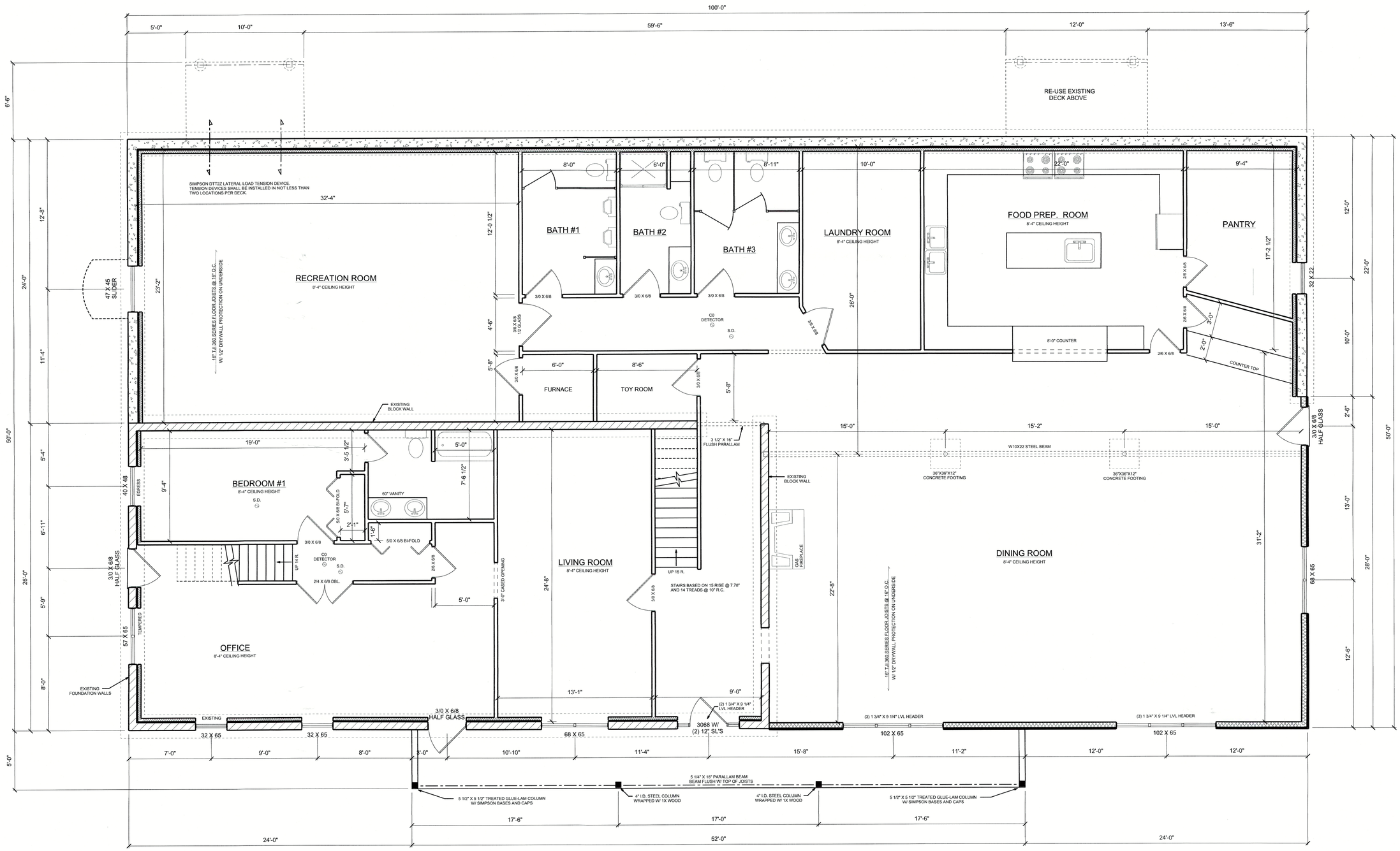

LOWER LEVEL PLAN

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

FIRST FLOOR: 5000 SQ. FT. LIVING SPACE
SECOND FLOOR : 5260 SQ. FT. LIVING SPACE

ENERGY COMPLIANCE BASED ON IRC2009 CHAPTER 11 TABLE N1102.1

MINIMUM INSULATION VALUES FOR ZONE 5:
-MAXIMUM GLAZING U-FACTOR---------.35
-CEILING INSULATION----------R-38
-WALL INSULATION-----R-20
-FLOOR INSULATION -------R-30
-SLAB FLOOR INSULATION -------R-10, 2'-0"
-BASEMENT WALL INSULATION--------R-10 CONTINUOUS OR R-13 CAVITY
-CRAWL SPACE WALL INSULATION-------R-10 CONTINUOUS OR R-13 CAVITY

ALL BEAM/ HEADER/ GIRDER TRUSS SUPPORT STUDS SHALL CONTINUE UNINTERRUPTED (INCLUDING THRU AND FLOOR LEVELS) TO A SUPPORTING BEAM, HEADER, COLUMN OR FOUNDATION.
-ALL OPENINGS IN BEARING WALLS TO HAVE (2) 2X10 HEADER W/ MIN. (1) 2X4 JACK STUD UNLESS NOTED.

ROOF LOADS: 30 PSF SNOW LOAD- TOP CHORD
10 PSF DEAD LOAD- TOP CHORD
20 PSF LIVE LOAD- BOTTOM CHORD WHERE STORAGE AREA HAS AT LEAST 30" HEIGHT AND 30 SQ. FT. OF FLOOR SPACE
10 PSF DEAD LOAD- BOTTOM CHORD

2ND FLOOR LOADS: 40 PSF LIVE LOAD
30 PSF LIVE LOAD- (SLEEPING AREAS)
