

THIS PLAN IS DESIGNED AND DRAFTED FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE IN THE STATE OF IOWA. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DETAILS, ILLUSTRATIONS AND ALL OTHER MATERIALS CONTAINED WITHIN THESE PERMIT DOCUMENTS ARE THE PROPERTY OF BRINCKS DESIGN, LLC. AND MAY NOT BE REPRODUCED, ALTERED IN PART OR IN WHOLE IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BRINCKS DESIGN. FURTHERMORE, USE OF THIS PLAN IS STRICTLY LIMITED TO A ONE-TIME APPLICATION FOR THE CONSTRUCTION OF A SINGLE RESIDENCE. REUSE OR ADAPTATION OF THESE DOCUMENTS FOR THE CONSTRUCTION OF ADDITIONAL STRUCTURES, WHETHER IDENTICAL OR MODIFIED, IS EXPRESSLY PROHIBITED WITHOUT SEPARATE WRITTEN AUTHORIZATION

ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED THE IRC 2024 BUILDING CODE. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2024, THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2024. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING BEFORE BEGINNING ANY CONSTRUCTION:
1. CONTRACTOR OR BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALING THE DOCUMENTS. THE GENERAL CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY INCORRECT WORK AND ANY REPAIR OF SAID WORK AS A RESULT OF SCALING THE DOCUMENTS.
 2. CONTRACTOR OR BUILDER MUST COMPLY WITH ALL LOCAL AND/OR STATE BUILDING CODES AND ORDINANCES IN THE JURISDICTION WHERE THIS PROJECT IS LOCATED. ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATIONS OF APPROVAL, INCLUDING BUT NOT LIMITED TO, STRUCTURAL ENGINEERED DRAWINGS, SHALL BE OBTAINED AND PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE OWNER.
 3. CONTRACTOR OR BUILDER MUST VERIFY THE EXISTING LOAD BEARING CAPACITY OF THE SOIL AT THE CONSTRUCTION SITE. LOAD BEARING CAPACITY OF THE SOIL MUST MEET THE MINIMUM ACCEPTABLE BEARING CAPACITY AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
 4. IT IS THE OWNER OR CONTRACTORS RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTION TO PREVENT AGAINST THE BUILD UP OF MOISTURE OR MOLD.
 5. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURE'S RECOMMENDATIONS.
 6. ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS.
 7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLYING TO THEIR RESPECTIVE CODES. CODE REQUIREMENTS ARE TO SUPERSEDE ANY NOTES OR SPECIFICATIONS ON THIS PLAN.
 8. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT, FINAL DESIGN DETERMINED ON SITE FOR FINAL GRADE.

-CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OTHERS.

-ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRINCKS DESIGN LLC, IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS DESIGN.

-THE INFORMATION HEREIN IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS

DIMENSIONS ON PLAN:

1. ALL EXTERIOR DIMENSIONS ARE OUT TO OUT OF FRAMING, UNLESS NOTED OTHERWISE.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD.
3. CEILING HEIGHT NOTES ARE FROM TOP OF FLOOR DECKING TO BOTTOM OF CEILING FRAMING MATERIALS.
4. PORCH/DECK HEIGHTS NOTED ARE TAKEN FROM TOP OF MAIN FLOOR DECKING AND NOT FROM DECK OR CONCRETE HIGHT. UNLESS NOTED OTHERWISE
5. ALL EXTERIOR AND INTERIOR DIMENSIONS ON THIS PLAN ARE PRELIMINARY. FINAL DIMENSIONS MAY CHANGE DEPENDING ON ACTUAL FOUNDATION MEASUREMENTS, DESIRED FINISH MATERIALS AND GRADE.

DOOR SIZES ON PLAN:

1. DOORS ARE LISTED AS WIDTH AND HIGHT OF DOOR PANEL IN FEET,INCHES. (EXAMPLE 2668≈ 2'-6" X 6'-8")
2. DOORS ARE TYPICALLY CENTERED IN OPENING OR KEPT AWAY FROM INTERIOR WALL STUD 4 1/2". UNLESS NOTED OTHERWISE.
3. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER

WINDOW SIZES ON PLAN:

1. WINDOWS ARE LISTED IN FEET,INCHES, TYPE. (EXAMPLE 4650DH≈ 4'-6" X 5'-0" DOUBLE HUNG)
2. WINDOWS ARE TYPICALS TO THE CENTER OF THE WINDOW, ON THE PLAN VIEW
3. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. WHEN USING WINDOWS TO MEET SLEEPING AREA EGRESS REQUIREMENTS, WINDOW SILLS MUST NOT EXCEED 44" ABOVE FINISHED FLOOR. CONTRACTORS RESPONSIBILITY TO VERIFY WINDOWS MEET EGRESS REQUIREMENTS

--- GENERAL NOTES ---

STAIRWAYS:

- STAIRWAYS ARE NOT TO BE LESS THAN 36" WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
1. HEADROOM: THE HEADROOM IN THE STAIRWAY SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING.
 2. VERTICAL RISE : A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'-3"
 3. THE MAXIMUM RISER IS 7 3/4" WITH A MINIMUM RUN OF 10"
 4. HANDRAILS SHALL BE ON NOT LESS THAN ON SIDE OF EACH CONTINUES RUN OF THREADS.
- AN EXTERIOR LANDING IS ALLOWED TO BE LOCATED NO MORE THAT 7 3/4" BELOW THE THRESHOLD, NO DOOR OTHER THAN SCREEN STORM DOOR TO SWING OVER EXTERIOR LANDING.

SMOKE ALARMS:

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND UL 217

LOCATIONS:

1. IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT AND HABITABLE ATTICS.
2. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION.

CARBON MONOXIDE ALARMS:

CARBON MONOXIDE ALARMS SHALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL2034 AND UL 217.

CARBON MONOXIDE SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITION EXIST:

1. CONTAINS A FUEL-FIRED APPLIANCE
2. ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING

ALL SMOKE ALARMS AND CO ALARMS SHALL BE INSTALLED AS REQUIRED BY 2024 IRC. IF LOCATED WITHIN OR ON A CEILING WITH MULTIPLE FLAT ELEVATIONS DEVICES SHALL BE MOUNTED COMPLETELY IN TOP 12"

EMERGENCY ESCAPE AND RESCUE OPENING: BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. EXCEPTIONS: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ. FT.

