




Exterior Color: SW Cityscape

Other Exterior Colors Available:  
SW Intellectual Gray  
SW Mindful Gray  
SW Gauntlet Gray  
SW Backdrop




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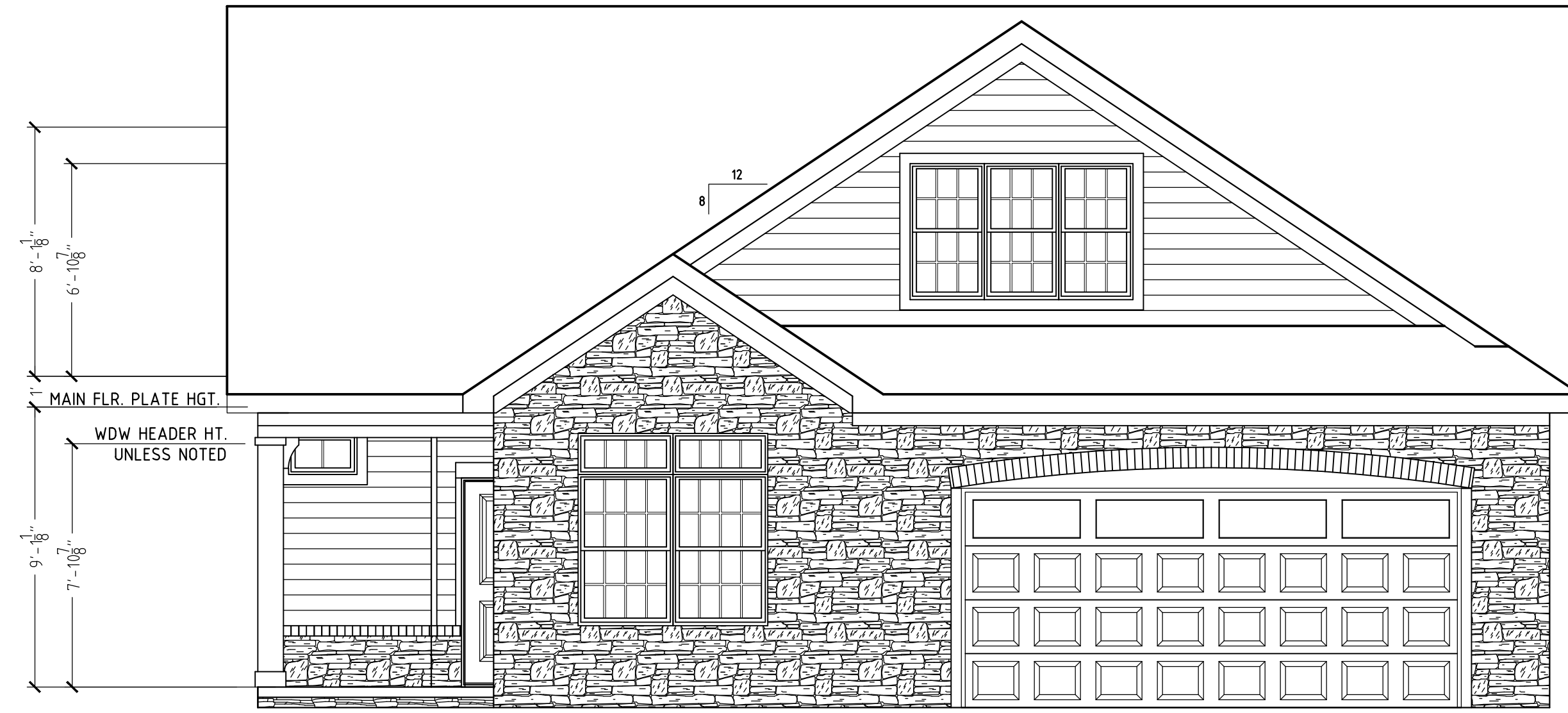

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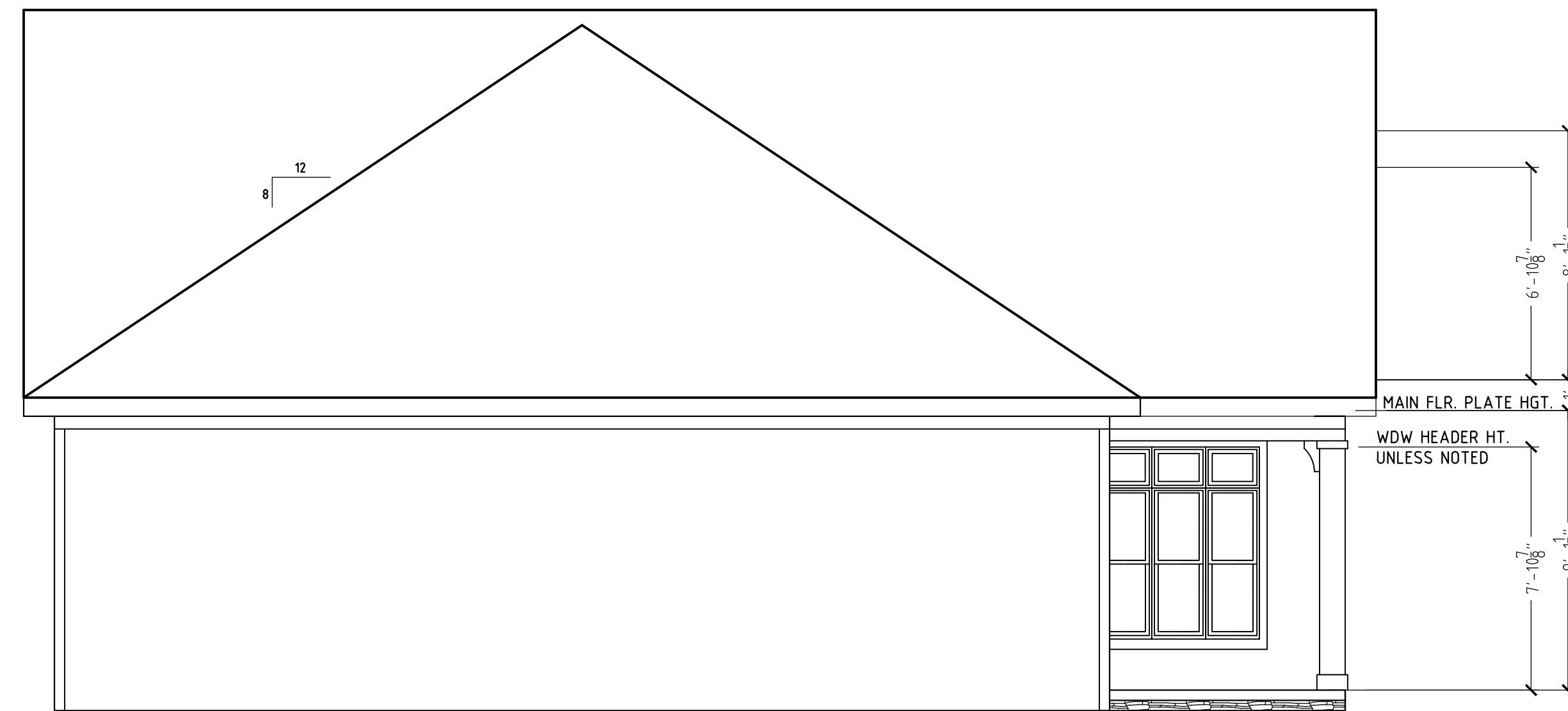

