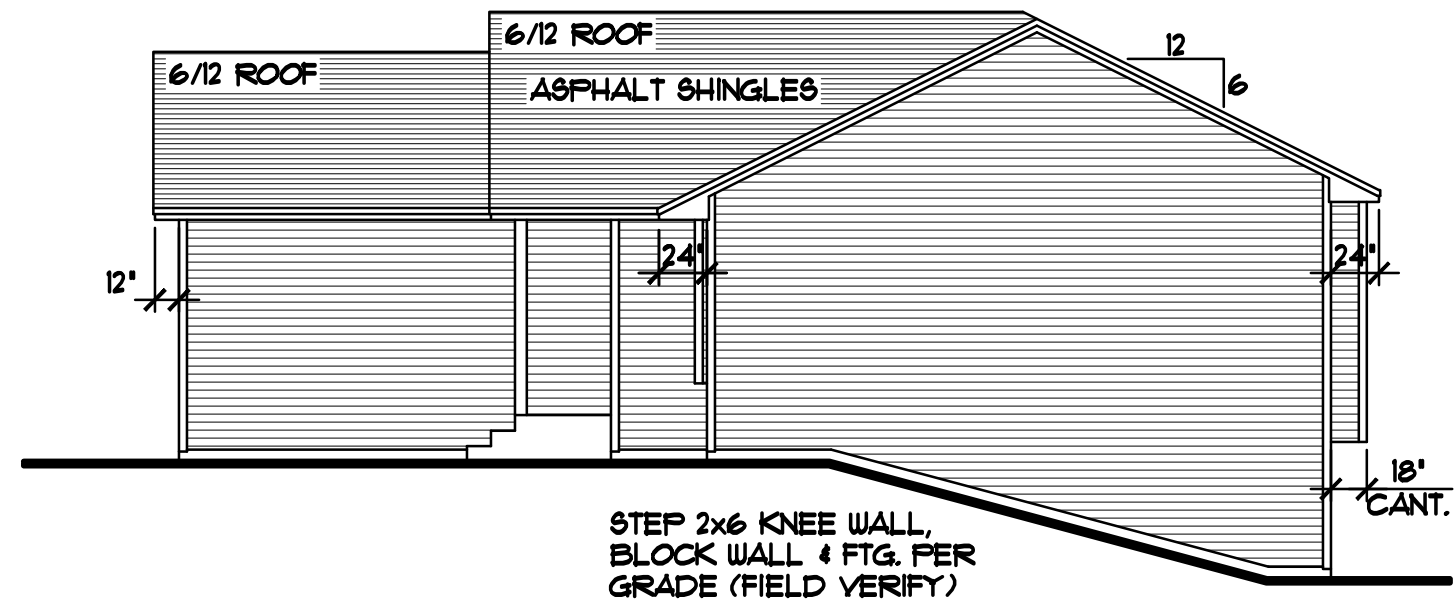
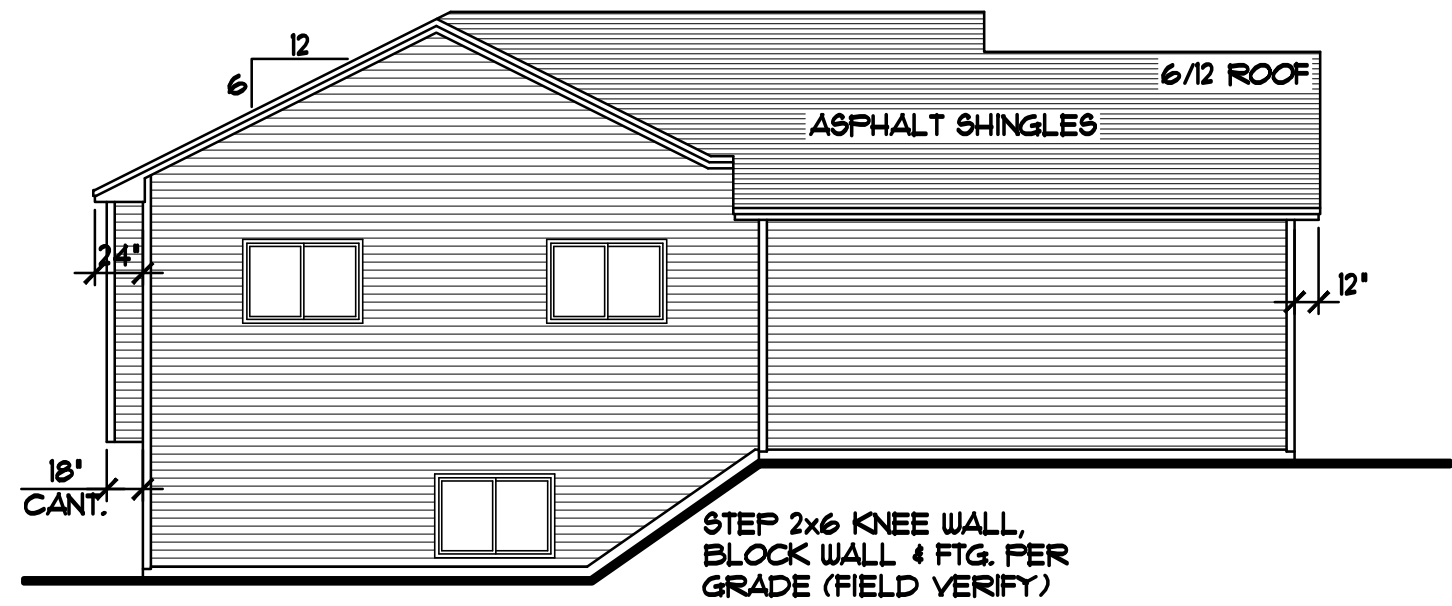


REVISIONS	BY
XXXXX	XX



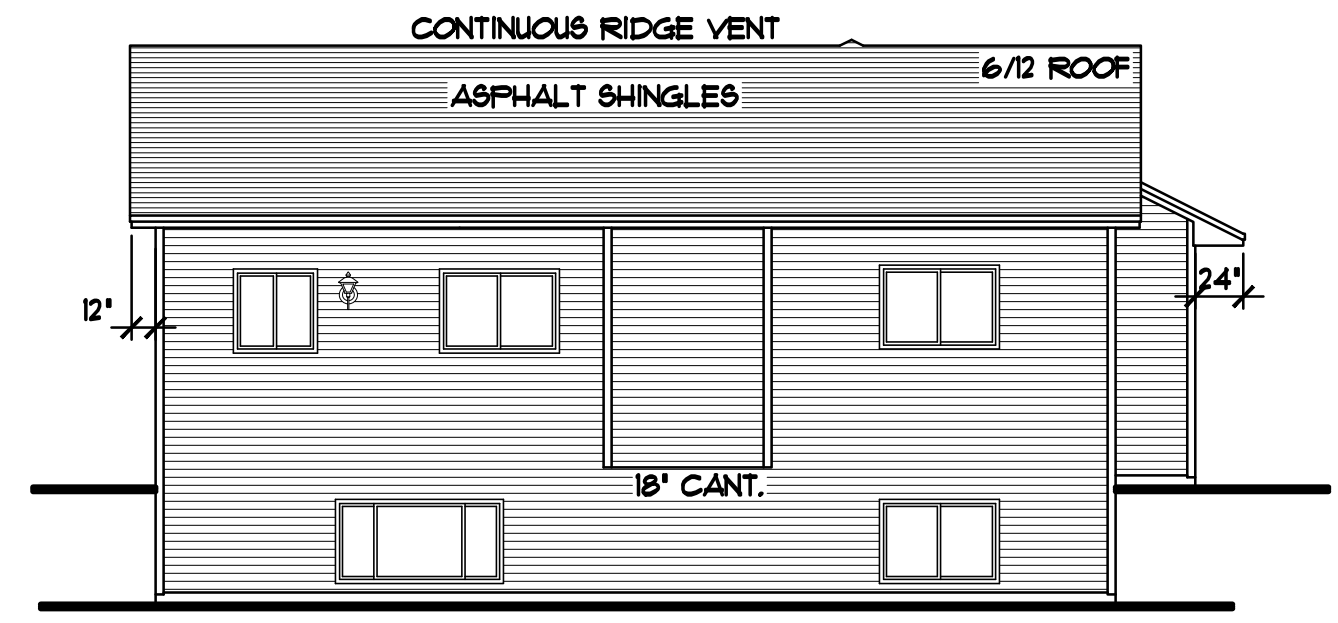
**RIGHT ELEVATION** 1/8"=1'-0"



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

**WINDOW and DOOR PERFORMANCE DATA**  
U-VALUE / SHGC

① GLIDER UNIT U-VALUE = 0.30 SHGC = 0.34	
② CASERMENT UNIT U-VALUE = 0.33 SHGC = 0.30	N/A
③ FIXED/PICTURE UNIT U-VALUE = 0.33 SHGC = 0.31	
④ SLIDING PATIO DOOR U-VALUE = 0.35 SHGC = 0.34	N/A
⑤ METAL INSUL'D. ENTRY DOOR U-VALUE = 0.17 SHGC = 0.06	



**REAR ELEVATION** 1/8"=1'-0"

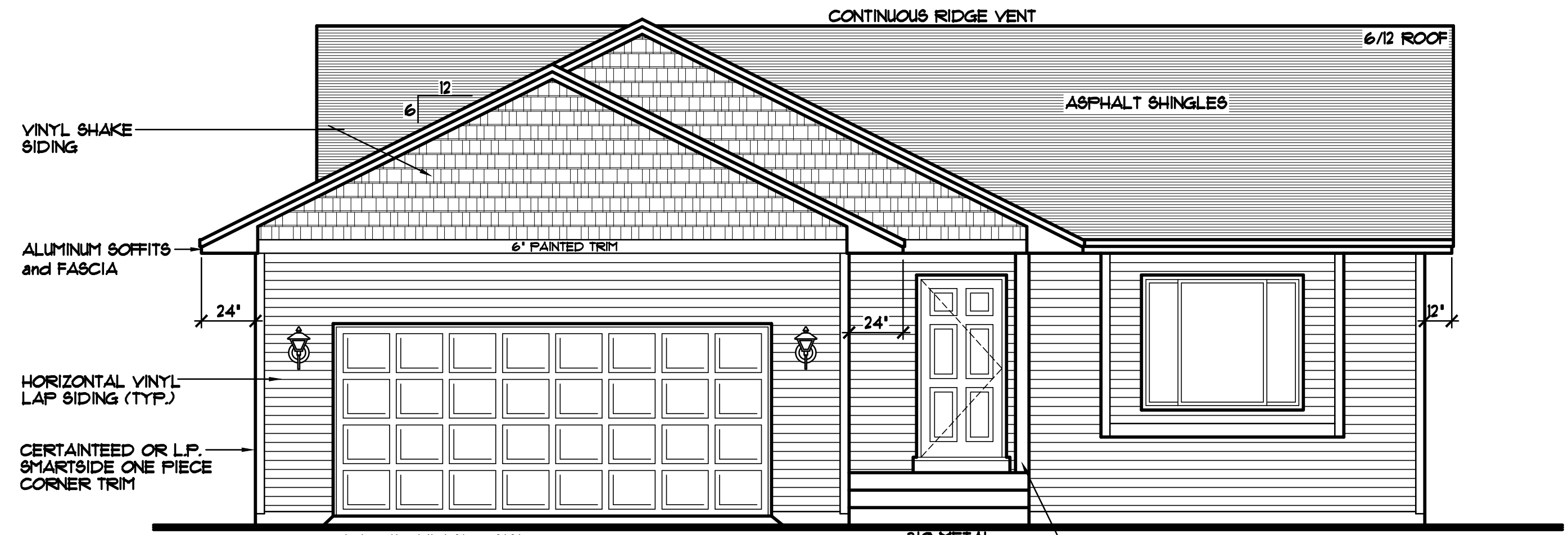
**LEVEL HEIGHT INFORMATION TABLE**

LEVEL	R.C.H.	TOP OF R.O.
BASEMENT	8'-2 1/2"	6'-10 1/2"
MAIN LEVEL	8'-1 1/8"	6'-10 1/2"

NOTE III  
PROVIDE 12" HEEL HGT.  
at ALL ROOF TRUSSES

NOTE III  
INSTALL SIMPSON H2.5  
HURRICAN TIE at EVERY  
ROOF TRUSS, ONE at  
EACH END (TYP.)

