TWO BEDROOM ADU WITH FRONT PORCH

Architectural Project
#015

BUILDING DIMENSIONS:

MAIN BUILDING - 31X21 FT
WITH PORCH - 51X21 FT

CLEAR SPACE:

HEATED AREA - 580 sq.ft
PORCH AREA - 200 sq.ft

ROOMS:

LIVING ROOM / KITCHEN - 296 sq.ft
BEDROOM - 108 sq.ft
BEDROOM - 108 sq.ft
UTILITY - 5 sq.ft
BATHROOM - 37 sq.ft
LAUNDRY - 26 sq.ft
COVERED PORCH - 200 sq.ft

DRAWING LIST

This 580 sq.ft (heated space) accessory dwelling unit is a compact single-story home designed to provide all essential living functions within a small footprint. The plan includes two bedrooms located for privacy, a full bathroom, and an open common area with a vaulted ceiling that combines the living room, kitchen, and dining spaces. The vaulted ceiling enhances the sense of height and light in the central part of the house, making the interior comfortable and easy to navigate. Large windows connect the main living area with the exterior, allowing natural light throughout the day and providing a visual link to the outdoor space.

A 200 sq.ft covered porch runs along the front, accessible directly from the main living area, creating a smooth transition between indoors and outdoors. The porch offers protection from sun and rain and can be used as a sitting, dining, or working area during warmer months. The overall design is simple and efficient, making it suitable for use as a guest house, rental unit, or small primary residence.

The compact footprint allows for flexible placement on smaller lots, while the open layout and connection to the covered porch make the house feel balanced and functional for daily living.

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GENERAL NOTES

1. CODE COMPLIANCE

1.1 These drawings represent a conceptual architectural design intended to illustrate general building layout, spatial organization, and construction intent.

1.2 The drawings are generally based on the principles of the International Residential Code (IRC).

1.3 All work shall fully comply with the requirements of the governing local building codes, zoning regulations, fire codes, and energy codes in the jurisdiction where the building is constructed.

1.4 The property owner and contractor are responsible for submitting the required documents for local authority review, permit approval, and inspections.

2. STRUCTURAL DESIGN

2.1 Structural systems shown in these drawings are conceptual in nature and are intended to communicate general framing intent and spatial relationships.

2.2 Final sizing of foundations, footings, grade beams, slabs, columns, beams, headers, joists, rafters, ridge beams, and connectors shall be performed by a licensed structural engineer based on local environmental loads and site-specific conditions.

2.3 Where engineered wood products such as LVL or glulam members are shown, dimensions are indicative and subject to engineering verification.

2.4 Construction shall not proceed until all structural elements have been reviewed and approved by a licensed structural professional.

3. SITE CONDITIONS

3.1 The contractor shall verify all site dimensions, lot boundaries, easements, utility locations, and setback requirements prior to construction.

3.2 Existing site conditions, including soil bearing capacity, groundwater levels, drainage patterns, and flood zone classification, shall be verified by a qualified professional before foundation work begins.

3.3 Foundation design shall accommodate site-specific soil conditions, frost depth requirements, and seismic/wind exposure conditions as required by local authorities.

MATERIALS AND WORKMANSHIP

4.1 All construction materials shall be new, undamaged, and suitable for their intended use.

4.2 Structural framing lumber shall be grade-stamped and kiln-dried unless otherwise noted.

4.3 Pressure-treated lumber shall be used where framing members are in contact with concrete or exposed to exterior moisture conditions.

4.4 Fasteners, hangers, anchors, and connectors shall be corrosion-resistant and compatible with pressure-treated wood when used.

4.5 All work shall be performed in a professional manner consistent with accepted construction practices.

5. DIMENSIONS AND TOLERANCES

5.1 Dimensions shown on the drawings are intended to control construction. Do not scale drawings to determine dimensions.

5.2 The contractor shall verify all critical dimensions on site before fabrication or installation.

5.3 Any conflicts or discrepancies between drawings and field conditions shall be reported to the designer prior to proceeding with work.

6. MOISTURE MANAGEMENT AND WEATHER PROTECTION

6.1 Provide a continuous weather-resistive barrier behind all exterior wall cladding.

6.2 Install flashing at all openings, roof intersections, wall-to-roof transitions, penetrations, and material terminations.

6.3 Roofing systems shall be installed to provide positive drainage and prevent water intrusion.

6.4 All wall and roof assemblies shall be detailed to prevent condensation, water infiltration, and long-term moisture damage.

7. FIRE SAFETY AND EGRESS

7.1 Provide smoke detectors and carbon monoxide detectors in all required locations in accordance with applicable codes.

7.2 All sleeping rooms shall be provided with emergency egress windows in compliance with local regulations.

7.3 Fire separation between dwelling units, property lines, and adjacent structures shall meet minimum code requirements.

8. THERMAL AND AIR PERFORMANCE

8.1 Provide insulation values as required by local energy codes, adjusted for the specific climate zone.

8.2 Seal all air leakage points at penetrations, openings, and transitions between assemblies.

8.3 Provide ventilation openings in attics and roof assemblies as required to prevent moisture accumulation.

9. RESPONSIBILITIES

9.1 These drawings represent architectural design intent only and do not replace professional engineering services.

9.2 The contractor is solely responsible for construction means, methods, sequencing, coordination, and job site safety.

9.3 A licensed structural engineer shall review the drawings before construction begins.

10. VERIFICATION AND COORDINATION

10.1 The contractor shall review all drawings and report any omissions, conflicts, or inconsistencies prior to commencing construction.

10.2 Work shall not proceed in affected areas until such issues are clarified and resolved.

FOUNDATION NOTES

1. GENERAL

1.1 Foundation systems shown in these drawings are schematic in nature and intended to illustrate general layout and structural intent.
1.2 Final foundation design shall be developed and verified by a licensed structural engineer based on site-specific soil conditions, groundwater levels, frost depth, and local code requirements.

2. SOILS AND SITE CONDITIONS

2.1 Soil bearing capacity shall be verified by a qualified geotechnical professional prior to excavation and foundation work.
2.2 Expansive soils, loose fill, high groundwater, or unstable subgrade conditions shall be evaluated and remediated before construction begins.
2.3 All organic material, debris, and unsuitable soils shall be removed from areas supporting foundations and slabs.

3. EXCAVATION AND PREPARATION

3.1 Excavations shall be made to undisturbed native soil or engineered fill as required by the project structural engineer.
3.2 Subgrade shall be compacted to the required density as specified by the geotechnical report or local code.
3.3 Provide a minimum compacted gravel or crushed stone base beneath slabs and footings unless otherwise directed by the structural engineer.

4. FOOTINGS

4.1 Footings shall bear on undisturbed soil or approved engineered fill.
4.2 Footing size, depth, and reinforcement shall be designed by the structural engineer in accordance with local codes and site conditions.
4.3 Footings shall extend below frost depth as required by local jurisdiction.

5. CONCRETE SLABS AND GRADE BEAMS

5.1 Concrete slabs and grade beams shall be designed to resist applied loads, soil pressures, and environmental forces.
5.2 Provide a minimum vapor barrier beneath interior slabs where required by local code.
5.3 Provide rigid insulation below slabs where required by local energy codes.
5.4 Provide control joints in slabs in accordance with industry standards to minimize cracking.

6. DRAINAGE AND MOISTURE PROTECTION

6.1 Positive drainage shall be provided away from foundation walls and slabs.
6.2 Provide perimeter drainage systems where required by site conditions or local codes.
6.3 Dampproofing or waterproofing shall be applied to foundation walls where exposed to moisture.

7. ANCHORAGE AND CONNECTIONS

7.1 Sill plates in contact with concrete shall be pressure-treated wood.
7.2 Provide anchor bolts, hold-downs, and connectors as designed by the structural engineer.
7.3 All connectors shall be installed in accordance with manufacturer requirements and local codes.

8. BACKFILLING

8.1 Backfill shall not be placed against foundation walls until concrete has achieved sufficient strength.
8.2 Backfill materials shall be compacted in lifts to avoid excessive lateral pressure on foundation walls.

9. SPECIAL CONDITIONS

9.1 Where multiple foundation options are shown, final selection shall be based on site conditions, local code requirements, and engineer recommendations.
9.2 Frost-protected shallow foundations, slabs-on-grade, or framed floor systems shall be detailed by the structural engineer where applicable.

10. RESPONSIBILITY

10.1 Foundation construction shall be performed by qualified personnel.
10.2 Final responsibility for foundation design and performance rests with the licensed structural engineer and the builder.

MATERIALS & ABBREVIATIONS LEGEND

All materials, products, and assemblies listed below are referenced or implied within this drawing set. Material substitutions shall comply with local code requirements and be approved by the local building authority or licensed design professional where required.