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**FRONT ELEVATION**

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



**REAR ELEVATION**

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

**ROCK CREEK  
THE D2 PROMENADE (SLAB) W/ BONUS  
BROWN RES. (EXTENDED GARAGE)  
3606 NW LINWOOD LN.**

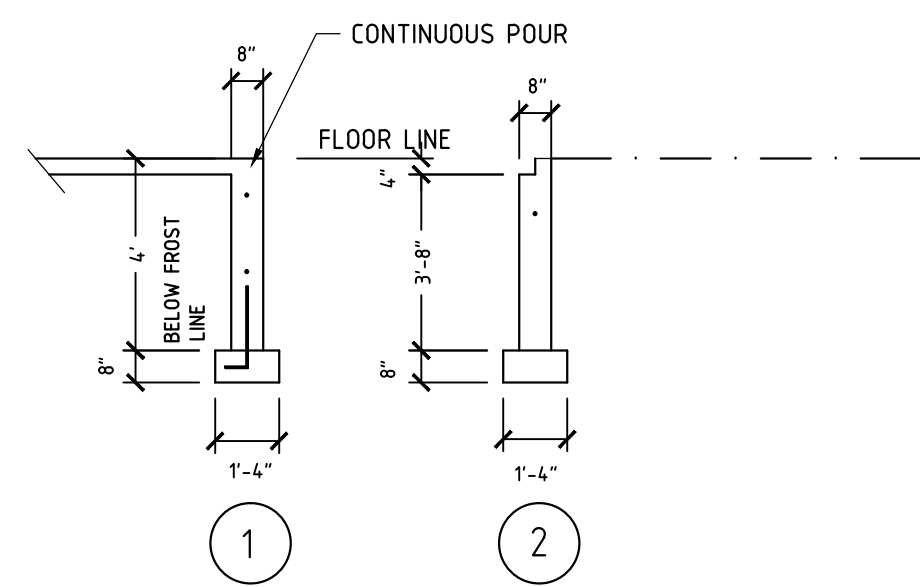
Revision/Issue	Date
1ST DRAFT	3/31/17
FINAL	4/4

