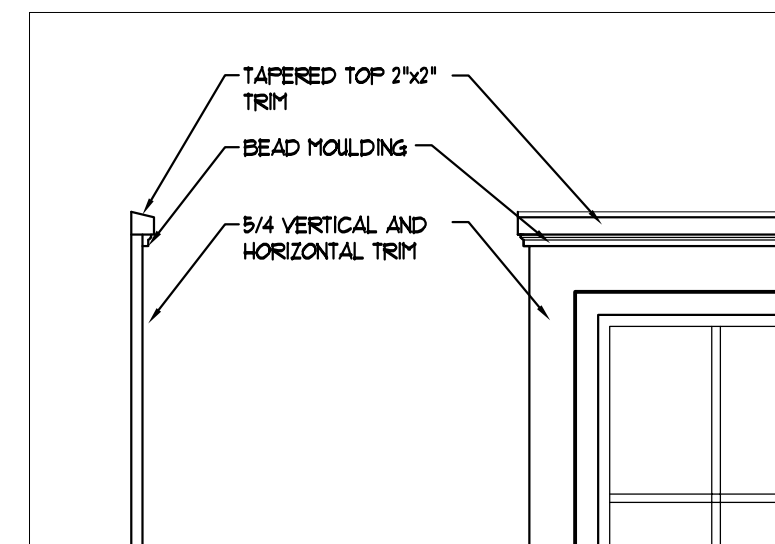
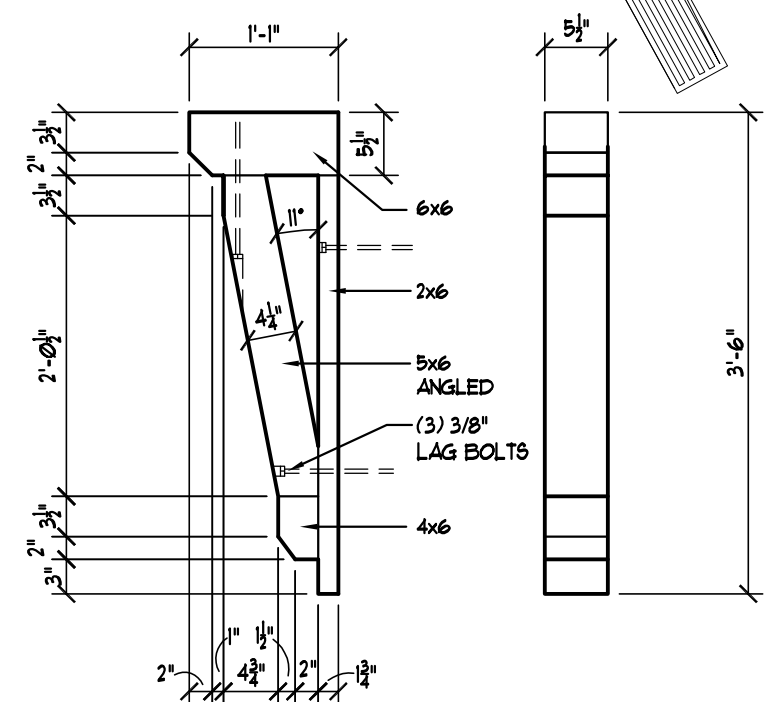


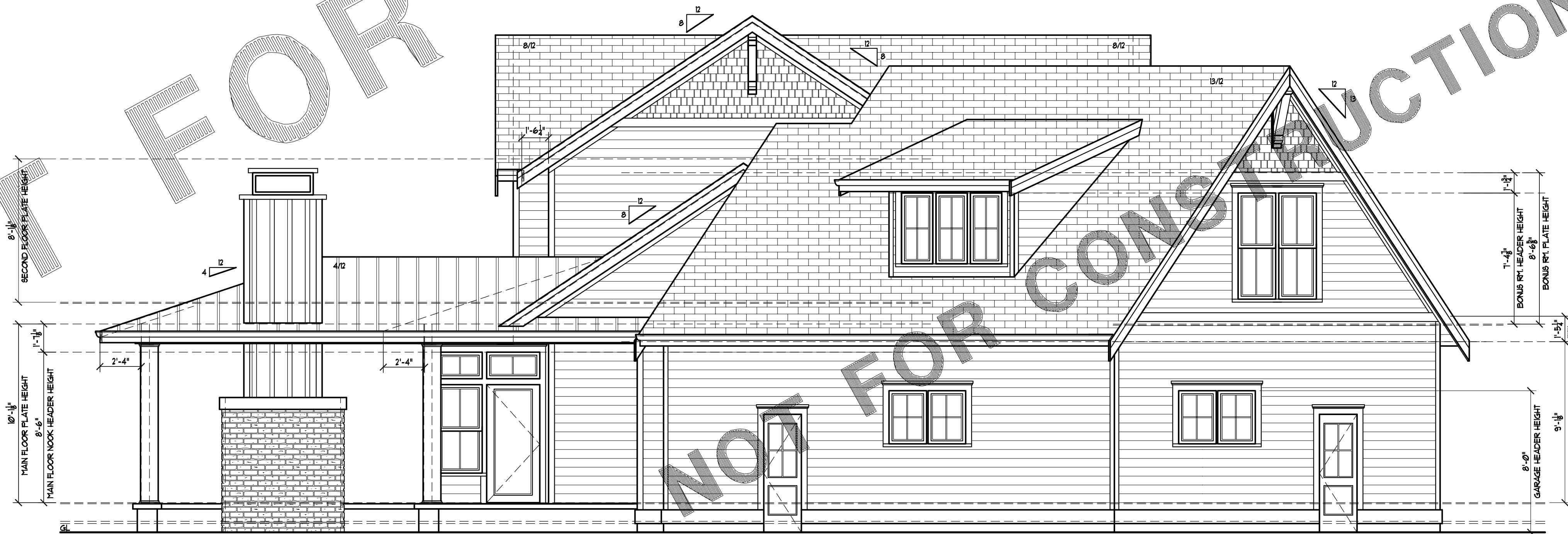
FRONT ELEVATION



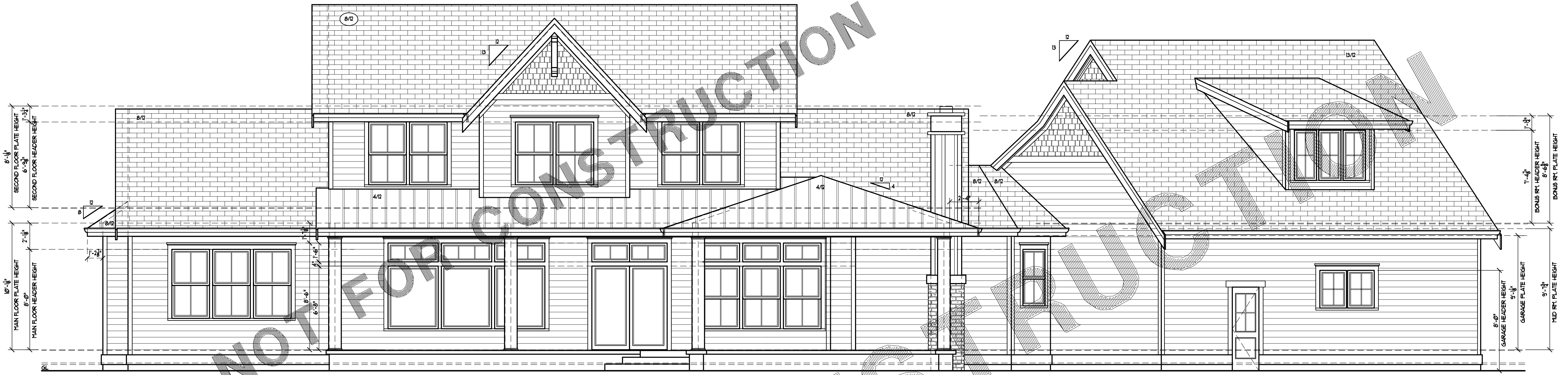
TYP. EXT. WINDOW TRIM



KNEE BRACE DETAIL



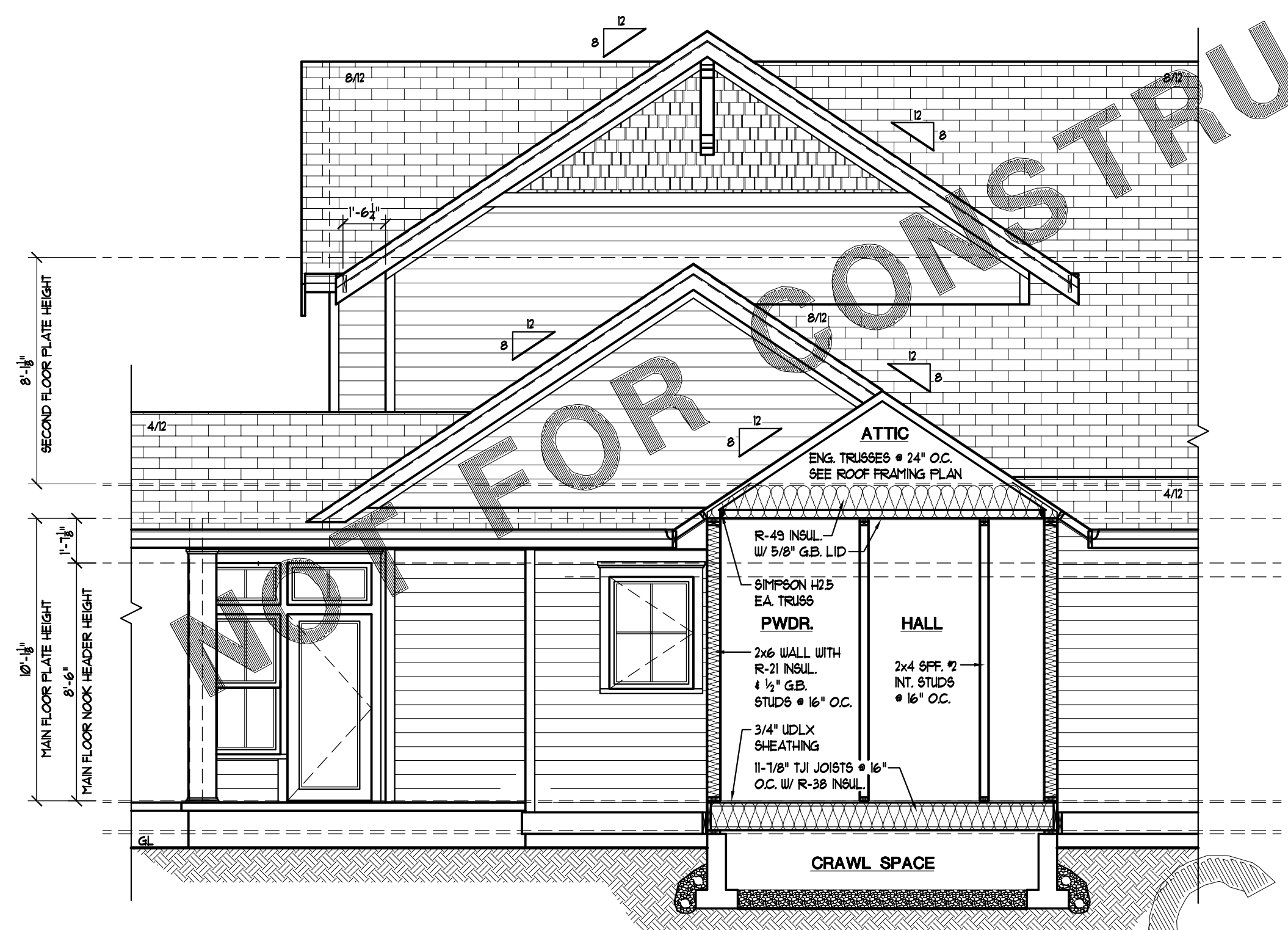
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



PARTIAL NORTHWEST ELEVATION



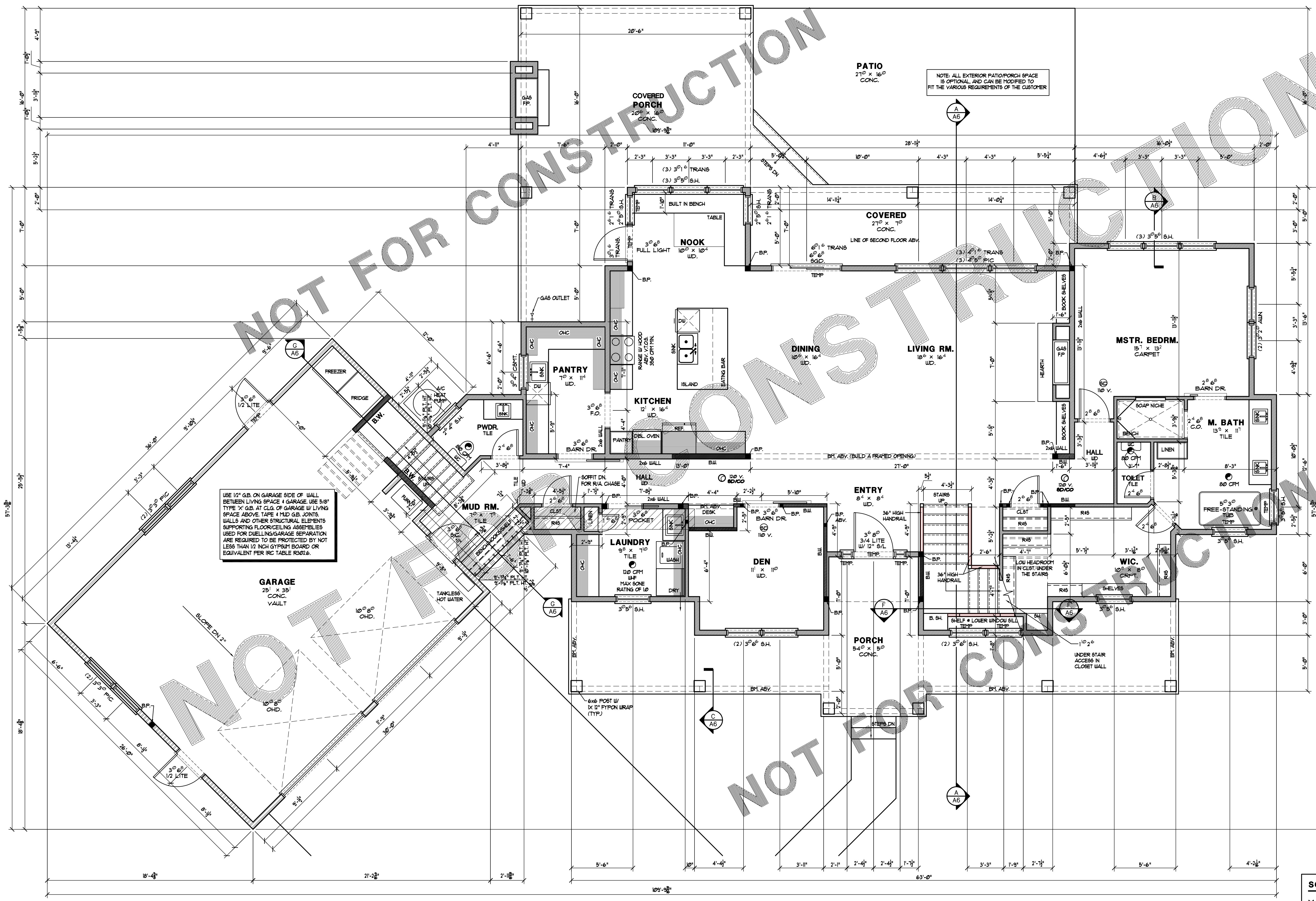
LEFT GARAGE ELEVATION



GARAGE FRONT ELEVATION



RIGHT GARAGE ELEVATION



USE 1/2" G.B. ON GARAGE SIDE OF WALL BETWEEN LIVING SPACE & GARAGE. USE 5/8" TYPE 'X' G.B. AT CLG. OF GARAGE W/ LIVING SPACE ABOVE TAPE & MUD G.B. JOINTS. WALLS AND OTHER STRUCTURAL ELEMENTS SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR DUELLING/GARAGE SEPARATION ARE REQUIRED TO BE PROTECTED BY NOT LESS THAN 1/2" HIGH GYPSUM BOARD OR EQUIVALENT PER IRC TABLE R302.6.

