

# 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'-0" 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

### SHEET INDEX

A0-00 COVER PAGE

A0-01 GENERAL NOTES

A1-00 FOUNDATION PLAN

A1-01 FLOOR PLAN

A1-02 FLOOR PLAN

A1-03 ROOF PLAN

A1-04 FRAMING PLANS

A1-05 FRAMING PLAN

A1-06 FRAMING PLAN

A1-07 FRAMING PLAN

E-01 ELECTRICAL PLANS

P-01 PLUMBING PLANS

A2-01 EXTERIOR ELEVATIONS

A2-02 EXTERIOR ELEVATIONS

A3-00 SECTIONS

A3-01 SECTIONS

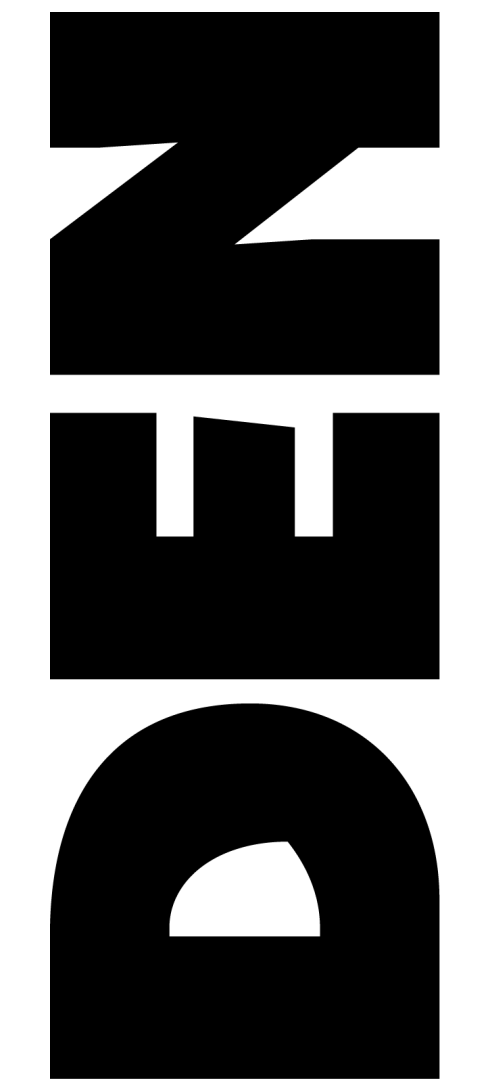
A3-02 SECTIONS

A4-00 ENLARGED PLAN + INTERIOR ELEV.

A5-00 BUILDING DETAILS

A5-01 BUILDING DETAILS

A9-00 3D VIEWS



### 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.
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

### Issued

## CONSTRUCTION DOCUMENTS

### Issued Date

## ISSUED FOR CONSTRUCTION

### Revisions

### Project

## 3-BEDROOM EASTERN

### Project Location

### Sheet Title

## COVER PAGE

# A0-00

© Copyright -2022 MR, LLC.



# NEED

### Construction Notes

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

### Issued

## CONSTRUCTION DOCUMENTS

### Issued Date

## ISSUED FOR CONSTRUCTION

### Revisions

NO.	DESCRIPTION

### Project

## 3-BEDROOM EASTERN

### Project Location

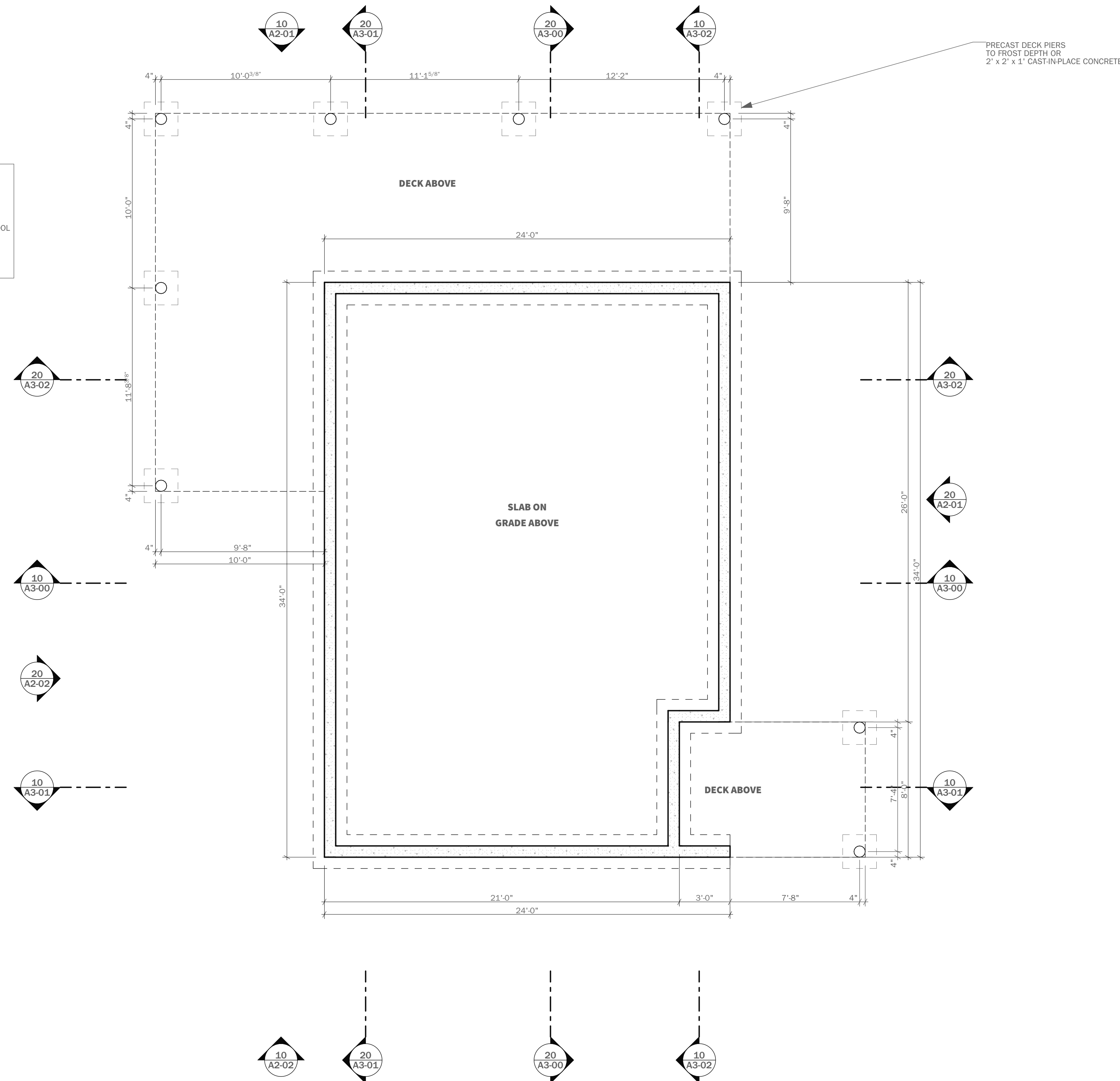
### Sheet Title

## FOUNDATION PLAN

# A1-00

© Copyright -2022 MR, LLC.

NOTE:  
FOR FULL BASEMENT VERSION USE SAME EXACT PLAN WITH 8" CONCRETE FORMS ATOP 24" X 12" STRIP FOOTINGS.  
ADD 2X4 WALL AROUND ENTIRE INSIDE OF FOUNDATION WITH SPRAY FOAM OR ROCKWOOL TO R-21 MINIMUM  
USE SAME NOTES FOR BASEMENT SLAB AS THE SLAB ON GRADE NOTES SHOWN IN THE BUILDING SECTION DRAWINGS A3-0



## 10 FOUNDATION PLAN

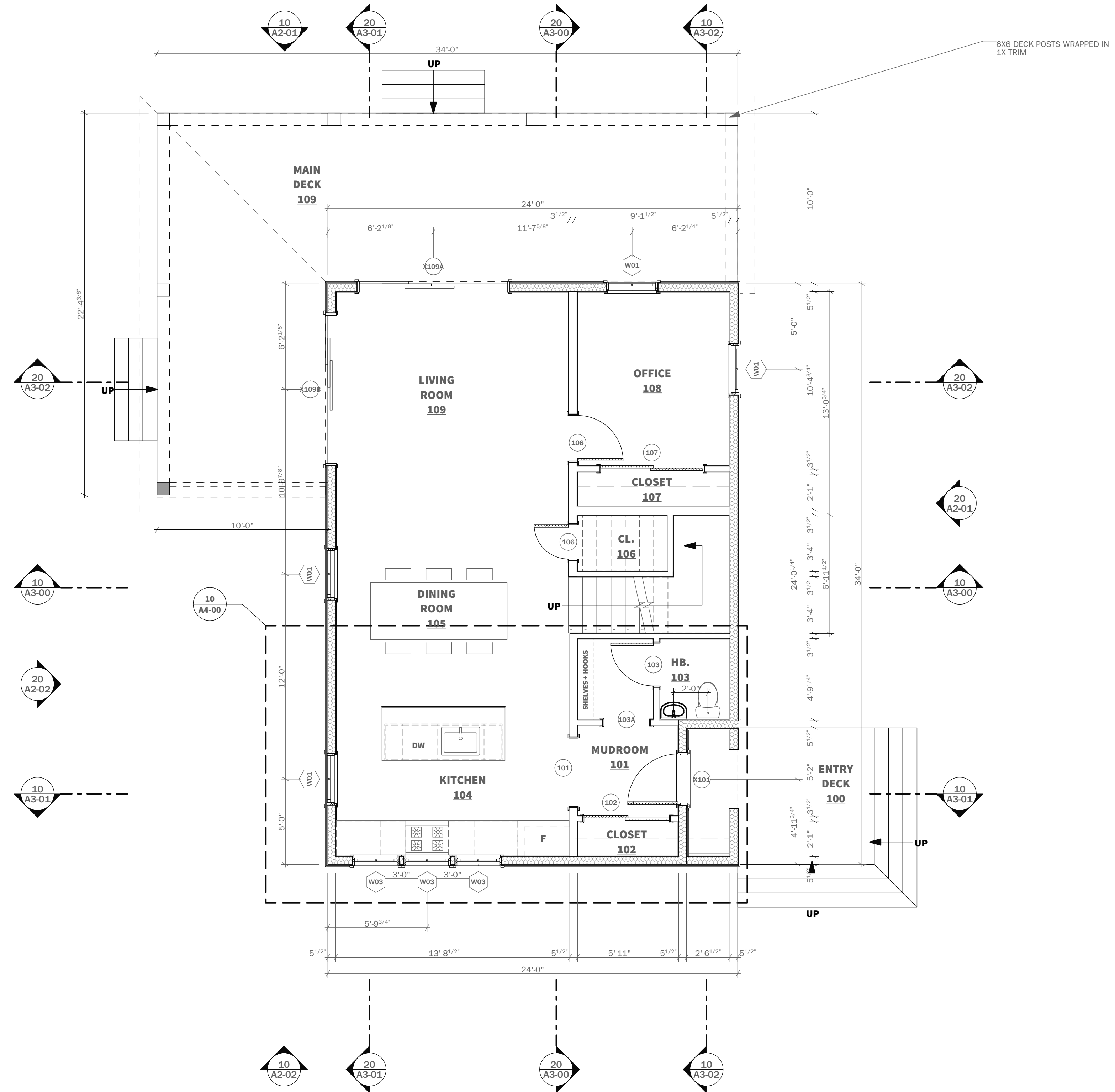
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE			
View from Opening Side			
Rough Opening	3'-1 3/8" x 8'-0"	8'-11 1/2" x 8'-0"	8'-11 1/2" x 8'-0"
Manufacturer	MARVIN	MARVIN	MARVIN
Style	ELEVATE	ELEVATE	ELEVATE
Product #	ELIFD3080 XL	ELSPD 9080 OOX	ELSPD 9080 XOO
Hotlink and Element ID	X101	X109B	X109A
Hardware Finish	BRUSHED NICKEL HARDWARE	BRUSHED NICKEL HARDWARE	BRUSHED NICKEL HARDWARE
Notes	All finishes to be confirmed by owner. CHECK RO WITH WINDOW AND DOOR ORDER	All finishes to be confirmed by owner. CHECK RO WITH WINDOW AND DOOR ORDER	All finishes to be confirmed by owner. CHECK RO WITH WINDOW AND DOOR ORDER

WINDOW SCHEDULE			
SIZES LISTED ARE RO SIZES			
ID	W01	W02	W03
RO SIZE	3'-0 1/2" x 6'-0 1/4"	3'-0 1/2" x 5'-0 1/4"	2'-9" x 3'-3 3/8"
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 1/8" x 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



10 GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



Construction Notes

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

3-BEDROOM EASTERN

Project Location

Sheet Title

FLOOR PLAN  
A1-01

# NEED

**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.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

**3-BEDROOM EASTERN**

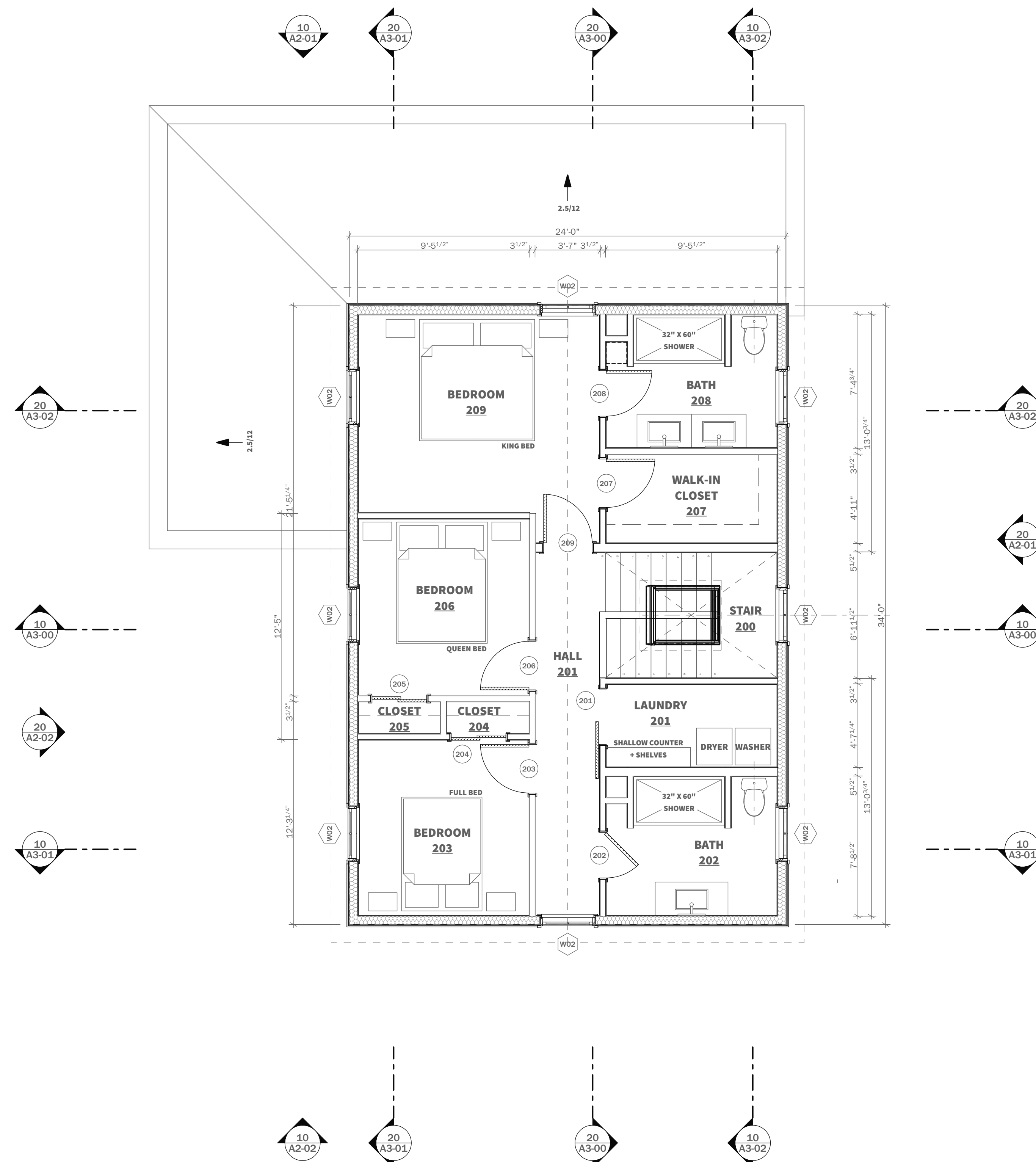
**Project Location**

**Sheet Title**

**FLOOR PLAN**

**A1-02**

© Copyright -2022 MR, LLC.



