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GENERAL NOTES:

A. ALL CONSTRUCTION AND INSTALLATIONS SHALL MEET OR EXCEED THE LOCAL BUILDING CODES WHICH ARE DIFFERENT OR EXCEED THE REQUIREMENTS THAN WHAT IS LISTED IN THE PLANS, THE LOCAL REQUIREMENTS WILL SUPERSEDE THE SPECIFICATIONS. CONTACT LOCAL BUILDING DEPARTMENT FOR CHANGES.
B. CONTRACTOR TO CONFIRM THE SIZES, GRADES AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS, AND STRUCTURAL AND FRAMING MEMBERS NOT INDICATED WILL BE SIZED IN CONFORMANCE TO THE CONVENTIONAL CONSTRUCTION PRACTICE FOR THE ENTIRE MASS OF THE BUILDING OF MOISTURE OR MOLD.
C. ALL PRODUCTS SPECIFIED BE INSTALLED AND FINISHED AS PER MANUFACTURER'S RECOMMENDATIONS.
D. ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SPECIFIED BE DESIGNED BY OTHERS.
E. ALL ENTRANCE WALKWAYS AND DRIVEWAYS FOR CONCRETE, PLAN DESIGN DETERMINED ON SITE OF FINAL GRADE.
F. THE FOLLOWING CODES FOR PARTS NOTED IN THE CODES ADOPTED AND EFFORT FOLLOW THROUGH CONSTRUCTION, THE PROJECT HAS BEEN DRAWN TO PROVIDE THE ENTIRE STRUCTURE.

CHAPTER 3 (BUILDING PLANNING)

A. BUILDING IN ITS ENTIRETY, WELL AS PARTS THEREOF SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, PROPER LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS DEFINED IN THIS CODE.
B. TABLE R301.2(1), RFC 2018, VALUES FAILED FROM THE CITY OF ANKENY, IOWA.

TRUSS SPAN	FLOOR LIVE LOAD	FLOOR DEAD LOAD	ROOF LIVE LOAD	ROOF DEAD LOAD	EXCEPTIONS	EXCEPTIONS	EXCEPTIONS	EXCEPTIONS	EXCEPTIONS	EXCEPTIONS	EXCEPTIONS	EXCEPTIONS
ANY	40	10	30	10	10	10	10	10	10	10	10	10

1. 100 MAX LIVE LOADS, ZONE 5, RFC 2018		100 MAX LIVE LOADS, ZONE 5, RFC 2018	
UNINHABITABLE ATTICS WITHOUT STORAGE	30 PSF	ROOF TRUSS LIVE LOADS	30 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF	SPACING ON CENTER	24" OC
INHABITABLE ATTICS AND SLEEPING AREA WITH STORAGE	30 PSF	FLAT ROOF SNOW (Pf)	30 PSF
DESIGN AND STRESS BASED ON	40 PSF		
GUARDRAIL AND HANDRAILS	200 PSF	THERMAL CONDITION	0 + 1.3
ROOM OTHER THAN SLEEPING ROOMS	40 PSF	TERRAIN CLASS	B
SLEEPING ROOMS	30 PSF	EXPOSURE OF LONG SIDE	1.15
STAIRS	40 PSF		
COLLECTION SYSTEMS		1. BUILDING AREA IS NOT SUBJECT TO SNOW	
FLOOR LIVE LOAD	1,000	ACCORDING TO ASCE 7-10	
FLOOR TOTAL LOAD	1,000		
ROOF LIVE LOAD	1,000	WIND DESIGN METHOD	MWFRS LEVEL OF WIND ACCORDING TO
ROOF TOTAL LOAD	1,000	EXPOSURE FACTOR	B
WALL	1,000	EXPOSURE OF LONG SIDE	1.00

ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE DESIGNED WITH THE ABOVE DEFLECTION CRITERIA.

D. DEAD LOADS ADDITIONAL OF SHINGLES TO MATERIAL NEEDED TO BE ADJUSTED TO THE BELOW CALCULATIONS.

FLOOR TOP DECKS		**ROOF TOP DECKS**	
CARPET AND PAD	10 PSF	1/2" PLYWOOD SHEATHING (1.5 LB/SQ.FT)	1.5 PSF
3/4" OAK HARDWOOD (5.5 LB/SQ.FT)	5.5 PSF	30 LBS. FELT	0.5 PSF
3/4" HARDWOOD FLOOR	4.5 PSF	1/2" OSB OR COMPLYWOOD	1.5 PSF
5/8" OSB OR CDX PLYWOOD (1.5 LB/SQ.FT)	1.5 PSF	1/2" ROOF SHEATHING	1.5 PSF
1/2" ROOF TRUSS ASSEMBLY SYSTEM	1.5 PSF	2" PER FOOT OF SLOPE (CAL)	1.5 PSF
TOTAL WITH CARPET PAD	5.5 PSF	**TOTAL**	5.5 PSF
TOTAL WITH TILE/HARDWOOD	10.5 PSF		
TOTAL WITH HARDWOOD FLOOR	7.5 PSF	**FOUNDATION DOWN**	
		1/2" ROOF SHEATHING	1.5 PSF
FOUNDATION DOWN		5/8" OSB PLYWOOD	1.5 PSF
1/2" ROOF TRUSS ASSEMBLY SYSTEM	1.5 PSF	1/8" BAR OF MASS MEDIUM WEIGHT ELEC.	1.5 PSF
5/8" OSB PLYWOOD	1.5 PSF	1/8" BATTS, LAYER OF INSULATION	1.5 PSF
1/8" BAR FOR MASS MEDIUM WEIGHT ELEC.	0.7 PSF		
TOTAL	5.2 PSF	**TOTAL**	7.5 PSF

SECTION R303 LIGHT AND VENTILATION IN HABITABLE ROOMS, PROVIDED WITH A PLAN OF LIGHT AND VENTILATION WITH OPENABLE WINDOWS, WINDOW SHALL NOT BE LESS THAN 10% OF THE FLOOR AREA OF EACH ROOM, 1/2 THE REQUIRED WINDOW AREA SHALL BE OPEN ABLE TO THE EXTERIOR FOR NATURAL VENTILATION.

R303.3 BATHROOMS WHICH ARE WITHOUT OPENABLE WINDOW OF 1/10 FT. IN AREA,
- EXCEPTION
1. BATHROOM AND WATER CLOSET ROOM BE VENTILATED WITH EXHAUST FAN AND AT REMOVABLE 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 OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7'0"

SECTION R305 CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTIONS OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, BATHROOMS, TOILET ROOM, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'8"
- EXCEPTION
1. SLOPED ROOF WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'0" AS NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF
2. THE CEILING HEIGHT ABOVE BATHROOM AND TOILET ROOM PORTIONS SHALL BE SUCH THAT THE PORTIONS CAPABLE OF BEING USED FOR PLAYING OR PASSING A CHAMPION BATH BASKETBALL MATCH WHICH SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 8'0" ABOVE THE AREA OF NOT LESS THAN 30 FEET AT THE CHAMPIONSHIP.
3. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE REPAIRED TO PROJECT TO A FINISH OF THE FINISH FLOOR.

R305.1.1 BASEMENT EXCEPTION IF BASEMENT THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'8" DESCRIPTION
1. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE REPAIRED TO PROJECT TO A FINISH OF THE FINISH FLOOR

SECTION R307.1 TOILET, BATH AND SHOWER SPACES, PROVIDED WITH ALL BE SPACE IN ACCORDANCE WITH PROVIDE R307.1.
1. TOILET MIN 15" FROM WALL OR TUB OR WHEEL
MIN 30" CLEAR AHEAD IN FRONT OF TOILET
2. MIN 30" WIDE CLEAR WIDTH IN FRONT OF WHEEL

SECTION R308 GLAZING IN EXPOSED AREAS SECTION R308.1.1 EXCEPTIONS IN EXCEPTIONS IN EXCEPTIONS IN SECTION R308.1.1 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION, SPECIFYING WHO APPLIED DESIGN WITH DESIGN WITH THE TYPE OF GLASS AND THE SAFETY GLASS STANDARDS.
R308.4.2 GLAZING ADJACENT TO DOORS, GLAZING IN AN INDIVIDUAL PANEL OR SPECIFIED PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE FLOOR OR WALKING SURFACE AND MEETS ANY OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON THE WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE EDGE OF THE HINGE SIDE OF
- EXCEPTION
1. DECORATIVE GLASS
2. WHERE ACCESS IS RESTRICTED WITH A WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA STREET OR LESS IN DEPTH
4. GLAZING THAT IS ADJACENT TO A RAISED PANEL OF THE DOOR.
R308.4.4 GLAZING IN GUARDS AND RAILINGS GLAZING IN AN INDIVIDUAL PANEL OR SPECIFIED PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE FLOOR
2. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND
3. ONE OR MORE HANDRAILS SUPPORTED BY AN HORIZONTAL RAIL, WITHIN A HORIZONTAL RAIL, OR IN A STRAIGHT RAIL OF THE GLAZING
- DESCRIPTIVE GLASS
1. DECORATIVE GLASS
2. WHERE HORIZONTAL RAILS ISTALLED.
R308.4.5 GLAZING IN LIMITED SPACES, GLAZING IN WALLS, ENCLOSURES OR FENCES EXCEPT WHERE OPAQUE IS NOT TUBS, SPAS, HAIRPOOL, SAUNAS, STEAM ROOMS, SHOWERS, SHOWERS AND ENCLOSURE OR OUTDOOR POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 36" ABOVE THE ADJACENT STEPS AND 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.
- DESCRIPTIVE
1. WHERE FALL HEIGHT IS LESS THAN 30" ABOVE THE ADJACENT SURFACE OF THE GLAZING IS 30" OR ABOVE GRADE SURFACE.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENING BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING.
- EXCEPTION: STORY SHELTERS AND BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEED 40 SQ. FT. TOTAL FLOOR AREA OF 200 SQ. FEET.
R310.1.1 MINIMUM OPERATING AREA EMERGENCY AND ESCAPE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.0 SQUARE FEET. THE NET CLEAR AND 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 NOT BE LESS THAN 20".
R310.1.2 WINDOW SILL HEIGHT, WHERE THE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
R310.1.3 WINDOW WELLS THE HORIZONTAL AREA OF THE WINDOW WELL SHALL NOT BE LESS THAN 9.0 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 EXTEND A DISTANCE NOT MORE THAN 4".
R310.1.3.1 WINDOW WELLS WITH A VERTICAL STEP OPENING THAT MAY SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12" WIDE

SECTION R311 STAIRWAYS, STAIRWAY WIDTH BE NOT LESS THAN 36" WHERE DESIGNED WITH ALL RISERS HEIGHT NOT MORE THAN 7" WHERE HEIGHT NOT LESS THAN 10" OR THE TREAD OF THE STAIRS NOT LESS THAN 10" WHERE THE STAIRS SHALL HAVE A MINIMUM OF 6'8" HEIGHT.
R311.7.5 RISERS, THE HEIGHT OF THE RISERS SHALL BE NOT LESS THAN 4" NOR MORE THAN 7" WHERE THE STAIRS SHALL HAVE A MINIMUM OF 6'8" HEIGHT.
R311.7.7.1 WALKLINE, A WIDTH OF STAIRS SHALL NOT HAVE A VERTICAL RISER HEIGHT NOT LESS THAN 10" FOR A MINIMUM RISER HEIGHT OF 7" WHERE MINIMUM WIDTH OF 36" WHERE THE STAIRS SHALL BE NOT LESS THAN 36" OF FRONT OF STAIRS

SECTION R314 SMOKE ALARMS, SMOKE ALARMS SHALL COMPLY WITH R314.2.1 AND R314.2.2
R314.2.1 LOCATION
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT AND HABITABLE ATTICS
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 INCHES AND NOT LESS THAN 20 FEET FROM ANY FOOD COOKING APPLIANCE
5. THE DISTANCE FROM ALARMS SHALL MEASURE ALONG A PATH OF TRAVEL
R314.2.2 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING AREAS
1. THE DISTANCE FROM ALARMS SHALL NOT BE INSTALLED LESS THAN 3 INCHES NOT TO CLOSE FROM A PERMANENT FIXED INSTALLED COOKING APPLIANCE
2. THE DISTANCE FROM ALARMS SHALL NOT BE INSTALLED LESS THAN 3 INCHES NOT TO CLOSE FROM A PERMANENT FIXED INSTALLED COOKING APPLIANCE
3. THE DISTANCE FROM ALARMS SHALL NOT BE INSTALLED LESS THAN 3 INCHES NOT TO CLOSE FROM A PERMANENT FIXED INSTALLED COOKING APPLIANCE
4. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 INCHES NOT TO CLOSE FROM A PERMANENT FIXED INSTALLED COOKING APPLIANCE.