- THERMO-TECH WINDOW SIZES SPEC'D.
- VINYL SIDING (TYP.)
- CERTAINTED OR L.P. SMARTSIDE ONE PIECE CORNER TRIM
- VINYL SHAKE SIDING, WHERE SHOWN
- ALUMINUM SOFFITS & FASCIA
- PROVIDE GUTTERS & DOWNSPOUT (VERIFY POSITION w/ BUILDER)



**FRONT ELEVATION** 1/4"=1'-0"

1084 SQFT. ABOVE GRADE  
926 SQFT. FINISHED BASEMENT  
2010 SQFT. TOTAL FINISHED AREAS

THE:  
**SUGAR MAPLE PLAN**  
GARAGE LEFT - LOOKOUT

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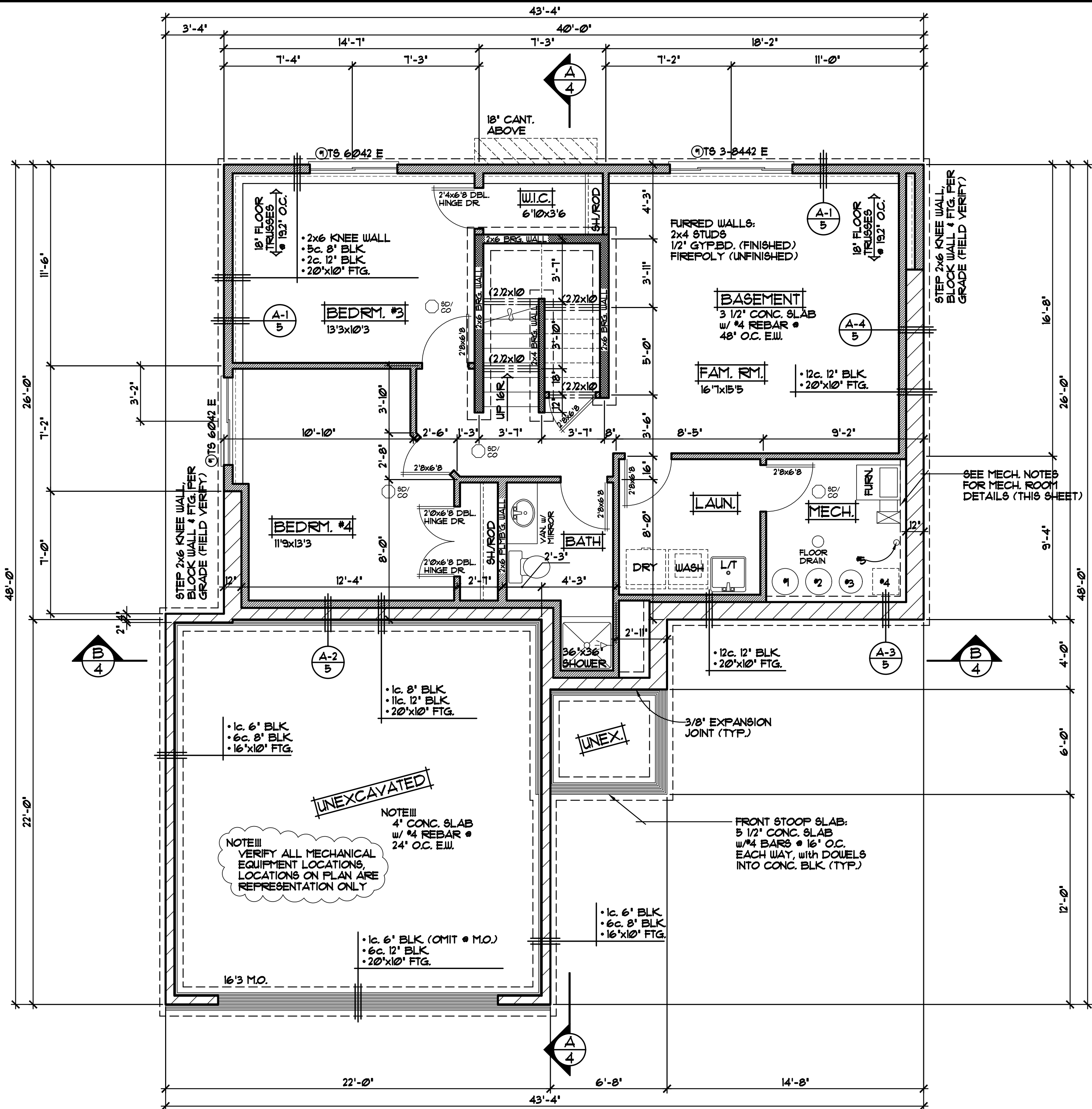
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DRAWN	L.V.
CHECKED	XX
DATE:	06/23/2011
SCALE:	AS NOTED
CADD FILE #	17263-LLO



**NOTE III**  
 PROVIDE PREFABRICATED FLOOR TRUSSES w/ (2) 24" WIDE DUCT CHASES, VERIFY LOCATION w/ TRUSS MANUFACTURER

- MECH. NOTES III**
- 1 - WATER HEATER
  - 2 - WATER SOFTENER
  - 3 - WELL PRESSURE TANK
  - 4 - HEAT RECOVERY VENTILATOR SUMP BASKET BELOW (VERIFY)
  - 5 - RADON PIPE

**FRAMING & CONSTRUCTION NOTES**

- 8'-2 1/2" PLATE HEIGHT • ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- PROVIDE 1/2" GYP. BD. • BASEMENT CEILING & ALLOW 80 SQFT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE • PERIMETER OF OPEN AREA
- PROVIDE DOUBLE HINGED DOORS • BEDROOM CLOSETS, VERIFY w/ SELECTION SHEET THAT HOME HAS DOORS, NOT SHEET ROCK OPENINGS

**FOUNDATION CONST. NOTES**

- TOP COURSE OF BLK. to be CONC. BOND BEAM with (2) #4 BARS (TYP.)
- PROVIDE 2" R10 FOAM BOARD INSULATION • EXTERIOR FOUNDATION WALLS & 1" R5 FOAM BOARD INSULATION AT INTERIOR SIDE OF FOUNDATION WALLS (TYP.)
- PROVIDE 2" R10 FOAM BOARD BELOW SLAB (TYP.)
- INSULATION & AIR BARRIER TO BE CONT. OVER TOP OF FOUNDATION WALLS (TYP.)
- FOUR HOUSE CONC. SLAB ON TOP OF SECOND COURSE OF DAYLIGHT FOUNDATION WALL, SEE SHT. # 4 FOR SECTIONS
- PROVIDE (2) #4 RE-BAR CONTINUOUS THROUGH CONC. FOUNDATION FOOTINGS

**DOOR & WINDOW NOTES**

- THERMO-TECH WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2"x10" #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

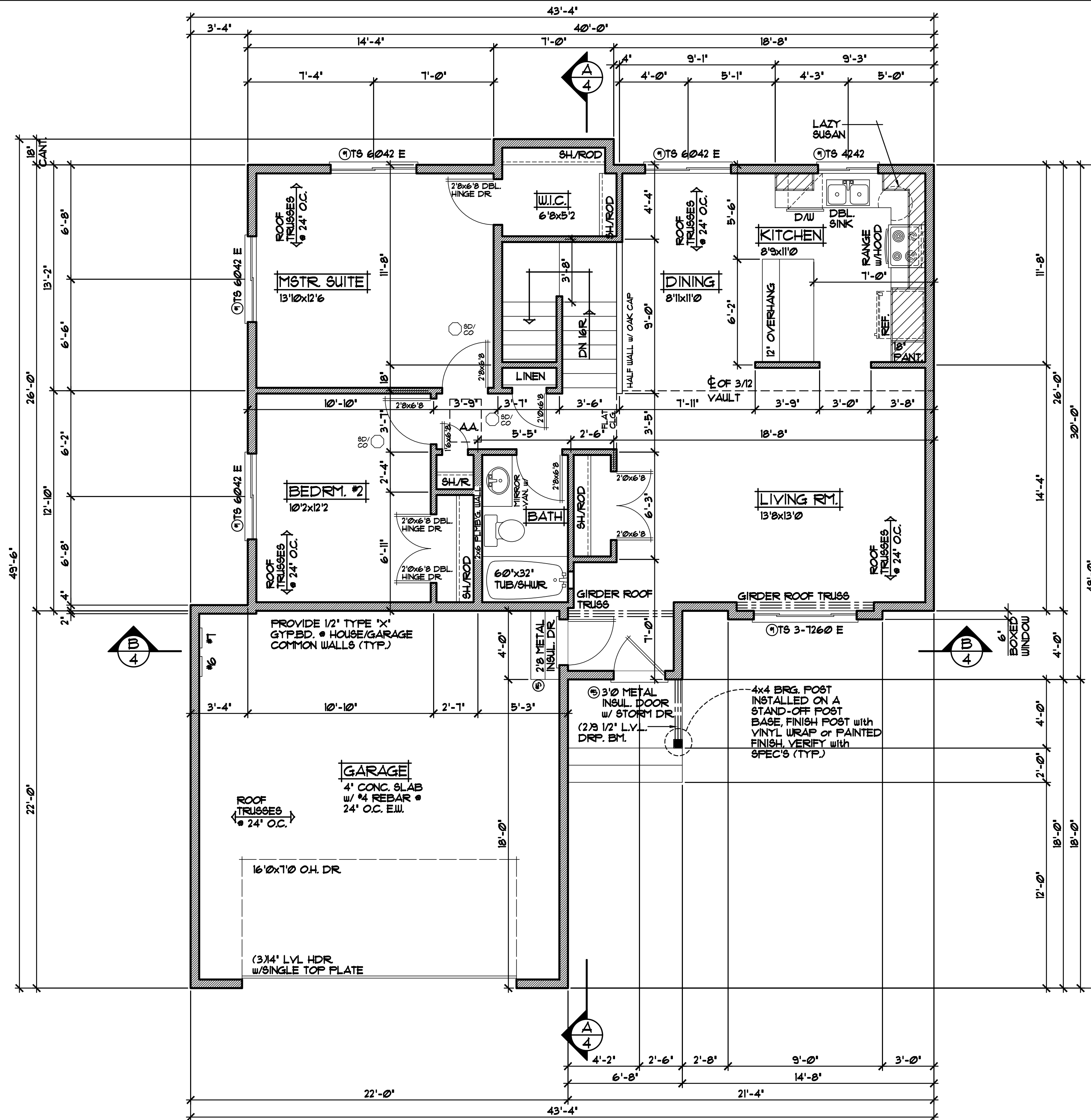
ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

