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## MEMORANDUM

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TO: Historic Preservation Commission

CC: Kevin Turner, Community Development Director

FROM: Brittany Anderson, Planner *B. Anderson*

SUBJECT: City Pre-Approved ADU and Small House Plans

DATE: March 27, 2025

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The City has approved plans for Accessory Dwelling Units (ADUs) and small houses. These plans are available for use within the City and are permitted by right in single family zoning districts. The plans are free, but individuals are required to pay reduced permit fees. If there is a need for a separate tap, individuals would be required to pay a water / sewer tap fee as well.

There are four ADU plans which include the Archer, the Crisler, the Elmwood and the Oakdale. There are two small house plans which include the Killian and the Riverstone. The Elmwood could also be considered as a small house plan.

The request is to consider and act on a blanket approval of the plans which would prevent the need to come before the Commission for every single plan that will be permitted and constructed in the Historic District.

Should you have any questions, do not hesitate to contact me.



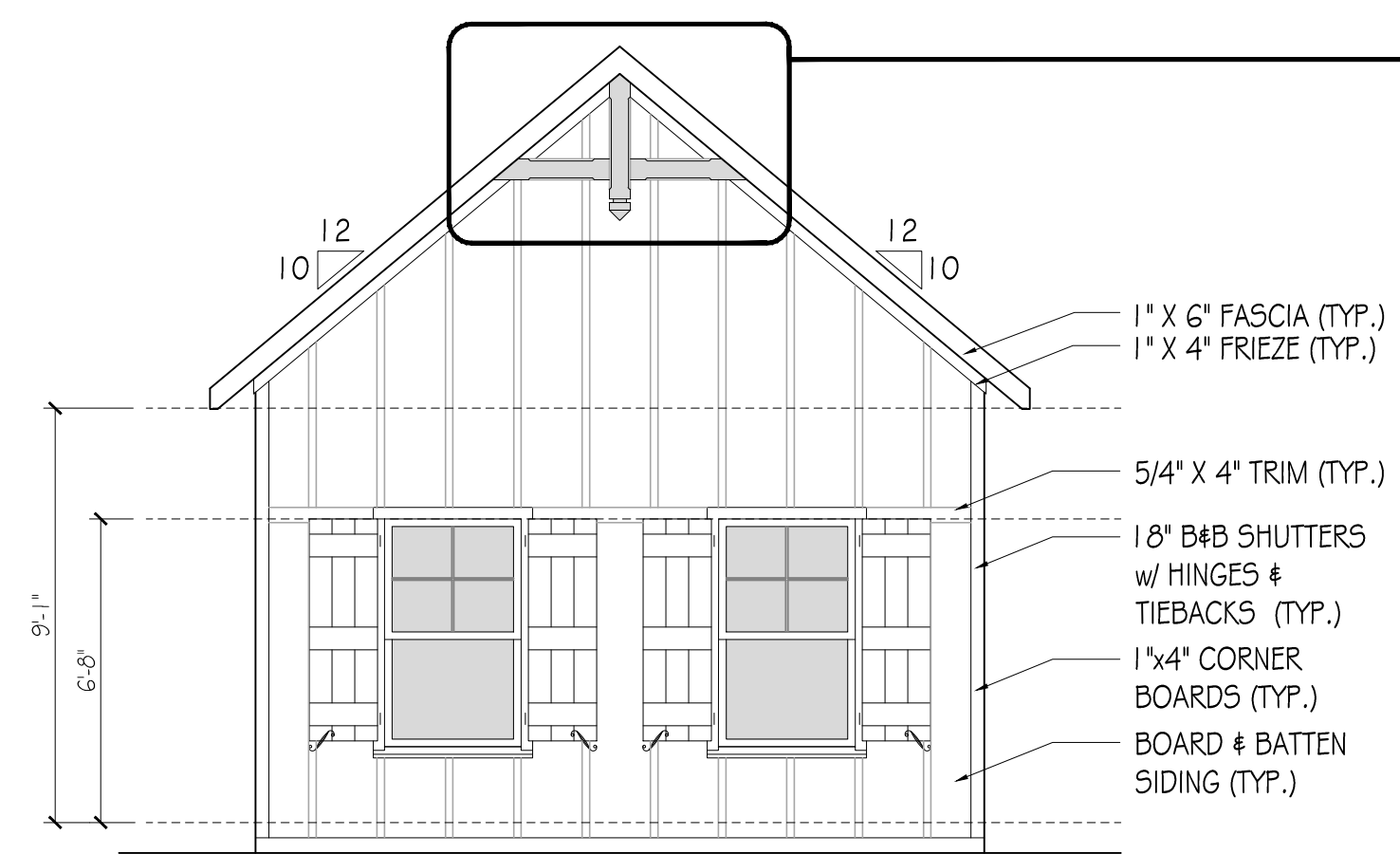


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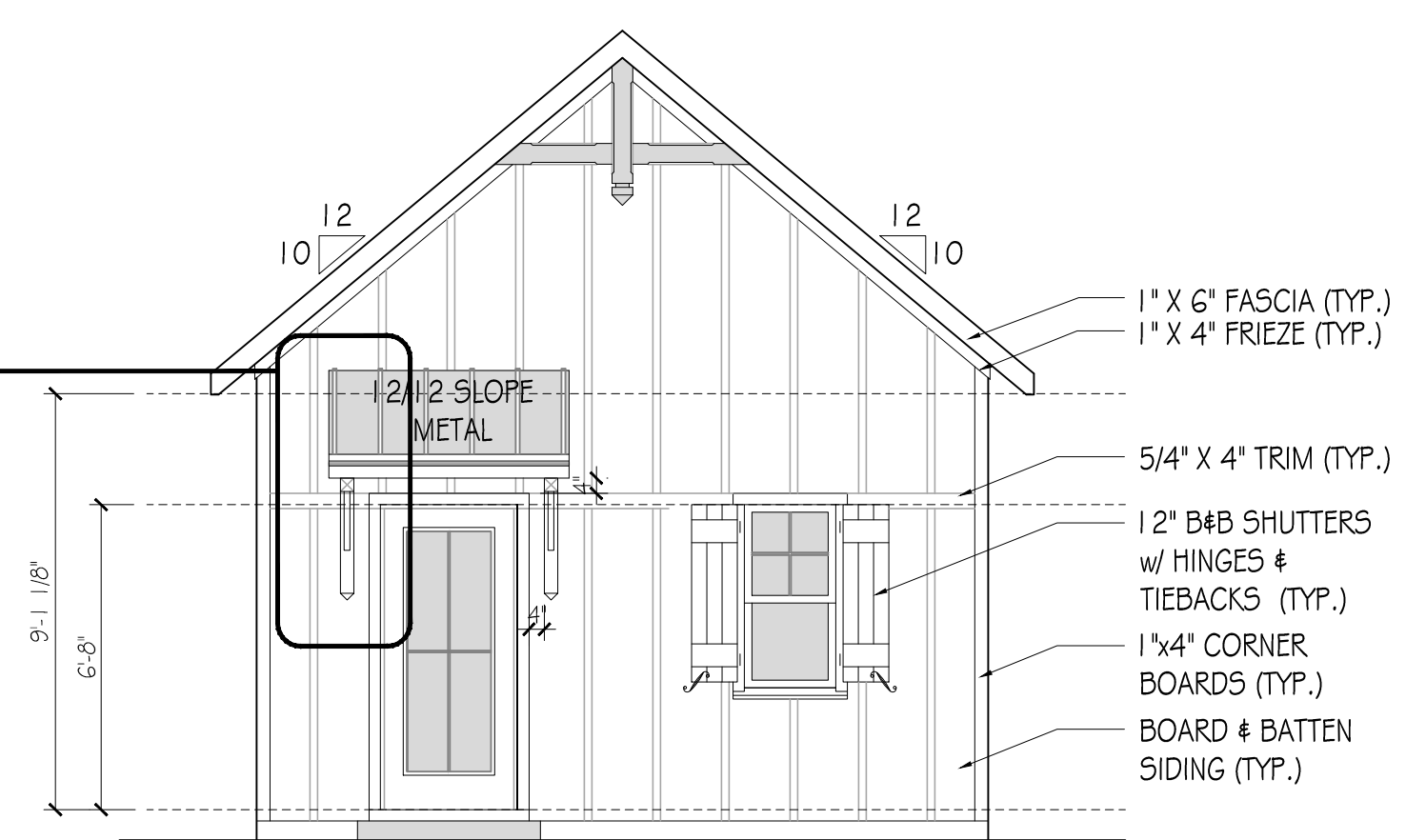
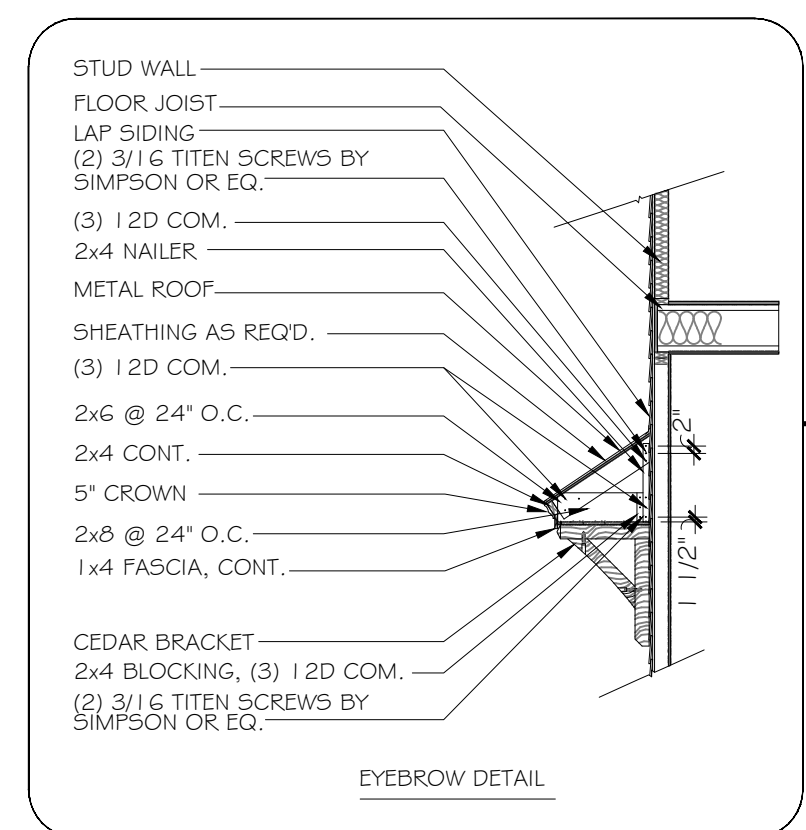
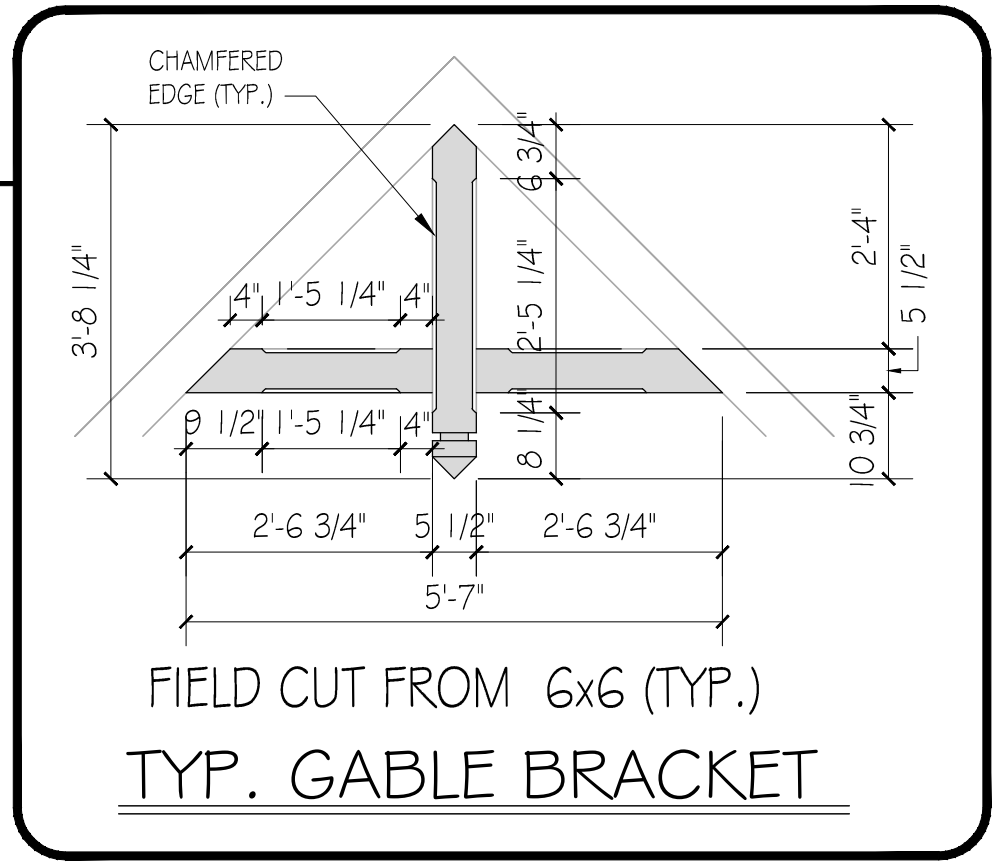
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PLOT TIME: 9:30 AM

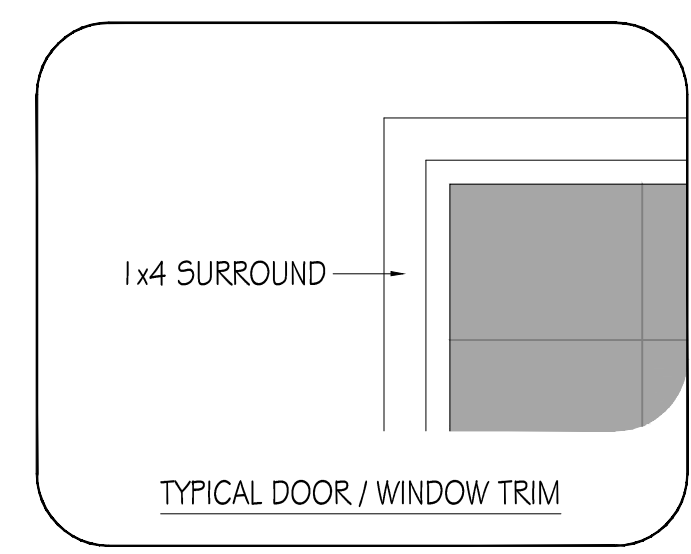
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**FRONT ELEVATION**  
1/4" = 1'-0" ON 11"x17" PAPER



**REAR ELEVATION**  
1/4" = 1'-0" ON 11"x17" PAPER



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THE ARCHER  
FRONT & REAR  
ELEVATIONS

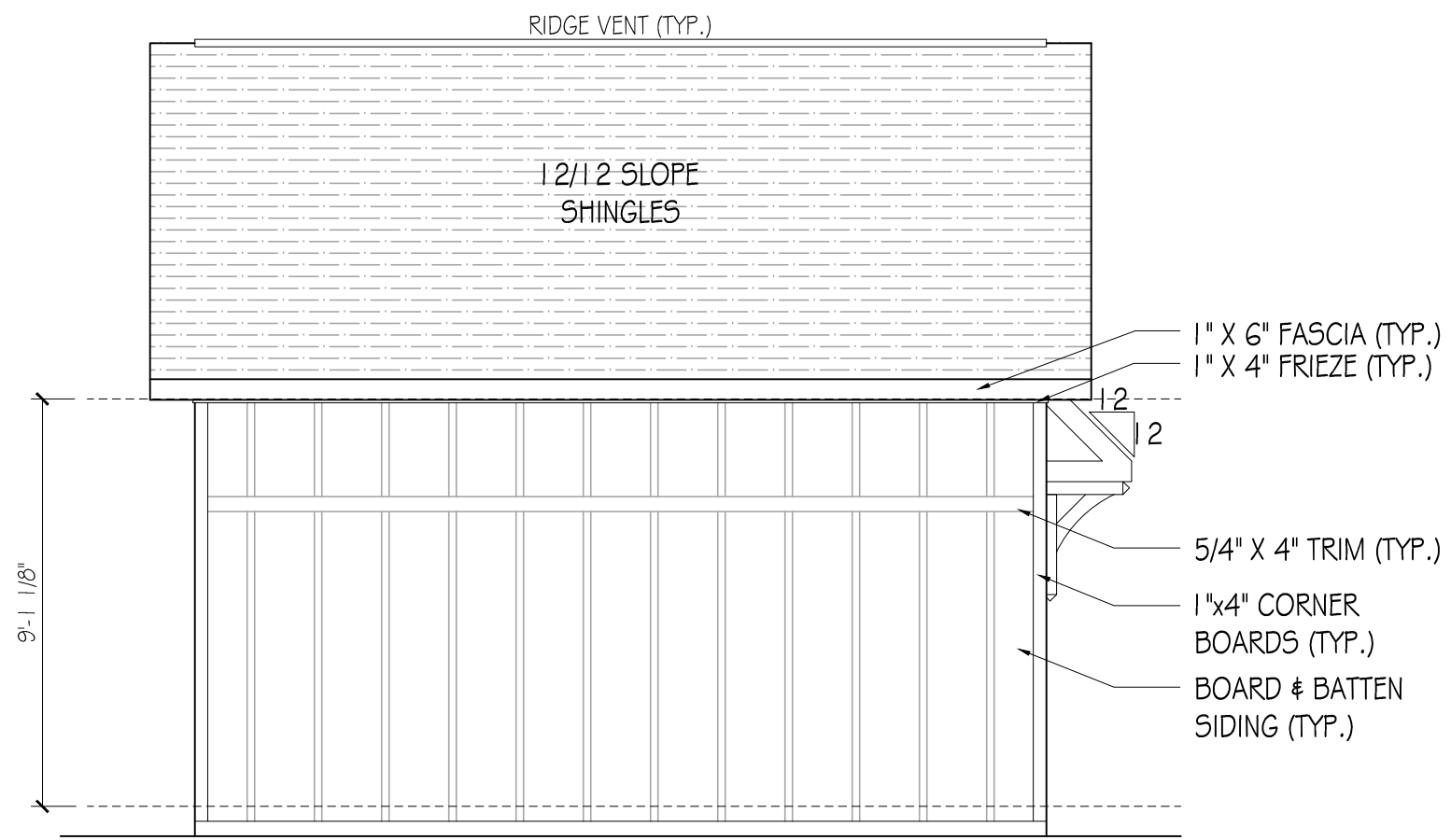


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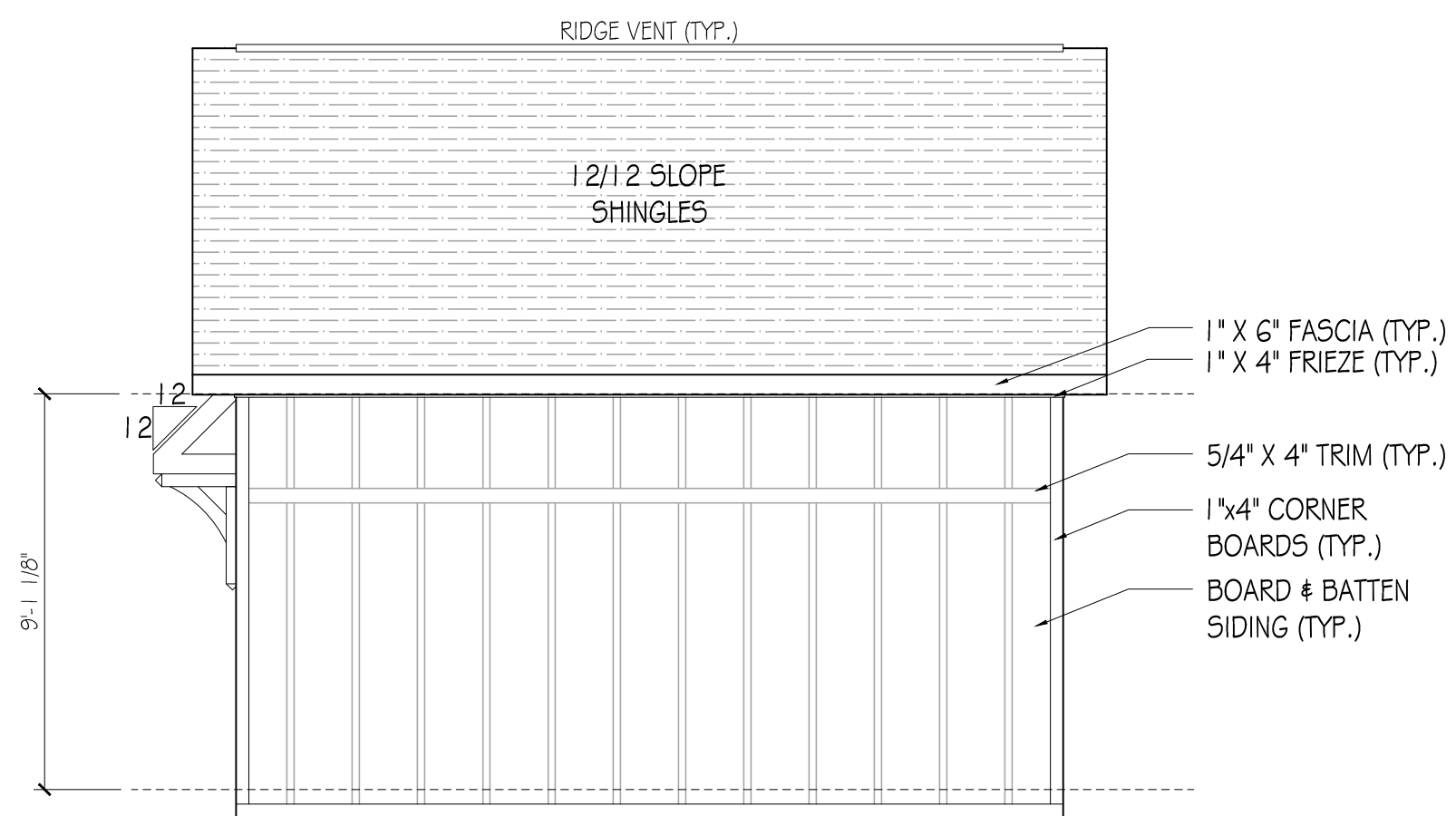
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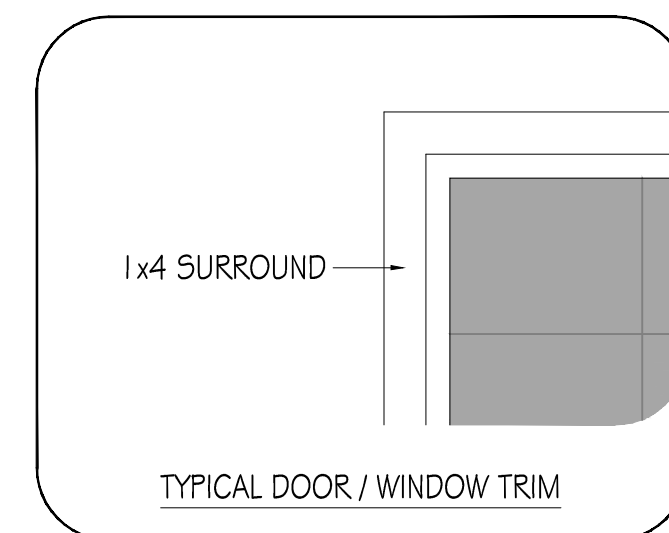
**RIGHT ELEVATION**

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**LEFT ELEVATION**

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THE ARCHER  
LEFT & RIGHT  
ELEVATIONS

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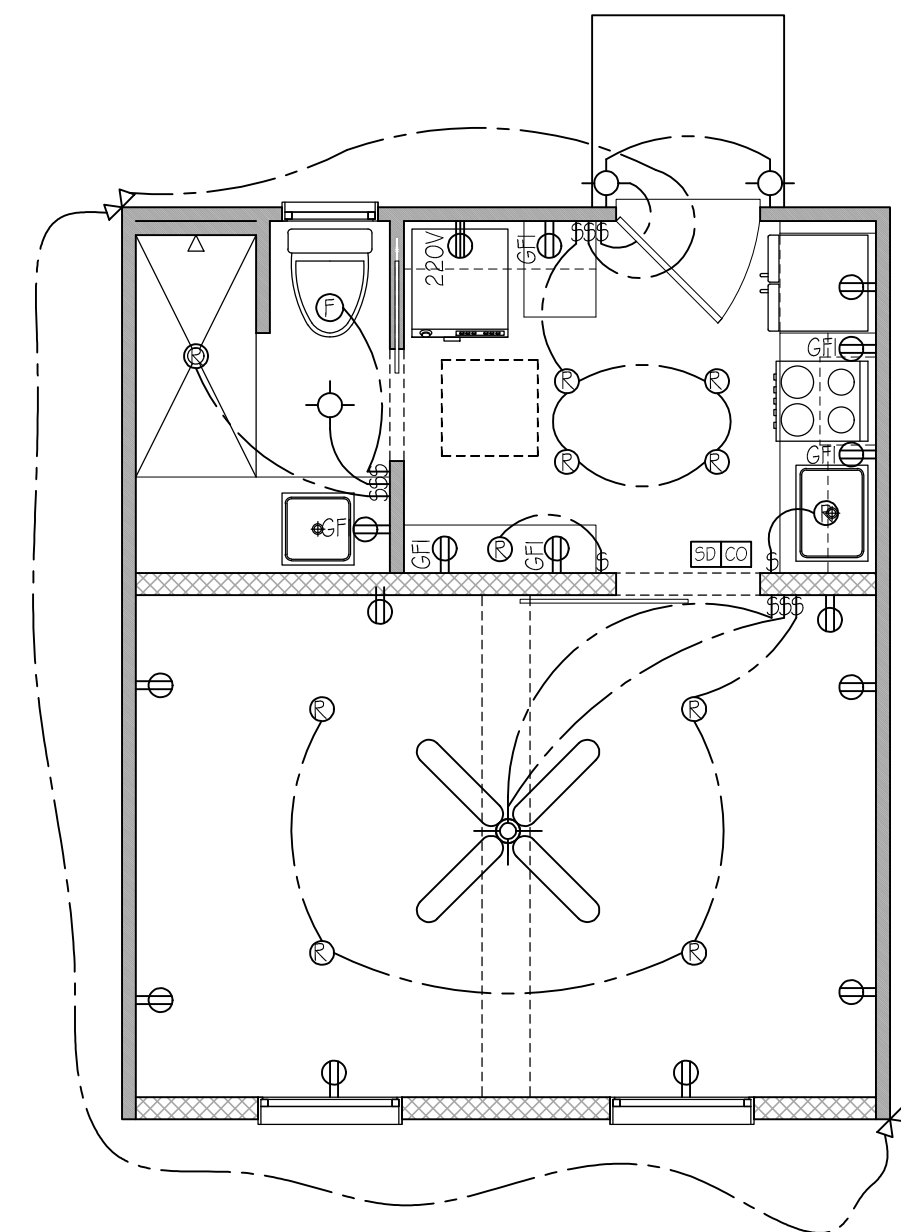
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  - FLUORESCENT 4X2
  - SINGLE POLE SWITCH
  - 3 WAY SWITCH
  - INCANDESCENT WALL MOUNTED FIXTURE
  - TELEPHONE JACK
  - RG6 CABLE TELEVISION JACK
  - EXTERIOR FLOOD LIGHTS



**FIRST FLOOR ELECTRICAL PLAN**

1/4" = 1'-0" ON 11"x17" PAPER

THE ARCHER

FIRST FLOOR  
ELECTRICAL PLAN

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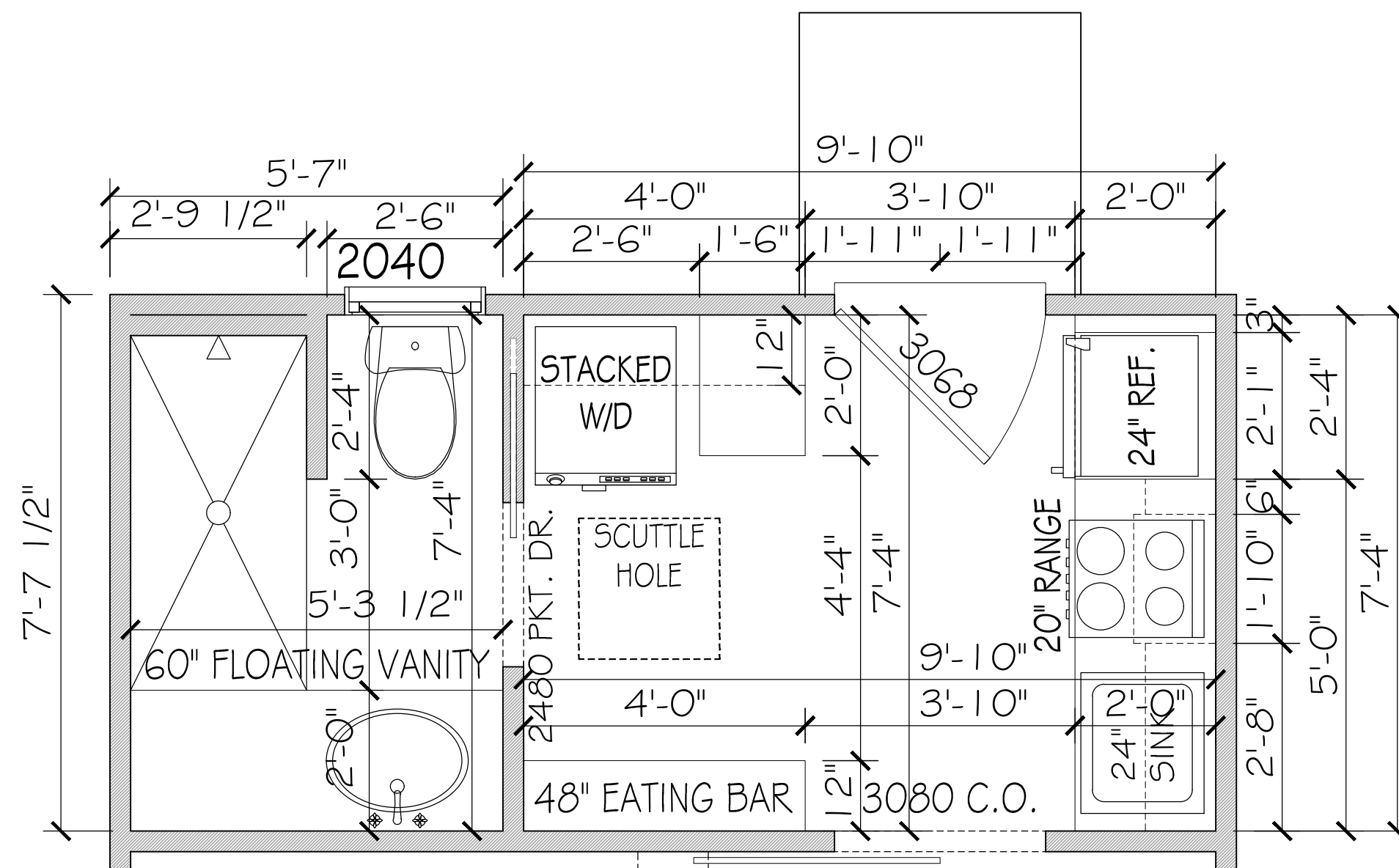


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BATH / KITCHEN

THE ARCHER

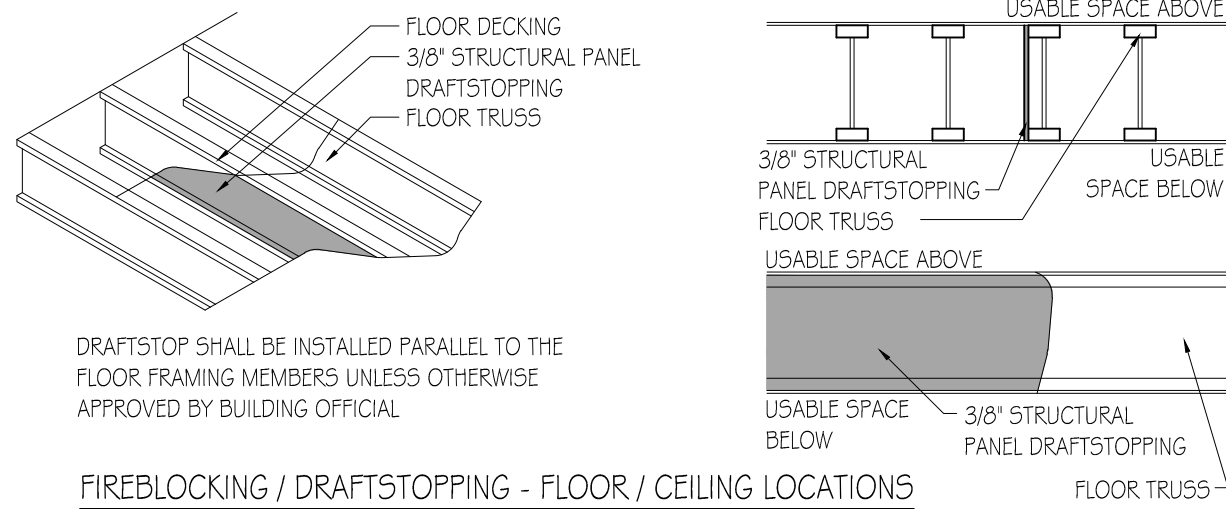
CRITICAL DIMENSIONS

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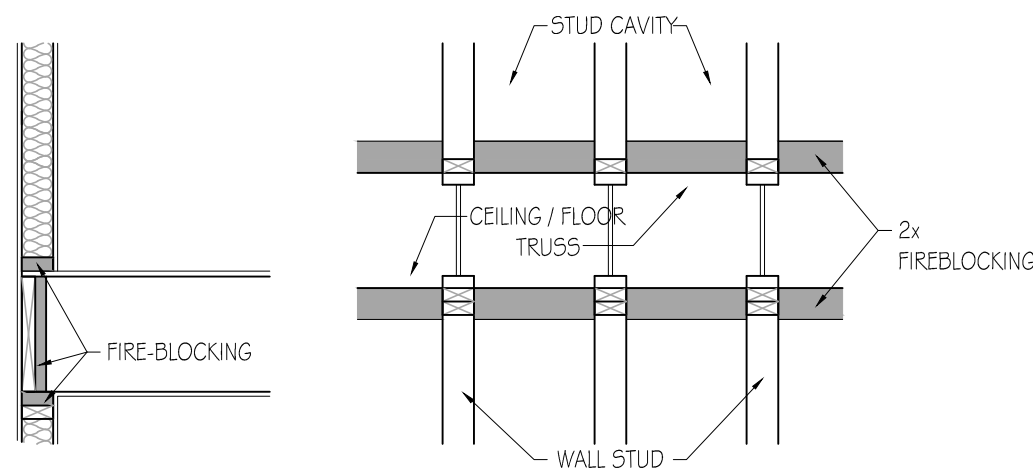
NOTE: DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MUST BE PROVIDED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW AND ENCLOSED SPACE OF A FLOOR/CEILING ASSEMBLY. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE MEMBERS



DRAFTSTOP SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY BUILDING OFFICIAL

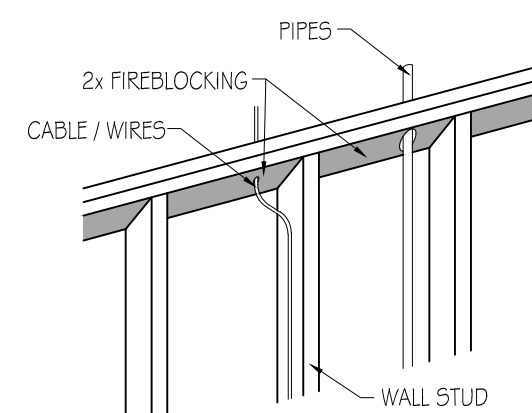
FIREBLOCKING / DRAFTSTOPPING - FLOOR / CEILING LOCATIONS

NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS: VERTICALLY AT CEILING AND FLOOR AREAS



FIREBLOCKING - WALL LOCATIONS

NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION



FIREBLOCKING - WALL LOCATIONS

**GENERAL NOTES:**

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)

10. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)

11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1

12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

13. DRYER VENT MUST HAVE MAX LENGTH 25'

14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

**WIND ZONE NOTES**

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

**HEADER SPANS FOR LOAD BEARING WALLS:**

- SINGLE STORY:
- 2 PLY 2X6" 4'-2" MAX
  - 2 PLY 2X8" 5'-4" MAX
  - 2 PLY 2X10" 7'-6" MAX

- 2 STORY:
- 2 PLY 2X6" 3X7" MAX
  - 2 PLY 2X8" 4X6" MAX
  - 2 PLY 2X10" 6X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER FLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

**GENERAL MATERIALS:**

1. EXTERIOR WALLS:
  - BRICK VENEER
  - REINFORCED CEMENTITIOUS SIDING
  - "TYVEK" BUILDING WRAP
  - 1/2" O.S.B. SHEATHING
  - R-13 BATT INSULATION
2. INTERIOR WALLS:
  - 2X4 STUDS @ 1'-4" O.C.
  - 1/2" GYPSUM BOARD INTERIOR
3. CEILING:
  - 2X JOISTS @ 1'-4" O.C.
  - R38 INSULATION
  - 2X4 STUDS @ 1'-4" O.C.
  - 1/2" GYPSUM BOARD ON BOTH SIDES
4. ROOF SYSTEM:
  - 30 YEAR FIBERGLASS SHINGLES
  - 5/8" O.S.B. OR CDX PLYWOOD
  - STANDING SEAM METAL ROOF
  - #15 FELT
  - 2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

