



General Notes

- It is imperative that the contractor observe manufacturers' instructions and procedures in installing all material and equipment. All instructions and warranties of all materials and equipment to be delivered to the owner at completion of construction.
- Layout: It is recognized that the Contract Documents are diagrammatic in showing certain physical relationships of the various elements and systems and their interfacing with other elements and systems. Establishment and coordination of these relationships is the exclusive responsibility of the Contractor. Do not scale the drawings. Lay out and arrange all elements to carry the harmony of the design throughout the work. In case of conflict or locations not dimensioned, verify required position with Marshall Architecture.
- This project shall comply with all governing regulations, ordinances, or covenants of the project area in which it is built.
- Egress windows to have maximum sill height of 44", minimum vertical clear opening of 20", minimum horizontal opening of 30", and have a minimum of 5.7 square feet clear open area.
- Top of stair handrails to be 34" to 38" above the stair nosing and should be continuous the full length of stair run. Minimum headroom above the stair nosing to be 6'-8". Top of guardrails to be minimum 36" above finished floor. Open rail members to have less than 4" space between. Handrails to be minimum of 1-1/2" maximum of 2" in diameter, spaced a minimum of 1-1/2" from the face of wall.
- Tempered glazing required at the following locations:
 - Within 24" arc of a door.
 - Within 18" of a floor or 60" vertically of a bathtub drain.
 - Shower enclosures.
 - Within 36" horizontally of the standing surface of a bathtub or shower.
- Finish all pocket doors, fluse, and openings at the top of walls.
- Flash all exterior openings, wood trim members and roof/wall intersections with 26 gauge galvanized flashing material.
- All exterior doors and doors leading to unheated areas to be weather-stripped with threshold.
- Vent all exhaust fans to exterior. Provide rain caps with back draft dampers.
- Exhaust vent for clothes dryer to be installed per Section M1502 IRC 2021 and manufacturer's installation instructions. Exhaust ducts shall not exceed a total combined horizontal and vertical length of 15 feet including two 90-degree elbows. Five feet shall be deducted for each 90 degree elbow in excess of two.
- Center water closets in space provided (minimum 5' from vertical surfaces at sides). Attic ventilation shall not be less than 1/300th of the attic area as a combination of a roof-top and soffit vents.
- Garage finish- All surfaces adjacent to habitable spaces to be insulated and finished with 5/8" type "X" gypsum board. All structural elements supporting structure above to be wrapped with 5/8" type "X" gypsum board, R-30 insulation in floor above. Garage to house door to be 1-3/8" solid core or a door having a fire rating of 20 minutes with spring closer hinges in a weather stripped frame with threshold.
- Exterior doors should open onto landing located not more than 1 1/2' below the top of the threshold of the door. Minimum length of the landing should not be less than 36".
- Deck framing members within 18" of exposed ground should be pressure treated or naturally decay resistant wood. Wood located nearer than 6" to the earth or in contact with concrete shall be pressure treated or naturally decay resistant.
- All exterior walls are to be 2x4's at 16" on center unless otherwise noted. Double top plate single bottom plate. All interior load bearing walls @ 16" O.C. All non bearing to be 3/4" O.C. UNO by engineer.

WINDOW TYPES:

- SH - HORIZONTAL SLIDER
- BH - SINGLE HUNG
- FX - FIXED FRAME
- FT - FIXED TRANSBOM
- PS - PATIO SLIDER
- (T) - TEMPERED GLASS
- (CBMT) - CABMENT

NOTE:
ALL WINDOWS TO HAVE U-FACTOR OF 30 OR LESS

NOTE:
ALL EGRESS WINDOWS TO HAVE A MINIMUM 5-7 SF. CLEAR OPENING.

WINDOW NOTES:

- SEE UNIT FLOOR PLANS FOR LOCATION OF ALL WINDOWS - COORDINATE WITH ELEVATIONS.
- CONTRACTOR TO VERIFY ALL WINDOW TYPES AND SIZES PRIOR TO FABRICATION.
- (T) = TEMPERED GLAZING PER CODE. - CONTRACTOR TO FIELD VERIFY ALL CONDITIONS. SEE GENERAL NOTE #5.
- UNO - ALL WINDOW HEADS @ 6'-10 1/2" AFF.
- 2660 SH by a window indicates a 2'-6" wide by 6'-0" high window, that is a single hung window.

DOOR TYPES:

- 5C-1 3/4" SOLID CORE ENTRY DOOR (RE: ELEVATIONS)
- INTERIOR - 1 3/8" HOLLOW CORE, RAISED 6-PANEL, PAINTED
- 6P - 61-PAGE - HOLLOW CORE, RAISED 6-PANEL, PAINTED
- 6ER DR - 1 3/4" METAL, 20 MINUTE RATED, WITH CLOSER, FLUSH FINISH, PAINTED
- OH DR - SECTIONAL STEEL OVERHEAD DOOR, PAINTED
- 6F - 61-FOLD - HOLLOW CORE, RAISED 6-PANEL, PAINTED
- 6S - SLIDING GLASS DOOR

NOTE:
ALL OPAQUE DOORS TO HAVE U-FACTOR OF 21 MAXIMUM

DOOR NOTES:

- AT DOOR FROM HOUSE TO GARAGE, PROVIDE SELF-CLOSER (DOOR SHALL BE SELF-CLOSING FROM THE 2/3RDS OPEN POSITION)
- PROVIDE DOOR STOPS AT ALL SLUNG DOORS
- PROVIDE FULL PERIMETER LEATHER STRIPPING AT ALL EXTERIOR DOORS
- CONTRACTOR TO VERIFY ALL DOOR TYPES AND SIZES + COORDINATE HARDWARE REQUIREMENTS WITH OWNER.
- OPTIONAL DOOR
- 3068 by a door indicates a 3'-0" wide by 6'-8" high door.

ENERGY CODE:

PERFORMANCE BASED INSPECTION MUST COMPLY WITH CHAPTER 4 OF THE 2021 IECC

DESIGN LOADS:

These plans were designed to meet the external load conditions noted below.

	Dead Loads	Live Loads
Roof, with Composite Shingles	10 psf	30 psf
Floor	10 psf	40 psf
Exterior Decks	12 psf	60 psf
Ceiling	10 psf	20 psf
(Space above ceilings where limited storage is possible, but additional room construction is not.)		
Wind	90 mph exposure B	
Snow	30 psf ground	
Seismic	B	

FRAMING NOTES:

- FRAMING LUMBER:
 - ALL FRAMING LUMBER TO BE HEM-FIR LARCH 2 AND BETTER. Fc=850/975 psf, Fv=75 psf, E=1,900,000 psf 2x STUDS TO BE HEM-FIR LARCH "STUD" GRADE. Fc=675/750 psf, Fv=75 psf, E=1,900,000 psf
 - TJ'S AND "MICRO-LAMB" BY TRUS JOIST CORP. OR EQUIV. Fc=2,600 psf, Fv=285 psf, E=1,800,000 psf
- ALL HEADERS TO BE 2-2x12 UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE MIN. 2-2x POST UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SOLID BLOCKING UNDER ALL POSTS 2-2x AND LARGER.
- SHEATH ALL EXTERIOR WALLS WITH 1/2" EXTERIOR GRADE OSB. NAIL OSB SHEATHING W/8D NAILS AT 4" O.C. AT EDGES AND 2' O.C. AT INTERMEDIATE MEMBERS.
- PROVIDE SOLID 2x RIM JOIST AT END OF ALL FLOOR JOISTS WITH DIMENSION LUMBER FLR JOISTS AND "TIMBERSTRAND" RIM JOIST AT ALL "TJ" FLOOR JOISTS UNO.
- ALL METAL CONNECTORS TO BE SIMPSON STRONG TIE OR EQUIVALENT.
- ALL EXTERIOR WALLS TO BE FRAMED WITH 2x STUDS AT 24" O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATE UNO.
- ALL INTERIOR BEARING WALLS TO BE FRAMED WITH 2x STUDS AT 16" O.C. WITH DOUBLE TOP AND SINGLE BOTTOM PLATE UNO.
- GLUE AND NAIL ALL MULTIPLE MEMBERS 2-2x AND LARGER W/8D NAILS AT 6" O.C. FULLY BLOCK WEBS, GLUE AND NAIL ALL MULTIPLE "TJ" FLOOR JOISTS.

Sheet Index

Sheet No.	Description	Revision Date
A1	Cover Sheet	n/a
A2	2021 IRC Notes	n/a
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A4	Exterior Elevations	n/a
A5	Building Sections	n/a
A6	Crawl Space Floor Plan	n/a
A7	Details	n/a
A8	Air Barrier Details	n/a
A9	Optional Solar Details	n/a
A10	Framing Plans	n/a
A11	Electrical Floor Plan	n/a

Drawing Legend

Drawing Notes: (T)
The number 'T' refers to plan note T, for further information regarding the area indicated.

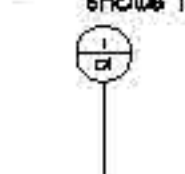
Drawing Reference:
RE: 2 - A2 indicates refer to drawing 2 on sheet A2

Room Titles:
ROOM - room name
s.elev. - ceiling height/floor covering
CPT = carpet
LINO = sheet linoleum
F.M.C. = Floor Material Change

Section Marker:
shows location and direction of section



Detail Marker:
shows location and direction of detail



Interior Elevation Marker:

The letters around the outside indicates direction and the letter in the middle - indicates sheet.

Sill Plates:
sill plate location

Slopes:
indicates rise of 1" in 12" horizontal length

Building Codes

2021 IRC 2021 IPC
2021 IECC
2023 NEC
2021 MC

model no.

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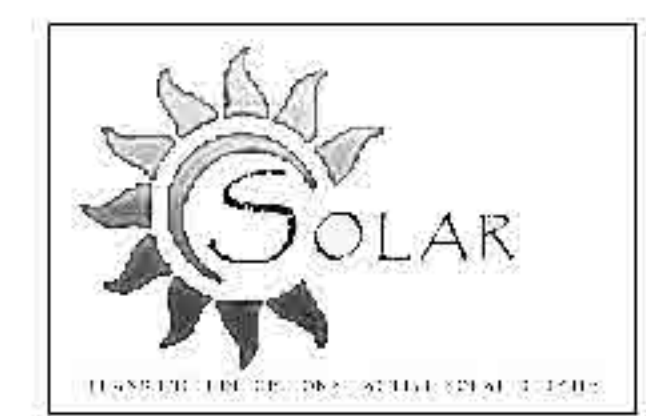
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sheet index: COVER SHEET

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2021 INTERNATIONAL RESIDENTIAL CODE REFERENCE NOTES

LOCATION ON LOT

- 1 EXTERIOR WALLS SHALL BE 5 FEET FROM A PROPERTY LINE OR ASSUMED PROPERTY LINE. SHALL BE OF NOT LESS THAN A ONE-HOUR FIRE-RESISTIVE RATING WITH EXPOSURE FROM BOTH SIDES. (SECTION R502.1)
- 2 PROJECTIONS BEYOND THE EXTERIOR WALL SHALL COMPLY WITH SECTION R502.1 AND SHALL NOT EXTEND BEYOND:
 - 1. A POINT CLOSER THAN 3 FEET FROM THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE.
- 3 EXCEPT FOR APPROVED FOUNDATION VENTS, OPENINGS IN EXTERIOR WALLS OF DWELLINGS OR ACCESSORY BUILDINGS LESS THAN 3 FEET FROM A REAL OR ASSUMED PROPERTY LINE ARE NOT PERMITTED. (SECTION R502.2)
- 4 PENETRATIONS OF THE EXTERIOR WALL, LOCATED LESS THAN 3 FEET FROM REAL OR AN ASSUMED PROPERTY LINE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION R502.4 (SECTION R502.2)
- 5 MINIMUM CEILING HEIGHTS
BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL COMPLY WITH THE MINIMUM CEILING HEIGHT REQUIREMENT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, WITH THE SECTION R502.1
- 6 LIGHT, VENTILATION AND HEATING
ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING OF NOT LESS THAN 8 PERCENT OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT IN ACCORDANCE WITH SECTION R502.1 OR THEY SHALL COMPLY WITH SECTION R502.3 FOR ADJOINING ROOMS.
- 7 ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AS NATURAL VENTILATION (OUTDOOR AIR) IN ACCORDANCE WITH SECTION R502.1 OR PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION R502.1, EXCEPTION 1 FOR ADJOINING ROOMS SEE SECTION R502.3
- 8 LIGHT AND VENTILATION FOR BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL COMPLY WITH SECTION R502.3
- 9 INTERIOR EXTERIOR STAIR ILLUMINATION SHALL COMPLY WITH SECTION R502.8 EXTERIOR STAIR ILLUMINATION SHALL COMPLY WITH SECTION R502.8 REQUIRED GLAZED OPENINGS SHALL COMPLY WITH SECTION R502.8
- 10 WHEN WINTER DESIGN TEMPERATURE IS BELOW 40° F (4° C) DWELLING UNITS SHALL BE PROVIDED WITH HEATING FACILITIES WHICH WILL MAINTAIN A TEMPERATURE OF 68° F (20° C) IN COMPLIANCE WITH SECTION R502.10

EMERGENCY ESCAPE AND RESCUE

- 11 BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR CONFORMING TO SECTION R502.1 FOR EMERGENCY ESCAPE OR RESCUE WHICH ARE OPEN TO A PUBLIC WAY.
- 12 WINDOW WELLS SHALL COMPLY WITH SECTION R502.4.1 TOTAL OF 5.0 FT. MIN. WITH A MINIMUM PROJECTION OF 36" A VERTICAL DEPTH GREATER THAN 44" SHALL REQUIRE A LADDER. (SECTION R502.4.2)
- 13 BARS, GRILLS, COVERS AND SCREENS PLACE OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULLHEAD ENCLOSURES, OR WINDOW WELLS ARE PERMITTED PROVIDED THEY COMPLY WITH SECTION R502.1 THROUGH R502.3 AND R502.4.1. RELEASABLE FROM INSIDE WITHOUT THE USE OF KEYS OR TOOLS. (SECTION R502.4.4)

EXITS, LANDINGS, STAIRWAYS, HANDRAILS, RAMPS AND GUARDS

- 14 AN EXTERIOR EXIT DOOR THAT DOES NOT PASS THROUGH THE GARAGE IS REQUIRED AND MUST COMPLY WITH THE TYPE AND SIZE REQUIREMENTS OF SECTION R502.2. 20" WIDE AND 6'-8" HIGH.
- 15 EXTERIOR DOORS SHALL BE READILY OPERABLE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (SECTION R502.2)
- 16 A FLOOR OR LANDING IS REQUIRED AT EACH SIDE OF AN EXTERIOR DOOR. (SECTION R502.3)
- 17 LANDINGS SHALL BE AT LEAST AS WIDE AS THE DOOR OR STAIRWAY SERVED AND SHALL HAVE A MINIMUM DIMENSION IN THE DIRECTION OF TRAVEL OF 36 INCHES. (SECTION R502.3)
- 18 STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES ABOVE THE PERMITTED HANDRAIL HEIGHT. (SECTION R502.1)
- 19 STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36 INCHES AT AND BELOW THE HANDRAIL. WHEN ONLY ONE HANDRAIL IS PROVIDED. (SECTION R502.1)
- 20 HANDRAILS SHALL NOT PROJECT MORE THAN 45 INCHES ON EITHER SIDE OF THE STAIRWAY. (SECTION R502.2)
- 21 TREADS SHALL BE AT LEAST 10 INCHES DEEP. RISERS SHALL NOT BE GREATER THAN 7 1/2" IN HEIGHT AND THE TREAD OR RISER VARIANCE SHALL NOT EXCEED 3/8" WITHIN ANY FLIGHT OF STAIRS. (SECTIONS R502.1 & R502.2)
- 22 THE PROFILE OF TREADS AND RISERS SHALL CONFORM TO (SECTION R502.1)
- 23 A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. (SEE EXCEPTION FOR TOP OR INTERIOR STAIRS) (SECTION R502.1)
- 24 THE FLOOR OR LANDING AT THE EXIT DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD. (SECTION R502.1)
- 25 A MINIMUM HEAD ROOM CLEARANCE FOR STAIRWAYS OF NOT LESS THAN 6 FEET, 6 INCHES SHALL BE PROVIDED. (SECTION R502.1)
- 26 UNDER STAIRS SHALL COMPLY WITH SECTION R502.1.2.2 UNDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS OF THE WALKLINE. UNDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR WITHIN ANY FLIGHT OF STAIRS. THE LARGEST UNDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST UNDER TREAD BY MORE THAN 1/8" INCH.
- 27 ENCLOSED ACCESSIBLE AREA UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD. (SECTION R502.1)
- 28 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (SECTION R502.1)
- 29 THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF THE TREADS. (SECTION R502.1)
- 30 HANDRAILS ADJACENT TO WALL SHALL HAVE A SPACE OF AT LEAST 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL. (SECTION R502.1)
- 31 THE HANDRAILS GRIP SIZE SHALL COMPLY WITH SECTION R502.1.6
- 32 GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSET SCREENS SHALL NOT BE CONSIDERED AS A GUARD. (SECTION R502.1)
- 33 REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT WALKING SURFACES OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. SEE EXCEPTIONS (SECTION R502.1)
- 34 REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (SECTION R502.1)

GLAZING

- 35 TYPE AND THICKNESS OF GLASS SHALL BE SPECIFIED IN ACCORDANCE WITH (SECTION R502.4)
- 36 INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS IN HAZARDOUS LOCATIONS BELOW AS THOSE INDICATED AS PERMITTED IN SECTION R502.4.1, SHALL MEET THE TEST REQUIREMENTS OF (SECTION R502.4) EXCEPTIONS:
 - 1. LOWEDED WINDOWS AND JALOUSIES SHALL COMPLY WITH SECTION R502.2
 - 2. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.
 - 3. GLASS UNIT MASONRY COMPLYING WITH (SECTION R502.7)
- 37 THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING (SECTION R502.4):
 - 1. GLAZING IN ALL FROD AND OPERABLE PANELS OF BARRING, SLIDING, AND SWING DOORS.
 - 2. GLAZING IN AN INDIVIDUAL FROD OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - 3. INDIVIDUAL FROD OR OPERABLE PANEL, OTHER THAN THOSE DESCRIBED IN ITEMS 1 AND 2 ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS: MUST MEET ALL REQUIREMENTS TO MEET SAFETY GLAZING:
 - 3.1 EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET
 - 3.2 BOTTOM EDGE LESS THAN 18 INCHES ABOVE FLOOR.
 - 3.3 TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR.
 - 3.4 ONE OR MORE HAZING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
 - 4. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING AREAS OF STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL INFILL PANELS.
 - 5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, HOT TUBS AND BATHS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - 6. GLAZING IN WALLS AND FENCES ADJACENT TO DOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND BATHS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.