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**MAIN LEVEL PLAN** 1/4" = 1'-0"  
1084 SQFT. MAIN LEVEL

**MECH. NOTES!!!**

- #6 - ELECTRIC PANEL
- #7 - LOW VOLTAGE PANEL

**FRAMING & CONSTRUCTION NOTES**

- 8'-1 1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- 8'-1 1/8" PLATE HEIGHT • GARAGE FROM ENTRY LEVEL SUB FLOOR
- FRAME ALL GARAGE WALLS w/ 2x6 STUDS @ 16" O.C. (TYP.)
- PROVIDE DOUBLE HINGED DOORS • BEDROOM CLOSETS, VERIFY w/ SELECTION SHEET THAT HOME HAS DOORS, NOT SHEET ROCK OPENINGS

**DOOR & WINDOW NOTES**

- THERMO-TECH WINDOWS SPECIFIED, VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with "\*" REQUIRE A SASH STOPPER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

**SPECIAL NOTICE:**

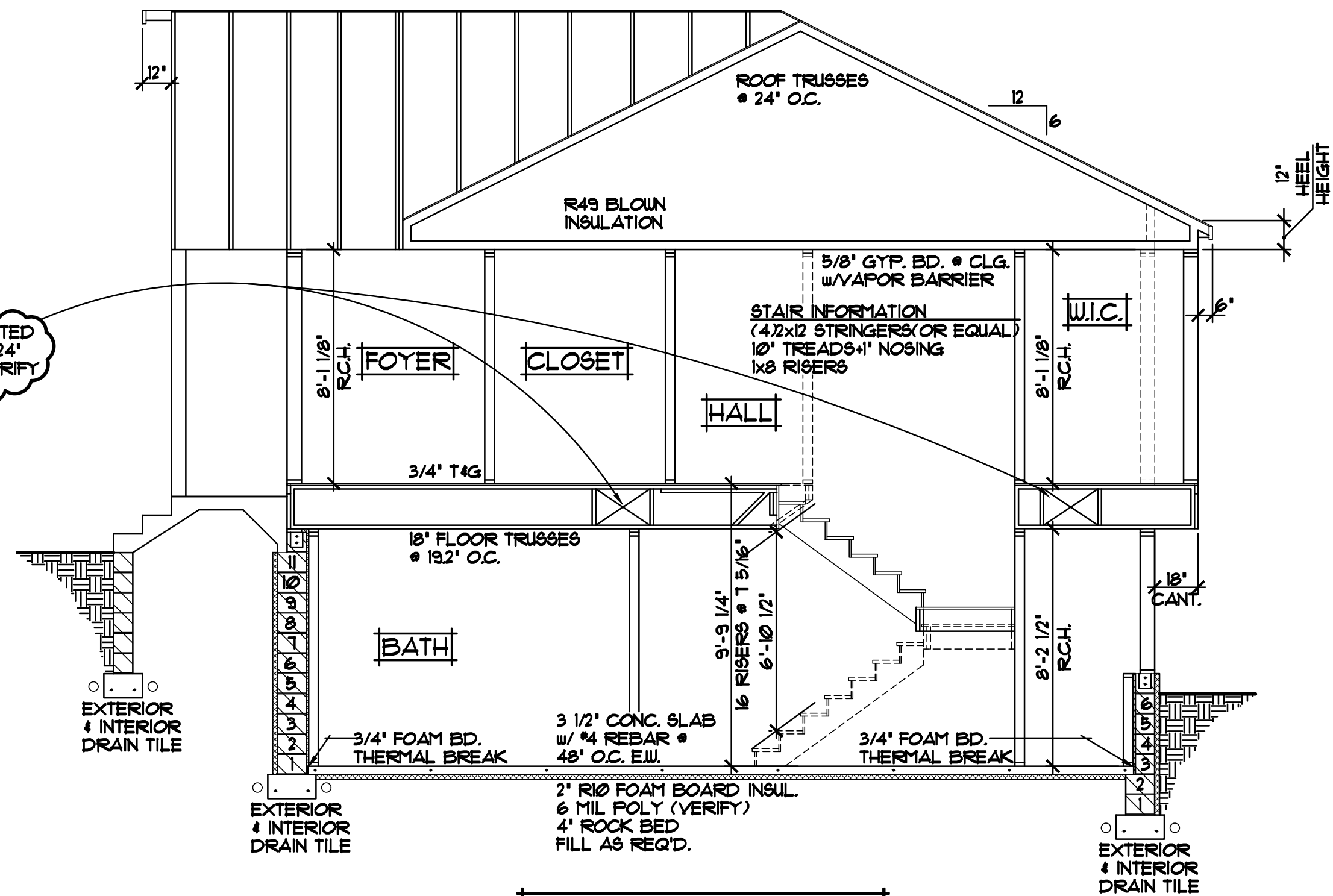
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CROSS SECTION "A" 1/4"=1'-0"

NOTE!!!  
 PROVIDE PREFABRICATED FLOOR TRUSSES w/ (2) 24" WIDE DUCT CHASES, VERIFY LOCATION w/ TRUSS MANUFACTURER

NOTE!!!  
 PROVIDE 12" HEEL  
 • ALL ROOF TRUSSES UNLESS NOTED OTHERWISE

NOTE!!!  
 INSTALL SIMPSON H25 HURRICAN TIE at EVERY ROOF TRUSS, ONE at EACH END (TYP.)

NOTE!!!  
 FOUR HOUSE CONC. SLAB ON TOP OF FIRST COURSE  
 • DAYLIGHT FOUNDATION WALL, SEE THIS SHT. FOR SECTIONS

- ROOF CONSTRUCTION:**
- PREMANUFACTURED ROOF TRUSSES - ENGINEERED BY SUPPLIER - SLOPES VARY - SEE PLAN
  - R49 BLOWN FIBERGLASS INSULATION
  - 1/150 ROOF VENT AT SOFFITS, 1/150 VENT AT RIDGE
  - AIR CHUTE AT EACH TRUSS SPACE
  - 1/2" ROOF SHEATHING
  - 15# ROOFING FELT
  - ICE & WATER MEMBRANE APPLIED 24" PAST EXTERIOR WALL
  - ASPHALT SHINGLES,

- SOFFIT / FASCIA:**
- 2x6 SUB-FASCIA
  - MAINTENANCE FREE FASCIA COVER
  - MAINTENANCE FREE VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
  - 7/16" OSB SHEATHING
  - 2x6 STUDS • 16" O.C.
  - WINDOWS PER SPEC'S.
  - R-21 FG. BATT INSULATION
  - 6 MIL POLY VAPOR BARRIER
  - 1/2" GYPSUM BOARD

- RIM AREA CONSTRUCTION:**
- CLOSED CELL SPRAYED FOAM INSUL. R21 (MINIMUM) • RIM AREA AND R30 (MINIMUM) • CANTS.

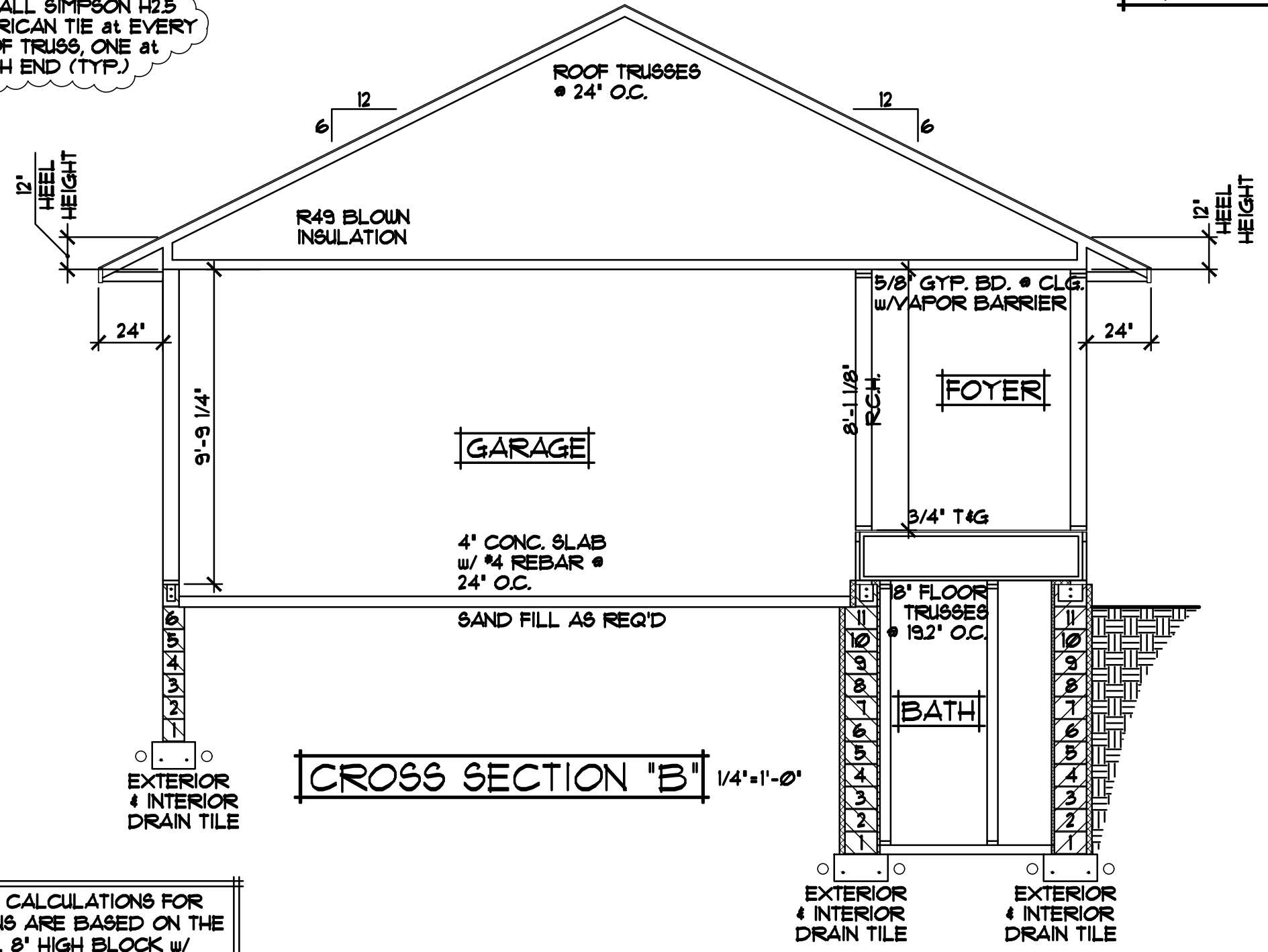
- WALL CONSTRUCTION:**
- SIMILAR TO ABOVE

- SILL CONSTRUCTION:**
- 2x6 SILL PLATE & SEALER
  - 1/2" ANCHOR BOLTS • T2" O.C.

