

Designer Digs

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DESIGNER INFORMATION

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Client Phone:  
Client Email:

PROJECT INFORMATION

Project ID: REWY  
Builder Job #:  
Site Address: ADDRESS  
City/ State: CITY, STATE

DESIGN CRITERIA

PLAN AREAS

Basement:	
1st Floor:	1421 sq ft
2nd Floor:	
Front Covered Porch:	273 sq ft
Side Covered Patio:	
Back Covered Patio:	399 sq ft
Garage:	681 sq ft
TOTAL HEATED:	1421 SQ FT

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SHEET INFORMATION

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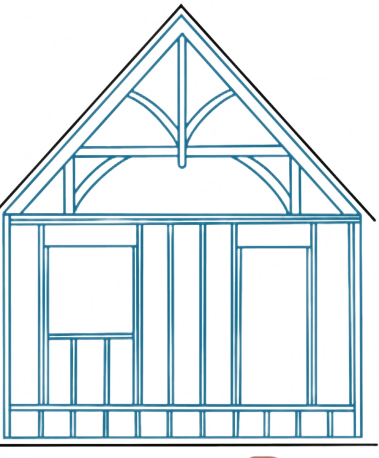
3D Perspective

SHEET ID:

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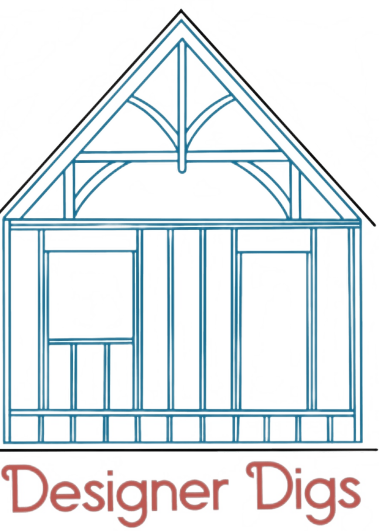
**3D Perspective**

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ELEVATION ARCHITECTURAL NOTES	
Number	Note
AN01	Metal Roofing
AN02	Board & Batten Siding
AN03	Brick Veneer



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**Elevations**

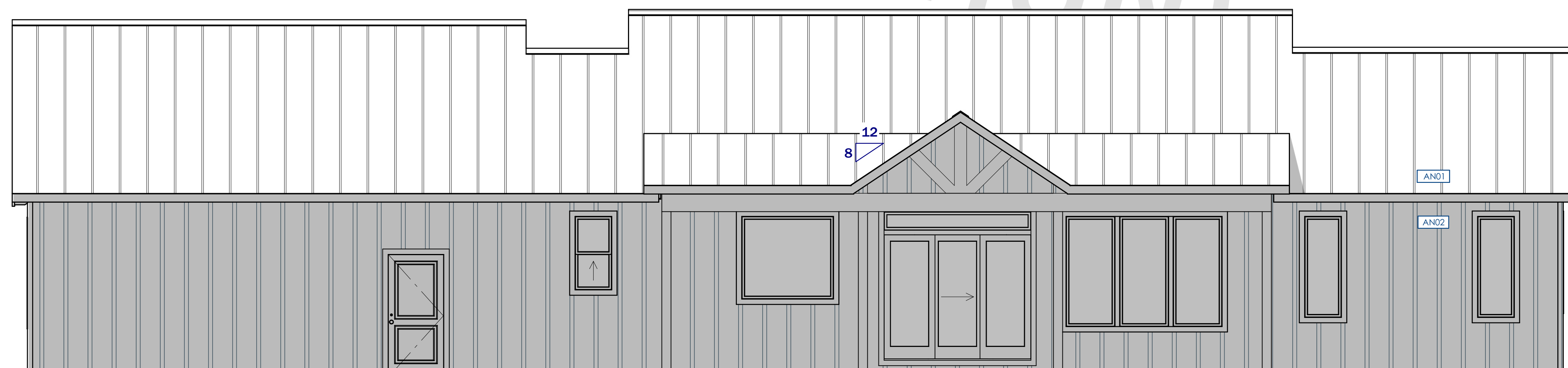
SHEET ID:

**AE101**

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**FRONT ELEVATION**  
Scale - 1/4" = 1'-0"

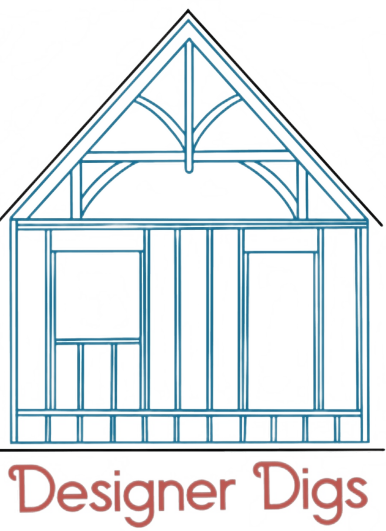


**BACK ELEVATION**  
Scale - 1/4" = 1'-0"

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AN02	Board & Batten Siding
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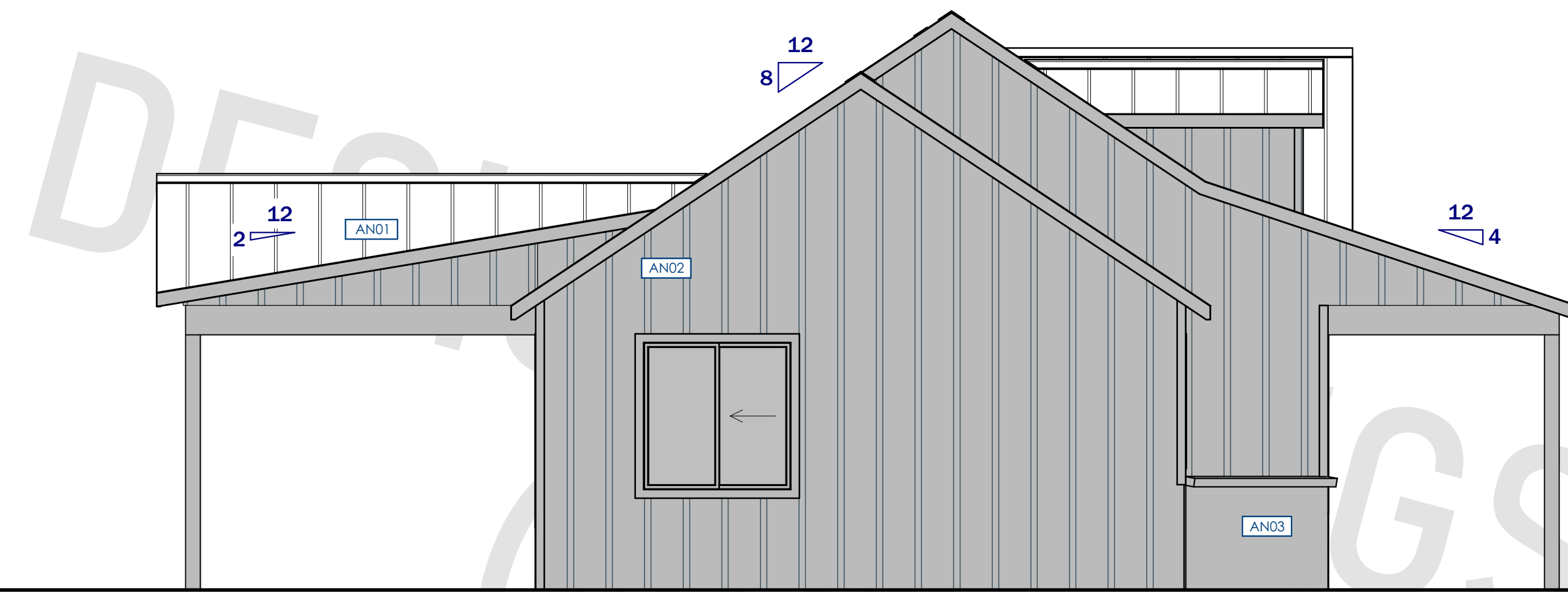
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**Elevations**

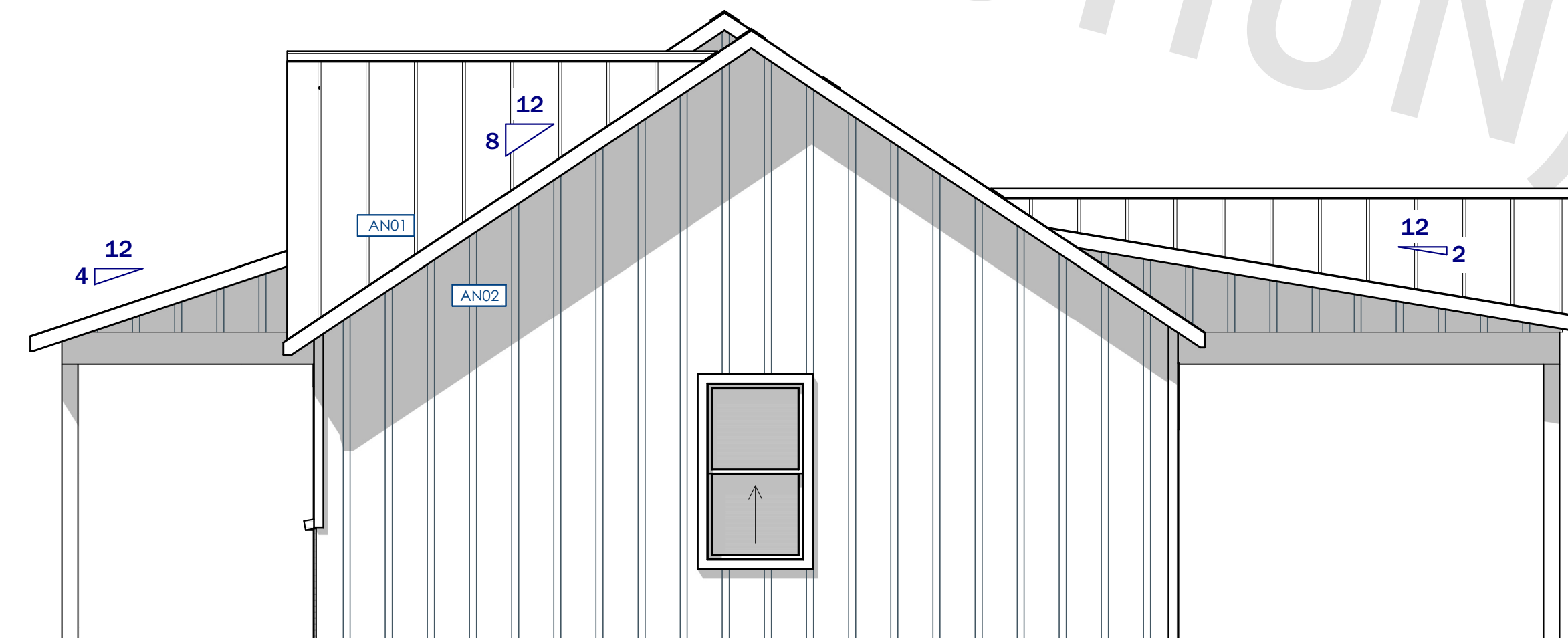
SHEET ID:

**AE10**

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LEFT ELEVATION  
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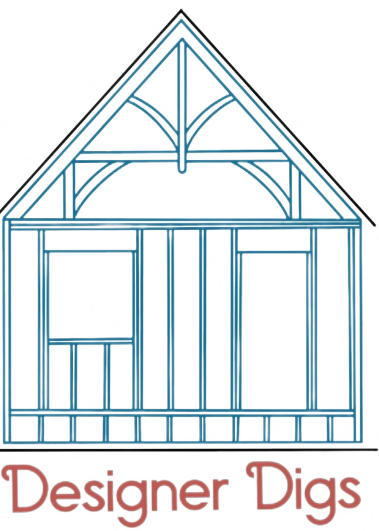


RIGHT ELEVATION  
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GENERAL NOTES SCHEDULE	
Number	Note
GN01	100 CFM Range Exhaust Fan
GN02	20 Min. Fire Door w/ S/C Hinge
GN03	3 1/2" Thick 3000 PSI Concrete Slab on Compacted Fill. Slope Floor Towards Door for Drainage in Garage
GN04	Materials approved for 1 hour construction (5/8" type 'X' gypsum board) shall be applied to the garage side of the separation between the garage and living area. (Including ceiling and ceiling support elements)
GN05	Water Hammer Arrestor
GN06	Whole House Fan



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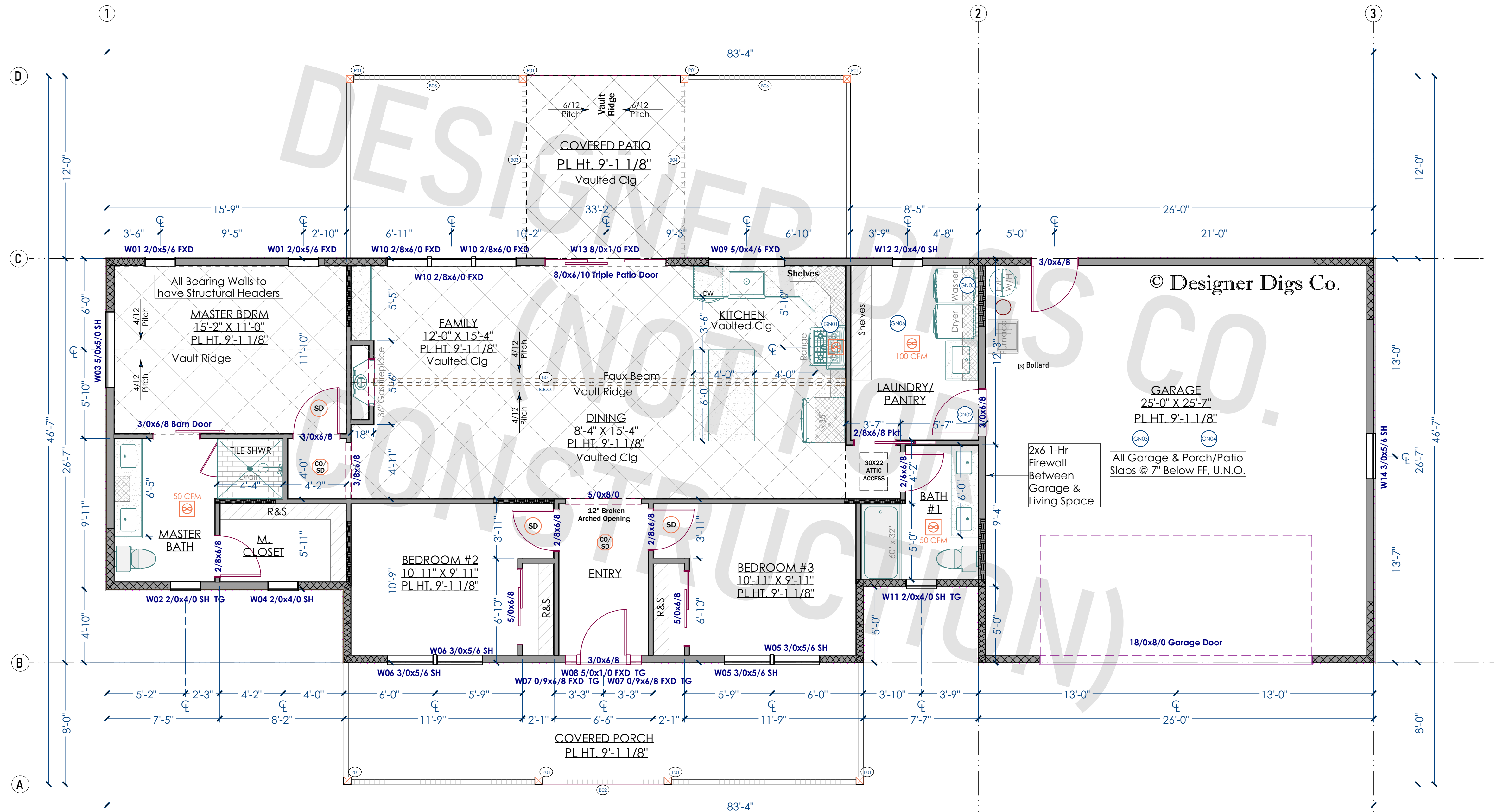
SHEET TITLE:

**Main Floor Plan & Sched.**

SHEET ID:

**AE201**

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**1ST LEVEL FLOOR PLAN**  
Scale - 1/4" = 1'-0"

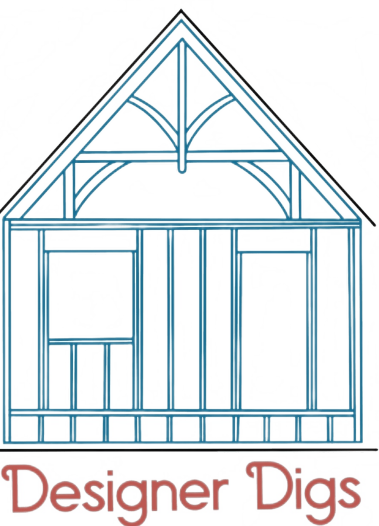
**BRACE WALL PANEL LEGEND**

	CS-WSP - WOOD STRUCTURAL PANEL
	CS-PF - CONTINUOUS SHEATHED PORTAL FRAME
	BRW - BRACED WALL PANEL WITHOUT HOLD-DOWN
	CS-PF - CONTINUOUS SHEATHED PORTAL FRAME WITH HOLD-DOWN
	IB - INTERIOR BRACE WALL PANEL
	CS - CONTINUOUS SHEATHING ON EXTERIOR WALLS

