

NOTE:
 RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR
 ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE
 REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED
 FOR CONSTRUCTION.



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Sheet Title:
RENDERING

Issue Description	Date	#
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Scale: 1/8" = 1'

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Sheet # 2

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SPF# 2 OR BETTER
- B. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SPF-#2.
- C. ALL STUDS TO BE SPF#2 OR BETTER.
- D. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" OSB.
WALL SHEATHING SHALL BE 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- E. '1' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- F. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 SPF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER:

EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE DOUBLE 6" VINYL SIDING OVER 7/16 OSB. WINDOW & DOOR TRIM PAINTED MIRATEC. MATERIAL AND COLOR BY OWNER.

DUAL LAYER FIEBERGLASS MAT ASPHALT ALGE RESISTANT ARCHITECTURAL SHINGLES TO MEET OR EXCEED R905.2.4

DECKING TO BE PRESURE TREATED WOOD. FINAL COLOR BY OWNER.

CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 6" IN FIRST 10'

RETAINING WALLS AS NECESSARY AND INSTALLED BY LANDSCAPE DESIGN APPROVED BY HOMEOWNER

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE AND SEAL TO STOP AIR LEAKS

General Notes:

Local Design Criteria Assumptions

1. Ground Snow Load: 50 psf per figure R301.2(5)
2. Wind Speed: 90 mph per figure R301.2(4)
3. Wind Exposure Category: B per R301.2.1.4
4. Seismic Category: A per figure R301.2(2)
5. Weathering: Severe per figure R301.2(3)
6. Frost Line Depth: 42" per R403.1.4
7. Termite: Slight to Moderate per figure R301.2(6)
8. Winter Design Temp.: 0°F per figure R301.2(1)
9. Ice Shield Under-Layment: Yes per R905.2.7.1
10. Flood Hazards: N/A
11. Air Freezing Index: 1000 – 1500 per figure R403.3(2)
12. Mean Annual Air Temp.: 50°F per www.ncdc.noaa.gov/fpsf.html
13. Site Soil Group & Class: Group 1 & Class SP/SM per table R405.1
14. Soil Bearing Capacity: 2000 lbs/sqft per table R401.4.1
15. Climate Zone: 5A

Site Address

1. Premise to be identified per R319

Public Utilities

1. Natural gas, 220V/200A electricity, 4 line telephone, and cable TV are to be underground and installed per the site plan/Main floor, floor plan

Windows

1. All windows must comply with R303, R308, R310, R612, 2009 MUEC 303.1.3, 2009 MUEC 402.3
2. All windows shall meet the following:
 - a. Construction: Wood frame and sash
 - b. Exterior cladding: Vinyl or Aluminum
 - c. Glass: Dual pane, High Performance, Low-E, insulated
 - d. Exterior color: White
 - e. Interior color: Pre-finished White
 - f. Style: Double hung, Tilt wash
 - g. Size and swing: Per plan and schedule
 - h. Hardware: Include, color: white
 - i. Screens: Include, color: white
 - j. Extension jambs: Include, Pre-finished White
3. Top of all windows are to be 80" from floor
4. Extension jambs (if needed) are to be factory applied 6 9/16" jamb width

Doors

Exterior doors

1. All doors must comply with R311, MUEC 303.1.3, 2009 MUEC 402.3
2. All exterior doors shall meet the following:
 - a. Construction: Insulated steel
 - b. Style: 4 Panel (no glass)
 - c. Appearance: Smooth surfaces
 - d. Hardware finish: Brushed Nickel
 - e. Size and swing: Per plan and schedule
 - f. Factory finish: Pre-primed
 - g. Field finish: 100% acrylic latex paint
 - h. Handles: Supplied by homeowner
3. Garage to house door must be per R302.5.1
4. Main entrance door (3'-0") is to have two 12" full height glass side lights, on a factory assembly one piece continuous sill.

5. All garage doors shall meet the following:
 - a. Construction: Insulated steel
 - b. Style: Raised panel (no glass)
 - c. Exterior appearance: Textured surface
 - d. Size: Per plan and schedule
 - e. Factory finish: Pre-finished white
 - f. Field finish: None
 - g. Opener: Screw drive, 1/2 HP

Interior doors

1. All doors must comply with Section R311
2. All interior passage doors shall meet the following:
 - a. Construction: Molded, solid core
 - b. Style: 2 Panel
 - c. Appearance: Smooth surfaces
 - d. Hardware finish: Brushed Nickel
 - e. Size and swing: Per plan and schedule
 - f. Factory finish: Pre-primed
 - g. Field finish: White Acrylic Latex paint, semi-gloss
 - h. Handles: Schlage Georgian Brushed Nickel
3. All interior bi-fold doors shall meet the following:
 - a. Construction: Molded, hollow core
 - b. Style: 2 Panel
 - c. Appearance: Smooth surfaces
 - d. Hardware finish: Brushed Nickel
 - e. Size and swing: Per plan and schedule
 - f. Factory finish: Pre-primed
 - g. Field finish: White Acrylic Latex paint, semi-gloss
 - h. Handles: Schlage Georgian Brushed Nickel

Exterior Coverings

1. All siding is to be vinyl double 6" exposure. The siding must comply with R703.1, R703.11, and table R702.3.7
2. All siding shall meet the following:
 - a. Type: Lap
 - b. Exterior appearance: Cedar wood siding
 - c. Exposure: 6"
3. Weather resistive barrier shall be installed per R703, all joints must be taped and all penetration must be sealed to prevent water intrusion and air leakage
4. Flashing shall be installed per R708.3 to prevent water intrusion

Exterior Trim

1. All exterior trim is to be a composite wood material resistant to decay.
2. All exterior trim shall meet the following:
 - a. Exterior appearance: Cedar wood siding
 - b. Size and exposure: 5/4" x 6" or supplier spec. x 6"
 - c. Factory finish: Pre-primed
 - d. Field finish: 100% acrylic latex paint
 - e. Joint treatment: Caulk all joints
 - f. Fastening method: Face nailing
3. All doors and windows shall be wrapped with exterior trim. All outside exterior corners shall have exterior trim.
4. Flashing shall be installed per R708.3 to prevent water intrusion



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Scale: 1/8" = 1'

Sheet # 3



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Sheet # 4

Energy Efficiency

Interior Trim

1. All interior trim is to be pre-primed paint grade MDF.
2. All interior trim shall meet the following:
 - a. Base size: 4 1/4" x 7/16"
 - b. Case size: 3 1/4" x 11/16"
 - c. Style: Colonial
 - d. Factory finish: Pre-primed
 - e. Field finish: White Acrylic Latex paint, semi-gloss
 - f. Joint treatment: Caulk all joints and nail holes
 - g. Fastening method: Face nailing

Smoke and CO Alarms

1. All smoke alarms must comply with Section R314
2. All CO alarms must comply with Section R315
3. All smoke and CO alarms will be interconnected, AC powered with battery back-up
4. See floor plan for alarm locations

Fire blocking

1. All fire blocking must comply with R302.11
2. All fire blocking materials must comply with R302.11.1 and R302.11.1.1 thru R302.11.1.3
3. Fire blocking must be provided at the following locations:
 - a. In concealed spaces of stud walls and partitions, including furred at the ceiling and floor levels and at 10' intervals both horizontal and vertical.
 - b. At all interconnections between horizontal and vertical spaces such as occur at soffits over cabinets, drop ceilings, cove ceilings and similar locations.
 - c. In concealed spaces between stair stringers at the top and bottom of the run
 - d. At openings around vents, pipes, ducts, chimneys, and fireplaces at ceiling and floor levels with noncombustible materials.

