

ABBREVIATIONS

AB ANCHOR BOLT  
ABC AGGREGATE BASE COMPOUND  
ABS Acrylonitrile-butadiene-styrene  
ADDL ADDITIONAL  
AFF ABOVE FINISHED FLOOR  
APA AMERICAN PLYWOOD ASSOCIATION  
ALT ALTERNATE  
BLDG BUILDING  
BLK BLOCKING  
BM BEAM  
BN BOUNDARY NAILING  
BOT BOTTOM  
BTWN BETWEEN  
BRD BOARD  
BRDR BOARDER  
BTU BRITISH THERMAL UNIT  
BMP BRACED WALL PANEL  
CALCS CALCULATIONS  
C.J. CONTROL JOINT  
C.G. CEILING  
C.G. CORNER GUARD  
CMU CONCRETE MASONRY UNIT  
CONC. CONCRETE  
CONT. CONTINUOUS  
DBL DOUBLE  
DEV. LEN.= DEVELOPED LENGTH  
D.H.W. DOUBLE HUNG WINDOW  
D.L. DEAD LOAD  
DR. DOOR  
DWL DRYWALL  
DWG DRAWING  
DWL DRYWALL  
DWY DRAINAGE WASTE VENT  
EA EACH  
E.B. EYEBROW  
EF EACH FACE  
ELEC ELECTRICAL  
EL. ELEV. ELEVATION  
E.W. EACH WAY  
EXT. EXTERIOR  
F.E. FINISH ELEVATION  
F.F.E. FINISH FLOOR ELEVATION  
F.G. FINISH GRADE  
FIN. FINISHED  
F.N. FIELD NAILING  
FND. FOUNDATION  
F.O. FACE OF  
F.R. FIRE RESISTANT  
FRMG. FRAMING  
FS FLOOR SINK  
FTG FOOTING  
FRP FIBERGLASS REINFORCED PANEL  
GA. GAUGE  
GLB GLUE LAMINATED BEAM  
GALV. GALVANIZED  
GRD. GRADE  
GWB GYPSUM WALL BOARD  
GYF. BD. GYPSUM BOARD  
H.C. HOLLOW CORE  
HDR. HEADER  
HGT. HEIGHT  
HORIZ. HORIZONTAL  
HR. HOUR  
H.S. HORIZONTAL SLIDER  
HVAC HEATING, VENTILATION AND AIR-CONDITIONING  
IBC INTERNATIONAL BUILDING CODE  
ID INSIDE DIAMETER  
IRC INTERNATIONAL RESIDENTIAL CODE  
INSUL. INSULATION  
K THOUSAND  
L.T. LAUNDRY TUB  
LAV. LAVATORY  
LDGR. LEDGER  
LIN. LINEN  
L.L. LIVE LOAD  
MAX. MAXIMUM  
M.C. MEDICINE CABINET  
MFG. MANUFACTURER  
MIN. MINIMUM  
MISC. MISCELLANEOUS  
MLDG. MOULDING  
M.T. METAL THRESHOLD  
MTL. METAL  
N.O. NOT IN CONTRACT  
NO. NUMBER  
NPW NON-POTABLE WATER  
N.T.S. NOT TO SCALE  
O.H.D. OVERHEAD  
O.C. ON CENTER  
(O.C.) OWNER FURNISHED  
(O.C.) CONTRACTOR INSTALLED  
(O.O.) OWNER FURNISHED  
(O.O.) CONTRACTOR INSTALLED  
OD OUTSIDE DIAMETER  
OSB ORIENTED STRAND BOARD  
P.B. PARTICLE BOARD  
PLT. PLATE  
PSI POUNDS PER SQUARE INCH  
PSF POUNDS PER SQUARE FOOT  
P.T. PREASSURE TREATED  
PR. PAIR  
QTY. QUANTITY  
R. RADIUS  
REINF. REINFORCEMENT  
REQ'D. REQUIRED  
REV. REVERSE(D)  
RF. ROOF  
RO. ROUGH OPENING  
R.P.B.P. REDUCED PRESSURE PRINCIPLE  
BACK-FLOW PREVENTION  
ROD & SHELF  
S.C. SOLID CORE  
S.D. SMOKE DETECTOR  
S.G.D. SLIDING GLASS DOOR  
SHLF. SHELF  
SIM. SIMILAR  
S. & S. SHIRT & SKIRT  
SH. & PL. SHELF & POLE  
STL. STEEL  
STND. STANDARD  
STO. STORAGE  
SUSP. SUSPENDED  
T/O. TOP OF  
TYP. TYPICAL  
T.W. TREATED WOOD  
V.T.R. VENT THRU ROOF  
W. WITH  
W/C WATER CLOSET  
W.R. WATER RESISTANT  
W.T. WOOD THRESHOLD

DEVELOPMENT DATA

PROJECT TYPE: Single Family Residential

PROJECT ADDRESS:

PARCEL NUMBER: Parcel 5 of Parent Parcel:

EXISTING ZONING: R2

BUILDING DATA:

Single Family Residential  
Construction Type: VB  
Stories: One Story  
Conditioned Floor Area: s.f.  
Width: 76.0 ft.  
Depth: 73.5 ft.

DESIGN PARAMETERS:

FLOOR LIVE LOAD 40 PSF  
ROOF LIVE LOAD 30 PSF (ROOF & GROUND SNOW, NON-REDUCIBLE)  
BASIC WIND SPEED IRC -115 MPH (3 SEC.)  
BASIC WIND SPEED IBC -105 MPH (3 SEC.)  
TERMITE AREA MODERATE TO HEAVY  
HIGH WIND DESIGN CRITERIA APPLICABLE 0  
WINTER DESIGN TEMPERATURE +15° F  
SEISMIC DESIGN CATEGORY C  
RAIN FALL QUANTITIES IN INCHES PER HOUR 4  
WEATHERING AREA NEGLIGIBLE  
FROST LINE DEPTH 18 IN.  
WIND EXPOSURE CATEGORY C  
DECAY AREA NONE TO SLIGHT  
MEAN ANNUAL TEMPERATURE 53° F  
FLOOD HAZARD PER ENGINEERING  
MEAN ELEVATION 5026 FT.  
ENERGY EFFICIENCY ZONE 4 (DRY B)

CODE BASIS:

YAVAPAI COUNTY ADMINISTRATIVE BUILDING CODE ORDINANCE 2018  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL PLUMBING CODE (IPC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2018 INTERNATIONAL FUEL GAS CODE (IFGC)  
2017 NATIONAL ELECTRIC CODE (NEC), 2018  
INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)  
YAVAPAI COUNTY GRADING ORDINANCE 2018  
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS)  
AMENDMENTS TO 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2008 PLANNING AND ZONING ORDINANCE AS AMENDED, AND  
YAVAPAI COUNTY DEVELOPMENT SERVICES POLICY & PROCEDURES

WATER SUPPLY: Private Well  
ELECTRIC SERVICE: Overhead  
TELEPHONE SERVICE: Cellular  
NATURAL GAS SUPPLIER: Propane  
SEWAGE DISPOSAL: Private Septic  
SOLID WASTE DISPOSAL: Contracted

LOT COVERAGE:  
DWELLING FOOTPRINT = 4,225 S.F.  
LOT SIZE = 87,122 S.F.  
PERCENTAGE LOT COVERAGE: 4.85%

SPECIAL INSPECTION

1. YAVAPAI COUNTY SPECIAL INSPECTION CERTIFICATE.  
GEOTECHNICAL SIGN, DATE AND SEAL FORM.  
2. HIGH STRENGTH AND EPOXY SET BOLTS.

DEFERRED SUBMITTAL

1. NONE

EGRESS REQUIREMENTS:

CASEMENT WINDOWS WITHIN SLEEPING ROOMS MEET OR EXCEED THE MINIMUM NET CLEAR OPENING HEIGHT OF 24" AS SET FORTH IN IRC SECTION R310.1.2 AND THE NET CLEAR OPENING WIDTH OF 20" AS REQUIRED BY IRC SECTION R310.1.3  
OWNER TO PROVIDE SPECIFICATIONS FROM SELECTED WINDOW MANUFACTURER (WITH DIMENSIONS) DEMONSTRATING EGRESS COMPLIANCE, WHERE REQUIRED.

MINIMUM ENERGY FACTORS:

- HIGH PERFORMANCE ATIC (HPA). CEILING INSULATION: R38.
- ROOF INSULATION: R13
- RADIANT BARRIER NOT REQUIRED ON HPA.
- COOL ROOF: YES MIN. AGED SOLAR REFLECTANCE: 0.30 MIN. THERMAL EMITTANCE: 0.75
- WALL INSULATION: R19 RAISED FLOOR: N/A
- WINDOW U-FACTOR: 0.32 WINDOW SHGC: 0.25
- HVAC DUCT INSULATION: R-8.0
- WATER HEATER:

ENERGY CODE COMPLIANCE

THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING: FENESTRATION= 0.04 MAX U-FACTOR, 0.25 MAX SHGC. MIN. R-13 R-19 @ FRAME WALLS & FLOORS. R-4 @ MASS WALLS OR R-13 LOCATED ON INTERIOR SIDE, R-38@ CEILINGS. DUCT INSULATION LOCATED OUTSIDE THE BUILDING ENVELOPE REQUIRES MINIMUM R-8 AND R-6 WHEN LOCATED WITHIN FLOOR JOISTS. MINIMIZE AIR LEAKAGE PER IECC 402.4.

ROOFING: ESR-3267, GAF-WOODLAND SHINGLE-2012 I-CODE COMPLIANT, INSTALL PER ESR-REPORT

STUCCO: ESR-2214 SUPERWALL MANUFACTURING, INC. LOCAL MANUFACTURER-PHONE #800-423-6587; 2012 I-CODE COMPLIANT

IRC -R315.2.1.  
NEW CONSTRUCTION. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST:  
1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.  
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

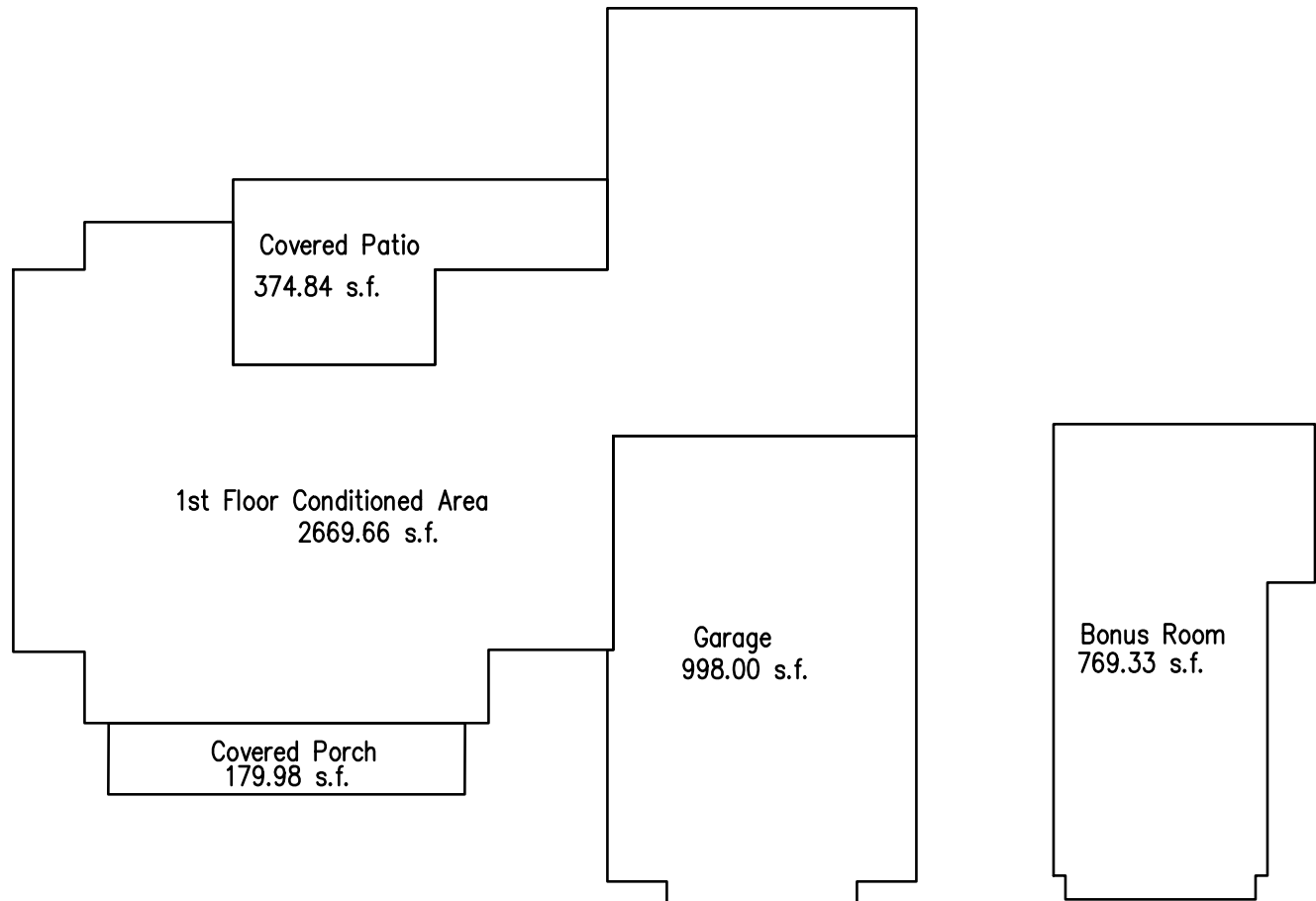
SPRINKLERS: NOT REQUIRED

2018 IFC CODE ADOPTIONS AND AMENDMENTS CHAPTER 11

SECTION 903.2.8 GROUP R IS AMENDED BY ADDING EXCEPTION 1 AS FOLLOWS:

EXCEPTION 1. GROUP R-3 LESS THAN 5,000 SQUARE FEET UNLESS MORE THAN TWO STORIES ABOVE GRADE. THE CALCULATED AREA SHALL INCLUDE ALL LIVABLE AND UNFINISHED SPACE, THE AREA OF ANY ATTACHED GARAGE, AND CONCEALED OR ACCESSIBLE SPACES INTENDED FOR STORAGE USE AND/OR FUTURE LIVING SPACE. ALL ATTACHED ROOFS AND OVERHANGS GREATER THAN 4 FEET IN WIDTH ARE INCLUDED IN THE CALCULATED AREA.

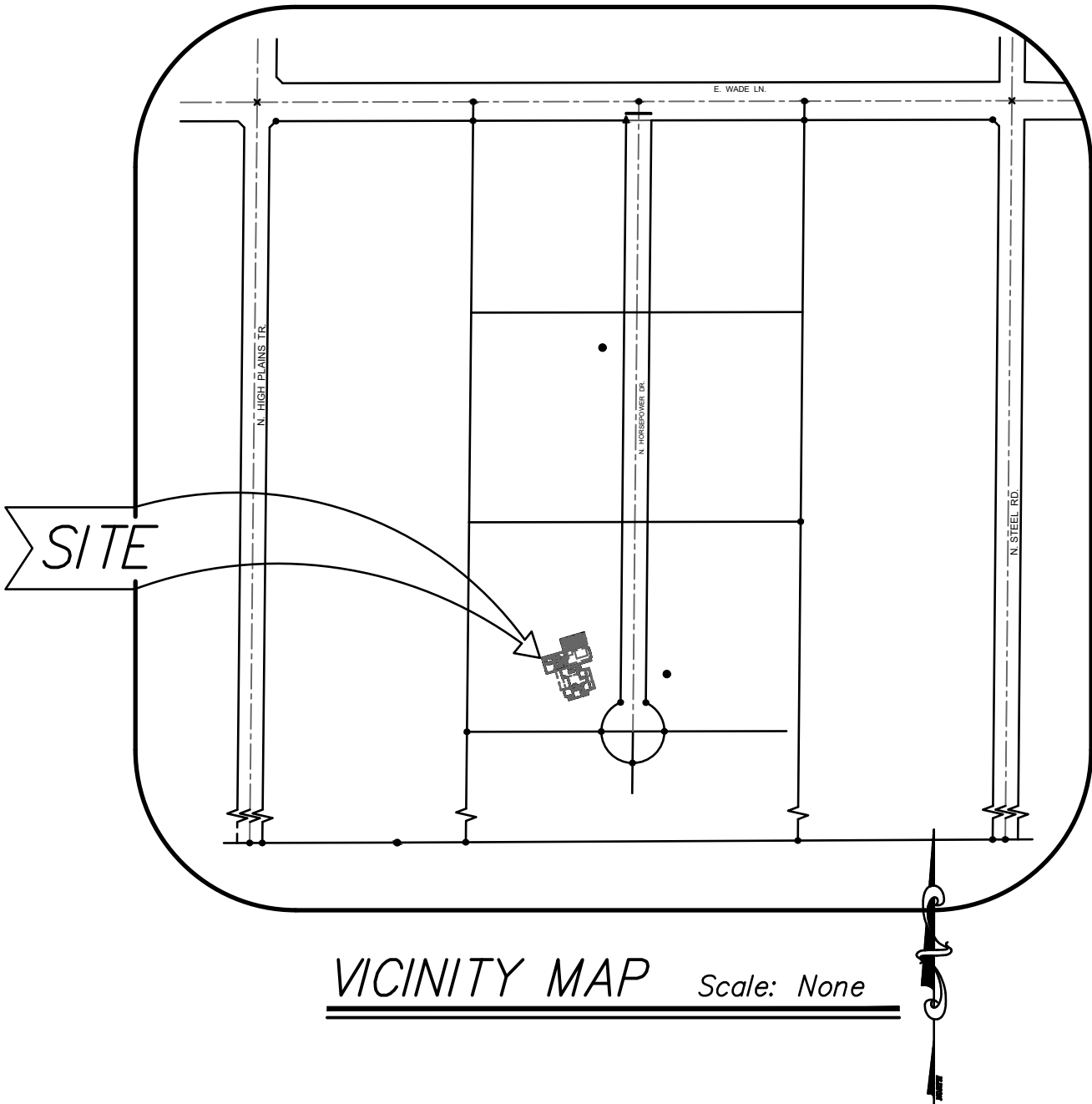
SEPARATION OF BUILDINGS INTO FIRE AREAS AS DEFINED IN 901.4.3 SHALL NOT BE ALLOWABLE IN GROUP R3 OCCUPANCIES.