Project: PROMENADE - BROWN RES.
Date: 3/31/17
Scale: 1/4" = 1'-0"
Drawn by: BV

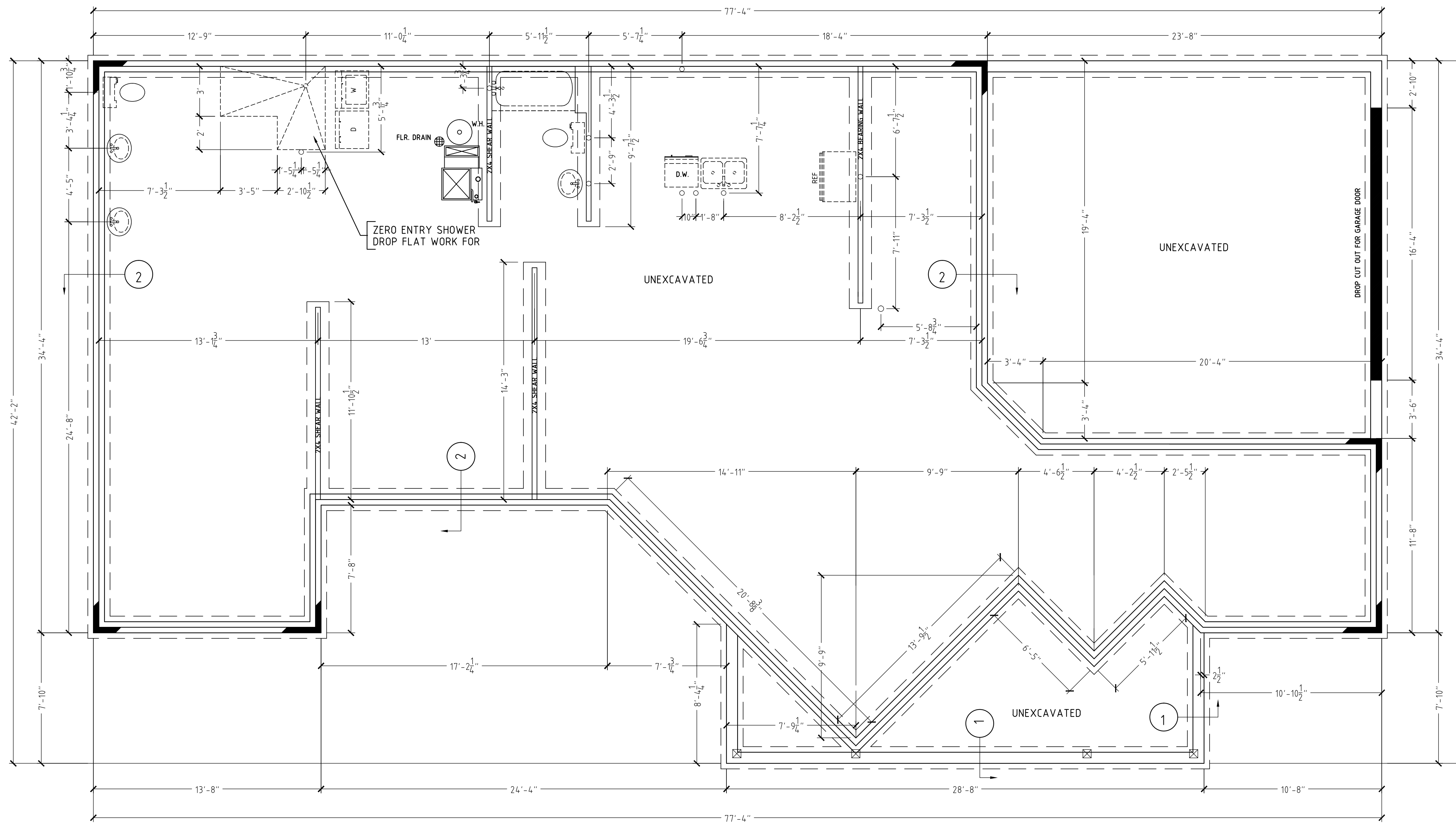
**Sheet  
1 OF 5**

BRITTANY  
&  
ASSOCIATES  
  
URBANDALE, IOWA  
515-202-6371

WE ASSUME NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS IN THESE PLANS. THE CONTRACTOR AND/OR ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR OWNER SHALL NOTIFY US IMMEDIATELY IF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION ARE IDENTIFIED PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE WITH THIS PLAN WITH APPLICABLE BUILDING CODES REQUIREMENTS ARE MADE.



FOUNDATION SECTIONS



FOUNDATION NOTES

1. SLAB ON GRADE W/ FROST FOOTINGS
2. EXTERIOR DIMENSION ARE TO OUTSIDE OF SHEATHING/CONCRETE AND INTERIOR DIMENSION ARE TO FACE OF STUD

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ROCK CREEK  
THE D2 PROMENADE (SLAB) W/ BONUS  
BROWN RES. (EXTENDED GARAGE)  
3606 NW LINWOOD LN.

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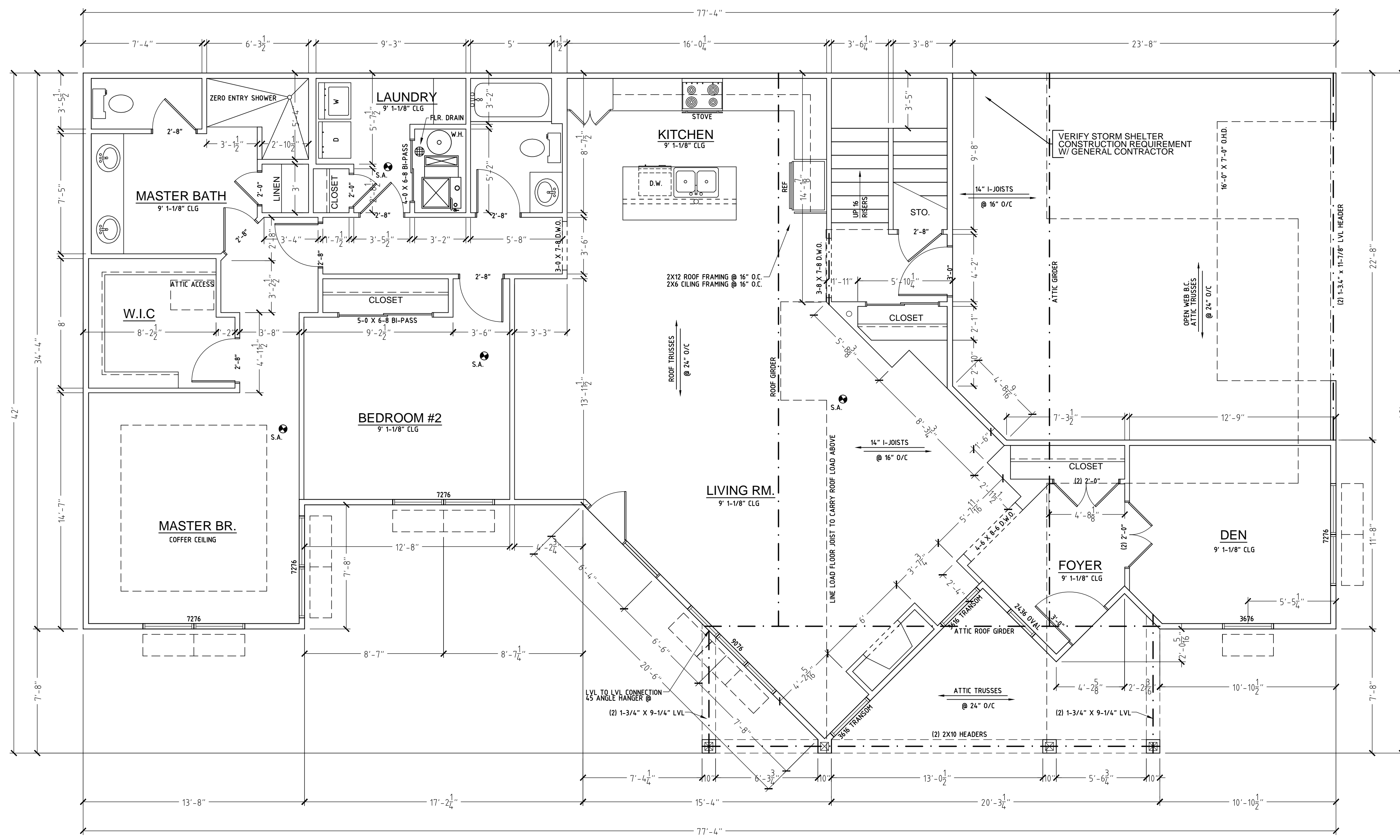
Sheet  
2 OF 5

