

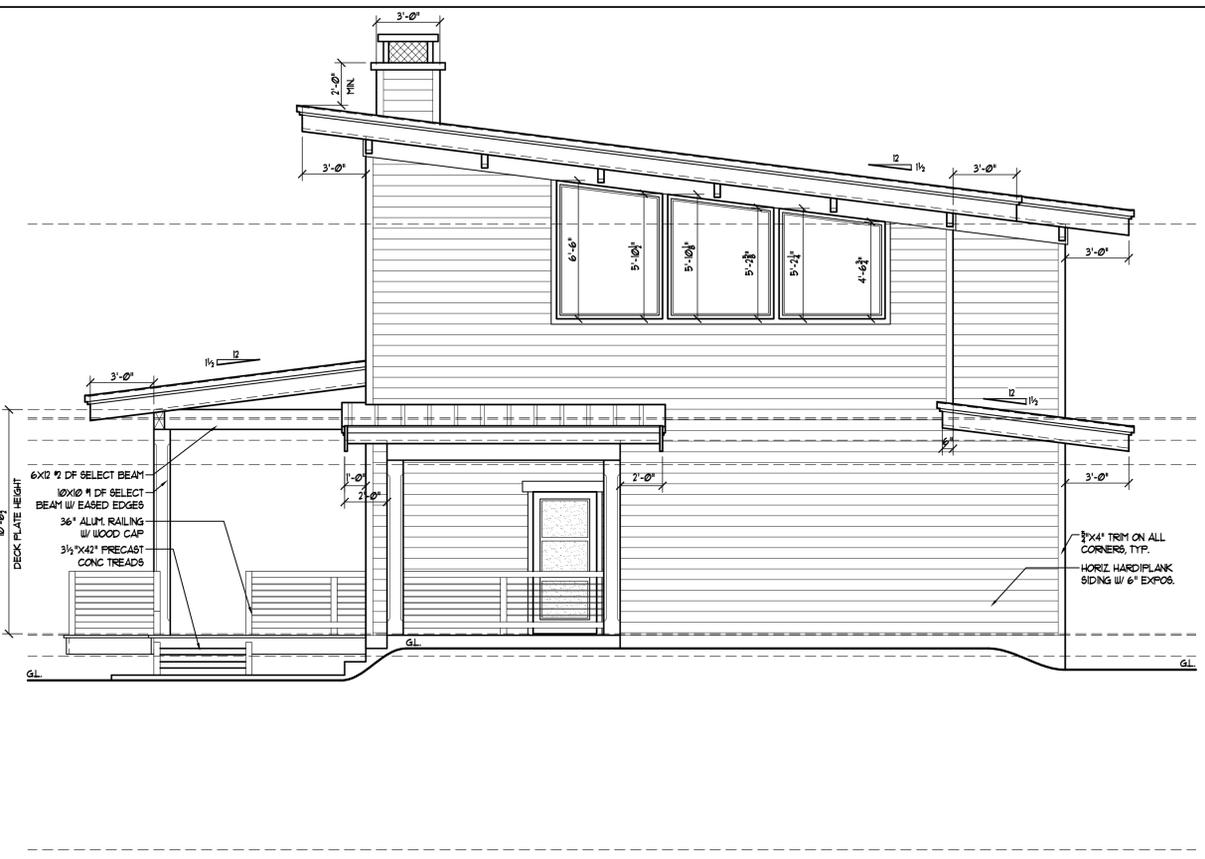
Basement	225
Main Flr	1317
Second Flr	748
Total Sq. Ft.	2287
Garage	896

JWR Design, Inc.
JWR Plans @
jwrdesign.com



DRAWN	JUR
DATE	8-11-20
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	

A1
OF
A4



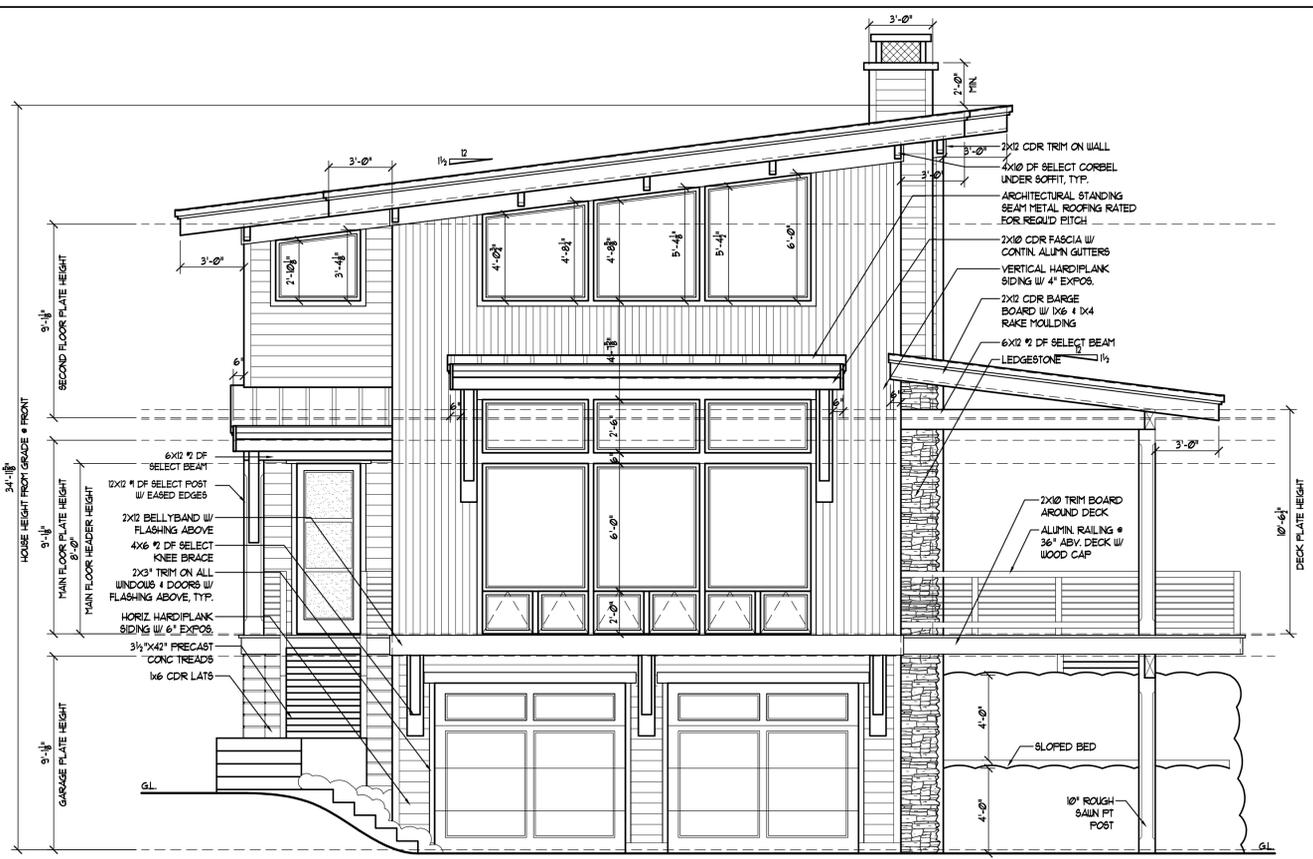
REAR ELEVATION

SCALE 1/4" = 1'-0"



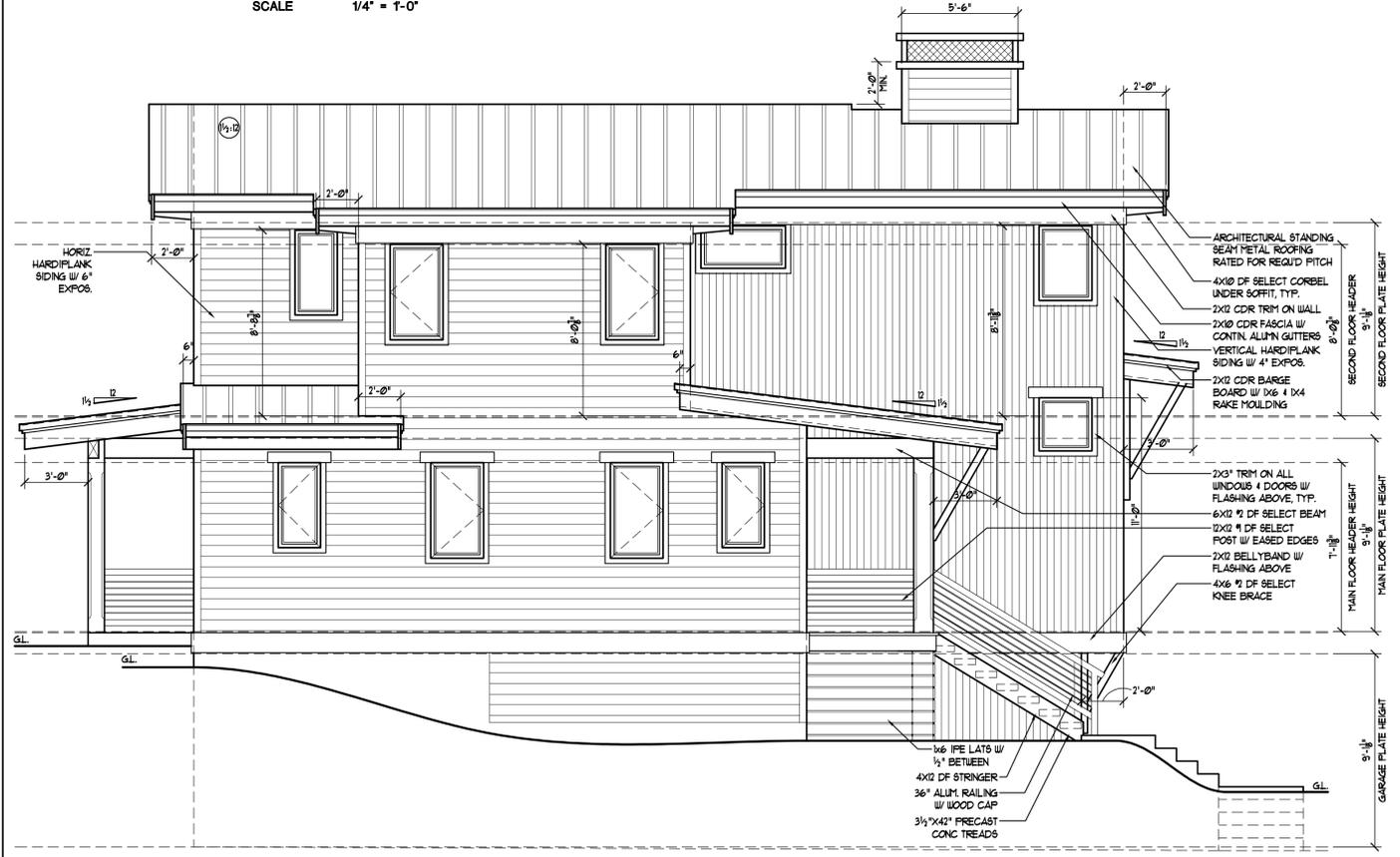
RIGHT ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

GUARDRAIL NOTE:
SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED
DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE
GUARDRAIL SYSTEMS AT THE STAIRS & DECK.