TOILET, BATH AND SHOWER SPACES: FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

1. TOILET: MIN. 15" FROM WALL OR TUB OR VANITY AND MIN 21" CLEARANCE IN FRONT OF TOILET.
2. VANITY: MIN 21" CLEARANCE IN FRONT OF VANITY
3. WALL AREA ABOVE TUBS HAVING SHOWER HEADS OR SHOWER COMPARTMENTS SHALL HAVE A SMOOTH, HARD AND NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6'-0"

FOR COMPLETE DETAILS, REFER THE FOLLOWING CHAPTERS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

CHAPTERS 10-42:

CHAPTER 3: BUILDING PLANING
CHAPTER 4: FOUNDATIONS
CHAPTER 5: FLOORS
CHAPTER 6-7: WALL CONSTRUCTION AND COVERING
CHAPTER 8-9: ROOFS
CHAPTER 10: CHIMNEYS AND FIREPLACES
CHAPTER 11: ENERGY EFFICIENCY
CHAPTER 12-13: MECHANICAL AND GENERAL MECHANICAL SYSTEM REQUIREMENTS
CHAPTER 14: HEATING AND COOLING EQUIPMENT AND APPLIANCES
CHAPTER 15: EXHAUST SYSTEMS
CHAPTER 16: DUCT SYSTEM
CHAPTER 17: COMBUSTION AIR
CHAPTER 18: CHIMNEYS AND VENTS
CHAPTER 19-22: SPECIAL APPLIANCE, WATER HEATER, HYDRONIC PIPING AND SPECIAL PIPING
CHAPTER 23: SOLAR THERMAL ENERGY SYSTEMS
CHAPTER 24: FUEL GAS
CHAPTER 25-33: PLUMBING RELATED ITEMS
CHAPTER 35-43: ELECTRICAL RELATED ITEMS

STRUCTURAL MATERIAL:

MEMBERS SIZED ON PLANS ARE BASED ON THESE DESIGN VALUES:

A: ROOF, FLOOR AND WALL SHEATHING: APA RATED SHEATHING. (LEAVE 1/8" SPACE BETWEEN PANEL EDGE AND END JOINTS)

B: WALL STUDS
C: WALL PLATES
D: DIMENSIONAL HDRS
E: LVL HEADERS
F: STEEL

MIN SPF STUD OR DF #2 OR BETTER
SPF #2 OR BETTER
DF # 2 OR BETTER
2950 FB/20E MINIMUM
ASTM SPECIFICATION A992
GRADE-50 OR EQ

REFER TO SECTION 317 OF CHAPTER 3 (BUILDING PLANNING) OF THE IRC, FOR PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY



RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION. REFER TO ELEVATION DRAWINGS AND VERIFY WITH BUILDER FOR FINAL APPEARANCE, MATERIAL AND COLOR SCHEME

STRUCTURAL BUILDING DESIGN CRITERIA:

BUILDING AND STRUCTURES AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOR LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS, AS PRESCRIBED BY THE CODE (R301.1)

TABLE 301.2(1) IRC2024, VALUES BASED FROM: THE CITY OF PANORAMA, IOWA

GROUND SNOW LOAD	SPEED (WPM)	TOPOGRAPHIC EFFECT	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST DEPTH	TERMITE	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOR HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
35 PSF	115	NONE	NONE	NONE	A	SERVER	42"	MODERATE-HEAVY	-9 DEGREES F	YES	MARCH 1984	1833	49.6 DEGREES F

MINIMUM LIVE LOADS. (R301.5) IRC 2024		MINIMUM ROOF LIVE LOADS(R301.6)IRC 2024	
UNINHABITABLE ATTIC WITH LIMITED STORAGE	20 PSF	ROOF TRUSS LIVE LOAD(LR)	20 PSF
UNINHABITABLE ATTIC WITHOUT STORAGE	10 PSF	GROUND SNOW(PG)	35 PSF
HABITABLE ATTIC AND SERVED WITH FIXED STAIRS	30 PSF	FLAT ROOF SNOW (PF)	24 PSF
DECKS AND EXTERIOR BALCONIES	40 PSF	THERMAL CONDITION	CT = 10
GUARDRAIL AND HANDRAILS	200 PSF	TERRAIN EXPOSURE	B
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF	DURATION OF LOAD-SNOW	115
SLEEPING ROOMS	30 PSF		
STAIRS	40 PSF	UNBALANCED AND SNOW DRIFT LOADING ACCORDING TO ASCE/SEI 7-10	
DEFLECTION CRITERIA			
FLOOR LIVE LOAD	L/480	WIND DESIGN METHOD:	MWFRS/C-C HYBRID ACSE/SEI 7-10
FLOOR TOTAL LOAD	L/360	EXPOSURE CATEGORY	B
ROOF LIVE LOAD	L/360	DURATION OF LOAD-WIND	160
ROOF TOTAL LOAD	L/240		
WALL	H/180		

ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE DESIGNED WITH THE ABOVE DEFLECTION CRITERIA

DEAD LOADS ADDITIONAL OR CHANGES TO MATERIAL NEEDS TO BE ADJUSTED TO THE BELOW CALCULATIONS.

FLOOR-TOP-CHORD		ROOF-TOP-CHORD	
CARPET AND PAD	1.5 PSF	ROOFING-SHINGLES(220 LBS) 2 LAYER	4.40 PSF
3/8" CERAMIC TILE/ 1/2" BACKER BD.	10 PSF	30 LBS. FELT	0.30 PSF
3/4" HARDWOOD FLOOR	4.0 PSF	1/2" OSB OR COM PLYWOOD	1.65 PSF
SUBFLOOR-3/4" OSB OR COM-PLYWOOD	2.0 PSF	1/2 ROOF TRUSS-2X4	1.10 PSF
1/2 FLOOR TRUSS/I-JOIST SYSTEM	1.5 PSF	CORRECTION FOR SLOPE (12/12)	1.55 PSF
TOTAL WITH CARPET/PAD	5.5 PSF	TOTAL	9.00 PSF
SPF #2 OR BETTER	13.5 PSF		
TOTAL WITH TILE/BACKER BD.	7.5 PSF		
TOTAL WITH HARDWOOD FLOOR			
FLOOR-BOTTOM-CHORD			
1/2 FLOOR TRUSS/I-JOIST SYSTEM	1.5 PSF	1/2 ROOF TRUSS-2X4	1.10 PSF
5/8" GYPBOARD	2.8 PSF	5/8" GYPBOARD	2.8 PSF
MINIMUM FIR MISC MECHANICAL/ELEC.	0.7 PSF	MINIMUM FOR MISC. MECHANICAL/ELEC.	1.5 PSF
		16" BATT/BLOWN INSULATION	1.6 PSF
TOTAL	5.0 PSF	TOTAL	7.00 PSF



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JRL BUILDERS
4709 PANORAMA
PANORA, IOWA

