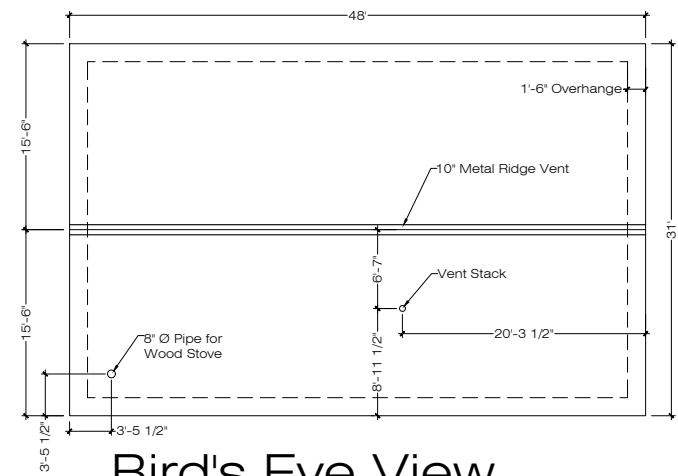


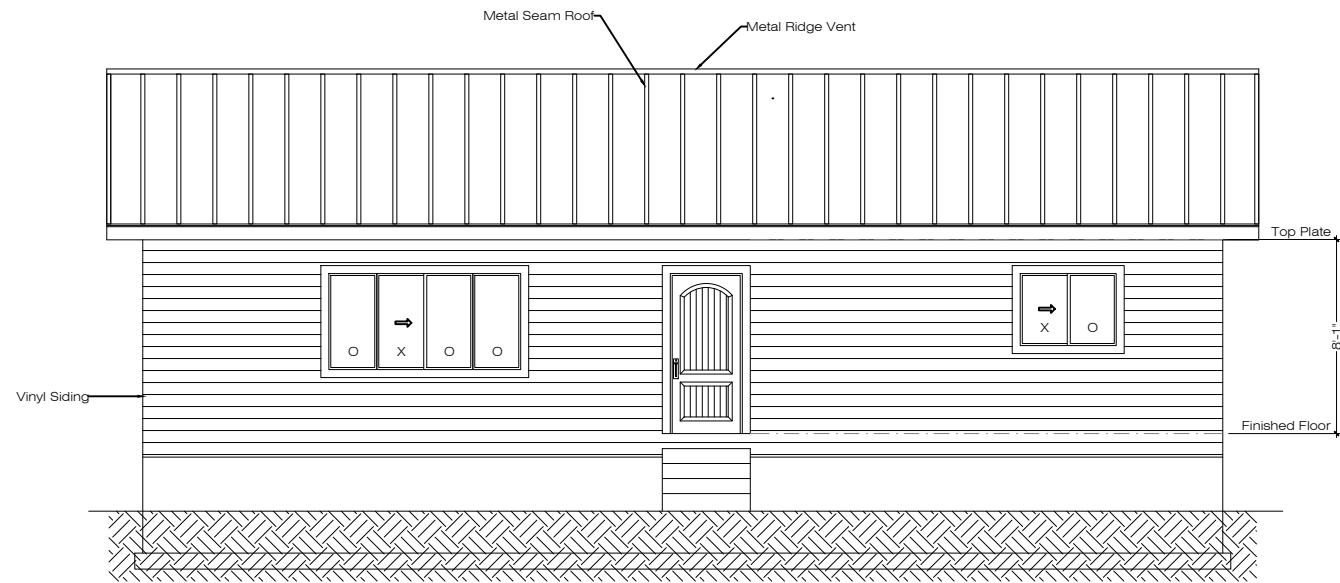
5:12 Pitch Main  
8' Main Walls  
4' CMU Foundation Walls  
Garage to Match Main TYP

Number of Steps  
and/or Handrail to be  
determined on site at time  
of Construction.

