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PLUM DESIGN SERVICES

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NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION PLEASE CALL OR SEE OWNER FOR UPDATED PLANS



GENERAL NOTES: IRC 2018 CODES

- A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2018. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2018. THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2018. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES.
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 OWNER/CONTRACTOR.
C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOULD.
D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS.
F. ALL EXTERIOR STAIRS ARE SHOWN FOR CONCEPT. FINAL DESIGN DETERMINE ON SITE FOR FINAL GRADE.
G. THE FOLLOWING CODE INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH CONSTRUCTION. THIS PROJECT HAS BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS.

CHAPTER 3 (BUILDING PLANNING)

- A. BUILDING AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE (R301.1)
B. TABLE 301.2(1) IRC 2018. VALUES BASED FROM THE CITY OF DES MOINES, IOWA.

Table with columns: GROUND SNOW LOAD, WIND DESIGN, SUBJECT TO DRAINAGE FROM, WINTER DESIGN TEMP, ICE BARRIER REQUIREMENT, FLOOD HAZARDS, AIR FREEZING INDEX, MEAN ANNUAL TEMP. Includes sub-tables for C. MINIMUM LIVE LOADS and D. DEAD LOADS.

- ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE DESIGNED WITH THE ABOVE DEFLECTION CRITERIA
D. DEAD LOADS ADDITIONAL OR CHANGES TO MATERIAL NEEDS TO BE ADJUSTED TO THE BELOW CALCULATIONS
FLOOR TOP CHORD CARPET AND PAD 1.5 PSF ROOF TOP CHORD ROOFING SHINGLES(220 LBS) 2 LAYER 4.40 PSF
TOTAL WITH CARPET/PAD 5.5 PSF TOTAL 9.00 PSF

- SECTION R303: LIGHT AND VENTILATION IN HABITABLE ROOMS, PROVIDE NATURAL LIGHT AND VENTILATION WITH OPERABLE WINDOWS. WINDOW GLAZING SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF EACH ROOM. THE OPERABLE ARE TO THE OUTDOORS SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED
R303.3 BATHROOMS MAY HAVE AN OPERABLE WINDOW OF 3 S.F. IN AREA.

- SECTION R304: THE MINIMUM AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FEET, EXCEPT KITCHENS. R304.2 THE MINIMUM LENGTH OR WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7'-0", EXCEPT KITCHENS.

- SECTION R305: CEILING HEIGHT HABITABLE SPACE, HALLWAYS, AND PORTIONS OF THE BASEMENT CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HGT OF NOT LESS THAN 6'-6" EXCEPTIONS
1. FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5'-0" AND NOT LESS THAN 50% OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF LESS THAN 7'-0"
2. THE CEILING ABOVE A BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" ABOVE THE AREA OF NOT LESS THAN 3'X3' AT THE SHOWERHEAD
3. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENT CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

- R305.1.1 BASEMENTS: PORTION OF BASEMENT THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8" EXCEPTION
1. BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS IN BASEMENTS CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR
SECTION R307.1 TOILET, BATH AND SHOWER SPACES: FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1.

- SECTION R308: GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 48" ABOVE THE FLOOR OR WALKING SURFACE AND MEETS EITHER OF THE FOLLOWING CONDITIONS
1. WHERE THE GLAZING IS WITHIN 24 INCHES EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION OR WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

- R308.4.3 GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS
1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 9 SQUARE FEET
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE FLOOR
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING EXCEPTION
1. DECORATIVE GLAZING
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH.
4. GLAZING THAT IS ADJACENT TO A FIXED PANEL OF PATIO DOORS.

- R308.4.5 GLAZING IN MET SURFACES: GLAZING IN MET SURFACES, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOL, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTSIDE POOLS WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACES OF THE STAIRWAYS, LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS, SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION EXCEPTIONS
1. WHERE RAILING IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" TO 38" ABOVE WALKING SURFACE.
EMERGENCY ESCAPE AND RESCUE OPENING: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING.

- R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR AREA DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY NORMAL OPERATION FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24" AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20" WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
R310.2.2 WINDOW WELLS: THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 150 SQ. FT., WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36". THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION
1. THE LADDER OR STEPS SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6".
R310.2.3.1 WINDOW WELLS WITH A VERTICAL STEP GREATER THAN 4" SHALL BE EQUIPPED WITH A PERMANENT LADDER NOT LESS THAN 12" WIDE

- SECTION 311: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF THE EXTERIOR DOOR. THE WIDTH OF THE LANDING SHOULD NOT BE LESS THAN THE DOOR SERVED, NOT LESS THAN 36". EXCEPTION: EXTERIOR BALCONIES LESS THAN 36 SQUARE FEET AND NOT ACCESSIBLE FROM THE DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36.
R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS: DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.

- R311.6 HALLWAYS: THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET
R311.7.1 STAIRWAYS: STAIRWAYS SHALL BE NOT LESS THAN 36" WIDE IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHOULD PROJECT MORE THAN 1/2" ON EITHER SIDE OF THE STAIRWAY.
R311.7.2 HEADROOM: THE HEADROOM IN THE STAIRWAYS 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.
R311.7.3 VERTICAL RISE: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12'-7"
R311.7.5 THE MAXIMUM RISER IS 3/4" WITH A MINIMUM RUN OF 10".
R311.7.8 HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS.