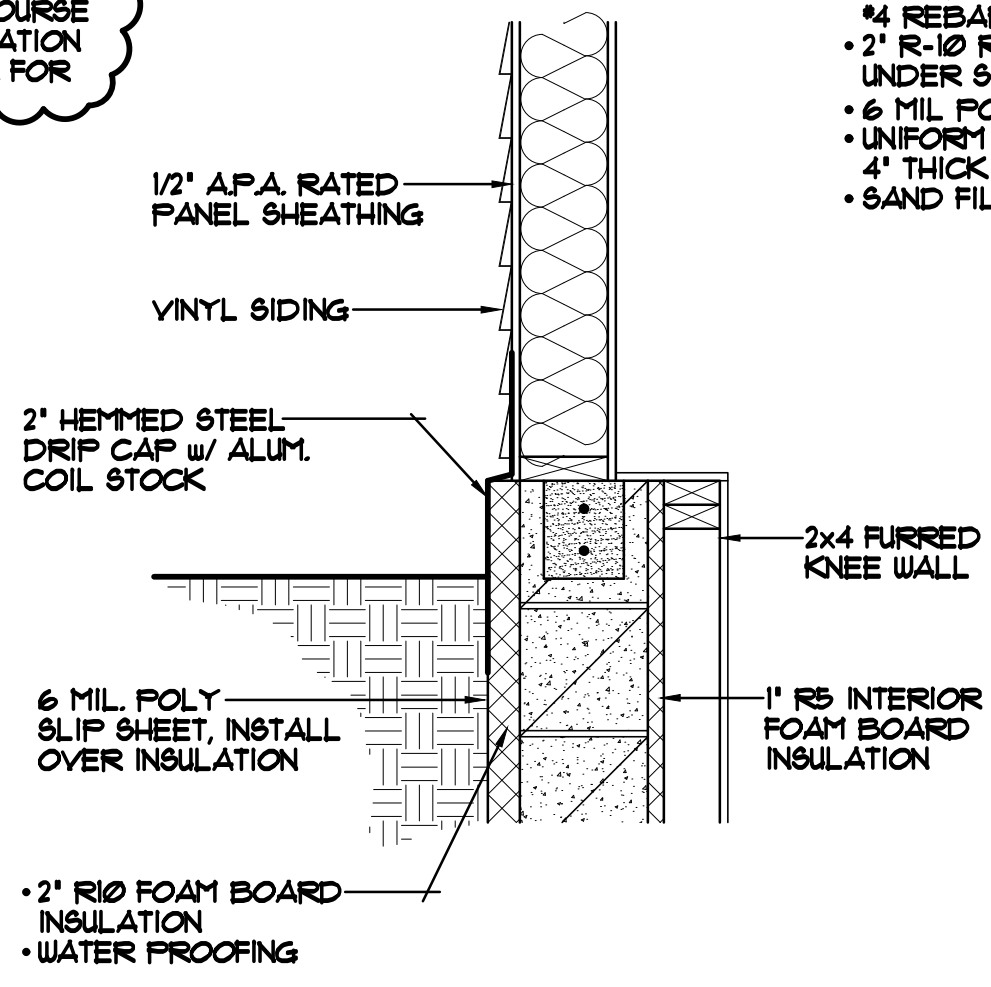
- FOUNDATION INSULATION:**
- FOUNDATION EXTERIOR- 2" R-10 RIGID FOAM BOARD INSULATION
  - FOUNDATION INTERIOR- 1" R-5 RIGID FOAM BOARD INSULATION

- FOUNDATION CONSTRUCTION**
- (1) COURSE 8" BOND BEAM BLK with (2) #4 RE-BAR
  - (4) COURSES OF 8" CONC. BLK
  - (2) COURSES OF 12" CONC. BLK
  - #4 VERT. RE-BAR • T2" O.C. with DOUELS INTO CONC. FTG.
  - 20"x10" CONC. FTG. w/(2) #4 BARS

- SLAB CONSTRUCTION:**
- 3 1/2" FOURSIDE CONCRETE FLOOR with #4 REBAR • 48" O.C. EACH WAY
  - 2" R-10 RIGID FOAM BOARD INSULATION UNDER SLAB
  - 6 MIL POLY VAPOR BARRIER UNDER SLAB
  - UNIFORM LAYER OF 3/4" CLEAN AGGREGATE 4" THICK (MINIMUM)
  - SAND FILL AS REQUIRED



CROSS SECTION "B" 1/4"=1'-0"



FOUNDATION FLASHING DETAIL

SCALE: 1"=1'-0"

