



DESIGN DATA		
IRC 2021 - BUILDING PLANNING - CHAPTER 3:		
USE LOADS		
ROOF (SNOW)		30 PSF
WIND DESIGN		
115 MPH (SEISMIC DESIGN CATEGORY - A)		
WEATHERING - SEVERE		
SOIL TEST (LOAD BEARING PRESSURE)		
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL, AND CLAYEY GRAVEL		2000 PSF
SAND, SILTY SAND, CLAYEY SAND, SILT GRAVEL, AND CLAYEY GRAVEL		1500 PSF
BUILDING MATERIALS		
STRUCTURAL STEEL	$F_y = 36$ KSI	
REINFORCING STEEL	$F_y = 60$ KSI	
CONCRETE		
BASEMENT WALLS, FOUNDATION, AND OTHER CONCRETE NOT EXPOSED TO WEATHER	$F_c = 3500$ PSI	
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	$F_c = 2500$ PSI	
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	$F_c = 3000$ PSI	
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS	$F_c = 3500$ PSI	
FRAMING LUMBER:		
2X6 AND LARGER	$E = 1200$ PSI $E = 1200$ KSI $F_b = 825$ PSI $F_c = 1400$ PSI $E = 1200$ KSI $F_b = 1000$ PSI $F_c = 725$ PSI $E = 1500$ KSI $F_b = 870$ PSI $F_c = 300$ PSI $E = 1500$ KSI $F_b = 800$ PSI $F_c = 2800$ PSI $E = 2000$ KSI	
2X4 AND MSC		
2X6 STUDS		
2X4 STUDS		
MICRO-LAWS (1/2")		

RESIDENTIAL CONVENTIONAL FOOTINGS		
ASSUMING 2,000 PSF IS REQUIRED FOR THE FOOTING, THE FOLLOWING ADJUSTED FOOTING DIMENSIONS MAY BE USED FOR THE SOIL CONDITIONS SPECIFIED IN THE TABLE BELOW, UNLESS SPECIFIC ENGINEERING PROBLEMS EXIST.		
SOIL BEARING PRESSURE	CONVENTIONAL FOOTING DIMENSIONS & REINFORCEMENT	
2,000 P.S.F.	8" x 16" WITH TWO #4 REINFORCEMENT BARS	
1,850 P.S.F.	9" x 20" WITH TWO #4 REINFORCEMENT BARS	
1,500 P.S.F.	10" x 24" WITH TWO #5 REINFORCEMENT BARS	
1,250 P.S.F.	11" x 28" WITH THREE #5 REINFORCEMENT BARS	
1,000 P.S.F.	12" x 32" WITH THREE #5 REINFORCEMENT BARS	
THE DIMENSIONS SPECIFIED IN THIS TABLE ARE TYPICALLY ACCEPTED DIMENSIONS FOR CONVENTIONALLY DESIGNED SINGLE FAMILY DWELLING STRUCTURES OF ONE OR TWO STORIES IN HEIGHT INTENDED TO BE CONSTRUCTED ON UNDISTURBED, NON-EXPANSIVE SOILS. VERIFICATION OF THIS DATA IS THE RESPONSIBILITY OF THE BUILDER.		

PROJECT REQUIREMENTS	
GENERAL CONSTRUCTION/CONTRACTOR REGULATIONS:	
ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS. THE DESIGNER IS TO BE NOTED FOR RE-EVALUATION IF ANY CONDITIONS DO NOT CORRESPOND TO THOSE SHOWN IN THESE DOCUMENTS. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.	
CONTRACTORS 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.	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.	
THE CONTRACTOR/OWNER SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THESE DOCUMENTS UPON REVIEW THE CONTRACTOR SHALL DOCUMENT AND NOTIFY THE DESIGNER OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES PRIOR TO THE START OF ANY PORTION OF THE PROPOSED WORK. THE DESIGNER SHALL REVIEW THE PROPOSED CORRECTIONS AFTER THE RECEIPT OF NOTIFICATION. NO CHANGE SHALL BE MADE WITHOUT REVIEW OF THE DESIGNER AND APPROVAL OF THE OWNER. THE DISCOVERY OF DISCREPANCIES AND/OR CONFLICTS AFTER THE START OF WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES, AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE DESIGNER'S ATTENTION. DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR IN CHARACTER TO COMPARABLE CONDITIONS DETAILED. ANY CLARIFICATIONS NECESSARY TO ENSURE ACCURATE CONSTRUCTION AND COMPLETION OF THE PROJECT SHALL BE ADDRESSED BY THE CONTRACTOR PRIOR TO SUBMISSION OF PROJECT.	
DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF THE WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER.	
ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.	
THE CONTRACTOR/OWNER SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PRECAUTIONS, TECHNIQUES, SEQUENCES, PROCEDURES AND COORDINATION OF ALL PORTION OF THE WORK.	
ALL WORK SHALL BE DONE IN A WORKMANSHIP-LIKE MANNER.	
CONTRACTORS/TRADES ARE TO REMOVE THEIR DEBRIS AND LEAVE JOB-SITE BROOM SWEEP AT THE END OF EACH DAY.	
THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED, REVISED, OR RE-USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.	
TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE CONSTRUCTION DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. IT IS THE INTENT OF THE DESIGNER TO ELABORATE THESE DOCUMENTS AS ACCURATE AS POSSIBLE FOR THE PURPOSE OF GRAPHIC REPRESENTATION. ALL LOCAL AND STATE CODES TO SUPERSEDE THESE CONSTRUCTION DOCUMENTS IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS AND LOCAL OR STATE CODES THE CONTRACTOR SHALL INFORM THE DESIGNER.	
THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOIL REPORTS), ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOIL CONDITION SHALL BE ASSIGNED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE SOIL CONDITIONS MEET OR EXCEED THIS CRITERIA.	
SHOP DRAWING REVIEW AND DISTRIBUTION ALONG WITH PRODUCT SUBMITTALS REQUESTED IN THE CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT. THE DESIGNER SHALL NOT ACCEPT OR REVIEW ANY REQUEST FOR SHOP DRAWING REVIEW WITHOUT THE REVIEW OF THE CONTRACTOR.	

GENERAL NOTES	
ALL WORK TO CONFORM TO 2021 IRC - VERIFY W/CITY	
I. SITEWORK	
A. BUILDER SHALL BE RESPONSIBLE FOR GRADING OF SITE AND LOTS.	
B. PERFORM EXCAVATION ACCORDING TO GOOD COMMON CONSTRUCTION PRACTICES TO THE LINES, GRADES, AND ELEVATIONS INDICATED ON DRAWINGS.	
C. PROVIDE FOUNDATION DRAINAGE AS SPECIFIED BY GOVERNING CODES.	
D. PROVIDE SOIL POSPOINING TO CONTROL TERMITES AS REQ BY GOVERNING CODES.	
II. CONCRETE	
A. ALL CONCRETE SHALL BE DESIGNED AND SPECIFIED BY OTHERS.	
III. MASONRY	
A. A. BRICK VENEER	
1. PROVIDE MODULAR SIZE BRICK VENEER UNITS COMPLYING WITH GOVERNING CODES. BRICK TYPE SHALL BE SPECIFIED BY BUILDER.	
2. PROVIDE MORTAR IN ACCORDANCE WITH GOVERNING CODES.	
IV. METALS	
A. ALL STRUCTURAL STEEL SHALL COMPLY WITH APPROPRIATE GOVERNING CODES.	
V. WOOD AND PLASTICS	
A. LUMBER AND MANUFACTURED/ENGINEERED WOOD PRODUCTS SHALL, IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH	
1. "PRODUCT USE MANUAL" OF THE WESTERN WOOD PRODUCTS ASSOCIATION FOR SELECTION AND USE OF PRODUCTS INDICATED IN THAT MANUAL.	
2. "PLYWOOD SPECIFICATION AND GRADE GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.	
3. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS AND RECOMMENDATIONS FOR FIRE-RETARDANT AND PRESERVATIVE PRESSURE-TREATED LUMBER AND PLYWOOD.	
a. ALL WOOD NOTICED AS "PRESSURE-TREATED" OR "TREATED" SHALL BE PRESERVATIVE PRESSURE-TREATED.	
b. ALL WOOD NOTICED AS "FIRE-RETARDANT" SHALL BE FIRE-RETARDANT PRESSURE-TREATED.	
B. FRAMING LUMBER: PROVIDE LUMBER AND MATERIALS MEETING OR EXCEEDING THE FOLLOWING STANDARDS OF QUALITY:	
1. ALL ENGINEERED WOOD PRODUCTS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS/SPECIFICATIONS RECOMMENDATIONS UNLESS OTHERWISE NOTED ON DRAWINGS.	
2. ALL HEADERS AND BEAMS SHALL BE FREE FROM SPLITS, CHECKS, AND SHAKES.	
3. CEILING JOISTS ARE DESIGNED FOR NO ATTIC STORAGE UNLESS NOTED OTHERWISE.	
4. SPECIES:	
a. LOAD BEARING FRAME MEMBERS, EXCEPT PLATES: DOUGLAS FIR #2 OR BETTER.	
b. SOLE, TOP AND DOCKIE PLATES: SOUTHERN YELLOW PINE #2 OR BETTER.	
c. EXTERIOR DECK FRAMING: SOUTHERN YELLOW PINE #2 OR BETTER CCA 40 PRESSURE-TREATED.	
d. EXTERIOR DECKING AND RAILINGS: PONDEROSA PINE #2 OR BETTER CCA 40 PRESSURE-TREATED.	
5. ROUGH HARDWARE:	
a. STEEL ITEMS:	
COMPLY WITH GOVERNING CODES.	
USE GALVANIZED AT EXTERIOR LOCATIONS.	
C. TRUSS LAYOUT IS SCHEMATIC ONLY. TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN (INCLUDING SPACING) OF ALL TRUSSES. TRUSSES TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF IDA.	
D. STAIR CONSTRUCTION SHALL CONSIST OF 3-2X12 STRINGERS, 3/4" THICK TREAD AND 1/2" THICK RISERS, UNLESS NOTED OTHERWISE.	
E. ALL WOOD PLATED BEARING ON CONCRETE OR MASONRY SHALL BE OF DECAY-RESISTANT MATERIAL AS REQ BY GOVERNING CODES.	
F. INTERIOR TRIM SHALL BE SELECTED BY BUILDER.	
G. ALL EXTERIOR FRAMING AND DECKING SHALL BE CONSTRUCTED OF DECAY-RESISTANT LUMBER CCA 40 OR EQUAL.	
VI. THERMAL & MOISTURE PROTECTION	
A. THERMAL BUILDING INSULATION AT ASSEMBLIES ADJACENT TO EXTERIOR OR UNHEATED SPACES MEETING THE REQUIREMENTS OF GOVERNING CODES AND, UNLESS OTHERWISE NOTES, MEETING THE FOLLOWING MINIMUM REQUIREMENTS:	
1. FOUNDATION WALLS:	
a. BASEMENT: GLASS FIBER, VINYL FACED BLANKETS, R-15, UNLESS NOTED OTHERWISE ON PLANS.	
b. CRAWL SPACE: GLASS FIBER, UNFACED BLANKETS, R-15, UNLESS NOTED OTHERWISE ON PLANS.	
2. EXTERIOR FRAME WALLS:	
a. 2X4: GLASS FIBER, BATTIS, R-15, UNLESS NOTED OTHERWISE ON PLANS.	
b. 2X6: GLASS FIBER, BATTIS, R-20 (MIN.), UNLESS NOTED OTHERWISE ON PLANS.	
3. CEILINGS:	
a. ATTIC AREAS: GLASS FIBER, BLOWN, R-49, UNLESS NOTED OTHERWISE ON PLANS.	
b. VAULTED RAFTERS: GLASS FIBER, BATTIS, R-49, UNLESS NOTED OTHERWISE ON PLANS.	
4. FRAMED FLOORS OVER UNHEATED AREAS: GLASS FIBER BATTIS, R-20 (MIN.), UNLESS NOTED OTHERWISE.	
B. INSTALL 4 MIL POLYETHYLENE VAPOR BARRIER TO INSIDE FACE OF STUDS AT ALL EXTERIOR WALLS EXCEPT BATHROOMS, UNLESS NOTED OTHERWISE ON PLANS.	
C. ROOFING SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.	
D. SONG SHALL BE SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.	
E. FLASHING AND SHEET METAL REQUIRED TO PREVENT PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. IN ADDITION TO COMPLYING WITH GOVERNING CODES, COMPLY WITH PERTINENT RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SWANNA. ALL IRON SHEET METAL FLASHING SHALL BE HOT-DIP GALVANIZED COMPLYING WITH ASTM A653.	
F. GUTTER AND DOWN SPOUTS AS SPECIFIED BY BUILDER. DOWN SPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY SUB CONTRACTOR AND APPROVED BY BUILDER SO AS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.	
G. ATTIC AND ROOF VENTILATION AS REQUIRED BY GOVERNING CODES AND AS SHOWN ON DRAWINGS.	
H. FOUNDATION MOISTURE PROTECTION:	
1. WATERPROOF FOUNDATION WALLS AS SPECIFIED AS BUILDER.	
2. SUMP PIT AND PUMP AS SPECIFIED BY BUILDER AND AS SHOWN ON DRAWINGS.	
3. PERFORATED FOUNDATION DRAIN TILE AS SPECIFIED BY BUILDER.	
VI. DOORS & WINDOWS	
A. DOORS:	
1. DOORS AS FOLLOWS AND AS SPECIFIED BY BUILDER.	
a. ENTRY DOORS AND SLEIGHDOORS: AS SPECIFIED BY BUILDER.	
b. HOUSE/GARAGE DOORS: 20 MIN. FIRE-RATED INSULATED STEEL DOOR, FLUSH WITH CLOSER.	
c. OVERHEAD GARAGE DOORS: INSULATED, AS SPECIFIED BY BUILDER.	
d. PATIO DOORS (HINGED): FULL GLASS AS SPECIFIED BY BUILDER.	
e. SLIDING GLASS DOORS: AS SPECIFIED BY BUILDER.	
f. INTERIOR DOORS: AS SPECIFIED BY BUILDER.	
B. WINDOWS:	
1. WINDOWS AS FOLLOWS AND AS SPECIFIED BY BUILDER:	
a. LIVING LEVELS (INCLUDING WALKOUT BASEMENTS), POLYVINYL OR METAL CLAD.	
b. BASEMENTS: ALUMINUM.	
2. UNITS OF THE SIZE, STYLE AND QUANTITY SHOWN ON DRAWINGS.	
3. GLAZING SHALL BE DOUBLE-PANE INSULATING GLASS IN LIVING AREAS.	
4. TEMPERED GLASS IN ALL WINDOWS AS REQUIRED BY GOVERNING CODES.	
5. INSTALL EMERGENCY EGRESS UNITS AS REQUIRED BY GOVERNING CODES.	
6. PROVIDE WITH GROUND-FALL OUTCUT PROTECTION.	
C. FINISH HARDWARE SHALL BE SPECIFIED BY BUILDER. INSTALL ALL HARDWARE REQUIRED BY GOVERNING CODES.	
VII. FINISHES	
A. GYPSUM PANELS:	
1. GYPSUM PANELS, UNLESS OTHERWISE NOTED, SHALL BE PROVIDED AS FOLLOWS:	
a. EXTERIOR WALLS: 1-LAYER 1/2" REGULAR PANELS TO INTERIOR FACE.	
b. INTERIOR PARTITIONS: 1-LAYER 1/2" REGULAR PANELS EACH SIDE.	
c. CEILING: 1-LAYER 5/8" REGULAR PANELS.	
d. GARAGE: PROVIDE 5/8" THICK 1/4" PANELS AS REQUIRED BY CODE.	
e. SHOWERS: CONCRETE BOARD BEHIND THE SHOWERS.	
IX. SPECIALTIES	
A. FIREPLACES SHALL BE AS FOLLOWS:	
1. GAS AND/OR ELECTRIC FIREPLACE MANUFACTURER AND MODEL SHALL BE SPECIFIED BY BUILDER.	
2. PRE-MANUFACTURED GAS (NON-WOOD BURNING) UNITS OF THE STYLE AND SIZE SHOWN ON DRAWINGS.	
3. SUB CONTRACTOR(S) SHALL BE RESPONSIBLE FOR PROPER INSULATION OF FIREPLACE UNIT, VENTING, HEARTH, MANTLE, AND RELATED COMPONENTS AS RECOMMENDED BY MANUFACTURER AND AS REQUIRED BY GOVERNING CODES.	
B. SHOWER, TUB AND TUB/SHOWER ENCLOSURES SHALL BE CONSTRUCTED OF APPROVED SAFETY GLAZING AS SPECIFIED BY BUILDER.	
C. GUARDRAILS SHALL BE PROVIDED AS SHOWN ON DRAWINGS AND AT ENCLOSED FLOOR OPENINGS, OPEN SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES, PORCHES OR DECKS WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.	
X. MECHANICAL	
A. GENERAL:	
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS, AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.	
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.	
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.	
B. PLUMBING:	
1. PLUMBING ROUGH-IN SHALL BE PROVIDED TO WASHER BOX FOR CLOTHES WASHER.	
2. GAS LINES AND VALVES TO ALL GAS APPLIANCES AS SPECIFIED BY BUILDER.	
C. HEATING, VENTILATING & AIR CONDITIONING:	
1. FURNACE: GAS, FORCED AIR AS SPECIFIED BY BUILDER.	
2. ALL HVAC EQUIPMENT SHALL BE INDIVIDUALLY SWITCHED.	
3. DRYER VENT SHALL EXHAUST TO EXTERIOR.	
4. MECHANICAL EXHAUST VENTILATION WHERE INDICATED IN BATHROOMS, WATER CLOSET COMPARTMENTS AND LAUNDRY ROOMS SHALL EXHAUST TO EXTERIOR AND PROVIDE A MINIMUM OF 5 AIR CHANGES PER HOUR.	
XI. ELECTRICAL	
A. GENERAL:	
1. INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN, AND SHALL BE REVIEWED BY SUB CONTRACTORS, SUPPLIERS AND BUILDING OFFICIALS FOR COMPLIANCE WITH GOVERNING CODES AND GOOD COMMON CONSTRUCTION PRACTICES.	
2. EQUIPMENT AND FIXTURES SHALL BE SPECIFIED BY BUILDER.	
3. DESIGN AND INSTALLATION OF EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE APPROPRIATE LICENSED CONTRACTORS.	
B. INSTALL GROUND-FULT CIRCUIT-INTERRUPTERS (GFI OR GFCI) MEETING THE REQUIREMENTS OF ALL GOVERNING CODES, ALL OUTDOOR, BEDROOMS), BATH AND GARAGE WALL RECEPTACLES SHALL BE PROVIDED WITH GROUND-FALL OUTCUT PROTECTION.	
C. INSTALL LOCALLY CERTIFIED SMOKE DETECTORS MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. SMOKE DETECTORS SHALL BE 110 VOLT POWERED, EQUIPPED WITH A BATTERY BACKUP AND SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS.	

