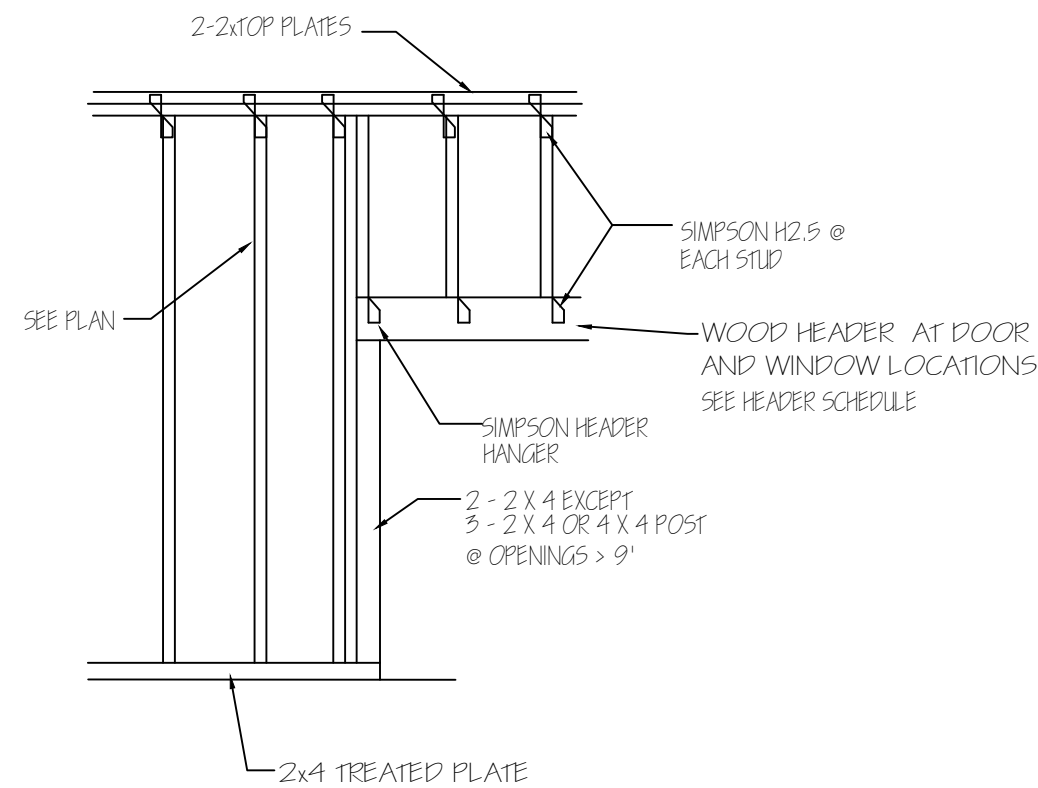


HEADER SCHEDULE @ DOORS AND WINDOWS

USE #2 DOUG. FIR OR BETTER MAX LOAD 800 LBS P.L.F.	
SPAN	SIZE
2'-0" - 4'-0"	2) 2"x6"
4'-1" - 6'-0"	2) 2"x8"
6'-1" - 8'-0"	2) 2"x10"
8'-1" - 9'-0"	2) 2"x12"



WINDOW SCHEDULE							REMARK
SYMBOL	QUANTITY	WIDTH RO	HEIGHT RO	WIDTH UNIT	HEIGHT UNIT	TYPE	
(A)	1	3'-0"	3'-0"	2'-10"	2'-10"	CASEMENT	
(B)	2	4'-7.75"	3'-10"	4'-5.75"	3'-8"	CASEMENT	
(C)	1	4'-0"	2'-6.5"	3'-10"	2'-4.5"	SLIDING	
(D)	1	7'-6.5"	6'-0.5"	7'-4.5"	5'-10.5"	CASEMENT	
(E)	1	2'-0"	3'-0"	1'-10"	2'-10"	CASEMENT	
(F)	1	3'-2"	6'-10.5"	3'-0"	6'-8.5"	CASEMENT	
(G)	1	4'-7.25"	3'-3.5"	4'-5.25"	3'-1.5"	CASEMENT	

U-VALUES FOR WINDOWS .40 AND THE SOLAR HEAT GAIN (SHG) IS .25 PER TABLE N1102.1.1 CLIMATE ZONE 2

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THEN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 METERS SQUARE). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THEN 20 INCHES (508 MM)

EXTERIOR DOOR SCHEDULE								
SYMBOL	QUANTITY	WIDTH RO	HEIGHT RO	WIDTH UNIT	HEIGHT UNIT	THICK	MATERIAL	REMARK
(1)	1	4'-5.5"	6'-10.5"	4'-3.5"	6'-8.5"	1 3/4"	WOOD	FRONT DOOR
(2)	1	6'-3"	7'-10.5"	6'-1"	7'-8.5"	1 3/4"	STEEL	FRENCH DOOR

