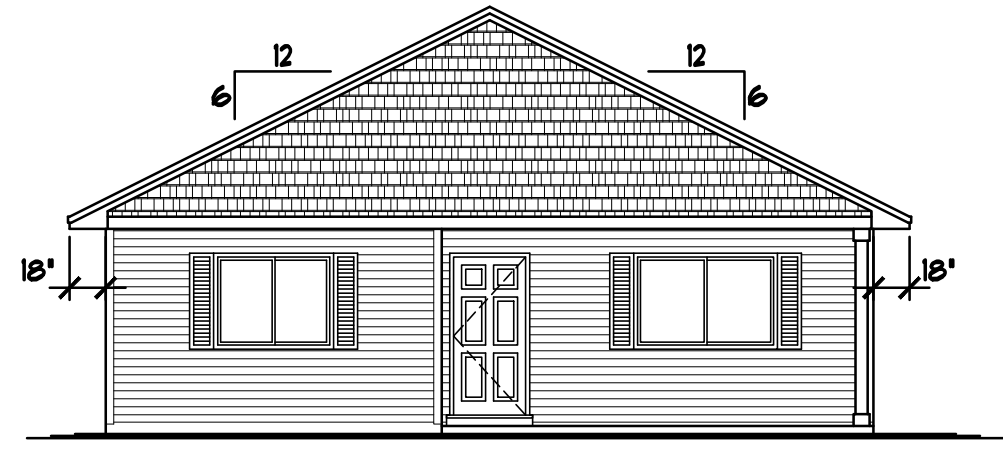
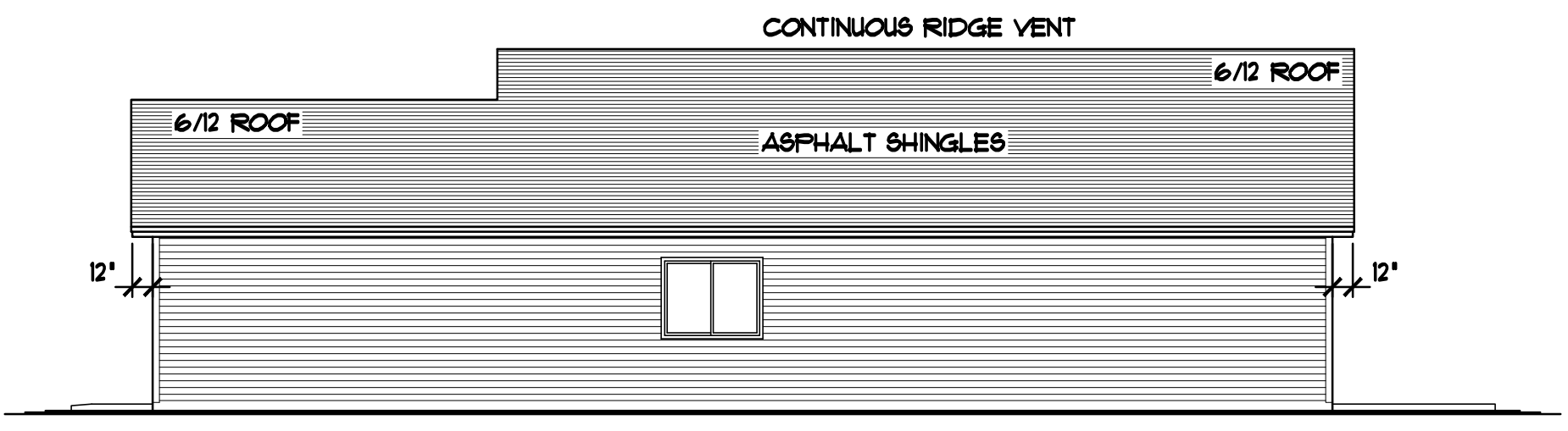


LEFT ELEVATION 1/8"=1'-0"



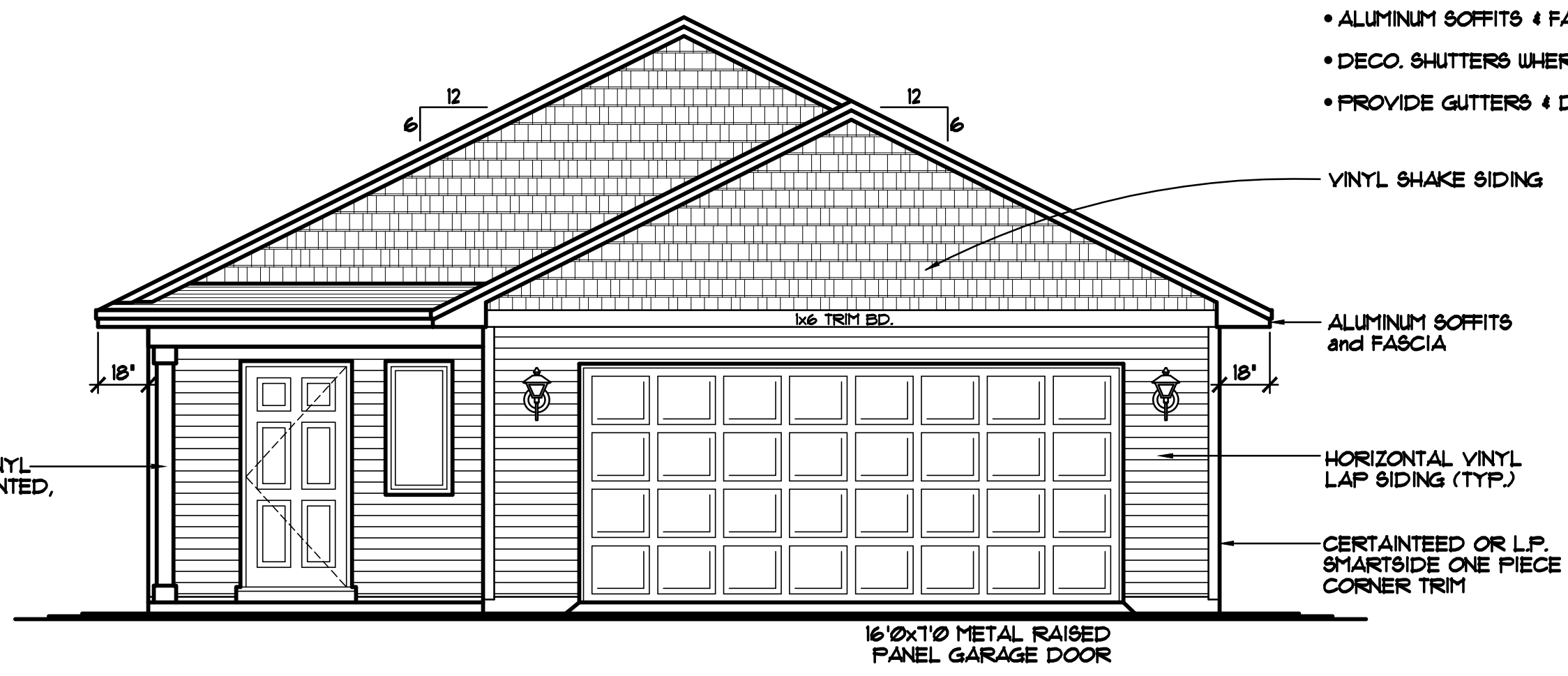
REAR ELEVATION 1/8"=1'-0"