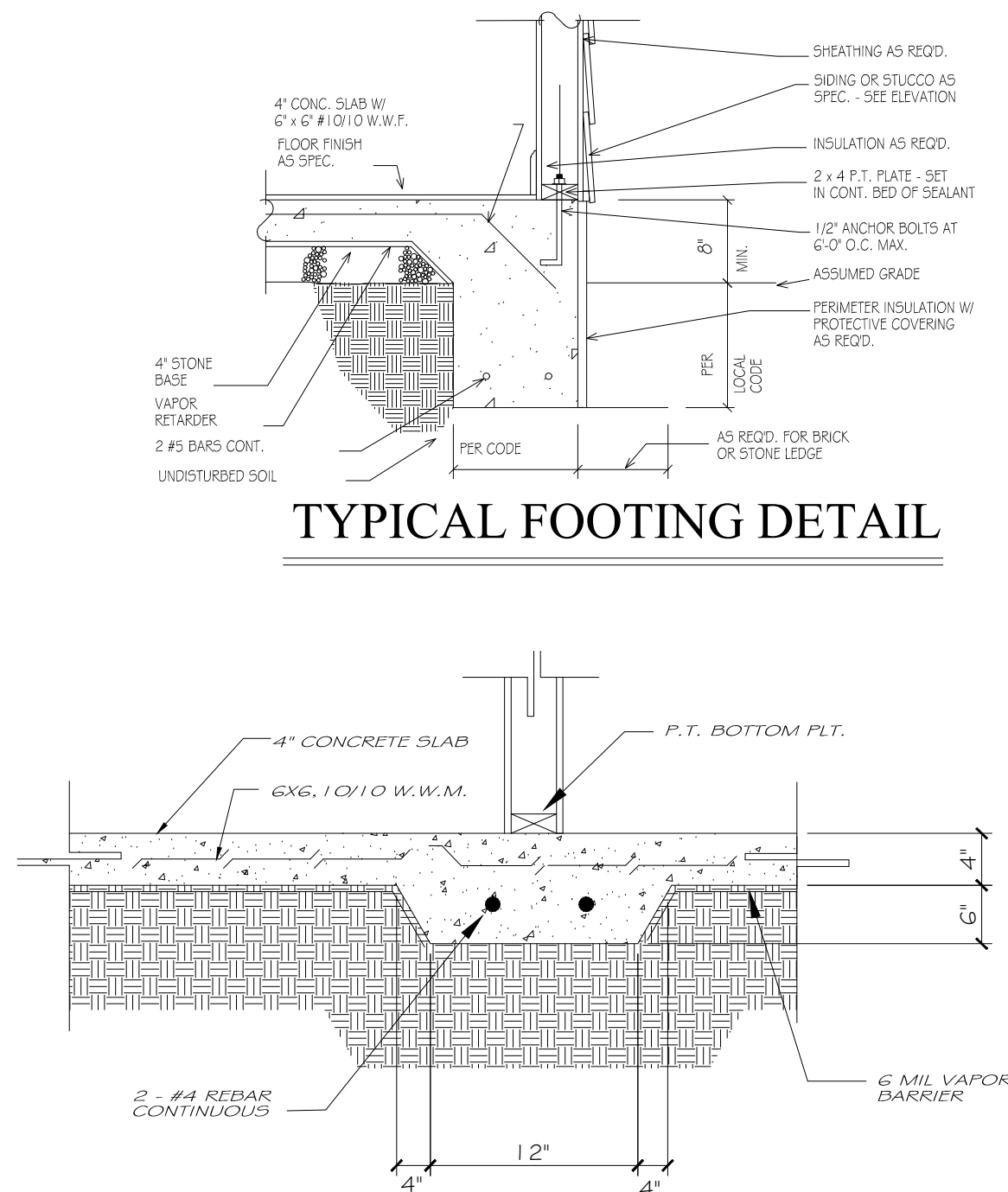
**PROTECTION AGAINST TERMITES:**

1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

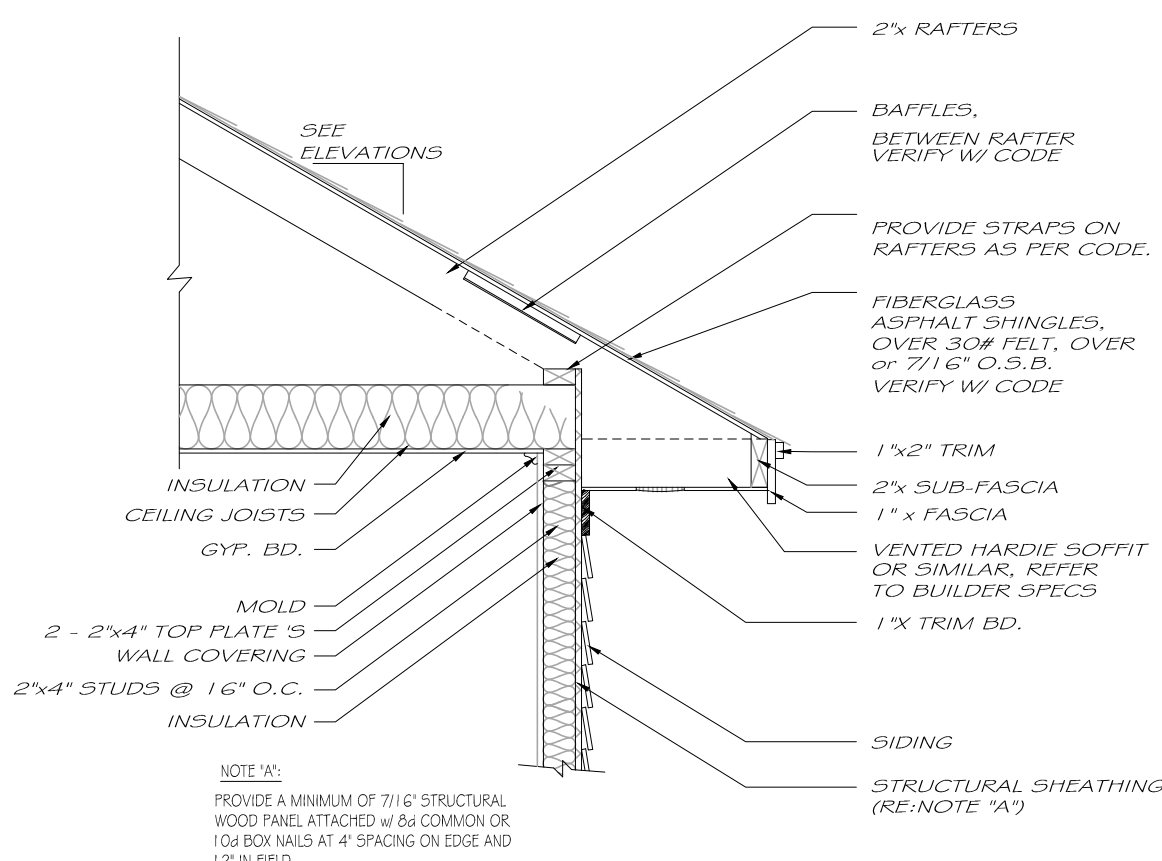
**IMPORTANT NOTE:**

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

**TYPICAL FOOTING DETAIL**



SECTION @ GRADE BEAM



TYPICAL CORNICE DETAIL



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THE ARCHER

DETAILS

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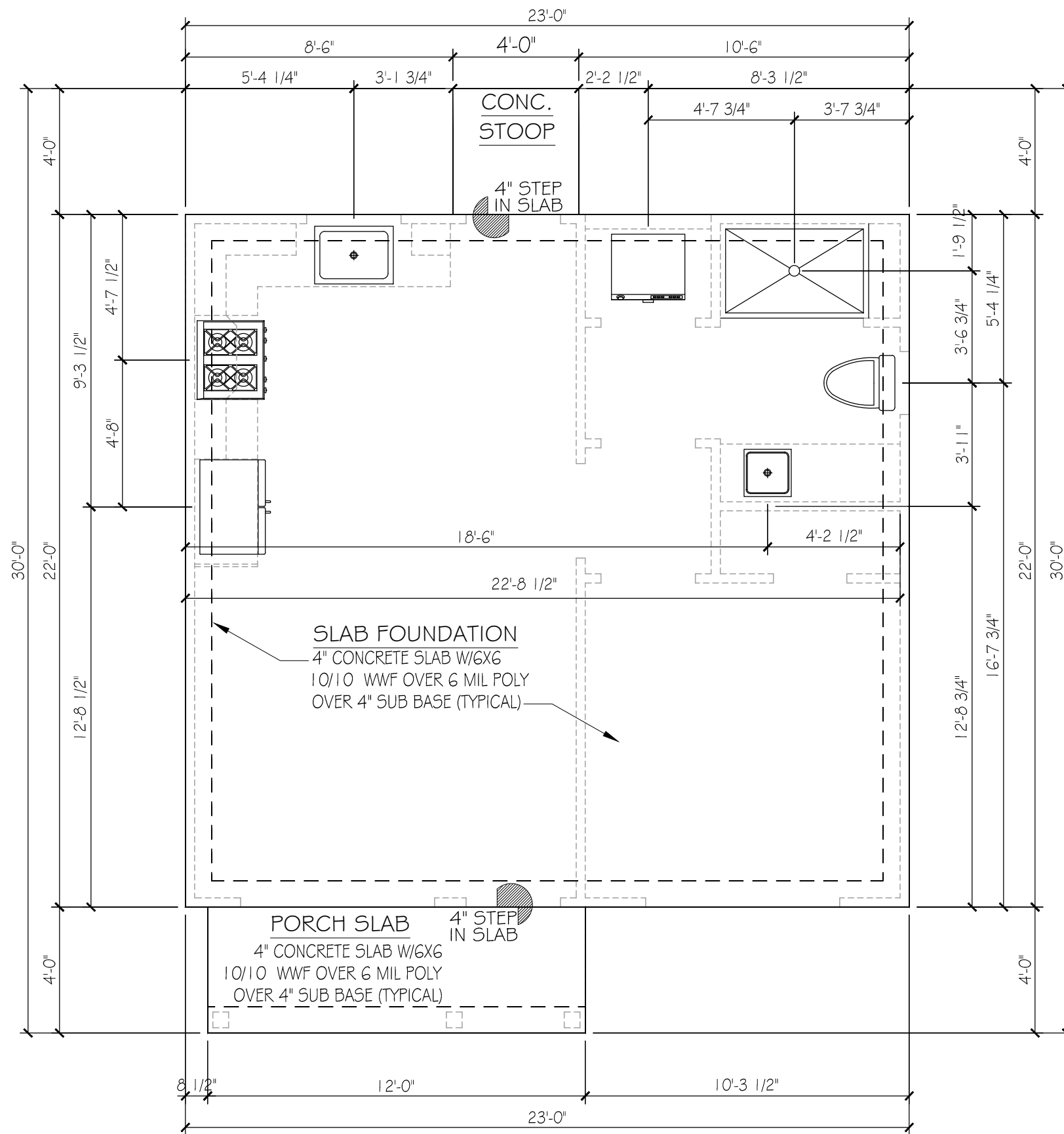
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### SLAB FOUNDATION

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THE CRISLER

SLAB FOUNDATION

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FIRST FLOOR PLAN

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NOTE!  
SEE STRUCTURAL TRUSS PACKAGE FOR EXACT LVL SIZE & LOCATIONS.

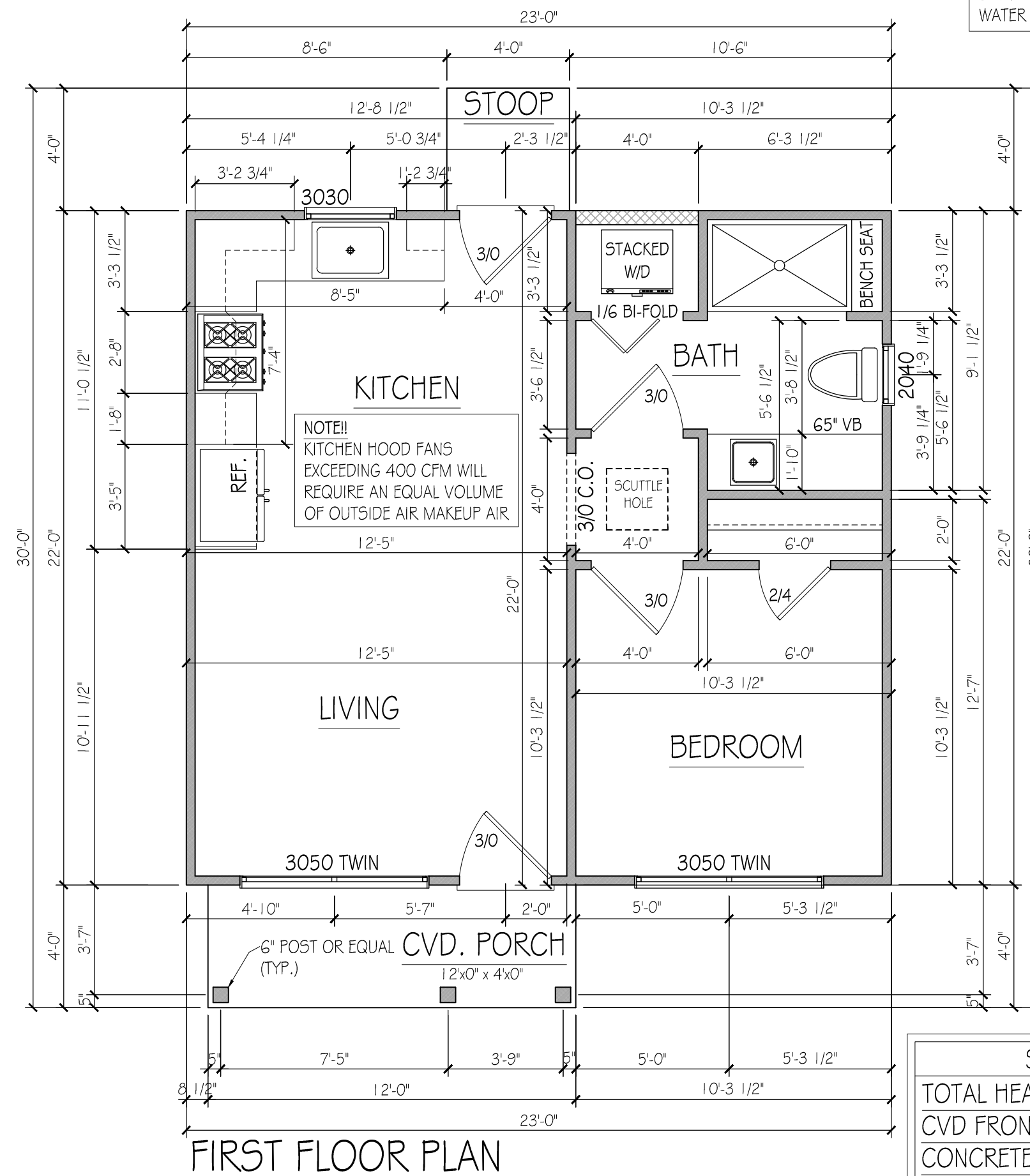
NOTE!  
SILL PLATE ANCHORS REQUIRED WITHIN 12" OF EACH SILL PLATE CUT END

NOTE!  
NO SOFFITS TO BE INSTALLED AT EACH FLOOR LEVELS

WALL LEGEND

- 2x4 WALL
- 2x6 WALL

NOTE: MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES  
SHOWER HEADS: 2.5 gpm @ 80 psi  
SINK FAUCET: 2.2 gpm @ 60 psi  
WATER CLOSET: 1.6 gallons per flushing cycle



SQUARE FOOTAGE	
TOTAL HEATED	506 SF
CVD FRONT PORCH	48 SF
CONCRETE STOOP	16 SF
TOTAL OUTDOOR LIV.	64 SF

FIRST FLOOR PLAN

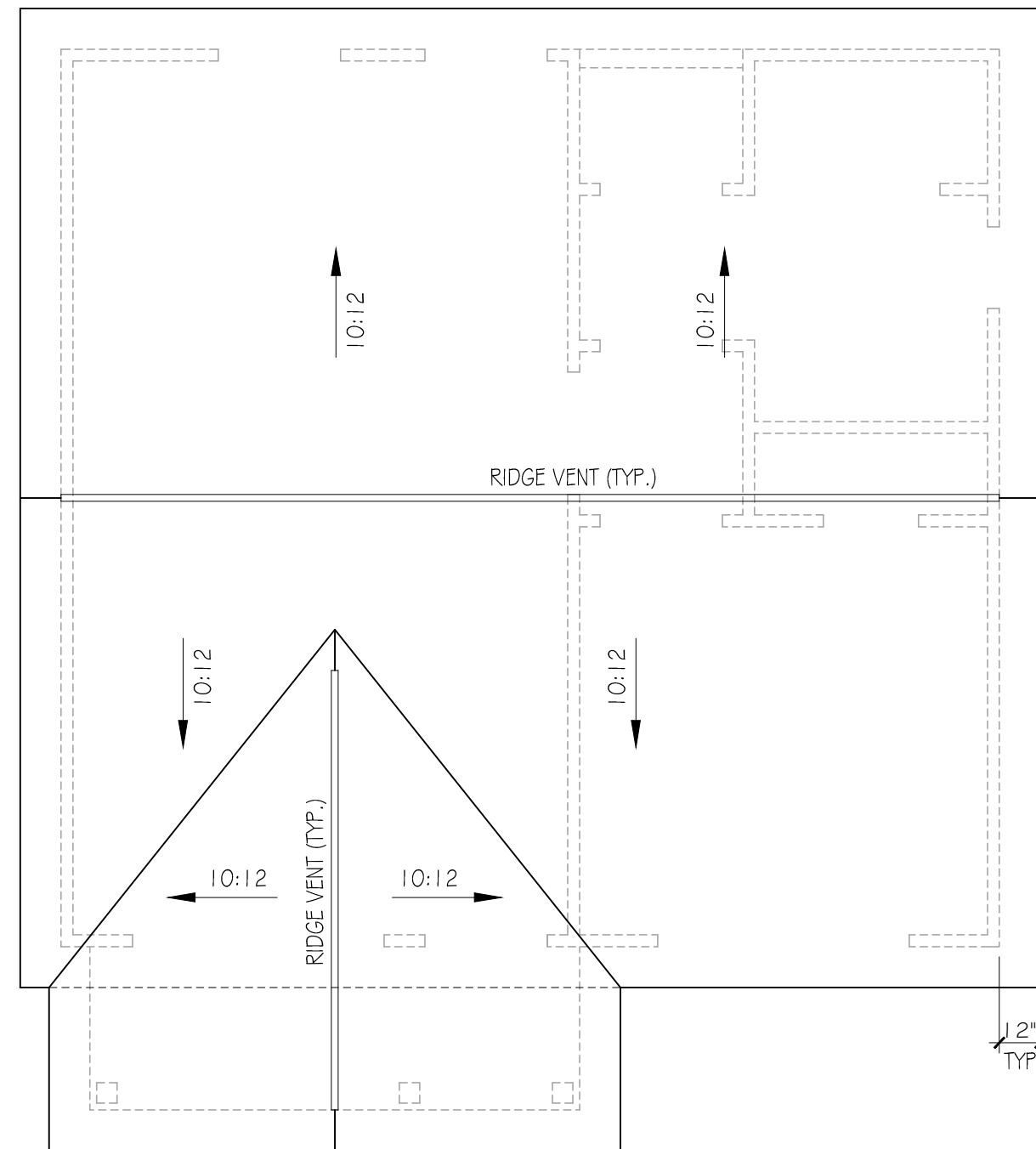


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ROOF PLAN

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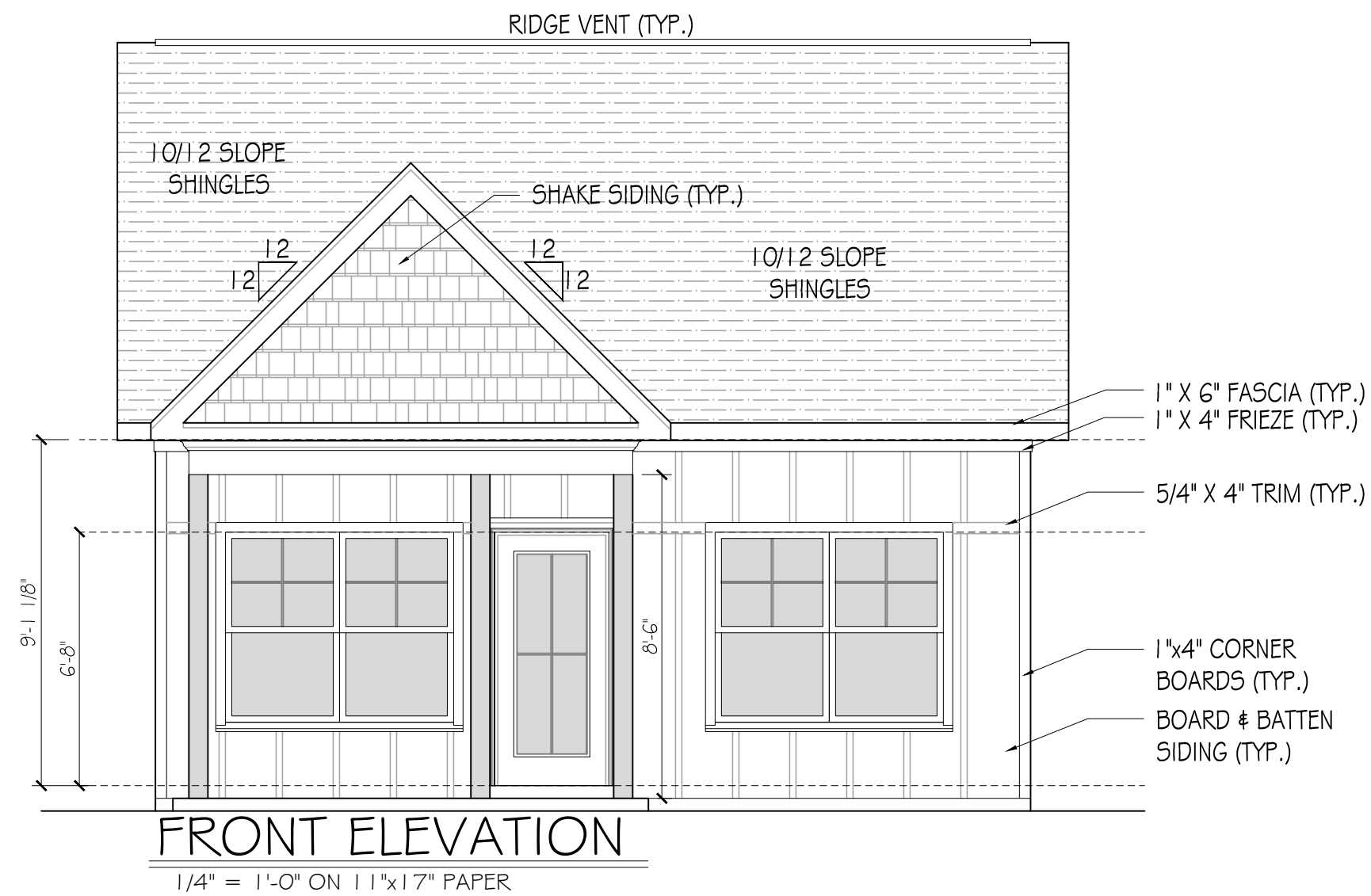


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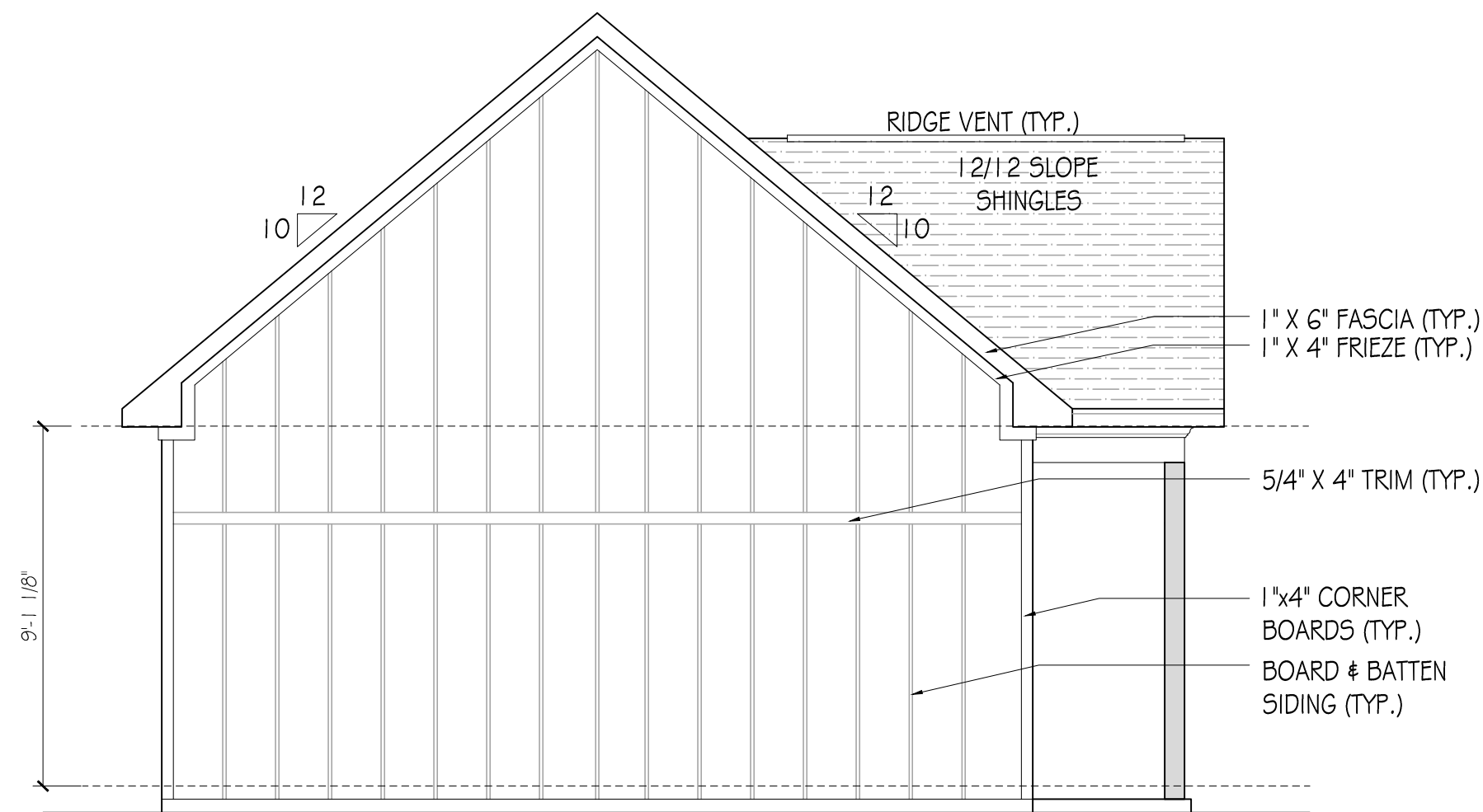


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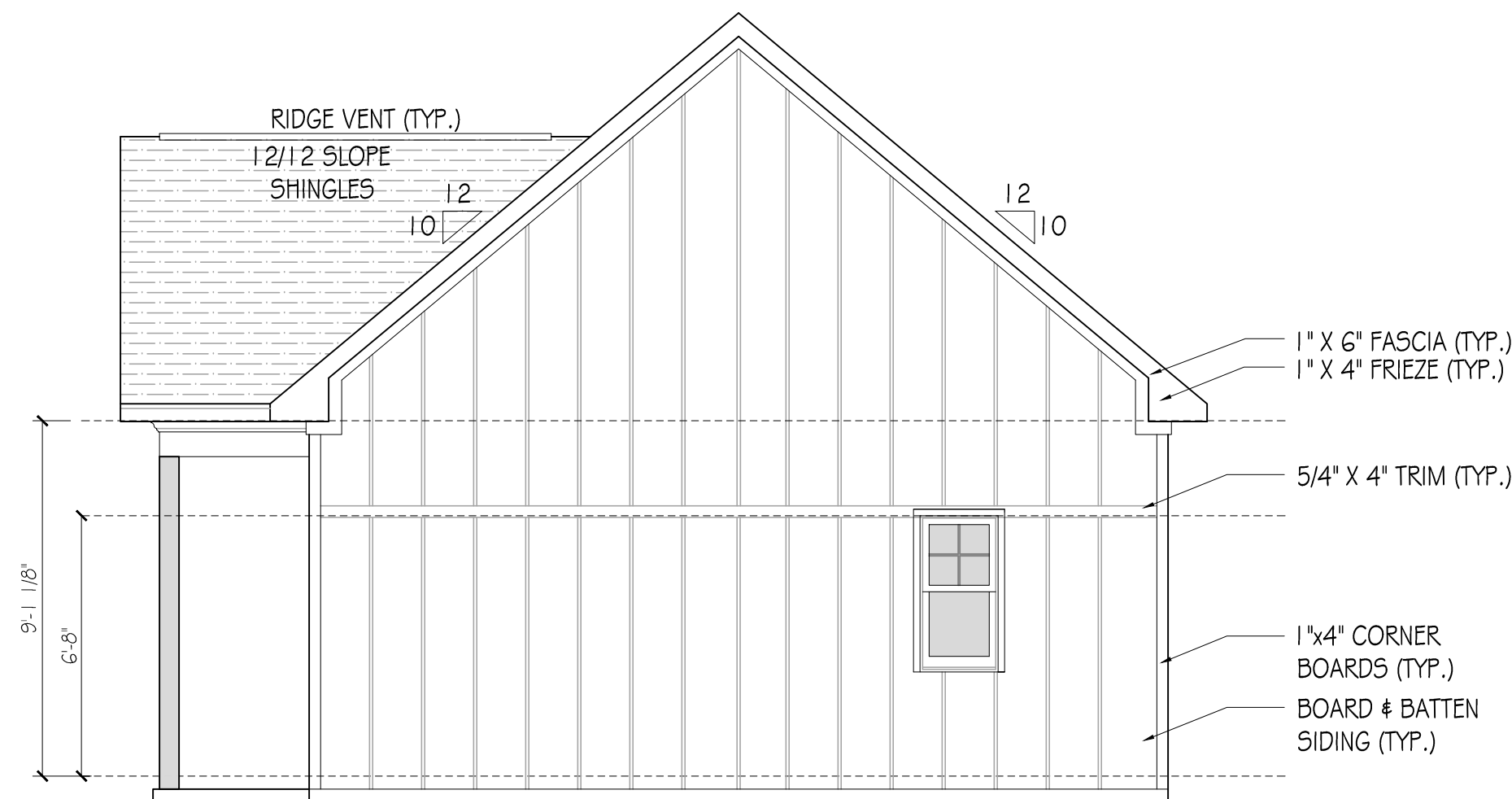
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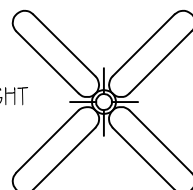








FIRST FLOOR ELECTRICAL PLAN

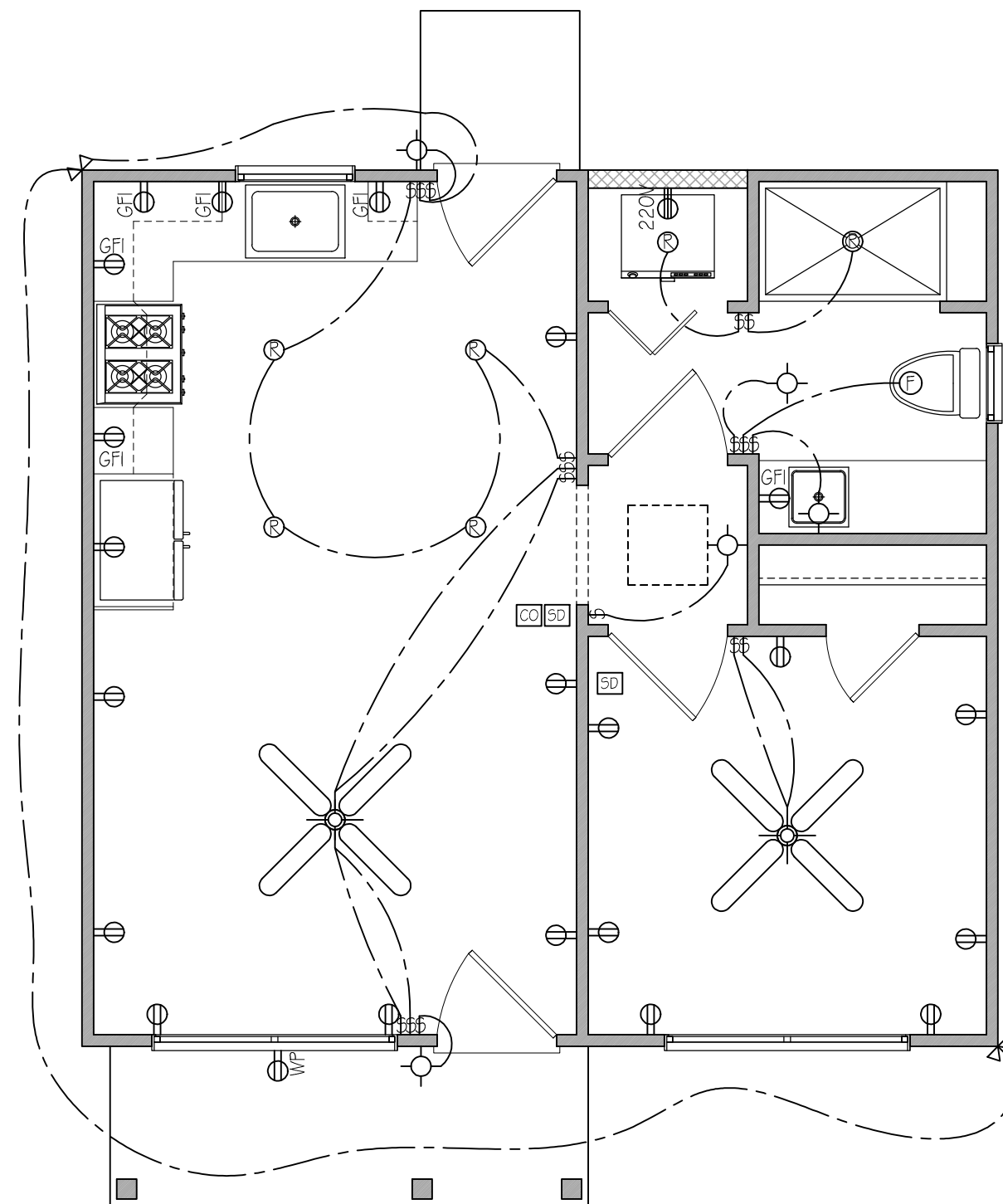
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LEGEND

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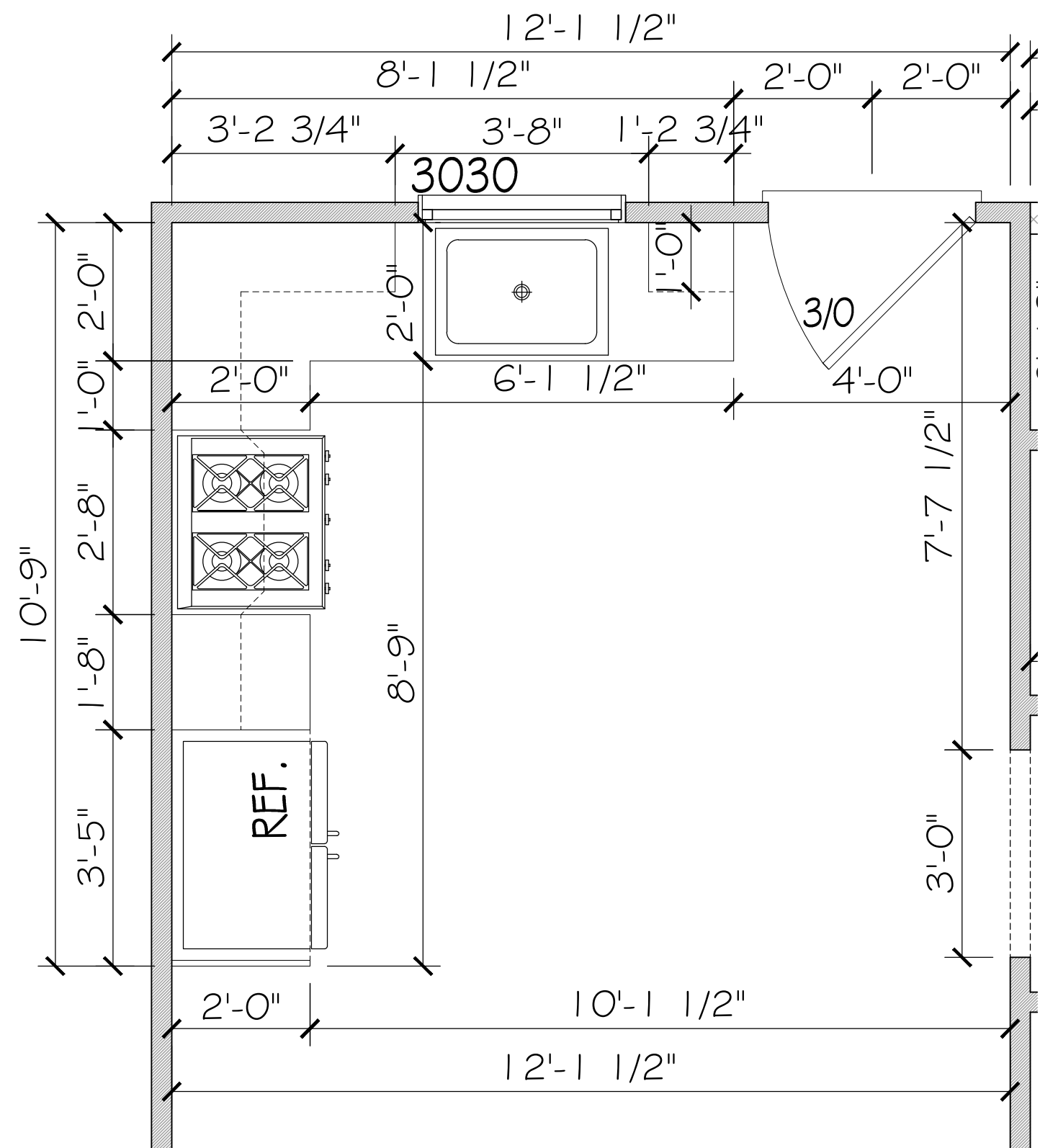
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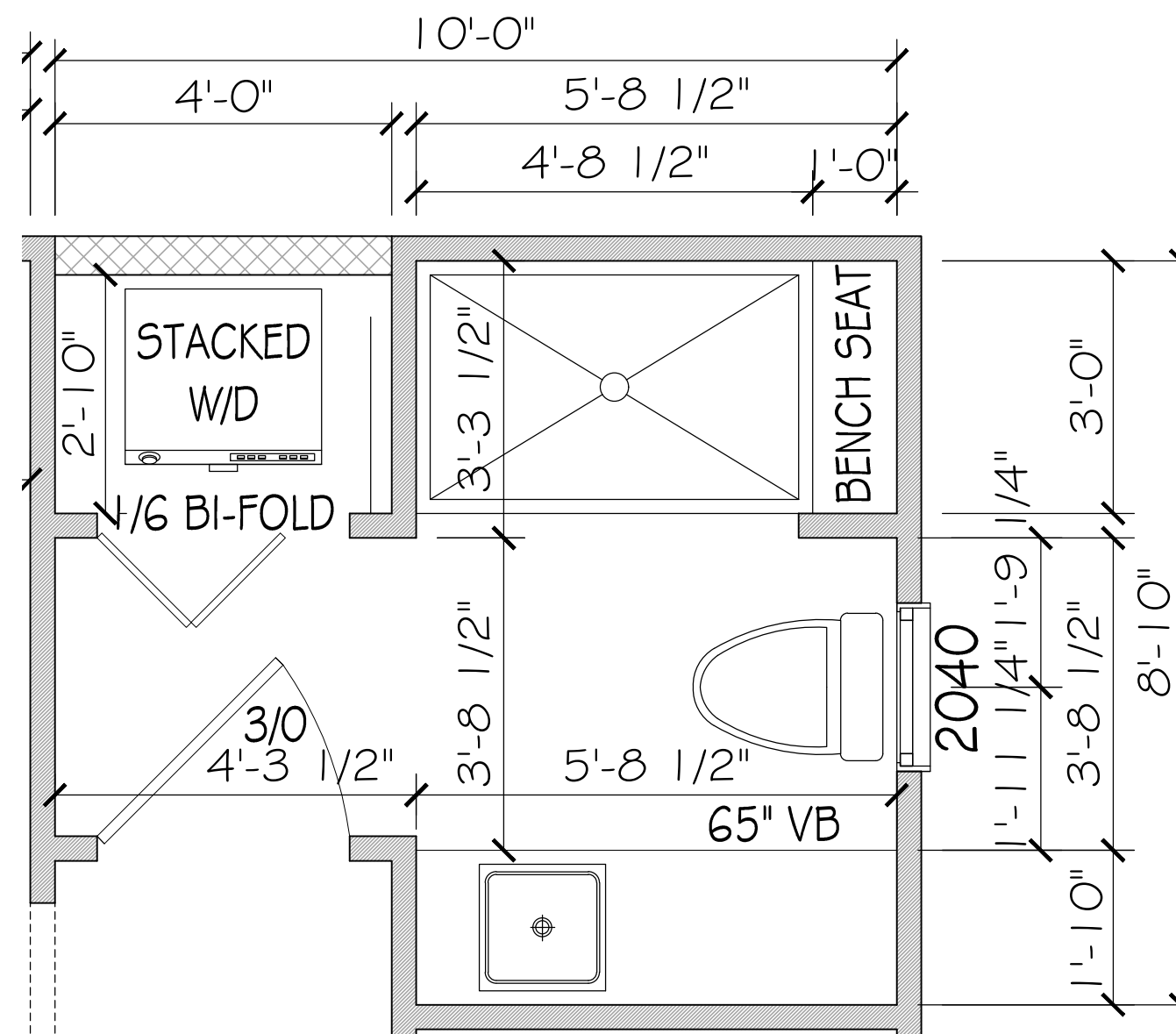
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4. All wood, concrete and steel structural members shall be of proper grade and quality and meet all national, state and local building codes.

5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.