- 1. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- 2. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCHES HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE NOSE OF THE TREAD.

- 38 SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R502.8

- 39 EXTERIOR WINDOWS AND GLASS DOORS SHALL CONFORM TO THE PROVISIONS OF SECTION R502.1 AND THE FOLLOWING:
 - EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R502.1.2 AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R502.1.3.

- 40 WINDOWS AND GLASS DOORS SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS. (SECTION R502.1)

- 41 ANCHORAGE OF EXTERIOR WINDOWS SHALL CONFORM TO (SECTION R502.1)

- 42 MULTIPLE OCCURRENCES BETWEEN INDIVIDUAL WINDOW AND GLASS DOOR ASSEMBLIES SHALL COMPLY WITH (SECTION R502.1)

- 43 SMOKE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS (SECTION R502.4):
 - 1. IN EACH SLEEPING ROOM
 - 2. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.

- 5. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACE AND UNHABITABLE ATTICS, IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERMEDIATE LEVEL IN THE ADJACENT LEVELS, A SMOKE ALARM SHALL BE INSTALLED ON THE UPPER LEVEL, SHALL SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

- 44 SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R502.4

- 45 THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R502.4

SANITATION, TOILET, BATH AND SHOWER SPACES

- 46 TOILET, BATH AND SHOWER FIXTURES SHALL BE SPACED AS PER SQUARE FOOT (SECTION R502.1)

GARAGES AND CARPORTS

- 47 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (SECTION R502.5)

- 48 OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1/2 INCHES THICK OR 30 MINUTE FIRE-RATED DOOR. (SECTION R502.5)

- 49 THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R502.5. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R502.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. (SECTION R502.5)

- 50 DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL, SUCH DUCTS SHALL HAVE NO OPENINGS TO THE GARAGE. (SECTION R502.5)

- 51 GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY. (SECTION R502.5)

INSULATION

- 52 INSULATION MATERIALS SHALL COMPLY WITH THE PROVISIONS OF SECTION R502.1.3 AND GIVEN COMPLIANCE SUBMITTAL VALUES USED IN ENERGY CODE.

- 53 COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF THREE INCHES FROM RECESSED LIGHTING FIXTURES, FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES. (SEE EXCEPTION) (SECTION R502.1)

PROTECTION AGAINST SUBTERRANEAN TERMITES

- 54 1. PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESERVE PRESERVATIVELY TREATED WOOD, NATURALLY TERMITE-RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHEETPILES) OR ANY COMBINATION OF THESE METHODS. (SECTION R502.1)
- 2. THE CHEMICAL RATE OF APPLICATION AND METHOD OF TREATMENT OF THE CHEMICAL TERTICIDE SHALL BE IN STRICT ACCORDANCE WITH THE TERTICIDE LABEL. (SECTION R502.1)
- 3. FIELDS OF SOIL NOTCHES AND DRILLED HOLES OF PRESERVE PRESERVATIVELY TREATED WOOD SHALL BE RETREATED IN THE FIELD IN ACCORDANCE WITH ALPHA 14 (SECTION R502.1)

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY

- 55 THE FOLLOWING LOCATIONS SUBJECT TO DECAY DAMAGE COMPLYING WITH (SECTION R502.1):
 - 1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR CLOSER THAN 18 INCHES OR MORE ABOVE GROUND SURFACE THAN 18 INCHES TO BE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
 - 2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
 - 3. BILLS AND BLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERMEABLE MOISTURE BARRIER.
 - 4. THE EDGES OF WOOD STRUCTURAL MEMBERS EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 65 INCHES ON TOP, SIDES AND ENDS.
 - 5. WOOD SIDING, SHEATHING AND WALL FINISHING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND.
 - 6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-RESISTIBLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER SUCH AS CONCRETE OR MASONRY SLAB UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERMEABLE MOISTURE BARRIER.
 - 7. WOOD FRAMING STUDS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIORS OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FRAMING STUDS OR FRAMING MEMBERS.

- 56 WOOD STRUCTURAL MEMBERS INCLUDING SUPPORTS FOR BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES SUBJECT TO WEATHER WITHOUT ADEQUATE PROTECTION SHALL COMPLY WITH SECTION R502.1 (8)

ROOF VENTILATION AND ATTIC ACCESS

- 57 ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES COVERED WITH CEILING MATERIALS SHALL BE VENTILATED IN ACCORDANCE WITH SECTION R502.1

- 58 ATTIC ACCESS SHALL BE PROVIDED FOR BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION. (SECTION R502.1)

WALL COVERINGS, CEILING, INTERIOR WALL COVERING

- 59 OTHER BEARS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R502.1 AND TABLE R502.5.

- 60 CERAMIC TILE SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R502.4.

- 61 FIBER-GLASS, FIBER-MAT REINFORCED GYPSUM, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1348, C 179 OR C 1014, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (SECTION R502.4)

- 62 WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 (R502.4) AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. (SECTION R502.4)

- 63 LEATHER EXPOSED SURFACES SHALL BE PROVIDED WITH A LEATHER-RESISTIVE BARRIER (BUILDING FELT OR APPROVED MATERIAL) IN ACCORDANCE WITH SECTION R502.1

- 64 WOOD, HARDWOOD AND WOOD STRUCTURAL PANEL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R502.1

- 65 EXTERIOR WALL COVERINGS SHALL HAVE THE MINIMUM THICKNESS AND BE INSTALLED IN ACCORDANCE WITH TABLE R502.5.1 (SECTION R502.5)

- 66 WOOD SHAKES AND SHINGLES USED AS AN EXTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH (SECTION R502.5)

- 67 EXTERIOR STONE AND MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH (SECTION R502.5)

- 68 MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED WITH LINTELS OF NON-COMBUSTIBLE MATERIALS. (SECTION R502.5)

- 69 MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT MEANS IN ACCORDANCE WITH SECTION R502.5.4 WITH AIR SPACE OR MORTAR FILL PER SECTION R502.5.4

- 70 MASONRY VENEER SHALL BE PROVIDED WITH FLASHING IN ACCORDANCE WITH SECTION R502.5

- 71 WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WITHIN OF MASONRY WALLS IN ACCORDANCE WITH SECTION R502.5

- 72 EXTERIOR INSULATION FINISH SYSTEMS (EIFS) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R502.5

- 73 EXTERIOR WALLS SHALL BE PROVIDED WITH FLASHING TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY. (SECTION R502.4)

CHIMNEYS AND FIREPLACES

- 74 FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING FLOOR-WALL FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 21 (SECTION R502.4)

- 75 WEATHR EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE FACTORY-BUILT FIREPLACE LISTING AND BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. (SECTION R502.4)

EXTERIOR AIR SUPPLY

- 76 CHIMNEYS FOR USE WITH FACTORY-BUILT FIREPLACES SHALL COMPLY WITH THE REQUIREMENT OF UL 121 (SECTION R502.4)

ROOF COVERINGS AND MATERIALS

- 77 ROOF COVERINGS SHALL BE COVERED WITH MATERIALS AS SET FORTH IN SECTION R502.4 AND R502.5 (SECTION R502.1)

- 78 ROOF COVERINGS SHALL BE CLASS A, B, OR C. (SECTION R502.1)

WEATHER PROTECTION

- 79 ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS. (SECTION R502.1)

- 80 FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF R502.2

- 81 OVERLAP ROOF DRAINS ARE REQUIRED, OVERLAP DRAINS HAVING THE SAME SIZE AS THE ROOF DRAIN ARE INSTALLED WITH THE METAL LINE LOCATED 1/8" ABOVE THE JOINT OF THE ROOF OR OVERLAP SCAPERS THREE TIMES THE SIZE OF THE ROOF DRAIN AND HAVE A MINIMUM OPENING HEIGHT OF 4 INCHES SHALL BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE METAL FLASHING 2 INCHES ABOVE THE TOP OF THE ROOF BEARD. THE INSTALLATION AND BEING OF OVERLAP DRAINS, LEADERS AND CONDUCTORS SHALL COMPLY WITH THE INTERNATIONAL PLUMBING CODE (SECTION R502.1)

MATERIALS

- 82 ROOF ASSEMBLIES SHALL BE APPLIED IN ACCORDANCE WITH CHAPTER 8 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (SECTION R502.1)

- 83 ROOF COVERINGS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS WHEN REQUIRED. (SECTION R502.1)

REQUIREMENTS FOR ROOF REQUIREMENTS

- 84 ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH (SECTION R502.1) HIGH WIND SPECIFICATIONS PER (SECTION R502.2)

- 85 ICE BARRIER SHALL BE PROVIDED IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES. (SECTION R502.1)

- 86 UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110 MPH PER FIGURE R502.1.2) SHALL BE APPLIED WITH SECTION R502.1. (SECTION R502.2)

FOUNDATION - WOOD

- 87 ALL LUMBER AND PLYWOOD SHALL BE PRESERVE-PRESERVATIVELY TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH ALPHA 11 (SECTION R402.1)

- 88 FASTENERS USED BELOW GRADE (OR USED IN KNEE WALL CONSTRUCTION) SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL, WALLS OR UNITS SHALL BE PROVIDED WITH HEATING FACILITIES WHICH WILL MAINTAIN A NOT-TUNNELED GALVANIZED (ZINC COATED) STEEL NAILS. (SECTION R402.1)

FOUNDATION WATERPROOFING AND DAMP-PROOFING

- 89 IN AREAS WHERE HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE BELOW GRADE SHALL BE WATERPROOFED AS PER (SECTION R502.1)

- 90 FOUNDATION WALL WATER PROOFING SHALL BE WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE WITH MATERIALS AS SPECIFIED IN SECTION R502.5 EXCEPT WHERE REQUIRED TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE LOCATED BELOW GRADE SHALL BE DAMP-PROOFED. (SECTION R502.5)

- 91 DAMP PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R502.5

COLUMNS

- 92 WOOD COLUMNS SHALL BE PROTECTED AGAINST DECAY AS SET FORTH IN SECTION R501 (SECTION R402.1)

- 93 ALL WIDE AND OUTSIDE SURFACES OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OR RUST-INHIBITIVE PAINT, OR STEEL SHALL BE OF CORROSION-RESISTANT TYPE OR TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. (SECTION R402.2)

UNDER FLOOR SPACE

- 94 VENTILATION OPENINGS IN UNDER-FLOOR SPACE SPECIFIED IN SECTIONS R502.1 & R502.2 SHALL NOT BE REQUIRED WHERE:
 - 1. EXPOSED EARTH IS COVERED WITH A CONTINUOUS VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6 INCHES AND BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND AT LEAST 6 INCHES UP THE STEEL WALL & SHALL BE ATTACHED AND SEALED TO THE STEEL WALL. (SECTION 402.3)
 - 2. ONE OF THE FOLLOWING IS PROVIDED FOR THE UNDER-FLOOR SPACE (SECTION 402.3):
 - 21 CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION AT A RATE EQUAL TO 1 CFM FOR EACH 30 SQ. FT. OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N102.2.1
 - 22 CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CFM FOR EACH 30 SQ. FT. OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA, AND PERIMETER WALLS INSULATED IN ACCORDANCE WITH SECTION N102.2.1
 - 23 FLENUM COMPLYING WITH SECTION M602.1, IF UNDER-FLOOR SPACE IS USED AS A FLENUM

- 95 AN ACCESS OPENING 18 INCHES BY 24 INCHES SHALL BE PROVIDED TO THE UNDER FLOOR SPACE. (SECTION R402.4)

- 96 ACCESS OPENINGS TO UNDER FLOOR SPACES WHERE MECHANICAL EQUIPMENT IS LOCATED SHALL BE PROVIDED IN ACCORDANCE WITH SECTION M502.3. (SECTION R502.4)

- 97 FINISHED GRADE FOR UNDER FLOOR SPACES SHALL COMPLY WITH SECTION R402.6

FIRE PROTECTION - FIRE BLOCK - DRAFT STOP

- 98 PROVIDE FIRE PROTECTION OF FLOORS PER SECTION R502.1

- 99 PROVIDE DRAFT STOP PER SECTION R502.2

COMBUSTION AIR

- 100 PER CHAPTER 24 SECTION 2404 (2004)

ELECTRICAL

- 101 PER CHAPTER 24-45 (IRC INTERNATIONAL RESIDENTIAL CODE)

CARBON MONOXIDE ALARMS

- 102 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FIRE-FRIG APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (SECTION R502.1)

AUTOMATIC FIRE SPRINKLER SYSTEMS

- 103 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS. (SECTION R502.2)

- 104 AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P202.4 OR NFPA 13C, (SECTION R502.2)

EXTERIOR

- 105 APPROVED ADDRESS NUMBERS ARE TO BE PROVIDED IN A POSITION TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (SECTION R502.1)

