

DORMER CABIN
SAMPLE

2,164 SQ FT

3 BEDROOMS

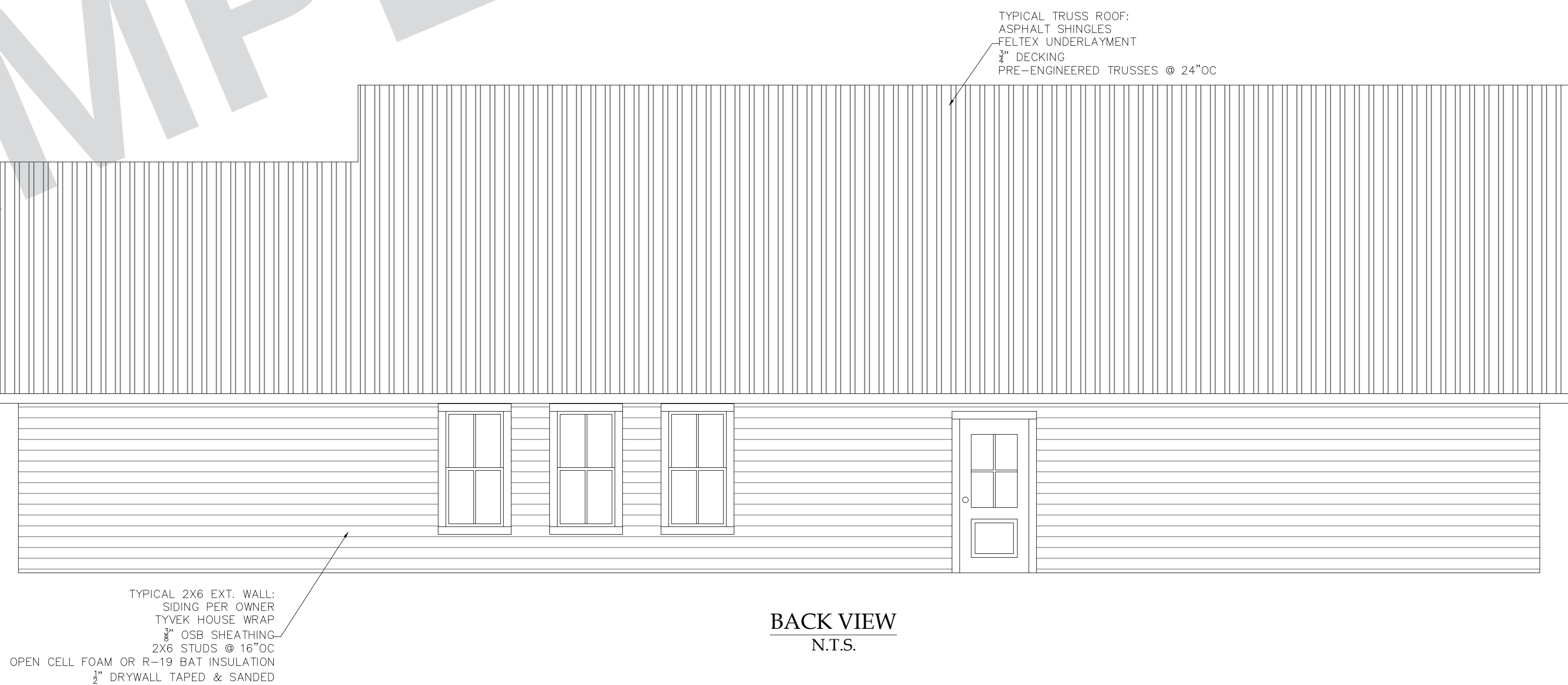
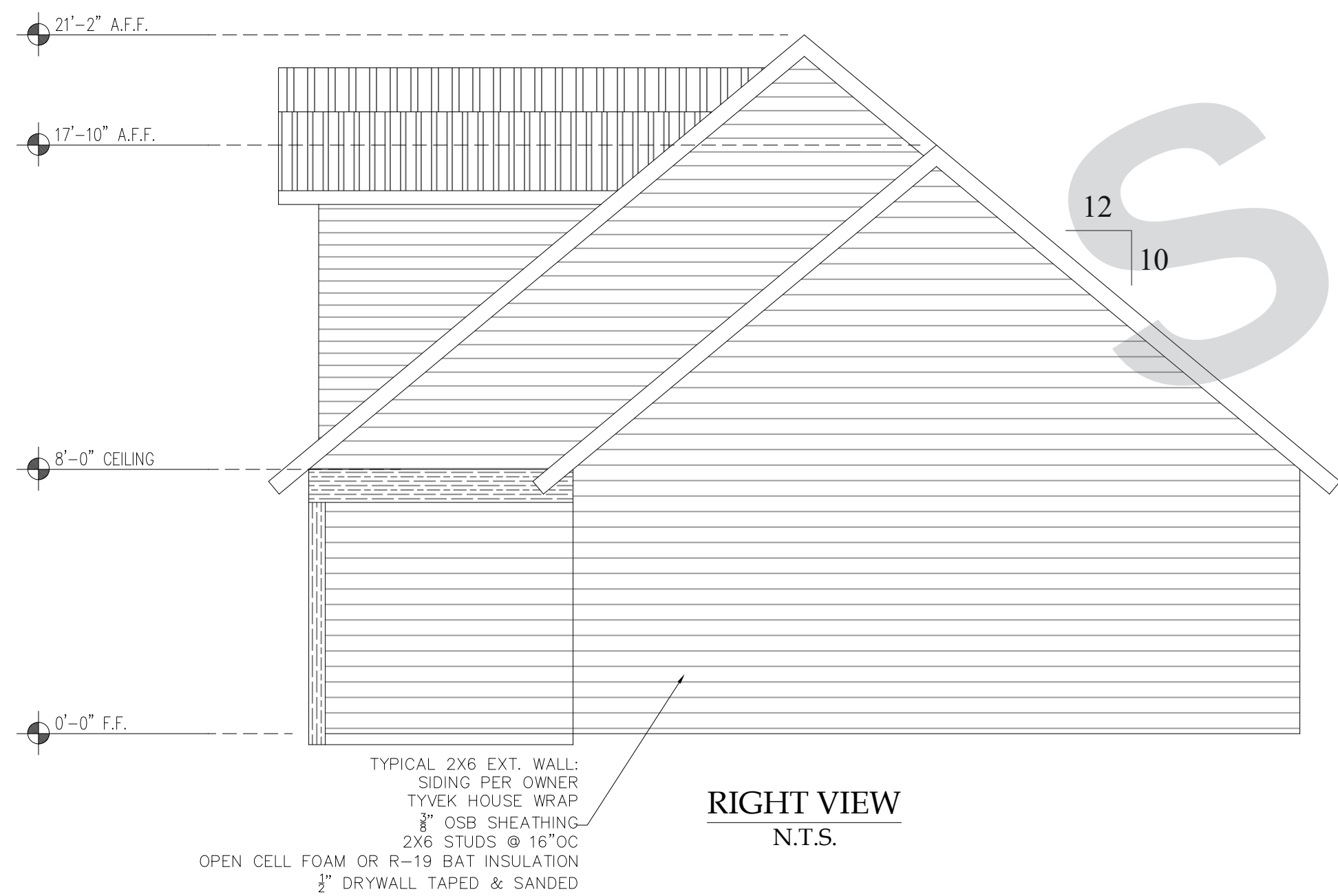