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	RAISED CEILING AREA PRIMARY RAISED PLATE HEIGHT
	RAISED CEILING AREA SECONDARY RAISED PLATE HEIGHT
	VAULTED CEILING AREA





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2/6/2024

**SHEET INFORMATION**

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**Door & Window Schedules**

SHEET ID:

**SB201**

PAGE #: 6

Window Schedule												
Number	Floor	Room Name	Label	Sidelight/ Transom	Qty	Top	Mulled	Type	Egress	Temp.	Header	Sq Ft
W01	1	Master Bdrm	W01 2/0x5/6 FXD		2	94"		Fixed Glass			4"X12"X27"	11
W02	1	Master Bath	W02 2/0x4/0 SH TG		1	94"		Single Hung		Yes	4"X12"X27"	8
W03	1	Master Bdrm	W03 5/0x5/0 SH		1	94"		Single Hung	Yes		4"X12"X63"	25
W04	1	M. Closet	W04 2/0x4/0 SH		1	94"		Single Hung			4"X12"X27"	8
W05	1	Bedroom #3/Covered Porch	W05 3/0x5/6 SH		2	94"		Single Hung	Yes		4"X12"X39"	16.5
W06	1	Bedroom #2/Covered Porch	W06 3/0x5/6 SH		2	94"		Single Hung	Yes		4"X12"X39"	16.5
W07	1	Entry/Covered Porch	W07 0/9x6/8 FXD TG		2	80"		Fixed Glass		Yes	4"X12"X12"	5
W08	1	Entry/Covered Porch	W08 5/0x1/0 FXD TG		1	95"		Fixed Glass		Yes	4"X12"X63"	5
W09	1	Kitchen/Covered Patio	W09 5/0x4/6 FXD		1	94"		Fixed Glass			4"X12"X63"	22.5
W10	1	Family/Covered Patio	W10 2/8x6/0 FXD		3	94"		Fixed Glass			4"X12"X35"	16
W11	1	Bath #1	W11 2/0x4/0 SH TG		1	94"		Single Hung		Yes	4"X12"X27"	8
W12	1	Laundry/Pantry	W12 2/0x4/0 SH		1	94"		Single Hung			4"X12"X27"	8
W13	1	Dining/Covered Patio	W13 8/0x1/0 FXD		1	97"		Fixed Glass			4"X12"X99"	8
W14	1	Garage	W14 3/0x5/6 SH		1	101"		Single Hung			4"X12"X39"	16.5
W15	2	Dormer	W15 2/0x2/4 FXD		3	62"		Fixed Glass			4"X12"X27"	4.67
W16	2		W16 2/0x3/6 FXD		1	66"		Fixed Glass			4"X12"X27"	7
Totals:												276

Window Schedule

Exterior Door Schedule								
Number	Floor	Room Name	Qty	Label	Door Unit	Hinge	EX/IN	Fire
D01	1	Entry/Covered Porch	1	3/0x6/8		Hidden (3)	EX	
D02	1	Laundry/Pantry/Garage	1	3/0x6/8		Hidden (3)	EX	Yes
D03	1	Garage	1	3/0x6/8		Hidden (3)	EX	
D04	1	Dining/Covered Patio	1	8/0x6/10 Triple Patio Door			EX	

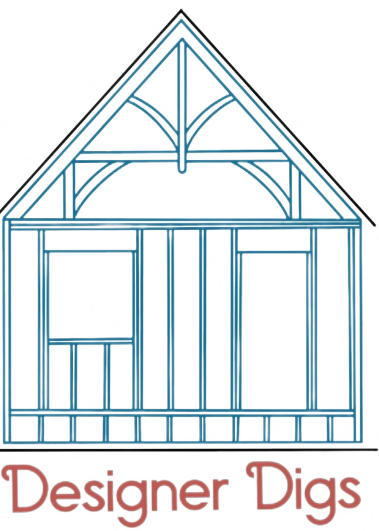
Garage Door Schedule							
Number	Floor	Room Name	Qty	Label	Type	EX/IN	Fire
D01	1	Garage	1	18/0x8/0	Garage	EX	

Interior Door Schedule								
Number	Floor	Room Name	Qty	Label	Type	Hinge	EX/IN	Fire
D01	1	Master Bdrm/Hall	1	3/0x6/8	Hinged	R	IN	
D02	1	Master Bdrm/Master Bath	1	3/0x6/8 Barn Door	Barn	L	IN	
D03	1	M. Closet/Master Bath	1	2/8x6/8	Hinged	R	IN	
D04	1	Bedroom #2/Entry	1	2/8x6/8	Hinged	R	IN	
D05	1	Bedroom #2/Closet #2	1	5/0x6/8	Slider	L	IN	
D06	1	Bedroom #3/Entry	1	2/8x6/8	Hinged	L	IN	
D07	1	Dining/Entry	1	5/0x8/0 C.O.	Doorway		IN	
D08	1	Dining/Covered Patio	1	8/0x6/10 Triple Patio Door	Triple Slider	L	EX	
D09	1	Family/Hall	1	3/8x6/8 C.O.	Doorway		IN	
D10	1	Hall/Bath #1	1	2/6x6/8	Hinged	L	IN	
D11	1	Laundry/Pantry/Hall	1	2/8x6/8 Pkt.	Pocket	R	IN	
D12	1	Closet #3/Bedroom #3	1	5/0x6/8	Slider	L	IN	

Door Schedule



STEM WALL & FOOTING SCHEDULE	
Number	Note
FN01	24" SQ x 8" D Conc. Footing Pad, Typ.
FN02	Rebar Loop (UFER) for Electrical Ground



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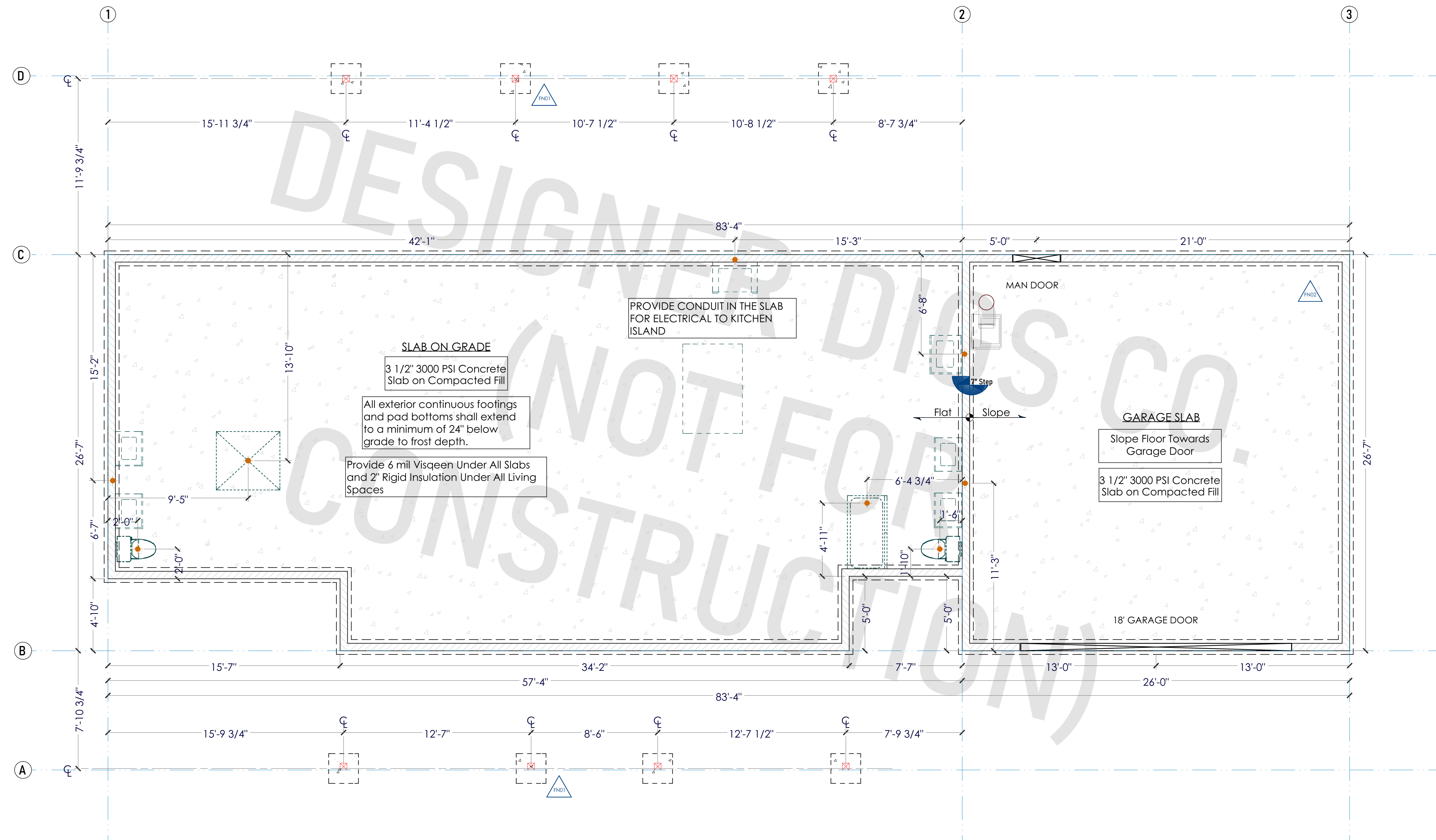
SHEET TITLE:

**Foundation Slab Plan**

SHEET ID:

**SB20**

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**PROPOSED FOUNDATION PLAN**  
Scale - 1/4" = 1'-0"

	12" W x 6" D Conc. Footing w/ 6" Conc. Stem Wall
	16" W x 8" D Conc. Footing w/ 8" Conc. Stem Wall

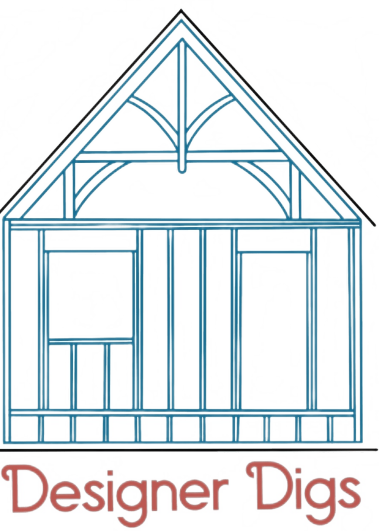
Plumbing Drop  
**LEGEND**

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PORCH BEAM SCHEDULE - See Calc Sheets or Engineering for Sizes					
Number	Label	Floor	Qty	Length	Top
B01	B.B.O. Porch Beam	1	1	96"	109 1/8"
B02	B.B.O. Porch Beam	1	1	410"	109 1/8"
B03	B.B.O. Porch Beam	1	1	144 1/2"	121 1/8"
B04	B.B.O. Porch Beam	1	1	144 1/2"	121 1/8"
B05	B.B.O. Porch Beam	1	1	137 3/4"	109 1/8"
B06	B.B.O. Porch Beam	1	1	134"	109 1/8"

POST SCHEDULE					
Number	Label	Floor	Qty	Length	Top
P01	6x6 Post	1	8	108 1/8"	97 1/8"



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Date Printed-

2/6/2024

**SHEET INFORMATION**

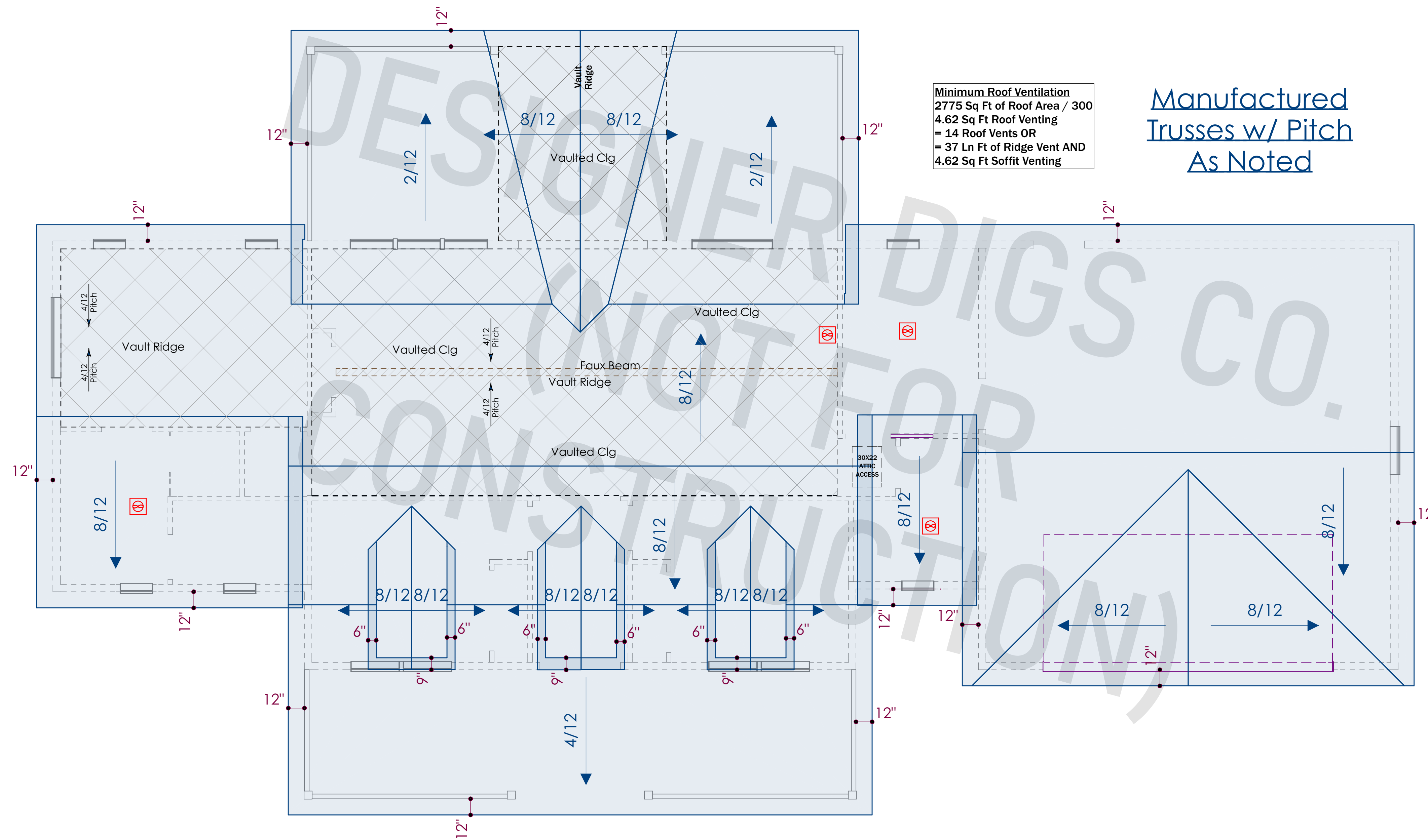
SHEET TITLE:

**Roof Plan/Bm Sched**

SHEET ID:

**AE202**

PAGE #: 8



**ROOF PLAN**  
Scale - 1/4" = 1'-0"

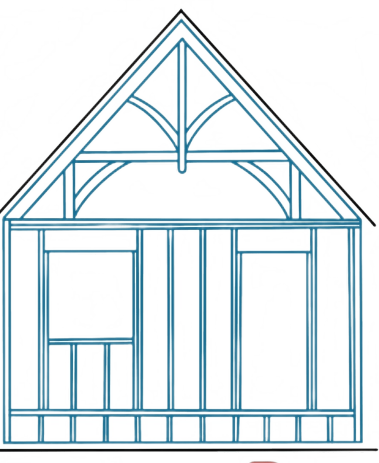
ROOF FAN VENT LOCATION:  
WHEN POSSIBLE, ALL FAN DUCTS & PLUMBING  
STACKS SHALL TERMINATE ON THE BACK SIDE OF  
THE ROOF.

DISCLAIMER:  
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ANY PART OF THE USA. REFER TO LOCAL BUILDING  
REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING  
LOCALLY FOR BUILDING PERMITS.