CONSTRUCTION SPECIFICATIONS

- GENERAL NOTES:
 - A. SEISMIC DESIGN CATEGORY D1 2015 IRC
 - B. WIND EXPOSURE AND SPEED 10mph Exp. B
 - C. SNOW LOAD # 25 psf
 - D. FLOOR LIVE LOAD 40 psf
 - E. DECK LIVE LOAD 60 psf
 - F. SOIL BEARING PRESSURE 1500 psf
 - G. ALL GLASS IN DOORS, SIDELIGHTS, AND OTHER HAZARDOUS LOCATIONS TEMPERED GLASS (IRC 308.4)
- FOUNDATION:
 - A. FOOTING: SHOWN AS MINIMUM ON DRAWING AND TO BE POURED ON CENTER OF WALL DIMENSIONS.
 - FOOTINGS ARE TO BE POURED ON UNDISTURBED OR PROPERLY COMPACTED SOIL.
 - A 4" PERF. DRAIN PIPE IS TO BE LAID AROUND PERIMETER OF FOOTING AND OVERLAP W/ 1/2" DRAIN ROCK.
 - B. FOUNDATION WALLS: TO BE BUILT TO SIZE SPECIFIED ON DRAWINGS AND THICKNESS SPECIFIED IS MINIMUM REQUIREMENTS, PLACED IN ACCORDANCE W/ FOUNDATION PLAN.
 - C. REINFORCEMENT STEEL: TO BE AS SPECIFIED THICKNESS CALLED OUT ON DRAWINGS AND TO BE DETAILED AND PLACED IN ACCORDANCE W/ BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND TO BE DEFORMED STEEL BARS CONFORMING TO ASTM A618, GRADE 40.
 - D. CONCRETE: SHALL BE OF "READY-MIXED CONCRETE" AND SHALL CONFORM TO ASTM C94 (5 BACK OR BETTER).
 - AFTER CONCRETE HAS BEEN PROPERLY CURED IT SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI UNLESS OTHERWISE SPECIFIED.
 - E. CONCRETE WALLS: DAMP-PROOFING PER IRC 409.
 - F. PORCHES, CARPORT SLABS, AND STEPS EXPOSED TO THE WEATHER AND GARAGE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI PER IRC TABLE R402.2
- FRAMING:
 - A. FLOORS: TO BE FRAMED IN ACCORDANCE W/ SPECIFICATIONS OF DRAWINGS.
 - AND TO HAVE ALLOWABLE FLOOR LOAD AS SET FORTH IN IRC SEC R502.3 AND R502.3.2
 - ALL STRUCTURAL MEMBERS OF FLOOR TO BE PROPERLY SET AND FASTENED IN ACCORDANCE W/ IRC.
 - STRUCTURAL LUMBER TO BE #2 DOUGLAS FIR OR BETTER.
 - B. WALLS: EXTERIOR WOOD FRAMED WALLS TO BE 2x6 DF-L #2 W/ STUDS # 16" O.C. PER IRC 602.3. HEIGHT OF EXTERIOR WALL TO BE AS SHOWN.
 - ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" STRUCTURAL PLYWOOD OR 1/6" OSB.
 - BRACING WILL BE DETAILED IN PLAN.
 - ALL WINDOW HEADERS AND BEARING WALL BEAMS TO BE 4x10 UNLESS SPECIFIED ON DRAWINGS.
 - INTERIOR WALLS TO BE 2x4 CONSTRUCTION PLACED # 16" O.C. STUD HEIGHT TO BE AS SHOWN.
 - INTERIOR BATHROOM WALLS W/ EXTENSIVE PLUMBING FIXTURES MAY HAVE 2x6 FRAMED WALLS TO PROVIDE CLEARANCE AND COMFORTABLE WORKING SPACE.
 - BATHROOM WALL COVERINGS SHALL BE MOISTURE RESISTANT CEMENT FIBER TILE OR APPROVED EQUAL TO 12 INCHES ABOVE DRAIN AT SHOWERS OR TUB W/ SHOWERS. (R102.2.5 & R102.4.2)
 - ALL NOTCHING & DRILLING OF FRAMING TO BE DONE IN ACCORDANCE WITH IRC 602.6 & 602.6.1
 - C. ROOF: DRAWINGS WILL SPECIFY TRUSSES OR RAFTER CONSTRUCTION.
 - ENG. TRUSS DETAIL TO BE CHECKED BY GENERAL CONTRACTOR OR BUILDING DESIGNER BEFORE INSTALLATION.
 - STANDARD SNOW LOAD TO BE VERIFIED PER SIDE ISSUING JURISDICTION PER TOTAL LOAD UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
 - ROOF SHEATHING TO BE 1/2" CDX STANDARD, BUT WILL VARY W/ ROOFING PRODUCT USED.
 - D. CONNECTIONS
 - ALL CONNECTORS ARE SPECIFIED AS SIMPSON EQUIVALENT LUMBERLOCK CONNECTORS WILL BE SATISFACTORY.
 - NAILING SCHEDULE TO BE IN ACCORDANCE W/ TABLE R602.3 (1)
 - E. BEAM BEARING POINTS IN WALLS (B.P.)
 - ALL BEAM B.P. IN WALLS MUST HAVE 2x STUDS NAILED TOGETHER TO A MIN. WIDTH NOT LESS THAN BEAM BEING SUPPORTED
- ENERGY CODE: COMPLY WITH WASHINGTON STATE ENERGY CODE
 - A. ALL WINDOWS & DOORS TO BE SEALED INTO WALL W/ CAULKING & WEATHERSTRIPPING
 - B. ALL FRAMING INTERSECTIONS BETWEEN CONDITIONED UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE
 - C. ALL PENETRATIONS FOR PLUMBING, WIRING, & DUCTING TO BE SEALED
 - D. VENTILATION DUCTS SHALL HAVE R-4 INSULATION COVERING
 - E. PROVIDE 6" INTAKE DUCT WITHIN 4'-0" OF FURNACE FLENUM (DAMPERS & TIMER INTEGRATED INTO FURNACE SYSTEM)
- INSULATION: (2015 UBC)
 - A. MINIMUM INSULATION:
 - 1. CLG R-49 INSULATION OR R-38 ADVANCED FRAMING
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 - 3. WALLS ABOVE GRADE R-21
 - 4. WALL INT. BELOW GRADE R-21
 - 5. WALL EXT. BELOW GRADE R-10
 - 6. FLOOR R-38
 - 7. SLAB ON GRADE - R-10 (ENTIRE SLAB)
 - B. ALL EXTERIOR WALLS: TO HAVE EITHER VAPOR BARRIER, (A) OR (B) INSTALLED PER MANUFACTURER'S SPECS. WITH WINDOW & JOINT TAPE PER IRC 102.3 & TABLE IRC 102.3(1)
 - TYVEK HOUSE WRAP AND DUPONT FLASHING SYSTEMS FOR ALL WINDOWS AND DOOR. CONSULT DUPONT MANUAL AND REP. FOR INSTALLATION INSTRUCTIONS.
- FLASHING:
 - A. CONTRACTOR & HOME OWNER TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS, BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONY'S AND ROOF VALLEYS.
 - B. WATER PROOF DECKS AND BALCONIES TO BE FLASHED PER MANUF. SPECS. FOR WATER PROOF MEMBRANE.
 - C. ALL CAULKING MUST BE INSPECTED & MAINTAINED ANNUALLY BY HOME OWNER USING APPROVED EXTERIOR SIDING CAULK.
 - CODES: VALLEY FLASHING - IRC 905.2.8 / IRC 905.4.6
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 - 1. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET MORE THAN 6" ABOVE THE GROUND. POINTING DOWN. (UPC 608.5)
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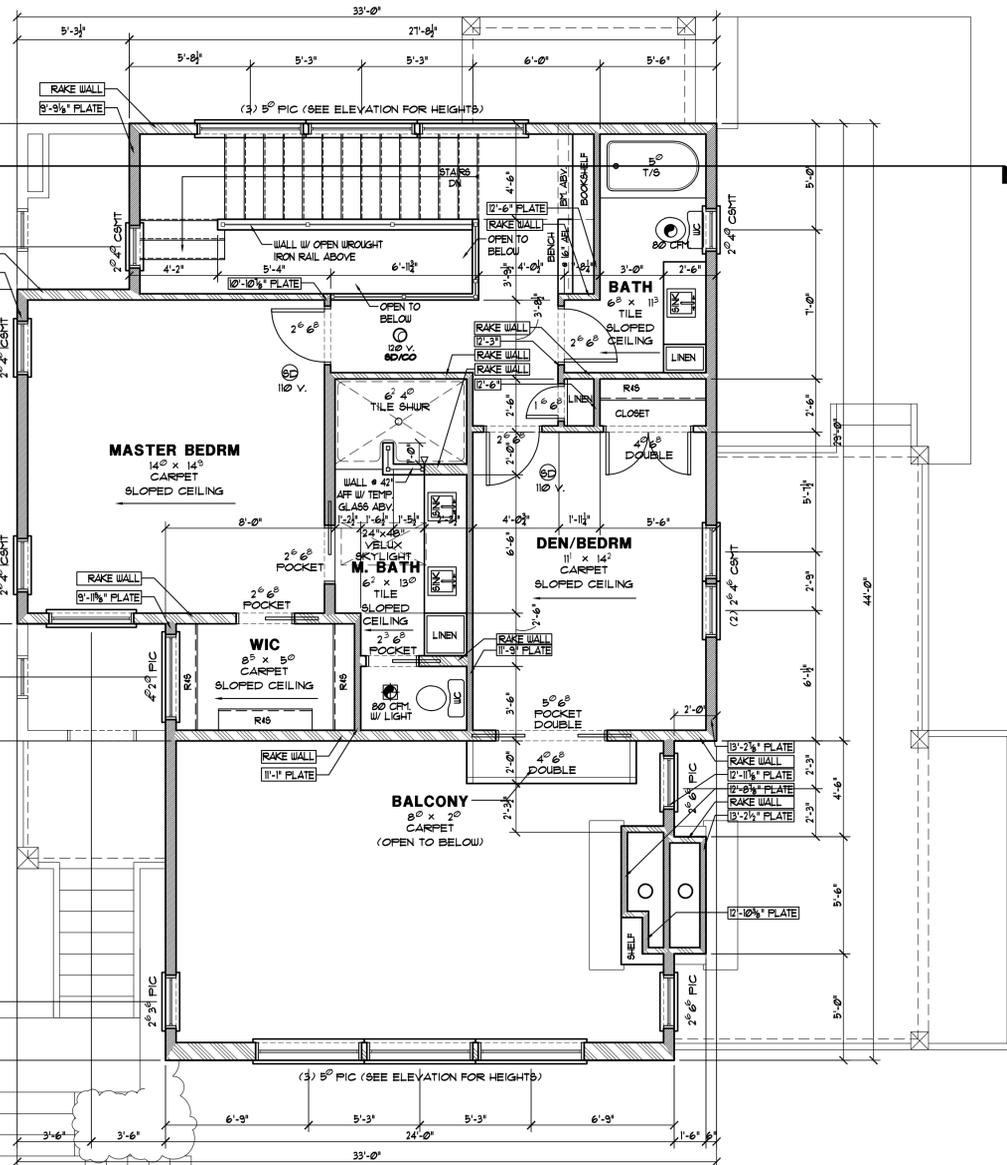
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 - C. ROOF: DRAWINGS WILL SPECIFY TRUSSES OR RAFTER CONSTRUCTION.
 - ENG. TRUSS DETAIL TO BE CHECKED BY GENERAL CONTRACTOR OR BUILDING DESIGNER BEFORE INSTALLATION.
 - STANDARD SNOW LOAD TO BE VERIFIED PER SIDE ISSUING JURISDICTION PER TOTAL LOAD UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
 - ROOF SHEATHING TO BE 1/2" CDX STANDARD, BUT WILL VARY W/ ROOFING PRODUCT USED.
 - D. CONNECTIONS
 - ALL CONNECTORS ARE SPECIFIED AS SIMPSON EQUIVALENT LUMBERLOCK CONNECTORS WILL BE SATISFACTORY.
 - NAILING SCHEDULE TO BE IN ACCORDANCE W/ TABLE R602.3 (1)
 - E. BEAM BEARING POINTS IN WALLS (B.P.)
 - ALL BEAM B.P. IN WALLS MUST HAVE 2x STUDS NAILED TOGETHER TO A MIN. WIDTH NOT LESS THAN BEAM BEING SUPPORTED
- ENERGY CODE: COMPLY WITH WASHINGTON STATE ENERGY CODE
 - A. ALL WINDOWS & DOORS TO BE SEALED INTO WALL W/ CAULKING & WEATHERSTRIPPING
 - B. ALL FRAMING INTERSECTIONS BETWEEN CONDITIONED UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE
 - C. ALL PENETRATIONS FOR PLUMBING, WIRING, & DUCTING TO BE SEALED
 - D. VENTILATION DUCTS SHALL HAVE R-4 INSULATION COVERING
 - E. PROVIDE 6" INTAKE DUCT WITHIN 4'-0" OF FURNACE FLENUM (DAMPERS & TIMER INTEGRATED INTO FURNACE SYSTEM)
- INSULATION: (2015 UBC)
 - A. MINIMUM INSULATION:
 - 1. CLG R-49 INSULATION OR R-38 ADVANCED FRAMING
 - 2. VAULT CLG R-38 INSULATION
 - 3. WALLS ABOVE GRADE R-21
 - 4. WALL INT. BELOW GRADE R-21
 - 5. WALL EXT. BELOW GRADE R-10
 - 6. FLOOR R-38
 - 7. SLAB ON GRADE - R-10 (ENTIRE SLAB)
 - B. ALL EXTERIOR WALLS: TO HAVE EITHER VAPOR BARRIER, (A) OR (B) INSTALLED PER MANUFACTURER'S SPECS. WITH WINDOW & JOINT TAPE PER IRC 102.3 & TABLE IRC 102.3(1)
 - TYVEK HOUSE WRAP AND DUPONT FLASHING SYSTEMS FOR ALL WINDOWS AND DOOR. CONSULT DUPONT MANUAL AND REP. FOR INSTALLATION INSTRUCTIONS.
- FLASHING:
 - A. CONTRACTOR & HOME OWNER TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS, BUT NOT LIMITED TO, WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONY'S AND ROOF VALLEYS.
 - B. WATER PROOF DECKS AND BALCONIES TO BE FLASHED PER MANUF. SPECS. FOR WATER PROOF MEMBRANE.
 - C. ALL CAULKING MUST BE INSPECTED & MAINTAINED ANNUALLY BY HOME OWNER USING APPROVED EXTERIOR SIDING CAULK.
 - CODES: VALLEY FLASHING - IRC 905.2.8 / IRC 905.4.6
OTHER FLASHING - IRC 905.2.8, 905.3.8, 905.4.6, 905.6.6, 905.7.6 & 905.9.2
WATERPROOFING WEATHER EXPOSED AREAS (IE DECKS & BALCONIES) - IRC 102.4
MASONRY - R102.8 AND WINDOWS - R610 AND R102.4

