GENERAL NOTES:

A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE 2015 LOCAL BUILDING CODES MAY HAVE DIFFERENT DIMENSIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THESE PLANS. THERE LOCAL REQUIREMENTS SHALL SUPERSEDE THESE PLANS. THE LOCAL BUILDING DEPARTMENT FOR CHANGES.
B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAME MEMBERS NOT INDICATED MUST BE SIZED BY CHANGE CONTRACTOR.
C. THE OWNER CONTRACTOR IS RESPONSIBLE FOR PRESENTING MEASURE OF THE BASIS OF WHICH SIZE, PER OWNER.
D. ALL PRODUCTS MUST BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS MUST BE DESIGNED BY OTHERS.
F. ALL DETAILS OF APPEARANCE AND DESIGN CONCEPT, WALL DESIGN, SYSTEMS AND SYSTEMS OF FINAL GRADE.
G. THE FOLLOWING CODES FOR WHICH ONE IS REFERRED TO ARE MEANT AS EXPRESSED FOR THROUGH CONSTRUCTION, THE PROJECT HAS BEEN DRAWN IN PREPARED TO ENSURE STANDARDS.

CHAPTER 3 (BUILDING PLANNING)

A. BUILDING AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOR LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBED IN THIS CODE (2015).
B. TABLE R301.2(1), 2015 IRC, VALUES BASED FROM THE SITE OF DESIGN WHERE KNOWN.

GROUND SNOW LOAD	WIND SPEED (MPH)	WIND EXPOSURE CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	HEATING OIL	FLOOD HAZARDS	MEAN ANNUAL TEMP
4.7 PSF	115	B/C	N/A	A	18"/18"	NO	MODERATE	AT 1	OIL	NONE	45.4 F

C. MINIMUM LIVE LOADS, 2015 IRC 2015

UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF	MINIMUM ROOF LIVE LOAD PER 2015 IRC	
UNINHABITABLE ATTICS WITH STORAGE	10 PSF	GROUND SNOW (Pg)	30 PSF
HABITABLE ATTICS AND SLEEPING AREAS	30 PSF	FLAT ROOF SNOW (Pf)	34 PSF
DECKS AND BALCONIES	40 PSF		
GUARDRAIL AND HANDRAILS	200 PSF	THERMAL CONDITION	0 + 1.0
FLOOR OTHER THAN SLEEPING ROOMS	40 PSF	TERRAIN EXPOSURE	B
SLEEPING ROOMS	30 PSF	EXPOSURE OF LOADS SNOW	1.15
STAIRS	40 PSF		

VENTILATION, CONTROL

ROOF DEAD LOAD	14 PSF	UNINHABITABLE ROOF SNOW DRIFT LOADING ACCORDING TO ASCE 7-10
FLOOR TOTAL LOAD	1,500	
ROOF DEAD LOAD	1,500	WIND DESIGN METHOD: MWFRS AND C&C PER ASCE 7-10
ROOF TOTAL LOAD	1,500	EXPOSURE CATEGORY B
WALL	1,500	DURATION OF LOADS 10

ALL BEAMS, SUPPORTS FOR FLOOR OR ROOF LOADS ARE TO BE DESIGN BY WITH THE 1/360 DEFLECTION CRITERIA

D. DEAD LOADS ADDITIONAL OF DAMAGES TO ATTACHING ELEMENTS TO BE ACCOUNTED TO THE BELOW CALCULATIONS.

FLOOR TOP COVER		FLOOR TOP COVER	
CARPET AND PAD	10 PSF	ROOF TOP COVER (ASPHALT SHINGLE)	4.0 PSF
3/4" CERAMIC TILE 1" SAND BED	10 PSF	3/4" LIVE FELT	0.38 PSF
1/4" HARDWOOD FLOOR	4.0 PSF	1/2" OSB OR PLAYWOOD	1.65 PSF
DUPLICATION 1/2" OSB OR PLAYWOOD	2.0 PSF	1.0 ROOF TRUSS ON	1.0 PSF
1/2" OSB OR PLYWOOD SUBSYSTEM	1.5 PSF	CORRECTION FOR SLOPE (FACTA)	1.0 PSF
TOTAL WITH CARPET/PAD	5.5 PSF	TOTAL	8.00 PSF
TOTAL WITH TILE/BACKER BD.	13.0 PSF		
TOTAL WITH HARDWOOD FLOOR	7.5 PSF	FLOOR SECTION OVERHEAD	
		1.0 ROOF TRUSS ON	1.0 PSF
FLOOR SECTION OVER		5/8" SHEATHING	1.8 PSF
1.0 FLOOR TRUSS ON SUBSYSTEM	1.0 PSF	MINIMUM FOR MEDIUM WEIGHT WALL	1.0 PSF
1/8" SHEATHING	1.8 PSF	NO SUBTRACTION INSULATION	1.0 PSF
MINIMUM FOR MEDIUM WEIGHT WALL	0.7 PSF		
TOTAL	5.1 PSF	TOTAL	7.00 PSF

SECTION R303 LIGHT AND VENTILATION IN HABITABLE ROOMS, PROVIDED NATURAL LIGHT AND VENTILATION WITH OPENABLE WINDOWS, AND BUILDING SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF EACH ROOM IS THE REQUIRED WINDOW AREA SHALL BE OPEN ABLE TO THE EXTERIOR FOR NATURAL VENTILATION.

R303.3 BATHROOMS MAY ALSO BE ENABLE AS ROOM OF SIZE IN AREA.
-DESCRIPTION
1. BATHROOM AND WATER CLOSET SHALL BE VENTILATED WITH EXHAUST FAN AND NATURAL LIGHT.

SECTION R304 THE MINIMUM AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FEET, EXCEPT KITCHEN.
R304.2 THE MINIMUM DIMENSION OF WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7'-0"

SECTION R305 CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTION OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, BATHROOMS, TOILET ROOM, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8"
-DESCRIPTION
1. FOR ROOMS WITH SLOPED CEILING, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0"
2. THE CEILING HEIGHT IN A BATHROOM OR TOILET ROOM REQUIRED SHALL BE SUCH THAT THE REQUIRED CEILING HEIGHT OF BEING USED FOR ETHER BATHROOM, A SHOWER OR TUB DESIGNED WITH A CHANGE OF CLOTHES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" ABOVE THE AREA OF NOT LESS THAN 30 INCHES WIDE AND 30 INCHES DEEP.
3. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISH FLOOR.

R305.1.1 BASEMENT PORTION OF 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 PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISH FLOOR.

SECTION R307.1 TOILET, BATH AND SHOWER SPACES, PROVIDED SPACES SHALL BE ASSIGN IN ACCORDANCE WITH PROVIDE R307.1.
1. TOILET, WALL OF FRONT WALL OF TOILET OF WHERE.
2. WALL OF TOILET OF WHERE.
3. WALL OF TOILET OF WHERE.

SECTION R308 GLAZING EXCEPT AS EXCEPTED IN SECTION R308.1.1 EACH PANE OF GLAZING IS INSTALLED IN HAZARDOUS LOCATION DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING AND APPLIED DESIGNATION DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STAMPED.
R308.4.3 GLAZING IN ADJACENT TO DOOR, GLAZING IN ANY REQUIRED SAFETY GLAZING WHERE WITHIN A DOOR SHALL BE CONSIDERED TO BE IN HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OF WALKING SURFACE AND MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES 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 HINGE SIDE OF AN INSWING DOOR.
-DESCRIPTION
1. DESCRIPTION GLASS
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA NOT EXCEEDING 24 INCHES IN DEPTH
4. GLAZING THAT IS ADJACENT TO A RAISED PLATFORM OF NO 300 CORE.
R308.4.3 GLAZING IN ADJACENT TO DOOR, GLAZING IN ANY REQUIRED SAFETY GLAZING WHERE WITHIN A DOOR SHALL BE CONSIDERED TO BE IN HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OF WALKING SURFACE AND MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR, AND
4. ONE OR MORE HANDRAILS SURFACE WITHIN 36", MEASURED HORIZONTALLY, ALONG A RETAINING LINE OF THE GLAZING
-DESCRIPTION
1. DESCRIPTIVE GLASS
2. WHERE HORIZONTAL RAILS INSTALLED.
R308.4.5 GLAZING IN ENCLOSURES, GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE EXTERIOR OF WALKING SURFACE.
R308.4.6 GLAZING AND 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.
-DESCRIPTION
1. WHERE RAILS IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING OR TO 36" ABOVE WALKING SURFACE.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENING, BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING.
-DESCRIPTION STORAGE SPACES AND BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET.
R310.1.1 MINIMUM OPENING AREA EMERGENCY AND ESCAPE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR AREA OPENING REQUIRED BY THIS SECTION SHALL BE OBTAINED IN 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 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.
-DESCRIPTION
1. THE LADDER OR STEPS SHALL BE PERMITTED TO EXTEND 4 INCHES INTO THE WELL.
R310.1.3.1 WINDOW WELLS WITH A VERTICAL STEP GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12" WIDE

SECTION R311 STAIRWAY STAIRWAY WIDTH NOT LESS THAN 36" WIDER IN ANY WIDTH AT ALL POINTS ABOVE THE PRESCRIBED HANDRAIL HEIGHT AND NOT LESS THAN 31" BELOW THE HANDRAIL HEIGHT.
R311.3.1 HEIGHT OF THE STAIRWAY.
R311.3.2 HEIGHT OF THE STAIRWAY SHALL NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE DRAWN ACROSS THE TREAD OR LANDING SURFACE OF THE FLOOR SURFACE OF THE STAIRWAY.
R311.3.3 VERTICAL RISE. A RISE OF STAIRS SHALL NOT HAVE A VERTICAL RISE LONGER THAN 12'-0"
R311.3.4 THE MINIMUM TREAD DEPTH. WITH A MINIMUM RUN OF 10"
R311.3.5 HANDRAILS SHALL BE ON EITHER SIDE OF EACH OF THE SIDES OF EACH OF THE FLIGHT OF STAIRS

SECTION R314 SMOKE ALARMS. SMOKE ALARMS SHALL COMPLY WITH APPS 72 AND UL 217
R314.1 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 FEET HORIZONTALLY FROM THE DOOR OR WINDOW THAT COMPLIES WITH THE SLEEPING ROOM DOOR THE HOUSE FIRST EVACUATION PLACEMENT OF A SMOKE ALARM IN THAT LOCATION.
R314.1.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING AREAS
1. IN EACH ROOM OR ALARMS SHALL NOT BE INSTALLED LESS THAN 3 FEET HORIZONTALLY FROM A PERMANENT FIXTURE INSTALLED COOKING APPLIANCE
2. IN EACH ROOM OR ALARMS SHALL NOT BE INSTALLED LESS THAN 3 FEET HORIZONTALLY FROM A PERMANENT FIXTURE INSTALLED COOKING APPLIANCE
3. IN EACH ROOM OR ALARMS SHALL NOT BE INSTALLED LESS THAN 3 FEET HORIZONTALLY FROM A PERMANENT FIXTURE INSTALLED COOKING APPLIANCE
4. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 3 FEET HORIZONTALLY FROM A PERMANENT FIXTURE INSTALLED COOKING APPLIANCE.
SECTION R315 CARBON MONOXIDE ALARMS SHALL COMPLY WITH UL 2034, CSA 6.19, OR CSA 6.19 AND FURNISHED AND INSTALLED IN ACCORDANCE WITH UL 2034 AND UL 217
R315.1.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS WITHIN 10 FEET OF THE ENTRANCE TO EACH SLEEPING ROOM.
1. CONTAINS A HARDWIRED 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 WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
1. WOOD JOIST OR BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN THE LOWER THAN 18" OR WOOD GIRDERS WHEN LOWER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR EXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND WHERE LESS THAN 6" FROM EXPOSED GROUND.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND WHERE EXPOSED FROM DAMP SOIL SLAB IS IN EXPOSURE MOISTURE BARRIER.
4. THE BASE OF A WOOD SPACER ENTERING CONCRETE WALL FARING GLASS WHICH IS LESS THAN 12" ON TOP, SIDES AND BOTTOM.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" FOR AREAS VERTICALLY FROM GROUND TO PERMIT DRYING, SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERVIOUS PLATFORMS OF ROOFS THAT ARE EXPOSED TO THE WEATHER, BUILDING CONCRETE SLAB.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN WALL AND THE FURRING STRIP.
R317.3.1 PROTECTIONS OF PRESERVATIVE-TREATED WOOD. PRESERVATIVE INCLUDING NUTS AND WASHERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TO TYPES AND WEIGHTS FOR CONNECTORS EXCEPT WHERE PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS.

CHAPTER 4 (FOUNDATIONS)

SECTION 401.4 SOIL TEST. WHERE SUBMITTED AS EXPRESSED BY ASSIST AND SOIL TEST WITH CODES INDICATE IF ANY ONE COMPRESSIBLE, EXPANSIVE OR OTHERWISE DIFFERENT THAN THE BUILDING OF THIS SOIL, THE OWNER TO TEST, THE BUILDING OF THIS SOIL, TO DETERMINE WHETHER A SOIL TEST IS REQUIRED.

TABLE R401.4(1)	
ALLOWABLE MATERIAL	LOAD BEARING PRESSURE
SOLID ROCK BASE OF BEDROCK	2,000 POUNDS PER SQ FT
GRAVEL, SAND, SILT, OR CLAY SOIL	1,500 POUNDS PER SQ FT
ALL OTHER SOIL, INCLUDING SOFT CLAY, SILT, AND SANDY SILT CLAY	1,000 POUNDS PER SQ FT

THE DESIGN WILL NEEDS 2,000 POUNDS PER SQ FT, UNLESS NOTED OTHERWISE BY THE BUILDER OR HOME OWNER PER POSSIBLE TO LET PLAN DESIGN SERVICE KNOW OF THE CONDITION IN THE FIELD AND REPORT.

R402.2 CONCRETE FROM THE BASED
FOUNDATION CONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI
-GARAGE FLOOR SLABS SHALL BE 3500 PSI
-PORCHES, GARAGE STAIRS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS
-AIR ENTRAINED SLABS NEEDS
-FOR CONCRETE SHALL BE AIR ENTRAINED WITH 5% ON TOTAL AIR CONTENTS.

R403 ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL OF CONTINUOUS CONNECTED WALL MINIMUM FOOTING TO BE TO WEAR INTERIOR FOR A 12" FOOTING BELOW FROST LINE INTERIOR FOR A 12" FOOTING BELOW THE BUILDING WALL BOTH WITH 2 FOOTINGS HORIZONTAL AND WIDE.
R403.1.6 ALL HOOKS BOLTS SHALL BE APPROVED TO BE EMBEDDED AND SHALL EXTEND A MINIMUM OF 7 INTO CONCRETE. USE TO BOLTS PER WALL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF 2 BOLTS NOT MORE THAN 12 INCHES FROM THE ENDS OF A WALL PLATE 12 INCHES MINIMUM OF 2 BOLTS PER WALL PLATE SHALL BE LOCATED IN THE MIDDLE THIRD OF THE LENGTH OF THE PLATE.
-ALTERNATE FOUNDATION STRAPS WILL BE USED SPECIFICATION TO PROVIDE EQUIVALENT AND NOT TO A 1/2" DIAMETER WITH NO BOLTS.
R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN THE TABLE R404.1.1(1), REFER TO TYPICAL WALL SECTION IN THE PLAN FOR SPECIFICATION.
R405 FOUNDATION WATERPROOFING AND DAMPPROOFING
EXCEPT WHERE REQUIRED IN SECTION R406.2 FOUNDATION WALLS TO BE WATERPROOFED, FOUNDATION WALLS THAT PERTAIN WITH WOOD CLOSED INTERIOR SPACES AND FLOORS WHERE SPACE SHALL BE DAMPPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING TO THE FINISHED SPACE.
1. FOR BELOW FOOTING SPACE
THE FOOTING FOR SPACE BETWEEN THE BOTTOM OF THE JOIST AND THE EXTERIOR WALL IN BUILDING SHALL HAVE VENTILATION OPENING THROUGH THE FOUNDATION WALLS FOR EXTERIOR WALL WITH NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1/150 FOR EACH FOOTING FT OF AREA OVER THE FLOOR.
R406.4 ACCESS THROUGH THE FLOOR AREA REQUIRED TO BE 18" X 24"

CHAPTER 5 (FLOORS)

FRAMING MATERIALS SPACES
A. ROOF, FLOOR, AND WALL SHEATHING AN AMPLITED SHEATHING LEAVE 1/8" OF ROUGH FRAMED, EDGE AND EDGES
B. WALL STUDS MINIMUM SPF STUDS OR DOUGLAS FIR LARCH STUD.
C. WALL PLATES MINIMUM SPF 4X2 PLATES.
D. DIAMENSIONAL HEADERS DOUGLAS FIR AND SPF BETTER.
E. LUMBER SPFS 2X6 PLATE MINIMUM.
F. STEEL ASTM SPECIFICATION AISE GRADE 50 EQUAL
R502.4 JOIST OVER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.
R502.8 THE END 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.
R502.9 NOTCHES AND HOLES BORED TO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE LAMINATED LAMINATED, OR PARALLEL AND PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION OR DESIGN BY ENGINEER.
R502.11 WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI1. REFER TO THE ROOF PLAN, TRUSS DESIGN DRAWINGS FOR WEB BRACE AND WALL CONNECTION OF GIRDERS, BOM
SHALL BE REFER TO FOR WALL AND INSTALLATION AND BRACING OF METAL PLATE TRUSSES.
R502.12 FOTTER DESIGNED LEDGER CONNECTION TO WALL JOIST, DESIGN LEDGER CONNECTION TO WALL JOIST SHALL BE IN ACCORDANCE WITH THE SECTION TABLE R502.2 AND R502.3.1 AND PROVIDES R502.3.1(1) AND R502.3.2.