DATE:

8/24/2026

PREVIOUS REVISIONS

DATE:

SCALE:

1/4"=1'-0"

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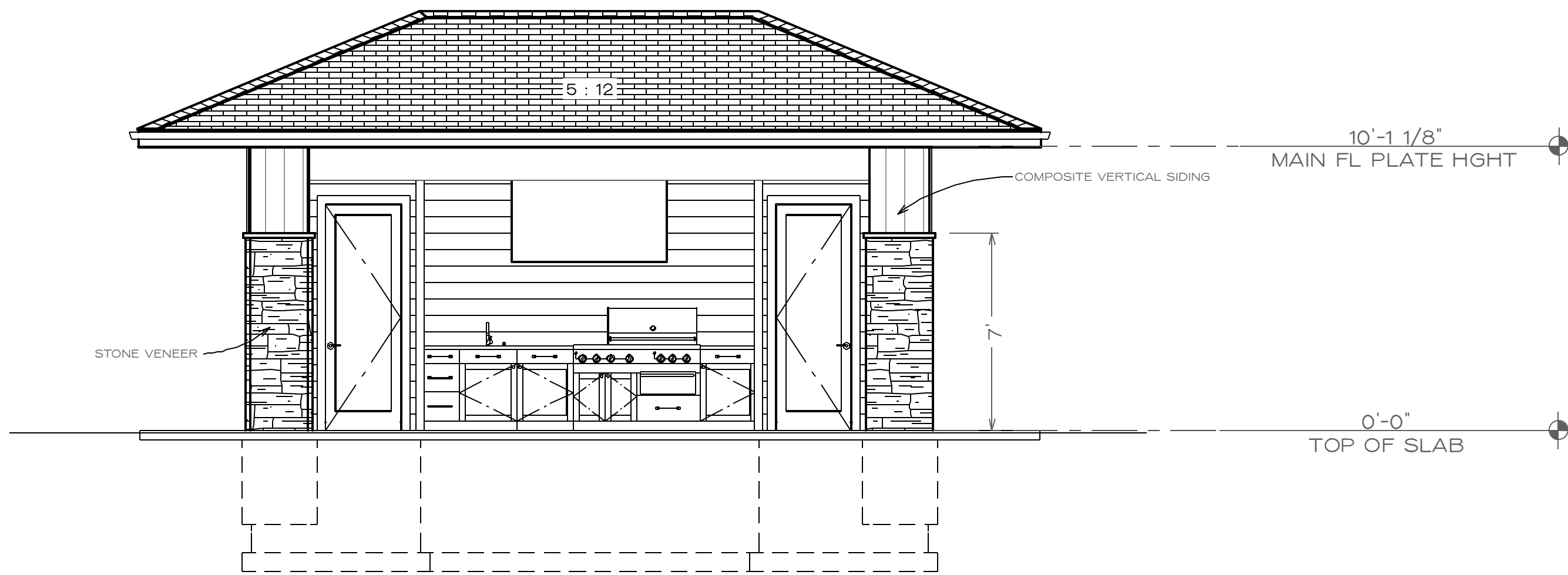
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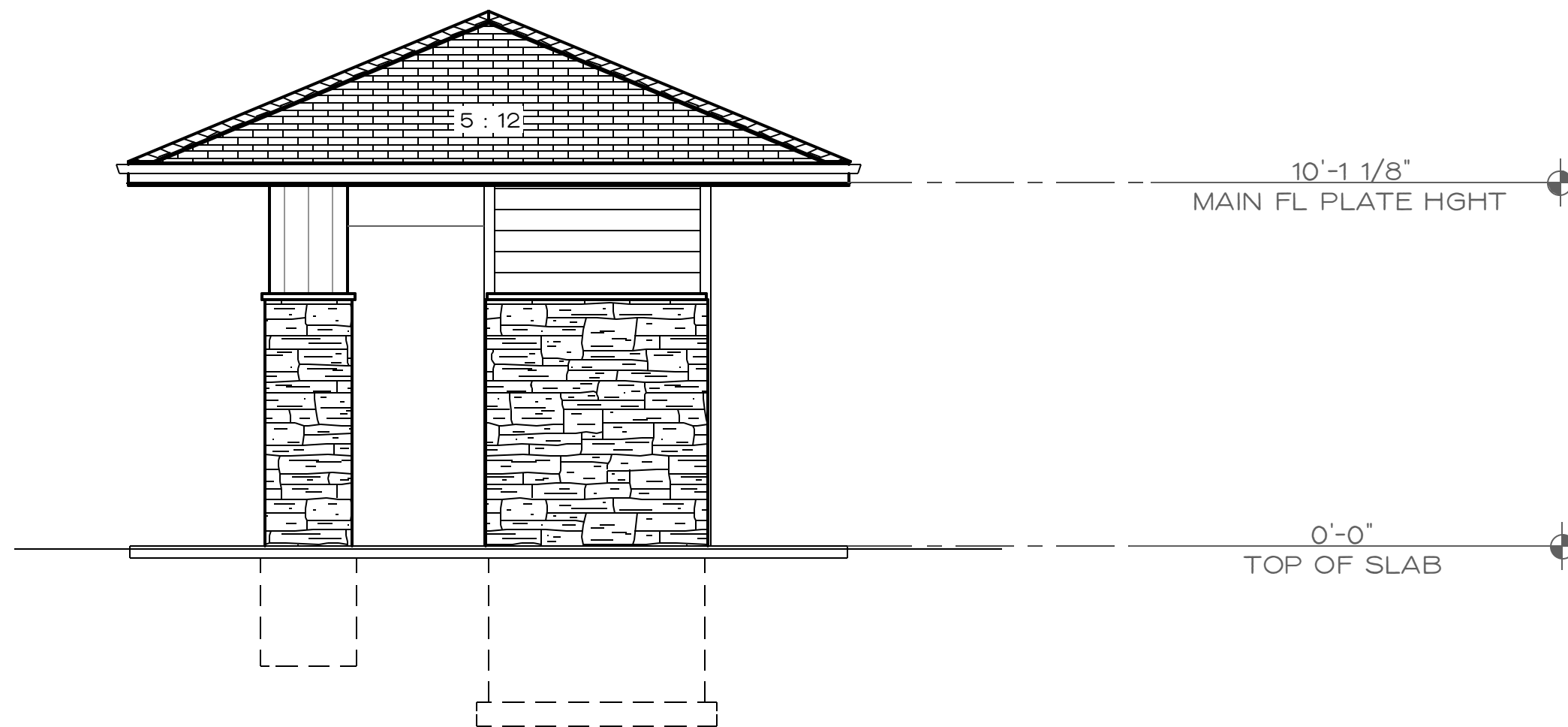
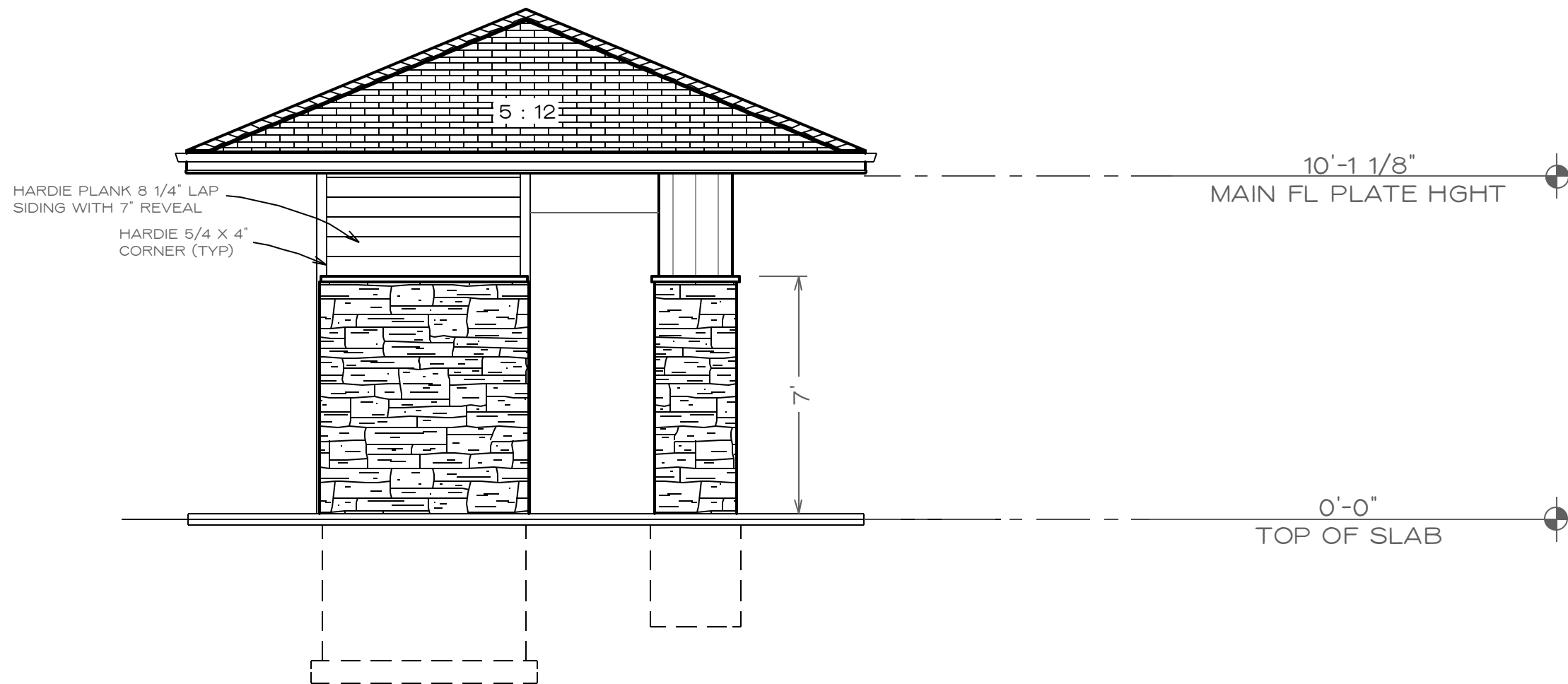
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GENERAL ELEVATION NOTES:

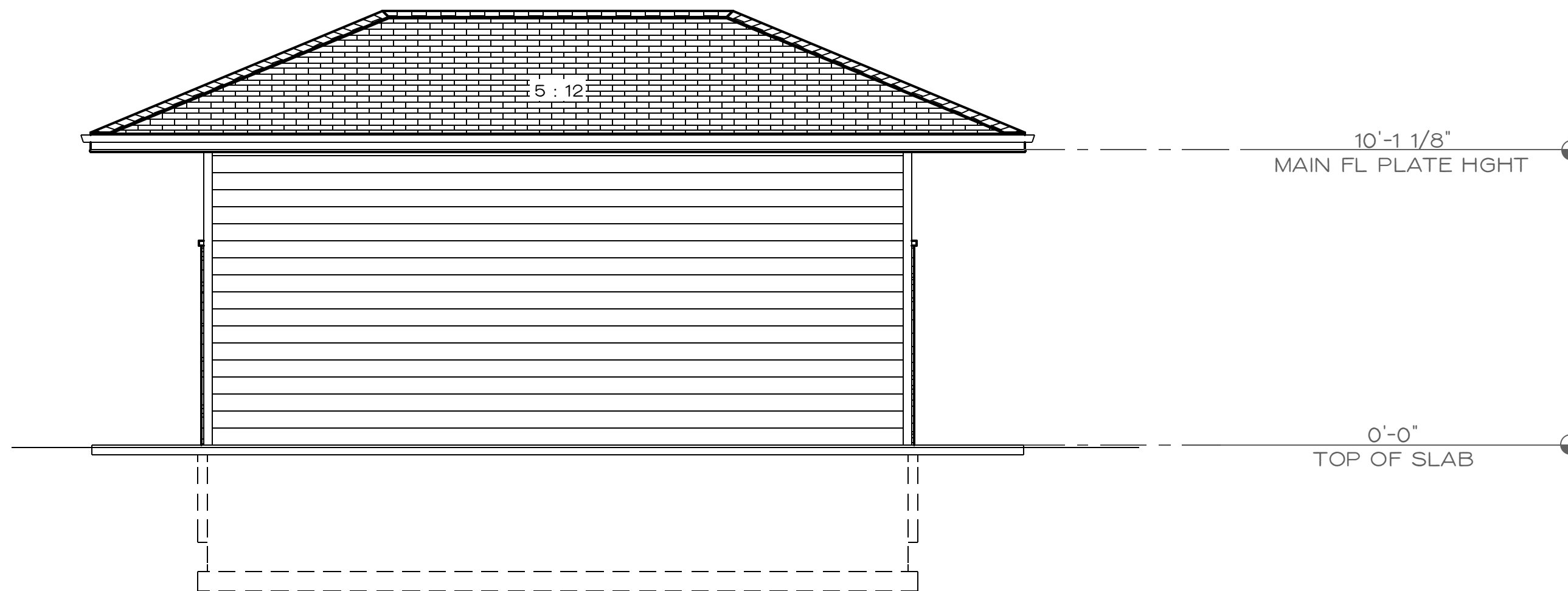
1. ALL HORIZONTAL TRANSITIONS BETWEEN DIFFERENT MATERIALS SHALL BE FLASHED CONTINUOUS FROM UP BEHIND UPPER MATERIAL AND EXTEND OVER TO EXTERIOR FACE OF LOWER MATERIAL WITH DRIP EDGE.
2. FLASHING TO BE INSTALLED AT WALL AND ROOF INTERSECTIONS AND WHEREVER THERE IS A CHANGE IN ROOF SLOPE DIRECTION AND ROOF OPENINGS
3. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS
4. CAULK AND SEAL ALL TRANSITION-CONTROL-EXPANSION AT ALL EXTERIOR MATERIALS
5. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT WATER AND PIPE FREEZING.
6. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS



E1 ELEVATION 1
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT



E3 ELEVATION 3
1/4 IN = 1 FT

*ALL SITE GRADE, WINDOWS AND FINISH MATERIALS MIGHT NOT REPRESENT FINAL PRODUCT. PLEASE VERIFY WITH OWNER BEFORE ORDERING.

*WINDOWS AND DOORS SHOWN ARE A REPRESENTATION ONLY. ALL WINDOW AND DOOR (TYPE, SIZES AND LOCATION) MUST BE VERIFIED WITH OWNER.

--- FOUNDATION NOTES---

FOUNDATION:

FOUNDATION: 8" POURED CONCRETE FROST WALLS ON PROPERLY SIZED FOOTINGS. FROST WALL DEPTH AS PER LOCAL AND/OR STATE CODES.

-WHERE QUANTIFIABLE DATA CREATED BY ACCEPTABLE SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE SHIFTING, OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED.

-THIS DESIGN IS BASED ON 2,000 POUNDS PER SQUARE FOOT, UNLESS NOTED OTHERWISE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSESS ACTUAL SITE CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN IF FIELD CONDITIONS DIFFER. BRINCKS DESIGN WILL NOT BE RESPONSIBLE FOR MODIFICATIONS REQUIRED DUE TO DISCREPANCIES BETWEEN ASSUMED AND ACTUAL SITE CONDITIONS.

CONCRETE (FROM TABLE R402.2)

-FOUNDATION CONCRETE WALLS SHALL HAVE A MIN. STRENGTH OF 3000 PSI.

-GARAGE FLOOR SLABS SHALL BE 3,500 PSI.

-PORCHES, CARRYOT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 PSI AT 28 DAYS.

-BASEMENT SLABS 2,500 PSI(CONCRETE SHALL BE AIR ENTRAINED WITH 5-7% TOTAL AIR CONTENT).

-ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE 16" WIDE X 8" DEEP FOR A 2 STORY BUILDING AND 20" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 2 CONTINUOUS HORIZONTAL #4 REBAR.

-ALL ANCHOR BOLTS SHALL BE APPROVED 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PER SILL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE THAN 12 INCHES FROM THE END BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. ALTERNATE FOUNDATION STRAPS MAY BE USED, SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.

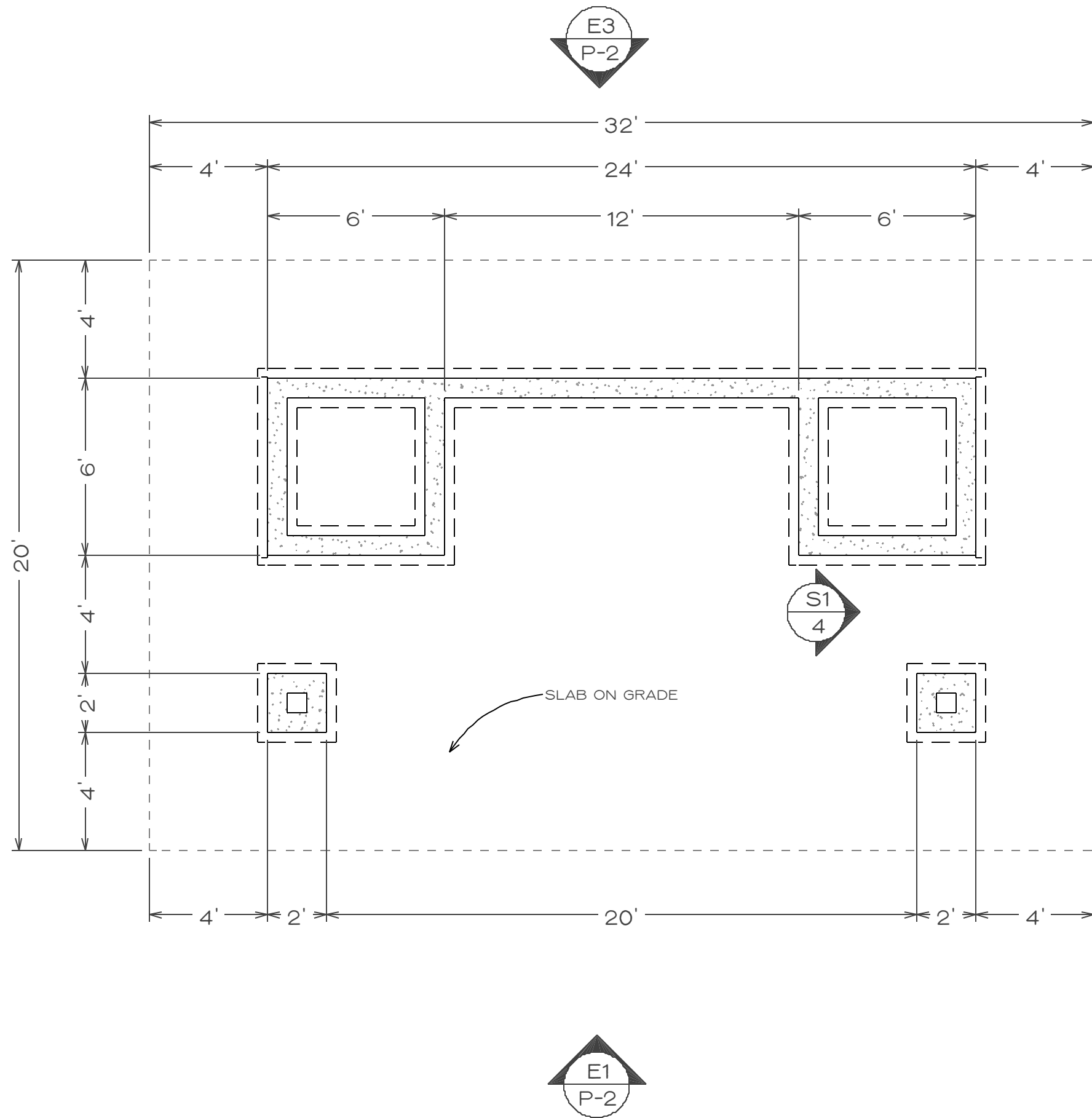
FOR COMPLETE DETAILS, REFER TO CHAPTER 4 (FOUNDATIONS) OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

*CONCRETE WALL FOOTINGS AND PAD SIZES TO BE VERIFIED BY CONTRACTOR.

