILDING PLANNING) A. BUILDING AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, SOOF LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBE DB YN INS COOL (ROADS, THIS COOL (ROADS))) B. TABLE 301.2(1) IRC 2015. VALUES BASED FROM THE CITY OF DES MOINES, IOWA. THE TO MONESTIME THIS COOL (ROADS) SUBJECT COMMARCE ROAD SUBJECT COMMARCE ROAD < | DENEATION SMOLE ALARMS WITH ANCARAW SILLICING SMOLE PERMANENTLY INSTALLED APPLIANCE PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL COMPLY WITH UL 2034. A ACCORDANCE WITH UL 2034 AND UL 217 R315.2.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS CONTAINS A FUEL-FIRED APPLIANCE ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES SECTION 317 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAIN R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAIN R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED OR DUDUCT HE SPECIES, PRODUCT, PRESERVATIVE AND END USE. WOOD JOIST OR BOTTOM OF A WOOD STRUCTURAL FLOOR V 12° TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVAT FOUNDATION. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MA FROM EXPOSED GROUND. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB T SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BAF THE ENDS OF A WOOD GIRDER ENTERING CONCRETE WALLS WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTE THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM SURFACES EXPOSED TO THE WEATHER. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PER WEATHER, SUCH AS CONCRETE SLABS. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PER WEATHER, SUCH AS CONCRETE SLABS. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBER OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROV THE FURRING STRIP. R317.3.1 FASTENERS OF PRESERVATIVE-TREATED WOOD. FASTENERS SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATI THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. |
| SUBFLOOR-3/4" OSB OR COM-PLYWOOD 2.0 PSF 1/2 ROOF TRUSS-2X4 1.10 PSF 1/2 FLOOR TRUSS/I-JOIST SYSTEM 1.5 PSF CORRECTION FOR SLOPE (12/12) 1.55 PSF TOTAL WITH CARPET/PAD 5.5 PSF TOTAL 9.00 PSF TOTAL WITH TILE/BACKER BD. 13.5 PSF 9.00 PSF TOTAL WITH HARDWOOD FLOOR 7.5 PSF ROOF-BOTTOM CHORDS 1/2 ROOF TRUSS-2X4 1.10 PSF 2.8 PSF 5/8" GYPBOARD 2.8 PSF 1/2 FLOOR TRUSS/I-JOIST SYSTEM 1.5 PSF MINIMUM FOR MISC MECHANICAL/ELEC. 1.5 PSF | SILETION 401.4 SHIFTING OR OTHER UNKNOWN SOIL CHARACTERI TABLE R401.4.1 CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAND, SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL CLAYEY, SANDY, SLIGHTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT CLAY |
| 5/8" GYPBOARD 2.8 PSF 16" BATT/BLOWN INSULATION 1.60 PSF MINIMUM FOR MISC MECHANICAL/ELEC. 0.7 PSF | PLUM DESIGN IS BASED ON 2,000 POUNDS PER SQ FT, UNLESS NC PLUM DESIGN SERVICE KNOW IF THE CONDITION IN THE FIELD A R402.2 CONCRETE: FROM TABLE R402.2 |
| TOTAL 5.0 PSF TOTAL 7.00 PSF SECTION R303: LIGHT AND VENTILATION IN HABITABLE ROOMS, PROVIDE NATURAL LIGHT AND VENTILATION WITH OPERABLE WINDOWS. WINDOW GLAZING SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF EACH ROOM. 1/2 THE REQUIRED WINDOW AREA SHALL BE OPERABLE TO THE EXTERIOR FOR NATURAL VENTILATION. R303.3 BATHROOMS MAY HAVE AN OPERABLE WINDOW OF 3 S.F. IN AREA. - EXCEPTION: 1. BATHROOM AND WATER CLOSET MAY BE VENTILATED WITH EXHAUST FANS AND ARTIFICIAL LIGHT. | -FOUNDATION CONCRETE WALLS SHALL HAVE -GARAGE FLOOR SLABS SHALL BE 3,500 PSI -PORCHES, CARPORT SLABS AND STEPS EXPO -BASEMENT SLABS 2,500 PSI (CONCRETE SHALL BE AIR ENTRAINED WITH 5 R403 ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL 16" WIDE X 8"DEEP FOR A 2 STORY BUILDING AND 20" WIDE X 2 CONTINUOUS HORIZONTAL #4 REBAR. |
| K304.2 THE MINIMUM LENGTH OR WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7-0" SECTION R305: CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTION OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILER ROOM, AND LAUNDRY ROOMS SHALL HAVE A CEILING HGT OF NOT LESS THAN 6-8" EXCEPTION FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING OF LESS THAN 7-0" THE CEILING ABOVE A BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" ABOVE THE AREA OF NOT LESS THAN 30"X30" AT THE SHOWERHEAD. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISH FLOOR. R305.1.1 BASEMENT PORTION OF BASEMENT THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" EXCEPTION BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO | PER SILL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 F THAN 12 INCHES FROM THE END BUT AT LEAST 3 1/2 INCHES THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STRAPS MAY BE USED, SPECIFIC R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCT SECTION IN THIS PLAN FOR SPECIFICATION. R406 FOUNDATION WATERPROOFING AND DAMPPROOFING EXCEPT WHERE REQUIRED IN SECTION R406.2 TO BE WATEF SPACES AND FLOORS ABOVE GRADE SHALL BE DAMPPI R408 UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE 3. THROUGH THE FOUNDATION WALLS OR EXTERIOR WALLS. M FT OF AREA UNDER THE FLOOR. R408.4 ACCESS THROUGH THE FLOOR IS REQUIRED TO BE 18" X 24" |
| SECTION R307.1 TOILET, BATH AND SHOWER SPACES. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1. 1. TOILET: MIN 15" FROM WALL OR TUB OR VANITY. . MIN 21" CLEARANCE IN FRONT OF TOILET | CHAPTER 5 (FLOORS) FRAMING MATERIALS GRADES A. ROOF, FLOOR, AND WALL SHEATHING: A. ROOF, FLOOR, AND WALL SHEATHING: B. WALL STUDS: |
| 2. VANITY: MIN 21° CLEARANCE IN FRONT OF VANITY SECTION R308 GLAZING, EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURING'S DESIGNATION SPECIFYING WHO APPLIED DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD. R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60° ABOVE THE FLOOR OR WALKING SURFACE AND MEETS EITHER OF THE FOLLOWING CONDITIONS: WHERE THE GLAZING IS WITHIN 24 INCHES EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24° OF THE HINGE SIDE OF AN IN-SWINGING DOOR. EXCEPTION DECORATIVE GLASS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH GLAZING THAT IS ADJACENT TO A FIXED PANEL OF PATIO DOORS, R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDUVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS. | C. WALL PLATES: SPRUCE PINE FIR #2 OR BETTER. D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETTER. E. LVL HEADERS: 2900 Fb/2.0E MINIMUM. F. STEEL ASTM SPECIFICATION A992 GRADE-50 R502.4 JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE OF R502.6 THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE N METAL AND NOT LESS THAN 3 INCHES ON CONCRETE. R502.8 NO CUTS, NOTCHES, AND HOLES BORED INTO TRUSSES, STI MEMBERS, OR I-JOIST ARE PROHIBITED EXCEPT WHERE PEF OR DESIGN BY PROFESSIONAL. R502.11 WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED INDIVIDUAL TRUSS DESIGN DRAWINGS FOR WEB BRACING A SHOULD BE REFER TO FOR HANDLING INSTALLATION AND B R507.2 EXTERIOR DECKS/DECK LEDGER CONNECTION TO BAND JOI THIS SECTION TABLE R507.2 AND R507.2.1, AND FIGURES R50 |
| 1. THE EXPOSED AREA OF AM INDIVIDUAL PLAN IS EARGEN THAN 9 SUGARCITELT 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR: AND 4. ONE OR MORE WALKING SURFACE ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING -EXCEPTION 1. DECORATIVE GLASS 2. WHERE HORIZONTAL RAIL IS INSTALLED. R308.4.5 GLAZING IN WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTSIDE POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE | CHAPTER 6 (WALL CONSTRUCTION) R6021 SAWN LUMBER SAWN LUMBER SHALL BE IDENTIFIED BY AND HAVE DESIGN VALUES CERTIFIED BY ACCREDITATION R602.3 REFER TO TABLE R602.3(1) THROUGH TABLE R602.3(4) FOR R602.6 DRILLING AND NOTCHING- REFER TO FIGURE R602.6 (1) ANI R602.7 THE ALLOWABLE SPANS OF GIRDERS/HEADERS FABRICATE NOT EXCEED THE VALUES OF TABLE R602.7(1) R602.8 FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CON AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STO R602.10 WALL BRACING. BUILDING SHALL BE BRACE IN ACCORDANC USE CS-WSP BRACING METHOD WITH MIN 3/8" SHEATHING. |
| FLANE OF THE ADJACENT MALAINE SURFACE OF THE STARWART, LANDING BE INCERFILIENT S OF STARD SMUE MANPS. FLANE OF THE ADJACENT MALAINE SURFACE OF THE STARWART, LANDING BE INCERFILIENT S OF STARD AND FACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. FLORENCY ESCAPE AND RESCUE OPENING AND PARADENT LABOR AND RESCUE OPENING. FLORENCY ESCAPE AND SECON SHALL BECOMENDAL MERCENCY ESCAPE AND RESCUE OPENING THE HEIGHT OF NOT HEEST THAN 36' THE FLORENCY ESCAPE AND RESCUE OPENING THE HEINSTORY AND THE FLORENCY ESCAPE AND RESCUE OPENING THE HEINSTORY AND AND | CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING OR WALL FINISHES SHALL B R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR M R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHOR TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIRE R703.1 GENERAL: EXTERIOR WALL SHALL PROVIDE THE BUILDIN ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SEC R303.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVELOPE SHALL ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY AS REQUIRED IN SECTION R703.2 AND A MEANS OF DRAININ R703.1.2 WIND RESISTANCE. WALL COVERINGS, BACKING MATERIALS ACCORDANCE WITH TABLE R301.2(2) AND R301.2(3). R703.2 WATER-RESISTIVE BARRIER. APPROVED WATER-RESISTIVE WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, JOINT OCCUR, LAPPED NOT LESS THAN 6[°]. R703.3 NOMINAL THICKNESS AND ATTACHMENTS. THE MINIMUM TH ACCORDANCE WITH TABLE R703.3(1) AND THE WALL COVERI R703.4 FLASHING. APPROVED CORROSION-RESIANT FLASHING SHA WALL CAVITY OR PENETRATION OF WATER TO THE BUII 1. EXTERIOR WINDOWS AND DOORS OPENINGS. (SEE MAN 2. AT INTERSECTION OF CHIMNEYS OR OTHER MASONRY SIDES UNDER STUCCO OPENINGS. 3. UNDER AND AT ENDS OF MASONRY, WOOD OR METAL OR 4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM 5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTAC 6. AT WALL AND ROOF INTERSECTION |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217

PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: ANCF

PENING THAT COMMUNICATES WITH THE DWELLING OOD BASED PRODUCTS AGAINST DECAY.

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER.

ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL

SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|-----------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| Y, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR

APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF

RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS. WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION

OFING AND DAMPPROOFING SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR.

R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES.

ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH AND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

POVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN 01.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE ESS THAN 6". ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN

3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | (ROOF-CEILING) |
|-----------------|---|
| SECTION R802.10 | 0.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURI OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD |
| R802.11.1.1 | TRUSSES. TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MI | VIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. |
| | THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION |
| | MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER |

PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. SECTION 905

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1 THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED

ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF

UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE

CHAPTER 11 ENERGY EFFICIENCY

CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR

CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS



CF

ABBREVIATIONS

| DJ | ADJUSTABLE |
|---------------|--------------------------------|
| FF | ABOVE FINISHED FLOOR |
| WN. | AWNING |
| STM. | BOTTOM |
| SMT. | BASEMENT |
| TW. | BETWEEN |
| `Δ | CASEMENT |
| ΔΝΤ | CANTILEVER |
| Λ. Ω. | CARINET |
| AD. | |
| | |
| LG | |
| .0. | CASED OPENING |
| COL. | COLUMN |
| CONC. | CONCRETE |
|) | DRYER |
|)F | DOUGLAS FIR |
| DIA. | DIAMETER |
| N | DOWN |
| θH | DOUBLE HUNG |
| W | DISHWASHER |
| | FIXED |
| D | FLOOR DRAIN |
| | FIBERGLASS |
| | |
| LK. TC | |
| | |
| UKN. | FURNALE |
| IDK. | HEADER |
| IDWD | HARDWOOD |
| IH | HEADER HEIGHT |
| NSUL. | INSULATION |
| S | JACK STUD(S) |
| ST. | JOIST |
| S | KING STUD(S) |
| SL | LAMINATED STRAND LUMBER |
| VL | LAMINATED VENEER LUMBER |
| IN. | LINEN |
| IAX. | MAXIMUM |
| IIN. | MINIMUM |
|)/C | ON CENTER |
|) H D | OVERHEAD DOOR |
|)PNG | OPENING |
| PFD | PEDESTAI |
| | |
| 1.1.J.)EE | |
| | |
| CEU | |
| | |
| (M | RUUM |
| 8/5 | ROD/SHELF |
| ίH | SINGLE HUNG |
| 5.F. | SQUARE FEET |
| SLDR | SLIDER |
| 5.P. | SUMP PIT |
| STL | STEEL |
| SYP | SOUTHERN YELLOW PINE |
| YP. | TYPICAL |
| | TRANSOM |
| G | TEMPERED GLASS |
| RTD | TREATED |
| INFXC | UNEXCAVATED |
| ΔΝ | VANITY |
| nn. V | |
| | WASHER |
| | WASHER |
| V/ V LI | WASHER WITH |
| V/ V.H. | WASHER WITH WATER HEATER |



DRAWING LIST

| A0 | Cover Page | | | |
|-----|-------------------|--|--|--|
| A1 | Elevations | | | |
| A2 | Elevations | | | |
| A5 | Basement | | | |
| A6 | Main Floor | | | |
| A7 | Second Floor | | | |
| A8 | Building Sections | | | |
| A9 | Details | | | |
| A10 | Wall Bracing | | | |
| F1 | Flooring | | | |



Cover Page

DATE:

DATE:

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A(





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



Elevations

1/4" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

ESTIMATED AREA - WALL CLADDING

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.

2646 SF

479 SF

1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS.

2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

MATERIAL TYPE SF

Lap Siding - 8"

Lap Siding - 8"

MATERIAL MATERIAL MATERIAL

%

100.0% Front

100.0%

ELEVATION

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS





| ESTIMATED | AREA - ROOF |
|-----------|-------------|
| 1868 SF | |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | | | |
|---|---|------|-------|----|--|--|--|--|
| SYMBOL | SYMBOL PLATE HGT. PITCH OVERHANG HEEL HGT | | | | | | | |
| А | 9'-1 1/8" | 6/12 | 1'-4" | 7" | | | | |
| В | 8'-1 1/8" | 6/12 | 1'-4" | 7" | | | | |
| | | | | | | | | |
| | | | | | | | | |
| ALL RAKE OVERHANGS ARE 12" UNLESS NOTED | | | | | | | | |

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A2

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NOT FOR CONSTRUCTION



FOOTING SCHEDULE NOTES



Basement Scale: 1/4" = 1'-0"

As indicated

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A5

| | | | ROUGH | OPENINGS | HEADER | | |
|----|-----|--------------------|---------|----------|-------------|----------------|--------------|
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| 7 | 2 | 4.0 x 4.0 Pacamont | | 1 | 7' 0" | Moote Egross | Pacamont |
| | 2 | 4-0 X 4-0 Dasement | | | 7-0 | ווופבוג בעובגג | Dasement |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| A | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Earess | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| | | | | DO | OR SCHEDULE | | |
| | | | | ROUG | H OPENINGS | | |
| ID | QTY | DOOR S | IZE | WIDTH | HEIGHT | SPECIAL NOTES | Leve |

| 11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
|----|----|-------------------------------|--------------|--------------|--|--------------|
| | | | | | | |
| 85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | | | |
| 1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| 2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| 3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| 11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | | | |
| 8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| 11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY. 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

- 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS. 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| AREA SCHEDULE | | | | |
|-----------------------|---------|--|--|--|
| NAME | SQ FT | | | |
| | | | | |
| Main Floor | 983 SF | | | |
| Second Floor | 1392 SF | | | |
| | 2375 SF | | | |
| Garage | 432 SF | | | |
| | 432 SF | | | |
| Basement - Finished | 566 SF | | | |
| Basement - Unfinished | 419 SF | | | |
| | 985 SF | | | |
| Grand total: 5 | 3792 SF | | | |

| ESTIMATED AREA - CEILING | | | | |
|--|---|---------|--|--|
| LEVEL | CEILING TYPE | AREA | | |
| | | | | |
| First Flr Wall Hgt | Ceiling - Garage | 15 SF | | |
| Second Flr Wall Hgt | Ceiling - House | 1366 SF | | |
| | | 1381 SF | | |
| - SQUARE FOOTAGE OF CEILING IS TAKEI 1. THE AREA INCLUDES ALL AREA UNDI 2. IN BASEMENT, ONLY INLCUDES FINIS 3. NO WASTE FACTOR HAS BEEN INCLL | N FROM THE INSIDE OF EXTERIOR WA ER ALL INTERIOR WALLS IHED AREAS IDED | LLS. | | |

| ESTIMATED AREA - 4" FLATWORK | | | | |
|------------------------------|--------|----------------|--|--|
| LOCATION | AREA | CUBIC YARDS | | |
| | | | | |
| Floor: Front Porch | 24 SF | 0.3 CY | | |
| Floor: Basement | 884 SF | 10.9 CY | | |
| Floor: Garage | 413 SF | 5.1 CY | | |





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A6

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| | | | | WIND | OW SCHEDULE | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | - | | |
| Ζ | 2 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | • | | | | | · | |
| Α | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | | • | · |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | · | | · |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | - | | | - | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | 1 | | | - | | |
| D8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| D11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

 EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| NAME | SQ FT |
|-----------------------|---------|
| | |
| Main Floor | 983 SF |
| Second Floor | 1392 SF |
| | 2375 SF |
| Garage | 432 SF |
| | 432 SF |
| Basement - Finished | 566 SF |
| Basement - Unfinished | 419 SF |
| | 985 SF |
| Grand total: 5 | 3792 SF |

AREA SCHEDULE



- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED



2 Option - Extra Bedroom Scale: 1/4" = 1'-0"





Second Floor Scale: 1/4" = 1'-0"



| 1220E | DATE: | |
|-------|----------|--|
| DATE: | 07-05-19 | |
| DATE: | | |
| | | |

Second Floor

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A7

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A8



8 Scale: 3/4" = 1'-0"









2 First Floor Scale: 3/16" = 1'-0" **Second Floor** Scale: 3/16" = 1'-0"



Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS. F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL CO R314.3 LOCATION 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEPING A 3. ON EACH ADDITIONAL STORY OF THE I 4. SMOKE ALARMS SHALL BE INSTALLED CONTAINS A BATHTUB OR SHOWER UN R314.3.1 SMOKE ALARMS SHALL NOT BE INSTAL 1. IONIZATION SMOKE ALARMS SHALL NO APPLIANCE 2. IONIZATION SMOKE ALARMS WITH AN A PERMANENTLY INSTALLED APPLIANCE |
|--|--|
| CHAPTER 3 (BUILDING PLANNING) A. BUILDING AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE (R301.1) B. TABLE 301.2(1) IRC 2015. VALUES BASED FROM THE CITY OF DES MOINES, IOWA. Image: Comparing the second propagation of the se | 3. PHOTOELECTRIC SMOKE ALARMS SHA COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL C ACCORDANCE WITH UL 2034 AND UL 21 R315.2.1 CARBON MONOXIDE SHALL BE PROVID 1. CONTAINS A FUEL-FIRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPENING SECTION 317 PROTECTION OF WOOD AND WOOD BA R317.1 LOCATION REQUIRED. PROTECTION OF LOCATIONS BY USE OF NATURALLY DU THE SPECIES, PRODUCT, PRESERVATI 1. WOOD JOIST OR BOTTOM OF A WOOD 12" TO THE EXPOSED GROUND IN CRAWL S FOLINDATION. |
| UNHABITABLE ATTIC WITH LIMITED STORAGE 20 PSF ROOF TRUSS LIVE LOAD(LT) 20 PSF UNHABITABLE ATTIC WITHOUT STORAGE 10 PSF GROUND SNOW(Pg) 30 PSF HABITABLE ATTIC AND SERVED WITH FIXED STAIRS 30 PSF FLAT ROOF SNOW (Pf) 24 PSF DECKS AND EXTERIOR BALCONIES 40 PSF GUARDRAIL AND HANDRAILS 200 PSF THERMAL CONDITION C1 = 1.0 ROOM OTHER THAN SLEEPING ROOMS 40 PSF DURATION OF LOAD-SNOW 1.15 STAIRS 40 PSF DEFLECTION CRITERIA 40 PSF FLOOR LIVE LOAD L/480 ACCORDING TO ASCE/SEI 7-10 FLOOR TOTAL LOAD L/360 ROOF LIVE LOAD L/360 WIND DESIGN METHOD: MWFRS/C-C HYBRID ACSE/SEI 7-10 ROOF TOTAL LOAD L/240 EXPOSURE CATEGORY B WALL H/180 DURATION OF LOAD-WIND 1.60 ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE DESIGNED WITH THE ABOVE DEFLECTION CRITERIA D. DEAD LOADS ADDITIONAL OR CHANGES TO MATERIAL NEEDS TO BE ADJUSTED TO THE BELOW CALCULATIONS. | WOOD FRAMING MEMBERS THAT REST FROM EXPOSED GROUND. SILLS AND SLEEPERS ON A CONCRETI SEPARATED FROM SUCH SLAB BY AN IMPERATE 4. THE ENDS OF A WOOD GIRDER ENTER 5. WOOD SIDING, SHEATHING AND WALL THE GROUND OR LESS THAN 2" MEASL SURFACES EXPOSED TO THE WEATHER. WOOD STRUCTURAL MEMBERS SUPPO WEATHER, SUCH AS CONCRETE SLABS. WOOD FURRING STRIPS OR OTHER WO OR CONCRETE WALLS BELOW GRADE EXCE THE FURRING STRIP. R317.3.1 FASTENERS OF PRESERVATIVE-TREAT SHALL BE OF HOT-DIPPED, ZINC-COATL AND WEIGHTS FOR CONNECTORS IN CONT, THE CONNECTOR MANUFACTURER'S RECOMME |
| ROOF-TOP CHORDSCARPET AND PAD1.5 PSFROOFING-SHINGLES(220 LBS) 2 LAYER4.40 PSF3/8' CERAMIC TILE/ 1/2" BACKER BD.10 PSF30 LBS. FELT0.30 PSF3/4" HARDWOOD FLOOR4.0 PSF1/2" OSB OR COM PLYWOOD1.65 PSF3/4" HARDWOOD FLOOR2.0 PSF1/2 ROOF TRUSS-2X41.10 PSF1/2 FLOOR TRUSS/I-JOIST SYSTEM1.5 PSFCORRECTION FOR SLOPE (12/12)1.55 PSFTOTAL WITH CARPET/PAD5.5 PSFTOTAL9.00 PSFTOTAL WITH HARDWOOD FLOOR7.5 PSFROOF-BOTTOM CHORDS1.10 PSFTOTAL WITH HARDWOOD FLOOR7.5 PSFTOTAL9.00 PSFTOTAL WITH HARDWOOD FLOOR7.5 PSFROOF-BOTTOM CHORDS1.10 PSFTOTAL WITH HARDWOOD FLOOR7.5 PSFROOF-BOTTOM CHORDS1.10 PSF1/2 FLOOR TRUSS/I-JOIST SYSTEM1.5 PSF1.5 PSF1/2 ROOF TRUSS-2X41.10 PSF1/2 FLOOR TRUSS/I-JOIST SYSTEM1.5 PSF1.5 PSF1.00 PSF1/2 FLOOR TRUSS/I-JOIST SYSTEM1.5 PSF1.5 PSF1.00 PSF1/2 FLOOR TRUSS/I-JOIST SYSTEM1.5 PSF1.5 PSF1.00 PSF1/2 FLOOR TRUSS/I-JOIST SYSTEM1.5 PSFMINIMUM FOR MISC MECHANICAL/ELEC.1.5 PSF5/8" GYPBOARD2.8 PSF16" BATT/BLOWN INSULATION1.60 PSFMINIMUM FOR MISC MECHANICAL/ELEC.0.7 PSF1.6" BATT/BLOWN INSULATION1.60 PSF | CHAPTER 4 (FOUNDATIONS) SECTION 401.4 SOIL TEST: WHERE QUANTIFIA SHIFTING OR OTHER UNKNO TABLE R401.4.1 CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL CLAYEY, SANDY, SLIGHTY CLAY, CLAY SILT, AND SANDY SILT CLAY THIS DESIGN IS BASED ON 2,000 POUNDS I PLUM DESIGN SERVICE KNOW IF THE CON |
| TOTAL5.0 PSFTOTAL7.00 PSFSECTION R303:LIGHT AND VENTILATION IN HABITABLE ROOMS, PROVIDE NATURAL LIGHT AND VENTILATION WITH OPERABLE WINDOWS. WINDOW GLAZING SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF EACH ROOM. 1/2 THE REQUIRED WINDOW AREA SHALL BE OPERABLE TO THE EXTERIOR FOR NATURAL VENTILATION. BATHROOMS MAY HAVE AN OPERABLE WINDOW OF 3 S.F. IN AREA. - EXCEPTION: 1. BATHROOM AND WATER CLOSET MAY BE VENTILATED WITH EXHAUST FANS AND ARTIFICIAL LIGHT. | R402.2 CONCRETE: FROM TABLE R402.2 -FOUNDATION CONCRET -GARAGE FLOOR SLABS -PORCHES, CARPORT S -BASEMENT SLABS 2,500 (CONCRETE SHALL BE R403 ALL FOOTING SHALL BE PLACED 16" WIDE X 8"DEEP FOR A 2 STORY BL 2 CONTINUOUS HORIZONTAL #4 REBA |
| SECTION R304: THE MINIMUM AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FEET, EXCEPT KITCHEN. R304.2 THE MINIMUM LENGTH OR WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7'-0" SECTION R305: CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTION OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILER ROOM, AND LAUNDRY ROOMS SHALL HAVE A CEILING HGT OF NOT LESS THAN 6'-8" -EXCEPTION 1. FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING OF LESS THAN 7'-0" 2. THE CEILING ABOVE A BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" ABOVE THE AREA OF NOT LESS THAN 30"X30" AT THE SHOWERHEAD. 3. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISH FLOOR. R305.1.1 BASEMENT TO WITHIN 6'-4" OF THE FINISH FLOOR. | R403.1.6 ALL ANCHOR BOLTS SHALL BE APPRO PER SILL PLATE WITH BOLTS SPACED THAN 12 INCHES FROM THE END BUT THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STRAPS MR404CONCRETE FOUNDATION STRAPS MR404CONCRETE FOUNDATION WALLS SECTION IN THIS PLAN FOR SPECIFICR406FOUNDATION WATERPROOFING J EXCEPT WHERE REQUIRED IN SECTIO SPACES AND FLOORS ABOVE GRR408UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BETWEEN THROUGH THE FOUNDATION WALLS O FT OF AREA UNDER THE FLOOR.R408.4ACCESS THROUGH THE FLOOR IS REC |
| BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISH FLOOR SECTION R307.1 TOILET, BATH AND SHOWER SPACES. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1. 1. TOILET: MIN 15" FROM WALL OR TUB OR VANITY. . MIN 21" CLEARANCE IN FRONT OF TOILET 2. VANITY: MIN 21" CLEARANCE IN FRONT OF VANITY | CHAPTER 5 (FLOORS) FRAMING MATERIALS GRADES A. ROOF, FLOOR, AND WALL SHEATHING: A B. WALL STUDS: DOUGLAS FIR C. WALL PLATES: SPRUCE PINE |
| SECTION R308 GLAZING. EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURING'S DESIGNATION SPECIFYING WHO APPLIED DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD. R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE AND MEETS EITHER OF THE FOLLOWING CONDITIONS: WHERE THE GLAZING IS WITHIN 24 INCHES EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION. WHERE THE GLASS WHERE THE GLASS WHERE THE GLASS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING | D. DIMENSIONAL HEADERS. DOUGLAS FIR E. LVL HEADERS: 2900 Fb/2.0E M F. STEEL ASTM SPECIFI R502.4 JOIST UNDER PARALLEL BEARING PA R502.6 THE ENDS OF EACH JOIST, BEAM, OR METAL AND NOT LESS THAN 3 INCHES R502.8 NO CUTS, NOTCHES, AND HOLES BOR MEMBERS, OR I-JOIST ARE PROHIBITE OR DESIGN BY PROFESSIONAL. R502.11 WOOD TRUSSES SHALL BE DESIGNED INDIVIDUAL TRUSS DESIGN DRAWING SHOULD BE REFER TO FOR HANDLINO R507.2 EXTERIOR DECKS/DECK LEDGER CON THIS SECTION TABLE R507.2 AND R50 |
| 1. THE EXPOSED AREA OF AM INDIVIDUAL PLAN IS LARGER THAN 9 SQUARE FEET 1. THE EXPOSED AREA OF AM INDIVIDUAL PLAN IS LARGER THAN 9 SQUARE FEET 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18' ABOVE THE FLOOR 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36'' ABOVE THE FLOOR: AND 4. ONE OR MORE WALKING SURFACE ARE WITHIN 36'', MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING EXCEPTION DECORATIVE GLASS WHERE HORIZONTAL RAIL IS INSTALLED. R308.4.5 GLAZING IN WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTSIDE POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60'' MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36'' ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRWAY, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS. EXCEPTION EXCEPTION DECORATIVE GLASS WHERE HORIZONTAL RAIL IS INSTALLED. | CHAPTER 6 (WALL CONSTRUCTIO R6021 SAWN LUMBER SAWN LUMBER SH AND HAVE DESIGN VALUES CERTIFIE R602.3 REFER TO TABLE R602.3(1) THROUG R602.6 DRILLING AND NOTCHING- REFER TO R602.7 THE ALLOWABLE SPANS OF GIRDER NOT EXCEED THE VALUES OF TABLE R602.8 FIRE BLOCKING SHALL BE PROVIDED AND TO FORM AN EFFECTIVE FIRE B R602.10 WALL BRACING. BUILDING SHALL BE USE CS-WSP BRACING METHOD WIT |
| I. WHERE KAILING IS INSTALLED UN THE ACCESSIBLE SIDE OF THE GLAZING 34" TO 38" ABOVE WALKING SURFACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. -EXCEPTION. STORM SHELTERS ANDS BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET. R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR AREA DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTINED BY NORMAL OPERATION FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24" AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 5.7 R310.2.2 WINDOW SILL HEIGHT. WHERE THE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THEN 44" ABOVE THE FLOOR R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. -EXCEPTION 1. THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6". R310.2.3.1 WINDOW WELLS WITH A VERTICAL STEP GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12" WIDE SECTION 311 R311.7.5 TAIRWAYS. STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH A PERMANENT LADDER NOT LESS THAN 12" WIDE SECTION 311 R311.7.5 THEARWAYS. STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 4.12" ON EITHER SIDE OF THE STAIRWAY. R311.7.5 HEADROOM. THE FLOOR SHALL BOT UESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 4.12" ON EITHER SIDE OF THE STAIRWAY. R311.7.5 HEADROOM. THE TEARD ONSING OR FROM THE FLOOR SURFACE OF THE LANDING R311.7.5 THE MAXIMUM RISER IS 7 34" WITH A MINIMUM RUN OF 10". R311.7.8 HANDRAILS SHALL BE ON NOT LESS THAN ONE SIDE OF EACH CONTINUES RUN OF TREADS | CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING OR W R702.1(2), TABLE R702.1(3) AND TABLE R703.7.1 FOR SUPPORT AND SECTION TO THE FLAME SPREAD AND SMOKE DI R703.1 GENERAL: EXTERIOR WALL SHALL ENVELOPE SHALL INCLUDE FLASHING R303.1.1 WATER RESISTANCE. THE EXTERIOR ACCUMULATION OF WATER WITHIN TH AS REQUIRED IN SECTION R703.2 AND R703.1.2 WIND RESISTANCE. WALL COVERINGS ACCORDANCE WITH TABLE R301.2(2) / R703.2 WATER-RESISTIVE BARRIER. APPROV WALLS. SUCH MATERIAL SHALL BE AP JOINT OCCUR, LAPPED NOT LESS THA R703.3 NOMINAL THICKNESS AND ATTACHME ACCORDANCE WITH TABLE R703.3(1) / R703.4 FLASHING. APPROVED CORROSION-R WALL CAVITY OR PENETRATION 1. EXTERIOR WINDOWS AND DOOR! 2. AT INTERSECTION OF CHIMNEYS SIDES UNDER STUCCO OPENING 3. UNDER AND AT ENDS OF MASON 4. CONTINUOUSLY ABOVE ALL PRO. 5. WHERE EXTERIOR PORCHES, DE 6. AT WALL AND ROOF INTERSECTION |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION.

INSTALLED IN THE FOLLOWING AREAS ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY. TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS

N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|-----------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| Y, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

PECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES.

ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH AND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE ESS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER | B (ROOF-CEILING) |
|----------------|--|
| SECTION R802.1 | 0.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 M | NIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION 3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| | |

CHAPTER 9 (ROOF ASSEMBLIES)

SECTION 903 GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN R903.1 ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. R903.2 FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH

JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. SECTION 905

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1 THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED

ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226. D 1970. D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS

DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE

CHAPTER 11 ENERGY EFFICIENCY

CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR

CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

ABOVE FINISHED FLOOR

ADJUSTABLE

AWNING

BOTTOM

BASEMENT

ADJ

AFF

AWN.

BTM.