Garage/Driveway/Porch/Patio/Sidewalk

1. All concrete floors must comply with R309.1, R402.2, R506
2. All garage floors, porch floors, driveways, patios, and sidewalks shall be a minimum 3500psi compressive strength air entrained concrete constructed over a clean sand base course.
3. The driveway and sidewalk portion as specified on the site plan shall be 6" thick slab
4. The garage, porch and patio shall be a 4" thick slab
5. The garage slab shall be over a 6 mil polyethylene vapor barrier

Deck and Upper Floor Porch

1. Deck and upper floor porch shall constructed to meet or exceed American Wood Council, Design for Code Acceptance #6 (DCA 6), Prescriptive Residential Wood Deck Construction Guide
2. Finish skirt board applied around deck and upper floor porch to hide joists and beams.

Insulation

1. All insulation must comply with the 2009 MUEC prescriptive approach and Section R316
2. All insulation shall meet the following:
 - a. Basement Wall: R-10, 2.5" thick cellulose board
 - b. Walkout Basement slab: R-10, 2" thick XPS on interior of frost wall, down 2' - top of XPS cut at 45 degree angle to allow basement floor to meet foundation wall
 - c. Wall cavities: R-20, Dense packed dry applied Cellulose.
 - d. Flat ceiling cavities: R-49, loose fill Cellulose
 - e. Attic hatch: R-38 + R-11 batts, for 24" O.C, securely fastened in place
 - f. Fenestrations: U Factor of 0.35 or lower

Air Sealing

1. All air sealing must comply with the 2009 MUEC, Section 402.4
2. Air sealing verification shall be a visual inspection per Section 402.4.2.2
3. Building Envelope, all of the following will be caulked, gasketed, weatherstripped, or otherwise sealed with an air barrier material:
 - a. All joints, seams, and penetrations
 - b. Window and door rough openings
 - c. Utility penetrations
 - d. Knee walls
 - e. Wall and ceilings separating a garage from a conditioned space
 - f. Behind tubs and showers on exterior walls
 - g. Attic hatch will sealed with foam rubber weather strip tape per 402.2.3
 - h. Fireplace shall have door gasket per 402.4.3
4. All recessed lighting will be of type IC air tight construction

Electrical/Lighting

1. All lighting will be high efficiency per Section 404 of the 2009 MUEC

Mechanical/HVAC

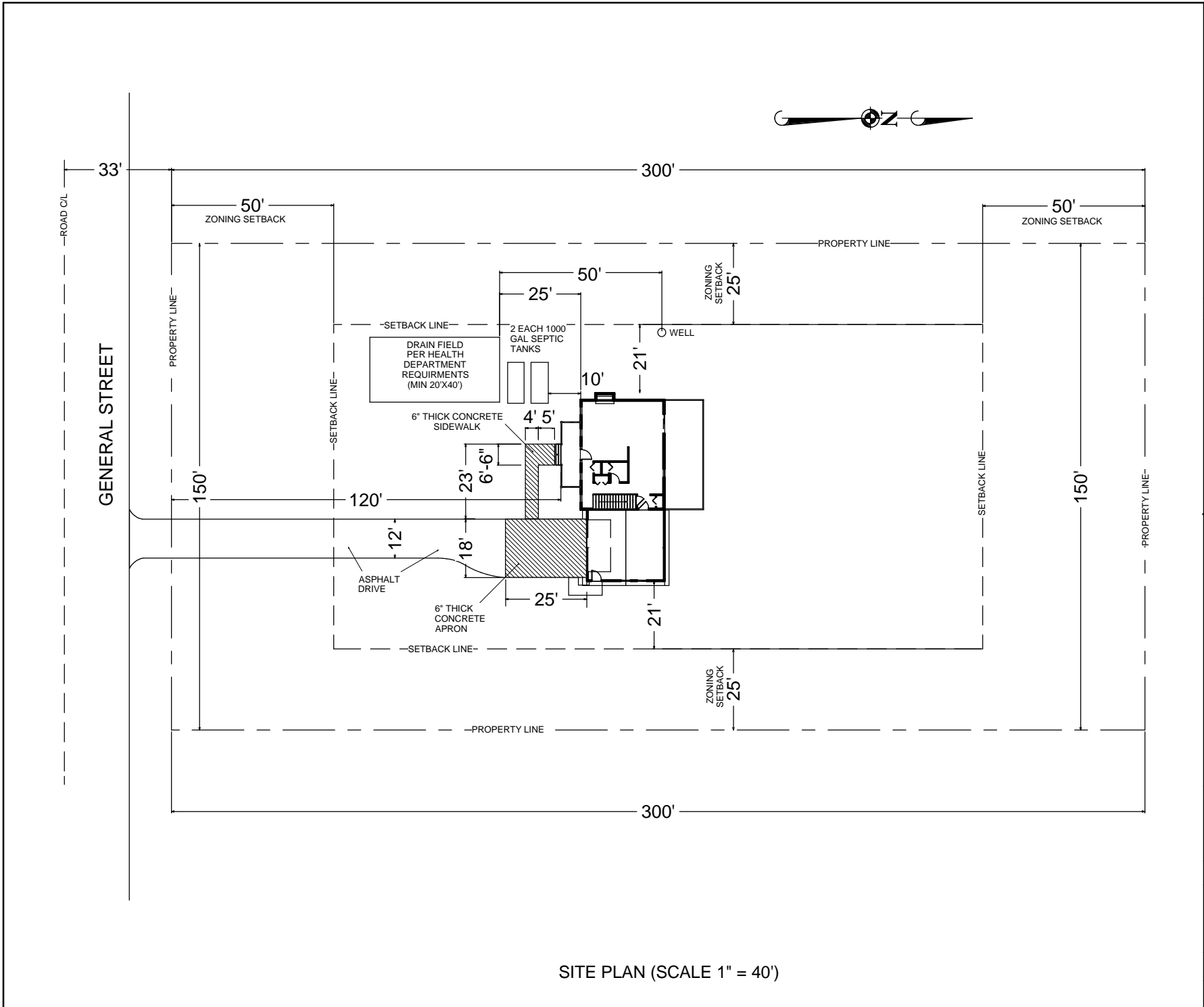
1. 95% efficient natural gas forced air furnace with a 2 stage burner and a variable speed blower
 - a. Furnace shall be sized per M1401.3
2. 13 SEER air conditioner
3. A programmable thermostat shall be installed to control HVAC system
4. All duct joist must be sealed with foil peel and stick tape or duct mastic conforming to UL181

Exhaust Fan

1. All exhaust fans must comply with Section R303, Section M1507, MUEC section 403.5, and manufacturers installation instructions.
2. All bathroom exhaust fans are to be fan/light combination units with each function switched individually. The exterior color is to be white. The fan is to be rated at 110 CFM or greater, with the exhaust ducting terminated at the exterior of the structure. The fan will have an integrated gravity damper to close the system when on in use.

Electrical Panel Certification

1. A permanent certificate shall be posted on or in the electrical distribution panel per 2009 MUEC Section 401.3



SITE PLAN (SCALE 1" = 40')

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Sheet # 5

EROSION CONTROL NOTES:

INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION

MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.

ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.

DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.