NOTE: ALL EXTERIOR PATIO/PORCH SPACE IS OPTIONAL AND CAN BE MODIFIED TO FIT THE VARIOUS REQUIREMENTS OF THE CUSTOMER.

ABBREVIATION KEY

- GB. = GYPSUM BOARD
- S/R = SHEETROCK
- S.F. = SQUARE FEET
- R.W.L. = RAIN WATER LEADER
- E.L. = EACH BAY
- C.L. = CENTER LINE
- F.N. FL. = FINISHED FLOOR LEVEL
- A.F.L. = ABOVE FLOOR LEVEL
- B.O. = BOTTOM OF
- T.O. = TOP OF
- B.P. = BEARING POINT
- B.W. = BEARING WALL
- P.T. = PRESSURE TREATED
- D.O.S. = DOUGLASS FIR
- INT. = INTERIOR
- EXT. = EXTERIOR
- BY = BEAM
- ABV. = ABOVE
- EXP. = EXPOSE
- H.B. = HOSE BIB
- G.S. = GAS STOP
- D.S. = DOWN SPOUT

HIGH EFFICIENCY HVAC EQUIPMENT 3A. 10

- GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 94% OR GAS, PROPANE OR OIL-FIRED BOILER WITH MINIMUM AFUE OF 92% TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

HIGH EFFICIENCY HVAC EQUIPMENT 3B. 10

- AIR-SOURCE HEAT PUMP WITH MINIMUM HSPF OF 9.0 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

EFFICIENT WATER HEATING 5A. 5

- ALL SHOWERHEAD & KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.5 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE MAXIMUM FLOW RATES FOR ALL SHOWERHEADS, KITCHEN SINK FAUCETS, AND OTHER LAVATORY FAUCETS.

EFFICIENT WATER HEATING 5B. 10

- WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.74
 - OR WATER HEATER HEATED BY GROUND-SOURCE HEAT PUMP MEETING THE REQUIREMENTS OF OPTION 3C.
 - OR FOR 1-2 OCCUPANCY: A CENTRAL HEAT PUMP WATER HEATER WITH AN EF GREATER THAN 0.70 WOULD-SUPPLY-DRAFT TO ALL THE UNITS THROUGH A CENTRAL WATER LOOP INSULATED WITH R-10 MINIMUM PIPE INSULATION 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.

NOTE: PROVIDE TINTED GLAZING IN ALL WINDOWS WITH EXPOSED AREAS GREATER THAN 8 SF. AND IN WINDOWS WITH BTM. EDGE LESS THAN 18" ABV. FLOOR.

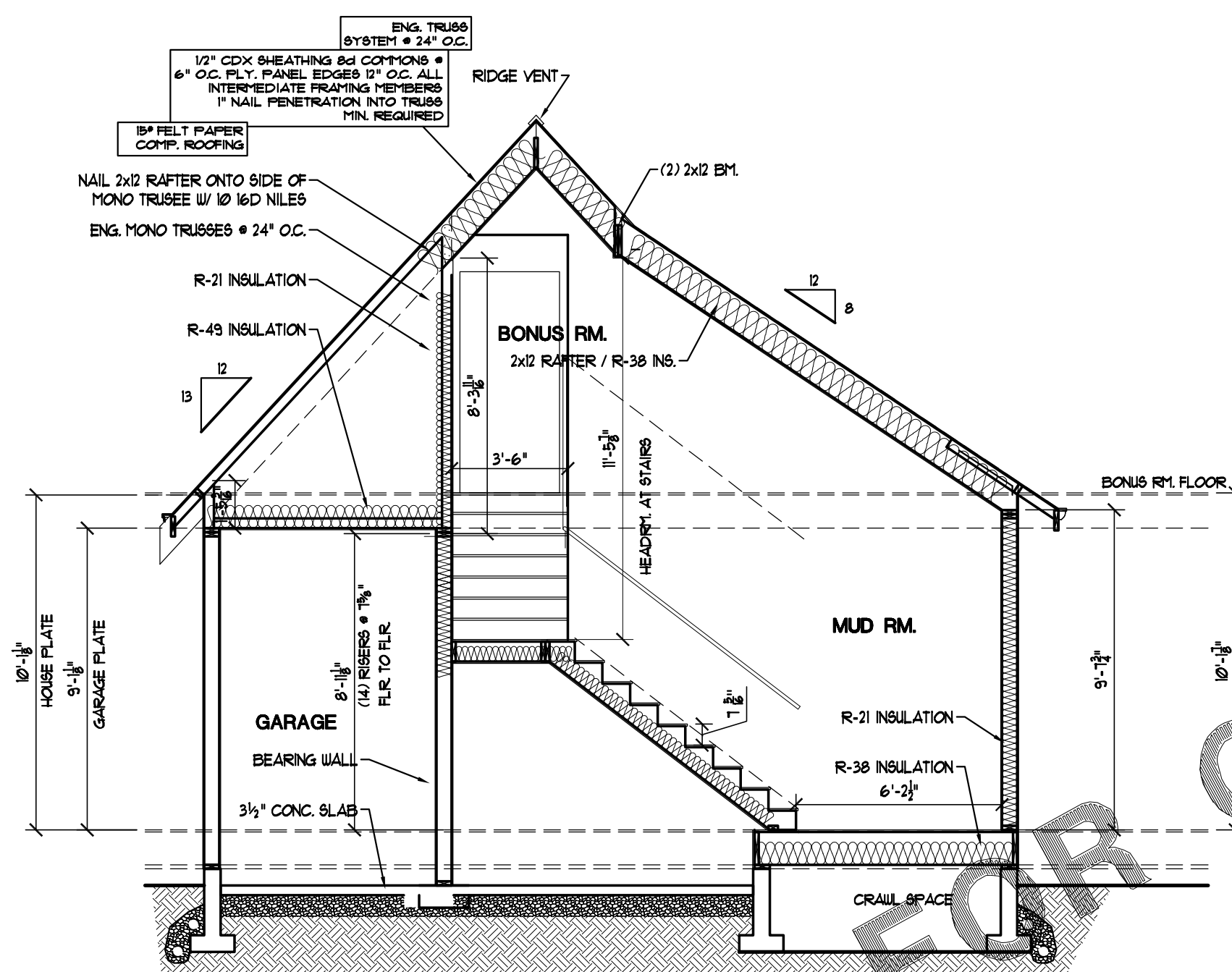
CHIMNEY NOTE

BALLOON-FRAME CHIMNEY FROM MAIN FLOOR PLATFORM.

SQUARE FOOTAGE

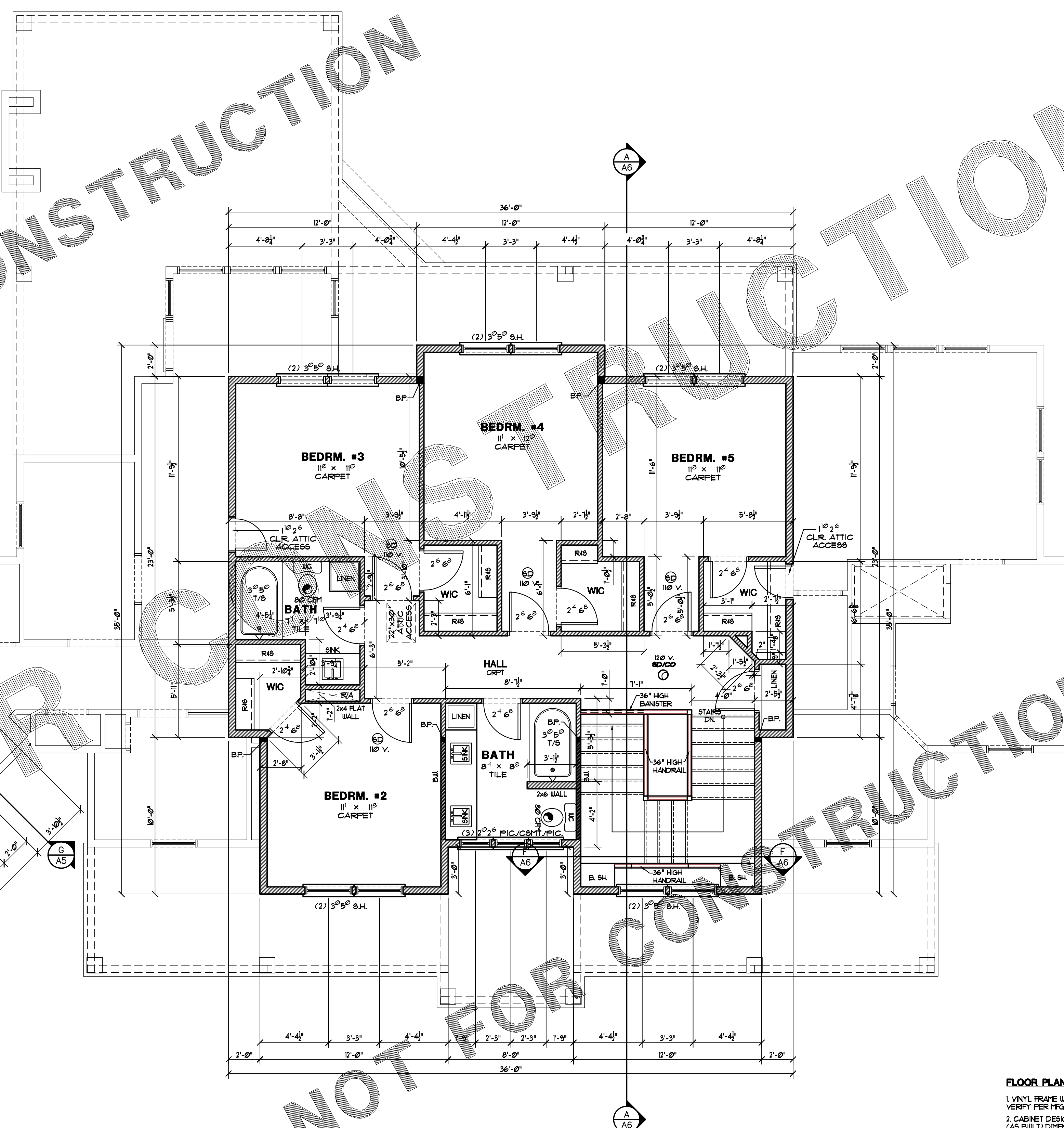
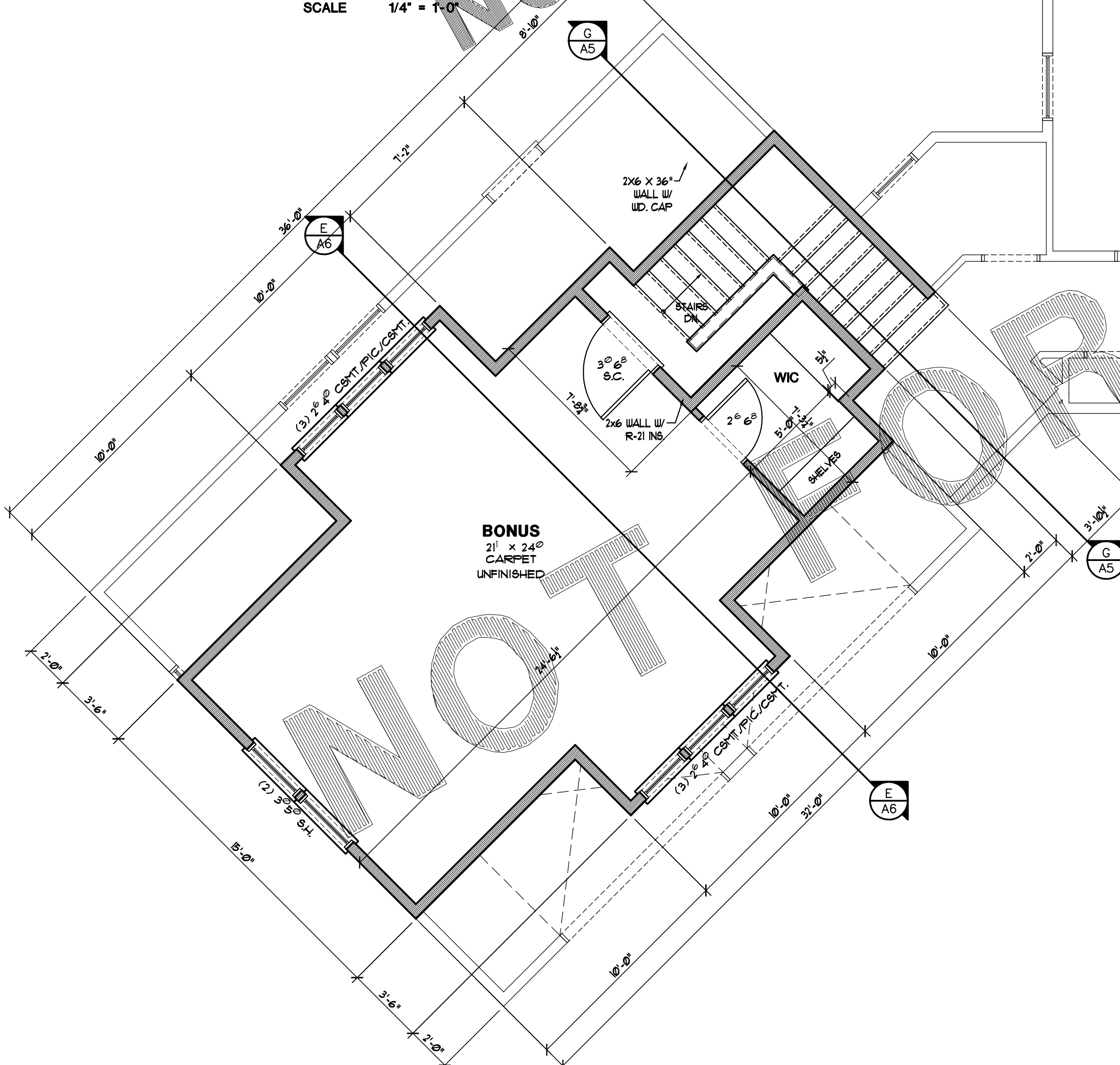
MAIN FLR.	2,184 SF.
BONUS RM.	938 SF.
SECOND FLR.	1,015 SF.
TOTAL	3,137 SF.
GARAGE	874 SF.
COVRD. PORCHES	1,012 SF.

