



# ROSEBUD HOUSE MODEL

**NOT FOR  
 CONSTRUCTION**

**PROJECT INFORMATION**  
 NEW HOUSE PROJECT FOR OPEN SOURCE ECOLOGY  
 MULTIPLE LOCATIONS  
 KANSAS CITY AND ST. JOSEPH AREA  
 MARGIN JAKUBOWSKI

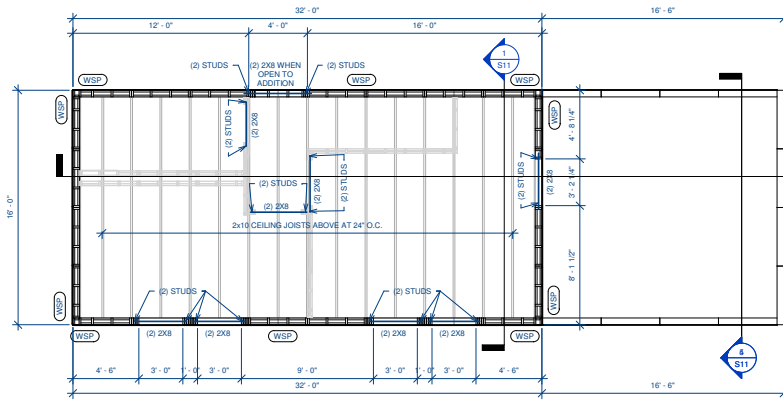
ISSUES & REVISIONS		
#	DATE	DESCRIPTION
1	9/12/2022	STRUCTURAL REVIEW
2	9/21/2022	MARKUPS
3	9/29/2022	MARKUPS

DRAWN BY: MLR  
 CHECKED BY: SBA  
 ISSUED FOR:

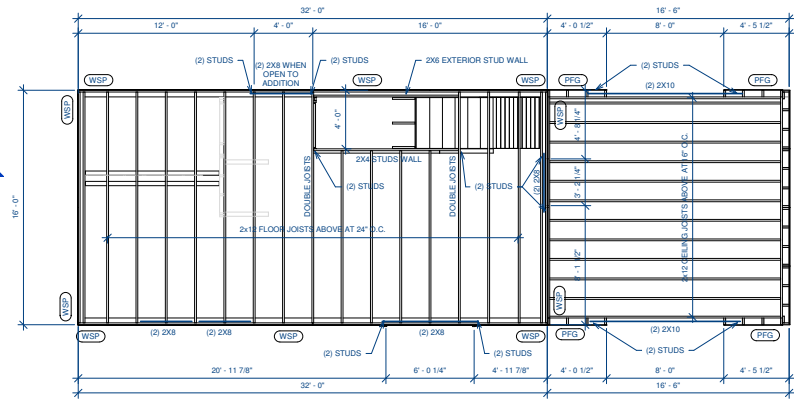
SHEET TITLE  
 COVER SHEET

SHEET NUMBER  
 A101

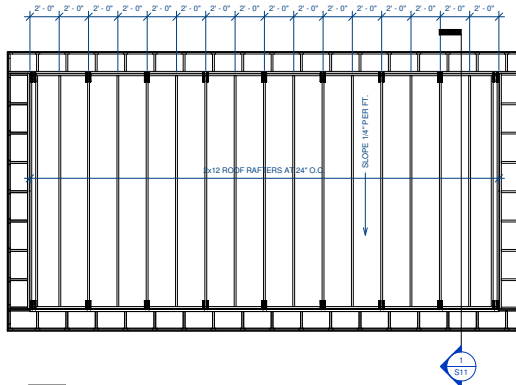




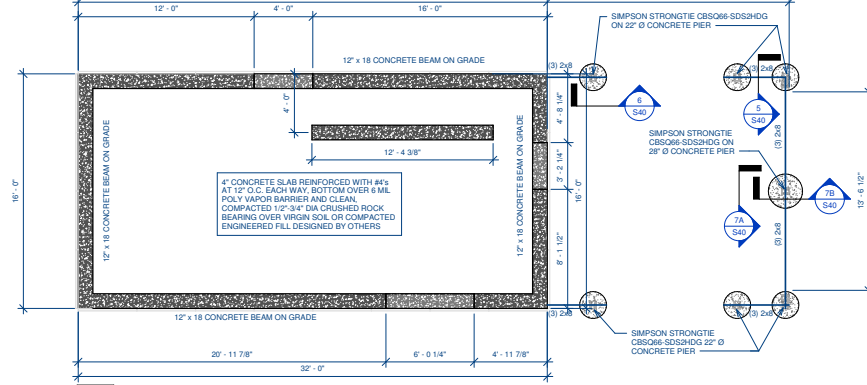
**3 SECOND FLOOR PLAN AND FRAMING ABOVE**  
SCALE: 1/4" = 1'-0"