ABBREVIATIONS

LVL – Laminated Veneer Lumber

OC – On Center

Ø – Diameter

PT – Pressure Treated

T&G – Tongue and Groove

WRB – Weather-Resistive Barrier

GC – General Contractor

IRC – International Residential Code

TYP. – Typical

UNO – Unless Noted Otherwise

STRUCTURAL MATERIALS

Dimensional Lumber – Kiln-dried, structural-grade softwood lumber used for studs, joists, rafters, blocking, and framing

LVL (Laminated Veneer Lumber) – Engineered wood structural beam material

Solid Sawn Timber – Structural timber members used for ridge boards and posts

Built-Up Columns – Multiple-member assembled posts where shown

King Posts – Vertical structural roof support members

FOUNDATION & CONCRETE MATERIALS

Concrete Slab – Cast-in-place, reinforced concrete floor slab

Concrete Grade Beams – Cast-in-place reinforced concrete beams integrated with slab system

Concrete Footings – Spread concrete footings below load-bearing walls and columns

Compacted Gravel Base – Crushed stone sub-base under slabs and footings

Rigid Board Insulation – Foam insulation boards installed beneath slabs

Polyethylene Vapor Barrier – 6 mil polyethylene sheet moisture barrier

Cement Screed – Lightweight cementitious leveling and finish layer

FLOOR SYSTEM MATERIALS

Structural Floor Framing – Wood joist framing system per drawings

Subfloor Sheathing – Structural plywood or OSB sheathing

Finished Wood Flooring – ¾″ wood or engineered wood flooring

Acoustic Underlayment – Impact sound-reducing layer under flooring

WALL SYSTEM MATERIALS

Exterior Wood Siding – Treated vertical wood cladding

Furring Strips – Wood battens providing ventilation cavity

Counter-Furring – Secondary framing creating drainage plane

Wall Sheathing – Structural plywood or OSB panels

WRB / Vapor Barrier – Weather-resistive barrier membrane

Stud Framing – Dimensional wood stud wall framing

Cavity Insulation – Batt or board thermal insulation between studs

Interior Gypsum Board – ½″ drywall for interior wall and ceiling finish

ROOFING MATERIALS

Standing Seam Metal Roofing – Pre-finished metal panels with raised seams

Roof Sheathing – Structural plywood roof decking

Roof Underlayment – Synthetic or felt waterproof layer beneath roofing

Vent Baffles – Preformed ventilation channels within roof assembly

Ridge Board – Non-structural ridge alignment member (solid lumber)

LVL Ridge Beam – Structural engineered ridge beam

Ridge Vent Cap – Manufactured ridge vent system

Metal Fascia Cap – Pre-finished metal trim covering fascia boards

CEILING & INTERIOR MATERIALS

Gypsum Board – ½″ drywall for ceilings and walls

Joint Compound – Drywall finishing compound

Interior Paint Finish – Interior-grade acrylic or latex paint

FLOOR SYSTEM MATERIALS

Structural Floor Framing – Wood joist framing system per drawings

Subfloor Sheathing – Structural plywood or OSB sheathing

EXTERIOR DECK & PORCH MATERIALS

Deck Boards – Exterior-grade wood decking boards

Deck Sleepers – Wood sub-framing beneath decking

Adjustable Deck Pedestals – Plastic or composite height-adjustable supports

Concrete Porch Slab – Reinforced exterior concrete slab

Metal Flashing – Corrosion-resistant sheet metal

Decorative Timber Grill – Non-structural wood framing feature at porch

OPENINGS & COMPONENTS

Exterior Windows – Aluminum or vinyl framed glazing units

Interior Doors – Solid or hollow core doors

Exterior Doors – Insulated or glazed units

Moisture-Resistant Doors – Treated doors for bathroom use

Metal Window Sills – Corrosion-resistant sill flashings

Fascia Boards – Structural edge roof boards

FASTENERS & CONNECTORS

Common Nails – Galvanized steel fasteners

Structural Screws – Code-approved structural wood screws

Simpson Strong-Tie Connectors – EXTERIOR RATED Metal connectors including, but not limited to:

LRU210Z, H1A, H2.5A, BA610, AC6, HRS Strap Ties

CC44 / CC46 / CC666 Or approved equal.

ALL FASTENERS AND CONNECTIONS SHALL UTILIZE APPROVED METAL CONNECTORS (E.G., HURRICANE TIES, FRAMING ANGLES, OR HANGERS). ALL RELEVANT CONNECTORS SHALL BE EXTERIOR-RATED AND INSTALLED PER MANUFACTURER REQUIREMENTS.

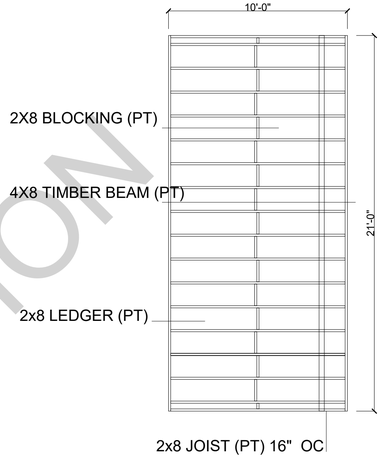
MECHANICAL / VENT MATERIALS

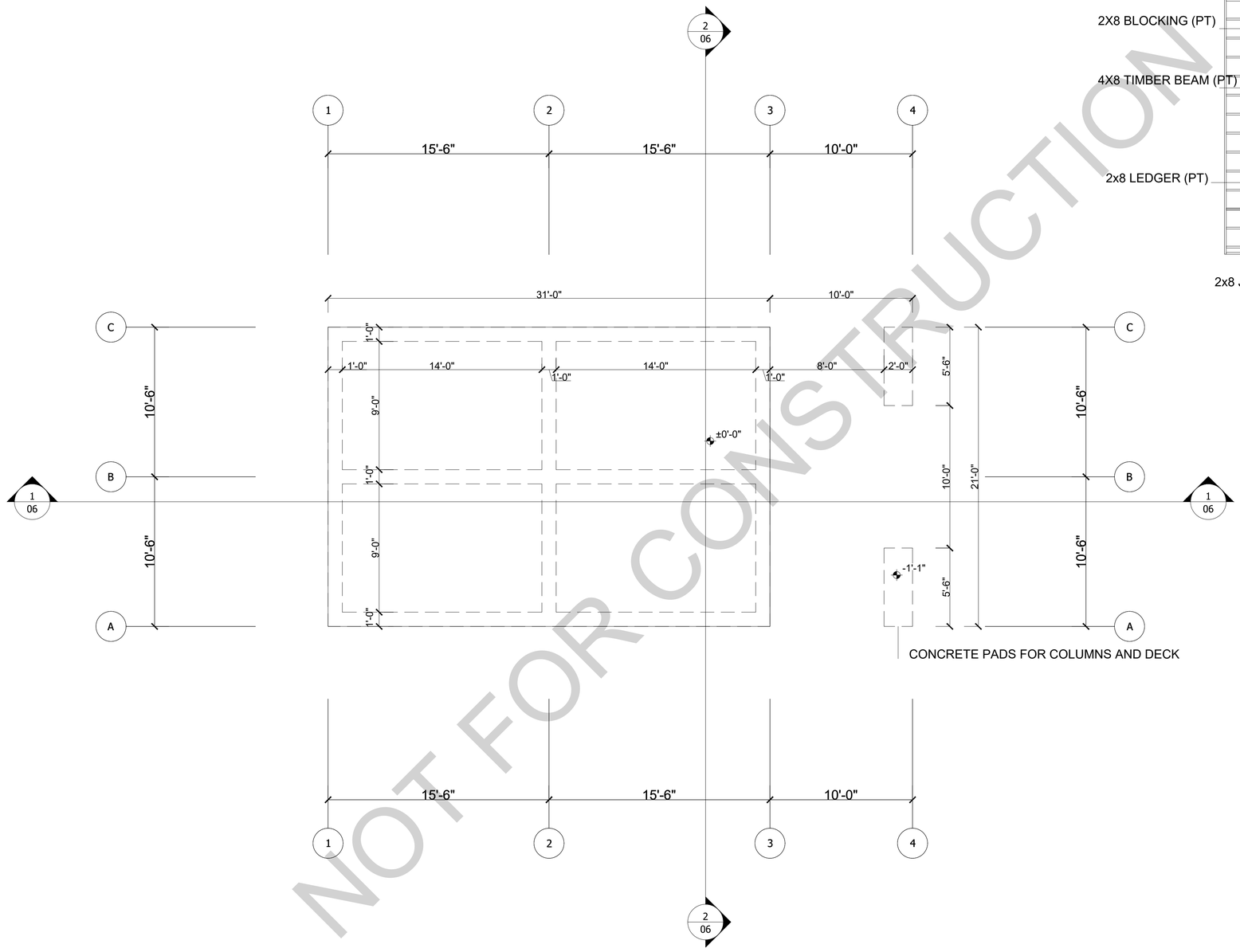
Steel Vent Pipes – Metal vent pipes Ø4″ or as noted

