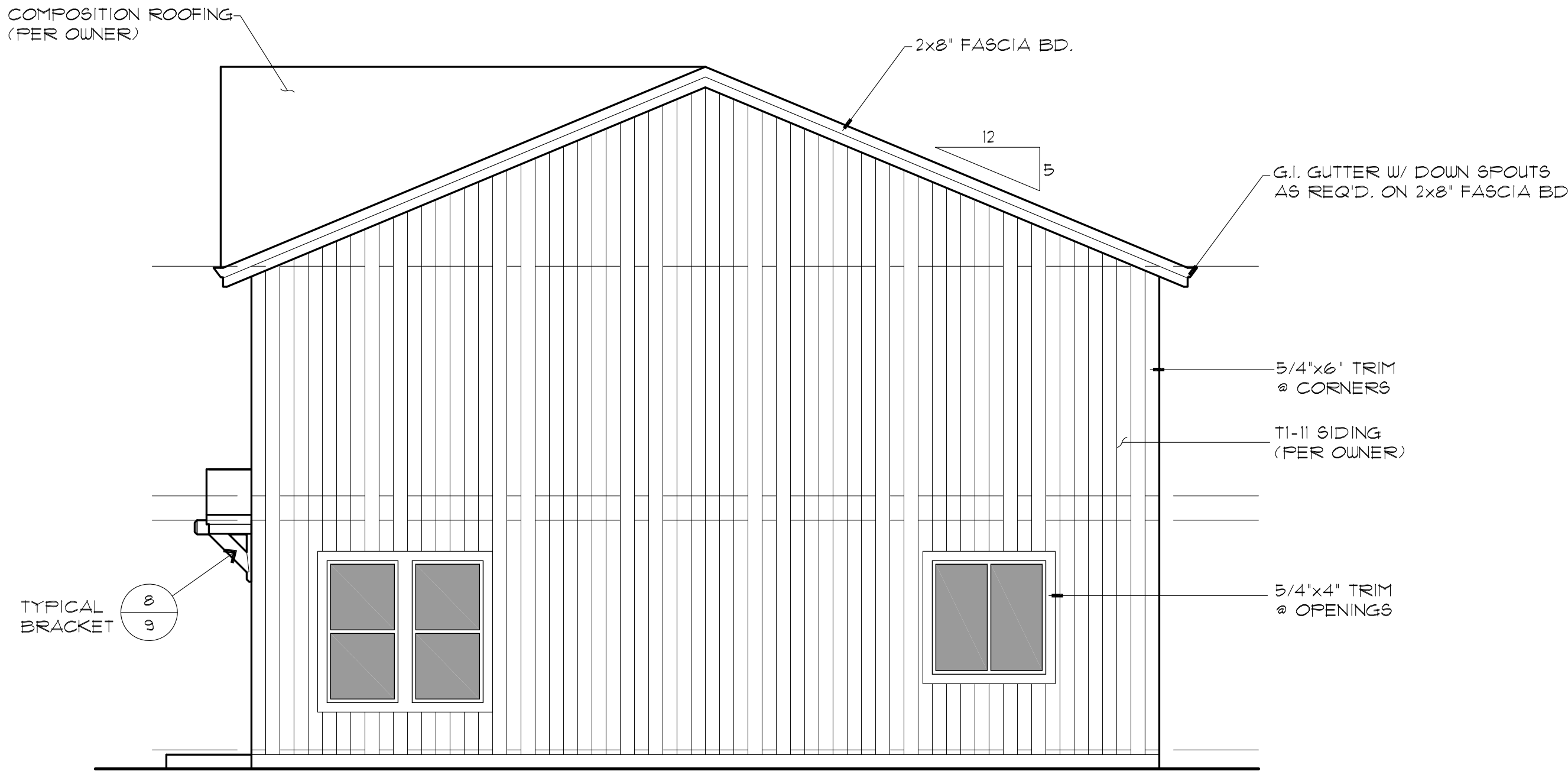




RIGHT SIDE ELEVATION

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SCALE: 1/4"=1'-0"