SYMBOL LEGEND	
	DETAIL NUMBER SHEET NUMBER
	WALL / BUILDING SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	ROOM NAME ROOM NUMBER
	DOOR OPENING
	WINDOW OPENING
	WALL TYPE
	PLAN NOTE
	ADDITIONAL NOTES

MATERIALS LEGEND	
	BATT INSULATION
	BRICK
	CONCRETE
	CMU
	EARTH
	ENGINEERED WOOD
	FINISH WOOD
	GRANITE
	GRANULAR MATERIAL
	GRAVEL
	GYPSUM BOARD
	METAL STUD PARTITION
	MORTAR
	PARTICLE BOARD
	PLASTER
	PLYWOOD
	PRECAST CONCRETE
	RIGID INSULATION
	SAND
	SPRAY FOAM INSULATION
	STEEL
	STONE
	WOOD STUD PARTITION
	WOOD STUD BEARING WALL

SHEET LIST	
A0.0	COVER SHEET
A1.1	BASEMENT
A2.1	MAIN FLOOR
AS.1	EXTERIOR ELEVATIONS
AS.2	EXTERIOR VIEWS, FINISH PLANS
A4.1	ROOF PLAN, STAIR SECTION
D1	DETAILS
D2	DETAILS
D3	DETAILS

AREA SCHEDULE - UNFINISHED BASEMENT	
MAIN FLOOR	2511 SF
LIVING AREA TOTAL	2511 SF
BASEMENT - FINISHED	2186 SF
BASEMENT - UNFINISHED	331 SF
GARAGE	1118 SF
OTHER AREA TOTAL	3635 SF
BUILDING AREA TOTAL	6145 SF

REVISION SCHEDULE		
	NUMBER	COMMENTS
	DATE	

FRAMING NOTES	
EXTERIOR HEADERS	ALL HEADERS TO BE SIZED BY OTHERS. ALL WINDOW HEAD HEIGHTS NOTED ON PLANS TO BE VERIFIED AND ADJUSTED AS REQUIRED BY BUILDER.
INTERIOR HEADERS	IN NON BEARING PARTITION WALLS - 2x4
CAP STOP:	3/4" OSB 2X6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; SB TO HANG EXTEND OVER FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING AS REQUIRED BY CODES.
BASEMENT STAIRS	3/4" AWAY FROM FRAMED OR FURRED WALLS.
MAIN STAIRS	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GULED AND NAILLED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SHORT BOARD. (USE SCRAPES WHERE POSSIBLE.)
UPPER FLOOR BALCONIES	OSB FLUSH FOR 100 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS	5", 4" AND 3" EXACT OPENINGS AS NOTED ON PLAN.
EXTERIOR DOORS	3/4" OSB SPACER BETWEEN DOOR SILL AND FLOOR DECK, SLIDING GLASS DOORS INSTALL DIRECTLY TO FLOOR DECK.
TRUSSES	24" OC WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER.
RAFTERS	24" OC WITH BRACING AS SHOWN ON PLANS. VAULT 2X10 18" OC/ 2X6 SUB FASCIA LOOKOUTS AS REQUIRED.
EXTERIOR WALLS	OSB SHEATHING ON ALL EXTERIOR WALLS AND EXTERIOR FACE OF ALL GABLES. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ANY/ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES AS SUCH AS PORCH ROOFS OR ATTIC SPACES, UNLESS NOTED OTHERWISE ON PLANS.
SIDING	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES. INSTALLED TO BE WATER TIGHT PER MFG'S SPECIFICATIONS.
FLASHING	2X4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOOPS.
FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.	
THE FRAMER SHALL ADJUST LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY.	
ALL SCHEDULES SHOWN ARE TO BE VERIFIED BY BUILDER, SUB-CONTRACTORS, VENDORS, AND/OR OTHERS AND ADJUSTED AS REQUIRED. DOOR, WINDOW, AND MATERIAL TAKEOFFS NOTED ARE ESTIMATED ONLY, FROM MATERIALS SHOWN ON PLANS AND DO NOT TAKE IN ACCOUNT FOR WASTE.	
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PER PAOS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNERS, AND/OR EMPLOYEES BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.	
THE OWNER AND/OR CONTRACTOR OF THIS PLANS RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE, THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE, AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.	
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PER PAOS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZES NOTED WAS NOT ENGINEERED AND/OR SIZED BY ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS BUT WAS PROVIDED BY OTHERS AND IS THE RESPONSIBILITY OF THE BUILDER.	

ALLER
DESIGN GROUP

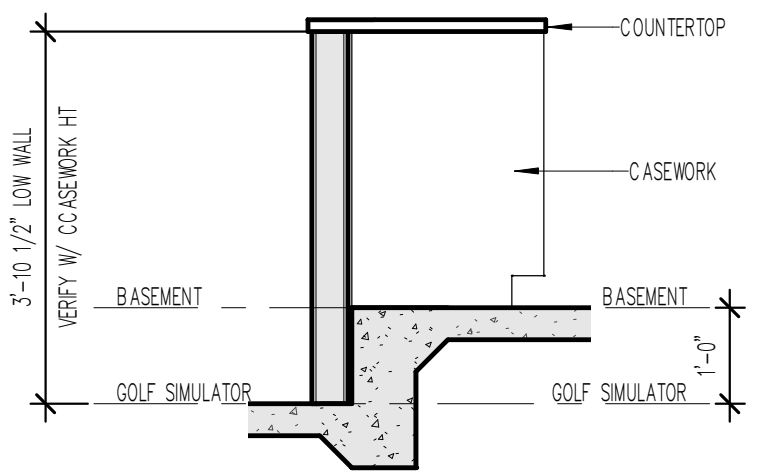
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ESTIMATED FOOTING LENGTH		
TYPE	LENGTH	
PER PAD - SIZED BY OTHERS	21'-0"	
RETAINING FOOTING - 16 x 8	605'-11 1/2"	
TOTAL	626'-11 1/2"	

ESTIMATED STRUCTURE		
TYPE	COUNT	LENGTH
BEAM (DROPPED)	7	55'-0 3/4"
BEAM (FLUSH)	5	59'-8 7/16"
ORDER TRUSS	25	328'-0 1/16"
HEADER	10	109'-3 5/8"
PT BEAM (DROPPED)	4	66'-5 1/2"



2 LOW WALL DETAIL
1/2" = 1'-0"

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

ESTIMATED CONCRETE FLATWORK		
TYPE	AREA	VOLUME
Floor: Basement	2358 SF	29.1 CY
Floor: Front Porch	120 SF	2.7 CY
Floor: Garage	1037 SF	12.8 CY
Floor: Rear Patio	130 SF	6.3 CY
TOTAL	4027 SF	50.9 CY

ESTIMATED FOUNDATION WALL LENGTH	
WALL HEIGHT	WALL LENGTH @ CENTERLINE
1'-0"	17'-0"
1'-4"	10'-0"
3'-10"	27'-0"
4'-0"	221'-8"
4'-4"	22'-0"
10'-0"	240'-4 3/4"
11'-0"	17'-4 3/4"

KEYNOTE LEGEND	
NUMBER	NOTE
05	8'-0 HD/HT.
29	36" X 60" FIBERGLASS SHOWER
42	DIRECT VENT FIREPLACE = VERIFY MODEL AND R.O. PER BUILDER
51	2X4 FLAT FRAME PRESSURE TREATED WALL FURRING W/ 1-1/2" THICK RIGID INSULATION FOM BOARD, CONTINUOUS BETWEEN EACH STUD SPACE AS REQUIRED, INSULATION BOARD AND FURRING NOT TO EXTEND BEYOND TOP OF FOUNDATION WALL.
53	PASSIVE RADON SYSTEM w/OUTLET IN ATTIC
54	EGRESS WINDOW SILL HEIGHT NOT TO EXCEED 44" AFF (MAX.)
57	2X4 BEARING WALL ON 16" X 8" CONTINUOUS CONCRETE FOOTING (TYP.)
59	STRUCTURAL POST ON CONCRETE PER PAD, SIZED BY OTHERS
61	BEAM POCKET (TYP.)