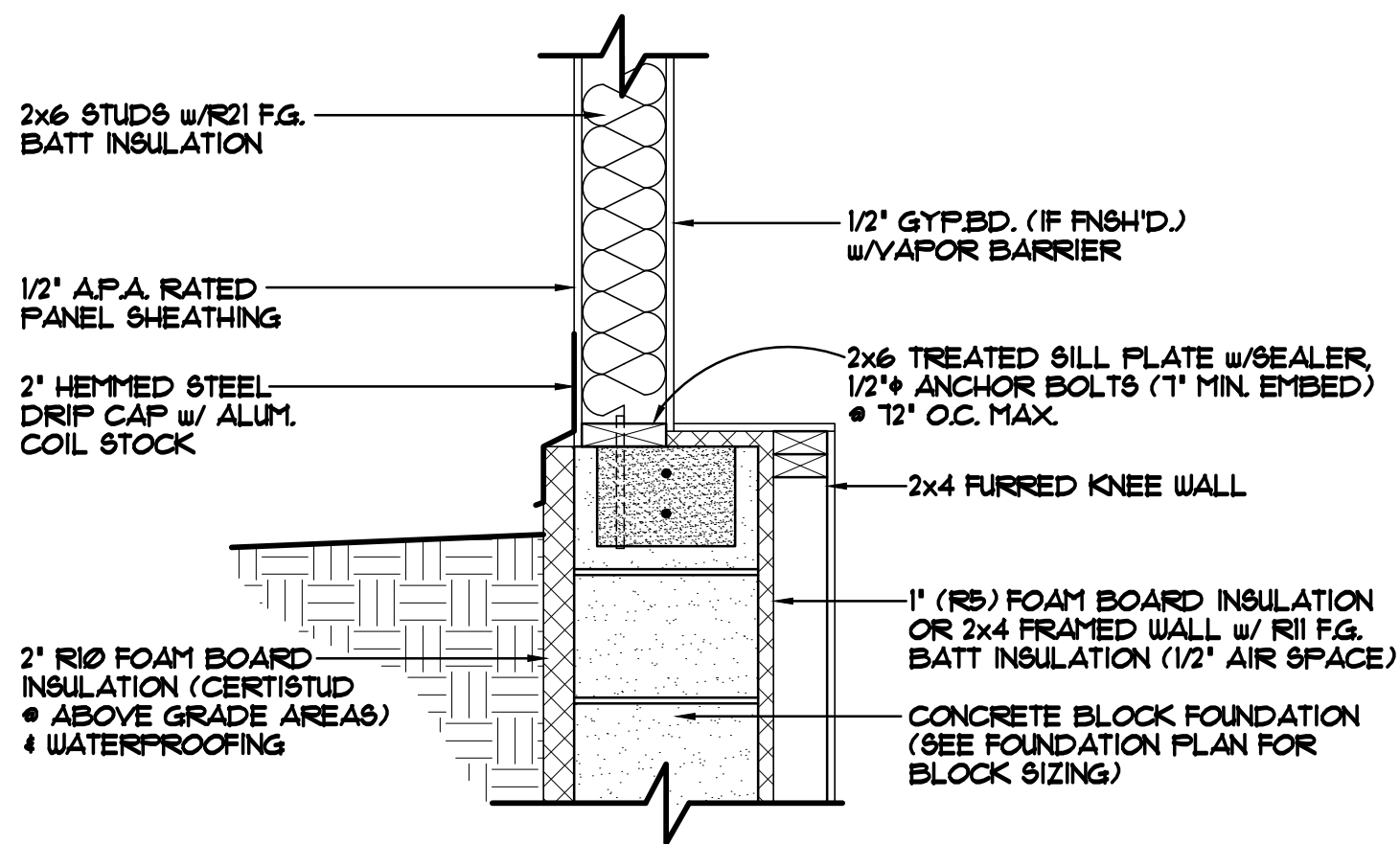
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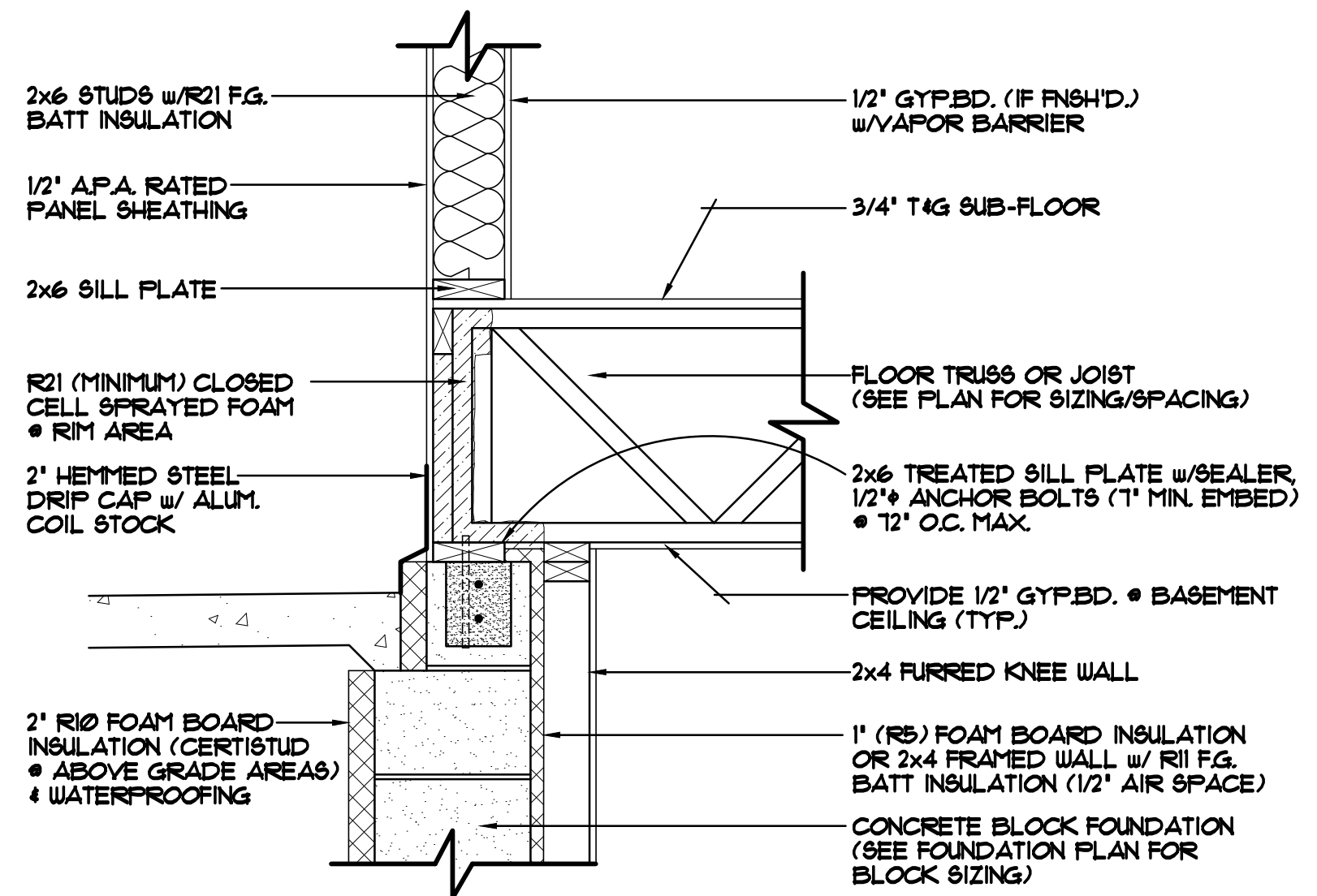
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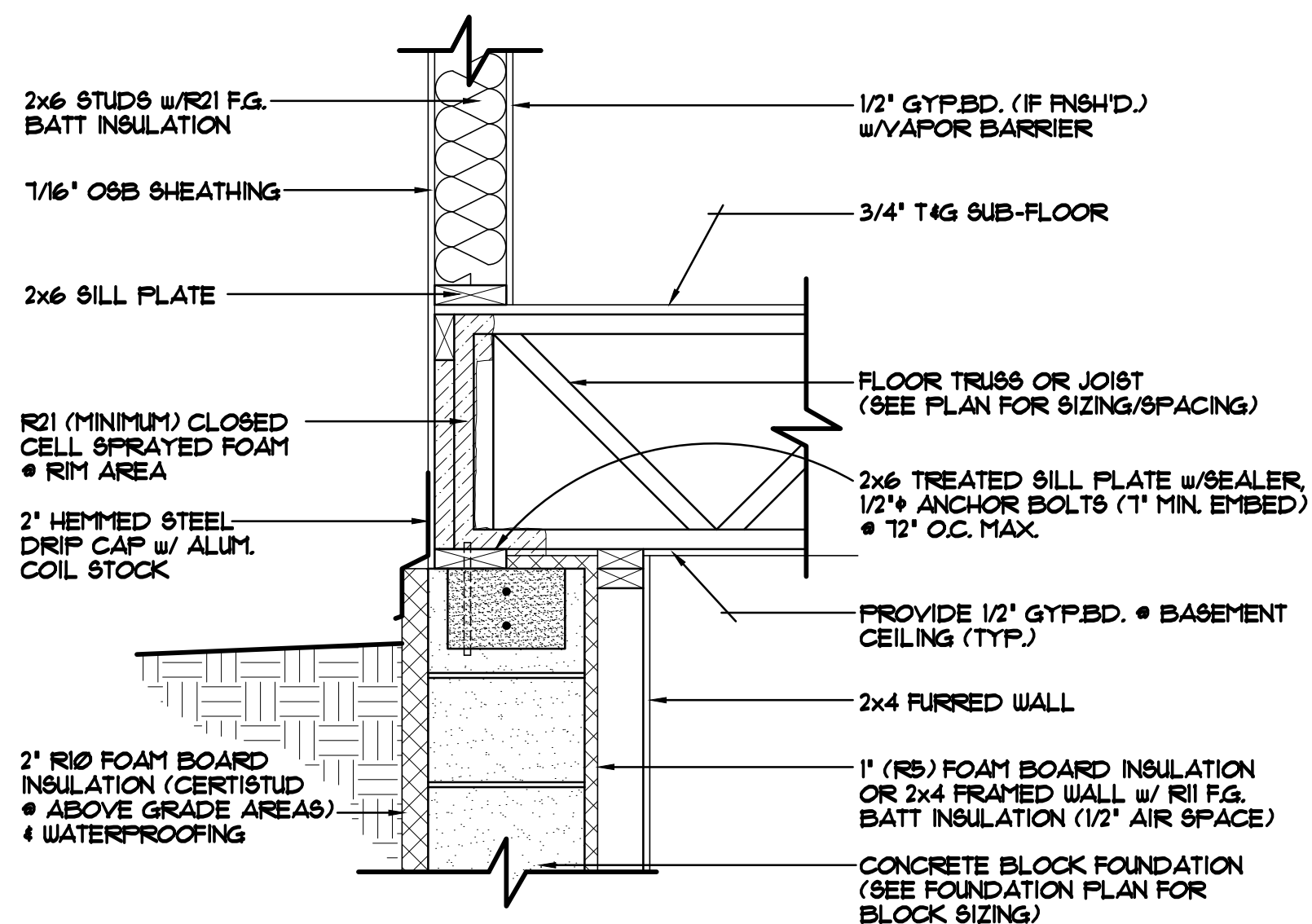
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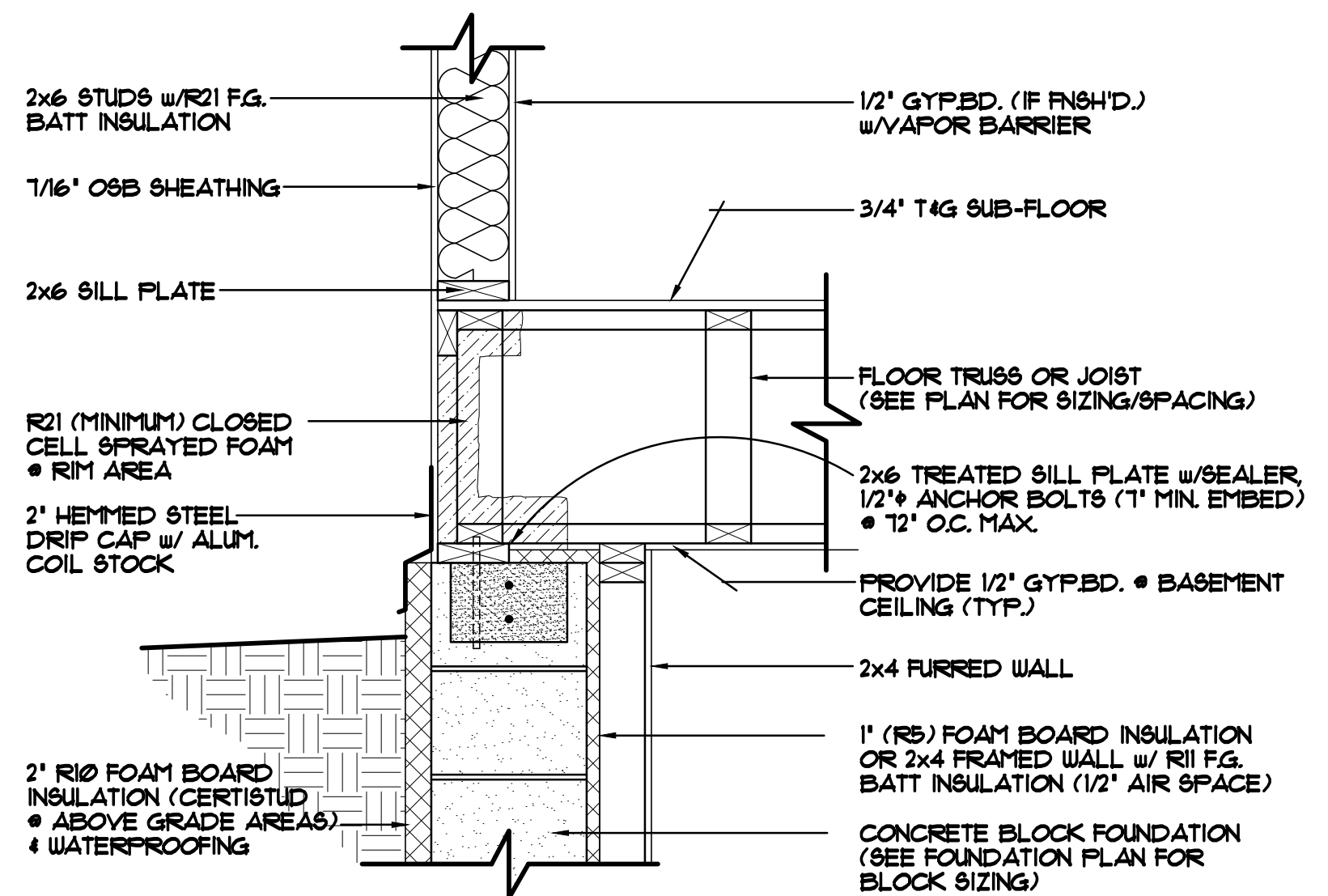
**FOUNDATION/RIM AREA DETAIL "A-1"** 1"=1'-0"  
STANDARD DAYLIGHT SILL/FOUNDATION AREA