FOUNDATION NOTES:

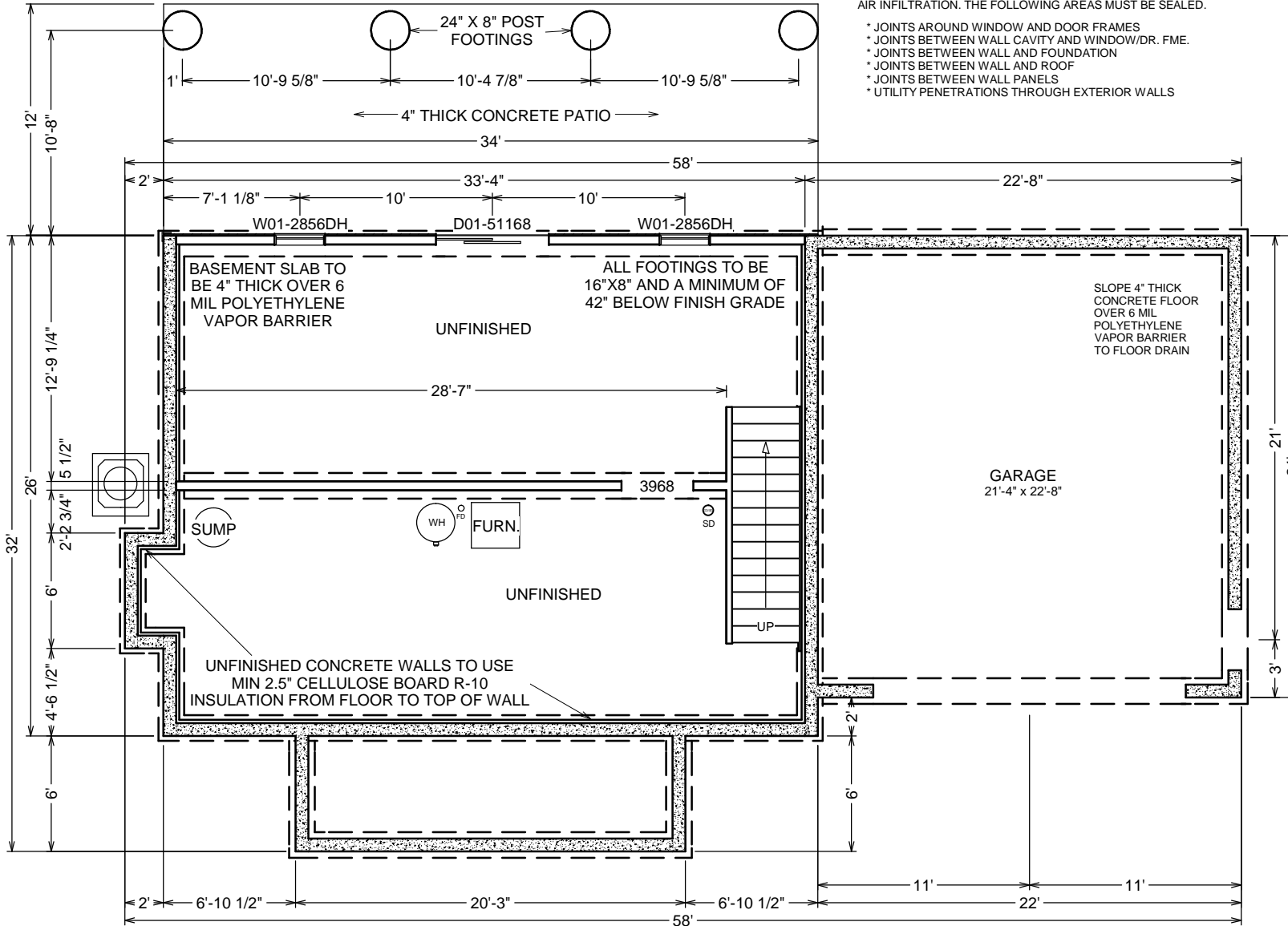
ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
 3,000 PSI AT 28 DAYS FOR FOOTINGS AND BASEMENT FLOOR
 5,000 PSI AT 28 DAYS FOR FOUNDATION WALLS
 3,500 PSI AT 28 DAYS FOR GARAGE FLOOR, DRIVEWAY, SIDEWALKS, PORCH, AND PATIO
 MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE
 CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON 'SET' ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS



FOUNDATION PLAN



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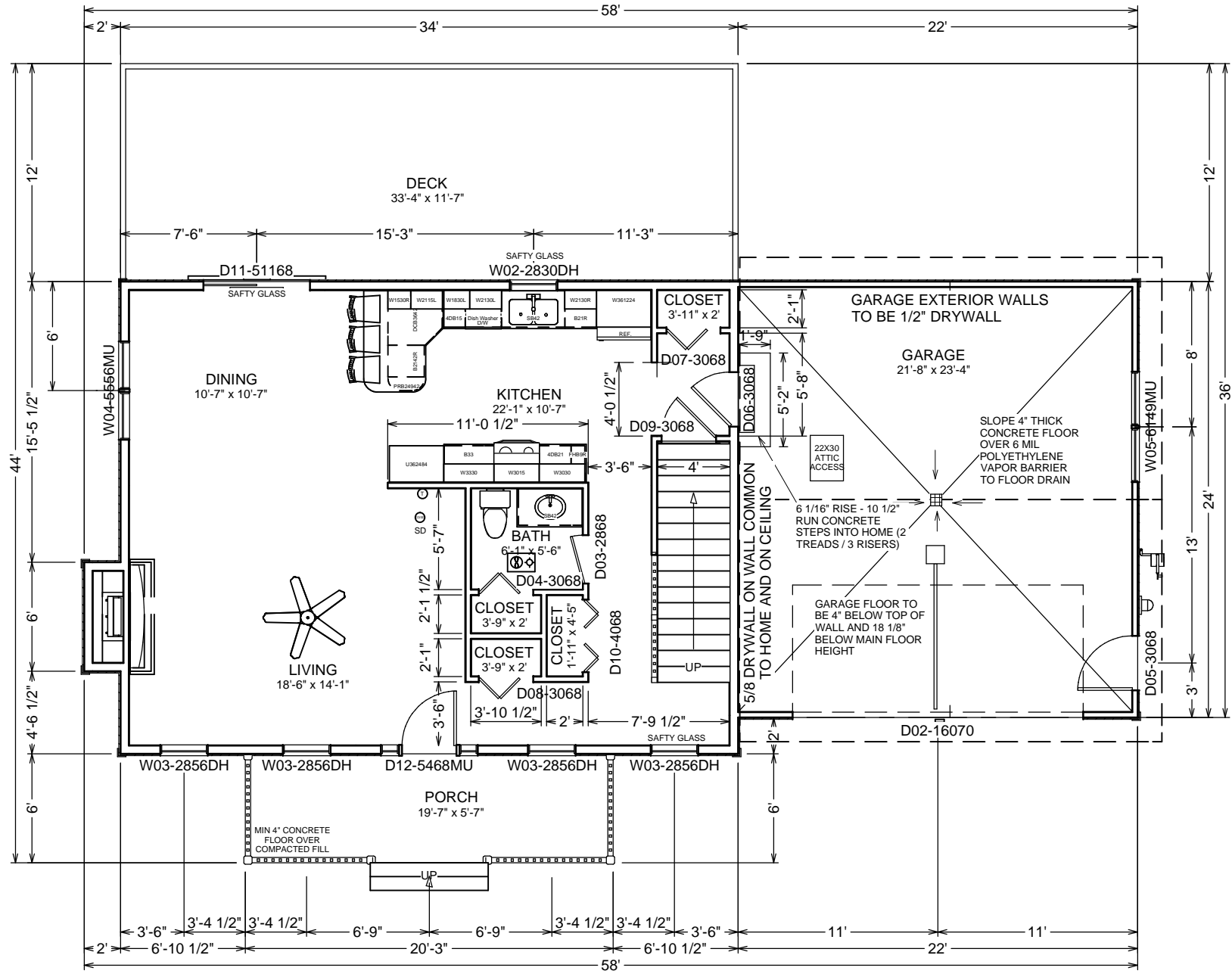
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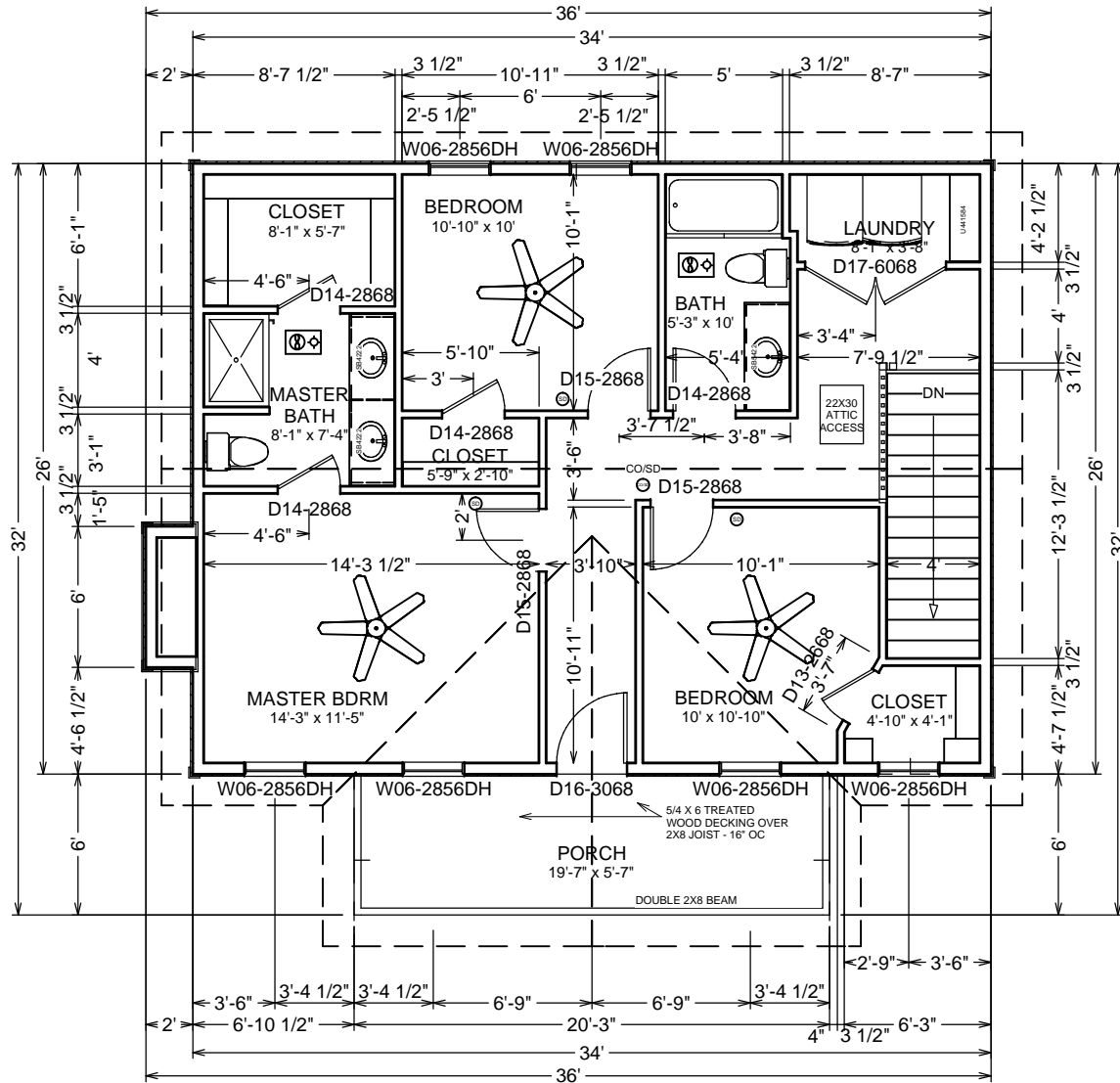
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Sheet # 7



MAIN FLOOR PLAN



SECOND FLOOR PLAN

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Sheet # 9

- CONTINUOUS MOLDED PLASTIC RIDGE VENT (ALL ROOF RIDGES)
- DUAL LAYER FIBERGLASS MAT ASPHALT ALGE RESISTANT ARCHITECTURAL SHINGLES TO MEET OR EXCEED R905.2.4 (ALL ROOFS)
- VENTED ALUMINUM SOFFITS
- ALL WINDOWS AND DOORS TO BE FLASHED PER R703.8
- SITE ADDRESS TO BE INSTALLED PER R319.1



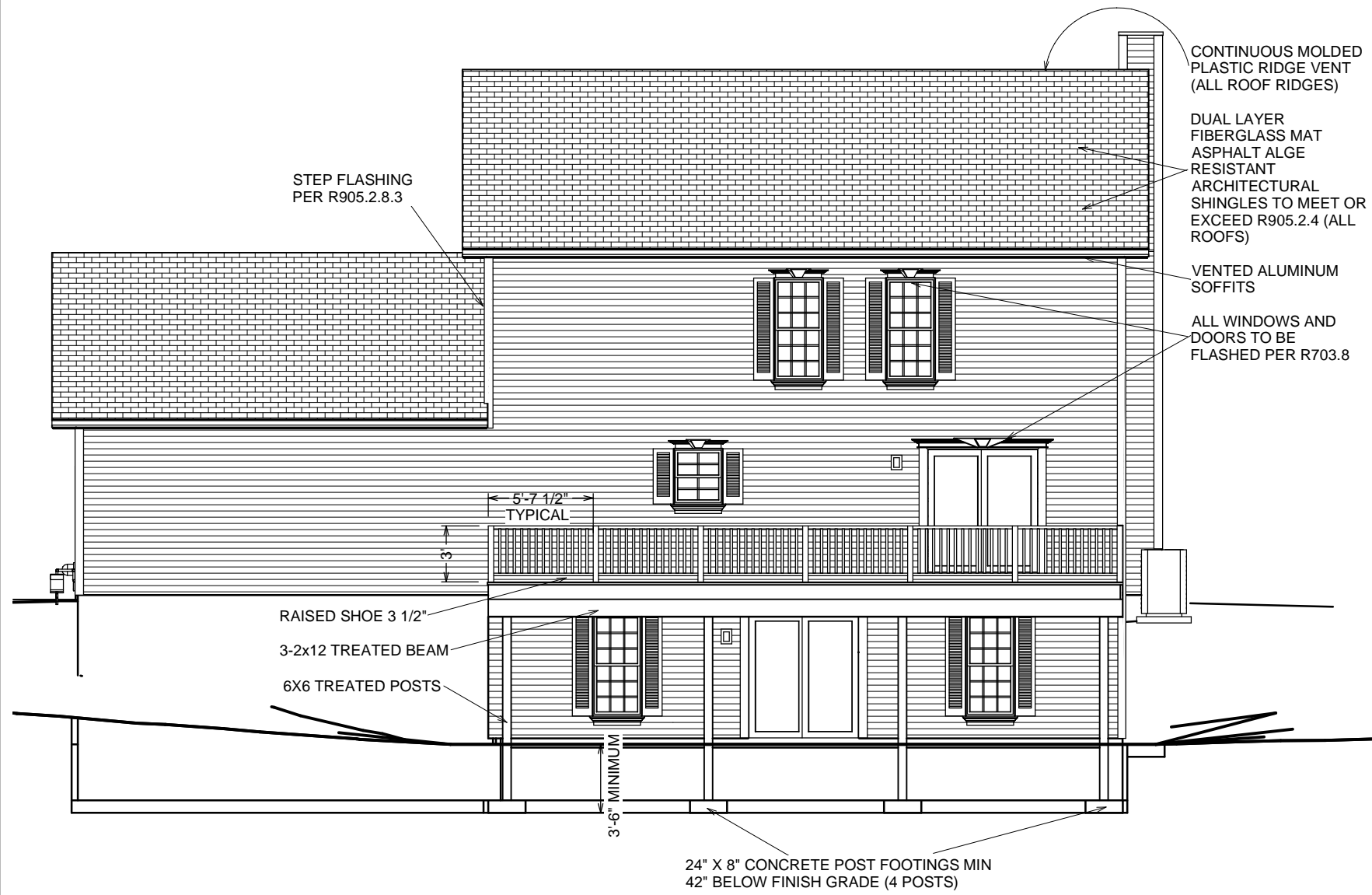
FRONT ELEVATION

Issue Description	Date	#
Construction Final	3/12/2012	1
		2
		3

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Scale: 1/8" = 1'

