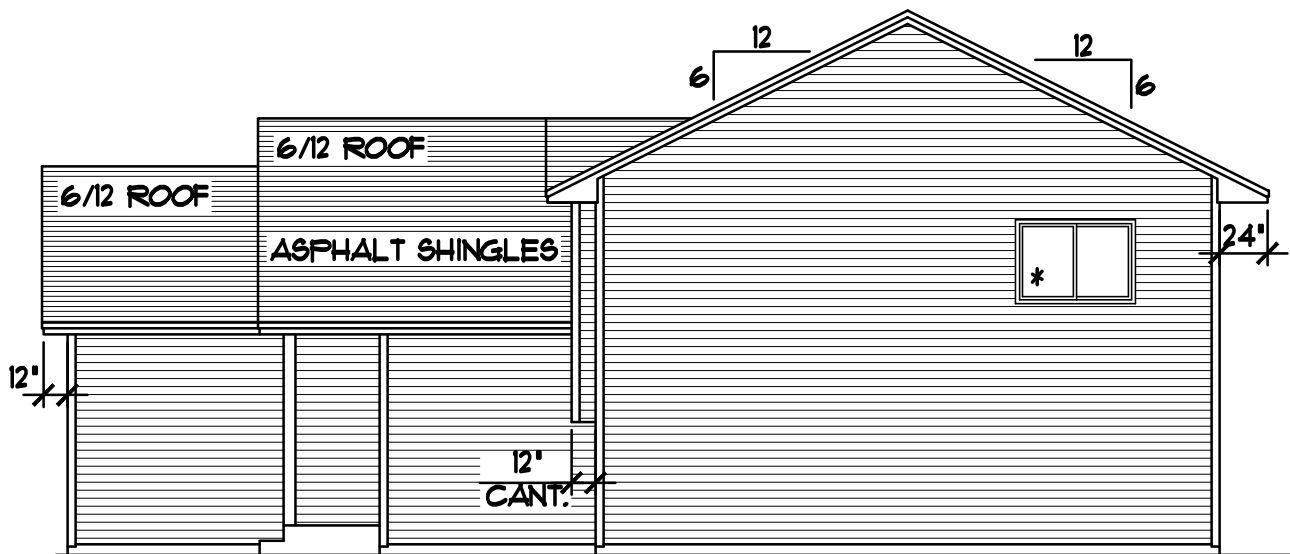
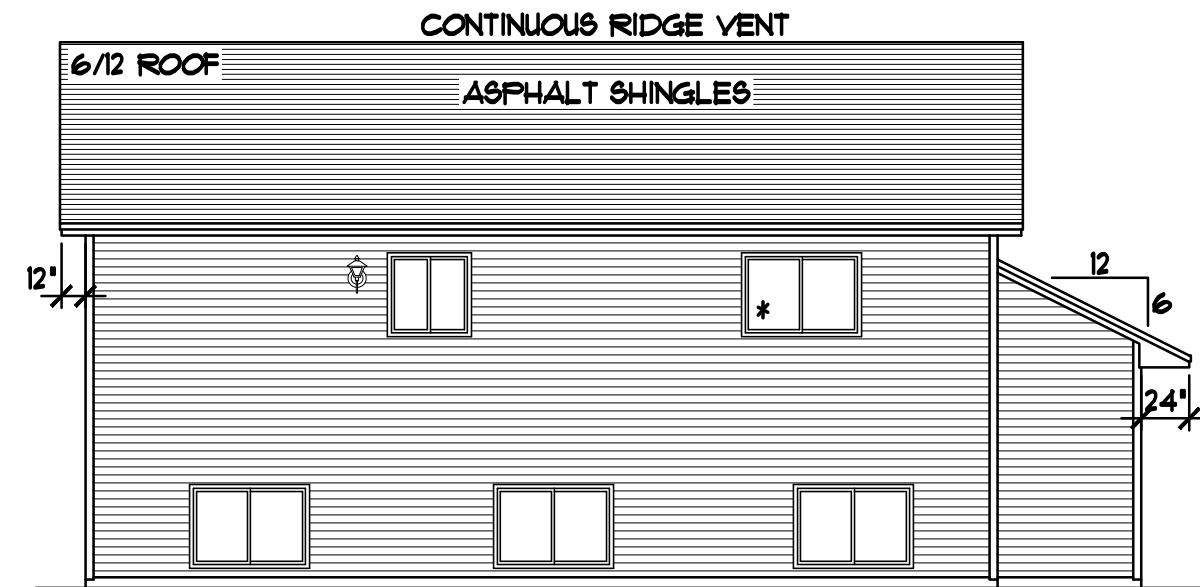


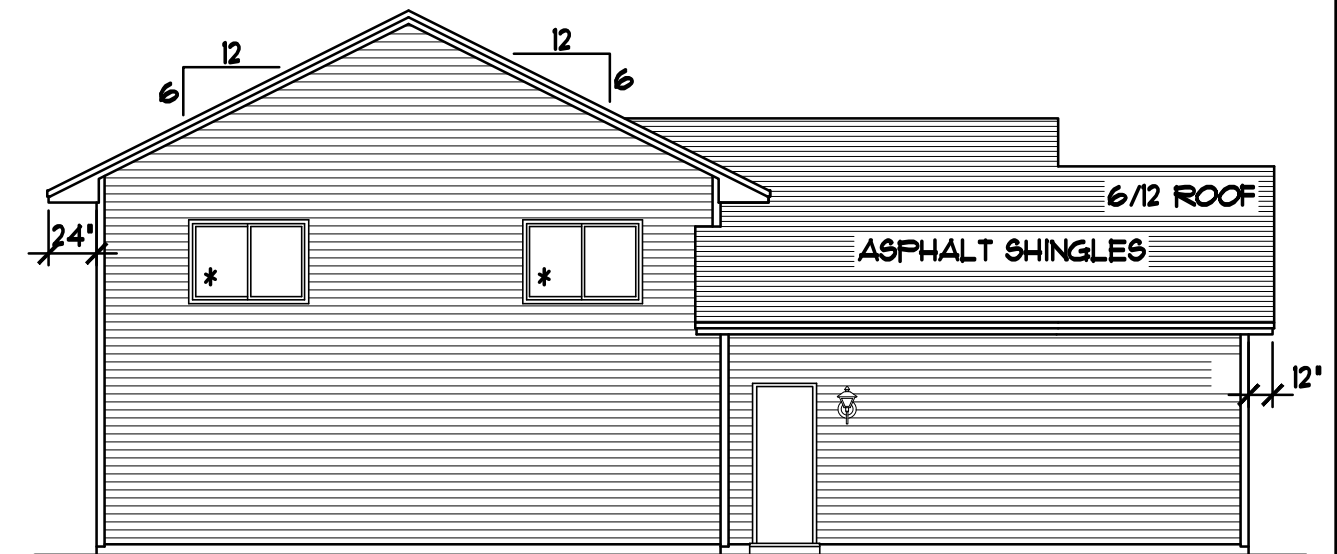
REVISIONS	BY
XXXXX	XX



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



REAR 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 CASEMENT UNIT U-VALUE = 0.29 SHGC = 0.30	N/A
③ FIXED PICTURE UNIT U-VALUE = 0.28 SHGC = 0.31	
④ SLIDING PATIO DOOR U-VALUE = 0.28 SHGC = 0.34	N/A
⑤ METAL INSUL'D. ENTRY DOOR U-VALUE = 0.11 SHGC = 0.06	

