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SHERWOOD, OR 97140

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www.markstewart.com

Mark Stewart
Authentic Mark Stewart Original Design
Accept no substitutes

Stock Home Plans
Custom Design
Builder Marketing
Interior Design
Since 1982

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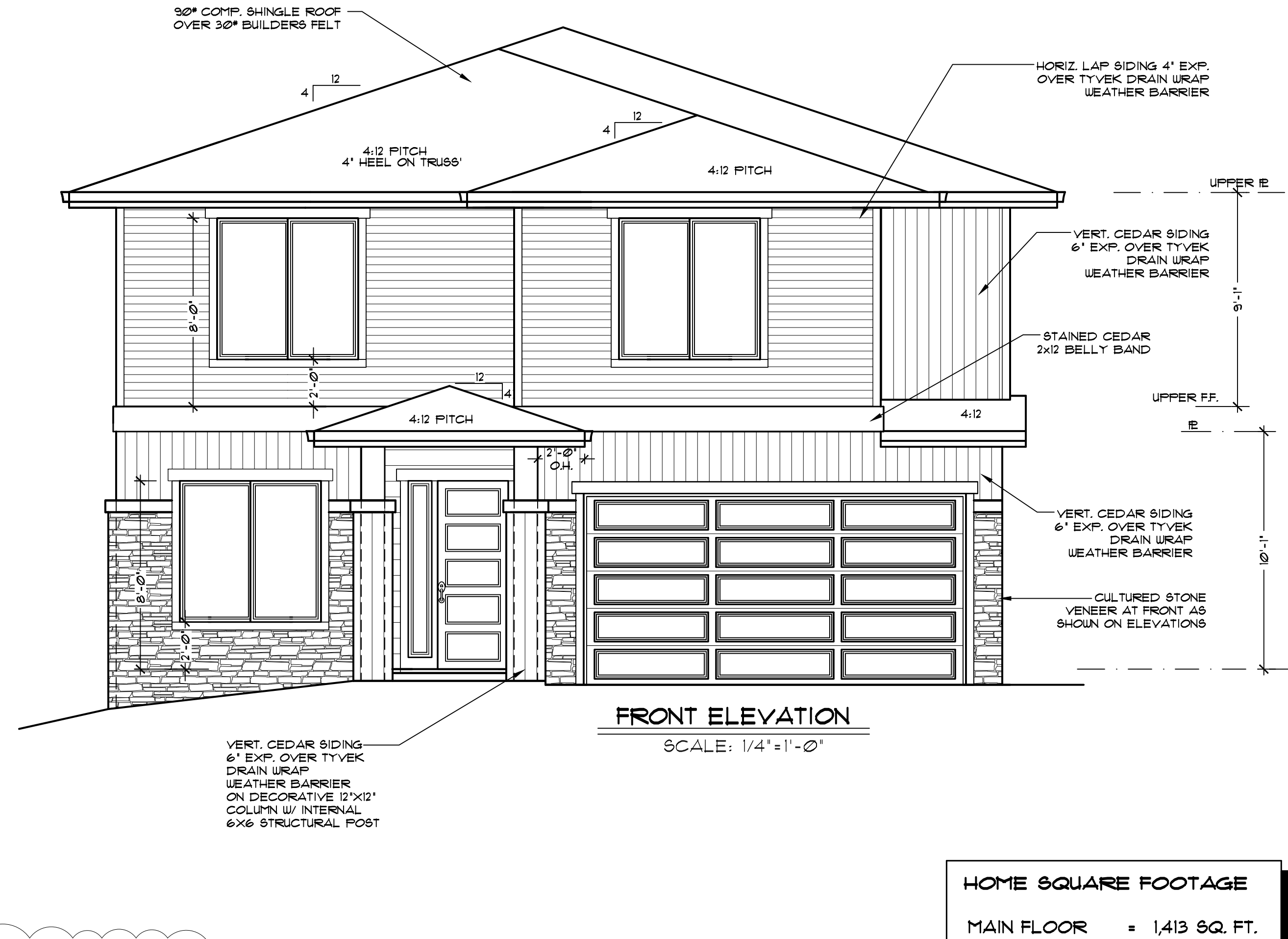
CLIENT: MONTROSE HOMES

KELSO PROJECT

PLAN *M-3792-JTR REV.

REVISIONS: APRIL 2024
MAY 2024

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HOME SQUARE FOOTAGE

MAIN FLOOR	= 1,413 SQ. FT.
UPPER FLOOR	= 1,926 SQ. FT.
TOTAL	= 3,339 SQ. FT.
GARAGE/SHOP	= 535 SQ. FT.

REQUIRED CREDITS

Very Small Additions (additions 150-500 sf)	2
Small Additions (additions ≥500-1500 sf)	5
Small Dwelling (dwellings <1500 and <300 sf of glazing)	5
Medium Dwelling (dwellings and additions ≥1500-5000 sq. ft. dwellings with >300 sf of glazing)	8
Large Dwelling (dwelling ≥5000 sf)	9
Primary Heating System Options Credits	
1 Comb. Heating min. NAECA ②	0.0
2 Heat pump (w/ supplemental elec. resist. or gas heat) ③	1.5
3 Elec. Res. Heat only (forced-air or zonal)	0.5
4 Heat pump (w/o supplemental heat) ④	3.0
5 Mini-Split (largest zone) OR dwelling not exceeding 2kW installed heating capacity	2.0
BLDG Envelope Improvements Credits	
1.1 Glazing: U-0.22	0.5
1.2 Floor: R-38 Slab: R-10 edge + entire slab	1.0
1.3 Ceiling: U-0.18 Walls: R-21 + R-12ci Basement Wall: R-21 + R-12ci Slab: R-10 edge + entire slab	1.5
1.4 Ceiling: U-0.18 Walls: R-21 + R-12ci Basement Wall: R-21 + R-12ci Slab: R-20 edge + entire slab	2.5
Air Leakage Control & Efficient Ventilation Credits	
2.1 Reduce air leakage to 2 ACH AND whole house ventilation (M1505.4) w/ HRV min. 0.65 ⑥	1.0
2.2 Reduce air leakage to 1.5 ACH AND whole house ventilation (M1505.4) w/ HRV min. 0.75 ⑥	1.5
2.3 Reduce air leakage to 0.6 ACH AND whole house ventilation (M1505.4) w/ HRV min. 0.80 ⑥	2.0
HE HVAC Distribution System Credits	
4.1 ALL HVAC/Duct equip. located in conditioned space (R403.3.2). Electric, Resist., hydronic, and ductless HP heating are NOT permitted with this option. Dr. Comb. Heating <90% AFUE not permitted.	0.5

High Efficiency HVAC

3.1 Min. 95% AFUE fuel-fired furnace ① Min. 90% AFUE fuel-fired boiler	1.0
3.2 Supplemental Heat from Heating Sys. Opt. (2) ① Min. 95% AFUE fuel-fired furnace ② Min. 90% AFUE fuel-fired boiler	0.5
3.3 Air-source centrally ducted heat pump (min. HSPF 9.5) ⑥	0.5
3.4 Closed-loop ground heat pump (min. COP 3.3) OR Open-loop water heat pump (min. COP 3.5) ⑥	1.5
3.5 Ductless mini-split (in zonal elec. heating houses) of HSPF 10.0+ shall give heat to largest zone in house.	1.5
3.6 Centrally ducted cold climate variable capacity heat pump (cc VCHP), found on the NEEP cc VCHP qualified product list, with an HSPF 11.0+.	1.0
3.7 Ductless mini-split with no elec. resist. heating in primary living areas shall be HSPF 10.0+ OR HSPF 9.0+ if total heating loads do not exceed 24k BTUs.	2.0
3.8 AHRI 550/590 Air-to-water heat pump with COP 3.2+ @ 47°F.	1.0
3.9 Gas-fired HP w/ ANSI Z21.40.2 & Z21.40.4 or CSA w/ UEF 1.15+.	1.5
3.10 Combination water heating & space heating system shall include gas-fired heat pump water heaters meeting Tier II NEEA for Gas-Fueled Res. Storage Water Heaters (version 1.0). Chosen with credit option 5.8	2.5
3.11 Smart thermostat (energy star certified). Chosen with 3.1 or 3.2 ONLY	0.5
Efficient Water Heating Credits	
5.1 Drain water HRU captures only shower waste water heat ⑦	0.5
5.2 Compact Hot Water Distribution system, the volume stored shall not exceed 18 oz. of water between nearest source of heated water & termination of fixture supply pipe (calculated via R403.5.2). When hot water source is nearest primed plumbing loop or tank, this must be primed with On Demand recirculation pump and must run a dedicated ambient return line from the furthest fixture or end of loop to water heater. 5.1 & 5.2 may be combine with others	0.5
5.3 Energy Star rated gas/propane water heater (UEF 0.80+) ①	0.5
5.4 Gas or propane water heater w/ UEF ≥ 0.91 Solar water heating w/ rated min. savings of 2000kWh (SRCC) Water heated by ground-source heat pump meeting req. of 3.4	1.0
5.5 Gas-fired HP water heater (Tier II NEEA)	1.5
5.6 Electric heat pump water heater meeting Tier III NEEA standards.	2.0
5.7 Elec. heat pump water heater w/ a min. UEF of 2.9 & utilizing split-system config. w/ air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Spec w/ the UEF noted above ①	2.5
5.8 Credit selection 3.10 earns this. (See R403.7, R403.5.7 & Manu. Sizing)	2.5
Renewable Electric Energy Credits	
6.1 0.5 credit/600 kWh generated per housing unit ③ ④ ⑤	1.0
Appliance Package Credits	
7.1 Dishwasher, fridge, washing machine, & dryer meet Energy Star requirements ⑧	0.5