Roof Vent Flashings – Preformed metal flashings

Vent Caps – Weather-protected exhaust terminations

DECK FLOOR FRAMING PLAN





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Notes

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- FOUNDATIONS AND STRUCTURAL MEMBERS TO BE SIZED AND DETAILED BY THE STRUCTURAL ENGINEER PER LOCAL CODE.
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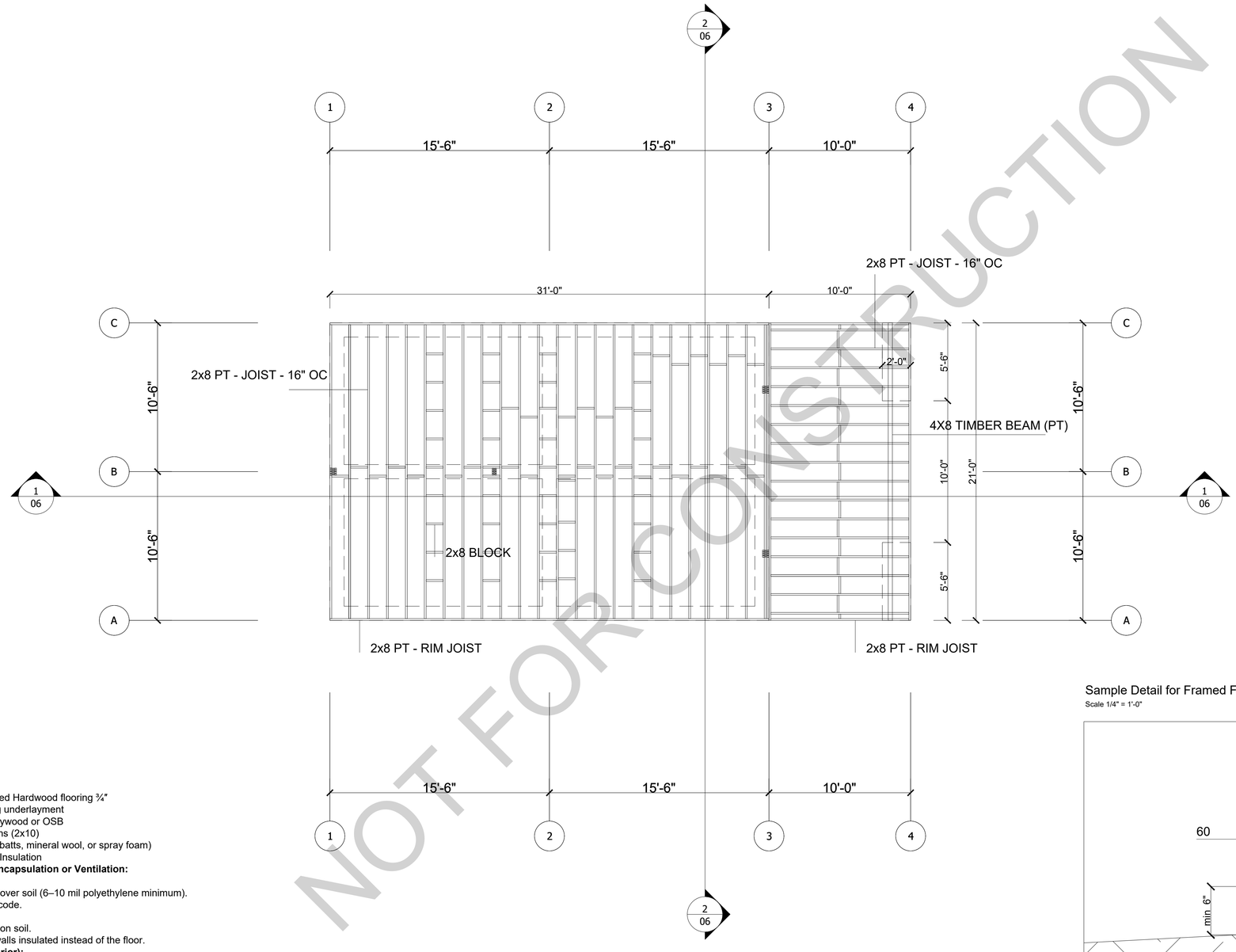
Drawing Name

FOUNDATION PLAN (OPTION 1)
(Concrete slab on grade beams)

Builder may select either foundation option depending on site conditions and local codes.

Project	015	Sheet	
Paper size	ARCH D		A 01
Scale	1/4		



59 Floor:
Hardwood / Engineered Hardwood flooring ¾"
Impact soundproofing underlayment
Subfloor - ¾" T&G plywood or OSB
Floor Joist as per plans (2x10)
Insulation (fiberglass batts, mineral wool, or spray foam)
Air Barrier Below the Insulation

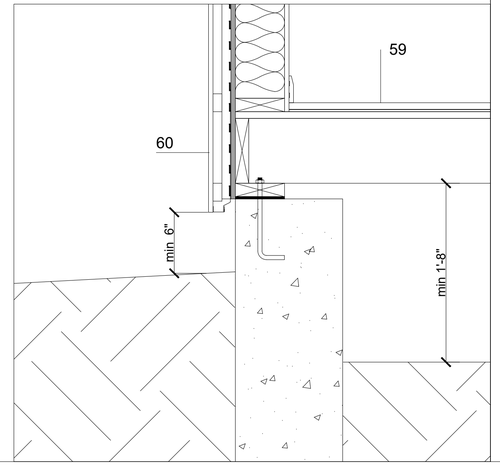
Crawlspace Encapsulation or Ventilation:
If ventilated:
- Vapor barrier over soil (6–10 mil polyethylene minimum).
- Vents as per code.

If unvented:
- Vapor barrier on soil.
- Crawlspace walls insulated instead of the floor.

60. Exterior wall (to interior):
Vertical wood siding - 1/2x5 (weather treated)
Furring 1x3
Counter Furring 1x3
Vapor barrier
Sheathing - ½"
Rimboard (PT) - 2x10
Floor Joist as per plans (2x10)
Cavity fill insulation - (fiberglass batts, mineral wool, or spray foam)

Sample Detail for Framed Floor

Scale 1/4" = 1'-0"



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Drawing Name

FOUNDATION PLAN (OPTION 2)
(Wood frame on grade beams)
Builder may select either foundation option depending on site conditions and local codes.

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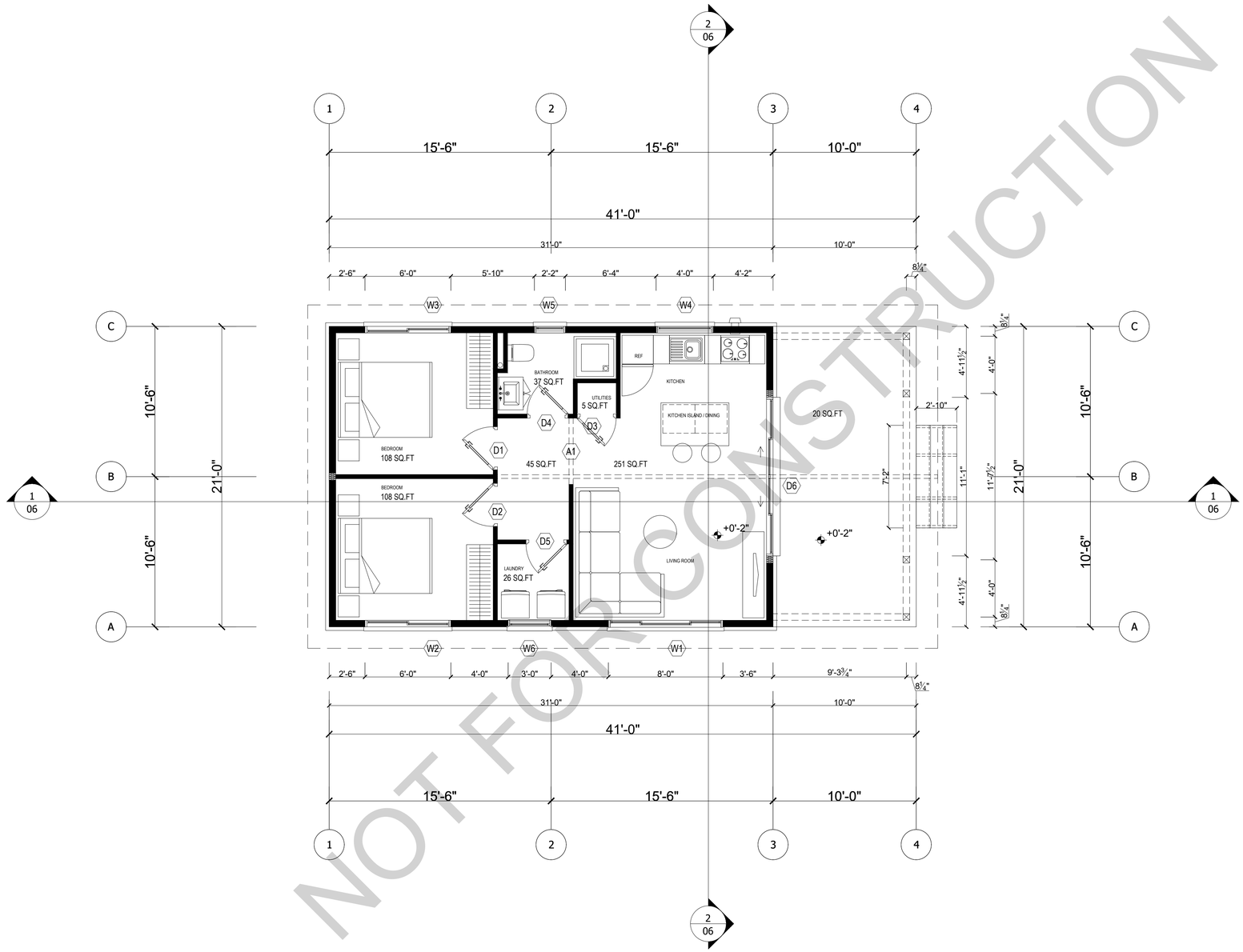
Scale	1/4	



