SQL F E FOOT SIS

1) TO TALL SQUARE FUCINGE:

2)FINISH OF FLOOD AREA

3) GARAGE.

5) COVERED PORCHES

325

209

454

ALL DIMENSIONS SHOULD THEAD ALCULATED AND NEVER SCALED.

NOTE: THE BUILDER OR G.C. IS RESPONSIBLY. ENFOYCE AND CONSTRUCT THIS HOME PER THE LOCAL STATE AND BUILDING DEPLITMENTS ODES. EACH STATE AND CITY HAVE THEIR OWN REQUIREMENTS TO BE FOLLOW. RICK DISIGNS IS MOT RESPONSIBLE FOR CODE REQUIREMENTS FOR EACH STATE AND LOCAL AREA BUILDING DEPARTMENTS.

NATIONAL BUILDING CODES MUST BE ADHERED TO SEFERE THE MFPA CODES AND STANDARDS PER THE AREA WHERE THE HOME IS BEING TO STRUCTED.

ELEVATIONS SHOWN ARE DEPENDENT ON THE FOUNDATION THAT IS INSTANTIONS SHOWN ARE BASED ON A CRAWL SPACE CONSTRUCTION.

IF THE HOME IS TO BE CONSTRUCTED WITH A BRICK EXTERIOR, A BRICK LEDGE MUST BE INSTALLED ON THE FOUNDATION. PROVIDED PAGES ARE FOR SIDING OR STUCE APPLICATION.

1. It is the responsibility of the builder to assure that all work is in accordance with the latest edition of all applicable Nation, State, and Local-Building the builder's responsibility to ensure that all work is conducted in accordance with the latest edition of all applicable Construction Standards.

2. It is the responsibility of the builder to ensure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaner adjusted, operated and conditioned as directed by the manufacturers. Builder shall follow all instruction to sustain and preserve all expressed or implied warranties and quarantees.

3. It is the responsibility of the builder to assure that all materials, equipment and components are new and of good quality

4. It is the responsibility of the builder to check all dimension and details for overall accuracy appropriate to the local conditions and the final selection of materials such as masonin, floor joists, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimension and details. For example, if standard lumber joists are used in place of engineered floor joists, the floor-to-floor dimension would vary from the Plans and require revised stair dimension and framing.

Disclaime

1. Names of materials and manufacturers shown on the Plans do not represent an endorsement or recommendation by the Designer. Final selections of materials are the responsibility of the home Client and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans, and over which the Designer has no control responsibility. The Designer shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

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THE MODISH ONE

INSULATION - MINIMUM REQUIREMENTS:

BASED ON ZONE REQUIREMENTS FOR WHERE THE HOME IS BEING CONSTRUCTED.

FLOOR: PER LOCAL CODE WALLS: PER LOCAL CODE ATTIC: R30 - PER LOCAL CODE

BUILDER OR G.C. TO PROVIDE INTENDED INSULATION FOR THE HOME.

MOOD/LUMBER REQUIREMENTS:

ALL EXTERIOR WALL AND INTERIOR WALLS - PINE #3
ALL ROOF RAFTERS TO BE PINE #2

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

NOTE:

ALL PLUMBING FIXTURES SHALL BE HIGH EFFICIENCY

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. RK Designs is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



FRONT ELEVATION SOARD & ATTEN OPTION



FRONT ELEVATION -STUCCO OPTION N.T.S.