- MECHANICAL SPECIFICATIONS
 - 1. THE MAXIMUM LENGTH OF A CLOTHES DRYER DUCT SHALL NOT EXCEED 35 FEET (10668 MM) FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET (762 MM) FOR EACH 45-DEGREE (2.0 RAD) BEND AND 5 FEET (1524 MM) FOR EACH 90-DEGREE (1.6 RAD) BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. (M1502.4.5)
 - 2. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW, SPARK OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE GARAGE FLOOR (IRC 304.3)
 - 3. EXHAUST DUCTS TO BE CONSTRUCTED OF SMOOTH-BORE, NON-COMBUSTIBLE MATERIALS. APPROVED FLEX CONNECTORS NOT EXCEEDING 6 FT. IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST. (IRC 504.6)
 - 4. HOT WATER TANKS HAVING FLEXIBLE PIPE CONNECTIONS AND OVER FOUR FEET TALL SHALL BE STRAPPED DOWN TO PREVENT OVERTURN IN AN EARTHQUAKE. (UPC 508.2)
 - 5. PROVIDES PROTECTION OF GAS BURNING APPLIANCES PER IRC SEC M1307
 - 6. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY OUTDOORS (IRC M1507.12)
- PLUMBING SPECIFICATIONS
 - 1. PROVIDE PRESSURE RELIEF VALVE FOR HOT WATER TANK DRAIN TO THE OUTSIDE OF THE BUILDING WITH DRAIN END NOT MORE THAN TWO FEET MORE THAN 6" ABOVE THE GROUND. POINTING DOWN. (UPC 608.5)
 - 2. PROVIDE AN AIR GAP FOR THE DISHWASHER IF PROVIDED. (UPC 807.4)
 - 3. PROVIDE AN APPROVED BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBBS. (UPC 608.4.1)
 - 4. PROVIDE A CLEAN-OUT WHERE BUILDING DRAIN AND BUILDING SEWER LINES CONNECT. (UPC 719.1)
 - 5. EACH HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL. (UPC 107.4)