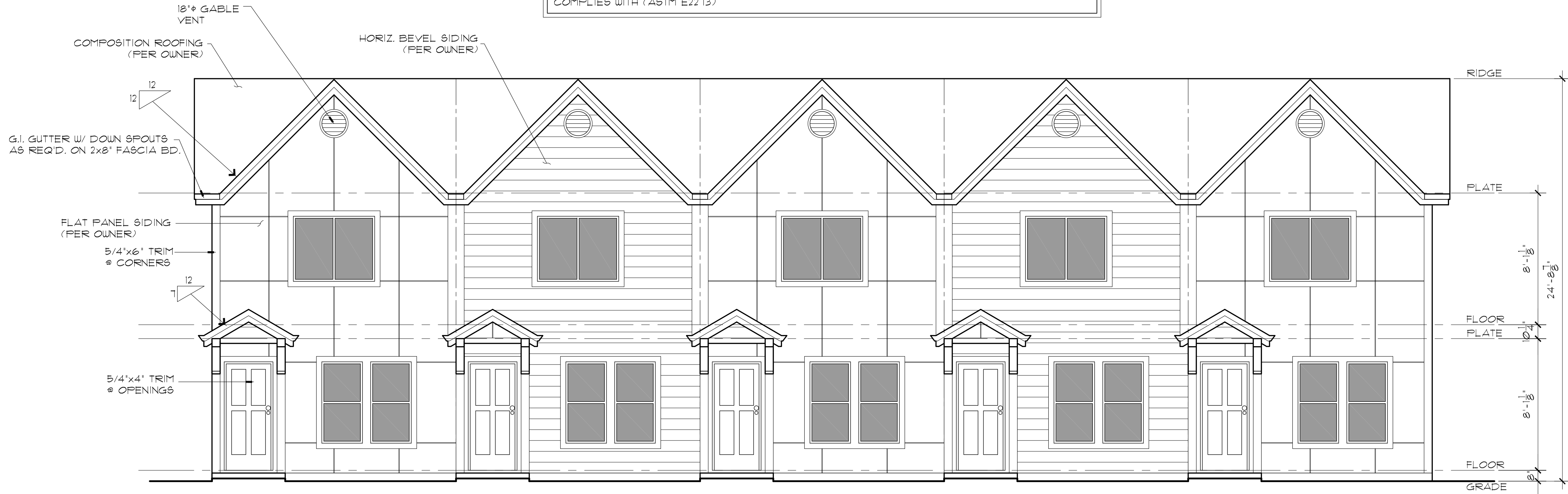
NOTE:

THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO FOLLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR. THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, A MINIMUM 1/8" SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER AND INTEGRATED FLASHING. THE 1/8" SPACE IS NOT REQUIRED WHERE THE EXTERIOR VENEER OR WATER RESISTIVE BARRIER COMPLIES WITH (ASTM E2213).

