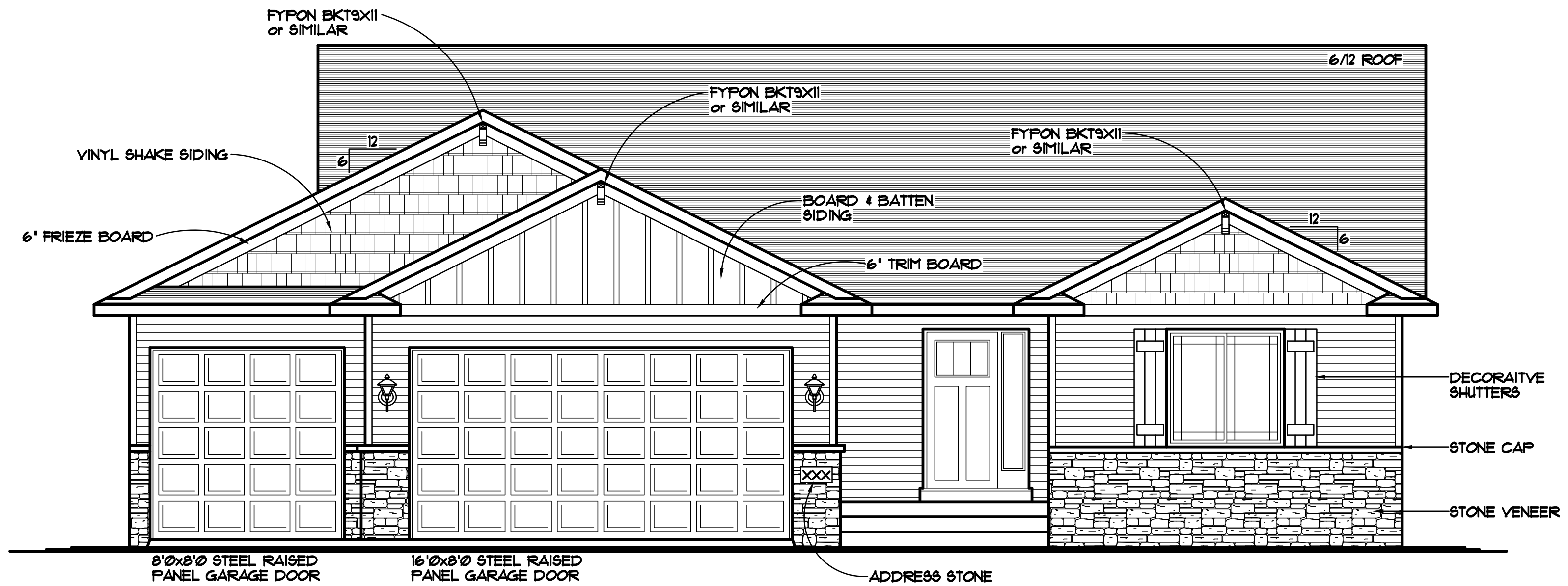


**GENERAL FRAMING & CONSTRUCTION NOTES**

- 8'-1 1/8' PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- 10'-1 1/8' PLATE HEIGHT • KITCHEN, DINING & LIVING RM. (UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES (UNLESS NOTED OTHERWISE)

- VECTOR WINDOWS SPEC'D. VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS WITH SUPPLIER
- ALUMINUM SOFFITS & FASCIA
- VINYL SIDING/CORNER TRIM
- STONE VENEER WHERE SHOWN
- WINDOWS w/PRAIRIE STYLE GRIDS WHERE SHOWN



**FRONT ELEVATION** 1/4"=1'-0"  
1384 SQ. FT. MAIN LEVEL

THE:  
**MORGAN MODEL**

REVISIONS	BY
20154	NF.
22183	NF.

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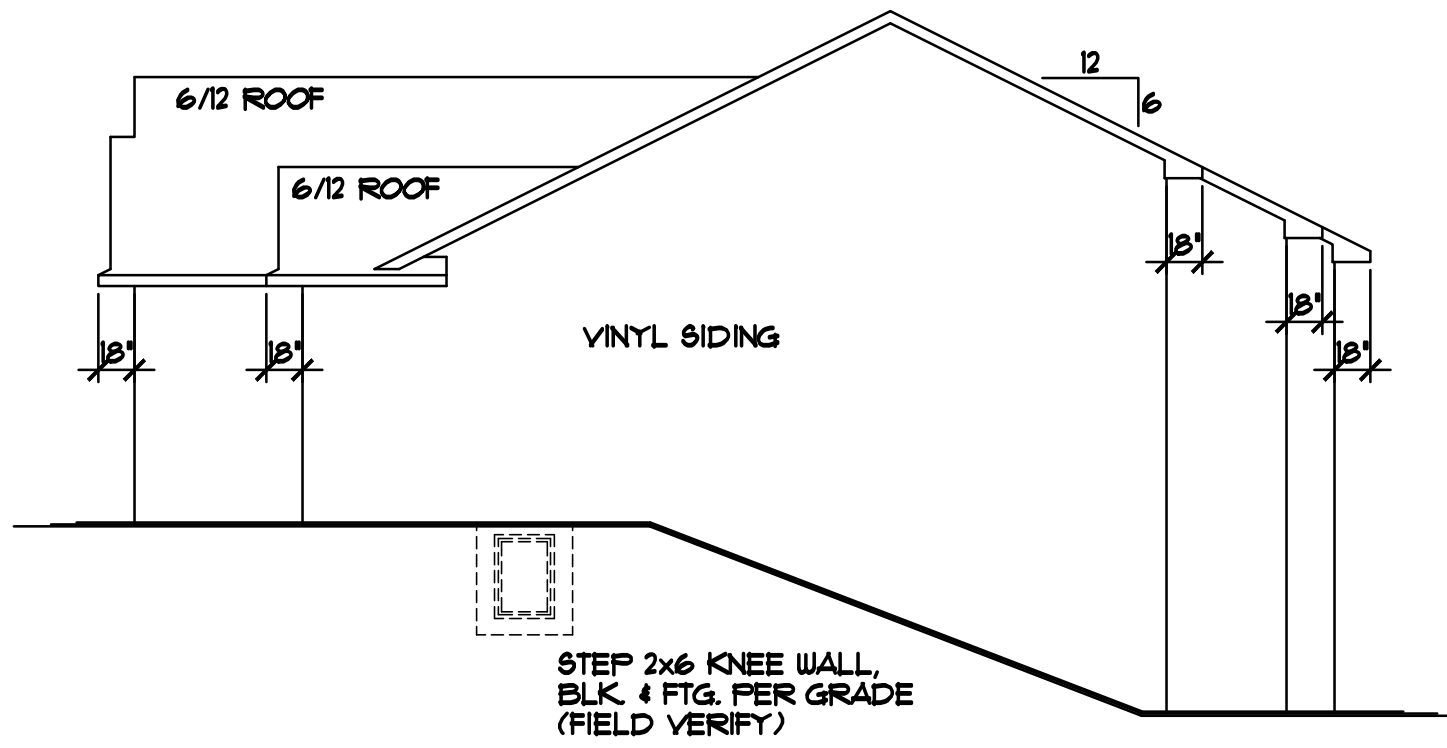
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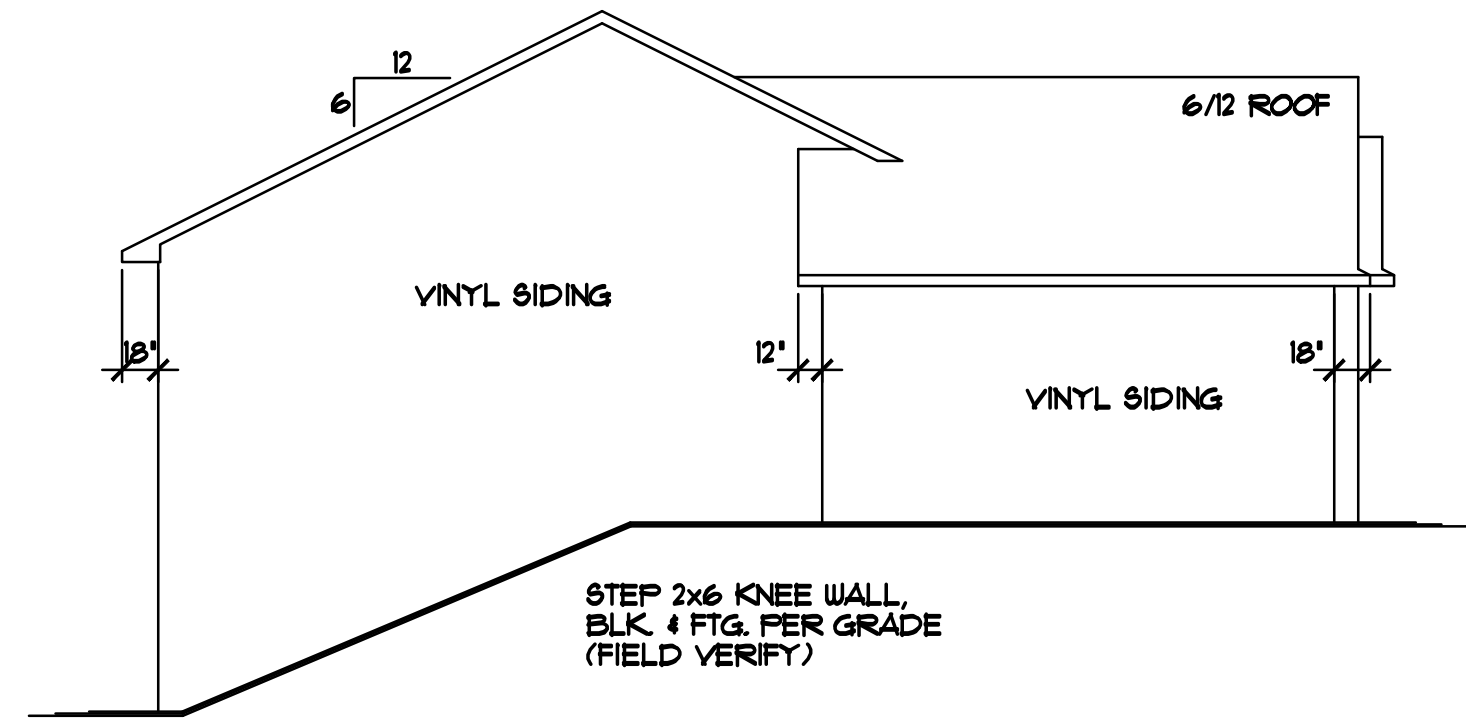
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CHECKED	XX.
DATE:	8/12/2022
SCALE:	AS NOTED
CADD FILE #	22229

