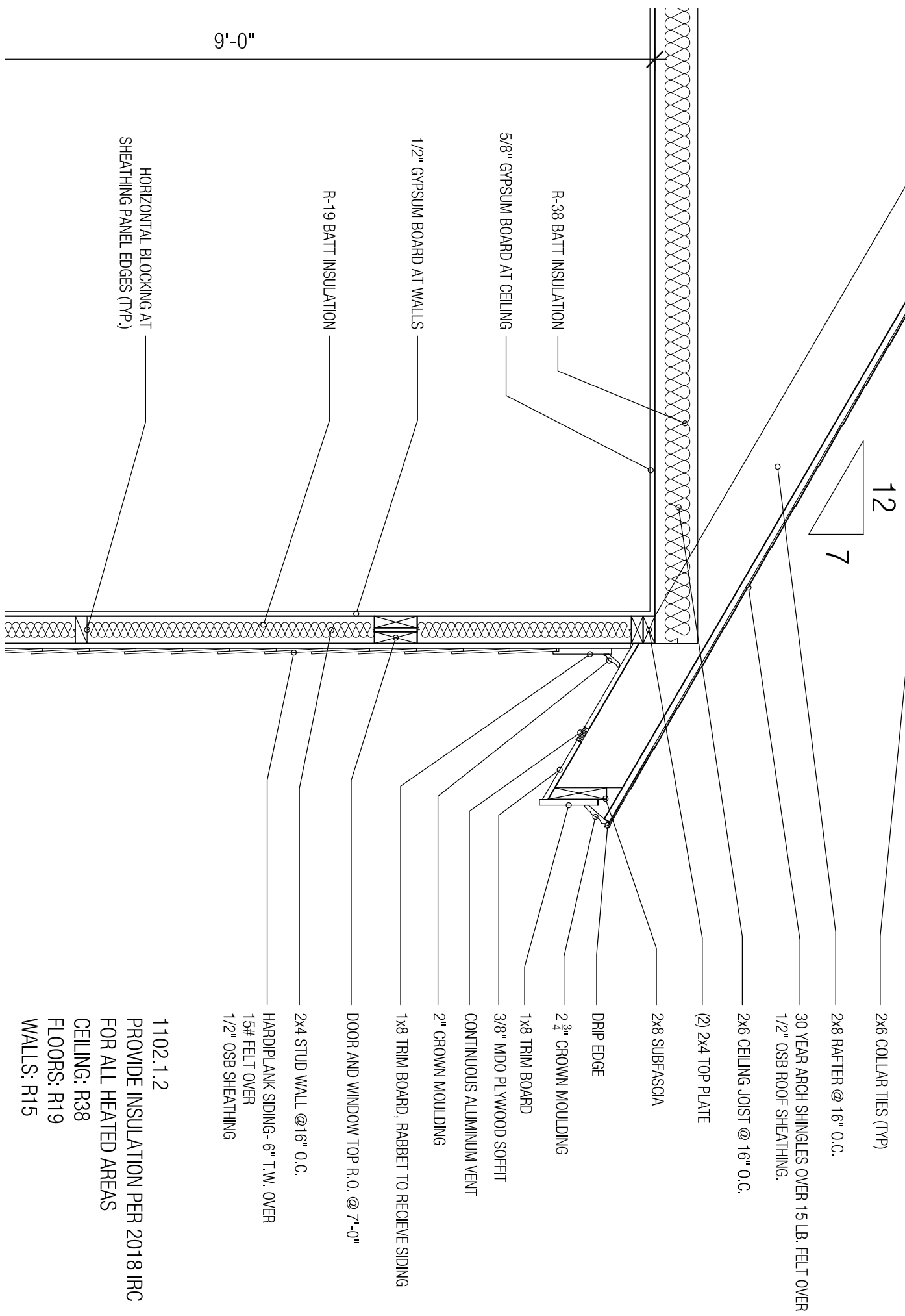


SECTION NOTES

- A. PROVIDE INSULATION BARRIERS AT GIVE JOINTS BETWEEN PARTIERS / TRUSSES.
- B. RIDGES, VALLEY AND HP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- D. PROVIDE CONTINUOUS 2x6 PARTIERS AT MID-SPAN OF PARTIERS. SPACE AT 8'-0" MAX. (UNLESS ROOF IS TRUSSED).
- E. PROVIDE 2x4 STUDS AT 48" O.C. FROM PARTIERS TO BRACING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED).
- F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE FINISH OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

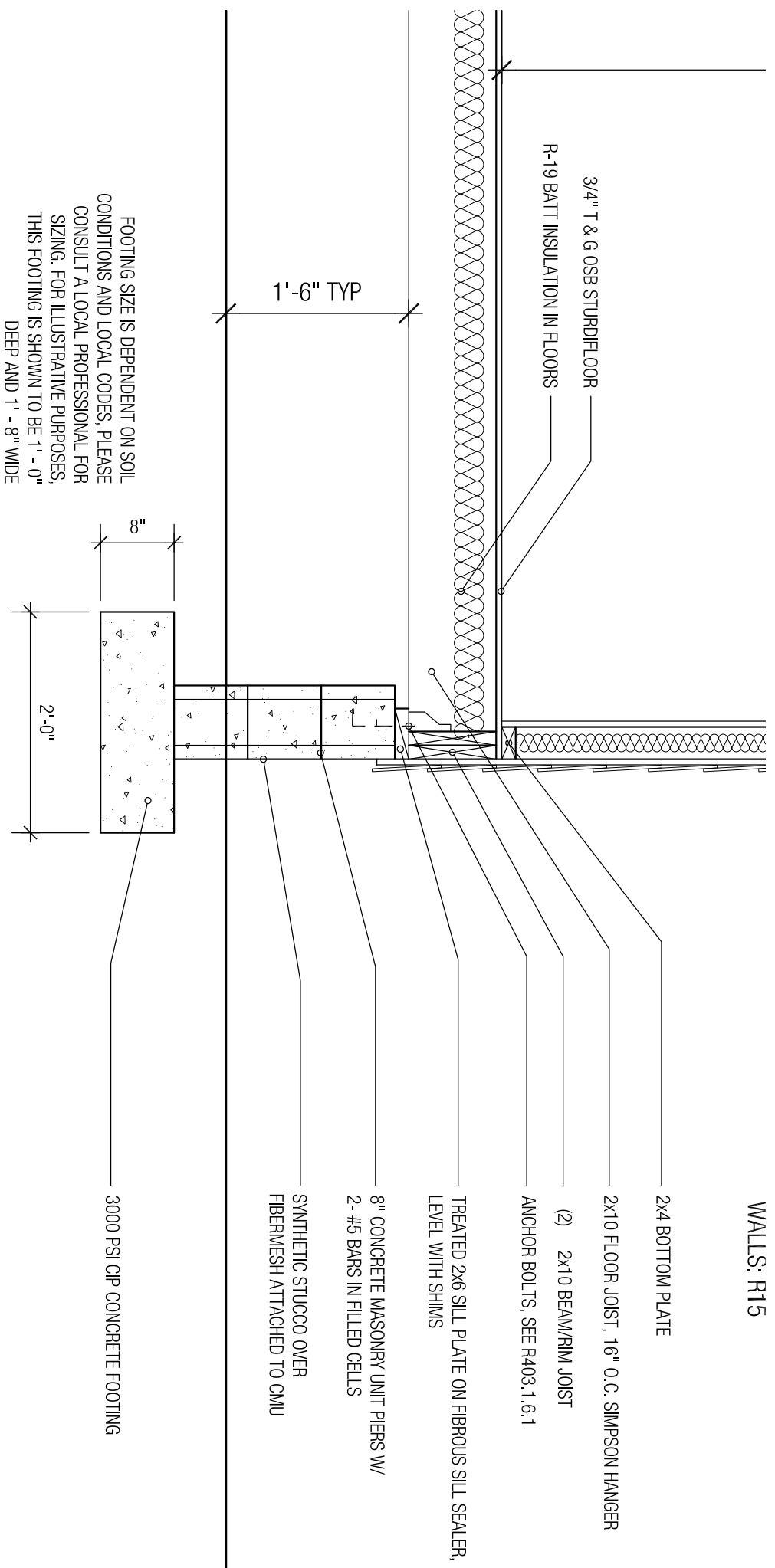
NOTE: IF TRUSS OPTIONS IS PREFERRED, PLEASE REVIEW TRUSS PACKAGE FOR ROOF AND CEILING SPANS AND STRUCTURE.