WSEC Energy Code Compliance Checklist
Single Family - New Construction & Additions

PERMIT NUMBER

ADDITIONAL NOTES

- An alternate heating source sized @ 0.5 Watts/ft² (equiv.) of heated floor area or 500 Watts, whichever is larger, may be installed in the dwelling unit.
- Equipment listed in Table C403.3.2(5) or C403.3.2(6)
- Equip. in Table C403.3.2(7) + supplemental system per C403.3.2(5) for comb. furn.
- You may not select more than (1) option from this category.
- 0.5 credits for each 600 kWh of electrical generation provided annually, up to 4.5 credits max. See complete Table R406.2 for all req. and option descriptions.
- To qualify to claim this credit, the building permit drawings shall specify the option being selected & shall specify the max tested bldg air leakage & show the HRV sys.
- To qualify to claim this credit, the bldg permit drawings shall specify the option being selected & specify the heating equipment type & the min. equipment efficiency.
- For mech. equip. outside conditioned space, max 10' return duct & 5' supply duct connections to equipment may be outside deeply buried insul. All metallic ducts outside cond. space must have both transverse & longitudinal joints sealed w/ mastic. If flex ducts are used, they cannot contain splices.
- Bldg permit drawings shall specify option selected & specify heating equipment type & show the location of the heating & cooling equipment & all ductwork.
- To qualify to claim this credit, the bldg permit drawings shall specify the option being selected and shall specify the water heater equip. type & min. equip. efficiency.
- Min. efficiency of 40% if installed for equal flow or a min. efficiency of 54% if installed for unequal flow. Such units shall be labeled in accordance w/ CSA B55.1 or IAPMO IGC 346-2017 & be labeled, (must collect from 2+ showers/tubs).
- To qualify to claim this credit, the bldg permit drawings shall include a plumbing diagram that specs drain water HRU & plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies w/ the standard.
- Generation calculated via: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator: P/WATs or approved alternate by the B.O.
- Documentation noting solar access shall be included on the plans. For wind generation, project design shall document annual power generations based on the following factors: the wind turbine power curve, average annual wind speed at site, frequency distribution of the wind speed at the site & height of the tower.
- To qualify to claim this credit, the bldg permit drawings shall specify the option being selected & shall show the appliance type & provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed & connected to utilities. Dryer ducts & exterior dryer vent caps are not permitted to be installed in the dwelling unit.
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED AND EFFICIENCY MEASURED IN ACCORDANCE WITH R403.7.
- Const. Documents shall show ounces of water in piping between the hot water source and the termination of the fixture.
- Per Table C403.3.2(2), C403.3.2(9), or AH-H2O HP (heating/cooling) rated AHRI 560/590

Additional Energy Credit Summary 2021

HVAC SUMMARY

Duct size to be ≥ 6" (unless engineered)	6
OSA (Outside Air)	6
HRV	NO
Separate	X
in HVAC	X
Efficiency Rating	11 HSPF
BTUs	48k-60k
CFM	2,000

2021 Washington State Energy Code Insulation Requirements

BLDG. COMPONENTS	SLAB	WSEC MIN.	Adjusted R/U Values per Credit Selections
	BELOW-GRADE WALL	R-10, 4ft down perimeter	
	FLOOR	R-30	
	EXT. WALLS	R-20+ R-5ci or R-13+ R-10ci	
	VAULTED CEILING	R-60	
	CEILING W/ ATTIC	U-0.50	
	SKYLIGHTS	U-0.30	
	WINDOWS	U-0.30	

Clark County Community Development Building Safety 364-337-2375 www.clark.wa.gov ADA forms: 364-337-2322 ADA@clark.wa.gov
Revised: 3/28/2024

- ELEVATION NOTES:**
- CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS, & CONDITIONS PRIOR TO CONSTRUCTION.
 - CALLK ALL EXTERIOR JOINTS AND PENETRATIONS.
 - PROVIDE OR ANODIZED SHEET METAL FLASHING & COUNTERFLASHING
 - ALL ROOF PENETRATIONS, CHIMNEYS, & SKYLIGHTS.
 - METAL FLASHING & ALL TRIM & HORIZ. SIDING BREAKS.
 - RAND 2ND LAYER OF TAIR PAPER VERT. & INTERIOR & EXTERIOR CORNERS UNLESS TAIR PAPER IS CONTINUOUS.
 - FOUNDATION VENTS TO BE SPACED PER PLAN.
 - ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE I.E. FRONT & OR SIDE & GABLE END & GARAGE FRESH AIR VENTS TO BE LOUVERED.
 - ALL LIGHT BLOCKS ON FACADE TO BE FIRRED OUT AN ADDITION AL 1/2".
 - GUTTERS TO LAP UNDER DRIP EDGE & GABLE ENDS. HOLD 1/2" DRIP EDGE OUT 1/2" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
 - ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS. (SIDING TO BUTT UP TO TRIM WORK)

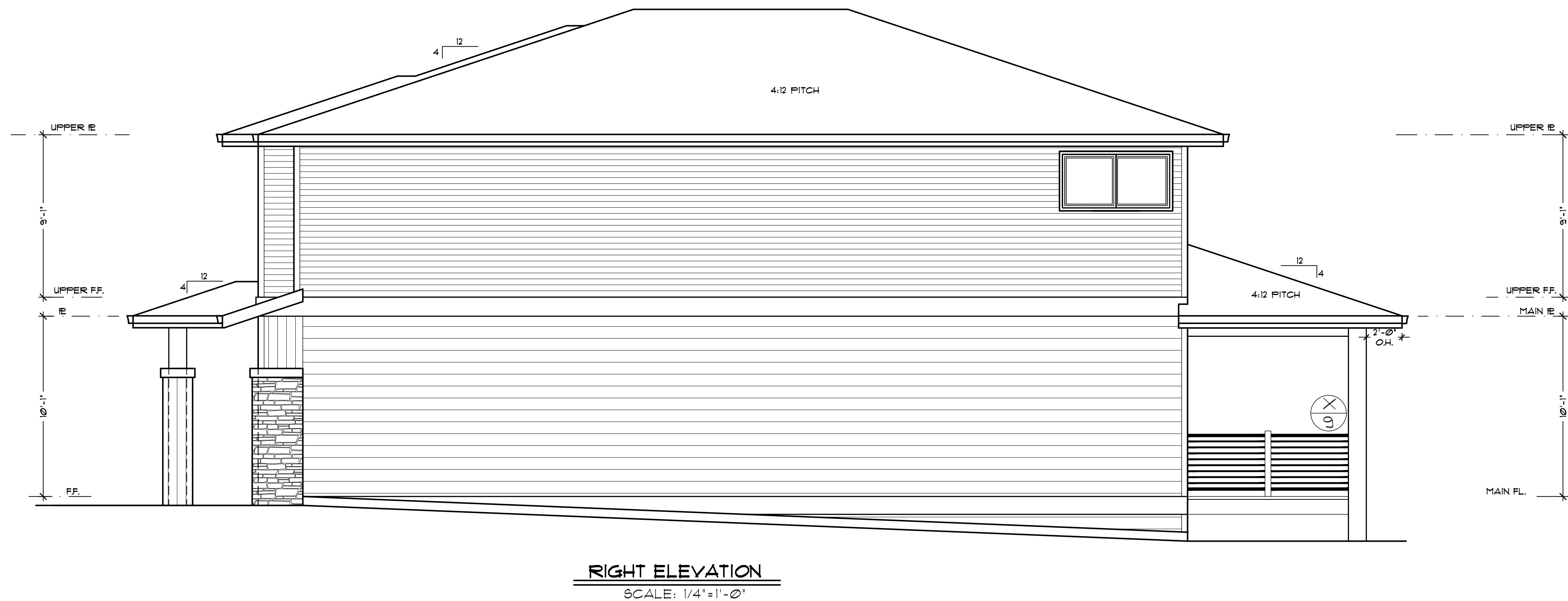
GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(S) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF (2000+ FT ²)
DECKS	80 PSF
HANDRAILS	200 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-20.5 OR 13+10
FLOOR (OVER UNHEATED SPACE)	R-38
SLAB ON GRADE	R-10
FURNACE DUCTS (UNHEATED SPACE)	R-8
MIN. WINDOW U RATING	0.25
6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, U.N.O., ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. G1 FASCIA GUTTER . PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.