CHAPTER 6 (WALL CONSTRUCTION)

R602.1 SAWN LUMBER SAWN LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY WITH A GRADE DESIGN VALUES DETERMINED IN ACCORDANCE WITH AND THAT COMPLIES WITH DOC PS 20
R602.3 REFER TO TABLE R602.3(5) THROUGH TABLE R602.3(8) FOR FRAME MEMBER FASTENING
R602.6 DRILLED OR NOTCHED REFER TO R602.6.1 AND R602.6.2 DRILLED OR NOTCHED PLATE OF WALL STUD PLATES.
R602.7 WALLS AND STUDS OF SPACER BLOCKS EXCEPT PREFABRICATED FROM DIMENSION VALUMBER ON EXTERIOR WALLS SHALL NOT EXCEED THE VALUES OF TABLE R602.3(3).
R602.8 FIRE BLOCK SHALL BE PROVIDED TO CUT OFF ALL CONCEALED SPACE OF FIRE BLOCK BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN TOP STORY AND ROOF SPACE.
R602.10 WALL BRACING BUILDING WALL BRACE IN ACCORDANCE WITH SECTION R602.10 (SIMPLIFIED METHOD), FIGURE R602.10.4 USE CHAPTER BRACE METHOD WITH WALL BRACING.

CHAPTER 7 (WALL COVERING)

R703.1 GENERAL INTERIOR COVERING OF WALL FINISHED SHALL BE INSTALLED IN ACCORDANCE WITH THE CHAPTER AND TABLE R703.4, TABLE R703.5, TABLE R703.6 AND TABLE R703.8. INTERIOR FINISH OF BEDER WALL COVERLY WITH THE REQUIREMENTS OF SECTION R703.8 FOR SUPPORT AND SECTION R703.8.1 FOR AND FRAME. INTERIOR FINISHES AND MATERIAL SHALL CONFORM TO THE WALL SPECIFIED AND SHALL DEVELOPMENT REQUIREMENTS OF SECTION R703.8.
R703.8.1 GENERAL EXTERIOR WALL SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL FINISH. BELOW, THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.8.
R703.8.1.1 WATER RESISTANCE. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A DRAINAGE PATH OF NOT LESS THAN 1/4" AS REQUIRED IN SECTION R703.8 AND A MEANS OF DRAINAGE TO THE EXTERIOR AND THAT EXTENDS THE ASSEMBLY.
R703.8.1.2 WIND RESISTANCE. WALL COVERING BACKING MATERIALS AND THE ATTACHMENT SHALL BE CAPABLE OF RESISTING LOADS IN ACCORDANCE WITH TABLE R703.9.2 AND R703.9.3.
R703.8.2 WATER-RESISTIVE BARRIER. APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER THE EXTERIOR OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY WITH UPPER LAYERS OVER THE LOWER NOT LESS THAN 2 INCHES. WHERE JOINT OCCUR, LAPPED NOT LESS THAN 6 INCHES.
R703.9 NOMINAL THICKNESS OF WALL COVERING MATERIALS. THE MINIMUM THICKNESS AND ATTACHMENTS OF EXTERIOR WALL COVERING SHALL BEEN ACCORDANCE WITH THE TABLE R703.4 AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS.
R703.9.4 FLASHING, APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHEDDING OR DIVERTING WATER TO THE OUTSIDE OF THE EXTERIOR WALL IN A MANNER TO PREVENT ENTRY OF WATER TO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.
1. EXTERIOR WINDOWS AND DOORS OPENINGS. USE MANUFACTURER'S PRODUCT FOR INSTALLATION DETAILS.
2. AT INTERSECTION OF CHIMNEYS OR OTHER WALL OR CONSTRUCTION WITH EXTERIOR WALL SHALL WITH PROJECTING LIPS ON BOTH SIDES UNDER STRIPS OVER OIL.
3. LADDER AND EDGE OF WINDOW, WOOD OR METAL COPPER AND SILLS.
4. DOWN GUTTER AND ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACHED TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
6. AT WALL AND ROOF INTERSECTION

ABBREVIATIONS

ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AWN	AWNING
BTL	BOTTOM
BSMT	BASEMENT
BTWN	BETWEEN
CA	CABINET
CART	CARTRIDGE
CAB	CABINET
C	CENTERLINE
CLG	CEILING
CS	CASED OPENING
COL	COLUMN
CONC	CONCRETE
D	DRYER
DF	DOUGLAS FIR
DIA	DIAMETER
DN	DOWN
DH	DOUBLE HUNG
DW	DISHWASHER
F	FRIDGE
FD	FLOOR DRAIN
FIX	FIXED
FLR	FLOOR
FTG	FOOTING
FURR	FURRING
HDR	HEADER
HDWD	HARDWOOD
HGT	HEIGHT
INSUL	INSULATION
J	JACK STUDS
JT	JOIST
LB	LIVING STUDS
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LIN	LINEN
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
O.H.D	OVERHEAD DOOR
OPNG	OPENING
PED	PEDESTAL
NTS	NOT TO SCALE
REF	REFRIGERATOR
REQ	REQUIRED
RD	ROOM DRAIN
RM	ROOM
RS	ROOF SHEET
SH	SHELVING
SDL	DOUBLE SHEET
SDR	SLIDER
SR	SLAB REF
STL	STEEL
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
T	TRANSOM
TG	TEMPERED GLASS
TPD	TREATED
UNFIN	UNFINISHED
VAN	VANITY
W	WASHER
W	WITH
WH	WATER HEATER

ELECTRIC SYMBOLS

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- SINGLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET
- SINGLE RECEPTACLE
- PHONE OUTLET
- CABLE OUTLET
- EXHAUST FAN
- LIGHT WITH PULL SWITCH
- SMOKE AND DETECTOR
- GARAGE DOOR OPENER
- ELECTRIC PANEL
- CEILING MOUNTED LIGHT
- PULL DOWN LIGHT
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- WALL MOTION DETECTOR LIGHT
- FLUORESCENT LIGHT
- EXP LIGHT

MISC. SYMBOLS

- FROST PROOF HOSE BIB
- FLOOR LINE ABOVE
- STRUCTURAL BEAM HEADER ON OPPOSITE TRUSS
- LOAD BEARING WALL
- SOLID SLOCKS OR FROM DOWNSTRETCHED LOAD
- EXCAVATED TRENCH LEAD FROM WOOD, SOLID BLOCK TO FOUNDATION OR REMAINING 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.4	Main Floor
A.5	Second Floor
A.6	Building Sections
A.7	Details
A.8	Wall Bracing
A.9	Party Wall

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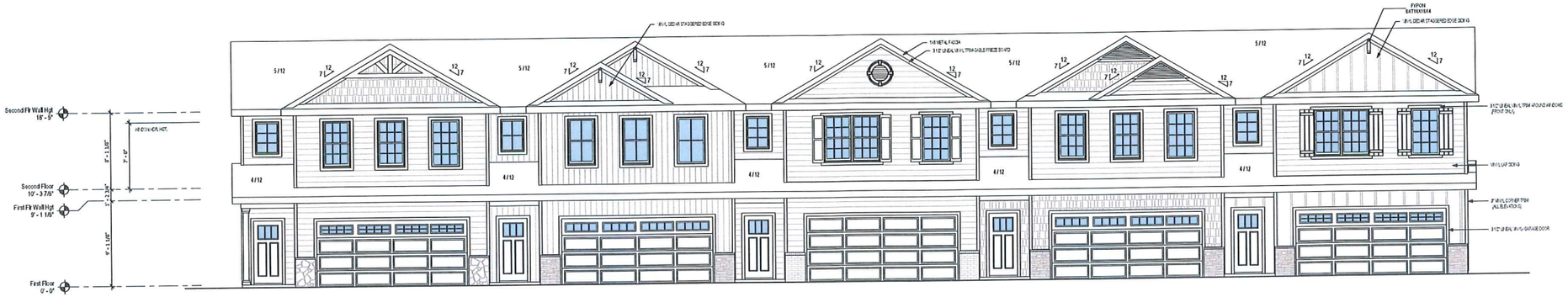

1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 REAR ELEVATION
Scale: 1/4" = 1'-0"

ESTIMATED AREA - WALL CLADDING

MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
18" Board & Batten	83 SF	1.6%	
Lap Siding - 8"	4009 SF	69.7%	
Shake Material - Staggered	184 SF	3.2%	
Siding - Vertical	284 SF	5.5%	
18" Board & Batten	170 SF	9.6%	Front
Brick	20 SF	1.2%	Front
Lap Siding - 8"	98 SF	5.6%	Front
Lap Siding - 8" (Gable Area)	218 SF	12.2%	Front
Siding - Vertical	329 SF	18.5%	Front
Stone Veneer	81 SF	4.6%	Front

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Classic Builders
Sydney 5 - Townhome Complex - 5 Plex

PROJECT ID:
PDS 3866

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DATE: 02-05-19
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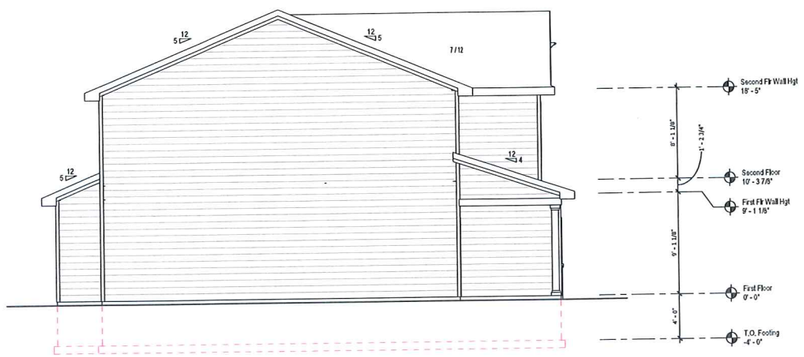
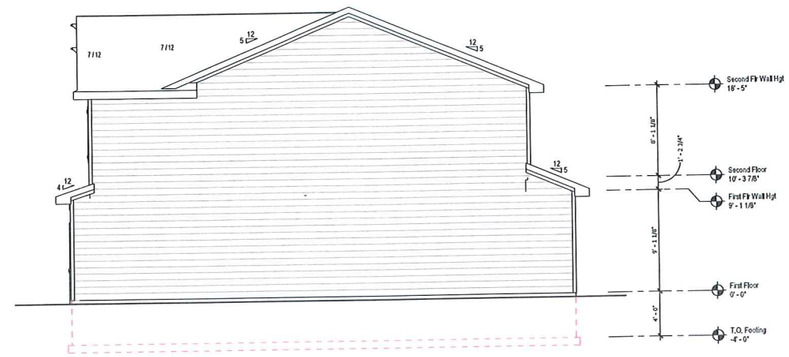
Elevations
1/4" = 1'-0"
THIS PAGE INTENDED TO BE PRINTED ON 24 X 36 PAPER TO BE TO SCALE

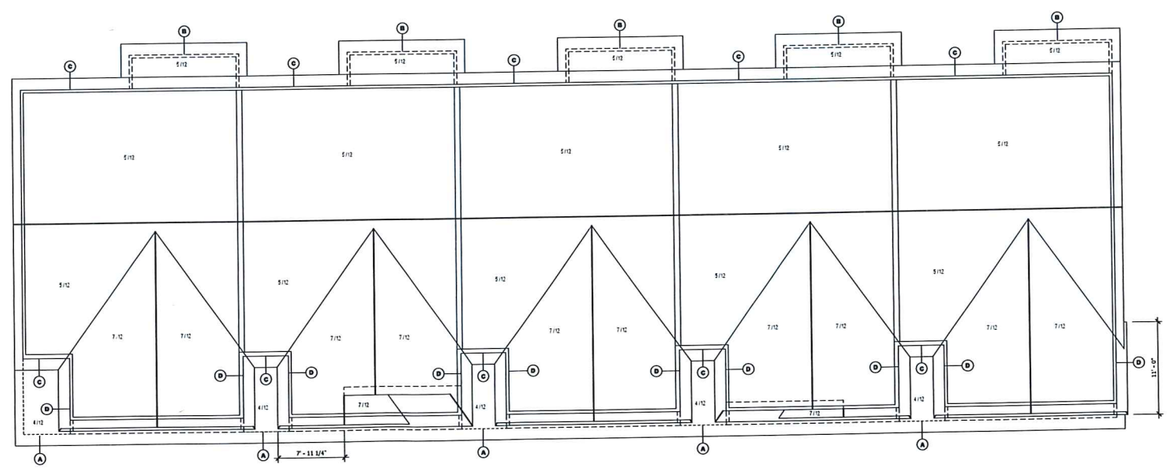
A.1



1 **LEFT ELEVATION**
Scale: 1/8" = 1'-0"



2 **RIGHT ELEVATION**
Scale: 1/8" = 1'-0"



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

ESTIMATED AREA - ROOF

7208 SF

1. AREA FOR ONE LEVEL OF ROOF IS TAKEN THE EXTERIOR SURFACE OF THE ROOF.
2. THE AREA EXCLUDES AREAS NOT EXPOSED BELOW VALLEY.
3. ALL AREA TO BE VERIFIED BY BUILDER.

ROOF PLAN LEGEND

SYMBOL	PLATE HGT	PITCH	OVERHANG	HEIL HGT
1	18'-5"	5/12	1'-4"	8'-0"
2	18'-5"	5/12	1'-4"	8'-0"
3	18'-5"	5/12	1'-4"	8'-0"

ALL PLATE & OVERHANG DIMENSIONS UNLESS NOTED

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Elevations

As indicated

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A.2

WINDOW SCHEDULE

ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
B	5	3660-2-SH	6'-0"	3'-0"	7'-0"	Meets Egress	First Floor
B	2	3660-2-SH	6'-0"	3'-0"	7'-0"	Meets Egress	Second Floor
C	14	3660-SH	6'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
S	4	3040-CA	3'-0"	4'-0"	7'-0"		Second Floor
U	4	3660-F	3'-0"	5'-0"	7'-0"	Picture	Second Floor
V	2	3660-SH-2	3'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	7'-0"		Second Floor
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	7'-0"	Picture	Second Floor

DOOR SCHEDULE

ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
01	5	3-0 x 6-8 Entry	3'-2 1/4"	6'-10 3/4"	Therma Tru RO - 3/4" Pad - Verify RO	First Floor
01A	5	2-8 x 6-8 Shelf	2'-10 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
03	5	6-0 x 6-0 Slider	6'-0"	6'-10 1/2"	Window - HD Pro - 2 Panel Slider - RO includes 1/2" Pad	First Floor
04	1	16-0 x 7-0 Solid Panel	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04A	2	16-0 x 7-0 Stockbridge II	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
04B	2	16-0 x 7-0 Stockton II	16'-2"	7'-1 1/2"	Overhead Garage Door	First Floor
011	13	2-8 x 6-8	2'-10"	6'-11 1/2"		First Floor
030	5	2-8 x 6-8	2'-6"	6'-11 1/4"	Pocket Door	First Floor
011	45	2-8 x 6-8	2'-10"	6'-11 1/2"		Second Floor
032	10	5-0 x 6-8 Bifold	5'-2"	6'-10"	4 Panel Bifold	Second Floor

GENERAL CONSTRUCTION NOTES

1. EXTERIOR SHEATHING OR AFFIXED TO THE OUTSIDE OF 2x4 STUD WALLS TO OUTSIDE OF SHEATHING OR FROM FACE OF STUD TO FACE OF MASONRY.
2. EXTERIOR SHEATHING ARE FROM FACE OF STUD TO FACE OF STUD.
3. ALL EXTERIOR HEADERS TO BE 2x10 OR AS NOTED OTHERWISE, USE 1 HDR. FOR 5 1/4 WALLS, 2 STUDS FOR 6x6 WALLS NOTED OTHERWISE.
4. ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
5. 20 MINUTE FIRE DOOR AS SELF CLOSING HINGES BETWEEN GARAGE AND DWELLING.
6. ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDES PAD UNDER SILL.
7. REFER TO LOCAL BUILDING CODES FOR SPECIFIC CRAWL WALL LOCATIONS.
8. GARAGE WALL AND CEILING TO HAVE SHEETROCK SHEETS 1/2" BOARD.
9. ■ SYMBOL REPRESENTS 5 1/2 BLOCKING FROM TOP OF FOUNDATION.
10. ■ SYMBOL REPRESENTS 12" CONCRETE FOUNDATION WALL STUD BLOCK TO FOUNDATION BEAM HEADER BELOW.
11. CS-HDR, CSHR, RH-HR NOTES REFER TO WALL BRACING PAGE.