SECTION R315 CARBON MONOXIDE ALARMS, SHALL COMPLY WITH ALL SECTION CO ALARMS CARBON MONOXIDE AND SMOKE ALARMS, SHALL BE INSTALLED IN ACCORDANCE WITH ALL SECTIONS AND ALL SECT.
R315.1.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OF BOTH OF THE FOLLOWING CONDITIONS EXIST
1. COOKING AT BURNING APPLIANCE
2. ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING

SECTION R317 PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY.
R317.1 LOCATION REQUIRED, PROTECTION OF WOOD AND ASSOCIATED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVEDTREATED TO ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
1. WOOD JOIST OR BOTTOM OF WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR AREAS WITHIN THE EXTERIOR FOUNDATION WHICH ARE WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
2. WOOD FRAMING MEMBERS THAT PROJECT ON CONCRETE OR MASONRY FOUNDATION WALLS AND WITHIN THAN 8" FROM EXPOSED GROUND.
3. WOOD SILL PLATES OR A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS
(1) THE WOOD IS PRESERVEDTREATED WOOD AS PROVIDED IN SECTION R319.1 AND
(2) A VAPOR BARRIER IS PROVIDED BETWEEN THE WOOD AND THE CONCRETE OR MASONRY.
4. WOOD SIDING AND SHEATHING WITHIN THE EXTERIOR OF A WALL WHICH COMMENCE AT OR LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM THE GROUND WHEN THE SIDING IS DESIGNED TO BE SUSCEPTIBLE TO TRAPPING MOISTURE.
5. THE WOOD SIDING AND SHEATHING WITHIN THE EXTERIOR OF A WALL WHICH COMMENCE AT OR LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM THE GROUND WHEN THE SIDING IS DESIGNED TO BE SUSCEPTIBLE TO TRAPPING MOISTURE.
6. WOOD PIECES THAT ARE PROJECTED INTO THE EXTERIOR OF A WALL WHICH COMMENCE AT OR LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM THE GROUND WHEN THE SIDING IS DESIGNED TO BE SUSCEPTIBLE TO TRAPPING MOISTURE.
7. WOOD PIECES THAT ARE PROJECTED INTO THE EXTERIOR OF A WALL WHICH COMMENCE AT OR LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM THE GROUND WHEN THE SIDING IS DESIGNED TO BE SUSCEPTIBLE TO TRAPPING MOISTURE.
8. WOOD PIECES THAT ARE PROJECTED INTO THE EXTERIOR OF A WALL WHICH COMMENCE AT OR LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES FROM THE GROUND WHEN THE SIDING IS DESIGNED TO BE SUSCEPTIBLE TO TRAPPING MOISTURE.

CHAPTER 4 (FOUNDATIONS)

SECTION R401 SCOPE, TEST, WHERE BUILDING WALLS OPERATED IN ACCORDANCE WITH SECTION R401 CODE CHECK NOTE CODES ADOPTED IF ANY WHERE COMPRESSIBLE SHIFTING OR OTHER UNFAVORABLE SOIL CHARACTERISTICS THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

TABLE R401.4.1

ALLOWABLE STRESS	**VALUE ALLOWABLE PRESSURE**
SAND, SILT, CLAY MIXTURE, SANDY SILT, CLAYEY SILT, SILT, AND SANDY SILT CLAY	2,000 POUNDS PER SQ FT
SILT, SANDY SILT, CLAYEY SILT, CLAYEY SILT, SILT, AND SANDY SILT CLAY	1,500 POUNDS PER SQ FT

THE DESIGN IS BASED ON 2,000 POUNDS PER SQ FT, UNLESS NOTED OTHERWISE IN THE PLANS OR IN WHICH BY PROVIDED TO LET PLAN DESIGN SERVICE KNOW OF THE CONDITION IN THE FIELD AND PREFERRED.

R402.2 CONCRETE FROM WALL R402.2
- FOUNDATION CONCRETE WALLS SHALL HAVE A MIN STRENGTH OF 3000 PSI
- GARAGE ROOF SLABS SHALL BE 5000 PSI
- INTERIOR, GARAGE FLOOR SLABS AND ENTRIES EXPOSED TO THE WEATHER SHALL BE 5500 psi AT 28 DAYS
- BASEMENT SLABS 3500 PSI
- EXCAVATE SHALL BE WITHIN AND WITHIN 5% TOTAL AIR CONTENT.

R403 ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL MINIMUM FOOTING SIZE BE 16" WIDE FOR 2 STORY FOR 1 STORY BUILDING AND 20" WIDE FOR 3 STORY BUILDING, DOUBLE WALL BOTH WITH 2 EXCAVATION AND REINFORCEMENT AS PER PLAN.

R403.1.4.1 ALL FOOTING SHALL BE APPROVED 12" IN DIAMETER AND SHALL BE STEPPED A MINIMUM OF 8" OF 3 CONCRETE, USE TO SOLID PER SILL PLATE WITH SOLID SPACED AT A MINIMUM OF 8" FEET ON CENTER WITH A MINIMUM OF 2 BOLTS NOT MORE THAN 12" FROM THE END OF 8" FT LEAST 3 12 INCHES FROM END OF SILL PLATE, THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE HEIGHT OF THE PLATE.
- AUTOMATED FOUNDATION STRUCTURE WHERE REQUIRED, SPECIFICATION TO PROVIDE SUBJECT AND FOR 12 x 12 DIAMETER AND FOR BOLTS.

R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS ACCORDANCE WITH TABLE R404.1.2(9), REFER TO TO THE WALL SECTION DETAIL FOR SPECIFICATION.

R405 FOUNDATION WATERPROOFING AND DAMPPROOFING
EXCEPT WHERE REQUIRED IN SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS ABOVE GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF THE TOP OF THE FOOTING TO THE FINISHED SPACE.

R406 THE DAMPPROOFING SHALL BE BETWEEN THE BOTTOM OF THE JOINT AND THE EXTERIOR EDGE AND BUILDING SHALL HAVE VENTILATION OPENING THROUGH THE FOUNDATION WALLS OR EXTERIOR WALLS WITH NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1/150 FT PER EACH 150 SQ FT OF AREA UNDER THE FLOOR.

R406.4 ACCESS THROUGH THE FLOOR REQUIRED TO BE 18" x 24"

CHAPTER 5 (FLOORS)

FRAMING MATERIALS SPECIFIED
A. ROOF FLOOR AND WALL SHEATHING AS PLANTED SHEATHING LEAD AS PER SPACING AT PANEL EDGE AND EDGES
B. WALL STUDS MIN MUM SIZE STUD OR DOUGLAS FIR UPRIGHT STUD
C. WALL PLATES MIN MUM SIZE OF OR BETTER.
D. DIMENSION LUMBER DOUGLAS FIR OR BETTER.
E. LUMBER DEPTH 2000 PSI DOUGLAS FIR.
F. STEEL ASTM SPECIFICATION WHERE REQUIRED TO BE USED.

R502.6 JOIST LOAD PARALLEL BEAM TO PARTITIONS SHALL BE OF AT LEAST 2 INCHES OF WIDTH TO SUPPORT THE LOAD.

R502.8 THE SIZE OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON CONCRETE.

R502.8 NOTCHES AND HOLES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE LAMINATED MEMBERS, OR JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION OR DESIGN BY PROFESSIONAL.

R502.11 WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI1. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWING FOR HOLD DOWN AND BRACING AS PER SECTION OF GIRDERS, BEAM SHALL BE REFER TO FOR HANGER INSTALLATION AND SPACING OF METAL PLATE TRUSSES.

R502.2 ENTERPRISED SIDED LEDGER CONNECTION TO BEAM JOIST, DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH THE SECTION TABLE R502.2.1 AND REQUIRED R502.2.1.1 AND R502.2.1.2.

CHAPTER 6 (WALL CONSTRUCTION)

R602.3 SAWN LUMBER SAWN LUMBER SHALL BE IDENTIFIED IN A SPACE EVERY OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY AND HAVE DESIGN VALUES CERTIFIED IN ACCORDANCE WITH AGENCY THAT EXAMPLES WITH DOC PS 20

R602.3 REFER TO TABLE R602.3(1) THROUGH TABLE R602.3(4) FOR FRAME MEMBER FACTS E.G.

R602.3 SPLICE AND NOTCHES REFER TO REQUIRE R602.3(1) AND R602.3(2) SEE DETAIL IN CASE OF AN AXIS OF REQUIRED.

R602.7 THE ALLOWABLE SPACE OF SPRUCE-PINE-FIR (SPF) AND SPRUCE-PINE-FIR (SPF) SHALL BE SAWN LUMBER OR EXTERIOR WALLS SHALL NOT EXCEED THE VALUES OF TABLE R602.7(1).

R602.8 PIPE SLOTS AND HOLES SHALL BE PROVIDED TO SLOT OFF ALL OR DRILLED OFF AT OPENING BOTH VERTICAL AND HORIZONTAL AND NOT TO EXPLAIN REFER TO PIPE BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE.

R602.10 WALL BRACING BUILDING SHALL BE BRACED IN ACCORDANCE WITH SECTION OR PRESCRIBED METHOD, FROM TABLE R602.10.4 USE CS-WSP BRACING METHOD WITH MIN 3/8" SHEATHING.

CHAPTER 7 (WALL COVERING)

R703.1 GENERAL EXTERIOR COVERING OF WALL PROVIDED SHALL BE INSTALLED IN ACCORDANCE WITH THE CHAPTER AND TABLE R703.4.1, TABLE R703.4.2 TABLE R703.4.3 AND TABLE R703.4.4. EXTERIOR WALL COVERING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.1.1 THE LAPPED OR BLOCKED SECTION R703.4.1 FOR WOOD AND EXTERIOR WALL COVERING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.1.1 TO THE WALL AND SPACING AND OVER DESIGNED REQUIREMENTS OF SECTION R703.1.1

R703.1.1 GENERAL EXTERIOR WALL SHALL PROVIDE THE BASE OF A WALL WITH A REVERSE PERMEANT EXTERIOR WALL BELOW, THE EXTERIOR WALL SHALL FREE FLASHING AS DESCRIBED IN SECTION R703.4

R703.1.1.1 WATER RESISTANCE, THE EXTERIOR WALL SHALL BE OF A SHED SURFACE AND CONSTRUCTED WITH A WATER THAT PRESENTS THE ACCUMULATION OF WATER WITHIN THE WALL MATERIAL BY PROVIDING A WATER RESISTANT BARRIER BEHIND THE EXTERIOR AS REQUIRED IN SECTION R703.2 AND A MEANS OF DRAINAGE TO THE EXTERIOR AS DETAILED IN THE ASSEMBLY.

R703.1.1.2 WIND RESISTANCE, WALL COVERINGS AND ANCHORING AND THEIR ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN ACCORDANCE WITH TABLE R602.3.2 AND R602.3.3.

R703.2 WATER RESISTIVE BARRIER APPLIED AS EXTERIOR WATER RESISTIVE BARRIER SHALL BE APPLIED TO ANY STUDS OF THE WALL OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY WITH UPPER LAYERS OVER THE LOWER LAYERS NOT LESS THAN 2 INCHES WHERE JOINT OCCUR, LAYERED NOT LESS THAN 6".

R703.3 NOMINAL THICKNESS AND ATTACHMENTS, THE NOMINAL THICKNESS AND ATTACHMENTS OF EXTERIOR WALL COVERING SHALL BEEN ACCORDANCE WITH THE R703.3(1), AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS.