Sheet # 10



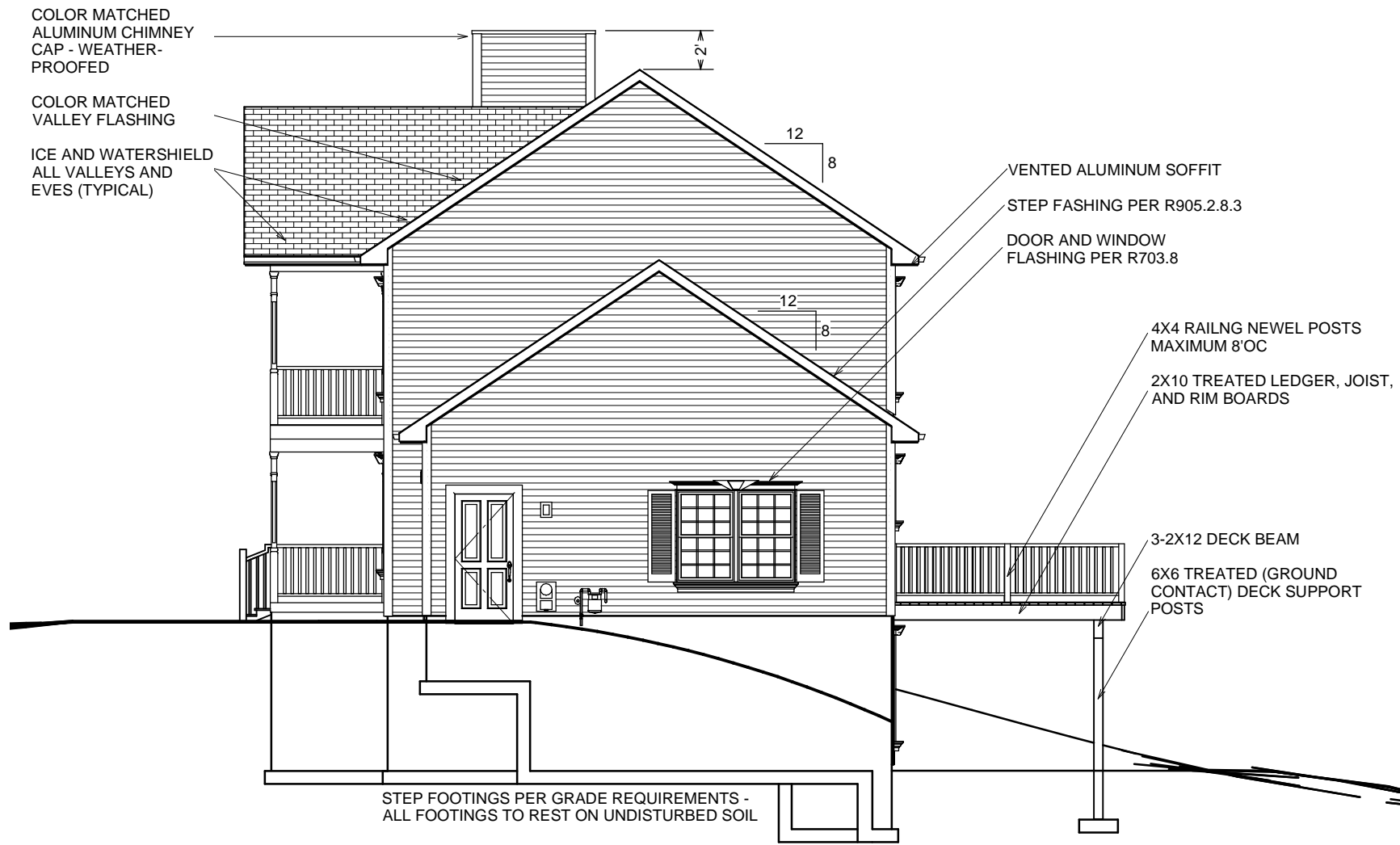
REAR ELEVATION

Issue Description	Date	#
Construction Final	3/12/2012	1
		2
		3

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Scale: 1/8" = 1'