NOTE: ALL STRUCTURAL FRAMING No. 2 SOUTHERN PINE OR EQV. LUGEST



1102.12 PROVIDE INSULATION PER 2018 IRC FOR ALL HEATED AREAS
CEILING: R38
FLOORS: R19
WALLS: R15

WALLS: R15

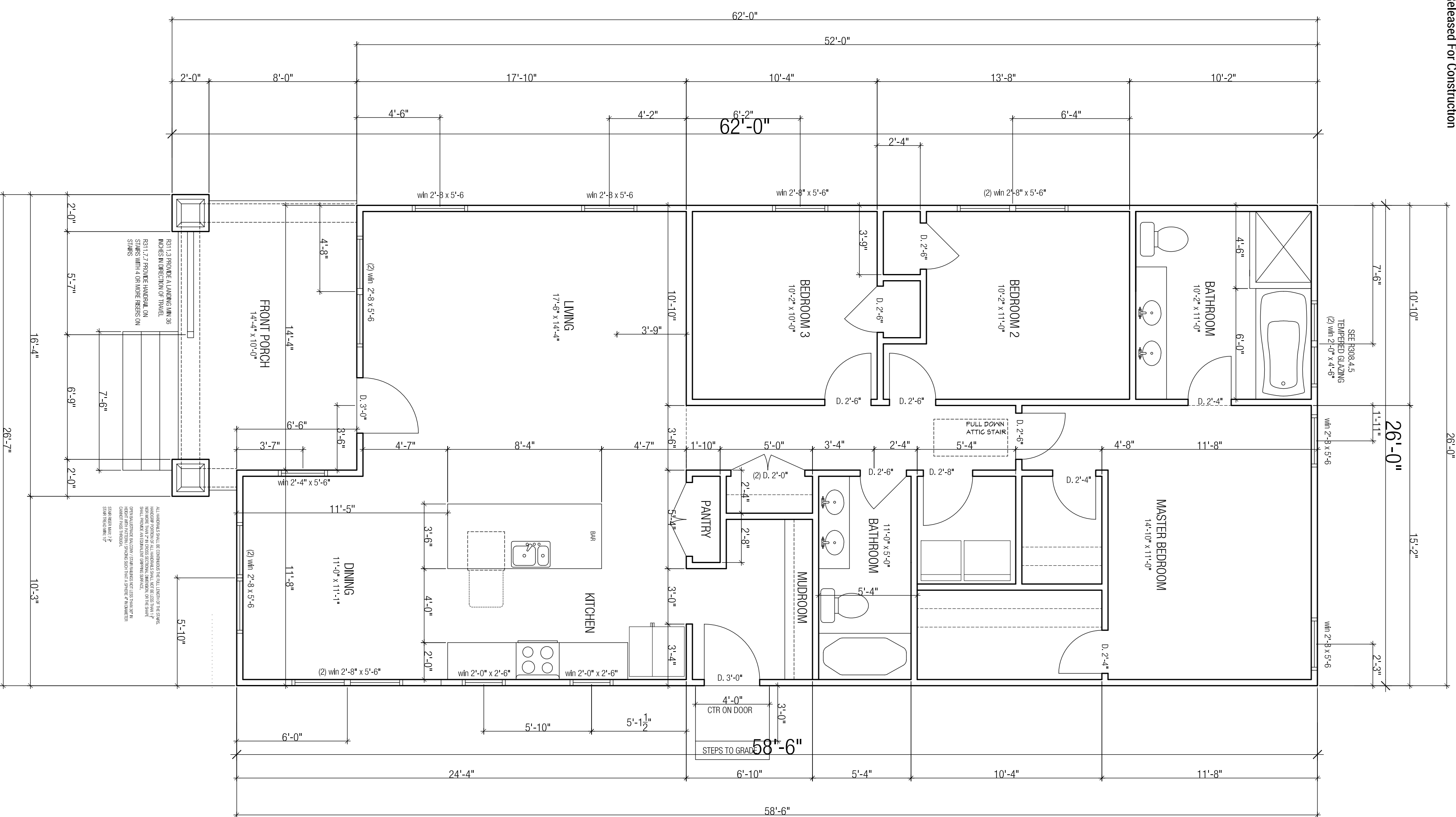


FRONTING SPACE IS DEPENDENT ON SOIL CONDITIONS AND LOCAL CODES. PLEASE CONSULT A LOCAL PROFESSIONAL FOR SIZING. FOR ILLUSTRATIVE PURPOSES, THIS FOOTING IS SHOWN TO BE 1'-0\"/>

FLOOR PLAN NOTES:

- EGRESS:
 - 1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BATHROOMS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
 - 2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R310.1. THIS DOOR MUST BE SIDE-HINGED WITH MIN. 2 1/2" (63.5 MM) CLEAR WIDTH WHEN MEASURED BY THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < 1940 (78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP).
- WINDOW REQUIREMENTS:
 - 1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
 - 2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
 - 3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.
 - 4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
 - 5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- HABITABLE ROOM AREAS & CEILING HEIGHT:
 - 1. HABITABLE ROOMS PER IRC SEC R301 FOR FLOOR AREA.
 - 2. HABITABLE ROOMS PER IRC SEC R301 FOR CEILING HEIGHT.
 - 3. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.
- STAIRS:
 - 1. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.
- MINIMUM REPAIR ACE REQUIREMENTS:
 - 1. PROPAPE & SOLID FUEL BURNING DEVICES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10-2. PROPAPE & SOLID FUEL BURNING DEVICES TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTIONS.

This Drawings Provided for Architectural Design Only Field Verify all Dimensions Released For Construction



Revisions/Additions By Others:

Date of Issue: October 11, 2021

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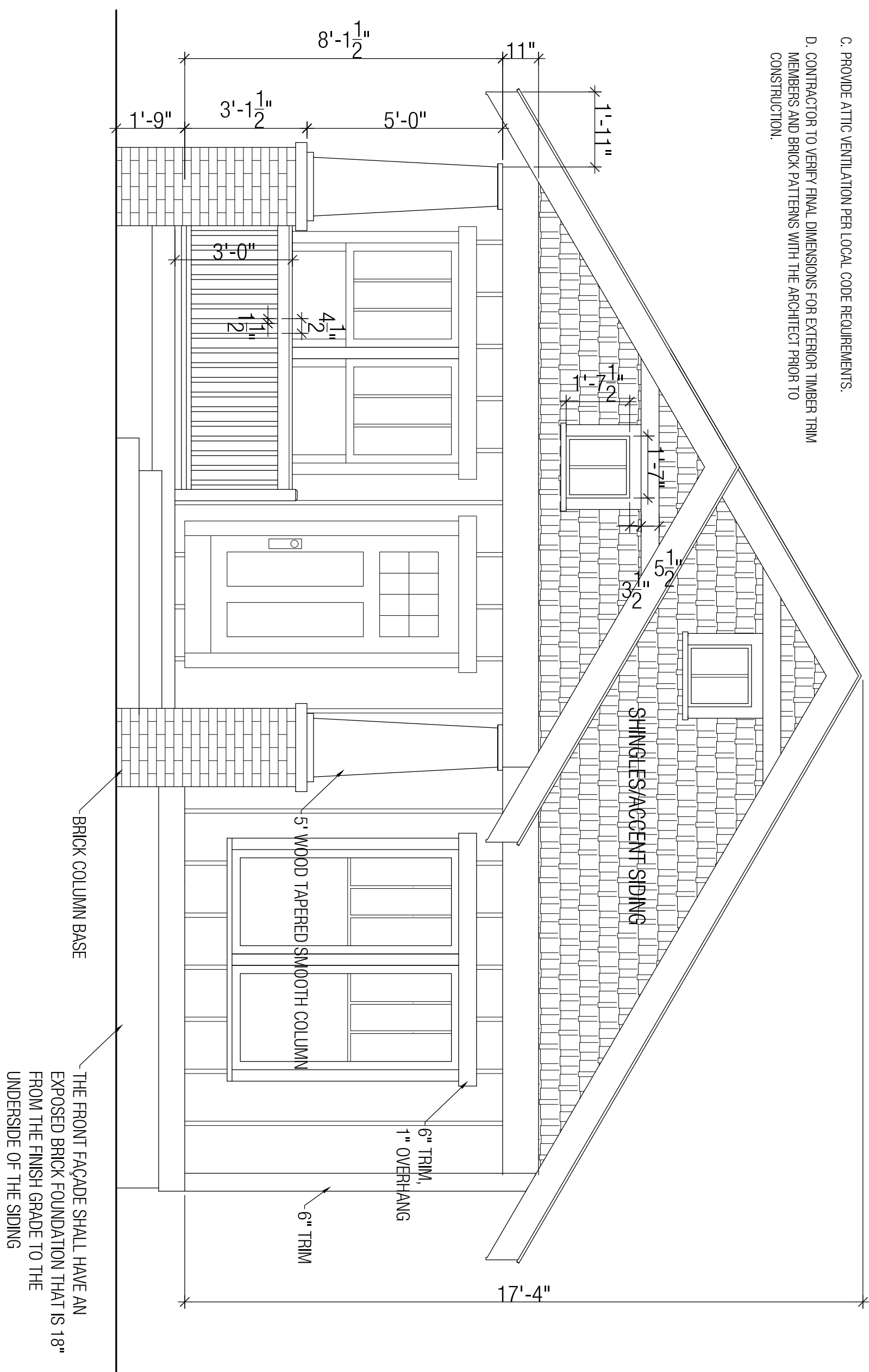
WALL SECTION, SLAB OPTION