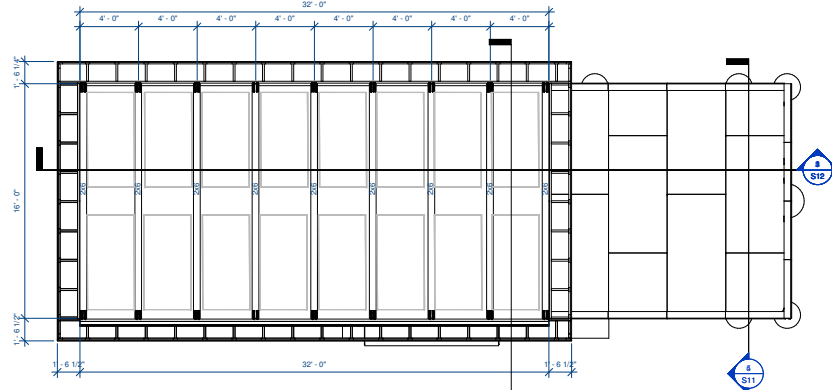
**2 FIRST FLOOR PLAN AND FRAMING ABOVE**  
SCALE: 1/4" = 1'-0"



**4 ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**1 FOUNDATION PLAN AND FRAMING ABOVE**  
SCALE: 1/4" = 1'-0"



**5 SOLAR PANEL FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**ROOF FRAMING PLAN NOTES**

NOTES ARE TYPICAL UNLESS NOTE NUMBER IS INSIDE OF CIRCLE. THEN THE NOTE REFERS TO A SPECIFIC LOCATION(S) MARKED ON THE PLAN.

1. PROVIDE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO ROOF RAFTERS WITH 8d NAILS AT 6"oc AT PANEL EDGES AND 12"oc AT NON-PANEL EDGES.
2. PROVIDE ADDITIONAL DEPTH TO JOISTS AS REQUIRED TO PROVIDE 1" AIR GAP TO PREVENT CONDENSATION PLUS 12" INSULATION TO PROVIDE R-38 INSULATION VALUE TO VAULTED CEILING AREA WHERE SHOWN ON PLAN WITH CROSS MATCH.
3. ALL RIDGE MEMBERS SHALL BE 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. ALL VALLEY AND HP MEMBERS SHALL BE 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
4. HIP AND VALLEY MEMBERS SHALL BE SUPPORTED AT THE RIDGE WITH 2x6 T BRACE TO A BEARING WALL BELOW.
5. PROVIDE SOFFIT, RIDGE, AND GABLE END VENTS AS REQUIRED TO PROVIDE ADEQUATE VENTILATION FOR ROOF.
6. PROVIDE PROPER FLASHING AND BUILDING PAPER UNDER SHINGLES AS REQUIRED TO PROVIDE WATER TIGHT SEAL AT ALL ROOF PENETRATIONS, RIDGES, VALLEYS, HIPs AND/OR OTHER SLOPE CHANGES.
7. GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS SHALL BE PROVIDED TO INSURE ALL ROOF DRAINAGE IS DIRECTED 5 FEET MINIMUM FROM HOUSE BEFORE TOUCHING SOIL...
8. PROVIDE PROPER CEILING INSULATION AS REQUIRED BY GOVERNING BUILDING CODE.
9. PROVIDE OVER-BUILD FRAMING AS REQUIRED TO ACHIEVE THE DESIRED SLOPES/PROFILES.

**FLOOR FRAMING PLAN NOTES**

NOTES ARE TYPICAL UNLESS NOTE NUMBER IS INSIDE OF CIRCLE. THEN THE NOTE REFERS TO A SPECIFIC LOCATION(S) MARKED ON THE PLAN.