MAIN FLOOR PLAN



GARAGE / STAIR SECTION

SCALE 1/4" = 1'-0"



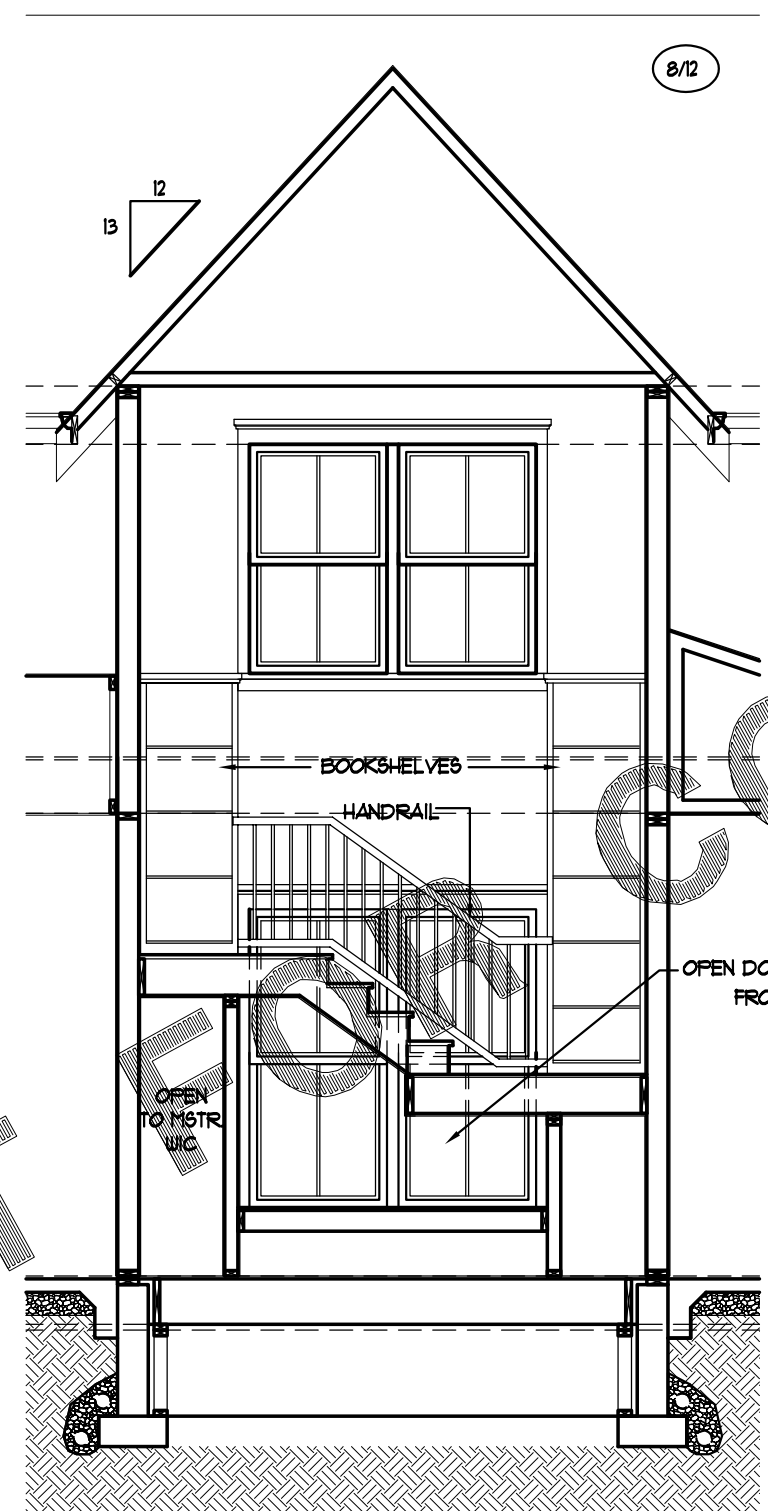
SECOND FLOOR PLAN

- DUCT CONSTRUCTION:**
 - DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM OF NO. 26 GAUGE SHEET STEEL AND HAVE NO OPENINGS INTO THE GARAGE. THIS WOULD ALSO PROHIBIT FILTER ACCESS OPENINGS IN THE RETURN AIR DUCT SYSTEM.
- SMOKE ALARM NOTE:**
 - SMOKE ALARMS TO BE INTERCONNECTED OR WIRELESSLY CONNECTED SO THAT THE ACTIVATION OF ONE ALARM ACTIVATES ALL ALARMS IN A DWELLING UNIT.
- ENERGY CODE COMPLIANCE:**
 - VERTICAL GLAZING U-FACTOR TO BE A MAXIMUM OF 0.28, OVERHEAD 0.50, AND DOOR 0.30.
 - USE R-10 INSUL. ON INTERIOR SIDE OF HEADER, R-19 IN CLG., R-38 IN SINGLE RAFTER VAULT, R-21 IN WALL ABV. GRADE, R-21 IN EXT. WALL BLL. GRADE, R-38 IN FLOOR, 4 R-10 UNDER SLAB ON GRADE.
- DUCT SEALING & BLOWER TESTING:**
 - DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST BE SEALED & TIGHTNESS VERIFIED BY LEAKAGE TESTING PER USEC SECTION 40322, AND INSULATED TO A MINIMUM OF R-8.
 - AIR LEAKAGE TESTING REQUIRED FOR NEW HOUSES: MAXIMUM LEAKAGE ALLOWED PER USEC 40322.
- FURNACE & HOT WATER TANK NOTE:**
 - FURNACE & HOT WATER APPLIANCES SHALL BE DIRECT VENT.
 - ALL COMBUSTION AIR TO COME DIRECTLY FROM EXTERIOR.
 - 30" CLEAR SPACE IN FRONT OF FURNACE.
 - APPLIANCES TO BE FASTENED IN PLACE PER CODE.
 - WATER HEATER TO BE INSTALLED A MIN. OF 8' ABV. FLR.
 - INSULATION FOR ALL HOT WATER PIPES SHALL HAVE A MIN. THERMAL RESISTANCE OF R-3 WITHIN AND OUTSIDE CONDITIONED SPACE. INS. CAN BE INTERRUPTED WHEN PASSING THROUGH JOIST, STUDS, & STRUCTURAL MEMBERS, OR WHERE PASSING OTHER PIPING, CONDUIT, OR VENTS PROVIDED THE INS. IS SECURED TIGHTLY TO EACH OBSTRUCTION.
- WHOLE HOUSE VENTILATION SYSTEMS SHOULD COMPLY WITH MSB073.**
 - FAN NOISE, WHOLE HOUSE FANS LOCATED 4' OR LESS FROM INTERIOR GRILL, SHALL HAVE A SONE RATING OF 10 IN WATER GAUGE.
 - OUT DOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE SPACE BY INDIVIDUAL OUTDOOR AIR INLETS.
 - DOORS SHALL BE UNDERCUT TO A MIN. OF 1/2" ABV. FIN. FLR. COVERING.
 - INDIVIDUAL RM. OUTDOOR AIR INLETS SHALL PROVIDE NOT LESS THAN 4 SQ. IN. OF NET FREE AREA OF OPENING FOR EA. HABITABLE SPACE.

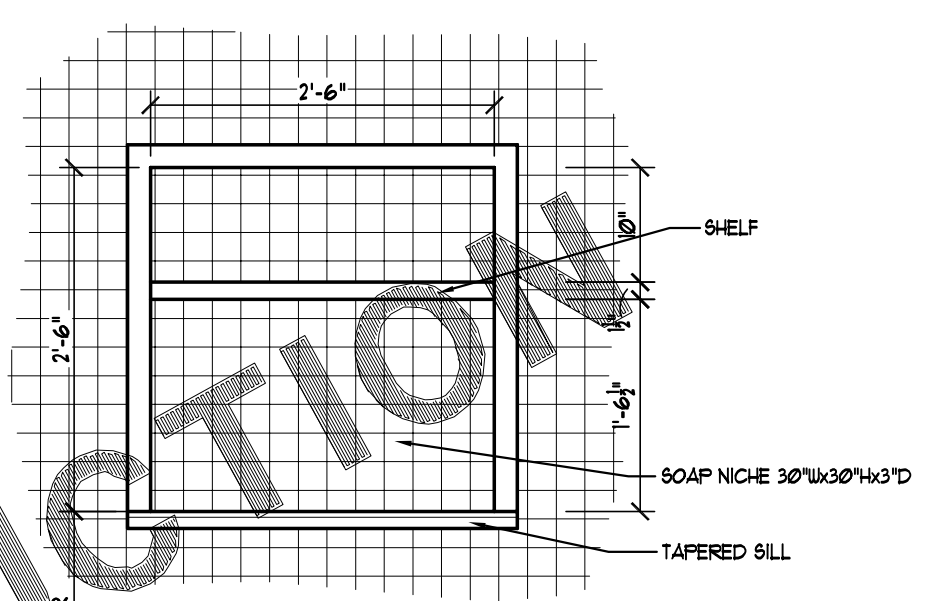
- FLOOR PLAN NOTES:**
1. VINYL FRAME WINDOWS TYPICAL. ROUGH OPENINGS MAY VARY, VERIFY PER MFG. SPECS.
 2. CABINET DESIGN BY OTHERS TO BE VERIFIED W/ ACTUAL FRAMED (AS BUILT) DIMENSIONS ON SITE.
 3. FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS DURING CONSTRUCTION.
 4. SEE STRUCTURAL PLANS: FOUNDATION, FRAMING & SHEAR WALL SHEETS FOR ALL SIMPSON HOLD-DOWNS AND STRAPS AND HANGERS.

FRAMING NOTE:
FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALCS. DURING FRAMING CONSTRUCTION.

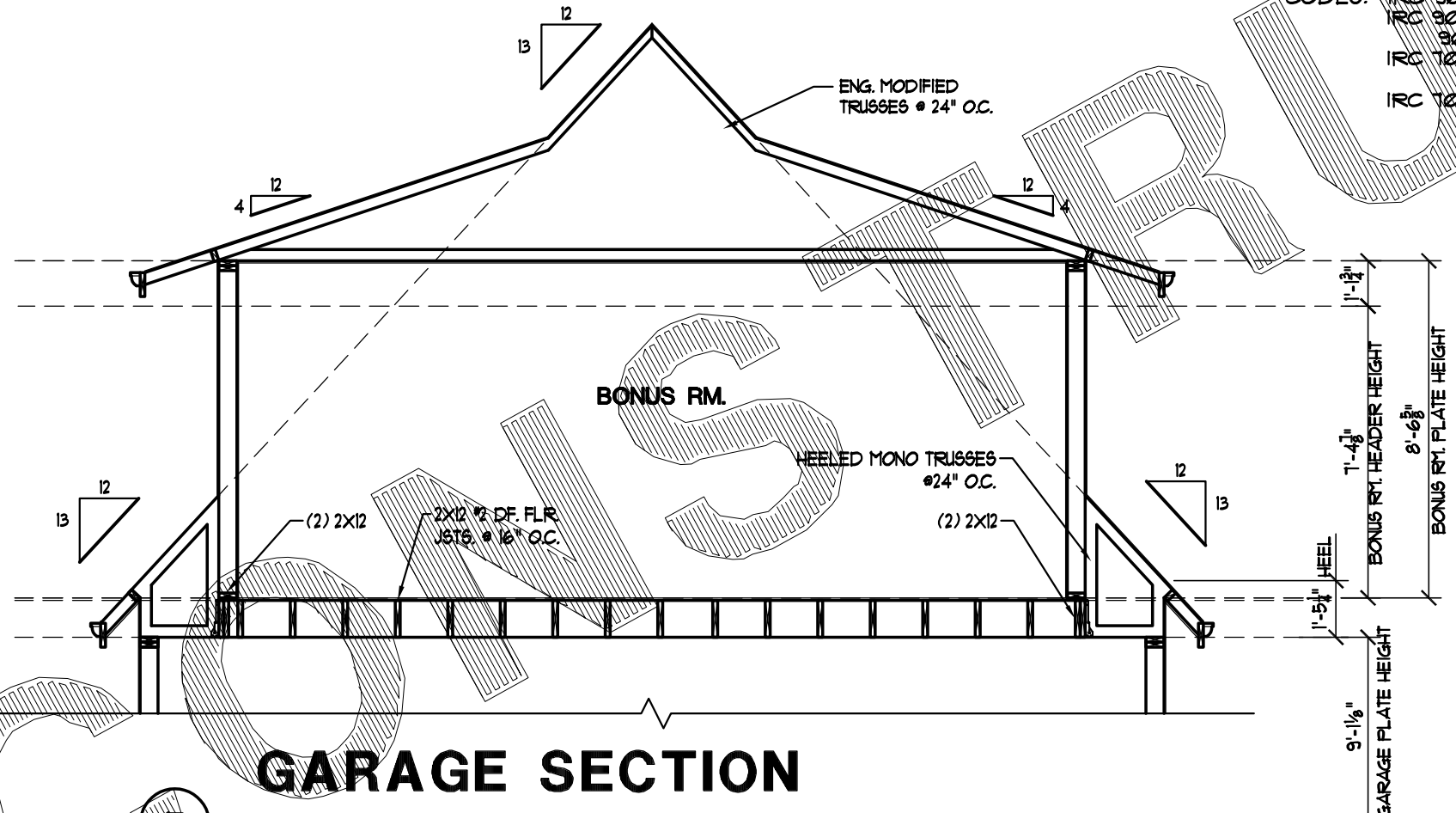
GUARDRAIL NOTE:
SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.