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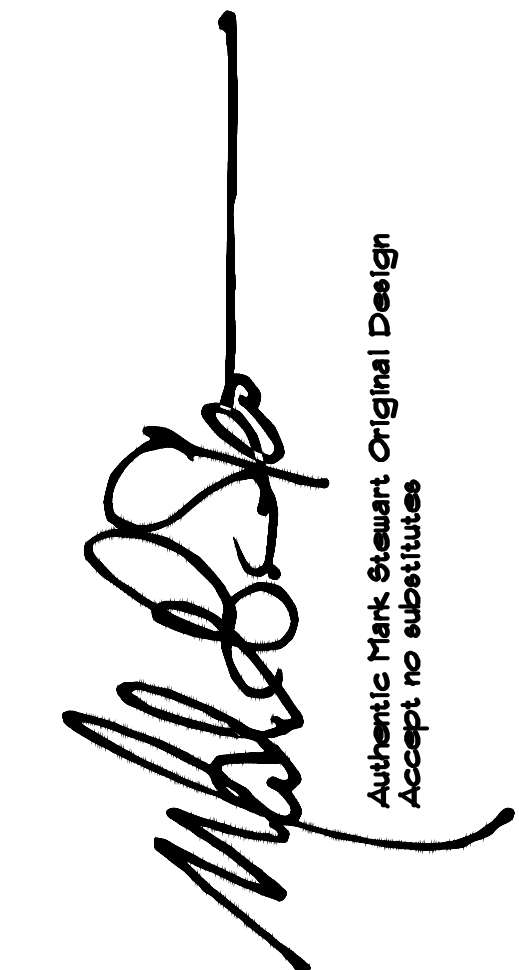
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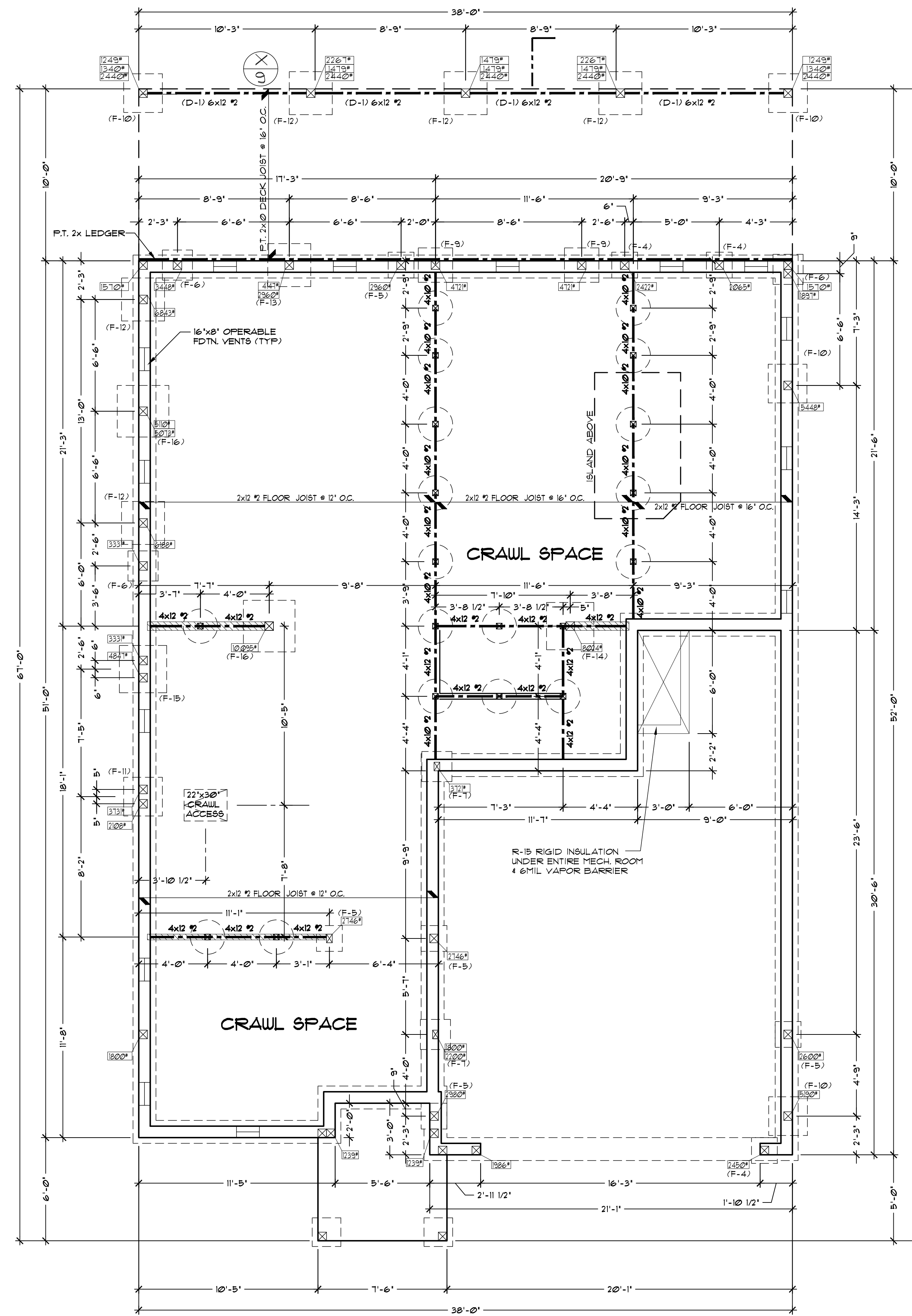
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FOUNDATION NOTES AS APPLIES

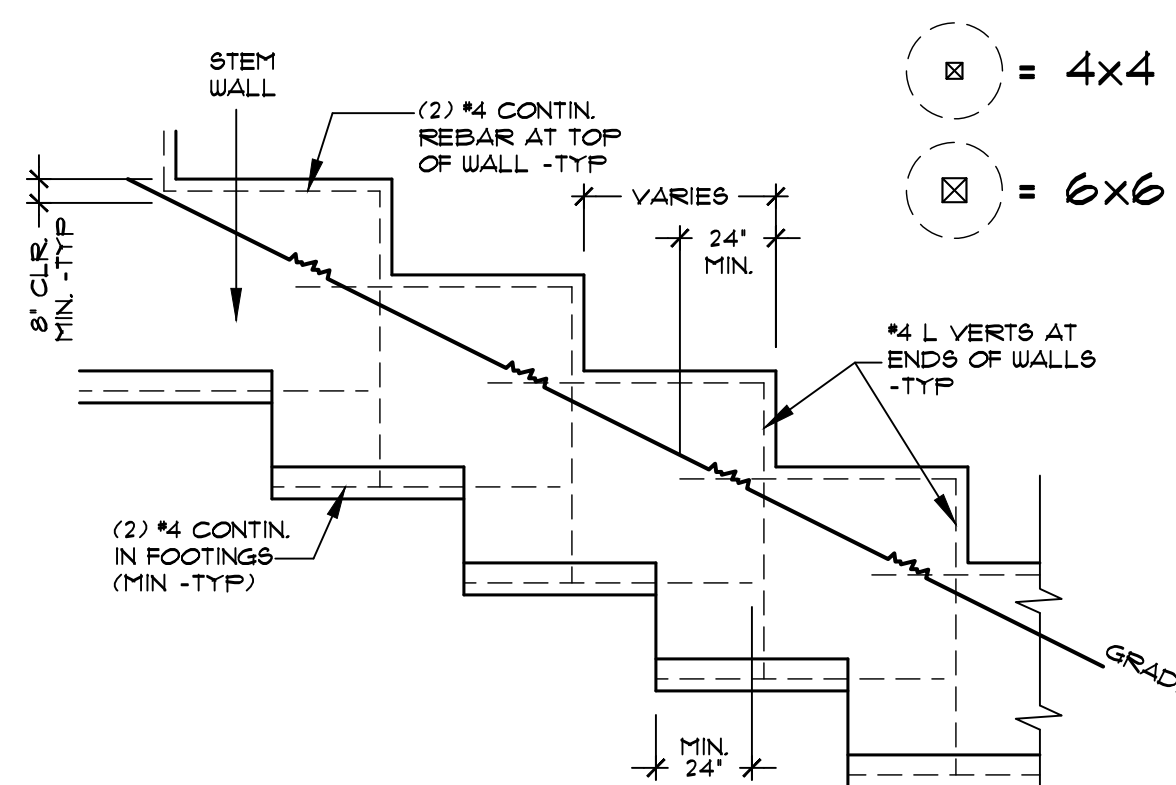
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE: - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: 2500 PSI
- BASEMENT & INTERIOR SLABS ON GRADE: 2500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER: 3000 PSI
- PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER: 3500 PSI
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EACH WAY.
- CONCRETE SIDEWALKS TO HAVE 1/2" TOOLED JOINTS AT 5 FT. (MINIMUM) OC.
- REINFORCING STEEL TO BE A-615 GRADE 40, WELDED WIRE MESH TO BE A-185.
- EXCAVATE SITE TO PROVIDE A MINIMUM OF 18 IN. CLEARANCE UNDER ALL GIRDERS OR JOISTS.
- COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS A MIN. OF 12".
- PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE OPERABLE WITH 1/4 IN. MESH CORROSION RESISTANT SCREEN.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE TREATED OR NATURALLY DECAY RESISTANT OR PROTECTED WITH 55% ROLL ROOFING, MIN.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3 INCHES.
- PROVIDE CRAWL SPACE LOW POINT DRAIN PER CODE.
- USE 4" CMU, BELOW GRADE AT STONE VENEER AREAS. WIDEN FOOTING 6" AT VENEERED AREAS. - SEE PLAN FOR LOCATION.
- PROVIDE 2X TREATED MUD SILL WITH 1/2" A.B. @ 48" OC, UNO. W/ A MIN. OF 2-PER FL. AND WITHIN 12" OF EACH CORNER.
- BLOCK OUT FOR FURNACE AS/IF REQUIRED.
- PROVIDE 18"x24" CRAWL SPACE ACCESS MIN. -SEE PLAN FOR LOCATION.
- WHERE 8" TWO-STORY STEMWALL IS USED PROVIDE A 16"x8" CONTINUOUS FOOTING W/ (2) #4 BARS CONT. AND 3" CLEAR TO BOTTOM AND SIDES, UNO.
- WHERE 6" ONE-STORY STEMWALL IS USED PROVIDE A 12"x6" CONTINUOUS FOOTING W/ (2) #4 BARS CONT. AND 3" CLEAR TO BOTTOM AND SIDES, UNO.