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FRONT ELEVATION

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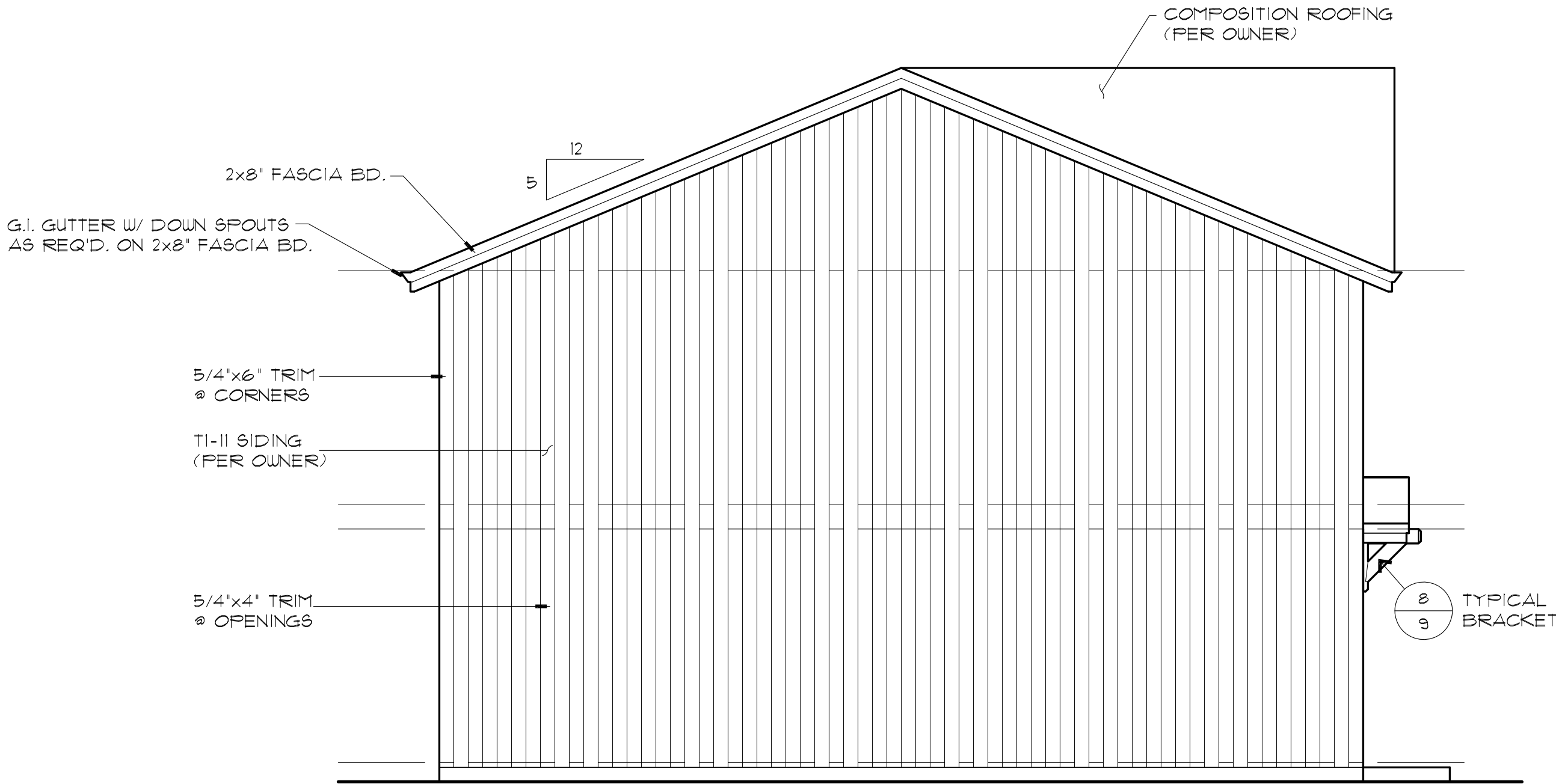
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LEFT SIDE ELEVATION

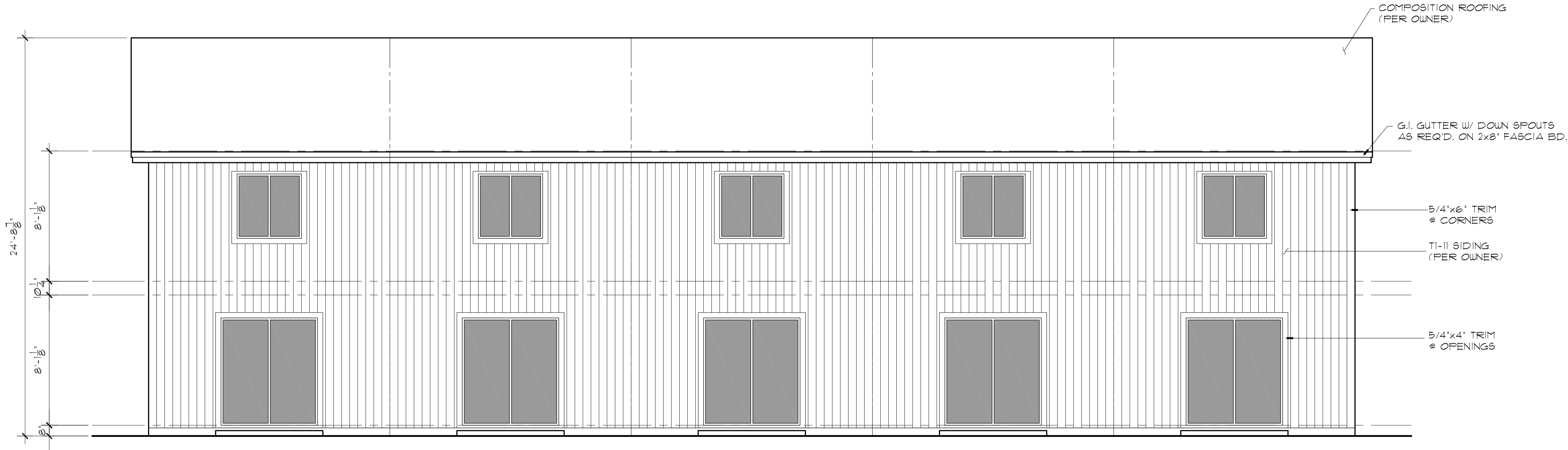
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SCALE: 1/4"=1'-0"

