# DEN 3 BEDROOM EASTERN

DESIGN STANDARD(S): 2018 INTERNATIONAL RESIDENTIAL CODE SEISMIC DESIGN CATEGORY: C OR PER SE WIND DESIGN CATEGORY: B OR PER SE SNOW LOAD: 70 PSF OR PER SE CONDITIONED FLOOR AREA: 1,632 SF DECK: 480 SF HOUSE HEIGHT: 33'-O" ABOVE GRADE LEVELS: 2 FOUNDATION: SLAB ON GRADE WITH FROST WALLS HEATING SYSTEM(S): RADIANT FLOORS THROUGHOUT WATER HEATING SYSTEM(S): TANKLESS ELECTRIC OR PROPANE PDF PRINT DESIGN SIZE: 24" X 36" (or print half size 12" x 18")

DEN BARNHOUSE RETREAT © DEN 2022 denoutdoors.com

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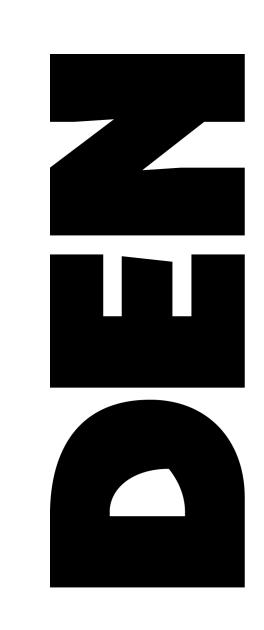
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**Construction Notes** 

1. All work shall conform to all state and applicable codes & ordinances.

2. No drawing is to be scaled; use dimensions only.3. Dimensions are taken from face of masonry,

concrete or wood stud framing members unless otherwise indicated.

4. Confirm all existing conditions before proceeding with the said work.

5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.

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7. All trades will cooperate with each other to facilitate the progress of the entire job.

8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.

9. All changes or substitutions are to be approved by the owner before being incorporated into the work.

10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.

11. All exterior lumber, lumber in contact with masonry, concrete, or soil to be pressure treated

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CONSTRUCTION DOCUMENTS

**Issued Date** 

ISSUED FOR CONSTRUCTION

3-BEDROOM EASTERN

**Project Location** 

Sheet Title

**COVER PAGE** 

**A0-00** 

### **PROJECT NOTES**

### GENERAL FRAMING

L. NON-ENGINEERED JOISTS TO BE NO. 2 GRADE OR BETTER

. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11. 3. SOLID BLOCKING REQ'D AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S 502 & R802, IBC SEC'S 2308.8.2 & R2308.10.6.

4. PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, TABLES R602.3 (1) THRU (5).

ALL JOISTS DOUBLED @ FLOOR OPENINGS. . FOLLOW IRC TABLE R502.3.1(1) FOR JOIST SPANS OR MANUFACTURERS SPECS FOR ENGINEERED JOISTS.

8. PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION

FOR ALL PRESERVATIVE-TREATED & FIRE- RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT- DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

A SURFACE DRAINAGE PATTERN SHALL BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTAANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

CONCRETE WALLS BELOW GRADE SHALL BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

THE SILL PLATE SHALL BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHALL BE PRESSURE TREATED 2x MATERIAL DF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHALL BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

JOISTS ARE INSTALLED, LOCATED & SPACED ACCORDING TO THE DESIGN. ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHALL BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

### CONTINUOUS SHEATHING BRACED WALL PANELS

CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDINĞ AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS. BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONE OF THE METHODS LISTED IN TABLE R602.10.4.1. DIFFERENT BRACING METHODS, OTHER THAN THOSE LISTED IN TABLE R602.10.4.1, SHALL NOT BE PERMITTED ALONG A BRACED WALL LINE WITH CONTINUOUS SHEATHING. ANCHOR BOLTS SHALL BE PROVIDED FOR THE FULL LENGTH OF BRACED WALL LINES (BWL).

1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1. 2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN.

32" (813 MM) CLEAR WIDTH WHEN MEASURED B'/T THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD.). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

### MINIMUM FIREPLACE & HEATING REQUIREMENTS

1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 . PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. 3. EPA RATED APPLIANCES ONLY.

AREA 15 FT2 U = .28 U X A = 4.2 TOTAL AREA 25 FT2 TOTAL U X A = 7.6 AREA WEIGHTED AVERAGE 7.6/25 = 0.30

4.CO ALARM SHALL BE INSTALLED ON EACH LEVEL OF BUILDING ACCORDING TO IRC R315.1.

### **SMOKE & CARBON MONOXIDE ALARMS**

1. PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH IRC R314.3. 2. PROVIDE UL-2034 APPROVED CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH BEDROOM IN ACCORDANCE WITH IRC R315.2. 3.SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED VIA WIRE OR WIRELESS METHODS ACCORDING TO IRC R315.1

L. A MIN. OF 75% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS AS PER SEC R404.1 2. A PROGRAMMABLE THERMOSTAT FOR THE PRIMARY SPACE CONDITIONING SYSTEM SHALL BE PROVIDED AS PER SEC R403.1.1. 3. R402.3.1 U-FACTOR AN AREA-WEIGHTED AVERAGE OF FENESTRATION PRODUCTS SHALL BE PERMITTED TO SATISFY THE U-FACTOR REQUIREMENTS. EXAMPLE OF AREA WEIGHTED U-VALUE CALCULATION: WINDOW #1 AREA 10 FT2 U = .34 U X A = 3.4 WINDOW #2

1. WATER EFFICIENCY STANDARDS FOR PLUMBING FIXTURES SHALL BE MAX. 1.6 GAL PER FLUSH & 2.5 GAL PER MINUTE FOR SHOWER HEADS, LAVATORY FAUCETS AND KITCHEN FAUCETS. EFFICIENT WATER HEATING 2. WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.62 OR ELECTRIC WATER HEATER WITH A MINIMUM EF OF 0.93.

3. ALL SHOWER HEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.B TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE

MINIMUM EQUIPMENT EFFICIENCY AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWER HEADS, KITCHEN SINK FAUCETS,

### EFFICIENT WATER HEATING

AND OTHER LAVATORY FAUCETS.

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UNLESS OTHER SPECIFIED BY LOCAL CODES, AIR LEAKAGE SHALL NOT EXCEED 5 AIR EXCHANGES PER HOUR & SHALL BE TESTED AS SUCH. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY & PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION. THE AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED IN WRITING.

1. LUMBER SHALL BE PROTECTED AGAINST ROT & DECAY PER IRC SEC R317. . FOR ALL PRESSURE PRESERVATIVE & FIRE-RETARDANT TREATED WOOD USE TREATMENT RATED CONNECTORS & HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER FASTENERS PER IRC SEC R317. 3. MIN. 4" SLAB O/ 6-MIL POLY LAYER.

1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA. 2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.

### MINIMUM 20" NET CLEAR OPENABLE WIDTH.

4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. 5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL

### MINIMUM ROOM AREAS & CEILING HEIGHT

1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA. . HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

L. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312. . R311.7.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NO LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF A QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36 INCHES (914 MM). 3. R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

### **ANCHORS & FASTENERS**

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SOLID BLOCKING REQ'D AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS PER IRC SEC'S R502 & R802 & IBC SEC'S

### **FOUNDATION NOTES**

### DESIGN SOIL BEARING PRESSURE (SOILS REPORT REQUIRED IF > 2000 PSF)

SITE THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT.

CONCRETE (R402.2 CONCRETE) 1. SACK MIX FOR THIS FOUNDATION SHALL PROVIDE 3000 PSI COMPRESSIVE STRENGTH TO SATISFY WEATHERING CONDITIONS. 2. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF FMC, AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 4.2.3 OF ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTER 3 OF ACI 318 OR ACI 332. 3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THE APPROVAL OF THE PROJECT'S STRUCTURAL ENGINEER

PRIOR TO USING ANY CONCRETE MIX FOR ANY STRUCTURAL PURPOSE. WHEN A CONTINUOUSLY APPROVED DESIGN MIX IS TO BE USED ON A PROJECT, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A COPY OF THE ORIGINAL STAMPED APPROVED MIX DESIGN FOR THE USE OF THE SPECIAL INSPECTOR. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE MIX DESIGN ON SITE THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT. 4. THE MINIMUM PERMISSIBLE CEMENT CONTENT IN STANDARD 95-LB SACKS/CUBIC YARD FOR MODERATE EXPOSURE SLABS IS 5-1/2

(3000 PSI AFTER 28 DAYS). CODE ALTERNATE R402.2: 5-SACK 2000 PSI & 5 ½-SACK 2500 PSI CONCRETE MIXES ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL AND AIR-ENTERTAINMENT IS NOT REQUIRED TO ADDRESS WEATHERING. 5. SPECIAL INSPECTION OF CONCRETE IS NOT REQUIRED WHERE MINIMUM CEMENT CONTENT IS INCREASED BY 1/2 SACK PER YARD. CONCRETE MIX FOR THIS FOUNDATION SHALL BE 6 SACKS TO SATISFY THE ABOVE REQUIREMENTS. 7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THE APPROVAL OF THE PROJECT'S STRUCTURAL ENGINEER PRIOR TO USING ANY CONCRETE MIX FOR ANY STRUCTURAL PURPOSE. WHEN A CONTINUOUSLY APPROVED DESIGN MIX IS TO BE USED ON A PROJECT, IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A COPY OF THE ORIGINAL STAMPED

APPROVED MIX DESIGN FOR THE USE OF THE SPECIAL INSPECTOR. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE MIX DESIGN ON

SYMBOLS APPEARING IN DRAWINGS **SECTION ELEVATION ELEVATION HEIGHT** 0 GROUND FLOOR **WINDOW TAG** W02 DOOR TAG X100 **DETAIL** 

### DISCLAIMER

1. DEN HAS PREPARED THESE DOCUMENTS TO MEET GENERALLY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, THEY HAVE BEEN DESIGNED WITHOUT ANY KNOWLEDGE OF, OR REFERENCE TO, THE LICENSEE'S SPECIFIC SITE OR GEOGRAPHICAL LOCATION. SPECIFIC SITE CONDITIONS MAY VARY AND INCLUDE BUT ARE NOT LIMITED TO SUCH THINGS AS: FROST DEPTH, SOIL BEARING CAPACITY, SEISMIC AND WIND ZONES, ETC. IN ADDITION, LOCAL CODE REQUIREMENTS MAY VARY FOR ISSUES FOCUSING ON LIFE-SAFETY REQUIREMENTS SUCH AS STAIR WIDTH, STAIR RISE AND RUN, EGRESS WINDOWS AND SMOKE DETECTORS, ETC. THE STRENGTH OF MATERIALS (E.G. LUMBER) AVAILABLE MAY VARY. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IT IS THE LICENSEE'S RESPONSIBILITY TO CONSULT WITH HIS OR HER CHOSEN BUILDER. LOCAL BUILDING DEPARTMENT AND A STRUCTURAL ENGINEER TO DETERMINE THAT THESE DOCUMENTS MEET ALL CURRENT FEDERAL, STATE/PROVINCIAL AND LOCAL CODES, ORDINANCES/BYLAWS AND REGULATIONS, ETC. AND ARE APPROPRIATE TO SPECIFIC SITE CONDITIONS. COMPLIANCE WITH SUCH REQUIREMENTS SHALL TAKE PRECEDENCE OVER THESE DOCUMENTS. 2. ANY USE OF THIS INFORMATION WITHOUT ADAPTATION TO CHANGES IN CODES, STANDARDS, SITE CONDITIONS AND OTHER FACTORS IS AT THE

LICENSEE'S SOLE RISK. DEN ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS AND MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, IN THE USE OF THESE PLANS. THE LICENSEE AGREES TO DEFEND AND INDEMNIFY DEN FOR ALL CLAIMS, COSTS, LOSES OR DAMAGES RESULTING FROM THE USE OF THESE DOCUMENTS. 3. BEFORE STARTING CONSTRUCTION, IT IS THE BUILDERS RESPONSIBILITY TO CHECK ALL DIMENSIONS AND DETAILS, AND VERIFY CONFORMANCE

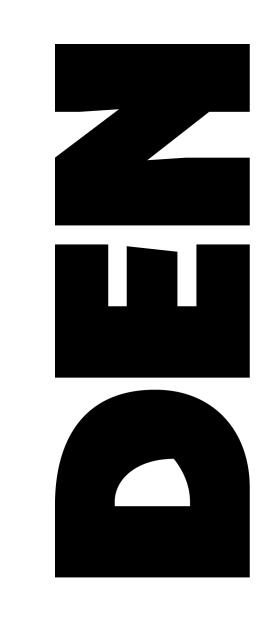
ELECTRICAL REQUIREMENTS SHALL ALSO BE REVIEWED BEFORE CONSTRUCTION BEGINS. CODES GOVERN OVER DRAWINGS AND DIMENSIONS **GOVERN OVER SCALE. PLEASE NOTIFY DEN OR ANY DIMENSIONAL DISCREPANCIES.** 4. DEN HAS NOT BEEN ENGAGED FOR CONSTRUCTION SUPERVISION OF ANY KIND AND ASSUMES NO RESPONSIBILITY TO ENSURE THAT CONSTRUCTION CONFORMS TO THESE PLANS, NOT HAS ANY RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. DEN DISCLAIMS ANY LIABILITY FOR NEGLIGENCE BY BUILDERS. MISUSE

WITH GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THE HOUSE IS TO BE BUILT. ALL STRUCTURAL, MECHANICAL AND

5. THE LICENSEE IS GRANTED THE RIGHT TO MAKE COPIES AS NEEDED FOR THE CONSTRUCTION OF ONE (1) BUILDING PER PLAN PURCHASE.

OR MISUNDERSTANDING OF THE PLAN BY BUILDERS, OR DEFECTIVE MATERIALS USED BY BUILDERS.

ADDITIONAL LICENSES CAN BE PURCHASED. 6. TERMS AND CONDITIONS APPLY TO ALL PLANS



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7. All trades will cooperate with each other to facilitate the progress of the entire job.

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9. All changes or substitutions are to be approved by the owner before being incorporated into the work.

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11. All exterior lumber, lumber in contact with masonry, concrete, or soil to be pressure treated

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### CONSTRUCTION **DOCUMENTS**

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Revisions

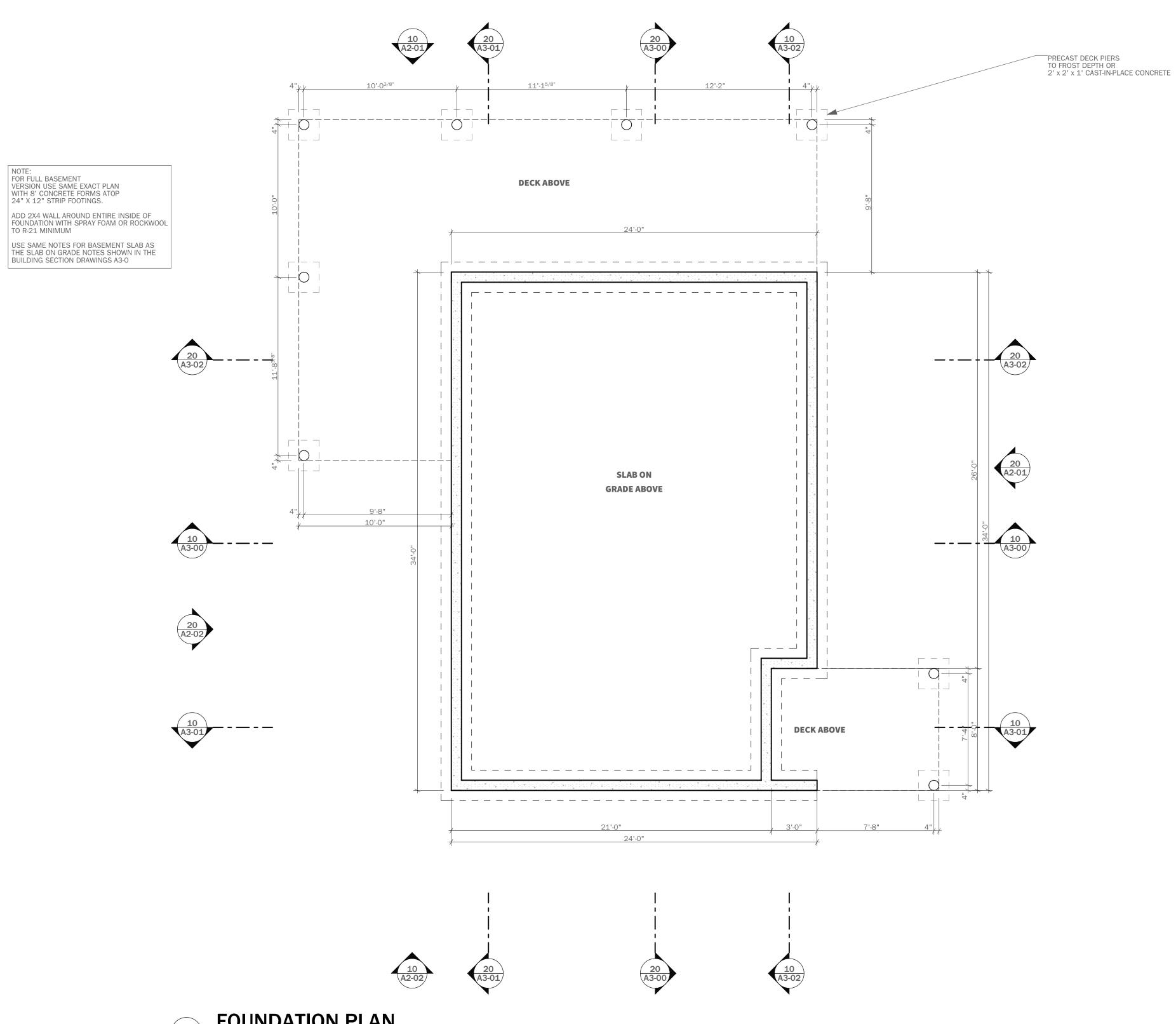
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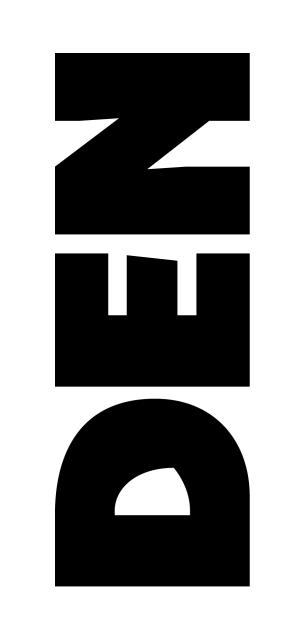
3-BEDROOM **EASTERN** 