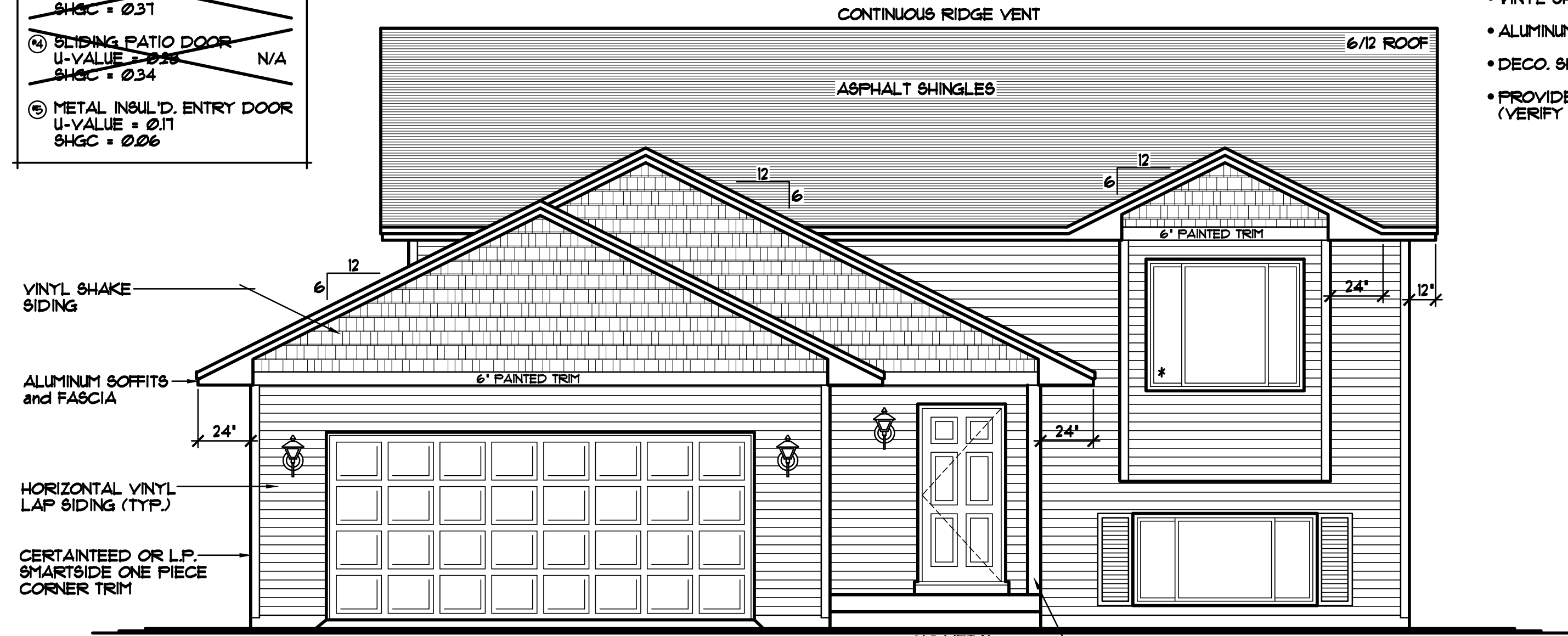
NOTE!!!
WINDOWS w/ '*' REQUIRE
SASH LIMITER (TYP.)

NOTE!!!
PROVIDE 12' HEEL HGT.
at ALL ROOF TRUSSES

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

LEVEL HEIGHT INFORMATION TABLE		
LEVEL	R.C.H.	TOP OF RO.
BASEMENT	8'-1 1/8"	6'-10 1/2"
MAIN LEVEL	8'-1 1/8"	6'-10 1/2"

- 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
- DECO. SHUTTERS WHERE SHOWN
- PROVIDE GUTTERS & DOWNSPOUT (VERIFY POSITION w/ BUILDER)



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

1073 SQFT. ABOVE GRADE
946 SQFT. FINISHED BASEMENT
2019 SQFT. TOTAL FINISHED AREAS

THE:
TAMARACK PLAN
GARAGE LEFT - LOOKOUT

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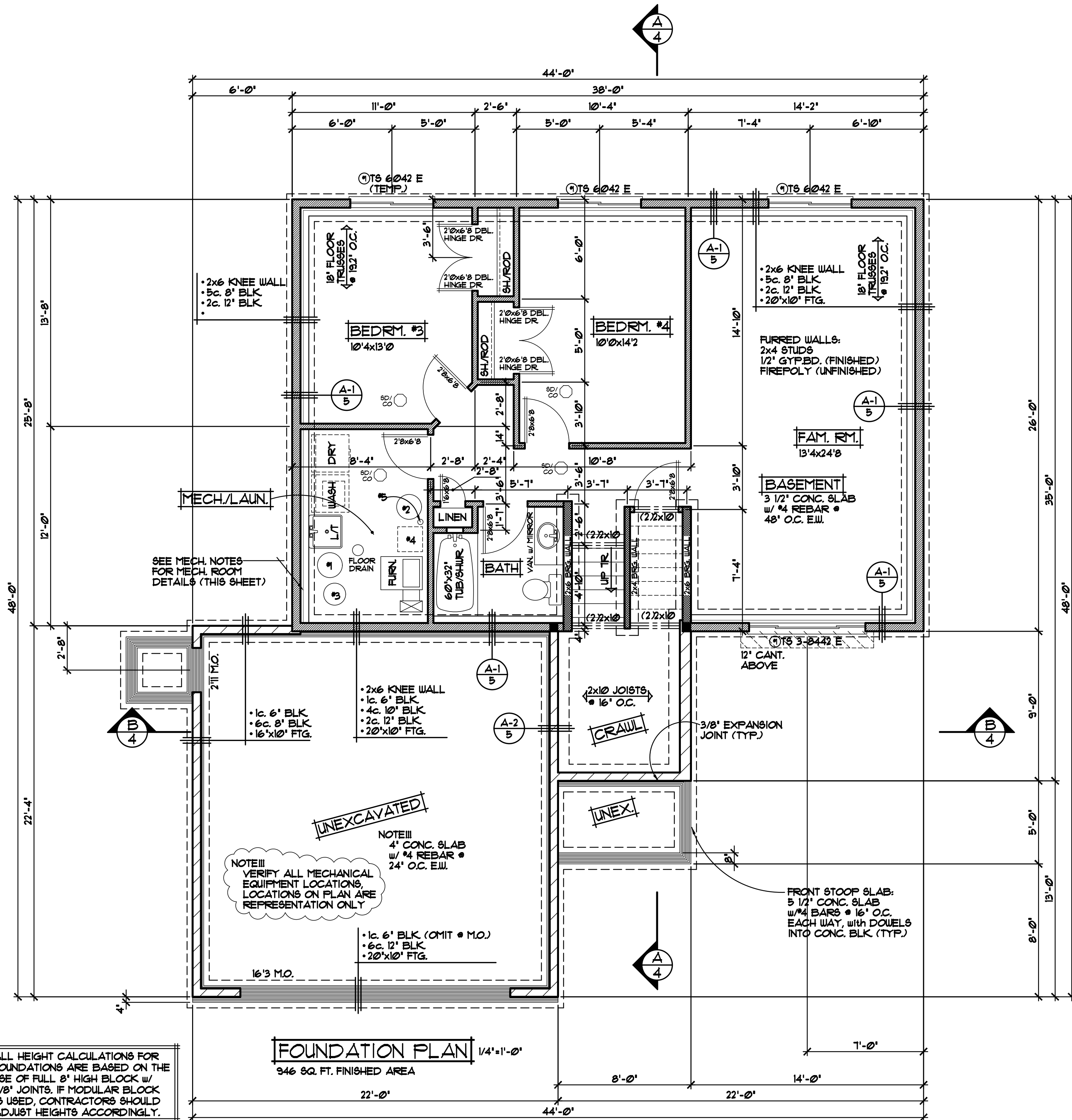
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ARCHITECTURAL DESIGN and DRAFTING SERVICE
HOME PLAN SERVICE • CUSTOM HOMES • REMODELING
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DRAWN	L.V.
CHECKED	XX
DATE:	06/23/2011
SCALE:	AS NOTED
CADD FILE #	17262-LLO

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

- MECH. NOTES!!!**
- 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'-1 1/8" 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 w/ (2) #4 BARS (TYP.)
- PROVIDE 2" R10 FOAM BOARD INSULATION • EXTERIOR FOUNDATION WALLS & 1" RB 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 FOUNDATION WALL, SEE SH. # 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)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF RO. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM SUB-FLOOR (UNLESS NOTED OTHERWISE)

FOUNDATION PLAN 1/4"=1'-0"
 346 SQ. FT. FINISHED AREA

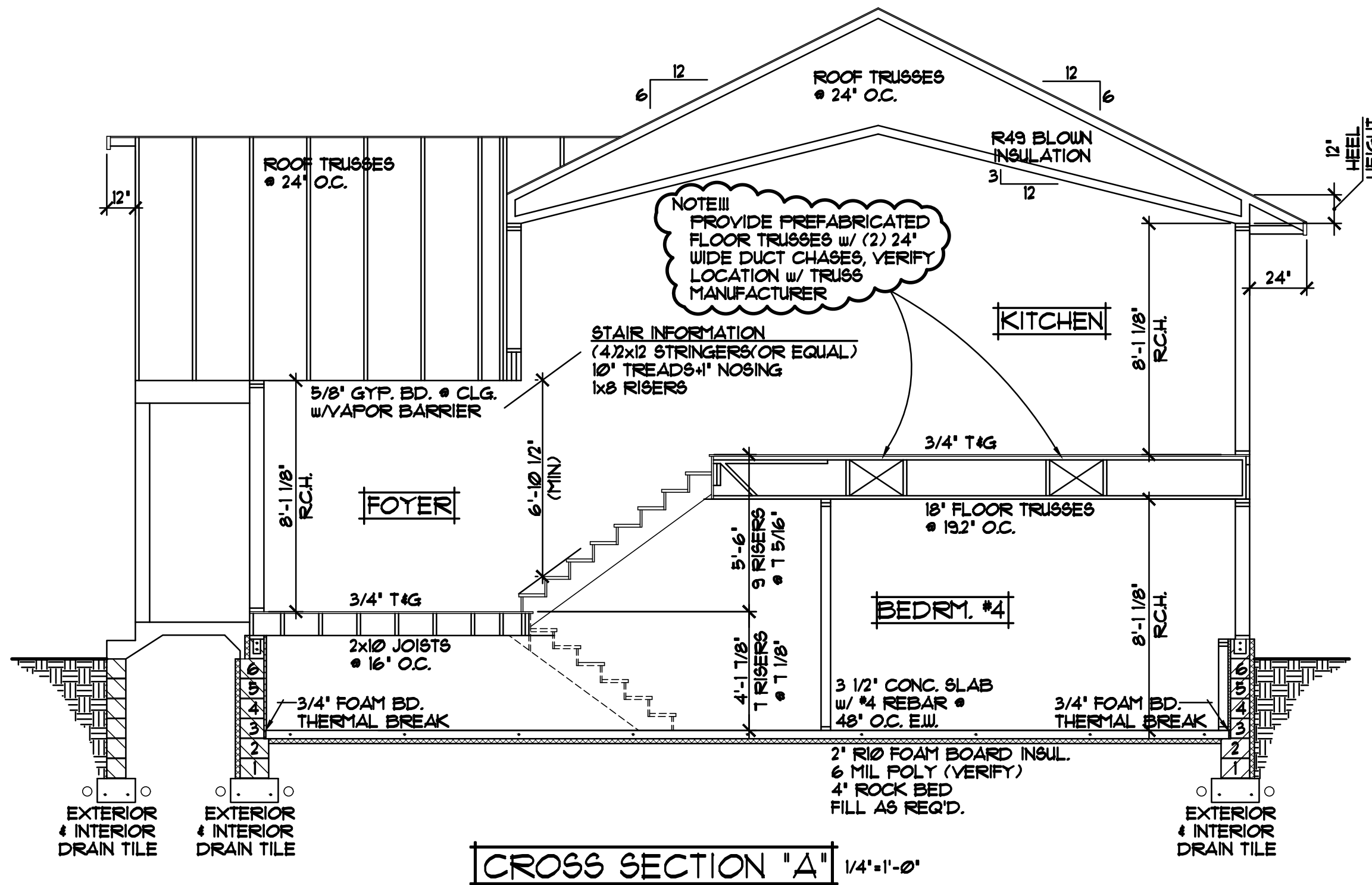
ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