NOTE #1

8" CONC. FDN. WALLS ON 16'x8" CONC. FTG'S W/ (2) #4 BARS CONT. 3 1/2"x1 1/2" KEYWAY CONT. TYPICAL AT ALL FOUNDATION WALLS EXCEPT AS NOTED ON DRAWING. PROVIDE P.T. 2x6 MUD-SILLS W/ 1/2"x10" ANCHOR BOLTS @ 48" OC. (2) WITHIN 12" OF SILL ENDS @ ALL FOUNDATION WALLS FOR HOUSE

FOOTING SIZE CHART:

FTG. #	LOAD	FTG. SIZE	REBAR
(F-1)	1,000*	12"x12"x10"	(2) #4 E/W
(F-2)	1,500*	15"x15"x10"	(2) #4 E/W
(F-3)	2,000*	15"x15"x10"	(2) #4 E/W
(F-4)	2,500*	18"x18"x10"	(2) #4 E/W
(F-5)	3,000*	18"x18"x10"	(2) #4 E/W
(F-6)	3,500*	21"x21"x10"	(3) #4 E/W
(F-7)	4,000*	21"x21"x10"	(3) #4 E/W
(F-8)	4,500*	24"x24"x10"	(3) #4 E/W
(F-9)	5,000*	24"x24"x10"	(3) #4 E/W
(F-10)	5,500*	27"x27"x10"	(3) #4 E/W
(F-11)	6,000*	27"x27"x10"	(3) #4 E/W
(F-12)	7,000*	30"x30"x10"	(4) #4 E/W
(F-13)	8,000*	30"x30"x10"	(4) #4 E/W
(F-14)	9,000*	33"x33"x12"	(5) #4 E/W
(F-15)	10,000*	33"x33"x12"	(5) #4 E/W
(F-16)	11,000*	36"x36"x12"	(5) #4 E/W
(F-17)	12,000*	36"x36"x12"	(5) #4 E/W
(F-18)	13,000*	39"x39"x12"	(5) #4 E/W
(F-19)	14,000*	39"x39"x12"	(5) #4 E/W
(F-20)	15,000*	42"x42"x12"	(6) #4 E/W
(F-21)	16,000*	42"x42"x12"	(6) #4 E/W
(F-22)	17,000*	45"x45"x12"	(6) #4 E/W
(F-23)	18,000*	45"x45"x12"	(6) #4 E/W
(F-24)	20,000*	48"x48"x12"	(6) #4 E/W
(F-25)	22,000*	54"x54"x12"	(7) #4 E/W
(F-26)	24,000*	54"x54"x12"	(7) #4 E/W
(F-29)	32,000*	60"x60"x12"	(8) #4 E/W
(F-30)	36,000*	72"x72"x12"	(9) #4 E/W
(F-35)	48,000*	72"x72"x12"	(12) #4 E/W



TYPICAL "STEP" OF SIDE WALL FTG'S

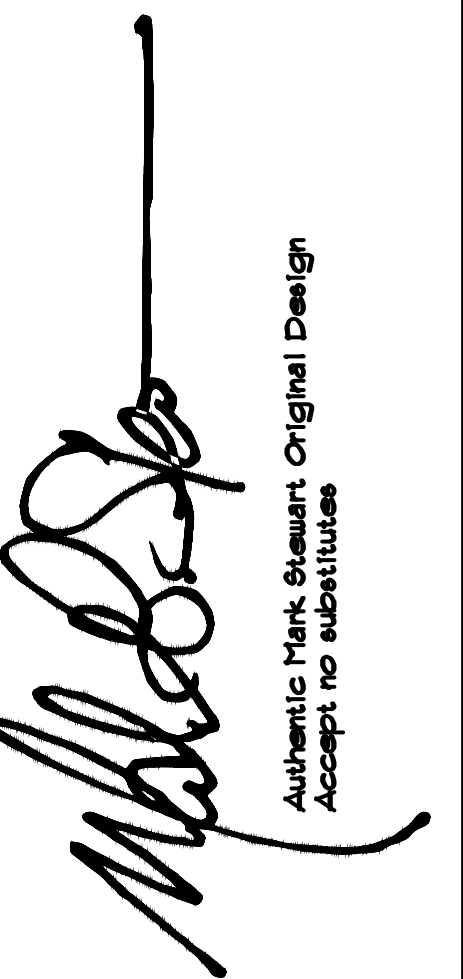
(STEPPED FOOTINGS & WALL)

RADON MITIGATION

INSTALL A PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM FOR RADON GAS MITIGATION. INSTALL A 3 OR 4" TEE FITTING UNDER THE VAPOR BARRIER THAT CONNECTS TO A PIPE RUNNING VERTICALLY THROUGH THE HOUSE AND TERMINATING THROUGH THE ROOF. AS PART OF THIS MITIGATION SOLUTION ALSO SEAL ALL OPENINGS/PENETRATIONS BETWEEN THE FLOOR LEVEL AND THE CRAWLSPACE. ALL DUCTWORK IN CRAWL SPACE TO BE PERFORMANCE TESTED. VAPOR BARRIER TO BE SEALED WHERE PENETRATED. CRAWL SPACE ACCESS TO BE GASKETED. VENTILATION OPENINGS SHALL COMPLY WITH ALL CODE REQUIREMENTS. OPERABLE LOUVERS, DAMPERS, OR OTHER MEANS TO TEMPORARILY STOP THE VENTILATION SHALL NOT BE PERMITTED.

FOUNDATION PLAN

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



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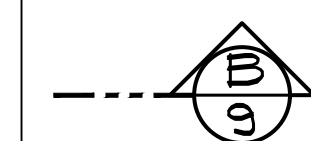
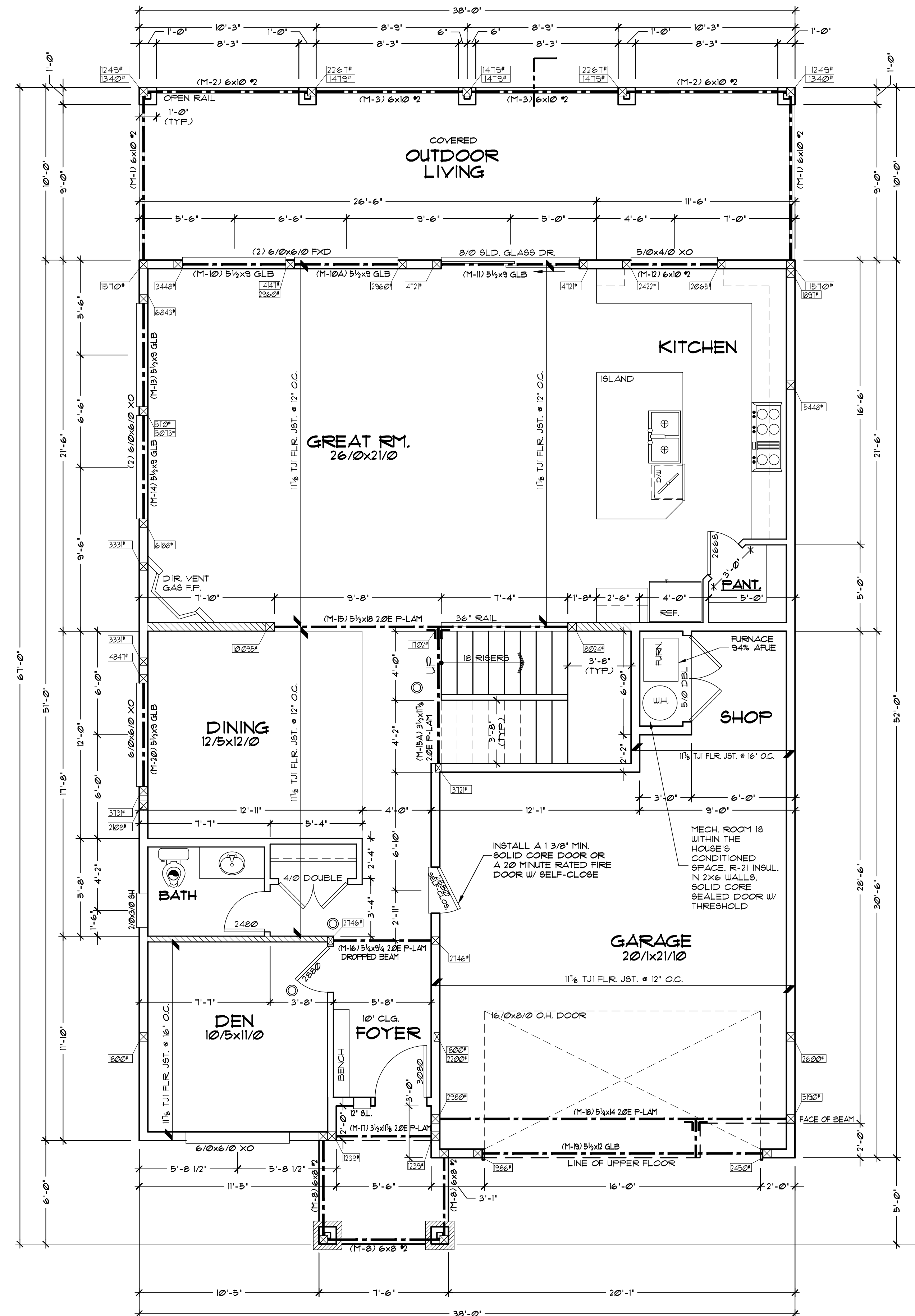
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⊠ BEARING LOCATION • WALL USE MULTIPLE STUDS UNO.