GENERAL NOTES	RAISED CEILING AREA PRIMARY RAISED PLATE HEIGHT
ARCH. NOTES	RAISED CEILING AREA SECONDARY RAISED PLATE HEIGHT
FRAMING NOTES	VAULTED CEILING AREA
ROOF NOTES	
PLUMBING NOTES	
FOOTING & STEM WALL NOTES	

**BEAM BY OTHERS (B.B.O.)  
SEE BEAM CALC SHEET**





Designer Digs

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**CLIENT RESIDENCE**

**CLIENT INFORMATION**

DRAWN FOR: CLIENT  
 Client Phone:  
 Client Email:

**PROJECT INFORMATION**

Project ID: REWY  
 Builder Job #:  
 Site Address: ADDRESS  
 City/ State: CITY, STATE

**DESIGN CRITERIA**

**PLAN AREAS**

Basement:	
1st Floor:	1421 sq ft
2nd Floor:	
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Side Covered Porch:	
Rack Covered Porch:	399 sq ft
Garage:	681 sq ft
TOTAL HEATED:	1421 SQ FT

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SB201	1	DOOR & WINDOW SCHEDULES	1
FS202	1	FOUNDATION SLAB PLAN	1
AE202	1	ROOF PLAN/ISH SCHED	1
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S-501	1	STANDARD DETAILS	1
S-502	1	TYPICAL DETAILS	1
S-503	1	TYPICAL TRAINING DETAILS	1
SN001	1	GENERAL NOTES	1
EN002	1	2015 ENERGY CREDITS	1
SP201	1	BRACE WALL PLAN	1

Date Printed- 2/6/2024

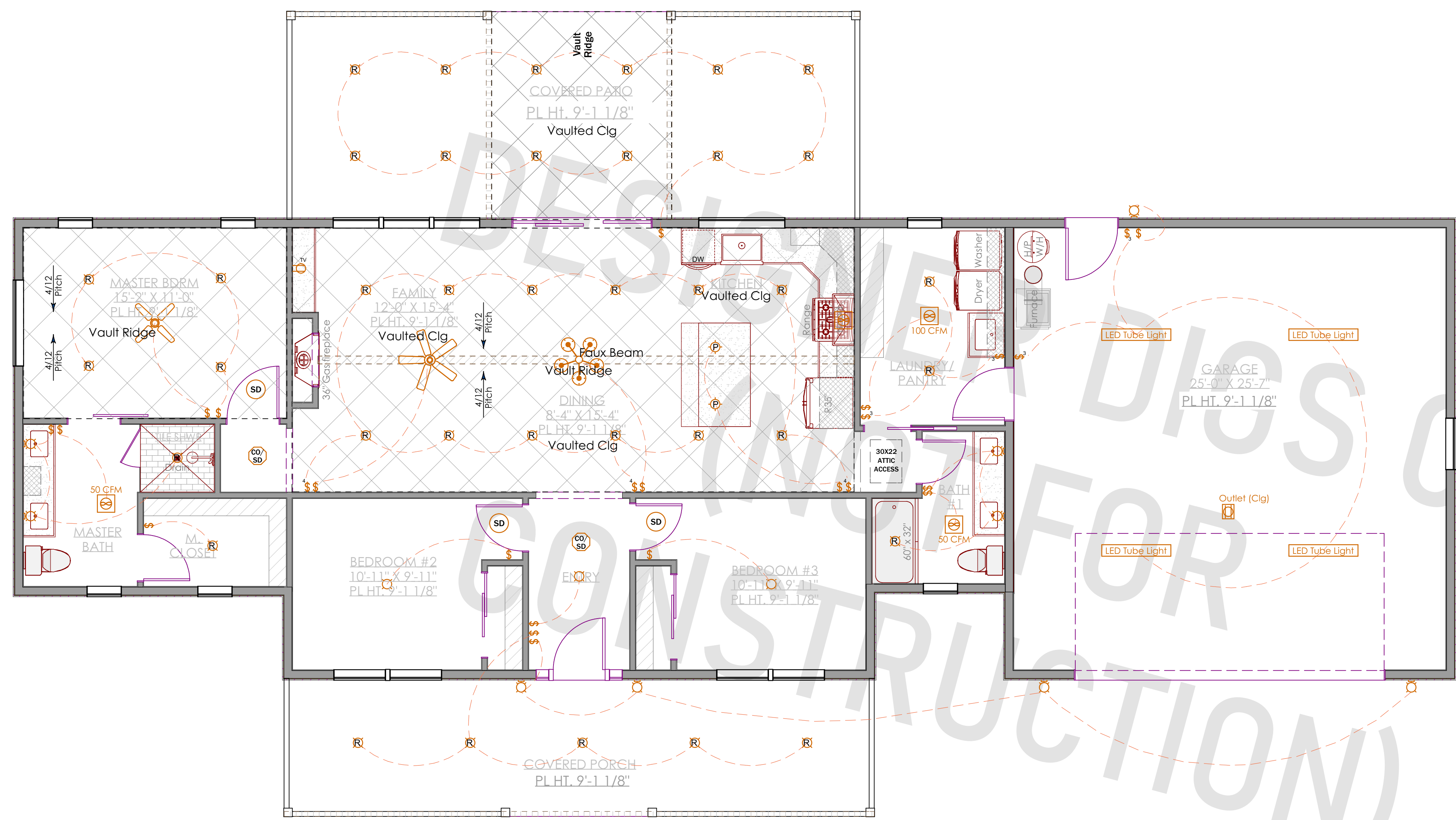
**SHEET INFORMATION**

SHEET TITLE:

**1st Floor Electrical Plan**

SHEET ID: **E-201**

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	Ceiling Fan
	Chandelier Light Fixture
	Hanging Light Fixture
	Sconce Light Fixture
	Bar Light Fixture
	Tube Light Fixture
	Smoke Detector, CO, Smoke/CO
	Thermostat, Alarm Control Unit
	Intercom, Doorbell
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mount, Wall Mount
	Security Cameras
	Ventilation Fans
	Recessed Light Fixtures
	Flush Mount Light Fixture, Pendant
	Semi-Flush Light Fixture, Flood Light
	Wall Mounted Light Fixture, Emergency Light & Exit
	110V Outlets: Duplex, W. Proof, GFCI, AFCI, Switch
	110V Outlets: 50A, 30A, Floor Outlet, Freezer
	110V Outlets: USB, WFI, Switched
	220V Receptacle, Junction Box
	Switches: Single Pole, 3-Way, 4-Way, Weather Proof
	Switches: Dimmer, Timer, Occupancy Sensor, Outlet
	Wall Jacks: TV, Telephone, CAT5, CAT5e, CAT6
	Electrical Connection Line, Low Volt Connection

**ELECTRICAL LEGEND**

**ELECTRICAL NOTES:**  
 BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

**ELECTRICAL NOTES:**  
 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE 6-F.I. ORG. I.D. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.  
 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.  
 3. CIRCUITS SHALL BE VERIFIED WITH OWNER/BUILDER PRIOR TO WIRE INSTALLATION.  
 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/BUILDER.  
 5. FIXTURES TO BE SELECTED BY OWNER/BUILDER.  
 6. OUTLETS TO CODE.

**LOW VOLTAGE NOTES:**  
 BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, CABLE, DATA, PHONE, AUDIO, ETC.

**LOW VOLTAGE/AUDIO: (IF INCLUDED)**  
 1. LOCATE SPEAKERS & AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR  
 2. AUDIO SPEAKERS TO BE APPROVED BY BUILDER/OWNER.  
 3. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY BUILDER/OWNER  
 4. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA/LOW VOLTAGE PANEL; SYSTEM TO BE APPROVED BY BUILDER/OWNER

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	GENERAL NOTES		RAISED CEILING AREA PRIMARY RAISED PLATE HEIGHT
	ARCH. NOTES		RAISED CEILING AREA SECONDARY RAISED PLATE HEIGHT
	FRAMING NOTES		VAULTED CEILING AREA
	ROOF NOTES		
	PLUMBING NOTES		
	FOOTING & STEM WALL NOTES		

**1ST FLOOR PROPOSED LIGHTING PLAN**  
 Scale - 1/4" = 1'-0"



BRACE WALL CALLOUT	SHEAR WALL TYPE	APA RATED SHEATHING	NAIL SIZE & SPACING @ EDGES / FIELD	2X BOTTOM PLATE ATTACHMENT TO WOOD BELOW	ANCHOR BOLT TO CONCRETE BELOW
	CS-WSP	7/16" OSB - ONE SIDE	8d @ 4" O.C. @ Edges @ 6" O.C.	16d @ 6" O.C.	1/2" DIA @ 6" O.C.
	CS-PF	7/16" OSB - ONE SIDE	8d @ 3" O.C.	16d @ 6" O.C.	1/2" DIA @ 6" O.C.
	PFH	7/16" OSB - ONE SIDE	8d @ 3" O.C.	16d @ 6" O.C.	1/2" DIA @ 6" O.C.
	GB	1/2" GNB - TWO SIDES	5d @ 7" O.C. OR SCREWED @ 7" O.C.	16d @ 6" O.C.	1/2" DIA @ 6" O.C.

# DETAILS FOR 1 STORY PLAN

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**BRACE WALL NOTES:** ALL INTERIOR OSB BRACE WALLS SHALL BE NAILED AROUND PERIMETER OF PANELS. PROVIDE BLOCKING AS REQUIRED FOR PERIMETER NAILING OF OSB SHEATHING AT JOINTS OF WALLS.  
 [1] INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY  
 [2] WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS ON 2X FRAMING SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.  
 [3] BLOCKING IS REQUIRED AT ALL WOOD SHEATHING PANEL EDGES. BLOCKING IS NOT REQUIRED ON GYPSUM BOARD SHEATHING PANEL EDGES.  
 [4] PROVIDE SHEAR WALL SHEATHING AND NAILING FOR THE ENTIRE LENGTH OF THE WALLS INDICATED ON THE PLANS. ENDS OF FULL HEIGHT WALLS ARE DESIGNATED BY EXTERIOR OF THE BUILDING, CORRIDORS, WINDOWS, OR DOORWAYS OR AS DESIGNATED ON PLANS. SEE PLANS FOR HOLD-DOWN REQUIREMENTS.  
 [5] INTERMEDIATE FRAMING TO BE 2X MINIMUM MEMBERS. FIELD NAILING 12" OC FOR WOOD SHEATHING. GYPSUM BOARD NAILING TO BE AS SHOWN FOR ALL STUDS.  
 [6] IF CLIPS ARE USED INSTEAD OF TOE-NAILS, USE 8d x 1 1/2" LONG NAILS TO ATTACH FRAMING CLIPS DIRECTLY TO FRAMING. USE 8d x 2 1/2" LONG NAILS WHERE INSTALLED OVER SHEATHING. IF CLIPS ARE USED, FRAMING CLIPS: A35 OR LTP5 OR APPROVED EQUIVALENT  
 [7] WHERE PLATE ATTACHMENT SPECIFICS (2) ROWS OF NAILS, PROVIDE DOUBLE JOIST, RIM OR EQUAL.  
 [8] (IN SEISMIC DESIGN CATEGORY D) ANCHOR BOLTS SHALL BE PROVIDED WITH STEEL PLATE WASHERS 3/16"x3"x3". EMBED ANCHOR BOLTS 7" MINIMUM INTO THE CONCRETE.  
 [9] PRESSURE TREATED MATERIAL CAN CAUSE EXCESSIVE CORROSION IN THE FASTENERS. PROVIDE HOT-DIPPED GALVANIZED (ELECTRO-PLATING IS NOT ACCEPTABLE) NAILS AND CONNECTOR PLATES (FRAMING ANGLES, ETC) FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING MEMBERS.  
 [10] BRACE WALL SHALL EXTEND TO SILL PLATE ON FOUNDATION WALL.



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DRAWN FOR: CLIENT

**CLIENT RESIDENCE**

**CLIENT INFORMATION**

**PROJECT INFORMATION**

**DESIGN CRITERIA**

**PLAN AREAS**

Room	Area
Basement	1421 sq ft
1st Floor	1421 sq ft
2nd Floor	273 sq ft
Front Covered Porch	399 sq ft
Side Covered Patio	681 sq ft
Garage	1421 sq ft
TOTAL HEATED	1421 SQ FT