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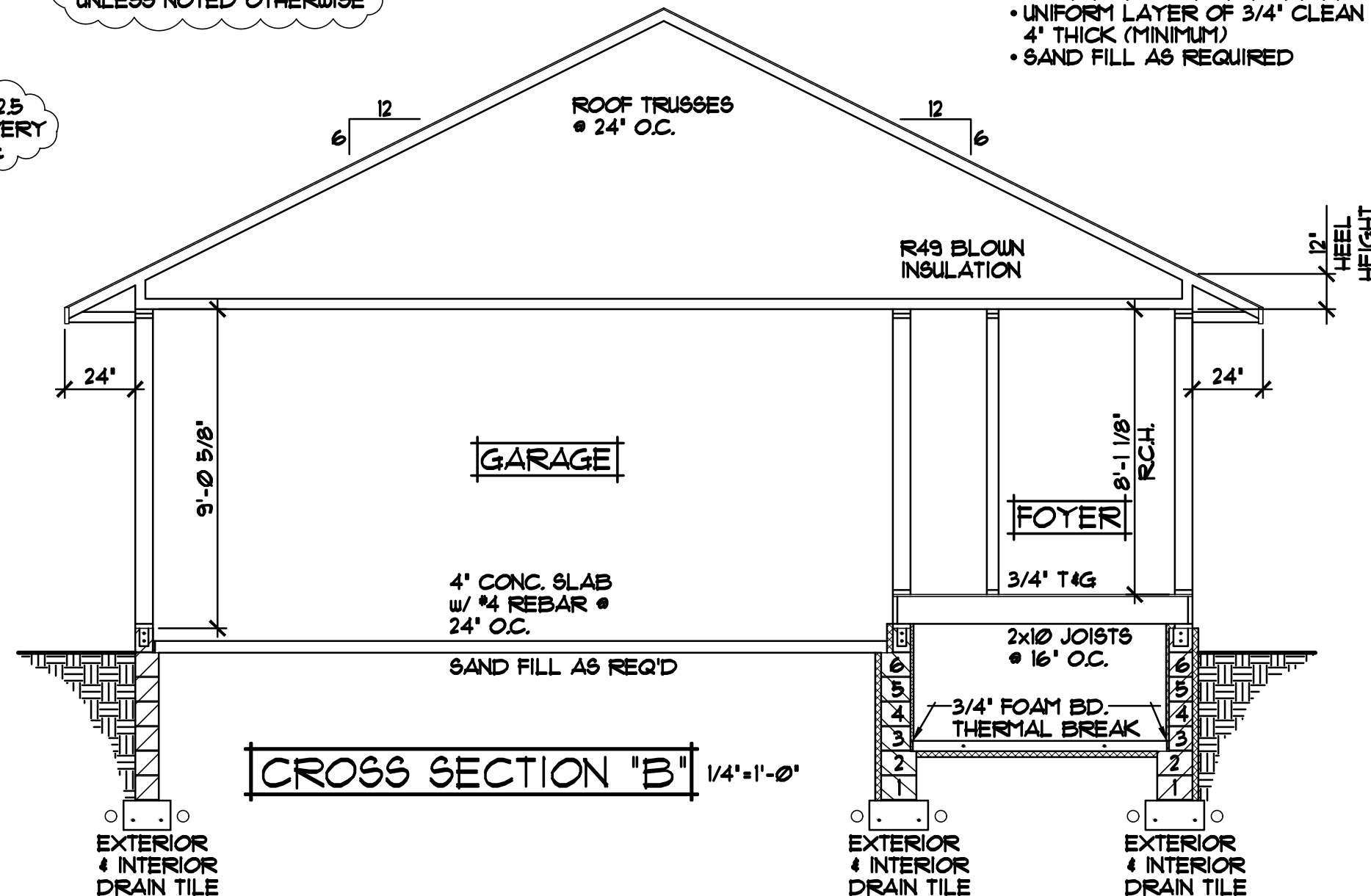


CROSS SECTION "A" 1/4"=1'-0"

NOTE III
FOUR HOUSE CONC. SLAB
ON TOP OF SECOND COURSE
OF FOUNDATION WALL, SEE
THIS SH. FOR SECTIONS

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

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



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

- 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
 - 1/2" APA RATED PANEL 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 @ 12" 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 @ 12" O.C. with DOWELS INTO CONC. FTG.
 - 20"x10" CONC. FTG. w/(2) #4 BARS

- SLAB CONSTRUCTION:**
- 3 1/2" POURED 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

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.

