

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CURRENT INTERNATIONAL RESIDENTIAL CODES AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, DATUMS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATIONS CHANGE BY LOCALITY, VERIFY SQUARE FOOTAGE COUNTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGNER/ARCHITECT.
- REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER/ARCHITECT. ANY REPRODUCTION, IN WHOLE OR IN PART, WITHOUT THE PERMISSION OF THE DESIGNER/ARCHITECT, IS PROHIBITED. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

CONSTRUCTION NOTES:

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATER TIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE TREATED 2x MATERIAL OF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL DESIGN PROS - VERIFY BUILDING SECTIONS VS LOCAL CONDITION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

PRODUCT QUALITY:

- CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
- ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
- ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:

- NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITTE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

ROOF FRAMING NOTES:

- NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE R502.5 (1) & (2) - FOOTNOTE 'D'.
- POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
- PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11
- THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (5).
- SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R802
- ATTIC VENTILATION PER IRC SEC R806.

FLOOR PLAN NOTES:

EGRESS:

- ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
- AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED B/T THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

WINDOW REQUIREMENTS:

- MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
- MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
- MINIMUM 20" NET CLEAR OPENABLE WIDTH.
- SILL HEIGHT SHALL NOT BE MORE THAN 4" ABOVE THE FLOOR.
- OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

MINIMUM ROOM AREAS & CEILING HEIGHT:

- HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
- HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS:

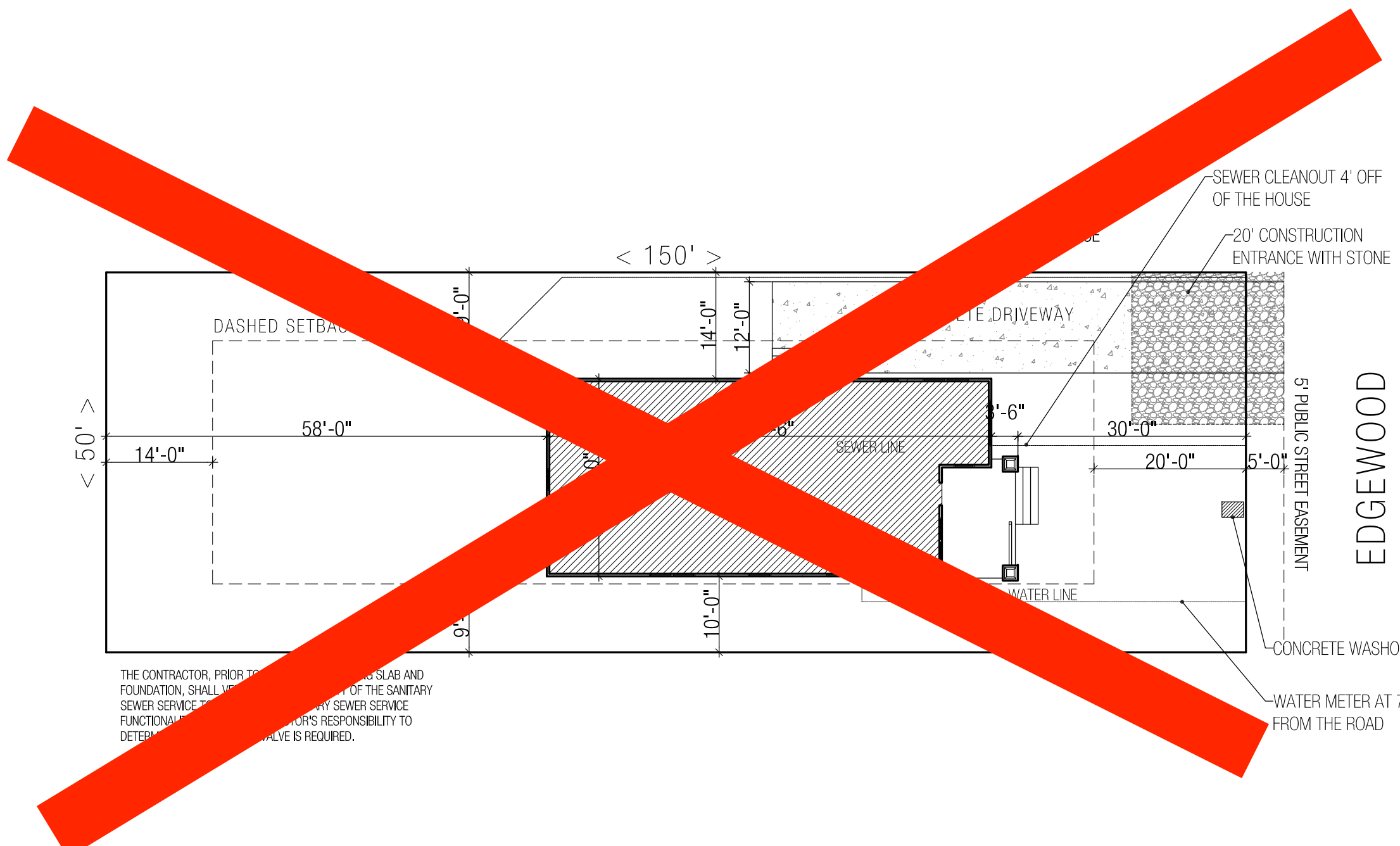
- STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

MINIMUM FIREPLACE REQUIREMENTS:

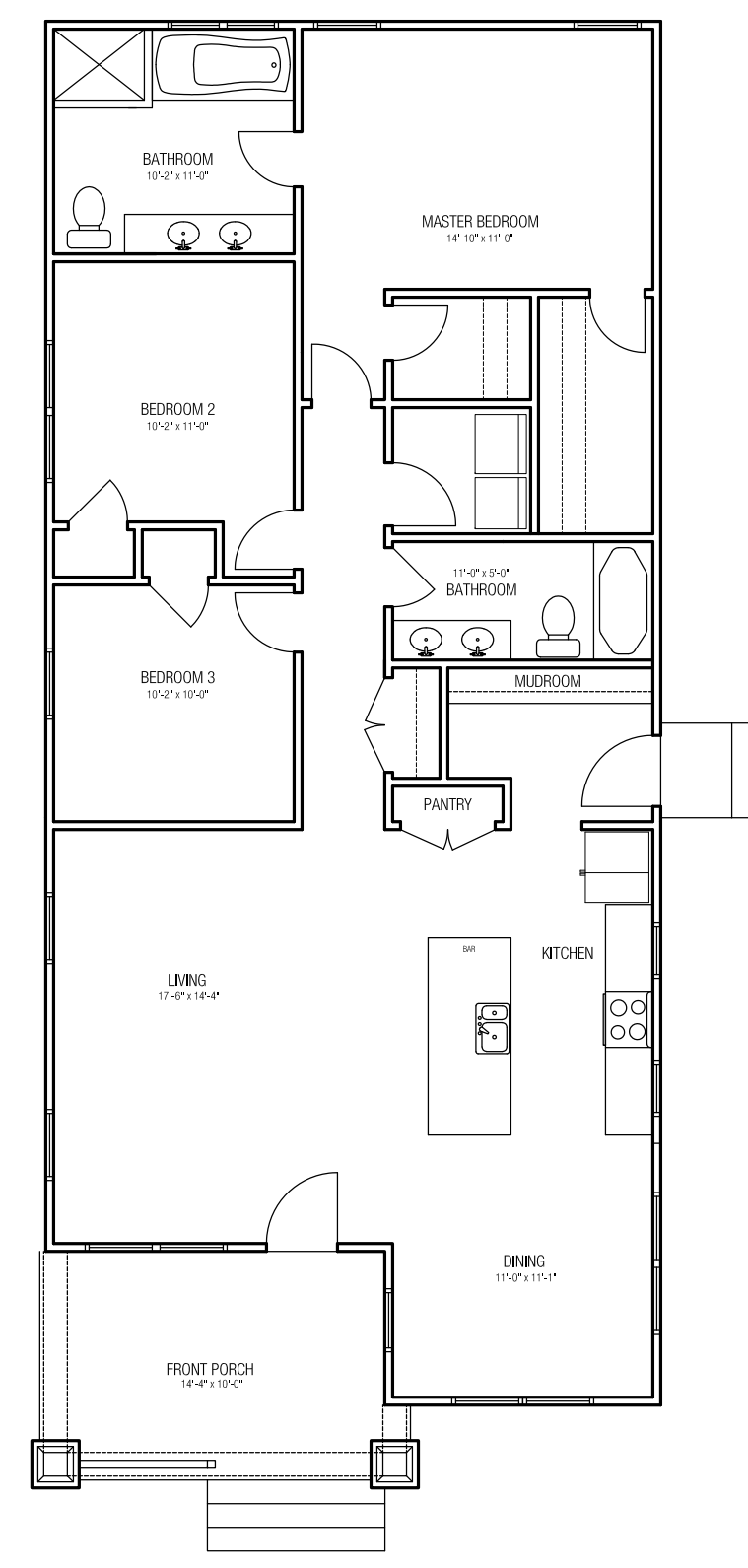
- PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

OWNERSHIP OF DOCUMENTS

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection Act of 1990.



FLOOR PLANS AND ELEVATIONS  
1/8" = 1'



# THE ADKINSON NARROW

## CONTENTS

- A0 - COVER SHEET
- A1 - Floor Plan & Wall Section Typical
- A2 - Elevations
- A3 - Electrical Layout & Foundation Plan
- A4 - Roof Plan & Porch Section

## SQUARE FOOTAGE

Interior Heated - 1428 SF  
Front Porch - 144 SF

## BUILDING HEIGHT

17'-4" AFF



### SCOPE OF WORK:

This project is for the design and construction of a new single-family residence and includes building of masonry foundation, wood framing for floor, walls, ceiling and roof and the installation of doors and windows, wall sheathing, exterior siding and interior finish materials including insulation and electrical fixtures. Interior trim and Kitchen cabinetry and counter tops and appliances shall be installed. Plumbing and HVAC duct work and diffusers shall be installed.

The General Contractor shall provide a new 150 A / 240 V electrical service electrical panel box and copper wiring, receptacles a, fixtures and switches. The General Contractor shall provide a new furnace and cooling system and duct work and all necessary diffusers. The General Contractor shall provide necessary water piping and new sanitary piping and necessary fixtures for the baths and kitchen. The General Contractor shall verify and coordinate Pre-Engineered Framing for the floors, ceiling and roof assemblies

This Drawings Provided for Architectural Design Only Field Verify all Dimensions Released For Construction

**HOME PATTERNS** crafted simplicity  
30 Elm Place, Hastings on Hudson, NY 10706  
(864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: 11/18/2021

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**BUILDING CODE INFORMATION**  
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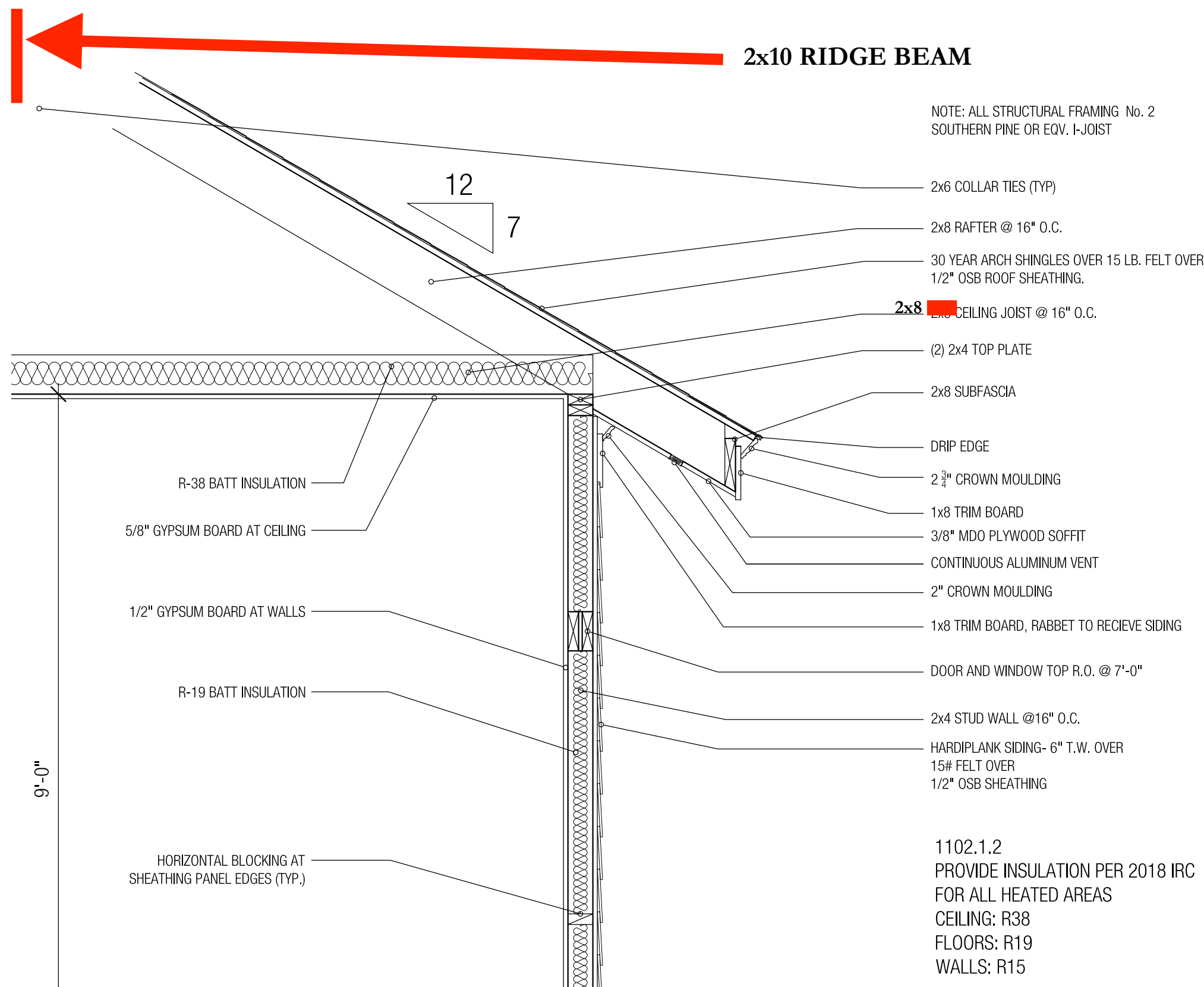