INTERIOR DOOR SCHEDULE								
SYMBOL	QUANTITY	WIDTH RO	HEIGHT RO	WIDTH UNIT	HEIGHT UNIT	THICK		
(3)	2	5'-1.5"	6'-10"	4'-11.5"	6'-8"	1 3/4"	WOOD	SLIDING DOOR
(4)	6	2'-8"	6'-10"	2'-6"	6'-8"	1 3/4"	WOOD	
(5)	1	6'-2"	6'-10"	6'-0"	6'-8"	1 3/4"	WOOD	
(6)	1	4'-1"	6'-10"	3'-11"	6'-8"	1 3/4"	WOOD	
(7)	1	3'-2"	6'-10"	3'-0"	6'-8"	1 3/4"	WOOD	

*20 MINUTE FIRE RATED (SELF - CLOSING AND SELF - LATCHING) DOOR PER R302.5.1

CLIMATE ZONE #2: FENESTRATION U-FACTOR .40 AND THE SOLAR HEAT GAIN COEFFICIENT IS .25 PER TABLE N1102.1.1 ZONE 2

STUD WALL BRACING NOTES: BRACE WALLS PER IRC 2012	
METHOD	REFERENCE ON SHEET A1
CS-WSP	R602.10.4
	INTERIOR SHEATHING TABLE R602.3(1)
	INTERIOR SHEATHING TABLE R602.3(2)
	EXTERIOR SHEATHING TABLE R602.3(1)
CS-PS	R602.10.5
	R602.10.6.4

R602.10.4.2 CONTINUOUS SHEATHING METHODS. CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACE WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.7.

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.

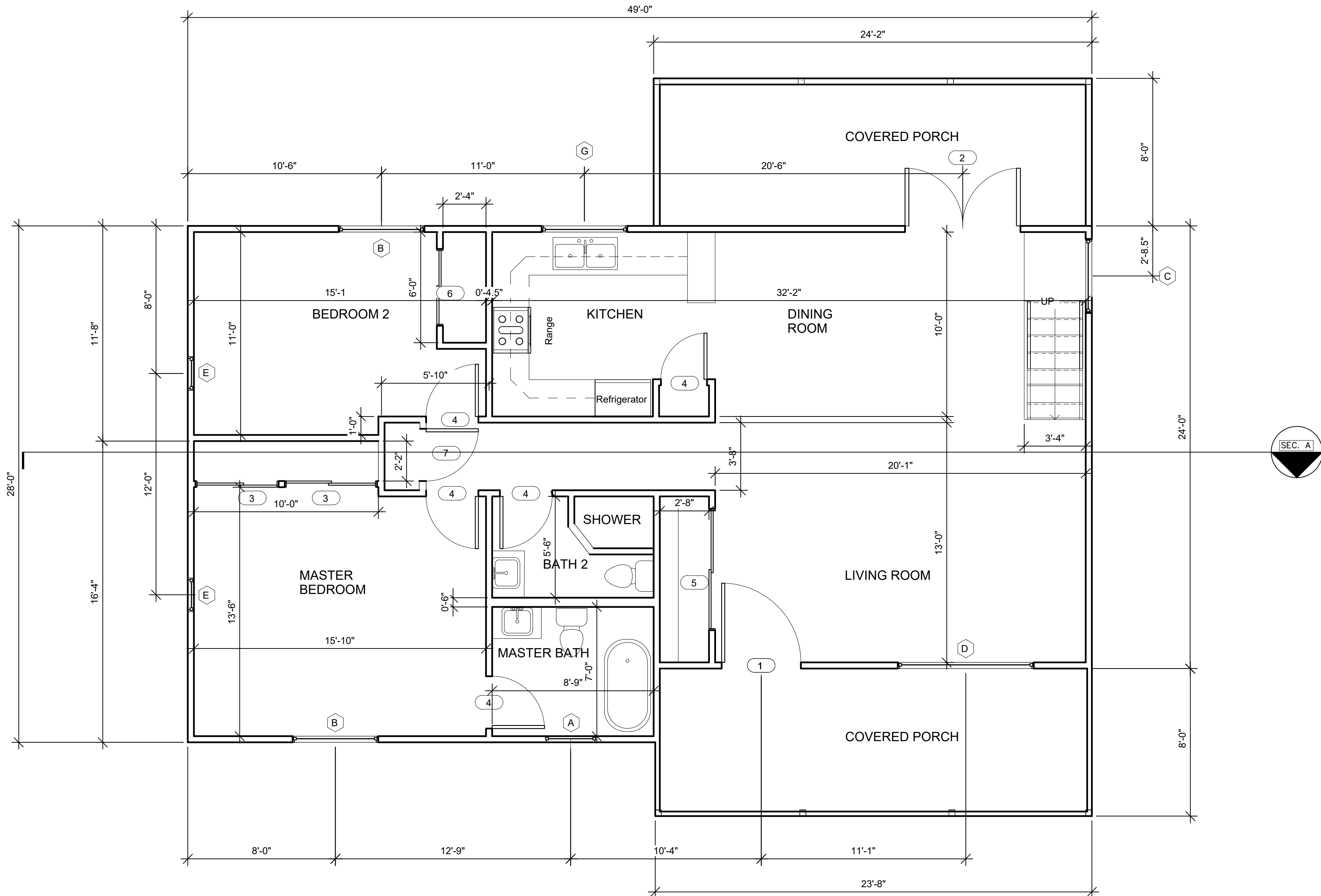
CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED ABOVE PRIOR TO CONSTRUCTION.

REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL FINISHES.

REFER TO MANUFACTURERS SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOORS AND WINDOWS.

CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), 2018 AND APPLICABLE CODES AT SITE.



DIMENSIONED FLOOR PLAN

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

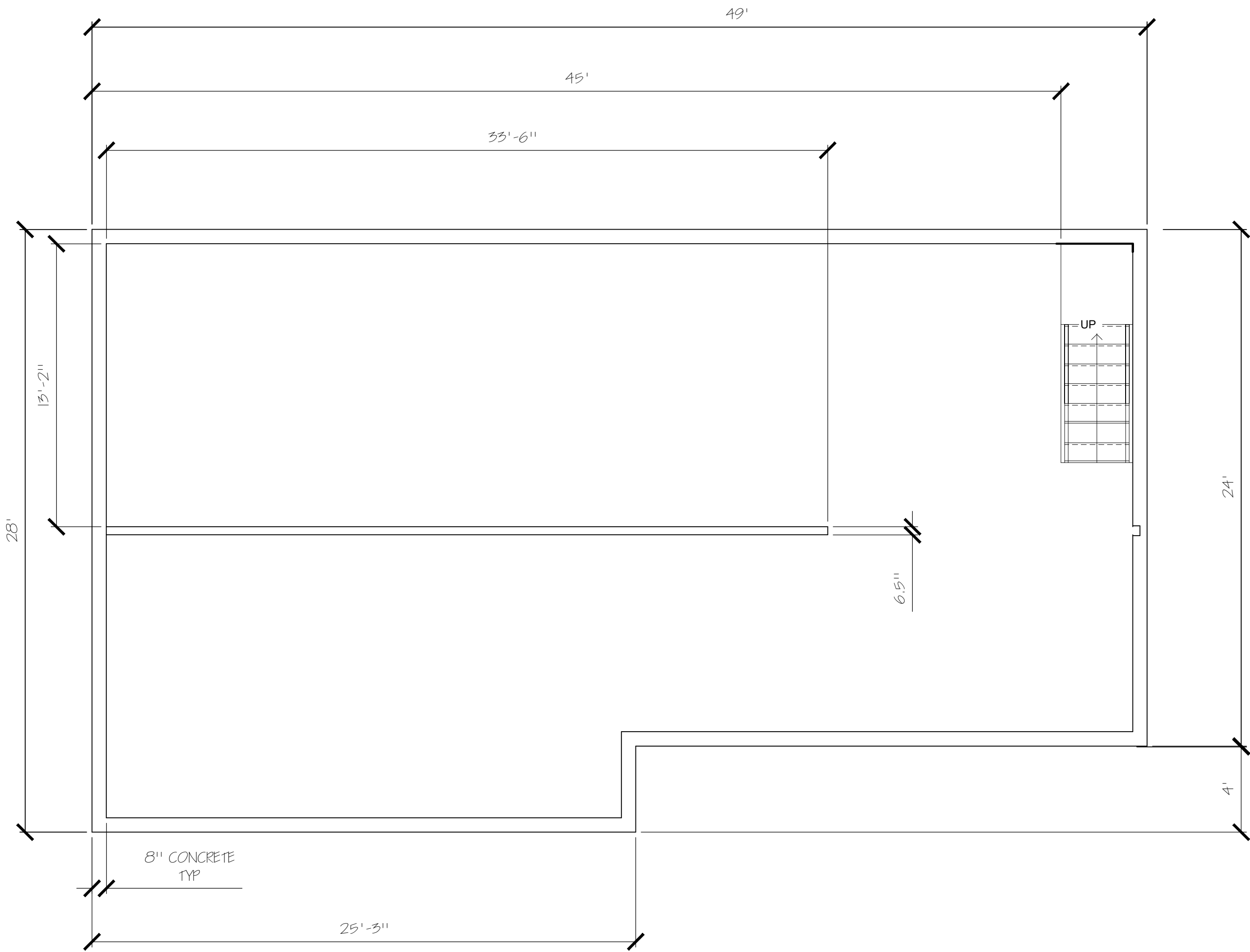
NO	REVISIONS	DATE	BY
1			
2			
3			
4			
5			

PROJECT	HOUSE
DRAWN BY	JZZ
CHECKED BY	
APPROVED BY	
DATE	JULY 2021
JOB NUMBER	
SCALE	AS NOTED
# OF SHEETS	1 OF 7
SHEET NO	A1

