



**FRONT ELEVATION**

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

**"THE HUNTINGTON"**

**EGRESS NOTE:**

AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE, AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED (REFER TO SECTION R613.2 OF THE I.R.C. 2009)

**NOTES:**

DECK(S) NOT SHOWN FOR CLARITY - CONSULT CONTRACTOR IN FIELD FOR EXACT SIZE & LOCATION REFER TO FLOOR PLANS FOR EXACT LOCATION OF WINDOWS & DOORS - DO NOT SCALE FROM ELEVATIONS

**NOTE:**

WINDOWS SHOWN IN PLAN VIEW ARE APPROX. ROUGH OPENING SIZE - NOT GLASS SIZE. SEE WINDOW SCHEDULE & VERIFY R.O. WITH WINDOW MANUFACTURER. THE CONTRACTOR IS TO ENSURE WINDOWS MEET PREVAILING BUILDING AND LIFESAFETY CODES FOR MINIMUM EGRESS CLEAR OPENING HEIGHT, WIDTH, AND AREA - THE CONTRACTOR WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

**FRAMING NOTES:**

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)

1. DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOADBEARING WALLS AND UNDER ALL BATHING TUBS/WHIRLPOOLS (TYP.)
2. ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)
3. CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)
4. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRIDGING BETWEEN FLOOR JOISTS AS REQUIRED (TYP.)
5. FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES, INCLUDING ENERGY CODES, LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
6. CONTRACTOR TO PROVIDE ADEQUATE HURRICANE CLIPS AT ALL RAFTER TO PLATE CONNECTIONS 7. CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS

**FOUNDATION NOTES:**

FOUNDATION DROPS, PLACEMENT OF BULKHEAD (IF REQUIRED), AND NUMBER, SIZE & LOCATION OF BASEMENT WINDOWS TO BE SITE DETERMINED - VERIFY IN FIELD WITH CONTRACTOR PRIOR TO POUR.

**DECK NOTE:**

VERIFY EXACT SIZE & LOCATION OF DECK WITH CONTRACTOR - PROVIDE CONCRETE FILLED SONO-TUBES TO 4'-0" (MIN.) BELOW GRADE AS REQUESTED BY CONTRACTOR

**BASEMENT WALK-OUT:**

THESE PLANS ARE NOT SITE SPECIFIC. IF SITE GRADING ALLOWS FOR A WALK-OUT IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO COORDINATE THE EXACT LOCATION, TYPE, AND NUMBER OF DOOR(S), WINDOWS, AND REQUIRED STEPPING OF FOUNDATION WALL, FROSTWALL & FOOTING.

NOTE: THE CONTRACTOR USING THESE DRAWINGS SHOULD NOTE THAT IT IS OUR INTENT TO DELIVER A PLAN FREE OF ERROR, OMISSION, AND OVERSIGHT. HOWEVER, ON OCCASION, ERRORS MAY OCCUR AND THEREFORE, THE CONTRACTOR, PRIOR TO USE OF PLANS PROVIDED ASSUMES THE RESPONSIBILITY FOR THOROUGHLY REVIEWING ALL INFORMATION DEPICTED FOR DIMENSIONAL ACCURACY, COMPLETENESS, AND OVERSIGHT. CONTRACTED AS A DRAFTING SERVICE, WE MUST RELY ON THE PROFESSIONAL OPINION AND CRITICAL EYE OF THE CONTRACTOR TO VERIFY THESE PLANS WILL WORK FOR THE SPECIFIC CLIENT AND SITE, AND, THEREFORE, CAN NOT AND DOES NOT ASSUME RESPONSIBILITY FOR THE USE OF THESE PLANS

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REAR ELEVATION

SCALE: 1/8" = 1'-0"

DOOR SCHEDULE				
MARK	QTY	SIZE	RSO	NOTES
1		3'0" x 6'8"		EXT. W/ SIDELITE
2		6'0" x 6'8"		EXT. PATIO DOOR
3		2'8" x 6'8"		FIRE RATED
4		2'6" x 6'8"		INTERIOR
5		2'8" x 6'8"		INTERIOR
6		1'4" x 6'8"		INTERIOR
7		2'4" x 6'8"		INTERIOR
8		5'0" x 6'8"		BI-FOLDS
9		2'0" x 6'8"		INTERIOR
10		2'8" x 6'8"		EXT. PATIO

RSO TO BE DETERMINED BY DOOR MANUFACTURER-  
CONTRACTOR TO DETERMINE FINAL DOOR COUNT

WINDOW SCHEDULE				
MARK	QTY	GLASS SIZE	RSO	NOTES
A		TW3046		DBL. HUNG (EGRESS)
B		TW2832		DBL HUNG
C		TW1846		DBL HUNG
D		TW2846		DBL HUNG
E		TW3046-2		DBL HUNG MULLION
F		CN135		CASEMENT
G		TW2846-2		DBL HUNG MULLION
H		TW2846-3		TRIPLE HUNG MULLION

RSO TO BE DETERMINED BY WINDOW MANUFACTURER-  
CONTRACTOR TO DETERMINE FINAL WINDOW COUNT

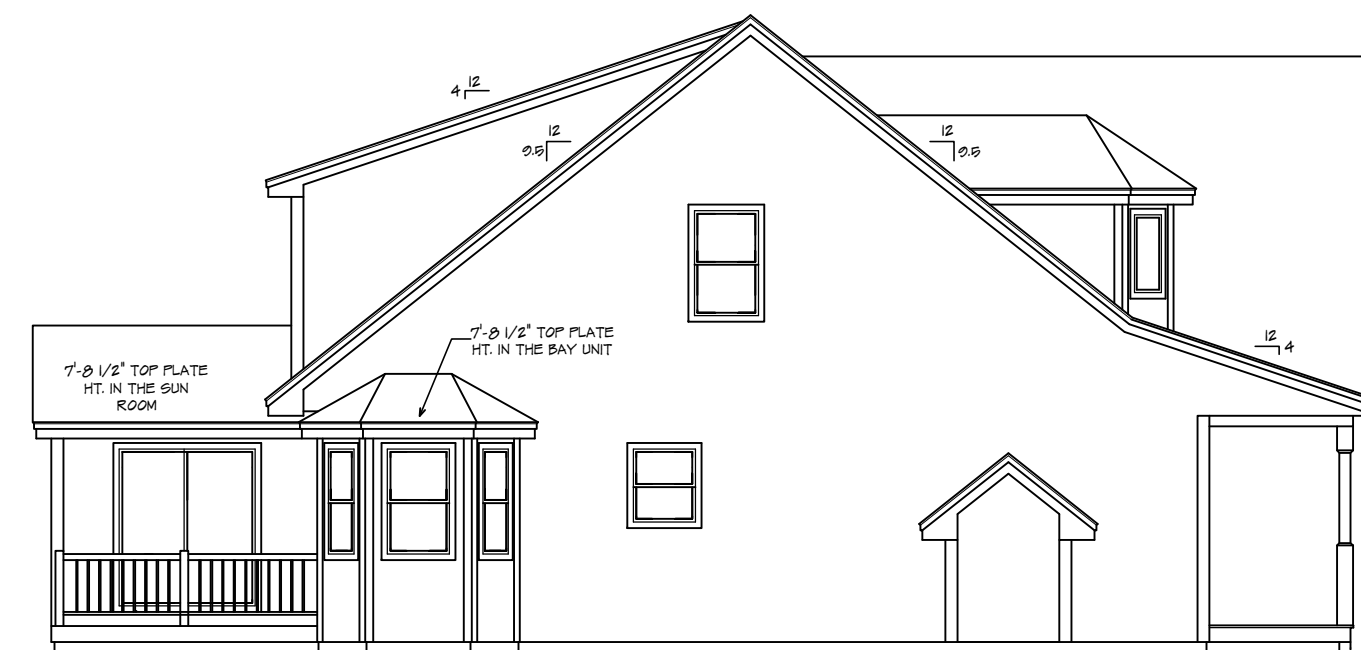
REFER TO SECTIONS R613.2 FOR WINDOW SILL HEIGHT  
ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION  
310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO  
PLACING WINDOW ORDER

REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR  
TO ORDERING DOORS

NOTES:

1. DECK OPTIONS SEE SHEET 7 - CONSULT  
CONTRACTOR IN FIELD FOR EXACT SIZE &  
LOCATION

2. REFER TO FLOOR PLANS FOR EXACT  
LOCATION OF WINDOWS & DOORS - DO  
NOT SCALE FROM ELEVATIONS

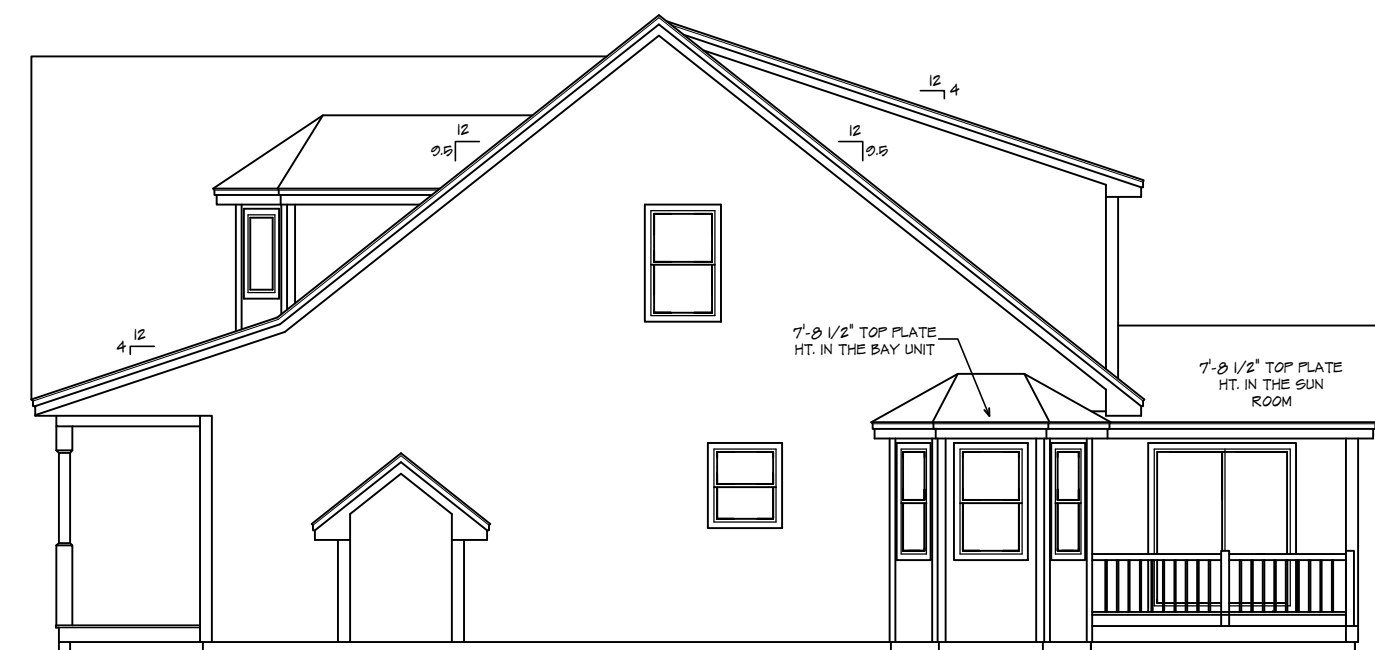


LEFT ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:  
WINDOWS SHOWN IN PLAN VIEW ARE APPROX.  
ROUGH OPENING SIZE - NOT GLASS SIZE. SEE  
WINDOW SCHEDULE & VERIFY R.O. WITH WINDOW  
MANUFACTURER.

THE CONTRACTOR IS TO ENSURING WINDOWS MEET  
PREVAILING BUILDING AND LIFE SAFETY CODES FOR  
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WINDOW SCHEDULE ACCORDINGLY.



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

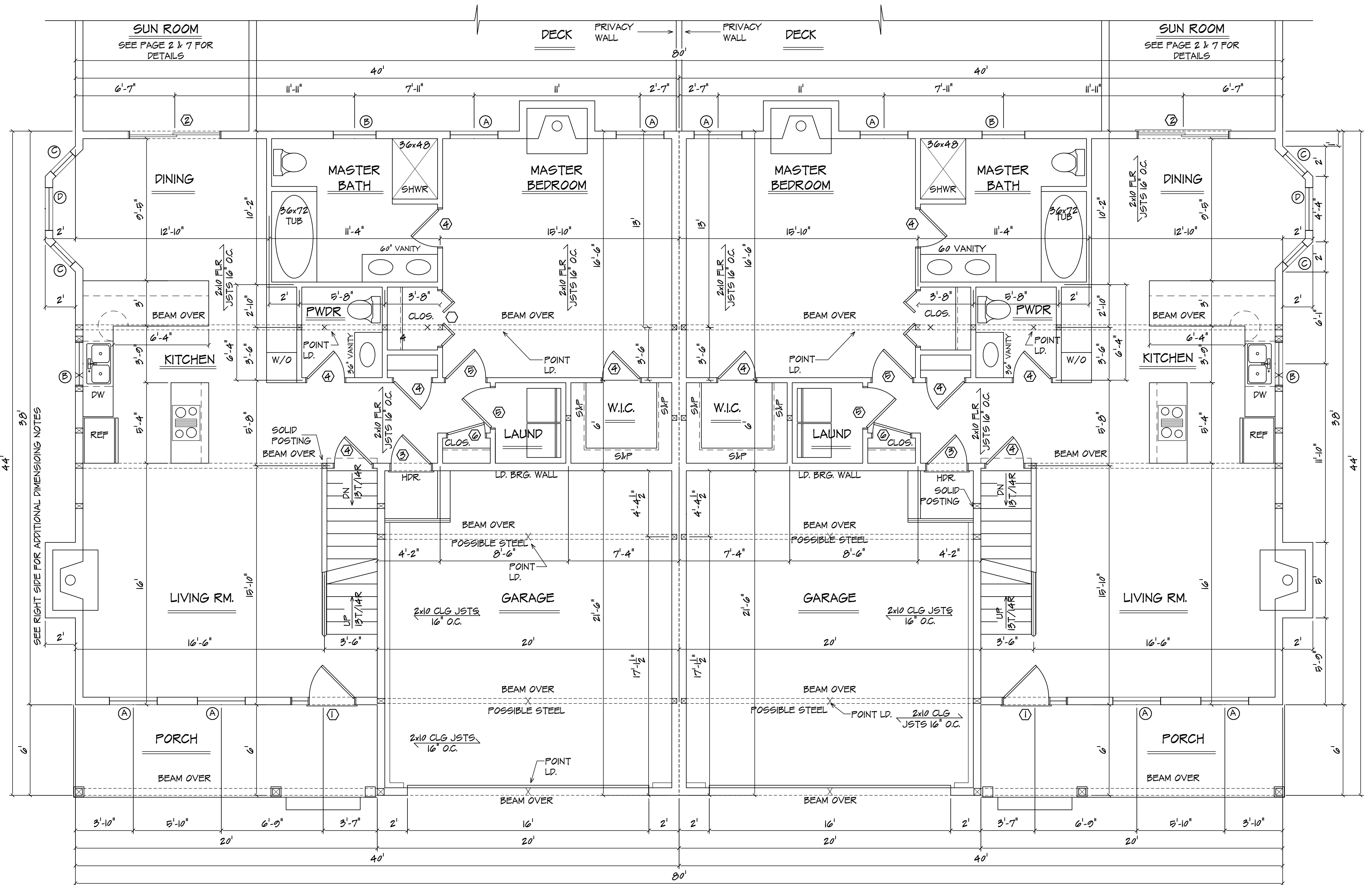
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# FIRST FLOOR PLAN