R703.4 FLASHING APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED THE BELOW FLASHING IN A MANNER TO PREVENT ENTRY OF WATER TO THE WALL CAVITY OR DESTRUCTION OF WATER TO THE BUILDING STRUCTURE, INCLUDING THE FLASHING IS DEFINED.
1. EXTERIOR WINDOWS AND DOORS OPENINGS, JOINT AND PARTS AT PERIMETER OF PENETRATION OF ALL EXTERIOR DETAILS.
2. AT A PENETRATION OF CHIMNEYS OR OTHER WALL OR CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES OF VERTICAL STUDS OPENINGS.
3. UNDER AND AT EDGE OF WINDOWS, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUS ABOVE ALL PROJECTING WOOD TRIM
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
6. AT WALL AND ROOF INTERSECTION

ABBREVIATIONS

ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AVG	AVERAGE
BTL	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
CL	CLEAR
CLG	CEILING
CLKT	CLOTHLINE
CAB	CABINET
CL	CENTERLINE
CLG	CEILING
C.O.	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
D	DRYER
DF	DOUGLAS FIR
DIA	DIAMETER
DN	DOWN
DH	DOUBLE HUNG
DW	DISHWASHER
F	FIXED
F.O.	FLOOR OPENING
FIN	FINISH FLOOR
FLR	FLOOR
FTG	FOOTING
FURR	FURRING
HDR	HEADER
HWD	HARDWOOD
HH	HEADER HEIGHT
INSUL	INSULATION
JB	JACK STUDS
JST	JOIST
KS	KING STUDS
LVL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LR	LINEN
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
OSB	OSB WOOD
OPNG	OPENING
PED	PEDESTAL
N.T.S.	NOT TO SCALE
REF	REFRIGERATOR
REQ	REQUIRED
RO	ROUGH OPENING
RM	ROOM
RS	ROOF SHEET
SH	SHELVES HIGH
S.K.	SOLID KERNEL
SLDR	SLIDER
S.P.	SUMP PIT
STL	STEEL
SYP	SOUTHERN YELLOW PINE
TYP.	TYPICAL
T	TRANSOM
TG	TEMPERED GLASS
TPTD	TREATED
UNFIN	UNFINISHED
VAL	VALVE
W	WASHER
W/	WITH
WH	WATER HEATER

ELECTRIC SYMBOLS

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	SINGLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	240 VOLT RECEPTACLE
	PHONE OUTLET
	CABLE OUTLET
	EXHAUST FAN
	LIGHT WITH PULL
	SMOKE DETECTOR
	GARAGE DOOR OPENER
	ELECTRIC PANEL
	CEILING MOUNTED LIGHT
	FLOOD LIGHT
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	WALL MOTION DETECTOR LIGHT
	FLUORESCENT LIGHT
	EMP LIGHT

MISC. SYMBOLS

	FROST PROOF HOSE BIB
	FLOOR LINE ABOVE
	STRUCTURAL BEAM HEADER OR GIRDER TRUSS
	LOAD BEARING WALL
	SUBJECTION OF FROM CONCENTRATED LOAD
	CONDENSATED LEAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW
	SMOKE DETECTOR
	CARBON MONOXIDE AND SMOKE DETECTOR COMBO

DRAWING LIST

A.0	Cover Page
A.1	Elevations
A.2	Elevations
A.3	Foundation
A.4A	Main Floor
A.4B	Main Floor
A.5	Second Floor
A.6	Building Sections
A.7	Details
A.8	Wall Bracing
A.9	Party Wall
C.0	General Notes
C.0.1	General Notes
F.0	Framing Basement

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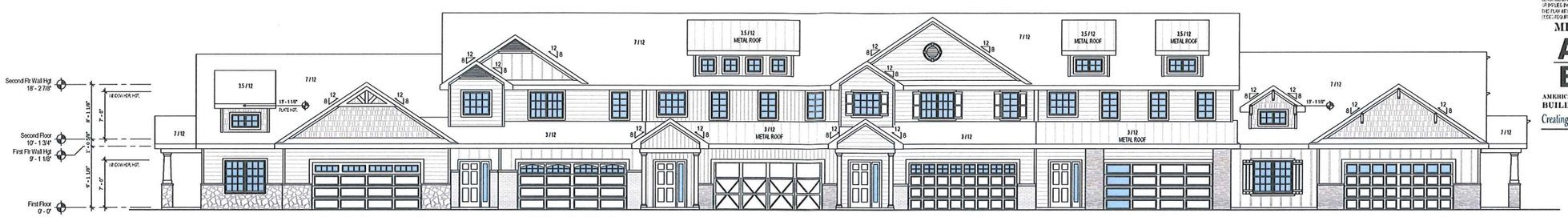
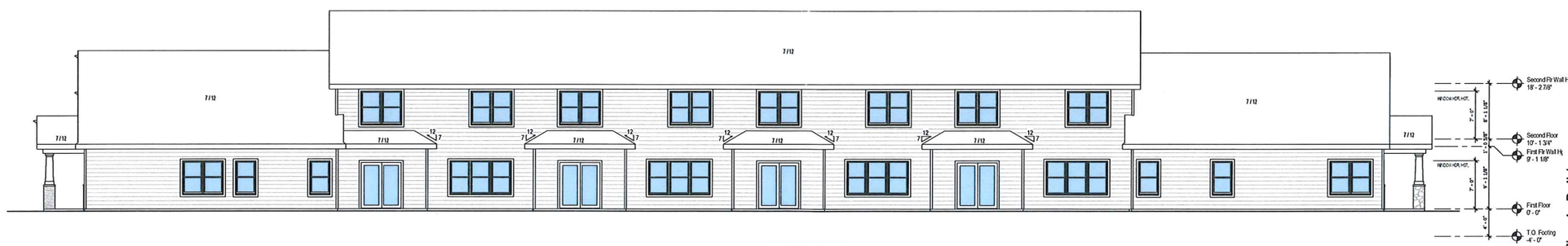


1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 REAR ELEVATION
Scale: 3/16" = 1'-0"

ESTIMATED AREA - WALL CLADDING

MATERIAL TYPE	MATERIAL S.F	MATERIAL %	MATERIAL ELEVATION
18" Board & Batten	1190 SF	14.6%	
Brick	115 SF	1.4%	
Lap Siding - 8"	5265 SF	64.7%	
Shake Material - Staggered	843 SF	10.3%	
Siding - Cedar Horz	1 SF	0.0%	
Siding - Vertical	231 SF	2.8%	
Stone Veneer	503 SF	6.2%	
18" Board & Batten	173 SF	8.6%	Front
Brick	103 SF	4.1%	Front
Hardie Panel - Stucco Finish	18 SF	0.7%	Front
Lap Siding - 8"	1344 SF	53.8%	Front
Shake Material - Staggered	274 SF	10.9%	Front
Siding - Vertical	402 SF	16.0%	Front
Stone Veneer	230 SF	9.0%	Front

1. SQUARE FOOTAGE OF EACH MATERIAL IS MADE FROM THE EXPOSED SURFACE OF THE WALL.
2. THE HIGHLIGHTED SURFACE AREA IS ON DRAWINGS THROUGHOUT.
3. THE HIGHLIGHTED AREAS ARE DIFFERENT.

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Elevations
As indicated
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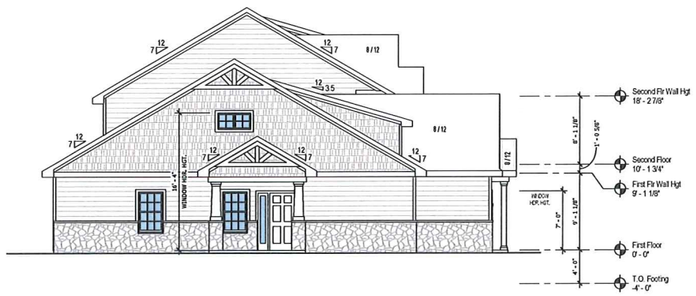
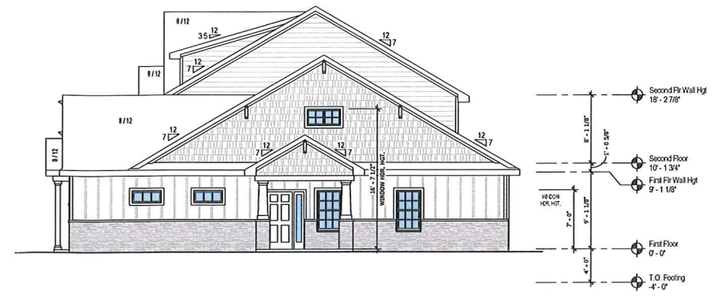
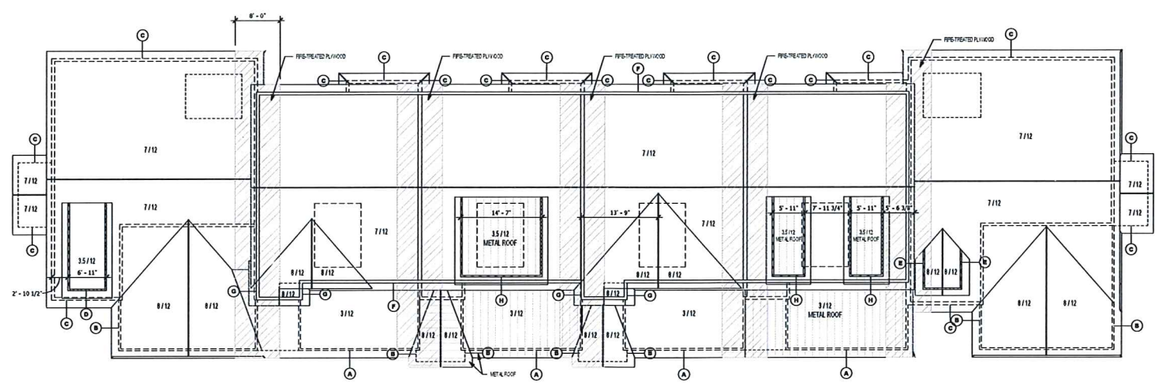
A.1



1 **LEFT ELEVATION**
Scale: 3/16" = 1'-0"



2 **RIGHT ELEVATION**
Scale: 3/16" = 1'-0"



3 **ROOF PLAN**
Scale: 1/8" = 1'-0"

ESTIMATED AREA - ROOF

12400 SF

- ESTIMATED AREA OF ROOF IS TAKEN FROM THE ENTIRETY OF THE ROOF, & THE AREA EXCLUDES ANCHORED EXPANDED DECK AREAS.
- ZERO WASTE FACTOR HAS BEEN ADDED.

ROOF PLAN LEGEND

SYMBOL	PLATE HGT	ROOF PITCH	DRAINAGE	HEIGHT
A	8'-1 1/8"	8/12	1/4"	10'-0 1/2"
B	8'-1 1/8"	8/12	1/4"	10'-0"
C	8'-1 1/8"	7/12	1/4"	9'-0"
D	10'-1 1/8"	11/12	1/4"	7"
E	10'-1 1/8"	8/12	1/4"	7"
F	8'-1 1/8"	7/12	1/4"	7"
G	8'-1 1/8"	3/12	1/4"	10'-0"
H	10'-1 1/8"	3/12	1/4"	7"

ALL PLATE HEIGHTS ARE TO VALLEY LOCATION

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Elevations

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A.2

WINDOW SCHEDULE

ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
A	4	3660-3 SH	3'-0"	5'-0"	7'-0"	Meets Egress	First Floor
B	4	3660-2 SH	3'-0"	5'-0"	7'-0"	Meets Egress	First Floor
C	8	3660 SH	3'-0"	5'-0"	7'-0"	Meets Egress	First Floor
P	2	8210 F	7'-0"	11'-0"	7'-0"	Fixed	First Floor
B	8	3660-2 SH	3'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
F	2	5048 SLDR	5'-0"	4'-0"	7'-0"	Meets Egress	Second Floor
I	4	5048 CA	5'-0"	4'-0"	7'-0"	Meets Egress	Second Floor
K	4	6842 F	6'-0"	3'-0"	7'-0"	Fixed	Second Floor
L	8	2436 2 F	2'-0"	3'-0"		Fixed	Second Floor
M	4	2424 F	2'-0"	2'-0"	11'-11"	Fixed	Second Floor
R	4	2448 F	2'-0"	4'-0"	7'-0"	Fixed	Second Floor

GENERAL CONSTRUCTION NOTES

1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FACE OF MASONRY TO FACE OF MASONRY.
2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) ALL EXTERIOR HEADERS TO BE 2-2x10 SP UNLESS NOTED OTHERWISE. USE 1-2x10 & 1-1/2" x 9 1/2" LVL ON SHOP DRAWINGS UNLESS NOTED OTHERWISE.
4) ALL HEADERS IN BEARING WALLS ARE SPECIFIED BELOW UNLESS NOTED ON PLAN.
5) 20 MINUTE RATED DOOR IN SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
6) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDED FOUR INCHES SILL.
7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC DRIVE ALARM LOCATIONS.
8) GARAGE WALLS ARE CONSIDERED TO HAVE 5/8" TYPE X BOARD.
9) ■ SYMBOL REPRESENTS TOUGH BOOKS 6 FROM CONCRETE LOAD
10) ✖ SYMBOL REPRESENTS CONCRETE LOAD FROM HOME TO JOB BLOCK TO PROTECTION OF BEAM HEADER BELOW.
11) GSHP, GSFP, FPH- FP NOTES REFER TO AVAILABLE SPACE OF FUEL.