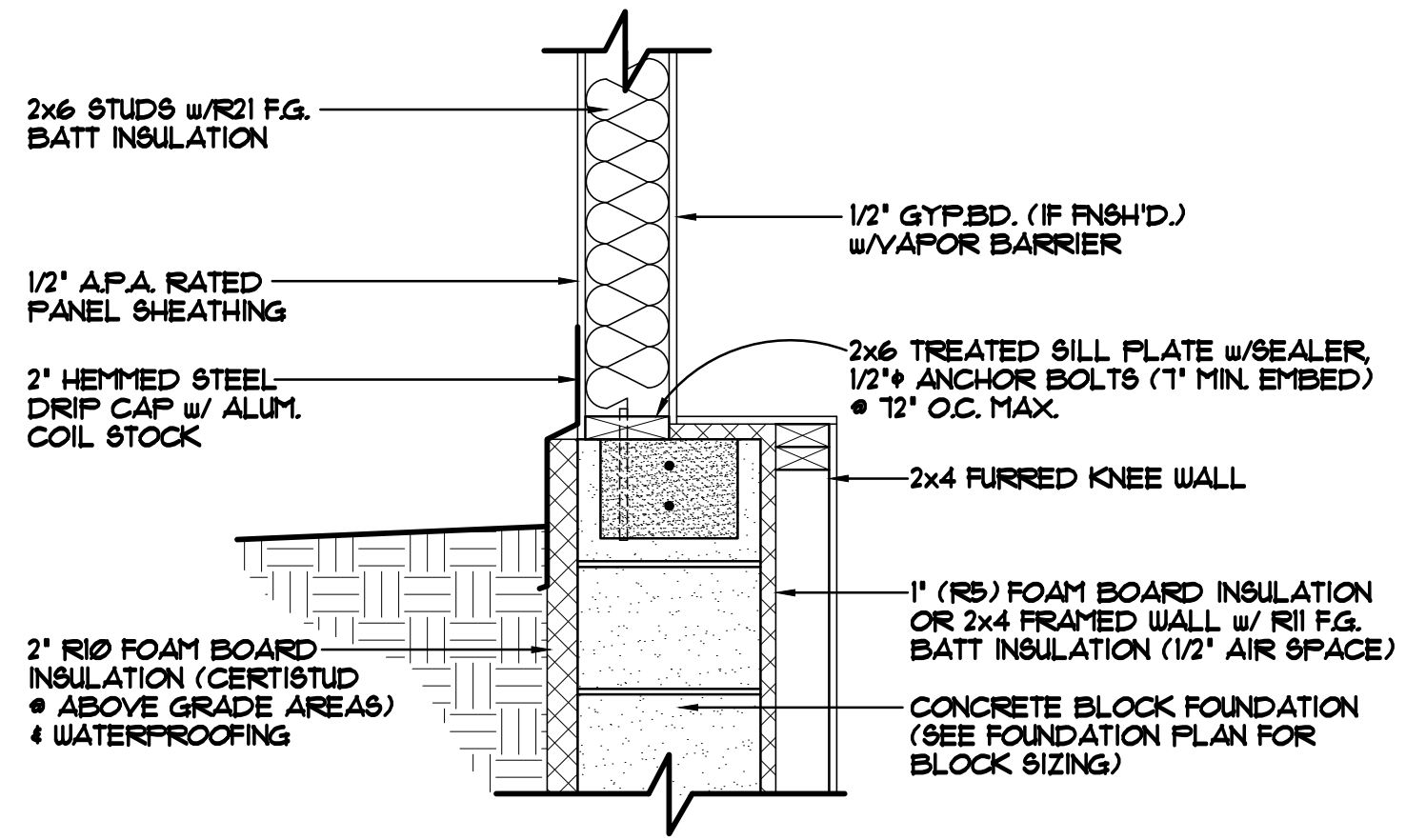
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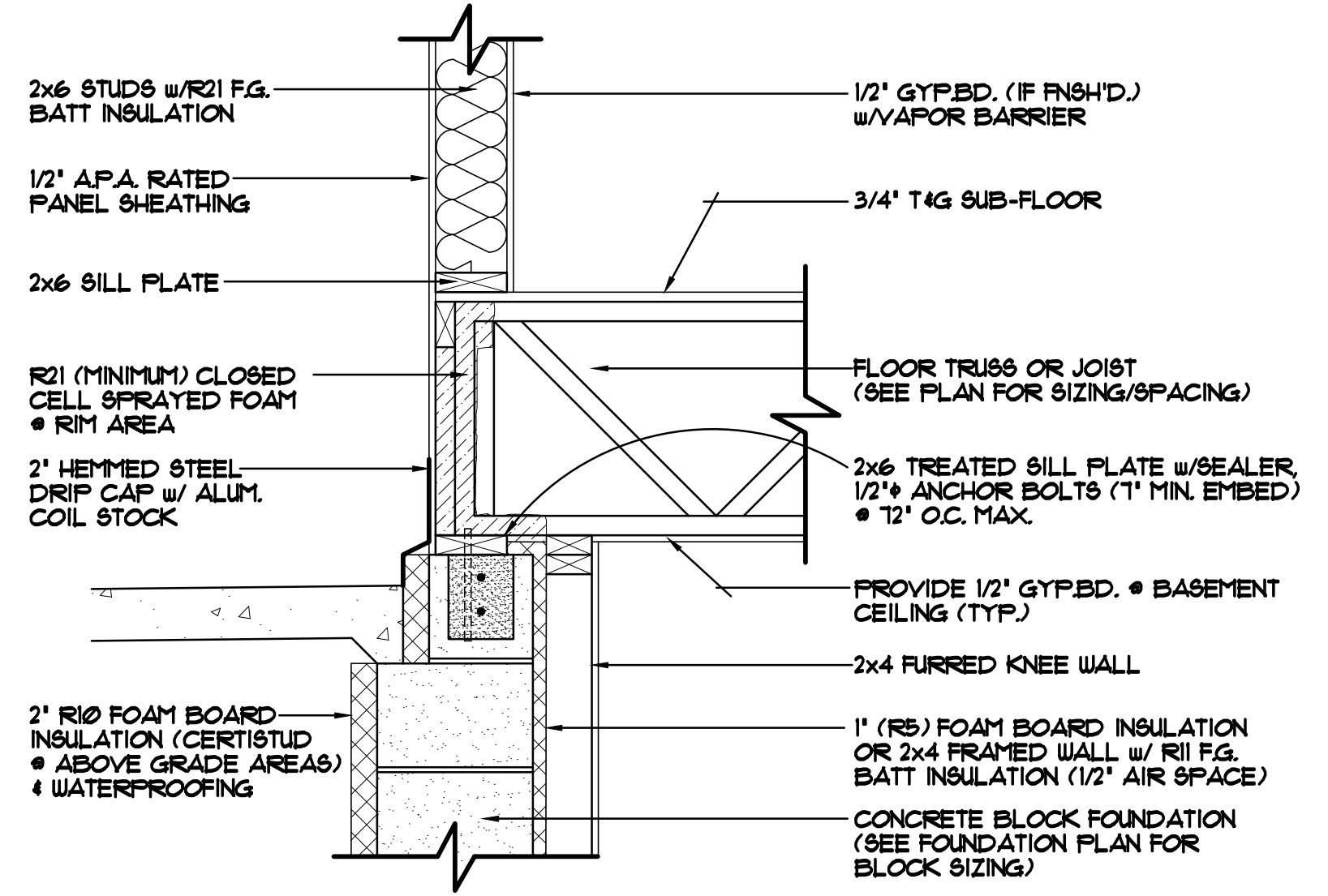


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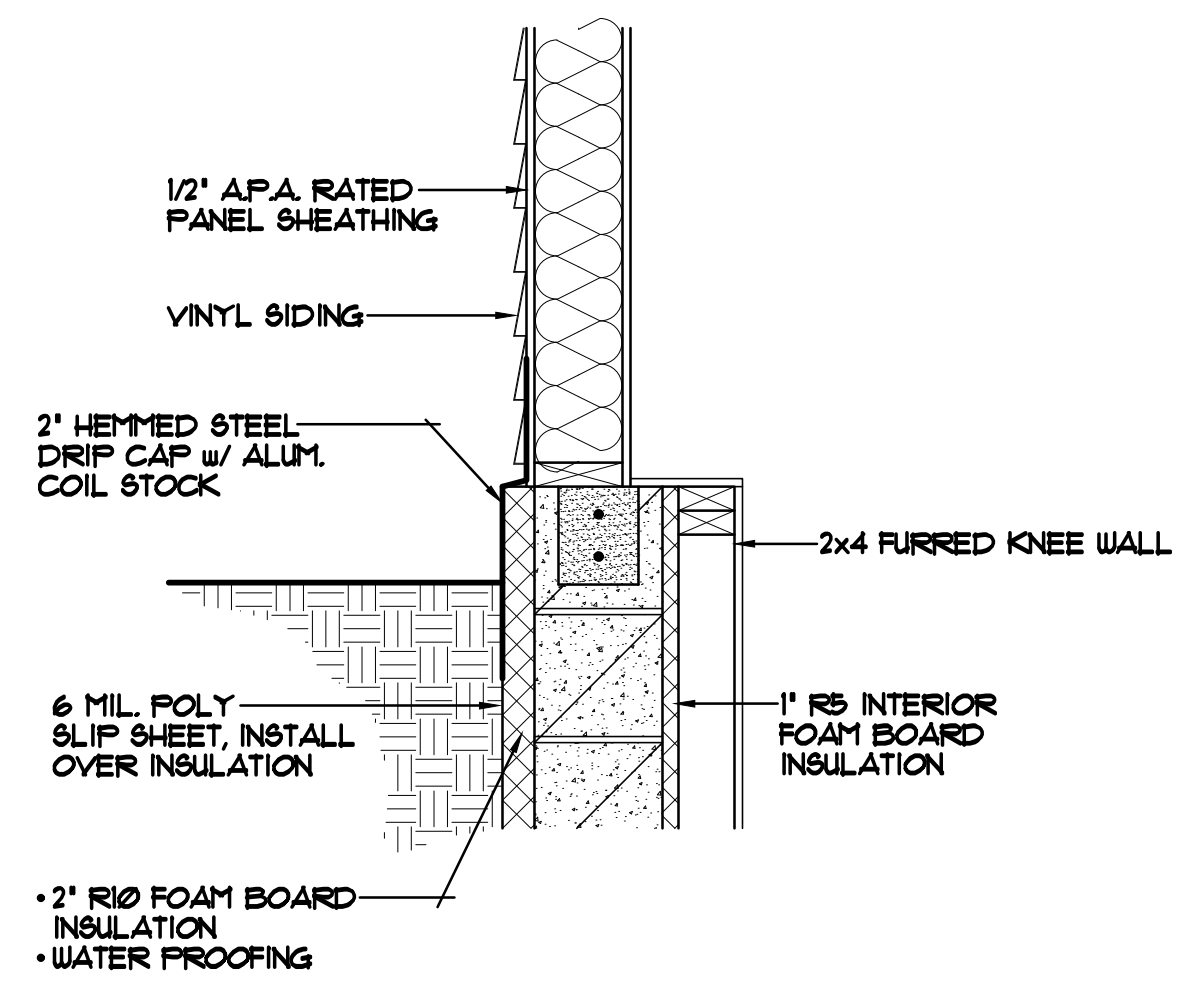
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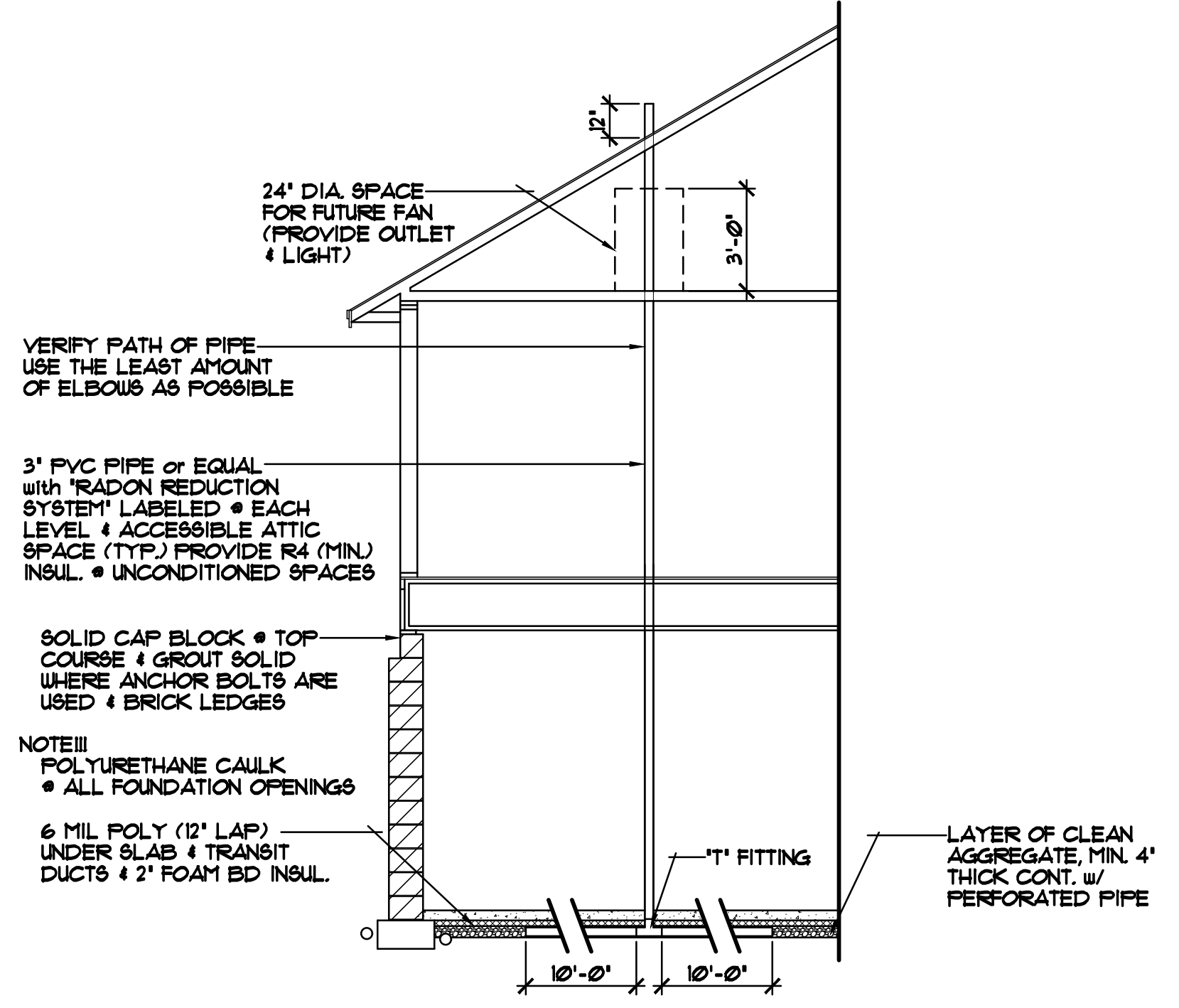
FOUNDATION/RIM AREA DETAIL "A-1" 1"=1'-0"
STANDARD DAYLIGHT SILL/FOUNDATION AREA