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

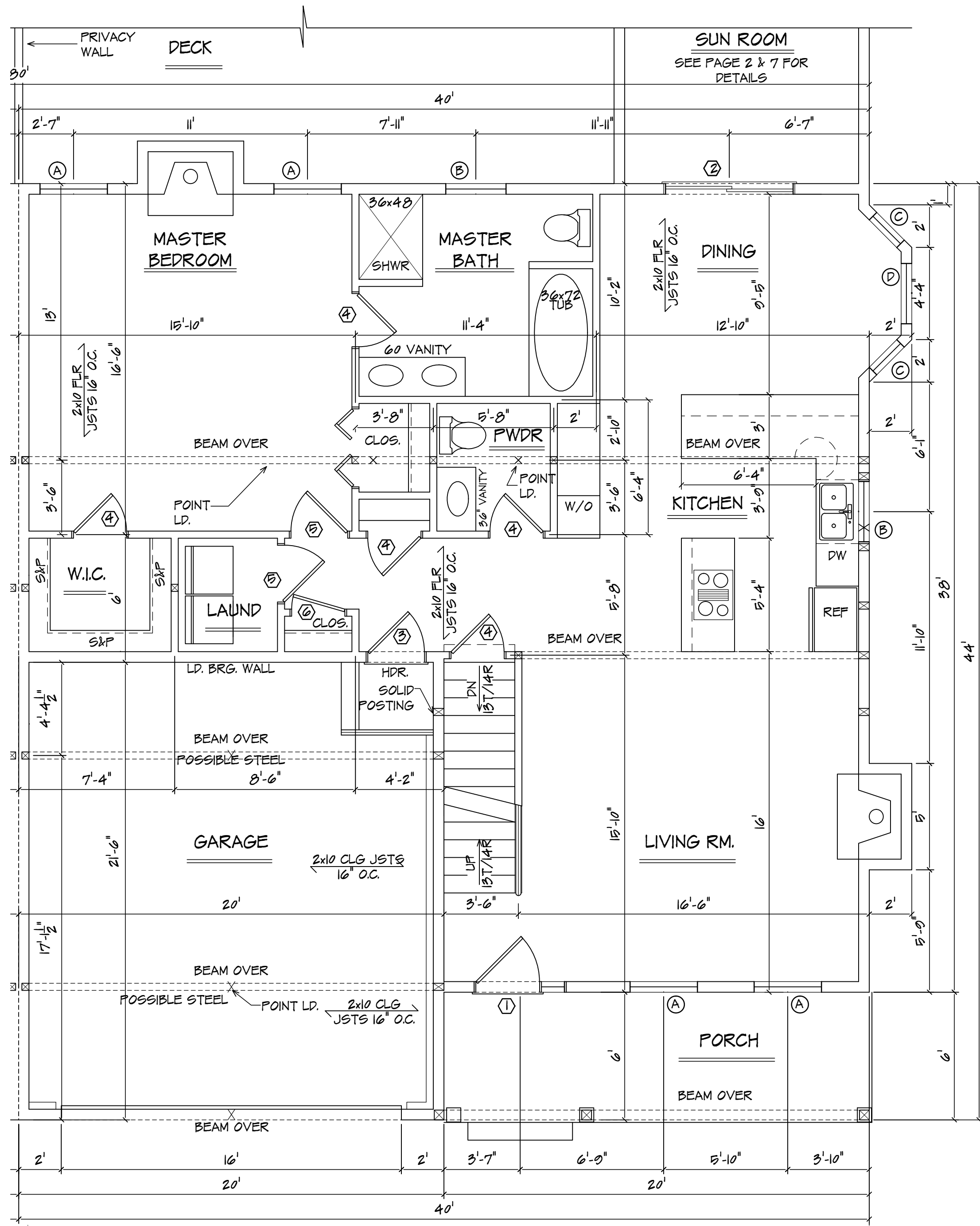
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BRACE WALL NOT: CONTRACTOR & FRAMER TO SEE SECTION R602.10 (NARROW WALL METHOD FRAMING FOR CONSTRUCTION OF BRACED WALL SECTIONS) FOR DETAILS/GUIDELINES INCLUDING NAILING SCHEDULES.

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**FIRST FLOOR PLAN RIGHT SIDE**

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

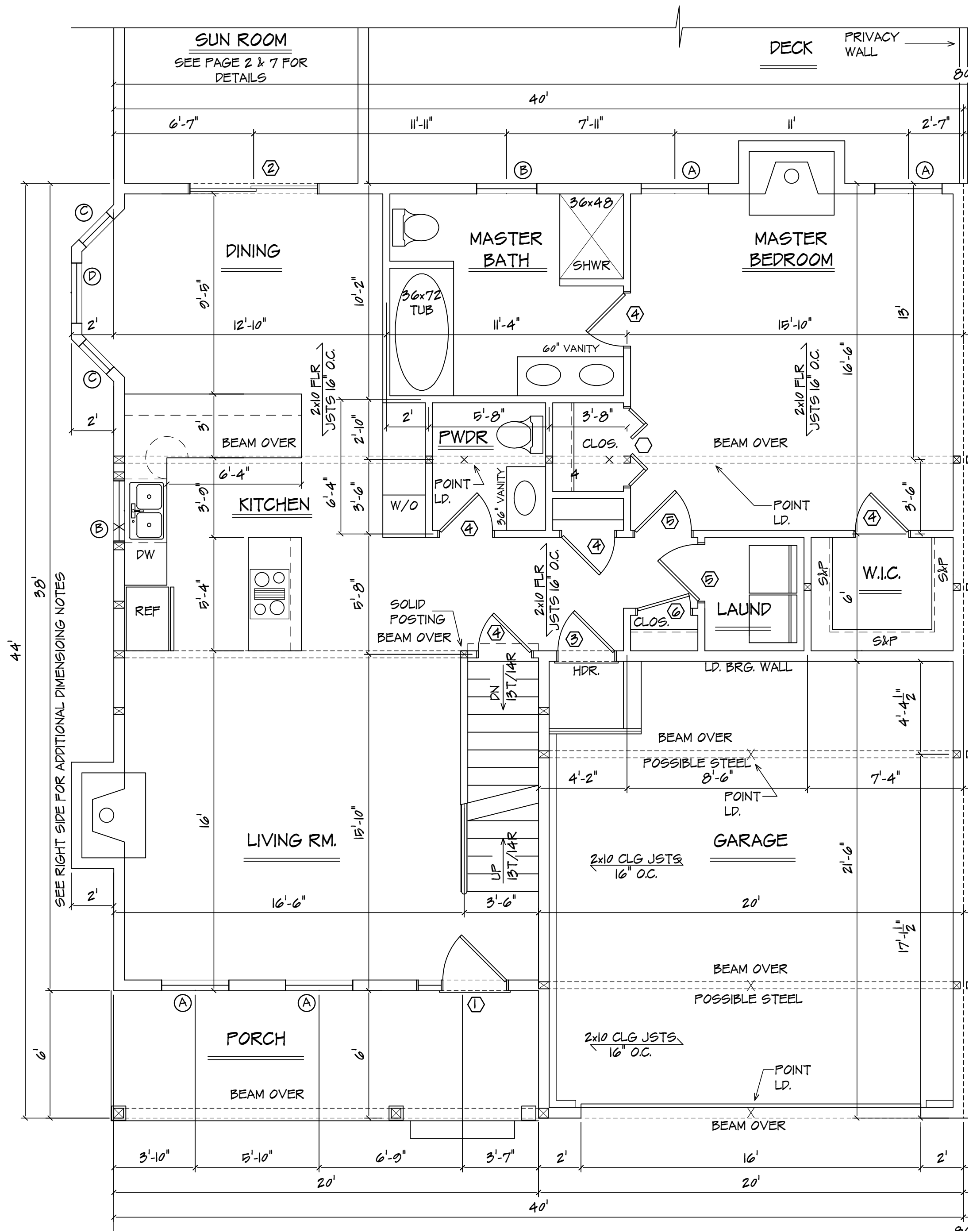
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**FIRST FLOOR PLAN LEFT SIDE**