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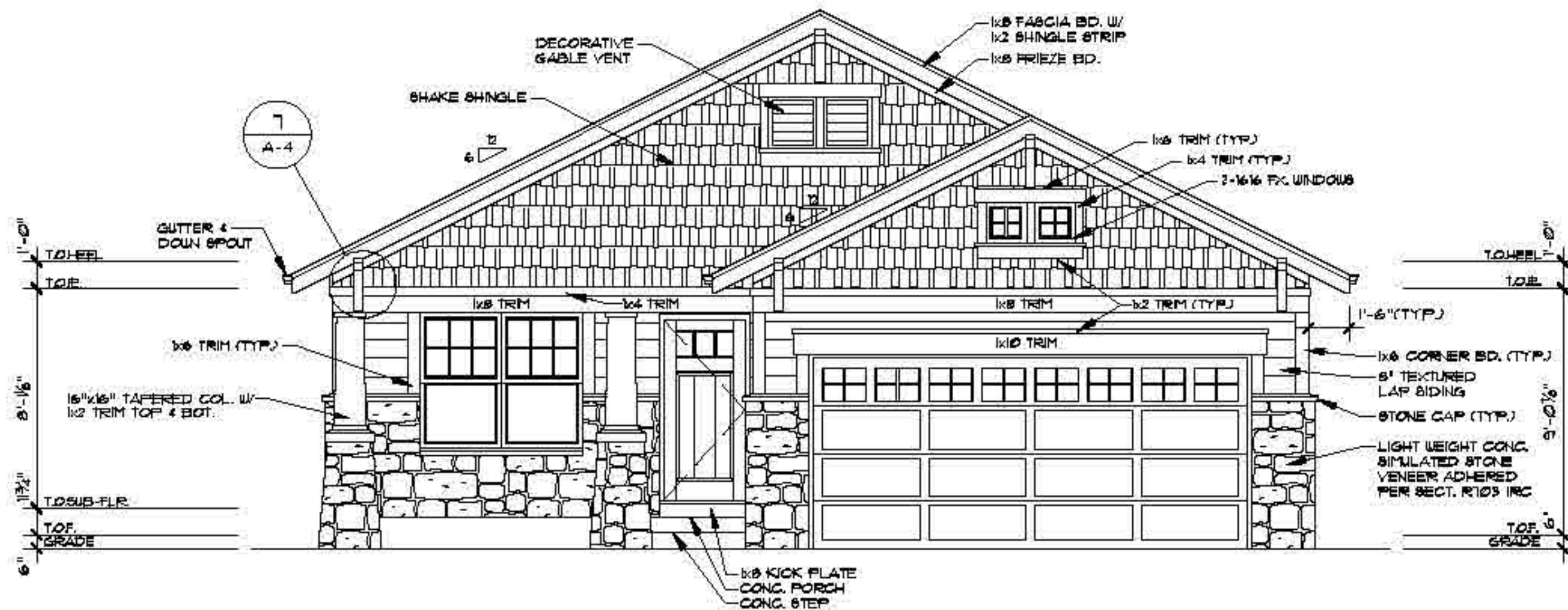
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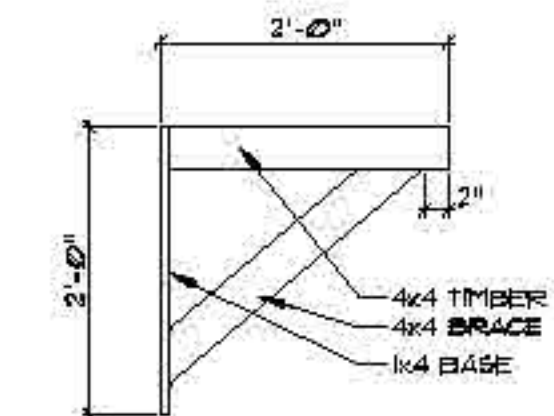
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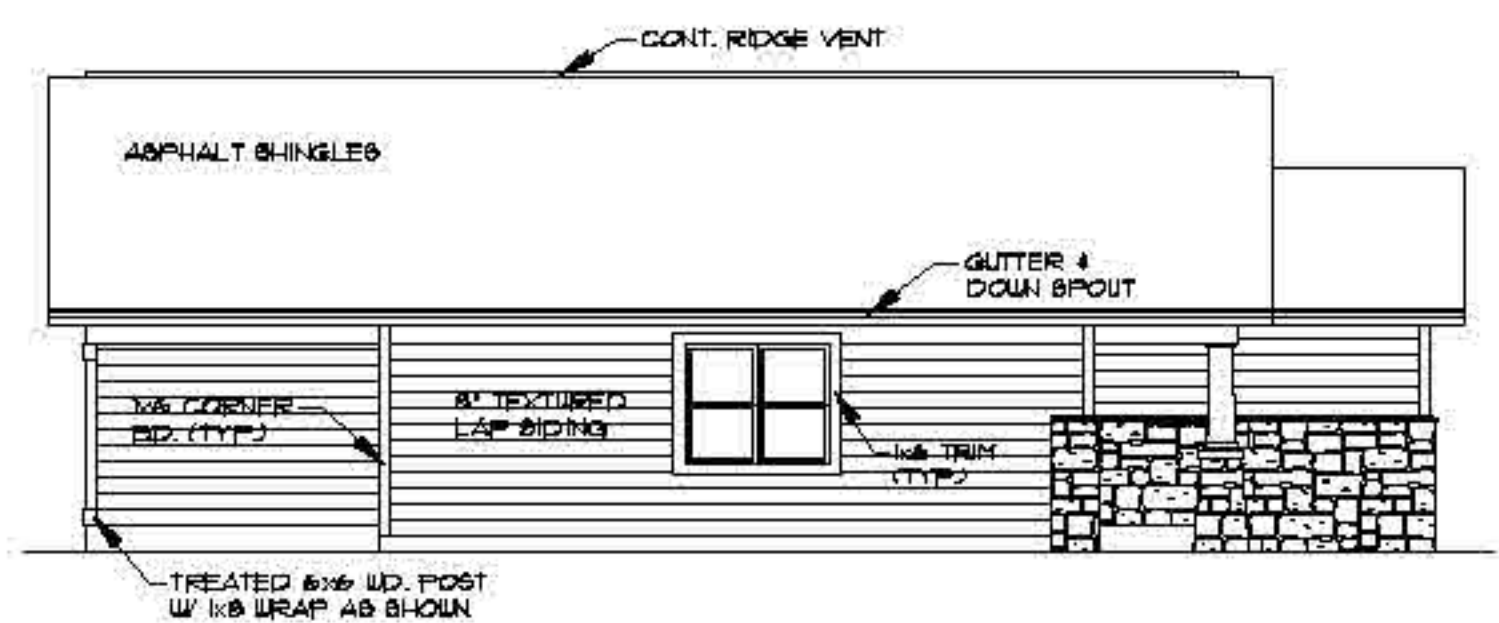
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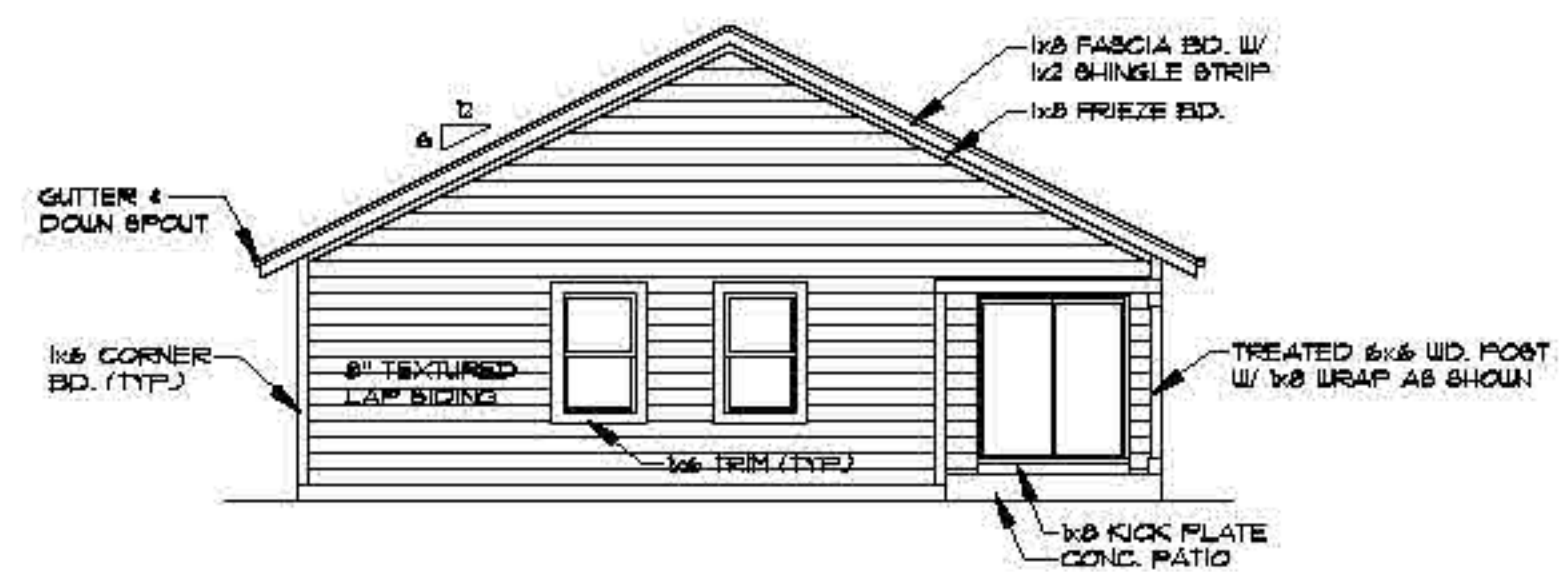
7 BRACKET DETAIL
3/4" = 1'-0"



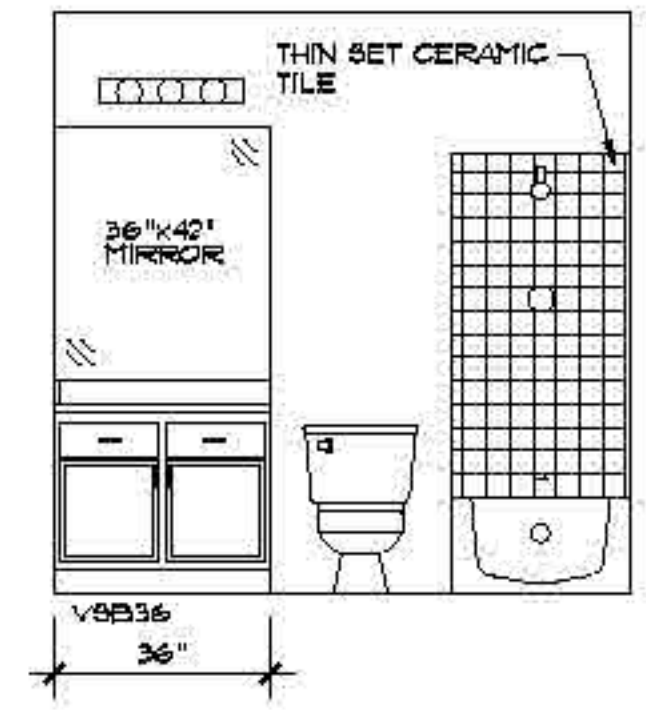
1 FRONT ELEVATION
1/4" = 1'-0"



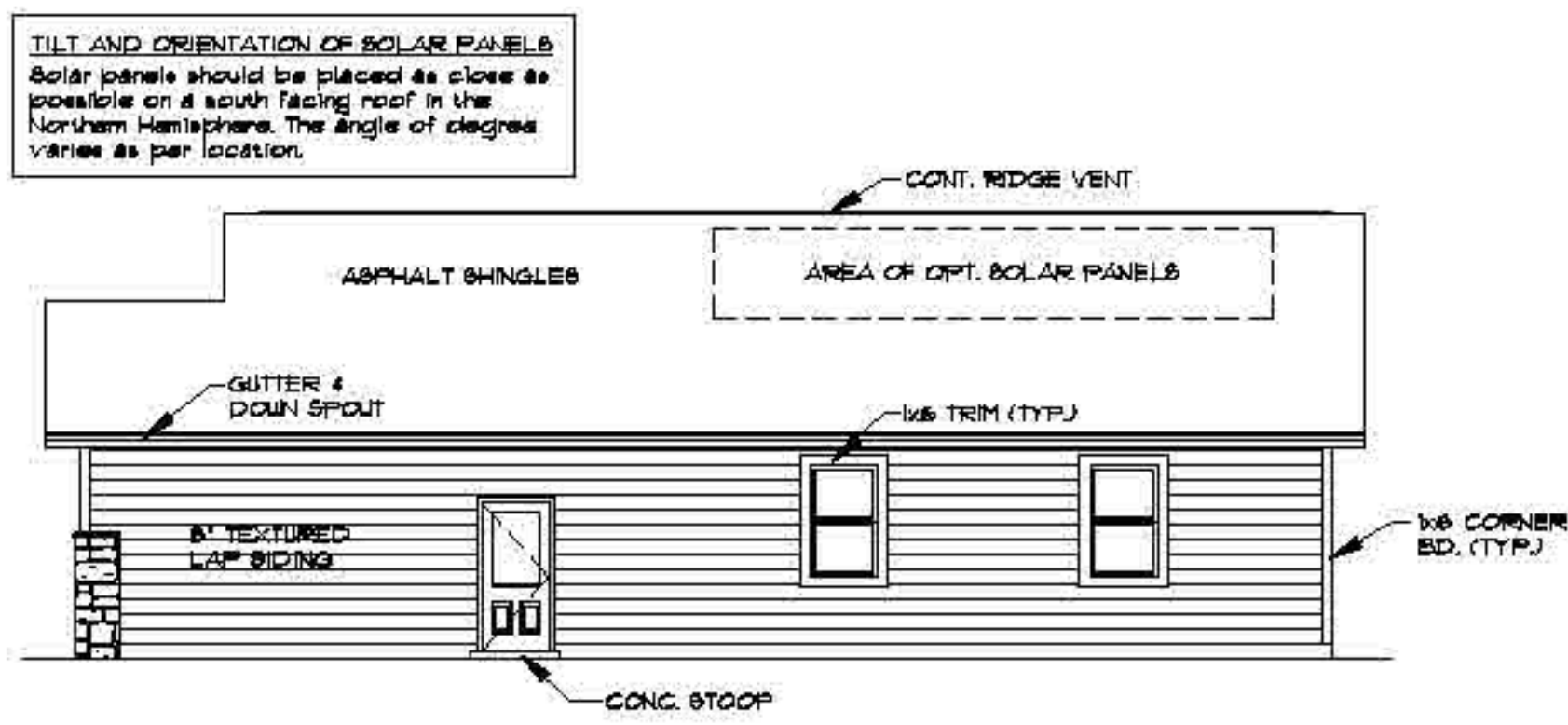
2 LEFT SIDE ELEVATION
1/8" = 1'-0"



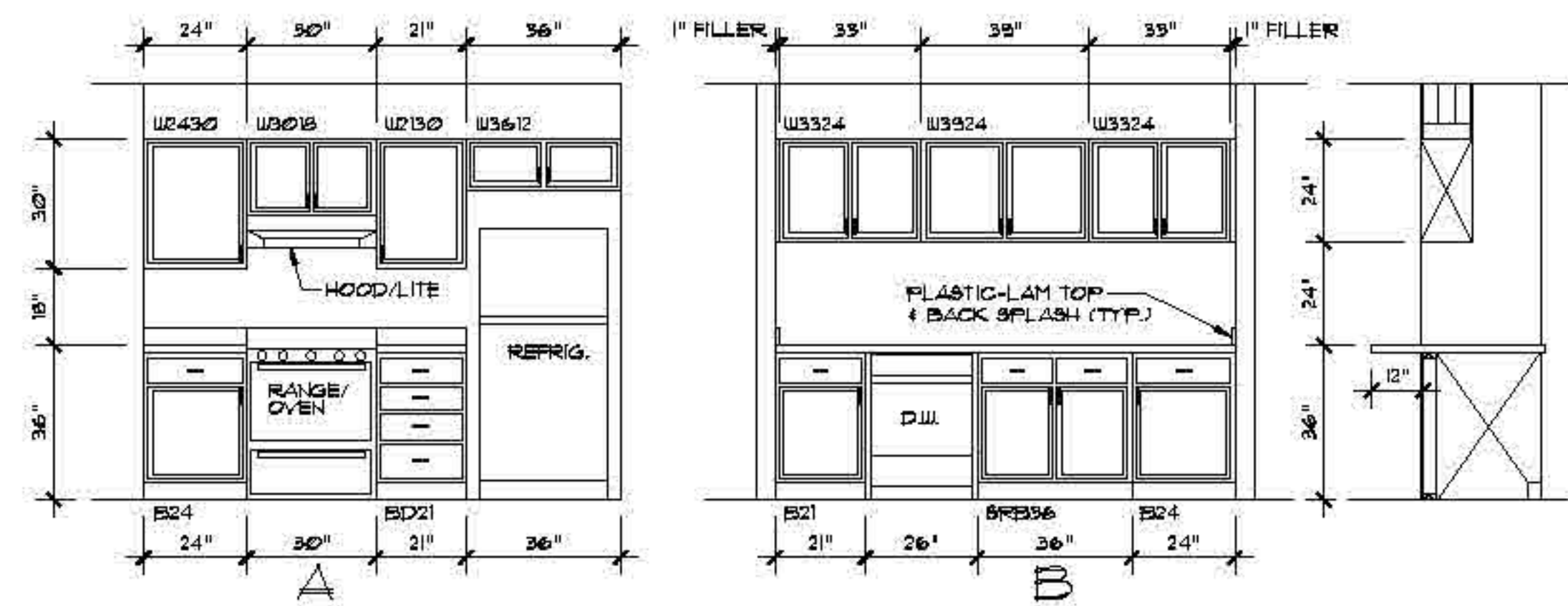
3 REAR ELEVATION
1/8" = 1'-0"



6 TYP. BATH ELEV.
3/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



5 KITCHEN ELEVATIONS
3/8" = 1'-0"

TILT AND ORIENTATION OF SOLAR PANELS
Solar panels should be placed as close as possible on a south facing roof in the Northern Hemisphere. The angle of degrees varies as per location.

