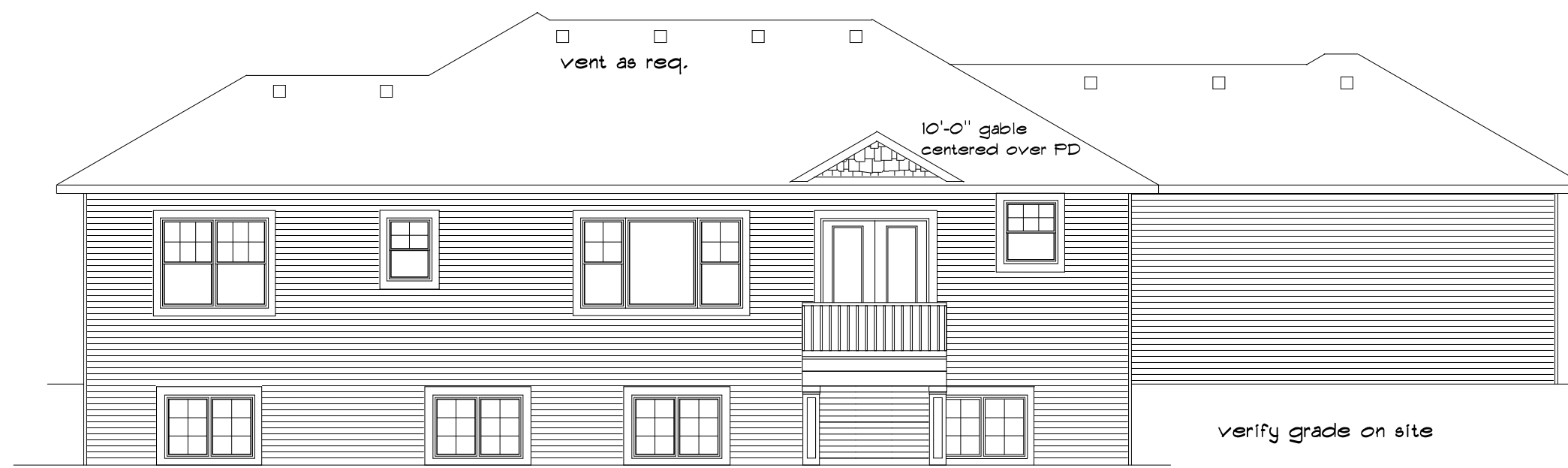


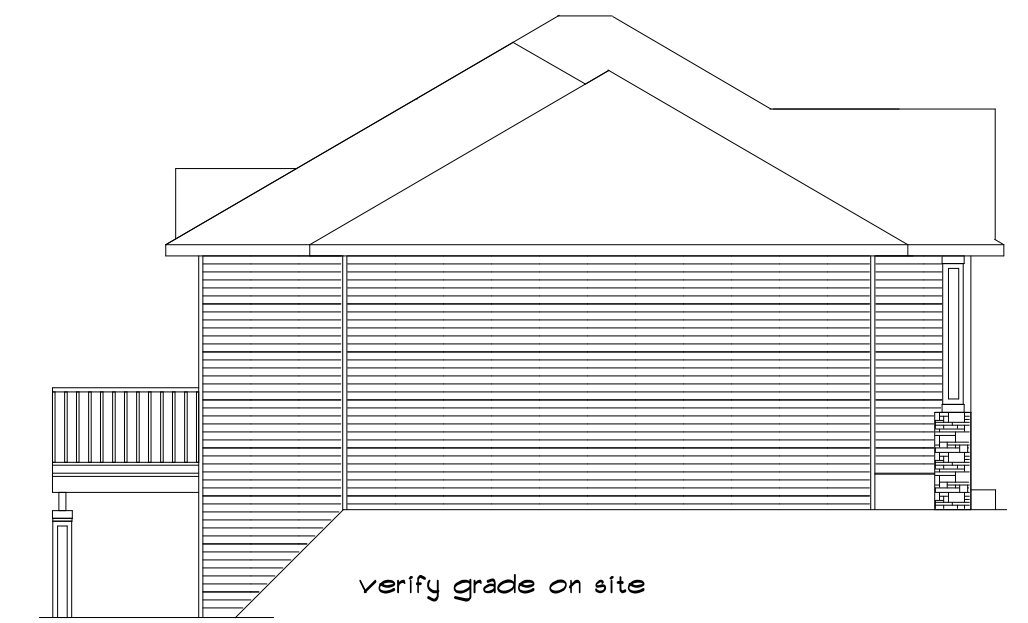
RIGHT ELEVATION

scale 1/8" = 1'-0"