- FRAMING:
 - A. FLOORS: TO BE FRAMED IN ACCORDANCE W/ SPECIFICATIONS OF DRAWINGS.
 - AND TO HAVE ALLOWABLE FLOOR LOAD AS SET FORTH IN IRC SEC R502.3 AND R502.3.2
 - ALL STRUCTURAL MEMBERS OF FLOOR TO BE PROPERLY SET AND FASTENED IN ACCORDANCE W/ IRC.
 - STRUCTURAL LUMBER TO BE #2 DOUGLAS FIR OR BETTER.
 - B. WALLS: EXTERIOR WOOD FRAMED WALLS TO BE 2x6 DF-L #2 W/ STUDS # 16" O.C. PER IRC 602.3. HEIGHT OF EXTERIOR WALL TO BE AS SHOWN.
 - ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" STRUCTURAL PLYWOOD OR 1/6" OSB.
 - BRACING WILL BE DETAILED IN PLAN.
 - ALL WINDOW HEADERS AND BEARING WALL BEAMS TO BE 4x10 UNLESS SPECIFIED ON DRAWINGS.
 - INTERIOR WALLS TO BE 2x4 CONSTRUCTION PLACED # 16" O.C. STUD HEIGHT TO BE AS SHOWN.
 - INTERIOR BATHROOM WALLS W/ EXTENSIVE PLUMBING FIXTURES MAY HAVE 2x6 FRAMED WALLS TO PROVIDE CLEARANCE AND COMFORTABLE WORKING SPACE.
 - BATHROOM WALL COVERINGS SHALL BE MOISTURE RESISTANT CEMENT FIBER TILE OR APPROVED EQUAL TO 12 INCHES ABOVE DRAIN AT SHOWERS OR TUB W/ SHOWERS. (R102.2.5 & R102.4.2)
 - ALL NOTCHING & DRILLING OF FRAMING TO BE DONE IN ACCORDANCE WITH IRC 602.6 & 602.6.1
 - C. ROOF: DRAWINGS WILL SPECIFY TRUSSES OR RAFTER CONSTRUCTION.
 - ENG. TRUSS DETAIL TO BE CHECKED BY GENERAL CONTRACTOR OR BUILDING DESIGNER BEFORE INSTALLATION.
 - STANDARD SNOW LOAD TO BE VERIFIED PER SIDE ISSUING JURISDICTION PER TOTAL LOAD UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
 - ROOF SHEATHING TO BE 1/2" CDX STANDARD, BUT WILL VARY W/ ROOFING PRODUCT USED.
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- INSULATION: (2015 UBC)
 - A. MINIMUM INSULATION:
 - 1. CLG R-49 INSULATION OR R-38 ADVANCED FRAMING
 - 2. VAULT CLG R-38 INSULATION
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 - 4. WALL INT. BELOW GRADE R-21
 - 5. WALL EXT. BELOW GRADE R-10
 - 6. FLOOR R-38
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 - CODES: VALLEY FLASHING - IRC 905.2.8 / IRC 905.4.6
OTHER FLASHING - IRC 905.2.8, 905.3.8, 905.4.6, 905.6.6, 905.7.6 & 905.9.2
WATERPROOFING WEATHER EXPOSED AREAS (IE DECKS & BALCONIES) - IRC 102.4
MASONRY - R102.8 AND WINDOWS - R610 AND R102.4



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

FRAMING NOTE:
FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALC'S. DURING FRAMING CONSTRUCTION.

GUARDRAIL NOTE:
SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.

- FLOOR PLAN NOTES:**
1. VINYL FRAME WINDOWS TYPICAL. ROUGH OPENINGS MAY VARY. VERIFY PER MFG. SPECS.
 2. CABINET DESIGN BY OTHERS TO BE VERIFIED W/ ACTUAL FRAMED (AS BUILT) DIMENSIONS ON SITE
 3. FOR ALL BEAM SIZES & LOCATIONS REFER TO STRUCTURAL FRAMING PLANS & ENGINEERING CALC'S DURING CONSTRUCTION
 4. SEE STRUCTURAL PLANS FOUNDATION FRAMING & SHEAR WALL SHEETS FOR ALL SIMPSON HOLD-DOWNS AND STRAPS AND HANGERS

Contemporary
204
Plan # 20-1099

Basement	225
Main Flr.	1317
Second Flr.	748
Total Sq. Ft.	2287
Garage	896

SECOND FLOOR PLAN

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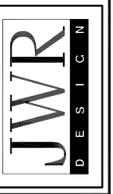
JWR
DESIGN

DRAWN	JUR
DATE	8-11-20
SCALE	AS NOTED

Basement	225
Main Flr	1317
Second Flr	745
Total Sq. Ft.	2287
Garage	896

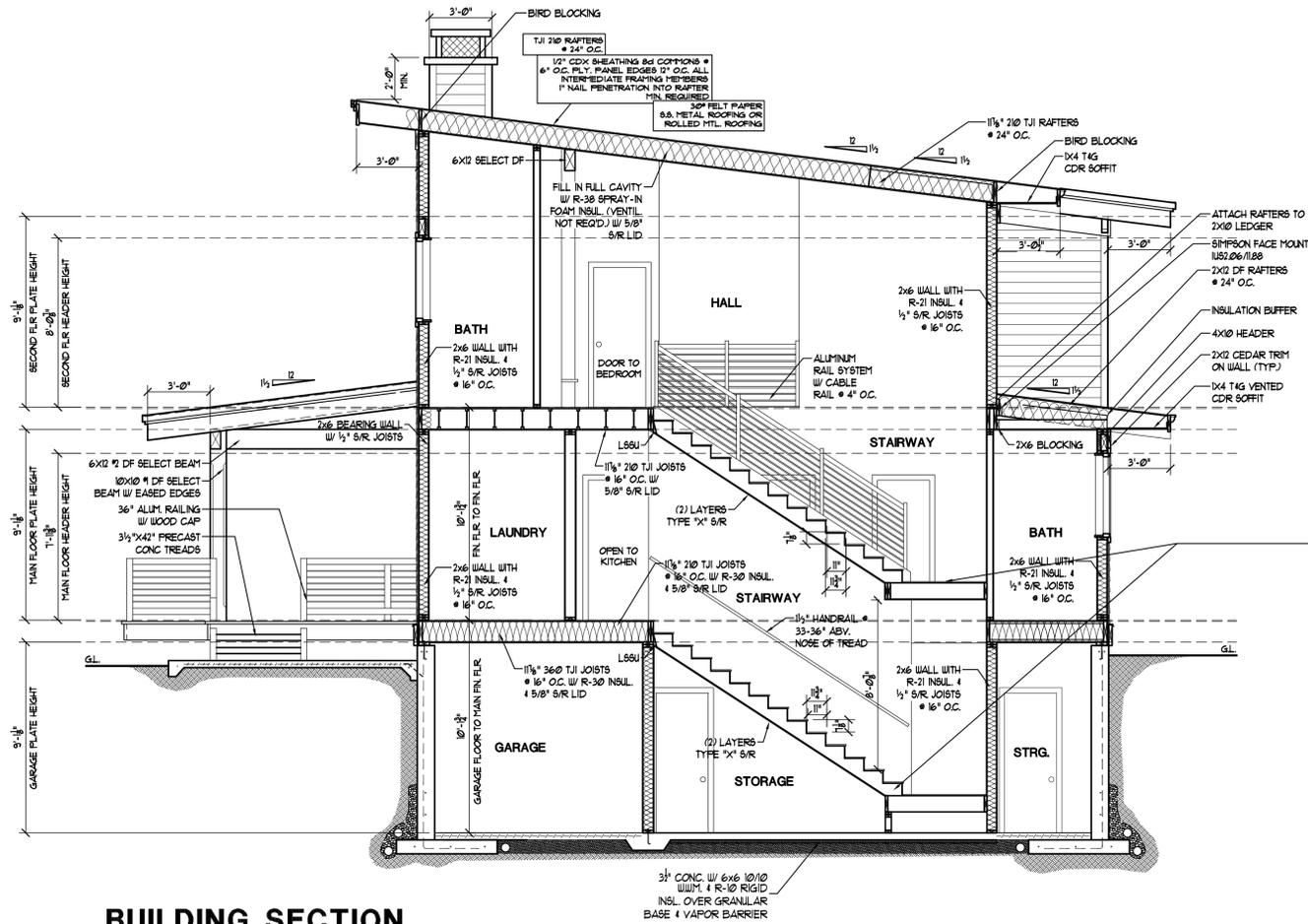
SECTIONS

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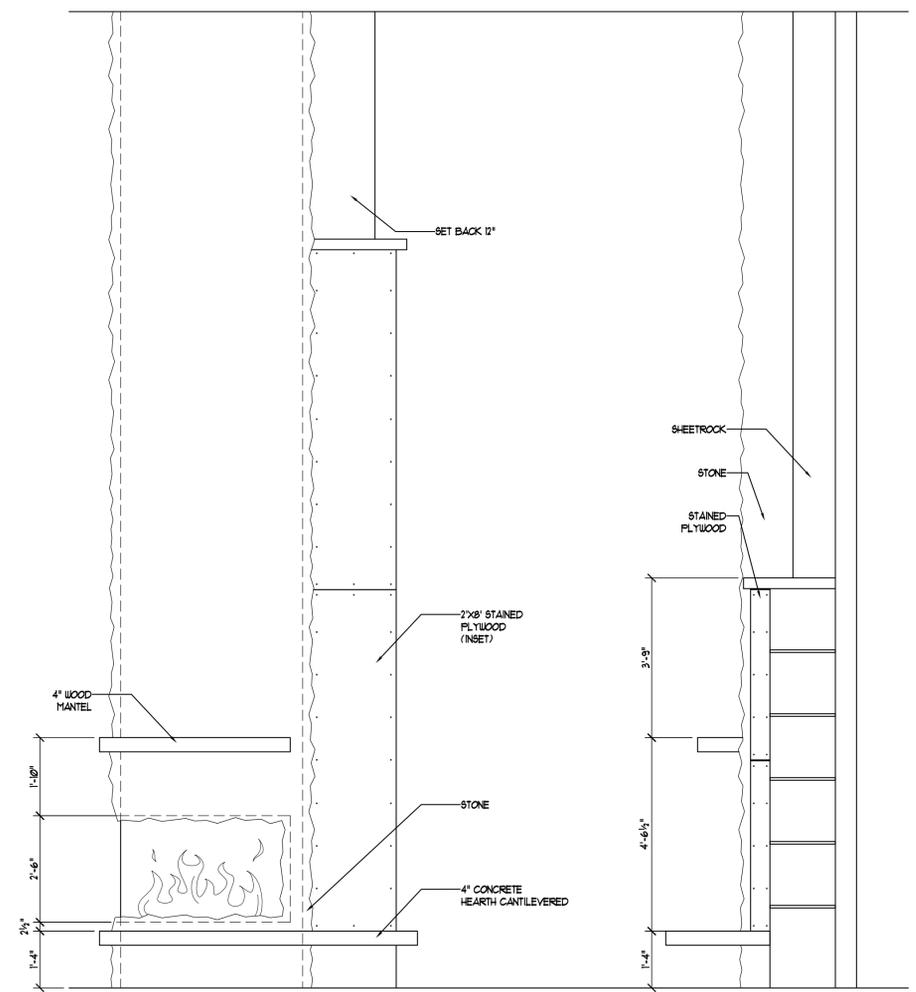
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DATE: JUR
8-11-20
SCALE: AS NOTED
CHECKED: J.W.R.
SHEET

A4 OF A4



GUARDRAIL NOTE:
SHOP DRAWINGS, SIGNED & SEALED BY A REGISTERED DESIGN PROFESSIONAL, WILL BE REQUIRED FOR THE GUARDRAIL SYSTEMS AT THE STAIRS & DECK.