**10 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

# NEED

**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.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

**3-BEDROOM EASTERN**

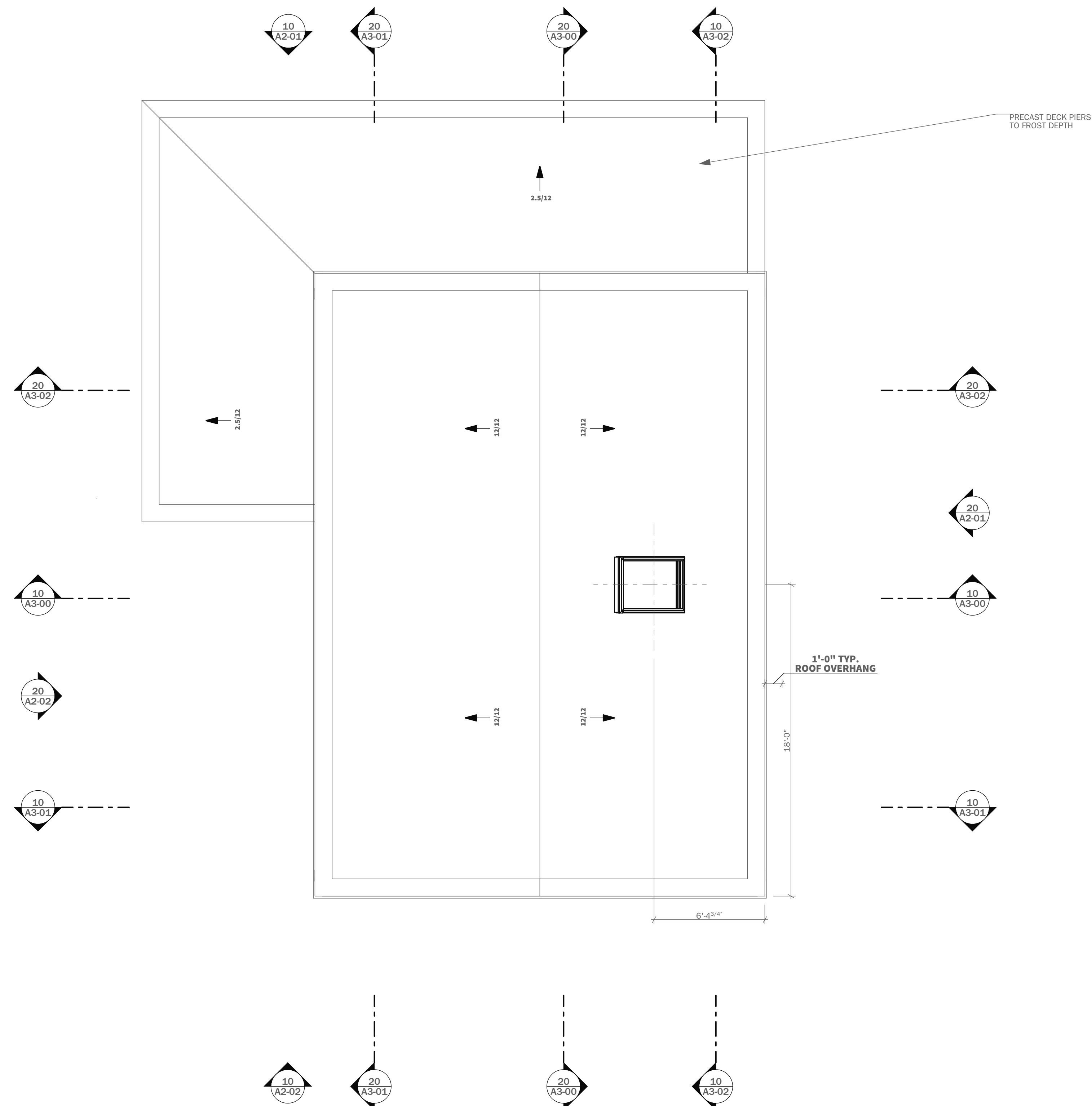
**Project Location**

**Sheet Title**

**ROOF PLAN**

**A1-03**

© Copyright -2022 MR, LLC.



**10** **ROOF PLAN**  
SCALE: 1/4" = 1'-0"

# NEED

### 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.
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

Issued  
**CONSTRUCTION DOCUMENTS**

Issued Date  
**ISSUED FOR CONSTRUCTION**

Revisions

Project  
**3-BEDROOM EASTERN**

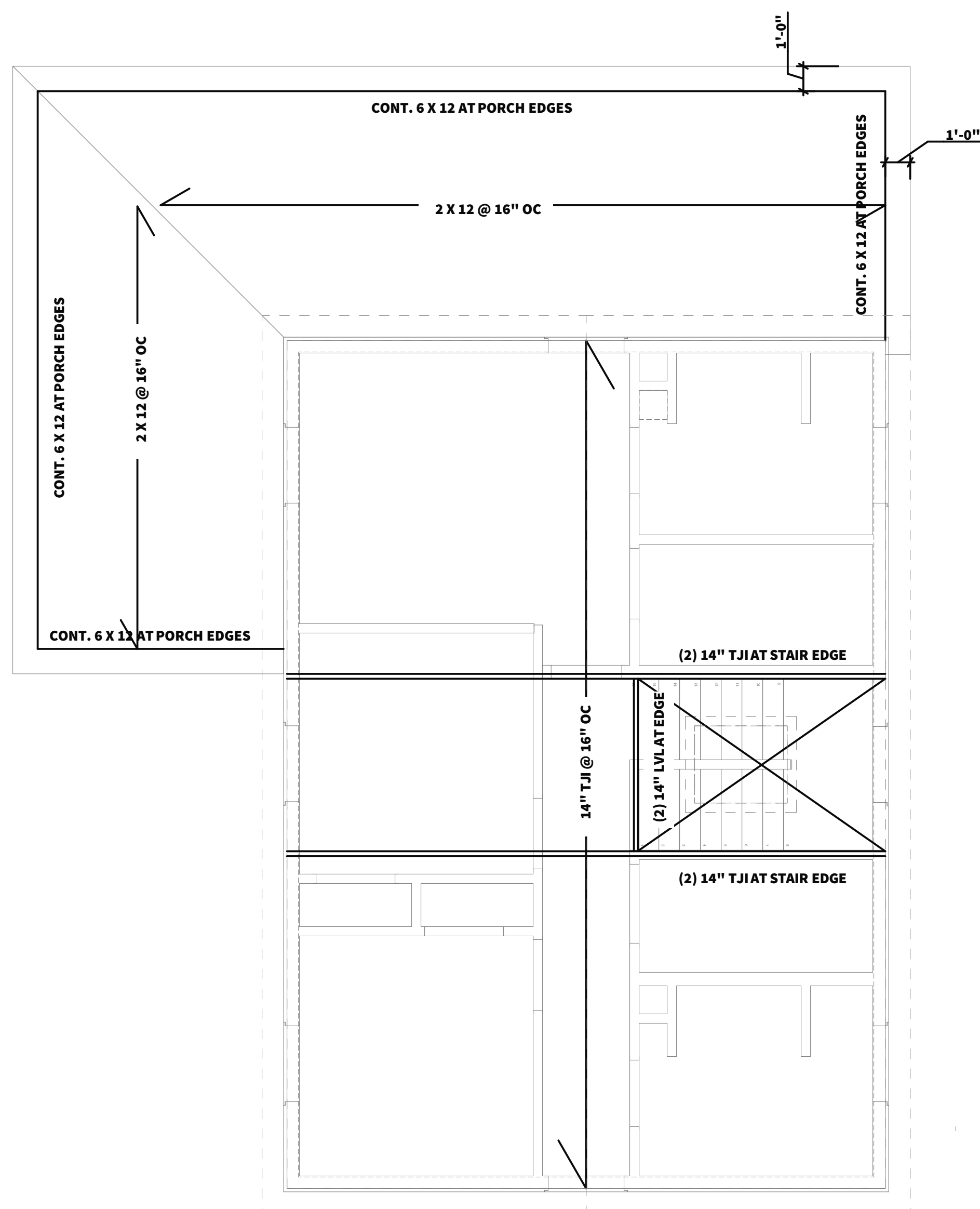
Project Location

Sheet Title

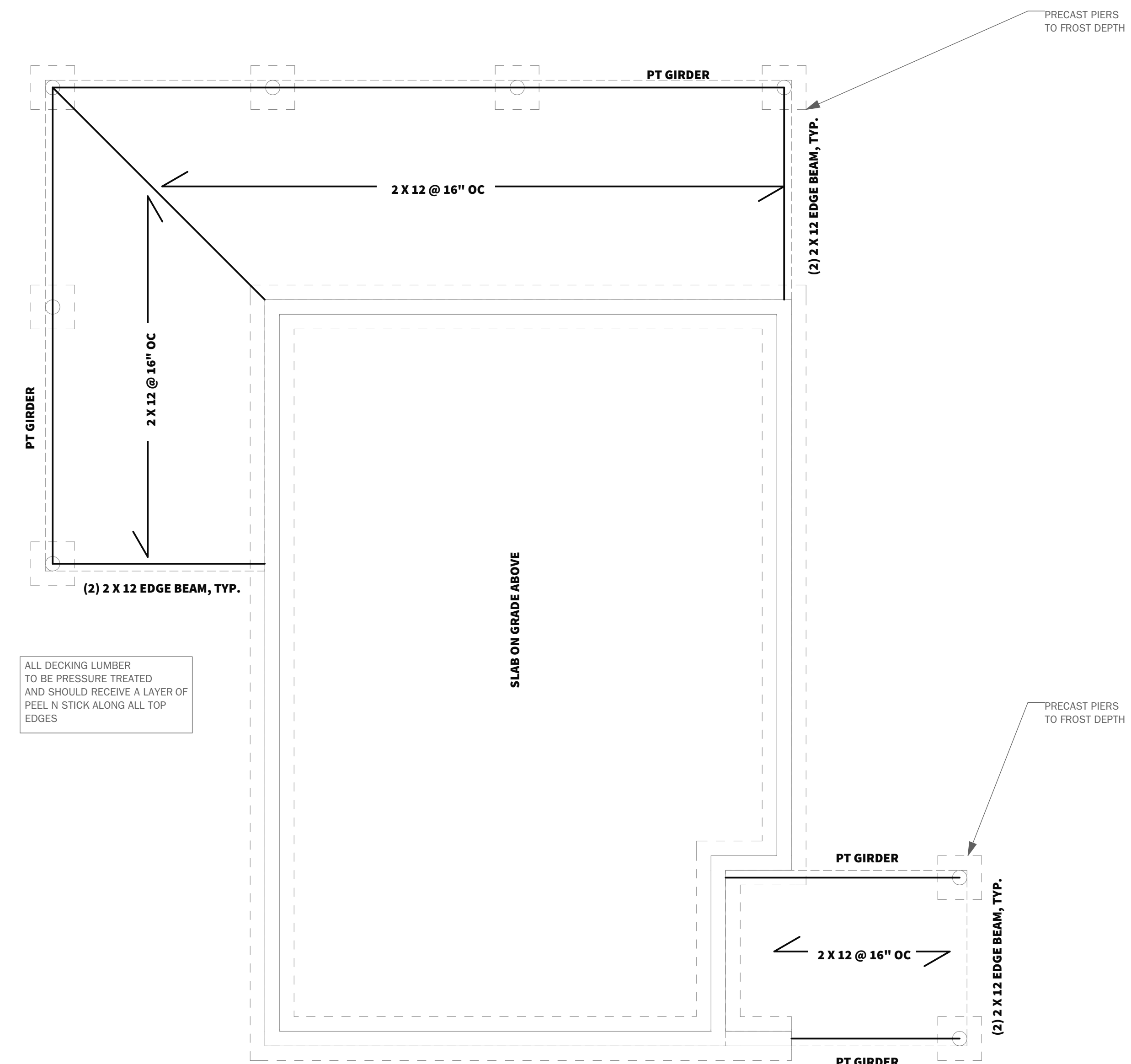
**FRAMING PLANS**

**A1-04**

© Copyright -2022 MR, LLC.



**11 SECOND FLOOR AND PORCH ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**10 FIRST FLOOR AND DECK FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

# NEED

**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.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

**3-BEDROOM EASTERN**

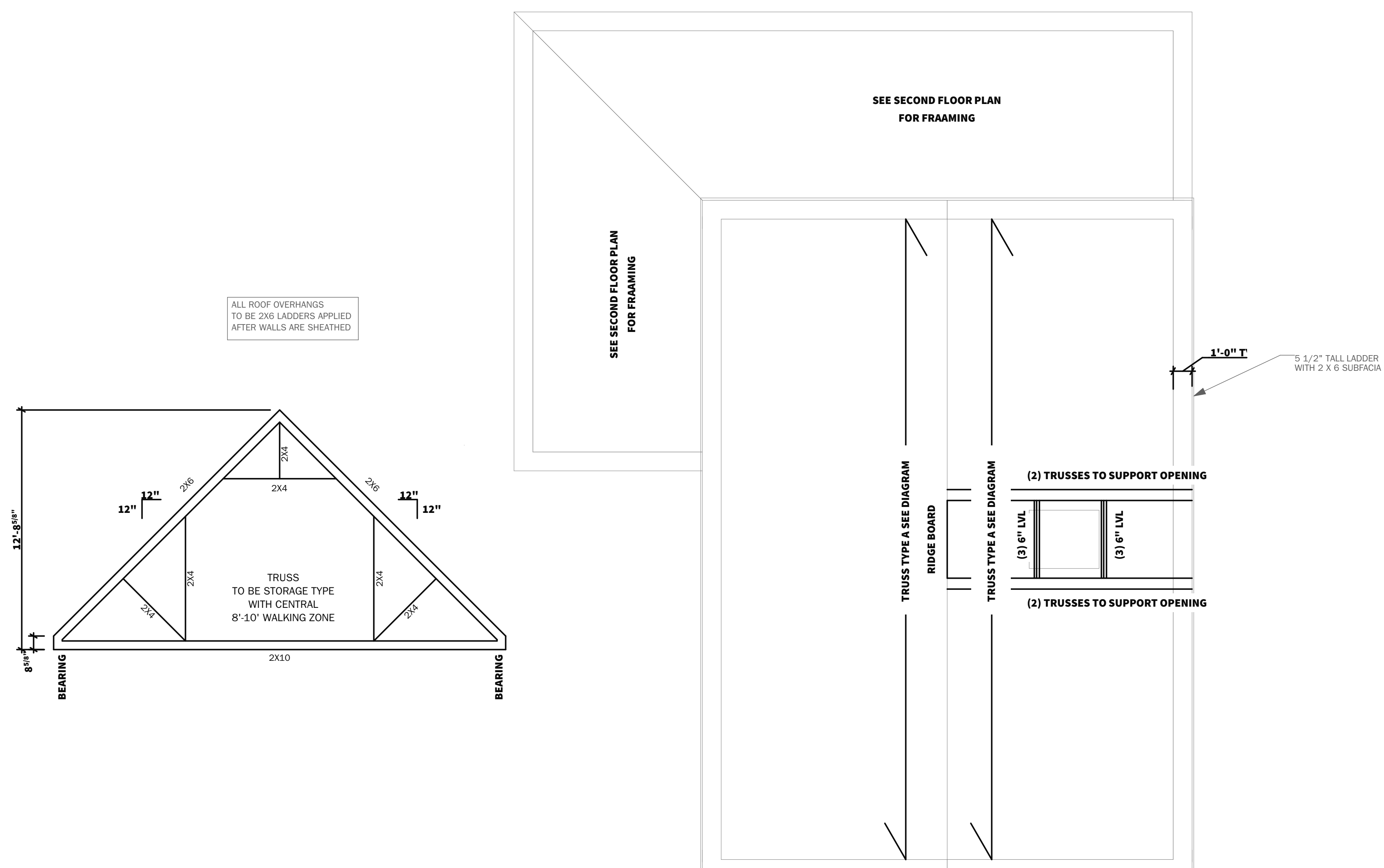
**Project Location**

**Sheet Title**

**FRAMING PLAN**

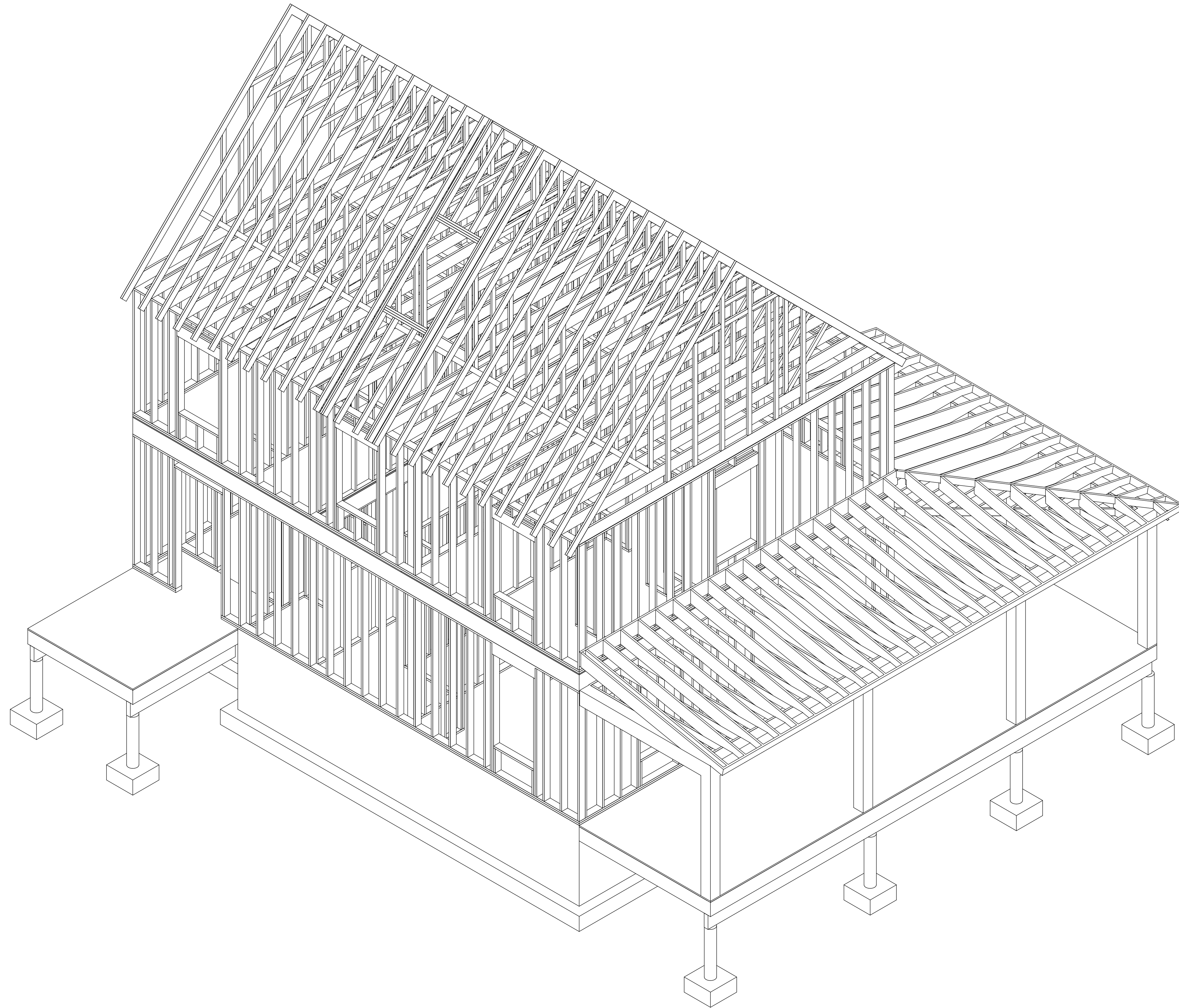
**A1-05**

© Copyright -2022 MR, LLC.