REAR ELEVATION

scale 1/8" = 1'-0"



LEFT ELEVATION

scale 1/8" = 1'-0"

ELEVATION NOTES:

- all roofs 7:12 pitch w/
- 1'-6" soffits
- 1'-0" O.H. gable ends
- vinyl lap siding as shown
- stone as shown to porch edge
- 3 panel shutters front windows
- 18" wide on double windows
- 12" wide on single windows
- built-out vent 24"H front facing gable
- 6" frieze board front gables
- wrap rear elevation openings w/ 4"

NOTE:

All openings to exterior must be caulked & flashed, Flashing is req. where all roof & vertical surfaces meet or where siding material changes.



FRONT ELEVATION

scale 1/4" = 1'-0" page 1 of 4

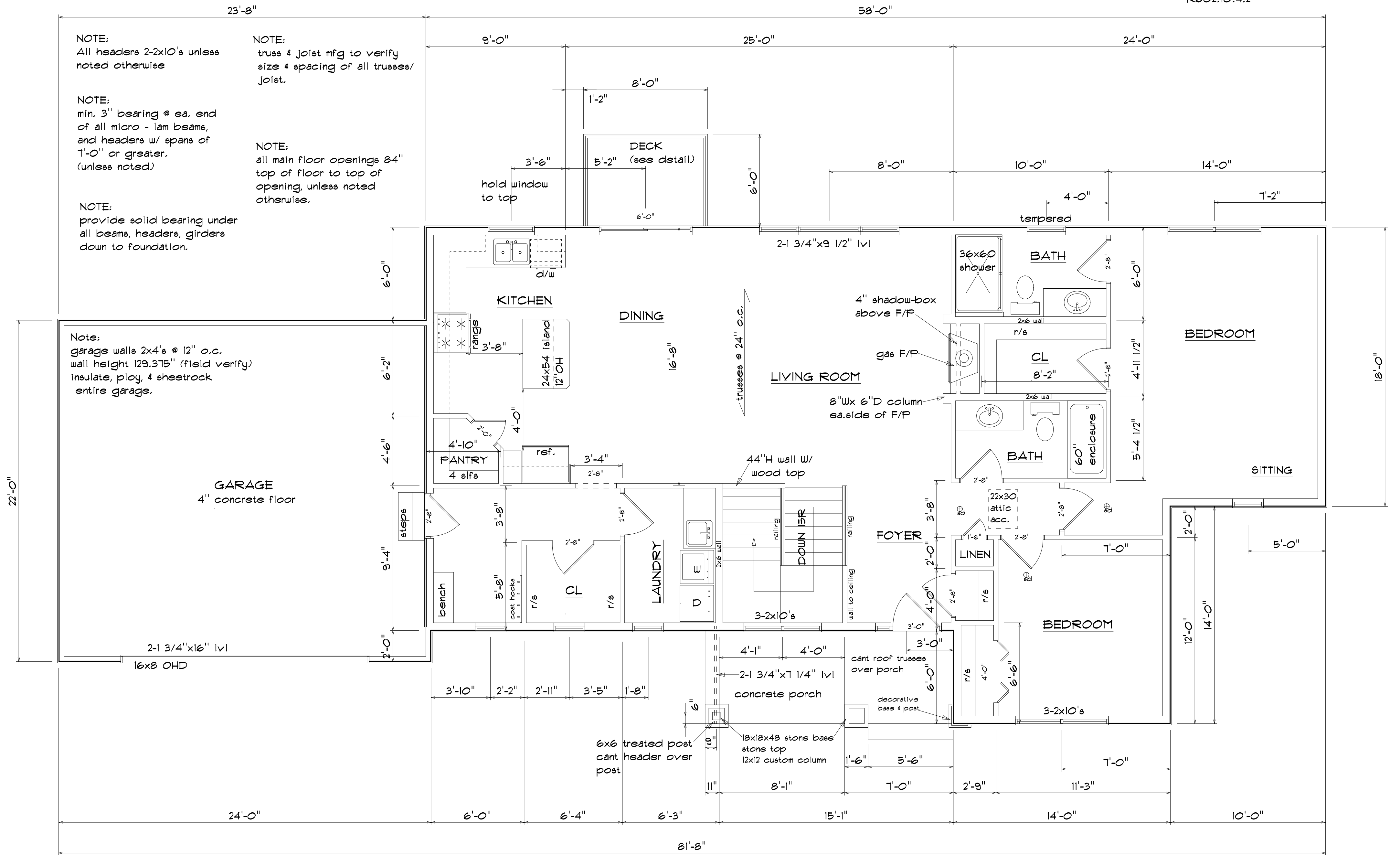
18x18x48 stone base
stone top
12x12 custom column