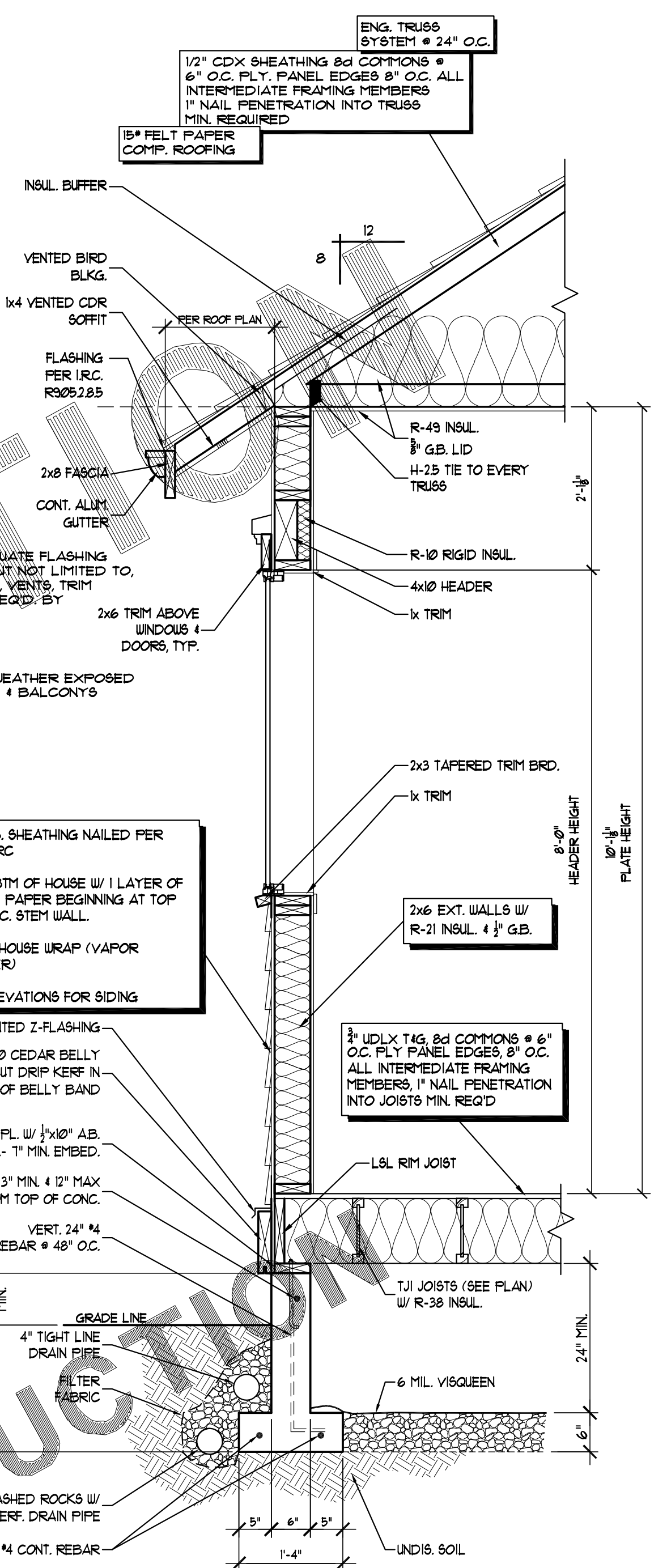
STAIR SECTION



MSTR. SHWR. SOAP NICHE



GARAGE SECTION

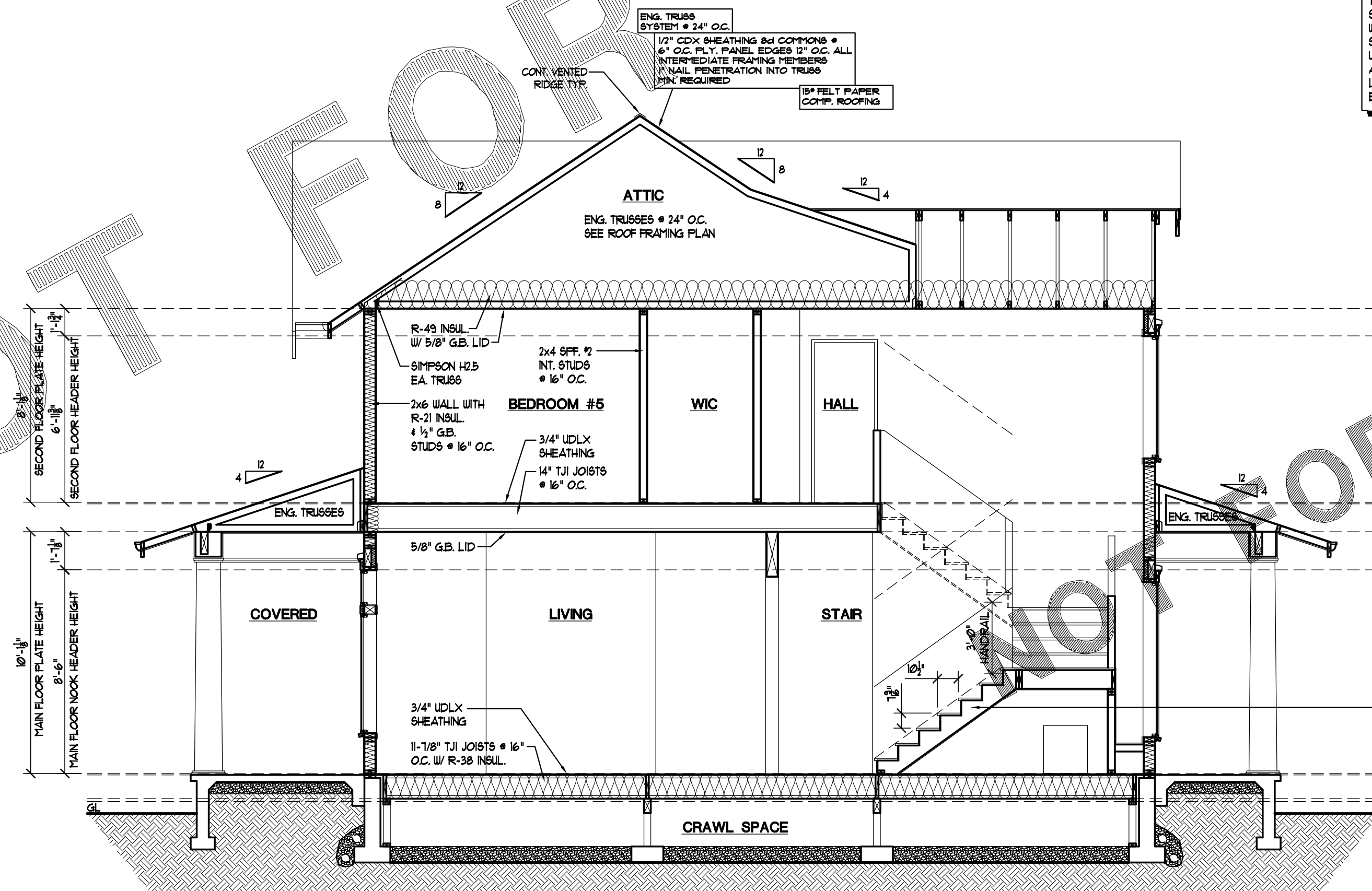


TYPICAL WALL DETAIL

WINDOW TYVEK INSTALLATION
 TYVEK HOUSE WRAP AND DUPONT FLASHING SYSTEMS FOR ALL WINDOWS AND DOORS. CONSULT DUPONT MANUAL AND REP FOR INSTALLATION INSTRUCTIONS.

NOTE FLASHING:
 CONTRACTOR & HOME OWNER TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS, BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONYS AND ROOF VALLEYS AS REQ'D BY ALL LOCAL BUILDING CODES.

USE 1/2" G.B. ON GARAGE SIDE OF WALL BETWEEN LIVING SPACE & GARAGE USE 5/8" TYPE X G.B. AT CLG. OF GARAGE W/ LIVING SPACE ABOVE TAPE 1 MID G.B. JOINTS SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR BULLING/GARAGE SEPARATION ARE REQUIRED TO BE PROTECTED BY NOT LESS THAN 1/2" INCH GYPSUM BOARD OR EQUIVALENT PER IRC TABLE R302.6.



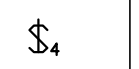
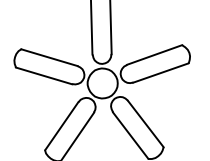


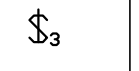
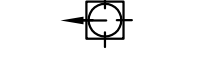





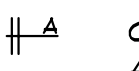
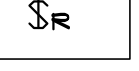
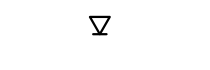


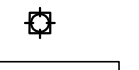


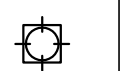


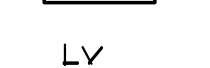


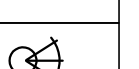

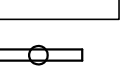


BUILDING SECTION A-A

- STAIR NOTES:**
- STAIR CALCULATIONS ARE BASED ON A (11) 3 1/8" FIN. FLR. TO FIN. FLR. DIMENSION AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ADJUSTED ACCORDINGLY.
 - (18) RISERS @ 7 3/8" FROM FINISHED TREAD TO FINISHED TREAD (17) RUNS @ 10 1/2" (11 1/2" FIN.)
 - USE (3) 2x12 D.F. FOR STRINGERS.
 - FIRE BLOCK CONCEALED STRINGER SPACES @ TOP & BOTTOM AND BETWEEN WALL STUDS ALONG STAIR RUN.
 - STAIRWAYS SHALL HAVE HANDRAIL ON AT LEAST ONE SIDE OF EA. CONT. RUN W/ 4 RISERS OR MORE. HANDRAILS SHALL BE CONSTRUCTED IN COMPLIANCE W/ IRC 311.8.
 - HANDRAILS MAY PROJECT INTO THE REQ'D WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.
 - HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF STAIR TREADS.
 - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAILS ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POST OR SAFETY TERMINALS. HANDRAILS ADJACENT TO WALLS SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND HANDRAIL.
 - ANY ENCLOSED ACCESSIBLE SPACE UNDER STAIRWAYS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" G.B. (MIN). TAPE AND MUDDIED.
 - MAINTAIN A MIN. OF 6'-8" FINISHED HEADROOM CLEARANCE MEASURED VERTICALLY FROM TREAD NOSING TO NEAREST SOFFIT.

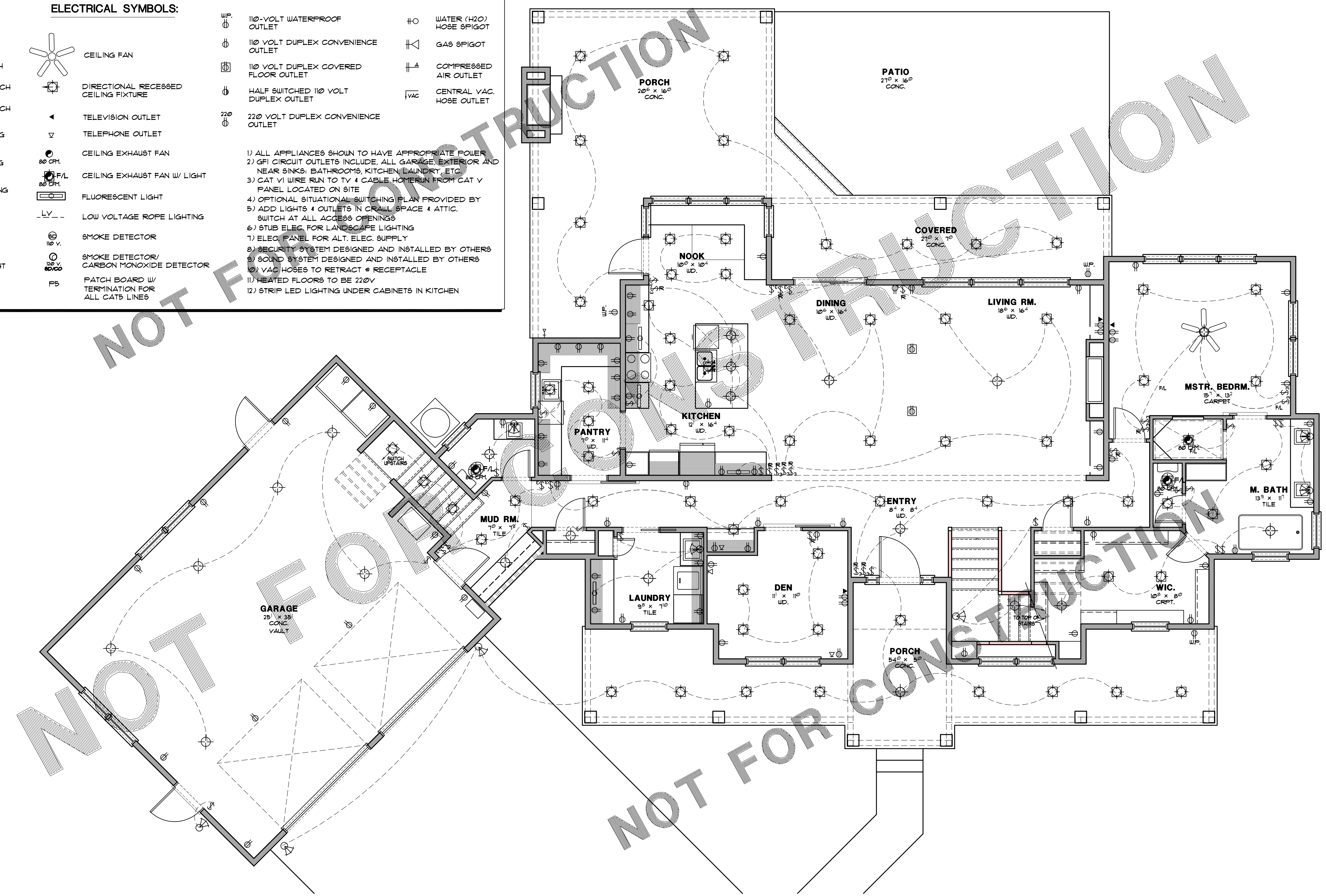
GUARDRAIL NOTE:
 SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.

