

FLOOR PLAN 1/4"=1'-0"

FIRST FLOOR PLATE
HEIGHT 8'-0"

SLAB-ON-GRADE FOUNDATION

AREA CALC'S:
1006 SQ FT FINISHED
528 SQ FT GARAGE / MECHANICAL
91 SQ FT COVERED PORCH

MECHANICAL PLANS TO BE PROVIDED BY
MECHANICAL CONTRACTOR
10 CREDITS FOR ADDITIONAL ENERGY EFFICIENCY
ARE REQUIRED TO OBTAIN BUILDING PERMIT
SEE TABLE R408.2 IN THE 2024 IECC CODE COMPLIANCE
FOR CATEGORIES AND CREDIT VALUES

WINDOW SCHEDULE						
TYPICAL HEADER = (3-2X10) (DBL JACK REQUIRED FOR OPENINGS OVER 6'-0")						
TYPICAL HEADER HEIGHT = 6'-11"						
(EXCEPTIONS ARE NOTED ON PLANS)						
NOTE: ALL LUMBER SPECIES FOR HEADERS, JOISTS, AND BEAMS TO BE KD SPRUCE NO. 2 OR BETTER.						
ALL LOADS FOR FLOOR JOISTS, RAFTERS, HEADERS AND BEAMS ARE BASED ON THE FOLLOWING:						
FLOOR JOISTS LIVING AREAS: 40 psf LIVE LOAD 20 psf DEAD LOAD						
FLOOR JOISTS SLEEPING AREAS: 30 psf LIVE LOAD 20 psf DEAD LOAD						
MANUFACTURER / OR EQUIVALENT: ANDERSEN WINDOWS 400 SERIES MIN. U-FACTOR .28						
UNIT	ROUGH OPENING	TYPE	QTY	AREA / SILL PFF	CLR. OPN.	DESIGN PRESSURE
A	TU2046	3'-2 1/8" X 4'-8 1/8"	DH	4	14.89 / 2'-2"	5.72
B	TU2046-2	6'-4 1/8" X 4'-8 1/8"	DH MUL	2	29.7 / 2'-2"	5.72 EA
C	TU2832	2'-0 1/8" X 3'-4 1/8"	DH	1	9.94 / 3'-6"	3.28
D	TU2032	2'-2 1/8" X 3'-4 1/8"	DH	1	1.21 / 3'-8"	2.4
E						30
DOORS:						
6068	6'-0" X 6'-8"	SLIDING GL DR	1	39.342 / N/A	14.72	20
ALL TEMPERED WINDOWS ARE CALLED OUT ON FLOOR PLANS: BOTH PANES TO BE TEMPERED						
DOOR SCHEDULE						MINIMUM DESIGN PRESSURE FOR SLIDERS / FRENCH DOORS
TYPICAL HEADER = (3-2X10) (DBL JACK REQUIRED FOR OPENINGS OVER 6'-0")						20
TYPICAL HEADER HEIGHT = 6'-11"						
(EXCEPTIONS ARE NOTED ON PLANS)						
INTERIOR & EXTERIOR DOOR SIZES ARE NOTED ON PLANS.						
INTERIOR / EXTERIOR DOOR R.O.: NOTED WIDTH X 2'-1" X T-0 1/2" HIGH (TYPICAL)						
POCKET DOOR R.O.: NOTED WIDTH X 2'-1" X T-0 1/2" HIGH (TYPICAL)						
DESIGN PRESSURE						DESIGN REQUIRED PRESSURE PROVIDED
WIND ZONE: 100 MPH						18.0 / -18.5
WIND EXPOSURE: B						30
HEIGHT (MAX.): 35'-0"						
PRESSURE ZONES: 4 4 5						
EMERGENCY ESCAPE & RESCUE OPENINGS FOR BEDROOMS						
R302.1 MINIMUM OPENING AREA						
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT.						
THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM INSIDE.						
THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.						
R302.2 WINDOW SILL HEIGHT						
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.						

LEGEND:

- SOLID BEARING TO FOUNDATION
- SD SMOKE DETECTOR
- SD & CM SMOKE DETECTOR & CARBON MONOXIDE
- HW HOT WATER
- HU HEATING UNIT/ BOILER
- 50 or 100 CFM FAN VENTED TO OUTSIDE
- Window Unit Number
- HD HEAT DETECTOR (GARAGE)
- Light Exterior Light (IF APPLICABLE)
- T.G. TEMPERED GLASS (HAZARDOUS LOCATIONS)

THESE DRAWINGS ARE IN ACCORDANCE WITH THE FOLLOWING DESIGN CRITERIA.

RHODE ISLAND ONE & TWO FAMILY DWELLING CODES 2021 INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION.
RHODE ISLAND ENERGY CONSERVATION CODES INCORPORATES INTERNATIONAL ENERGY CODES, 2024 EDITION.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA									
AS PER R. 30-1.3 OF THE RI ONE & TWO FAMILY DWELLING CODES									
GROUND SNOW LOAD & SPEED	WIND ZONE	TOPOGRAPHIC EFFECTS	SUBJECTED TO DAMAGE FROM			WINTER TEMP	ICE SHIELD	FLOOD	HAZARDS
			WEATHERING	FROST DEPTH	TERMITES	DECAY	REQUIRED		
35 PSF (VARIES)	1-100 MPH	NO	SEVERE	40"	MODERATE TO HEAVY	SLIGHT TO MODERATE	0 DSG F.N. PROVID COUNTY	YES	YES (SEE COR PERMITS)

INSULATION & PENETRATION REQUIREMENTS DESIGN CRITERIA									
AS PER R402.1.3 OF THE RI ONE & TWO FAMILY DWELLING CODES									
CLIMATE ZONE	PENETRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED PENETRATION U-FACTOR	CEILING R-VALUE	WOOD FRAMED R-VALUE	MASON WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	UNHEATED SLAB R-VALUE
5	0.38	0.90	NR	48 OR 38 UNCOMPRESSED	30 OR 20.5	13 / 11	30	15	R-10 FOR 3'-0"

PLANS HAVE BEEN PREPARED BASED ON A SOIL CAPACITY OF 1500psf & SF

TYPICAL LOAD DESIGN: 40 PSF LIVING AREA LOADS
30 PSF SLEEPING AREA LOADS
20 PSF DEAD LOADS
20 PSF ATTIC LOADS
60 PSF EXTERIOR DECK LOADS
35 PSF SNOW LOADS (VARIES THROUGHOUT STATE)

FROST DEPTH: MINIMUM 3'-4" DEEP

TYPICAL CONSTRUCTION TYPE: BB

BUILDING HEIGHT: (MAXIMUM 35'-0") VERIFY WITH CITY / TOWN

ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL & STATE REGULATION. THE CONTRACTOR SHALL PROTECT & INCUR THE DESIGNER AGAINST ANY CLAIM OR LIABILITY ARISING FROM VIOLATION OF ANY SUCH CODE OR REGULATION.

ALL INSTALLATION AND APPLICATIONS SHALL CONFORM TO MANUFACTURERS SPECS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

ALL SECTIONS, DETAILS, ETC SHOWN ON ANY PLAN SHALL APPLY TO ALL OTHER SIMILAR LOCATIONS UNLESS OTHERWISE NOTED

ALL DIMENSIONS, NOTES, AND OTHER INFORMATION CONVEYED IN THESE DRAWINGS FOR CONSTRUCTION PURPOSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED IN FIELD BY BUILDER / CONTRACTOR ACCORDING TO LOCAL AND STATE BUILDING CODES.

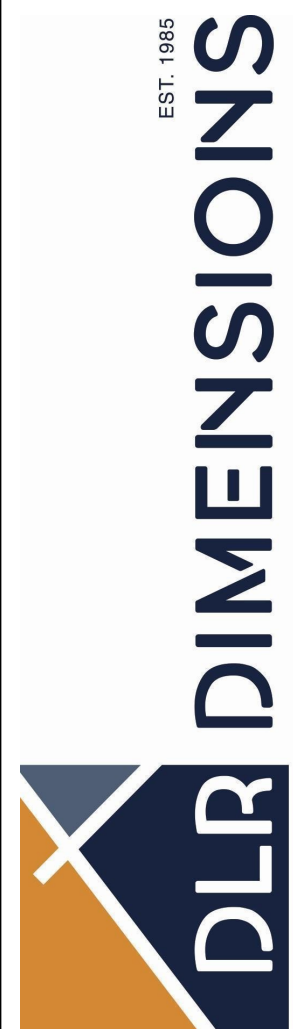
THIS DRAFTSPERSON SHALL NOT BE RESPONSIBLE FOR ANY CHANGES THAT WOULD MAKE THE STRUCTURE PHYSICALLY UNSAFE.

UNFORESEEN SITE CONDITIONS MAY CAUSE A DEVIATION FROM THE CONSTRUCTION DOCUMENTS AND IS THE RESPONSIBILITY OF THE BUILDER / CONTRACTOR TO INSURE STRUCTURAL STABILITY AND CONFORMANCE TO APPLICABLE CODES.