▨ DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:	
MAX LOAD	SIZE
2536*	(2) 2x6 #2
3286*	(2) 2x6 #1
8054*	(3) 2x6 #2
10054*	(3) 2x6 #1
7042*	4x6 #2
4727*	4x4 #1
4527*	4x4 #2
15066*	6x6 #2
20289*	6x8 #2

MAIN FLOOR PLAN

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

MAIN FLOOR = 1,413 SQ. FT.

* GARAGE/SHOP = 535 SQ. FT.

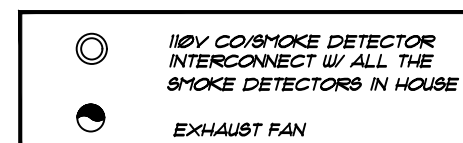
MISCELLANEOUS NOTES

- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
- ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLASS) GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING PROVIDE 1/2 IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
- CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
- PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPERS) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ELECTRICAL NOTE:

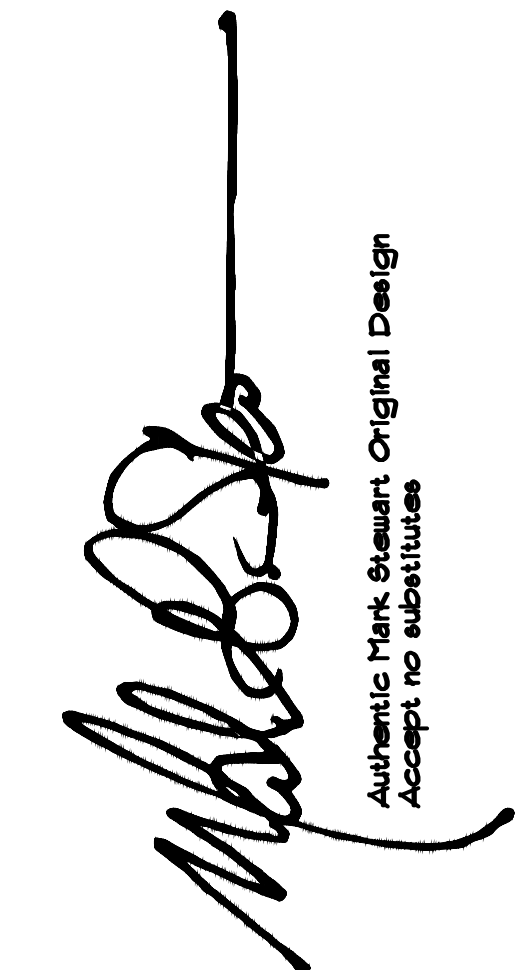
ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING & FIRE CODES COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

**** ELECTRICAL LEGEND ****



EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM intermittent or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM intermittent
POWDER RM. FAN =	MIN. 50 CFM



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Accept no substitutes

Stock Home Plans
Custom Design
Builder Marketing
Interior Design

Since 1982

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MISCELLANEOUS NOTES

- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
- ALL WINDOWS WITHIN 10 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLASS) GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
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**** ELECTRICAL LEGEND ****



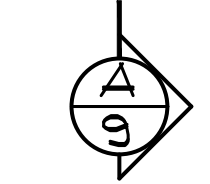
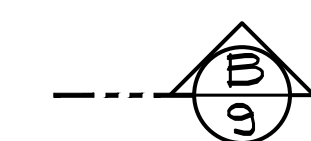
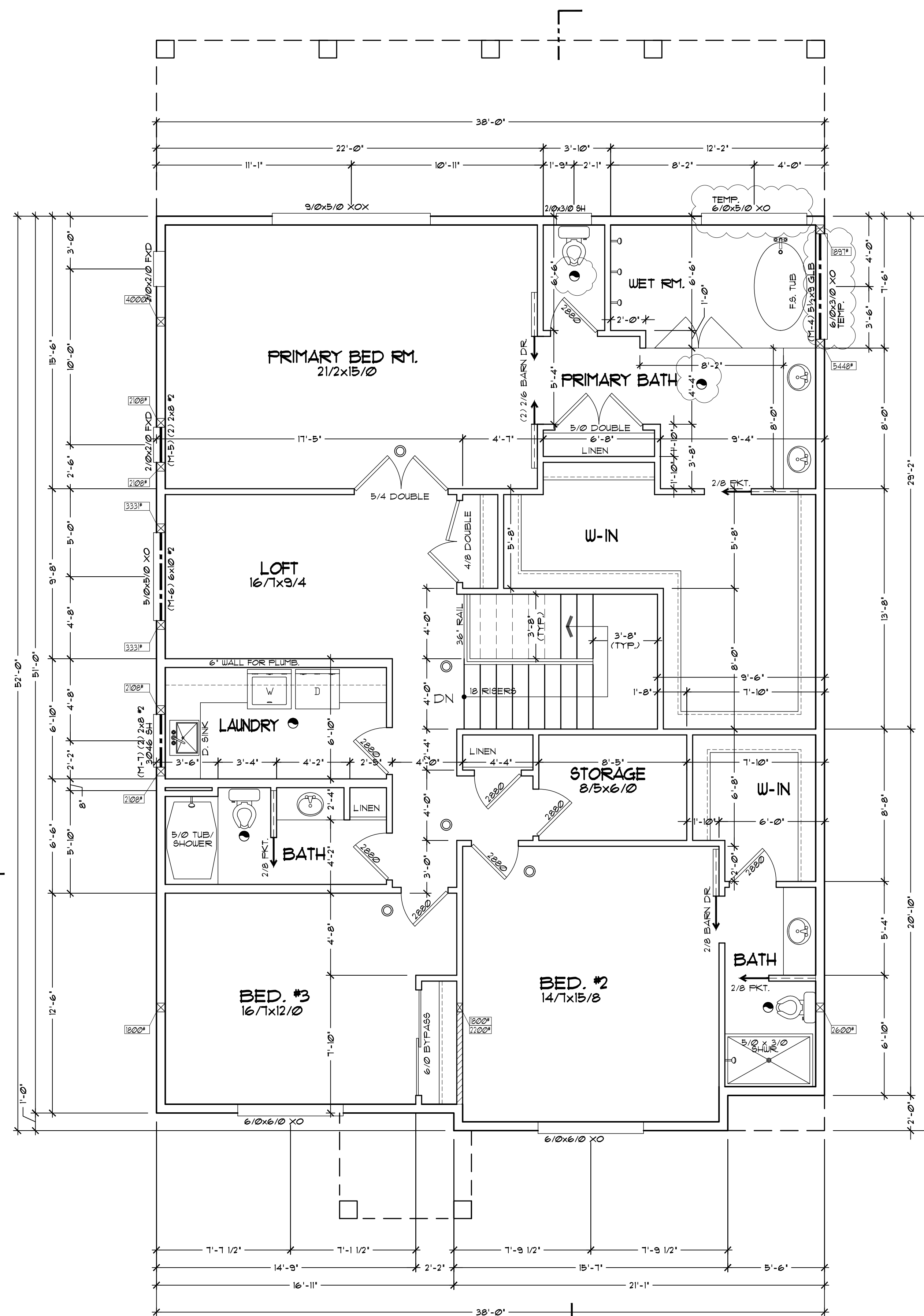
EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM intermittent or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM intermittent
POWDER RM. FAN =	MIN. 50 CFM

4x10 HEADER UNLESS OTHERWISE NOTED.
EXCEPTION: 1) 4x8 #2 DFL. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
EXCEPTION: 2) 4x10 #2 DFL. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS THAT DO NOT EXCEED 6'-0" AND DO NOT HAVE POINT LOADS ON THEM.

PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE

- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS PER CODE
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2X STUD BEARING WALLS OR BEAMS



☒ BEARING LOCATION • WALL USE MULTIPLE STUDS UNO.

▨ DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:

MAX LOAD	SIZE
2536#	(2) 2x6 #2
3286#	(2) 2x6 #1
8054#	(3) 2x6 #2
10054#	(3) 2x6 #1
7042#	4x6 #2
4727#	4x4 #1
4527#	4x4 #2
15066#	6x6 #2
20289#	6x8 #2

UPPER FLOOR PLAN

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

UPPER FLOOR = 1,906 SQ. FT.

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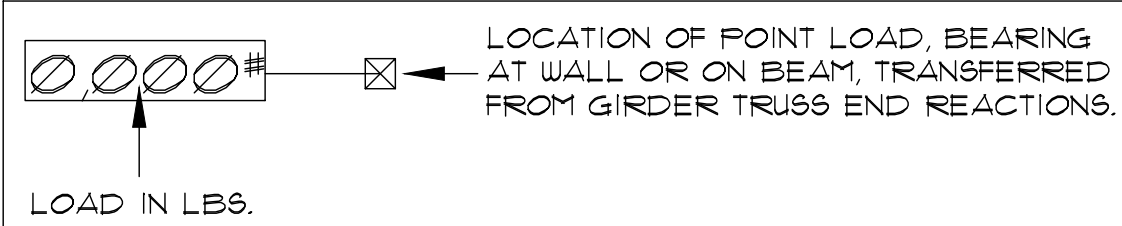
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□ = 12 SQ. IN. ROOF VENT
IF CONTINUOUS RIDGE
VENTING NOT USED

▨ = OVERLAY AREA W/
2x8 @24" O.C.

▨ = BEARING WALL



ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING BEAM METAL ROOFING PER OWNER'S/ BUILDER'S SPECIFICATIONS. INSTALL PER MANUFACTURER'S SPEC. ON NOM. 1/2" CDX FLYD. SHEATHING ON ROOF FRAMING PER PLAN.
2. ROOF PITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLDG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA): THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS): A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, 4/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING & BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE & AVAILABLE FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

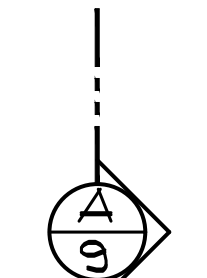
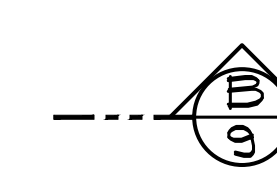
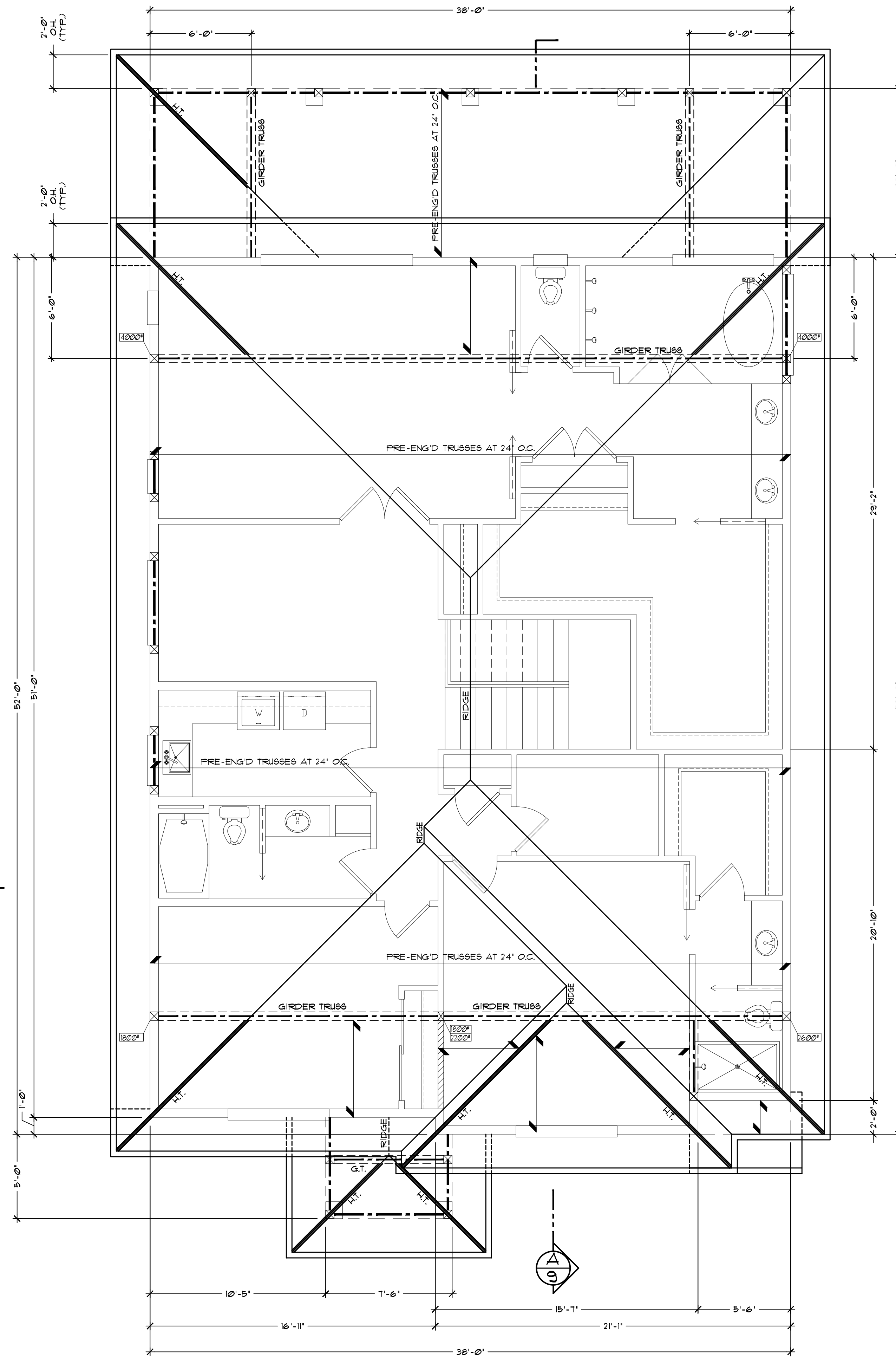
ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE AND MUST BE FOLLOWED CORRECTLY. IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL AND NEW ENGINEERING CALC'S

CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP)



STAIR & GUARDRAIL NOTES:

STAIRWAYS:
 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. THE MINIMUM WIDTH AT AND BELOW THE HANDRAIL HEIGHT SHALL NOT BE LESS THAN 32" INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 28" INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

TREADS & RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4" INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10" INCHES. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL BE SLOPED NO STEEPER THAN ONE VERTICAL IN 48 UNITS HORIZONTAL (2% SLOPE). THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" INCH. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8" INCH.

PROFILE: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16" INCH. A NOSING NOT LESS THAN 3/4" INCH BUT NOT MORE THAN 1 1/4" INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. BEVELING OF NOSING SHALL NOT EXCEED 1/2" INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. * EXCEPTION: A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.