ESTIMATED AREA - 4" FLATWORK

LOCATION	AREA	CUBIC YARDS
Floor Front Porch	50 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	50 SF	0.6 CY
Floor Basement	2034 SF	39.3 CY

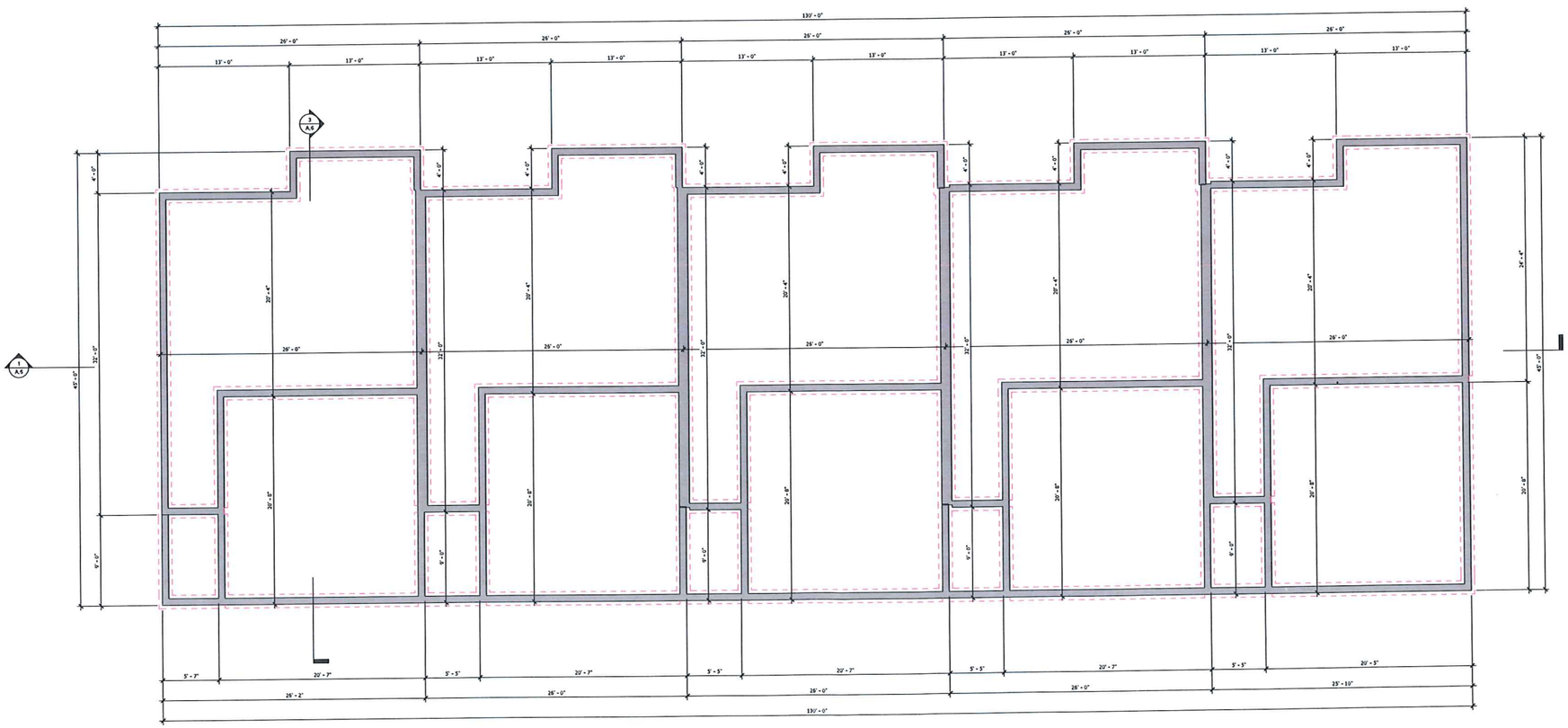
ESTIMATED AREA - CEILING

LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	133 SF
First Flr Wall Hgt	Ceiling - House	227 SF
Second Flr Wall Hgt	Ceiling - House	4755 SF
		5115 SF

1. ALL AREAS FOR CEILING ALTERATIONS INCLUDE VOLUMES OF WALLS.
2. THE VOLUMES DO NOT ALL INTERSECT AT ALL INTERIOR WALLS.
3. SLOPED SURFACE - INCLUDES RAISED HEIGHT.
4. NO WASTE FACTOR HAS BEEN ADDED.

FOOTING SCHEDULE

MARK	DIMENSIONS	REINFORCEMENT	NOTES



1 T.O. Footing
Scale: 1/4" = 1'-0"

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Sydney 5 - Townhome Complex - 5 Plex

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Foundation
1/4" = 1'-0"

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A.3

WINDOW SCHEDULE							
ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
B	5	3080-2 SH	6'-0"	5'-0"	7'-0"	Meets Egress	First Floor
B	2	3080-2 SH	6'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
C	14	3050 SH	5'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
S	4	3042 CA	3'-0"	4'-0"	7'-0"		Second Floor
U	4	3060 F	5'-0"	6'-0"	7'-0"	Picture	Second Floor
V	2	3080 SH 2	8'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
W	1	3042 CA 2	3'-0"	4'-0"	7'-0"		Second Floor
X	1	3060 F 2	5'-0"	6'-0"	7'-0"	Picture	Second Floor

DOOR SCHEDULE						
ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
D1	5	3.0 x 6.8 Entry	3'-3 1/2"	6'-10 1/2"	Therma Tru RO = 3/4" Pad - Verify RO.	First Floor
D2A	5	2.8 x 6.8 Stair F	3'-13 1/2"	6'-10 1/2"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
D3	5	5.0 x 6.10 Slider	5'-0"	6'-10 1/2"	Window - NO Pins - 3 Panel Slider - RO includes 1/2" Pad	First Floor
D4	1	16.0 x 7.0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D4A	2	16.0 x 7.0 Stockbridge II	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D4B	2	16.0 x 7.0 Stockton II	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D11	10	3.0 x 6.8	3'-1 1/2"	6'-10 1/2"		First Floor
D13	5	2.8 x 6.8	2'-9"	6'-11 1/4"	Partial Door	First Floor
D11	45	2.8 x 6.8	2'-10"	6'-10 1/2"		Second Floor
D32	10	2.6 x 6.8 Bifold	2'-2"	6'-10"	4 Panel Bifold	Second Floor

GENERAL CONSTRUCTION NOTES

1. EXTERIOR DOOR HEADERS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF WOOD PT. TO FACE OF WOOD PT.
2. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3. ALL INTERIOR HEADERS TO BE (2) 2x10 OR AS NOTED OTHERWISE, USE 1 ply LVL 1 1/2 x 9 1/2 (2) STUDS EACH SIDE UNLESS NOTED OTHERWISE.
4. ALL HEADERS AND BEAMS ARE SUPPORTED BELOW BY JACK STUDS UNLESS NOTED ALL PLUMB.
5. SELF CLOSING DOOR AT SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
6. ALL EXTERIOR DOOR ROUGH SHEILD CLOSED FACADER BILL.
7. REFER TO LOCAL BUILDING CODES FOR SPECIFIC SNOW & WIND LOCATIONS.
8. GARAGE WALLS ADJACENT TO HVAC SHALL BE TYPE X 5/8" BOARD
9. DENOTES REPRESENTS 1 SQ. BOX AND FROM CONCRETE SLAB
10. DENOTES REPRESENTS CONCRETE STUCCO LAD FROM ABOVE STAGE BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
11. COVER, COVER, VENT AND FLASHED. REFER TO WALL BRACING PLANE.

AREA SCHEDULE - UNIT A	
NAME	SQ FT
Main Floor	649 SF
Second Floor	983 SF
	1031 SF
Garage	419 SF
Grand total: 3	2549 SF

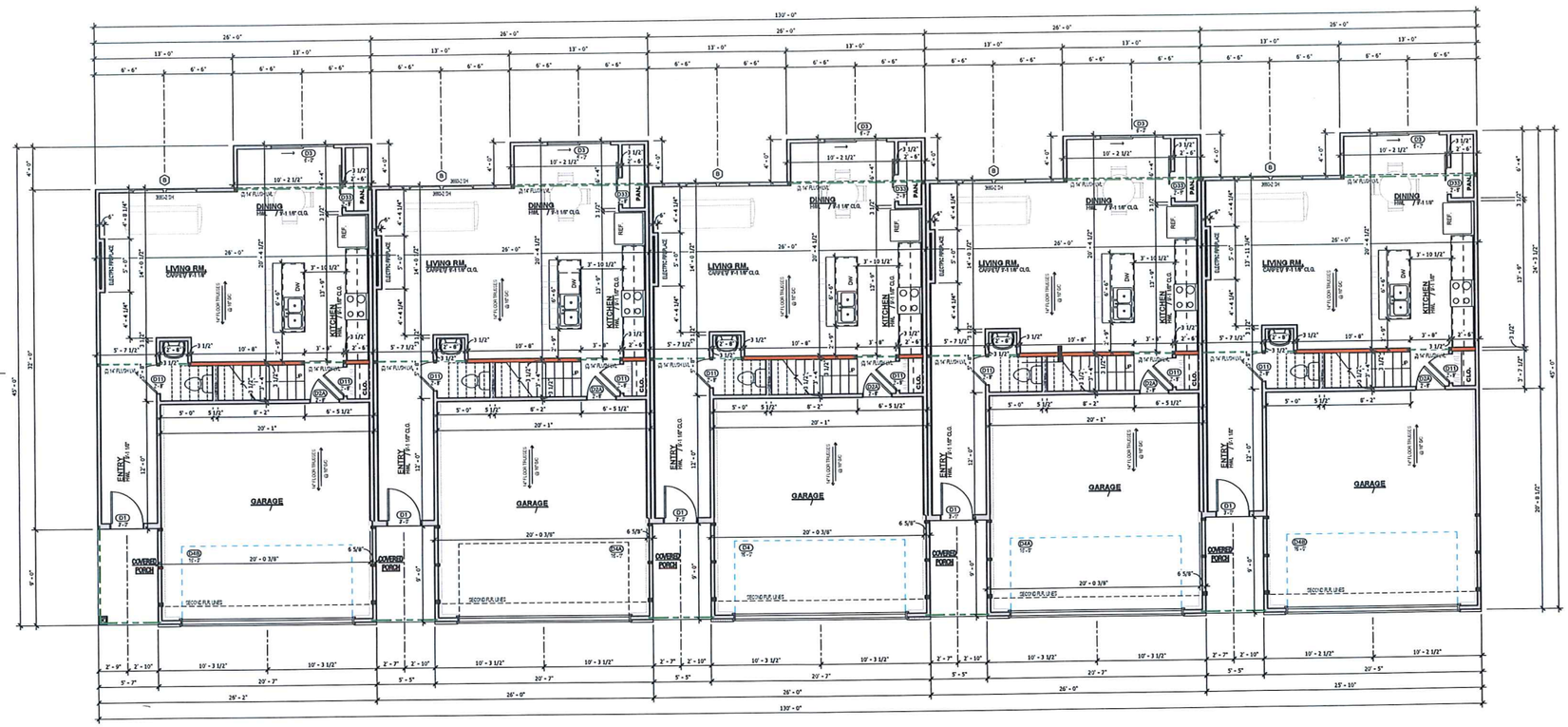
AREA SCHEDULE - UNIT B	
NAME	SQ FT

AREA SCHEDULE - UNIT E	
NAME	SQ FT

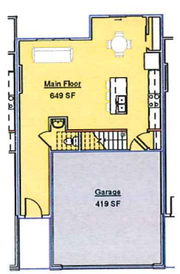
ESTIMATED AREA - 4" FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor Front Porch	50 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	50 SF	0.6 CY
Floor Basement	3034 SF	39.9 CY

ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
First Flr Wall High	Ceiling - Garage	1139 SF
First Flr Wall High	Ceiling - House	1227 SF
Second Flr Wall High	Ceiling - House	4758 SF
		5115 SF

* ROUNDED TO ONE DECIMAL PLACE
1. THE HEIGHT OF ALL WALLS WITH CEILING ABOVE WILL BE 8' FT HIGH
2. IN A GABLE, THE WALLS ARE 10 FEET HIGH
3. ALL NOTE THAT AR ESTIMATED



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



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Main Floor
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A.4

WINDOW SCHEDULE						
ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
B	5	3080-2 SH	6' - 0"	5' - 0"	7' - 0"	Meets Egress	First Floor
B	2	3080-2 SH	6' - 0"	5' - 0"	7' - 0"	Meets Egress	Second Floor
C	14	3060 SH	5' - 0"	5' - 0"	7' - 0"	Meets Egress	Second Floor
S	4	3040 CA	3' - 0"	4' - 0"	7' - 0"		Second Floor
U	4	3060 F	5' - 0"	5' - 0"	7' - 0"	Picture	Second Floor
V	2	3060 SH 2	5' - 0"	5' - 0"	7' - 0"	Meets Egress	Second Floor
W	1	3040 CA 2	3' - 0"	4' - 0"	7' - 0"		Second Floor
X	1	3060 F 2	5' - 0"	5' - 0"	7' - 0"	Picture	Second Floor

DOOR SCHEDULE						
ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
01	5	3 0 x 6 8 Entry	3' - 2 1/2"	6' - 10 3/8"	Therma Tru R-0 - 3/4" Pad - Verify R-0	First Floor
02A	5	3 0 x 6 8 Steel F	3' - 10 1/4"	6' - 10 3/8"	Therma Tru - 20 Min Fire Rated - R-0 includes 3/4" Pad	First Floor
03	5	5 0 x 6 10 Slider	5' - 0"	6' - 10 1/2"	Window - NO Pins - 2 Panel Slider - R-0 includes 1/2" Pad	First Floor
04	1	16 0 x 7 0 Solid Panel	16' - 3"	7' - 1 1/2"	Overhead Garage Door	First Floor
04A	2	16 0 x 7 0 Stockbridge II	16' - 3"	7' - 1 1/2"	Overhead Garage Door	First Floor
04B	2	16 0 x 7 0 Stockton II	16' - 3"	7' - 1 1/2"	Overhead Garage Door	First Floor
011	10	2 8 x 6 8	2' - 10"	6' - 10 1/2"		First Floor
012	5	2 8 x 6 8	2' - 6"	6' - 11 1/4"	Pocket Door	First Floor
011	45	2 8 x 6 8	2' - 10"	6' - 10 1/2"		Second Floor
012	10	5 0 x 6 8 BifM	5' - 2"	6' - 10"	4 Panel BifM	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) 2"x10" UNLESS NOTED OTHERWISE.
4. ALL HEADERS AND BEAMS ARE UNPAINTED DOUGLAS FIR UNLESS NOTED OTHERWISE.
5. ALL HEADERS AND BEAMS ARE UNPAINTED DOUGLAS FIR UNLESS NOTED OTHERWISE.
6. ALL FLOOR, WALL AND ROOF SHEATHING TO BE 7/16" OSB.
7. ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDES FRAMING UNDER SILL.
8. REFER TO LOCAL BUILDING CODES FOR SPACING ON STAIRWAY LOCATIONS.
9. GARAGE WALLS ARE DRYWALL TO HAVE 5/8" TYPE X GYPBOARD.
10. ⊠ DENOTES REFRIGERATOR LOCATION, DOUBLE FRIDGE OR REFRIGERATOR LOAD.
11. ⊠ DENOTES REFRIGERATOR LOCATION, DOUBLE FRIDGE OR REFRIGERATOR LOAD TO FOLLOW SPECIFICATIONS FROM MEMBER BUILDER.
12. CS-HCP, CS-PR, PR-H SPECIFIED REFER TO WALL SPECIFIC PLAN.

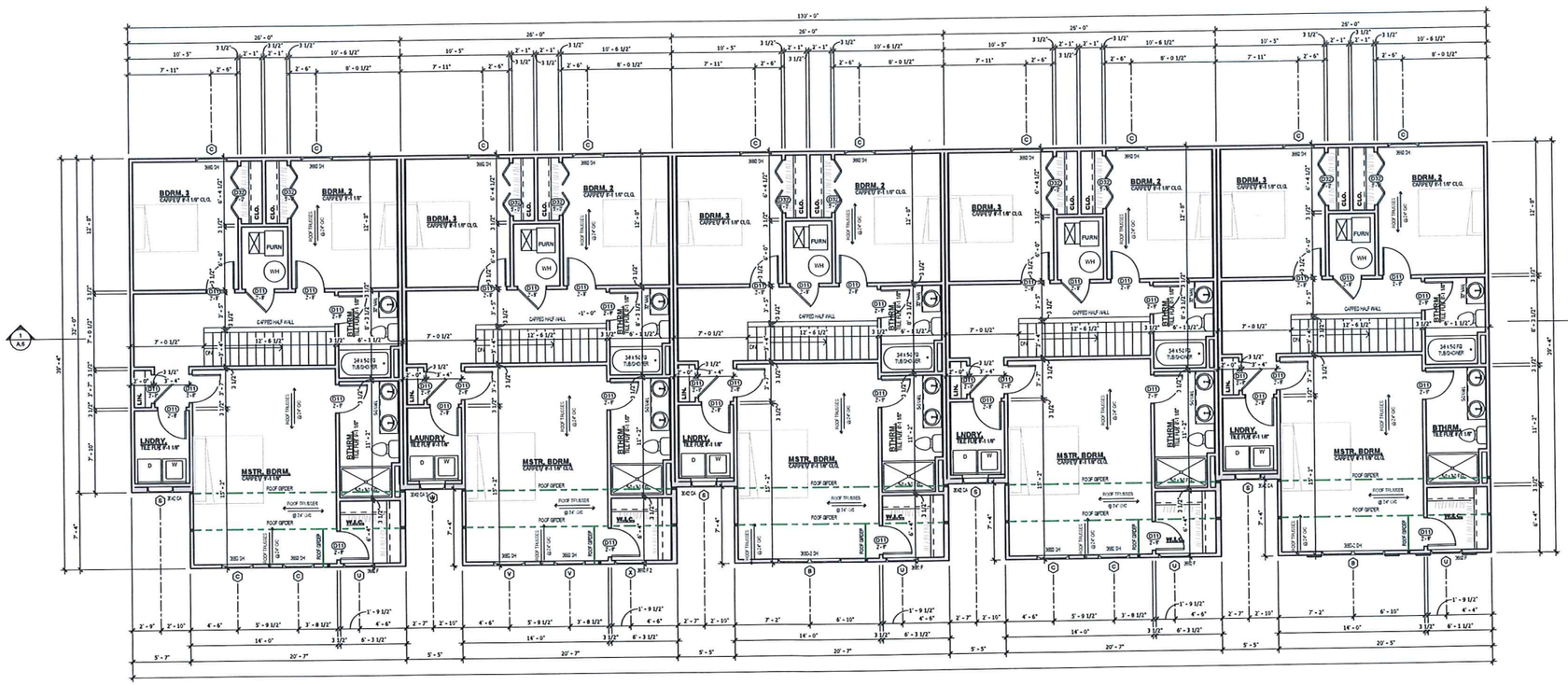
AREA SCHEDULE - UNIT A	
NAME	SQ FT
Main Floor	649 SF
Second Floor	982 SF
	1631 SF
Garage	418 SF
Grand total: 3	2049 SF

AREA SCHEDULE - UNIT B	
NAME	SQ FT

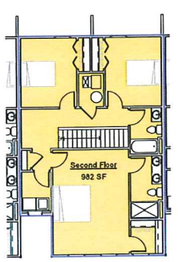
AREA SCHEDULE - UNIT E	
NAME	SQ FT

ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	133 SF
First Flr Wall Hgt	Ceiling - House	227 SF
Second Flr Wall Hgt	Ceiling - House	4758 SF
		5118 SF