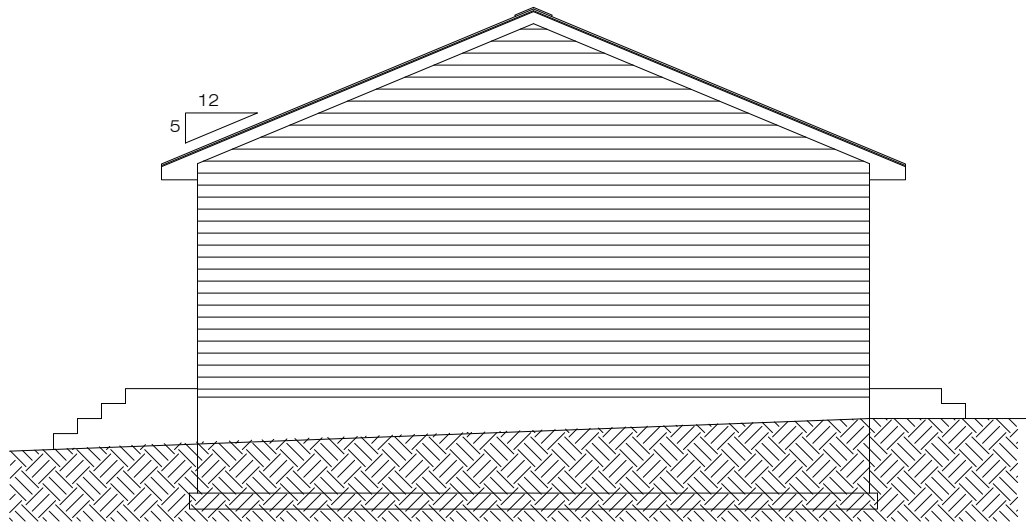


Bird's Eye View

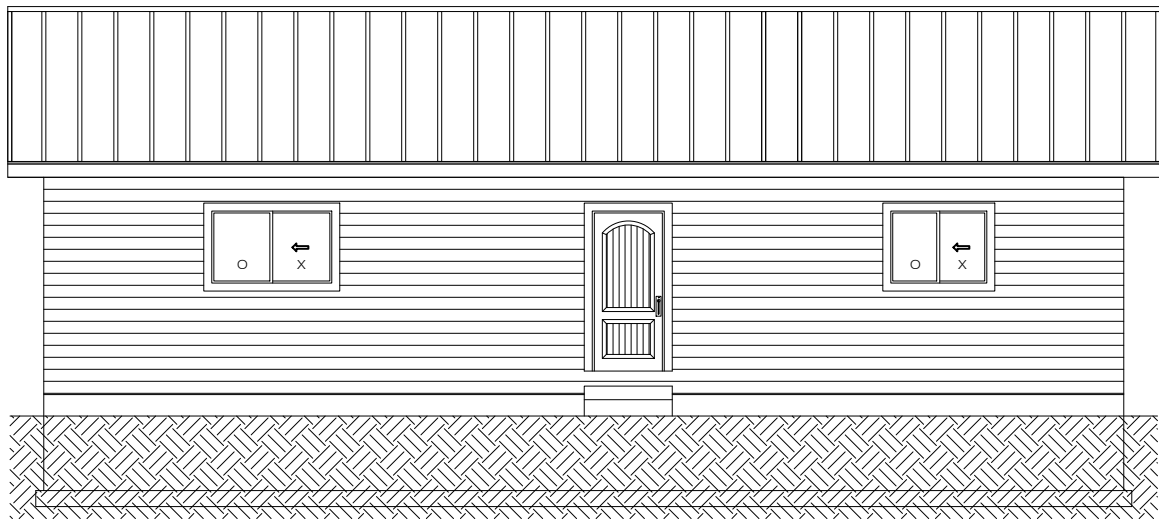
Scale: 1/8"=1'-0" B Size Paper



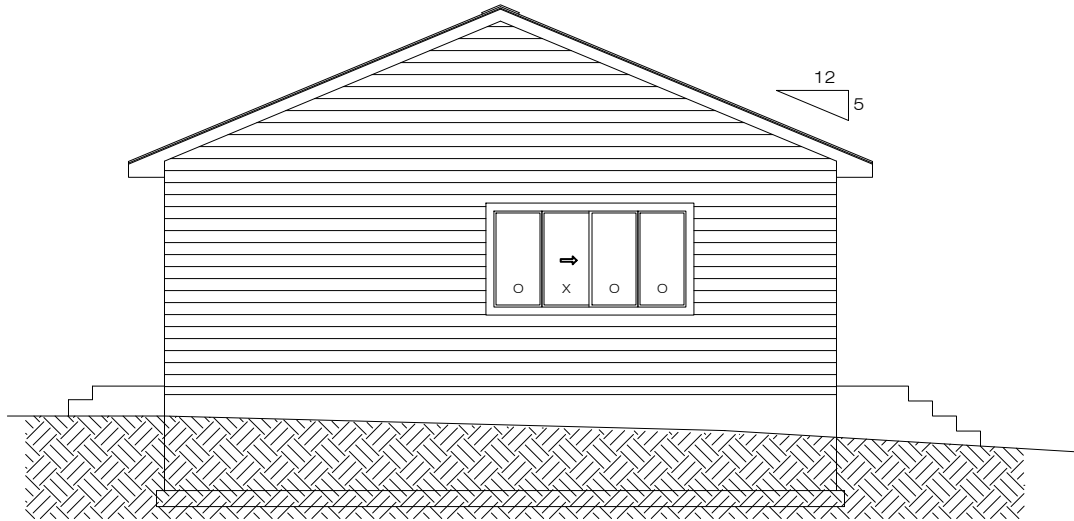
Front Elevation



Right Elevation



Back Elevation



Left Elevation

# Elevations

Scale: 1/4" & 1/8" =1'-0" on 36" x 24" Paper  
Scale: 1/8" & 1/16"=1'-0" on 17" x 11" Paper

TOTAL SQ. FTG.= 1260	
MAIN FLOOR= 1260	
Start Date 05-17-16 Final Set 05-30-16 Rev Date 06-08-16 Rev Date 06-20-16 Rev Date 06-29-16 Rev Date 07-11-16	Sheet
Drawn By: T. Stoddart & K. Earl Reviewed By: T. Stoddart	A1 of A6
Scale 1/4"=1'-0" UNO D Size Paper	
1/8"=1'-0" UNO B Size Paper	

8' Main Walls  
4' CMU Foundation Walls  
Garage to Match Main TYP

Header Notes:

Headers 4' or less use 1 Ply 9.50 or 2 Ply 2x10 Dim. Lumber  
Headers 6' or less use 2 Ply 9.50  
Headers 8' or less use 3 Ply 9.50 or 2 Ply 11.88 ML  
Headers 10' or less use 3 Ply 11.88 or 2 Ply 14.00 ML  
Headers 10' or more refer to T.J.Xpert Layout

Exhaust and Ventilation:

Whole House Fan 80 CFM  
Kitchen Fan 100 CFM  
Laundry 50 CFM  
Bathrooms 50 CFM  
Bedrooms 10 CFM fresh air  
Living Areas 10 CFM fresh air

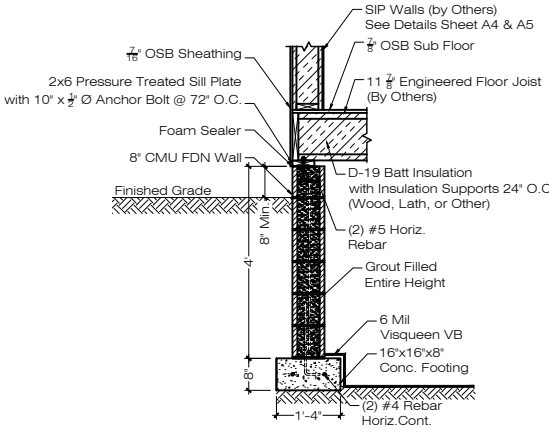
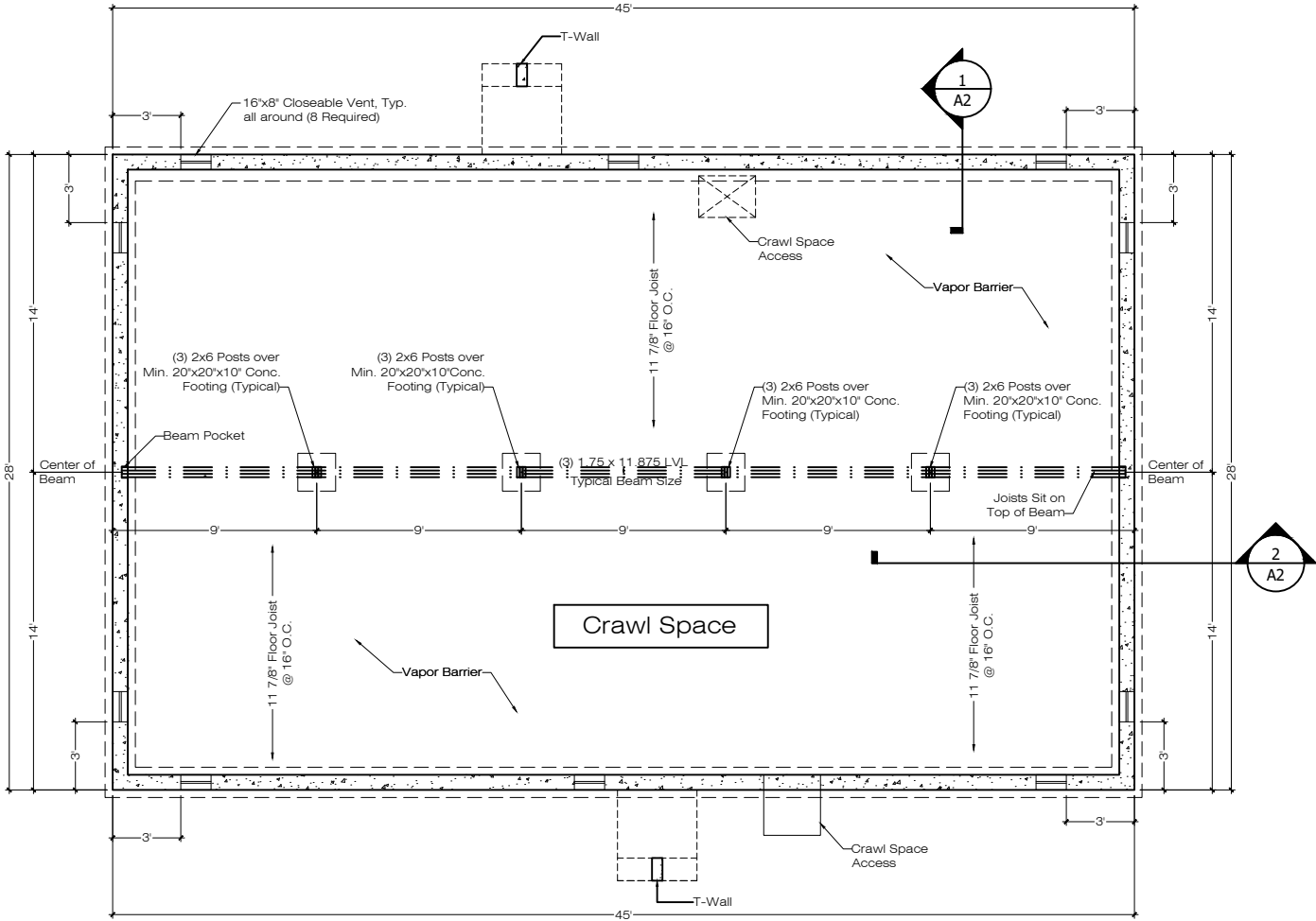
Contractor to indicate location of fans if not indicated on plans already.

Ventilation R408.1

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation opening shall not be less than 1 s/f for each 150 s/f of under floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. If the vapor retarder is used the min. net area of ventilation openings shall not be less than 1 s/f for each 1500 s/f. One such vent shall be within 3' of each corner of building.

