TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS [a]

BUILDING COMPONENTS	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE [b]
WALL INSULATION- ABOVE GRADE	U-0.059 [c]	R-21 INTERMEDIATE [c]
WALL INSULATION- BELOW GRADE [e]	U-0.063	R-15 c.i. / R-21
FLAT CEILINGS [f]	U-0.021	R-49
VAULTED CEILINGS [g]	U-0.033	R-30 RAFTER or [gh] R-30A SCISSOR TRUSS
UNDERFLOORS	U-0.033	R-30
SLAB EDGE PERIMETER [m]	F-0.520	R-15
HEATED SLAB INTERIOR [i]	N/A	R-10
WINDOWS [j]	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS [k]	U-0.20	U-0.20
EXTERIOR DOORS W/ > 2.5ft² glazing [l]	U-0.40	U-0.40

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls & rim joist areas. Nominal compliance with R-21 Intermediate Framing (N1104.5.2) with insulated headers.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.

e. Below grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.

f. Insulation levels for ceiling that have limited attic/ rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to min. 6-inches of depth at top plate at exterior of structure to achieve U-factor.

g. Vaulted ceiling surface area exceeding 50 percent of the total heated floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 Advanced Framing).

h. A = Advanced frame construction. See Section N1104.6.

i. Heated slab interior applies to concrete slab floors (both on & below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NFI1112, Item 3, shall comply with window performance requirements if constructed with thermal break aluminum, wood, vinyl or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.

l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.

m. Minimum 24-inch horizontal or vertical below grade.

TABLE N1101.1(2) ADDITIONAL MEASURES

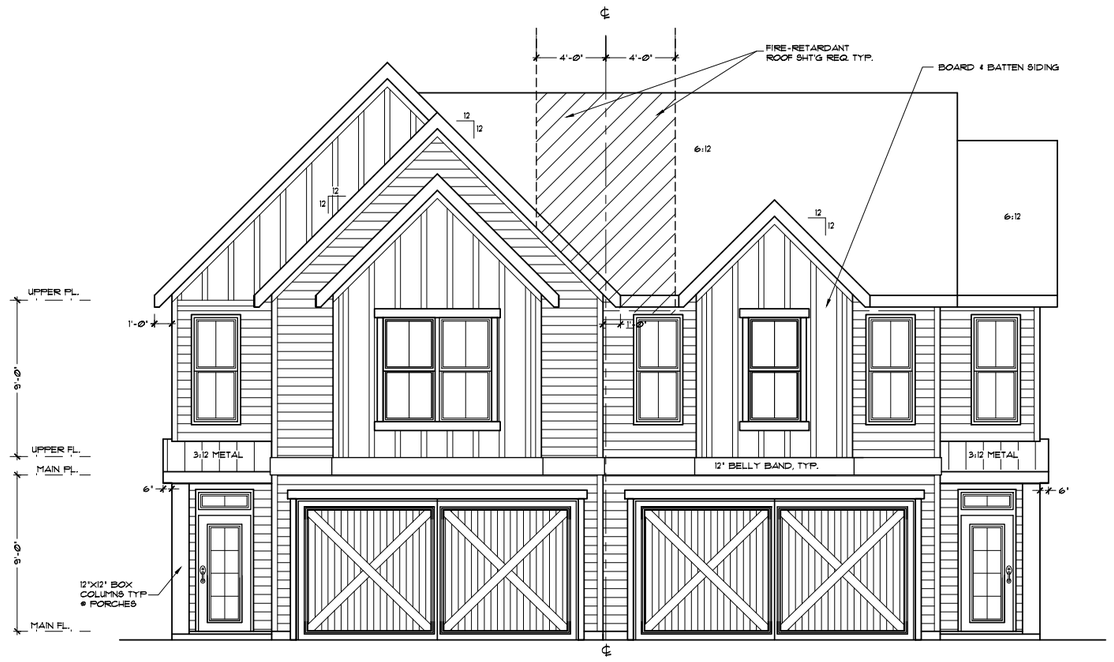
SELECT ONE

1	**HIGH EFFICIENCY HVAC SYSTEM** [a] a. Gas-fired furnace or boiler AFUE 94%, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
2	**HIGH EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/ propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/ propane tankless/ instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/ tub-shower
3	**WALL INSULATION UPGRADE** Exterior walls: U-0.045/ R-21 conventional framing with R-5.0 continuous insulation
4	**ADVANCED ENVELOPE** Windows: U-0.21 (Area weighted average), and Flat ceiling: U-0.017/ R-60, and Framed floors: U-0.026/ R-38 or slab edge insulation to F-0.48 or less (R-10 for 48": R-15 for 36" or R-5 fully insulated slab)
5	**DUCTLESS HEAT PUMP** For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
6	**HIGH EFFICIENCY THERMAL ENVELOPE UA** Proposed UA is 8% lower than the code UA
7	**GLAZING AREA** Glazing area, measured as the total of framed openings is less than 12% of conditioned floor area
8	**3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%

a. Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternate Design shall be a minimum of 8% less than the Code UA total of the Standard Base Case.



FRONT ELEVATION
SCALE: 1/4"=1'-0"

HOME SQUARE FOOTAGE

END UNIT #1

MAIN FLOOR	= 665 SQ. FT.
UPPER FLOOR	= 1,023 SQ. FT.
TOTAL	= 1,688 SQ. FT.
+ GARAGE	= 384 SQ. FT.
+ PATIO	= 80 SQ. FT.

END UNIT #2

MAIN FLOOR	= 665 SQ. FT.
UPPER FLOOR	= 1,001 SQ. FT.
TOTAL	= 1,666 SQ. FT.
+ GARAGE	= 365 SQ. FT.
+ PATIO	= 80 SQ. FT.

LEFT ELEVATION
SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX "C"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

PAGE *1* OF *9*

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(s) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
~~GARAGE FLOOR~~	~~50 PSF (2000# PT.)~~
DECKS	80 PSF
HANDRAILS	200 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, U.N.O. ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. GI FASCIA GUTTER . PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.

REAR ELEVATION
SCALE: 1/4"=1'-0"

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX "C"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE ½ IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING & FIRE CODES

COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

** ELECTRICAL LEGEND **

- 110V CO/SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
- EXHAUST FAN

EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM intermittant or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM intermittant
POWDER RM. FAN =	MIN. 50 CFM

4x10 HEADER UNLESS OTHERWISE NOTED.
EXCEPTION: 1) 4x8 #2 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR, WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
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PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE

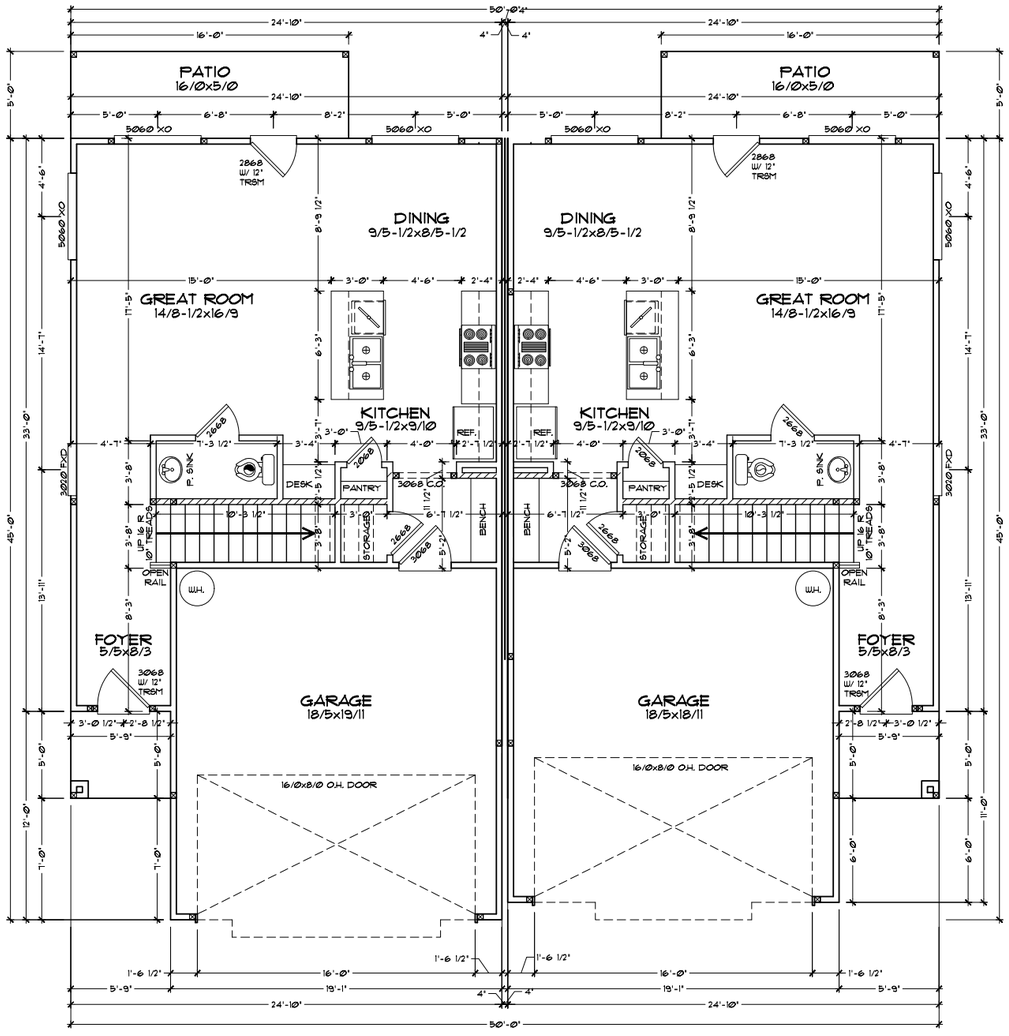
- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS PER CODE
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2X STUD BEARING WALLS OR BEAMS

☒ = BEARING LOCATION @ WALL USE MULTIPLE STUDS U.N.O.

DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:	
MAX LOAD	SIZE
2,536#	(2) 2x6 #2
3,286#	(2) 2x6 #1
8,054#	(3) 2x6 #2
10,054#	(3) 2x6 #1
7,042#	4x6 #2
4,727#	4x4 #1
4,527#	4x4 #2
15,066#	6x6 #2
20,089#	6x8 #2



END UNIT #1

665 SQ. FT.

END UNIT #2

665 SQ. FT.

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX "C"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

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☒ = BEARING LOCATION @ WALL USE MULTIPLE STUDS U.N.O.

DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:	
MAX LOAD	SIZE
2,536#	(2) 2x6 #2
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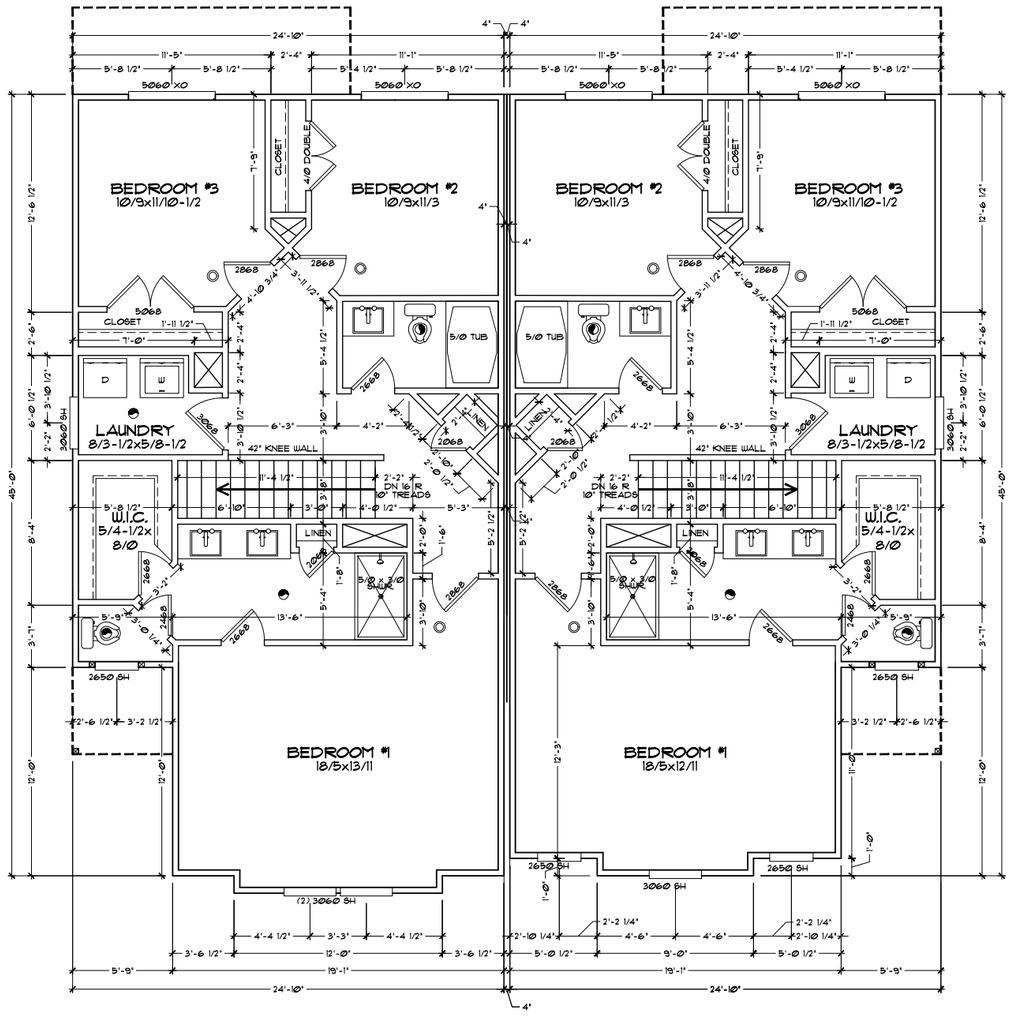

END UNIT #1

1,023 SQ. FT.

END UNIT #2

1,001 SQ. FT.

UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX "C"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

□ = 12 SQ. IN. ROOF VENT IF CONTINUOUS RIDGE VENTING NOT USED

▨ = OVERLAY AREA W/ 2x8 @24" O.C.

▨ = BEARING WALL

LOCATION OF POINT LOAD, BEARING AT WALL OR ON BEAM, TRANSFERRED FROM GIRDER TRUSS END REACTIONS.

LOAD IN LBS.

ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING SEAM METAL ROOFING PER OWNER'S/ BUILDER'S SPECIFICATIONS INSTALL PER MANUFACTURER'S SPEC. ON NOM. 1/2" CDX PLYWD. SHEATHING ON ROOF FRAMING PER PLAN
2. ROOF PITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA) : THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS) : A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, &/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING & BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE & AVAILABLE FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

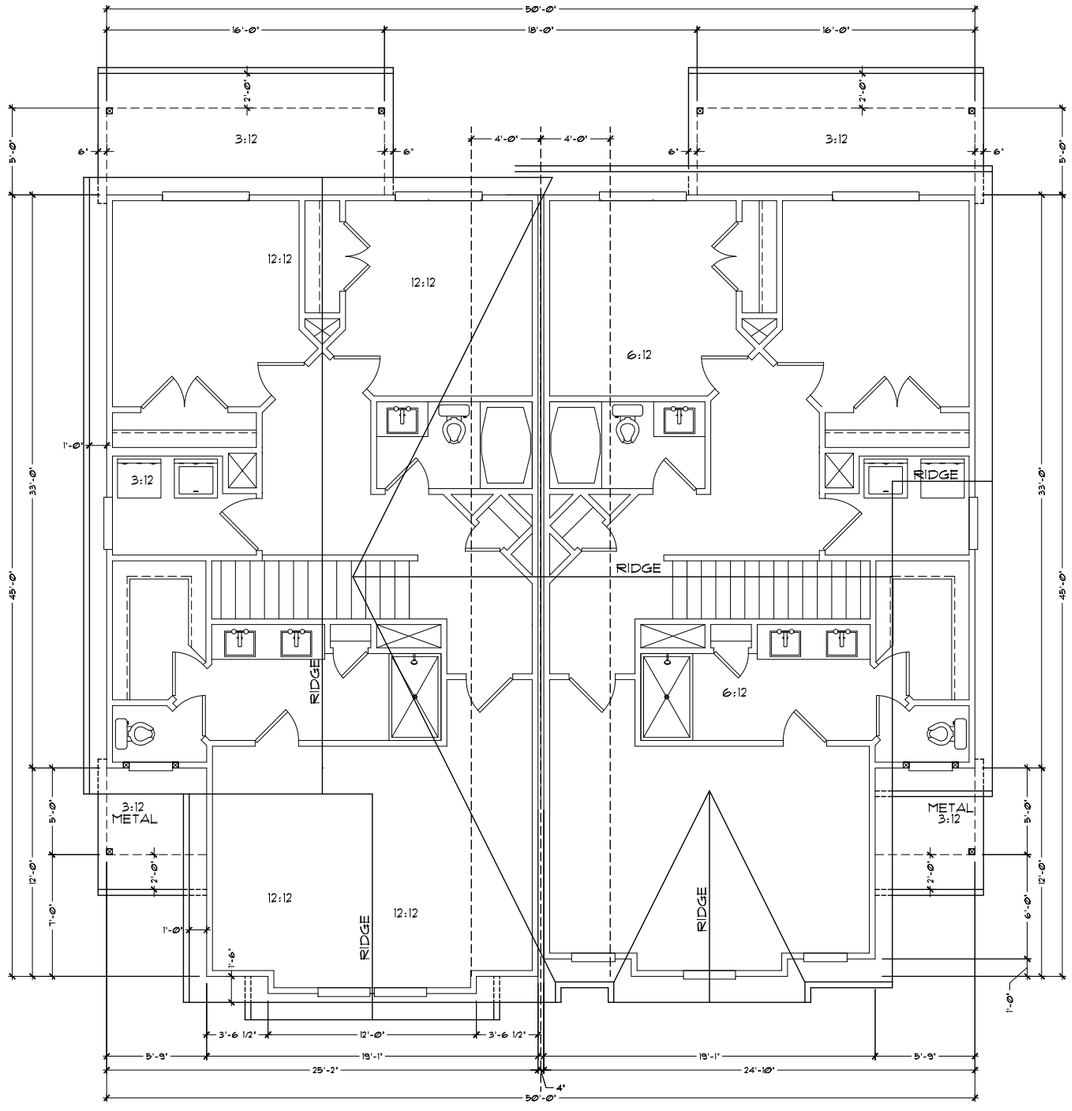
ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE AND MUST BE FOLLOWED CORRECTLY, IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL AND NEW ENGINEERING CALC'S

CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP.)



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX "C"*

REVISIONS: *MARCH 2025*

DRAWN BY: SB.

FRONT ELEVATION

SCALE: 1/4"=1'-0"

LEFT ELEVATION

SCALE: 1/4"=1'-0"

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS [a]

BUILDING COMPONENTS	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE [b]
WALL INSULATION- ABOVE GRADE	U-0.059 [c]	R-21 INTERMEDIATE [c]
WALL INSULATION- BELOW GRADE [e]	U-0.063	R-15 c.i. / R-21
FLAT CEILINGS [f]	U-0.021	R-49
VAULTED CEILINGS [g]	U-0.033	R-30 RAFTER or [g,h] R-30A SCISSOR TRUSS
UNDERFLOORS	U-0.033	R-30
SLAB EDGE PERIMETER [m]	F-0.520	R-15
HEATED SLAB INTERIOR [l]	N/A	R-10
WINDOWS [j]	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS [k]	U-0.20	U-0.20
EXTERIOR DOORS w/ > 2.5ft² glazing [l]	U-0.40	U-0.40

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls & rim joist areas. Nominal compliance with R-21 intermediate Framing (N1104.5.2) with insulated headers.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.

e. Below grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity: R-15 continuous insulation.

f. Insulation levels for ceiling that have limited attic/ rafter depth such as dormers, bay window or similar architectural features totalling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces), R-49 insulation installed to min. 6-inches of depth at top plate at exterior of structure to achieve U-factor.

g. Vaulted ceiling surface area exceeding 50 percent of the total heated floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 Advanced Framing).

h. A = Advanced frame construction. See Section N1104.6.

i. Heated slab interior applies to concrete slab floors (both on & below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NP1111.2, Item 3, shall comply with window performance requirements if constructed with thermal break aluminum, wood, vinyl or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.

l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.

m. Minimum 24-inch horizontal or vertical below grade.