SECTION 314 SMOKE ALARMS: SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND UL 217

- R314.3 LOCATIONS
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3'-0" HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN THAT LOCATION.
R314.3.1 SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATION:
1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
2. IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

- SECTION R315 CARBON MONOXIDE ALARMS: SHALL COMPLY WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217
R315.2.1 CARBON MONOXIDE ALARMS 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 UNIT.
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY.

- SECTION 317: LOCATION REQUIRED: PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
1. WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18" OR WOOD GIRDERS WHERE CLOSER THAN 12" TO THE EXPOSED GROUND IN GRAM, SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GIRDERS ENTERING CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 1/2" ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND OR LESS THAN 2" MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE SLABS.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS.
R317.3.1 FASTENERS OF PRESERVATIVE-TREATED WOOD: FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS.

CHAPTER 4 (FOUNDATIONS)

SECTION 401.4 SOIL TEST: 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.

Table with columns: CLASS OF MATERIAL, LOAD BEARING PRESSURE. Includes rows for SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL, CLAY, SANDY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT CLAY.

THIS DESIGN IS BASED ON 2,000 POUNDS PER SQ. FT. UNLESS NOTED OTHERWISE. IT IS THE BUILDER OR HOMEOWNER RESPONSIBLE TO LET PLUM DESIGN SERVICE KNOW IF THE CONDITIONS IN THE FIELD ARE DIFFERENT.

- R402 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, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi at 28 DAYS
-BASEMENT SLABS SHALL BE 2,500 PSI
(CONCRETE SHALL BE AIR ENTRAINED WITH 5%-7% TOTAL AIR CONTENT)
R403 ALL FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED 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.
R403.1.6 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.

- R404 CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1(2); REFER TO TYPICAL WALL SECTION IN THIS PLAN FOR SPECIFICATION.
R406 FOUNDATION WATERPROOFING AND DAMPROOFING EXCEPT WHERE REQUIRED IN SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPROOFING FROM THE HIGHER OF THE TOP OF THE FOOTING, TO THE FINISHED GRADE UNDER FLOOR SPACE.
R408 THE UNDER FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOIST AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENING THROUGH THE FOUNDATION WALLS OR EXTERIOR WALLS. MIN. NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQ FT FOR EACH 150 SQ FT OF AREA UNDER THE FLOOR.
R408.4 ACCESS THROUGH THE FLOOR ISHALL BE NOT SMALLER THAN 18" X 24"

CHAPTER 5 (FLOORS)

- FRAMING MATERIALS GRADES
A. ROOF, FLOOR, AND WALL SHEATHING: APA RATED SHEATHING, (LEAVE 18" SPACING AT PANEL ENDS AND EDGES)
B. WALL STUDS: DOUGLAS FIR #2 OR BETTER
C. WALL PLATES: SPRUCE PINE FIR #2 OR BETTER
D. DIMENSIONAL HEADERS: DOUGLAS FIR #2 OR BETTER
E. LVL HEADERS: 2900 FB2 BE MINIMUM.
F. STEEL: ASTM SPECIFICATION A992 GRADE 50 OR EQUAL
R502.4 JOIST UNDER PARALLEL BEARING: PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.
R502.6 THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES OF BEARING ON CONCRETE, OR BE SUPPORTED BY APPROVED JOIST HANGERS, CUTS, NOTCHES, AND HOLES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, OR JOIST ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION OR DESIGNED BY A REGISTERED DESIGN PROFESSIONAL.

- R502.11 WOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI-1. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR WEB BRACING AND MULTI-PLY CONNECTION OF GIRDERS. BS3 SHOULD BE REFERRED TO FOR HANDLING, INSTALLATION AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
R507.9 EXTERIOR DECK/DECK LEDGER CONNECTION TO BAND JOIST: DECK LEDGER CONNECTION TO BAND JOIST SHALL BE IN ACCORDANCE WITH THIS SECTION TABLE R507.9.1 (3) AND R507.9.1 (3)(2), AND FIGURES R507.9.1 (3)(1) AND R507.9.1 (3)(2)

CHAPTER 6 (WALL CONSTRUCTION)

- R602.1 SAWN LUMBER: SAWN 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 P-20.
R602.3 REFER TO TABLE R602.3(1) THROUGH TABLE R602.3(4) FOR FRAMING MEMBER FASTENING.
R602.6 DRILLING AND NOTCHING: REFER TO FIGURE R602.6(1) AND R602.6(2) SEE DETAIL PAGE OF PLAN FOR FIGURES.
R602.7 THE ALLOWABLE SPANS OF GIRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL NOT EXCEED THE VALUES OF TABLE R602.7(1)
R602.8 FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
R602.10 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.

CHAPTER 7 (WALL COVERINGS)

- R702.1 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 R702.7.1 FOR SUPPORT AND SECTION R702.7.4 FOR ANCHORAGE. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R702.9
R703.1 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
R703.1.1 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 THAT PENETRATES THE EXTERIOR CLADDING.
R703.1.2 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).
R703.2 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 LAPPED OVER THE LOWER LAYER NOT LESS THAN 2" INCHES, WHERE JOINTS OCCUR. THE MATERIAL SHALL BE LAPPED NOT LESS THAN 6"
R703.3 NORMAL 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 MANUFACTURER'S INSTALLATION REQUIREMENTS.
R703.4 FLASHING: APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THIN 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 CORNICES.
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.