NOT FOR CONSTRUCTION

ELECTRICAL SYMBOLS:

	FOUR WAY SWITCH		CEILING FAN		110-VOLT WATERPROOF OUTLET		WATER (H2O) HOSE SPIGOT
	THREE WAY SWITCH		DIRECTIONAL RECESSED CEILING FIXTURE		110 VOLT DUPLEX CONVENIENCE OUTLET		GAS SPIGOT
	SINGLE POLE SWITCH		TELEVISION OUTLET		110 VOLT DUPLEX COVERED FLOOR OUTLET		COMPRESSED AIR OUTLET
	SINGLE POLE SWITCH W/ REOSTAT		TELEPHONE OUTLET		HALF SWITCHED 110 VOLT DUPLEX OUTLET		CENTRAL VAC. HOSE OUTLET
	RECESSED CEILING (SMALL)		CEILING EXHAUST FAN		220 VOLT DUPLEX CONVENIENCE OUTLET		
	RECESSED CEILING FIXTURE		CEILING EXHAUST FAN W/ LIGHT				
	SUSPENDED CEILING FIXTURE		FLUORESCENT LIGHT				
	EXT. WALL LIGHT		LOW VOLTAGE ROPE LIGHTING				
	WALL SCONCE		SMOKE DETECTOR				
	UNDER CABINET FLUORESCENT LIGHT		SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR				
			PATCH BOARD W/ TERMINATION FOR ALL CAT5 LINES				

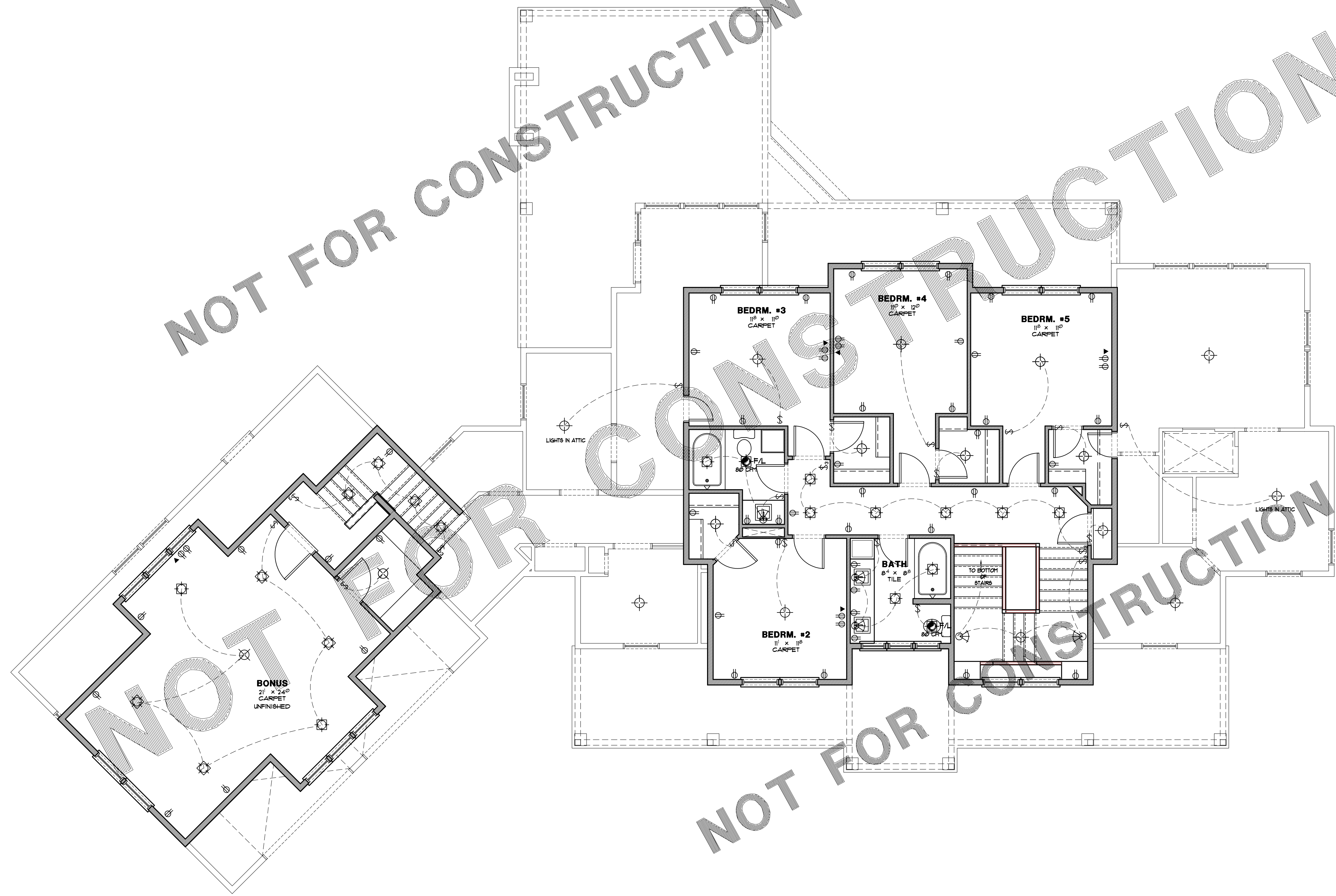
- 1) ALL APPLIANCES SHOWN TO HAVE APPROPRIATE POWER
- 2) GFI CIRCUIT OUTLETS INCLUDE, ALL GARAGE, EXTERIOR AND NEAR SINKS, BATHROOMS, KITCHEN, LAUNDRY, ETC.
- 3) CAT V1 WIRE RUN TO TV & CABLE HOMERUN FROM CAT V PANEL LOCATED ON SITE
- 4) OPTIONAL SITUATIONAL SWITCHING PLAN PROVIDED BY
- 5) ADD LIGHTS & OUTLETS IN CRAWL SPACE & ATTIC. SWITCH AT ALL ACCESS OPENINGS
- 6) STUB ELEC. FOR LANDSCAPE LIGHTING
- 7) ELEC. PANEL FOR ALT. ELEC. SUPPLY
- 8) SECURITY SYSTEM DESIGNED AND INSTALLED BY OTHERS
- 9) SOUND SYSTEM DESIGNED AND INSTALLED BY OTHERS
- 10) VAC. HOSES TO RETRACT @ RECEPTACLE
- 11) HEATED FLOORS TO BE 220V
- 12) STRIP LED LIGHTING UNDER CABINETS IN KITCHEN



MAIN FLOOR ELECTRICAL PLAN

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



SECOND FLOOR ELECTRICAL PLAN

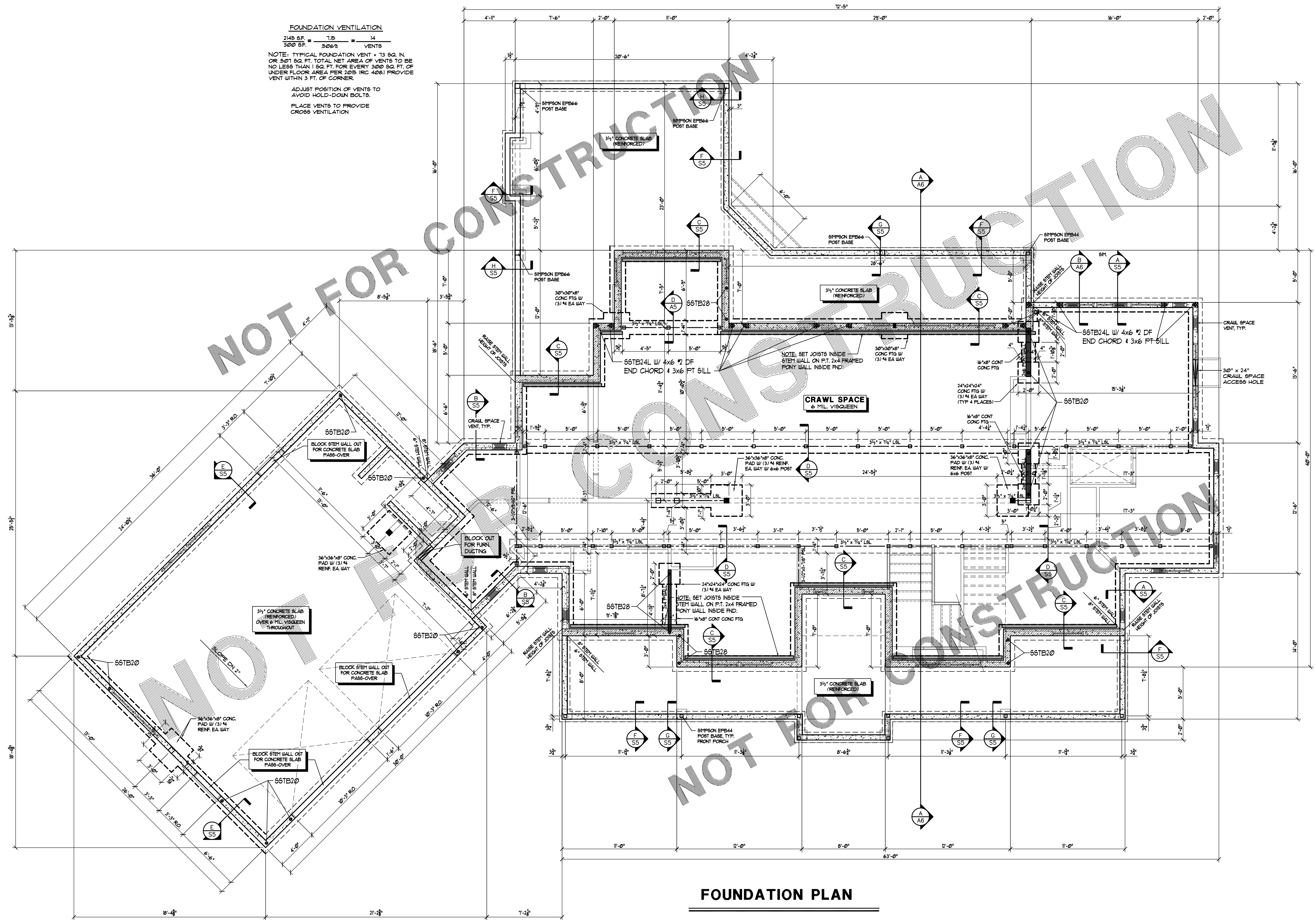
FOUNDATION VENTILATION

245 SF	115	14
300 SF	5069	VENTS

NOTE: TYPICAL FOUNDATION VENT = 13 SQ. IN. OR 801 SQ. FT. TOTAL NET AREA OF VENTS TO BE NO LESS THAN 1 SQ. FT. FOR EVERY 300 SQ. FT. OF UNDER FLOOR AREA PER 2015 IRC 408.1 PROVIDE VENT WITHIN 3 FT. OF CORNER.

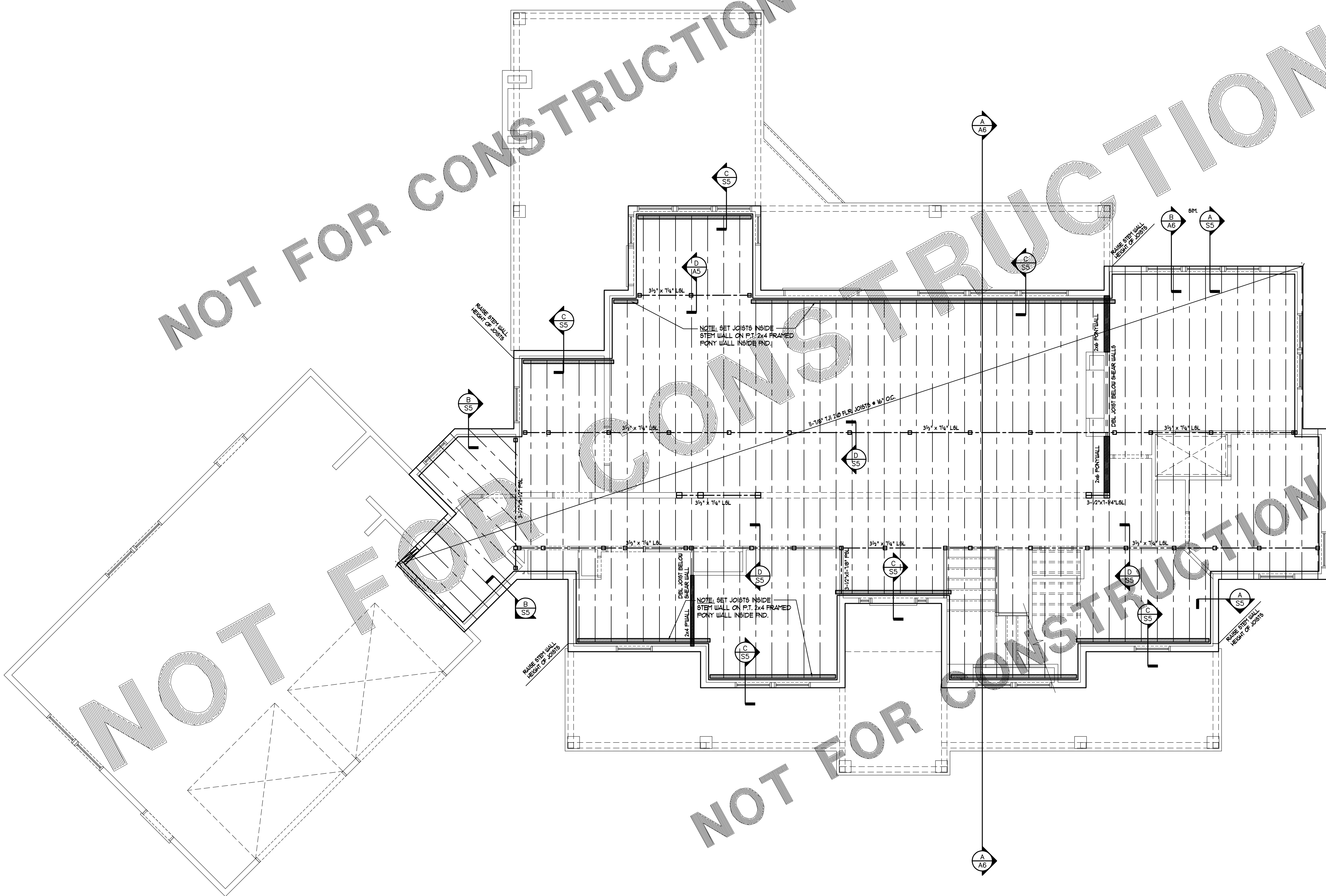
ADJUST POSITION OF VENTS TO AVOID HOLD-DOWN BOLTS.

PLACE VENTS TO PROVIDE CROSS VENTILATION.