TABLE N1101.1(2) ADDITIONAL MEASURES

SELECT ONE

1	**HIGH EFFICIENCY HVAC SYSTEM** [a] a. Gas-fired furnace or boiler AFUE 94%, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
2	**HIGH EFFICIENCY WATER HEATING SYSTEM** a. Natural gas/ propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/ propane tankless/ instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/ tub-shower
3	**WALL INSULATION UPGRADE** Exterior walls: U-0.045/ R-21 conventional framing with R-5.0 continuous insulation
4	**ADVANCED ENVELOPE** Windows: U-0.21 (Area weighted average), and Flat ceiling: U-0.017/ R-60, and Framed floors: U-0.026/ R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"s R-15 for 36" or R-5 fully insulated slab)
5	**DUCTLESS HEAT PUMP** For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
6	**HIGH EFFICIENCY THERMAL ENVELOPE UA** Proposed UA is 8% lower than the code UA
7	**GLAZING AREA** Glazing area, measured as the total of framed openings is less than 12% of conditioned floor area
8	**3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION** Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%

a. Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.

c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternate Design shall be a minimum of 8% less than the Code UA total of the Standard Base Case.

HOME SQUARE FOOTAGE

UNIT #1		UNIT #2	
MAIN FLOOR	= 670 SQ. FT.	MAIN FLOOR	= 670 SQ. FT.
UPPER FLOOR	= 770 SQ. FT.	UPPER FLOOR	= 770 SQ. FT.
TOTAL	= 1,440 SQ. FT.	TOTAL	= 1,440 SQ. FT.
+ FRONT PORCH	= 124 SQ. FT.	+ FRONT PORCH	= 124 SQ. FT.
+ COVERED PORCH	= 75 SQ. FT.	+ COVERED PORCH	= 75 SQ. FT.

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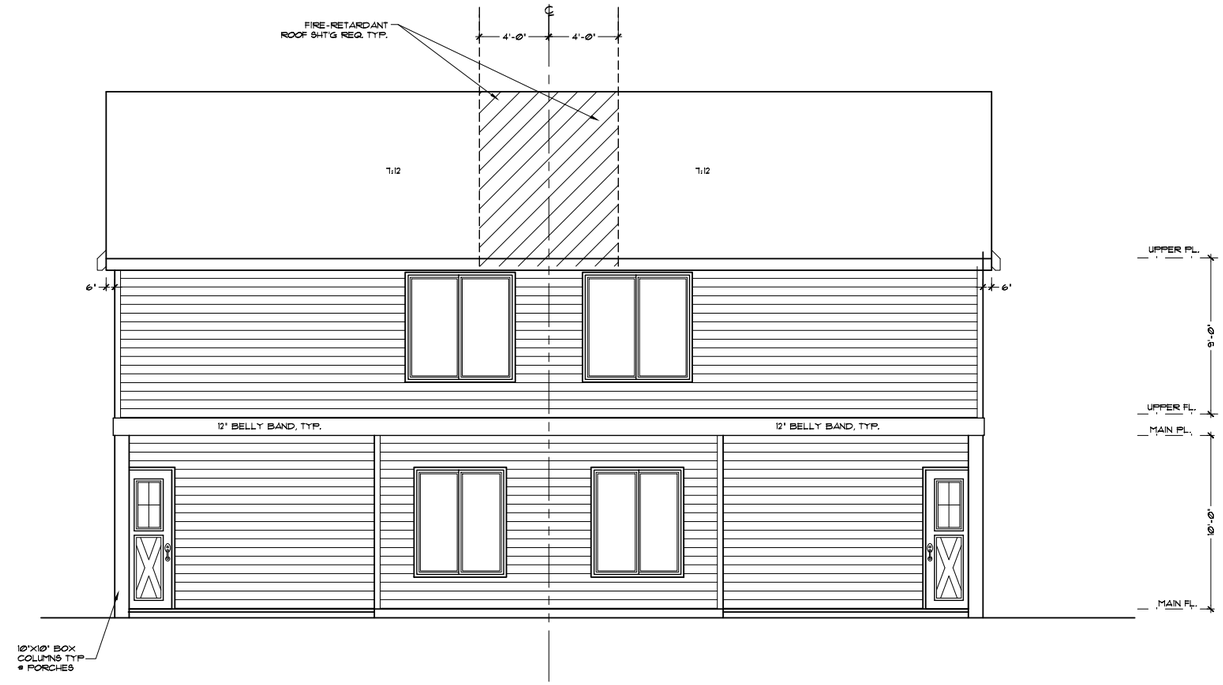
CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX 2.0 "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

PAGE *1* OF *7*



REAR ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(s) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
~~GARAGE FLOOR~~	~~50 PSF (2000# PT.)~~
DECKS	80 PSF
HANDRAILS	200 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, U.N.O. ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. GI FASCIA GUTTER . PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.

RIGHT ELEVATION

SCALE: 1/4"=1'-0"

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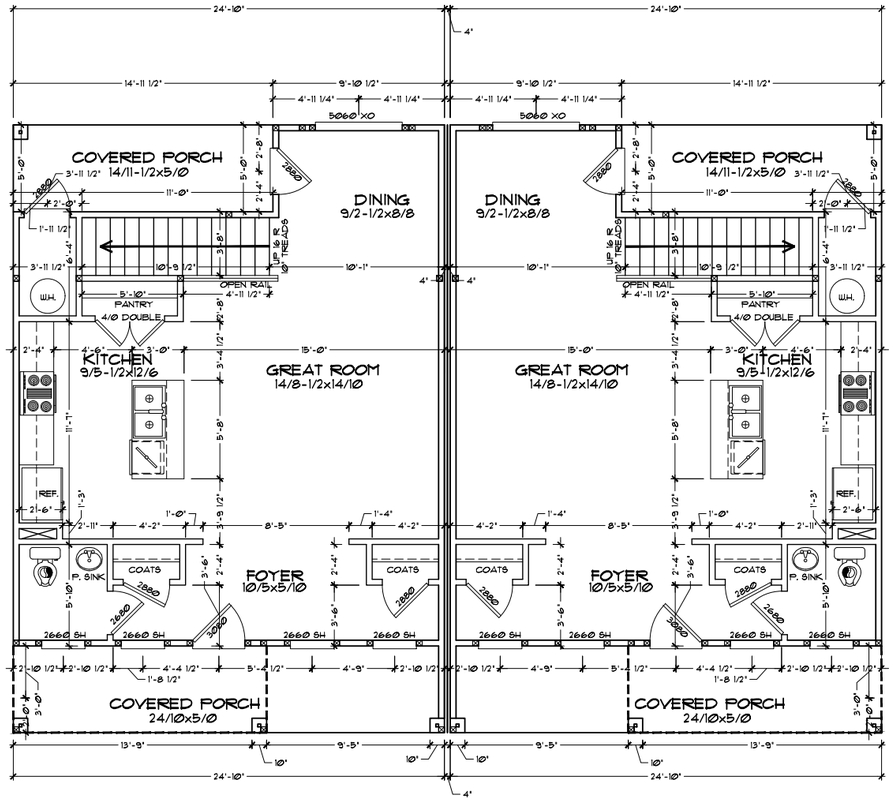
CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX 2.0 "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: SB.



UNIT #1

670 SQ. FT.

UNIT #2

670 SQ. FT.

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS.) GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE ½ IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING & FIRE CODES

COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

** ELECTRICAL LEGEND **

◎	110V. CO/SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
◕	EXHAUST FAN

EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM Intermittant or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM Intermittant
POWDER RM. FAN =	MIN. 50 CFM

4x10 HEADER UNLESS OTHERWISE NOTED.

EXCEPTION: 1) 4x8 #2 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR. WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.

EXCEPTION: 2) 4x10 #2 D.F.L. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0", AND DO NOT HAVE POINT LOADS ON THEM.

PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE

- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS PER CODE
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2X STUD BEARING WALLS OR BEAMS

☒ = BEARING LOCATION @ WALL USE MULTIPLE STUDS U.N.O.

DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:

MAX LOAD	SIZE
2,536#	(2) 2x6 #2
3,286#	(2) 2x6 #1
8,054#	(3) 2x6 #2
10,054#	(3) 2x6 #1
7,042#	4x6 #2
4,727#	4x4 #1
4,527#	4x4 #2
15,066#	6x6 #2
20,089#	6x8 #2

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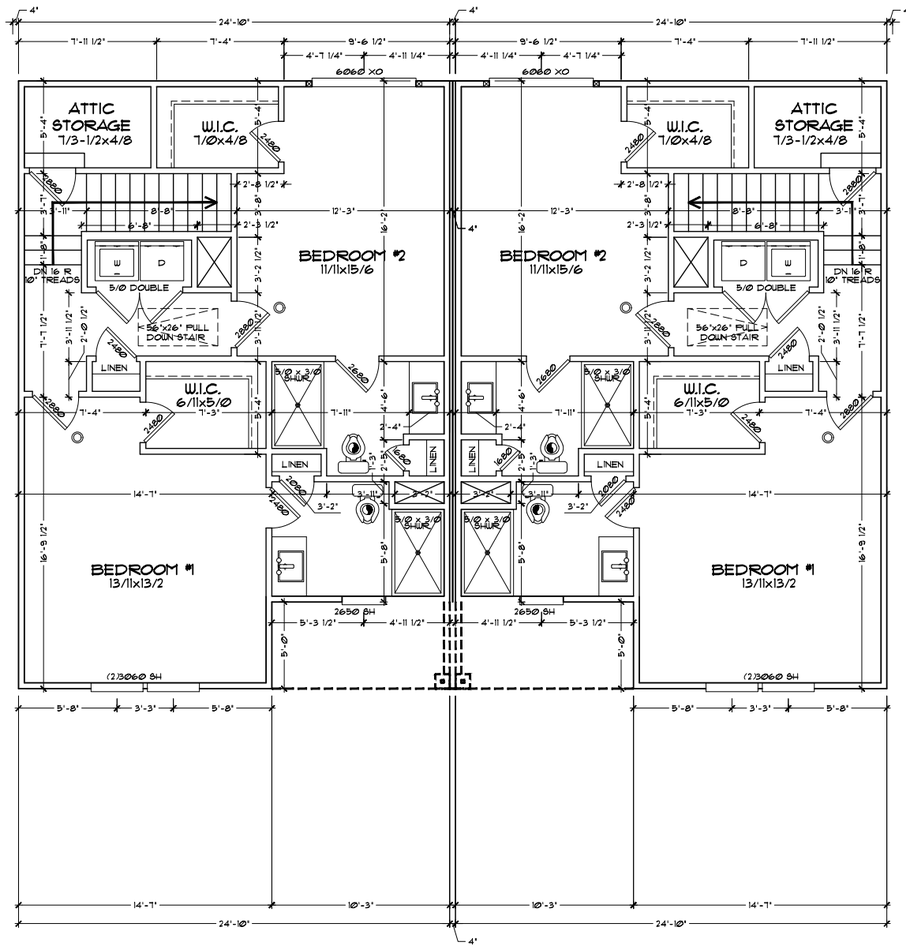
CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX 2.0 "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.