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GENERAL NOTES: CONSTRUCTION AND FRAMING NOTES ALL BEROUGLAS-FIR-LARCH, HEM-FIR OR SOUTHERN YELLOW PINE WITH FB=1450 AND E=1.6 MINIMUM RS SHALL BE FREE FROM ALL SPLITS, CHECKS OR SHAKES. OTED OTHERWISE, PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS, DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS, DOUBLE 2X12 HEADERS WITH ½" PLYWOOD, GLUED BETWEEN AND NAILED, FOR ALL OPENINGS IN 2X6 WAL S NAILED OGETHER FOR ALL OPENINGS IN 2X4 WALLS 4.FLOOR CONSTRUCT QNGUE AND GROOVE SUBFLOOR WITH FINISH MATERIAL OVER. N: N: N SHA L NSIST OF (3) 2X2 STRINGERS, 5/4" OR 2X THICK TREADS AND %" THICK RISERS OR MATERIALS FABRICATED BYA COMPONENT MANUFACTURER. TRUC 6 ALL WOOD PLATES IN CON ACT WITH CONCRETE SHALL BE PRESSURE TREATED AND SILICONE SEALED. 7.MICRO-LAM BEAMS SHAL HAVE BENDING STRESS: FB=2800 PSI. VERIFY WITH LOCAL CODES. 8.5 PECIAL UPLIFT CONNECTORS AS IND 9.MINIMUM HEADER SIZE SHALL BE (2) Q AT CANTILEVERED JOISTS SHALL BE SIMPSON STRONG TIE ANCHORS OR EQUAL. 6" UN ESS NOTED OTHERWISE EXTERIOR WALLS SHALL BE (2) 2X12 WITH 1/2" PLYWOOD. 10 ALL STRUCTURAL STEEL SHALL CO F WHAT I TED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED AT 24" ON CENTER. RIGIDLY FASTEN ALL CONNECTING RAFTERS AND JOISTS AS APPROVED BY GOVERNING CODES, UNLE SS OTHERWISE NOTED. 12.FLOOR FRAMING LAYOUT SHALL BE COO IN TEC. THIT E GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCT WORK. FLOOR TRUSS LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURE.
13.PROVIDE BRIDGING OR BLOCKING AT MIDS P. NOF JOIST RAFTERS/TRUSSES, MAXIMUM SPACING BETWEEN BEARING WALL AND BLOCKING IS 8'0". 14. THESE FRAMING PLANS WERE DESIGNED UST ALL APPL OF SLOCAL CODES 15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE NIT ALL APPL OF SLOCAL CODES ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CO. SANDST COURAL INTEGRALY. TAND ROCONSTALCTION PRACTICES. THEY CONFORM TO STANDARD BUILDING CODES. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS MAY BE REQUIRED TO THESE PLANS. LOCAL CODES. REGULATIONS AND FHA/VA MPS. THE BUILDER SHALL VERIFY ALL CONDITIONS WITH LOCAL STRUCTURAL ENGINEERS AND CODE OFFICIALS PRIOR TO USING THE FRAMING M 1. HVAC TO BE IN ATTIC. VERIFY WITH BUILDER. 2. UPPER FLOOR CEILING HEIGHTS TO BE 8'0" UNLESS NOTED. 3. UPPER FLOOR JOISTS TO BE 16 ½" OPEN WEB FLOOR TRUSSES @ 16"OC W/3/4 T&G ADVANTECH FLOOR GLUED AND SCREWE R FLÒ X R TRUSS LAYOUTS. ALL OPEN WEB FLOOR TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUF. TRUSS MANUF. WILL PROVIDE TRUSS LAYOUT BASED ON ENGINEERING TRUSS MANUF. TO SUPPLY TRUSSES W/ CHAMFERED END ON SELECTED UNITS TO LL SUPPORT AND RATER CLEARANCE 4.HVAC AND W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED. FLEVATION NOTES 1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LE FRONTAND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE POR ECESS RY ADJ COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE 🔀 STMENTS TO HOUSE WITH OWNER. 2. PLUMBING AND HVAC VENTS SHALL BE GROPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BLOC TED AW Y FROM PUBLIC VIEW. I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR. 3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS MNEYS, PROJES ONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
INSTALL TINDOUS RIDGE KENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS. FRAMING NOTES: 4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, 5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL 6. RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 15'0" OR GREATER. 7. SUPPORT ALL HIP, VALLEY AND RIDGES @ 8'0" OC MAX. 8. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE. 9. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS. 10. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES. EXAMPLES: 11.2×6 RAFTER@16"OC MAX WITH ½" P W DECKING 12. 2X6 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING 13. 2X8 RAFTERS @ 24"OC MAX WITH 5/8"P W DECKING 14. 2X8 RAFTERS @ 16"OC MAX WITH 1/2" P W DECKING 6.FASCIA OVERHANG TO BE 12" (TYP) UNLESS NOTED ON ELEVATIONS 7.ALL HIP/VALLEY RAFTERS TO BE 2X10 UNLESS NOTED. NOTE: PURLING ARE PERMITTED TO BE INSTALLED TO REDUCE THE SPAN OF RAFTERS. PURLING SHALL BE SUPPORTED BY 2 INCH X 4 INCH BRACES INSTALLED TO B LLSATA PE OF NOT LESS THAN 45 DEGREES. THE BRACES SHALL NOT BE SPACED MORE THAN 48" APART ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED & FT. PURLINS SHALL BE CONTINUOUS (REFER IRC R&02.5.1) FLOOR PLANS NOTES: 1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALLSTRUCTU AS ALL FRAMING WALLS. BEAMS. CONNECTIONS. HEADERS. JOIST SANDRAFTERS 2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE 3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. 4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED. I.E MOUNT AS LOW AS POSSIBLE. 5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES,ETC. IT IS THE CONTRACTOR'S RES HAT ALL ITEMS AND CONSTRUCTION MEET OR EXC EED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASES AS CONSTRUCTED 6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS. 7. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS. 8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION. 9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH S 10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED. 11 ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450 12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME. 13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 40 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE. 14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE. 15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8 TYPE X GYP BOARD W/1 HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED P. RESIDENCE. 16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH ½" GYPSUM BOARD. WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24"OC OR GREATER, USE