**Project Location** 

**Sheet Title** 

**GENERAL NOTES** 





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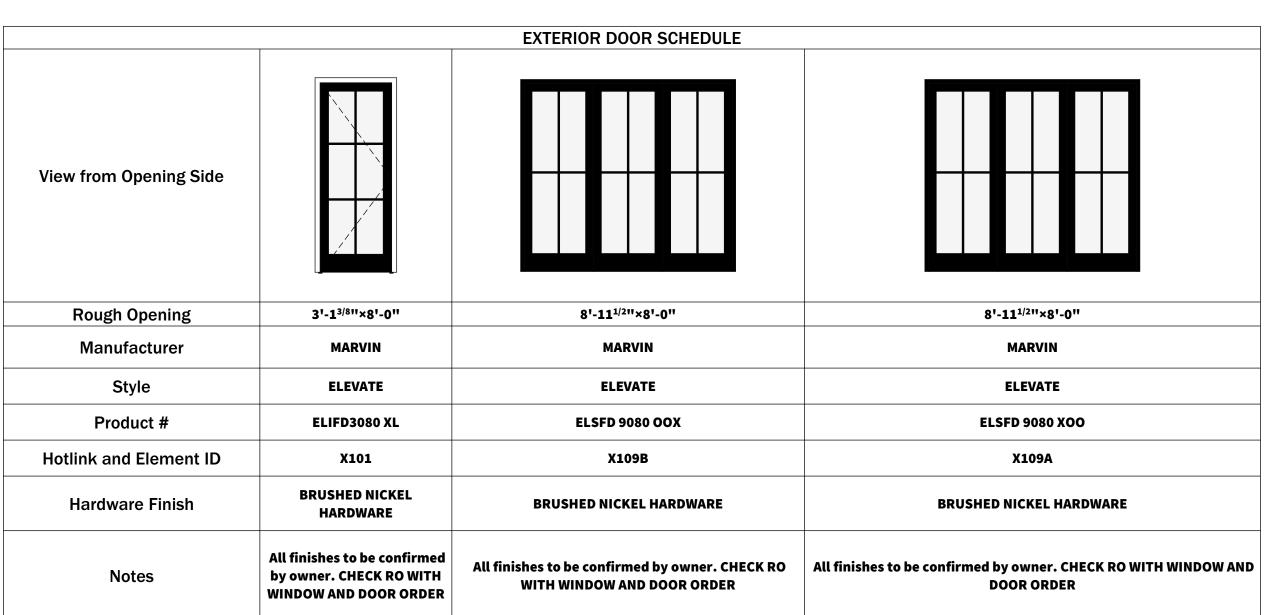
3-BEDROOM EASTERN

Project Location

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**FOUNDATION PLAN** 

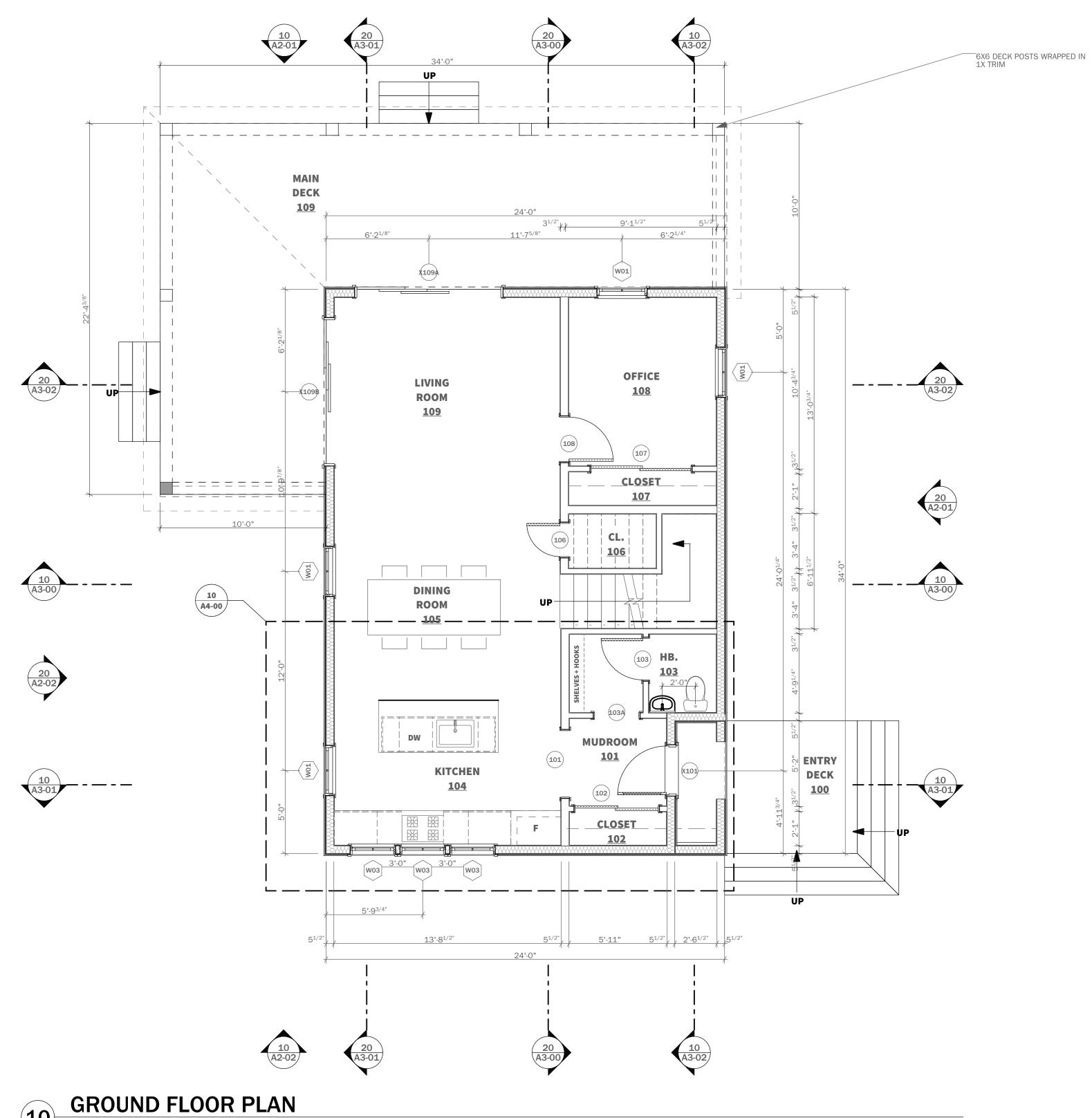
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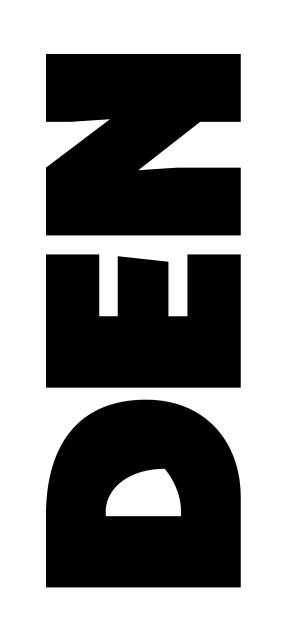


	V	VINDOW SCHEDULE	
SIZES LISTED ARE RO SIZES			
ID	W01	W02	W03
RO SIZE	3'-0 <sup>1/2</sup> ''×6'-0 <sup>1/4</sup> ''	3'-0 <sup>1/2</sup> "×5'-0 <sup>1/4</sup> "	2'-9"×3'-3 <sup>5/8</sup> "
Manufacturer	MARVIN	MARVIN	MARVIN
Style	ELEVATE	ELEVATE	ELEVATE
Product #	ELDH3672 E	ELDH3660 E	ELAWN3339
Frame Material	FIBERGLASS + WOOD	FIBERGLASS + WOOD	FIBERGLASS + WOOD
Frame Finish - Exterior	BLACK	BLACK	BLACK
Frame Finish - Interior	WHITE WOOD	WHITE WOOD	WHITE WOOD
Casing Material	WOOD	WOOD	WOOD
Casing Style	PICTURE FRAME	PICTURE FRAME	PICTURE FRAME
Exterior Trim Finish	5/4 X 3 PINE	5/4 X 3 PINE	5/4 X 3 PINE
Interior Trim Finish	1 X 3 PAINTED PINE	1 X 3 PAINTED PINE	1 X 3 PAINTED PINE
Hardware Finish	BRUSHED NICKEL	BRUSHED NICKEL	BRUSHED NICKEL
Notes	All finishes to be confirmed by owner. CONFIRM ALL WINDOW AND DOOR RO'S WITH WINDOW ORDER	All finishes to be confirmed by owner. CONFIRM ALL WINDOW AND DOOR RO'S WITH WINDOW ORDER	All finishes to be confirmed by owner. CONFIRM ALL WINDOW AND DOOR RO'S WITH WINDOW ORDER

ROOF WINDOW	SCHEDULE
VIEW FROM EXTERIOR SIDE	
ID	RW01
Shell/Roof Opening W x H Size	3'-1 <sup>1/8</sup> "×5'-3"
Manufacturer	VELUX
Style	
Product #	PK10
Frame Material	ALUMINUM AND WOOD
Frame Finish - Exterior	ALUMINUM
Frame Finish - Interior	WOOD
Exterior Trim Finish	
Interior Trim Finish	
Hardware Finish	
Notes	CONFIRM SIZES AND ALL FINISHES WITH OWNER
Quantity	1

		DOOR SCHEDULE		
ID	TYPE	Width	Height	Notes
101	OPENING	4'-0"	7'-0"	CASED OPENING
102	SLIDING DOOR	5'-0"	7'-0''	SOLID CORE FLUSH PANEL
103	SWING DOOR	2'-6"	7'-0''	SOLID CORE FLUSH PANEL
103A	OPENING	2'-8"	7'-0''	CASED OPENING
106	SWING DOOR	2'-0"	7'-0''	SOLID CORE FLUSH PANEL
107	SLIDING DOOR	6'-0"	7'-0''	SOLID CORE FLUSH PANEL
108	SWING DOOR	2'-8"	7'-0''	SOLID CORE FLUSH PANEL
201	SLIDING DOOR	3'-0"	7'-0''	SOLID CORE FLUSH PANEL
202	SWING DOOR	2'-6"	7'-0''	SOLID CORE FLUSH PANEL
203	SWING DOOR	2'-8"	7'-0''	SOLID CORE FLUSH PANEL
204	SLIDING DOOR	3'-0"	7'-0''	SOLID CORE FLUSH PANEL
205	SLIDING DOOR	3'-0"	7'-0''	SOLID CORE FLUSH PANEL
206	SWING DOOR	2'-8"	7'-0''	SOLID CORE FLUSH PANEL
207	SWING DOOR	2'-8"	7'-0''	SOLID CORE FLUSH PANEL
208	SWING DOOR	2'-6"	7'-0''	SOLID CORE FLUSH PANEL
209	SWING DOOR	2'-8"	7'-0"	SOLID CORE FLUSH PANEL





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materials unless otherwise noted.

11. All exterior lumber, lumber in contact with masonry, concrete, or soil to be pressure treated

Issued

CONSTRUCTION DOCUMENTS

Issued Date

ISSUED FOR CONSTRUCTION

Revisions

Project

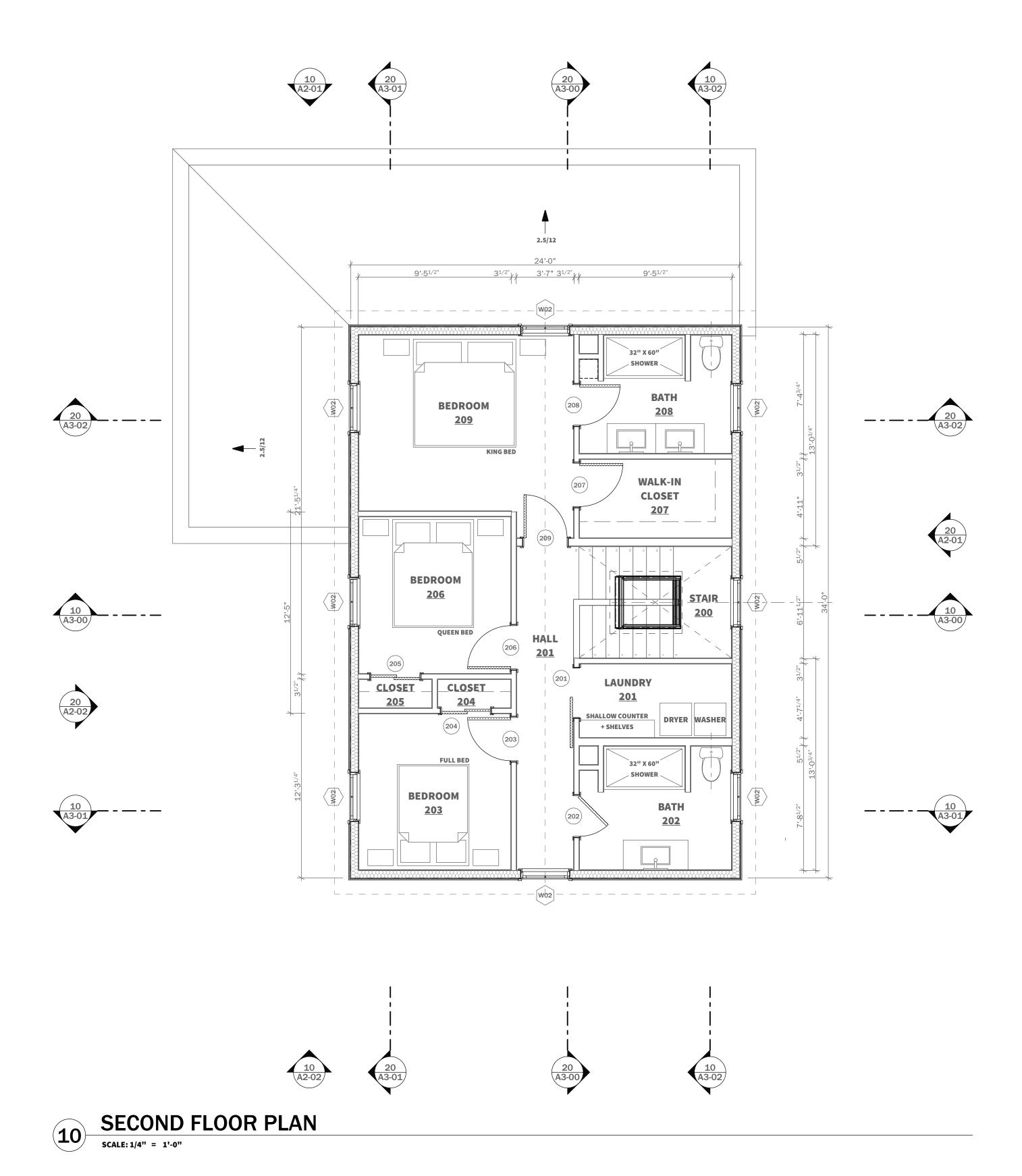
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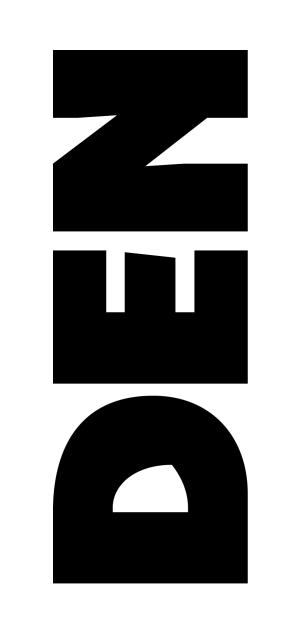
**Project Location** 

Sheet Title

**FLOOR PLAN** 

A1-01





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## CONSTRUCTION DOCUMENTS

Issued Date

## ISSUED FOR CONSTRUCTION

Revisions

Project

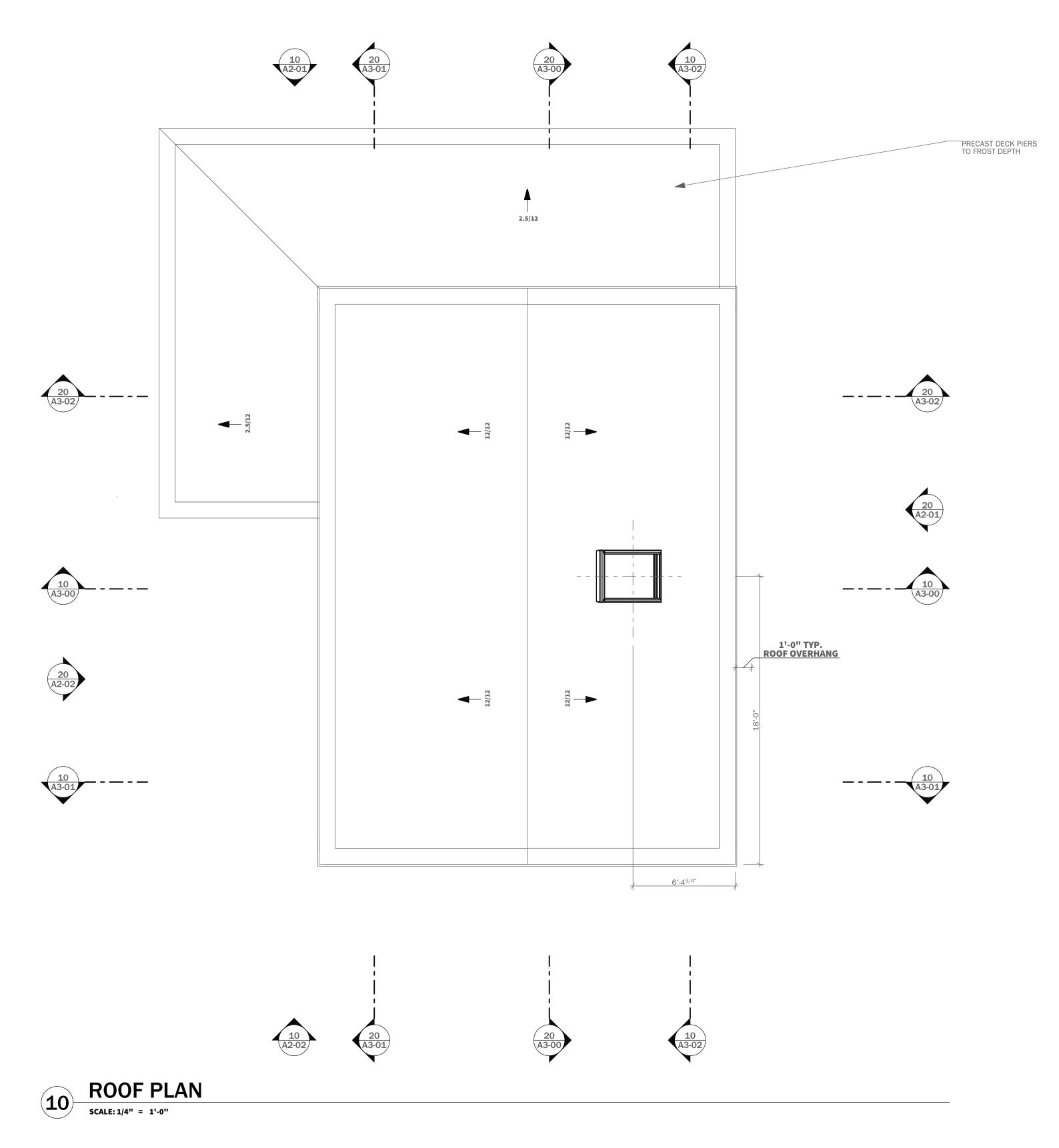
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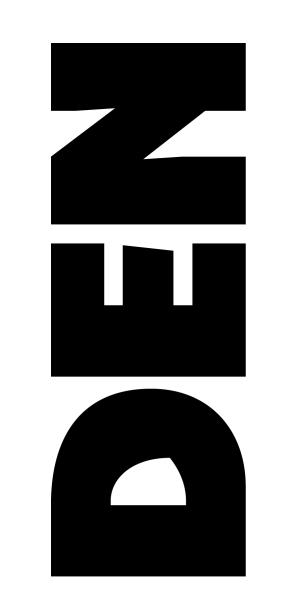
Project Location