DRAWING TITLE	1ST FLOOR PLAN
---------------	----------------

NOTES

- 1. WALL SIZED BASED ON A MINIMUM SOIL PRESSURE OF 1500 PSF.
- 2. MINIMUM STRENGTH OF CONCRETE, 2500 PSI (IRC-1402.2) MINIMUM STRENGTH OF STEEL, 40 KSI.
- 3. ALL AREAS TO BE TERMITE TREATED PRIOR TO EACH CONCRETE POUR.
- 4. ALL FOOTINGS SHALL BE A MINIMUM OF 18" INTO NATURAL / UNDISTURBED SOIL.
- 5. REBAR CLEARANCE CONCRETE CAST AGAINST EARTH SHALL BE 3" AND SURFACE EXPOSED TO EARTH OR WEATHER 2". WELDING OF REINFORCING STEEL IS NOT PERMITTED.

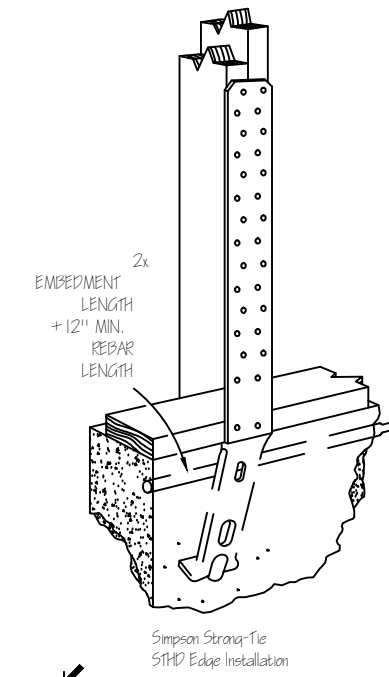
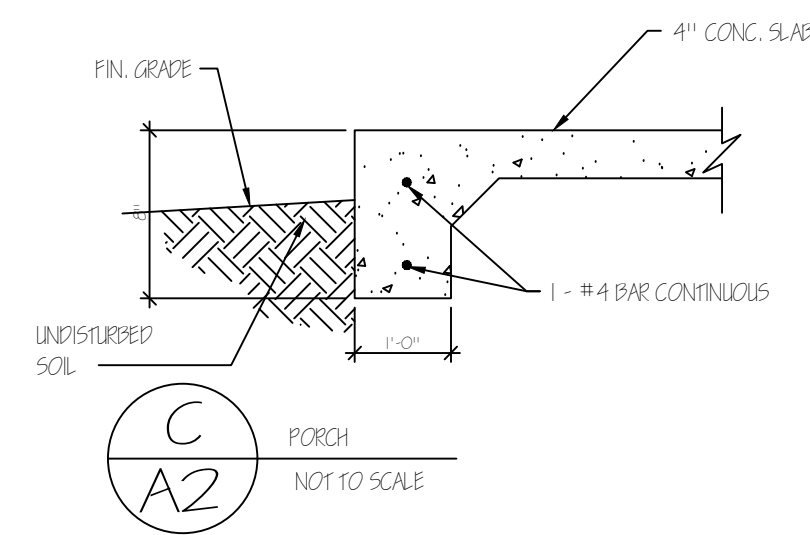


1

BASEMENT FLOOR PLAN N

3/8" = 1'-0"