RIGHT 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 = 0.17 SHGC = 0.06	

- NOTE!!!
INSTALL SIMPSON H2.5 HURRICAN TIE at EVERY ROOF TRUSS, ONE at EACH END (TYP.)
- NOTE!!!
PROVIDE 12' HEEL HGT. at ALL ROOF TRUSSES
- THERMO-TECH WINDOW SIZES SPEC'D.
 - VINYL SIDING/CORNER TRIM
 - VINYL SHAKE SIDING
 - ALUMINUM SOFFITS & FASCIA
 - DECO. SHUTTERS WHERE SHOWN
 - PROVIDE GUTTERS & DOWNSPOUT



FRONT ELEVATION 1/4"=1'-0"
1044 SQFT. MAIN LEVEL

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REVISIONS	BY	L.V.
16248		

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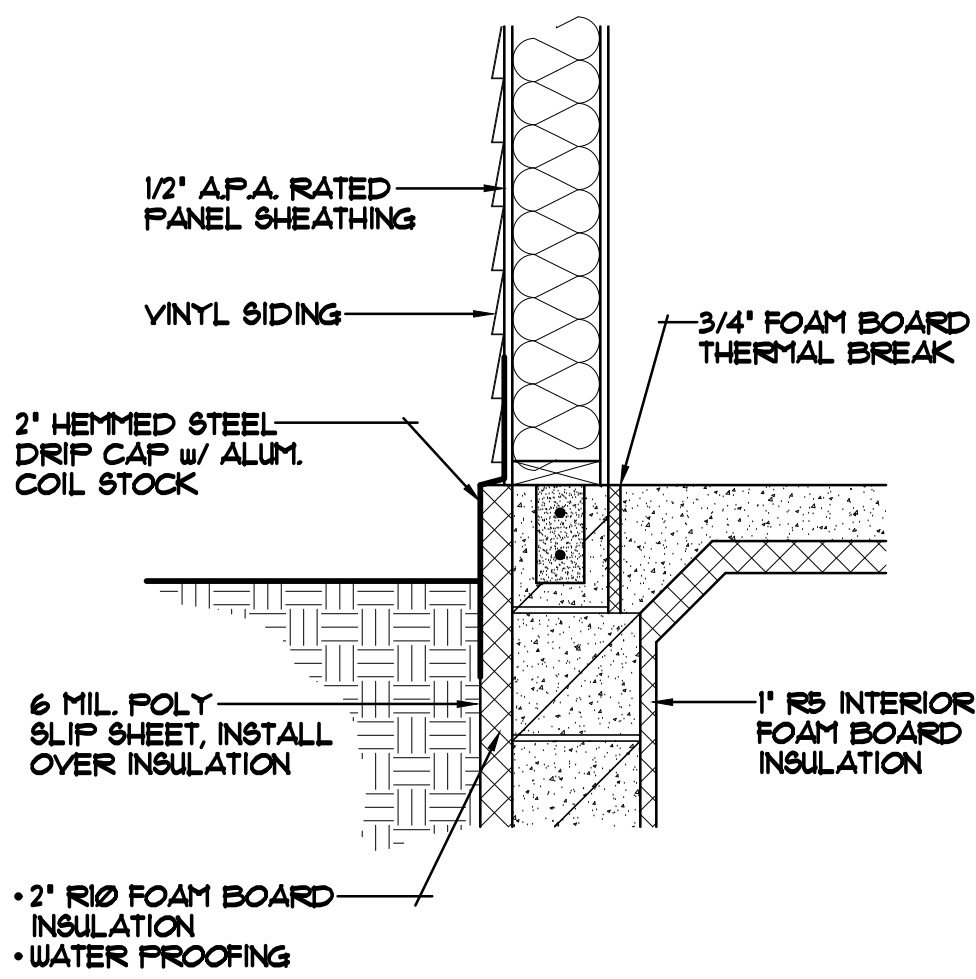
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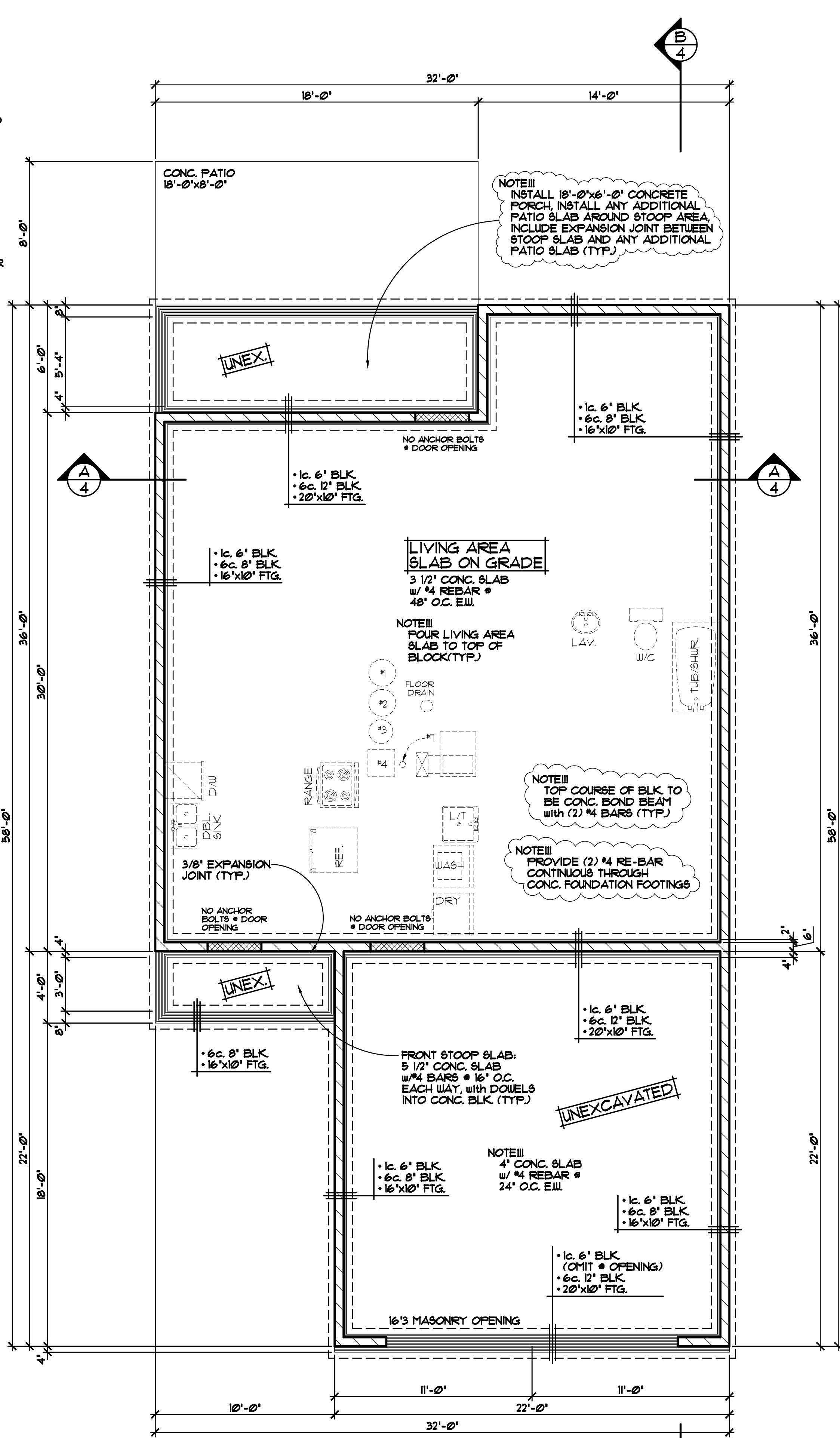
BUILT BY:

DRAWN	L.V.
CHECKED	
DATE:	04/11/2017
SCALE:	AS NOTED
CADD FILE #	11115



FOUNDATION FLASHING DETAIL

SCALE: 1"=1'-0"



MECH. NOTES!!!