*SOLID BEARING REQUIRED FOR ALL BEAMS AND HEADERS.

*4" BRICK/STONE LEDGE WHERE APPLICABLE, ADJUST FOUNDATION ACCORDINGLY.

*STONE VENEER APPLIED OVER HOUSE WRAP ON 1/2" OSB. NO BRICK LEDGE REQUIRED. (-/+ 2" BRICK THICKNESS).



--- FRAMING NOTES---

-10'-1 1/8" PLATE HIGHT, UNLESS OTHERWISE NOTED.

-WALLS ARE DRAWN AS FOLLOWS:
5 1/2" EXTERIOR WALLS
3 1/2" INTERIOR WALLS
UNLESS NOTED OTHERWISE.

-SUPPLIER OF VARIOUS STRUCTURAL COMPONENTS RESPONSIBLE FOR PROPERLY SIZING OF MATERIALS BEING PROVIDED.

WALL CONSTRUCTION:

-SAW LUMBER SAW LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY AND HAVE DESIGN VALUES CERTIFIED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20.

-REFER TO TABLE R602.3(1) THROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING.

-DRILLING AND NOTCHING- REFER TO FIGURE R602.6 (1) AND R602.6 (2)-SEE DETAIL PAGE OF PLAN FOR FIGURES.

-THE ALLOWABLE SPANS OF GIRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL NOT EXCEED THE VALUES OF TABLE R602.7(1).

-FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

-WALL BRACING BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR SECTION R602.12 (SIMPLIFIED METHOD) FROM TABLE R602.10.4. USE CS-WSP BRACING METHOD WITH MIN 3/8" SHEATHING.

FOR COMPLETE DETAILS, REFER TO CHAPTER 6 (WALL CONSTRUCTION) OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

WALL COVERINGS:

-GENERAL INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1),TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION.

-FOR SUPPORT AND SECTION R703.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9.

-GENERAL EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

-WATER RESISTANCE THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTANT BARRIER BEHIND THE EXTERIOR CLADDING AS REQUIRED BY SECTION R703.2 AND A MEANS OF DRAINING TO THE EXTERIOR WATER THAT PENETRATES THE EXTERIOR CLADDING.

-WIND RESISTANCE. WALL COVERINGS, BACKING MATERIALS AND THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING WIND LOADS IN ACCORDANCE WITH TABLES R301.2(2) AND R301.2(3).

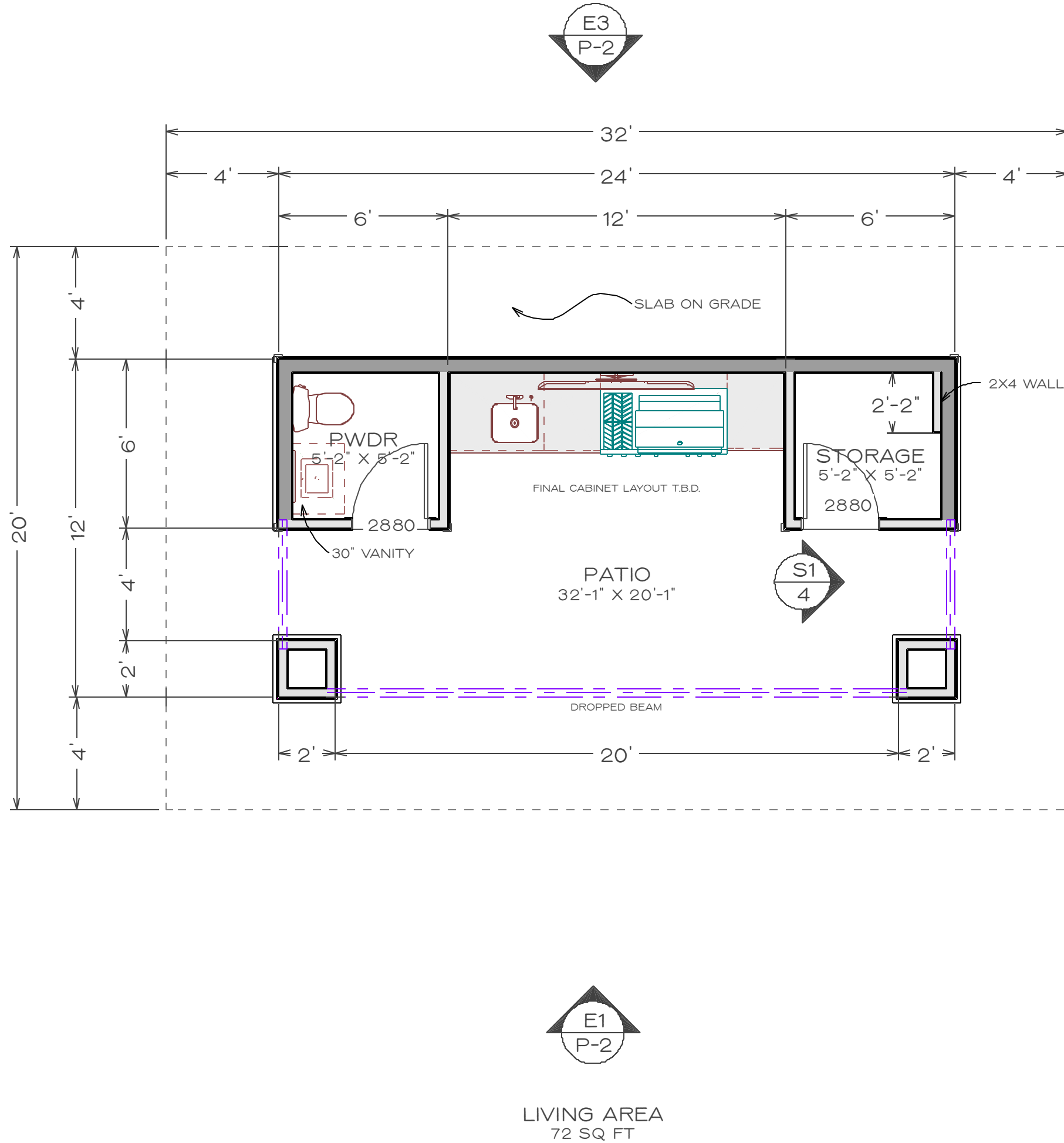
-WATER-RESISTIVE BARRIER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAID OVER THE LOWER LAYER NOT LESS THAN 2" INCHES. WHERE JOINTS OCCUR, THE MATERIAL SHALL BE LAPPED NOT LESS THAN 6".