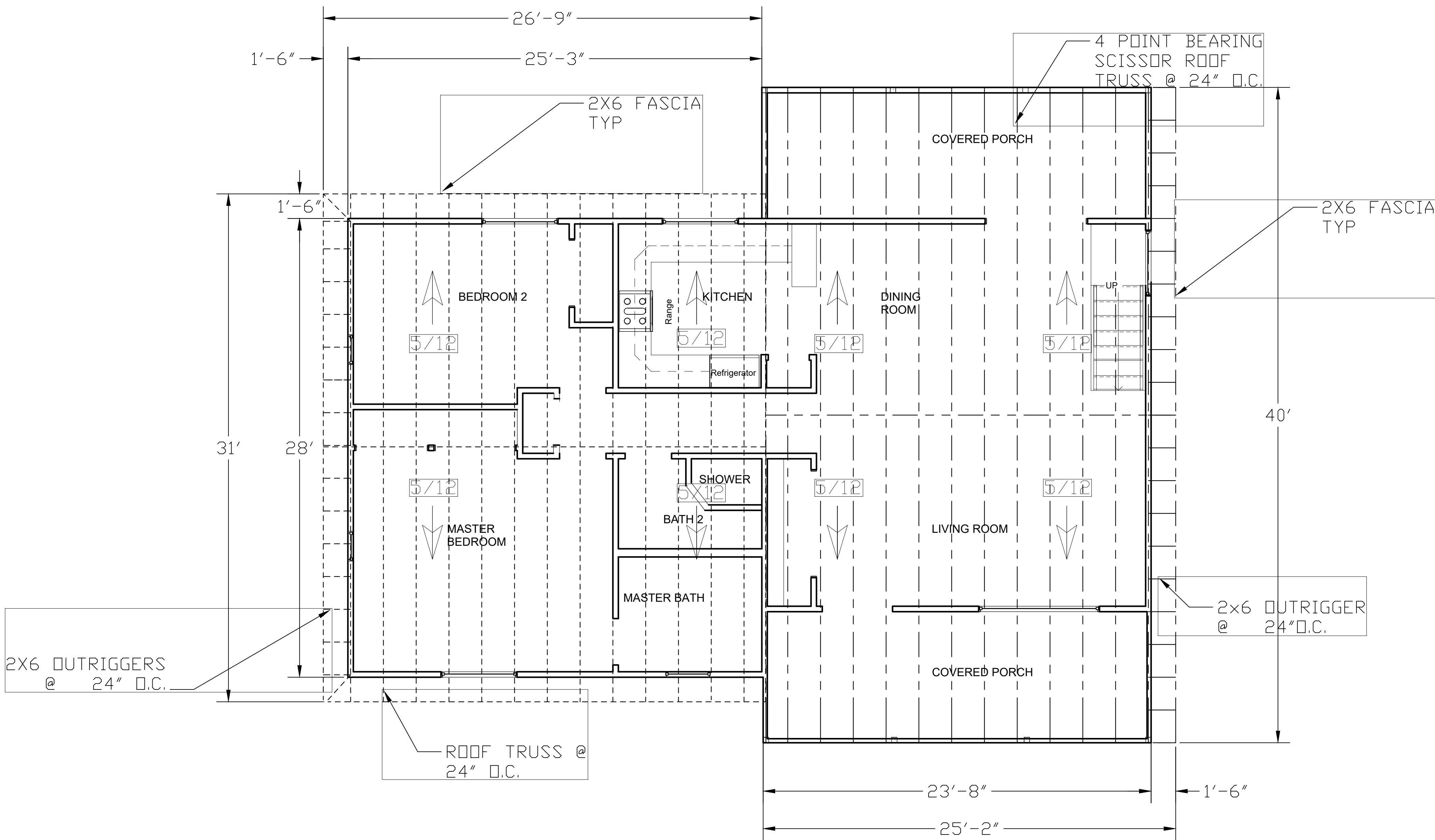
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DRAWN BY:	JEC	CHECKED BY:	
APPROVED BY:		DATE:	JULY 2021
LOD NUMBER:		SCALE:	AS NOTED
# OF SHEETS:	2 OF 6	SHEET NO.:	A2



OF SHEETS:
3 OF 6
SHEET NO:
A3

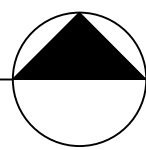
FRAMING AND ROOFING NOTES

1. FRAMING MEMBERS SHALL BE #2 OR BETTER DOUGLAS FIR.
2. STRUCTURAL MEMBERS SHALL BE ANCHORED PER IRC 2018 .
3. GABLE ROOF WILL BE OF SHINGLE ROOFING AND IS TO BE SELECTED BY THE OWNER. OSB ROOF DECK TO HAVE AN OVERLAY OF 15# ROOFING PAPER BELOW SHINGLES
4. JOINTS OF OSB OR PLYWOOD SHEATHING SHALL BE STAGGERED AND FASTENED WITH COMMON NAILS PER IRC 2018, FASTENING SCHEDULE TABLE R602.3
FRAMING ANCHORS SHALL BE SIMPSON OR EQUAL.
5. ROOFING WILL CONTAIN WOOD TRUSS ALSO WILL CONTAIN BRACING FOR THE TRUSSES. SEE R502.II, R502.II.2
6. ALL ROOF RAFTERS ARE 2X6 @ 24" O.C..