1. FIGURES EXTRACTED AT CEILING IN THEIR TRUE HEIGHTS AT OUTSIDE WALLS
2. THE VALUES INCLUDED ALL NON-HEIGHT ALL WALLS IN THE BUILDING
3. ⊠ IN BUILDING ARE ONLY DENOTED THEIR HEIGHT
4. ⊠ IN BUILDING ARE NOT REPRESENTED



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



NOT FOR CONSTRUCTION

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PLEASE CALL OF DISCUSS FOR UPDATED PLANS

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Second Floor
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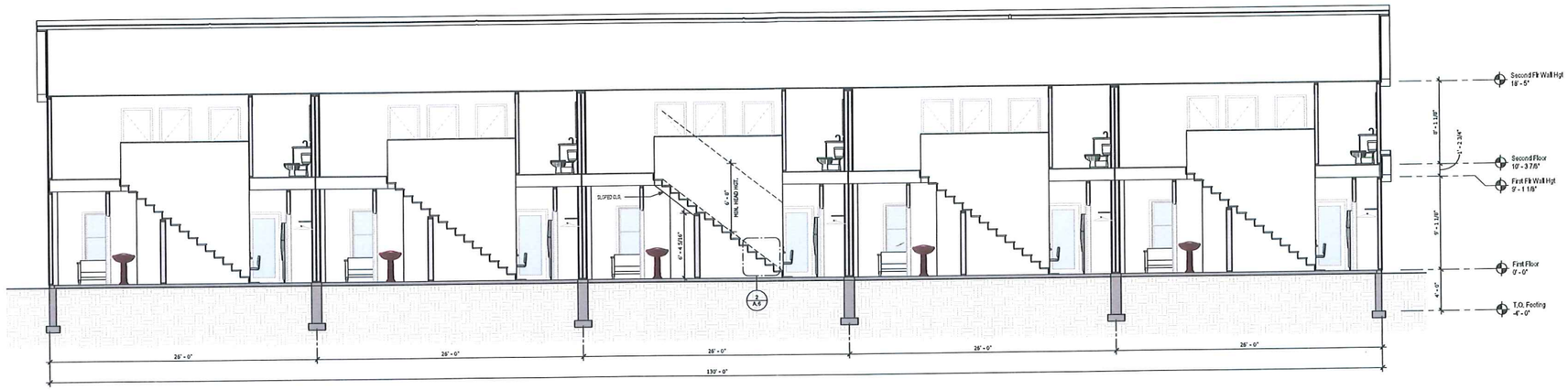
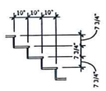
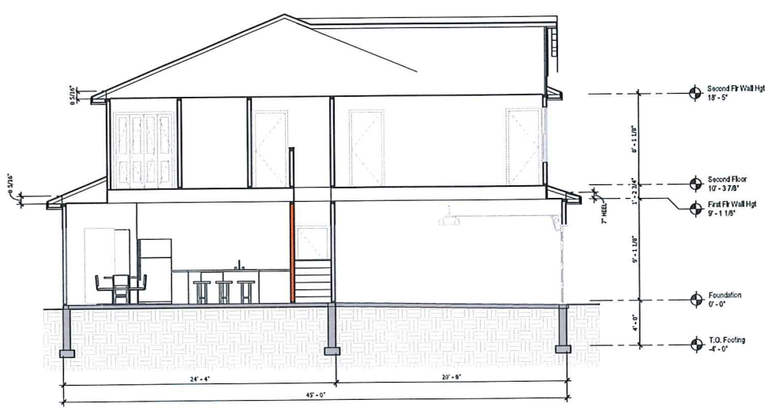
A.5



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



2 STAIR DETAIL
Scale 3/8" = 1'-0"



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

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1109 SEALES ROAD WAUKEE, IOWA 50263
TELEPHONE 515 979 0295 FAX 515 978 0211

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Building Sections

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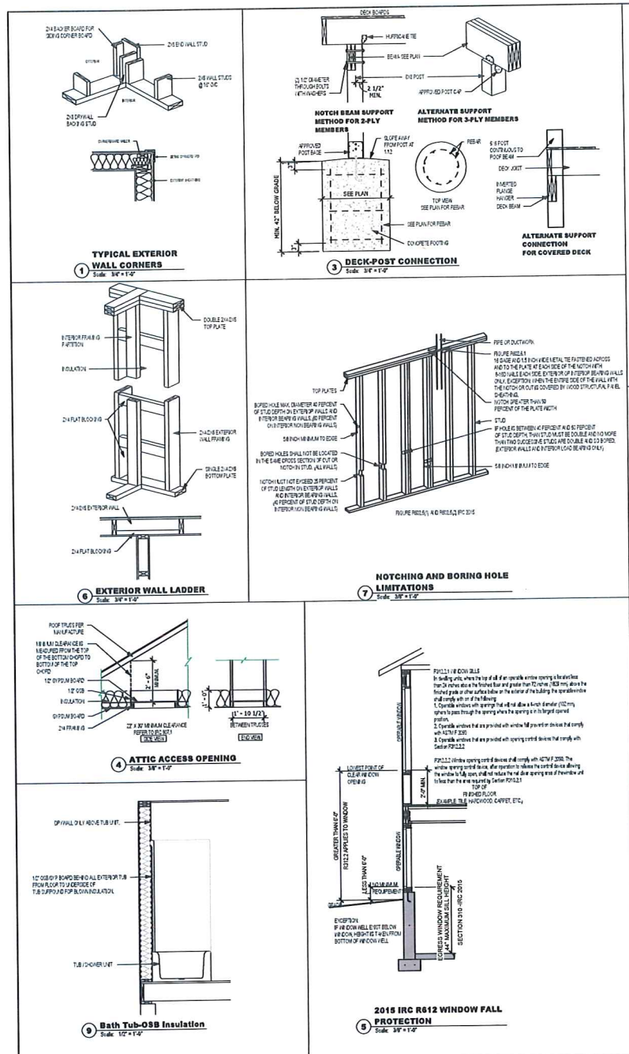

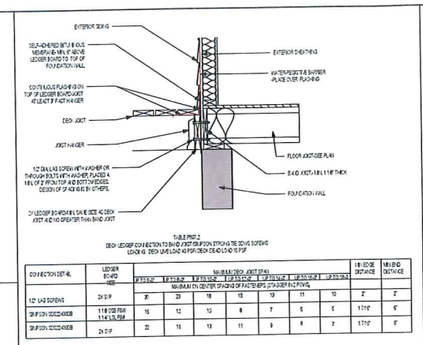

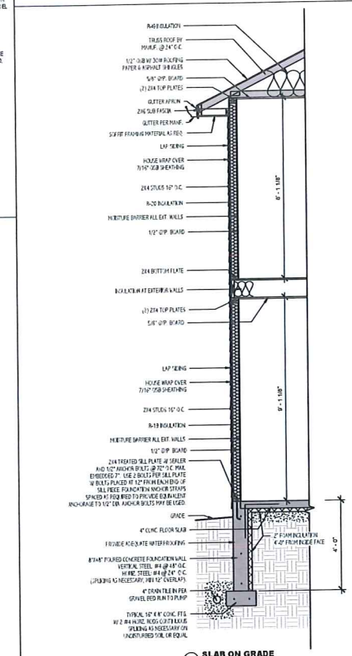

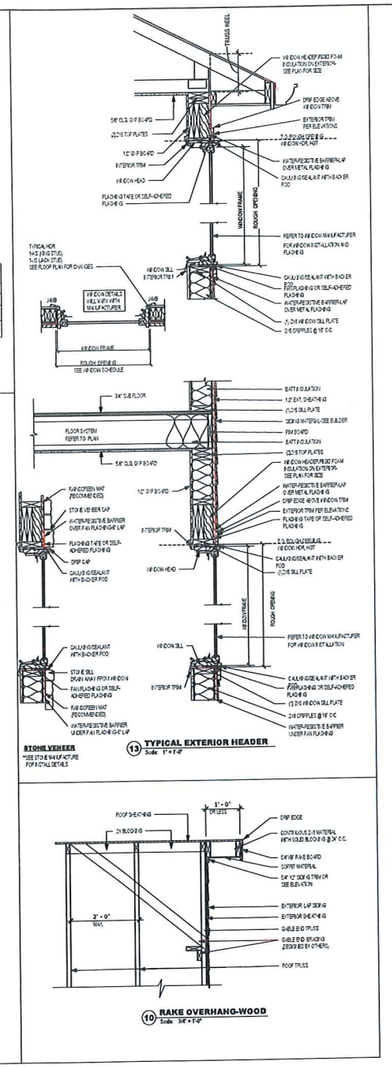

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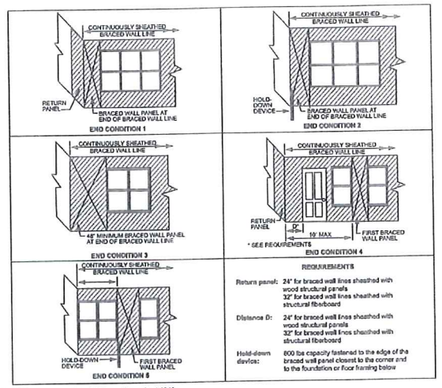


REQUIREMENTS

Return panel: 24" for braced wall lines sheathed with wood structural panels
32" for braced wall lines sheathed with structural fiberboard

Distance D: 24" for braced wall lines sheathed with wood structural panels
32" for braced wall lines sheathed with structural fiberboard

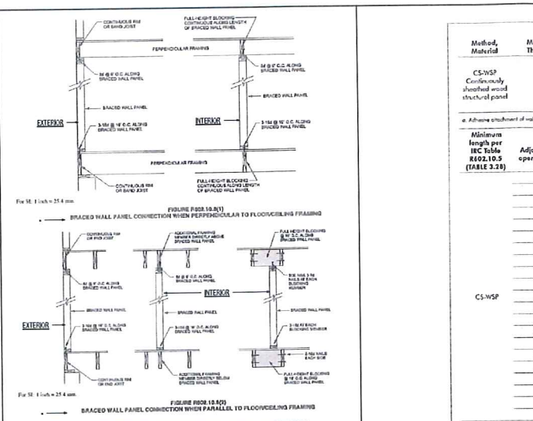
Hold-down device: 800 lbs capacity fastened to the edge of the braced wall panel closest to the corner and to the foundation or floor framing below

144

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 CS - BOTH SIDES GYP - 7" EDGES (INCLUDING TOP & BOTTOM PLATES) & 7" FIELD
METHOD WSP - 1 SIDE OSB/PLWOOD - 6" EDGES & 12" FIELD, 1 SIDE GYP

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

Method, Material	Minimum Thickness	Figure	Connection Criteria[a]	
			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)
			Interior sheathing see Table R602.3(1) or Table R602.3(2)	Varies by fastener

a. Adhesive attachment of wall sheathing, including Method CS, shall not be permitted in Seismic Design Categories C_2, D_0, D_1 and D_2.

Minimum length per IRC Table R602.10.5 (TABLE 3.28)	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
	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	38	38	
	104		49	43	40	37	
	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"

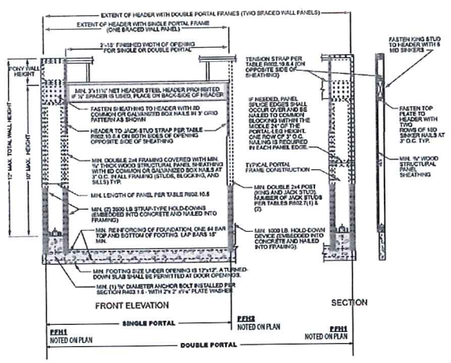


FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

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

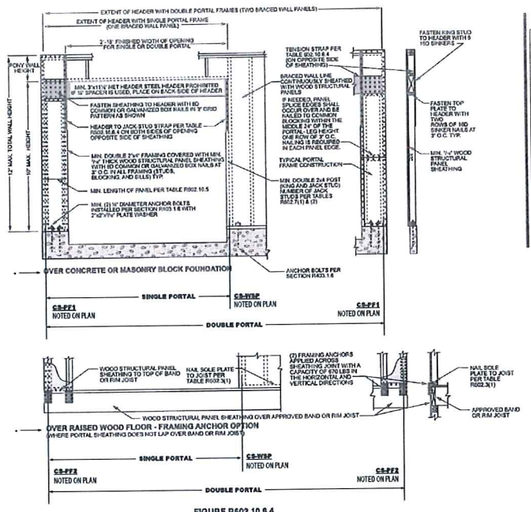


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

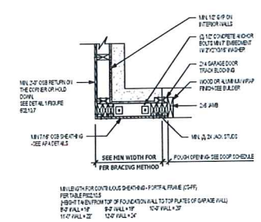
4 BRACING METHOD CS-PF
Scale: 1/4" = 1'-0"

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR FASTENING WOOD PORTAL FRAMES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM FOOT WALL HEIGHT (in.)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (in.)	Tension Strap Capacity Equivalent K (kips) Ultimate Design Wind Speed (V_{ult} (mph)) 110	115	120	130	140	150
2 x 4 No. 2 Grade	0	10	11	1.000	1.000	1.000	1.000	1.000	1.000
			9	1.000	1.000	1.000	1.000	1.000	1.000
	1	10	13	1.000	1.000	1.000	1.000	1.000	1.000
			11	1.000	1.000	1.000	1.000	1.000	1.000
			9	1.000	1.000	1.000	1.000	1.000	1.000
	2	10	16	2.175	2.175	2.175	2.175	2.175	2.175
			14	2.175	2.175	2.175	2.175	2.175	2.175
			9	1.000	1.000	1.000	1.000	1.000	1.000
	3	12	16	2.175	3.375	DR	DR	DR	DR
			14	2.175	3.375	DR	DR	DR	DR
			9	1.000	1.000	1.000	1.000	1.000	1.000
	4	12	13	DR	3.375	DR	DR	DR	DR
			9	DR	1.000	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	16	3.375	3.375	3.375	3.375	3.375	DR
			14	3.375	3.375	3.375	3.375	DR	DR
			9	1.000	1.000	1.000	1.000	1.000	DR
	4	12	16	3.375	3.375	3.375	3.375	3.375	DR
			14	3.375	3.375	3.375	3.375	DR	DR
			9	1.000	1.000	1.000	1.000	1.000	DR
			16	3.375	3.375	3.375	3.375	DR	DR
			14	3.375	3.375	3.375	3.375	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. DR = Design Required.
b. Strap shall be installed in accordance with manufacturer's recommendations.

110MA = 115 mph



MIN LENGTH FOR CONTINUOUS SHEATHING - PORTAL FRAME (CS-PF) PER TABLE R602.10.5
HEIGHT FROM BOTTOM OF TOP OF FOUNDATION WALL TO TOP PLATES OF GARAGE WALL
10' WALL = 9' 8' WALL = 9' 10'-2" WALL = 10'
11'-2" WALL = 10' 12'-2" WALL = 11'

GARAGE DOOR JAMB - BRACING METHOD CS-PF
Scale: 1" = 1'-0"

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PLUM DESIGN SERVICES
1100 SEALER'S ROAD NASHFORD, 32219
TELEPHONE 515 270 8120 FAX 515 270 8121

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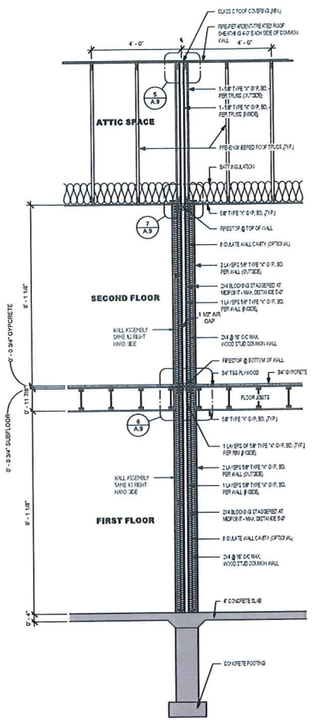
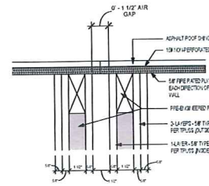
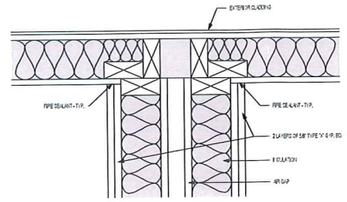


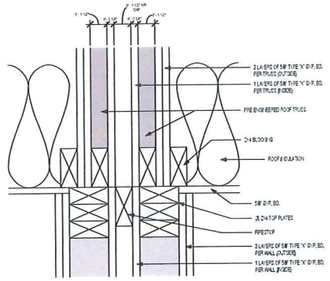
F - 2 HR. COMMON WALL SECTION
4 U342
Scale 1/2" = 1'-0"



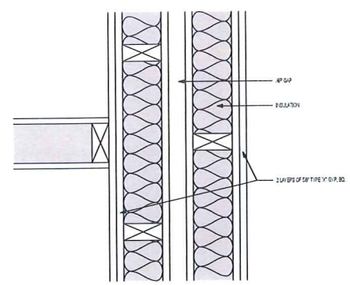
F - 2 HR. COMMON WALL SECTION
5 @ ROOF JUNCTION
Scale 1" = 1'-0"



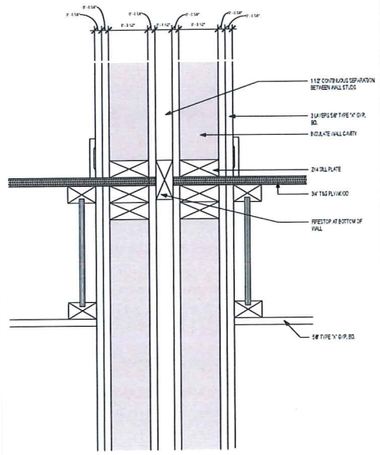
B - 2 HR. COMMON WALL @
1 EXTERIOR WALL INTERSECTION
Scale 1" = 1'-0"



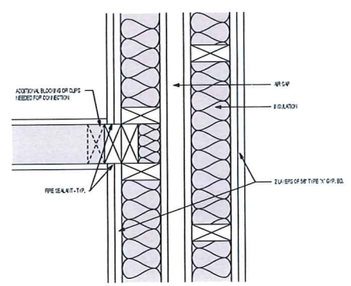
F - 2 HR. COMMON WALL SECTION
7 @ TRUSS JUNCTION
Scale 1" = 1'-0"



B - 2 HR. COMMON WALL @
2 INTERIOR WALL INTERSECTION
Scale 1" = 1'-0"



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



B - 2 HR. COMMON WALL @
INTERIOR WALL INTERSECTION
3 OPTION
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B. CONTRACTOR TO CONFIRM THE SIZES, SPACINGS AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS, ANY STRUCTURAL AND FRAME MEMBERS NOT INDICATED AND TO BE DESIGNED BY CONTRACTOR.
C. THE OWNER CONTRACTOR IS RESPONSIBLE FOR FIRE STOPS & MEASURES OF THE BUILDING AS REQUIRED BY CODE
D. ALL PRODUCTS LISTED IN THE PLANS ARE THE MANUFACTURER'S RECOMMENDED MATERIAL
E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS.
F. ALL EXTERIOR FLAT AREAS SHALL HAVE CONCRETE, PER DESIGN CONFIRMED ON SITE PRIOR TO FINAL SHOVEL.
G. THE PLUMBING & HEATING SYSTEMS ARE TO BE FIELD TO ASSIST AND ENSURE CONTINUOUS CONSTRUCTION, THE PROJECT HAS BEEN DRAWN TO PRESENTED TO INDUSTRY STANDARDS.