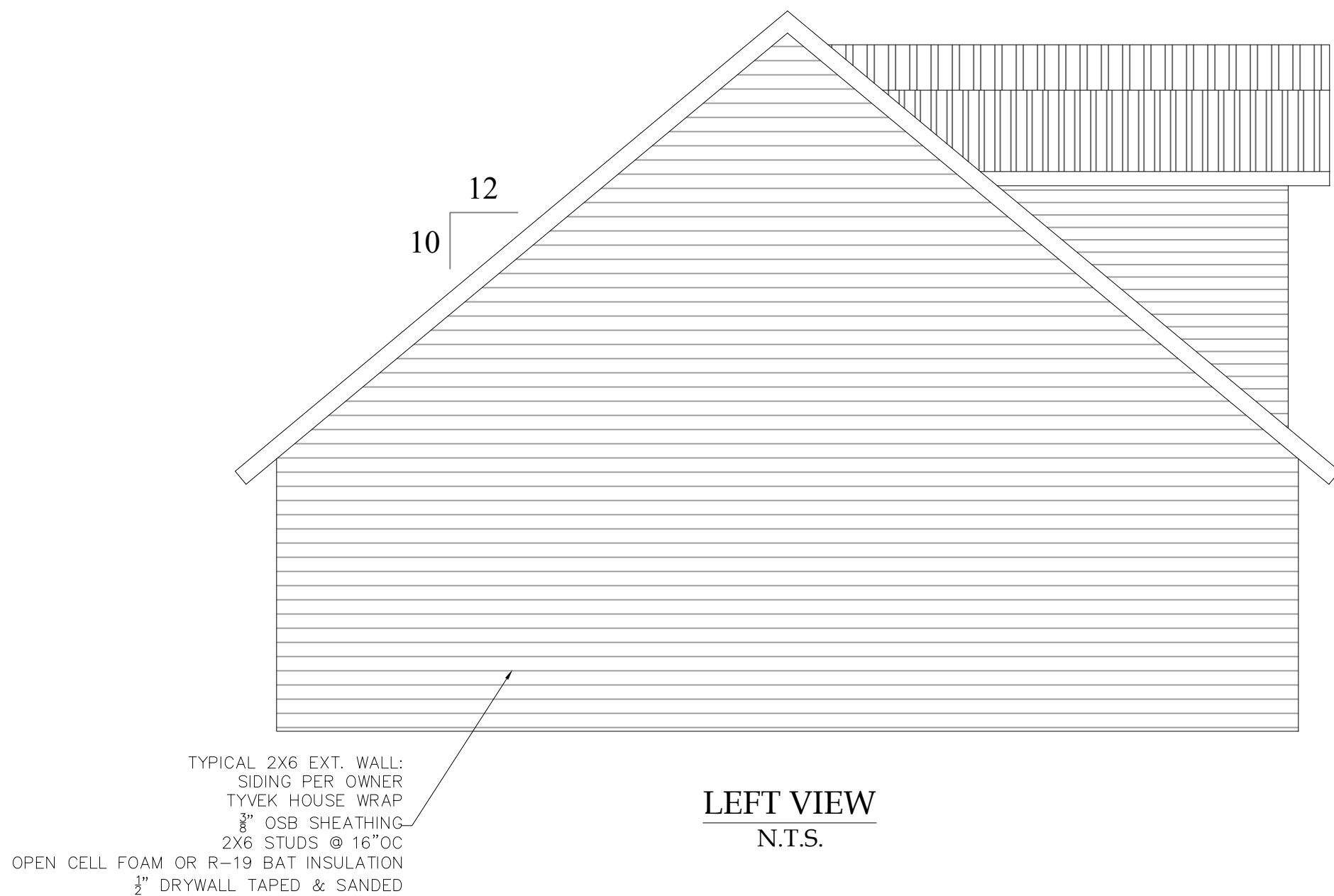
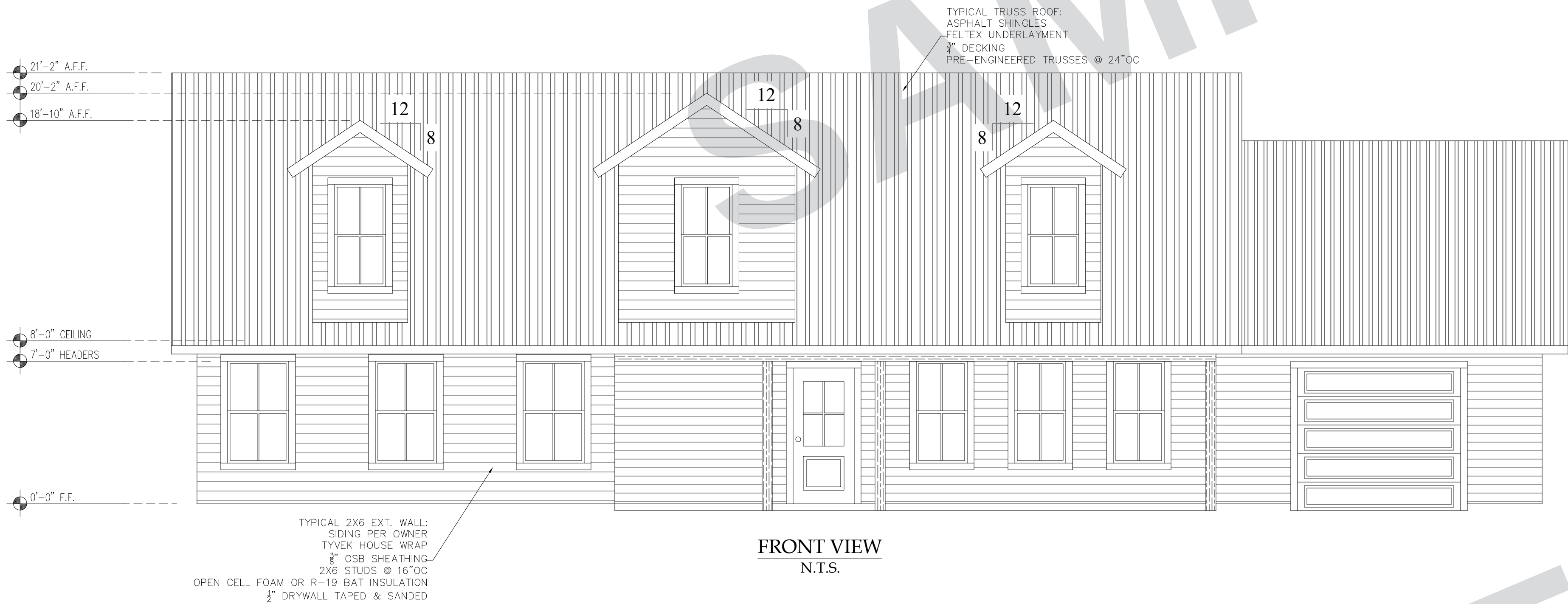
2.5 BATHROOMS