NOTE:

THE EXTERIOR WALL ENVELOPE SHALL BE INSTALLED IN A MANNER TO FOLLOW WATER THAT ENTERS THE ASSEMBLY TO DRAIN TO THE EXTERIOR.
THE ENVELOPE SHALL CONSIST OF AN EXTERIOR VENEER, A WATER RESISTIVE BARRIER, A MINIMUM 1/8" SPACE BETWEEN THE WATER RESISTIVE BARRIER AND THE EXTERIOR VENEER AND INTEGRATED FLASHING.
THE 1/8" SPACE IS NOT REQUIRED WHERE THE EXTERIOR VENEER OR WATER RESISTIVE BARRIER COMPLIES WITH (ASTM E2213)

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REAR ELEVATION

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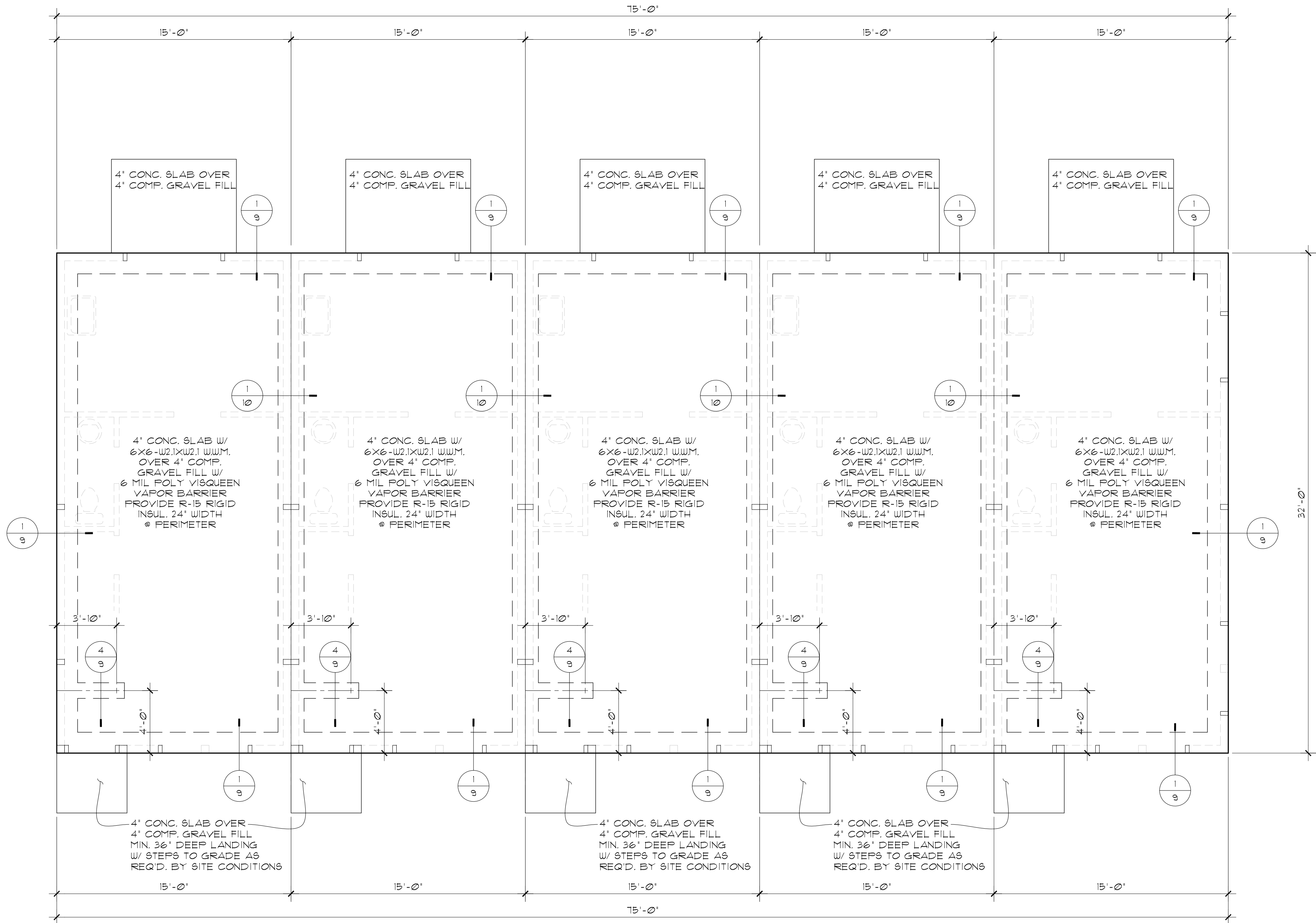
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RADON CONTROL