CHAPTER 1 (PRESCRIPTIVE PLANNING)

A. BUILDING AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO WITHSTAND, SUPPORT ALL LOADS, AND RESISTS THE EFFECTS OF ALL LOADS, FORCES, PRESSURE LOADS, OVERLOADS, AND SEISMIC LOADS AS PRESCRIBED IN THE CODE (R301)
B. THESE PLANS, SPECSIFIC VALUES BASED FROM THE SAFETY OF DEER VALUES BELOW.

FLOOR LIVE LOAD	FLOOR DEAD LOAD	ROOF LIVE LOAD	ROOF DEAD LOAD	GROUND SNOW LOAD	WIND SPEED	TOPOGRAPHIC EFFECTS	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WIND DESIGN CODE
40 PSF	10 PSF	20 PSF	10 PSF	30 PSF	90 MPH	NO	NONE	SEVERE	42 IN	NO	NO	90 MPH

C. MINIMUM LIVE LOADS, VALUES, PER CODE

UNINHABITABLE ATTIC WITH LIMITED STORAGE	30 PSF	MINIMUM ROOF LIVE LOAD ON SLOPES	20 PSF
UNINHABITABLE ATTIC WITHOUT STORAGE	20 PSF	ROOF LIVE LOAD ALL	30 PSF
HABITABLE ATTICS AND ATTICS WITH EXPANDED STORAGE	30 PSF	GROUND SNOW PSF	30 PSF
DECKS AND EXTERIOR BALCONIES	40 PSF	FLAT ROOF SNOW PSF	24 PSF
GUARDRAILS AND HANDRAILS	200 PSF	THERMAL CONDITION	D = 1.0
FOOTS OF THEIR SLEEPING ROOM	40 PSF	TERRAIN EXPOSURE	B
SLEEPING ROOMS	40 PSF	DURATION OF LOAD SNOW	1.15
STAIRS	40 PSF		

DEFLECTION CRITERIA

ROOF LIVE LOAD	L/180
ROOF TOTAL LOAD	L/180
FLOOR LIVE LOAD	L/360
FLOOR TOTAL LOAD	L/240
WALL	H/180

ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE DESIGNED AND HAVE DEFLECTION CRITERIA

D. DEAD LOADS ADDITIONAL OF SHINGLES TO ATTACHED TO BE ADDED TO THE BELOW CALCULATIONS

ROOF DEAD LOADS		ROOF DEAD LOADS	
SHEATHING	1.5 PSF	ROOF DEAD LOADS ADD LIFE SPAN PSF	4.0 PSF
SHEATHING TILE	10 PSF	TILE ONLY	6.50 PSF
SHINGLES ON TILE	4.0 PSF	1/2 CEILING DRYWALL WOOD	1.50 PSF
SHINGLES ONLY 1/2 DRYWALL WOOD	3.0 PSF	1/2 ROOF INSULATION	1.5 PSF
TILE ROOF TRUSS JOIST SYSTEM	1.5 PSF	CONNECTION FOR SLOPE (CFS)	1.50 PSF
TOTAL WITH CONVENTIONAL	5.5 PSF	TOTAL	8.00 PSF
TOTAL WITH TRUSS ROOF	10.0 PSF		
TOTAL WITH WOOD FLOOR	7.5 PSF	FLOOR DEAD LOADS	
		1/2 FLOOR INSULATION	1.5 PSF
FLOOR DEAD LOADS		5/8" SHEATHING	2.0 PSF
TILE FLOOR TRUSS JOIST SYSTEM	1.5 PSF	1/2 DRYWALL WOOD NEW WALL BLOCK	1.5 PSF
5/8" SHEATHING	2.0 PSF	1/2" BATH & LINEN INSULATION	1.50 PSF
1/2 DRYWALL WOOD NEW WALL BLOCK	1.5 PSF		
TOTAL	5.0 PSF	TOTAL	7.00 PSF

SECTION R303 LIGHT AND VENTILATION NATURAL LIGHT AND VENTILATION WITH OPENABLE WINDOWS, WINDOWS SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA OF EACH ROOM & 1/2 THE REQUIRED WINDOW AREA SHALL BE OPENABLE TO THE EXTERIOR FOR NATURAL VENTILATION.
R303.3 BATHROOMS WITH NO OPENABLE WINDOW OF 3 SQ. FT. IN AREA.
- EXCEPTION
1. BATHROOM AND WATER CLOSET ARE TO BE VENTILATED WITH EXHAUST FANS AND ARTIFICIAL LIGHT.

SECTION R304 THE MINIMUM AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FEET, EXCEPT KITCHEN.
R304.2 THE MINIMUM LENGTH OF ANY OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7'-0"

SECTION R305 CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTIONS OF THE BASEMENT OCCUPYING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET, BATHROOMS, TOILET ROOM, AND LAUNDRY ROOMS SHALL HAVE A CEILING HOT OF NOT LESS THAN 6'
-EXCEPTION
1. FOR ROOMS WITH SLOPED CEILINGS THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING OF LESS THAN 7'0"
2. THE CEILING HEIGHT IN A BATHROOM AND TOILET ROOM THAT PRESENTLY SHALL BE AS MUCH THE REQUIRED FOR CEILING OF BEING USED FOR ITS INTENDED PURPOSE, A CHECKER OUT, IS BE ALLOWED WITH A CHECKER HEIGHT OF NOT LESS THAN 6'0" ABOVE THE AREA OF NOT LESS THAN 30" OUT OF THE CHECKER AREA
3. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO A HEIGHT NOT LESS THAN 6'0" OF THE FINISH FLOOR.
R305.1 BASEMENT PORTIONS OF BASEMENT THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'0"
-EXCEPTION
1. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO A HEIGHT NOT LESS THAN 6'0" OF THE FINISH FLOOR.

SECTION R307 TOILET, BATH AND SHOWER SPACES, PROVIDED SHALL BE SPACED IN ACCORDANCE WITH THE PER FIGURE 1.
1. TOILET MIN 15" FROM WALL OR TOP OF WHITE
MIN 30" CLEAR AHEAD FRONT OF TOILET
2. WHITE MIN 30" CLEAR AHEAD FRONT OF WHITE

SECTION R308 GLAZING EXCEPT AS EXCEPTED IN SECTION R308.3.1 EACH PANE OF GLAZING IS INSTALLED IN WINDOWS LOCATION DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED GLASS DESIGN WITH THE TYPE OF GLASS AND THE SAFETY GLAZING STAMPING
R308.4.2 GLAZING ADJACENT TO DOORS, GLAZING IN WINDOWS WHICH ARE FULLY PRESENT OR SEPARABLE FROM ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE ADJACENT TO DOORS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE AND MEET EITHER 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 WITHIN THE PLANE PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN SWING DOOR.
-EXCEPTION
1. DECORATIVE GLASS
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN DOOR AND THE GLAZING
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA SMALLER THAN 24 SQUARE FEET
4. GLAZING THAT IS ADJACENT TO A FIXED PANEL OF THE DOOR.
R308.4.3 GLAZING IN WINDOWS GLAZING IN WINDOWS WHICH ARE FULLY PRESENT OR SEPARABLE FROM THE WALL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF A SINGLE PANE IS LARGER THAN 9 SQUARE FEET
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR, AND
4. ONE OR MORE WALKING SURFACE WITHIN 36" HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING
-EXCEPTION
1. DECORATIVE GLASS
2. WHERE A HORIZONTAL RAIL IS INSTALLED
R308.4.5 GLAZING IN WET BAR AREAS, GLAZING IN WALLS ENCLOSING OR PER CEES EDGE OF A TUB OR FACE IS NOT TUBS, SPAS, HYDROTOOL, SAUNAS, STEAM ROOMS, SHOWERS, SHOWERS WHERE DOOR OR OUTSIDE FOLLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE THE STAIRS OR OR WALKING SURFACE
R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS GLAZING WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF THE STAIRWAY, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS
-EXCEPTIONS
1. WHERE PANELS ARE INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" TO 36" ABOVE WALKING SURFACE.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENING, BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING.
-EXCEPTION, EXCEPTIONS THE TYPE ARE BASEMENT USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET.
R310.1.1 MINIMUM OPENING AREA EMERGENCY AND ESCAPE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR WINDOW OPENING AREA EMERGENCY AND ESCAPE OPENINGS IN THIS SECTION SHALL BE DEFINED 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 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 SQ. FT., WITH THE HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36" THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
-EXCEPTION
1. THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6".
R310.1.3.1 WINDOW WELLS WITH A VERTICAL STEP EXPANDED THAN 44" SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12" WIDE

SECTION R311 STAIRWAY, STAIRWAY AREA TO BE NOT LESS THAN 36" WIDER BUILDER WITH NO ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT, HANDRAILS SHALL PROJECT NOT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY.
R311.5 INCORPORATING HANDRAIL ON THE STAIRWAY SHALL BE NOT LESS THAN 34" AND NOT LESS VERTICALLY FROM THE SLOPED LINE ADJACENT TO THE TREAD NOSE OR FROM THE FLOOR SURFACE OF THE LANDING
R311.5.3 VERTICAL RISE A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'
R311.5.6 THE MINIMUM WIDTH PER STAIR WITH A MINIMUM RUN OF 10".
R311.7.8 NOSINGS SHALL BE NOT LESS THAN 1" OF THE SIDE OF EACH CONTINUOUS RUN OF STEPS

SECTION R313 SMOKE ALARMS, SMOKE ALARMS SHALL COMPLY WITH PER 72.40 (U.L.217)
R314.1 LOCATION
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDE BASEMENT AND HABITABLE ATTICS
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTAL FROM THE DOOR OR OPENING OF A SLEEPING ROOM THAT EXPOSES THE ALARM TO SMOKE FROM A FIRE OCCURRING IN THE ROOM, UNLESS THE ALARM IS NOT INSTALLED IN THE SMOKE ALARM LOCATION.
R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING AREAS
1. IN ROOMS OR DWELLING UNITS WHERE THE DISTANCE EACH SHALL BE NOT MORE THAN 20 FEET HORIZONTAL FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
2. IN ROOMS OR DWELLING UNITS WHERE THE DISTANCE EACH SHALL BE NOT MORE THAN 20 FEET HORIZONTAL FROM A PERMANENTLY INSTALLED FRYING APPLIANCE
3. IN ROOMS OR DWELLING UNITS WHERE THE DISTANCE EACH SHALL BE NOT MORE THAN 20 FEET HORIZONTAL FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
SECTION R315 CARBON MONOXIDE ALARMS SHALL COMPLY WITH ALL SECTION CONFORMING CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217
R315.2.1 CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OF BOTH OF THE FOLLOWING CONDITIONS EXIST
1. CONTAINS FUEL-FIRED 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 WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN 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 SPECIES WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR DEDICATED CRAWL SPACES WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND WHERE LESS THAN 6" FROM EXPOSED GROUND.
3. SILL PLATES AND SUBFLOOR ON CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE BOTTOM OF WOOD SPECIES EXPOSED CONCRETE WALLS THAT HAVE A SOIL CLEARANCE OF LESS THAN 12" ON STEEL SIDES AND DECKS.
5. WOOD SIDING, SHEATHING AND WALL FRAME ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" REMAINED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERVIOUS DECKS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS COVERED DECKS, SUNROOMS AND PORCHES.
7. WOOD PLANKS, PANELS OR OTHER WOOD PRODUCTS WITH MEMBERS ATTACHED DIRECTLY TO THE EXTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED MOISTURE BARRIER IS INSTALLED BETWEEN WALL AND THE PLANKS, PANELS OR OTHER WOOD PRODUCTS.
R317.3.1 FASTENERS OF PRESERVATIVE-TREATED WOOD, FASTENERS INCLUDING NUTS AND WASHERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING OF FASTENERS AND WASHERS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE ACCORDANCE WITH THE COMPATIBILITY WITH THE PRESERVATIVES.

CHAPTER 4 (FOUNDATIONS)

SECTION R404 SOIL TEST: WHERE SUBSTITABLE DATA SPECIFIED BY AGENT AND SOIL SOIL CHECKED DOCUMENTS INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNSTABLE SOIL CHARACTERISTICS, THE BUILDER OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

TABLE R401.4.1	
SOIL CLASS AND DEFAULT DESIGN PROPERTIES	LOAD BEARING VALUE
SAND, SILTY SAND, CLAYEY SAND, SILTY CLAY, SANDY SILT, CLAYEY SILT, SILT AND ANY SILTY SOIL	2,000 POUNDS PER SQ FT
GRAVEL, GRAVEL SAND, SILTY GRAVEL, CLAYEY GRAVEL, SANDY GRAVEL, SILT AND ANY GRAVEL SOIL	1,500 POUNDS PER SQ FT

THE DESIGN SOIL IS BASED ON 2,000 POUNDS PER SQ FT, UNLESS NOTED OTHERWISE, IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET PLAN DESIGN SERVICE KNOW IF THE CONDITION IN THE FIELD ARE DIFFERENT.

R402.2 CONCRETE FROM WALLS R402.2
FOUNDATION CONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI
GARAGE FLOOR SLABS SHALL BE 3500 PSI
PORCHES, CONCRETE SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3500 PSI AT 28 DAYS
BASEMENT SLABS 3500 PSI
CONCRETE SHALL BE AIR ENTRAINED WITH 5% TOTAL AIR CONTENT.

R403 ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE 18" WIDE 12" DEEP FOR 1 STORY BUILDING AND 20" WIDE 14" DEEP FOR 2 STORY BUILDING (TABLE R401.1) BOTTOM OF FOOTINGS SHALL BE HORIZONTAL.
R403.1.6 ALL ANCHOR BOLTS SHALL BE APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PER SILL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE THAN 12" FROM THE END OF THE PLATE, AT LEAST 3 1/2 INCHES FROM EDGE OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
- ALTERNATE FOUNDATION STRAPS MAY BE USED SPECIFICATION 1/2 INCH DIA BOLT AND ANCHOR 1/2 IN DIAMETER AND FOR BOLT
R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS CERTIFIED FOUNDATION PLANS AND REFER TO TYPICAL WALL SECTION IN THIS PLAN SPECIFICATION.
R405 FOUNDATION WATERPROOFING AND DAMPPROOFING
EXCEPT WHERE REQUIRED IN SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSED INTERIOR SPACES AND FLOORS AND ENCLOSED SHALL BE DAMPPROOFING FROM THE TOP OF THE FOOTING TO THE FINISHED SPACE.
R408 UNDER FLOOR SPACE
THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING THROUGH THE FOUNDATION WALLS OR EXTERIOR WALLS. MINIMUM AREA OF VENTILATION SHALL NOT BE LESS THAN 1 FT PER FOR EACH 150 FT OF UNDER FLOOR SPACE.
R408.4 ACCESS THROUGH THE FLOOR IS REQUIRED TO BE 18" X 24"

CHAPTER 6 (FLOORS)

FRAMING MATERIALS SPACES
A. ROOF FLOOR, AND WALL SHEATHING AFA PANTED SHEATHING ELEMENT OF WOOD SHEATHING PANELS, BOARDS AND BOARDS
B. WALL STUDS MINIMUM SPF STUDS OF DOUGLAS FIR LARCH STUDS
C. WALL PLATES MINIMUM SPF OR CEDAR BETTER.
D. DRAWER SILL HEADERS DOUGLAS FIR OR BETTER.
E. LEAD HEADER 2X8 FOR DEAD WALL
F. STEEL ASTM SPECIFICATION A653 GRADE SS OR 33 GALL
R505.1 JOIST LAYOUT PARALLEL BEAM OR BATTEN OR SHALL BE NOT MORE THAN 50 PER SQ. FT. TO SUPPORT THE LOAD.
R505.2 THE ENDS 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.
R505.3 NOTCHES AND HOLES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE LAMINATED MEMBERS, OR I JOIST ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION OR DESIGN BY PROFESSIONAL.
R505.11 WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH INDUSTRY. REFER TO THE FEDERAL TRUSS DESIGN DRAWING FOR FIRE BREAKS AND MULTI SECTION OF SPECIFIC BIDS
SHOULD BE REFER TO FOR WOOD IN ACCORDANCE WITH SECTION OR PRESS (SIMPLIER METHOD), FROM TABLE R502.5(A)
R507.2 EXTERIOR DECK LEDGER CONNECTION TO SHEAT JOIST, DECK LEDGER CONNECTION TO SHEAT JOIST SHALL BE IN ACCORDANCE WITH THE SECTION TABLE PRESS AND REFER TO R507.2.1(1) AND REFER TO R507.2.1(2)