**10** ROOF FRAMING PLAN + TRUSS DIAGRAM  
SCALE: 1/4" = 1'-0"





10

**FRAMING AXONOMETRIC**

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

**NEED**

**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.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

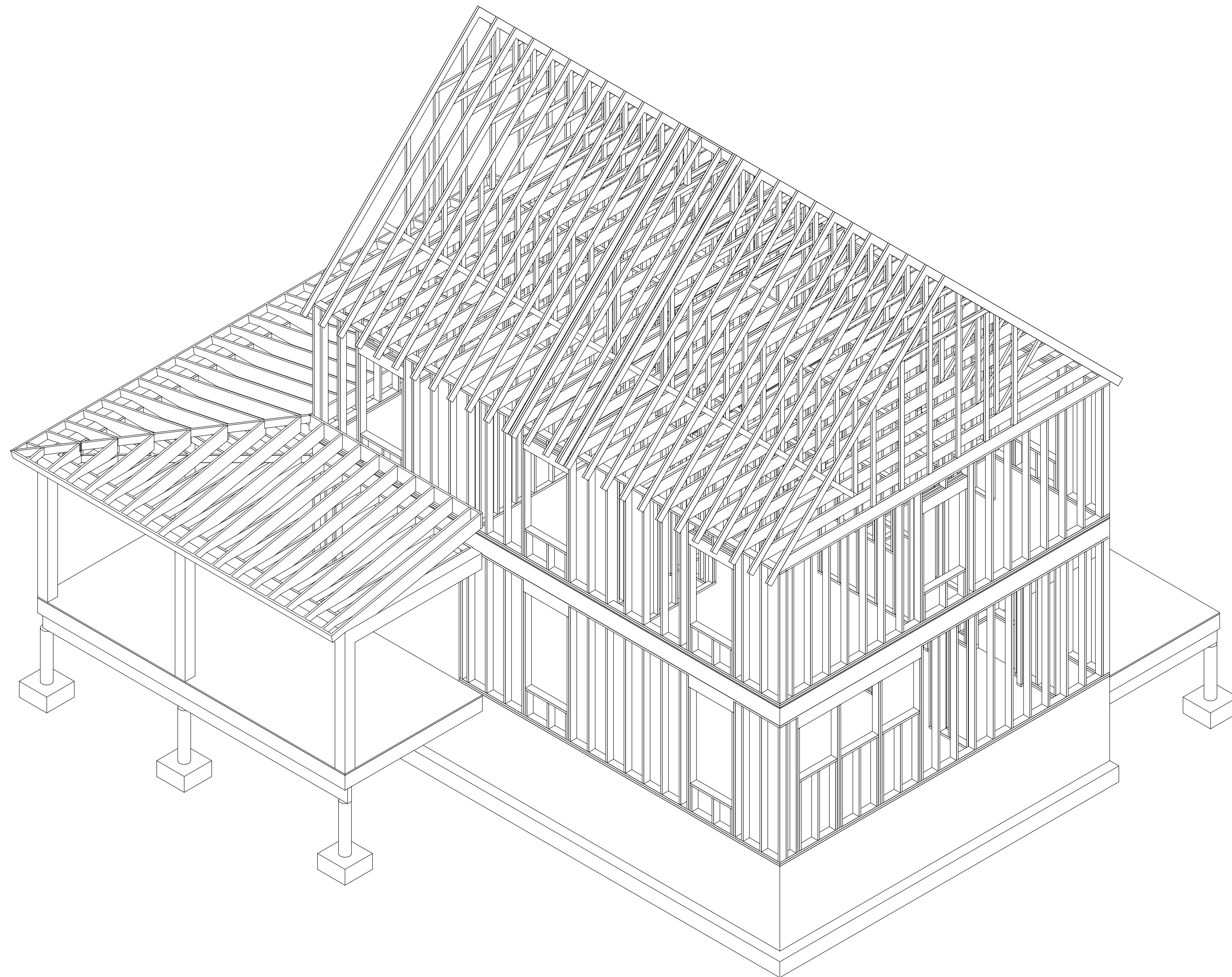
**3-BEDROOM EASTERN**

**Project Location**

**Sheet Title**

**FRAMING PLAN**

**A1-06**



**10** **FRAMING AXONOMETRIC**  
SCALE: 1/4" = 1'-0"

Prepared exclusively for Geoffrey Bowley at geoff@bowleybuilders.com

**NEED**

**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.
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

**Issued**  
**CONSTRUCTION DOCUMENTS**

**Issued Date**  
**ISSUED FOR CONSTRUCTION**

**Revisions**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

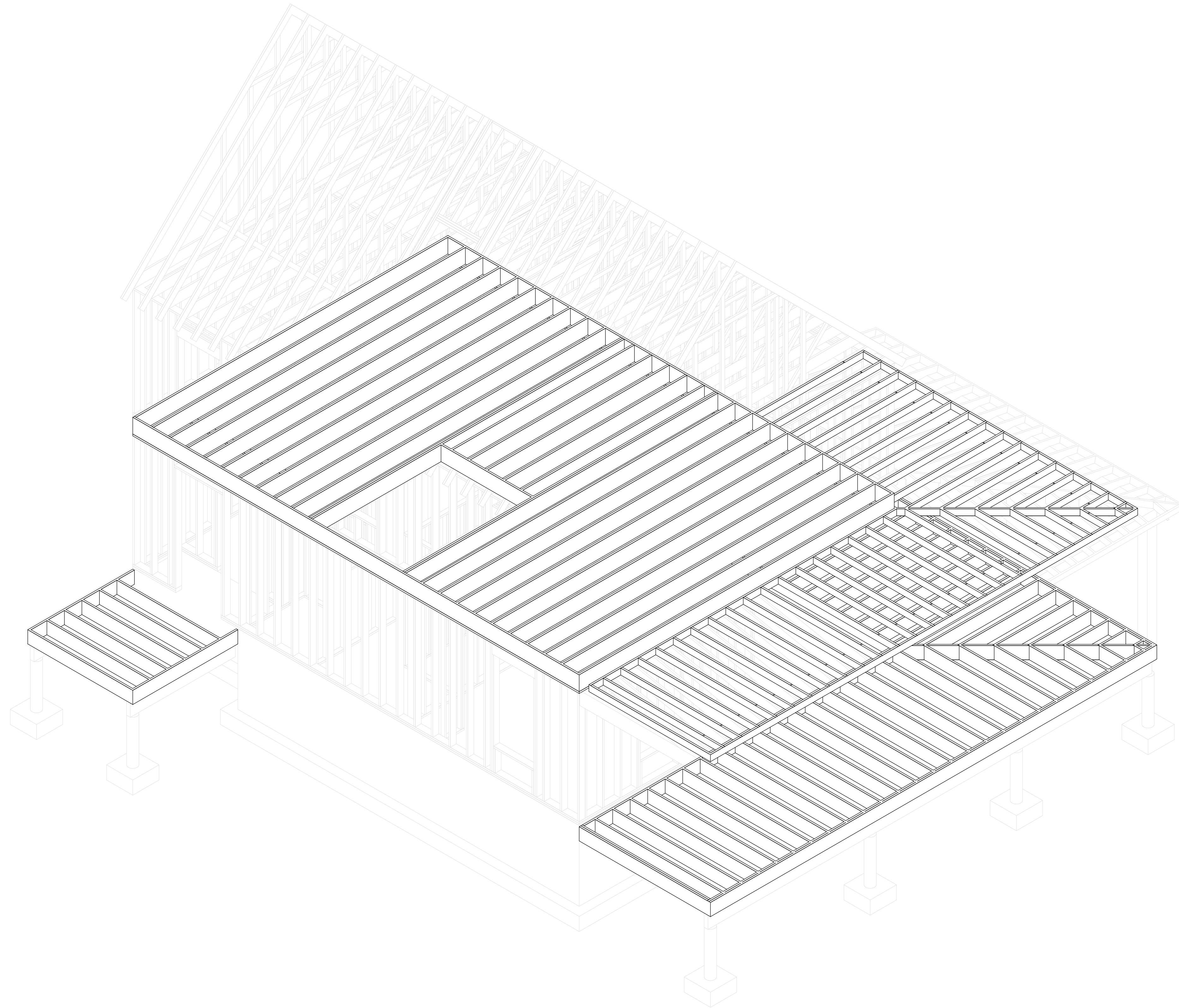
**Project**  
**3-BEDROOM EASTERN**

**Project Location**

**Sheet Title**  
**FRAMING PLAN**

**A1-07**

© Copyright -2022 MR, LLC.



**10** **FRAMING AXONOMETRIC (FLOOR FRAMING)**

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

Prepared exclusively for Geoffrey Bowley at geoff@bowleybuilders.com

**NEED**

**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.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**

**Project**

**3-BEDROOM EASTERN**

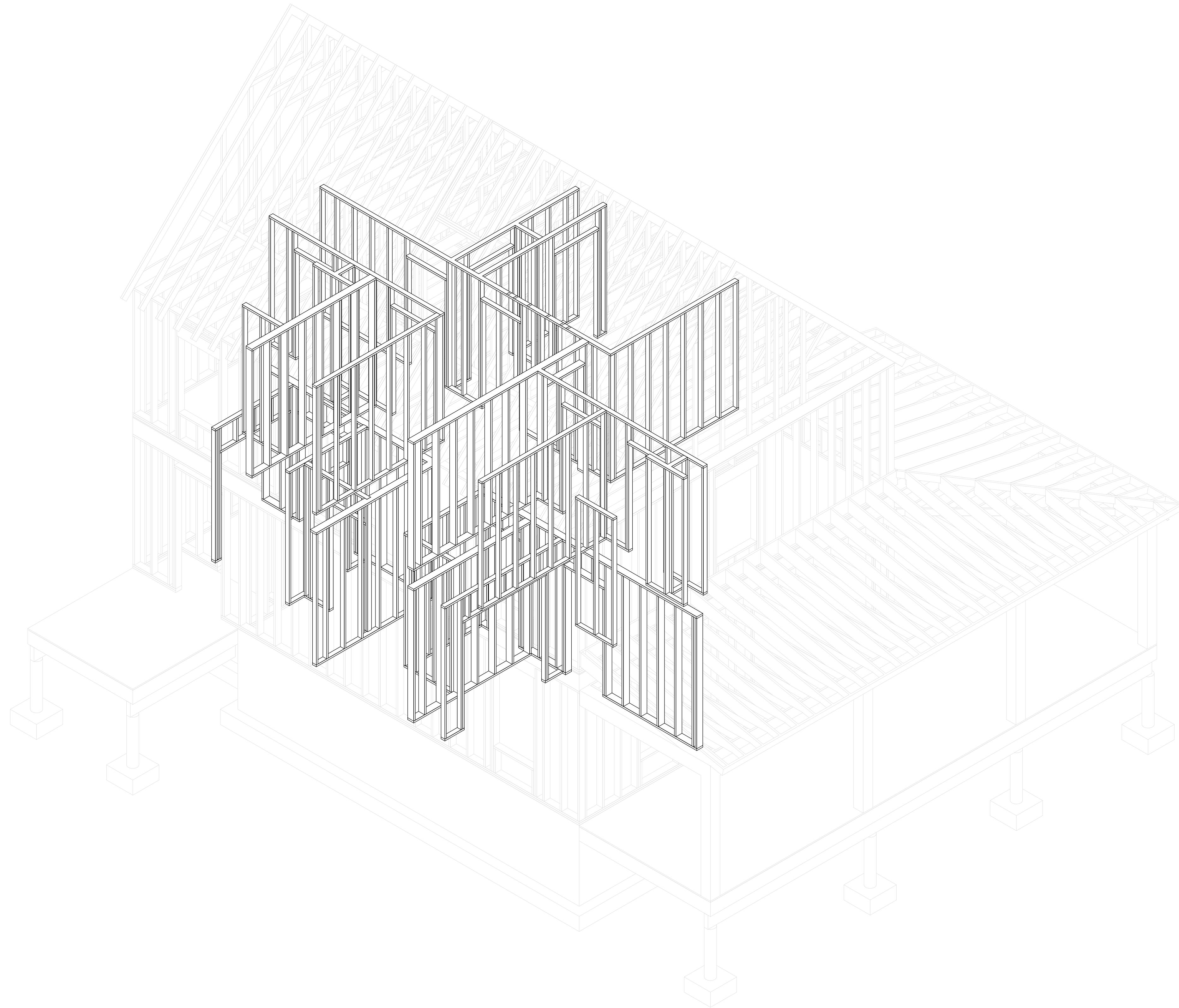
**Project Location**

**Sheet Title**

**FRAMING PLAN**

**A1-06**

© Copyright -2022 MR, LLC.



10

**FRAMING AXONOMETRIC (INTERIOR WALL)**

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 the work.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