COMPUTER GENERATED BUILDING AREAS

AREA COMPUTATIONS

|                            |              |
|----------------------------|--------------|
| 1st Floor Conditioned Area | 2669.66 s.f. |
| 2nd Floor Bonus Room       | 769.33 s.f.  |
| Garage                     | 998.00 s.f.  |
| Covered Porch              | 179.98 s.f.  |
| Covered Patio              | 374.84 s.f.  |
| Total:                     | 4991.81 s.f. |



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| 4 OF 26       | A-1.1   | BONUS ROOM FLOOR PLAN              |
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| 7 OF 26       | A-4.0   | TRUSS LAYOUT & BUILDING SECTIONS   |
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| ATTACHMENTS:  |       |                                                            |
|---------------|-------|------------------------------------------------------------|
| 8.5x11 SHEETS | (SET) | STRUCTURAL CALCULATIONS                                    |
| 8.5x11 SHEETS | (SET) | TRUSS DRAWINGS AND CALCULATIONS FROM ACCREDITED FABRICATOR |



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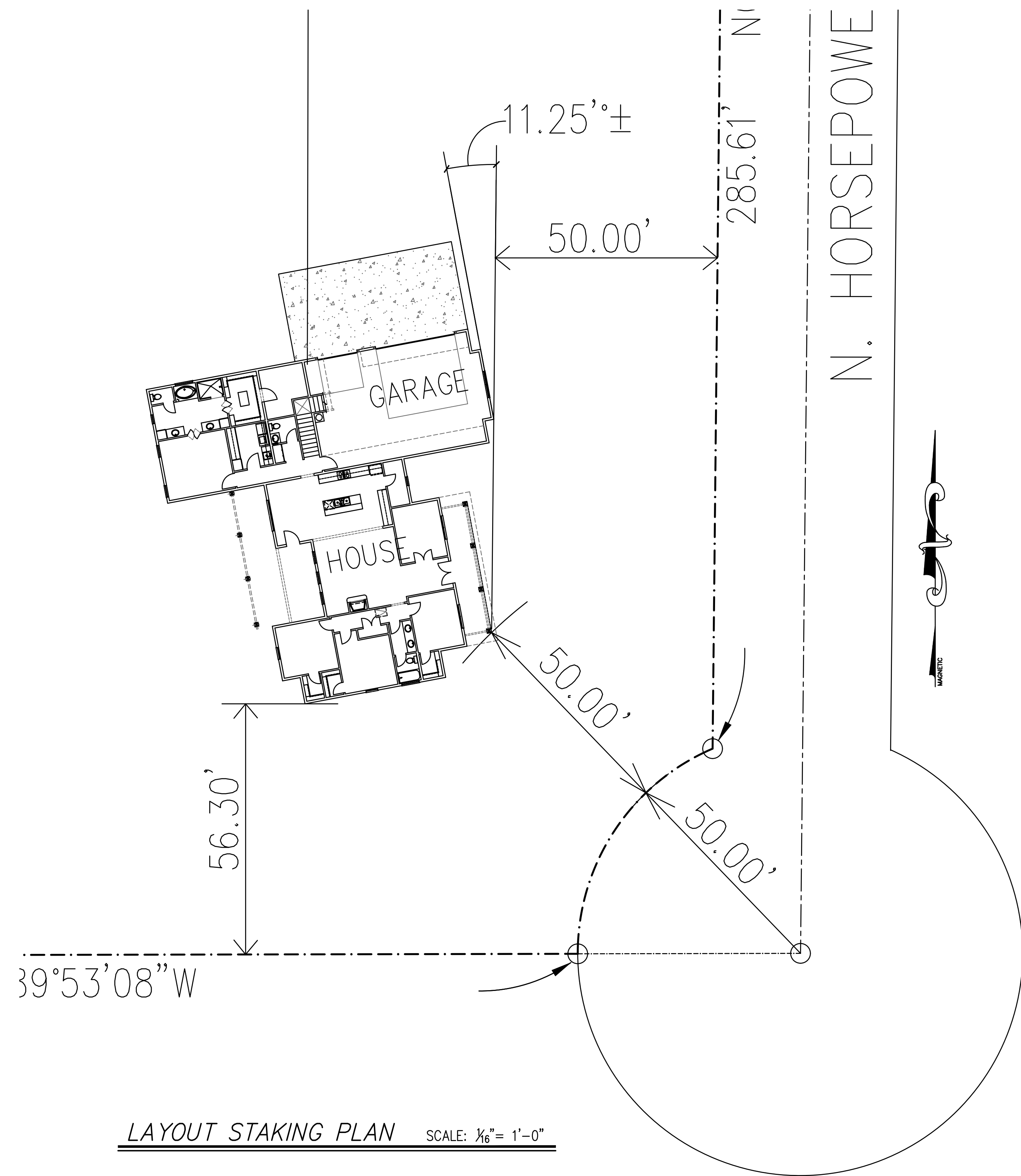
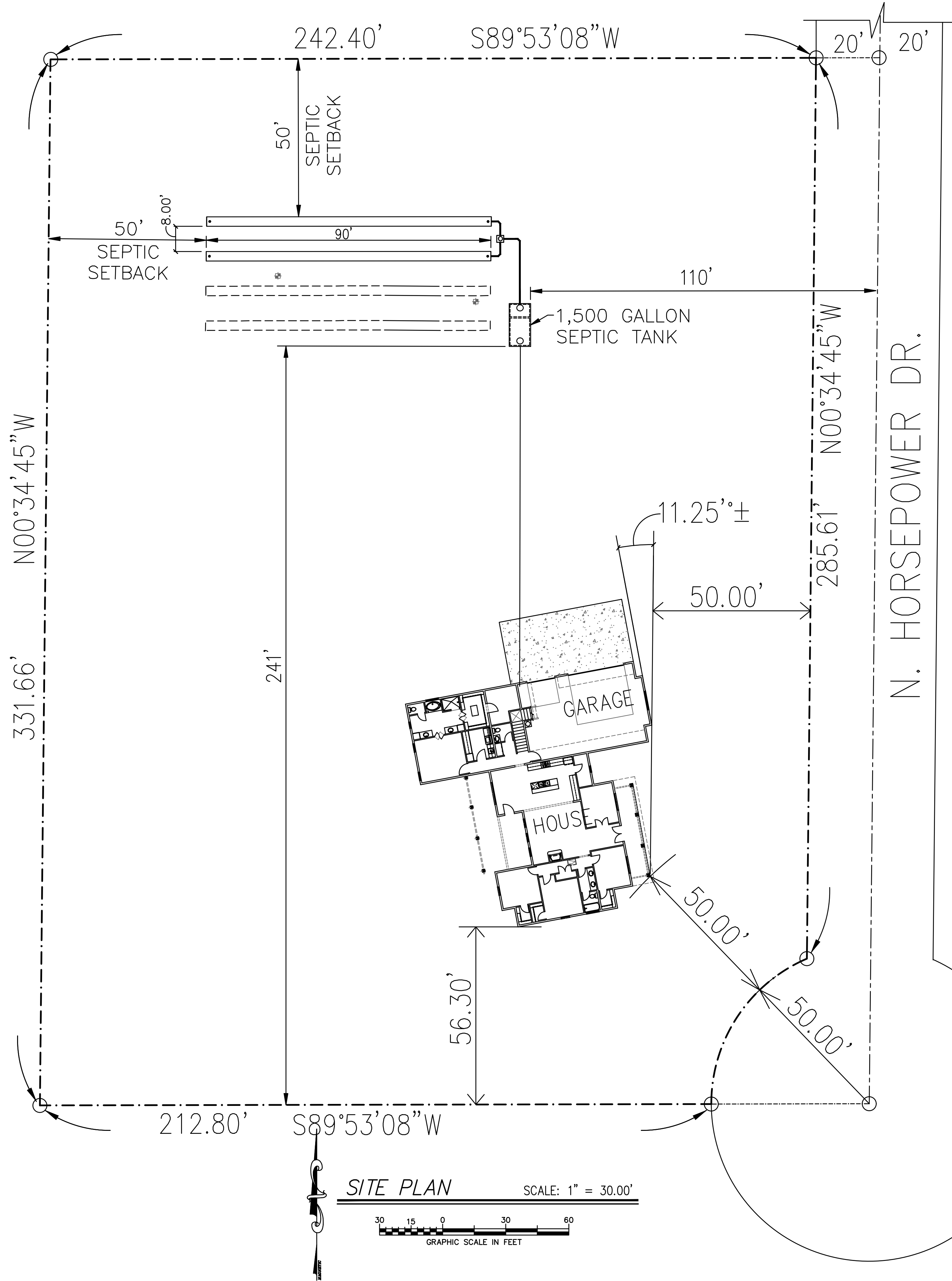
Residence

| MARK | DATE     | REVISIONS |        | DESCRIPTION           | BY  |
|------|----------|-----------|--------|-----------------------|-----|
|      |          | PLAN      | REVIEW |                       |     |
| 1    | 6/1/2021 |           |        | PLAN REVIEW REVISIONS | SRT |
| 2    |          |           |        |                       |     |
| 3    |          |           |        |                       |     |
| 4    |          |           |        |                       |     |

DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
DRAWN: SRT/JB  
CHECKED: JB/RS

SHEET TITLE:  
COVER SHEET & DEVELOPMENT DATA

SHEET NUMBER:  
COVER  
1 OF



1

SITE PLAN PROVIDING:  
UTILITY LINE LOCATIONS  
LP TANK SIZE, (LOCATION, DISTANCE FROM STRUCTURES, PROPERTY LINES, WHETHER ABOVE OR BELOW GROUND) DIMENSIONS  
TOPOGRAPHY, CONTOUR LINES (EXISTING AND PROPOSED), SLOPES, DRAINAGE FLOW DIRECTIONS  
FINISHED FLOOR ELEVATIONS, PAD ELEVATIONS AT ALL CORNERS OF STRUCTURE  
GRADING (CUT AND FILL AMOUNTS)



PLAN SEAL

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DESIGN & DRAFTING • CONCEPT DRAWINGS • COMMERCIAL • RESIDENTIAL

- Builder -

**Owner - Builder**

- Drawings For Owner -

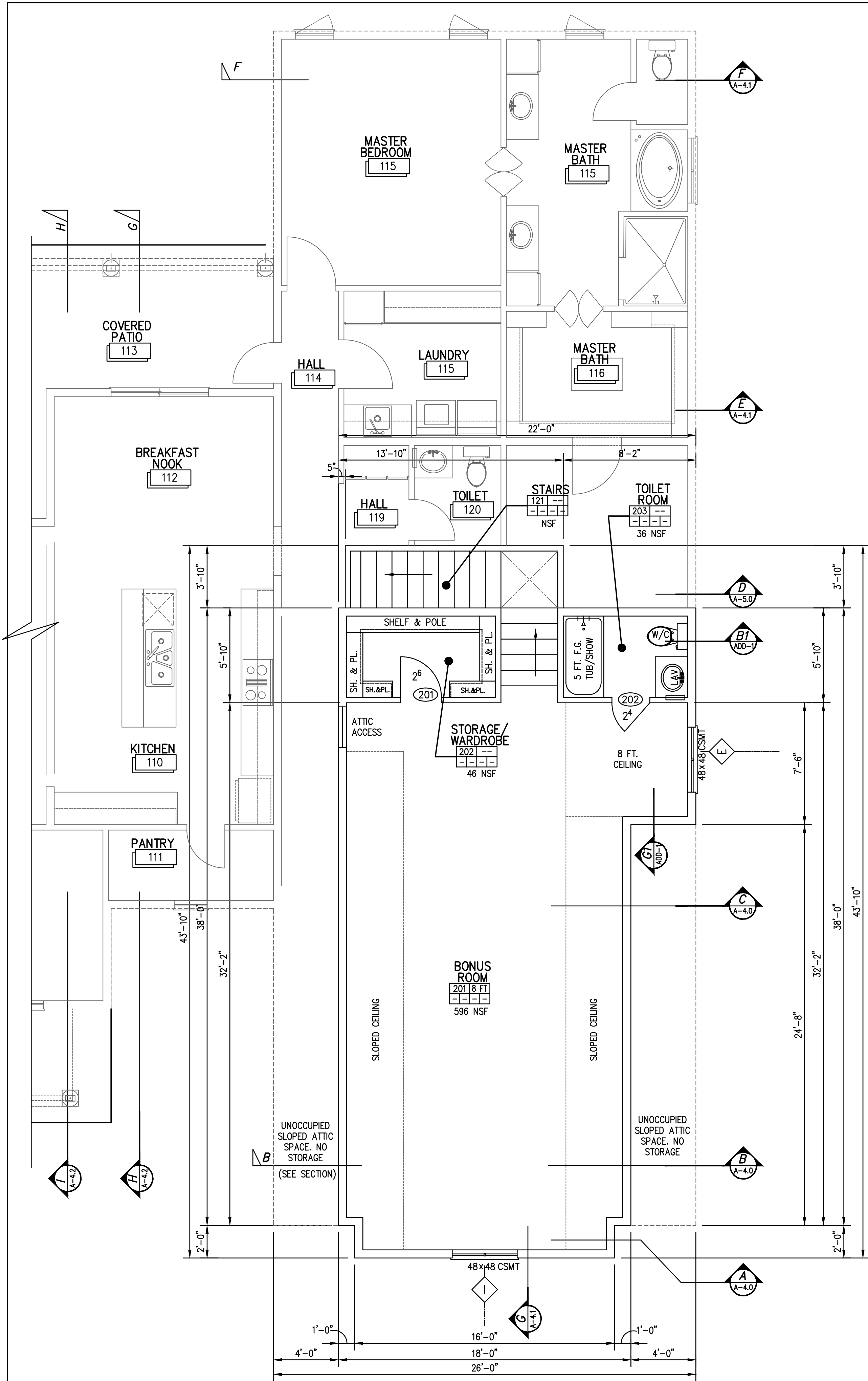
BY: [ ]  
DATE: 6/1/2021  
DESCRIPTION: PLAN REVIEW REVISIONS

DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
DRAWN: SRT/JB  
CHECKED: RH

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**ASP-1.0**  
2 OF





UPPER BONUS ROOM FLOOR PLAN SCALE: 1/8" = 1'-0"

| WINDOW SCHEDULE |          |        |        |          | PELLA CASEMENT WINDOWS      SIZE IS ROUGH OPENING<br>VERIFY ALL WINDOWS SELECTIONS WITH OWNER AND<br>DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING. |  |  |  | <div><div></div><div>A</div><div>MARK</div></div> |
|-----------------|----------|--------|--------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---------------------------------------------------|
| MARK            | QUANTITY | SIZE   |        | TYPE     | REMARKS                                                                                                                                             |  |  |  |                                                   |
|                 |          | WIDTH  | HEIGHT |          |                                                                                                                                                     |  |  |  |                                                   |
| A               | 1        | 24 IN. | 48 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| B               | 1        | 24 IN. | 72 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| C               | 7        | 32 IN. | 72 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| D               | 1        | 36 IN. | 12 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| E               | 3        | 48 IN. | 48 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| F               | 1        | 72 IN. | 48 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| G               | 2        | 64 IN. | 72 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
| H               | 1        | 84 IN. | 72 IN. | CASEMENT | --                                                                                                                                                  |  |  |  |                                                   |
|                 |          |        |        |          |                                                                                                                                                     |  |  |  |                                                   |
|                 |          |        |        |          |                                                                                                                                                     |  |  |  |                                                   |

| DOOR SCHEDULE |       |      |        |        |        |          |           |          |                              | VERIFY LOCKSETS WITH OWNER PRIOR TO INSTALLATION |
|---------------|-------|------|--------|--------|--------|----------|-----------|----------|------------------------------|--------------------------------------------------|
| MARK          | SPACE | QTY. | WIDTH  | HEIGHT | THK.   | MATERIAL | UL LABEL  | HARDWARE | REMARKS                      |                                                  |
| 101           | 101   | PAIR | 2'-6"  | 6'-8"  | 1 1/2" | STEEL    | ---       | A        | MAIN ENTRY                   |                                                  |
| 102           | 102   | PAIR | 2'-0"  | 6'-8"  | 1 1/2" | WOOD     | ---       | B        | OFFICE                       |                                                  |
| 103           | 103   | 1    | 2'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BEDROOM No. 2                |                                                  |
| 103A          | 103A  | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BEDROOM No. 2 WARDROBE       |                                                  |
| 104           | 104   | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | HALL LAV.                    |                                                  |
| 105           | 105   | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | C        | BATHROOM No. 2               |                                                  |
| 106           | 106   | PAIR | 2'-0"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | HALL STORAGE                 |                                                  |
| 107           | 107   | 1    | 2'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BEDROOM No. 3                |                                                  |
| 107A          | 107A  | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BEDROOM No. 3 WARDROBE       |                                                  |
| 108           | 108   | 1    | 2'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BEDROOM No. 4                |                                                  |
| 108A          | 108A  | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BEDROOM No. 4 WARDROBE       |                                                  |
| 109           | 111   | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | PANTRY                       |                                                  |
| 110           | 112   | 1    | 2'-6"  | 6'-8"  | 1 1/2" | STEEL    | ---       | A        | BREAKFAST. NOOK TO PATIO     |                                                  |
| 111           | 115   | 1    | 2'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | MASTER BEDROOM               |                                                  |
| 112           | 116   | PAIR | 1'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | MAST BATH (Saloon Doors)     |                                                  |
| 113           | 116A  | 1    | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | C        | MASTER TOILET ROOM           |                                                  |
| 114           | 117   | PAIR | 1'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | MAST WARDROBE (Saloon Doors) |                                                  |
| 115           | 118   | 1    | 3'-0"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | LAUNDRY ROOM                 |                                                  |
| 116           | 120   | 1    | 2'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | C        | HALL TOILET ROOM             |                                                  |
| 117           | 122   | 1    | 3'-0"  | 6'-8"  | 1 3/8" | STEEL    | UL 20 MIN | B        | GARAGE (U.L. 1-HR. DOOR)     |                                                  |
| 118           | 123   | 1    | 3'-0"  | 6'-8"  | 1 1/2" | STEEL    | ---       | A        | HIDDEN STORAGE ROOM          |                                                  |
| 119           | 122   | 1    | 9'-0"  | 8'-0"  | --     | --       | ---       | --       | OVERHEAD GARAGE DOOR         |                                                  |
| 120           | 122   | 1    | 18'-0" | 8'-0"  | --     | --       | ---       | B        | OVERHEAD GARAGE DOOR         |                                                  |
|               |       |      |        |        |        |          |           |          |                              |                                                  |
| 201           | 202   | 202  | 2'-6"  | 6'-8"  | 1 3/8" | WOOD     | ---       | B        | BONUS ROOM CLOSET            |                                                  |
| 202           | 203   | 203  | 2'-4"  | 6'-8"  | 1 3/8" | WOOD     | ---       | C        | BONES ROOM TOILET ROOM       |                                                  |
|               |       |      |        |        |        |          |           |          |                              |                                                  |
|               |       |      |        |        |        |          |           |          |                              |                                                  |

| HARDWARE GROUP                                                 |                                                                  |                                                                  |
|----------------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------|
| A 3 Butt Hinges<br>Keyed Lockset<br>Lever Handles<br>Door Stop | B 3 Butt Hinges<br>Passage Lockset<br>Lever Handles<br>Door Stop | C 3 Butt Hinges<br>Privacy Lockset<br>Lever Handles<br>Door Stop |

ROOM FINISH SCHEDULE

|                         |                                                |
|-------------------------|------------------------------------------------|
| SPACE No. 01            | CEILING CONDITION 9 Ft. Unless Noted Otherwise |
| FLOOR                   | CEILING                                        |
| BASE                    | WALLS                                          |
| FLOOR                   | BASE                                           |
| 1. CARPET               | 1. RESILIENT                                   |
| 2. VINYL TILE           | 2. WOOD                                        |
| 3. CERAMIC TILE         | 3. NONE                                        |
| 4. FINISHED CONCRETE    |                                                |
| 5. WOOD FLOORING        |                                                |
| WALLS                   | CEILING                                        |
| 1. DRYWALL PAINTED      | 1. DRYWALL PAINTED                             |
| 2. W.R. DRYWALL PAINTED | 2. SPRAY ACOUSTIC                              |
| 3. CERAMIC TILE         | 3. EXPOSED STRUCTURE                           |
| 4. EXPOSED STRUCTURE    | 4. 5/8" TYPE-X GYP. BD.                        |
| 5. 5/8" TYPE-X GYP. BD. |                                                |

FINISH SCHEDULE SUBJECT TO SUBSTITUTIONS. VERIFY WITH OWNER/BUILDER PRIOR TO BEGINNING OF CONSTRUCTION.

