

General Notes:

1. All materials, workmanship, design, and construction shall conform to the drawings, specifications, and to the most recent edition of state, local and federal regulations.
2. Install all materials, products and fixtures per the manufacturer's installation requirements.
3. For additional information on building systems and components refer to the Specifications.
4. Plan dimensions are to the face of studs and face of foundation, unless otherwise noted. Do not scale any drawings for dimensions undefined.
5. Drawings indicate general and typical details of construction. Where conditions are not specifically indicated but are of similar character to details shown, the contractor shall use similar details of construction.
6. At each phase of work, the Contractor shall verify all relevant grades, existing dimensions, member sizes, and conditions prior to commencing any work.

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Stock Plan General Notes & Disclaimers

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3) Before starting construction, it is the builder's responsibility to check all dimensions and details, and verify conformance with governing code requirements for the geographic area in which the house is to be built. All structural, mechanical and electrical requirements shall also be reviewed before construction begins. Codes govern over drawings and dimensions govern over scale. Notify the architect of dimensional discrepancies.

4) RCA has not been engaged for construction supervision of any kind and assumes no responsibility to ensure that construction conforms to these plans, nor has any responsibility for construction means, methods, techniques, sequences, procedures or safety precautions in connection with the work.

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Project Information

Licensee:

Address:

Email:

Building Site Address:

Site Phone:

Parcel Number:

Legal Description:

Building Areas:

First Floor

817 SF

Second Floor

351 SF

Total Heated Living Area

1168 SF

Covered Porch

112 SF

Symbol Legend

101

101

6

A

6.1

D

9.5

D5.555

Window Number

Door Number

Shear Wall Type

Building Section Sheet Number

Detail Number Sheet Number

Detail Number in Project Manual

Wood Frame Wall

Wood Frame Insulated Wall

Hold Down Type

Center Line

Framing Lumber

Blocking

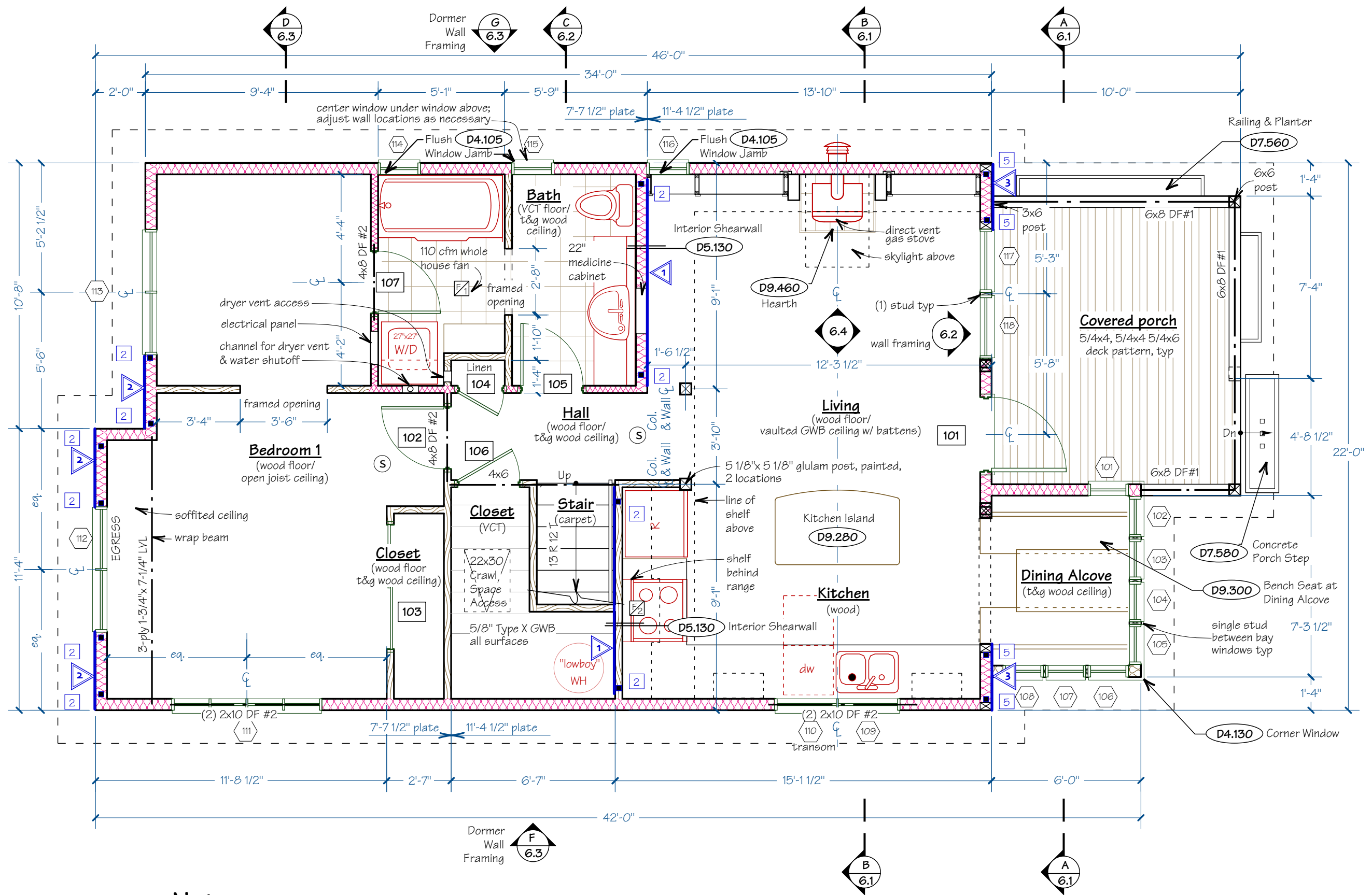
Finish Lumber

Plywood

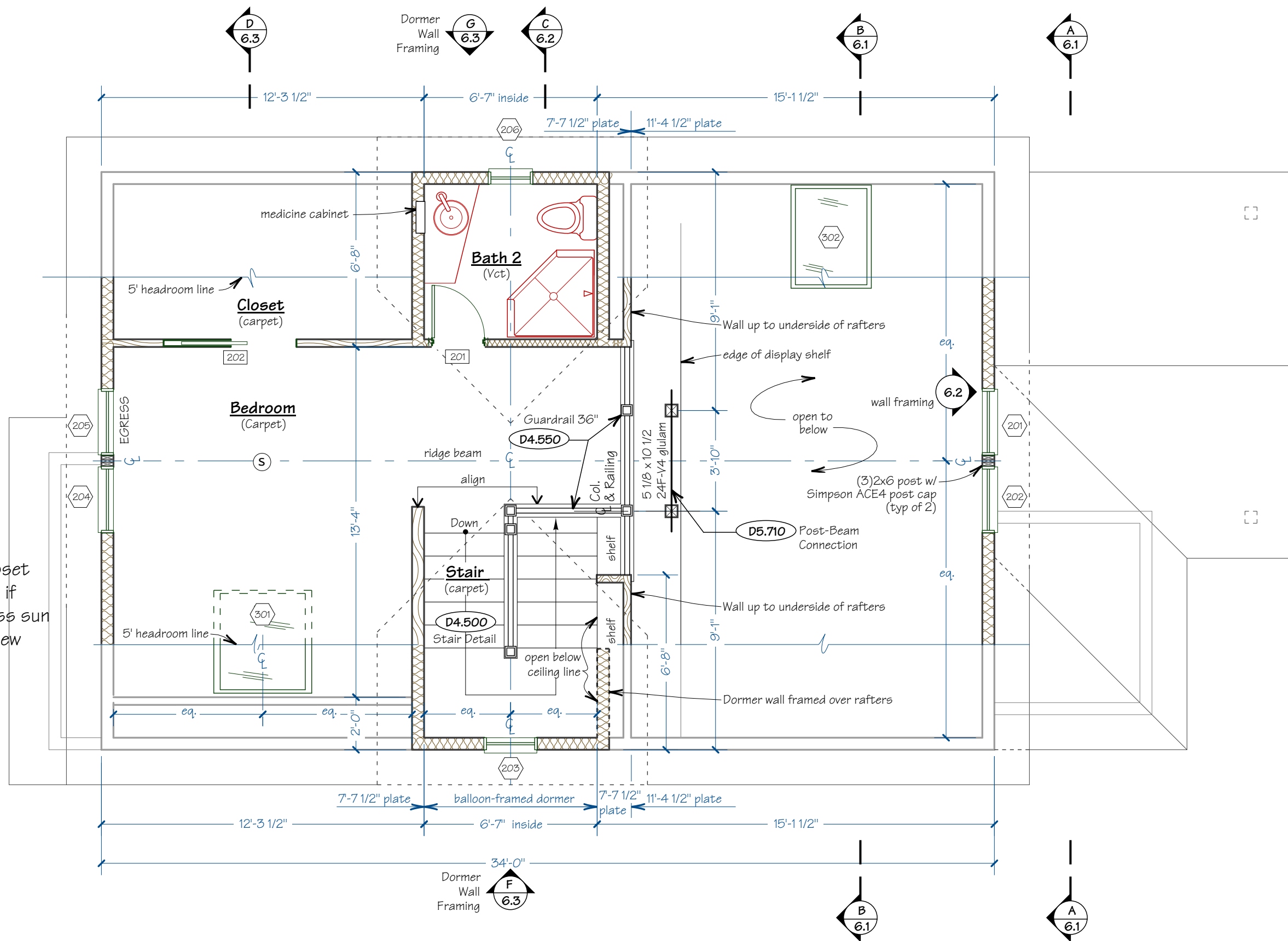
Schedule of Drawings

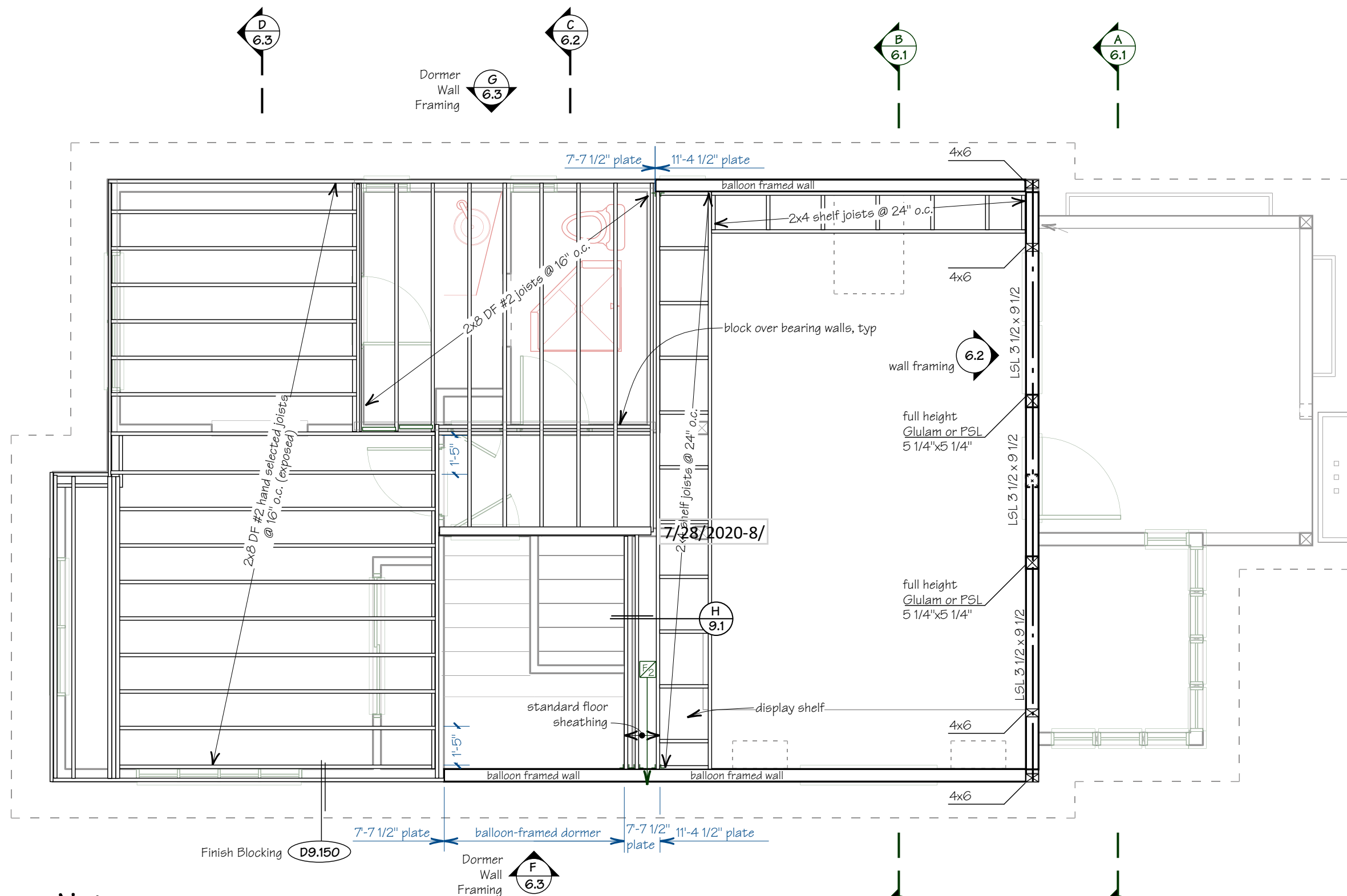
Sheet #	Contents
1.1	Cover Sheet, Project Information, Symbol Keys
4.1	First Floor Plan
4.2	Loft Floor Plan
5.1	Foundation & First Floor Framing Plan
5.2	Loft Floor Framing Plan
5.3	Roof Framing Plan
6.1	Section A-A, Section B-B, Building Systems
6.2	Section C-C, Front Wall Framing
6.3	Section D-D, Dormer Framing, Bath Interior Elevs.
6.4	Interior Elevations
7.1	Front Elevation, Back Elevation
7.2	Left Elevation
7.3	Right Elevation
8.1	First Floor Electrical Plan
8.2	Loft Floor Electrical Plan
9.1	Construction Details
10.1	Shearwall Schedules
10.2	Window Schedule, Door Schedule
	Specifications Appendix





Skylight & Closet
can be flipped if
desired for less sun
exposure or view



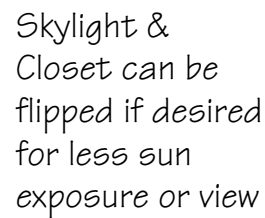


Notes

- 1) At each phase of the Work, verify all relevant dimensions before proceeding with the work.
- 2) All door and window headers are (2) 2x6 HF #2, except as noted.
- 3) Exterior studs - 2x6 HF #2 @ 16" o.c.
- 4) All walls to be SW1 U.N.O.
- 5) Refer to Shear Wall Schedules and additional structural & material information.
- 6) For additional information on building systems refer to Sheet 6.1.
- 7) Note that contractor is responsible for location of holdowns.
- 8) Floor sheathing to be 3/4" CDX (span rating 48/24) T&G glue & nail w/ 8d @ 4" o.c. at all panel edges and @ 12" o.c. in the field.
- 9) Block for (1) joist space @ 16" o.c. where joists are parallel to wall.
- 10) Provide AC, ACE, LPC, or LCE column cap at all beam to column connections.

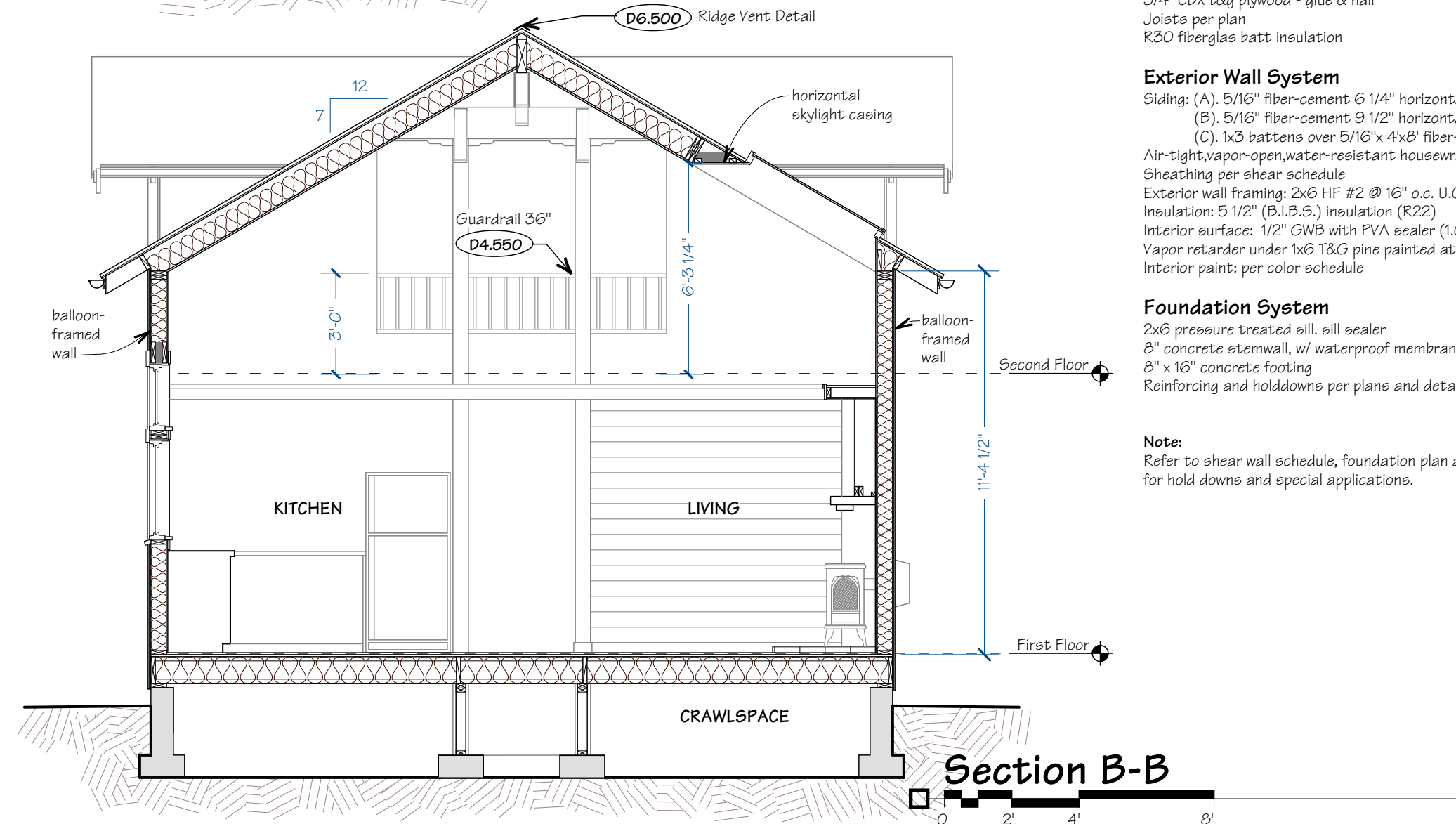
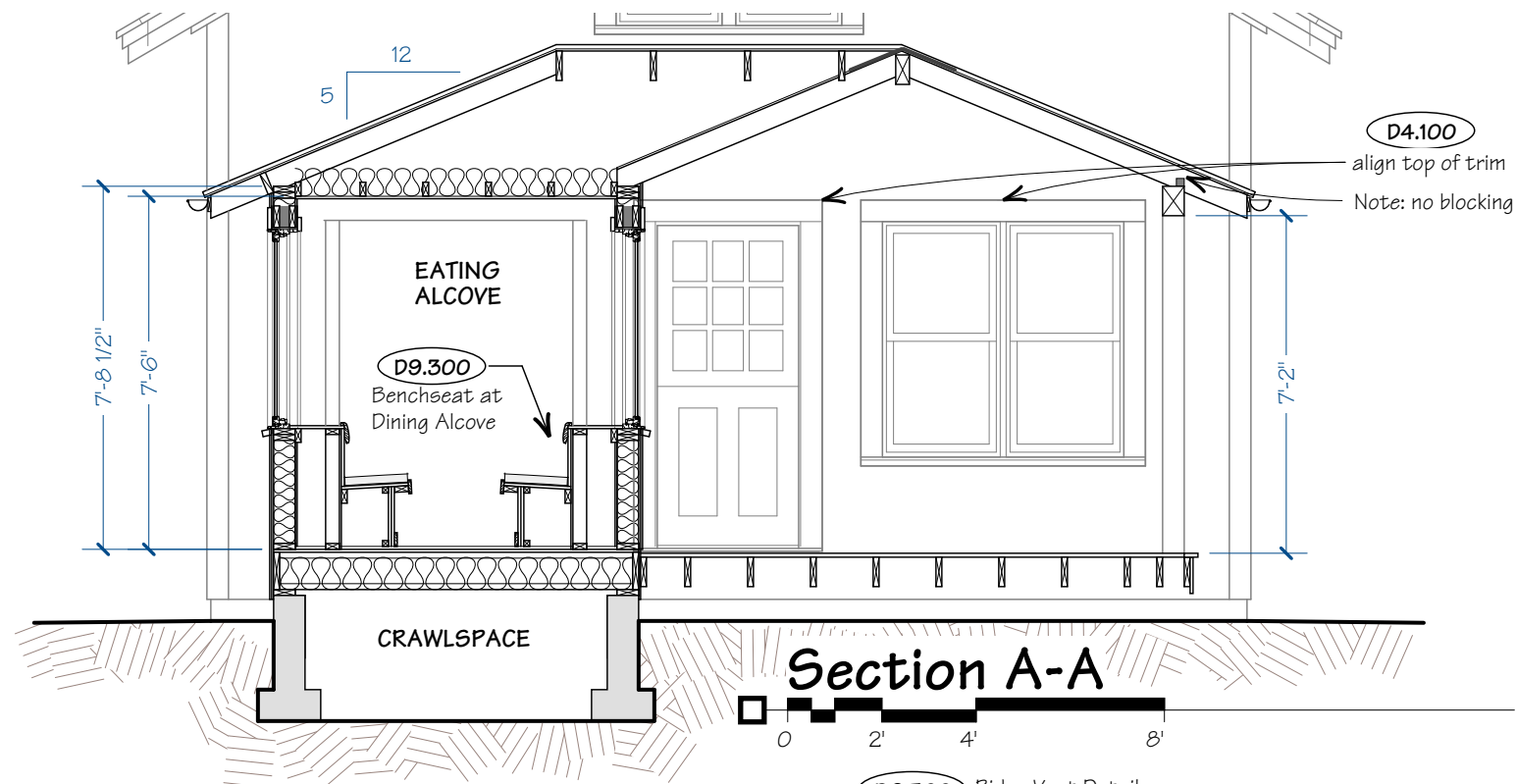
NOTE: Structural design information shall be verified by licensed engineer