-NOMINAL THICKNESS AND ATTACHMENTS THE MINIMUM THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH TABLE R703.3(1) AND THE WALL COVERING MATERIAL MANUFACTURER'S INSTALLATION REQUIREMENTS.

-FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENT AT THE FOLLOWINGS LOCATION:

1. EXTERIOR WINDOWS AND DOORS OPENINGS (SEE MANUFACTURE OF PRODUCT FOR INSTALLATION DETAILS).
2. AT INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FOR COMPLETE DETAILS, REFER TO CHAPTER 7 (WALL COVERINGS) OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).



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4709 PANORAMA
PANORA, IOWA

DATE:

8/24/2026

PREVIOUS REVISIONS
DATE:

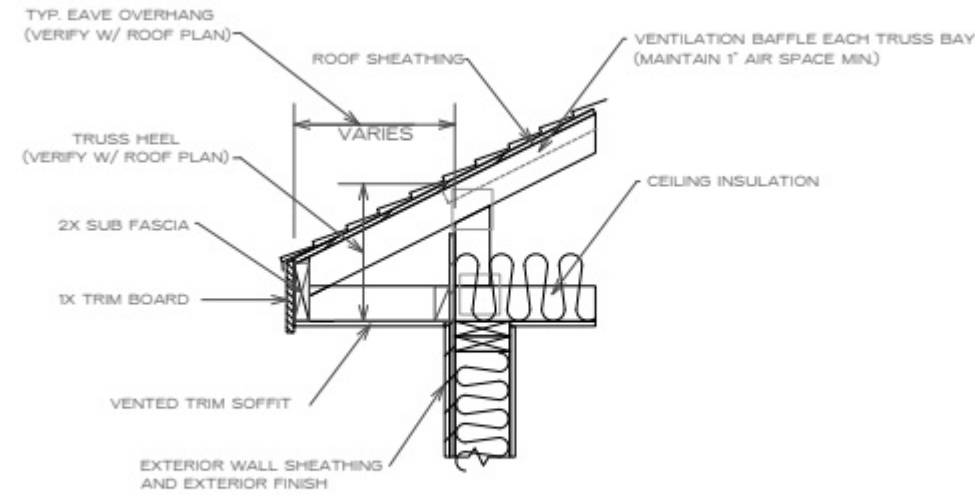
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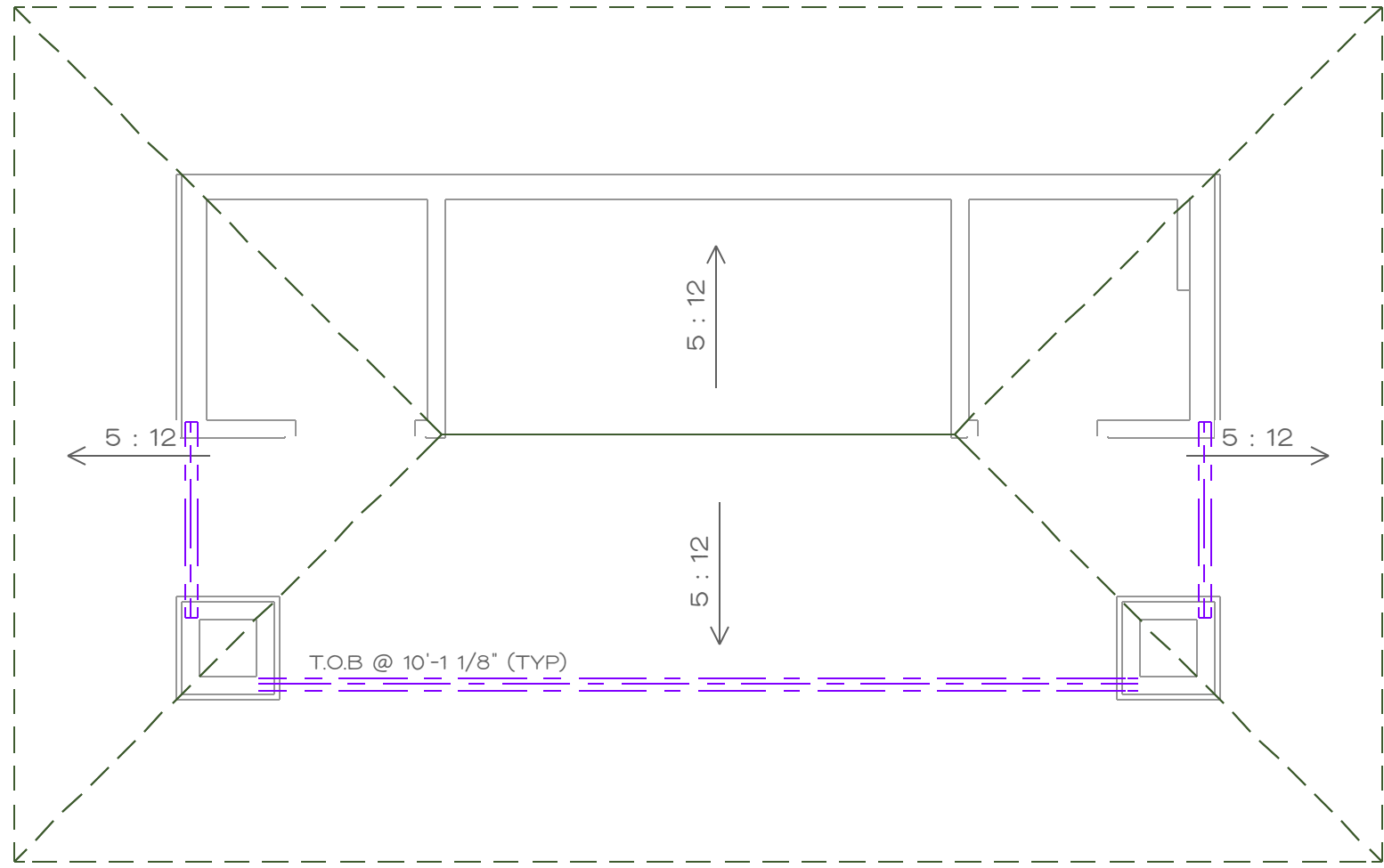
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EAVE AT ENERGY HEEL