Area Schedule	
	SQUARE FEET
MAIN FLOOR	2088
UPPER LIVING AREA	762
TOTAL LIVING AREA	2770
GARAGE	530

FOUNDATION

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ASSOCIATES

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- FRAMING NOTES:**
- 2x4 EXTERIOR WALLS (9-1 1/8" PLATE HGT.) UNLESS NOTED
  - 6'-10 7/8" WINDOW HDR. HGT. (UNLESS NOTED)
  - EXTERIOR DIMENSION ARE TO OUTSIDE OF SHEATHING AND INTERIOR DIMENSION ARE TO FACE OF STUD
  - WINDOWS ARE CALLED OUT AS PELLA PROLINES. (INCHES/INCHES) (VERIFY ACTUAL WITH CONTRACTOR)
  - ALL HEADERS ARE DROPPED BELOW PLATE (UNLESS NOTED)

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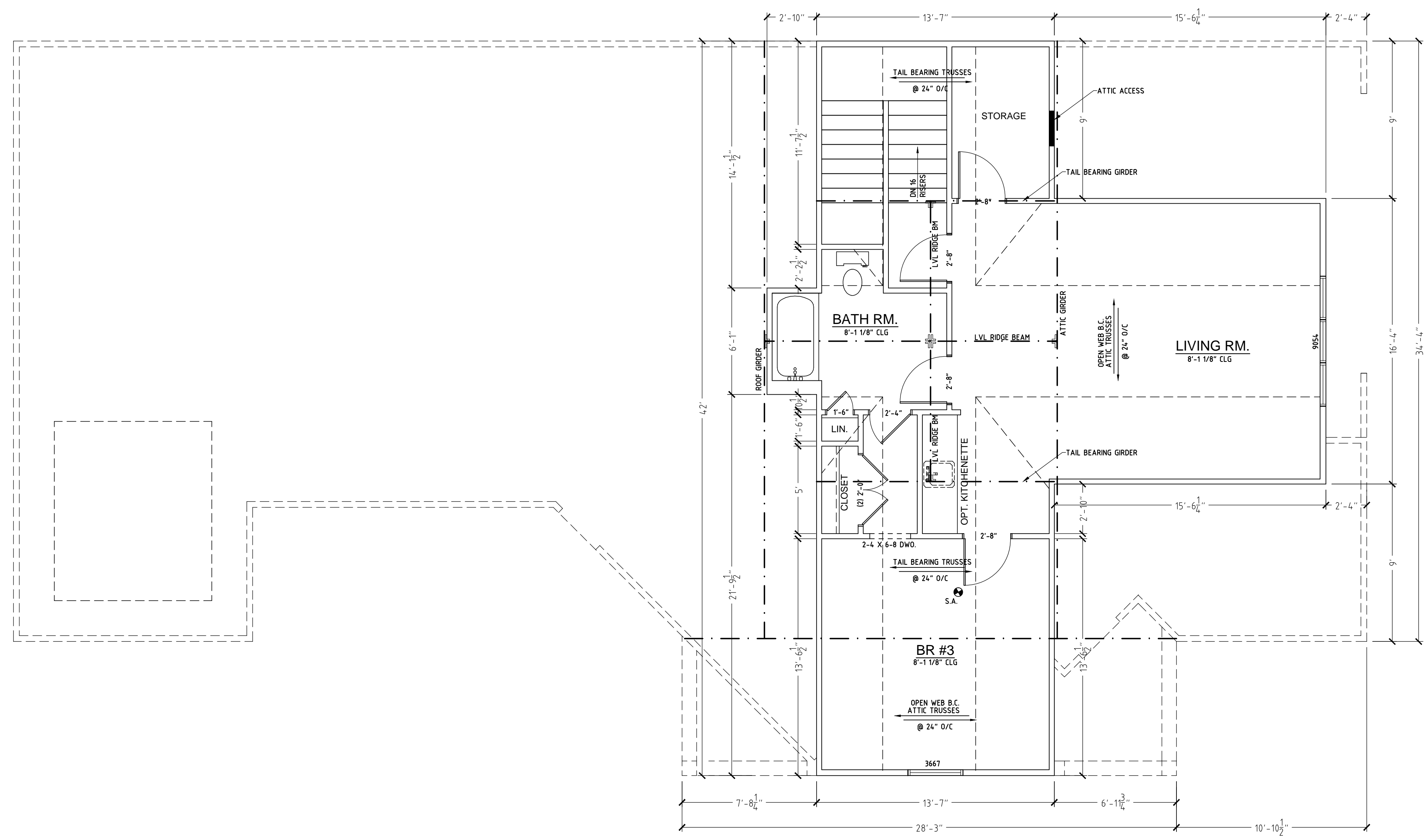
Area Schedule	
	SQUARE FEET
MAIN FLOOR	2008
UPPER LIVING AREA	762
TOTAL LIVING AREA	2770
GARAGE	530