**GENERAL FRAMING & CONSTRUCTION NOTES**

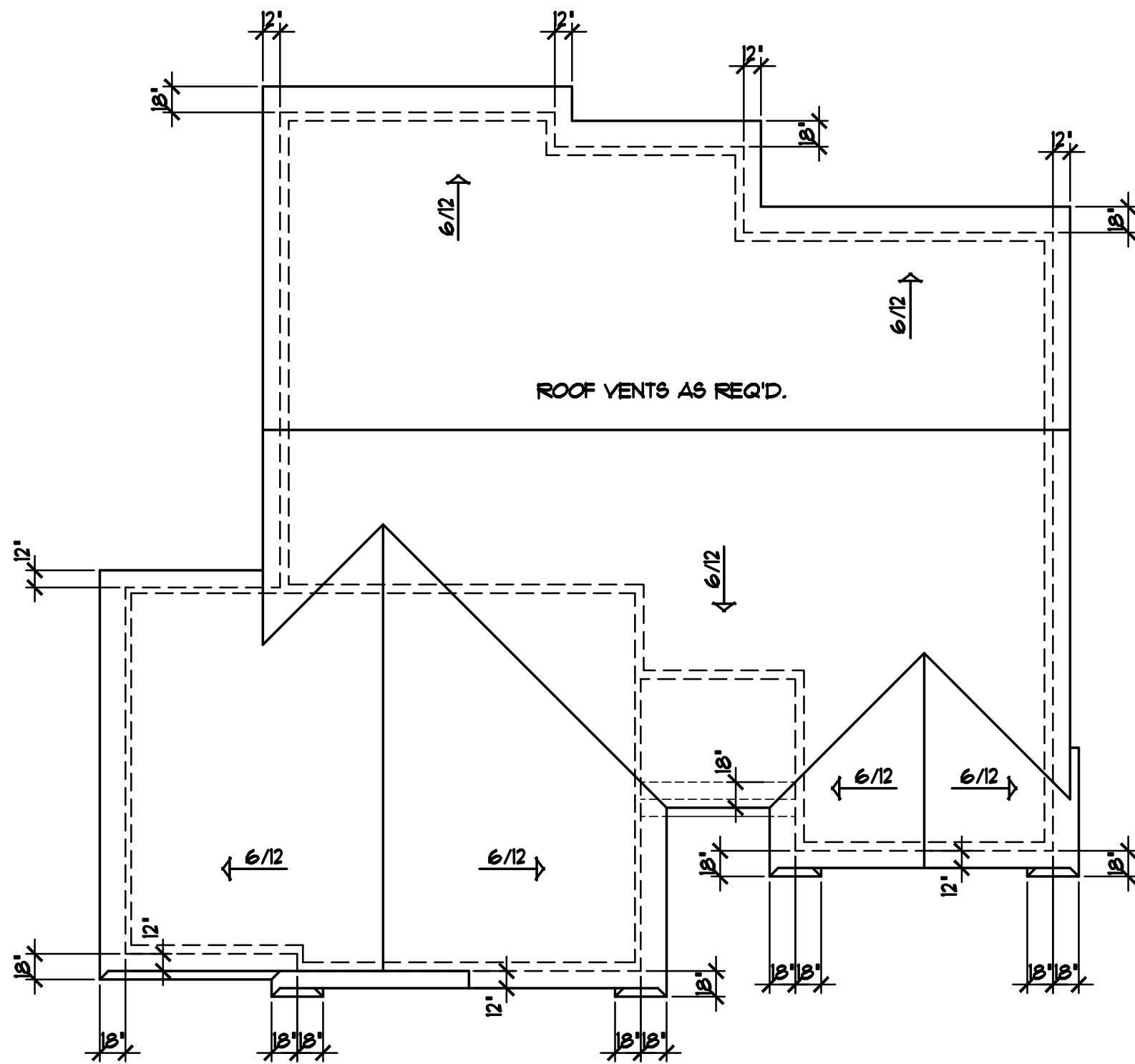
- 8'-1 1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL  
(UNLESS NOTED OTHERWISE)
- 10'-1 1/8" PLATE HEIGHT • KITCHEN, DINING & LIVING RM.  
(UNLESS NOTED OTHERWISE)
- PROVIDE STANDARD ENERGY HEEL • ALL ROOF TRUSSES  
(UNLESS NOTED OTHERWISE)



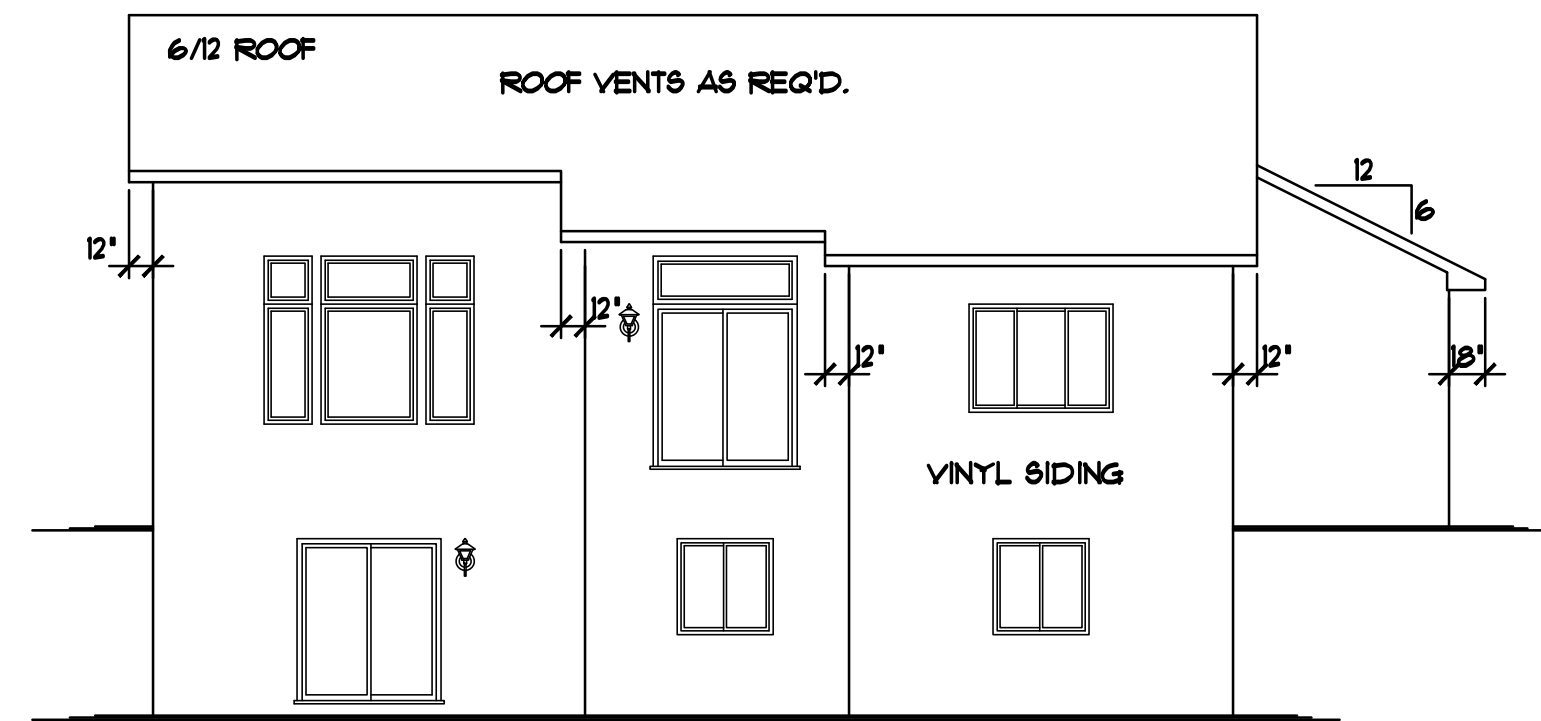
**RIGHT ELEVATION** 1/8"=1'-0"