CHAPTER 8 (ROOF-CEILING)

SECTION R802.1.3 DESIGN WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATED WOOD TRUSSES SHALL COMPLY WITH NDS TPI.
R802.10.3 BRACING TRUSSES SHALL BE PROVIDED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWING. DIAGONAL BRACE ON EACH END OF THE TRUSS, AND ALSO ALL BRACING OF WEB PLATES CONNECTED WOOD TRUSSES.
R802.11.1 TRUSS UPLIFT, TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTION CAPABLE OF RESISTING FORCES SPECIFIED ON THE TRUSS DESIGN DRAWING.
SECTION R804 ROOF VENTILATION IN ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE EXCESS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENING PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENING SHALL BE DIRECTLY TO THE OUTDOOR AIR.
R806.2 MINIMUM ATTIC AREA. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA
SECTION R807 ATTIC ACCESS BUILDER WITH ROOM SUITABLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING OF 30" X 54" THE AREA OF A HEIGHT OF 30" OR GREATER.
1. THE ROOM FRAMED OPENING SHALL BE NOT LESS THAN 22" X 30"
2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION
3. MINIMUM ACCESS PLATED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING MEMBER

CHAPTER 9 (ROOF ASSEMBLIES)

SECTION R903 GENERAL ROOF DECKS SHALL BE COVERED WITH THE APPROVED ROOF COVERING DESIGNED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THE CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN, THE APPROVED MANUFACTURER'S INSTRUCTIONS.
R903.2 FLASHING FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE PRESENTED INTO THE WALL AND ROOF THROUGH JOINTS AND OPENINGS THROUGH WHICH MOISTURE PERMITTED WILL ENTER THE WALL AND ROOF AND INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS OR THROUGH THE ROOF PLANE.
R903.2.1 LOCATION FLASHING SHALL BE INSTALLED AT WALLS AND ROOF INTERSECTIONS, WHERE ANY THERE IS A CHANGE IN ROOF OR ROOF PLANE, AND WHOLE ROOF OPENINGS.
SECTION R905 ROOF COVERING APPLICATION ROOF COVERING SHALL BE APPLIED IN ACCORDANCE WITH THE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE APPROVED MANUFACTURER'S INSTALLATION INSTRUCTIONS.
R905.1.1 UNDERLAYMENT, UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY AND CONCRETE TILE, METAL ROOF SHINGLES, METAL PANELS, PREFORMED TILE AND SLATE TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT NOT REQUIRED TO COMPLY WITH ASTM D226, D4869 AND D4990 CELLULAR PLASTIC PLANKS, SHEET, SHALL BE ATTACHED IN ACCORDANCE WITH THE PRESENT PLAN.
R905.2.2.1 EXCEPTIONS, IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING A BACKUP OF WATER, AS DEMONSTRATED BY ICE DAMS, AN ADDITIONAL LAYER OF ASPHALT SHALL BE APPLIED, THIS SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OF SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND AT LEAST 24" INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING, UNLESS DEFINED BY ICE DAMS LOCATION.
R905.2.2 ASPHALT SHINGLES, THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THE SECTION AND MANUFACTURER'S INSTALLATION.
R905.2.3.5 SLOPE ASPHALT SHINGLES SHALL BE USED ON ROOF SLOPES OF 2:12 OR GREATER, FOR SLOPES FROM 2:12 UP TO 4:12 DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED AS DEFINED IN SECTION R905.2.7.
R905.2.8 PLANK PLANK FLASHING ROOF ASPHALT SHINGLES SHALL COMPLY WITH THE SECTION

CHAPTER 10-43

REFER TO THE CHAPTERS IN THE PLANS FOR THE DESIGN AND REQUIREMENTS OF THE ENTIRE HOUSE
CHAPTER 10 CHIMNEYS AND FIREPLACE
CHAPTER 11 ENERGY EFFICIENCY
CHAPTER 12-33 MECHANICAL, FUEL GAS, MECHANICAL SYSTEMS REQUIREMENTS
CHAPTER 34 HEATING AND COOLING EQUIPMENT AND APPLIANCES
CHAPTER 35 EXHAUST SYSTEMS
CHAPTER 36 DUCT SYSTEMS
CHAPTER 37 COMBUSTION AIR
CHAPTER 38 CHIMNEYS AND VENTS
CHAPTER 39-42 SPECIAL APPLIANCE WATER HEATER, HYDRONIC PIPING AND SPECIAL PIPING
CHAPTER 43 SOLAR THERMAL ENERGY SYSTEMS
CHAPTER 44 FUEL GAS
CHAPTER 25-29 PLUMBING FIXTURES SYSTEMS
CHAPTER 30-43 ELECTRICAL FIXTURES SYSTEMS

ABBREVIATIONS

ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
APPL	APPLIED
BTL	BOTTOM
BSMT	BASEMENT
BTW	BETWEEN
CLR	CLEARANCE
CNTT	CONTINUOUS
CAB	CABINET
CLG	CENTER LINE
CLR	CEILING
CJS	CAGED SPRING
COL	COLUMN
CONC	CONCRETE
D	DRYER
DF	DOUGLAS FIR
DIA	DIAMETER
DN	DOWN
DW	DOUBLE WALL
DW	DISHWASHER
F	FRIDGE
FLR	FLOOR DRAIN
FR	FREEPLACE
FLR	FLOOR
FTG	FOOTING
FURN	FURNACE
HDR	HEADER
HWD	HARDWOOD
HH	HEADER HEIGHT
INSUL	INSULATION
JS	JACK STUDS
JST	JOIST
KS	KING STUDS
LBL	LABELED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LIN	LINEN
MAX	MAXIMUM
MIN	MINIMUM
OC	ON CENTER
OAS	OVERHEAD DOOR
OPNG	OPENING
RES	RESIDENTIAL
NTS	NOT TO SCALE
REF	REFRIGERATOR
REQ	REQUIRED
RO	ROUGH OPENING
RM	ROOM
RS	ROOF SHEET
SH	SHELVES AND
LK	SQUARE FEET
SDR	SLIDER
SP	SUMP PIT
STL	STEEL
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
T	TRANSOM
TG	TEMPERED GLASS
TPD	TREATED
UNEC	UNEXCAVATED
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
- DOUBLE RECEPTACLE
- PHONE OUTLET
- CABLE OUTLET
- EXHAUST FAN
- LIGHT WITH PULL FAN
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- ELECTRIC PANEL
- CEILING MOUNTED LIGHT
- PULL DOWN LIGHT
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED DETECTOR LIGHT
- FLUORESCENT LIGHT
- BAR LIGHT

MISC. SYMBOLS

- FRONT PROPHOSE BIB
- FLOOR LINE ABOVE
- STRUCTURAL BEAM HEADER OR GIRDER TRUSS
- LOAD BEARING WALL
- B

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

ESTIMATED AREA - WALL CLADDING			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
18" Board & Batten	250 SF	4.4%	
Lap Siding - 8"	1005 SF	18.2%	
Siding - Vertical	422 SF	7.4%	
18" Board & Batten	271 SF	11.5%	Front
Brick	20 SF	0.9%	Front
Lap Siding - 8"	1498 SF	63.6%	Front
Shake Material - Staggered	65 SF	2.7%	Front
Shake Material - Straight Edge	66 SF	2.8%	Front
Siding - Vertical	334 SF	14.2%	Front
Stone Veneer	102 SF	4.3%	Front

- ESTIMATE FOR ONE 6 TOWNHOUSE BUILDING (NOTE THE ENTIRE ENTRY IS THE WALL)
1. THE ABOVE DOES NOT INCLUDE WINDOWS OR DOORS (SEE TRIM PLANS).
2. THE ABOVE DOES NOT INCLUDE THE GARAGE DOORS.

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

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BUILDING SYSTEMS, LLC

PLUM DESIGN SERVICES
1109 SEAKER'S ROAD MANSFIELD, OHIO 44903
TELEPHONE 419 529-6080 FAX 419 529-6081

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Classic Builders
Sydney 6 - Townhome Complex - 6 Plex

PROJECT ID:
PDS 3866

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Elevations
As indicated
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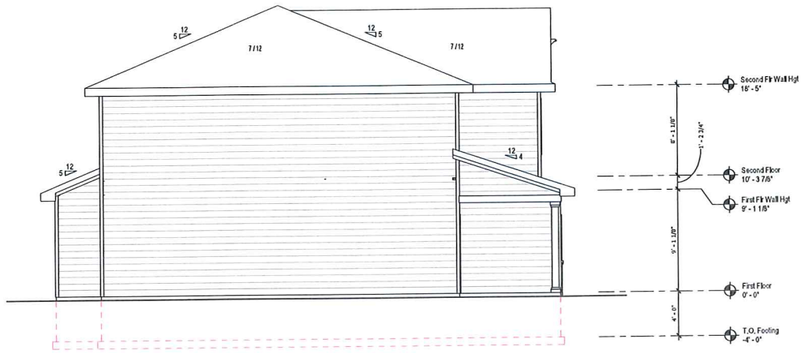
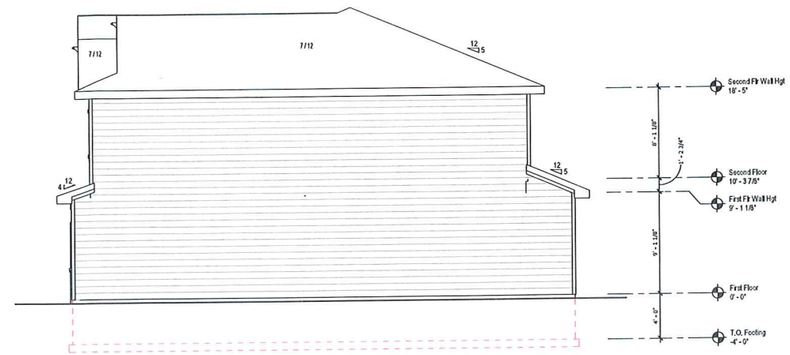
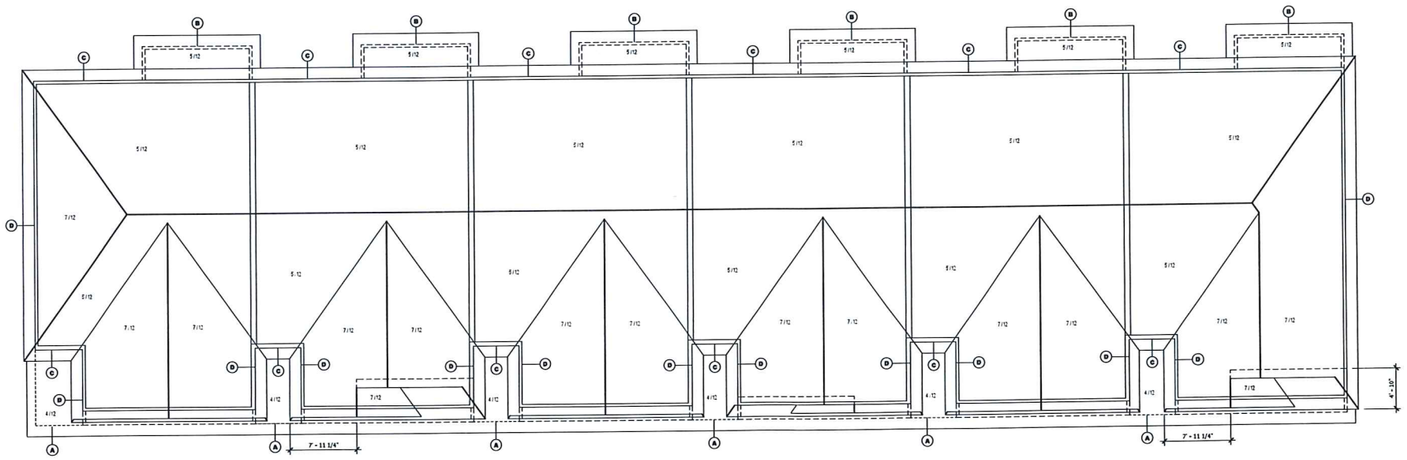
A.1



1 **LEFT ELEVATION**
Scale: 1/4" = 1'-0"



2 **RIGHT ELEVATION**
Scale: 1/4" = 1'-0"



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

ESTIMATED AREA - ROOF

5066 SF

- SHADED PORTIONS TO BE FIELD TRIMMED TO MODIFIED SUPPLIED SUPPLIED BY THE TRUSS. 2. THE ABOVE DESCRIBED SUPPLIED SUPPLIED BY THE TRUSS.
3. SUPPLIED BY THE TRUSS.

ROOF PLAN LEGEND

SYMBOL	PLATE HGT	PITCH	OVERHANG	RIDGE HGT
1	10'-1 1/8"	5/12	1'-4"	
2	10'-1 1/8"	5/12	1'-4"	21'-0"
3	10'-1 1/8"	5/12	1'-4"	17'-0"
4	10'-0"	7/12	1'-4"	21'-0"

ALL PLATE & OVERHANG DIMS ARE TO UNLESS NOTED

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BUILDING SYSTEMS, LLC

PLUM DESIGN SERVICES
1100 SEAVER ROAD NASHUA, IOWA 50635
TELEPHONE 515 874 1200 FAX 515 318 6181

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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
B	6	3060-2 SH	5'-1"	5'-0"	7'-0"	Meets Egress	First Floor
A	5	3040 CA	3'-1"	5'-0"	7'-0"		Second Floor
B	2	3060-2 SH	5'-1"	5'-0"	7'-0"	Meets Egress	Second Floor
C	18	3050 SH	3'-1"	5'-0"	7'-0"	Meets Egress	Second Floor
S	5	3060 F	3'-1"	5'-0"	7'-0"	Picture	Second Floor
T	2	3060-3H 2	3'-1"	5'-0"	7'-0"	Meets Egress	Second Floor
U	1	3060 F 2	3'-1"	5'-0"	7'-0"	Picture	Second Floor
V	1	3040 CA 2	3'-1"	5'-0"	7'-0"		Second Floor

DOOR SCHEDULE							
ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
01	6	3-0 x 6-8 Entry	3'-3 1/2"	6'-10 3/4"	Therma Tru RO = 3/4" Pad - Verify RO	First Floor
02A	6	2-6 x 6-8 Stud F	2'-10 1/4"	6'-10 3/4"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
02XX	2	15-0 x 7-0 Stubdoor 1	15'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
03	6	6-0 x 6-10 Slider	6'-0"	6'-10 1/2"	Window - NO Trim - 3 Panel Slider - RO includes 1/2" Pad	First Floor
04	2	16-0 x 7-0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
04A	2	16-0 x 7-0 Stubdoor 8	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
011	12	2-8 x 6-8	2'-10"	6'-10 1/2"		First Floor
03B	6	2-8 x 6-8	2'-9"	6'-11 1/4"	Pocket Door	First Floor
011	54	2-8 x 6-8	2'-10"	6'-10 1/2"		Second Floor
012	12	2-0 x 6-8 Bifold	2'-2"	6'-1/2"	4-Panel Bifold	Second Floor

GENERAL CONSTRUCTION NOTES

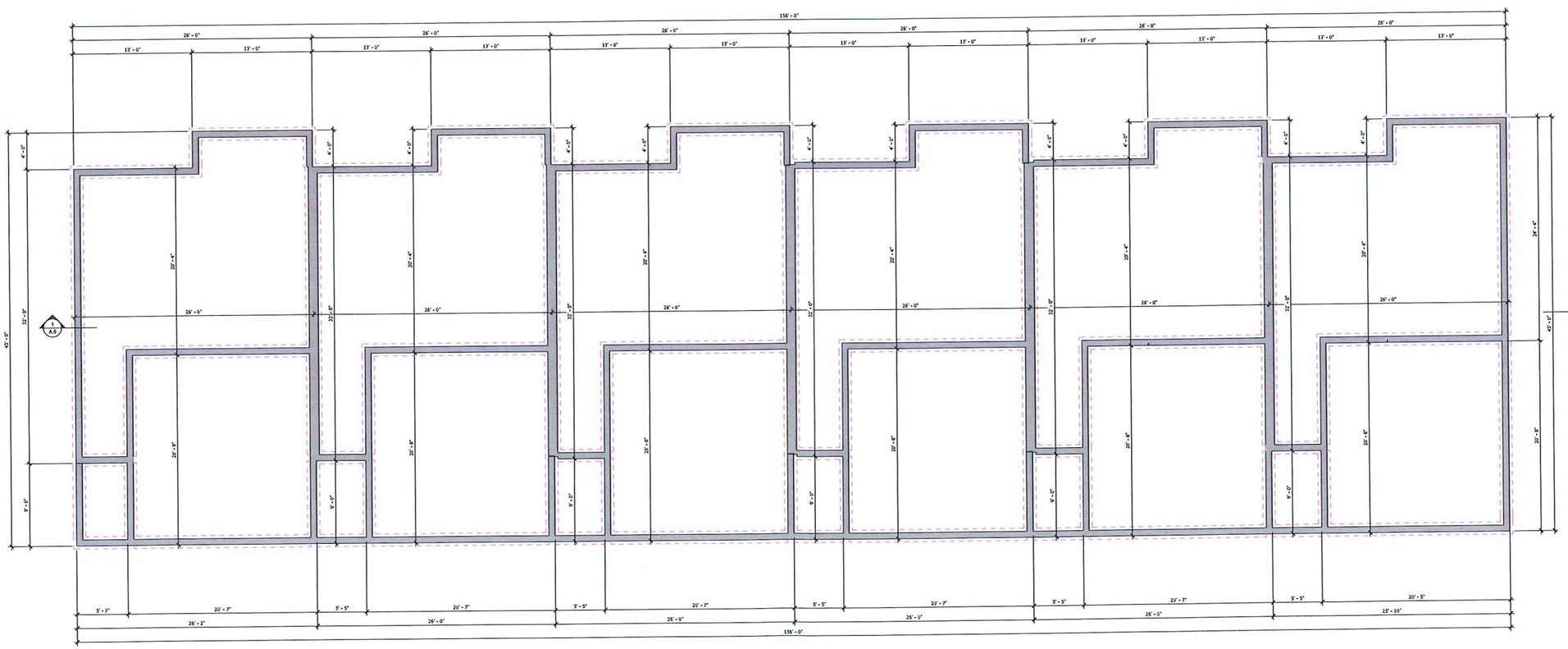
1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FRONT FACE OF HARDWOOD TO FACE OF MASONRY.
2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3) ALL EXTERIOR WINDOWS TO BE ALL DIVIDED WITH GRILLES NOTED OTHERWISE. USE 1 INCH GRILLES WITH SPACER BAR ON EXTERIOR ONLY UNLESS NOTED OTHERWISE.
4) ALL WINDOWS ARE VINYL OR WOOD WITH DECORATIVE PLINTS UNLESS NOTED AS BLOCK.
5) 20 MINUTE FIRE DOOR AND SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
6) ALL EXTERIOR DOOR ROUGH SPREADS ARE INCLUDED FROM UNDER SILL.
7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X DRYWALL.
9) ▦ SYMBOL REPRESENTS 2-2x8 BLOCKING FROM CONCENTRATED LOAD
10) ✖ SYMBOL REPRESENTS 2-2x8 BLOCKING FROM ABOVE, DOUBLE BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
11) CS-UVP, CS-PF, RPA-JF NOTED. REFER TO WALL BRACING PAGE.

ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	153 SF
First Flr Wall Hgt	Ceiling - House	271 SF
Second Flr Wall Hgt	Ceiling - House	5656 SF
		6080 SF

- SLOPED CEILINGS AT CEILING IS MEASURED FROM THE BASE OF CEILING WALLS
1. THE AREA BELOW THE SLOPED ROOF IS LIMITED BY WALLS
2. IN THE SLOPED CEILING AREA THERE MUST BE A MINIMUM OF 7 FEET OF HEIGHT
3. IN AREAS THAT ARE LESS THAN 5 FEET HIGH THE AREA IS NOT COUNTED

FOOTING SCHEDULE			
MARK	DIMENSIONS	REINFORCEMENT	NOTES

ESTIMATED AREA - 4" FLATWORK		
LOCATION	AREA	CUBIC YARDS
Floor Front Porch	50 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY
Floor Garage	396 SF	4.9 CY
Floor Front Porch	50 SF	0.6 CY
Floor Basement	3991 SF	49.9 CY
Floor Front Porch	51 SF	0.6 CY
Floor Garage	396 SF	4.9 CY



1 T.O. Footing
Scale: 1/4" = 1'-0"

plum BUILDING SYSTEMS, LLC

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1100 SEALES ROAD NAMPA, IDAHO 83651
TELEPHONE 515 576 6001 FAX 515 3 9 6001

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A.3

WINDOW SCHEDULE

ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
B	6	3050 2 SH	7'-0"	5'-0"	7'-0"	Meets Egress	First Floor
A	5	3040 CA	7'-0"	5'-0"	7'-0"		Second Floor
B	2	3050 2 SH	7'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
C	13	3060 SH	7'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
S	5	3060 F	7'-0"	5'-0"	7'-0"	Picture	Second Floor
T	2	3060 SH 2	7'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
U	1	3060 F 2	7'-0"	5'-0"	7'-0"	Picture	Second Floor
V	1	3040 CA 2	7'-0"	5'-0"	7'-0"		Second Floor

DOOR SCHEDULE

ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
D1	6	3'-0 x 6'-8 Entry	3'-2 1/4"	6'-10 3/8"	Therma Tru R-0 + 3/4" Pad - Verify R-0	First Floor
D2A	6	2'-6 x 6'-8 Shelf F	2'-10 1/4"	6'-10 3/8"	Therma Tru - 20 Min Fire Rated - R-0 includes 3/4" Pad	First Floor
D2DUC	2	16'-0 x 7'-0 Stadion II	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D3	6	5'-0 x 6'-10 Slider	5'-3"	7'-1 1/2"	Window - MD Pro - 2 Panel Slider - R-0 includes 1/2" Pad	First Floor
D4	2	16'-0 x 7'-0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D4A	2	16'-0 x 7'-0 Stadion Single III	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D11	12	2'-8 x 6'-8	2'-10"	6'-10 1/2"		First Floor
D12	6	2'-8 x 6'-8	2'-9"	6'-11 1/4"	Pocket Door	First Floor
D11	54	2'-8 x 6'-8	2'-10"	6'-10 1/2"		Second Floor
D12	12	2'-6 x 6'-8 Solid	2'-7"	6'-10"	4 Panel Solid	Second Floor

GENERAL CONSTRUCTION NOTES

1. EXTERIOR DOUBLE WINDOWS ARE FROM THE OUTSIDE OF SASH TO THE OUTSIDE OF SASH OR FROM FACE OF MULLION TO FACE OF MULLION.
2. INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
3. ALL EXTERIOR HEADERS TO BE (2) 2x10 OR AS NOTED OTHERWISE.
4. ALL INTERIOR WALLS TO BE (2) 2x STUDS, EACH SIDE OF WALLS NOTED OTHERWISE.
5. ALL ROOF VENTS TO BE AS NEAR AS POSSIBLE TO RIDGE OF ROOF PLANES.
6. ALL ROOF PLANES
7. 36" X 84" EXTERIOR DOOR IN SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
8. ALL EXTERIOR DOOR ROUGH SPREADS INCLUDED FROM UNDER SILL.
9. REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE & ALARM LOCATIONS.
10. GARAGE WALLS AND CEILINGS HAVE 5/8" TYPE X SHEETROCK.
11. [illegible] DENOTES REFRIGERATOR SIZE, BLOCKING FROM CONCENTRIC FLOOR.
12. [illegible] DENOTES REFRIGERATOR SIZE, BLOCKING FROM ABOVE, SIDE BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
13. CHASE, SOFFIT, FRP - AS NOTED. REFER TO WALL BRACING PLANS.

AREA SCHEDULE - UNIT A

NAME	SQ.FT
Main Floor	649 SF
Second Floor	992 SF
	1641 SF
Garage	419 SF
	419 SF
Grand total: 3	2060 SF

AREA SCHEDULE - UNIT B

NAME	SQ.FT

AREA SCHEDULE - UNIT E

NAME	SQ.FT

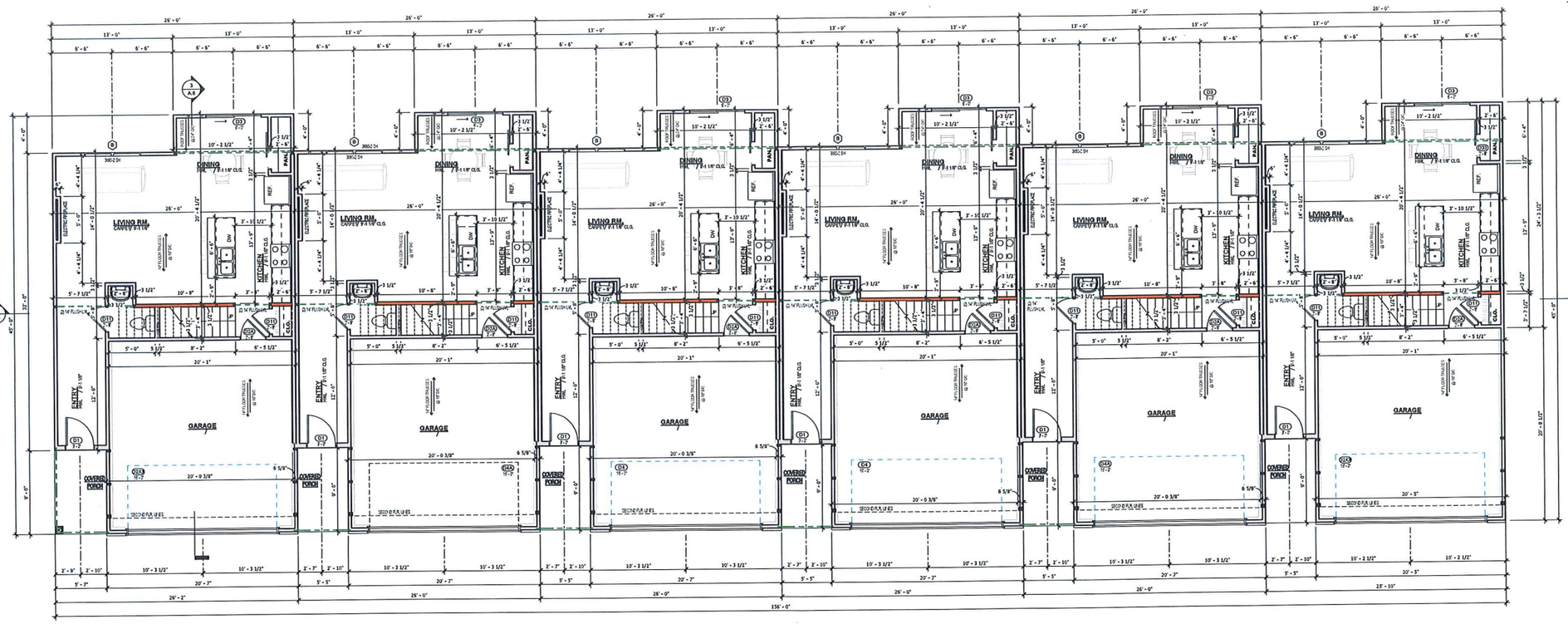
ESTIMATED AREA - 4" FLATWORK

LOCATION	AREA	CUBIC YARDS
Floor Front Porch	150 SF	0.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	51 SF	0.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	51 SF	0.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	51 SF	0.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	150 SF	1.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	51 SF	0.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	150 SF	1.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	51 SF	0.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	150 SF	1.5 CY
Floor Garage	396 SF	4.5 CY
Floor Front Porch	51 SF	0.5 CY
Floor Garage	396 SF	4.5 CY

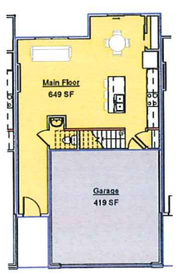
ESTIMATED AREA - CEILING

LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	132 SF
First Flr Wall Hgt	Ceiling - House	271 SF
Second Flr Wall Hgt	Ceiling - House	5426 SF
		5830 SF

- ROUGH FRAMING AT CEILING TO INCLUDE 1x BRACE FROM TOP WALLS
- 1/2" HEADER BELOW ALL WINDOWS AND DOORS, ALL INTERIOR WALLS
- 2x BLOCKING THRU WALLS FOR HANGING WALL CABINETS
- 2x NAILER TOP OF ALL WINDOWS



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



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PLUM DESIGN SERVICES
1100 SE ALLEN ROAD WAUKEE, IOWA 50263
TELEPHONE 515 974 6200 FAX 515 978 6211

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Main Floor
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A.4

WINDOW SCHEDULE							
ID	QTY	TYPE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	HEADER HEIGHT	SPECIAL NOTES	Level
B	6	3060-2 SH	5'-0"	5'-0"	7'-0"	Meets Egress	First Floor
A	5	3042 CA	3'-0"	3'-0"	7'-0"		Second Floor
B	2	3060-2 SH	5'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
C	10	3060 SH	5'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
S	5	3060 F	5'-0"	5'-0"	7'-0"	Picture	Second Floor
T	2	3060 SH2	5'-0"	5'-0"	7'-0"	Meets Egress	Second Floor
U	1	3060 F 2	5'-0"	5'-0"	7'-0"	Picture	Second Floor
V	1	3042 CA 2	3'-0"	3'-0"	7'-0"		Second Floor

DOOR SCHEDULE						
ID	QTY	DOOR SIZE	ROUGH OPENINGS WIDTH	ROUGH OPENINGS HEIGHT	SPECIAL NOTES	Level
D1	6	3.0 x 6.8 Entry	3'-3 1/8"	6'-10 3/8"	Therma Tru FG + 3/4" Pad - Verify RO	First Floor
D2A	6	2.6 x 6.8 Steel F	2'-10 1/8"	6'-10 3/8"	Therma Tru - 20 Min Fire Rated - RO includes 3/4" Pad	First Floor
D2XX	2	16.0 x 7.0 Stockton II	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D3	6	5.0 x 6.10 Slider	5'-0"	6'-10 3/8"	Window - MD Prim - 3-Panel Slider - RO includes 1/2" Pad	First Floor
D4	2	16.0 x 7.0 Solid Panel	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D4A	2	16.0 x 7.0 Stockbridge II	16'-3"	7'-1 1/2"	Overhead Garage Door	First Floor
D11	12	2.8 x 6.8	2'-10"	6'-10 3/8"		First Floor
D3B	6	2.8 x 6.8	2'-8"	6'-11 1/4"	Partial Door	First Floor
D11	54	2.8 x 6.8	2'-10"	6'-10 3/8"		Second Floor
D12	12	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 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 WINDOWS TO BE 3.0 IN OF AS NOTED OTHERWISE.
4. VCT, ACW, CT, LT TO BE 2.5 IN STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.
5. ALL HEADERS AND BEAMS ARE SPF #1/#2 BELOW 2400 FT ELEVATION UNLESS NOTED AS PLUS N.
6. SEAL ALL PIPES, DUCTS AND SIMILAR ITEMS AT ALL EXTERIOR WALLS BETWEEN GARAGE AND LIVING AREAS.
7. ALL EXTERIOR DOOR ROUGH SPECIES OF HOLLOW LEAD AND UNDERSILL.
8. REFER TO LOCAL BUILDING CODES FOR OPENING SIZES & ALARM LOCATIONS.
9. GARAGE WALLS & CEILING TO HAVE 5/8" TYPE X GYP BOARD.
10. (E) WALL REPRESENTS EXISTING & (N) WALL REPRESENTS NEW CONSTRUCTED LOAD.
11. ⊠ (E) WALL REPRESENTS EXISTING CONSTRUCTED LOAD BEARING WALL & STUDS BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
12. CS=CSP, CSPF, PPA=3" NOTED, REFER TO ALL SPACING OF PLATE.

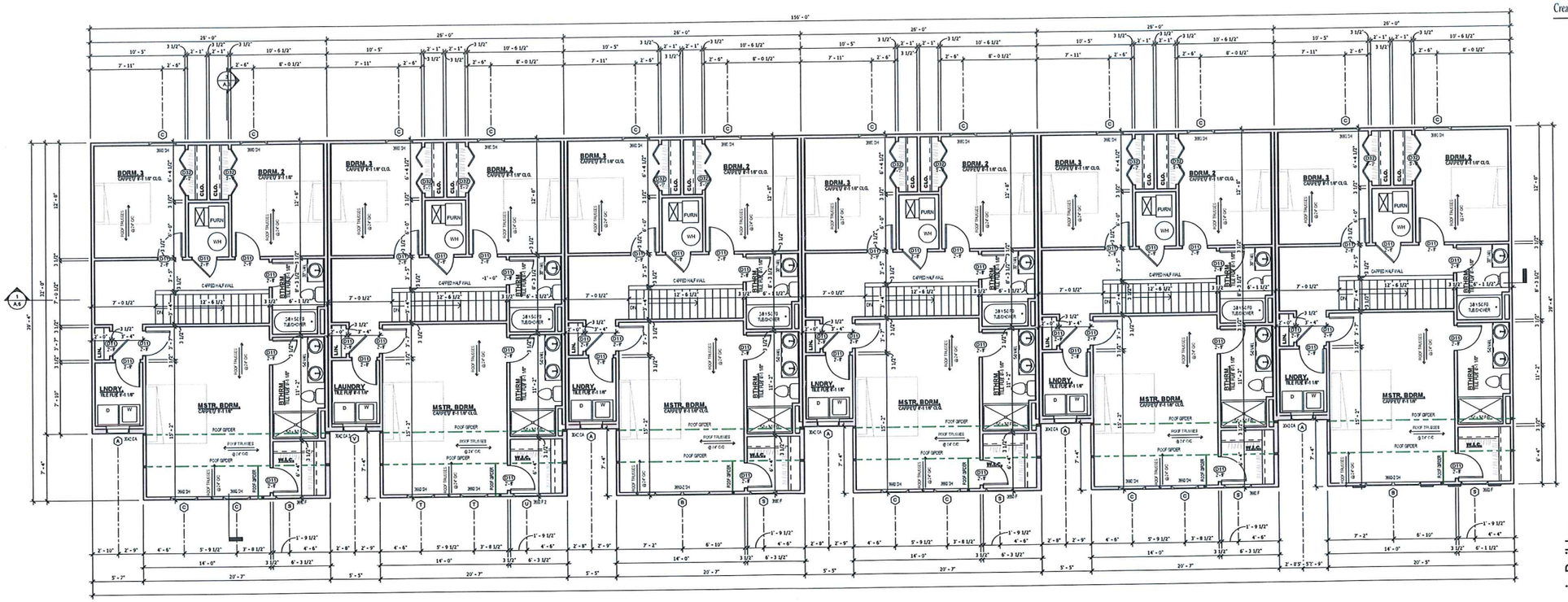
AREA SCHEDULE - UNIT A	
NAME	SQ FT
Main Floor	649 SF
Second Floor	982 SF
	1631 SF
Garage	418 SF
	419 SF
Grand total: 3	2049 SF

AREA SCHEDULE - UNIT B	
NAME	SQ FT

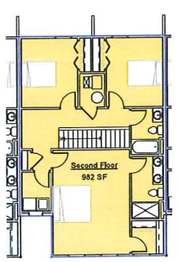
AREA SCHEDULE - UNIT E	
NAME	SQ FT

ESTIMATED AREA - CEILING		
LEVEL	CEILING TYPE	AREA
First Flr Wall Hgt	Ceiling - Garage	152 SF
First Flr Wall Hgt	Ceiling - House	171 SF
Second Flr Wall Hgt	Ceiling - House	5626 SF
		6285 SF

1. ROUGH FLATTIRE OF CEILING TRUSS FRAME TO BE WITHIN 2" OF FINISH WALLS.
2. THE ARCHITECT AND ENGINEER DO NOT WARRANT THE ACCURACY OF THE ENGINEERED TRUSS DESIGNS PROVIDED BY OTHERS.
3. ALL ENGINEERED TRUSS DESIGNS TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW BEFORE FABRICATION.
4. NO WORK TO BE PERFORMED UNTIL ALL ENGINEERED TRUSS DESIGNS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT.



