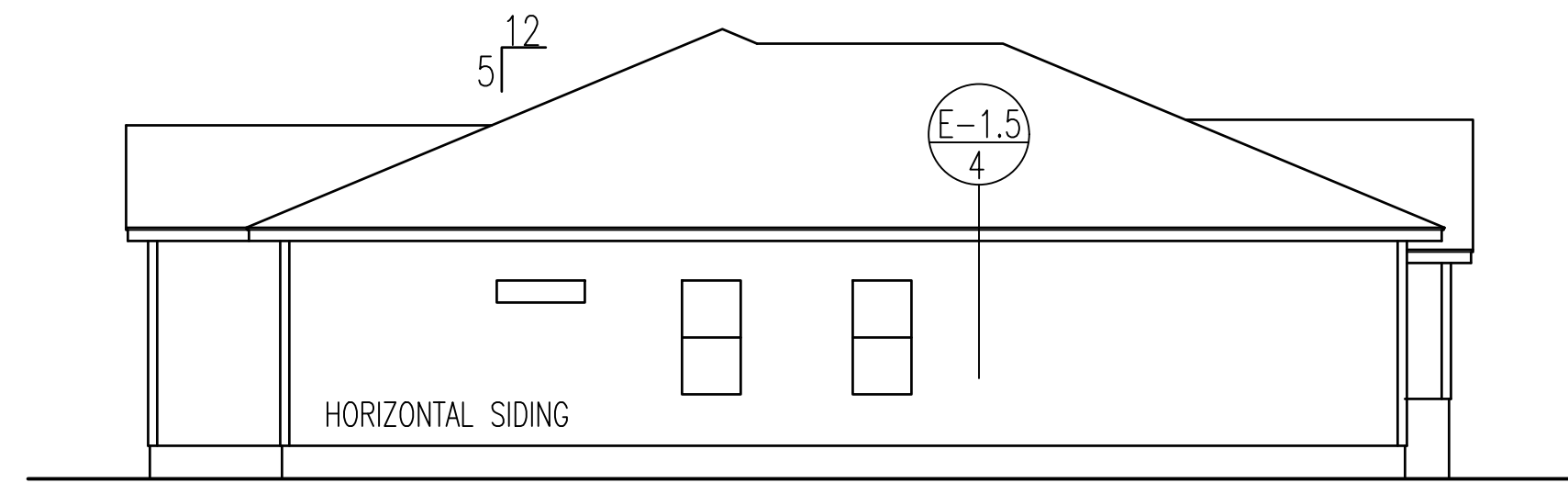
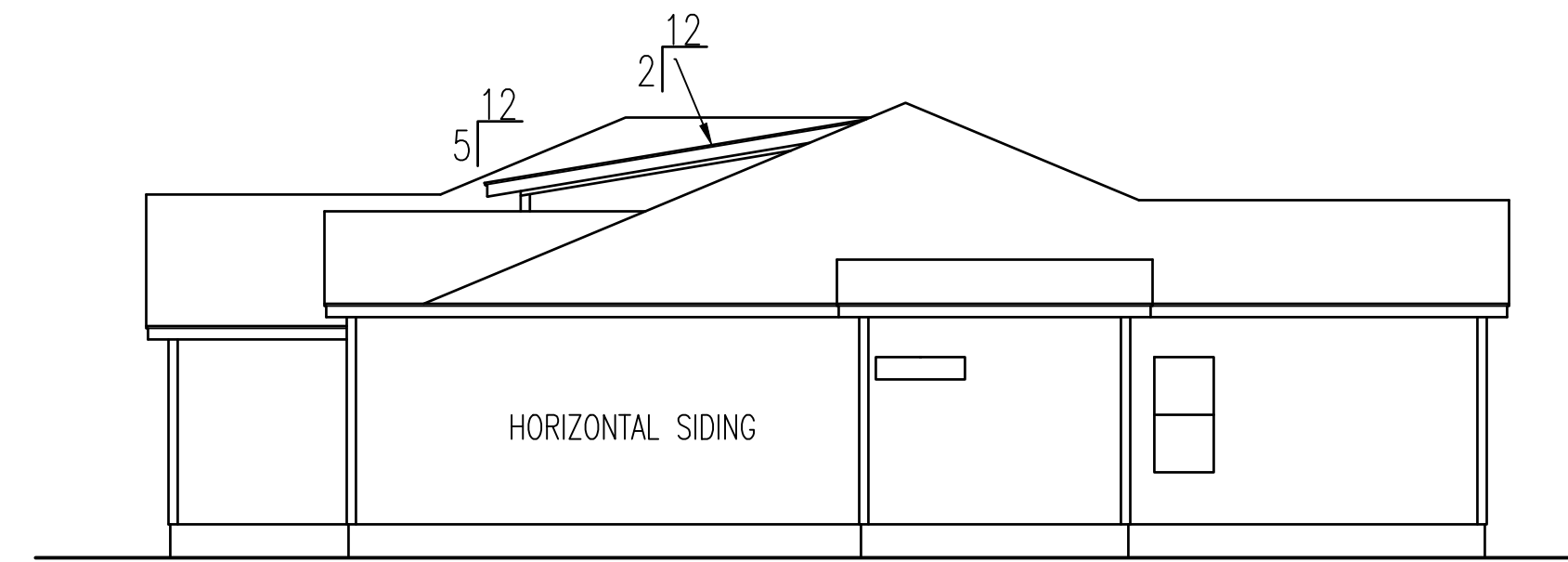