CHAPTER 8 (ROOF CEILING)

- SECTION R802.10.2 DESIGN: WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL-PLATED CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI-1.
R802.10.3 BRACING: TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS AND SBGA'S BC3I GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
R802.11.1.1 TRUSS UPLIFT: TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES SPECIFIED ON THE TRUSS DESIGN DRAWINGS.
SECTION R806: ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. REQUIRED VENTILATION OPENINGS SHALL BE DIRECTLY TO THE OUTSIDE AIR. MINIMUM VENT AREA: THE MINIMUM NET FREE VENTILATION SHALL BE 1/300 OF THE VENTED SPACE (EXCEPTION 1 TAKEN)
SECTION R807: ATTIC ACCESS: BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREA THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER.
1. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22X30"
2. SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION
3. MINIMUM UNOBSTRUCTED HEAD ROOM IN THE ATTIC SPACE SHALL BE 30" MEASURED VERTICALLY FROM BOTTOM OF CEILING FRAMING MEMBERS.

CHAPTER 9 (ROOF ASSEMBLIES)

- SECTION R903: GENERAL: ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. ROOF ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS.
R903.2 FLASHING: FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
R903.2.1 LOCATION: FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
SECTION R905: ROOF COVERING APPLICATION: ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
R905.1.1 UNDERLAYMENT: UNDERLAYMENT FOR ASPHALT SHINGLES, CLAY, AND CONCRETE TILE, METAL ROOF SHINGLES, MINERAL SURFACED ROOF ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND METAL ROOF PANELS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN THIS CHAPTER. UNDERLAYMENT MATERIALS REQUIRED TO COMPLY WITH ASTM D 226, D 1910, D 489 AND D 482 SHALL BEAR A LABEL INDICATING COMPLIANCE. UNDERLAYMENT SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R905.1(1)
R905.1.2 ICE BARRIERS: IF AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN 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 R102, THE ICE BARRIER SHALL BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE.
R905.2 ASPHALT SHINGLES: THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION AND MANUFACTURER'S INSTALLATION.
R905.2.2 SLOPE: ASPHALT SHINGLES SHALL BE USED ON ROOFS OF 2/12 OR GREATER. FOR SLOPES FROM 2/12 UP TO 4/12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1
R905.2.8 FLASHING: FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION

CHAPTER 10-4-3

- REFER TO THE CHAPTERS IN THE IRC 2018 FOR THE DESIGN AND REQUIREMENTS OF THESE ITEMS:
CHAPTER 10 CHIMNEYS AND FIREPLACES
CHAPTER 11 MECHANICAL AND ELECTRICAL SYSTEMS
CHAPTER 12B13 MECHANICAL & GENERAL MECHANICAL SYSTEMS REQUIREMENTS
CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES
CHAPTER 15 EXHAUST SYSTEMS
CHAPTER 16 DUCT SYSTEMS
CHAPTER 17 COMBUSTION AIR CHIMNEYS AND VENTS
CHAPTER 18-22 SPECIAL APPLIANCE, WATER HEATERS, HYDRONIC PIPING AND SOLAR THERMAL ENERGY SYSTEMS
CHAPTER 23 FUEL GAS
CHAPTER 23-33 PLUMBING RELATED ITEMS
CHAPTER 23-43 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 18" SPACE BETWEEN PANEL EDGE AND END JOINTS)
B. WALLS STUDS: DOUGLAS FIR #2 OR BETTER.
C. LSL STUDS: 1.35 GRADE
D. WALL PLATES: SPRUCE PINE FIR #2 OR BETTER.
E. DIMENSIONAL LUMBER: DOUGLAS FIR #2 OR BETTER.
F. TREATED LUMBER: SYP#2 OR BETTER
G. POST/COLUMNS: SYP#1 OR BETTER
H. LVL HEADERS: 2950FB2 BE MINIMUM
I. LSL HEADERS: 1.55 GRADE
J. STEEL: ASTM SPECIFICATION A992 GRADE-50 OR EQUAL.
K. GULELAM

ABBREVIATIONS

- ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AWN AWNING
BTM BOTTOM
BSMT. BASEMENT
BTW BETWEEN
CANT. CANTILEVER
CAB. CABINET
CL CENTER LINE
CEILING
CLG COLDWALL
C.O. CASSED OPENING
COL. COLUMN
CONC. CONCRETE
D DRYER
DF DOUGLAS FIR
DIA. DIAMETER
DN DOWN
DN DOUBLE HUNG
DWSHAW DOWNSHAWER
F FIXED
F.D. FLOOR DRAIN
FIG. FIGURE/GLASS
FLR. FLOOR
FTG. FOOTING
FURN. FURNACE
HDR. HEADER
HDWD. HARDWOOD
HH. HEADER HEIGHT
INSUL. INSULATION
JACK STUD(S)
JS. JOIST
KST. JOIST STUD(S)
LSL LAMINATED STRAND LUMBER
LVL LAMINATED VENEER LUMBER
LIN. LINEN
MAX. MAXIMUM
MIN. MINIMUM
O/C ON CENTER
O.H.D. OVERHEAD DOOR
OPNG. OPENING
PED. PEDESTAL
N/T.S. NOT TO SCALE
REF. REFERRED
REQ. REQUIRED
RO. ROUGH OPENING
RM. ROOM
RIS. ROD/SHELF
SH. SINGLE HUNG
S.F. SQUARE FEET
SLDR. SLIDER
S.P. SUB PNT
STL. STEEL
SYP SOUTHERN YELLOW PINE
TYP. TYPICAL
T. TRANSOM
TEMPERED GLASS
TRTD. TREATED
UNEXC. UNEXCAVATED
VAN. VANITY
W. WASHER
W/ WITH
WH. WATER HEATER