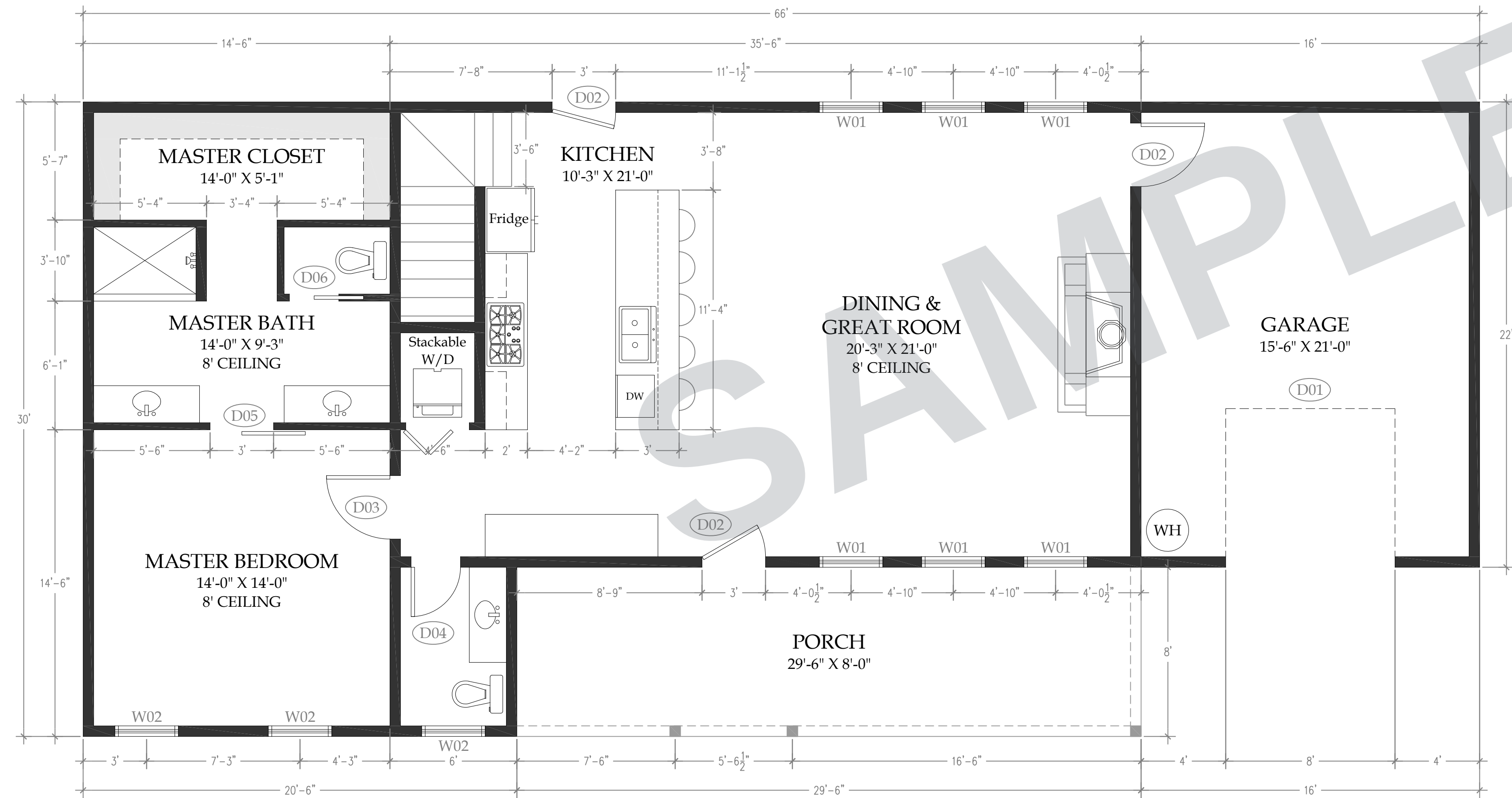
PORTFOLIO
SAMPLE

Not for
construction

A1.1

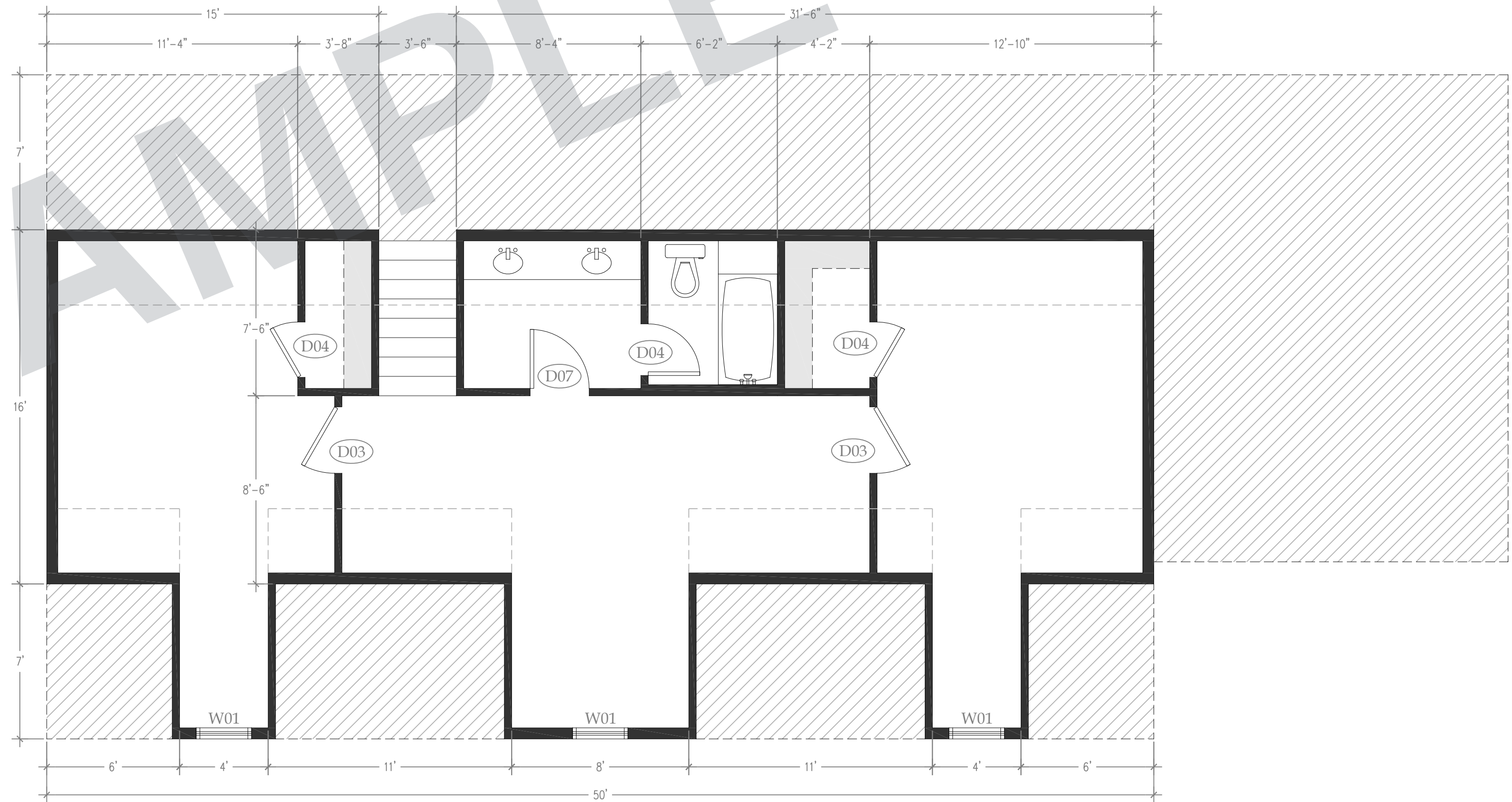
Exterior elevations





WINDOW SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
W01	9	2650 SH	SINGLE HUNG W/ GRID
W02	3	3050 SH	SINGLE HUNG W/ GRID