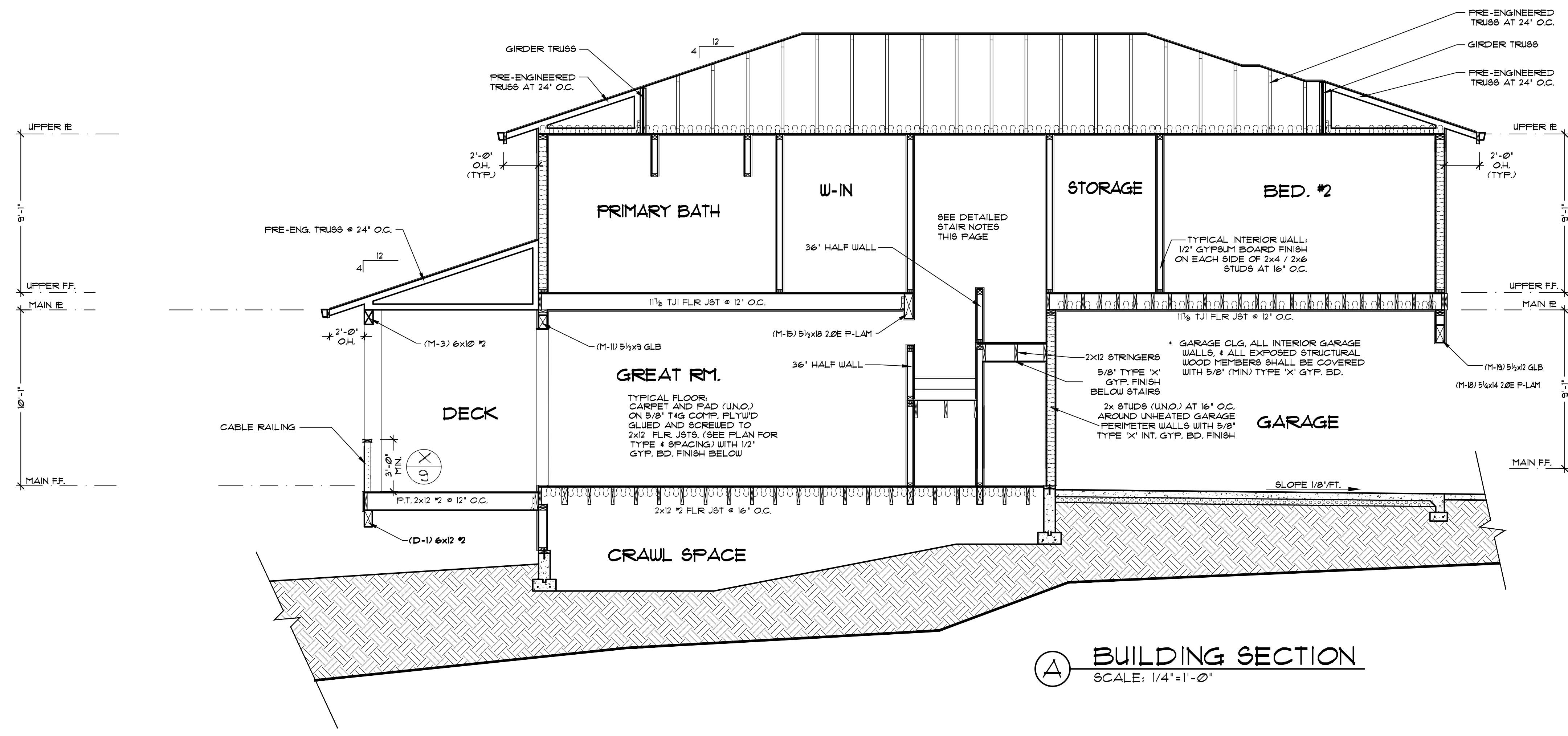
HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

ILLUMINATION: ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION PER CODE.

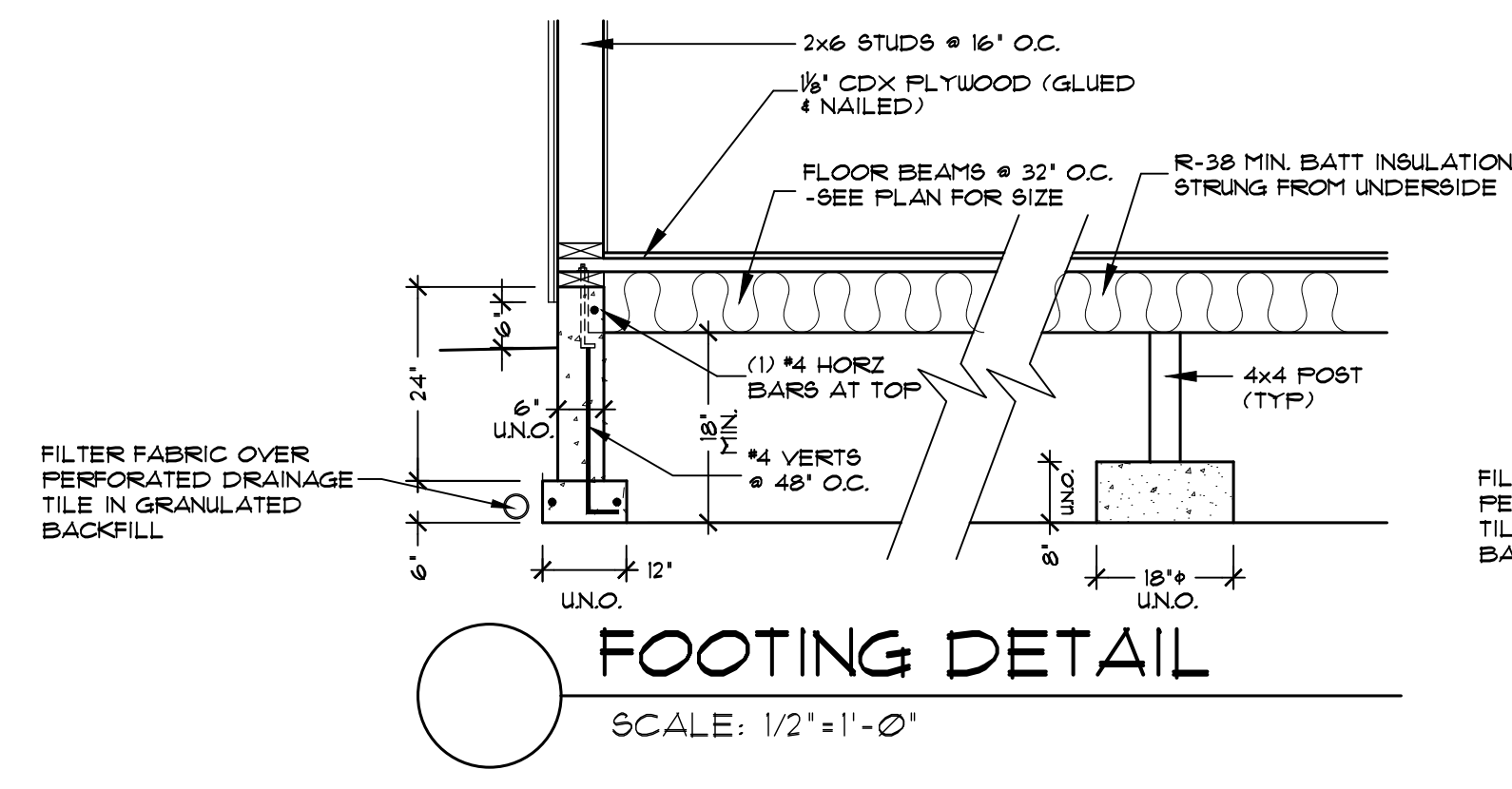
HANDRAILS: HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS. SPIRAL STAIRWAYS SHALL HAVE THE REQUIRED HANDRAIL LOCATED ON THE OUTSIDE RADIUS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEUEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

EXCEPTIONS:
 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEUEL POST AT A TURN.
 2. THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

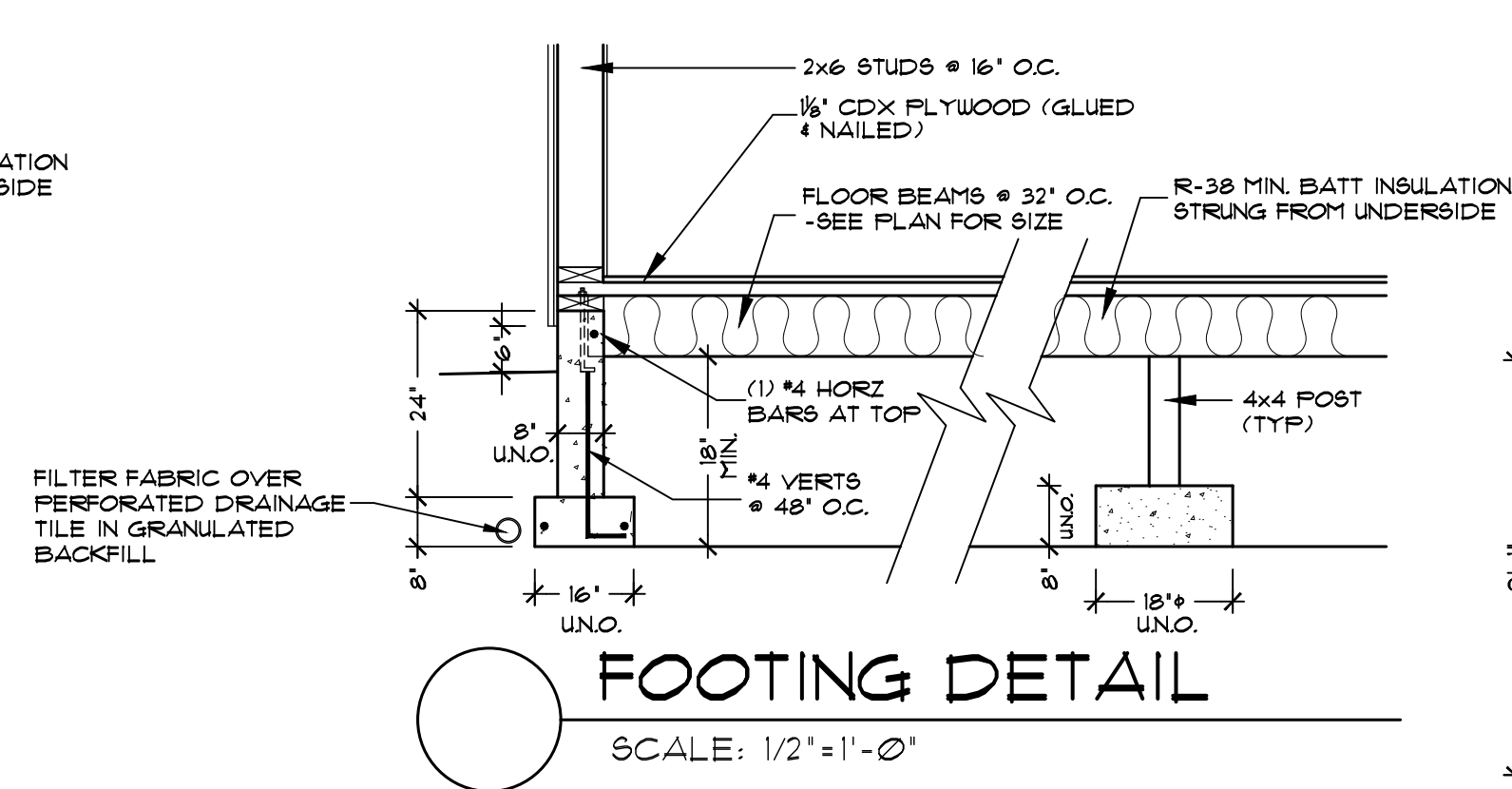
GUARDRAIL DETAILS: PORCHES, BALCONIES OR RAISED FLOOR FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARD-RAILS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.