CUSTOM RANCH

PREPARED FOR:
BRIDE CONSTRUCTION
31 KING STREET
COVENTRY, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED FOR SINGLE-USE ONLY
DLR DIMENSIONS, INC
DOES NOT PERMIT THE USE OF PLANS THAT HAVE BEEN TAMPERED WITH BY OUTSIDE PARTIES



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DLRDIMENSIONS.COM

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CHANGES TO NOTES
AND/OR DRAWINGS
BUILT BY CONTRACTOR
ALL DIMENSIONS AND
NOTES MUST BE
VERIFIED IN FIELD
BEFORE TO AND
DURING CONSTRUCTION.

SCALE
NOTED

DATE
Tuesday, January 13, 2026

APPROVED
DRR

DRAWN BY
DRR

DRAWING NUMBER

1321



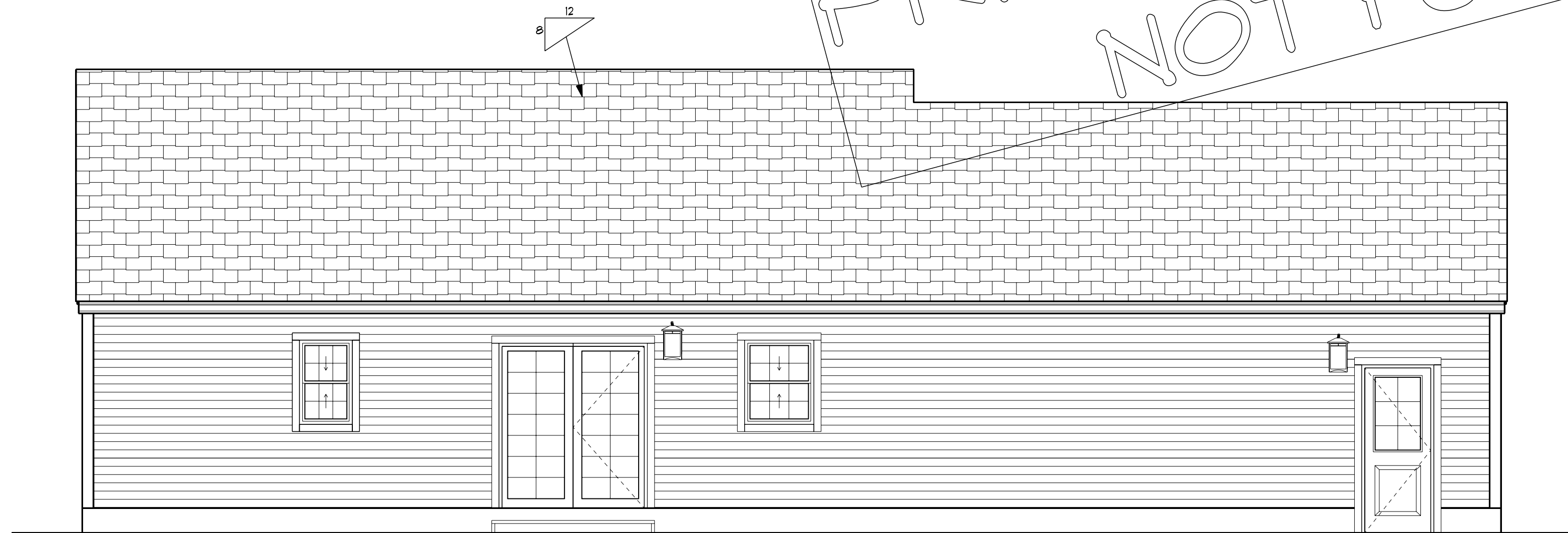
NOTE:
GUARD RAILS NOT REQUIRED UNLESS
DECK IS 30" ABOVE GRADE

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

EXTERIOR LIGHT FIXTURE
REQUIRED BY EA. DOOR
EXACT LOCATIONS T.B.D.



RIGHT SIDE ELEVATION 1/4"=1'-0"



BACK ELEVATION 1/4"=1'-0"



LEFT SIDE ELEVATION 1/4"=1'-0"

NOTE:
GUARD RAILS NOT REQUIRED UNLESS
DECK IS 30" ABOVE GRADE

PRELIMINARY PLANS ONLY
NOT FOR PERMITS

CUSTOM RANCH
PREPARED FOR:
BRIDEE CONSTRUCTION
31 KING STREET
COVENTRY, RHODE ISLAND

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THAT HAVE BEEN TAMPERED WITH
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IS NOT LIABLE FOR
CHANGES TO NOTES
AND/OR DRAWINGS.
BUILDERS MUST VERIFY
ALL DIMENSIONS AND
INSURE COMPLIANCE WITH
LOCAL CODES AND
PERMITS TO CONSTRUCT.

SCALE
NOTED

DATE

Tuesday, January 13, 2026

APPROVED

DRR

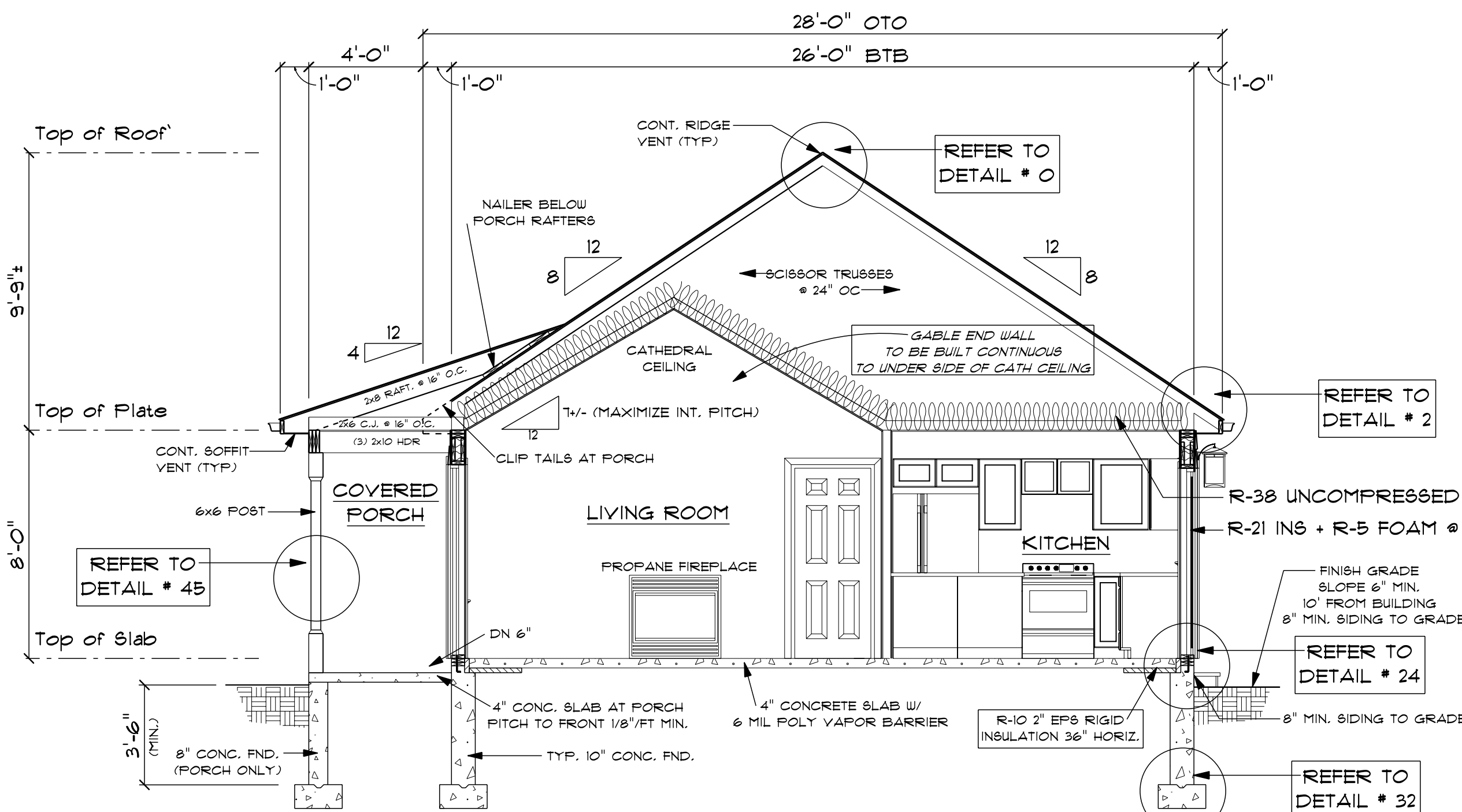
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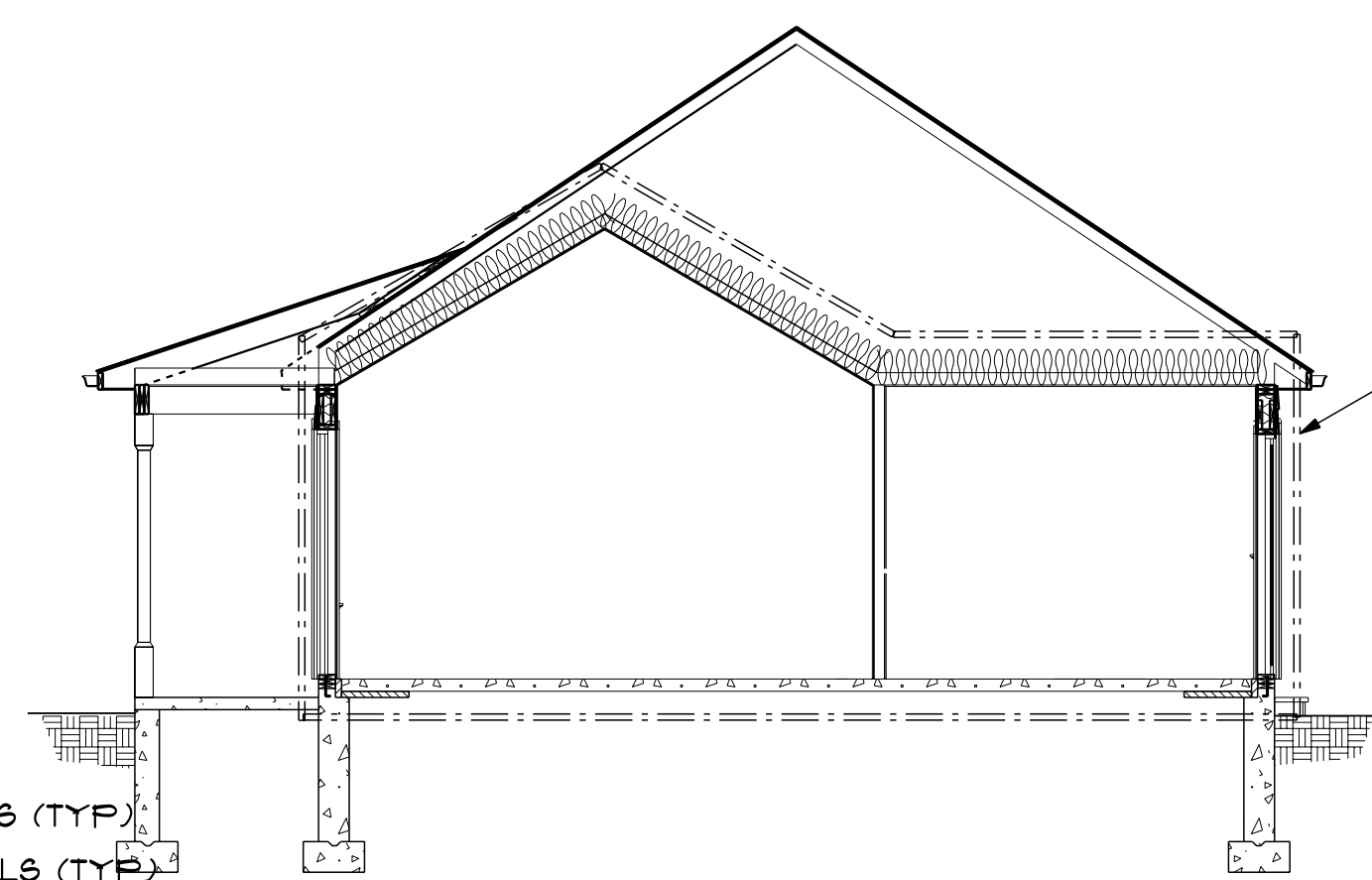
DRAWING NUMBER