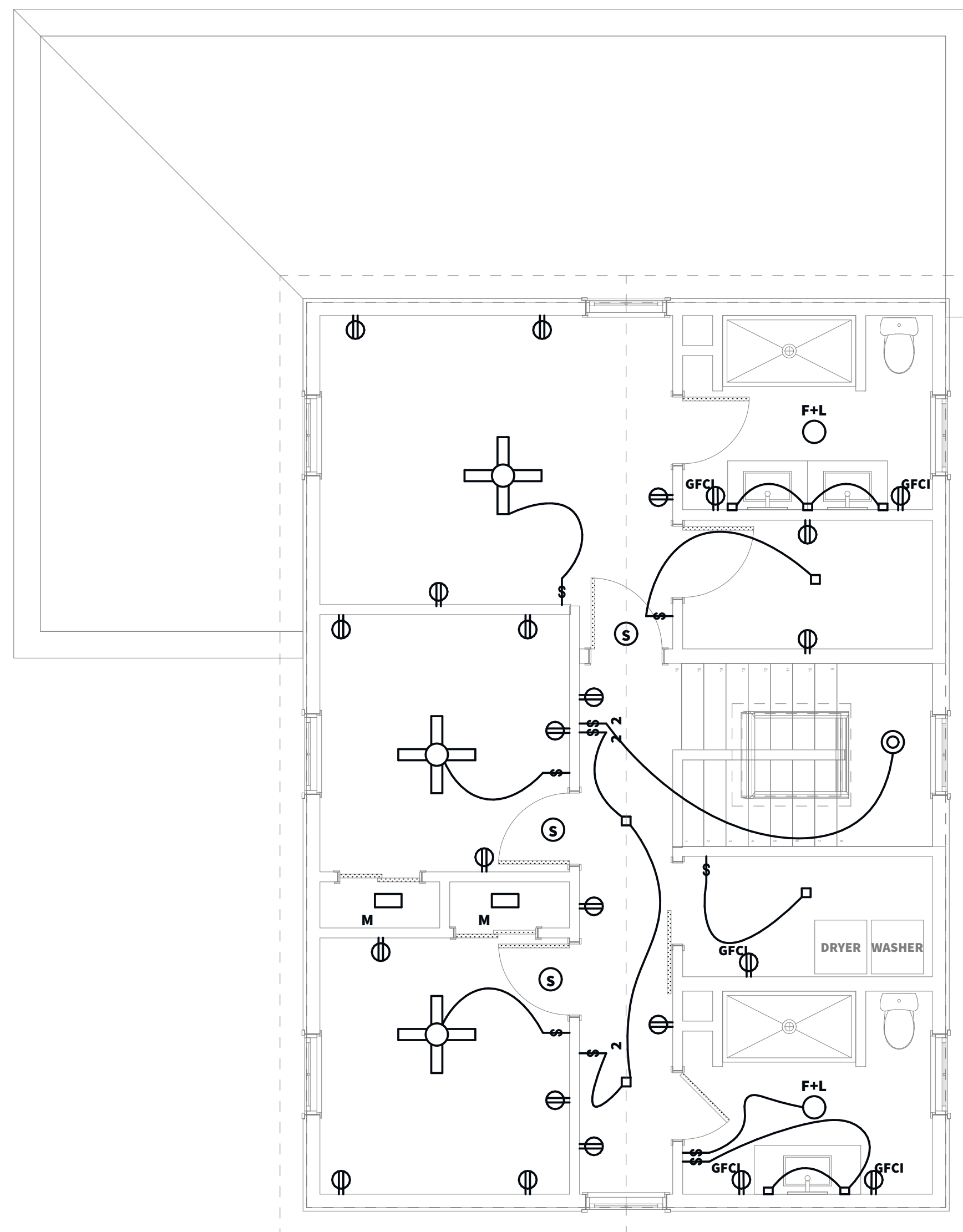
**3-BEDROOM EASTERN**

**Project Location**

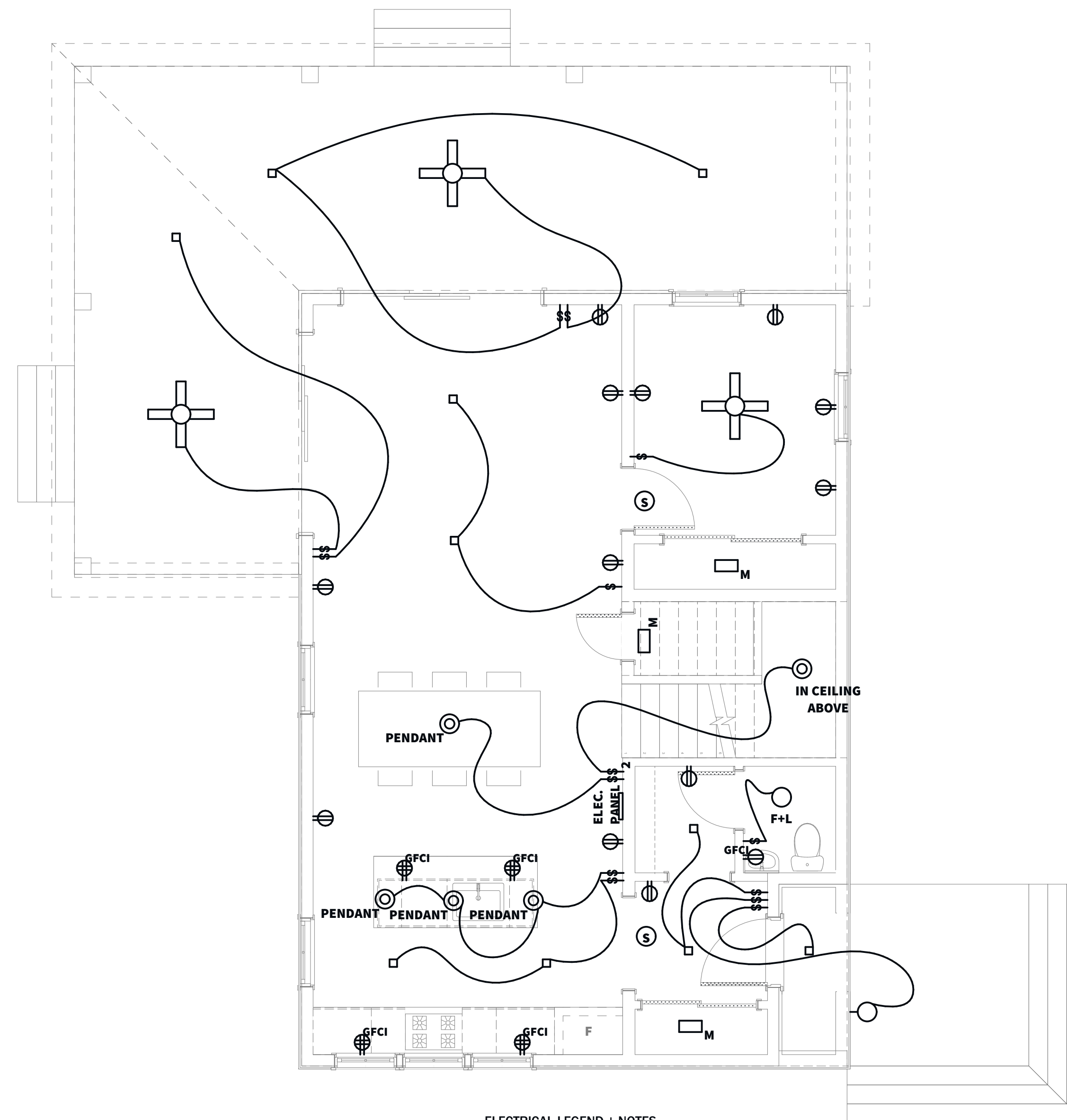
**Sheet Title**

**FRAMING PLAN**

**A1-07**



**11** ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



**LIGHT SELECTIONS**

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

TYPICAL RECESSED CEILING LIGHT  
LITHONIA 3JBK RD DOWNLIGHT

TYP. EXTERIOR WALL SCENCE  
TECH LIGHTING PITCH SCENCE 700WSPITSB-LED830  
OR  
TECH LIGHTING BOWMAN 6 SCENCE 700WSBOW6B-LED830

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

READING LIGHT  
ASTRO ENNA SQUARE LED WALL SCENCE 1058024

DECORATIVE PENDANT SUGGESTION  
SEAGULL LIGHTING GLOBE PENDANT IN WHITE  
Model #6024935-15

\*CONFIRM ALL DIMMER LOCATIONS

**ELECTRICAL LEGEND + NOTES**

- GFCI DUPLEX RECEPTACLE WITH GFCI PROTECTION
- GFCI QUAD RECEPTACLE WITH GFCI PROTECTION
- DUPLEX RECEPTACLE
- RECESSED FAN AND LIGHT
- RECESSED CEILING LIGHT
- SURFACE MOUNT CLOSET LIGHT WITH MOTION SENSOR
- WALL SCENCE (EXTERIOR LIGHTS MUST BE WET LOCATION)
- DECORATIVE PENDANT
- VANITY WALL SCENCE, WET LOCATION
- SMOKE DETECTOR
- DIMMER
- FAN AND LIGHT

**10** ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"

**NEED**

**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.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**

NO.	DESCRIPTION

**Project**

**3-BEDROOM EASTERN**

**Project Location**

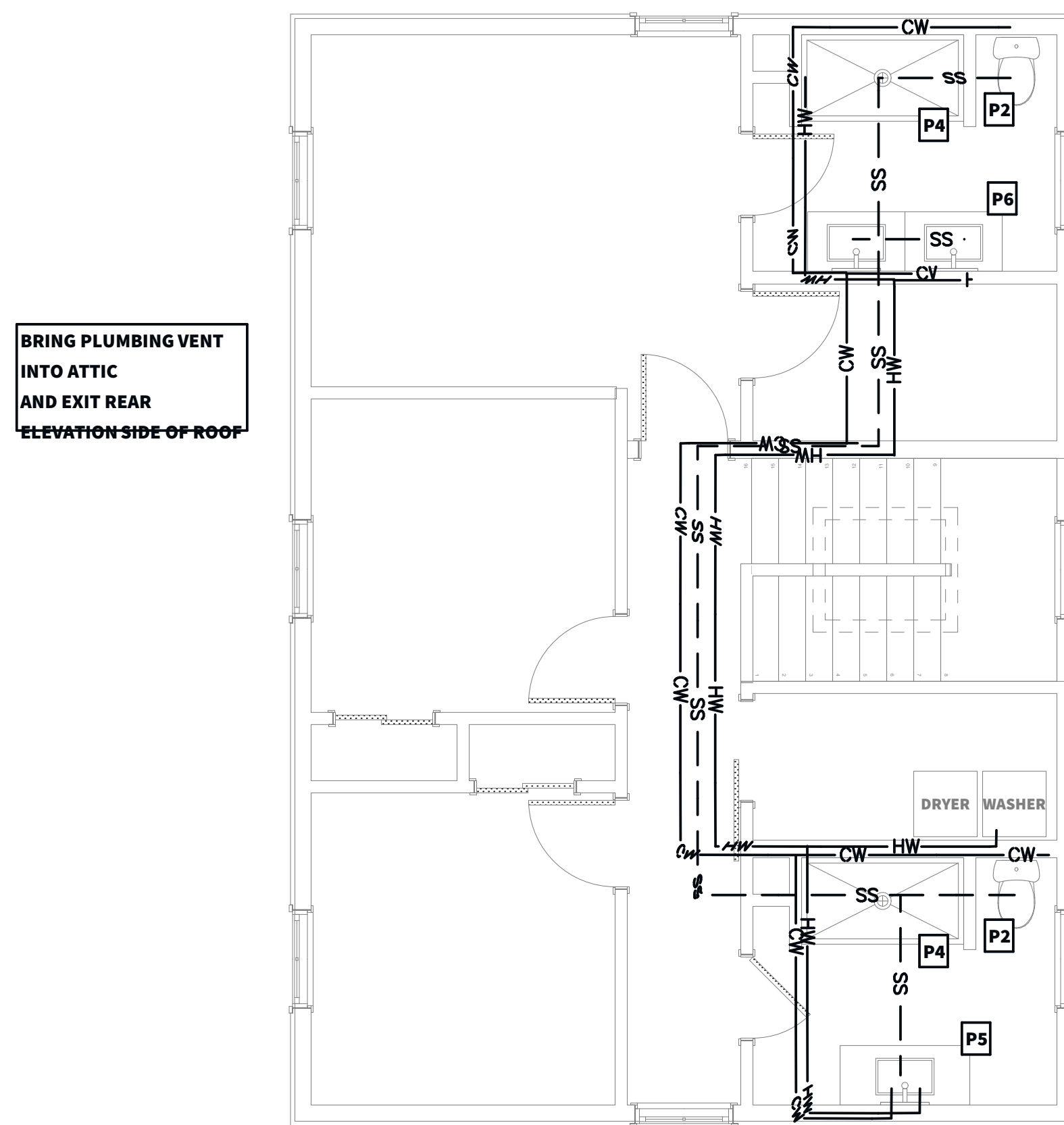
**Sheet Title**

**ELECTRICAL PLANS**

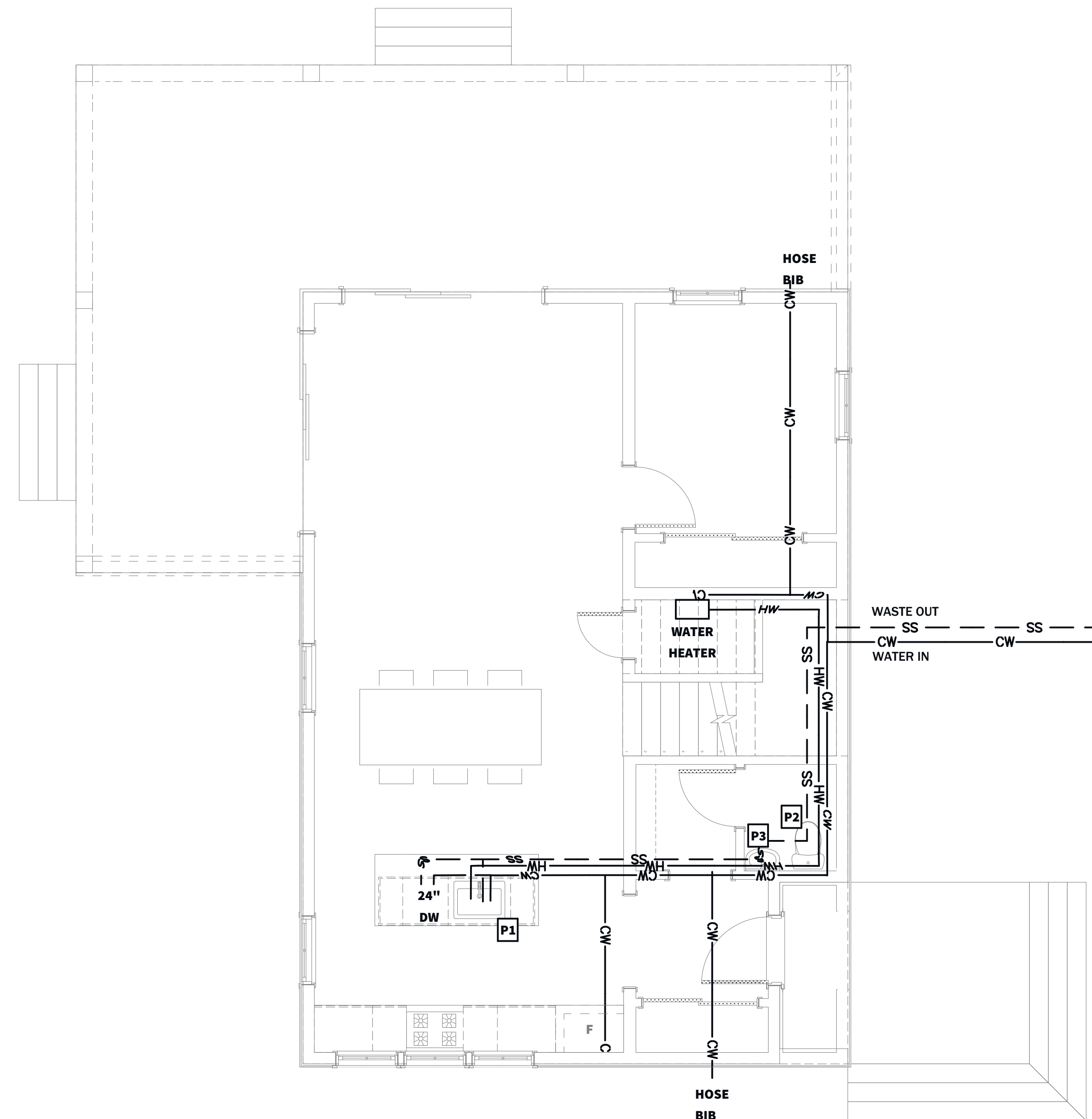
**E-01**

© Copyright -2022 MR, LLC.

Plumbing Fixture Schedule					
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	
P3	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	



**10 PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



**10 PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

# NEED

**Construction Notes**

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

**3-BEDROOM EASTERN**

**Project Location**

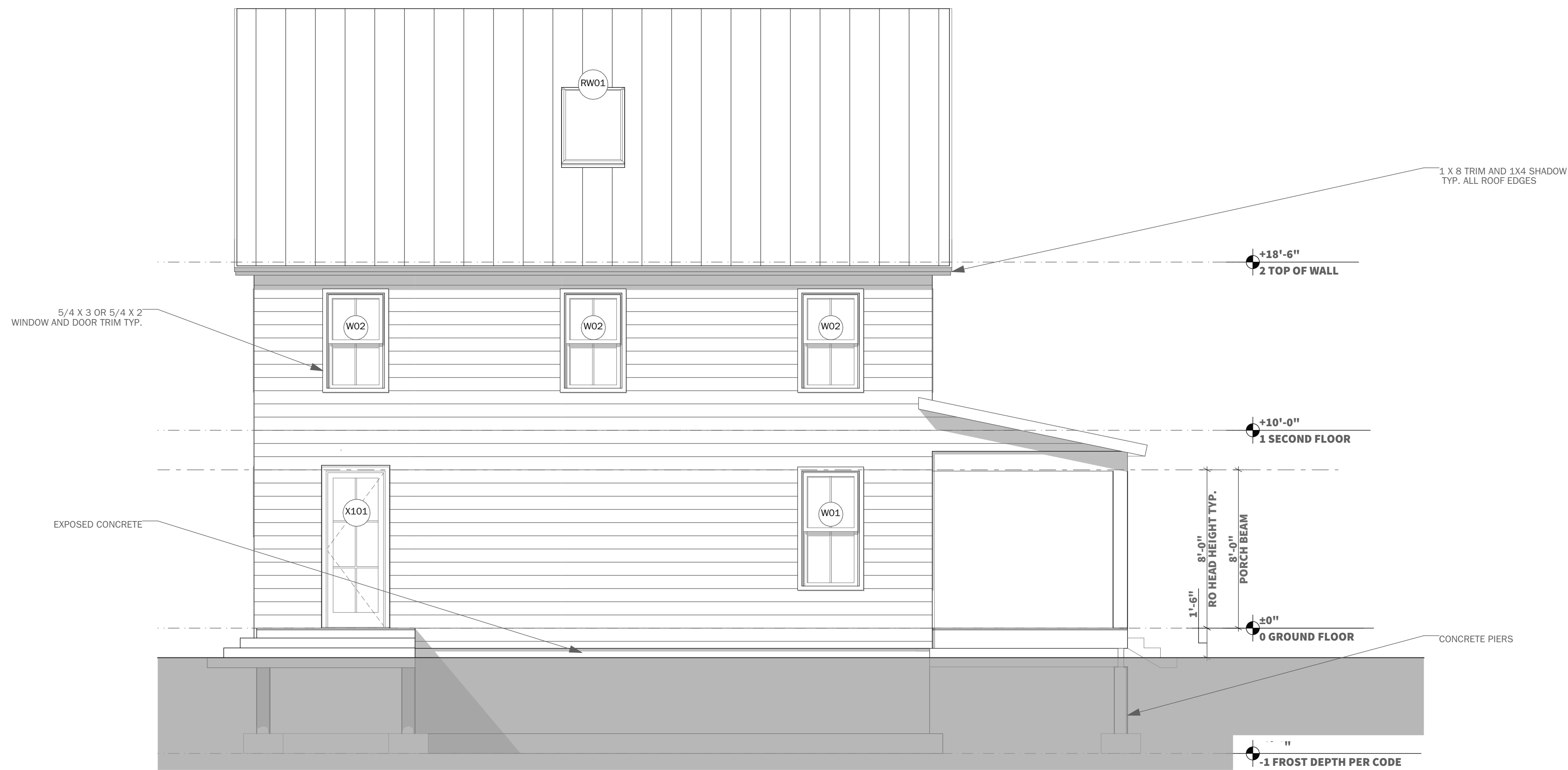
**Sheet Title**

**PLUMBING PLANS**

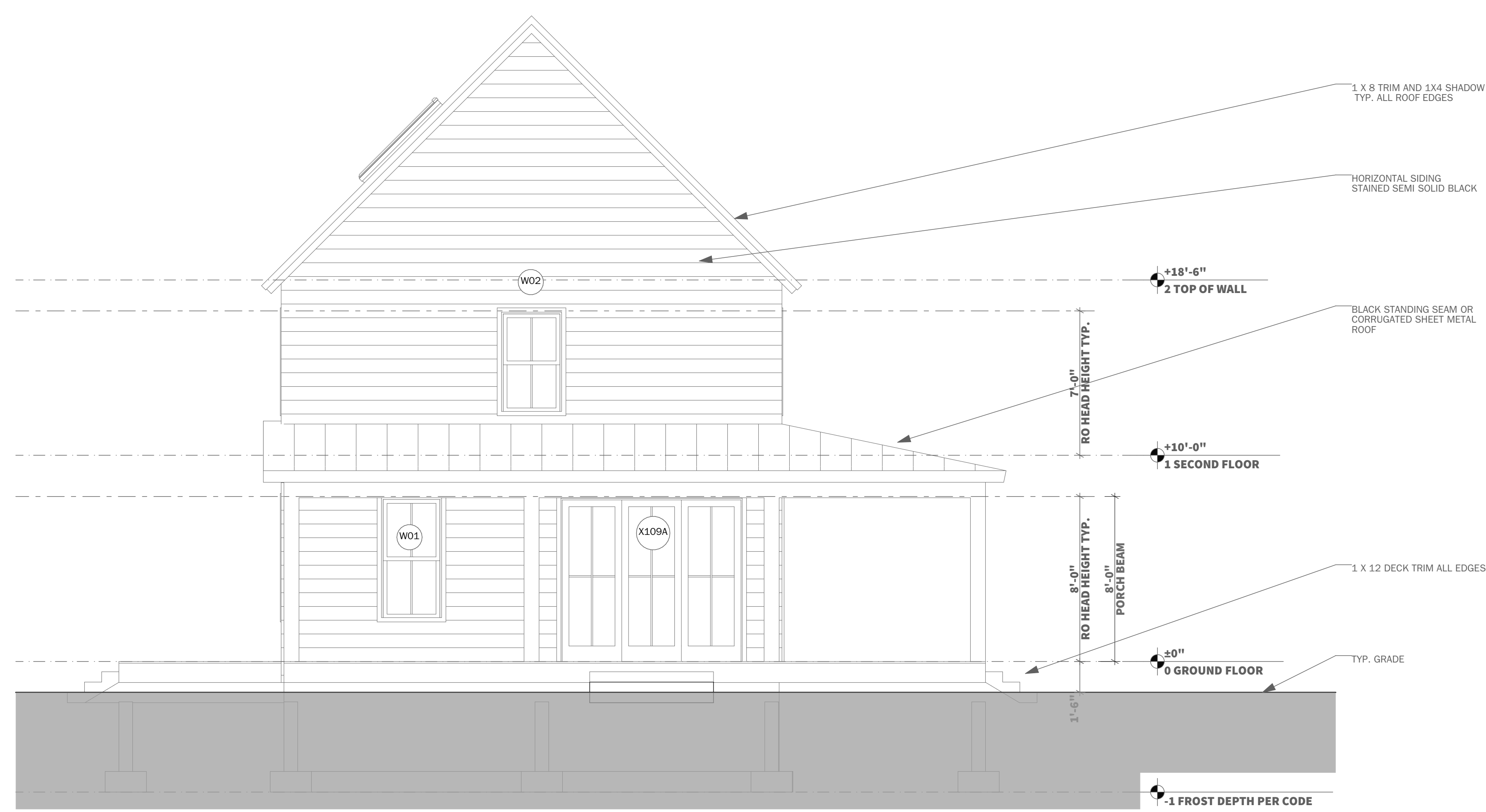
**P-01**

© Copyright -2022 MR, LLC.