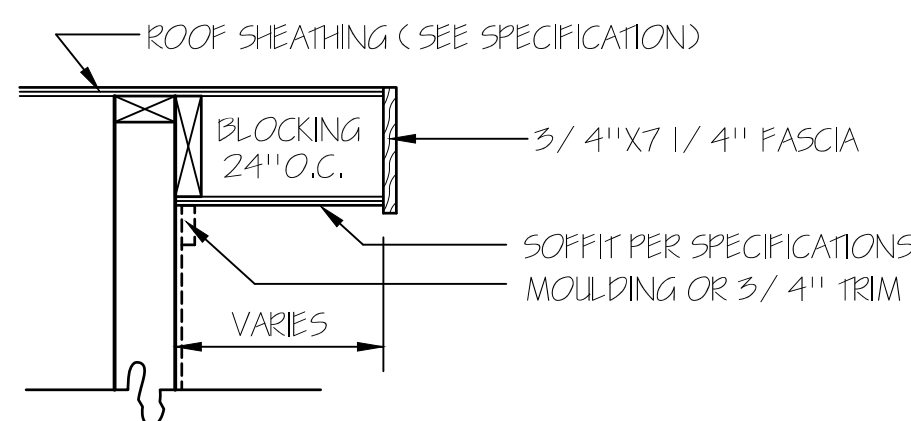
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