DO NOT SCALE DRAWINGS

CEILING MEMBERS LESS THAN 24"OC.

PAGE INFORMATION: GENERAL CONSTRUCTION NOTES

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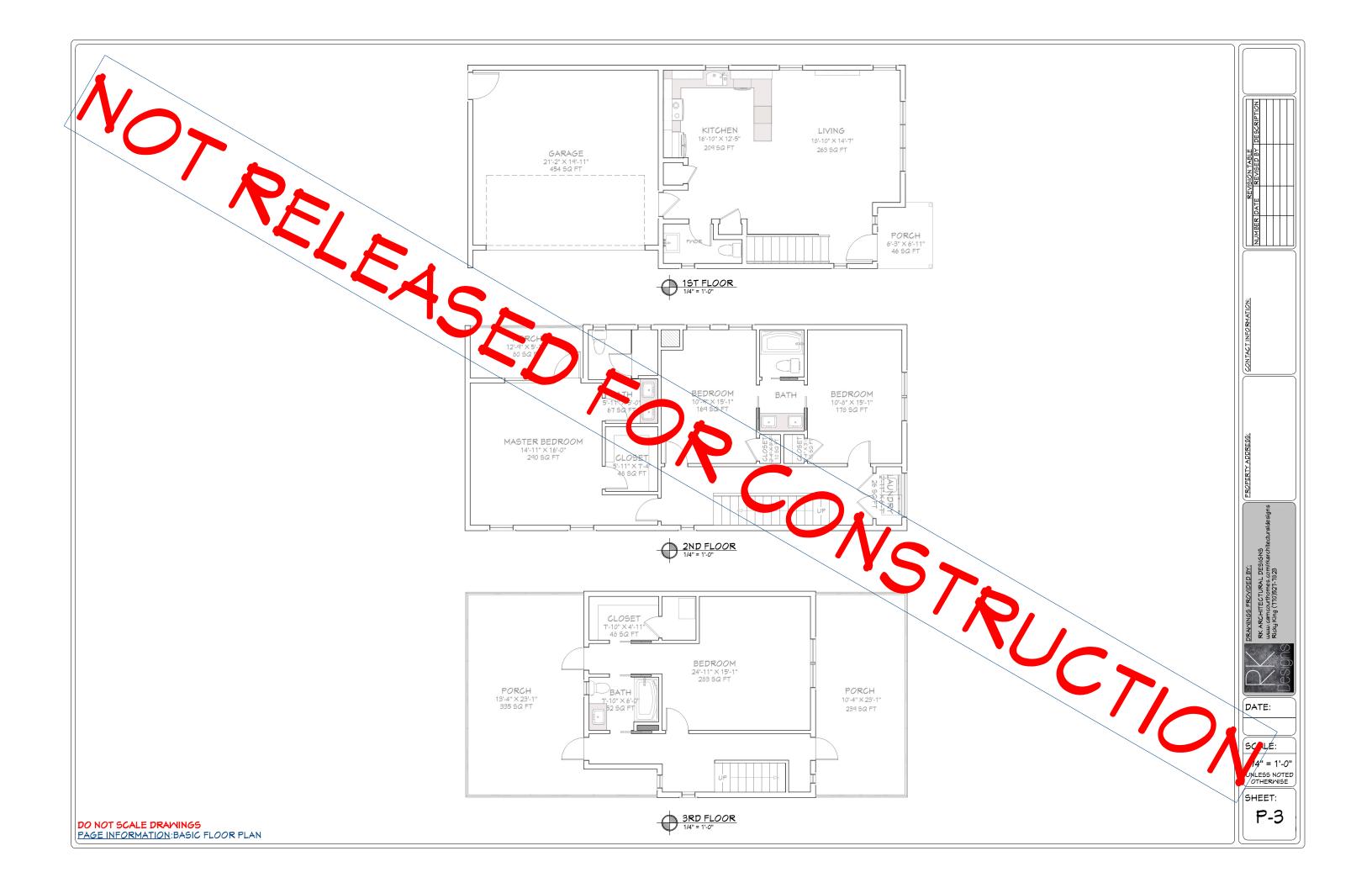