1. PROVIDE 3/4" TONGUE AND GROOVE WOOD STRUCTURAL PANEL SHEATHING FOR SUBFLOOR GLUED AND NAILED TO WOOD JOISTS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT NON-PANEL EDGES.
2. ALL EXTERIOR WALL FRAMING SHALL BE 2x6 DOUG-FIR NO. 2 AT 16" O.C. I/B/O.
3. PROVIDE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING NAILED TO WOOD STUDS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT NON-PANEL EDGES.
4. ALL INTERIOR BEARING WALL FRAMING SHALL BE 2x4 DOUG-FIR NO. 2 AT 16" O.C.
5. DOUBLE FLOOR JOISTS UNDER ALL PARTITION WALLS RUNNING PARALLEL WITH JOISTS.
6. PROVIDE PROPER WALL INSULATION AS REQUIRED BY GOVERNING BUILDING CODE.
7. STAIRS SHALL HAVE A MAXIMUM RISE OF 7.3/4" AND MINIMUM TREAD OF 17". ALL RISERS AND TREADS TO BE EQUAL BETWEEN FLOORS.
8. PROVIDE WALL BRACINGS AS SHOWN ON PLAN.
9. PROVIDE HEADERS AS SHOWN ON PLAN, FOR HEADERS NOT MARKED REFERENCE TYPICAL BEARING WALL HEADER SCHEDULE.
10. FLOOR JOISTS: SEE IRC TABLE R502.3.1(1) AND R502.3.1(2) FOR SPAN, SIZE SPACING, AND GRADE OF FLOOR JOISTS.

**TYPICAL BRACED WALL METHOD**

**WSP** - WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 7/16" FOR 16" STUD SPACING, FASTEN WITH 8d COMMON NAILS AT 4"oc ALONG EDGES AND 6"oc AT INTERMEDIATE SUPPORTS, WHERE SHOWN ON PLANS, UNLESS OTHERWISE NOTED, PANEL WIDTH = 4'-0".

**CS-WSP** - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 9/16" FOR 16" STUD SPACING, FASTEN WITH 8d COMMON NAILS (0.131" DIA x 2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, PLACED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

**Gg** - GYPSUM BOARD, 1/2" GYPSUM BOARD WITH 13 GAGE, 1.38" LONG, 1.984" HEAD, 0.086" DIA, 1.38" LONG, ANNULAR-RINGED, 6d COOLER NAIL, 0.092" DIA, 1.78" LONG, 1/4" HEAD, OF GYPSUM BOARD NAIL, 0.091" DIA, 1.78" LONG, 1.984" HEAD, TYPE W OR T TYPE S SCREWS; AT 7"oc EDGES & 7"oc FIELD.

**PH** - PORTAL FRAME WITH HOLD-DOWNS; REF PORTAL FRAME WITH HOLD-DOWNS DETAIL.

**AW** - ALTERNATE BRACED WALL; REF ALTERNATE BRACED WALL DETAIL.

**PF** - PORTAL FRAME AT GARAGE; REF PORTAL FRAME AT GARAGE DETAIL.

**LB** - LET-IN BRACE; REF LET-IN BRACE DETAIL.

**HPS** - HARDBOARD PANEL SIDING; HARDBOARD PANEL SIDING WITH A 7/16" THICKNESS, FASTEN WITH 0.092" DIA, 0.225" DIA HEAD NAILS WITH LENGTH TO ACCOMMODATE 1 1/2" PENETRATION INTO STUDS AT 4"oc ALONG EDGES AND 6" AT INTERMEDIATE SUPPORTS.

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MULTIPLE LOCATIONS  
KANSAS CITY AND ST. JOSEPH AREA  
MARCIN JAKUBOWSKI

**ISSUES & REVISIONS**

#	DATE	DESCRIPTION
1	9/1/2022	STRUCTURAL REVIEW
2	9/21/2022	MARKUPS
3	9/29/2022	MARKUPS

DRAWN BY: MLR  
CHECKED BY: SBR  
ISSUED FOR:

**SHEET TITLE**  
**FRAMING FLOOR PLANS**

**SHEET NUMBER**  
**S10**

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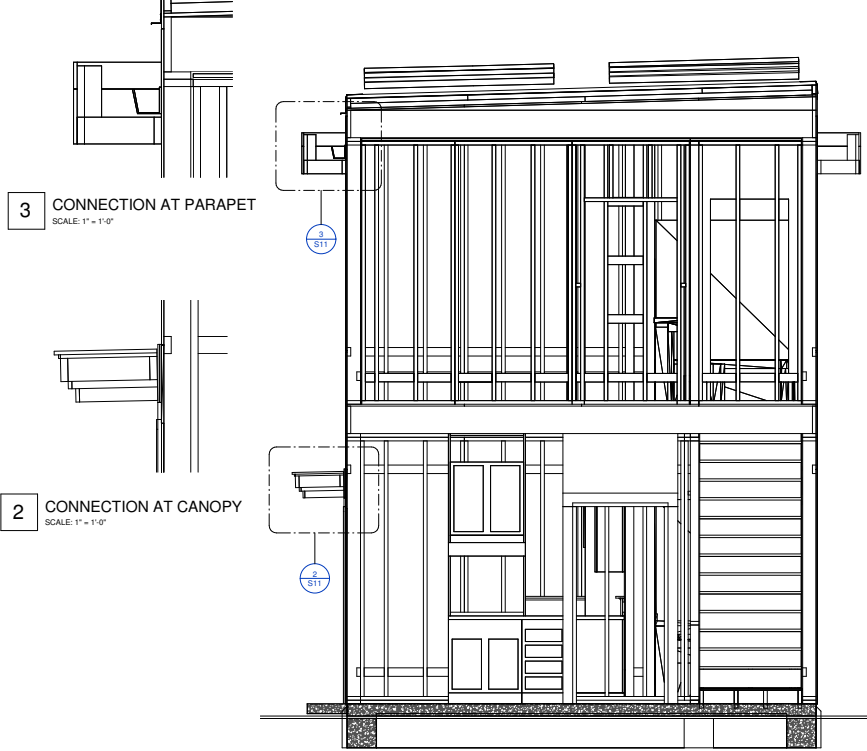
**ISSUES & REVISIONS**

#	DATE	DESCRIPTION
3	9/29/2022	MARKUPS

DRAWN BY: Author  
 CHECKED BY: Checker  
 ISSUED FOR:

**SHEET TITLE**  
 SECTIONS AND CONNECTIONS

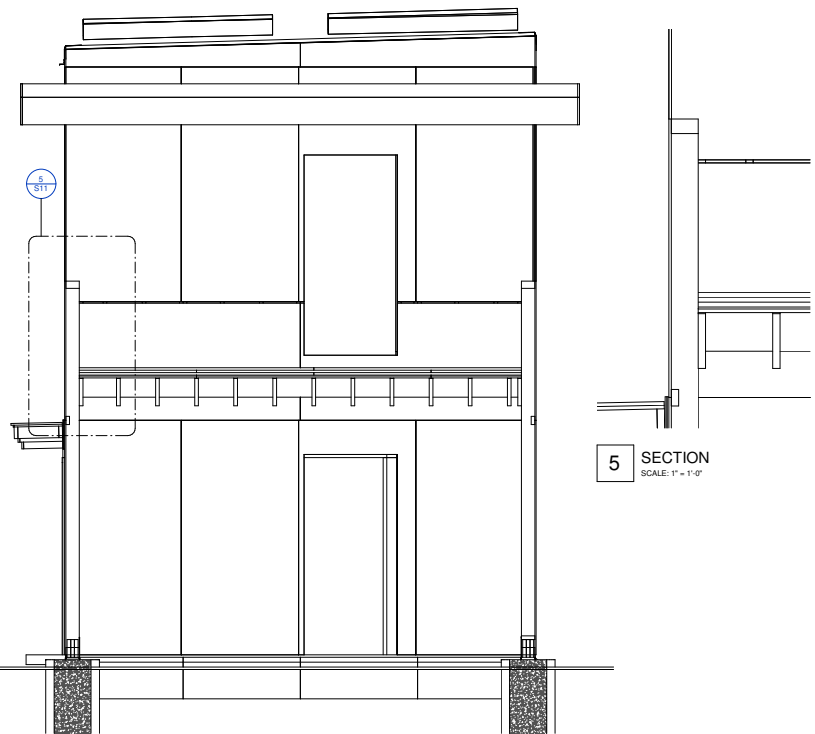
**SHEET NUMBER**  
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**3 CONNECTION AT PARAPET**  
 SCALE: 1" = 1'-0"