DOOR SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
D01	1	8070	INSULATED GARAGE DOOR
D02	3	3068	EXTERIOR SOLID CORE
D03	3	3068	HOLLOW CORE
D04	4	2468	HOLLOW CORE
D05	1	3068	BARN DOOR
D06	1	2468	POCKET DOOR
D07	1	2868	HOLLOW CORE



CONSTRUCTION NOTES:

- Contractor is responsible for adapting plans to comply with all applicable building codes and regulations as per IRC 2018.
- All structural beams, headers, and load-bearing components shall be sized and specified by a licensed structural engineer.
- Attics with appliances must have an unobstructed passageway and a clear opening compliant with IRC 2018 M1305.1.2. Provide continuous solid flooring and a level service space as required.
- Appliances must be accessible for inspection, service, repair, and replacement without removing permanent construction or obstructing access. Ensure a minimum working space of 30 inches by 30 inches in front of the control side. (IRC 2018 M1305.1.1)
- All sleeping rooms require emergency egress windows or doors with a minimum net clear opening of 5.7 square feet (5 square feet for grade-level openings). Maximum sill height: 44 inches. Minimum clear opening height: 24 inches. Minimum clear opening width: 20 inches. (IRC 2018 R310.2.1)
- Bathroom exhaust fans must vent directly to the exterior, not into the attic. (IRC 2018 M1505.2)
- Return air grilles must be located to comply with IRC 2018 M1602 requirements.
- All square footage measurements are approximate and subject to variation in the completed construction.
- Contractor to ensure all framing, connections, and fasteners comply with IRC 2018 for load, wind, and seismic requirements as applicable.
- Construction must comply with IRC 2018 codes for residential structures and any applicable local amendments.

SQUARE FOOTAGE SUMMARY

1st FLOOR LIVABLE = 1264 sf
2nd FLOOR LIVABLE = 900 sf
TOTAL LIVABLE = 2164 sf
PORCHES = 236 sf
GARAGE = 352 sf