Due to various site conditions of individual lots, the grade lines represented by this print are for illustrative purposes only. They do not reflect actual finished grade

NOTE:

contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

NOTE:
simplified braced wall
continuous sheathing
R602.10.4.2



NOTE:
All headers 2-2x10's unless noted otherwise

NOTE:
min. 3" bearing @ ea. end of all micro-lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

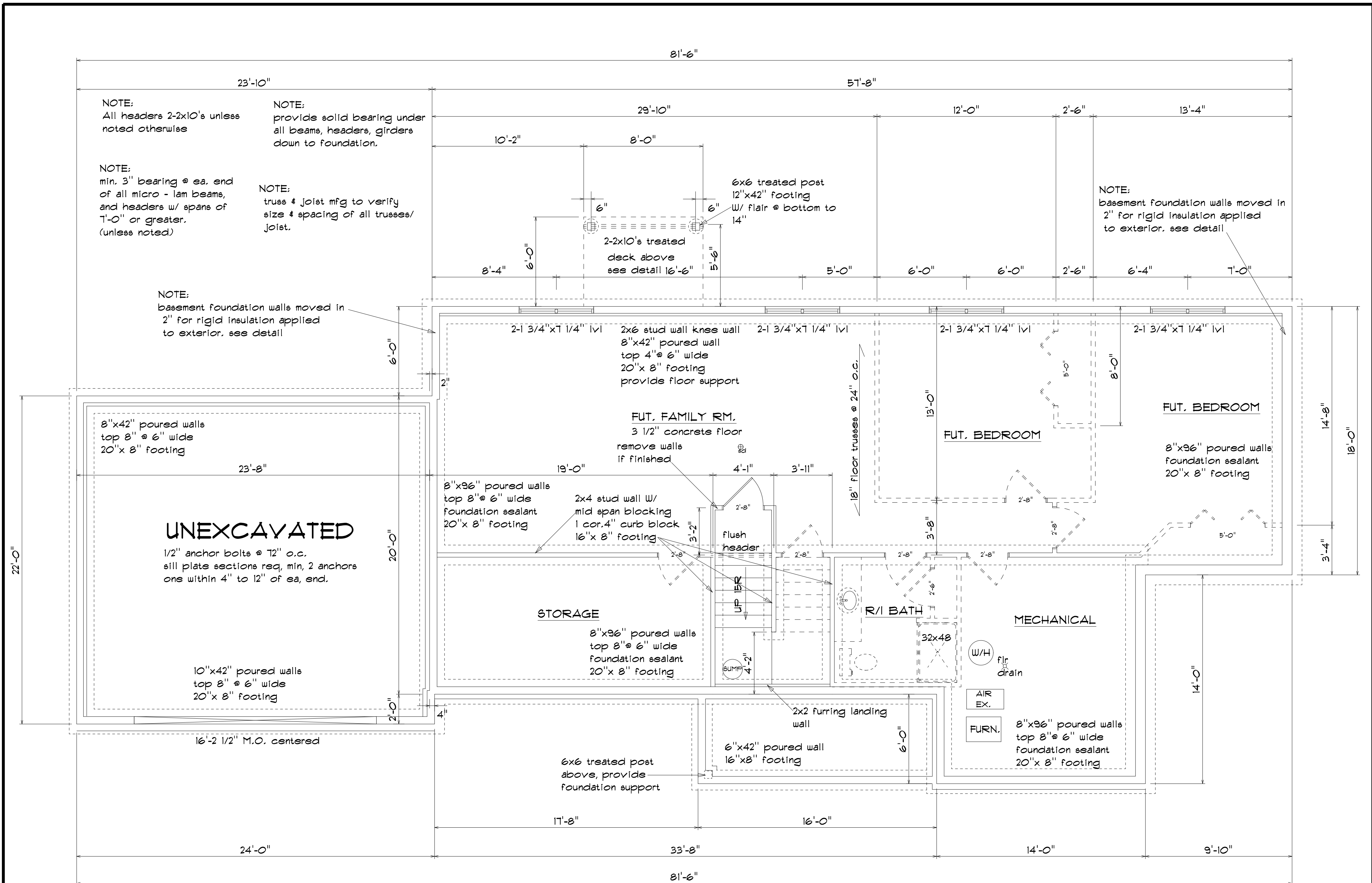
NOTE:
truss & joist mfg to verify size & spacing of all trusses/joist.