1321

2 OF 4



CROSS SECTION 'A' 1/4"=1'-0"



THERMAL BARRIER 3/16"=1'-0"

MECHANICAL PLANS TO BE PROVIDED BY MECHANICAL CONTRACTOR
10 CREDITS FOR ADDITIONAL ENERGY EFFICIENCY ARE REQUIRED TO OBTAIN BUILDING PERMIT
SEE TABLE R408.2 IN THE 2024 IECC CODE COMPLIANCE FOR CATEGORIES AND CREDIT VALUES

AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION (TABLE R402.5.1.1)

A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING THERMAL ENVELOPE.
BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.
AIR-PERMEABLE INSULATION SHALL NOT BE USED FOR AIR SEAL

AIR SEALING / INSULATION DETAILS

CEILING / ATTIC:
AN AIR BARRIER SHALL BE INSTALLED IN ANY DROPPED CEILING OR SOFFIT TO SEPARATE IT FROM UNCONDITIONED SPACE.
ACCESS OPENINGS & DROP DOWN STAIRS TO UNCONDITIONED SPACE SHALL BE SEALED / WEATHER STRIPPED FOR REPEATED ENTRANCE INSULATION IN DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER

WALLS:
THE JUNCTION OF FOUNDATION AND SILL PLATE SHALL BE SEALED.
THE JUNCTION OF TOP PLATE AND TOP OF EXTERIOR WALL SHALL BE SEALED.
KNEE WALLS SHALL HAVE AN AIR BARRIER BETWEEN CONDITIONED & UNCONDITIONED SPACE.
CAVITIES WITHIN CORNERS & HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH MATERIAL HAVING A MINIMUM R-VALUE OF R-3 PER INCH.
EXTERIOR BUILDING THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT WITH THE AIR BARRIER

WINDOWS, SKYLIGHTS, & DOORS:
ROUGH OPENING GAPS BETWEEN FRAME & UNITS TO BE SEALED & INSULATED IN ACCORDANCE WITH FENESTRATION MANUFACTURER'S INSTRUCTIONS

RIM JOISTS:
THE JUNCTIONS OF THE RIM BOARD TO THE SILL PLATE OR SUBFLOOR SHALL BE AIR SEALED.
RIM JOISTS SHALL INCLUDE AN AIR BARRIER.
INSULATION TO MAINTAIN PERMANENT CONTACT WITH EXTERIOR RIM BOARD

FLOORS (INCLUDING CANTILEVERED FLOORS & FLOORS ABOVE GARAGES):
FLOOR FRAMING MEMBERS THAT ARE PART OF THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER.
ALL PERMEABLE FLOOR CAVITY INSULATION SHALL BE ENCLOSED.

BASEMENT, CRAWL SPACE, & SLAB FOUNDATIONS:
EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER / AIR BARRIER.
PENETRATIONS THROUGH CONCRETE FOUNDATION WALLS AND SLABS SHALL BE AIR SEALED

SHAFTS & PENETRATIONS:
DUCT AND FLUE SHAFTS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE AIR SEALED.
UTILITY PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR OTHERWISE SEALED, AND ALLOW FOR EXPANSION / CONTRACTION OF MATERIALS AND MECHANICAL VIBRATION.
INSULATION SHALL BE FITTED TIGHTLY AROUND UTILITIES PASSING THROUGH SHAFTS TO MAINTAIN REQUIRED R-VALUE

NARROW CAVITIES:
BATT INSULATION IN NARROW CAVITIES SHALL BE CUT TO FIT SPACE AND ALLOWED TO EXPAND TO FILL OPENING.
NARROW CAVITIES OF 1' OR LESS THAT CANNOT BE INSULATED SHALL BE AIR SEALED