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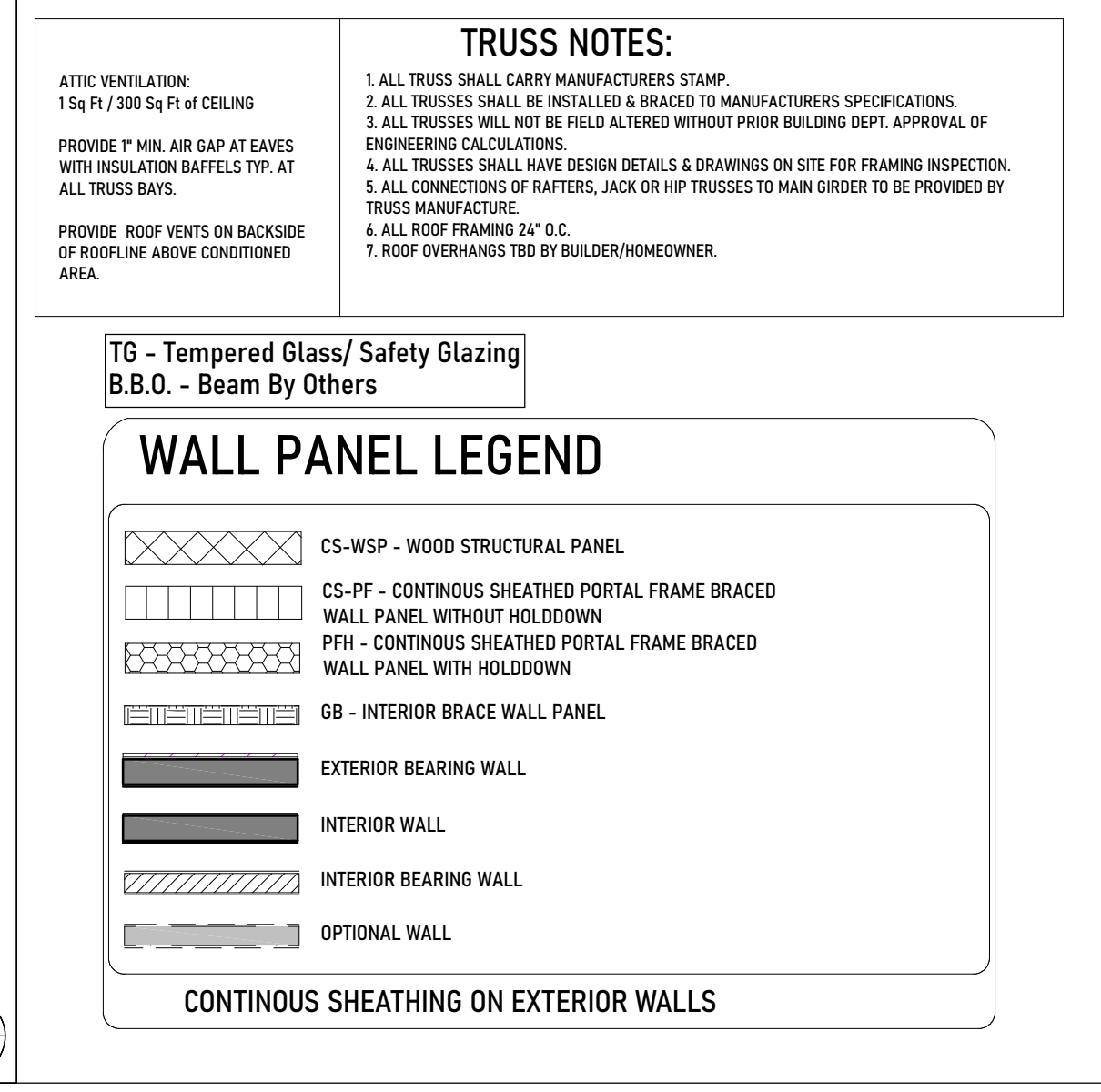
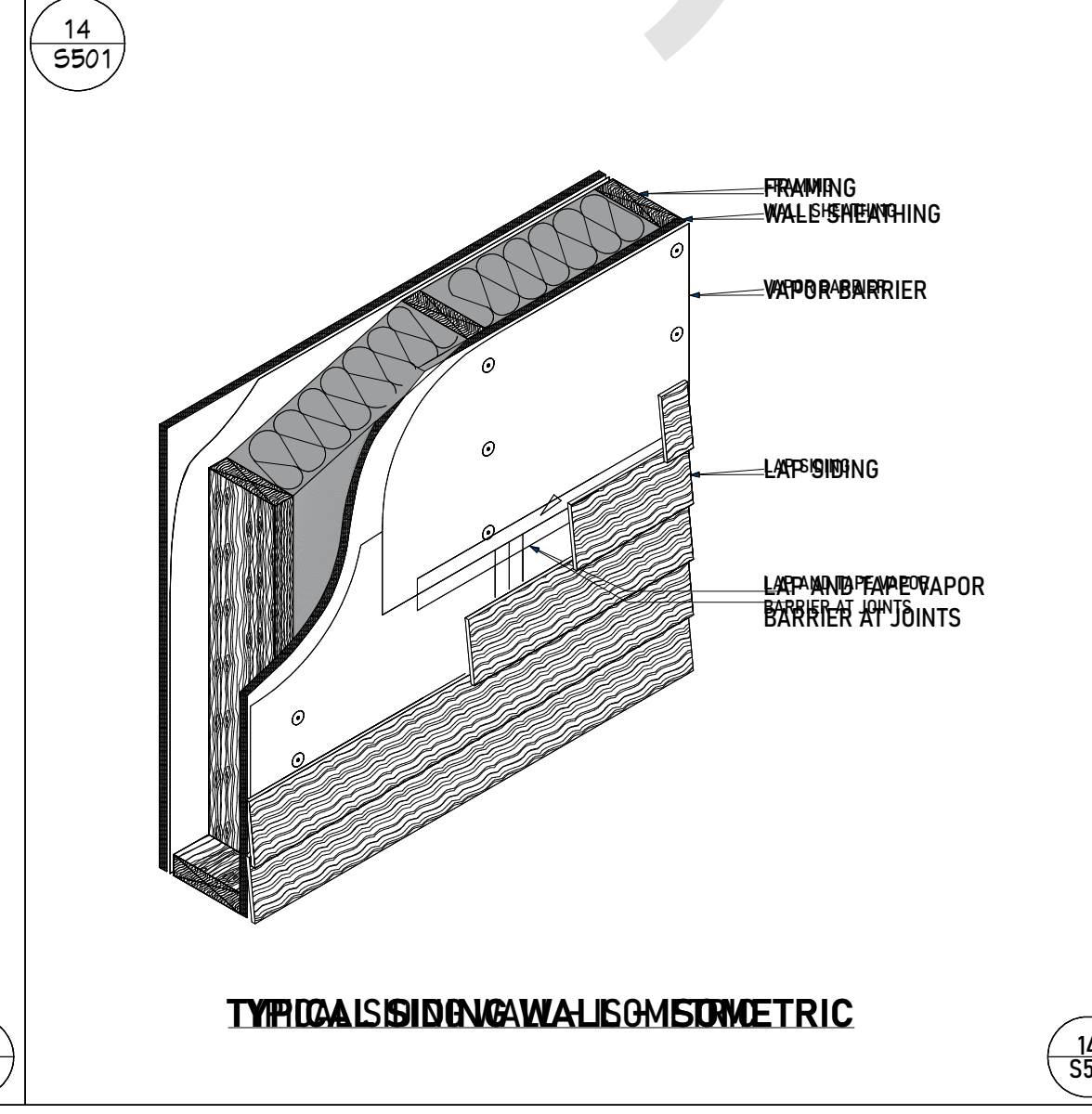
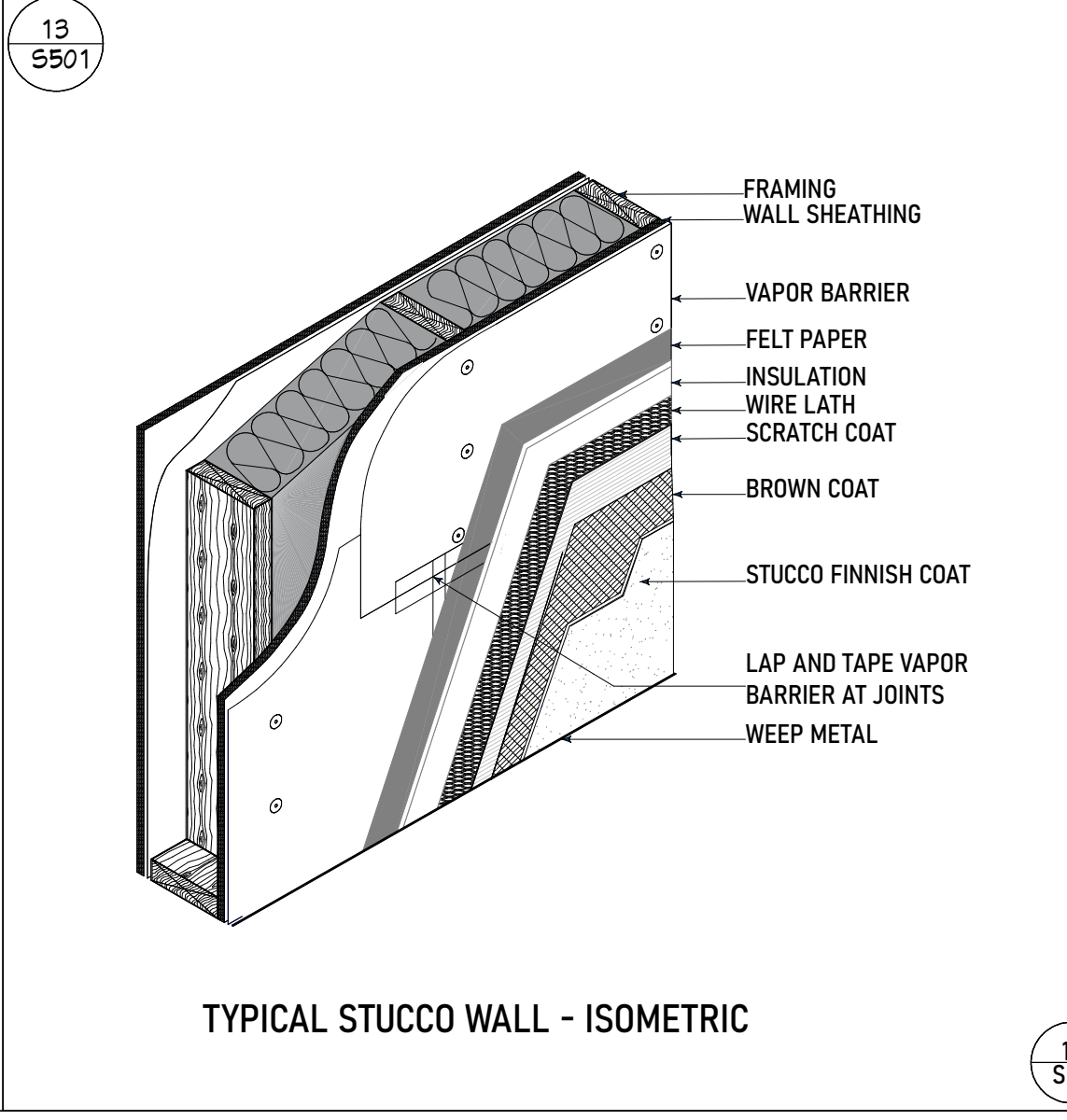
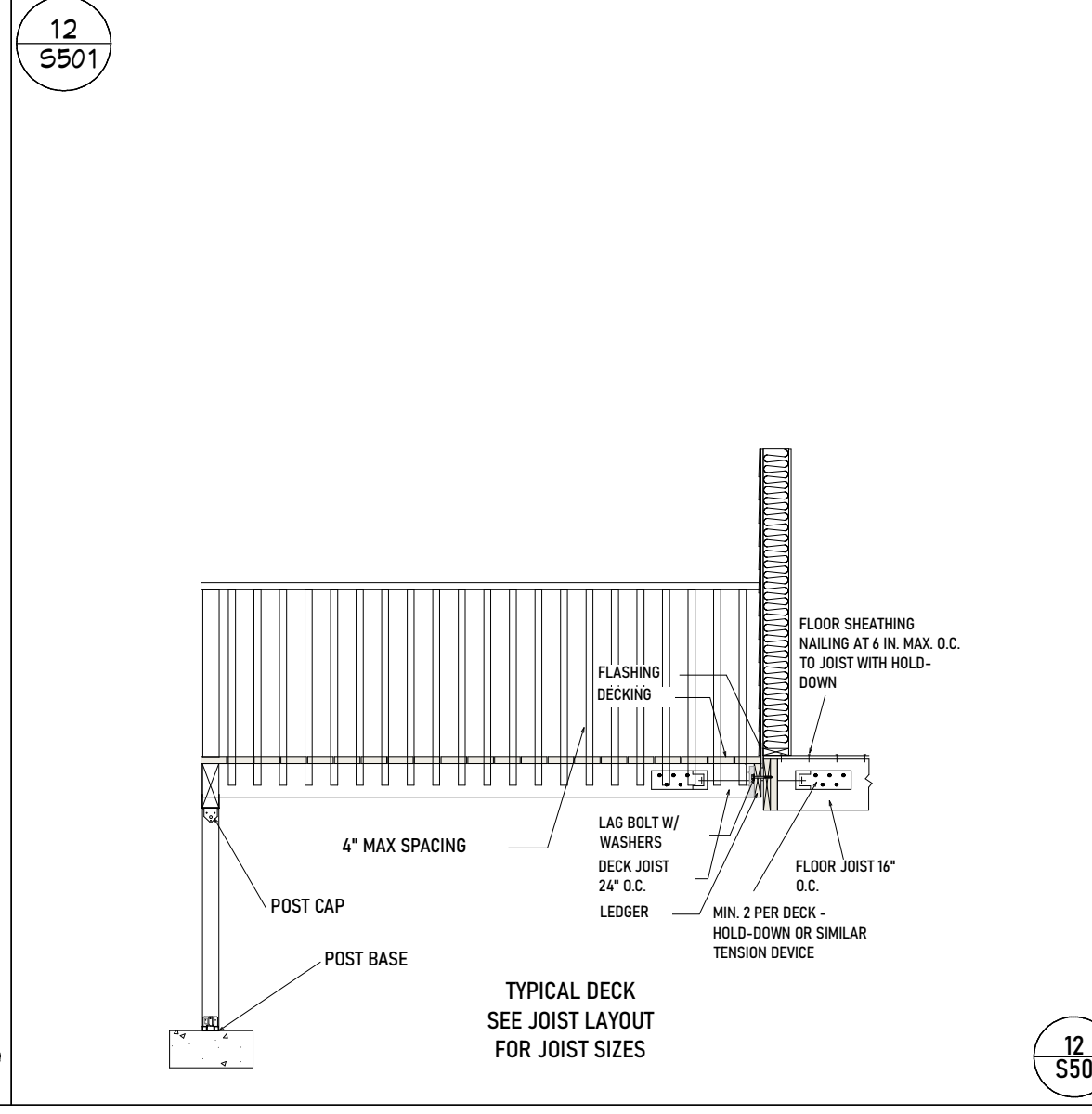
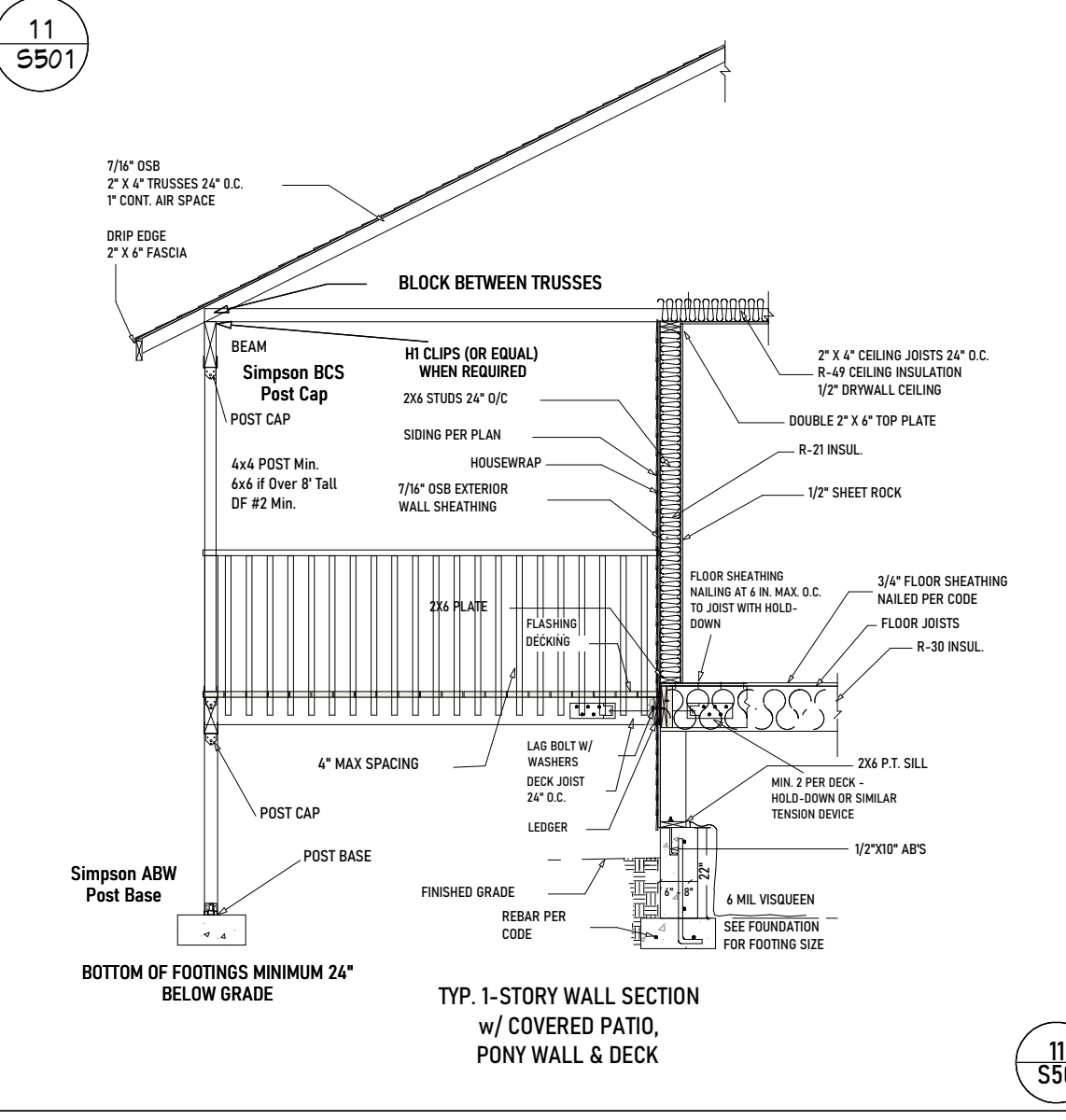
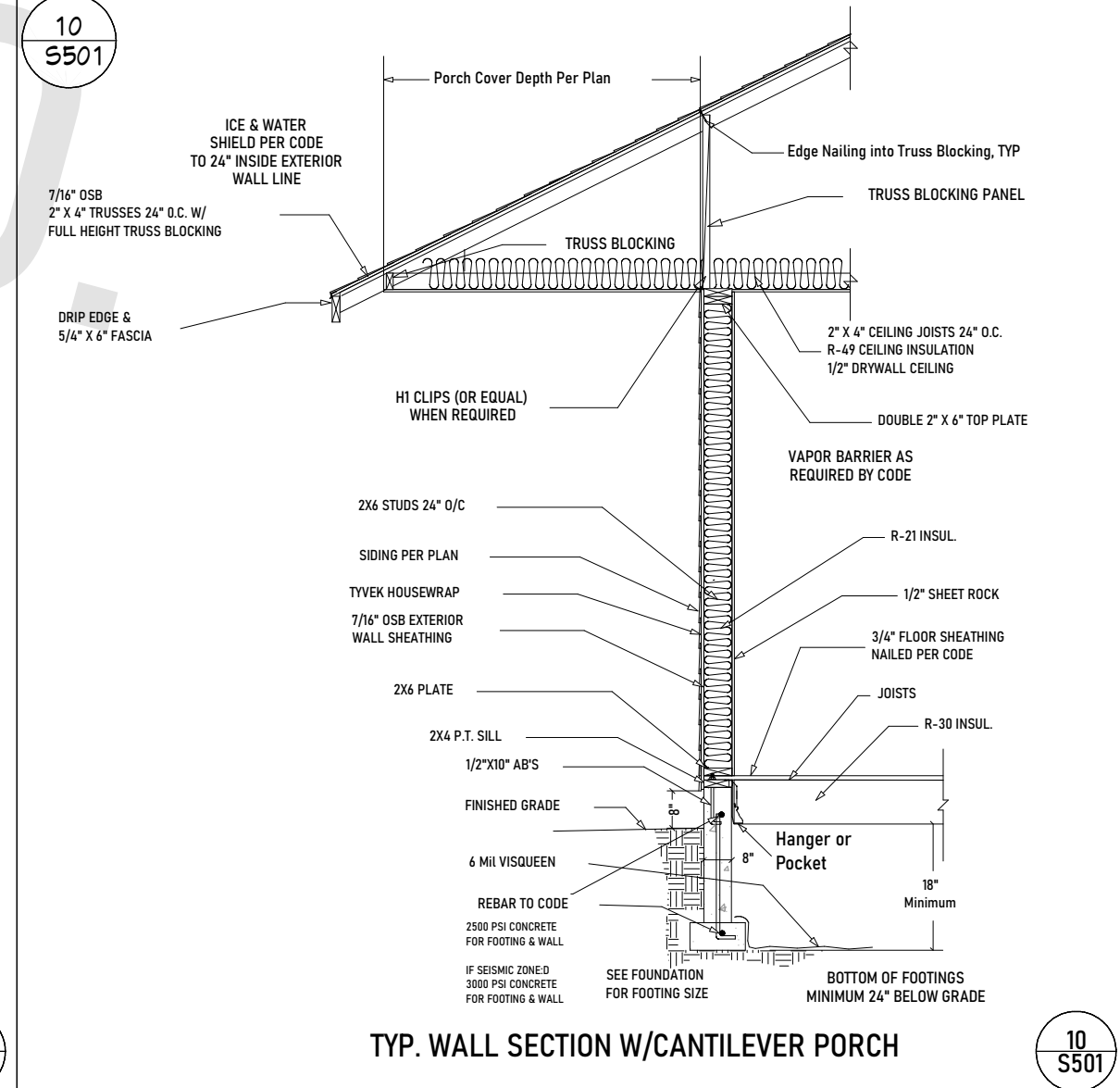
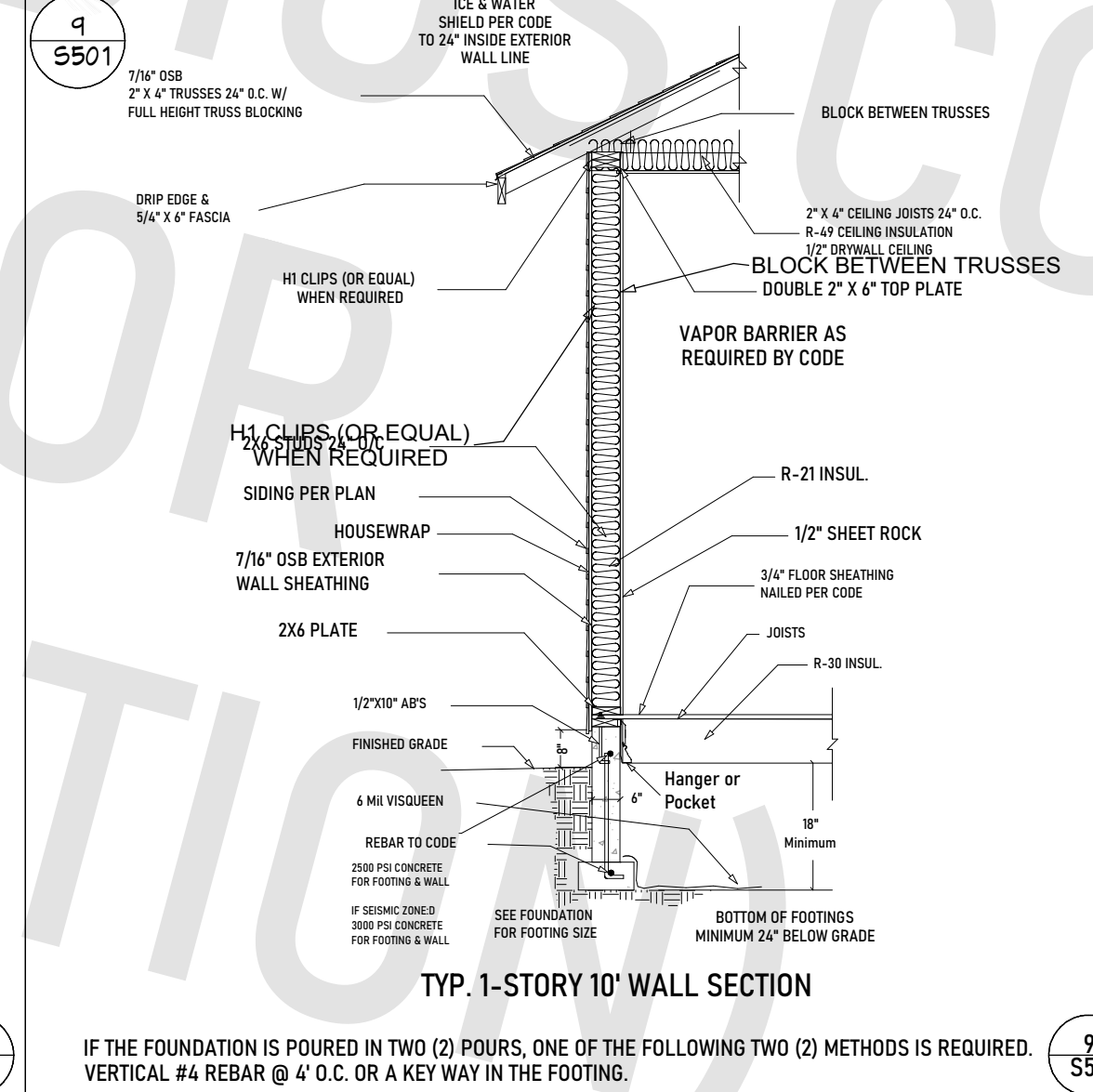
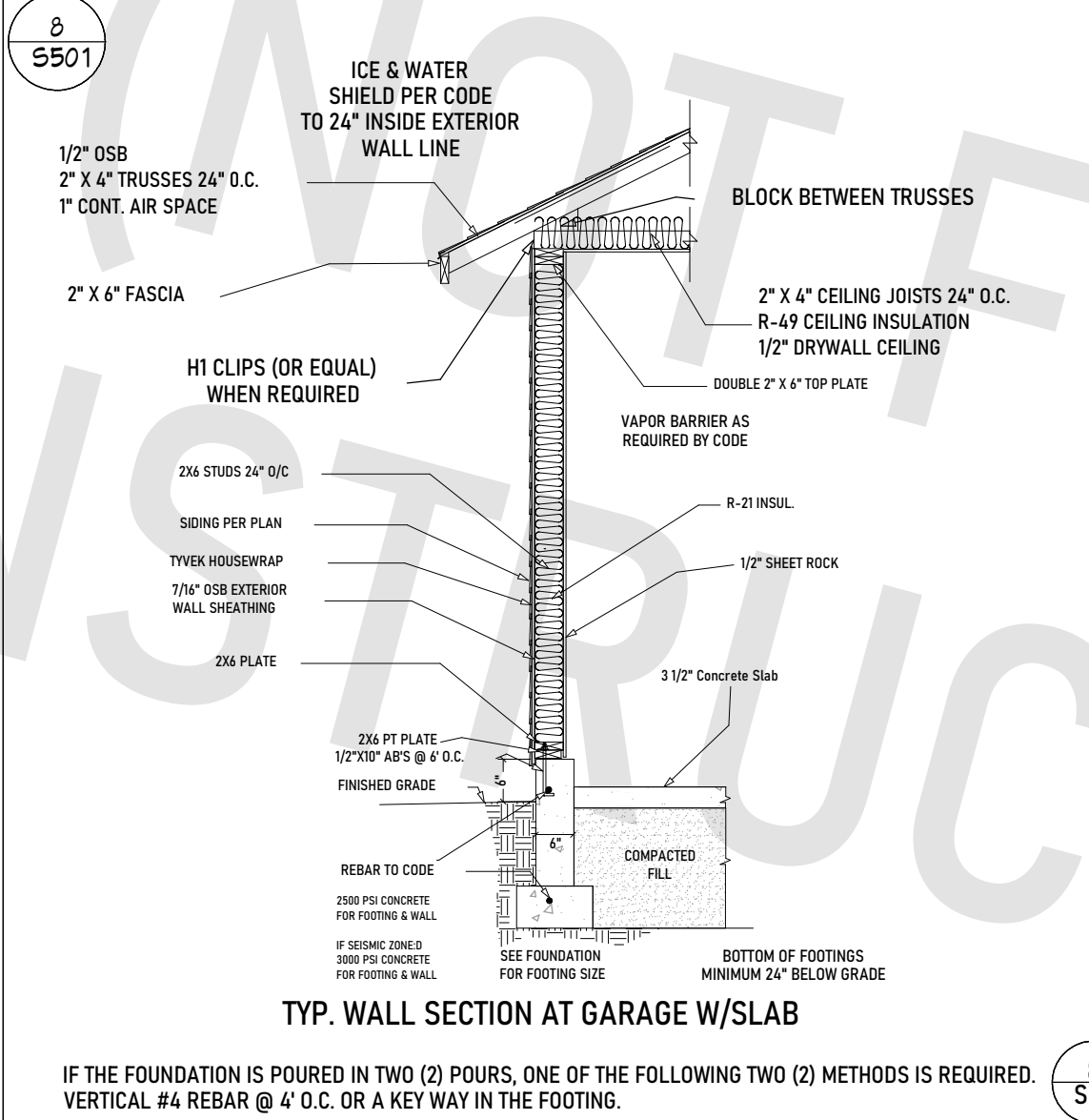