SECTION NOTES

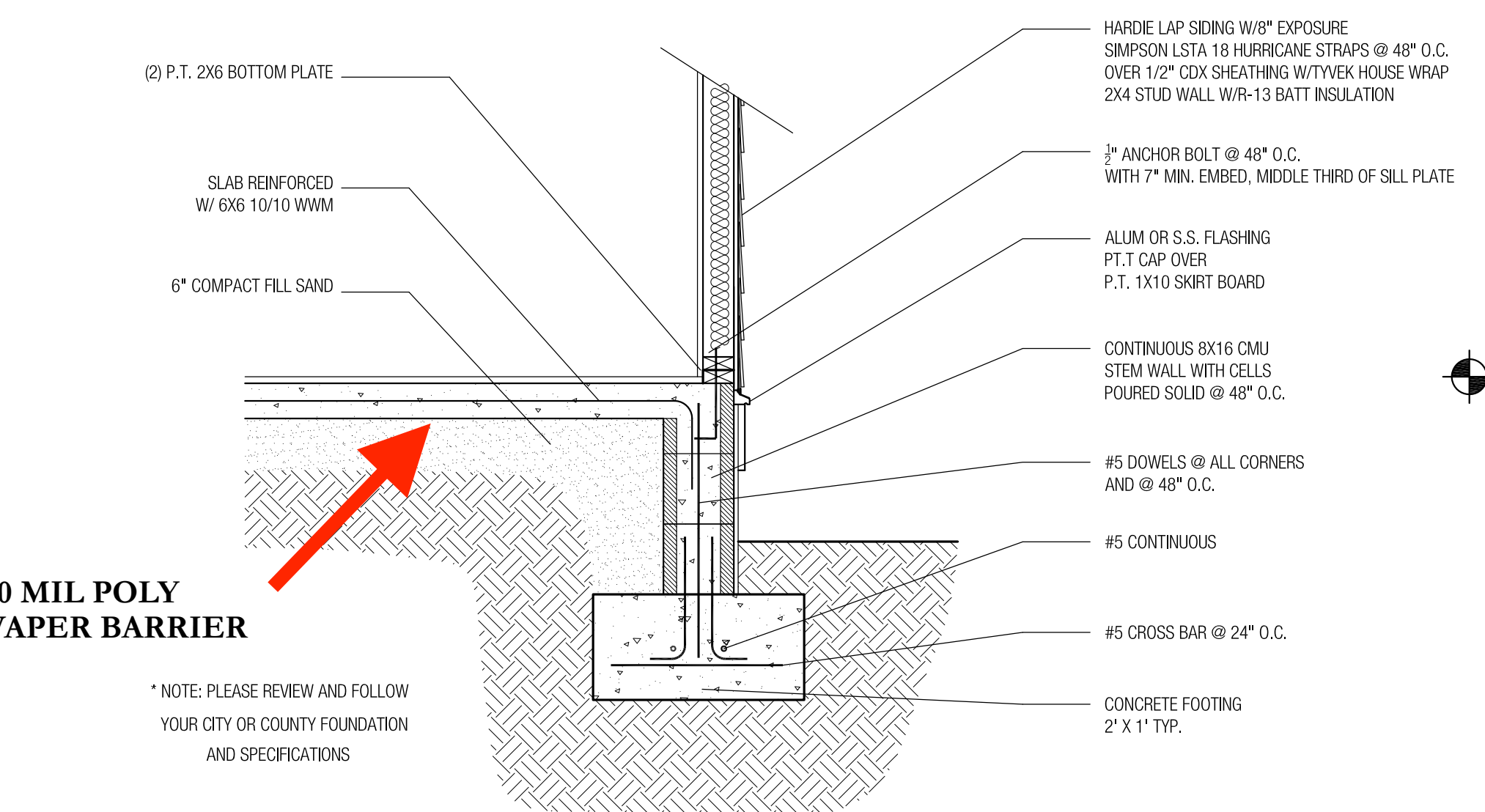
- A. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
- B. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- D. PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED)
- E. PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)
- F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".

Attic Ventilation cales:  
Ceiling area s 1428 sf  
there will be 50 lf of ridgevent  
at 0.86 net free ventilation  
for a ratio of 1/33.

2x10 RIDGE BEAM



- NOTE: ALL STRUCTURAL FRAMING No. 2 SOUTHERN PINE OR EQV. L-JOIST
- 2x6 COLLAR TIES (TYP)
  - 2x8 RAFTER @ 16" O.C.
  - 30 YEAR ARCH SHINGLES OVER 15 LB. FELT OVER 1/2" OSB ROOF SHEATHING.
  - 2x8 CEILING JOIST @ 16" O.C.
  - (2) 2x4 TOP PLATE
  - 2x8 SUBFASCIA
  - DRIP EDGE
  - 2 3/4" CROWN MOULDING
  - 1x8 TRIM BOARD
  - 3/8" MDO PLYWOOD SOFFIT
  - CONTINUOUS ALUMINUM VENT
  - 2" CROWN MOULDING
  - 1x8 TRIM BOARD, RABBIT TO RECEIVE SIDING
  - DOOR AND WINDOW TOP R.O. @ 7'-0"
  - 2x4 STUD WALL @ 16" O.C.
  - HARDIPLANK SIDING- 6" T.W. OVER 15# FELT OVER 1/2" OSB SHEATHING
- 1102.1.2 PROVIDE INSULATION PER 2018 IRC FOR ALL HEATED AREAS  
CEILING: R38  
FLOORS: R19  
WALLS: R15



- HARDIE LAP SIDING W/8" EXPOSURE
  - SIMPSON LSTA 18 HURRICANE STRAPS @ 48" O.C. OVER 1/2" CDX SHEATHING W/TYK HOUSE WRAP 2X4 STUD WALL WR-13 BATT INSULATION
  - 3/4" ANCHOR BOLT @ 48" O.C. WITH 7" MIN. EMBED. MIDDLE THIRD OF SILL PLATE
  - ALUM OR S.S. FLASHING P.T. CAP OVER P.T. 1X10 SKIRT BOARD
  - CONTINUOUS 8X16 CMU STEM WALL WITH CELLS POURED SOLID @ 48" O.C.
  - #5 DOWELS @ ALL CORNERS AND @ 48" O.C.
  - #5 CONTINUOUS
  - #5 CROSS BAR @ 24" O.C.
  - CONCRETE FOOTING 2' X 1' TYP.
- 10 MIL POLY VAPER BARRIER
- \* NOTE: PLEASE REVIEW AND FOLLOW YOUR CITY OR COUNTY FOUNDATION AND SPECIFICATIONS