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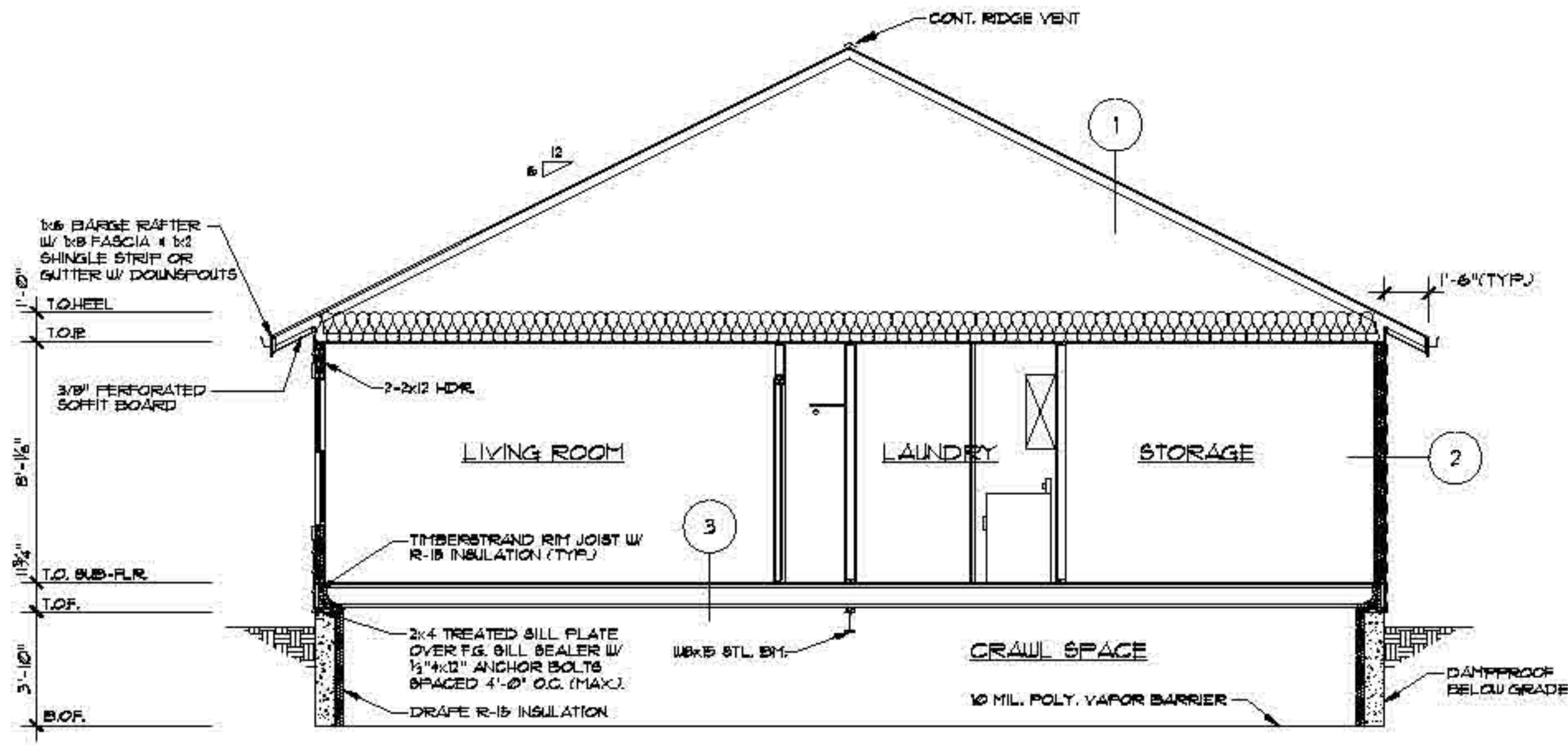
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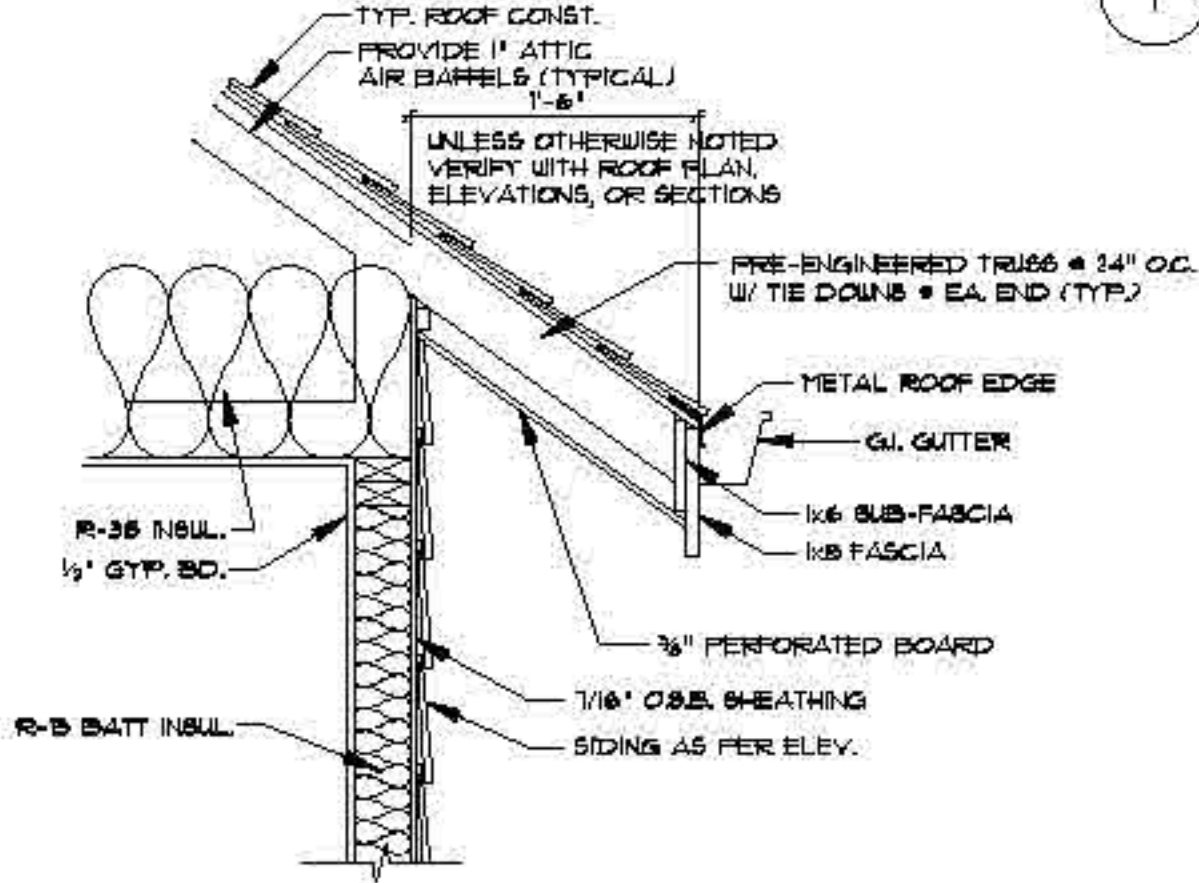
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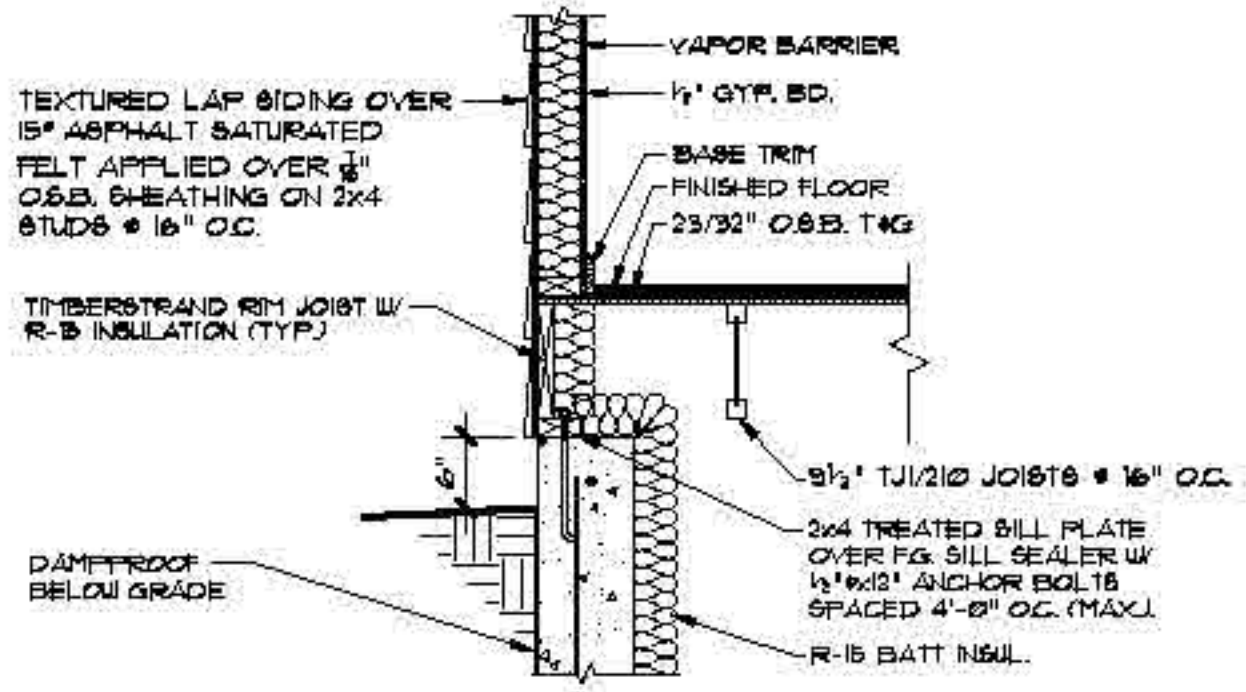
- 1 **ROOF SYSTEM:**
240° ASPHALT SHINGLES ON 5° FELT UNDERLAYMENT ON 5/8" EXTERIOR GRADE O.S.B. SHEATHING NAILED OVER PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. OR 2x RAFTERS (SEE ROOF FRAMING) W/R-38 FIBER-GLASS INSULATION AND 1/2" GYP. BD. TO INTERIOR.
- 2 **EXTERIOR WALL SYSTEM:**
8" TEXTURED LAP SIDING OVER WEATHER-RESISTANT SHEATHING PAPER (PER SECT. RT032 2021 IRC) APPLIED OVER 1/8" EXT. GRADE O.S.B. SHEATHING ON 2x4 STUDS @ 16" O.C. W/DBL TOP & SINGLE BOT. PLATE W/R-15 BATT INSULATION & 1/2" GYP. BD. TO INTERIOR.
- 3 **FLOOR SYSTEM:**
23/32" O.S.B. TAG GLUE AND NAIL OVER 9 1/2" TJI 210 FLOOR JOISTS SPACED @ 16" O.C.



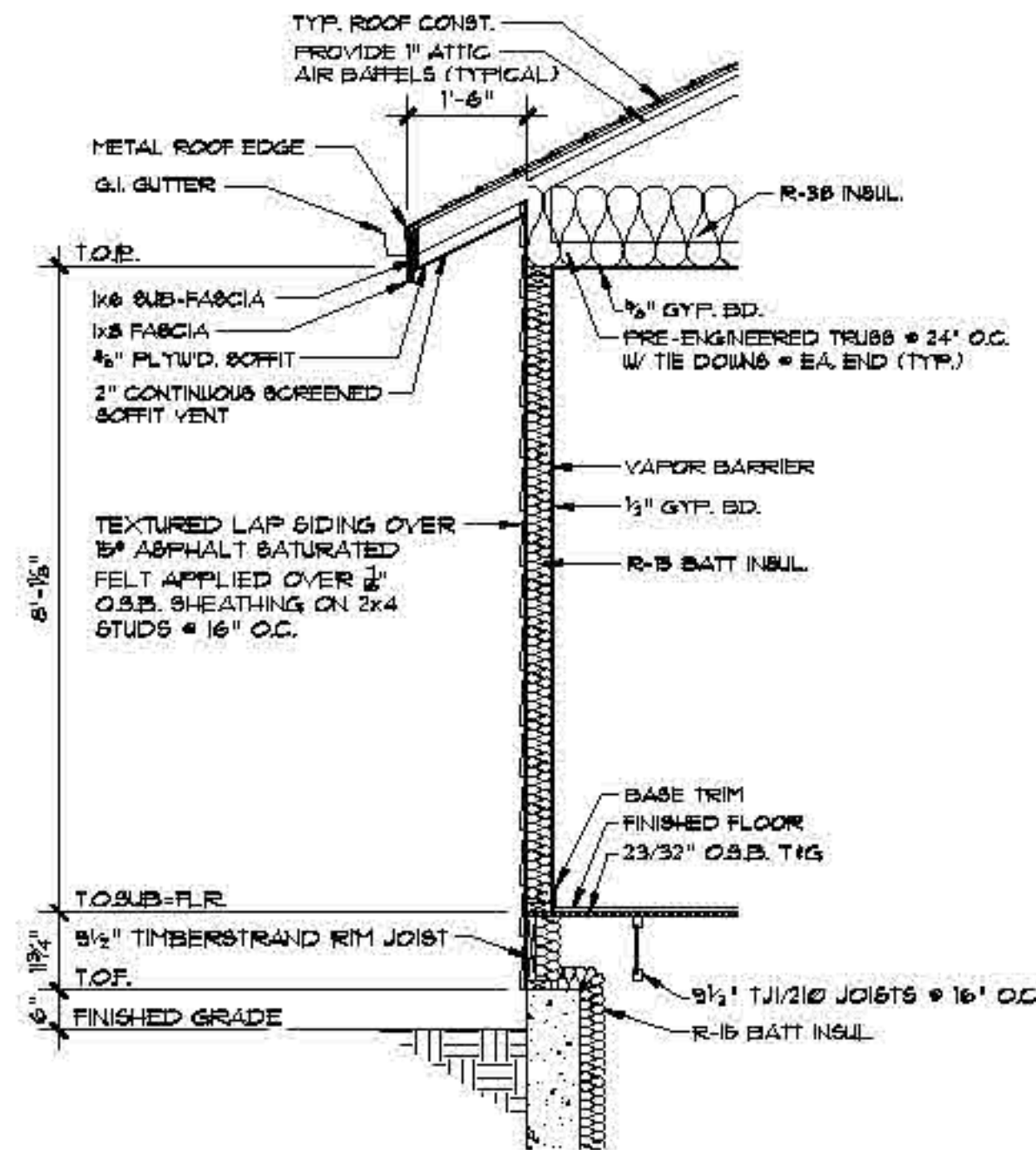
1 CROSS SECTION
1/4" = 1'-0"



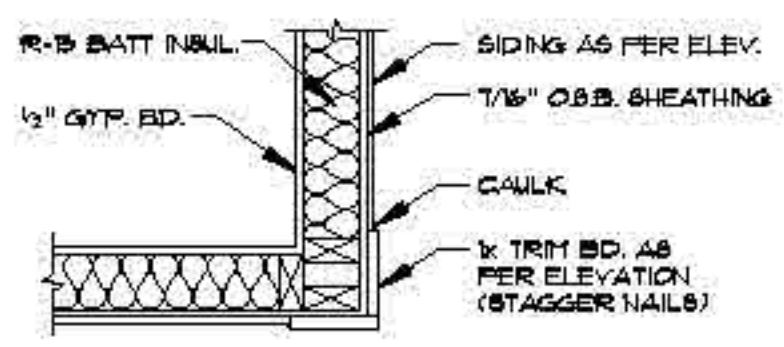
2 CORNICE DETAIL
1" = 1'-0"



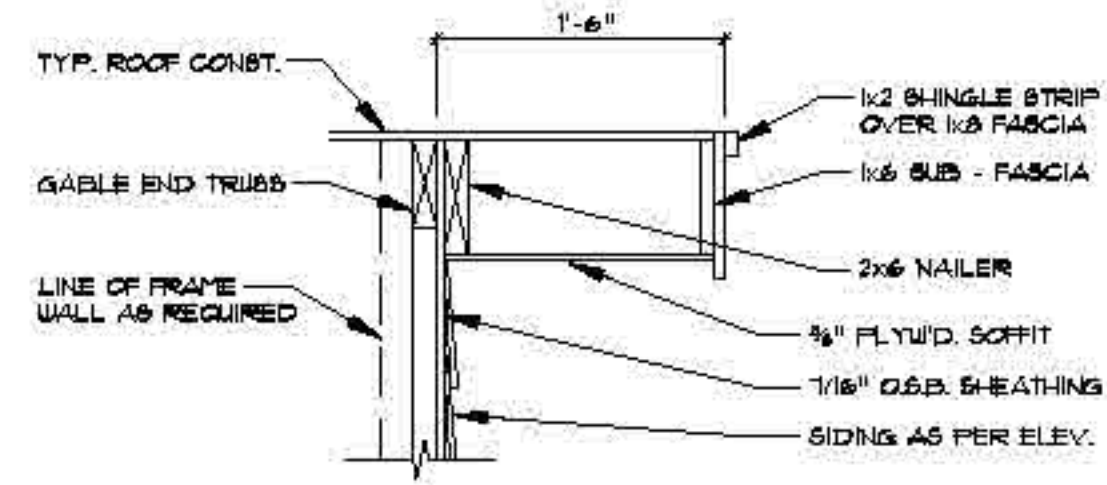
4 EXTERIOR WALL DETAIL
3/4" = 1'-0"



6 TYPICAL WALL SECTION
1/2" = 1'-0"



3 CORNER DETAIL
1" = 1'-0"



5 GABLE DETAIL
1" = 1'-0"

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SECTIONS

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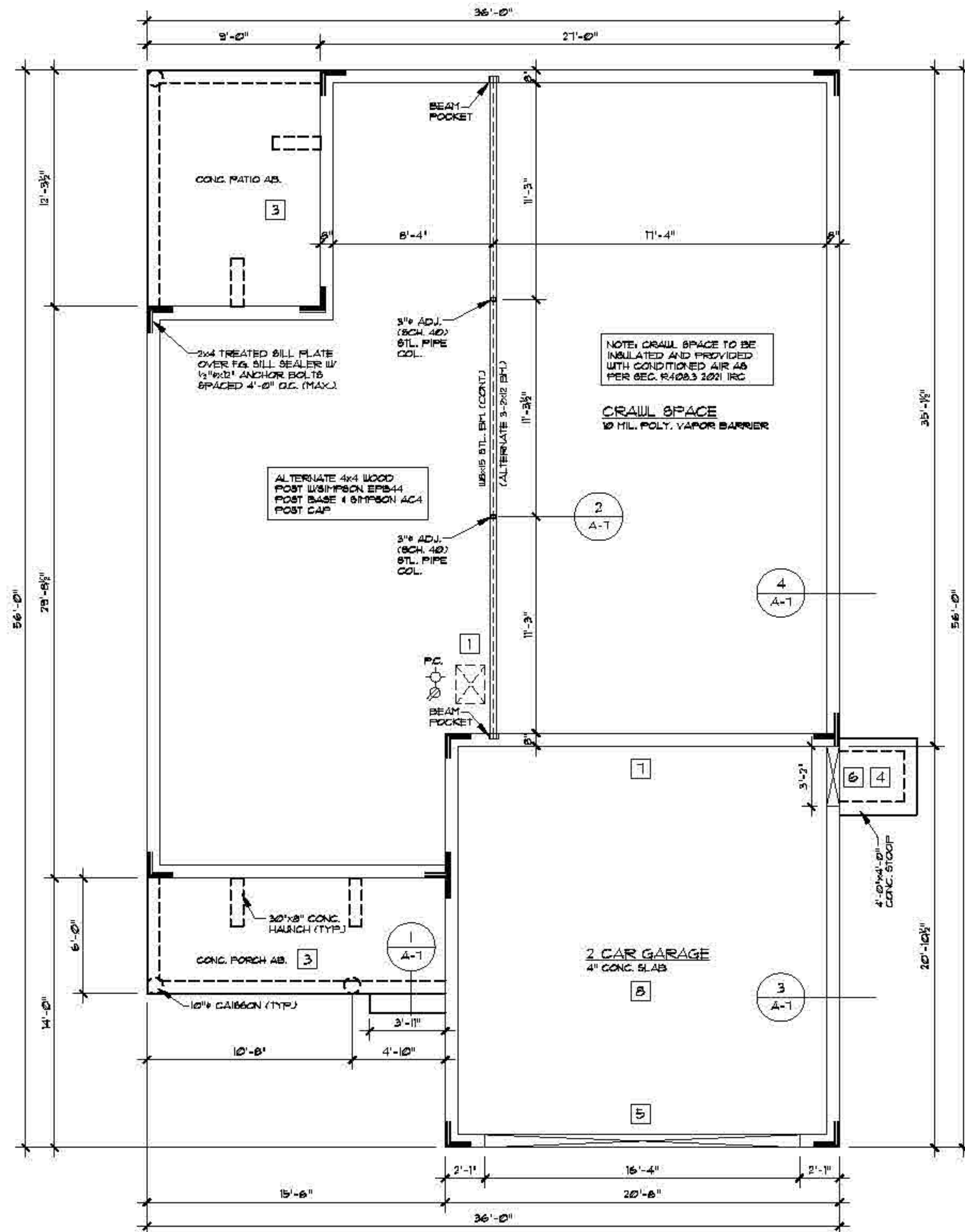
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FOUNDATION LEGEND

1. Provide 18"x24" horizontal crawl space access.
2. Provide 4" concrete slab, 8" x 12" turnaround edges, 8" concrete haunch steel as specified.
3. Provide 4" concrete slab, 8" x 12" turnaround edges, caissons, 8" concrete haunch and steel as specified.
4. Provide 4" concrete slab, 8" x 12" turnaround edge, steel as specified.
5. Provide 14" deep blackout for 4" concrete slab and overhead garage door.
6. Provide 6" deep blackout for 4" concrete slab and garage service door.
7. Start top of 4" concrete garage slab, 2' below top of concrete curb @ rear and slope 4" down to front foundation wall over blackout (2' min. required by code).
8. Provide 5/8" Type "X" 1-hour fire rated drywall @ garage walls, ceiling and structural members adjacent to living areas. (drywall to extend to the underside of the highest roof sheathing or be installed to entire ceiling.)

Do not scale drawings, use dimensions as specified on drawings.

NOTE: Foundation design shown on these drawings are conceptual only. Actual foundation design to be based upon site soil conditions and building code requirements.