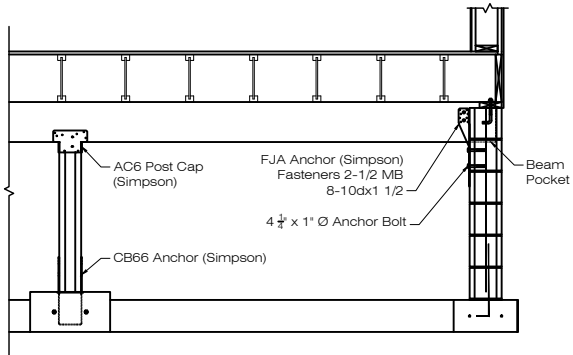
Foundation Wall System:

2x6 Treated Sill Plate  
over Foam Sill Sealer  
with  $\frac{1}{2}$ " Anchor Bolts @ 72" O.C. 10' Long, 7" Embedded  
Max. 12" from all Corners or Splices  
Concrete Wall Greater than 9' need to have an Architects or Engineer  
Seal & under (1) Horiz. Bar in top 12" and one at mid-height  
8'-11" to 9' (1) Horiz. Bar in top 12" & one bar at each third point  
Min. (2) Anchor Bolts per Sill Plate w/ nut & ROUND plate Washer  
2 1/2"  $\varnothing$   $\frac{1}{2}$ " Min. For each Bolt  
over Concrete Foundation wall Consistent w/ 2012 IRC R401-403  
With Asphalt Emulsion on Exterior Side  
over Continuous Concrete Footings  
Consistent w/ 2012 IRC Section R106.1  
over Undisturbed Soil



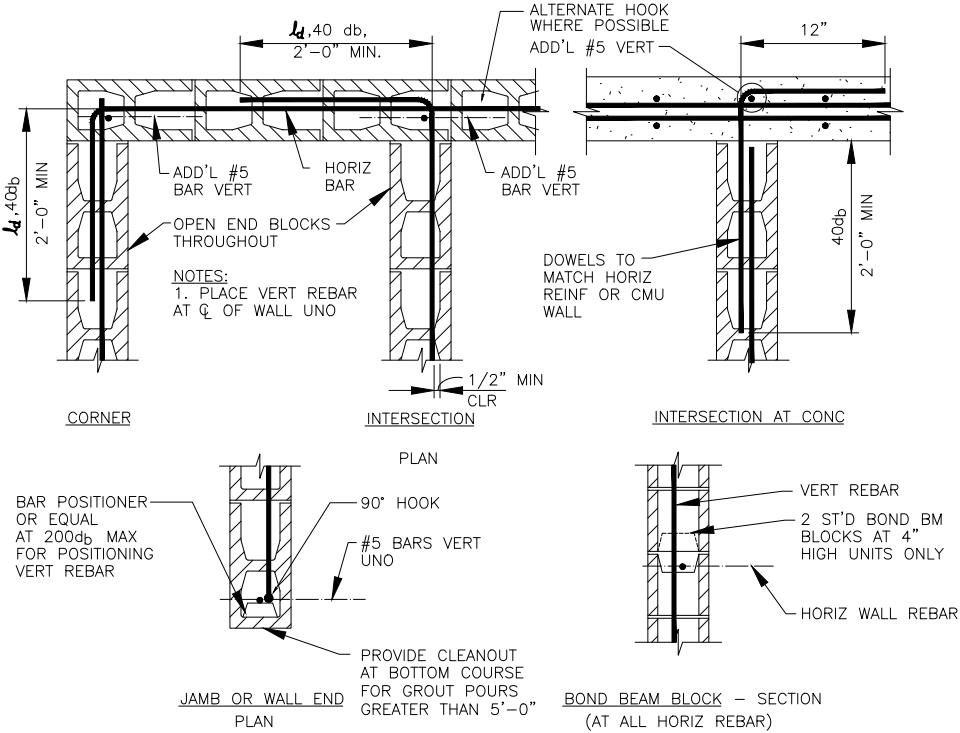
1 CMU Foundation Wall

Scale: 1/2"=1'-0" D Size Paper  
Scale: 1/4"=1'-0" B Size Paper



2 Beam Pocket Detail

Scale: 1/2"=1'-0" D Size Paper  
Scale: 1/4"=1'-0" B Size Paper



Concrete Block Walls

Scale: 1/4"=1'-0" UNO D Size Paper  
Scale: 1/8"=1'-0" UNO B Size Paper

Foundation Plan

Scale: 1/4"=1'-0" D Size Paper  
Scale: 1/8"=1'-0" B Size Paper

TOTAL SQ. FTG. = 1260  
MAIN FLOOR = 1260

Start Date 05-17-16  
Final Set 05-30-16  
Rev Date 06-08-16  
Rev Date 06-20-16  
Rev Date 06-29-16  
Rev Date 07-11-16

Drawn By: T. Stoddart & K. Earl  
Reviewed By: T. Stoddart

Scale  
1/4"=1'-0" UNO  
D Size Paper  
1/8"=1'-0" UNO  
B Size Paper

Sheet

A2  
of  
A6

8' Main Walls  
4' CMU Foundation Walls  
Garage to Match Main TYP

Header Notes:

Headers 4' or less use 1 Ply 9.50 or 2 Ply 2x10 Dim. Lumber  
Headers 6' or less use 2 Ply 9.50  
Headers 8' or less use 3 Ply 9.50 or 2 Ply 11.88 ML  
Headers 10' or less use 3 Ply 11.88 or 2 Ply 14.00 ML  
Headers 10' or more refer to TJXpert Layout

3' Hallway Clearance  
2012 IRC, Section R106 and R311.6  
Satfey Glazing 2012 IRC, Sections R106 and R308.4.5

Exhaust and Ventilation:

Whole House Fan 80 CFM  
Kitchen Fan 100 CFM  
Laundry 50 CFM  
Bathrooms 50 CFM  
Bedrooms 10 CFM fresh air  
Living Areas 10 CFM fresh air

Contractor to indicate location of fans if not indicated on plans already.

Smoke Alarms

2012 IRC Code Section 106. R314  
All smoke alarms shall be listed in accordance with UL 217 & installed in accordance with NFPA 72  
-One in each sleeping area  
-Outside of each separate sleeping area in the immediate vicinity of the bedrooms  
-On each additional story including un-finish & finished basements and habitable attics but not including crawl spaces and uninhabitable attics.  
In dwellings or dwelling units with splits levels and without an intervening door between the adjacent levels a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.  
-Alarm devices shall be interconnected with battery backup that the actuation of one alarm will activate all of the alarms

Carbon Monoxide Alarms

2012 IRC Section 106 & R315.1  
New Construction an approved carbon monoxide alarm installed outside of each sleeping area in the immediate vicinity of bedroom and dwelling units.  
They shall be listed as complying with UL 2034 and installed accordingly