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Main & upper floor plans

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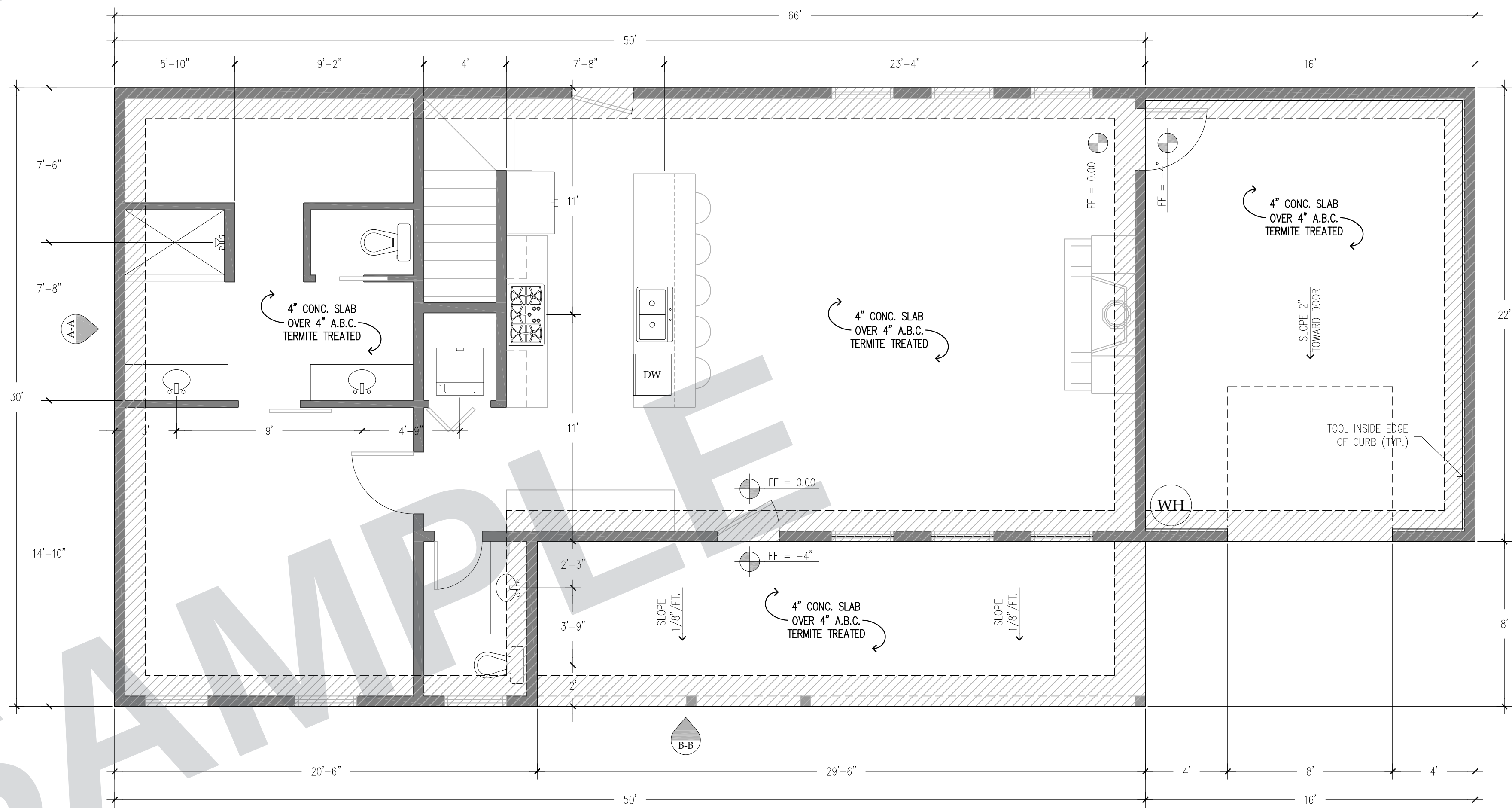
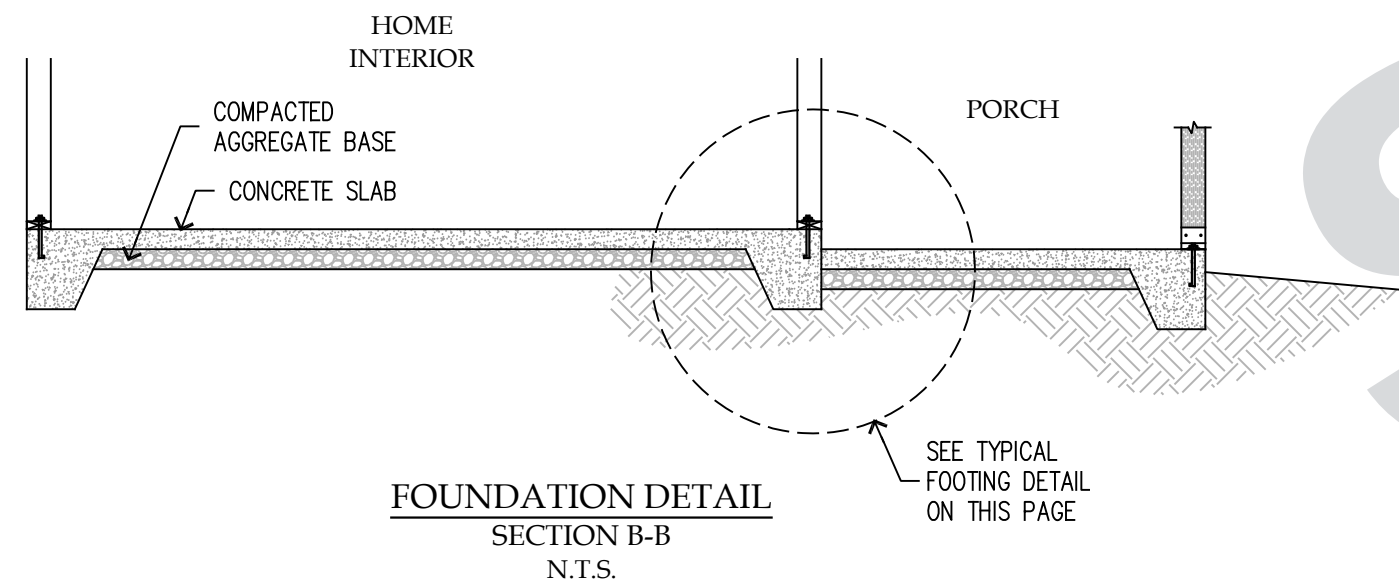
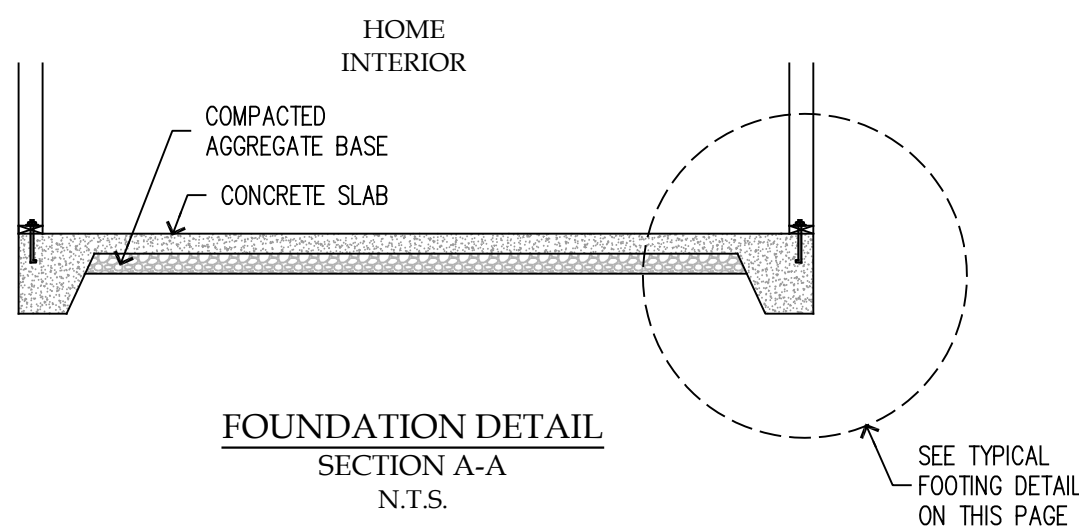
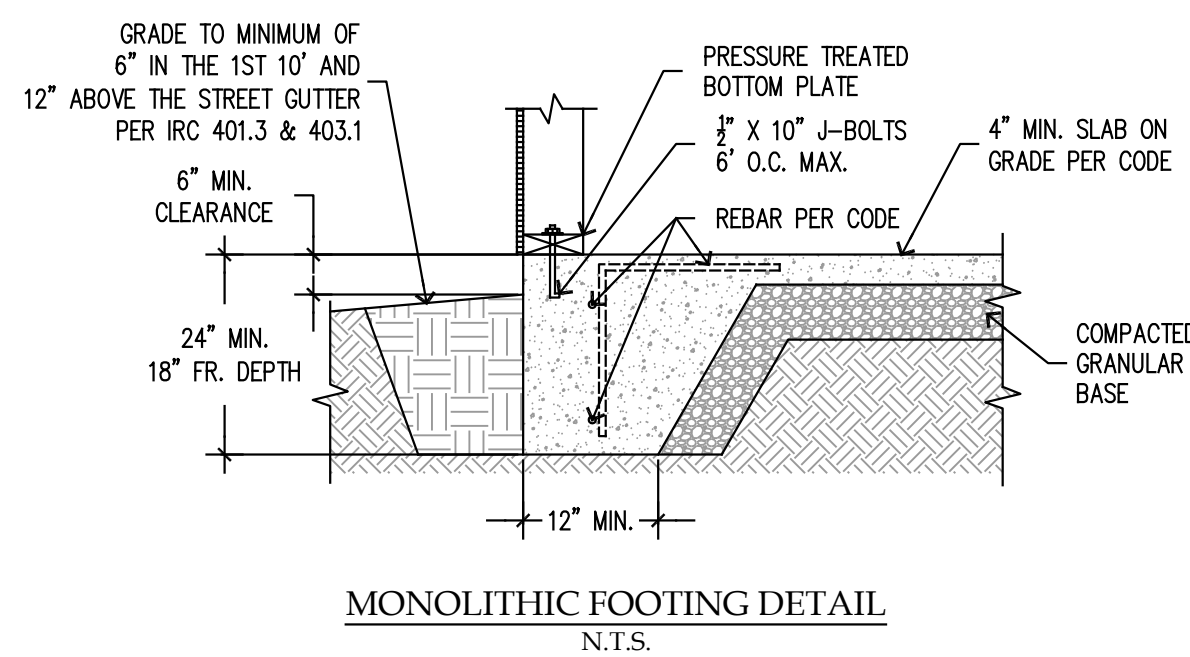
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Foundation plan & details

NOTES:

1. CONCRETE TO BE 3000 PSI.
2. CONCRETE TO BE PLACED ON 4" OF COMPACTED GRANULAR FILL.
3. ANY BACKFILL MUST BE COMPACTED IN 6" LIFTS TO 95% PROCTOR. SOIL COMPACTION TESTING IS RECOMMENDED.
4. REBAR MUST BE CLEAN AND FREE OF RUST AND OIL.
5. SLOPE NATURAL GROUND AWAY FROM SLAB.
6. ALL OVERLAPS IN REBAR WILL BE 12" MINIMUM.
7. 2" MINIMUM COVER OVER ALL REBAR.
8. REMOVE ALL VEGETATION BEFORE BACKFILLING.