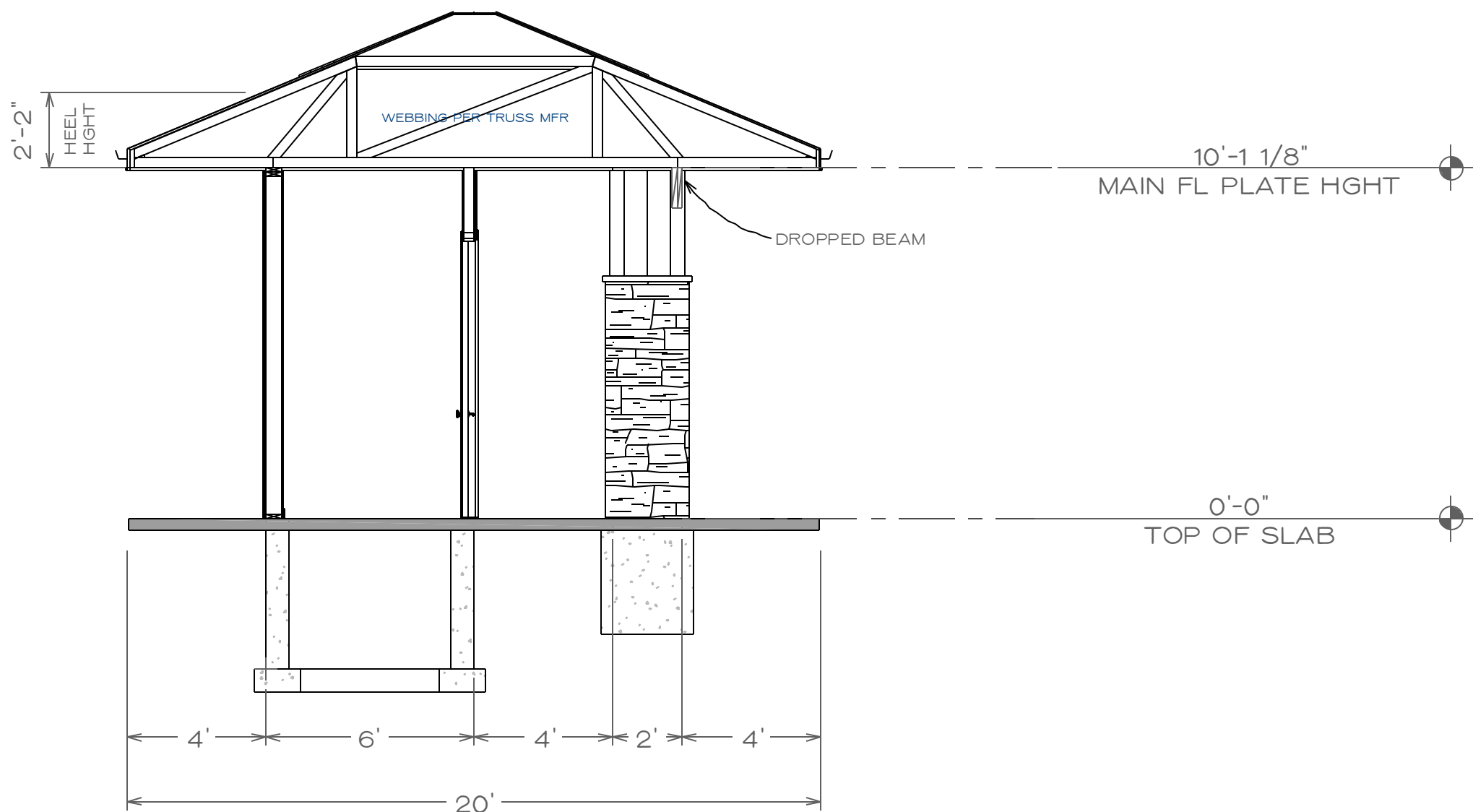


ROOF PLANES
1/4 IN = 1 FT

*ROOF TRUSSES & FRAMING TO BE SPEC'D BY CONTRACTOR OR TRUSS DESIGNER
5/12 PITCH, 24" OC SPACING
48" EAVE OVERHANGS/CANTILEVER
26" HEEL, ADJUST ALL OTHERS TO MATCH FASCIA UNLESS NOTED OTHERWISE
2X6 SUB FASCIA, 1X6 FASCIA
*FINAL TRUSS PLANS TAKE PRECEDENCE OVER THIS PLAN

--- GENERAL NOTES---

ROOF TRUSSES:
WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES. THE DESIGN AND MANUFACTURE OF METAL-PLATED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI
REFER TO TRUSS MANUFACTURER TRUSS DESIGN DRAWINGS FOR THE FOLLOWING:
A. TRUSS BEARING REQUIREMENTS
B. HANGER CONNECTIONS FOR TRUSS TO TRUSS CONNECTIONS
C. MULTIPLE TRUSS NAILING
D. TRUSS UPLIFT FOR TRUSS TIE-DOWN REQUIREMENTS
TRUSS BRACING: TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBCA'S BCS GUIDE TO GOOD PRACTICES FOR HANDLING, INSTALLATION AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
ROOFING VENTILATION:
ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACES BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR.
A. INSTALL A BALANCED SYSTEM OF INTAKE AND EXHAUST VENTILATION (50% INTAKE AND 50% EXHAUST)
B. INSTALL VENTS AT SAME HEIGHT IN COMMON ROOF ZONES DO NOT MIX DIFFERENT TYPES OF EXHAUST VENTS
C. SEPARATE SPACES/ZONES WITH POLY OR OTHER DRAFTSTOPPING MATERIALS
FLASHING:
1. FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPING THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTION WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF DIRECTION AND AROUND ROOF OVERHANGS.
ROOFING UNDERLAYMENT:
1. UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER.
2. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226 D 1970, D 4869 AND D 6757 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1(3).
ICE BARRIER:
IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING BACKUP OF WATER AS DESIGNATED IN TABLE R902.1(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF TWO LAYERS OF UNDERLAYMENT OR SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND NOT LESS THAN 24" INSIDE THE EXTERIOR WALL. ON ROOFS OVER 6/12 THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 30"
ROOFING MATERIALS:
WHERE CALLED OUT ON PLANS, ASPHALT SHINGLES CAN BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12 DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.11
FOR COMPLETE DETAILS, REFER TO CHAPTERS 8 & 9 (ROOF ASSEMBLIES) OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).



CROSS SECTION 1
1/4 IN = 1 FT



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AS INDICATED

ROOF AND DETAILS

PAGE:

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