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



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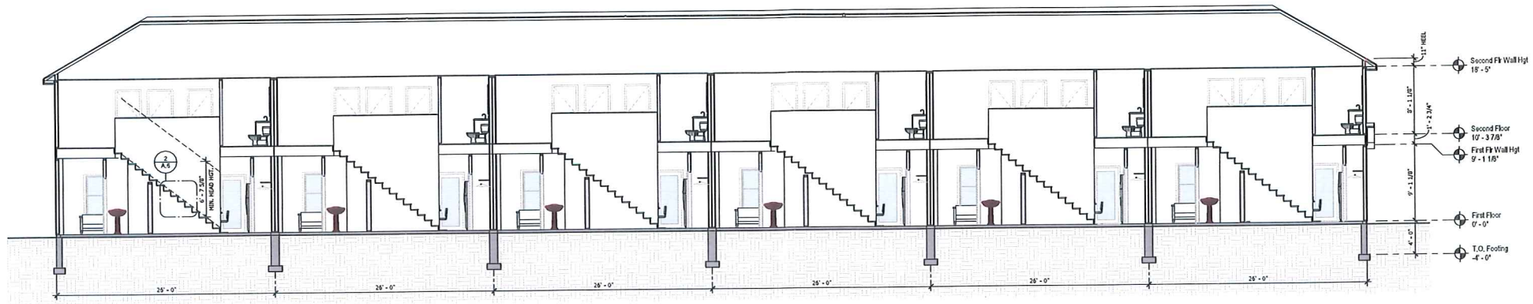
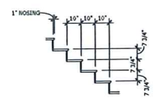
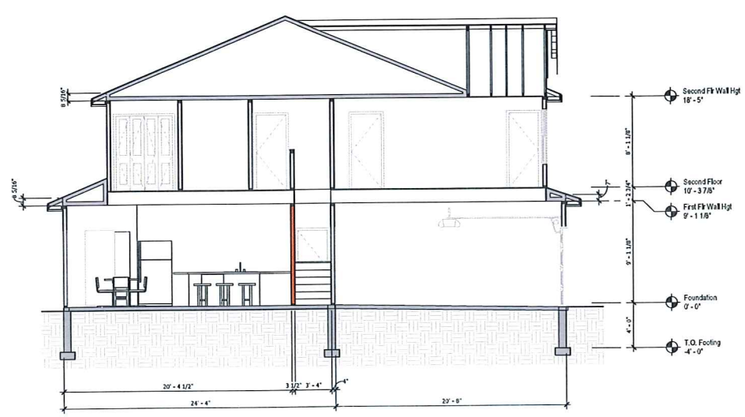


1 BUILDING SECTION B
Scale: 3/16" = 1'-0"



2 STAIR DETAIL
Scale: 3/8" = 1'-0"



3 BUILDING SECTION A
Scale: 3/8" = 1'-0"

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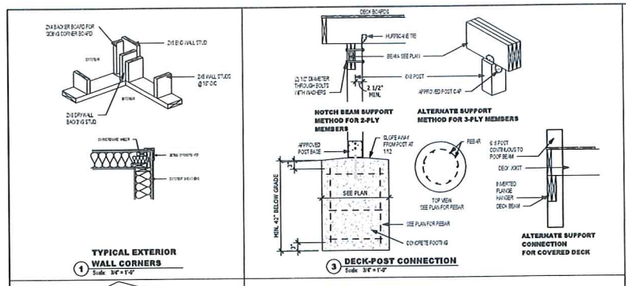


TYPICAL EXTERIOR WALL CORNERS (1)
Scale: 3/8" = 1'-0"

DECK-POST CONNECTION (3)
Scale: 3/8" = 1'-0"

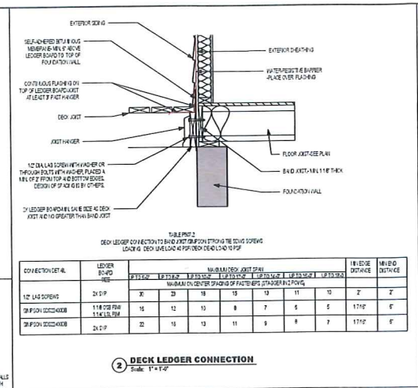
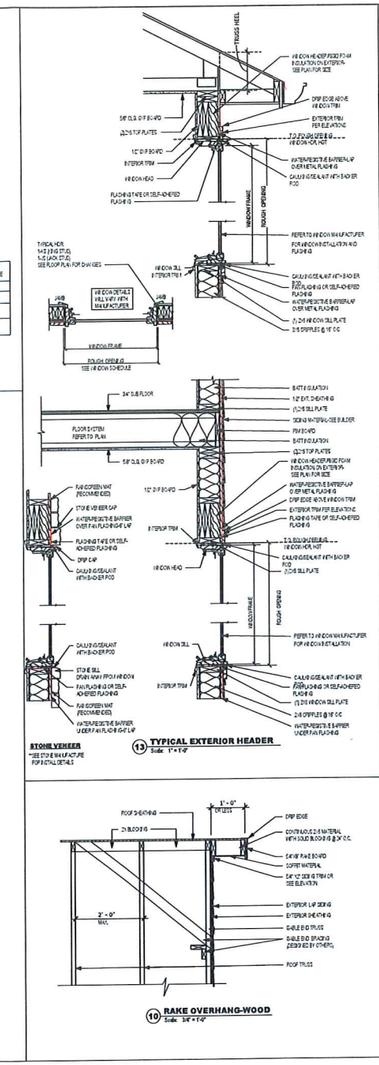


TABLE R502.3
DECK LEDGER CONNECTION TO BAND JOIST CONSIDERING STRONG THE SEISMIC SPEWING LOADING. DECK LAYS LOAD AS PER DECK DESIGN CLASS OF PDF

DECK CONNECTION DETAIL	LEDGER BOARD SIZE	MAXIMUM DECK JOIST SPAN							MIN EDGE DISTANCE	MIN END DISTANCE
		8' 0" O.C.	6' 0" O.C.	4' 0" O.C.	3' 0" O.C.	2' 0" O.C.	1' 6" O.C.	1' 0" O.C.		
		MAXIMUM DECK JOIST SPAN (FEET-INCHES)								
1/2" LAG SCREWS	2x10	10'	9'	8'	7'	6'	5'	4'	2"	2"
SIMPSON SDS25400B	1 1/8" DSB PSW 1 1/8" LSL PSW	16	12	10	8	7	6	5	1 7/16"	6"
SIMPSON SDS25400B	2x10	22	16	13	11	9	8	7	1 7/16"	6"

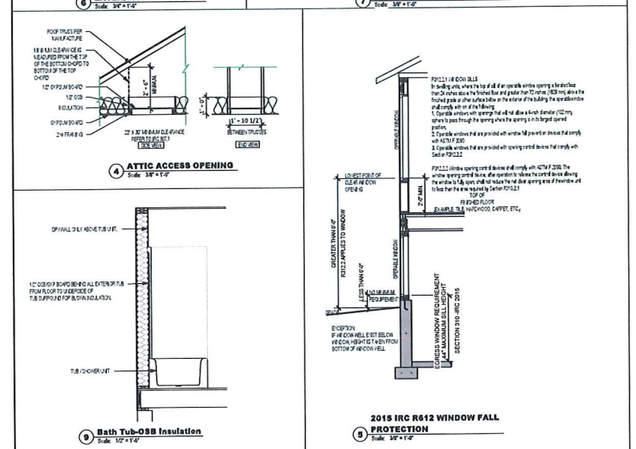
DECK LEDGER CONNECTION (2)
Scale: 1" = 1'-0"



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

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

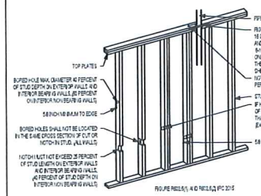
RAKE OVERHANG-WOOD (10)
Scale: 3/4" = 1'-0"



ATTIC ACCESS OPENING (4)
Scale: 3/8" = 1'-0"

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

2015 IRC R612 WINDOW FALL PROTECTION (5)
Scale: 3/4" = 1'-0"



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

EXTERIOR WALL LADDER (6)
Scale: 3/8" = 1'-0"

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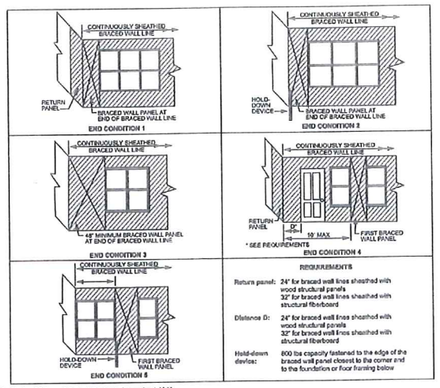
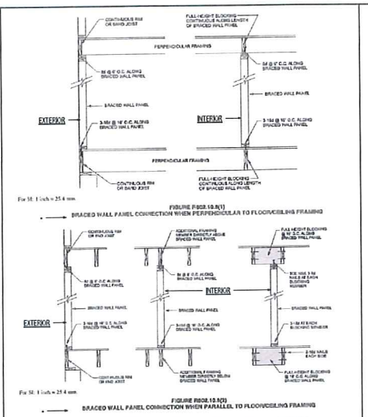


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

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 CS - BOTH SIDES GYP - 7" EDGES (INCLUDING TOP & BOTTOM PLATES) & 7" FIELD
METHOD WSP - 1 SIDE OSB/PLYWOOD - 6" EDGES & 12" FIELD, 1 SIDE GYP

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

Method, Material	Minimum Thickness	Figure	Connection Criteria[a]	
			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)
			Interior sheathing see Table R602.3(1) or Table R602.3(2)	Varies by fastener

a. Adhesive attachment of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D$_0$, D$_1$ and D$_2$.

Minimum length per IRC Table R602.10.5 (TABLE 3.28)	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	Adjust
	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	39	
	100		44	40	38	38	
	104		49	43	40	37	
	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"

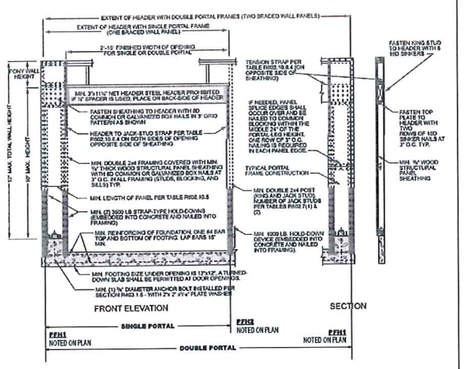


FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

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

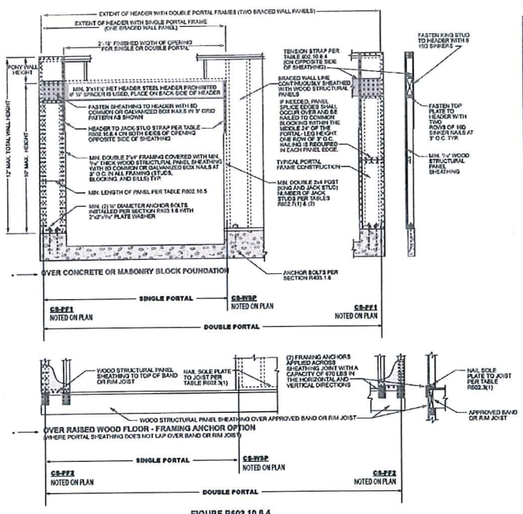


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

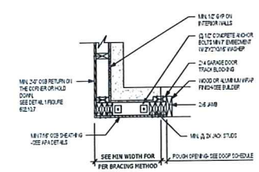
4 BRACING METHOD CS-PF
Scale: 1/4" = 1'-0"

TABLE R602.10.4
TENSION STRAP CAPACITY FOR PERFORATED WOOD PORTAL FRAMES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PORTAL WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY (pounds)[a] Allowable Design Wind Speed V_{asd} (mph) 110	115	120	130	110	115	120
				Exposure B				Exposure C		
2 x 4 No. 2 Grade	0	10	15	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	2	10	9	1,000	1,000	1,000	1,000	1,000	1,000	1,000
			15	1,000	1,000	1,000	1,000	1,000	1,000	1,000
		12	15	1,375	1,375	1,375	1,375	1,500	1,500	1,500
			9	1,000	1,000	1,000	1,000	1,375	1,375	1,375
		10	16	2,175	2,175	2,175	2,175	4,125	4,125	4,125
			18	2,175	2,500	2,500	2,500	DR	DR	DR
		12	9	1,500	1,500	1,500	1,500	3,175	3,175	3,175
			16	2,175	3,375	DR	DR	DR	DR	DR
	4	12	18	2,175	3,375	DR	DR	DR	DR	DR
			9	2,375	3,375	DR	DR	DR	DR	DR
			13	2,375	3,375	DR	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,000	1,000	2,025	2,025	2,025
			16	2,150	2,150	2,150	2,150	4,075	4,075	4,075
			18	2,150	2,150	2,150	2,150	DR	DR	DR
	4	12	9	1,750	1,750	1,750	1,750	3,125	DR	DR
			16	2,150	3,150	DR	DR	DR	DR	DR
			18	2,150	3,150	DR	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. DR = Design Required.
b. Strap shall be installed in accordance with manufacturer's recommendations.

10W/A = 1/8 mph



MIN LENGTH FOR CONTINUOUS SHEATHING - PORTAL FRAME (CS-PF)
PER TABLE R602.10.5
HEIGHT TO BOTTOM TOP OF FOUNDATION WALL TO TOP PLATES OF GARAGE WALL
8'-0" WALL = 18' 8'-0" WALL = 18' 10'-0" WALL = 20'
11'-0" WALL = 22' 10'-0" WALL = 24'

5 GARAGE DOOR JAMB - BRACING METHOD CS-PF
Scale: 1" = 1'-0"

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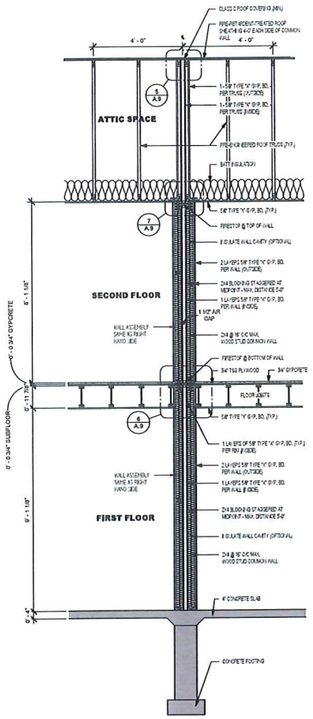
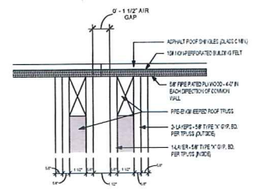
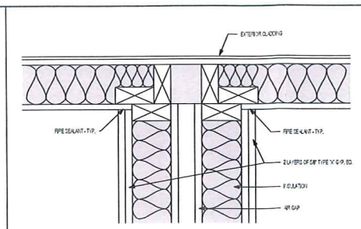


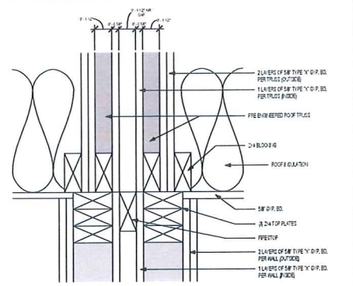
F - 2 HR. COMMON WALL SECTION @ U342
4 Scale: 1/2" = 1'-0"



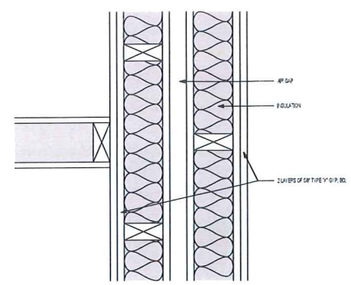
F - 2 HR. COMMON WALL SECTION @ ROOF JUNCTION
5 Scale: 3" = 1'-0"



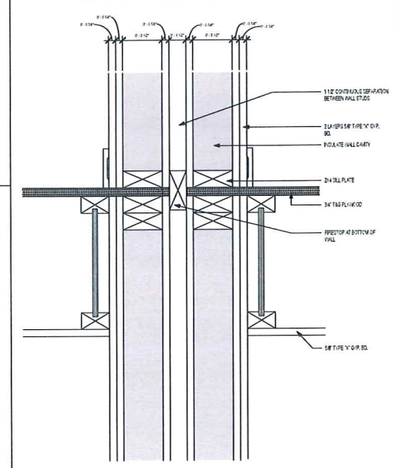
B - 2 HR. COMMON WALL @ EXTERIOR WALL INTERSECTION
1 Scale: 3" = 1'-0"



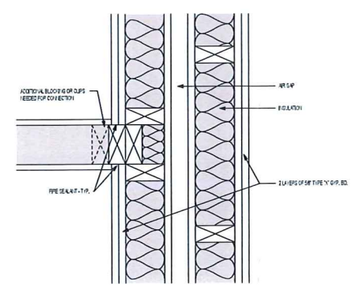
F - 2 HR. COMMON WALL SECTION @ TRUSS JUNCTION
7 Scale: 3" = 1'-0"



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



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



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

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