NOTE:
all main floor openings 84" top of floor to top of opening, unless noted otherwise.

Note:
garage walls 2x4's @ 12" o.c. wall height 129.375" (field verify) insulate, plywood, & sheetrock entire garage.

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

MAIN FLOOR PLAN 1512 sq.ft.
scale 1/4" = 1'-0" page 3 of 4



FOUNDATION PLAN

scale 1/4" = 1'-0" page 2 of 4

NOTE:
 contractor to verify all notes,
 conditions, and dimensions, and
 be responsible for the same.

FOUNDATION INSULATION NOTES

min. R-15 foundation insulation total w/
R-10 exterior,
min R-5 interior
max. R-11 interior

2" rigid insulation exterior,
above grade protection req.
extend 6" below grade

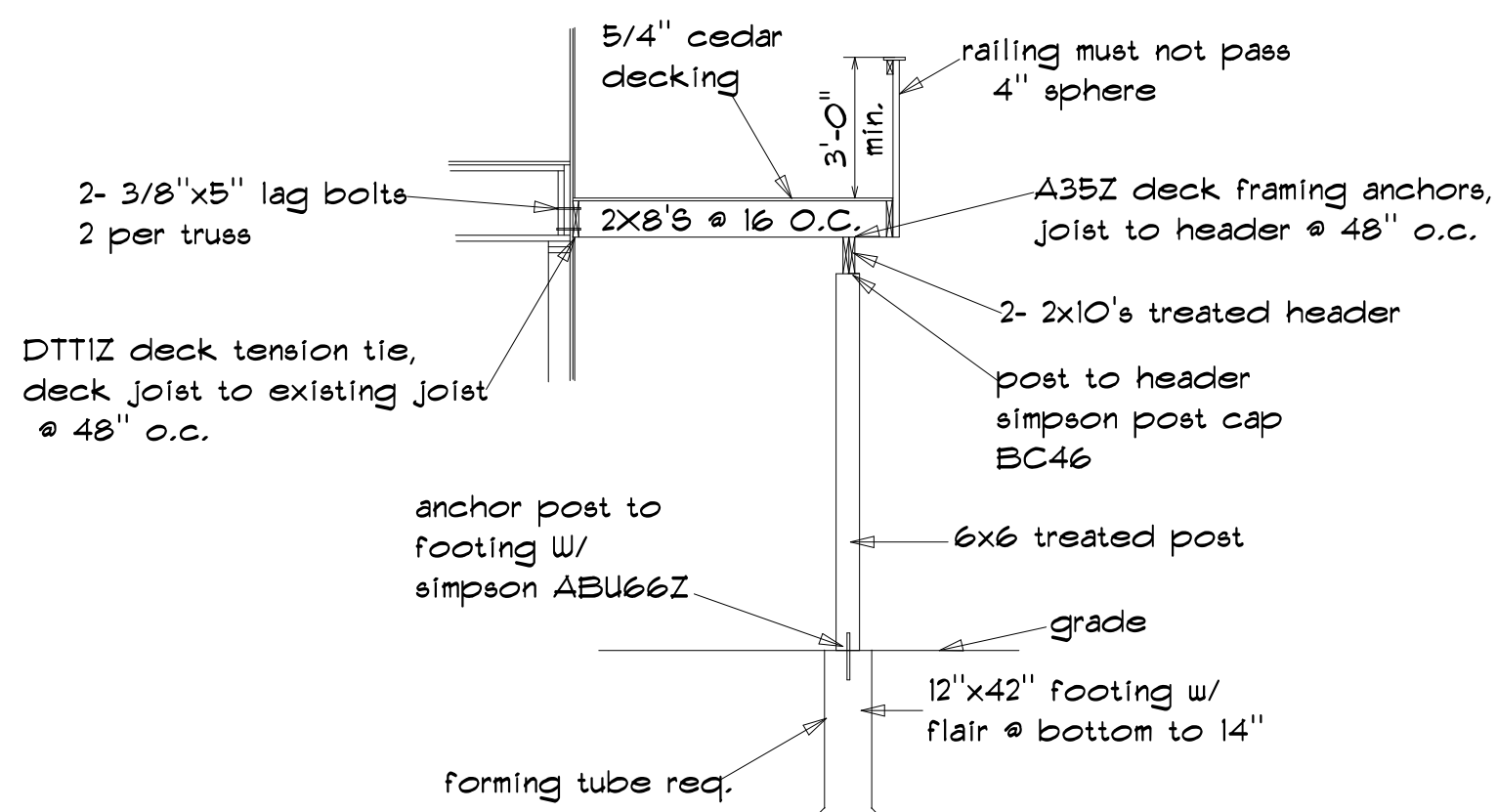
3/4" rigid insulation, R-5
interior of foundation