Second Floor Framing Plan



- 1) At each phase of the Work, verify all relevant dimensions before proceeding with the work.
- 2) All door and window headers are (2) 2x6 HF #2, except as noted.
- 3) Exterior studs - 2x6 HF #2 @ 16" o.c.
- 4) All walls to be SW1 U.N.O.
- 5) Refer to Shear Wall Schedules and additional structural & material information.
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- 9) Block for (1) joist space @ 16" o.c. where joists are parallel to wall.
- 10) Provide AC, ACE, LPC, or LCE column cap at all beam to column connections.

Roof Framing Plan



Building Systems

Roof System

Roofing: asphalt composition roofing
 15# felt
 5/8" CDX plywood sheathing,
 At eaves 7/16" LP SmartSide Panel w/ 4" grooves
 Rafters per plan w/ tails cut to 2x6
 10 1/4" (R43) B.I.B.S. (Blown In Blanket System) insulation
 1/2" GWB-CD w/ 1/2" x 1-1/2" battens @ 24"x 48" grid
 vapor barrier: PVA sealer (1.0 perm rating)
 hand-troweled finish, paint per interior color schedule

Second Floor System

Open Joist:
 Finish flooring per plan
 3/4" CDX t&g plywood sheathing, glued & nail, except
 Bedroom: 1x6 t&g pine paneling; painted
 Joists per plan handpicked, exposed, painted
 Bath/Closet/Hall: Joists per plan
 1x6 t&g pine paneling;
 paint per interior color schedule

Alternate:
 If sound privacy is an issue:
 Finish flooring per plan
 3/4" CDX t&g plywood sheathing,
 glued & nail,
 Joists per plan
 3-1/2" acoustical insulation
 1/2" GWB, painted or
 1x6 t&g pine paneling, painted

First Floor System

Finish flooring per plan
 3/4" CDX t&g plywood - glue & nail
 Joists per plan
 R30 fiberglass batt insulation

Exterior Wall System

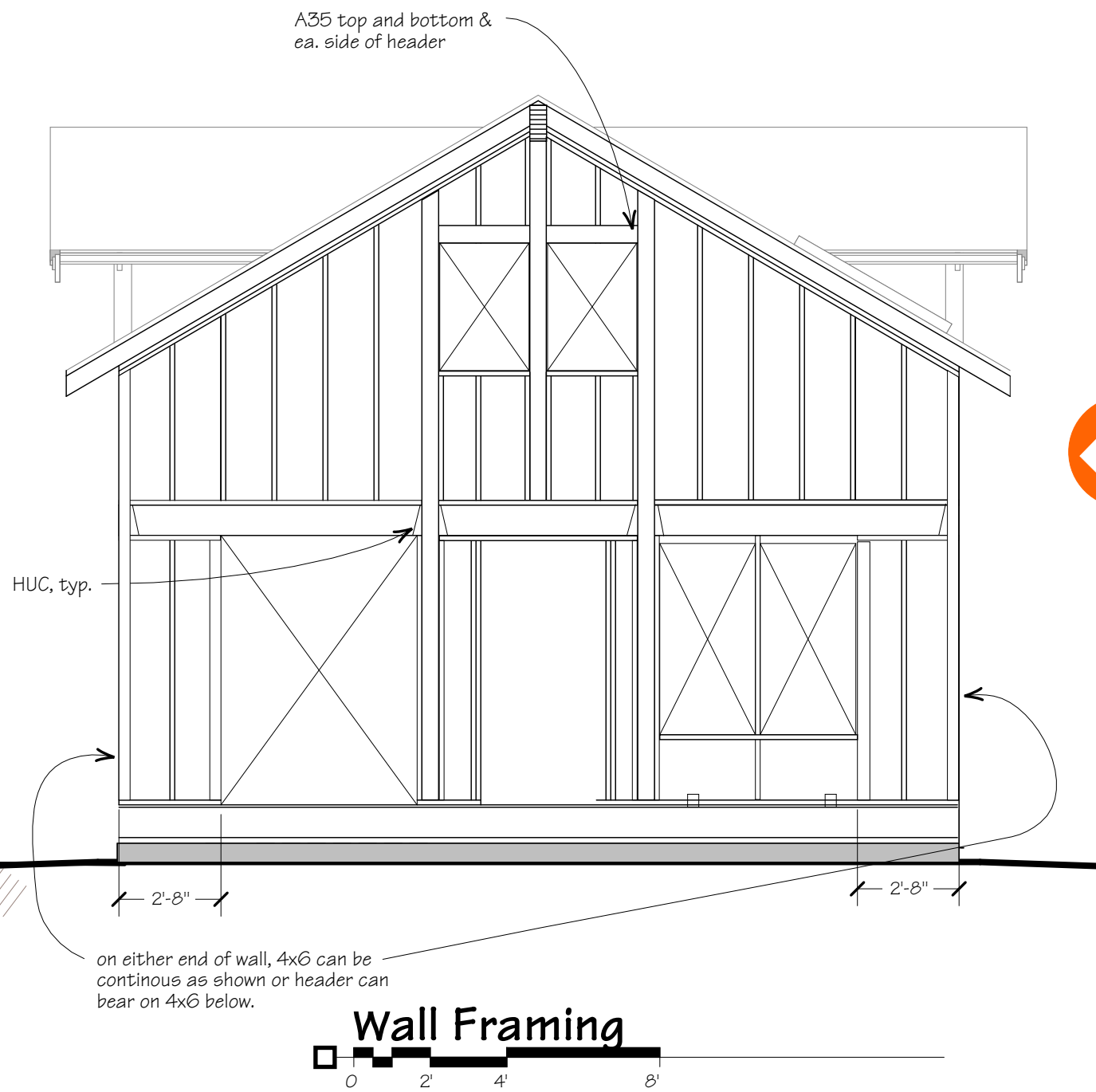
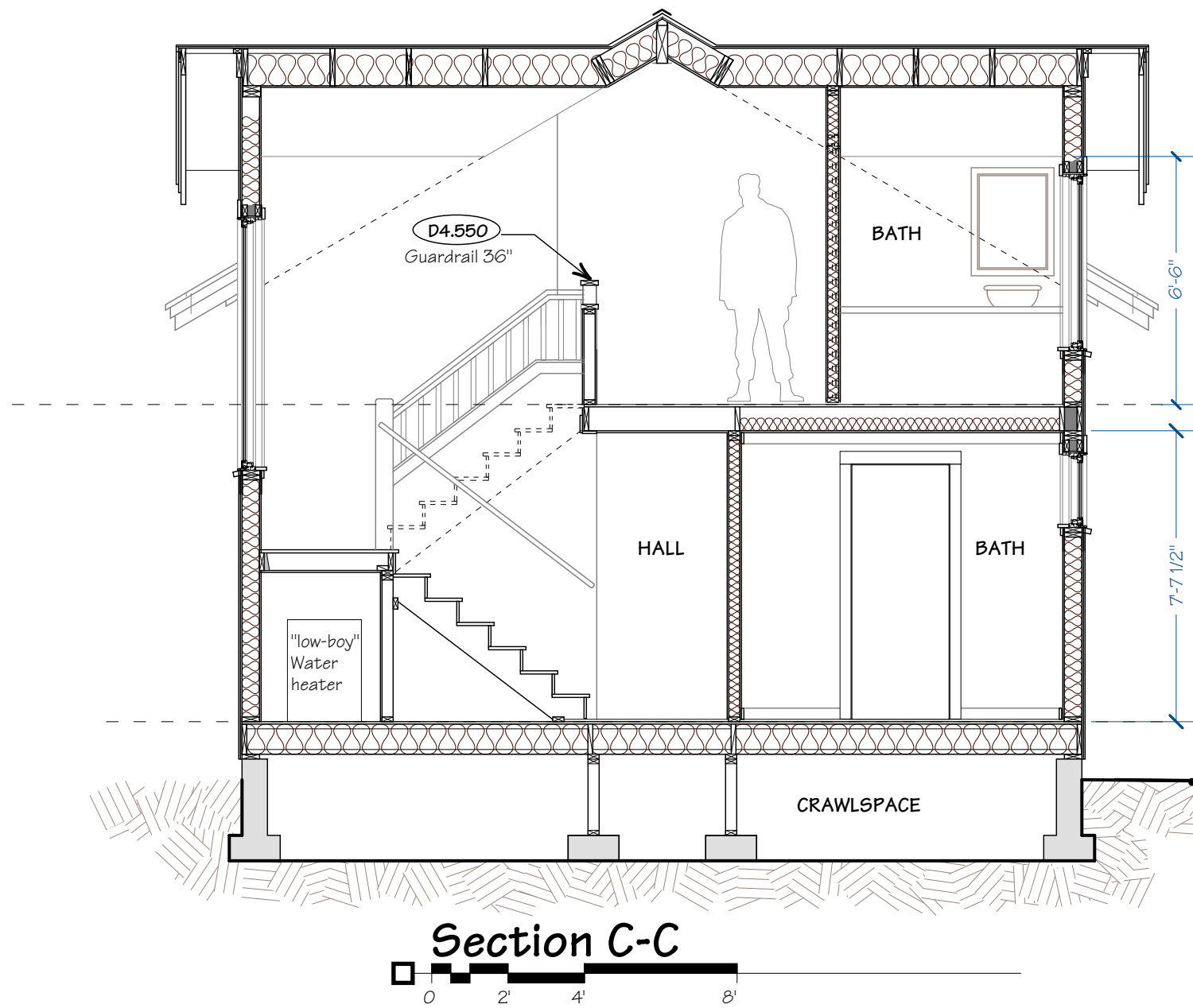
Siding: (A). 5/16" fiber-cement 6 1/4" horizontal lap; painted
 (B). 5/16" fiber-cement 9 1/2" horizontal lap; painted
 (C). 1x3 battens over 5/16"x 4x8' fiber-cement board; painted
 Air-tight,vapor-open,water-resistant housewrap
 Sheathing per shear schedule
 Exterior wall framing: 2x6 HF #2 @ 16" o.c. U.O.N.
 Insulation: 5 1/2" (B.I.B.S.) insulation (R22)
 Interior surface: 1/2" GWB with PVA sealer (1.0 perm rating), hand-troweled finish
 Vapor retarder under 1x6 T&G pine painted at Main room
 Interior paint: per color schedule