- STAIR NOTES:**
1. STAIR CALCULATIONS ARE BASED ON A (10'-1 1/4") FIN. FLR. TO FIN. FLR. DIMENSION AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ADJUSTED ACCORDINGLY.
 2. (1) RISERS = 7 1/8" FROM FINISHED TREAD TO FINISHED TREAD (16) RUNS = 11"
 3. USE (3) 2X12 D.F. FOR STRINGERS.
 4. FIRE BLOCK CONCEALED STRINGER SPACES @ TOP & BOTTOM, AND BETWEEN WALL STUDS ALONG STAIR RUN.
 5. STAIRWAYS SHALL HAVE HANDRAIL ON AT LEAST ONE SIDE OF EA. CONT. RUN W/ 4 RISERS OR MORE HANDRAIL. HANDRAILS SHALL BE CONSTRUCTED IN COMPLIANCE W/ IRC 311.1.1.
 - HANDRAILS MAY PROJECT INTO THE REQ'D WIDTH A DISTANCE OF 4 1/2" FROM EACH SIDE OF A STAIRWAY.
 - HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF STAIR TREADS.
 - HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAILS MAY BE INTERRUPTED.
 6. ANY ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE 1 HR. FIRE RESISTIVE CONSTRUCTION BY MEANS OF 5/8" TYPE-X 5/8" WALLS & CEILING, TAPED AND MUDDED.
 7. MAINTAIN A MIN. OF 6'-8" FINISHED HEADROOM CLEARANCE MEASURED VERTICALLY FROM TREAD NOSING TO NEAREST SOFFIT.



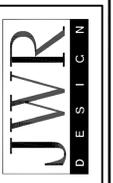
FIREPLACE ELEVATION
SCALE 1/2" = 1'-0"

BUILDING SECTION
SCALE 1/4" = 1'-0"

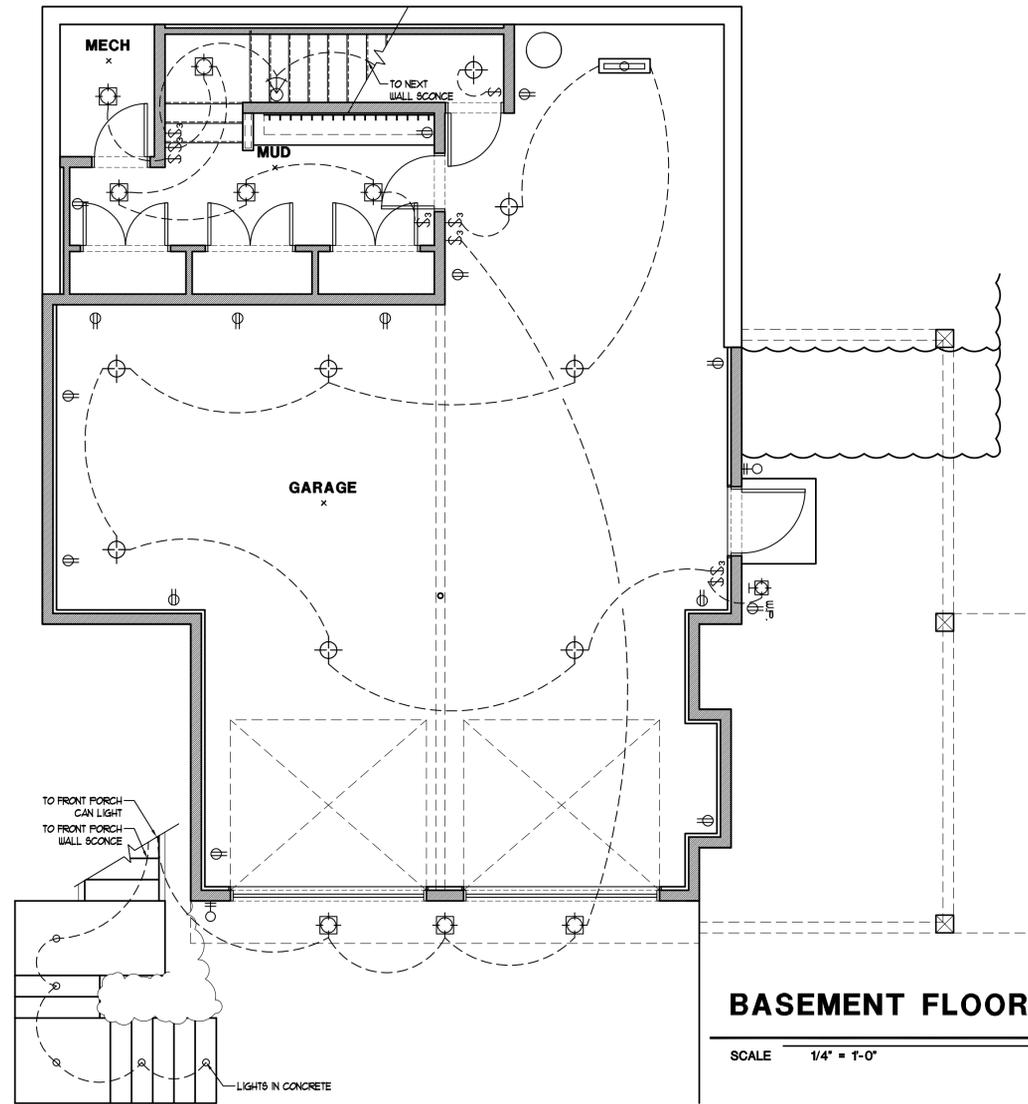
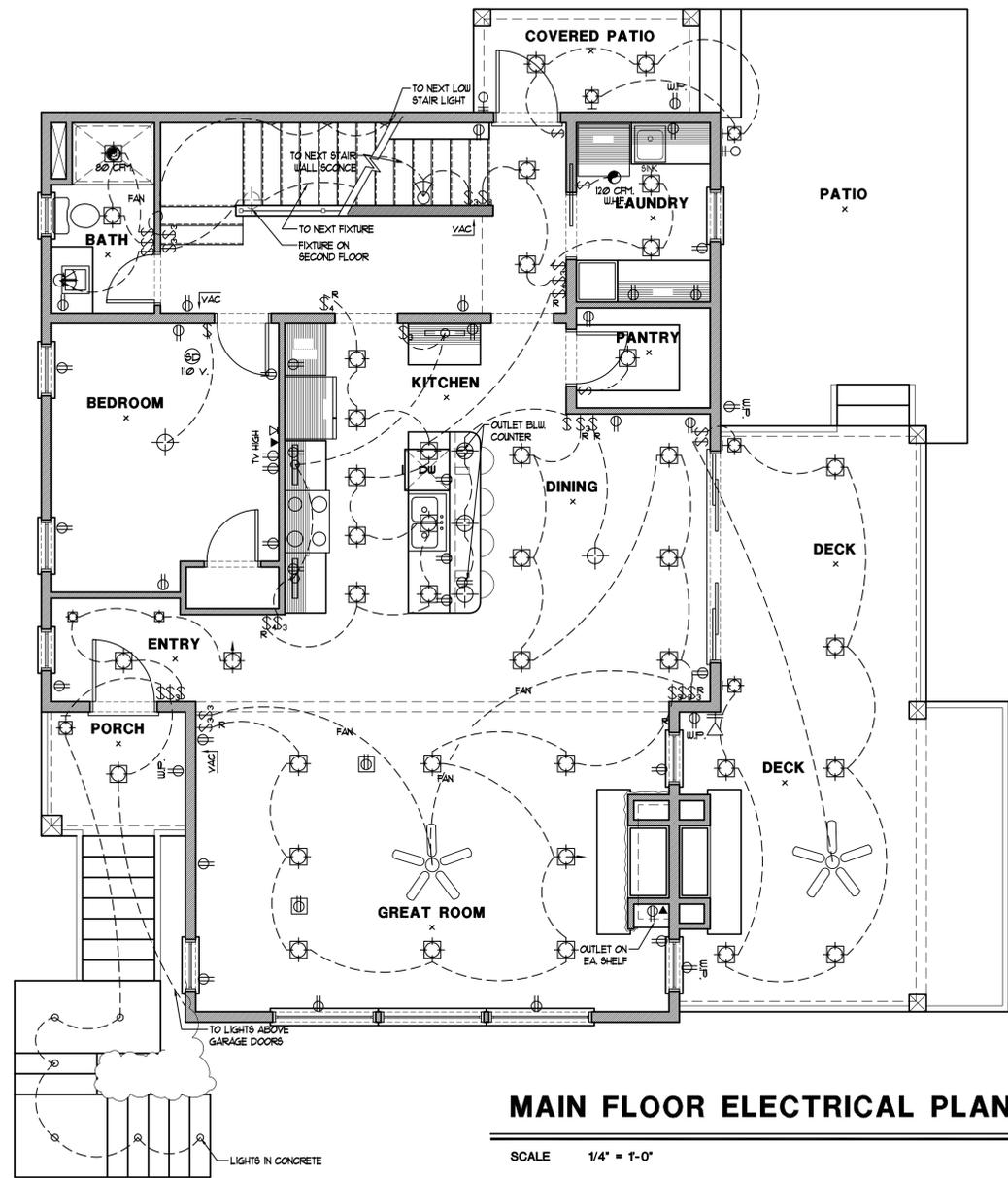
Basement	225
Main Flr	1317
Second Flr	748
Total Sq. Ft.	2287
Garage	994

MAIN FLOOR & BASEMENT ELECTRICAL PLAN

JWR Design, Inc.
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DESIGN	JWR
DATE	8-11-20
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	E1 OF E2



ELECTRICAL SYMBOLS:

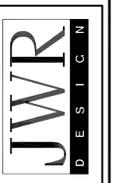
\$4	FOUR WAY SWITCH		CEILING FAN	WF	110-VOLT WATERPROOF OUTLET	H	WATER (H2O) HOSE SPIKET
\$3	THREE WAY SWITCH		CEILING EXHAUST FAN W/ LIGHT	⊕	110 VOLT DUPLEX CONVENIENCE OUTLET	⊕	GAS SPIKET
\$	SINGLE POLE SWITCH		CEILING EXHAUST FAN	⊕	110 VOLT DUPLEX COVERED FLOOR OUTLET	⊕	COMPRESSED AIR OUTLET
\$R	SINGLE POLE SWITCH W/ REOSTAT		FLOURESCENT LIGHT	⊕	HALF SWITCHED 110 VOLT DUPLEX OUTLET	VAC	CENTRAL VAC. HOSE OUTLET
⊕	RECESSED CEILING (SMALL) FIXTURE		LOW VOLTAGE ROPE LIGHTING	220	220 VOLT DUPLEX CONVENIENCE OUTLET		
⊕	RECESSED CEILING FIXTURE		SMOKE DETECTOR				
⊕	SUSPENDED CEILING FIXTURE		PATCH BOARD W/ TERMINATION FOR ALL CAT5 LINES				
⊕	EXT. WALL LIGHT						
⊕	WALL SCONCE						
⊕	UNDER CABINET FLOURESCENT LIGHT						

1) ALL APPLIANCES SHOWN TO HAVE APPROPRIATE POWER
 2) GFI CIRCUIT OUTLETS INCLUDE, ALL GARAGE, EXTERIOR AND
 3) CAT V1 WIRE RUN TO TV 4 CABLE HOMERUN FROM CAT V PANEL LOCATED ON SITE
 4) OPTIONAL SITUATIONAL SWITCHING PLAN PROVIDED BY SWITCH AT ALL ACCESS
 5) ADD LIGHTS 4 OUTLETS IN CRAWL SPACE 4 ATTIC.
 6) STRIP ELEC. FOR LANDSCAPE LIGHTING
 7) ELEC. PANEL FOR ALT. ELEC. SUPPLY
 8) SECURITY SYSTEM DESIGNED AND INSTALLED BY OTHERS
 9) SOUND SYSTEM DESIGNED AND INSTALLED BY OTHERS
 10) VAC HOSES TO RETRACT @ RECEPTACLE
 11) HEATED FLOORS TO BE 220V
 12) STRIP LED LIGHTING UNDER CABINETS IN KITCHEN
 13) REQUIRED VENT FANS SHOWN IN FLOOR PLANS

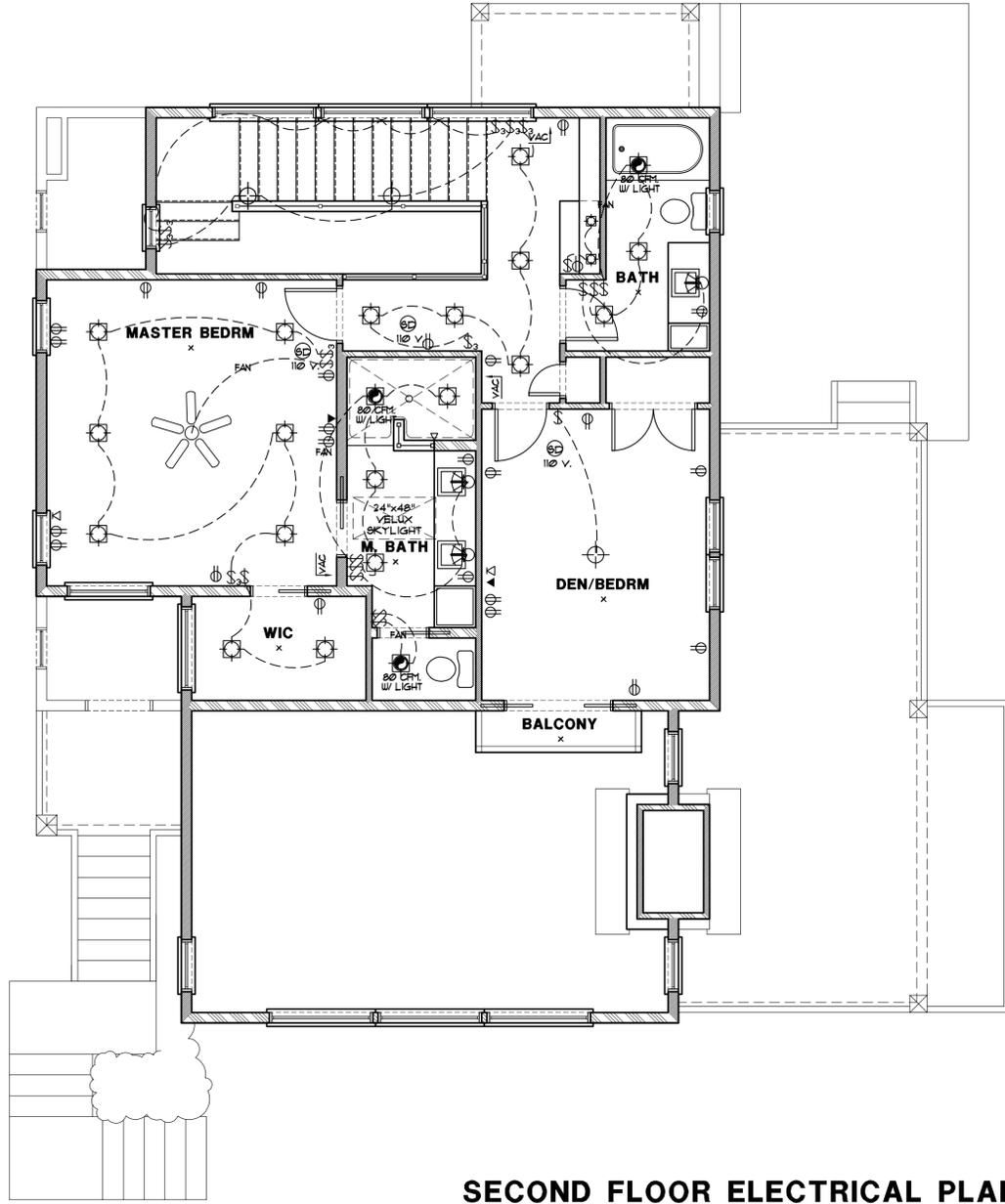
Basement	225
Main Flr	1317
Second Flr.	748
Total Sq. Ft.	2287
Garage	994

SECOND FLOOR ELECTRICAL PLAN

JWR Design, Inc.
JWR Plans @
jwrdesign.com



DRAWN	JUR
DATE	8-11-20
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	E2 OF E2



SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL SYMBOLS:

- ⋈ FOUR WAY SWITCH
- ⋈₃ THREE WAY SWITCH
- ⋈ SINGLE POLE SWITCH
- ⋈ₐ SINGLE POLE SWITCH W/ REOSTAT
- ⊕ RECESSED CEILING (SMALL)
- ⊕ RECESSED CEILING FIXTURE
- ⊕ SUSPENDED CEILING FIXTURE
- ⊕ EXT. WALL LIGHT
- ⊕ WALL SCONCE
- ⊕ UNDER CABINET FLUORESCENT LIGHT
- ⊕ CEILING FAN
- ⊕ DIRECTIONAL RECESSED CEILING FIXTURE
- ⊕ TELEVISION OUTLET
- ⊕ TELEPHONE OUTLET
- ⊕ CEILING EXHUAST FAN
- ⊕ CEILING EXHUAST FAN W/ LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ LOW VOLTAGE ROPE LIGHTING
- ⊕ SMOKE DETECTOR
- ⊕ PATCH BOARD W/ TERMINATION FOR ALL CAT5 LINES

- ⊕ 110-VOLT WATERPROOF OUTLET
- ⊕ 110 VOLT DUPLEX CONVENIENCE OUTLET
- ⊕ 110 VOLT DUPLEX COVERED FLOOR OUTLET
- ⊕ HALF SWITCHED 110 VOLT DUPLEX OUTLET
- ⊕ 220 VOLT DUPLEX CONVENIENCE OUTLET
- ⊕ WATER (H2O) HOSE SPIKET
- ⊕ GAS SPIKET
- ⊕ COMPRESSED AIR OUTLET
- ⊕ CENTRAL VAC. HOSE OUTLET

- 1) ALL APPLIANCES SHOWN TO HAVE APPROPRIATE POWER
- 2) GFI CIRCUIT OUTLETS INCLUDE, ALL GARAGE, EXTERIOR AND
- 3) CAT V1 WIRE RUN TO TV 4 CABLE HOMERUN FROM CAT V PANEL LOCATED ON SITE
- 4) OPTIONAL SITUATIONAL SWITCHING PLAN PROVIDED BY SWITCH AT ALL ACCESS
- 5) ADD LIGHTS 4 OUTLETS IN CRAWL SPACE 4 ATTIC.
- 6) STUB ELEC. FOR LANDSCAPE LIGHTING
- 7) ELEC. PANEL FOR ALT. ELEC. SUPPLY
- 8) SECURITY SYSTEM DESIGNED AND INSTALLED BY OTHERS
- 9) SOUND SYSTEM DESIGNED AND INSTALLED BY OTHERS
- 10) VAC HOSES TO RETRACT @ RECEPTACLE
- 11) HEATED FLOORS TO BE 220V
- 12) STRIP LED LIGHTING UNDER CABINETS IN KITCHEN
- 13) REQUIRED VENT FANS SHOWN IN FLOOR PLAN