BSMT.

| BTW. | BETWEEN |
|--------|-----------------------|
| CA | CASEMENT |
| CANT. | CANTILEVER |
| CAB. | CABINET |
| G | CENTER LINE |
| ด้เด | CEILING |
| 0.0 | CASED OPENING |
| COI | COLUMN |
| CONC | CONCRETE |
| D | |
| | |
| | |
| DIA. | |
| DN | |
| DH | DUUBLE HUNG |
| DW | DISHWASHER |
| F | FIXED |
| F.D. | FLOOR DRAIN |
| F/G | FIBERGLASS |
| FLR. | FLOOR |
| FTG. | FOOTING |
| FURN. | FURNACE |
| HDR. | HEADER |
| HDWD | HARDWOOD |
| HH | HEADER HEIGHT |
| INSUL. | INSULATION |
| JS | JACK STUD(S) |
| JST. | JOIST |
| KS | KING STUD(S) |
| LSL | LAMINATED STRAND LUMB |
| LVL | LAMINATED VENEER LUMB |
| LIN. | LINEN |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| 0/C | ON CENTER |
| O.H.D. | OVERHEAD DOOR |
| OPNG. | OPENING |
| PED. | PEDESTAL |
| N.T.S. | NOT TO SCALE |
| REF | REFRIGERATOR |
| REQ | REQUIRED |
| RO | ROUGH OPENING |
| RM | ROOM |
| R/S | ROD/SHELF |
| SH | SINGLE HUNG |
| S.F. | SQUARE FEET |
| SLDR | SLIDER |
| S.P. | SUMP PIT |
| STL | STEEL |
| SYP | SOUTHERN YELLOW PINE |
| TYP. | TYPICAL |
| Т | TRANSOM |
| TG | TEMPERED GLASS |
| TRTD | TREATED |
| UNEXC. | UNEXCAVATED |
| VAN. | VANITY |
| W | WASHER |
| W/ | WITH |
| W.H. | WATER HEATER |
| | |



DRAWING LIST

| A0 | Cover Page | |
|-----|-------------------|--|
| A1 | Elevations | |
| A2 | Elevations | |
| A5 | Basement | |
| A6 | Main Floor | |
| A7 | Second Floor | |
| A8 | Building Sections | |
| A9 | Details | |
| A10 | Wall Bracing | |
| F1 | Flooring | |



Cover Page

DATE:

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A(





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



| DATE: | 07-05-19 | | | |
|-------|----------|--|--|--|
| DATE: | | | | |
| | | | | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

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| MATERIAL | MATERIAL | MATERIAL |
|----------|----------|----------|

| MATERIAL TYPE | SF | % | ELEVATION |
|-------------------------------|---------|--------|-----------|
| Lap Siding - 8" | 2646 SF | 100.0% | |
| | | | |
| Lap Siding - 8" | 291 SF | 55.3% | Front |
| Shake Material - Staggered | 183 SF | 34.8% | Front |
| Stone Veneer | 52 SF | 9.9% | Front |
| | | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

ESTIMATED AREA - WALL CLADDING





| ESTIMATED AREA - ROOF |
|-----------------------|
| 1879 SF |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | | |
|---|------------|-------|----------|-----------|--|--|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | | | |
| A | 9'-1 1/8" | 6/12 | 1'-4" | 7" | | | |
| В | 9'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | | | |
| С | 8'-1 1/8" | 6/12 | 1'-4" | 7" | | | |
| D | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | | | |
| ALL RAKE OVERHANGS ARE 12" UNLESS NOTED | | | | | | | |

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A2

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FOOTING SCHEDULE NOTES



Basement Scale: 1/4" = 1'-0"

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As indicated

A5

| | | | ROUGH | OPENINGS | HEADER | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| Z | 2 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| A | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| A | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| | | | | DO | OR SCHEDULE | | |
| | | | | ROUG | H OPENINGS | | |
| חו | OTY | DOOR S | 17F | WIDTH | HEIGHT | SPECIAL NOTES | Leve |

| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
|-----|----|-------------------------------|--------------|--------------|--|--------------|
| | | | | | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | | | |
| D8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| D11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY. 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

- 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS. 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| AREA SCHEDULE | | | | |
|-----------------------|---------|--|--|--|
| NAME | SQ FT | | | |
| | | | | |
| Main Floor | 983 SF | | | |
| Second Floor | 1392 SF | | | |
| | 2375 SF | | | |
| Garage | 432 SF | | | |
| | 432 SF | | | |
| Basement - Finished | 566 SF | | | |
| Basement - Unfinished | 419 SF | | | |
| | 985 SF | | | |
| Grand total: 5 | 3792 SF | | | |

| ESTIMATED AREA - CEILING | | | | | |
|---|------------------|---------|--|--|--|
| LEVEL CEILING TYPE AREA | | | | | |
| | | | | | |
| First Flr Wall Hgt | Ceiling - Garage | 15 SF | | | |
| Second Flr Wall Hgt | Ceiling - House | 1366 SF | | | |
| | | 1381 SF | | | |
| SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED | | | | | |

| ESTIMATED AREA - 4" FLATWORK | | | | |
|------------------------------|--------|----------------|--|--|
| LOCATION | AREA | CUBIC YARDS | | |
| | | | | |
| Floor: Front Porch | 24 SF | 0.3 CY | | |
| Floor: Basement | 884 SF | 10.9 CY | | |
| Floor: Garage | 413 SF | 5.1 CY | | |
| | | | | |





3 First Floor Scale: 1/4" = 1'-0"



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A6

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| WINDOW SCHEDULE | | | | | | | |
|-----------------------|-----|--------------------|---------|---------|---------|---------------|--------------|
| ROUGH OPENINGS HEADER | | | | | | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | - | | |
| Ζ | 2 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | • | | | | | · | |
| Α | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | | • | · |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | · | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | - | | | - | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | 1 | | | - | | |
| D8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| D11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

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|-----------------------|---------|
| | |
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| | 2375 SF |
| Garage | 432 SF |
| | 432 SF |
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| Basement - Unfinished | 419 SF |
| | 985 SF |
| Grand total: 5 | 3792 SF |

AREA SCHEDULE



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2 Option - Extra Bedroom Scale: 1/4" = 1'-0"





3 Second Floor Scale: 1/4" = 1'-0"



| ISSUE D/ | ATE: | |
|----------|----------|--|
| DATE: | 07-05-19 | |
| DATE: | | |
| | | |

Second Floor

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A7

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A8



8 Scale: 3/4" = 1'-0"









2 First Floor Scale: 3/16" = 1'-0" **Second Floor** Scale: 3/16" = 1'-0"



Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERA A. ALL C DIFFE REQU R CONT | AL NOTES: ONSTRUCTION AND MATERIALS SHALL RENT SPECIFICATIONS AND REQUIREN IREMENTS WILL SUPERSEDE THE IRC 3 | MEET OR EXCEED IRC 2 IENTS THAN WHAT IS LI 2015. SEE THE LOCAL BI | 2015. LOCAL BUILDING STED IN THE IRC 2015 UILDING DEPARTMEN | G CODES MAY HAVE 5, THESE LOCAL IT FOR CHANGES. | NC | | SECTION 314 SN R314.3 1. 2. | OKE ALARMS. SMOKE ALARMS SH. LOCATION IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEE |
|---|--|--|--|--|--|--|--------------------------------------|--|
| MEMB C. THE C D. ALL PI E. ALL M F. ALL E | ERS. ANY STRUCTURAL AND FRAMING WNER/CONTRACTOR IS RESPONSIBLE RODUCTS ARE TO BE INSTALLED PER T ECHANICAL, PLUMBING, AND ELECTRIC XTERIOR STAIRS ARE SHOWN FOR CON | MEMBERS NOT INDICA FOR PREVENTIVE MEA: HE MANUFACTURE'S RI AL SYSTEMS ARE TO B ICEPT, FINAL DESIGN D | TED ARE TO BE SIZE SURE OF THE BUILD U ECOMMENDATIONS. E DESIGNED BY OTHE ETERMINE ON SITE F | D BY OWNER/CONTR JP OF MOISTURE OF ERS. OR FINAL GRADE. | ACTOR. MOLD | | 3. 4. R314.3. 1. | ON EACH ADDITIONAL STORY OF SMOKE ALARMS SHALL BE INSTA CONTAINS A BATHTUB OR SHOW 1 SMOKE ALARMS SHALL NOT BE I IONIZATION SMOKE ALARMS SHA |
| G. THE F BEEN | OLLOWING CODE INFORMATIONS IS IN DRAWN TO PRESCIBE TO INDUSTRY ST | TENDED TO ASSIST AND ANDARDS. |) INFORM YOU THRO | UGH CONSTRUCTION | N. THIS PROJECT | HAS | AF 2. 3. | PLIANCE IONIZATION SMOKE ALARMS WIT PERMANENTLY INSTALLED APPL PHOTOELECTRIC SMOKE ALARM |
| CHAPTI A. BUILD INCLU AS PR B. TABLE | ER 3 (BUILDING PLANN ING AND STRUCTURES, AND ALL PARTS DING DEAD LOADS, LIVE LOADS, ROOF ESCRIBED BY THIS CODE (R301.1) | ING) 5 THEREOF, SHALL BE (LOADS, FLOOD LOADS, M THE CITY OF DES MO | CONSTRUCTED TO SA SNOW LOADS, WIND | AFELY SUPPORT ALL LOADS, AND SEISMI | LOADS, C LOADS | | CC SECTION R315 R315.2. 1. | OKING APPLIANCE. CARBON MONOXIDE ALARMS: SF ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE SHALL BE P CONTAINS A FUEL-FIRED APPLIA |
| GROUND SNOW LOAD SPEED (mph) 30 PSF 115 | WIND DESIGN SEISMIC TOPOGRAPHICSPECIAL WIND WIND-BORNE DESIGN EFFECTS REGION DEBRIS ZONE NONE NONE A | SUBJECT TO DA WEATHERING DEPTH SEVERE 42* | MAGE FROM WINT DESIL TERMITE TEM MODERATE -0 1 | ER ICE BARRIER GN UNDERLAYMENT P. REQUIRED | FLOOD AIR HAZARDS FREEZING INDEX MARCH 1984 1833 | MEAN ANNUAL TEMP 48.6 F | 2. SECTION 317 R317.1 | ATTACHED GARAGE WITH AN OP PROTECTION OF WOOD AND WO LOCATION REQUIRED. PROTECT LOCATIONS BY USE OF NATURAL THE SPECIES, PRODUCT, PRESE |
| C. MIN UNF | IMUM LIVE LOADS. (R301.5) IRC 2015 HABITABLE ATTIC WITH LIMITED STORA | GE 20 PSF | MINIMUM ROOF I ROOF TRUSS LIV | LIVE LOADS(R301.6)II /E LOAD(Lr) | RC 2015 20 PSF | | 1. 12 FC | WOOD JOIST OR BOTTOM OF A V TO THE EXPOSED GROUND IN CR UNDATION. |
| UNH HAE DEC GU/ ROC | HABITABLE ATTIC WITHOUT STORAGE BITABLE ATTIC AND SERVED WITH FIXE CKS AND EXTERIOR BALCONIES ARDRAIL AND HANDRAILS OM OTHER THAN SLEEPING ROOMS | 10 PSF D STAIRS 30 PSF 40 PSF 200 PSF 40 PSF | GROUND SNOW(FLAT ROOF SNO THERMAL CONDI TERRAIN EXPOS | Pg) W (Pf) ITION URE | 30 PSF 24 PSF Ct = 1.0 B | | 2. FF 3. SE | OM EXPOSED GROUND. SILLS AND SLEEPERS ON A CON PARATED FROM SUCH SLAB BY AN THE ENDS OF A WOOD GIRDER E |
| SLE STA <u>DE</u> FLI | EPING ROOMS NRS <u>FLECTION CRITERIA</u> OOR LIVE LOAD | 30 PSF 40 PSF L/480 | DURATION OF LC UNBALANCED AN ACCORDING TO A | DAD-SNOW ND SNOW DRIFT LOA ASCE/SEI 7-10 | 1.15 DING | | S. SL 6. WFATH | THE GROUND OR LESS THAN 2" I RFACES EXPOSED TO THE WEATH WOOD STRUCTURAL MEMBERS S FR SUCH AS CONCRETE SLAPS |
| FLI RO RO WA | OOR TOTAL LOAD IOF LIVE LOAD IOF TOTAL LOAD ILL | L/360 L/360 L/240 H/180 | WIND DESIGN ME EXPOSURE CATE DURATION OF LC | ETHOD: MWFRS. Egory Dad-wind | /C-C HYBRID ACS B 1.60 | E/SEI 7-10 | 7. OF THE R317.3. | WOOD FURRING STRIPS OR OTH CONCRETE WALLS BELOW GRADI FURRING STRIP. 1 FASTENERS OF PRESERVATIVE- |
| ALI TO D. DEAD | L BEAMS SUPPORTING FLOOR OR ROO BE DESIGNED WITH THE ABOVE DEFLE LOADS ADDITIONAL OR CHANGES TO P | F LOADS ARE ECTION CRITERIA MATERIAL NEEDS TO BE | ADJUSTED TO THE E | BELOW CALCULATIO | NS. | | AN THE CC | SHALL BE OF HOT-DIPPED, ZINC- D WEIGHTS FOR CONNECTORS IN NNECTOR MANUFACTURER'S REC |
| FLC CAF 3/8" | DOR-TOP CHORD RPET AND PAD CERAMIC TILE/ 1/2" BACKER BD. | 1.5 PSF 10 PSF 40 DSF | ROOFING-SHINGL 30 LBS. FELT | ES(220 LBS) 2 LAYE | R 4.40 PSF 0.30 PSF | | CHAPTER | 4 (FOUNDATIONS) |
| 3/4" SUE 1/2 | HARDWOOD FLOOR 3FLOOR-3/4" OSB OR COM-PLYWOOD FLOOR TRUSS/I-JOIST SYSTEM | 4.0 PSF 2.0 PSF 1.5 PSF | 1/2 ROOF TRUSS- CORRECTION FO | 2X4 R SLOPE (12/12) | 1.65 PSF 1.10 PSF 1.55 PSF | | SECTION 4 | 01.4 SOIL TEST: WHERE QUAI SHIFTING OR OTHER U ABLE R401.4.1 |
| | TOTAL WITH CARPET/PAD Total with Tile/Backer BD. Total with Hardwood Floor | 5.5 PSF 13.5 PSF 7.5 PSF | TOTAL <u>ROOF-BOTTOM C</u> 1/2 ROOF TRUSS- | HORDS 2X4 | 9.00 PSF | | | CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAI SILTY GRAVEL AND CLAYEY GR CLAYEY, SANDY, SLIGHTY CLAY |
| FLC 1/2 5/8" | D <mark>OR-BOTTOM CHORD</mark> FLOOR TRUSS/I-JOIST SYSTEM GYPBOARD | 1.5 PSF 2.8 PSF | 5/8" GYPBOARD MINIMUM FOR MIS 16" BATT/BLOWN | SC MECHANICAL/ELE | 2.8 PSF C. 1.5 PSF 1.60 PSF | | T | SILT, AND SANDY SILT CLAY |
| MIN | IMUM FOR MISC MECHANICAL/ELEC. | 0.7 PSF 5.0 PSF | TOTAL | | 7.00 PSF | | R402.2 | CONCRETE: FROM TABLE R40 -FOUNDATION CO |
| SECTION R3 | 03: LIGHT AND VENTILATION IN HABI WINDOWS. WINDOW GLAZING SH SHALL BE OPERABLE TO THE EX | TABLE ROOMS, PROVID IALL NOT BE LESS THAN TERIOR FOR NATURAL | DE NATURAL LIGHT AN N 8% OF THE FLOOR / VENTILATION. | ND VENTILATION WIT AREA OF EACH ROOI | H OPERABLE M. 1/2 THE REQUI | RED WINDOW AREA | | -GARAGE FLOOR -PORCHES, CARP -BASEMENT SLAB (CONCRETE SHA |
| K303 | - EXCEPTION: 1. BATHROOM AND WATER CL | OSET MAY BE VENTILA | F. IN AREA. TED WITH EXHAUST F | FANS AND ARTIFICIA | IL LIGHT. | | R403 | ALL FOOTING SHALL BE PL 16" WIDE X 8"DEEP FOR A 2 STC 2 CONTINUOUS HOPIZONTAL #4 |
| SECTION R3 R30 [,] | 04: THE MINIMUM AREA OF ANY HAB 4.2 THE MINIMUM LENGTH OR WIDTH | ITABLE ROOM SHALL N I OF ANY HABITABLE RO | OT BE LESS THAN 70 DOM SHALL NOT BE L | SQ. FEET, EXCEPT ESS THAN 7'-0" | KITCHEN. | | R403. | 6 ALL ANCHOR BOLTS SHALL BE / PER SILL PLATE WITH BOLTS SF THAN 12 INCHES FROM THE EN |
| SECTION R3 | 05: CEILING HEIGHT HABITABLE SP HAVE A CEILING HEIGHT OF NOT NOT I FSS THAN 6'-8" | ACE, HALLWAYS, AND P LESS THAN 7 FEET. BA | PORTION OF THE BAS THROOMS, TOILER R | EMENT CONTAINING OOM, AND LAUNDRY | THESE SPACES | SHALL IAVE A CEILING HGT OF | R404 | THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STR CONCRETE FOUNDATION V |
| | -EXCEPTION 1. FOR ROOMS WITH SLOPED THAN 5'-0" AND NOT LESS THAN | CEILING, THE REQUIREI 50% OF THE REQUIRED | D FLOOR AREA OF TH FLOOR AREA SHALL | IE ROOM SHALL HAV HAVE A CEILING OF | E A CEILING HEIG LESS THAN 7'-0" | GHT OF NOT LESS | R406 | SECTION IN THIS PLAN FOR SPE FOUNDATION WATERPROC EXCEPT WHERE REQUIRED IN S |
| | 2. THE CEILING ABOVE A BATH FOR ITS INTENDED PURPOSE. A LESS THAN 6'-8" ABOVE THE ARI | ROOM AND TOILET ROO SHOWER OR TUB EQUI EA OF NOT LESS THAN 3 | OM FIXTURES SHALL IPPED WITH A SHOWE 30"X30" AT THE SHOW | BE SUCH THAT THE ERHEAD SHALL HAVE /ERHEAD. | FIXTURE IS CAPA A CEILING HEIGI | BLE OF BEING USED HT OF NOT | R408 | SPACES AND FLOORS ABO UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BET |
| R305.1.1 BAS | 3. BEAMS, GIRDERS, DUCTS, C PROJECT TO WITHIN 6'-4" OF THE FIN SEMENT PORTION OF BASEMENT TH. -EXCEPTION 1. BEAMS, GIRDERS, DUCTS, C | IR OTHER OBSTRUCTIO ISH FLOOR. AT DO NOT CONTAIN HA IR OTHER OBSTRUCTIO | NS IN BASEMENT CO ABITABLE SPACE OR I NS IN BASEMENT CO | NTAINING HABITABL HALLWAYS SHALL H/ NTAINING HABITABL | E SPACE SHALL E AVE A CEILING HE E SPACE SHALL E | 3E PERMITTED TO SIGHT OF NOT LESS THAN 6'-8" BE PERMITTED TO | R408. | THROUGH THE FOUNDATION W FT OF AREA UNDER THE FL ACCESS THROUGH THE FLOOR |
| SECTION R3 | PROJECT TO WITHIN 6'-4" OF THE 07.1 TOILET, BATH AND SHOWER SPA | E FINISH FLOOR CES. FIXTURES SHALL | BE SPACED IN ACCOF | RDANCE WITH FIGUR | RE R307.1. | | CHAPTER | 5 (FLOORS) NG MATERIALS GRADES |
| | . MIN 15 FROM WALLO MIN 21" CLEARANCE IN 1 2. VANITY: MIN 21" CLEARANCE II | R TOB OR VANITY. FRONT OF TOILET N FRONT OF VANITY | | | | | A. K B. V C. V D. D | ALL STUDS: DOUGLA ALL STUDS: DOUGLA ALL PLATES: SPRUCE IMENSIONAL HEADERS: DOUGLA |
| SECTION R3 R308.4 | 08 GLAZING. EXCEPT AS INDICATED SHALL BE PROVIDED WITH A MAI GLASS AND THE SAFETY GLAZIN | N SECTION R308.1.1 E NUFACTURING'S DESIGI G STANDARD. | ACH PANE OF GLAZIN NATION SPECIFYING | NG INSTALLED IN HA WHO APPLIED DESIG | ZARDOUS LOCAT GNATION, DESIGN | ION DEFINED IN SECTION ATING THE TYPE OF | E. L F. S R502.4 | /L HEADERS: 2900 Fb/. TEEL ASTM SF JOIST UNDER PARALLEL BEARII |
| R308.4 | .2 GLAZING ADJACENT TO DOORS. A HAZARDOUS LOCATION WHER AND MEETS EITHER OF THE FOL 1. WHERE THE GLAZING IS WIT | GLAZING IN AN INDIVID E THE BOTTOM EXPOSE LOWING CONDITIONS: 'HIN 24 INCHES EITHER | UAL FIXED OR OPERA ED EDGE OF THE GLA SIDE OF THE DOOR I | ABLE PANEL ADJACE ZING IS LESS THAN N THE PLANE OF TH | NT TO A DOOR SI 60" ABOVE THE FI E DOOR IN A CLO | HALL BE CONSIDERED TO BE LOOR OR WALKING SURFACE SED POSITION. | R502.0 R502.0 | THE ENDS OF EACH JOIST, BEA METAL AND NOT LESS THAN 3 II NO CUTS, NOTCHES, AND HOLE MEMBERS, OR I-JOIST ARE PRO |
| | 2. WHERE THE GLAZING IS ON THE HINGE SIDE OF AN IN-SWING -EXCEPTION 1. DECORDATIVE CLASS | THE WALL PERPENDICU GING DOOR. | ULAR TO THE PLANE | OF THE DOOR IN A C | LOSED POSITION | I AND WITHIN 24" OF | R502.1 | OR DESIGN BY PROFESSIONAL. 1 WOOD TRUSSES SHALL BE DES INDIVIDUAL TRUSS DESIGN DRA SHOULD PE DEFED TO EOD HAN |
| | 2. WHERE THERE IS AN INTERVE 3. WHERE ACCESS THROUGH TH 4. GLAZING THAT IS ADJACENT | NING WALL OR OTHER HE DOOR IS TO A CLOSE TO A FIXED PANEL OF P | PERMANENT BARRIE ET OR STORAGE ARE, ATIO DOORS, | R BETWEEN DOOR A A 3 FEET OR LESS IN | ND THE GLAZING I DEPTH | i | R507.2 | EXTERIOR DECKS/DECK LEDGE THIS SECTION TABLE R507.2 AN |
| R308.4.3 | 3 GLAZING IN WINDOWS. GLAZING IN A 1. THE EXPOSED AREA OF AM IN 2. THE BOTTOM EDGE OF THE G | N INDIVIDUAL FIXED OR IDIVIDUAL PLAN IS LAR(LAZING IS LESS THAN 1 | OPERABLE PANEL TH GER THAN 9 SQUARE 8" ABOVE THE FLOOP | HAT MEETS ALL OF T FEET R | The following (| CONDITIONS. | CHAPTER | 6 (WALL CONSTRUC |
| | 3. THE TOP EDGE OF THE GLAZI 4. ONE OR MORE WALKING SUR -EXCEPTION | NG IS MORE THAN 36" A FACE ARE WITHIN 36", M | NBOVE THE FLOOR: A | ND FALLY AND IN A STR <i>i</i> | AIGHT LINE, OF TH | HE GLAZING | R602 R602 | AND HAVE DESIGN VALUES CE 3 REFER TO TABLE R602.3(1) TH |
| R308.4.5 | 2. WHERE HORIZONTAL RAIL IS II 5. GLAZING IN WET SURFACES. GLAZIN | NSTALLED. G IN WALLS, ENCLOSUF | RES OR FENCES CON | TAINING OR FACING | HOT TUBS, SPAS | , WHIRLPOOL, | R602 | THE ALLOWABLE SPANS OF G NOT EXCEED THE VALUES OF FIRE BLOCKING SHALL BE PRO |
| R308.4.0 | LESS THAN 60" MEASURED VERTICAL 6 GLAZING ADJACENT TO STAIRS AND PLANE OF THE ADJACENT WALKING S -EXCEPTIONS | LY ABOVE THE STANDIN RAMPS.GLAZING WHER SURFACE OF THE STAIR | NG OR WALKING SUR E THE BOTTOM EDGE WAY, LANDING BETW | FACE E OF THE GLAZING IS ZEEN FLIGHTS OF ST | 5 LESS THAN 36" A AIRS AND RAMPS | ABOVE THE | R602 | AND TO FORM AN EFFECTIVE 10 WALL BRACING. BUILDING SHA USE CS-WSP BRACING METHC |
| SECTION R3 | EMERE RAILING IS INSTALLED EMERGENCY ESCAPE AND RESC | ON THE ACCESSIBLE S UE OPENING. BASEMEN | IDE OF THE GLAZING | 34" TO 38" ABOVE W S AND EVERY SLEEI | IALKING SURFAC | E. L HAVE AN | CHAPTER | |
| | EMERGENCY ESCAPE AND RESC -EXCEPTION. STORM SHELTERS AREA OF 200 SQUARE FEET | UE OPENING. ANDS BASEMENT USED | ONLY TO HOUSE ME | CHANICAL EQUIPME | NT NOT EXCEED | ING A TOTAL FLOOR | к/02. | R702.1(2), TABLE R702.1(3) AND R703.7.1 FOR SUPPORT AND SE THE FLAME SPREAD AND |
| R310.2.7 | 1 MINIMUM OPENING AREA: EMERGEN NET CLEAR AREA DIMENSIONS R HEIGHT OPENING SHALL NOT BE | CY AND ESCAPE OPENIN EQUIRED BY THIS SECT LESS THAN 24" AND TH | NG SHALL HAVE A NE FION SHALL BE OBTAI IE NET CLEAR WIDTH | T CLEAR OPENING O INED BY NORMAL OF SHALL NOT BE LESS | F NOT LESS THAI PERATION FROM T S THAN 20" | N 5.7 SQUARE FEET. THE THE INSIDE. THE NET CLEAR | R703. | GENERAL: EXTERIOR WALLS ENVELOPE SHALL INCLUDE FLA 1 WATER RESISTANCE THE EXTE |
| R310.2.2 R310.2.3 | 2 WINDOW SILL HEIGHT. WHERE THE W OF NOT MORE THEN 44" ABOVE 3 WINDOW WELLS: THE HORIZONT WINTH OF NOT LESS THAN AT T | THE FLOOR AL AREA OF THE WINDO | DW WELL SHALL NOT | BE LESS THAN 9 SQ | E OPENING, IT SH | ALL HAVE A SILL HEIGHT | R703. | ACCUMULATION OF WATER WIT AS REQUIRED IN SECTION R703 2 WIND RESISTANCE. WALL COVF |
| | OPENED. -EXCEPTION 1. THE LANDER OR STEDS SUMMED IN | PERMITTED TO ENCLOS | YW WELL SHALL ALLO | W INE EMERGENCY | LOUAPE AND RE | JUDE OFENING TO BE FULLY | R703.2 | ACCORDANCE WITH TABLE R30 WATER-RESISTIVE BARRIER. AF WALLS. SUCH MATERIAL SHALL |
| R310.2.3 SECTION 31 | 3.1 WINDOW WELLS WITH A VERTICA | AL STEP GREATER THAN | N 44" SHALL BE EQUIF | PPED WITH A PERMA | NENT LADDER NO | DT LESS THAN 12" WIDE | R703.5 | JOINT OCCUR, LAPPED NOT LES NOMINAL THICKNESS AND ATTA ACCORDANCE WITH TABLE R70 |
| R3 HE | 11.7.1 STAIRWAYS. STAIRWAY ARE TO IGHT. HANDRAILS SHOULD PROJECT M 11.7.5 HEADROOM. THE HEADROOM IN | BE NOT LESS THAN 36" ORE THAN 4 1/2" ON EIT THE STAIRWAY SHALL | WIDE IN CLEAR WIDT HER SIDE OF THE ST BE NOT LESS THAN 4' | H AT ALL POINTS AB AIRWAY. '-8" MEASURED VFR1 | OVE THE PERMIT | TED HANDRAIL IE SLOPED LINE | R703.4 | FLASHING. APPROVED CORROS WALL CAVITY OR PENETRA 1. EXTERIOR WINDOWS AND |
| R3 R3 R3 | ADJOINING THE TREAD NOSING OR F 11.7.3 VERTICAL RISE: A FLIGHT OF ST 11.7.5 THE MAXIMUM RISER IS 7 3/4" W 11.7.8 HANDRAILS SHALL BE ON NOT LE | ROM THE FLOOR SURF AIRS SHALL NOT HAVE ITH A MINIMUM RUN OF ESS THAN ONE SIDE OF | ACE OF THE LANDING A VERTICAL RISE LAF 10". EACH CONTINUES RI | GER THAN 12'-3" UN OF TREADS | | | | AT INTERSECTION OF CHIN SIDES UNDER STUCCO OPI UNDER AND AT ENDS OF M CONTINUOUSLY ABOVE AL WHERE EXTERIOR PORCHI |
| | | | | | | | | 6. A I WALL AND ROOF INTER |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION.

INSTALLED IN THE FOLLOWING AREAS ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217

PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: IANCE

PENING THAT COMMUNICATES WITH THE DWELLING OOD BASED PRODUCTS AGAINST DECAY.

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.

WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL

SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES.

ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH AND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

POVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN 01.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE ESS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS.

MASONRY, WOOD OR METAL COPINGS AND SILLS. L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | 3 (ROOF-CEILING) |
|-----------------|---|
| SECTION R802.10 | DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURI OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MI | NIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30". |
| | SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH |

JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION

AND AROUND ROOF OPENINGS. SECTION 905

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1 THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED

ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS

DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE

CHAPTER 11 ENERGY EFFICIENCY

CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS

CHAPTER 16 DUCT SYSTEMS CHAPTER 17 COMBUSTION AIR

CHAPTER 18 CHIMNEYS AND VENTS

CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS

CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

ABOVE FINISHED FLOOR

ADJUSTABLE

AWNING

BOTTOM

BASEMENT

ADJ

AFF

AWN.

BTM.

BSMT.

| BETWEEN |
|----------------------|
| CASEMENT |
| CANTILEVER |
| CABINET |
| CENTER LINE |
| CEILING |
| CASED OPENING |
| |
| |
| |
| |
| DUUGLAS FIR |
| DIAMETER |
| DOWN |
| DOUBLE HUNG |
| DISHWASHER |
| FIXED |
| FLOOR DRAIN |
| FIBERGLASS |
| FLOOR |
| FOOTING |
| FURNACE |
| HFADER |
| HARDWOOD |
| HEADER HEIGHT |
| |
| |
| |
| |
| |
| |
| |
| LINEN |
| MAXIMUM |
| MINIMUM |
| ONCENTER |
| OVERHEAD DOOR |
| OPENING |
| PEDESTAL |
| NOT TO SCALE |
| REFRIGERATOR |
| REQUIRED |
| ROUGH OPENING |
| ROOM |
| ROD/SHELF |
| SINGLE HUNG |
| SQUARE FEET |
| SLIDER |
| SUMP PIT |
| STEEL |
| SOUTHERN YELLOW PINE |
| ΤΥΡΙΓΔΙ |
| TRANSOM |
| TEMDEDED CLASS |
| |
| |
| |
| |
| WASHER |
| WITH |
| WATER HEATER |
| |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



Cover Page

DATE:

DATE:

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



Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

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ESTIMATED AREA - WALL CLADDING MATERIAL MATERIAL MATERIAL

| MATERIAL TYPE | SF | % | ELEVATION |
|--------------------|---------|--------|-----------|
| Lap Siding - 8" | 2646 SF | 100.0% | |
| | | | |
| 18" Board & Batten | 480 SF | 94.2% | Front |
| Stone Veneer | 30 SF | 5.8% | Front |
| - | | • | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.





| ESTIMATED AR | EA - ROOF |
|--------------|-----------|
| 1879 SF | |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | |
|---|------------|-------|----------|-----------|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | |
| A | 9'-1 1/8" | 6/12 | 1'-4" | 7" | |
| В | 9'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | |
| С | 8'-1 1/8" | 6/12 | 1'-4" | 7" | |
| D | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | |
| ALL RAKE OVERHANGS ARE 12" UNLESS NOTED | | | | | |

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A2

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

NOT FOR CONSTRUCTION



FOOTING SCHEDULE NOTES



Basement Scale: 1/4" = 1'-0"

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A5

| | | | ROUGH | OPENINGS | HEADER | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Leve |
| Z | 2 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | 1 | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | _ | | | | | - | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| | | | | DO | OR SCHEDULE | | |
| | | | | ROUG | H OPENINGS | | |
| חו | ΟΤΥ | | 17F | WIDTH | HEIGHT | SPECIAL NOTES | Leve |

| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
|-----|----|-------------------------------|--------------|--------------|---|--------------|
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | · | | | · | |
| D8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| D11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

16' - 3" 7' - 1 1/2" Overhead Garage Door

GENERAL CONSTRUCTION NOTES

D85 1 16-0 x 7-0 Soild Panel

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY. 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

- 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND
- LIVING AREAS. 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR

FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|---|------------------|---------|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | |
| | | | | | |
| First Flr Wall Hgt | Ceiling - Garage | 15 SF | | | |
| Second Flr Wall Hgt | Ceiling - House | 1366 SF | | | |
| | | 1381 SF | | | |
| - SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED | | | | | |

| AREA SCHEDULE | | | | | |
|-----------------------|---------|--|--|--|--|
| NAME | SQ FT | | | | |
| | | | | | |
| Main Floor | 983 SF | | | | |
| Second Floor | 1392 SF | | | | |
| | 2375 SF | | | | |
| Garage | 432 SF | | | | |
| | 432 SF | | | | |
| Basement - Finished | 566 SF | | | | |
| Basement - Unfinished | 419 SF | | | | |
| | 985 SF | | | | |
| Grand total: 5 | 3792 SF | | | | |

Foundation

| ESTIMATED AREA - 4" FLATWORK | | | | |
|------------------------------|---|--|--|--|
| AREA | CUBIC YARDS | | | |
| | | | | |
| 24 SF | 0.3 CY | | | |
| 884 SF | 10.9 CY | | | |
| 413 SF | 5.1 CY | | | |
| | AREA - 4 AREA 24 SF 884 SF 413 SF | | | |





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A6

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| | | | | WIND | OW SCHEDULE | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | T | Ι | | | |
| Ζ | 2 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | | | 1 | 1 | 1 | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | · | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | · | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | - | | |
| D8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| D11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

 EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| NAME | SQ FT |
|-----------------------|--------|
| | |
| Main Floor | 983 S |
| Second Floor | 1392 S |
| | 2375 S |
| Garage | 432 S |
| | 432 S |
| Basement - Finished | 566 S |
| Basement - Unfinished | 419 S |
| | 985 S |
| Grand total: 5 | 3792 S |



- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED



2 Option - Extra Bedroom Scale: 1/4" = 1'-0"





3 Second Floor Scale: 1/4" = 1'-0"



| ISSUE [| DATE: | |
|---------|----------|--|
| DATE: | 07-05-19 | |
| DATE: | | |
| | | |

Second Floor

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A7

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A8



Scale: 3/4" = 1'-0"