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

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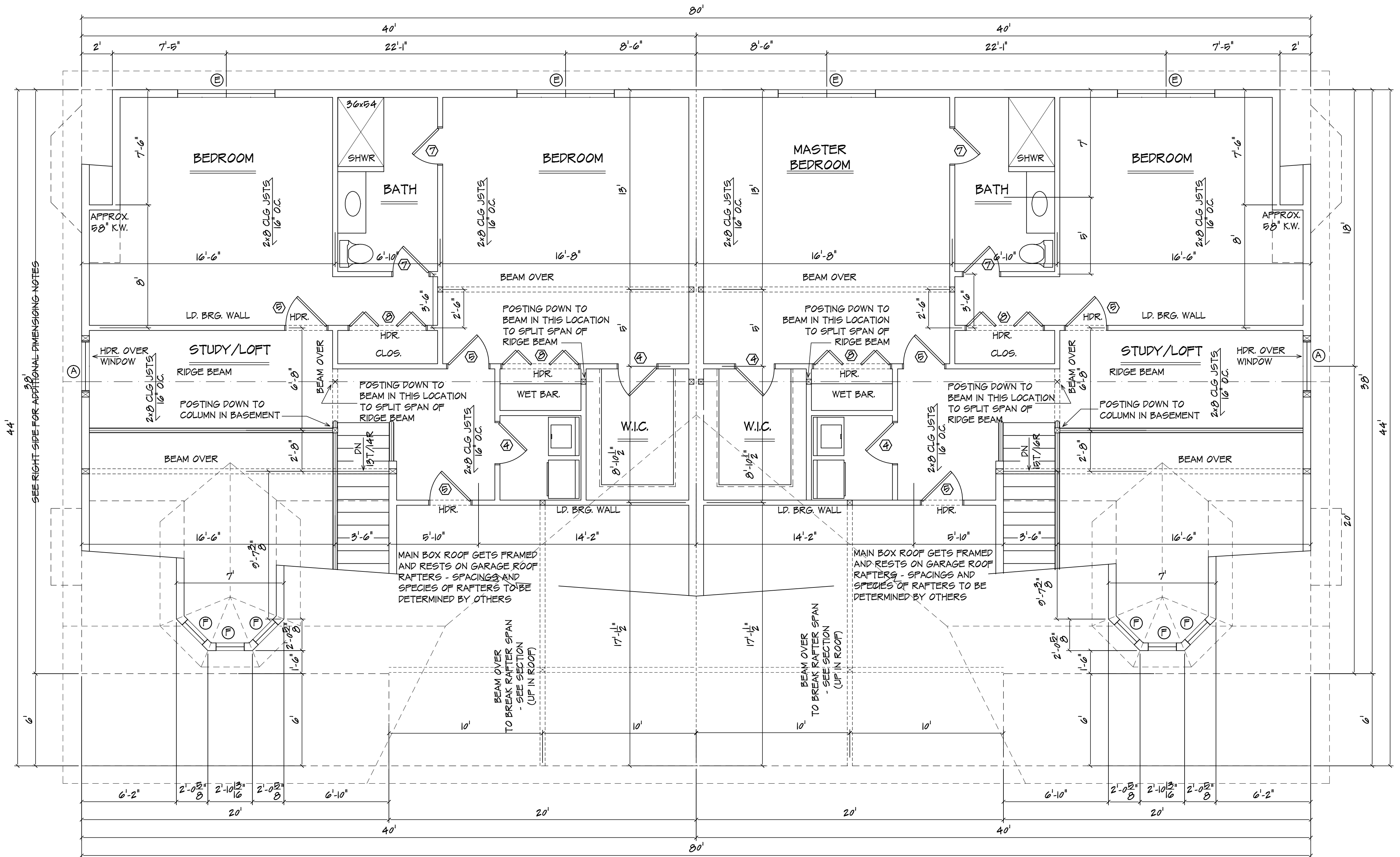
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**3L**



## SECOND FLOOR PLAN

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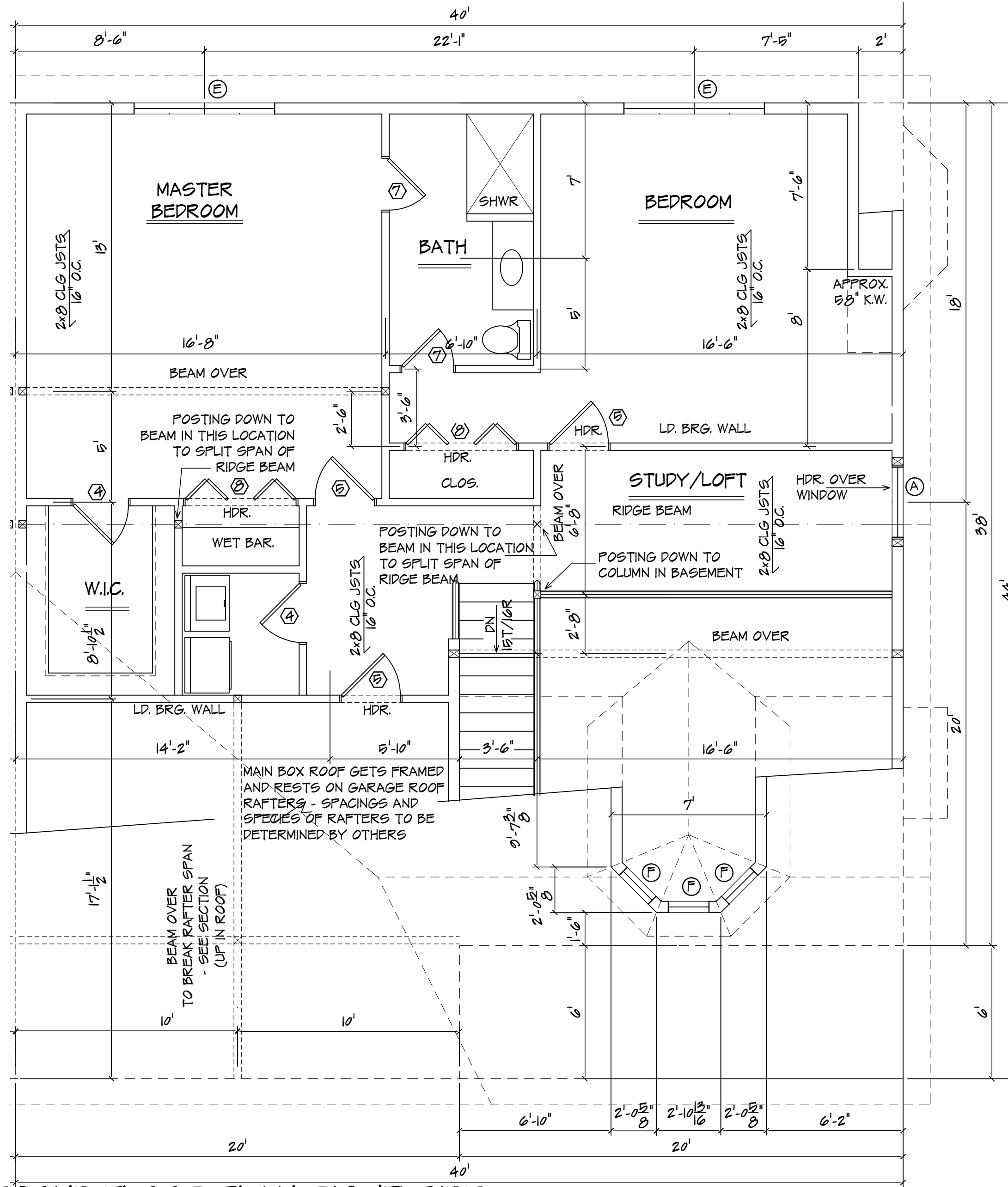
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**SECOND FLOOR PLAN RIGHT SIDE**