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



FOUNDATION FLASHING DETAIL
SCALE: 1"=1'-0"



PASSIVE RADON MITIGATION SYSTEM DETAIL

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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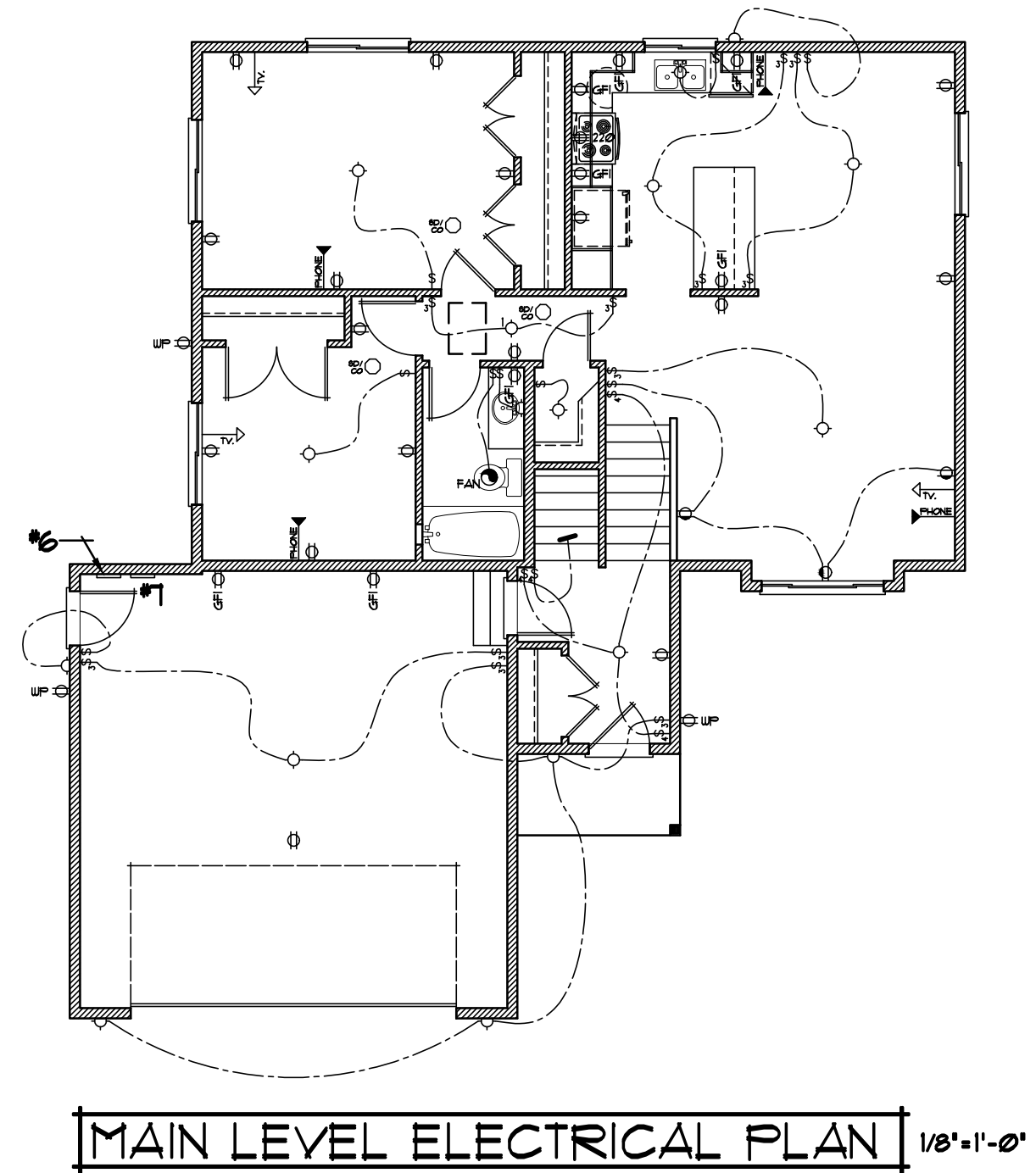
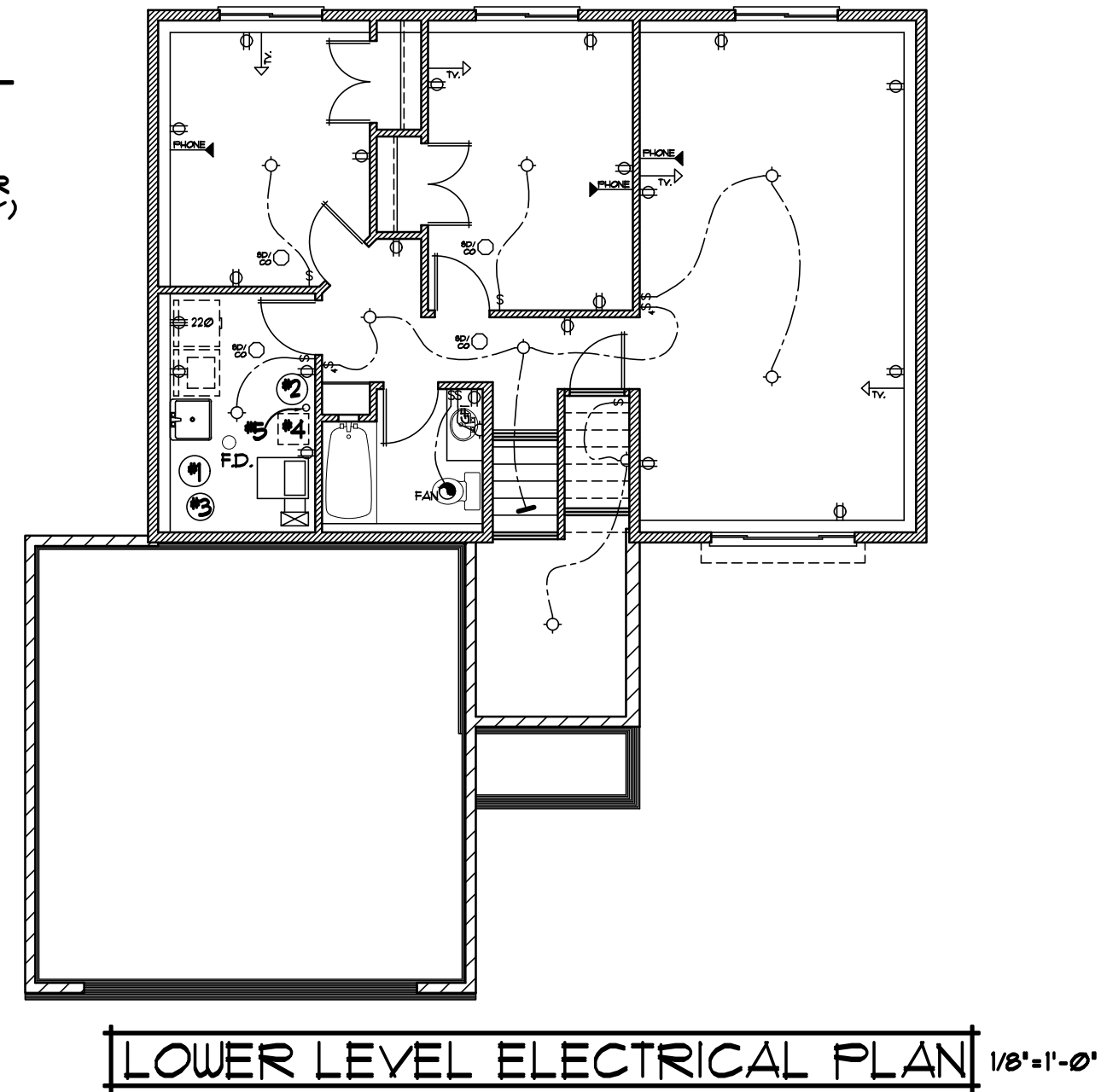
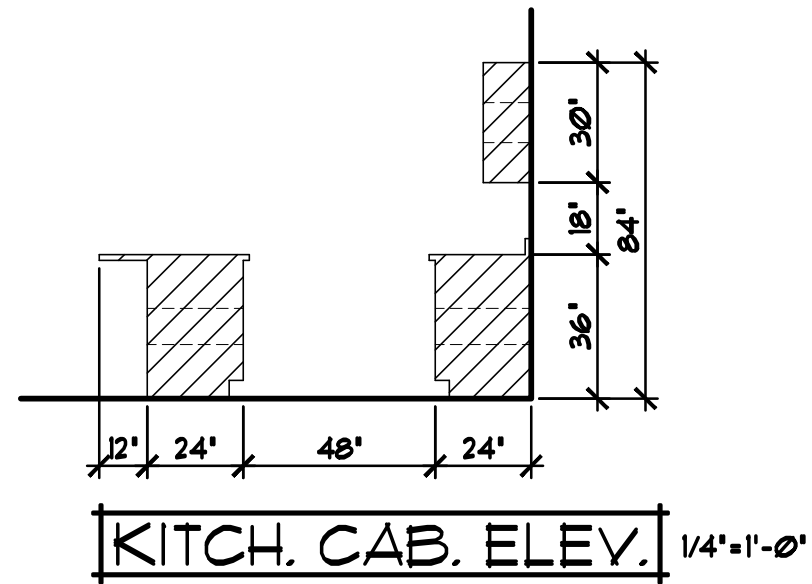
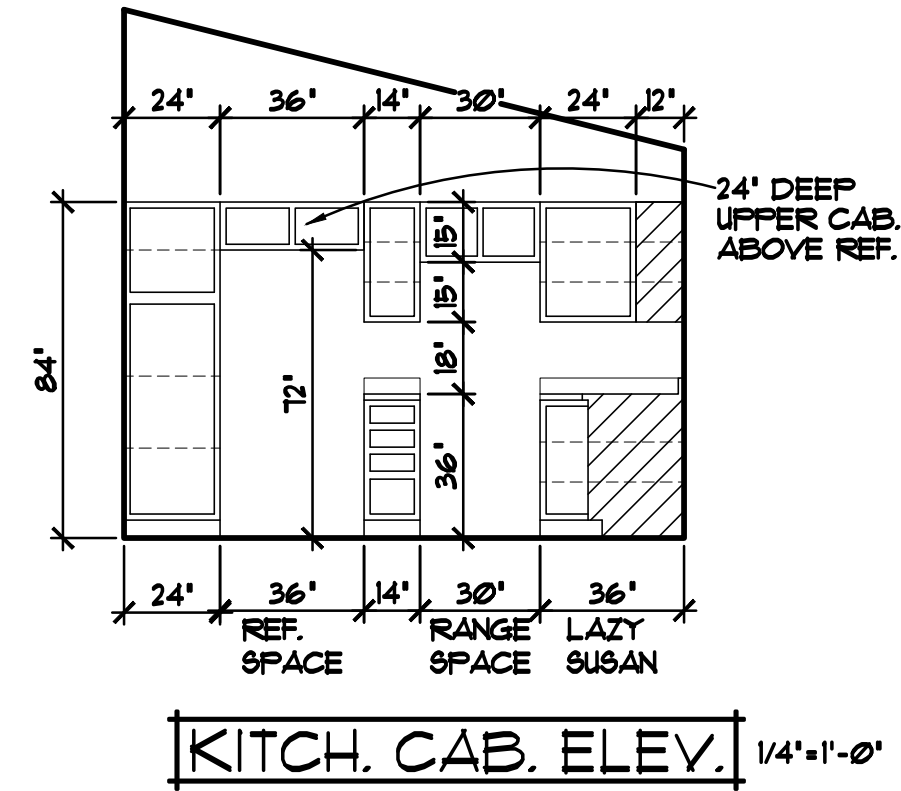
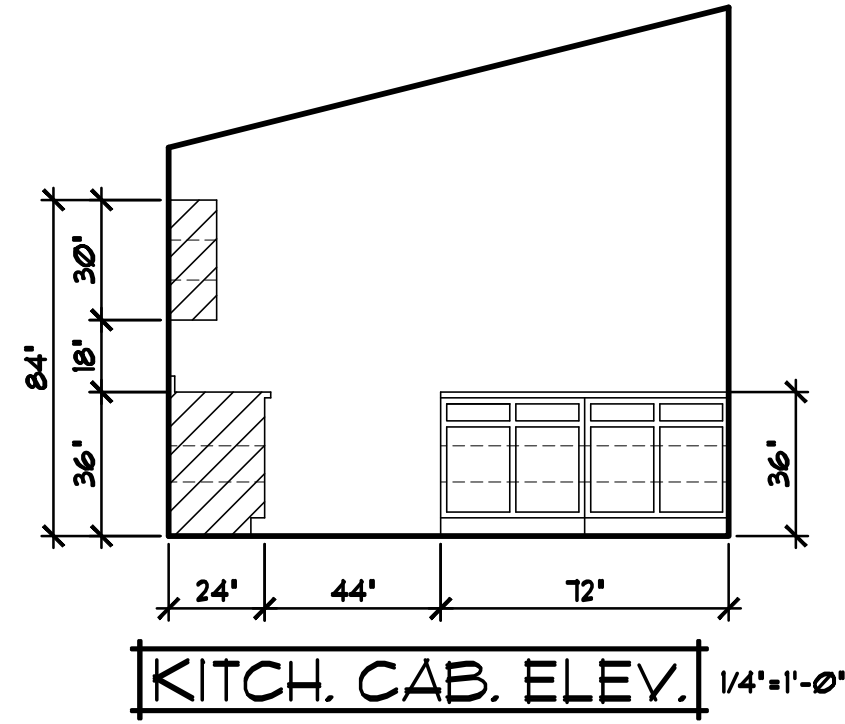
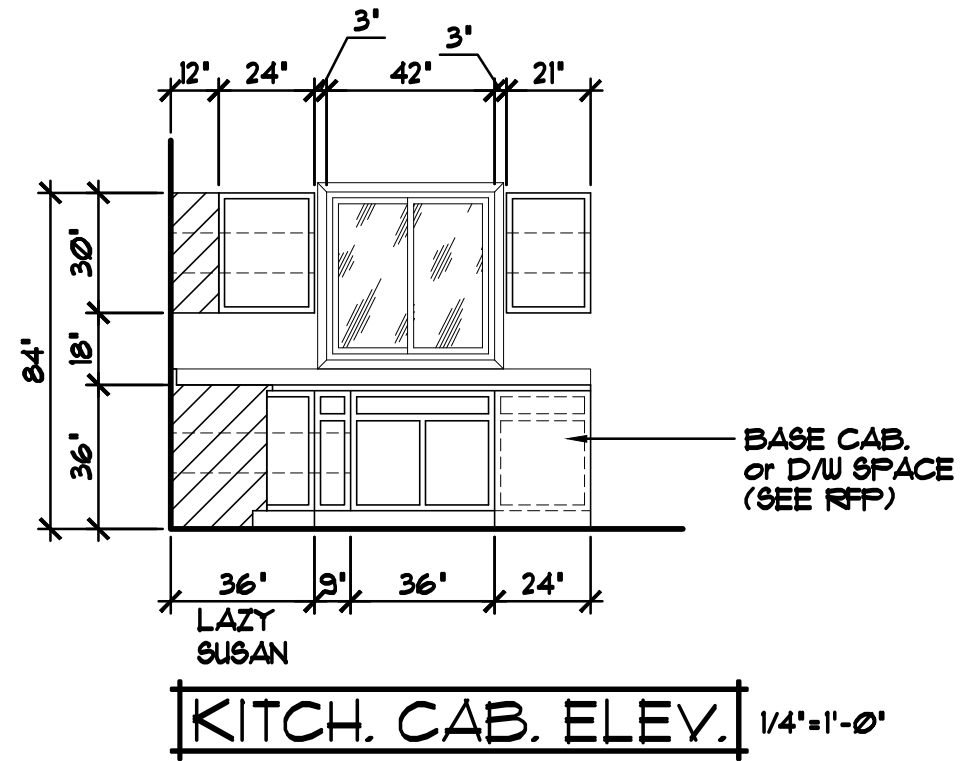