2 First Floor Scale: 3/16" = 1'-0" **Second Floor** Scale: 3/16" = 1'-0"



Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERA A. ALL C DIFFE REQU R CONT | AL NOTES: ONSTRUCTION AND MATERIALS SHALL RENT SPECIFICATIONS AND REQUIREN IREMENTS WILL SUPERSEDE THE IRC 3 | MEET OR EXCEED IRC 2 IENTS THAN WHAT IS LI 2015. SEE THE LOCAL BI | 2015. LOCAL BUILDING STED IN THE IRC 2015 UILDING DEPARTMEN | G CODES MAY HAVE 5, THESE LOCAL IT FOR CHANGES. | NC | | SECTION 314 SN R314.3 1. 2. | OKE ALARMS. SMOKE ALARMS SH. LOCATION IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEE |
|---|--|--|--|--|--|--|--------------------------------------|--|
| MEMB C. THE C D. ALL PI E. ALL M F. ALL E | ERS. ANY STRUCTURAL AND FRAMING WNER/CONTRACTOR IS RESPONSIBLE RODUCTS ARE TO BE INSTALLED PER T ECHANICAL, PLUMBING, AND ELECTRIC XTERIOR STAIRS ARE SHOWN FOR CON | MEMBERS NOT INDICA FOR PREVENTIVE MEA: HE MANUFACTURE'S RI AL SYSTEMS ARE TO B ICEPT, FINAL DESIGN D | TED ARE TO BE SIZE SURE OF THE BUILD U ECOMMENDATIONS. E DESIGNED BY OTHE ETERMINE ON SITE F | D BY OWNER/CONTR JP OF MOISTURE OF ERS. OR FINAL GRADE. | ACTOR. MOLD | | 3. 4. R314.3. 1. | ON EACH ADDITIONAL STORY OF SMOKE ALARMS SHALL BE INSTA CONTAINS A BATHTUB OR SHOW 1 SMOKE ALARMS SHALL NOT BE I IONIZATION SMOKE ALARMS SHA |
| G. THE F BEEN | OLLOWING CODE INFORMATIONS IS IN DRAWN TO PRESCIBE TO INDUSTRY ST | TENDED TO ASSIST AND ANDARDS. |) INFORM YOU THRO | UGH CONSTRUCTION | N. THIS PROJECT | HAS | AF 2. 3. | PLIANCE IONIZATION SMOKE ALARMS WIT PERMANENTLY INSTALLED APPL PHOTOELECTRIC SMOKE ALARM |
| CHAPTI A. BUILD INCLU AS PR B. TABLE | ER 3 (BUILDING PLANN ING AND STRUCTURES, AND ALL PARTS DING DEAD LOADS, LIVE LOADS, ROOF ESCRIBED BY THIS CODE (R301.1) | ING) 5 THEREOF, SHALL BE (LOADS, FLOOD LOADS, M THE CITY OF DES MO | CONSTRUCTED TO SA SNOW LOADS, WIND | AFELY SUPPORT ALL LOADS, AND SEISMI | LOADS, C LOADS | | CC SECTION R315 R315.2. 1. | OKING APPLIANCE. CARBON MONOXIDE ALARMS: SF ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE SHALL BE P CONTAINS A FUEL-FIRED APPLIA |
| GROUND SNOW LOAD SPEED (mph) 30 PSF 115 | WIND DESIGN SEISMIC TOPOGRAPHICSPECIAL WIND WIND-BORNE DESIGN EFFECTS REGION DEBRIS ZONE NONE NONE A | SUBJECT TO DA WEATHERING DEPTH SEVERE 42* | MAGE FROM WINT DESIL TERMITE TEM MODERATE -0 1 | ER ICE BARRIER GN UNDERLAYMENT P. REQUIRED | FLOOD AIR HAZARDS FREEZING INDEX MARCH 1984 1833 | MEAN ANNUAL TEMP 48.6 F | 2. SECTION 317 R317.1 | ATTACHED GARAGE WITH AN OP PROTECTION OF WOOD AND WO LOCATION REQUIRED. PROTECT LOCATIONS BY USE OF NATURAL THE SPECIES, PRODUCT, PRESE |
| C. MIN UNF | IMUM LIVE LOADS. (R301.5) IRC 2015 HABITABLE ATTIC WITH LIMITED STORA | GE 20 PSF | MINIMUM ROOF I ROOF TRUSS LIV | LIVE LOADS(R301.6)II /E LOAD(Lr) | RC 2015 20 PSF | | 1. 12 FC | WOOD JOIST OR BOTTOM OF A V TO THE EXPOSED GROUND IN CR UNDATION. |
| UNH HAE DEC GU/ ROC | HABITABLE ATTIC WITHOUT STORAGE BITABLE ATTIC AND SERVED WITH FIXE CKS AND EXTERIOR BALCONIES ARDRAIL AND HANDRAILS OM OTHER THAN SLEEPING ROOMS | 10 PSF D STAIRS 30 PSF 40 PSF 200 PSF 40 PSF | GROUND SNOW(FLAT ROOF SNO THERMAL CONDI TERRAIN EXPOS | Pg) W (Pf) ITION URE | 30 PSF 24 PSF Ct = 1.0 B | | 2. FF 3. SE | OM EXPOSED GROUND. SILLS AND SLEEPERS ON A CON PARATED FROM SUCH SLAB BY AN THE ENDS OF A WOOD GIRDER E |
| SLE STA <u>DE</u> FLI | EPING ROOMS NRS <u>FLECTION CRITERIA</u> OOR LIVE LOAD | 30 PSF 40 PSF L/480 | DURATION OF LC UNBALANCED AN ACCORDING TO A | DAD-SNOW ND SNOW DRIFT LOA ASCE/SEI 7-10 | 1.15 DING | | S. SL 6. WFATH | THE GROUND OR LESS THAN 2" I RFACES EXPOSED TO THE WEATH WOOD STRUCTURAL MEMBERS S FR SUCH AS CONCRETE SLAPS |
| FLI RO RO WA | OOR TOTAL LOAD IOF LIVE LOAD IOF TOTAL LOAD ILL | L/360 L/360 L/240 H/180 | WIND DESIGN ME EXPOSURE CATE DURATION OF LC | ETHOD: MWFRS. Egory Dad-wind | /C-C HYBRID ACS B 1.60 | E/SEI 7-10 | 7. OF THE R317.3. | WOOD FURRING STRIPS OR OTH CONCRETE WALLS BELOW GRADI FURRING STRIP. 1 FASTENERS OF PRESERVATIVE- |
| ALI TO D. DEAD | L BEAMS SUPPORTING FLOOR OR ROO BE DESIGNED WITH THE ABOVE DEFLE LOADS ADDITIONAL OR CHANGES TO P | F LOADS ARE ECTION CRITERIA MATERIAL NEEDS TO BE | ADJUSTED TO THE E | BELOW CALCULATIO | NS. | | AN THE CC | SHALL BE OF HOT-DIPPED, ZINC- D WEIGHTS FOR CONNECTORS IN NNECTOR MANUFACTURER'S REC |
| FLC CAF 3/8" | DOR-TOP CHORD RPET AND PAD CERAMIC TILE/ 1/2" BACKER BD. | 1.5 PSF 10 PSF 40 DSF | ROOFING-SHINGL 30 LBS. FELT | ES(220 LBS) 2 LAYE | R 4.40 PSF 0.30 PSF | | CHAPTER | 4 (FOUNDATIONS) |
| 3/4" SUE 1/2 | HARDWOOD FLOOR 3FLOOR-3/4" OSB OR COM-PLYWOOD FLOOR TRUSS/I-JOIST SYSTEM | 4.0 PSF 2.0 PSF 1.5 PSF | 1/2 ROOF TRUSS- CORRECTION FO | 2X4 R SLOPE (12/12) | 1.65 PSF 1.10 PSF 1.55 PSF | | SECTION 4 | 01.4 SOIL TEST: WHERE QUAI SHIFTING OR OTHER U ABLE R401.4.1 |
| | TOTAL WITH CARPET/PAD Total with Tile/Backer BD. Total with Hardwood Floor | 5.5 PSF 13.5 PSF 7.5 PSF | TOTAL <u>ROOF-BOTTOM C</u> 1/2 ROOF TRUSS- | HORDS 2X4 | 9.00 PSF | | | CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAI SILTY GRAVEL AND CLAYEY GR CLAYEY, SANDY, SLIGHTY CLAY |
| FLC 1/2 5/8" | D <mark>OR-BOTTOM CHORD</mark> FLOOR TRUSS/I-JOIST SYSTEM GYPBOARD | 1.5 PSF 2.8 PSF | 5/8" GYPBOARD MINIMUM FOR MIS 16" BATT/BLOWN | SC MECHANICAL/ELE | 2.8 PSF C. 1.5 PSF 1.60 PSF | | T | SILT, AND SANDY SILT CLAY |
| MIN | IMUM FOR MISC MECHANICAL/ELEC. | 0.7 PSF 5.0 PSF | TOTAL | | 7.00 PSF | | R402.2 | CONCRETE: FROM TABLE R40 -FOUNDATION CO |
| SECTION R3 | 03: LIGHT AND VENTILATION IN HABI WINDOWS. WINDOW GLAZING SH SHALL BE OPERABLE TO THE EX | TABLE ROOMS, PROVID IALL NOT BE LESS THAN TERIOR FOR NATURAL | DE NATURAL LIGHT AN N 8% OF THE FLOOR / VENTILATION. | ND VENTILATION WIT AREA OF EACH ROOI | H OPERABLE M. 1/2 THE REQUI | RED WINDOW AREA | | -GARAGE FLOOR -PORCHES, CARP -BASEMENT SLAB (CONCRETE SHA |
| K303 | - EXCEPTION: 1. BATHROOM AND WATER CL | OSET MAY BE VENTILA | F. IN AREA. TED WITH EXHAUST F | FANS AND ARTIFICIA | IL LIGHT. | | R403 | ALL FOOTING SHALL BE PL 16" WIDE X 8"DEEP FOR A 2 STC 2 CONTINUOUS HOPIZONTAL #4 |
| SECTION R3 R30 [,] | 04: THE MINIMUM AREA OF ANY HAB 4.2 THE MINIMUM LENGTH OR WIDTH | ITABLE ROOM SHALL N I OF ANY HABITABLE RO | OT BE LESS THAN 70 DOM SHALL NOT BE L | SQ. FEET, EXCEPT ESS THAN 7'-0" | KITCHEN. | | R403. | 6 ALL ANCHOR BOLTS SHALL BE / PER SILL PLATE WITH BOLTS SF THAN 12 INCHES FROM THE EN |
| SECTION R3 | 05: CEILING HEIGHT HABITABLE SP HAVE A CEILING HEIGHT OF NOT NOT I FSS THAN 6'-8" | ACE, HALLWAYS, AND P LESS THAN 7 FEET. BA | PORTION OF THE BAS THROOMS, TOILER R | EMENT CONTAINING OOM, AND LAUNDRY | THESE SPACES | SHALL IAVE A CEILING HGT OF | R404 | THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STR CONCRETE FOUNDATION V |
| | -EXCEPTION 1. FOR ROOMS WITH SLOPED THAN 5'-0" AND NOT LESS THAN | CEILING, THE REQUIREI 50% OF THE REQUIRED | D FLOOR AREA OF TH FLOOR AREA SHALL | IE ROOM SHALL HAV HAVE A CEILING OF | E A CEILING HEIG LESS THAN 7'-0" | GHT OF NOT LESS | R406 | SECTION IN THIS PLAN FOR SPE FOUNDATION WATERPROC EXCEPT WHERE REQUIRED IN S |
| | 2. THE CEILING ABOVE A BATH FOR ITS INTENDED PURPOSE. A LESS THAN 6'-8" ABOVE THE ARI | ROOM AND TOILET ROO SHOWER OR TUB EQUI EA OF NOT LESS THAN 3 | OM FIXTURES SHALL IPPED WITH A SHOWE 30"X30" AT THE SHOW | BE SUCH THAT THE ERHEAD SHALL HAVE /ERHEAD. | FIXTURE IS CAPA A CEILING HEIGI | BLE OF BEING USED HT OF NOT | R408 | SPACES AND FLOORS ABO UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BET |
| R305.1.1 BAS | 3. BEAMS, GIRDERS, DUCTS, C PROJECT TO WITHIN 6'-4" OF THE FIN SEMENT PORTION OF BASEMENT TH. -EXCEPTION 1. BEAMS, GIRDERS, DUCTS, C | IR OTHER OBSTRUCTIO ISH FLOOR. AT DO NOT CONTAIN HA IR OTHER OBSTRUCTIO | NS IN BASEMENT CO ABITABLE SPACE OR I NS IN BASEMENT CO | NTAINING HABITABL HALLWAYS SHALL H/ NTAINING HABITABL | E SPACE SHALL E AVE A CEILING HE E SPACE SHALL E | 3E PERMITTED TO SIGHT OF NOT LESS THAN 6'-8" BE PERMITTED TO | R408. | THROUGH THE FOUNDATION W FT OF AREA UNDER THE FL ACCESS THROUGH THE FLOOR |
| SECTION R3 | PROJECT TO WITHIN 6'-4" OF THE 07.1 TOILET, BATH AND SHOWER SPA | E FINISH FLOOR CES. FIXTURES SHALL | BE SPACED IN ACCOF | RDANCE WITH FIGUR | RE R307.1. | | CHAPTER | 5 (FLOORS) NG MATERIALS GRADES |
| | . MIN 15 FROM WALLO MIN 21" CLEARANCE IN 1 2. VANITY: MIN 21" CLEARANCE II | R TOB OR VANITY. FRONT OF TOILET N FRONT OF VANITY | | | | | A. K B. V C. V D. D | ALL STUDS: DOUGLA ALL STUDS: DOUGLA ALL PLATES: SPRUCE IMENSIONAL HEADERS: DOUGLA |
| SECTION R3 R308.4 | 08 GLAZING. EXCEPT AS INDICATED SHALL BE PROVIDED WITH A MAI GLASS AND THE SAFETY GLAZIN | N SECTION R308.1.1 E NUFACTURING'S DESIGI G STANDARD. | ACH PANE OF GLAZIN NATION SPECIFYING | NG INSTALLED IN HA WHO APPLIED DESIG | ZARDOUS LOCAT GNATION, DESIGN | ION DEFINED IN SECTION ATING THE TYPE OF | E. L F. S R502.4 | /L HEADERS: 2900 Fb/. TEEL ASTM SF JOIST UNDER PARALLEL BEARII |
| R308.4 | .2 GLAZING ADJACENT TO DOORS. A HAZARDOUS LOCATION WHER AND MEETS EITHER OF THE FOL 1. WHERE THE GLAZING IS WIT | GLAZING IN AN INDIVID E THE BOTTOM EXPOSE LOWING CONDITIONS: 'HIN 24 INCHES EITHER | UAL FIXED OR OPERA ED EDGE OF THE GLA SIDE OF THE DOOR I | ABLE PANEL ADJACE ZING IS LESS THAN N THE PLANE OF TH | NT TO A DOOR SI 60" ABOVE THE FI E DOOR IN A CLO | HALL BE CONSIDERED TO BE LOOR OR WALKING SURFACE SED POSITION. | R502.0 R502.0 | THE ENDS OF EACH JOIST, BEA METAL AND NOT LESS THAN 3 II NO CUTS, NOTCHES, AND HOLE MEMBERS, OR I-JOIST ARE PRO |
| | 2. WHERE THE GLAZING IS ON THE HINGE SIDE OF AN IN-SWING -EXCEPTION 1. DECORDATIVE CLASS | THE WALL PERPENDICU GING DOOR. | ULAR TO THE PLANE | OF THE DOOR IN A C | LOSED POSITION | I AND WITHIN 24" OF | R502.1 | OR DESIGN BY PROFESSIONAL. 1 WOOD TRUSSES SHALL BE DES INDIVIDUAL TRUSS DESIGN DRA SHOULD PE DEFED TO EOD HAN |
| | 2. WHERE THERE IS AN INTERVE 3. WHERE ACCESS THROUGH TH 4. GLAZING THAT IS ADJACENT | NING WALL OR OTHER HE DOOR IS TO A CLOSE TO A FIXED PANEL OF P | PERMANENT BARRIE ET OR STORAGE ARE, ATIO DOORS, | R BETWEEN DOOR A A 3 FEET OR LESS IN | ND THE GLAZING I DEPTH | i | R507.2 | EXTERIOR DECKS/DECK LEDGE THIS SECTION TABLE R507.2 AN |
| R308.4.3 | 3 GLAZING IN WINDOWS. GLAZING IN A 1. THE EXPOSED AREA OF AM IN 2. THE BOTTOM EDGE OF THE G | N INDIVIDUAL FIXED OR IDIVIDUAL PLAN IS LAR(LAZING IS LESS THAN 1 | OPERABLE PANEL TH GER THAN 9 SQUARE 8" ABOVE THE FLOOP | HAT MEETS ALL OF T FEET R | The following (| CONDITIONS. | CHAPTER | 6 (WALL CONSTRUC |
| | 3. THE TOP EDGE OF THE GLAZI 4. ONE OR MORE WALKING SUR -EXCEPTION | NG IS MORE THAN 36" A FACE ARE WITHIN 36", M | NBOVE THE FLOOR: A | ND FALLY AND IN A STR <i>i</i> | AIGHT LINE, OF TH | HE GLAZING | R602 R602 | AND HAVE DESIGN VALUES CE 3 REFER TO TABLE R602.3(1) TH |
| R308.4.5 | 2. WHERE HORIZONTAL RAIL IS II 5. GLAZING IN WET SURFACES. GLAZIN | NSTALLED. G IN WALLS, ENCLOSUF | RES OR FENCES CON | TAINING OR FACING | HOT TUBS, SPAS | , WHIRLPOOL, | R602 | THE ALLOWABLE SPANS OF G NOT EXCEED THE VALUES OF FIRE BLOCKING SHALL BE PRO |
| R308.4.0 | LESS THAN 60" MEASURED VERTICAL 6 GLAZING ADJACENT TO STAIRS AND PLANE OF THE ADJACENT WALKING S -EXCEPTIONS | LY ABOVE THE STANDIN RAMPS.GLAZING WHER SURFACE OF THE STAIR | NG OR WALKING SUR E THE BOTTOM EDGE WAY, LANDING BETW | FACE E OF THE GLAZING IS ZEEN FLIGHTS OF ST | 5 LESS THAN 36" A AIRS AND RAMPS | ABOVE THE | R602 | AND TO FORM AN EFFECTIVE 10 WALL BRACING. BUILDING SHA USE CS-WSP BRACING METHC |
| SECTION R3 | EMERE RAILING IS INSTALLED EMERGENCY ESCAPE AND RESC | ON THE ACCESSIBLE S UE OPENING. BASEMEN | IDE OF THE GLAZING | 34" TO 38" ABOVE W S AND EVERY SLEEI | IALKING SURFAC | E. L HAVE AN | CHAPTER | |
| | EMERGENCY ESCAPE AND RESC -EXCEPTION. STORM SHELTERS AREA OF 200 SQUARE FEET | UE OPENING. ANDS BASEMENT USED | ONLY TO HOUSE ME | CHANICAL EQUIPME | NT NOT EXCEED | ING A TOTAL FLOOR | к/02. | R702.1(2), TABLE R702.1(3) AND R703.7.1 FOR SUPPORT AND SE THE FLAME SPREAD AND |
| R310.2.7 | 1 MINIMUM OPENING AREA: EMERGEN NET CLEAR AREA DIMENSIONS R HEIGHT OPENING SHALL NOT BE | CY AND ESCAPE OPENIN EQUIRED BY THIS SECT LESS THAN 24" AND TH | NG SHALL HAVE A NE FION SHALL BE OBTAI IE NET CLEAR WIDTH | T CLEAR OPENING O INED BY NORMAL OF SHALL NOT BE LESS | F NOT LESS THAI PERATION FROM T S THAN 20" | N 5.7 SQUARE FEET. THE THE INSIDE. THE NET CLEAR | R703. | GENERAL: EXTERIOR WALLS ENVELOPE SHALL INCLUDE FLA 1 WATER RESISTANCE THE EXTE |
| R310.2.2 R310.2.3 | 2 WINDOW SILL HEIGHT. WHERE THE W OF NOT MORE THEN 44" ABOVE 3 WINDOW WELLS: THE HORIZONT WINTH OF NOT LESS THAN AT T | THE FLOOR AL AREA OF THE WINDO | DW WELL SHALL NOT | BE LESS THAN 9 SQ | E OPENING, IT SH | ALL HAVE A SILL HEIGHT | R703. | ACCUMULATION OF WATER WIT AS REQUIRED IN SECTION R703 2 WIND RESISTANCE. WALL COVE |
| | OPENED. -EXCEPTION 1. THE LANDER OR STEDS SUMMED IN | PERMITTED TO ENCLOS | YW WELL SHALL ALLO | W INE EMERGENCY | LOUAPE AND KE | JUDE OFENING TO BE FULLY | R703.2 | ACCORDANCE WITH TABLE R30 WATER-RESISTIVE BARRIER. AF WALLS. SUCH MATERIAL SHALL |
| R310.2.3 SECTION 31 | 3.1 WINDOW WELLS WITH A VERTICA | AL STEP GREATER THAN | N 44" SHALL BE EQUIF | PPED WITH A PERMA | NENT LADDER NO | DT LESS THAN 12" WIDE | R703.5 | JOINT OCCUR, LAPPED NOT LES NOMINAL THICKNESS AND ATTA ACCORDANCE WITH TABLE R70 |
| R3 HE | 11.7.1 STAIRWAYS. STAIRWAY ARE TO IGHT. HANDRAILS SHOULD PROJECT M 11.7.5 HEADROOM. THE HEADROOM IN | BE NOT LESS THAN 36" ORE THAN 4 1/2" ON EIT THE STAIRWAY SHALL | WIDE IN CLEAR WIDT HER SIDE OF THE ST BE NOT LESS THAN 4' | H AT ALL POINTS AB AIRWAY. '-8" MEASURED VFR1 | OVE THE PERMIT | TED HANDRAIL IE SLOPED LINE | R703.4 | FLASHING. APPROVED CORROS WALL CAVITY OR PENETRA 1. EXTERIOR WINDOWS AND |
| R3 R3 R3 | ADJOINING THE TREAD NOSING OR F 11.7.3 VERTICAL RISE: A FLIGHT OF ST 11.7.5 THE MAXIMUM RISER IS 7 3/4" W 11.7.8 HANDRAILS SHALL BE ON NOT LE | ROM THE FLOOR SURF AIRS SHALL NOT HAVE ITH A MINIMUM RUN OF ESS THAN ONE SIDE OF | ACE OF THE LANDING A VERTICAL RISE LAF 10". EACH CONTINUES RI | GER THAN 12'-3" UN OF TREADS | | | | AT INTERSECTION OF CHIN SIDES UNDER STUCCO OPI UNDER AND AT ENDS OF M CONTINUOUSLY ABOVE AL WHERE EXTERIOR PORCHI |
| | | | | | | | | 6. A I WALL AND ROOF INTER |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION.

INSTALLED IN THE FOLLOWING AREAS ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217

PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: ANCF

PENING THAT COMMUNICATES WITH THE DWELLING OOD BASED PRODUCTS AGAINST DECAY.

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN

AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS

N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.

WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL

SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR

APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF

RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS. WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION

OFING AND DAMPPROOFING SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER.

AS FIR #2 OR BETTER. 2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES.

ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH AND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN 01.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE ESS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS.

MASONRY, WOOD OR METAL COPINGS AND SILLS. L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | (ROOF-CEILING) |
|-----------------------|--|
| SECTION R802.10. | 2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MIN | IMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30° OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30". SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. |
| R903.2.1 | LUCATION. FLASHING SHALL BE FINSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. |
| SECTION 905 | |
| DUNE 1 | |

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS O R905.1 THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE

STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND

EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE

UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE

CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS

CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS



CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS

ABBREVIATIONS

| ור | |
|---|---|
| JJ | ADJUSTABLE |
| F | ABOVE FINISHED FLOOR |
| 1 | |
| WN. | AWNING |
| ΓM. | BOTTOM |
| смт | RASEMENT |
| | DAJEIVIEINI |
| FW. | BETWEEN |
| Δ | CASEMENT |
| | |
| ANT. | CANTILEVER |
| AR | CABINET |
| 10. | |
| | CENTER LINE |
| _G | CEILING |
| 0 | |
| 0. | CASED OF LIVING |
| JL. | COLUMN |
| JNC | CONCRETE |
| 5110. | DDVED |
| | DRYER |
| - | DOUGLAS FIR |
| ٨ | |
| А. | DIAWETER |
| N | DOWN |
| L | |
| 1 | |
| Ν | DISHWASHER |
| | FIXED |
| | |
| U. | FLOOR DRAIN |
| G | FIBERGLASS |
| 0 | |
| <u>.</u> K. | FLUUR |
| G. | FOOTING |
| IDN | ELIDNACE |
| JRN. | FURNACE |
| DR. | HEADER |
| חשר | |
| 500 | |
| 1 | HEADER HEIGHT |
| SUI | INSULATION |
| | |
|) | JACK STUD(S) |
| ST. | JOIST |
| 2 | |
| 2 | KING STUD(S) |
| SL | LAMINATED STRAND LUMBER |
| // | LAMINATED VENEER LUMBER |
| | |
| N. | LINEN |
| AX. | MAXIMUM |
| INI | |
| IN. | |
| | ON CENTER |
| C | |
| К П | Ονερμεδη ποορ |
| ic H.D. | OVERHEAD DOOR |
| 'C .H.D. PNG. | OVERHEAD DOOR OPENING |
| 'C .H.D. PNG. -D | OVERHEAD DOOR OPENING PEDESTAL |
| ic H.D. PNG. ED. | OVERHEAD DOOR OPENING PEDESTAL |
| ic H.D. PNG. ED. T.S. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE |
| ic H.D. PNG. ED. T.S. EF | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR |
| /C H.D. PNG. ED. T.S. EF | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR PEOLIDED |
| ic H.D. PNG. ED. T.S. EF EQ | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED |
| ic H.D. PNG. ED. T.S. EF EQ D | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING |
| ic H.D. PNG. ED. T.S. EF EQ D M | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM |
| ic H.D. PNG. ED. T.S. EF EQ D M | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM |
| ic H.D. PNG. ED. T.S. EF EQ D M S | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF |
| /C H.D. PNG. ED. T.S. EF EQ D M S H | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG |
| /C H.D. PNG. ED. T.S. EF EQ D M S H E | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SOUADE EEET |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. LDR | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER |
| /C H.D. ED. T.S. EF EQ D M S H F. _DR P | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. _DR P. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. DR P. TL | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL |
| /C H.D. PNG. ED. T.S. EF EQ O M S H F. _DR P. [L (P | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE |
| /C H.D. PNG. ED. T.S. EF EQ O M S H F. _DR P. [L /P | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. DR P. CDR P. (P. (P. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. .DR P. CL (P. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. _DR P. (P. (P. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. DR P. TL /P. (P. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. _DR P. FL (/P. S RTD | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. .DR P. .DR P. (P. (P. S TD NEXC. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. DR P. CDR P. (P. (P. S TD NEXC. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY |
| /C H.D. PNG. ED. T.S. EF EQ O M S H F. DR P. C TL YP. YP. S TD VEXC. AN. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY |
| /C H.D. PNG. ED. T.S. EF EQ O M S H F. .DR P. .DR P. IL (P. S RTD NEXC. AN. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. .DR P. .DR P. .L (P (P. S RTD VEXC. AN. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH |
| /C H.D. PNG. ED. T.S. EF EQ D M S H F. DR P. CDR P. CL (P (P. S TD NEXC. AN. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH |
| /C H.D. PNG. ED. T.S. EF EQ O M S H F. DR P. CL (P. CP. (P. S TD VEXC. AN. / .H. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH WATER HEATER |
| /C H.D. PNG. ED. T.S. EF EQ O M S H F. DR P. CL (P. (P. C S TD VEXC. AN. / .H. | OVERHEAD DOOR OPENING PEDESTAL NOT TO SCALE REFRIGERATOR REQUIRED ROUGH OPENING ROOM ROD/SHELF SINGLE HUNG SQUARE FEET SLIDER SUMP PIT STEEL SOUTHERN YELLOW PINE TYPICAL TRANSOM TEMPERED GLASS TREATED UNEXCAVATED VANITY WASHER WITH WATER HEATER |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



Cover Page

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A(




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



| DAIL. | 07 05 15 | |
|-------|----------|--|
| DATE: | | |
| | | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

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| MATERIAL TYPE | MATERIAL SF | MATERIAL % | MATERIAL ELEVATION |
|----------------|----------------|---------------|-----------------------|
| ap Siding - 8" | 2646 SF | 100.0% | |
| | | | |

71.9%

28.1%

Front

Front

ESTIMATED AREA - WALL CLADDING

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

381 SF

149 SF

Lap Siding - 8"

Shake Material -

Staggered





| ESTIMATED | AREA - ROOF |
|-----------|-------------|
| 1896 SF | |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
 2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | | |
|------------------|------------|---------|--------------|-----------|--|--|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | | | |
| А | 9'-1 1/8" | 6/12 | 1'-4" | 7" | | | |
| В | 9'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | | | |
| С | 8'-1 1/8" | 6/12 | 1'-4" | 7" | | | |
| D | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | | | |
| ALL R | AKE OVERHA | ANGS AR | E 12" UNLESS | NOTED | | | |

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A2

As indicated

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FOOTING SCHEDULE NOTES



Basement Scale: 1/4" = 1'-0"

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A5

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| | ROUGH OPEN | | OPENINGS | HEADER | | | |
|----|------------|--------------------|----------|---------|-------------|----------------|--------------|
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| 7 | 2 | 10x10 Pacamont | | 1 | 7' 0" | Moote Egross | Pacamont |
| | 2 | 4-0 X 4-0 Dasement | | | 7-0 | ווופבוג בעובגג | Dasement |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| A | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Earess | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| | | | | DO | OR SCHEDULE | | |
| | | | | ROUG | H OPENINGS | | |
| ID | QTY | DOOR S | IZE | WIDTH | HEIGHT | SPECIAL NOTES | Leve |

| 11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
|----|----|-------------------------------|--------------|--------------|--|--------------|
| | | | | | | |
| 85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | | | |
| 1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| 2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| 3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| 11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | | | |
| 8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| 11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

 EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

- 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| AREA SCHEDULE | | | | |
|-----------------------|---------|--|--|--|
| NAME | SQ FT | | | |
| | | | | |
| Main Floor | 983 SF | | | |
| Second Floor | 1392 SF | | | |
| | 2375 SF | | | |
| Garage | 432 SF | | | |
| | 432 SF | | | |
| Basement - Finished | 566 SF | | | |
| Basement - Unfinished | 419 SF | | | |
| | 985 SF | | | |
| Grand total: 5 | 3792 SF | | | |

| ESTIMATED AREA - CEILING | | | | | | |
|--|---|---------|--|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | | |
| | | | | | | |
| First Flr Wall Hgt | Ceiling - Garage | 15 SF | | | | |
| Second Flr Wall Hgt | Ceiling - House | 1366 SF | | | | |
| | | 1381 SF | | | | |
| - SQUARE FOOTAGE OF CEILING IS TAKEI 1. THE AREA INCLUDES ALL AREA UNDI 2. IN BASEMENT, ONLY INLCUDES FINIS 3. NO WASTE FACTOR HAS BEEN INCLL | N FROM THE INSIDE OF EXTERIOR WA ER ALL INTERIOR WALLS IHED AREAS IDED | LLS. | | | | |

| ESTIMATED / | AREA - 4 | " FLATWORK |
|--------------------|----------|----------------|
| LOCATION | AREA | CUBIC YARDS |
| | | |
| Floor: Front Porch | 24 SF | 0.3 CY |
| Floor: Basement | 884 SF | 10.9 CY |
| Floor: Garage | 413 SF | 5.1 CY |





3 First Floor Scale: 1/4" = 1'-0"



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A6

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| | | | | WIND | OW SCHEDULE | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | T | Ι | | | |
| Ζ | 2 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 1 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | | | 1 | 1 | 1 | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 3 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |

| | DOOR SCHEDULE | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | · | | |
| D85 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | · | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | - | | |
| D8 | 2 | 2-0 x 6-8 | 2' - 2" | 6' - 10 1/2" | | Second Floor |
| D11 | 12 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

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 INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.

- 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| NAME | SQ FT |
|-----------------------|--------|
| | |
| Main Floor | 983 S |
| Second Floor | 1392 S |
| | 2375 S |
| Garage | 432 S |
| | 432 S |
| Basement - Finished | 566 S |
| Basement - Unfinished | 419 S |
| | 985 S |
| Grand total: 5 | 3792 S |



- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED



2 Option - Extra Bedroom Scale: 1/4" = 1'-0"





3 Second Floor Scale: 1/4" = 1'-0"



| ISSUE | DATE: | |
|-------|----------|--|
| DATE: | 07-05-19 | |
| DATE: | | |
| | | |

Second Floor

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A7

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A8





Scale: 3/4" = 1'-0"









2 First Floor Scale: 3/16" = 1'-0" **Second Floor** Scale: 3/16" = 1'-0"



Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS. F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHA R314.3 LOCATION 1. IN EACH SLEEPING ROOM 2. OUTSIDE EACH SEPARATE SLEEP 3. ON EACH ADDITIONAL STORY OF 4. SMOKE ALARMS SHALL BE INSTAI CONTAINS A BATHTUB OR SHOWI R314.3.1 SMOKE ALARMS SHALL NOT BE IN 1. IONIZATION SMOKE ALARMS SHA APPLIANCE 2. IONIZATION SMOKE ALARMS WITH PERMANENTLY INSTALLED APPLI | | |
|--|--|--|--|
| <section-header></section-header> | COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL ACCORDANCE WITH UL 2034 AND UL R315.2.1 CARBON MONOXIDE SHALL BE PROV 1. CONTAINS A FUEL-FIRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPEN SECTION 317 PROTECTION OF WOOD AND WOOD R317.1 LOCATION REQUIRED. PROTECTION LOCATIONS BY USE OF NATURALLY THE SPECIES, PRODUCT, PROSERVI 1. WOOD JOIST OR BOTTOM OF A WOO 12 '10 THE EXPOSED GROUND. IN GRAW FOUNDATION. 2. WOOD FRAMING MEMBERS THAT R FROM EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CONCRE SEPARATED FROM SUCH SLAB BY AN IM 4. THE CROIS OF A WOOD GIROR ENT 5. WOOD SING, SHEATHING, AND WA THE GROUND OR LESS THAN 27 MEA SURFACES EXPOSED 10 THE WEATHER. 6. WOOD STRUCTURAL MEMBERS SUP WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD FURRING STRIPS OR OTHER OR CONCRETE WALLS BELOW GRADE DE THE FURRING STRIP. R317.31 FASTENERS OF PRESERVATIVE-TRE SHIFTING OR OTHER UNK TABLE ROLT. 1. WOOD FURRING STRIPS OR OTHER OR CONCRETE WALLS BELOW GRADE DE THE FURRING STRIP. R317.31 FASTENERS OF PRESERVATIVE-TRE SHALL BE OF HOT DIPPED, JUNC CO. AND WEIGHTS FOR CONNECTORS IN COL THE CONNECTOR MANUFACTURERS RECOM CHAPTER 4 (FOUNDATIONS STRIP. R317.31 FASTENERS OF PRESERVATIVE-TRE SHALL BE OF HOT DIPPED, JUNC CO. AND WEIGHTS FOR CONNECTORS IN COL THE CONNECTOR MANUFACTURERS RECOM CLAYEY, SANDY, SLIGHTY CLAY, CLAYEY SAND, SLITY SAND, CLAYEY SAND, SLITY GRAVELAND, ALL AND AND SLIT CLAY THIS DELAR PROVIDE CONCRETE FOUNDATION WATERPROVIDE PRO SLITY SAND, CLAYEY SAND, SLITY GRAVELAND, THE FOLOR DISTS SAND FRAMING MATERIALS GRADES A CONCRETE FOUNDATION WATERPROVIDE CONCRETE STALL BE AND AND SECTION THIS FLAP ROS SERVICE STAND FOUND R404.4 ACCESS THROUGH THE FLOOR STAND FRAMING MATERIALS GRADES A COLT, NOTHERS THA | | |
| R308.4.5 GLAZING IN WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTSIDE POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRWAY, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS. -EXCEPTIONS 1. WHERE RAILING IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" TO 38" ABOVE WALKING SURFACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. -EXCEPTION. STORM SHELTERS ANDS BASEMENT, USED ONLY TO HOUSE MECHANICAL FOULPMENT NOT EXCEEDING A TOTAL FLOOR | NOT EXCEED THE VALUES OF TAE R602.8 FIRE BLOCKING SHALL BE PROVIE AND TO FORM AN EFFECTIVE FIRI R602.10 WALL BRACING. BUILDING SHALL USE CS-WSP BRACING METHOD V CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING OF R702.1(2), TABLE R702.1(3) AND TAE | | |
| AREA OF 200 SQUARE FEET. R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR AREA DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY NORMAL OPERATION FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24' AND THE NET CLEAR WIDTH SHALL DESS THAN 30' R310.2.2 WINDOW SILL HEIGHT. WHERE THE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THEM 44' ABOVE THE FLOOR R310.2.3 WINDOW WELLS: THE HORIZONTAL AREA OF THE WINDOW WELL SHALL NOT BE LESS THAN 9 SQ. FT., WITH THE HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36' THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. -EXCEPTION 1. THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6'. R310.2.3 WINDOW WELLS WITH A VERTICAL STEP GREATER THAN 44' SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12' WIDE SECTION 311 R311.7.1 STAIRWAYS, STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 41'2C' ONE THEN RSIDE OF THE STAIRWAY. R311.7.1 STAIRWAYS, STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 41'2C' ONE THER SIDE OF THE STAIRWAY. R311.7.1 STAIRWAYS, STAIRWAY ARE TO BE NOT LESS THAN 36' WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 41'2C' ONE THER SIDE OF THE STAIRWAY. R311.7.5 HEADROOM. THE HEADROOM IN THE STAIRWAY SHALL BE NOT LESS THAN 6'A' MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOIRS SWARZO OF THE LANDING R311.7.3 VERTICAL RISE: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'.3' R311.7.8 HANDRAILS SHALL BE ON NOT LESS THAN ONE SIDE OF EACH CONTINUES RUN OF TREADS | R703.7.1 FOR SUPPORT AND SECTI TO THE FLAME SPREAD AND SMOKE R703.1 GENERAL: EXTERIOR WALL SHA ENVELOPE SHALL INCLUDE FLASHI R303.1.1 WATER RESISTANCE. THE EXTERIO ACCUMULATION OF WATER WITHIN AS REQUIRED IN SECTION R703.2 A R703.1.2 WIND RESISTANCE. WALL COVERIN ACCORDANCE WITH TABLE R301.2(R703.2 WATER-RESISTIVE BARRIER. APPR WALLS. SUCH MATERIAL SHALL BE JOINT OCCUR, LAPPED NOT LESS T R703.3 NOMINAL THICKNESS AND ATTACH ACCORDANCE WITH TABLE R703.3(R703.4 FLASHING. APPROVED CORROSION WALL CAVITY OR PENETRATIC 1. EXTERIOR WINDOWS AND DOO 2. AT INTERSECTION OF CHIMNE SIDES UNDER STUCCO OPENII 3. UNDER AND AT ENDS OF MASO 4. CONTINUOUSLY ABOVE ALL PI 5. WHERE EXTERIOR PORCHES, 6. AT WALL AND ROOF INTERSEC | | |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

SHALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217

PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: ANCF

PENING THAT COMMUNICATES WITH THE DWELLING OOD BASED PRODUCTS AGAINST DECAY.

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING ALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN

AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

NT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.

) WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY

E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD -COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION. OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

TWEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR.