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

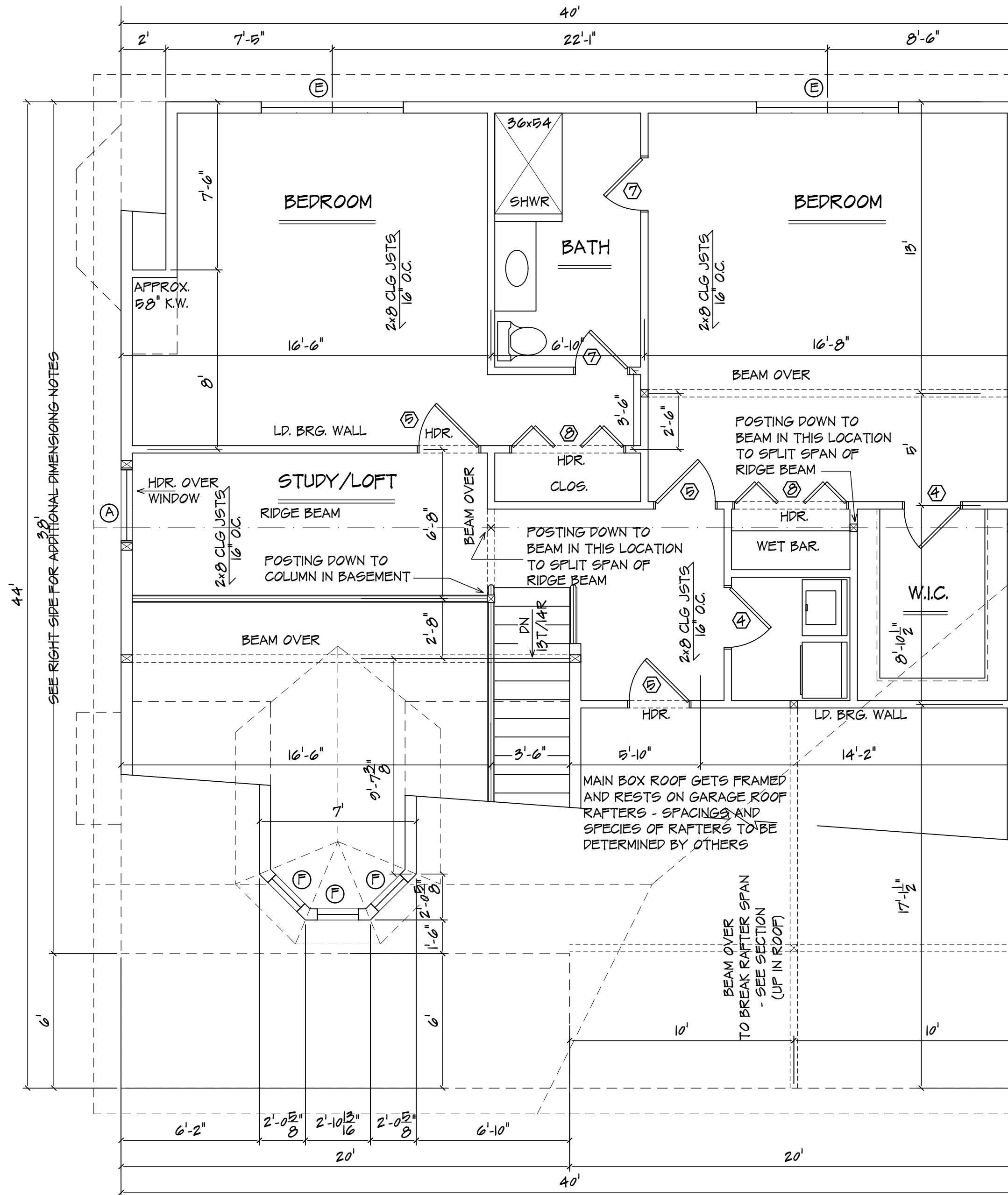
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**SECOND FLOOR PLAN LEFT SIDE**

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

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## FOUNDATIONS:

CONCRETE FOUNDATIONS: CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.R.C. 2009 - PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R405.1 (PROPERTIES OF SOILS). REINFORCE FOUNDATION AS PER CODE

NOTE: FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO TABLES R405.1 (FOR SOILS CLASSIFICATIONS) AND R404.11(2) & R404.11(4) OF THE IRC 2009 FOR 8" & 10" WALLS

NOTE: PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION SOILS IF 2,000 PSF - REFER TO TABLE R401.4.1 OF THE 2009 IRC