**MAIN FLOOR**

Sheet  
**3 OF 5**

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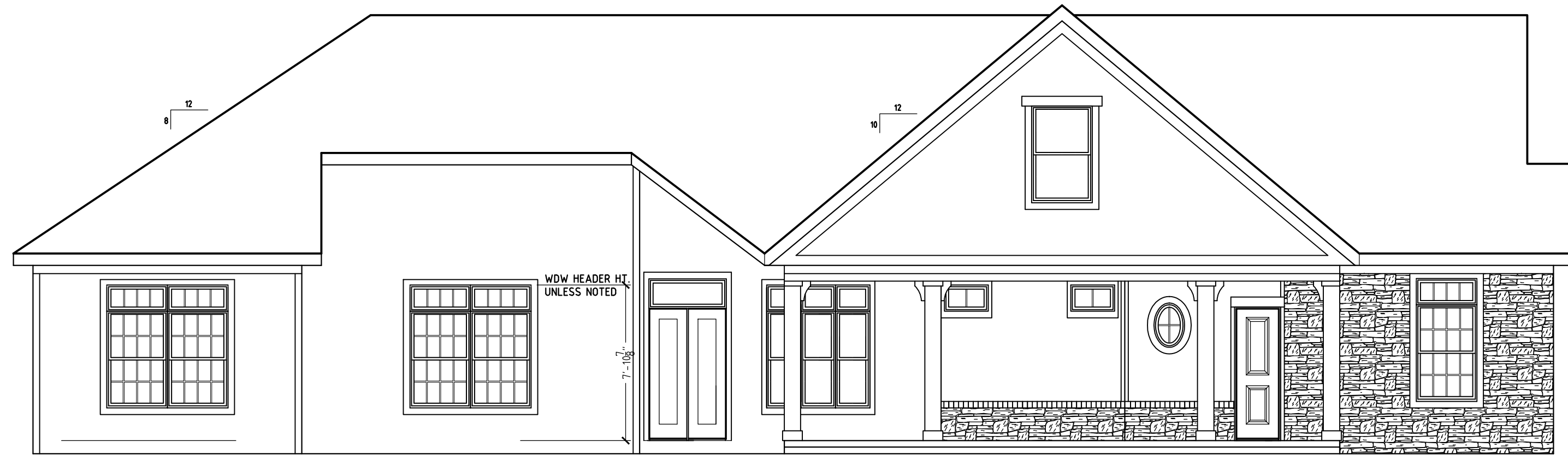
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Area Schedule	
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**SECOND FLOOR**

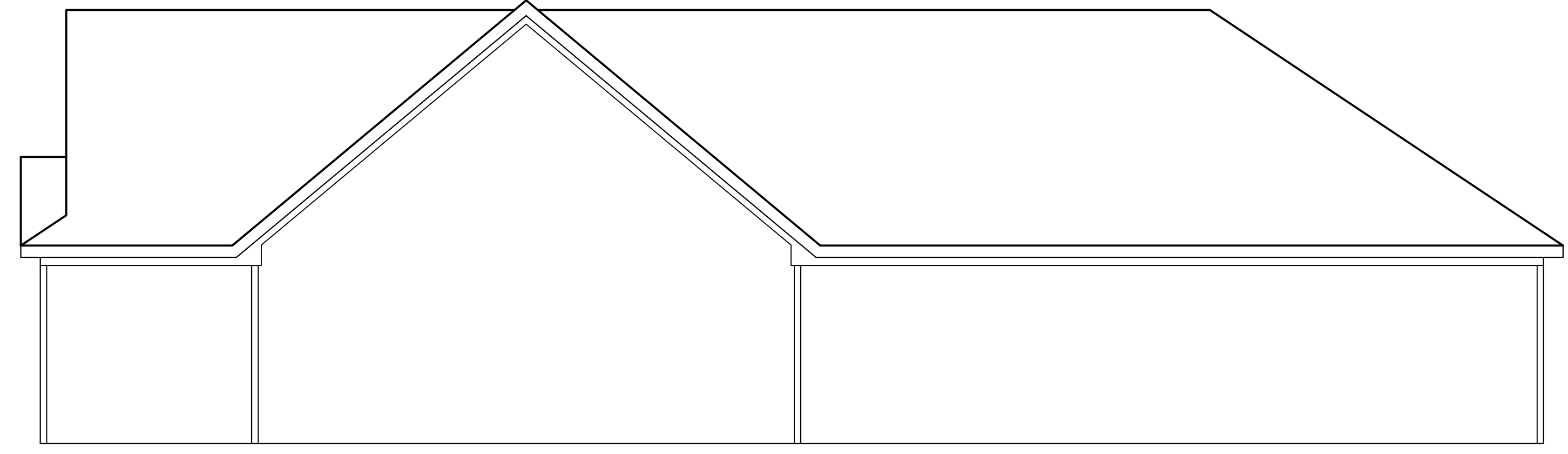
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4 OF 5**

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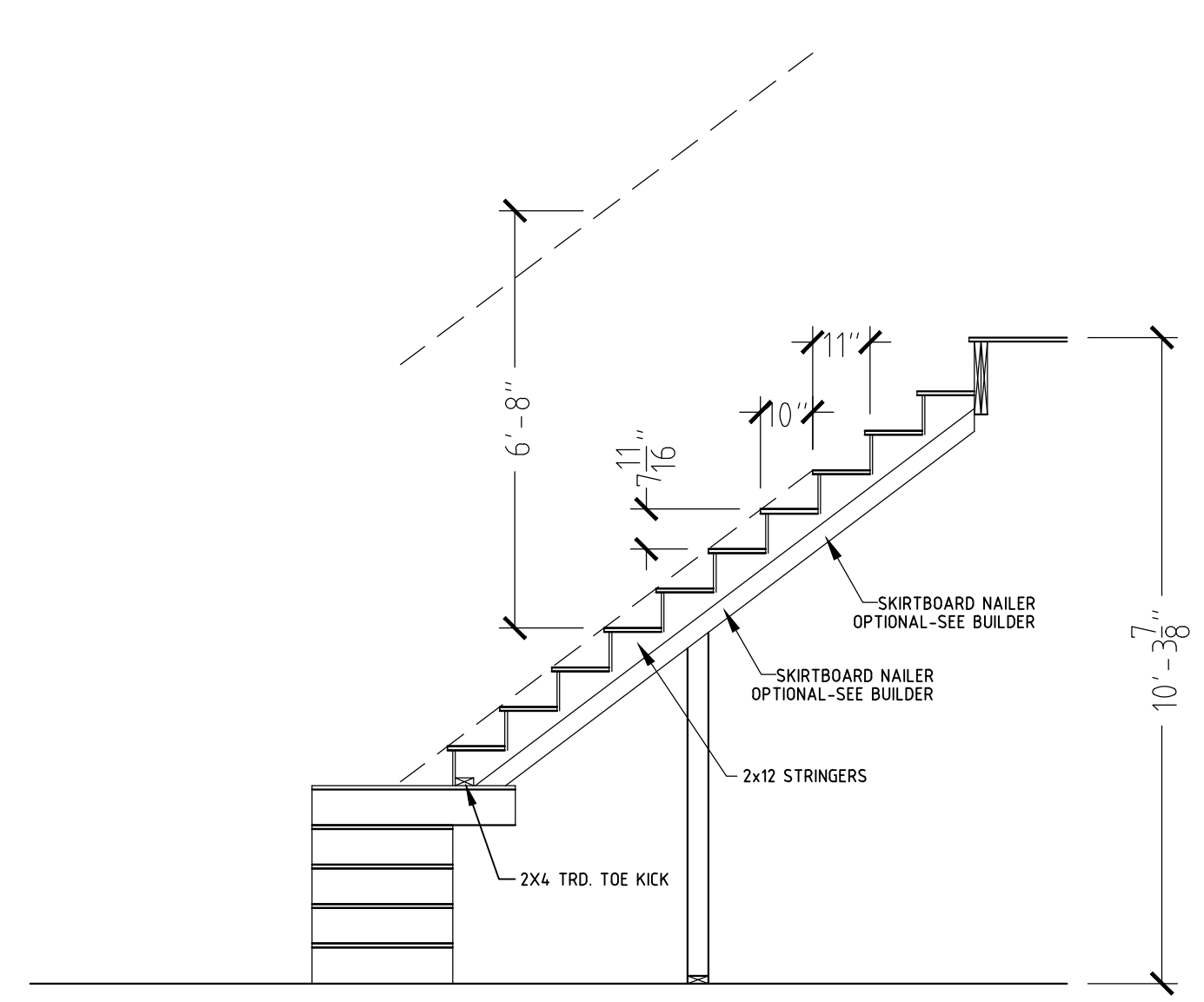
**LEFT ELEVATION**