The method of radon control shall be identified on the plans for crawl space or slab-on-grade construction:

Crawl space:

☐ 1. Mechanically ventilated

☐ 2. Passive sub-membrane depressurization

☐ 3. Permanently open foundation ventilation per R408.1 and a blower-door building-tightness test.

Slab-on-grade and basement:

☒ 1. Passive sub-membrane depressurization system. All new building floors shall be properly sealed to prevent radon gas from entering.

A: Indicate and detail the provisions for Radon Control Measures under the crawl space slab and extending through the roof, to exhaust a minimum of 12" above the roof surface.

B: Indicate the location of risers and manifold of multiple risers, where applicable.

C: Indicate venting of each under-slab area separated by continuous walls or strip footings.

E: Indicate the pipe size (diameter) and material specified for the system.

F: Indicate a dedicated electrical circuit in either the attic or crawl space for the future connection of a dedicated exhaust fan for each system or systems.

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FOUNDATION PLAN

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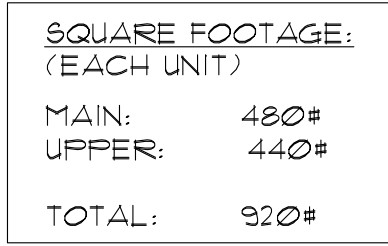
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110V
SP. © smoke/carbon monoxide detector
CO

Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.



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SCALE: 1/4" = 1'-0"



FRAMING NOTES

- ALL HEADERS TO BE 6x8' DF#2 LOCATED ABOVE ALL EXTERIOR OPENINGS TYPICAL UNLESS NOTED OTHERWISE
- PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE
- PROVIDE VERTICAL SUPPORT AT EACH END OF EACH LOAD BEARING MEMBER MIN. (2) 2x6' UNO.
- PROVIDE POSITIVE CONNECTOR AT EACH POST & BEAM CONNECTION AS REQ'D. (UNO.)
- PROVIDE BRIDGING AT MID SPANS OVER 10'-0"
- ALL MULTIPLE JOIST TO BE GLUED AND NAILED W/ (2) ROWS 16d NAILS @ 9" O.C. STAGGERED
- PROVIDE FIRE BLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL & HORIZONTAL AS PER IRC R602.2