**LEFT ELEVATION** 1/8"=1'-0"



**BIRD'S-EYE ROOF PLAN** 1/8"=1'-0"

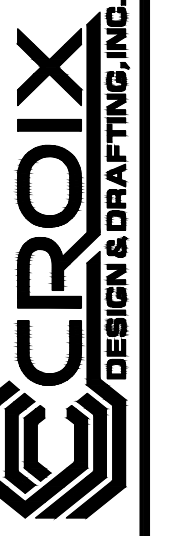


**REAR ELEVATION** 1/8"=1'-0"

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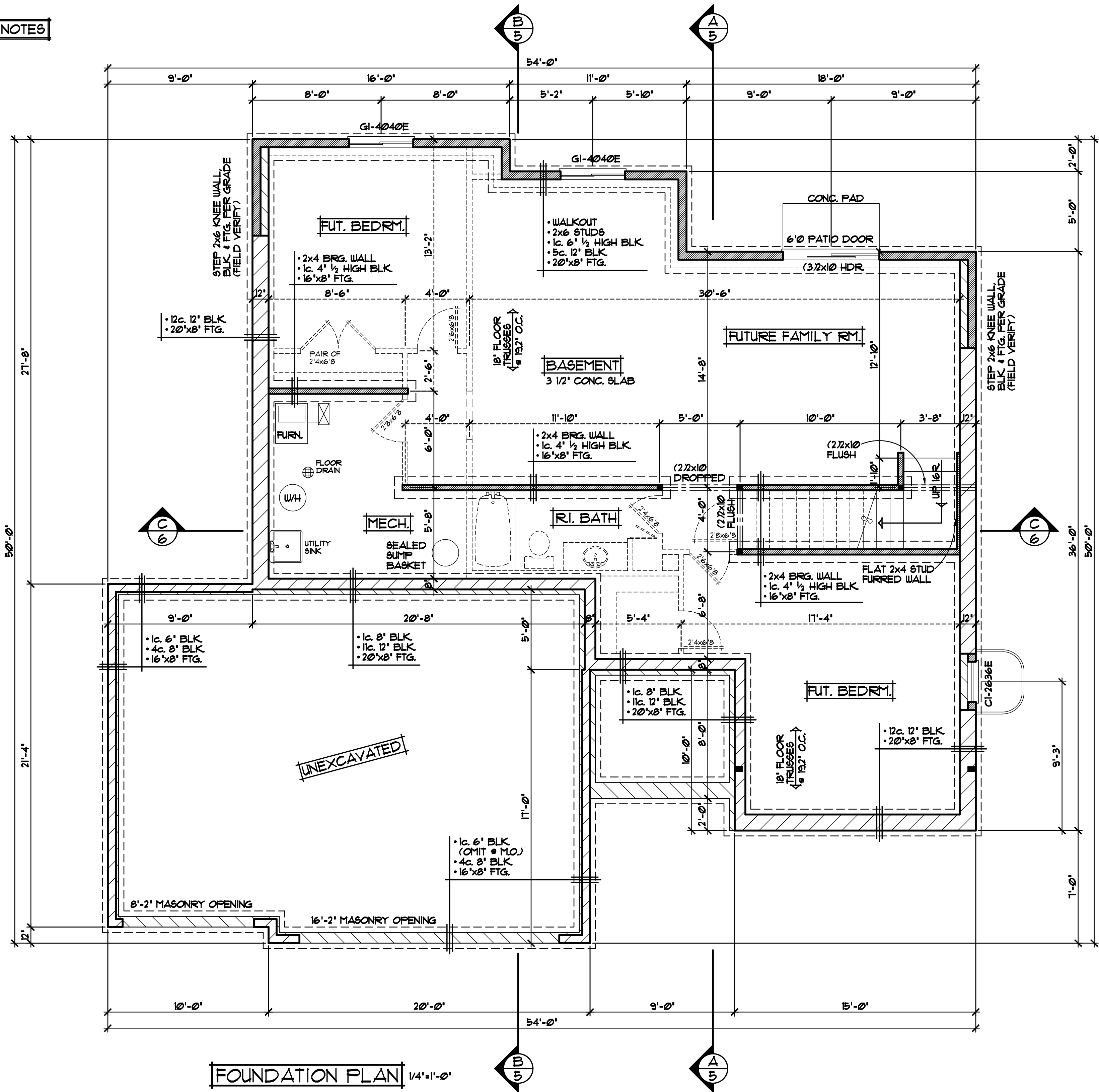
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**GENERAL FRAMING & CONSTRUCTION NOTES**

- 8'-2 1/2" CEILING HEIGHT • ENTIRE LOWER LEVEL (UNLESS NOTED OTHERWISE)
- CONCRETE BLOCK FOUNDATION, SEE PLAN & CROSS SECTIONS FOR COURSE INFORMATION. ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK WITH 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY
- PROVIDE 2" R10 FOAM BOARD INSULATION
  - EXTERIOR FOUNDATION WALLS & 1" R5 FOAM BOARD INSULATION • INTERIOR
- INSULATION & AIR BARRIER TO BE CONTINUOUS OVER TOP OF FOUNDATION WALLS (TYP.)
- ALL FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 5000 PSI PER TABLE R4022
- PROVIDE 1/2" GYP. BD. • BASEMENT CEILING & ALLOW 80 SQ. FT. (MAX) OPEN CLG. AREA FOR MECHANICAL, FIRE BLOCK TRUSS SPACE • PERIMETER OF OPEN AREA
- VERIFY ALL MECHANICAL EQUIPMENT LOCATIONS, LOCATIONS ON PLAN ARE REPRESENTATION ONLY

**DOOR & WINDOW NOTES**

- VECTOR VINYL WINDOWS SPECIFIED VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with '\*' REQUIRE A SASH LIMITER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER OR BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON LOWER LEVEL TO BE 6'-10 1/2" FROM TOP OF WALKOUT FOUNDATION/CONC. SLAB (UNLESS NOTED OTHERWISE)