3/4"=1'-0"

FIRST FLOOR PLAN

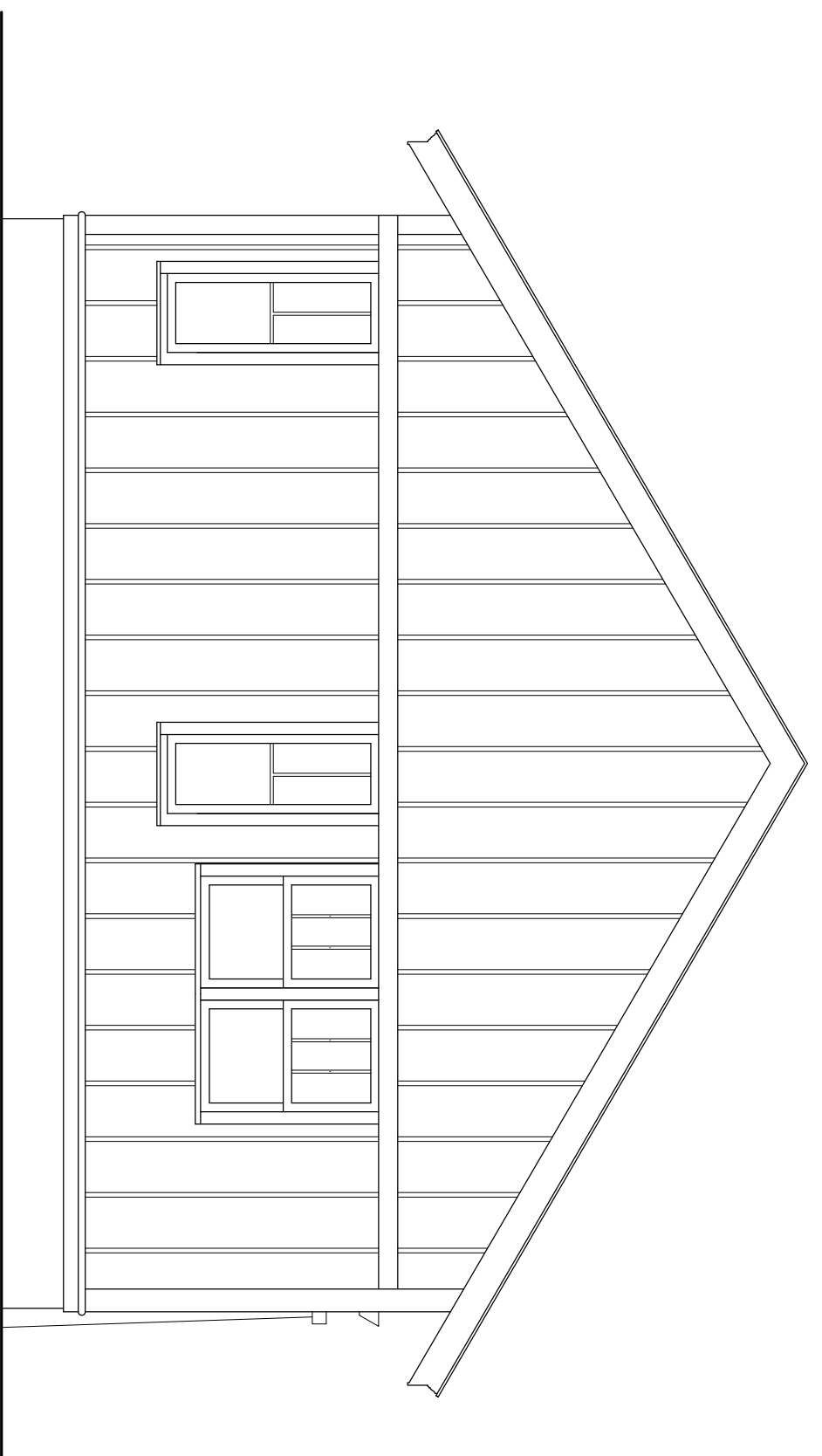
1/4"=1'-0"

- ELEVATION NOTES
- GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
 - PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PAINTED AND FINISHED TO MATCH ROOF COLOR.
 - PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
 - CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIMMER FROM COLUMNS AND BRICK FINISHES WITH THE ARCHITECT FROM TO CONSTRUCTION.