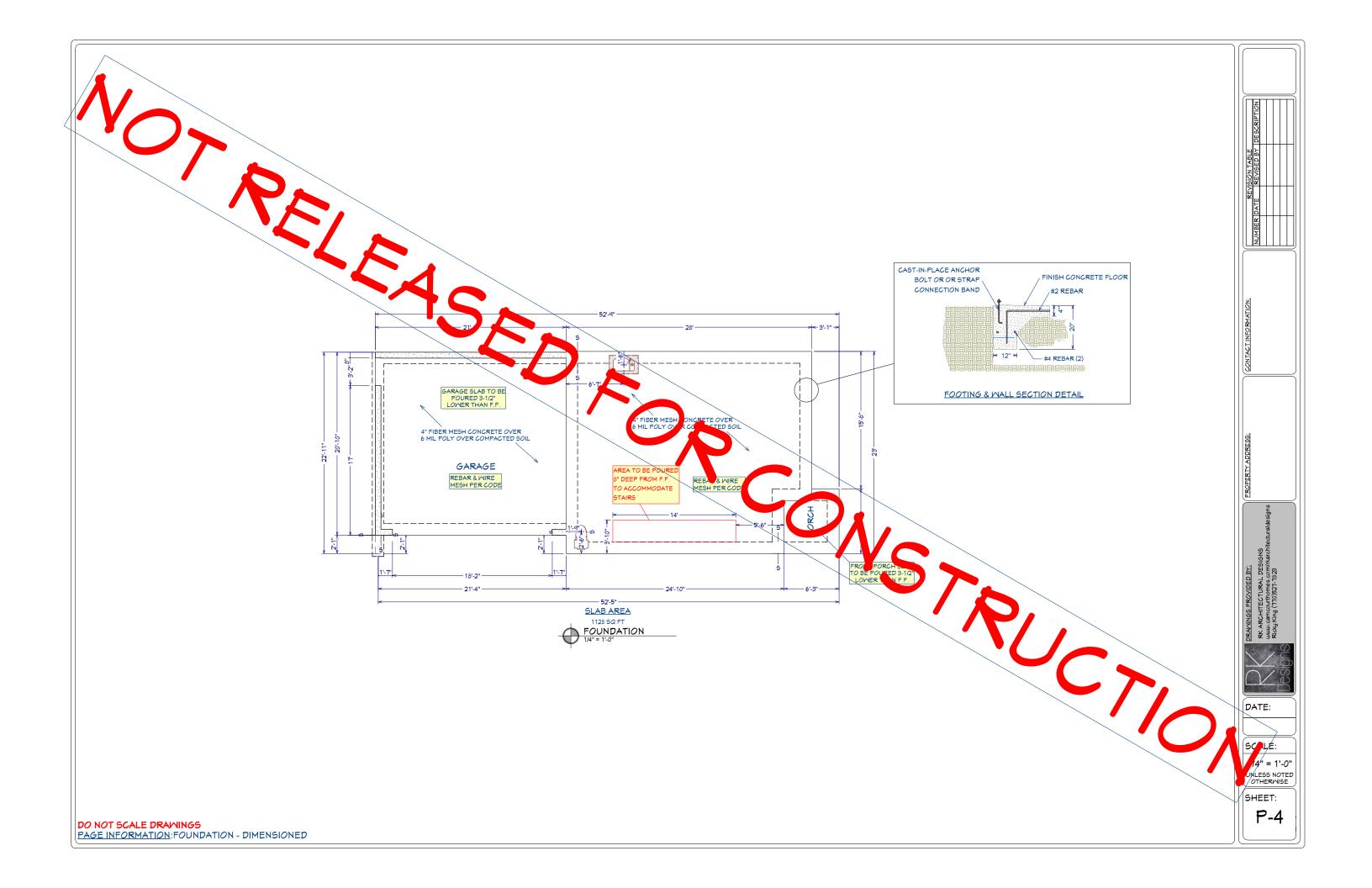
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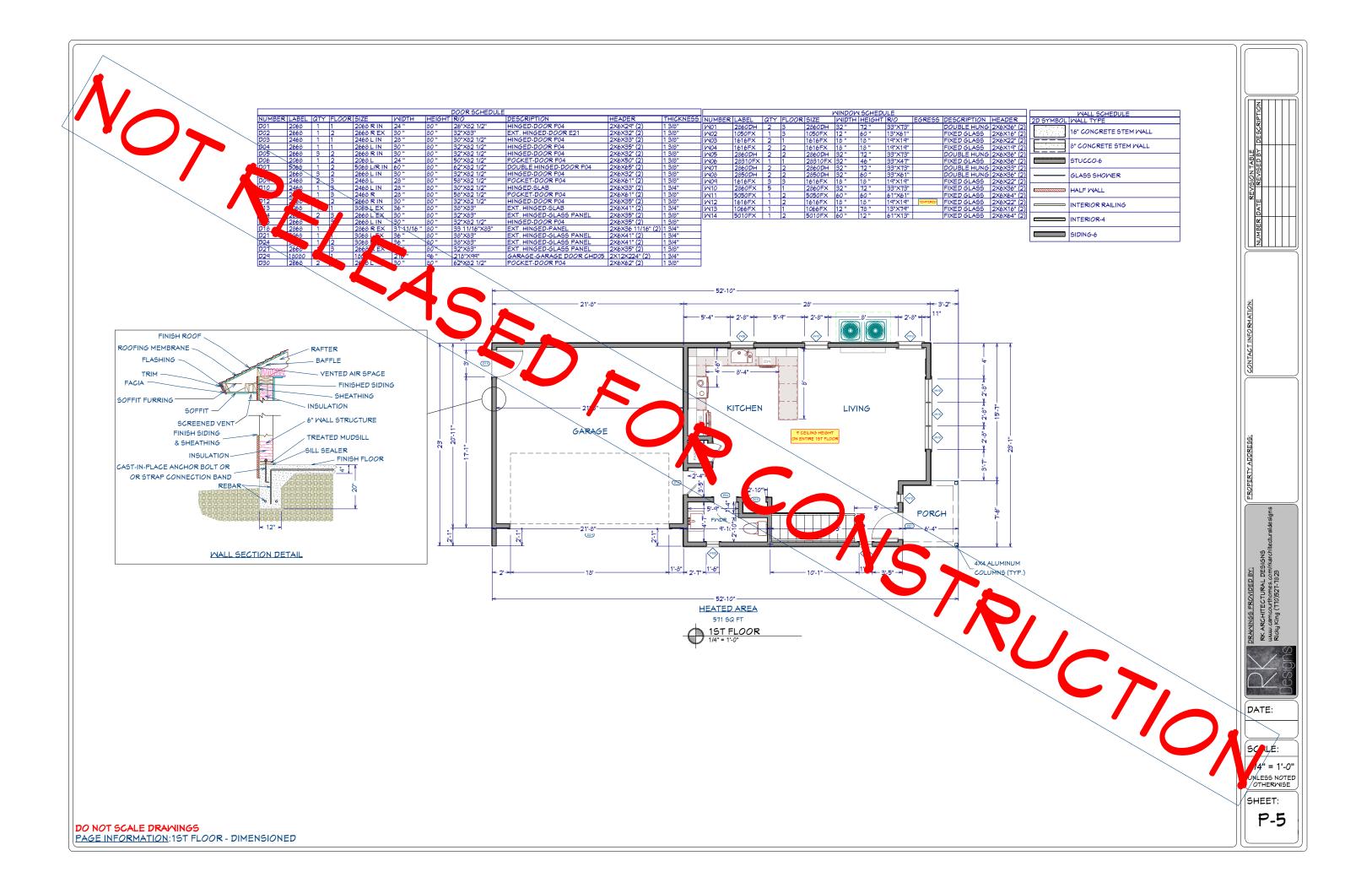