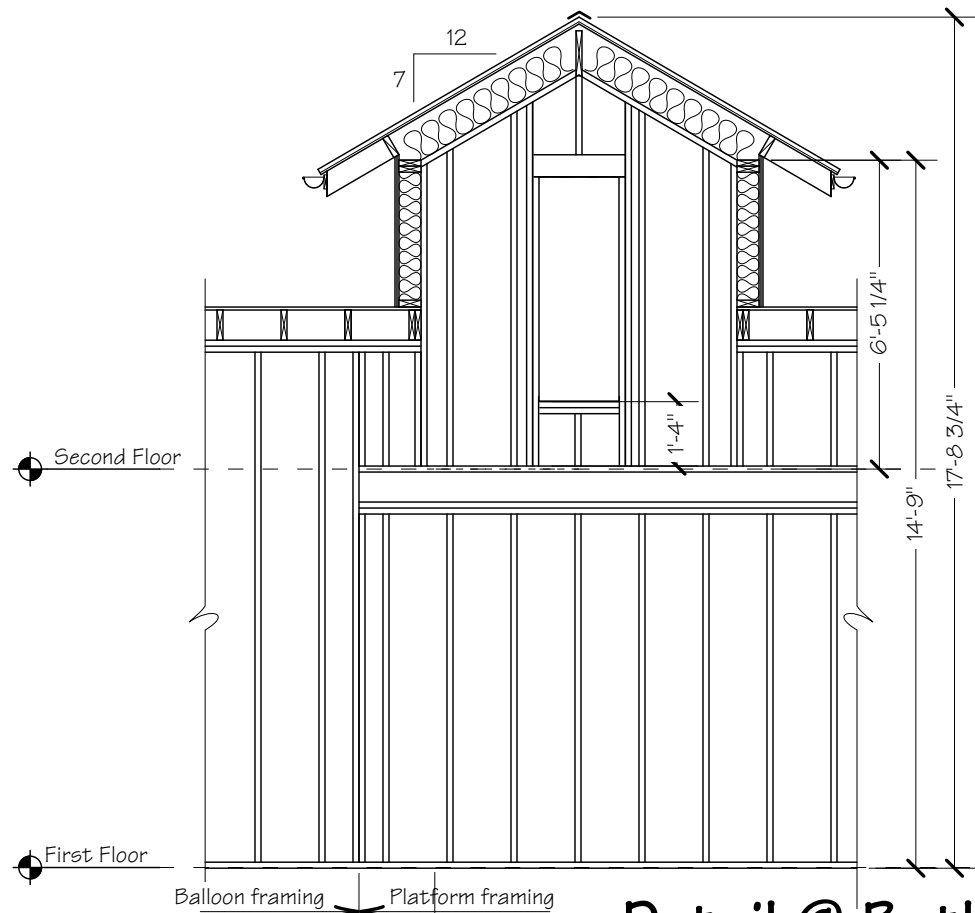
Foundation System

2x6 pressure treated sill. sill sealer
 8" concrete stemwall, w/ waterproof membrane on exterior face
 8" x 16" concrete footing
 Reinforcing and holddowns per plans and details

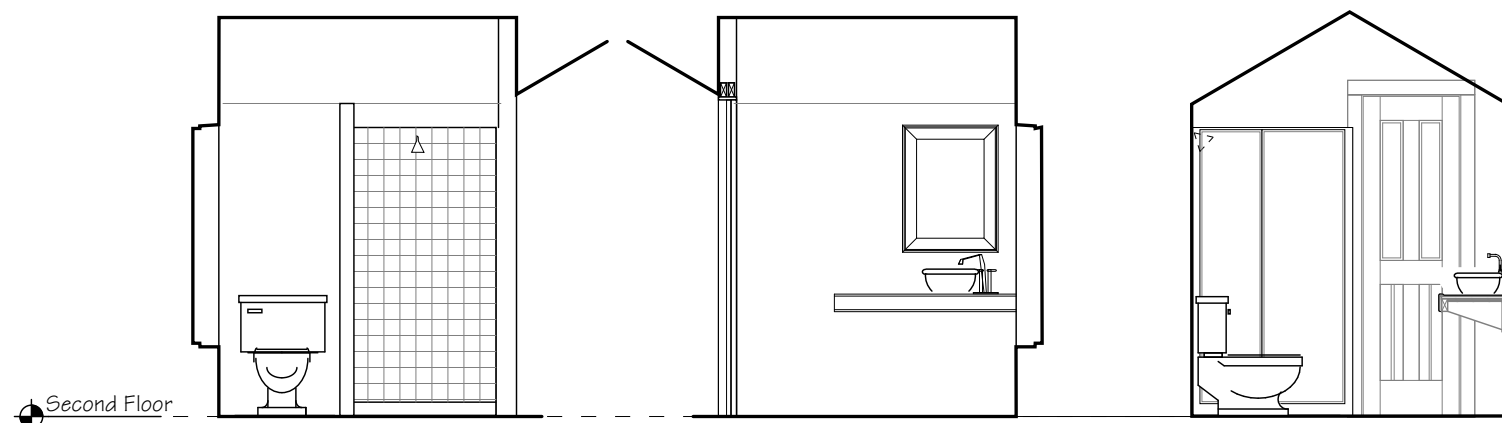
Note:

Refer to shear wall schedule, foundation plan and foundation details
 for hold downs and special applications.