R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

EAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

ROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE

THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER 3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | (ROOF-CEILING) |
|-----------------|--|
| SECTION R802.10 | .2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTUR OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MIN | JIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. |
| | 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" . |
| | 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION |
| | 3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. |
| R903.2.1 | LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. |
| SECTION 905 | |
| R905.1 | ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. |
| R905.1.1 | UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D |
| | 0/3/SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) |

R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S

INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY

CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS

CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS

CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS

CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

| DI | ADJUSTABLE |
|-----------------------|-------------------------|
| FF | ABOVE FINISHED FLOOR |
| WN. | AWNING |
| ΓM. | BOTTOM |
| SMT. | BASEMENI |
| IW. | BEIWEEN |
| A | CASEMENT |
| ANT. | CANTILEVER |
| AB. | CABINET |
| 0 | CENTER LINE |
| LG | CEILING |
| 0. | CASED OPENING |
| OL. | COLUMN |
| ONC. | CONCRETE |
| _ | DRYER |
| + | DOUGLAS FIR |
| A. | DIAMETER |
| N | DOWN |
| H | DOUBLE HUNG |
| N | DISHWASHER |
| - | FIXED |
| D. | FLOOR DRAIN |
| G | FIBERGLASS |
| _R. | FLOOR |
| IG. | FOOTING |
| JRN. | FURNACE |
| DR. | HEADER |
| DWD | HARDWOOD |
| H | HEADER HEIGHT |
| SUL. | INSULATION |
|) _ | JACK STUD(S) |
| ol. ~ | |
| 2 | KING STUD(S) |
| SL // | LAMINATED VENEED LUMBER |
| /L | |
| IN. AV | |
| AA. M | |
| IN. IC | |
| | |
| .Π. <i>U</i> . DNC | |
| FNG. ED | |
| Т С | NOT TO SCALE |
| FF | REERIGERATOR |
| EN | REALIBED |
| 0 | ROUGH OPENING |
| M | ROOM |
| S | ROD/SHELE |
| 4 | SINGLE HUNG |
| F | SOUARE FEET |
| DR | SLIDER |
| P. | SUMP PIT |
| ΓΙ | STEFI |
| ΥP | SOUTHERN YELLOW PINE |
| γP. | TYPICAL |
| | TRANSOM |
| 3 | TEMPERED GLASS |
| RTD | TREATED |
| NEXC. | UNEXCAVATED |
| AN. | VANITY |
| | WASHER |
| / | WITH |
| .H. | WATER HEATER |
| | |
| | |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |

| DIUM SYSTEMS, LLC |
|--|
| <section-header></section-header> |
| Classic Builders Kiley Base Plan - Version II Colonial Elevation |

| PROJECT | ID: |
|---------|-----|
| PDS 445 | 4 |

| ISSUE DATE: | | | | |
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Cover Page

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

AL





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



| ESTIMATED AREA - WALL CLADDING | | | | | |
|--------------------------------|----------------|---------------|-----------------------|--|--|
| MATERIAL TYPE | MATERIAL SF | MATERIAL % | MATERIAL ELEVATION | | |
| Lap Siding - 6" | 2904 SF | 100.0% | | | |
| Lap Siding - 6" | 736 SF | 100.0% | Front | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS.



Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

A1



Second Flr Wall Hgt 18' - 5"

ESTIMATED AREA - ROOF 2084 SF

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | |
|---|------------|-------|----------|-----------|--|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | | |
| А | 9'-1 1/8" | 4/12 | 1'-6" | 7" | | |
| B 8'-1 1/8" | | 8/12 | 1'-6" | 10 1/2" | | |
| | | | | | | |
| | | | | | | |
| ALL RAKE OVERHANGS ARE 18" UNLESS NOTED | | | | | | |



MARK DIMENSIONS REINFORCEMENT

| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIA | L NOTES | Level | |
|----------------|-----------------------|--|---|--------------------------------|--------------------|--|-------------------|----------------------------|----|
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | | Basement | |
| A | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | | First Floor | |
| D H | 1 | 3642 SH 3060 SH | 3' - 0" 2' - 6" | 3' - 6" 5' - 0" | 7' - 0" 7' - 0" | | | First Floor First Floor | |
| ۸ | 1 | 2//0.2.511 | (1 0" | | <u>م اح</u> | Masta Faraga | | Cocord Floor | |
| A | | 3000-2 SH | 0-0 | 5-0 | 7 - 0 | Meets Egress | | Second Floor | |
| R | 5 | 3060 SH | 3-0 | 5-0 | 7 - 0 | Meets Egress | | Second Floor | |
| | | | | DO | OR SCHEDU | LE | | | |
| | ΟΤΥ | | 176 | ROUG | | | NOTES | Laval | |
| עו | UIY | DOOR S | IZE | WIDTH | HEIGHI | SPECIAL | NUTES | Levei | |
| 04 | 1 | 16-0 x 7-0 Soild Panel | | 16' - 3" | 7' - 1 1/2" | Overhead Garage Do | or | Foundation | |
| D5 | 1 | 8-0 x 7-0 Soild Panel | | 8' - 3" | 7' - 1 1/2" | Overhead Garage Do | Dr | Foundation | |
| | | | | | | | | | |
| D1 | 1 | 3-0 x 6-8 Entry | | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4 | ' Pad - Verify RO | First Floor | |
| 02 | 2 | 2-8 x 6-8 - 20 MIN Fire | e-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4 | Pad - Verify | First Floor | |
| 03 | 1 | 6-0 x 6-10 Slider | | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2- includes 1/2" Pad | Panel Slider - RO | First Floor | Ba |
| 011 | 4 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | First Floor | |
| D11 | 14 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | Second Floor | |
| | GENE | ERAL CONST | RUCTIOI | N NOTES | | AREA SCHEI | DULE | | |
| 1) EXT OF S | ERIOR DIN SHEATHIN | IENSIONS ARE FROM THE G OR FROM FACE OF MAS | OUTSIDE OF S | HEATHING TO OUT OF MASONRY. | TSIDE | NAME | SQ FT | | |
| 2) INTE | RIOR DIM | ENSIONS ARE FROM THE | FACE OF STUD | TO FACE OF STUE |). | | | | |
| 3) 20 M | INUTE FIR | RE DOOR W/ SELF CLOSIN | G HINGES BETV | VEEN GARAGE ANI | D | Main Floor | 680 SF | | |
| | IG AREAS | | | | | Second Floor | 1325 SF | | |
| 4) ALL | | | S INCLUDE A PA | U UNDER DOOR S | OLL. | 2 | 2005 SF | | |
| 5) KEF | LK IULO | LAL BUILDING CODES FOR | | JKE ALAKM LUCAT | IUNS. | Garage | 428 SF | | |
| 0) GAR | AGE WALI EMENT CE | LS AND CEILING TO HAVE | טאד די די א א אואד 1/2" בע | D BUYDD EUD A RAYD | | Garage | 282 SF | | |
| FIRE | | TION. MAX. 80 SQ FT UNC | OVERED IS ALL | OWED. | | Basement - Finished | 7 10 SF 374 SF | | |
| | | | | | | Basement - Unfinished | 374 SF 308 SF | | |
| REFER | 10 THE F | RAMING PLANS FOR BUILI | DING LOAD PAT | H INFORMATION. | | Dusement Onimisticu | 682 SF | | |

WINDOW SCHEDULE

ROUGH OPENINGS HEADER

| ESTIMATED AREA - CEILING | | | |
|--------------------------|---------------------|---------|--|
| LEVEL | CEILING TYPE | AREA | |
| | | | |
| First Flr Wall Hgt | Ceiling - Garage | 103 SF | |
| Second Flr Wall Hgt | Ceiling - House | 1302 SF | |
| | | 1405 SF | |
| | | | |

| - SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WAL |
|--|
| 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS |
| 2 IN DASEMENT, ONLY INLOUDES EINISHED ADEAS |





Grand total: 6

ESTIMATED AREA - 4" FLATWORK

LOCATION AREA YARDS

Floor: Front Porch 46 SF 0.6 CY

Floor: Garage 398 SF 4.9 CY

Floor: Garage 255 SF 3.1 CY Floor: Basement 612 SF 7.6 CY

CUBIC

3397 SF









→ .

1' - 4"





| ID QTY | | | WIP | NDOV | V SCHE | DULE | | | | | | |
|---|---|-----------------------------------|-----------------------------|------------------------|------------------------------|------------------|----------------------|----------------------------|------------------------|----------------------------|------|----------------------------|
| | ТҮРЕ | Rough Width | opening Height | S T | HEAD HEIGI | ER -IT | | SPEC | CIAL | NOTES | | Level |
| Z 1 | 4-0 x 4-0 Basement | | | 7' - | 0" | | Meet | s Egress | | _ | | Basement |
| A 2 D 1 | 3660-2 SH 3642 SH | 6' - 0" 3' - 0" | 5' - 0" 3' - 6" | 7' - 7' - | 0" 0" | | Meet | s Egress | | | | First Floor First Floor |
| H 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - | 0" | | | | | | | First Floor |
| A 1 B 5 | 3660-2 SH | 6' - 0" 3' - 0" | 5' - 0" | 7' - | 0" | | Meet | s Egress | | | | Second Floor |
| H 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - | 0" | | Wee | 5 Lyr033 | | | | Second Floor |
| | | | | | | | | | | | | |
| | | | | 000R | | | | | | | | |
| ID QTY | DOOR S | SIZE | WIDT | H | HEIG | HT | | SPEC | IAL N | OTES | | Level |
| 4 1 | 16-0 x 7-0 Soild Pane | .I | 16' - 3" | | 7' - 1 1/2" | | Overhe | ead Garage | e Door | | | Foundation |
| <u>/5 1</u> | 8-0 x 7-0 Soild Panel | | 8' - 3" | | 7' - 1 1/2" | | Overhe | ead Garage | e Door | | | Foundation |
| $\begin{array}{c c} 1 & 1 \\ 12 & 2 \\ \hline \end{array}$ | 3-0 x 6-8 Entry 2-8 x 6-8 - 20 MIN Fir | e-Rated | 3' - 2 1/4" 2' - 10 1/4" | ' (| 5' - 10 3/4" 6' - 10 3/4" | | Therm Therm | a Tru RO + a Tru RO + | - 3/4" Pa - 3/4" Pa | ad - Verify ad - Verify | ' RO | First Floor First Floor |
| 3 1 | 6-0 x 6-10 Slider | | 6' - 0" | | 5' - 10 1/2" | i | Windso include | or - ND Pro es 1/2" Pad |) - 2-Par | nel Slider · | - RO | First Floor |
| 11 4 | 2-8 X 0-8 | | 2 - 10 | | 0 - 10 1/2 | | | | | | | FIISt FIOOI |
| 11 14 | 2-8 x 6-8 | | 2" - 10" | | 5 - 10 1/2" | | | | | | | Second Floor |
| GENE | | RUCTIO | | S | 7 | | ΔRF | | | - | | |
|) EXTERIOR DIM | IENSIONS ARE FROM THE | E OUTSIDE OF S | HEATHING TO C | OUTSIDE | | | | | S | - 2 FT | | |
| | | FACE OF STUD | TO FACE OF ST | TUD. ΔΝΙD | | Main E | | | | 680 SL | | |
| | | S INCI LIDE V DV | | R SILI | | Second | d Floor | | | 1325 SF | | |
| REFER TO LOC | CAL BUILDING CODES FO | R SPECIFIC SMC | DKE ALARM LOC | CATIONS | | Garage | 5 | | | 428 SF | | |
| BASEMENT CE | ILING TO BE COVERED B | Y A MIN. 1/2" GY OVERED IS ALL | P BOARD FOR OWED. | | | Bacarr | iont ⁻ | nichod | | 202 SF 710 SF | | |
| EFER TO THE FI | RAMING PLANS FOR BUIL | DING LOAD PAT | H INFORMATION | N. | - | Basem | ient - Fl | nfinished | | 374 SF 308 SF | | |
| | | | | | | Grand t | total: 6 | | | 3397 SF | | |
| | | | | | | | | | | 1 | | |
| ESTIM | ATED AREA - C | EILING | E E | ESTIN | ATED | AREA | - 4" | FLATW | ORK | | | |
| LEVEL | CEILING TYP | PE AREA | | 1.00 | ΛΤΙΟΝΙ | | - | | C | | | |
| rst Flr Wall Hg | t Ceiling - Garage | 103 SF | | | | | <u> </u> | r AKL | 13 | - | | |
| gt | Celling - House | 1302 SF | F | -loor: Fr -loor: G: | ont Porch | 46 SF | 0. | 6 CY | | | | |
| 1. THE AREA INCLUDES / 2. IN BASEMUT, ONLY II 3. NO WASTE FACTOR H. | ILING IS TAKEN FROM THE INSIDE C ALL AREA UNDER ALL INTERIOR WAL VLCUDES FINISHED AREAS AS BEEN INCLUDED | F EXTERIOR WALLS. LS | F | Floor: Ga | arage asement | 255 SF 612 SF | F 4. F 3. F 7. | 9 CY 1 CY 6 CY | | | | |
| 1. THE AREA INCLUDES / 2. IN BASEMENT, ONLY III 3. NO WASTE FACTOR H. | ELING IS TAKEN FROM THE INSIDE C ALL AREA UNDER ALL INTERIOR WAL VLCUDES FINISHED AREAS AS BEEN INCLUDED | F EXTERIOR WALLS. LS | | Floor: Ga | arage asement | 255 SF 612 SF | F 4. F 3. F 7. | 9 CY 1 CY 6 CY | | | | |



THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

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A6

| | | | | WIND | OW SCHEDULE | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| D | 1 | 3642 SH | 3' - 0" | 3' - 6" | 7' - 0" | | First Floor |
| Н | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | First Floor |
| | | | | | | | I. |
| Α | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floo |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| Н | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | Second Floor |

| | DOOR SCHEDULE | | | | | |
|-----|---------------|-------------------------------|--------------|-----------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | 1 | 1/ 0 x 7 0 Colld Danal | 1/1 0 | 1 1 1/0" | Quarkand Carona Door | Foundation |
| D4 | | 16-0 X 7-0 Solid Panel | 10 - 3 | 7 - 1 1/2 | Overnead Garage Door | Foundation |
| D5 | | 8-0 x 7-0 Soild Panel | 8 - 3 | /' - 1 1/2" | Overhead Garage Door | Foundation |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 2 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | | · | |
| D11 | 14 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.

4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

| FER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION. | |
|--|---|
| | _ |

| AREA SCHEDULE | | | |
|-----------------------|---------|--|--|
| NAME | SQ FT | | |
| | | | |
| Main Floor | 680 SF | | |
| Second Floor | 1325 SF | | |
| | 2005 SF | | |
| Garage | 428 SF | | |
| Garage | 282 SF | | |
| | 710 SF | | |
| Basement - Finished | 374 SF | | |
| Basement - Unfinished | 308 SF | | |
| | 682 SF | | |
| Grand total: 6 | 3397 SF | | |



SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS.
 THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS
 IN BASEMENT, ONLY INLCUDES FINISHED AREAS
 NO WASTE FACTOR HAS BEEN INCLUDED





As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A7

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS







4 **TYPICAL WALL SECTION - 2-STORY** Scale: 1/2" = 1'-0"



8 Scale: 3/4" = 1'-0"











Project ID: PDS 4454

| ISSUE DATE: | | | | |
|-------------|----------|--|--|--|
| DATE: | 07-08-19 | | | |
| DATE: | | | | |
| | | | | |

Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2015. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2015, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2015. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES. B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR. C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS. E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS. F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE. G. THE FOLLOWING CODE INFORMATIONS IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCIBE TO INDUSTRY STANDARDS. | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND UL 217 R314.3 LOCATION IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEEPING AREA ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT AND HABITAB SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING AREAS IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALL APPLIANCE IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTAL DEDICATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTAL |
|---|---|
| Construction of the c | 2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTA PERMANENTLY INSTALLED APPLIANCE 3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6-0' HORIZON COOKING APPLANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL COMPLY WITH UL 2034. COMBINATION CARBON M ACCORDANCE WITH UL 2034 AND UL 217 R315.21 CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTI 1. CONTAINS A FUEL-FIRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING SECTION 317 PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY. R317.1 LOCATION REQUIRED. PROTECTION OF WOOD DA MOOD DASDED DRODUCTS FROM DI LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS AGAINST DECAY. R317.1 LOCATION REQUIRED. PROTECTION OF WOOD DA MOUDO BASED PRODUCTS FROM DI LOCATION REQUIRED. PROTECTION OF WOOD DA MOUDO BASED PRODUCTS FROM DI LOCATION REQUIRED. PROTECTION OF WOOD DA MOUDO BASED PRODUCTS FROM DI LOCATION REQUIRED. PROTECTION OF WOOD DA MOUDO BASED PRODUCTS FROM DI LOCATION REQUIRED. PROTECTION OF WOOD DA MOUDO BASED PRODUCTS FROM DI LOCATION REQUIRED. PROTECTION OF WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18° C 12'TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WIT FOUNDATION. . WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUN FROM EXPOSED GROUND. 3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTA SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER. . THE ENDS OF A WOOD GIROER ENTERING CONCRETE WALLS HAVING CLEARANCE OF SWOOD SUBING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING MAY THE GROUND OR LESS THAN 2' MEASURED VERTICALLY FROM CONCRETE STEP. SP. SURFACES EXPOSED TO THE WEATHER. . WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROC WEATHER, SUCH AS CONCRETE SLABS. . WOOD STRUCTURAL MEMBERS SUPPORTING MOUSTURE-PERMEABLE FLOORS OR ROC SWRACES EXPOSED |
| SECTION R205: LICET MORE VENTICATION IN INVESTIGATE REQUISE PROVIDE NATURAL LICET AD VENTICATION WITH OPERALE MINDOW AREA SECTION R205: VENTICATION WITH OPERALE STATUS AND A DETECTION WITH OPERALE R2000 OF 35.1 MINOR VENTICATION. WITH ADDIE VENTICATION. WITH A REAL PEOCEMPTON. I. BRITHROM AND OWAREA COLOR VENTICATION WITH A VENTICATION VENTICATION. WITH A REAL PEOCEMPTON. I. BRITHROM AND WATER CLOSET MAY BE VENTICATED WITH EXHAUST FARS AND ARTIFICIAL LIGHT. SECTION R200. THE MINIMUM AREA OF ANY HIRITIAGE R2000 SHALL NOT BE LESS THAN 7 NO. FEEL EXCEPT R1TOBEN. R2042 THE MINIMUM AREA OF ANY HIRITIAGE R2000 SHALL NOT BE LESS THAN 7 NO. FEEL EXCEPT R1TOBEN. R2042 THE MINIMUM AREA OF ANY HIRITIAGE R2000 SHALL NOT BE LESS THAN 7 NO. FEEL EXCEPT R1TOBEN. R2042 THE MINIMUM AREA OF ANY HIRITIAGE STATUS THAN 7 YEEL BATHROOMS. TOTLER STATUS SHALL SHOT CONTAINING THESE SANCES SHALL HAVE A CELLING HEIGT OF MOTTENS SHALL BATE ADDIE AND MANY AND LIXOREY RCOMS SHALL HAVE A CELING HEIGT OF NOT LESS THAN 7 NO. TOTLES THAN 7 AND AND LIXOREY RCOMS SHALL HAVE A CELING HEIGT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND MARK AND HIR RX AND TAULES SHALL BATE ADDIE TO R000 MAND LAURREY RCOMS SHALL HAVE A CELING HEIGHT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND RAVE AND AND MANY AND HIR RAVE A CELING HEIGHT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND MARK AND HIR RAVE AND THE REAL RAVE A CELING HEIGHT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND AND AND THAN THE FLATER SHALL BASE SHALL BATE A CELING HEIGHT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND MARK AND FRANCE SHALL BATE ADDIE TO R000 MARK AND HIR RAVE A CELING HEIGHT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND THE STATUS AND AND THAN THE STATUS AND AND THE RAVE A CELING HEIGHT OF NOT LESS THAN 7 NO. 7. THE CLEUR AND THAT THAT THAT THAT THAT THAT THAT THA | FOUNDATION CUMCRETE WALLS SHALL HAVE AND STEPS INFO 50. FORCHES, CARPORT SLABS SHALL BE 300 PSI. FORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER S BASEMENT SLABS 2:500 PSI. (CONCRETE SHALL BE ARE NITRAINED WITH 5%-7% TOTAL AIR CONTEN- UCONCRETE SHALL BE PLACED ON UNDISTURBED SOL OR CONTROLLED COMP 16 WIDE X 8'DEEP FOR A 2 STORY BUILDING AND 20' WIDE X 8' DEEP FOR A 3 STORY 2 CONTINUOUS HORIZONTAL #4 REBAR. R403. ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOL OR CONTROLLED COMP 16 WIDE X 8'DEEP FOR A 2 STORY BUILDING AND 20' WIDE X 8' DEEP FOR A 3 STORY 2 CONTINUOUS HORIZONTAL #4 REBAR. R403.16 ALL ANCHOR BOLTS SHALL BE APROVED 12' IN DIAMETER AND SHALL EXTEND A MIL PER SILL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER WITH AN THAN 12 INCHES FROM THE END BUT AT LEAST 3 12 INCHES FROM END OF SILL PLAT THE WIDTH OF THE PLATE. ALTERNATE FOUNDATION STRAPS MAY BE USED. SPECIFICATION TO PROVIDE EOUI R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TAE SECTION IN THIS PLAN FOR SPECIFICATION. R406 FOUNDATION WATERPROOFING AND DAMPPROOFING EXCEPT WHERE RECOURDED IN SECTION RA04 Z DBE WATERPROOFIED, FOUNDATION SPACES AND FLOOR SPACE THE UNDER FLOOR SPACE THE UNDER FLOOR SPACE THE UNDER FLOOR SPACE THE UNDER FLOOR SPACE FRAMING MATERIALS GRADES A. RCOF, FLOOR, AND WALL SHEATHING. APA RATED SHEATHING, (LEAVE 18' SPACING AT B. WALL STUDS: DOUGLAS FIR 2' OR BETTER. DIMENSIONAL HEADERS: DOUGLAS FIR 2' OR BETTER. DIMENSIONAL HEADERS |
| EXCEPTION DECORTIVE CLASS WHERE HORIZONTAL RAIL IS INSTALLED. R304.4 GLAIMG IN WET SURFACES. CLAZING IN WALLS, SECLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHRLPOOL, SUMMAS, STEIN ROMS, SANTHUSS, SHOWERS AND INDOOR OR OUTSIDE POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 40⁻ MEASURED VERTICALLY ABOVE THE STANDING OR WALKING SURFACE R308.4 G GLAZING ANDACENT TO STARKS AND RAMPG SLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 30⁻ ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STARWAY, LANDING BETWEEN FLIGHTS OF STARS AND RAMPS. EXCEPTION WHERE RAILING IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34⁻ TO 38⁻ ABOVE WALKING SURFACE. SECTION R310. EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SOUARE FEET. R310.21 MIMIMUM OPENING AREA. EMERGENCY AND ESCAPE OPENING SHALL BO ETANIED BY NORMAL OPERATION FROM THE NET CLEAR WHEN THE MERCENCY ESCAPE AND RESCUE OPENING. FROM THE INSTRUCTOR SHALL BO TANIED BY NORMAL OPERATION FROM THE NET CLEAR WHEN THE WEIT OPENING SHALL HAVE A SILL HEIGHT OF NOT MORE THEM AT'ABOVE THE FLOOR R310.22 MINDOW WILLS HEIGHT. WHEN THE FLOOR BY THIS SECTION SHALL BE OTAMINED BY NORMAL OPERATION FROM THE NET CLEAR WHEN THE MERCENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THEM AT'ABOVE THE FLOOR SHALL NOT BE LESS THAN 20⁻ R310.22 MINDOW WILLS HEIGHT. WHEN AT ABOVE THE FLOOR WILL SHALL BLOOT THE STARMAY. R310.23 WINDOW WILLS THE VARE ADOT THE ENDOL THE WINDOW WILL SHALL BALL MOT | R602.3 REFER TO TABLE R602 3(1) THROUGH TABLE R602.4 (1) AND R602.6 (2)-SEE DETAIL P R602.6 DRILLING AND NOTCHING- REFER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL P R602.7 THE ALLOWABLE SPANS OF GIRDERS/HEADERS FABRICATED FROM DIMENSIONAL LI NOT EXCEED THE VALUES OF TABLE R602.7(1) R602.8 FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TO R602.10 WALL BRACING. BUILDING SHALL BE BRACE IN ACCORDANCE WITH SECTION OR R60 USE CS-WSP BRACING METHOD WITH MIN 3/8" SHEATHING. CHAPTER 7 (WALL COVERING) R702.1 GENERAL INTERIOR COVERING OR WALL FINSHES SHALL BE INSTALLED IN ACCORD. R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL R703.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES TO THE FLAME SPREAD AND SMOKE DEVELOPMENT RECUIREMENTS OF SECTION R703.4 R703.1 GENERAL: EXTERIOR WALL SHALL PROVIDE THE BUILDING WITH A WEATHER-RESI: ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 R303.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CON ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESIST ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4 R303.1.1 WATER RESISTANCE. WALL COVERINGS, BACKING MATERIALS AND THEIR ATTACHMEN ACCORDANCE WITH TABLE R701.2(2) AND R301.2(3). R703.2 WATER-RESISTANCE. WALL COVERINGS, BACKING MATERIAL SAND THE ATTACHMEN ACCORDANCE WITH TABLE R303.3(1) AND THE WALL COVERING MATERIAL MANUFACT R703.4 FRANCE APPROVED DORORS OPENINGS, (SEE MANUFACTURE OF PRODUCT USULT APPED NOT LE |

HALL COMPLY WITH NFPA 72 AND UL 217

PING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN D UL 217

PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: ANCF

TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN

AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

NT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

VCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY

E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND TREATED WOOD, FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD

-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

NTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|------------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| GRAVEL | |
| AY, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

022 ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION. OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING ALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

PECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

OKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE

THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER 3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 3.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| SECTION R802.7 | 10.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTUR OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1 |
|----------------|---|
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES |
| R802.11.1.1 | TRUSSES. TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 M | INIMUM VENTAREA. THE MINIMUM NETFREE VENTILATION SHALL BE 1/300 (EXCEPTION TTAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. |
| | 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" . |
| | 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION |
| | MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER | 9 (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. |
| R903.2 | .1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. |
| SECTION 905 | |
| R905.1 | ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. |
| R905.1 | .1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE |
| | STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D |
| | 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) |
| R905.1 | 2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS |
| | DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF |
| | UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND |

EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE

UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

CHAPTER 8 (ROOF-CEILING)

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY

CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS

CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS

CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS

CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

| DJ | ADJUSTABLE |
|-----------|-------------------------|
| FF | ABOVE FINISHED FLOOR |
| WN. | AWNING |
| TM. | BOTTOM |
| SMT. | BASEMENT |
| TW. | BETWEEN |
| A | CASEMENT |
| ANT. | CANTILEVER |
| AB. | CABINET |
| | CENTERLINE |
| İG | CEILING |
| 0 | CASED OPENING |
| .∪. ∩I | |
| | |
| UNC. | |
| r | |
| | |
| IA. | |
| N | |
| H | DUUBLE HUNG |
| VV | DISHWASHER |
| _ | FIXED |
| D. | FLOOR DRAIN |
| G | FIBERGLASS |
| _R. | FLOOR |
| TG. | FOOTING |
| JRN. | FURNACE |
| DR. | HEADER |
| DWD | HARDWOOD |
| H | HEADER HEIGHT |
| ISUL. | INSULATION |
| S | JACK STUD(S) |
| ST. | JOIST |
| S | KING STUD(S) |
| SL | LAMINATED STRAND LUMBER |
| /L | LAMINATED VENEER LUMBER |
| N. | LINEN |
| AX. | MAXIMUM |
| IN. | MINIMUM |
| /C. | ON CENTER |
| HD | OVERHEAD DOOR |
| PNG | OPENING |
| FD | PENESTAI |
| T C | NOT TO SCALE |
| FF | |
| | |
| | |
| M | |
| | |
| 13 | |
| П Г | |
| .t. | SUUARE FEET |
| LDR | SLIDER |
| .P. | SUMP PIT |
| IL | SIEEL |
| YP | SOUTHERN YELLOW PINE |
| YP. | TYPICAL |
| • | I KANSUM |
| j | TEMPERED GLASS |
| RTD | TREATED |
| NEXC. | UNEXCAVATED |
| AN. | VANITY |
| | WASHER |
| / | WITH |
| .Η. | WATER HEATER |
| | |
| | |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



| ISSUE DATE: |
|----------------|
| DATE: 07-08-19 |
| DATE: |

PDS 4454

Cover Page

As indicated THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

AL





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



| ISSUE | DATE: | |
|-------|----------|--|
| DATE: | 07-08-19 | |
| DATE: | | |

Elevations

1/4" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1





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| | MATERIAL | MATERIAL | MATERIAL |
|----------------------------|----------|----------|-----------|
| MATERIAL TYPE | SF | % | ELEVATION |
| Lap Siding - 8" | 2857 SF | 98.0% | |
| Stone Veneer | 59 SF | 2.0% | |
| | | | |
| Lap Siding - 8" | 650 SF | 78.5% | Front |
| Shake Material - Staggered | 73 SF | 8.8% | Front |
| Stone Veneer | 105 SF | 12.7% | Front |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.

1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.



| ESTIMATED AREA - ROOF |
|-----------------------|
| 2101 SF |
| |

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

ROOF PLAN LEGEND

| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | | | | | |
|--------|------------|---------|--------------|-----------|--|--|--|--|--|
| А | 9'-1 1/8" | 4/12 | 1'-6" | 7" | | | | | |
| В | 8'-1 1/8" | 8/12 | 1'-6" | 10 1/2" | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| ALL R | AKE OVERHA | ANGS AR | E 18" UNLESS | NOTED | | | | | |



MARK DIMENSIONS REINFORCEMENT

| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIA | LNOTES | Level | |
|--------------------|-----------|---|------------------|-----------------|--------------|--|-------------------|--------------|----|
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | | Basement | |
| | | | | 1 | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | | First Floor | |
| D | 1 | 3642 SH | 3' - 0" | 3' - 6" | 7' - 0" | | | First Floor | |
| H | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | | First Floor | |
| A | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Earess | | Second Floor | |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | | Second Floor | |
| Н | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | | Second Floor | |
| | | | | DO | OR SCHEDU | LE | | |] |
| | | | | ROUG | H OPENINGS | | | | - |
| ID | QTY | DOOR S | IZE | WIDTH | HEIGHT | SPECIAL | NOTES | Level | |
| | | | | 4.4 01 | 71 4 4 101 | | | | - |
|)4 >r | 1 | 16-0 x 7-0 Solid Panel | | 16' - 3" | / - /2" | Overhead Garage Do | or | Foundation | - |
| 72 | I | 8-0 X 7-0 Solid Panel | | 8 - 3 | / - 1 1/2 | Overnead Garage Do | וכ | Foundation | - |
| D1 | 1 | 3-0 x 6-8 Entry | | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4 | ' Pad - Verify RO | First Floor | - |
|)2 | 2 | 2-8 x 6-8 - 20 MIN Fire | e-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4 | ' Pad - Verify | First Floor | - |
| 03 | 1 | 6-0 x 6-10 Slider | | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2- includes 1/2" Pad | Panel Slider - RO | First Floor | Ba |
| D11 | 4 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | First Floor | - |
| D11 | 14 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | Second Floor | - |
| 1) FYTE | | RAL CONST | | | | AREA SCHEI | DULE | | |
| OF S | HEATHIN | G OR FROM FACE OF MAS | SONRY TO FACE | OF MASONRY. | | NAME | SQ FT | | |
| 2) INTE 3) 20 M | NUTF FIR | ENSIONS ARE FROM THE F DOOR W/ SFLF CLOSIN | GHINGES RETV | IU FACE OF STUL | р. П | Main Floor | 680 SF | | |
| LIVIN | G AREAS | | O THROES DE IV | | | Second Floor | 1325 SF | | |
| 4) ALL E | XTERIOR | DOOR ROUGH OPENING | S INCLUDE A PA | D UNDER DOOR S | SILL. | | 2005 SF | | |
| 5) REFE | ER TO LOO | CAL BUILDING CODES FOR | R SPECIFIC SMC | KE ALARM LOCAT | IONS. | Garage | 428 SF | | |
| 6) GAR | AGE WALL | S AND CEILING TO HAVE | 5/8" TYPE X GY | P BOARD | | Garage | 282 SF | | |
| 7) BASE | EMENT CE | ILING TO BE COVERED B | Y A MIN. 1/2" GY | P BOARD FOR | | | 710 SF | | |
| FIRE | PROTECT | HUN. MAX. 80 SQ FT UNC | UVERED IS ALL | UWED. | | Basement - Finished | 374 SF | | |
| REFER | TO THE FI | RAMING PLANS FOR BUILI | DING LOAD PAT | H INFORMATION. | | Basement - Unfinished | 308 SF | | |
| | | | | | | | 682 SF | | |

WINDOW SCHEDULE

ROUGH OPENINGS HEADER

| ESTIMATED AREA - CEILING | | | | | | | | |
|--------------------------|---------------------|---------|--|--|--|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | | | | |
| | | | | | | | | |
| First Flr Wall Hgt | Ceiling - Garage | 103 SF | | | | | | |
| Second Flr Wall Hgt | Ceiling - House | 1302 SF | | | | | | |
| | | 1405 SF | | | | | | |
| | | | | | | | | |

| ESTIMATED AREA - 4" FLATWORK | | | | | | | | |
|------------------------------|--------|----------------|--|--|--|--|--|--|
| LOCATION | AREA | CUBIC YARDS | | | | | | |
| | | | | | | | | |
| Floor: Front Porch | 46 SF | 0.6 CY | | | | | | |
| Floor: Garage | 398 SF | 4.9 CY | | | | | | |
| Floor: Garage | 255 SF | 3.1 CY | | | | | | |

Grand total: 6



1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED



.

3397 SF









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A5

| | | | | WIND | DOW S | SCHE | DULE | | | | |
|-------------------|----------------------|---|--------------------------------------|----------------------------------|--------------------|--------------------|----------------|------------------------------------|---------------------|----|------------------------------|
| ID | QTY | ТҮРЕ | ROUGH (WIDTH | Openings Height | H | ieadi 1eigł | ER IT | SPECI | AL NOTES | | Level |
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | | | Meets Egress | | | Basement |
| A | 2 | 3660-2 SH 3642 SH | 6' - 0" 3' - 0" | 5' - 0" 3' - 6" | 7' - 0" 7' - 0" | | | Meets Egress | | | First Floor First Floor |
| H | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | | | | | First Floor |
| A | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | | | Meets Egress | | | Second Floor |
| B H | 5 | 3660 SH 3060 SH | 3' - 0" 2' - 6" | 5' - 0" 5' - 0" | 7' - 0" 7' - 0" | | | Meets Egress | | | Second Floor Second Floor |
| | | | | | | | | | | | |
| | | | | DO | OR SO | CHED | ULE | | | | |
| ID | QTY | DOOR S | SIZE | Rougi Width | H OPE | :NING HEIGI | iS HT | SPECI/ | AL NOTES | | Level |
|)4 | 1 | 16-0 x 7-0 Soild Pane | l | 16' - 3" 8' - 3" | 7' - ' | 1 1/2" | | Overhead Garage | Door | | Foundation |
| <u>,</u> 1 | 1 | 2.0 y 4.9 Entry | | 2' 2 1/4" | <i>γ</i> - | 1 1/2 | | | Duul | 20 | |
|)2 | 2 | 2-8 x 6-8 - 20 MIN Fire | e-Rated | 2' - 10 1/4" | 6' - | 10 3/4" 10 3/4" | | Therma Tru RO + 3 | 3/4" Pad - Verify | | First Floor |
| 13 | 1 | 0-0 X 0-10 Slidel | | 0 - 0 | 0 - | 10 1/2 | | includes 1/2" Pad | Z-Parier Siluer - I | ĸU | FIISL FI00I |
| 11 | 4 | 2-0 X 0-0 | | 2 - 10 | 0 - | 10 1/2 | | | | | FIISt FIUU |
| | 14 | 2-8 X 6-8 | | 2 - 10 | 6 - | 10 1/2 | | | | | Second Floor |
| | ENE | | RUCTION | | | ļ | | | | | |
|) EXTER | | ENSIONS ARE FROM THE | | | SIDE | | | | | | |
| uf SF INTER | | OUK FRUM FACE OF MAS ENSIONS ARE FROM THE | FACE OF STUD | UF MASUNRY. TO FACE OF STUD |). | | NA-1 | | | | |
| 20 MIN LIVINO | NUTE FIRE GAREAS. | DOOD DOUGH SELF CLOSIN | G HINGES BETW | ELN GARAGE AND | | | iviain F | loor I Floor | 680 SF 1325 SF | | |
| ALL E | ATERIUR R TO LOC | AL BUILDING CODES FOR | S INCLUDE A PA | U UNDER DOOR S KE ALARM LOCAT | ILL. IONS. | | Garage | 2 | 2005 SF 428 SF | | |
|) GARA) BASEI | GE WALL MENT CEI | S AND CEILING TO HAVE ILING TO BE COVERED B' | 5/8" TYPE X GYF Y A MIN. 1/2" GYF | P BOARD P BOARD FOR | | | Garage | 2 | 282 SF 710 SF | | |
| FIRE F | | IUN. MAX. 80 SQ FT UNC | UVERED IS ALLO | JWED. | | | Basem Basem | ent - Finished ent - Unfinished | 374 SF 308 SF | | |
| | | | | | | | Grand | total: 6 | 682 SF 3397 SF | | |
| | | | | | | | | | | | |
| E | STIM | ATED AREA - CI | EILING | ES | STIMA | TED | AREA | - 4" FLATWO | DRK | | |
| LE | VEL | CEILING TYP | PE AREA | | | | | CUBIC | ; | | |
| rst Flr V | Wall Hgt | Ceiling - Garage | 103 SF | | OCAT | ION | ARE | A YARDS | S | | |
| econd gt | Flr Wall | Ceiling - House | 1302 SF | Floo | or: Front | Porch | 46 SF | 0.6 CY | | | |
| | | | 1405 SF | Floo | or: Garaç | ge | 255 SF | - 3.1 CY | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | Ð | <u></u> | | | | | | | | |
| | | | • → • <u>M</u> a | ain Floor | | Ga | arage | | | | |
| | | | | 580 SF | × | 28 | 2 SF | | | | |
| | | <u>Garage</u> 428 SF | 2 - | : | | | | | | | |



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A6

| | | | | WIND | OW SCHEDULE | | |
|----|-----|--------------------|---------|----------|-------------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 2 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| D | 1 | 3642 SH | 3' - 0" | 3' - 6" | 7' - 0" | | First Floor |
| Н | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | First Floor |
| | | | | | | | I. |
| Α | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floo |
| В | 5 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| Н | 1 | 3060 SH | 2' - 6" | 5' - 0" | 7' - 0" | | Second Floor |

| | | | DOC | R SCHEDULE | - | |
|-----|-----|-------------------------------|----------------|-----------------|---|--------------|
| | | | ROUGH OPENINGS | | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | 1 | 1/ 0 x 7 0 Colld Danal | 1/1 0 | 1 1 1/0" | Quarkand Carona Door | Foundation |
| D4 | | 16-0 X 7-0 Solid Panel | 10 - 3 | 7 - 1 1/2 | Overnead Garage Door | Foundation |
| D5 | | 8-0 x 7-0 Soild Panel | 8 - 3 | /' - 1 1/2" | Overhead Garage Door | Foundation |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 2 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 4 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | | • | |
| D11 | 14 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.