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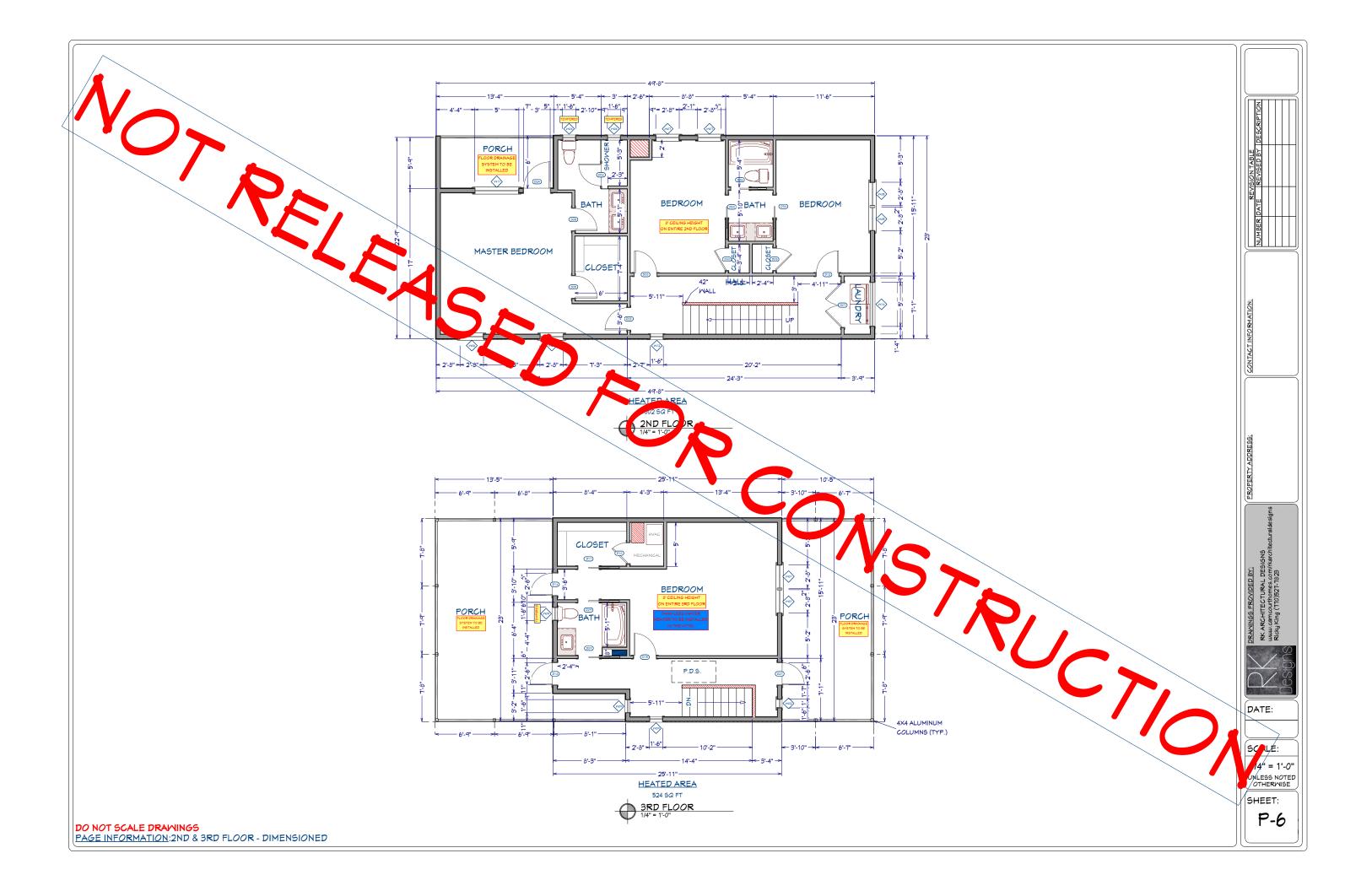
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