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Drawing Name

FLOOR PLAN

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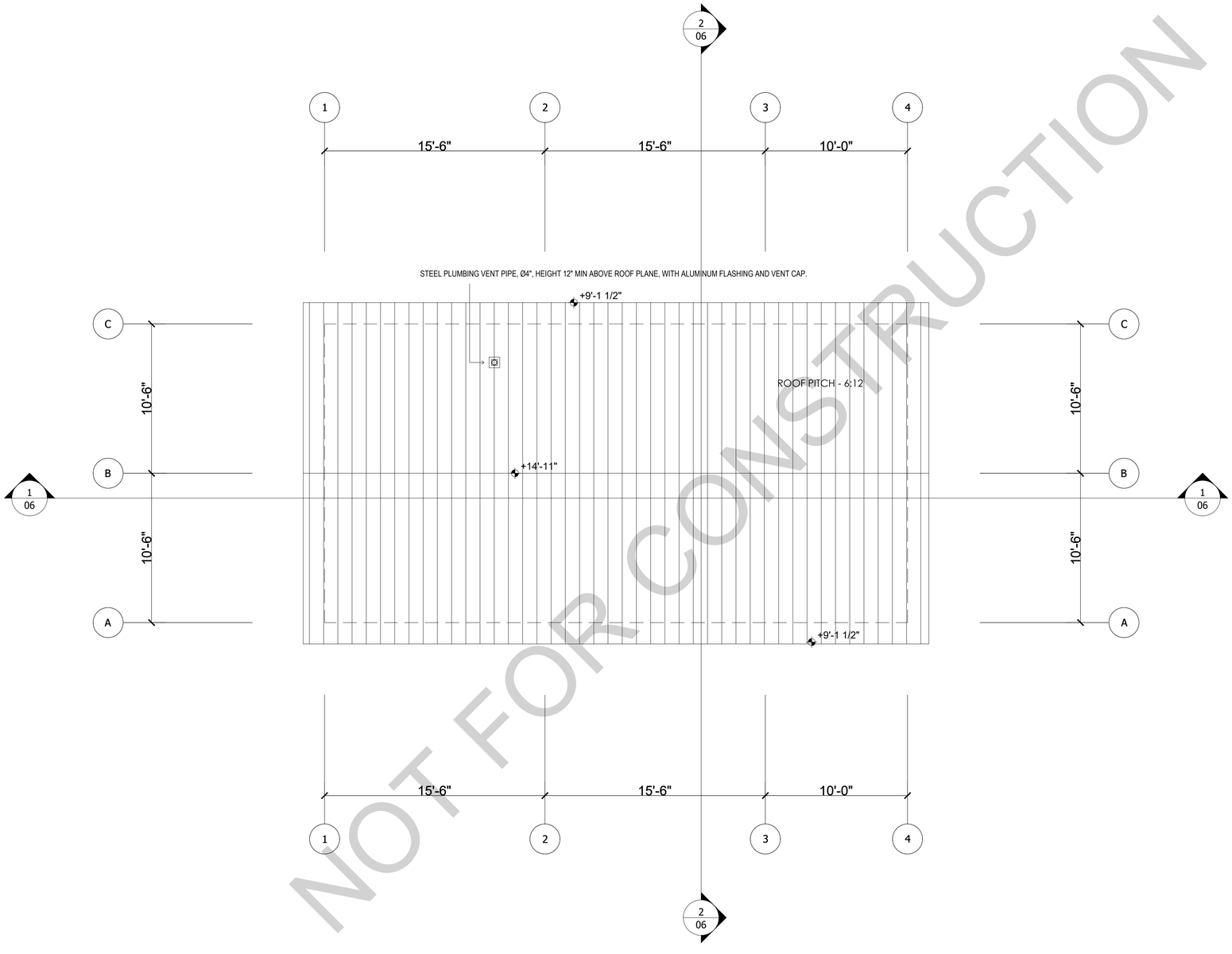
Paper size	ARCH D	A 02
Scale	1/4	



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ROOF PITCH - 6:12

Drawing Name

ROOF PLAN

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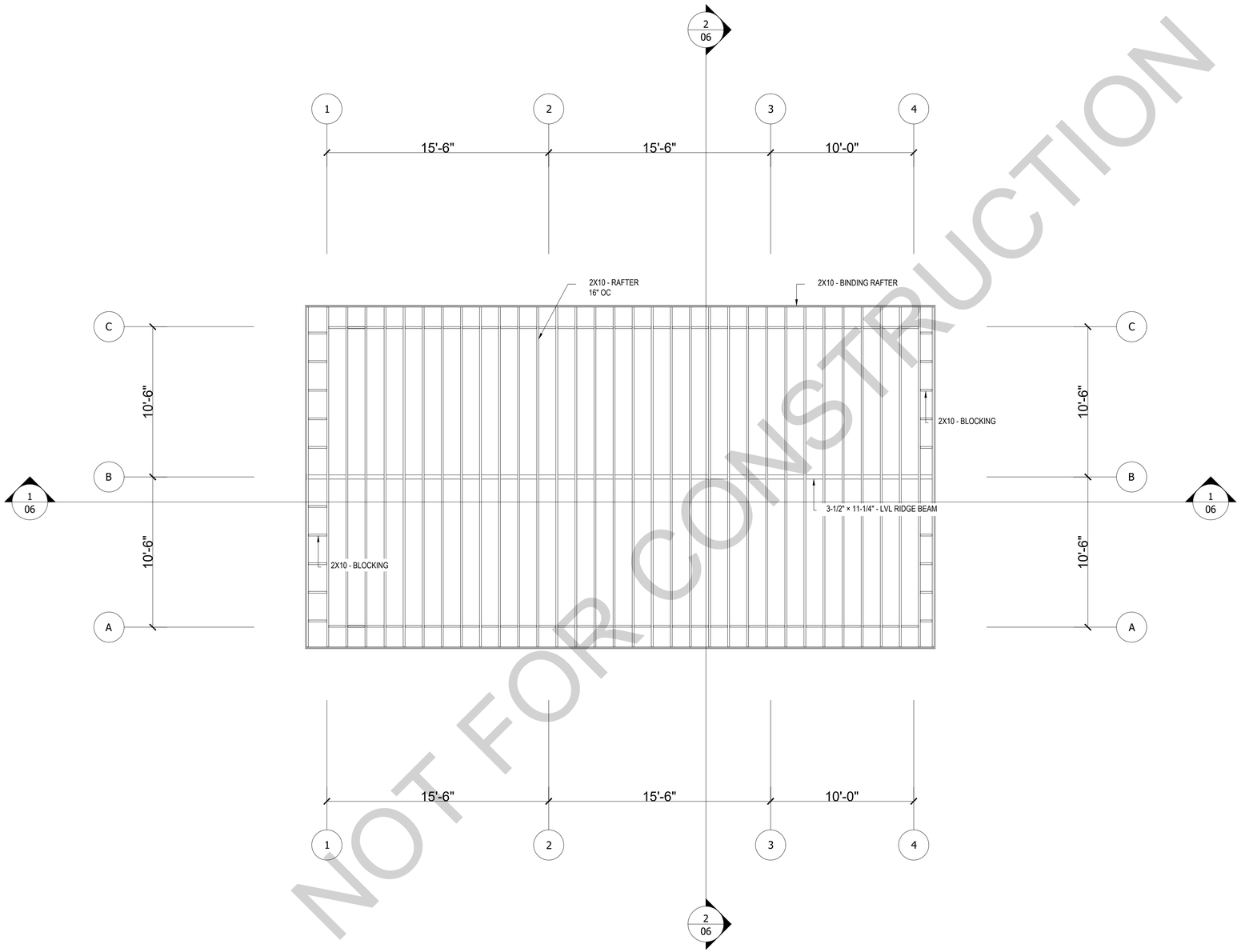
Paper size	ARCH D	A 03
Scale	1/4"	