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UPPER FLOOR FRAMING PLAN

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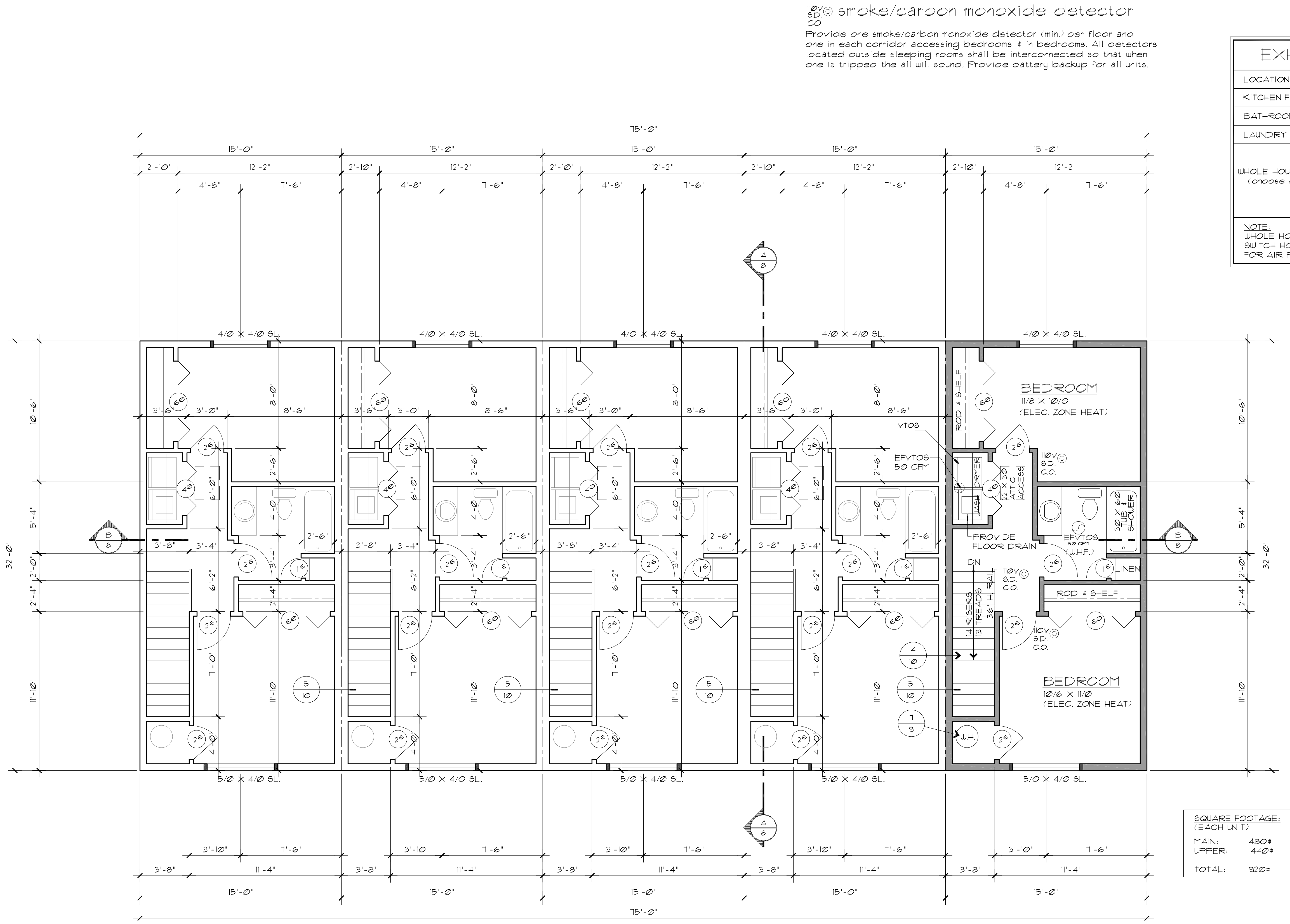
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UPPER FLOOR PLAN