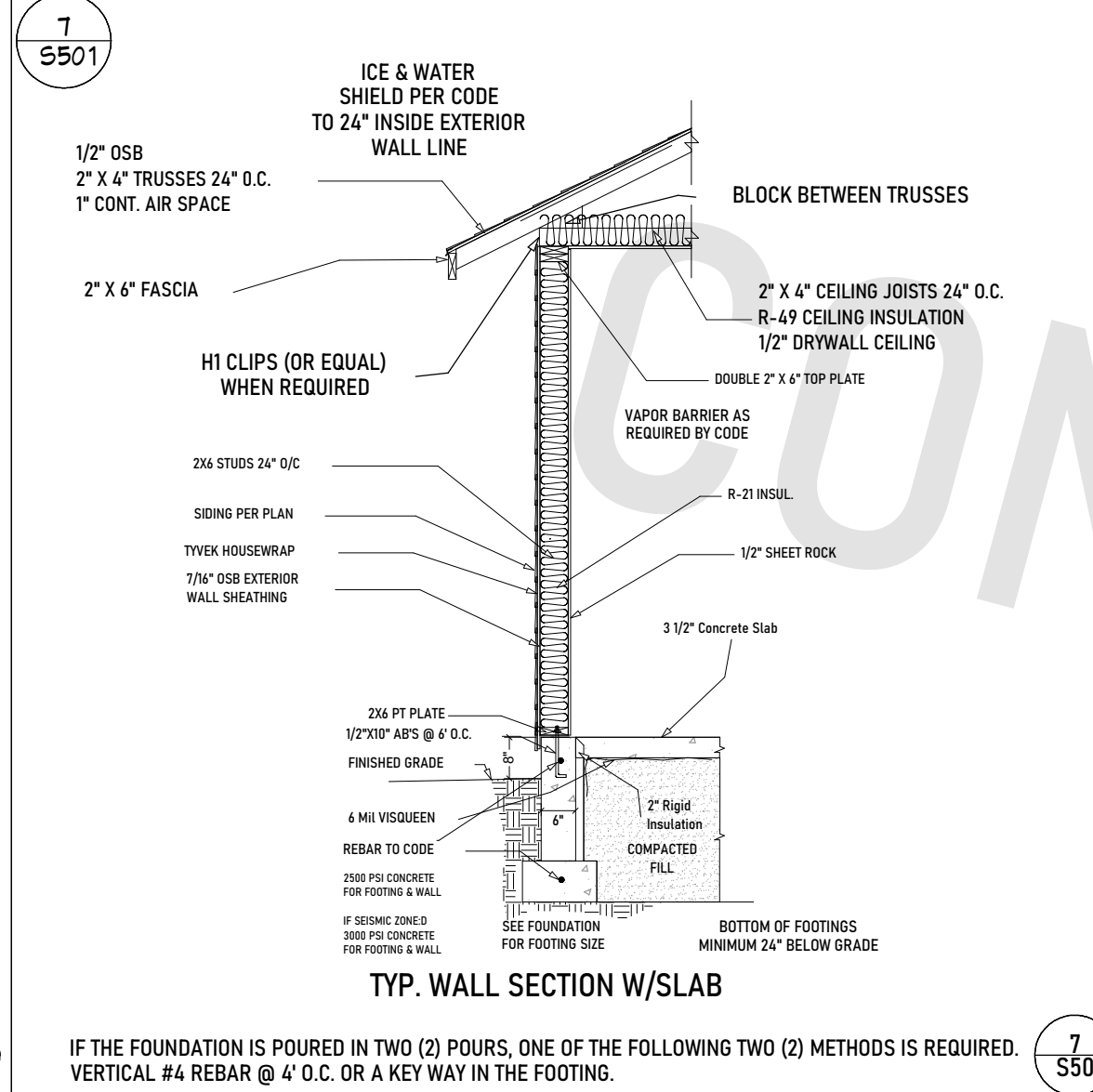
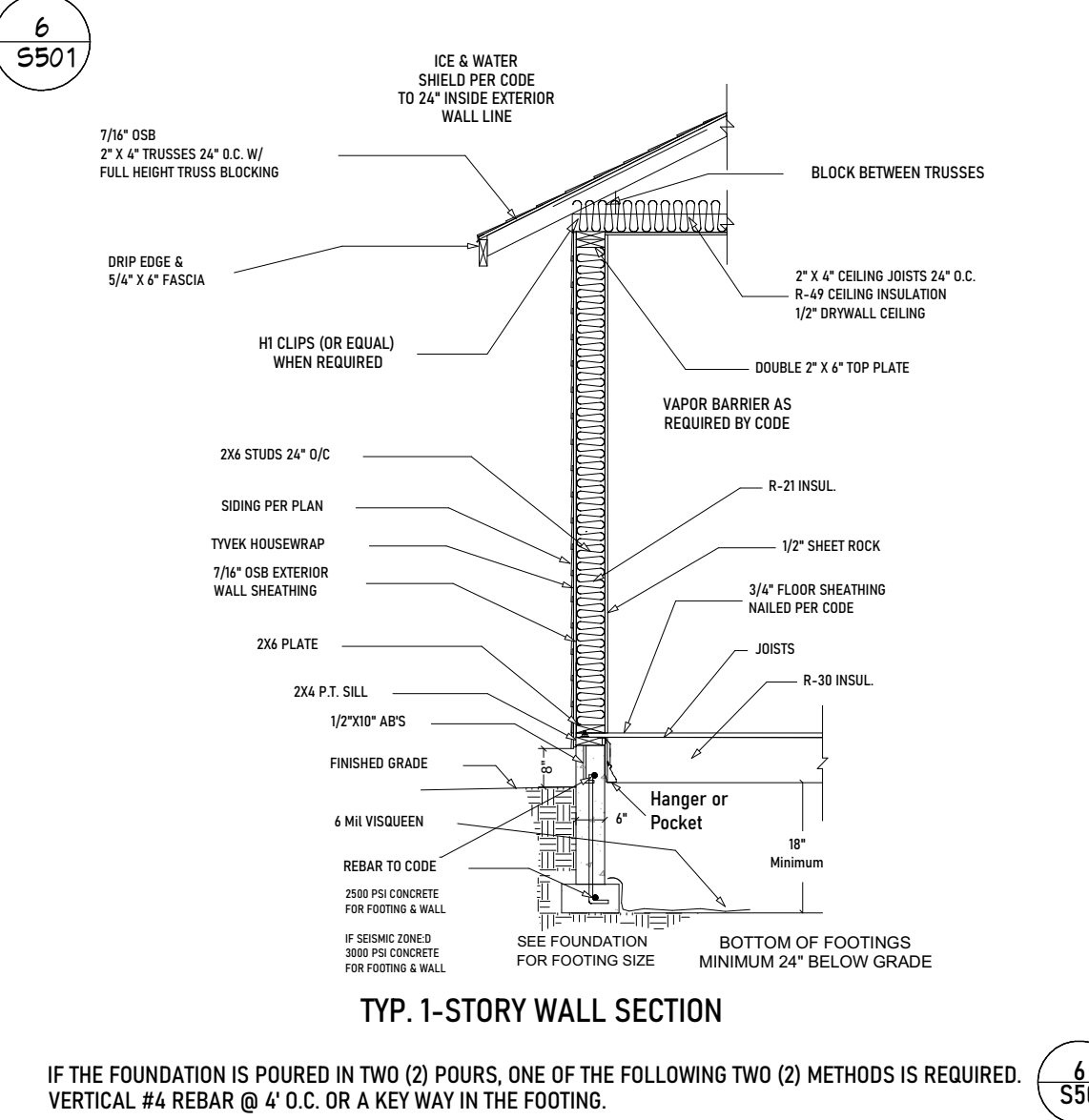
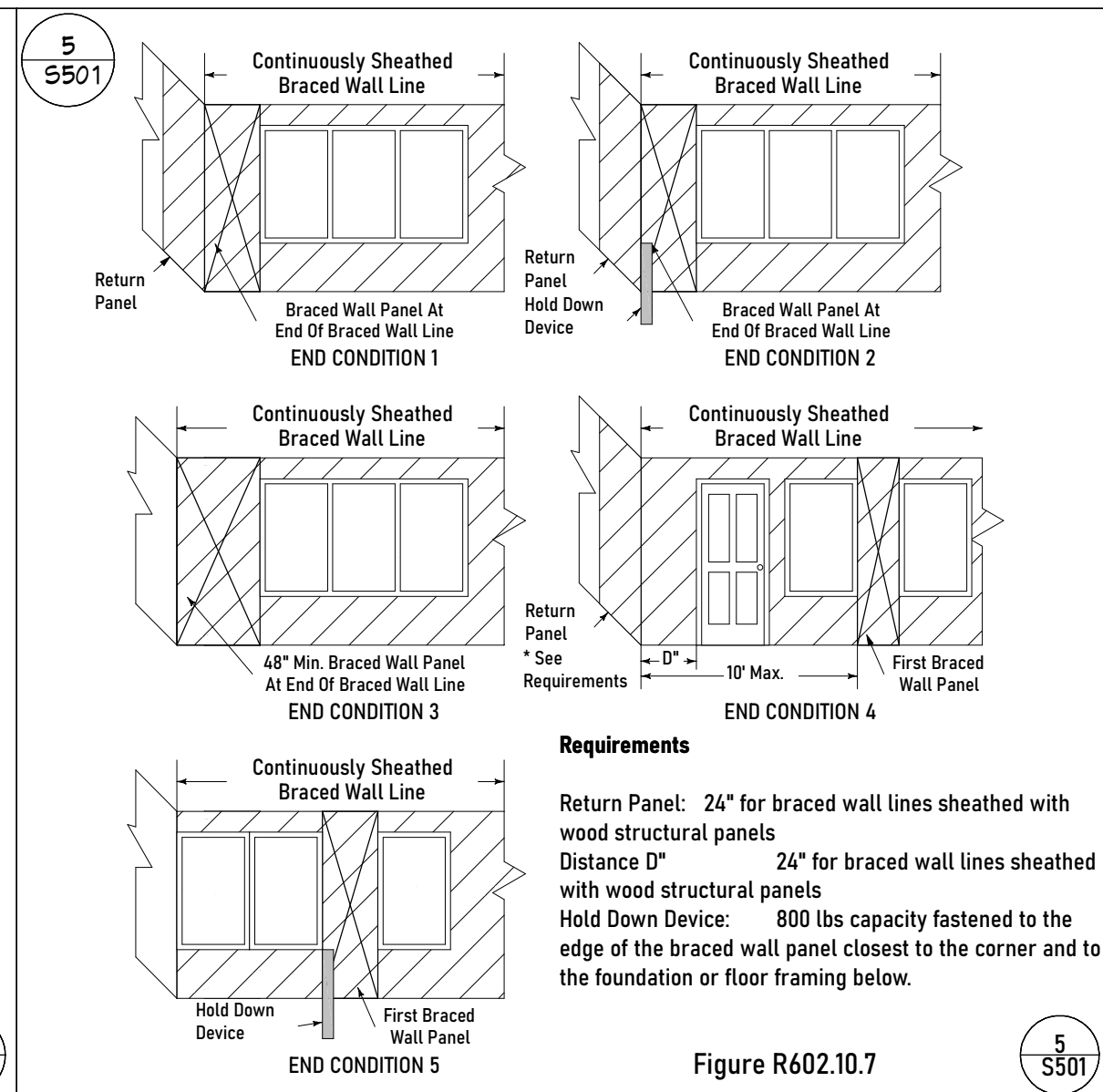
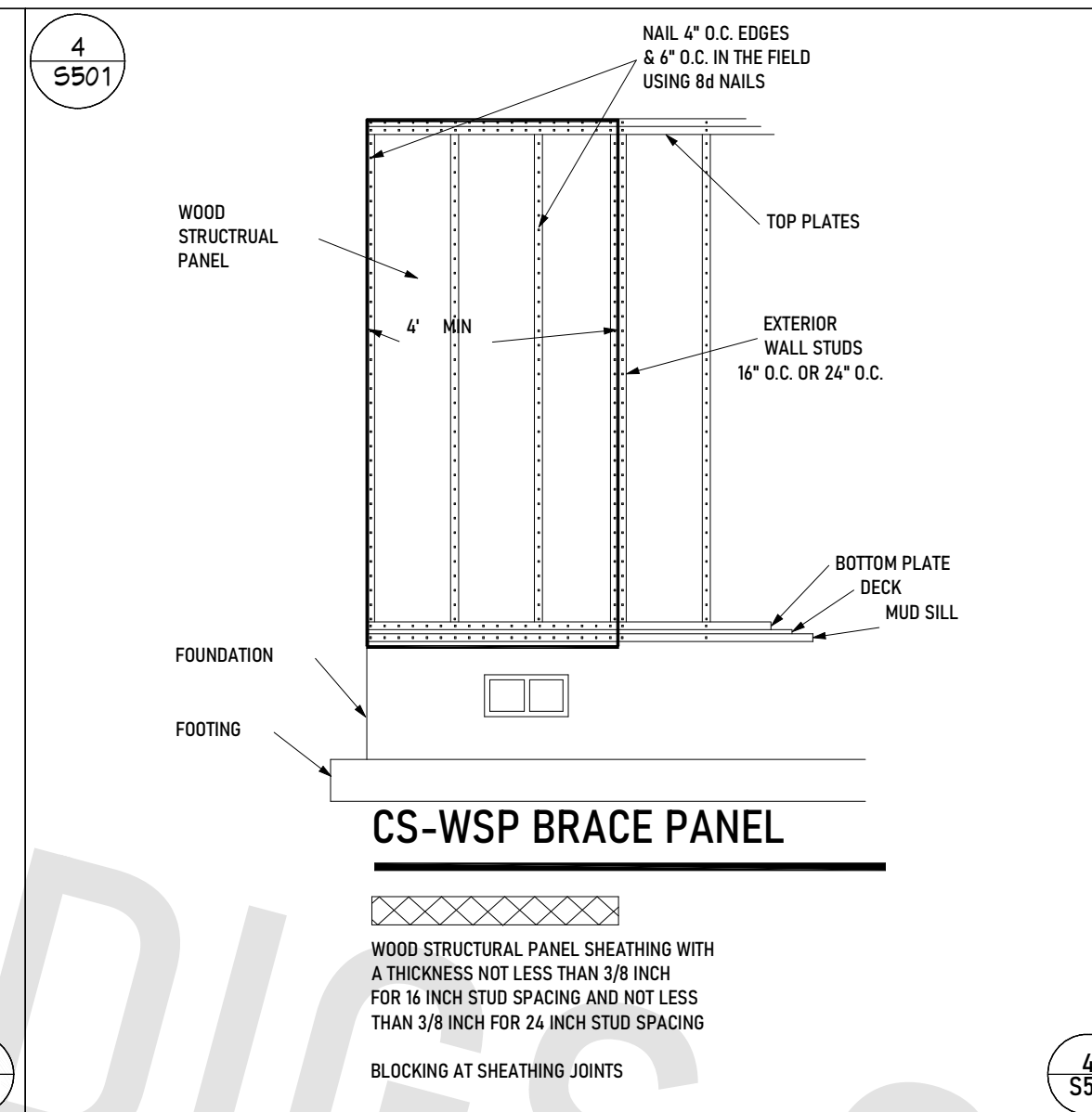
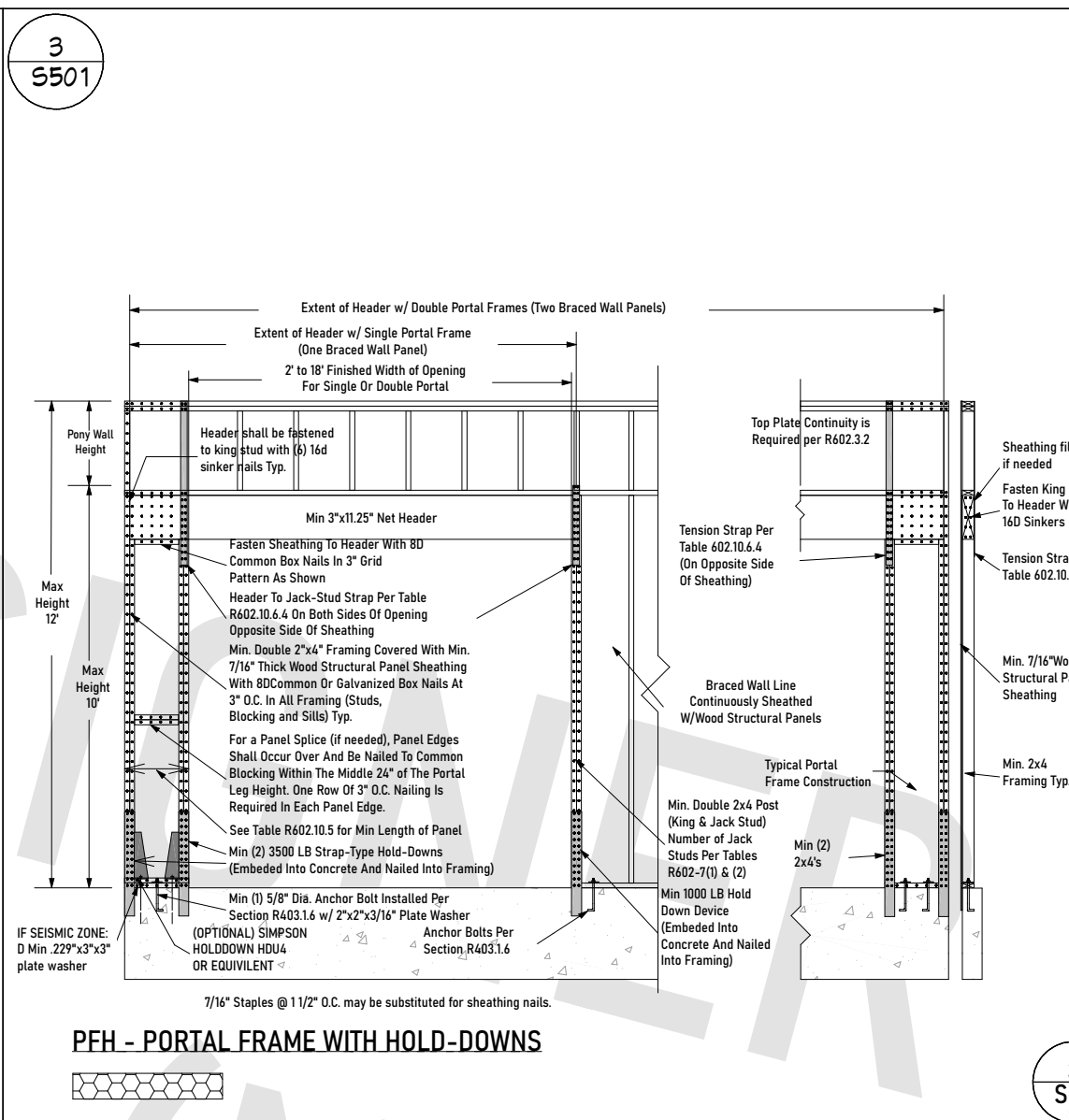
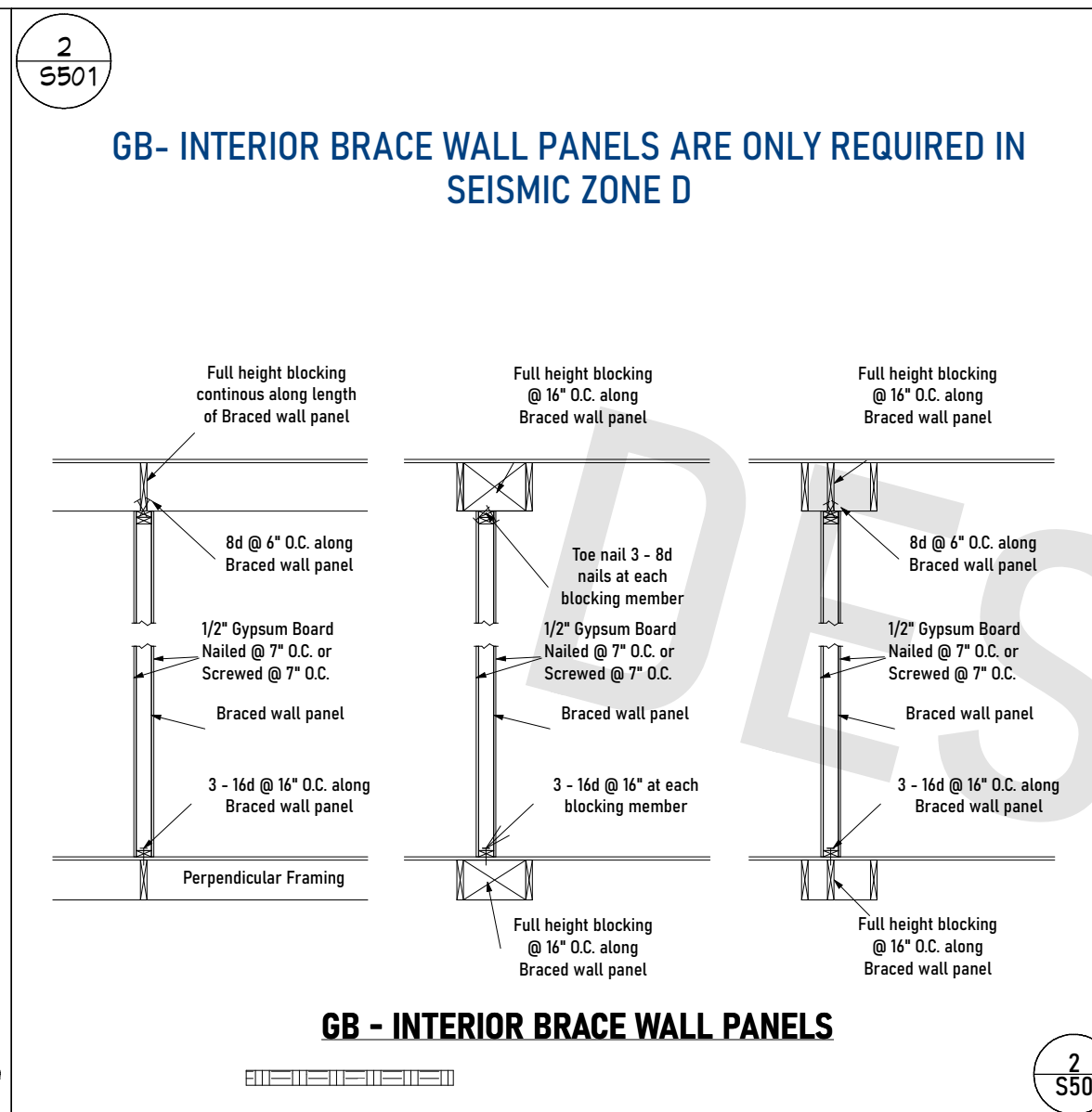
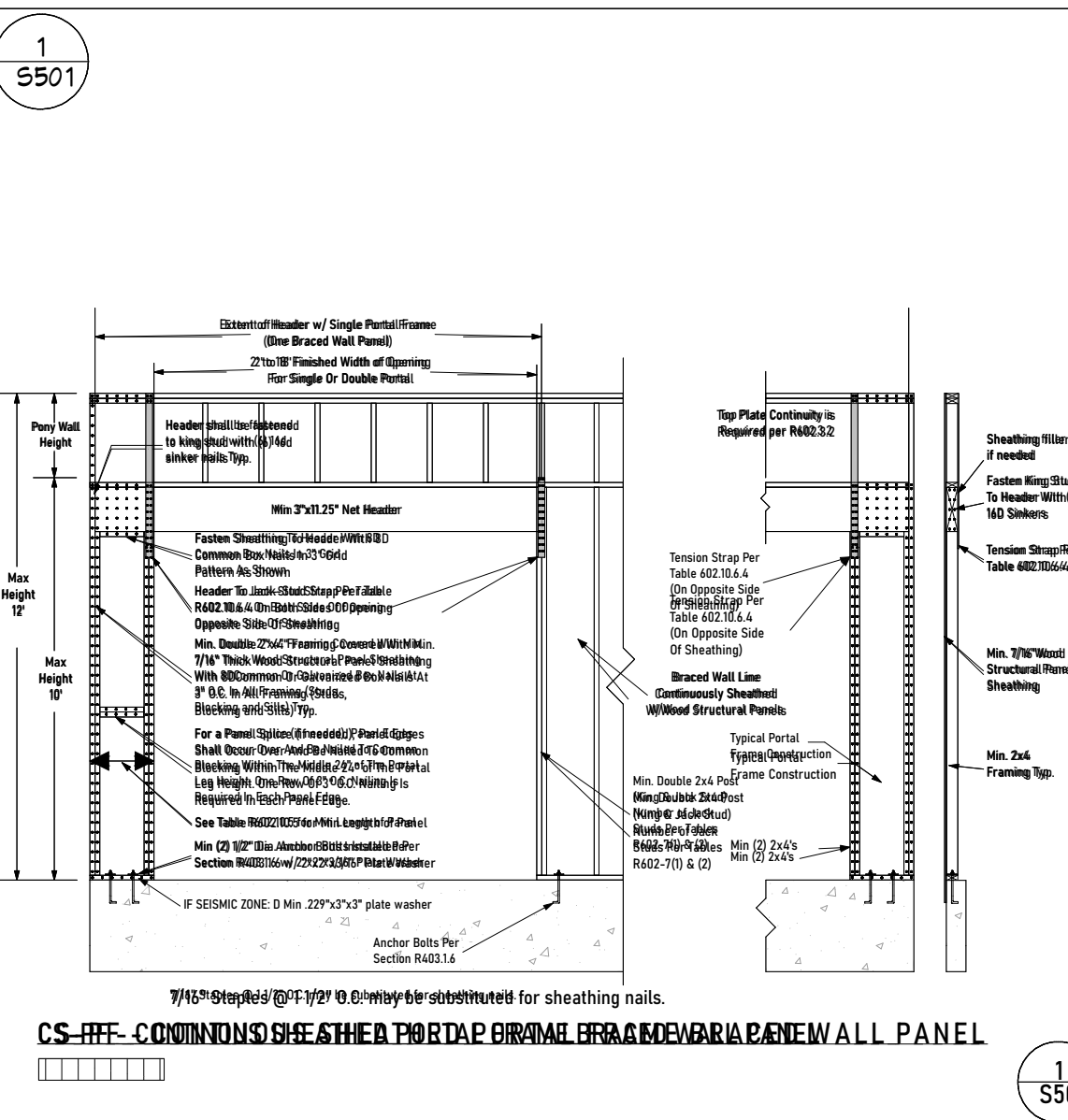
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SHEET INFORMATION