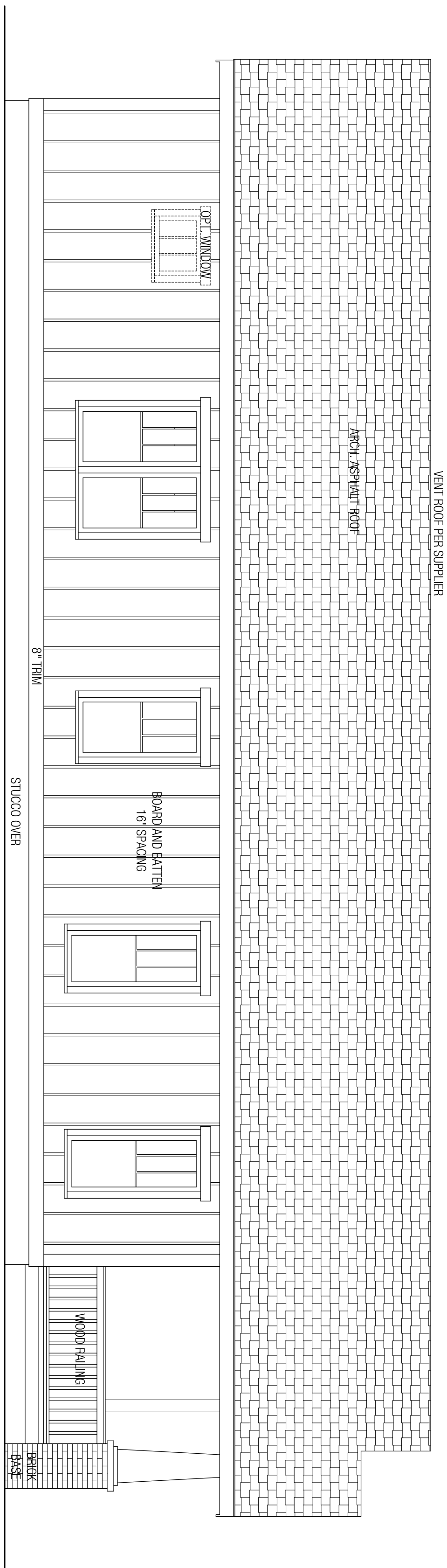
FRONT ELEVATION

3/8\"/>



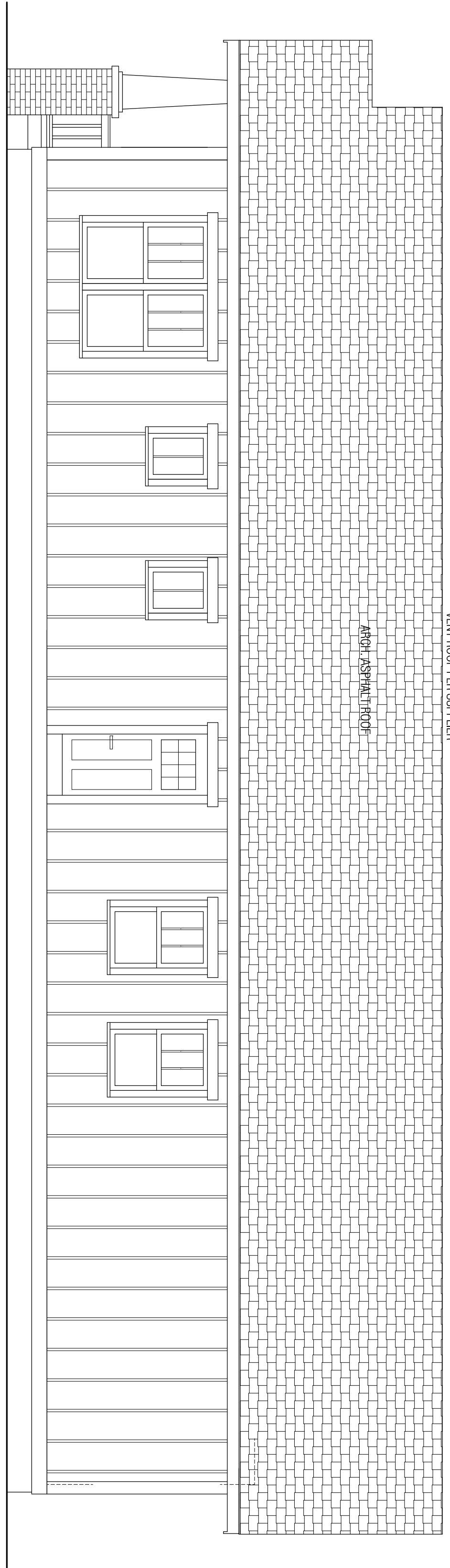
BACK ELEVATION

1/4\"/>



SIDE ELEVATIONS

1/4\"/>



SIDE ELEVATIONS

1/4\"/>

REVISIONS/ADDITIONS BY OTHERS:

Date of Issue: October 11, 2021

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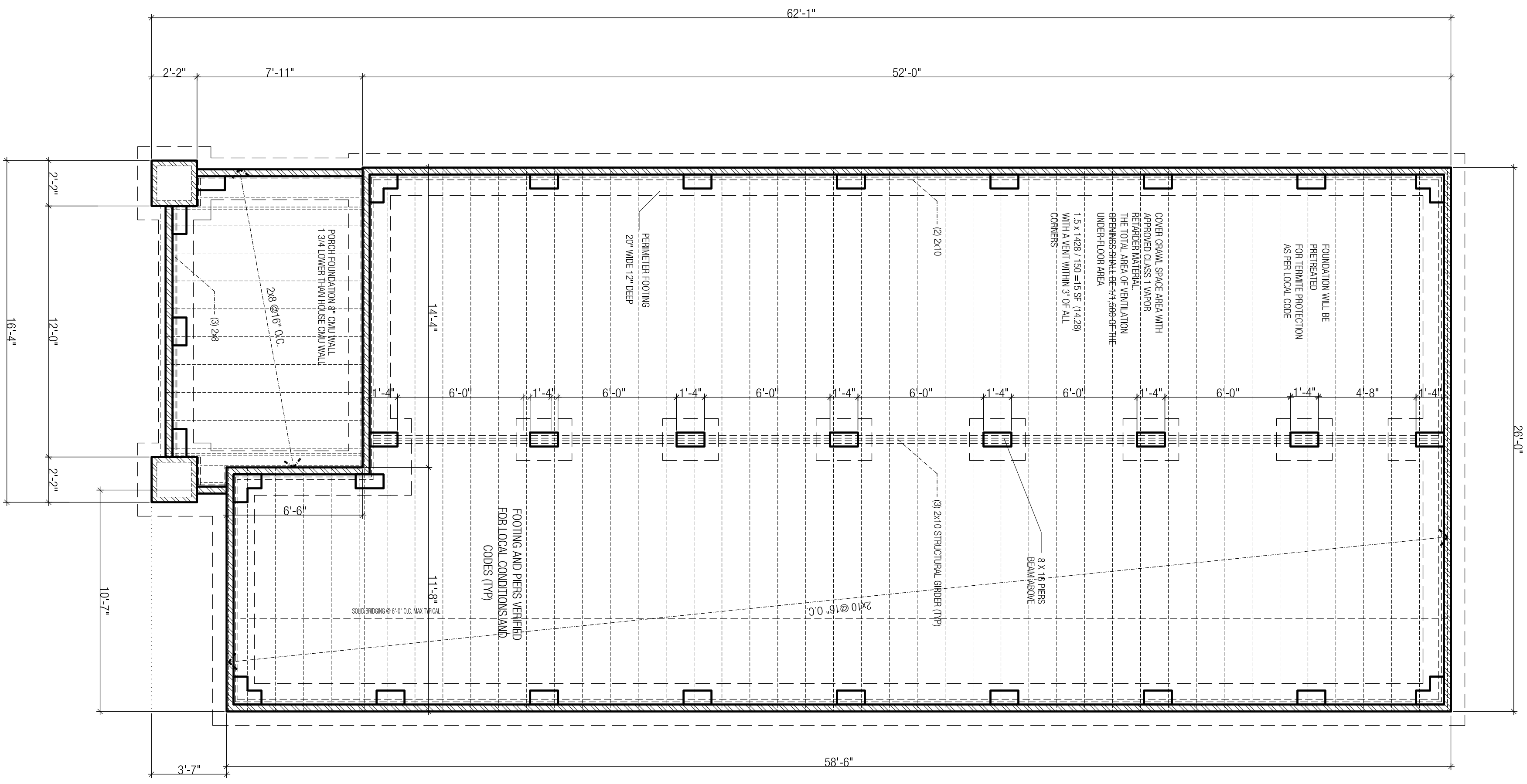
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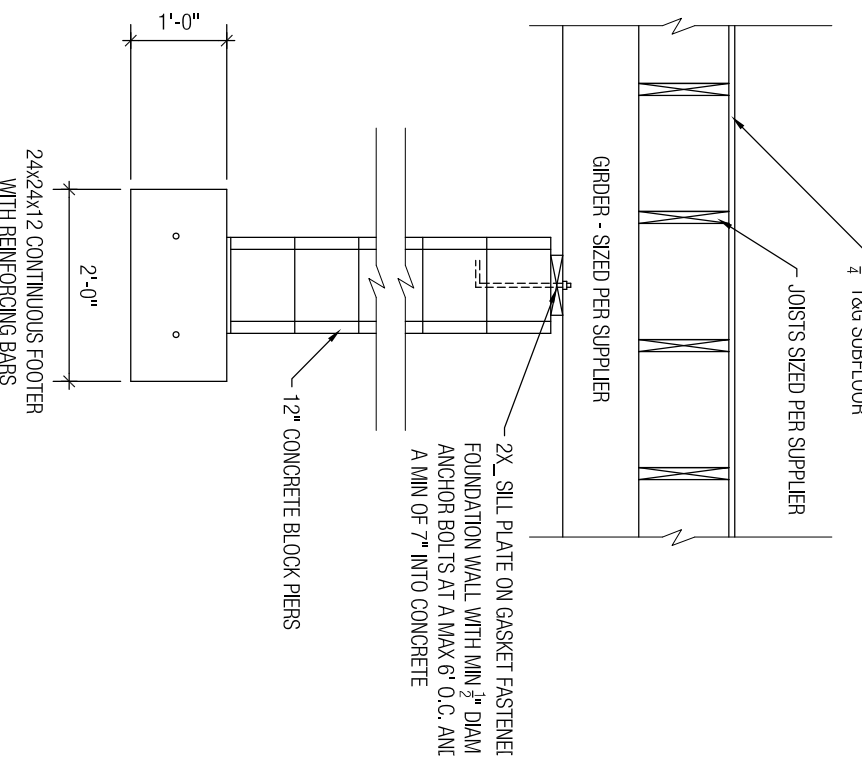
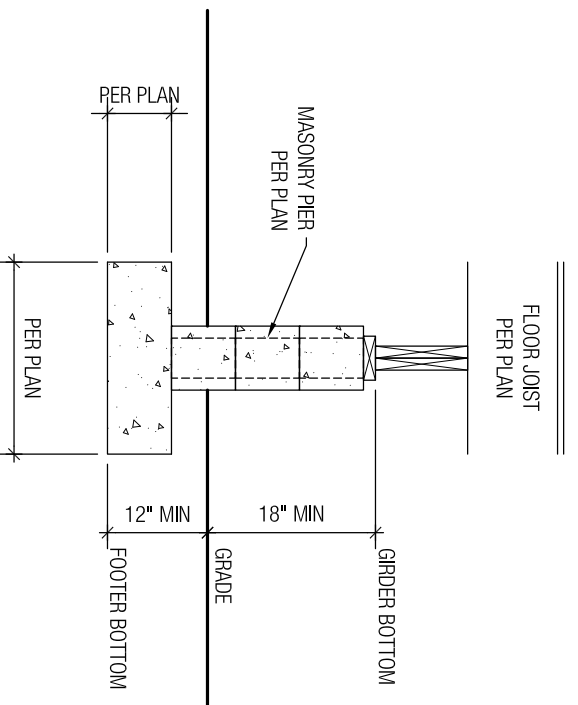
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- MECHANICAL AND FOUNDATION NOTES**
- AC CURT. F. STRENGTH IS TO BE PLACED OUT OF PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE.
 - PIER-FLOOR FINISHES ARE TO BE AS SHOWN.
 - ALL FOOTINGS SHALL REST ON UNBURN, UNDISTURBED SOIL.
 - ASSUMED SOIL SHALL BE SAND OR GRAVEL WITH MINIMUM TRACKS OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBSS/SQ FT.
 - UNLESS OTHERWISE NOTED, ALL SLABS ON GROUND SHALL BE 4.000 P. S. 128 DRY MIX DESIGN PORTLAND CEMENT CONCRETE WITH 4.000% MINIMUM STEEL REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED WORK BARRIER.
 - PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON UNFINISHED INTERIOR AREAS.
 - PLACE 1/2" DIAMETER X 10' SGL. PLATE ANCHOR BOLTS AT EACH VERTICAL CORNER AND AT 20' MAXIMUM ON OTHER ENDS AND 12' FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
 - FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINGENT COMPANION, WHENEVER IS MORE RESTRICTIVE.
 - CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICH EVER IS MORE RESTRICTIVE.
 - PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
 - PROVIDE DEEP SMOKE CONTROL DAMPS AT THE PIPES OF ALL GARAGES, BATH, BREEZING, HALL OR AS SHOWN IN PLAN WHERE DIFFERENT.
 - MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TEES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
 - INSTALL CONTINUOUS APPROVED FLASHINGS AND GUTTER CORP. WEERS AT 48" ON CENTER WITH FIRST EXPOSED COURSE ABOVE GRADE.
 - FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE RYWWOOD SHEATHING.
 - FINISH SHAMP ROOM LOCATION TO BE CONFIRMED BY OWNER.
 - INCLUDED HOSE RIMS LOCATED BY HOMEOWNER'S INSPECTION.