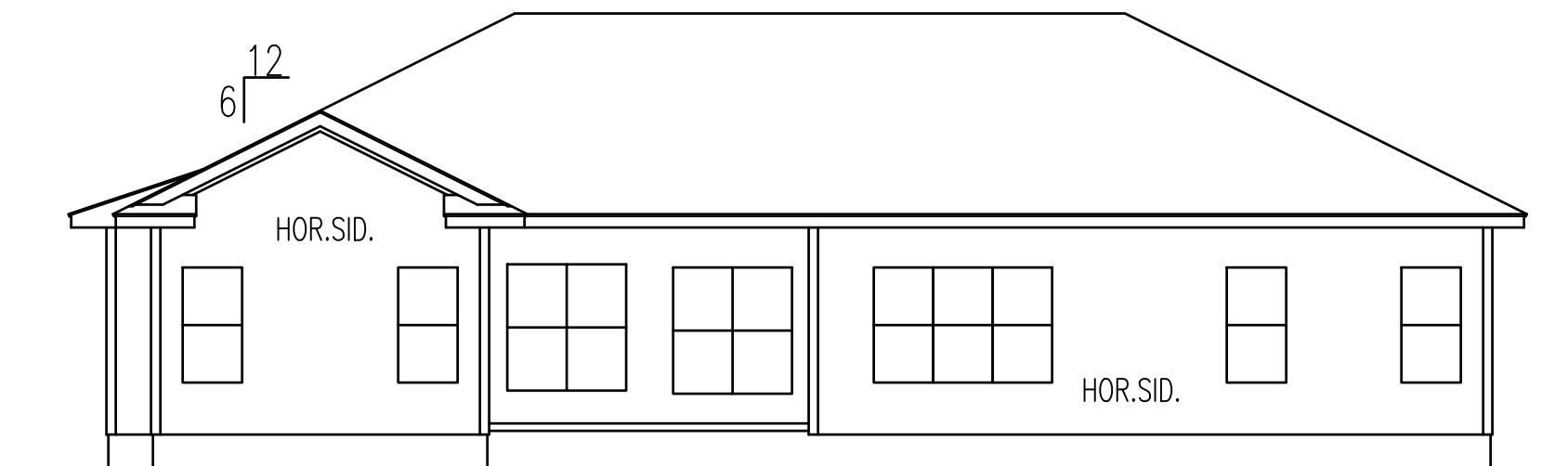
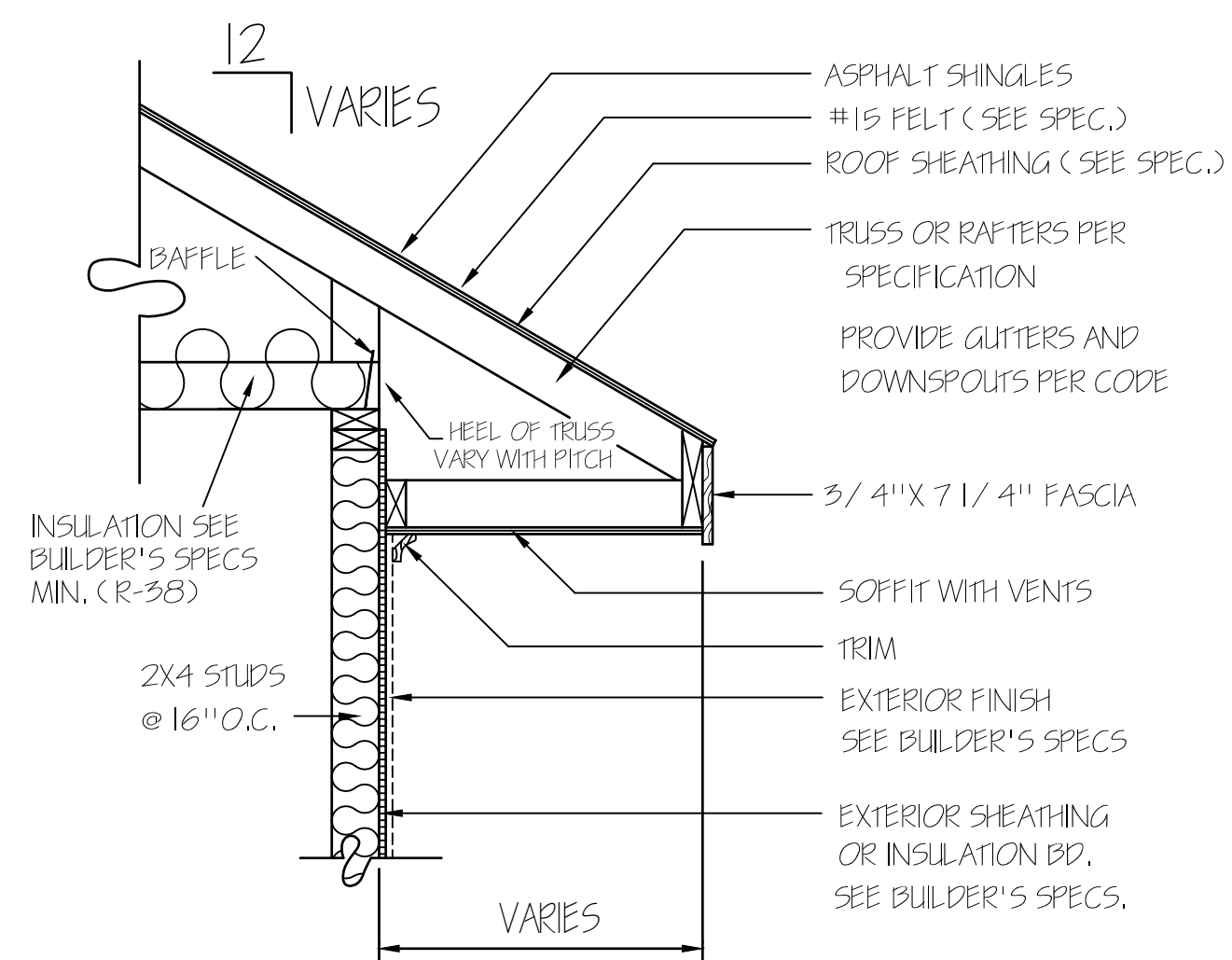
LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR
GABLE ENDS



REAR ELEVATION
SCALE: 1/8" = 1'-0"

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I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
RG20-A06