GENERAL FLOOR PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES.
- CONTRACTOR TO VERIFY ALL DRAWING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH THE SITE.
- IN ALL CASES DIMENSIONS HAVE PREFERENCE OVER SCALE.
- PROVIDE VAPOR BARRIER IN WALLS AND FLOORS WHERE REQUIRED BY LOCAL CODE.
- PROVIDE MOISTURE RESISTANT (MR) DRYWALL (GREEN BOARD) IN BATH AND SHOWER AREAS.
- ERRORS, OMISSIONS AND DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO PROCEEDING WITH WORK.
- GRADING TO BE LIMITED TO AREA NECESSARY FOR CONSTRUCTION. DO NOT IMPEDE THE NATURAL FLOW OF WATER.
- WINDOWS WITHIN SLEEPING ROOMS TO MEET OR EXCEED THE MINIMUM NET CLEAR OPENING HEIGHT OF 24" AS SET FORTH IN IRC SECTION R310.1.2 AND THE NET CLEAR OPENING WIDTH OF 20" AS REQUIRED BY IRC SECTION R310.1.3. WINDOW SILL HEIGHT NOT TO EXCEED 44 IN. FROM FINISH FLOOR.
- GLAZING WITHIN 24 IN. OF DOOR (R308.4.2) AND WITHIN 18 IN. OF FINISHED FLOOR TO BE SAFETY GLASS. PROVIDE SAFETY GLASS WITHIN 60 IN. (A.F.F.) OF TUB/SHOWER AND WITHIN 60 IN. HORIZ.
- ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
- SHOWER FLOOR AREA SHALL NOT BE LESS THAN 30" IN MINIMUM DIMENSION AND SHALL HAVE AT LEAST 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA (2012 IRC P2708.1)
- SHOWER AREA WALLS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF 6 FT. ABOVE FINISHED FLOOR. (2012 IRC R307.2)
- WATER CLOSETS SHALL HAVE A CLEAR SPACE NOT LESS THAN 30 IN. IN WIDTH AND AND NOT LESS THAN 21 IN. IN FRONT. (IRC FIGURE R307.1)
- 1 1/2" MAX. ELEVATION CHANGE AT PERIMETER FFE TO OUTSIDE SURFACE ELEVATION.
- VERIFY DESIRED LOCATIONS EXTERIOR HOSE BIBB PRIOR TO PLUMBING ROUGH-IN'S.
- LANDINGS AT DOORS SHALL COMPLY WITH IRC R311.4.3.
- DIMENSIONS ARE TO FACE OF STUD. UNLESS NOTED OTHERWISE.
- NOT USED
- GRAB BAR REINFORCEMENT: PROVIDE BLOCKING IN BATHROOMS AROUND TOILETS, SHOWERS AND BATHTUBS. A. IN TOILET AND SHOWER AREAS BLOCKING REQUIRED AT REAR SIDE WALL BETWEEN 33 AND 36 IN. A.F.F. B. IN BATHTUBS PROVIDE TWO ROWS OF BLOCKING, ONE ROW CENTERED 9 IN. ABOVE THE RIM AND THE SECOND BETWEEN 33 AND 36 IN. A.F.F.
- EXTERIOR HOSE BIBS: VERIFY DESIRED LOCATIONS PRIOR TO PLUMBING ROUGH-IN'S.
- ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SEE CARBON MONOXIDE AND SMOKE DETECTOR LOCATIONS ON SHEET E1.0
- NOTE TO CONCRETE CONTRACTOR: PROVIDE SWEEPS/ROUGHS FOR INSTALLATION OF ELECTRICAL AND PLUMBING AT KITCHEN ISLAND. COORDINATE WITH CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- IRC TABLE M1507.4: MINIMUM REQUIRED EXHAUST RATES KITCHENS: 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS BATHROOMS-TOILET ROOMS MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS
- FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SEE CARBON MONOXIDE AND SMOKE DETECTOR LOCATIONS ON SHEET E1.0
- R310.2.1 MINIMUM OPENING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES.
- R303.1 HABITABLE ROOMS. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPERABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

GLAZING TABLE

| SPACE NUMBER | ROOM NAME              | N.S.F. AREA | GLAZING AREA (8% IRC R303.1) |          |
|--------------|------------------------|-------------|------------------------------|----------|
|              |                        |             | REQUIRED                     | PROVIDED |
| 101          | ENTRY                  | S.F.        | S.F.                         | S.F.     |
| 102          | OFFICE                 | S.F.        | S.F.                         | S.F.     |
| 103          | BEDROOM No. 2          | S.F.        | S.F.                         | S.F.     |
| 103A         | BEDROOM No. 2 WARDROBE | S.F.        | S.F.                         | S.F.     |
| 104          | HALL LAV.              | S.F.        | S.F.                         | S.F.     |
| 105          | HALL BATH              | S.F.        | S.F.                         | S.F.     |
| 106          | HALL                   | S.F.        | S.F.                         | S.F.     |
| 107          | BEDROOM No. 3          | S.F.        | S.F.                         | S.F.     |
| 107A         | BEDROOM No. 3 WARDROBE | S.F.        | S.F.                         | S.F.     |
| 108          | BEDROOM No. 4          | S.F.        | S.F.                         | S.F.     |
| 108A         | BEDROOM No. 4 WARDROBE | S.F.        | S.F.                         | S.F.     |
| 109          | GREAT ROOM             | S.F.        | S.F.                         | S.F.     |
| 110          | KITCHEN                | S.F.        | S.F.                         | S.F.     |
| 111          | PANTRY                 | S.F.        | S.F.                         | S.F.     |
| 112          | BREAKFAST NOOK         | S.F.        | S.F.                         | S.F.     |
| 113          | PATIO                  | S.F.        | S.F.                         | S.F.     |
| 114          | HALL                   | S.F.        | S.F.                         | S.F.     |
| 115          | MASTER BEDROOM         | S.F.        | S.F.                         | S.F.     |
| 116          | MASTER BATH            | S.F.        | S.F.                         | S.F.     |
| 116A         | MASTER TOILET          | S.F.        | S.F.                         | S.F.     |
| 117          | MASTER WARDROBE        | S.F.        | S.F.                         | S.F.     |
| 118          | LAUNDRY                | S.F.        | S.F.                         | S.F.     |
| 119          | HALL                   | S.F.        | S.F.                         | S.F.     |
| 120          | HALL TOILET            | S.F.        | S.F.                         | S.F.     |
| 121          | STAIRS                 | S.F.        | S.F.                         | S.F.     |
| 122          | 3-CAR GARAGE           | S.F.        | S.F.                         | S.F.     |
| 123          | STORAGE                | S.F.        | S.F.                         | S.F.     |
| 119          | HALL                   | S.F.        | S.F.                         | S.F.     |

R303.1 Habitable rooms  
All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the net floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum operable area to the outdoors shall be 4 percent of the floor area being ventilated.  
Bathrooms, water closet compartments and similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable when mechanical ventilation is not provided.



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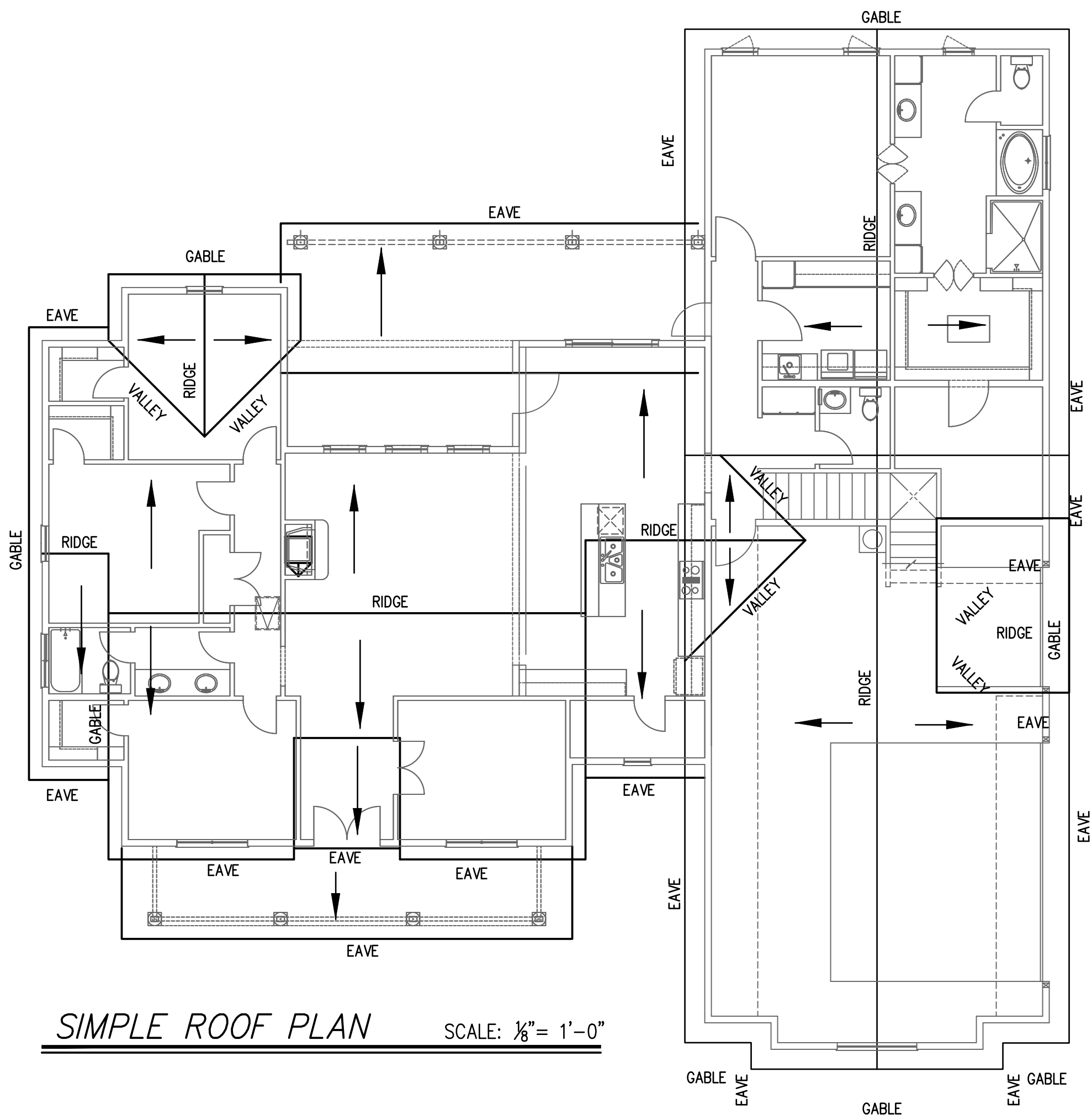
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**Owner - Builder**

- Drawings For Owner -

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DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
DRAWN: SRT/JB  
CHECKED: RH  
SHEET TITLE: **SECOND FLOOR PLAN**  
SHEET NUMBER: **A-1.1**  
4 OF



SIMPLE ROOF PLAN SCALE:  $\frac{1}{8}" = 1'-0"$

**SHEET NOTES**

Plan Symbol 1

- 1 STUCCO EXTERIOR: 'ULTRACOAT INC 1-COAT EXTERIOR COATING (ICBO# 4658) OVER PERIMETER VAPOR BARRIER PER MFG'R'S RECOMMENDATIONS. (TYPICAL UNLESS NOTED OTHERWISE).
- 2 NOTE: PROVIDE MIN. 2" SPACE BETWEEN WEEP SCREED AND FINISHED CONCRETE AT ALL STUCCO COLUMNS AND 1" BETWEEN WOOD (P-OSTS) AND CONCRETE, OR USE TREATED WOOD.
- 3 PROVIDE 'THERMAX THERMAPLY' (OR EQ.) THERMAL BARRIER AT ALL GABLE ENDS.
- 4 SLATE ROOF INSTALLED PER MANUFACTURERS INSTRUCTIONS. CONSULT OWNER FOR PRODUCT SELECTION.



FRONT ELEVATION SCALE:  $\frac{1}{4}" = 1'-0"$



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| MARK | DATE | REVISIONS   |
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| 1    | 6/1  | PLAN REVIEW |
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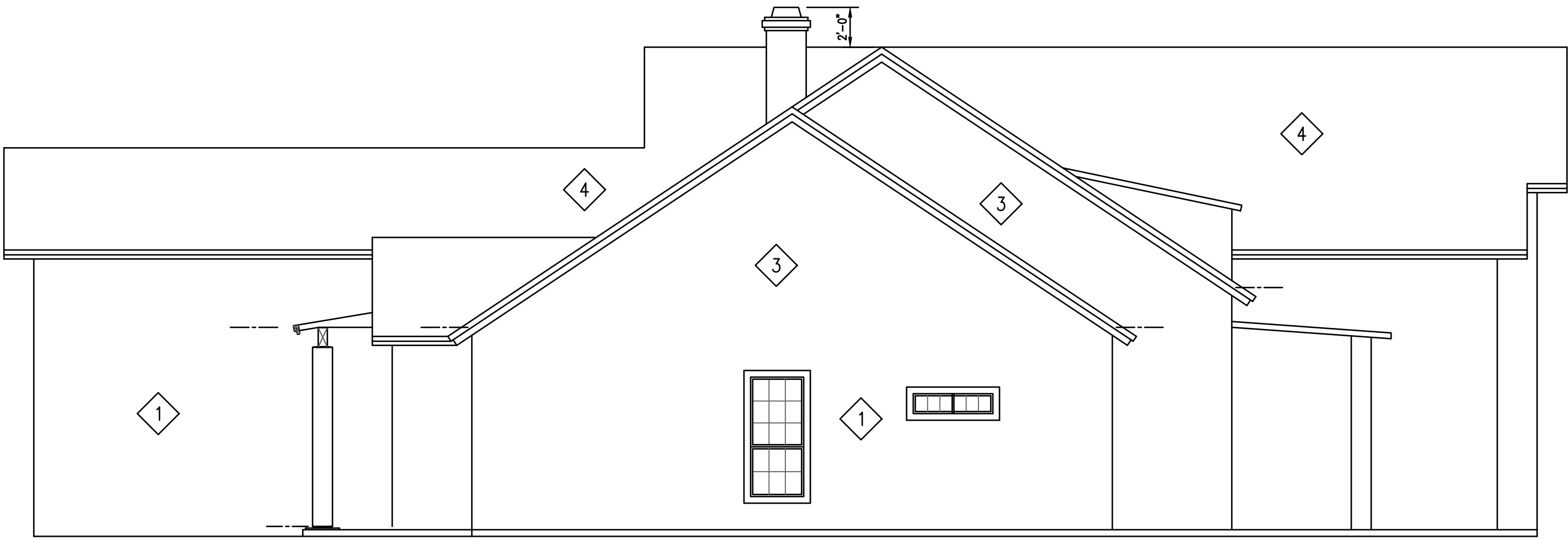
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SHEET TITLE: EXTERIOR ELEVATIONS  
SHEET NUMBER: 5 OF A-2.0