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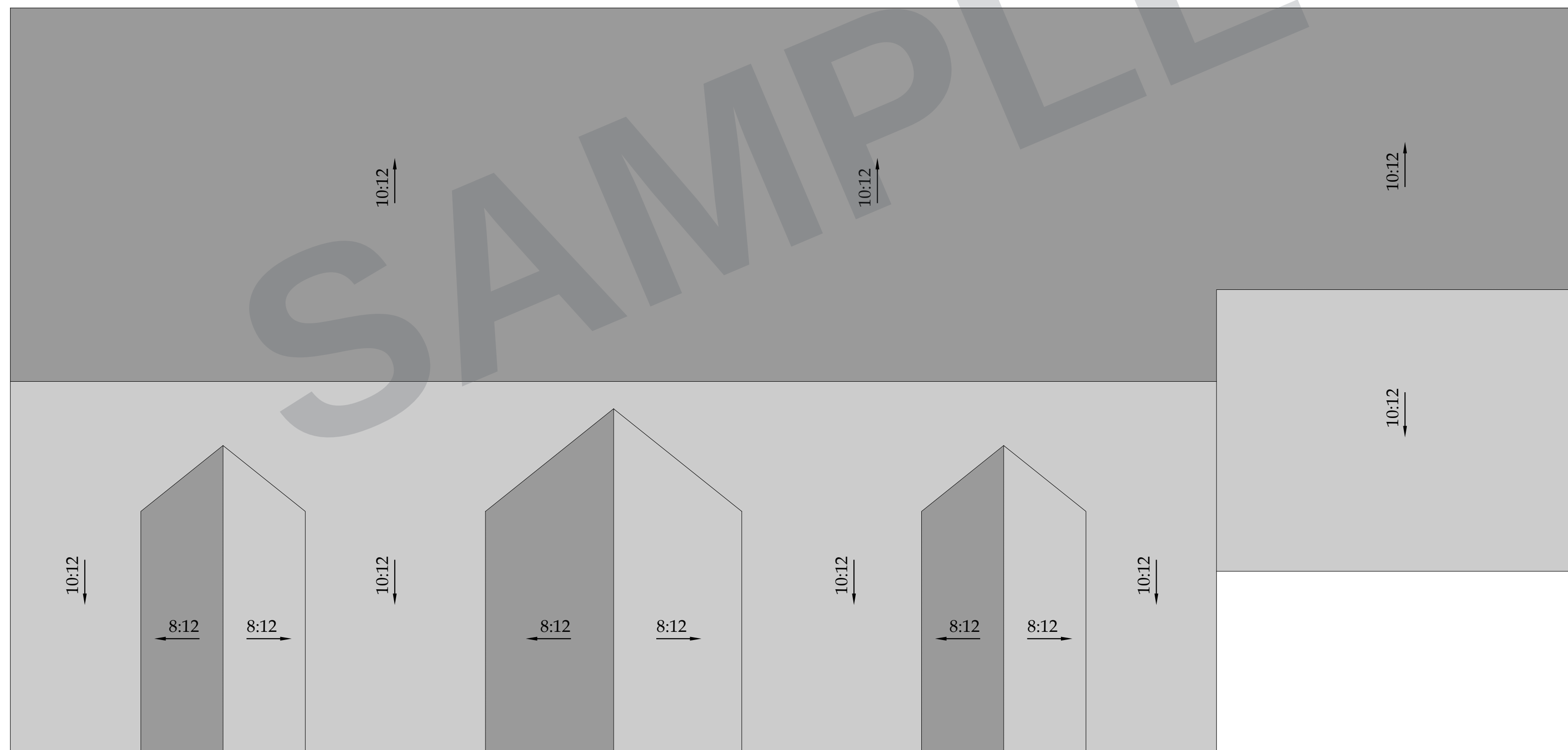
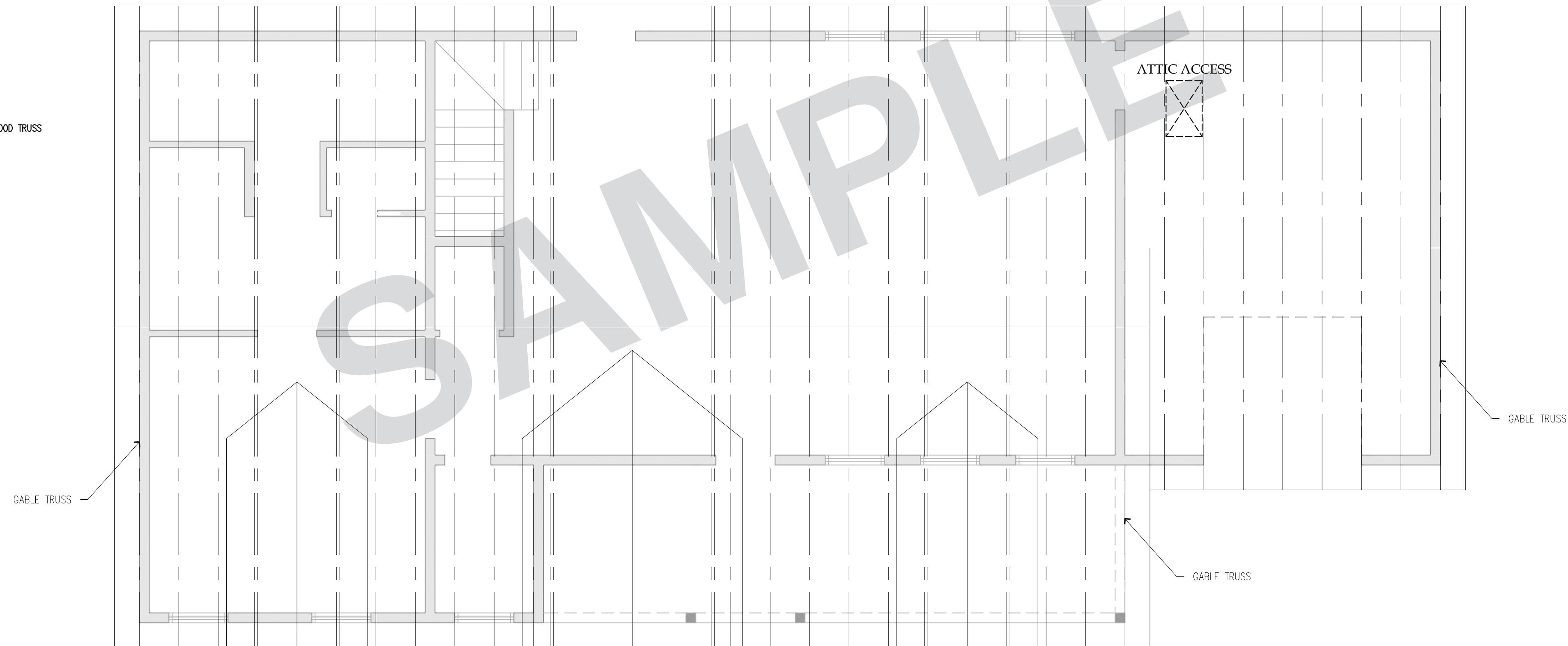
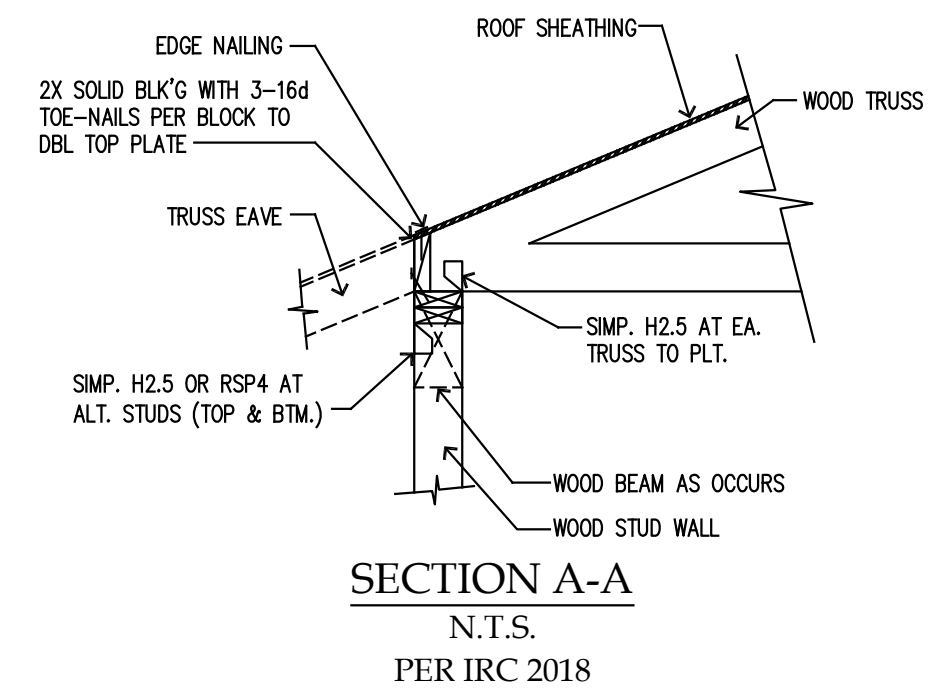
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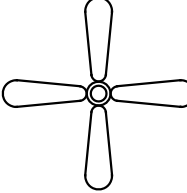
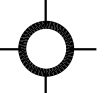
Roof plan & framing