KITCHEN



BATHROOM

THE CRISLER

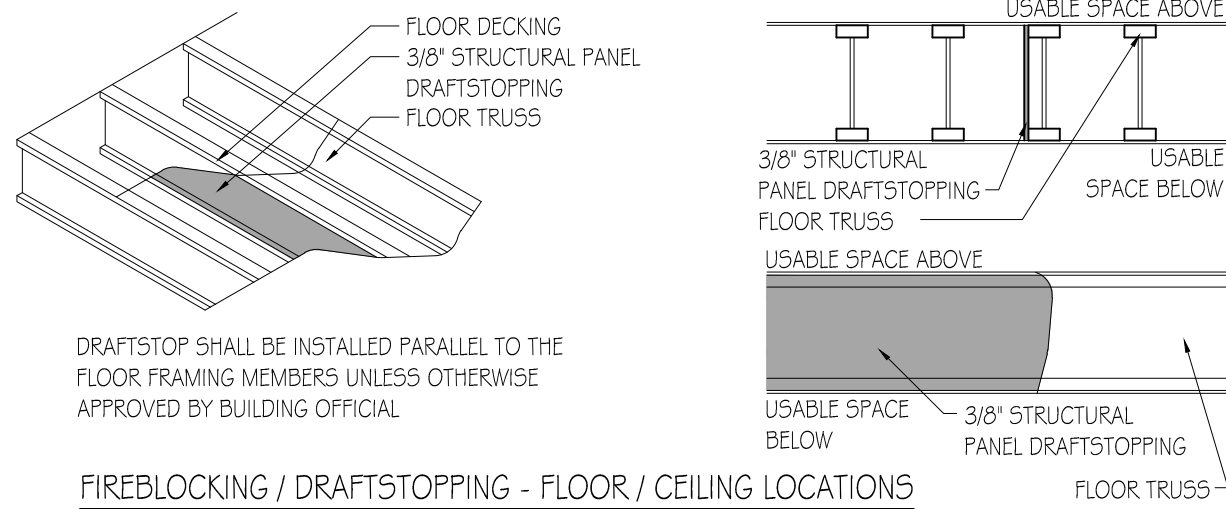
CRITICAL DIMENSIONS

REVISIONS:

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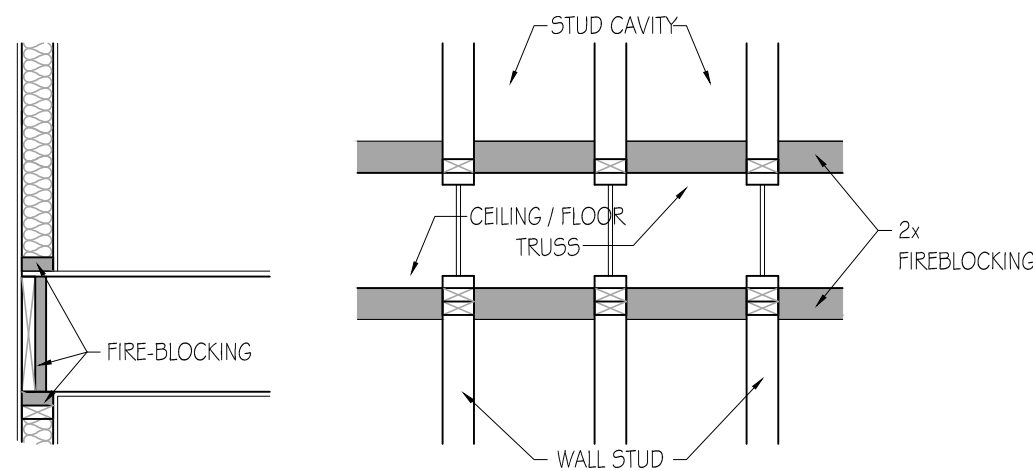
NOTE: DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MUST BE PROVIDED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW AND ENCLOSED SPACE OF A FLOOR/CEILING ASSEMBLY. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE MEMBERS



DRAFTSTOP SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY BUILDING OFFICIAL

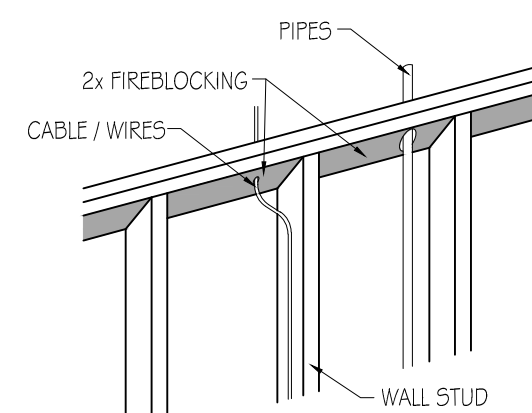
FIREBLOCKING / DRAFTSTOPPING - FLOOR / CEILING LOCATIONS

NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS: VERTICALLY AT CEILING AND FLOOR AREAS



FIREBLOCKING - WALL LOCATIONS

NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION



FIREBLOCKING - WALL LOCATIONS

**GENERAL NOTES:**

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)

10. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)

11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1

12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

13. DRYER VENT MUST HAVE MAX LENGTH 25'

14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

**WIND ZONE NOTES**

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

**HEADER SPANS FOR LOAD BEARING WALLS:**

- SINGLE STORY:
- 2 PLY 2X6" 4'-2" MAX
  - 2 PLY 2X8" 5'-4" MAX
  - 2 PLY 2X10" 7'-6" MAX

- 2 STORY:
- 2 PLY 2X6" 3X7" MAX
  - 2 PLY 2X8" 4X6" MAX
  - 2 PLY 2X10" 6X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER FLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

**GENERAL MATERIALS:**

1. EXTERIOR WALLS:
  - BRICK VENEER
  - REINFORCED CEMENTITIOUS SIDING
  - "TYVEK" BUILDING WRAP
  - 1/2" O.S.B. SHEATHING
  - R-13 BATT INSULATION
2. INTERIOR WALLS:
  - 2X4 STUDS @ 1'-4" O.C.
  - 1/2" GYPSUM BOARD INTERIOR
3. CEILING:
  - 2X JOISTS @ 1'-4" O.C.
  - R38 INSULATION
  - 1/2" GYPSUM BOARD ON BOTH SIDES
4. ROOF SYSTEM:
  - 30 YEAR FIBERGLASS SHINGLES
  - 5/8" O.S.B. OR CDX PLYWOOD
  - STANDING SEAM METAL ROOF
  - #15 FELT
  - 2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

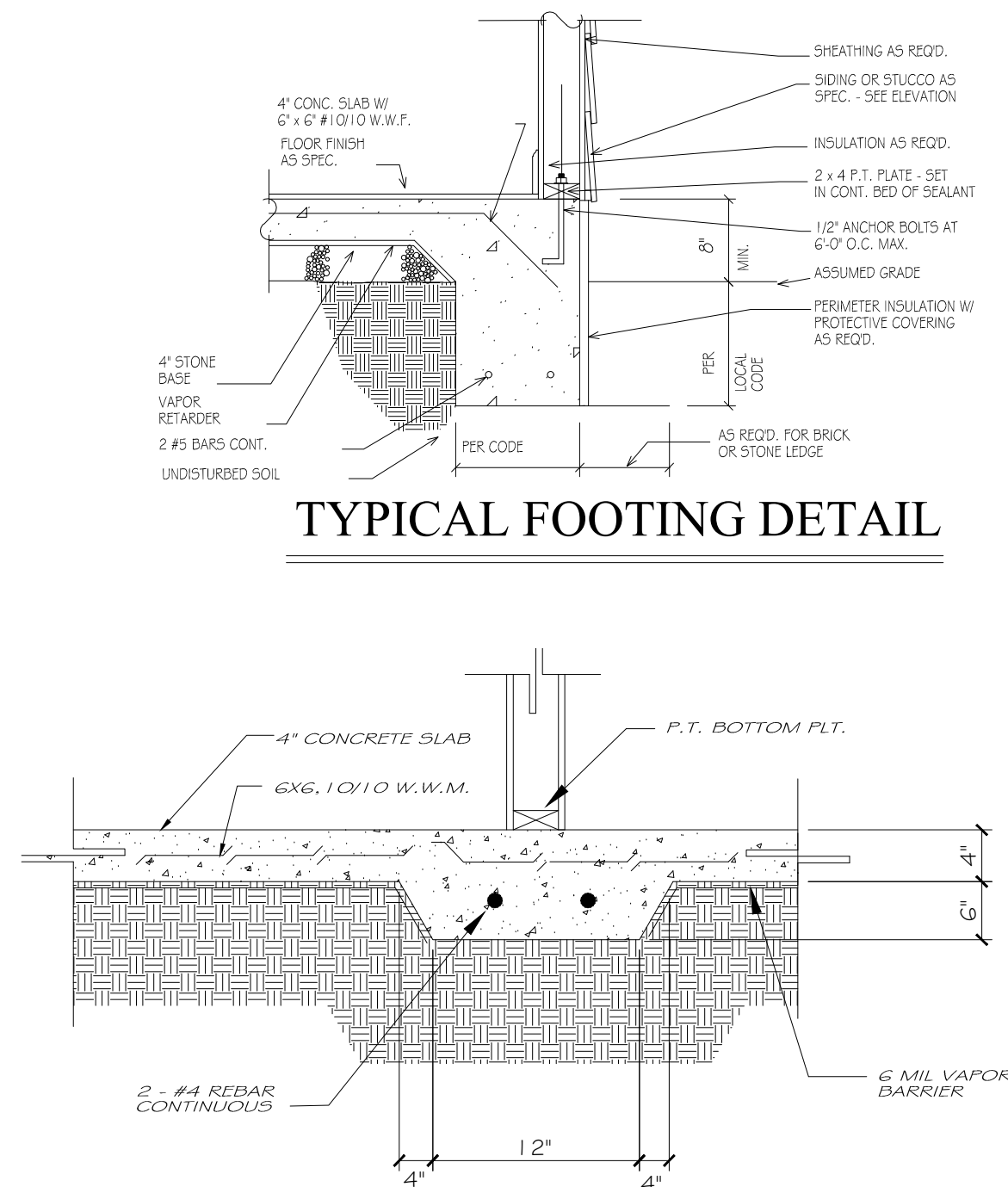
**PROTECTION AGAINST TERMITES:**

1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

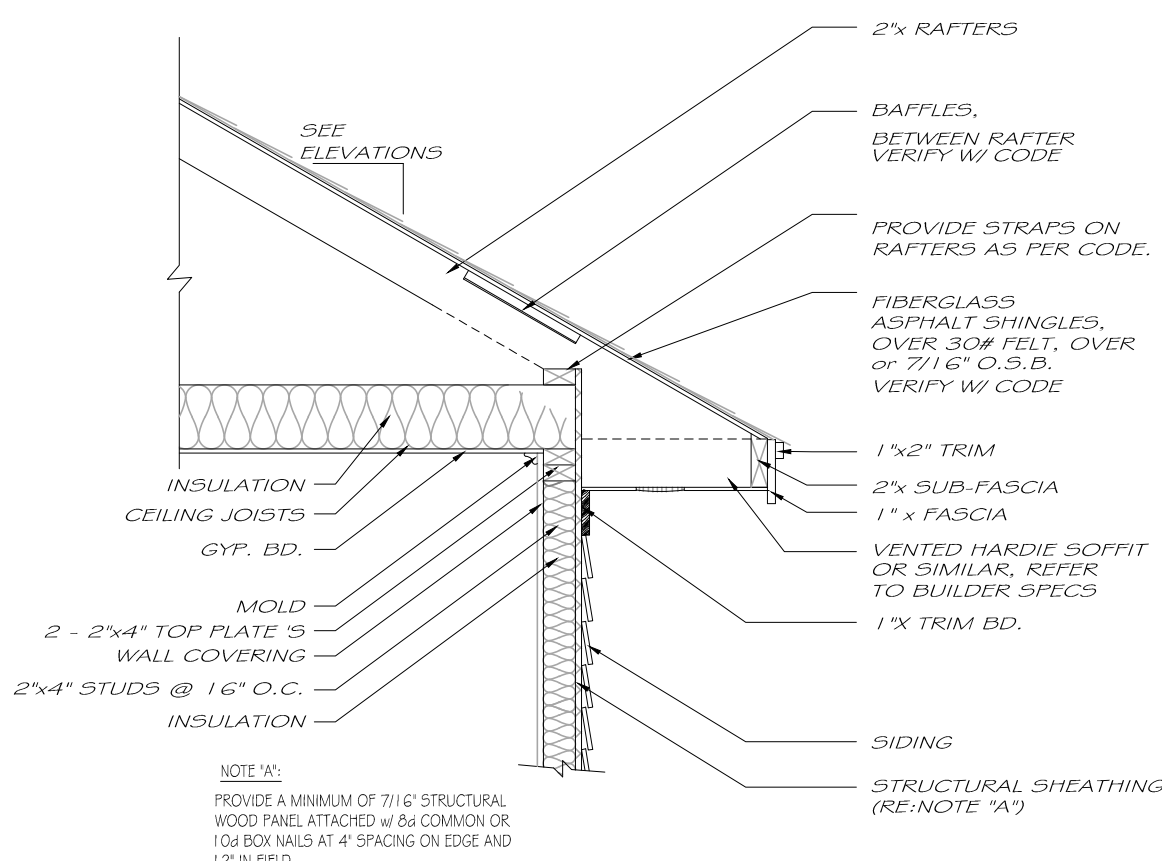
**IMPORTANT NOTE:**

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

**TYPICAL FOOTING DETAIL**



SECTION @ GRADE BEAM



TYPICAL CORNICE DETAIL



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:40 AM

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THE CRISLER

DETAILS

REVISIONS:

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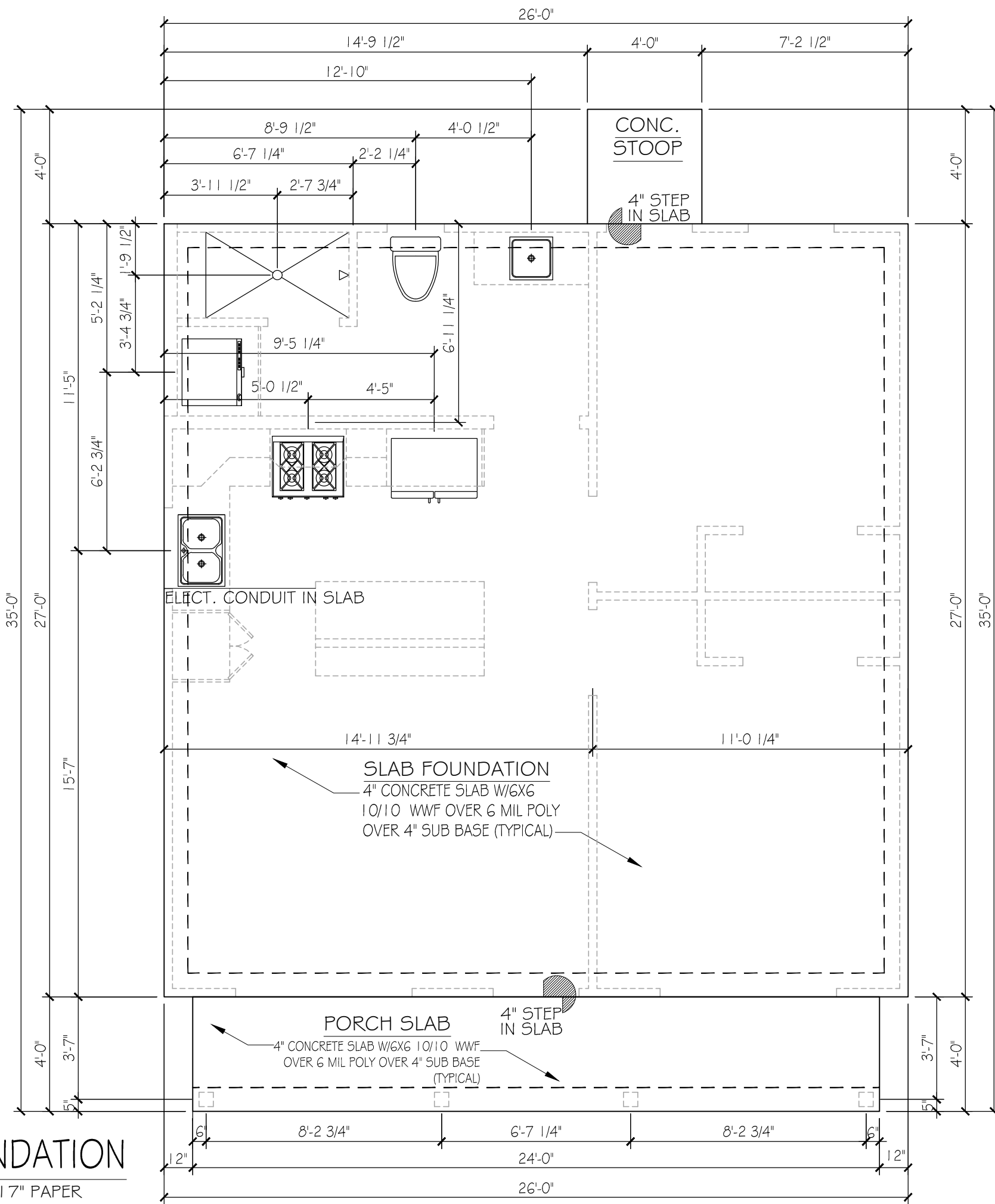


PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:45 AM

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**SLAB FOUNDATION**  
 1/4" = 1'-0" ON 11"x17" PAPER

THE ELMWOOD  
 SLAB FOUNDATION

REVISIONS:

PAGE:



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

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THE ELMWOOD

FIRST FLOOR PLAN

REVISIONS:

PAGE:

1.2

NOTE!!  
SEE STRUCTURAL TRUSS PACKAGE FOR EXACT LVL SIZE & LOCATIONS.

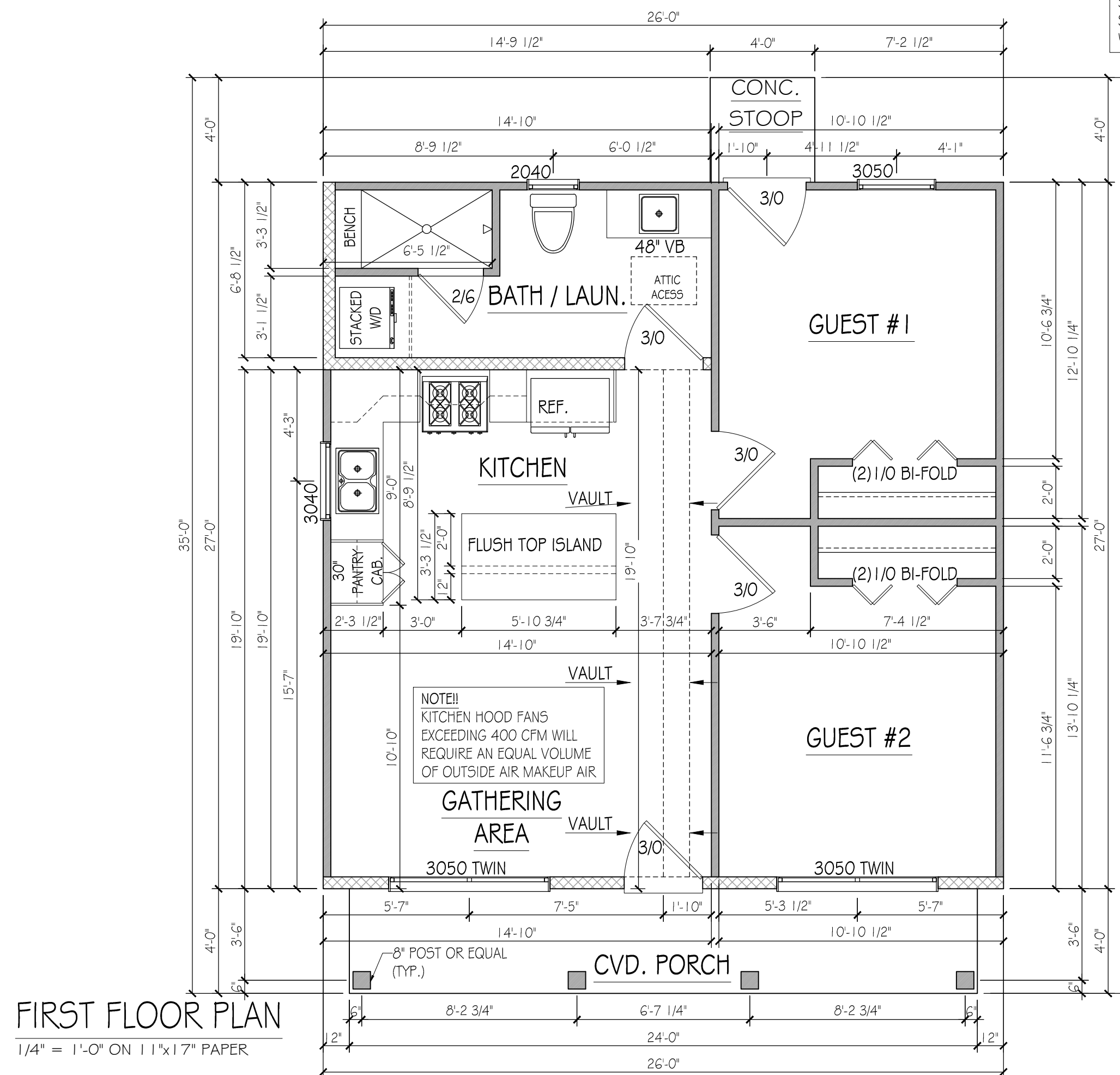
NOTE!!  
SILL PLATE ANCHORS REQUIRED WITHIN 12" OF EACH SILL PLATE CUT END

NOTE!!  
NO SOFFITS TO BE INSTALLED AT EACH FLOOR LEVELS

NOTE: MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES  
 SHOWER HEADS: 2.5 gpm @ 80 psi  
 SINK FAUCET: 2.2 gpm @ 60 psi  
 WATER CLOSET: 1.6 gallons per flushing cycle

WALL LEGEND

- 2x4 WALL
- 2x6 WALL



FIRST FLOOR PLAN  
 1/4" = 1'-0" ON 11"x17" PAPER

SQUARE FOOTAGE	
TOTAL HEATED	702 SF
CVD FRONT PORCH	98 SF
CONCRETE STOOP	16 SF
TOTAL OUTDOOR LIV.	114 SF

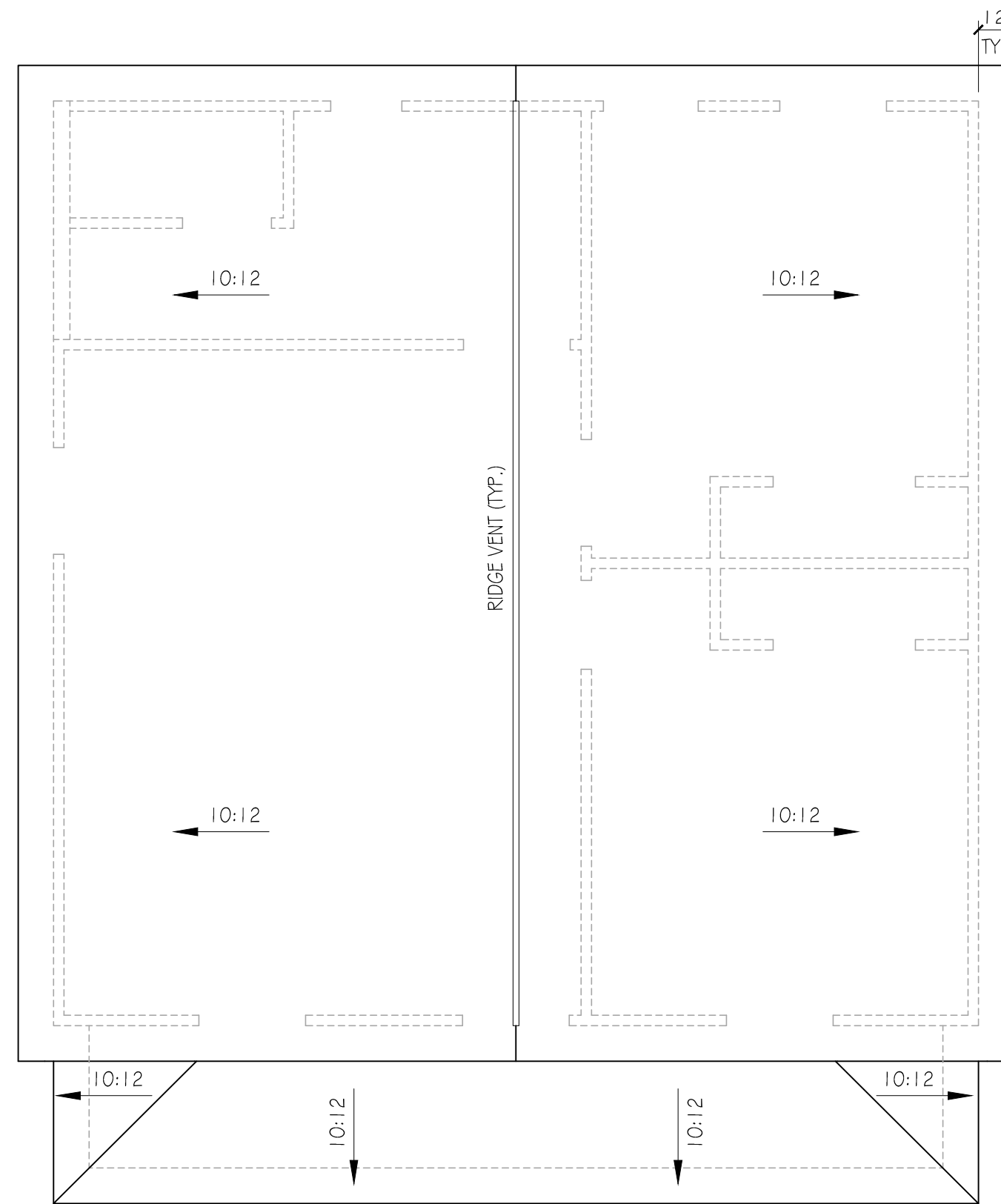


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**ROOF PLAN**

1/4" = 1'-0" ON 11"x17" PAPER

THE ELMWOOD

ROOF PLAN

REVISIONS:


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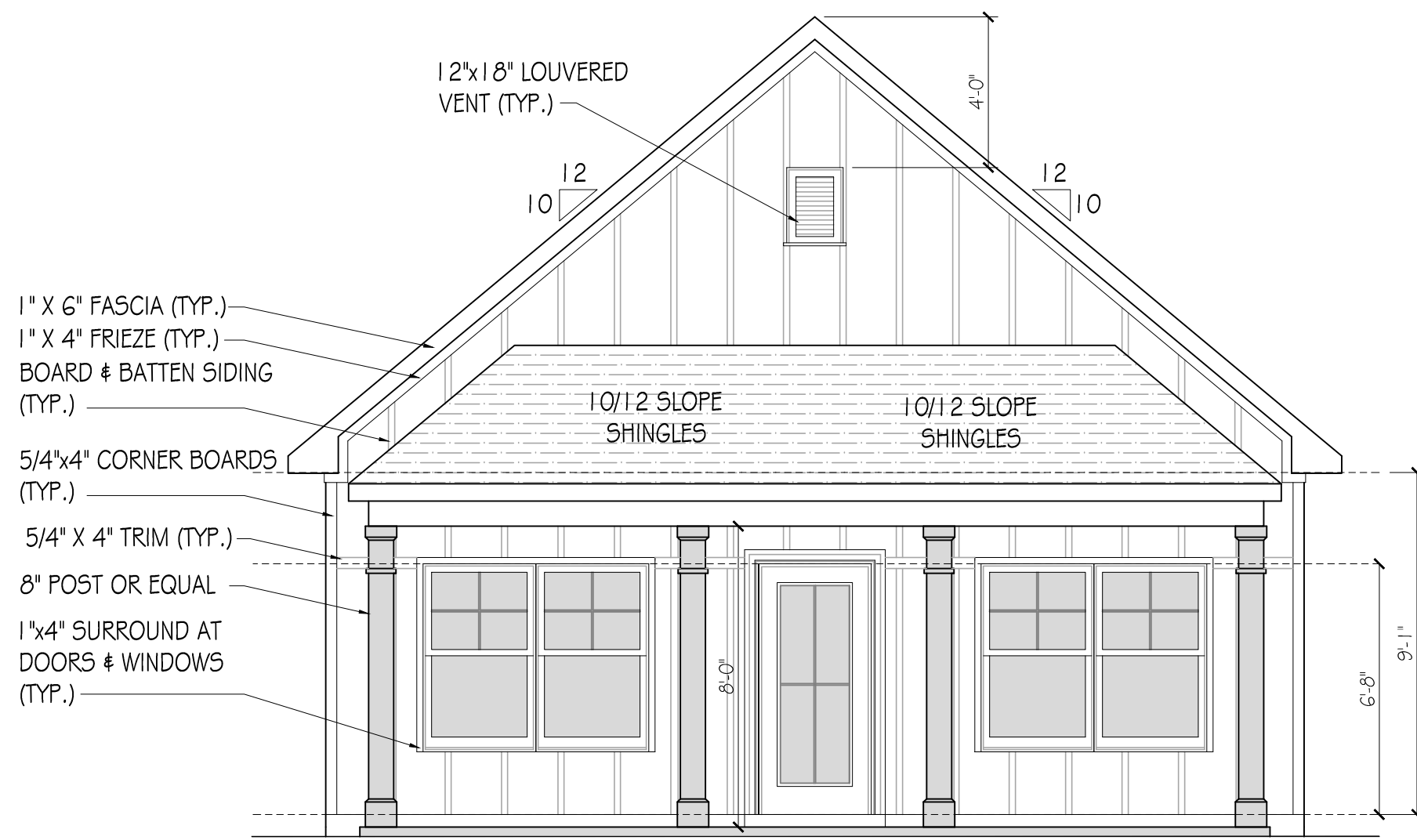


PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

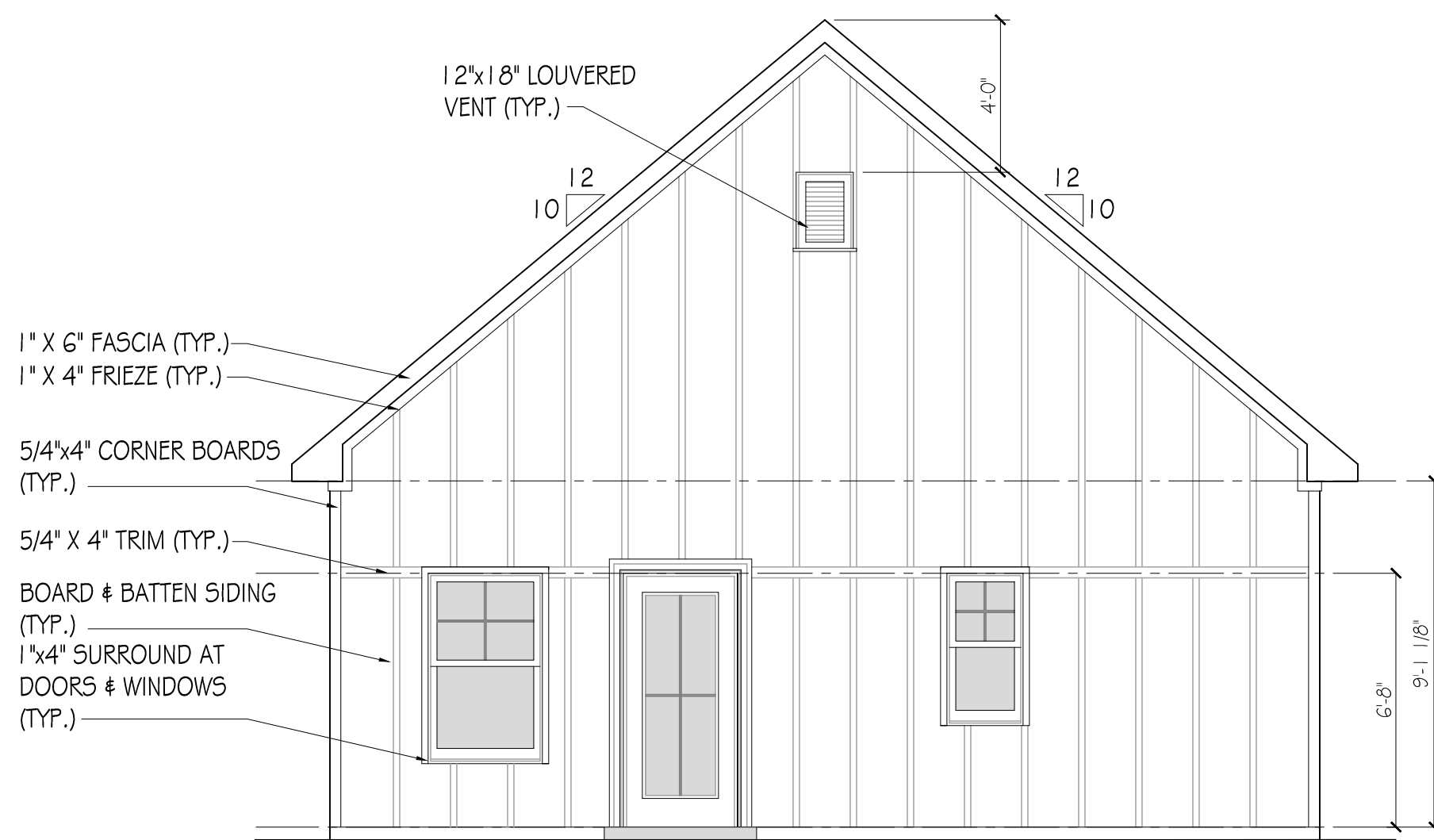
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**FRONT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER



**REAR ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER

THE ELMWOOD  
FRONT & REAR  
ELEVATIONS

REVISIONS:

PAGE:

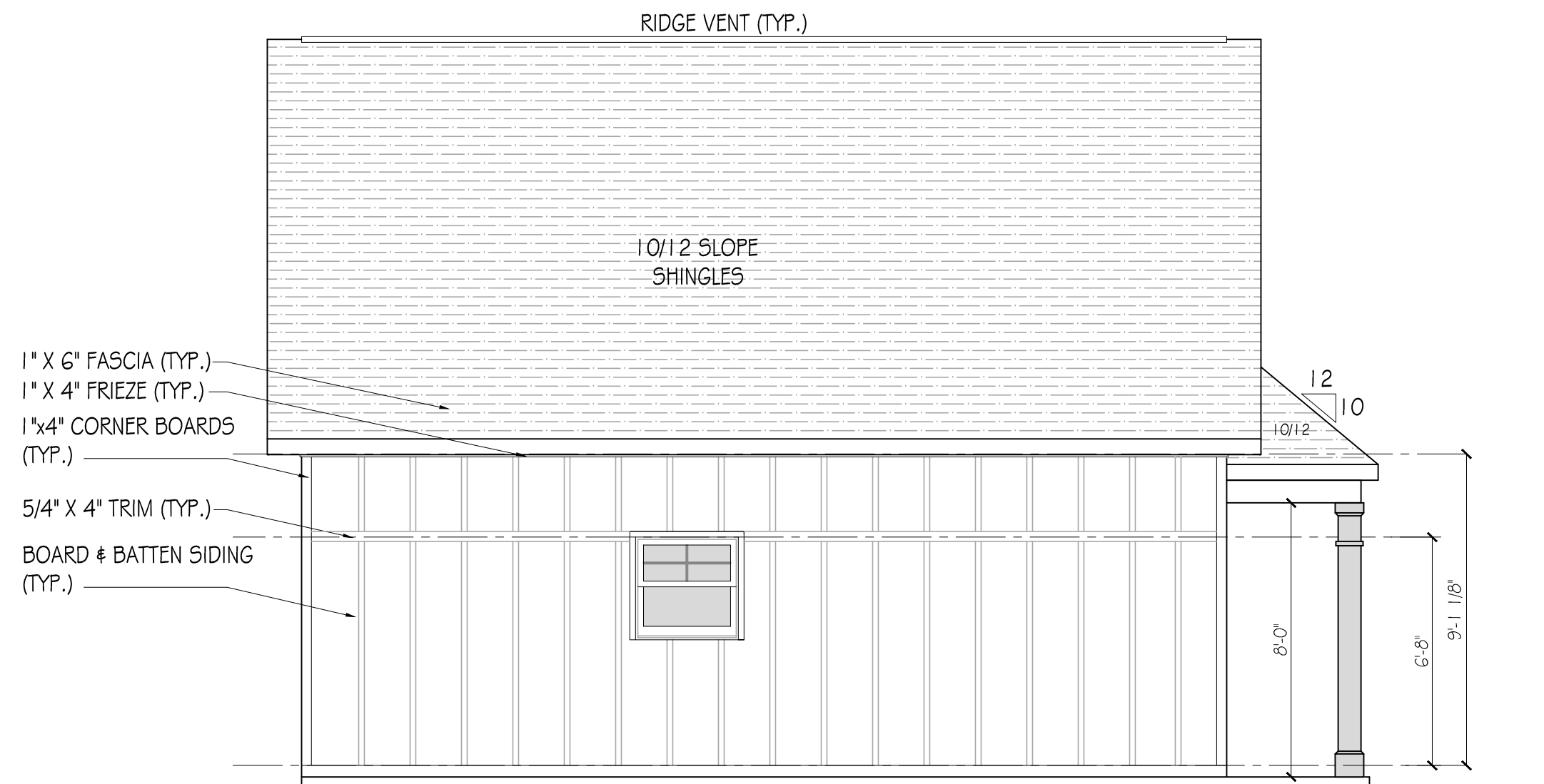


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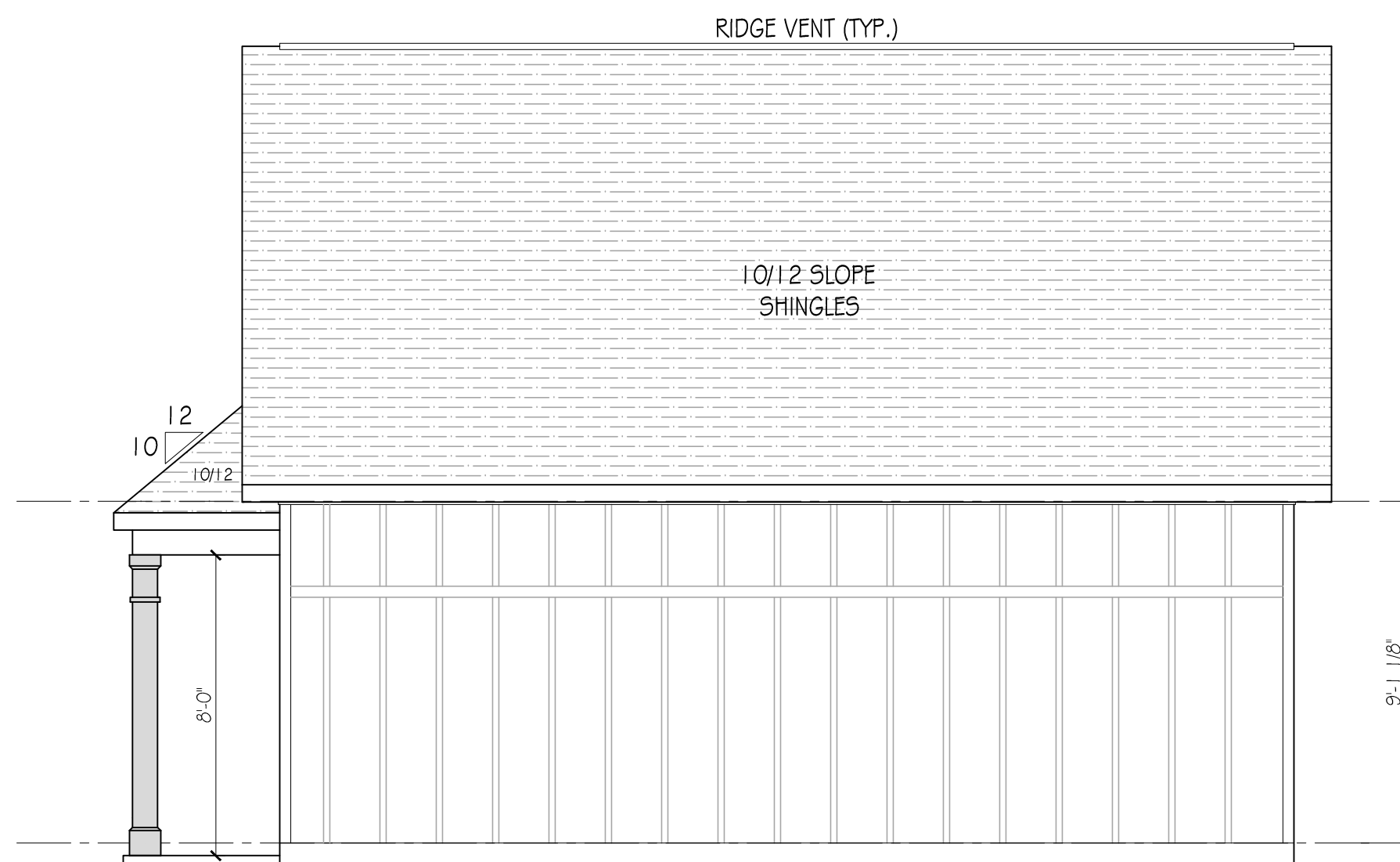
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**LEFT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER



**RIGHT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER

**THE ELMWOOD**  
**LEFT & RIGHT**  
**ELEVATIONS**

REVISIONS:


PAGE:

3.A2



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THE ELMWOOD

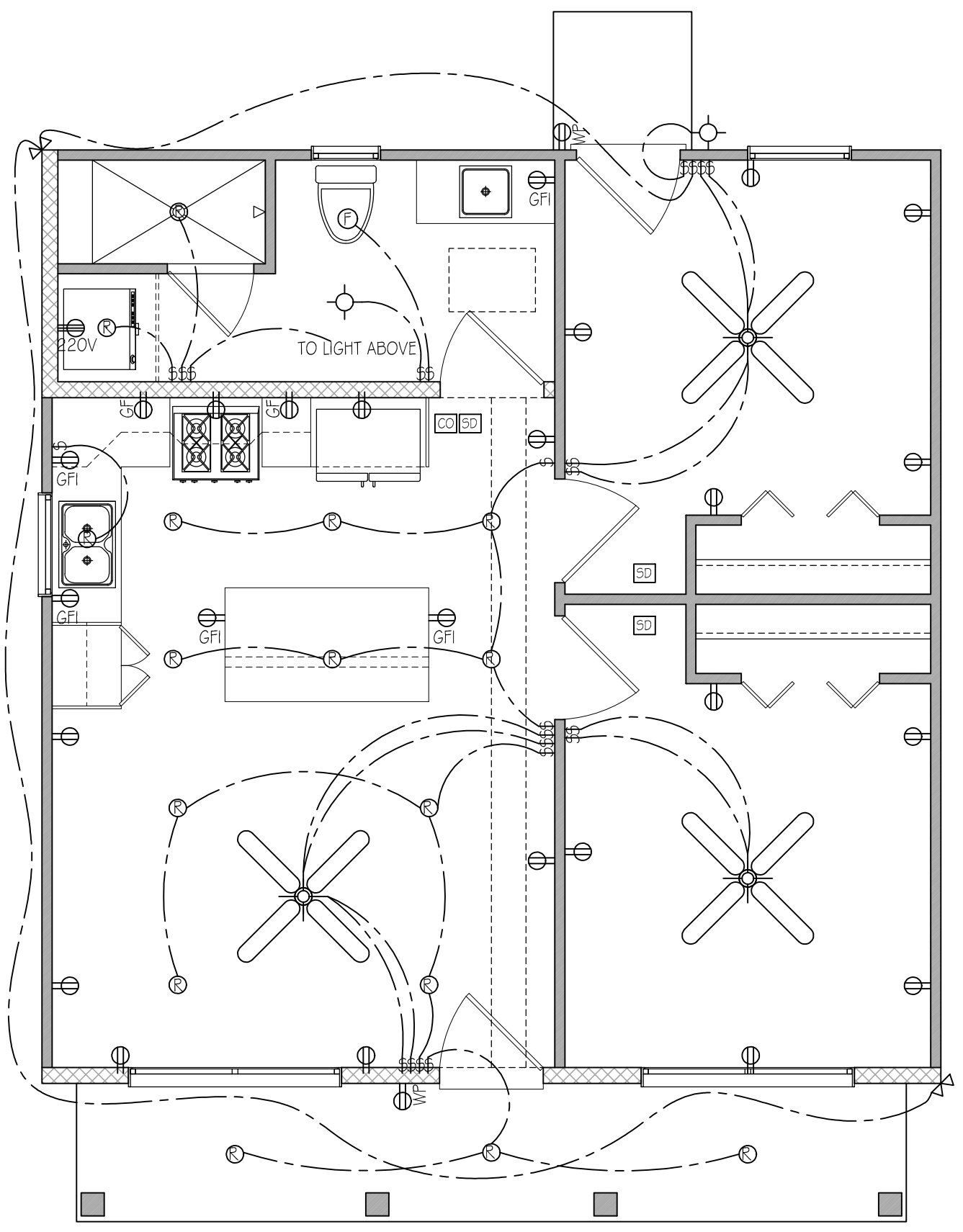
FIRST FLOOR ELECTRICAL PLAN

REVISIONS:


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- LEGEND**
- DUPLEX RECEPTACLE
  - GFI RECEPTACLE
  - WATER PROOF RECEPTACLE (EXTERIOR)
  - MONO POINT INCANDESCENT
  - DUAL POINT INCANDESCENT
  - BATH FAN
  - BATH FAN WITH LIGHT
  - LED DISK
  - CEILING FAN W/ LIGHT
  - INCANDESCENT CEILING FIXTURE
  - FLUORESCENT 4X2
  - SINGLE POLE SWITCH
  - 3 WAY SWITCH
  - INCANDESCENT WALL MOUNTED FIXTURE
  - TELEPHONE JACK
  - RGG CABLE TELEVISION JACK
  - EXTERIOR FLOOD LIGHTS