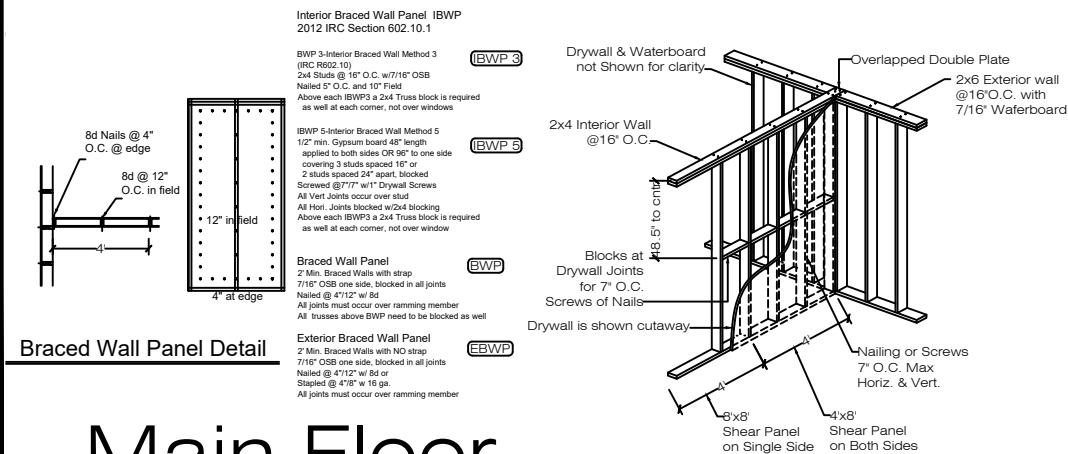
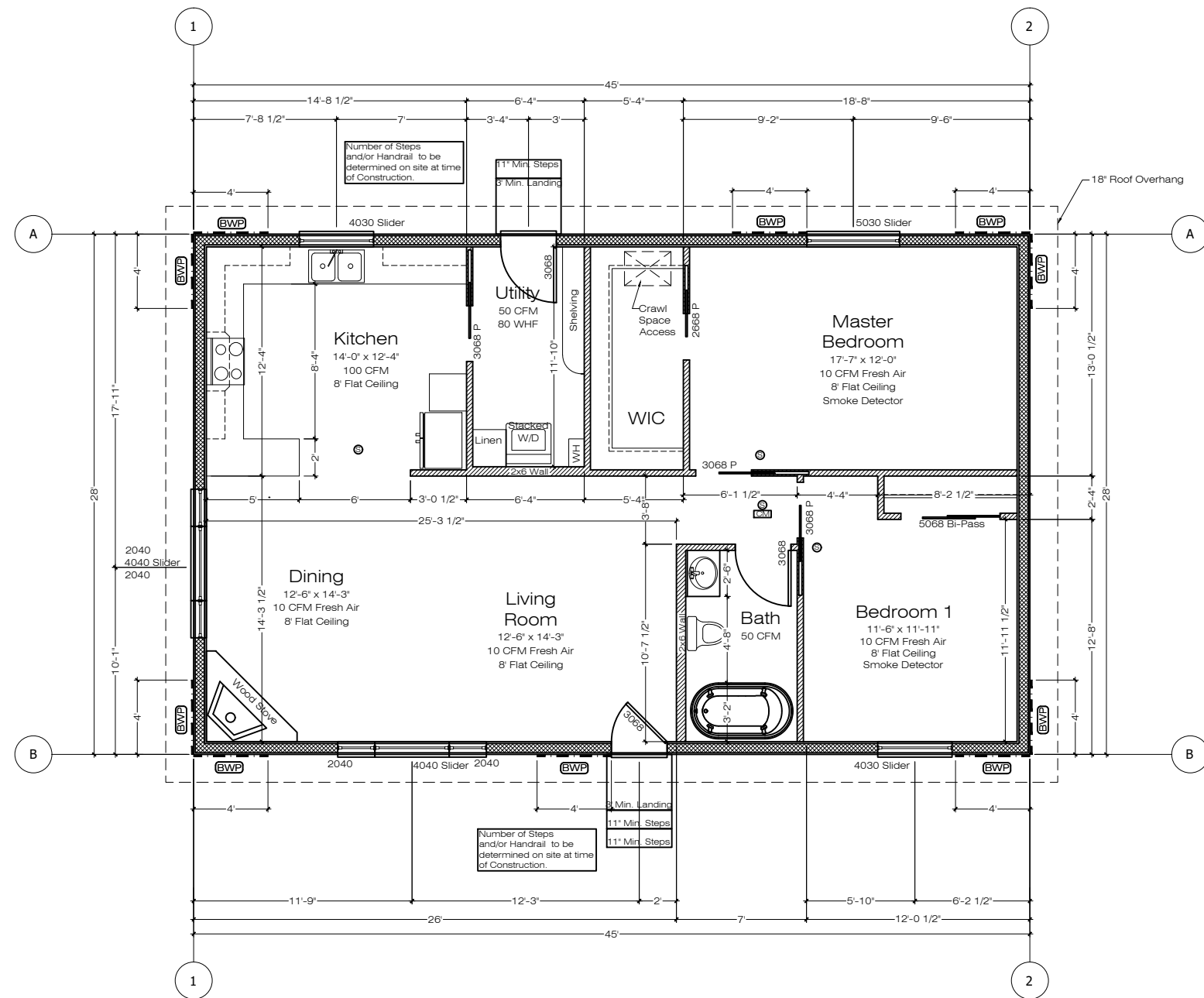
Crawl Space:

Through Floor min 18"x24" or through perimeter wall min 16"x24" required crawl space opening. If applicable, refer to mechanical code for access requirements where mechanical equipment is located under floors.  
2012 IRC, Section R106, R408.4 M1305.1.4

Windows & Doors:

Fenestration U-Factor : Zone 2 - .75,  
Zone 4 - .40  
Glazed fenestration SHGC: Zone 2 - .40  
Zone 4 - N/A

Sticker shall remain on windows and doors until inspected and improved for the above requirements.



# Main Floor

Scale: 1/4"=1'-0" D Size Paper  
Scale: 1/8"=1'-0" B Size Paper

## Wall Bracing Notes

Line	Bracing Method	Braced Wall Length	Req. Bracing	Exposure Factor	Roof Eave -to-ridge height Factor	Req. Bracing Length	Wall Height Adjustment	# of Braced Walls Adj. Factor	Req. Bracing Length	Provided Bracing Length
1	CS-WSP	45'-0"	6'-9"	1.2	1.00	8'-1"	.90	1.00	7'-3"	12'-0"
2	CS-WSP	45'-0"	6'-9"	1.2	1.00	8'-1"	.90	1.00	7'-3"	12'-0"
A	CS-WSP	28'-0"	4'-7"	1.2	1.00	5'-6"	.90	1.00	4'-11"	8'-0"
B	CS-WSP	28'-0"	4'-7"	1.2	1.00	5'-6"	.90	1.00	4'-11"	8'-0"

TOTAL SQ. FTG. = 1260  
MAIN FLOOR= 1260

Start Date 05-17-16  
Final Set 05-30-16  
Rev Date 06-08-16  
Rev Date 06-20-16  
Rev Date 06-29-16  
Rev Date 07-11-16