**FOUNDATION PLAN** 1/4"=1'-0"

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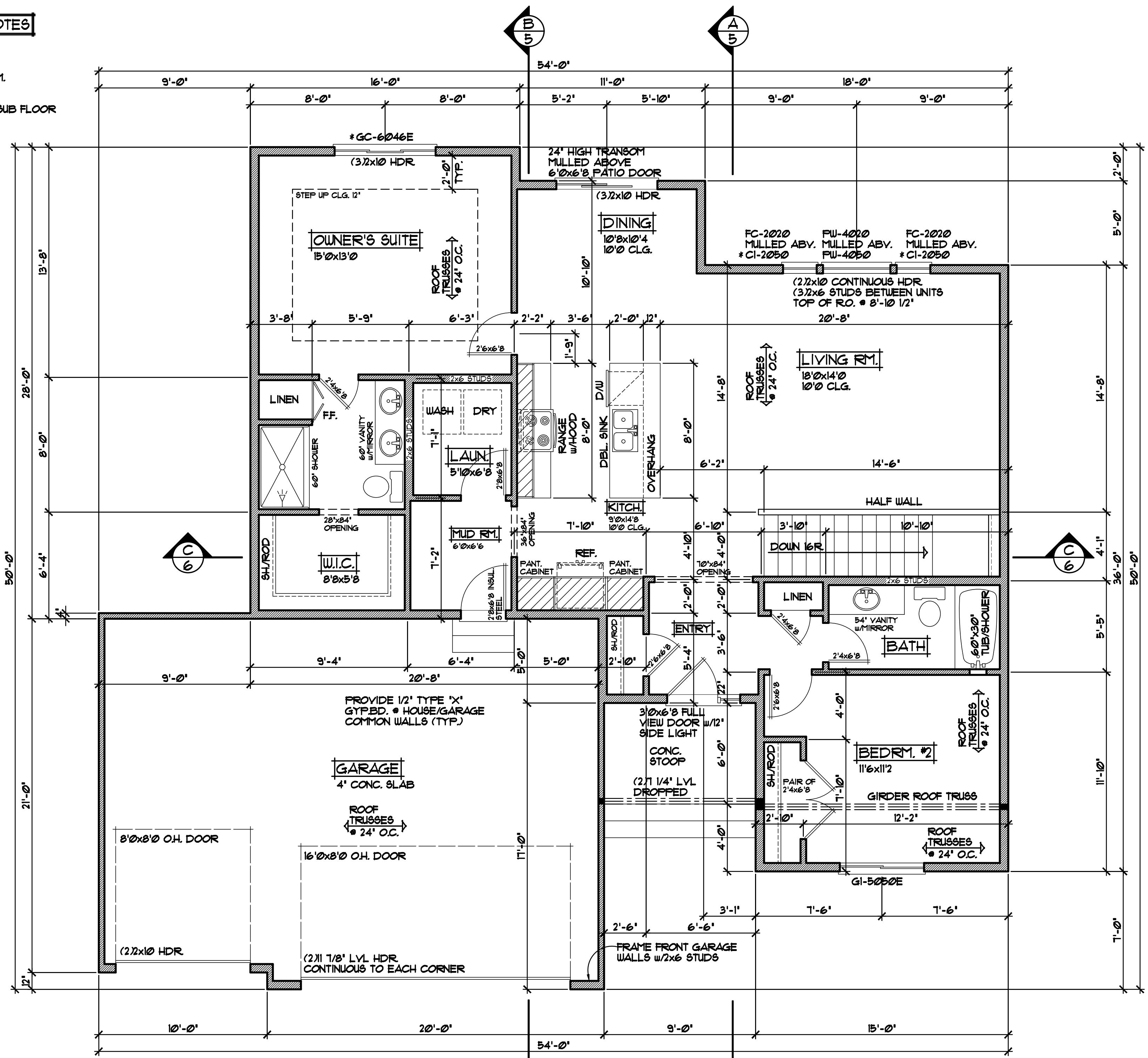
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**GENERAL FRAMING & CONSTRUCTION NOTES**

- 8'-1 1/8" PLATE HEIGHT • ENTIRE MAIN LEVEL (UNLESS NOTED OTHERWISE)
- 10'-1 1/8" PLATE HEIGHT • KITCHEN, DINING & LIVING RM. (UNLESS NOTED OTHERWISE)
- 8'-1 1/8" PLATE HEIGHT • GARAGE FROM MAIN LEVEL SUB FLOOR (UNLESS NOTED OTHERWISE)
- FRAME ALL GARAGE WALLS w/2x4 STUDS • 16' O.C. (UNLESS NOTED OTHERWISE)
- ALTERNATE HEADER/BREAM SIZES & TYPES MAY BE SPECIFIED BY SUPPLIER



**DOOR & WINDOW NOTES**

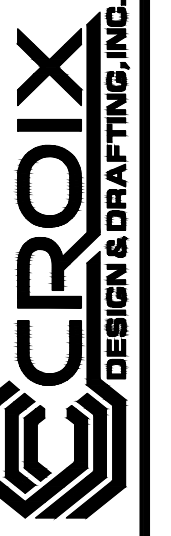
- VECTOR VINYL WINDOWS SPECIFIED VERIFY ROUGH OPENING SIZES FOR DOORS & WINDOWS w/ MANUFACTURER
- WINDOWS with '\*': REQUIRE A SASH LIMITER (TYP.)
- ALL WINDOW & DOOR OPENINGS TO HAVE (2)2x10 #2 GRADE HEADER or BETTER (UNLESS NOTED OTHERWISE)
- TOP OF R.O. FOR ALL WINDOWS ON MAIN LEVEL TO BE 6'-10 1/2" FROM TOP OF SUB FLOOR (UNLESS NOTED OTHERWISE)

**MAIN LEVEL FLOOR PLAN** 1/4"=1'-0"  
1384 SQ. FT. MAIN LEVEL

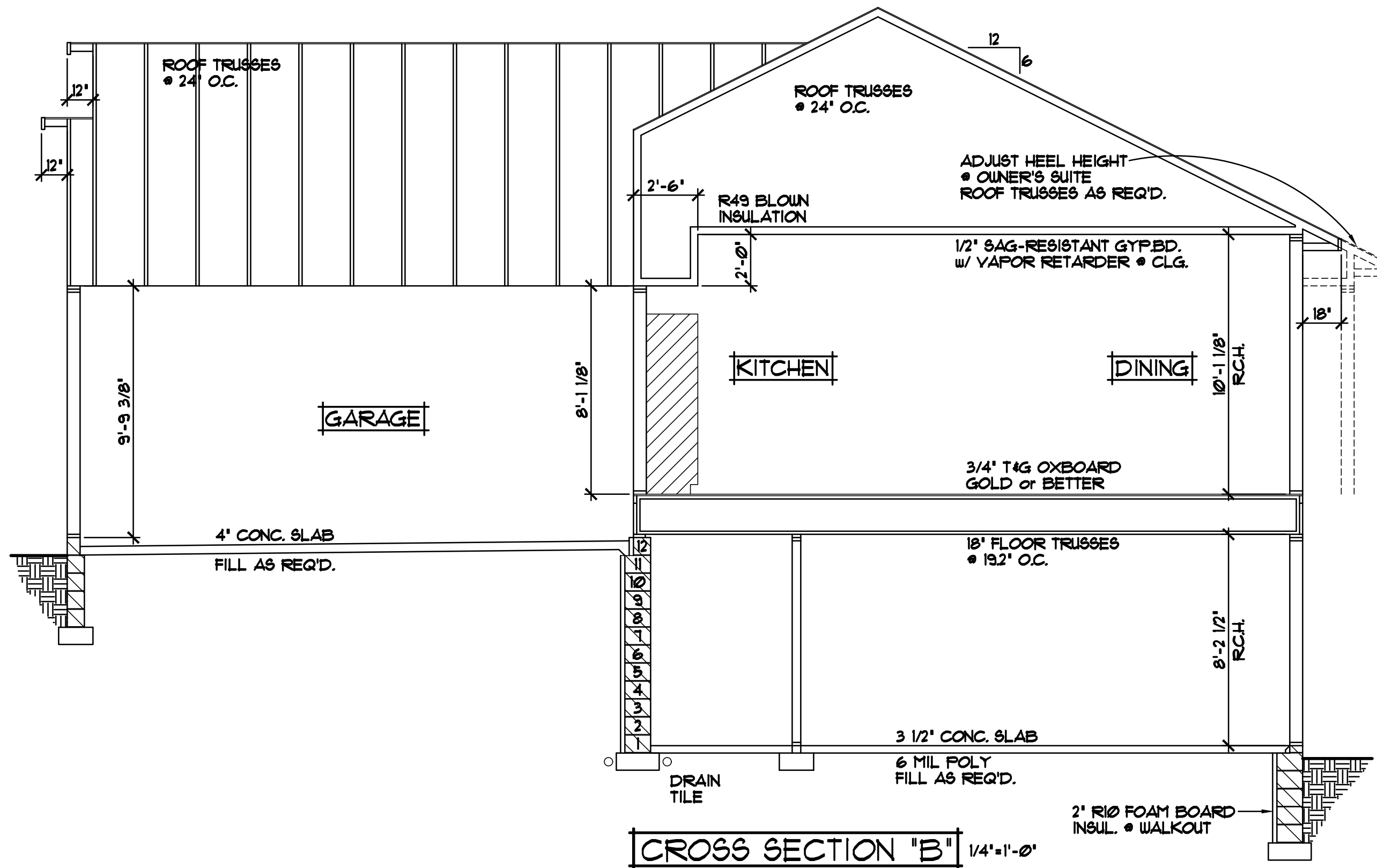
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- ROOF CONSTRUCTION:**
- PRE-MANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER
  - 1/150 ROOF VENTS AT SOFFITS, 1/150 VENT AT RIDGE
  - AIR CHUTE AT EACH TRUSS SPACE
  - 15/32" OSB ROOF SHEATHING
  - 15" ROOFING FELT
  - ICE & WATER MEMBRANE APPLIED 24" BEYOND EXTERIOR WALL
  - ARCHITECTURAL SHINGLES