# NEED



**20 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**10 RIGHT SIDE ELEVATION**  
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 the work.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**

NO.	DESCRIPTION

**Project**

**3-BEDROOM EASTERN**

**Project Location**

**Sheet Title**

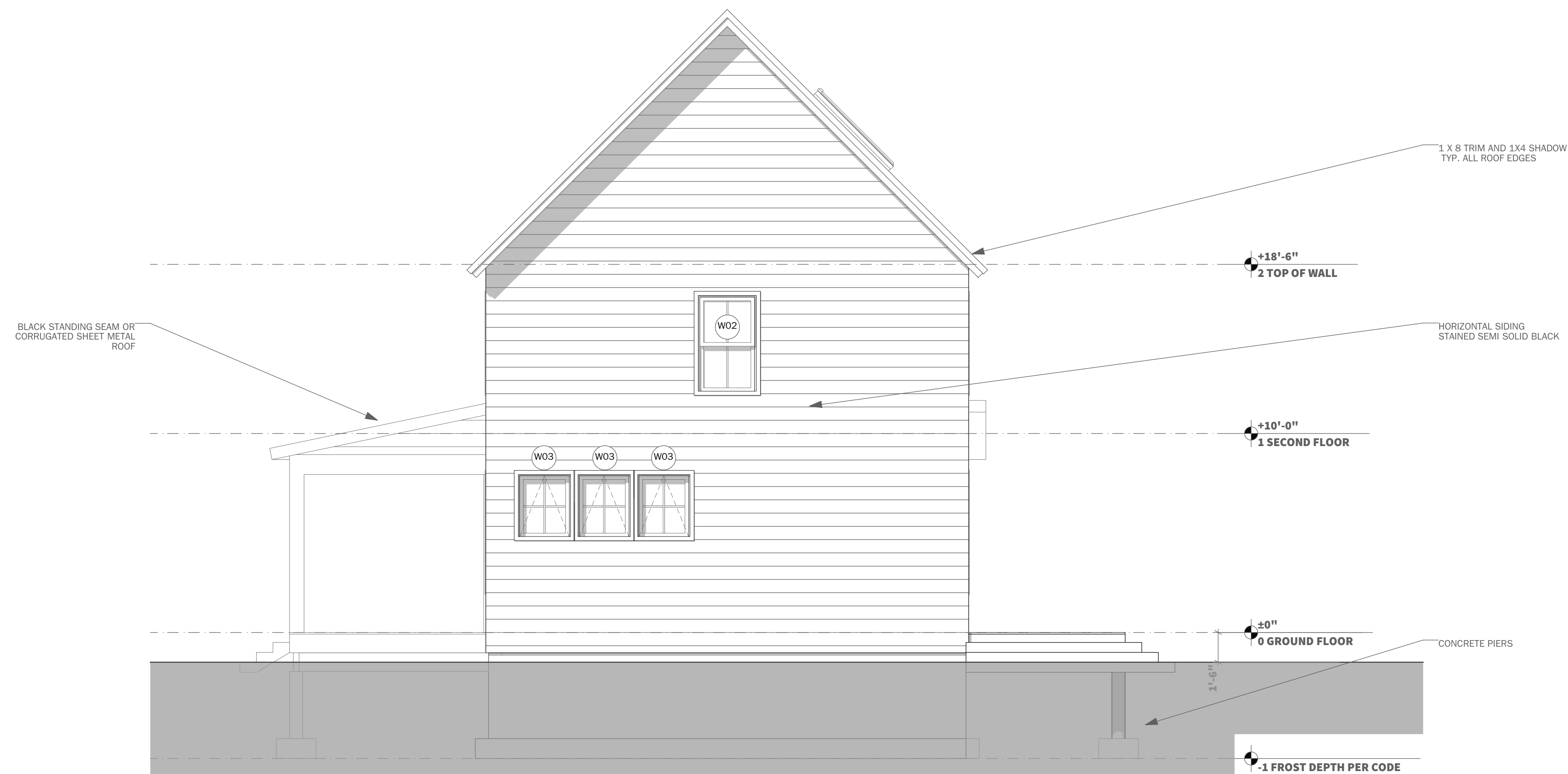
**EXTERIOR ELEVATIONS**

**A2-01**

# NEED



**20 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**10 LEFT ELEVATION**  
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 the work.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

**3-BEDROOM EASTERN**

**Project Location**

**Sheet Title**

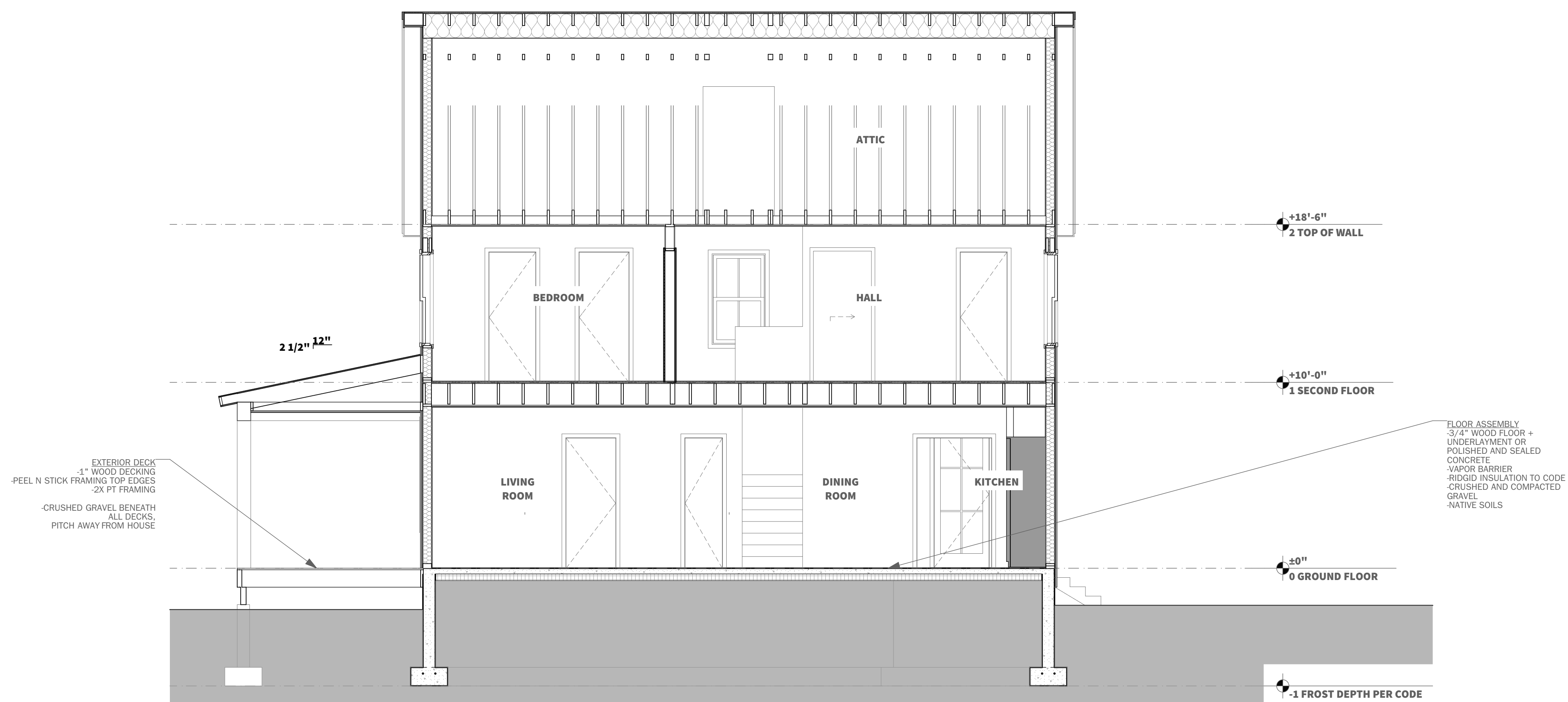
**EXTERIOR ELEVATIONS**

**A2-02**

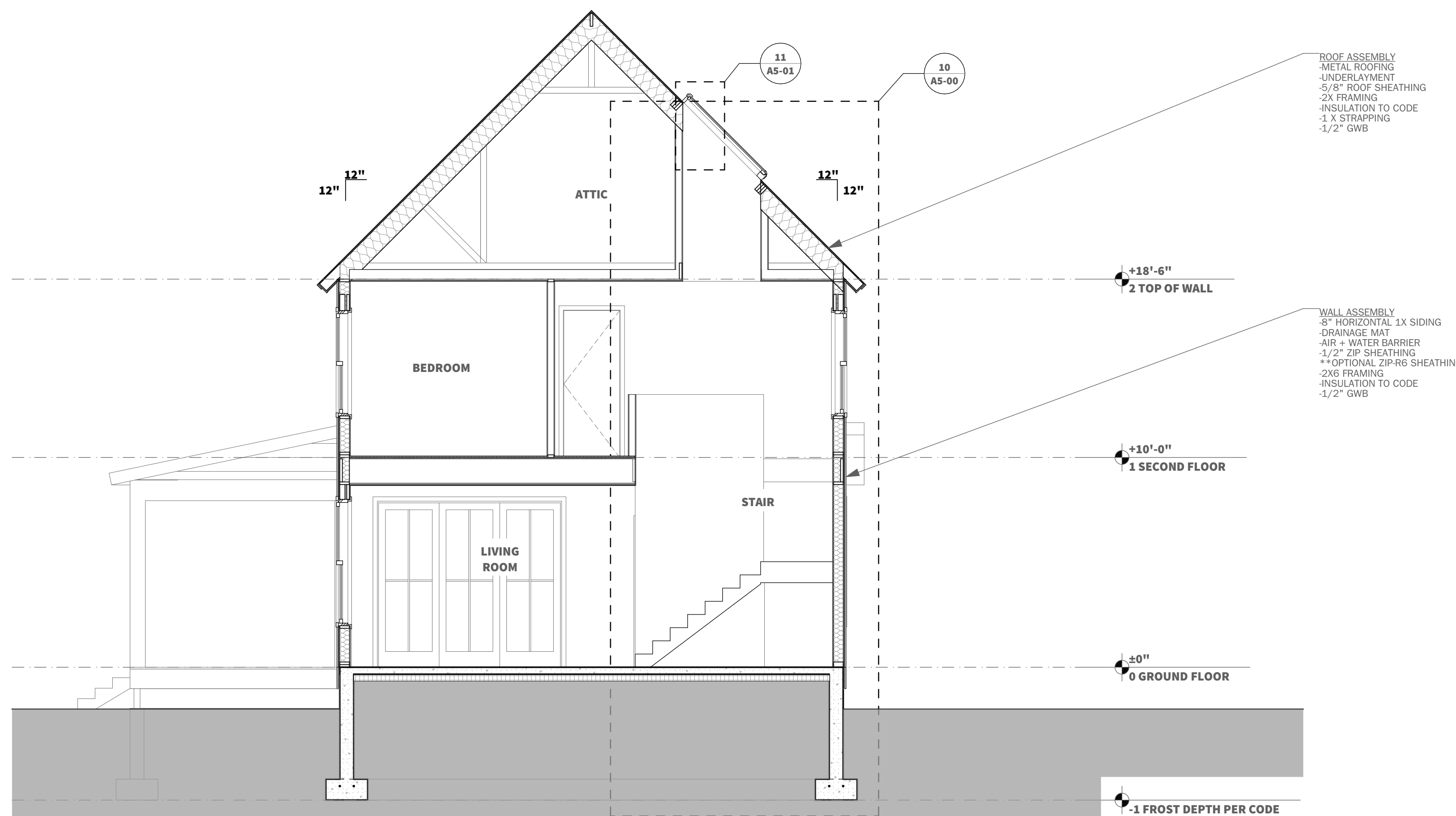
© Copyright -2022 MR, LLC.



# NEED



**20 LONG SECTION @ HOUSE CENTER**  
SCALE: 1/4" = 1'-0"



**10 SHORT SECTION @ STAIRS**  
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 the work.
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