WINDOW SCHEDULE			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
3	4-0 X 4-0 SL	7'-8"	
2	4-0 X 6-0 FX	7'-11 1/2"	
MAIN FLOOR			
9	15-0 X 7-6 FX/WN	7'-11 1/2"	
5	4-0 X 7-6 FX/WN	7'-11 1/2"	
6	5-0 X 2-0 FX	12'-8"	
1	6-0 X 7-6 FND/CSMNT	7'-11 1/2"	
1	6-0 X 7-6 FX	8'-11 1/2"	
1	2-8 X 4-8 FX	7'-11 1/2"	
4	4-0 X 2-0 FX	12'-8"	
5	3-0 X 2-8 FX		

DOOR SCHEDULE		
QTY	DOOR SIZE	COMMENTS
1	2-2680	DOUBLE DOOR
1	2688 PKT	POCKET DOOR
2	2-2468	DOUBLE DOOR
6	2688	
1	3068	
MAIN FLOOR		
1	3080 ENTRY	INSULATED FLUSH PANEL DOOR
1	180100 OHSD	OVERHEAD GARAGE DOOR
3	2680	
3	2680 PKT	
1	2-2080	DOUBLE DOOR
1	3080 SN	
1	3080 INSUL w/CLOSER	20 MIN RATED W/CLOSER
1	2-2680	DOUBLE DOOR
1	2680	
1	90100 OHSD	OVERHEAD GARAGE DOOR
1	2-3068 W/7-3 TRANSOM	DOUBLE DOOR W/ TRANSOM
2	12080 SCD	SLIDING GLASS DOOR

FLOORING SCHEDULE		
ROOM	AREA	FLOOR FINISH
BASEMENT		
BAR	378 SF	HARD
BASEMENT	314 SF	CONC
BATH.1	117 SF	HARD
BDRM.3	154 SF	CRPT
BDRM.4	129 SF	CRPT
BUNKRM	287 SF	CRPT
FAMILY	450 SF	HARD
GOLF SIMULATOR	260 SF	CRPT
STAIRS	102 SF	CRPT
MAIN FLOOR		
BATH.1	234 SF	HARD
BATH.2	52 SF	HARD
BDRM.2	178 SF	CRPT
BREKIE WAY	157 SF	CONC
COYD PATIO	512 SF	CONC
DINETTE	153 SF	HARD
DROP	137 SF	HARD
GARAGE	900 SF	CONC
GREAT RM.	596 SF	HARD
KITCHEN	277 SF	HARD
LAUND.	86 SF	HARD
ENTRY	85 SF	HARD
PRIMARY	290 SF	CRPT
WC	119 SF	CRPT

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 3/8" FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS, SLOPE AS NOTED ON ROOF PLANS
 - CEILING:
FRAMING 16" O.C. = 1/2" OPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" OPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
 - INTERIOR 1/2" OPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - INTERIOR 1/2" OPSUM WALL CONSTRUCTION:
4" CONCRETE SLAB (WN) ON 6 MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/2"
FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
FLOOR PLANS (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" OPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" OPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" OPSUM WALL BOARD
- WINDOWS:
 - ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR PLANS, U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM MANUFACTURER)
 - CASHEMENT WINDOWS:
NOTED ON PLANS AS SH
 - SLIDING WINDOWS:
NOTED ON PLANS AS S
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:
 - DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. (U.O.N.)
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN DOOR SIZE NOTED ON PLANS
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4" WIDER THEN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - OPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS

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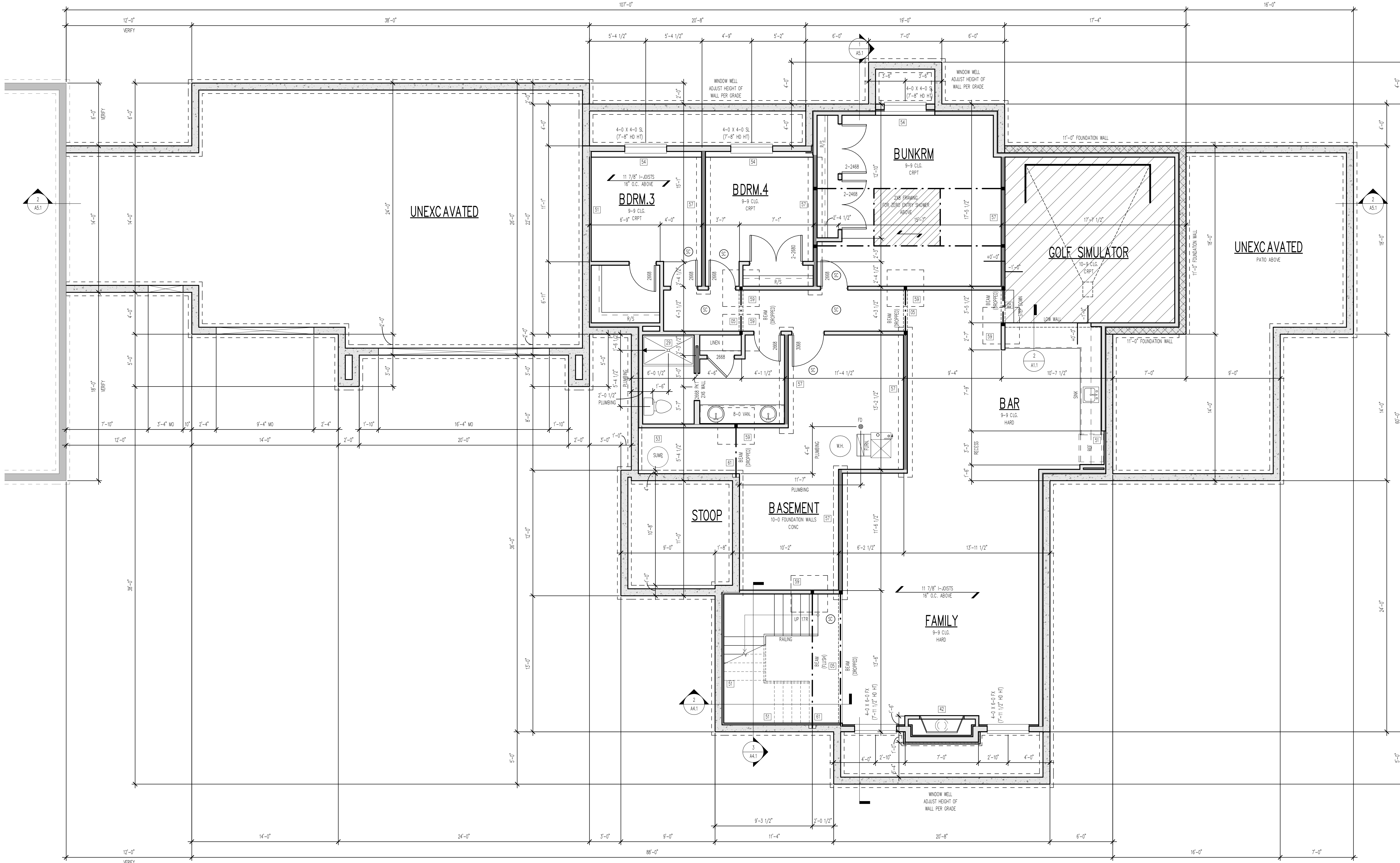
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PROJECT
PHASE 3

LAKE HOUSE
4709 PANORAMA DR
PANORA, IA

BUILDER
JRL BUILDERS
PROJECT NO.
21000125
ISSUE DATE
01.28.26
DRAWN
TK/AK
SHEET NAME
BASEMENT

SHEET NO.
A1.1



1 BASEMENT
1/4" = 1'-0"

ESTIMATED MATERIAL TAKEOFFS		
MATERIAL	AREA	
Ceilings		
GYPSUM WALL BOARD - 1/2"	1854 SF	
GYPSUM WALL BOARD - 5/8"	3406 SF	
Floors		
FLOOR SHEATHING - 3/4"	2283 SF	
Roofs		
ASPHALT SHINGLES	7224 SF	
EXTERIOR SHEATHING - 1/2"	7372 SF	
MEMBRANE ROOFING	146 SF	
ROOF UNDERLAYMENT	7224 SF	
Walls		
EXTERIOR SHEATHING - 1/2"	4110 SF	
GYPSUM WALL BOARD - 1/2"	13433 SF	
GYPSUM WALL BOARD - 5/8"	165 SF	
HOUSE WRAP / VAPOR RETARDER	4128 SF	

SQUARE FOOTAGE ARE ESTIMATES ONLY.
CONTRACTOR TO VERIFY AMOUNTS.
NO WASTE FACTOR IS INCLUDED.

ESTIMATED WOOD WALLS		
MATERIAL	LINEAL FEET	
Exterior		
WOOD STUD - 2X4	58'-0"	
WOOD STUD - 2X6	359'-8"	
Interior		
WOOD STUD - 2X4	702'-4"	
WOOD STUD - 2X6	46'-4"	

ESTIMATED STRUCTURE		
TYPE	COUNT	LENGTH
BEAM (DROPPED)	7	59'-9 3/4"
BEAM (FLUSH)	5	59'-8 7/16"
GRODER TRUSS	25	328'-10 1/16"
HEADER	10	109'-3 5/8"
PT BEAM (DROPPED)	4	66'-5 1/2"

KEYNOTE LEGEND		
NUMBER	NOTE	
25	FREE STANDING TUB. VERIFY SIZE PER BUILDER	
35	CUSTOM FLUSH ENTRY WALK-IN TILED SHOWER. DROP T.O. FLOOR -2" AS REQUIRED	
39	DOUBLE WALL w/RECESSED SPACE FOR REFRIGERATOR AS REQUIRED	
42	DIRECT VENT FIREPLACE - VERIFY MODEL AND R.O. PER BUILDER	
45	WASHER TO BE ON LEFT SIDE OF DRYER WHEN FACING APPLIANCES	
46	DOUBLE PLUMBING WALL	
56	22" X 30" ATTIC ACCESS	
61	8'-0" HD HT.	

WINDOW SCHEDULE			
QTY	TYPE	HEAD HEIGHT	EGRESS NOTES
BASEMENT			
3	4'-0" X 4'-0" SL	7'-8"	
2	4'-0" X 6'-0" FX	7'-11 1/2"	
MAIN FLOOR			
8	5'-0" X 7'-6" FX/WM	7'-11 1/2"	
5	4'-0" X 7'-6" FX/WM	7'-11 1/2"	
6	5'-0" X 2'-0" FX	12'-8"	
1	6'-0" X 7'-6" FHD/SMINT	7'-11 1/2"	
1	6'-0" X 7'-6" FX	8'-11 1/2"	
1	2'-6" X 4'-6" FX	7'-11 1/2"	
4	4'-0" X 2'-0" FX	12'-8"	
5	3'-0" X 2'-0" FX		

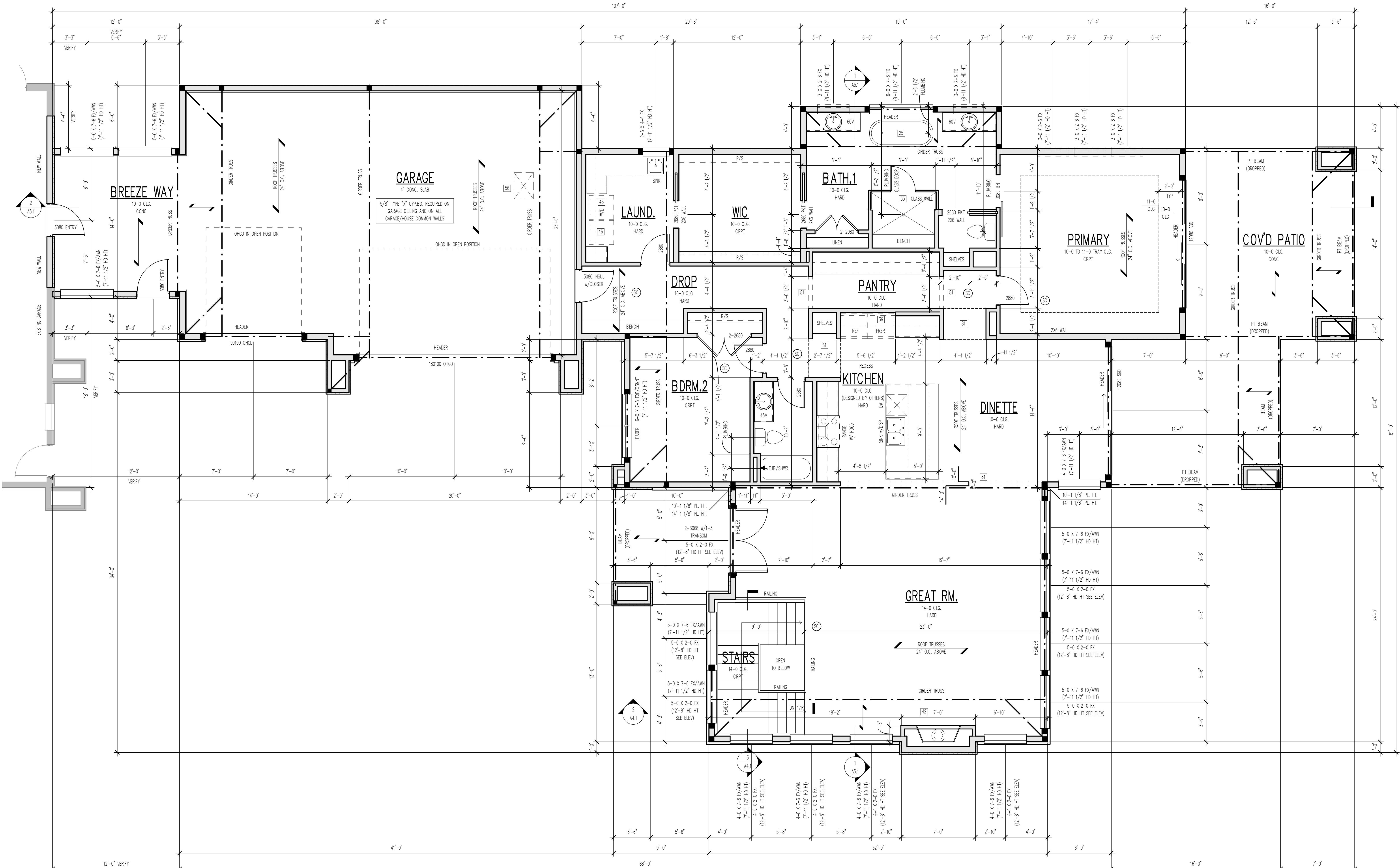
DOOR SCHEDULE		
QTY	DOOR SIZE	COMMENTS
BASEMENT		
1	2'-080	DOUBLE DOOR
1	2'-088 PKT	POCKET DOOR
2	2'-249B	DOUBLE DOOR
6	2'-088	
1	3'-088	
MAIN FLOOR		
2	3'-080 ENTRY	INSULATED FLUSH PANEL DOOR
1	18'-000 CHGD	OVERHEAD GARAGE DOOR
3	2'-080 PKT	
1	2'-2080	DOUBLE DOOR
1	3'-080 BN	
1	3'-080 INSUL W/CLOSER	20 MIN RATED W/CLOSER
1	2'-2080	DOUBLE DOOR
1	2'-080	
1	9'-000 CHGD	OVERHEAD GARAGE DOOR
1	2'-3068 W/7-3 TRANSOM	DOUBLE DOOR W/ TRANSOM
2	12'-080 SDO	SLIDING GLASS DOOR