SHEET NOTES

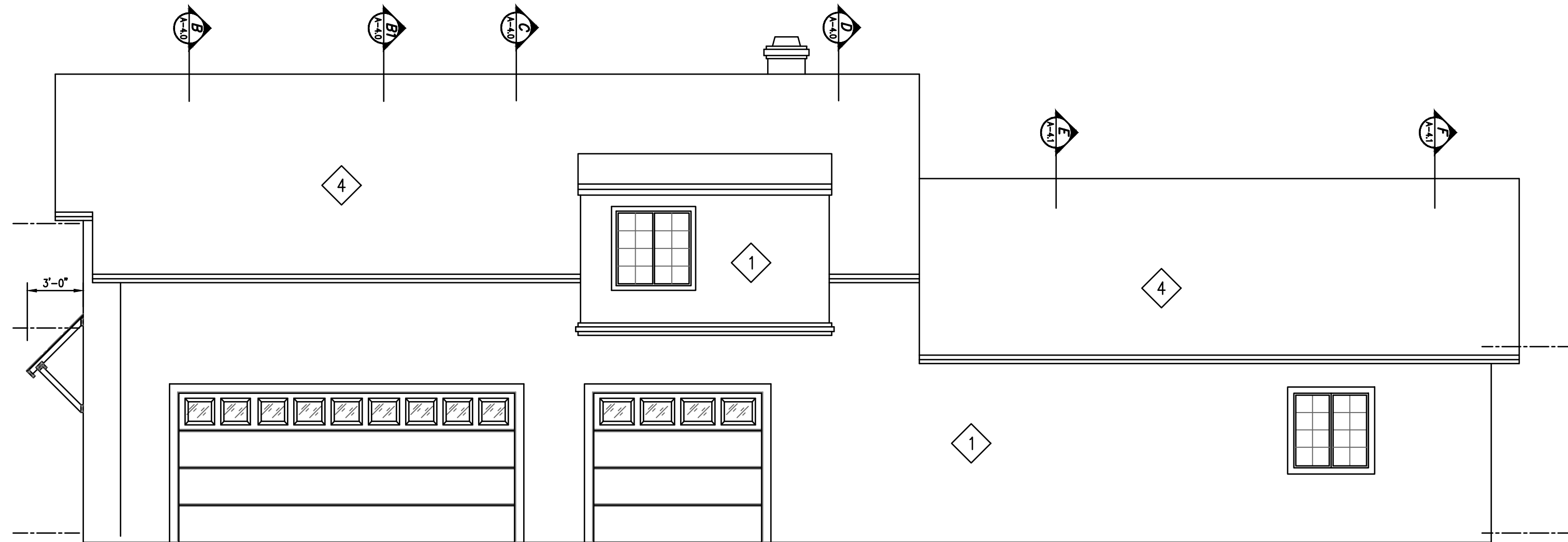
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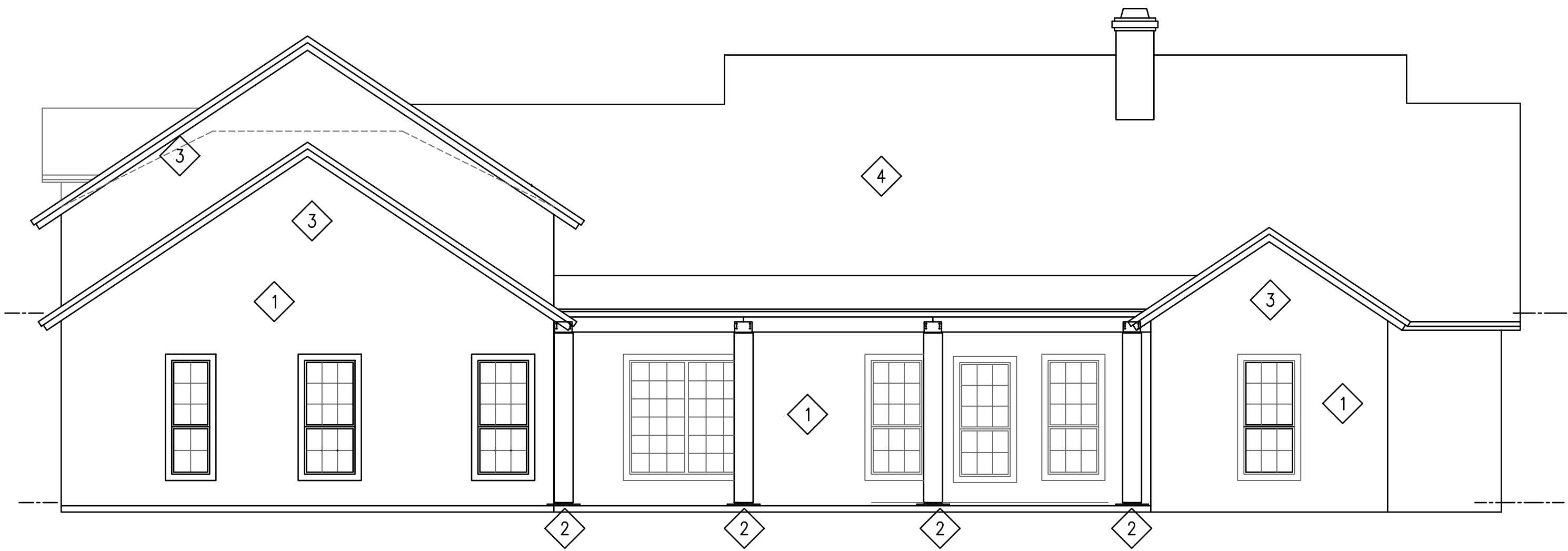
- 1 STUCCO EXTERIOR: 'ULTRACOAT INC 1-COAT EXTERIOR COATING (ICBO# 4658) OVER PERIMETER VAPOR BARRIER PER MFR's RECOMMENDATIONS. (TYPICAL UNLESS NOTED OTHERWISE).
- 2 NOTE: PROVIDE MIN. 2" SPACE BETWEEN WEEP SCREED AND FINISHED CONCRETE AT ALL STUCCO COLUMNS AND 1" BETWEEN WOOD (POSTS) AND CONCRETE, OR USE TREATED WOOD.
- 3 PROVIDE 'THERMAX THERMAPLY' (OR EQ.) THERMAL BARRIER AT ALL GABLE ENDS.
- 4 SLATE ROOF INSTALLED BER MANUFACTURERS INSTRUCTIONS. CONSUT OWNER FOR PRODUCT SELECTION.



LEFT ELEVATION SCALE: 3/16" = 1'-0"



RIGHT ELEVATION SCALE: 3/16" = 1'-0"



REAR ELEVATION SCALE: 3/16" = 1'-0"



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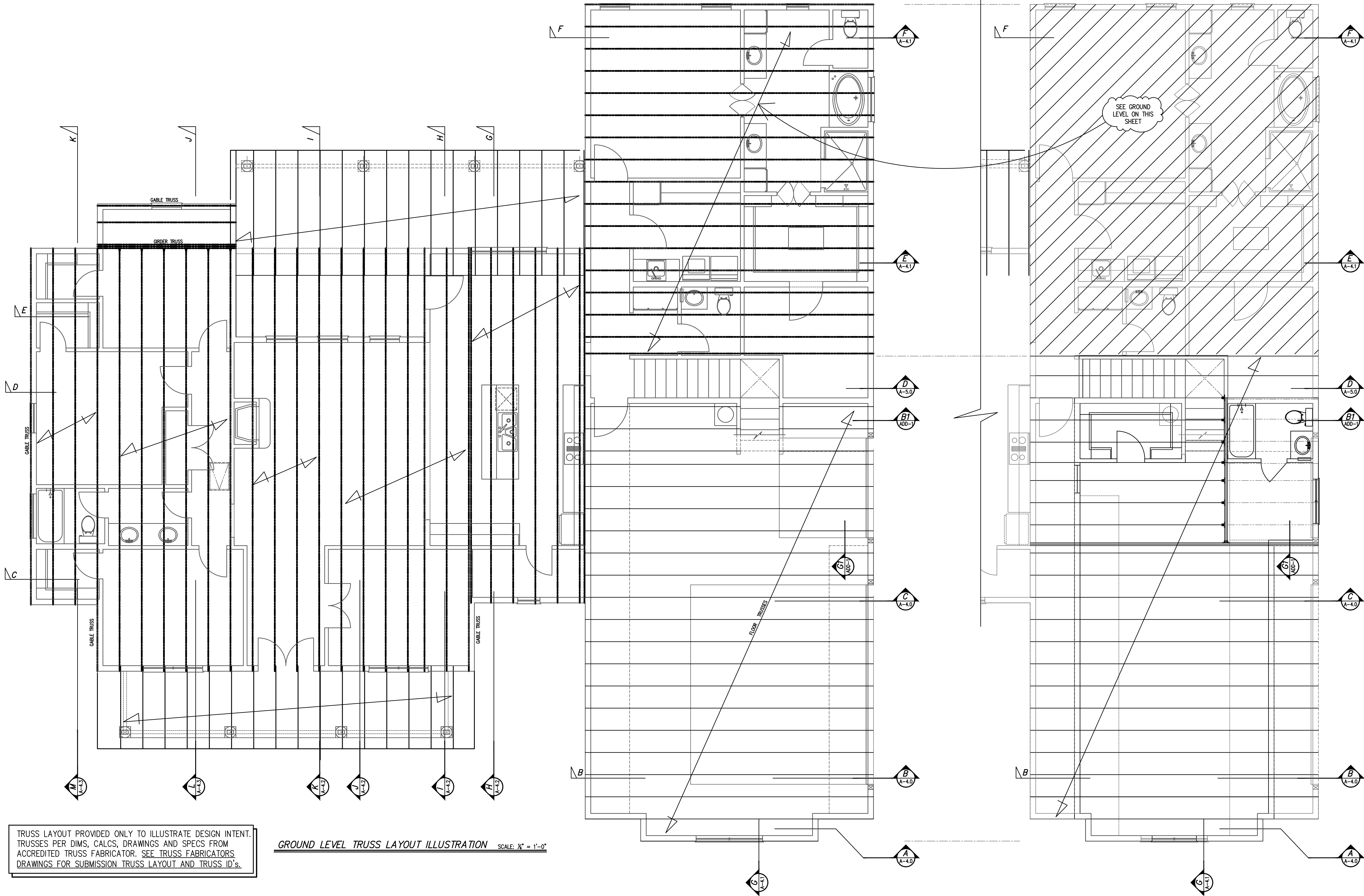
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| REVISIONS   |           | BY  | DATE |
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| DESCRIPTION | REVISIONS |     |      |
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DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
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SHEET TITLE:  
EXTERIOR ELEVATIONS  
SHEET NUMBER:  
A-2.1  
6 OF



TRUSS LAYOUT PROVIDED ONLY TO ILLUSTRATE DESIGN INTENT.  
TRUSSES PER DIMS, CALCS, DRAWINGS AND SPECS FROM  
ACCREDITED TRUSS FABRICATOR. SEE TRUSS FABRICATORS  
DRAWINGS FOR SUBMISSION TRUSS LAYOUT AND TRUSS ID'S.

GROUND LEVEL TRUSS LAYOUT ILLUSTRATION SCALE: 1/8" = 1'-0"

BONUS ROOM TRUSS LAYOUT ILLUSTRATION SCALE: 1/8" = 1'-0"



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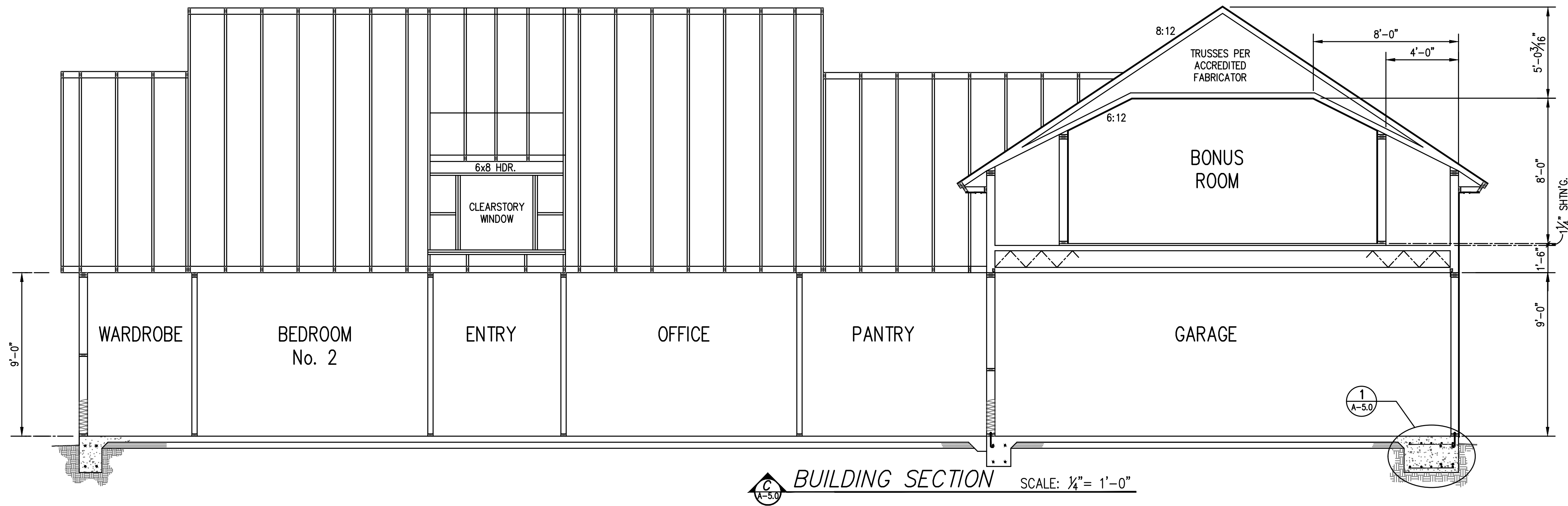
- Drawings For Owner -

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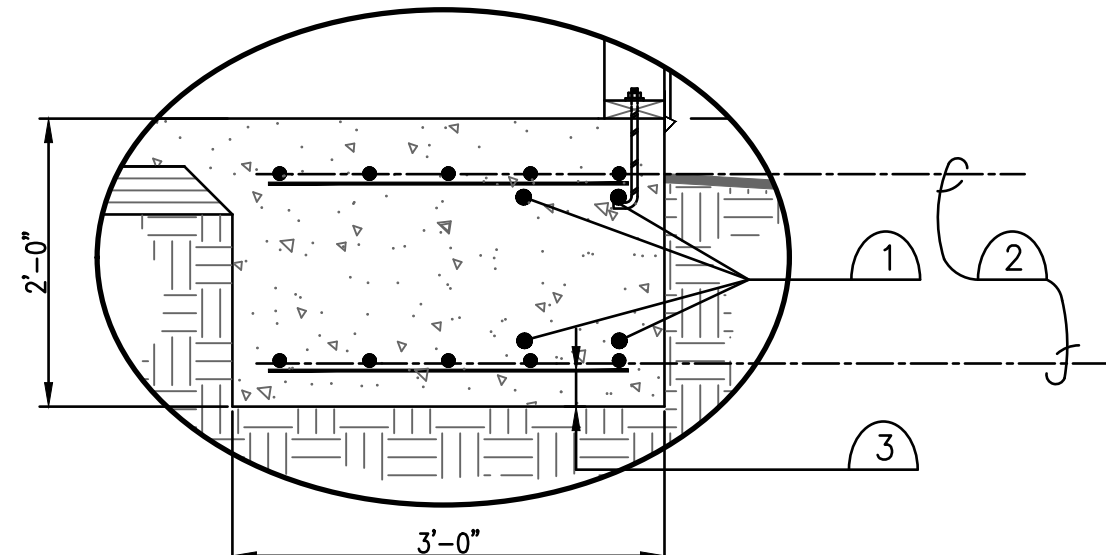
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**TRUSS ILLUSTRATION**

SHEET NUMBER:  
7 of A-4.0

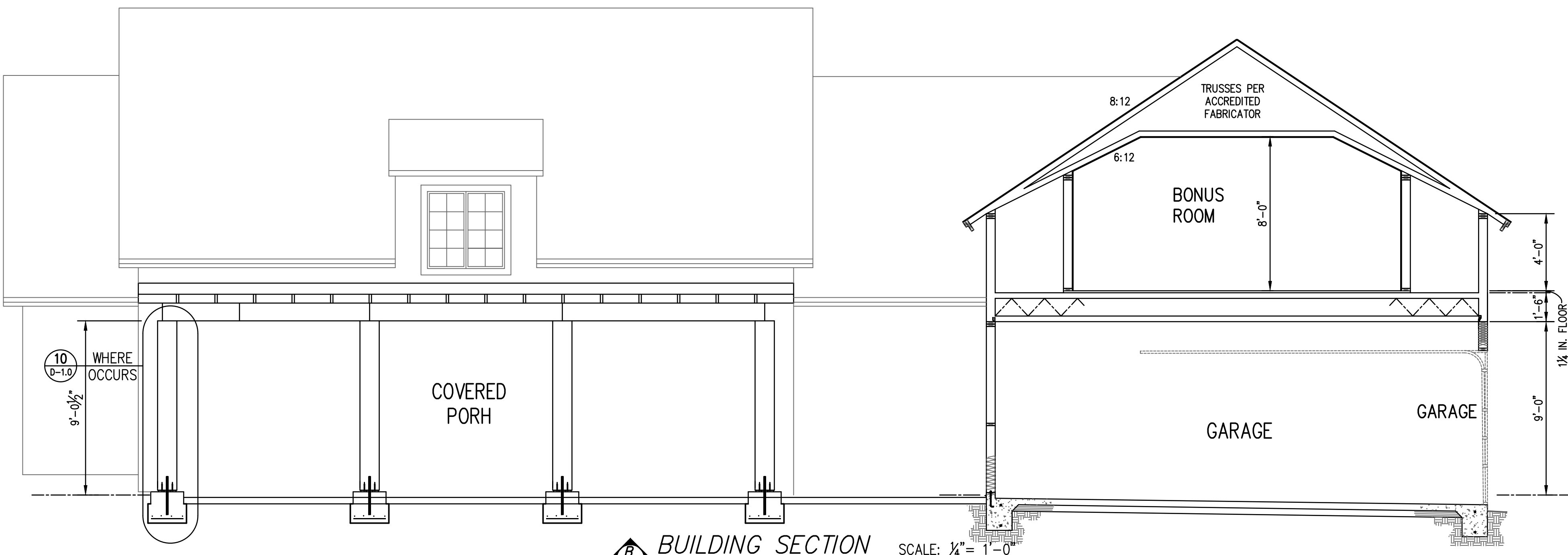


**BUILDING SECTION** SCALE: 1/4" = 1'-0"

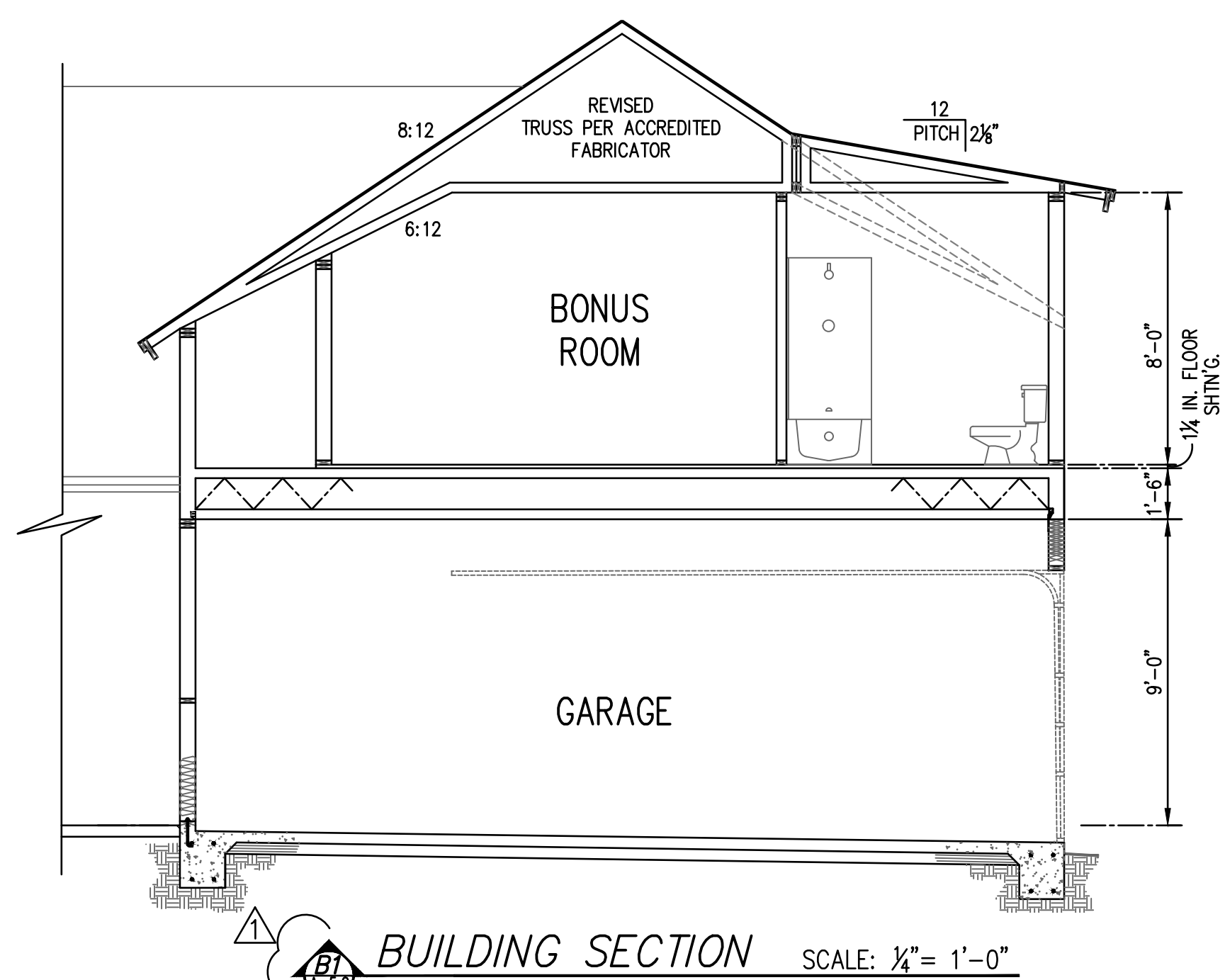


1. 2~#4 REBAR TOP & BOTTOM CONTINUOUS IN PERIMETER FOOTER.
2. 5~#5 REBAR TOP & BOTTOM IN EXPANDED (SPOT) FOOTER.
3. MINIMUM 3 IN. CONCRETE COVER OVER ALL STEEL.