MISC. SYMBOLS

- FROST PROOF HOSE BIB
- - - FLOOR LINE ABOVE
- - - STRUCTURAL BEAM / HEADER OR GIRDER TRUSS
- - - LOAD BEARING TRUSS
- - - SOLID BLOCKING FROM CONCENTRATED LOAD
X CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
SMOKE DETECTOR
CARBON MONOXIDE AND SMOKE DETECTOR COMBO

Husk Homes
405 6th Street
Waukee, Iowa

PROJECT ID: PDS 5557

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DRAWING LIST

Table with columns: Drawing ID, Description. Includes rows: A0 Cover Page, A1 Elevations, A2 Elevations, A3 Main Floor, A4 Perspectives, A5 Details, A6 Wall Bracing, A7 Int. Perspectives.

Cover Page

As indicated

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A0

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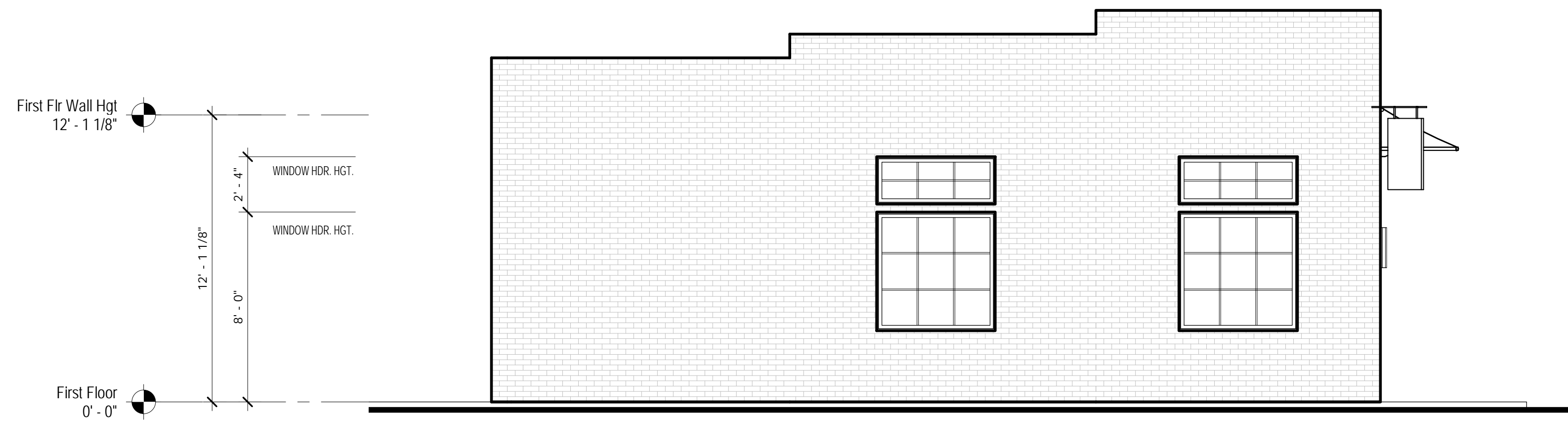


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Creating where people live

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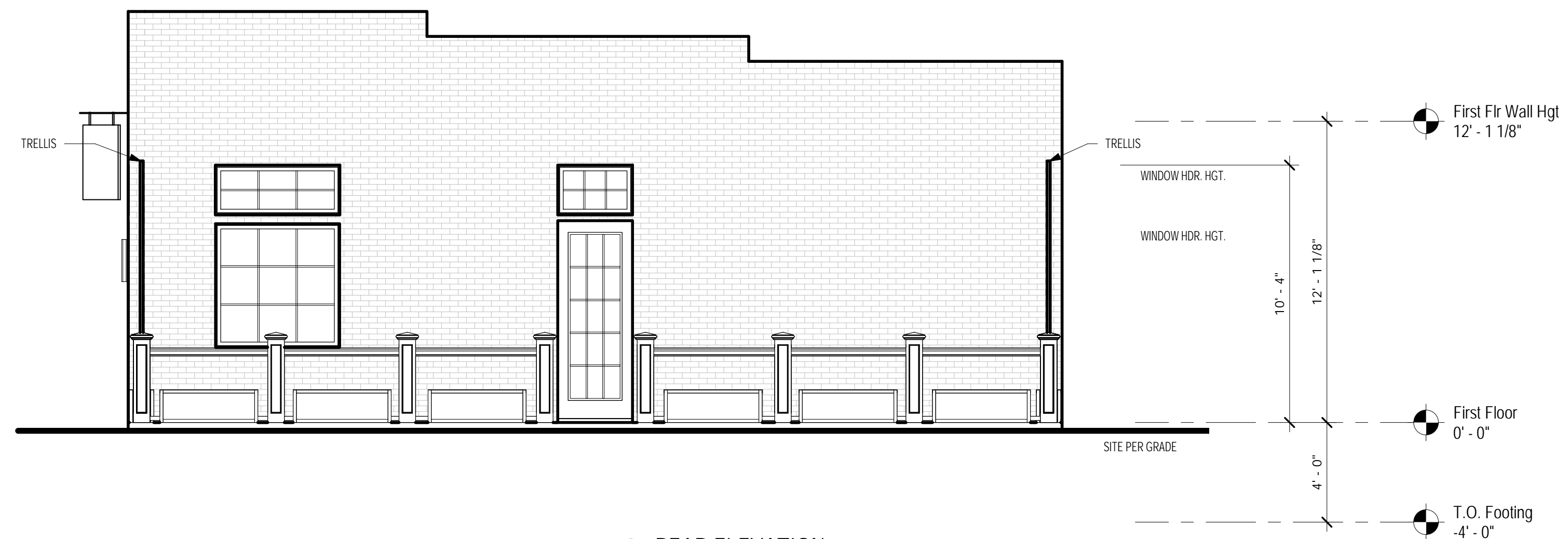
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1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