10 PSF DEAD LOAD

FIRST FLOOR LOADS: 40 PSF LIVE LOAD
10 PSF DEAD LOAD

BASIC WIND SPEED: 90 MPH FOR 3 SECOND GUST
WIND EXPOSURE CATEGORY: SEVERE
SEISMIC DESIGN CATEGORY: B
WEATHERING AREA: SEVERE
FROST LINE DEPTH: 36"
TERMITE AREA: MODERATE-HEAVY
DECAY AREA: SLIGHT-MODERATE
WINTER DESIGN TEMPERATURE: 10° F
ICE SHIELD UNDERLAYMENT REQUIRED: YES
FLOOD HAZARDS: SEE MAP

THESE DRAWINGS HAVE BEEN PREPARED WITH THE GREATEST OF CARE AND ACCURACY. HUMAN ERROR IS POSSIBLE SINCE WERE NOT PROVIDING ANY PERSONAL CONSULTATION, SUPERVISION, OR CONTROL OVER THE CONSTRUCTION PROCESS. MUSSELMAN LUMBER INC. DISCLAIMS ANY RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES. MUSSELMAN LUMBER INC. RECOMMENDS THAT ALL PLANS BE REVIEWED AND THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE, AND CHECK WITH YOUR LOCAL BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE OWNER OR BUILDER SHALL VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION OF THIS PROJECT.

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07-12-16 PRELIMINARY
REVISION:
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09-29-16 REVISED FINAL