exterior waterproofing to
top edge of interior
wall edge

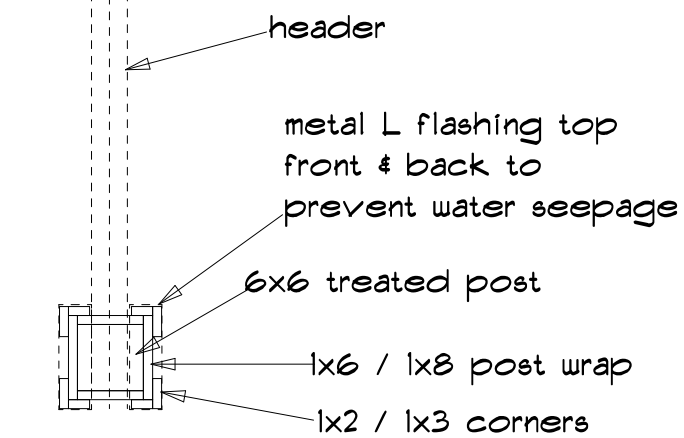
continuous acoustic sealant between basement
slab & insulation edge

seal joint between foundation wall & slab

seal all interior joints, edges and penetrations



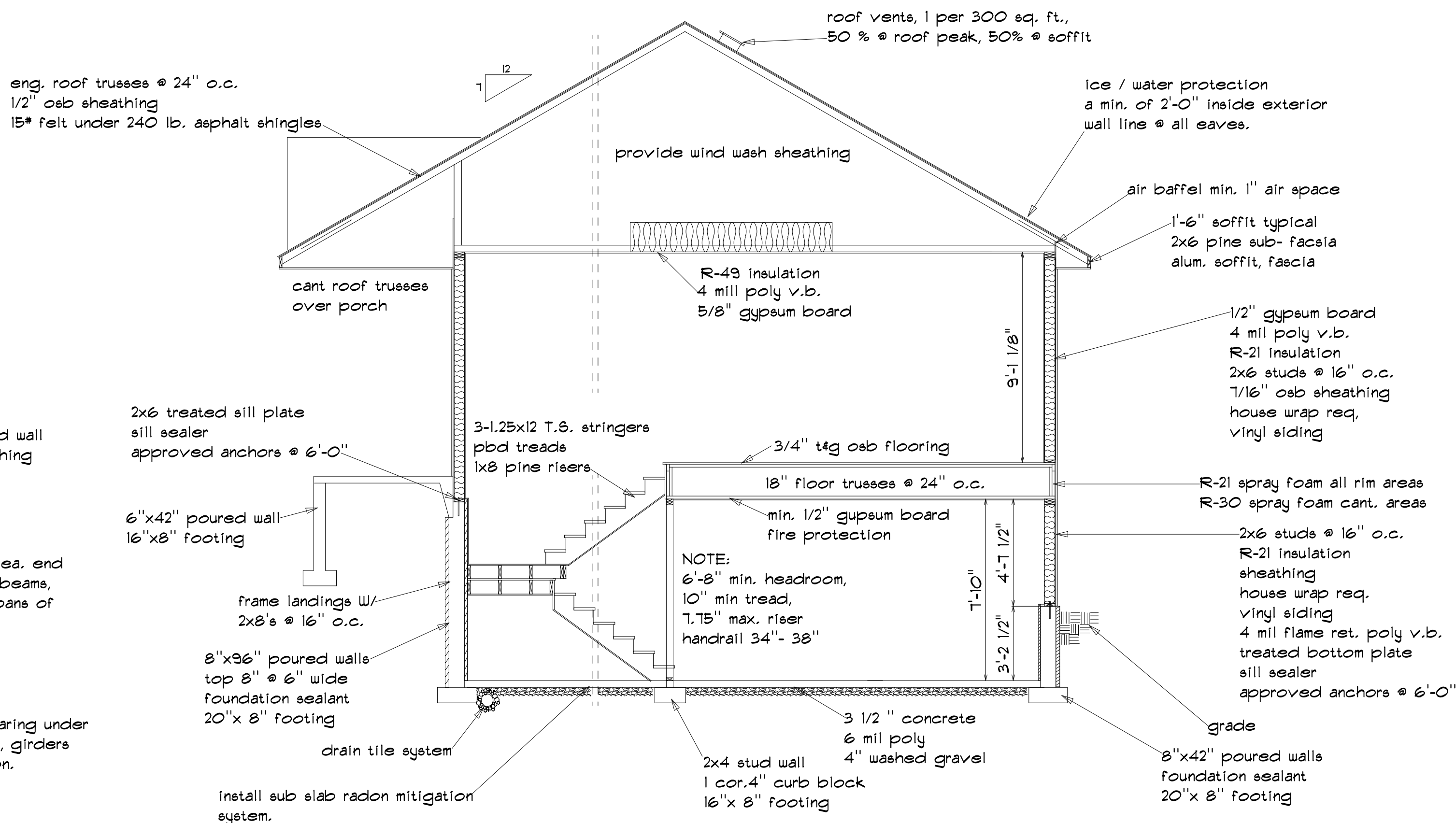
DECK DETAIL



**POST DETAIL
top view**

all fasteners shall be corrosion resistance.

NOTE:
all lumber shall be of natural resistance to decay or of treated wood, fasteners shall be corrosion resistant.



SECTION

scale 1/4" = 1'-0" page 4 of 4

NOTE:
contractor to verify all notes, conditions, and dimensions, and be responsible for the same.

PASSIVE RADON SYSTEM:

3" min. abs or pvc gaslight pipe from subslab to min. 12" above roof must be run thru conditioned space

pipe can be connected to sump system or have T fittings (10'-0" ea. way) in gravel under slab

end of pipe must be min. 10' from any window or other opening that is less than 2' below end of pipe

sufficient space must be left around pipe in a attic space to add fan, space must be min. 24" centered on axis of pipe w/ min. 3'-0" vertical space

a single pipe can be used if all soil gases in dwelling can flow freely between all levels of foundation. this includes interior footings & other barriers if airflow has been established.

label the vent pipes at least once per floor and in accessible attics with "radon reduction system"

one electrical receptical is req. in the attic near the vent pipe for opt. fan.

ENERGY NOTES :

*Continuous air barrier at all plumbing and heating penetrations.

*Fire stops must be installed to block air movement.

*Wind wash barrier required at the exterior edge of attic insulation.

* Wind wash barrier required at cantilevered floors and bay windows.

* Window and door frames and utility penetrations must be sealed

* Electrical boxes and fan housing must be sealed to prevent air leakage.

* The top of interior partition walls must be sealed to prevent air leakage.

* Rim joist must be sealed to prevent air leakage.

* All exterior joints that may be sources of air intrusion must be sealed.

* Between wall assemblies , rim joist and foundations must be sealed to prevent air leakage.

NOTE:
simplified braced wall continuous sheathing R602.10.4.2

NOTE:
min. 3" bearing @ ea. end of all micro - lam beams, and headers w/ spans of 7'-0" or greater. (unless noted)

NOTE:
provide solid bearing under all beams, headers, girders down to foundation.

NOTE:
truss & joist mfg to verify size & spacing of all trusses/ joist.