3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.

4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

| FER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION. | |
|--|---|
| | _ |

| AREA SCHEDULE | | | | | |
|-----------------------|---------|--|--|--|--|
| NAME | SQ FT | | | | |
| | | | | | |
| Main Floor | 680 SF | | | | |
| Second Floor | 1325 SF | | | | |
| | 2005 SF | | | | |
| Garage | 428 SF | | | | |
| Garage | 282 SF | | | | |
| | 710 SF | | | | |
| Basement - Finished | 374 SF | | | | |
| Basement - Unfinished | 308 SF | | | | |
| | 682 SF | | | | |
| Grand total: 6 | 3397 SF | | | | |



SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS.
 THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS
 IN BASEMENT, ONLY INLCUDES FINISHED AREAS
 NO WASTE FACTOR HAS BEEN INCLUDED





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A7

NOT FOR CONSTRUCTION

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4 **TYPICAL WALL SECTION - 2-STORY** Scale: 1/2" = 1'-0"



8 Scale: 3/4" = 1'-0"











| 1220F | DATE: | |
|-------|----------|---|
| DATE: | 07-08-19 | |
| DATE: | | |
| | | - |

Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERA A. ALL C DIFFE REQU R CONT | AL NOTES: ONSTRUCTION AND MATERIALS SHALL RENT SPECIFICATIONS AND REQUIREN IREMENTS WILL SUPERSEDE THE IRC 3 | MEET OR EXCEED IRC 2 IENTS THAN WHAT IS LI 2015. SEE THE LOCAL BI | 2015. LOCAL BUILDING STED IN THE IRC 2015 UILDING DEPARTMEN | G CODES MAY HAVE 5, THESE LOCAL IT FOR CHANGES. | NC | | SECTION 314 SN R314.3 1. 2. | OKE ALARMS. SMOKE ALARMS SH. LOCATION IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEE |
|---|--|--|--|--|--|--|--------------------------------------|--|
| MEMB C. THE C D. ALL PI E. ALL M F. ALL E | ERS. ANY STRUCTURAL AND FRAMING WNER/CONTRACTOR IS RESPONSIBLE RODUCTS ARE TO BE INSTALLED PER T ECHANICAL, PLUMBING, AND ELECTRIC XTERIOR STAIRS ARE SHOWN FOR CON | MEMBERS NOT INDICA FOR PREVENTIVE MEA: HE MANUFACTURE'S RI AL SYSTEMS ARE TO B ICEPT, FINAL DESIGN D | TED ARE TO BE SIZE SURE OF THE BUILD U ECOMMENDATIONS. E DESIGNED BY OTHE ETERMINE ON SITE F | D BY OWNER/CONTR JP OF MOISTURE OF ERS. OR FINAL GRADE. | ACTOR. MOLD | | 3. 4. R314.3. 1. | ON EACH ADDITIONAL STORY OF SMOKE ALARMS SHALL BE INSTA CONTAINS A BATHTUB OR SHOW 1 SMOKE ALARMS SHALL NOT BE I IONIZATION SMOKE ALARMS SHA |
| G. THE F BEEN | OLLOWING CODE INFORMATIONS IS IN DRAWN TO PRESCIBE TO INDUSTRY ST | TENDED TO ASSIST AND ANDARDS. |) INFORM YOU THROU | UGH CONSTRUCTION | N. THIS PROJECT | HAS | AF 2. 3. | PLIANCE IONIZATION SMOKE ALARMS WIT PERMANENTLY INSTALLED APPL PHOTOELECTRIC SMOKE ALARM |
| CHAPTI A. BUILD INCLU AS PR B. TABLE | ER 3 (BUILDING PLANN ING AND STRUCTURES, AND ALL PARTS DING DEAD LOADS, LIVE LOADS, ROOF ESCRIBED BY THIS CODE (R301.1) | ING) 5 THEREOF, SHALL BE (LOADS, FLOOD LOADS, M THE CITY OF DES MO | CONSTRUCTED TO SA SNOW LOADS, WIND | AFELY SUPPORT ALL LOADS, AND SEISMI | LOADS, C LOADS | | CC SECTION R315 R315.2. 1. | OKING APPLIANCE. CARBON MONOXIDE ALARMS: SF ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE SHALL BE P CONTAINS A FUEL-FIRED APPLIA |
| GROUND SNOW LOAD SPEED (mph) 30 PSF 115 | WIND DESIGN SEISMIC TOPOGRAPHICSPECIAL WIND WIND-BORNE DESIGN EFFECTS REGION DEBRIS ZONE NONE NONE A | SUBJECT TO DA WEATHERING DEPTH SEVERE 42* | MAGE FROM WINT DESIL TERMITE TEM MODERATE -0 1 | ER UNDERLAYMENT P. REQUIRED | FLOOD AIR HAZARDS FREEZING INDEX MARCH 1984 1833 | MEAN ANNUAL TEMP 48.6 F | 2. SECTION 317 R317.1 | ATTACHED GARAGE WITH AN OP PROTECTION OF WOOD AND WO LOCATION REQUIRED. PROTECT LOCATIONS BY USE OF NATURAL THE SPECIES, PRODUCT, PRESE |
| C. MIN UNF | IMUM LIVE LOADS. (R301.5) IRC 2015 HABITABLE ATTIC WITH LIMITED STORA | GE 20 PSF | MINIMUM ROOF I ROOF TRUSS LIV | LIVE LOADS(R301.6)II /E LOAD(Lr) | RC 2015 20 PSF | | 1. 12 FC | WOOD JOIST OR BOTTOM OF A V TO THE EXPOSED GROUND IN CR UNDATION. |
| UNH HAE DEC GU/ ROC | HABITABLE ATTIC WITHOUT STORAGE BITABLE ATTIC AND SERVED WITH FIXE CKS AND EXTERIOR BALCONIES ARDRAIL AND HANDRAILS OM OTHER THAN SLEEPING ROOMS | 10 PSF D STAIRS 30 PSF 40 PSF 200 PSF 40 PSF | GROUND SNOW(FLAT ROOF SNO THERMAL CONDI TERRAIN EXPOS | Pg) W (Pf) ITION URE | 30 PSF 24 PSF Ct = 1.0 B | | 2. FF 3. SE | OM EXPOSED GROUND. SILLS AND SLEEPERS ON A CON PARATED FROM SUCH SLAB BY AN THE ENDS OF A WOOD GIRDER E |
| SLE STA <u>DE</u> FLI | EPING ROOMS NRS <u>FLECTION CRITERIA</u> OOR LIVE LOAD | 30 PSF 40 PSF L/480 | DURATION OF LC UNBALANCED AN ACCORDING TO A | DAD-SNOW ND SNOW DRIFT LOA ASCE/SEI 7-10 | 1.15 DING | | S. SL 6. WFATH | THE GROUND OR LESS THAN 2" I RFACES EXPOSED TO THE WEATH WOOD STRUCTURAL MEMBERS S FR SUCH AS CONCRETE SLAPS |
| FLI RO RO WA | OOR TOTAL LOAD IOF LIVE LOAD IOF TOTAL LOAD ILL | L/360 L/360 L/240 H/180 | WIND DESIGN ME EXPOSURE CATE DURATION OF LC | ETHOD: MWFRS. Egory Dad-wind | /C-C HYBRID ACS B 1.60 | E/SEI 7-10 | 7. OF THE R317.3. | WOOD FURRING STRIPS OR OTH CONCRETE WALLS BELOW GRADI FURRING STRIP. 1 FASTENERS OF PRESERVATIVE- |
| ALI TO D. DEAD | L BEAMS SUPPORTING FLOOR OR ROO BE DESIGNED WITH THE ABOVE DEFLE LOADS ADDITIONAL OR CHANGES TO P | F LOADS ARE ECTION CRITERIA MATERIAL NEEDS TO BE | ADJUSTED TO THE E | BELOW CALCULATIO | NS. | | AN THE CC | SHALL BE OF HOT-DIPPED, ZINC- D WEIGHTS FOR CONNECTORS IN NNECTOR MANUFACTURER'S REC |
| FLC CAF 3/8" | DOR-TOP CHORD RPET AND PAD CERAMIC TILE/ 1/2" BACKER BD. | 1.5 PSF 10 PSF 40 DSF | ROOFING-SHINGL 30 LBS. FELT | ES(220 LBS) 2 LAYE | R 4.40 PSF 0.30 PSF | | CHAPTER | 4 (FOUNDATIONS) |
| 3/4" SUE 1/2 | HARDWOOD FLOOR 3FLOOR-3/4" OSB OR COM-PLYWOOD FLOOR TRUSS/I-JOIST SYSTEM | 4.0 PSF 2.0 PSF 1.5 PSF | 1/2 ROOF TRUSS- CORRECTION FO | 2X4 R SLOPE (12/12) | 1.65 PSF 1.10 PSF 1.55 PSF | | SECTION 4 | 01.4 SOIL TEST: WHERE QUAI SHIFTING OR OTHER U ABLE R401.4.1 |
| | TOTAL WITH CARPET/PAD Total with Tile/Backer BD. Total with Hardwood Floor | 5.5 PSF 13.5 PSF 7.5 PSF | TOTAL <u>ROOF-BOTTOM C</u> 1/2 ROOF TRUSS- | HORDS 2X4 | 9.00 PSF | | | CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAI SILTY GRAVEL AND CLAYEY GR CLAYEY, SANDY, SLIGHTY CLAY |
| FLC 1/2 5/8" | D <mark>OR-BOTTOM CHORD</mark> FLOOR TRUSS/I-JOIST SYSTEM GYPBOARD | 1.5 PSF 2.8 PSF | 5/8" GYPBOARD MINIMUM FOR MIS 16" BATT/BLOWN | SC MECHANICAL/ELE | 2.8 PSF C. 1.5 PSF 1.60 PSF | | T | SILT, AND SANDY SILT CLAY |
| MIN | IMUM FOR MISC MECHANICAL/ELEC. | 0.7 PSF 5.0 PSF | TOTAL | | 7.00 PSF | | R402.2 | CONCRETE: FROM TABLE R40 -FOUNDATION CO |
| SECTION R3 | 03: LIGHT AND VENTILATION IN HABI WINDOWS. WINDOW GLAZING SH SHALL BE OPERABLE TO THE EX | TABLE ROOMS, PROVID IALL NOT BE LESS THAN TERIOR FOR NATURAL | DE NATURAL LIGHT AN N 8% OF THE FLOOR / VENTILATION. | ND VENTILATION WIT AREA OF EACH ROOI | H OPERABLE M. 1/2 THE REQUI | RED WINDOW AREA | | -GARAGE FLOOR -PORCHES, CARP -BASEMENT SLAB (CONCRETE SHA |
| K303 | - EXCEPTION: 1. BATHROOM AND WATER CL | OSET MAY BE VENTILA | F. IN AREA. TED WITH EXHAUST F | FANS AND ARTIFICIA | IL LIGHT. | | R403 | ALL FOOTING SHALL BE PL 16" WIDE X 8"DEEP FOR A 2 STC 2 CONTINUOUS HOPIZONTAL #4 |
| SECTION R3 R30 [,] | 04: THE MINIMUM AREA OF ANY HAB 4.2 THE MINIMUM LENGTH OR WIDTH | ITABLE ROOM SHALL N I OF ANY HABITABLE RO | OT BE LESS THAN 70 DOM SHALL NOT BE L | SQ. FEET, EXCEPT ESS THAN 7'-0" | KITCHEN. | | R403. | 6 ALL ANCHOR BOLTS SHALL BE / PER SILL PLATE WITH BOLTS SF THAN 12 INCHES FROM THE EN |
| SECTION R3 | 05: CEILING HEIGHT HABITABLE SP HAVE A CEILING HEIGHT OF NOT NOT I FSS THAN 6'-8" | ACE, HALLWAYS, AND P LESS THAN 7 FEET. BA | PORTION OF THE BAS THROOMS, TOILER R | EMENT CONTAINING OOM, AND LAUNDRY | THESE SPACES | SHALL IAVE A CEILING HGT OF | R404 | THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STR CONCRETE FOUNDATION V |
| | -EXCEPTION 1. FOR ROOMS WITH SLOPED THAN 5'-0" AND NOT LESS THAN | CEILING, THE REQUIREI 50% OF THE REQUIRED | D FLOOR AREA OF TH FLOOR AREA SHALL | IE ROOM SHALL HAV HAVE A CEILING OF | E A CEILING HEIG LESS THAN 7'-0" | GHT OF NOT LESS | R406 | SECTION IN THIS PLAN FOR SPE FOUNDATION WATERPROC EXCEPT WHERE REQUIRED IN S |
| | 2. THE CEILING ABOVE A BATH FOR ITS INTENDED PURPOSE. A LESS THAN 6'-8" ABOVE THE ARI | ROOM AND TOILET ROO SHOWER OR TUB EQUI EA OF NOT LESS THAN 3 | OM FIXTURES SHALL IPPED WITH A SHOWE 30"X30" AT THE SHOW | BE SUCH THAT THE ERHEAD SHALL HAVE /ERHEAD. | FIXTURE IS CAPA A CEILING HEIGI | BLE OF BEING USED HT OF NOT | R408 | SPACES AND FLOORS ABO UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BET |
| R305.1.1 BAS | 3. BEAMS, GIRDERS, DUCTS, C PROJECT TO WITHIN 6'-4" OF THE FIN SEMENT PORTION OF BASEMENT TH. -EXCEPTION 1. BEAMS, GIRDERS, DUCTS, C | IR OTHER OBSTRUCTIO ISH FLOOR. AT DO NOT CONTAIN HA IR OTHER OBSTRUCTIO | NS IN BASEMENT CO ABITABLE SPACE OR I NS IN BASEMENT CO | NTAINING HABITABL HALLWAYS SHALL H/ NTAINING HABITABL | E SPACE SHALL E AVE A CEILING HE E SPACE SHALL E | 3E PERMITTED TO SIGHT OF NOT LESS THAN 6'-8" BE PERMITTED TO | R408. | THROUGH THE FOUNDATION W FT OF AREA UNDER THE FL ACCESS THROUGH THE FLOOR |
| SECTION R3 | PROJECT TO WITHIN 6'-4" OF THE 07.1 TOILET, BATH AND SHOWER SPA | E FINISH FLOOR CES. FIXTURES SHALL | BE SPACED IN ACCOF | RDANCE WITH FIGUR | RE R307.1. | | CHAPTER | 5 (FLOORS) NG MATERIALS GRADES |
| | . MIN 15 FROM WALLO MIN 21" CLEARANCE IN 1 2. VANITY: MIN 21" CLEARANCE II | R TOB OR VANITY. FRONT OF TOILET N FRONT OF VANITY | | | | | A. K B. V C. V D. D | ALL STUDS: DOUGLA ALL STUDS: DOUGLA ALL PLATES: SPRUCE IMENSIONAL HEADERS: DOUGLA |
| SECTION R3 R308.4 | 08 GLAZING. EXCEPT AS INDICATED SHALL BE PROVIDED WITH A MAI GLASS AND THE SAFETY GLAZIN | N SECTION R308.1.1 E NUFACTURING'S DESIGI G STANDARD. | ACH PANE OF GLAZIN NATION SPECIFYING | NG INSTALLED IN HA WHO APPLIED DESIG | ZARDOUS LOCAT GNATION, DESIGN | ION DEFINED IN SECTION ATING THE TYPE OF | E. L F. S R502.4 | /L HEADERS: 2900 Fb/. TEEL ASTM SF JOIST UNDER PARALLEL BEARII |
| R308.4 | .2 GLAZING ADJACENT TO DOORS. A HAZARDOUS LOCATION WHER AND MEETS EITHER OF THE FOL 1. WHERE THE GLAZING IS WIT | GLAZING IN AN INDIVID E THE BOTTOM EXPOSE LOWING CONDITIONS: 'HIN 24 INCHES EITHER | UAL FIXED OR OPERA ED EDGE OF THE GLA SIDE OF THE DOOR I | ABLE PANEL ADJACE ZING IS LESS THAN N THE PLANE OF TH | NT TO A DOOR SI 60" ABOVE THE FI E DOOR IN A CLO | HALL BE CONSIDERED TO BE LOOR OR WALKING SURFACE SED POSITION. | R502.0 R502.0 | THE ENDS OF EACH JOIST, BEA METAL AND NOT LESS THAN 3 II NO CUTS, NOTCHES, AND HOLE MEMBERS, OR I-JOIST ARE PRO |
| | 2. WHERE THE GLAZING IS ON THE HINGE SIDE OF AN IN-SWING -EXCEPTION 1. DECORDATIVE CLASS | THE WALL PERPENDICU GING DOOR. | ULAR TO THE PLANE | OF THE DOOR IN A C | LOSED POSITION | I AND WITHIN 24" OF | R502.1 | OR DESIGN BY PROFESSIONAL. 1 WOOD TRUSSES SHALL BE DES INDIVIDUAL TRUSS DESIGN DRA SHOULD PE DEFED TO EOD HAN |
| | 2. WHERE THERE IS AN INTERVE 3. WHERE ACCESS THROUGH TH 4. GLAZING THAT IS ADJACENT | NING WALL OR OTHER HE DOOR IS TO A CLOSE TO A FIXED PANEL OF P | PERMANENT BARRIE ET OR STORAGE ARE, ATIO DOORS, | R BETWEEN DOOR A A 3 FEET OR LESS IN | ND THE GLAZING I DEPTH | i | R507.2 | EXTERIOR DECKS/DECK LEDGE THIS SECTION TABLE R507.2 AN |
| R308.4.3 | 3 GLAZING IN WINDOWS. GLAZING IN A 1. THE EXPOSED AREA OF AM IN 2. THE BOTTOM EDGE OF THE G | N INDIVIDUAL FIXED OR IDIVIDUAL PLAN IS LAR(LAZING IS LESS THAN 1 | OPERABLE PANEL TH GER THAN 9 SQUARE 8" ABOVE THE FLOOP | HAT MEETS ALL OF T FEET R | The following (| CONDITIONS. | CHAPTER | 6 (WALL CONSTRUC |
| | 3. THE TOP EDGE OF THE GLAZI 4. ONE OR MORE WALKING SUR -EXCEPTION | NG IS MORE THAN 36" A FACE ARE WITHIN 36", M | NBOVE THE FLOOR: A | ND FALLY AND IN A STR <i>i</i> | AIGHT LINE, OF TH | HE GLAZING | R602 R602 | AND HAVE DESIGN VALUES CE 3 REFER TO TABLE R602.3(1) TH |
| R308.4.5 | 2. WHERE HORIZONTAL RAIL IS II 5. GLAZING IN WET SURFACES. GLAZIN | NSTALLED. G IN WALLS, ENCLOSUF | RES OR FENCES CON | TAINING OR FACING | HOT TUBS, SPAS | , WHIRLPOOL, | R602 | THE ALLOWABLE SPANS OF G NOT EXCEED THE VALUES OF 8 FIRE BLOCKING SHALL BE PRO |
| R308.4.0 | LESS THAN 60" MEASURED VERTICAL 6 GLAZING ADJACENT TO STAIRS AND PLANE OF THE ADJACENT WALKING S -EXCEPTIONS | LY ABOVE THE STANDIN RAMPS.GLAZING WHER SURFACE OF THE STAIR | NG OR WALKING SUR E THE BOTTOM EDGE WAY, LANDING BETW | FACE E OF THE GLAZING IS ZEEN FLIGHTS OF ST | 5 LESS THAN 36" A AIRS AND RAMPS | ABOVE THE | R602 | AND TO FORM AN EFFECTIVE 10 WALL BRACING. BUILDING SHA USE CS-WSP BRACING METHC |
| SECTION R3 | EMERE RAILING IS INSTALLED EMERGENCY ESCAPE AND RESC | ON THE ACCESSIBLE S UE OPENING. BASEMEN | IDE OF THE GLAZING | 34" TO 38" ABOVE W S AND EVERY SLEEI | IALKING SURFAC | E. L HAVE AN | CHAPTER | |
| | EMERGENCY ESCAPE AND RESC -EXCEPTION. STORM SHELTERS AREA OF 200 SQUARE FEET | UE OPENING. ANDS BASEMENT USED | ONLY TO HOUSE ME | CHANICAL EQUIPME | NT NOT EXCEED | ING A TOTAL FLOOR | к/02. | R702.1(2), TABLE R702.1(3) AND R703.7.1 FOR SUPPORT AND SE THE FLAME SPREAD AND |
| R310.2.7 | 1 MINIMUM OPENING AREA: EMERGEN NET CLEAR AREA DIMENSIONS R HEIGHT OPENING SHALL NOT BE | CY AND ESCAPE OPENIN EQUIRED BY THIS SECT LESS THAN 24" AND TH | NG SHALL HAVE A NE FION SHALL BE OBTAI IE NET CLEAR WIDTH | T CLEAR OPENING O INED BY NORMAL OF SHALL NOT BE LESS | F NOT LESS THAI PERATION FROM T S THAN 20" | N 5.7 SQUARE FEET. THE THE INSIDE. THE NET CLEAR | R703. | GENERAL: EXTERIOR WALLS ENVELOPE SHALL INCLUDE FLA 1 WATER RESISTANCE THE EXTE |
| R310.2.2 R310.2.3 | 2 WINDOW SILL HEIGHT. WHERE THE W OF NOT MORE THEN 44" ABOVE 3 WINDOW WELLS: THE HORIZONT WINTH OF NOT LESS THAN AT T | THE FLOOR AL AREA OF THE WINDO | DW WELL SHALL NOT | BE LESS THAN 9 SQ | E OPENING, IT SH | ALL HAVE A SILL HEIGHT | R703. | ACCUMULATION OF WATER WIT AS REQUIRED IN SECTION R703 2 WIND RESISTANCE. WALL COVE |
| | OPENED. -EXCEPTION 1. THE LANDER OR STEDS SUMMED IN | PERMITTED TO ENCLOS | YW WELL SHALL ALLO | W INE EMERGENCY | LOUAPE AND KE | JUDE OFENING TO BE FULLY | R703.2 | ACCORDANCE WITH TABLE R30 WATER-RESISTIVE BARRIER. AF WALLS. SUCH MATERIAL SHALL |
| R310.2.3 SECTION 31 | 3.1 WINDOW WELLS WITH A VERTICA | AL STEP GREATER THAN | N 44" SHALL BE EQUIF | PPED WITH A PERMA | NENT LADDER NO | DT LESS THAN 12" WIDE | R703.5 | JOINT OCCUR, LAPPED NOT LES NOMINAL THICKNESS AND ATTA ACCORDANCE WITH TABLE R70 |
| R3 HE | 11.7.1 STAIRWAYS. STAIRWAY ARE TO IGHT. HANDRAILS SHOULD PROJECT M 11.7.5 HEADROOM. THE HEADROOM IN | BE NOT LESS THAN 36" ORE THAN 4 1/2" ON EIT THE STAIRWAY SHALL | WIDE IN CLEAR WIDT HER SIDE OF THE ST BE NOT LESS THAN 4' | H AT ALL POINTS AB AIRWAY. '-8" MEASURED VFR1 | OVE THE PERMIT | TED HANDRAIL IE SLOPED LINE | R703.4 | FLASHING. APPROVED CORROS WALL CAVITY OR PENETRA 1. EXTERIOR WINDOWS AND |
| R3 R3 R3 | ADJOINING THE TREAD NOSING OR F 11.7.3 VERTICAL RISE: A FLIGHT OF ST 11.7.5 THE MAXIMUM RISER IS 7 3/4" W 11.7.8 HANDRAILS SHALL BE ON NOT LE | ROM THE FLOOR SURF AIRS SHALL NOT HAVE ITH A MINIMUM RUN OF ESS THAN ONE SIDE OF | ACE OF THE LANDING A VERTICAL RISE LAF 10". EACH CONTINUES RI | GER THAN 12'-3" UN OF TREADS | | | | AT INTERSECTION OF CHIN SIDES UNDER STUCCO OPI UNDER AND AT ENDS OF M CONTINUOUSLY ABOVE AL WHERE EXTERIOR PORCHI |
| | | | | | | | | 6. A I WALL AND ROOF INTER |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

IANCE PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY. TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING ALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER.

ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.) WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL

SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|-----------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| Y, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET IE CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

EAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH

ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE ESS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | (ROOF-CEILING) |
|-----------------|--|
| SECTION R802.10 | .2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURI OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MIN | IIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION 3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. |
| R903.2.1 | LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. |

SECTION 905

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1 THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED

ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE PLY WITH ASTM D 226, D 1970, D 4869 AND D ED IN ACCORDANCE WITH TABLE R905.1.1(3) AVES CAUSING BACKUP OF WATER AS R SHALL CONSIST OF TWO LAYERS OF

ED IN PLACE OF NORMAL UNDERLAYMENT AND E BARRIER SHALL BE APPLIED NOT LESS THAN 36". HIS SECTION AND MANUFACTURE'S

UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR

CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS

CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS



| | STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPL |
|----------|---|
| | 6757SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHE |
| R905.1.2 | 2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EA |
| | DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER |
| | UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USE |
| | EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE |
| R905.2 | ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS |
| | INSTALLATION. |

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE

ABBR<u>EVIATIONS</u>

| ADJ | ADJUSTABLE |
|--------------------------|----------------------|
| AFF | ABOVE FINISHED FLOOR |
| AWN. | AWNING |
| BTM. | BOTTOM |
| BSMT. | BASEMENT |
| BTW. | BETWEEN |
| СА | CASEMENT |
| CANT. | CANTILEVER |
| CAB | CABINET |
| G | CENTERLINE |
| L CIG | CEILING |
| 0.0 | CASED OPENING |
| COI | COLUMN |
| CONC | CONCRETE |
| D | DRYFR |
| DF | DOUGLAS FIR |
| | DIAMETER |
| DN. | |
| DH | |
| | |
| F | FIYED |
| | |
| Г.U. Е/С | |
| ר/ט רוס | |
| FLK. ETC | |
| | |
| רטו <i>ג</i> וז. נוחט | |
| חטוג. חשוטות | |
| עשעח | |
| | |
| INSUL. | |
| 12 J2 | JACK STUD(S) |
| NC 121 | |
| V2 | |
| LSL | |
| | |
| LIN. MAX | |
| WAA. | |
| IVIIIN. | |
| | |
| U.H.U. | |
| | |
| PED. | PEDESTAL |
| N.1.3. | NUT TO SUALE |
| REF | |
| REU | |
| RU | |
| KIVI D/C | |
| K/S | RUD/SHELF |
| 2H | |
| 3.F. | |
| SLDK | |
| 3.P. | |
| SIL | |
| | |
| нг. т | |
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| יט דחדח | IEIVIPEKEU GLASS |
| | |
| UNEAU. | |
| VAN. | |
| VV \\// | WASHER |
| ۷۷/ ۱۰۰۰ L | |
| ٧٧.Π. | WAIEK NEALEK |
| | |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



Cover Page

DATE: DATE: DATE:

DATE:

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A(



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



| ESTIMATE | D AREA - V | VALL CLAE | DING |
|----------|------------|-----------|------|
| | | | |

| | MATERIAL | MATERIAL | MATERIAL |
|--------------------|----------|----------|-----------|
| MATERIAL TYPE | SF | % | ELEVATION |
| Lap Siding - 8" | 2400 SF | 100.0% | |
| | | | |
| 18" Board & Batten | 86 SF | 15.6% | Front |
| Lap Siding - 8" | 467 SF | 84.4% | Front |
| | | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.



Second Floor 10' - 3 7/8"



First Floor 0' - 0"



Foundation -1' - 2 1/8"













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| ISSUE D/ | ATE: | |
|----------|----------|--|
| DATE: | 07-05-19 | |
| DATE: | | |
| | | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1



ESTIMATED AREA - ROOF 1690 SF

SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED SURFACE OF THE ROOF.
1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY.
2. NO WASTE FACTOR HAS BEEN INCLUDED

| R | 00F P | LAN | LEGEN | ND |
|--------|------------|-------|----------|---------|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HG |
| | | | | |

| SYMBOL | PLATE HGT. | PIICH | OVERHANG | HEELHGI |
|--------|------------|---------|--------------|---------|
| ALL | 8'-1 1/8" | 6/12 | 1'-4" | 7" |
| | | | | |
| | | | | |
| | | | | |
| ALL R | AKE OVERHA | ANGS AR | E 12" UNLESS | NOTED |



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A2

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8" X 8'-0" POURED CONCRETE FOUNDATION WALL: A. VERTICAL STEEL (GRADE 60) : #6 @ 36" O.C. (OR #4 @ 16")

REFER TO IRC 2015 TABLE R404.1.2(3) AND TABLE R404.1.2(9). B. HORIZ. STEEL: #4 @ 1'-6", 4'-4", AND 7'-0" OFF FOOTING,

(SPLICING AS NECESSARY, MIN 15" OVERLAP).

FOOTING: SIZED BASED ON 2000 LBS PER SQUARE FOOT - REFER TO SITE SOIL CONDITION (2) #4 HORZ. RODS CONTINUOUS (SPLICING AS NECESSARY, MIN 15" OVERLAP)

 (\mathbf{F})

G

BELOW FROST

→ .

1' - 4"

(E)



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A5

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| | | | | WINE | OW SCHEDUL | E | |
|---------|-----------|-------------------------|----------------|--------------------------------|------------------|---|--------------|
| ID | QTY | ТҮРЕ | Rough Width | OPENINGS HEIGHT | HEADER HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | | | · | | | 1 |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor |
| | | | | | | | |
| | | | | DO | OR SCHEDULE | | |
| | | | | ROUG | H OPENINGS | _ | |
| ID | QTY | DOOR S | IZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| D11 | 1 | 2.0 | | 21 101 | (1 10 1/0) | | Deserve |
| ווע | | 2-8 X 0-8 | | 2 - 10 | 6 - 10 1/2 | | Basement |
| D82 | 1 | 16.0 v 7.0 Soild Pane | 1 | 16' - 3" | 7' - 1 1/2" | Overbead Garage Door | Foundation |
| 005 | 1 | | | 10 - 5 | 1 - 1 1/2 | Overhead Garage Dool | Toundation |
| D1 | 1 | 3-0 x 6-8 Entry | | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire | e-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 3 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | | I. | , | | l. |
| D11 | 13 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | Second Floor |
| | | | | | | | |
| | | | | | | | |
| 1) 5.77 | | | | | | AREA SCHEDULE | |
| I) EXIE | ERIOR DIM | ENSIONS ARE FROM THE | OUTSIDE OF S | HEATHING TO OUT OF MASONRY. | SIDE | NAME SQ FT | |
| | | | | | | | |

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND

LIVING AREAS. 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.