FLOORING SCHEDULE		
ROOM	AREA	FLOOR FINISH
BASEMENT		
BAR	378 SF	HARD
BASEMENT	314 SF	CONC
BATH.1	117 SF	HARD
BDRM.1	154 SF	CRPT
BDRM.4	129 SF	CRPT
BDRM.5	287 SF	CRPT
FAMILY	450 SF	HARD
GOLF SIMULATOR	260 SF	CRPT
STAIRS	102 SF	CRPT
MAIN FLOOR		
BATH.1	234 SF	HARD
BATH.2	52 SF	HARD
BDRM.2	178 SF	CRPT
BREEZE WAY	197 SF	CONC
COVD PATIO	512 SF	CONC
DINETTE	153 SF	HARD
DROP	137 SF	HARD
GARAGE	900 SF	CONC
GREAT RM.	596 SF	HARD
KITCHEN	277 SF	HARD
LAUND.	86 SF	HARD
PANTRY	85 SF	HARD
PRIMARY	290 SF	CRPT
WIC	119 SF	CRPT

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 3/4" FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SLOPING WALL CONSTRUCTION:
SLOPE (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
 - INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (WM) ON 6" MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 7/8"
FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
FLOOR PLANS (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS. U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURER)
 - CASEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CSMT
 - SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. (U.O.N.)
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
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BLU-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
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THAN DOOR SIZE NOTED ON PLANS
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ENGINEERED LUMBER SHALL BE USED IN THE FOLLOWING WALLS:
WALLS SUPPORTING WALLS AND 2-STORY CEILINGS. WALLS
CONTAINING POCKET DOORS, ANY TILED WALLS, & WALLS
SUPPORTING BAR & KITCHEN CABINETS BUT NOT BATHROOM
VANITIES. VERIFY ALL LOCATIONS W/ BUILDER.
- SMOKE ALARMS SHALL COMPLY W/ NFPA 72 AND 3204
OF IRC-2018. SMOKE ALARMS SHALL BE LISTED IN
ACCORDANCE W/ UL217 AND UL203A. (S) THE SYMBOL
INDICATES SMOKE ALARM, CARBON MONOXIDE ALARM OR
COMBINATION SMOKE AND CARBON MONOXIDE ALARM.
- ALL STRUCTURE SHOWN IS SCHEMATIC ONLY AND TO BE
DESIGNED AND ENGINEERED BY TRUSS MFR OR BY OTHERS.
- WINDOW SIZES SHOWN ON PLANS ARE NOMINAL SIZE - ACTUAL
WINDOW ROUGH OPENING TO BE VERIFIED PER MFR.
- ROUGH OPENINGS OF FIREPLACES SHOWN ON PLANS TO
BE VERIFIED BY OTHERS AND ROUTE FLUES PER MFR.
- CABINETS SHOWN ON PLANS DESIGNED
BY OTHERS AND TO BE VERIFIED PER MFR.
- VERIFY FOUNDATION ELEVATIONS FOR STEP DOWNS PER GRADE.
PLANS ARE CONCEPTUAL, ADJUST AS REQ.
- ALL STRUCTURAL CONCRETE PIER PADS
TO BE SIZED AND VERIFIED BY OTHERS.
- PLACE BASEMENT WINDOW HEADERS IN RM AS REQUIRED
PER WINDOW HD HT AND GRADE.
- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER PADS, HEADERS, AND
BEAMS IS SCHEMATIC ONLY AND TO BE SIZED
BY OTHERS. ANY STRUCTURAL SIZE NOTES
WERE NOT ENGINEERED OR SIZED BY ALLER
DESIGN GROUP LLC, ITS OWNER, OR
EMPLOYEES BUT WAS PROVIDED BY OTHERS,
AND IS THE RESPONSIBILITY OF THE BUILDER.
- THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES,
AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST
THAT MAY ARISE DURING THE CONSTRUCTION OF THIS
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CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE
ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS.
THEREFORE, THE OWNER AND/OR CONTRACTOR MUST CAREFULLY
INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE
DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES
RESPONSIBILITY FOR THE SAME.



1 MAIN FLOOR
1/4" = 1'-0"

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PROJECT
PHASE 3

LAKE HOUSE
4709 PANORAMA DR
PANORA, IA

BUILDER
JRL BUILDERS

PROJECT NO.
21000125

ISSUE DATE
01.28.26

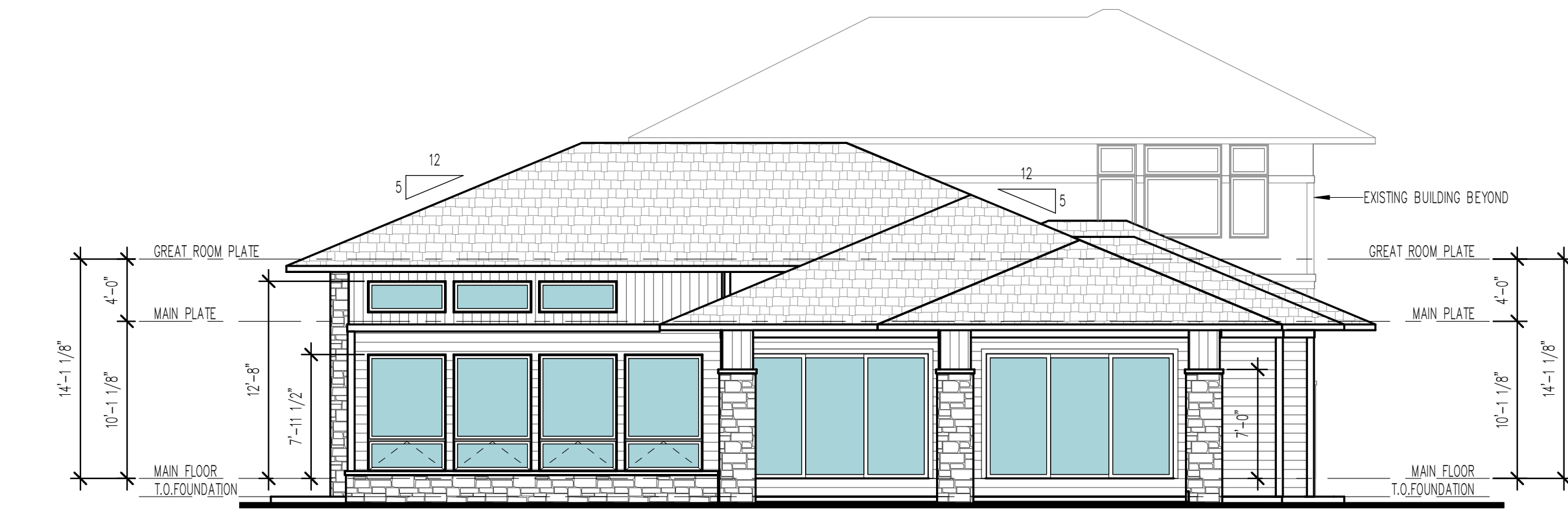
DRAWN
TK/AK

SHEET NAME
MAIN FLOOR

SHEET NO.
A2.1

ESTIMATED MATERIALS			
MATERIAL TYPE	MATERIAL SF	MATERIAL #	MATERIAL ELEVATION
Lap Siding - 8"	2912 SF	50.38	
Siding - Vertical	1141 SF	22.82	
Stone Veneer	1340 SF	26.80	

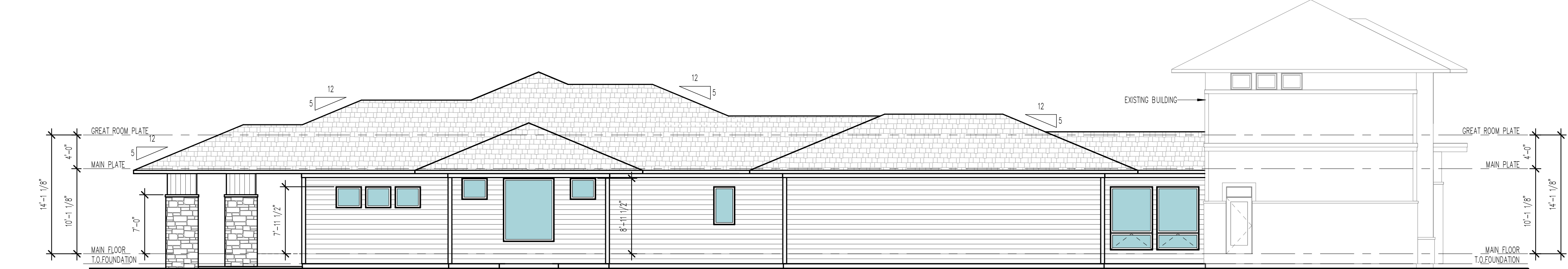
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 - CEILING:
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FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
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ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN.) ON 6 MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1/2"
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FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
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 - CASHEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
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NOTED ON PLANS AS S
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
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 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