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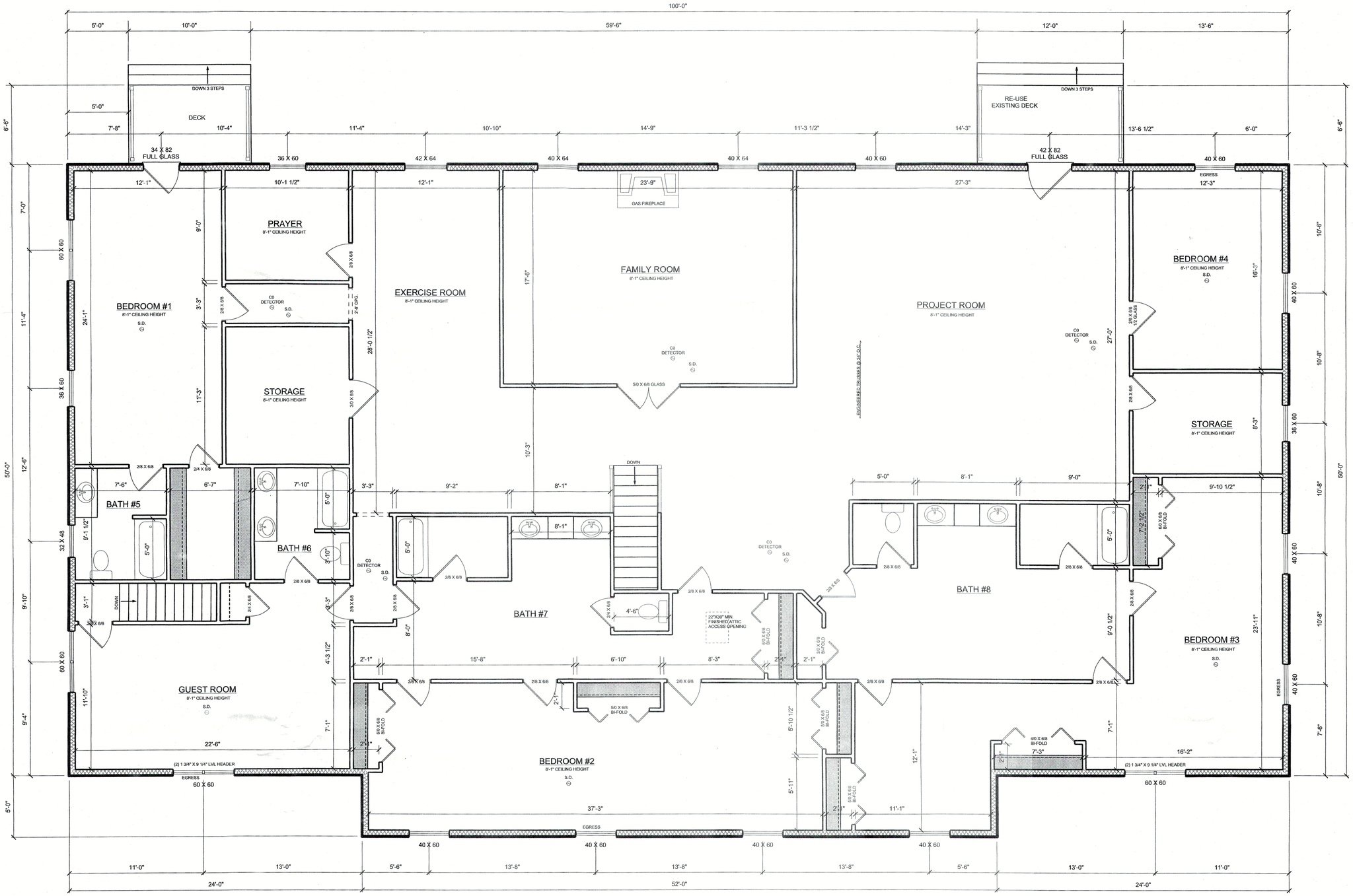

UPPER LEVEL PLAN

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

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR EXTERIOR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CAN NOT PASS.