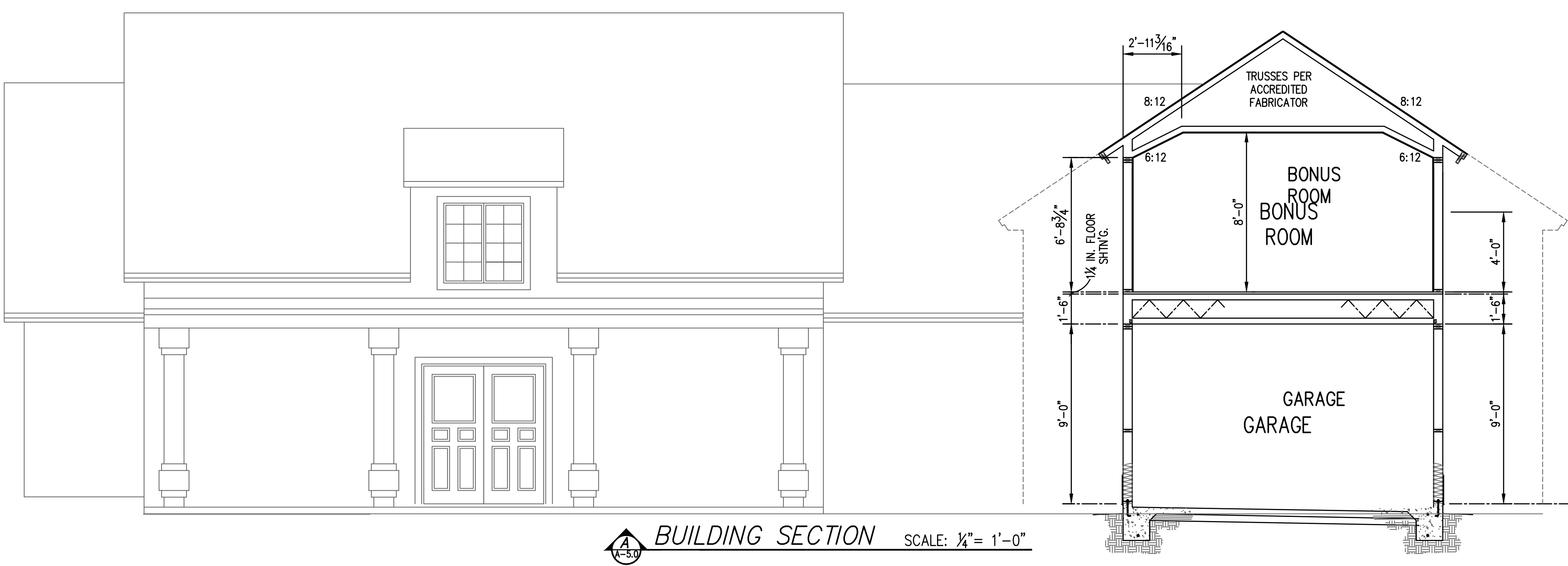
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FOUNDATION, BEAMS AND HEADERS



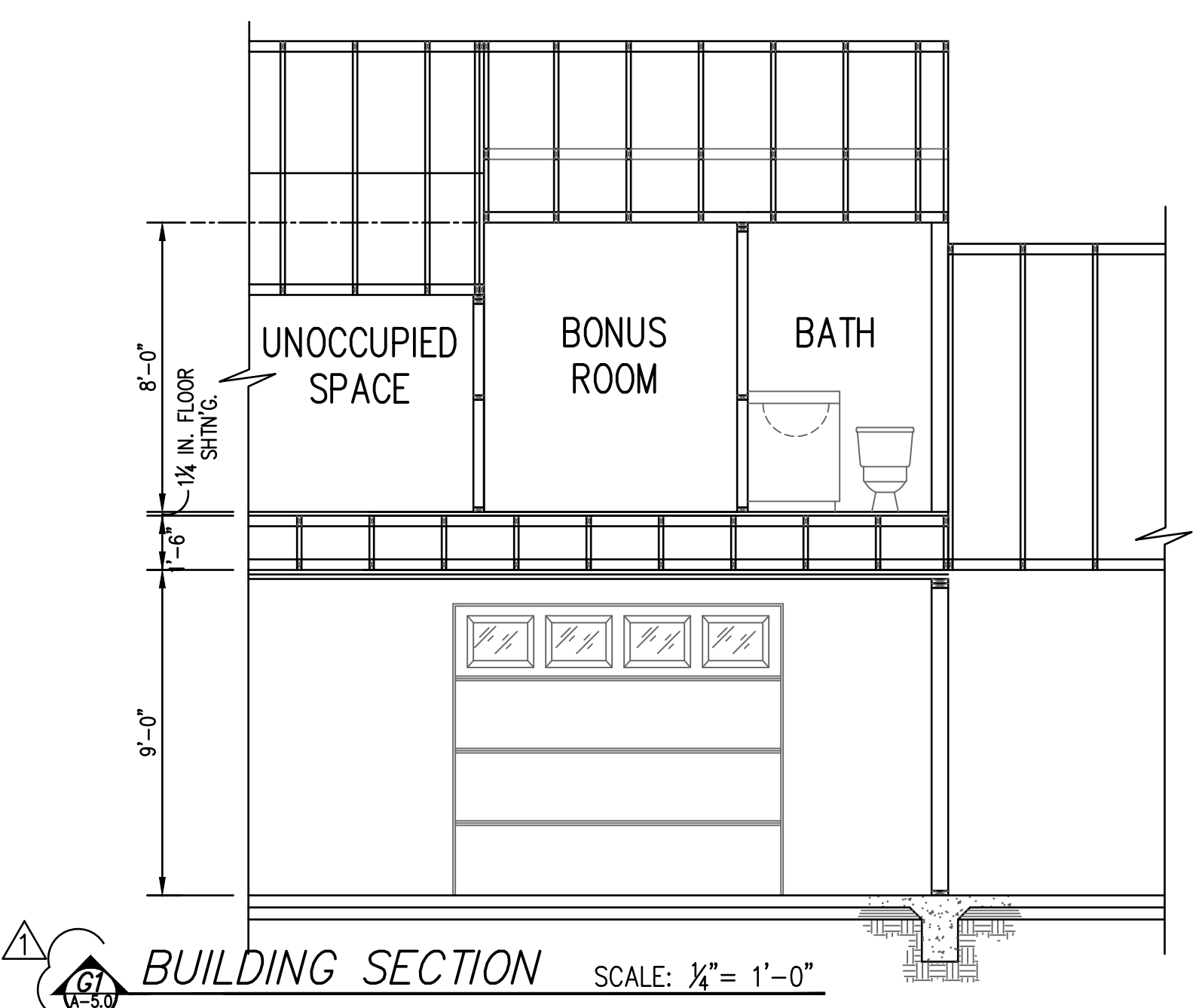
**BUILDING SECTION** SCALE: 1/4" = 1'-0"



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



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



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



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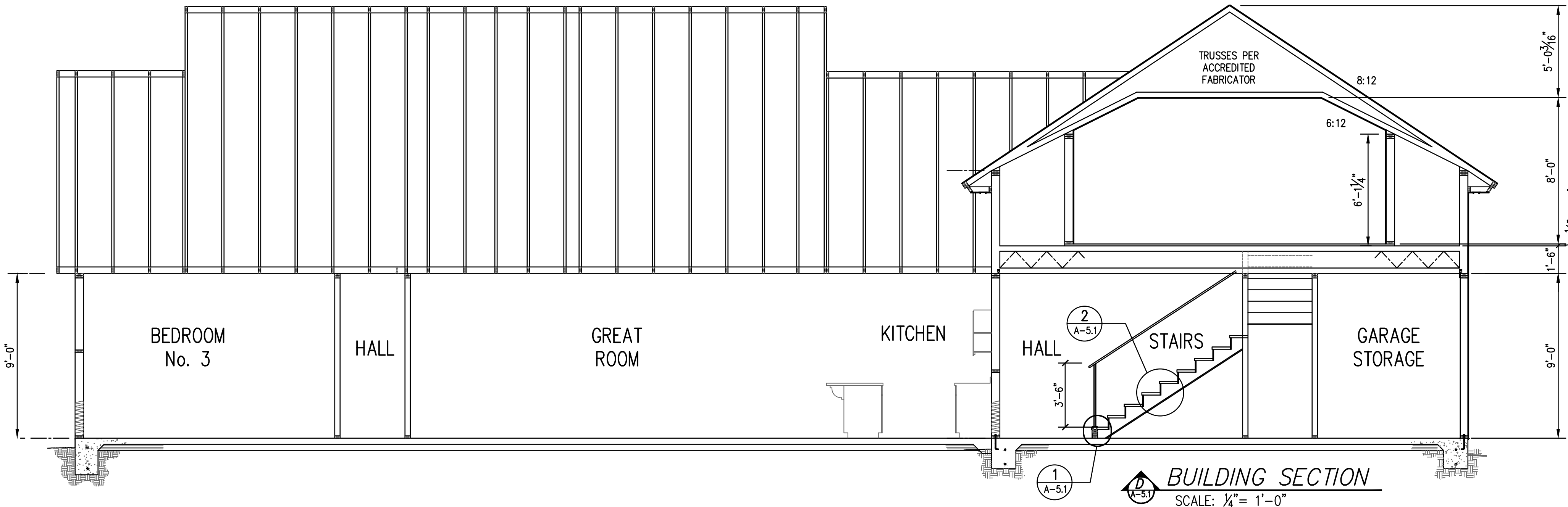
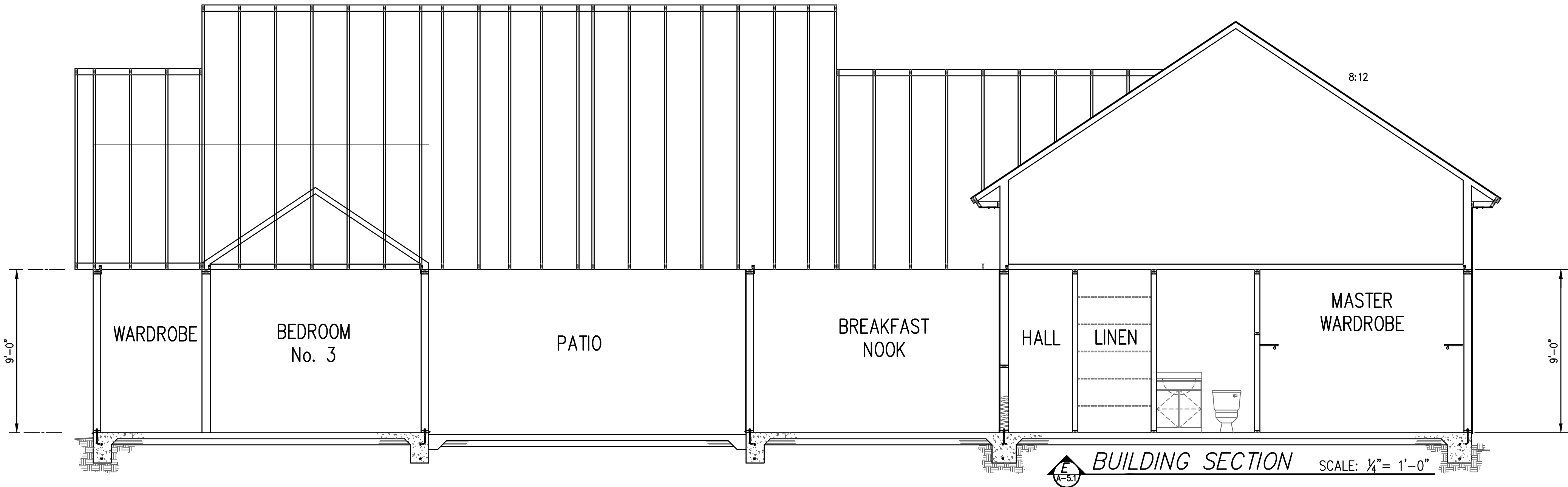
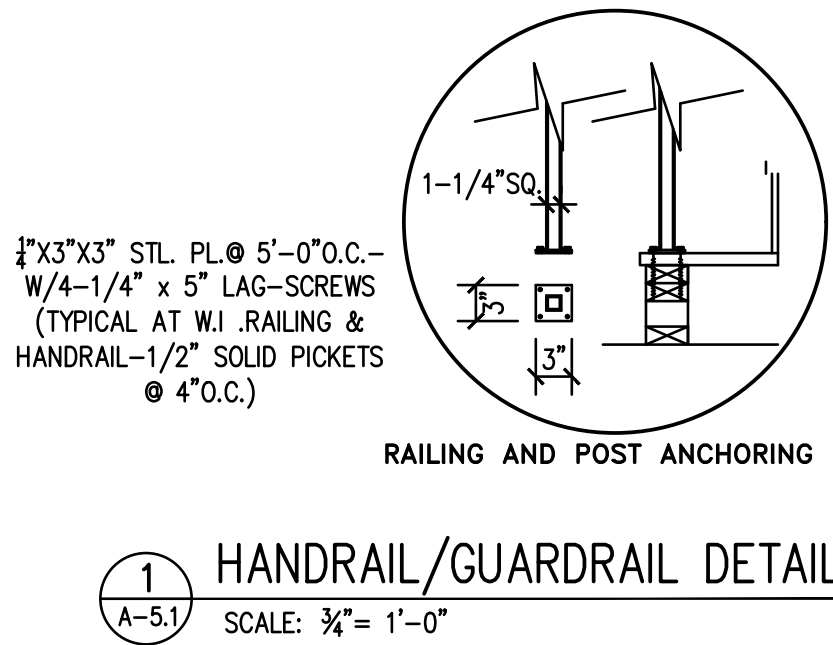
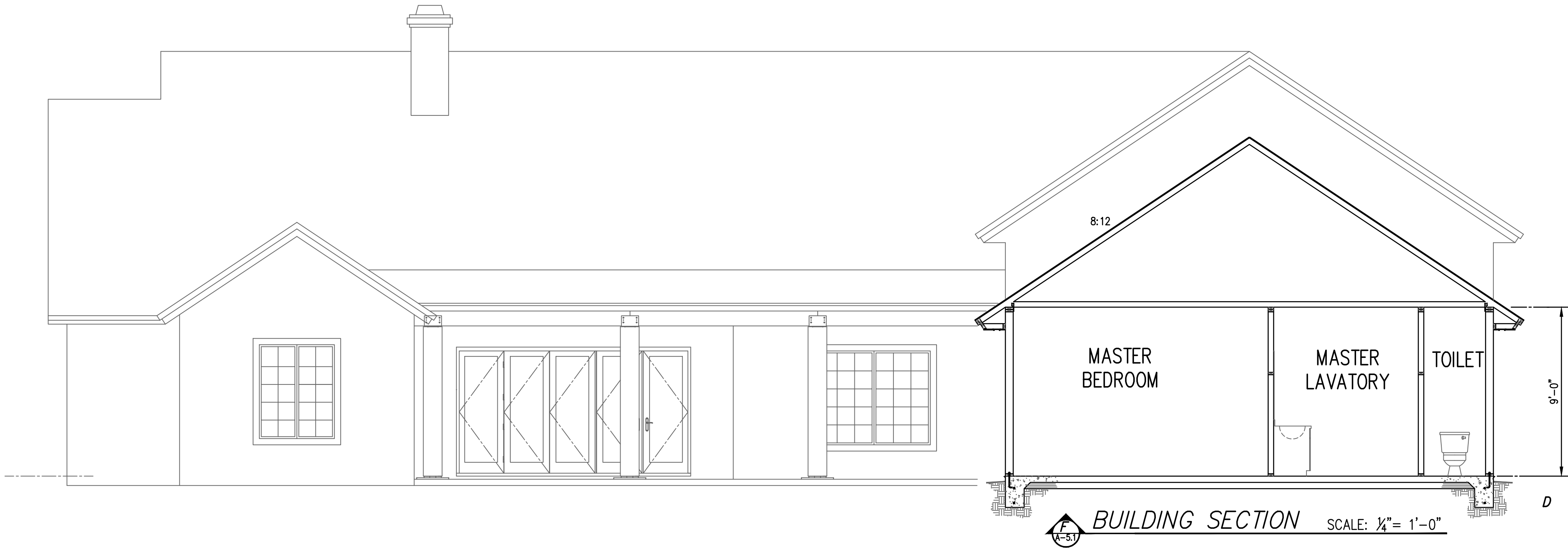
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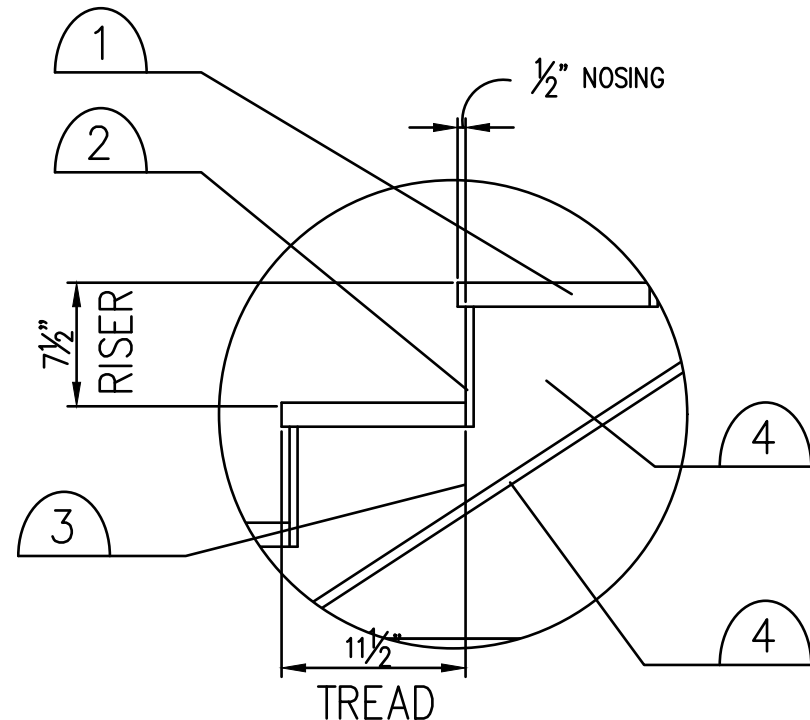
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DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
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**BUILDING SECTIONS & DETAILS**  
SHEET NUMBER:  
**A-5.0**  
8 OF

NOTE:  
SEE STRUCTURAL ENGINEERS DRAWINGS,  
FOR DIMS, CALCS. AND SPECS FOR  
FOUNDATION, BEAMS AND HEADERS



4. 5/8" TYPE-X GYP BD. AT ENCLOSED USABLE SPACE UNDER STAIRS. R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" inch (12.7 mm) gypsum board.
5. ADDITIONAL CODE REFERENCE (2012 IRC)
- R311.7.5.1 Risers. The maximum riser height shall be 7 3/4" inches
- R311.7.5.2 Treads. The minimum tread depth shall be 10 inches
- R311.7.5.3 Nosings. The radius of curvature at the nosing shall be no greater than 3/8 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers.
- Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
- R311.7.5.2.1 Winder treads. Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch.