Issued  
**CONSTRUCTION DOCUMENTS**

Issued Date  
**ISSUED FOR CONSTRUCTION**

Revisions

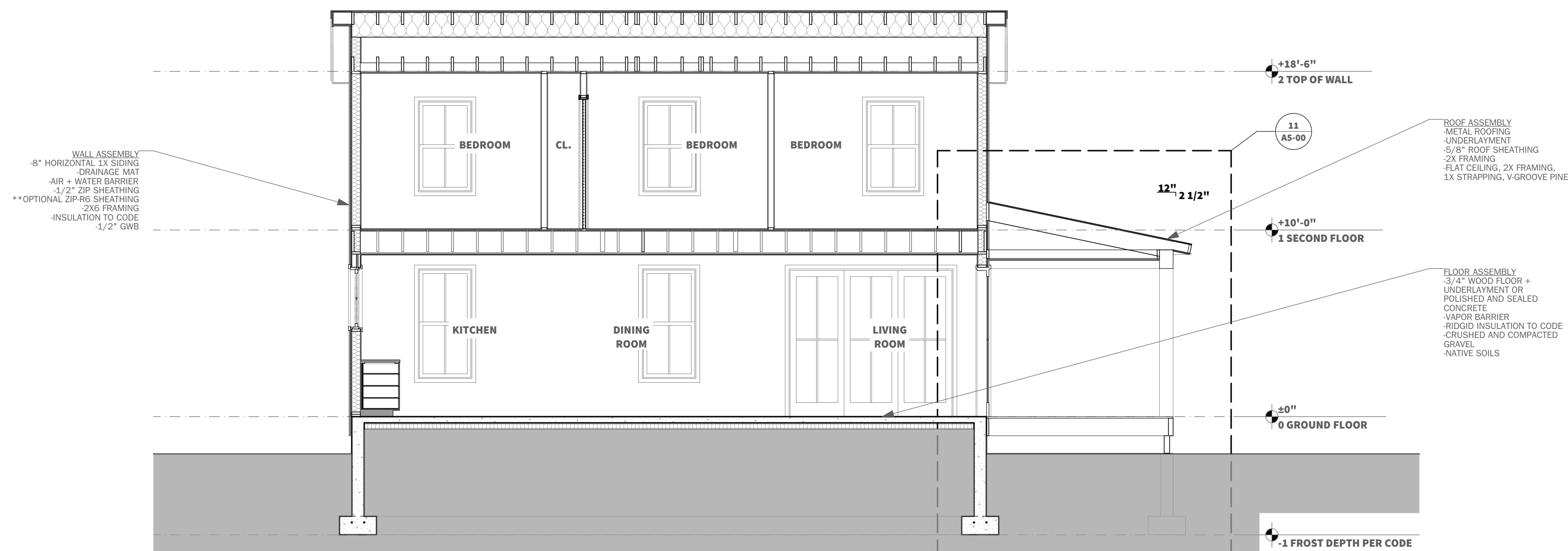
Project  
**3-BEDROOM EASTERN**

Project Location

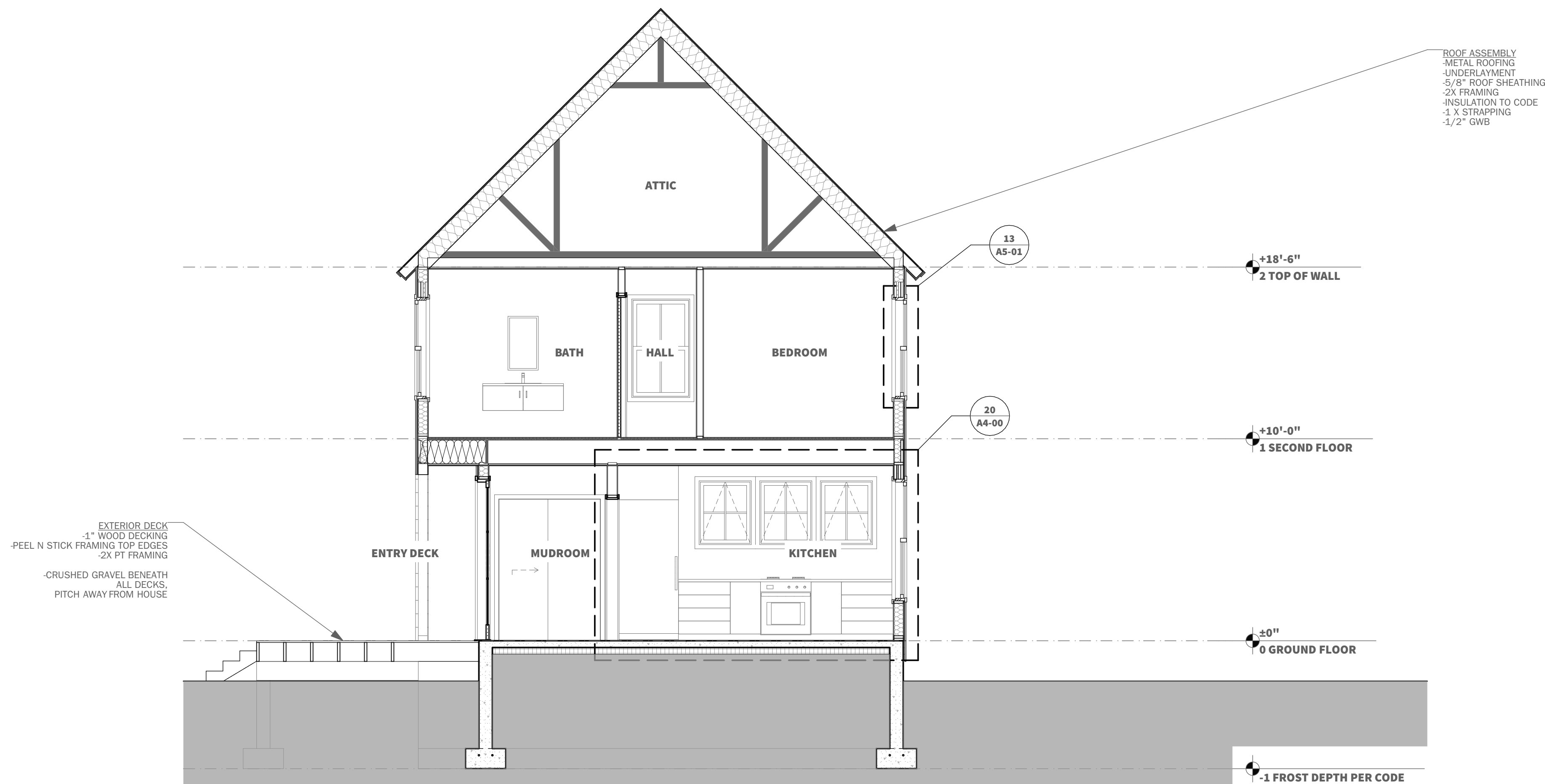
Sheet Title

**SECTIONS  
A3-00**

# NEED



**20 LONG SECTION @ GREAT ROOM**  
SCALE: 1/4" = 1'-0"



**10 SHORT SECTION @ ENTRY AND KITCHEN**  
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 the work.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**


**Project**

**3-BEDROOM EASTERN**

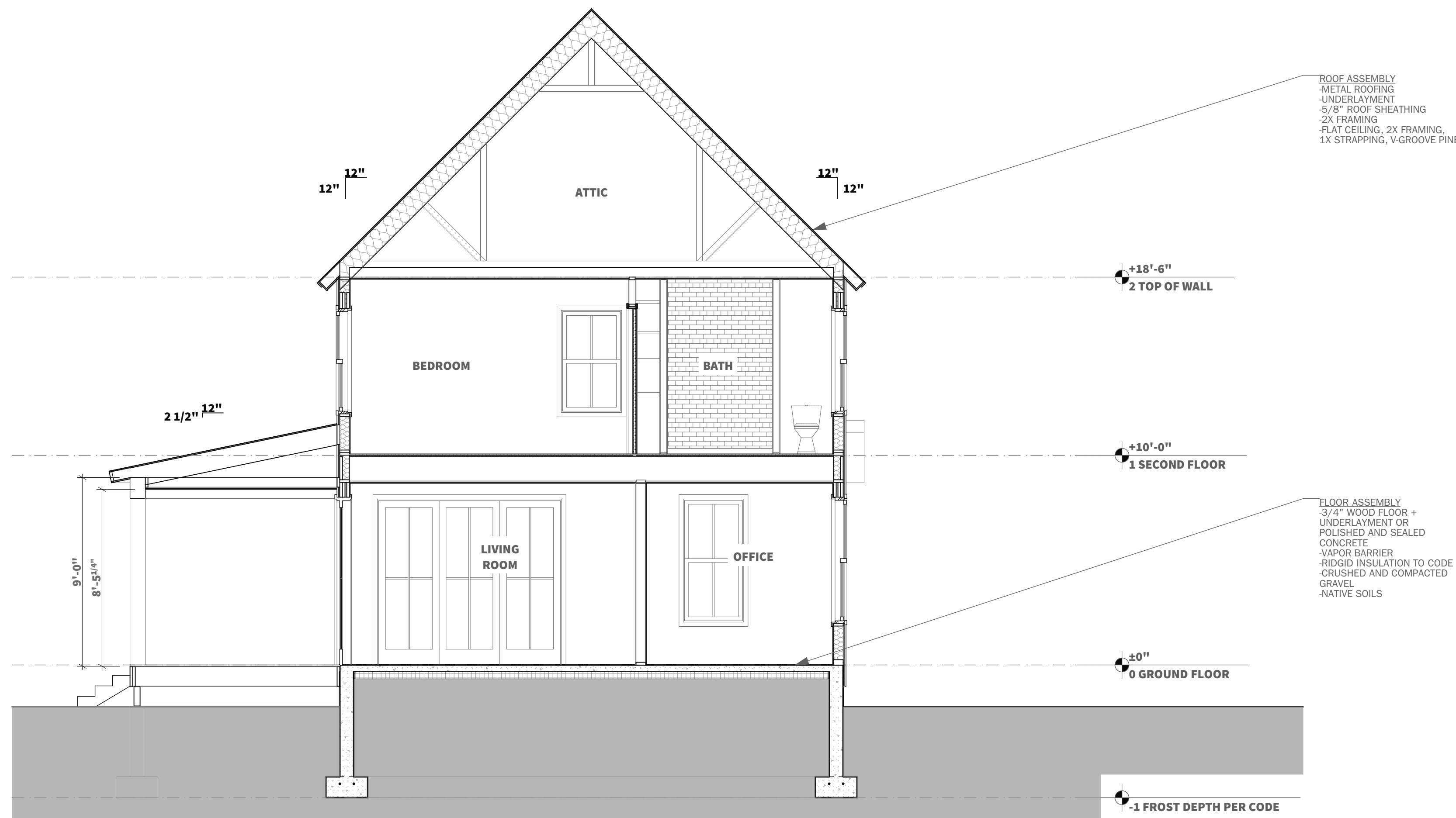
**Project Location**

**Sheet Title**

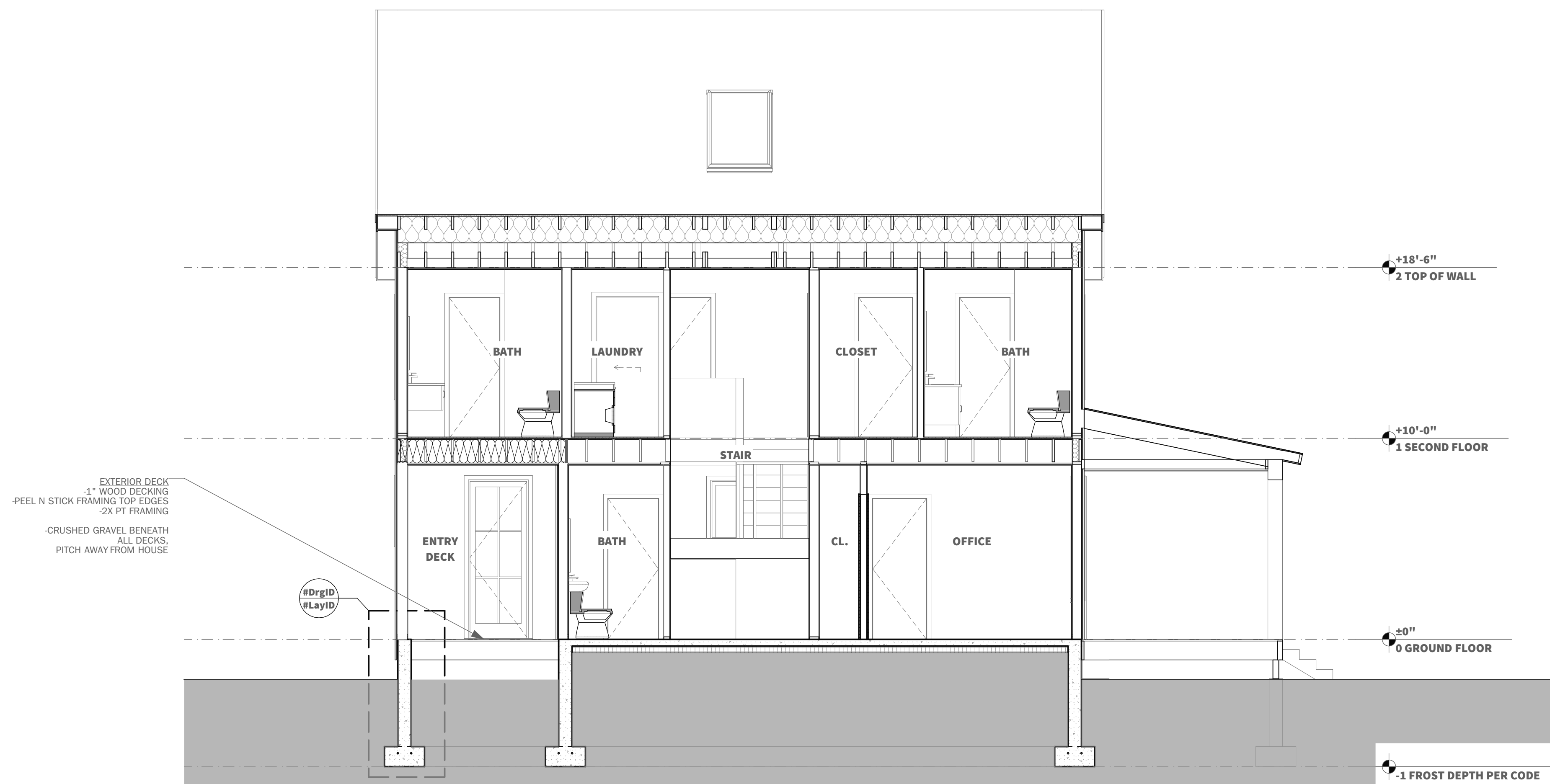
**SECTIONS**

**A3-01**

# NEED



**20** SHORT SECTION @ BEDROOM AND BATH  
SCALE: 1/4" = 1'-0"



**10** LONG SECTION @ ENTRY AND STAIR  
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 the work.
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

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**

NO.	DESCRIPTION

**Project**

**3-BEDROOM EASTERN**

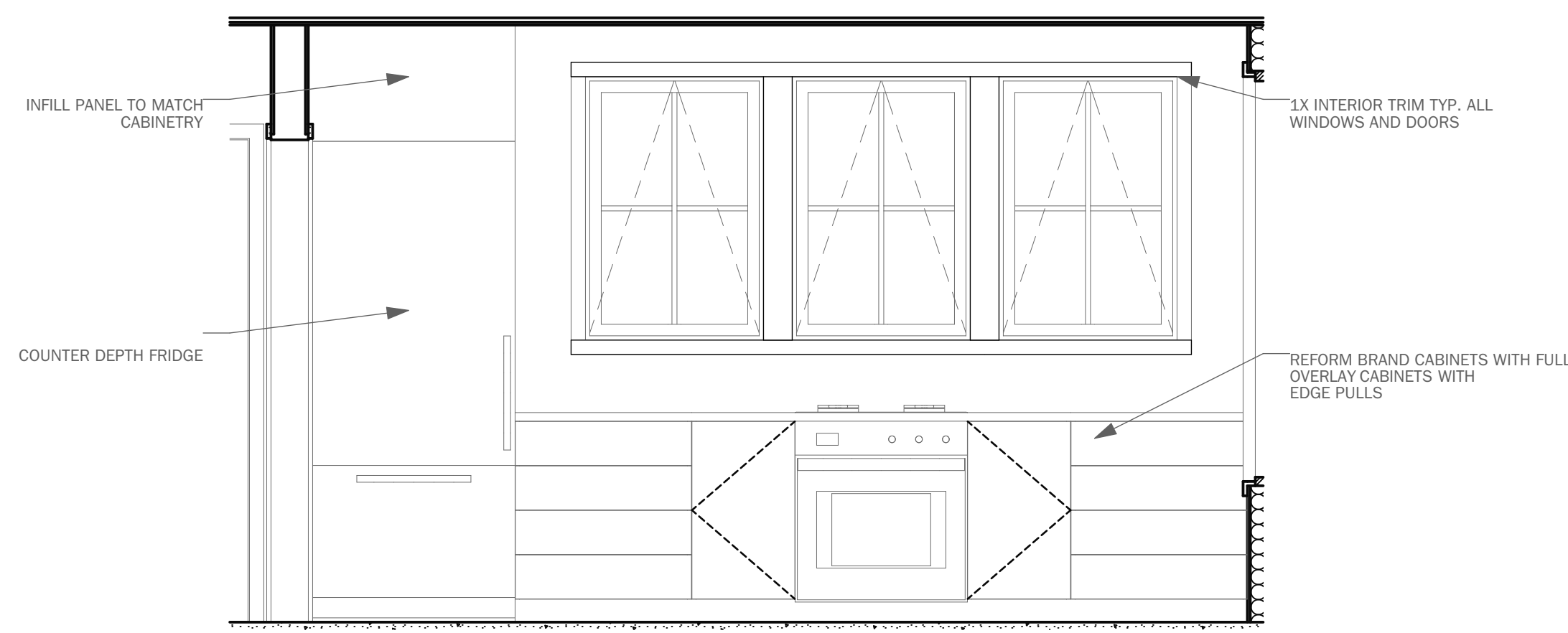
**Project Location**

**Sheet Title**

**SECTIONS**

**A3-02**

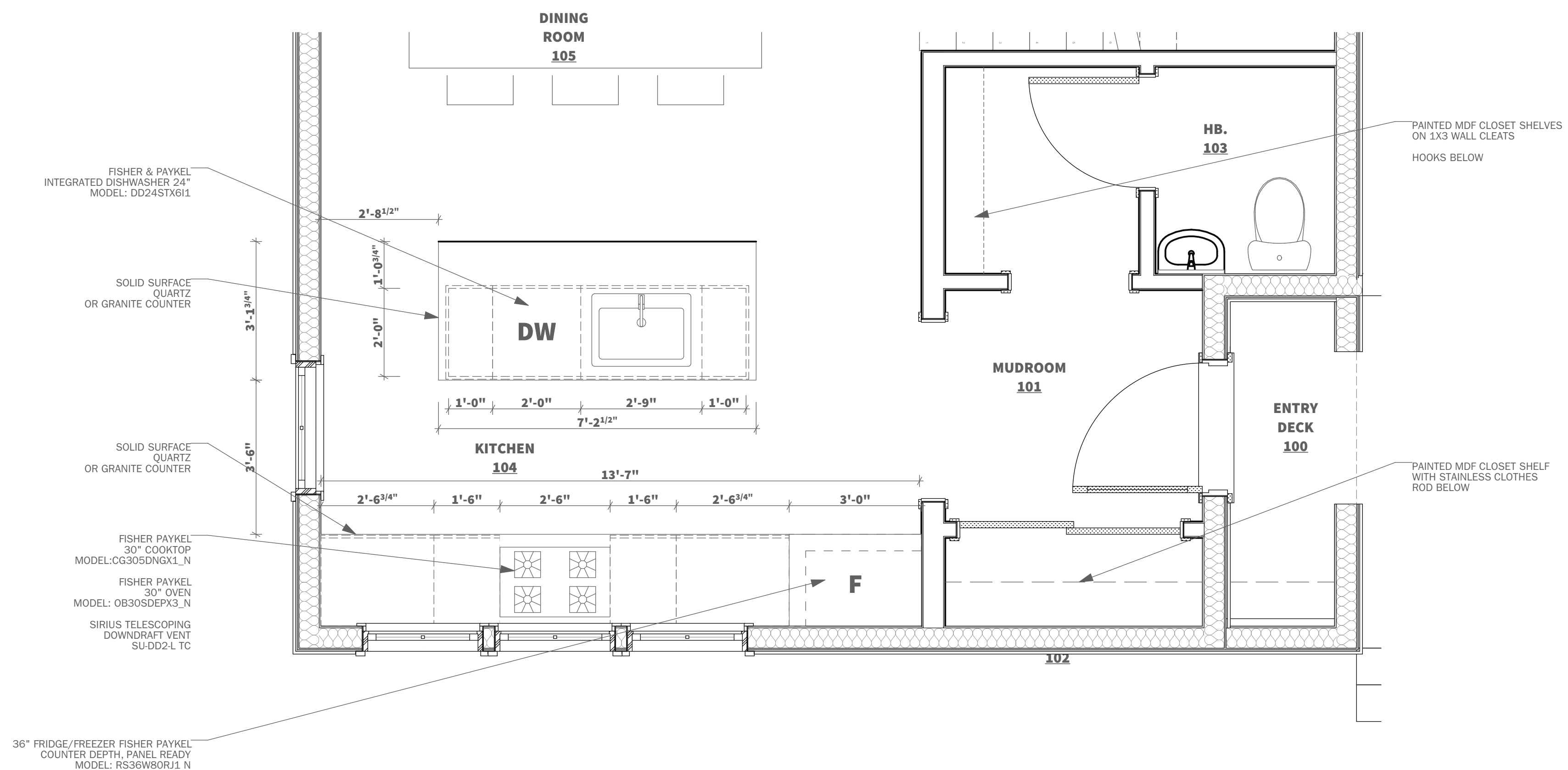
# NEED



**20 KITCHEN ELEVATION**  
SCALE: 1/2" = 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 the work.
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