ESTIMATED AREA - WALL CLADDING			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Brick	2784 SF	100.0%	

- SQUARE FOOTAGE OF CLADDING/SIDING IS TAKEN FROM THE EXPOSED SURFACE OF THE WALL.
1. THE AREA INCLUDES SURFACES BELOW DECORATIVE TRIM BOARDS.
2. THE AREA EXCLUDES WINDOW AND DOOR OPENINGS.



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

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Elevations

1/4" = 1'-0"

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CONCEPTUAL RENDERING

FINAL PRODUCT/SELECTIONS MAY VARY FROM WHAT IS SHOWN ON THE PLANS.

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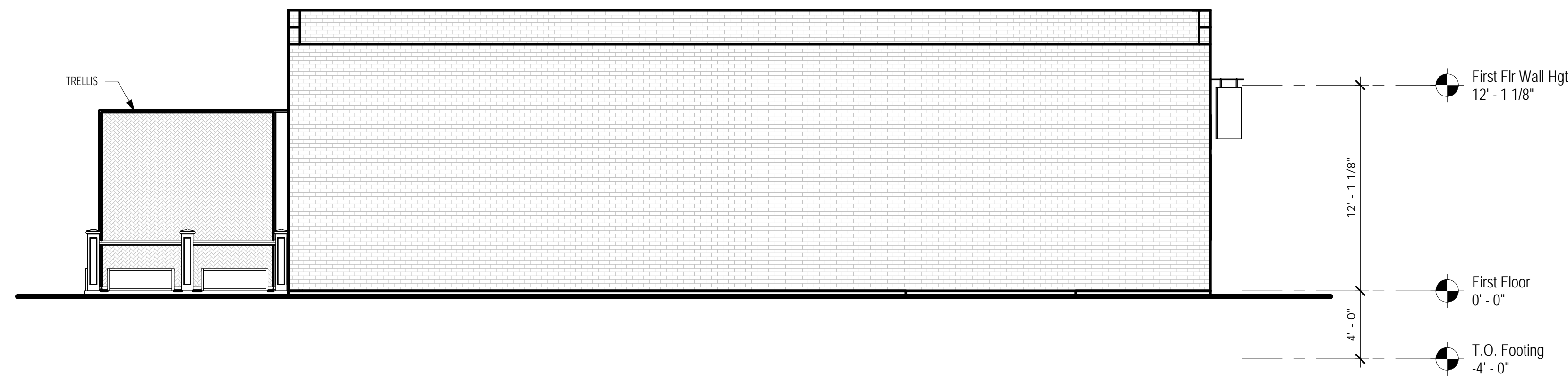
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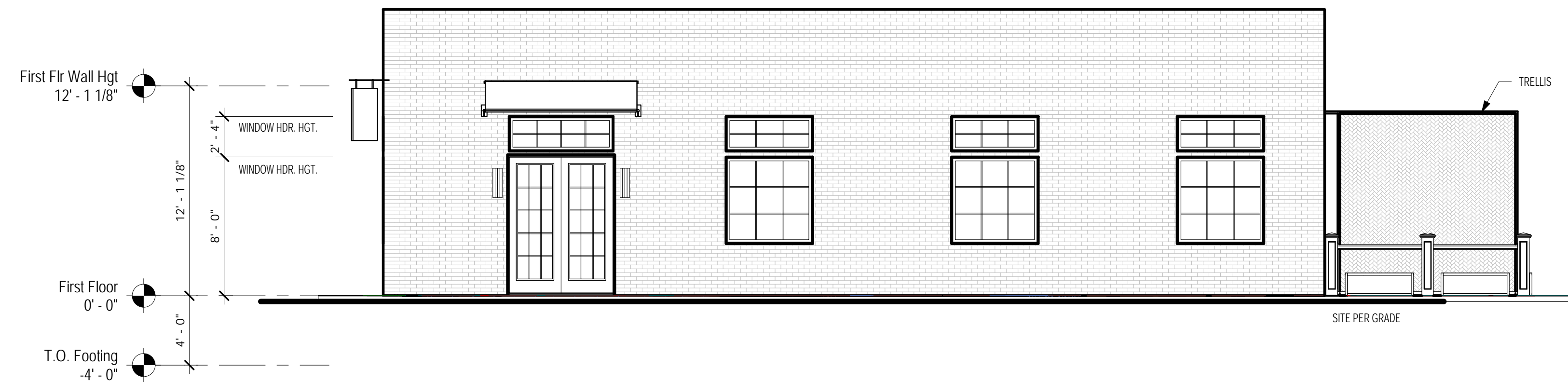
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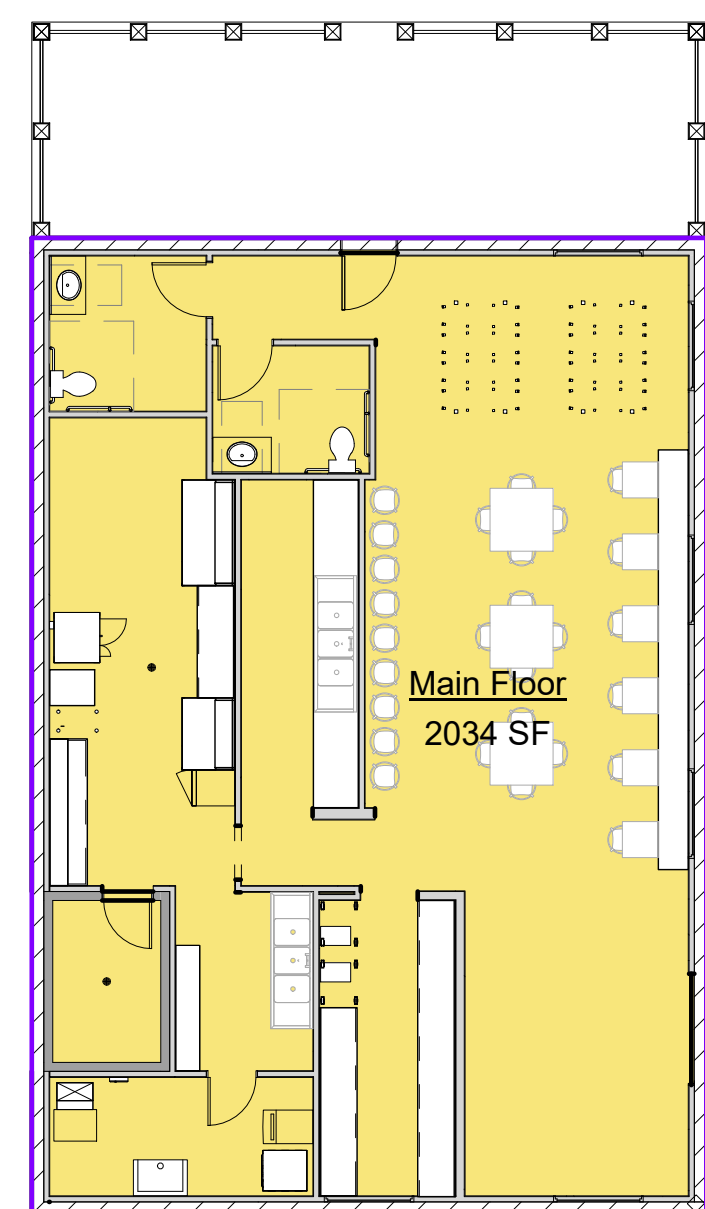
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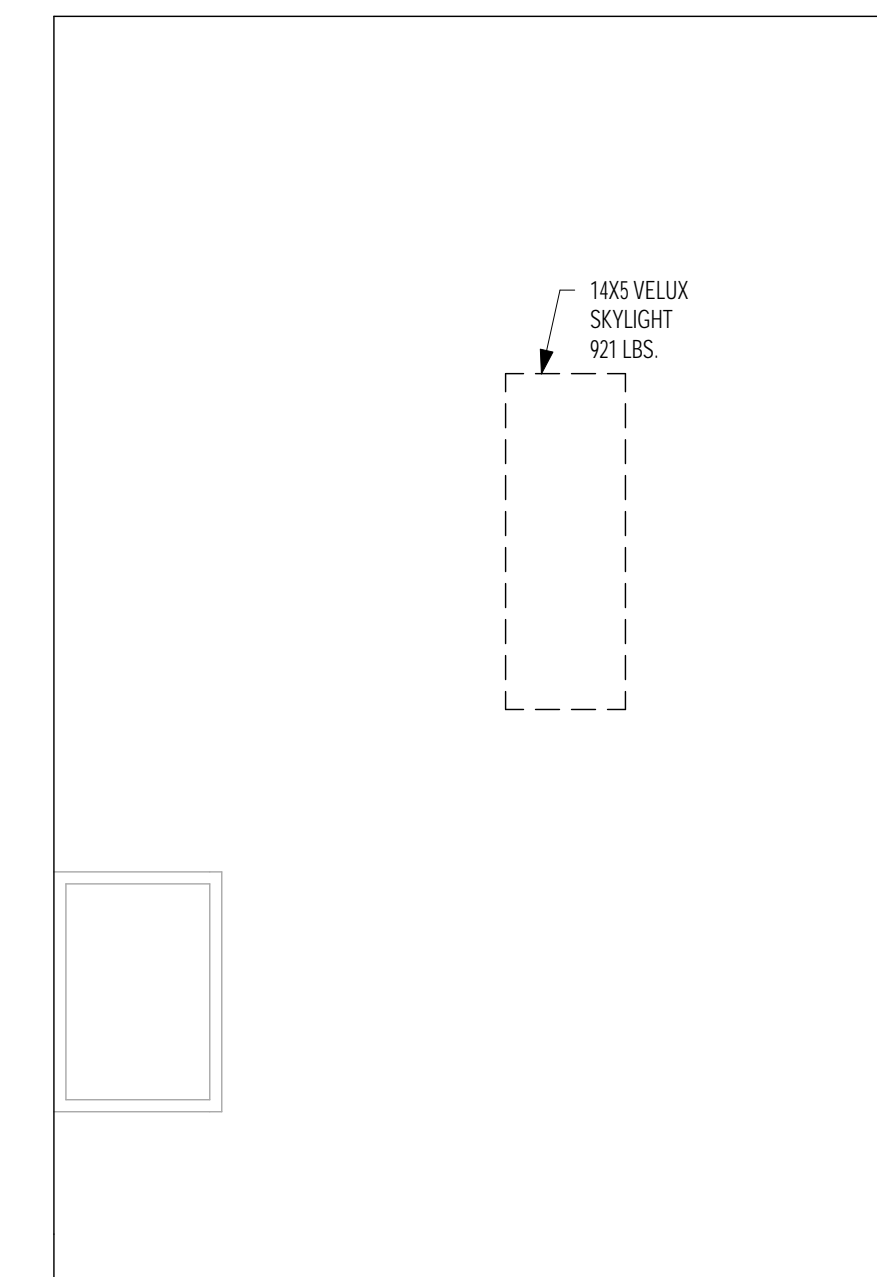
1 LEFT ELEVATION
 Scale: 3/16" = 1'-0"