2  
A-5.1  
SCALE: 3/4" = 1'-0"

1. 1/2" PWD. AT RISERS, FASTEN TO STRINGERS.  
2. 2x12 (11 1/2" ACTUAL) TREADS.  
3. 2x12 STAIR STRINGERS.

16 TREADS AT 11 1/2"  
17 RISERS AT 7 1/2"



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| MARK | DATE | REVISIONS   | DESCRIPTION |
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| 1    | 6/1  | PLAN REVIEW | REVISIONS   |

DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
DRAWN: SRT/JB  
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BUILDING SECTIONS & DETAILS  
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A-5.1  
9 OF



PLAN SEAL

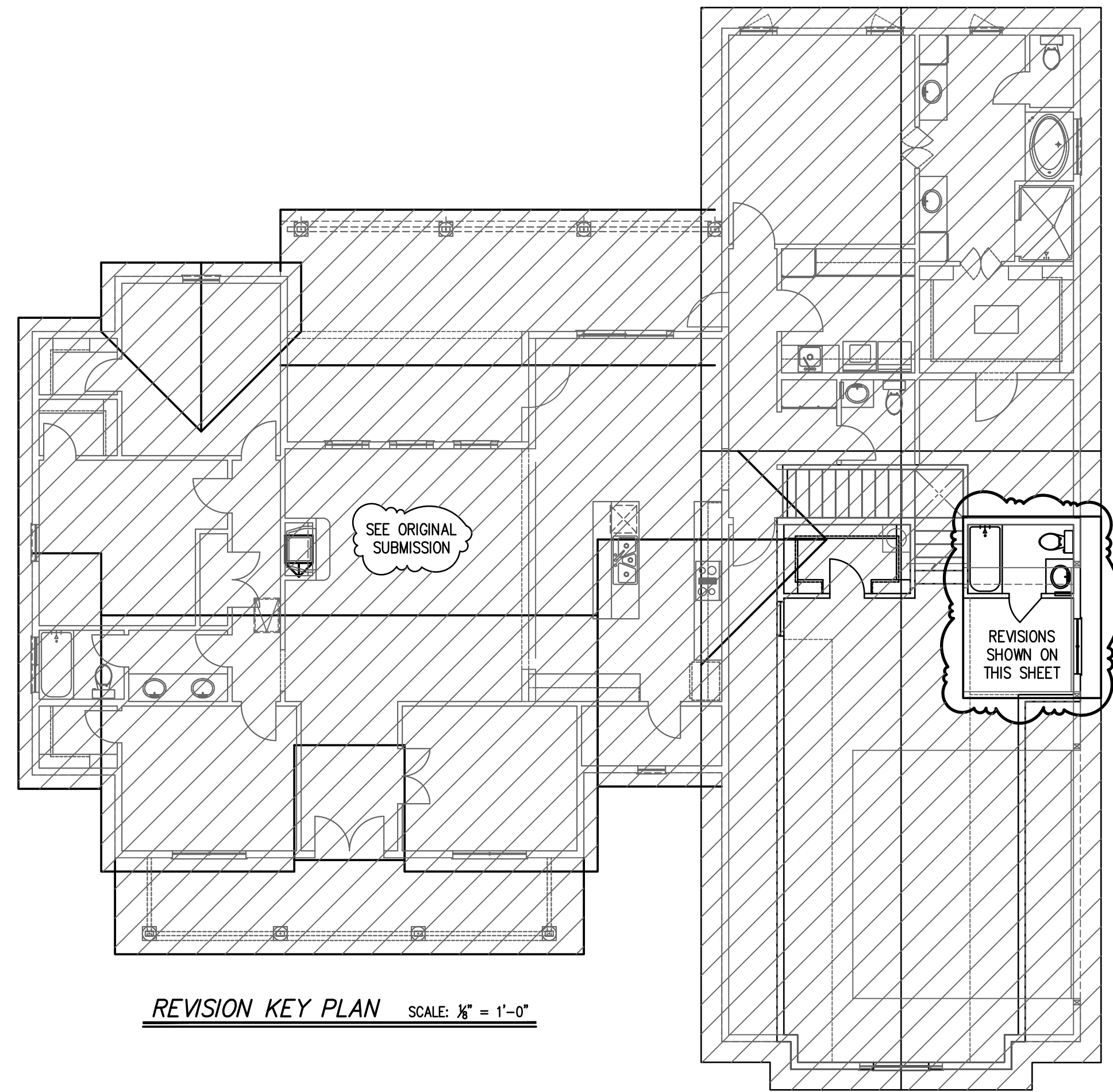
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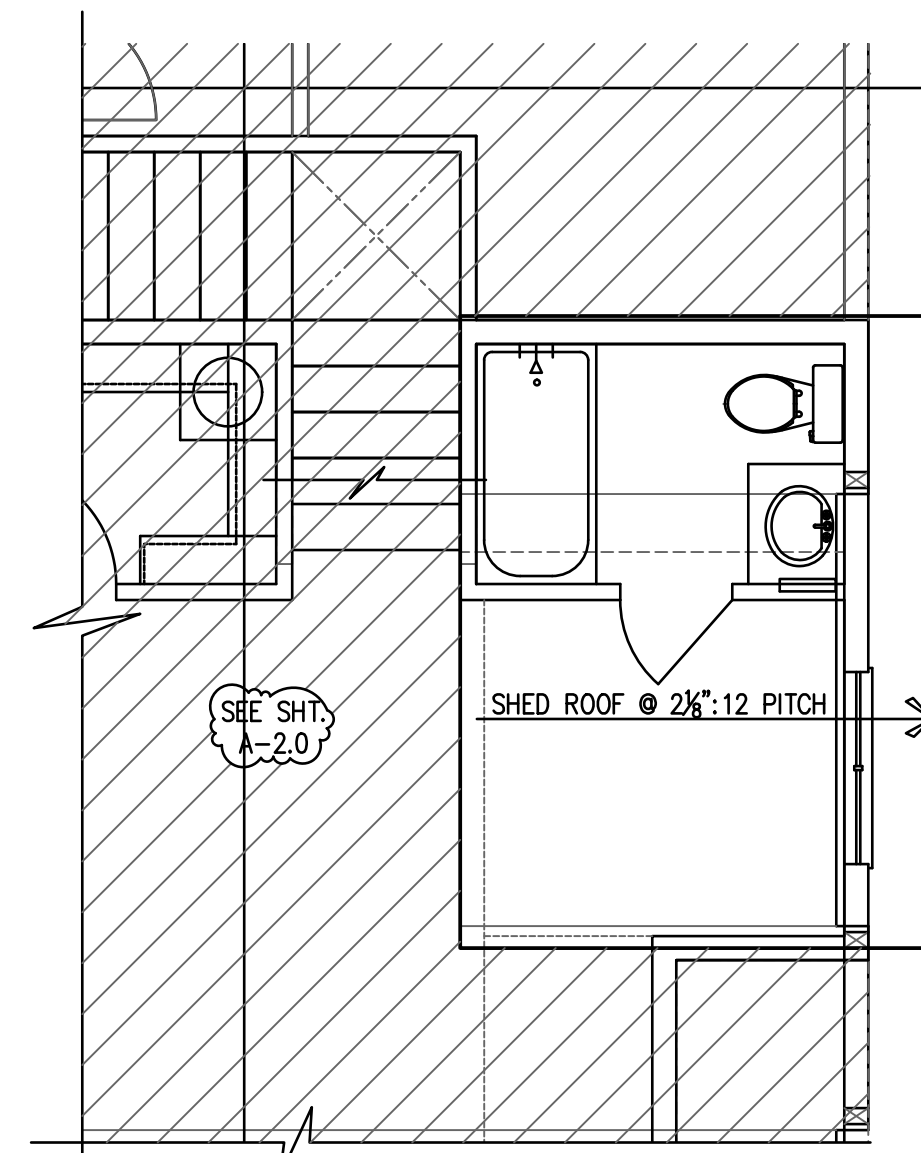
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| MARK | DATE    | DESCRIPTION                       | SRT |
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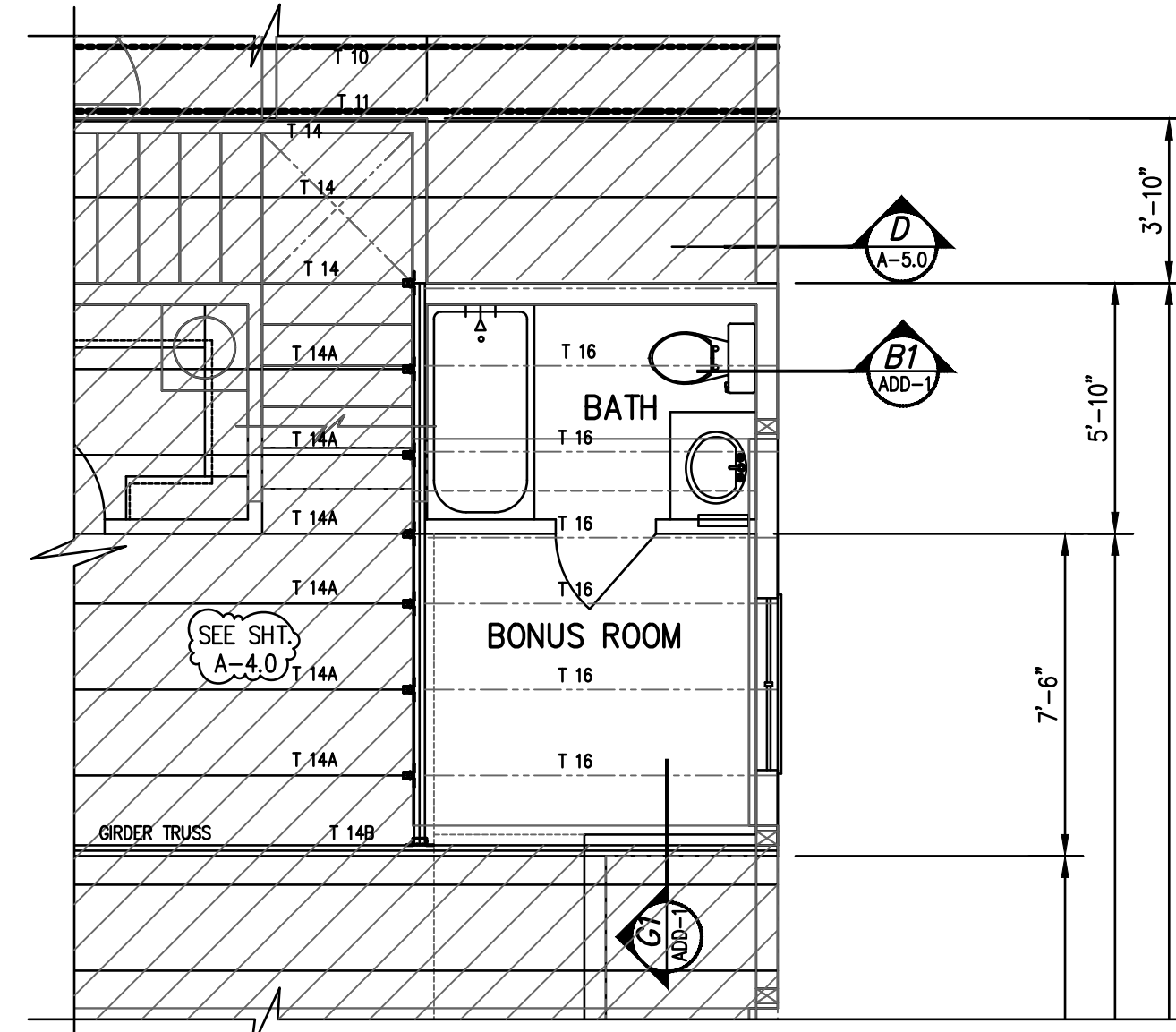
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| DD-1 OF                                                                                           |                |



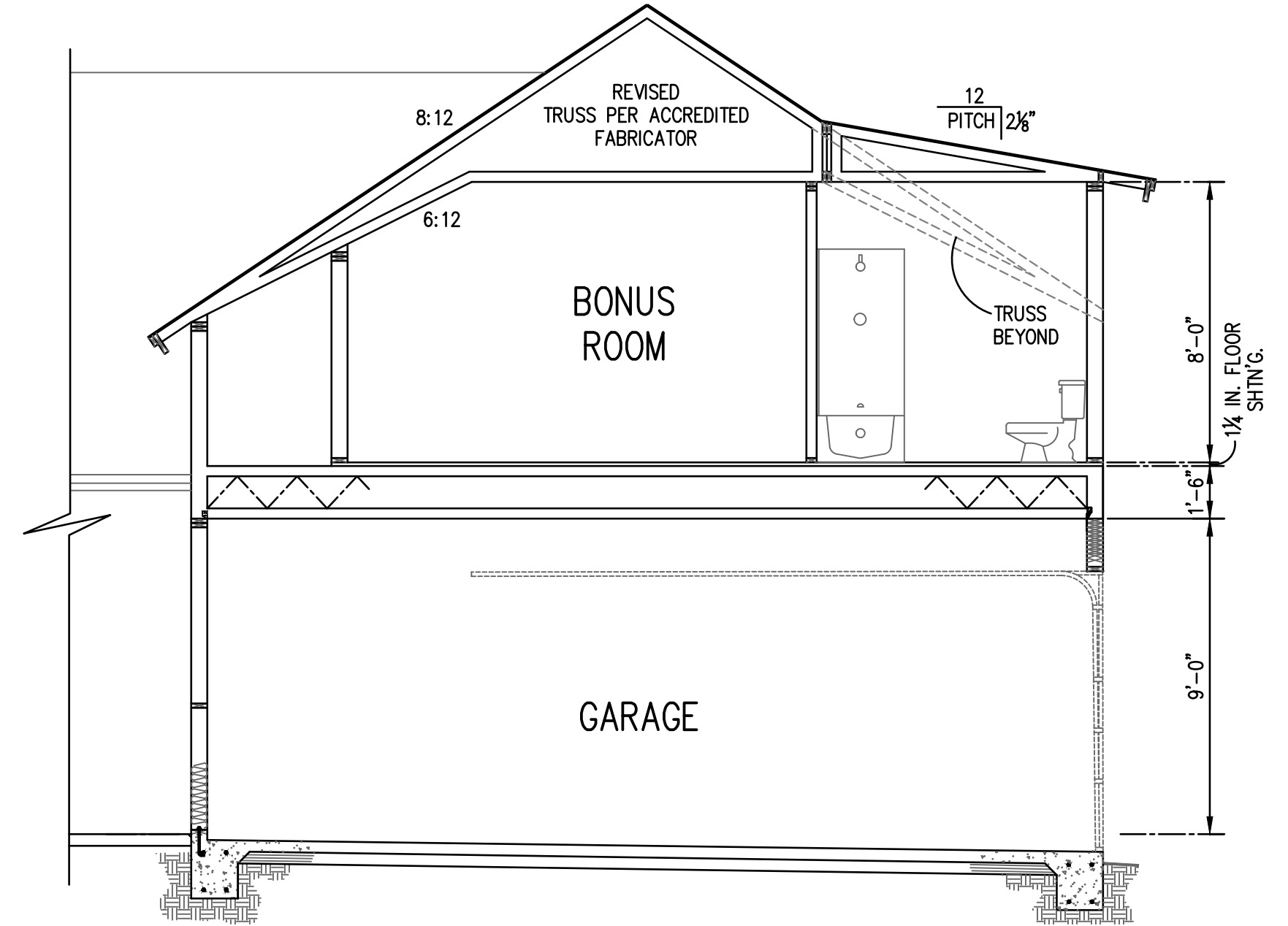
REVISION KEY PLAN SCALE:  $\frac{1}{8}" = 1'-0"$