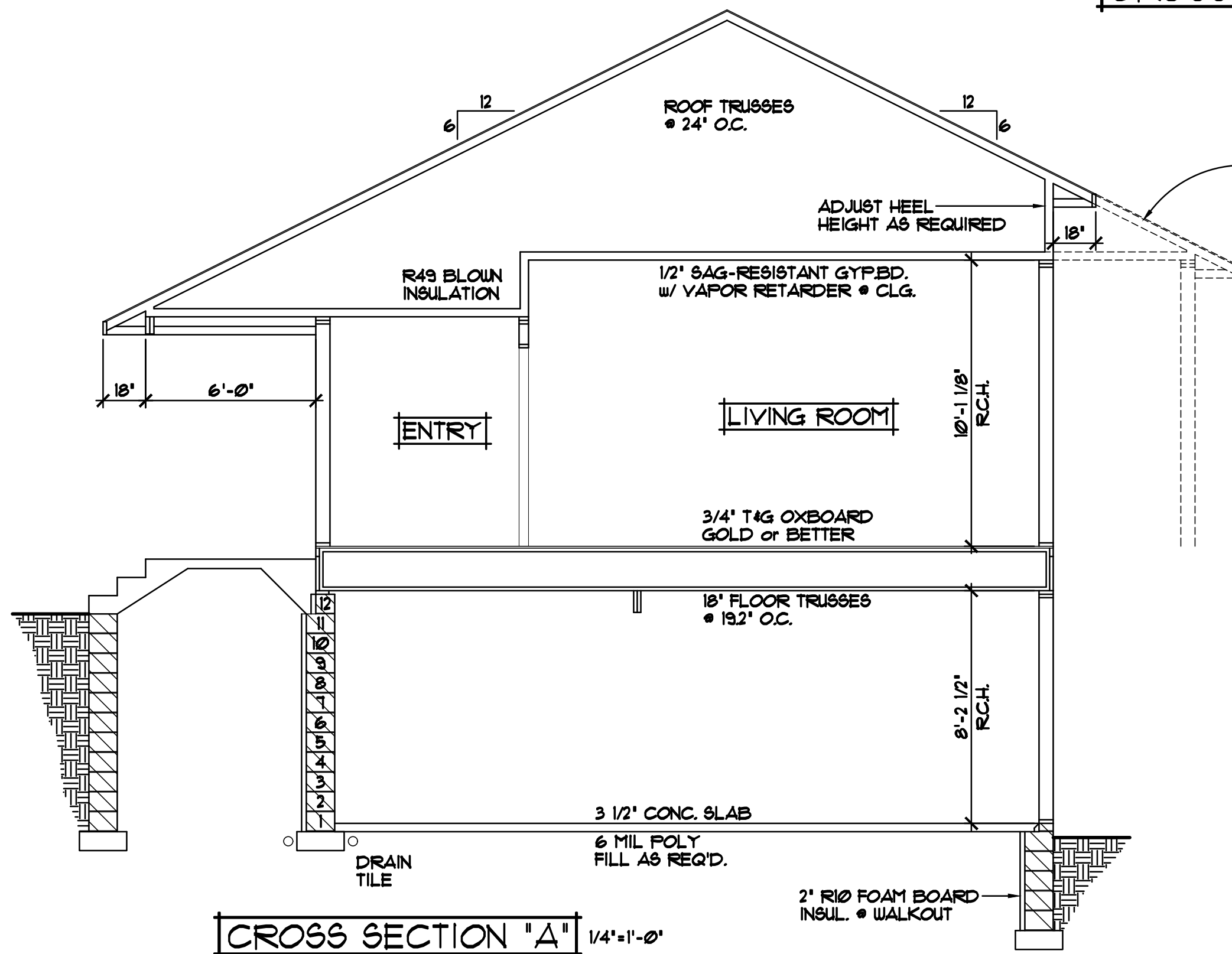
- SOFFIT / FASCIA:**
- 2x6 SUB FASCIA
  - ALUMINUM FASCIA COVER
  - ALUMINUM VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
  - 1/16" OSB SHEATHING
  - 2x6 STUDS @ 16" O.C.
  - R20 F.G. BATT INSULATION
  - 4 MIL POLY VAPOR RETARDER
  - 1/2" GYPSUM BOARD AT INTERIOR

- RIM AREA CONSTRUCTION:**
- SEE DETAILS (SHEET #6)

- WALL CONSTRUCTION:**
- SIMILAR TO ABOVE

- SILL CONSTRUCTION:**
- 2x6 TREATED SILL PLATE w/SEALER
  - 1/2" ANCHOR BOLTS @ 12" O.C.



ROOF TRUSSES @ DINING

24" DIA. SPACE FOR FUTURE FAN (PROVIDE OUTLET & LIGHT)

3" PVC PIPE or EQUAL with "RADON REDUCTION SYSTEM" LABELED @ EACH LEVEL & ACCESSIBLE ATTIC SPACE, VERIFY PATH & USE THE LEAST AMOUNT OF ELBOWS AS POSSIBLE