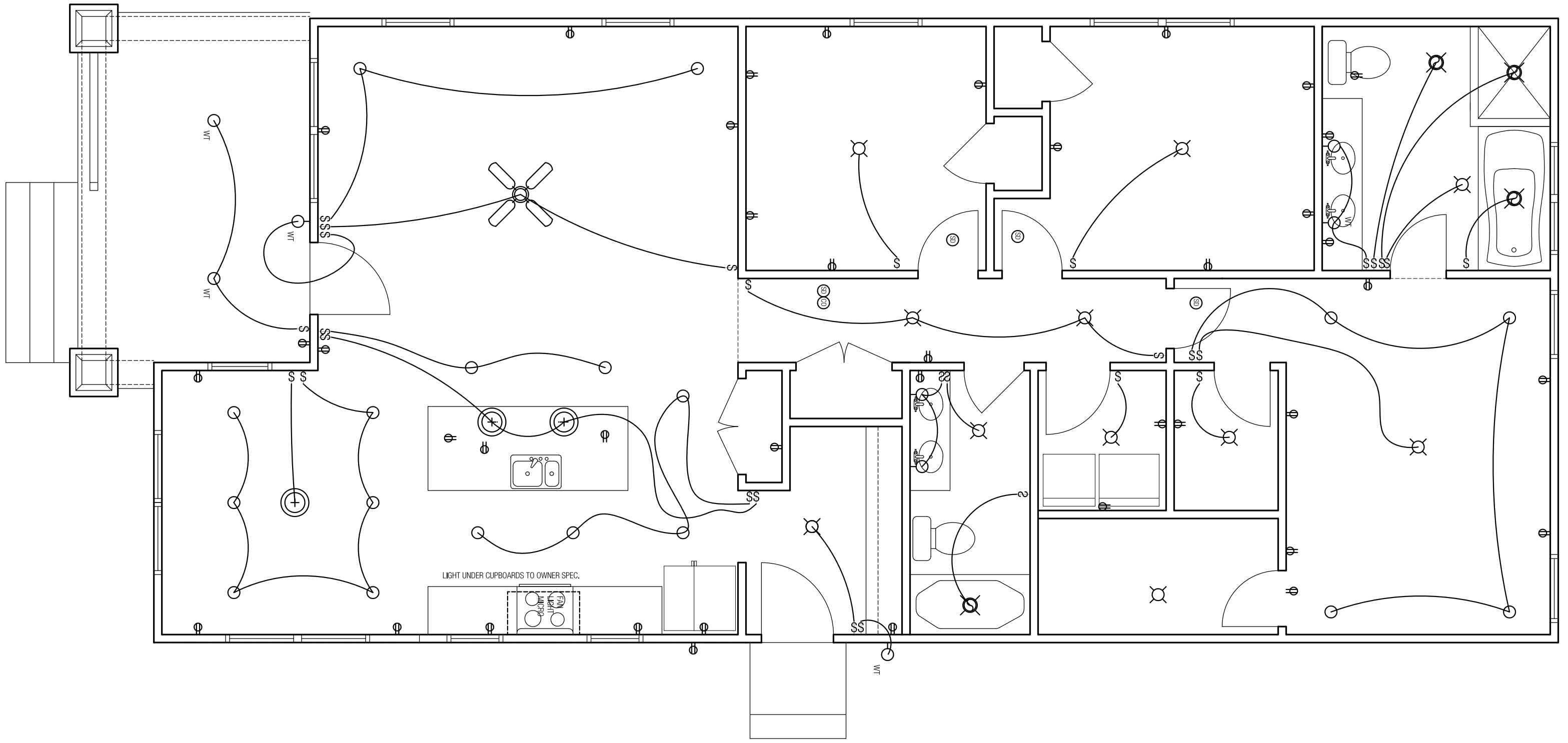
- ELECTRICAL NOTES**
- ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
 - PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP ON ALL FLOORS AND IN EACH BEDROOM, VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
 - PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
 - PRESERVE FOR GARAGE DOOR OPERATORS.
 - PROVIDE OUTLET ABOVE RANGE FOR MICROVAPE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
 - SYMBOLS WITH AN E ARE TO BE READ AS EXISTING.
 - INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR OTHER LOCATED BY HOMEOWNER'S INSPECTION.
 - INCLUDED GAS LINE TO RANGE, BURNER AND/OR FREEZE LOCATED BY HOMEOWNER'S INSPECTION.