**FOUNDATION/RIM AREA DETAIL "A-2"** 1"=1'-0"  
BRICK LEDGED RIM AREA, TRUSSES/JOISTS PERPENDICULAR TO FOUNDATION WALL



**FOUNDATION/RIM AREA DETAIL "A-3"** 1"=1'-0"  
STANDARD RIM AREA, TRUSSES/JOISTS PERPENDICULAR TO FOUNDATION WALL



**FOUNDATION/RIM AREA DETAIL "A-4"** 1"=1'-0"  
STANDARD RIM AREA, TRUSSES/JOISTS PARALLEL TO FOUNDATION WALL

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

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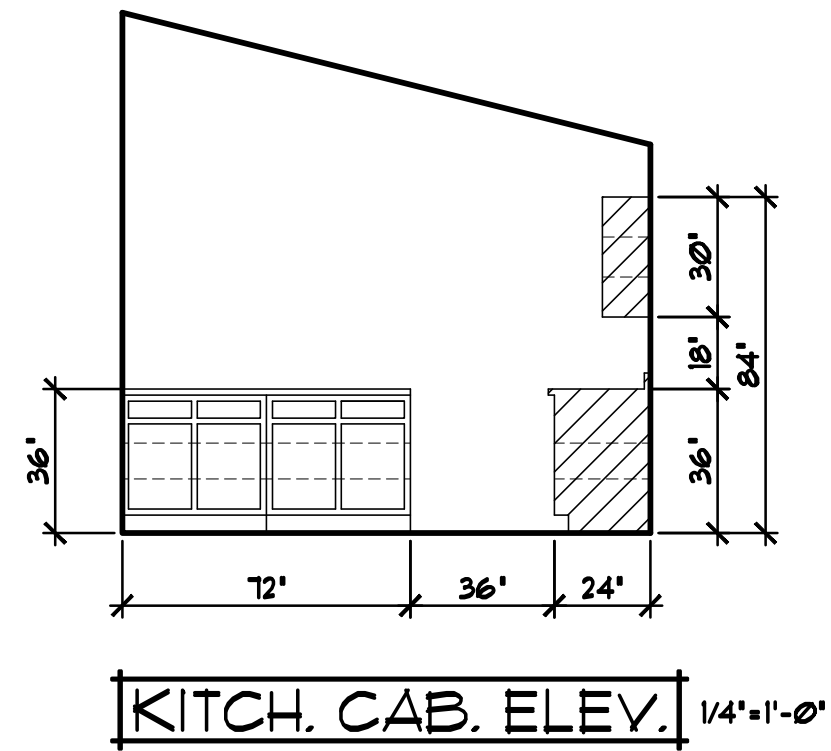
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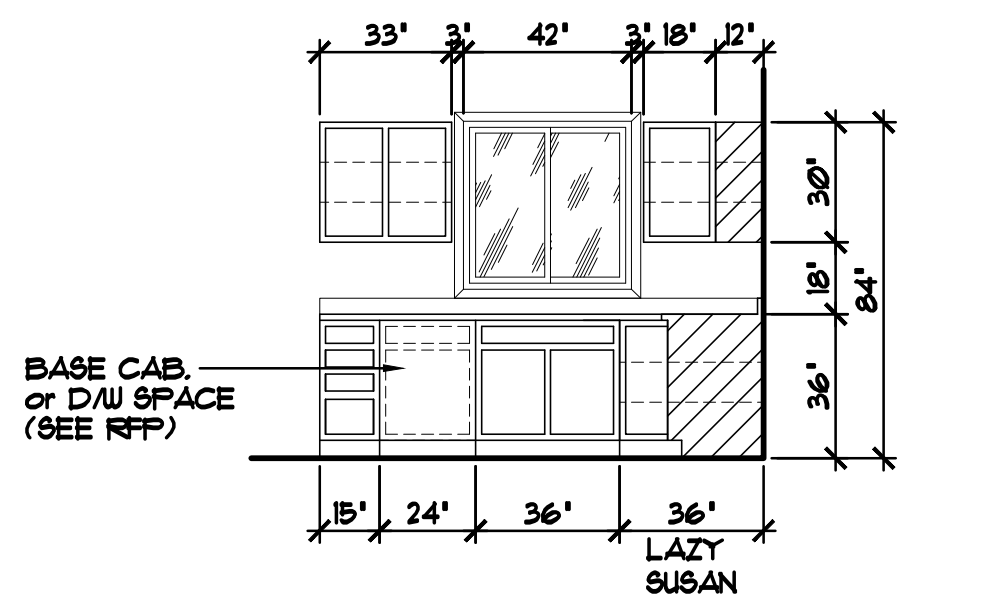
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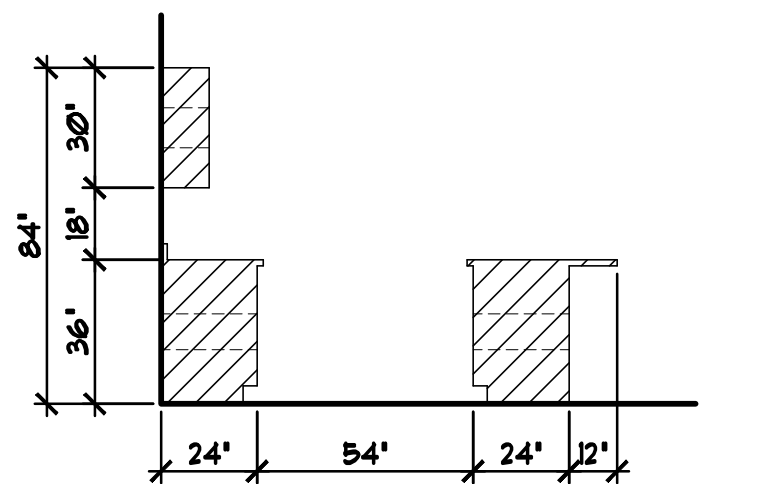
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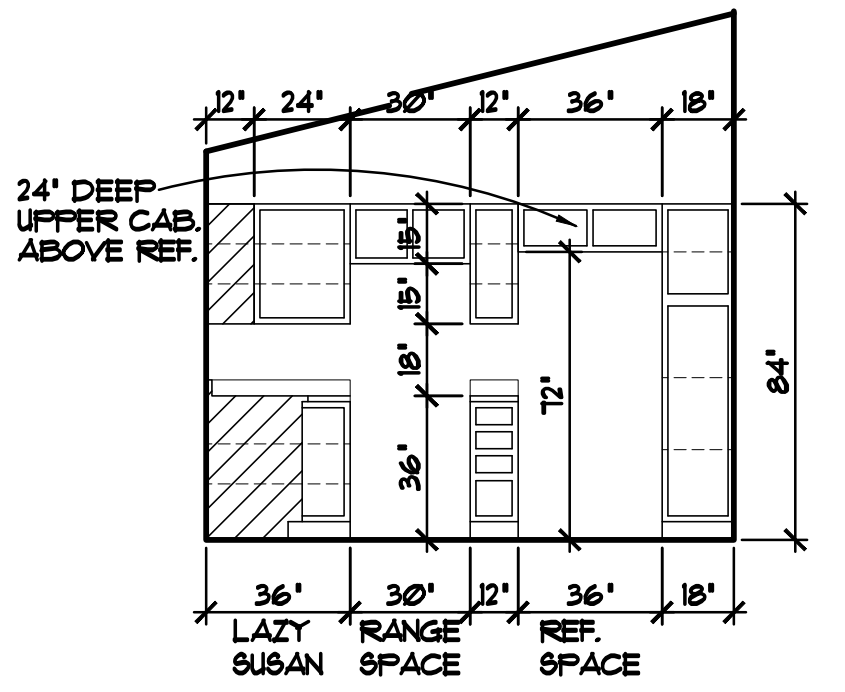
KITCH. CAB. ELEV. 1/4"=1'-0"



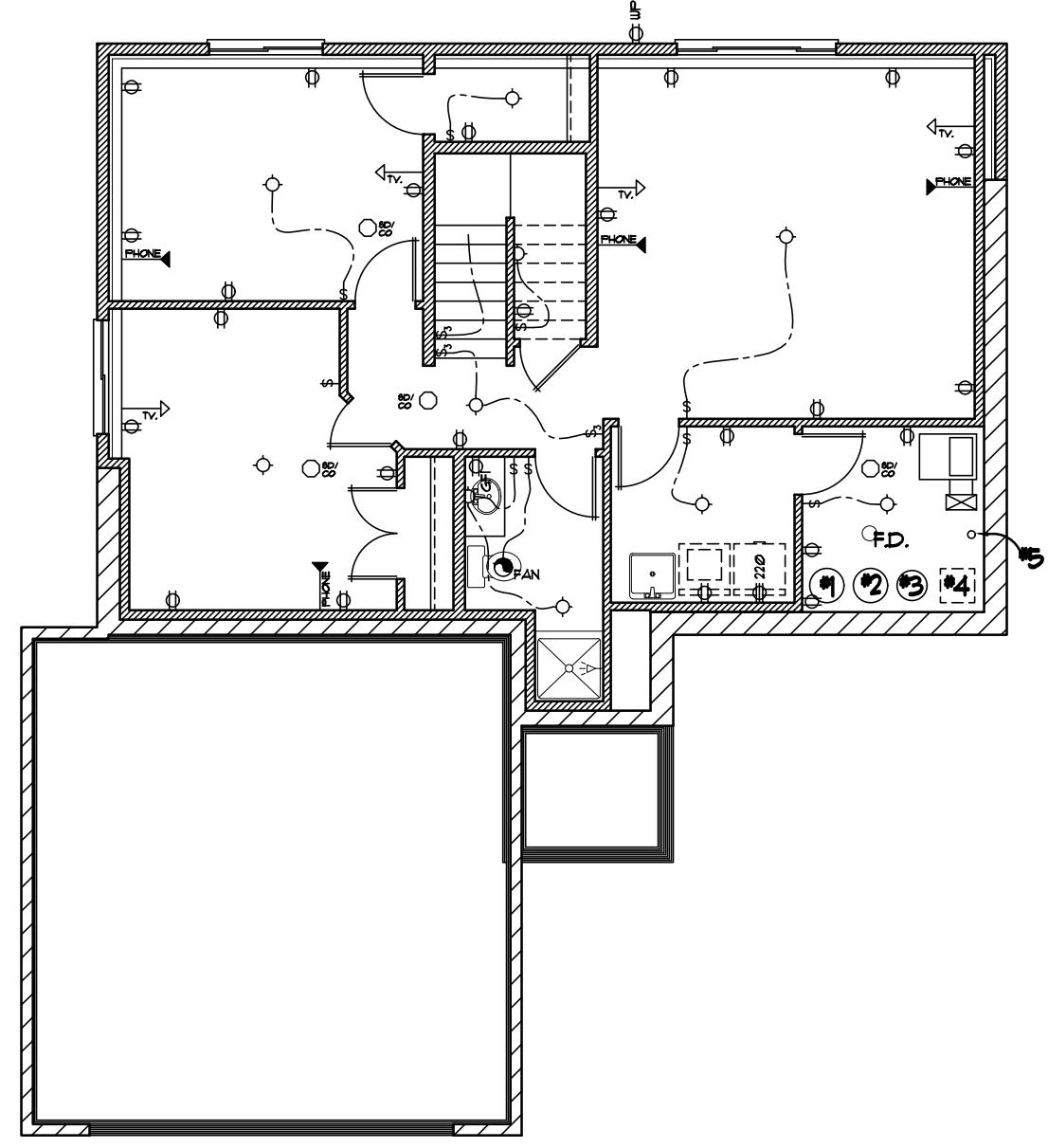
KITCH. CAB. ELEV. 1/4"=1'-0"



KITCH. CAB. ELEV. 1/4"=1'-0"

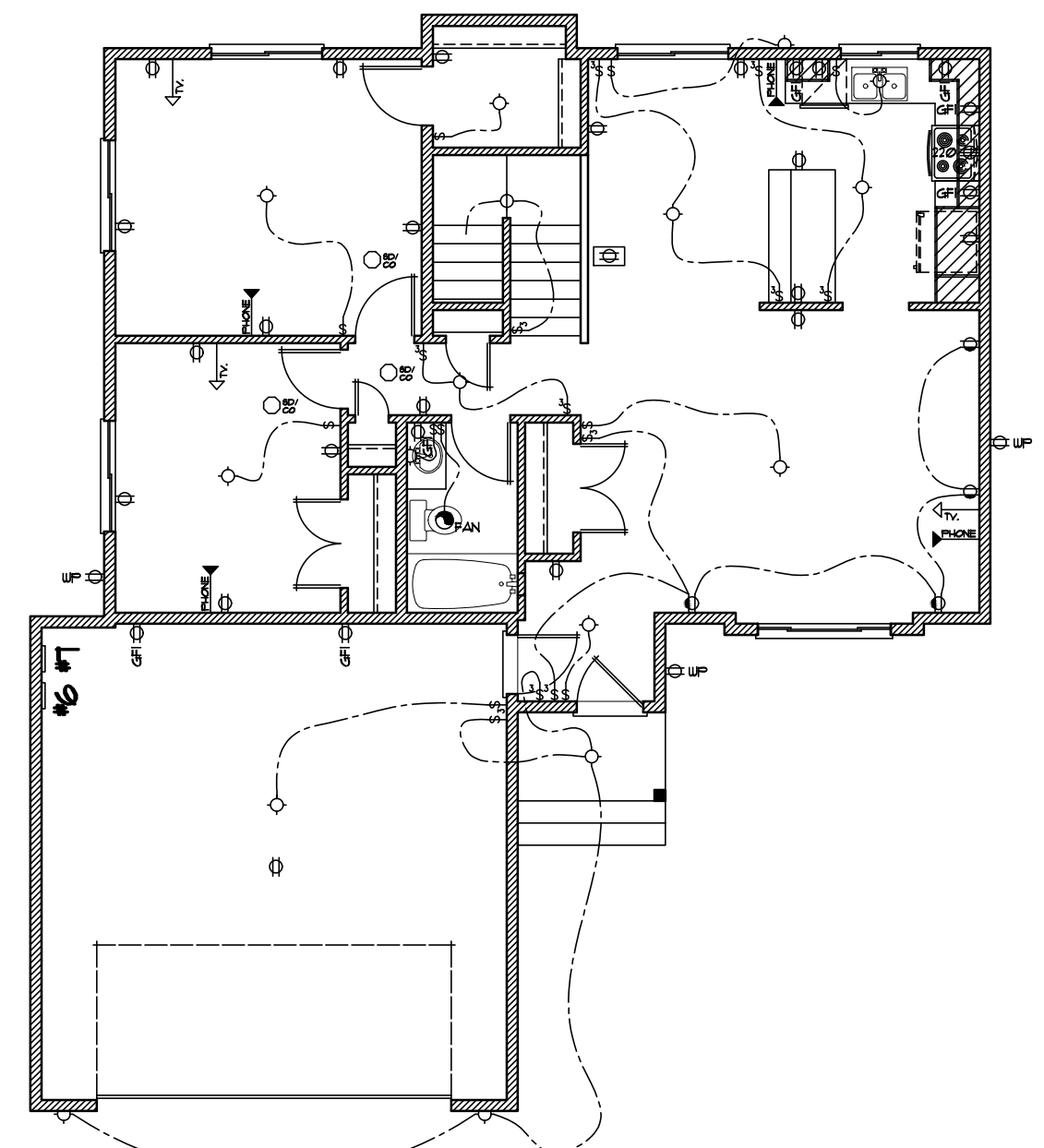


KITCH. CAB. ELEV. 1/4"=1'-0"