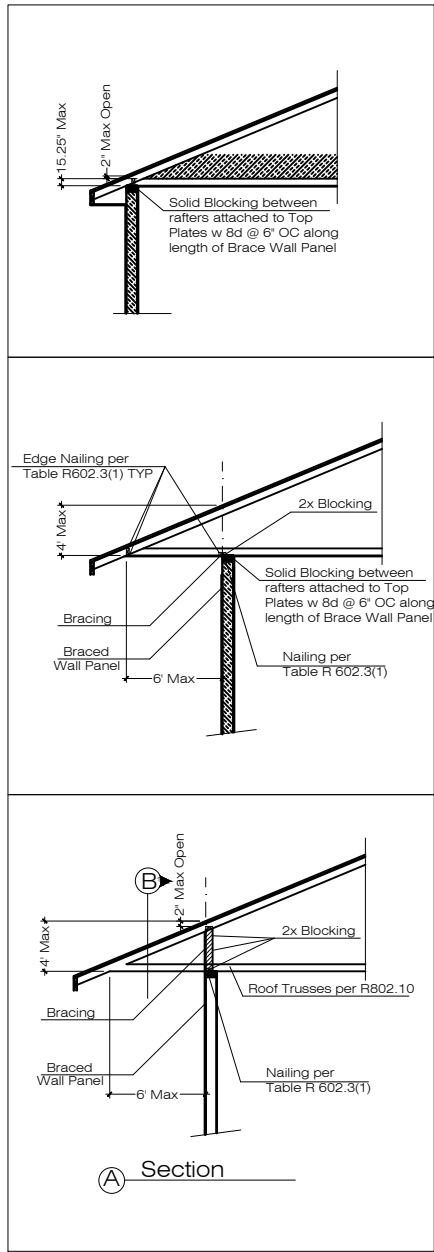
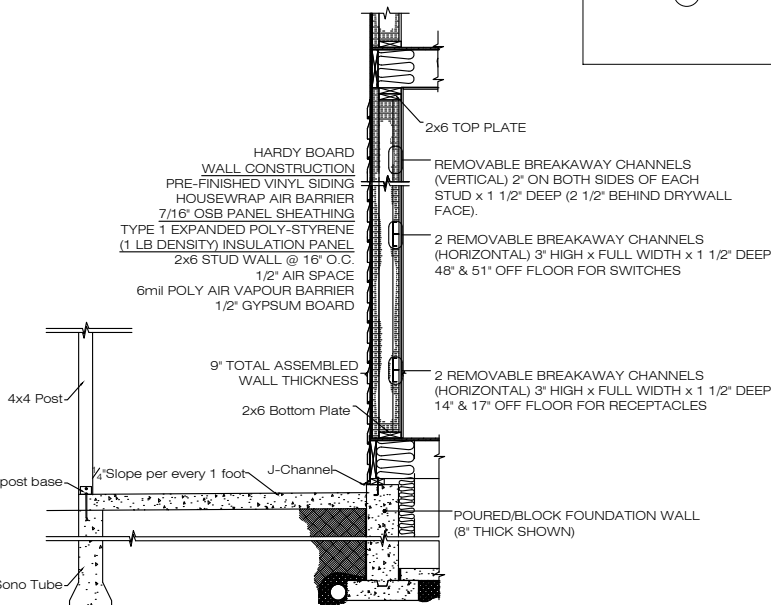
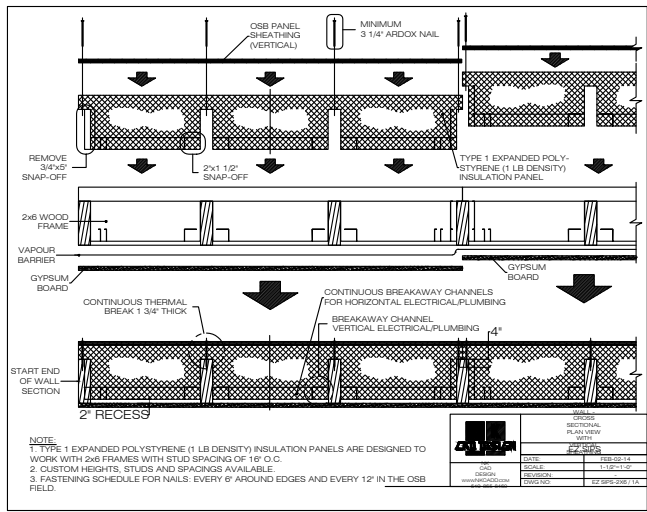
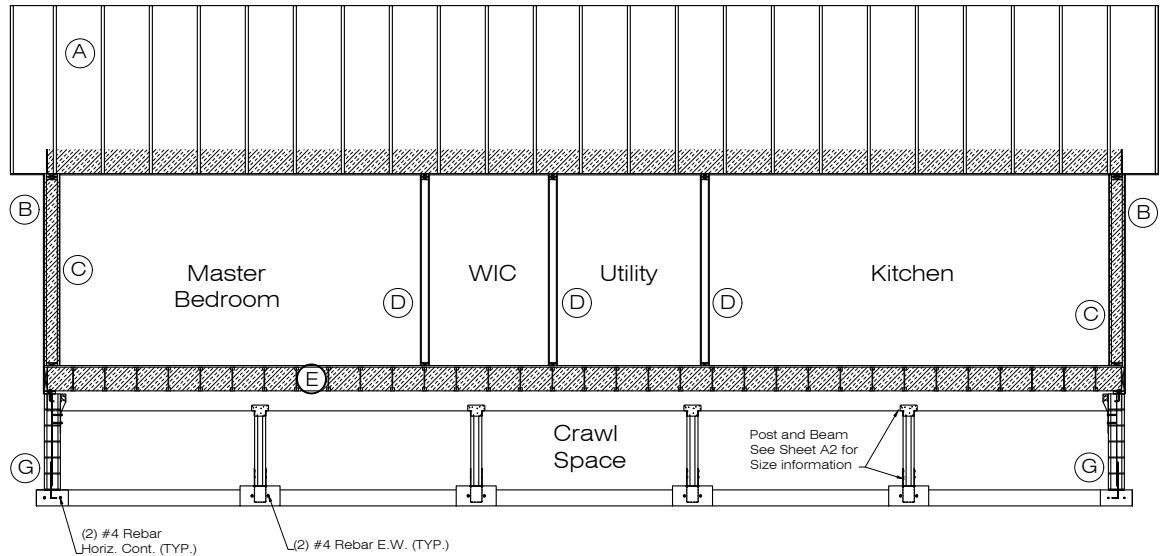
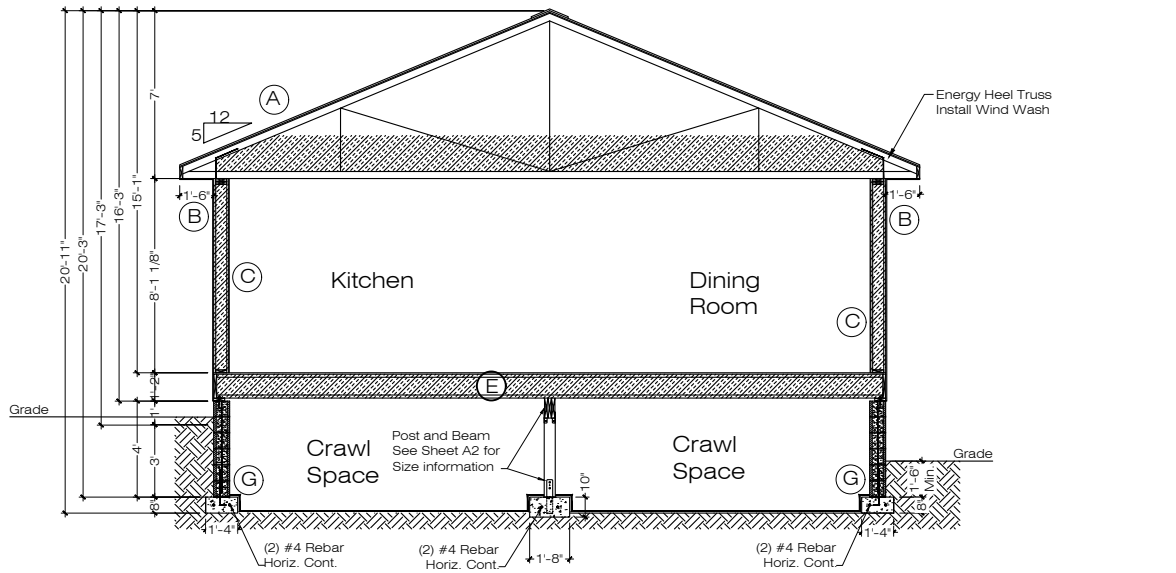
Drawn By: T. Stoddart & K. Earl  
Reviewed By: T. Stoddart

Scale  
1/4"=1'-0" UNO  
D Size Paper  
1/8"=1'-0" UNO  
B Size Paper

Sheet

A3  
of  
A6

<b>Roof System:</b> 2012 IRC Code Architectural Grade, 25 year Asphalt Shingles over #15 building felt over 1/2" Ext. OSB roof sheeting w/Clips & nailed 6" O.C.-Edges, 10" O.C.-field over 5:12 Pitch Engineered Trusses @ 24" O.C. (Framed According to Engineered Truss Layout) with R-49 Blown in Attic Insulation & Insulation Baffle with 5/8" Sheet Rock on Interior Side Taped Prep'd for Interior Finishes Contractor to indicate 22"x30" Attic Access Location 2012 IRC Ice Protection Ice Barrier consisting of 2 layers of cemented underlayment and extend from the eave's edge 24" min. from inside exterior wall	A
<b>Soffit System:</b> 2012 IRC Code 2x6 Fascia Board with style "D" Metal Drip Edge with 3/8" Soffit Sheeting with 3" Continuous Soffit Venting with add'l 2x4 Support as Required	B
<b>Exterior Walls: EZ SIPS Panel (See Details A5)</b> 2012 IRC Code R106.1 Vinyl Siding over House Wrap 7/16" APA OSB & Nailing Pattern 6"-edge 12"-field 2x6 Stud framed @ 16" O.C. UNO with (2) 2x6 Top Plates with (1) 2x6 Bottom Plate with min. R-21 Batt Insulation with 1/2" Sheetrock Inside Occupancy separation between between house, attic, and garage 2012 IRC, Section R106 and R308.4.5 Taped Prep'd for Interior Finishes	C
<b>Interior Walls:</b> 2012 IRC Code 2x4 Stud framed @ 16" O.C. with (2) 2x4 Top Plates with (1) 2x4 Bottom Plate with 1/2" Sheetrock Both Sides Taped Prep'd for Interior Finishes	D
<b>Floor System:</b> 2012 IRC Code 3/4" T&G OSB Sub-floor Glued & Nailed over 11 7/8" TJI Engineered Floor Joist Series, Placement, & O.C. Spacing as determined & indicated on TJXpert Layout. (Version 6.0 or later) connected to Rim Joist, spliced using gal. metal ties not less than .058" x 1.5" wide fastened w/6 16d nails ea. side over F-19 Batt Insulation with Insulation Supports 24" O.C. (Wood, Lath, or other.)	E
<b>Foundation Wall System: (See Details A2)</b> 2x6 Treated Sill Plate over Foam Sill Sealer with 1/2" Anchor Bolts @ 72" O.C. 10" Long, 7" Embedded Max. 12" from all Corners or Splices Concrete Wall Greater than 9' need to have an Architects or Engineers Seal 8' and Under (1) Horizontal Rebar in top 12" and one at mid-height 8'-11' to 9' (1) Horizontal Rebar in top 12" and one bar at each third point Min. (2) Anchor Bolts per Sill Plate w/nut & ROUND Plate Washer 2 1/20 x1 1/4" Min. for ea. Bolt over Concrete Foundation Wall Consistent w/2012 IRC R401-403 With Asphalt Emulsion on Exterior Side over Continuous Concrete Footings Consistant w/2012 IRC Section R106.1 over Undisturbed Soil	G
<b>Smoke Alarms</b> 2012 IRC Code Section 106, R314 All smoke alarms shall be listed in accordance with UL 217 & installed in accordance with NFPA 72 -One in each sleeping area -Outside of each separate sleeping area in the immediate vicinity of the bedrooms -On each additional story including un-finish & finished basements and habitable attics but not including crawl spaces and uninhabitable attics In dwellings or dwelling units with splits levels and without an intervening door between the adjacent levels a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. -Alarm devices shall be interconnected with battery backup that the acuation of one alarm will activate all of the alarms	S
<b>Carbon Monoxide Alarms</b> 2012 IRC Section 106 & R315.1 New Construction an approved carbon monoxide alarm installed outside of each sleeping area in the immediate vicinity of bedroom and dwelling units. They shall be listed as complying with UL 2034 and installed accordingly	CM