Basement	225
Main Flr	1317
Second Flr	748
Total Sq. Ft.	2287
Garage	896

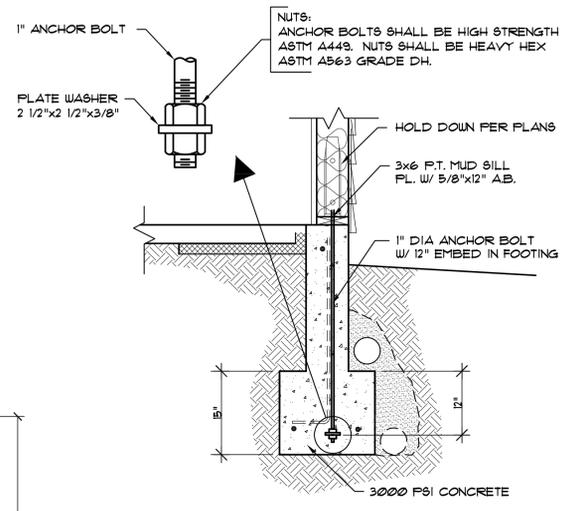
MAIN FLOOR FRAMING & FOUNDATION PLAN

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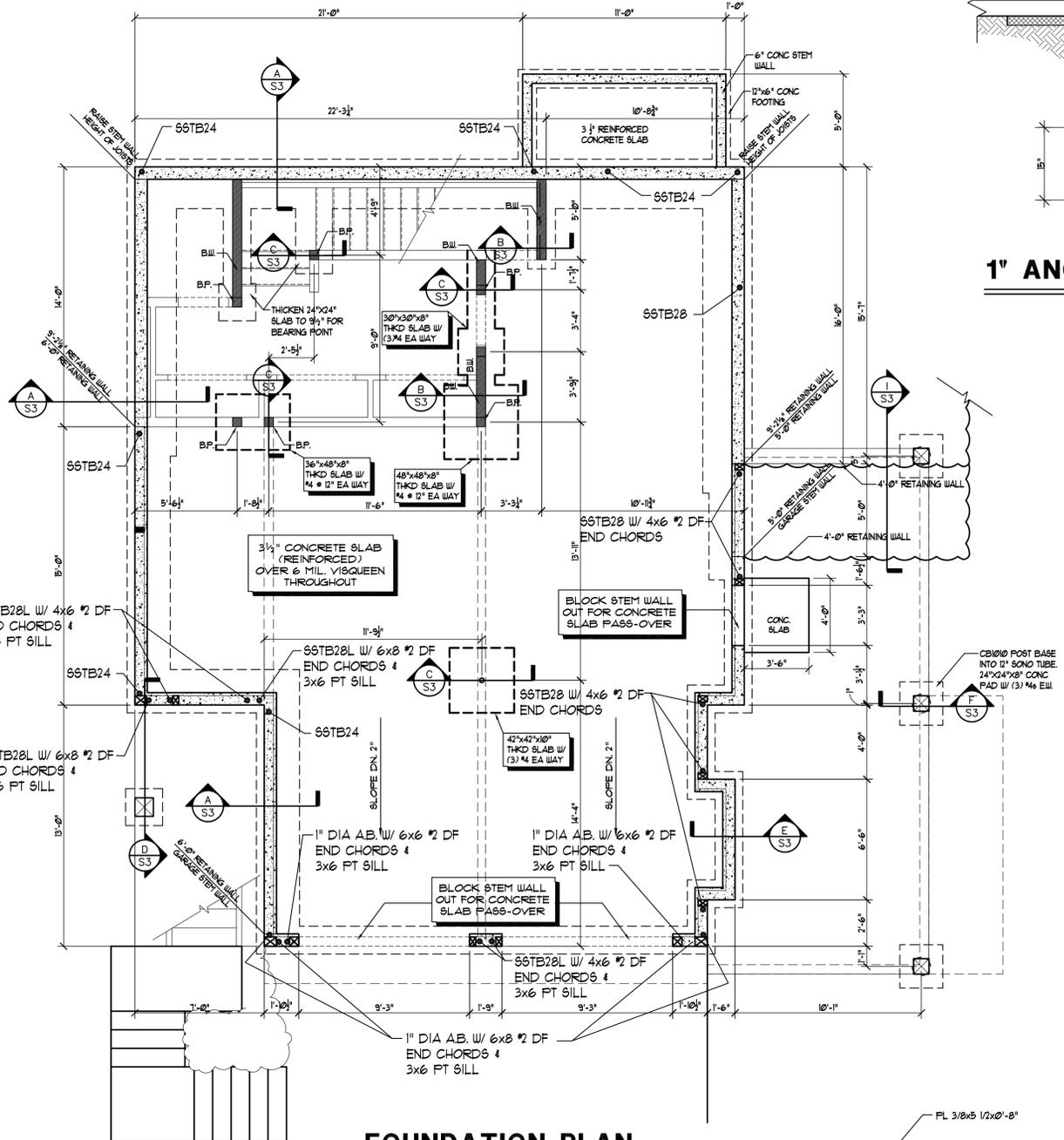


DESIGN	JWR
DATE	8-11-20
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	

S1
S3

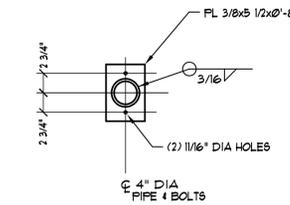


1" ANCHOR BOLT DTL



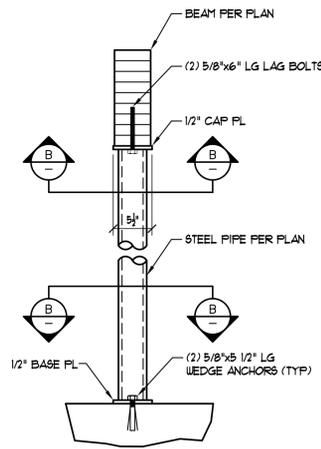
FOUNDATION PLAN

SCALE 1/4" = 1'-0"



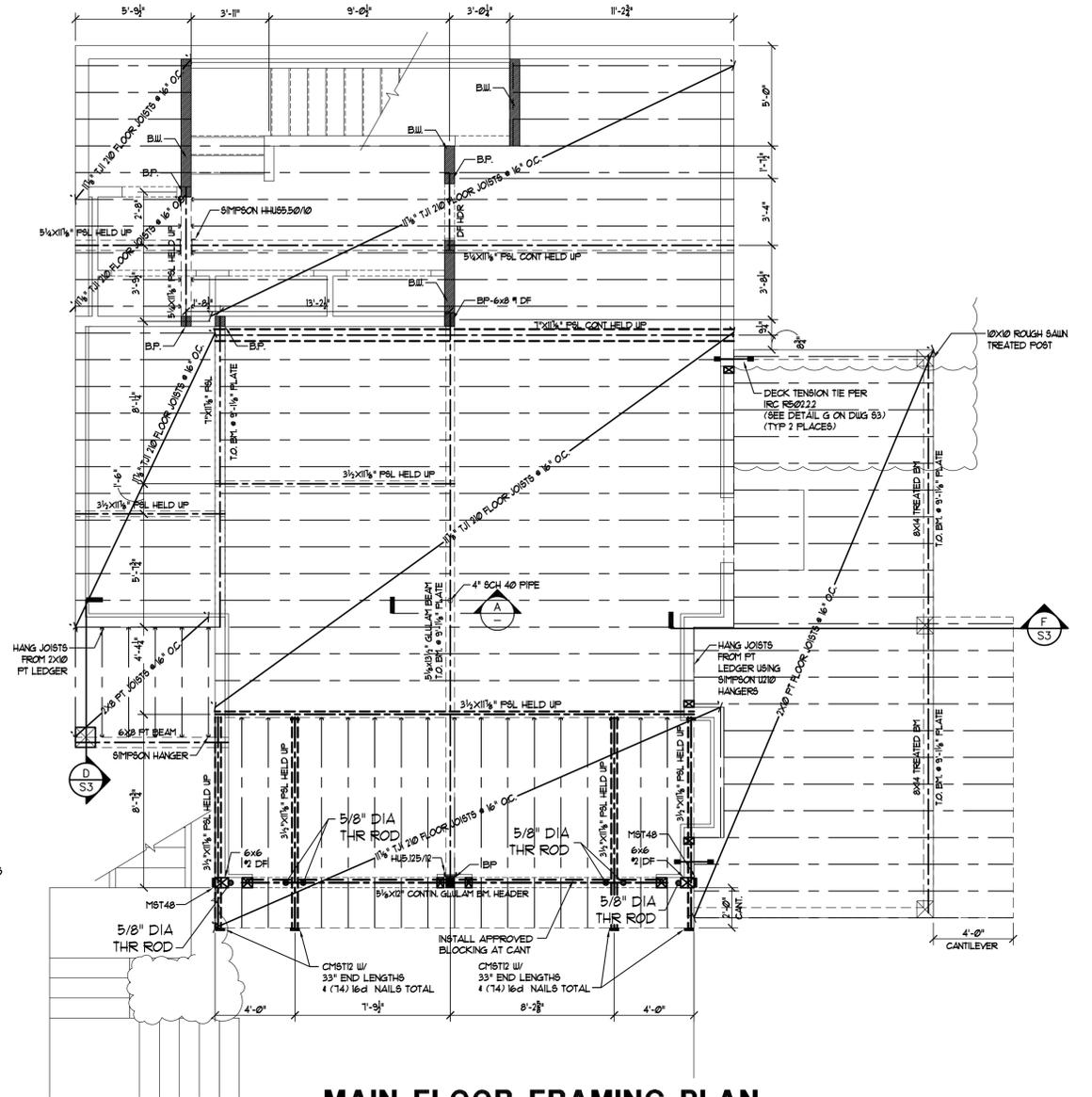
SECTION B

SCALE 1" = 1'-0"



SECTION A

SCALE 1" = 1'-0"

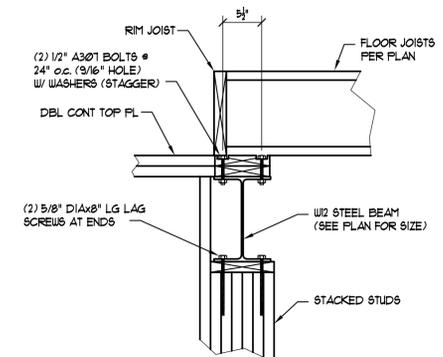
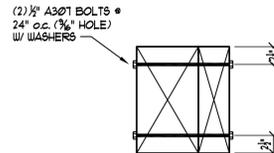