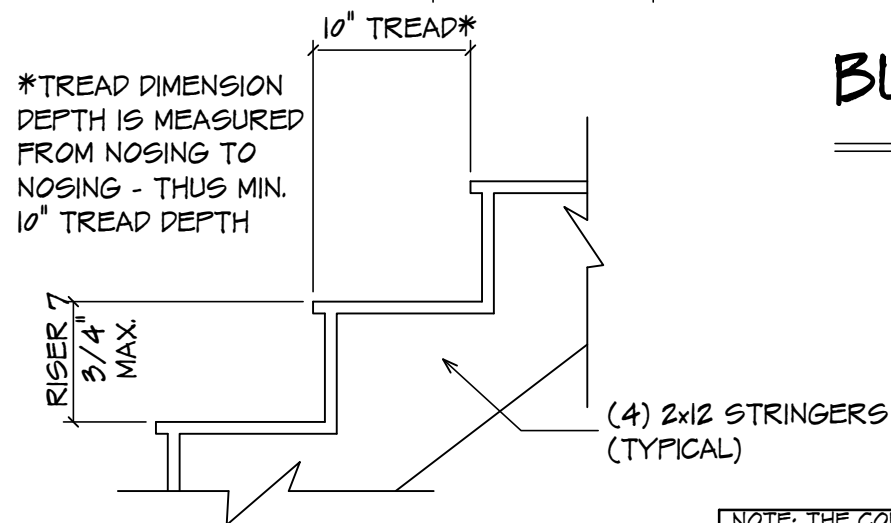
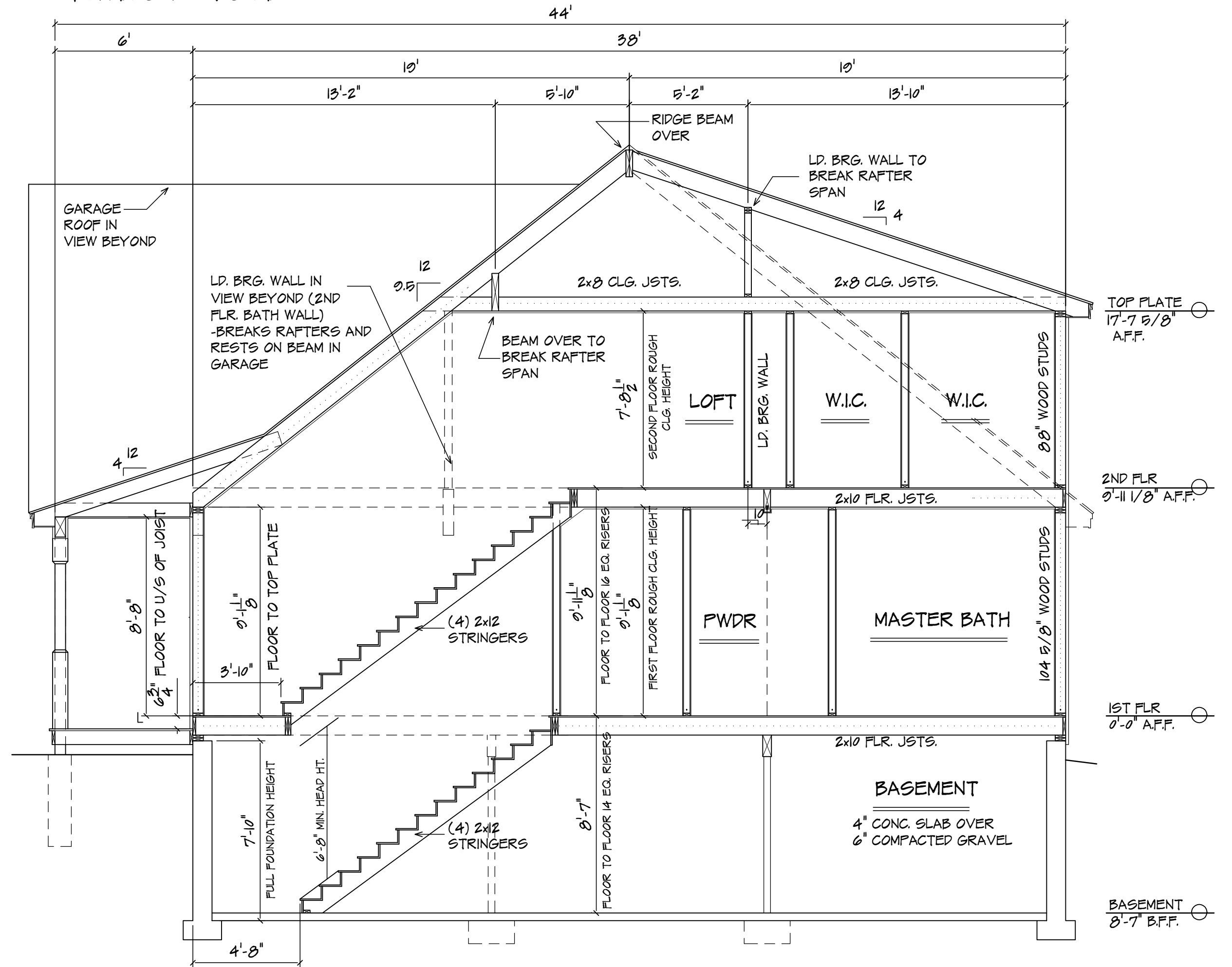
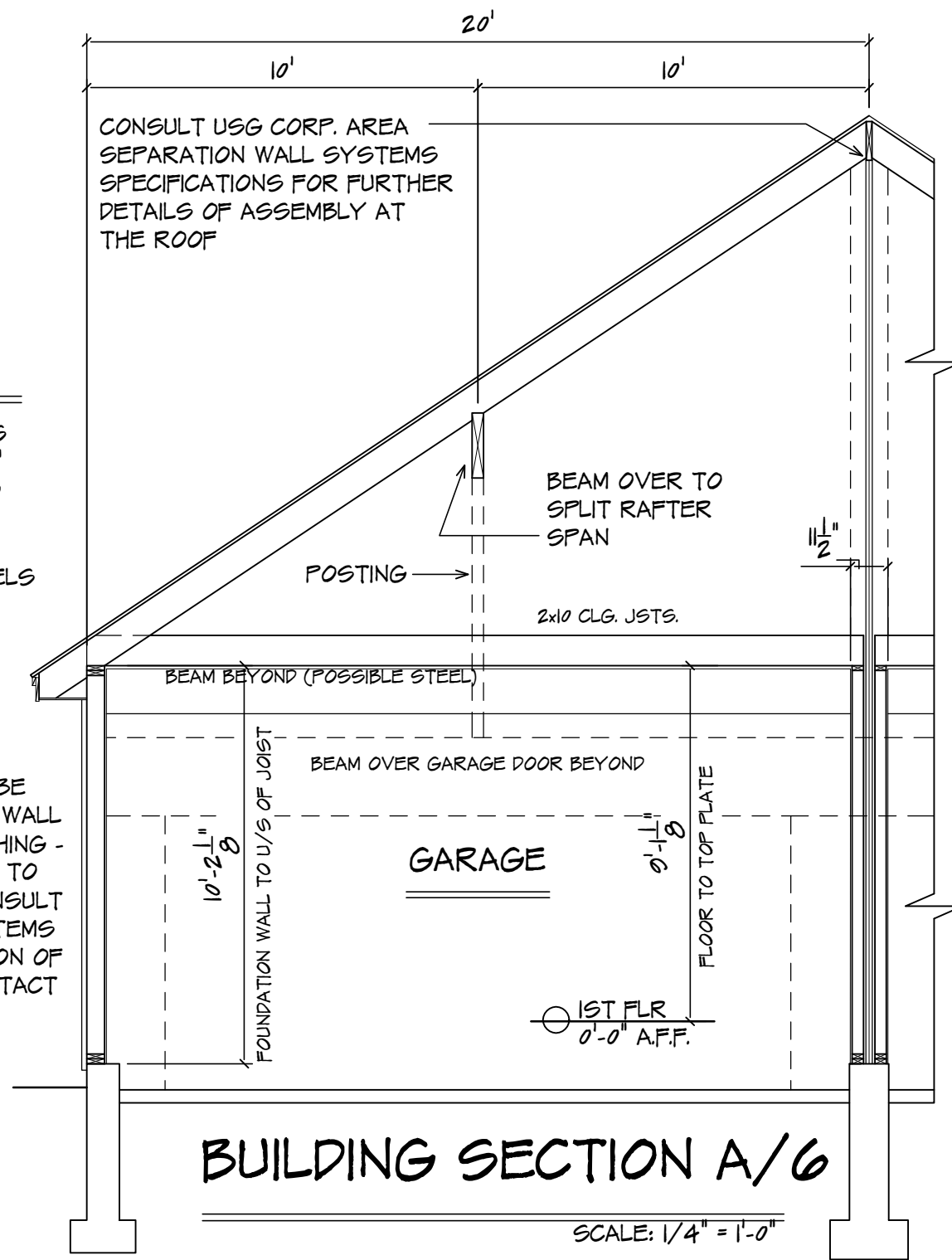
MINIMUM COMPRESSIVE STRENGTH CONCRETE (TABLE 402.2)  
USE 3,000 P.S.I. CONCRETE FOR FOUNDATION WALLS USE 3,500 P.S.I. CONCRETE FOR GARAGE SLAB USE 2,500 P.S.I. CONCRETE FOR BASEMENT SLAB

NOTE: CONTRACTOR TO VERIFY THAT THE CONSTRUCTION OF THIS DWELLING MEETS THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE 2009 OR CHAPTER II IN THE 2009 IRC.