ESTIMATED AREA - 4" FLATWORK

LOCATION	AREA	CUBIC YARDS
Floor: Front Porch	96 SF	0.8 CY
Floor: Front Porch	59 SF	0.5 CY
Floor: Basement	2957 SF	28.5 CY
Floor: Garage	148 SF	0.5 CY
Floor: Garage	148 SF	0.5 CY
Floor: Garage	113 SF	0.3 CY
Floor: Garage	148 SF	0.5 CY
Floor: Garage	148 SF	0.5 CY
Floor: Garage	164 SF	0.6 CY
Floor: Basement	2030 SF	19.7 CY
Floor: Front Porch	96 SF	0.8 CY
Floor: Front Porch	63 SF	0.6 CY
Floor: Front Porch	63 SF	0.6 CY
Floor: Front Porch	59 SF	0.5 CY

ESTIMATED AREA - CEILING

LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	1176 SF
First Flr Wall Hgt	Ceiling - House	1464 SF
Second Flr Wall Hgt	Ceiling - House	2849 SF
		5489 SF

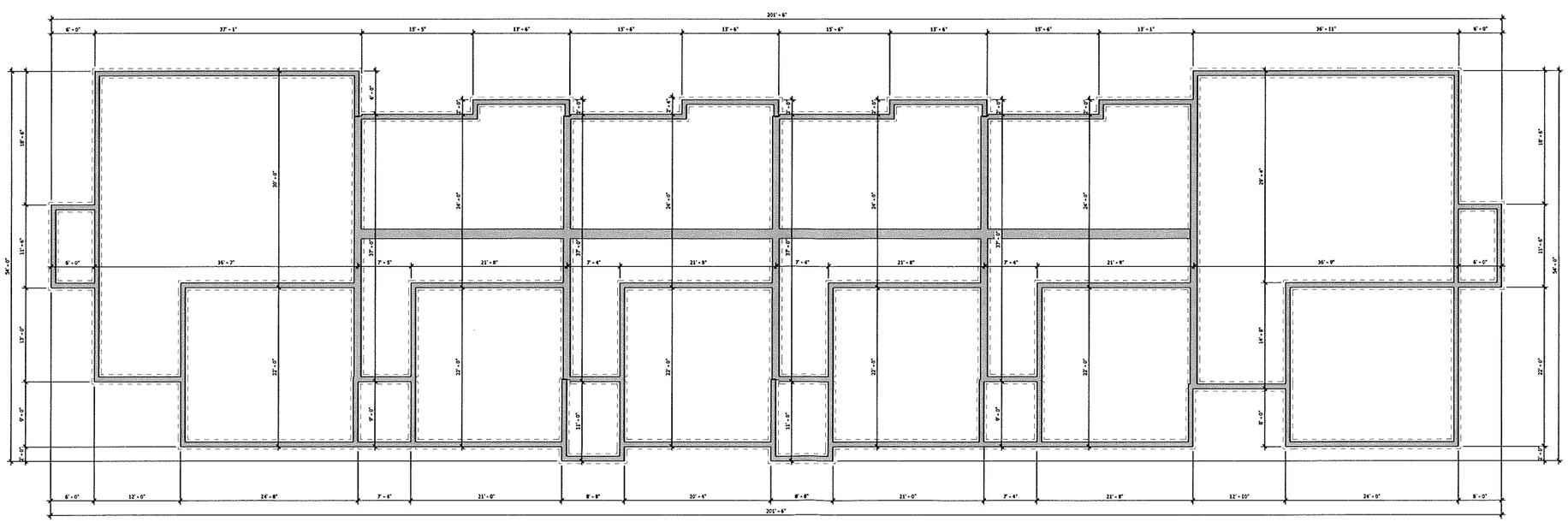
1. ALL AREAS TO BE VERIFIED BY CONTRACTOR PRIOR TO PLACEMENT OF CONCRETE
2. CONCRETE LOADS ARE ONLY ABOVE ALL BASEMENT WALLS
3. ALL LOADS ARE ONLY ABOVE BASEMENT WALLS
4. ALL NOTES ARE ESTIMATED

FOOTING SCHEDULE

MARK	DIMENSIONS	REINFORCEMENT	NOTES

DOOR SCHEDULE

ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
01	3	3-0 x 6-8 / 3-12" Sidelight	6'-3 3/4"	6'-10 3/4"	Therma Tru - RO includes 3/4" Pad	First Floor
02A	4	2-8 x 6-8 Steel F	2'-10 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
02B	2	3-0 x 6-8 Steel F	3'-2 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
02C	3	3-0 x 6-8 / 1-12" Sidelight 2	6'-3 3/4"	6'-10 3/4"	Therma Tru - RO includes 3/4" Pad	First Floor
03	4	6-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Window - NO Pkg - 3 Panel Slider - RO includes 1/2" Pad	First Floor
04A	1	16-0 x 7-0 Stockbridge B	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04B	1	16-0 x 7-0 Stockbridge F/ - E Lite	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04C	1	16-0 x 7-0 Lexington	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04D	1	16-0 x 7-0 Colonial - Stockton 1	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04E	1	16-0 x 7-0 Left Side Glass	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04F	1	16-0 x 7-0 Clear	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
05	8	3-0 x 6-8	3'-2"	6'-10 1/2"	Standard Wood Door	First Floor
06	5	2-4 x 6-8	2'-10"	6'-10 1/2"		First Floor
010	4	2-8 x 6-8	2'-8"	6'-10 1/2"		First Floor
012	6	3-0 x 6-8	3'-2"	6'-10 1/2"		First Floor
014	6	4-0 x 6-8	4'-2"	6'-10 1/2"	Double Door	First Floor
020	1	4-0 x 6-8 Bifold	4'-2"	6'-10"	4-Panel Bifold	First Floor
022	2	5-0 x 6-8 Bifold	5'-2"	6'-10"	4-Panel Bifold	First Floor
09	12	2-4 x 6-8	2'-8"	6'-10 1/2"		Second Floor
010	8	2-8 x 6-8	2'-8"	6'-10 1/2"		Second Floor
011	8	2-8 x 6-8	2'-10"	6'-10 1/2"		Second Floor
014	4	4-0 x 6-8	4'-2"	6'-10 1/2"	Double Door	Second Floor
029	8	2-4 x 6-8 Pocket	4'-0"	7'-1"	Pocket Door - Verify RO	Second Floor
032	8	5-0 x 6-8 Bifold	5'-2"	6'-10"	4-Panel Bifold	Second Floor



1 T.O. Footing
Scale 3/16" = 1'-0"

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Foundation

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A.3

WINDOW SCHEDULE

ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
A	4	3068-2 SH	5'-0"	5'-0"	7'-9"	Meets Egress	First Floor
B	4	3068-2 SH	5'-0"	5'-0"	7'-9"	Meets Egress	First Floor
C	8	3068 SH	5'-0"	5'-0"	7'-9"	Meets Egress	First Floor
P	2	4218 F	7'-0"	1'-6"	7'-0"	Fixed	First Floor
B	8	3068-2 SH	5'-0"	5'-0"	7'-9"	Meets Egress	Second Floor
F	2	6048 SLDR	5'-0"	4'-0"	7'-9"	Meets Egress	Second Floor
I	4	3048 CA	2'-6"	4'-0"	7'-9"	Meets Egress	Second Floor
K	4	4242 F	4'-0"	2'-6"	7'-0"	Fixed	Second Floor
L	6	2424-2 F	4'-0"	2'-0"		Fixed	Second Floor
M	4	2424 F	2'-0"	2'-0"	11'-11"	Fixed	Second Floor
R	4	3048 F	2'-6"	4'-0"	7'-9"	Fixed	Second Floor

DOOR SCHEDULE

ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
D1	3	3.0 x 6.8 / 1 1/2" Solid/pt	4'-3 3/4"	6'-10 3/4"	Therma Tru - R10 includes 3/4" Pad	First Floor
D2A	4	3.0 x 6.8 Steel F	2'-10 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - R10 includes 3/4" Pad	First Floor
D2B	2	3.0 x 6.8 Steel F	2'-2 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - R10 includes 3/4" Pad	First Floor
D2C	3	3.0 x 6.8 / 1 1/2" Solid/pt 2	4'-3 3/4"	6'-10 3/4"	Therma Tru - R10 includes 3/4" Pad	First Floor
D3	4	5.0 x 6.10 Slider	6'-0"	6'-10 1/2"	Window - NO Fin - 2 Panel Slider - R10 includes 1/2" Pad	First Floor
D4A	1	16.0 x 7.0 Stockbridge B	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
D4B	1	16.0 x 7.0 Stockbridge F - Elite	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
D4C	1	16.0 x 7.0 Lexington	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
D4D	1	16.0 x 7.0 Colonial - Stockton 1	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
D4E	1	16.0 x 7.0 Left Side Glass	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
D4F	1	16.0 x 7.0 Clear I	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
D5	8	3.0 x 6.8	3'-2"	6'-10 1/2"	Standard Wood Door	First Floor
D9	5	2.4 x 6.8	2'-0"	6'-10 1/2"		First Floor
D10	4	2.8 x 6.8	2'-8"	6'-10 1/2"		First Floor
D12	6	3.0 x 6.8	3'-2"	6'-10 1/2"		First Floor
D14	6	4.0 x 6.8	4'-2"	6'-10 1/2"	Double Door	First Floor
D21	1	4.0 x 6.8 Bifold	4'-2"	6'-10"	4 Panel Bifold	First Floor
D22	2	5.0 x 6.8 Bifold	5'-2"	6'-10"	4 Panel Bifold	First Floor
D9	12	2.4 x 6.8	2'-0"	6'-10 1/2"		Second Floor
D10	8	2.8 x 6.8	2'-8"	6'-10 1/2"		Second Floor
D11	8	2.8 x 6.8	2'-10"	6'-10 1/2"		Second Floor
D14	4	4.0 x 6.8	4'-2"	6'-10 1/2"	Double Door	Second Floor
D20	8	2.4 x 6.8 Pocket	4'-9"	7'-1"	Pocket Door - Verify RO	Second Floor
D22	8	5.0 x 6.8 Bifold	5'-2"	6'-10"	4 Panel Bifold	Second Floor

GENERAL CONSTRUCTION NOTES

1. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF THE 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, FACE OF STUD.
3. ALL EXTERIOR HEADERS TO BE (2) 2x10 UNLESS NOTED OTHERWISE. USE 1 JACK STUD FOR (2) 2x10 OR 2 JACK STUDS EACH SIDE FOR (3) 2x10 UNLESS NOTED OTHERWISE.
4. ALL HEADERS AND BEAMS ARE SUPPORTED BY INDICATED PLATES UNLESS NOTED AS FLUSH.
5. 20 MINUTE FIRE DOOR IN SELF CLOSING FRAME BETWEEN GARAGE AND LIVING AREAS.
6. ALL EXTERIOR DOORS ROUGH FRAMING INCLUDES 2" DOOR SILL.
7. REFER TO LOCAL BUILDING CODES FOR OPENING SIZES & ALARM LOCATIONS.
8. GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X DRYWALL.
9. ■ SYMBOL REPRESENTS COLD BLOCKING FROM CONCRETE TO FIRST FLOOR.
10. ✖ SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM FROM ROOF BELOW.
11. 1S4-4 SP, 1S4-4 PRY, PRY = SP NOTED, REFER TO PLANS FOR GRADE & FACE.