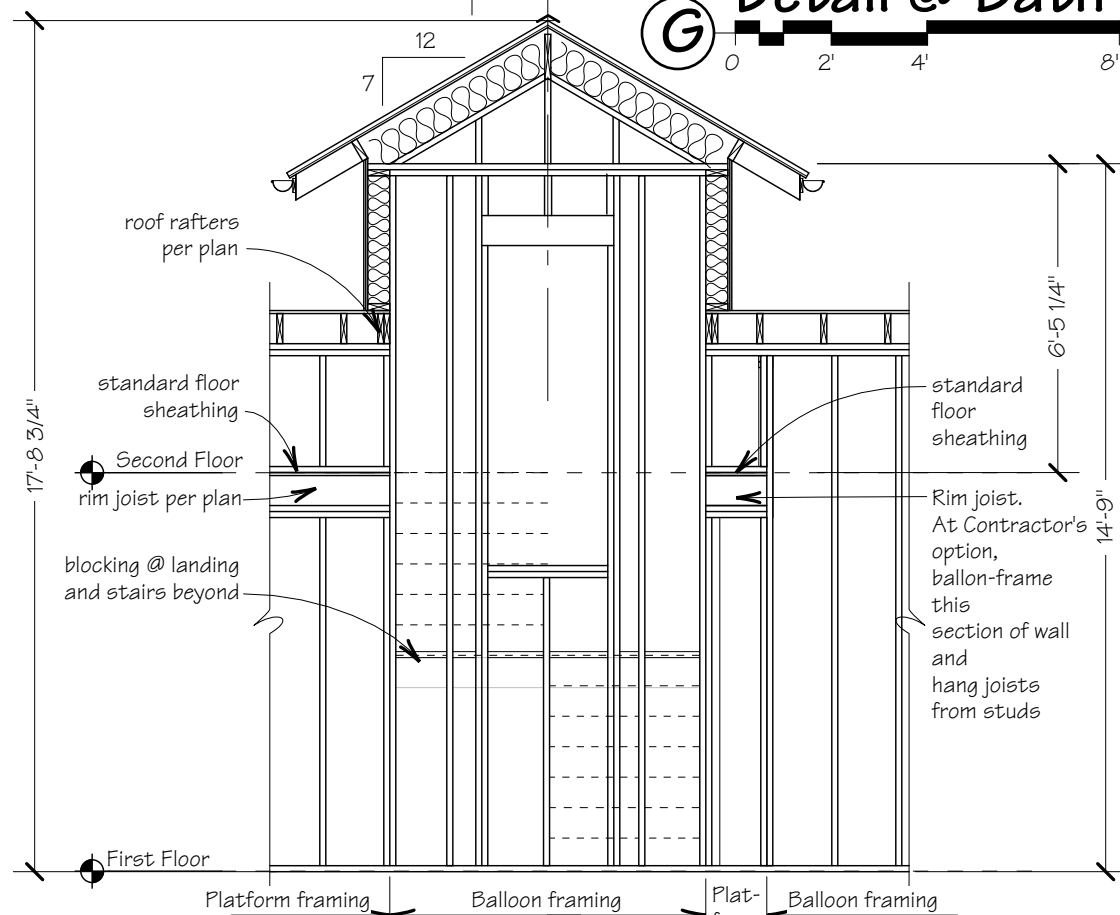




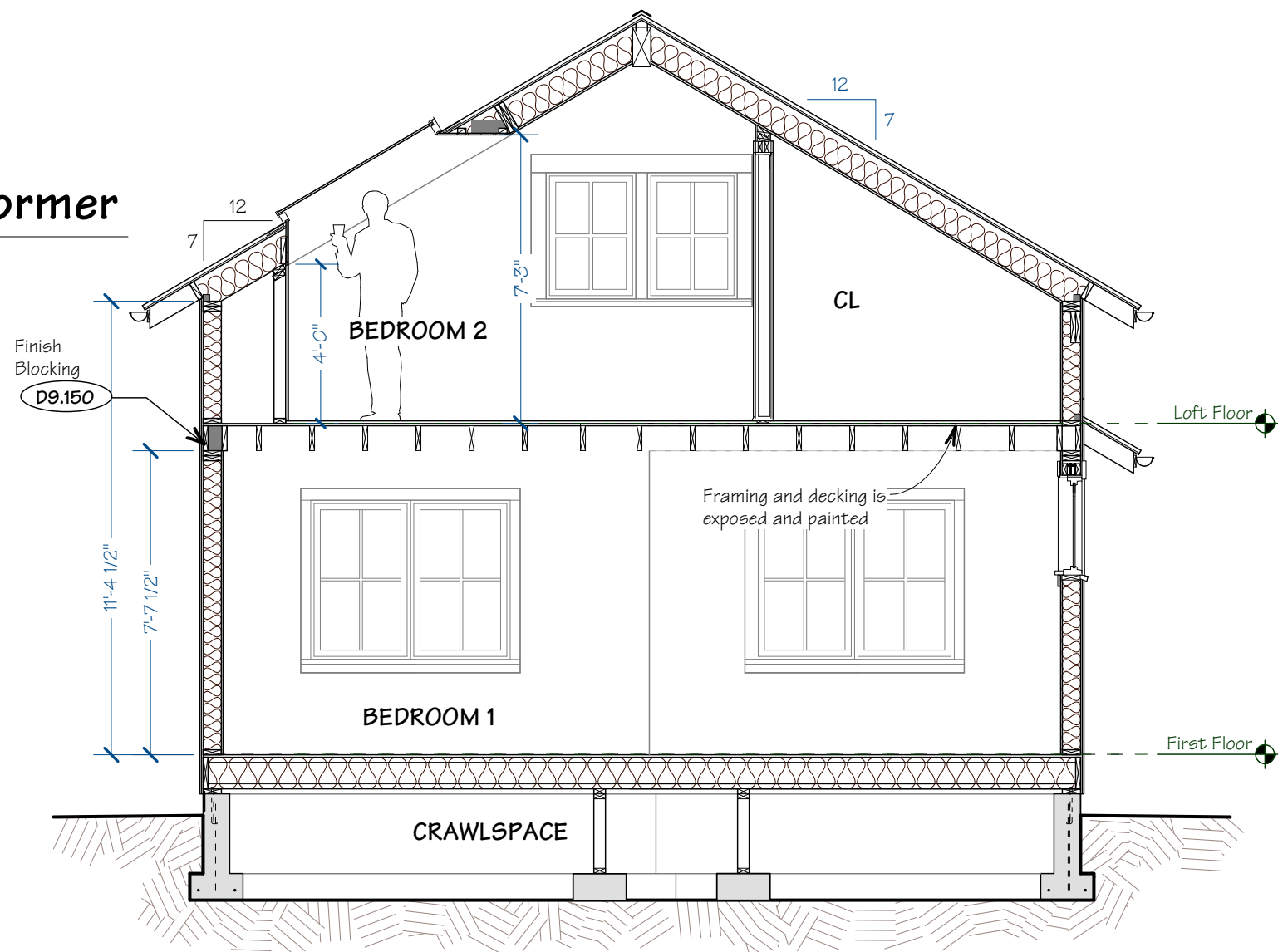
Detail @ Bath Dormer



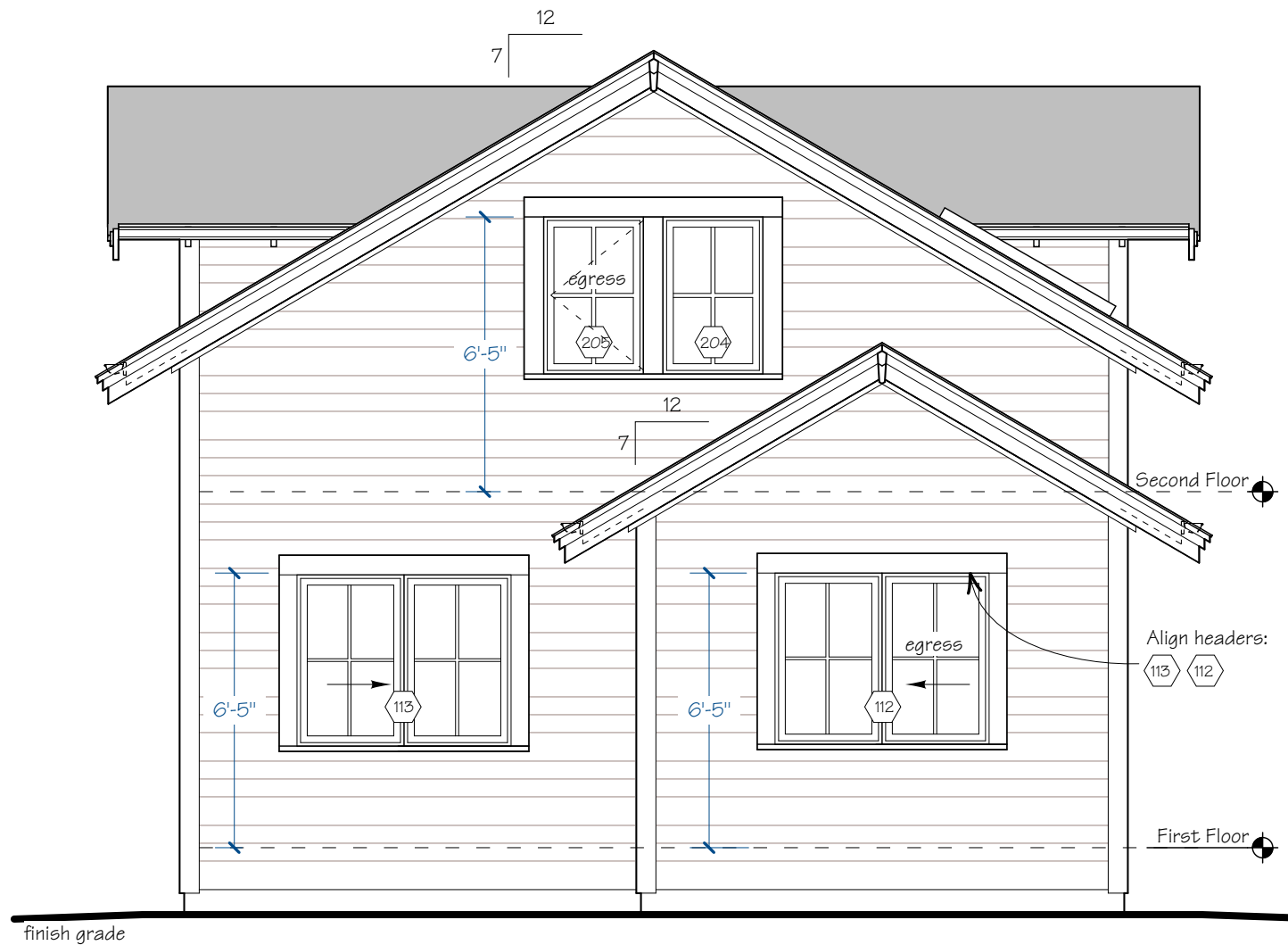
Interior Elevation @ Bath 2



Detail @ Stairwell Dormer



Section D-D



Back Elevation



Option: Sliding doors could be used in place of the windows for access to a back porch in either bedroom

Lap siding alternates 5", 5", 8" exposure

Align headers:

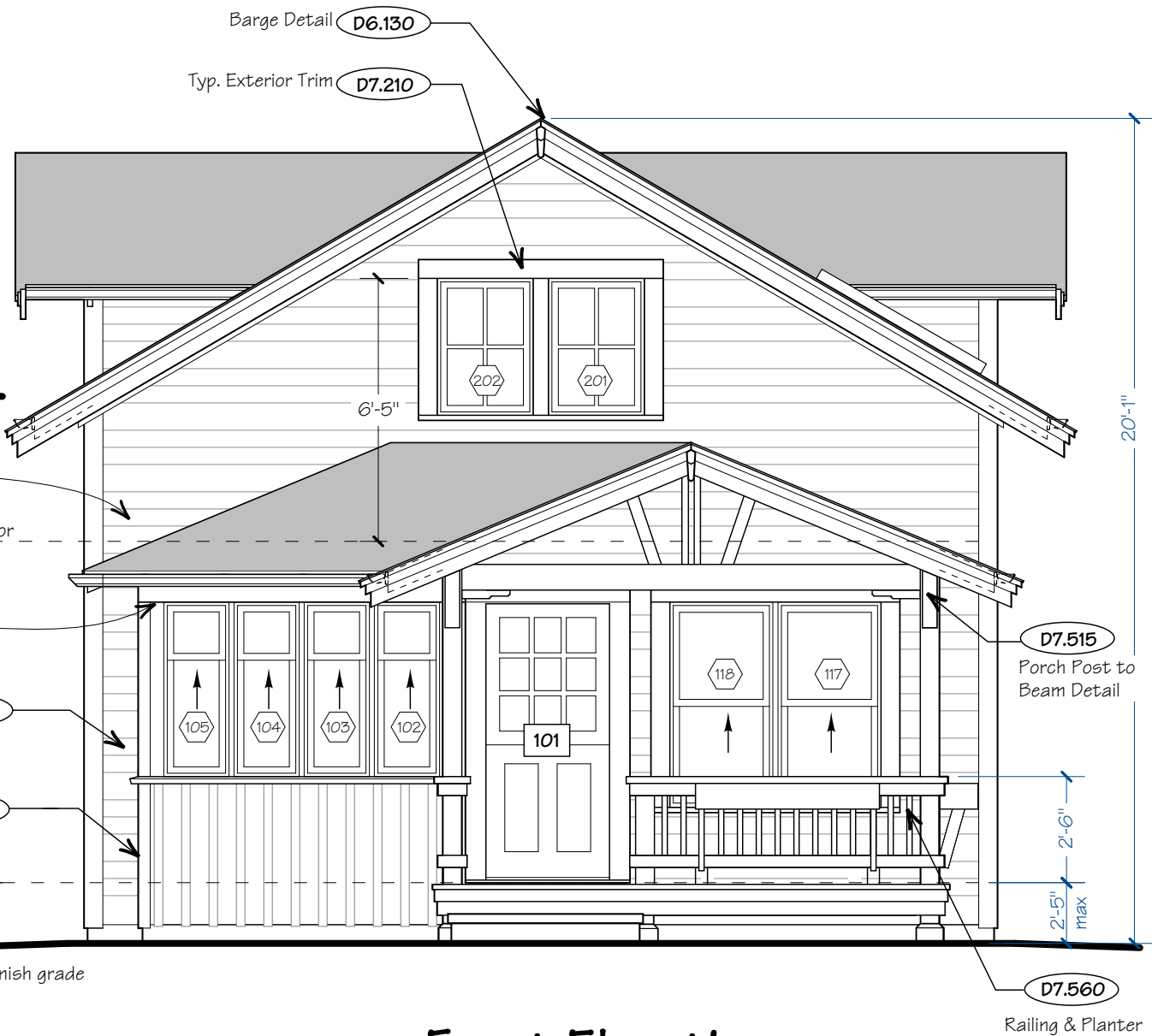


Lap Siding Detail D7.120

Board and Batten Detail D7.110

First Floor

finish grade



Front Elevation



Barge Detail D6.130

Typ. Exterior Trim D7.210

6'-5"