ELECTRICAL SYMBOLS KEY

⊕	SWITCH
⊙	LED RECESSED CAN
⊙	NONRECESSANT RECESSED WASHBURN CAN
⊙	RECESSED WALL WASHBURN LIGHT
⊙	UNDER CABINET LIGHT
⊙	SURFACE MOUNTED NONRECESSANT
⊙	SURFACE MOUNTED FLUORESCENT
⊙	Vanity Light Fixture
⊙	WALL SCONCE
⊙	NONRECESSANT WALL MOUNTED WATERPROOF FIXTURE
⊙	FALL CROWN LIGHT
⊙	CROWN FAN LIGHT COMBO
⊙	FLOOR FIXTURE
⊙	BATH EXHAUST
⊙	LIGHT & BATH EXHAUST
⊙	STANDARD WALL OUTLET
⊙	GROUND FAULT INTERMITTENT OUTLET
⊙	FLOOR OUTLET
⊙	220 VOLT OUTLET
⊙	WEATHERPROOF EXT. GRI OUTLET
⊙	GARAGE DOOR OPERATOR / LIGHT
⊙	EXTERIOR FLOOD LIGHTS
⊙	GARAGE DISPOSAL
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR

INSTALL SMOKE OR DETECTORS PER APPLICABLE LOCAL CODES AND REQUIREMENTS.
PROVIDE ELECTRICAL FIXTURES AT THE AREAS SHOWN BY THESE SYMBOLS AND PROVIDE UNDER CABINET INTERCOM LIGHTING TO OWNER SPEC.

INSTALL ONLY RECESSED CAN LIGHTS DESIGNATED BY RELATED SYMBOLS.
INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR WETTED LOCATIONS IN THE WETTED AREAS.
DO NOT INSTALL ANY LIGHTS IN THE GARAGE OR SHAM ROOM UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
PER LOCAL CODES, ALL LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ANY APPLICABLE LOCAL CODES.
SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES.



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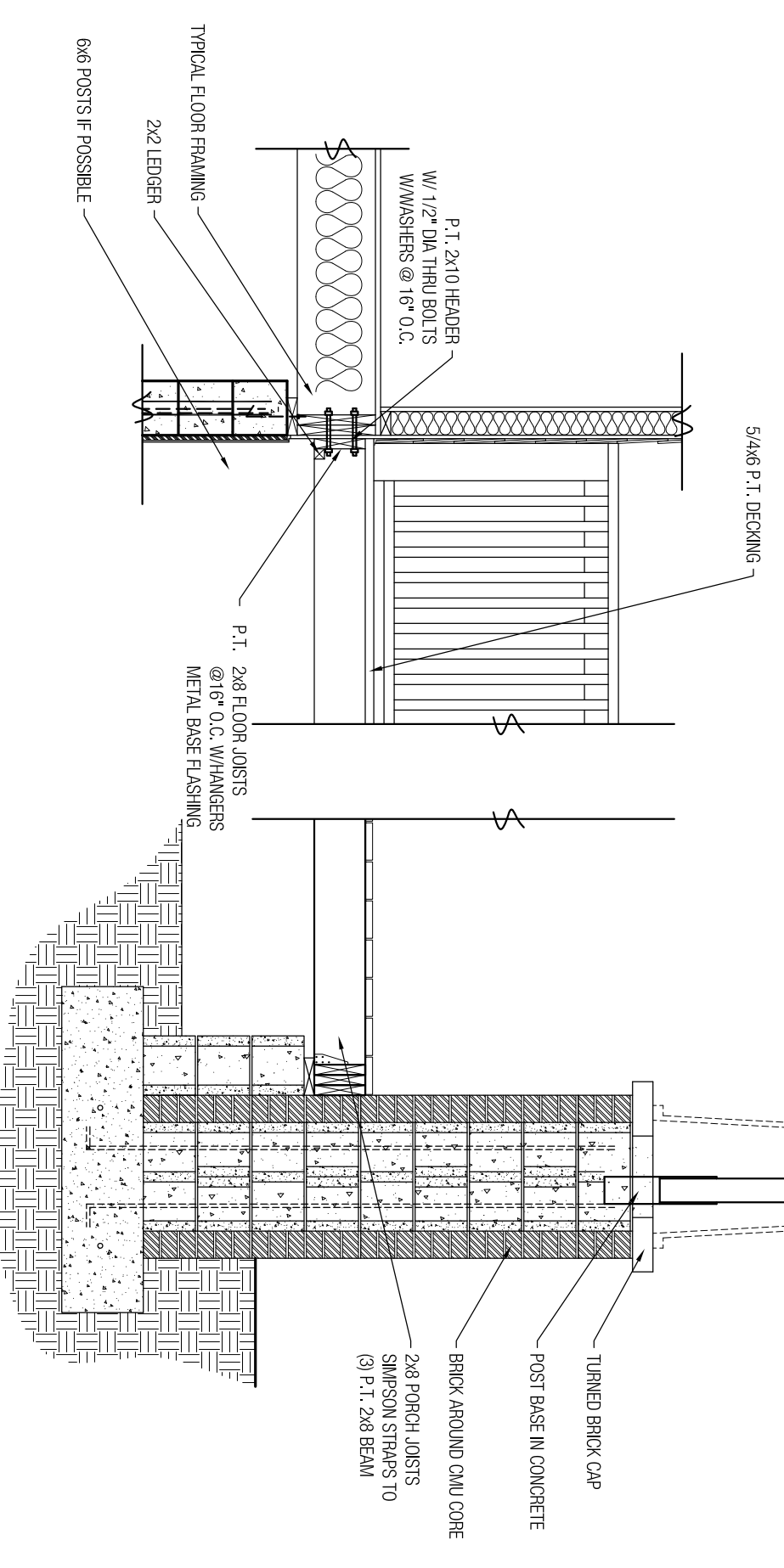
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- SECTION NOTES
- A. PROVIDE INSULATION BATTLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
 - B. RIDGES, VALLEY AND HP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
 - C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
 - D. PROVIDE CONTINUOUS 2x6 RAILINGS AT MID-SPAN OF RAFTERS. SPACE AT 8'-9" MAX. (UNLESS ROOF IS TRUSSED)
 - E. PROVIDE 2x4 STRIPS AT 48" O.C. FROM RAILINGS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)
 - F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE FINISHING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"



P.1. 2x10 RAFTERS WITH 1/2" DIA THRU BOLTS W/WASHERS @ 8' O.C.

P.1. 2x6 EAVES JOISTS @ 16" O.C. W/WASHERS METAL BASE FLASHING

2x10 BEAM AROUND PORCH BUILT UP TO MATCH COLUMN WIDTH

HARBORC STAIRS TO 2018 IN LOCAL CODES

P.1. 4x4

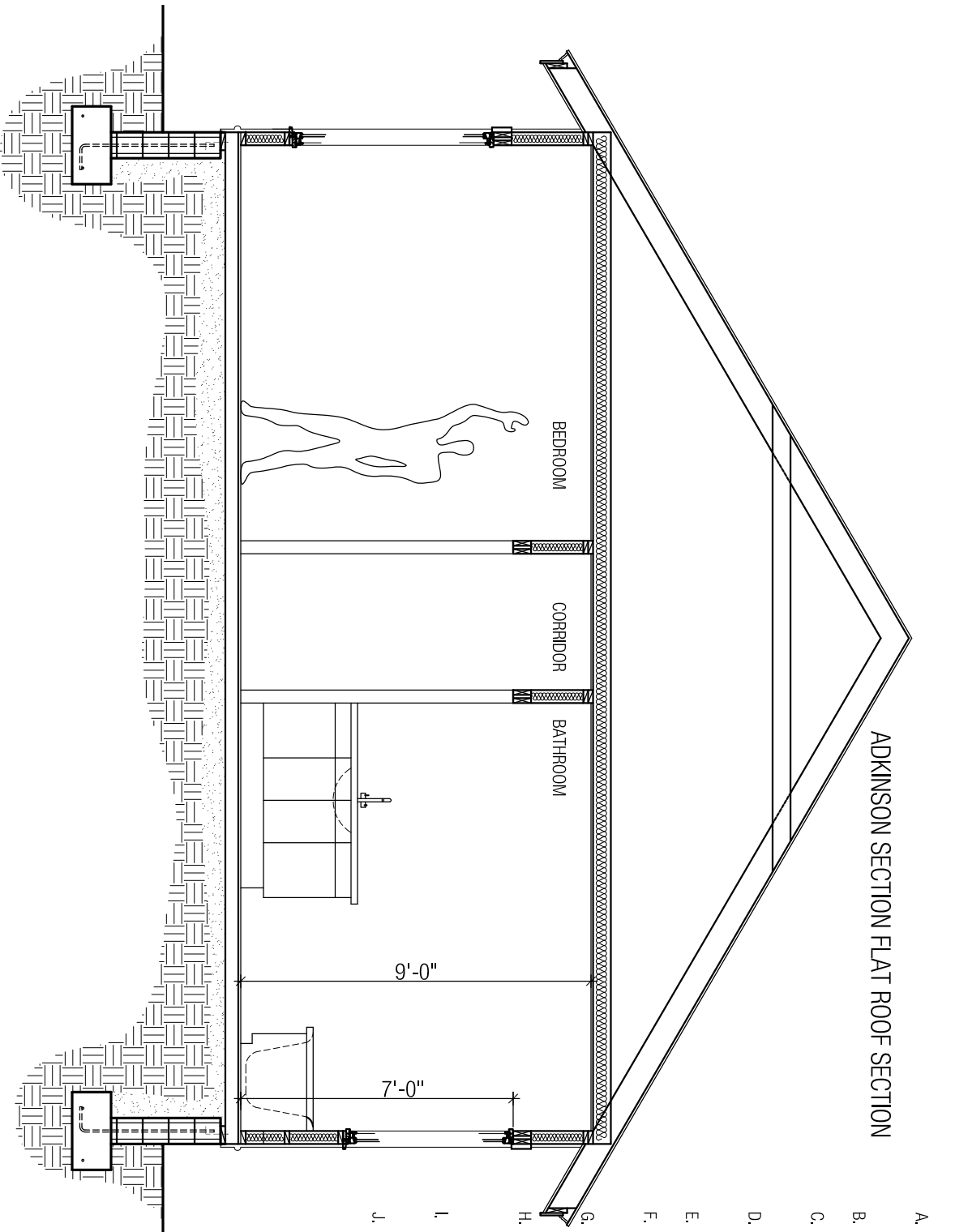
2x10 BEAM AROUND PORCH BUILT UP TO MATCH COLUMN WIDTH