WALL SECTION, RAISED SLAB OPTION

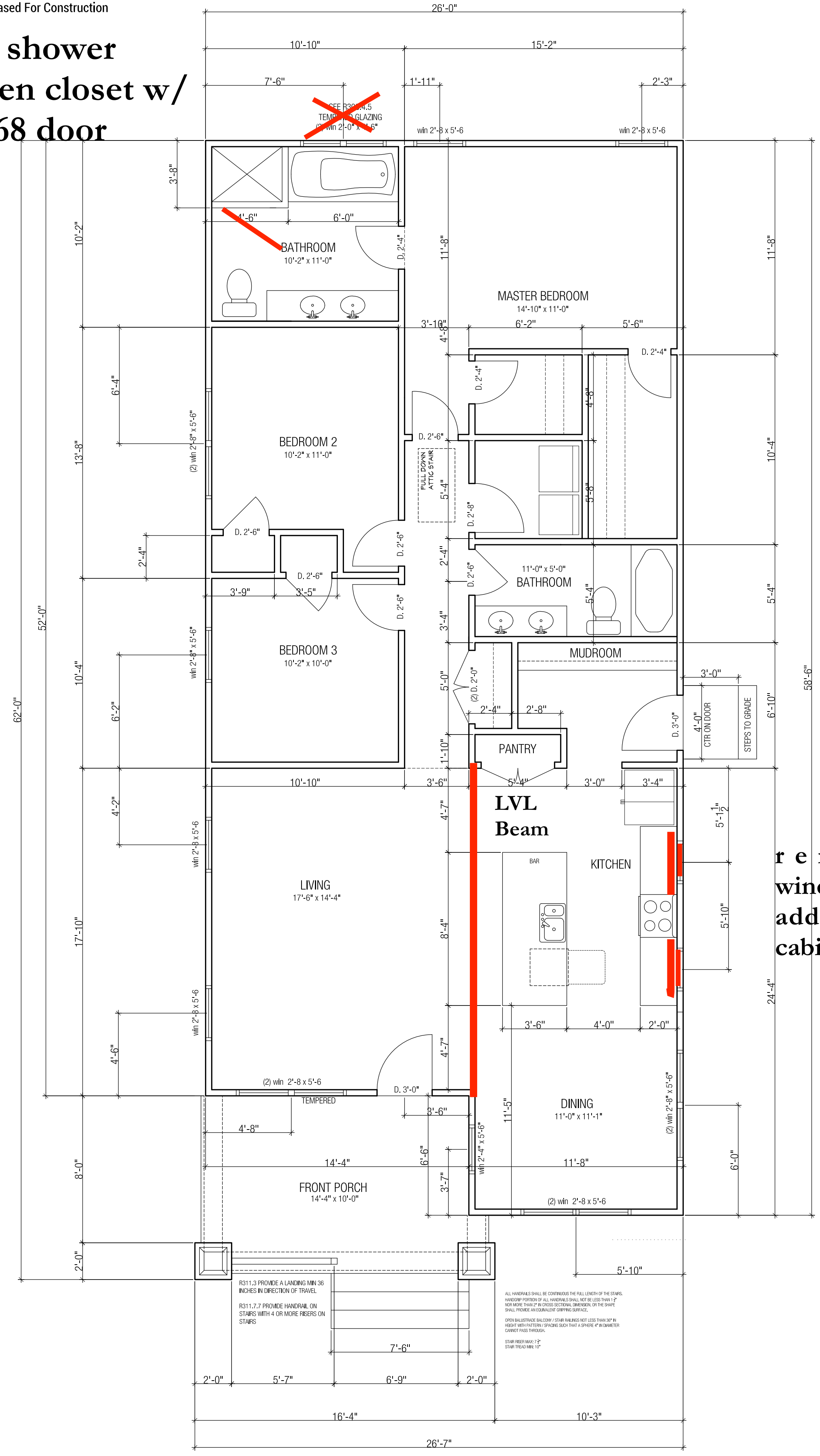
3/4"=1'-0"

FLOOR PLAN NOTES:

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  4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
  5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- MINIMUM ROOM AREAS & CEILING HEIGHT:
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- MINIMUM FIREPLACE REQUIREMENTS:
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  2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

This Drawings Provided for Architectural Design Only  
Field Verify all Dimensions  
Released For Construction

no shower  
linen closet w/  
2468 door



remove  
windows  
add upper  
cabinets

FIRST FLOOR PLAN

1/4"=1'-0"