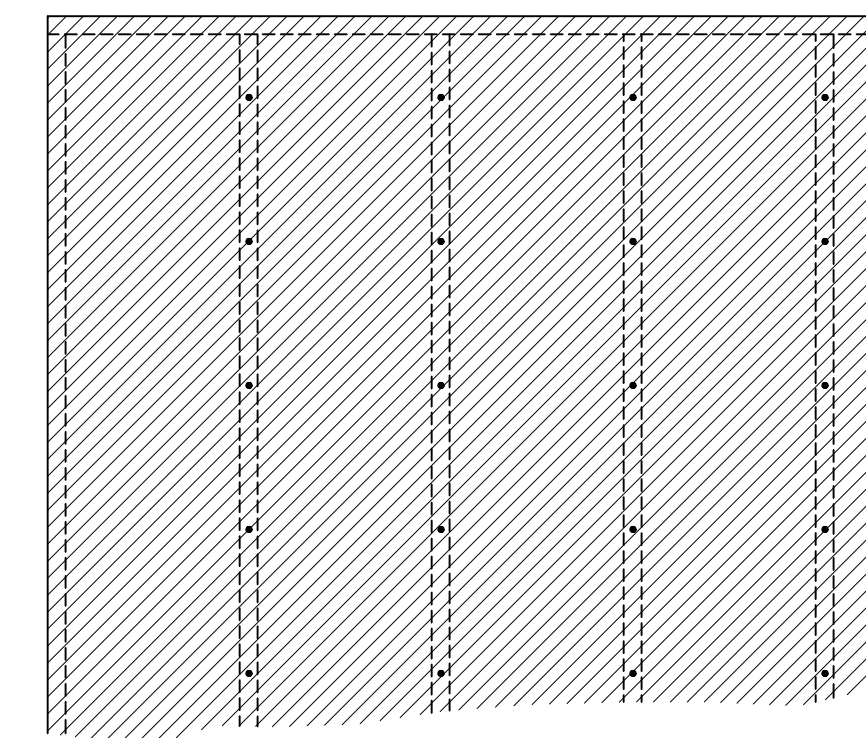
OPTION #1

1	GARAGE	F	L
	DATE:	7/1/20	

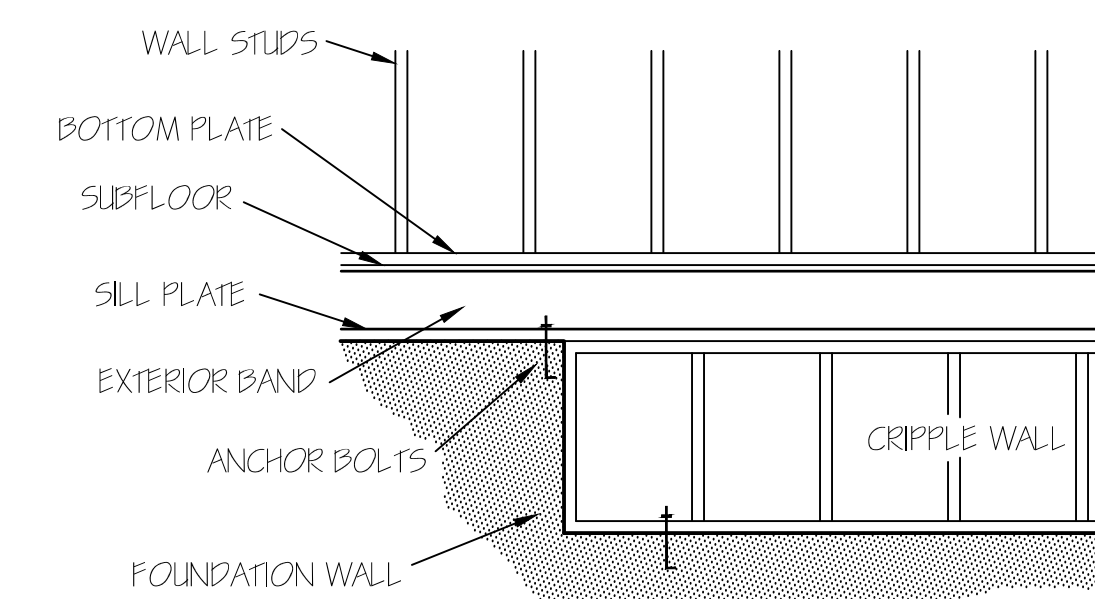
EXTERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	

UNLESS NOTED OTHER WISE

BRACING METHOD



EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 8" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.