UPROCK BRICK CAP

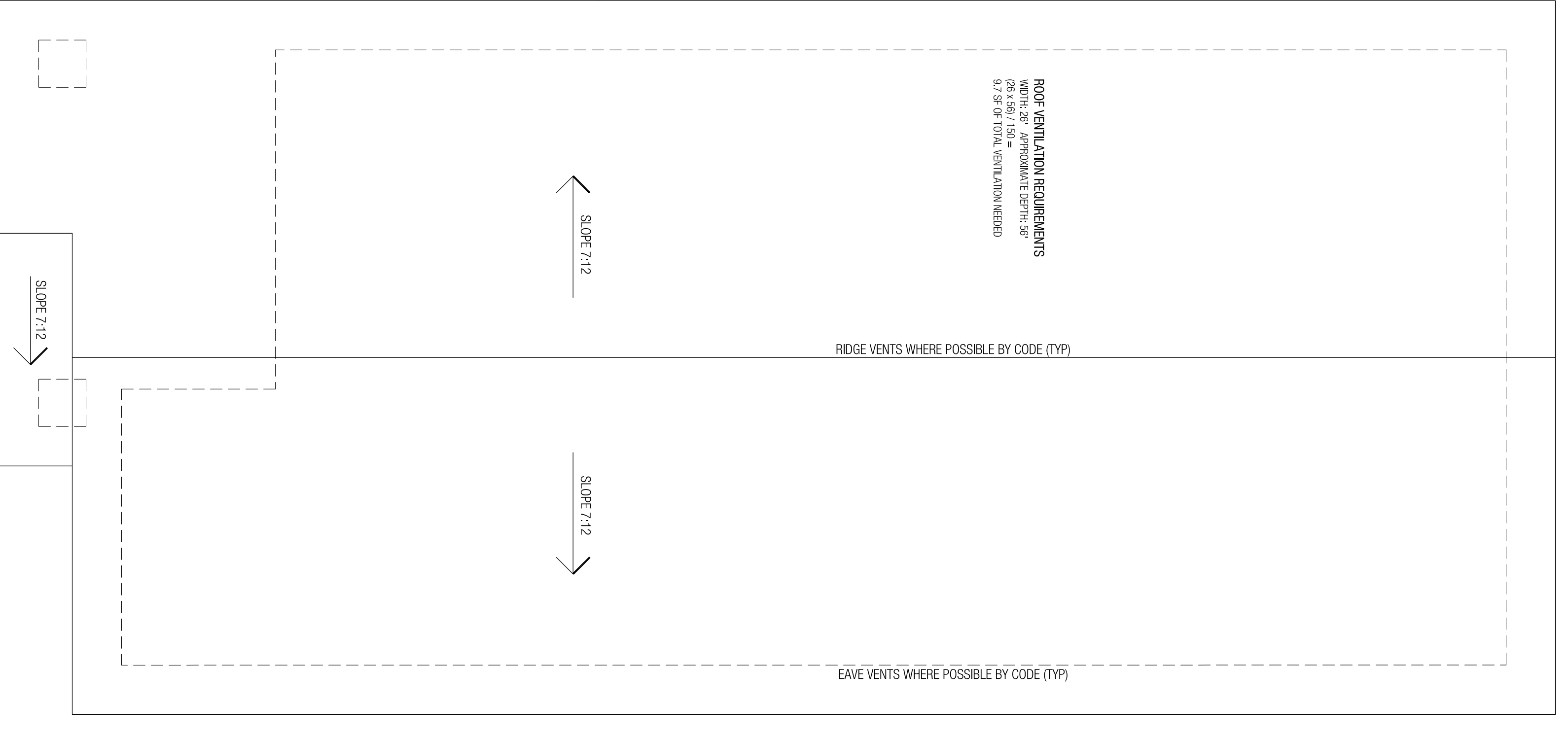
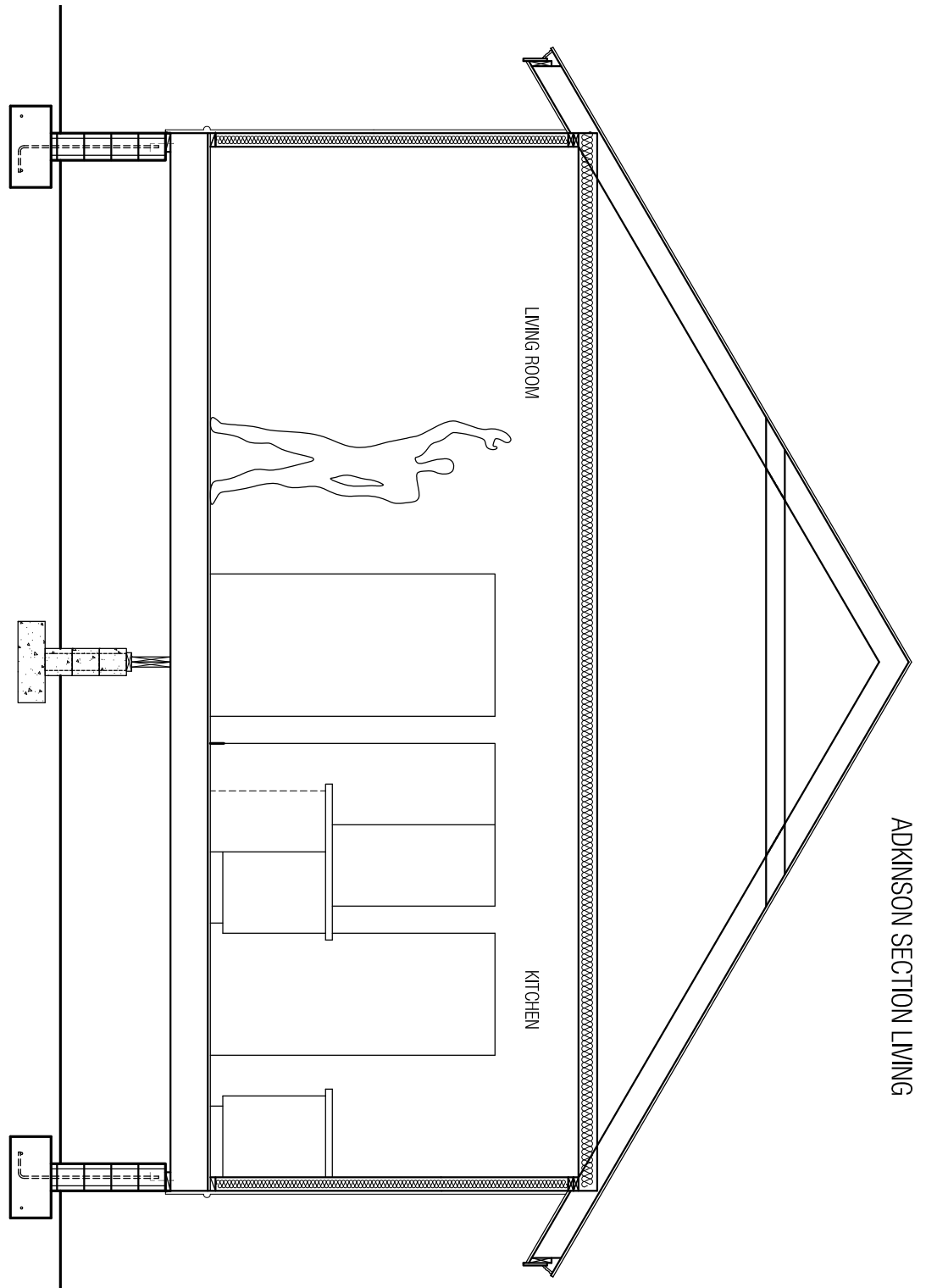
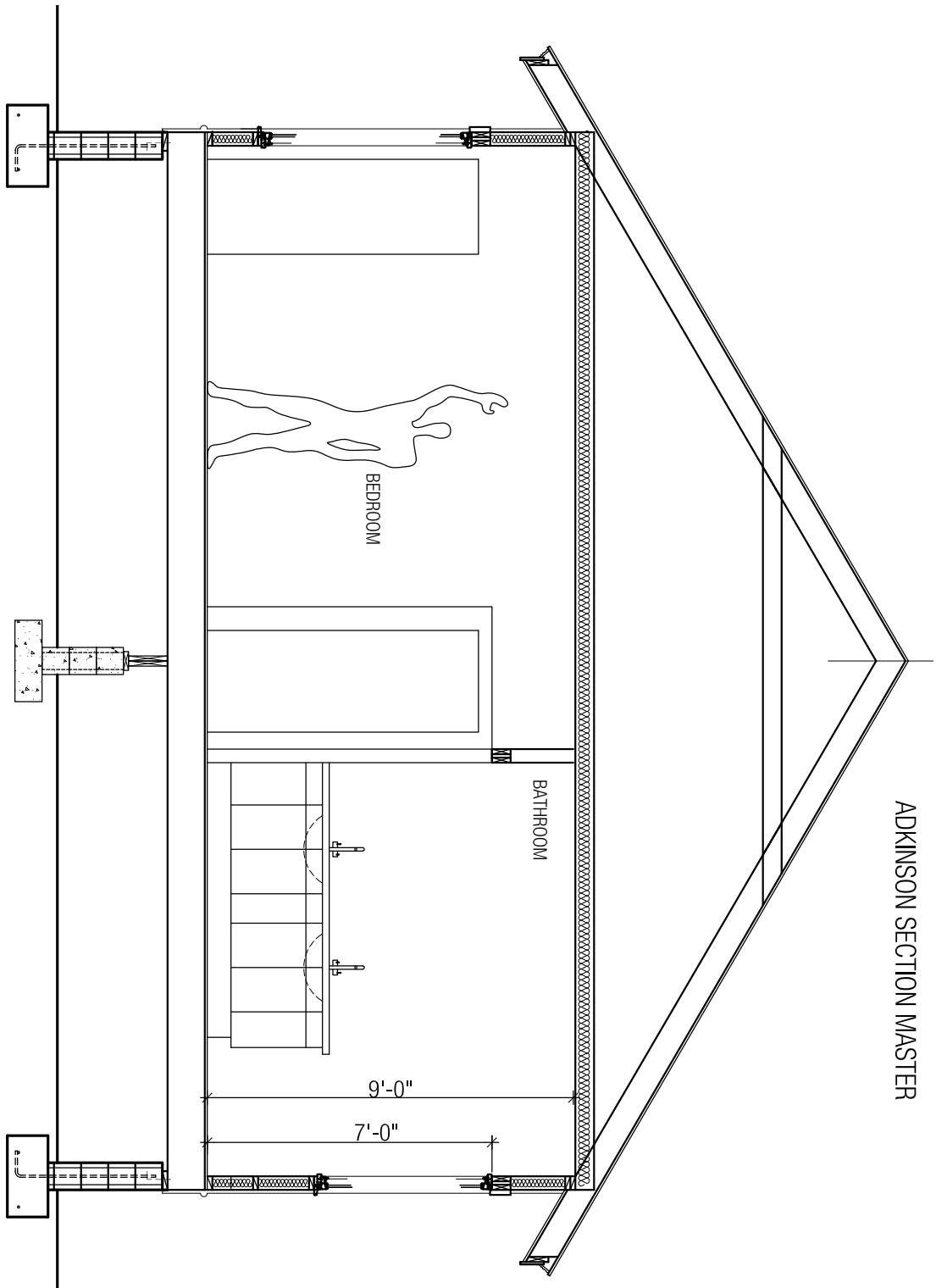
POST BASE IN CONCRETE