2 RIGHT ELEVATION
 Scale: 3/16" = 1'-0"



AREA PLANS	
FOUNDATION:	UNFINISHED AREA IS TAKEN FROM THE OUTSIDE OF CONCRETE WALLS. FINISHED AREA IS TAKEN FROM THE INSIDE OF THE CONCRETE WALLS AND TO THE UNFINISHED SIDE OF THE FRAMED WALLS.
MAIN FLOOR:	AREA IS TAKEN FROM THE OUTSIDE OF SHEATHING. SQUARE FOOTAGE INCLUDES STAIR OPENING.
SECOND FLOOR:	AREA IS TAKEN FROM THE OUTSIDE OF SHEATHING. SQUARE FOOTAGE DOES NOT INCLUDE THE STAIR OPENINGS OR OPEN TO BELOW AREAS.



3 ROOF PLAN
 Scale: 1/8" = 1'-0"

HEEL HEIGHTS: MIN. 13" OVER LIVING SPACES UNLESS NOTED OTHERWISE. ADJUST AS NEEDED TO MAINTAIN OVERHANGS NOTED ON PLANS TO MATCH ELEVATIONS. REFER TO BUILDING SECTIONS. ALL RAKE OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.

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Elevations

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WINDOW SCHEDULE							
ID	QTY	TYPE	ROUGH OPENINGS		HEADER	SPECIAL NOTES	Level
			WIDTH	HEIGHT			
A	6	6060 F	5'-0"	5'-0"	8'-0"	Picture	First Floor
B	6	6024 F	5'-0"	2'-0"	10'-4"	Picture	First Floor
C	1	7224 F	6'-0"	2'-0"	10'-4"	Picture	First Floor
D	1	3624 F	3'-0"	2'-0"	10'-4"	Picture	First Floor

DOOR SCHEDULE						
ID	QTY	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES	Level
			WIDTH	HEIGHT		
D1	1	6-0 x 8-0 Entry	3'-2 1/4"	8'-1 1/2"	Therma Tru RO + 3/4" Pad - Verify RO	First Floor
D3	1	3-0 x 8-0 Entry	3'-2 1/4"	8'-2 3/4"	Therma Tru RO + 3/4" Pad - Verify RO	First Floor
D11	2	2-8 x 6-8	2'-10"	6'-10 1/2"		First Floor
D62	2	3-0 x 8-0	3'-2"	8'-2 1/2"		First Floor

GENERAL CONSTRUCTION NOTES

- EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- CEILING HEIGHTS ARE TYPICALLY TAKEN FROM TOP OF FLOOR SHEATHING TO BOTTOM OF ROOF TRUSS / FLOOR JOIST. SEE PLAN FOR OTHER.
- 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDE A PAD UNDER DOOR SILL.
- REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
- BASEMENT CEILING TO BE COVERED BY A MIN. 1/2" GYP BOARD FOR FIRE PROTECTION. MAX. 80 SQ FT UNCOVERED IS ALLOWED. SEE CITY FOR REQUIREMENTS THAT MAY BE DIFFERENT.