UNIT #1

770 SQ. FT.

UNIT #2

770 SQ. FT.

UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

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KITCHEN RANGE FAN =	MIN. 150 CFM intermittant
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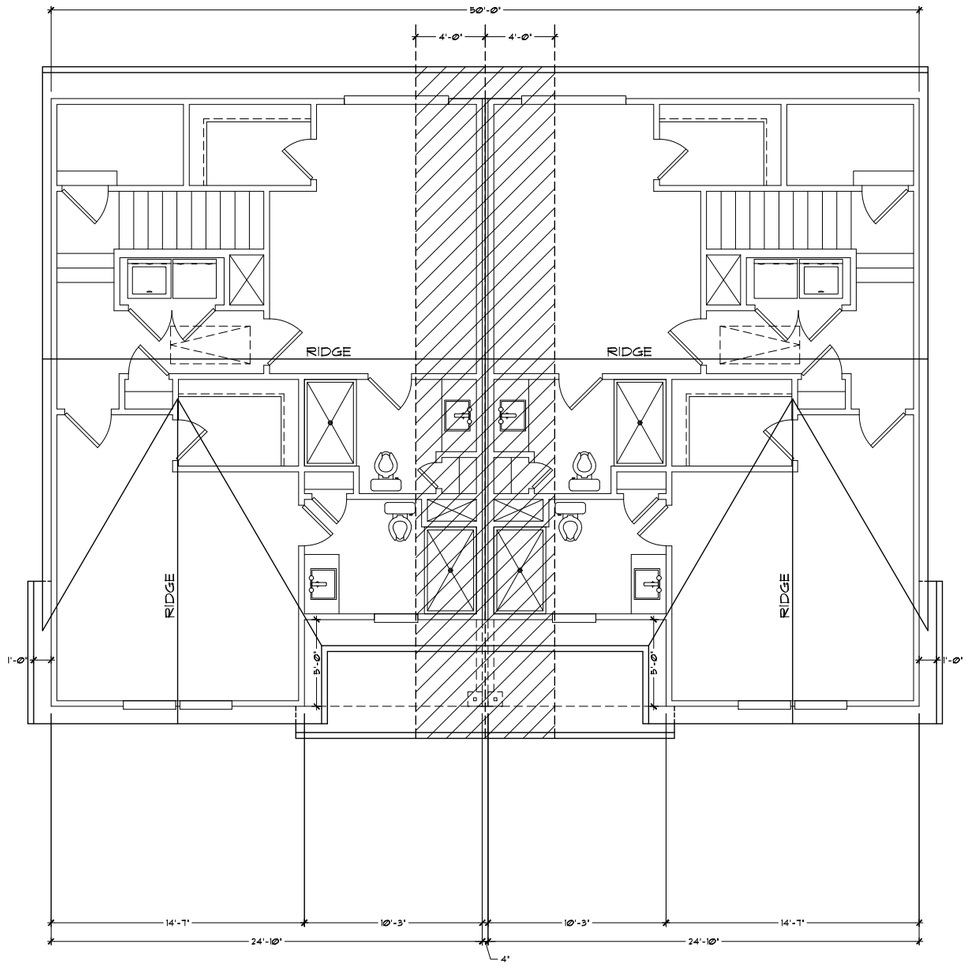
CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX 2.0 "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.



= 12 SQ. IN. ROOF VENT IF CONTINUOUS RIDGE VENTING NOT USED

= OVERLAY AREA W/ 2x8 @24" O.C.

= BEARING WALL

LOCATION OF POINT LOAD, BEARING AT WALL OR ON BEAM, TRANSFERRED FROM GIRDER TRUSS END REACTIONS.

LOAD IN LBS.

ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING SEAM METAL ROOFING PER OWNER'S/ BUILDER'S SPECIFICATIONS INSTALL PER MANUFACTURER'S SPEC. ON NOM. 1/2" CDX PLYWD. SHEATHING ON ROOF FRAMING PER PLAN
2. ROOF PITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA): THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS): A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, &/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING & BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE & AVAILABLE FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE AND MUST BE FOLLOWED CORRECTLY. IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL AND NEW ENGINEERING CALC'S

CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP)

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX 2.0 "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS [a]

BUILDING COMPONENTS	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE [b]
WALL INSULATION- ABOVE GRADE	U-.059 [c]	R-21 INTERMEDIATE [c]
WALL INSULATION- BELOW GRADE [e]	U-.063	R-15 c.i. / R-21
FLAT CEILINGS [f]	U-.021	R-49
VAULTED CEILINGS [g]	U-.033	R-30 RAFTER or [gh] R-30A SCISSOR TRUSS
UNDERFLOORS	U-.033	R-30
SLAB EDGE PERIMETER [m]	F-.520	R-15
HEATED SLAB INTERIOR [i]	N/A	R-10
WINDOWS [j]	U-.27	U-.27
SKYLIGHTS	U-.50	U-.50
EXTERIOR DOORS [k]	U-.20	U-.20
EXTERIOR DOORS W/ > 2.5ft² glazing [l]	U-.40	U-.40

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls & rim joist areas. Nominal compliance with R-21 Intermediate Framing (N1104.5.2) with insulated headers.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.

e. Below grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.

f. Insulation levels for ceiling that have limited attic/ rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to min. 6-inches of depth at top plate at exterior of structure to achieve U-factor.

g. Vaulted ceiling surface area exceeding 50 percent of the total heated floor area shall have a U-factor no greater than U-.026 (equivalent to R-38 rafter or scissor truss with R-38 Advanced Framing).

h. A = Advanced frame construction. See Section N1104.6.

i. Heated slab interior applies to concrete slab floors (both on & below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NFIIII2, Item 3, shall comply with window performance requirements if constructed with thermal break aluminum, wood, vinyl or fiberglass frames and double-pane glazing with low-emissivity coatings of .10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of .54 or less.

l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.

m. Minimum 24-inch horizontal or vertical below grade.

TABLE N1101.1(2) ADDITIONAL MEASURES

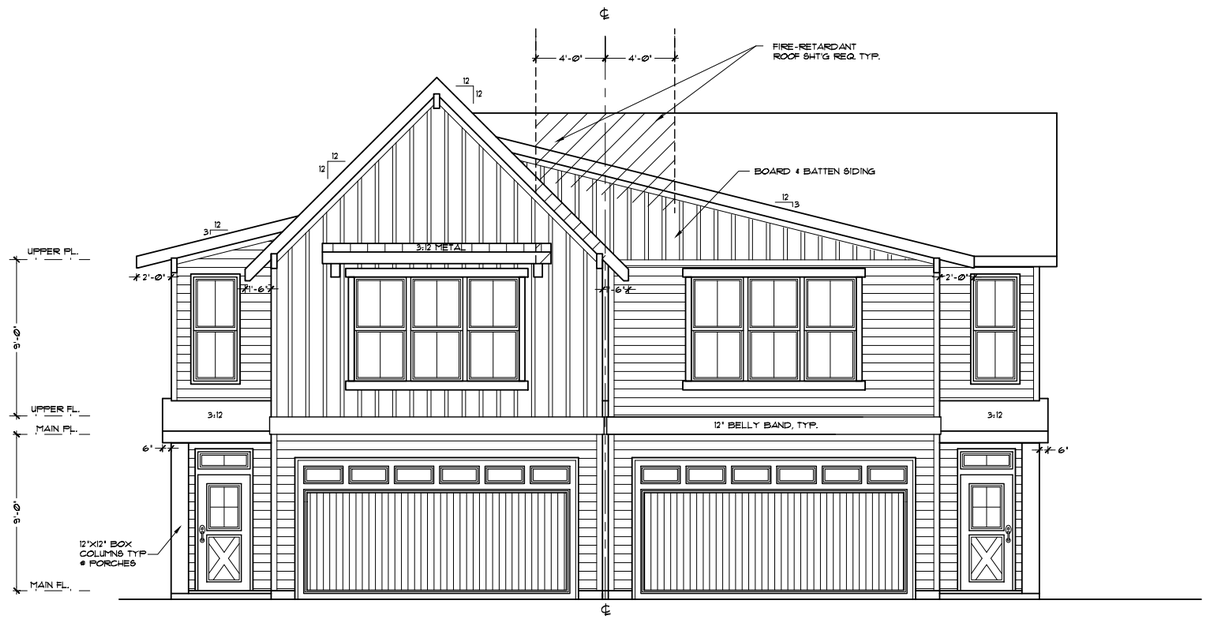
SELECT ONE	1	HIGH EFFICIENCY HVAC SYSTEM [a] a. Gas-fired furnace or boiler AFUE 94%, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
	2	HIGH EFFICIENCY WATER HEATING SYSTEM a. Natural gas/ propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/ propane tankless/ instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/ tub-shower
	3	WALL INSULATION UPGRADE Exterior walls: U-.045/ R-21 conventional framing with R-5.0 continuous insulation
	4	ADVANCED ENVELOPE Windows: U-.21 (Area weighted average), and Flat ceiling: U-.017/ R-60, and Framed floors: U-.026/ R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"± R-15 for 36" or R-5 fully insulated slab)
	5	DUCTLESS HEAT PUMP For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
	6	HIGH EFFICIENCY THERMAL ENVELOPE UA Proposed UA is 8% lower than the code UA
	7	GLAZING AREA Glazing area, measured as the total of framed openings is less than 12% of conditioned floor area
	8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%

a. Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-.026.

c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternate Design shall be a minimum of 8% less than the Code UA total of the Standard Base Case.

CALC. CODE: WINCHESTER 3 PLEX VER. 11.8.0



FRONT ELEVATION
SCALE: 1/4"=1'-0"

HOME SQUARE FOOTAGE

END UNIT #1

MAIN FLOOR	=	665 SQ. FT.
UPPER FLOOR	=	1,011 SQ. FT.
TOTAL	=	1676 SQ. FT.
+ GARAGE	=	384 SQ. FT.
+ PATIO	=	80 SQ. FT.

END UNIT #2

MAIN FLOOR	=	665 SQ. FT.
UPPER FLOOR	=	1,011 SQ. FT.
TOTAL	=	1676 SQ. FT.
+ GARAGE	=	384 SQ. FT.
+ PATIO	=	80 SQ. FT.