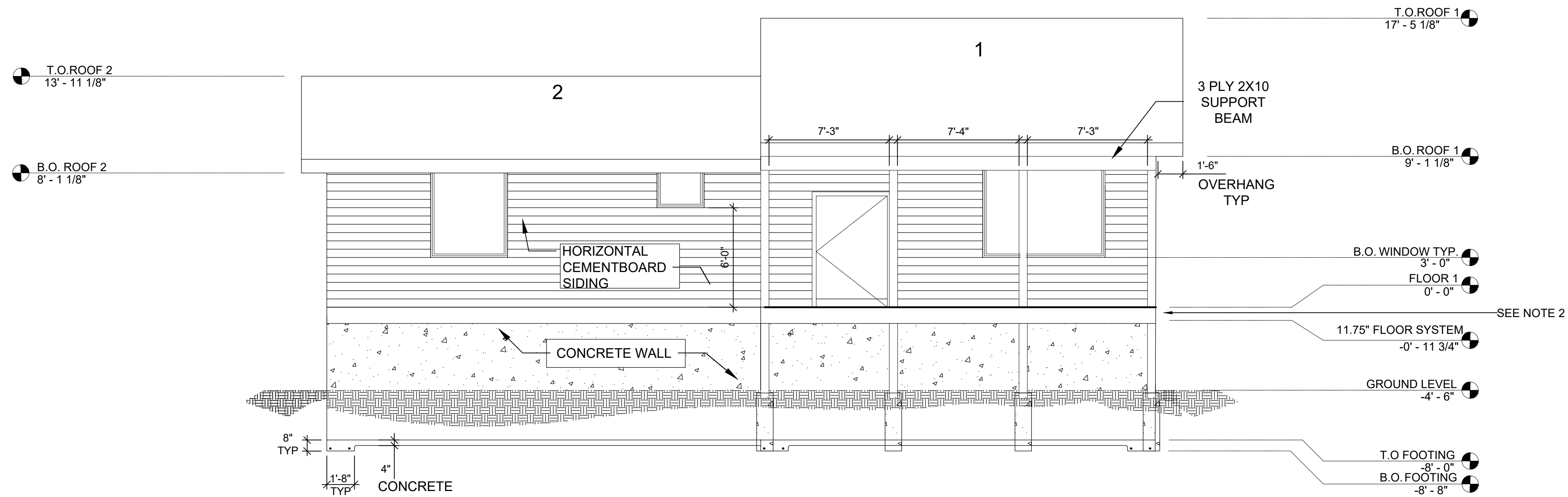


ROOF PLAN

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

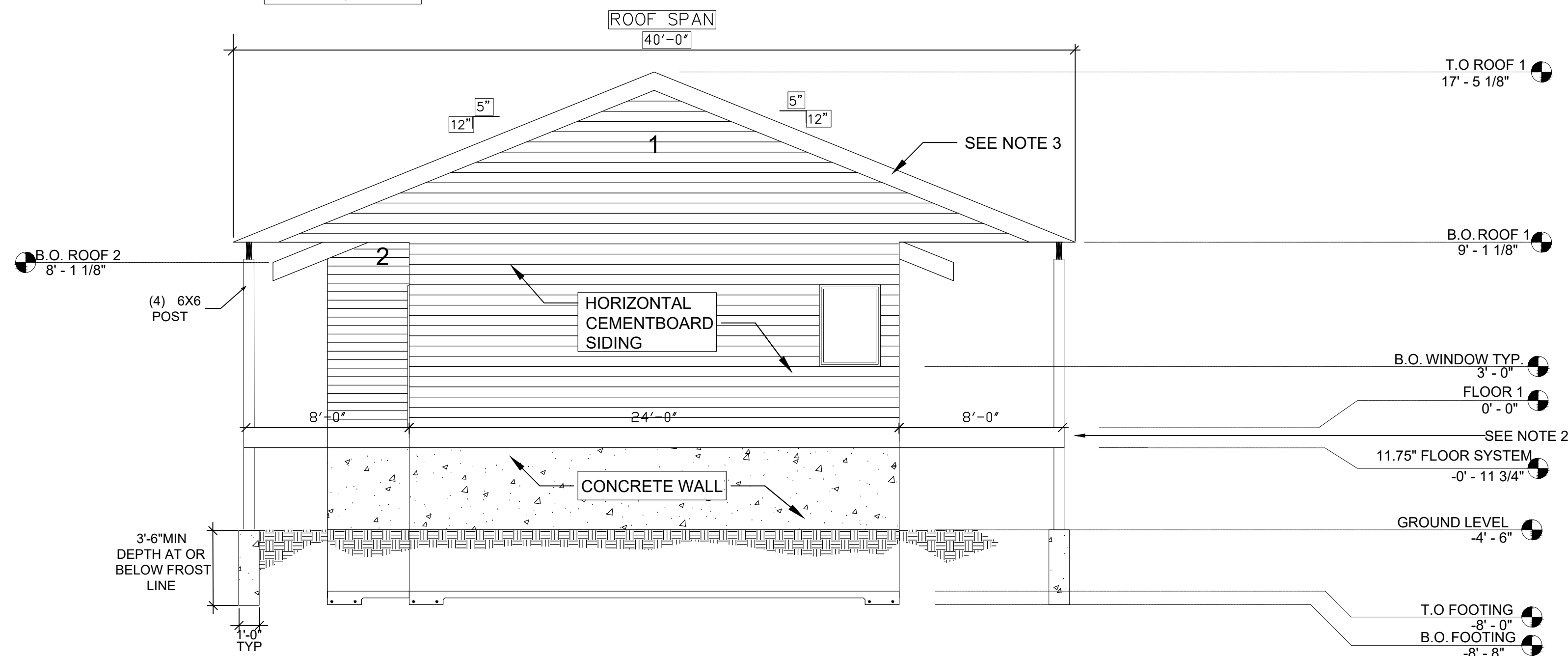


PROJECT	HOUSE	DRAWING TITLE	ROOF PLAN
DRAWN BY	JZZ		
CHECKED BY			
APPROVED BY			
DATE	JULY 2021		
JOB NUMBER			
SCALE	AS NOTED		
# OF SHEETS	4 OF 7		
SHEET NO	A4		