FOUNDATION PLAN

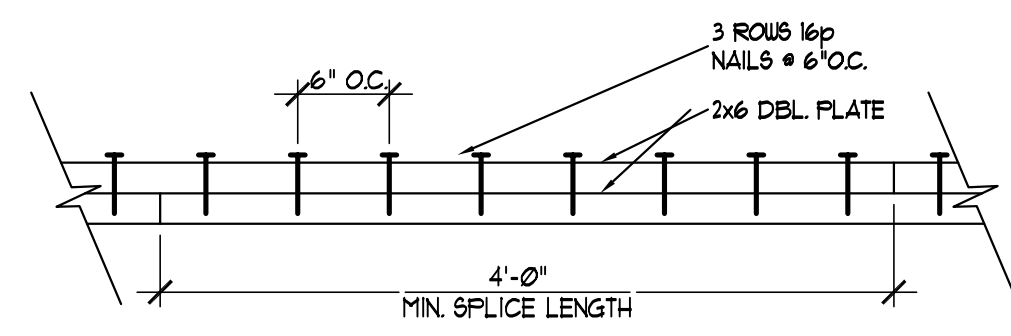
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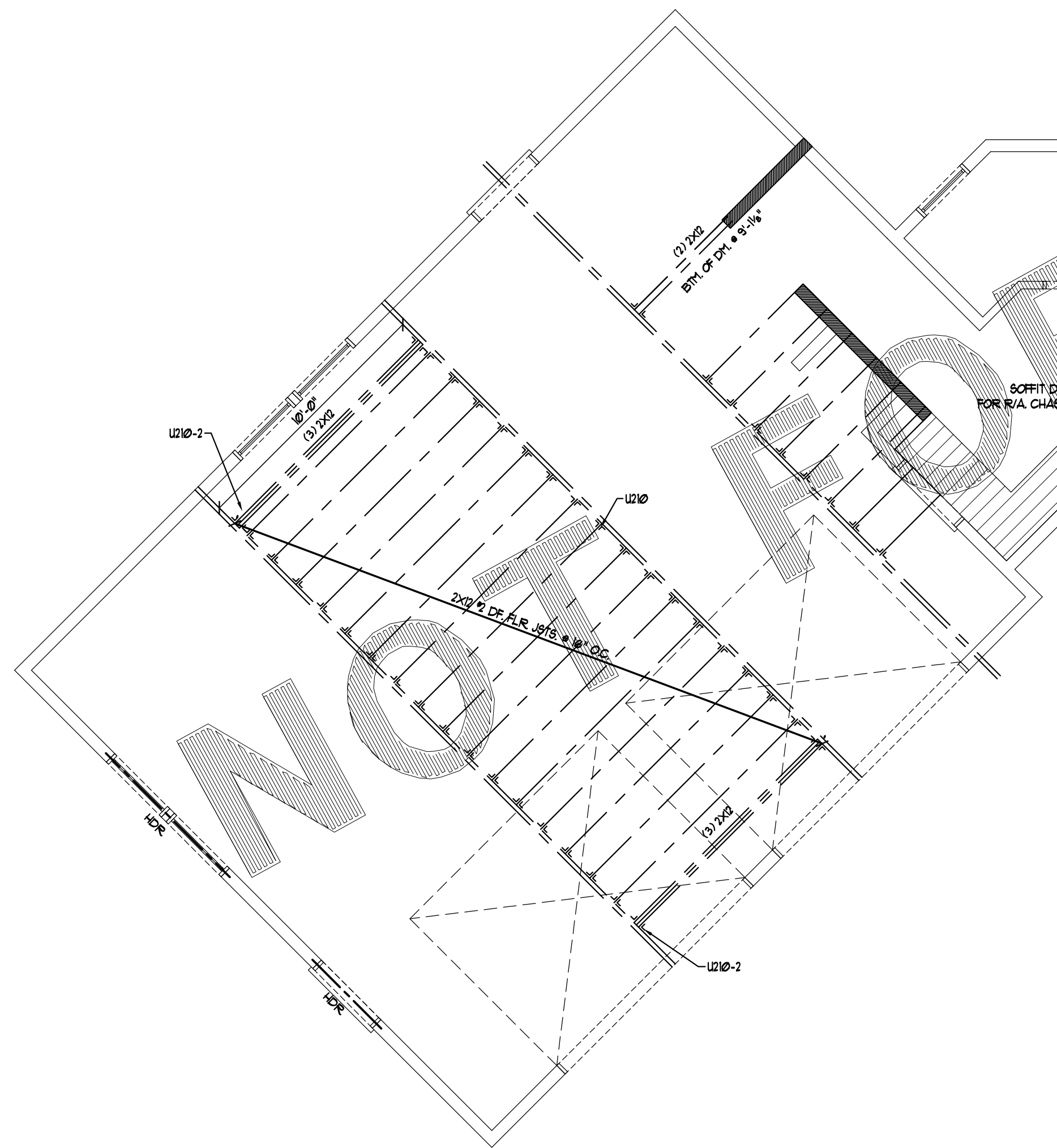
MAIN FLOOR FRAMING PLAN



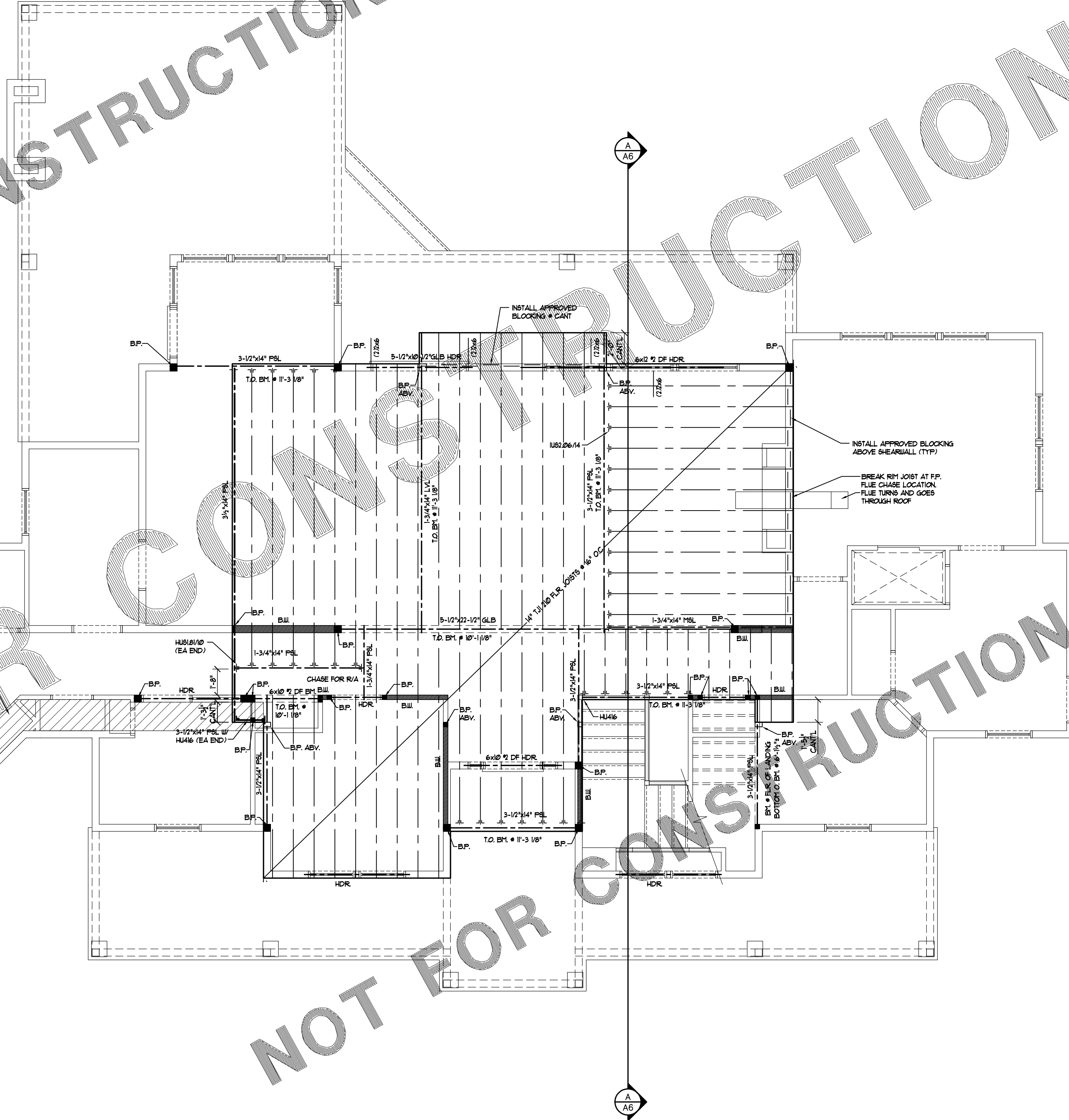
DBL. TOP PL. SPLICE

SCALE N.T.S.

NOT FOR CONSTRUCTION




NOT FOR CONSTRUCTION

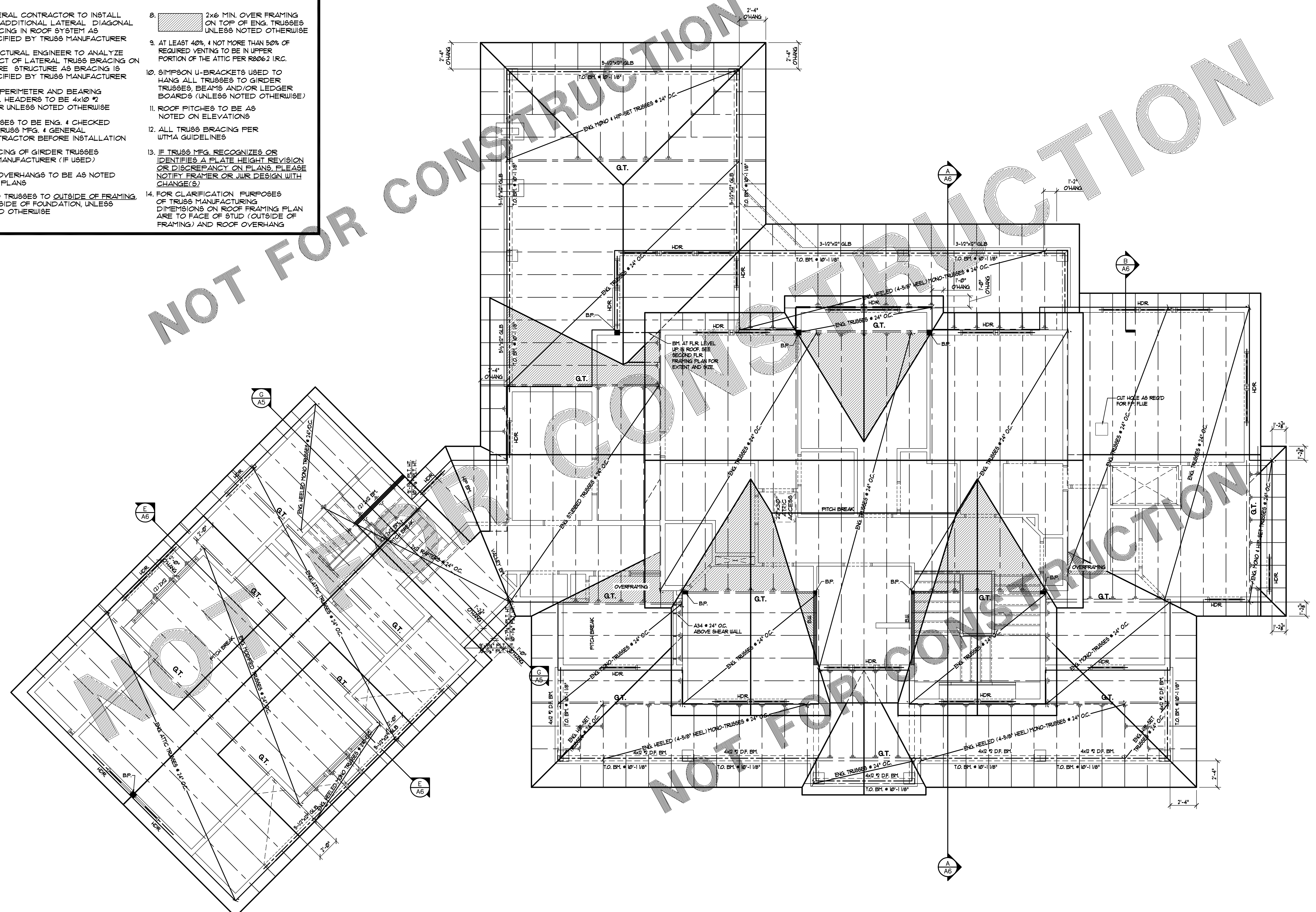


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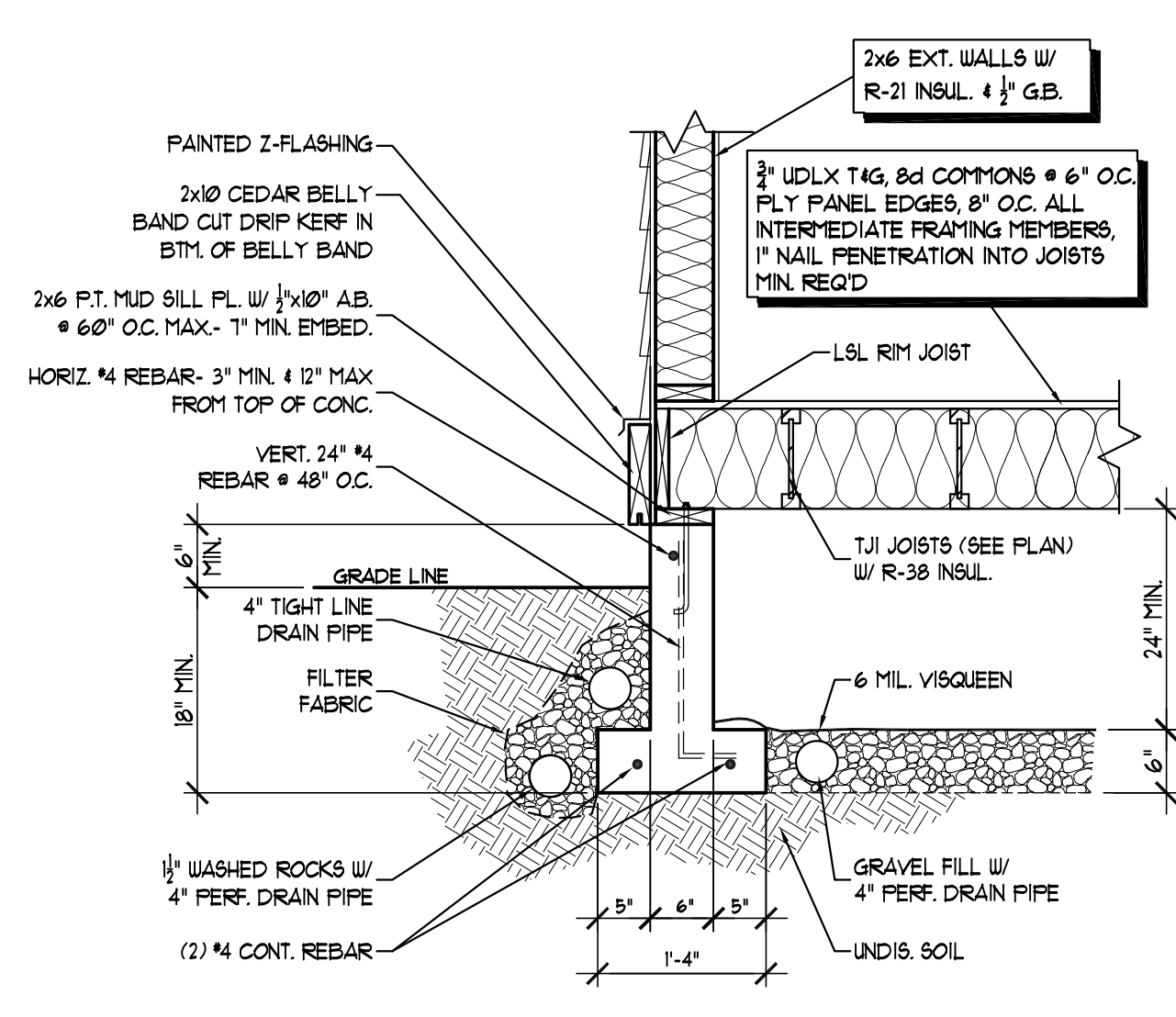
SECOND FLOOR FRAMING PLAN