Sheet Title

**FLOOR PLAN** 

A1-02





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Issue

## CONSTRUCTION DOCUMENTS

Issued Date

## ISSUED FOR CONSTRUCTION

Revisions

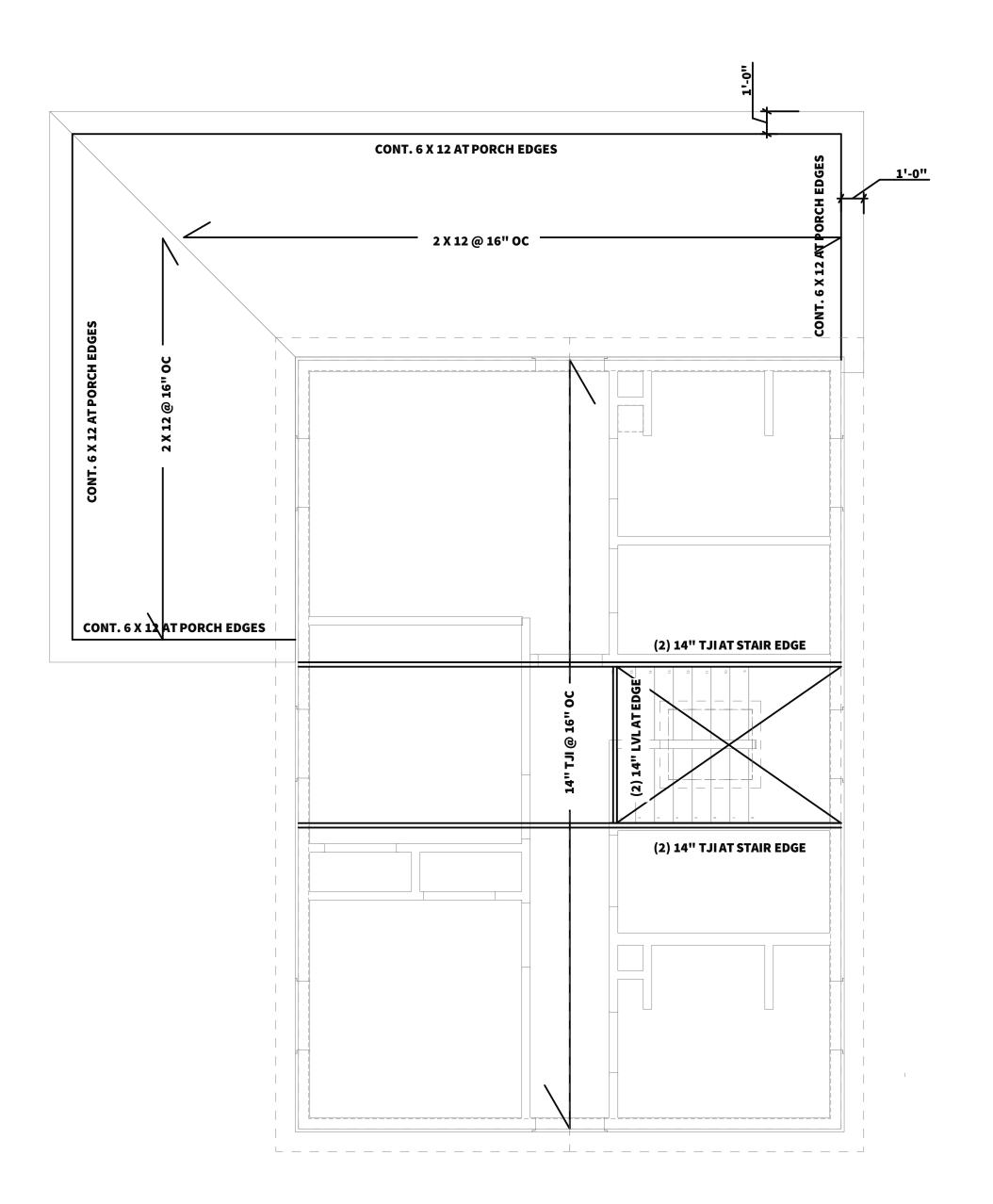
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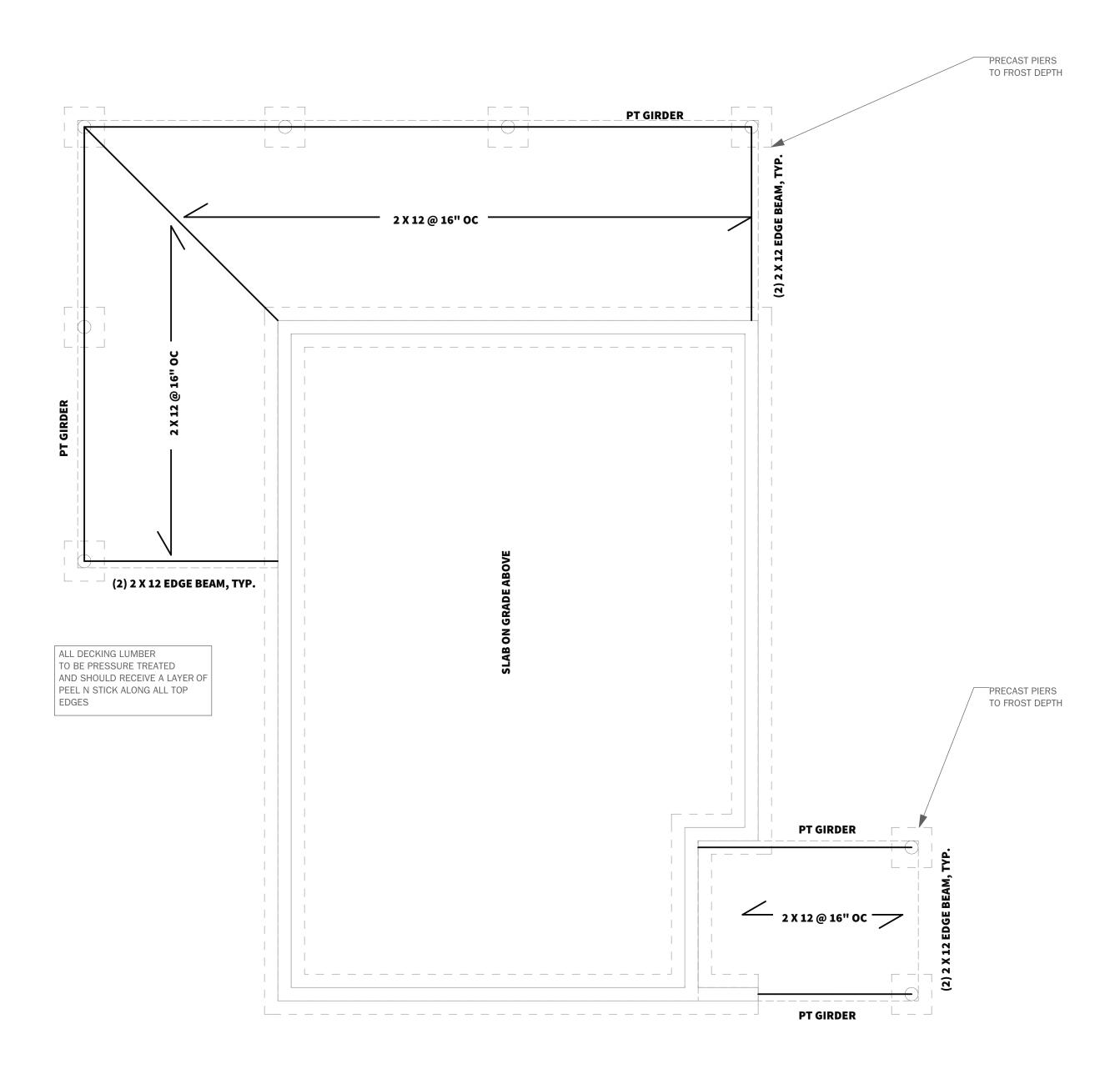
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Sheet Title

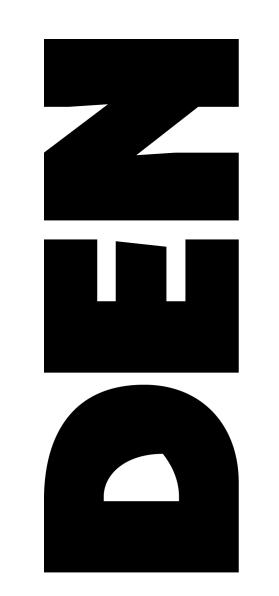
**ROOF PLAN** 

A1-03









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Issue

CONSTRUCTION DOCUMENTS

**Issued Date** 

ISSUED FOR CONSTRUCTION

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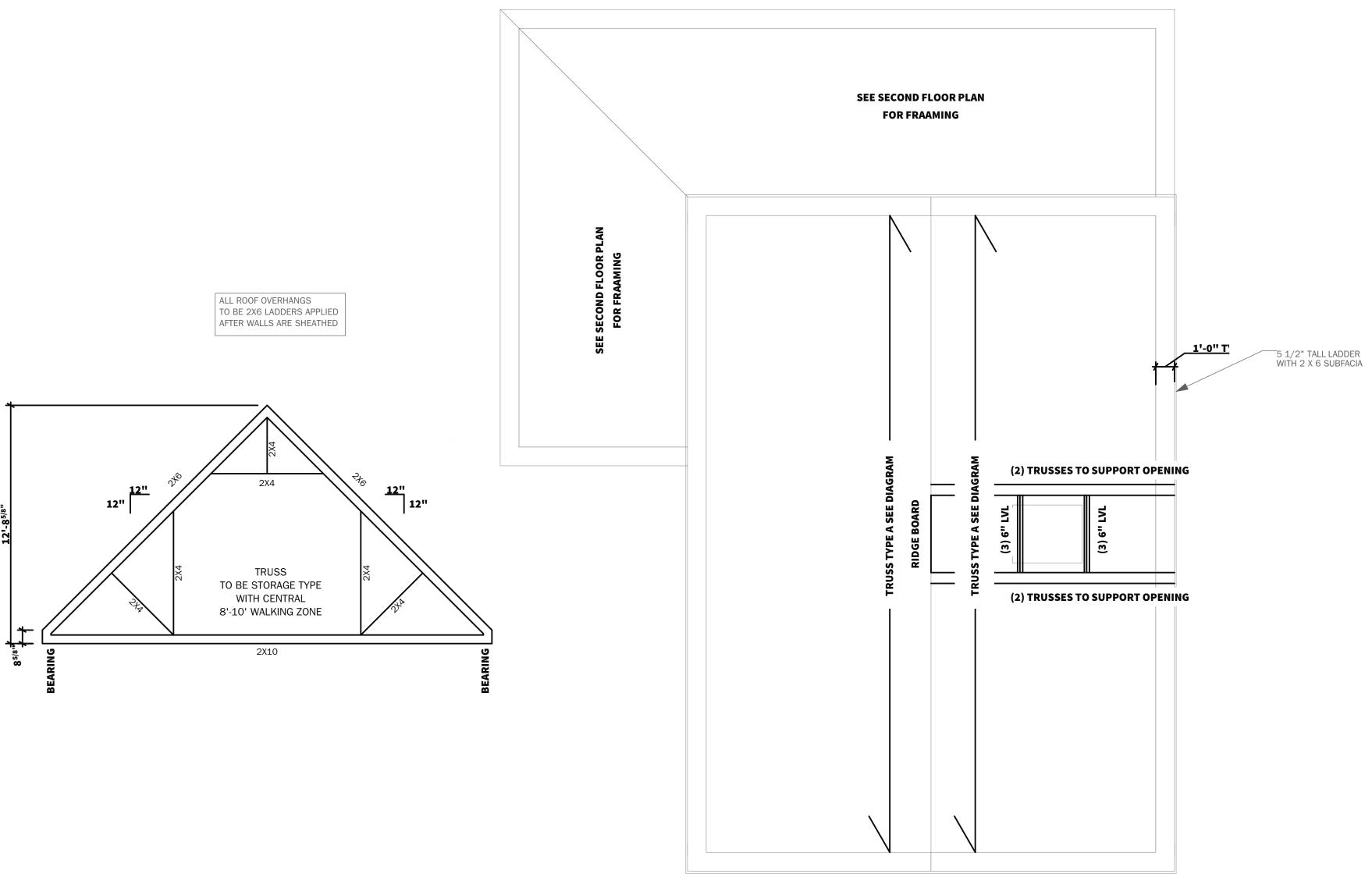
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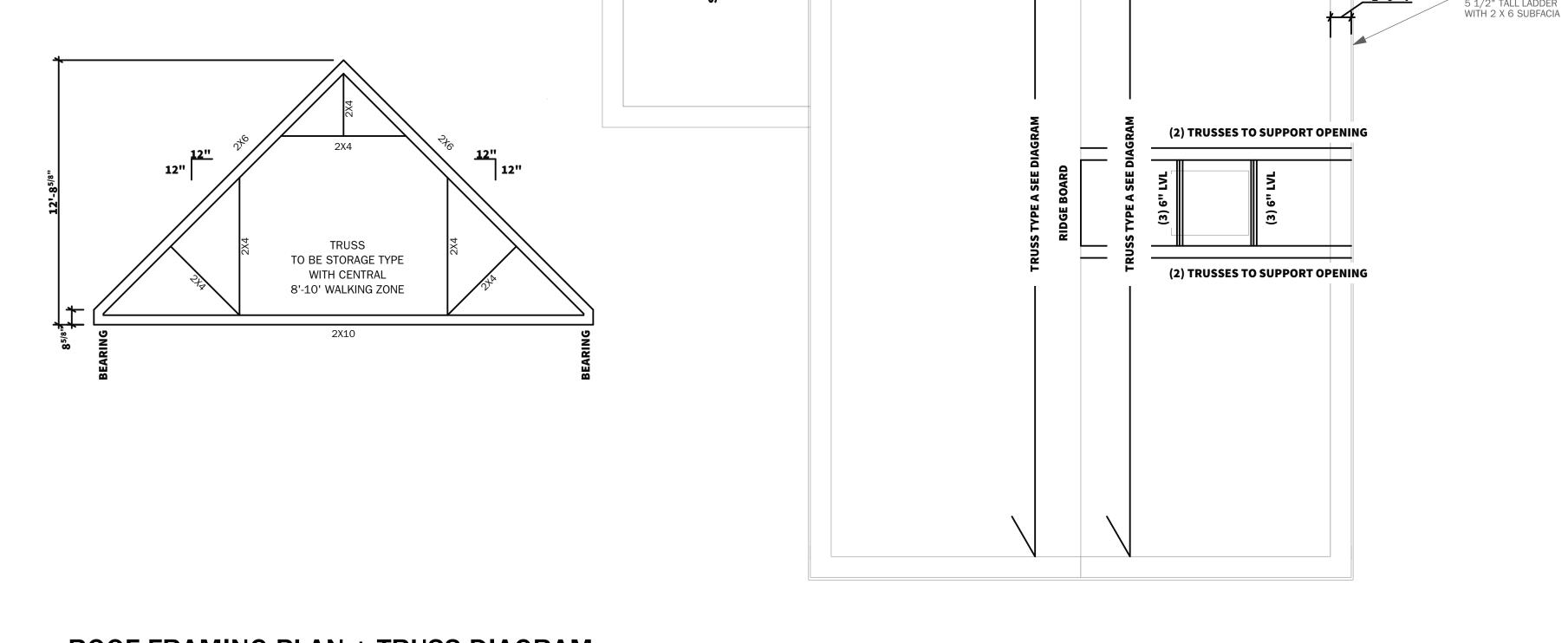
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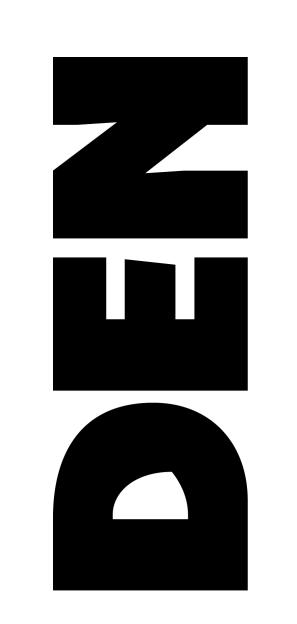
Sheet Title

FRAMING PLANS

A1-04







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Issued CONSTRUCTION

**Issued Date** 

Revisions

**ISSUED FOR** CONSTRUCTION

**DOCUMENTS** 

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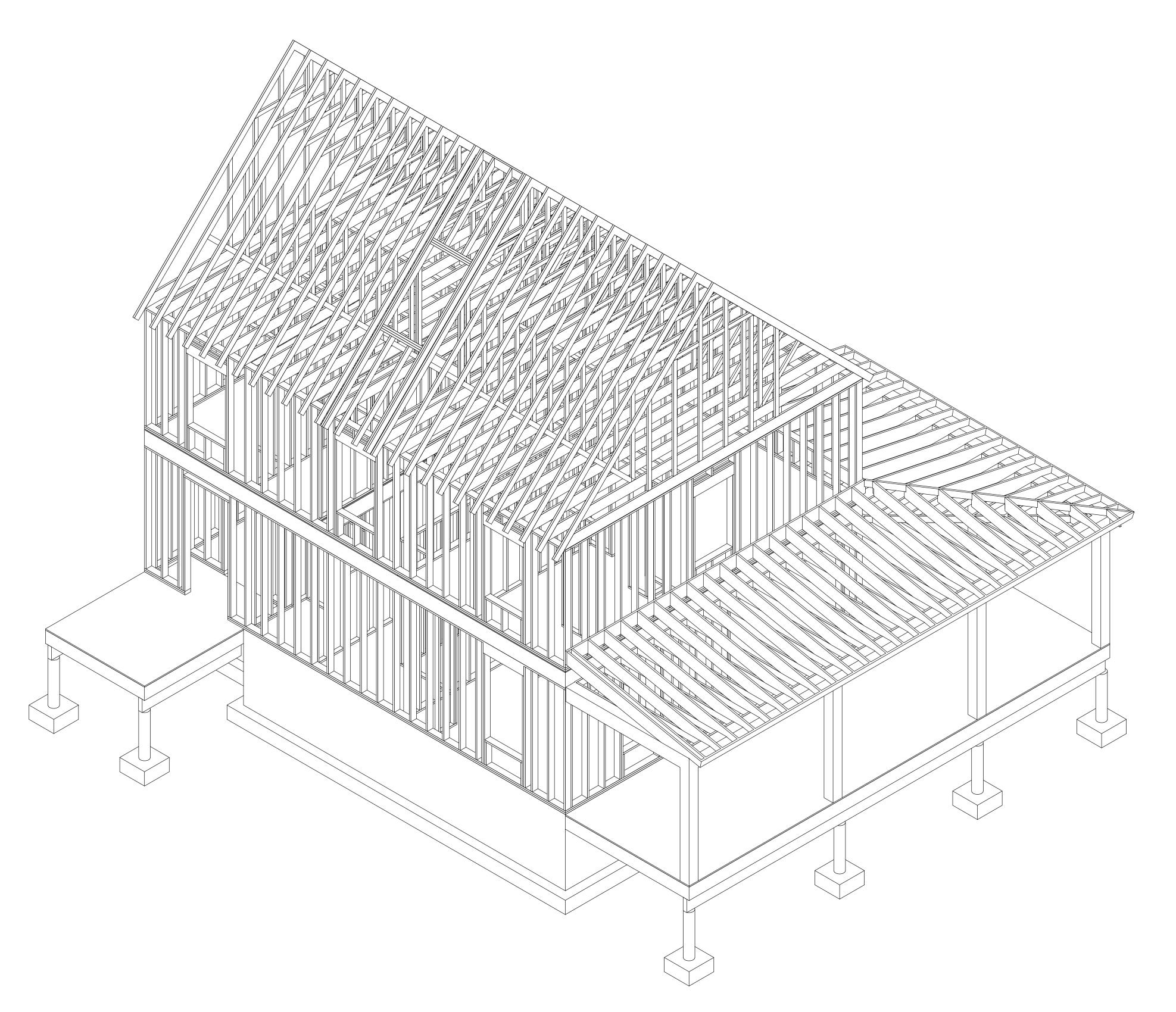
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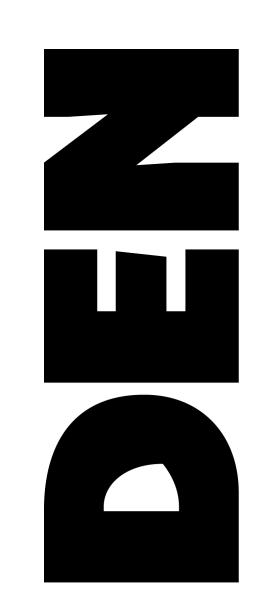
**Project Location** 