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

NOTE!!! PROVIDE 2" R10 FOAM BOARD BELOW SLAB (TYP.)

NOTE!!! PROVIDE 2" R10 FOAM BOARD INSULATION • EXTERIOR CONC. FOUNDATION HOUSE WALLS • 1" R5 (MIN.) FOAM BOARD INSULATION • INTERIOR CONC. FOUNDATION HOUSE WALLS (TYP.)

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.

FOUNDATION PLAN 1/4"=1'-0"

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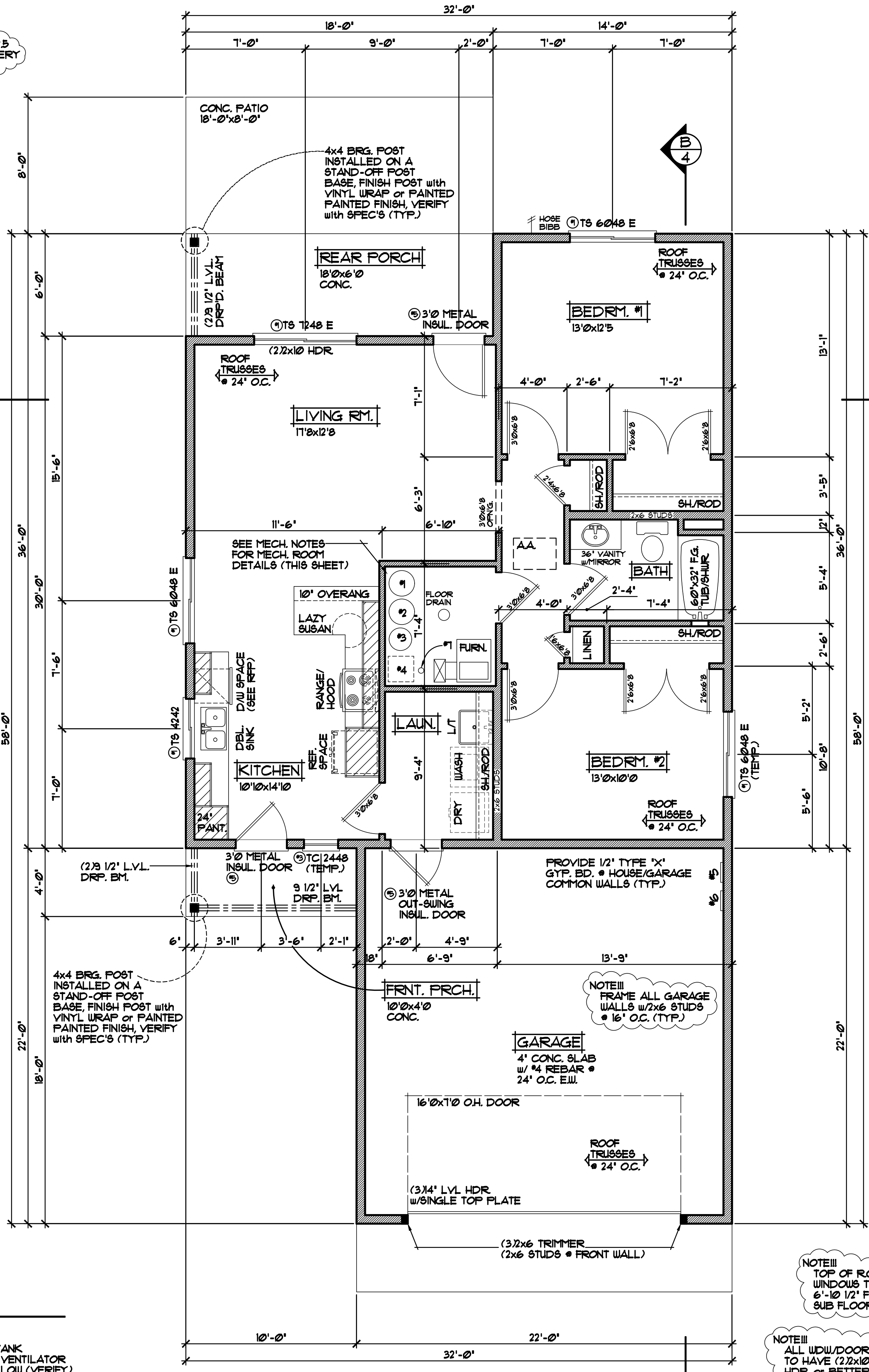
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NOTE!!!
INSTALL SIMPSON H25
HURRICAN TIE at EVERY
ROOF TRUSS, ONE at
EACH END (TYP.)

NOTE!!!
8'-1 1/8" PLATE
HEIGHT • ENTIRE
MAIN LEVEL (UNO.)



MECH. NOTES!!!

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

NOTE!!!
8'-1 1/8" PLATE
HEIGHT • ENTIRE
MAIN LEVEL (UNO.)

MAIN LEVEL PLAN 1/4" = 1'-0"
1044 SQFT. MAIN LEVEL

NOTE!!!
TOP OF R.O. FOR ALL
WINDOWS TO BE
6'-10 1/2" FROM
SUB FLOOR (UNO.)

NOTE!!!
ALL WDW/DOOR OPENINGS
TO HAVE (2)2x10 #2 GRADE
HDR. or BETTER (UNO.)