1 CRAWL SPACE FLOOR PLAN
1/4" = 1'-0"

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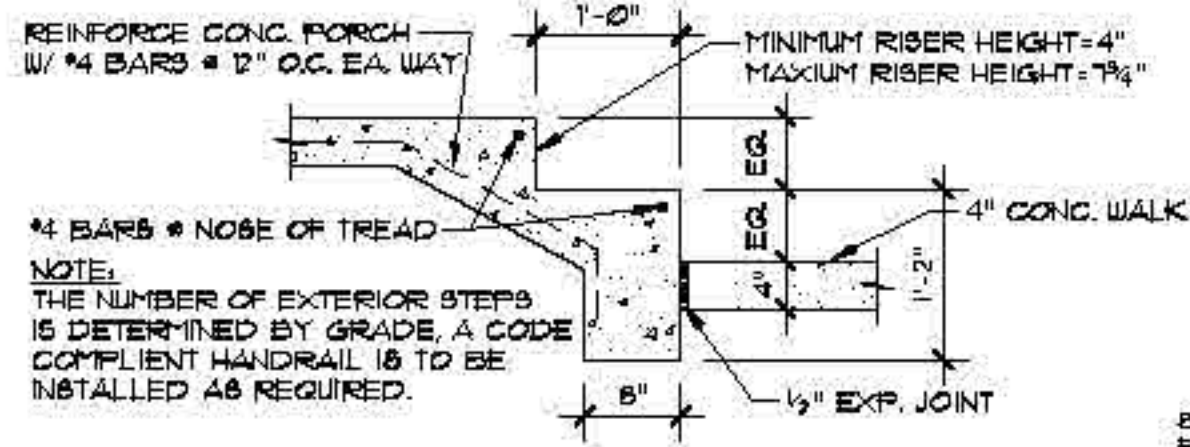
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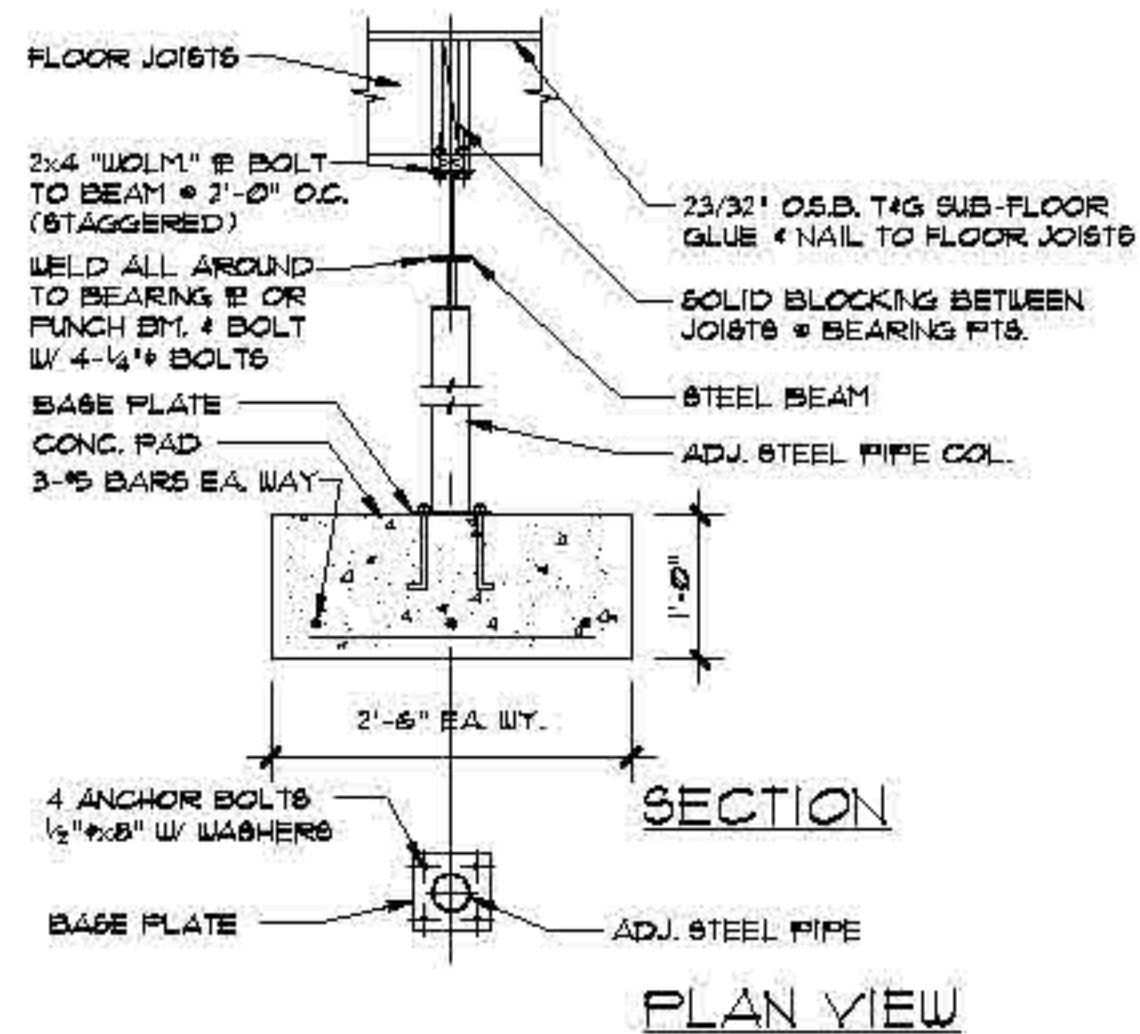
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CRAWL SPACE
FLOOR PLAN

sheet no.

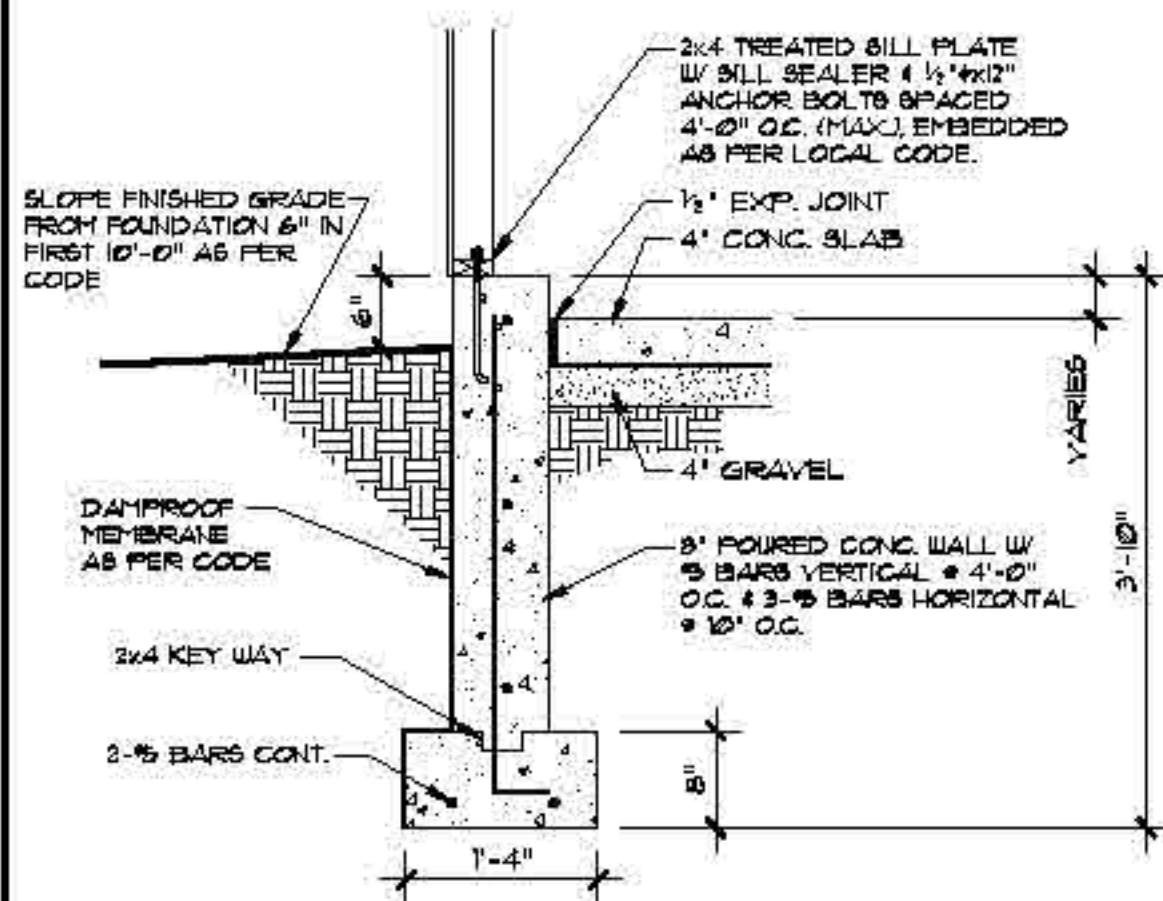
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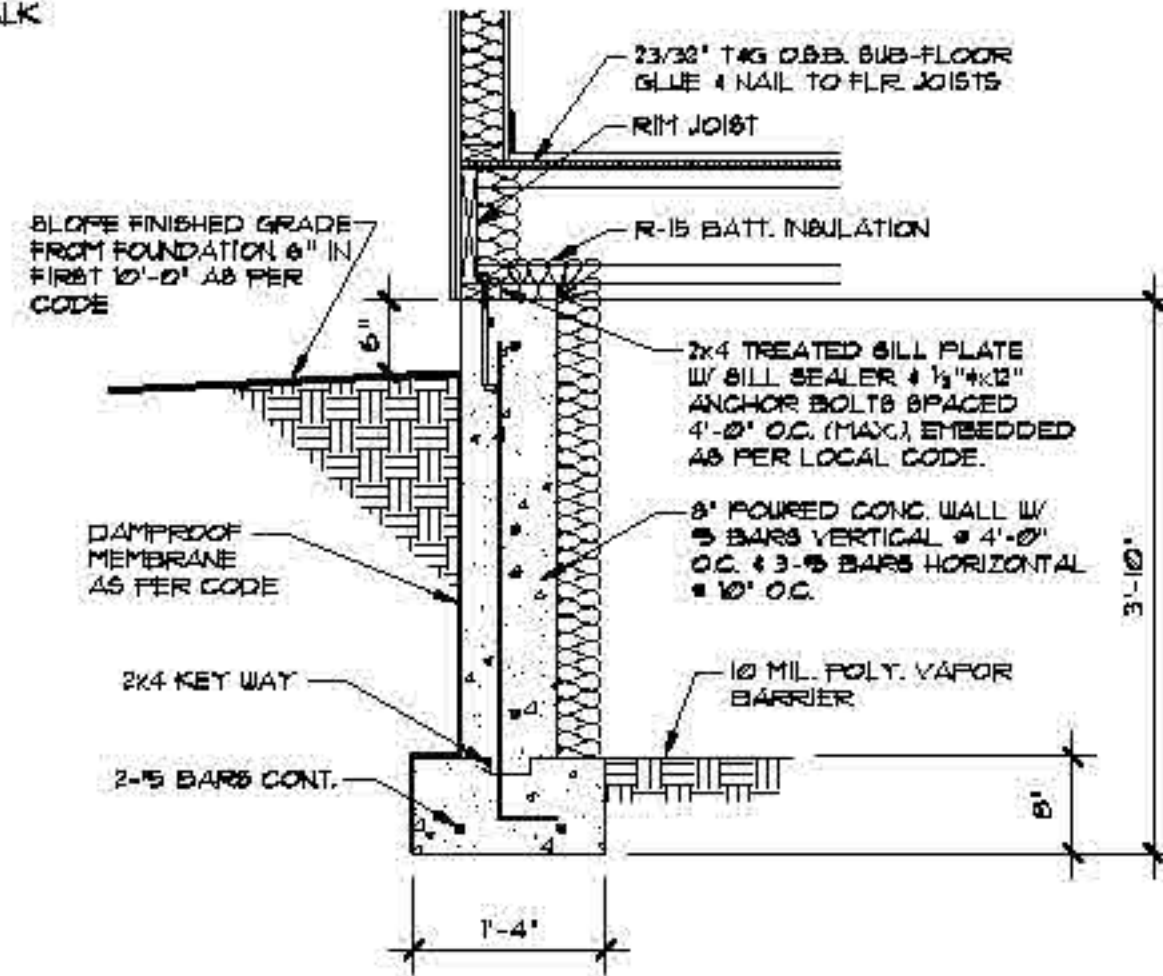
1 CONCRETE STAIR DETAIL
3/4" = 1'-0"