**Sheet Title** 

FRAMING PLAN

A1-05





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masonry, concrete, or soil to be pressure treated

Issue

## CONSTRUCTION DOCUMENTS

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## ISSUED FOR CONSTRUCTION

Revision

Project

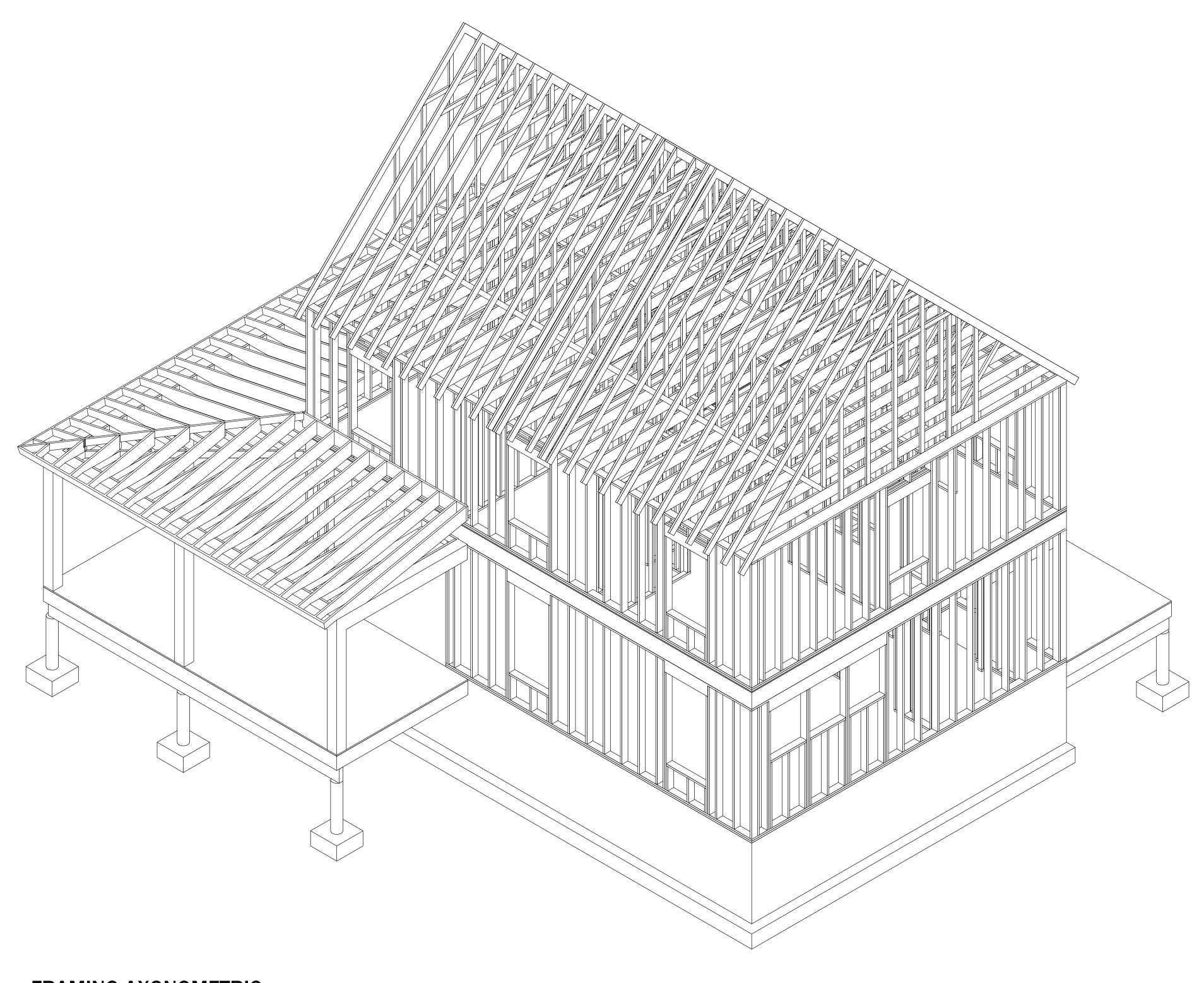
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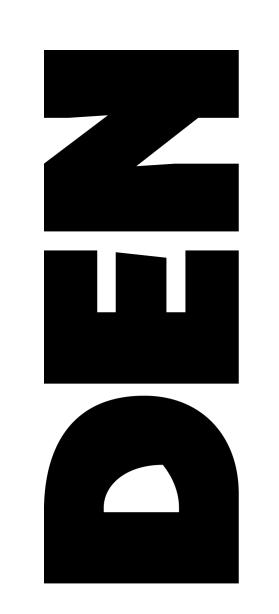
**Project Location** 

Sheet Title

FRAMING PLAN

A1-06





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Issue

## CONSTRUCTION DOCUMENTS

Issued Date

## ISSUED FOR CONSTRUCTION

Revision

Project

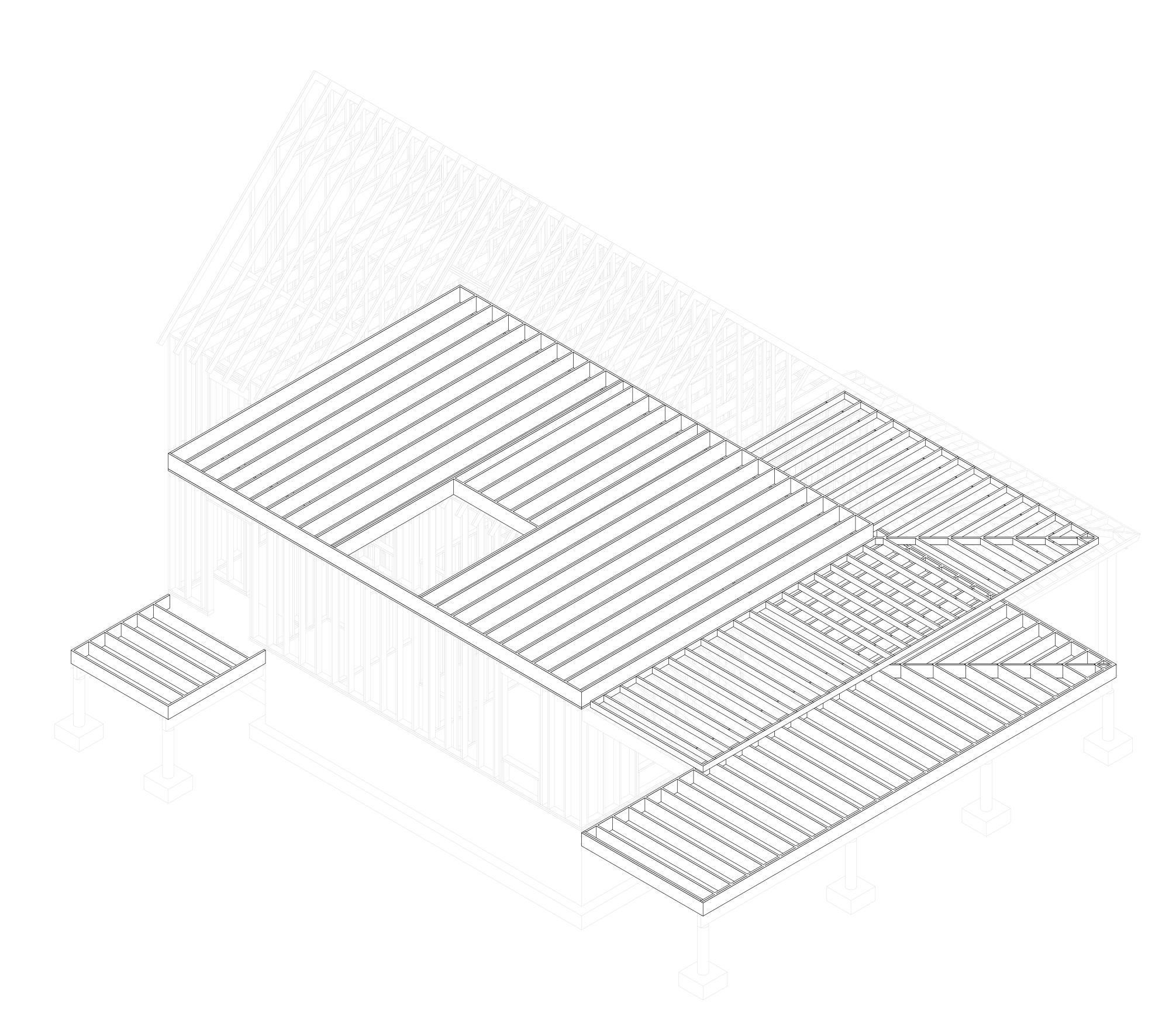
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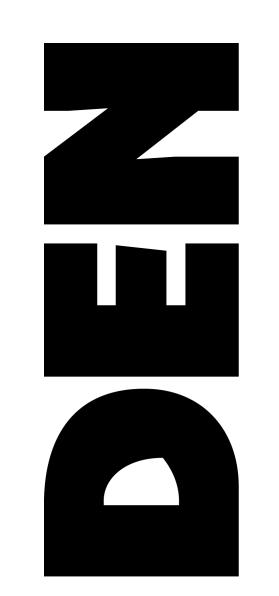
Project Location

Sheet Title

FRAMING PLAN

A1-07





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masonry, concrete, or soil to be pressure treated

Issue

## CONSTRUCTION DOCUMENTS

**Issued Date** 

## ISSUED FOR CONSTRUCTION

Revision

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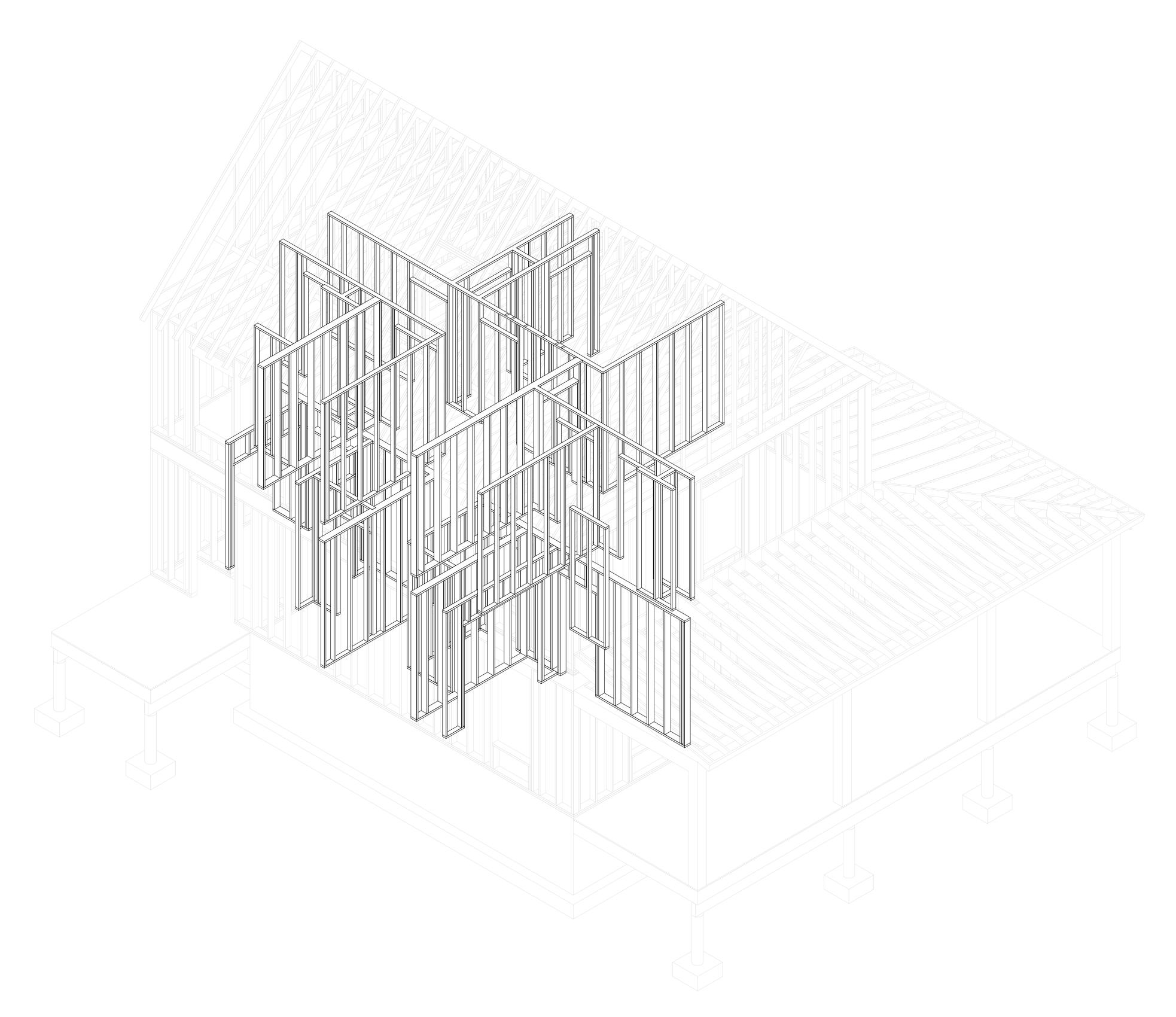
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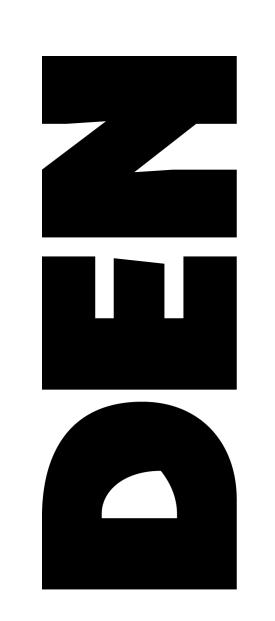
Project Location

Sheet Title

FRAMING PLAN

A1-06





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Revision

Proje

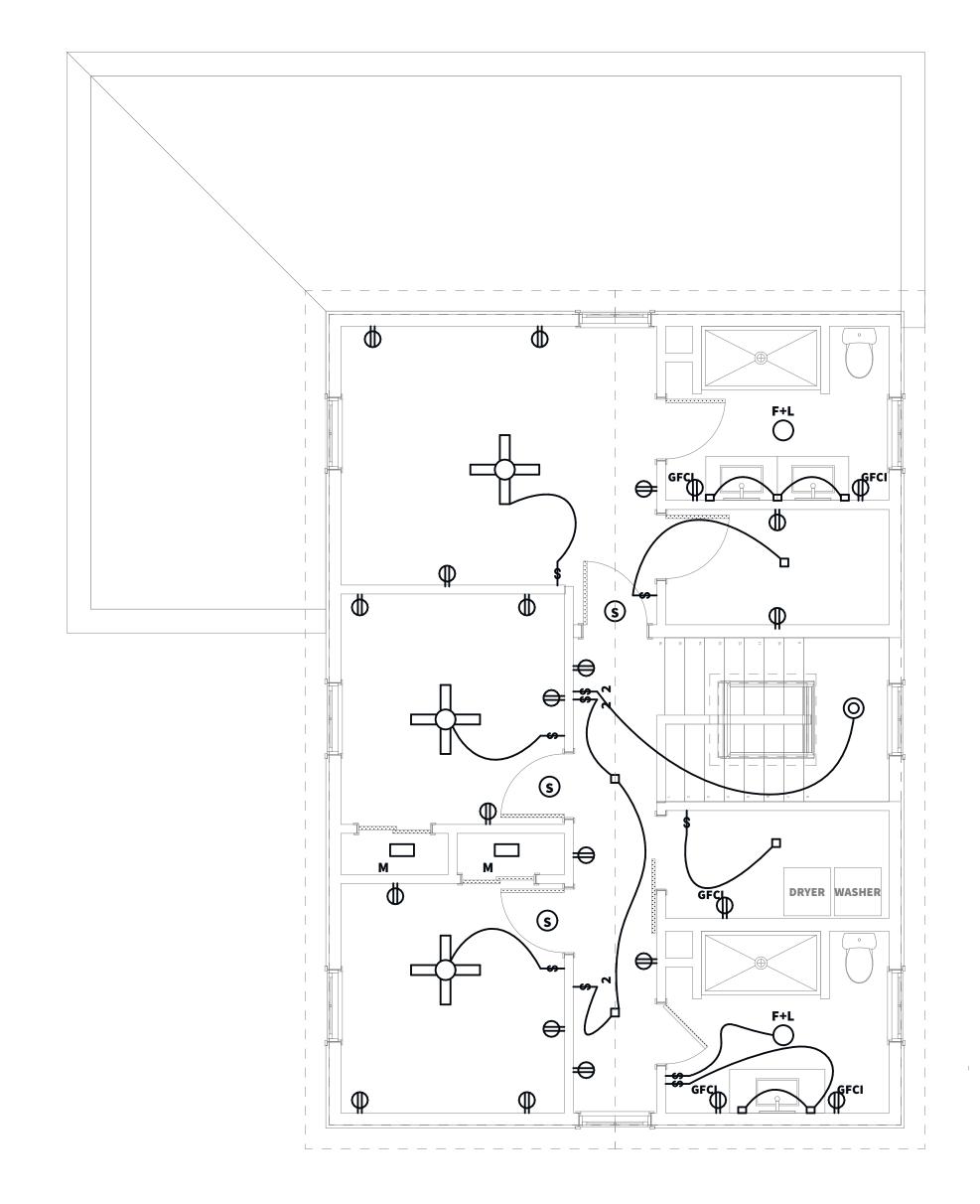
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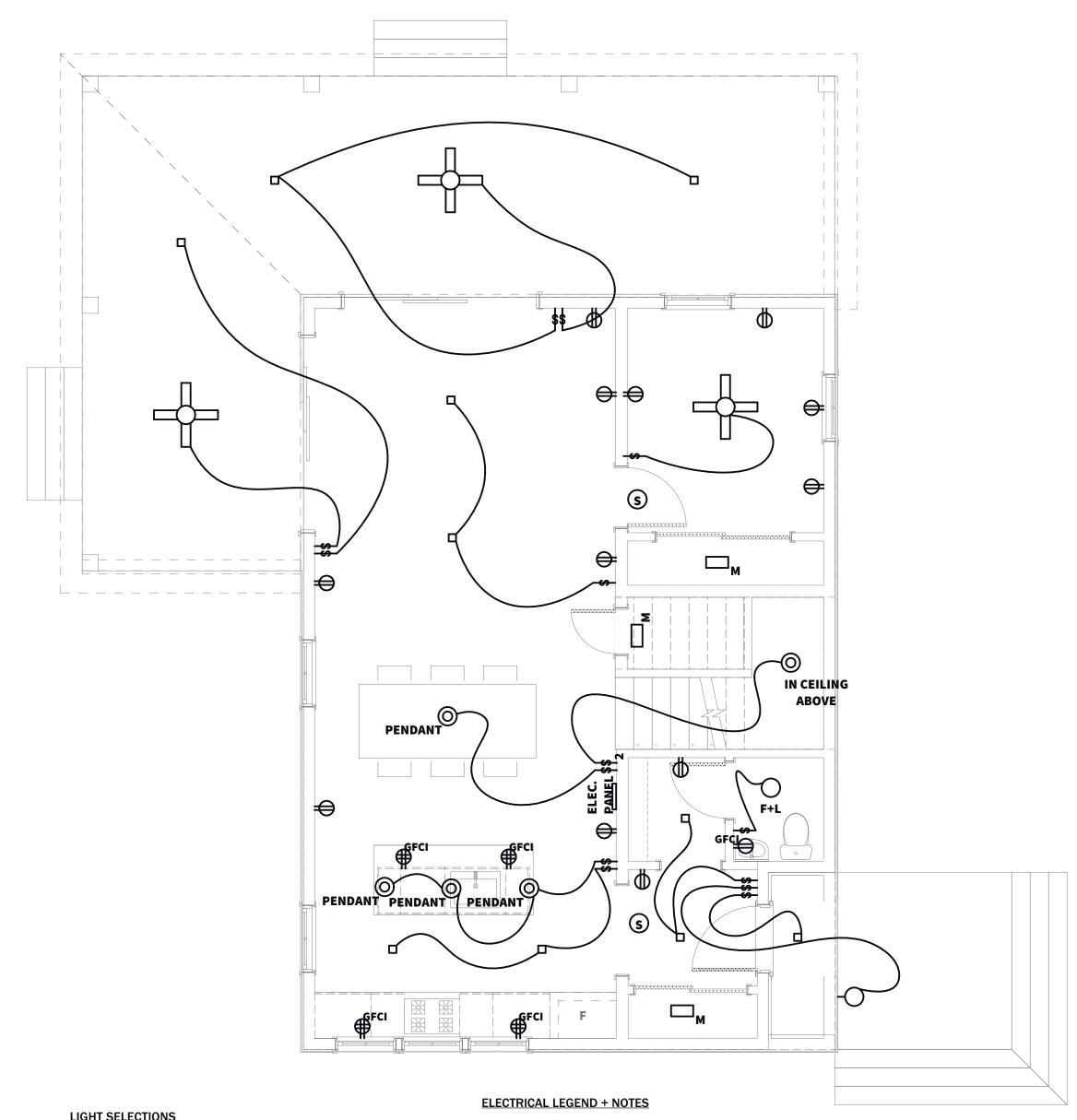
Project Location