**2 CONNECTION AT CANOPY**  
 SCALE: 1" = 1'-0"

**1 SECTION**  
 SCALE: 1/2" = 1'-0"



**5 SECTION**  
 SCALE: 1" = 1'-0"

**4 SECTION**  
 SCALE: 1/2" = 1'-0"

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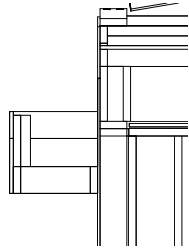
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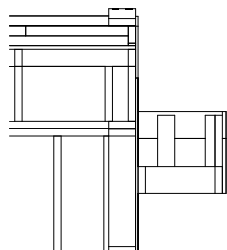
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**SHEET TITLE**  
 SECTIONS AND CONNECTIONS

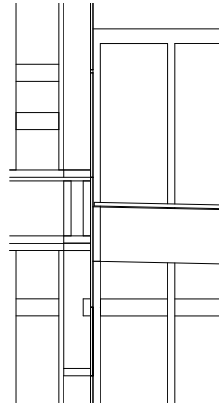
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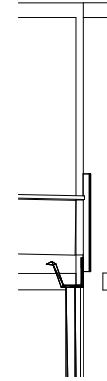
**3** PARAPET LEFT  
 SCALE: 1" = 1'-0"



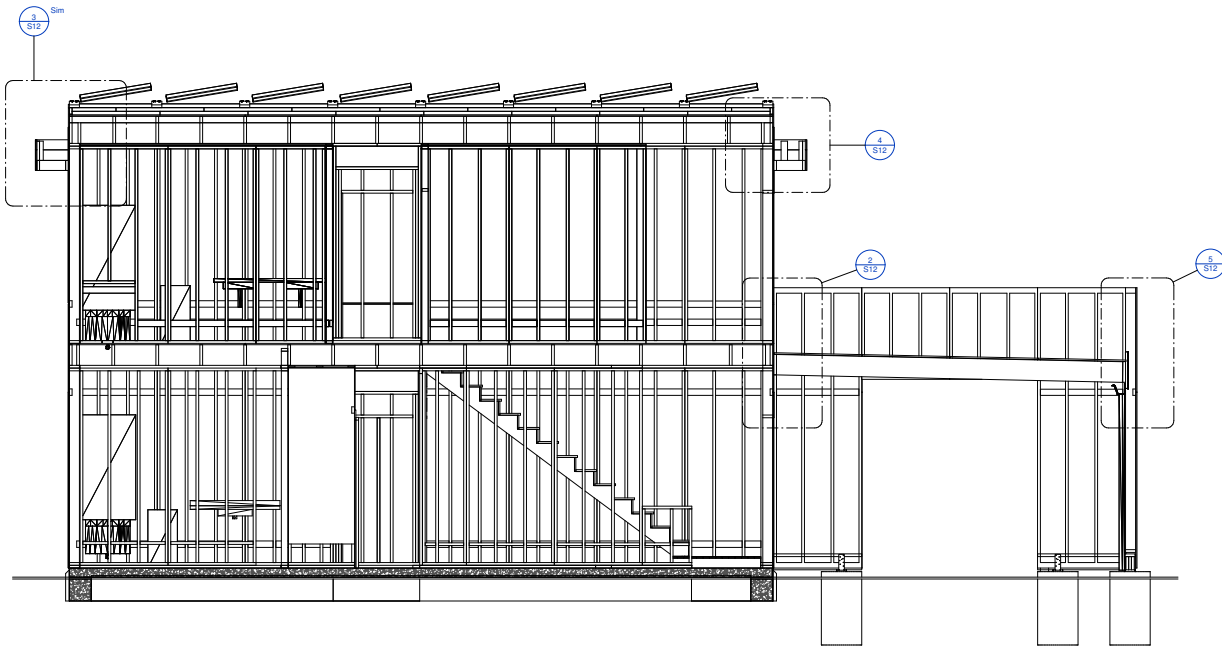
**4** PARAPET RIGHT  
 SCALE: 1" = 1'-0"



**2** BALCONY FLOOR JOISTS  
 SCALE: 1" = 1'-0"



**5** BALCONY FLOOR JOISTS  
 SCALE: 1" = 1'-0"



**1** SECTION  
 SCALE: 3/8" = 1'-0"