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MECH. NOTES!!!

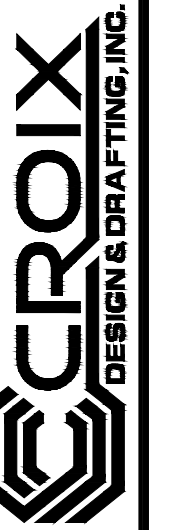
- 1 - WATER HEATER
- 2 - WATER SOFTENER
- 3 - WELL PRESSURE TANK
- 4 - HEAT RECOVERY VENTILATOR
SUMP BASKET BELOW (VERIFY)
- 5 - RADON PIPE
- 6 - ELECTRIC PANEL
- 7 - LOW VOLTAGE PANEL



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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"x0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5"x0.131")	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 R3012. 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.

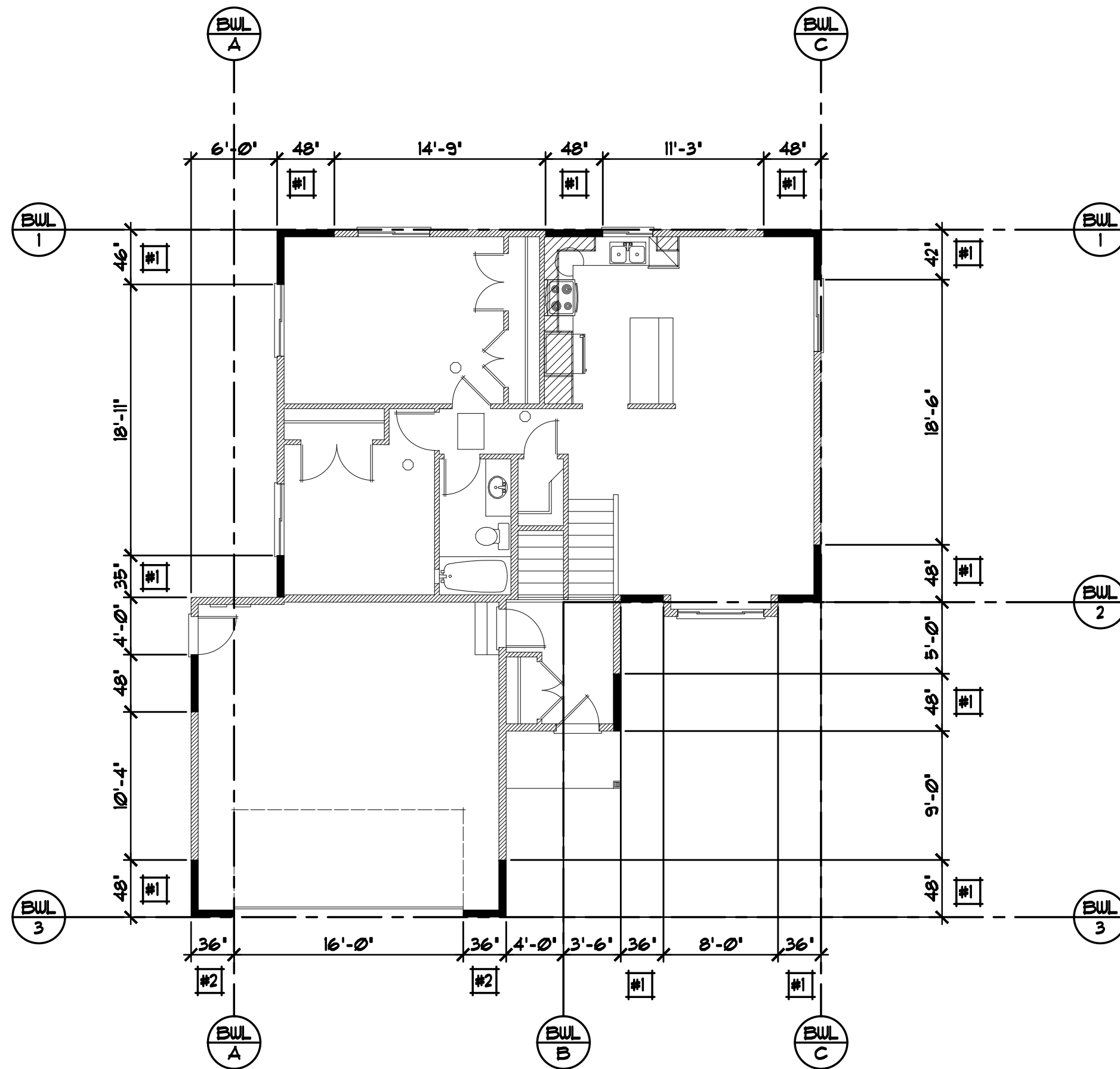
NOTE!!! APPROVED UPLIFT FRAMING CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER/SUPPLIER TO PROVIDE A CONTINUOUS LOAD PATH TO A POINT WHERE UPLIFT FORCES ARE 100#IF OR LESS (PER R602.3.5 AND PER SECTION R302.11)

	WALL BRACING METHOD	DESCRIPTION
#1	CS-WSP	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE R602.3(3)
#2	FFG	(PORTAL FRAME AT GARAGE) SEE THE FFG DETAIL (SHEET #8)
#3	GB	(GYPSUM BOARD) NAILING PATTERN PER TABLE R602.3(1)
#4	GYPSUM BOARD FASTENING	4' O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM FLATES, AND ALL HORIZONTAL JOINTS BLOCKED (PER TABLE R602.10.3(2))