**FIRST FLOOR ELECT. PLAN**

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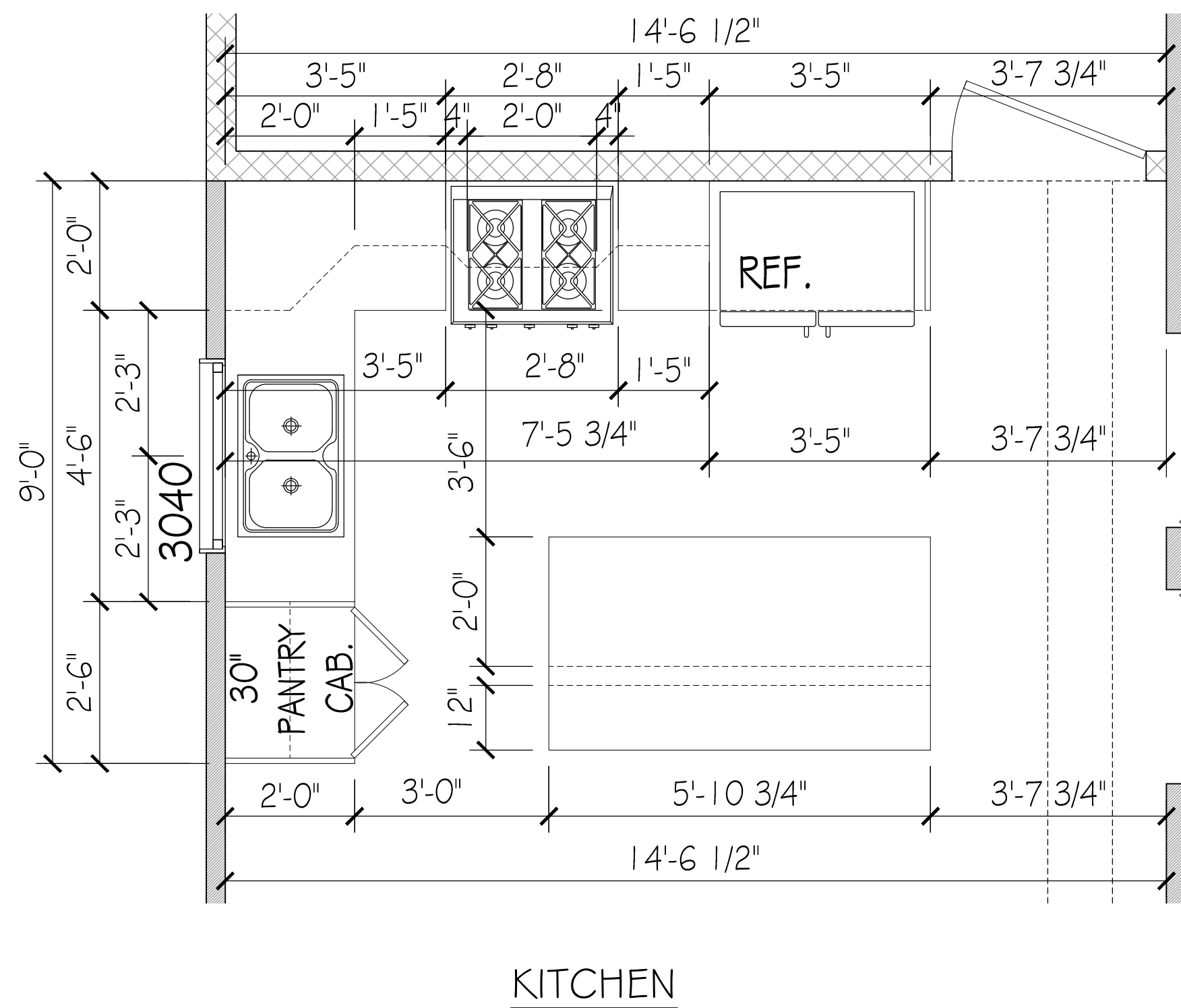
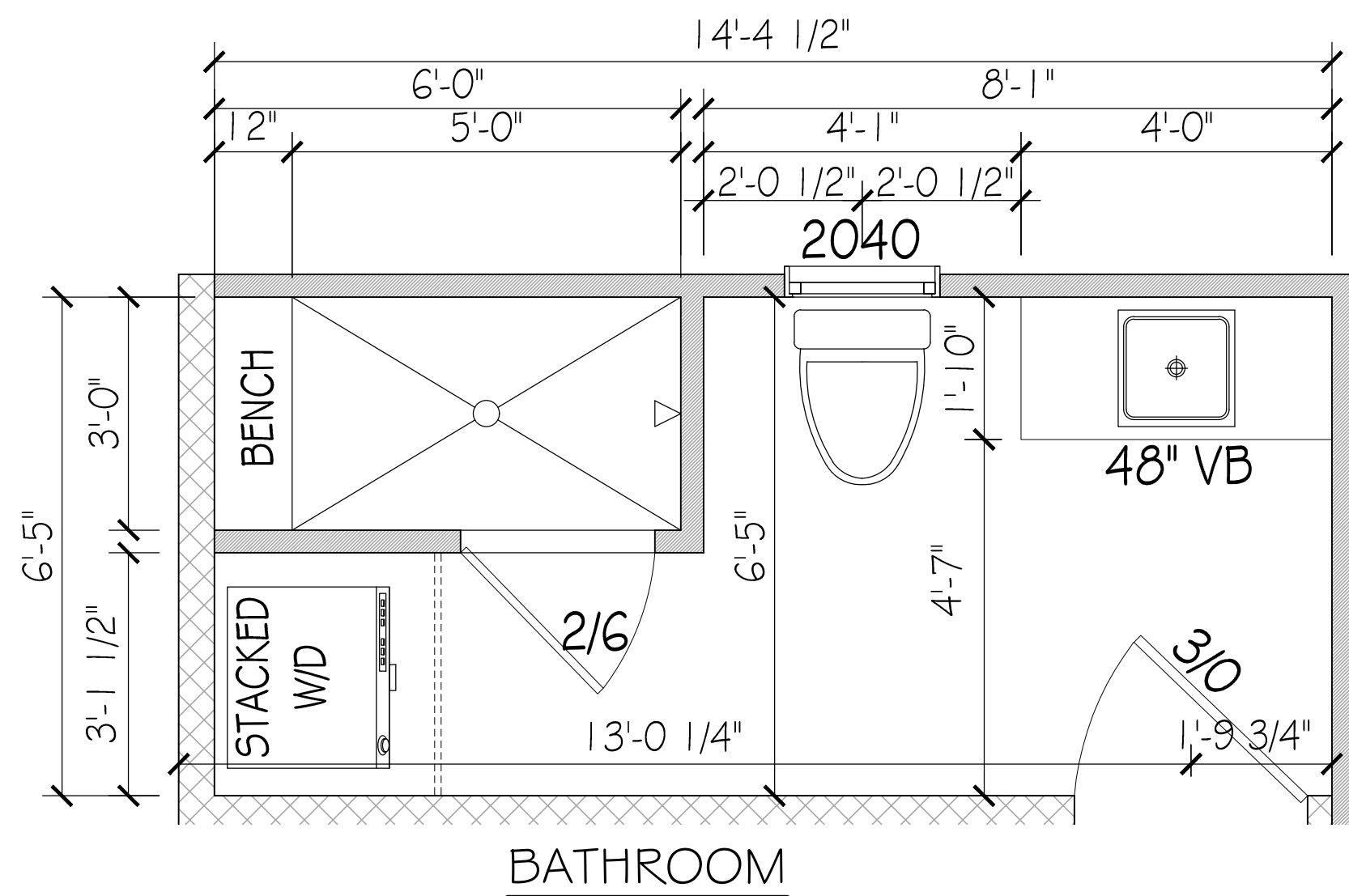


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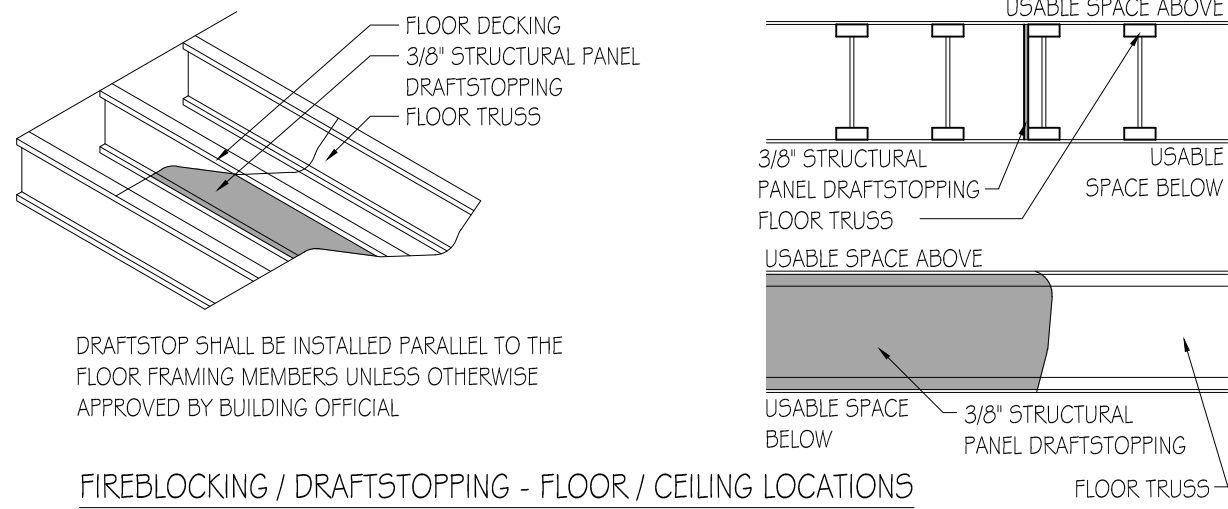


THE ELMWOOD  
CRITICAL DIMENSIONS

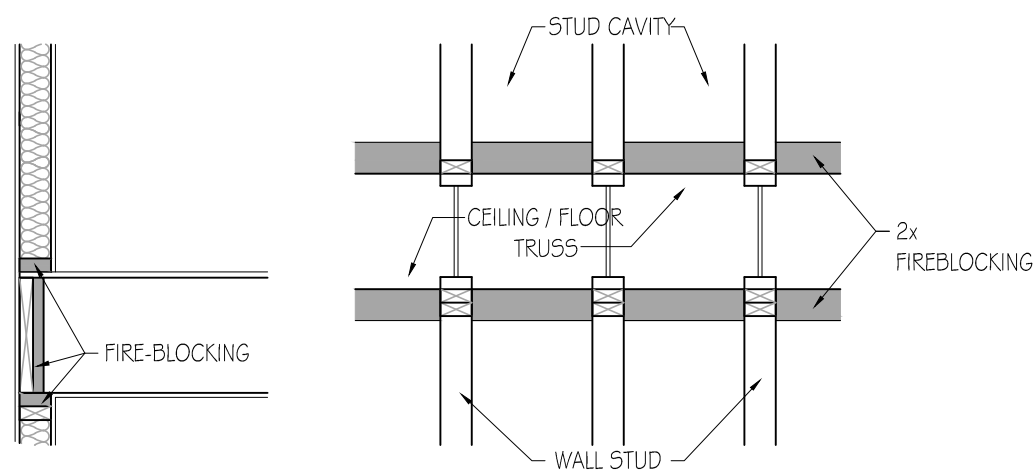
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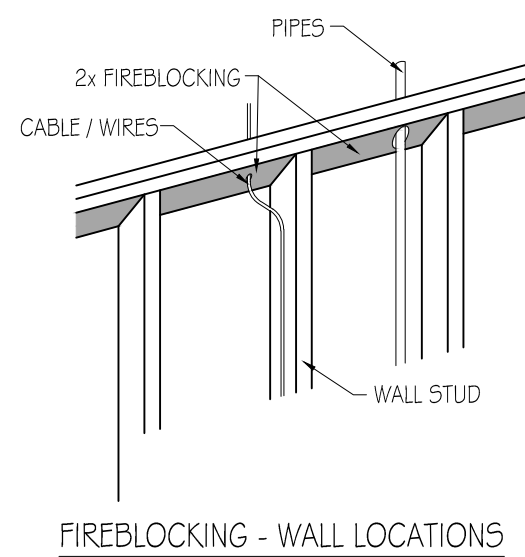
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NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT CEILING AND FLOOR AREAS



NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION



### GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
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4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
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### HEADER SPANS FOR LOAD BEARING WALLS:

- SINGLE STORY:
- 2 PLY 2X6" 4'-2" MAX
  - 2 PLY 2X8" 5'-4" MAX
  - 2 PLY 2X10" 7'-6" MAX

- 2 STORY:
- 2 PLY 2X6" 3X7" MAX
  - 2 PLY 2X8" 4X6" MAX
  - 2 PLY 2X10" 6X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
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REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

### GENERAL MATERIALS:

1. EXTERIOR WALLS:
  - BRICK VENEER
  - REINFORCED CEMENTITIOUS SIDING
  - "TYVEK" BUILDING WRAP
  - 1/2" O.S.B. SHEATHING
  - R-13 BATT INSULATION
2. INTERIOR WALLS:
  - 2X4 STUDS @ 1'-4" O.C.
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3. CEILING:
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  - R38 INSULATION
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4. ROOF SYSTEM:
  - 30 YEAR FIBERGLASS SHINGLES #15FELT
  - 5/8" O.S.B. OR CDX PLYWOOD
  - STANDING SEAM METAL ROOF
  - 2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)
  - 1/2" GYPSUM BOARD INTERIOR
  - 2X6 RAFTERS @ 20' O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

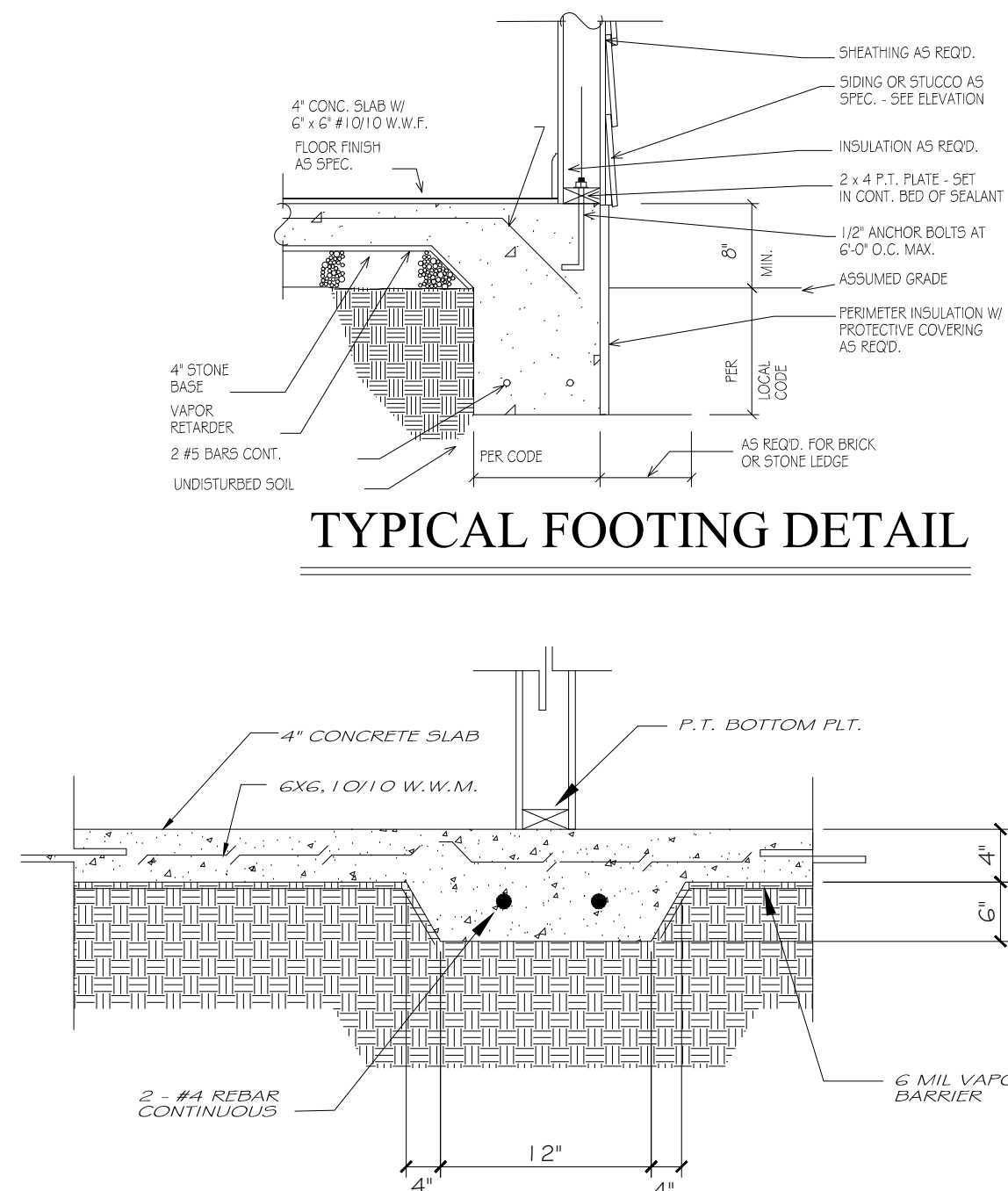
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3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

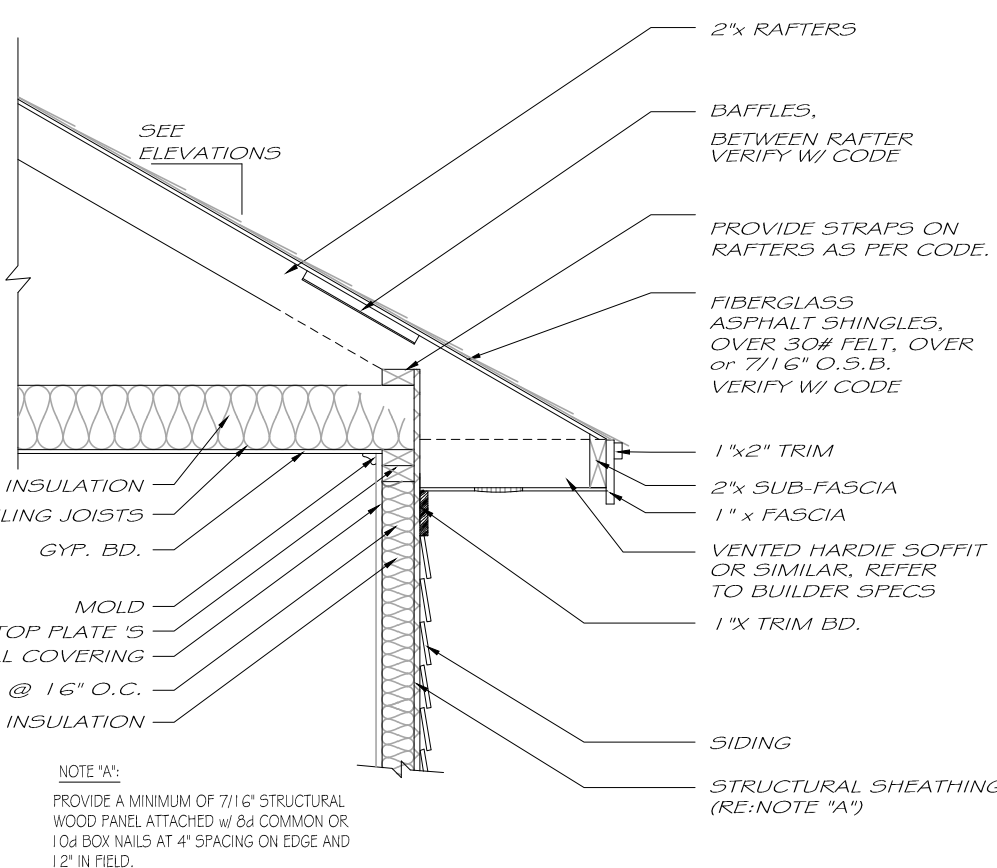
### IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

### TYPICAL FOOTING DETAIL



### SECTION @ GRADE BEAM



### TYPICAL CORNICE DETAIL



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:45 AM

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3. All dimensions should be read or calculated and never scaled.

4. All wood, concrete and steel structural members shall be of proper grade and quality and meet all national, state and local building codes.

5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.

THE ELMWOOD

DETAILS

REVISIONS:

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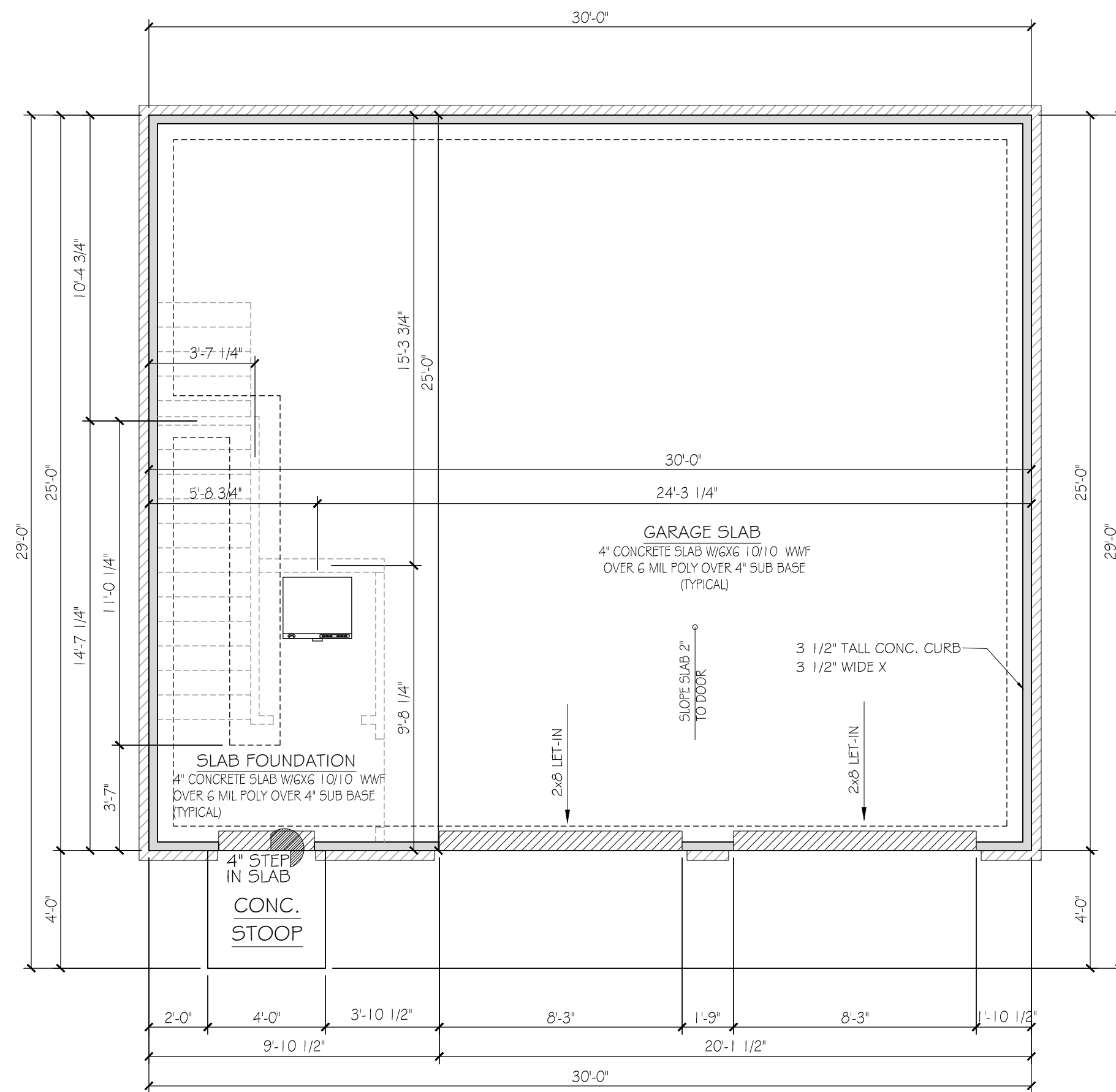


PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 10:00 AM

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**FOUNDATION PLAN**

1/4" = 1'-0" ON 11"x17" PAPER

THE OAKDALE

SLAB FOUNDATION

REVISIONS:

PAGE:

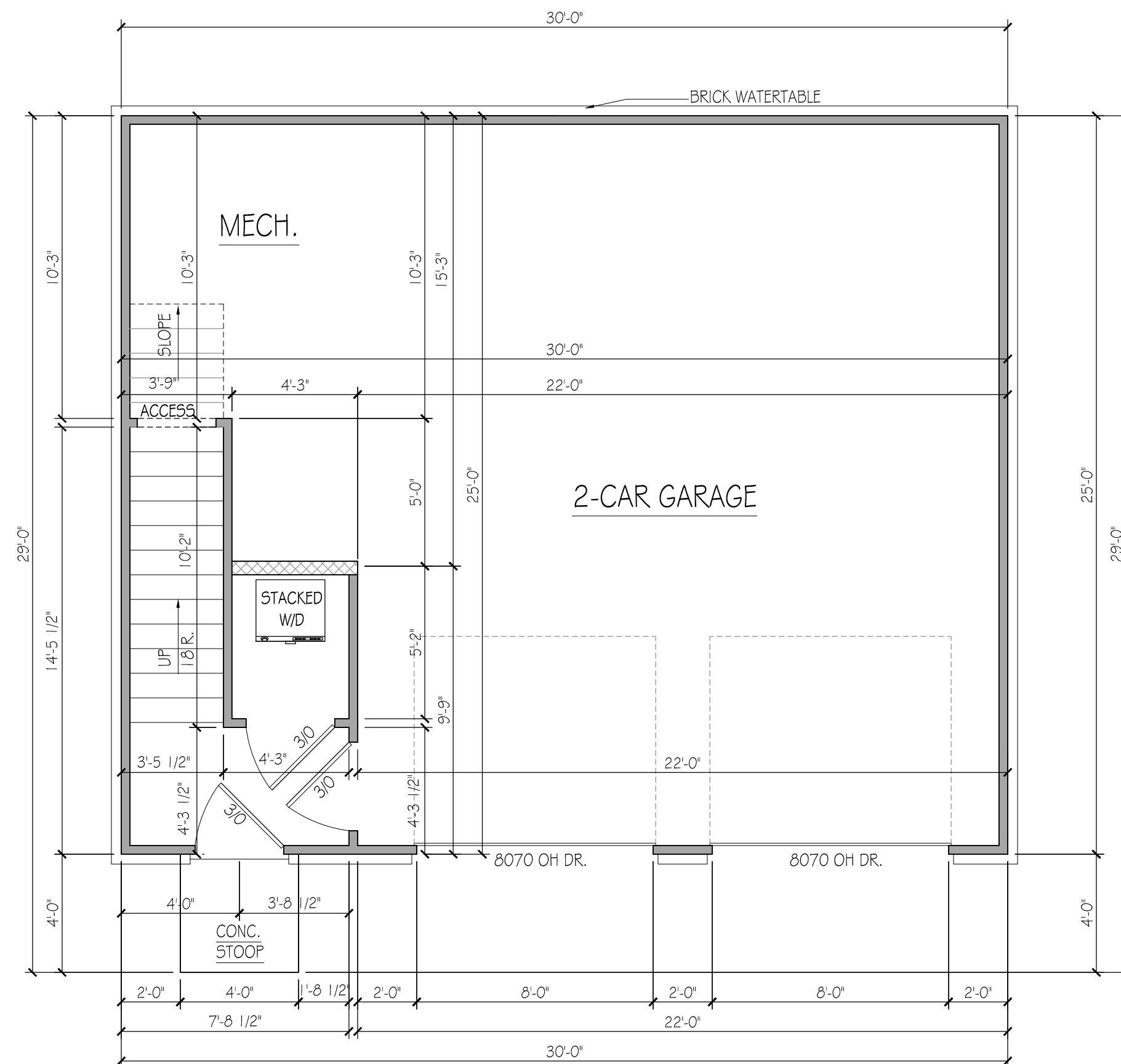


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**FIRST FLOOR PLAN**

1/4" = 1'-0" ON 11"x17" PAPER

WALL LEGEND	
	2x4 WALL
	2x6 WALL

SQUARE FOOTAGE	
FIRST FLOOR	98 SF
SECOND FLOOR	709 SF
TOTAL HEATED	807 SF
GARAGE	653 SF
CONCRETE STOOP	16 SF

THE OAKDALE  
FIRST FLOOR PLAN

REVISIONS:

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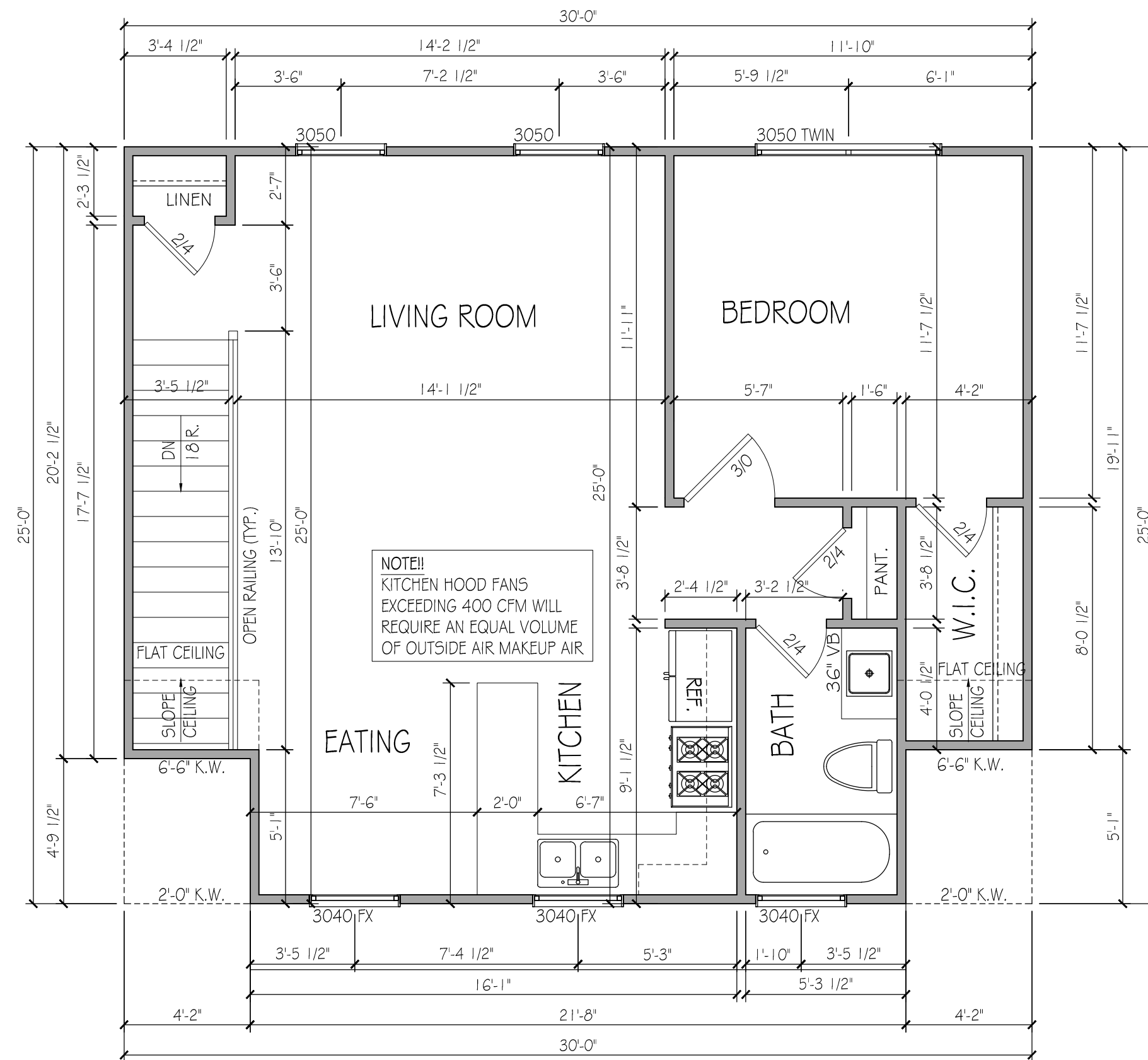


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### SECOND FLOOR PLAN

1/4" = 1'-0" ON 11"x17" PAPER

THE OAKDALE  
SECOND FLOOR PLAN

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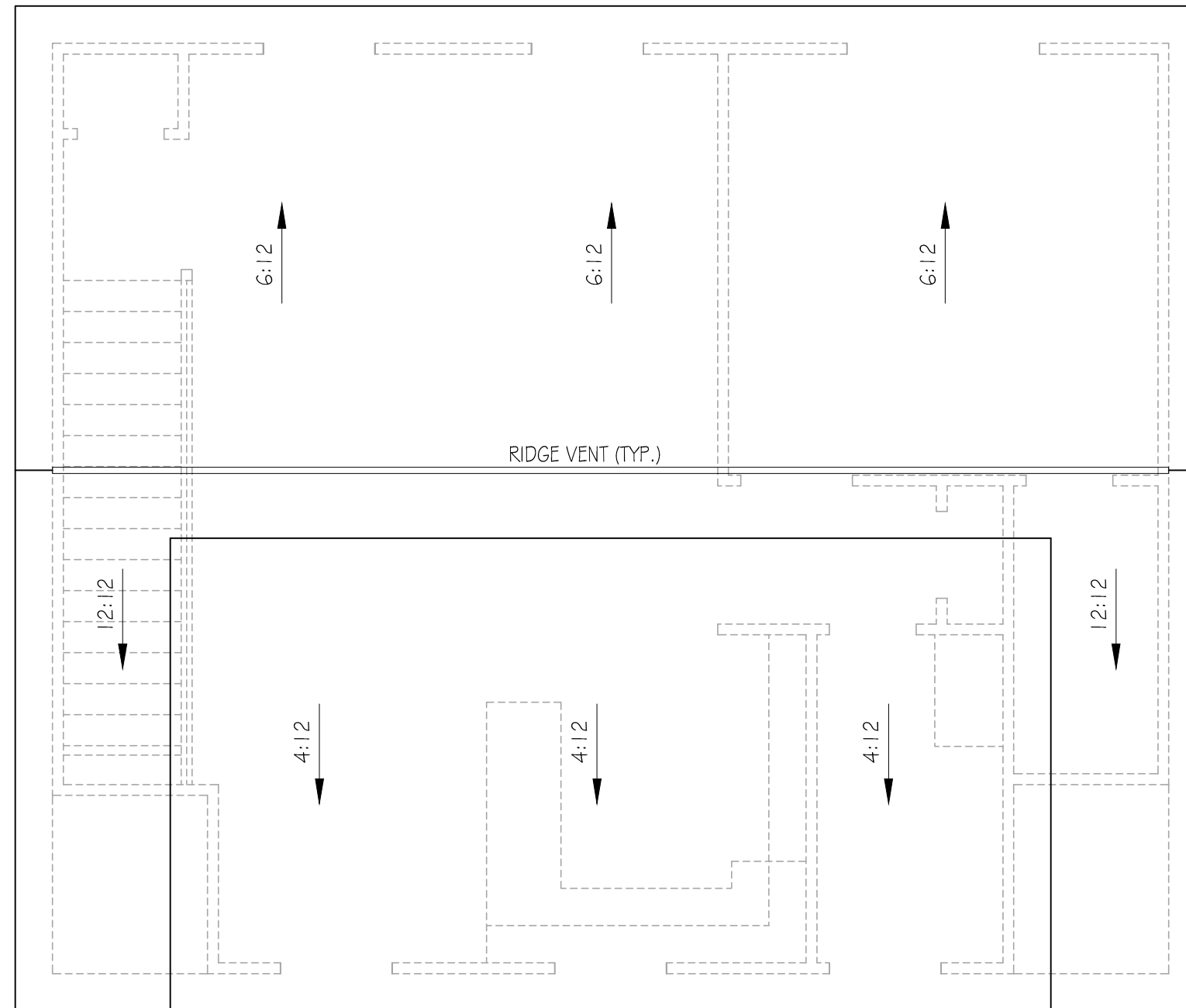


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### ROOF PLAN

1/4" = 1'-0" ON 11"x17" PAPER

THE OAKDALE

ROOF PLAN

REVISIONS:

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PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 10:00 AM