NOTE: (3) 2X10 BEARING WALL HEADERS UNLESS NOTED

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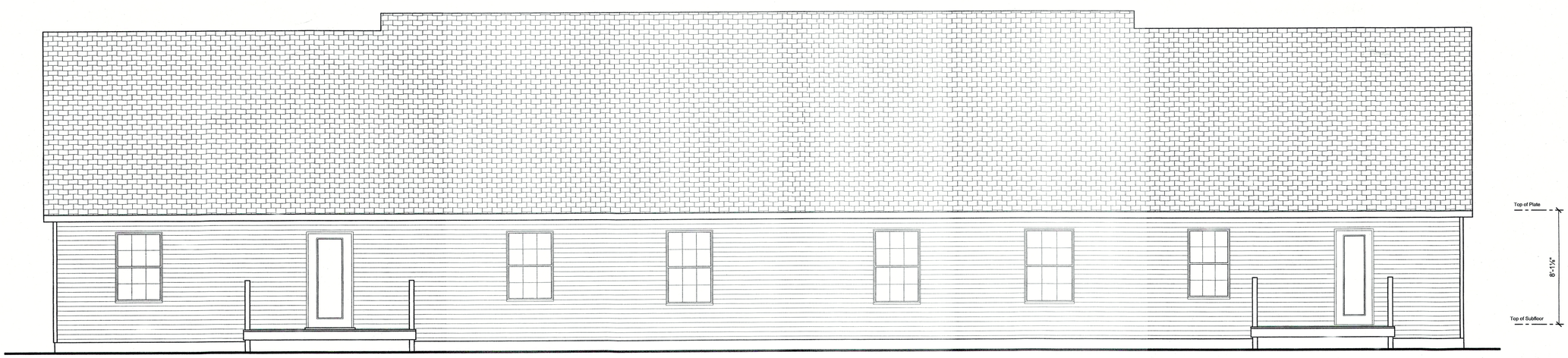
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

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ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES,
OMISSIONS, OR ERRORS IN THE DESIGN OF BLUEPRINTS. IT IS RECOMMENDED
THAT YOU HAVE A LOCAL ARCHITECT OR STRUCTURAL ENGINEER REVIEW AND
CHECK WITH YOUR LOCAL BUILDING OFFICIALS, PRIOR TO THE COMMENCEMENT
OF CONSTRUCTION, THAT THE PLANS MEET ALL APPLICABLE CODES, DIMENSIONS
AND STRUCTURAL MEMBERS PRIOR TO CONSTRUCTION OF THIS PROJECT.

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

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

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GENERAL NOTES:

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO 2009 INTERNATIONAL RESIDENTIAL CODE.

BUILDING PLANNING (CHAPTER 3)

-HEATING REQUIREMENTS AS PER SECTION (R303.8)
-MATERIALS, DESIGN, CONSTRUCTION AND INSTALLATION OF SANITARY DRAINAGE SYSTEMS AS PER (CHAPTER 30)
-PROVIDE 110 VOLT SMOKE DETECTORS W/ 9 VOLT BATTERY BACK-UP IN EACH BEDROOM, OUTSIDE OF EACH SLEEPING AREA, AND ONE PER FLOOR LEVEL. DETECTORS TO BE INTERCONNECTED, COMPLY WITH SECTION R313.
-ALL FOAM PLASTIC INSULATION SHALL MEET THE REQUIREMENTS IN SECTION (R314)
-WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200. ALL WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER SECTION (R315)
-INSULATION SHALL HAVE A FLAME SPREAD AND SMOKE-DEVELOPED INDEX AS PER SECTION (316)
-PRESSURE TREATED WOOD SHALL MEET THE STANDARDS OF SECTION (320.1.1)
-ALL WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES AS PER SECTIONS (R319 AND R320 RESPECTIVELY)

FOUNDATIONS (CHAPTER 4)

-FROST PROTECTED SHALLOW FOUNDATIONS SHALL FOLLOW SECTION (R403.3) REQUIREMENTS
-SOIL IS BASED ON VIRGIN SOIL WITH NO BACKFILL UNDER FOUNDATIONS.
-ALL STEEL COLUMNS AND GIRDERS SHALL HAVE A SHOP COAT OF RUST INHIBITEVE PAINT.