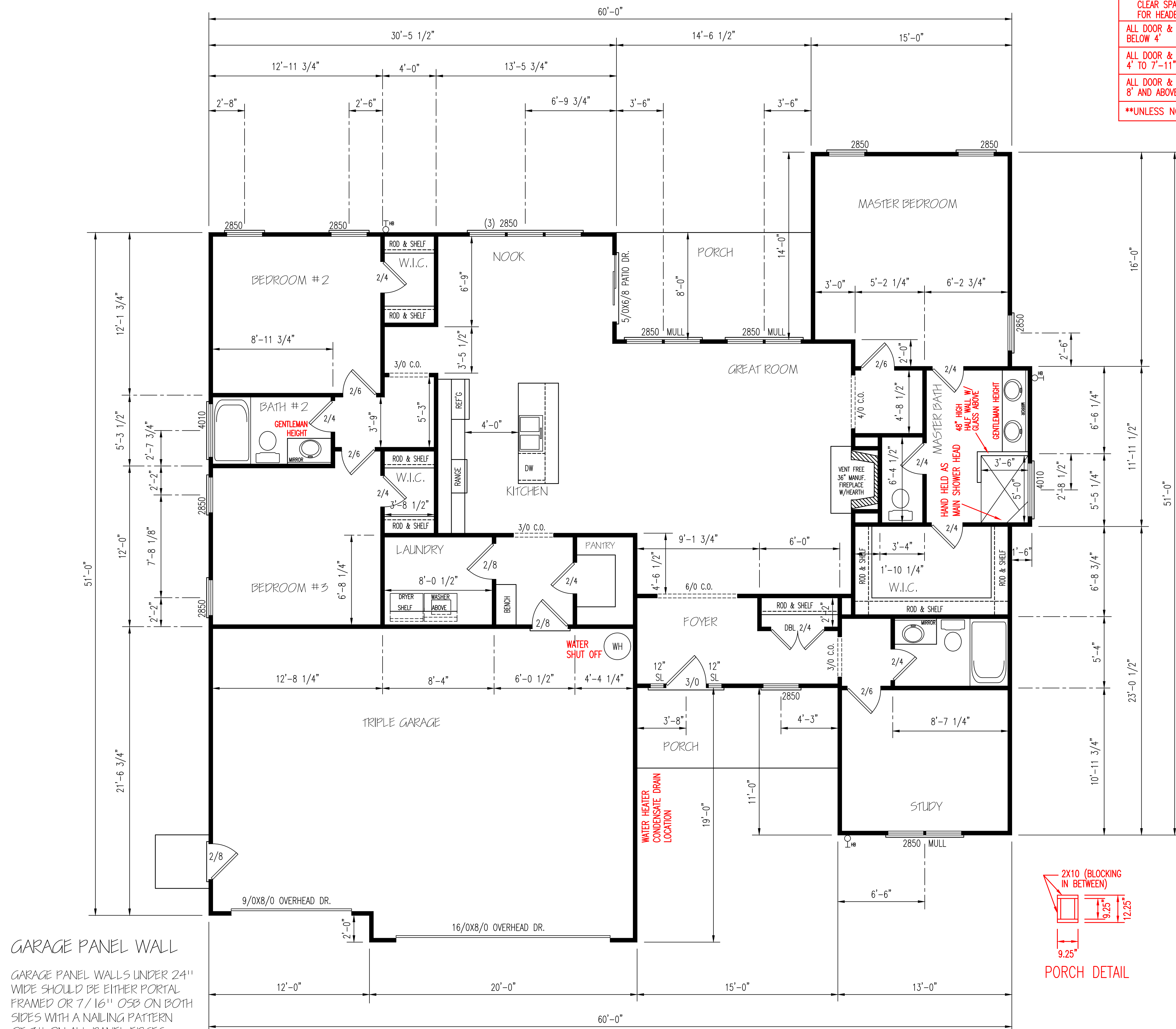


FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDS ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE 6B-02.5(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

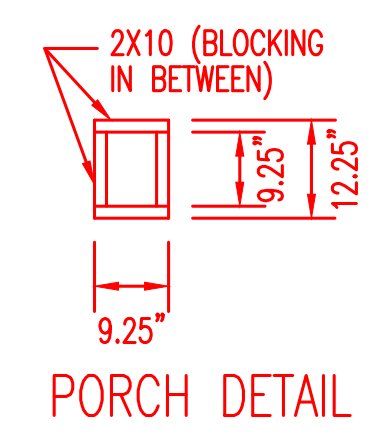
ENERGY TABLE
U FACTOR OF WINDOWS 3.0
CLIMATE ZONE 3
INSULATION: WALLS 15
CEILING 38
FLOORS 19

HERO PACKAGE

NOTE:
CEILINGS ARE 9'-0"
UNLESS NOTED.
SET WINDOWS @ 7'-4"
UNLESS NOTED.



GARAGE PANEL WALL
GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.



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

HEATED AREA
2035 SQ FT

OTHER AREAS
GARAGE 724 SQ FT
P.PORCH 90 SQ FT
R.PORCH 116 SQ FT

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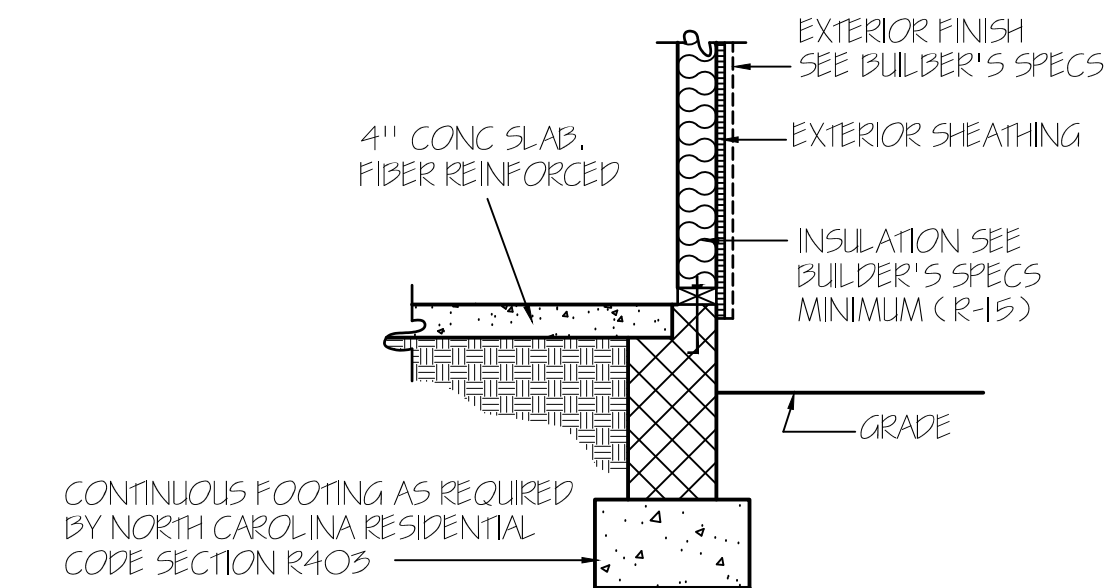
PLAN NUMBER
RG20-A06