LOAD PATH NOTES

- DRAWINGS PROVIDED ARE USED TO DETERMINE THE LOAD PATH ONLY.
- REFER TO COVER PAGE (A-C) FOR THE LOAD AND DESIGN CRITERIA.
- ALL FOOTING TO BE MINIMUM 4" BELOW GRADE.
- ALL EXTERIOR HEADERS TO BE (2) 2X10 DF#2 UNLESS NOTED OTHERWISE. USE 1 JACK (JS) & 1 KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
- ALL HEADERS AND BEAMS ARE DROPPED BELOW DECKPLATE UNLESS NOTED AS FLUSH.
- REFER TO WALL BRACING PAGE FOR DETAILS NOTED CS-WSP, CS-PF, PFH, INT-BWL - GB, INT-BWL - WSP.
- SYMBOL REPRESENTS SOLID BLOCKING.
- ✕ SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE.
- ➔ EXTEND HEADER THE LENGTH OF THE LEADERS.
- PROVIDE CONTINUOUS LOAD PATH DOWN TO FOUNDATION OR BEAM/HEADER BELOW WITH SOLID BLOCKING THAT MATCHES FRAMING ABOVE.

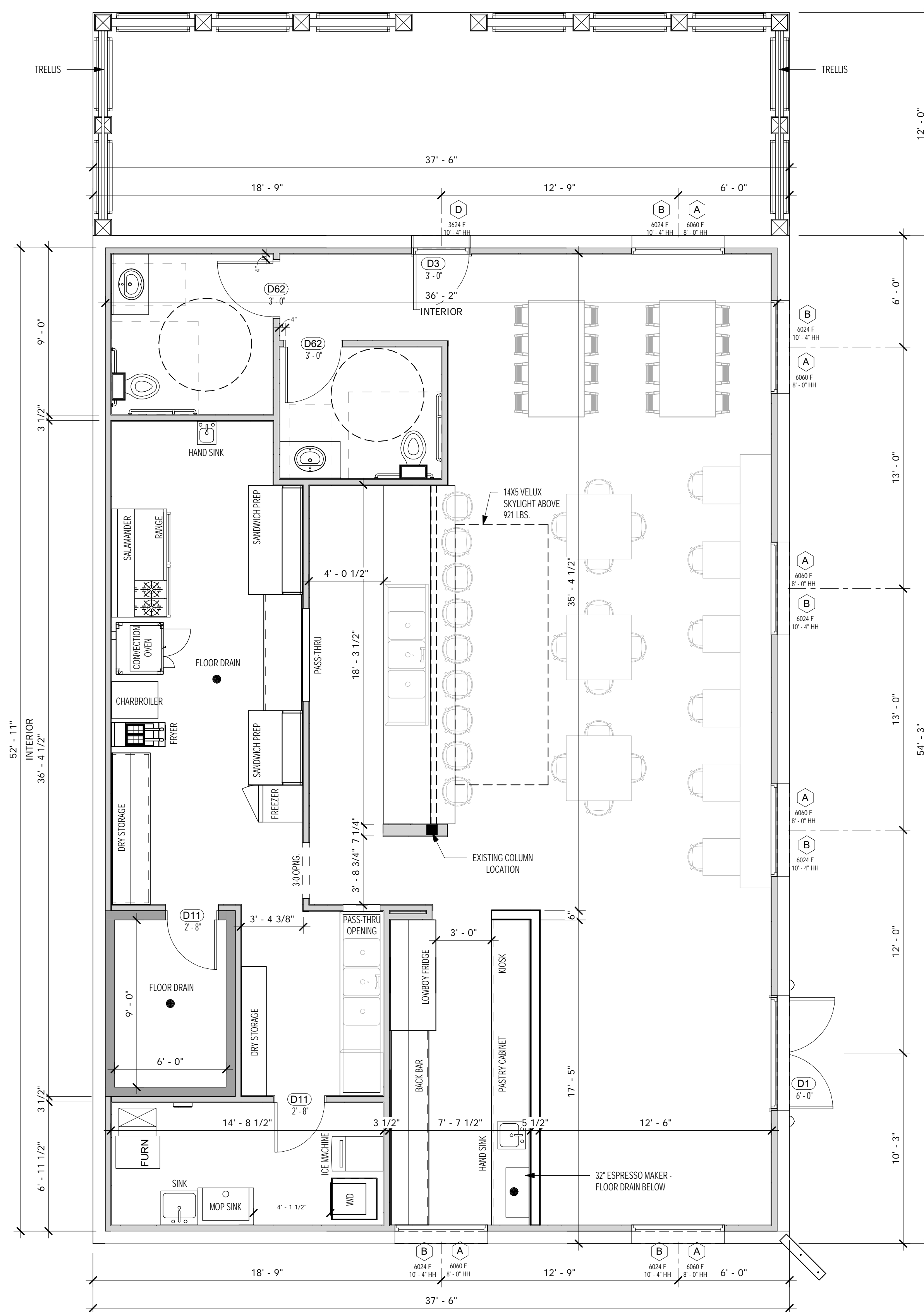
AREA SCHEDULE

NAME	SQ FT
Main Floor	2034 SF
Grand total:	2034 SF

ESTIMATED AREA - CEILING

LEVEL	CEILING TYPE	AREA

SQUARE FOOTAGE OF CEILING IS TAKEN FROM THE INSIDE OF EXTERIOR WALLS.
 1. THE AREA INCLUDES ALL AREA INSIDE ALL INTERIOR WALLS.
 2. IN BASEMENT, ONLY INCLUDES FINISHED AREAS.
 3. NO WASTE FACTOR HAS BEEN INCLUDED.



1 First Floor
Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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Main Floor

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Perspectives

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