5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR

FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

ESTIMATED AREA - CEILING

| LUTIMA | | |
|--------|---------------------|------|
| LEVEL | CEILING TYPE | AREA |

| AREA SCHED | ULE |
|--------------------------|---------|
| NAME | SQ FT |
| | |
| Basement - Opt. Finished | 519 SF |
| Main Floor | 838 SF |
| Second Floor | 1300 SF |
| | 2657 SF |
| Basement - Unfinished | 328 SF |
| Garage | 401 SF |
| | 729 SF |
| Grand total: 5 | 3386 SF |

ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|--------|----------------|
| | | |
| Floor: Front Porch | 66 SF | 0.8 CY |
| Floor: Basement | 759 SF | 9.4 CY |
| Floor: Garage | 378 SF | 4.7 CY |

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED





3 First Floor Scale: 1/4" = 1'-0"



Main Floor

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| ID | QTY | TYPE | ROUGH (WIDTH | openings Height | HEADEF HEIGHT | R SPECIAL NO | OTES | Level |
|--|----------------------------|---|-----------------------------------|----------------------------------|------------------------------|--|-------------------------|------------------------------|
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | | Basement |
| A B | 1 4 | 3660-2 SH 3660 SH | 6' - 0" 3' - 0" | 5' - 0" 5' - 0" | 7' - 0" 7' - 0" | Meets Egress Meets Egress | | First Floor First Floor |
| A B | 1 | 3660-2 SH 3660 SH | 6' - 0" 3' - 0" | 5' - 0" 5' - 0" | 7' - 0" 7' - 0" | Meets Egress Meets Egress | | Second Floor Second Floor |
| | | | | DO | OR SCHEDU | LE | | |
| ID | QTY | DOOR S | IZE | ROUG | H OPENINGS | SPECIAL NO | OTES | Level |
|)11 | 1 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | Basement |
|)85 | 1 | 16-0 x 7-0 Soild Panel | | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | | Foundation |
|)1 | 1 | 3-0 x 6-8 Entry 2-8 x 6-8 - 20 MIN Fire | -Rated | 3' - 2 1/4" 2' - 10 1/4" | 6' - 10 3/4" 6' - 10 3/4" | Therma Tru RO + 3/4" Pad Therma Tru RO + 3/4" Pad | - Verify RO - Verify | First Floor First Floor |
|)3 | 1 | 6-0 x 6-10 Slider | | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Pane includes 1/2" Pad | l Slider - RO | First Floor |
|)11 | 3 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | First Floor |
|)11 | 13 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | Second Floor |
| C | GENE | RAL CONST | RUCTION | N NOTES | | AREA SCHED | ULE | |
| 1) EXTE OF SI | RIOR DIN | IENSIONS ARE FROM THE G OR FROM FACE OF MAS | OUTSIDE OF SI SONRY TO FACE | HEATHING TO OU OF MASONRY. | ITSIDE | NAME | SQ FT | _ |
| 2) INTER 3) 20 MI | RIOR DIM NUTE FIR | ENSIONS ARE FROM THE RE DOOR W/ SELF CLOSIN | FACE OF STUD G HINGES BETW | TO FACE OF STU VEEN GARAGE AN | D. ID | Basement - Opt. Finished | 519 | SF |
| 4) ALL E | G AREAS | R Door Rough opening | S INCLUDE A PA | D UNDER DOOR S | SILL. | Second Floor | 1300 | SF SF |
| 5) REFE 6) GAR/ | R TO LOC AGE WALL | CAL BUILDING CODES FOR LS AND CEILING TO HAVE | R SPECIFIC SMC 5/8" TYPE X GYI |)KE ALARM LOCA P BOARD | HONS. | Basement - Unfinished | 328 | SF SF |
| 7) BASE FIRE | MENT CE PROTECI | EILING TO BE COVERED B' TION. MAX. 80 SQ FT UNC | Y A MIN. 1/2" GY OVERED IS ALL | P BOARD FOR OWED. | | Garage | 401 | SF SF |
| | | | | | | Crowd total, F | 2202 | |
| REFER 1 | ESTIN | RAMING PLANS FOR BUILI | DING LOAD PAT | H INFORMATION. | | Grand total: 5 | | 5+ |
| SOUARE F 1. THE AR 2. IN BASI 3. NO WAY | CO THE FI ESTIN EVEL | RAMING PLANS FOR BUILI MATED AREA - C CEILING IS TAKEN FROM THE INSIDE (CEILING STAKEN FROM THE INSIDE (SALL AREA UNDER ALL INTERIOR WA INLCUDES FINISHED AREAS HAS BEEN INCLUDED | DING LOAD PAT | H INFORMATION. | | Grand total: 5 | | 5+ |
| SOUARE F 1. THE AR 2. IN BASI 3. NO WAS | OTAGE OF C EVEL | RAMING PLANS FOR BUILI | DING LOAD PAT | H INFORMATION. | | Grand total: 5 | | 5- |
| SQUARE F 1. THE AR 2. IN BASI 3. NO WAS | O THE FI | RAMING PLANS FOR BUILT | DING LOAD PAT | A | | Grand total: 5 | | 5+ |
| SOUARE F 1. THE AR 2. IN BASS 3. NO WAS | CO THE FI ESTIN EVEL | RAMING PLANS FOR BUILI MATED AREA - C CEILING TYI CEILING TYI CEILING STAKEN FROM THE INSIDE (SALL AREA UNDER ALL INTERIOR WA INLCUDES FINISHED AREAS HAS BEEN INCLUDED | EILING EILING PE ARE/ | A | | Grand total: 5 | | 5+ |
| REFER 1 | O THE FI | RAMING PLANS FOR BUILT | EILING EILING PE ARE/ | A | | Grand total: 5 | | 5+ |
| SOUARE F 1. THE AR 2. IN BASS 3. NO WAS | O THE FI | RAMING PLANS FOR BUILT | EILING EILING PE ARE/ | A | | Grand total: 5 | | 5 |
| REFER T | O THE FI | RAMING PLANS FOR BUILT | EILING EILING PE ARE/ | A | | Grand total: 5 | | SF |
| SQUARE F 1. THE AR 2. IN BASI 3. NO WAS | OOTAGE OF CO EVEL | RAMING PLANS FOR BUILT | EILING PE ARE/ | A | | Grand total: 5 | | SF |
| SOUARE F 1. THE AR 2. IN BASS 3. NO WAS | O THE FI | RAMING PLANS FOR BUILT | EILING EILING PE ARE/ | A . | | Grand total: 5 | | SF |





3 Second Floor Scale: 1/4" = 1'-0"



Second Floor

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A7

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4 TYPICAL WALL SECTION - 2-STORY Scale: 1/2" = 1'-0"


8 Scale: 3/4" = 1'-0"











Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1



| GENERA A. ALL C DIFFE REQU R CONT | AL NOTES: ONSTRUCTION AND MATERIALS SHALL RENT SPECIFICATIONS AND REQUIREN IREMENTS WILL SUPERSEDE THE IRC 3 | MEET OR EXCEED IRC 2 IENTS THAN WHAT IS LI 2015. SEE THE LOCAL BI | 2015. LOCAL BUILDING STED IN THE IRC 2015 UILDING DEPARTMEN | G CODES MAY HAVE 5, THESE LOCAL IT FOR CHANGES. | NC | | SECTION 314 SN R314.3 1. 2. | OKE ALARMS. SMOKE ALARMS SH. LOCATION IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEE |
|---|--|--|--|--|--|--|--------------------------------------|--|
| MEMB C. THE C D. ALL PI E. ALL M F. ALL E | ERS. ANY STRUCTURAL AND FRAMING WNER/CONTRACTOR IS RESPONSIBLE RODUCTS ARE TO BE INSTALLED PER T ECHANICAL, PLUMBING, AND ELECTRIC XTERIOR STAIRS ARE SHOWN FOR CON | MEMBERS NOT INDICA FOR PREVENTIVE MEA: HE MANUFACTURE'S RI AL SYSTEMS ARE TO B ICEPT, FINAL DESIGN D | TED ARE TO BE SIZE SURE OF THE BUILD U ECOMMENDATIONS. E DESIGNED BY OTHE ETERMINE ON SITE F | D BY OWNER/CONTR JP OF MOISTURE OF ERS. OR FINAL GRADE. | ACTOR. MOLD | | 3. 4. R314.3. 1. | ON EACH ADDITIONAL STORY OF SMOKE ALARMS SHALL BE INSTA CONTAINS A BATHTUB OR SHOW 1 SMOKE ALARMS SHALL NOT BE I IONIZATION SMOKE ALARMS SHA |
| G. THE F BEEN | OLLOWING CODE INFORMATIONS IS IN DRAWN TO PRESCIBE TO INDUSTRY ST | TENDED TO ASSIST AND ANDARDS. |) INFORM YOU THROU | UGH CONSTRUCTION | N. THIS PROJECT | HAS | AF 2. 3. | PLIANCE IONIZATION SMOKE ALARMS WIT PERMANENTLY INSTALLED APPL PHOTOELECTRIC SMOKE ALARM |
| CHAPTI A. BUILD INCLU AS PR B. TABLE | ER 3 (BUILDING PLANN ING AND STRUCTURES, AND ALL PARTS DING DEAD LOADS, LIVE LOADS, ROOF ESCRIBED BY THIS CODE (R301.1) | ING) 5 THEREOF, SHALL BE (LOADS, FLOOD LOADS, M THE CITY OF DES MO | CONSTRUCTED TO SA SNOW LOADS, WIND | AFELY SUPPORT ALL LOADS, AND SEISMI | LOADS, C LOADS | | CC SECTION R315 R315.2. 1. | OKING APPLIANCE. CARBON MONOXIDE ALARMS: SF ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE SHALL BE P CONTAINS A FUEL-FIRED APPLIA |
| GROUND SNOW LOAD SPEED (mph) 30 PSF 115 | WIND DESIGN SEISMIC TOPOGRAPHICSPECIAL WIND WIND-BORNE DESIGN EFFECTS REGION DEBRIS ZONE NONE NONE A | SUBJECT TO DA WEATHERING DEPTH SEVERE 42* | MAGE FROM WINT DESIL TERMITE TEM MODERATE -0 1 | ER UNDERLAYMENT P. REQUIRED | FLOOD AIR HAZARDS FREEZING INDEX MARCH 1984 1833 | MEAN ANNUAL TEMP 48.6 F | 2. SECTION 317 R317.1 | ATTACHED GARAGE WITH AN OP PROTECTION OF WOOD AND WO LOCATION REQUIRED. PROTECT LOCATIONS BY USE OF NATURAL THE SPECIES, PRODUCT, PRESE |
| C. MIN UNF | IMUM LIVE LOADS. (R301.5) IRC 2015 HABITABLE ATTIC WITH LIMITED STORA | GE 20 PSF | MINIMUM ROOF I ROOF TRUSS LIV | LIVE LOADS(R301.6)II /E LOAD(Lr) | RC 2015 20 PSF | | 1. 12 FC | WOOD JOIST OR BOTTOM OF A V TO THE EXPOSED GROUND IN CR UNDATION. |
| UNH HAE DEC GU/ ROC | HABITABLE ATTIC WITHOUT STORAGE BITABLE ATTIC AND SERVED WITH FIXE CKS AND EXTERIOR BALCONIES ARDRAIL AND HANDRAILS OM OTHER THAN SLEEPING ROOMS | 10 PSF D STAIRS 30 PSF 40 PSF 200 PSF 40 PSF | GROUND SNOW(FLAT ROOF SNO THERMAL CONDI TERRAIN EXPOS | Pg) W (Pf) ITION URE | 30 PSF 24 PSF Ct = 1.0 B | | 2. FF 3. SE | OM EXPOSED GROUND. SILLS AND SLEEPERS ON A CON PARATED FROM SUCH SLAB BY AN THE ENDS OF A WOOD GIRDER E |
| SLE STA <u>DE</u> FLI | EPING ROOMS NRS <u>FLECTION CRITERIA</u> OOR LIVE LOAD | 30 PSF 40 PSF L/480 | DURATION OF LC UNBALANCED AN ACCORDING TO A | DAD-SNOW ND SNOW DRIFT LOA ASCE/SEI 7-10 | 1.15 DING | | S. SL 6. WFATH | THE GROUND OR LESS THAN 2" I RFACES EXPOSED TO THE WEATH WOOD STRUCTURAL MEMBERS S FR SUCH AS CONCRETE SLAPS |
| FLI RO RO WA | OOR TOTAL LOAD IOF LIVE LOAD IOF TOTAL LOAD ILL | L/360 L/360 L/240 H/180 | WIND DESIGN ME EXPOSURE CATE DURATION OF LC | ETHOD: MWFRS. Egory Dad-wind | /C-C HYBRID ACS B 1.60 | E/SEI 7-10 | 7. OF THE R317.3. | WOOD FURRING STRIPS OR OTH CONCRETE WALLS BELOW GRADI FURRING STRIP. 1 FASTENERS OF PRESERVATIVE- |
| ALI TO D. DEAD | L BEAMS SUPPORTING FLOOR OR ROO BE DESIGNED WITH THE ABOVE DEFLE LOADS ADDITIONAL OR CHANGES TO P | F LOADS ARE ECTION CRITERIA MATERIAL NEEDS TO BE | ADJUSTED TO THE E | BELOW CALCULATIO | NS. | | AN THE CC | SHALL BE OF HOT-DIPPED, ZINC- D WEIGHTS FOR CONNECTORS IN NNECTOR MANUFACTURER'S REC |
| FLC CAF 3/8" | DOR-TOP CHORD RPET AND PAD CERAMIC TILE/ 1/2" BACKER BD. | 1.5 PSF 10 PSF 40 DSF | ROOFING-SHINGL 30 LBS. FELT | LES(220 LBS) 2 LAYE | R 4.40 PSF 0.30 PSF | | CHAPTER | 4 (FOUNDATIONS) |
| 3/4" SUE 1/2 | HARDWOOD FLOOR 3FLOOR-3/4" OSB OR COM-PLYWOOD FLOOR TRUSS/I-JOIST SYSTEM | 4.0 PSF 2.0 PSF 1.5 PSF | 1/2 ROOF TRUSS- CORRECTION FO | 2X4 R SLOPE (12/12) | 1.65 PSF 1.10 PSF 1.55 PSF | | SECTION 4 | 01.4 SOIL TEST: WHERE QUAI SHIFTING OR OTHER U ABLE R401.4.1 |
| | TOTAL WITH CARPET/PAD Total with Tile/Backer BD. Total with Hardwood Floor | 5.5 PSF 13.5 PSF 7.5 PSF | TOTAL <u>ROOF-BOTTOM C</u> 1/2 ROOF TRUSS- | HORDS 2X4 | 9.00 PSF | | | CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAI SILTY GRAVEL AND CLAYEY GR CLAYEY, SANDY, SLIGHTY CLAY |
| FLC 1/2 5/8" | D <mark>OR-BOTTOM CHORD</mark> FLOOR TRUSS/I-JOIST SYSTEM GYPBOARD | 1.5 PSF 2.8 PSF | 5/8" GYPBOARD MINIMUM FOR MIS 16" BATT/BLOWN | SC MECHANICAL/ELE | 2.8 PSF C. 1.5 PSF 1.60 PSF | | T | SILT, AND SANDY SILT CLAY |
| MIN | IMUM FOR MISC MECHANICAL/ELEC. | 0.7 PSF 5.0 PSF | TOTAL | | 7.00 PSF | | R402.2 | CONCRETE: FROM TABLE R40 -FOUNDATION CO |
| SECTION R3 | 03: LIGHT AND VENTILATION IN HABI WINDOWS. WINDOW GLAZING SH SHALL BE OPERABLE TO THE EX | TABLE ROOMS, PROVID IALL NOT BE LESS THAN TERIOR FOR NATURAL | DE NATURAL LIGHT AN N 8% OF THE FLOOR / VENTILATION. | ND VENTILATION WIT AREA OF EACH ROOI | H OPERABLE M. 1/2 THE REQUI | RED WINDOW AREA | | -GARAGE FLOOR -PORCHES, CARP -BASEMENT SLAB (CONCRETE SHA |
| K303 | - EXCEPTION: 1. BATHROOM AND WATER CL | OSET MAY BE VENTILA | F. IN AREA. TED WITH EXHAUST F | ANS AND ARTIFICIA | IL LIGHT. | | R403 | ALL FOOTING SHALL BE PL 16" WIDE X 8"DEEP FOR A 2 STC 2 CONTINUOUS HOPIZONTAL #4 |
| SECTION R3 R30 [,] | 04: THE MINIMUM AREA OF ANY HAB 4.2 THE MINIMUM LENGTH OR WIDTH | ITABLE ROOM SHALL N I OF ANY HABITABLE RO | OT BE LESS THAN 70 DOM SHALL NOT BE L | SQ. FEET, EXCEPT ESS THAN 7'-0" | KITCHEN. | | R403. | 6 ALL ANCHOR BOLTS SHALL BE / PER SILL PLATE WITH BOLTS SF THAN 12 INCHES FROM THE EN |
| SECTION R3 | 05: CEILING HEIGHT HABITABLE SP HAVE A CEILING HEIGHT OF NOT NOT I FSS THAN 6'-8" | ACE, HALLWAYS, AND P LESS THAN 7 FEET. BA | PORTION OF THE BAS THROOMS, TOILER R | EMENT CONTAINING OOM, AND LAUNDRY | THESE SPACES | SHALL IAVE A CEILING HGT OF | R404 | THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STR CONCRETE FOUNDATION V |
| | -EXCEPTION 1. FOR ROOMS WITH SLOPED THAN 5'-0" AND NOT LESS THAN | CEILING, THE REQUIREI 50% OF THE REQUIRED | D FLOOR AREA OF TH FLOOR AREA SHALL | IE ROOM SHALL HAV HAVE A CEILING OF | E A CEILING HEIG LESS THAN 7'-0" | GHT OF NOT LESS | R406 | SECTION IN THIS PLAN FOR SPE FOUNDATION WATERPROC EXCEPT WHERE REQUIRED IN S |
| | 2. THE CEILING ABOVE A BATH FOR ITS INTENDED PURPOSE. A LESS THAN 6'-8" ABOVE THE ARI | ROOM AND TOILET ROO SHOWER OR TUB EQUI EA OF NOT LESS THAN 3 | OM FIXTURES SHALL IPPED WITH A SHOWE 30"X30" AT THE SHOW | BE SUCH THAT THE ERHEAD SHALL HAVE /ERHEAD. | FIXTURE IS CAPA A CEILING HEIGI | BLE OF BEING USED HT OF NOT | R408 | SPACES AND FLOORS ABO UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BET |
| R305.1.1 BAS | 3. BEAMS, GIRDERS, DUCTS, C PROJECT TO WITHIN 6'-4" OF THE FIN SEMENT PORTION OF BASEMENT TH. -EXCEPTION 1. BEAMS, GIRDERS, DUCTS, C | IR OTHER OBSTRUCTIO ISH FLOOR. AT DO NOT CONTAIN HA IR OTHER OBSTRUCTIO | NS IN BASEMENT CO ABITABLE SPACE OR I NS IN BASEMENT CO | NTAINING HABITABL HALLWAYS SHALL H/ NTAINING HABITABL | E SPACE SHALL E AVE A CEILING HE E SPACE SHALL E | 3E PERMITTED TO SIGHT OF NOT LESS THAN 6'-8" BE PERMITTED TO | R408. | THROUGH THE FOUNDATION W FT OF AREA UNDER THE FL ACCESS THROUGH THE FLOOR |
| SECTION R3 | PROJECT TO WITHIN 6'-4" OF THE 07.1 TOILET, BATH AND SHOWER SPA | E FINISH FLOOR CES. FIXTURES SHALL | BE SPACED IN ACCOF | RDANCE WITH FIGUR | RE R307.1. | | CHAPTER | 5 (FLOORS) NG MATERIALS GRADES |
| | . MIN 15 FROM WALLO MIN 21" CLEARANCE IN 1 2. VANITY: MIN 21" CLEARANCE II | R TOB OR VANITY. FRONT OF TOILET N FRONT OF VANITY | | | | | A. K B. V C. V D. D | ALL STUDS: DOUGLA ALL STUDS: DOUGLA ALL PLATES: SPRUCE IMENSIONAL HEADERS: DOUGLA |
| SECTION R3 R308.4 | 08 GLAZING. EXCEPT AS INDICATED SHALL BE PROVIDED WITH A MAI GLASS AND THE SAFETY GLAZIN | N SECTION R308.1.1 E NUFACTURING'S DESIGI G STANDARD. | ACH PANE OF GLAZIN NATION SPECIFYING | NG INSTALLED IN HA WHO APPLIED DESIG | ZARDOUS LOCAT GNATION, DESIGN | ION DEFINED IN SECTION ATING THE TYPE OF | E. L F. S R502.4 | /L HEADERS: 2900 Fb/. TEEL ASTM SF JOIST UNDER PARALLEL BEARII |
| R308.4 | .2 GLAZING ADJACENT TO DOORS. A HAZARDOUS LOCATION WHER AND MEETS EITHER OF THE FOL 1. WHERE THE GLAZING IS WIT | GLAZING IN AN INDIVID E THE BOTTOM EXPOSE LOWING CONDITIONS: 'HIN 24 INCHES EITHER | UAL FIXED OR OPERA ED EDGE OF THE GLA SIDE OF THE DOOR I | ABLE PANEL ADJACE ZING IS LESS THAN N THE PLANE OF TH | NT TO A DOOR SI 60" ABOVE THE FI E DOOR IN A CLO | HALL BE CONSIDERED TO BE LOOR OR WALKING SURFACE SED POSITION. | R502.0 R502.0 | THE ENDS OF EACH JOIST, BEA METAL AND NOT LESS THAN 3 II NO CUTS, NOTCHES, AND HOLE MEMBERS, OR I-JOIST ARE PRO |
| | 2. WHERE THE GLAZING IS ON THE HINGE SIDE OF AN IN-SWING -EXCEPTION 1. DECORDATIVE CLASS | THE WALL PERPENDICU GING DOOR. | ULAR TO THE PLANE | OF THE DOOR IN A C | LOSED POSITION | I AND WITHIN 24" OF | R502.1 | OR DESIGN BY PROFESSIONAL. 1 WOOD TRUSSES SHALL BE DES INDIVIDUAL TRUSS DESIGN DRA SHOULD PE DEFED TO EOD HAN |
| | 2. WHERE THERE IS AN INTERVE 3. WHERE ACCESS THROUGH TH 4. GLAZING THAT IS ADJACENT | NING WALL OR OTHER HE DOOR IS TO A CLOSE TO A FIXED PANEL OF P | PERMANENT BARRIE ET OR STORAGE ARE, ATIO DOORS, | R BETWEEN DOOR A A 3 FEET OR LESS IN | ND THE GLAZING I DEPTH | i | R507.2 | EXTERIOR DECKS/DECK LEDGE THIS SECTION TABLE R507.2 AN |
| R308.4.3 | 3 GLAZING IN WINDOWS. GLAZING IN A 1. THE EXPOSED AREA OF AM IN 2. THE BOTTOM EDGE OF THE G | N INDIVIDUAL FIXED OR IDIVIDUAL PLAN IS LAR(LAZING IS LESS THAN 1 | OPERABLE PANEL TH GER THAN 9 SQUARE 8" ABOVE THE FLOOP | HAT MEETS ALL OF T FEET R | The following (| CONDITIONS. | CHAPTER | 6 (WALL CONSTRUC |
| | 3. THE TOP EDGE OF THE GLAZI 4. ONE OR MORE WALKING SUR -EXCEPTION | NG IS MORE THAN 36" A FACE ARE WITHIN 36", M | NBOVE THE FLOOR: A | ND FALLY AND IN A STR <i>i</i> | AIGHT LINE, OF TH | HE GLAZING | R602 R602 | AND HAVE DESIGN VALUES CE 3 REFER TO TABLE R602.3(1) TH |
| R308.4.5 | 2. WHERE HORIZONTAL RAIL IS II 5. GLAZING IN WET SURFACES. GLAZIN | NSTALLED. G IN WALLS, ENCLOSUF | RES OR FENCES CON | TAINING OR FACING | HOT TUBS, SPAS | , WHIRLPOOL, | R602 | THE ALLOWABLE SPANS OF G NOT EXCEED THE VALUES OF FIRE BLOCKING SHALL BE PRO |
| R308.4.0 | LESS THAN 60" MEASURED VERTICAL 6 GLAZING ADJACENT TO STAIRS AND PLANE OF THE ADJACENT WALKING S -EXCEPTIONS | LY ABOVE THE STANDIN RAMPS.GLAZING WHER SURFACE OF THE STAIR | NG OR WALKING SUR E THE BOTTOM EDGE WAY, LANDING BETW | FACE E OF THE GLAZING IS ZEEN FLIGHTS OF ST | 5 LESS THAN 36" A AIRS AND RAMPS | ABOVE THE | R602 | AND TO FORM AN EFFECTIVE 10 WALL BRACING. BUILDING SHA USE CS-WSP BRACING METHC |
| SECTION R3 | EMERE RAILING IS INSTALLED EMERGENCY ESCAPE AND RESC | ON THE ACCESSIBLE S UE OPENING. BASEMEN | IDE OF THE GLAZING | 34" TO 38" ABOVE W S AND EVERY SLEEI | IALKING SURFAC | E. L HAVE AN | CHAPTER | |
| | EMERGENCY ESCAPE AND RESC -EXCEPTION. STORM SHELTERS AREA OF 200 SQUARE FEET | UE OPENING. ANDS BASEMENT USED | ONLY TO HOUSE ME | CHANICAL EQUIPME | NT NOT EXCEED | ING A TOTAL FLOOR | к/02. | R702.1(2), TABLE R702.1(3) AND R703.7.1 FOR SUPPORT AND SE THE FLAME SPREAD AND |
| R310.2.7 | 1 MINIMUM OPENING AREA: EMERGEN NET CLEAR AREA DIMENSIONS R HEIGHT OPENING SHALL NOT BE | CY AND ESCAPE OPENIN EQUIRED BY THIS SECT LESS THAN 24" AND TH | NG SHALL HAVE A NE FION SHALL BE OBTAI IE NET CLEAR WIDTH | T CLEAR OPENING O INED BY NORMAL OF SHALL NOT BE LESS | F NOT LESS THAI PERATION FROM T S THAN 20" | N 5.7 SQUARE FEET. THE THE INSIDE. THE NET CLEAR | R703. | GENERAL: EXTERIOR WALLS ENVELOPE SHALL INCLUDE FLA 1 WATER RESISTANCE THE EXTE |
| R310.2.2 R310.2.3 | 2 WINDOW SILL HEIGHT. WHERE THE W OF NOT MORE THEN 44" ABOVE 3 WINDOW WELLS: THE HORIZONT WIDTH OF NOT LESS THAN AT T | THE FLOOR AL AREA OF THE WINDO | DW WELL SHALL NOT | BE LESS THAN 9 SQ | E OPENING, IT SH | ALL HAVE A SILL HEIGHT | R703. | ACCUMULATION OF WATER WIT AS REQUIRED IN SECTION R703 2 WIND RESISTANCE. WALL COVE |
| | OPENED. -EXCEPTION 1. THE LANDER OR STEDS SUMMED IN | PERMITTED TO ENCLOS | YW WELL SHALL ALLO | W INE EMERGENCY | LOUAPE AND RE | JUDE OFENING TO BE FULLY | R703.2 | ACCORDANCE WITH TABLE R30 WATER-RESISTIVE BARRIER. AF WALLS. SUCH MATERIAL SHALL |
| R310.2.3 SECTION 31 | 3.1 WINDOW WELLS WITH A VERTICA | AL STEP GREATER THAN | N 44" SHALL BE EQUIF | PPED WITH A PERMA | NENT LADDER NO | DT LESS THAN 12" WIDE | R703.5 | JOINT OCCUR, LAPPED NOT LES NOMINAL THICKNESS AND ATTA ACCORDANCE WITH TABLE R70 |
| R3 HE | 11.7.1 STAIRWAYS. STAIRWAY ARE TO IGHT. HANDRAILS SHOULD PROJECT M 11.7.5 HEADROOM. THE HEADROOM IN | BE NOT LESS THAN 36" ORE THAN 4 1/2" ON EIT THE STAIRWAY SHALL | WIDE IN CLEAR WIDT HER SIDE OF THE ST BE NOT LESS THAN 4' | H AT ALL POINTS AB AIRWAY. '-8" MEASURED VFR1 | OVE THE PERMIT | TED HANDRAIL IE SLOPED LINE | R703.4 | FLASHING. APPROVED CORROS WALL CAVITY OR PENETRA 1. EXTERIOR WINDOWS AND |
| R3 R3 R3 | ADJOINING THE TREAD NOSING OR F 11.7.3 VERTICAL RISE: A FLIGHT OF ST 11.7.5 THE MAXIMUM RISER IS 7 3/4" W 11.7.8 HANDRAILS SHALL BE ON NOT LE | ROM THE FLOOR SURF AIRS SHALL NOT HAVE ITH A MINIMUM RUN OF ESS THAN ONE SIDE OF | ACE OF THE LANDING A VERTICAL RISE LAF 10". EACH CONTINUES RI | GER THAN 12'-3" UN OF TREADS | | | | AT INTERSECTION OF CHIN SIDES UNDER STUCCO OPI UNDER AND AT ENDS OF M CONTINUOUSLY ABOVE AL WHERE EXTERIOR PORCHI |
| | | | | | | | | 6. A I WALL AND ROOF INTER |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

ANCF PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY. TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR

ERVATIVE AND END USE. WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER.

ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS. WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL

SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|-----------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| Y, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR

APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF

RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS. WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR.

R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI

ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS.

MASONRY, WOOD OR METAL COPINGS AND SILLS. L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | 8 (ROOF-CEILING) |
|----------------|--|
| SECTION R802.1 | 0.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MI | INIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" 2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION 3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING |
| | IN EINIDER |
| CHAPTER | 9 (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. |
| R903.2. | 1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. |
| SECTION 905 | |
| R905.1 | ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF |

THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF

UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES CHAPTER 15 EXHAUST SYSTEMS

CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR CHAPTER 18 CHIMNEYS AND VENTS

CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS CHAPTER 24 FUEL GAS

CHAPTER 25-33 PLUMBING RELATED ITEMS CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

ABOVE FINISHED FLOOR

ADJUSTABLE

ADJ

AFF

| AWN. | AWNING |
|-------------|-------------------------|
| BTM. | BOTTOM |
| BSMT. | BASEMENT |
| BTW. | BETWEEN |
| СА | CASEMENT |
| CANT. | CANTILEVER |
| CAB | CABINET |
| G | CENTERLINE |
| Ч СІС | |
| C 0 | |
| C.U. | |
| COLC | |
| CUNC. | |
| D | |
| DF | DUUGLAS FIK |
| DIA. | DIAMETER |
| DN | DOWN |
| DH | DOUBLE HUNG |
| DW | DISHWASHER |
| F | FIXED |
| F.D. | FLOOR DRAIN |
| F/G | FIBERGLASS |
| FLR. | FLOOR |
| FTG. | FOOTING |
| FURN. | FURNACE |
| HDR. | HEADER |
| HDWD | HARDWOOD |
| HH | HEADER HEIGHT |
| INSUL. | INSULATION |
| JS | JACK STUD(S) |
| JST. | JOIST |
| KS | KING STUD(S) |
| LSL | LAMINATED STRAND LUMBER |
| LVL | LAMINATED VENEER LUMBER |
| LIN. | LINEN |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| 0/C | ON CENTER |
| O.H.D. | OVERHEAD DOOR |
| OPNG | OPFNING |
| PFD | PEDESTAL |
| NTS | NOT TO SCALE |
| RFF | REFRIGERATOR |
| REO | REFILIERD |
| RO | ROUGH OPENING |
| RM | |
| R/S | ROD/SHELE |
| сн СН | |
| S F | |
| | |
| SD | |
| Э.Г. СТІ | |
| SVD | |
| | |
| т. Т | |
| TC | TEMDEDED OLACO |
| טו חדחד | ILIVIFERED GLASS |
| | |
| UNEAU. | |
| VAN. | |
| VV VV/ | WASHEK |
| W/ | WITH |
| W.H. | WATER HEATER |
| | |

and a second sec



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



Cover Page

DATE: DATE: DATE:

DATE:

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A(



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





PROJECT ID: PDS 4452

| ISSUE | DATE: | | |
|----------------|-------|------|------|
| DATE | 07-0 | 5-19 | |
| DATE. | | | |
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Elevations

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A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

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| | MATERIAL | MATERIAL | MATERIAL |
|-------------------------------|----------|----------|-----------|
| MATERIAL TYPE | SF | % | ELEVATION |
| Lap Siding - 8" | 2400 SF | 100.0% | |
| | | | |
| Lap Siding - 8" | 341 SF | 65.0% | Front |
| Shake Material - Staggered | 163 SF | 31.0% | Front |
| Stone Veneer | 21 SF | 3.9% | Front |
| | | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Second Flr Wall Hgt 18' - 5"



First Flr Wall Hgt 9' - 1 1/8"









ESTIMATED AREA - ROOF 1683 SF

- SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED

SURFACE OF THE ROOF. 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY. 2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | | |
|------------------|------------|-------|----------|---------|--|--|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HG | | | |
| A I I | 0111/01 | (11) | 11.4 | 7" | | | |

| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT | | |
|---|------------|-------|----------|----------|--|--|
| ALL | 8'-1 1/8" | 6/12 | 1'-4" | 7" | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| ALL RAKE OVERHANGS ARE 12" UNLESS NOTED | | | | | | |
| | | | | | | |



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8" X 8'-0" POURED CONCRETE FOUNDATION WALL: A. VERTICAL STEEL (GRADE 60) : #6 @ 36" O.C. (OR #4 @ 16")

REFER TO IRC 2015 TABLE R404.1.2(3) AND TABLE R404.1.2(9). B. HORIZ. STEEL: #4 @ 1'-6", 4'-4", AND 7'-0" OFF FOOTING,

(SPLICING AS NECESSARY, MIN 15" OVERLAP).

FOOTING: SIZED BASED ON 2000 LBS PER SQUARE FOOT - REFER TO SITE SOIL CONDITION (2) #4 HORZ. RODS CONTINUOUS (SPLICING AS NECESSARY, MIN 15" OVERLAP)

 (\mathbf{F})

G

BELOW FROST

→ .

1' - 4"

(E)



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A5

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| | WINDOW SCHEDULE | | | | | | | |
|-----|-----------------|-------------------------|----------------|--------------------|------------------|---|--------------|--|
| ID | QTY | ТҮРЕ | ROUGH WIDTH | OPENINGS HEIGHT | HEADER HEIGHT | SPECIAL NOTES | Level | |
| | | | | | | | | |
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement | |
| | · | | | | | | | |
| Α | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor | |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor | |
| | | | | | | | | |
| A | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor | |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | Second Floor | |
| | DOOR SCHEDULE | | | | | | | |
| | | | | ROUGH OPENINGS | | | | |
| ID | QTY | DOOR S | SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level | |
| D11 | 1 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | Basement | |
| | _ | - | | | | | | |
| D4 | 1 | 16-0 x 7-0 Soild Pane | <u> </u> | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation | |
| | 1 | 1 | | | | | | |
| D1 | 1 | 3-0 x 6-8 Entry | | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor | |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire | e-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor | |
| D3 | 1 | 6-0 x 6-10 Slider | | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor | |
| D11 | 3 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | First Floor | |
| | | - | | | | | | |
| D11 | 13 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | Second Floor | |
| | | | | | | | | |
| | GENE | RAL CONST | RUCTION | N NOTES | | AREA SCHEDULE |] | |

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSID OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND

LIVING AREAS. 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.