ROOF FRAMING NOTES:

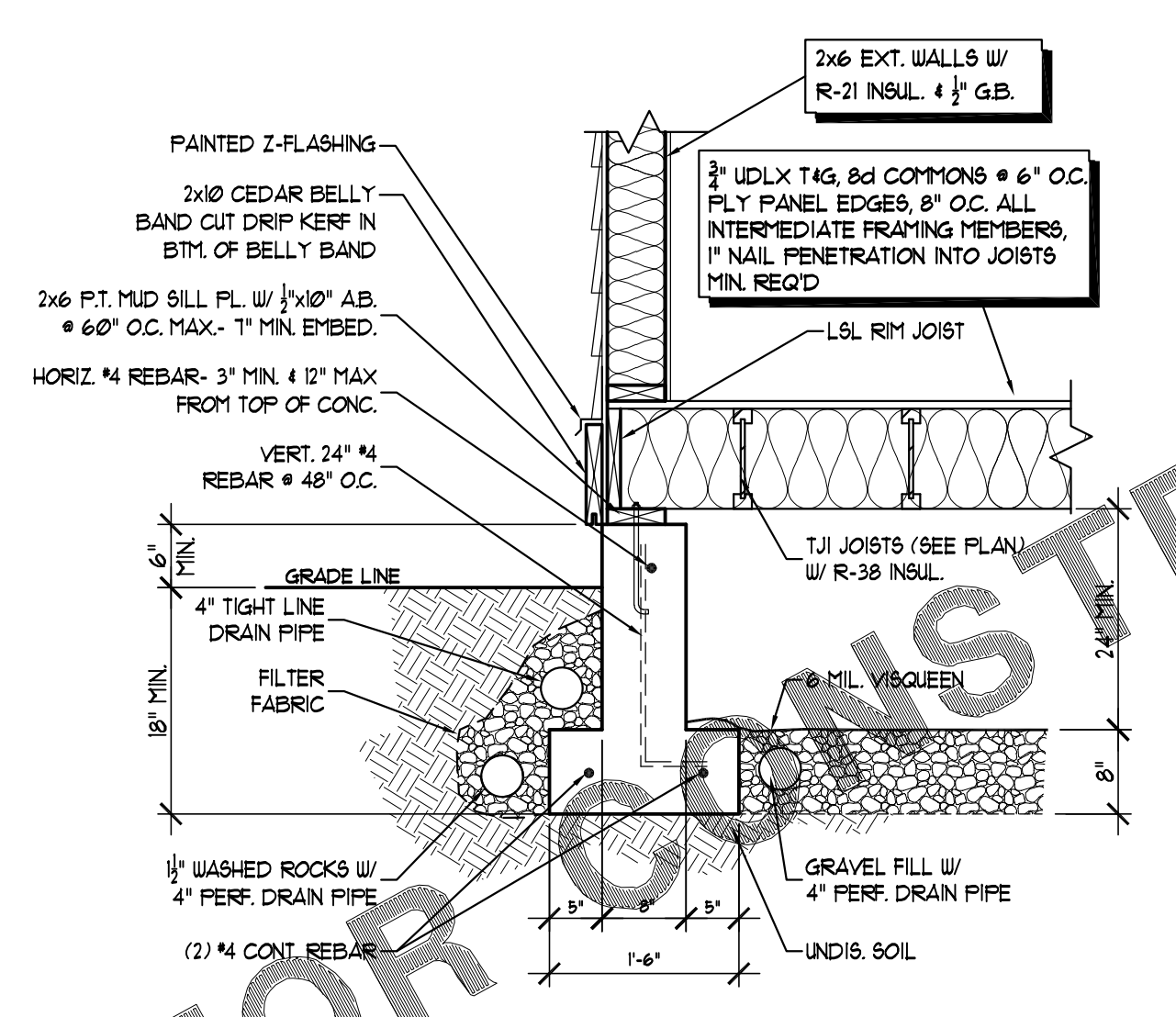
1. GENERAL CONTRACTOR TO INSTALL ALL ADDITIONAL LATERAL DIAGONAL BRACING IN ROOF SYSTEM AS SPECIFIED BY TRUSS MANUFACTURER
2. STRUCTURAL ENGINEER TO ANALYZE EFFECT OF LATERAL TRUSS BRACING ON ENTIRE STRUCTURE AS BRACING IS SPECIFIED BY TRUSS MANUFACTURER
3. ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 #2 D. FIR UNLESS NOTED OTHERWISE
4. TRUSSES TO BE ENG. & CHECKED BY TRUSS MFG. & GENERAL CONTRACTOR BEFORE INSTALLATION
5. PLACING OF GIRDER TRUSSES BY MANUFACTURER (IF USED)
6. ALL OVERHANGS TO BE AS NOTED PER PLANS
7. BUILD TRUSSES TO OUTSIDE OF FRAMING 1/2" INSIDE OF FOUNDATION, UNLESS NOTED OTHERWISE
8.  2x6 MIN. OVER FRAMING ON TOP OF ENG. TRUSSES UNLESS NOTED OTHERWISE
9. AT LEAST 40% & NOT MORE THAN 50% OF REQUIRED VENTING TO BE IN UPPER PORTION OF THE ATTIC PER R306.2 I.R.C.
10. SIMPSON U-BRACKETS USED TO HANG ALL TRUSSES TO GIRDER TRUSSES, BEAMS AND/OR LEDGER BOARDS (UNLESS NOTED OTHERWISE)
11. ROOF PITCHES TO BE AS NOTED ON ELEVATIONS
12. ALL TRUSS BRACING PER UTM/GUIDELINES
13. IF TRUSS MFG. RECOGNIZES OR IDENTIFIES A PLATE HEIGHT REVISION OR DISCREPANCY ON PLANS, PLEASE NOTIFY FRAMER OR JWR DESIGN WITH CHANGE(S)
14. FOR CLARIFICATION PURPOSES OF TRUSS MANUFACTURING DIMENSIONS ON ROOF FRAMING PLAN ARE TO FACE OF STUD (OUTSIDE OF FRAMING) AND ROOF OVERHANG