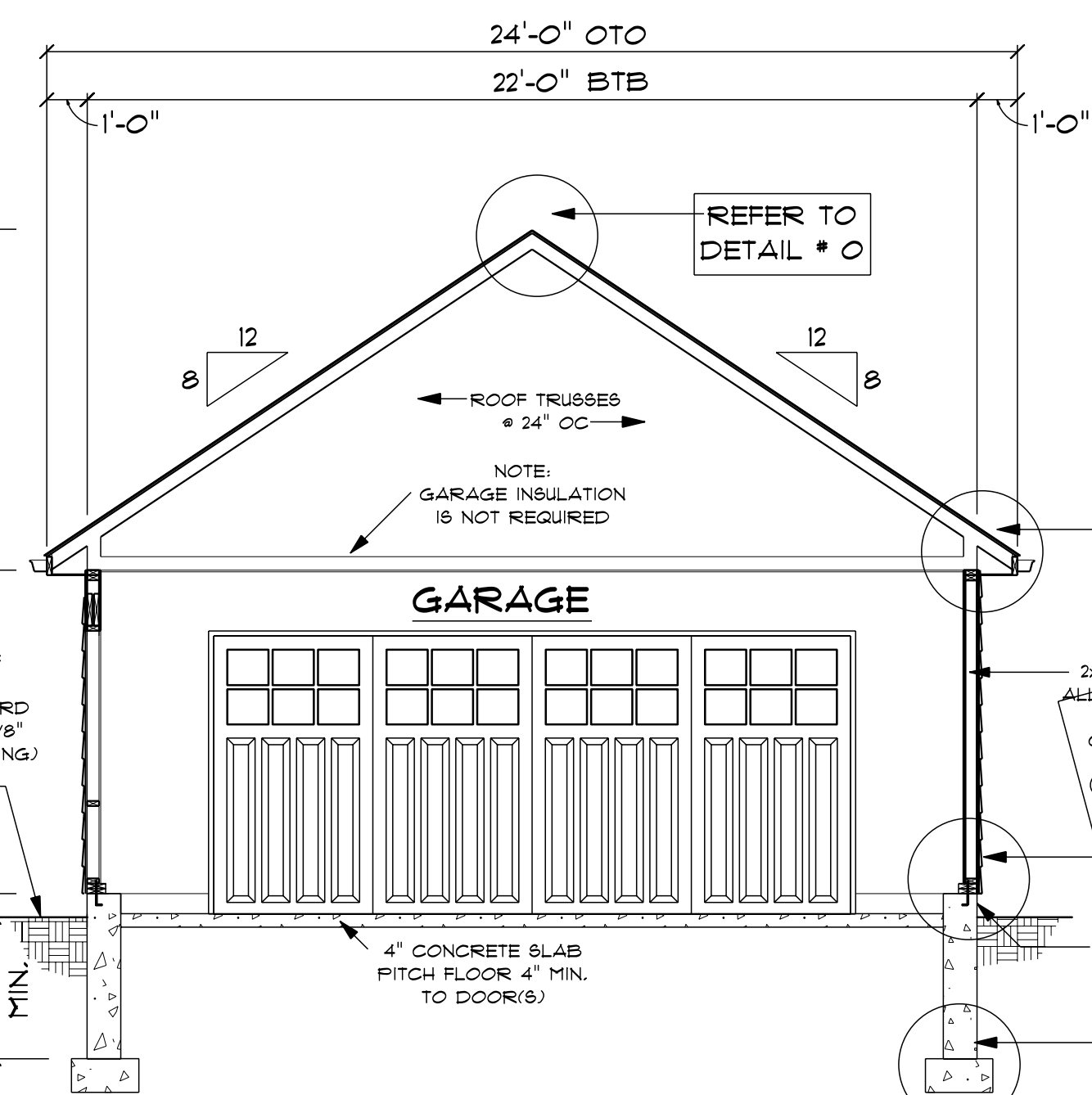
GARAGE SEPARATION:
PROVIDE AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACES

PLUMBING, ELECTRICAL, OR OTHER PENETRATIONS / OBSTRUCTIONS:
ALL HOLES CREATED BY WIRING, PLUMBING, ETC IN THE AIR BARRIER ASSEMBLY SHALL BE AIR SEALED & INSULATED.
BOXES, HOUSING & ENCLOSURES THAT PENETRATE THE AIR BARRIER SHALL BE CAULKED, TAPED, GASKETED, OR OTHERWISE SEALED TO THE AIR BARRIER ELEMENT BEING PENETRATED

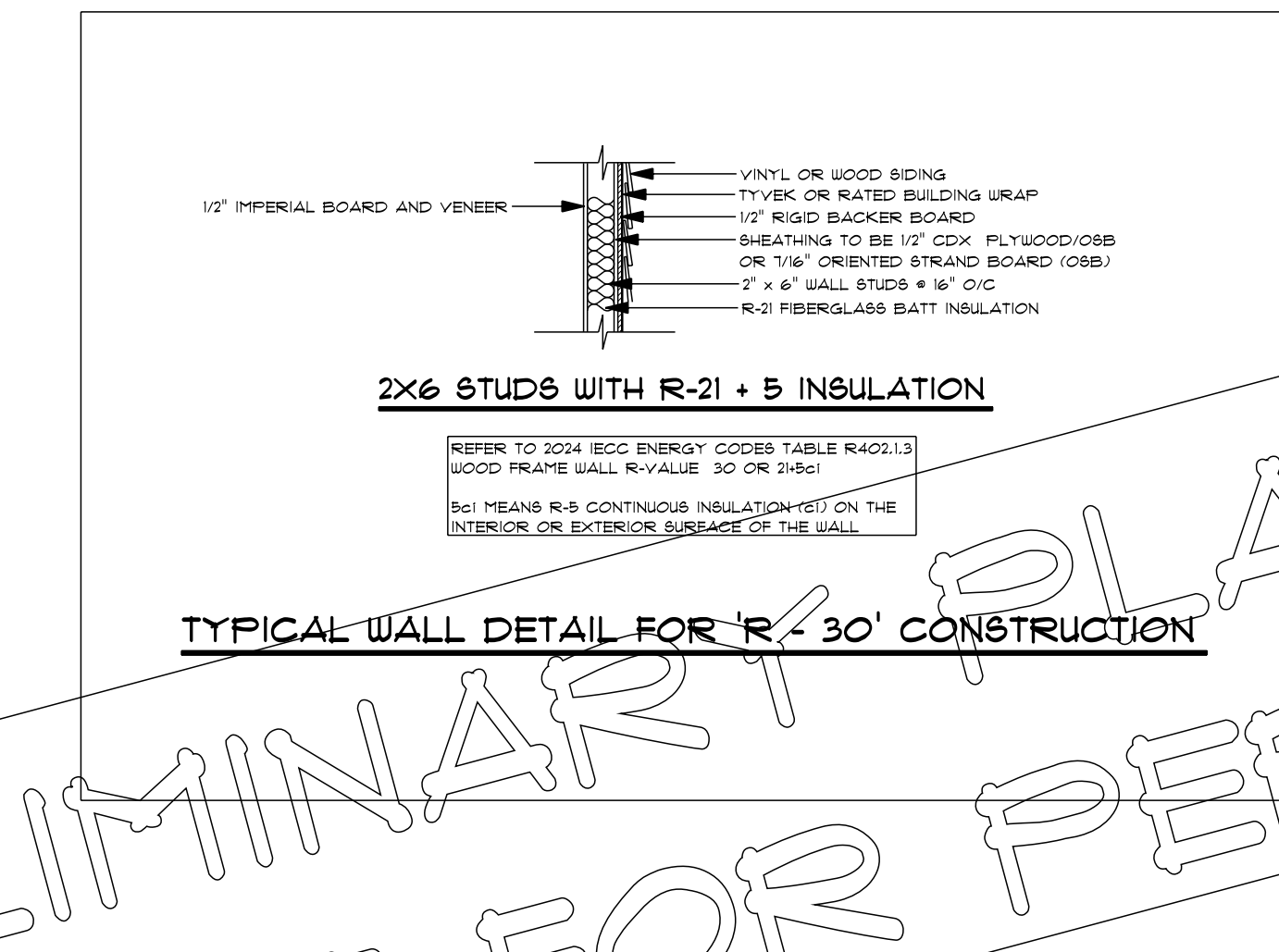
SHOWERS, TUBS, & FIREPLACES ADJACENT TO THE BUILDING THERMAL ENVELOPE:
AN AIR BARRIER SHALL SEPARATE INSULATION FROM SHOWERS, TUBS, OR FIREPLACE ASSEMBLIES

HVAC REGISTER BOOTS:
HVAC SUPPLY & RETURN BOOTS SHALL BE SEALED TO SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT & BURIED IN / SURROUNDED BY INSULATION

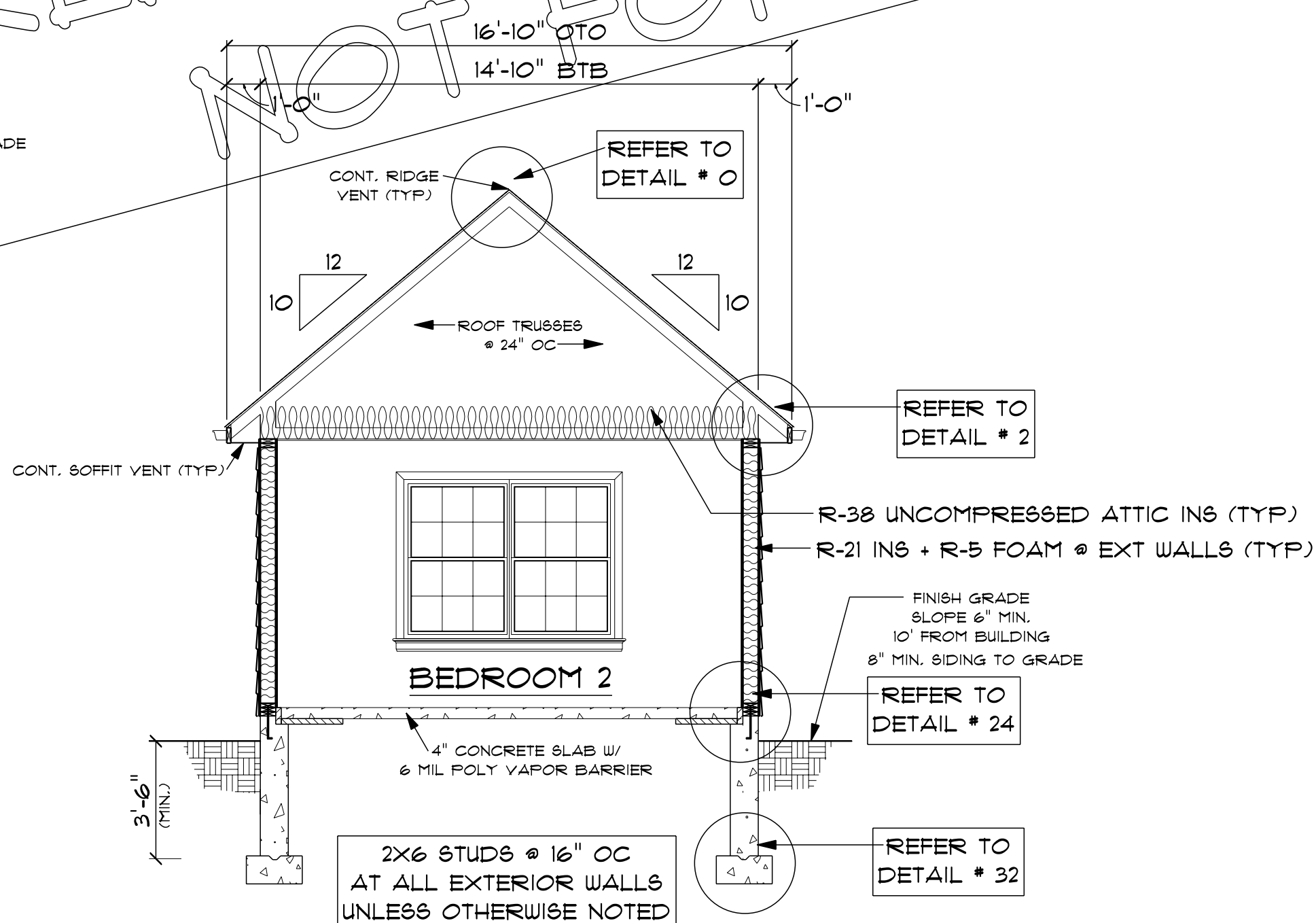
AIR BARRIER MATERIAL OPTIONS:
HOUSEWRAP, CAULK, GASKET, WEATHER STRIPPING,
SELF-SEALING CONTINUOUS MATERIALS
(TAPE, ICE & WATER SHIELD, ETC.),
CONCRETE, SPRAY FOAM, STRUCTURAL INSULATED PANELS