NOTE!!!
THERMO-TECH WINDOWS SPEC'D.
VERIFY ALL DOOR AND WINDOW
ROUGH OPENINGS WITH SUPPLIER

BY:RB.
14015
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BY:XX
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XX/XX/XX
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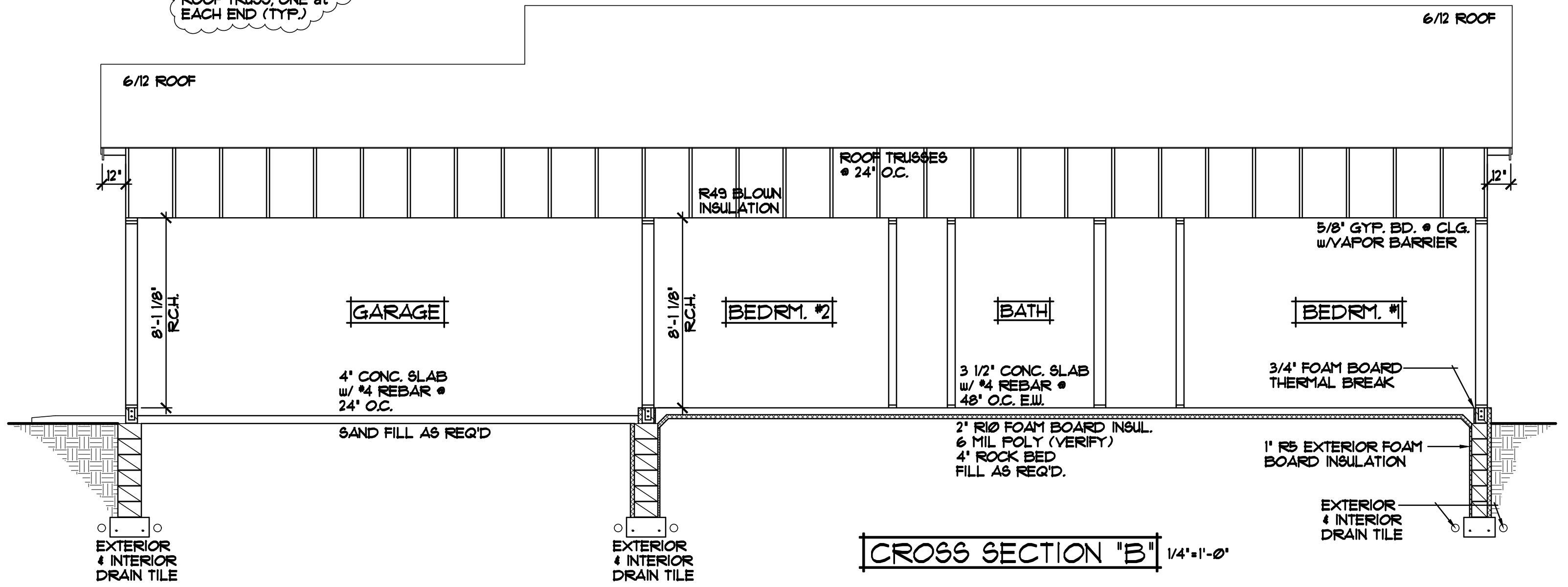
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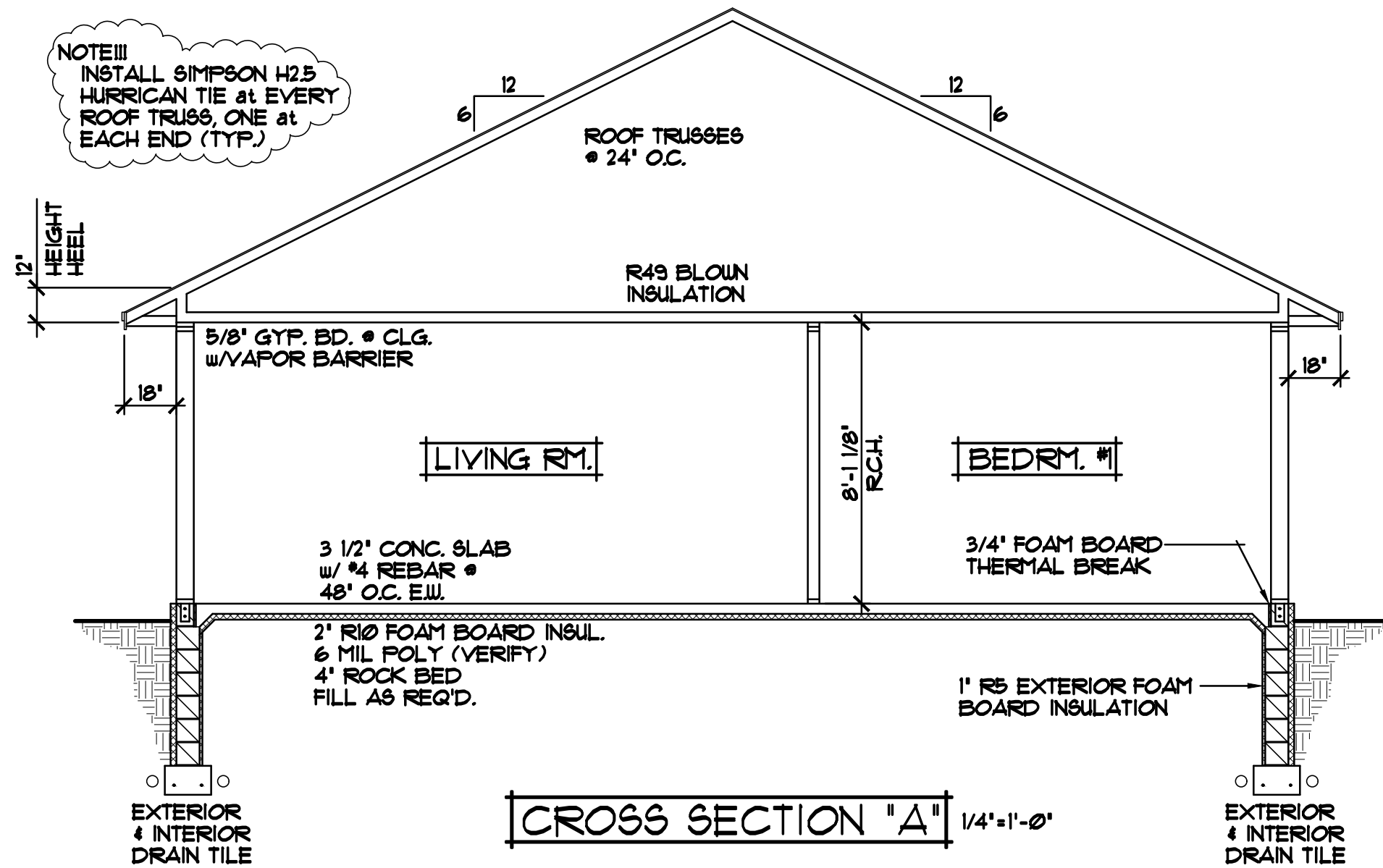
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3
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NOTE III
INSTALL SIMPSON H25
HURRICAN TIE at EVERY
ROOF TRUSS, ONE at
EACH END (TYP.)



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



- 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" OSB 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:**
- TYVEK HOUSE WRAP
 - 1/2" A.P.A. 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

- SILL CONSTRUCTION:**
- 2x6 SILL PLATE & SEALER
 - 1/2" ANCHOR BOLTS @ 12" O.C.