FLOORS (CHAPTER 5)

-HEADERS THAT ARE NOT SPECIFIED ON THE PRINT SHALL MEET THE REQUIREMENTS OF R502.5(1) OR R502.5(2).
-ALL FLOOR JOISTS, BEAMS AND GIRDERS SHALL HAVE A MINIMUM OF 1-1/2" BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY. OVERLAPPING OF JOISTS SHALL FOLLOW SECTION R502.6.1
-ALL DRILLING AND NOTCHING OF STRUCTURAL FLOOR MEMBERS SHALL FOLLOW FIGURE R502.8
-FLOOR FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1)
-FRAMING OF OPENINGS IN FLOOR SYSTEM SHALL BE IN COMPLIANCE TO R502.10 UNLESS NOTED
-WOOD TRUSSES SHALL BE IN COMPLIANCE W/ SECTION R502.11
-DRAFTSTOPPING REQUIREMENTS AND MATERIALS SHALL BE IN COMPLIANCE W/ SECTION R502.12
-END JOINTS IN SUBFLOOR SHALL OCCUR OVER SUPPORTS UNLESS END-MATCHED LUMBER IS USES, IN WHICH EACH PIECE SHALL BEAR ON AT LEAST TWO JOISTS.

WALL CONSTRUCTION (CHAPTER 6)

-INTERIOR LOAD BEARING WALLS SHALL BE CONSTRUCTED, FRAMED AND FIREBLOCKED AS SPECIFIED FOR EXTERIOR WALLS....SECTION R602.4
-DRILLING AND NOTCHING STUDS AND TOP PLATES SHALL BE IN COMPLIANCE W/ SECTION R602.6 AND FIGURE R602.6(1).
-BEARING WALL HEADERS SHALL FOLLOW TABLES R502.5(1) , R502.5(2) AND TABLE R602.7.2. NON-BEARING WALL HEADERS SHALL FOLLOW SECTION R602.7.2
-FIREBLOCKING REQUIREMENTS AND MATERIALS SHALL BE IN COMPLIANCE W/ SECTION R602.8

WALL COVERING (CHAPTER 7)

-ALL GYPSUM BOARD SHEATHING SHALL FOLLOW SECTION 702.3 AND TABLE 702.3.5
-ALL STONE AND MASONRY VENEERS SHALL BE IN COMPLIANCE W/ SECTION R703.7 AND TABLES R703.4 AND R703.7.3
-FLASHING FOR MASONRY VENEERS SHALL BE IN COMPLIANCE W/ SECTION R703.7.5 AND R703.8

ROOF-CEILING CONSTRUCTION (CHAPTER 8)

-ALL ROOF FRAMING MEMBERS ARE BASED ON #2 AND BETTER GRADE, SPRUCE-PINE-FIR
-22" X 33" ATTIC ACCESS OPENINGS SHALL BE INSTALLED AS PER SECTION R807 TO ATTIC AREA.

ROOF ASSEMBLIES (CHAPTER 9)

-ROOF FLASHING SHALL BE IN COMPLIANCE TO SECTION R903.2
-ROOF DRAINS (IF NEEDED) AS PER SECTION R903.4

CHIMNEYS AND FIREPLACES (CHAPTER 10)