## R602.10.8..2 Connections to Roof Framing

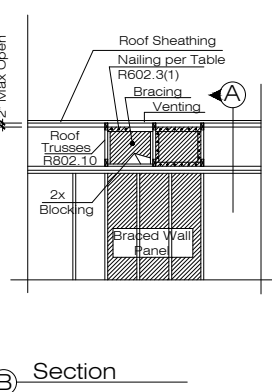
Top plates of exterior braced wall panels shall be attached to rafters or roof trusses above in accordance with Table R602.3(1) and this section. Where required by this section, blocking between rafters or roof trusses shall be attached to top plates of braced wall panels and to rafters and roof trusses in accordance with Table R602.3(1). A continuously banded, rim, or header joist or roof truss parallel to the braced wall panels shall be permitted to replace the blocking required by the section. Blocking shall not be required over openings in continuously-sheathed braced wall lines. In addition to the requirements of the section, lateral support shall be provided for rafters and ceiling joists in accordance with Section R802.8 and for trusses in accordance with Section R802.10.3. Roof Ventilation shall be provided in accordance with Section R806.1

1. For Seismic Categories A, B, and C where the distance from the top of the braced wall panel to the top of the rafters or roof trusses above is  $9\frac{1}{4}'$  or less, blocking between rafters or roof trusses shall not be required.

Where the distance from the top of the braced wall panel to the top of the rafter or roof trusses above is between  $9\frac{1}{4}'$  and  $15\frac{1}{4}'$ , blocking between rafters or roof trusses shall be provided above the braced wall panel in accordance with Figure R602.10.8.2(1)

Where the distance from the top of the braced wall panel to the top of the rafters or roof trusses exceeds  $15\frac{1}{4}'$ , the top plates of the braced wall panel shall be connected to perpendicular rafters or roof trusses above in the accordance with one or more of the following methods:

Soffit blocking panels R602.10.8.2(2)  
Vertical Blocking panels R602.10.8.2(3)  
Full-height engineered blocking panels AF&PA WFCM; or  
Blocking, blocking panels, or other methods of lateral load transfer designed in accordance with accepted engineering practice.



## Frost Protection 403.1.4.1

Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

- Extended below the front line specified in Table R301.2
  - Construct in accordance with Section 403.3
  - Construct in accordance with ASCE 32 or
  - Erected on Solid Rock
- Exceptions:
- Protection of freestanding accessory structures with an area of 400 of 600 square feet or less, of light frame construction with an eave height of 10' or less shall not be required.
  - Decks not supported by a dwelling need not be provided with footings that extend below the frost line.
  - Footings shall not bear on frozen soil unless the frozen condition is permanent.

## Fasteners for Preservative treated wood

Fastner for Preservative treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

Exceptions:

- One-half inch (12.7mm) diameter or greater steel bolts.
- Fasteners other than nail & timber rivets shall be permitted to be of mechanical deposited zinc coated steel with coating weights in accordance with ASTM B695 class 55 min.

## Ventilation 2012 IRC, Section R408.1, R408.2, and R408.3

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation opening shall not be less than 1 s/f for each 300 s/f of under floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. If the vapor retarder is used the min. net area of ventilation openings shall not be less than 1 s/f for each 1500 s/f.

One such vent shall be within 3' of each corner of building.

# Cross Section

Scale: 1/4"=1'-0" UNO D Size Paper  
Scale: 1/8"=1'-0" UNO B Size Paper

## Detail C of EZ SIP Wall Panels

TOTAL SQ. FTG. = 1260  
MAIN FLOOR= 1260

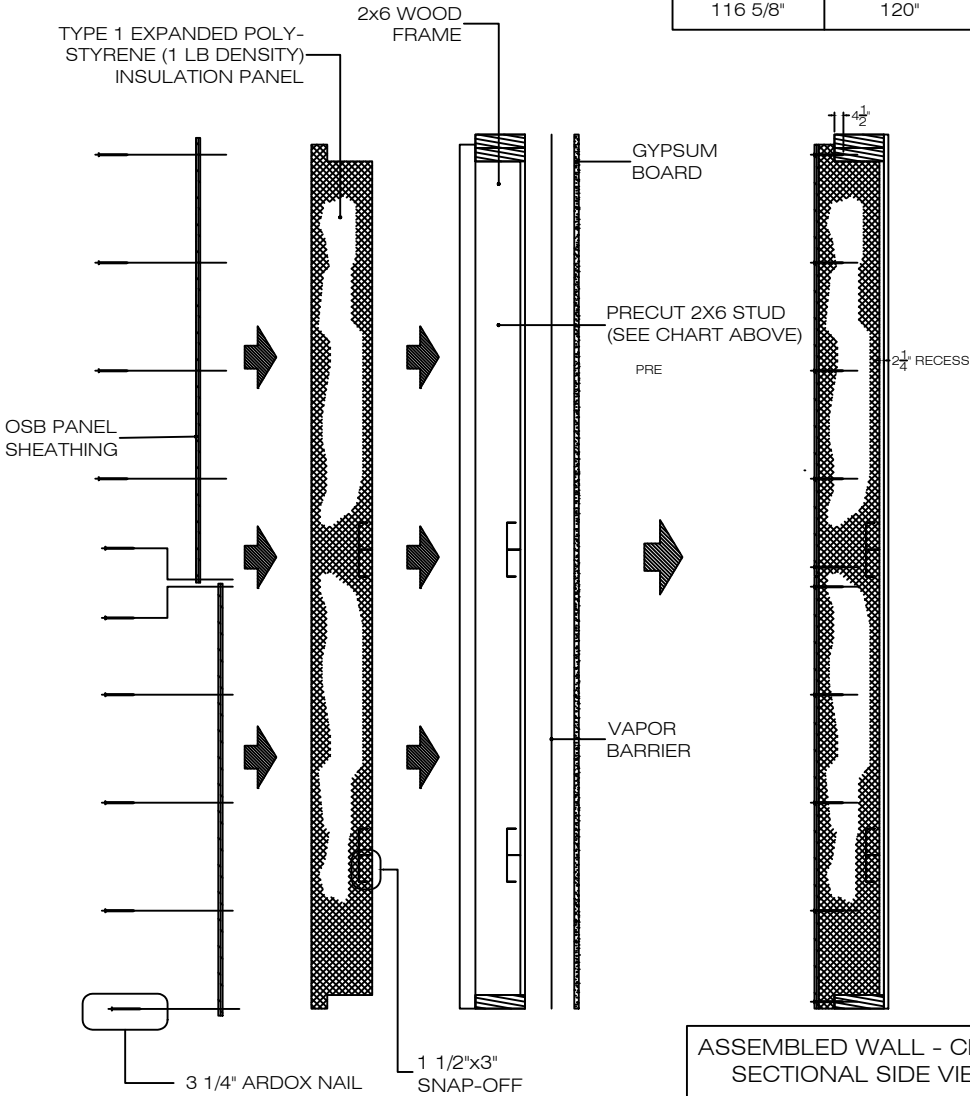
Start Date	05-17-16
Final Set	05-30-16
Rev Date	06-08-16
Rev Date	06-20-16
Rev Date	06-29-16
Rev Date	07-11-16
Drawn By:	T. Stoddart & K. Earl
Reviewed By:	T. Stoddart
Scale	1/4"=1'-0" UNO D Size Paper 1/8"=1'-0" UNO B Size Paper