MAIN FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

ROOF FRAMING NOTES:

- GENERAL CONTRACTOR TO INSTALL ALL ADDITIONAL LATERAL DIAGONAL BRACING IN ROOF SYSTEM AS SPECIFIED BY TRUSS MANUFACTURER
- STRUCTURAL ENGINEER TO ANALYZE EFFECT OF LATERAL TRUSS BRACING ON ENTIRE STRUCTURE AS BRACING IS SPECIFIED BY TRUSS MANUFACTURER
- ALL PERIMETER AND BEARING WALL HEADERS TO BE 4x10 #2 D. FIR UNLESS NOTED OTHERWISE
- TRUSSES TO BE ENG. & CHECKED BY TRUSS MFG. & GENERAL CONTRACTOR BEFORE INSTALLATION
- PLACING OF GIRDER TRUSSES BY MANUFACTURER (IF USED)
- ALL OVERHANGS TO BE AS NOTED PER PLANS.
- 2x6 MIN. OVER FRAMING ON TOP OF ENG. TRUSSES UNLESS NOTED OTHERWISE
- ROOF VENTILATION WITH RIDGE VENT AND VENTED SOFFIT PER 806 I.R.C.
- SIMPSON U-BRACKETS USED TO HANG ALL TRUSSES TO GIRDER TRUSSES, BEAMS AND/OR LEDGER BOARDS
- ROOF PITCHES TO BE AS NOTED ON ELEVATIONS
- ALL TRUSS BRACING PER WTMA GUIDELINES
- IF TRUSS MFG. RECOGNIZES OR IDENTIFIES A PLATE HEIGHT REVISION OR DISCREPANCY ON PLANS, PLEASE NOTIFY FRAMER OR JWR DESIGN WITH CHANGE(S).

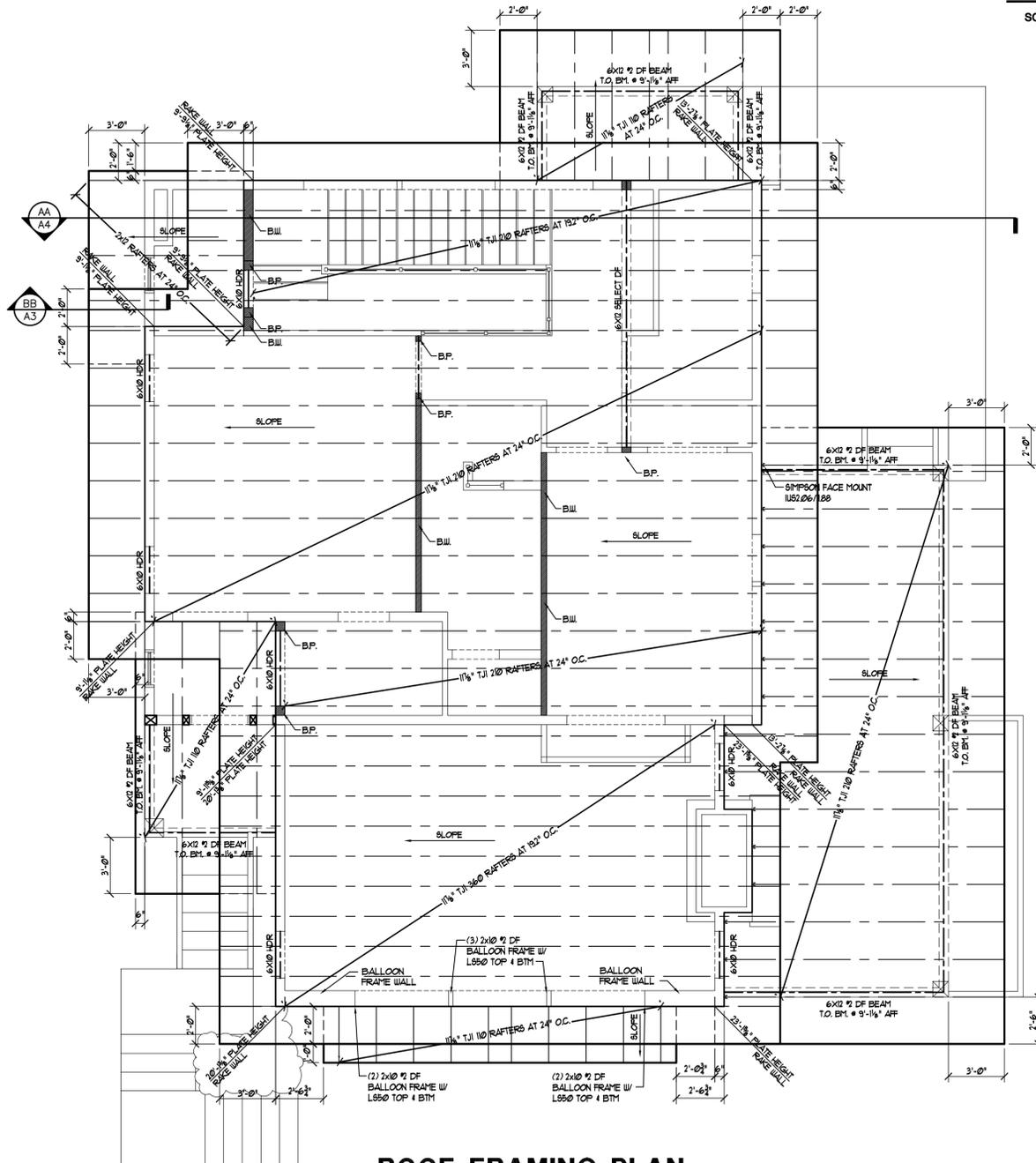


BEAM TO BEAM CONN DET

SCALE 1" = 1'-0"

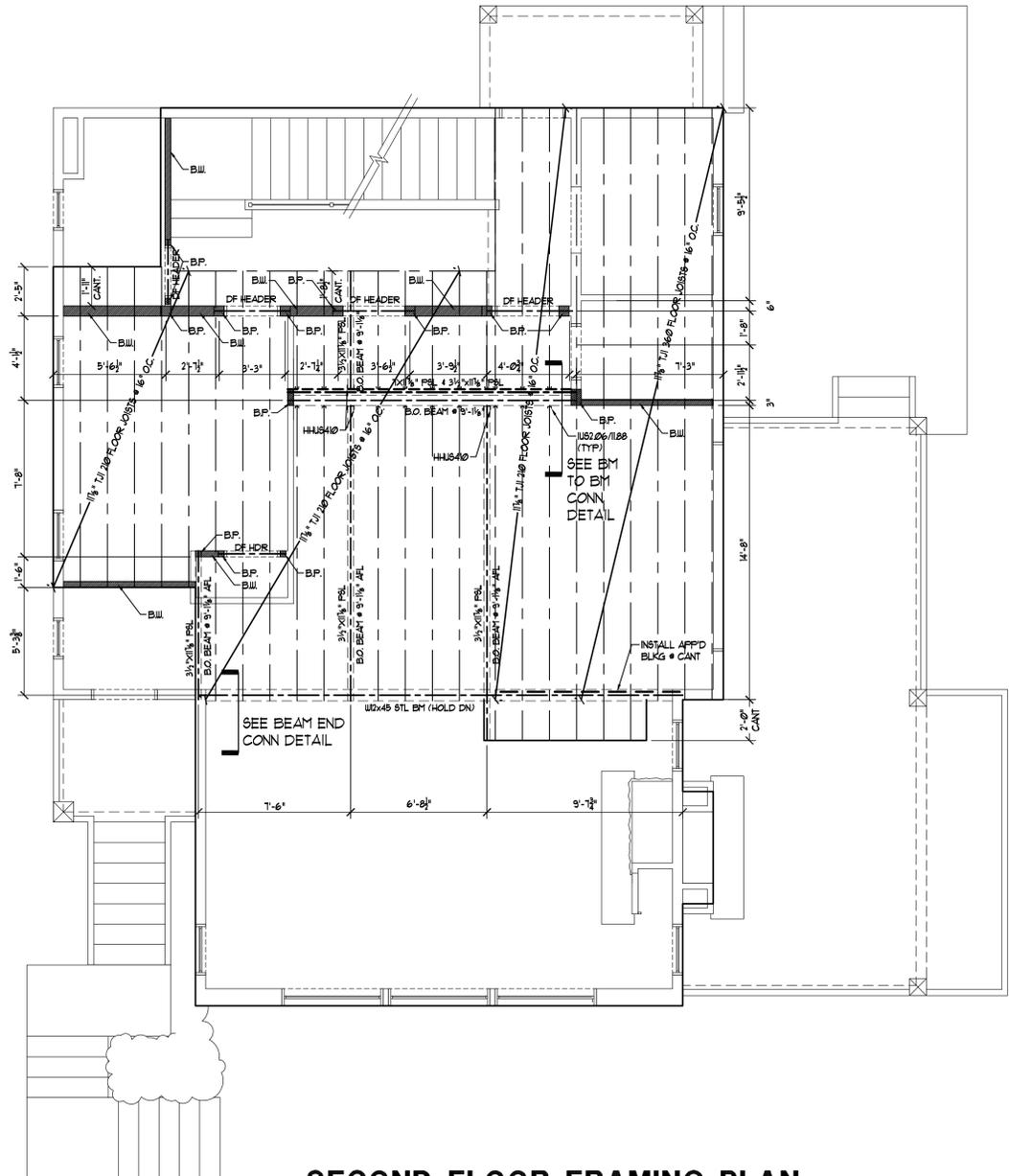
BEAM END CONN DETAIL

SCALE 1" = 1'-0"



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

Contemporary
204
Plan # 20-1099

Basement	225
Main Flr	1317
Second Flr	748
Total Sq. Ft.	2287
Garage	896

ROOF FRAMING & SECOND FLOOR FRAMING

JWR Design, Inc.
JWR Plans @
jwrdesign.com



DESIGNER	JWR
DATE	8-11-20
SCALE	AS NOTED
CHECKED	J.W.R.
SHEET	

S2 OF S3