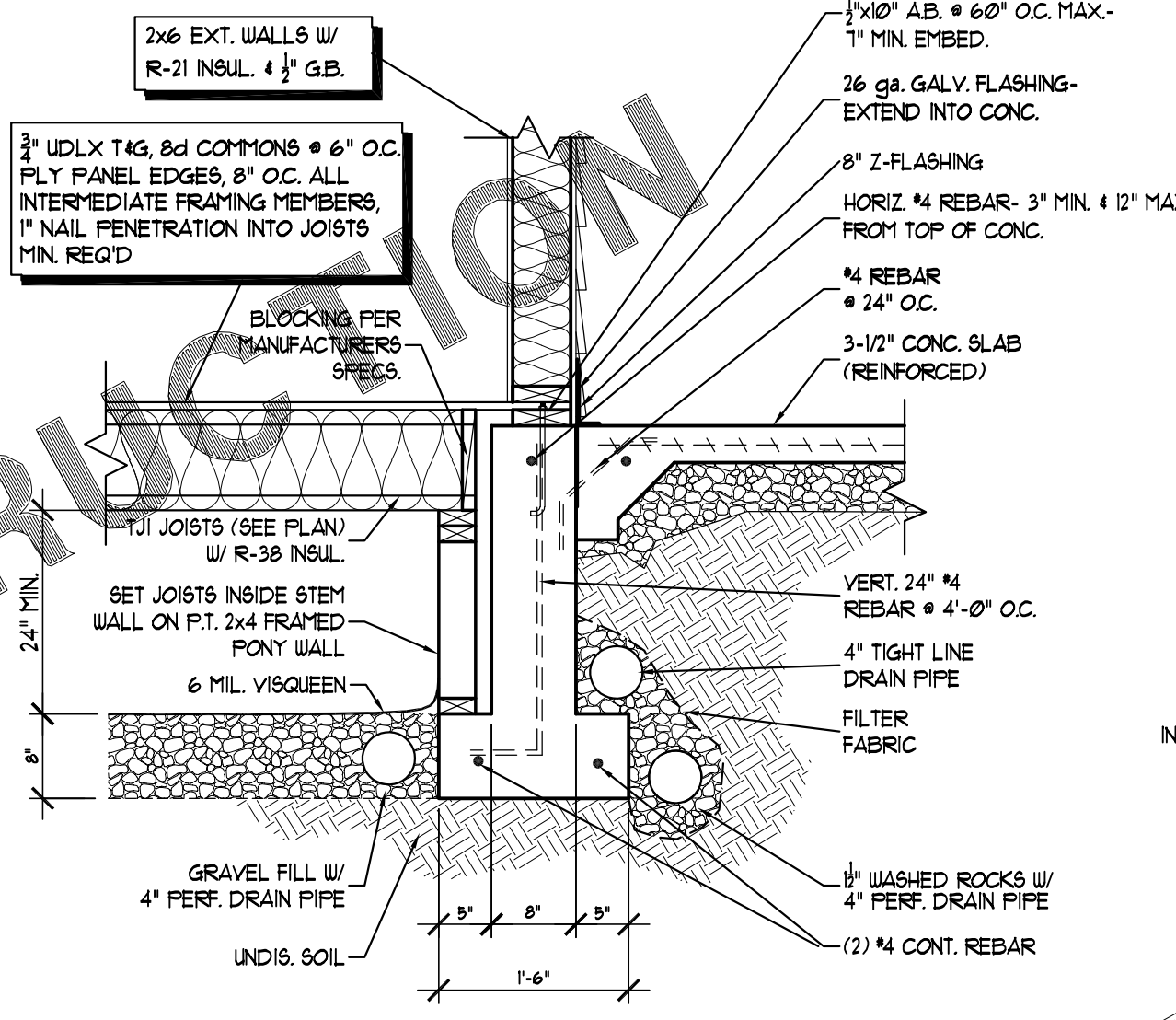
ROOF FRAMING PLAN



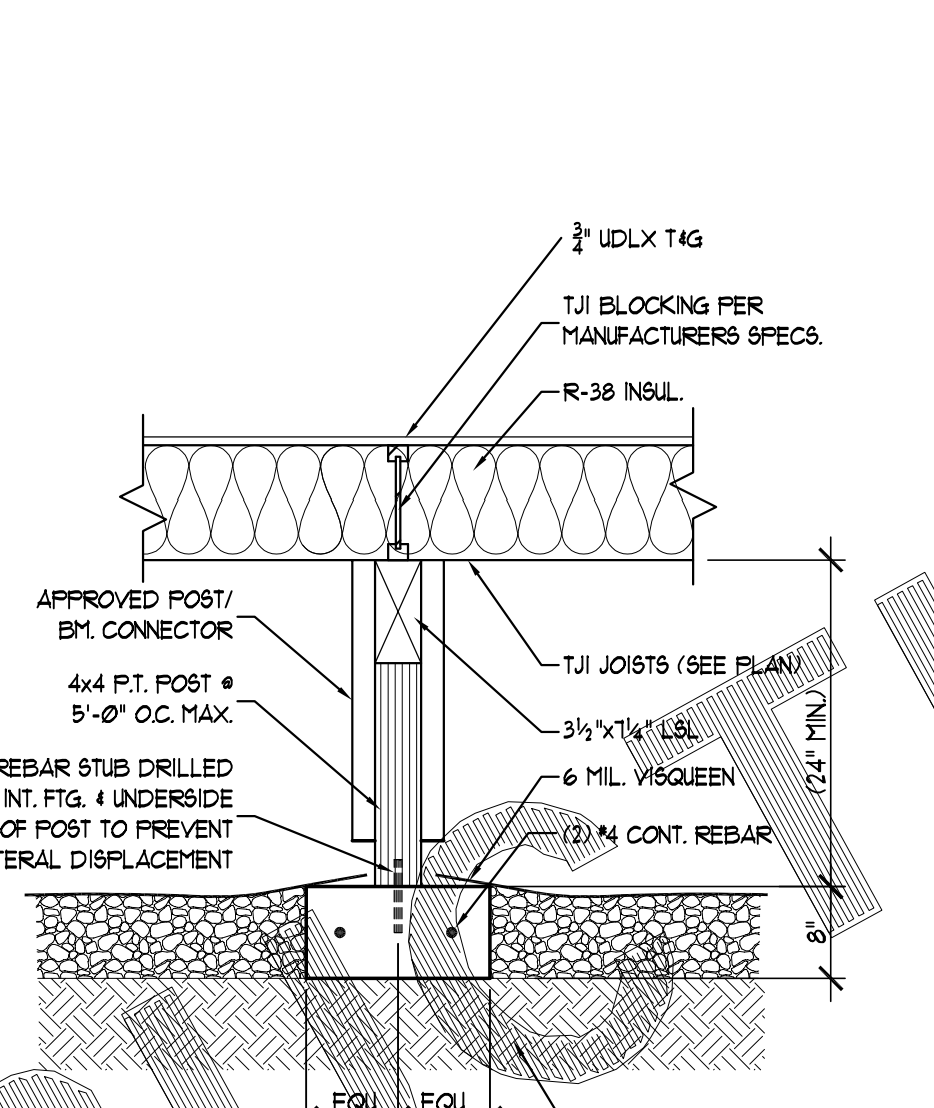
STEM WALL DETAIL



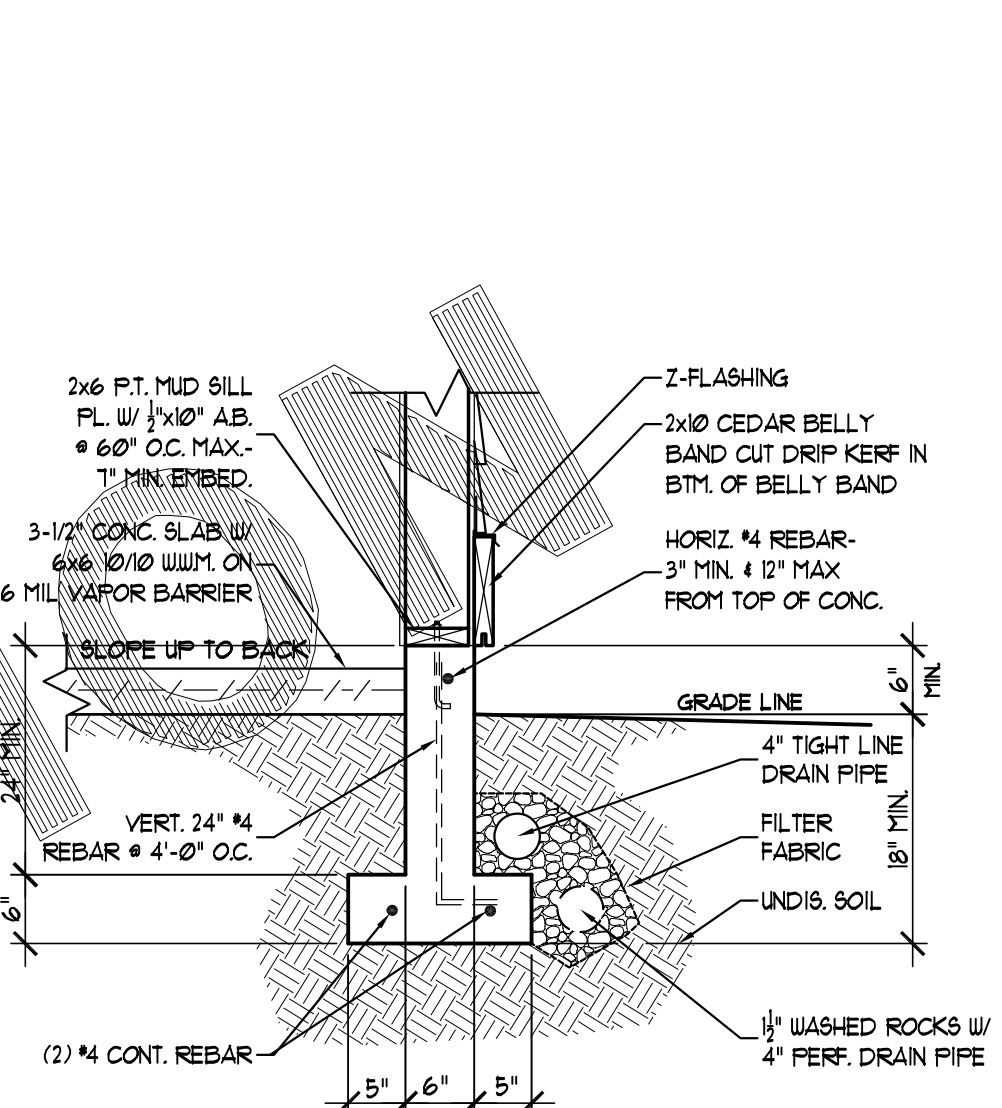
STEM WALL DETAIL



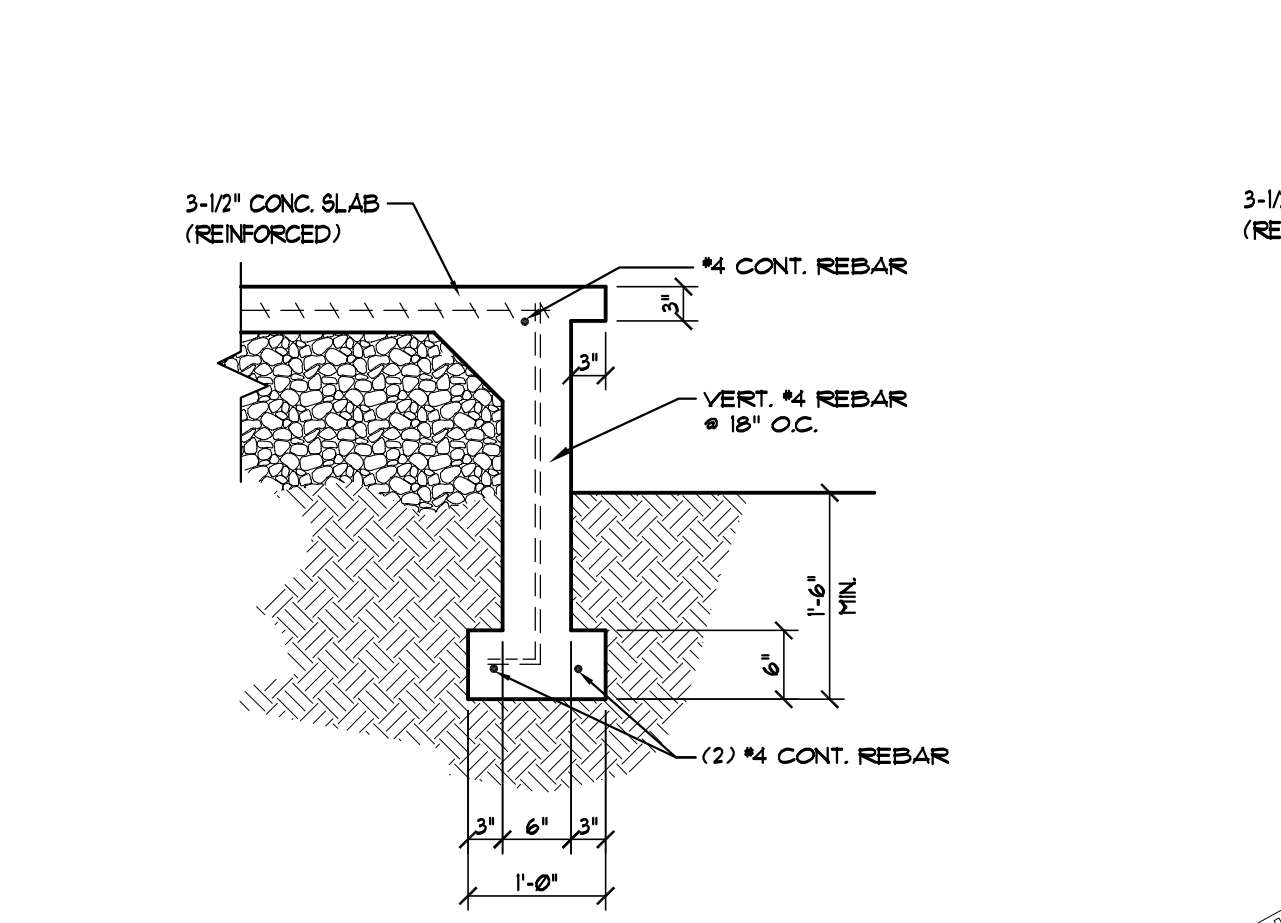
STEM WALL DETAIL



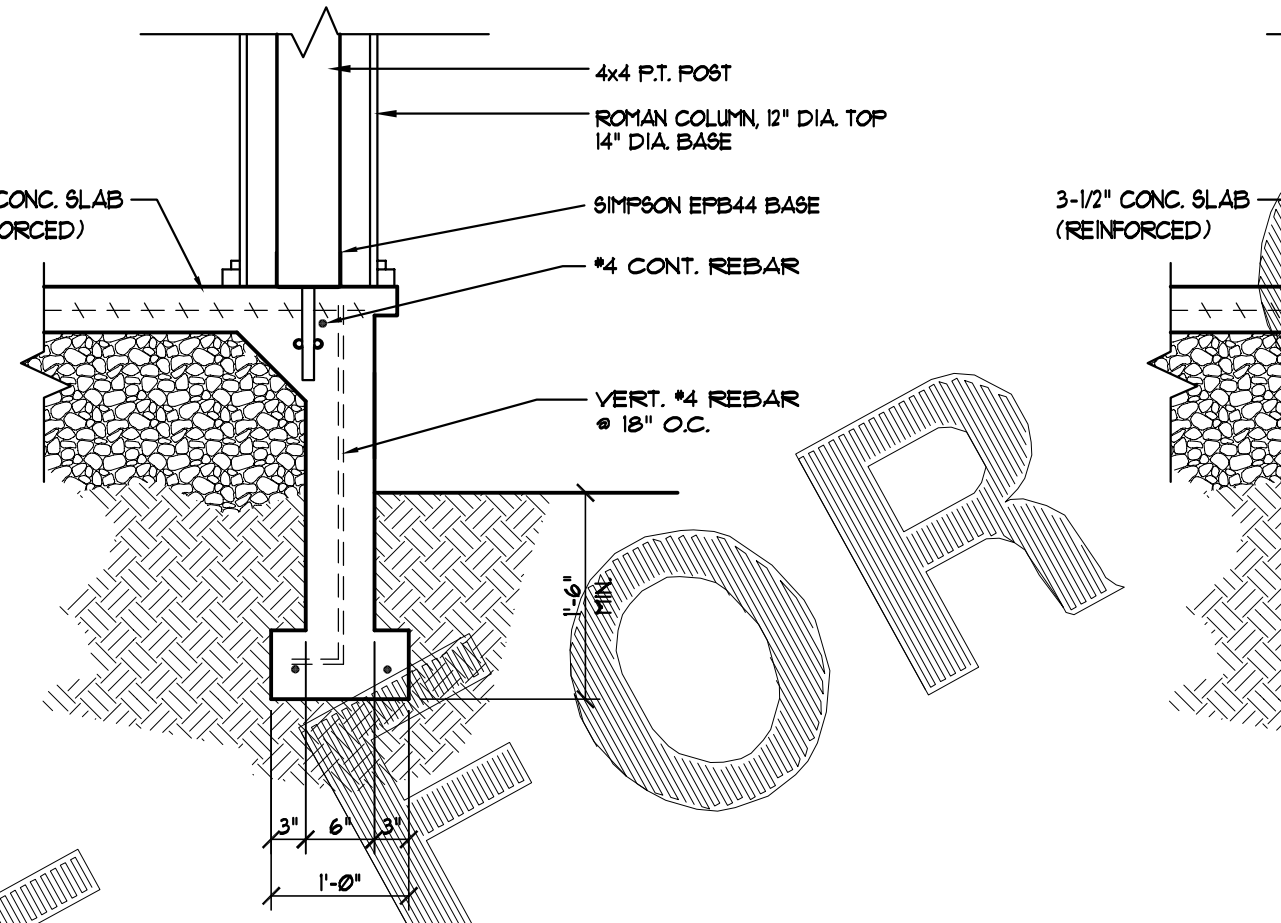
GRADE BM. & POSTS



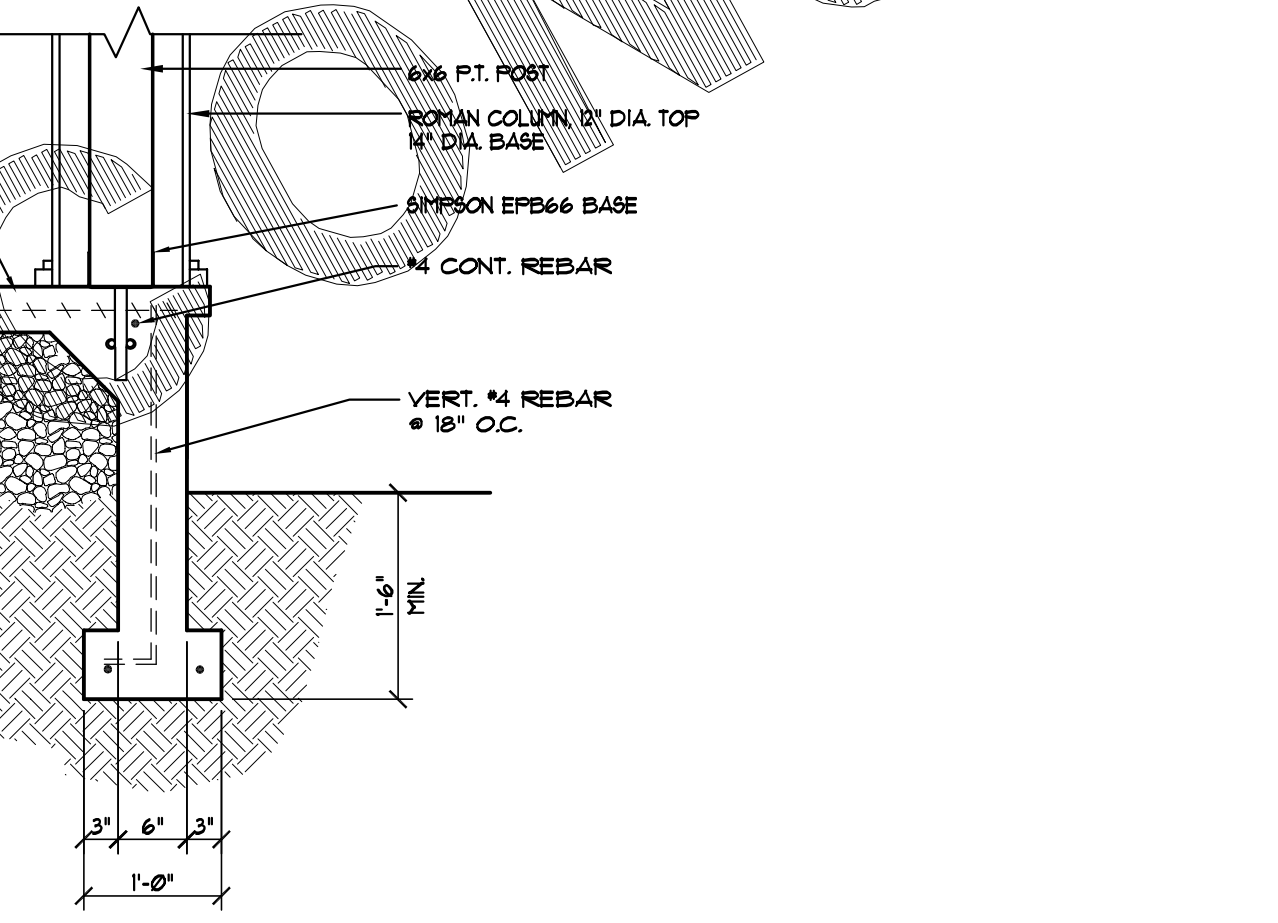
GARAGE FTG. DETAIL



PORCH EDGE DETAIL



COLUMN DETAIL



COLUMN DETAIL

NOT FOR CONSTRUCTION