CROSS SECTION 'B' 1/4"=1'-0"



TYPICAL WALL DETAIL FOR 'R-30' CONSTRUCTION



CROSS SECTION 'C' 1/4"=1'-0"

GENERAL REQUIREMENTS

TYPICAL WINDOWS:
PLANS REFLECT EGRESS WINDOWS IN ALL BEDROOMS AS PER CODE R310.1 (MINIMUM 5.7 SQ FT)
PLANS REFLECT AGGREGATE GLAZING OF A MINIMUM 8% FOR ALL HABITABLE ROOMS WITH AN OPENABLE AREA TO THE OUTDOORS NO LESS THAN 4% OF THE FLOOR AREA AS PER CODE R303.1

TYPICAL DETECTORS:
HEAT, SMOKE & CARBON DETECTORS TO BE LOCATED ON PLANS AS PER FIRE PROTECTION CODE R314 & R315

TYPICAL ATTIC ACCESS:
PROVIDE MINIMUM OF A 22" X 30" ATTIC ACCESS OPENING WITH A VERTICAL CLEARANCE OF NOT LESS THAN 30" AS PER CODE R801.1

TYPICAL TRUSS SYSTEM:
TRUSSES TO BE DESIGNED, HANDLED, INSTALLED AND BRACED IN ACCORDANCE WITH TRP RECOMMENDATIONS CONTRACTOR TO PROVIDE APPROVED TRUSS ENGINEERING AND LAYOUT TO BUILDING OFFICIAL PRIOR TO START OF CONSTRUCTION

TYPICAL SUBCONTRACTOR TRADES:
HVAC, ELECTRICAL, AND PLUMBING DESIGN & CONSTRUCTION TO BE SPECIFIED BY CONTRACTOR / SUBCONTRACTOR AND CONFORM TO ALL APPLICABLE CODES & REQUIRED STANDARDS CORRESPONDING CONSTRUCTION DOCUMENTS SHALL BE PROVIDED BY CONTRACTOR (IF REQUIRED) LOCATION AND SIZE OF OPENINGS FOR VENTS, PIPES, BOXES, ETC TO BE SPECIFIED BY CONTRACTOR / SUBCONTRACTOR

TYPICAL NAILING SCHEDULE

TYPICAL FLOORS:
JOIST TO SILL OR GIRDER TOE NAIL (3) 8D
RIM JOIST TO JOIST (3) 16D
3/4" DECK SHEATHING TO FRAMING 8D COMMON NAIL
OR 16GA 3/4" STAPLE OR 1/2" RING OR SCREW SHANK NAILS 6" FROM EDGE 12" OC

TYPICAL BUILT-UP GIRDERS AND BEAMS:
NAIL EACH LAYER WITH 10D NAILS 6" 32" OC AT TOP AND BOTTOM STAGGERED
TWO NAILS AT ENDS AND AT EACH SPLICE

TYPICAL WALLS:
BOTTOM PLATE TO JOIST 16D 16" 16" OC
STUD TO BOTTOM PLATE (2) 16D OR (3) 8D
STUD TO TOP PLATE (2) 16D OR (3) 8D
DOUBLE TOP PLATE (2) 10D 24" OC
DOUBLE STUDS (2) 16D OR (3) 8D 16" OC
PLATE LAPS AT CORNERS AND INTERSECTIONS (4) 10D 12" WALL SHEATHING TO FRAMING 8D OR 15 GA 1 1/2" STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS 6" FROM EDGES 12" OC

TYPICAL BUILT-UP HEADERS:
THREE PIECES WITH 1/2" SPACER 16D 16" OC ALONG EACH EDGE

TYPICAL ROOFS:
CEILING JOIST TO PLATE, TOE NAIL (3) 8D
CEILING JOIST LAP OVER PARTITION FACE NAIL (3) 10D
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL (9) 16D
RAFTER TO PLATE, TOE NAIL (2) 16D
5/8" 14G ROOF SHEATHING TO FRAMING 8D OR 15 GA 1 1/2" STAPLES OR 1 1/2" RING OR SCREW SHANK NAILS 6" FROM EDGES 12" OC

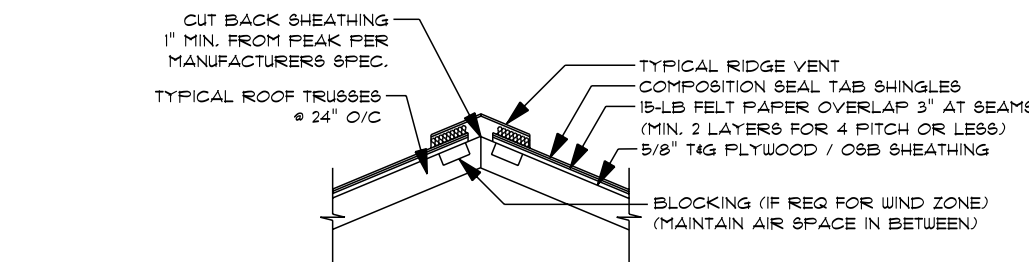
TYPICAL FRAMING SCHEDULE

TYPICAL MATERIAL REQUIREMENTS:
ALL FRAMING LUMBERS TO BE SPF #2 GRADE OR BETTER

TYPICAL SHEATHING:
FLOOR TO BE 3/4" THICK T&G OSB / PLYWOOD (OR EQUIVALENT) GLED AND SCREWED
ROOF TO BE 5/8" THICK T&G OSB / PLYWOOD (OR EQUIVALENT)
WALL TO BE 1/2" (1/16") THICK EXTERIOR GRADE OSB / PLYWOOD (OR EQUIVALENT)

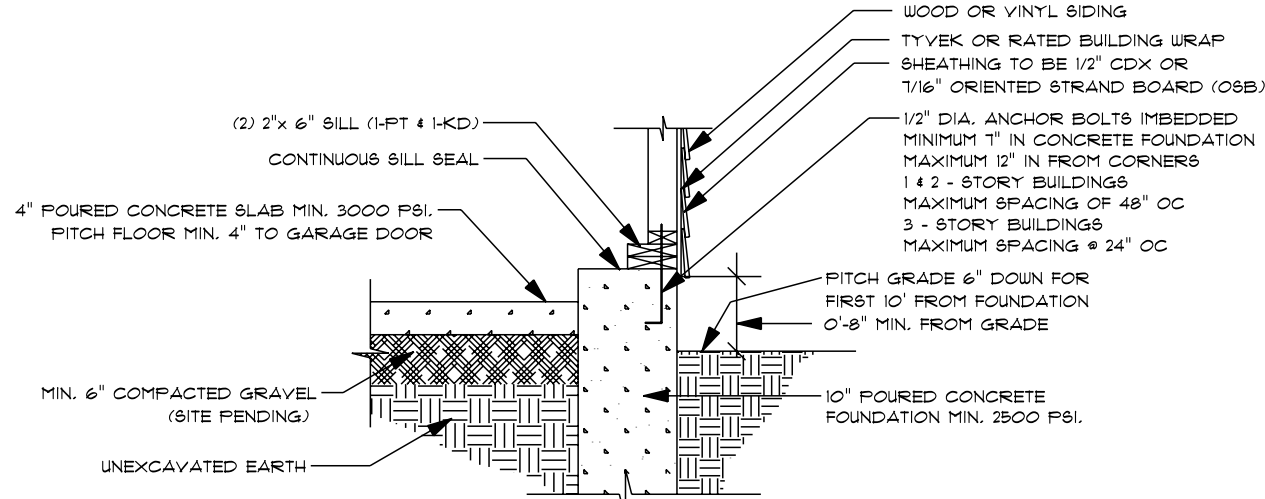
TYPICAL FLOOR FRAMING:
ALL FLOOR JOISTS TO OVERLAP MIN 3" SQUASH-BLOCKING TO BE ADDED AS REQUIRED TO TRANSFER POINT LOADS DOWN TO FOUNDATION
TYPICAL EXTERIOR DECK:
ALL DECK FRAMING MATERIALS TO BE PRESSURE-TREATED AND ALL HARDWARE TO BE GALVANIZED
ALL CUT-EDGES OF PRESSURE-TREATED LUMBER TO BE COATED FOR PROTECTION