D7.515

Porch Post to Beam Detail

2'-5" max

2'-6"

D7.560

Railing & Planter



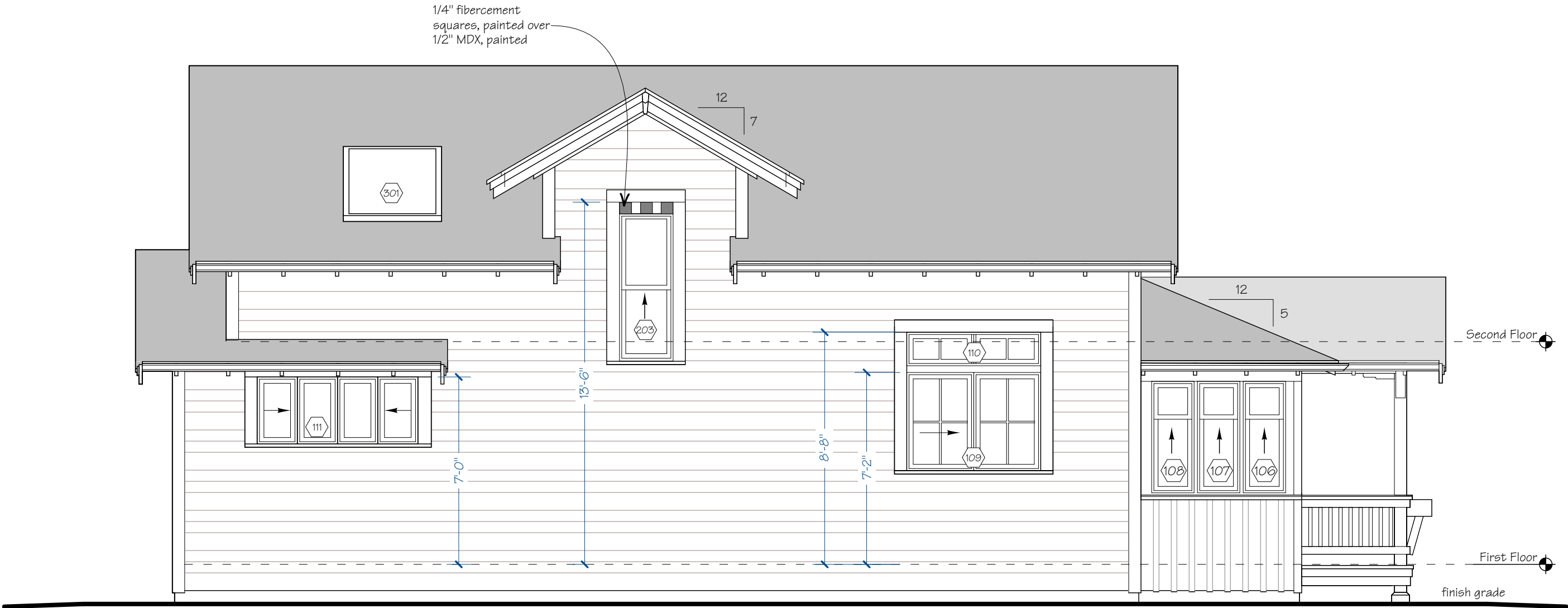
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Coho

B 2-1168 2B 2B

7.1
ELEVATION



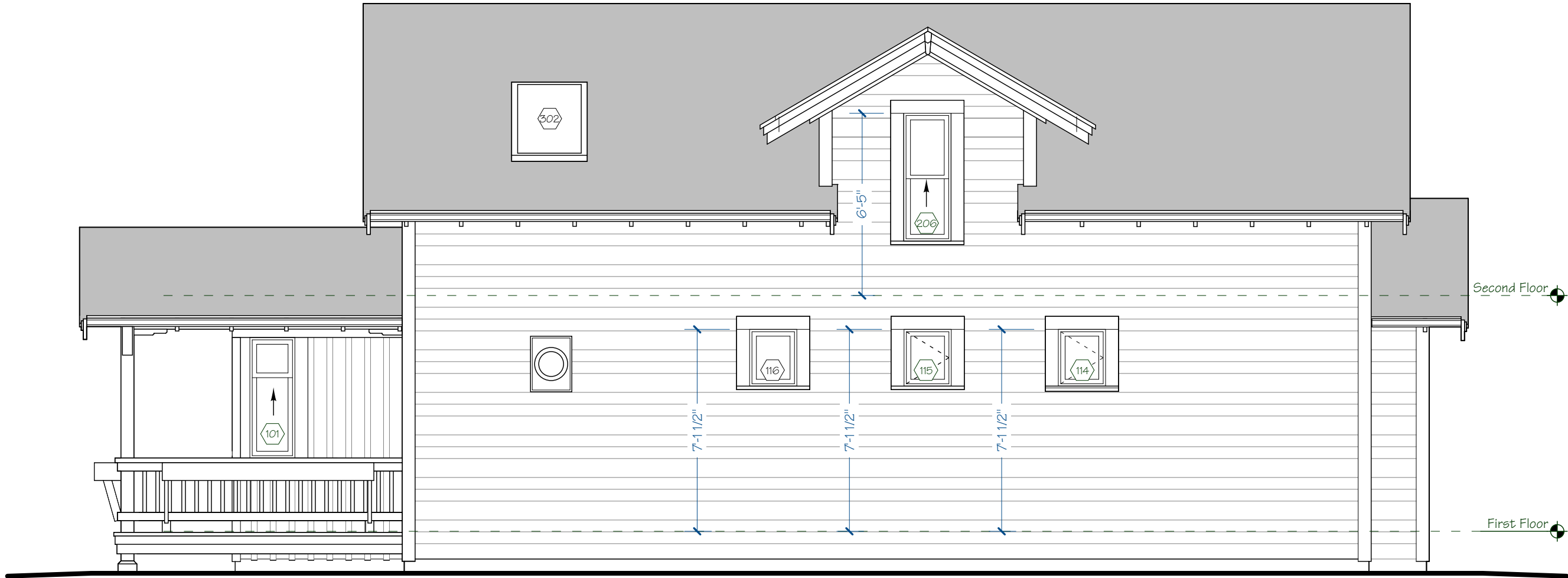
Left Elevation

7.2
ELEVATION

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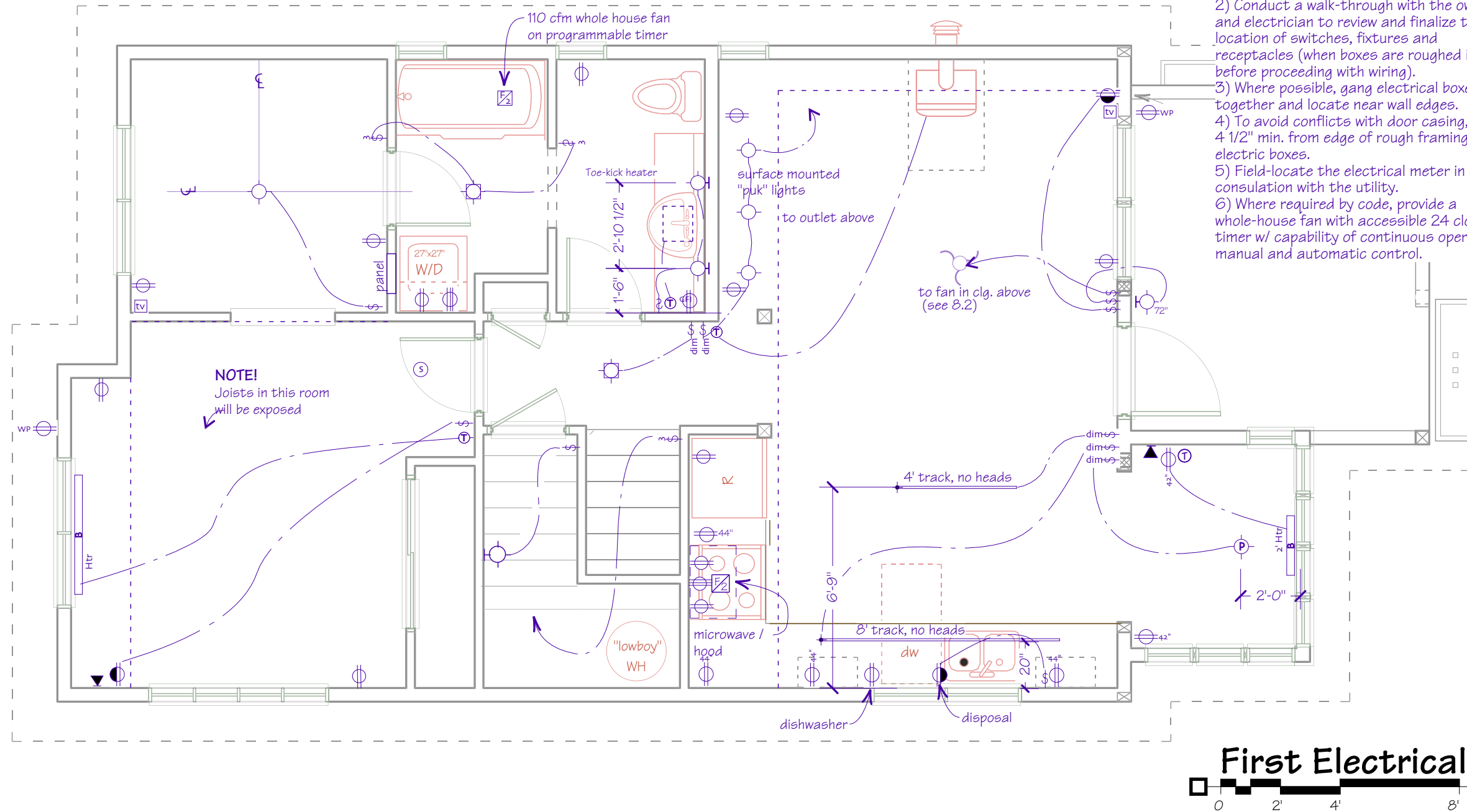
Right Elevation

7.3
ELEVATION

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Electrical Notes:

- 1) Review box locations and heights prior to commencing the work, to ensure convenience of box locations, and suitability of locations to selected fixtures.
- 2) Conduct a walk-through with the owner and electrician to review and finalize the location of switches, fixtures and receptacles (when boxes are roughed in, before proceeding with wiring).
- 3) Where possible, gang electrical boxes together and locate near wall edges.
- 4) To avoid conflicts with door casing, allow 4 1/2" min. from edge of rough framing to electric boxes.
- 5) Field-locate the electrical meter in consultation with the utility.
- 6) Where required by code, provide a whole-house fan with accessible 24 clock timer w/ capability of continuous operation, manual and automatic control.

