Saltbox Custom Homes Inc. "BARNETT RESIDENCE"



Eagle's Vista

1851 River Queen Lane Steamboat Springs, CO 80487

08/29/23 **REVISED SET**

PROJECT DIRECTORY				
OWNER:	MATT AND HILARY BARNETT 1851 RIVER QUEEN LN. STEAMBOAT SPRINGS CO 80487 MBarnett@walkerdunlop.com			
DESIGN & CONTRACTOR:	SALTBOX CUSTOM HOMES, Inc. PO BOX 2987 EDWARDS CO 81632 MARK NEWMAN (720) 470-7611 mark@saltboxcustomhomes.com			
STRUCTURAL ENGINEER:	BLACK OAK ENGINEERING DENVER CO 80247 JULIE BLACKFORD (720) 392-7357 blackoakengineering@gmail.com			
SURVEYOR:	FOUR POINT SURVEYING PO BOX 775966 STEAMBOAT SPRINGS CO 80477 WALTER MAGILL (970) 819-1161 walterm@fourpointsse.com			

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)	
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PROPERT USE:	RESIDENTIAL
ZONING:	RN-2
CLASS OF WORK:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	V-B
TYPE OF OCCUPANCY:	R3
LEVELS:	2-STORY
ALLOWABLE HEIGHT:	40 ft .
ALLOWABLE LOT COVERAGE:	35%

DRAWING LIST

A0.0	COVER PAGE
A1.0	GENERAL NOTES
C1.0	CIVIL PLAN
A1.1	MAIN LEVEL PLAN
A1.2	UPPER LEVEL PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	SECTIONS & RAILING DETAILS
F1	FOUNDATION PLAN
F2	FOUNDATION DETAILS
S1	MAIN FLOOR FRAMING PLAN
S2	ROOF FRAMING PLAN
1	IMPROVEMENT SURVEY PLAT

Zoning Summary

Single Family Dwellin	ng	
Lot Size: 0.23 Acres	10,039	9 ft. ²
Building Footprint:	3225 f	t. ²
Lot Coverage:	32%	
Habitable Floor Area	Total:	4217 ft. ²
Main Level:		1964 ft. ²
Upper Level :		2253 ft. ²



insulation code compliance to energy efficient systems. 2018 International Energy Conservation Code for General Prescriptive Method

Building Components Thermal Envelope R402: General Prescriptive Method to Compliance

	1 1
Vapor Retarder:	Follow IRC Section R702.7 or IBC Section 1405.3 Class of vapor retarder
$\overline{\text{Class I}} = \text{Poly}$	is based upon selected methods of insulating the exterior walls of the
Class II =Kraft-Faced insulation	structure.
Class III = Paint	
Windows and Doors U-Factor = 0.30	R402.1.5 Total UA Alternative may be used to lower the U-Factor
Skylights U-Factor = 0.55	
Ceiling Insulation with Attic Space = R49	R402.2.1 reduction to R38 wherever the full height of uncompressed R-38
	extends over the wall top plate at the eaves.
Ceiling Insulation without Attic Space = R-49	R402.2.2 reduction to R30 provided when roof/ceiling assemblies don't
	have sufficient space.
Wood Framed Wall Insulation : $2x6$ wall = $R27/0$	m R27 in the cavity of the wall and no continuous insulation. Walls with
	Structural Sheathing see Section R402.2.7 for reduction
Mass Walls R-19/21	Defined & Reviewed based upon formula from Section 402.2.5
Floor Insulation = R38	See Section 402.2.8 for definition and exception
Basement Wall Insulation = R-15/19	See Section 402.2.9 for definition R15 continuous on either side or R19 on
	interior side. See footnotes in R402.1.2 for alternatives
Concrete Slab on Grade Insulation = R10/4ft	See Section R402.2.10 Insulation depth shall be depth of the footing
	minimum of 4 feet.
Crawl Space Wall Insulation = R15/19	See Section R402.2.11 for definition R15 continuous on either side or R19
	on interior side.
Fenestration Air Leakage: windows, sliding doors, skylights	= 0.3 cfm/sf Exception for site built windows, skylights, and doors.</td
Fenestration Air Leakage: Swinging Doors	= 0.5 cfm/sf Exception for site built doors.</td
Air Leakage: The building thermal envelop shall be constructed to limit air	All products installed in accordance with manufactures instructions and be
leakage.	labeled in accordance with the requirements of the 2018 IECC.
Fireplaces new wood-burning units	See Section R402.4.2 Information on tight fitting doors and labels required.
Building Systems R403: General Prese	criptive Method to Compliance
Programmable thermostats required for all heating and cooling equipment	See Section R403.1.1: Thermostat to have daily schedules and temperature
installed in a dwelling unit.	setback for scheduled times of the day.
Duct Insulation: Attic spaces R8 when 3" diameter or greater	See Section R403.3.1 for exception where ducts are completely within the
	building thermal envelope.
Duct Insulation: Attic spaces R6 when less than 3" diameter	See Section R403.3.1 for exception where ducts are completely within the
	building thermal envelope.
Sealing: Mandatory for ducts, air handlers and filter boxes.	See Section R403.3.2 for exceptions.
Hot water boiler outdoor temperature setback:	See Section R403.2 Hot water boilers that supply heat to the building
	through one or two-pipe heating systems shall have an outdoor set-back
	control that lowers the temperature based on outdoor temperature.