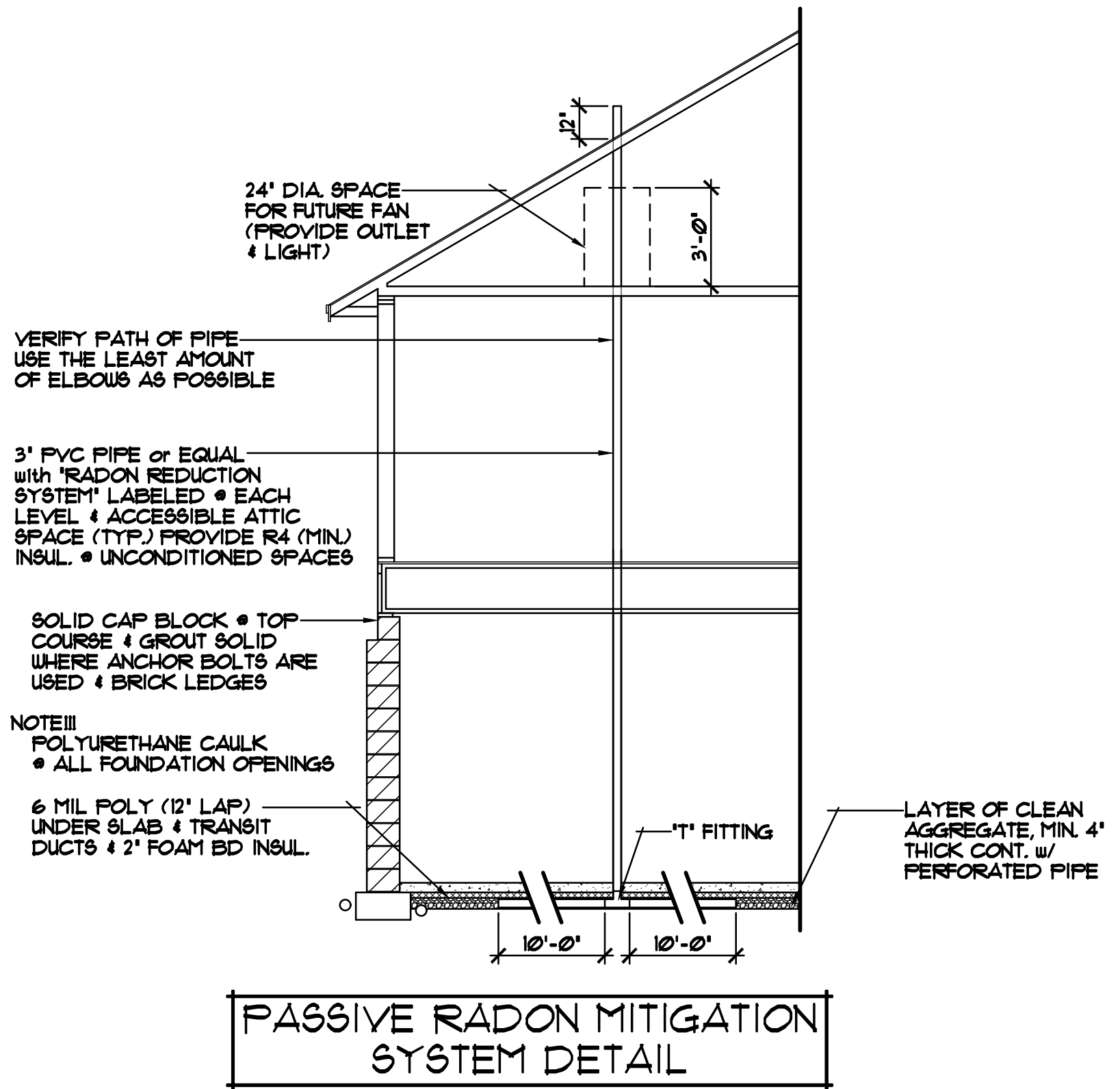


LOWER LEVEL ELECTRICAL PLAN 1/8"=1'-0"

- MECH. NOTES!!!**
- 1 - WATER HEATER
  - 2 - WATER SOFTENER
  - 3 - WELL PRESSURE TANK
  - 4 - HEAT RECOVERY VENTILATOR  
SUMP BASKET BELOW (VERIFY)
  - 5 - RADON PIPE
  - 6 - ELECTRIC PANEL
  - 7 - LOW VOLTAGE PANEL



MAIN LEVEL ELECTRICAL PLAN 1/8"=1'-0"



PASSIVE RADON MITIGATION SYSTEM DETAIL

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TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURE a,b,c

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
6d COMMON (2.0"x0.13")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5"x0.13")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

FOR SI: 1" = 25.4mm, 1 mile per hour = 0.447 m/s

- a. Panel strength axis parallel or perpendicular to supports. three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports
- b. Table is based on wind pressures acting toward and away from building surfaces per Section R302.2. Lateral bracing requirements shall be in accordance with Section R602.10
- c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16'o.c. or 24'o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16'o.c. shall be used with studs spaced a maximum of 16 inches on center.

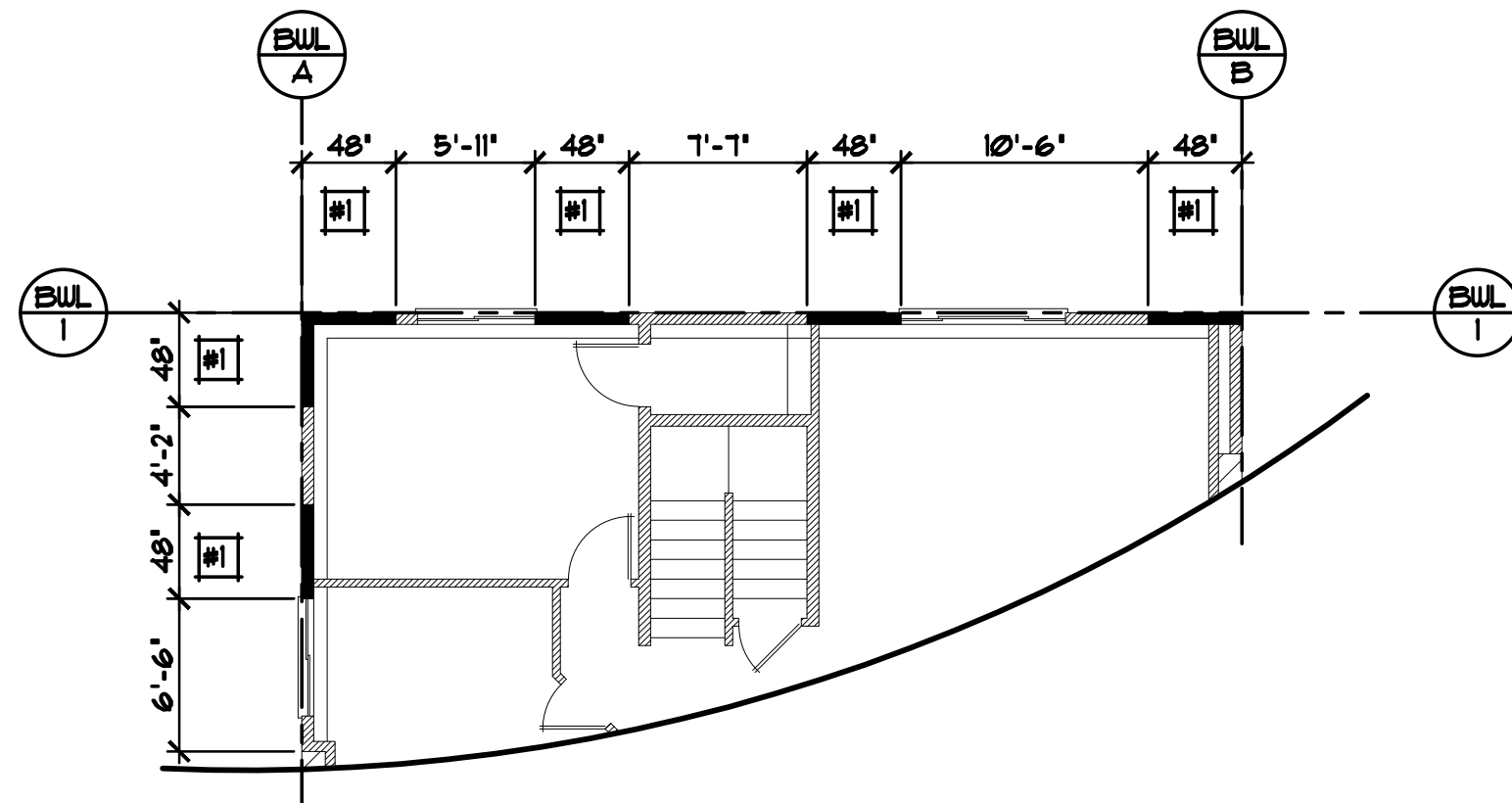
NOTE!!! APPROVED UPLIFT FRAMING CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER/SUPPLIER TO PROVIDE A CONTINUOUS LOAD PATH TO A POINT WHERE UPLIFT FORCES ARE 100# OR LESS (PER R602.3.5 AND PER SECTION R302.11)

	WALL BRACING METHOD	DESCRIPTION
#1	CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE 602.3 (3)
#2	FFG	(PORTAL FRAME AT GARAGE) SEE THE FFG DETAIL (SHEET #1)