2 COLUMN DETAIL
3/4" = 1'-0"

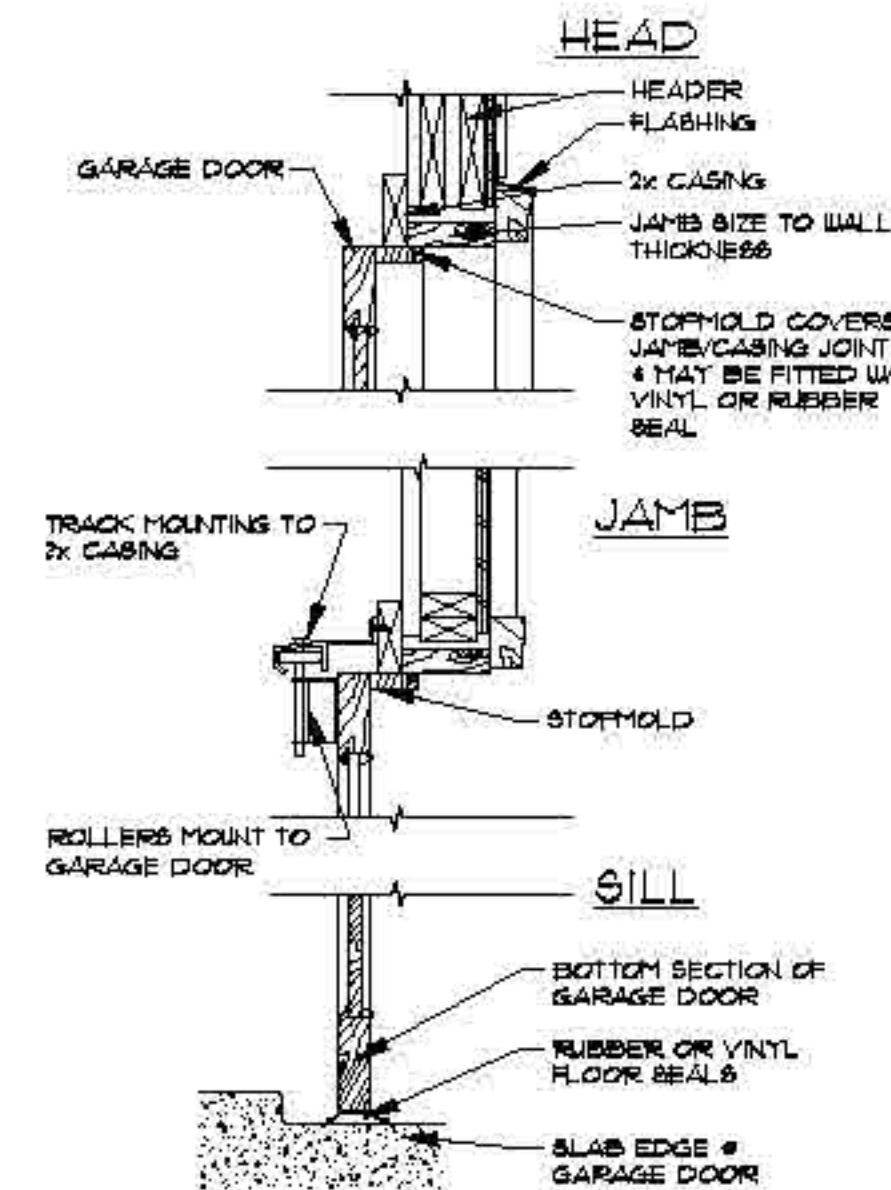


3 FOUNDATION DETAIL
3/4" = 1'-0"

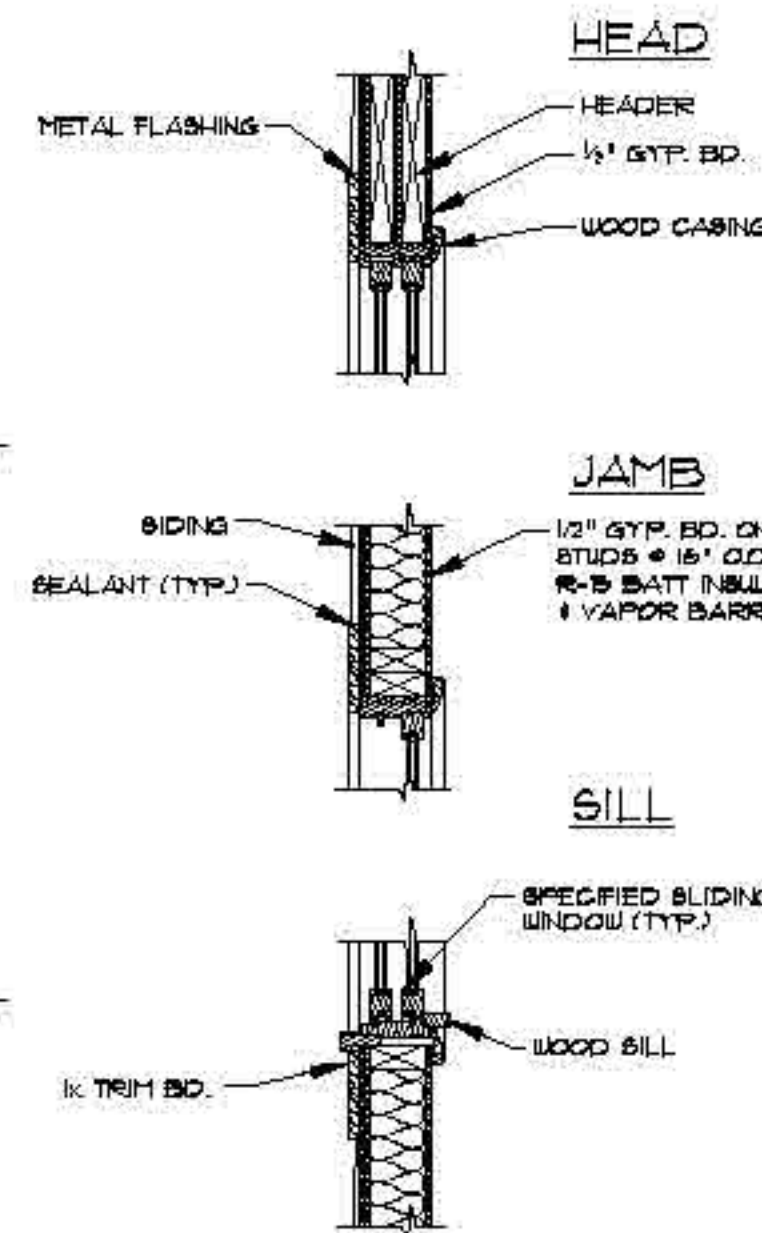


4 FOUNDATION DETAIL
3/4" = 1'-0"

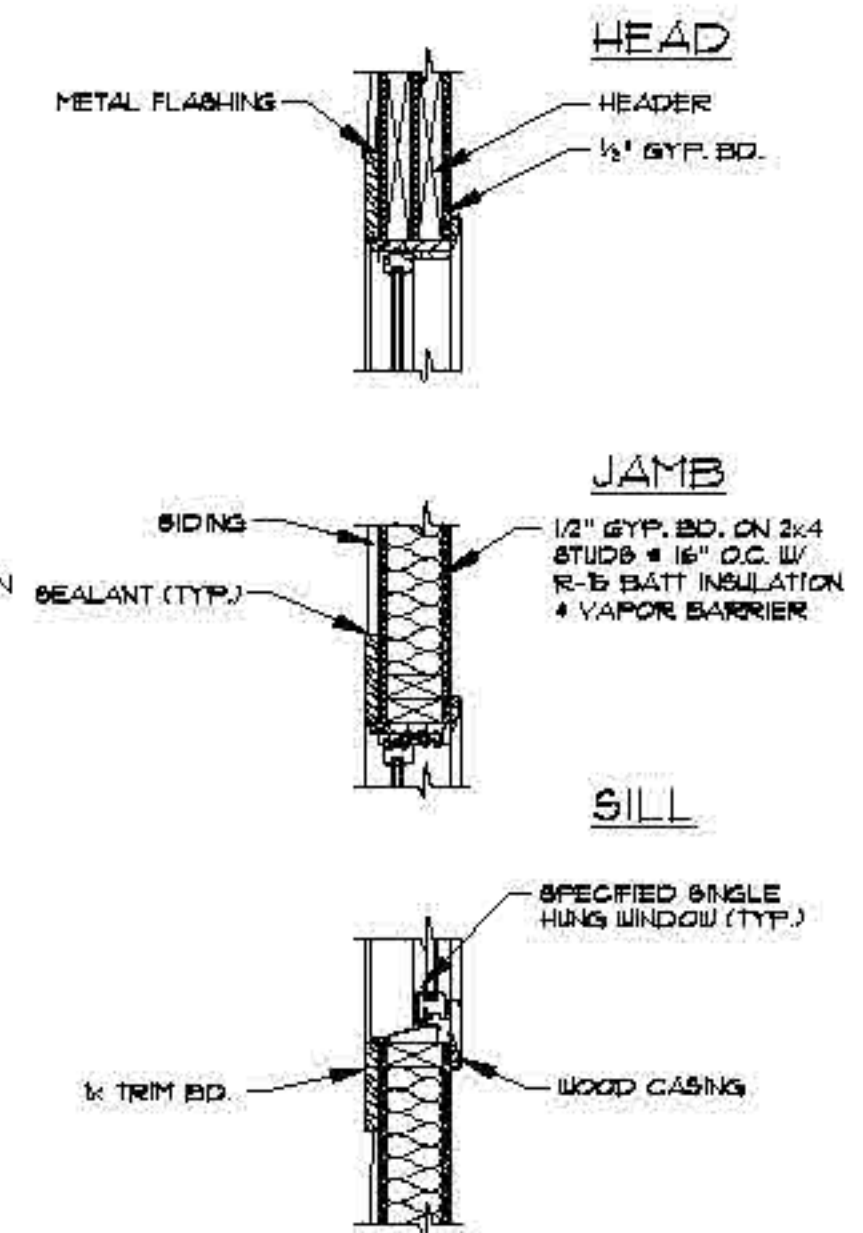
NOTE: VERIFY SIDE CLEARANCE FOR TRACK



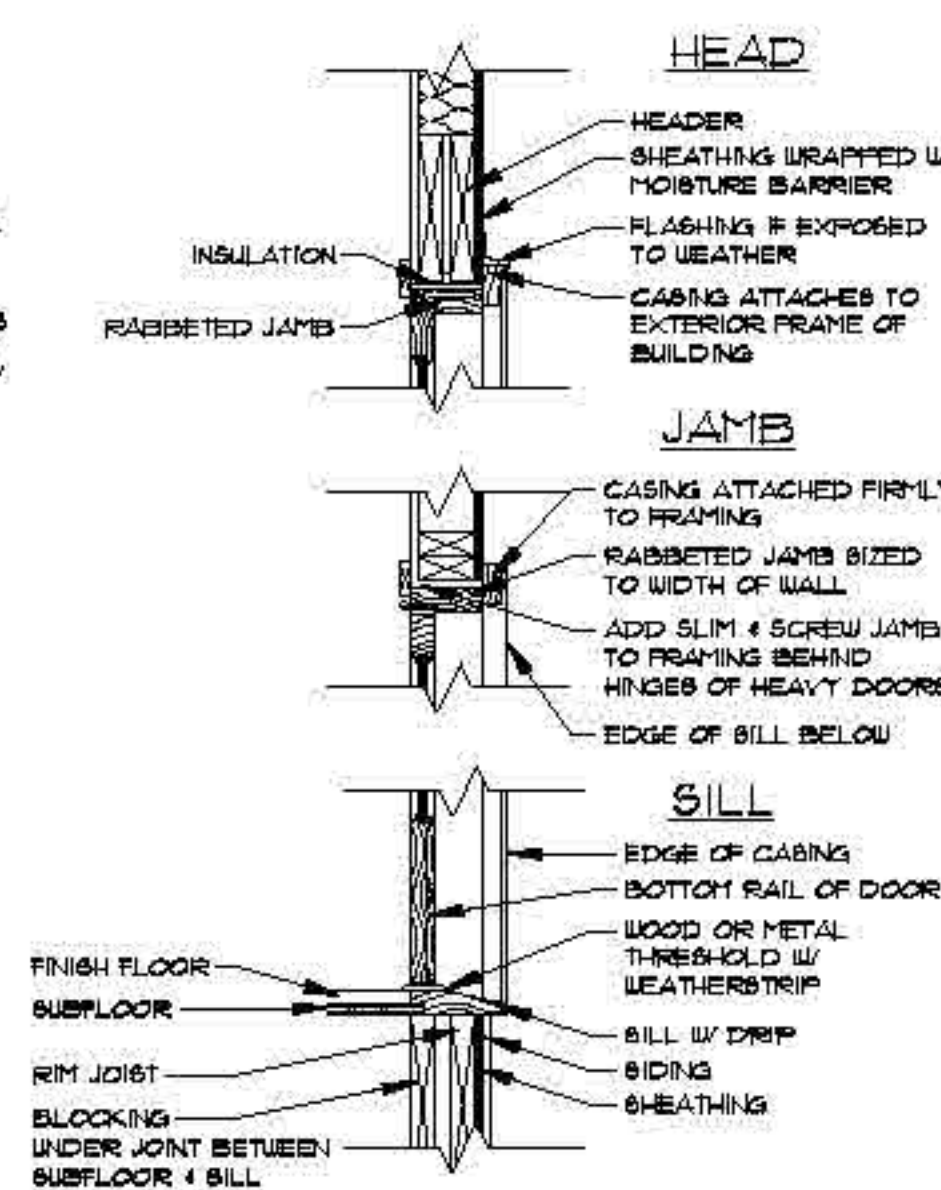
7 GAR. DOOR DETAIL
1" = 1'-0"



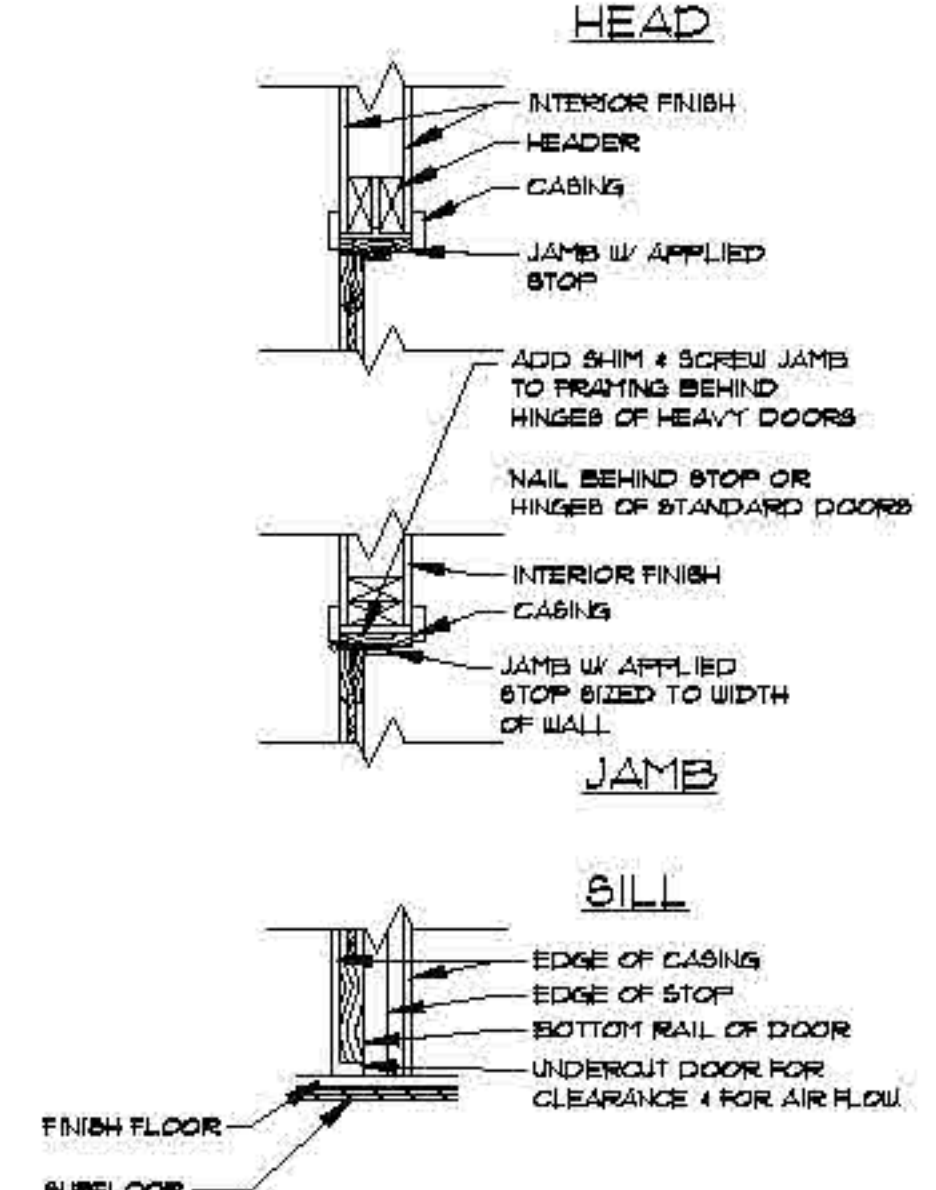
5 SL. WINDOW DETAIL
1" = 1'-0"