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Drawing Name

ROOF FRAMING PLAN

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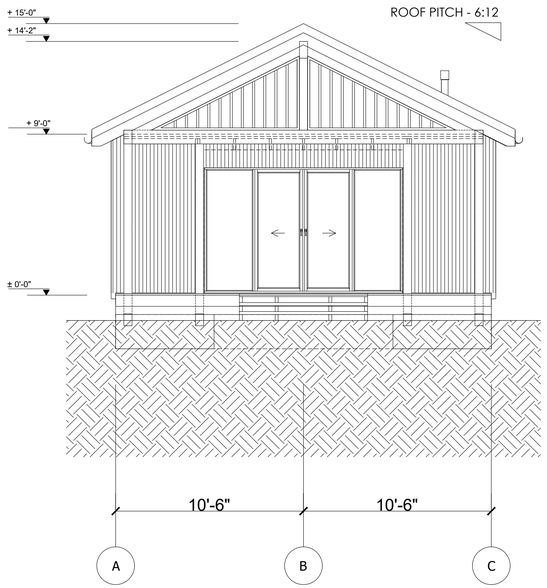
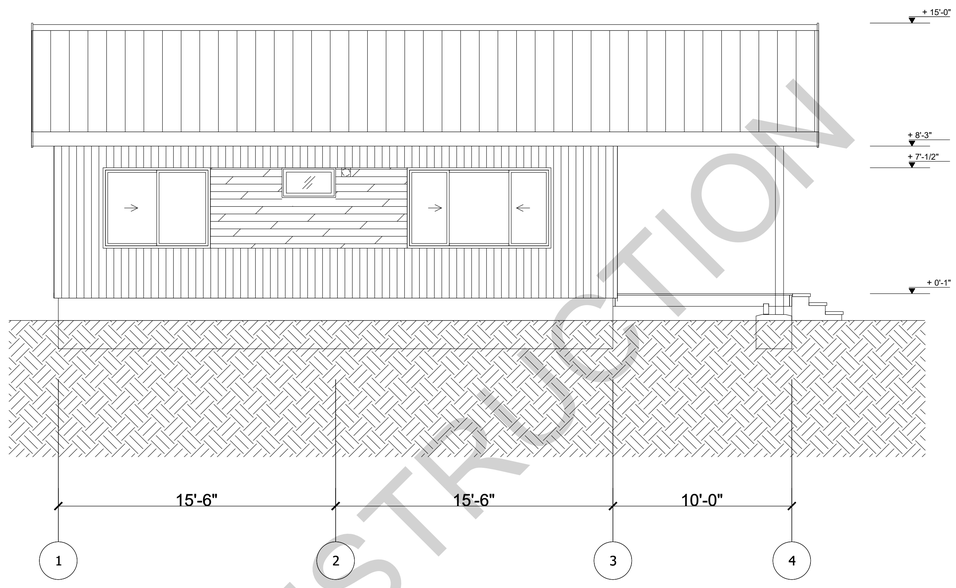
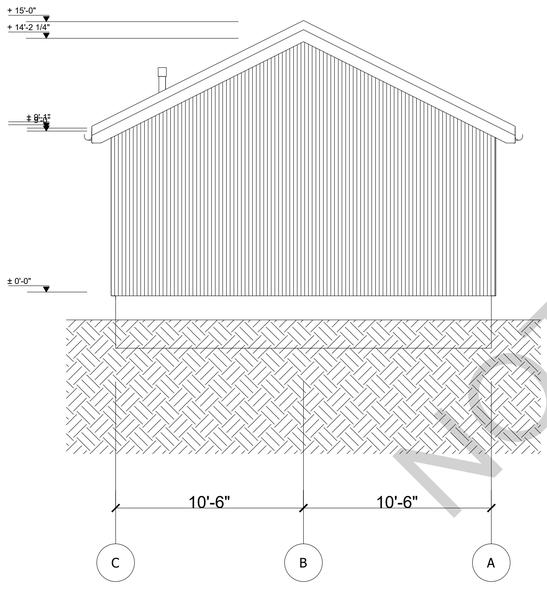
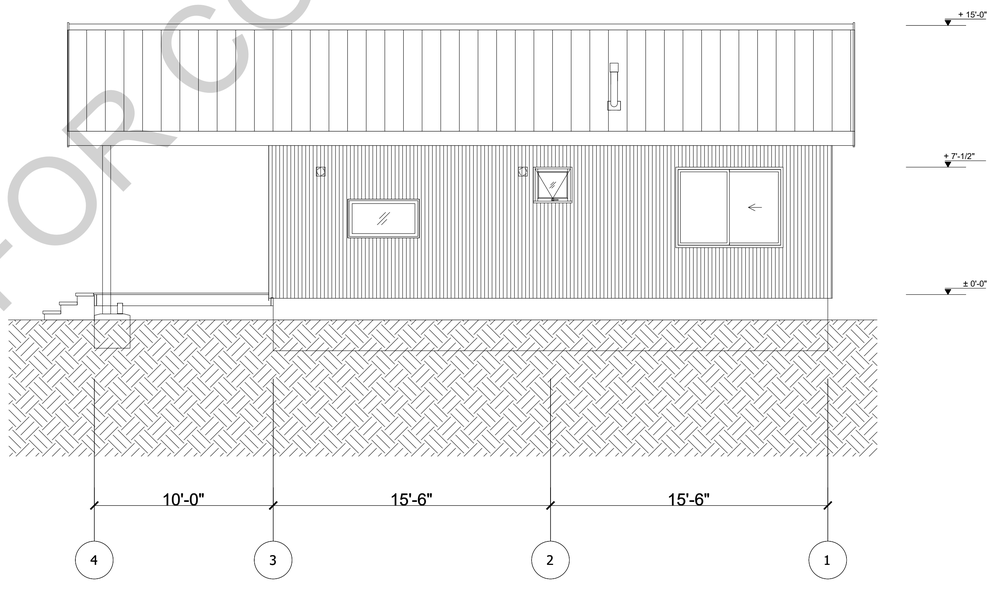
Scale	1/4"		









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FACADE FINISHING MATERIALS:

METAL ROOF

HORIZONTAL HARDWOOD SIDING BLACK

VERTICAL HARDWOOD SIDING NATURAL

EXHAUST VENTS (BATHROOM, KITCHEN, LAUNDRY)

ROOF PITCH - 6:12

GROUND

Drawing Name

ELEVATIONS

Project	015	Sheet
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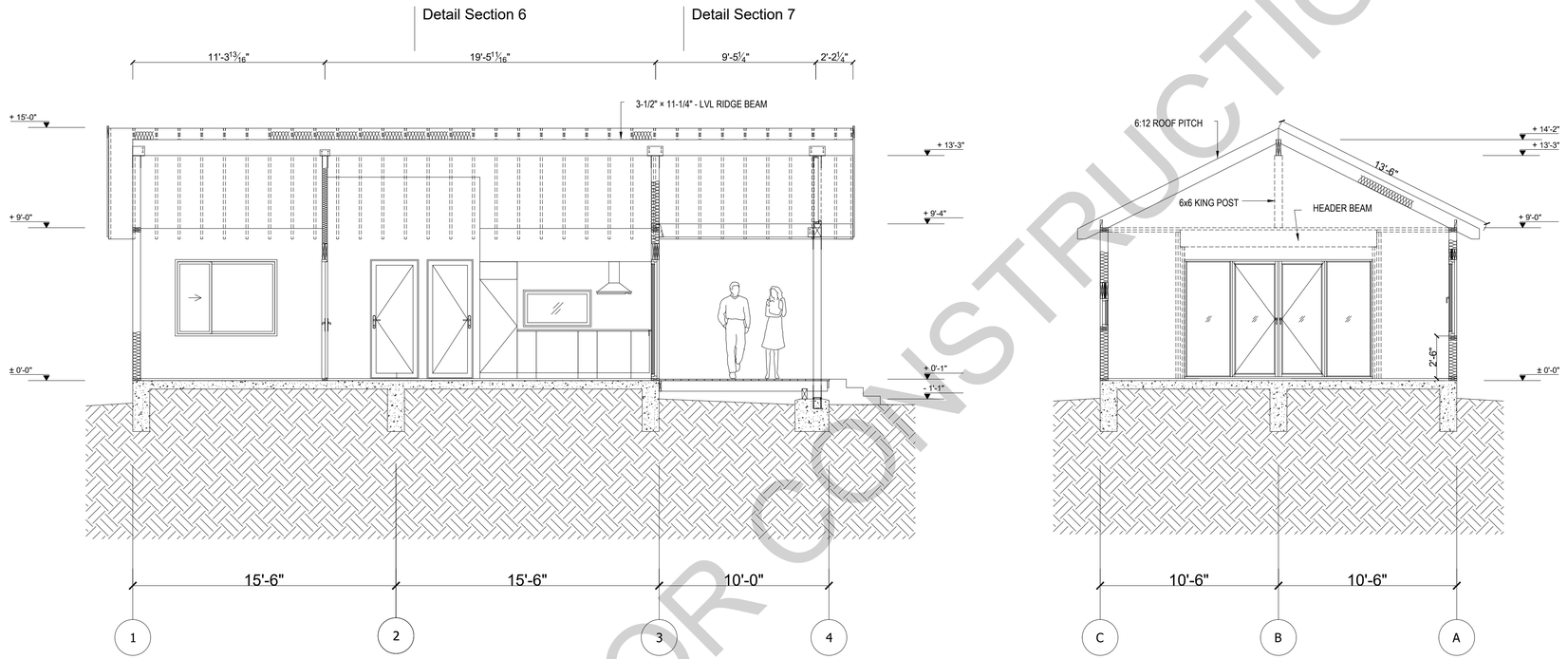
Scale	1/4"	