## 2 HOUR WALL ASSEMBLY

1/2" SHEETROCK BRAND GYPSUM PANELS ON EACH SIDE OF 2x4 WOOD STUDS - 3/4" SEPARATION ON EACH SIDE OF THE WOOD STUDS WITHIN THE CAVITY LEAVING 2" IN THE CENTER FOR TWO LAYERS OF 1" SHEETROCK BRAND GYPSUM LINEAR PANELS

2 HOUR FIRE SEPARATION ASSEMBLY TO BE CONSTRUCTED FROM TOP OF FOUNDATION WALL TO UNDERSIDE OF PLYWOOD ROOF SHEATHING - USE FIRE-RETARDANT TREATED PLYWOOD TO 4'-0" (MIN) EACH SIDE OF ASSEMBLY - CONSULT USG CORP. AREA SEPARATION WALL SYSTEMS SPECIFICATIONS FOR FURTHER DESCRIPTION OF ASSEMBLY CONSTRUCTION DETAILS - CONTACT UNITED STATES GYPSUM CORP. AT 1.800.USG.4YOU



## GENERAL NOTES:

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)

### ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD  
(LENGTH TO EXCEED PLUM CUT OF RAFTER)  
2 x 10 RAFTERS @ 16" O.C. (U.N.O.)  
2 x 10 COLLAR TIES @ 32" O.C.  
2 x 8 CEILING JOISTS @ 16" O.C.  
23# ASPHALT SHINGLES ON 15# BUILDING PAPER ON 1/2" PLYWOOD SHEATHING  
ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS  
EAVE/RAKE: METAL DRIP EDGE  
1x4 PINE BLOCKING (SUB-FASCIA)  
1x3 PINE BD. FASCIA  
3/8" AC EXT. GP. PLYWD SOFFIT W/1/2" CONT. LOUVERED VENT (SOFFIT ONLY)

### EXTERIOR WALL CONSTRUCTION:

2 x 6 WOOD STUDS @ 16" O.C. W/TYVEK (OR EQUAL)  
WIND BARRIER AND 1/2" PLYWD.  
2 x 6 DOUBLE TOP PLATE  
2 x 6 SINGLE BOTTOM PLATE

### FLOOR CONSTRUCTION:

2 x 10 WOOD FLOOR JOISTS @ 16" O.C. W/ 3/4" TONGUE & GROOVE PLYWD. GLUED & NAILED (TYP. U.O.N.)  
BUILT-UP BEAMS SIZED BY CONTRACTOR

### INTERIOR CONSTRUCTION:

2 x 4 WOOD STUDS @ 16" O.C.  
2 x 4 DOUBLE TOP PLATE  
2 x 4 SINGLE BOTTOM PLATE  
WALL - 1/2" GYPSUM WALL BOARD EA. SIDE STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED  
CLG: 1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16" O.C. - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED  
(4) 2 x 12 STAIR STRINGERS

### FOUNDATION CONSTRUCTION:

10" CONCRETE FOUNDATION WALL WITH DBL 2x6 P.T. SILL WITH SILL SEAL  
10" CONC. FROST WALLS (WHERE SHOWN) TO 48" BELOW GP. CONTINUOUS 10" x 24" CONCRETE FOOTING

### INSULATION

WALLS: R-20 OR R-13 PLUS R-5  
FLOOR: R-30 OR FILL JOIST CAVITY  
CEILING: R-30 (ZONE 5) OR R-38 (ZONE 6)

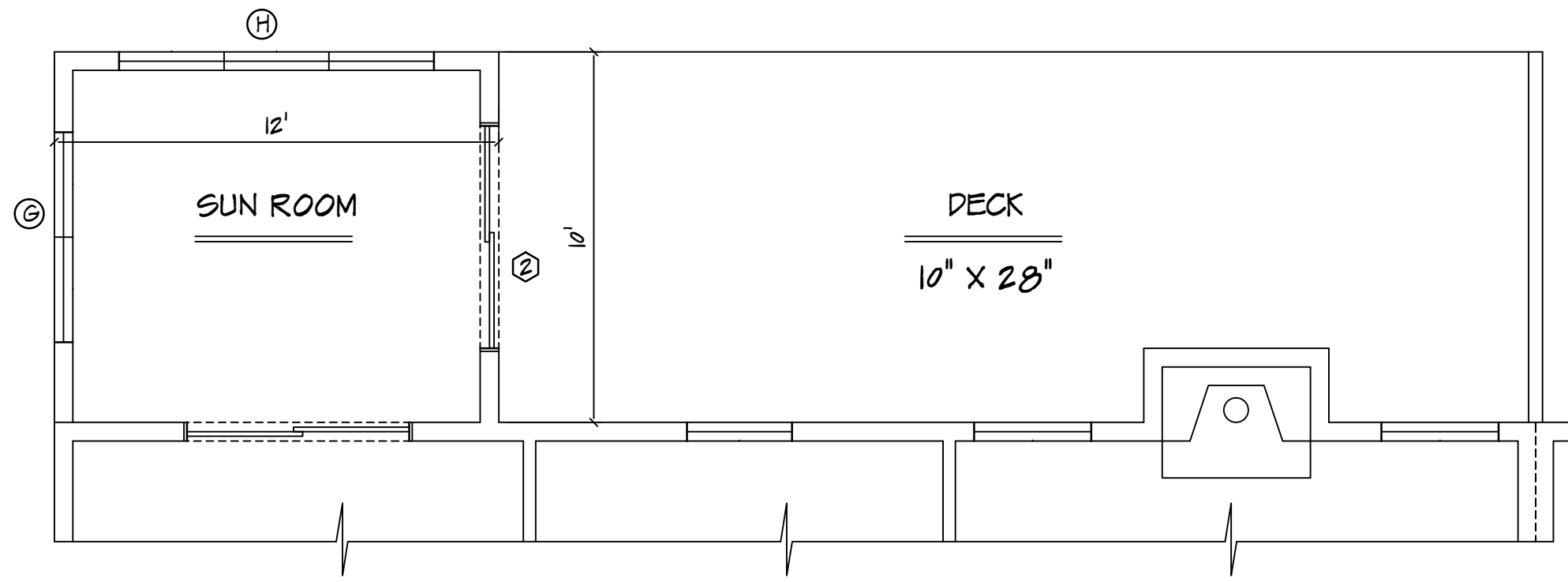
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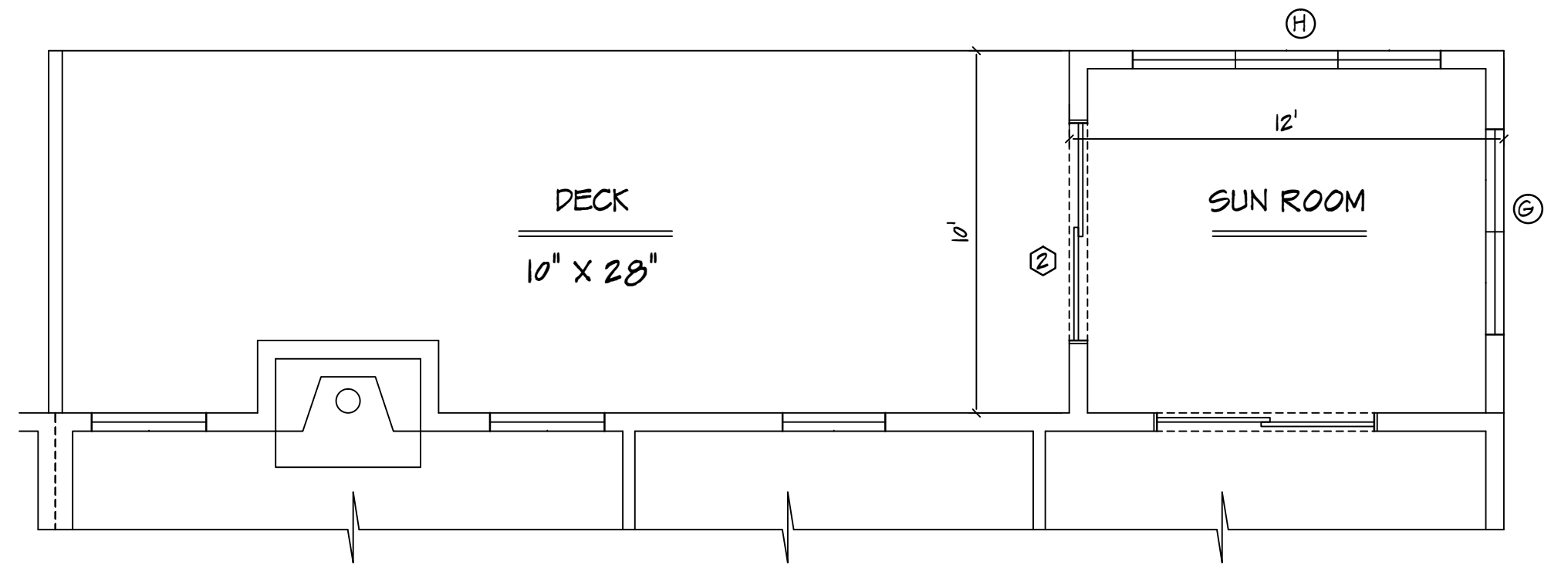
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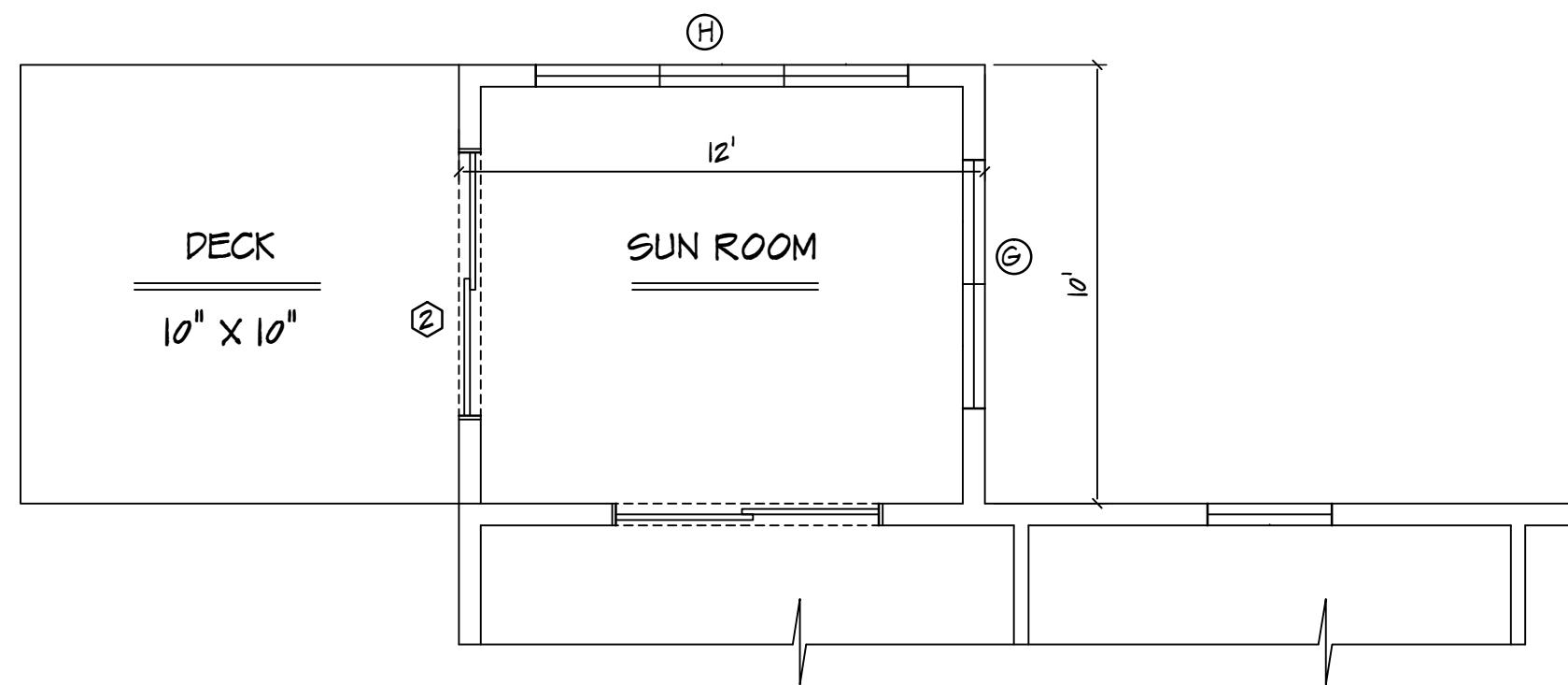
SUN ROOM DETAIL  
LEFT SIDE OPTION 1

