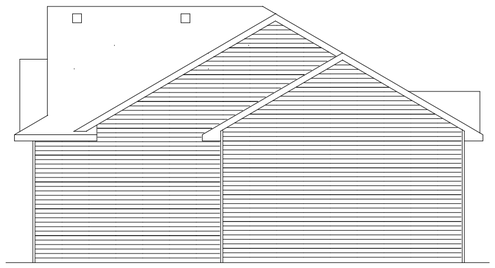
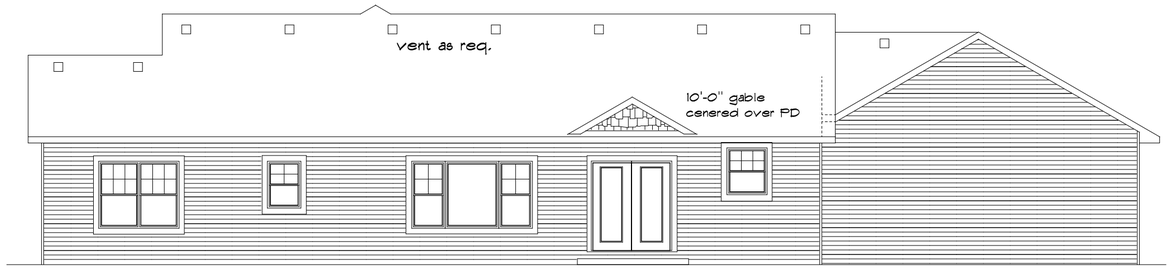


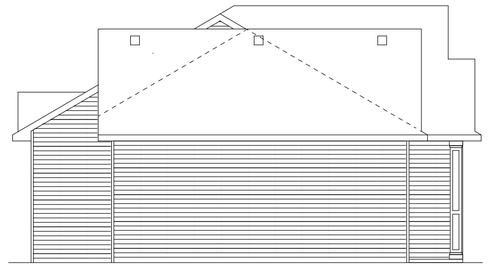
RIGHT ELEVATION

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
wrap front windows W/ 4" sides
6" top
6" stool & apron
stone front as shown
16x32 vent front gable
vinyl shakes front upper gable over porch/garage
board & batten gable over porch
4" 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

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.

MORNING SUN HOMES inc.

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.

23'-8" | 58'-0"

9'-0" | 25'-0" | 24'-0"

8'-0" | 1'-2" | 3'-6" | 5'-2" | 6'-0" | 8'-0" | 10'-0" | 14'-0" | 4'-0" | 7'-2"

concrete patio

hold window to top

tempered

2-1 3/4"x9 1/2" lvl

6'-0" | 6'-2" | 4'-6" | 3'-10" | 5'-6" | 2'-0" | 22'-0" | 16'-8" | 18'-0"

KITCHEN | DINING | LIVING ROOM | BEDROOM | BATH | SITTING | FOYER | LINEN | PANTRY | LAUNDRY | POCKET OFFICE | FURN. | GARAGE | CL | BATH | BEDROOM

d/w | range | 3'-8" | 24x54 island 12"OH | 4'-0" | 4'-10" | 4 slfs | ref. | 3'-4" | 2'-8" | 2'-0"

4" shadow-box above F/P | gas F/P | 8"Wx 6"D column ea.side of F/P | 36x60 shower | 2x6 wall | r/s | 8'-2" | 4'-11 1/2" | 5'-4 1/2" | 60" enclosure

shown W/ opt. barn door style hardware 2'-8"

22x30 attic acc.

Note:
garage walls 2x4's @ 16" o.c.
wall height 109.125"
insulate, ploy, & sheetrock entire garage.

pull down ladder

sheetrock gable in attic area above wall

trusses @ 24" o.c.

7'-0" | 10'-0" storage above

2-1 3/4"x11 7/8" lvl

16x8 OHD

window above centered on gable

air ex above W/H | flr drain | opt. W/S | W/M | W/H ELEC | W | D | 2x6 wall | r/s | 4'-0" | 5'-8" | 3'-8" | 2'-8"

cant roof trusses 2'-0"

1'-5" | 2'-2" | 2'-11" | 3'-5" | 1'-8"

2'-5" | 3'-7"

4'-1" | 5'-0"

2-1 3/4"x7 1/4" lvl

concrete porch

6x6 treated post
12x12 custom columns

6" | 11" | 9'-1" | 6'-0" | 2'-9" | 11'-3" | 7'-0"

decorative corner post/ column

gable

3'-0" | 1'-6" | 7'-0" | 5'-0" | 2'-0" | 12'-0" | 14'-0"

24'-0" | 6'-0" | 6'-4" | 6'-3" | 15'-1" | 14'-0" | 10'-0"

81'-8"

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

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

23'-8"

58'-0"

6'-0"

18'-0"

22'-0"

20'-0"

1 cor 6" block
4 cor 8" block
20"x 8" footing

UNEXCAVATED

1/2" anchor bolts @ 72" o.c.
sill plate sections req, min, 2 anchors
one within 4" to 12" of ea, end.