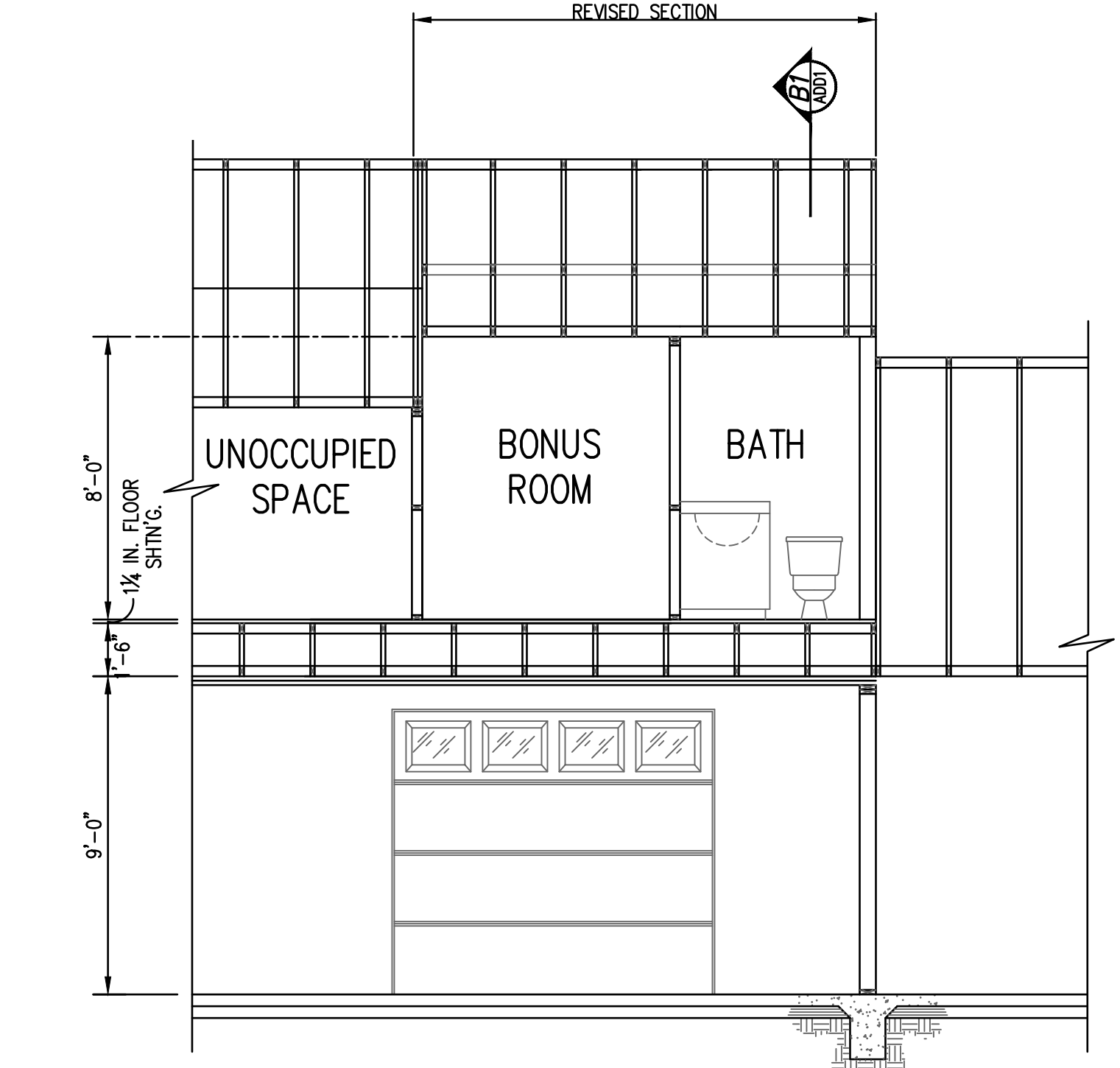
REVISED ROOF PLAN SCALE:  $\frac{1}{4}" = 1'-0"$



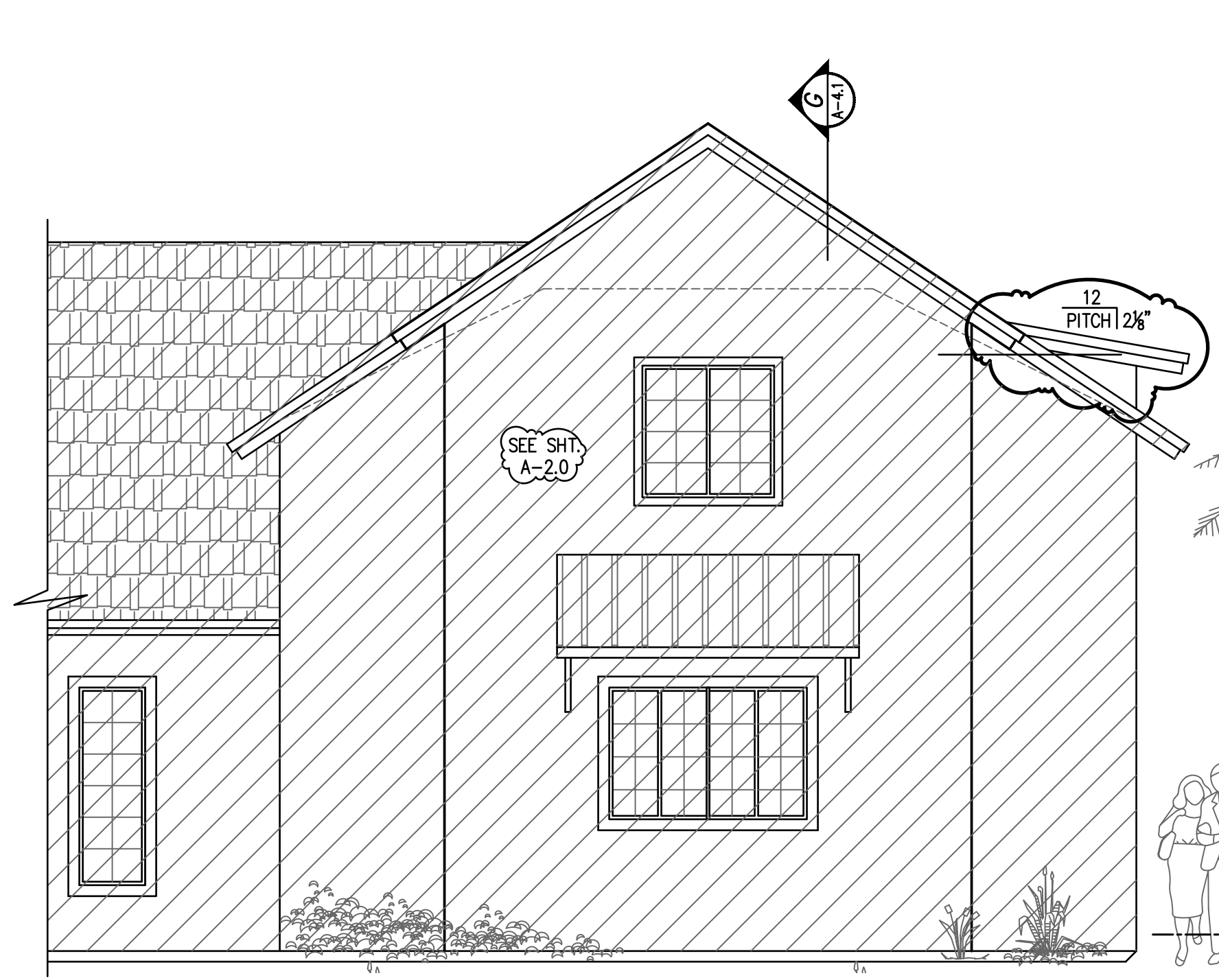
REVISED TRUSS LAYOUT SCALE:  $\frac{1}{4}" = 1'-0"$



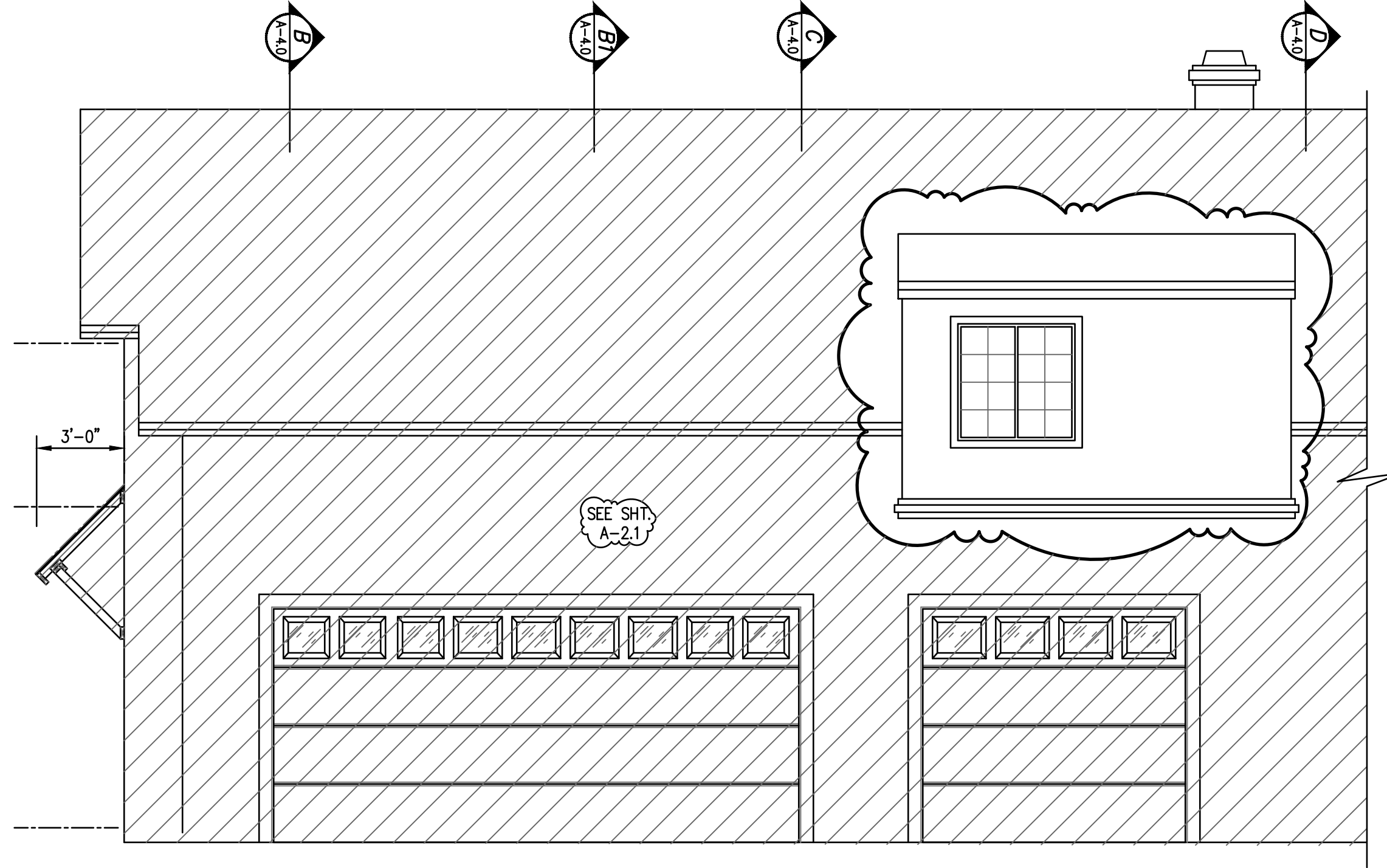
 *REVISED BUILDING SECTION* SCALE:  $\frac{1}{4}" = 1'-0"$



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



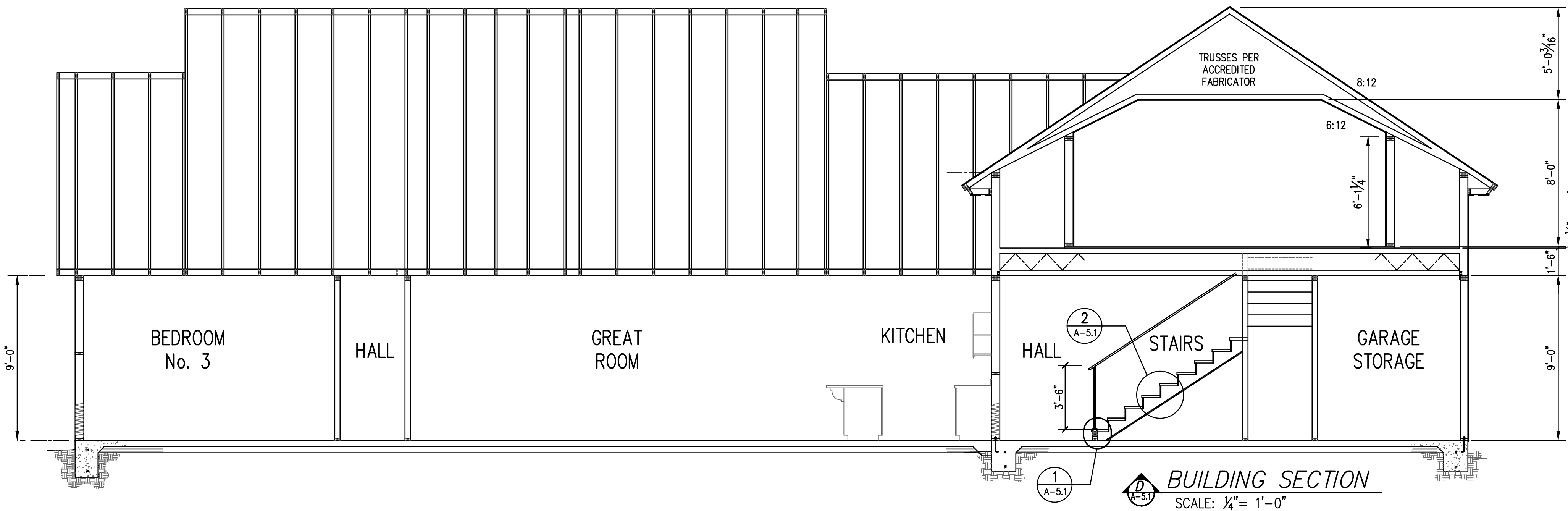
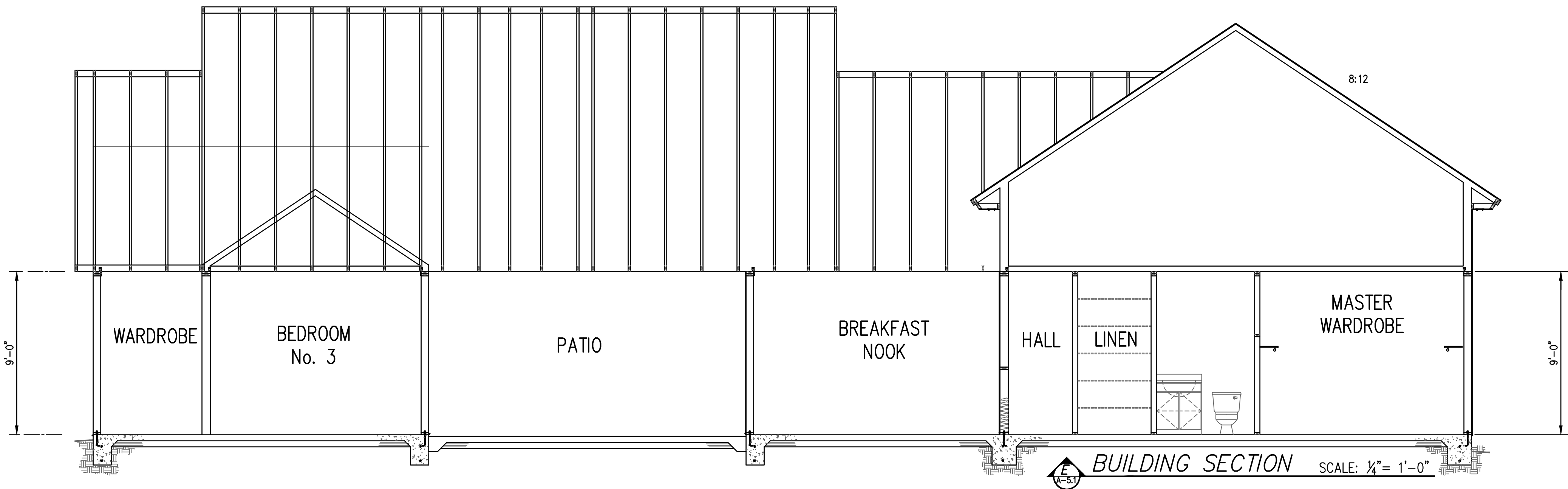
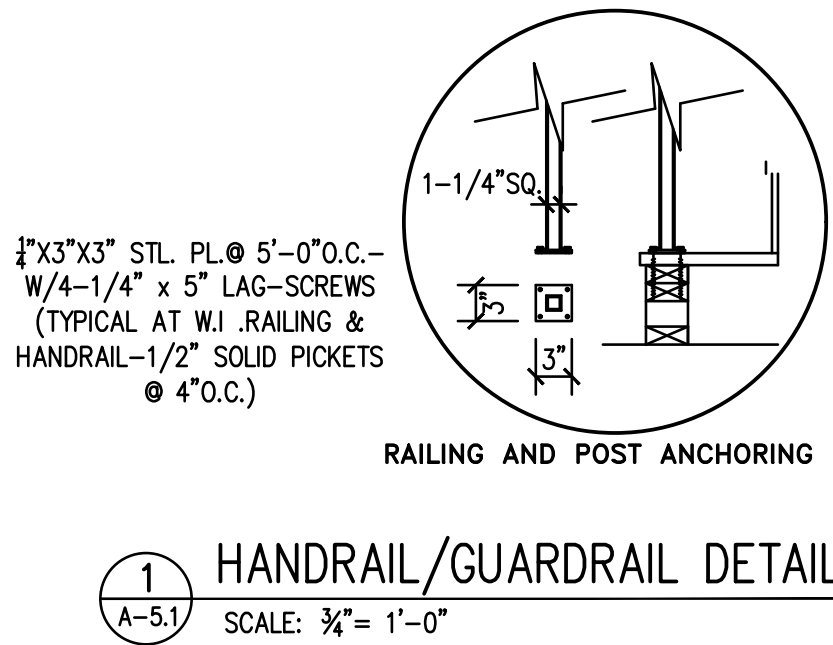
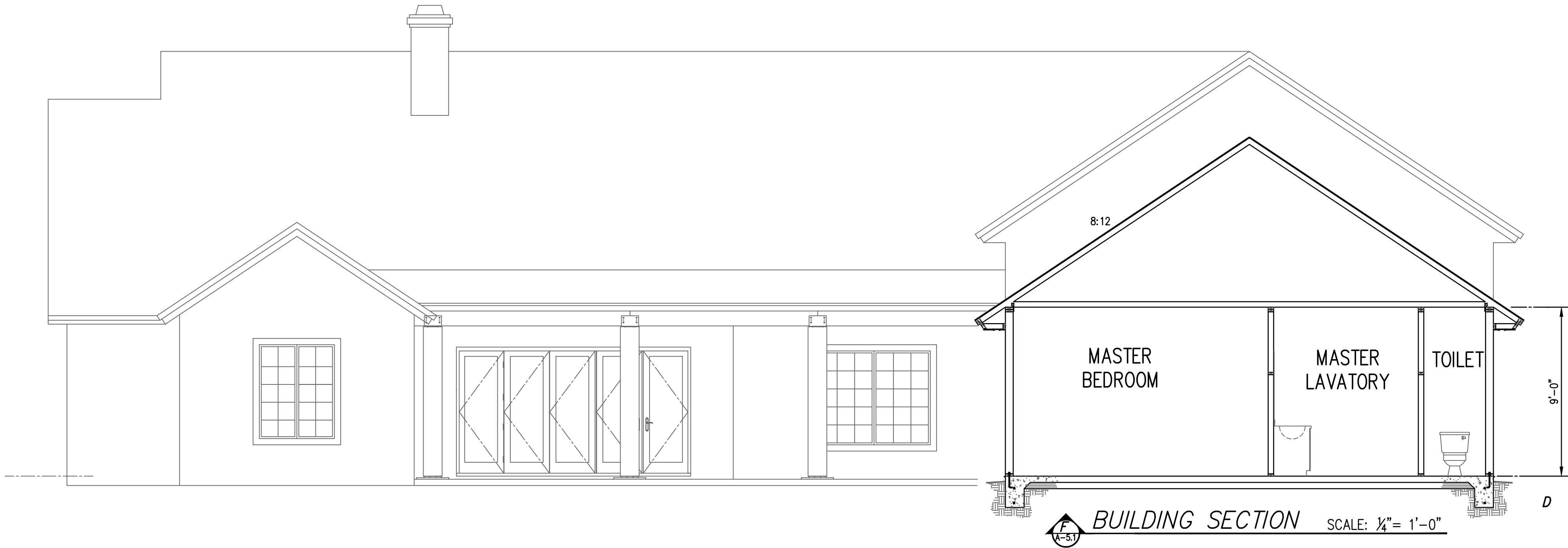
REVISED FRONT ELEVATION SCALE:  $\frac{1}{4}" = 1'-0"$