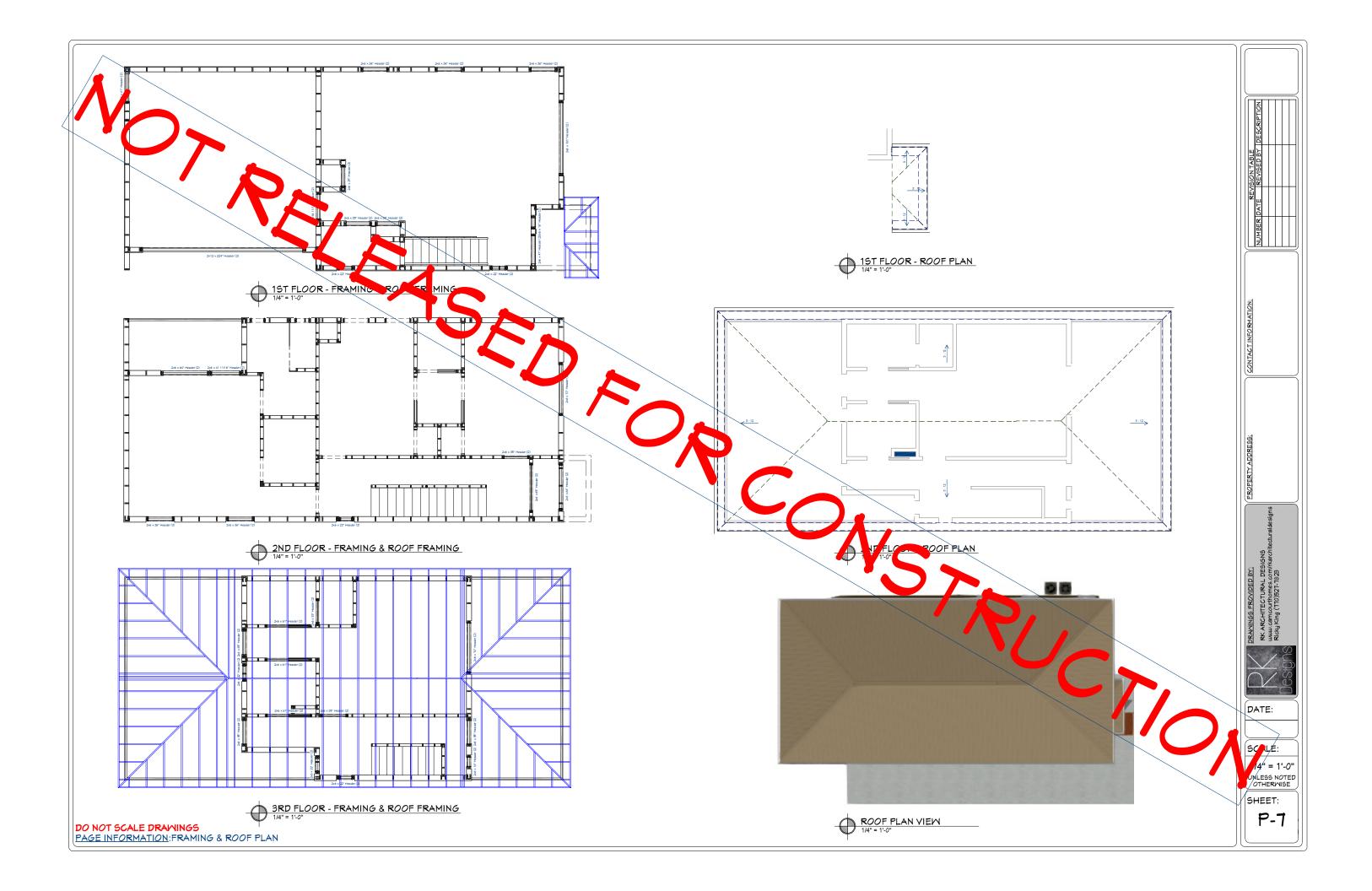
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