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



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

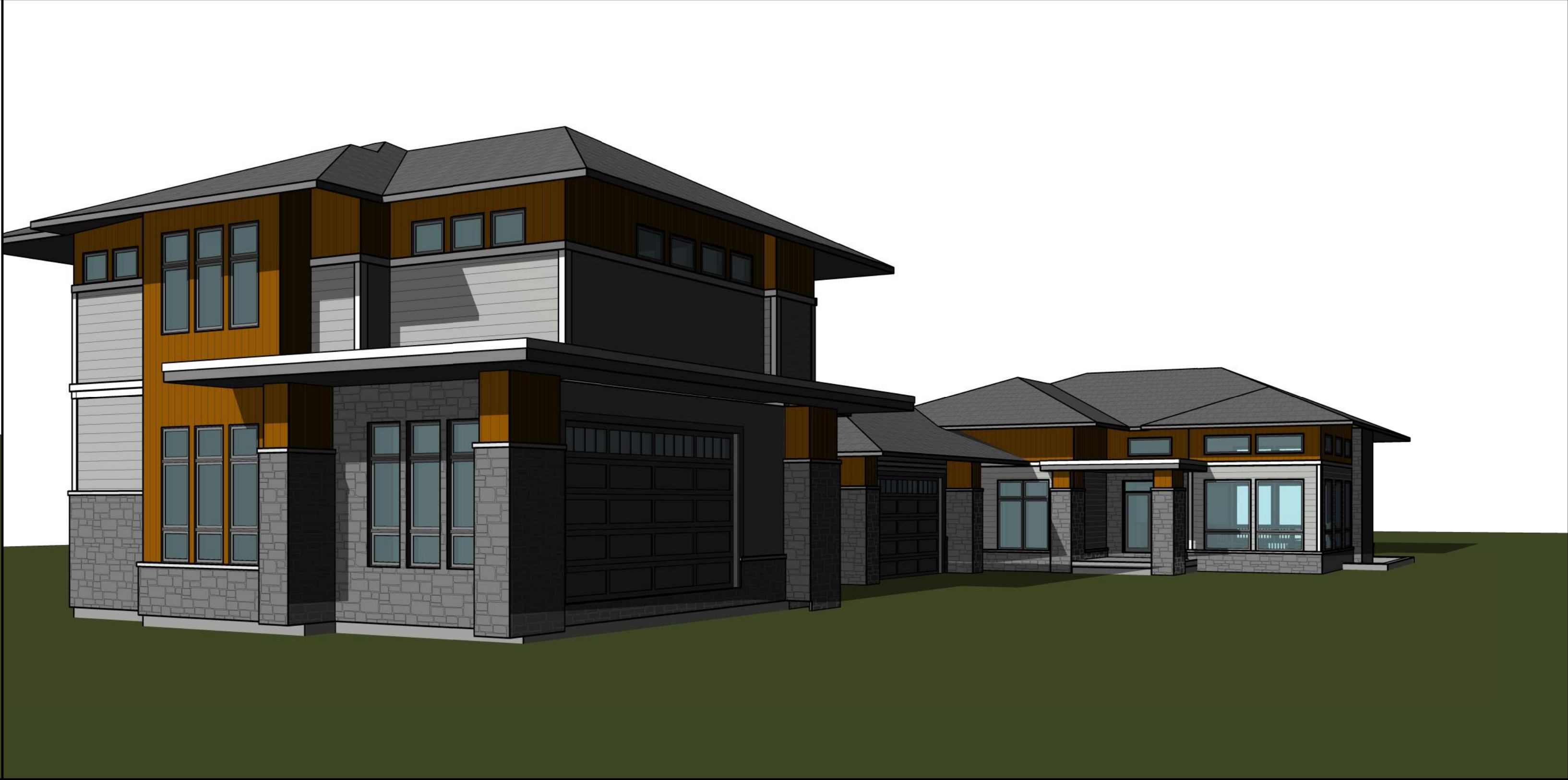
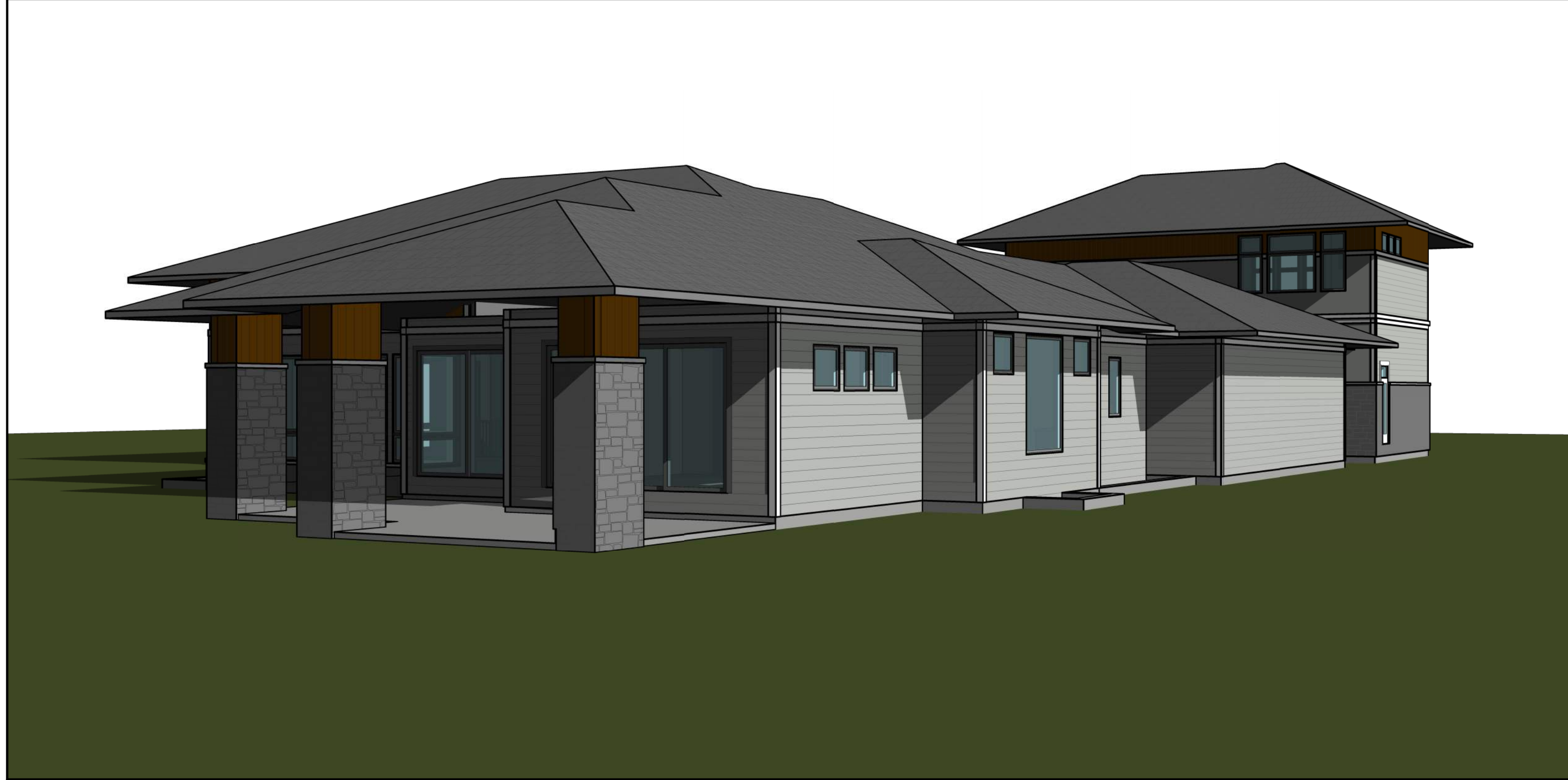


2 LEFT ELEVATION
1/8" = 1'-0"



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

- WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS.
- ALL WINDOW HEAD HEIGHTS ARE 7" - 11 1/2", UNO.
- WALL SHEATHING ON ALL ELEVATIONS SHALL BE EXTERIOR GRADE 1/2" OSB, UNO.
- VERIFY ALL EXTERIOR DOOR STYLES WITH BUILDER.
- OUTLETS AND DOWNSPUTS NOT SHOWN FOR CLARITY.
- ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
- ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER-PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS, AND IS THE RESPONSIBILITY OF THE BUILDER.
- THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES, AND CONSULTANTS DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DOCUMENTS. THEREFORE, THE OWNER AND/OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.



TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 3/8" FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN.) ON 6 MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" T/G
FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
FLOOR PLANS (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:
ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS. U.O.N. (BUILDER TO DETERMINE R.O. SIZES FROM
MANUFACTURER)
 - CASSETT WINDOW:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CHMT
 - SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:
DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS
BI-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BI-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS

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PROJECT

PHASE 3

LAKE HOUSE
4709 PANORAMA DR
PANORA, IA

BUILDER
JRL BUILDERS

PROJECT NO.
21000125

ISSUE DATE
01.28.26

DRAWN
TK/AK

SHEET NAME
EXTERIOR VIEWS, FINISH PLANS

SHEET NO.

A3.2



1 BASEMENT FINISH PLAN
1/8" = 1'-0"



2 MAIN FLOOR FINISH PLAN
1/8" = 1'-0"

FLOOR FINISH SCHEDULE	
FLOOR FINISH	AREA
BASEMENT	CONC 314 SF
	CRPT 932 SF
	HARD 965 SF
MAIN FLOOR	CONC 1569 SF
	CRPT 586 SF
	HARD 1801 SF

FLOOR FINISH LEGEND	
CONC	CRPT
HARD	

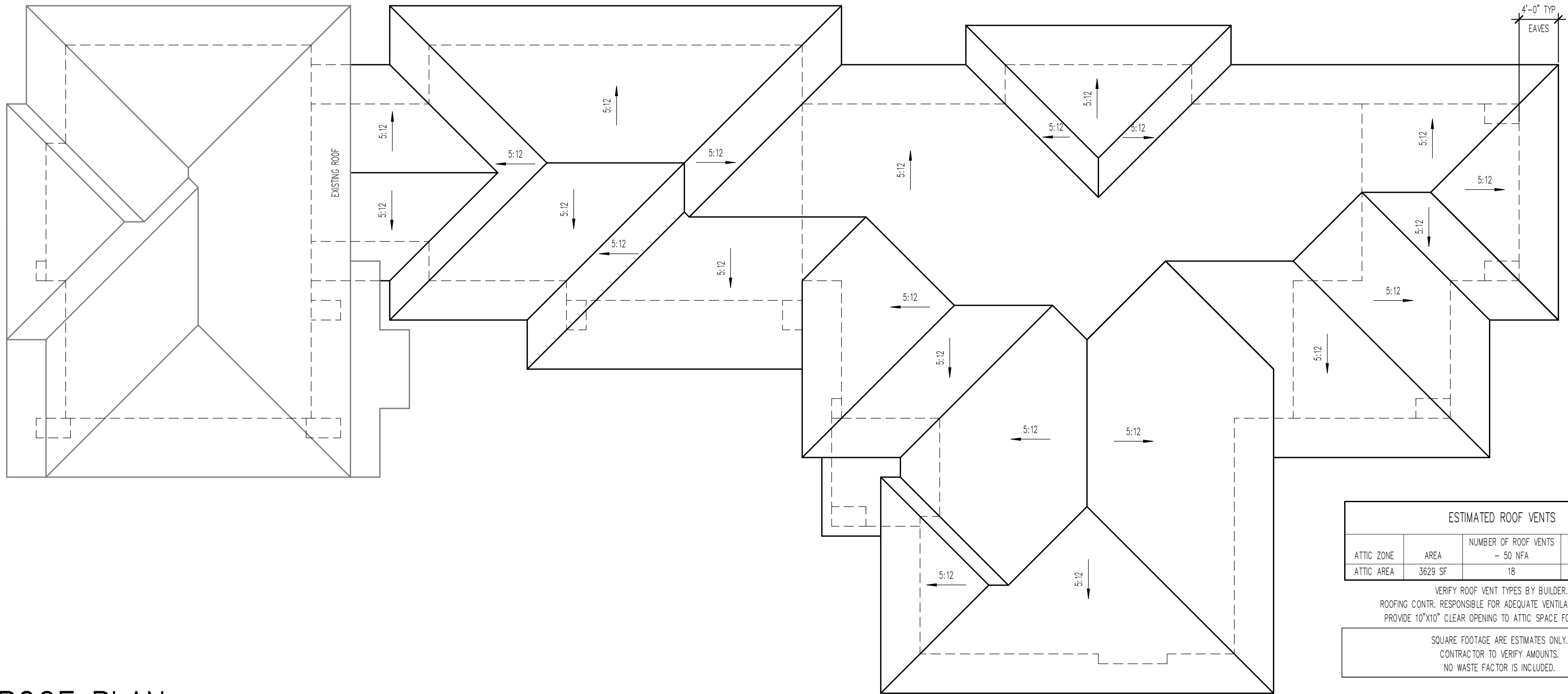
ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING

ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM

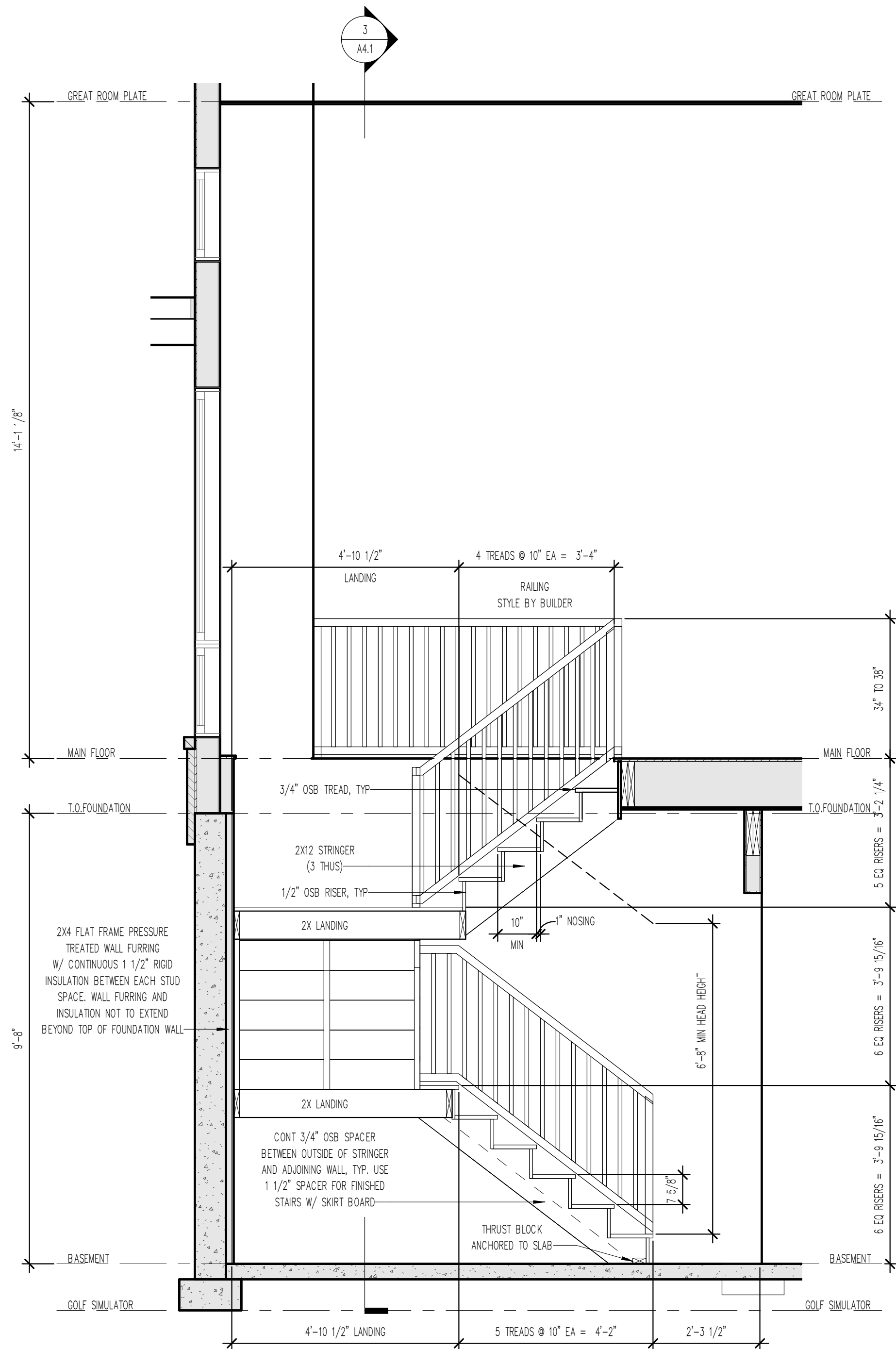
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM

ALL STRUCTURE, INCLUDING FOOTINGS,
FOUNDATION WALLS, PIER-PADS, HEADERS, AND
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BY OTHERS. ANY STRUCTURAL SIZE NOTES
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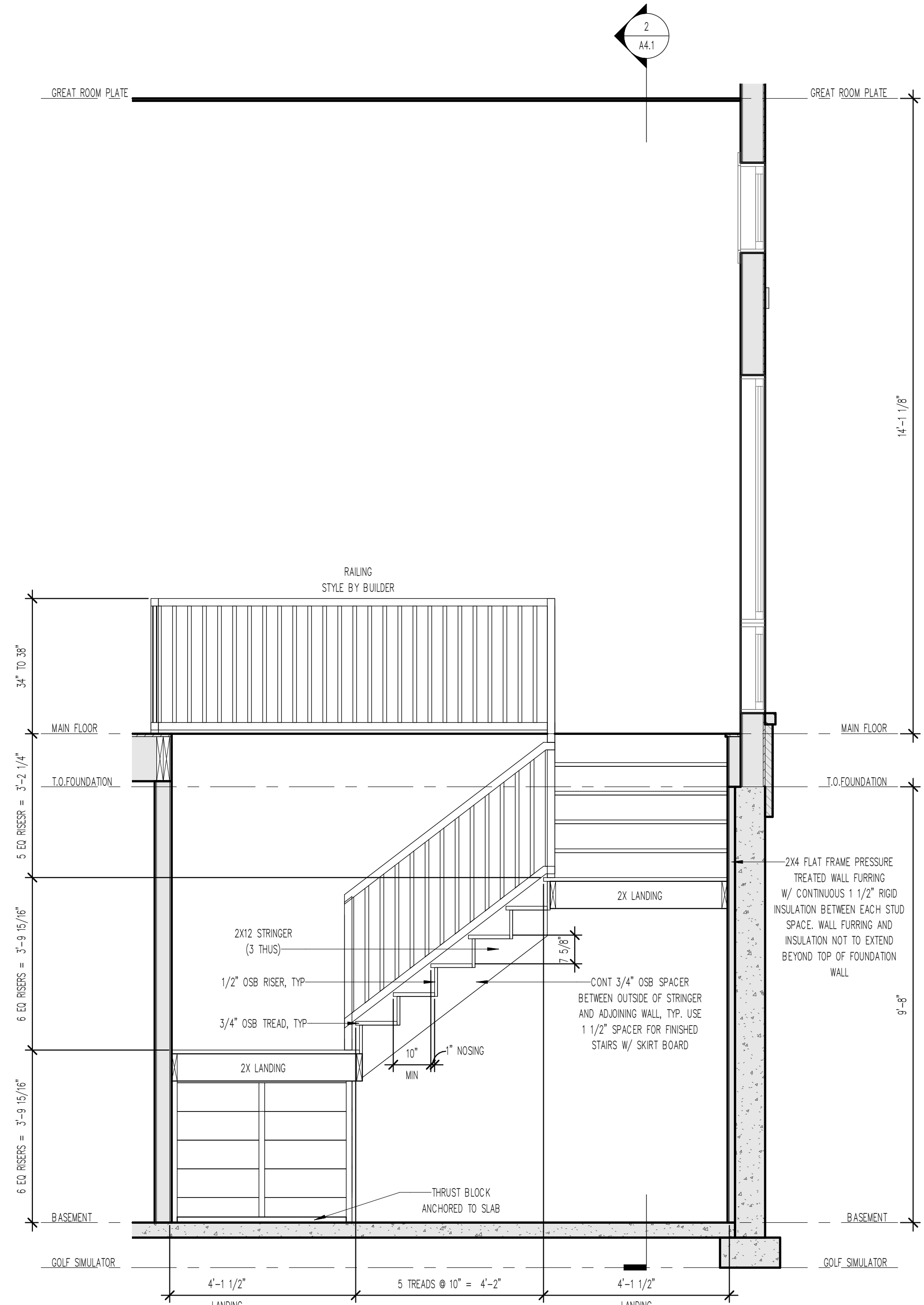
THE OWNER AND/OR CONTRACTOR OF THIS PLAN RELEASES
ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS, EMPLOYEES,
AND CONSULTANTS FROM ANY CLAIMS OR LAWSUITS AGAINST
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DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES
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1 ROOF PLAN
1/8" = 1'-0"



2 STAIR SECTION 1
1/2" = 1'-0"

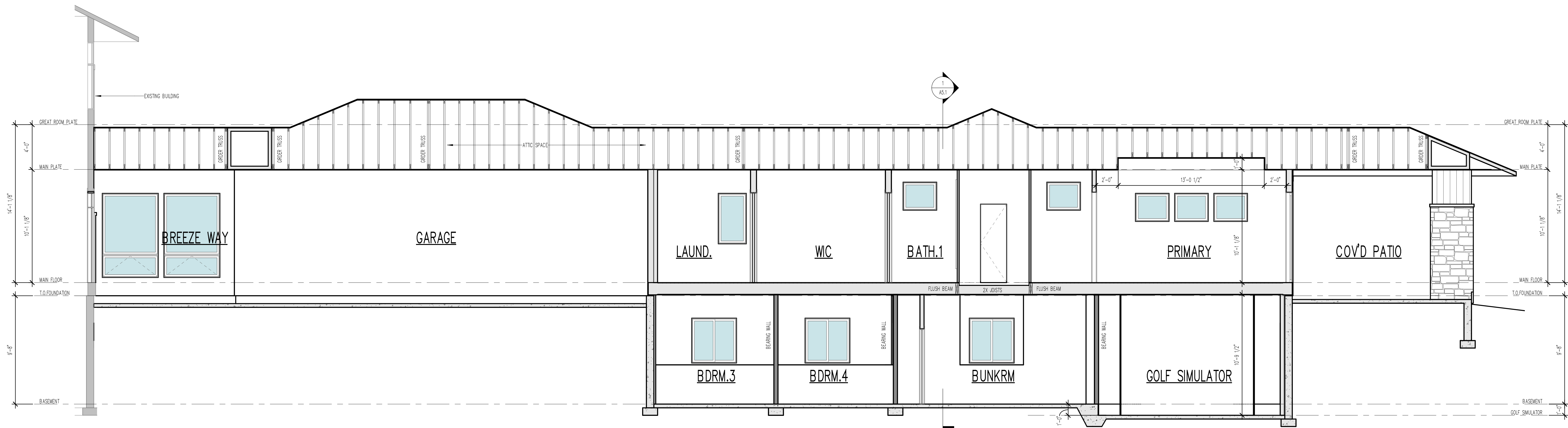


3 STAIR SECTION 2
1/2" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 3/4" FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
 - INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - E. BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN.) ON 6 MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - F. FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" TYP
FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:
 - ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS. U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURER)
 - CASHEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CASH
 - SLIDING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:
 - DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS
BLU-PASS DOOR (BP) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BL-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

MIN. TREAD DEPTH: MAX. RISER HEIGHT: MIN. HEADROOM: MAX. VARIANCE:	10" 7 3/4" 6'-8" 3/8"
HANDRAIL HEIGHTS: HANDRAILS MAY ENCR OACH WIDTH OF STAIRS BY 4 1/2" MAX HANDRAILS MAX CROSS SECTION = 2 5/8" HANDRAILS REDD ALONG STAIRS W/ 2 OR MORE TREADS	34" TO 38" HANDRAILS MAY ENCR OACH WIDTH OF STAIRS BY 4 1/2" MAX HANDRAILS MAX CROSS SECTION = 2 5/8" HANDRAILS REDD ALONG STAIRS W/ 2 OR MORE TREADS
MEMBRANE ROOFING SHALL BE USED ON ROOFS SLOPED LESS THAN 2:12 PER IRC R 905.2.2	MEMBRANE ROOFING SHALL BE USED ON ROOFS SLOPED LESS THAN 2:12 PER IRC R 905.2.2
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOFS SLOPED 2:12 OR GREATER PER IRC R 905.2.2. VERIFY MANUFACTURERS REQUIREMENTS BEFORE INSTALLATION.	ASPHALT SHINGLES SHALL BE USED ONLY ON ROOFS SLOPED 2:12 OR GREATER PER IRC R 905.2.2. VERIFY MANUFACTURERS REQUIREMENTS BEFORE INSTALLATION.
ROOFS SLOPED 2:12 TO 4:12 REQUIRE A DOUBLE LAYER OF UNDERLAYMENT PER IRC R905.1.1. A 18" STRIP S APPLIED AT AND PARALLEL TO THE EAVE EDGE. THEN STARTING AT THE EAVE EDGE APPLY 36" SHEETS OF UNDERLAYMENT OVERLAPPING THE PREVIOUS SHEET BY 18". END LAPS SHALL BE 4" AND OFFSET BY 6'-0" PER IRC R905.1.1	ROOFS SLOPED 2:12 TO 4:12 REQUIRE A DOUBLE LAYER OF UNDERLAYMENT PER IRC R905.1.1. A 18" STRIP S APPLIED AT AND PARALLEL TO THE EAVE EDGE. THEN STARTING AT THE EAVE EDGE APPLY 36" SHEETS OF UNDERLAYMENT OVERLAPPING THE PREVIOUS SHEET BY 18". END LAPS SHALL BE 4" AND OFFSET BY 6'-0" PER IRC R905.1.1
ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY - VERIFY LOCATIONS PER BLDG.	ROOF GUTTERS AND DOWNSPOUTS ARE CONCEPTUAL ONLY - VERIFY LOCATIONS PER BLDG.
VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.	VERIFY ROOF VENT TYPES BY BUILDER. ROOFING CONTR RESPONSIBLE FOR ADEQUATE VENTILATION PER CODE.
FINAL ROOF DESIGN BY TRUSS MFR. ORDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFR.	FINAL ROOF DESIGN BY TRUSS MFR. ORDER TRUSS, SUPPORTS AND POINT LOADS PROVIDED BY TRUSS MFR.
PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.	PROVIDE SELF-ADHERING POLYMER MODIFIED BITUMEN ICE MAT FROM EDGE OF EAVES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE.
ADJUST REEL HEIGHTS AS REQUIRED TO MAINTAIN CONSISTENT EAVE OVERHANGS.	ADJUST REEL HEIGHTS AS REQUIRED TO MAINTAIN CONSISTENT EAVE OVERHANGS.
EAVE AND RAKE OVERHANGS NOTED ARE FINISHED DIMENSIONS.	EAVE AND RAKE OVERHANGS NOTED ARE FINISHED DIMENSIONS.
ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING	ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM	ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM	HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER-PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS. AND IS THE RESPONSIBILITY OF THE BUILDER.	ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER-PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS. AND IS THE RESPONSIBILITY OF THE BUILDER.
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2 BUILDING SECTION 2
1/4" = 1'-0"



1 BUILDING SECTION 1
1/4" = 1'-0"

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:
COMPOSITION ROOF SHINGLES ON 3/4" FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
 - CEILING:
FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:
SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
 - INTERIOR 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:
STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
 - INTERIOR 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:
4" CONCRETE SLAB (MIN.) ON 6 MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:
FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" 1" G
FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:
 - ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS. U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURER)
 - CASHEMENT WINDOWS:
WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CSMT
 - SLEEPING WINDOWS:
NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:
NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:
NOTED ON PLANS AS DH
 - FIXED WINDOWS:
NOTED ON PLANS AS FX
- DOORS:
 - DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)
 - WOOD JAMBS AND CASING:
HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS
BLU-FOLD DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BLU-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
GYPSUM WALL BOARD OPENINGS:
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

- ALL EXTERIOR FRAME DIMENSIONS
INCLUDES 1/2" THICK WALL SHEATHING
- ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED
TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING
AND MECHANICAL SYSTEM
- HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.)
FROM INTERSECTING WALLS TO ALLOW FOR TRIM
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PROJECT
PHASE 3

LAKE HOUSE
4709 PANORAMA DR
PANORA, IA

BUILDER
JRL BUILDERS

PROJECT NO.
21000125

ISSUE DATE
01.28.26

DRAWN
TK/AK

SHEET NAME
BUILDING SECTIONS

SHEET NO.
A5.1

TYPICAL NOTES:

- TYPICAL CONSTRUCTION ASSEMBLIES:
 - ROOF CONSTRUCTION:

COMPOSITION ROOF SHINGLES ON 3/4" FELT (U.O.N.)
1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS
AS NOTED ON FLOOR PLANS. SLOPE AS NOTED ON ROOF PLANS
 - CEILING:

FRAMING 16" O.C. = 1/2" GYPSUM WALL BOARD
FRAMING 24" O.C. = 5/8" GYPSUM WALL BOARD
 - EXTERIOR SIDING WALL CONSTRUCTION:

SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP
ON EXTERIOR WALL SHEATHING AS NOTED BELOW
1/2" OSB SHEATHING ON ALL ELEVATIONS
INTERIOR: 1/2" GYPSUM WALL BOARD
 - EXTERIOR MASONRY WALL CONSTRUCTION:

STONE VENEER w/ HOUSE WRAP ON
1/2" PLYWOOD WALL SHEATHING
INTERIOR: 1/2" GYPSUM WALL BOARD
 - BASEMENT AND GARAGE FLOOR CONSTRUCTION:

4" CONCRETE SLAB (MIN.) ON 6 MIL POLY VAPOR BARRIER
ON COMPACTED STRUCTURAL FILL
 - FRAME FLOOR CONSTRUCTION:

FINISH FLOOR (AS NOTED ON FLOOR PLANS) ON 3/4" TYP
FLOOR SHEATHING ON FLOOR FRAMING AS CALLED OUT ON
FLOOR PLANS. (SPACING AS NOTED ON FLOOR PLANS)
CEILING: 5/8" GYPSUM WALL BOARD
FRAMING 24" O.C. : 5/8" GYPSUM WALL BOARD
FRAMING 16" O.C. : 1/2" GYPSUM WALL BOARD
- WINDOWS:

ROUGH OPENING OF WINDOWS TO BE NOTED IN FT./IN. ON FLOOR
PLANS. U.O.N. (BUILDER TO DETERMINED R.O. SIZES FROM
MANUFACTURER)

 - CASHEMENT WINDOWS:

WINDOW HINGE NOTED ON EXTERIOR ELEVATION.
NOTED ON PLANS AS CHMT
 - SLEIGH WINDOWS:

NOTED ON PLANS AS SL
 - SINGLE HUNG WINDOWS:

NOTED ON PLANS AS SH
 - DOUBLE HUNG WINDOWS:

NOTED ON PLANS AS DH
 - FIXED WINDOWS:

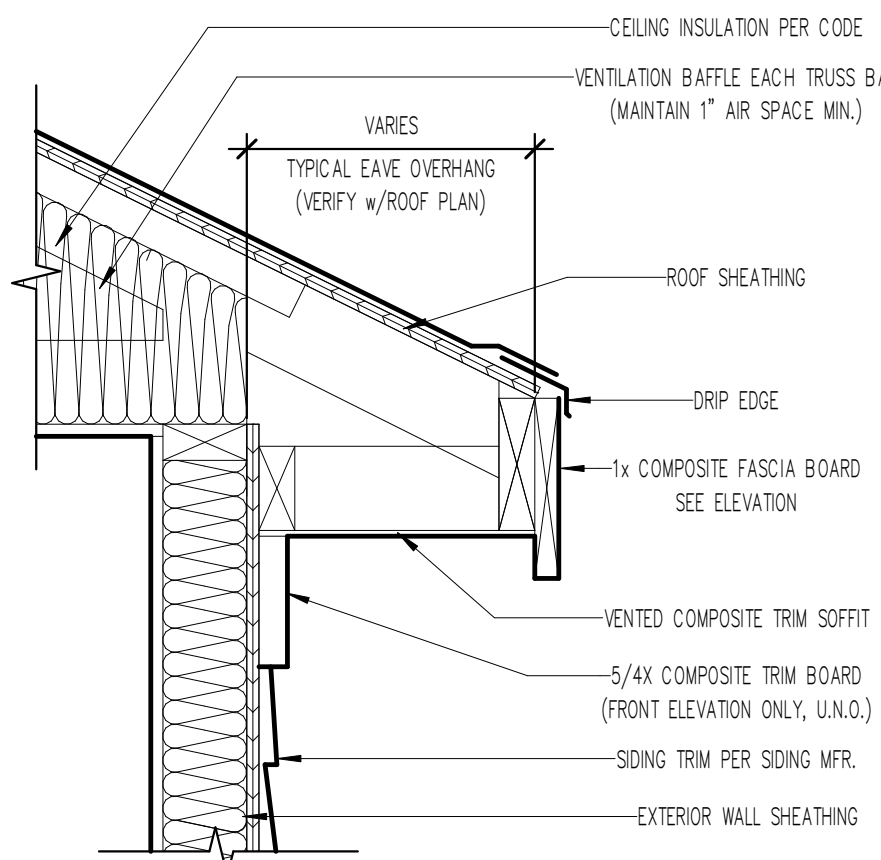
NOTED ON PLANS AS FX
- DOORS:

DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN.
TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" (U.O.N.)

 - WOOD JAMBS AND CASING:

HINGED DOOR ROUGH OPENING TO BE MIN. 2" WIDER THEN
DOOR SIZE NOTED ON PLANS
BL-FOLO DOOR (BF) ROUGH OPENING TO BE MIN. 2 1/4"
WIDER THAN DOOR SIZE NOTED ON PLANS
BL-PASS DOOR (BP) ROUGH OPENING TO BE 1" WIDER
THAN DOOR SIZE NOTED ON PLANS
BARN (BN) SEE MANUFACTURER FOR ROUGH OPENING
 - GYPSUM WALL BOARD OPENINGS:

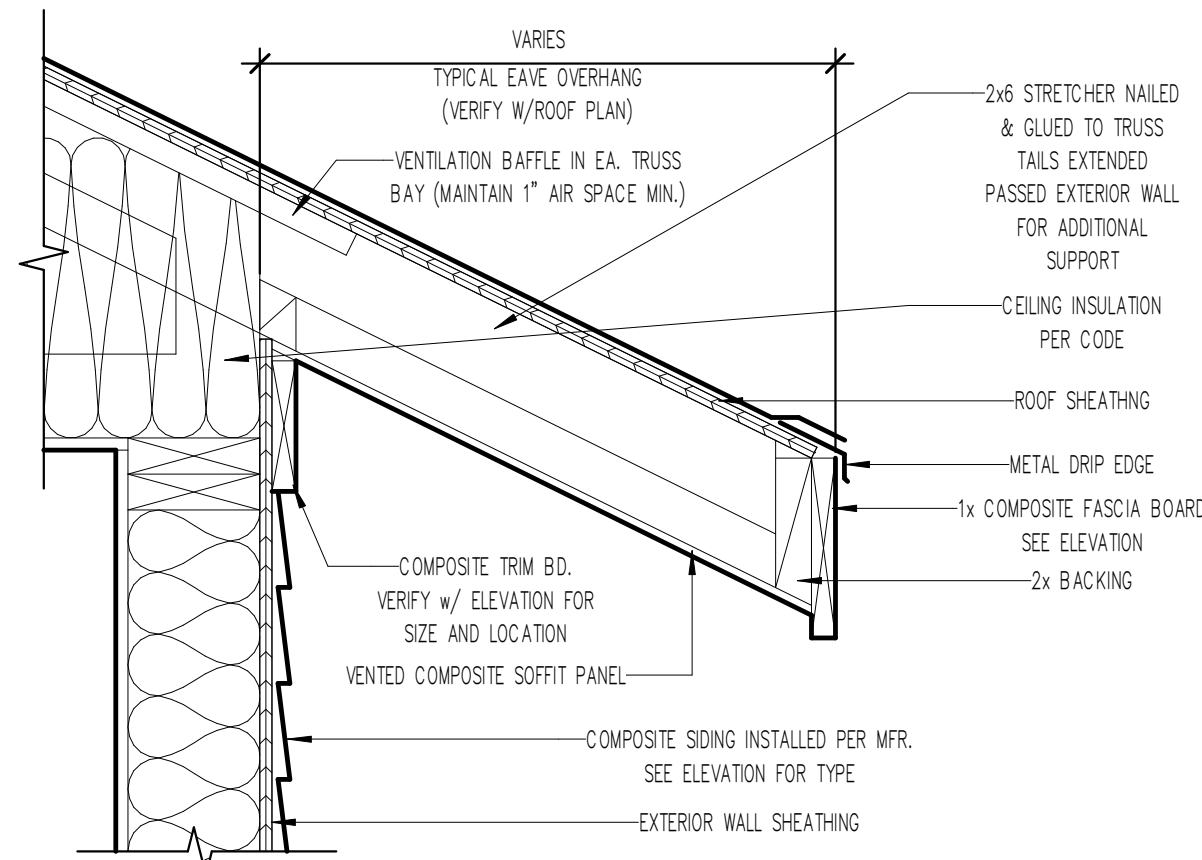
ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR
SIZE NOTED ON PLANS.
ROUGH OPENING FOR BI-FOLD DOORS TO BE
1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.



EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

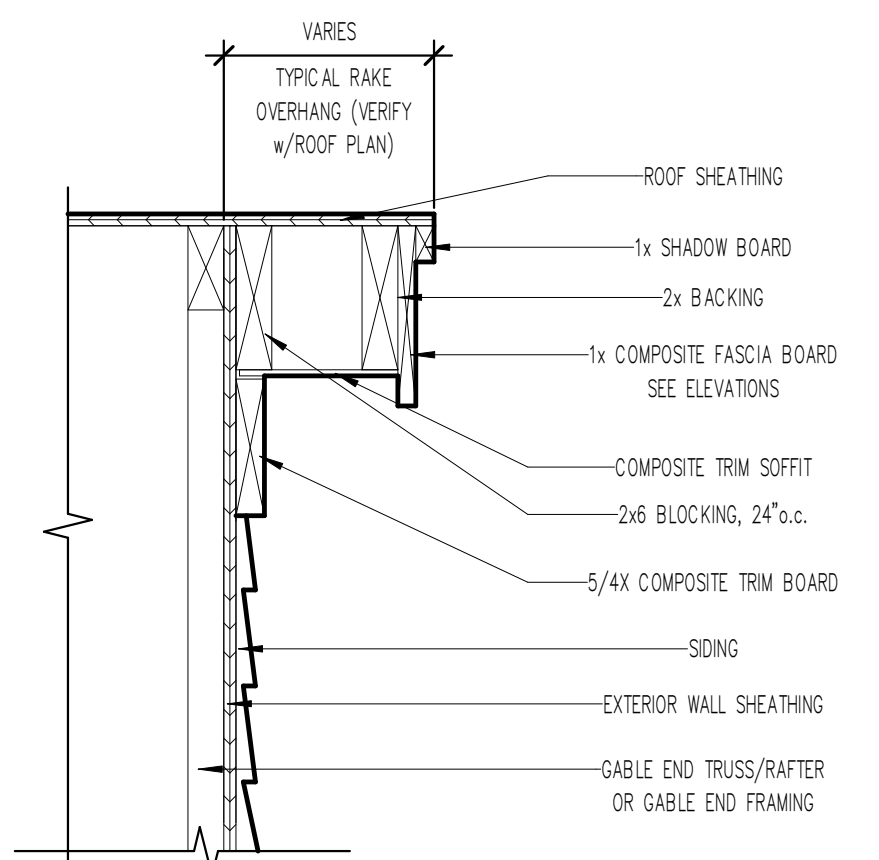
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



SLOPED EAVE DETAIL, TYP UNO

1 1/2" = 1'-0"

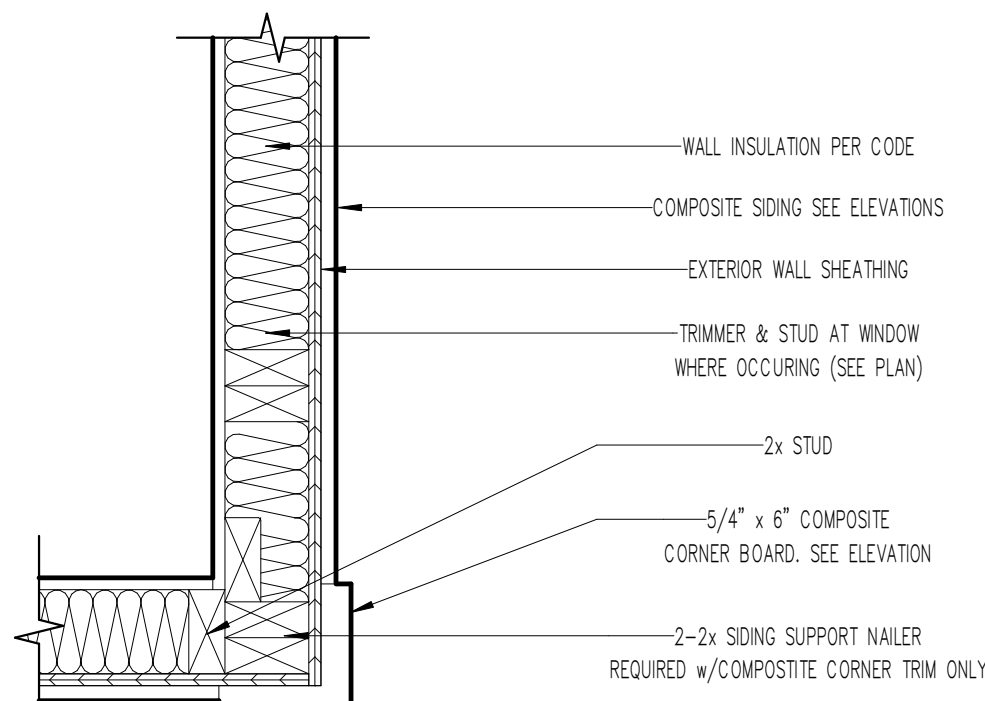
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



RAKE DETAIL, TYP UNO

1 1/2" = 1'-0"

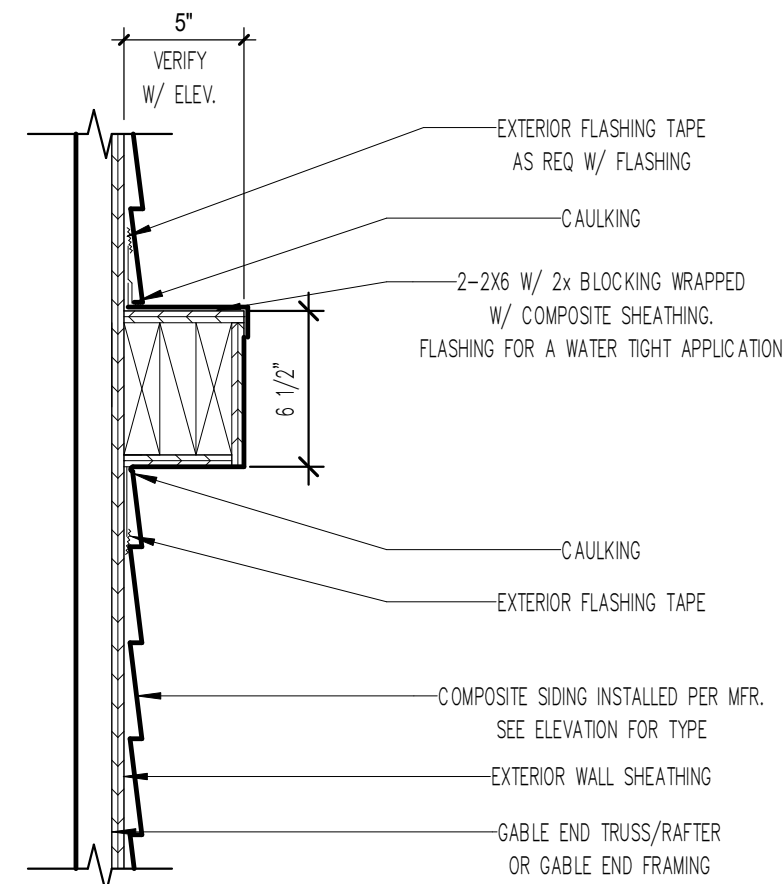
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