Sheet Title

FRAMING PLAN

**A1-07** 





**LIGHT SELECTIONS** 

TYPICAL BATHROOM CEILING LIGHT AND FAN PANASONIC MODEL FV-08VRE2

TYPICAL RECESSED CEILING LIGHT LITHONIA 3JBK RD DOWNLIGHT

TYP. EXTERIOR WALL SCONCE TECH LIGHTING PITCH SCONCE 700WSPITSB-LED830

TECH LIGHTING BOWMAN 6 SCONCE 700WSBOW6B-LED830

TYP. SURFACE MOUNT CLOSET LIGHT NUVO LIGHTING SINGLE MOTION SENSING LIGHT 65/1095 MAXXIMA 6" ROUND MCL-710600W

**READING LIGHT** ASTRO ENNA SQUARE LED WALL SCONCE 1058024

**DECORATIVE PENDANT SUGGESTION** SEAGULL LIGHTING GLOBE PENDANT IN WHITE Model #602493S-15

\*CONFIRM ALL DIMMER LOCATIONS

**QUAD RECEPTACLE WITH GFCI PROTECTION DUPLEX RECEPTACLE** 

(EXTERIOR LIGHTS MUST BE WET LOCATION)

**VANITY WALL SCONCE, WET LOCATION** 

**SMOKE DETECTOR** 

DUPLEX RECEPTACLE WITH GFCI PROTECTION **RECESSED FAN AND LIGHT** 

SURFACE MOUNT CLOSET LIGHT WITH MOTION SENSOR

RECESSED CEILING LIGHT

**DECORATIVE PENDANT** 

FAN AND LIGHT

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



**Construction Notes** 

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CONSTRUCTION **DOCUMENTS** 

**Issued Date** 

**ISSUED FOR** CONSTRUCTION

Revisions

Project

3-BEDROOM **EASTERN** 

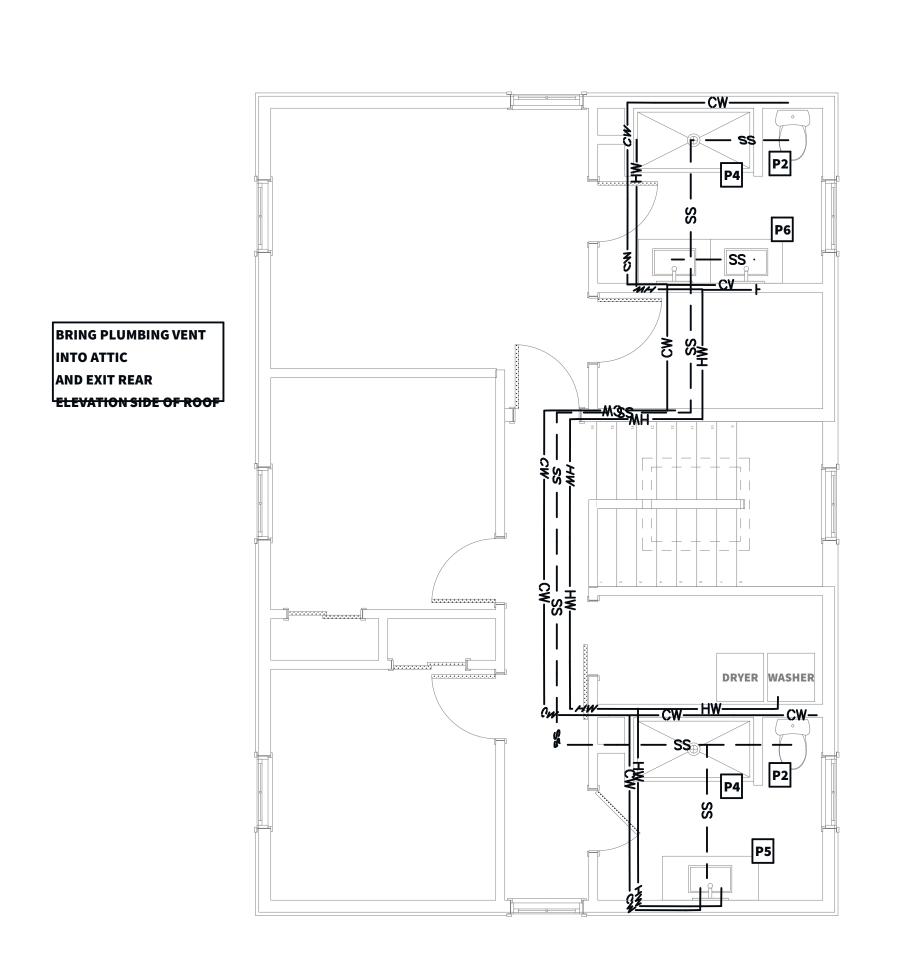
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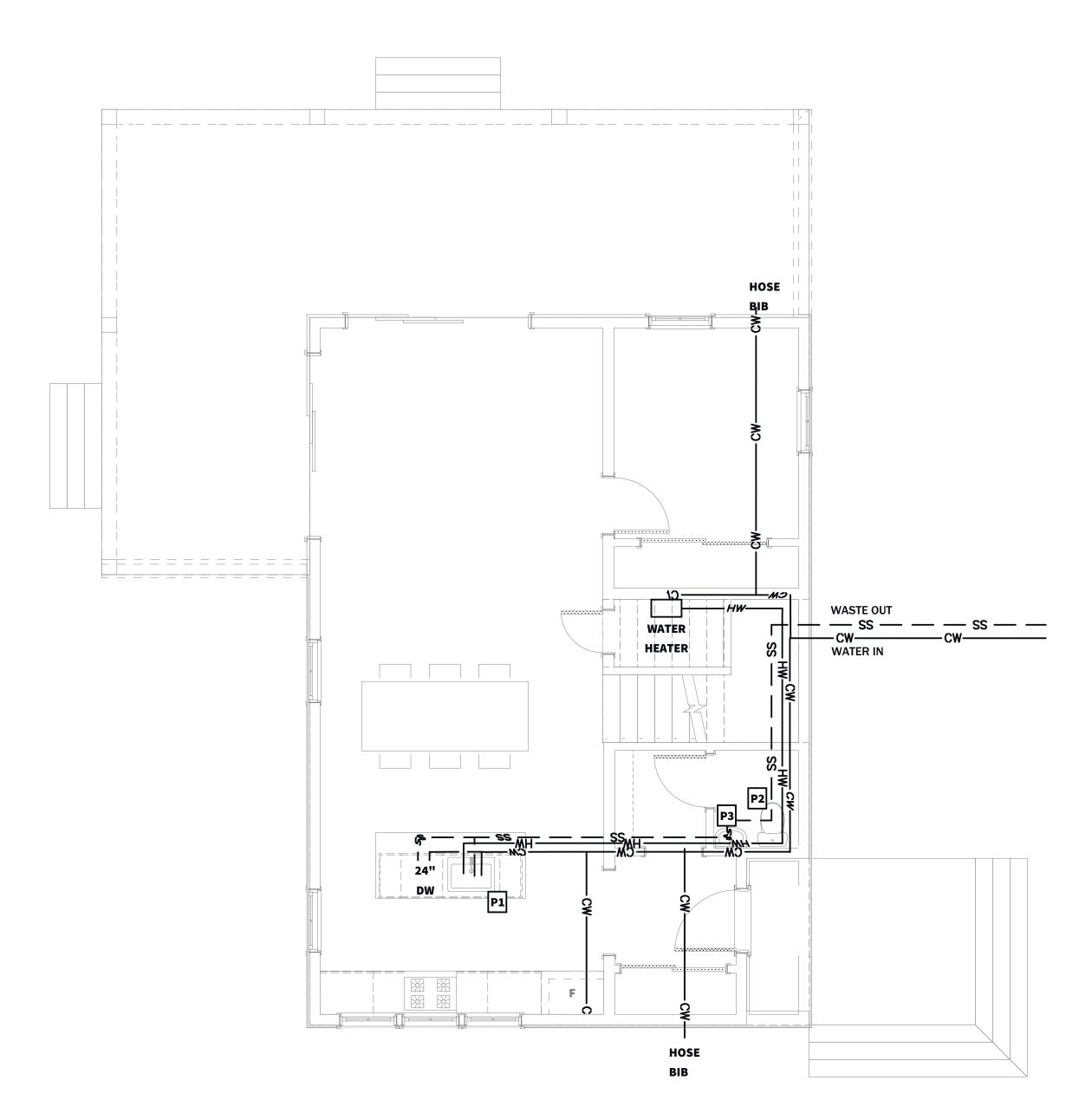
**Sheet Title** 

**ELECTRICAL PLANS** 

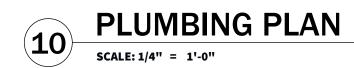
E-01

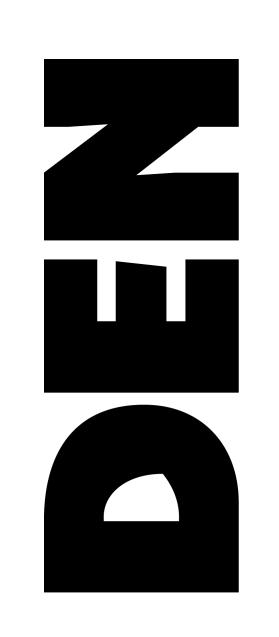
Plı	umbing Fixture Scho	edule				
	Label	MFR	Model #	QTY.	NOTES	2D Plan Preview
	P1	BOYEL LIVING	BOYEL LIVING STAINLESS UNDERMOUNT SINK MODEL#SL-H- LMU26189A1	1	FAUCET TO BE DELTAANTONI Model #18803-BL- DST	
	P2	DURAVIT	213301	3	STARCK 2 ONE PIECE TOILET	Ö
	Р3	DURAVIT	D CODE HANDRINSE BASIN Model-No. 070545	1	PROVIDE SOLID WALL BLOCKING BEHIND TO MOUNT AT 34" AFF	
	P4	DREAMLINE	DLT-1134600	2	DREAMLINE SLIMLINE 34" X 60" CENTER DRAIN FIBERGLASS SHOWER BASE IN WHITE WITH DELTAMODERN SHOWERHEAD AND TRIM T14259-BL-PP	
	P5	IKEA	32" GODNORGON/ODENSVIK	1	REPLACE FAUCET WITH SINGLE LEVER DELTA MODERN 559LF-BLGPM-PP	
	P6	IKEA	72" GODNORGON/ODENSVIK	2	REPLACE FAUCET WITH SINGLE LEVER DELTA MODERN 559LF-BLGPM-PP	











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Issue

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**Issued Date** 

## ISSUED FOR CONSTRUCTION

Revisions

Project

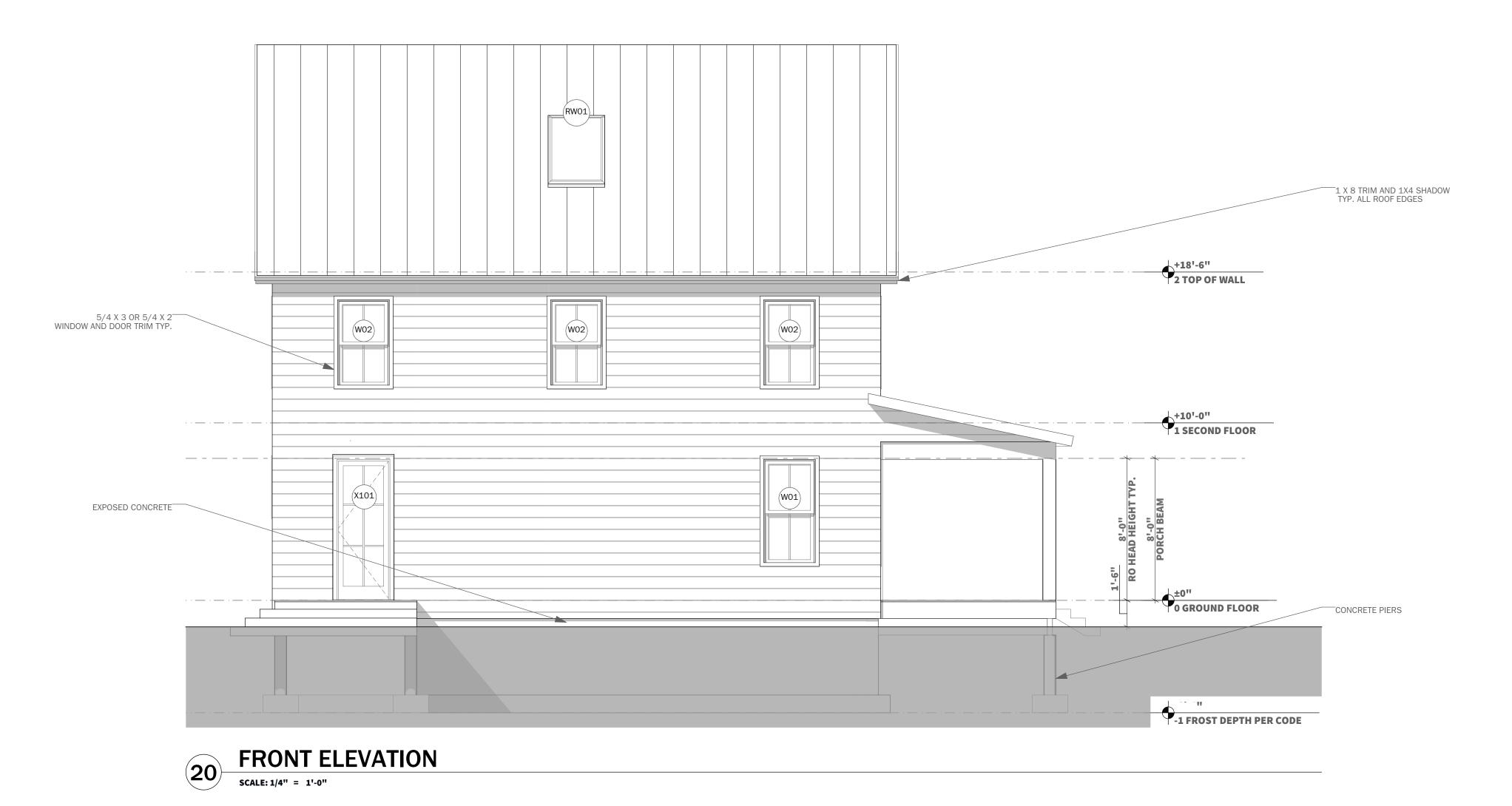
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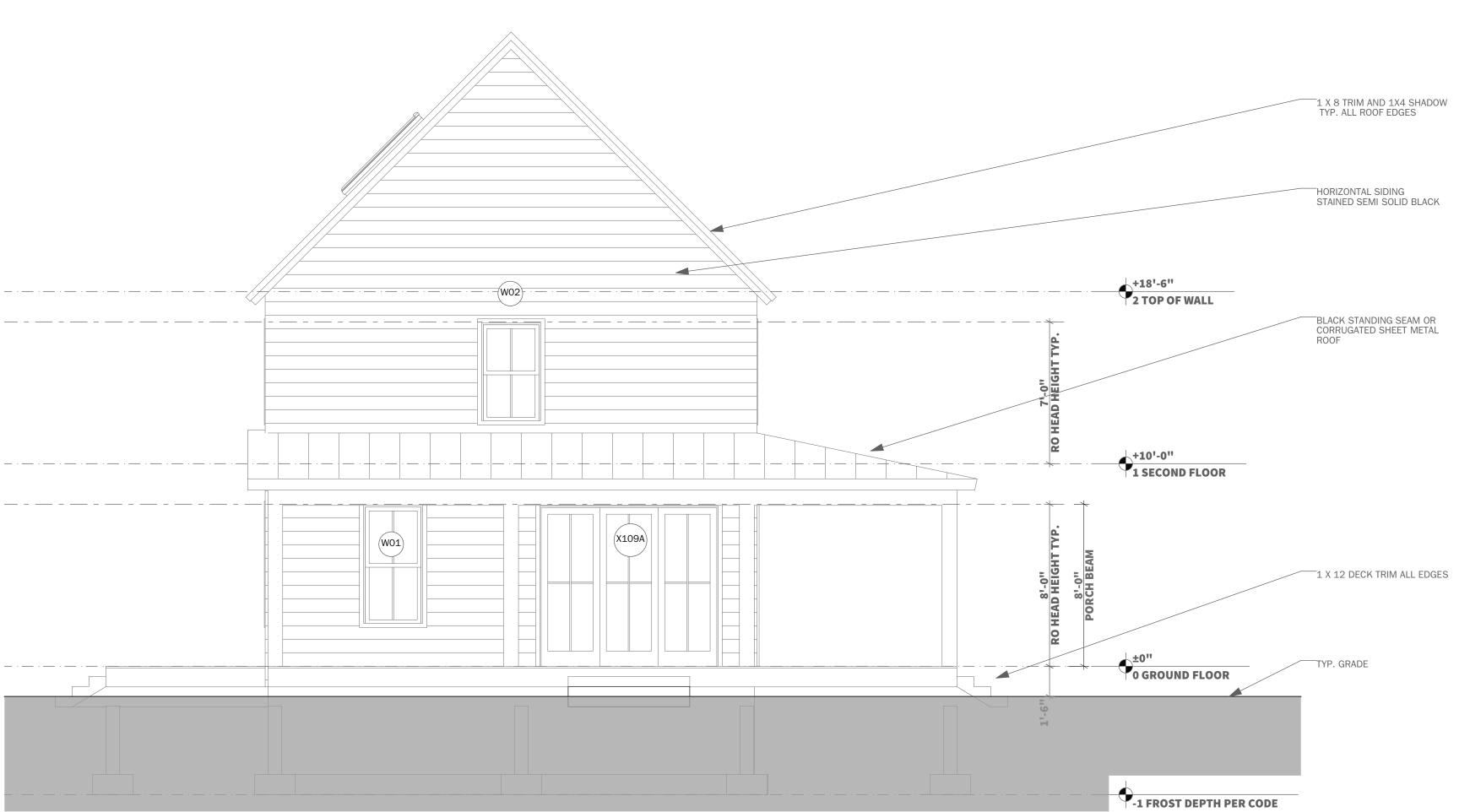
Project Location