- EXTERIOR FOUNDATION INSULATION**
- 2" R10 EXTERIOR FOAM BOARD INSULATION with 6 MIL. POLY SLIP SHEET

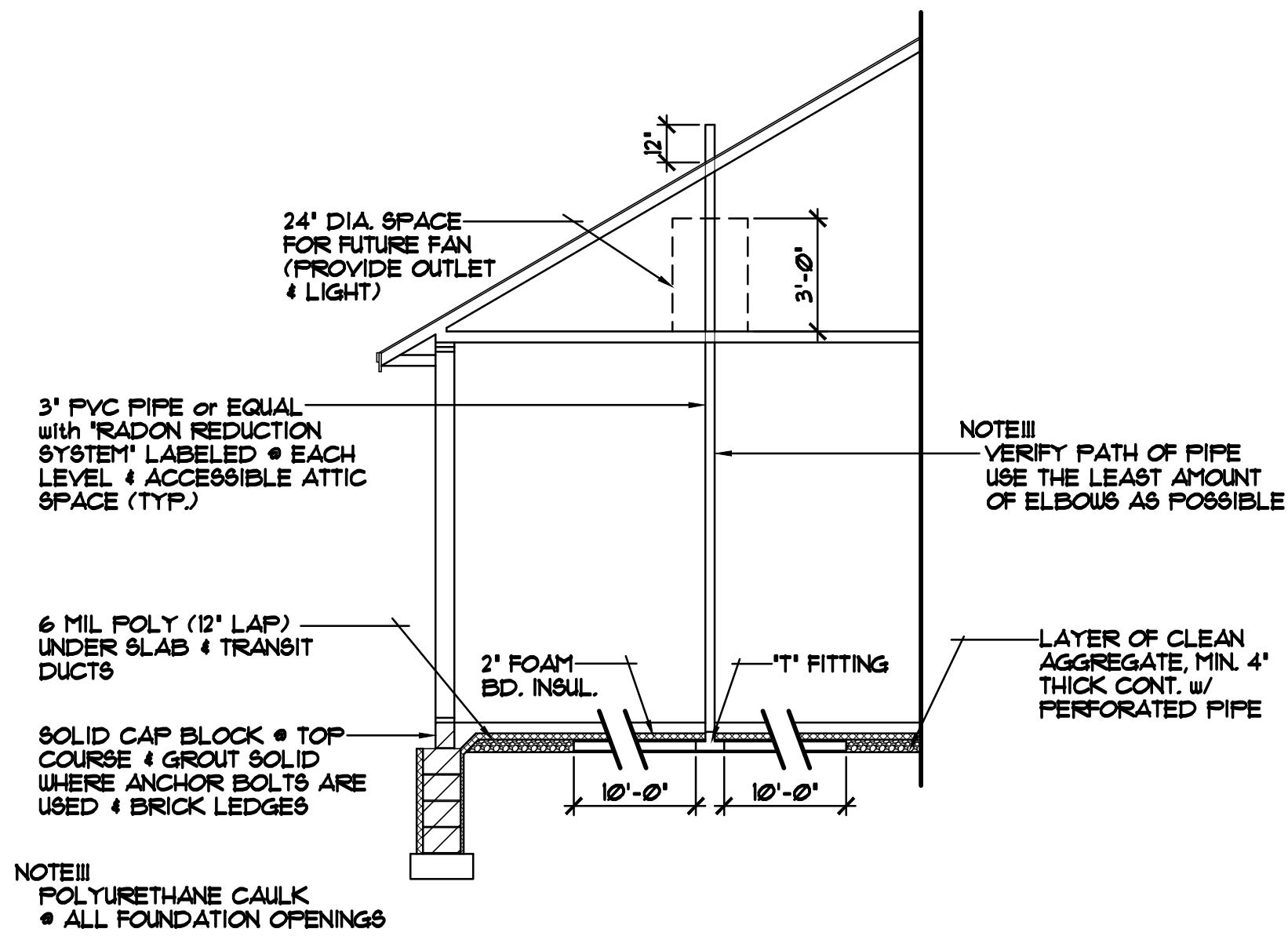
- FOUNDATION CONSTRUCTION**
- (1) COURSE 6" BOND BEAM BLK with (2) #4 RE-BAR
 - (6) COURSES OF 8" CONC. BLK
 - #4 VERT. RE-BAR @ 12" O.C. with DOUELS INTO CONC. FTG.
 - 16"x10" CONC. FTG. w/(2) #4 BARS

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.

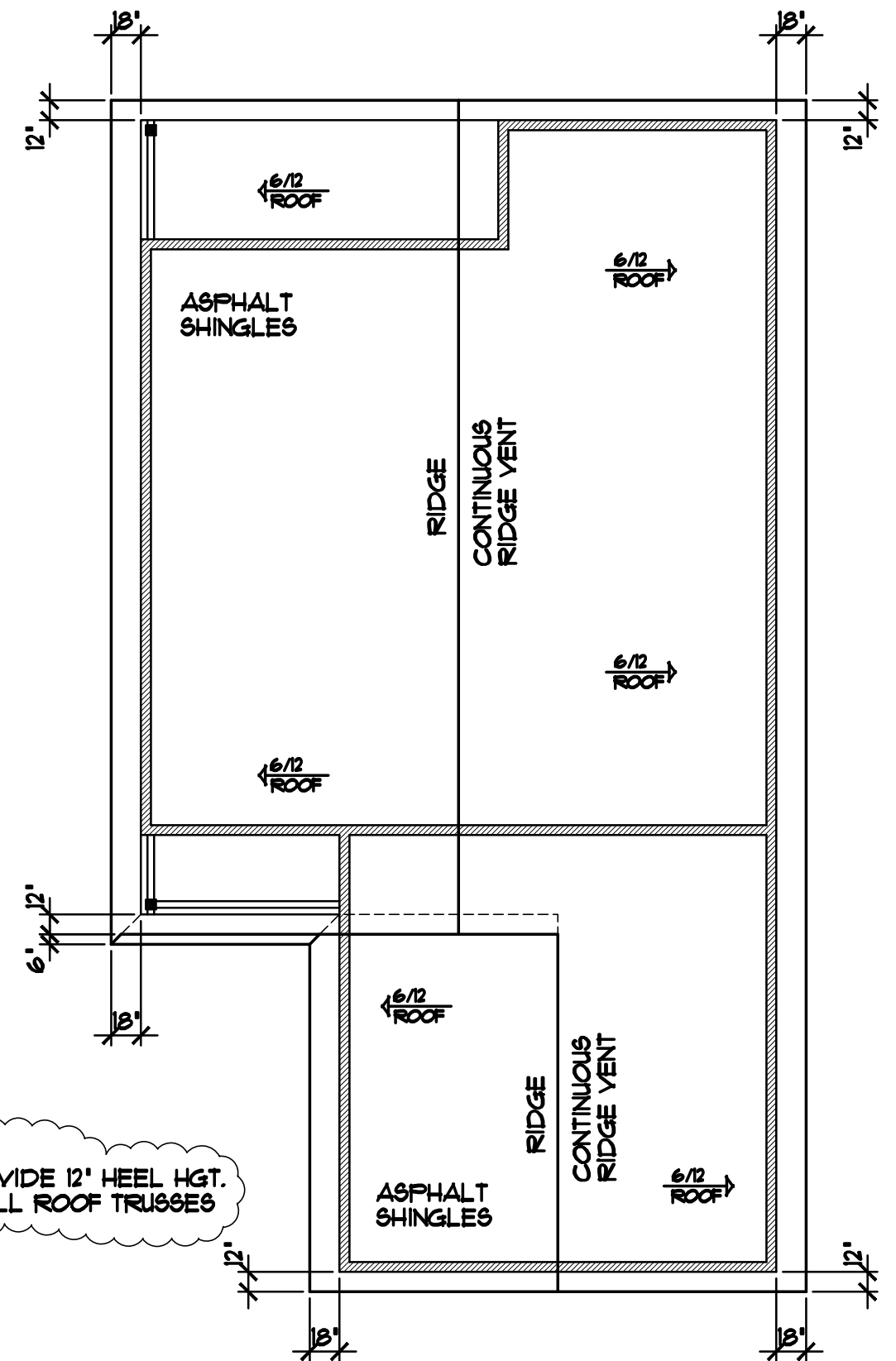
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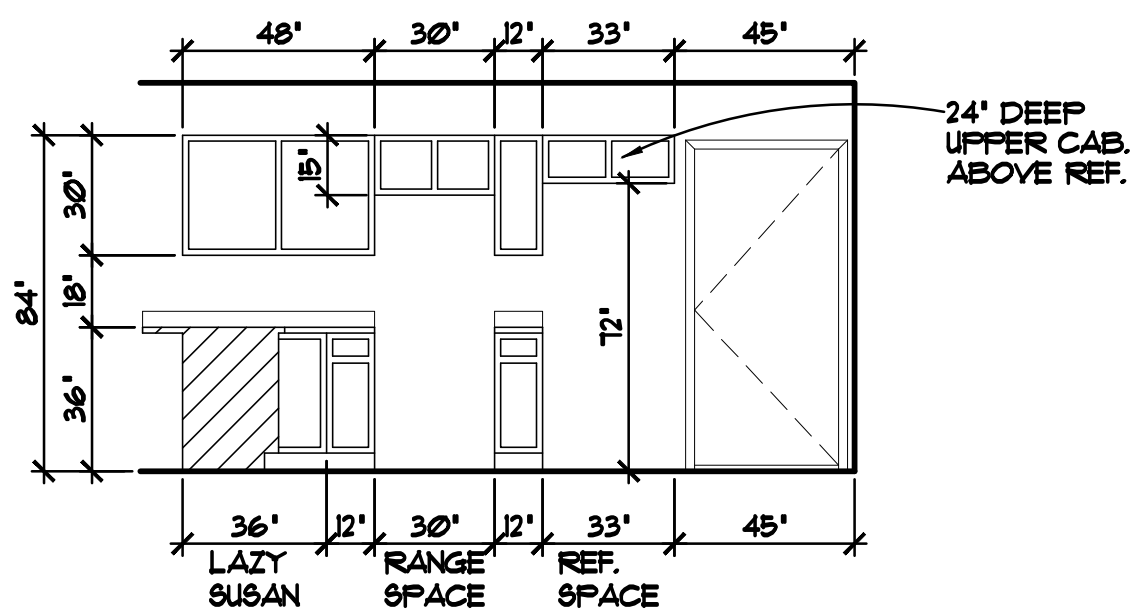
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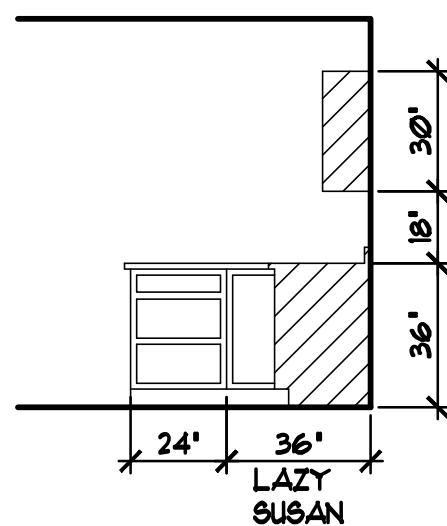
ALTERNATE METHOD FOR PASSIVE RADON MITIGATION SYSTEM