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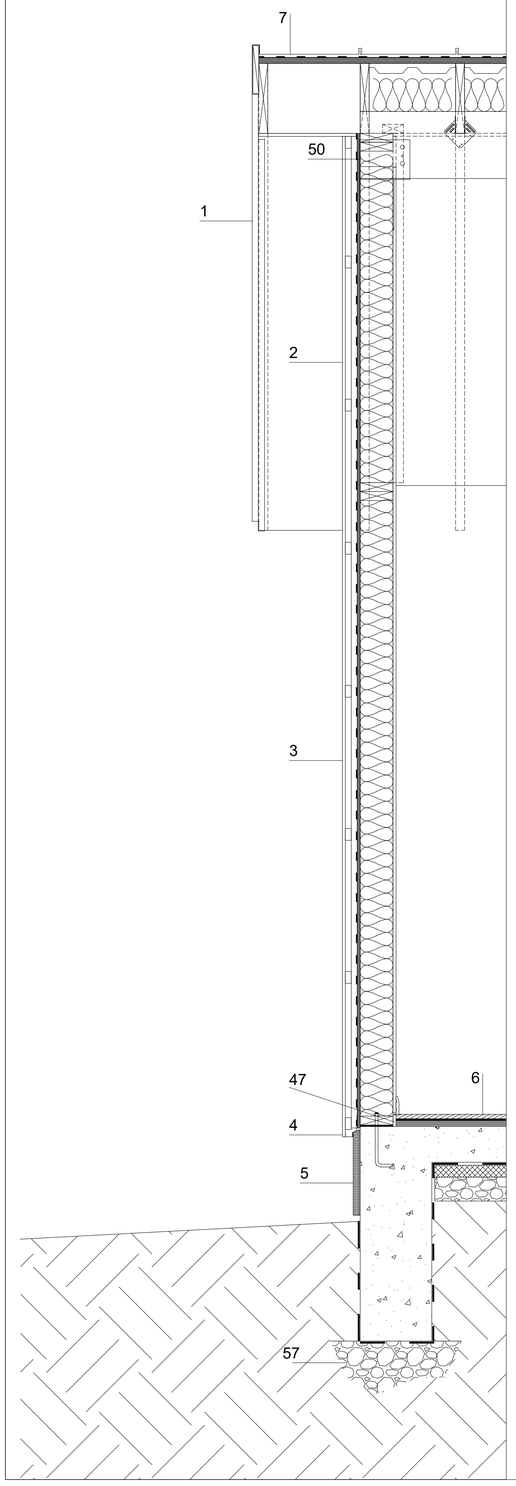
Drawing Name

SECTIONS

Project	015	Sheet
Paper size	ARCH D	A 06
Scale	1/4"	

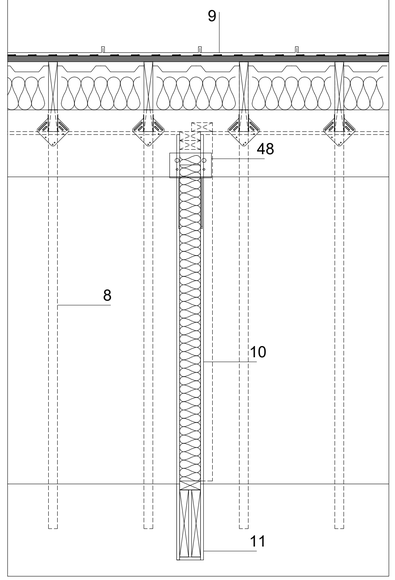
Detail Section 1

Scale 1" = 1'-0"



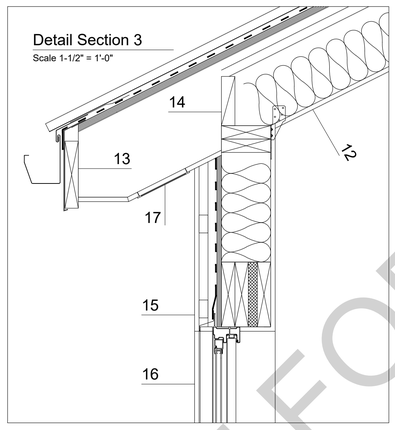
Detail Section 2

Scale 1" = 1'-0"



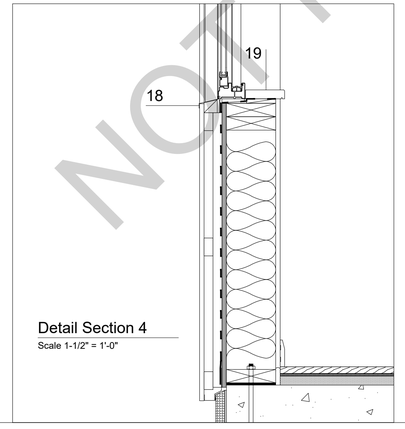
Detail Section 3

Scale 1-1/2" = 1'-0"



Detail Section 4

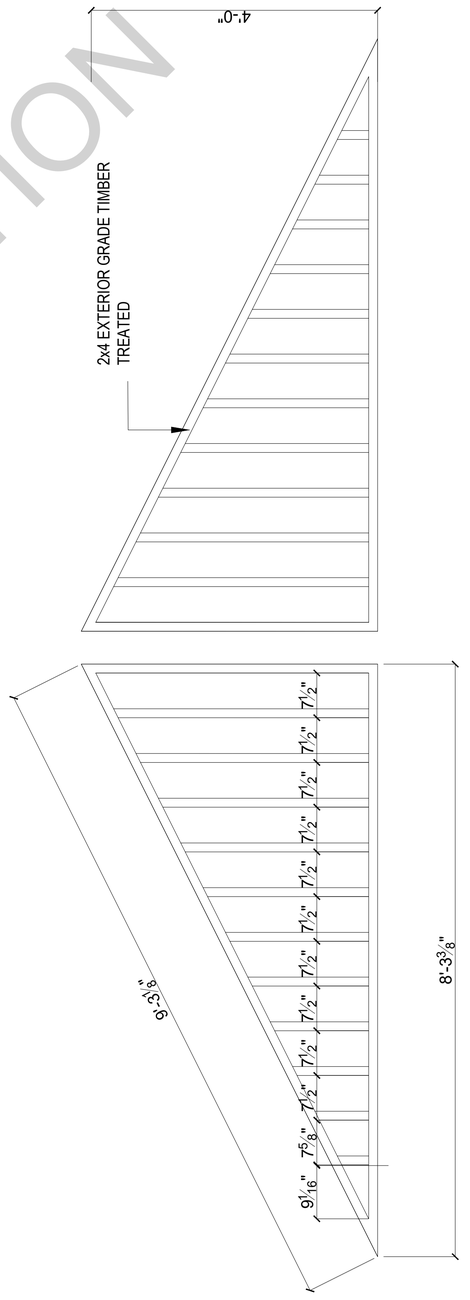
Scale 1-1/2" = 1'-0"



1. **Roof overhang - 1'-4":**
   Fascia cap - (metal, black)
   Fascia board -1X8
   Sub fascia - 2X10
2. **Exterior wall (to attic):**
   Vertical wood siding - ½"x5 (weather treated)
   Furring 1x3
   Counter Furring 1x3
   Vapor barrier
   Sheathing - ½"
   Dimensional Stud - 2x6
   Cavity fill insulation - 6"
3. **Exterior wall (to interior):**
   Vertical wood siding - 1/2x5 (weather treated)
   Furring 1x3
   Counter Furring 1x3
   Vapor barrier
   Sheathing - ½"
   Dimensional Stud - 2x6
   Cavity fill insulation - 6"
   Gypsum board - 1/2"
4. **Wall siding flashing:**
   Siding overlap over the last furring - 2"
   Pest barrier mesh
   Base flashing
5. **Fiber cement board 1":**
   Adhesive
   Concrete foundation grade beam
6. **Interior floor:**
   Wood flooring - ¾"
   Impact soundproofing, underlayment
   Lightweight cement screed 1-½"
   Concrete Slab - 6"
   Polyethylene Vapor Barrier - min 6 mil
   Rigid insulation - 2"
   Compacted gravel base 4"- 8"
   Undisturbed native soil
7. **Roof over the attic:**
   Metal roofing with standing seams
   Vapor barrier
   Sheathing - ¾"
   Ladder blocking 2x10
   Soffit panel
8. **Rafter 2x10.**
9. **Roof over the cathedral ceiling:**
   Metal roofing with standing seams
   Vapor barrier
   Sheathing - ¾"
   Ridge beam 3-1/2" x 9-1/4" LVL
   2x8 Blocking
   Vent baffle
   Insulation - *(type, thickness, and R-value per local code)*
   Gypsum board - ½"
10. **Knee wall:**
    Gypsum board - ½"
    Batt insulation - 3-½"
    Stud - 2x4
11. **Header Beam:**
    Gypsum board - ½"
    Double 2x12 with ½" plywood spacer
    Gypsum board - ½"
12. **Cathedral Ceiling:**
    Gypsum board - ½"
    Insulation - *(type, thickness, and R-value per local code)*
    Rafter 2x10
    Vent baffle
    Sheathing - ¾"
    Vapor barrier
    Metal roofing with standing seams
13. **Fascia:**
    Subfascia - 2×8 SPF primed, continuous.
    Metal fascia trim
    Gutter
14. **Blocking between the rafters - 2x6.**
15. **Exterior wall (to interior):**
    Vertical wood siding - 1/2x5 (weather treated)
    Furring 1x3
    Counter Furring 1x3
    Vapor barrier
    Sheathing - ½"
    Window header: (2) – 2×10 with 1" rigid insulation spacer and 2×10
    Gypsum board - 1/2"
16. **Exterior wall (to interior):**
    Vertical wood siding - 1/2x5 (weather treated)
    Wood siding return
    Window
    Interior gypsum board return
    Gypsum board - 1/2"
17. **Continuous soffit vent screen.**
18. **Metal sill.**
19. **Window wood board**.
47. **Expansion gap between a mud sill and cement screed**
48. **Simpson column cap CC44.**
50. **Simpson end column cap ECC46**
57. **Compacted gravel base course 4"- 8"**