Sheet # 11



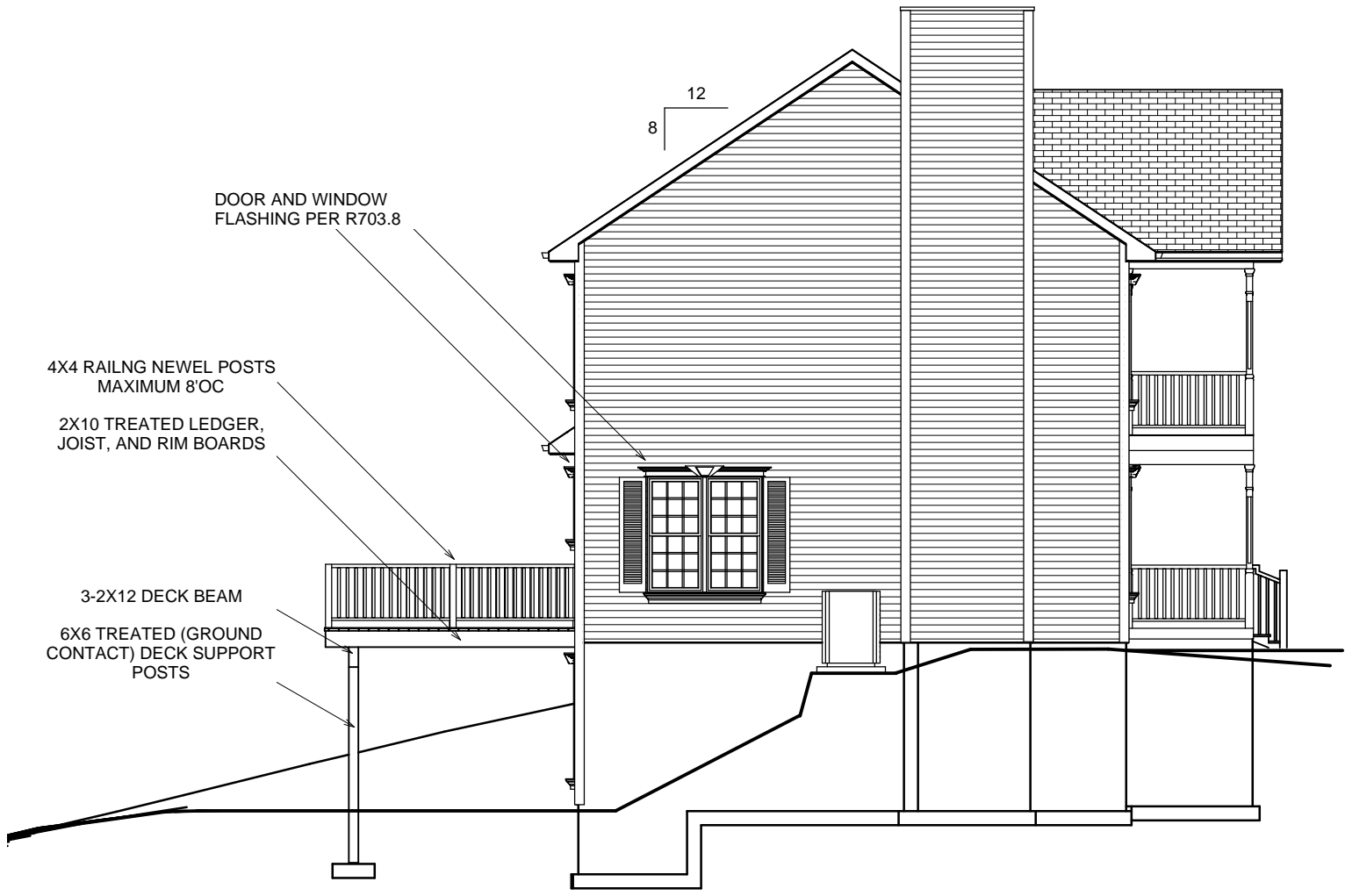
RIGHT ELEVATION

#	Date	Issue Description
1	3/12/2012	Construction Final
2		
3		

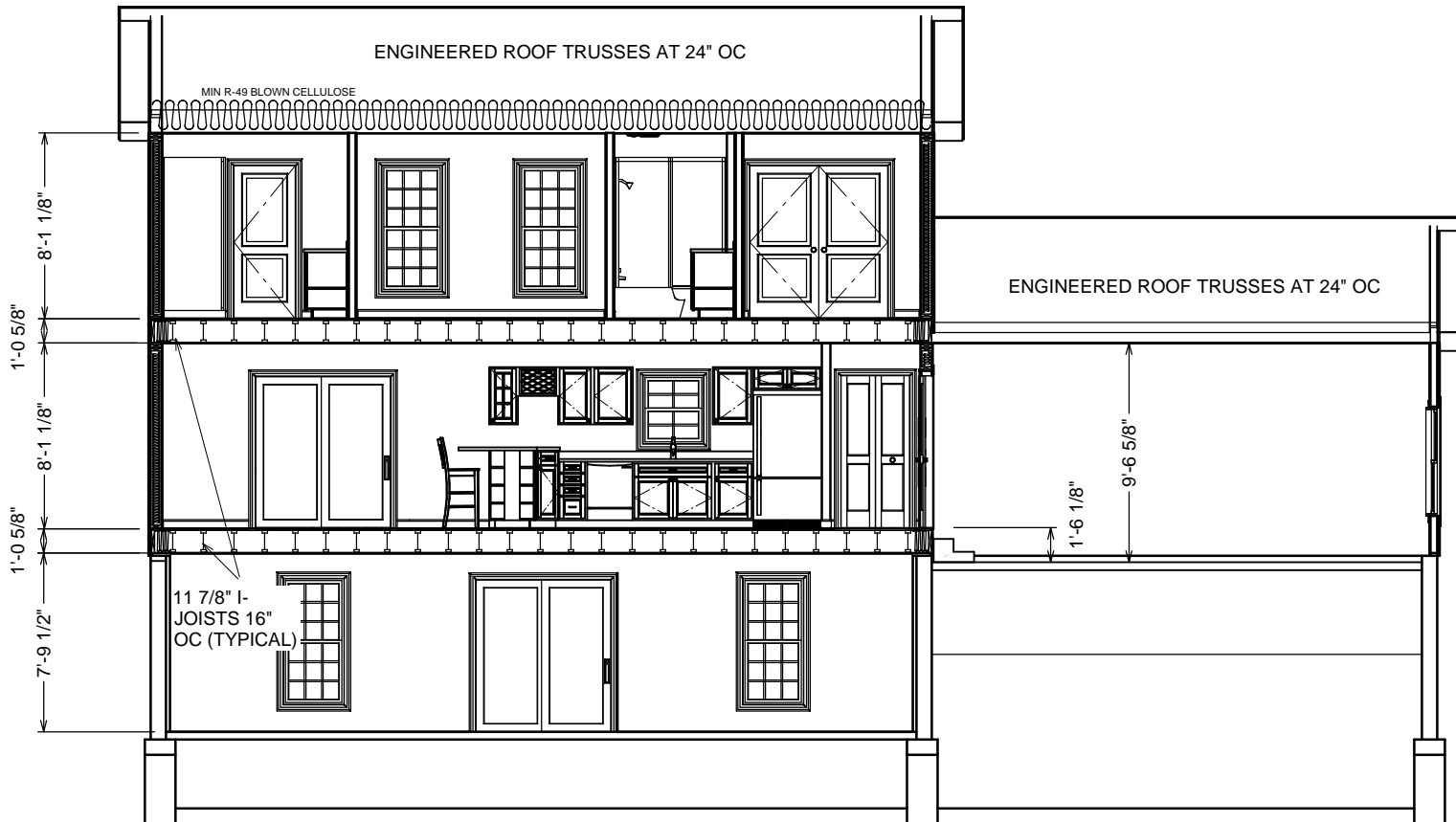
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Scale: 1/8" = 1'

Sheet # 12



LEFT ELEVATION



RIGHT TO LEFT CROSS SECTION

Issue Description	Date	#
Construction Final	3/12/2012	1
		2
		3

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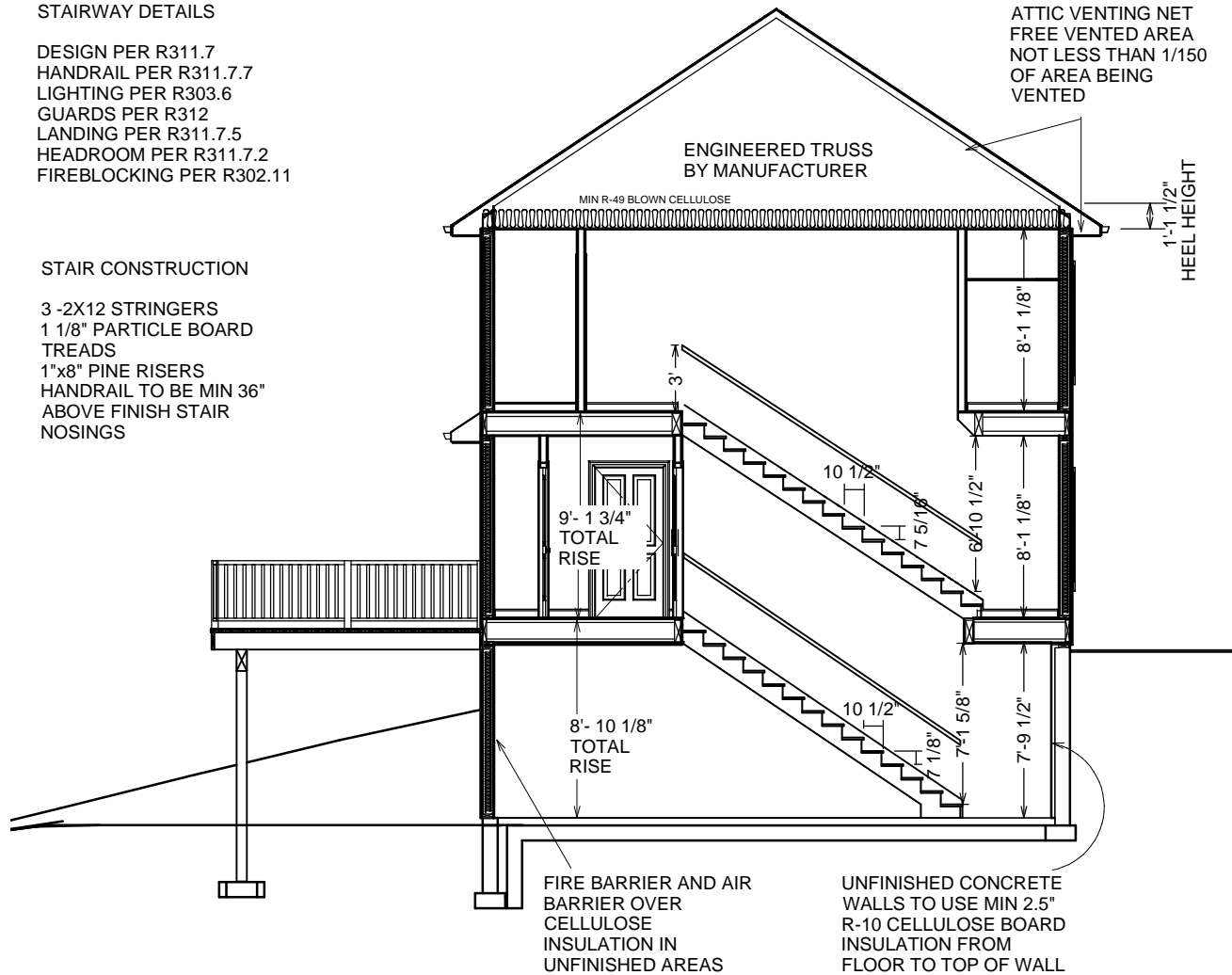
Scale: 1/8" = 1'