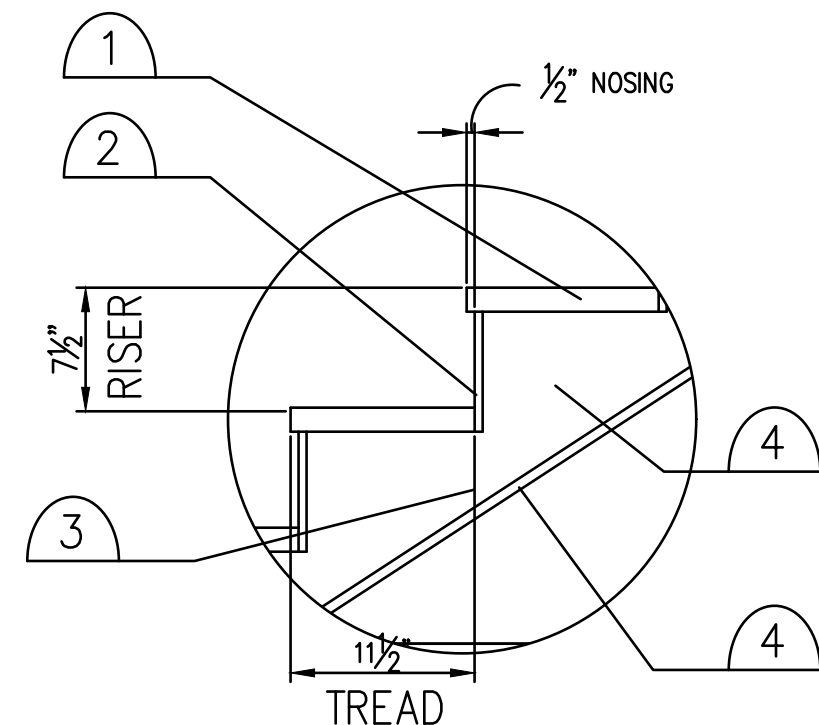
REVISED RIGHT ELEVATION SCALE:  $\frac{1}{4}" = 1'-0"$

BUILDING REVISION FOR  
POP-OUT SHED ROOF AT  
BONUS ROOM LEVEL  
-13 May, 2021-

NOTE:  
SEE STRUCTURAL ENGINEERS DRAWINGS,  
FOR DIMS, CALCS. AND SPECS FOR  
FOUNDATION, BEAMS AND HEADERS



4. 5/8" TYPE-X GYP BD. AT ENCLOSED USABLE SPACE UNDER STAIRS. R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" (12.7 mm) gypsum board.
5. ADDITIONAL CODE REFERENCE (2012 IRC)
- R311.7.5.1 Risers. The maximum riser height shall be 7 3/4" inches
- R311.7.5.2 Treads. The minimum tread depth shall be 10 inches
- R311.7.5.3 Nosings. The radius of curvature at the nosing shall be no greater than 3/8 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers.
- Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
- R311.7.5.2.1 Winder treads. Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch.



2 STAIR DETAIL  
SCALE: 3/4" = 1'-0"

1. 1/2" PWD. AT RISERS, FASTEN TO STRINGERS.  
2. 2x12 (11 1/2" ACTUAL) TREADS.  
3. 2x12 STAIR STRINGERS.
- 16 TREADS AT 11 1/2"  
17 RISERS AT 7 1/2"



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- Builder -  
**Owner - Builder**

- Drawings For Owner -

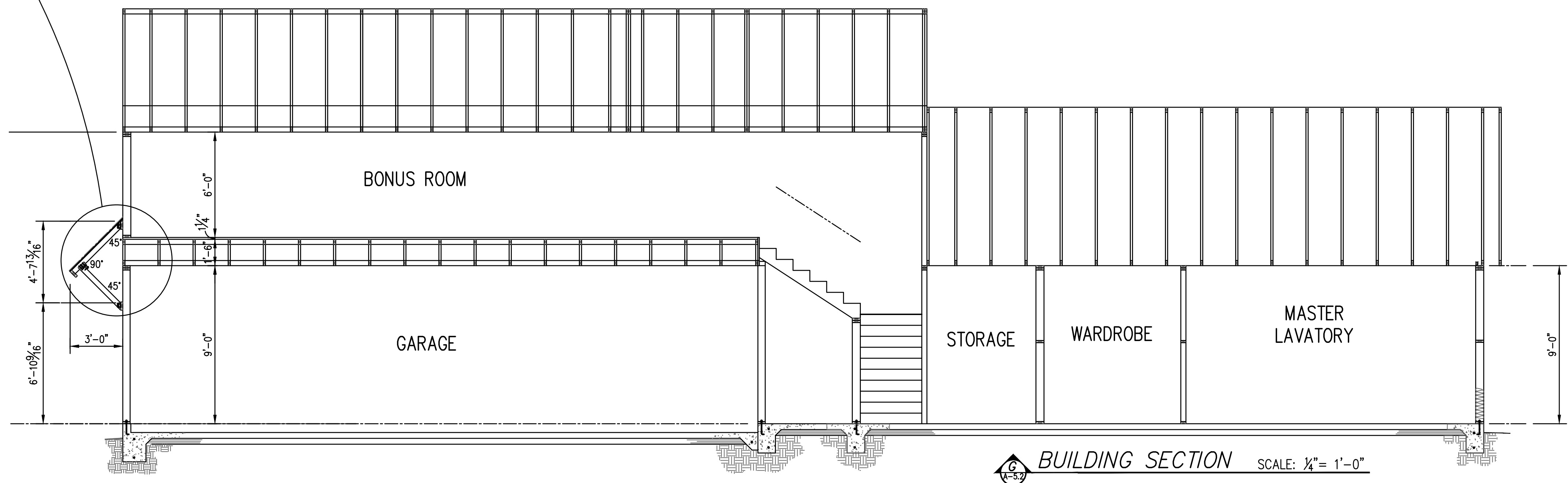
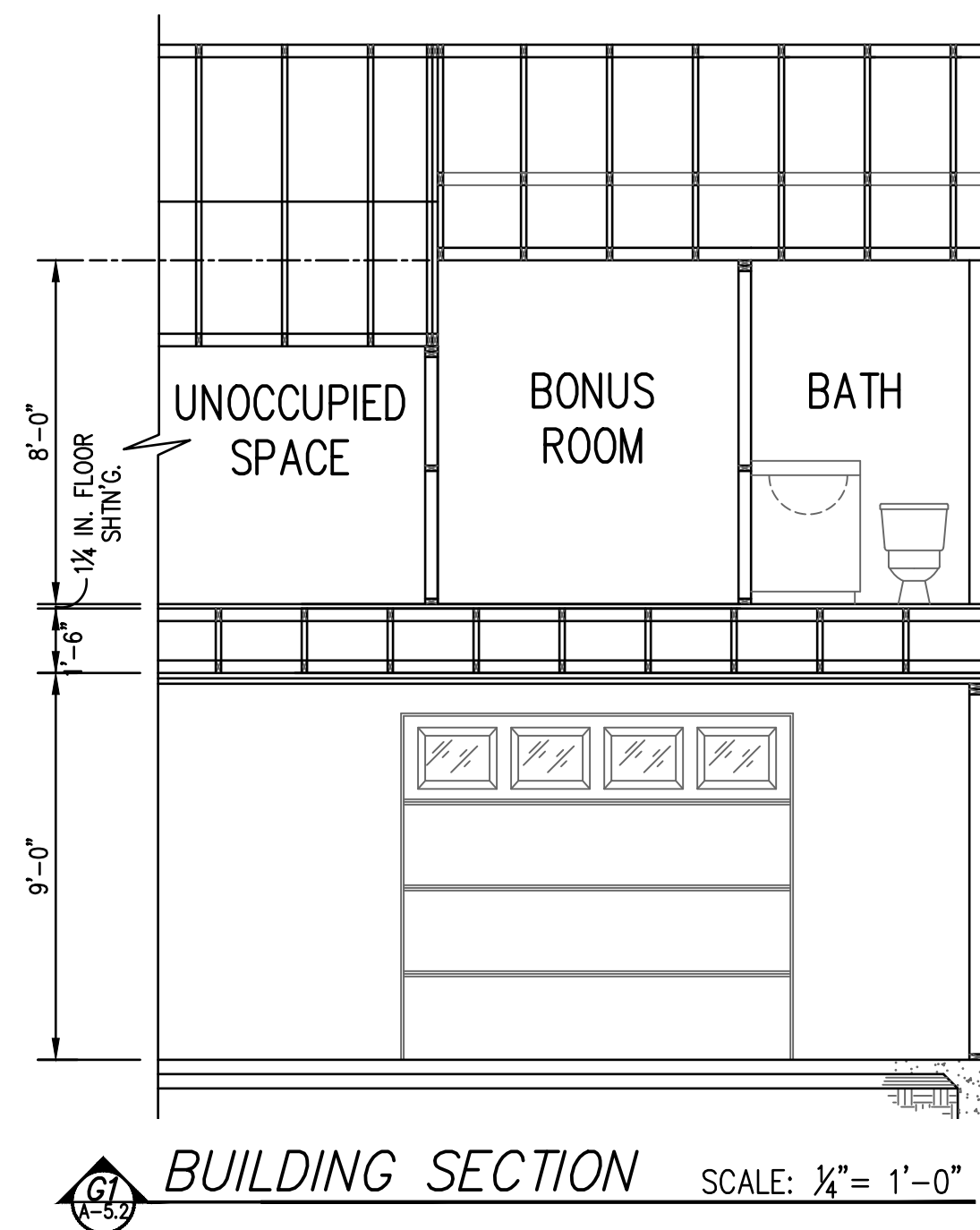
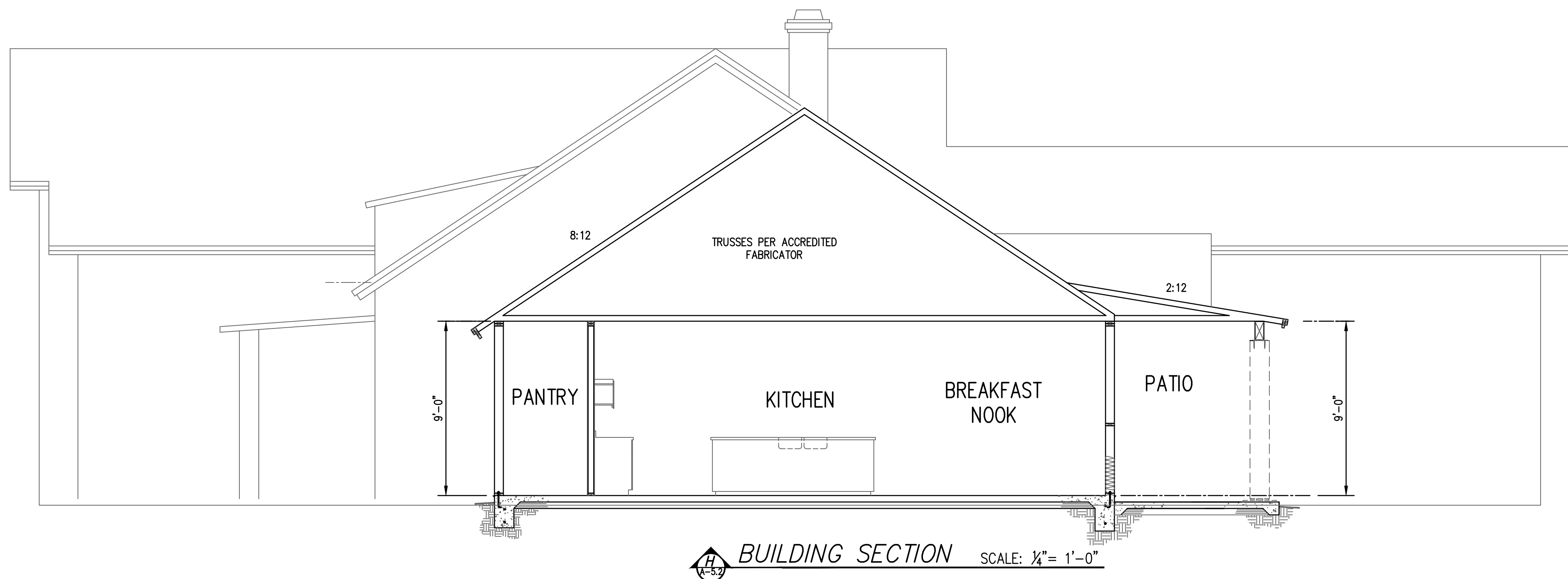
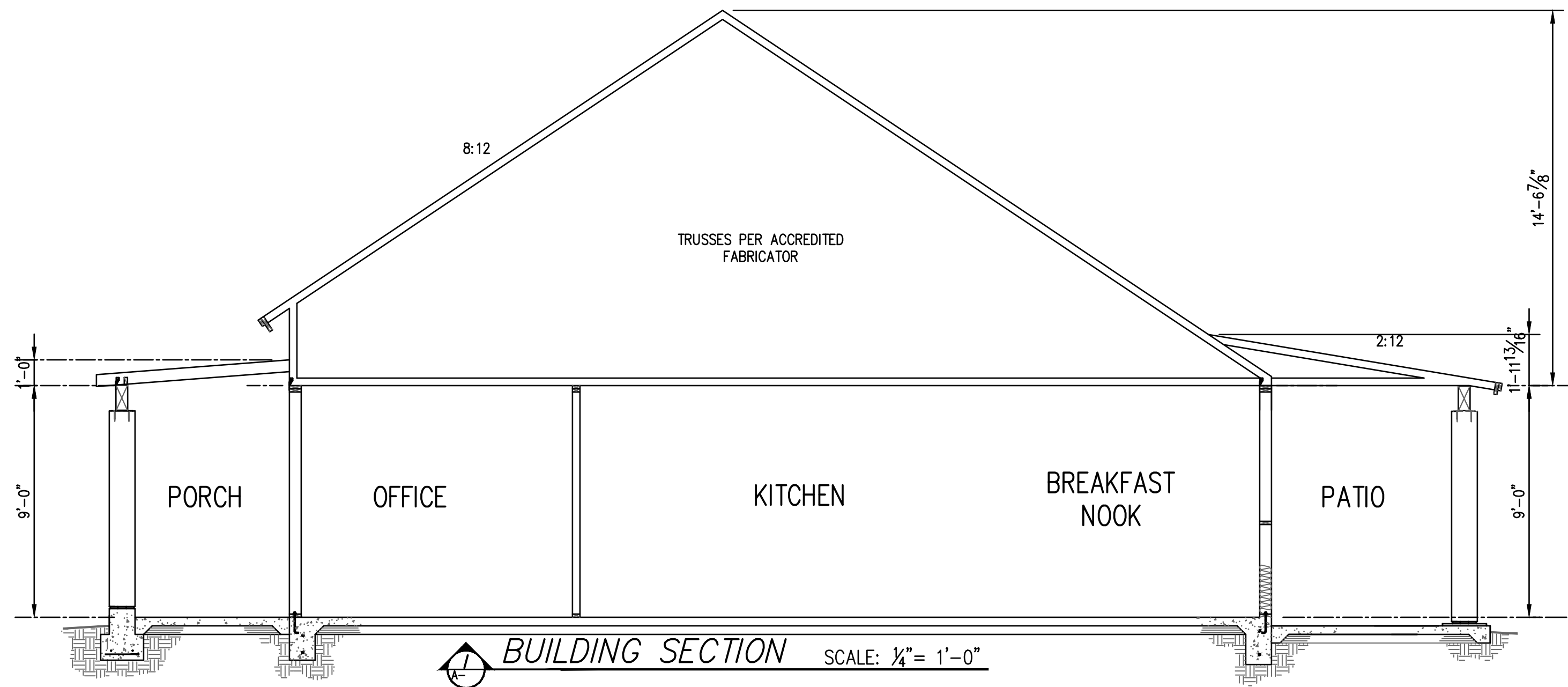
| MARK | DATE | REVISIONS   | DESCRIPTION |
|------|------|-------------|-------------|
| 1    | 6/1  | PLAN REVIEW | REVISIONS   |

DATE: 14 MARCH, 2021  
SCALE: AS SHOWN  
DRAWN: SRT/JB  
CHECKED: RH  
SHEET TITLE:  
**BUILDING SECTIONS & DETAILS**  
SHEET NUMBER:  
A-5.1  
9 OF

(4) 0.148 x 1½" NAILS EA. SIDE.

SIMPSON STRONG-TIE A23 ANGLE – FASTENED PER FABRICATORS INSTRUCTIONS  
FRAMED POP-OUT  
SCALE: 1"=1'-0"

NOTE:  
SEE STRUCTURAL ENGINEERS DRAWINGS,  
FOR DIMS, CALCS. AND SPECS FOR  
FOUNDATION, BEAMS AND HEADERS





PLAN SEAL

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**Owner - Builder**

- Drawings For Owner -

| MARK   | DATE | REVISIONS | DESCRIPTION |
|--------|------|-----------|-------------|
| BY     |      |           |             |
| REVIEW |      |           |             |
| PLAN   |      |           |             |
| 6/1    |      |           |             |

DATE: 14 MARCH, 2021

SCALE: AS SHOWN

DRAWN: SRT/JB

CHECKED: RH

SHEET TITLE:  
**BUILDING SECTIONS & DETAILS**

SHEET NUMBER:  
10 OF 10

A-5.2