AREA SCHEDULE - UNIT A

NAME	SQ.FT
Unit A Main Floor	1200 SF
Unit A Garage	533 SF
Grand total: 2	1733 SF

AREA SCHEDULE - UNIT B

NAME	SQ.FT
Unit B Main Floor	832 SF
Unit B Second Floor	880 SF
	1712 SF
Unit B Garage	409 SF
Grand total: 3	2121 SF

AREA SCHEDULE - UNIT E

NAME	SQ.FT
Unit E Main Floor	1206 SF
Unit E Garage	529 SF
Grand total: 2	1735 SF

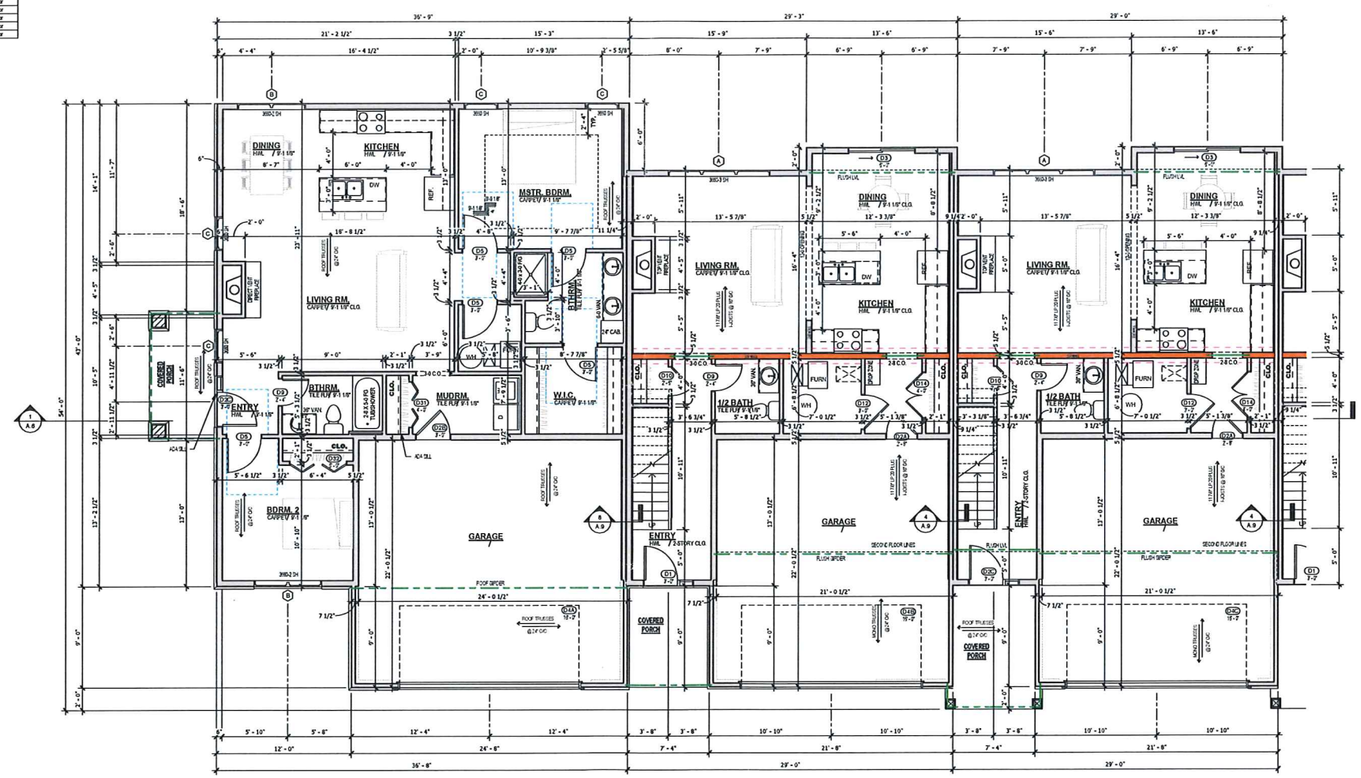
ESTIMATED AREA - 4" FLATWORK

LOCATION	AREA	CUBIC YARDS
Floor: Front Porch	56 SF	0.5 CY
Floor: Front Porch	59 SF	0.5 CY
Floor: Basement	1267 SF	10.3 CY
Floor: Garage	648 SF	5.5 CY
Floor: Garage	648 SF	5.5 CY
Floor: Garage	513 SF	4.3 CY
Floor: Garage	648 SF	5.5 CY
Floor: Garage	459 SF	3.8 CY
Floor: Garage	614 SF	5.1 CY
Floor: Basement	2338 SF	19.2 CY
Floor: Front Porch	98 SF	1.0 CY
Floor: Front Porch	93 SF	1.0 CY
Floor: Front Porch	93 SF	1.0 CY
Floor: Front Porch	93 SF	1.0 CY

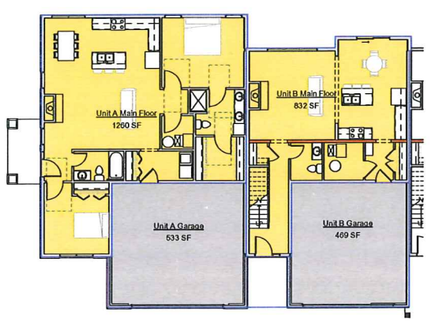
ESTIMATED AREA - CEILING

LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	1176 SF
First Flr Wall Hgt	Ceiling - House	2464 SF
Second Flr Wall Hgt	Ceiling - House	3949 SF
		8589 SF

1. HEIGHT FROM TOP OF CEILING TO BOTTOM OF FLOOR ABOVE
2. THE HEIGHT OF CEILING IS ZERO WHEN A BOTTOM OF WALL
3. SLOPED HEIGHT = HEIGHT AT HIGHEST POINT
4. THE HEIGHT OF THE CEILING INCLUDES



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



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plum BUILDING SYSTEMS, LLC

PLUM DESIGN SERVICES
11101 E 86th STREET, INDIANAPOLIS, INDIANA 46236
TELEPHONE: 317.915.9080 FAX: 317.915.9649

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Classic Builders
Townhome Complex

PROJECT ID:
PDS 3866

ISSUE DATE:
DATE: 10-26-17
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DATE: 11-22-17
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Main Floor
As indicated
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A.4A

WINDOW SCHEDULE							
			ROUGH OPENINGS		HEADER		
ID	QTY	TYPE	WIDTH	HEIGHT	HEIGHT	SPECIAL NOTES	Level
A	4	3060-3 SH	7'-0"	5'-0"	7'-0"	Meets Egress	First Floor
B	4	3060-3 SH	7'-0"	5'-0"	7'-0"	Meets Egress	First Floor
C	8	3060 SH	7'-0"	5'-0"	7'-0"	Meets Egress	First Floor
F	2	4318 F	7'-0"	5'-0"	7'-0"	Fixed	First Floor
B	8	3060-3 SH	7'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
F	2	3048 SLDR	7'-0"	4'-0"	7'-0"	Meets Egress	Second Floor
I	4	3048 CA	7'-0"	4'-0"	7'-0"	Meets Egress	Second Floor
K	4	4848 F	4'-0"	7'-0"	7'-0"	Fixed	Second Floor
L	6	2424 2 F	4'-0"	2'-0"		Fixed	Second Floor
M	4	2424 F	2'-0"	2'-0"	11'-11"	Fixed	Second Floor
R	4	3048 F	3'-0"	4'-0"	7'-0"	Fixed	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. ALL EXTERIOR HEADERS TO BE (2) 2X12 OF 4X4 SELECT STRUCTURAL UNLESS NOTED OTHERWISE.
4. ALL HEADERS IN BEARING WALLS TO BE (3) 2X12 UNLESS NOTED OTHERWISE.
5. ALL HEADERS IN NON-BEARING WALLS TO BE (2) 2X6 UNLESS NOTED OTHERWISE.
6. ALL INTERIOR DOOR HEADERS TO BE (2) 2X4 UNLESS NOTED OTHERWISE.
7. ALL EXTERIOR DOOR HEADERS TO BE (2) 2X12 UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR DOOR ROUGH OPENINGS ARE ADJUSTED AT HARDWARE.
9. REFER TO LOCAL BUILDING CODES FOR SPECIFIC DOOR & WINDOW LOCATIONS.
10. GARAGE WALLS NEED GYPSUM TO MATCH THE TYPE & STRUCTURE OF BOARD.
11. SYMBOL REPRESENTS SOLID BLOCKING FROM CONSTRUCTION AND
12. SYMBOL REPRESENTS CONDITIONED AIR DUCTS FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
13. CS=CRP, CS-PT, PPH-P NOTED, REFER TO WALL BRACING PLAN.

AREA SCHEDULE - UNIT A	
NAME	SQ FT
Unit A Main Floor	1210 SF
	1,210 SF
Unit A Garage	533 SF
	533 SF
Grand total: 2	1,743 SF

AREA SCHEDULE - UNIT B	
NAME	SQ FT
Unit B Main Floor	832 SF
Unit B Second Floor	880 SF
	1,712 SF
Unit B Garage	469 SF
	469 SF
Grand total: 3	2,181 SF

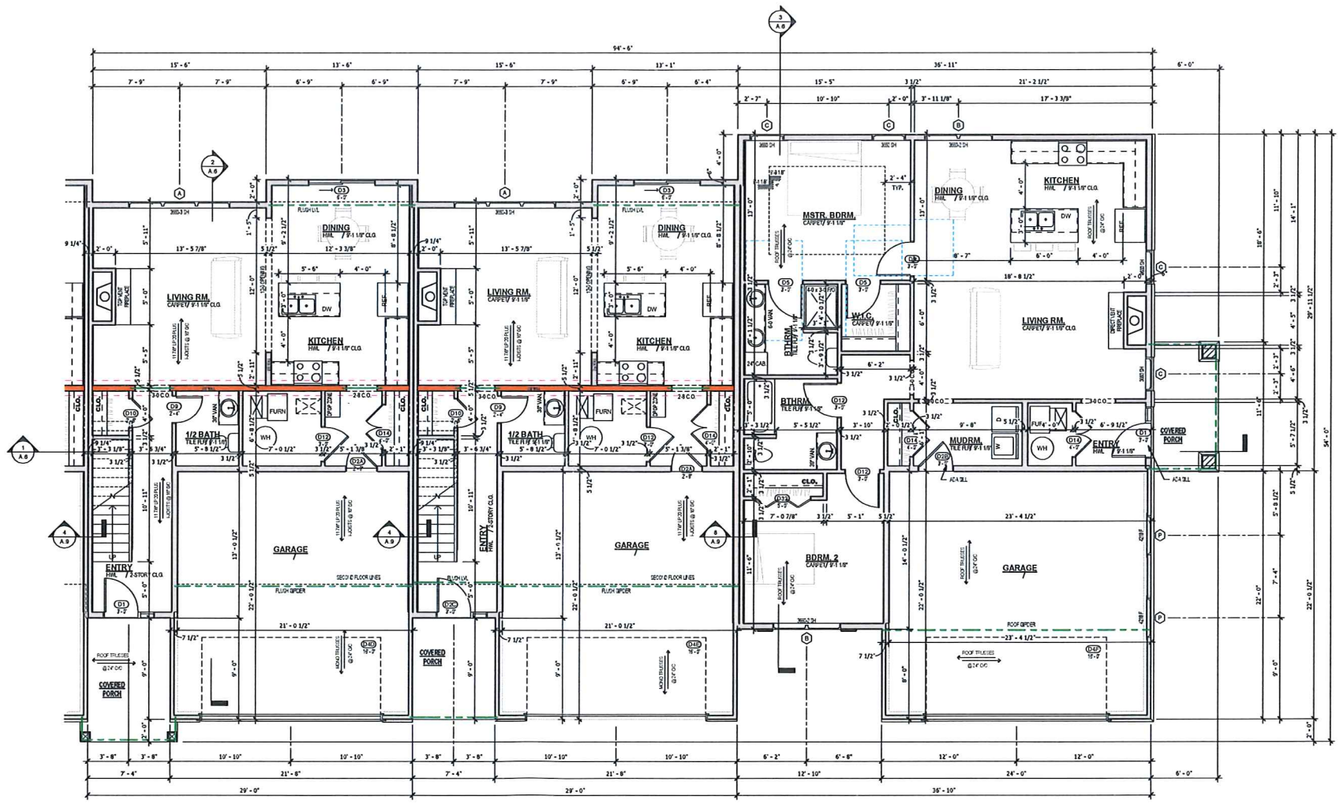
AREA SCHEDULE - UNIT E	
NAME	SQ FT
Unit E Main Floor	1,286 SF
	1,286 SF
Unit E Garage	520 SF
	520 SF
Grand total: 2	1,806 SF