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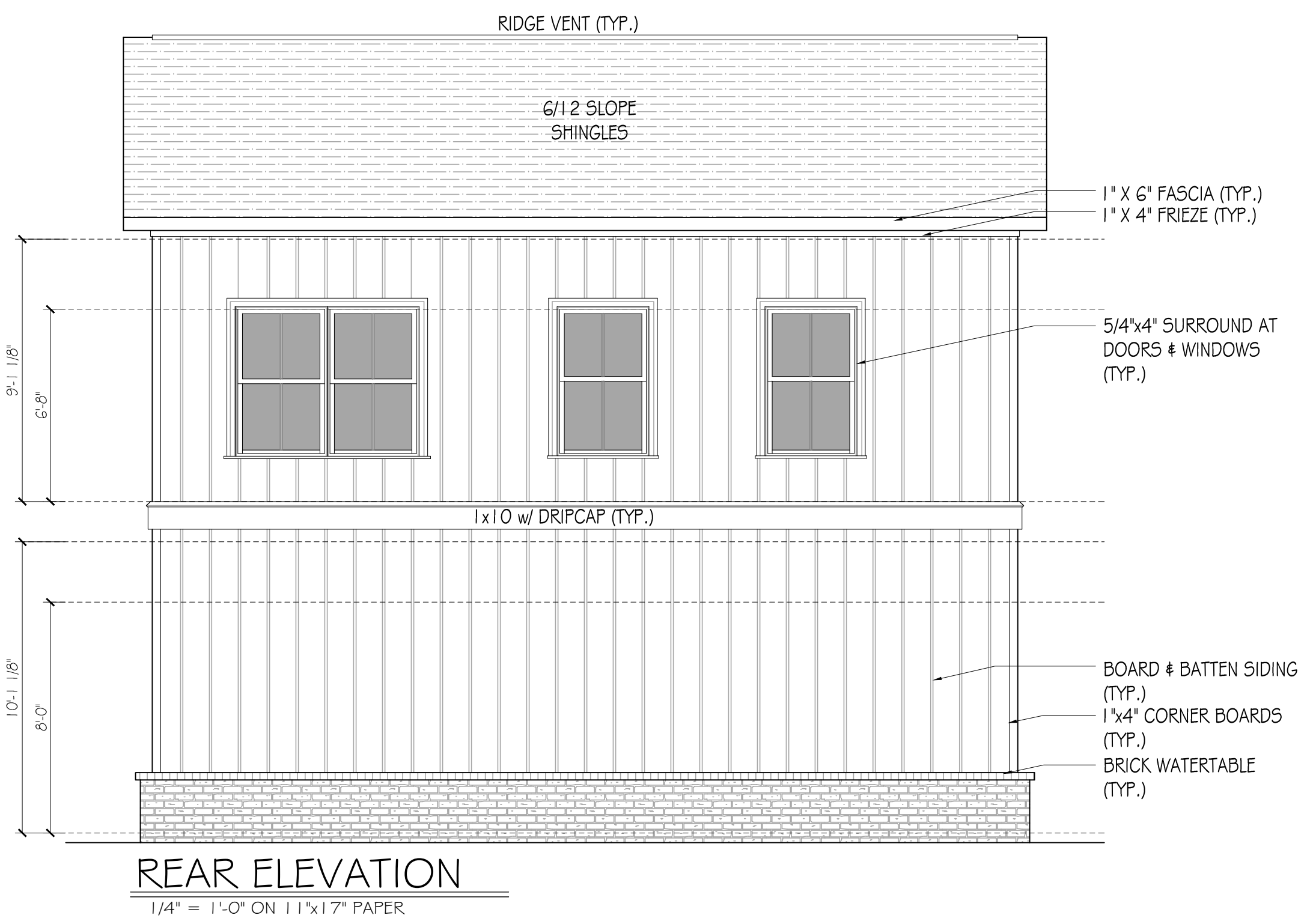
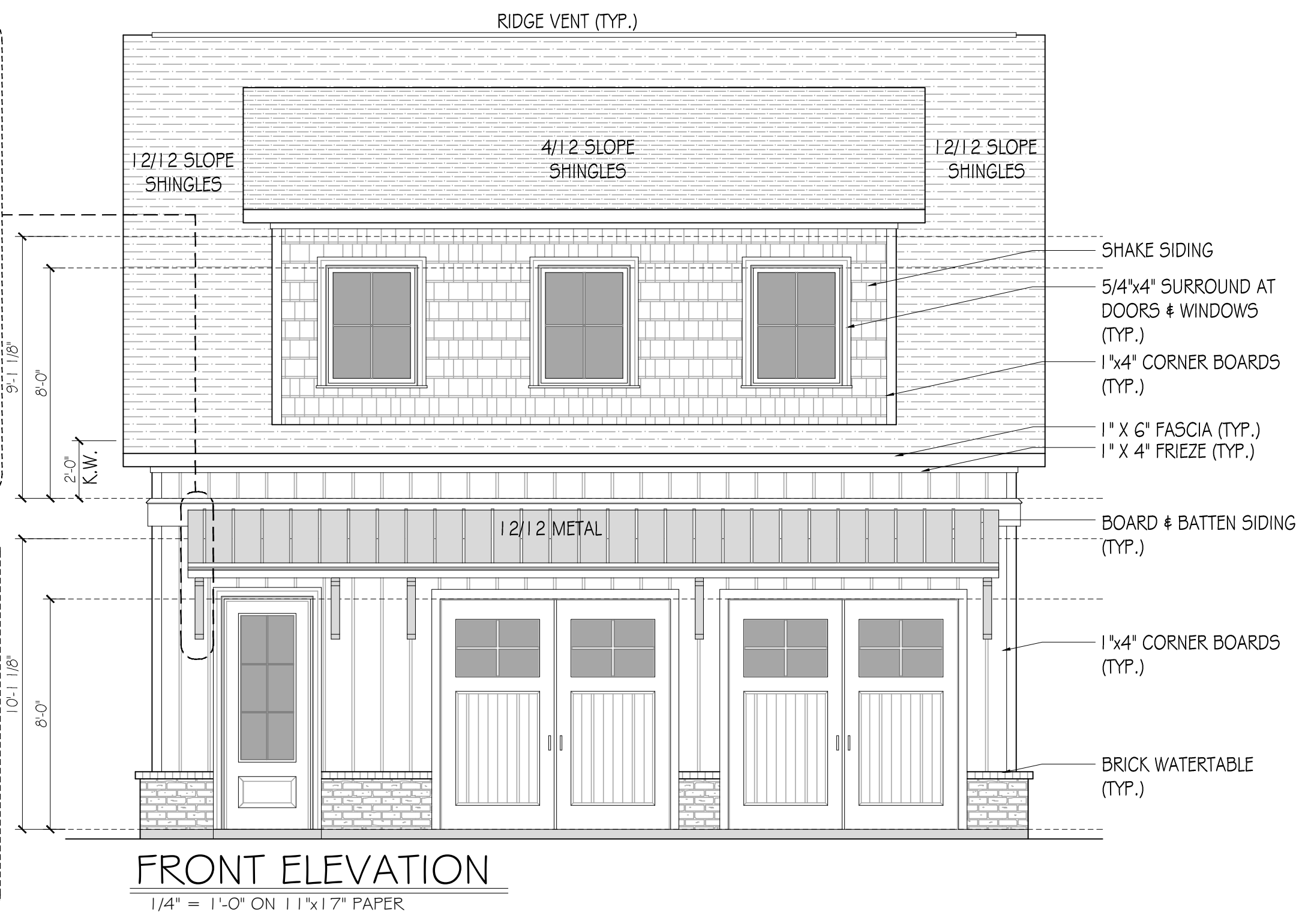
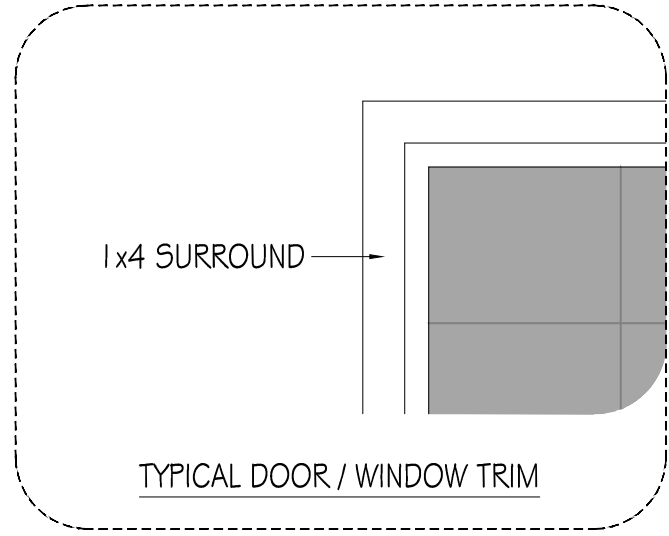
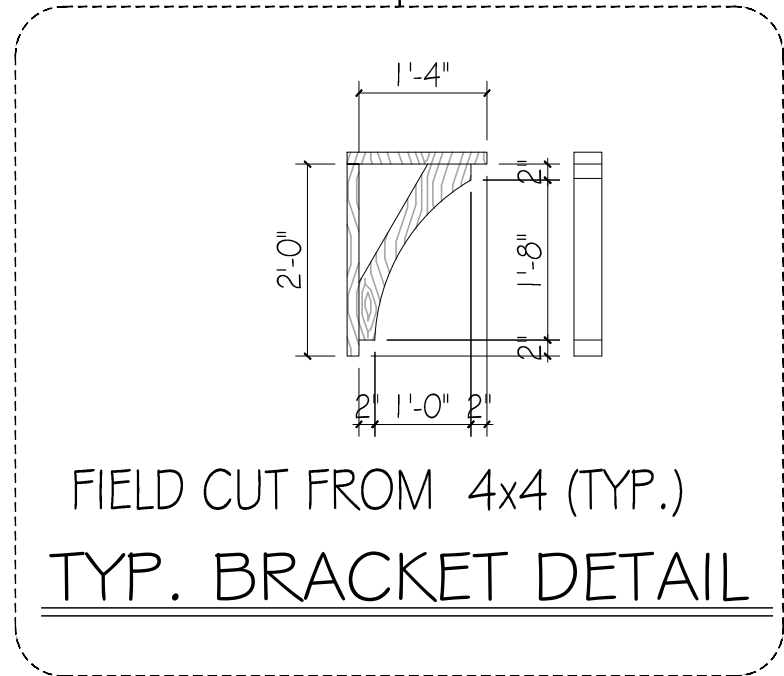
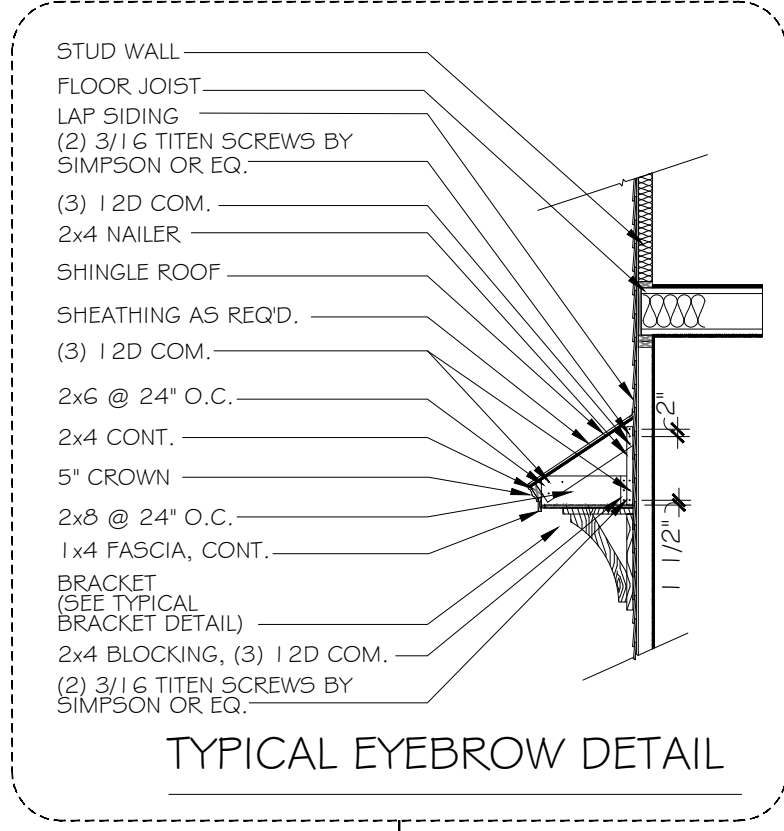
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THE OAKDALE  
FRONT & REAR  
ELEVATIONS

REVISIONS:

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PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 10:00 AM

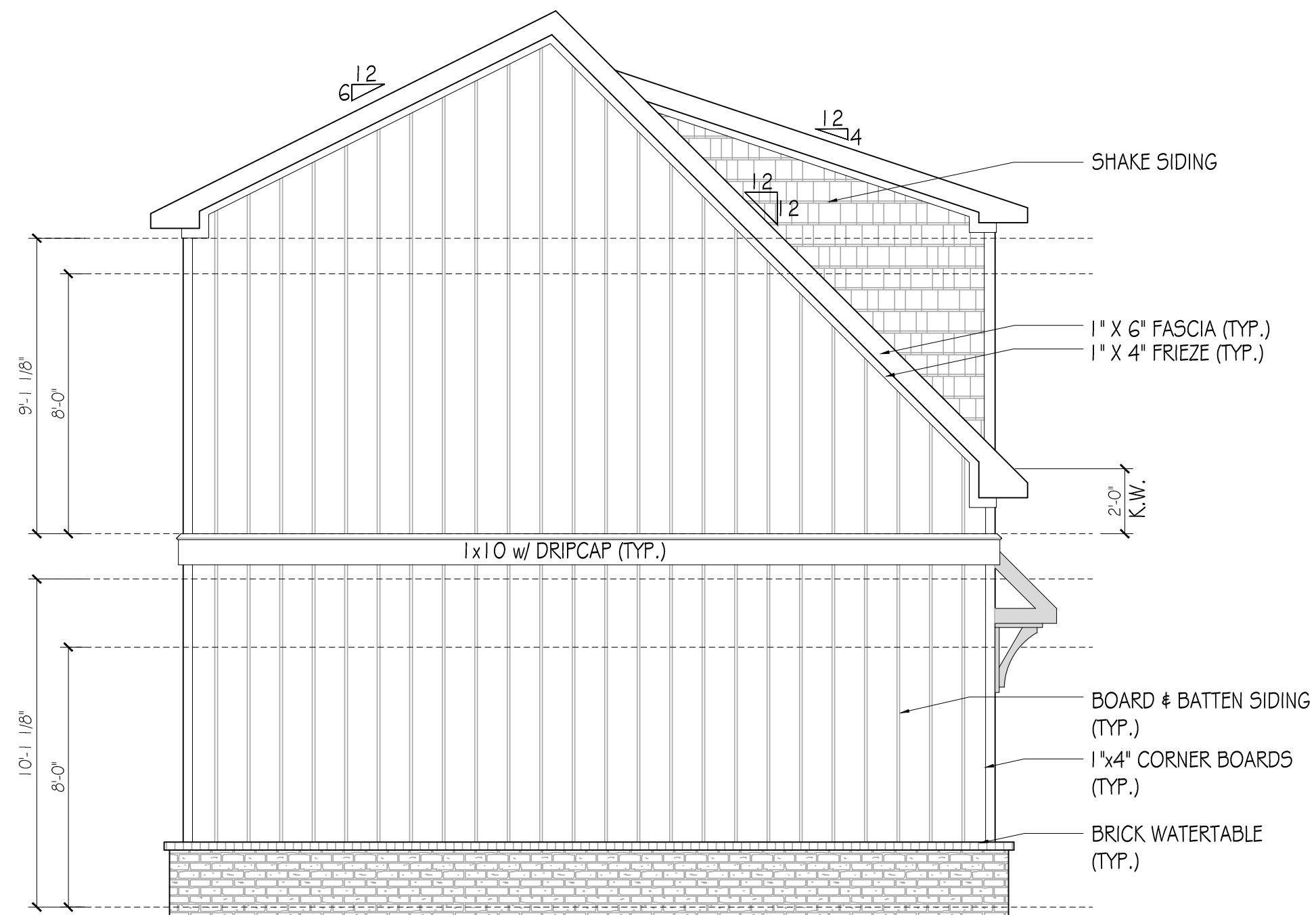
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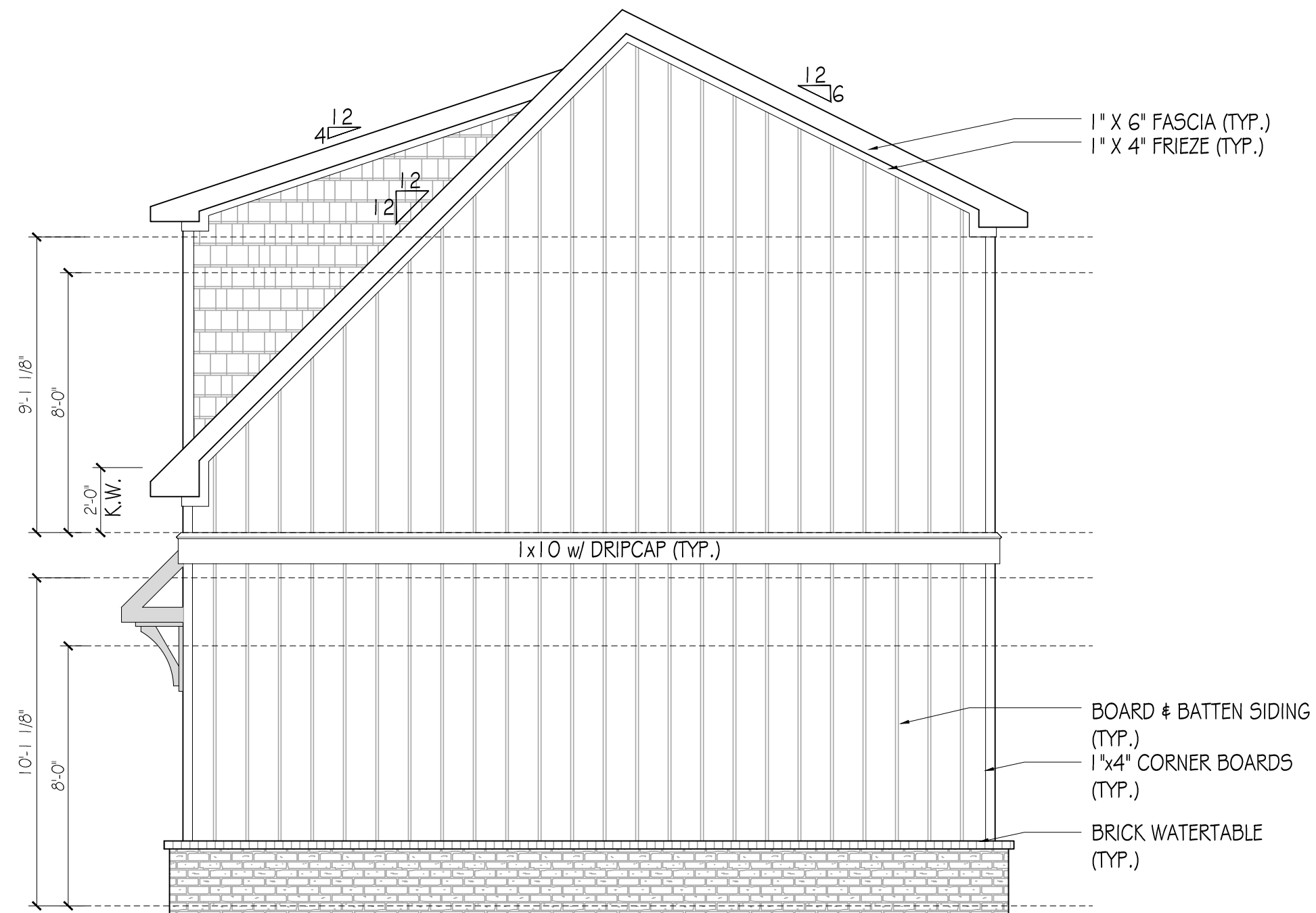
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**LEFT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER



**RIGHT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER

THE OAKDALE  
LEFT & RIGHT  
ELEVATIONS

REVISIONS:

PAGE:

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PLOT TIME: 10:00 AM

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THE OAKDALE

FIRST FLOOR ELECTRICAL PLAN

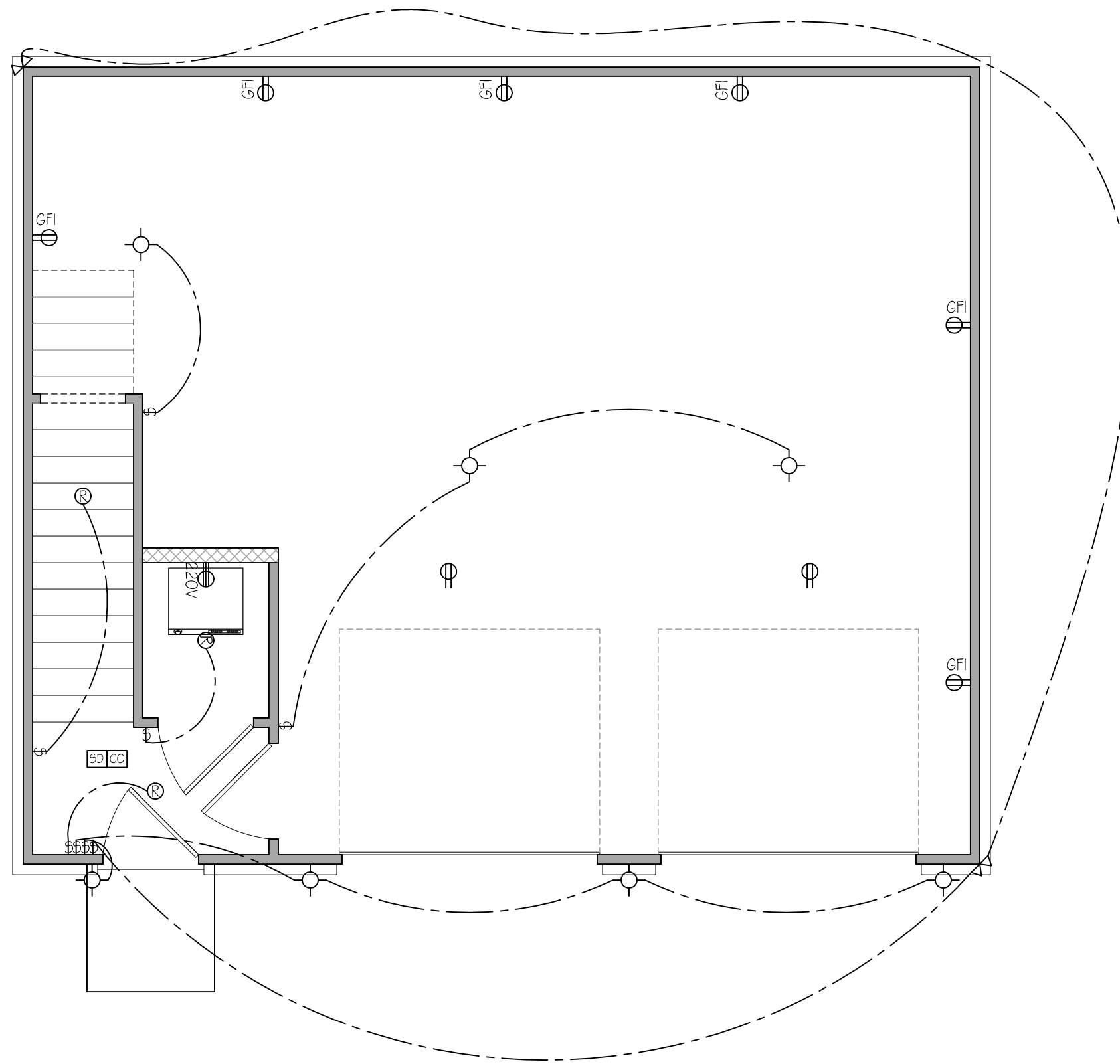
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LEGEND

- DUPLEX RECEPTACLE
- GFI RECEPTACLE
- WATER PROOF RECEPTACLE (EXTERIOR)
- MONO POINT INCANDESCENT
- DUAL POINT INCANDESCENT
- BATH FAN
- BATH FAN WITH LIGHT
- LED DISK
- CEILING FAN W LIGHT
- INCANDESCENT CEILING FIXTURE
- FLUORESCENT 4X2
- SINGLE POLE SWITCH
- 3 WAY SWITCH
- INCANDESCENT WALL MOUNTED FIXTURE
- TELEPHONE JACK
- RG6 CABLE TELEVISION JACK
- EXTERIOR FLOOD LIGHTS



FIRST FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER



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THE OAKDALE

SECOND FLOOR ELECTRICAL PLAN

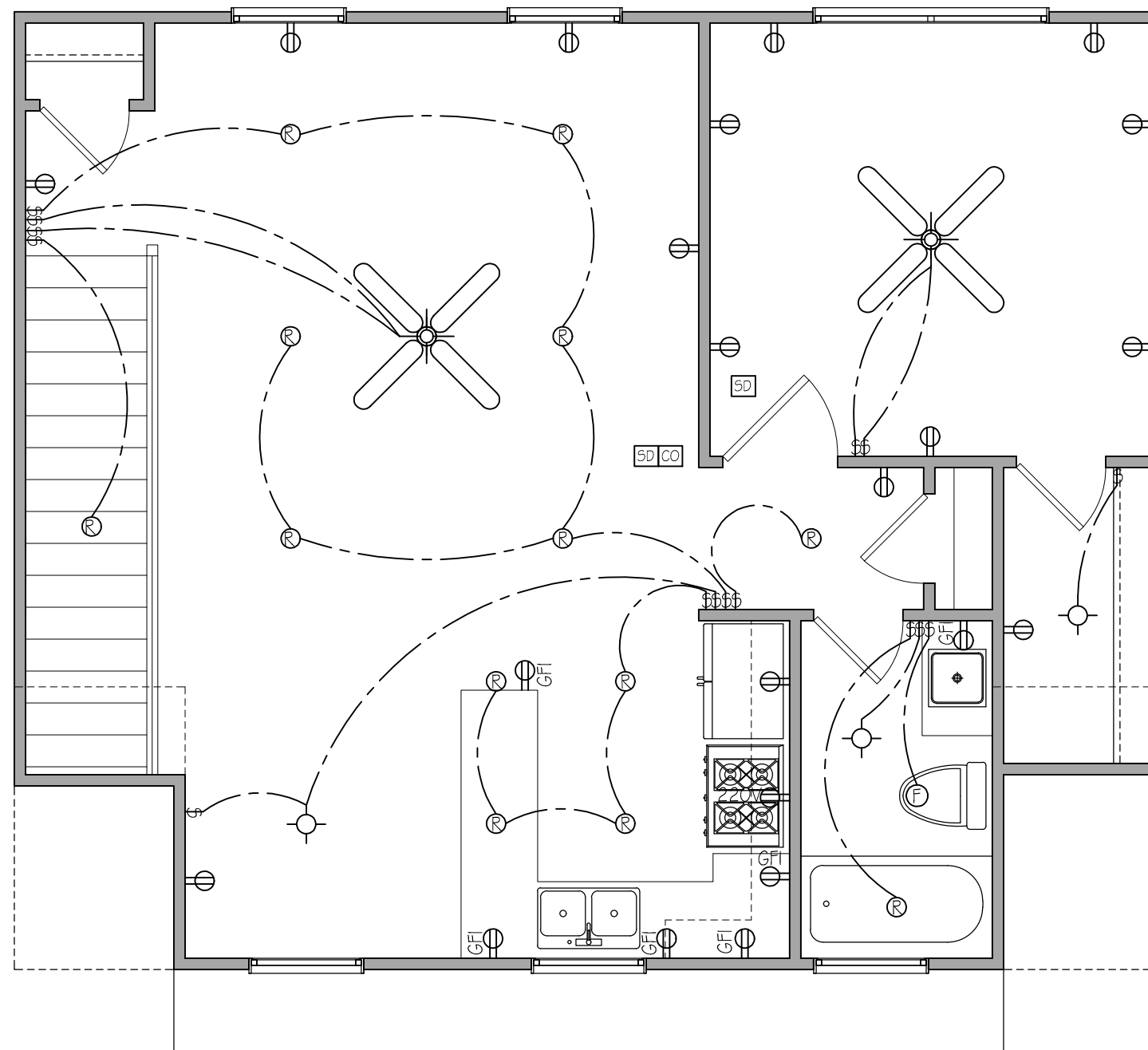
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LEGEND

- DUPLIX RECEPTACLE
- GFI RECEPTACLE
- WATER PROOF RECEPTACLE (EXTERIOR)
- MONO POINT INCANDESCENT
- DUAL POINT INCANDESCENT
- BATH FAN
- BATH FAN WITH LIGHT
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- 3 WAY SWITCH
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- RG6 CABLE TELEVISION JACK
- EXTERIOR FLOOD LIGHTS



SECOND FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER

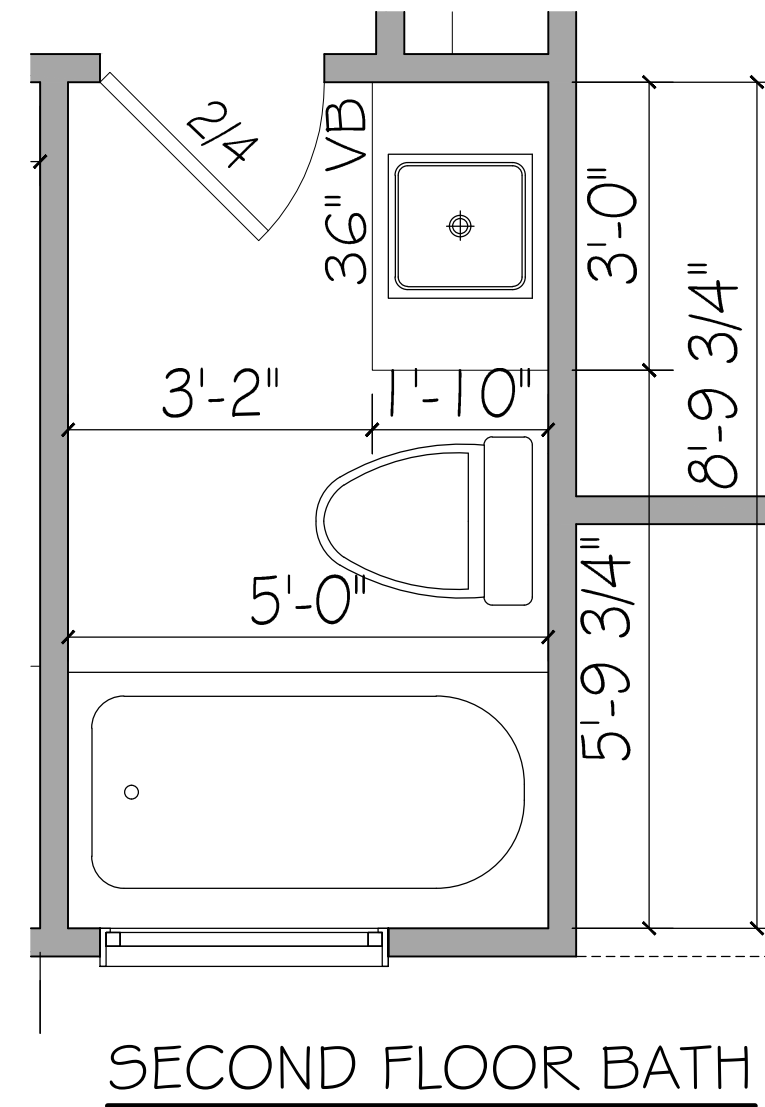
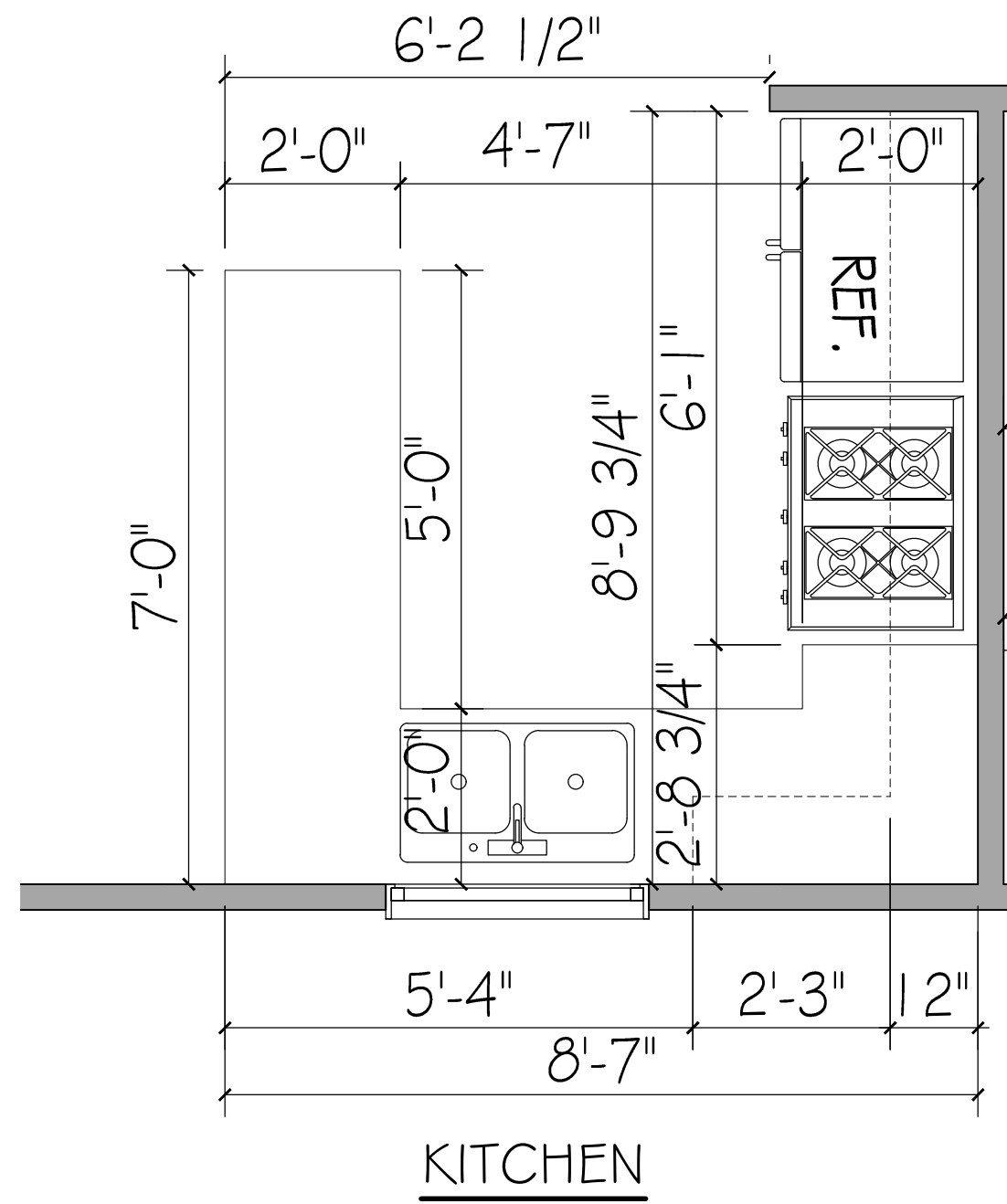


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THE OAKDALE

CRITICAL DIMENSIONS

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THE OAKDALE DETAILS

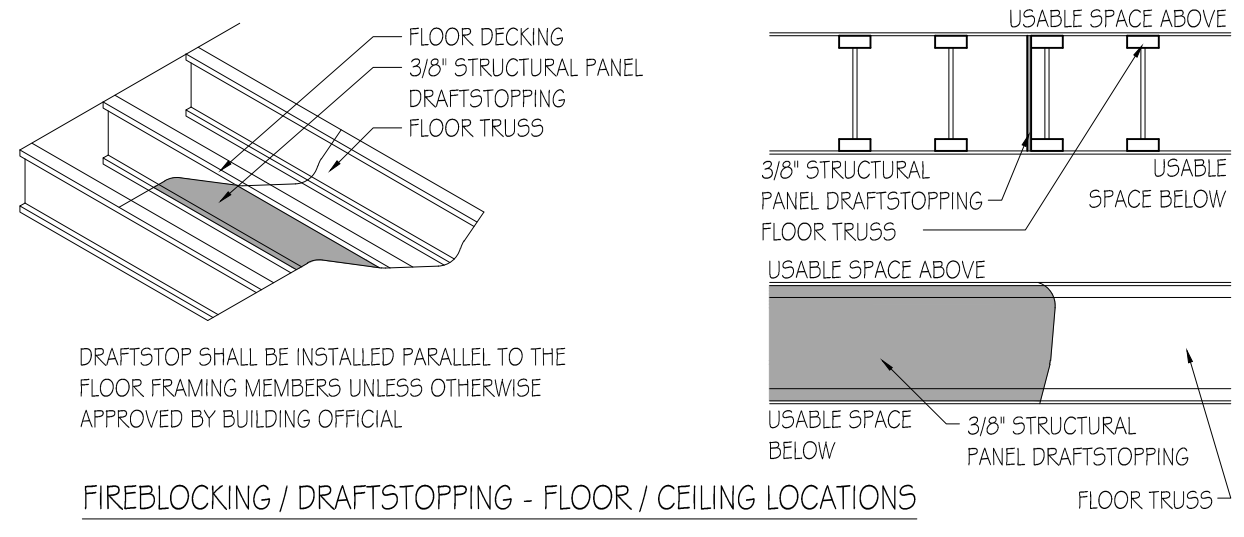
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NOTE: DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

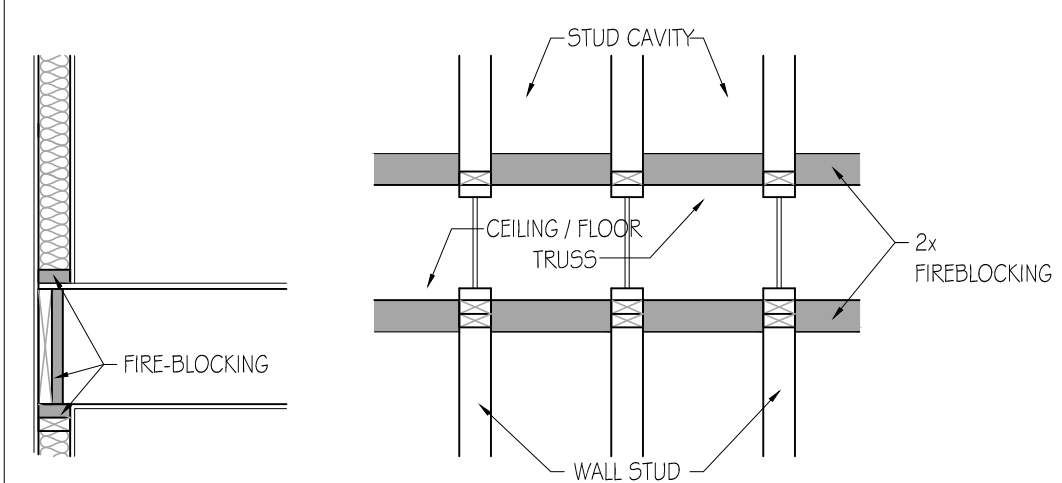
DRAFTSTOPPING MUST BE PROVIDED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW AND ENCLOSED SPACE OF A FLOOR/CEILING ASSEMBLY. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE MEMBERS



DRAFTSTOP SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY BUILDING OFFICIAL

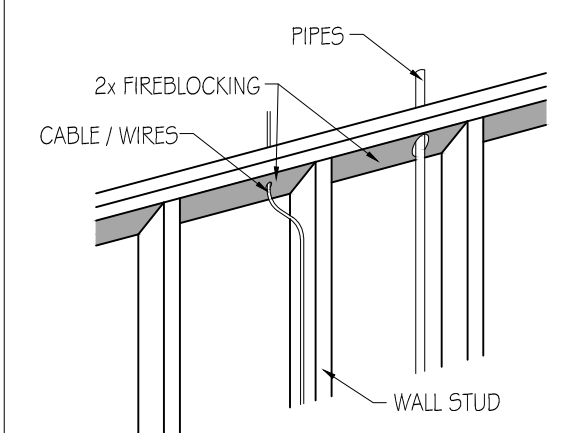
FIREBLOCKING / DRAFTSTOPPING - FLOOR / CEILING LOCATIONS

NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT CEILING AND FLOOR AREAS



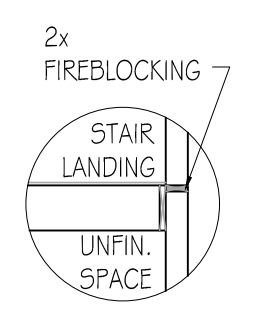
FIREBLOCKING - WALL LOCATIONS

NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION



FIREBLOCKING - WALL LOCATIONS

NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN



FIREBLOCKING - STAIR LANDING

GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
10. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS # TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
13. DRYER VENT MUST HAVE MAX LENGTH 25'
14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

HEADER SPANS FOR LOAD BEARING WALLS:

- SINGLE STORY:
- 2 PLY 2X6" 4'-2" MAX
  - 2 PLY 2X8" 5'-4" MAX
  - 2 PLY 2X10" 7'-6" MAX
- 2 STORY:
- 2 PLY 2X6" 3X7" MAX
  - 2 PLY 2X8" 4X6" MAX
  - 2 PLY 2X10" 6X2" MAX
- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
  - OSB BETWEEN ALL HEADER PLIES
  - NO BOXED HEADERS

NOTE:

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

GENERAL MATERIALS:

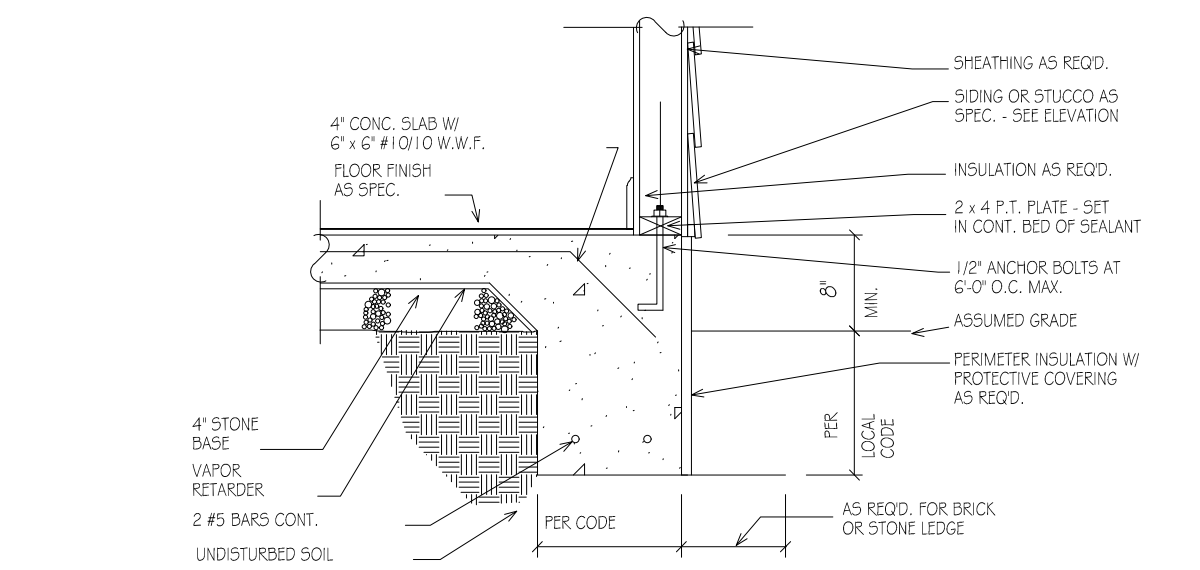
1. EXTERIOR WALLS:
  - BRICK VENEER
  - REINFORCED CEMENTITIOUS SIDING
  - "TYVEK" BUILDING WRAP
  - 1/2" O.S.B. SHEATHING
  - R-13 BATT INSULATION
2. INTERIOR WALLS:
  - 2X4 STUDS @ 1'-4" O.C.
  - 1/2" GYPSUM BOARD ON BOTH SIDES
3. CEILING:
  - 2X JOISTS @ 1'-4" O.C.
  - R38 INSULATION
  - 1/2" GYPSUM BOARD
4. ROOF SYSTEM:
  - 30 YEAR FIBERGLASS SHINGLES
  - 5/8" O.S.B. OR CDX PLYWOOD
  - STANDING SEAM METAL ROOF
  - #15 FELT
  - 2X6 RAFTERS @ 20' O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

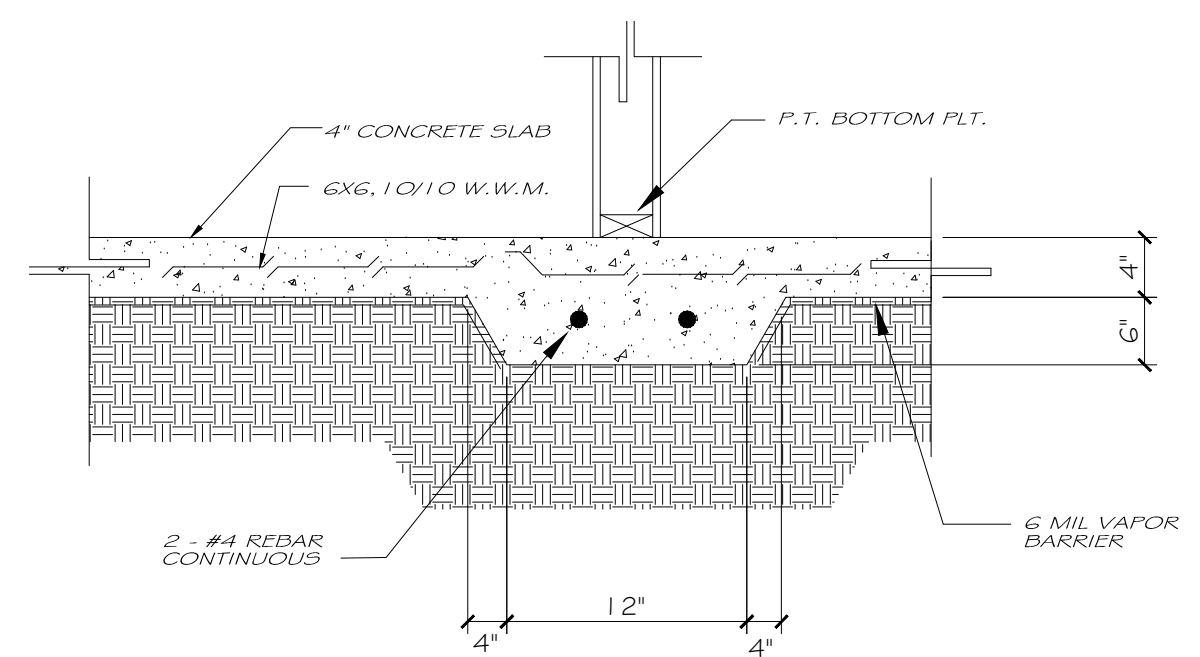
PROTECTION AGAINST TERMITES:

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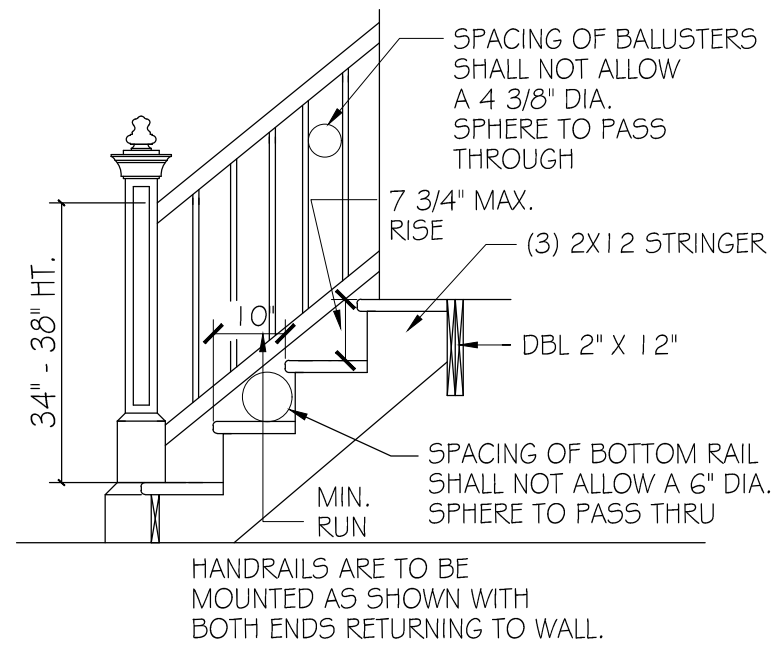
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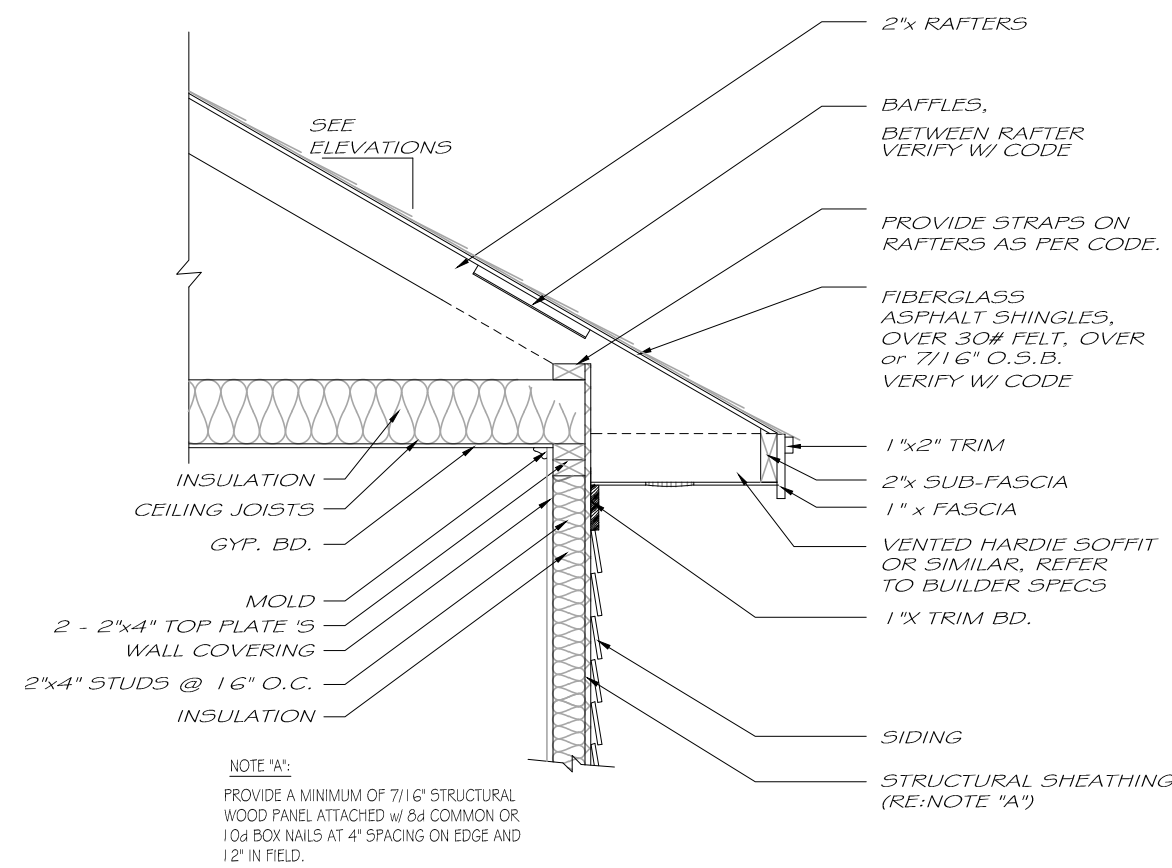
TYPICAL FOOTING DETAIL



SECTION @ GRADE BEAM



**STAIR DETAILS**



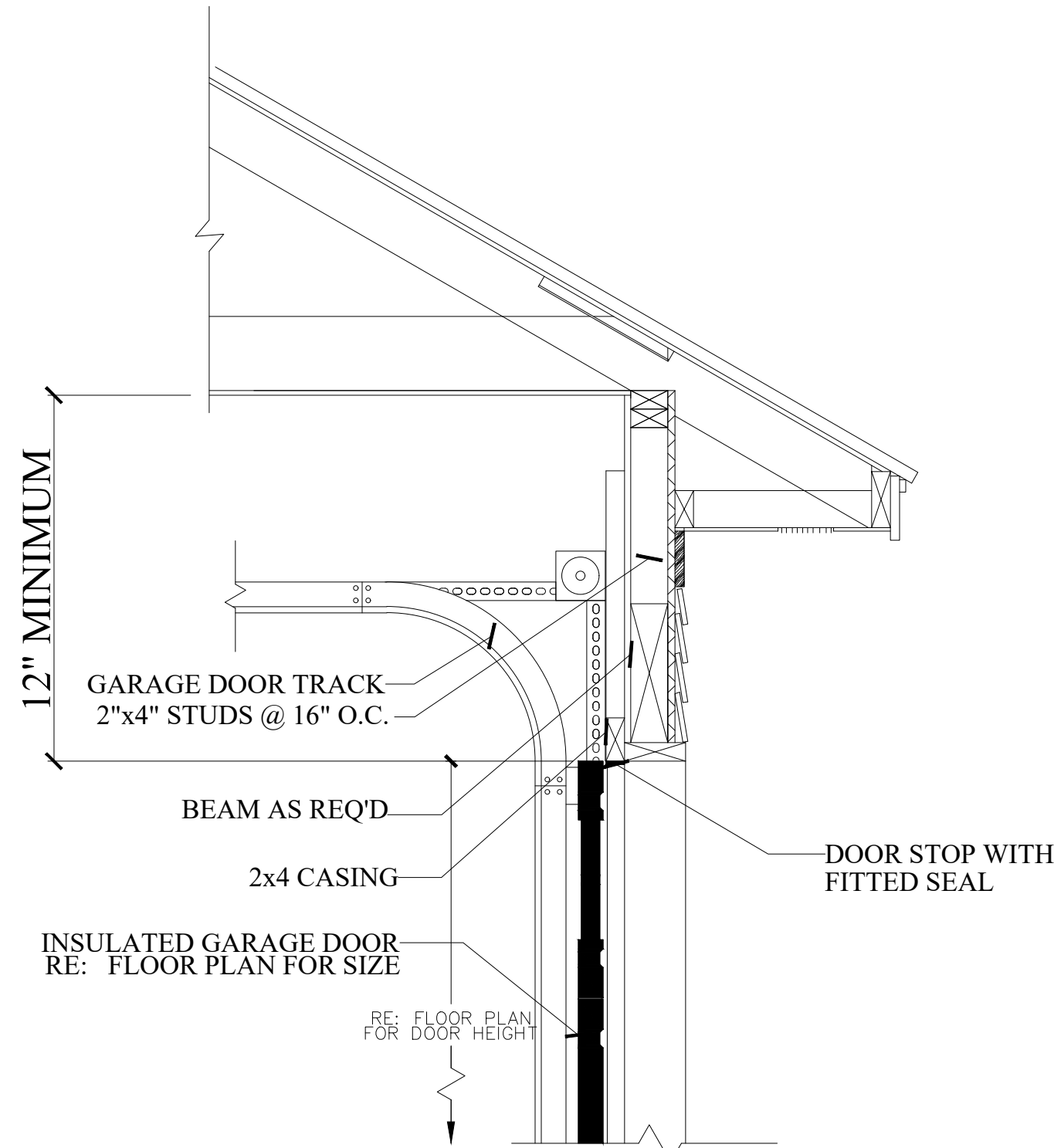
**TYPICAL CORNICE DETAIL**

**NOTE!!**  
SEE STRUCTURAL TRUSS PACKAGE FOR EXACT LVL SIZE & LOCATIONS.

**NOTE!!**  
SILL PLATE ANCHORS REQUIRED WITHIN 12" OF EACH SILL PLATE CUT END

**NOTE!!**  
NO SOFFITS TO BE INSTALLED AT EACH FLOOR LEVELS

**NOTE: MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES**  
 SHOWER HEADS: 2.5 gpm @ 80 psi  
 SINK FAUCET: 2.2 gpm @ 60 psi  
 WATER CLOSET: 1.6 gallons per flushing cycle



THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.

**GARAGE DOOR CLEARANCE**



PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 10:00 AM

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THE OAKDALE  
DETAILS

REVISIONS:

PAGE:





PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

PLOT TIME: 9:50 AM

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THE KILLIAN

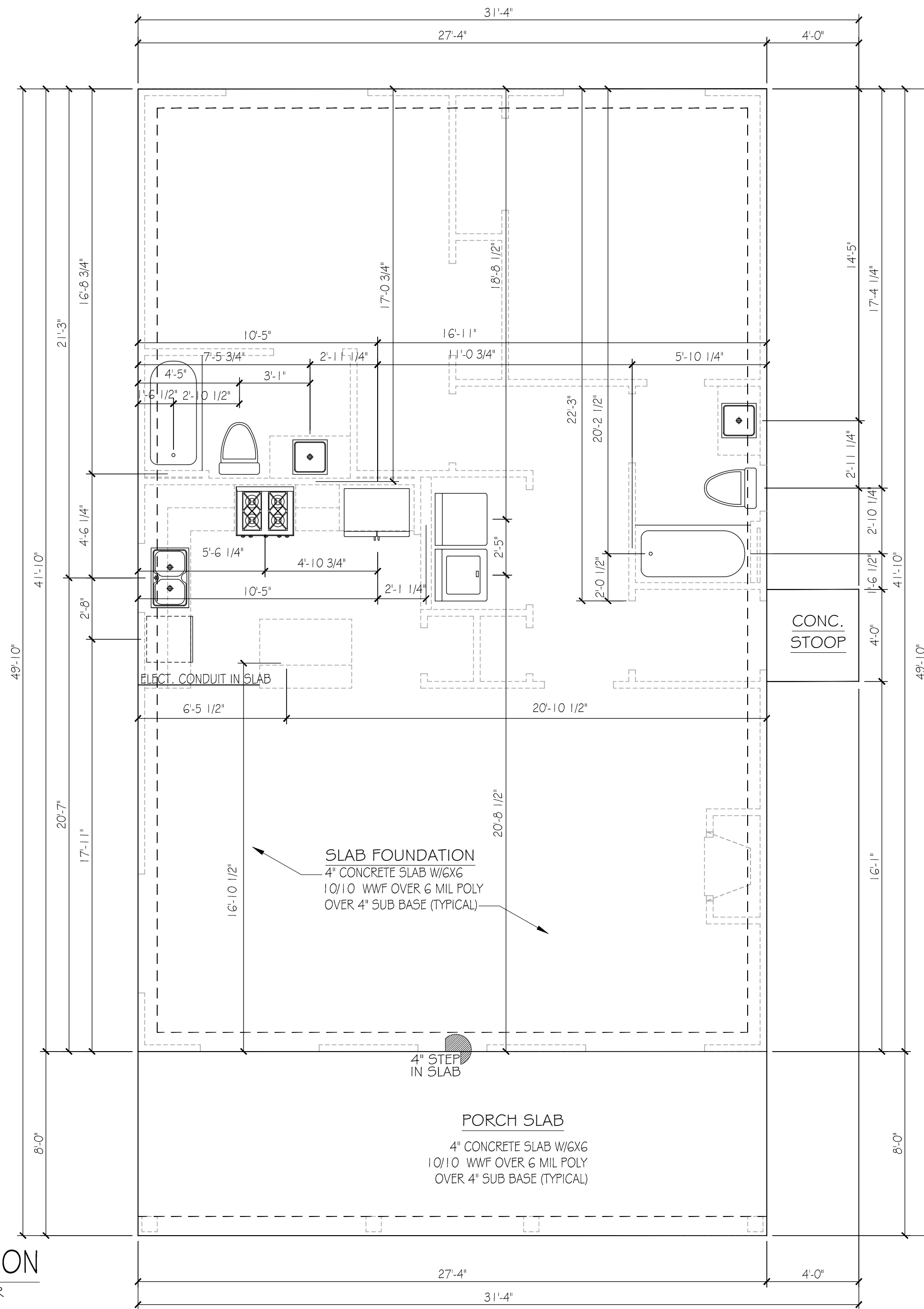
SLAB FOUNDATION

REVISIONS:

PAGE:

1.1

**SLAB FOUNDATION**  
1/4" = 1'-0" ON 11"x17" PAPER







PLOT SCALE: AS NOTED

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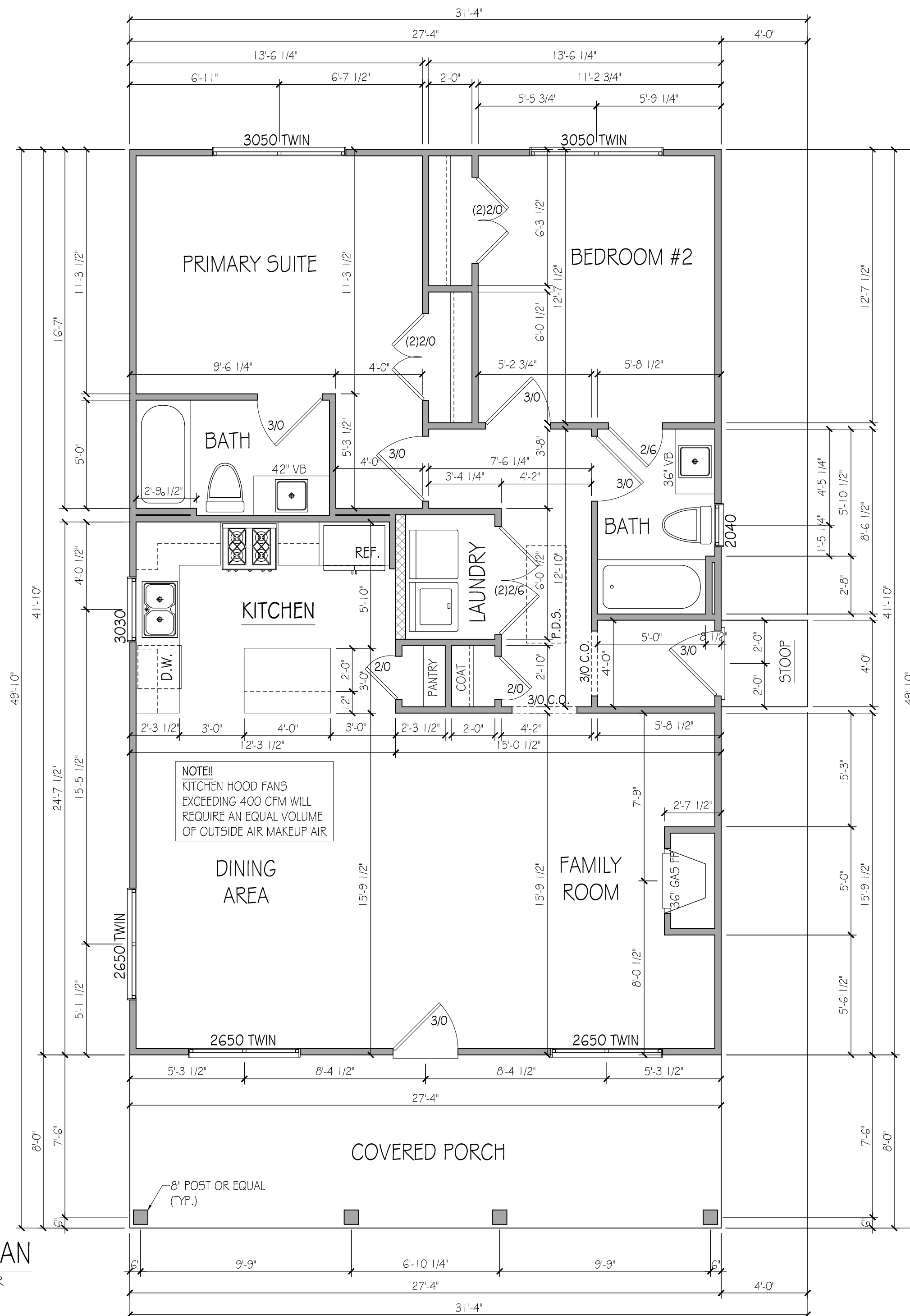
THE KILLIAN

FIRST FLOOR PLAN

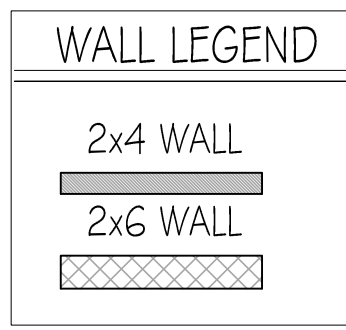
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1.2



NOTE!  
KITCHEN HOOD FANS  
EXCEEDING 400 CFM WILL  
REQUIRE AN EQUAL VOLUME  
OF OUTSIDE AIR MAKEUP AIR



SQUARE FOOTAGE

TOTAL HEATED	1,143 SF
CVD FRONT PORCH	219 SF
CONCRETE STOOP	16 SF
TOTAL OUTDOOR LIV.	235 SF

FIRST FLOOR PLAN  
1/4" = 1'-0" ON 11"x17" PAPER



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THE KILLIAN

ROOF PLAN

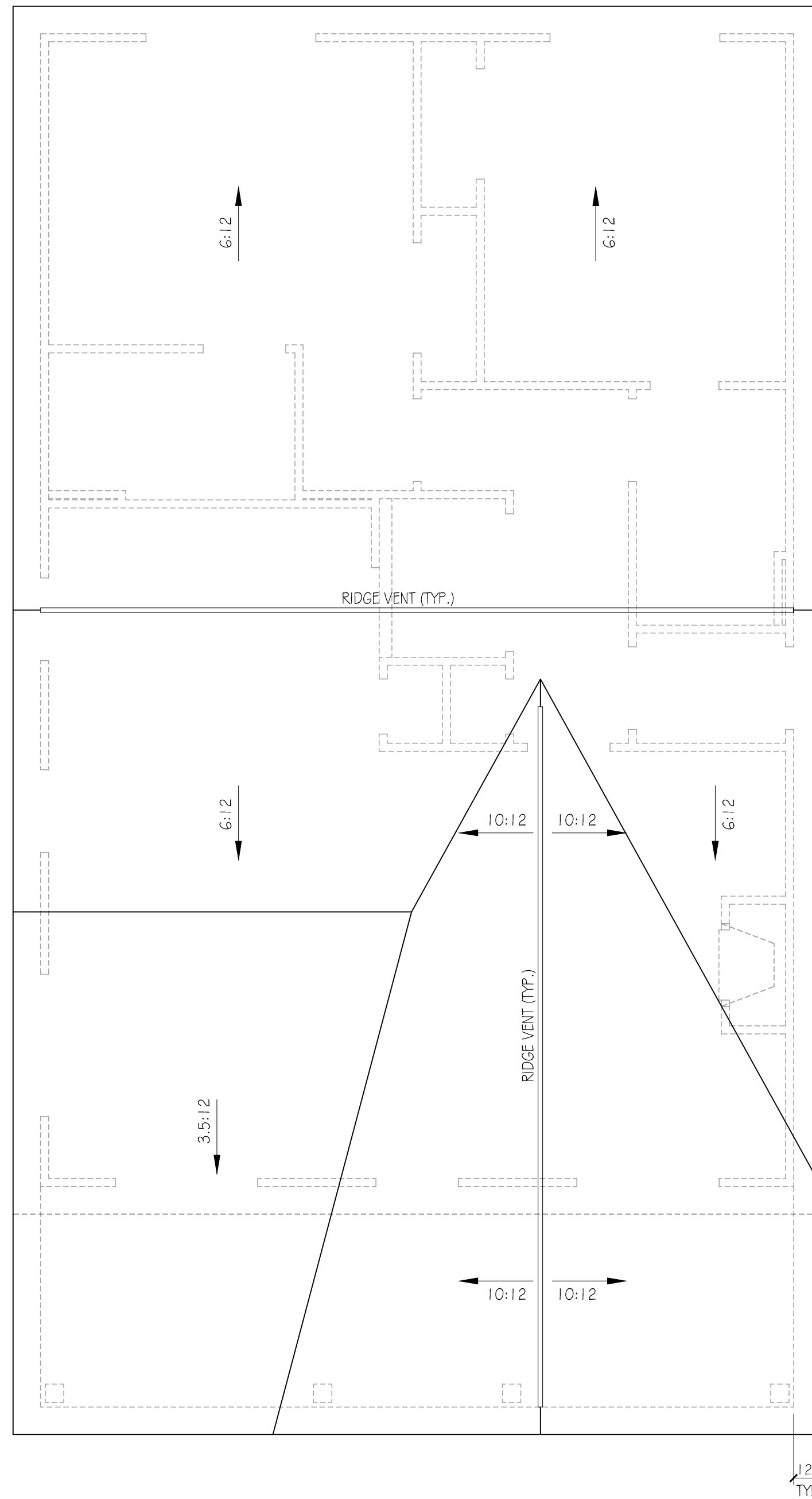
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ROOF PLAN

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

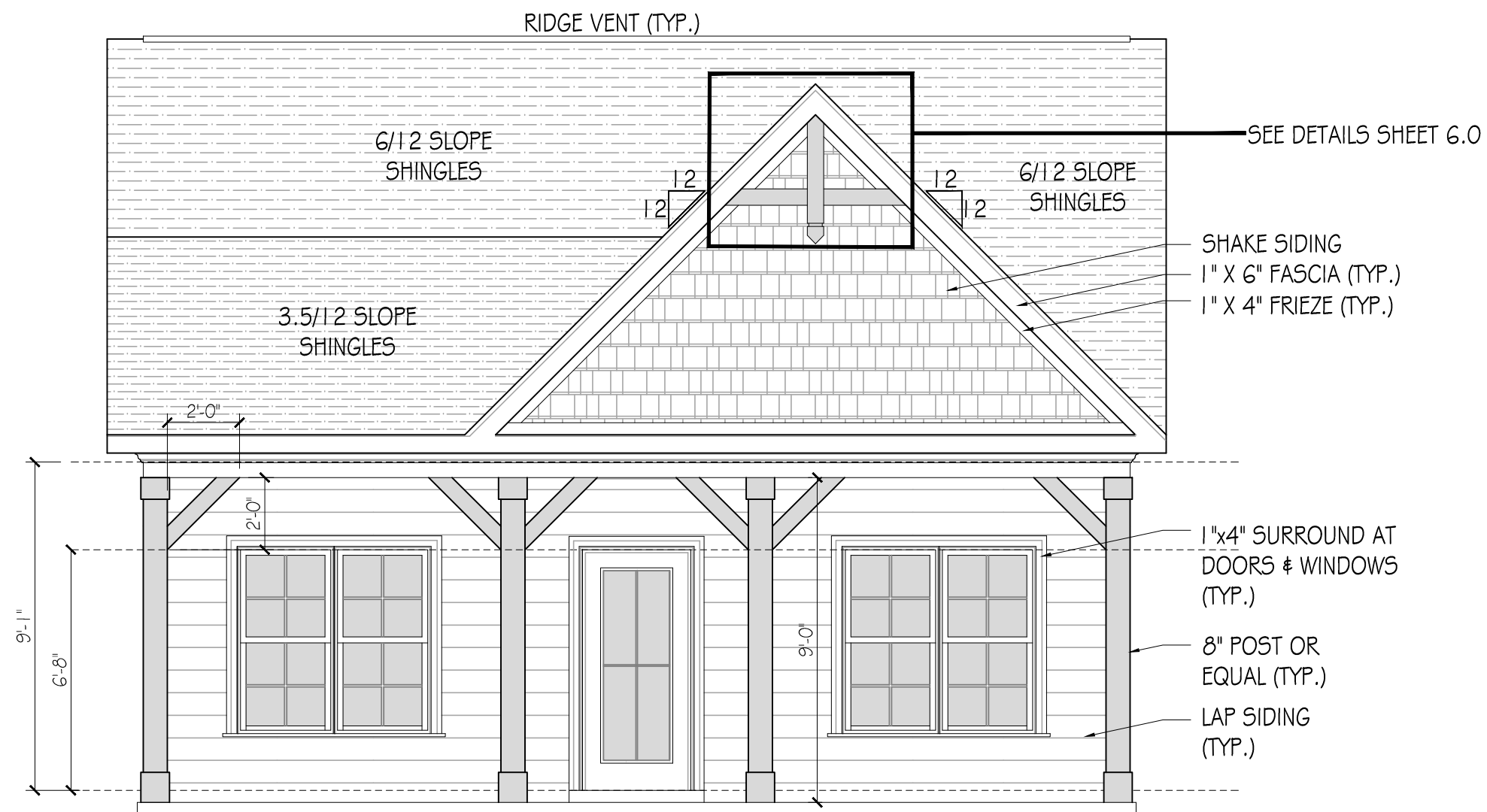


PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

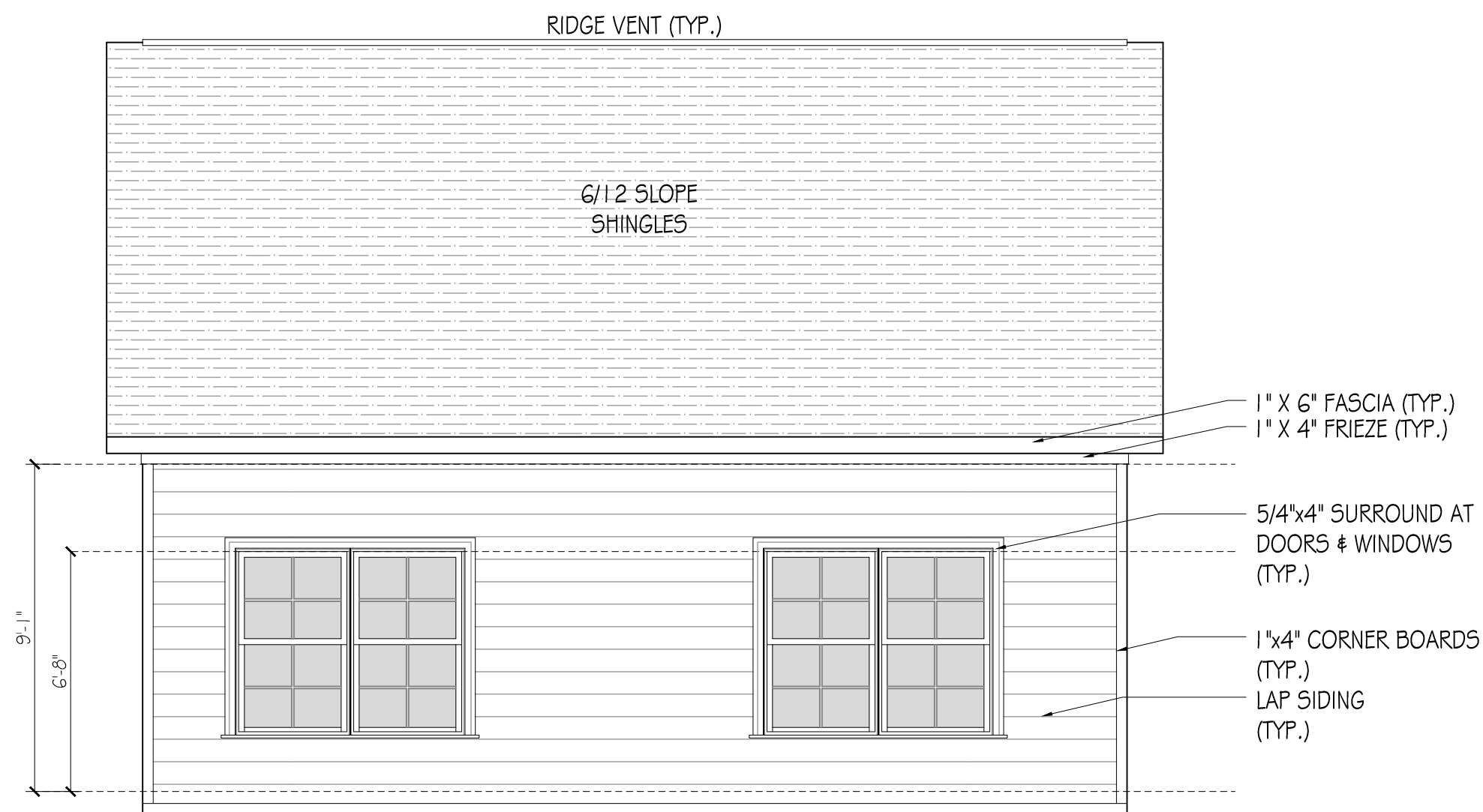
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**FRONT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER



**REAR ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER

THE KILLIAN  
FRONT & REAR  
ELEVATIONS

REVISIONS:

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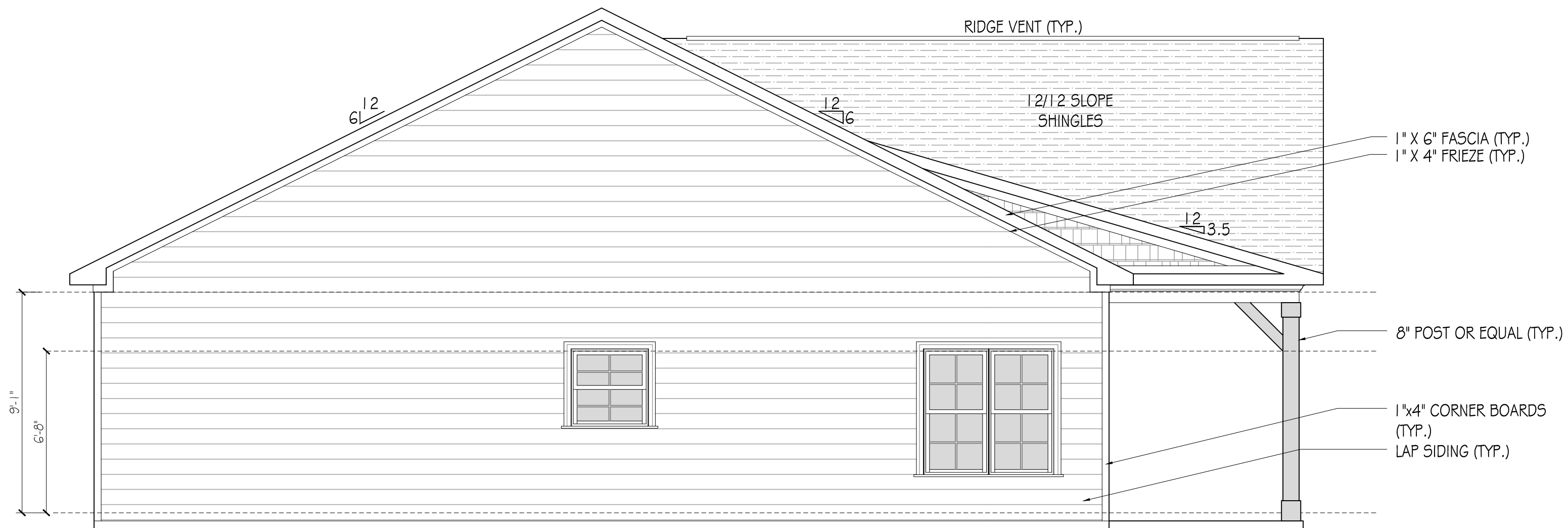


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**LEFT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER



**RIGHT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER

THE KILLIAN  
LEFT & RIGHT  
ELEVATIONS

REVISIONS:

PAGE:

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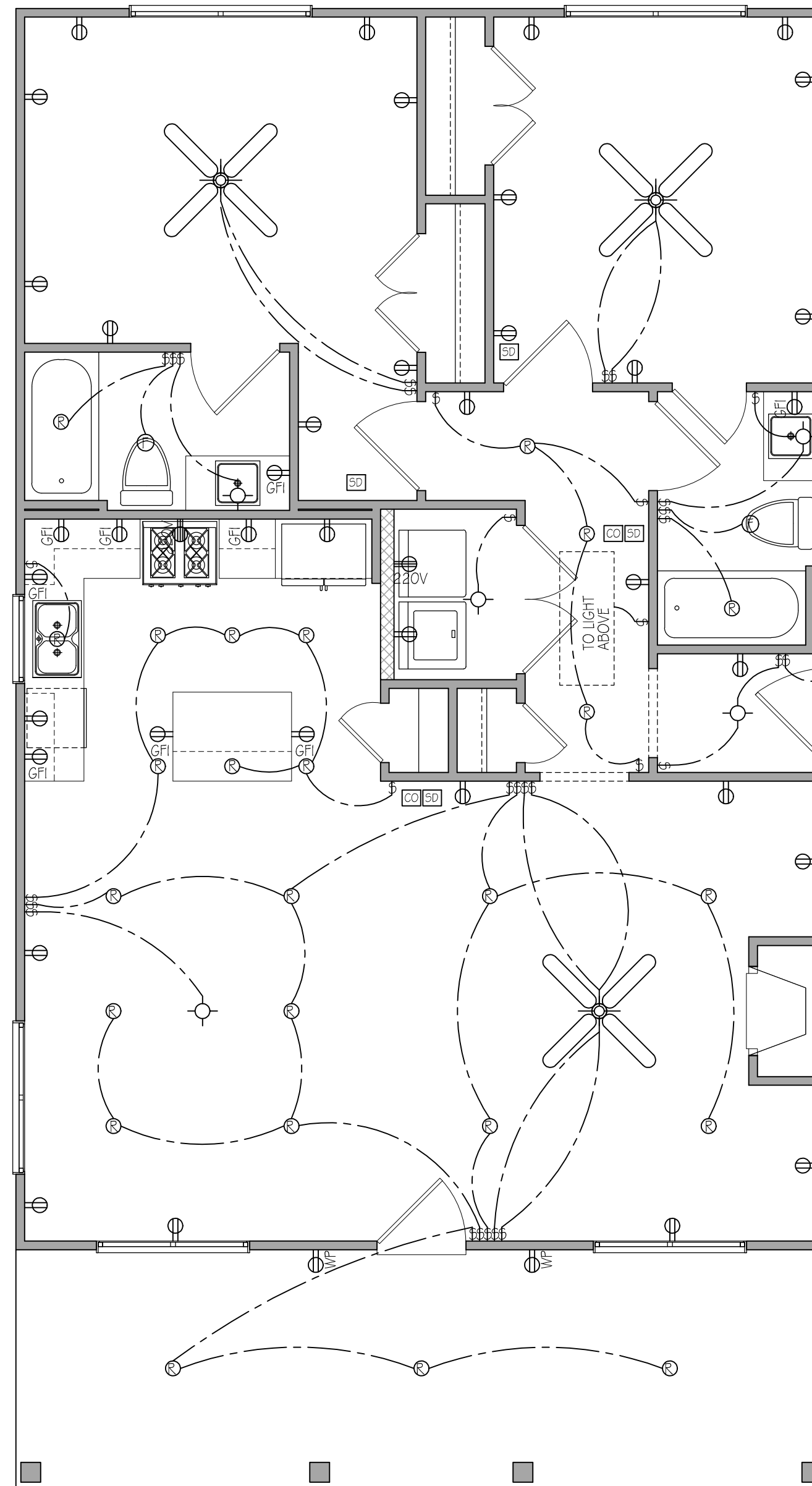
THE KILLIAN

FIRST FLOOR ELECTRICAL PLAN









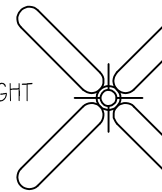








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LEGEND

- DUPLEX RECEPTACLE 
- GFI RECEPTACLE 
- WATER PROOF RECEPTACLE (EXTERIOR) 
- MONO POINT INCANDESCENT 
- DUAL POINT INCANDESCENT 
- BATH FAN 
- BATH FAN WITH LIGHT 
- LED DISK 
- CEILING FAN W/ LIGHT 
- INCANDESCENT CEILING FIXTURE 
- FLUORESCENT 4X2 
- SINGLE POLE SWITCH 
- 3 WAY SWITCH 
- INCANDESCENT WALL MOUNTED FIXTURE 
- TELEPHONE JACK 
- RG6 CABLE TELEVISION JACK 
- EXTERIOR FLOOD LIGHTS 

FIRST FLOOR ELECT.