SOLID CAP BLOCK @ TOP COURSE & GROUT SOLID WHERE ANCHOR BOLTS ARE USED & BRICK LEDGES

NOTE III POLYURETHANE CAULK @ ALL FOUNDATION OPENINGS

SEALED SUMP BASKET

DRAIN TILE w/SOCK

6 MIL POLY (12' LAP) UNDER SLAB

**PASSIVE RADON MITIGATION SYSTEM**

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

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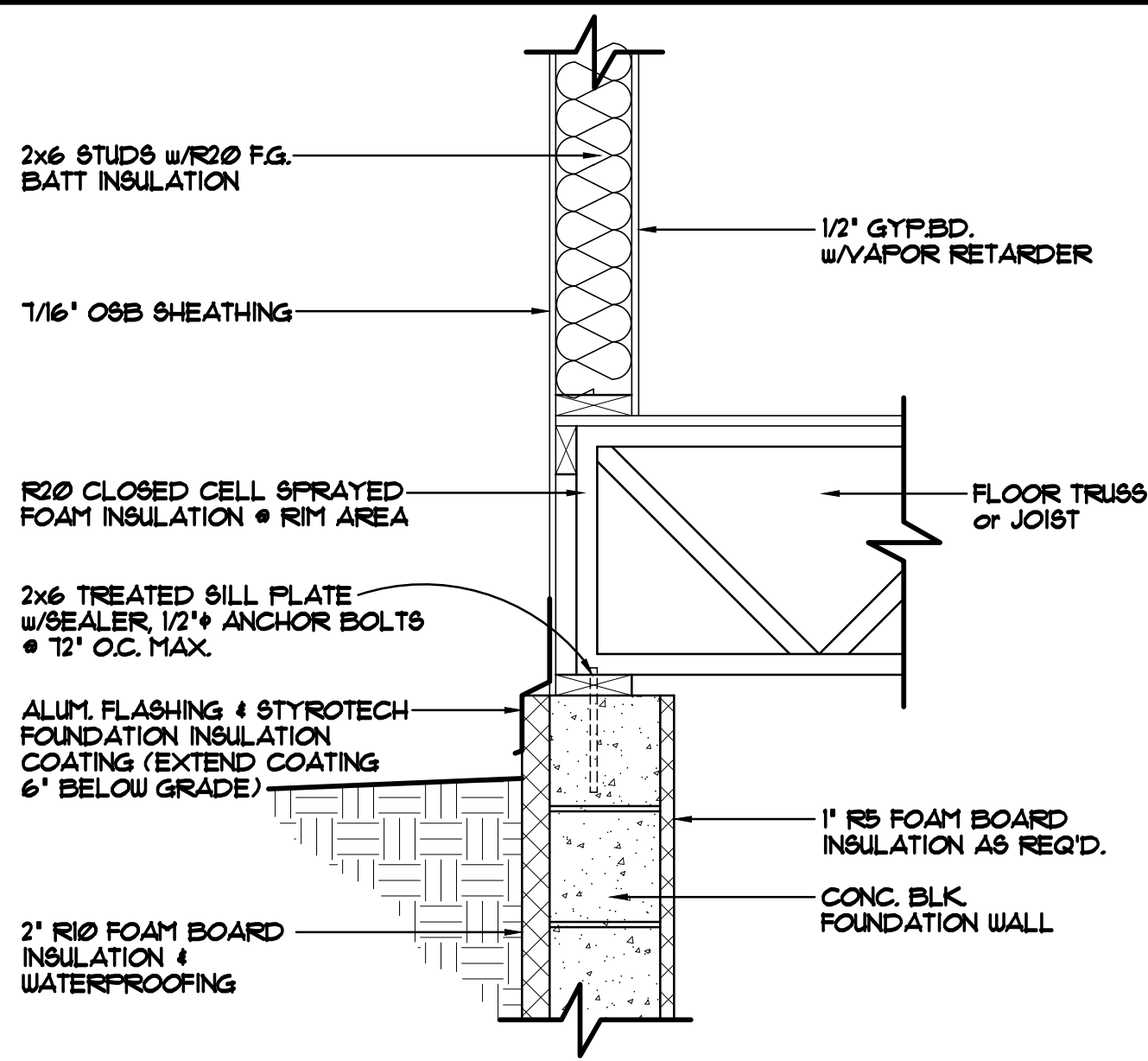
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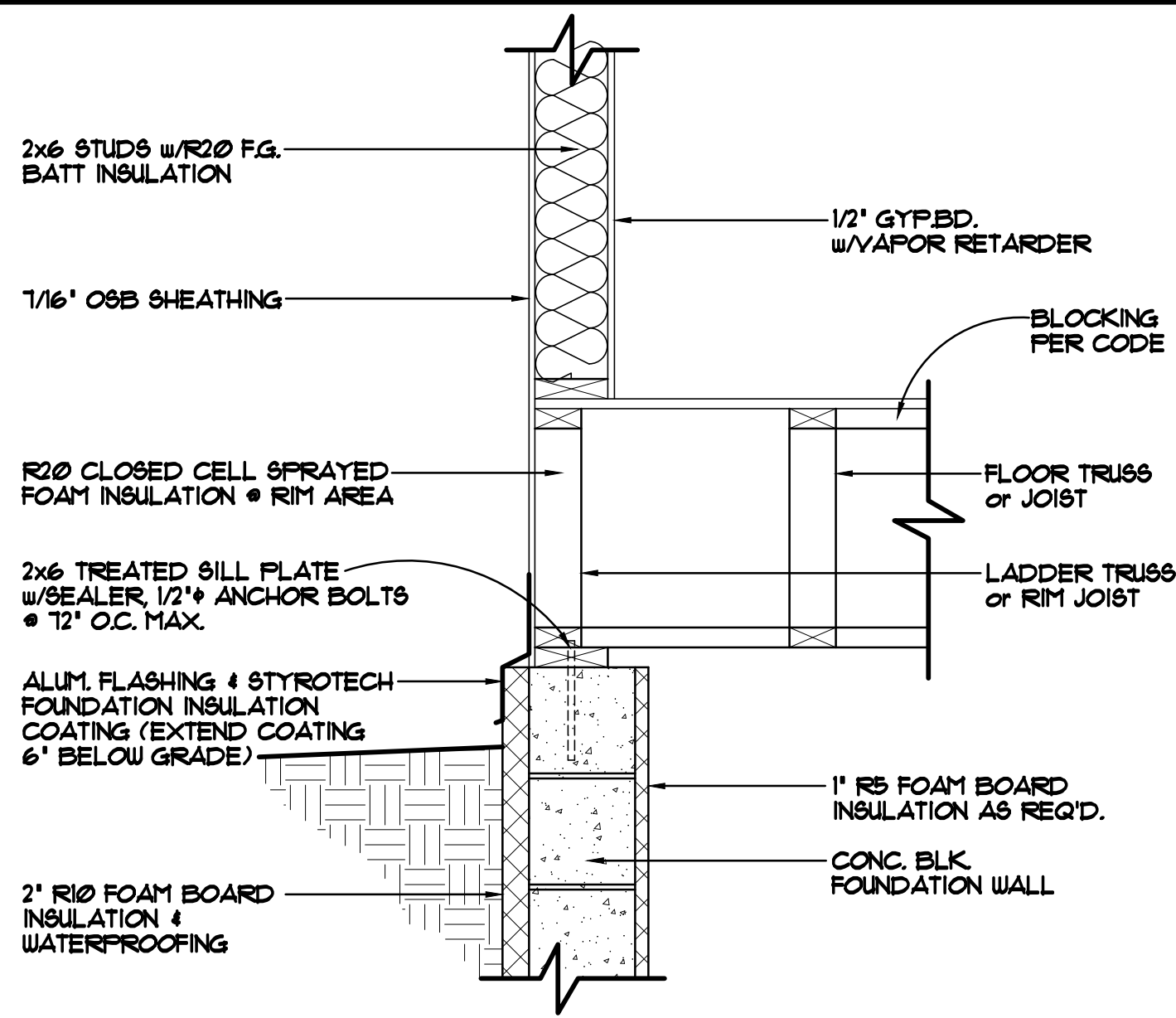
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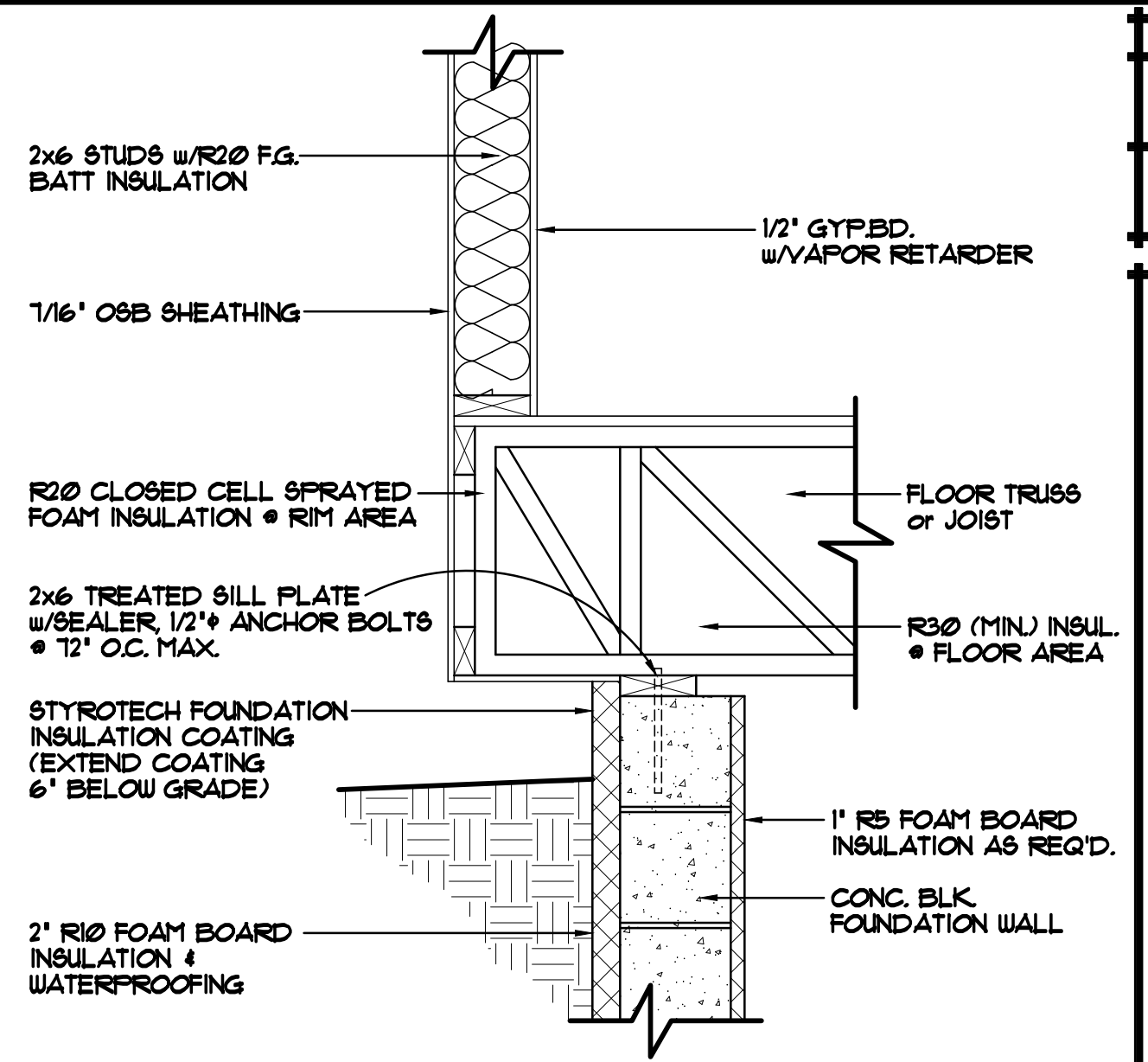
**FOUNDATION/RIM AREA DETAIL** 1"=1'-0"