Sheet Title

PLUMBING PLANS

P-01





RIGHT SIDE ELEVATION

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

**Construction Notes** 

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CONSTRUCTION DOCUMENTS

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Revisions

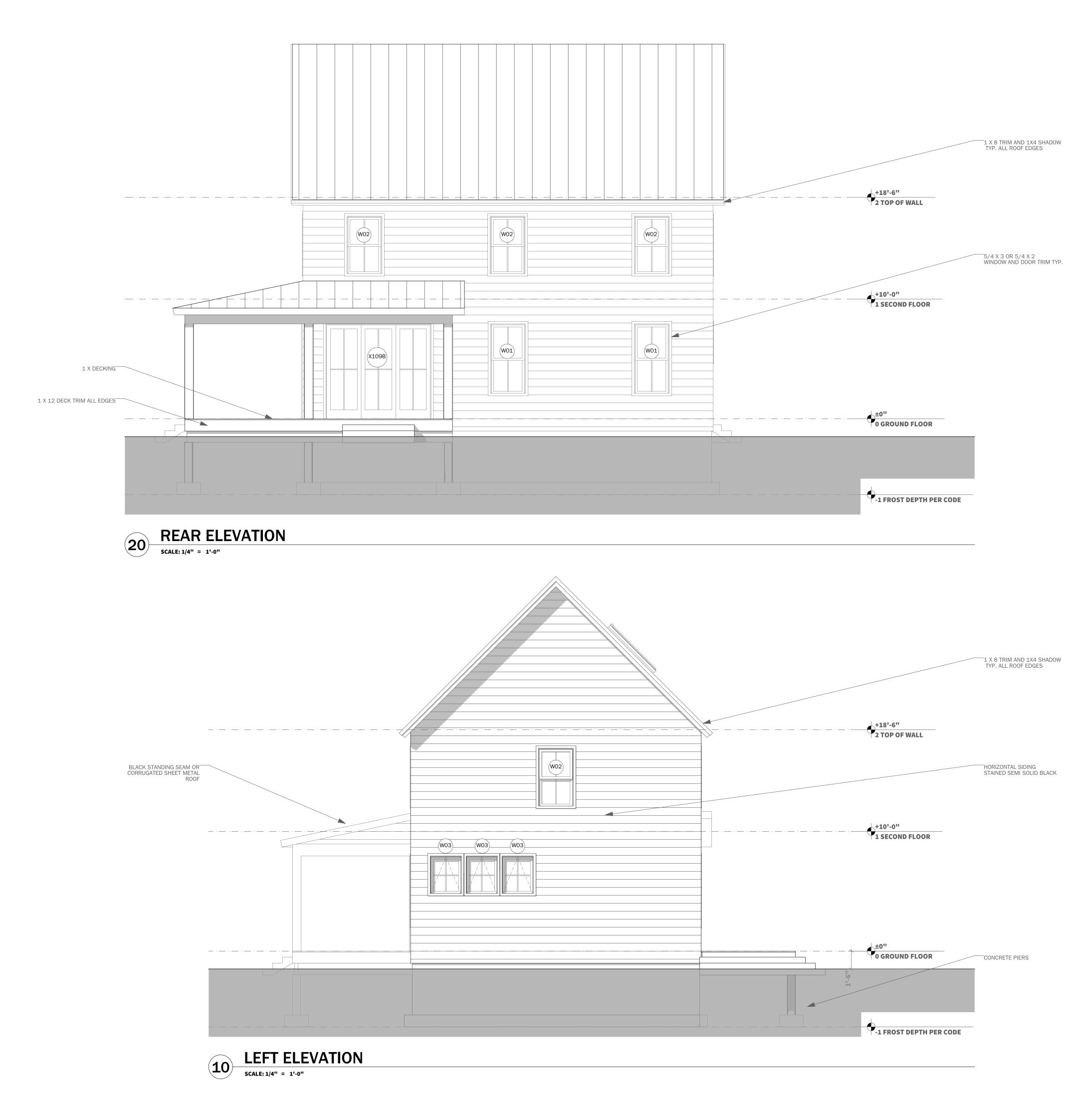
3-BEDROOM EASTERN

**Project Location** 

Sheet Title

**EXTERIOR ELEVATIONS** 

A2-01



codes & ordinances.

otherwise indicated.

with the said work.

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CONSTRUCTION

**DOCUMENTS** 

**ISSUED FOR** 

CONSTRUCTION

3-BEDROOM

**EASTERN** 

**EXTERIOR ELEVATIONS** 

**A2-02** 

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materials unless otherwise noted.

**Issued Date** 

Revisions

Project

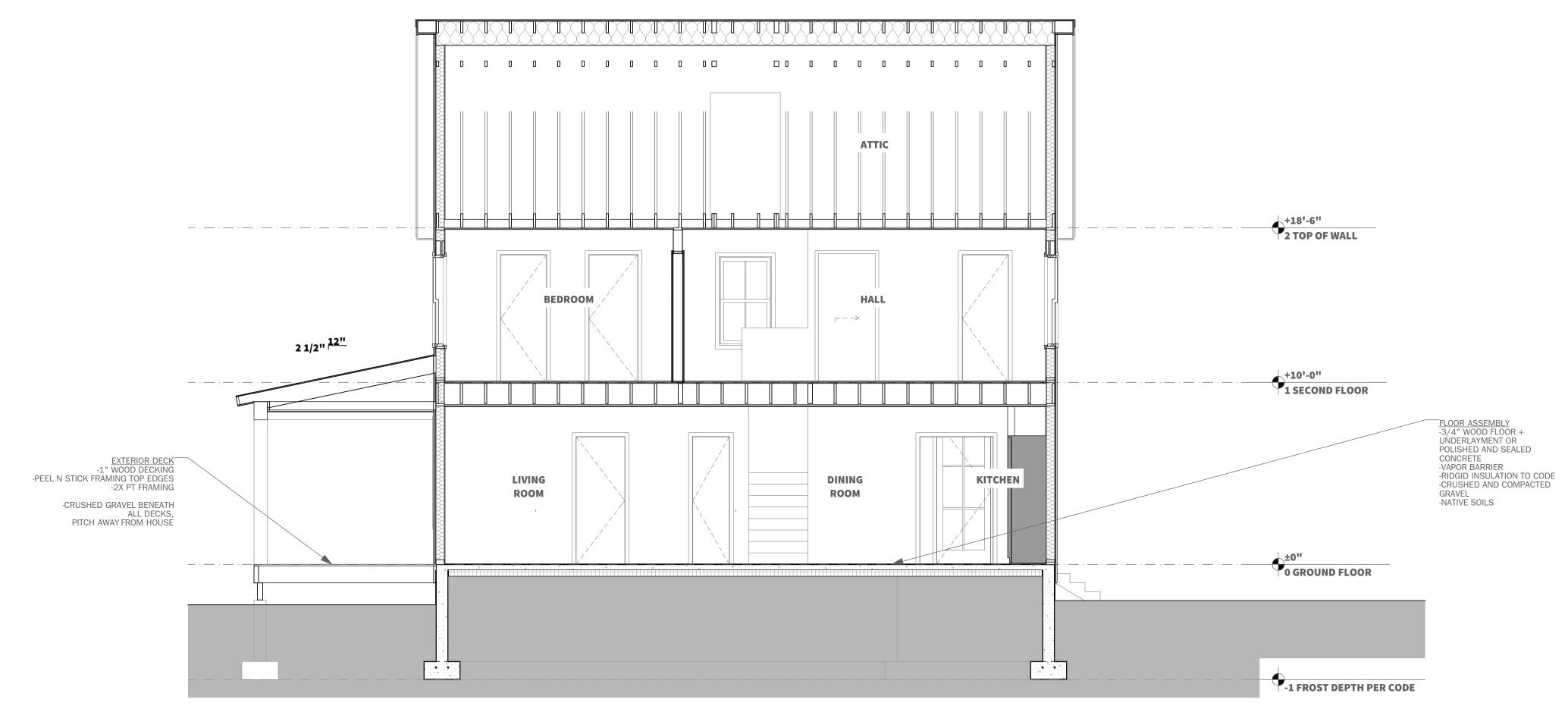
**Project Location** 

**Sheet Title** 

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### LONG SECTION @ HOUSE CENTER

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

ROOF ASSEMBLY
-METAL ROOFING
-UNDERLAYMENT
-5/8" ROOF SHEATHING
-2X FRAMING
-INSULATION TO CODE
-1 X STRAPPING
-1/2" GWB 12" · 12" 12" +18'-6" 2 TOP OF WALL WALL ASSEMBLY
-8" HORIZONTAL 1X SIDING
-DRAINAGE MAT
-AIR + WATER BARRIER
-1/2" ZIP SHEATHING
\*\*OPTIONAL ZIP-R6 SHEATHING
-2X6 FRAMING
-INSULATION TO CODE
-1/2" GWB **BEDROOM** +10'-0"
1 SECOND FLOOR **STAIR** LIVING ROOM -1 FROST DEPTH PER CODE

SHORT SECTION @ STAIRS

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

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codes & ordinances.

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CONSTRUCTION **DOCUMENTS** 

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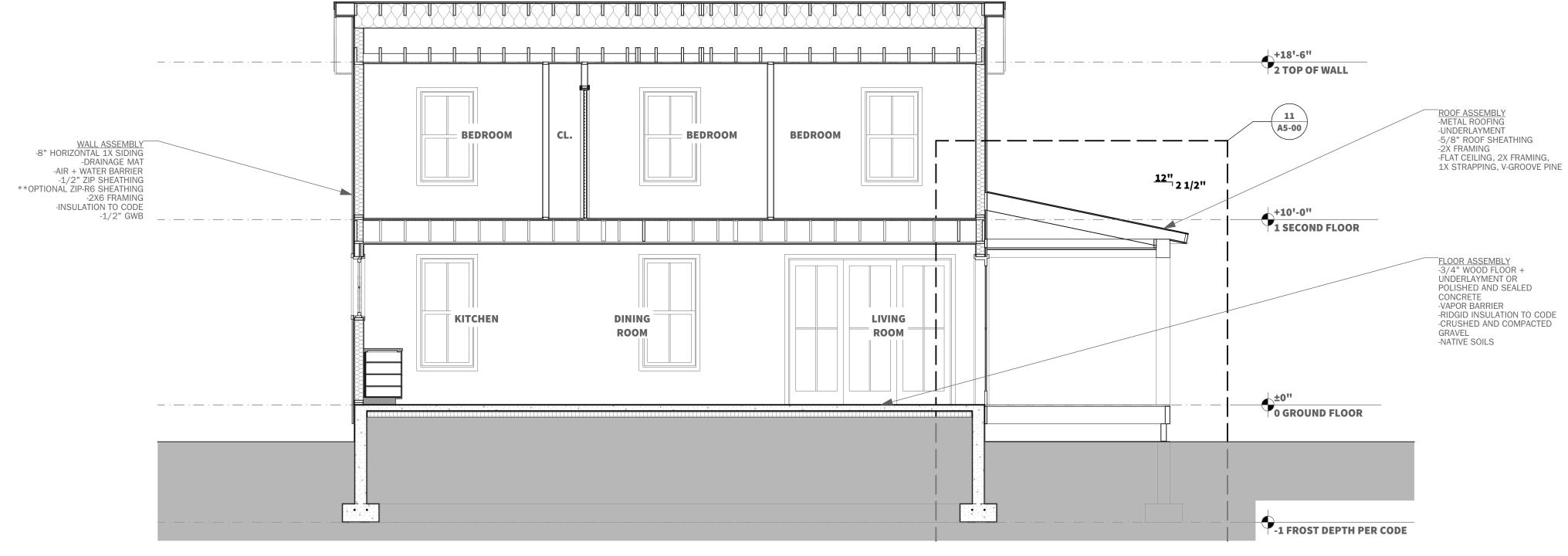
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**Project Location** 

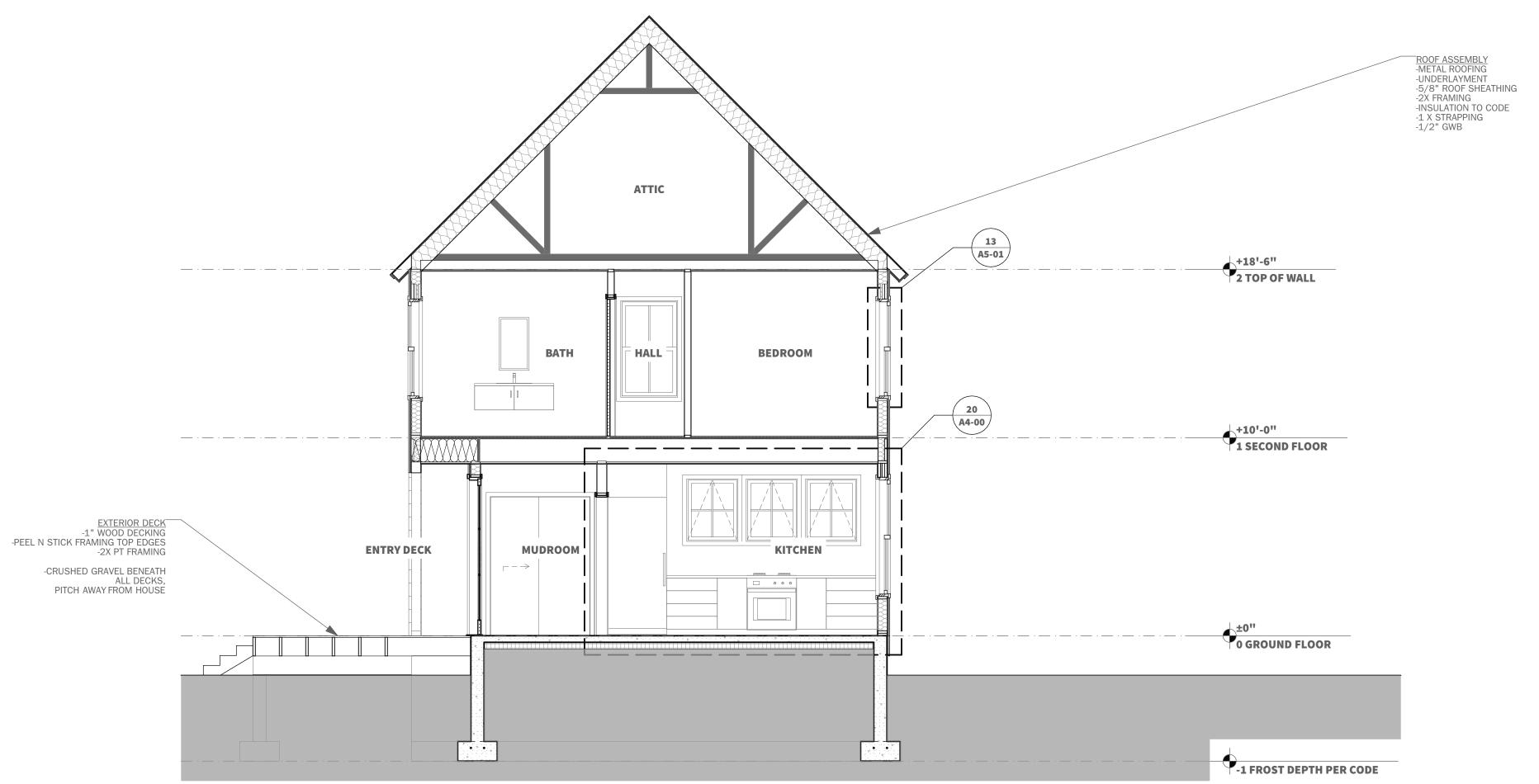
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**SECTIONS** 