OPTION #1

3 GARAGE F L
DATE: 7/1/20

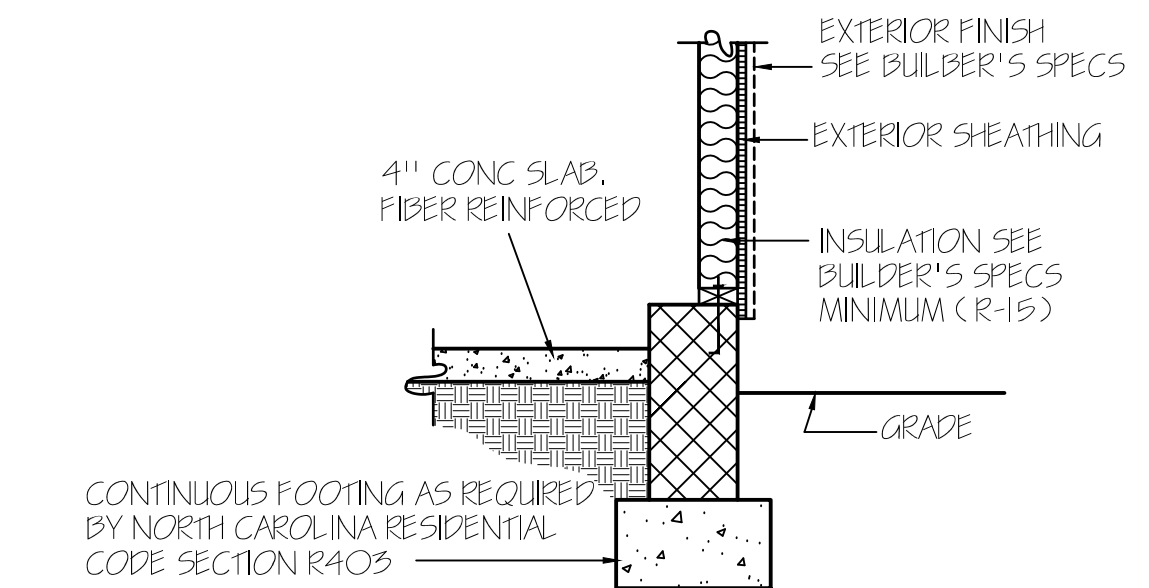
WALL ANCHOR OPTIONS

USE ANCHOR BOLTS
ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.
AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED
MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS
PER EACH STUD WALL



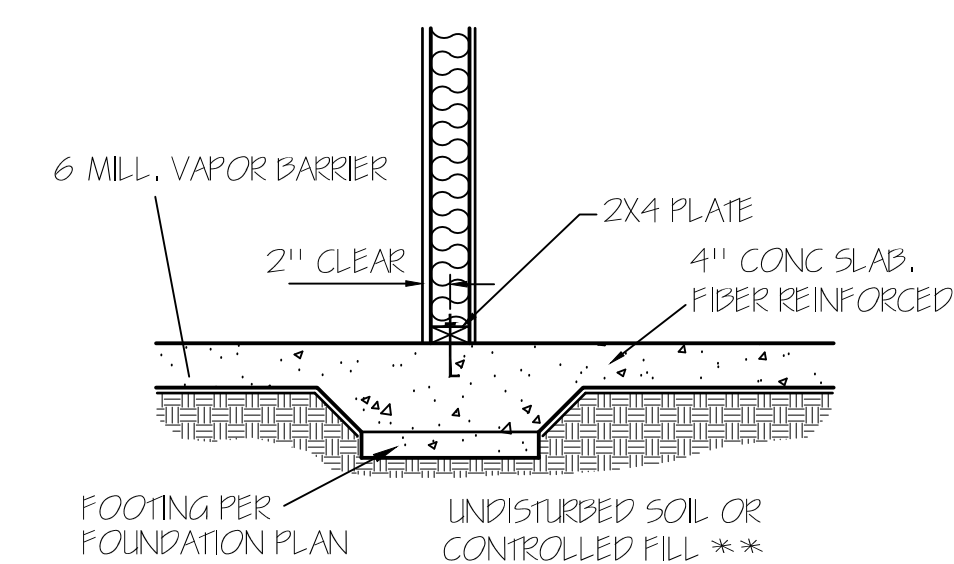
NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB
24" OR VERTICAL 24" BELOW SLAB FLOOR

CONCRETE SLAB FLOOR — (A)