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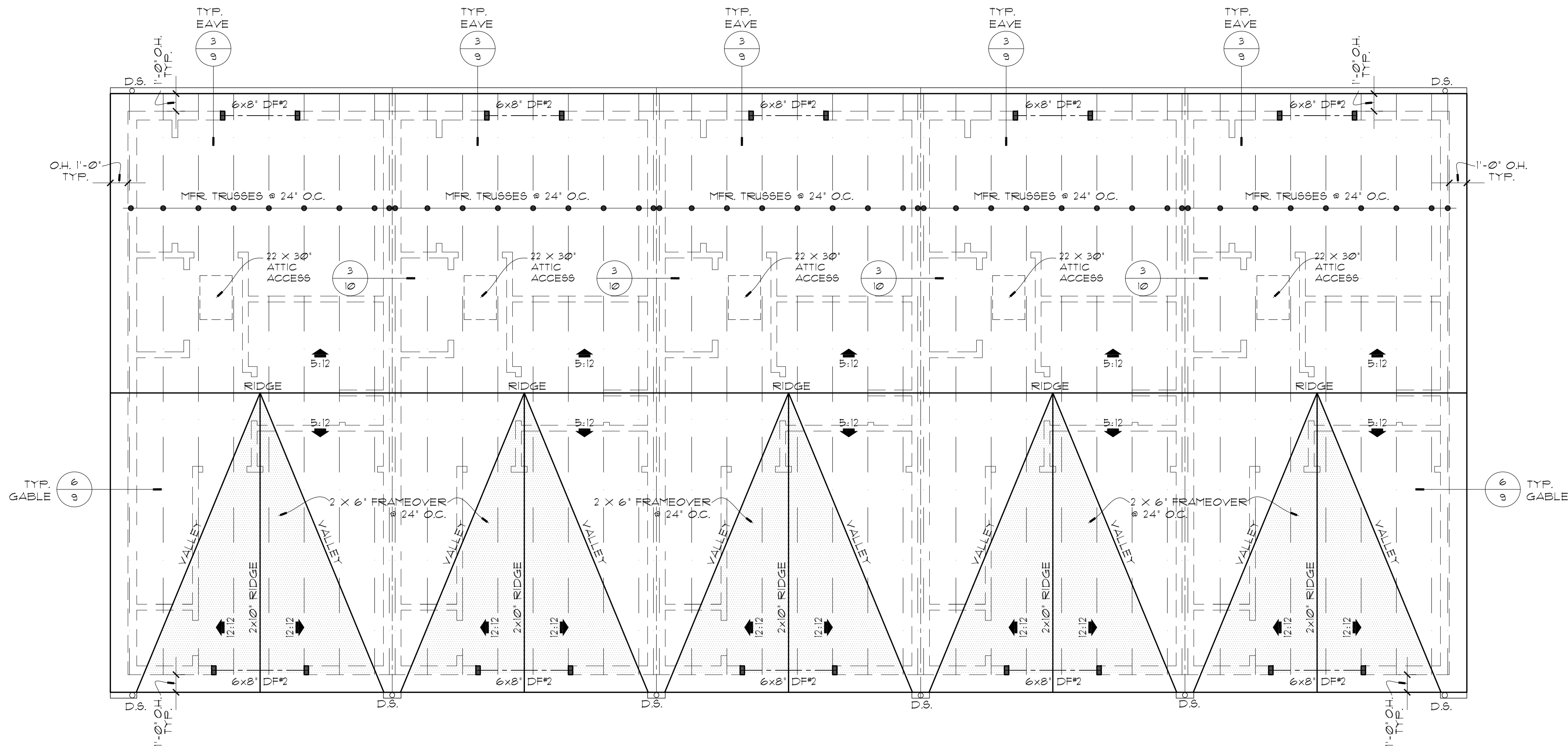
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ROOF NOTES

ALL TRUSSES TO CARRY MFR. STAMP AND BE INSTALLED & BRACED TO MFR. SPECS. TO HAVE DESIGN DETAILS & DRAWINGS ON SITE AND SHALL NOT BE FIELD ALTERED.

ALL HEADERS TO BE 6x8' DF#2 OR BETTER UNLESS OTHERWISE NOTED.

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE.

PROVIDE VERTICAL SUPPORT MEMBER AT EACH END OF LOAD BEARING MEMBERS (MIN.) 2-2x6' STUDS (U.N.O.)

PROVIDE POSITIVE CONNECTOR AT EACH POST & BEAM CONNECTION AS REQ'D. (U.N.O.)

GUTTER AND DOWN SPOUTS (PER OWNER) TO BE PROVIDED AS REQUIRED BY CODE.

ALL SHADED AREAS = FRAME OVER TO BE MIN. 2x6" RAFTERS @ 24" O.C. UNLESS OTHERWISE NOTED.

ROOF MATERIAL PER OWNER (SEE PLANS) OVER MIN. 15" FELT OVER 1/2" CDX. PLYWD. SHEATHING UNLESS OTHERWISE NOTED.