STAIRWAY DETAILS

DESIGN PER R311.7
 HANDRAIL PER R311.7.7
 LIGHTING PER R303.6
 GUARDS PER R312
 LANDING PER R311.7.5
 HEADROOM PER R311.7.2
 FIREBLOCKING PER R302.11

STAIR CONSTRUCTION

3 -2X12 STRINGERS
 1 1/8" PARTICLE BOARD
 TREADS
 1"x8" PINE RISERS
 HANDRAIL TO BE MIN 36"
 ABOVE FINISH STAIR
 NOSINGS



FRONT TO BACK CROSS SECTION



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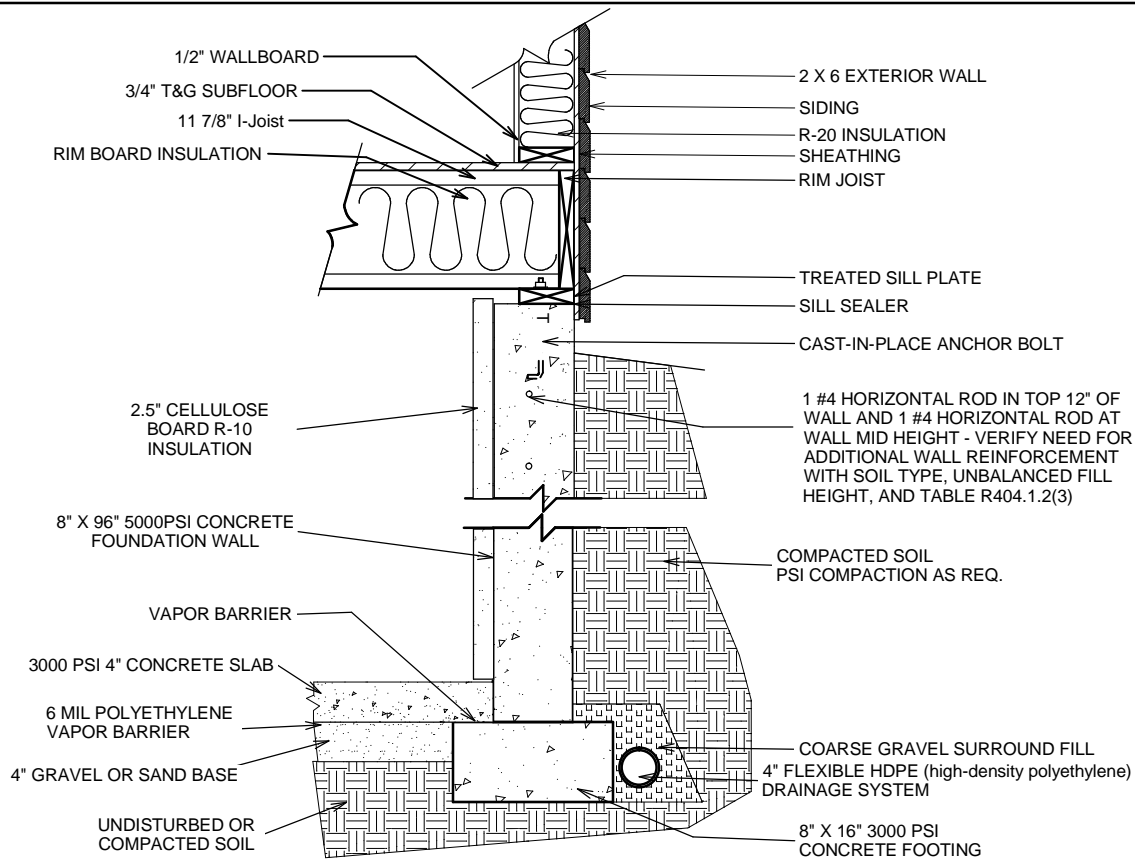
Sheet Title:
 FRONT TO
 REAR
 CROSS
 SECTION

Issue Description	Date	#
Construction Final	3/12/2012	1
		2
		3

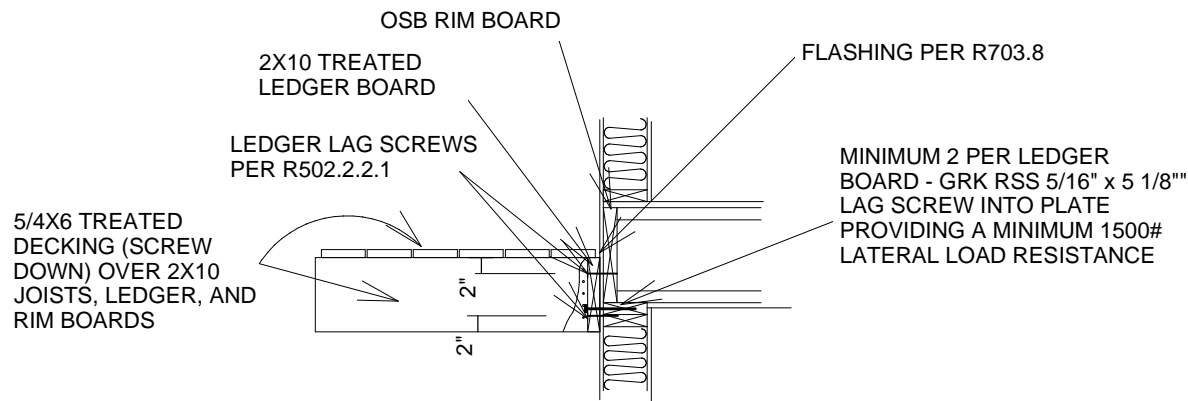
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Scale: 1/8" = 1'

Sheet # 14



BASEMENT FOUNDATION DETAIL



DECK ATTACHMENT DETAIL (TYPICAL ALL DECKS)



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**NOTES AND
DETAILS**

Issue Description	Date	#
Construction Final	3/12/2012	1
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		3

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Scale: 1/8" = 1'