STANDARD RIM AREA, TRUSSES/JOISTS PERPENDICULAR TO FOUNDATION WALL



**FOUNDATION/RIM AREA DETAIL** 1"=1'-0"

STANDARD RIM AREA, TRUSSES/JOISTS PARALLEL TO FOUNDATION WALL

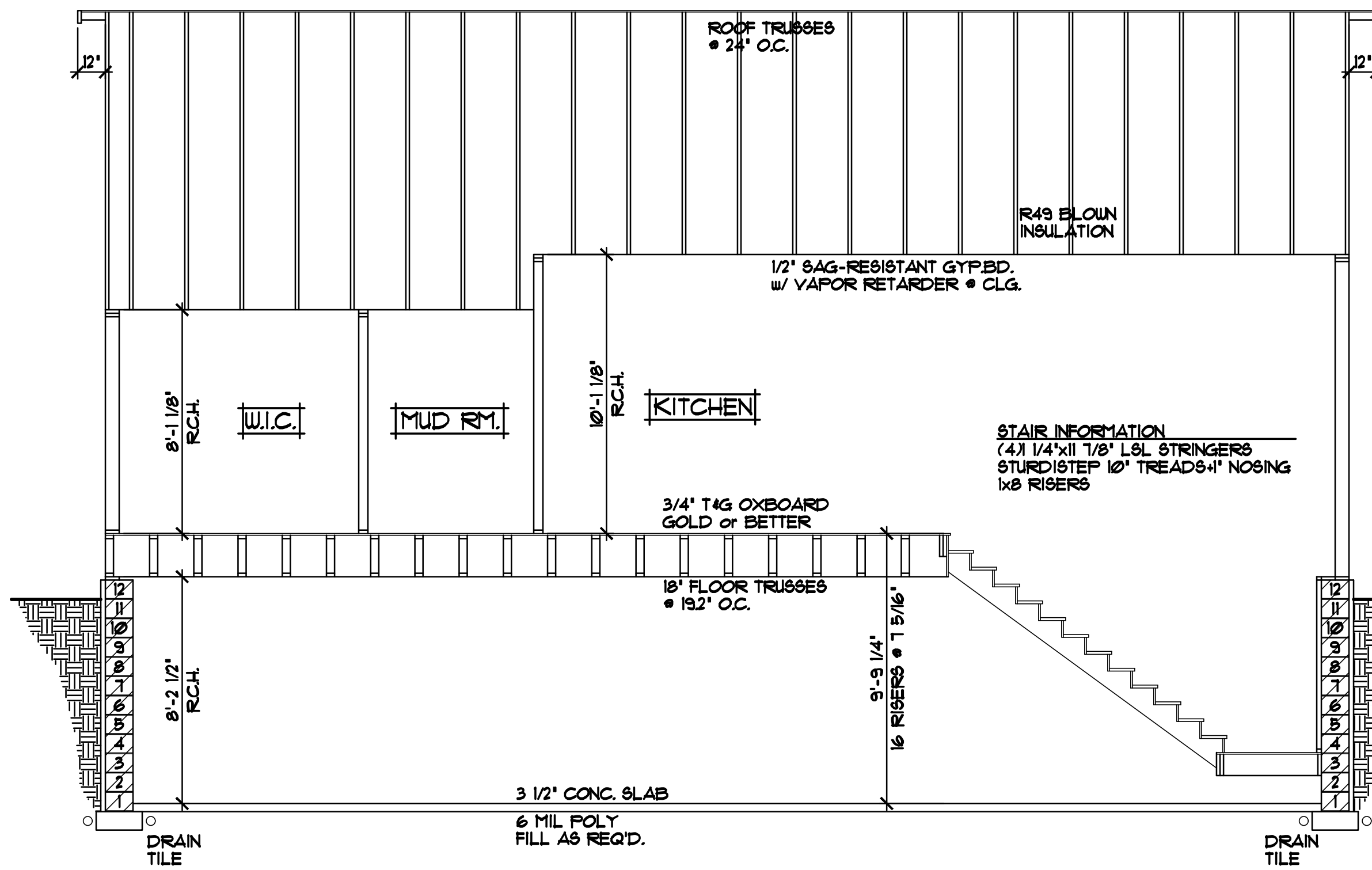


**FOUNDATION/RIM AREA DETAIL** 1"=1'-0"

CANTILEVERED TRUSSES/JOISTS

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**CROSS SECTION "C"** 1/4"=1'-0"

- ROOF CONSTRUCTION:**
- PRE-MANUFACTURED ROOF TRUSSES ENGINEERED BY SUPPLIER
  - 1/150 ROOF VENTS AT SOFFITS, 1/150 VENT AT RIDGE
  - AIR CHUTE AT EACH TRUSS SPACE
  - 15/32" OSB ROOF SHEATHING
  - 15# ROOFING FELT
  - ICE & WATER MEMBRANE APPLIED 24" BEYOND EXTERIOR WALL
  - ARCHITECTURAL SHINGLES

- SOFFIT / FASCIA:**
- 2x6 SUB FASCIA
  - ALUMINUM FASCIA COVER
  - ALUMINUM VENTED SOFFIT

- WALL CONSTRUCTION:**
- HOUSE WRAP
  - 7/16" OSB SHEATHING
  - 2x6 STUDS @ 16" O.C.
  - R20 F.G. BATT INSULATION
  - 4 MIL POLY VAPOR RETARDER
  - 1/2" GYPSUM BOARD AT INTERIOR

- SILL CONSTRUCTION:**
- 2x6 TREATED SILL PLATE w/SEALER
  - 1/2" ANCHOR BOLTS @ 12" O.C.

- FOUNDATION CONSTRUCTION:**
- BLOCK WALL FOUNDATION (SEE FOUNDATION FOR COURSING)
  - INSTALL R10 RIGID FOAM BD. INSULATION TO EXTERIOR OF FOUNDATION WALLS
  - INSTALL R5 RIGID FOAM BD. INSULATION TO INTERIOR OF FOUNDATION WALLS
  - WATERPROOFING

ALL HEIGHT CALCULATIONS FOR FOUNDATIONS ARE BASED ON THE USE OF FULL 8" HIGH BLOCK w/ 3/8" JOINTS. IF MODULAR BLOCK IS USED, CONTRACTORS SHOULD ADJUST HEIGHTS ACCORDINGLY.