2x6 PORCH POSTS @ 16" O.C. TO 2x6 BEAM

BRICK AROUND CONCRETE



- ROOFING, FLASHING, AND GUTTER NOTES
- A. GUTTERS TO BE METAL CONTINUOUS AT ALL EAVES, GUTTERS AND DOWNSPUTS TO BE PERFORMED 5' OVER STYLE. CONSTRUCTED OF ALUMINUM AND INSTALLED PERFORMED ON BRICK/CLAYER SYSTEM. NO DOWNSPUTS TO FOUNDATION DRAINS.
 - B. ALL METAL PERFORMED FLASHING TO BE INSTALLED WITH 1/2" FLASHED EDGES.
 - C. WATERPROOFING SHALL BE UNDERLAMENT. INSTALL GUARANTEED WATERPROOF AT ALL ROOF EAVES LESS THAN 4:12 AND ROOF PENETRATIONS. WATERPROOF TO BE INSTALLED BEHIND ALL FLASHING. SHEET WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURERS SPECIFICATIONS.
 - D. EAVE FLASHING METAL DOWNSPUTS PIPE ROOF FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTENDING HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER GUTTER EDGE. ALL LAP EDGE TO LAP FLASHING BOARD AND GUTTER IF APPLICABLE.
 - E. ROOF FLASHING METAL DOWNSPUTS PIPE ROOF FLASH OVER SIMULAS AT ALL ROOF EAVES. MAKE FLASHING TO LAP BASE AND SHADOW BOARDS.
 - F. LEVEL WALL FLASHING METAL LEVEL WALL FLASHING OVER SIMULAS. EXTEND UNPERFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES OVER ROOF ALL EDGES TO BE FLASHED.
 - G. VALLEY FLASHING METAL VALLEY FLASHING OVER WATERPROOF. INSTALL CONTINUOUS PERFORMED METAL FLASHING CORNER 1" AT CENTER. ROOFING TO OVERLAP SHEET FLASHING MINIMUM 3" EACH SIDE. MINIMUM 3' CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE FLASHED.
 - H. STEEP ROOF WALL FLASHING AND CORNER FLASHING WATERPROOF WHERE VERTICAL WALLS MEET ROOF. LAP CENTER 1/4" WALL AND 1/2 INCHES ON TO ROOF. INSTALL STEP FLASHING AND CORNER FLASHING OVER 1/4" x 7/8" ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES TO ROOF. MAKE STEP FLASHING WITH CORNER FLASHING 5/8" x 7/8" MINIMUM OR 2" IN SIZES WITH 1/2" MINIMUM 2 INCHES FROM END OF VERTICAL SEAM TO 1/4" OVER.
 - I. ROOF FELT INSTALLED 1/8" FELT OVER SHEATHING. ON SLOPES OF LESS THAN 4:12 USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES. MINIMUM IN SINGLE FLASHING.
 - J. ROOFING INSTALL 3/8" VENT COMP. ROOFING PER VAWAFACIBERS RECOMMENDATIONS.



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COLUMN AND PORCH CONNECTIONS

BUILDING SECTIONS - disregard foundation

ROOF PLAN

3/4"=1'-0"

1/4"=1'-0"

1/4"=1'-0"