SCALE: 3/16" = 1'-0"

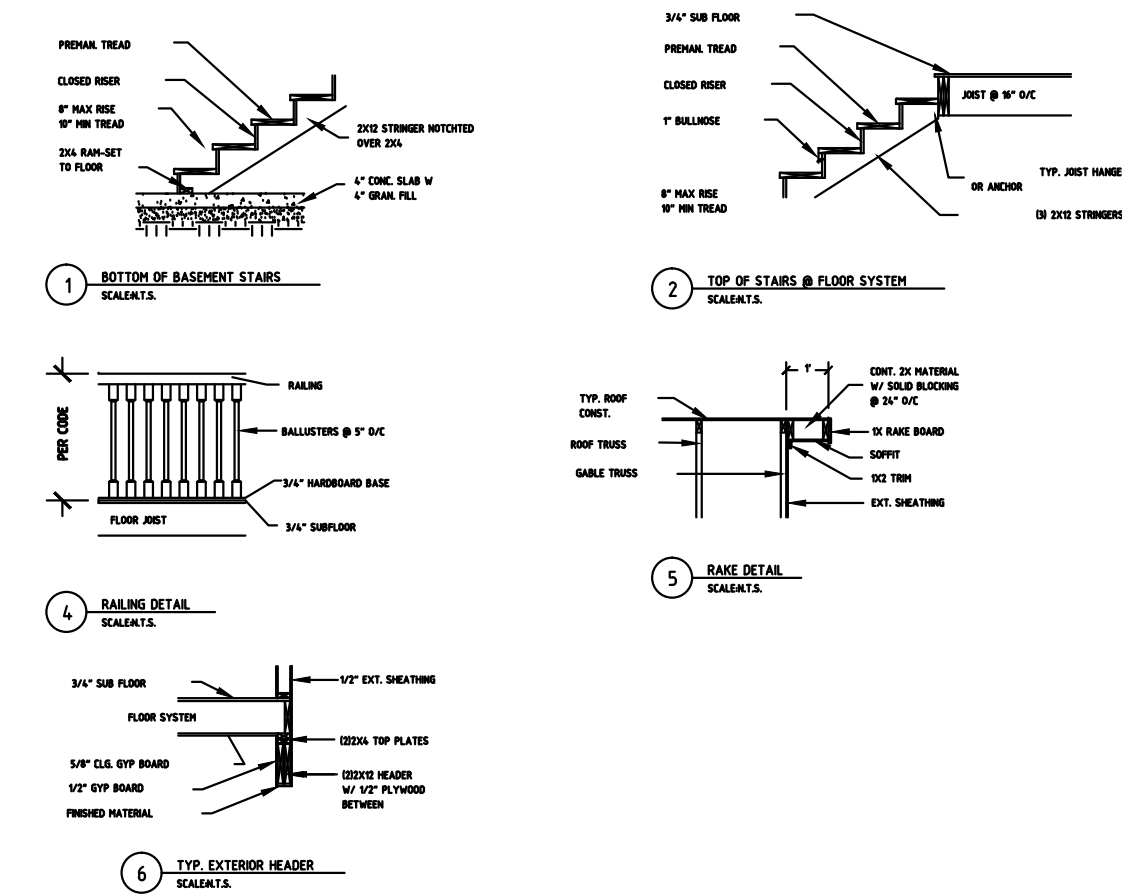


**RIGHT ELEVATION**

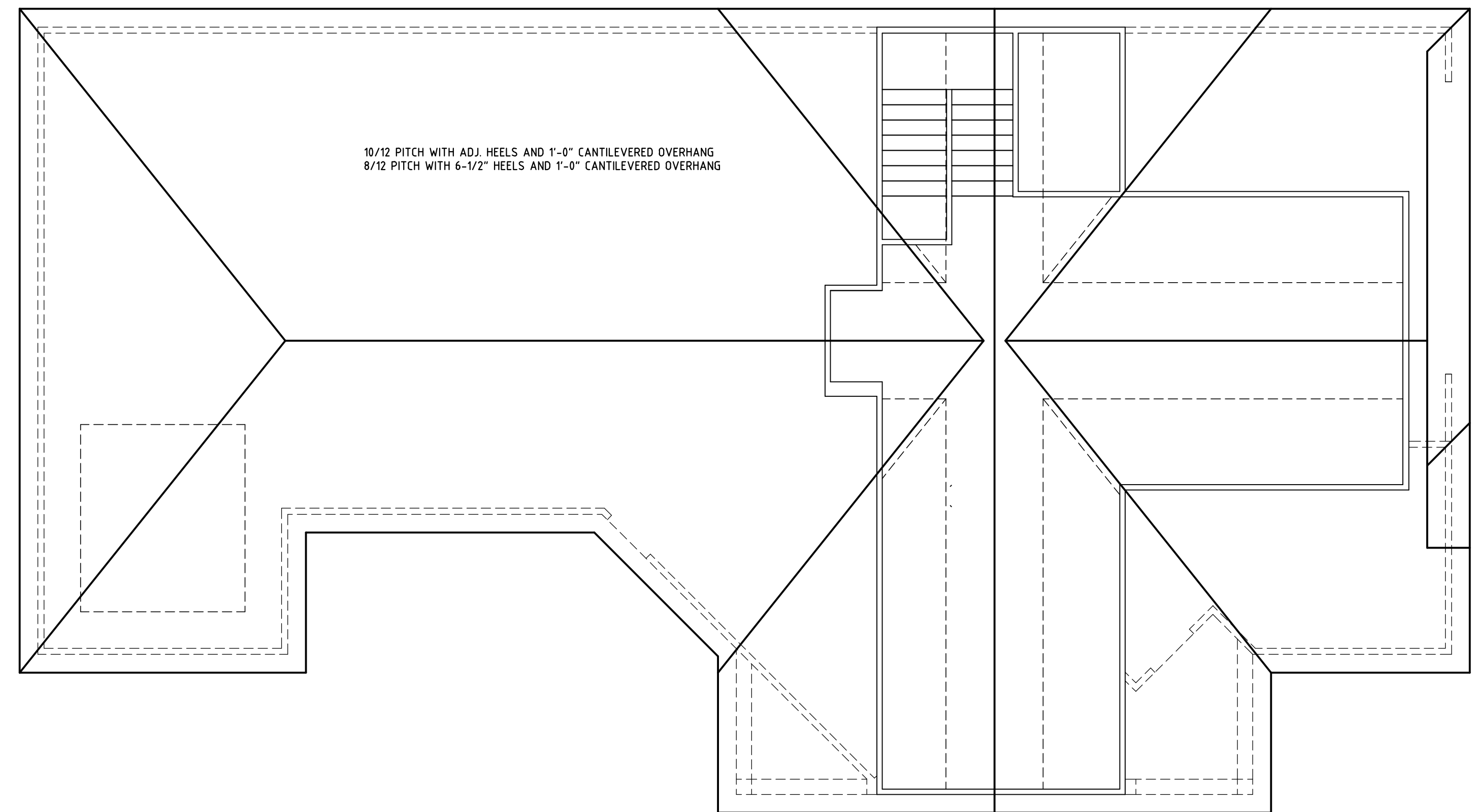
SCALE: 3/16" = 1'-0"