LEFT ELEVATION
SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(s) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

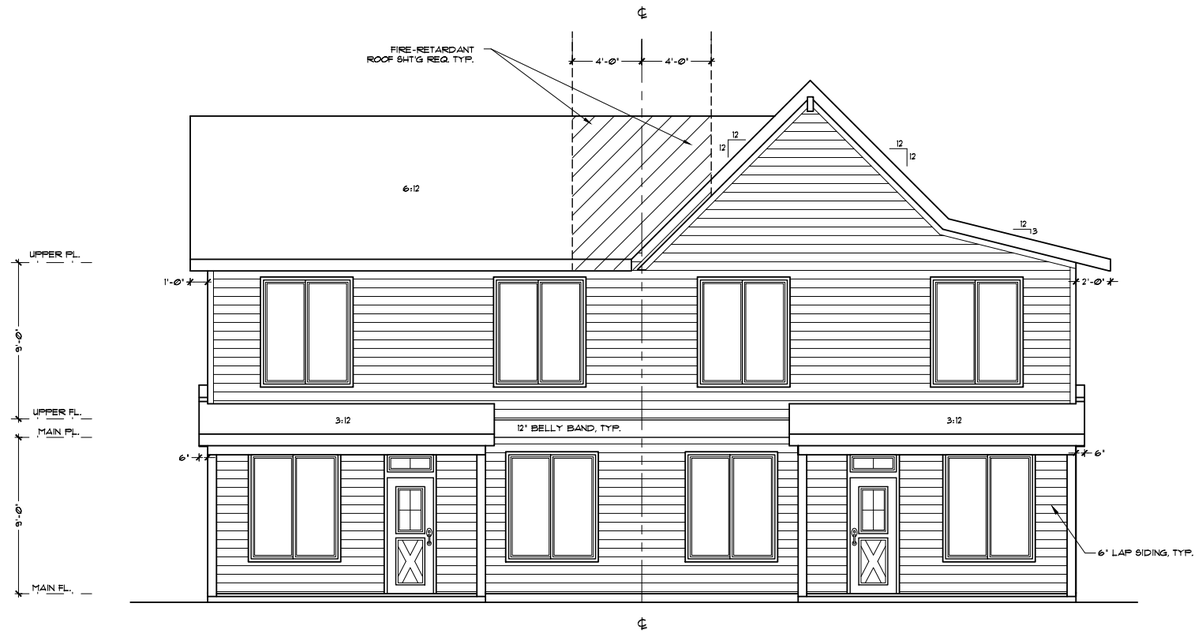
ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
~~GARAGE FLOOR~~	~~50 PSF (2000# PT.)~~
DECKS	80 PSF
HANDRAILS	200 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, U.N.O. ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. GI FASCIA GUTTER . PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.



REAR ELEVATION

SCALE: 1/4"=1'-0"

RIGHT ELEVATION

SCALE: 1/4"=1'-0"

CALC. CODE: WINCHESTER 3 PLEX VER. 11.8.0

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX "A"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE ½ IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING & FIRE CODES

COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

** ELECTRICAL LEGEND **

- 110V CO/SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
- EXHAUST FAN

EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM intermittant or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM intermittant
POWDER RM. FAN =	MIN. 50 CFM

4x10 HEADER UNLESS OTHERWISE NOTED.
EXCEPTION: 1) 4x8 #2 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR, WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
EXCEPTION: 2) 4x10 #2 D.F.L. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0", AND DO NOT HAVE POINT LOADS ON THEM.

PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE

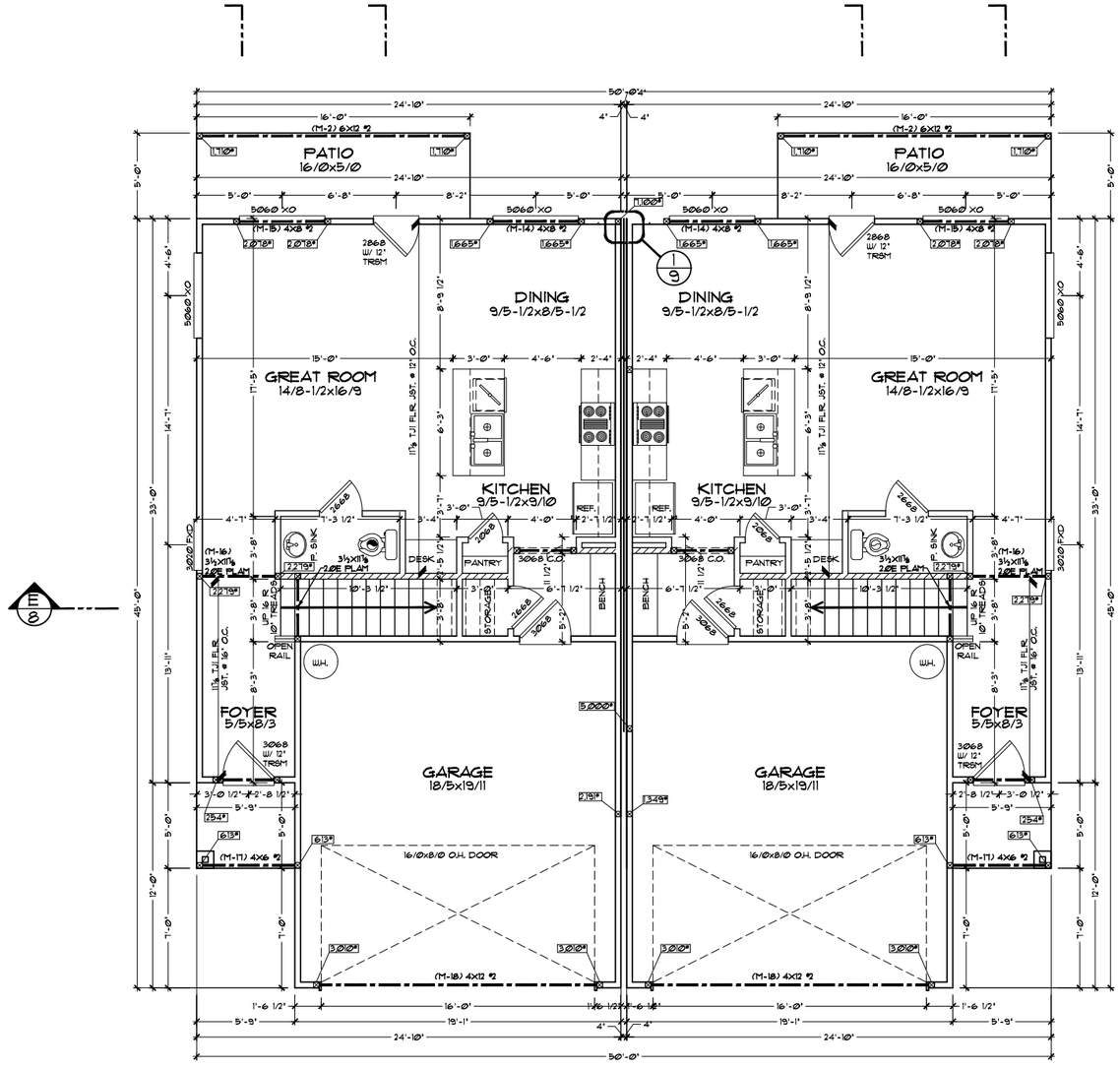
- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS PER CODE
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2X STUD BEARING WALLS OR BEAMS

☒ = BEARING LOCATION @ WALL USE MULTIPLE STUDS U.N.O.

DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:	
MAX LOAD	SIZE
2,536#	(2) 2x6 #2
3,286#	(2) 2x6 #1
8,054#	(3) 2x6 #2
10,054#	(3) 2x6 #1
7,042#	4x6 #2
4,727#	4x4 #1
4,527#	4x4 #2
15,066#	6x6 #2
20,089#	6x8 #2



END UNIT #1

665 SQ. FT.

END UNIT #2

665 SQ. FT.

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

CALC. CODE: WINCHESTER 3 FLEX VER. 11.1.8.0

MISCELLANEOUS NOTES

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** ELECTRICAL LEGEND **

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- EXHAUST FAN

EXHAUST FAN LEGEND

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KITCHEN RANGE FAN =	MIN. 150 CFM intermittant
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☒ = BEARING LOCATION @ WALL USE MULTIPLE STUDS U.N.O.

DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:	
MAX LOAD	SIZE
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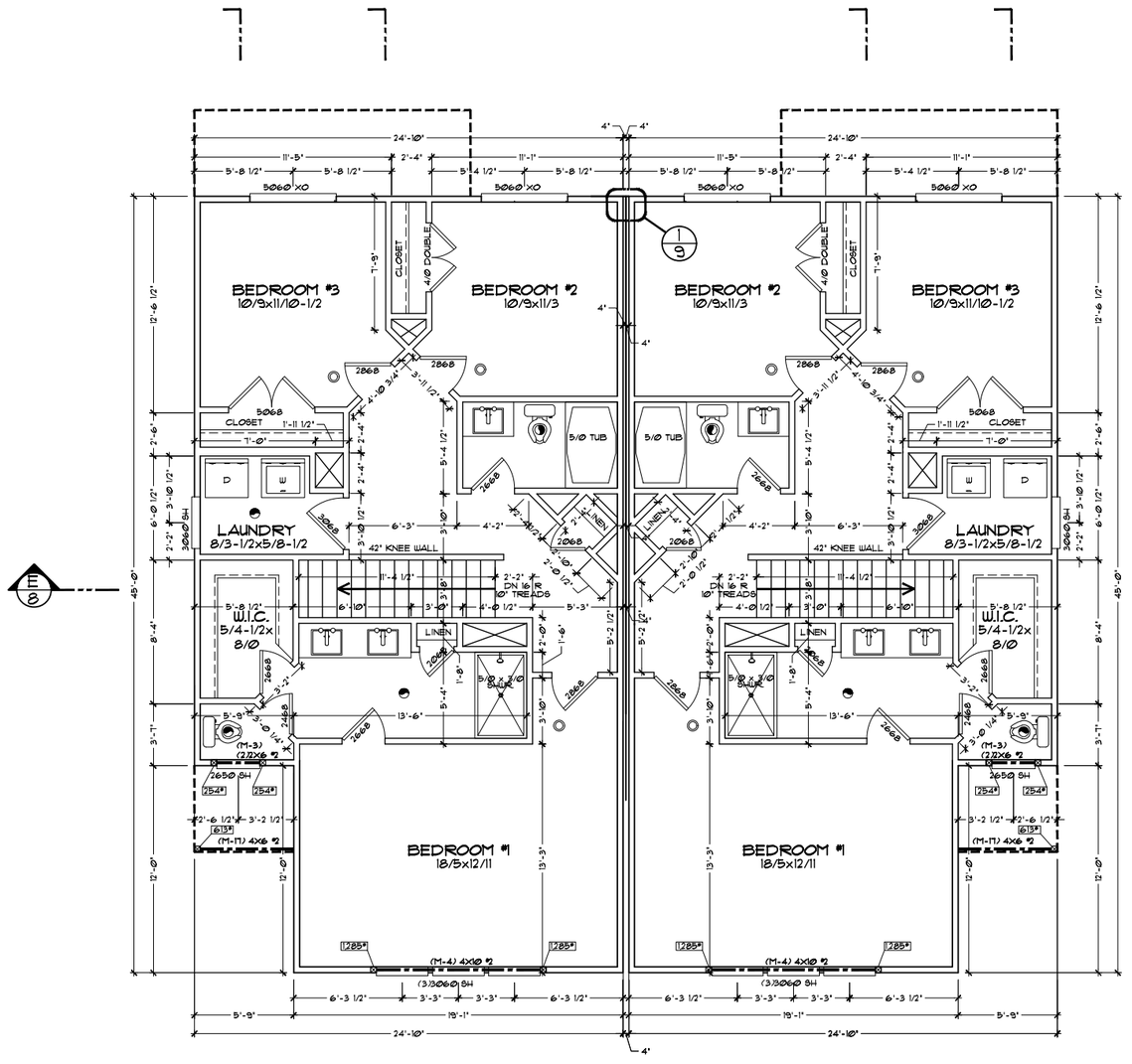
4,727#	4x4 #1
4,527#	4x4 #2
15,066#	6x6 #2
20,089#	6x8 #2