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



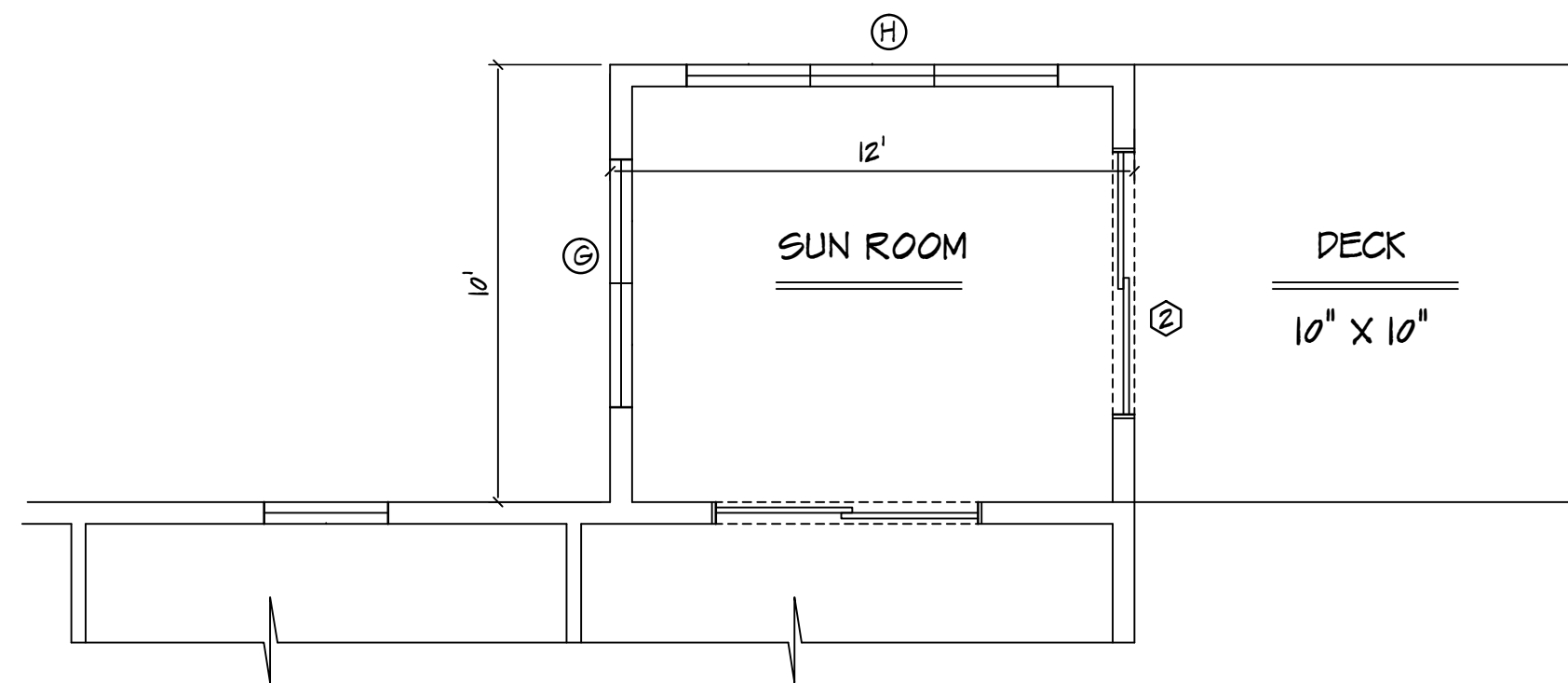
SUN ROOM DETAIL  
RIGHT SIDE OPTION 1

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



SUN ROOM DETAIL  
LEFT SIDE OPTION 2

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



SUN ROOM DETAIL  
LEFT SIDE OPTION 2

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