EXTERIOR CORNER DETAIL, TYP

1 1/2" = 1'-0"

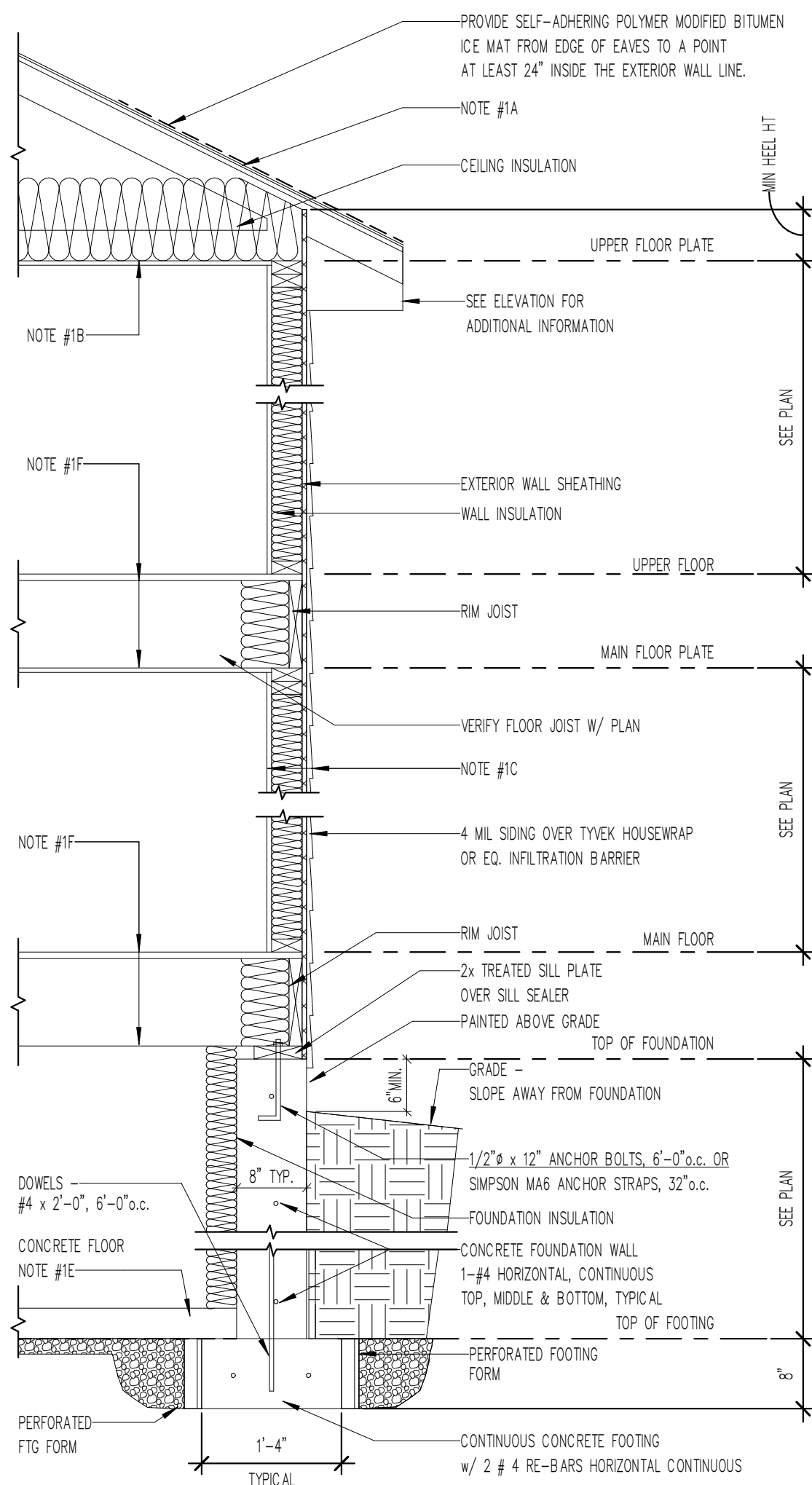
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



VALANCE DETAIL, TYP UNO

1 1/2" = 1'-0"

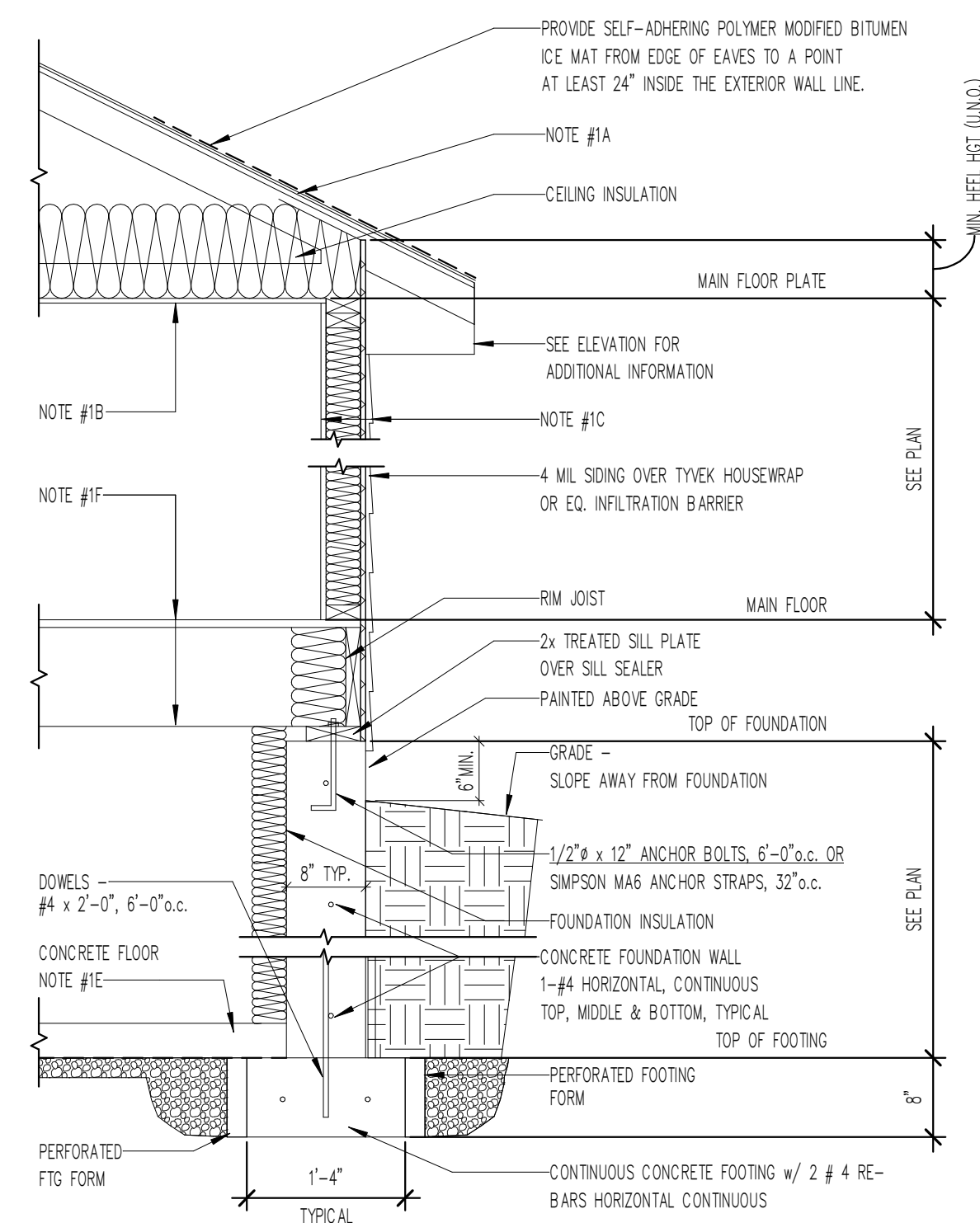
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



TYP. 2-STORY WALL SECTION

3/4" = 1'-0"

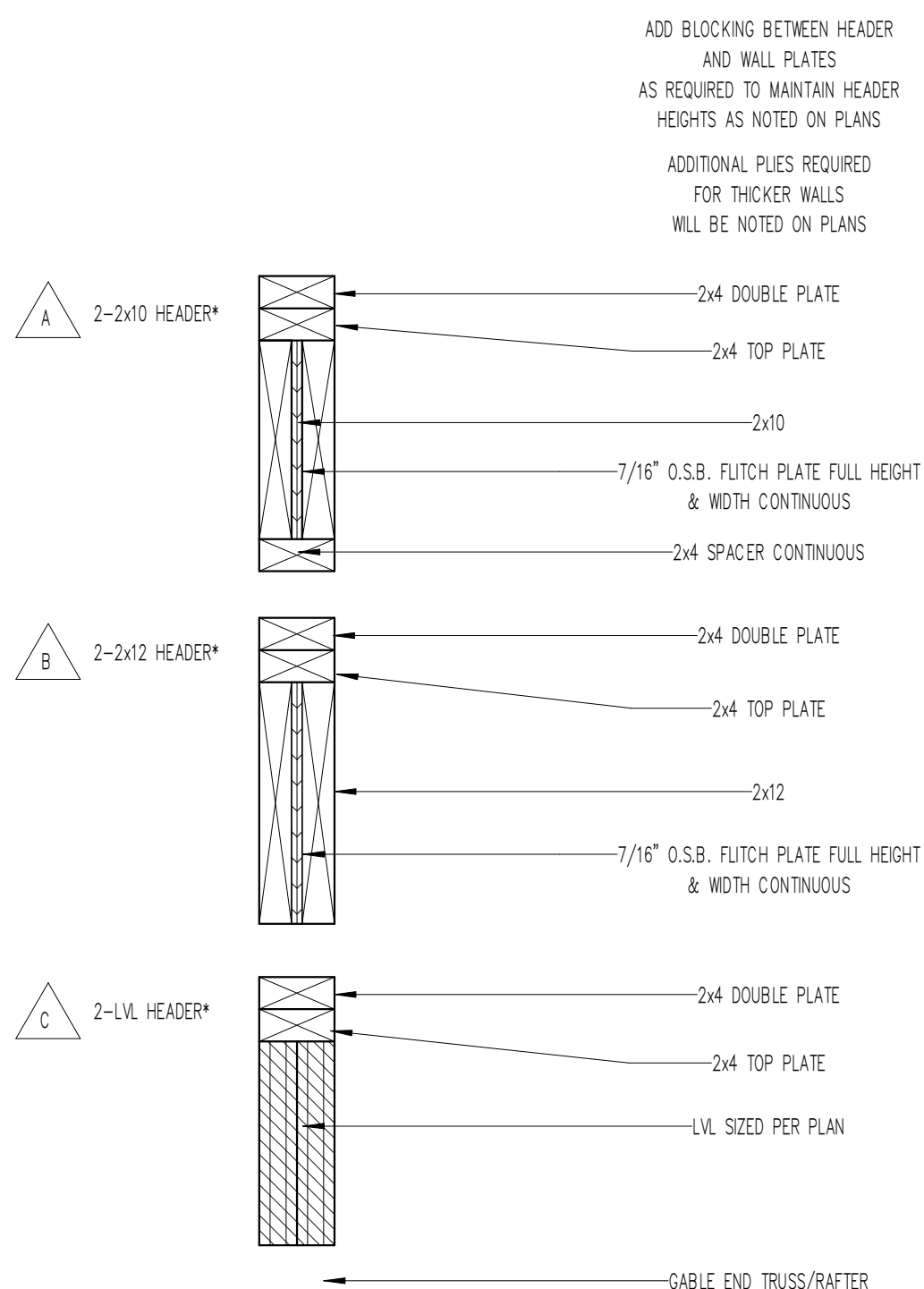
DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



TYP. RANCH WALL SECTION

3/4" = 1'-0"

DETAIL SHOWN IS A TYPICAL DETAIL ONLY. EXTERIOR ELEVATIONS AND FLOOR PLANS SUPERSEDE DETAILS AND ANY DISCREPANCIES SHOULD BE VERIFIED PER BUILDER.



HEADER TYPES

1 1/2" = 1'-0"

ALL EXTERIOR FRAME DIMENSIONS INCLUDES 1/2" THICK WALL SHEATHING
ADJUST PLACEMENT OF FRAMING MEMBERS AS REQUIRED TO PROVIDE REQUIRED CLEARANCE FOR PLUMBING AND MECHANICAL SYSTEM
HOLD ALL DOORS AND WINDOWS ROUGH OPENINGS 5" (MIN.) FROM INTERSECTING WALLS TO ALLOW FOR TRIM
ALL STRUCTURE, INCLUDING FOOTINGS, FOUNDATION WALLS, PIER-PADS, HEADERS, AND BEAMS IS SCHEMATIC ONLY AND TO BE SIZED BY OTHERS. ANY STRUCTURAL SIZE NOTES, WERE NOT ENGINEERED OR SIZED BY ALLER DESIGN GROUP LLC, ITS OWNER, OR EMPLOYEES BUT WAS PROVIDED BY OTHERS, AND IS THE RESPONSIBILITY OF THE BUILDER.
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