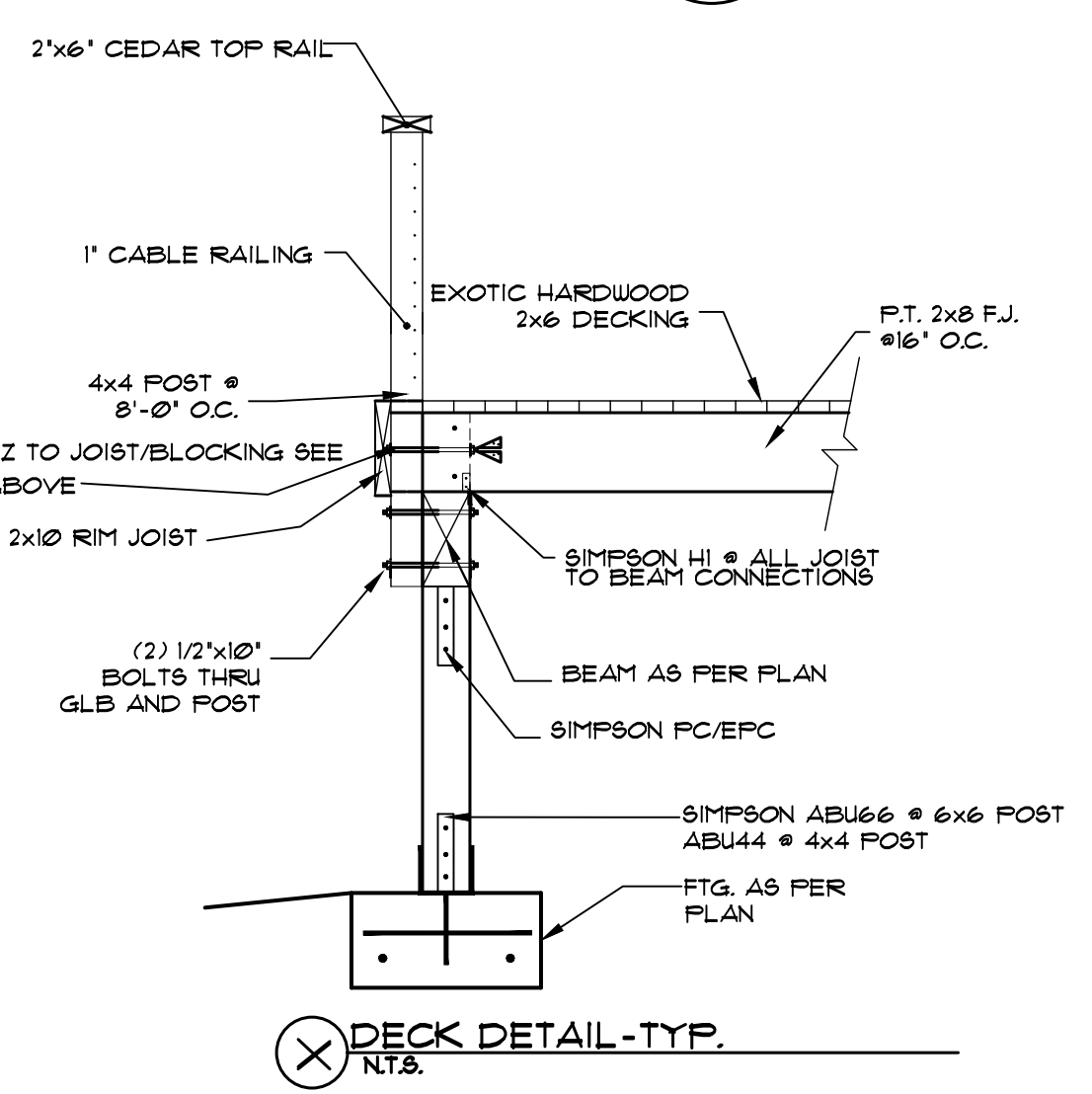
A BUILDING SECTION
 SCALE: 1/4"=1'-0"



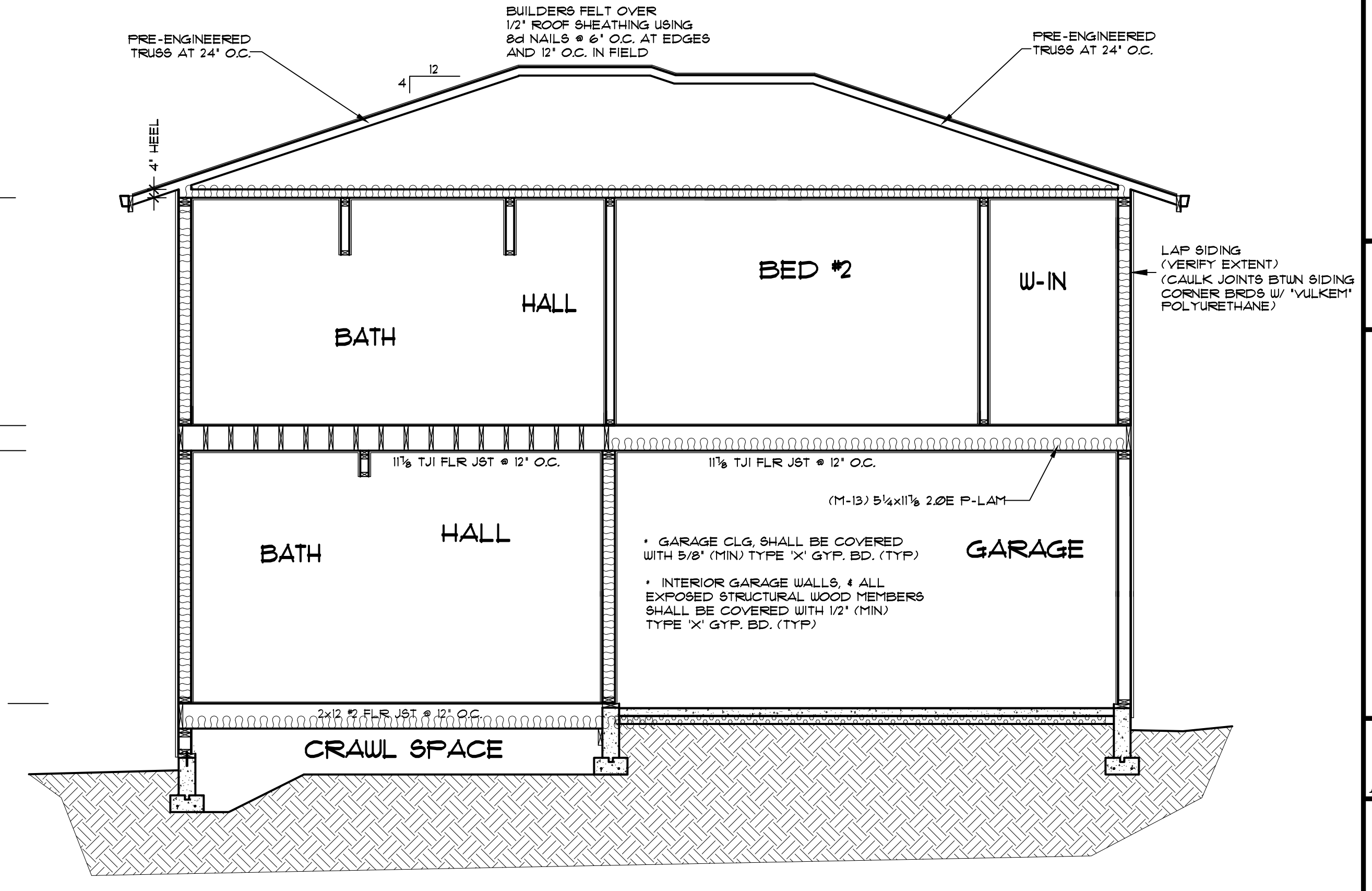
FOOTING DETAIL A
 SCALE: 1/2"=1'-0"



FOOTING DETAIL B
 SCALE: 1/2"=1'-0"



DECK DETAIL - TYP.
 N.T.S.



B BUILDING SECTION
 SCALE: 1/4"=1'-0"



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