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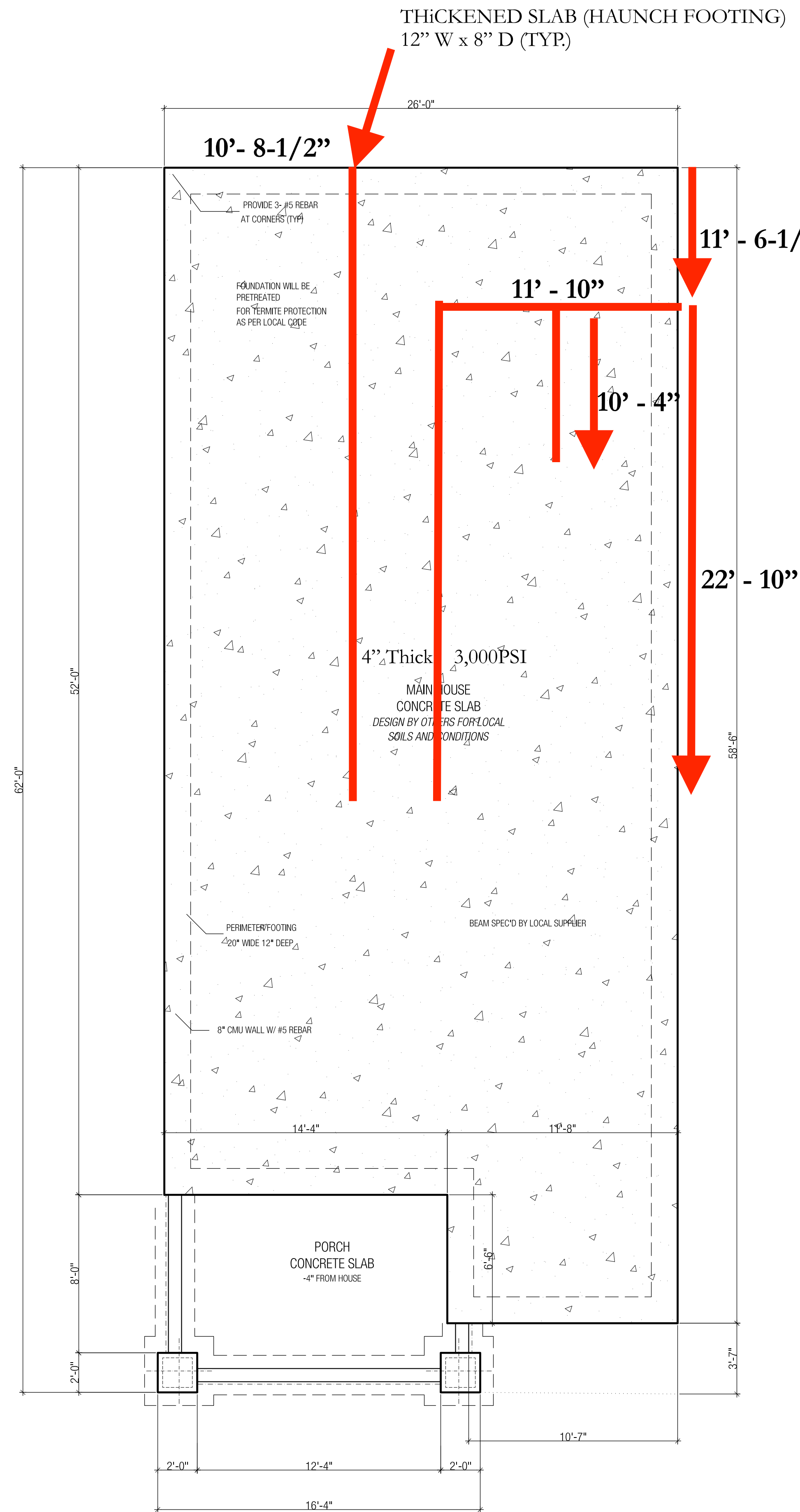
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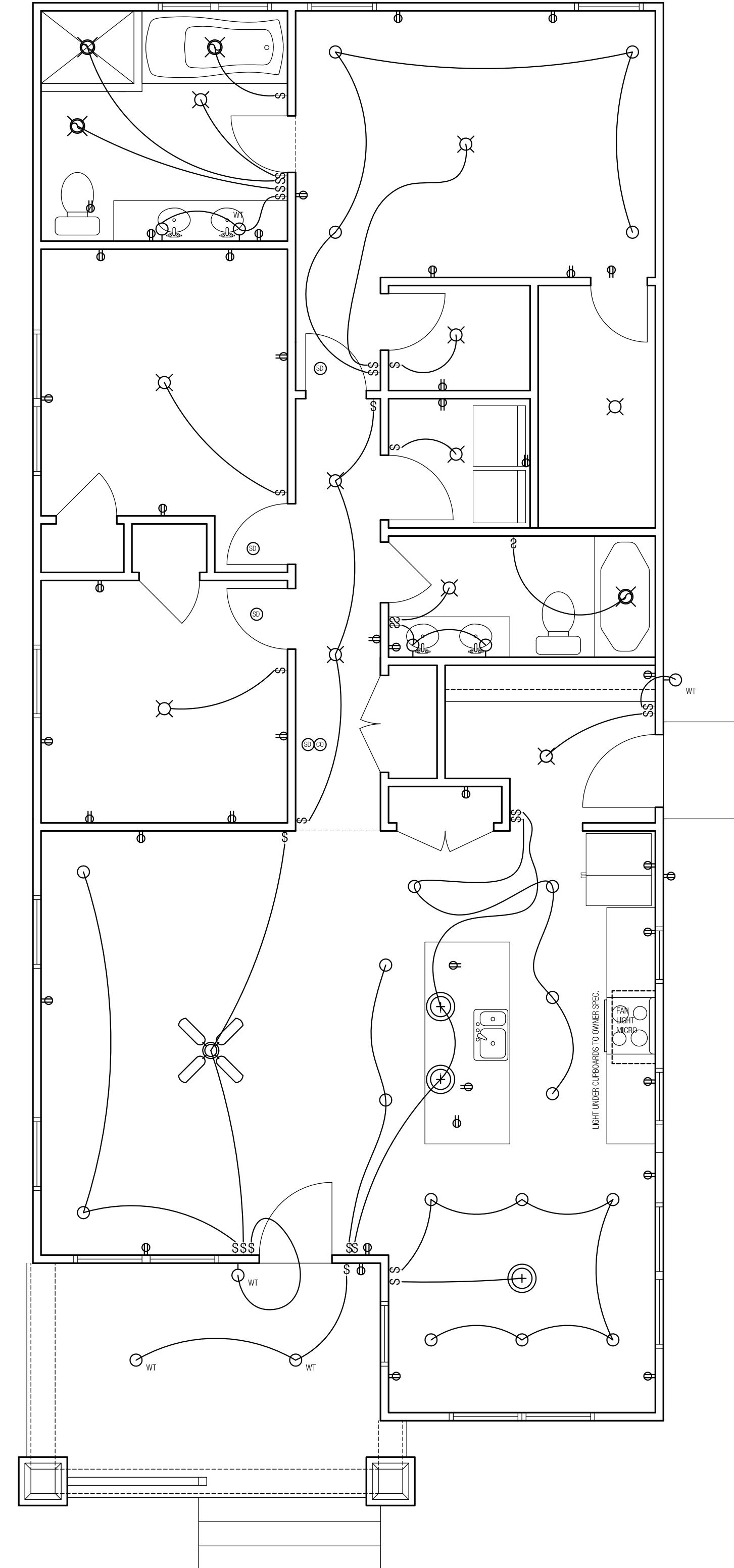
MECHANICAL AND FOUNDATION NOTES

- A. AC UNIT, IF SPECIFIED, IS TO BE PLACED OUT OF PUBLIC VIEW, I.E., AT THE REAR OF THE HOUSE.
- B. PLACE FLOOR DRAIN NEAR MECHANICALS.
- C. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED SOIL.
- D. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
- E. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 4,000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 6" GRAVEL FILL. MINIMUM WITH 6X6 - W/4XW/4MM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON CONCRETE RATED VAPOR BARRIER.
- F. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- G. PLACE 1/2" DIAMETER X 10" SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4'-0" ON CENTER AND 12" FROM EACH CORNER MAXIMUM AND BOTH SIDES OF OPENINGS.
- H. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.
- I. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
- J. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
- K. PROVIDE DEEP SCORE CONTROL JOINTS AT MID-POINTS OF ALL GARAGES; BOTH DIRECTIONS MIN OR AS SHOWN IN PLAN IF DIFFERENT.
- L. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" ON CENTER HORIZONTALLY AND 16" ON CENTER VERTICALLY.
- M. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" ON CENTER WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
- N. FOUNDATION DIMENSIONS ARE TAKEN FROM THE FACE OF THE CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE FACE OF THE PLYWOOD SHEATHING.
- O. FINAL SUMP PUMP LOCATION TO BE CONFIRMED BY BUILDER.
- P. INCLUDED HOSE BIBS LOCATED BY HOMEOWNER/SALESPERSON.

ELECTRICAL NOTES

- A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE HARDWIRED SMOKE DETECTORS, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM, VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION PER CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
- D. PREWIRE FOR GARAGE DOOR OPENERS.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- F. SYMBOLS WITH AN E ARE TO BE READ AS EXISTING.
- G. INCLUDED CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNER/SALESPERSON.
- H. INCLUDED GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNER/SALESPERSON.