ESTIMATED AREA - 4" FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor: Front Porch	16.5 SF	1.8 CY
Floor: Front Porch	19.5 SF	1.5 CY
Floor: Basement	2507.5 SF	19.9 CY
Floor: Garage	448 SF	3.5 CY
Floor: Garage	448 SF	3.5 CY
Floor: Garage	313.5 SF	2.5 CY
Floor: Garage	448 SF	3.5 CY
Floor: Garage	450 SF	3.5 CY
Floor: Garage	654 SF	5.1 CY
Floor: Basement	2500 SF	19.3 CY
Floor: Front Porch	16 SF	1.8 CY
Floor: Front Porch	13 SF	1.0 CY
Floor: Front Porch	13 SF	1.0 CY
Floor: Front Porch	13 SF	1.0 CY

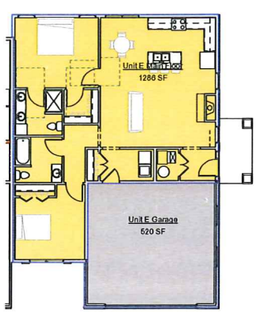
ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	1375 SF
First Flr Wall Hgt	Ceiling - House	2464 SF
Second Flr Wall Hgt	Ceiling - House	3949 SF
		8018 SF

* WALLS FURTHER THAN 10' FROM THE FACE OF EXTERIOR WALLS
1. 1/2" GYP BOARD ON CEILING & WALLS
2. 5/8" GYP BOARD ON WALLS BEHIND TUB/SHOWER AREAS
3. 5/8" GYP BOARD ON ALL WALLS AND CEILINGS

DOOR SCHEDULE						
			ROUGH OPENINGS			
ID	QTY	DOOR SIZE	WIDTH	HEIGHT	SPECIAL NOTES	Level
01	3	3-0 x 6-8 / 1-1/2" Sidelight	6'-3 3/4"	6'-10 3/4"	Therma Tru - RO includes 3/4" Pad	First Floor
02A	4	2-8 x 6-8 Steel F	2'-11 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
02B	2	3-0 x 6-8 Steel F	3'-1 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
02C	3	3-0 x 6-8 / 1-1/2" Sidelight 2	6'-3 3/4"	6'-10 3/4"	Therma Tru - RO includes 3/4" Pad	First Floor
03	4	5-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Window - ND Pro - 2-Panel Slider - RO includes 1/2" Pad	First Floor
04A	1	16-0 x 7-0 Stacksbridge R	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04B	1	16-0 x 7-0 Stacksbridge TV - R Lite	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04C	1	16-0 x 7-0 Lexington	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04D	1	16-0 x 7-0 Colonial - Stockton 1	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04E	1	16-0 x 7-0 Left Side Glass	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04F	1	16-0 x 7-0 Chase	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
05	8	3-0 x 6-8	3'-2"	6'-10 1/2"	Standard Wood Door	First Floor
09	5	2-4 x 6-8	2'-6"	6'-10 1/2"		First Floor
010	4	2-4 x 6-8	2'-6"	6'-10 1/2"		First Floor
012	6	3-0 x 6-8	3'-2"	6'-10 1/2"		First Floor
014	4	6-0 x 6-8	6'-2"	6'-10 1/2"	Double Door	First Floor
031	1	4-0 x 6-8 Bifold	4'-2"	6'-10"	4 Panel Bifold	First Floor
032	2	5-0 x 6-8 Bifold	5'-2"	6'-10"	4 Panel Bifold	First Floor
09	12	2-4 x 6-8	2'-6"	6'-10 1/2"		Second Floor
010	8	2-4 x 6-8	2'-6"	6'-10 1/2"		Second Floor
011	8	2-8 x 6-8	2'-10"	6'-10 1/2"		Second Floor
014	4	6-0 x 6-8	6'-2"	6'-10 1/2"	Double Door	Second Floor
030	8	2-4 x 6-8 Pocket	4'-9"	7'-1"	Pocket Door - Verify RO	Second Floor
032	8	5-0 x 6-8 Bifold	5'-2"	6'-10"	4 Panel Bifold	Second Floor



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



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1120 SE KOLES ROAD WAMEGO, KS 66547
TELEPHONE 913 979 9090 FAX 913 979 9091

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Main Floor

As indicated

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A.4B

WINDOW SCHEDULE

ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
A	4	3660-3 SH	3'-0"	5'-0"	7'-0"	Meets Egress	First Floor
B	4	3660-3 SH	3'-0"	5'-0"	7'-0"	Meets Egress	First Floor
C	8	3660 SH	3'-0"	5'-0"	7'-0"	Meets Egress	First Floor
P	2	4213 F	7'-0"	1'-0"	7'-0"	Fixed	First Floor
B	8	3660-3 SH	3'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
F	2	6040 SLDR	9'-0"	4'-0"	7'-0"	Meets Egress	Second Floor
I	4	3048 CA	2'-6"	4'-0"	7'-0"	Meets Egress	Second Floor
K	4	4842 F	4'-0"	3'-6"	7'-0"	Fixed	Second Floor
L	6	2436-2 F	4'-0"	2'-0"		Fixed	Second Floor
M	4	2436 F	2'-0"	3'-0"	11'-10"	Fixed	Second Floor
R	4	2448 F	2'-0"	4'-0"	7'-0"	Fixed	Second Floor

DOOR SCHEDULE

ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
D1	3	3-0 x 6-8 1-3/8" Solid pt	6'-3 3/4"	6'-10 3/4"	Therma Tru - RO includes 3/4" Pad	First Floor
D2A	4	2-8 x 6-8 Steel F	2'-10 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
D2B	2	3-0 x 6-8 Steel F	3'-2 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
D3C	3	3-0 x 6-8 1-3/8" Solid pt 3	6'-3 3/4"	6'-10 3/4"	Therma Tru - RO includes 3/4" Pad	First Floor
D9	4	5-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Window - NO Pro - 2-Panel Slider - RO includes 1/2" Pad	First Floor
D4A	1	16-0 x 7-0 Shadbridge N	16'-0"	7'-1 1/2"	Overhead Garage Door	First Floor
D4B	1	16-0 x 7-0 Shadbridge N - 4 Lite	16'-0"	7'-1 1/2"	Overhead Garage Door	First Floor
D4C	1	16-0 x 7-0 Lexington	16'-0"	7'-1 1/2"	Overhead Garage Door	First Floor
D4D	1	16-0 x 7-0 Colonial - Stockton 1	16'-0"	7'-1 1/2"	Overhead Garage Door	First Floor
D4E	1	16-0 x 7-0 Left Side Glass	16'-0"	7'-1 1/2"	Overhead Garage Door	First Floor
D4F	1	16-0 x 7-0 Clear 1	16'-0"	7'-1 1/2"	Overhead Garage Door	First Floor
D5	8	3-0 x 6-8	3'-2"	6'-10 1/2"	Standard Wood Door	First Floor
D9	5	2-4 x 6-8	2'-6"	6'-10 1/2"		First Floor
D10	4	2-6 x 6-8	2'-8"	6'-10 1/2"		First Floor
D12	6	3-0 x 6-8	3'-2"	6'-10 1/2"		First Floor
D14	6	4-0 x 6-8	4'-2"	6'-10 1/2"	Double Door	First Floor
D31	1	4-0 x 6-8 Bifold	4'-2"	6'-10"	4-Panel Bifold	First Floor
D32	2	5-0 x 6-8 Bifold	5'-2"	6'-10"	4-Panel Bifold	First Floor
D9	12	2-4 x 6-8	2'-6"	6'-10 1/2"		Second Floor
D10	8	2-6 x 6-8	2'-8"	6'-10 1/2"		Second Floor
D11	8	2-8 x 6-8	2'-10"	6'-10 1/2"		Second Floor
D14	4	4-0 x 6-8	4'-2"	6'-10 1/2"	Double Door	Second Floor
D30	8	2-4 x 6-8 Pocket	4'-9"	7'-1"	Pocket Door - Verify RO	Second Floor
D32	8	5-0 x 6-8 Bifold	5'-2"	6'-10"	4-Panel Bifold	Second Floor

GENERAL CONSTRUCTION NOTES

1. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF STUDS THRU 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. ALL EXTERIOR HEADERS TO BE 2x10 OF 4X UNLESS NOTED OTHERWISE. USE 1 ply 2x10 IN 2x6 WALLS TO STUD ON EACH END UNLESS NOTED OTHERWISE.
4. ALL HEADERS AND BEAMS ARE DROPPED BELOW SUBFLOOR UNLESS NOTED ATPLANS.
5. 2x10 MATE PIPE DOWN AT SELF FLOOR OR HIGHER BETWEEN GARAGE AND LIVING AREAS.
6. ALL EXTERIOR DOOR THROUGH SHEATHING CALLED FAG UNDER SILL.
7. REFER TO LOCAL BUILDING CODES FOR SPECIFIC DOOR & WINDOW CODES.
8. GARAGE WALLS AT CEILING TO HAVE 5/8" TYPE X DRYWALL.
9. ■ SYMBOL REPRESENTS SOLID BLOCKING FROM GRADE TO STUDS.
10. ✖ SYMBOL REPRESENTS DOWN CENTER STUD LOAD FROM ABOVE STUDS BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
11. CS-HCP, CS-PF, PFH-PF NOTED, REFER TO ALL SPACE CS PAGE.

AREA SCHEDULE - UNIT A

NAME	SQ FT
Unit A Main Floor	1,200 SF
	1,200 SF
Unit A Garage	533 SF
	533 SF
Grand total: 2	1,733 SF