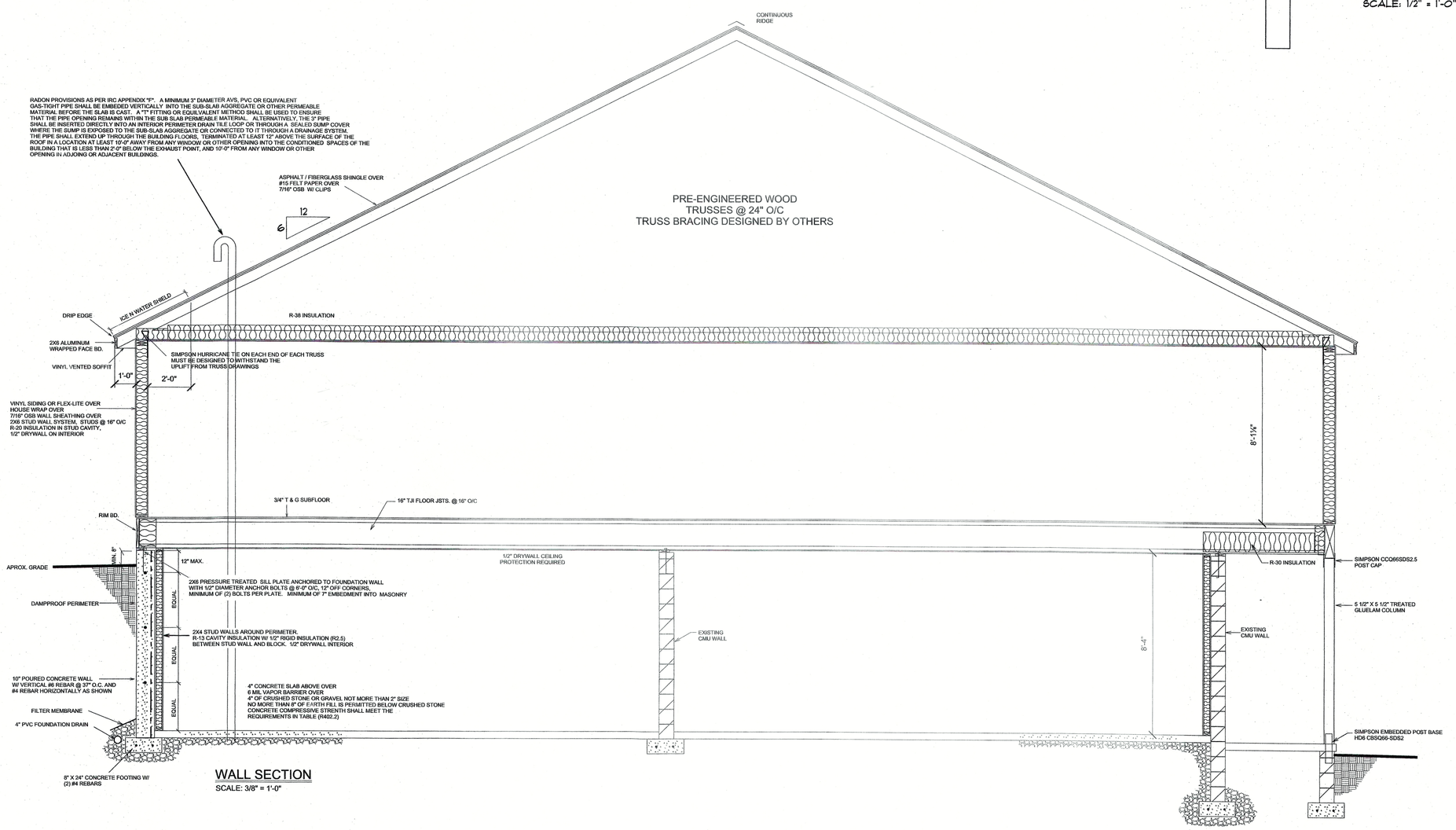
-FACTORY BUILT CHIMNEYS AND FACTORY BUILT FIREPLACES SHALL BE IN COMPLIANCE TO SECTIONS R1002 AND R1004 RESPECTIVELY.