Sheet # 15

DOOR SCHEDULE NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	1	0	51168 R EX	71 1/4"X80"	EXT. SLIDER-GLASS - COLOR - WHITE	2X10X74 1/4" (2)
D02	1	1	16070	195"X85 1/2"	GARAGE 4-PANEL (LONG) - COLOR - WHITE	2X6 Lam. Gar. Hdr.
D03	1	1	2868 L IN	34"X82 1/2"	HINGED 2 PANEL - COLOR - WHITE	2X10X37" (2)
D04	1	1	3068 L	38"X82 1/2"	2 DR. BIFOLD-SLAB	2X10X41" (2)
D05	1	1	3068 L EX	38"X82 1/2"	EXT. HINGED 4 PANEL - COLOR - WHITE	2X10X41" (2)
D06	1	1	3068 L EX	38"X82 1/2"	EXT. HINGED 4 PANEL - COLOR - WHITE	2X10X41" (2)
D07	1	1	3068 R	38"X82 1/2"	2 DR. BIFOLD 2-PANEL - COLOR - WHITE	2X10X41" (2)
D08	1	1	3068 R	38"X82 1/2"	2 DR. BIFOLD 2-PANEL - COLOR - WHITE	2X10X41" (2)
D09	1	1	3068 R IN	38"X82 1/2"	HINGED 2 PANEL - COLOR - WHITE	2X10X41" (2)
D10	1	1	4068	50"X82 1/2"	4 DR. BIFOLD-SLAB	2X10X53" (2)
D11	1	1	51168 R EX	71 1/4"X80"	EXT. SLIDER-GLASS - COLOR - WHITE	2X10X74 1/4" (2)
D12	1	1	5468	66"X82 1/2"	MULLED UNIT	2X10X69" (2)
D13	1	2	2668 R IN	32"X82 1/2"	HINGED 2 PANEL - COLOR - WHITE	2X10X35" (2)
D14	4	2	2868 L IN	34"X82 1/2"	HINGED 2 PANEL - COLOR - WHITE	2X10X37" (2)
D15	3	2	2868 R IN	34"X82 1/2"	HINGED 2 PANEL - COLOR - WHITE	2X10X37" (2)
D16	1	2	3068 R EX	38"X82 1/2"	EXT. HINGED-GLASS - COLOR - WHITE	2X10X41" (2)
D17	1	2	6068 IN	74"X82 1/2"	DOUBLE HINGED 2 PANEL - COLOR - WHITE	2X10X80" (2)

WINDOW SCHEDULE NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	EGRESS	DESCRIPTION	HEADER
W01	2	0	2856DH	31 1/2"X65 5/8"DH	32"X66 1/8"	YES	DOUBLE HUNG	2X10X35" (2)
W02	1	1	2830DH	31 1/2"X35 1/2"DH	32"X36"	NO	DOUBLE HUNG	2X10X35" (2)
W03	4	1	2856DH	31 1/2"X65 5/8"DH	32"X66 1/8"	YES	DOUBLE HUNG	2X10X35" (2)
W04	1	1	6149	73"X56 5/8"	73 1/2"X57 1/8"	YES	MULLED UNIT	2X10X79 1/2" (2)
W05	6	2	2856DH	31 1/2"X65 5/8"DH	32"X66 1/8"	YES	DOUBLE HUNG	2X10X35" (2)
W06	1	1	5556	65"X65 5/8"	65 1/2"X66 1/8"	YES	MULLED UNIT	2X10X68 1/2" (2)

CABINET SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	DIMENSIONS	HEIGHT	DESCRIPTION
C01	4DB15	1	1	15X24X36 "	36 "	BASE CABINET
C02	4DB21	1	1	21X24X36 "	36 "	BASE CABINET
C03	B2142R	1	1	21X24X42 "	42 "	BASE CABINET
C04	B21R	1	1	21X24X36 "	36 "	BASE CABINET
C05	B33	1	1	33X24X36 "	36 "	BASE CABINET
C06	DCB3642R	1	1	36X36X42 "	42 "	CORNER BASE CABINET
C07	FHB9R	1	1	9X24X36 "	36 "	BASE CABINET
C08	PRB24942	1	1	24X9X42 "	42 "	PENINSULA RADIUS BASE CABINET
C09	SB42	2	1	42X24X36 "	36 "	BASE CABINET
C10	SB4222	2	2	42X22X36 "	36 "	BASE CABINET
C11	SB5422	1	2	54X22X36 "	36 "	BASE CABINET
C12	U362484	1	1	36X24X84 "	84 "	UTILITY CABINET
C13	U441584	1	2	44X15X84 "	84 "	UTILITY CABINET
C14	W1530R	1	1	15X12X30 "	30 "	WALL CABINET
C15	W1830L	1	1	18X12X30 "	30 "	WALL CABINET
C16	W2115L	1	1	21X12X15 "	15 "	WALL CABINET
C17	W2130L	1	1	21X12X30 "	30 "	WALL CABINET
C18	W2130R	1	1	21X12X30 "	30 "	WALL CABINET
C19	W3015	1	1	30X12X15 "	15 "	WALL CABINET
C20	W3030	1	1	30X12X30 "	30 "	WALL CABINET
C21	W3330	1	1	33X12X30 "	30 "	WALL CABINET
C22	W361224	1	1	36X24X12 "	12 "	WALL CABINET

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Sheet Title:
SCHEDULES

Issue Description	Date	#
Construction Final	3/12/2012	1
		2
		3

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Scale: 1/8" = 1'

Sheet # 17

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	WALL MATERIAL	FLOOR FINISH	BASE MOLDING	WINDOW CASING	DOOR CASING
BATH	1	DRYWALL	SANDSTONE1 TILE	CA-28		CA-04
BATH CLOSET	1	DRYWALL	SANDSTONE1 TILE	CA-28		CA-04
CLOSET	1	DRYWALL	MEDIUM - MP PLANK	CA-28		CA-04
DINING	1	DRYWALL	MEDIUM - MP PLANK	CA-28	CA-04	CA-04
GARAGE	1	DRYWALL			CA-04	CA-04
HALL	1	DRYWALL	MEDIUM - MP PLANK	CA-28	CA-04	CA-04
KITCHEN	1	DRYWALL	MEDIUM - MP PLANK	CA-28	CA-04	CA-04
LIVING	1	DRYWALL	CARPET-A2	CA-28	CA-04	
STAIRS	1	DRYWALL				CA-04

ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	WALL MATERIAL	FLOOR FINISH	BASE MOLDING	WINDOW CASING	DOOR CASING
BATH	2	DRYWALL	SANDSTONE1 TILE	CA-28		CA-04
BEDROOM	2	DRYWALL	CARPET-A2	CA-28	CA-04	CA-04
CLOSET	2	DRYWALL	CARPET-A2	CA-28		CA-04
CLOSET	2	DRYWALL	CARPET-A2	CA-28	CA-04	CA-04
HALL	2	DRYWALL	CARPET-A2	CA-28		CA-04
LAUNDRY	2	DRYWALL	SANDSTONE1 TILE	CA-28		CA-04
MASTER BATH	2	DRYWALL	SANDSTONE1 TILE	CA-28		CA-04
MASTER BDRM	2	DRYWALL	CARPET-A2	CA-28	CA-04	CA-04
STAIRS	2	DRYWALL	CARPET-A2			

STRUCTURE LOADING SCHEDULE	
AREA	LOAD
FLOOR	40 PSF LIVE 10 PSF DEAD
ROOF	50 PSF LIVE 10 PSF DEAD
DECKS	40 PSF LIVE 10 PSF DEAD



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Sheet Title:
SCHEDULES

#	Date	Issue Description
1	3/12/2012	Construction Final
2		
3		

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Sheet # 18