UNEXCAVATED

1/2" anchor bolts @ 72" o.c.
sill plate sections req, min, 2 anchors
one within 4" to 12" of ea, end.

1 cor 6" block
4 cor 8" block
20"x 8" footing

1 cor 6" block
4 cor 12" block
20"x 8" footing

2'-0"

4"

16'-2 1/2" M.O. centered

5 cor 8" block
16"x 8" footing

6'-0"

1 cor 6" block
4 cor 12" block
20"x 8" footing

14'-0"

17'-8"

16'-0"

24'-0"

33'-8"

14'-0"

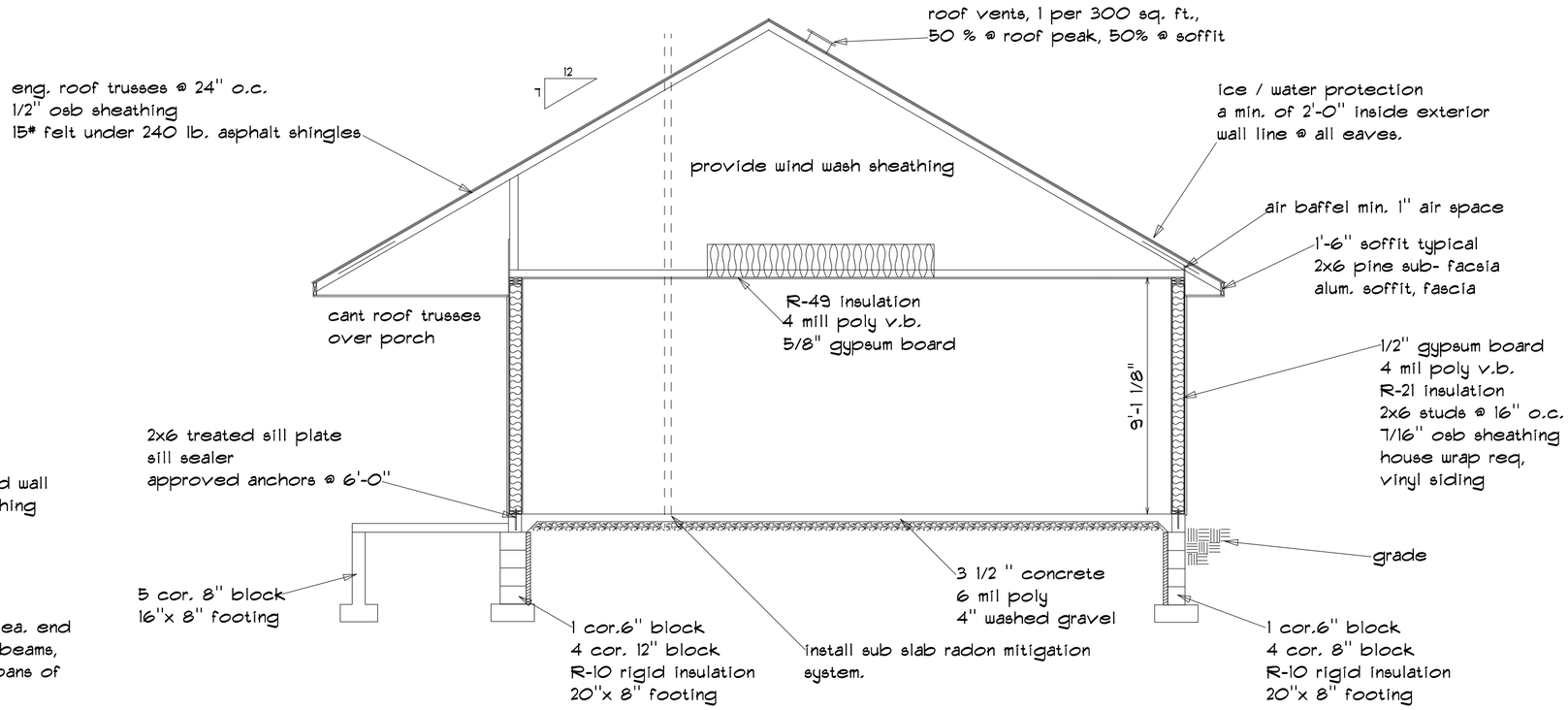
10'-0"

81'-8"

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

# FOUNDATION PLAN

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




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.

## 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 gastight 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 levelsof foundation.
this includes interior footings & other
barrriers if airflow has been
established.

label the vent pipe 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.