ATTIC VENTILATION CALCULATION		
TYPICAL EACH UNIT		
VENTILATION REQUIRED	VENTILATION PROVIDED	TOTAL
480 FT ² x 144 IN ² x 1/150 4608 IN ² REQ'D.	(14) LF EAVE VENTS = 658 (3) ROOF JACKS = 132 (1) 18" GABLE VENTS = 254	5118 IN ²
NOTES: EAVE VENTS = 4.1IN ² PER LINEAL FOOT RIDGE VENTS = 18IN ² PER LINEAL FOOT ROOF JACKS = 64IN ² EACH (MIN.) GABLE END VENTS = 18'6" = 254 IN ²		

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ROOF FRAMING PLAN

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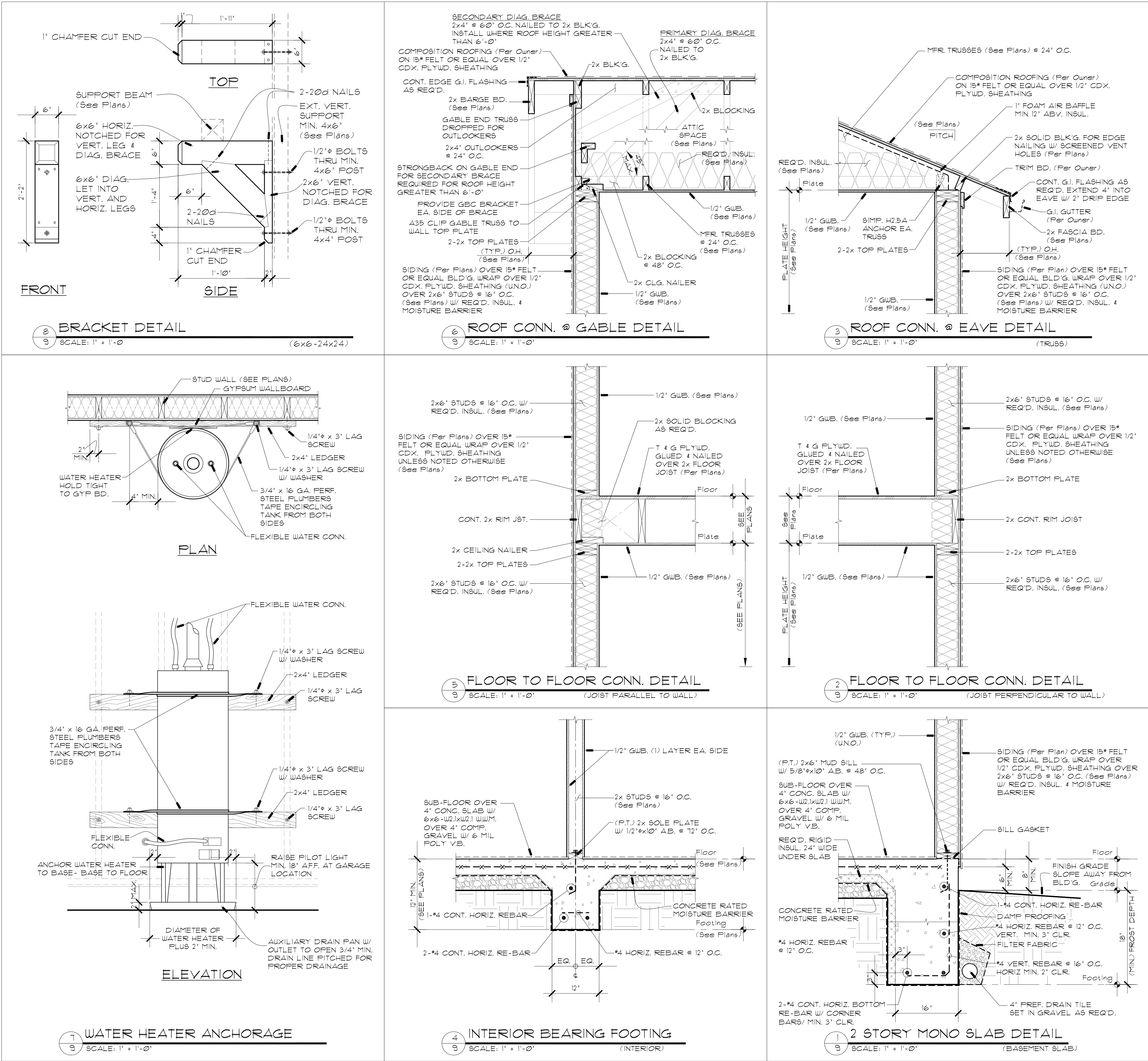
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NOTES:
SEAL JOINTS AROUND WINDOWS & DOOR FRAMES
SEAL JOINTS BETWEEN WALLS AND FOUNDATIONS
SEAL AROUND EXTERIOR WALL PENETRATIONS



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