ELECTRICAL SYMBOLS KEY	
⊞	SWITCH
⊙	LED RECESSED CAN
⊙	INCANDESCENT RECESSED WATERIGHT CAN
⊙	RECESSED WALL WASHER LIGHT
⊙	UNDER CABINET LIGHT
⊙	SURFACE MOUNTED INCANDESCENT
⊙	SURFACE MOUNTED FLUORESCENT
⊙	VANITY LIGHT FIXTURE
⊙	WALL SCONCE
⊙	INCANDESCENT WALL-MOUNTED WATERIGHT FIXTURE
⊙	PULL CHAIN LIGHT
⊙	CEILING FAN / LIGHT COMBO
⊙	PENDANT FIXTURE
⊙	BATH EXHAUST
⊙	LIGHT & BATH EXHAUST
⊙	STANDARD WALL OUTLET
⊙	GROUND FAULT INTERRUPT OUTLET
⊙	FLOOR OUTLET
⊙	220 VOLT OUTLET
⊙	WEATHERPROOF EXT GR OUTLET
⊙	GARAGE DOOR OPENER / LIGHT
⊙	EXTERIOR FLOOD LIGHTS
⊙	GARBAGE DISPOSAL
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR
INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.	
PROVIDE GFCI ELECTRICAL FIXTURES AT WET AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR	
UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC	
INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS	
INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS	
USE AIR TIGHT CAN LIGHTS IF BUILDING ENERGY STAR	
EXHAUST FANS - VENTING TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE - DO NOT USE FLEXIBLE PLASTIC PIPE. IT WILL NOT LAST	
SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES	



FOUNDATION PLAN

1/4"=1'-0"