**STAIR SECTION**

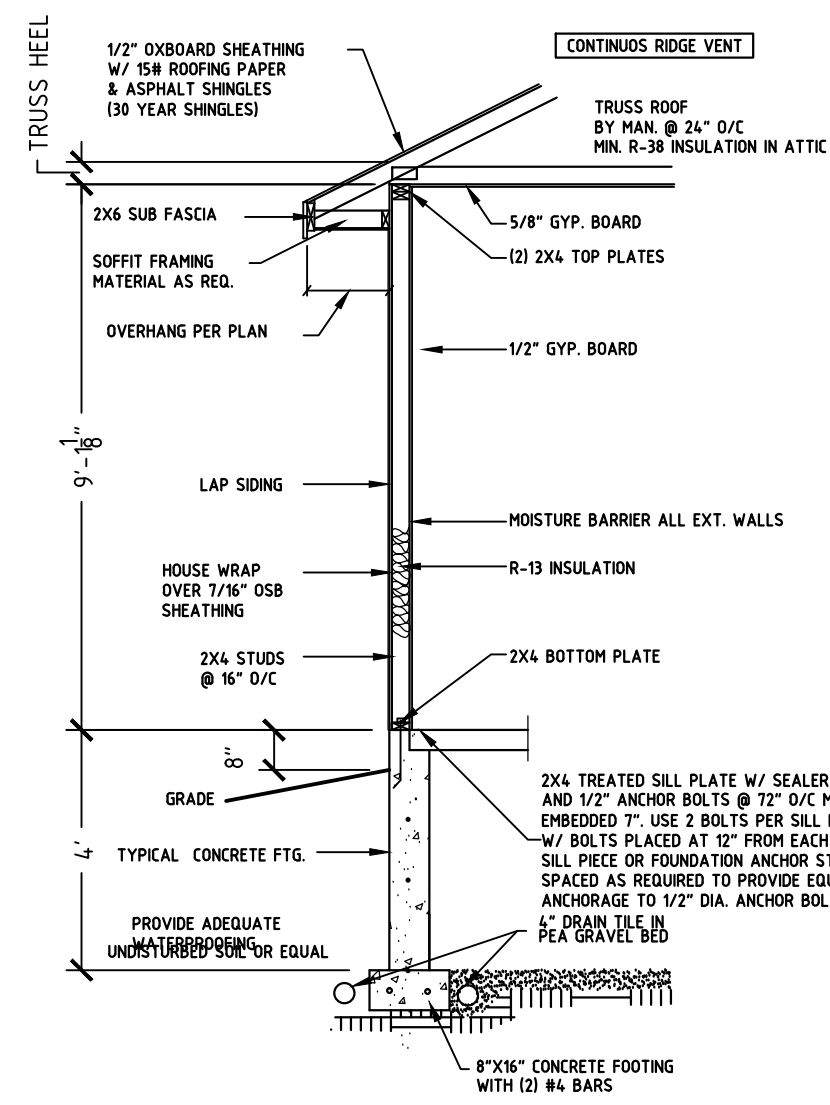


**ATTIC AREAS**



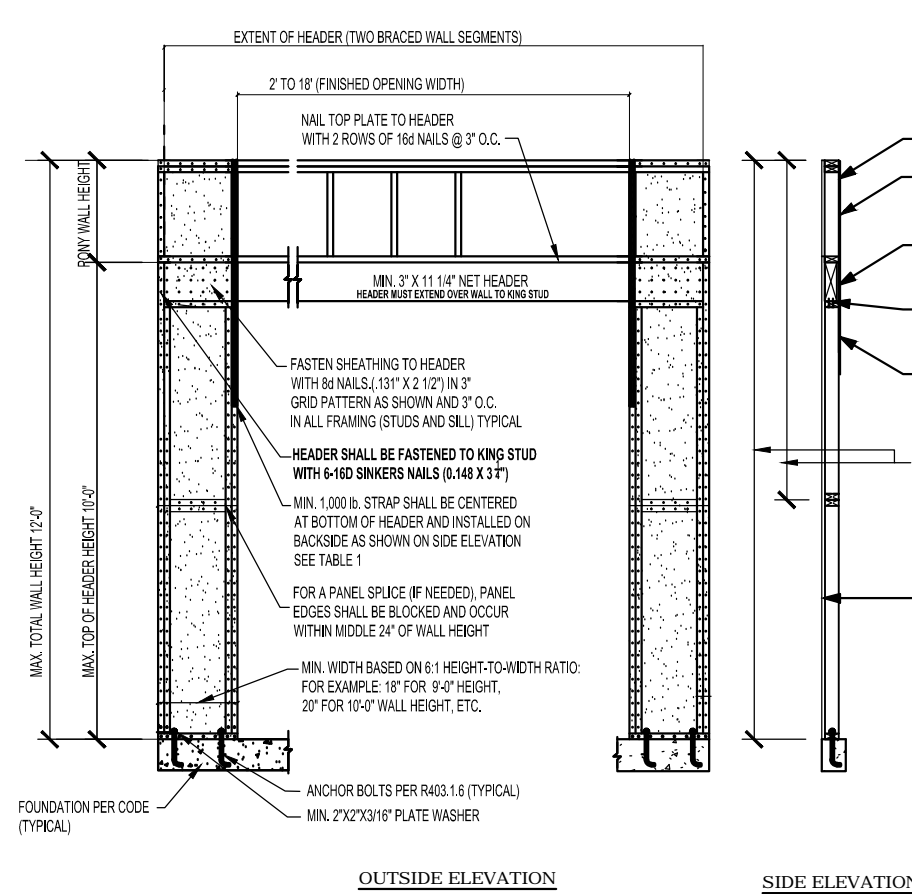
**ROOF PLAN**

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



**TYPICAL WALL DETAIL**

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



**SHORT/SHEAR WALL**

**CONSTRUCTIONS NOTES**

- I. GENERAL
  - A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED ALL LOCAL/UBC SPECIFICATIONS OR REQUIREMENTS
  - B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY CONTRACTOR.
- II. DESIGN LOADS
  - FLOOR 4.0 psf LIVE LOAD      ROOF TRUSSES 30 psf TOP LIVE LOAD
  - 15 psf DEAD LOAD              10 psf TOP DEAD LOAD
  - FLOOR LIVE LOAD DEF. L/480
- III. CONCRETE
  - A. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM 4" BELOW GRADE.
  - B. MINIMUM FOOTING TO BE 8"x10" W/ #4 REBAR @ 12" C/C.
  - C. ALL CONCRETE SHALL BE 3000 psi AT 28 HOURS.
  - D. ALL ANCHOR BOLTS SHALL BE 1/2" AT 12" MAX. O/C WITH 10" EMBEDMENT. USE TWO BOLTS PER SILL PLATE WITH BOLTS PLACED A MAX. 12" FROM EACH END OF SILL PLATE.
- IV. STRUCTURAL STEEL
  - A. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A-36 OR EQUAL AND SHALL HAVE BRIDGE CLIPPING @ 4" O/C TO RESIST LATERAL DEFLECTION
  - B. ALL FRAMING TO BE ATTACHED TO STRUCTURAL STEEL IN ACCORDANCE WITH GOVERNING CODES.