TYPICAL FLASHING:
CORROSION RESISTANT FLASHINGS SHALL BE APPLIED AT ALL WINDOWS & DOORS, CHIMNEY, END OF MASONRY WALLS, PORCHES, DECKS, ETC AS PER CODE R103.4 PROVIDE FLASHING AT WALLS & ROOF INTERSECTIONS AS PER CODE R103.3.1
TYPICAL WEATHERSTRIPPING:
PROVIDE WEATHERSTRIPPING & INSULATION BETWEEN CONDITIONED & NON-CONDITIONED SPACES AS PER CODE N102.2.1



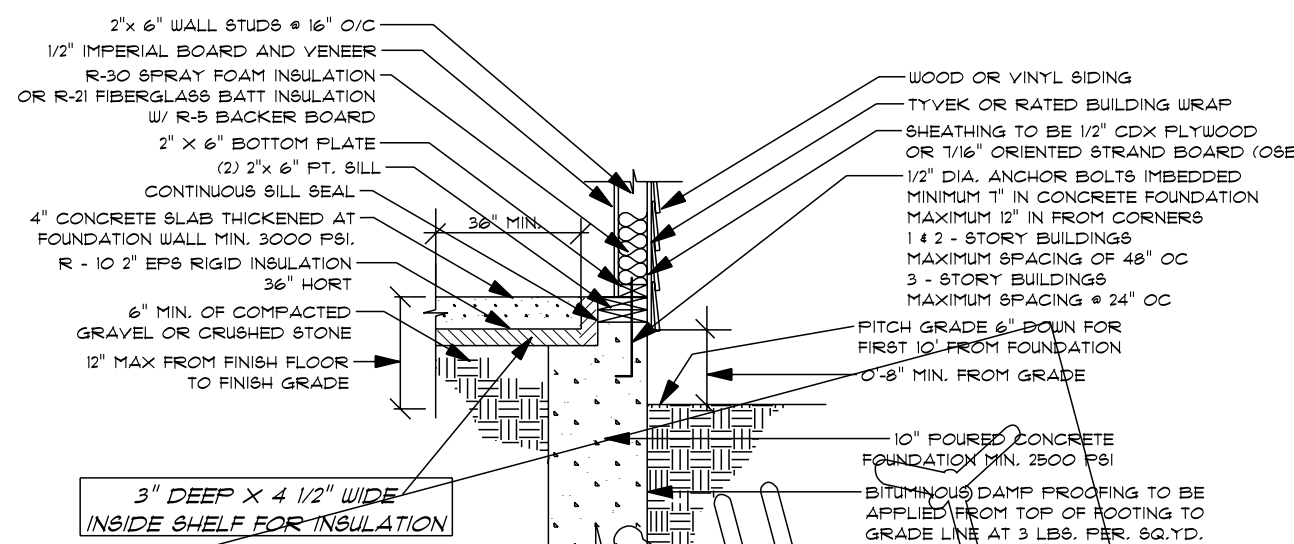
TYPICAL RIDGE W/ TRUSSES DETAIL #10

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



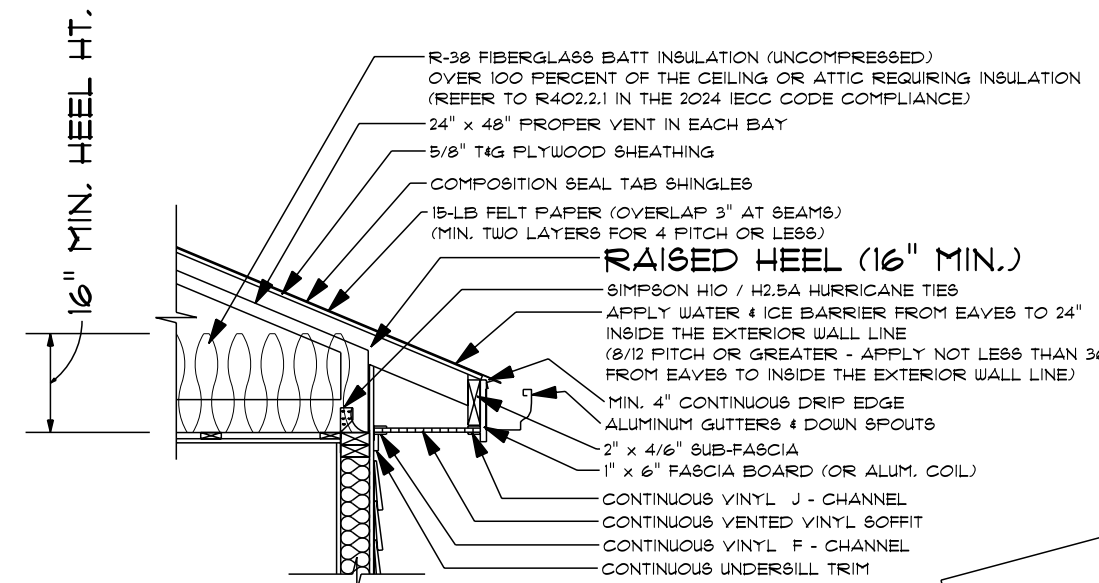
TYPICAL GARAGE WALL TO FOUNDATION DETAIL #18