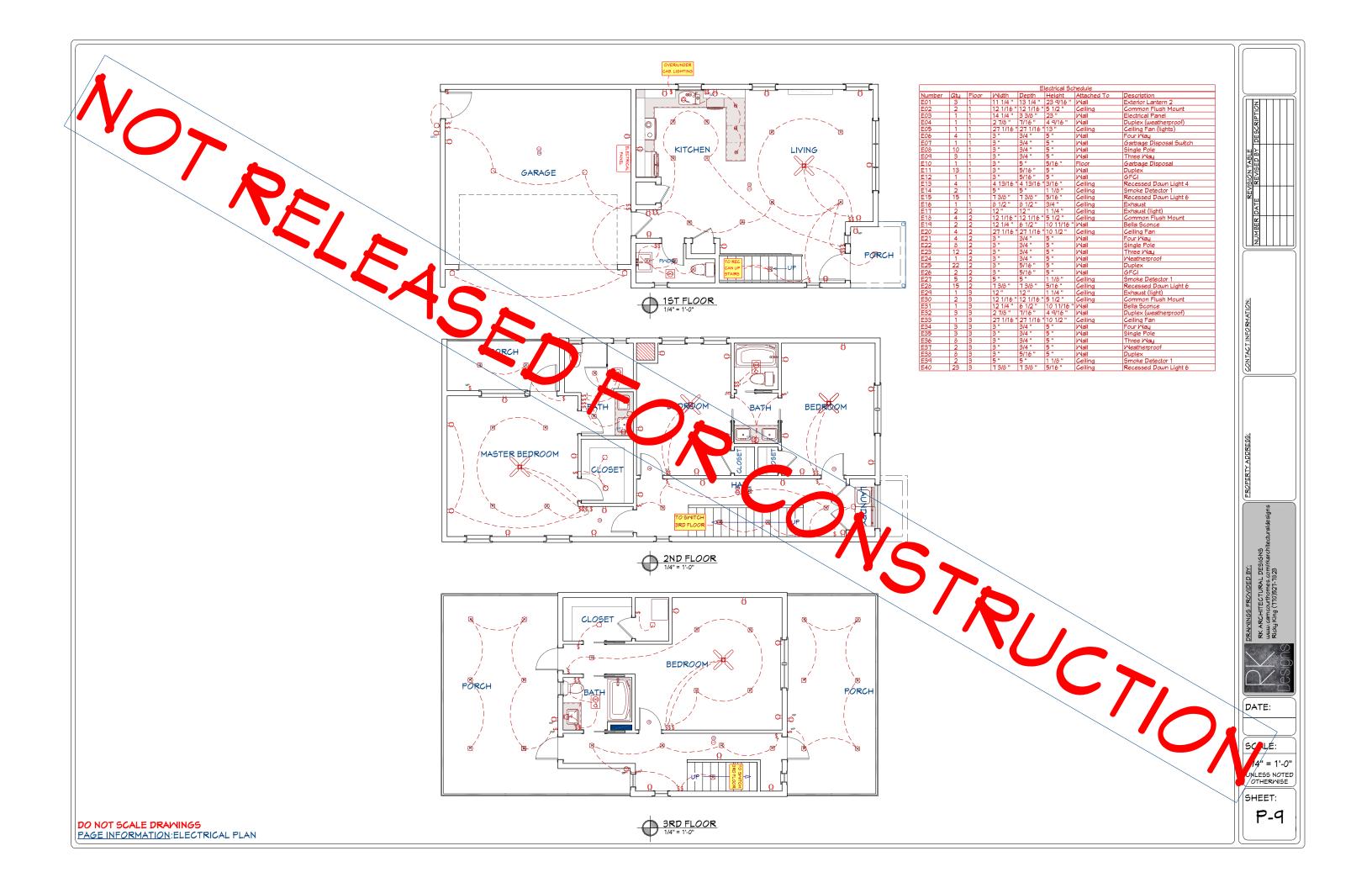












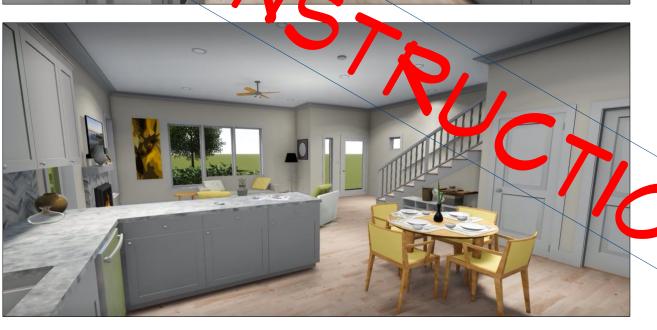












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P-12

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PAGE INFORMATION:3D MODELS - BOARD & BATTEN - EXTERIOR