Porch Roof Grill

Scale 1" = 1'-0"



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- GIVEN ROOF DETAILS ARE DESIGNED FOR 40 PSF TOTAL GRAVITY LOADS.

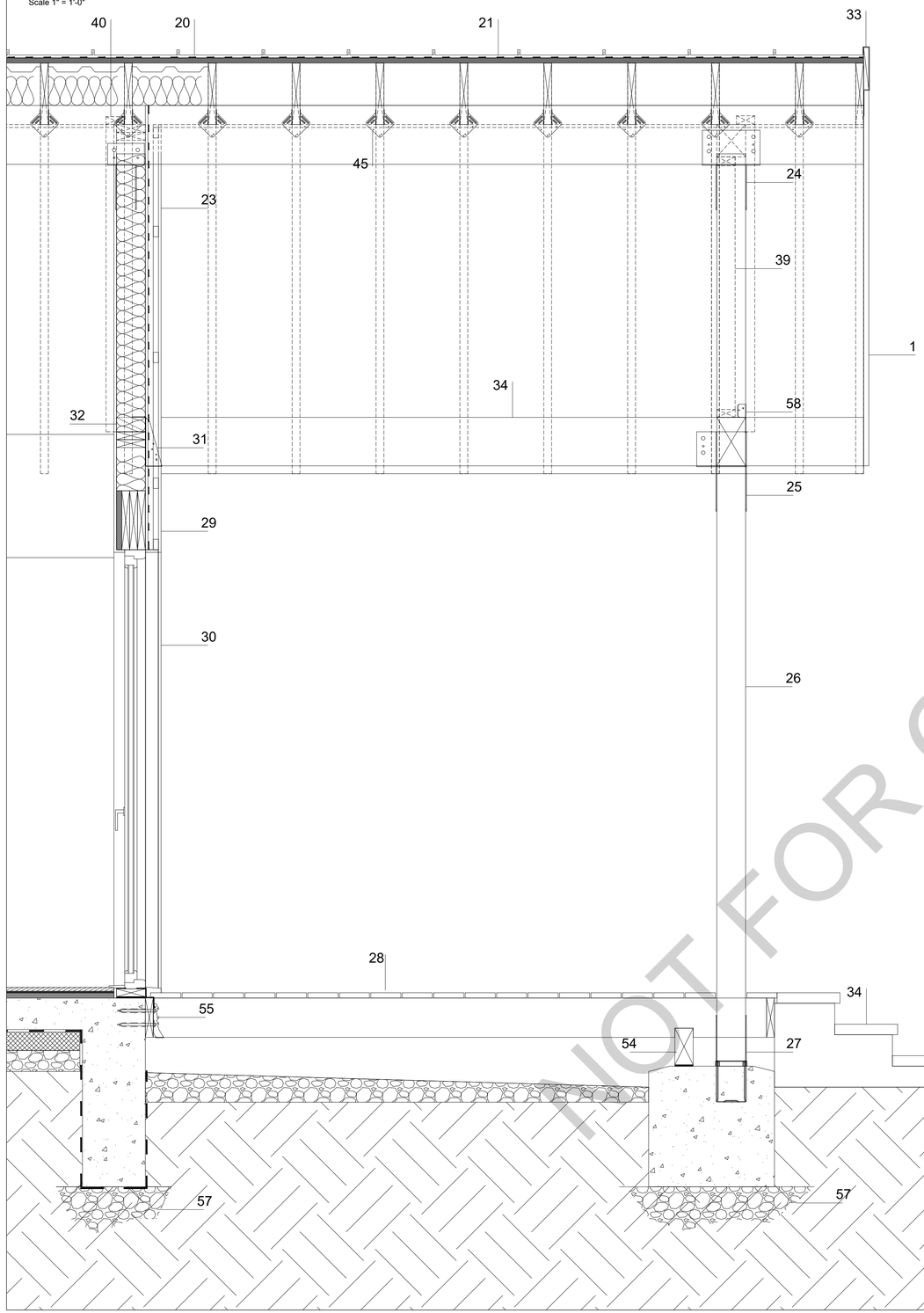
Drawing Name

SECTION DETAILS
(Slab version with framed porch onyl)

Project	015	Sheet	A 07
Paper size	ARCH D		
Scale	1"		

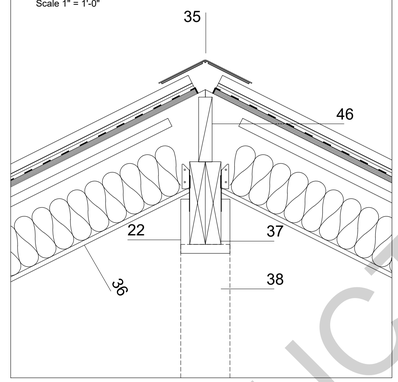
Detail Section 5

Scale 1" = 1'-0"



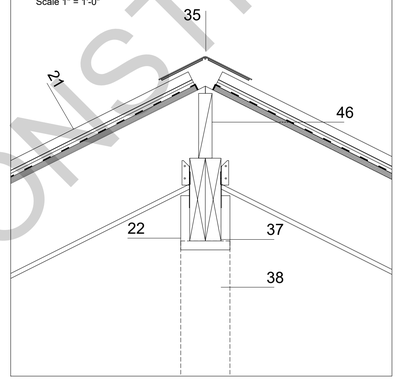
Detail Section 6

Scale 1" = 1'-0"



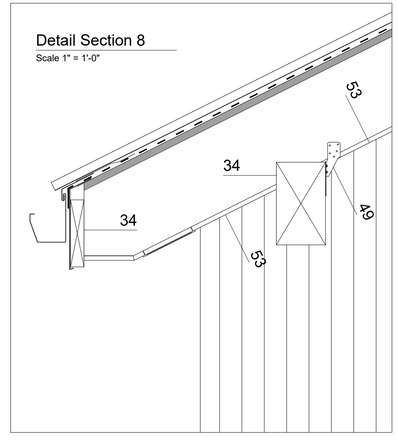
Detail Section 7

Scale 1" = 1'-0"



Detail Section 8

Scale 1" = 1'-0"