	operations and controls for pumps and specific electric heat trace systems.
Hot water pipe insulation required to be R3	See Section R403.5.3 for list of required piping that requires R3
Mechanical Ventilation: The building should be provided with mechanical	See Section R403.6 and R403.6.1 for definitions and refer the 2015 IRC
ventilation or approved method per requirements.	Sections M1507 for system design and requirements.
	See Section R403.8 Shall comply with Sections C403 and C404 of the
Systems serving multiple dwelling units:	IECC – Commercial provisions in lieu of Section R403
l	
Snow melt systems and ice system controls:	See Section R403.9 Automatic controls shutting system when pavement
	temperature >50 F and no precipitations falling, automatic or manual
	control to shutoff as outdoor temp > 40 F
Pools/Permanent & Portable Spas:	See Sections R403.10 through R403.12 Heaters, Time Switches, Covers,
	Energy Consumption.
Equipment Sizing and Efficiency Rating	See Section R403.7 and refer to IRC M1401.3
Electrical Power and Lighting Systems:	: General Prescriptive Method to Compliance
	See Section P404 1. Not Less than 00% of norman anthy installed lighting fortun
Lighting Equipment	See Section R404.1: Not Less than 90% of permanently installed righting fixture
	snan contain only nign-efficacy builds.
Fuel Gas Lighting Systems:	See Section K404.1.1: Fuel gas lighting systems shall not have continuously
	burning pilot lights.

See Section R403.4 mechanical piping carrying fluids above 105 F or below

See Section R403.5.1.1, R403.5.1.2, R403.5.2 for information on

55 F shall be insulated with R3 minimum

a.) Fenestration and SHGCs (SHGCs are not required in this climate zone)

Fenestration U-factor = 0.30

b.) Area weighted U-factor Calculations

Mechanical System Piping insulation: Mandatory

Circulating systems / Heat trace systems / Demand recirculation systems:

If some windows do not meet the U-factor 0.30 then an average of window areas can be calculated.

c.) Mechanical system design criteria. 1. Outdoor Winter Design Dry-Bulb Temperature of -15°F

- 2. Heat loss calculations required for all dwelling units (Heat calcs, zones and layouts are due prior to electrical/plumbing/mechanical permit application) Minimum efficiency of main heat source is to be 92%
- 4. A whole house mechanical ventilation system (R303.4) is to be designed where the the air infiltration rate of a dwelling unit is 5 air changes per hour or less where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1505.4.
- N1102.4.1.2 (R402.4.1.2) Testing The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 3 air changes per hour in Zones 3 through 8. Testing shall be conducted with a blower door at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the building official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed at any time after the creation of all penetrations of the building thermal envelope. d.) Duct sealing, duct insulation, and pipe insulation and locations.

Show locations of ductwork in area not in the heated envelope (shown on drawings for mech. permit)

All ducts to be sealed in accordance with the International Mechanical Code (M1601.4.1)

3. Ducts outside building envelope to be insulated with R-8, all other ducts with R-6

4. Building framing cavities shall not be used as supply ducts

5. Duct tightness test (section 403.2.2)

Duct tightness test is not required if air handler and ducts are ALL located within conditioned space. Duct tightness shall be verified by

a. Post construction test

Leakage to outdoors: <8 fm/per 100 s.f. pf conditioned floor area or Total leakage: <12 cfm/ pre 100

b. Rough-in test

Total leakage <6 cfm/per 100 s.f. of conditioned floor area test at a pressure differential of ,1 in w.g. (25 Pa) across rough-in system

e.) Air sealing details General note: All exterior joints are to be caulked, gasketed, weather stripped, or otherwise sealed. Floor plates and sheathing joints are to be sealed. Refer to chart for locations and methods.