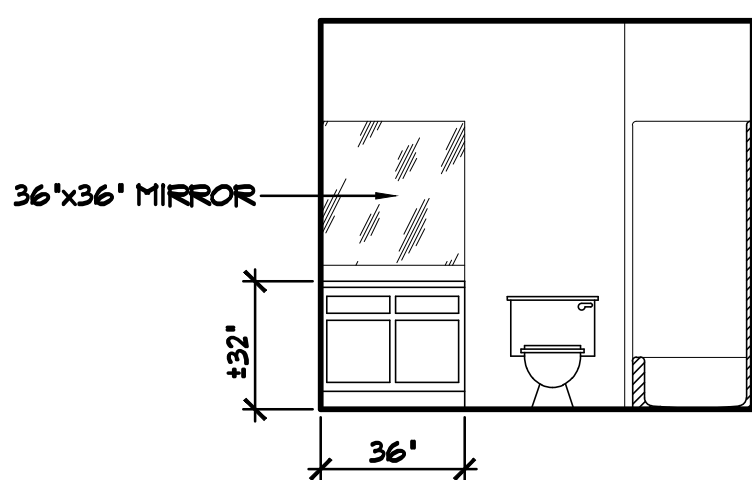
BIRDS EYE ROOF PLAN 1/8"=1'-0"



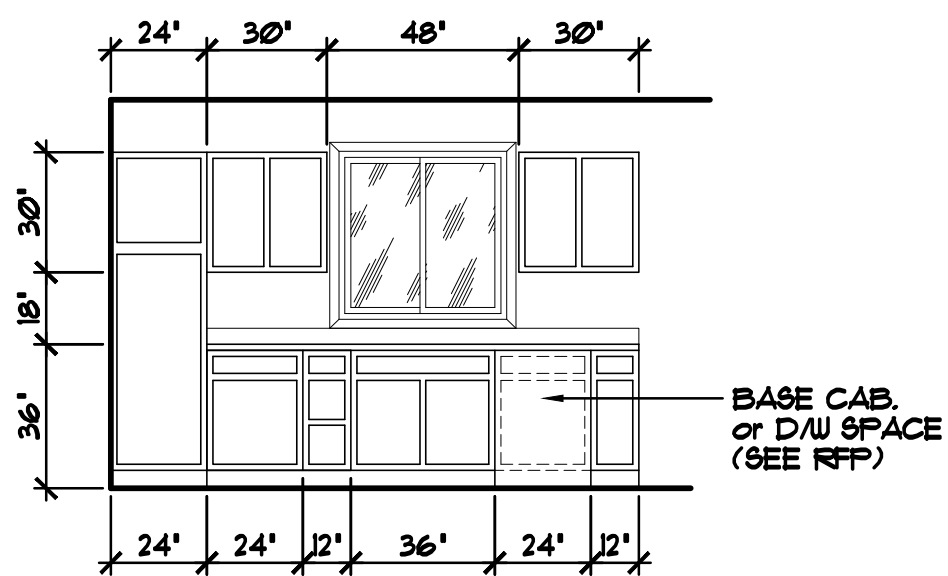
KITCH. CAB. ELEV. 1/4"=1'-0"



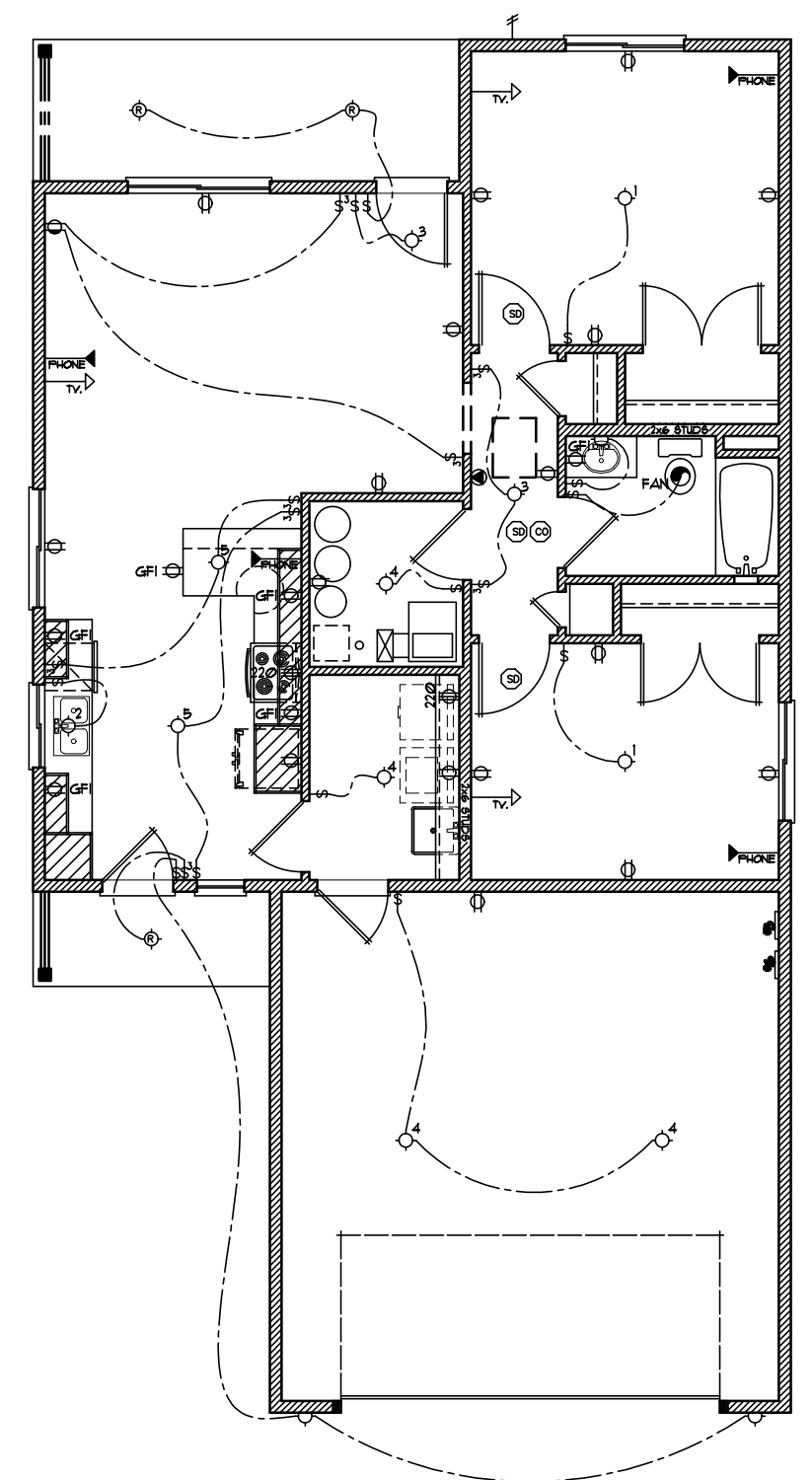
KITCH. CAB. ELEV. 1/4"=1'-0"