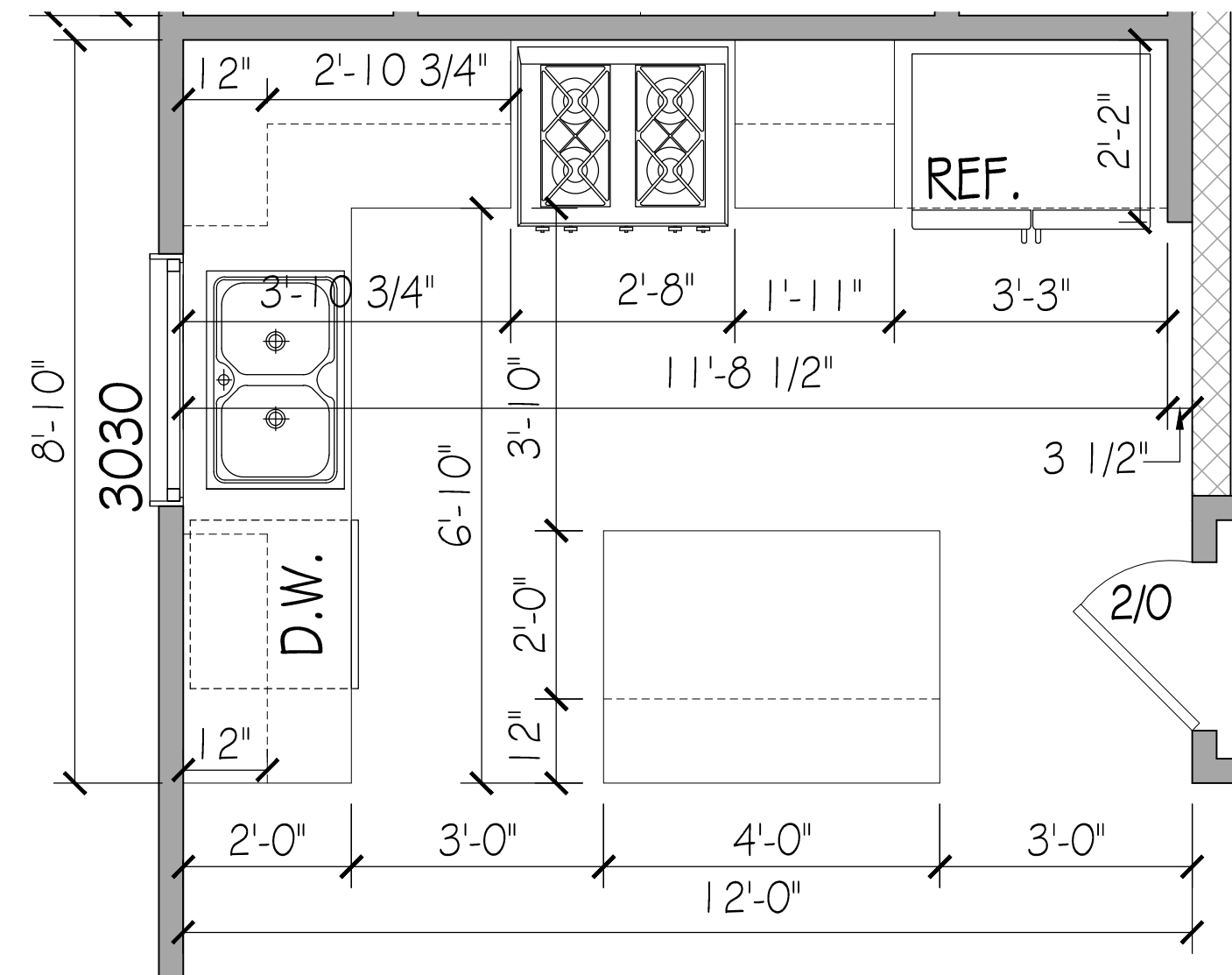
1/4" = 1'-0" ON 11"x17" PAPER

PLOT SCALE: AS NOTED

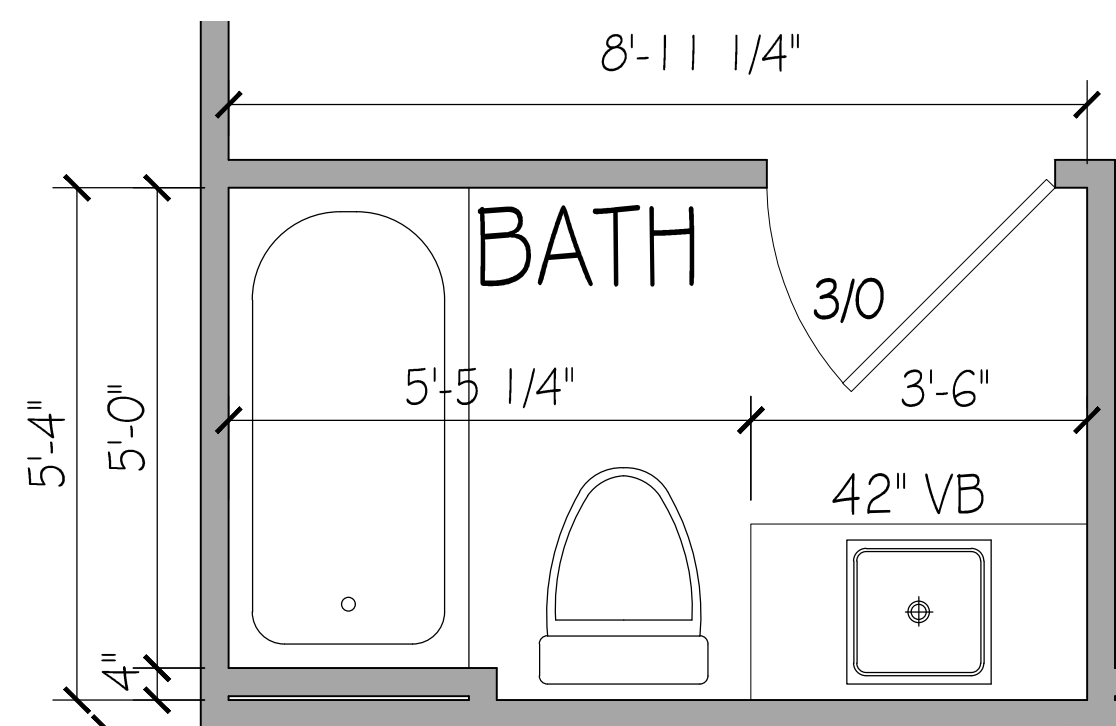
PLOT DATE: 01/05/23

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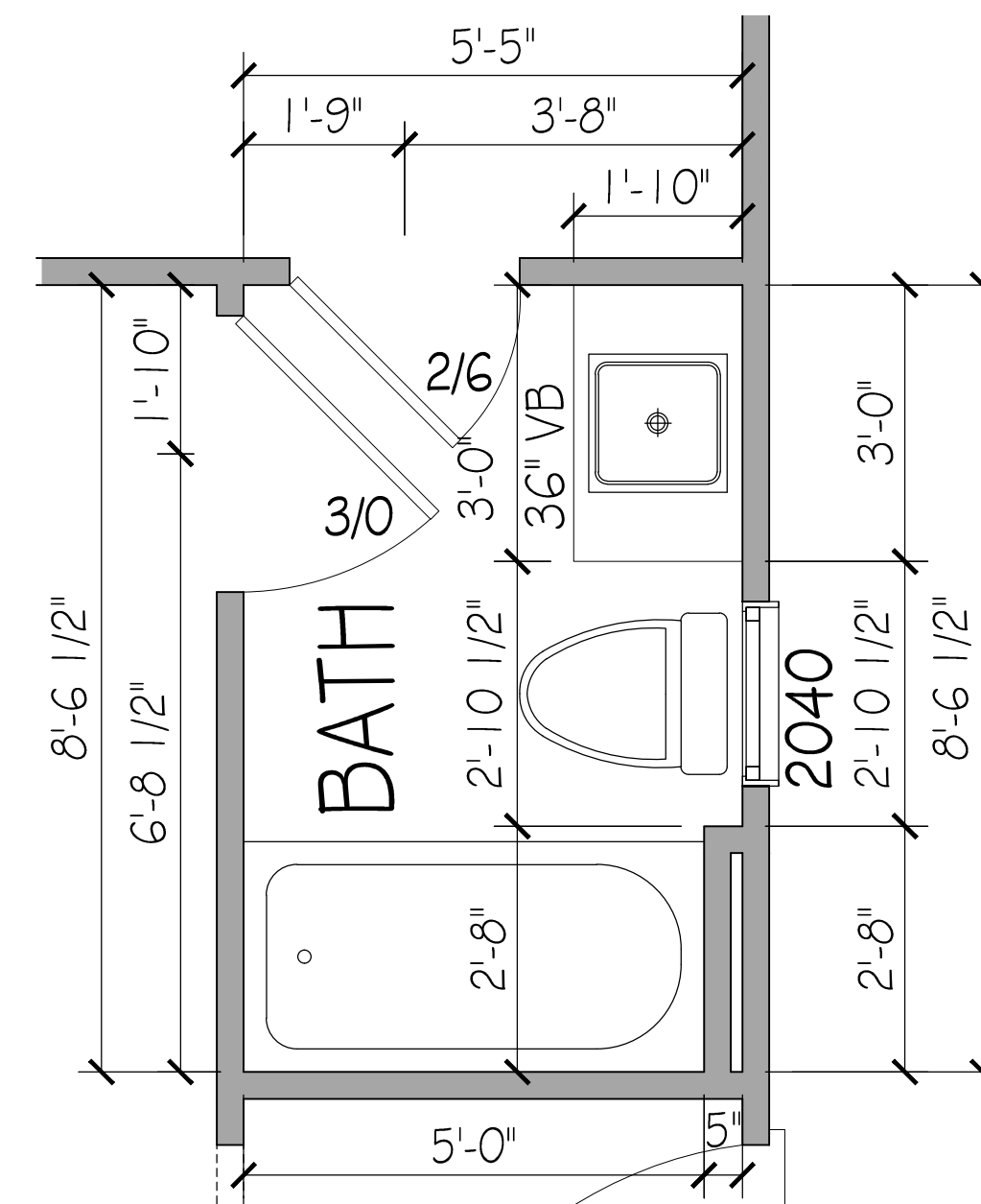
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KITCHEN



BATHROOM #2



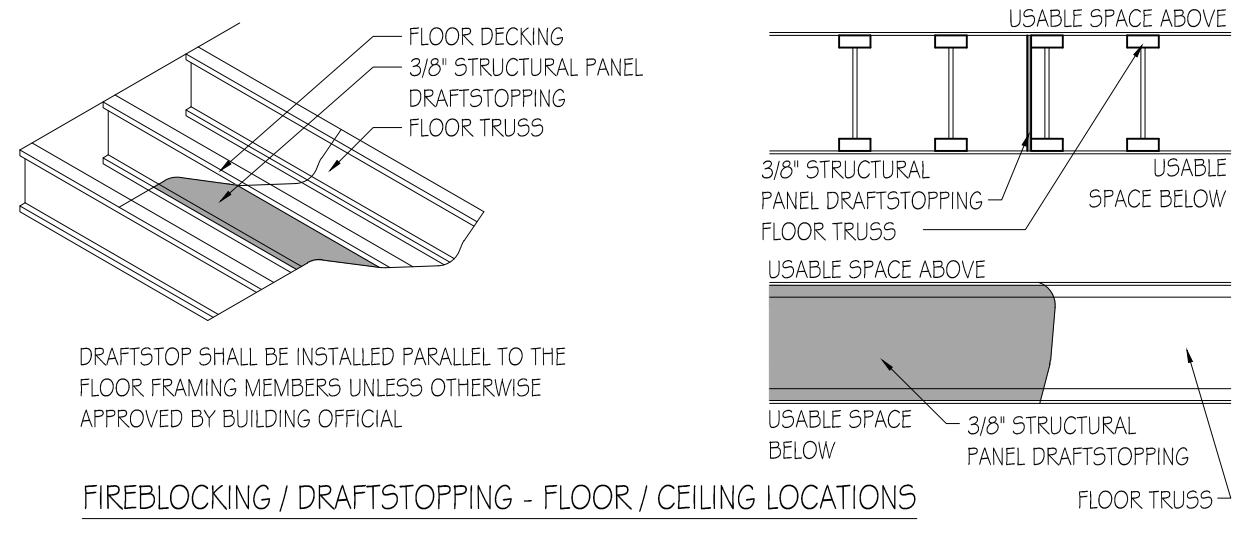
BATHROOM

THE KILLIAN  
CRITICAL DIMENSIONS

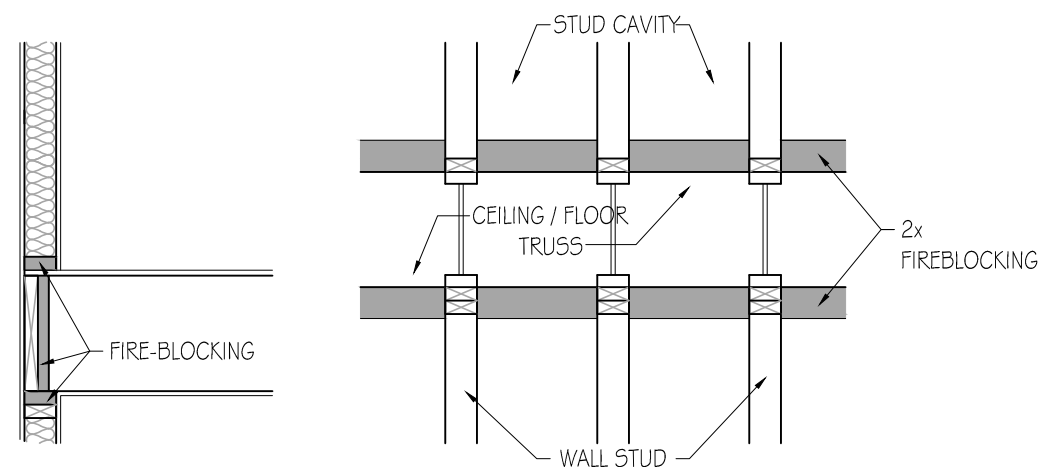
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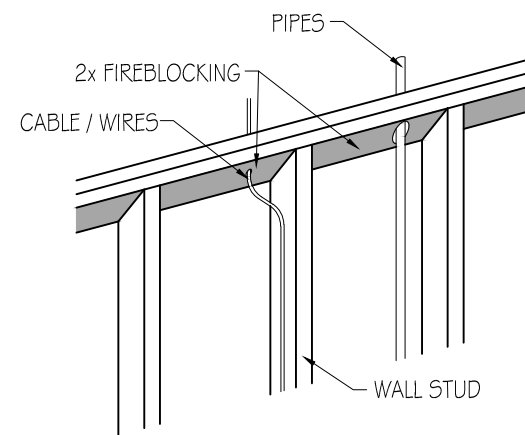
NOTE: DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MUST BE PROVIDED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW AND ENCLOSED SPACE OF A FLOOR/CEILING ASSEMBLY. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE MEMBERS



NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT CEILING AND FLOOR AREAS



NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION



### GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)

10. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS # TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)

11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1

12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

13. DRYER VENT MUST HAVE MAX LENGTH 25'

14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

### WIND ZONE NOTES

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

### HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY:

- 2 PLY 2X6" 4'-2" MAX
- 2 PLY 2X8" 5'-4" MAX
- 2 PLY 2X10" 7'-6" MAX

2 STORY:

- 2 PLY 2X6" 3X7" MAX
- 2 PLY 2X8" 4X6" MAX
- 2 PLY 2X10" 6X2" MAX

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

### GENERAL MATERIALS:

1. EXTERIOR WALLS:

- BRICK VENEER
- REINFORCED CEMENTITIOUS SIDING
- "TYVEK" BUILDING WRAP
- 1/2" O.S.B. SHEATHING
- R-13 BATT INSULATION

-2X4 STUDS @ 1'-4" O.C. (UNLESS NOTED)  
-1/2" GYPSUM BOARD INTERIOR

2. INTERIOR WALLS:

- 2X4 STUDS @ 1'-4" O.C.

-1/2" GYPSUM BOARD ON BOTH SIDES

3. CEILING:

- 2X JOISTS @ 1'-4" O.C.
- R38 INSULATION

-1/2" GYPSUM BOARD

4. ROOF SYSTEM:

- 30 YEAR FIBERGLASS SHINGLES
- 5/8" O.S.B. OR CDX PLYWOOD
- STANDING SEAM METAL ROOF

-#15 FELT  
-2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

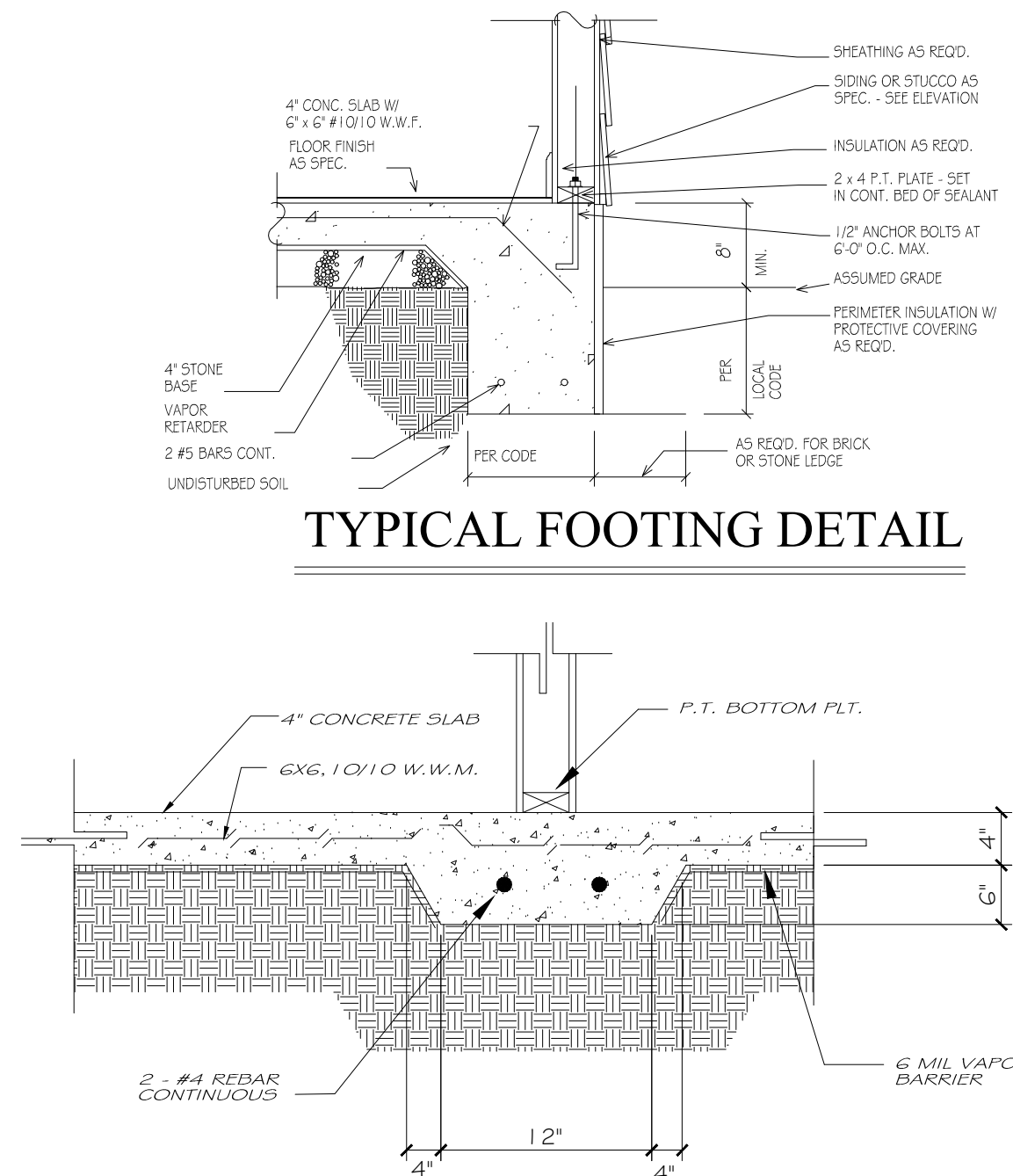
### PROTECTION AGAINST TERMITES:

1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

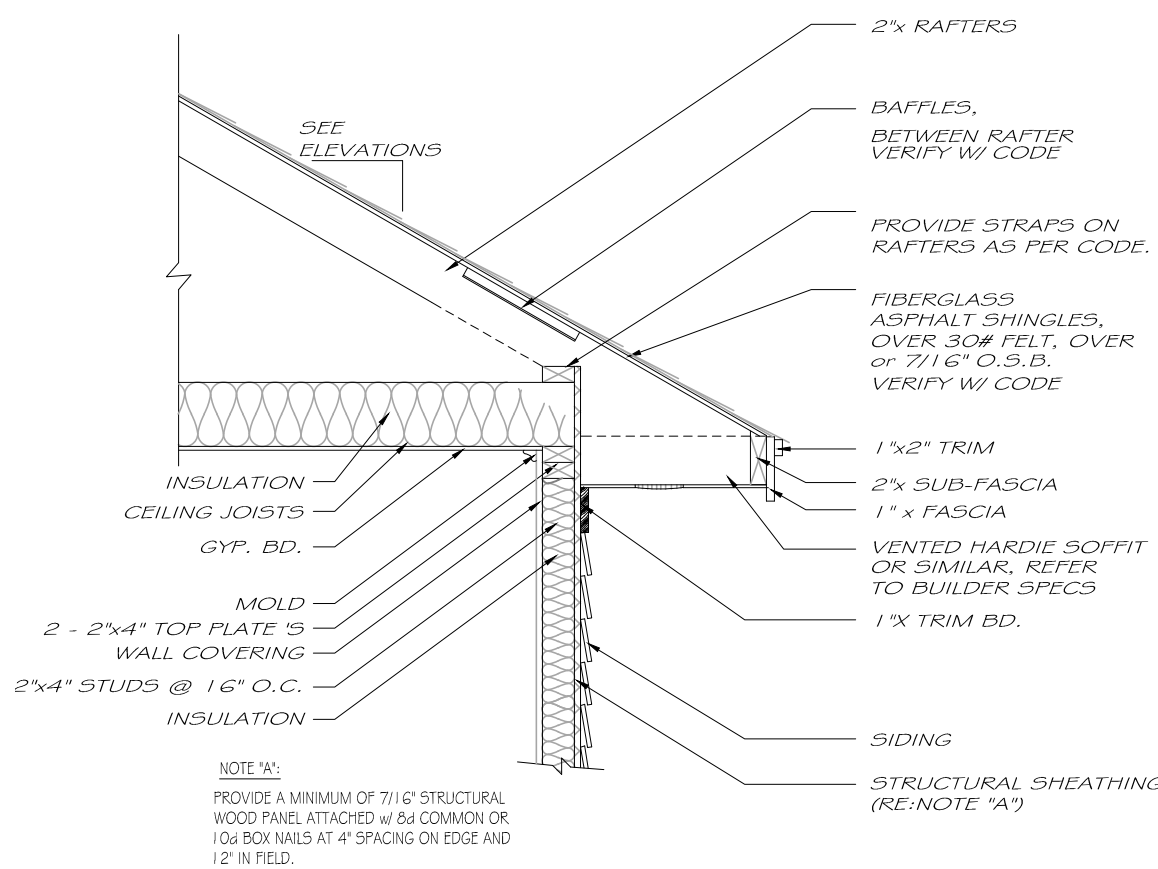
### IMPORTANT NOTE:

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

### TYPICAL FOOTING DETAIL



### SECTION @ GRADE BEAM



### TYPICAL CORNICE DETAIL



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THE KILLIAN

DETAILS

REVISIONS:

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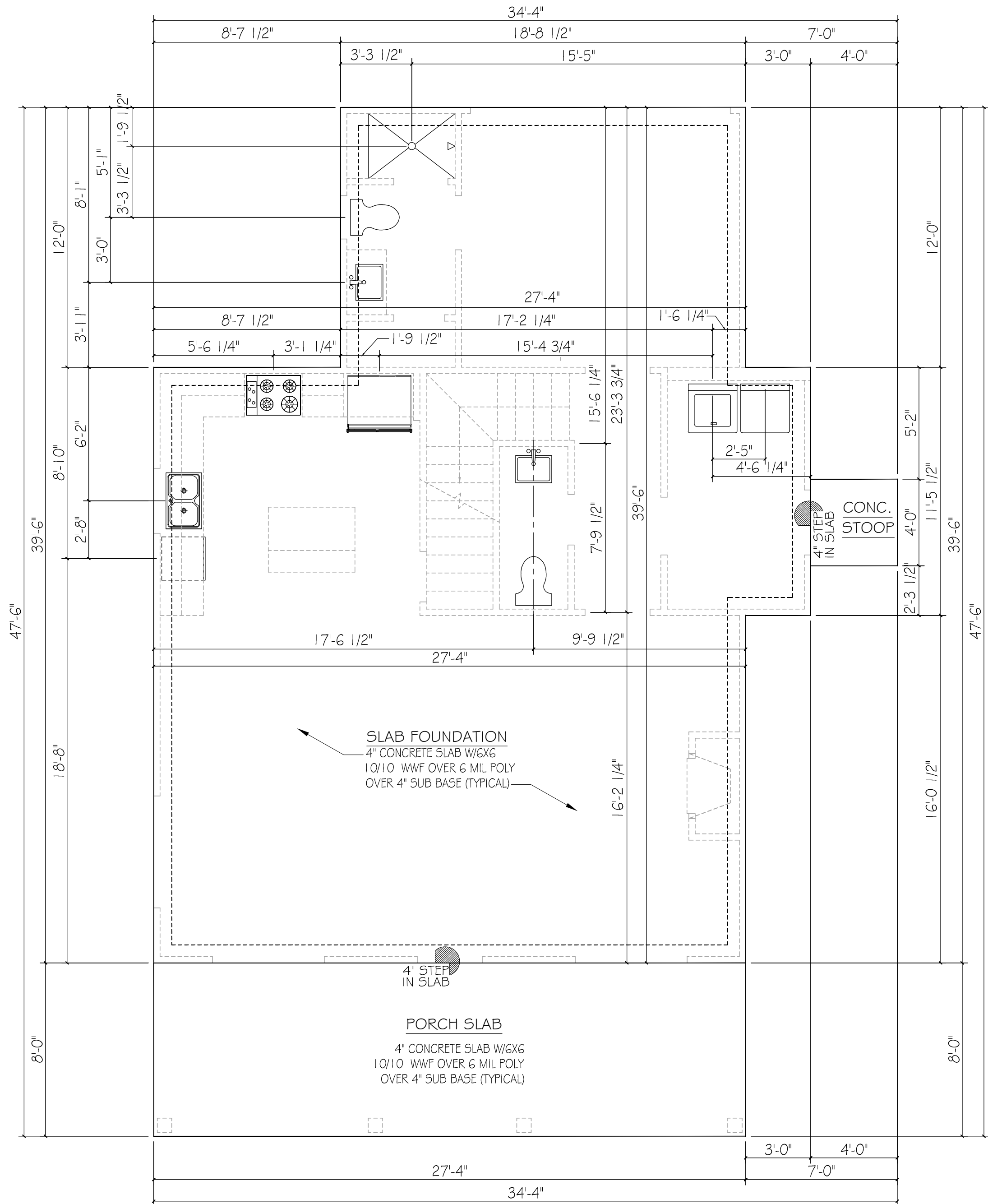
THE RIVERSTONE

SLAB FOUNDATION

REVISIONS:

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FOUNDATION PLAN

1/4" = 1'-0" ON 11"x17" PAPER



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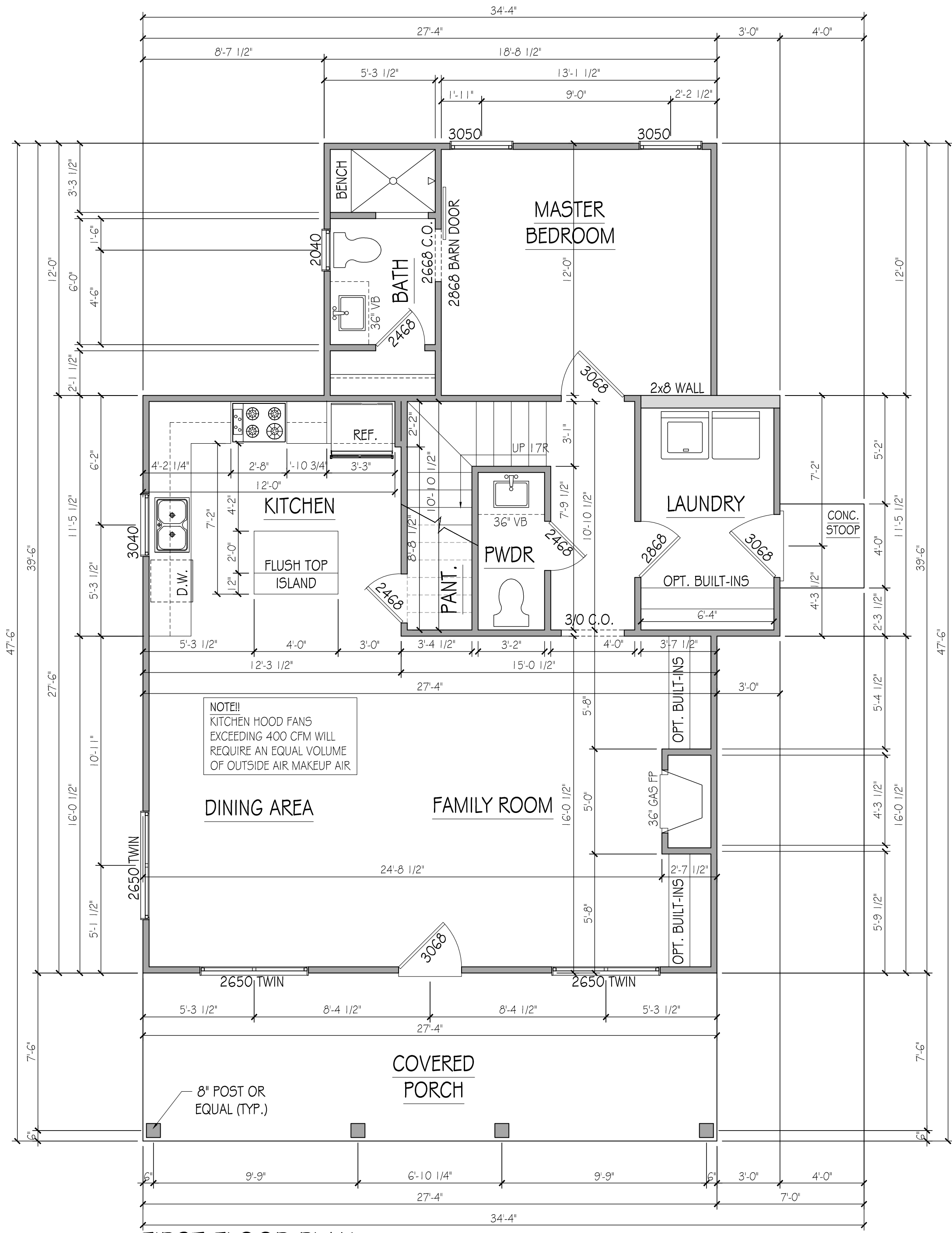
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NOTE!  
KITCHEN HOOD FANS  
EXCEEDING 400 CFM WILL  
REQUIRE AN EQUAL VOLUME  
OF OUTSIDE AIR MAKEUP AIR

WALL LEGEND	
[Thin Line]	2x4 WALL
[Medium Line]	2x8 WALL

SQUARE FOOTAGE	
FIRST FLOOR	1,011 SF
SECOND FLOOR	399 SF
TOTAL HEATED	1,410 SF
CVD FRONT PORCH	219 SF
CONCRETE STOOP	16 SF
TOTAL OUTDOOR LIV.	251 SF

**FIRST FLOOR PLAN**  
1/4" = 1'-0" ON 11"x17" PAPER

THE RIVERSTONE

FIRST FLOOR PLAN

REVISIONS:

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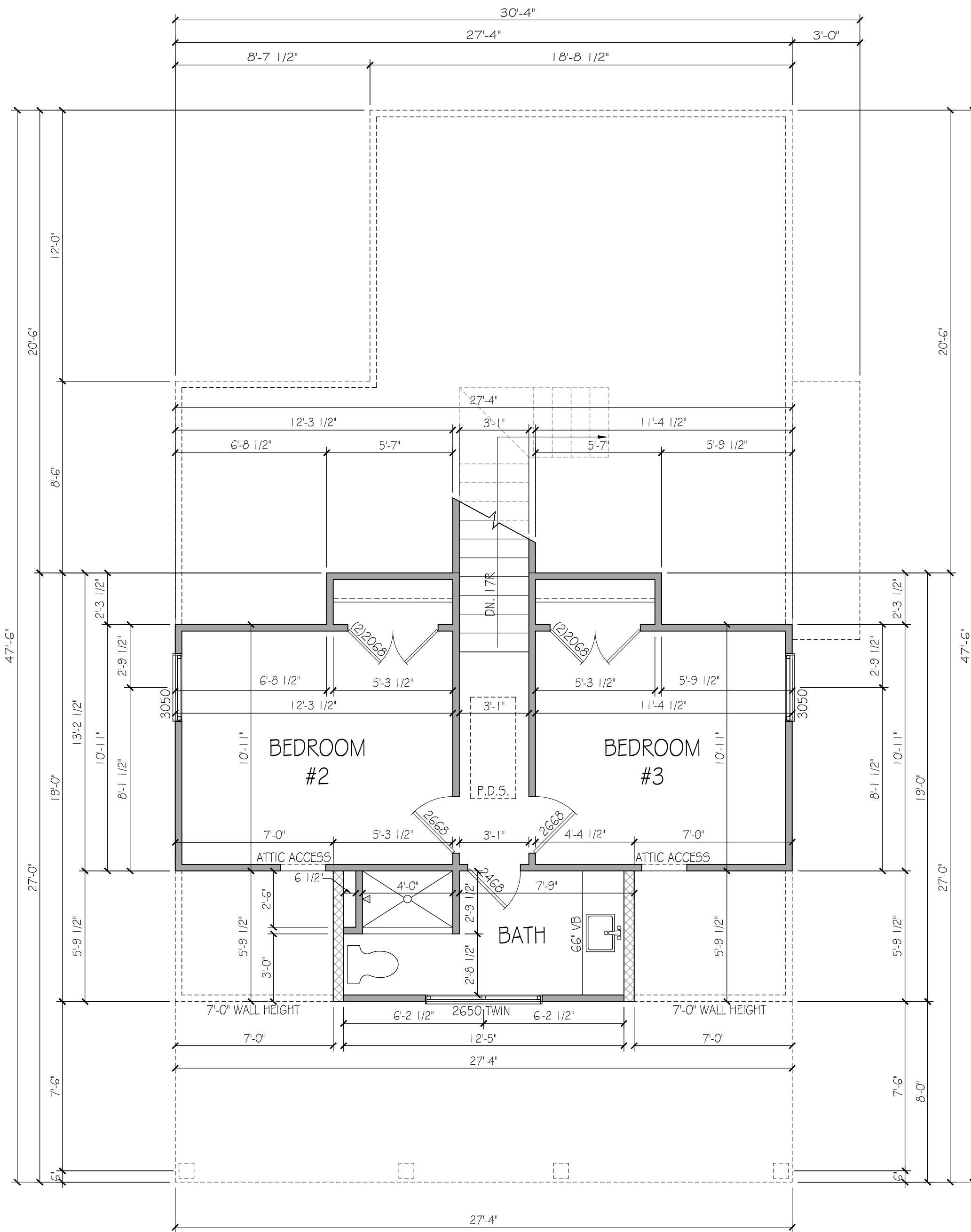
THE RIVERSTONE

SECOND FLOOR PLAN

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SECOND FLOOR PLAN

1/4" = 1'-0" ON 11"x17" PAPER

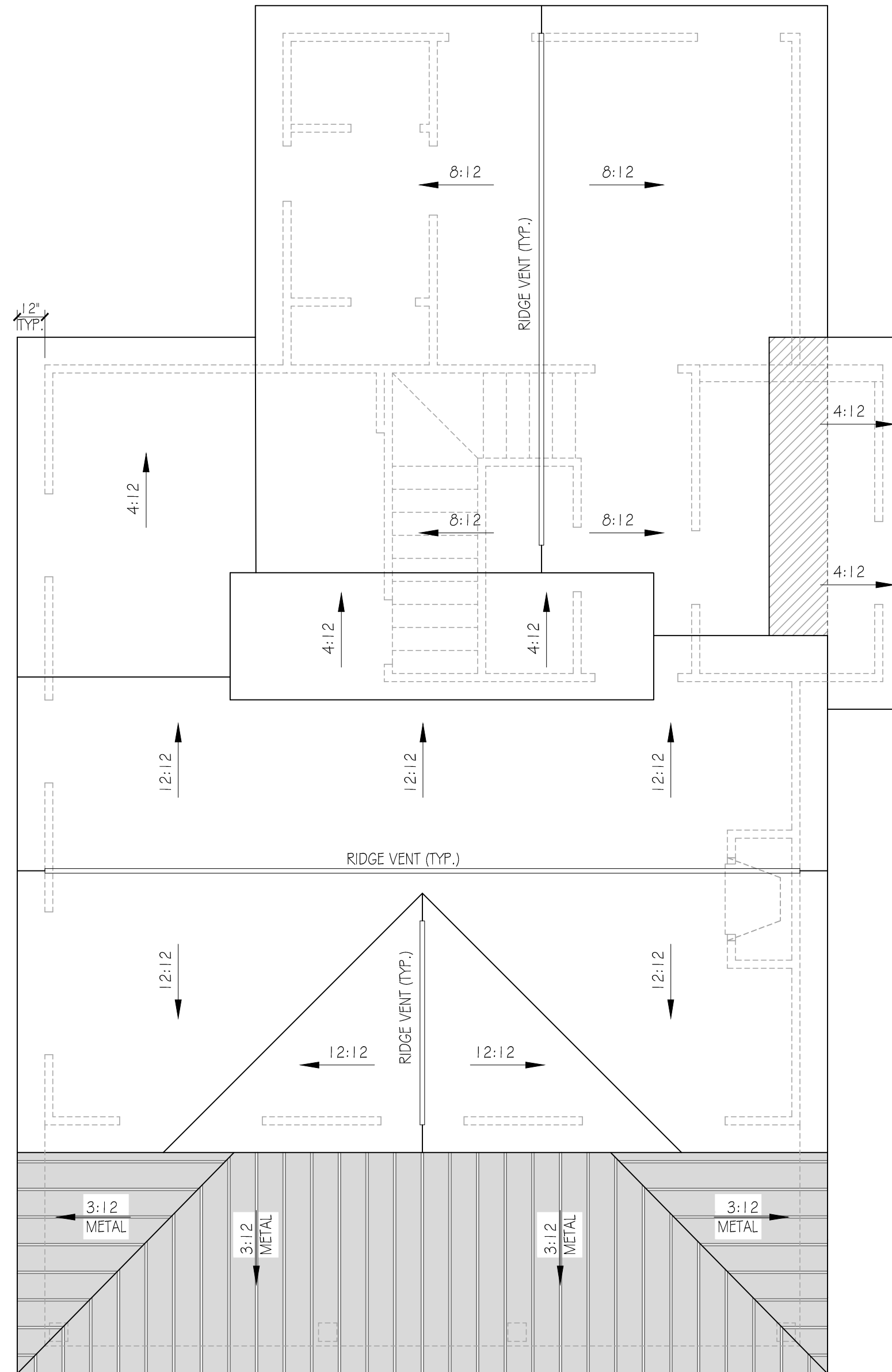


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**ROOF PLAN**

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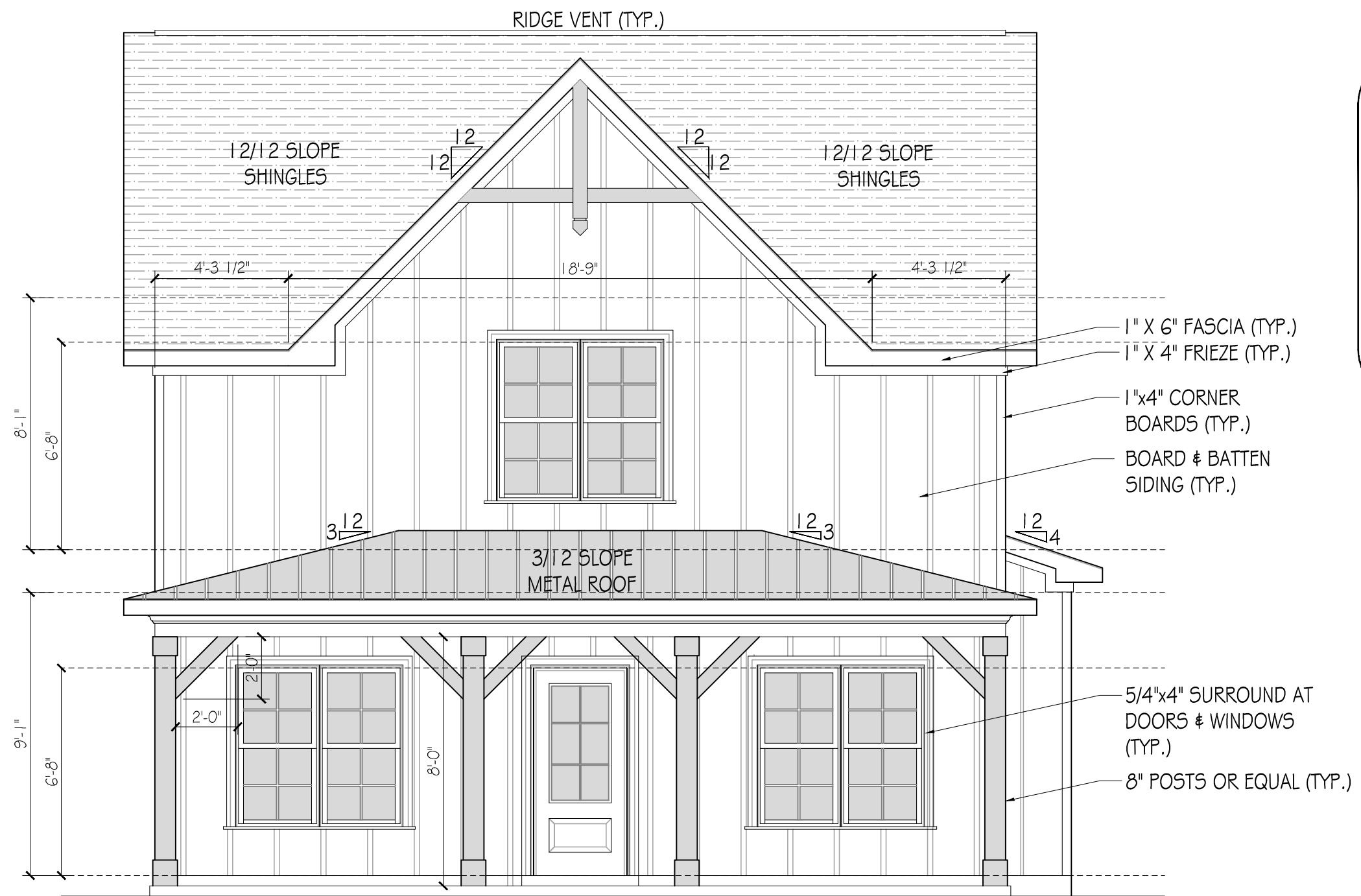
THE RIVERSTONE

ROOF PLAN

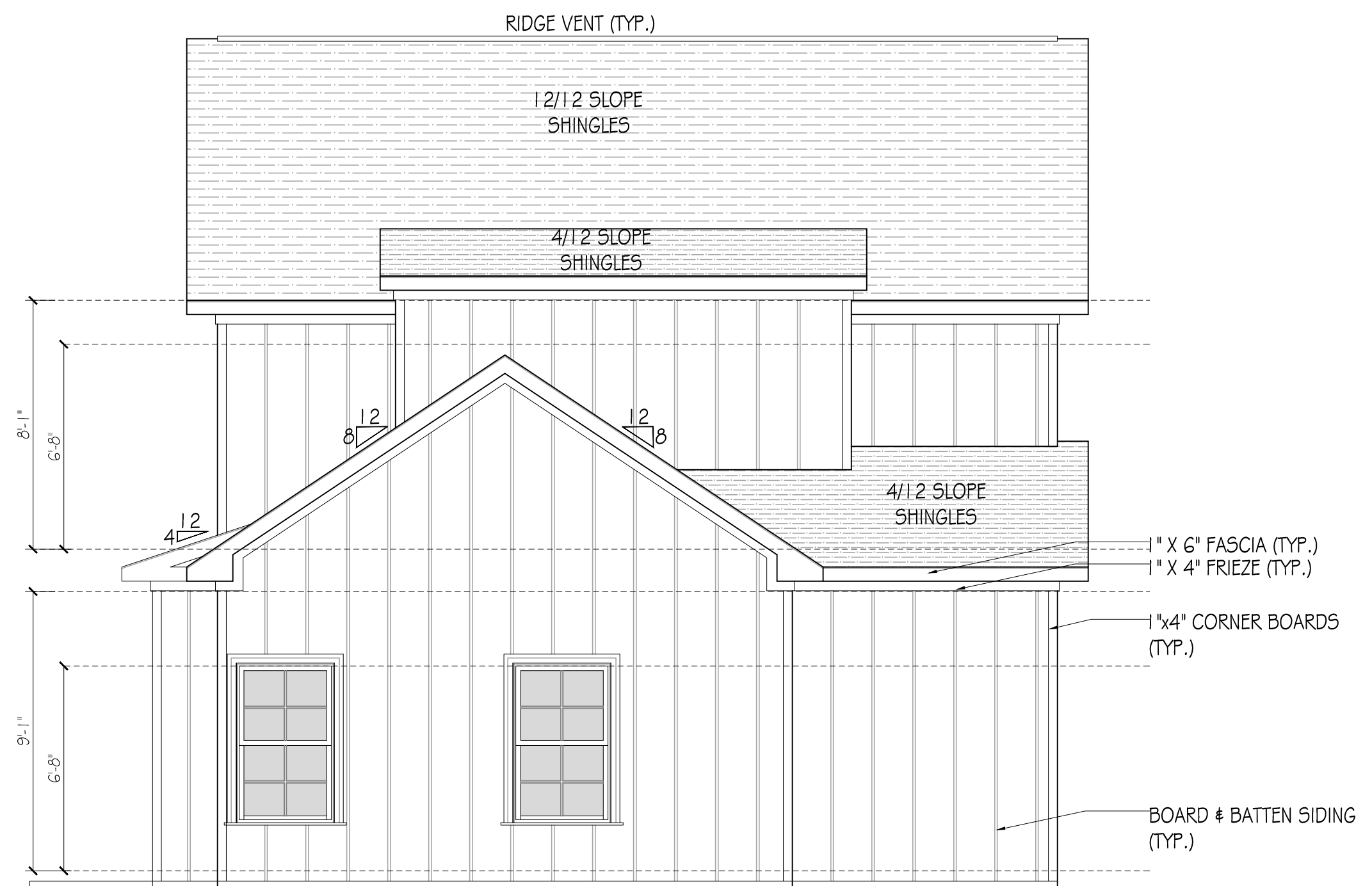
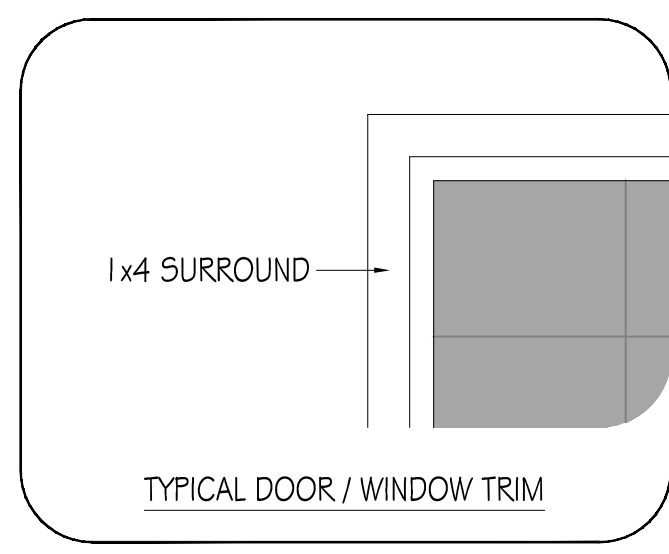
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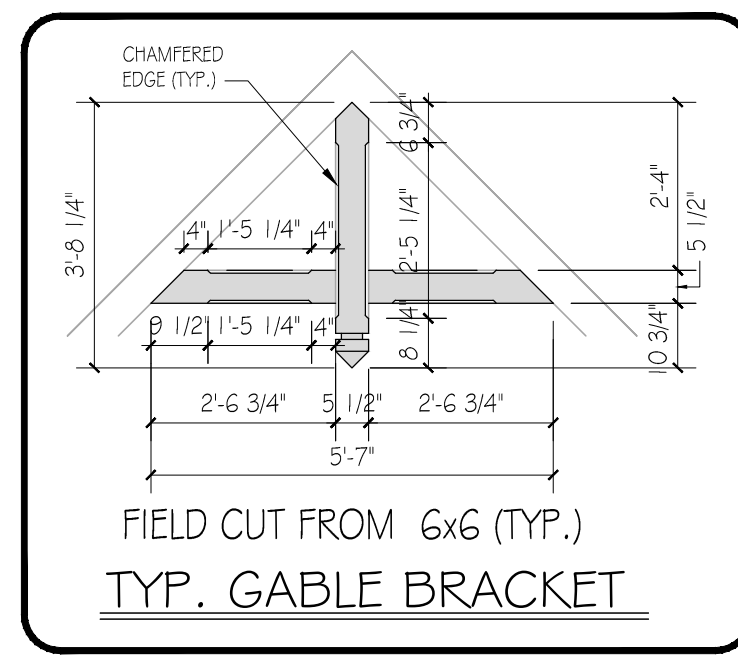
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**FRONT ELEVATION**  
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**REAR ELEVATION**  
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THE RIVERSTONE  
FRONT & REAR  
ELEVATIONS