STANDARD DENSITIES: Sidewalls, cathedral ceilings and other closed cavities (lbs per cu. ft.)

	Side mails, cau	cura comigo a	iu ouner cio
Thickness (inches)	Framing	R-Value	Density (l
$3\frac{1}{2}''$	2x4	15	1.8 - 2.3
$5\frac{1}{2}''$	2x6	23	1.8 - 2.3
$7\frac{1}{4}''$	2x8	30	1.8 - 2.3
9¼″	2x10	39	1.8 - 2.3
111/4"	2x12	47	1.8 - 2.3

WALL INSULATION: TYPICAL EXTERIOR WALL 3 ¹ / ₂ " BLOWN-IN BATT (R-4.3 PER INCH). 2" SPRAY FOAM (R-7 PER INCH) TOTAL WALL R-VALUE	= R-15.05 = R-14 = R-29.05	(R - 27 MIN)
TYPICAL FOUNDATION WALL AT LIVING SPACE 5.5" BLOWN-IN BATT (R-4.3 PER INCH). 2"DRAIN AND DRY ON EXT. OF FDTN. WALL TOTAL WALL R-VALUE =	= R-23.65 = R-10 = R-33.65	(R-19 MIN)
TYPICAL SLAB EDGE/FROST WALL FOUNDATION 2″ DRAIN AND DRY ON EXT. OF FDTN WALL	WALL = R-10.00	(R-10 MIN)
UNDER HEATED SLAB INSULATION: 2" RIGID INSULATION 3/4" SLAB EDGE INSULATION	= R-10.00 = R-7.00	(R-10 MIN) (R-7 MIN)
CANTILEVERED FLOOR INSULATION: 9½″ BLOWN-IN BATT (R-4.3 PER INCH)	= R-40.85	(R-38 MIN)
ROOF INSULATION: 12" OF BLOWN-IN BATT IN RAFTER SPACE (R-4.3 PER INCH) INSULATION IS TO BE HELD TIGHT TO CEILINGS, CREATING TEMPERED ATT	= R-51.6) THE ROOF SHEATHING I IC IN VOIDS	(R-49 MIN) EVEN IN AREAS WITH DROPPED

WINDOWS:	
FIXED	= U-0 .
OPERABLE (AWNING AND CASEMENT)	= U-0 .
PATIO DOOR AND SLIDING DOOR UNITS	= U-0 .

INSULATION SUBCONTRACTOR MUST VERIFY THAT THE R-VALUES/U-VALUES OF PROPRIETARY PRODUCTS MEET OR EXCEEDS THE VALUES LISTED ABOVE AND THAT INSTALLATION PERFORMED IS PER MANUFACTURER'S SPECIFICATION. ALL WALL INSULATION SHALL COMPLETELY FILL STUD SPACES AND HAVE PROPER AIR-BARRIER SHEATHING ON BOTH SIDES OF THE STUD SPACES.

INTERIOR WALLS ARE TO RECEIVE UNFACED SOUND ATTENUATION BATTS FOR ALL WALLS THAT DIVIDE HABITABLE ROOM

(EXAMPLE: BEDROOM TO CLOSET WALL DOES NOT NEED SOUND INSULATION BEDROOM TO HALLWAY OR **BEDROOM TO BEDROOM DOES**)

2x6 = R-192x4 = R-13

DESIGN INSULATION VALUES



OF EXTERIOR WALL SHEATHING R-15 BLOWN-IN INSULATION TO FILL REAMINDER OF 2x6

> %" TYPE "X" GYPSUM WALL BOARD ON VAPOR RETARDER

WALL SHEATHING WITH THERMAL AND AIR INFILTRATION **BARRIER ON EXTERIOR FACE**

TYPICAL WALL TYPE VENEER/BRICK

SCALE: NOT TO SCALE

Radon system is to comply with Appendix F of the 2018 IRC.

SLAB ON GRADE: A sub-slab depressurization system (passive) is to be designed. The vent pipe shall be a minimum dia. of 3" and extend from the permeable layer under the lowest slab with a 'T' fiting, through the conditioned space of the homes, and out the roof. The exhaust shall be located as a penetration through the roof and located on the non-street side. This exhaust vent shall be 2'-0'' above the roof surface and 10'-0 away from any openings or the adjacent building/unit.