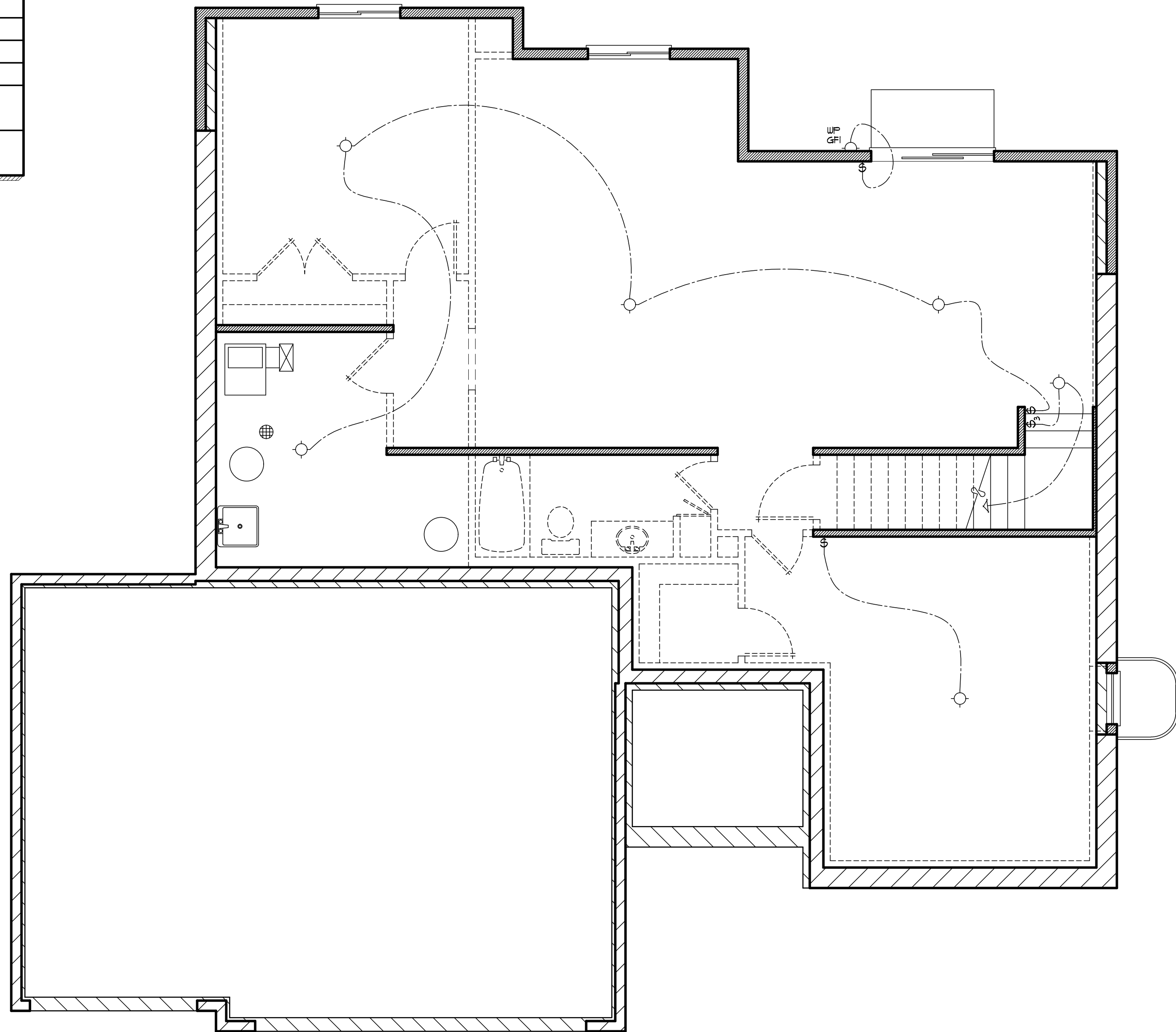
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ELECTRICAL and MECHANICAL SYMBOLS	
▽ TELEPHONE JACK	● EXHAUST FAN
▼ TV/CABLE JACK	○ LIGHT - CEILING FIXTURE
Ⓢ SWITCH - SINGLE	○ LIGHT - RECESSED FIXTURE
Ⓢ <sub>3</sub> SWITCH - THREE WAY	○ LIGHT - RECESSED DIRECTIONAL
Ⓢ <sub>4</sub> SWITCH - FOUR WAY	○ LIGHT - PENDANT
Ⓢ <sub>D</sub> SWITCH - DIMMER	△ LIGHT - TRACK
Ⓢ <sub>FC</sub> SWITCH - FAN CONTROLS	— LIGHT - FLUORESCENT
○ OUTLET - DUPLEX	○ LIGHT - WALL MOUNTED
○ OUTLET - DUPLEX SWITCHED	○ <sub>LED</sub> LIGHT - LED 'RECESSED'
○ <sub>GFI</sub> OUTLET - GROUND FAULT	⊥ <sub>HB</sub> HOSE BIBB
○ <sub>WP</sub> OUTLET - WEATHERPROOF	⊥ <sub>GAS</sub> GAS OUTLET
○ OUTLET - FLOOR/SOFFIT MOUNT	↑ HVAC- SUPPLY VENT
○ <sub>220</sub> OUTLET - RANGE OR DRYER	↻ HVAC- RETURN VENT
Ⓢ OUTLET - QUAD	
Ⓢ(SD) SMOKE DETECTOR	



**BASEMENT ELECTRICAL PLAN** 1/4"=1'-0"

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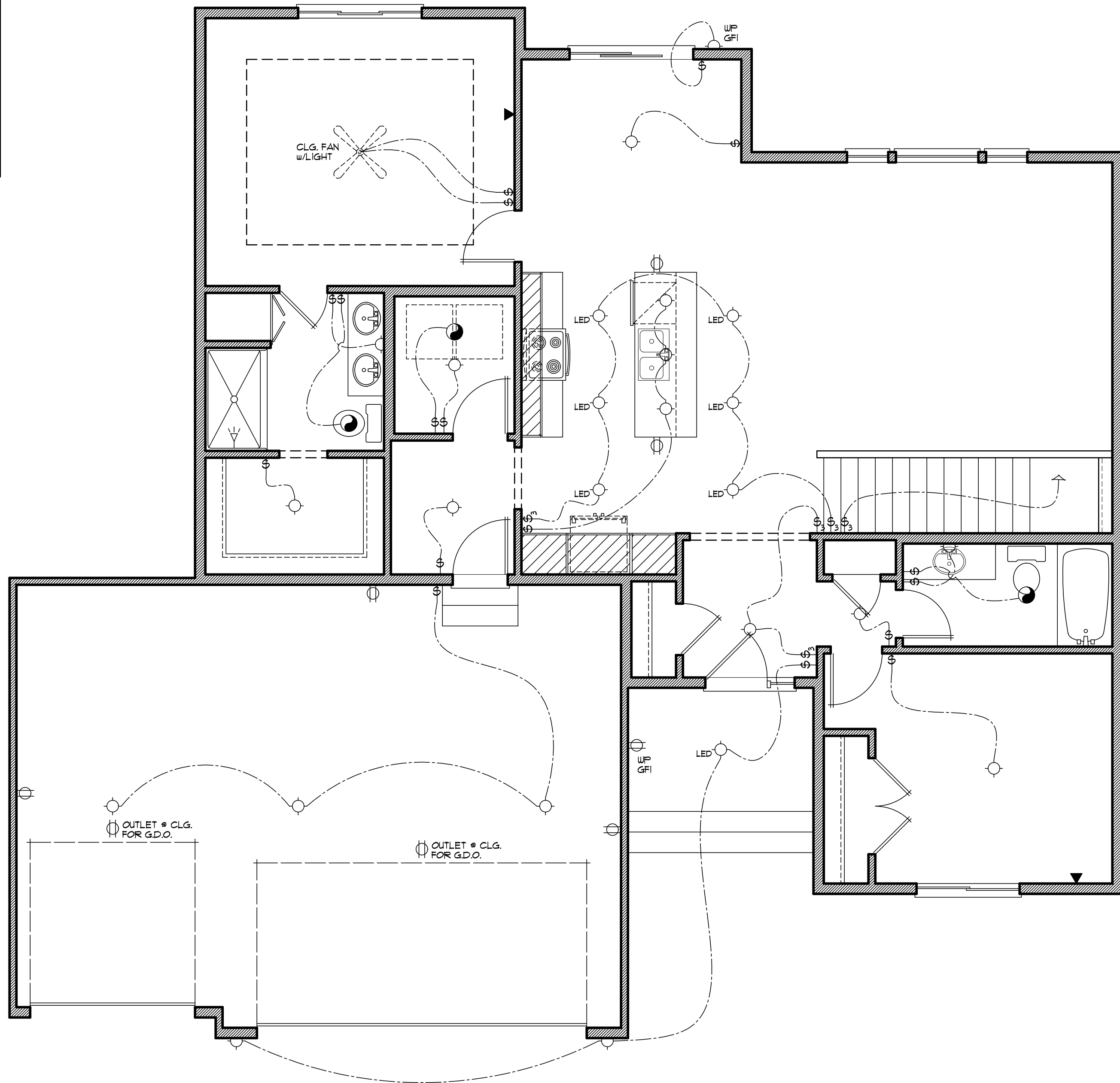
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ELECTRICAL and MECHANICAL SYMBOLS			
▽	TELEPHONE JACK	●	EXHAUST FAN
▼	TV/CABLE JACK	○	LIGHT - CEILING FIXTURE
⌘	SWITCH - SINGLE	○	LIGHT - RECESSED FIXTURE
⌘ <sub>3</sub>	SWITCH - THREE WAY	○	LIGHT - RECESSED DIRECTIONAL
⌘ <sub>4</sub>	SWITCH - FOUR WAY	○	LIGHT - PENDANT
⌘ <sub>D</sub>	SWITCH - DIMMER	△	LIGHT - TRACK
⌘ <sub>FC</sub>	SWITCH - FAN CONTROLS	—	LIGHT - FLUORESCENT
○	OUTLET - DUPLEX	○	LIGHT - WALL MOUNTED
○	OUTLET - DUPLEX SWITCHED	○ <sub>LED</sub>	LIGHT - LED 'RECESSED'
○ <sub>GFI</sub>	OUTLET - GROUND FAULT	⊥ <sub>HB</sub>	HOSE BIBB
○ <sub>WP</sub>	OUTLET - WEATHERPROOF	⊥ <sub>GAS</sub>	GAS OUTLET
○	OUTLET - FLOOR/SOFFIT MOUNT	↑	HVAC- SUPPLY VENT
○ <sub>220</sub>	OUTLET - RANGE OR DRYER	↖	HVAC- RETURN VENT
⊕	OUTLET - QUAD		
⊕	SMOKE DETECTOR		



MAIN LEVEL ELECTRICAL PLAN 1/4"=1'-0"

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