NOTE:
PERIMETER INSUL. MAY EXTEND HORIZ. UNDER SLAB
24" OR VERTICAL 24" BELOW SLAB FLOOR

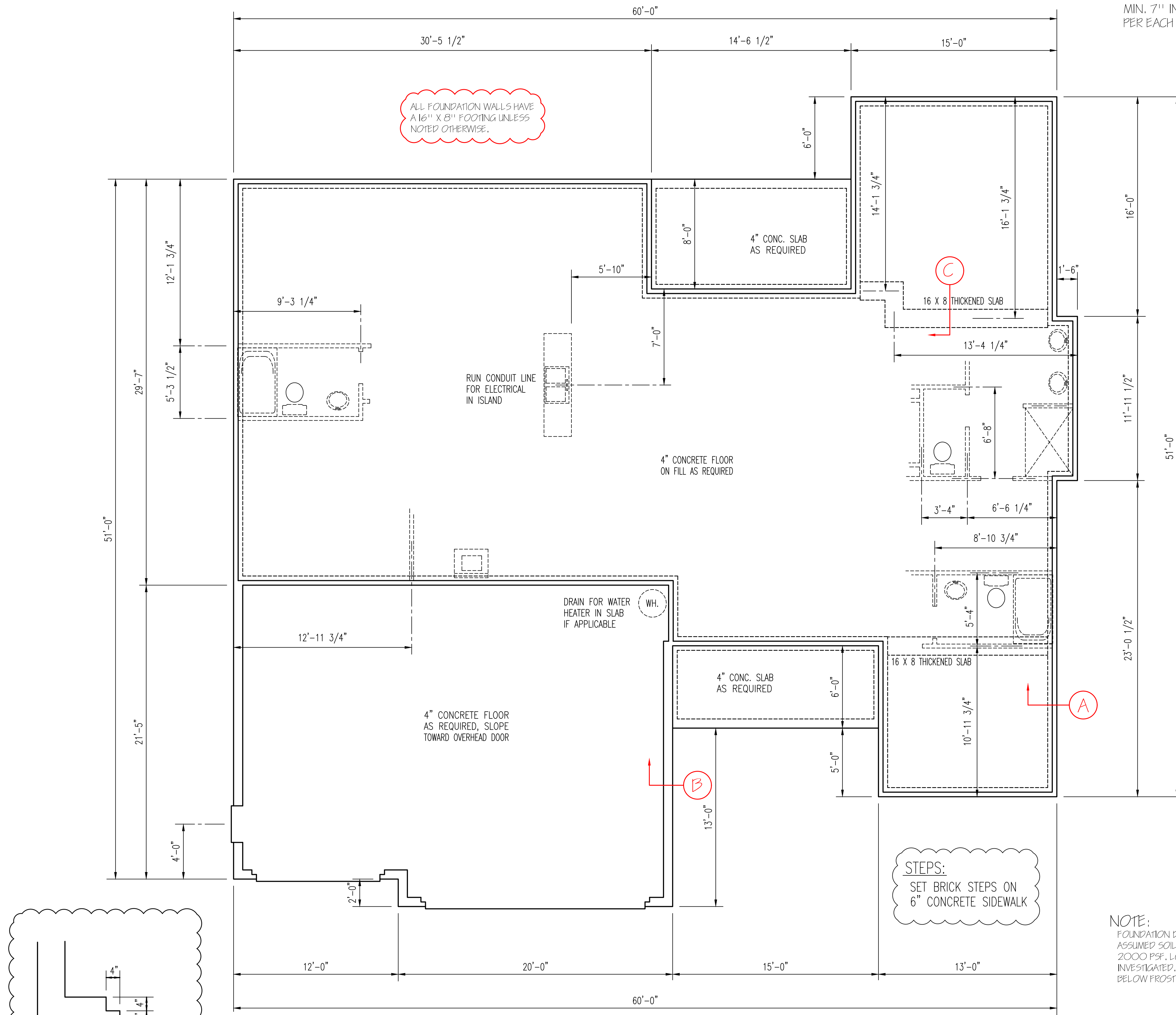
GARAGE WALL — (B)



LOAD BEARING WALL THICKENED SLAB — (C)

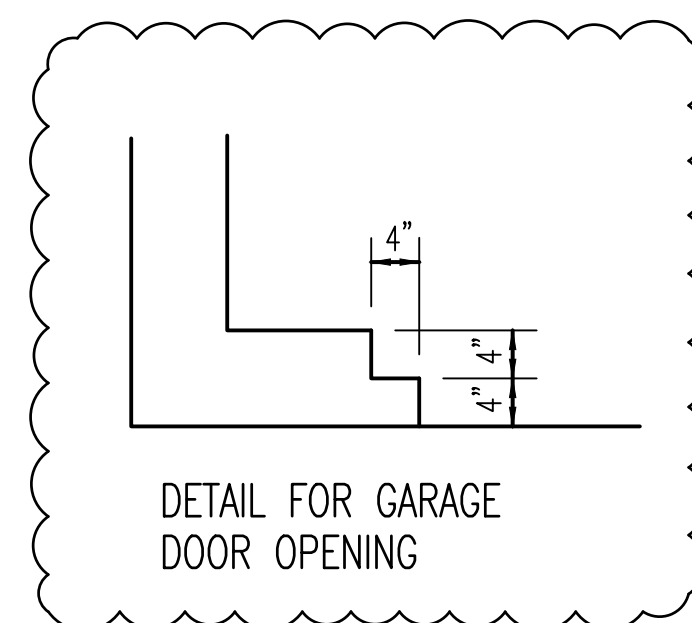
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
FOUNDATION DETAILS SHOWN ARE BASED ON
ASSUMED SOIL BEARING CAPACITY OF
2000 PSF. LOCAL SITE CONDITIONS MUST BE
INVESTIGATED. ALL FOOTING TO BE LOCATED
BELOW FROST DEPTH.