SOUTH ELEVATION

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



EAST ELEVATION

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

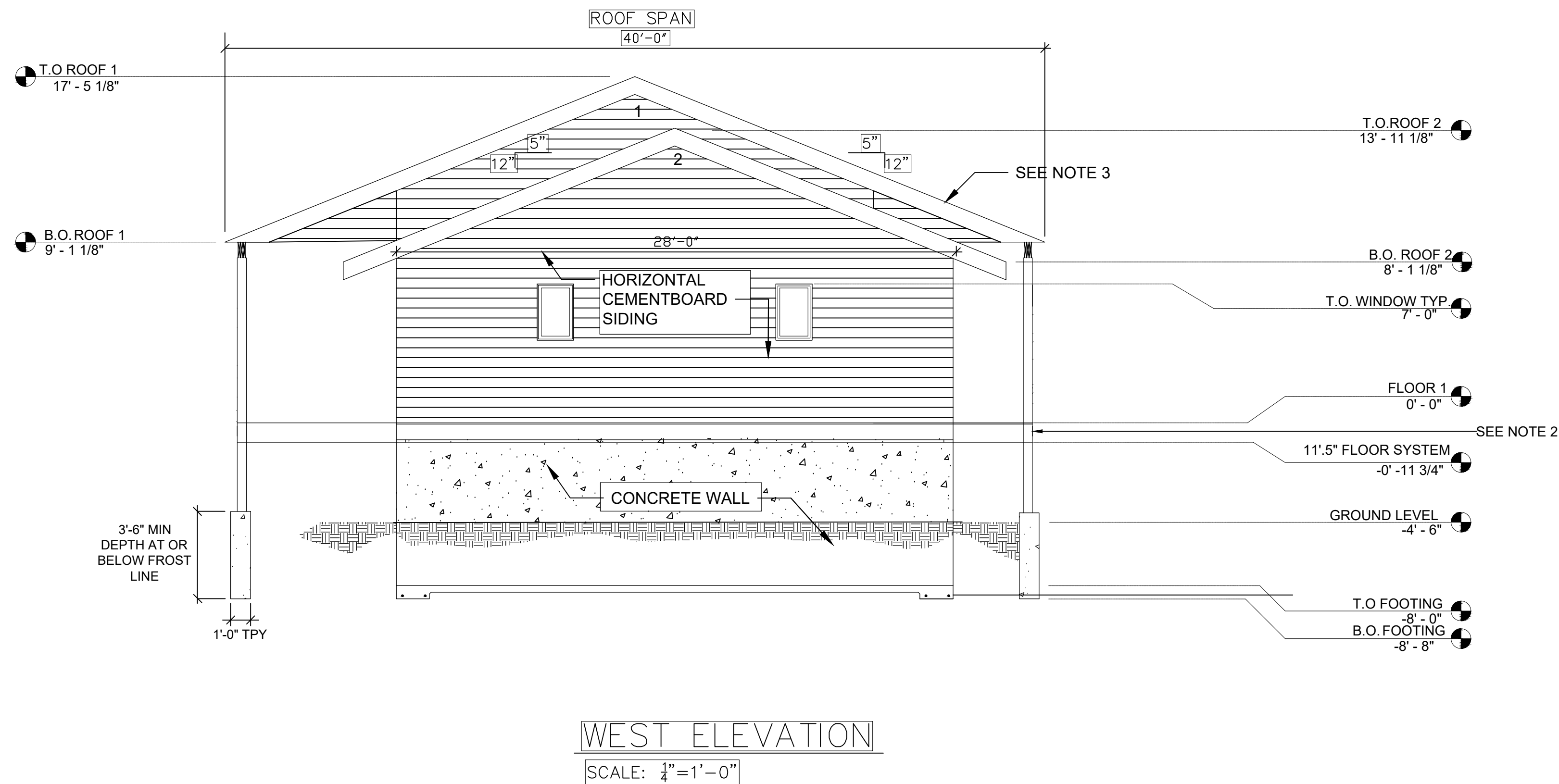
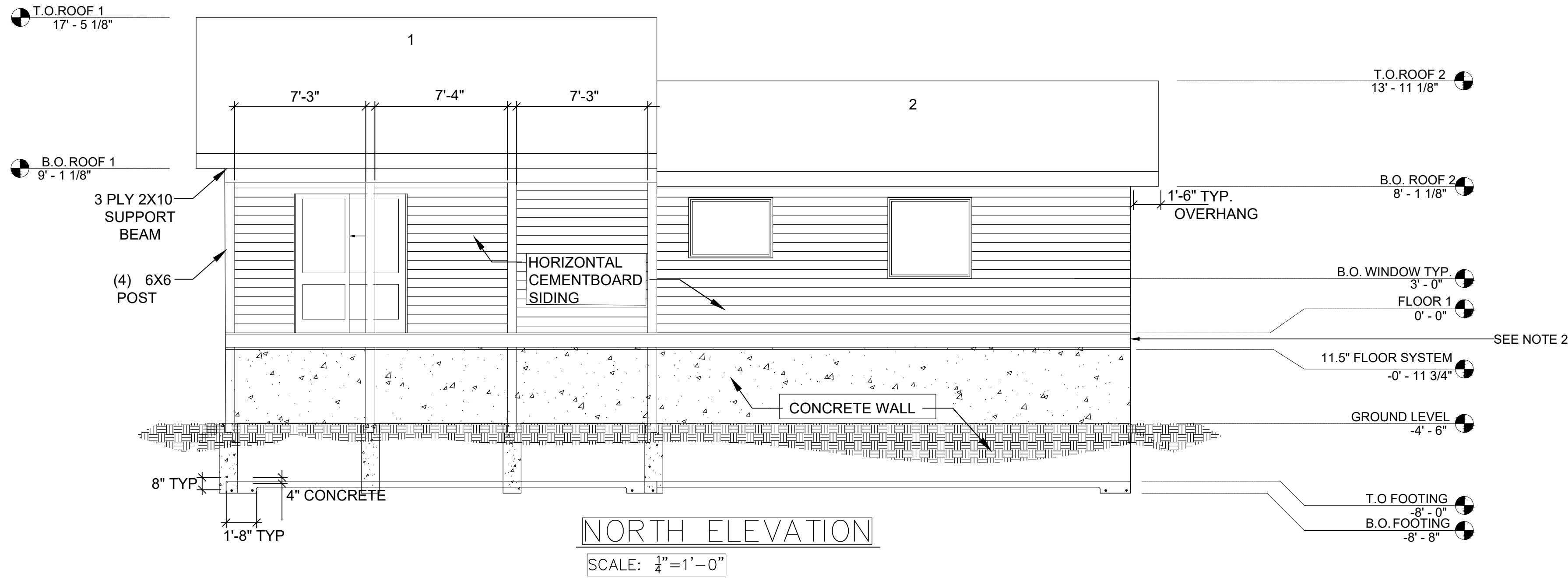
NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- FINISH FLOOR SHALL CONTAIN 9.5" JOSIT HIGH FLOOR SYSTEM ON TOP OF SILL PLATE 1.5" ON TOP OF FOUNDATION WALL 3/4" TONGUE & GROVE OSB FLOOR DECK. ATTACH WITH HWP/HWP HANGERS.
- ROOF TRUSS ARE 4 POINT BEARING SCISSOR ROOF TRUSS. TOP SLOPE IS 5/12 AND BOTTOM SLOPE IS 3/12.
- COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED ABOVE PRIOR TO CONSTRUCTION.
- REFER TO MANUFACTURERS SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOORS AND WINDOWS.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), 2012 AND APPLICABLE
- REFER TO FLOOR PLAN FOR DOOR AND WINDOW SCHEDULE