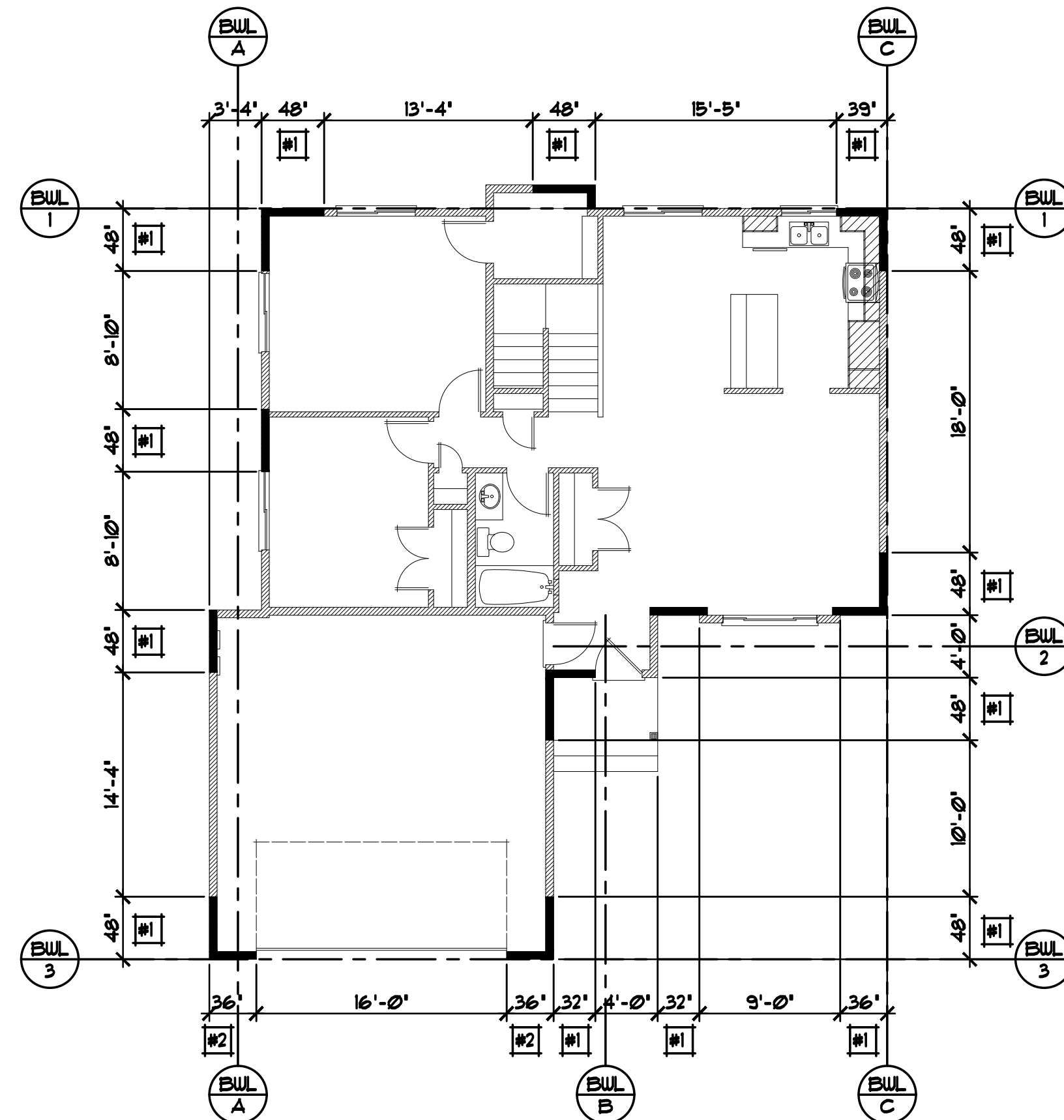
ALL BRACED PANEL LENGTHS GIVEN ARE TO BE TREATED AS MINIMUMS.

WIND EXPOSURE CATEGORY IS TO BE CATEGORY 'B' PER SECTION R302.1.4

WIND SPEED RESISTANCE TO BE MEASURED LESS THAN OR EQUAL TO 90 MPH.

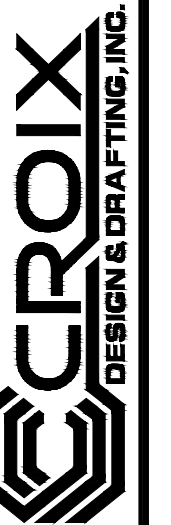


LOWER LEVEL WALL BRACING PLAN 1/8"=1'-0"



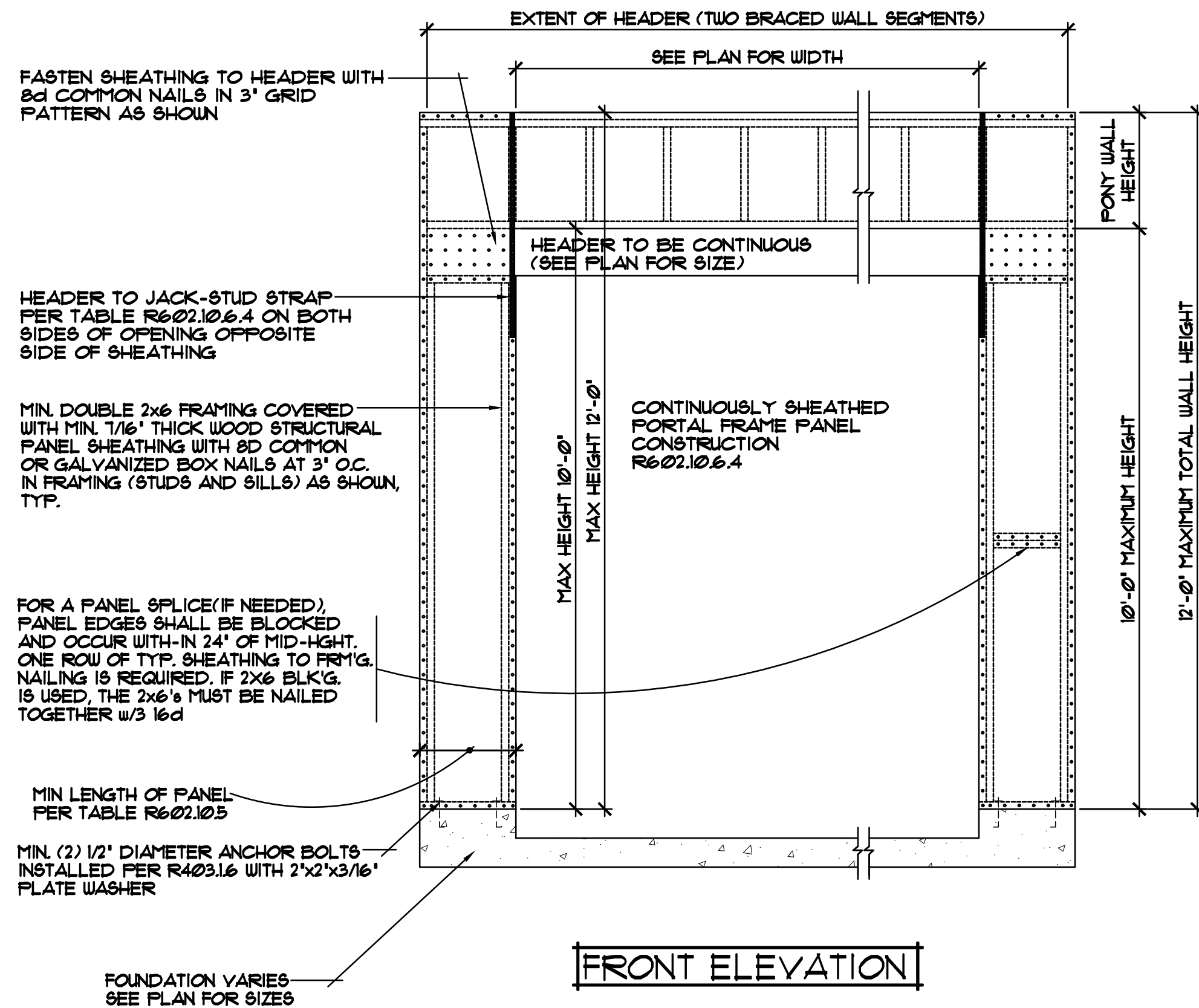
MAIN LEVEL WALL BRACING PLAN 1/8"=1'-0"

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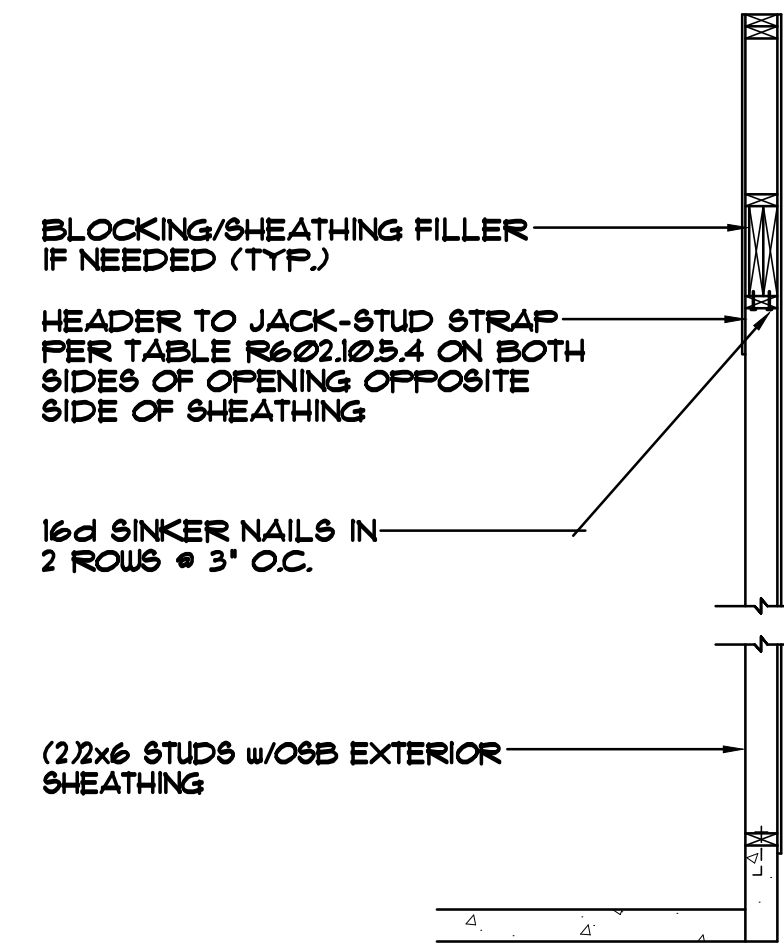


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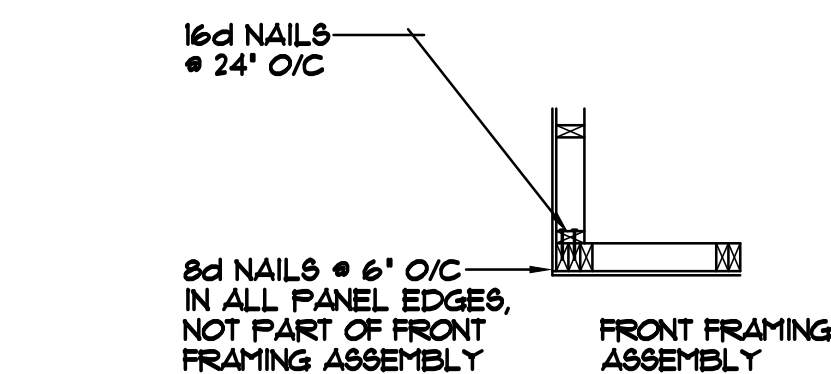
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**FRONT ELEVATION**



**SIDE ELEVATION**



**CORNER FRAMING DETAIL**

**PORTAL FRAMING AT GARAGE (SEISMIC CATEGORIES A, B, & C) 1/2"=1'-0"**

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITH-IN 24" OF MID-HEIGHT. ONE ROW OF TYP. SHEATHING TO FRM'G. NAILING IS REQUIRED. IF 2x6 BLK'G. IS USED, THE 2x6'S MUST BE NAILED TOGETHER w/3 16d

MIN LENGTH OF PANEL PER TABLE R602.10.5

MIN. (2) 1/2" DIAMETER ANCHOR BOLTS INSTALLED PER R403.1.6 WITH 2"x2"x3/16" PLATE WASHER

FOUNDATION VARIES SEE PLAN FOR SIZES

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