Sheet

A4  
of  
A6

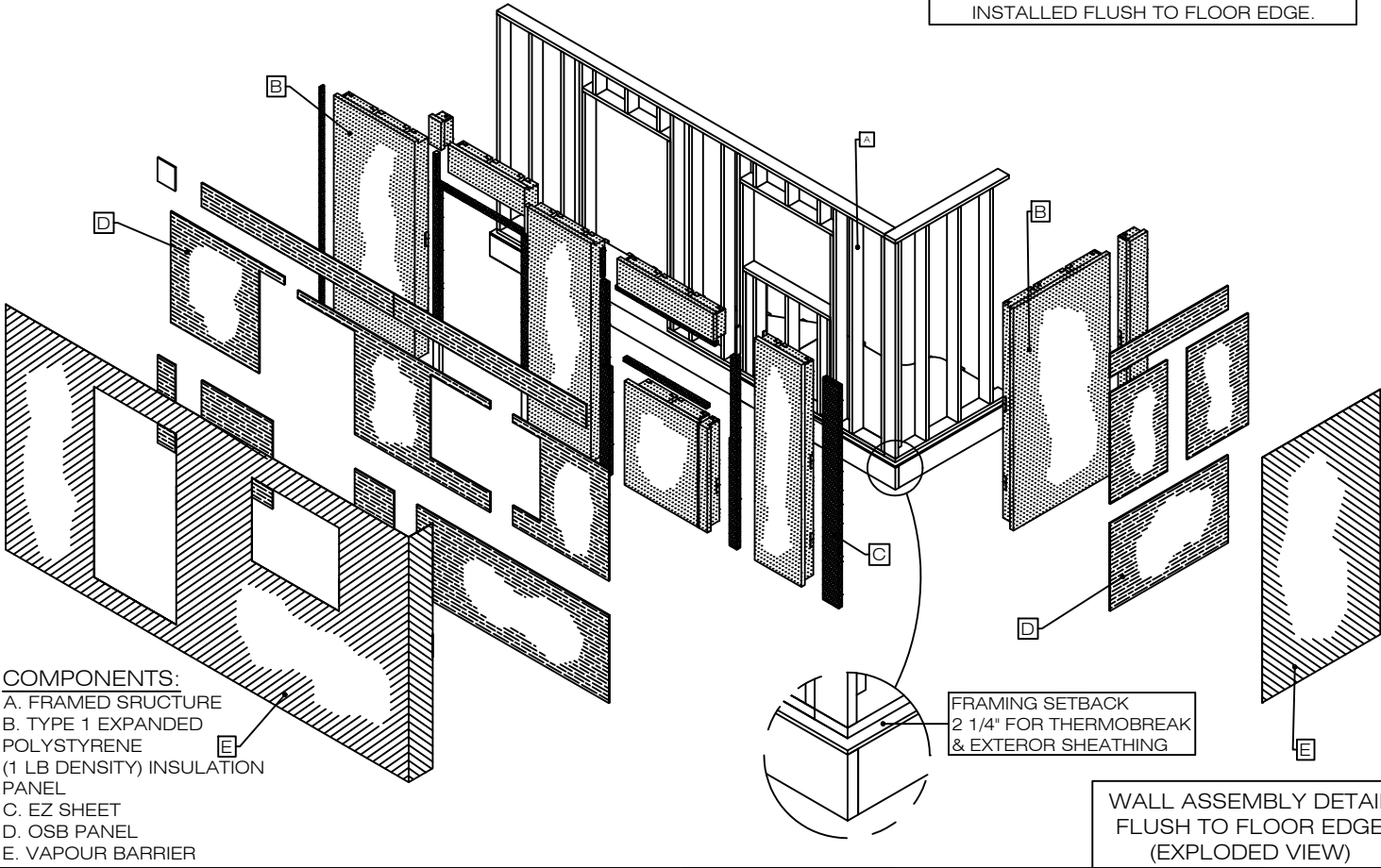
NOTE:  
1. TYPE 1 EXPANDED POLYSTYRENE (1 LB DENSITY) INSULATION PANELS ARE DESIGNED TO WORK WITH 2x6 FRAMES WITH STUD SPACING OF 16" O.C.  
2. CUSTOM HEIGHTS, STUDS AND SPACINGS AVAILABLE.

PRECUT STUD HEIGHT	FOAM PANEL HEIGHT
92 5/8"	96"
104 5/8"	108"
116 5/8"	120"

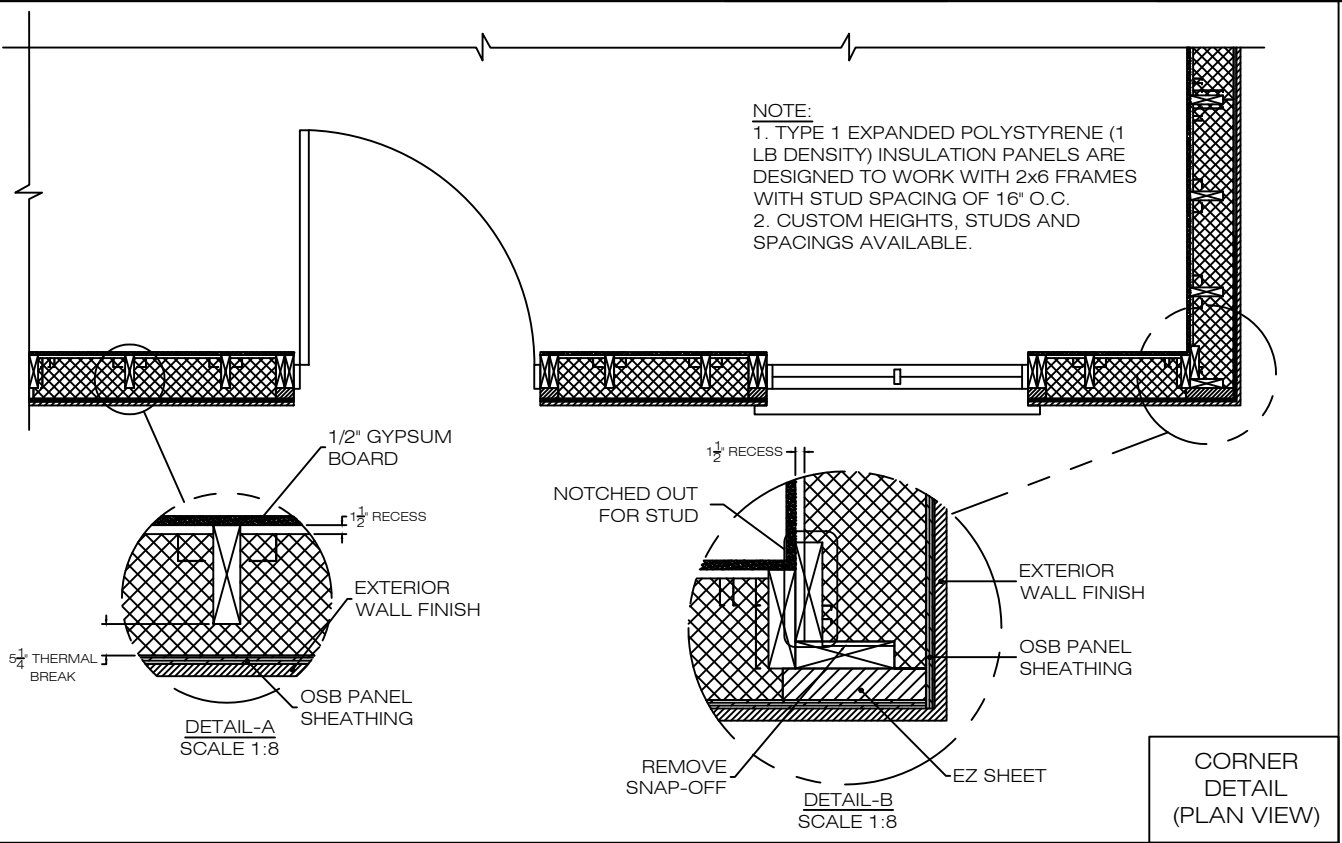
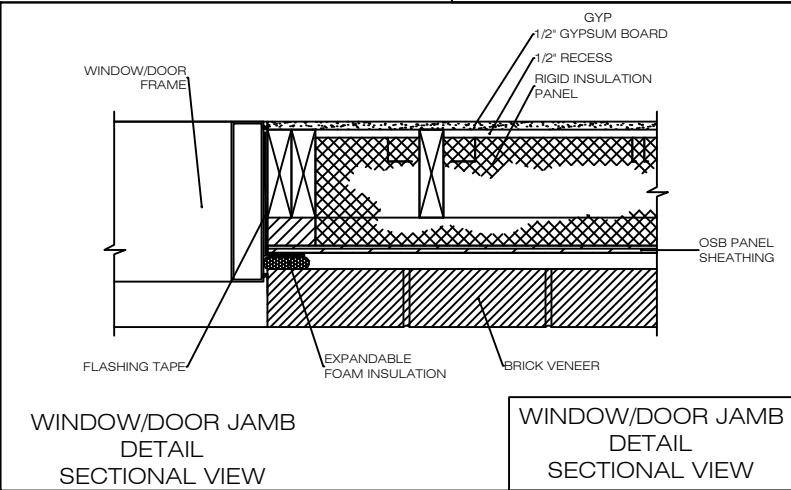