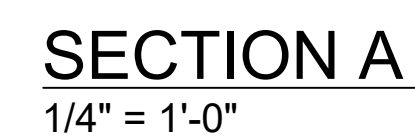
BY:					
DATE:					
REVISIONS:					
NO.	1	2	3	4	5
PROJECT:	HOUSE				
DRAWING TITLE:	ELEVATIONS				
DRAWN BY:	JJZ				
CHECKED BY:	JEC				
APPROVED BY:	JEC				
DATE:	JULY 2021				
JOB NUMBER:	0721RL				
SCALE:	1/4"=1'-0"				
# OF SHEETS:	5 OF 7				
SHEET NO:	A5				

NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.
- FINISH FLOOR SHALL CONTAIN 9.5" I JOSIT HIGH FLOOR SYSTEM ON TOP OF SILL PLATE 1.5" ON TOP OF FOUNDATION WALL 3" TONGUE & GROVE OSB FLOOR DECK. ATTACH WITH HWP/HWPH HANGERS.
- ROOF TRUSS ARE 4 POINT BEARING SCISSOR ROOF TRUSS. TOP SLOPE IS $\frac{5}{12}$ AND BOTTOM SLOPE IS $\frac{3}{12}$.
- COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
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- REFER TO FLOOR PLAN FOR DOOR AND WINDOW SCHEDULE



BY:					
DATE:					
REVISIONS					
NO.	1	2	3	4	5
PROJECT	HOUSE				
DRAWING TITLE	ELEVATIONS				
DRAWN BY:	JJZ				
CHECKED BY:	JJZ				
APPROVED BY:	JJZ				
DATE:	JULY 2021				
JOB NUMBER:	05160R				
SCALE:	1/4"=1'-0"				
# OF SHEETS:	OF				
SHEET NO:	A6				



DRAWN BY: JZZ		PROJECT: HOUSE DRAWING TITLE: SECTION & DETAIL PLAN	NO	REVISIONS	DATE:	BY:
CHECKED BY:			△			
APPROVED BY:			△			
DATE: JULY 2021			△			
JOB NUMBER:			△			
SCALE: AS NOTED			△			
# OF SHEETS: 7 OF 7						
SHEET NO: A7						