ELECTRICAL LAYOUT

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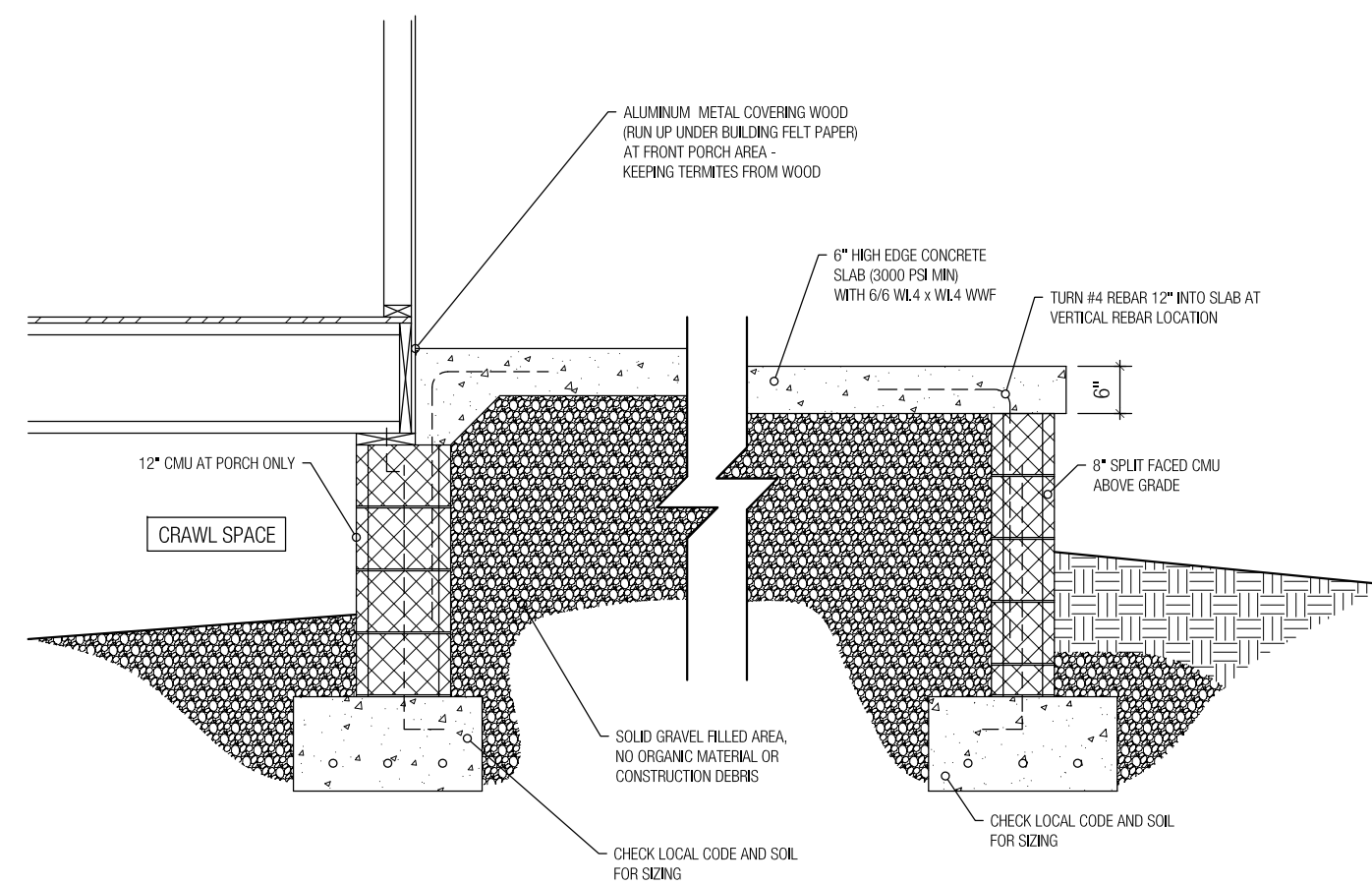
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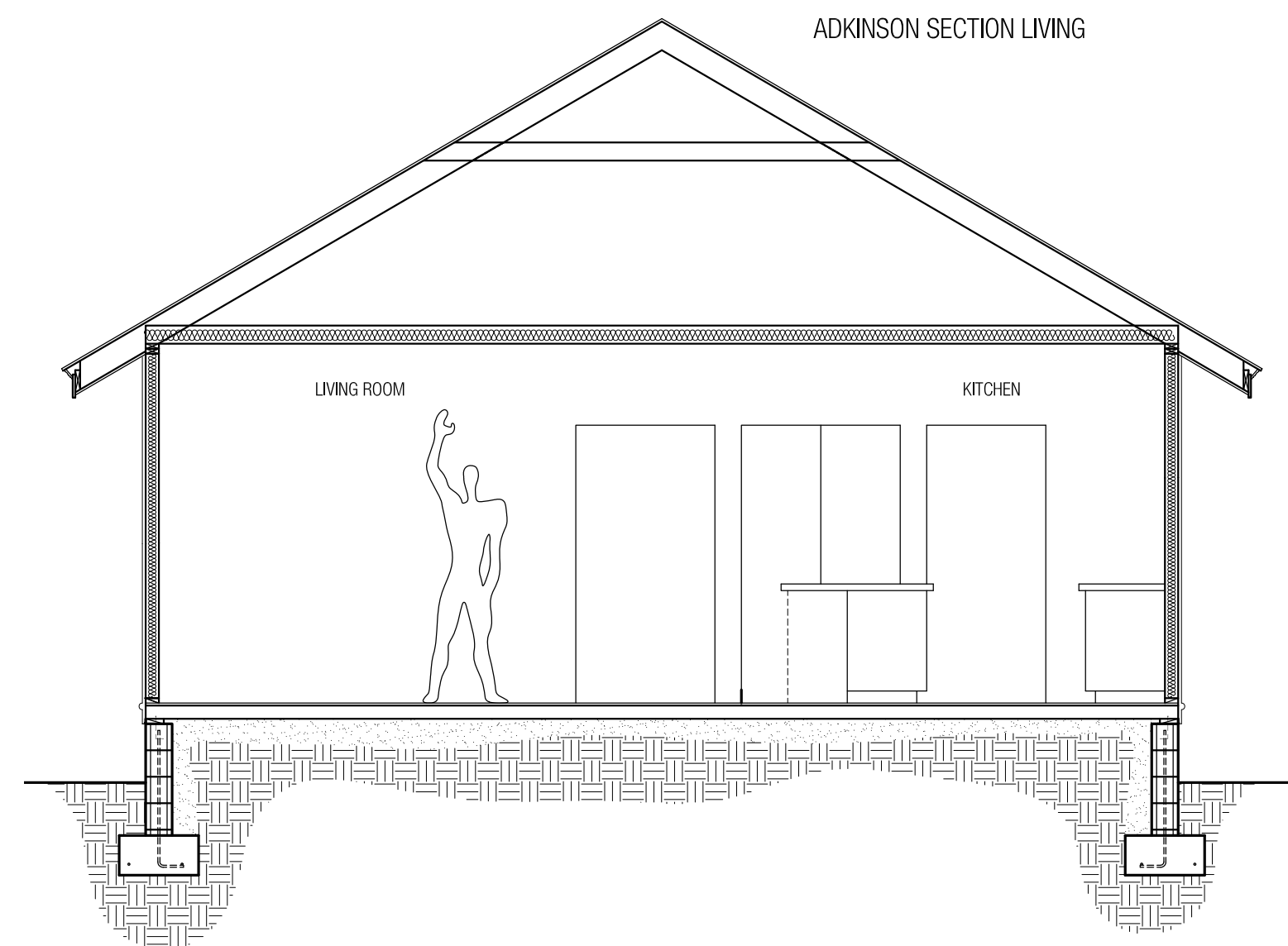
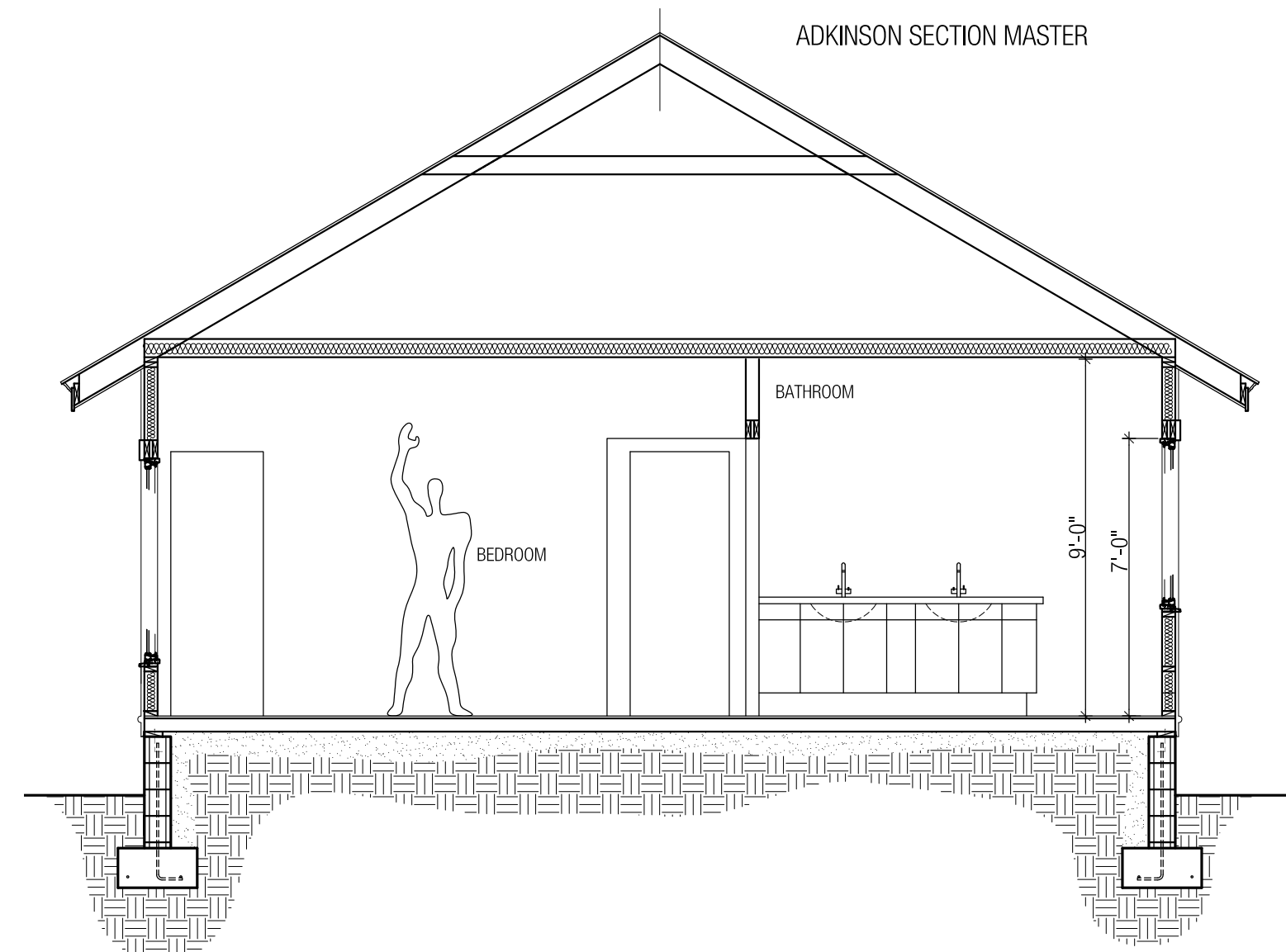
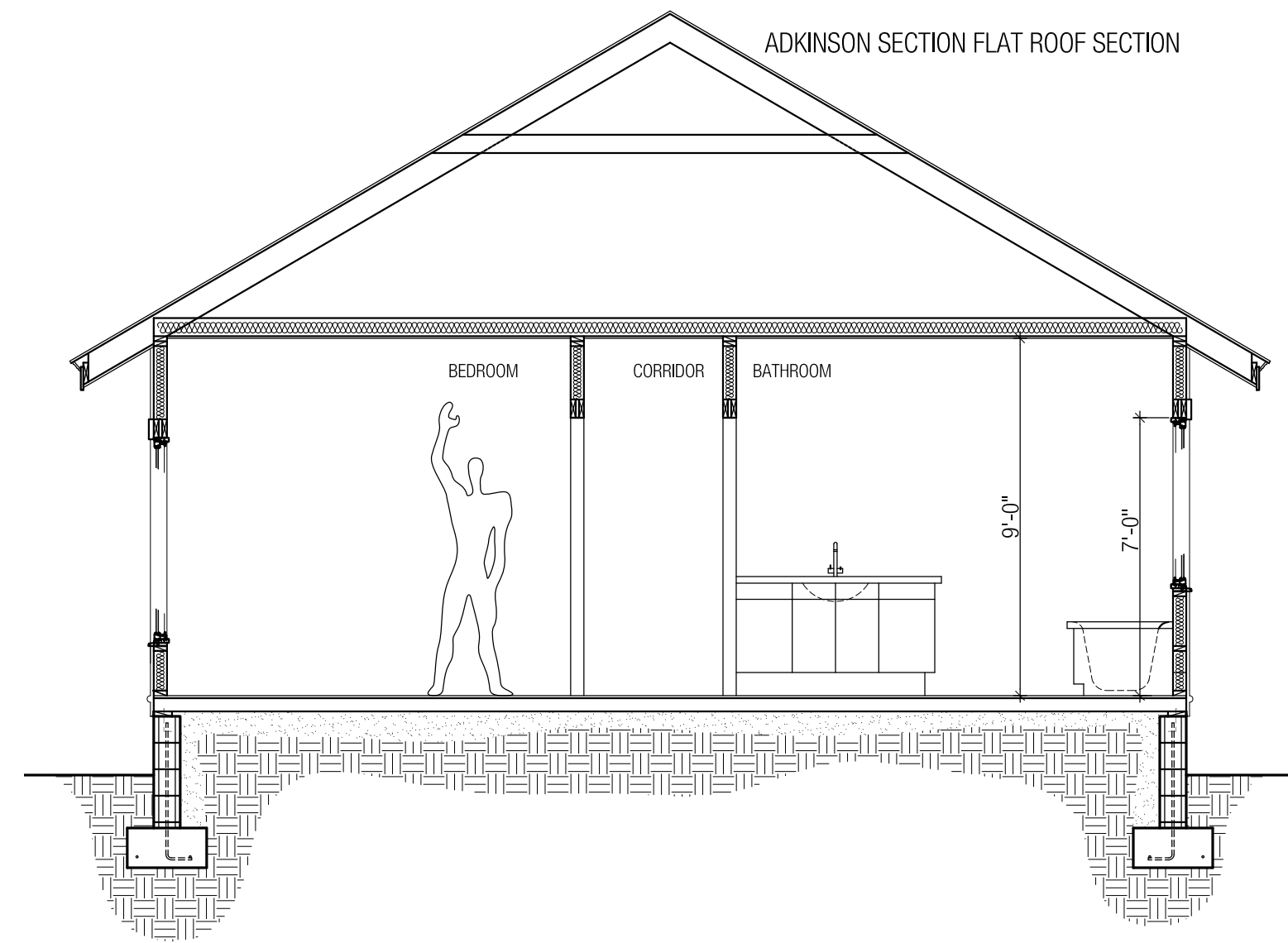
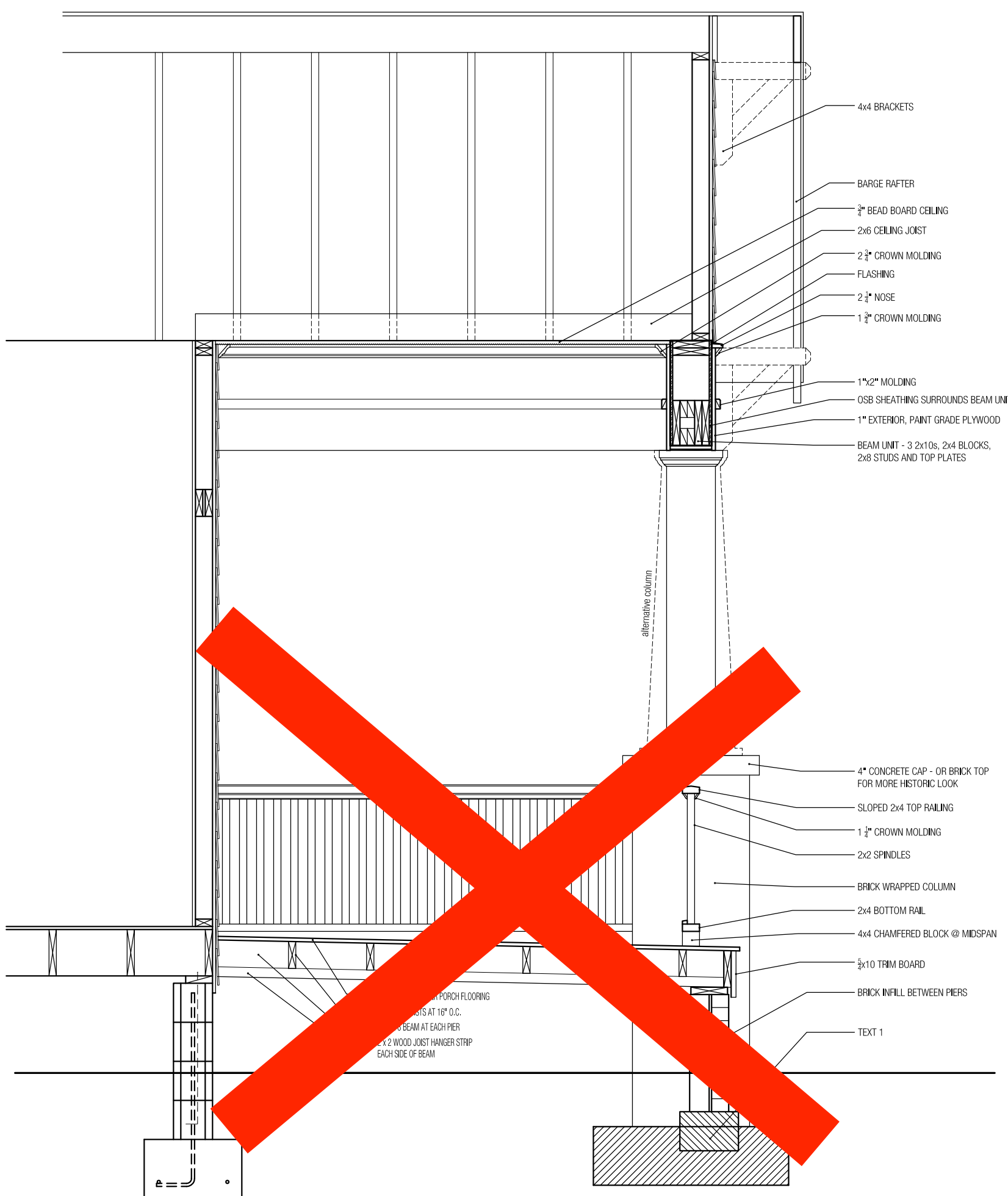
SECTION NOTES