COMPONENTS:  
A. FRAMED STRUCTURE  
B. TYPE 1 EXPANDED POLYSTYRENE (1 LB DENSITY) INSULATION PANEL  
C. EZ SHEET  
D. OSB PANEL  
E. VAPOUR BARRIER

THIS DRAWING APPLIES TO WALL SYSTEMS  
INSTALLED FLUSH TO FLOOR EDGE.



WALL ASSEMBLY DETAIL  
FLUSH TO FLOOR EDGE  
(EXPLODED VIEW)



TOTAL SQ. FTG. = 1260  
MAIN FLOOR = 1260

Start Date 05-17-16  
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Rev Date 07-11-16  
Drawn By: T. Stoddart & K. Earl  
Reviewed By: T. Stoddart  
Scale  
1/4"=1'-0" UNO  
D Size Paper  
1/8"=1'-0" UNO  
B Size Paper

Sheet

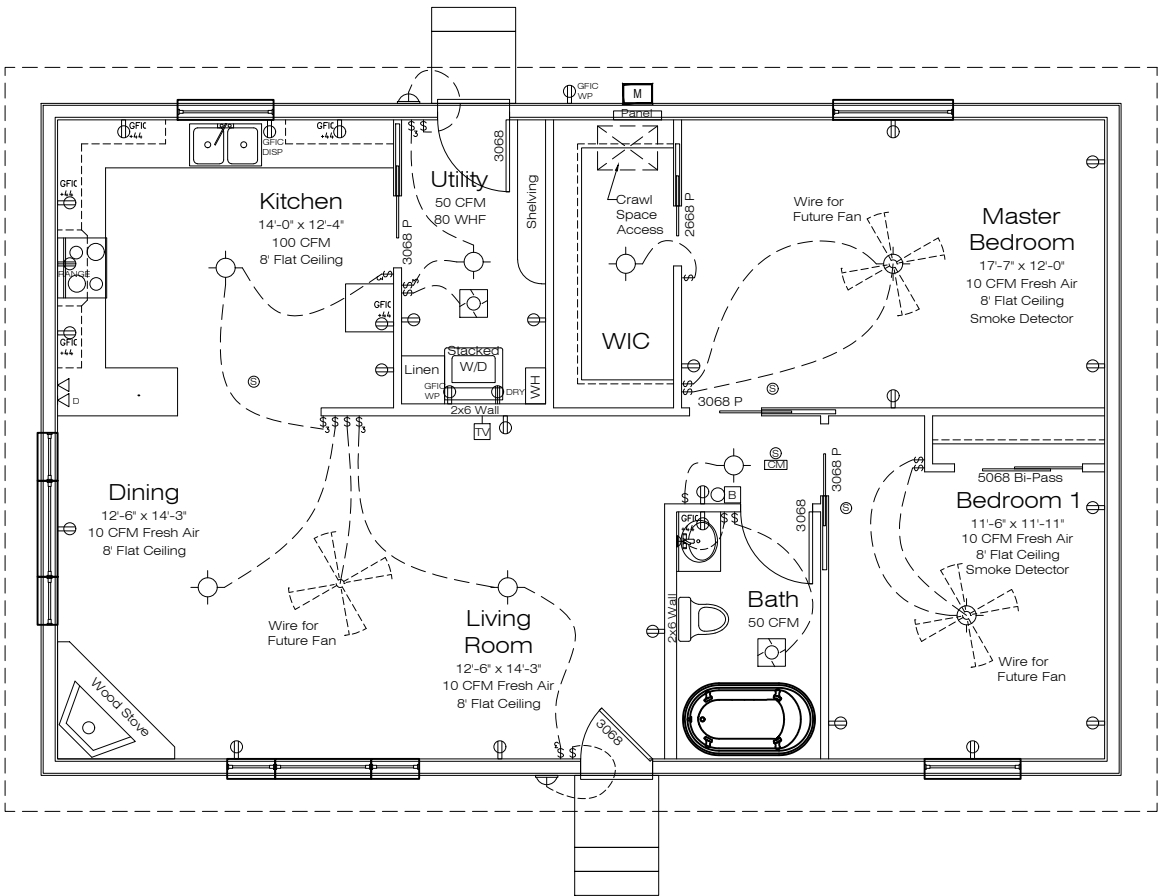
A5  
of  
A6

# EZ SIP Panel Details

Not To Scale

# Electrical Plan

Scale: 1/4"=1'-0" D Size Paper  
Scale: 1/8"=1'-0" B Size Paper



ELECTRICAL SYMBOL LEGEND	
	DUPLEX OUTLET MOUNTED 18" ABOVE FLOOR UNLESS NOTED OTHERWISE
	DUPLEX OUTLET - UNDER COUNTER FOR DISPOSER
	GROUND/FAULT INTERRUPT DUPLEX OUTLET
	WEATHERPROOF , GROUND/FAULT INTERRUPT DUPLEX OUTLET
	DUPLEX OUTLET - SWITCHED TOP HALF
	220 V RANGE OUTLET
	220 V DRYER OUTLET
	TELEPHONE JACK
	DATA
	CABLE TV JACK
	DOOR BELL CHIME
	SMOKE DETECTOR, HARD WIRED
	INCANDESCENT, SURFACE MOUNT, CEILING LIGHT FIXTURE
	INCANDESCENT, WALL MOUNT, LIGHT FIXTURE
	IN CEILING EXHAUST FAN
	3-WAY SWITCH
	SINGLE PULL SWITCH
	POWER ROUTE
	PANEL
	METER

## ELECTRICAL Notes

1. Electrical and Service Receptacles shown at approximate locations.
2. Set Electrical (GFI) Receptacles 42" A.F.F. to Center.
3. Arc Fault Breakers to Be Installed in All Bedrooms.
4. Water heater, Dryer, Kitchen and Bathroom fans to be Vented to the Exterior.
5. Utility Services, Panels, and Meters to be Located as Required by Code and Utility Company.
6. All Electrical Receptacles to be installed per Electrical Code.

TOTAL SQ. FTG. = 1260  
MAIN FLOOR= 1260

Start Date 05-17-16  
Final Set 05-30-16  
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Rev Date 07-11-16

Drawn By: T. Stoddart & K. Earl  
Reviewed By: T. Stoddart

Scale  
1/4"=1'-0" UNO  
D Size Paper  
1/8"=1'-0" UNO  
B Size Paper

Sheet

A6  
of  
A6