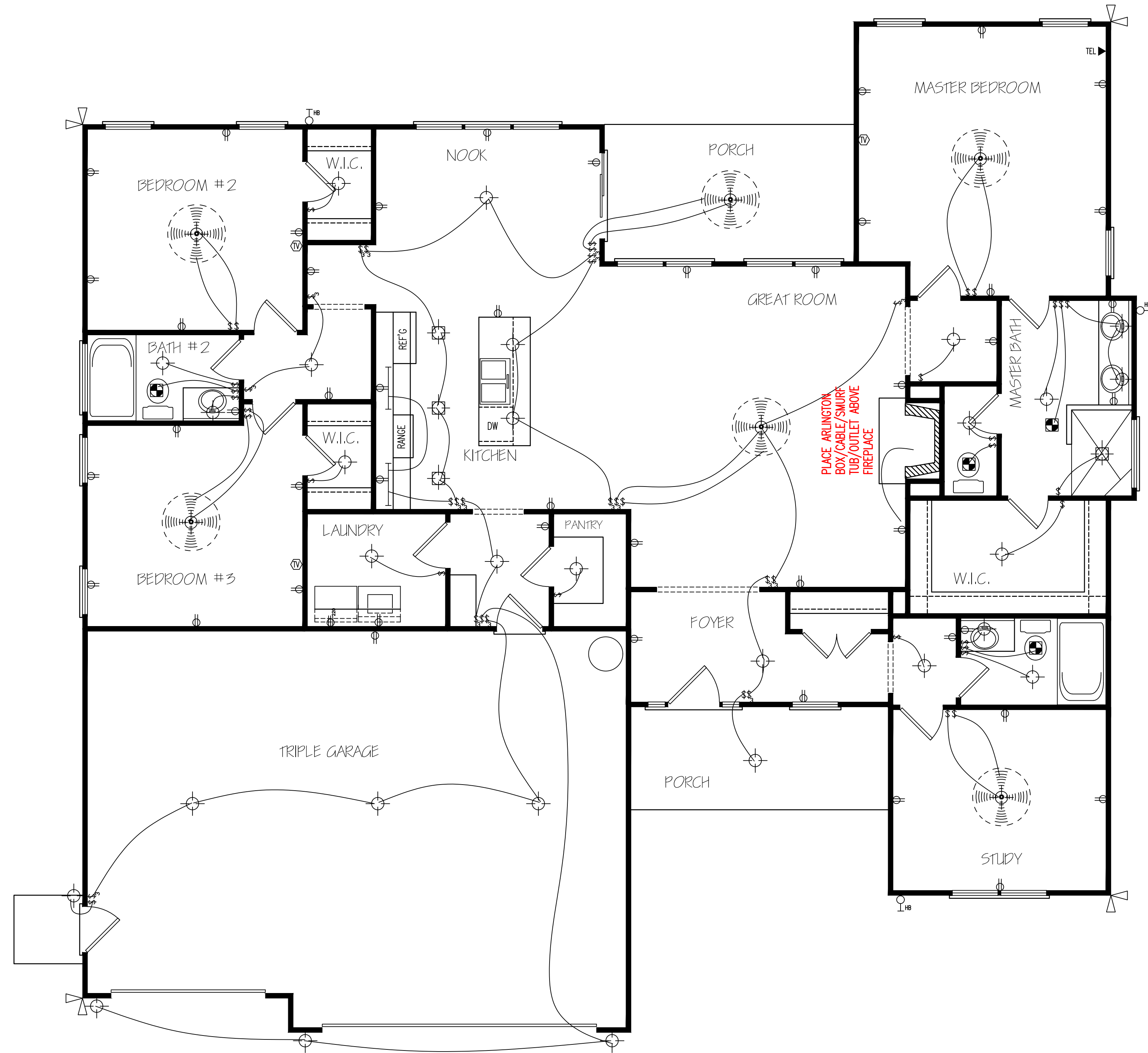


ALL FOUNDATION WALLS HAVE
A 16" X 8" FOOTING UNLESS
NOTED OTHERWISE.

STEPS:
SET BRICK STEPS ON
6" CONCRETE SIDEWALK



DETAIL FOR GARAGE
DOOR OPENING



ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

HERO PACKAGE

** UNDER CABINET LIGHTING
NO SURROUND SOUND
NO PREWIRE FOR CAMERA

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