**10 ENLARGED CORE PLAN**  
SCALE: 1/2" = 1'-0"

**Issued**

**CONSTRUCTION DOCUMENTS**

**Issued Date**

**ISSUED FOR CONSTRUCTION**

**Revisions**

**Project**

**3-BEDROOM EASTERN**

**Project Location**

**Sheet Title**  
**ENLARGED FLOOR PLANS + INT. ELEV.**

**A4-00**

# NEED

## 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.
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

Issued  
**CONSTRUCTION DOCUMENTS**

Issued Date  
**ISSUED FOR CONSTRUCTION**

Revisions

Project

**3-BEDROOM EASTERN**

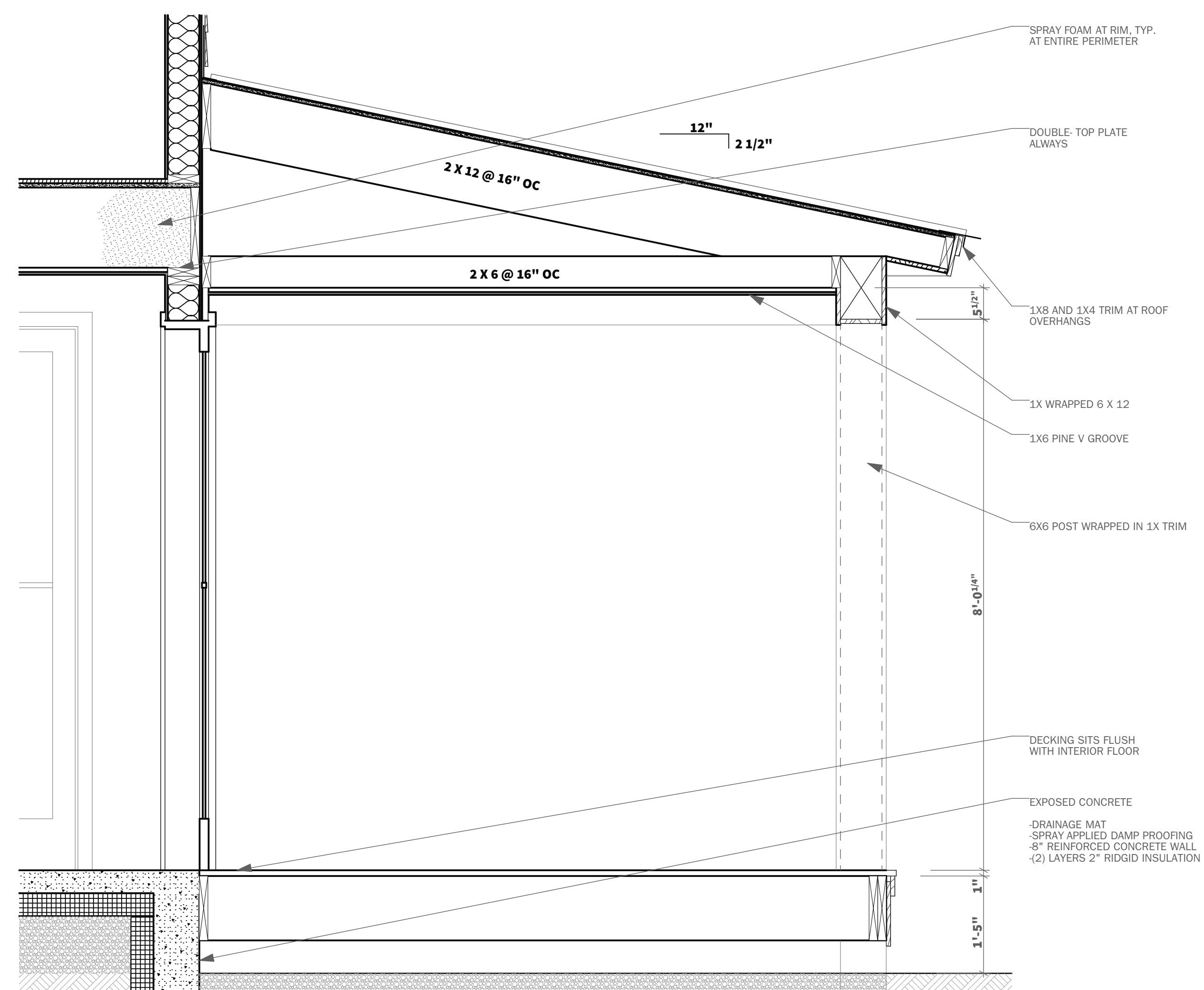
Project Location

Sheet Title

**BUILDING DETAILS**

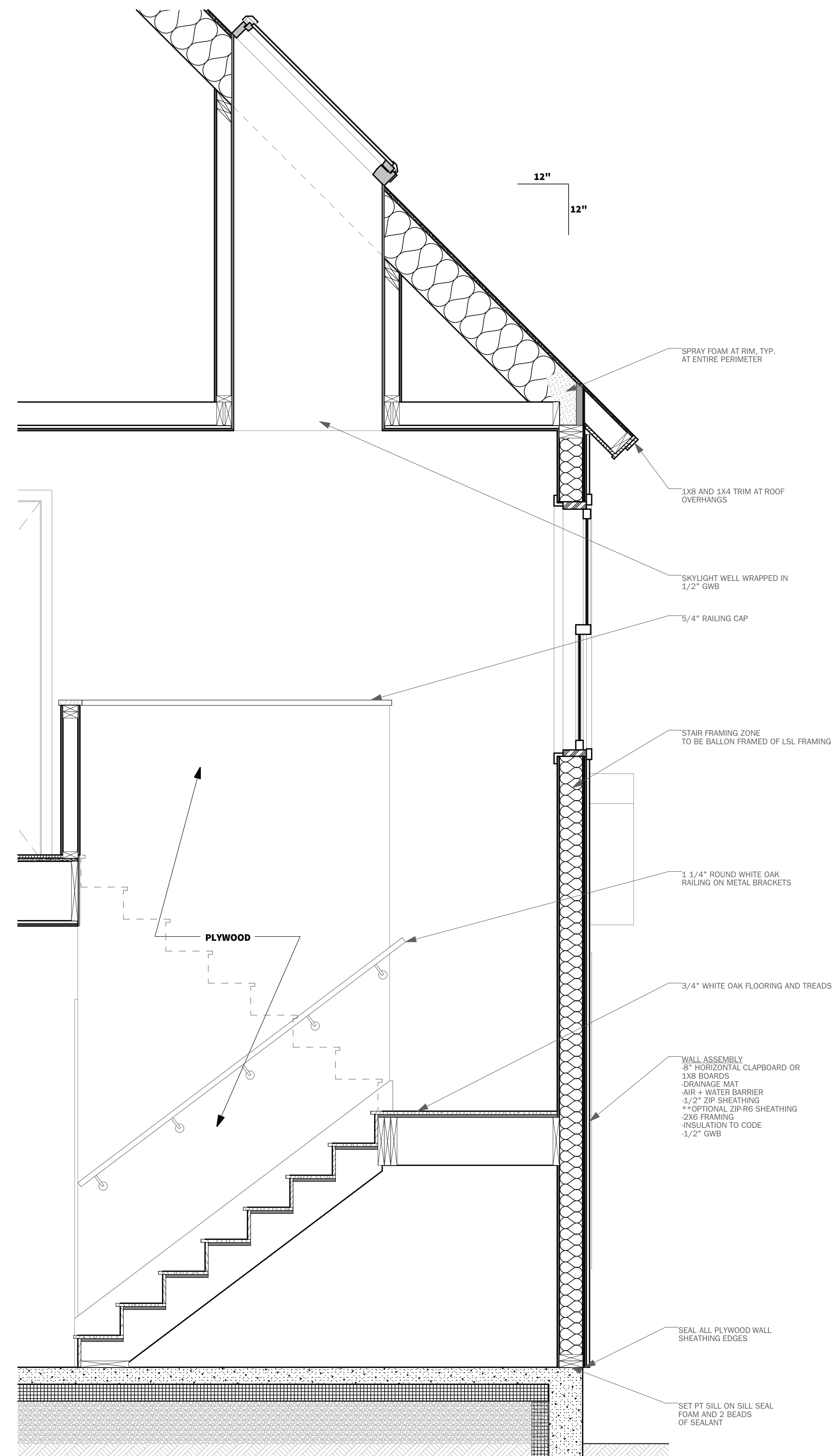
**A5-00**

© Copyright -2022 MR, LLC.



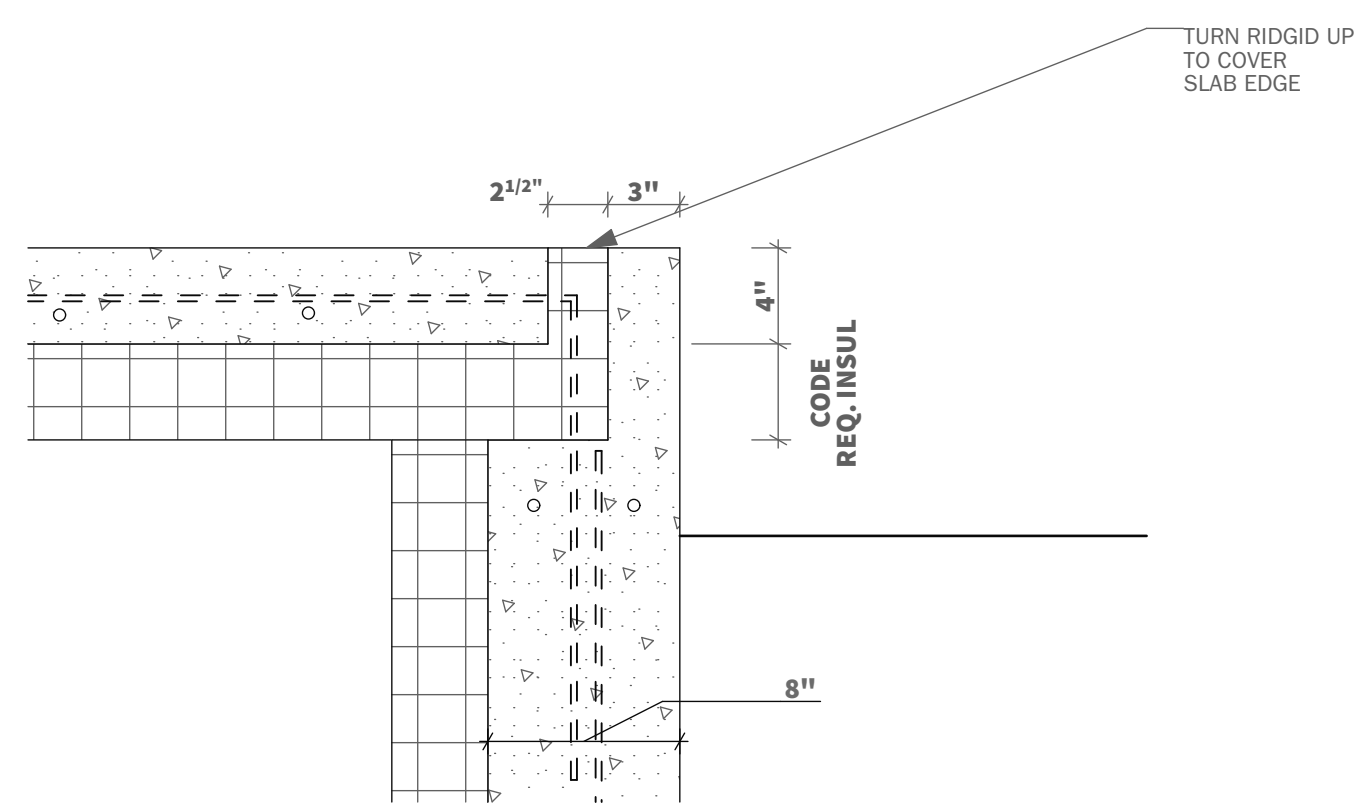
**11 PORCH WALL SECTION**

SCALE: 3/4" = 1'-0"