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# TYPICAL DETAILS

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**1 SS02** STAIR DETAIL

**2 SS02** STAIR FRAMING

**3 SS02** STAIR STRINGER FRAMING

**4 SS02** UFER GROUND ROD

**5 SS02** FOUNDATION HOLDDOWNS

**6 SS02** FURNACE / WH PROTECTION

**7 SS02** PORCH POST CONNECTIONS

**8 SS02** DECK POST TO FOOTING

**9 SS02** POST TO BEAM CONNECTION

**10 SS02** BEAM TO WALL CONNECTION

**11 SS02** WATER HEATER SEISMIC RESTRAINT

**12 SS02** STEP FOOTING DETAIL

**13 SS02** IF FOUNDATION IS ENGINEERED, ENGINEERING SUPERCEDES SIZE ON FOUNDATION.

**14 SS02** IF FOUNDATION IS ENGINEERED, ENGINEERING SUPERCEDES SIZE ON FOUNDATION.

**15 SS02** IF FOUNDATION IS ENGINEERED, ENGINEERING SUPERCEDES SIZE ON FOUNDATION.

**16 SS02** IF FOUNDATION IS ENGINEERED, ENGINEERING SUPERCEDES SIZE ON FOUNDATION.

**17 SS02** TYP. STRIP FOOTING UNDER FLOOR SECTION

**18 SS02** TYP. 24" ACCESS THROUGH STRIP FOOTING

**19 SS02** TYP. BASEMENT - POURED CONCRETE

**20 SS02** TYP. FOUNDATION @ GARAGE

**21 SS02** TYP. THICKENED SLAB FOOTING FOR BEARING WALL

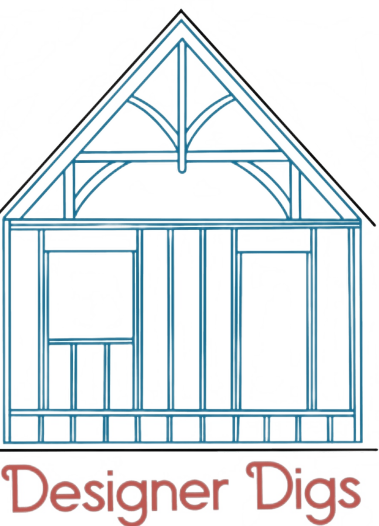
**22 SS02** CANTILEVERED JOISTS

**23 SS02** DECK TO CANTILEVERED JOISTS

**24 SS02** INTERIOR BEARING WALL SECTION

**25 SS02** 2ND FLOOR - DECK LEDGER

ALL NOTES MAY NOT APPLY. NOTES ON THE PLANS OR IN THE ENGINEER'S NOTES AND DRAWINGS SUPERCEDE THESE DETAILS. DETAILS NOT TO SCALE.