AREA SCHEDULE - UNIT B

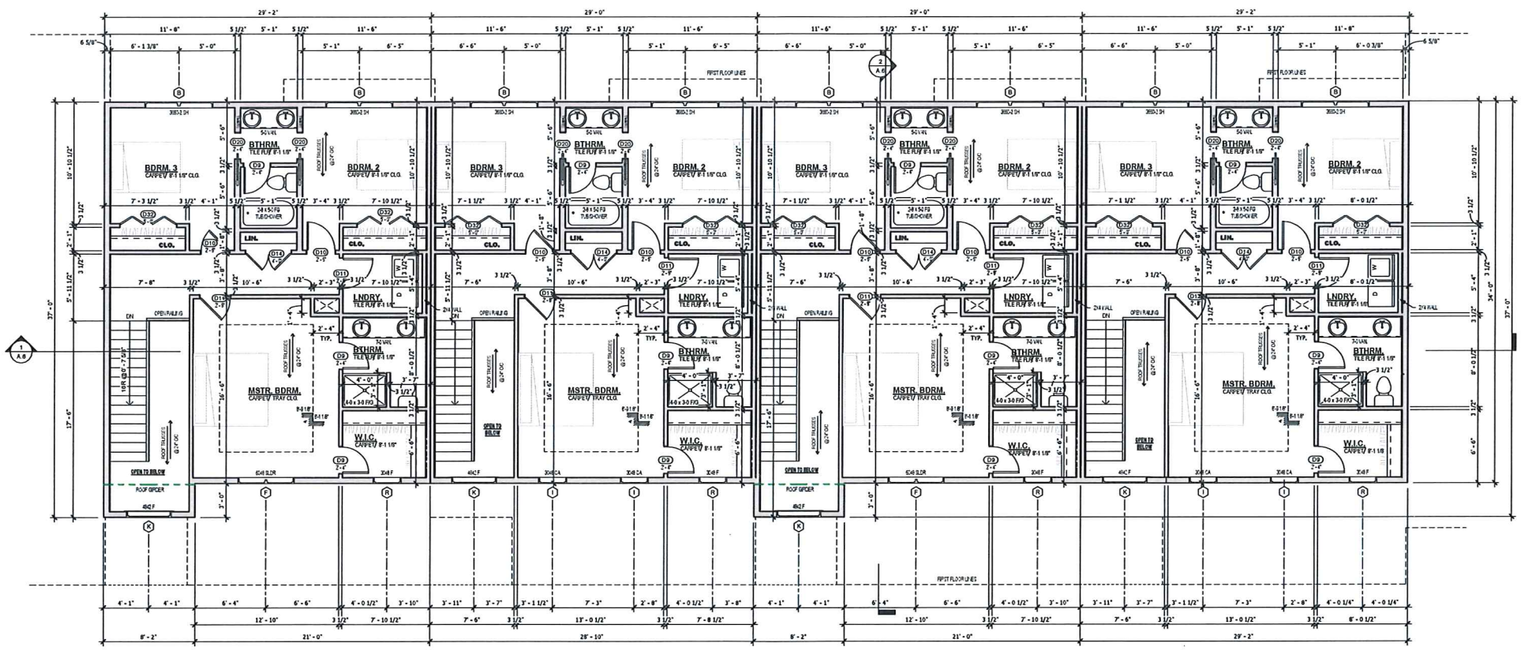
NAME	SQ FT
Unit B Main Floor	832 SF
Unit B Second Floor	880 SF
	1,712 SF
Unit B Garage	409 SF
	409 SF
Grand total: 3	2,121 SF

AREA SCHEDULE - UNIT E

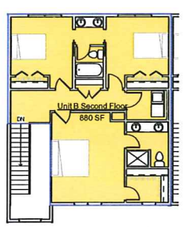
NAME	SQ FT
Unit E Main Floor	1,208 SF
	1,208 SF
Unit E Garage	520 SF
	520 SF
Grand total: 2	1,728 SF

ESTIMATED AREA - CEILING

LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	1,578 SF
First Flr Wall Hgt	Ceiling - House	3,464 SF
Second Flr Wall Hgt	Ceiling - House	3,648 SF
		8,690 SF



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



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plum BUILDING SYSTEMS, LLC

PLUM DESIGN SERVICES
1100 SE MAUPIN ROAD NAMPA, IDAHO 83687
TELEPHONE 541 515 9200 FAX 541 515 9201

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Second Floor

As indicated

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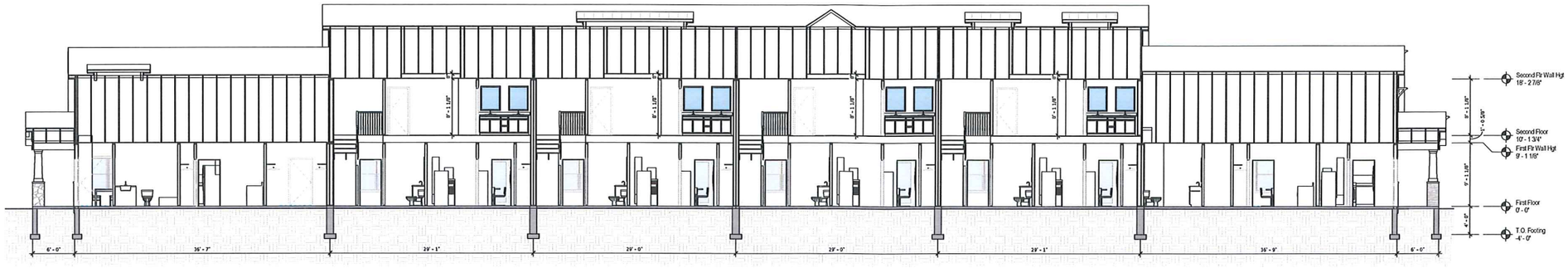
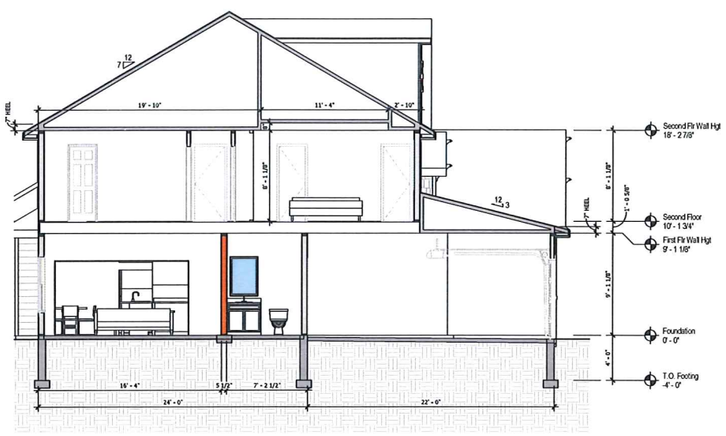
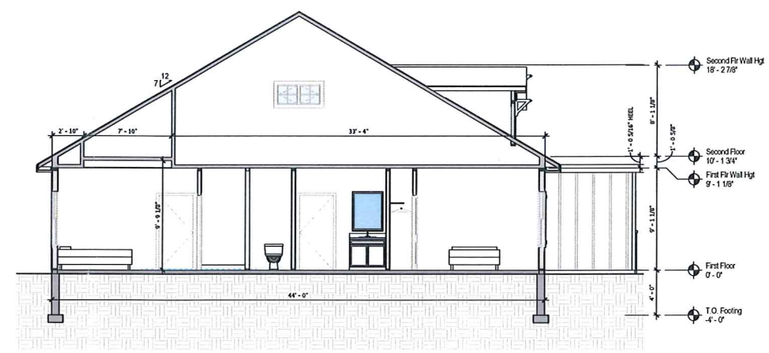


1 BUILDING SECTION C
Scale: 3/16" = 1'-0"



2 BUILDING SECTION B
Scale: 1/4" = 1'-0"



3 BUILDING SECTION A
Scale: 1/4" = 1'-0"

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BUILDING SYSTEMS, LLC

PLUM DESIGN SERVICES
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TELEPHONE: 515 979 6200 FAX: 515 979 6201

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Building
Sections

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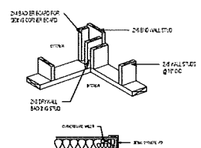
A.6



1 TYPICAL EXTERIOR WALL CORNERS
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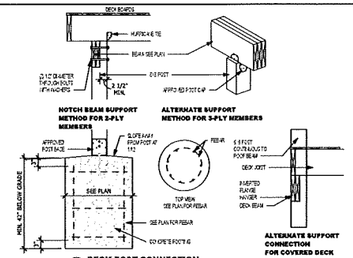
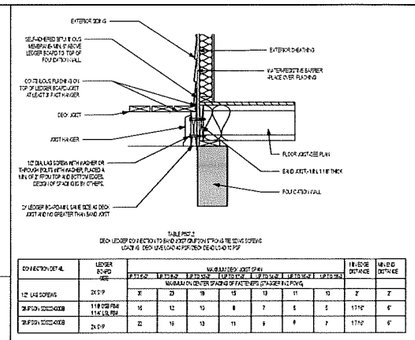


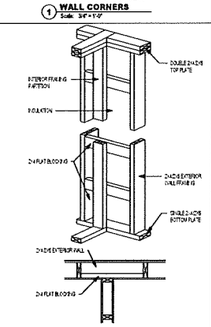
3 DECK-POST CONNECTION
Scale: 3/4" = 1'-0"



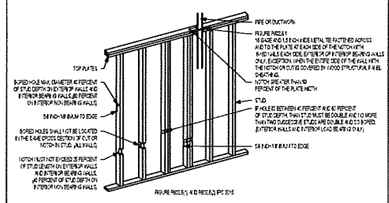
2 DECK LEDGER CONNECTION
Scale: 1" = 1'-0"

TABLE R507.2
DECK LEDGER CONNECTION TO BRACED BATTERS OTHER THAN THE TENS STORIES
LOCATED DEEP LEDGER OR FOR DECKS DEEP LEDGER TOP

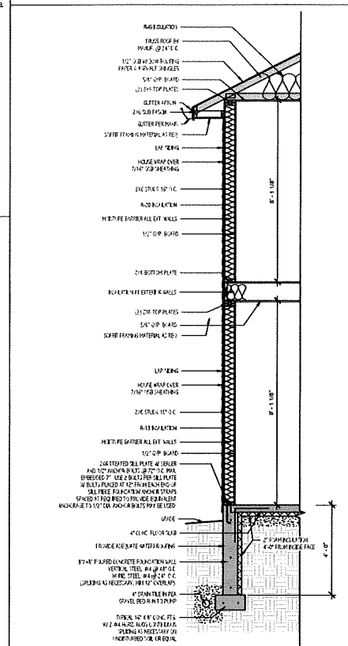
CONNECTION DETAIL	LEDGER BOARD SIZE	MAXIMUM DECK JOIST SPAN							HEADER SPAN	HEADER SPAN
		2 STORIES	1 STORY	2 STORIES	1 STORY	2 STORIES	1 STORY	2 STORIES	1 STORY	
		MAXIMUM DECK DEPTH (FEET)								
1/2" LAG SCREWS	2x10 P	10	20	15	13	11	10	9	7	7
3/8" LAG SCREWS	1-1/8" DEEP PAN 1-1/4" LAG SCREW	14	12	10	8	7	6	5	11'-0"	6'
3/8" LAG SCREWS	2x10 P	20	16	13	11	9	8	7	11'-0"	6'



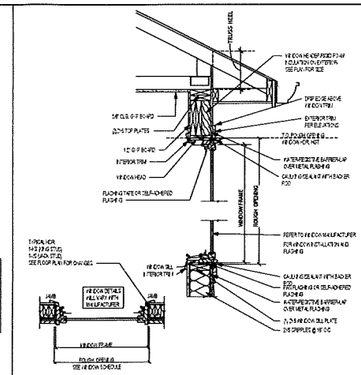
6 EXTERIOR WALL LADDER
Scale: 3/4" = 1'-0"



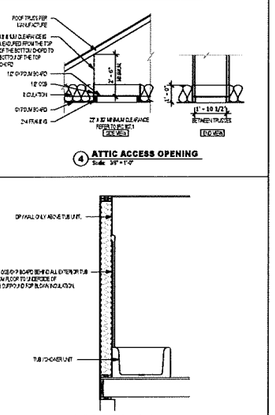
7 NOTCHING AND BORING HOLE LIMITATIONS
Scale: 3/8" = 1'-0"



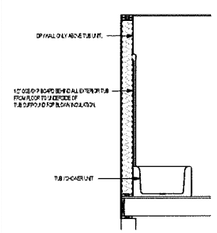
8 SLAB ON GRADE
Scale: 1/2" = 1'-0"



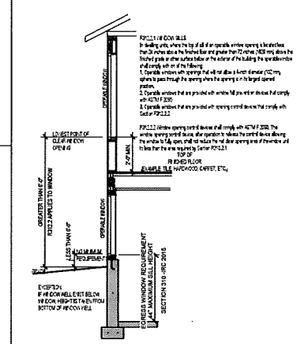
13 TYPICAL EXTERIOR HEADER
Scale: 1" = 1'-0"



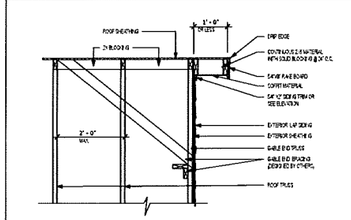
4 ATTIC ACCESS OPENING
Scale: 3/4" = 1'-0"



9 Bath Tub-OSB Insulation
Scale: 1/2" = 1'-0"



5 2015 IRC R612 WINDOW FALL PROTECTION
Scale: 3/8" = 1'-0"