**A3-00** 

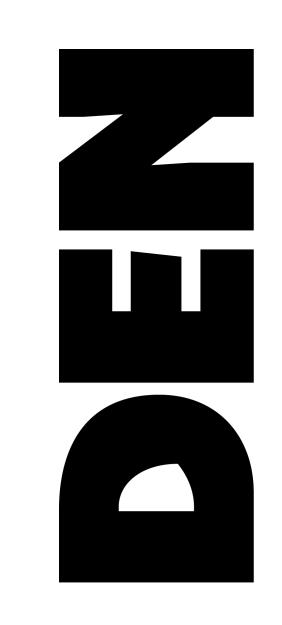


LONG SECTION @ GREAT ROOM



SHORT SECTION @ ENTRY AND KITCHEN

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



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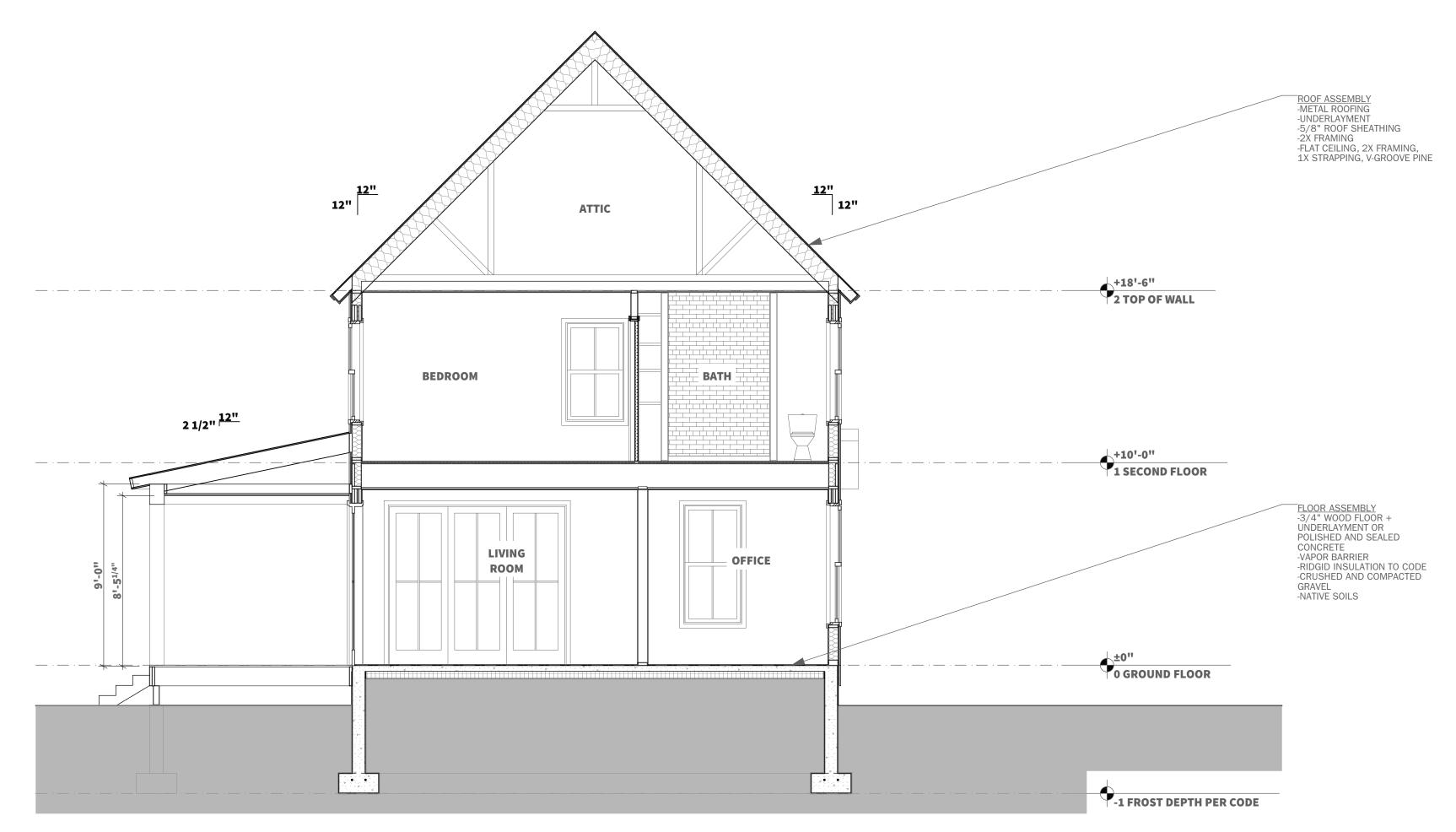
3-BEDROOM **EASTERN** 

**Project Location** 

**Sheet Title** 

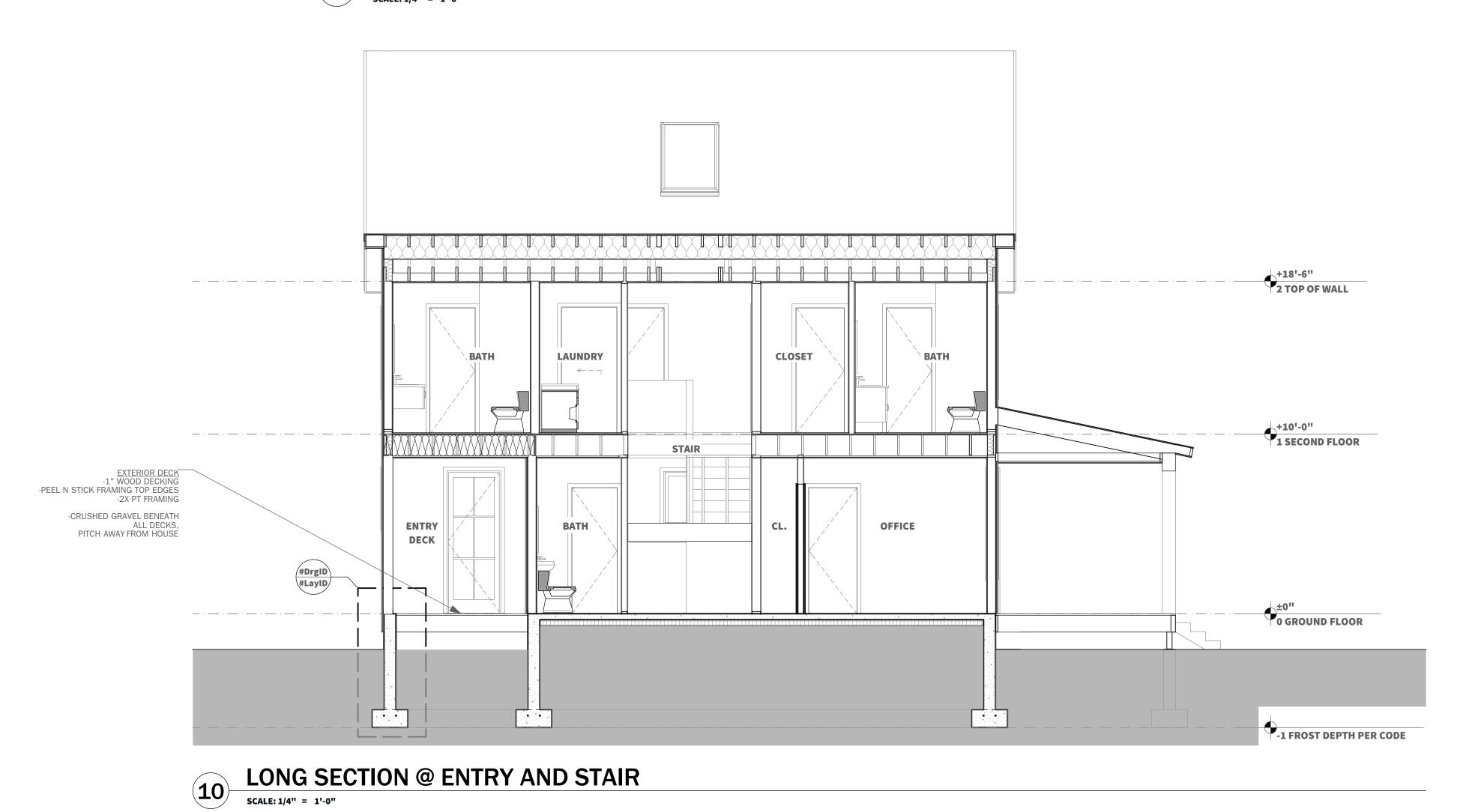
**SECTIONS** 

A3-01



SHORT SECTION @ BEDROOM AND BATH

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



**Construction Notes** 1. All work shall conform to all state and applicable codes & ordinances. 2. No drawing is to be scaled; use dimensions only. 3. Dimensions are taken from face of masonry, concrete or wood stud framing members unless otherwise indicated. 4. Confirm all existing conditions before proceeding with the said work. 5. Items not noted, but implied as necessary for the performance of the contract, are considered part of 6. All work is to be executed by mechanics skilled in their trade. 7. All trades will cooperate with each other to facilitate the progress of the entire job. 8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc. 9. All changes or substitutions are to be approved by the owner before being incorporated into the work. 10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted. 11. All exterior lumber, lumber in contact with masonry, concrete, or soil to be pressure treated CONSTRUCTION **DOCUMENTS Issued Date** 

**ISSUED FOR** CONSTRUCTION

Revisions			

Project

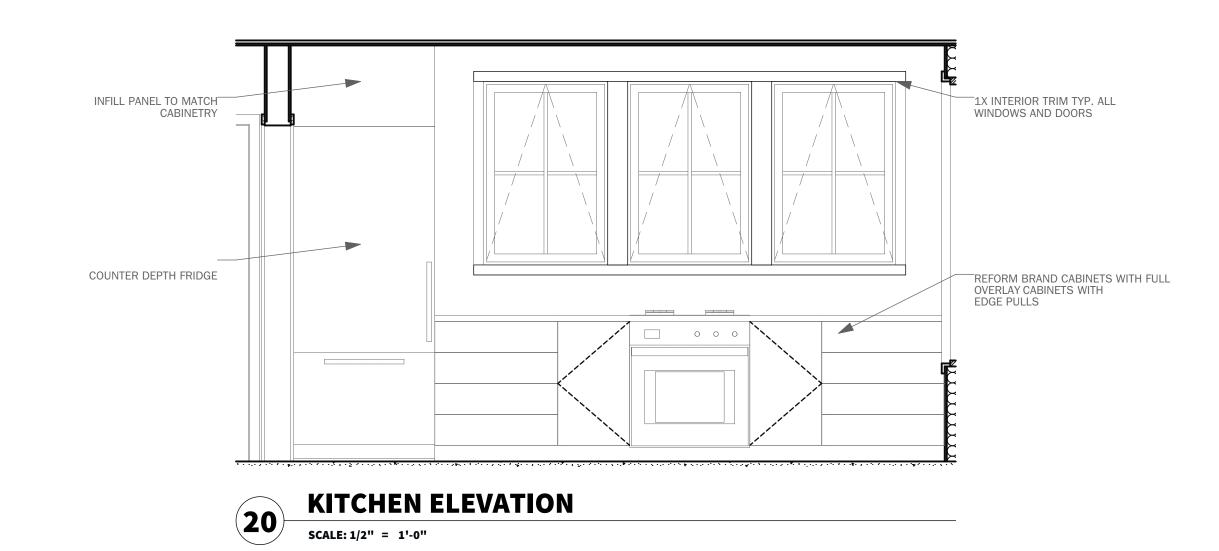
3-BEDROOM **EASTERN** 

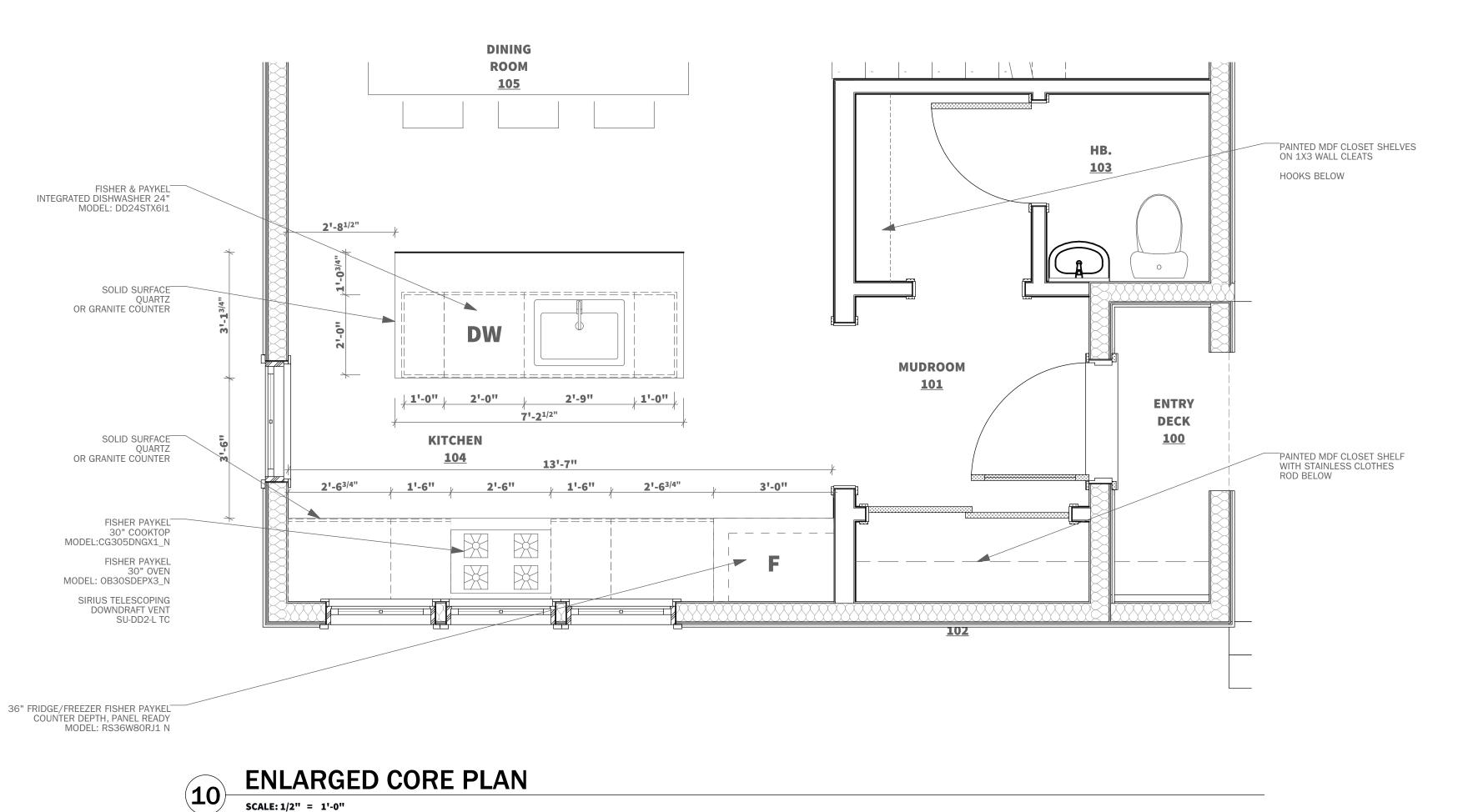
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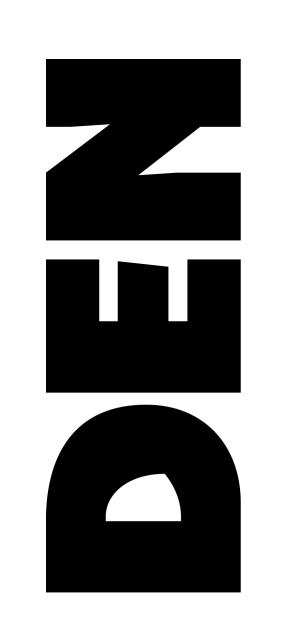
**Sheet Title** 

**SECTIONS** 

A3-02







1. All work shall conform to all state and applicable codes & ordinances.

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11. All exterior lumber, lumber in contact with masonry, concrete, or soil to be pressure treated