CALC. CODE: WINCHESTER 3 PLEX VER. 11.8.0



END UNIT #1

1,011 SQ. FT.

END UNIT #2

1,011 SQ. FT.

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

□ = 12 SQ. IN. ROOF VENT IF CONTINUOUS RIDGE VENTING NOT USED

▨ = OVERLAY AREA W/ 2x8 @24" O.C.

▨ = BEARING WALL

LOCATION OF POINT LOAD, BEARING AT WALL OR ON BEAM, TRANSFERRED FROM GIRDER TRUSS END REACTIONS.

LOAD IN LBS.

ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING SEAM METAL ROOFING PER OWNER'S/ BUILDER'S SPECIFICATIONS INSTALL PER MANUFACTURER'S SPEC. ON NOM. 1/2" CDX PLYWD. SHEATHING ON ROOF FRAMING PER PLAN
2. ROOF PITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA) : THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS) : A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, &/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING & BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE & AVAILABLE FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

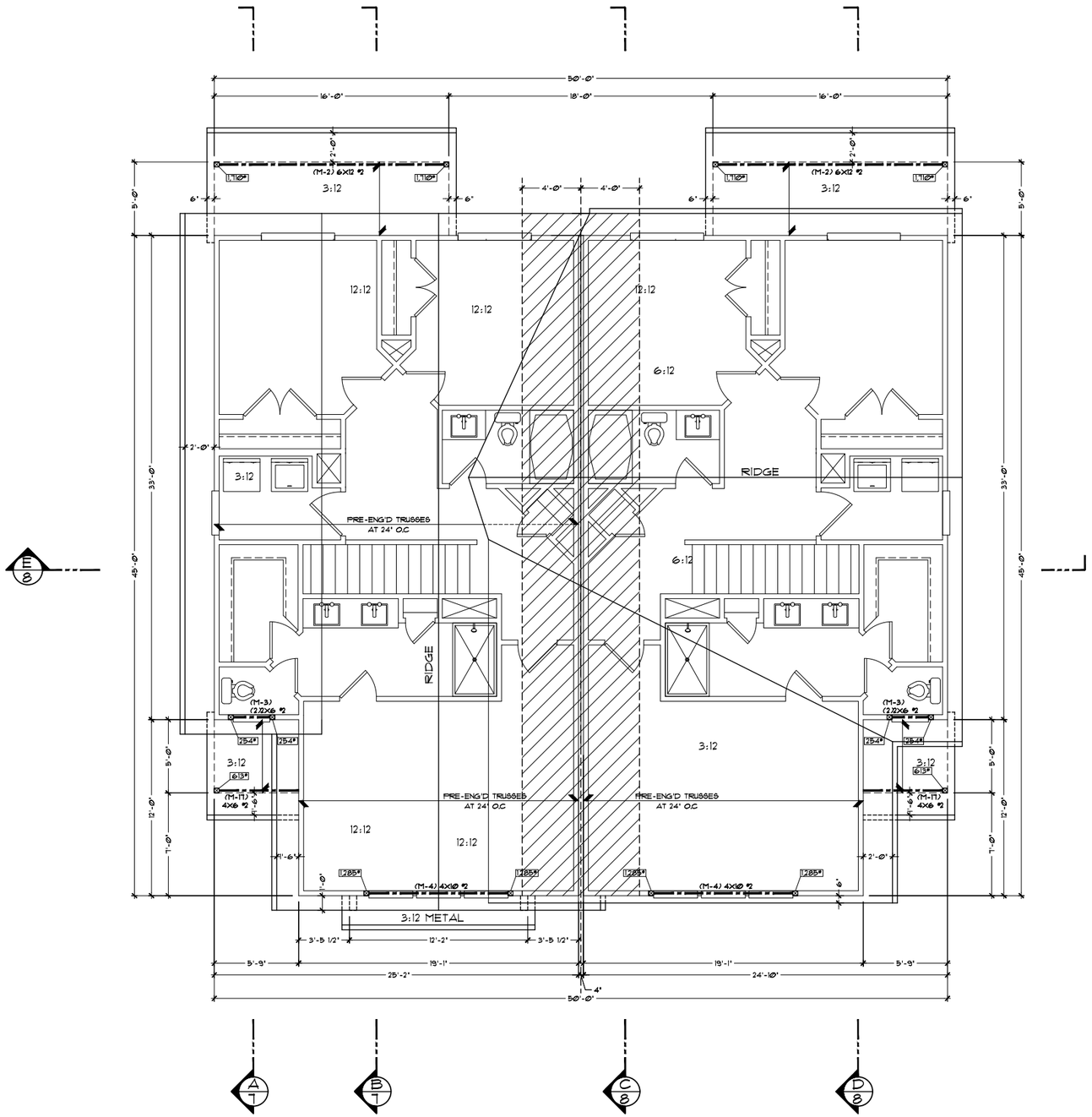
ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE AND MUST BE FOLLOWED CORRECTLY, IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL AND NEW ENGINEERING CALC'S

CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP)



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

CALC. CODE: WINCHESTER 3 FLEX VER. 11.1.8.0

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS [a]

BUILDING COMPONENTS	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE [b]
WALL INSULATION- ABOVE GRADE	U-.0059 [c]	R-21 INTERMEDIATE [c]
WALL INSULATION- BELOW GRADE [e]	U-.0063	R-15 c.i. / R-21
FLAT CEILINGS [f]	U-.0021	R-49
VAULTED CEILINGS [g]	U-.0033	R-30 RAFTER or [gh] R-30A SCISSOR TRUSS
UNDERFLOORS	U-.0033	R-30
SLAB EDGE PERIMETER [m]	F-.0520	R-15
HEATED SLAB INTERIOR [l]	N/A	R-10
WINDOWS [j]	U-.027	U-.027
SKYLIGHTS	U-.050	U-.050
EXTERIOR DOORS [k]	U-.020	U-.020
EXTERIOR DOORS W/ > 2.5ft² glazing [l]	U-.040	U-.040

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).

b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls & rim joist areas. Nominal compliance with R-21 Intermediate Framing (N1104.5.2) with insulated headers.

d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.

e. Below grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.

f. Insulation levels for ceiling that have limited attic/ rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces). R-49 insulation installed to min. 6-inches of depth at top plate at exterior of structure to achieve U-factor.

g. Vaulted ceiling surface area exceeding 50 percent of the total heated floor area shall have a U-factor no greater than U-.0026 (equivalent to R-38 rafter or scissor truss with R-38 Advanced Framing).

h. A = Advanced frame construction. See Section N1104.6.

i. Heated slab interior applies to concrete slab floors (both on & below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NFI111.2, Item 3, shall comply with window performance requirements if constructed with thermal break aluminum, wood, vinyl or fiberglass frames and double-pane glazing with low-emissivity coatings of .10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than .35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of .54 or less.

l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.

m. Minimum 24-inch horizontal or vertical below grade.

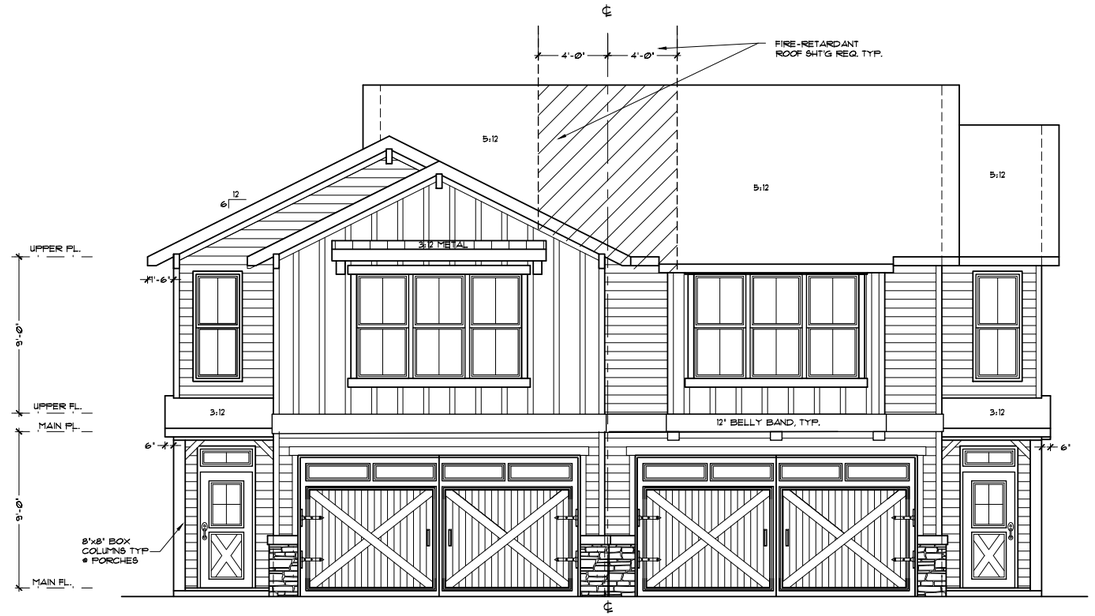
TABLE N1101.1(2) ADDITIONAL MEASURES

SELECT ONE	1	HIGH EFFICIENCY HVAC SYSTEM [a] a. Gas-fired furnace or boiler AFUE 94%, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
	2	HIGH EFFICIENCY WATER HEATING SYSTEM a. Natural gas/ propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/ propane tankless/ instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/ tub-shower
	3	WALL INSULATION UPGRADE Exterior walls: U-.045/ R-21 conventional framing with R-5.0 continuous insulation
	4	ADVANCED ENVELOPE Windows: U-.021 (Area weighted average), and Flat ceiling: U-.0017/ R-60, and Framed floors: U-.0026/ R-38 or slab edge insulation to F-0.48 or less (R-10 for 48": R-15 for 36" or R-5 fully insulated slab)
	5	DUCTLESS HEAT PUMP For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
	6	HIGH EFFICIENCY THERMAL ENVELOPE UA Proposed UA is 8% lower than the code UA
	7	GLAZING AREA Glazing area, measured as the total of framed openings is less than 12% of conditioned floor area
	8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%

a. Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-.0026.

c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternate Design shall be a minimum of 8% less than the Code UA total of the Standard Base Case.