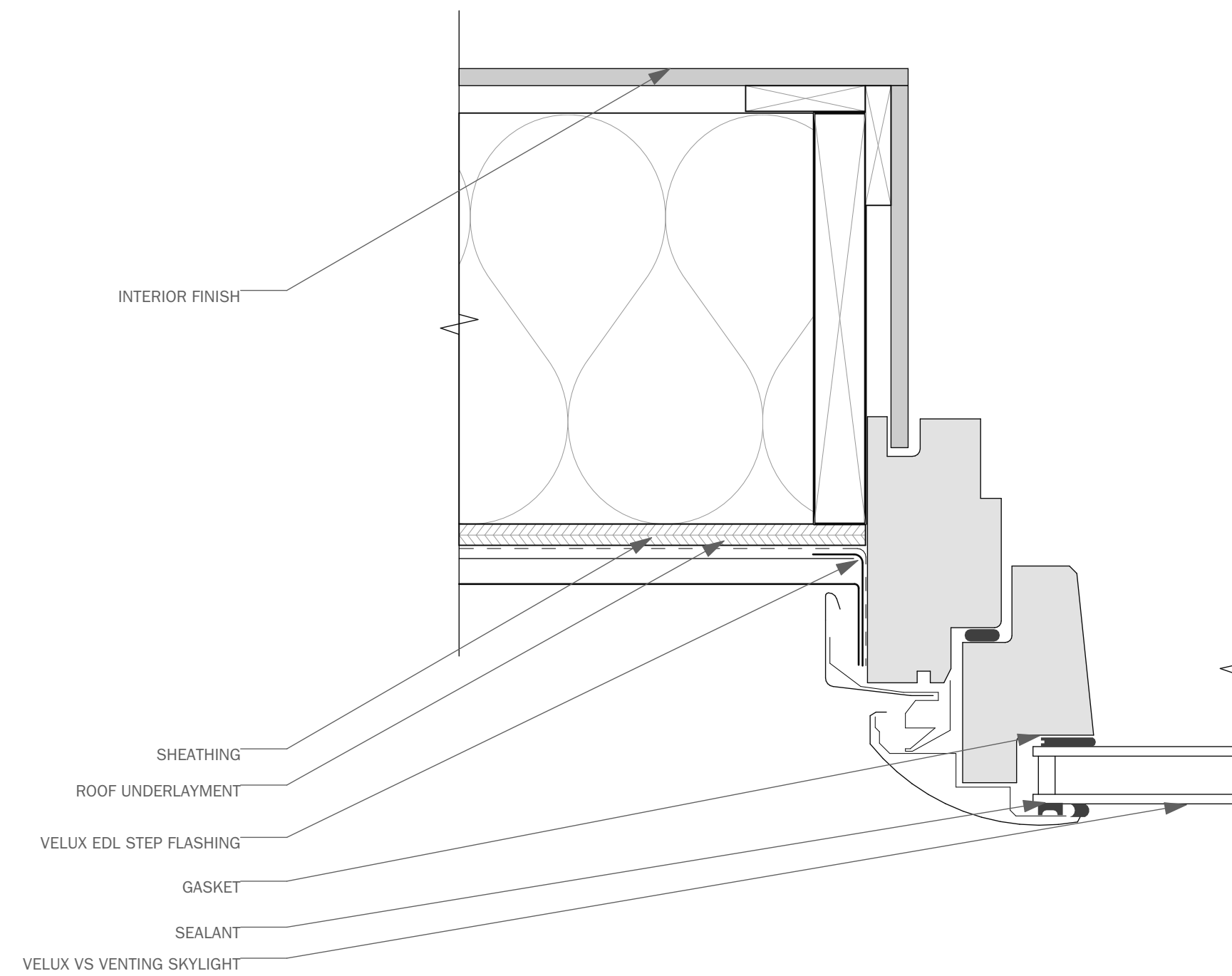


**10 STAIR WALL SECTION**

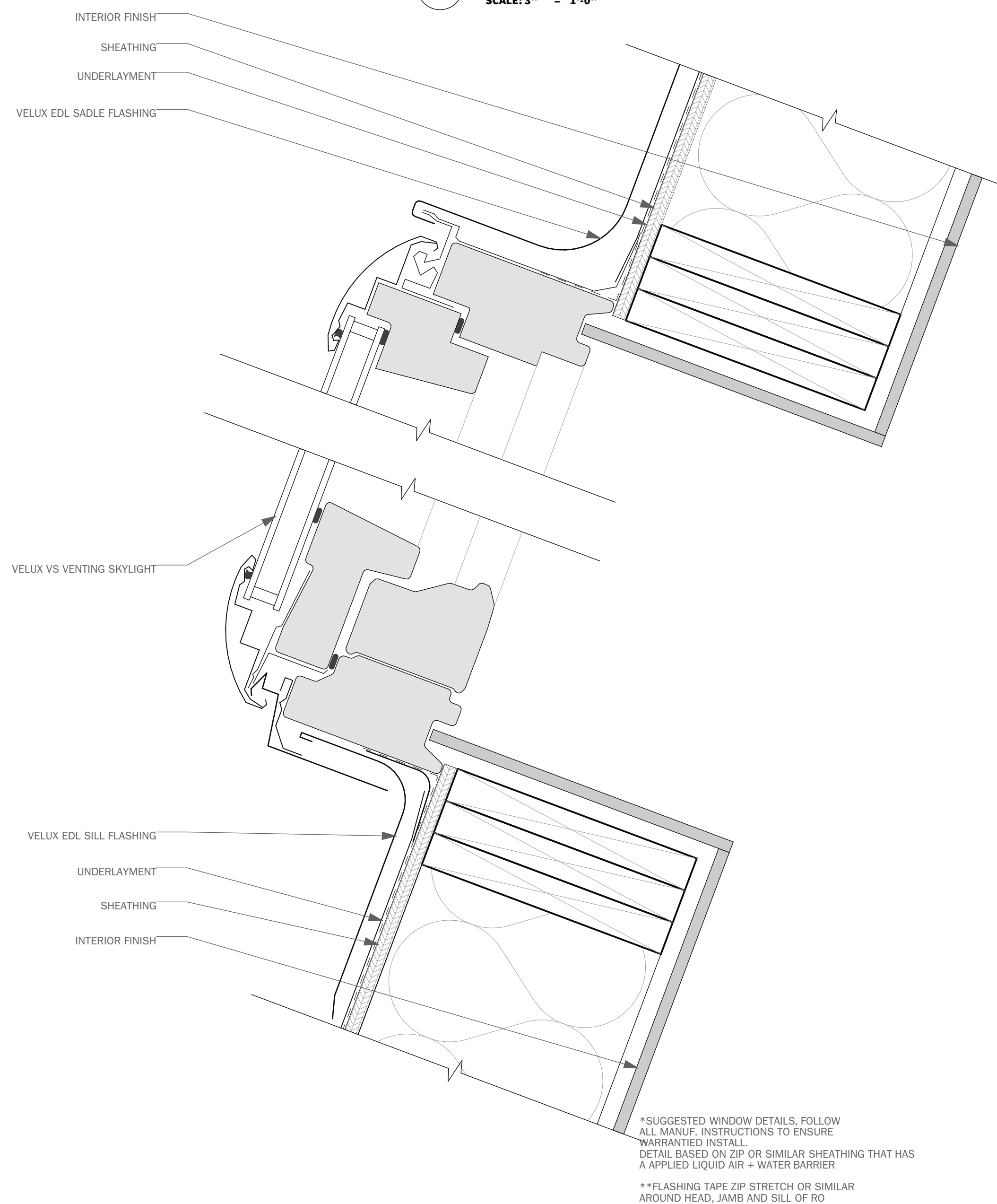
SCALE: 3/4" = 1'-0"



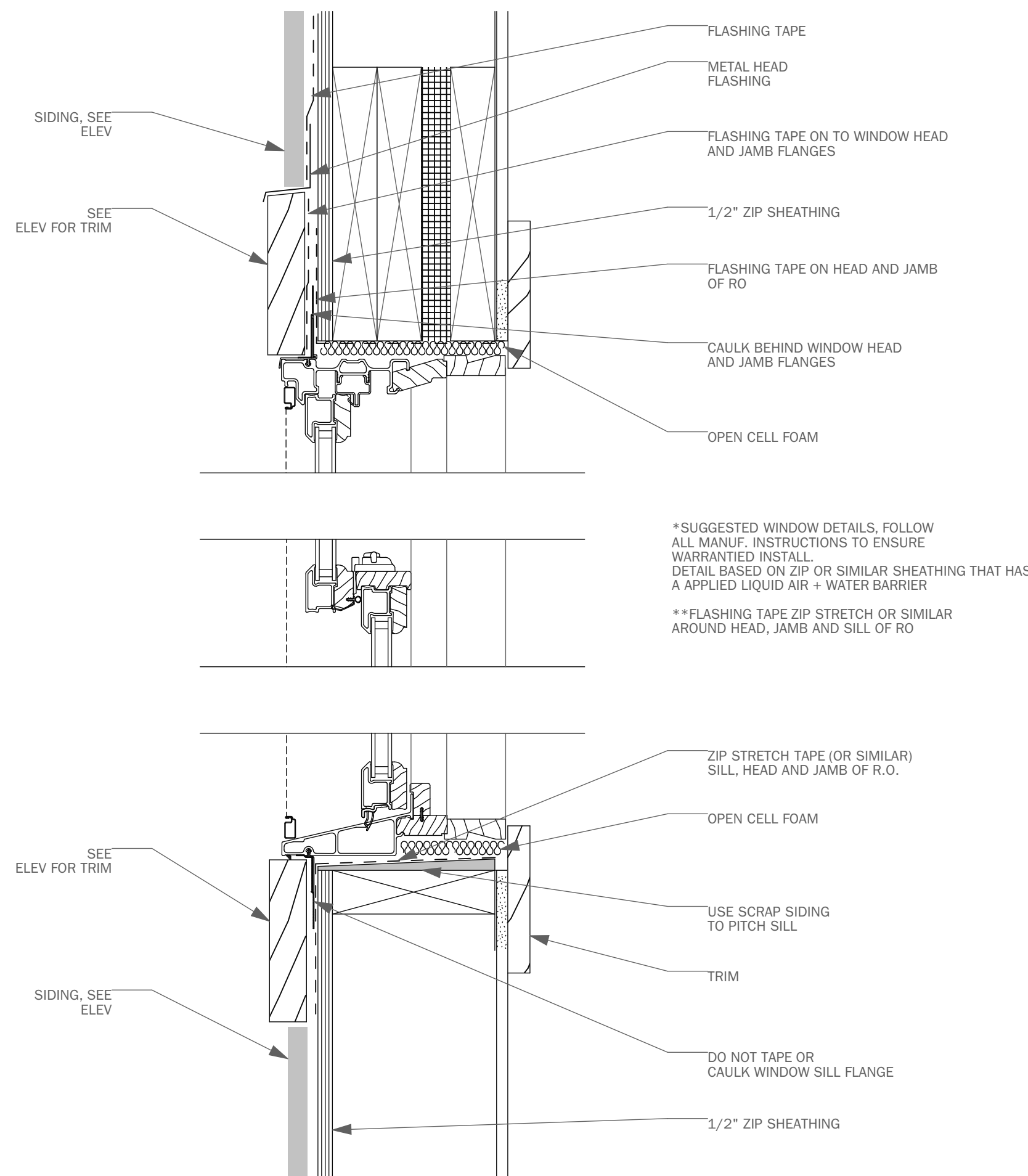
**14 ALTERNATE SLAB EDGE**  
SCALE: 1 1/2" = 1'-0"



**12 ROOF WINDOW JAMB DETAIL**  
SCALE: 3" = 1'-0"



**11 ROOF WINDOW DETAIL**  
SCALE: 3" = 1'-0"



**13 WINDOW DETAIL**  
SCALE: 3" = 1'-0"

**2018 INTERNATIONAL RESIDENTIAL CODE**

**TABLE R806.5- INSULATION FOR CONDENSATION CONTROL**

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR-IMPERMEABLE INSULATION R-VALUE (a,b)
2B AND 3B TILE ROOF	0 (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
8	R-35

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 THE THREE COLDEST MONTHS.

**R806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.**

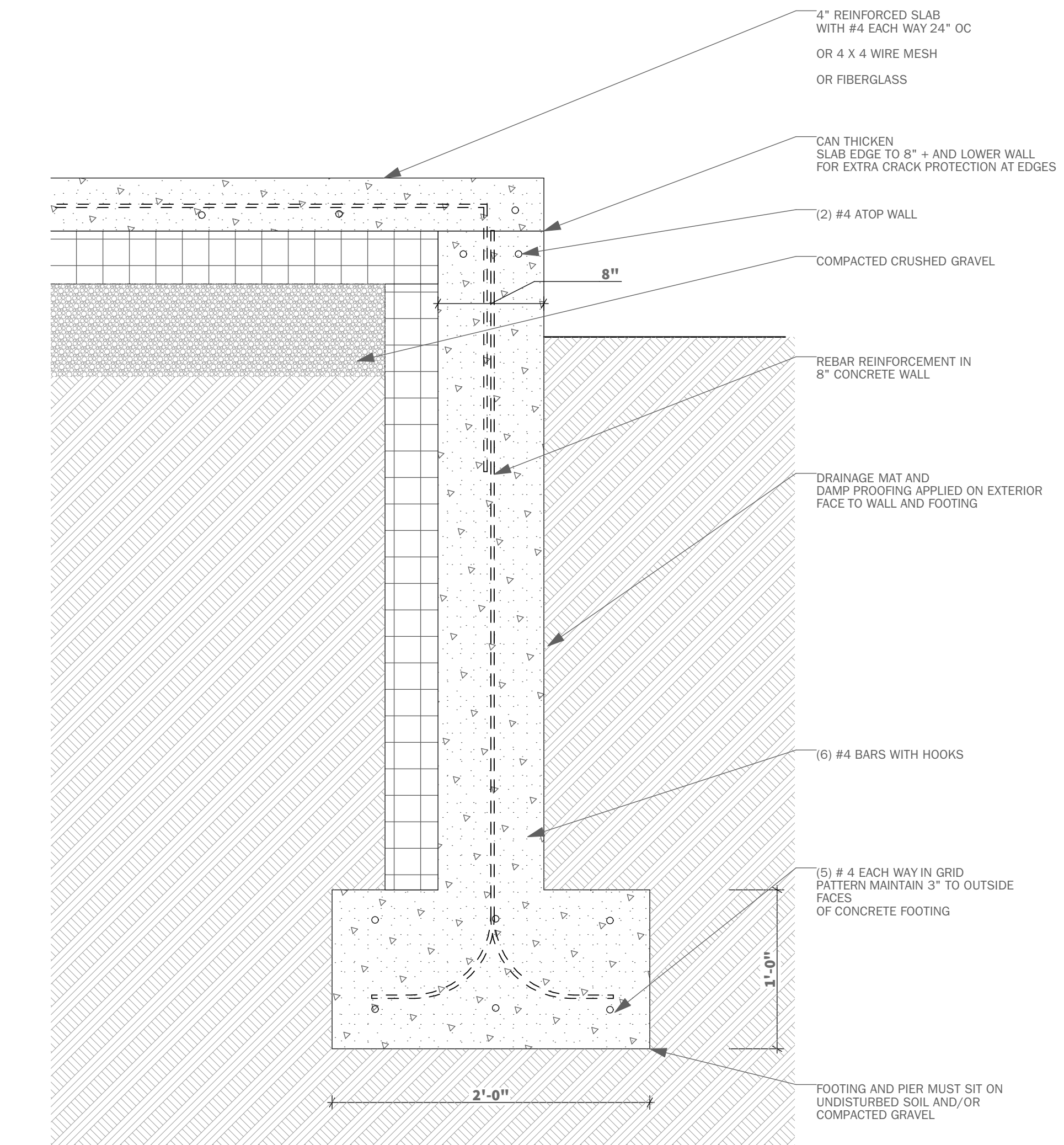
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS AND STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/ RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS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

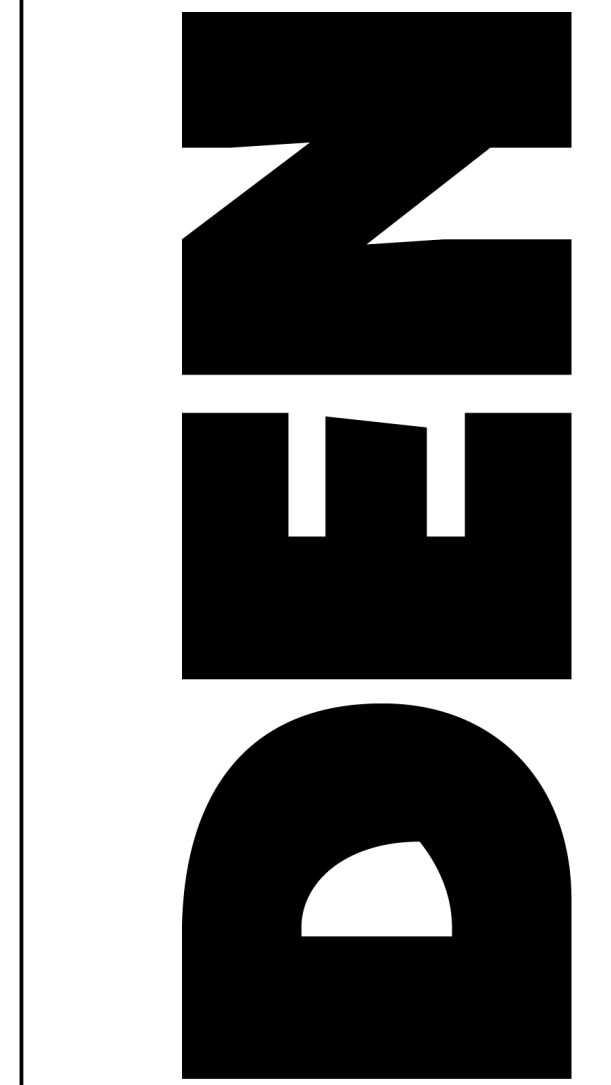
**INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:**

- 5.1. INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
  - 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 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 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.



**10 TYPICAL FROST WALL**  
SCALE: 1 1/2" = 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 the work.
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

Issued  
**CONSTRUCTION DOCUMENTS**

Issued Date  
**ISSUED FOR CONSTRUCTION**

Revisions

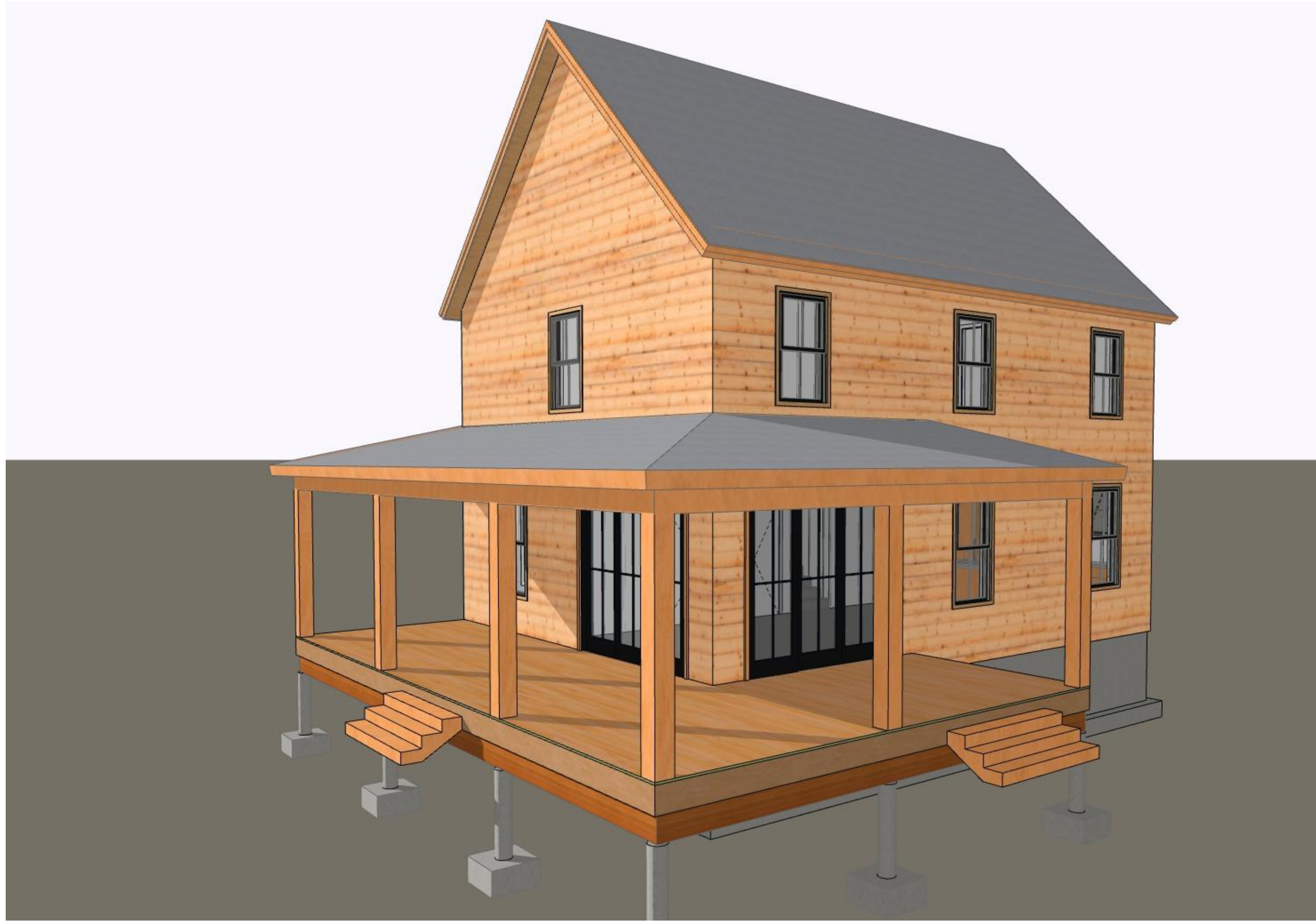
Project  
**3-BEDROOM EASTERN**

Project Location

Sheet Title  
**BUILDING DETAILS**

**A5-01**

© Copyright -2022 MR, LLC.



**21** EXTERIOR CORNER @ DECK



**20** SOUTH ENTRY



**11** SOUTHEAST CORNER



**10** GREAT ROOM VIEW

# NEED

**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.
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

Issued  
**CONSTRUCTION DOCUMENTS**

Issued Date  
**ISSUED FOR CONSTRUCTION**

Revisions

Project  
**3-BEDROOM EASTERN**

Project Location

Sheet Title

**3-D VIEWS**

**A9-00**

© Copyright -2022 MR, LLC.