BATH VANITY ELEV. 1/4"=1'-0"



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



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

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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 SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)			
				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY			
6d COMMON (2.0"x0.113")	15	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

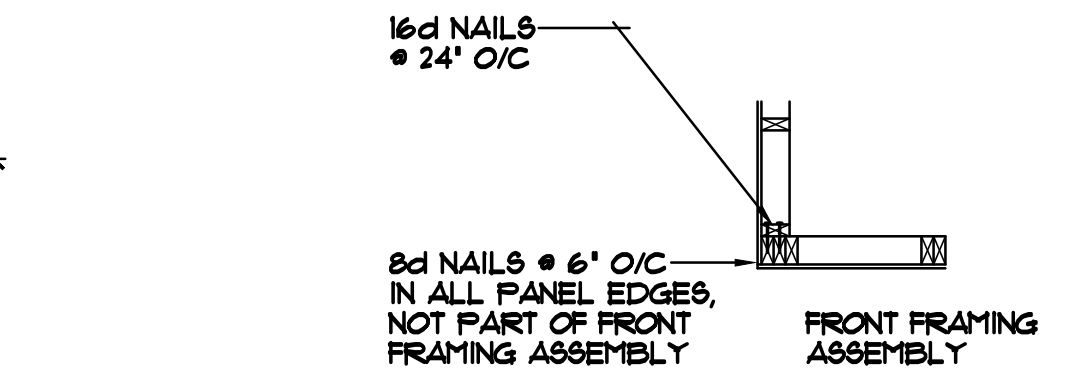
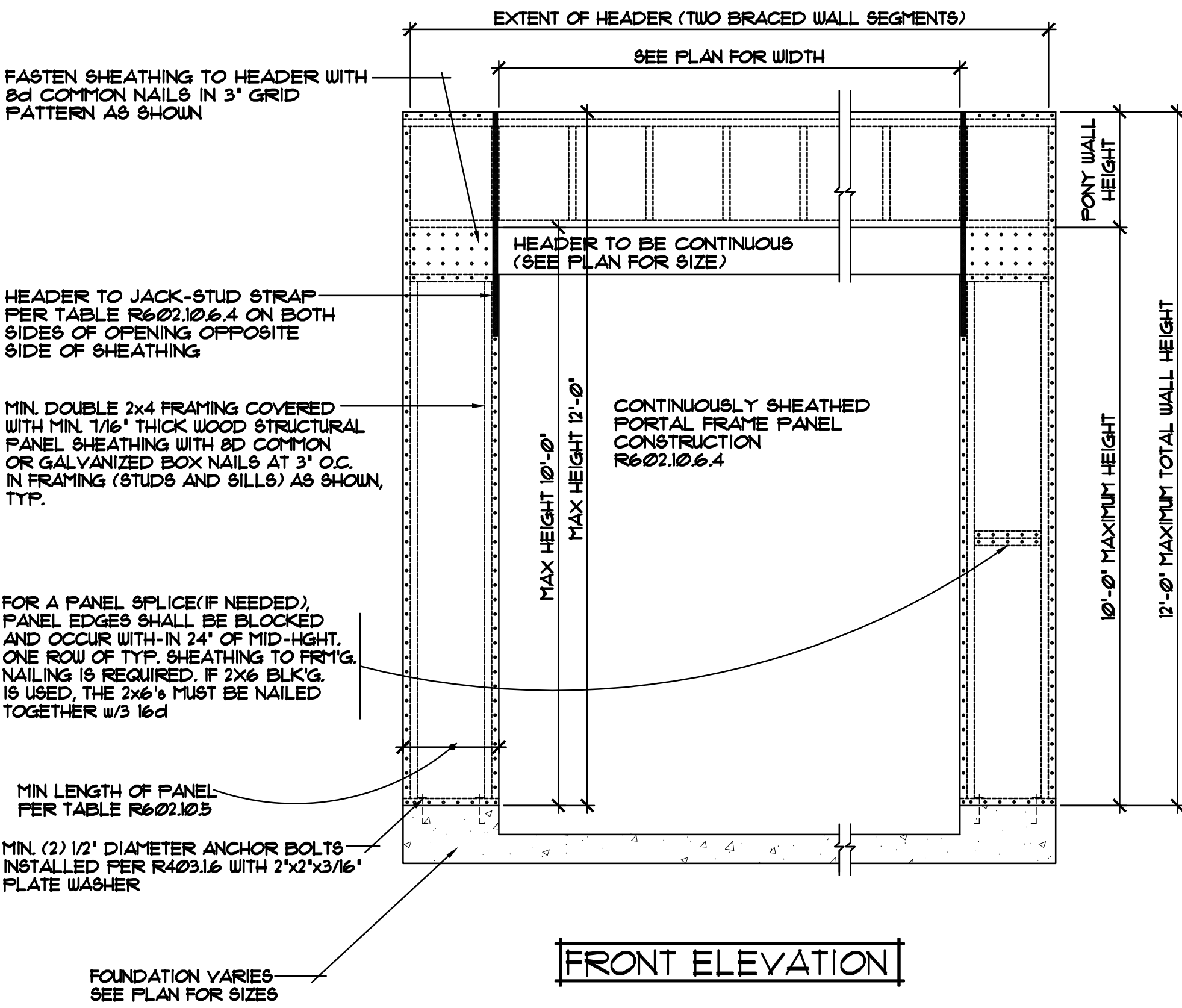
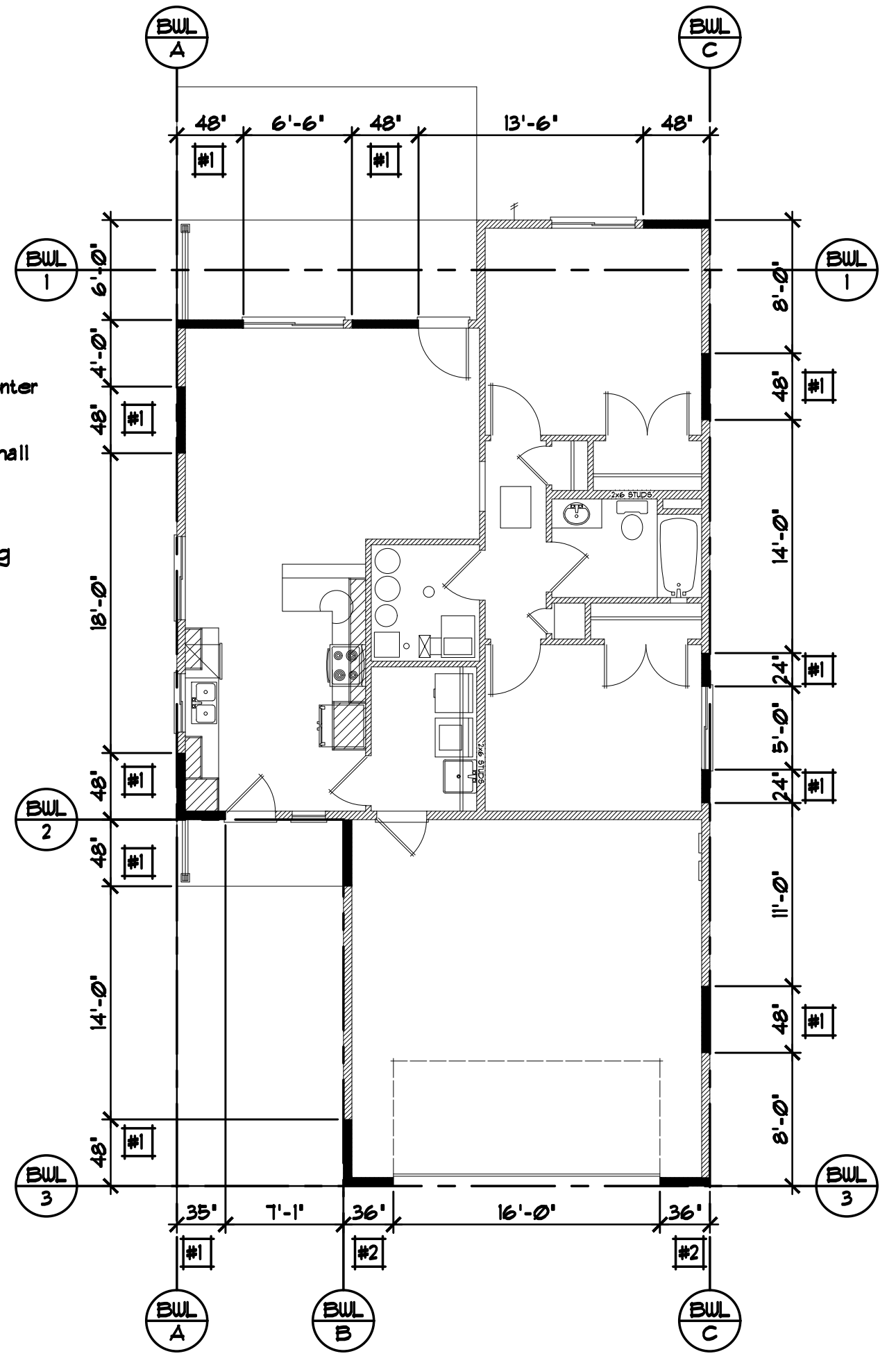
FOR SI: 1" = 25.4mm, 1 mile per hour = 0.447 m/s