10 RAKE OVERHANG-WOOD
Scale: 3/4" = 1'-0"

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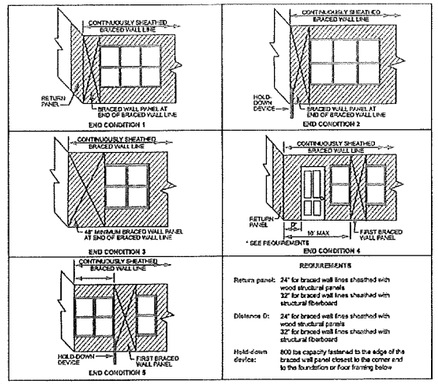
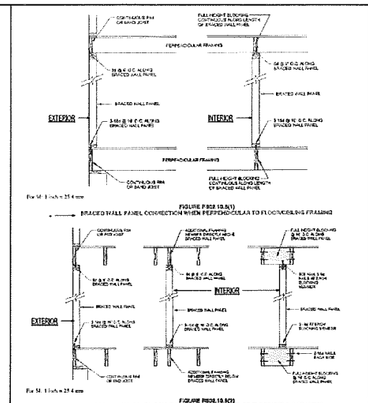
A.7



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

1 CS-END CONDITIONS
Scale: 1/4" = 1'-0"



FASTENER SCHEDULE FOR INTERIOR BRACED WALL LINES (BWL)- NOTED ON PLAN
METHOD CB - BOTH SIDES GYP - 7" EDGES (INCLUDING TOP & BOTTOM PLATES), 7" FIELD
METHOD WSP - 1 SIDE OSB/PLYWOOD - 6" EDGES & 12" FIELD, 1 SIDE GYP

BRACED WALL PANEL
2 CONNECTION
Scale: 1/4" = 1'-0"

Method Material	Minimum Thickness	Figure	Connection Criteria* Fasteners	Spacings
CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing see Table R602.3(3)	6" spacing (panel edges) 12" spacing (intermediate supports)
			Exterior sheathing see Table R602.3(3) or Table R602.3(2)	Varies by fastener

a. Alternate attachment of wall sheathing, including Method CS, shall not be permitted in Seismic Design Categories C, D, D1 and D2.

Minimum length per IBC Table R602.10.5 (TABLE 3-19)	Adjacent clear opening height (in.)	Minimum Length[a] (in.) Wall Height 8 ft	9 ft	10 ft	11 ft	12 ft	Contributing Length (in.)
CS-WSP	< 64	24	27	30	33	36	Actual[b]
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	35	36	
	100		44	40	37	38	
	104		49	43	40	39	
	108		54	46	43	41	
	112			50	45	43	
	116			55	48	45	
	120			60	52	48	
	124				56	51	
	128				61	54	
	132				66	58	
	136					62	
	140					66	
	144					72	

a. Linear interpolation shall be permitted.
b. Use actual length when it is greater than or equal to the minimum length.

6 BRACING METHOD CS-WSP
Scale: 1/4" = 1'-0"

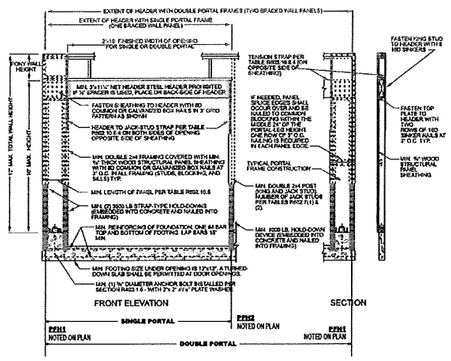


FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

3 BRACING METHOD PFH
Scale: 1/4" = 1'-0"

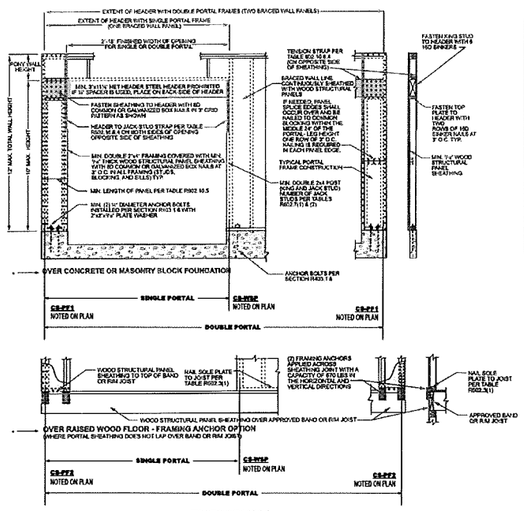


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

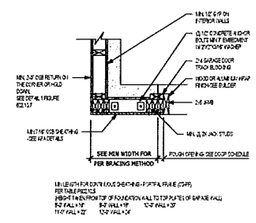
4 BRACING METHOD CS-PF
Scale: 1/4" = 1'-0"

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR WIND PRESSURE[1]
PERPENDICULAR TO WITHOUTS WITH, FITS A GIVEN OF PF BRACED WALL PANELS

MINIMUM WALL STUDS PROVIDED HORIZONTAL SIDE AND OPENING	MAXIMUM PANEL WALL HEIGHT (ft-in)	MINIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENINGS WIDTH (mm)	Tension Strap Capacity Required (pounds)[a] Ultimate Design Wind Speed, V, (mph) 110	120	130	140	150
				Exposure B				Exposure C
2 × 4 No. 2 Grade	8	19	11	1,870	1,870	1,870	1,870	1,870
	9		9	1,870	1,870	1,870	1,870	1,870
	1	10	11	1,870	1,870	1,870	1,870	1,870
	11		15	1,870	1,870	1,870	2,000	1,870
	12		17	1,870	1,870	1,870	1,870	1,870
	2	10	11	1,870	1,870	1,870	1,870	1,870
	13		15	2,173	2,173	2,173	2,173	2,173
	14		17	1,960	1,960	1,960	1,960	1,960
	2	12	11	1,960	1,960	1,960	1,960	1,960
	13		15	2,173	2,173	2,173	2,173	2,173
	14		17	2,375	2,375	2,375	2,375	2,375
	4	12	9	2,750	2,750	2,750	2,750	2,750
			13	3,771	3,771	3,771	3,771	3,771
			15	3,959	3,959	3,959	3,959	3,959
2 × 6 Stud Grade	2	12	14	2,338	2,338	2,338	2,338	2,338
			15	2,338	2,338	2,338	2,338	2,338
			17	2,338	2,338	2,338	2,338	2,338
	4	12	14	2,338	2,338	2,338	2,338	2,338
			15	2,338	2,338	2,338	2,338	2,338
			17	2,338	2,338	2,338	2,338	2,338

For SI: 1 inch = 25.4 mm, 1 kilo per hour = 0.447 m/s.
a. SD = Design Required.
b. Tension strap capacity is provided in accordance with Section R602.3 recommendations.

10WA = 115 mph



GARAGE DOOR JAMB - BRACING METHOD CS-PF

5 METHOD CS-PF
Scale: 1" = 1'-0"

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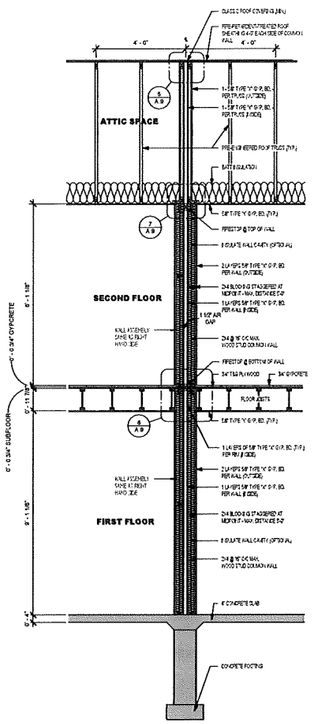
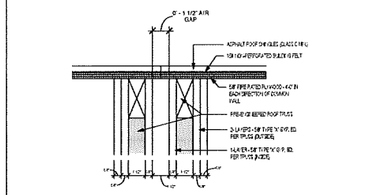
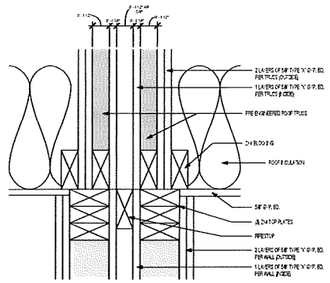


F - 2 HR. COMMON WALL SECTION
④ U342
Scale: 1/2" = 1'-0"



F - 2 HR. COMMON WALL SECTION
⑤ @ ROOF JUNCTION
Scale: 3" = 1'-0"



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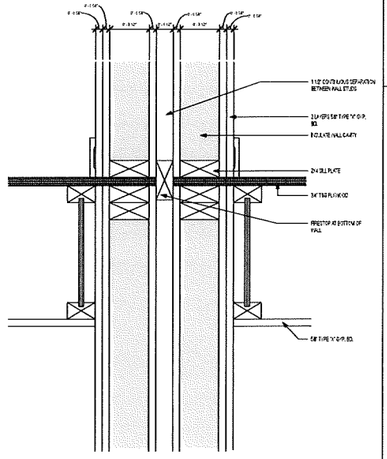
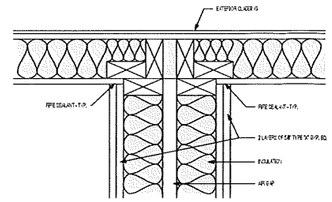
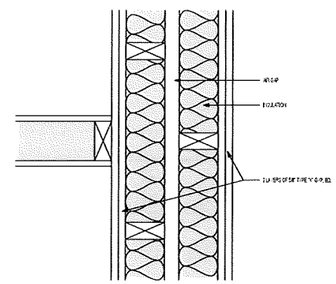
⑦ @ TRUSS JUNCTION
Scale: 3" = 1'-0"



C - 2 HR. COMMON WALL SECTION
⑥ @ WALL
Scale: 3" = 1'-0"



B - 2 HR. COMMON WALL @
① EXTERIOR WALL INTERSECTION
Scale: 3" = 1'-0"



B - 2 HR. COMMON WALL @
② INTERIOR WALL INTERSECTION
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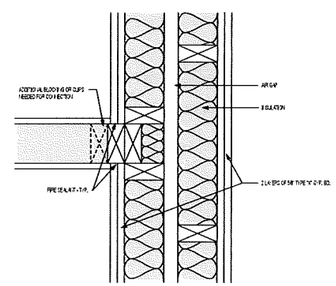

B - 2 HR. COMMON WALL @
INTERIOR WALL INTERSECTION
③ OPTION
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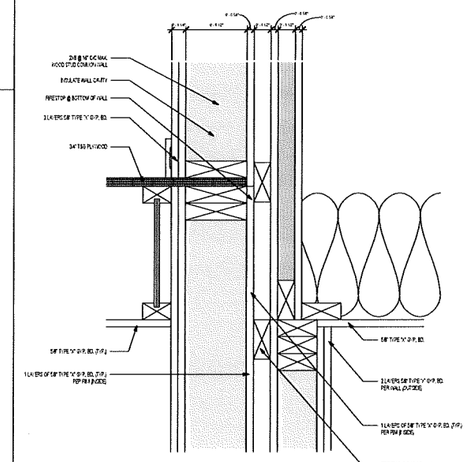
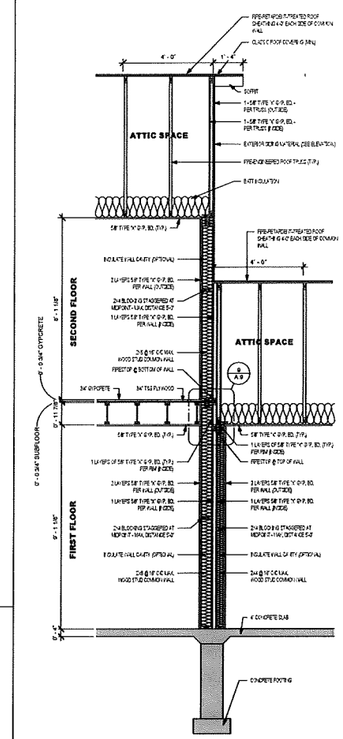


C - 2 HR. COMMON WALL SECTION
⑨ @ WALL 1
Scale: 3" = 1'-0"



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⑧ U342 -END WALL
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