Electrical Key

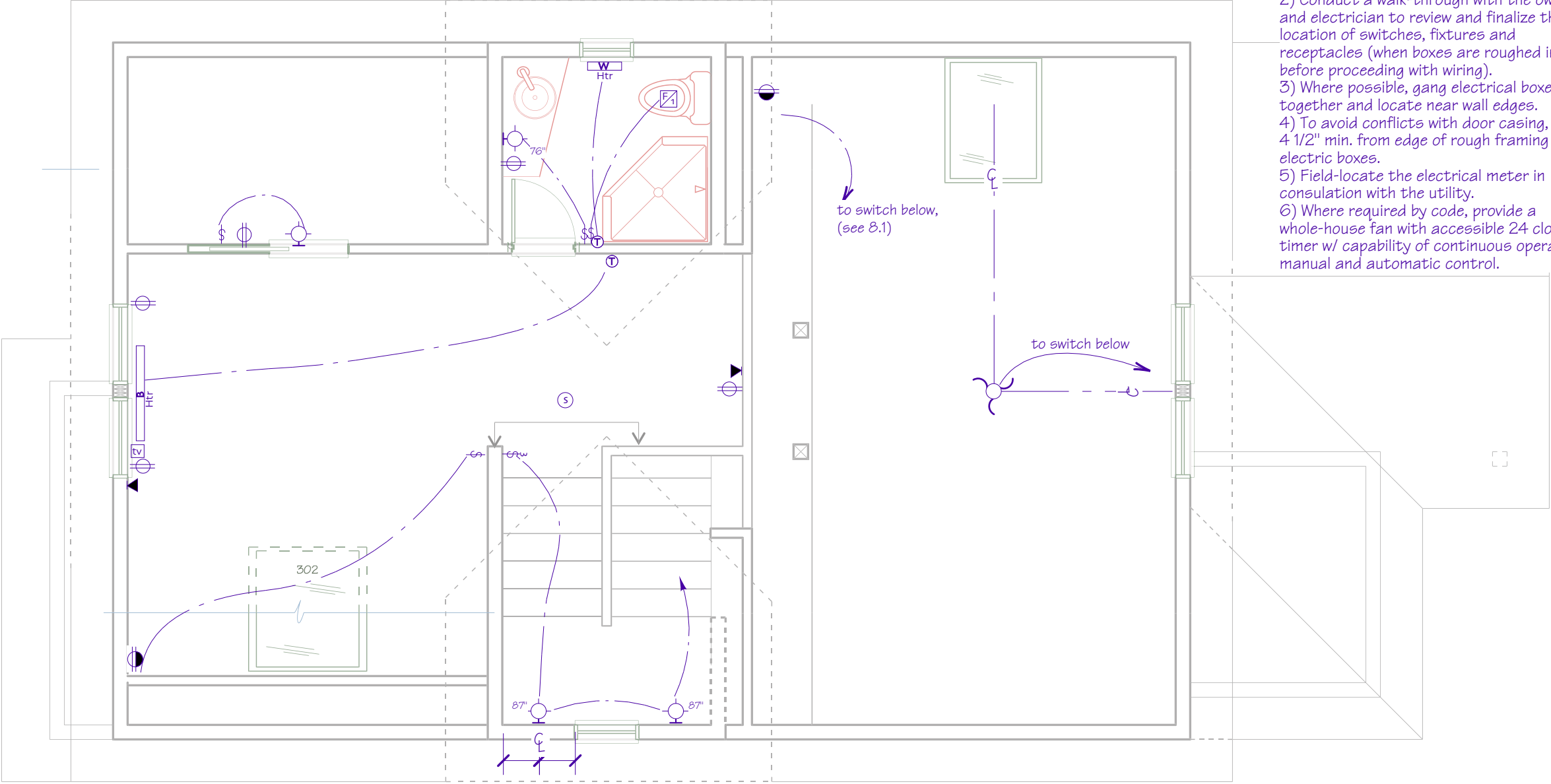
- 110v Duplex Outlet
- 44" 110v outlet (44" above floor)
- 110v Outlet (Switched)
- WP 110v Outlet (Water Proof)
- GFI 110v Outlet (Ground Fault Int.)
- 220v Outlet
- J Junction Box
- Light (Overhead)

- Light (Pendant)
- Light (Wall Mount)
- 6" Light (Insul Recessed Can)
- Light (Exposed Can)
- Light (Recessed w/ Eyeball)
- 4' (2) Lamp Fluorescent
- 4' (1) Lamp Fluorescent

- CL Closet Fluorescent,
- Track Light
- Track Light Head
- Switch (Single Pole)
- Switch (w/ Dimmer)
- Switch (3-way)
- Switch (4-way)
- Switch (programmable timer)

- S Smoke Detector
- C Cable
- Phone Jack
- T Thermostat
- F1 Fan 1
- F2 Fan 2
- wire

- Htr BB Base Board Elec. Heater (length/feet)
- Htr W Recessed Wall Elec. Heater
- Htr S Surface Elec. Heater
- Htr TK ToeKick Elec. Heater
- panel Service Panel
- Electric Meter
- meter Photo Cell Switch



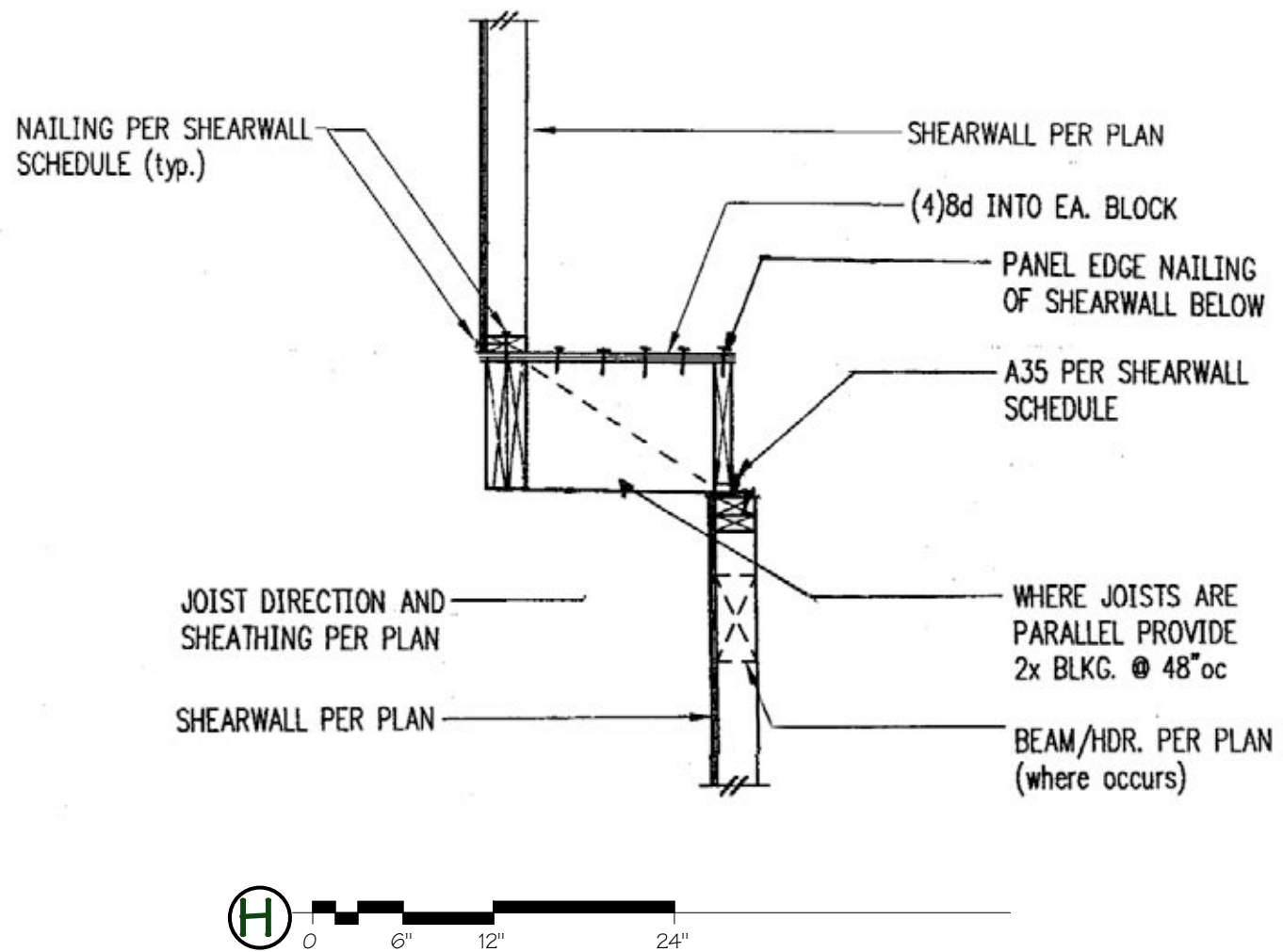
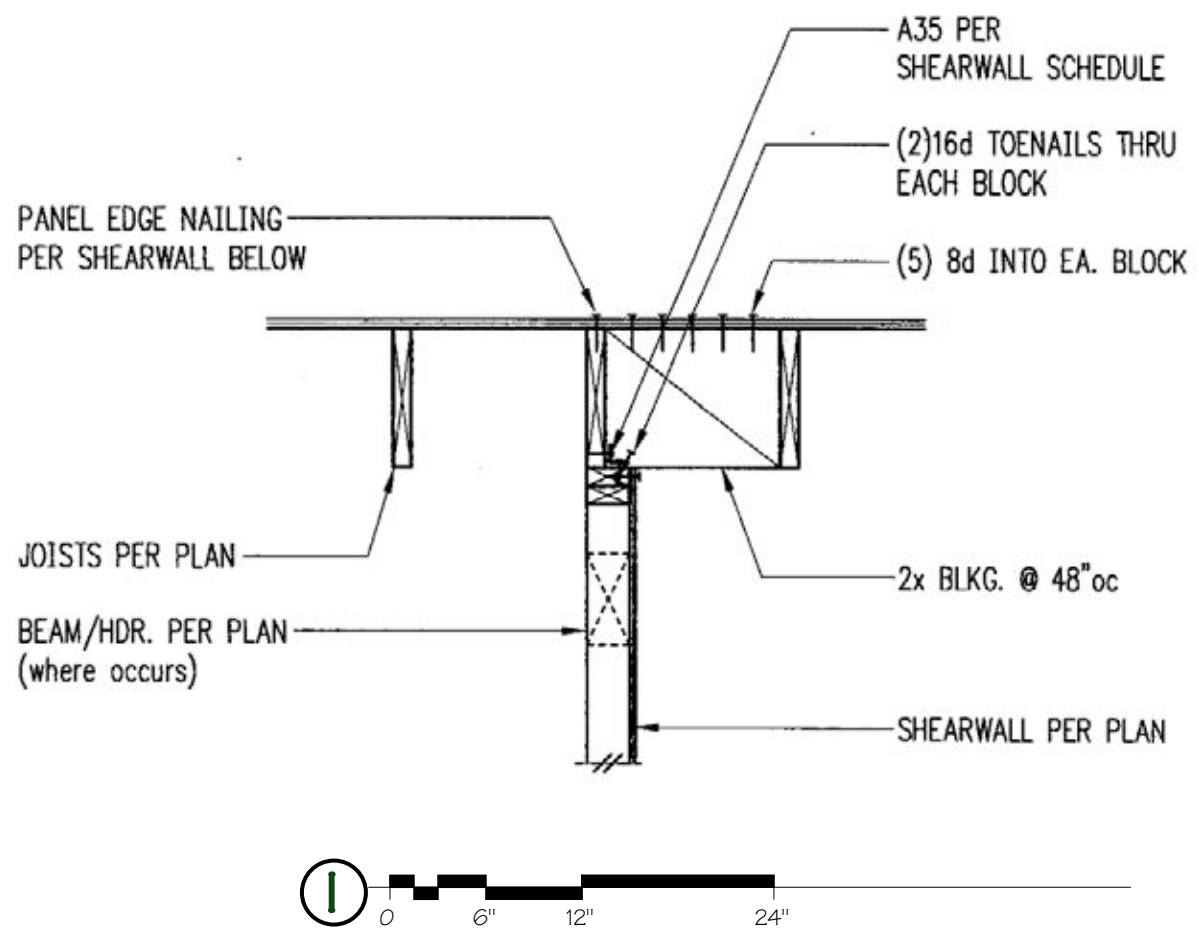
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- 3) Where possible, gang electrical boxes together and locate near wall edges.
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- 6) Where required by code, provide a whole-house fan with accessible 24 clock timer w/ capability of continuous operation, manual and automatic control.