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



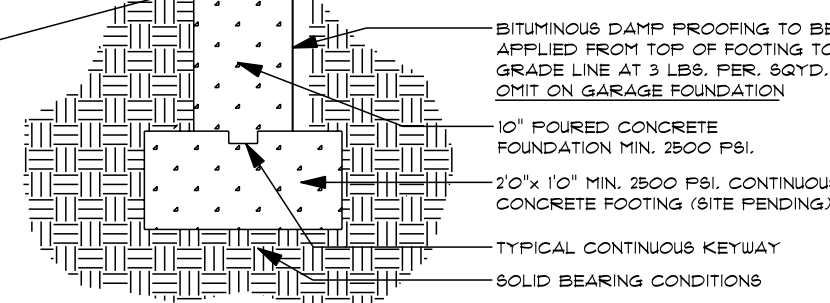
TYPICAL SLAB ON GRADE DETAIL #24

INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



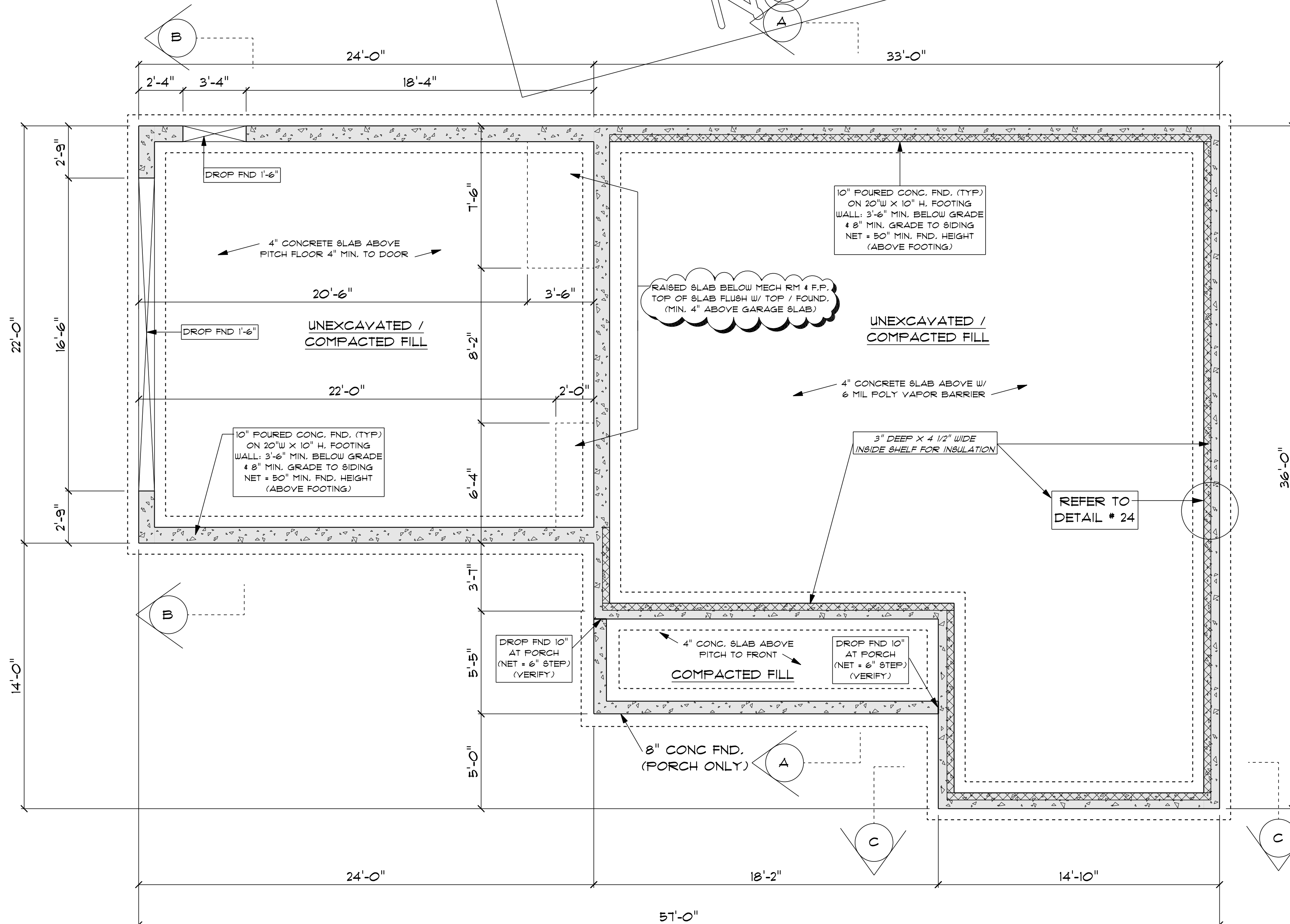
TYPICAL TRUSS W/ VINYL SOFFIT DETAIL #2

INSULATION (4 RAISED HEEL) NOT REQUIRED IN GARAGE UNLESS MATCHING TO ALIGN FASCIA (NOTED IN PLANS)



TYPICAL FOOTING DETAIL #32

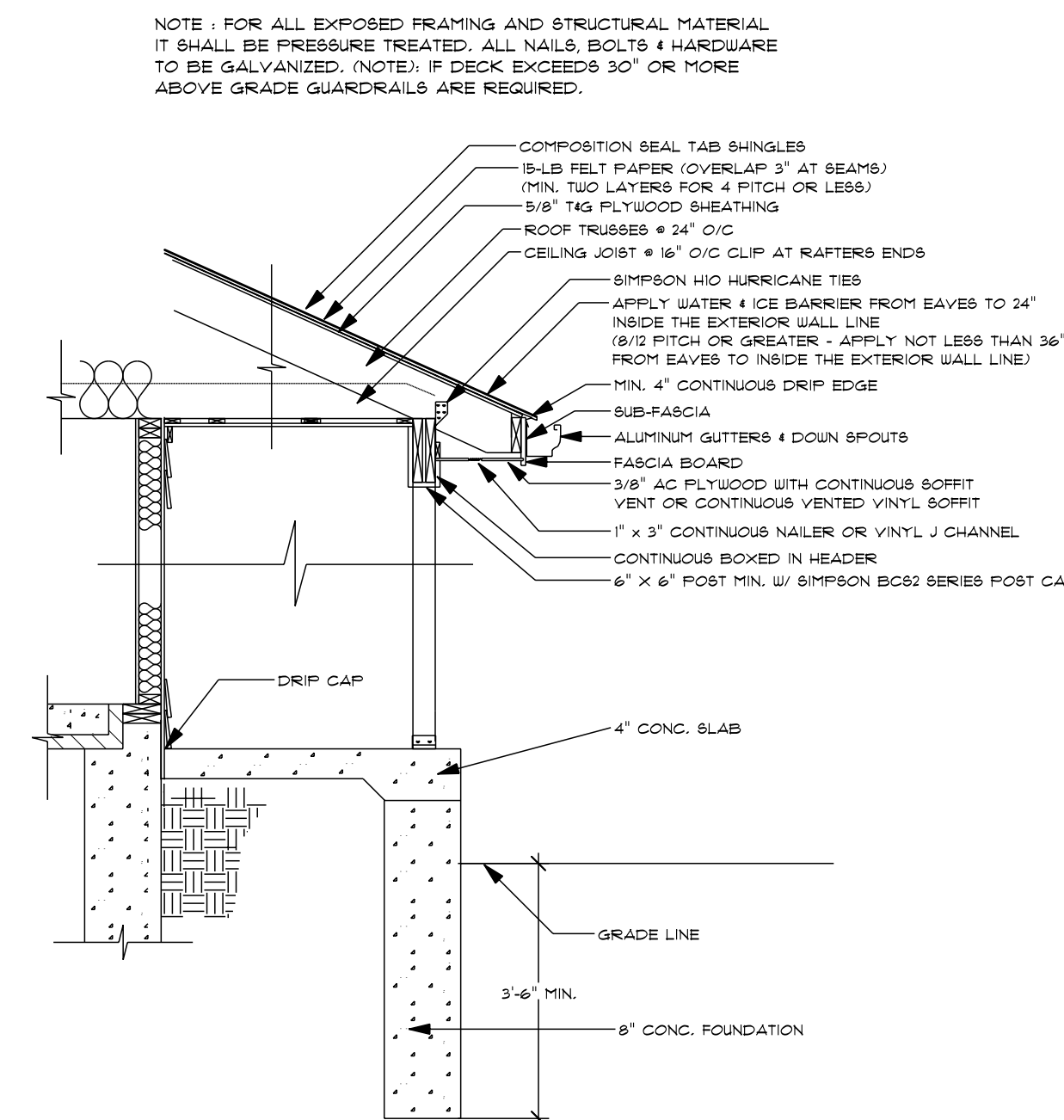
INSULATION IS NOT REQUIRED IN GARAGE UNLESS OTHERWISE NOTED IN PLANS



SLAB-ON-GRADE FOUNDATION

FOUNDATION PLAN 1/4"=1'-0"

NOTE:
ALL DROPS IN FOUNDATION, WINDOWS
AND DOORS ARE SITE PENDING AND
ARE UP TO THE DISCRETION OF THE
BUILDER / CONTRACTOR.



TYPICAL PORCH ROOF WITH DECK DETAIL #45

TYPICAL FOUNDATION CONSTRUCTION:

10" POURED 2500 PSI CONCRETE FOUNDATION
ON 24" X 12" CONTINUOUS CONCRETE FOOTING
(OPTIONAL 12" POURED FOUNDATION W/O FOOTING)

BITUMUS DAMP PROOFING • EXTERIOR WALLS
(EXCEPTION - GARAGE OR PORCH)
(2)2X6 SILL (1 FT. 1 KD SPRUCE)
CONTINUOUS SILL SEALER (HORIZONTAL & VERTICAL)

4" POURED 2500 PSI CONCRETE SLAB

6" CRUSHED STONE SUB-BASE AND
4" PERIMETER DRAINS (SITE PENDING)

6 MIL VAPOR RETARDER (6" MIN. OVERLAP • SEAMS,
ALL JOINTS TO BE SEALED AS PER CODE R806.2.3)

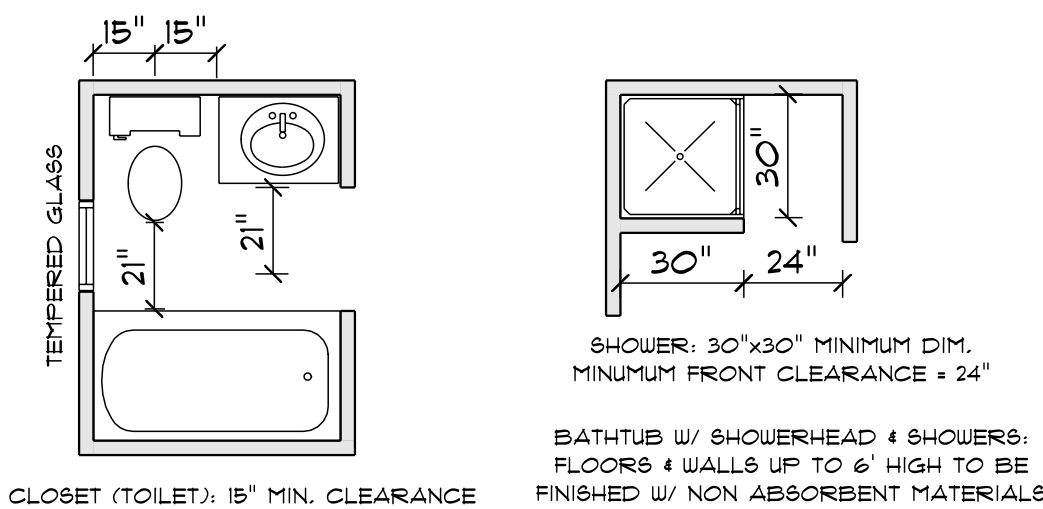
3 1/2" CONCRETE FILLED LALLY COLUMNS ON
36" X 36" X 18" DEEP CONCRETE FOOTING