REVISIONS:

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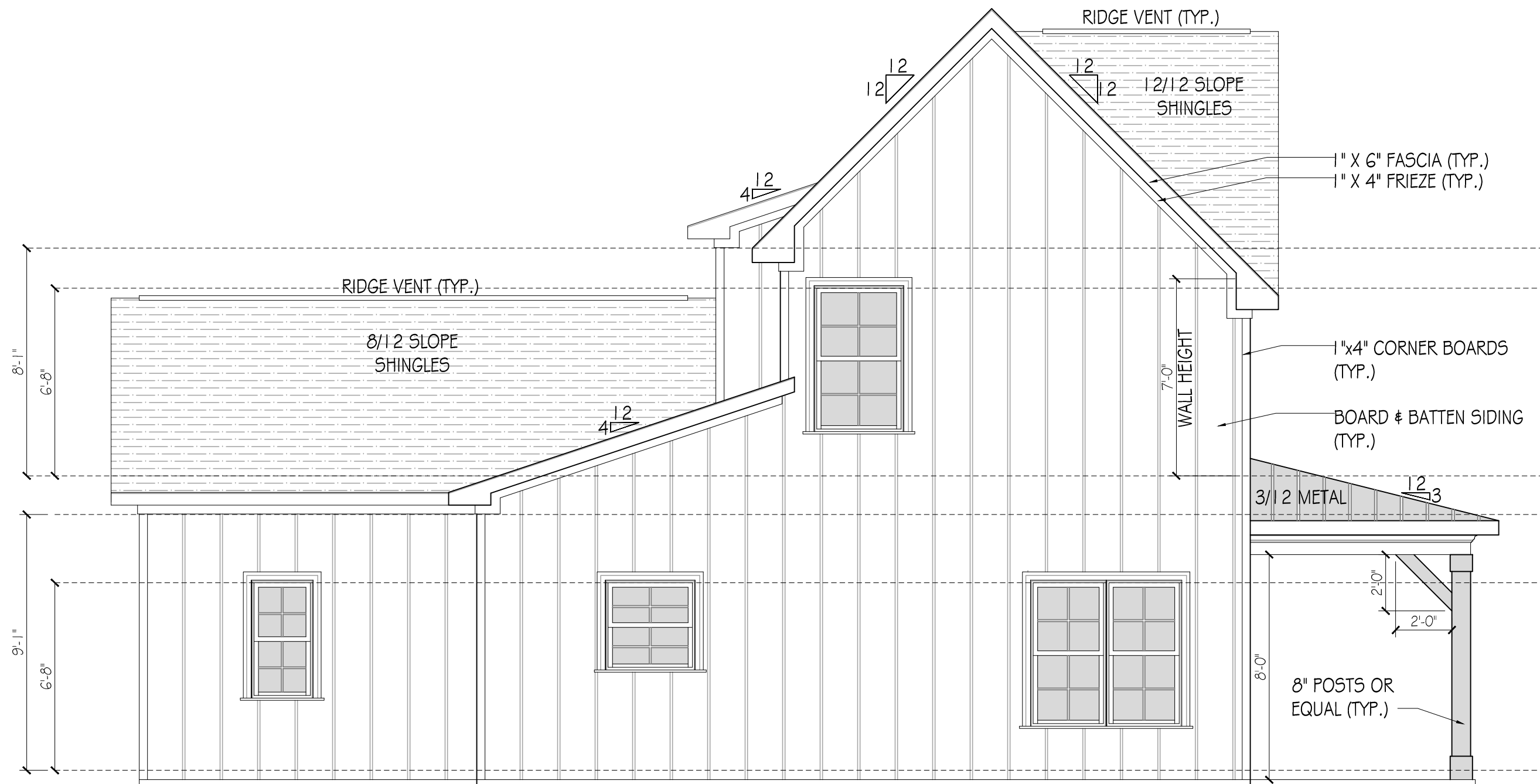


PLOT SCALE: AS NOTED

PLOT DATE: 01/05/23

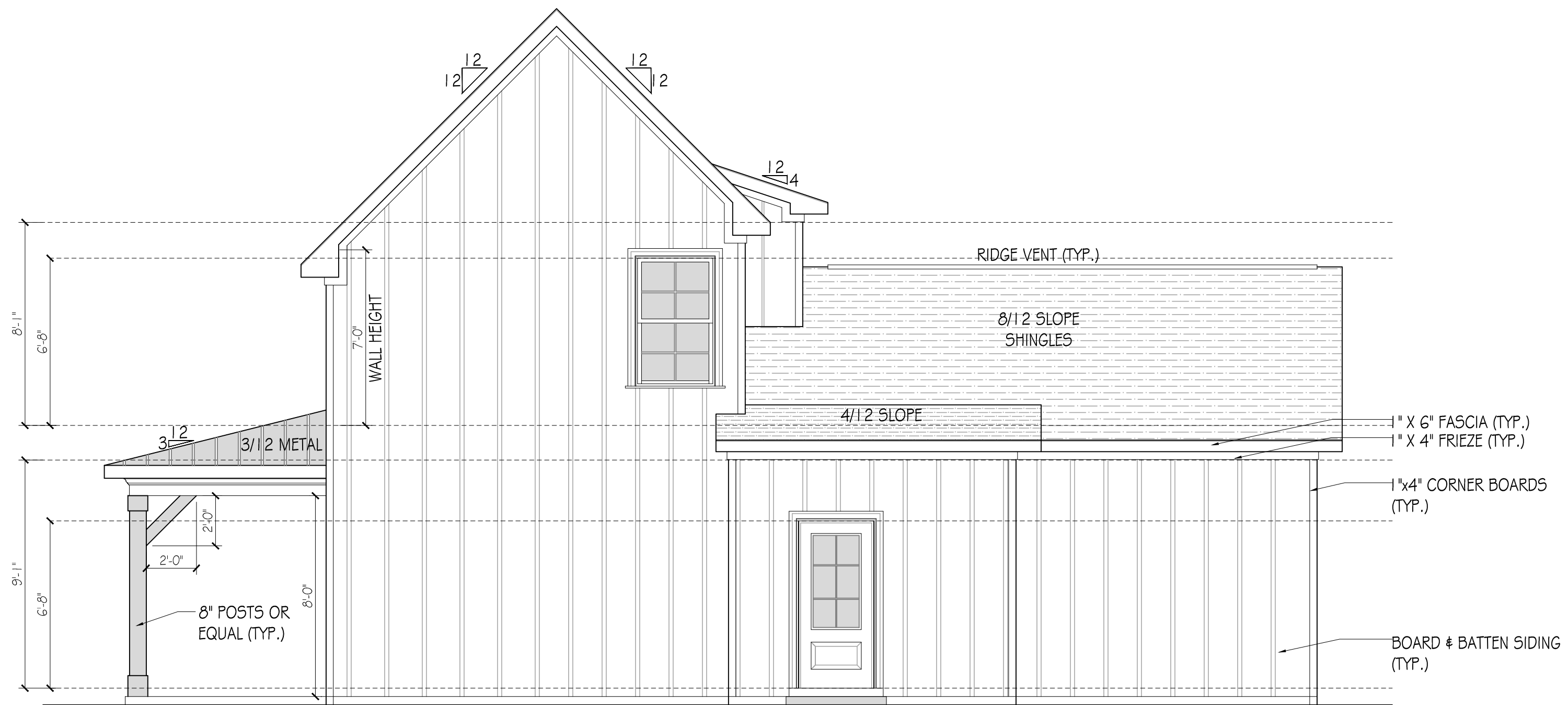
PLOT TIME: 9:55 AM

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3. All dimensions should be read or calculated and never scaled.
4. All wood, concrete and steel structural members shall be of proper grade and quality and meet all national, state and local building codes.
5. The contractor shall be responsible for all structural members and conditions to meet all local codes and insure a quality and safe structure.



**LEFT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER



**RIGHT ELEVATION**

1/4" = 1'-0" ON 11"x17" PAPER

THE RIVERSTONE

LEFT & RIGHT ELEVATIONS

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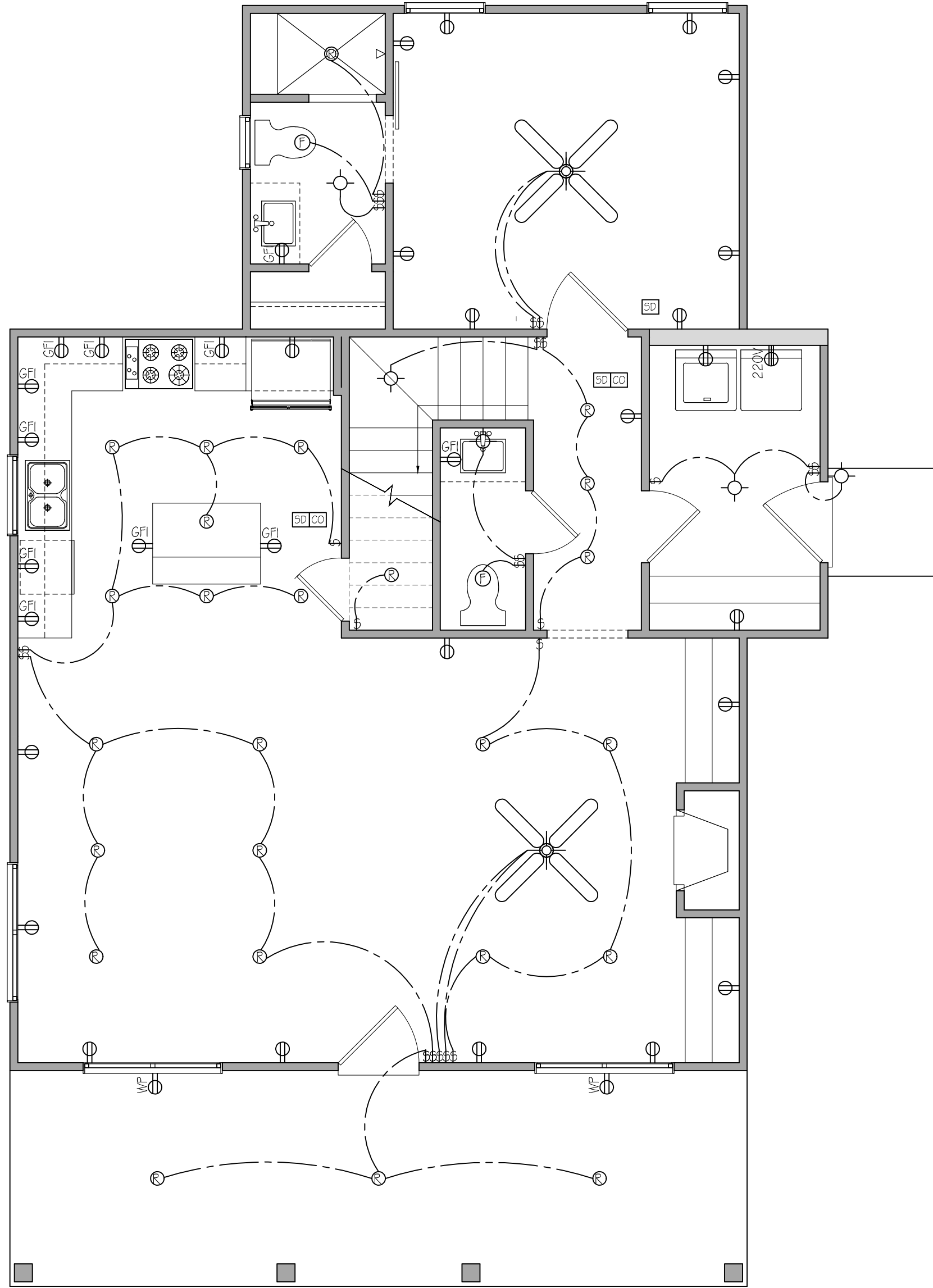
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- LEGEND**
- DUPLEX RECEPTACLE
  - GFI RECEPTACLE
  - WATER PROOF RECEPTACLE (EXTERIOR)
  - MONO POINT INCANDESCENT
  - DUAL POINT INCANDESCENT
  - BATH FAN
  - BATH FAN WITH LIGHT
  - LED DISK
  - CEILING FAN W/ LIGHT
  - INCANDESCENT CEILING FIXTURE
  - FLUORESCENT 4X2
  - SINGLE POLE SWITCH
  - 3 WAY SWITCH
  - INCANDESCENT WALL MOUNTED FIXTURE
  - TELEPHONE JACK
  - RG6 CABLE TELEVISION JACK
  - EXTERIOR FLOOD LIGHTS



**FIRST FLOOR ELECTRICAL**  
 1/4" = 1'-0" ON 11"x17" PAPER

**THE RIVERSTONE**  
**FIRST FLOOR**  
**ELECTRICAL PLAN**

REVISIONS:


PAGE:



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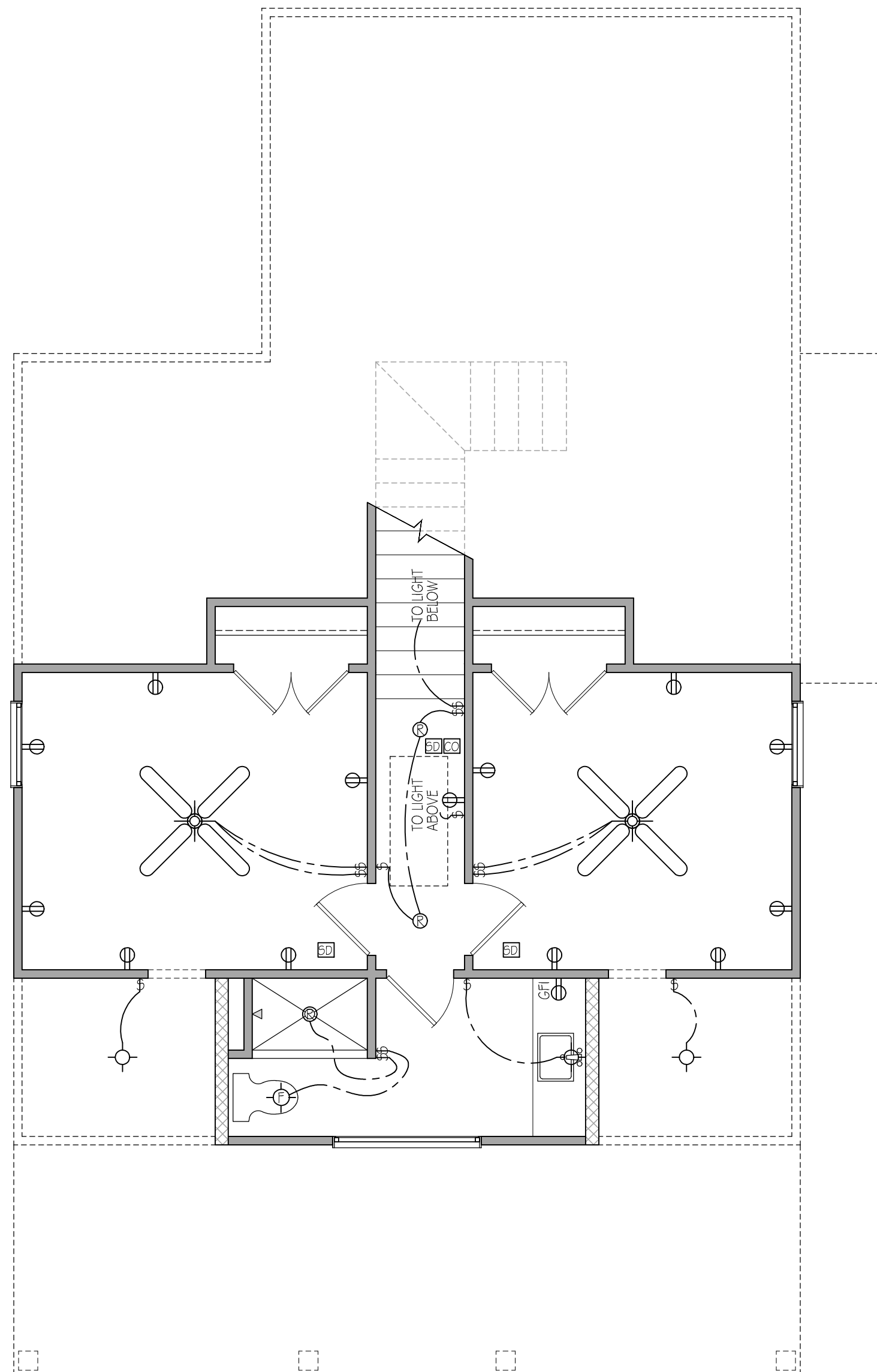
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THE RIVERSTONE  
SECOND FLOOR  
ELECTRICAL PLAN

REVISIONS:


PAGE:

- LEGEND**
- DUPLEX RECEPTACLE
  - GFI RECEPTACLE
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  - 3 WAY SWITCH
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  - RGG CABLE TELEVISION JACK
  - EXTERIOR FLOOD LIGHTS



SECOND FLOOR ELECTRICAL

1/4" = 1'-0" ON 11"x17" PAPER

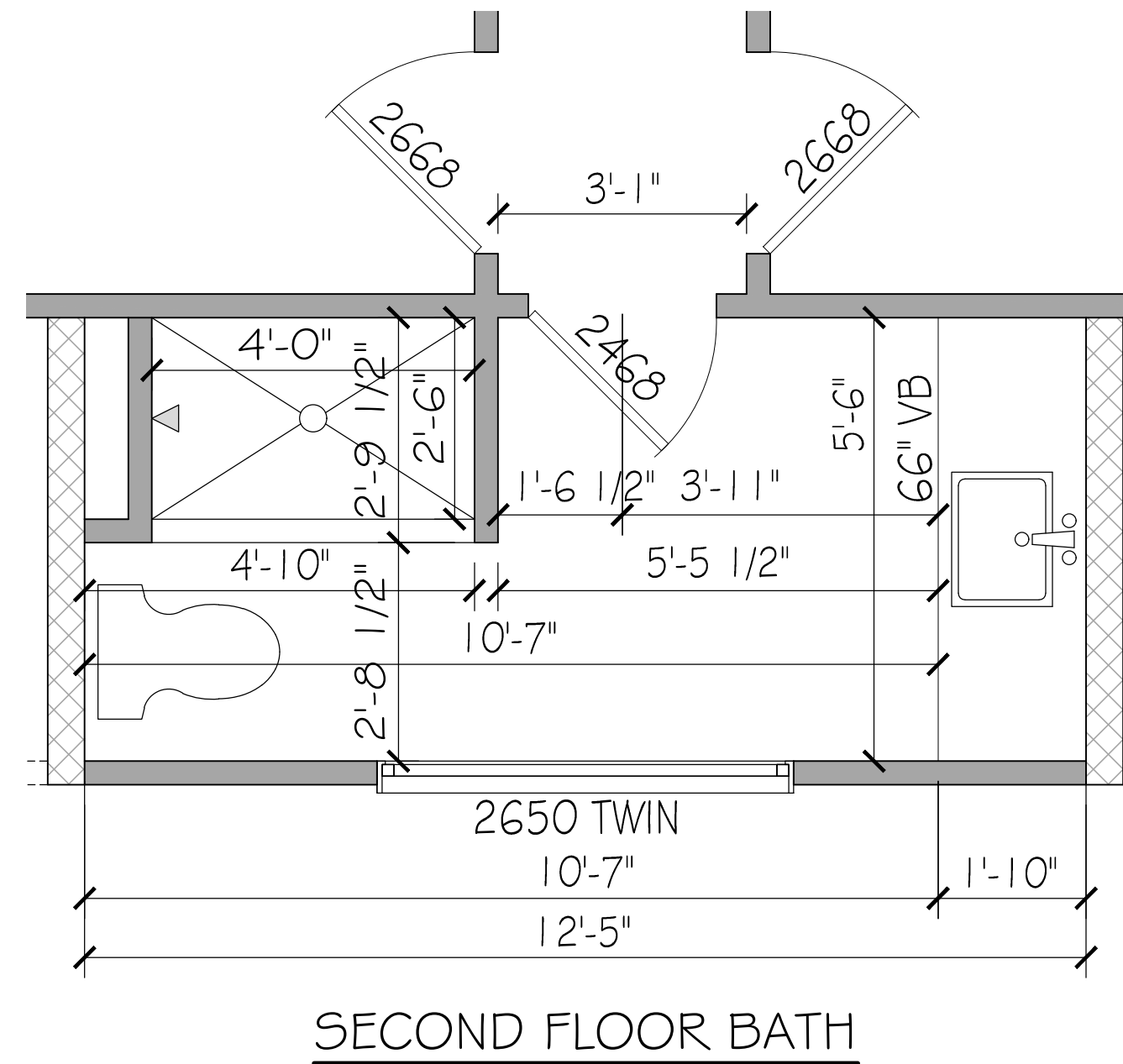
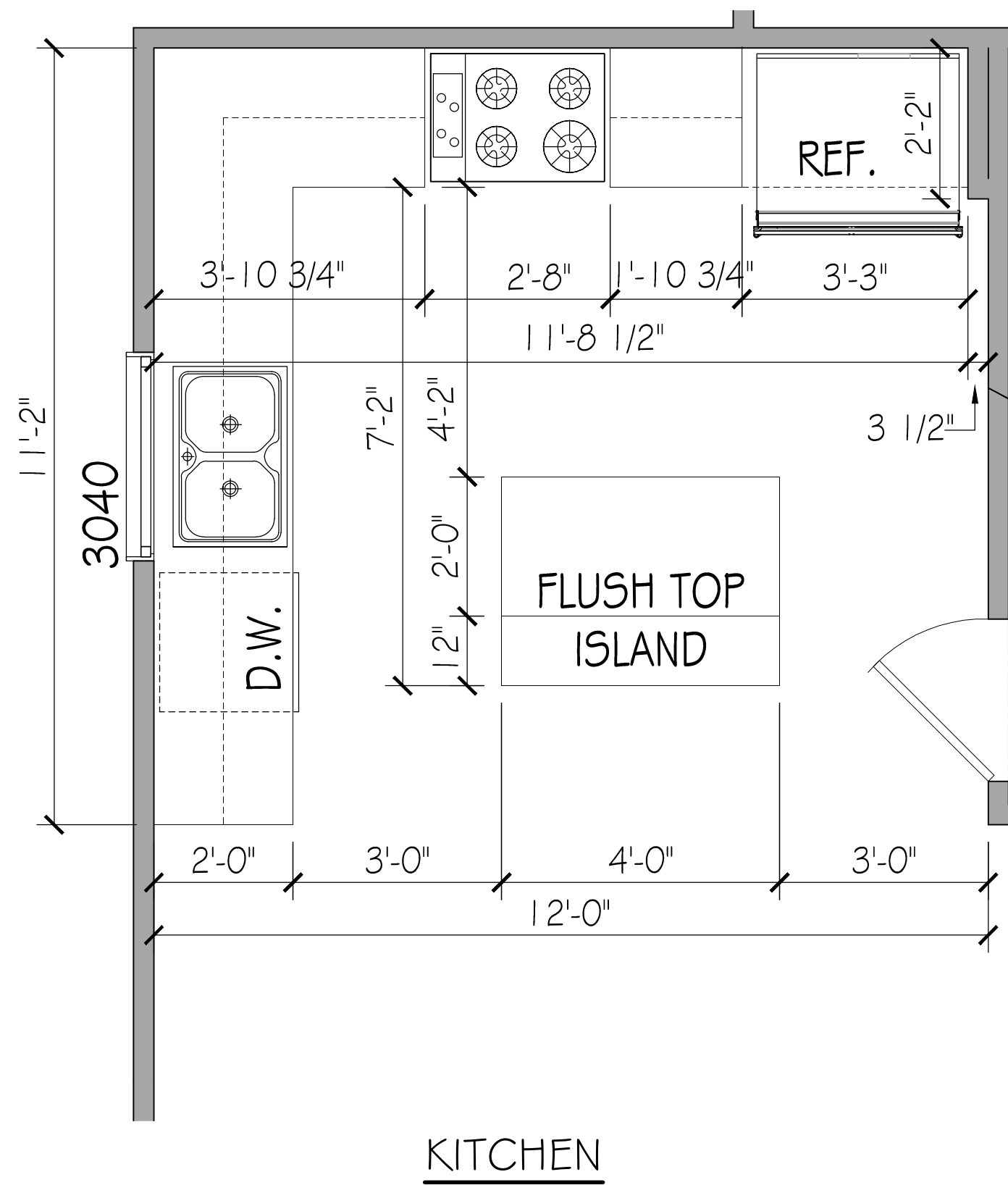


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THE RIVERSTONE

CRITICAL DIMENSIONS

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THE RIVERSTONE

DETAILS

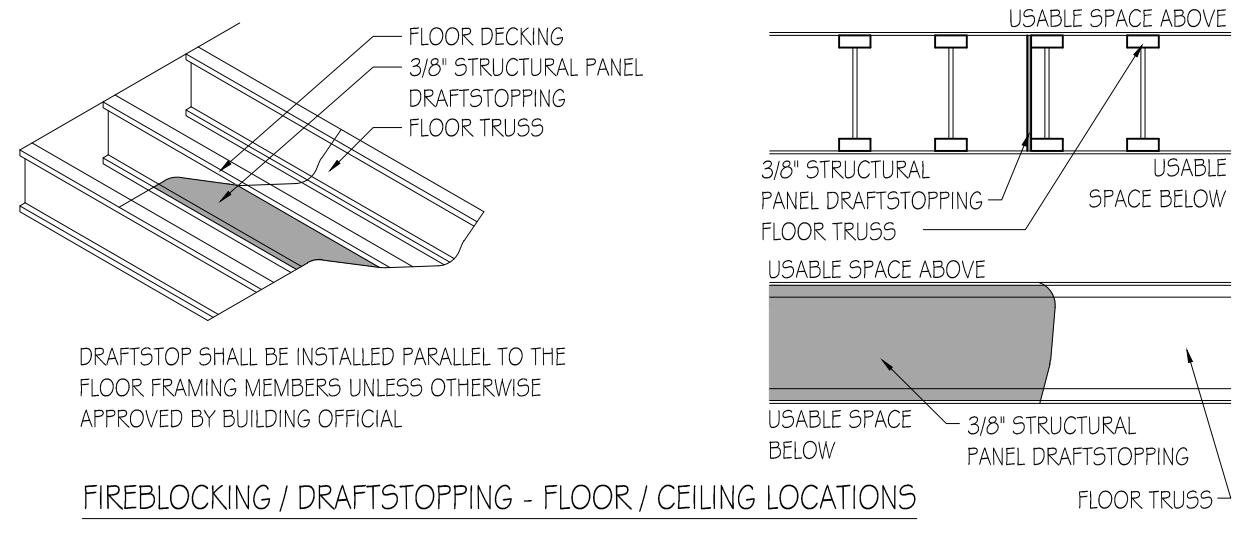
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NOTE: DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

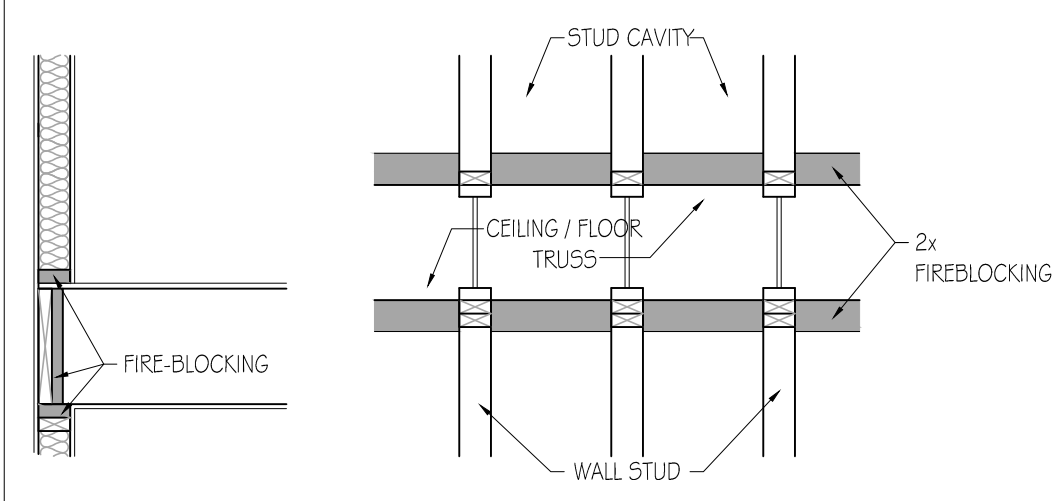
DRAFTSTOPPING MUST BE PROVIDED WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW AND ENCLOSED SPACE OF A FLOOR/CEILING ASSEMBLY. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WHEN FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE MEMBERS



DRAFTSTOP SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY BUILDING OFFICIAL

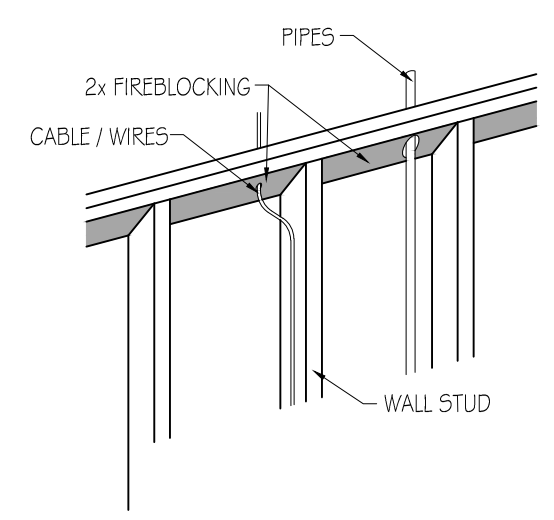
FIREBLOCKING / DRAFTSTOPPING - FLOOR / CEILING LOCATIONS

NOTE: FIREBLOCKING REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT CEILING AND FLOOR AREAS



FIREBLOCKING - WALL LOCATIONS

NOTE: FIREBLOCKING REQUIRED AT OPENING AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH APPROVED MATERIAL TO RESIST FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION



FIREBLOCKING - WALL LOCATIONS

**GENERAL NOTES:**

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R802.4(2) OF THE I.R.C. 2015 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
10. RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS # TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 I.R.C. 2015)
11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FEET OF WALL PER SECTION R703.7.4.1
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
13. DRYER VENT MUST HAVE MAX LENGTH 25'
14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R.906)

**WIND ZONE NOTES**

1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND DRAFTING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

**HEADER SPANS FOR LOAD BEARING WALLS:**

- SINGLE STORY:
- 2 PLY 2X6" 4'-2" MAX
  - 2 PLY 2X8" 5'-4" MAX
  - 2 PLY 2X10" 7'-6" MAX
- 2 STORY:
- 2 PLY 2X6" 3X7" MAX
  - 2 PLY 2X8" 4X6" MAX
  - 2 PLY 2X10" 6X2" MAX
- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
  - OSB BETWEEN ALL HEADER PLIES
  - NO BOXED HEADERS

**NOTE:**

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R806). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

**GENERAL MATERIALS:**

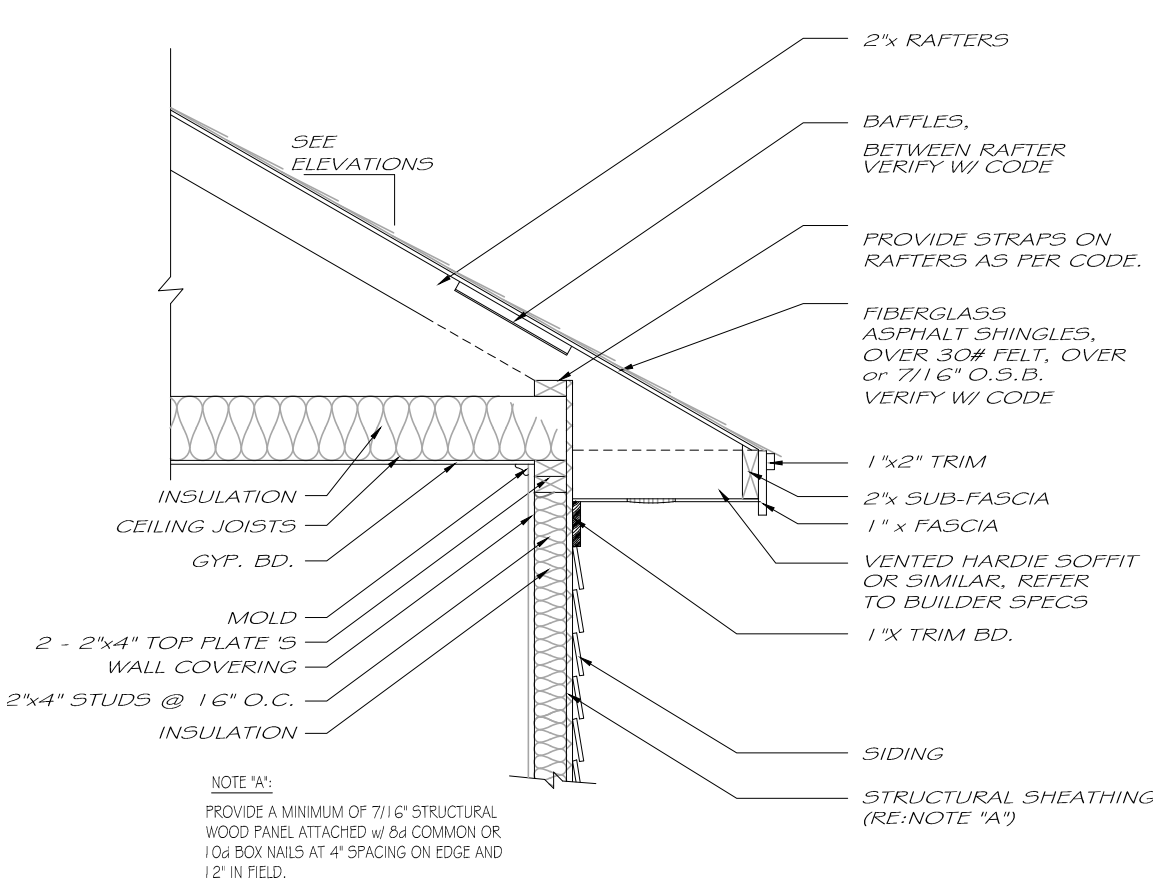
1. EXTERIOR WALLS:
  - BRICK VENEER
  - REINFORCED CEMENTITIOUS SIDING
  - "TYVEK" BUILDING WRAP
  - 1/2" O.S.B. SHEATHING
  - R-13 BATT INSULATION
2. INTERIOR WALLS:
  - 2X4 STUDS @ 1'-4" O.C.
  - 1/2" GYPSUM BOARD INTERIOR
3. CEILING:
  - 2X JOISTS @ 1'-4" O.C.
  - R38 INSULATION
  - 1/2" GYPSUM BOARD
4. ROOF SYSTEM:
  - 30 YEAR FIBERGLASS SHINGLES
  - 5/8" O.S.B. OR CDX PLYWOOD
  - STANDING SEAM METAL ROOF
  - #15 FELT
  - 2X6 RAFTERS @ 2'0" O.C.

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

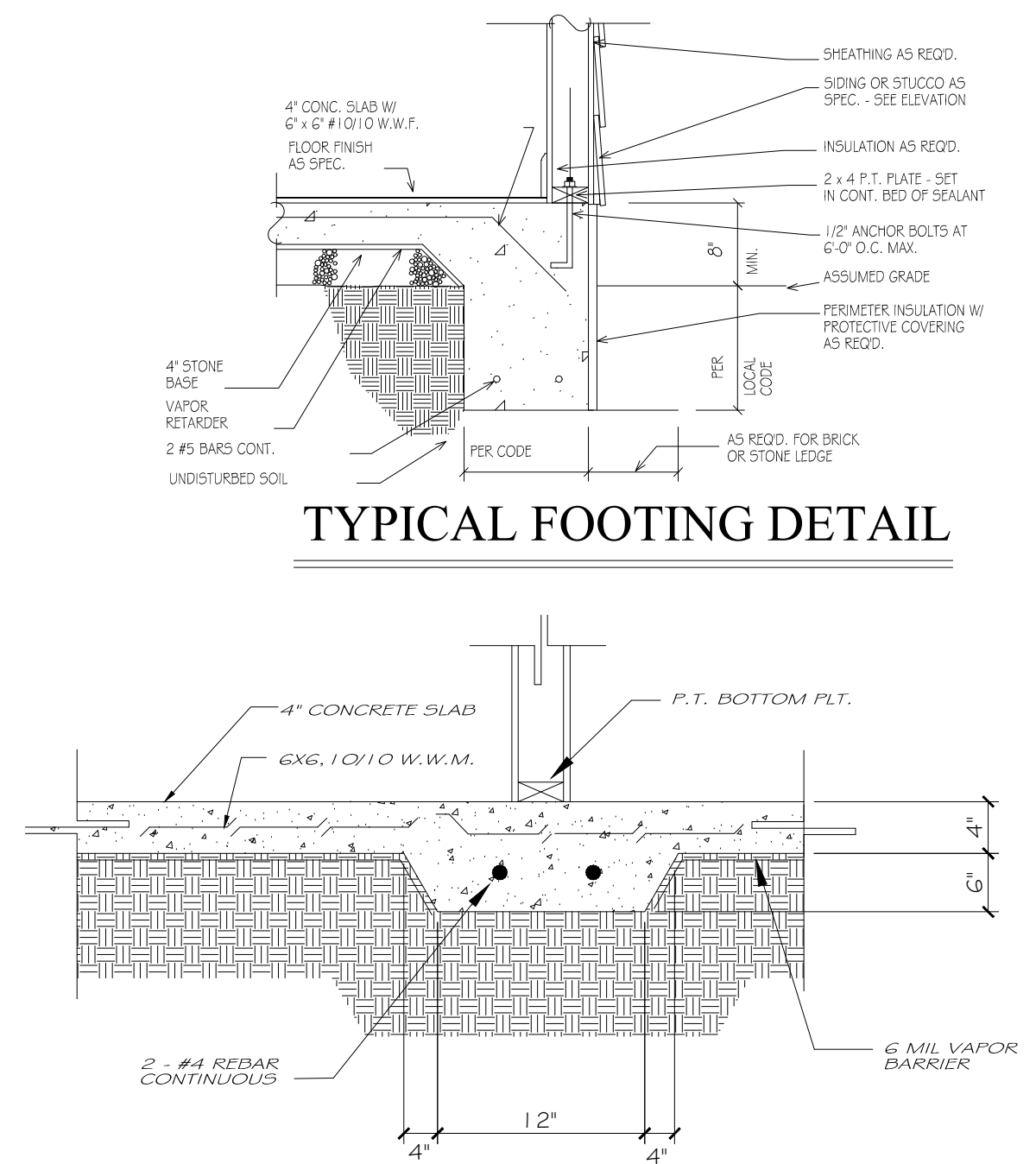
**PROTECTION AGAINST TERMITES:**

1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

**IMPORTANT NOTE:**  
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.



**TYPICAL CORNICE DETAIL**



**SECTION @ GRADE BEAM**