Electrical Key

	110v Duplex Outlet		Light (Pendant)		Closet Fluorescent, Track Light		Smoke Detector		Base Board Elec. Heater (length/feet)
	44" 110v outlet (44" above floor)		Light (Wall Mount)		Track Light Head		Cable		Recessed Wall Elec. Heater
	110v Outlet (Switched)		6" Light (Insul Recessed Can)		Switch (Single Pole)		Phone Jack		Surface Elec. Heater
	110v Outlet (Water Proof)		Light (Exposed Can)		Switch (w/ Dimmer)		Thermostat		ToeKick Elec. Heater
	110v Outlet (Ground Fault Int.)		Light (Recessed w/ Eyeball)		Switch (3-way)		Fan 1		Service Panel
	220v Outlet		4' (2) Lamp Fluorescent		Switch (4-way)		Fan 2		Electric Meter
	Junction Box		4' (1) Lamp Fluorescent		Switch (programmable timer)		wire		Photo Cell Switch
	Light (Overhead)								

Second Electrical Plan



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NOTE: Shear Schedule must be modified and/or approved by a local Structural Engineer to meet Site Conditions

Sample Shear Schedule							
					Typical Notes # 1,2,3,5,6,7,9		
Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection		Note #
			if TJI	if 2x or LSL	at wood	at concrete	
	1/2" CDX plywood	8d @ 6" o.c.	16d @ 6" o.c.	A35 @ 24" o.c.	16d @ 6" o.c.	5/8" dia. A.B. @ 48" o.c.	
	1/2" CDX plywood	8d @ 4" o.c.	16d @ 4" o.c.	A35 @ 16" o.c.	16d @ 4" o.c.	5/8" dia. A.B. @ 32" o.c.	
	1/2" CDX plywood	8d @ 3" o.c.	(2) rows 16d @ 6" o.c.	A35 @ 12" o.c.	16d @ 3" o.c.	5/8" dia. A.B. @ 16" o.c.	4
	1/2" CDX plywood	8d @ 2" o.c.	(2) rows 16d @ 4-1/2" o.c.	A35 @ 9" o.c.	(2) rows 16d @ 4-1/2" o.c.	5/8" dia. A.B. @ 12" o.c.	4
	1/2" CDX plywood each side	8d @ 4" o.c. each side	(2) rows 16d @ 4" o.c.	A35 @ 8" o.c.	(2) rows 16d @ 4" o.c.	5/8" dia. A.B. @ 24" o.c.	4, 10
	1/2" CDX plywood each side	8d @ 3" o.c. each side	(2) rows 16d @ 3" o.c.	A35 @ 26" o.c.	(2) rows 16d @ 3" o.c.	5/8" dia. A.B. @ 16" o.c.	4, 10
Note:	Description						
1	Block edges with 2x laid flat. Nail to intermediate supports (field nail) with 8d @ 12" o.c.						
2	8d nails shall be .0131" dia. x 2-1/2" long (common) - 16d nails shall be 0.135" dia. x 3-1/2" (box)						
3	Embed anchor bolts at least 7". Expansion bolts may be substituted for anchor bolts with 4" embedment. All bolts shall have 3 x 3 x 1/4" galv. plate washers.						
4	3x studs or double studs nailed together with base plate nailing are required at SW3, SW4, SW5, and SW6. Where 3x studs are used for SW4, stagger nails at adjoining panel edges.						
5	Two studs minimum are required at each end of all shearwall and end studs shall receive panel edge nailing.						
6	All exterior walls shall be SW1, U.N.O						
7	7/16" OSB may be substituted for 1/2" CDX.						
8	LTP4's may be substituted for A35's at contractor's option						
9	Studs must align within 5" of trusses, rafters or joist spaced more than 16" oc.						
10	3x foundation sill plate is required at SW5 and SW6						

NOTE: Hold Down Schedule must be modified and/or approved by a local Structural Engineer to meet Site Conditions

Sample Holdown Schedule						
Call-out	Hardware	Screws	Anchor Bolt	Embed	Holdown Post ³	
					if 2x4	if 2x6
	HDU2-SDS2.5	(6)SDS 1/4"x 2-1/2"	5/8" dia.	12"	(2) 2x4	(2) 2x6
	HDU4-SDS2.5	(10)SDS 1/4"x 2-1/2"	5/8" dia.	12"	4x4	4x6
	HDU5-SDS2.5	(14)SDS 1/4"x 2-1/2"	5/8" dia.	12"	4x4	4x6
	HDU8-SDS2.5	(20)SDS 1/4"x 2-1/2"	7/8" dia.	14"	4x4	4x6
	HDU11-SDS2.5	(30)SDS 1/4"x 2-1/2"	1" dia.	16"	4x8	6x6
Notes:	1) Cast in: Headed bolt or all-thread w/ washer & nut					
	2) Block solid in joist space (where occurs) under column, typ.					
	3) Minimum size of post at end of wall unless otherwise noted on framing plans					

Window Schedule														
Project: Coho Cottage, version B					Material: Vinyl				Lites: SDL see elevation				Panes: 2	
Manufacturer: Weathervane or similar					Ext. Color: White				Mullion Width: 1 1/2"				Low E II: Yes	
Model: "Vantage" or similar					Screens: Yes				Window Swing: see elevations				Argon: No	
#	Location	Model	Description	Features					RO Width		RO Height		Notes	U factor
				Divisions	Egress	Obscure	Tempered	Vent (Note 6)	ft	in	ft	in		
101	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
102	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
103	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
104	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
105	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
106	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
107	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites				I	1	7	4	3		0.35
108	Eating Alcove	1743	Single Hung	1/3-2/3 sash, 2 lites					1	7	4	3		0.35
109	Kitchen	5038	Slider	4 lites each side					5	0	3	8		0.35
110	Kitchen	(2) mulled 2613	Fixed Transom	2 lites each					5	0	1	3		0.32
111	Bedroom	(2) mulled 3026	Slider, Slider	1 lite each				I	6	0	2	6		0.32
112	Bedroom	5040	Slider	4 lites each side	I				5	0	4	0		0.35
113	Bedroom	5040	Slider	4 lites each side				I	5	0	4	0		0.35
114	Bathroom	1820	Right Csmt	1 Lite		I			1	8	2	0		0.35
115	Bathroom	1820	Right Csmt	1 Lite		I			1	8	2	0		0.35
116	Living	1820	Fixed	1 Lite				I	1	8	2	0		0.32
117	Living	2650	50-50 Sash, Single Hung	2 lites					2	6	5	0		0.35
118	Living	2650	50-50 Sash, Single Hung	2 lites			I		2	6	5	0		0.35
201	Living (above)	2434	Fixed	4 Lites					2	4	3	4		0.32
202	Living (above)	2434	Fixed	4 Lites					2	4	3	4		0.32
203	Stairwell	2056	Single Hung	50-50 sash, 2 Lites			I		2	0	5	6		0.35
204	Bedroom	2438	Fixed	4 Lites					2	4	3	8		0.35
205	Bedroom	2438	Left Csmt	4 Lites	I				2	4	3	8		0.32
206	Bathroom	1846	Single Hung	50-50 sash, 2 Lites		I			1	8	4	6		0.35
301	Bedroom	Velux VS606	Operable Skylight	1 Lite				I	3	8 3/4	3	10 3/4		0.37
302	Living	Velux FS306	Fixed Skylight	1 Lite					2	6 9/16	3	10 3/4		0.37

Door Schedule									
Project: Coho Cottage, version B					Material: Wood				
Manufacturer: TBD					Ext. Color: TBD				
Door #	Location	Type	Thickness	Width		Height		Notes	U factor
				in	ft	in	ft		
101	Entry	Dutch: 2 Panel below, 9 Lite above	1 3/4	3	0	6	8		0.40
102	Bedroom	5 panel	1 3/8	2	6	6	8		N/A
103	Closet	5 panel, Dbl bi-pass	1 3/8	5	0	6	8		N/A
104	Hall Closet	5 panel	1 3/8	1	10	6	8		N/A
105	Bath	5 panel	1 3/8	2	6	6	8		N/A
106	Hall Closet	5 panel	1 3/8	2	6	6	8		N/A
107	Bath	5 panel	1 3/8	2	6	6	8		N/A
201	Bath	5 panel	1 3/8	2	0	6	8		N/A
202	Closet	5 panel, pocket	1 3/8	2	6	6	8		N/A

Window Notes:

- 1) Refer to plans for orientation of casement swing.
- 2) Refer to manufacturer's specifications for precise dimensions of rough openings, and installation instructions.
- 3) Note flare of skylight openings -- see sections.
- 4) Refer to Elevation Sheets for header heights.
- 5) Verify glazing is min. 60" above bathroom/tub floor
- 6) Provide whole-house ventilation intake vents in window frames where required by the municipality having jurisdiction.
- 7) For Egress windows, verify clear opening size with manufacturer. Verify with municipality that clear opening meets egress requirements.