TYPICAL ANCHOR BOLT REQUIREMENTS:
(SEE CODE R403.1.6)

1/2" DIA. ANCHOR BOLTS IMBEDDED
MINIMUM 1" IN CONCRETE FOUNDATION
MAXIMUM 12" IN FROM CORNERS

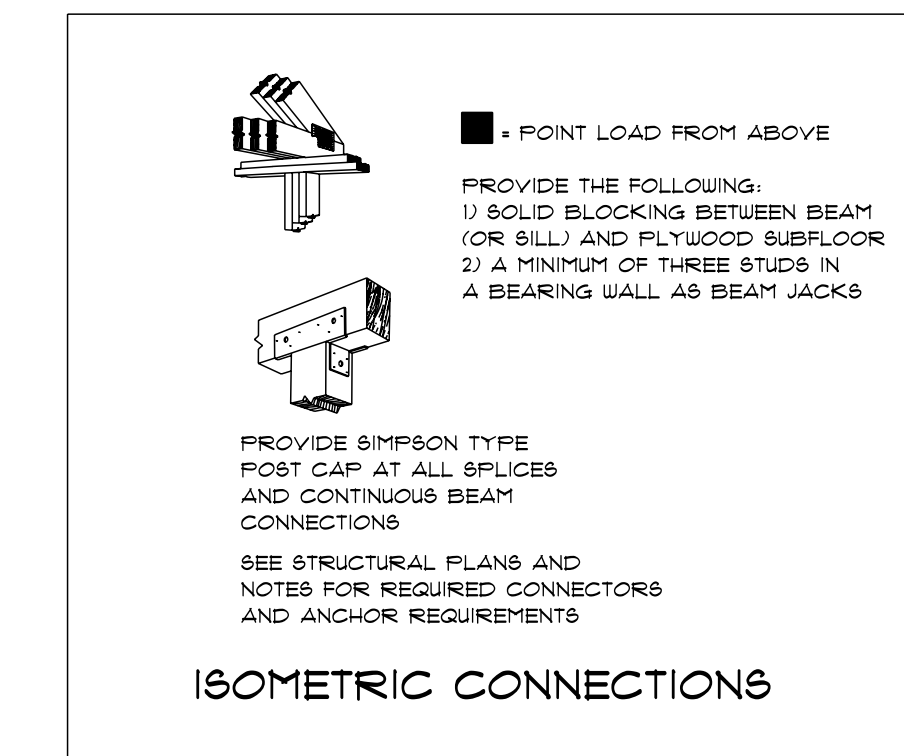
1 & 2 - STORY BUILDINGS
MAXIMUM SPACING OF 48" OC
3 - STORY BUILDINGS
MAXIMUM SPACING • 24" OC

KNEE WALLS: (AS APPLICABLE)
1/2" X 12" ANCHOR BOLTS • 48" OC
2X6 STUDS • 16" OC (KD SPRUCE)
INSULATION: R-21 BATT
EXTERIOR: (SAME AS TYPICAL WALLS)

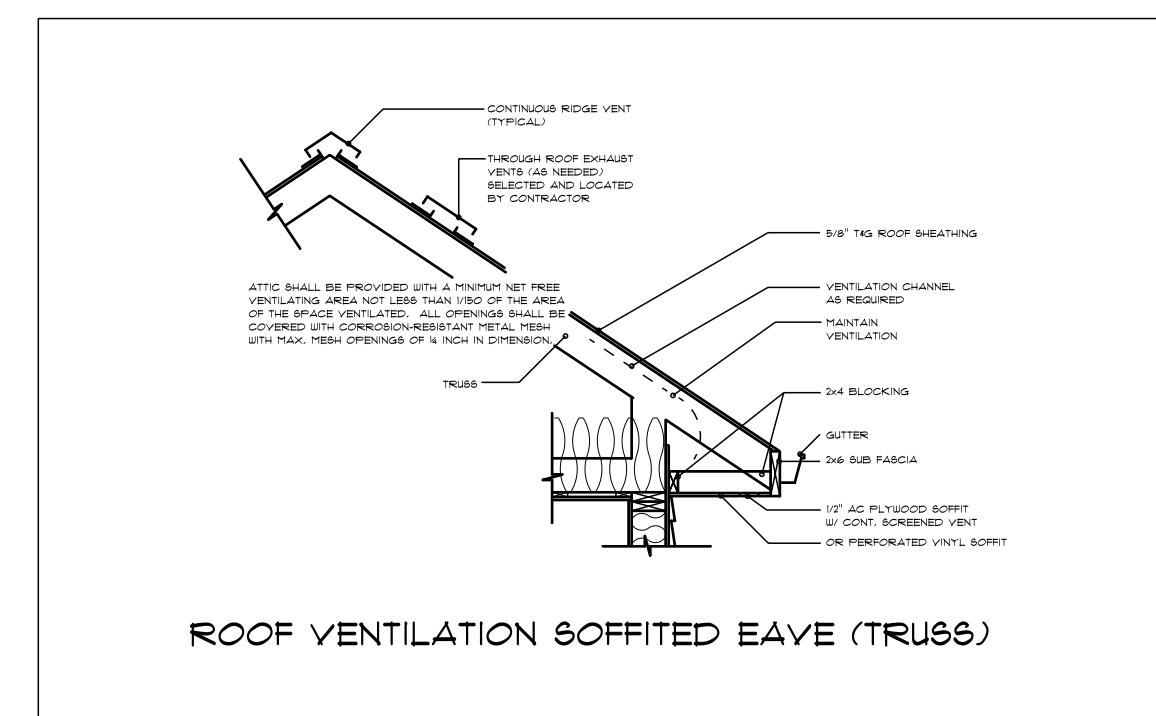


MINIMUM BATH FIXTURE CLEARANCE

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



ISOMETRIC CONNECTIONS



ROOF VENTILATION SOFFITED EAVE (TRUSS)

LEGEND:

- SOLID BEARING TO FOUNDATION
- SD SMOKE DETECTOR
- SD + CM SMOKE DETECTOR & CARBON MONOXIDE
- HW HOT WATER
- HU HEATING UNIT/ BOILER
- 50 or 100 CFM FAN VENTED TO OUTSIDE
- W WINDOW UNIT NUMBER
- LD HEAT DETECTOR (GARAGE)
- EL EXTERIOR LIGHT (IF APPLICABLE)
- T.G. TEMPERED GLASS (HAZARDOUS LOCATIONS)

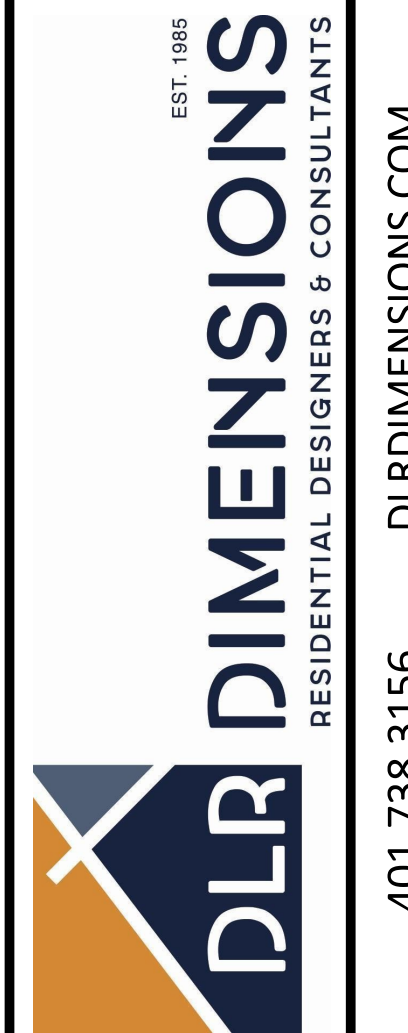
CUSTOM RANCH

PREPARED FOR:
BRIDEE CONSTRUCTION

31 KING STREET
COVENTRY, RHODE ISLAND

CONSTRUCTION PLANS ARE DRAFTED
FOR SINGLE-USE ONLY

DLR DIMENSIONS, INC.
DOES NOT PERMIT THE USE OF PLANS
THAT HAVE BEEN TAMPERED WITH
BY OUTSIDE PARTIES



DLR DIMENSIONS, INC.
IS NOT LIABLE FOR
ANY ERRORS OR
CHANGES TO NOTES
AND/OR DIMENSIONS
BUILDING CONTRACTOR
ALL DIMENSIONS AND
INSURE COMPLIANCE WITH
LOCAL AND STATE
DURING CONSTRUCTION.

SCALE
NOTED

DATE

Tuesday, January 13, 2026

APPROVED

DRR

DRAWN BY

DRR

DRAWING NUMBER

1321