SHEET 4 OF 5

TYPICAL ROOF FRAMING:

1. SEE PLAN FOR PITCH.
2. 18" OVERHANG W/ 2"x6" FASCIA
3. 5/8" SHEATHING (MIN. PER CODE)
4. ASPHALT SHINGLES
5. LOADING: (verify per local code)
 - TC LIVE: 40
 - TC DEAD: 15
 - BC LIVE: 0
 - BC DEAD: 10
6. TRUSS ENGINEERING AND LAYOUT SHALL BE PROVIDED BY AN ARIZONA LICENSED TRUSS/COMPONENTS SUPPLIER.
7. MANUFACTURED TRUSSES @ 24" O.C.
8. PROVIDE ADEQUATE ATTIC AREAS AND VENTILATION OF 1 TO 150, or 1 TO 300 IF ADEQUATE HIGH/LOW CROSS VENTILATION IS ACHIEVED.
9. SEALED TRUSS DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION OF THE ROOF FRAMING.
10. PROVIDE A MINIMUM OF 22"x30" ATTIC ACCESS IN AN ACCESSIBLE LOCATION FOR AREAS THAT EXCEED 30 SQ. FT. AND HAVE 30" HEADROOM CLEARANCE.
11. INSTALL H—2.5 CLIPS OR EQUIVALENT AT BOTH ENDS OF RAFTERS OR TRUSSES.
12. ALL BEARING WALL HEADERS SHALL BE (3) 2x10 D.F. (u.n.o.)



ELECTRICAL SCHEDULE		
⌚	SWITCH	 PREWIRE FOR CEILING FAN
⌚⌚	3-WAY SWITCH	
⌚⌚⌚	DIMMER SWITCH	 WALL / CEILING MOUNTED LIGHT PER OWNER
⌚	OUTLET	 INDUSTRIAL LED HIGH BAY LIGHT
⌚	HALF-HOT OUTLET	 RECESSED CAN
⌚⌚	220v OUTLET	 EXHAUST FAN
⌚⌚	FLOOD LIGHTS	W.P. WATER PROOF
⌚⌚	CARBON MONOXIDE DETECTOR	 SMOKE DETECTOR

NOTES:

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. E3902.12

EXCEPTION:

- WHERE AN OUTLET BRANCH-CIRCUIT TYPE AFCI IS INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT, THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH-CIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET SHALL BE INSTALLED WITH METAL OUTLET AND JUNCTION BOXES AND RMC, IMC, EMT, TYPE MC, OR STEEL ARMORED TYPE AC CABLES MEETING THE REQUIREMENTS OF SECTION E 3908.8.
- WHERE AN OUTLET BRANCH-CIRCUIT TYPE AFCI IS INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT, THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH-CIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET SHALL BE INSTALLED WITH METAL OR NONMETALLIC CONDUIT OR TUBING THAT IS ENCASED IN NOT LESS THAN 2 INCHES (51 MM) OF CONCRETE.
- AFCI PROTECTION IS NOT REQUIRED FOR AN INDIVIDUAL BRANCH CIRCUIT SUPPLYING ONLY A FIRE ALARM SYSTEM WHERE THE BRANCH CIRCUIT IS WIRED WITH METAL OUTLET AND JUNCTION BOXES AND RMC, IMC, EMT OR STEEL-SHEATHED ARMORED CABLE TYPE AC, OR TYPE MC MEETING THE REQUIREMENTS OF SECTION E3908.8.

TAMPER-RESISTANT RECEPTACLES:

IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. E4002.14

EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:

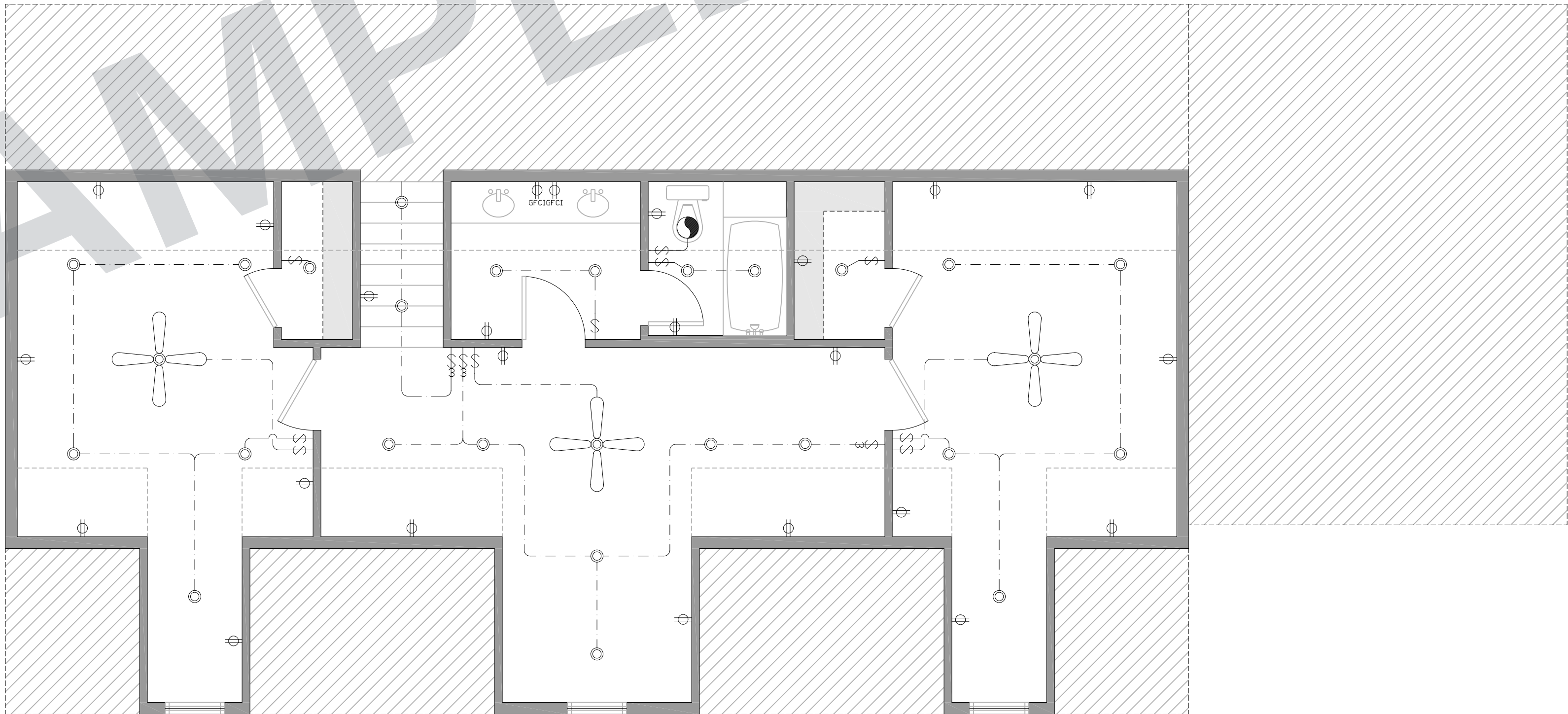
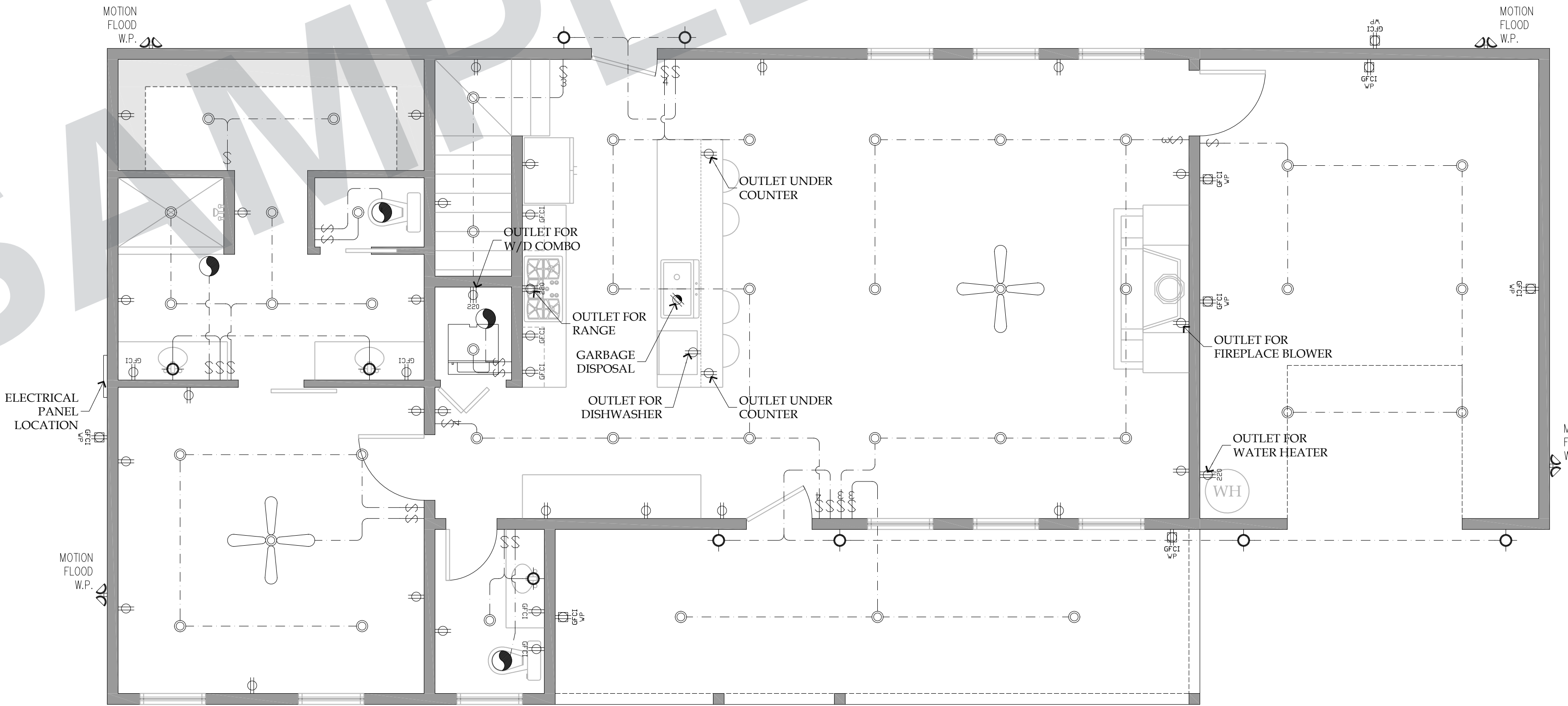
- RECEPTACLES LOCATED MORE THAN 5.5 FEET (1676 MM) ABOVE THE FLOOR.
- RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
- A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER. THE APPLIANCES SHALL BE CORD AND PLUG-CONNECTED TO SUCH RECEPTACLES IN ACCORDANCE WITH SECTION E3909.4.

UFER GROUNDING:

CONCRETE-ENCASED ELECTRODE (UFER GROUND) REQUIRED PER IRC SECTION E3608.1.2 AND NEC 250.52(A)(3). INSTALL A MINIMUM OF 20 FEET OF #4 REBAR OR 4 AWG BARE COPPER CONDUCTOR ENCLOSED IN AT LEAST 2 INCHES OF CONCRETE, LOCATED NEAR THE BOTTOM OF THE FOOTING IN DIRECT CONTACT WITH EARTH. GROUNDING ELECTRODE CONDUCTOR SHALL BE BONDED TO THE ELECTRODE AND EXTENDED TO THE MAIN SERVICE PANEL PER NEC 250.68. CONNECTION MUST BE ACCESSIBLE FOR INSPECTION.

GENERAL NOTES:

- SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED IN ACCORDANCE WITH I.R.C. 2018
- CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION AND WHERE CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION AND WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUE'L-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IRC
- ALL WIRING SHALL BE COPPER. MINIMUM SIZE OF CONDUCTORS ALL WIRING SHALL BE COPPER. MINIMUM SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE 14 AWG. ELECTRICAL CONDUCTORS, CONNECTIONS, AND TERMINAL IDENTIFICATION SHALL COMPLY WITH (IRC).
- IN ATTIC AND UTILITY ROOMS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
- PROVIDE GROUNDING ELECTRODE SYSTEM PER NEC 225.31



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Electrical plans