20. **Roof over the cathedral ceiling:**
    Metal roofing with standing seams
    Vapor barrier
    Sheathing - ¾"
    Ridge beam - LVL 3-1/2" x 9 -1/4"
    Vent baffle
    Insulation - *(type, thickness, and R-value per local code)*
    Exterior grade plywood sheathing - ½"
21. **Roof over the porch:**
    Metal roofing with standing seams
    Vapor barrier
    Sheathing - ¾"
    Ridge beam - LVL 3-1/2" x 9 -1/4"
    2x8 Blocking
    Vent baffle
    Exterior grade plywood sheathing - ½" or wood Tongue and Groove planks
22. **Decorative Beam Case for ridge beam.**
23. **Exterior wall (to interior):**
    Vertical wood siding - 1/2x5 (weather treated)
    Furring 1x1
    Counter Furring 1x1
    Vapor barrier
    Sheathing - ½"
    Dimensional Stud - 2x6
    Cavity fill insulation - 6"
    Gypsum board - 1/2"
24. **Simpson column cap CC46.**
25. **Simpson column cap CC666.**
26. **Timber column 6x6. Exterior grade, treated (engineer-designed per local codes).**
27. **Simpson column base - CBS66 - Anchored in a concrete pad.**
28. **Porch deck:**
    1" x5½" deck flooring
    Deck floor joists 2x8
29. **Exterior wall (to interior):**
    Vertical wood siding - 1/2x5 (weather treated)
    Furring 1x3
    Counter Furring 1x3
    Vapor barrier
    Sheathing - ½"
    Header Beam: (3) – 2×12 with 1" rigid insulation
    Gypsum board - 1/2"
30. **Exterior wall (to interior):**
    Vertical wood siding - 1/2x5 (weather treated)
    Wood siding return
    Porch door per specification
    Gypsum board return
31. **Simpson beam hanger BA610.**
32. **2¾" blocking at Simpson beam hanger for height adjustment.**
33. **Metal cap for fascia board.**
34. **Timber beam 6x10. Exterior grade, treated (engineer-designed per local codes).**
35. **Roof ridge vent cap**.
36. **Cathedral ceiling:**
    Gypsum board - ½"
    Insulation - *(type, thickness, and R-value per local code)*
    Rafter 2x10
    Vent baffle
    Sheathing - ¾"
    Vapor barrier
    Metal roofing with standing seams
37. **Ridge beam (engineer-designed per local codes) :**
    3-1/2" x 11-1/4" LVL Laminated Veneer Lumber.
    Plies shall be fastened together with two rows of 16d common nails @ 12" O.C. staggered vertically, with fasteners driven from alternating sides.
38. **King post - 4x6 (engineer-designed per local codes).**
39. **Decorative timber grill using 2×4 studs for the front of the porch roof.**
40. **Continuous blocking to serve as the nailing substrate for ceiling finishes**
41. **King post - 6x6 (engineer-designed per local codes).**
42. **King post - 6x6 exterior grade, treated (engineer-designed per local codes).**
45. **Simpson H1A - hurricane tie**.
46. **2X8 Blocking.**
51. **Fascia:**
    Fascia board 2x10
    Fascia board metal cap, black
    Gutter
53. **Exterior grade plywood sheathing - ½" or wood Tongue and Groove planks.**
54. **Exterior grate treated 4x8 Timber Beam**
55. Simpson joist hanger LU28
    Z flashing over the Ledger Board
    2x8 Exterior grade Ledger Board attached with anchor bolts per engineer's instructions
56. **Stairs are assembled using 2" thick exterior grade treated boards, with a 12" step run and a 6" rise.**
57. **Compacted gravel base 4"- 8"**
58. **Simpson CA6 - Adjustable Post Cap**

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Notes

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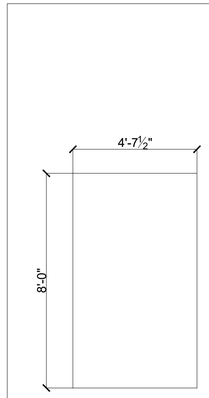
Drawing Name

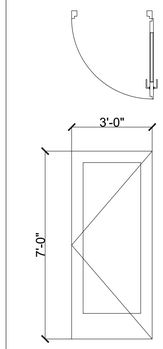
SECTION DETAILS
(Slab version with framed porch only)

Project	015	Sheet
Paper size	ARCH D	A 08
Scale	1"	



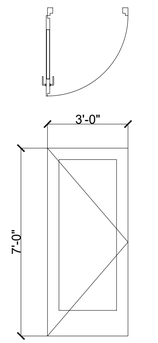
A1 — RECTANGULAR OPENING

OPENING	ROUGH OPENING
WIDTH	4'-7 1/2"
HEIGHT	8'-0"
QUANTITY	1



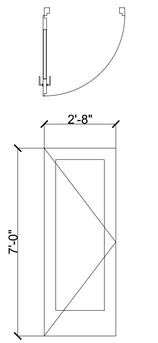
D1 — BATHROOM DOOR - (moisture resistant)

DOOR	ROUGH OPENING
WIDTH	3'-0"
HEIGHT	7'-0"
QUANTITY	1



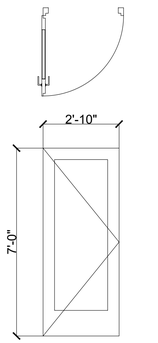
D2 — INTERIOR DOOR

DOOR	ROUGH OPENING
WIDTH	3'-0"
HEIGHT	7'-0"
QUANTITY	1



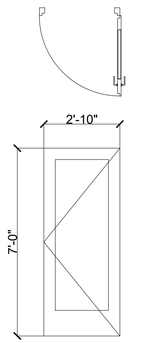
D3 — INTERIOR DOOR

DOOR	ROUGH OPENING
WIDTH	2'-8"
HEIGHT	7'-0"
QUANTITY	1



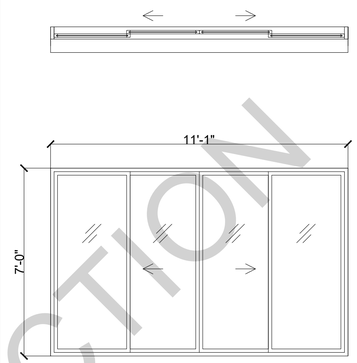
D4 — BATHROOM DOOR - (moisture resistant)

DOOR	ROUGH OPENING
WIDTH	2'-10"
HEIGHT	7'-0"
QUANTITY	1



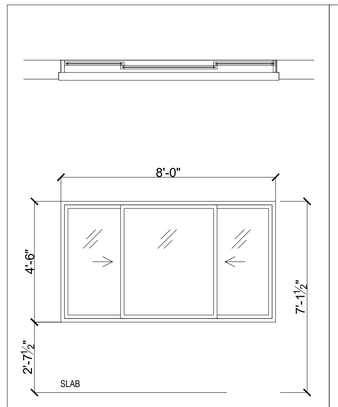
D5 — LAUNDRY DOOR - (moisture resistant)

DOOR	ROUGH OPENING
WIDTH	2'-10"
HEIGHT	7'-0"
QUANTITY	1



D6 — FOUR-PANEL SLIDING DOOR WITH TWO OPERABLE PANELS.

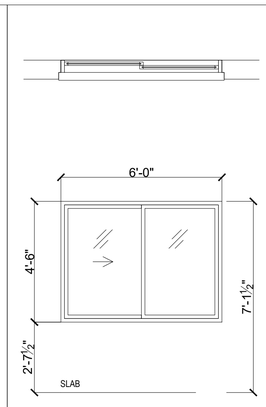
DOOR	ROUGH OPENING
WIDTH	11'-1"
HEIGHT	7'-0"
QUANTITY	1



Each operable panel provides 8 sq ft egress area and sill height is 30" from finished floor. IRC R310.1

W1 — THREE PANE WINDOW WITH TWO SLIDING SASHES

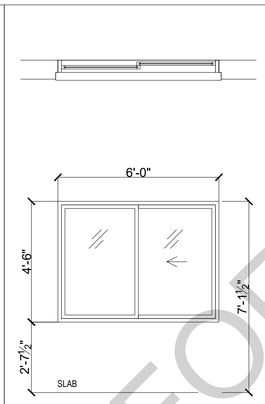
WINDOW	ROUGH OPENING
WIDTH	8'-0"
HEIGHT	4'-6"
QUANTITY	1



Operable panel provides 11 sq ft egress area and sill height is 30" from finished floor. IRC R310.1

W2 — TWO PANE WINDOW WITH ONE SLIDING SASH

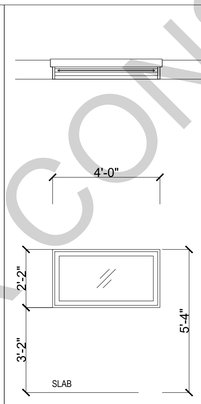
WINDOW	ROUGH OPENING
WIDTH	6'-0"
HEIGHT	4'-6"
QUANTITY	1



Operable panel provides 11 sq ft egress area and sill height is 30" from finished floor. IRC R310.1

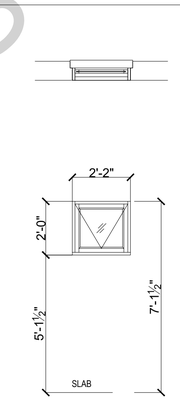
W3 — TWO PANE WINDOW WITH ONE SLIDING SASH

WINDOW	ROUGH OPENING
WIDTH	6'-0"
HEIGHT	4'-6"
QUANTITY	1



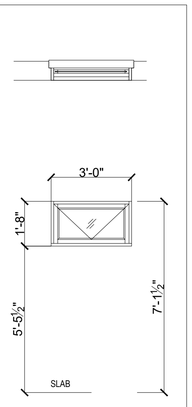
W4 — KITCHEN FIXED SASH WINDOW

WINDOW	ROUGH OPENING
WIDTH	4'-0"
HEIGHT	2'-2"
QUANTITY	1



W5 — TRANSOM WINDOW TOP HUNG

WINDOW	ROUGH OPENING
WIDTH	2'-2"
HEIGHT	2'-0"
QUANTITY	1



W6 — TRANSOM WINDOW TOP HUNG

WINDOW	ROUGH OPENING
WIDTH	2'-2"
HEIGHT	1'-8"
QUANTITY	1

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Drawing Name

DOOR AND WINDOW SCHEDULES

Project	015	Sheet
Paper size	ARCH D	A 09
Scale	3/8"	