5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD

 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | | |
|--------------------------|---------------------|------|--|--|--|
| LEVEL | CEILING TYPE | AREA | | | |

| AREA SCHEDULE | | | | |
|--------------------------|---------|--|--|--|
| NAME SQ FT | | | | |
| Basement - Opt. Finished | 519 SF | | | |
| Main Floor | 838 SF | | | |
| Second Floor | 1300 SF | | | |
| | 2657 SF | | | |
| Basement - Unfinished | 328 SF | | | |
| Garage | 401 SF | | | |
| | 729 SF | | | |
| Grand total: 5 | 3386 SF | | | |

ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|--------|----------------|
| | | |
| Floor: Front Porch | 66 SF | 0.8 CY |
| Floor: Basement | 759 SF | 9.4 CY |
| Floor: Garage | 378 SF | 4.7 CY |

SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS.
1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS
2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS
3. NO WASTE FACTOR HAS BEEN INCLUDED





3 First Floor Scale: 1/4" = 1'-0"



Main Floor

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20' - 4 1/2" 38' - 0"

| ID | QTY | ТҮРЕ | ROUGH (WIDTH | openings Height | E HEADER HEIGHT | २ Г | SPECIAL NO | TES | Level |
|---|---------------|--|--|----------------------------------|------------------------------|---------------|--|-------------------------|----------------------------|
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | | Meets Egress | | Basement |
| A B | 1 | 3660-2 SH 3660 SH | 6' - 0" 3' - 0" | 5' - 0" 5' - 0" | 7' - 0" 7' - 0" | | Meets Egress Meets Egress | | First Floor First Floor |
| A | 1 | 3660-2 SH 3660 SH | 6' - 0" 3' - 0" | 5' - 0" 5' - 0" | 7' - 0" 7' - 0" | | Meets Egress Meets Egress | | Second Floor |
| | | | | | / U | | | | |
| | | | | DC | | | | | |
| ID | QTY | DOOR S | IZE | WIDTH | H OPENINGS H HEIGH | , T | SPECIAL NO | TES | Level |
| 011 | 1 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | | Basement |
|)4 | 1 | 16-0 x 7-0 Soild Panel | | 16' - 3" | 7' - 1 1/2" | C | Overhead Garage Door | | Foundation |
|)1)2 | 1 | 3-0 x 6-8 Entry 2-8 x 6-8 - 20 MIN Fire | e-Rated | 3' - 2 1/4" 2' - 10 1/4" | 6' - 10 3/4" 6' - 10 3/4" | T | herma Tru RO + 3/4" Pad - herma Tru RO + 3/4" Pad - | · Verify RO · Verify | First Floor First Floor |
|)3 | 1 | 6-0 x 6-10 Slider | | 6' - 0" | 6' - 10 1/2" | V ir | Vindsor - ND Pro - 2-Panel ncludes 1/2" Pad | Slider - RO | First Floor |
| 011 | 3 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | | First Floor |
|)11 | 13 | 2-8 x 6-8 | | 2' - 10" | 6' - 10 1/2" | | | | Second Floor |
| (| GENE | ERAL CONST | RUCTION | N NOTES | ; | | AREA SCHEDU | JLE | |
| 1) EXTE OF S | RIOR DIN | MENSIONS ARE FROM THE G OR FROM FACE OF MAS | OUTSIDE OF S ONRY TO FACE | HEATHING TO OL OF MASONRY. | JTSIDE | | NAME | SQ FT | _ |
| 2) INTE 3) 20 MI | RIOR DIM | ENSIONS ARE FROM THE RE DOOR W/ SELF CLOSIN | FACE OF STUD G HINGES BETW | TO FACE OF STU /EEN GARAGE AN | JD. ND | Baser | ment - Opt. Finished | 519 5 | iF |
| 4) ALL E | EXTERIOR | R DOOR ROUGH OPENING: | S INCLUDE A PA | D UNDER DOOR | SILL. | Secor | nd Floor | 1300 S | SF SF |
| 6) GAR/7) BASE | AGE WALI | LS AND CEILING TO HAVE | 5/8" TYPE X GYI Y A MIN, 1/2" GY | P BOARD P BOARD FOR | THONS. | Baser | ment - Unfinished | 328 S 401 S | 5F |
| FIRE | PROTECT | TION. MAX. 80 SQ FT UNC | OVERED IS ALL | OWED. | | Grand | d total: 5 | 729 S | iF iF |
| - SQUARE F 1. THE AR 2. IN BASI 3. NO WA | ESTIN EVEL | ATED AREA - C CEILING IS TAKEN FROM THE INSIDE C S ALL AREA UNDER ALL INTERIOR WA INCLUDES FINISHED AREAS HAS BEEN INCLUDED | EILING PE ARE/ | | | | | | |
| - SOUARE F 1. THE AR 2. IN BASI 3. NO WA | ESTIN EVEL | AATED AREA - C CEILING IS TAKEN FROM THE INSIDE C S ALL AREA UNDER ALL INTERIOR WA INLOUGES FINISHED AREAS HAS BEEN INCLUDED | EILING PE ARE/ DF EXTERIOR WALLS. | | | | | | |
| - SOUARE F 1. THE AR 2. IN BASI 3. NO WA | ESTIN EVEL | AATED AREA - C CEILING IS TAKEN FROM THE INSIDE O SALL AREA UNDER ALL INTERIOR WA INCLUDES FINISHED AREAS HAS BEEN INCLUDED | EILING PE ARE/ DF EXTERIOR WALLS. LLS | | | | | | |





3 Second Floor Scale: 1/4" = 1'-0"



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4 TYPICAL WALL SECTION - 2-STORY Scale: 1/2" = 1'-0"



Scale: 3/4" = 1'-0"











Flooring

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erved.



| GENERA A. ALL C DIFFE REQU R CONT | AL NOTES: ONSTRUCTION AND MATERIALS SHALL RENT SPECIFICATIONS AND REQUIREN IREMENTS WILL SUPERSEDE THE IRC 3 | MEET OR EXCEED IRC 2 IENTS THAN WHAT IS LI 2015. SEE THE LOCAL BI | 2015. LOCAL BUILDING STED IN THE IRC 2015 UILDING DEPARTMEN | G CODES MAY HAVE 5, THESE LOCAL IT FOR CHANGES. | NC | | SECTION 314 SN R314.3 1. 2. | OKE ALARMS. SMOKE ALARMS SH. LOCATION IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEE |
|---|--|--|--|--|--|--|--------------------------------------|--|
| MEMB C. THE C D. ALL PI E. ALL M F. ALL E | ERS. ANY STRUCTURAL AND FRAMING WNER/CONTRACTOR IS RESPONSIBLE RODUCTS ARE TO BE INSTALLED PER T ECHANICAL, PLUMBING, AND ELECTRIC XTERIOR STAIRS ARE SHOWN FOR CON | MEMBERS NOT INDICA FOR PREVENTIVE MEA: HE MANUFACTURE'S RI AL SYSTEMS ARE TO B ICEPT, FINAL DESIGN D | TED ARE TO BE SIZE SURE OF THE BUILD U ECOMMENDATIONS. E DESIGNED BY OTHE ETERMINE ON SITE F | D BY OWNER/CONTR JP OF MOISTURE OF ERS. OR FINAL GRADE. | ACTOR. MOLD | | 3. 4. R314.3. 1. | ON EACH ADDITIONAL STORY OF SMOKE ALARMS SHALL BE INSTA CONTAINS A BATHTUB OR SHOW 1 SMOKE ALARMS SHALL NOT BE I IONIZATION SMOKE ALARMS SHA |
| G. THE F BEEN | OLLOWING CODE INFORMATIONS IS IN DRAWN TO PRESCIBE TO INDUSTRY ST | TENDED TO ASSIST AND ANDARDS. |) INFORM YOU THRO | UGH CONSTRUCTION | N. THIS PROJECT | HAS | AF 2. 3. | PLIANCE IONIZATION SMOKE ALARMS WIT PERMANENTLY INSTALLED APPL PHOTOELECTRIC SMOKE ALARM |
| CHAPTI A. BUILD INCLU AS PR B. TABLE | ER 3 (BUILDING PLANN ING AND STRUCTURES, AND ALL PARTS DING DEAD LOADS, LIVE LOADS, ROOF ESCRIBED BY THIS CODE (R301.1) | ING) 5 THEREOF, SHALL BE (LOADS, FLOOD LOADS, M THE CITY OF DES MO | CONSTRUCTED TO SA SNOW LOADS, WIND | AFELY SUPPORT ALL LOADS, AND SEISMI | LOADS, C LOADS | | CC SECTION R315 R315.2. 1. | OKING APPLIANCE. CARBON MONOXIDE ALARMS: SF ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE SHALL BE P CONTAINS A FUEL-FIRED APPLIA |
| GROUND SNOW LOAD SPEED (mph) 30 PSF 115 | WIND DESIGN SEISMIC TOPOGRAPHICSPECIAL WIND WIND-BORNE DESIGN EFFECTS REGION DEBRIS ZONE NONE NONE A | SUBJECT TO DA WEATHERING DEPTH SEVERE 42* | MAGE FROM WINT DESIL TERMITE TEM MODERATE -0 1 | ER UNDERLAYMENT P. REQUIRED | FLOOD AIR HAZARDS FREEZING INDEX MARCH 1984 1833 | MEAN ANNUAL TEMP 48.6 F | 2. SECTION 317 R317.1 | ATTACHED GARAGE WITH AN OP PROTECTION OF WOOD AND WO LOCATION REQUIRED. PROTECT LOCATIONS BY USE OF NATURAL THE SPECIES, PRODUCT, PRESE |
| C. MIN UNF | IMUM LIVE LOADS. (R301.5) IRC 2015 HABITABLE ATTIC WITH LIMITED STORA | GE 20 PSF | MINIMUM ROOF I ROOF TRUSS LIV | LIVE LOADS(R301.6)II /E LOAD(Lr) | RC 2015 20 PSF | | 1. 12 FC | WOOD JOIST OR BOTTOM OF A V TO THE EXPOSED GROUND IN CR UNDATION. |
| UNH HAE DEC GU/ ROC | HABITABLE ATTIC WITHOUT STORAGE BITABLE ATTIC AND SERVED WITH FIXE CKS AND EXTERIOR BALCONIES ARDRAIL AND HANDRAILS OM OTHER THAN SLEEPING ROOMS | 10 PSF D STAIRS 30 PSF 40 PSF 200 PSF 40 PSF | GROUND SNOW(FLAT ROOF SNO THERMAL CONDI TERRAIN EXPOS | Pg) W (Pf) ITION URE | 30 PSF 24 PSF Ct = 1.0 B | | 2. FF 3. SE | OM EXPOSED GROUND. SILLS AND SLEEPERS ON A CON PARATED FROM SUCH SLAB BY AN THE ENDS OF A WOOD GIRDER E |
| SLE STA <u>DE</u> FLI | EPING ROOMS NRS <u>FLECTION CRITERIA</u> OOR LIVE LOAD | 30 PSF 40 PSF L/480 | DURATION OF LC UNBALANCED AN ACCORDING TO A | DAD-SNOW ND SNOW DRIFT LOA ASCE/SEI 7-10 | 1.15 DING | | S. SL 6. WFATH | THE GROUND OR LESS THAN 2" I RFACES EXPOSED TO THE WEATH WOOD STRUCTURAL MEMBERS S FR SUCH AS CONCRETE SLAPS |
| FLI RO RO WA | OOR TOTAL LOAD IOF LIVE LOAD IOF TOTAL LOAD ILL | L/360 L/360 L/240 H/180 | WIND DESIGN ME EXPOSURE CATE DURATION OF LC | ETHOD: MWFRS. Egory Dad-wind | /C-C HYBRID ACS B 1.60 | E/SEI 7-10 | 7. OF THE R317.3. | WOOD FURRING STRIPS OR OTH CONCRETE WALLS BELOW GRADI FURRING STRIP. 1 FASTENERS OF PRESERVATIVE- |
| ALI TO D. DEAD | L BEAMS SUPPORTING FLOOR OR ROO BE DESIGNED WITH THE ABOVE DEFLE LOADS ADDITIONAL OR CHANGES TO P | F LOADS ARE ECTION CRITERIA MATERIAL NEEDS TO BE | ADJUSTED TO THE E | BELOW CALCULATIO | NS. | | AN THE CC | SHALL BE OF HOT-DIPPED, ZINC- D WEIGHTS FOR CONNECTORS IN NNECTOR MANUFACTURER'S REC |
| FLC CAF 3/8" | DOR-TOP CHORD RPET AND PAD CERAMIC TILE/ 1/2" BACKER BD. | 1.5 PSF 10 PSF 40 DSF | ROOFING-SHINGL 30 LBS. FELT | LES(220 LBS) 2 LAYE | R 4.40 PSF 0.30 PSF | | CHAPTER | 4 (FOUNDATIONS) |
| 3/4" SUE 1/2 | HARDWOOD FLOOR 3FLOOR-3/4" OSB OR COM-PLYWOOD FLOOR TRUSS/I-JOIST SYSTEM | 4.0 PSF 2.0 PSF 1.5 PSF | 1/2 ROOF TRUSS- CORRECTION FO | 2X4 R SLOPE (12/12) | 1.65 PSF 1.10 PSF 1.55 PSF | | SECTION 4 | 01.4 SOIL TEST: WHERE QUAI SHIFTING OR OTHER U ABLE R401.4.1 |
| | TOTAL WITH CARPET/PAD Total with Tile/Backer BD. Total with Hardwood Floor | 5.5 PSF 13.5 PSF 7.5 PSF | TOTAL <u>ROOF-BOTTOM C</u> 1/2 ROOF TRUSS- | HORDS 2X4 | 9.00 PSF | | | CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAI SILTY GRAVEL AND CLAYEY GR CLAYEY, SANDY, SLIGHTY CLAY |
| FLC 1/2 5/8" | D <mark>OR-BOTTOM CHORD</mark> FLOOR TRUSS/I-JOIST SYSTEM GYPBOARD | 1.5 PSF 2.8 PSF | 5/8" GYPBOARD MINIMUM FOR MIS 16" BATT/BLOWN | SC MECHANICAL/ELE | 2.8 PSF C. 1.5 PSF 1.60 PSF | | T | SILT, AND SANDY SILT CLAY |
| MIN | IMUM FOR MISC MECHANICAL/ELEC. | 0.7 PSF 5.0 PSF | TOTAL | | 7.00 PSF | | R402.2 | CONCRETE: FROM TABLE R40 -FOUNDATION CO |
| SECTION R3 | 03: LIGHT AND VENTILATION IN HABI WINDOWS. WINDOW GLAZING SH SHALL BE OPERABLE TO THE EX | TABLE ROOMS, PROVID IALL NOT BE LESS THAN TERIOR FOR NATURAL | DE NATURAL LIGHT AN N 8% OF THE FLOOR / VENTILATION. | ND VENTILATION WIT AREA OF EACH ROOI | H OPERABLE M. 1/2 THE REQUI | RED WINDOW AREA | | -GARAGE FLOOR -PORCHES, CARP -BASEMENT SLAB (CONCRETE SHA |
| K303 | - EXCEPTION: 1. BATHROOM AND WATER CL | OSET MAY BE VENTILA | F. IN AREA. TED WITH EXHAUST F | FANS AND ARTIFICIA | IL LIGHT. | | R403 | ALL FOOTING SHALL BE PL 16" WIDE X 8"DEEP FOR A 2 STC 2 CONTINUOUS HOPIZONTAL #4 |
| SECTION R3 R30 [,] | 04: THE MINIMUM AREA OF ANY HAB 4.2 THE MINIMUM LENGTH OR WIDTH | ITABLE ROOM SHALL N I OF ANY HABITABLE RO | OT BE LESS THAN 70 DOM SHALL NOT BE L | SQ. FEET, EXCEPT ESS THAN 7'-0" | KITCHEN. | | R403. | 6 ALL ANCHOR BOLTS SHALL BE / PER SILL PLATE WITH BOLTS SF THAN 12 INCHES FROM THE EN |
| SECTION R3 | 05: CEILING HEIGHT HABITABLE SP HAVE A CEILING HEIGHT OF NOT NOT I FSS THAN 6'-8" | ACE, HALLWAYS, AND P LESS THAN 7 FEET. BA | PORTION OF THE BAS THROOMS, TOILER R | EMENT CONTAINING OOM, AND LAUNDRY | THESE SPACES | SHALL IAVE A CEILING HGT OF | R404 | THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STR CONCRETE FOUNDATION V |
| | -EXCEPTION 1. FOR ROOMS WITH SLOPED THAN 5'-0" AND NOT LESS THAN | CEILING, THE REQUIREI 50% OF THE REQUIRED | D FLOOR AREA OF TH FLOOR AREA SHALL | IE ROOM SHALL HAV HAVE A CEILING OF | E A CEILING HEIG LESS THAN 7'-0" | GHT OF NOT LESS | R406 | SECTION IN THIS PLAN FOR SPE FOUNDATION WATERPROC EXCEPT WHERE REQUIRED IN S |
| | 2. THE CEILING ABOVE A BATH FOR ITS INTENDED PURPOSE. A LESS THAN 6'-8" ABOVE THE ARI | ROOM AND TOILET ROO SHOWER OR TUB EQUI EA OF NOT LESS THAN 3 | OM FIXTURES SHALL IPPED WITH A SHOWE 30"X30" AT THE SHOW | BE SUCH THAT THE ERHEAD SHALL HAVE /ERHEAD. | FIXTURE IS CAPA A CEILING HEIGI | BLE OF BEING USED HT OF NOT | R408 | SPACES AND FLOORS ABO UNDER FLOOR SPACE THE UNDER-FLOOR SPACE BET |
| R305.1.1 BAS | 3. BEAMS, GIRDERS, DUCTS, C PROJECT TO WITHIN 6'-4" OF THE FIN SEMENT PORTION OF BASEMENT TH. -EXCEPTION 1. BEAMS, GIRDERS, DUCTS, C | IR OTHER OBSTRUCTIO ISH FLOOR. AT DO NOT CONTAIN HA IR OTHER OBSTRUCTIO | NS IN BASEMENT CO ABITABLE SPACE OR I NS IN BASEMENT CO | NTAINING HABITABL HALLWAYS SHALL H/ NTAINING HABITABL | E SPACE SHALL E AVE A CEILING HE E SPACE SHALL E | 3E PERMITTED TO SIGHT OF NOT LESS THAN 6'-8" BE PERMITTED TO | R408. | THROUGH THE FOUNDATION W FT OF AREA UNDER THE FL ACCESS THROUGH THE FLOOR |
| SECTION R3 | PROJECT TO WITHIN 6'-4" OF THE 07.1 TOILET, BATH AND SHOWER SPA | E FINISH FLOOR CES. FIXTURES SHALL | BE SPACED IN ACCOF | RDANCE WITH FIGUR | RE R307.1. | | CHAPTER | 5 (FLOORS) NG MATERIALS GRADES |
| | . MIN 15 FROM WALLO MIN 21" CLEARANCE IN 1 2. VANITY: MIN 21" CLEARANCE II | R TOB OR VANITY. FRONT OF TOILET N FRONT OF VANITY | | | | | A. K B. V C. V D. D | ALL STUDS: DOUGLA ALL STUDS: DOUGLA ALL PLATES: SPRUCE IMENSIONAL HEADERS: DOUGLA |
| SECTION R3 R308.4 | 08 GLAZING. EXCEPT AS INDICATED SHALL BE PROVIDED WITH A MAI GLASS AND THE SAFETY GLAZIN | N SECTION R308.1.1 E NUFACTURING'S DESIGI G STANDARD. | ACH PANE OF GLAZIN NATION SPECIFYING | NG INSTALLED IN HA WHO APPLIED DESIG | ZARDOUS LOCAT GNATION, DESIGN | ION DEFINED IN SECTION ATING THE TYPE OF | E. L F. S R502.4 | /L HEADERS: 2900 Fb/. TEEL ASTM SF JOIST UNDER PARALLEL BEARII |
| R308.4 | .2 GLAZING ADJACENT TO DOORS. A HAZARDOUS LOCATION WHER AND MEETS EITHER OF THE FOL 1. WHERE THE GLAZING IS WIT | GLAZING IN AN INDIVID E THE BOTTOM EXPOSE LOWING CONDITIONS: 'HIN 24 INCHES EITHER | UAL FIXED OR OPERA ED EDGE OF THE GLA SIDE OF THE DOOR I | ABLE PANEL ADJACE ZING IS LESS THAN N THE PLANE OF TH | NT TO A DOOR SI 60" ABOVE THE FI E DOOR IN A CLO | HALL BE CONSIDERED TO BE LOOR OR WALKING SURFACE SED POSITION. | R502.0 R502.0 | THE ENDS OF EACH JOIST, BEA METAL AND NOT LESS THAN 3 II NO CUTS, NOTCHES, AND HOLE MEMBERS, OR I-JOIST ARE PRO |
| | 2. WHERE THE GLAZING IS ON THE HINGE SIDE OF AN IN-SWING -EXCEPTION 1. DECORDATIVE CLASS | THE WALL PERPENDICU GING DOOR. | ULAR TO THE PLANE | OF THE DOOR IN A C | LOSED POSITION | I AND WITHIN 24" OF | R502.1 | OR DESIGN BY PROFESSIONAL. 1 WOOD TRUSSES SHALL BE DES INDIVIDUAL TRUSS DESIGN DRA SHOULD PE DEFED TO EOD HAN |
| | 2. WHERE THERE IS AN INTERVE 3. WHERE ACCESS THROUGH TH 4. GLAZING THAT IS ADJACENT | NING WALL OR OTHER HE DOOR IS TO A CLOSE TO A FIXED PANEL OF P | PERMANENT BARRIE ET OR STORAGE ARE, ATIO DOORS, | R BETWEEN DOOR A A 3 FEET OR LESS IN | ND THE GLAZING I DEPTH | i | R507.2 | EXTERIOR DECKS/DECK LEDGE THIS SECTION TABLE R507.2 AN |
| R308.4.3 | 3 GLAZING IN WINDOWS. GLAZING IN A 1. THE EXPOSED AREA OF AM IN 2. THE BOTTOM EDGE OF THE G | N INDIVIDUAL FIXED OR IDIVIDUAL PLAN IS LAR(LAZING IS LESS THAN 1 | OPERABLE PANEL TH GER THAN 9 SQUARE 8" ABOVE THE FLOOP | HAT MEETS ALL OF T FEET R | The following (| CONDITIONS. | CHAPTER | 6 (WALL CONSTRUC |
| | 3. THE TOP EDGE OF THE GLAZI 4. ONE OR MORE WALKING SUR -EXCEPTION | NG IS MORE THAN 36" A FACE ARE WITHIN 36", M | NBOVE THE FLOOR: A | ND FALLY AND IN A STR <i>i</i> | AIGHT LINE, OF TH | HE GLAZING | R602 R602 | AND HAVE DESIGN VALUES CE 3 REFER TO TABLE R602.3(1) TH |
| R308.4.5 | 2. WHERE HORIZONTAL RAIL IS II 5. GLAZING IN WET SURFACES. GLAZIN | NSTALLED. G IN WALLS, ENCLOSUF | RES OR FENCES CON | TAINING OR FACING | HOT TUBS, SPAS | , WHIRLPOOL, | R602 | THE ALLOWABLE SPANS OF G NOT EXCEED THE VALUES OF FIRE BLOCKING SHALL BE PRO |
| R308.4.0 | LESS THAN 60" MEASURED VERTICAL 6 GLAZING ADJACENT TO STAIRS AND PLANE OF THE ADJACENT WALKING S -EXCEPTIONS | LY ABOVE THE STANDIN RAMPS.GLAZING WHER SURFACE OF THE STAIR | NG OR WALKING SUR E THE BOTTOM EDGE WAY, LANDING BETW | FACE E OF THE GLAZING IS ZEEN FLIGHTS OF ST | 5 LESS THAN 36" A AIRS AND RAMPS | ABOVE THE | R602 | AND TO FORM AN EFFECTIVE 10 WALL BRACING. BUILDING SHA USE CS-WSP BRACING METHC |
| SECTION R3 | EMERE RAILING IS INSTALLED EMERGENCY ESCAPE AND RESC | ON THE ACCESSIBLE S UE OPENING. BASEMEN | IDE OF THE GLAZING | 34" TO 38" ABOVE W S AND EVERY SLEEI | IALKING SURFAC | E. L HAVE AN | CHAPTER | |
| | EMERGENCY ESCAPE AND RESC -EXCEPTION. STORM SHELTERS AREA OF 200 SQUARE FEET | UE OPENING. ANDS BASEMENT USED | ONLY TO HOUSE ME | CHANICAL EQUIPME | NT NOT EXCEED | ING A TOTAL FLOOR | к/02. | R702.1(2), TABLE R702.1(3) AND R703.7.1 FOR SUPPORT AND SE THE FLAME SPREAD AND |
| R310.2.7 | 1 MINIMUM OPENING AREA: EMERGEN NET CLEAR AREA DIMENSIONS R HEIGHT OPENING SHALL NOT BE | CY AND ESCAPE OPENIN EQUIRED BY THIS SECT LESS THAN 24" AND TH | NG SHALL HAVE A NE FION SHALL BE OBTAI IE NET CLEAR WIDTH | T CLEAR OPENING O INED BY NORMAL OF SHALL NOT BE LESS | F NOT LESS THAI PERATION FROM T S THAN 20" | N 5.7 SQUARE FEET. THE THE INSIDE. THE NET CLEAR | R703. | GENERAL: EXTERIOR WALLS ENVELOPE SHALL INCLUDE FLA 1 WATER RESISTANCE THE EXTE |
| R310.2.2 R310.2.3 | 2 WINDOW SILL HEIGHT. WHERE THE W OF NOT MORE THEN 44" ABOVE 3 WINDOW WELLS: THE HORIZONT WINTH OF NOT LESS THAN AT T | THE FLOOR AL AREA OF THE WINDO | DW WELL SHALL NOT | BE LESS THAN 9 SQ | E OPENING, IT SH | ALL HAVE A SILL HEIGHT | R703. | ACCUMULATION OF WATER WIT AS REQUIRED IN SECTION R703 2 WIND RESISTANCE. WALL COVE |
| | OPENED. -EXCEPTION 1. THE LANDER OR STEDS SUMMED IN | PERMITTED TO ENCLOS | YW WELL SHALL ALLO | W INE EMERGENCY | LOUAPE AND KE | JUDE OFENING TO BE FULLY | R703.2 | ACCORDANCE WITH TABLE R30 WATER-RESISTIVE BARRIER. AF WALLS. SUCH MATERIAL SHALL |
| R310.2.3 SECTION 31 | 3.1 WINDOW WELLS WITH A VERTICA | AL STEP GREATER THAN | N 44" SHALL BE EQUIF | PPED WITH A PERMA | NENT LADDER NO | DT LESS THAN 12" WIDE | R703.5 | JOINT OCCUR, LAPPED NOT LES NOMINAL THICKNESS AND ATTA ACCORDANCE WITH TABLE R70 |
| R3 HE | 11.7.1 STAIRWAYS. STAIRWAY ARE TO IGHT. HANDRAILS SHOULD PROJECT M 11.7.5 HEADROOM. THE HEADROOM IN | BE NOT LESS THAN 36" ORE THAN 4 1/2" ON EIT THE STAIRWAY SHALL | WIDE IN CLEAR WIDT HER SIDE OF THE ST BE NOT LESS THAN 4' | H AT ALL POINTS AB AIRWAY. '-8" MEASURED VFR1 | OVE THE PERMIT | TED HANDRAIL IE SLOPED LINE | R703.4 | FLASHING. APPROVED CORROS WALL CAVITY OR PENETRA 1. EXTERIOR WINDOWS AND |
| R3 R3 R3 | ADJOINING THE TREAD NOSING OR F 11.7.3 VERTICAL RISE: A FLIGHT OF ST 11.7.5 THE MAXIMUM RISER IS 7 3/4" W 11.7.8 HANDRAILS SHALL BE ON NOT LE | ROM THE FLOOR SURF AIRS SHALL NOT HAVE ITH A MINIMUM RUN OF ESS THAN ONE SIDE OF | ACE OF THE LANDING A VERTICAL RISE LAF 10". EACH CONTINUES RI | GER THAN 12'-3" UN OF TREADS | | | | AT INTERSECTION OF CHIN SIDES UNDER STUCCO OPI UNDER AND AT ENDS OF M CONTINUOUSLY ABOVE AL WHERE EXTERIOR PORCHI |
| | | | | | | | | 6. A I WALL AND ROOF INTER |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE

MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

ANCF PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY. TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING LLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN AWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.

WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL

SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY

E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH COMMENDATIONS.

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|-----------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| Y, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING ALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER. AS FIR #2 OR BETTER.

2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH

ND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE SS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | ROOF-CEILING) |
|-----------------|---|
| SECTION R802.10 | 0.2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURI OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MII | VIMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" |
| | SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING, FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER |

PENETRATIONS THROUGH THE ROOF PLANE. R903.2.1 LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. SECTION 905

ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF R905.1 THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R905.1.1 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED

ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF

UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES

CHAPTER 15 EXHAUST SYSTEMS CHAPTER 16 DUCT SYSTEMS

CHAPTER 17 COMBUSTION AIR

CHAPTER 18 CHIMNEYS AND VENTS CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING

CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBR<u>EVIATIONS</u>

| ADJ | ADJUSTABLE |
|-----------|-------------------------|
| AFF | ABOVE FINISHED FLOOR |
| AWN. | AWNING |
| BTM. | BOTTOM |
| BSMT. | BASEMENT |
| BTW. | BETWEEN |
| CA | CASEMENT |
| CANT | CANTILEVER |
| CAB | CABINET |
| G. | CENTER LINE |
| Ч СІ G | CEILING |
| 0.0 | CASED OPENING |
| 0.01 | COLUMN |
| CONC | CONCRETE |
| D | DRYFR |
| DF | DOUGLAS FIR |
| DIA | DIAMETER |
| DN | DOWN |
| DH | DOUBLE HUNG |
| DW | DISHWASHER |
| F | FIXED |
| F D | FLOOR DRAIN |
| F/G | FIBERGLASS |
| FIR | FLOOR |
| FTG | FOOTING |
| FURN | FURNACE |
| HDR. | HFADER |
| HDWD | HARDWOOD |
| HH | HEADER HEIGHT |
| INSUL. | INSULATION |
| JS | JACK STUD(S) |
| JST. | JOIST |
| KS | KING STUD(S) |
| LSL | LAMINATED STRAND LUMBER |
| LVL | LAMINATED VENEER LUMBER |
| LIN. | LINEN |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| 0/C | ON CENTER |
| 0.H.D. | OVERHEAD DOOR |
| OPNG. | OPENING |
| PED. | PEDESTAL |
| N.T.S. | NOT TO SCALE |
| REF | REFRIGERATOR |
| REQ | REQUIRED |
| RO | ROUGH OPENING |
| RM | ROOM |
| R/S | ROD/SHELF |
| SH | SINGLE HUNG |
| S.F. | SQUARE FEET |
| SLDR | SLIDER |
| S.P. | SUMP PIT |
| STL | STEEL |
| SYP | SOUTHERN YELLOW PINE |
| TYP. | TYPICAL |
| T | TRANSOM |
| TG | TEMPERED GLASS |
| TRTD | TREATED |
| UNEXC. | UNEXCAVATED |
| VAN. | VANITY |
| W | WASHER |
| W/ | WITH |
| 14/11 | |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



Cover Page

DATE:

DATE: DATE: DATE:

DATE:

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A(



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





| | Elevation (|
|-------------------------|---------------------|
| Classic Builders | Penwell Base Plan - |

PROJECT ID: PDS 4452

| ISSUE | DATE: | |
|-------|---------|---|
| DATE: | 07-05-1 | 9 |
| DATE: | | |

Elevations

1/4" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

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| MATERIAL TYPE | SF | % | ELEVATION |
|-----------------|---------|--------|-----------|
| Lap Siding - 8" | 2401 SF | 100.0% | |
| | | | |
| Lap Siding - 8" | 510 SF | 92.8% | Front |
| Stone Veneer | 39 SF | 7.2% | Front |
| | · | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.





First Flr Wall Hgt 9' - 1 1/8"



First Floor 0' - 0"



Foundation -1' - 2 1/8"

















ESTIMATED AREA - ROOF 1722 SF

- SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED

SURFACE OF THE ROOF. 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY. 2. NO WASTE FACTOR HAS BEEN INCLUDED

| R | OOF P | LAN | LEGEN | ND . |
|--------|------------|--------|--------------|-----------|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. |
| A | 8'-1 1/8" | 6/12 | 1'-4" | 7" |
| В | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" |
| | | | | |
| | | | | |
| ALL R | AKE OVERHA | NGS AR | E 12" UNLESS | NOTED |



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A2





- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED

ESTIMATED AREA - CEILING

D2







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| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|--------------------|---------|----------|---------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | | | | | | |
| P | 7 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Faress | Second Floor |

| | DOOR SCHEDULE | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|
| | | | ROUGH | OPENINGS | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level |
| | | | | · | · | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement |
| | | | | | | |
| D4 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation |
| | | | | | · | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor |
| D11 | 3 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor |
| | | | · | | · | |
| D11 | 13 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor |

GENERAL CONSTRUCTION NOTES

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND

LIVING AREAS. 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.

5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR

FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

| ESTIMATED AREA - CEILING | | | | |
|--------------------------|---------------------|------|--|--|
| LEVEL | CEILING TYPE | AREA | | |

| NAME | SQ FT | | |
|--------------------------|---------|--|--|
| | | | |
| Basement - Opt. Finished | 519 SF | | |
| Main Floor | 838 SF | | |
| Second Floor | 1300 SF | | |
| | 2657 SF | | |
| Basement - Unfinished | 328 SF | | |
| Garage | 401 SF | | |
| | 729 SF | | |
| Grand total: 5 | 3386 SF | | |

ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|--------|----------------|
| | | |
| Floor: Front Porch | 66 SF | 0.8 CY |
| Floor: Basement | 759 SF | 9.4 CY |
| Floor: Garage | 378 SF | 4.7 CY |

SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS.
1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS
2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS
3. NO WASTE FACTOR HAS BEEN INCLUDED





3 First Floor Scale: 1/4" = 1'-0"



Main Floor

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| | | | DOLLOU | | | | |
|------------------------------------|--------------------------|--|---------|--|--|---|--|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| Α | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Earess | First Floor |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| B | 7 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Faress | Second Floor |
| | | | | | | | |
| | | | | DO | OR SCHEDULE | | |
| | | | | DO | OR SCHEDULE | | |
| ID | QTY | DOOR S | SIZE | DO ROUGH WIDTH | OR SCHEDULE H OPENINGS HEIGHT | SPECIAL NOTES | Leve |
| ID | QTY | DOOR S | SIZE | DO ROUGH WIDTH | OR SCHEDULE | SPECIAL NOTES | Leve |
| ID | QTY | DOOR S 2-8 x 6-8 | SIZE | DO(ROUGH WIDTH 2' - 10" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" | SPECIAL NOTES | Leve Basement |
| ID 011 | QTY 1 1 | DOOR S 2-8 x 6-8 16-0 x 7-0 Soild Pane | SIZE | DOG ROUGH WIDTH 2' - 10" 16' - 3" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" 7' - 1 1/2" | SPECIAL NOTES | Basement Foundation |
| ID D11 D4 | QTY 1 1 1 | DOOR S 2-8 x 6-8 16-0 x 7-0 Soild Pane 3-0 x 6-8 Entry | SIZE | DOG ROUGH WIDTH 2' - 10" 16' - 3" 3' - 2 1/4" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" 7' - 1 1/2" 6' - 10 3/4" | SPECIAL NOTES Overhead Garage Door Therma Tru RO + 3/4" Pad - Verify RO | Level Basement Foundation |
| ID D11 D4 D1 D2 | OTY 1 1 1 1 1 1 1 | DOOR S 2-8 x 6-8 16-0 x 7-0 Soild Pane 3-0 x 6-8 Entry 2-8 x 6-8 - 20 MIN Fire | SIZE | DOG ROUGH WIDTH 2' - 10" 16' - 3" 3' - 2 1/4" 2' - 10 1/4" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" 7' - 1 1/2" 6' - 10 3/4" 6' - 10 3/4" | SPECIAL NOTES Overhead Garage Door Therma Tru RO + 3/4" Pad - Verify RO Therma Tru RO + 3/4" Pad - Verify | Basement Foundation First Floor First Floor |

6' - 10 1/2"

2' - 10" 6' - 10 1/2"

2' - 10"

GENERAL CONSTRUCTION NOTES

D11 3 2-8 x 6-8

D11 13 2-8 x 6-8

- EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND
- LIVING AREAS. 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- 5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.
- REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

ESTIMATED AREA - CEILING

LEVEL CEILING TYPE AREA

| AREA SCHEDULE | | | | |
|--------------------------|---------|--|--|--|
| NAME | SQ FT | | | |
| | | | | |
| Basement - Opt. Finished | 519 SF | | | |
| Main Floor | 838 SF | | | |
| Second Floor | 1300 SF | | | |
| | 2657 SF | | | |
| Basement - Unfinished | 328 SF | | | |
| Garage | 401 SF | | | |
| | 729 SF | | | |
| Grand total: 5 | 3386 SF | | | |
| | | | | |

First Floor

Second Floor

includes 1/2" Pad

- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS

3. NO WASTE FACTOR HAS BEEN INCLUDED







Second Floor

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A7

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4 TYPICAL WALL SECTION - 2-STORY Scale: 1/2" = 1'-0"



Scale: 3/4" = 1'-0"







LIVING RM.