FRONT ELEVATION
SCALE: 1/4"=1'-0"

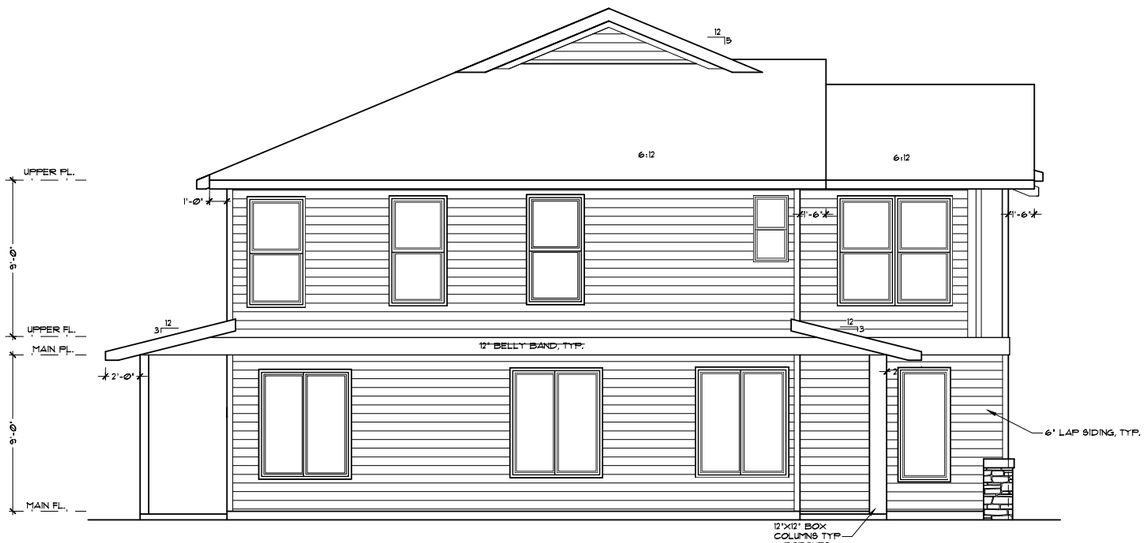
HOME SQUARE FOOTAGE

END UNIT #1

MAIN FLOOR =	665 SQ. FT.
UPPER FLOOR =	1,011 SQ. FT.
TOTAL =	1676 SQ. FT.
+ GARAGE =	384 SQ. FT.
+ PATIO =	80 SQ. FT.

END UNIT #2

MAIN FLOOR =	665 SQ. FT.
UPPER FLOOR =	1,024 SQ. FT.
TOTAL =	1689 SQ. FT.
+ GARAGE =	384 SQ. FT.
+ PATIO =	80 SQ. FT.



LEFT ELEVATION
SCALE: 1/4"=1'-0"

CALC. CODE: WINCHESTER 3 PLEX VER. 11.8.0

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX "B"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(s) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS, DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

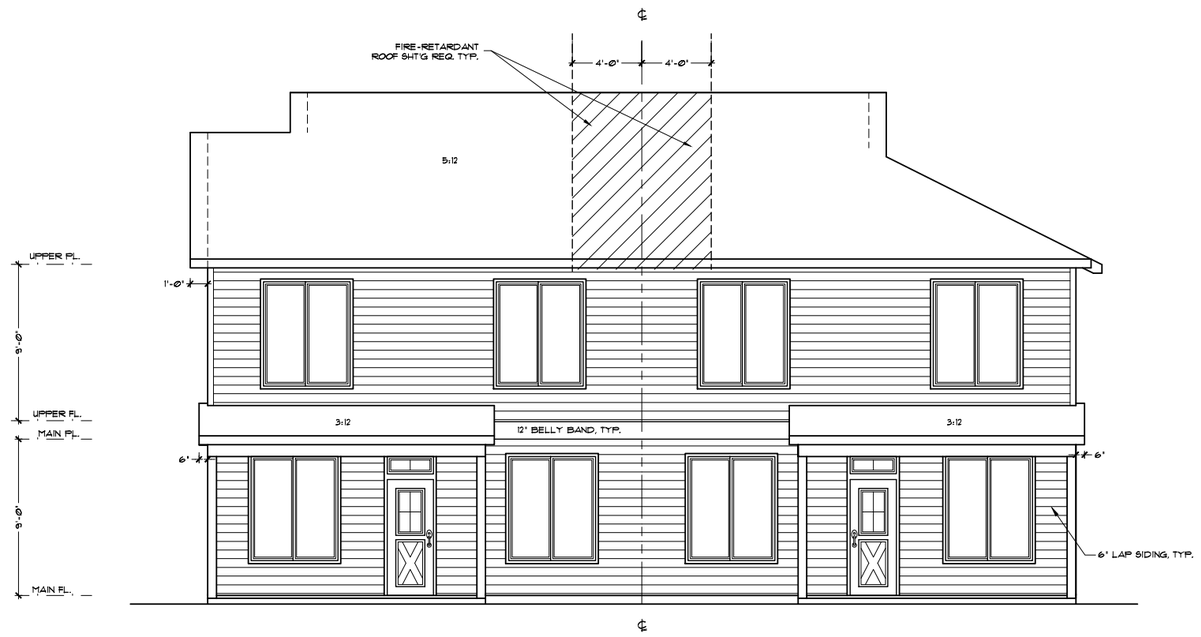
ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
~~GARAGE FLOOR~~	~~50 PSF (2000# PT.)~~
DECKS	80 PSF
HANDRAILS	200 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8

6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, U.N.O. ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. GI FASCIA GUTTER . PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.



REAR ELEVATION
SCALE: 1/4"=1'-0"

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

CALC. CODE: WINCHESTER 3 PLEX VER. 11.8.0

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CLIENT: *WINCHESTER HOMES*

PLAN # *DUPLEX "B"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN., AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE ½ IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING & FIRE CODES

COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

** ELECTRICAL LEGEND **

◎	110V CO/SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
◒	EXHAUST FAN

EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM intermittant or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM intermittant
POWDER RM. FAN =	MIN. 50 CFM

4x10 HEADER UNLESS OTHERWISE NOTED.
EXCEPTION: 1) 4x8 #2 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
EXCEPTION: 2) 4x10 #2 D.F.L. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0", AND DO NOT HAVE POINT LOADS ON THEM.

PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE

- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING, AND MECHANICAL COMPONENTS PER CODE
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2X STUD BEARING WALLS OR BEAMS

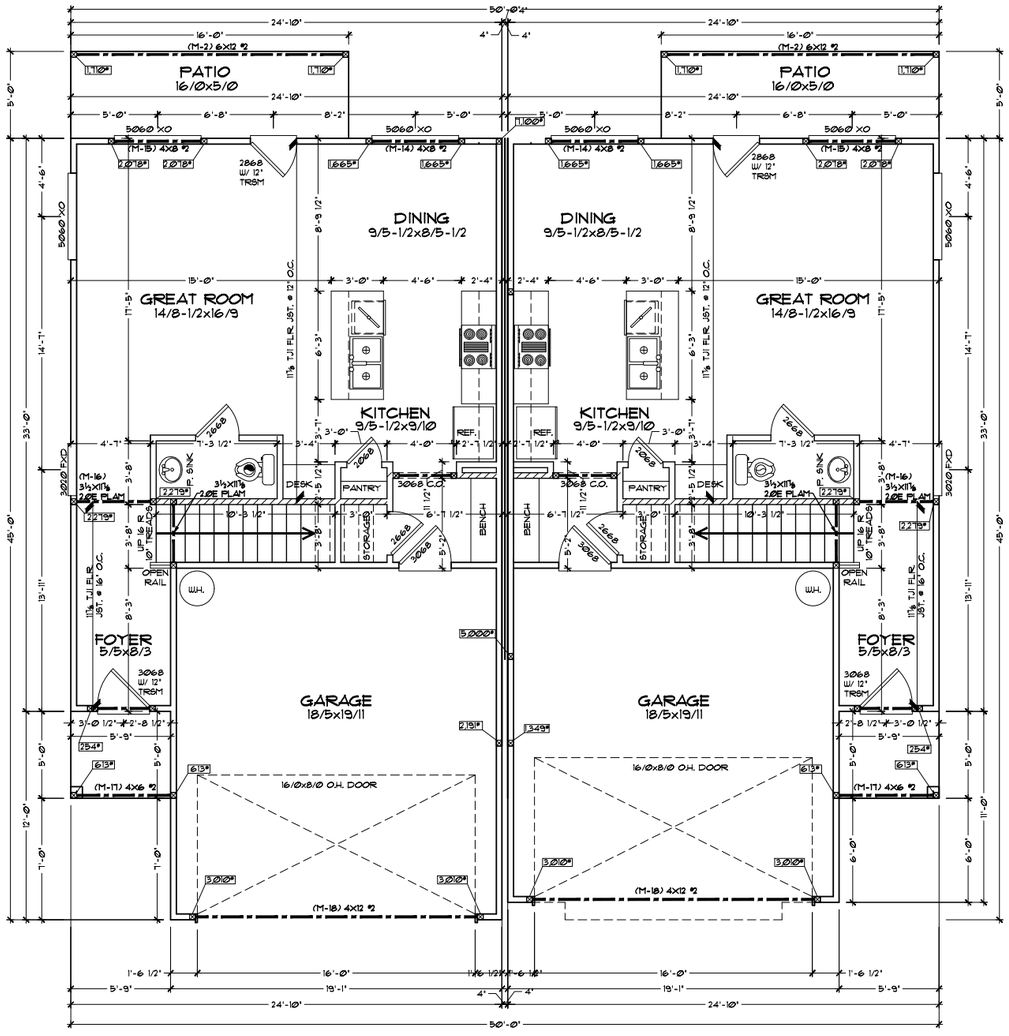
☒ = BEARING LOCATION @ WALL USE MULTIPLE STUDS U.N.O.