6 SH. WINDOW DETAIL
1" = 1'-0"



8 EXTERIOR DOOR DETAIL
1" = 1'-0"



9 INTERIOR DOOR DETAIL
1" = 1'-0"

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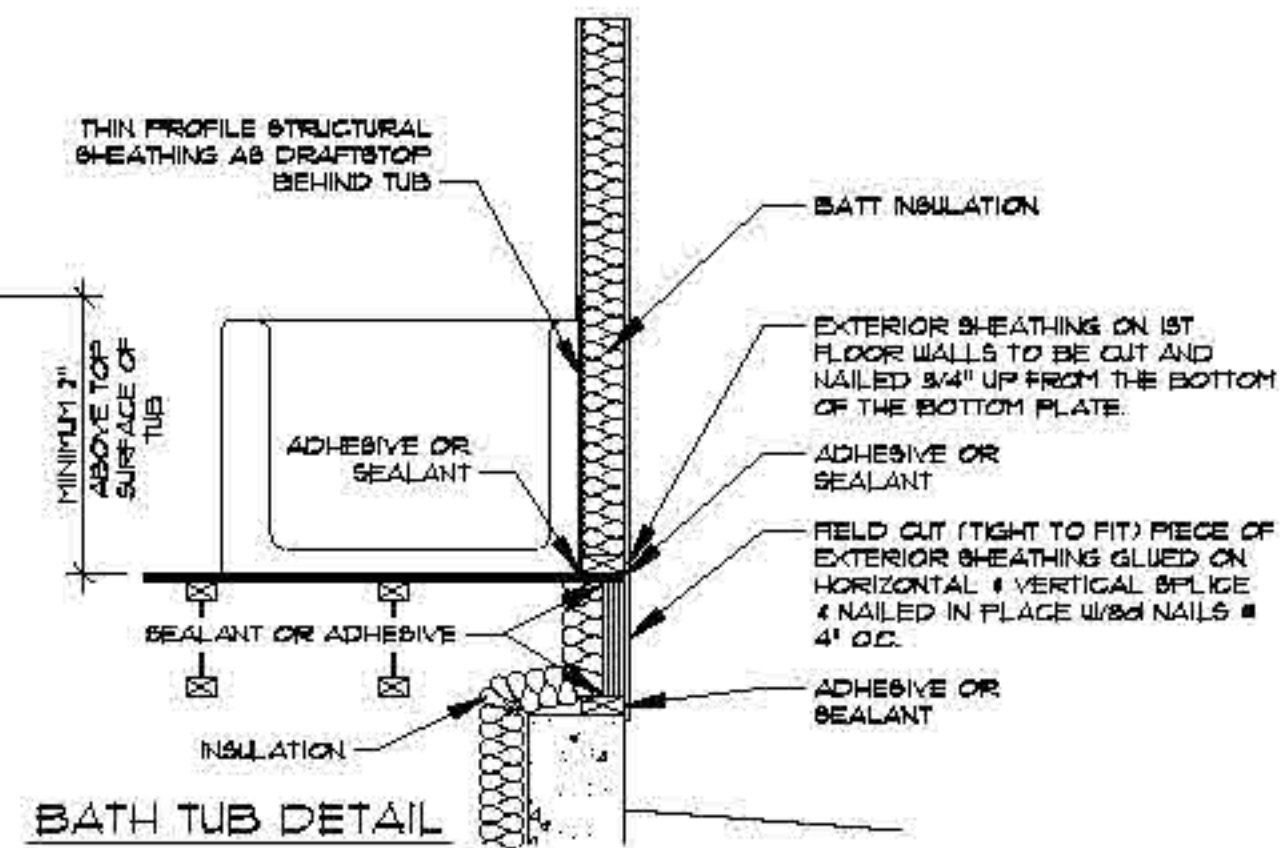
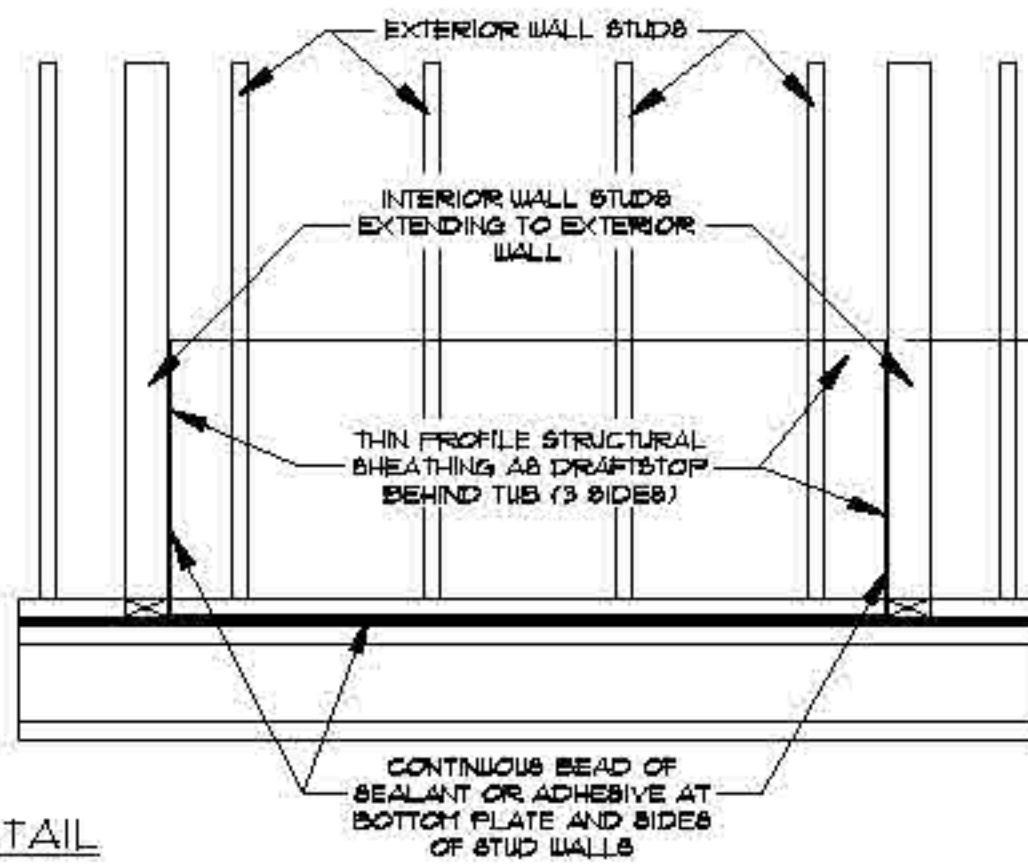
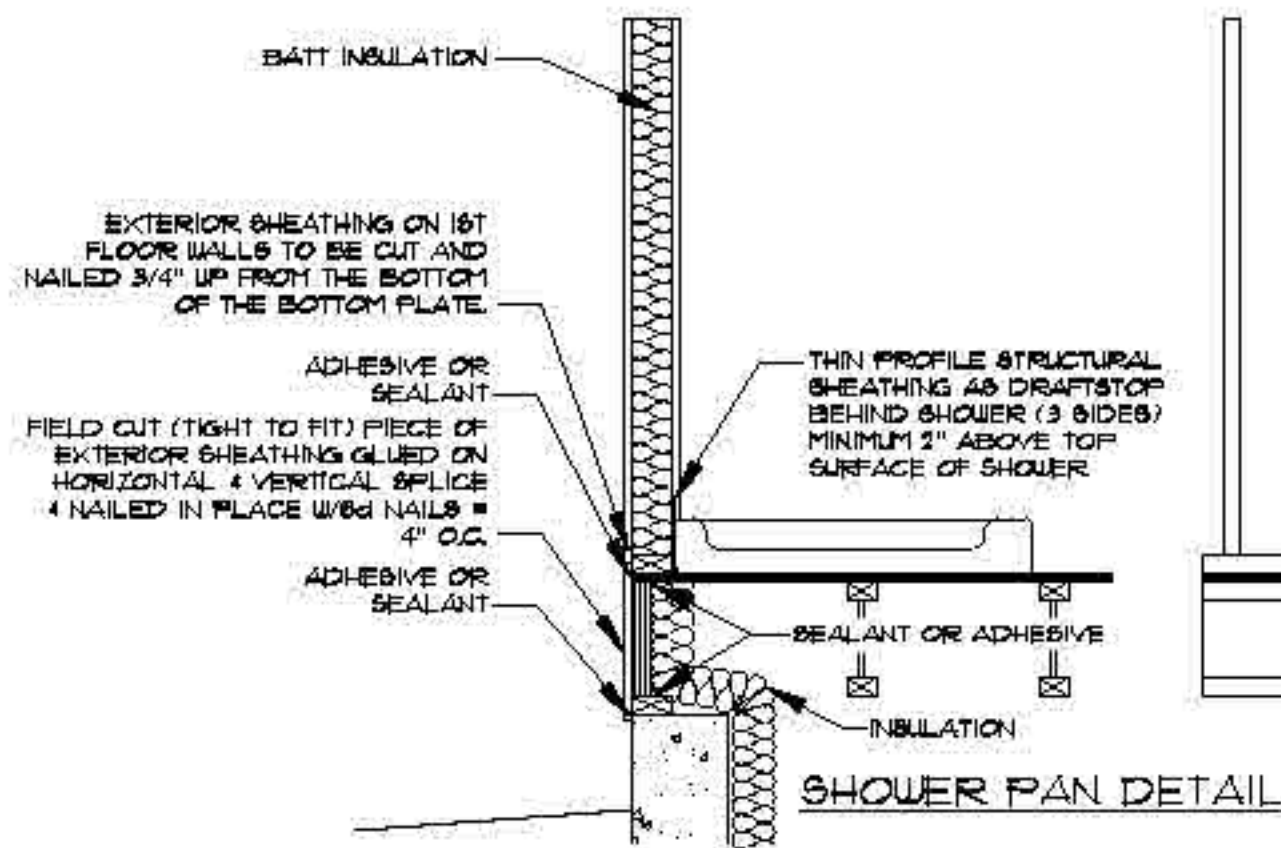
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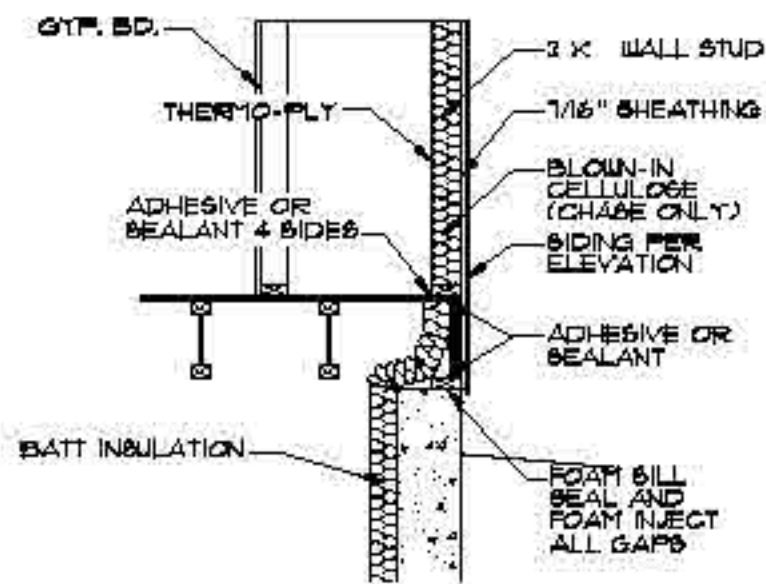
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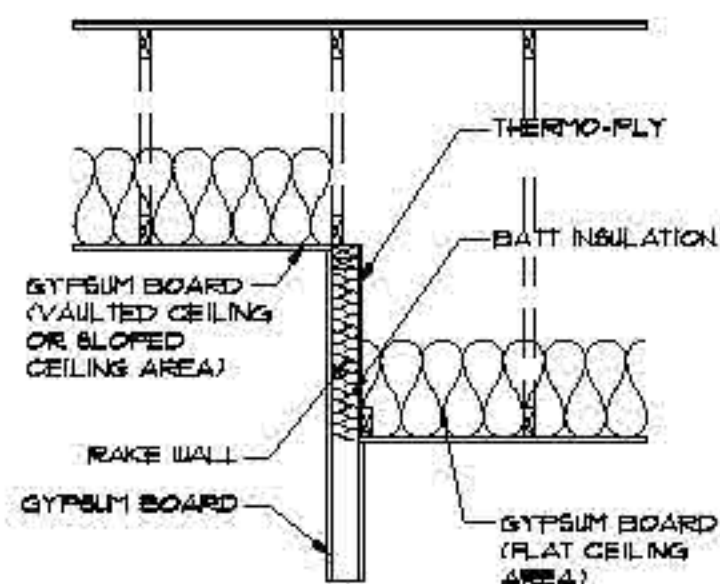
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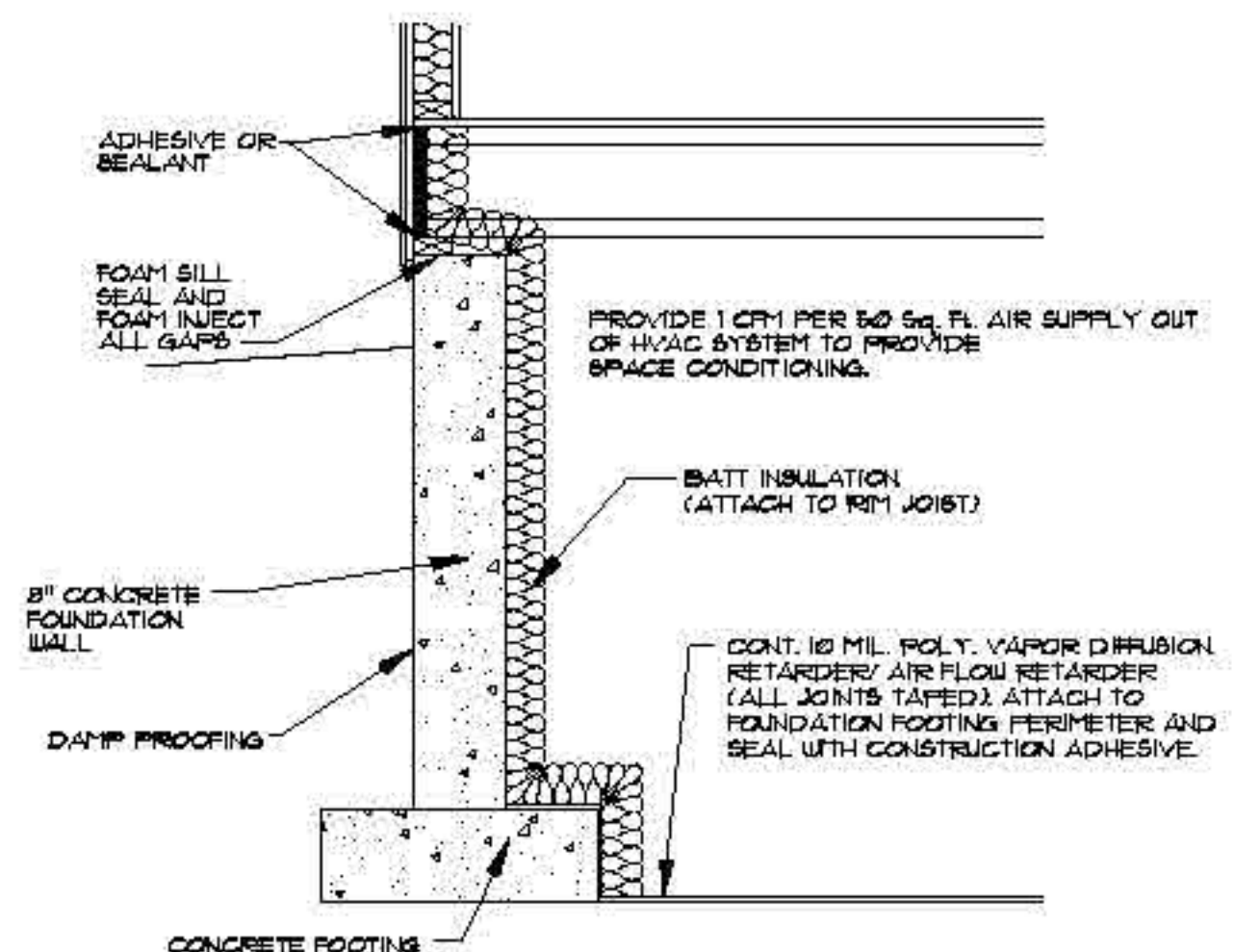
1 PANELIZED WALL DETAIL
3/4" = 1'-0"



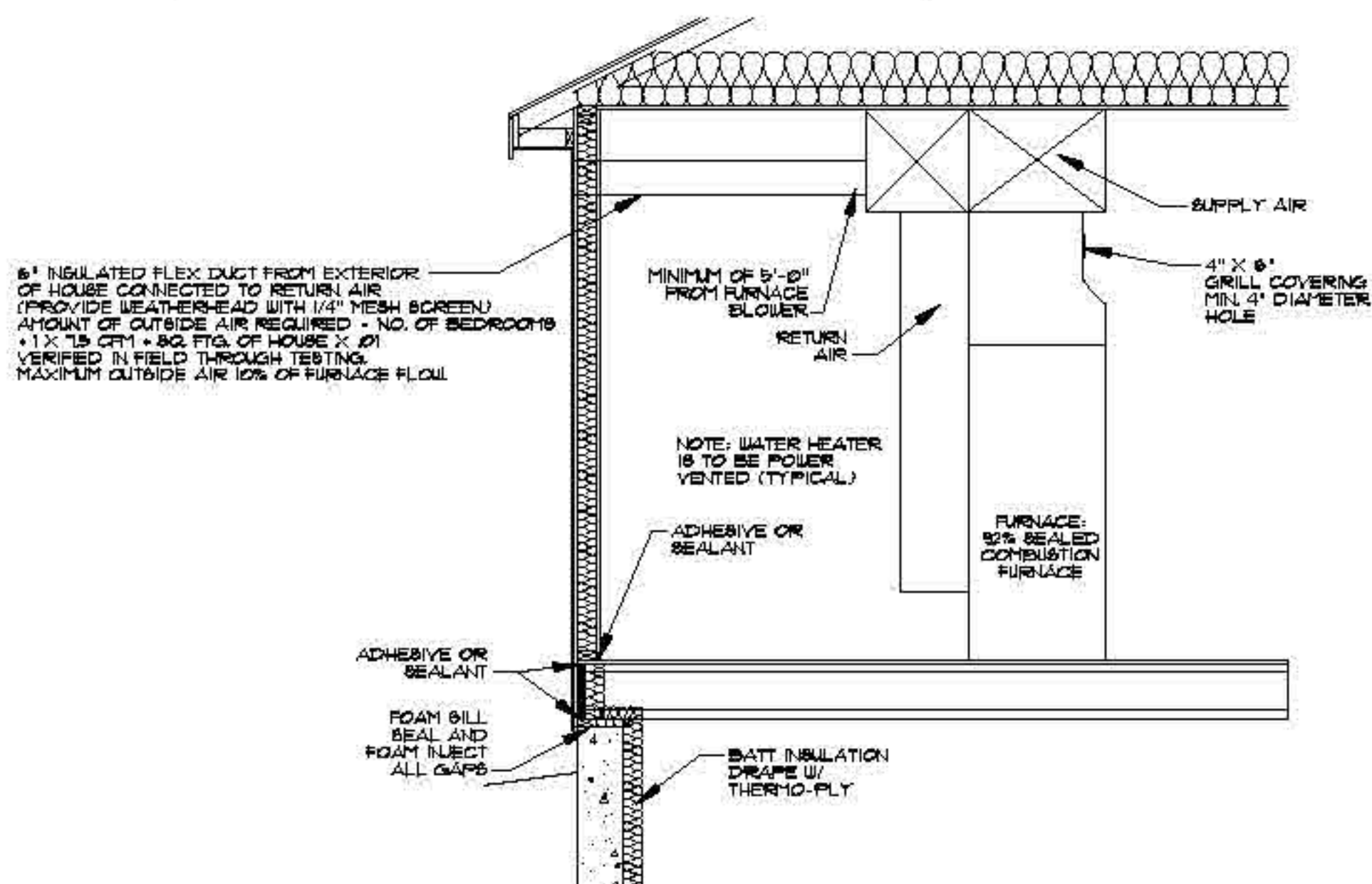
2 FIRST FLOOR DETAIL
1/2" = 1'-0"



3 RAKE WALL DETAIL
1/2" = 1'-0"



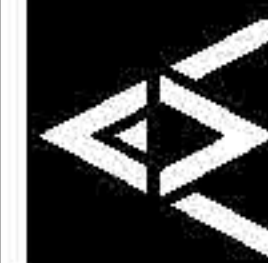
4 CRAWL WALL DETAIL
1/2" = 1'-0"



5 FURNACE DETAIL
1/2" = 1'-0"

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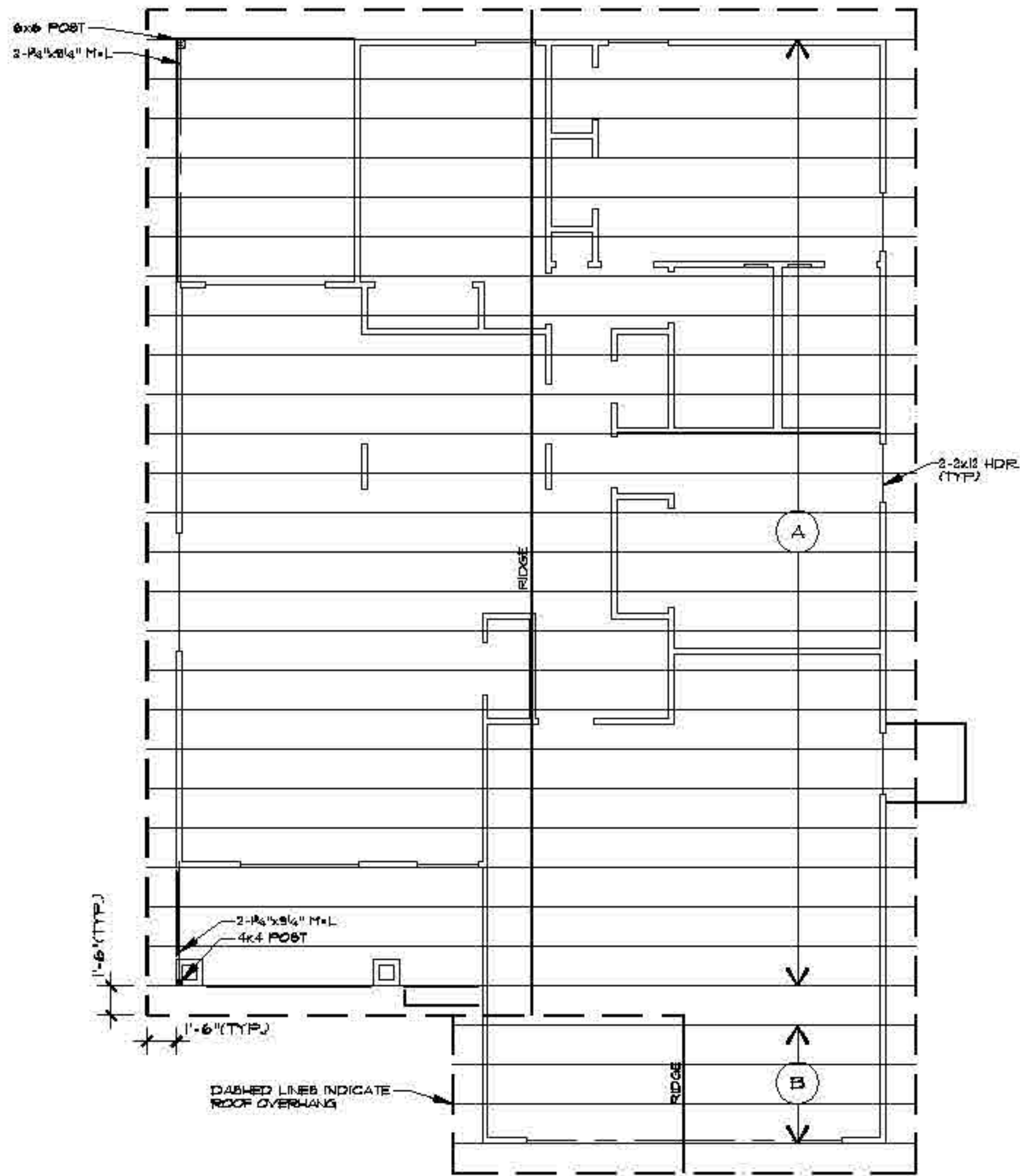
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sheet index: AIR BARRIER DETAILS

sheet no.