200 SF

STAIRS

64 SF





Flooring

3/16" = 1'-0" THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

| GENERAL NOTES: A. ALL CONSTRUCTION AND MATERIALS SHALL DIFFERENT SPECIFICATIONS AND REQUIREM | MEET OR EXCEED IRC 2015. LOCA IENTS THAN WHAT IS LISTED IN T | AL BUILDING CODES MAY HAVE HE IRC 2015, THESE LOCAL | | SECTION 314 SMOKE ALARMS. SMOKE ALARMS SHALL COMPLY WITH R314.3 LOCATION |
|---|--|--|--|--|
| REQUIREMENTS WILL SUPERSEDE THE IRC B. CONTRACTOR TO CONFIRM THE SIZES, SPA MEMBERS. ANY STRUCTURAL AND FRAMING | 2015. SEE THE LOCAL BUILDING D CING AND SPECIES OF LUMBER O 5 MEMBERS NOT INDICATED ARE | DEPARTMENT FOR CHANGES. IF ALL STRUCTURAL AND FRAMIN TO BE SIZED BY OWNER/CONTRA | G CTOR. | IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE SLEEPING AREA ON EACH ADDITIONAL STORY OF THE DWELLING, I SNOKE ALADYS CLIALL DE INSTALLED NOT LESS T |
| C. THE OWNER/CONTRACTOR IS RESPONSIBLE D. ALL PRODUCTS ARE TO BE INSTALLED PER E. ALL MECHANICAL, PLUMBING, AND ELECTRIC | FOR PREVENTIVE MEASURE OF THE MANUFACTURE'S RECOMMEN CAL SYSTEMS ARE TO BE DESIGN | THE BUILD UP OF MOISTURE OR N Idations. Ed by others. | NOLD | 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS T CONTAINS A BATHTUB OR SHOWER UNLESS THIS R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE |
| F. ALL EXTERIOR STAIRS ARE SHOWN FOR CO G. THE FOLLOWING CODE INFORMATIONS IS IN BEEN DRAWN TO PRESCIBE TO INDUSTRY S | NCEPT, FINAL DESIGN DETERMINI TENDED TO ASSIST AND INFORM TANDARDS. | E ON SITE FOR FINAL GRADE. YOU THROUGH CONSTRUCTION. | THIS PROJECT HAS | IONIZATION SMOKE ALARMS SHALL NOT BE INSTAI APPLIANCE IONIZATION SMOKE ALARMS WITH AN ALARM-SILE PERMANENTLY INSTALLED APPLIANCE |
| CHAPTER 3 (BUILDING PLANN A. BUILDING AND STRUCTURES, AND ALL PART | ING) S THEREOF, SHALL BE CONSTRUC | CTED TO SAFELY SUPPORT ALL L | OADS, | 3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE I COOKING APPLIANCE. SECTION R315 CARBON MONOXIDE ALARMS: SHALL COMPLY WITI ACCORDANCE WITH UL 2034 AND UL 217 |
| AS PRESCRIBED BY THIS CODE (R301.1) B. TABLE 301.2(1) IRC 2015. VALUES BASED FR(| M THE CITY OF DES MOINES, IOW | VA. | LUNDJ | R315.2.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWEL 1. CONTAINS A FUEL-FIRED APPLIANCE 2. ATTACHED GARAGE WITH AN OPENING THAT COM |
| GROUND SNOW LOAD SPEED (mph) TOPOGRAPHICSPECIAL WIND EFFECTS WIND-BORNE REGION SEISMIC UND-BORNE DEBRIS ZONE SEISMIC DESIGN 30 PSF 115 NONE NONE NONE A | SUBJECT TO DAMAGE FROM Y WEATHERING FROST LINE DEPTH TERMITE SEVERE 42" MODERAT | WINTER ICE BARRIER F DESIGN UNDERLAYMENT HA TEMP. REQUIRED N | LOOD AIR IZARDS FREEZING ANNUAL INDEX TEMP 1984 1833 48.6 F | SECTION 317 PROTECTION OF WOOD AND WOOD BASED PRODU R317.1 LOCATION REQUIRED. PROTECTION OF WOOD ANI LOCATIONS BY USE OF NATURALLY DURABLE WOO THE SPECIES, PRODUCT, PRESERVATIVE AND END |
| C. MINIMUM LIVE LOADS. (R301.5) IRC 2015 | | /UM ROOF LIVE LOADS(R301.6)IR(| C 2015 | WOOD JOIST OR BOTTOM OF A WOOD STRUCTUR/ 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR U FOUNDATION. |
| UNHABITABLE ATTIC WITHOUT STORAGE HABITABLE ATTIC AND SERVED WITH FIXE DECKS AND EXTEDIOD BALCONIES | 10 PSF GROU D STAIRS 30 PSF FLAT | JND SNOW(Pg) ROOF SNOW (Pf) | 30 PSF 24 PSF | WOOD FRAMING MEMBERS THAT REST ON CONCI FROM EXPOSED GROUND. SILLS AND SLEEPERS ON A CONCRETE OR MASON |
| GUARDRAIL AND HANDRAILS ROOM OTHER THAN SLEEPING ROOMS | 200 PSF THER 40 PSF TERR | RMAL CONDITION RAIN EXPOSURE | Ct = 1.0 B · | SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOI 4. THE ENDS OF A WOOD GIRDER ENTERING CONCR 5. WOOD SIDING SHEATHING AND WALL FRAMING OI |
| SLEEPING ROOMS STAIRS DEFLECTION CRITERIA | 30 PSF DURA 40 PSF UNBA | ATION OF LOAD-SNOW ALANCED AND SNOW DRIFT LOADI | 1.15 ING | THE GROUND OR LESS THAN 2" MEASURED VERTIC SURFACES EXPOSED TO THE WEATHER. |
| FLOOR LIVE LOAD FLOOR TOTAL LOAD ROOF LIVE LOAD | L/480 ACCC L/360 WIND | DRDING TO ASCE/SEI 7-10 DESIGN METHOD: MWFRS/C | -C HYBRID ACSE/SEI 7-10 | 6. WOOD STRUCTURAL MEMBERS SUPPORTING MOIS WEATHER, SUCH AS CONCRETE SLABS. 7. WOOD FURRING STRIPS OR OTHER WOOD FRAMIN |
| ROOF TOTAL LOAD WALL | L/240 EXPC H/180 DURA | SURE CATEGORY ATION OF LOAD-WIND | B 1.60 | OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE THE FURRING STRIP. R317.3.1 FASTENERS OF PRESERVATIVE-TREATED WOOD. I |
| ALL BEAMS SUPPORTING FLOOR OR ROC TO BE DESIGNED WITH THE ABOVE DEFL | F LOADS ARE ECTION CRITERIA | | | SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANI AND WEIGHTS FOR CONNECTORS IN CONTACT WITH P THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS |
| D. DEAD LOADS ADDITIONAL OR CHANGES TO <u>FLOOR-TOP CHORD</u> | MATERIAL NEEDS TO BE ADJUSTE <u>ROOF-TOP</u> | ED TO THE BELOW CALCULATIONS | S. | |
| CARPET AND PAD 3/8" CERAMIC TILE/ 1/2" BACKER BD. 3/4" HARDWOOD FLOOR | 1.5 PSF ROOF 10 PSF 30 LBS 4.0 PSF 1/2" O | ING-SHINGLES(220 LBS) 2 LAYER S. FELT SB OR COM PLYWOOD | 4.40 PSF 0.30 PSF 1.65 PSF | CHAPTER 4 (FOUNDATIONS) |
| SUBFLOOR-3/4" OSB OR COM-PLYWOOD 1/2 FLOOR TRUSS/I-JOIST SYSTEM | 2.0 PSF 1/2 RC 1.5 PSF CORR | OOF TRUSS-2X4 ECTION FOR SLOPE (12/12) | 1.10 PSF 1.55 PSF | SHIFTING OR OTHER UNKNOWN SOIL CH TABLE R401.4.1 |
| TOTAL WITH CARPET/PAD TOTAL WITH TILE/BACKER BD. | 5.5 PSF TOTA 13.5 PSF | L | 9.00 PSF | CLASS OF MATERIAL SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL |
| TOTAL WITH HARDWOOD FLOOR FLOOR-BOTTOM CHORD | 7.5 PSF <u>ROOF</u> 1/2 RC 5/8" G | - <u>BOTTOM CHORDS</u> DOF TRUSS-2X4 YPBOARD | 1.10 PSF 2.8 PSF | CLAYEY, SANDY, SLIGHTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT CLAY |
| 1/2 FLOOR TRUSS/I-JOIST SYSTEM 5/8" GYPBOARD MINIMUM FOR MISC MECHANICAL/FLEC | 1.5 PSF MINIM 2.8 PSF 16" BA | UM FOR MISC MECHANICAL/ELEC ATT/BLOWN INSULATION | 1.5 PSF 1.60 PSF | THIS DESIGN IS BASED ON 2,000 POUNDS PER SQ FT, PLUM DESIGN SERVICE KNOW IF THE CONDITION IN T |
| TOTAL | 5.0 PSF | TOTAL | 7.00 PSF | R402.2 CONCRETE: FROM TABLE R402.2 -FOUNDATION CONCRETE WALLS S |
| SECTION R303: LIGHT AND VENTILATION IN HAB WINDOWS, WINDOW GLAZING SI | ITABLE ROOMS, PROVIDE NATUR JALL NOT BELESS THAN 8% OF T | AL LIGHT AND VENTILATION WITH HE FLOOR AREA OF FACH ROOM | OPERABLE 1/2 THE REQUIRED WINDOW AREA | -GARAGE FLOOR SLABS SHALL BE 3 -PORCHES, CARPORT SLABS AND S -BASEMENT SLABS 2 500 PSL |
| SHALL BE OPERABLE TO THE EX R303.3 BATHROOMS MAY HAVE AN OPE | TERIOR FOR NATURAL VENTILAT RABLE WINDOW OF 3 S.F. IN ARE. | ION. A. | | |
| 1. BATHROOM AND WATER C | OSET MAY BE VENTILATED WITH | EXHAUST FANS AND ARTIFICIAL | LIGHT. | 16" WIDE X 8"DEEP FOR A 2 STORY BUILDING AND 2 CONTINUOUS HORIZONTAL #4 REBAR. |
| SECTION R304: THE MINIMUM AREA OF ANY HAI R304.2 THE MINIMUM LENGTH OR WIDT | BITABLE ROOM SHALL NOT BE LES H OF ANY HABITABLE ROOM SHAL | SS THAN 70 SQ. FEET, EXCEPT KI _L NOT BE LESS THAN 7'-0" | TCHEN. | R403.1.6 ALL ANCHOR BOLTS SHALL BE APPROVED 1/2" IN PER SILL PLATE WITH BOLTS SPACED AT A MAXIN THAN 12 INCHES FROM THE END BUT AT LEAST 3 |
| SECTION R305: CEILING HEIGHT HABITABLE SF HAVE A CEILING HEIGHT OF NOT | ACE, HALLWAYS, AND PORTION C LESS THAN 7 FEET. BATHROOMS | DF THE BASEMENT CONTAINING T S, TOILER ROOM, AND LAUNDRY F | HESE SPACES SHALL ROOMS SHALL HAVE A CEILING HGT OF | THE WIDTH OF THE PLATE. - ALTERNATE FOUNDATION STRAPS MAY BE USED CONCRETE FOUNDATION WALLS SHALL BE C |
| -EXCEPTION 1. FOR ROOMS WITH SLOPED | CEILING, THE REQUIRED FLOOR / | AREA OF THE ROOM SHALL HAVE | A CEILING HEIGHT OF NOT LESS | SECTION IN THIS PLAN FOR SPECIFICATION. R406 FOUNDATION WATERPROOFING AND DAMPP |
| 2. THE CEILING ABOVE A BATI FOR ITS INTENDED PURPOSE. A | IROOM AND TOILET ROOM FIXTU SHOWER OR TUB EQUIPPED WIT | REA SHALL HAVE A CEILING OF LE RES SHALL BE SUCH THAT THE FI 'H A SHOWERHEAD SHALL HAVE A | ESS THAN 7-0 XTURE IS CAPABLE OF BEING USED A CEILING HEIGHT OF NOT | R408 UNDER FLOOR SPACE |
| LESS THAN 6'-8" ABOVE THE AR 3. BEAMS, GIRDERS, DUCTS, (PROJECT TO WITHIN 6'-4" OF THE FIN | EA OF NOT LESS THAN 30"X30" AT)R OTHER OBSTRUCTIONS IN BAS IISH FLOOR. | THE SHOWERHEAD. SEMENT CONTAINING HABITABLE | SPACE SHALL BE PERMITTED TO | THE UNDER-FLOOR SPACE BETWEEN THE BOTTO THROUGH THE FOUNDATION WALLS OR EXTERIO FT OF AREA UNDER THE FLOOR. |
| R305.1.1 BASEMENT PORTION OF BASEMENT TH -EXCEPTION | AT DO NOT CONTAIN HABITABLE | SPACE OR HALLWAYS SHALL HAV | /E A CEILING HEIGHT OF NOT LESS THAN 6'-8" | R408.4 ACCESS THROUGH THE FLOOR IS REQUIRED TO |
| PROJECT TO WITHIN 6'-4" OF TH | E FINISH FLOOR | | SPACE SHALL DE PERIMITTED TO | CHAPTER 5 (FLOORS) |
| SECTION R307.1 TOILET, BATH AND SHOWER SP 1. TOILET: MIN 15" FROM WALL C . MIN 21" CLEARANCE IN | ICES. FIXTURES SHALL BE SPACE IR TUB OR VANITY. FRONT OF TOILET | D IN ACCORDANCE WITH FIGURE | R307.1. | FRAMING MATERIALS GRADES A. ROOF, FLOOR, AND WALL SHEATHING: APA RATED B. WALL STUDS: DOUGLAS FIR #2 OR BETT |
| 2. VANITY: MIN 21" CLEARANCE I SECTION R308 GLAZING EXCEPT AS INDICATE | N FRONT OF VANITY | F OF GLAZING INSTALLED IN HAZA | ARDOUS LOCATION DEFINED IN SECTION | C. WALL PLATES: SPRUCE PINE FIR #2 OR B D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETT F LVI HEADERS: 2000 Eb/2 OF MINIMUM |
| R308.4 SHALL BE PROVIDED WITH A MA GLASS AND THE SAFETY GLAZIN | NUFACTURING'S DESIGNATION SI IG STANDARD. | PECIFYING WHO APPLIED DESIGN | IATION, DESIGNATING THE TYPE OF | F. STEEL ASTM SPECIFICATION A99 R502.4 JOIST UNDER PARALLEL BEARING PARTITIONS S |
| A HAZARDOUS LOCATION WHER AND MEETS EITHER OF THE FOL | E THE BOTTOM EXPOSED EDGE (LOWING CONDITIONS: | OF THE GLAZING IS LESS THAN 60 | " ABOVE THE FLOOR OR WALKING SURFACE | METAL AND NOT LESS THAN 3 INCHES ON CONCR R502.8 NO CUTS, NOTCHES, AND HOLES BORED INTO TR |
| 1. WHERE THE GLAZING IS WI 2. WHERE THE GLAZING IS ON THE HINGE SIDE OF AN IN-SWIN | THIN 24 INCHES EITHER SIDE OF 1 THE WALL PERPENDICULAR TO 1 GING DOOR. | THE DOOR IN THE PLANE OF THE THE PLANE OF THE DOOR IN A CLO | DOOR IN A CLOSED POSITION. OSED POSITION AND WITHIN 24" OF | MEMBERS, OR I-JOIST ARE PROHIBITED EXCEPT OR DESIGN BY PROFESSIONAL. R502.11 WOOD TRUSSES SHALL BE DESIGNED AND MANU |
| -EXCEPTION 1. DECORATIVE GLASS 2. WHERE THERE IS AN INTERV | ENING WALL OR OTHER PERMANE | INT BARRIER BETWEEN DOOR AN | ID THE GLAZING | INDIVIDUAL TRUSS DESIGN DRAWINGS FOR WEB SHOULD BE REFER TO FOR HANDLING INSTALLAT R507.2 EXTERIOR DECKS/DECK LEDGER CONNECTION TO |
| 3. WHERE ACCESS THROUGH T 4. GLAZING THAT IS ADJACENT | HE DOOR IS TO A CLOSET OR STO TO A FIXED PANEL OF PATIO DOC | DRAGE AREA 3 FEET OR LESS IN I DRS, | DEPTH | THIS SECTION TABLE R507.2 AND R507.2.1, AND F |
| 1. THE EXPOSED AREA OF AM II 2. THE BOTTOM EDGE OF THE C | N INDIVIDUAL FIXED OR OPERABL NDIVIDUAL PLAN IS LARGER THAN SLAZING IS LESS THAN 18" ABOVE | LE PANEL THAT MEETS ALL OF TH 19 SQUARE FEET THE FLOOR | E FOLLOWING CONDITIONS. | |
| THE TOP EDGE OF THE GLAZ ONE OR MORE WALKING SUR -EXCEPTION | NG IS MORE THAN 36" ABOVE TH FACE ARE WITHIN 36", MEASUREI | E FLOOR: AND) HORIZONTALLY AND IN A STRAI | GHT LINE, OF THE GLAZING | AND HAVE DESIGN VALUES CERTIFIED BY ACCR R602.3 REFER TO TABLE R602.3(1) THROUGH TABLE R60 |
| 1. DECORATIVE GLASS 2. WHERE HORIZONTAL RAIL IS I R308.4.5. GLAZING IN WET SURFACES. GLAZIN | NSTALLED. IG IN WALLS, ENCLOSURES OR FE | ENCES CONTAINING OR FACING H | INT THRS SPAS WHIRI POOL | R602.6 DRILLING AND NOTCHING- REFER TO FIGURE R602.7 THE ALLOWABLE SPANS OF GIRDERS/HEADERS NOT EXCEED THE VALUES OF TABLE R602.7(1) |
| SAUNAS, STEM ROOMS, BATHTUBS, LESS THAN 60" MEASURED VERTICAL | SHOWERS AND INDOOR OR OUTS LY ABOVE THE STANDING OR WA | IDE POOLS WHERE THE BOTTOM | EXPOSED EDGE OF GLAZING IS | R602.8 FIRE BLOCKING SHALL BE PROVIDED TO CUT OF AND TO FORM AN EFFECTIVE FIRE BARRIER BET P602.10 WALL BRACING, BLUL DING SHALL BE BRACE IN A |
| R308.4.6 GLAZING ADJACENT TO STAIRS AND PLANE OF THE ADJACENT WALKING -EXCEPTIONS | RAMPS.GLAZING WHERE THE BO SURFACE OF THE STAIRWAY, LAN | ITIOM EDGE OF THE GLAZING IS L IDING BETWEEN FLIGHTS OF STAI | IRS AND RAMPS. | USE CS-WSP BRACING METHOD WITH MIN 3/8" S |
| 1. WHERE RAILING IS INSTALLEE SECTION R310. EMERGENCY ESCAPE AND RES | ON THE ACCESSIBLE SIDE OF TH | HE GLAZING 34" TO 38" ABOVE WA ABLE ATTICS AND EVERY SLEEPI | LKING SURFACE. NG ROOM SHALL HAVE AN | CHAPTER 7 (WALL COVERING) |
| EMERGENCY ESCAPE AND RES -EXCEPTION. STORM SHELTERS AREA OF 200 SOLIARE FEE | CUE OPENING. ANDS BASEMENT USED ONLY TO r | HOUSE MECHANICAL EQUIPMEN | T NOT EXCEEDING A TOTAL FLOOR | R702.1 GENERAL INTERIOR COVERING OR WALL FINISH R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. II R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FC |
| R310.2.1 MINIMUM OPENING AREA: EMERGEN NET CLEAR AREA DIMENSIONS I | CY AND ESCAPE OPENING SHALL REQUIRED BY THIS SECTION SHAL | HAVE A NET CLEAR OPENING OF LL BE OBTAINED BY NORMAL OPE | NOT LESS THAN 5.7 SQUARE FEET. THE RATION FROM THE INSIDE. THE NET CLEAR | TO THE FLAME SPREAD AND SMOKE DEVELOPMEN R703.1 GENERAL: EXTERIOR WALL SHALL PROVIDE TH ENVELOPE SHALL INCLUDE FLASHING AS DESCRI |
| R310.2.2 WINDOW SILL HEIGHT. WHERE THE V OF NOT MORE THEN 44" ABOVE | /INDOW IS PROVIDED AS THE EMI THE FLOOR | EAR WIDTH SHALL NOT BE LESS I ERGENCY ESCAPE AND RESCUE (| HAN 20 OPENING, IT SHALL HAVE A SILL HEIGHT | R303.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVE ACCUMULATION OF WATER WITHIN THE WALL AS AS DECUMPED IN SECTION P702 2 AND A MEANS C |
| R310.2.3 WINDOW WELLS: THE HORIZON WIDTH OF NOT LESS THAN 36" T OPENED. | AL AREA OF THE WINDOW WELL HE AREA OF THE WINDOW WELL S | SHALL NOT BE LESS THAN 9 SQ. F SHALL ALLOW THE EMERGENCY E | I., WITH THE HORIZONTAL PROJECTION AND ESCAPE AND RESCUE OPENING TO BE FULLY | R703.1.2 WIND RESISTANCE. WALL COVERINGS, BACKING ACCORDANCE WITH TABLE R301.2(2) AND R301.2(|
| -EXCEPTION 1. THE LADDER OR STEPS SHALL BE R310.2.3.1 WINDOW WELLS WITH A VEDTIC | PERMITTED TO ENCROACH NOT N AL STEP GREATER THAN 44" SUAL | MORE THAN 6". LL BE FOI IIPPFD WITH & DEDMANI | ENT LADDER NOT LESS THAN 12" WIDE | K703.2 WATER-RESISTIVE BARRIER. APPROVED WATER- WALLS. SUCH MATERIAL SHALL BE APPLIED HORI JOINT OCCUR, LAPPED NOT LESS THAN 6". |
| SECTION 311 | | | | R703.3 NOMINAL THICKNESS AND ATTACHMENTS. THE M ACCORDANCE WITH TABLE R703.3(1) AND THE WA R703.4 FLASHING. APPROVED CORROSION-RESIANT FLA |
| K311.7.1 STAIRWAYS. STAIRWAY ARE TO HEIGHT. HANDRAILS SHOULD PROJECT N R311.7.5 HEADROOM. THE HEADROOM IN | DE NUT LESS THAN 36" WIDE IN C ORE THAN 4 1/2" ON EITHER SIDE THE STAIRWAY SHALL BE NOT LE | LEAR WIDTH AT ALL POINTS ABO OF THE STAIRWAY. ESS THAN 6'-8" MEASURED VERTIC | VE THE PERMITTED HANDRAIL CALLY FROM THE SLOPED LINE | WALL CAVITY OR PENETRATION OF WATER T 1. EXTERIOR WINDOWS AND DOORS OPENINGS AT INTERSECTION OF CHIMNEY'S OP OTHER |
| ADJOINING THE TREAD NOSING OR F R311.7.3 VERTICAL RISE: A FLIGHT OF S R311.7.5 THE MAXIMUM RISER IS 7 3/4" W | ROM THE FLOOR SURFACE OF TH AIRS SHALL NOT HAVE A VERTIC. ITH A MINIMUM RUN OF 10". | HE LANDING AL RISE LARGER THAN 12'-3" | | 2. AT INTERSECTION OF CHIMINETS OR OTHER SIDES UNDER STUCCO OPENINGS. 3. UNDER AND AT ENDS OF MASONRY, WOOD C |
| R311.7.8 HANDRAILS SHALL BE ON NOT L | ESS THAN ONE SIDE OF EACH CO | NTINUES RUN OF TREADS | | CONTINUOUSLY ABOVE ALL PROJECTING WO WHERE EXTERIOR PORCHES, DECKS OR STA AT WALL AND ROOF INTERSECTION |
| | | | | |

HALL COMPLY WITH NFPA 72 AND UL 217

EPING AREA

F THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS ALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT WER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION. INSTALLED IN THE FOLLOWING AREAS

ALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING

TH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A IANCE MS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTAL FROM A PERMANENTLY INSTALLED

HALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN

D UL 217 PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST: IANCE

PENING THAT COMMUNICATES WITH THE DWELLING

OOD BASED PRODUCTS AGAINST DECAY. TION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDING IN THE FOLLOWING ALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR ERVATIVE AND END USE.

WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN RAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING

AT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8"

NCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS N IMPERVIOUS MOISTURE BARRIER. ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.) WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM

MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE

HER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY E EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND

-TREATED WOOD. FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD C-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.COATING TYPES N CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH

ANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

| | LOAD BEARING PRESSURE |
|-----------------|------------------------|
| AND, | 2,000 POUNDS PER SQ FT |
| RAVEL | |
| Y, CLAYEY SILT, | 1,500 POUNDS PER SQ FT |
| | |

UNDS PER SQ FT, UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET E CONDITION IN THE FIELD ARE DIFFERENT.

ONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI

R SLABS SHALL BE 3,500 PSI PORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS

BS 2,500 PSI ALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT).

LACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE

ORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 4 RFBAR APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS

PACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE ND BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF RAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1.2(3). REFER TO TYPICAL WALL PECIFICATION OFING AND DAMPPROOFING

SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR OVE GRADE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE.

WEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING VALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 150 SQ LOOR. R IS REQUIRED TO BE 18" X 24"

NG: APA RATED SHEATHING. (LEAVE 1/8" SPACING AT PANEL ENDS AND EDGES) AS FIR #2 OR BETTER.

E PINE FIR #2 OR BETTER.

AS FIR #2 OR BETTER. 2.0E MINIMUM.

SPECIFICATION A992 GRADE-50 OR EQUAL ING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.

AM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR INCHES ON CONCRETE.

ES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE-LAMINATED DHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION

SIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE AWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI ANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES. ER CONNECTION TO BAND JOIST. DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH

AND R507.2.1, AND FIGURES R507.2.1(1) AND R507.2.1(2)

TION)

IBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY ERTIFIED BY ACCREDITATION AGENCY THAT COMPLIES WITH DOC PS 20 HROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING

FER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES. IRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL F TABLE R602.7(1)

OVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. ALL BE BRACE IN ACCORDANCE WITH SECTION OR R602.12 (SIMPLIED METHOD). FROM TABLE R602.10.4. OD WITH MIN 3/8" SHEATHING.

G OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION ECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIAL SHALL CONFORM

10KE DEVELOPMENT REQUIREMENTS OF SECTION R302.9 SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ASHING AS DESCRIBED IN SECTION R703.4 ERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE THIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR VENEER

3.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT ENTERS THE ASSEMBLY. ERINGS, BACKING MATERIALS AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN)1.2(2) AND R301.2(3).

PPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR L BE APPLIED HORIZONTALLY, WITH UPPER LAPPED OVER THE LOWER NOT LESS THAN 2" INCHES. WHERE ESS THAN 6".

ACHMENTS. THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERING SHALL BE IN 03.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS. SION-RESIANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO ATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. DOORS OPENINGS. (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS)

INEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH ENINGS. MASONRY, WOOD OR METAL COPINGS AND SILLS.

L PROJECTING WOOD TRIM

ES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION SECTION

| CHAPTER 8 | (ROOF-CEILING) |
|-----------------|---|
| SECTION R802.10 | .2 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURI OF METAL-PLATED WOOD TRUSS SHALL COMPLY WITH ANSI/TP1. |
| R802.10.3 | BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCSI GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. |
| R802.11.1.1 | TRUSS UPLIFT. TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS. |
| SECTION R806 | ROOF VENTILATION. ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. |
| R806.2 MIN | IMUM VENT AREA. THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 (EXCEPTION 1 TAKEN) |
| SECTION R807 | ATTIC ACCESS. BUILDING WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER. |
| | 1. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30". |
| | MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER |
| CHAPTER 9 | (ROOF ASSEMBLIES) |
| SECTION 903 | |
| R903.1 | GENERAL. ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISION OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURE'S INSTRUCTIONS. |
| R903.2 | FLASHING. FLASHING SHALL BE INSTALLED IN MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE. |
| R903.2.1 | LOCATION. FLASHING SHALL BE I INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF OR DIRECTION AND AROUND ROOF OPENINGS. |
| SECTION 905 | |
| R905.1 | ROOF COVERING APPLICATION. ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. |
| R905.1.1 | UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED |

ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1.1(3) R905.1.2 ICE BARRIERS. IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND

EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 8/12, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36". R905.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURE'S INSTALLATION. R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE

UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 R905.2.8 FLASHING. FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE IRC 2015 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS. CHAPTER 10 CHIMNEYS AND FIREPLACE CHAPTER 11 ENERGY EFFICIENCY CHAPTER 12&13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES CHAPTER 15 EXHAUST SYSTEMS

CHAPTER 16 DUCT SYSTEMS CHAPTER 17 COMBUSTION AIR

CHAPTER 18 CHIMNEYS AND VENTS

CHAPTER 19-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SPECIAL PIPING CHAPTER 23 SOLAR THERMAL ENERGY SYSTEMS

CHAPTER 24 FUEL GAS CHAPTER 25-33 PLUMBING RELATED ITEMS

CHAPTER 35-43 ELECTRICAL RELATED ITEMS



ABBREVIATIONS

ADJUSTABLE

ADJ

AFF

| AFF | ABOVE FINISHED FLOOR |
|--------|-------------------------|
| AWN. | AWNING |
| BTM. | BOTTOM |
| BSMT. | BASEMENT |
| BTW. | BETWEEN |
| CA | CASEMENT |
| CANT. | CANTILEVER |
| CAB. | CABINET |
| Ģ | CENTER LINE |
| ĊĪLG | CEILING |
| C.O. | CASED OPENING |
| COL. | COLUMN |
| CONC. | CONCRETE |
| D | DRYER |
| DF | DOUGLAS FIR |
| DIA. | DIAMETER |
| DN | DOWN |
| DH | DOUBLE HUNG |
| DW | DISHWASHER |
| F | FIXED |
| F.D. | FLOOR DRAIN |
| F/G | FIBERGLASS |
| FLR. | FLOOR |
| FTG. | FOOTING |
| FURN. | FURNACE |
| HDR. | HEADER |
| HDWD | HARDWOOD |
| HH | HEADER HEIGHT |
| INSUL. | INSULATION |
| JS | JACK STUD(S) |
| JST. | JOIST |
| KS | KING STUD(S) |
| LSL | LAMINATED STRAND LUMBER |
| LVL | LAMINATED VENEER LUMBER |
| LIN. | LINEN |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| 0/C | ON CENTER |
| 0.H.D. | OVERHEAD DOOR |
| OPNG. | OPENING |
| PED. | PEDESTAL |
| N.T.S. | NOT TO SCALE |
| REF | REFRIGERATOR |
| REQ | REQUIRED |
| RO | ROUGH OPENING |
| RM | ROOM |
| R/S | ROD/SHELF |
| SH | SINGLE HUNG |
| S.F. | SQUARE FEET |
| SLDR | SLIDER |
| S.P. | SUMP PIT |
| STL | STEEL |
| SYP | SOUTHERN YELLOW PINE |
| TYP. | TYPICAL |
| T | TRANSOM |
| TG | TEMPERED GLASS |
| TRTD | TREATED |
| UNEXC. | UNEXCAVATED |
| VAN. | VANITY |
| W | WASHER |
| W/ | WITH |
| W.H. | WATER HEATER |
| | |



DRAWING LIST

| A0 | Cover Page |
|-----|-------------------|
| A1 | Elevations |
| A2 | Elevations |
| A5 | Basement |
| A6 | Main Floor |
| A7 | Second Floor |
| A8 | Building Sections |
| A9 | Details |
| A10 | Wall Bracing |
| F1 | Flooring |



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Cover Page

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





PROJECT ID: PDS 4452

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Elevations

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A1

CONCEPTUAL RENDERING FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS

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| | MATERIAL | MATERIAL | MATERIAL |
|-------------------------------|----------|----------|-----------|
| MATERIAL TYPE | SF | % | ELEVATION |
| Lap Siding - 8" | 2401 SF | 100.0% | |
| | | | |
| Lap Siding - 8" | 352 SF | 66.5% | Front |
| Shake Material - Staggered | 67 SF | 12.7% | Front |
| Stone Veneer | 110 SF | 20.8% | Front |
| • | | | |

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL. 1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS. 2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.

Second Flr Wall Hgt 18' - 5"



First Flr Wall Hgt 9' - 1 1/8"



First Floor 0' - 0"









ESTIMATED AREA - ROOF 1701 SF

- SQUARE FOOTAGE OF ROOF IS TAKEN FROM THE EXPOSED

SURFACE OF THE ROOF. 1. THE AREA EXCLUDES SHEATHED SURFACES BELOW VALLEY. 2. NO WASTE FACTOR HAS BEEN INCLUDED

| ROOF PLAN LEGEND | | | | | | |
|------------------|------------|-------|----------|-----------|--|--|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. | | |
| Α | 8'-1 1/8" | 6/12 | 1'-4" | 7" | | |
| В | 8'-1 1/8" | 8/12 | 1'-4" | 9 11/16" | | |
| | | | | | | |
| | | | | | | |

ALL RAKE OVERHANGS ARE 12" UNLESS NOTED



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A2

NOT FOR CONSTRUCTION THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS





- SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS. 1. THE AREA INCLUDES ALL AREA UNDER ALL INTERIOR WALLS 2. IN BASEMENT, ONLY INLCUDES FINISHED AREAS 3. NO WASTE FACTOR HAS BEEN INCLUDED

ESTIMATED AREA - CEILING

D2







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A5

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| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|--------------------|---------|----------|---------|---------------|--------------|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| | | | | | | | |
| Ζ | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| | | | | | | | |
| А | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| | | | | | | | |
| P | 7 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Faress | Second Floor |

| | DOOR SCHEDULE | | | | | | |
|-----|---------------|-------------------------------|--------------|--------------|---|--------------|--|
| | | | ROUGH | OPENINGS | | | |
| ID | QTY | DOOR SIZE | WIDTH | HEIGHT | SPECIAL NOTES | Level | |
| | | | | · | · | | |
| D11 | 1 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Basement | |
| | | | | | | | |
| D4 | 1 | 16-0 x 7-0 Soild Panel | 16' - 3" | 7' - 1 1/2" | Overhead Garage Door | Foundation | |
| | | | | | · | | |
| D1 | 1 | 3-0 x 6-8 Entry | 3' - 2 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify RO | First Floor | |
| D2 | 1 | 2-8 x 6-8 - 20 MIN Fire-Rated | 2' - 10 1/4" | 6' - 10 3/4" | Therma Tru RO + 3/4" Pad - Verify | First Floor | |
| D3 | 1 | 6-0 x 6-10 Slider | 6' - 0" | 6' - 10 1/2" | Windsor - ND Pro - 2-Panel Slider - RO includes 1/2" Pad | First Floor | |
| D11 | 3 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | First Floor | |
| | | | · | | · | | |
| D11 | 13 | 2-8 x 6-8 | 2' - 10" | 6' - 10 1/2" | | Second Floor | |

GENERAL CONSTRUCTION NOTES

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.

2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.3) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND

LIVING AREAS. 4) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.

5) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
 BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR

FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.

REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

| ESTIMATED AREA - CEILING | | | | |
|--------------------------|---------------------|------|--|--|
| LEVEL | CEILING TYPE | AREA | | |

| NAME | SQ FT |
|--------------------------|---------|
| | |
| Basement - Opt. Finished | 519 SI |
| Main Floor | 838 SI |
| Second Floor | 1300 SI |
| | 2657 SI |
| Basement - Unfinished | 328 SI |
| Garage | 401 SI |
| | 729 SI |
| Grand total: 5 | 3386 SI |

AREA SCHEDULE

ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|--------|----------------|
| | | |
| Floor: Front Porch | 66 SF | 0.8 CY |
| Floor: Basement | 759 SF | 9.4 CY |
| Floor: Garage | 378 SF | 4.7 CY |

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3 First Floor Scale: 1/4" = 1'-0"



Main Floor

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A6

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| | | | DOLLOU | | | | |
|------------------------------------|--------------------------|--|---------|--|--|---|--|
| | | | ROUGH | OPENINGS | HEADER | | |
| ID | QTY | TYPE | WIDTH | HEIGHT | HEIGHT | SPECIAL NOTES | Level |
| Z | 1 | 4-0 x 4-0 Basement | | | 7' - 0" | Meets Egress | Basement |
| Α | 1 | 3660-2 SH | 6' - 0" | 5' - 0" | 7' - 0" | Meets Earess | First Floor |
| В | 4 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Egress | First Floor |
| B | 7 | 3660 SH | 3' - 0" | 5' - 0" | 7' - 0" | Meets Faress | Second Floor |
| | | | | | | | |
| | | | | DO | OR SCHEDULE | | |
| | | | | DO | OR SCHEDULE | | |
| ID | QTY | DOOR S | SIZE | DO ROUGH WIDTH | OR SCHEDULE H OPENINGS HEIGHT | SPECIAL NOTES | Leve |
| ID | QTY | DOOR S | SIZE | DO ROUGH WIDTH | OR SCHEDULE | SPECIAL NOTES | Leve |
| ID | QTY | DOOR S 2-8 x 6-8 | SIZE | DO(ROUGH WIDTH 2' - 10" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" | SPECIAL NOTES | Leve Basement |
| ID 011 | QTY 1 1 | DOOR S 2-8 x 6-8 16-0 x 7-0 Soild Pane | SIZE | DOG ROUGH WIDTH 2' - 10" 16' - 3" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" 7' - 1 1/2" | SPECIAL NOTES | Basement Foundation |
| ID D11 D4 | QTY 1 1 1 | DOOR S 2-8 x 6-8 16-0 x 7-0 Soild Pane 3-0 x 6-8 Entry | SIZE | DOG ROUGH WIDTH 2' - 10" 16' - 3" 3' - 2 1/4" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" 7' - 1 1/2" 6' - 10 3/4" | SPECIAL NOTES Overhead Garage Door Therma Tru RO + 3/4" Pad - Verify RO | Level Basement Foundation |
| ID D11 D4 D1 D2 | OTY 1 1 1 1 1 1 1 | DOOR S 2-8 x 6-8 16-0 x 7-0 Soild Pane 3-0 x 6-8 Entry 2-8 x 6-8 - 20 MIN Fire | SIZE | DOG ROUGH WIDTH 2' - 10" 16' - 3" 3' - 2 1/4" 2' - 10 1/4" | OR SCHEDULE H OPENINGS HEIGHT 6' - 10 1/2" 7' - 1 1/2" 6' - 10 3/4" 6' - 10 3/4" | SPECIAL NOTES Overhead Garage Door Therma Tru RO + 3/4" Pad - Verify RO Therma Tru RO + 3/4" Pad - Verify | Basement Foundation First Floor First Floor |

6' - 10 1/2"

2' - 10" 6' - 10 1/2"

2' - 10"

GENERAL CONSTRUCTION NOTES

D11 3 2-8 x 6-8

D11 13 2-8 x 6-8

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- 6) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD
- 7) BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED.
- REFER TO THE FRAMING PLANS FOR BUILDING LOAD PATH INFORMATION.

ESTIMATED AREA - CEILING

LEVEL CEILING TYPE AREA

| AREA SCHEDULE | | | | |
|--------------------------|---------|--|--|--|
| NAME | SQ FT | | | |
| | | | | |
| Basement - Opt. Finished | 519 SF | | | |
| Main Floor | 838 SF | | | |
| Second Floor | 1300 SF | | | |
| | 2657 SF | | | |
| Basement - Unfinished | 328 SF | | | |
| Garage | 401 SF | | | |
| | 729 SF | | | |
| Grand total: 5 | 3386 SF | | | |
| | | | | |

First Floor

Second Floor

includes 1/2" Pad

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A7

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4 **TYPICAL WALL SECTION - 2-STORY** Scale: 1/2" = 1'-0"



Scale: 3/4" = 1'-0"











Flooring

3/16" = 1'-0"THIS PAGE IS INTENDED TO BE PRINTED ON 24"X36" PAPER TO BE TO SCALE

F1