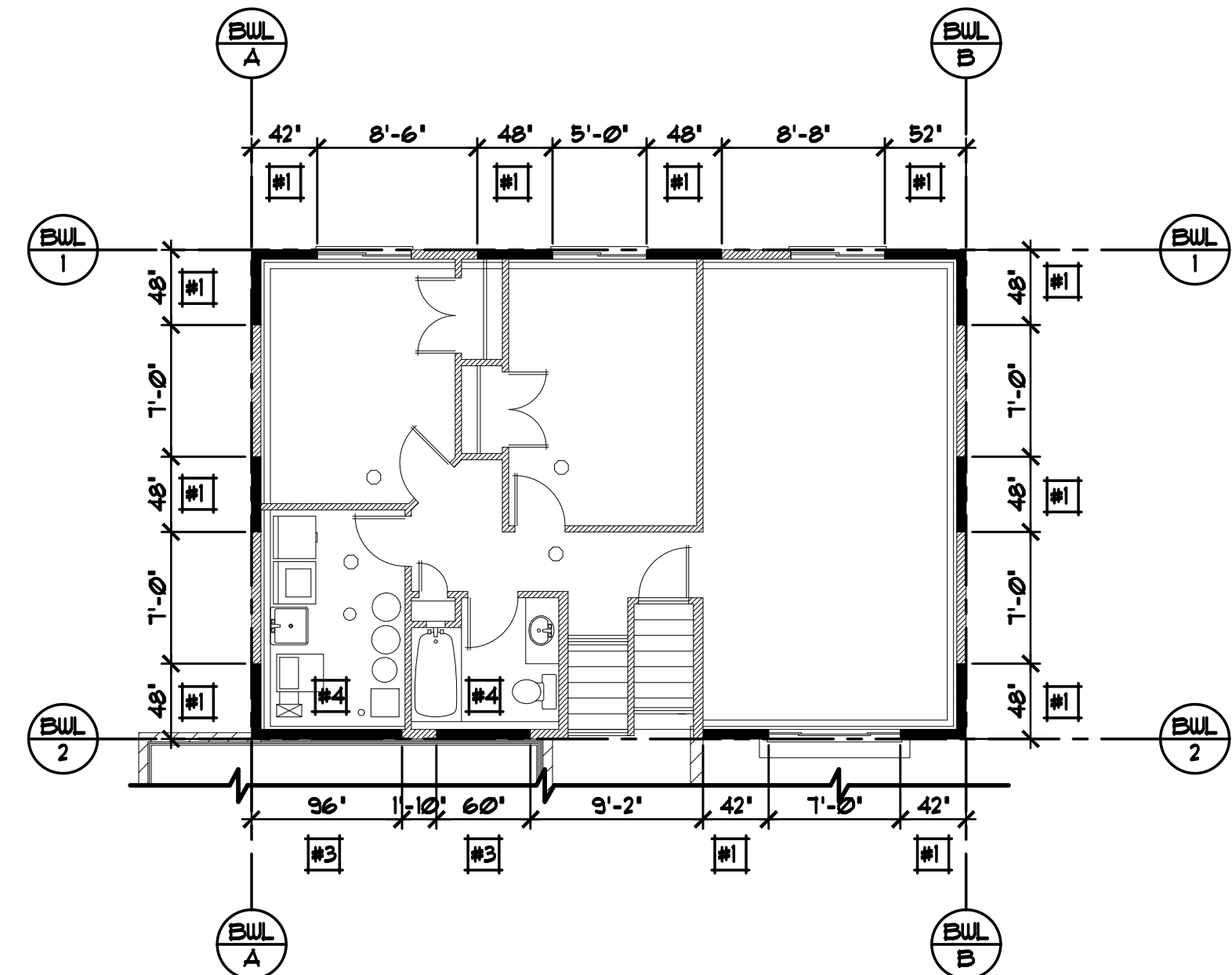
ALL BRACED PANEL LENGTHS GIVEN ARE TO BE TREATED AS MINIMUMS.

WIND EXPOSURE CATEGORY IS TO BE CATEGORY 'B' PER SECTION R3012.14

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

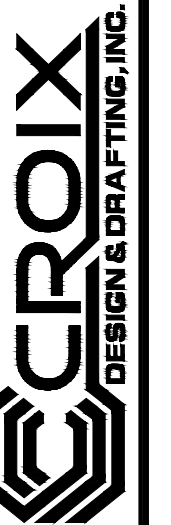


MAIN LEVEL WALL BRACING PLAN 1/8"=1'-0"



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

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FASTEN SHEATHING TO HEADER WITH 8d COMMON NAILS IN 3' GRID PATTERN AS SHOWN

HEADER TO JACK-STUD STRAP PER TABLE R602.10.6.4 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING

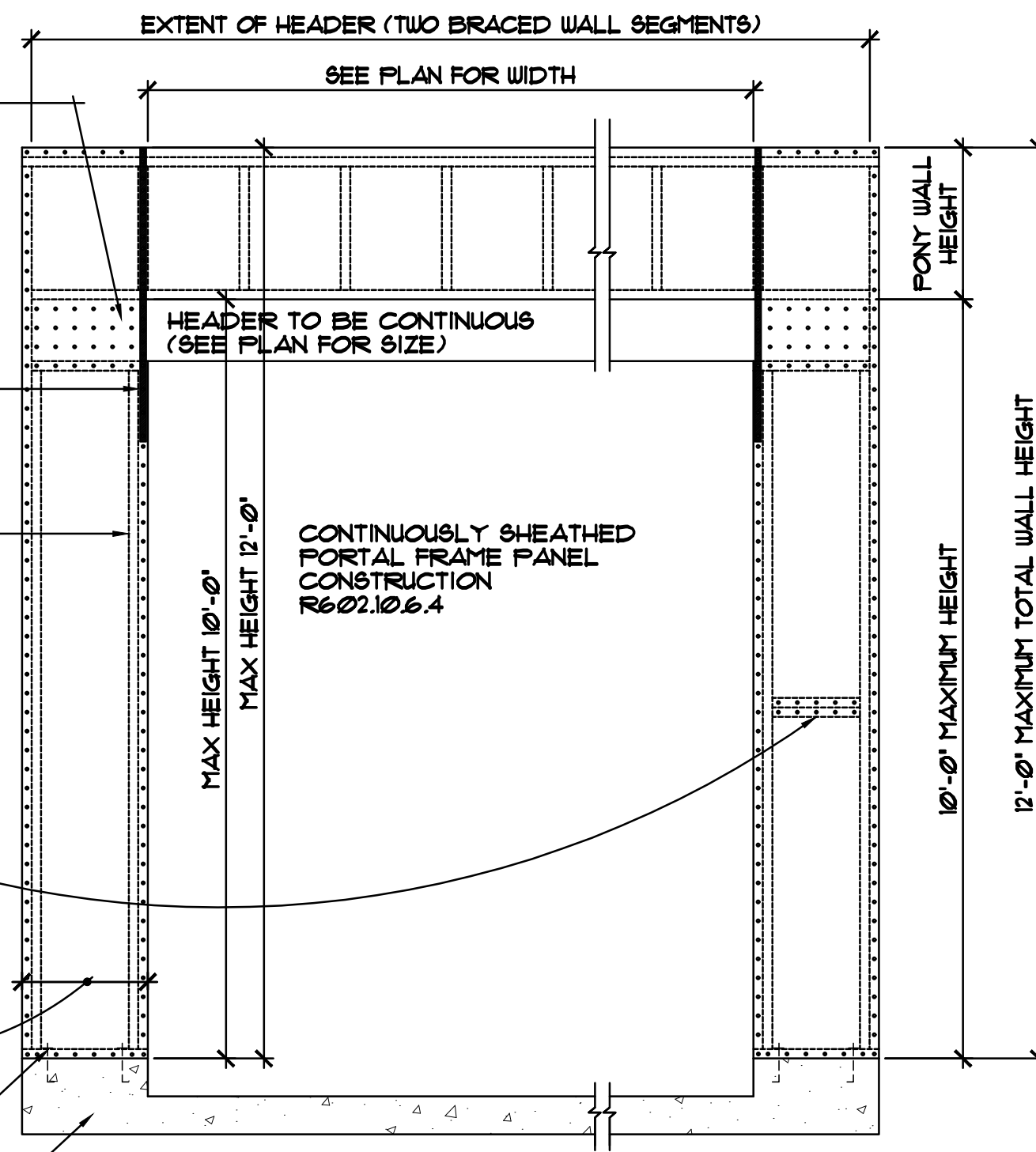
MIN. DOUBLE 2x6 FRAMING COVERED WITH MIN. 1/16" THICK WOOD STRUCTURAL PANEL SHEATHING WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3' O.C. IN FRAMING (STUDS AND SILLS) AS SHOWN, TYP.

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 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



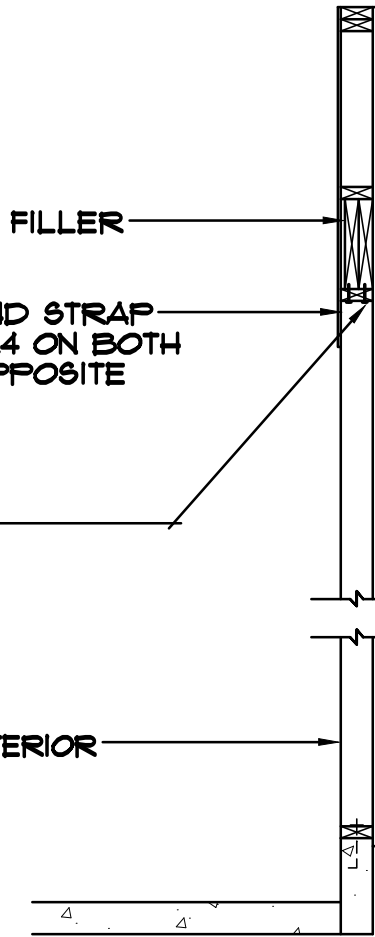
FRONT ELEVATION

BLOCKING/SHEATHING FILLER IF NEEDED (TYP.)

HEADER TO JACK-STUD STRAP PER TABLE R602.10.5.4 ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING

16d SINKER NAILS IN 2 ROWS @ 3' O.C.

(2) 2x6 STUDS w/OSB EXTERIOR SHEATHING



SIDE ELEVATION

16d NAILS @ 24" O/C

8d NAILS @ 6" O/C IN ALL PANEL EDGES, NOT PART OF FRONT FRAMING ASSEMBLY

FRONT FRAMING ASSEMBLY

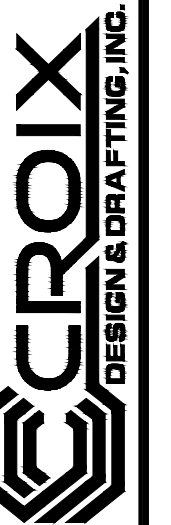
CORNER FRAMING DETAIL

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

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