- 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 R301.2. 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.

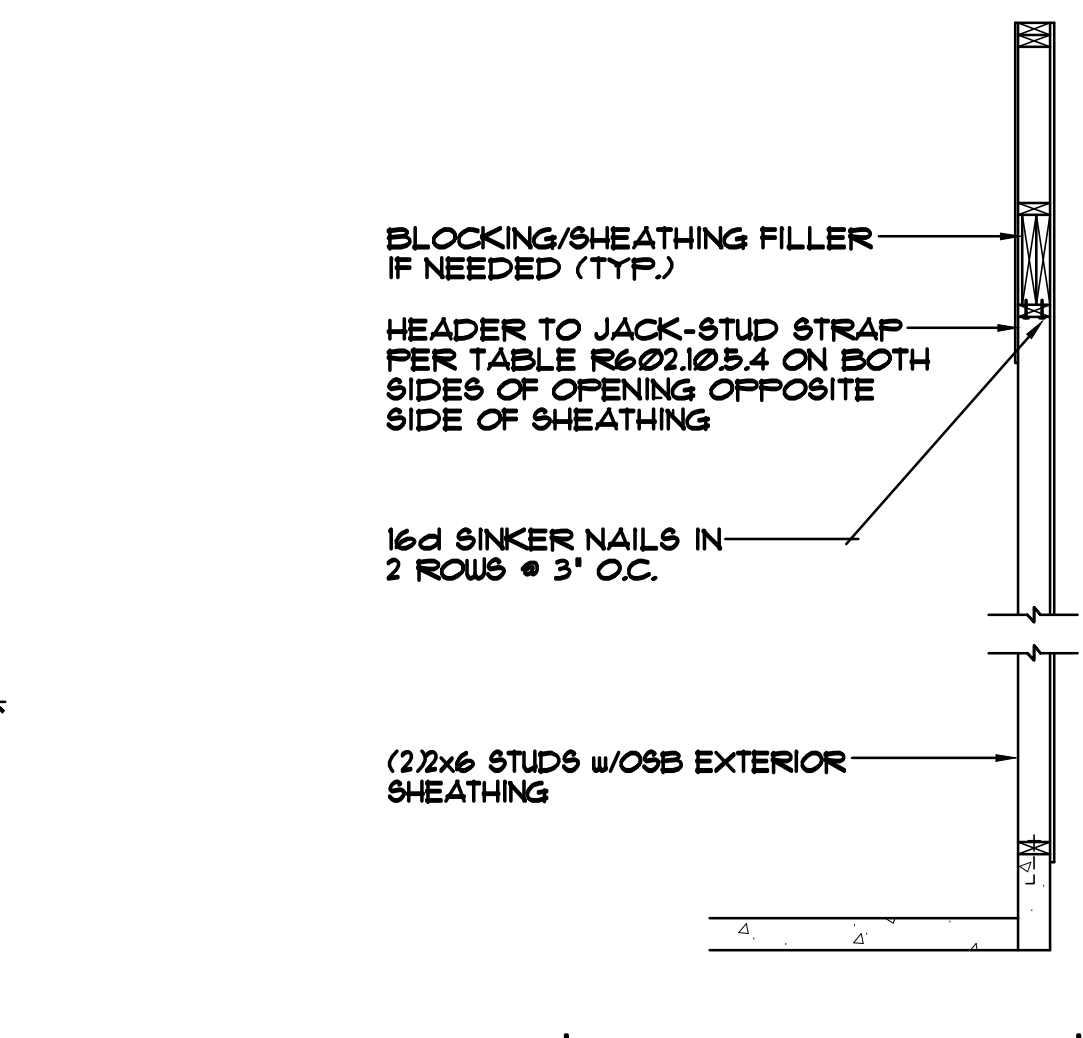
WALL BRACING METHOD	DESCRIPTION
#1	CS-WSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL) PER TABLE 602.3 (3)
#2	FFG (PORTAL FRAMING AT GARAGE) SEE THE FFG DETAIL (THIS SHEET)

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 100plf OR LESS (PER R602.3.5 AND PER SECTION R302.11)

ALL BRACED PANEL LENGTHS GIVEN ARE TO BE TREATED AS MINIMUMS.
WIND EXPOSURE CATEGORY IS TO BE CATEGORY 'B' PER SECTION R301.2.14
WIND SPEED RESISTANCE TO BE MEASURED LESS THAN OR EQUAL TO 90 MPH.



CORNER FRAMING DETAIL



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

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