- A. PROVIDE INSULATION BAFFLES AT EAVE SPACES BETWEEN RAFTERS / TRUSSES.
- B. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- D. PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED)
- E. PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)
- F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".



Contractor will utilize the slab porch

SLAB PORCH OPTIONS



ROOFING, FLASHING, AND GUTTER NOTES

- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PREFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM, NO DOWNSPOUTS TO FOUNDATION DRAINS.
- B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.
- C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTED WINTERGAURD AT ALL ROOF EAVES LESS THAN 4:12) AND ROOF PENETRATIONS. WINTERGAURD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURES SPECIFICATIONS.
- D. EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE, FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASCIA BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.
- F. LEVEL WALL FLASHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.
- G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAURD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER, ROOFING TO OVER LAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.
- H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTED "WINTERGAURD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTED "WG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SIDING TO ROOF.
- I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING, ON SLOPES OF LESS 3:12 OR LESS. USE TWO LAYERS, LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.
- J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURES RECOMMENDATIONS.



COLUMN AND PORCH CONNECTIONS

3/4"=1'-0"

BUILDING SECTIONS - disregard foundation

1/4"=1'-0"

ROOF PLAN

1/4"=1'-0"

**HOME PATTERNS** crafted simplicity  
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Revisions/Additions By Others:  
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