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## CLIENT INFORMATION

Project Name: CLIENT

Client Phone: \_\_\_\_\_

Client Email: \_\_\_\_\_

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Project ID: REWY

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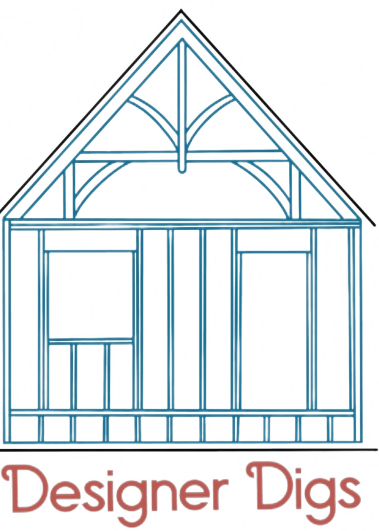
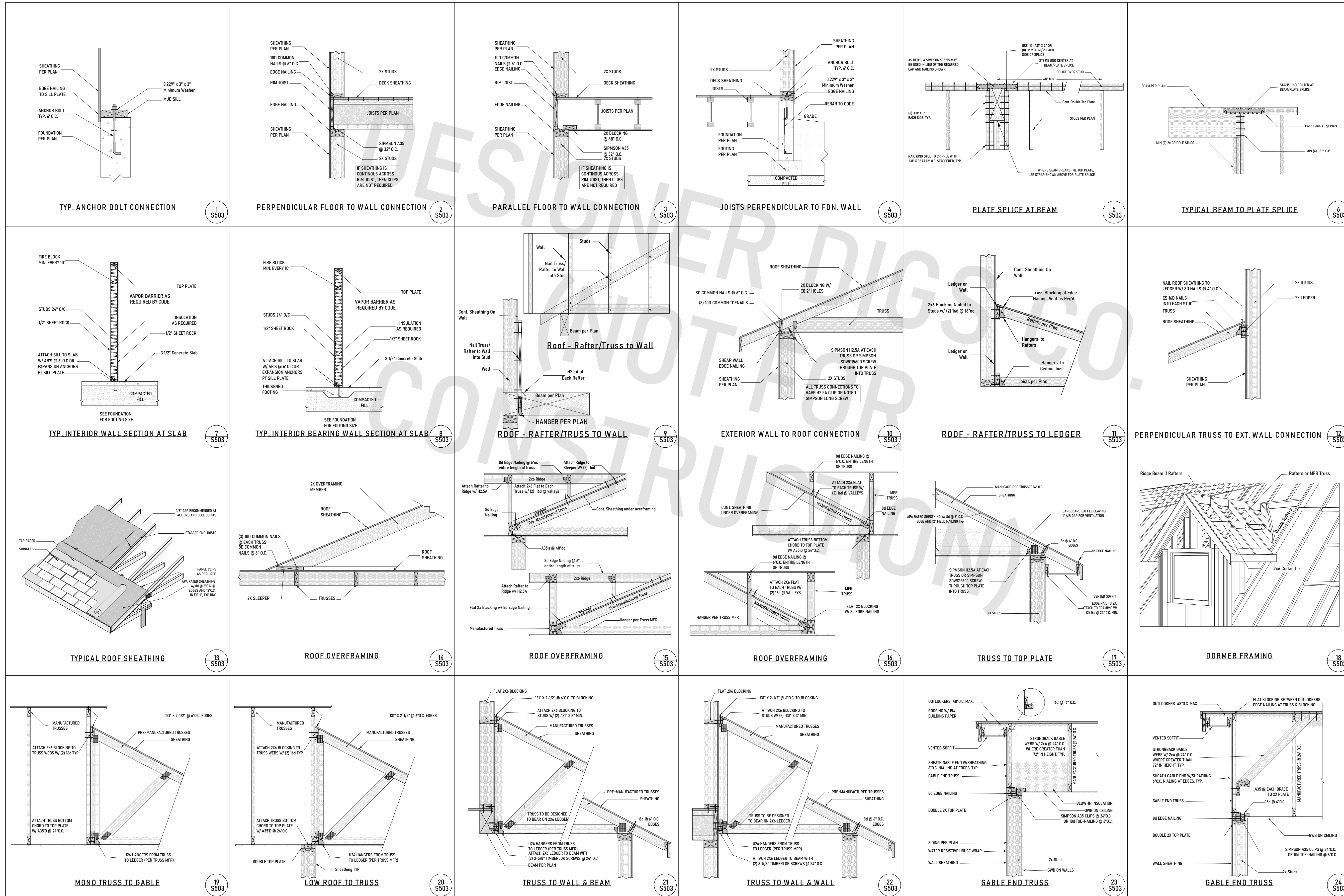
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# TYPICAL FRAMING DETAILS

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DRAWN FOR:

## CLIENT RESIDENCE

## CLIENT INFORMATION

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Client Phone: \_\_\_\_\_  
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Typical Framing Details

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GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2018 IRC, 2018 WSEC AND 2018 IEC SHALL BE USED. THE BUILDER/OWNER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB. GARAGE AREAS, PORCHES, DECKS & FIREPLACE ENCLOSURES ARE NOT INCLUDED IN LIVING AREA SQ FT. THE GENERAL CONTRACTOR/ HOME OWNER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OTHER WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED. INSTALL CAULKING AT FLOOR AND PLATE LINES. OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 50 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT. THE BUILDER/OWNER SHALL VERIFY PROPERTY CORNERS BEFORE STARTING EXCAVATION. SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/ STRENGTHS FROM NON-SPECIFIED MANUFACTURERS. THE OWNER/BUILDER MAY SUBSTITUTE MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL. PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

FLOOR PLANS NOTES:

IMPORTANT: ACTUAL DESIGN AND LAYOUT INCLUDING COLORS, TEXTURES AND UPGRADES MAY DIFFER FROM MLS LISTINGS AND CONTRACTUAL DOLLAR AMOUNT ON THE SELECTION SHEETS. ALL SELECTION SHEET ALLOWANCES ARE TO SUPERSEDEWHAT IS REPRESENTED ON THE APPROVED PLANS. DIMENSIONS: EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL STUD TO OUTSIDE OF WALL STUD. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE 2x6 @ 24" O.C. UNLESS OTHERWISE NOTED. INTERIOR WALLS: ALL INTERIOR WALLS TO BE 2x4 @ 24" O.C. UNLESS OTHERWISE NOTED. PLUMBING WALLS: ALL PLUMBING WALLS TO BE 2x6 @ 24" O.C. AND ARE NOTED ON PLAN. ANGLED WALLS: ALL ANGLED WALLS ARE AT A 45 DEG INCREMENT UNLESS OTHERWISE NOTED. FRAMING: FRAMING PACKAGE TO BE DIMENSIONAL LUMBER UNLESS OTHERWISE NOTED. EMERGENCY EGRESS: AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE AN EMERGENCY EGRESS OF NO LESS THAN 5.7 SQ FT W/ THE BOTTOM OF THE WINDOW OPENING NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT. WALKWAYS: THERE IS A MIN. CLEAR WIDTH AT ALL HALLWAYS, STAIRS, TO KITCHEN ISLANDS, ETC... CEILING HEIGHTS: FIRST FLOOR TO HAVE 9' PLATE HEIGHT. SECOND FLOOR TO HAVE 8' PLATE HEIGHT. BASEMENT TO HAVE 8' PLATE HEIGHT. UNLESS OTHERWISE NOTED. HEADER HEIGHTS: WINDOW HEADERS TO BE PLACED AT 93 3/8" UNLESS OTHERWISE NOTED. ATTIC ACCESS: ATTIC ACCESS NOTED ON PLAN. EXTERIOR STEPS: NUMBER OF EXTERIOR STEPS SHOWN AT ANY EXIT OR PORCH ARE APPROXIMATE AND WILL VARY PER LOT. UPGRADES: CONSULT WITH CONTRACTOR/HOMEOWNER FOR ADDITIONAL UPGRADES SUCH AS APPLIANCES, PLUMBING FIXTURES, FLOORING, ETC... SELECTION ITEMS: SELECTION ITEMS SHOWN ARE FOR REFERENCE ONLY. THIS INCLUDES APPLIANCES, CABINET LOCATIONS AND BUILT-INS ON PLAN MAY NOT BE INCLUDED. ELEVATIONS: ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. APPROXIMATE GRADE, EXTERIOR STEPS, COLORS AND MATERIALS MAY VARY.

3D RENDERINGS ARE NOT TO SCALE, ALL 3D RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN 3D RENDERINGS. 3D RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER / CONTRACTOR PRIOR TO APPLICATION.

NAILING NOTES:

Table with 2 columns: Description and Nailing Specification. Includes items like JOIST TO SILL OR GIRDER (TOE NAIL (3)-8d), BRIDGING TO JOIST (TOE NAIL EA, END (2)-8d), SOLE PLATE TO JOIST OR BLGK (FACE NAIL 16d @ 16"OC), STUD TO SOLE PLATE (TOE NAIL (4)-8d, END NAIL (2) 16d), TOP PLATE TO STUD (END NAIL (2)-16d), DOUBLE STUDS (FACE NAIL 16d @ 24" OC), DOUBLE TOP PLATES (FACE NAIL 16d @ 16" OC), CONTINUOUS HEADER, TWO PIECES (16d @ 16" OC ALONG EA. EDGE), BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER (16d @ 16" OC ALONG EA. EDGE), TOP PLATES, LAPS AND INTERSECTIONS (FACE NAIL (2)-16d), CEILING JOISTS TO PLATE (TOE NAIL (3)-8d), CONTINUOUS HEADER TO STUD (TOE NAIL (4)-8d), CEILING JOISTS, LAPS OVER PARTITIONS (FACE NAIL (3)-10d), CEILING JOISTS TO PARALLEL RAFTERS (FACE NAIL (3)-10d), RAFTER TO PLATE (TOE NAIL (2)-16d), 1" BRACE TO EACH STUD AND PLATE (FACE NAIL (2)-8d), BUILT-UP CORNER STUDS (10d @ 24" OC), 2" PLANKS ((2)-16d @ EA.BRG.), 7/16" OSB ROOF AND WALL (EDGES 8d @ 6" OC), SHEATHING (INTERMEDIATE 8d @ 12" OC), 7/16" OSB ROOF AND WALL EDGES (1/2" Staple @ 4" OC), SHEATHING (INTERMEDIATE 1 1/2" Staple @ 8" OC), 3/4" PLYWOOD/OSB SUBFLOOR (EDGES 8d @ 6" OC INTERMEDIATE 8d @ 12" OC), 2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE (3) OR FEWER 16d NAILS, (4) OR MORE 1/2" DIA M.B. (W/ STANDARD NUT AND WASHERS

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, BCI OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBQ APPROVED.

LUMBER SPECIES: POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2 OR HF-#2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2 OR HF-#2. ALL STUDS TO BE DF-#2 OR HF-#2 OR BETTER. PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16 OR 7/16" OSB. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 15/32" OR 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB. 1" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST, BCI OR ENGINEER APPROVED EQUAL. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER. ALL ROOF FRAMING 24" O.C. ATTIC VENTILATION: REQUIRED ABOVE HOUSE. 1 SQ FT PER 300 SQ FT OF CEILING UPLIFT LOAD REACTION THAT ARE IN EXCESS OF 175 LBS. MUST HAVE A MECHANICAL CONNECTOR CAPABLE OF RESISTING THE UPLIFT LOADS OF EACH TRUSS IN ACCORDANCE WITH THE 2015 IRC. MIN. SNOW LOAD 25 LBS PER SQUARE FOOT.

FRAMING NOTES:

TYPICAL EXTERIOR WALL TO BE 2x6 SINGLE WALL OR DOUBLE WALL CONSTRUCTION. TYPICAL INTERIOR WALL TO BE 2x4 WALL CONSTRUCTION. SEE JOIST LAYOUT FOR JOIST TYPE AND SPACING. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CEILING AREAS. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS WHERE APPLICABLE. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT. ALL WOOD IN CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED. LUMBER SPECIES: 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE #2 or Better. 2. SILLS, PLATES BLOCKING, AND BRIDGING TO BE #2 or Better. 3. ALL STUDS TO BE #2 OR BETTER. 4. PLYWOOD/OSB SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB. WALL SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G OSB FOR JOISTS 16", 19.2" OR 24" O.C. & 1 1/8" FOR JOISTS 32" O.C.. 5. I-JOISTS SHALL BE MANUFACTURED BY I-JOIST MANUFACTURER OR ENGINEER APPROVED EQUAL.

GENERAL PLUMBING & HVAC NOTES:

HVAC SHALL HAVE ONE ZONE, UNLESS OTHERWISE NOTED. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F. WATER SOFTENER UNIT, IF INCLUDED, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED TO CODE.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH. TREADS SHALL HAVE A MIN. WIDTH OF 10". RISERS SHALL HAVE A MAX. RISE OF 7 3/4". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8". STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL TERMINATE TO WALL OR TERMINATE INTO A NEVEL POST OR SAFETY TERMINAL. STAIRWAYS HAVING LESS THAN 3 RISERS DO NOT REQUIRE A HAND RAIL. 36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

WINDOW AND DOOR NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH THE BOTTOM OF THE WINDOW OPENING NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH. 24" MINIMUM ELEVATION OF WINDOW OPENING ABOVE SECOND LEVEL FINISHED FLOOR.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN LIVING AND NON-LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A FIRE RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TO STREET. 4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL. 5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

Concrete Notes:

All footings to rest on clean, firm undisturbed soil. Proposed construction areas should be cleared & grubbed of all organic topsoil & vegetation. 1. Concrete dimensions are typically to face of wall. 2. All concrete slabs in conditioned space shall be minimum 4" thick placed over 6 mil poly vapor barrier over a minimum 4" bed of compacted gravel/sand. 3. Provide Anchor Bolts sizes as indicated (min. 1/2" dia) on these drawings, at top of concrete foundation walls at a minimum of 1'-0" from corners and maximum 6'-0" O.C. for balance of perimeter walls, two per plate minimum. 4. All concrete footings shall bear on undisturbed virgin soil or engineered fill, at least 2' below grade with presumptive bearing capacity of 1,500 psf. 5. See Foundation for Footing Sizes. Typical Footing for a 1 Story shall be 12" Wide by 6" High. Foundation wall for a 1 Story shall be 6" Wide. Typical Footing for a 2 Story shall be 16" Wide by 8" High. Foundation wall for a 2 Story shall be 8" Wide. (See IRC table R403.1(1)) 6. NOTES ON THE PLAN OR ENGINEERING SHALL SUPERSEDE THESE NOTES OR DETAILS. 7. Rebar in footing, wall and slab shall be to local code. If the foundation is poured in two (2) pours, one of the two (2) following methods is REQUIRED. Vertical #4 Rebar @ 4' O.C. OR a key way in the footing. 8. Footings shall be stepped, if required, no greater than 1-foot vertical to 2-feet horizontal 9. All exterior continuous footings and pad bottoms shall extend to a minimum of 24" below grade to frost depth. 10. Concrete foundation walls that exceed 9'-0" in height must be reinforced with steel designed by a licensed Structural Engineer. 11. Joists may sit in recessed beam pockets or on top of foundation. 12. Slope garage slab 1/8" per foot towards garage door. 13. All Concrete shall have the minimum 28 day strength: Garage Slab 3000 psi - Basement Slab 3000 psi Exterior Slab 3000 psi - Foundation Slab 3000 psi Footings 2500 psi - Foundation Wall 2500 psi

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES. ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 300 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL OR FLEXIBLE DUCTS, PROVIDE 50 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS. UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS. LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE SHALL BE PERMITTED TO HAVE NO VENTS.

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Designer will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter. NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE ARTIST'S CONCEPTUAL DRAWINGS

KITCHEN AND CABINET NOTES:

CONFIRM STAIN COLOR & WOOD SPECIES WITH HOME OWNER PRIOR TO ORDERING. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER. VERIFY APPLIANCE SPECIFICATIONS & OPENINGS. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS. USE MIN 6" DUCT FOR HOOD. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE STUCCO, FIBER CEMENT OR LP SIDING AND/OR SHAKE OVER 7/16 OSB. COLOR BY OWNER. ROOFING TO BE 30 YEAR 130 MPH RATED ARCH ASPHALT OVER 15# FELT, 7/16 OSB. COLOR BY OWNER. DECKING TO BE COMPOSITE OR WOOD. FINAL MATERIAL AND COLOR BY OWNER. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY. ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM OPENING WIDTH OF 20 IN. THE BOTTOM OF THE WINDOW OPENING NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). 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 WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER 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 5 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.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. U.N.O. ON PLANS. ATTIC - PER PLAN WALLS - PER PLAN FLOORS - PER PLAN

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE I.R.C.