CONSTRUCTION

Issued Date

ISSUED FOR CONSTRUCTION

**DOCUMENTS** 

Revisions

Project

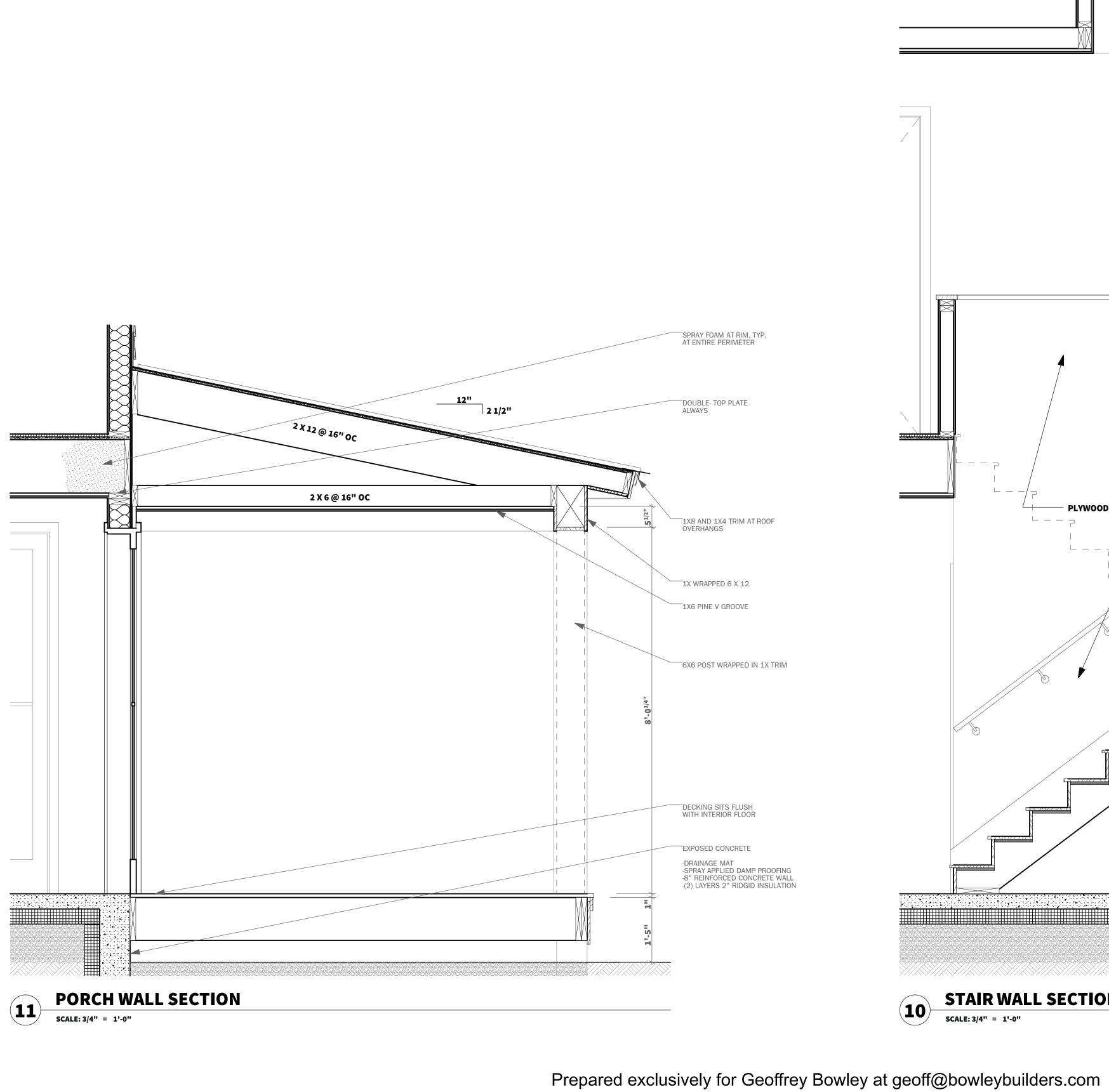
3-BEDROOM EASTERN

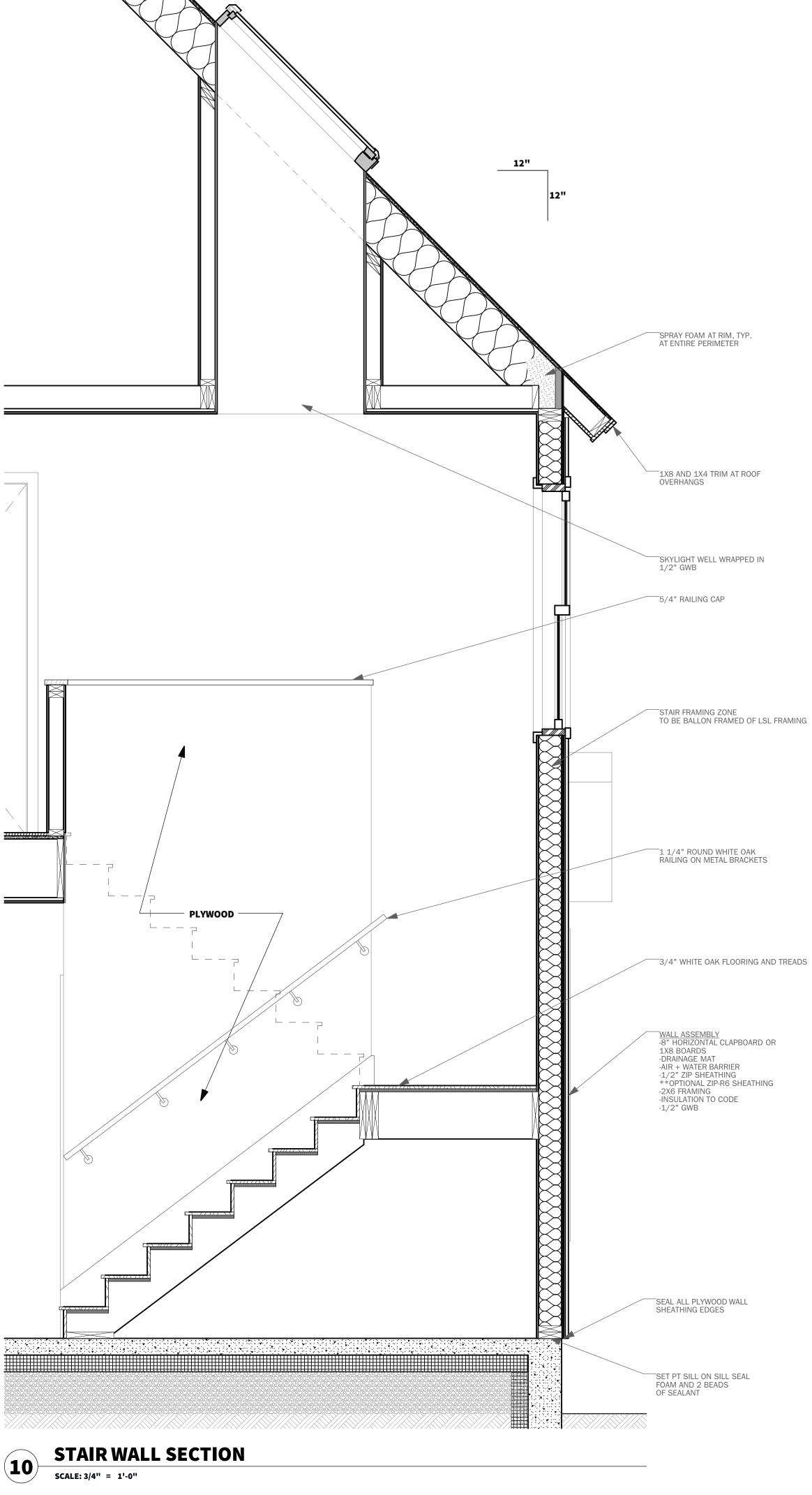
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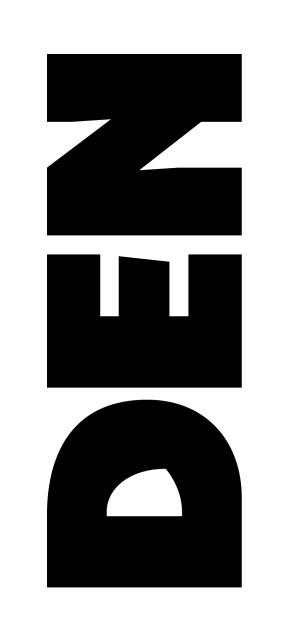
Sheet Title

ENLARGED FLOOR PLANS + INT. ELEV.

A4-00







1. All work shall conform to all state and applicable codes & ordinances.

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materials unless otherwise noted.

CONSTRUCTION **DOCUMENTS** 

**Issued Date** 

**ISSUED FOR** CONSTRUCTION

Revisions

Project

3-BEDROOM **EASTERN** 

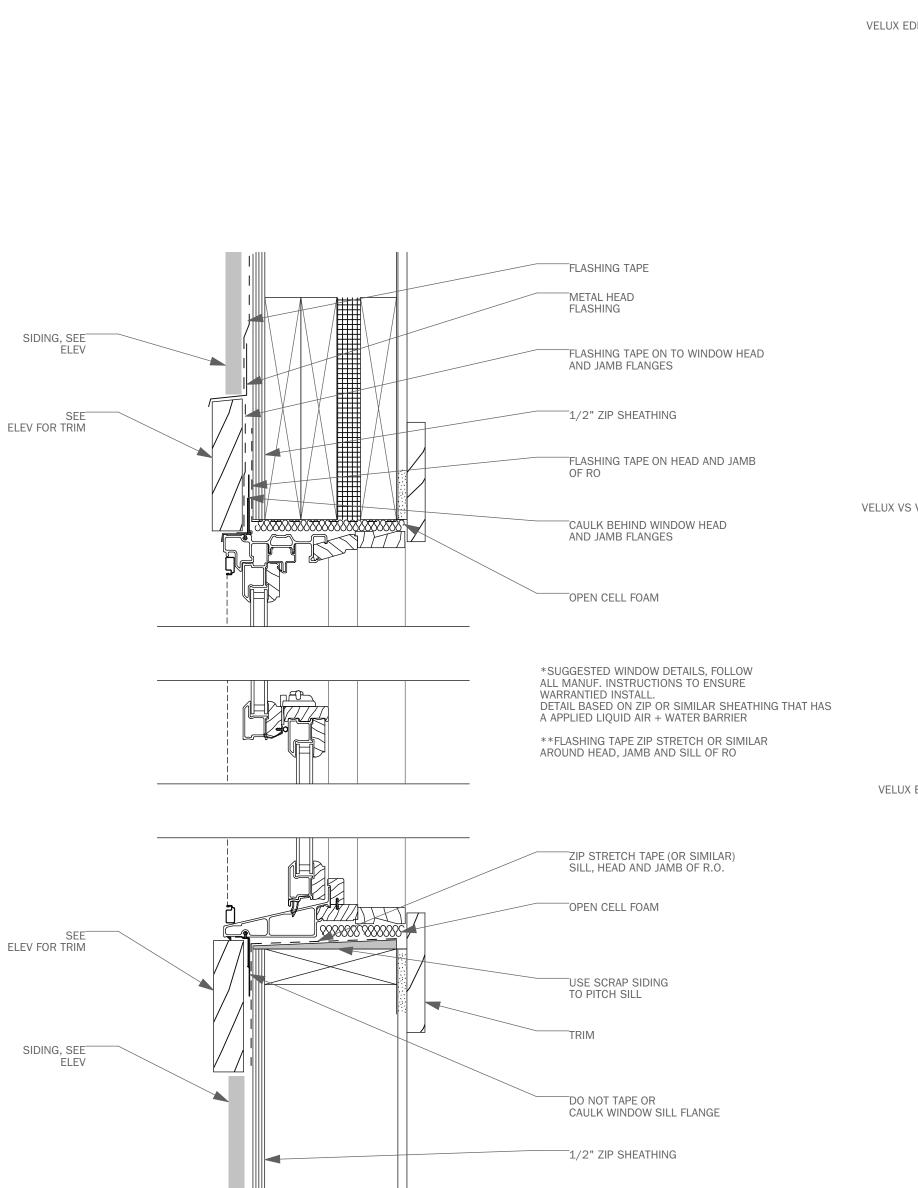
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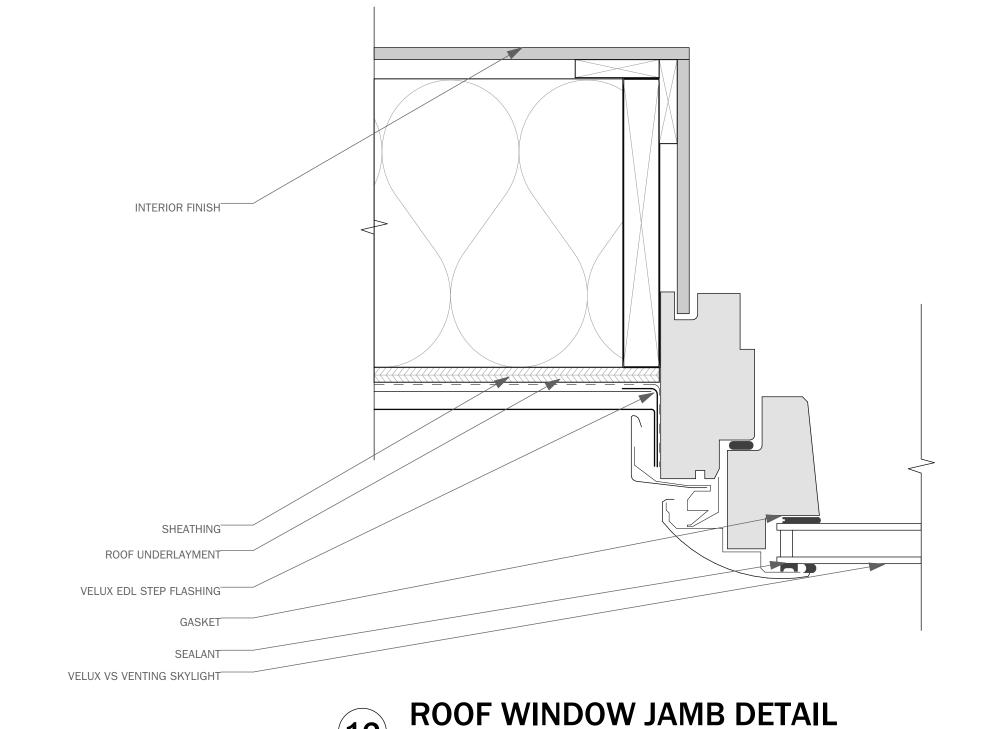
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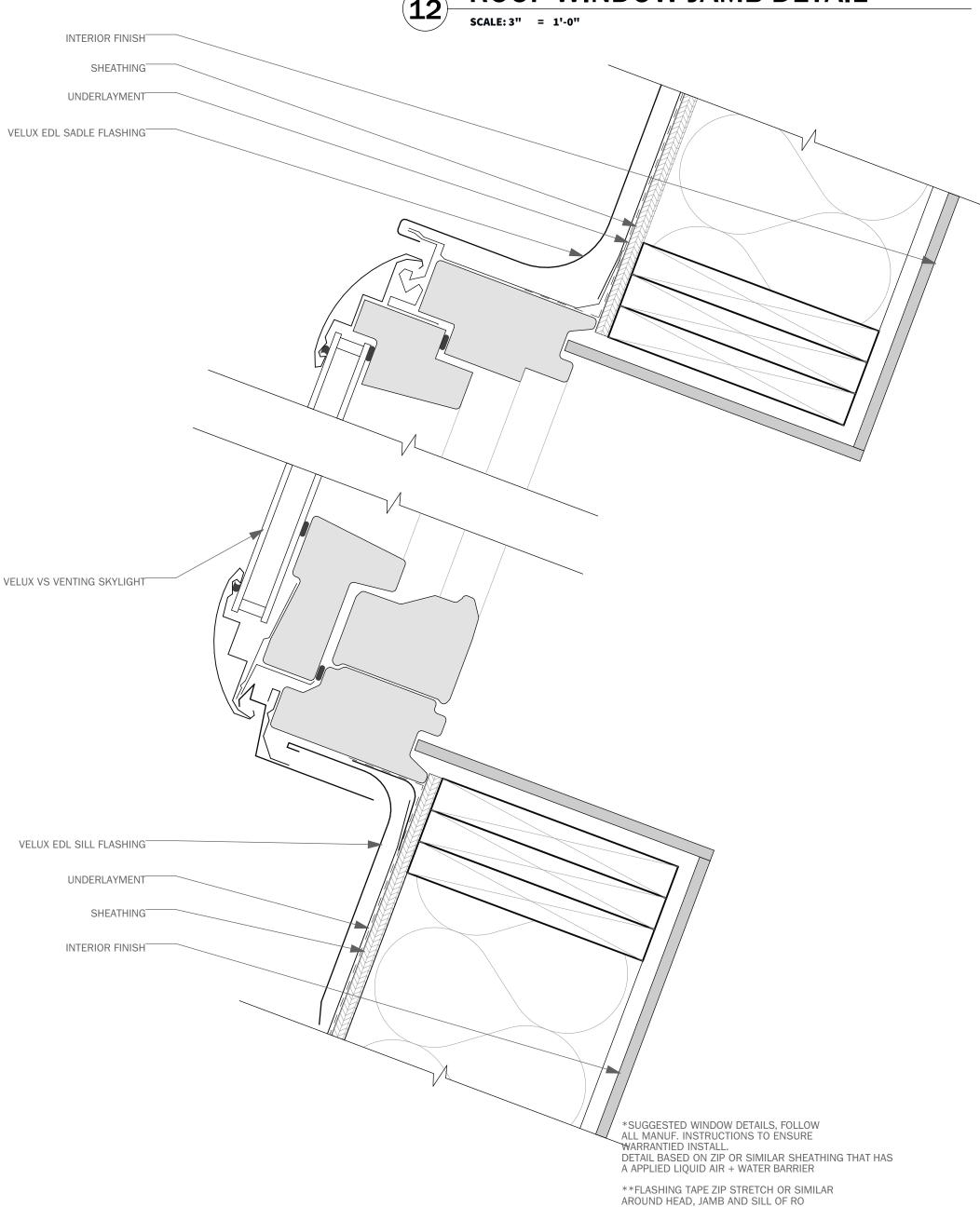
**BUILDING DETAILS** 

A5-00

## 







**ROOF WINDOW DETAIL** 

### 2018 INTERNATIONAL RESIDENTIAL CODE

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR- IMPERMEABLE INSULATION R-VALUE (a,b)
2B AND 3B TILE ROOF	O (NONE REQUIRED)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30

A. CONTRIBUTES TO BUT DOES NOT SUPERSEDE THE REQUIREMENTS OF N1102.

B. ALTERNATIVELY, SUFFICIENT CONTINUOUS INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF

R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.

UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY OF THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/ RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.

2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

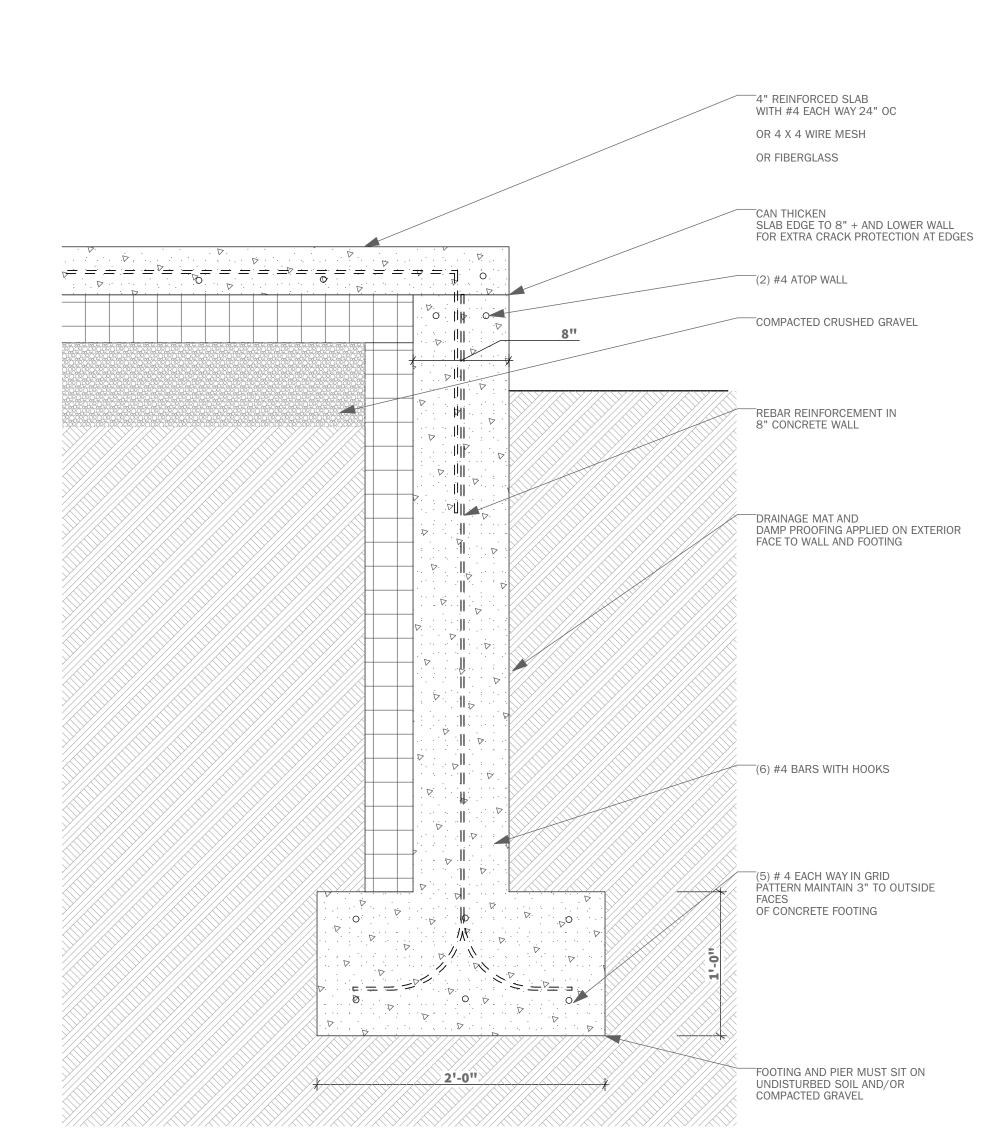
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH (6.4mm) VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.

4. IN CLIMATE ZONES 5, 6,7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.

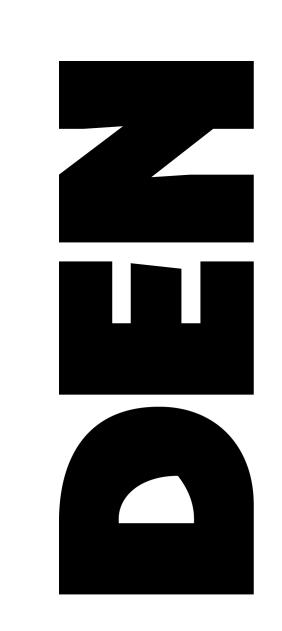
5. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
5.1 ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.

5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F (7°C). FOR CALCULATION PURPOSE, AN INTERIOR AIR TEMPERATURE OF 68°F (20°C) IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

5.2. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.







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Issued

materials unless otherwise noted.

CONSTRUCTION DOCUMENTS

Issued Date

ISSUED FOR CONSTRUCTION

Revisions

Project

3-BEDROOM EASTERN

**Project Location** 

Sheet Title

**BUILDING DETAILS** 

A5-01

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WINDOW DETAIL









20 SOUTH ENTRY



GREAT ROOM VIEW

SOUTHEAST CORNER

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Issue

CONSTRUCTION DOCUMENTS

**Issued Date** 

ISSUED FOR CONSTRUCTION

Revision

Project

3-BEDROOM EASTERN

**Project Location** 

Sheet Title

**3-D VIEWS** 

A9-00