CRAWLSPACE: AF103.5 Passive submembrane depressurization system. In buildings with crawl space foundations, the following components of a passive submembrane depressurization system shall be installed during construction.

AF103.5.1 Ventilation R408.1.

AF103.5.2 Soll-gas-retarder.

AF103.5.3 Vent pipe. A plumbing tee or other approved connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, and terminate not less than 12 inches above the roof in a location not less than 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent

Additional notes:

buildings.

N1102.2.1 (R402.2.1) Ceilings with attic spaces. When Section N1102.1.1 R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.

N1102.2.2 (R402.2.2) Ceilings without attic spaces. Where Section N1102.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of Secton N1102.1.1 shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less.

N1102.2.3 (R402.2.3) Eave baffle. For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

N1102.2.4 (R402.2.4) Access hatches and doors. Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed -value of the loose fill insulation.

N1102.2.5 (R402.2.5) Mass walls. Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (CF), masonry cavity, brick (other than brick veneer), earth (adobe, compressed earth block, rammed earth) and solid timber/logs.

N1102.2.7 (R402.2.7) Floors.

N1102.2.8 (R402.2.8) Basement walls. in accordance with Sections N1102.1.1 and N1102.2.7 N1102.2.9 (R402.2.9) Slab-on-grade floors. degree (0.79 rad) angle away from the exterior wall. N1102.2.10 (R402.2.10) Crawl space walls. N1102.2.11 (R402.2.11) Masonry veneer.



2'' SPRAY AND $3\frac{1}{2}''$ BATT.

An electrical box shall be installed in an accessible location along radon sytem vertical piping so possible future vent pipe in-line fans can be added.

Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section

The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped not less than 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

Floor insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking

Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated

Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table N1102.1.1. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.1.1 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-

As an alternative to insulating floors over crawl spaces, craw space walls shall be permitted to be insulated when the craw space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with this code. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer.









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2018	INTERNATIONAL	RESIDENTIAL	CODE	(IRC)	

CLASS OF WORK: TYPE OF COPNSTRUCTION: V-B TYPE OF OCCUPANCY: LEVELS:

NEW CONSTRUCTION R3 2-STORY

#	R.O. SIZE	SILL HT. A.F.F.	HEAD HT. A.F.F.	DESCRIPTION
$\langle 1 \rangle$	84½" x 96½"	-	8'-01/2"	FIXED - RIGHT - FIXED (ENTRY DOOR)
$\langle 2 \rangle$	$84\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	$11'-4\frac{1}{2}$	FIXED - FIXED - FIXED (ENTRY TRANSOM)
$\langle 3 \rangle$	$60\frac{1}{2}'' \ge 84\frac{1}{2}''$	48″	$11'-0\frac{1}{2}$	FIXED - FIXED /LEFT - RIGHT
$\langle 4 \rangle$	190½" x 96½"	-	$8'-0\frac{1}{2}''$	FIXED - RIGHT - LEFT - FIXED
$\langle 5 \rangle$	190½″ x 55″	99½″	SLOPING	FIXED - FIXED - FIXED - FIXED (TRAP. TRANSOM
$\langle 6 \rangle$	$90\frac{1}{2}'' \ge 99\frac{3}{4}''$	36″	SLOPING	FIXED - FIXED /LEFT - FIXED
$\langle 7 \rangle$	81" x 108½"	24"	11'-01/2	FIXED/FIXED - FIXED /FIXED/VENT
$\langle 8 \rangle$	81″ x 108½″	24"	$11'-0\frac{1}{2}$	FIXED/FIXED/VENT - FIXED /FIXED
$\langle 9 \rangle$	$40\frac{1}{2}'' \ge 72\frac{1}{2}''$	24"	8'-01/2"	FIXED/VENT (TEMPERED)
(10)	$40\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	11'-4½	FIXED (TRANSOM)
$\langle 1 \rangle$	190½" x 96½"	-	8'-01/2"	FIXED - RIGHT - LEFT - FIXED
(12)	$190\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	11'-4½	FIXED (TRANSOM)
(13)	37" x 96½"	-	8'-01/2"	RH KITCHEN DOOR
(14)	$37'' \ge 36\frac{1}{2}''$	100″	11'-4½	FIXED (TRANSOM)
(15)	$48\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	11'-4½	FIXED (KITCHEN TRANSOM)
(16)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	178″	16'-101/2	FIXED (KITCHEN CLERESTORY)
	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	178″	16′-10½	AWNING (KITCHEN CLERESTORY)
(18)	37" x 96½"	-	8'-01/2"	LH MASTER BED DOOR
(19)	$150\frac{1}{2}$ " x $72\frac{1}{2}$ "	36″	9'-0½"	LEFT - FIXED - RIGHT
$\langle 20 \rangle$	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	LEFT - FIXED
$\langle 21 \rangle$	$48\frac{1}{2}'' \ge 42\frac{1}{2}''$	66″	9'-0½"	FIXED
$\langle 22 \rangle$	$30\frac{1}{2}'' \ge 60\frac{1}{2}''$	42″	9'-0½"	LEFT
$\langle 23 \rangle$	$30\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
$\langle 24 \rangle$	$36\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
$\langle 25 \rangle$	$72\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
26	$72\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
27	$72\frac{1}{2}'' \ge 30\frac{1}{2}''$	178″	16'-10 ¹ / ₂ "	FIXED
28	$60\frac{1}{2}'' \ge 60\frac{1}{2}''$	48″	9'-0½"	LEFT - RIGHT
(29)	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	FIXED - RIGHT
(30)	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-01/2"	LEFT - FIXED
(31)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (SATIN ETCH) (TEMPERED)
(32)	$30\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (SATIN ETCH) (TEMPERED)
(33)	$30\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (SATIN ETCH) (TEMPERED)
(34)	$30\frac{1}{2}'' \ge 60\frac{1}{2}''$	36″	8'-01/2"	RIGHT
(35)	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-01/2"	LEFT - FIXED
(36)	$142\frac{3}{4}$ " x $108\frac{1}{2}$	″ -	9'-01/2"	FIXED - RIGHT - LEFT - FIXED
(37)	$30\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-01/2"	RIGHT
(38)	37" x 108½"	-	9'-01/2"	LEFT
(39)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (TEMPERED)
(40)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (TEMPERED)
(41)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (TEMPERED)
$\langle 42 \rangle$	$24\frac{1}{2}$ " x 72 $\frac{1}{2}$ "	36″	9'-01/2"	RIGHT
			0.1.017.0	

INTERIOR DOOR SCHEDULE				
SIZE	JAMB	HAND	STYLE	
2′-6 x 6′-8 (all doors)	4^{13}_{16} " or 6^{13}_{16} " (see plan for wall thickness)	LH or RH (see plan)	SHAKER	







2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

NEW CONSTRUCTION CLASS OF WORK:

TYPE OF COPNSTRUCTION: V-B TYPE OF OCCUPANCY: LEVELS:

R3 2-STORY

WINDOW/ENTRY DOOR SCHEDULE				
#	R.O. SIZE	SILL HT. A.F.F.	HEAD HT. A.F.F.	DESCRIPTION
$\langle 1 \rangle$	$84\frac{1}{2}'' \ge 96\frac{1}{2}''$	-	8'-01/2"	FIXED - RIGHT - FIXED (ENTRY DOOR)
$\langle 2 \rangle$	$84\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	$11'-4\frac{1}{2}$	FIXED - FIXED - FIXED (ENTRY TRANSOM)
$\langle 3 \rangle$	$60\frac{1}{2}'' \ge 84\frac{1}{2}''$	48″	$11'-0\frac{1}{2}$	FIXED - FIXED /LEFT - RIGHT
$\langle 4 \rangle$	190½″ x 96½″	-	8'-01/2"	FIXED - RIGHT - LEFT - FIXED
$\langle 5 \rangle$	190½″ x 55″	99½″	SLOPING	FIXED - FIXED - FIXED - FIXED (TRAP. TRANSOM
$\langle 6 \rangle$	$90\frac{1}{2}'' \ge 99\frac{3}{4}''$	36″	SLOPING	FIXED - FIXED /LEFT - FIXED
$\langle 7 \rangle$	81" x 108½"	24"	$11'-0\frac{1}{2}$	FIXED/FIXED - FIXED /FIXED/VENT
$\langle 8 \rangle$	81″ x 108½″	24"	$11'-0\frac{1}{2}$	FIXED/FIXED/VENT - FIXED /FIXED
$\langle 9 \rangle$	$40\frac{1}{2}'' \ge 72\frac{1}{2}''$	24"	8'-01/2"	FIXED/VENT (TEMPERED)
$\langle 1 \rangle$	$40\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	11'-4½	FIXED (TRANSOM)
$\langle 1 \rangle$	190½″ x 96½″	-	8'-01/2"	FIXED - RIGHT - LEFT - FIXED
(12)	190½" x 36½"	100″	11'-4½	FIXED (TRANSOM)
(13)	37" x 96½"	-	8'-01/2"	RH KITCHEN DOOR
(14)	37" x 36½"	100″	11'-4½	FIXED (TRANSOM)
(15)	$48\frac{1}{2}'' \ge 36\frac{1}{2}''$	100″	11'-4½	FIXED (KITCHEN TRANSOM)
(16)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	178″	16′-10½	FIXED (KITCHEN CLERESTORY)
$\langle 1 \rangle$	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	178″	16′-10½	AWNING (KITCHEN CLERESTORY)
(18)	37" x 96½"	-	8'-01/2"	LH MASTER BED DOOR
(19)	$150\frac{1}{2}$ " x $72\frac{1}{2}$ "	36″	9'-0½"	LEFT - FIXED - RIGHT
$\langle 20 \rangle$	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	LEFT - FIXED
$\langle 21 \rangle$	$48\frac{1}{2}'' \ge 42\frac{1}{2}''$	66″	9'-0½"	FIXED
$\langle 22 \rangle$	$30\frac{1}{2}'' \ge 60\frac{1}{2}''$	42"	9'-0½"	LEFT
$\langle 23 \rangle$	$30\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
$\langle 24 \rangle$	$36\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
$\langle 25 \rangle$	$72\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
$\langle 26 \rangle$	$72\frac{1}{2}'' \ge 30\frac{1}{2}''$	78″	9'-0½"	FIXED (SATIN ETCH)
$\langle 27 \rangle$	$72\frac{1}{2}'' \ge 30\frac{1}{2}''$	178″	$16'-10\frac{1}{2}''$	FIXED
$\langle 28 \rangle$	$60\frac{1}{2}'' \ge 60\frac{1}{2}''$	48″	9'-0½"	LEFT - RIGHT
$\langle 29 \rangle$	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	FIXED - RIGHT
$\langle 30 \rangle$	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	LEFT - FIXED
$\langle 31 \rangle$	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (SATIN ETCH) (TEMPERED)
$\langle 32 \rangle$	$30\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (SATIN ETCH) (TEMPERED)
$\langle 33 \rangle$	$30\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (SATIN ETCH) (TEMPERED)
(34)	$30\frac{1}{2}'' \ge 60\frac{1}{2}''$	36″	8'-01/2"	RIGHT
(35)	$90\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	LEFT - FIXED
(36)	$142\frac{3}{4}$ " x $108\frac{1}{2}$	″ –	9'-0½"	FIXED - RIGHT - LEFT - FIXED
(37)	$30\frac{1}{2}'' \ge 72\frac{1}{2}''$	36″	9'-0½"	RIGHT
$\langle 38 \rangle$	37" x 108½"	-	9'-0½"	LEFT
(39)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (TEMPERED)
(40)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (TEMPERED)
(41)	$36\frac{1}{2}'' \ge 24\frac{1}{2}''$	72″	8'-01/2"	FIXED (TEMPERED)
(42)	$24\frac{1}{2}$ " x $72\frac{1}{2}$ "	36″	9'-01/2"	RIGHT
$\overline{43}$	90^{1} // x 72 ¹ //	36″	9'-01/2"	LEFT - FIXED

INTERIOR DOOR SCHEDULE				
SIZE	JAMB	HAND	STYLE	
2'-6 x 6'-8 (all doors)	$4^{13}\!$	LH or RH (see plan)	SHAKER	



A3.0



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	MATERIAL
1	Standing Sea
2	Soffit 1x6 T&
3	Board and B
4	Siding 1x6 T
5	Brick (runni
a.	Windows are
b.	Concrete slat



→ 74'-6 T.O. PLYWD.





	MATERIAL	COI
1	Standing Seam Metal	Blac
2	Soffit 1x6 T&G CVG Doug-Fir	Nati
3	Board and Batten (LP Smartside)	TBI
4	Siding 1x6 T&G CVG Doug-Fir	Nati
5	Brick (running bond pattern)	End
а. b.	Windows are black on exterior. Concrete slab on grade driveway.	





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