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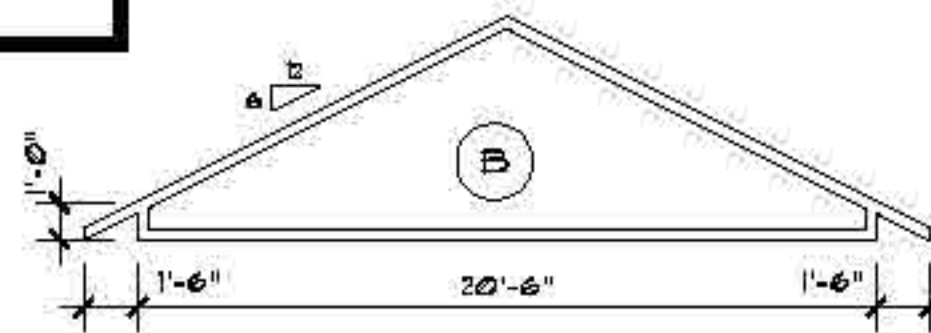
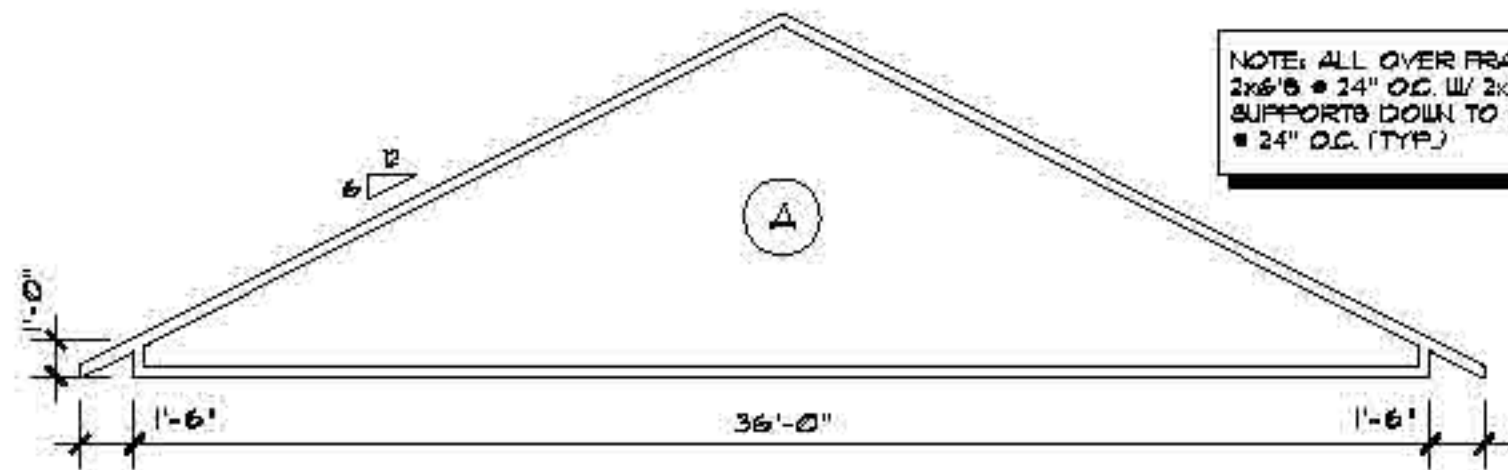


2 ROOF FRAMING FLOOR PLAN

3/16" = 1'-0"

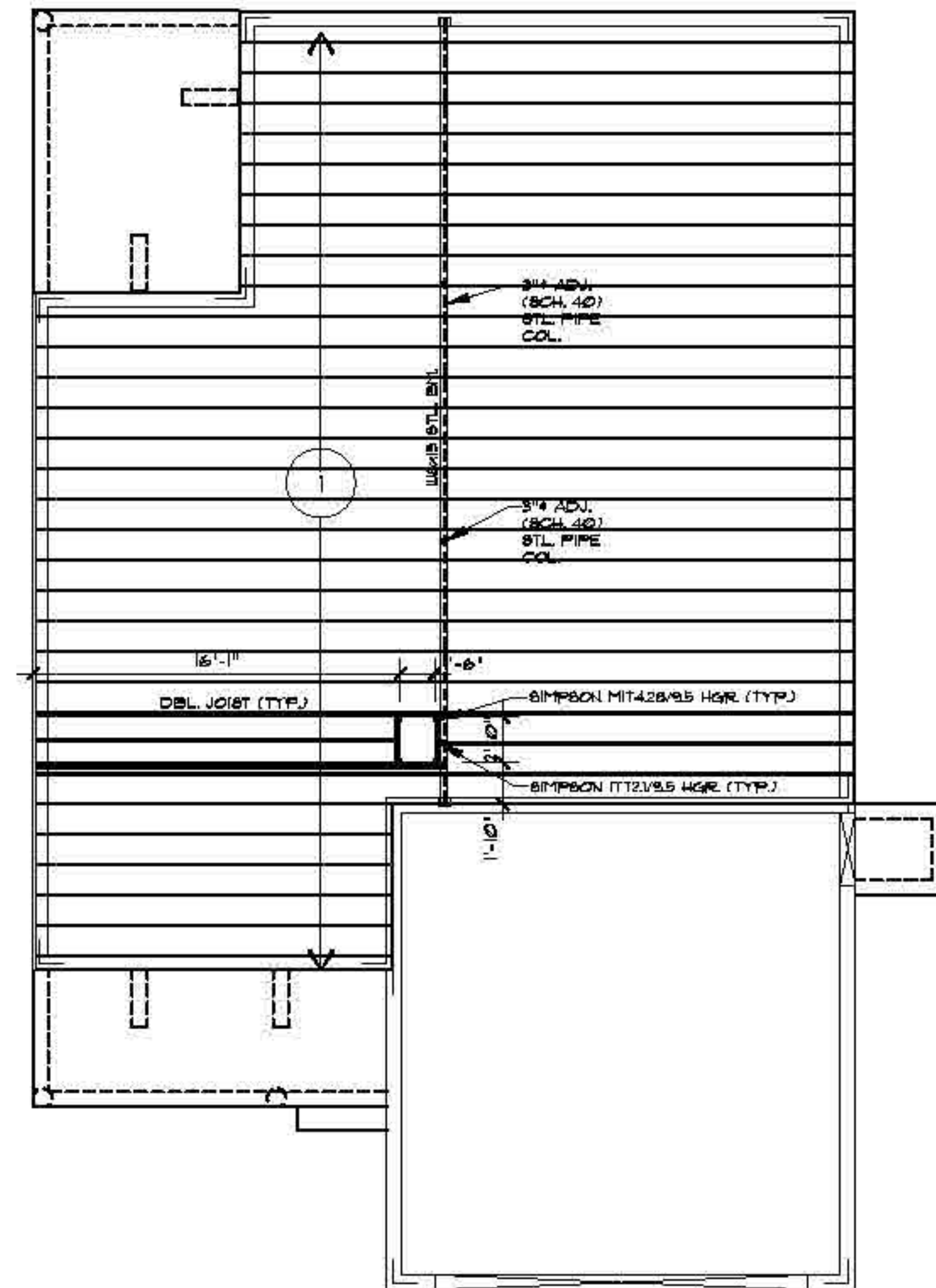
NOTE: ALL TRUSSES TO BE SPACED @ 24" O.C. UNLESS OTHERWISE NOTED.

NOTE: ALL OVER FRAMING TO BE 2x6 @ 24" O.C. W/ 2x4 VERTICAL SUPPORTS DOWN TO ROOF TRUSSES @ 24" O.C. (TYP.)



3 PRE-ENGINEERED TRUSSES

3/16" = 1'-0"



1 FLOOR FRAMING FLOOR PLAN

3/16" = 1'-0"

FRAMING LEGEND

1. 3/4" TJI 210 FLOOR JOISTS SPACED @ 16" O.C.

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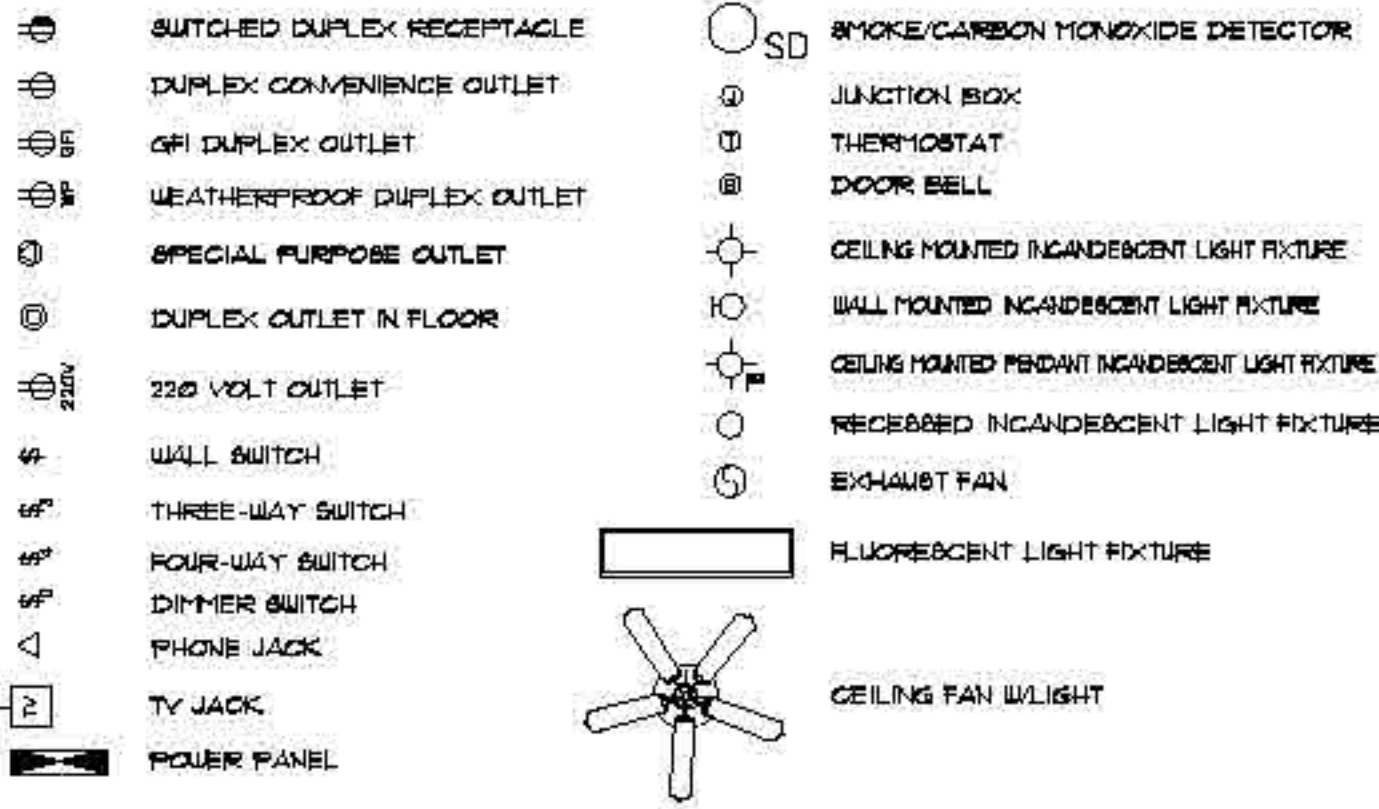
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FRAMING PLANS

sheet no.

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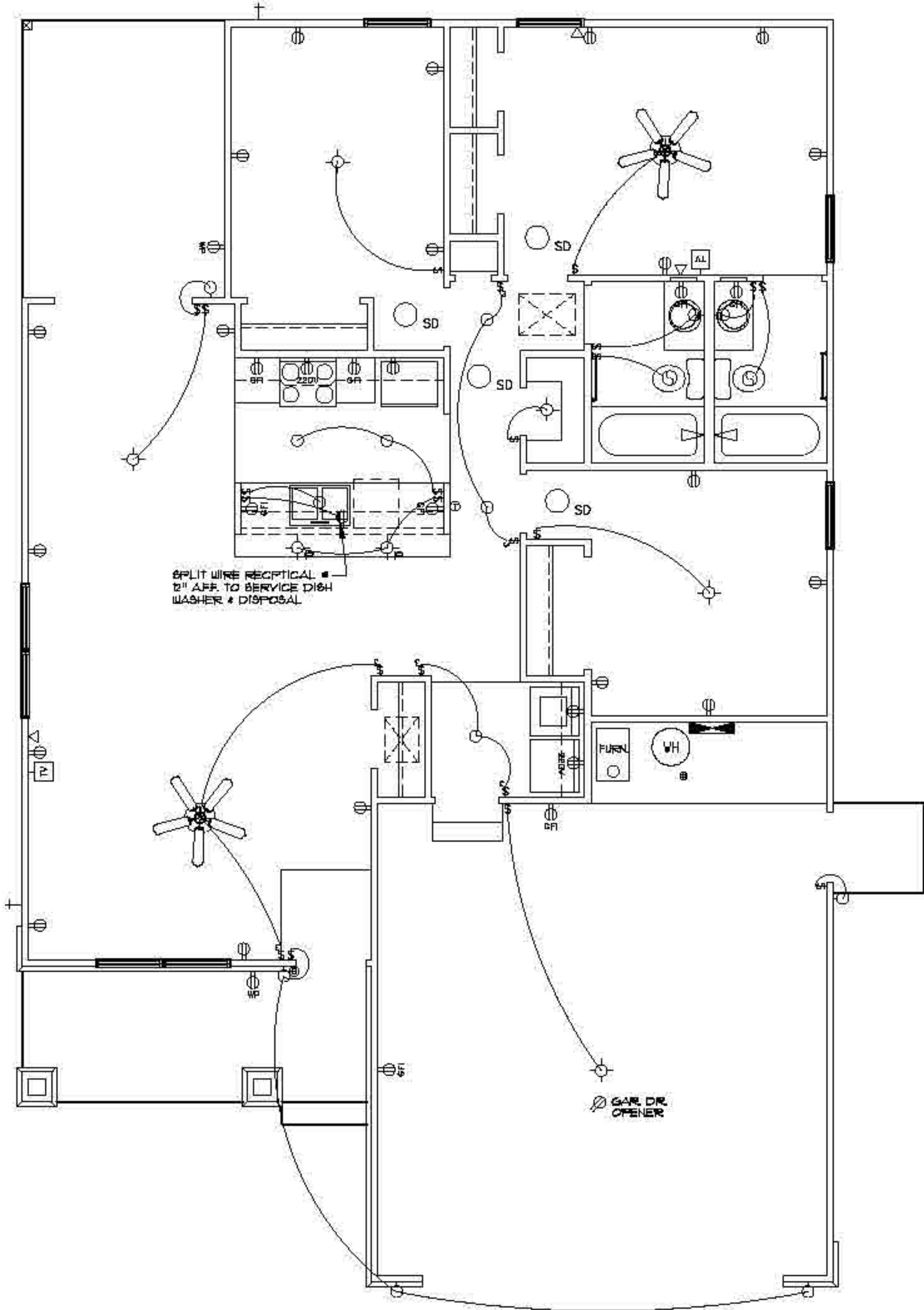
ELECTRICAL KEY



NOTES:

- PROVIDE AND INSTALL INTO AN UNSWITCHED BRANCH CIRCUIT, SMOKE DETECTORS AS LISTED IN ACCORDANCE WITH UL 211 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R314 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (G.F.I.'S) PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.
- ALL BRANCH CIRCUITS TO BE COPPER ONLY.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT INTERRUPTERS (AFCI) IN ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN THE DWELLING UNIT PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.
- PROVIDE AND INSTALL IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R315 CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- OUTLET BOXES AT FAN OUTLETS, OUTLET BOXES AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF CEILING-SUSPENDED FANS (PADDLE) SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE AND SHALL NOT SUPPORT CEILING-SUSPENDED FANS (PADDLE) THAT WEIGH MORE THAN 70 POUNDS (31.8 kg). FOR OUTLET BOXES AND OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED FANS (PADDLE) THAT WEIGH MORE THAN 35 POUNDS (15.9 kg), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED.

WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING-MOUNTED OUTLET BOX AND SUCH BOX IS IN A LOCATION ACCEPTABLE FOR A CEILING-SUSPENDED (PADDLE) FAN, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN. (314.27(C))
- RECESSED LIGHTING FIXTURES, WHEN INSTALLED IN THE BUILDING ENVELOPE, RECESSED LIGHTING FIXTURES SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS:
 - TYPE IC RATED, MANUFACTURED WITH NO PENETRATIONS BETWEEN THE INSIDE OF THE RECESSED FIXTURE AND CEILING CAVITY AND SEALED OR GASKETED TO PREVENT AIR LEAKAGE INTO THE UNCONDITIONED SPACE.
 - TYPE IC OR NON-IC RATED, INSTALLED INSIDE A SEALED BOX CONSTRUCTED FROM A MINIMUM 1/2-INCH-THICK GYPSUM WALLBOARD OR CONSTRUCTED FROM PREFORMED POLYMERIC VAPOR BARRIER OR OTHER AIR-TIGHT ASSEMBLY MANUFACTURED FOR THIS PURPOSE, WHILE MAINTAINING REQUIRED CLEARANCES OF NOT LESS THAN 1/8 INCH FROM COMBUSTIBLE MATERIAL AND NOT LESS THAN 3 INCHES FROM INSULATION MATERIAL.
 - TYPE IC RATED, IN ACCORDANCE WITH ASTM E 283 ADMITTING NO MORE THAN 20 CUBIC FEET PER MINUTE OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. THE LIGHTING FIXTURE SHALL BE TESTED AT 1.51 POUNDS PER SQUARE INCH (105) PRESSURE DIFFERENCE AND SHALL BE LABELED.



1 MAIN LEVEL ELECTRICAL PLAN
1/4" = 1'-0"

model no.

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FLOOR PLAN

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