▨ DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:	
MAX LOAD	SIZE
2,536#	(2) 2x6 #2
3,286#	(2) 2x6 #1
8,054#	(3) 2x6 #2
10,054#	(3) 2x6 #1
7,042#	4x6 #2
4,727#	4x4 #1
4,527#	4x4 #2
15,066#	6x6 #2
20,089#	6x8 #2

CALC. CODE: WINCHESTER 3 PLEX VER. 11.8.0



END UNIT #1

665 SQ. FT.

END UNIT #2

665 SQ. FT.

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

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CLIENT: *WINCHESTER HOMES*

PLAN • *DUPLEX "B"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

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** ELECTRICAL LEGEND **

- 18V COSMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
- EXHAUST FAN

EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM intermittant or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM intermittant
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EXCEPTION: 1) 4x8 #2 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR. WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
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DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

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20,089#	6x8 #2

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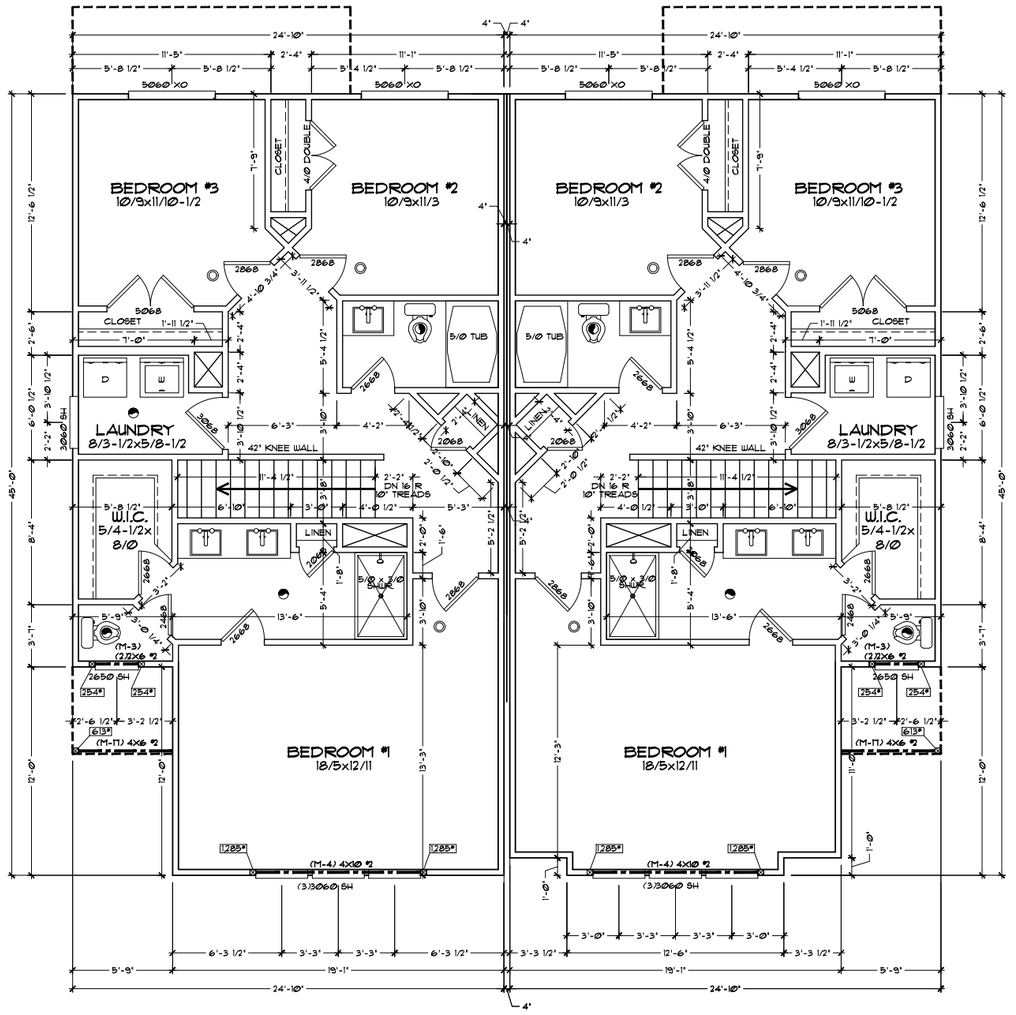

END UNIT #1

1,011 SQ. FT.

END UNIT #2

1,024 SQ. FT.

UPPER FLOOR PLAN

SCALE: 1/4"=1'-0"

MARK STEWART
HOME DESIGN

22582 SW MAIN ST.
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SHERWOOD, OR 97140

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www.markstewart.com

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PLAN • *DUPLEX "B"*

REVISIONS: *MARCH 2025*

DRAWN BY: S.B.

□ = 12 SQ. IN. ROOF VENT IF CONTINUOUS RIDGE VENTING NOT USED

▨ = OVERLAY AREA W/ 2x8 @24" O.C.

▨ = BEARING WALL

LOCATION OF POINT LOAD, BEARING AT WALL OR ON BEAM, TRANSFERRED FROM GIRDER TRUSS END REACTIONS.

LOAD IN LBS.

ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING SEAM METAL ROOFING PER OWNER'S/ BUILDER'S SPECIFICATIONS INSTALL PER MANUFACTURER'S SPEC. ON NOM. 1/2" CDX PLYWD. SHEATHING ON ROOF FRAMING PER PLAN
2. ROOF PITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5. PROVIDE INSULATION BAFFLE AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA) : THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS) : A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, &/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING & BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE & AVAILABLE FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.

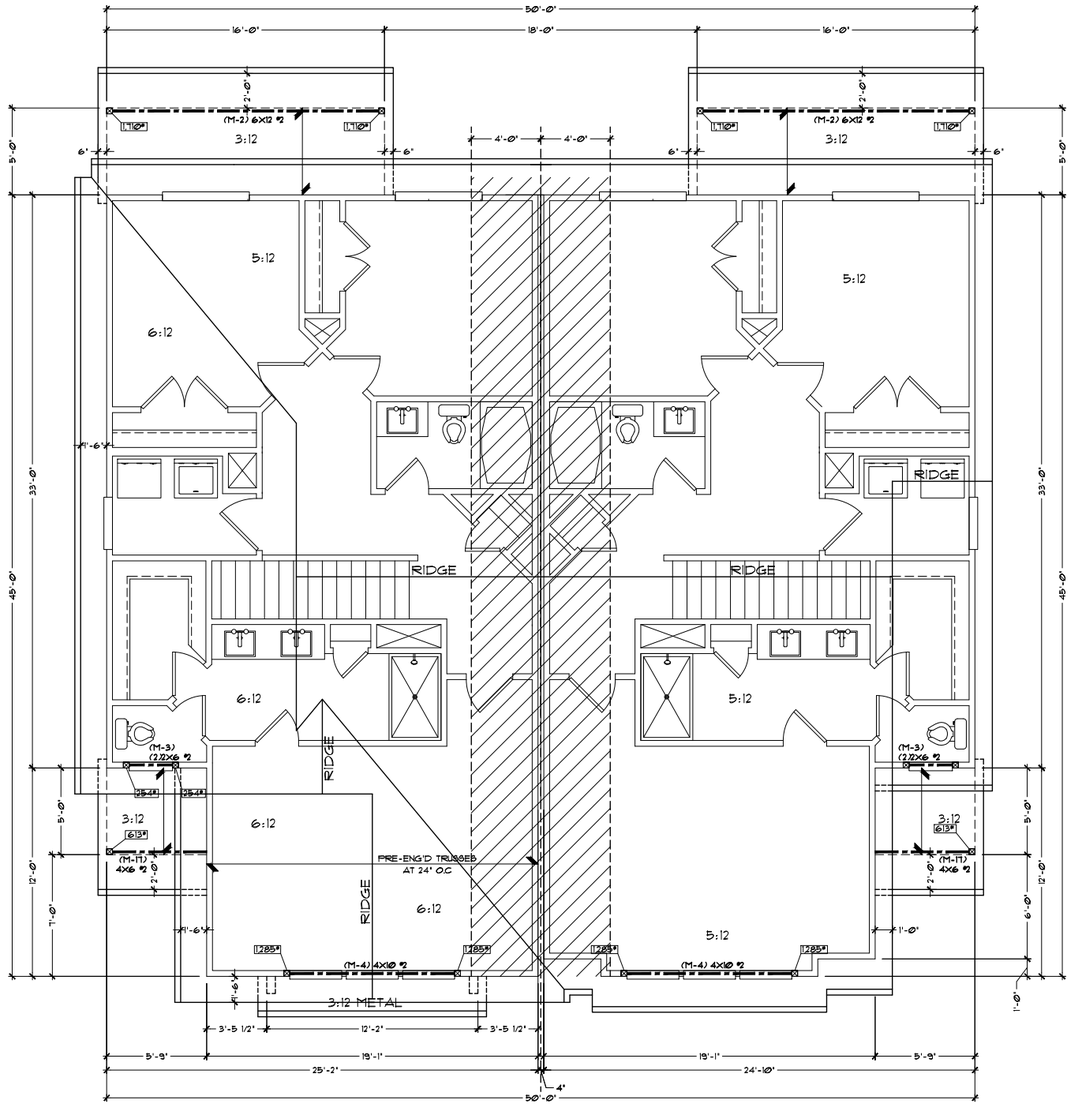
ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE AND MUST BE FOLLOWED CORRECTLY, IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL AND NEW ENGINEERING CALC'S

CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP)

CALC. CODE: WINCHESTER 3 FLEX VER. 11.1.8.0



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

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