MECHANICAL (CHAPTERS 12-23)

-ALL APPLIANCES SHALL BE LISTED AND BEAR THE LABEL OF AN APPROVED AGENCY UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH SECTION R104.11
-APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT SHALL BE IN COMPLIANCE W/ SECTION M1305
-APPLIANCE INSTALLATION SHALL BE IN COMPLIANCE TO SECTION M1307
-HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE IN COMPLIANCE TO CHAPTER 14.
-ALL EXHAUST SYSTEMS SHALL BE IN COMPLIANCE TO CHAPTER 15.
-ALL DUCT WORK SYSTEMS SHALL BE IN COMPLIANCE TO CHAPTER 16.
-BOILERS AND WATER HEATERS SHALL BE IN COMPLIANCE TO CHAPTER 20.
-GENERAL ADMINISTRATIVE REQUIREMENTS APPLICABLE TO THE PLUMBING SYSTEMS AND INSPECTION REQUIREMENTS OF THE CODE IS COVERED IN CHAPTER 25.
-GENERAL PLUMBING REQUIREMENTS SUCH AS WATER SERVICE LOCATION AND DEPTH SHALL COMPLY WITH SECTION P2603 AND P2604.
-SANITARY AND STORM SEWER LOCATIONS AND DEPTH SHALL COMPLY WITH P2603 AND P2604.
-SUPPORT FOR PIPING SHALL COMPLY WITH SECTION P2605.
-ALL PLUMBING MATERIALS EVALUATION AND LISTING SHALL COMPLY WITH SECTION P2608.
-ALL PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 27.

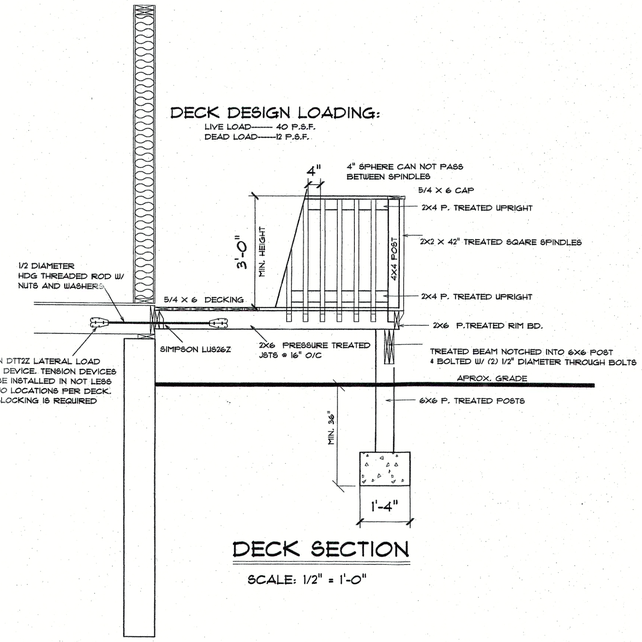
ELECTRICAL (CHAPTER 33-42)

-ELECTRICAL INSPECTIONS AND APPROVALS SHALL COMPLY WITH SECTION E3303.
-SERVICE CONDUCTORS AND EQUIPMENT FOR THE CONTROL AND PROTECTION OF SERVICES AND THEIR INSTALLATION REQUIREMENTS SHALL COMPLY WITH SECTION E3501.
-ELECTRICAL SERVICE SIZE AND RATING SHALL COMPLY WITH SECTION E3502.
-GENERAL SERVICE EQUIPMENT SHALL COMPLY WITH SECTION E3506.
-SYSTEM GROUNDING SHALL COMPLY WITH SECTION E3507.
-REQUIRED BRANCH CIRCUITS SHALL COMPLY WITH SECTION E3603.
-ALL WIRING METHODS SHALL COMPLY WITH CHAPTER 37.
-REQUIRED POWER AND LIGHTING DISTRIBUTION SHALL COMPLY WITH CHAPTER 38.
-DEVICES AND LUMINAIRES SHALL COMPLY WITH CHAPTER 39.
-APPLIANCE INSTALLATION SHALL COMPLY WITH CHAPTER 40.



WALL SECTION

SCALE: 3/8" = 1'-0"



DECK DESIGN LOADING:

LIVE LOAD——— 40 P.S.F.
DEAD LOAD———12 P.S.F.

DECK SECTION

SCALE: 1/2" = 1'-0"

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