ELECTRICAL NOTES:

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES: 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. 3. CIRCUITS SHALL BE VERIFIED WITH OWNER/BUILDER PRIOR TO WIRE INSTALLATION. 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/BUILDER. 5. FIXTURES TO BE SELECTED BY OWNER/BUILDER. 6. OUTLETS TO CODE.

LOW VOLTAGE NOTES:

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, CABLE, DATA, PHONE, AUDIO, ETC.

LOW VOLTAGE/AUDIO: (IF INCLUDED)

1. LOCATE SPEAKERS & AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR 2. AUDIO SPEAKERS TO BE APPROVED BY BUILDER/OWNER. 3. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY BUILDER/OWNER 4. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA/LOW VOLTAGE PANEL; SYSTEM TO BE APPROVED BY BUILDER/OWNER

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.



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DRAWN FOR:

CLIENT RESIDENCE

CLIENT INFORMATION

Client Name:
Client Phone:
Client Email:

PROJECT INFORMATION

Project #: REWY
Builder Job #:
Site Address:
City/State:

DESIGN CRITERIA

PLAN AREAS

Table with 2 columns: Area and Area Value. Rows include Basement, 1st Floor (1421 sq ft), 2nd Floor, Front Covered Porch (273 sq ft), Back Covered Porch (399 sq ft), Garage (681 sq ft), and TOTAL HEATED (1421 SQ FT).

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Table with 3 columns: ID, #, and TITLE. Lists sheets like 3D PERSPECTIVE, ELEVATIONS, MAIN FLOOR PLAN & SCHED, DOOR & WINDOW SCHEDULES, FOUNDATION SLAB PLAN, ROOF PLAN/SM SCHED, 1ST FLOOR ELECTRICAL PLAN, STANDARD DETAILS, TYPICAL DETAILS, TYPICAL TRIMMING DETAILS, GENERAL NOTES, 2015 ENERGY CREDITS, and BRACE WALL PLAN.

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SHEET INFORMATION

SHEET TITLE: General Notes

SHEET ID: GN001

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1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/ OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 3) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 4) VERIFY ALL BEAM SIZES AND LOCATIONS. 5) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 6) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES.



FUEL NORMALIZATION CREDITS		
OPTION #	CREDITS	SELECTED
1	0.0 Credits	
2	1.0 Credits	
3	-1.0 Credits	
4	0.5 Credits	
5	-1.0 Credits	

EFFICIENT BUILDING ENVELOPE		
OPTION #	CREDITS	SELECTED
1.1	0.5 Credits	
1.2	1.0 Credits	
1.3	0.5 Credits	
1.4	1.0 Credits	
1.5	2.0 Credits	
1.6	3.0 Credits	
1.7	0.5 Credits	

AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION		
OPTION #	CREDITS	SELECTED
2.1	0.5 Credits	
2.2	1.0 Credits	
2.3	1.5 Credits	
2.4	2.0 Credits	

HIGH EFFICIENCY HVAC EQUIPMENT		
OPTION #	CREDITS	SELECTED
3.1a	1.0 Credits	
3.2a	1.0 Credits	
3.3a	1.5 Credits	
3.4a	1.5 Credits	
3.5a	1.5 Credits	
3.6a	2.0 Credits	

HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM		
OPTION #	CREDITS	SELECTED
4.1	0.5 Credits	
4.2	1.0 Credits	

EFFICIENT WATER HEATING		
OPTION #	CREDITS	SELECTED
5.1	0.5 Credits	
5.2	0.5 Credits	
5.3	1.0 Credits	
5.4	1.5 Credits	
5.5	2.0 Credits	
5.6	2.5 Credits	

RENEWABLE ELECTRIC ENERGY		
OPTION #	CREDITS	SELECTED
6.1	1.0 Credits	

APPLIANCE PACKAGE		
OPTION #	CREDITS	SELECTED
7.1	0.5 Credits	

**EFFICIENT BUILDING ENVELOPE 1.1: 0.5 CREDITS**  
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.24

**EFFICIENT BUILDING ENVELOPE 1.2: 1.0 CREDITS**  
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.20

**EFFICIENT BUILDING ENVELOPE 1.3: 0.5 CREDITS**  
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.28  
Floor R-38  
Slab on grade R-10 perimeter and under entire slab, Below grade slab R-10 perimeter and under entire slab OR Compliance based on Section R402.1.4: Reduce the Total UA by 5%.

**EFFICIENT BUILDING ENVELOPE 1.4: 1.0 CREDITS**  
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.25  
Wall R-21 plus R-4 ci  
Floor R-38  
Basement wall R-21 int plus R-5 ci  
Slab on grade R-10 perimeter and under entire slab  
Below grade slab R-10 perimeter and under entire slab OR Compliance based on Section R402.1.4: Reduce the Total conductive UA by 15%.

**EFFICIENT BUILDING ENVELOPE 1.5: 2.0 CREDITS**  
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.22  
Ceiling and single-rafter or joist-vaulted R-49 advanced  
Wood frame wall R-21 int plus R-12 ci  
Floor R-38  
Basement wall R-21 int plus R-12 ci  
Slab on grade R-10 perimeter and under entire slab  
Below grade slab R-10 perimeter and under entire slab OR Compliance based on Section R402.1.4: Reduce the Total conductive UA by 30%.

**EFFICIENT BUILDING ENVELOPE 1.6: 3.0 CREDITS**  
Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.18  
Ceiling and single-rafter or joist-vaulted R-60 advanced  
Wall R-21 plus R-16 ci  
Floor R-48  
Basement wall R-21 int plus R-16 ci  
Slab on grade R-20 perimeter and under entire slab  
Below grade slab R-20 perimeter and under entire slab OR Compliance based on Section R402.1.4: Reduce the Total conductive UA by 40%.

**EFFICIENT BUILDING ENVELOPE 1.7: 0.5 CREDITS**  
Advanced framing and raised heel trusses or rafters Vertical Glazing U=0.28  
R-49 Advanced (U=0.020) as listed in Section A102.2.1, Ceilings below a vented attic and R-49 vaulted ceilings with full height of uncompressed insulation extending over the wall top plate at the eaves.

**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS 2.1: 0.5 CREDITS**  
Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.3 cfm/ft<sup>2</sup> maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/ cfm), not interlocked with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

To qualify to claim this credit, the building permit drawings shall specify the option being selected, the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.

**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS 2.2: 1.0 CREDITS**  
Compliance based on R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft<sup>2</sup> maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.

**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS 2.3: 1.5 CREDITS**  
Compliance based on R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft<sup>2</sup> maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.

**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS 2.4: 2.0 CREDITS**  
Compliance based on R402.4.1.2: Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.15 cfm/ft<sup>2</sup> maximum at 50 Pascals and All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct installation shall comply with Section R404.3.7.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.

**HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS 3.1a: 1.0 CREDITS**  
Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%.

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 OPTIONS 3.2a: 1.0 CREDITS**  
Air-source centrally ducted heat pump with minimum HSPF of 9.5.

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 OPTIONS 3.3a: 1.5 CREDITS**  
Closed-loop ground source heat pump; with a maximum COP of 3.3 or Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6.

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 OPTIONS 3.4: 1.5 CREDITS**  
Ductless mini-split heat pump system, zonal control: In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a minimum HSPF of 10.0 shall be installed and provide heating to the largest zone of the housing unit.

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 OPTIONS 3.5a: 1.5 CREDITS**  
Air-source, centrally ducted heat pump with minimum HSPF of 11.0.

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.

**HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS 3.6a: 2.0 CREDITS**  
Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.

To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area circulation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).

**HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS 4.1: 0.5 CREDITS**  
All supply and return ducts located in an unconditioned attic shall be deeply buried in ceiling insulation in accordance with Section R403.3.7.

For mechanical equipment located outside the conditioned space, a maximum of 10 linear feet of return duct and 5 linear feet of supply duct connections to the equipment may be outside the deeply buried insulation. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices.

Duct leakage shall be limited to 3 cfm per 100 square feet of conditioned floor area.

Air handler(s) shall be located within the conditioned space.

**HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS 4.2: 1.0 CREDITS**  
HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.7.

Locating system components in conditioned crawl spaces is not permitted under this option.

Electric resistance heat and ductless heat pumps are not permitted under this option.

Direct combustion heating equipment with AFUE less than 80% is not permitted under this option.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.

**EFFICIENT WATER HEATING OPTIONS 5.1: 0.5 CREDITS**  
A drain water heat recovery unit(s) shall be installed, which captures waste water heat from all and only the showers, and has a minimum efficiency of 54% if installed for unequal flow. Such units shall be rated in accordance with CSA B55.1 or IAPMO IGC 346-2017 and be so labeled.

To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specifies the drain water heat recovery units and the plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies with the standard.

**EFFICIENT WATER HEATING OPTIONS 5.2: 0.5 CREDITS**  
Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80.

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.

**EFFICIENT WATER HEATING OPTIONS 5.3: 1.0 CREDITS**  
Water heating system shall include one of the following:  
Energy Star rated gas or propane water heater with a minimum UEF of 0.91 or Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of 06-300 Certified Solar Water Heating Systems or Water heater heated by ground source heat pump meeting the requirements of Option 3.3

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 and, for solar water heating systems, the calculation of the minimum energy savings.

**EFFICIENT WATER HEATING OPTIONS 5.4: 1.5 CREDITS**  
Electric heat pump water heater meeting the standards for Tier 1 of NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier 1 of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and RECIRCULATION piping shall be insulated with R-8 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.

**EFFICIENT WATER HEATING OPTIONS 5.5: 2.0 CREDITS**  
Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 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.

**EFFICIENT WATER HEATING OPTIONS 5.6: 2.5 CREDITS**  
Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA's standard Advanced Water Heating Specification with the UEF noted above or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 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.

**RENEWABLE ELECTRIC ENERGY OPTION 6.1: 1.0 CREDITS**  
For each 1200 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 1.0 credit shall be allowed, up to 3 credits. Generation shall be circulated as follows:  
For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Laboratory calculator PVWATTS or approved alternate by the code official.

Documentation noting solar access shall be included on the plans.

For wind generation projects designs shall document annual power generation based on the following factors: The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower.

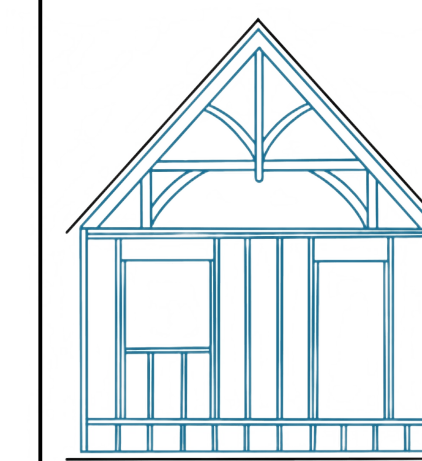
To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.

**APPLIANCE PACKAGE OPTION 7.1: 0.5 CREDITS**  
All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards:

- Dishwasher - Energy Star rated
- Refrigerator (if provided) - Energy Star rated
- Dryer - Energy Star rated, ventless dryer with a minimum CEF rating of 5.2.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the appliance type and provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed and connected to utilities. Dryer ducts and exterior dryer vent caps are not permitted to be installed in the dwelling unit.

- HEATING OPTIONS**
1. Combustion heating minimum NAECA
  2. Heat pump
  3. Electric resistance heat only - furnace or zonal
  4. DHP with zonal electric resistance per option 3.4
  5. All other heating systems



Designer Digs

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DRAWN FOR:

**CLIENT RESIDENCE**

**CLIENT INFORMATION**

Project ID: REWY  
Bladder Job #:  
Site Address: ADDRESS  
City/State: CITY, STATE

**PROJECT INFORMATION**

Project ID: REWY  
Bladder Job #:  
Site Address: ADDRESS  
City/State: CITY, STATE

**DESIGN CRITERIA**

**PLAN AREAS**

Basement:			
1st Floor:	1421 sq ft		
2nd Floor:			
Front Covered Patio:	273 sq ft		
Side Covered Patio:			
Rear Covered Patio:	399 sq ft		
Garage:	681 sq ft		
TOTAL HEATED:	1421 SQ FT		

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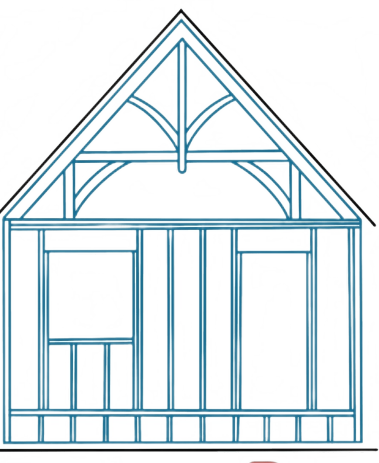
**2015 Energy Credits**

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**GN002**

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DRAWN FOR:

CLIENT RESIDENCE

CLIENT INFORMATION

DRAWN FOR: CLIENT  
Client Phone:  
Client Email:

PROJECT INFORMATION

Project ID: REWY  
Builder Job #:  
Site Address: ADDRESS  
City/State: CITY, STATE

DESIGN CRITERIA

PLAN AREAS

Basement:	
1st Floor:	1421 sq ft
2nd Floor:	
Front Covered Porch:	273 sq ft
Side Covered Porch:	
Rear Covered Porch:	399 sq ft
Garage:	681 sq ft
TOTAL HEATED:	1421 SQ FT

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SHEET INFORMATION

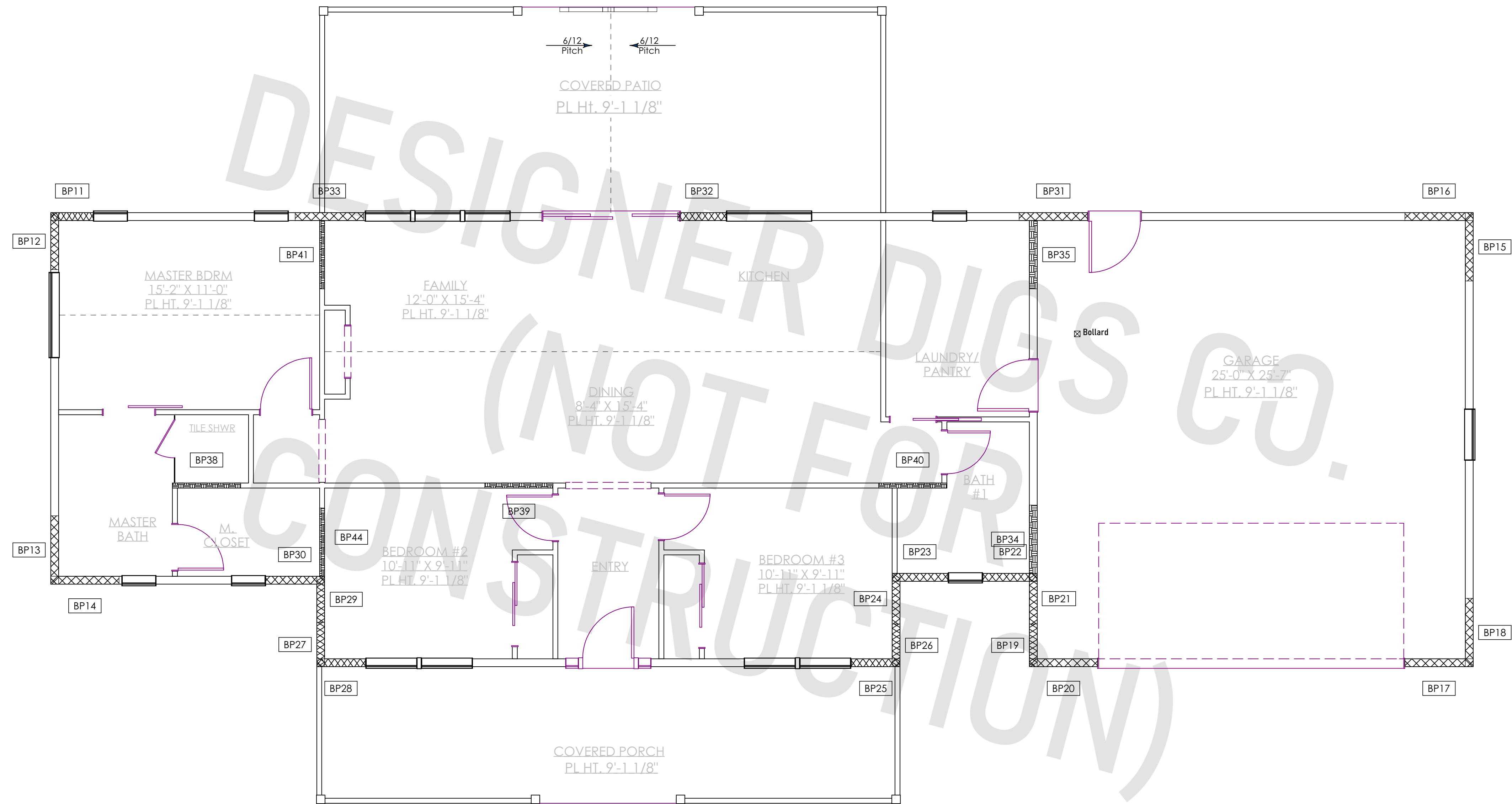
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Brace Wall Plan

SHEET ID:

SF201

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BRACE WALL PLAN  
Scale - 1/4" = 1'-0"

	GENERAL NOTES		RAISED CEILING AREA PRIMARY RAISED PLATE HEIGHT
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