- V. CABINETRY
  - A. ALL STRUCTURAL FRAMING LUMBER SHALL BE A MINIMUM OF #2 OR BETTER DOUGLAS FIR, LARCH, OR EQUAL. CONSTRUCTION GRADE W/ A FB-1550/1450
  - B. DOUBLE HEADER JOIST AND TRIMMERS AT ALL FLOOR OPENINGS.
  - C. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.
  - D. DOUBLE 2X12 HEADERS W/SOLID SHEET 1/2" PLYWOOD BETWEEN.
  - E. TWO ROWS 2"x3" CROSS BRIDGING PER JOIST SPAN.
  - F. 1/2"x4x8" WIDE C-D EXTERIOR PLYWOOD BOTH DIRECTIONS AT CORNERS
  - G. ALL SILL PLATES AT PERIMETER WALLS SHALL BE TREATED
  - H. ALL LUMBER EXPOSED TO WEATHER SHALL BE PROTECTED BY WEATHER RESISTANT TREATED LUMBER OR FINISHED
- VI. TRUSS MANUFACTURER TO DESIGN TRUSSES AS PER CODE, DESIGN CRITERIA, 80 MPH WIND LOAD TOP. B. LIVE LOAD DEFLECTION LIMITED L/240 AND MAX. SPACING @ 24" O/C.
- VII. MISCELLANEOUS
  - A. PROVIDE ROOF LOUVERS (NOT SHOWN) AS NECESSARY FOR ADEQUATE VENTILATION. ATTIC VENTILATION TO BE 1/300 OF THE AREA SPACE VENTILATED.
  - B. PROVIDE G GUTTERS, DOWN SPOUTS, AND SPLASH BLOCKS AS NECESSARY
  - C. FLASH AND/OR CAULK AS NECESSARY
  - D. ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGNED BY OTHERS.
  - E. SOIL BEARING CAPACITY 2000 psf IF BEARING IS IN EXCESS OF 2000 psf A SOIL BORING WILL BE REQUIRED.

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