

MATERIALS LIST

On site building conditions and construction methods as well as human error will cause the quantities and / or materials in this list to vary. Verify quantities, types and quality of materials to be ordered before ordering. Increases for waste not added.

FOUNDATION MATERIALS			LOFT FLOOR FRAMING MATERIALS				
CODE	DESCRIPTION	LENGTH	QTY.	CODE	DESCRIPTION	LENGTH	QTY.
F5	1/2" Gravel	20'-0"	2 YDS.	F1,1	2x6 Loft Floor Joist	12'-0"	9
F4	#4 Rebar	7	18	F4,1	Full Face O.S.B. T.&G.	4-x8-x3/4"	6
F8	Anchor Bolt, Washer	1/2" x 10"	5 YDS.	W1,1	2x4 Wall Stud	8'-0"	18
F11	Concrete						

WALL FRAMING MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
W1	2x6 Wall Stud	12'-0"	36
W1,1	2x6 Wall Stud	12'-0"	6
W2	2x6 Wall Plate, Short	16'-0"	4
W2,1	2x6 Wall Plate, Short Treated	16'-0"	2
W3	2x6 Wall Plate, Long	16'-0"	4
W3,1	2x6 Wall Plate, Long Treated	16'-0"	2
W4	2x6 Blocking	16'-0"	4
W5	2x6 Door Trimmer	8'-0"	12
W6	2x6 Header	8'-0"	1
W6,1	2x6 Header	8'-0"	2
W6,2	2x10 Header	8'-0"	3
W9	4x8 O.S.B. Sheeting	33'13/16"-14 ga	2
ST33	Simpson Strap		

FASTENERS

10 Lbs. - 12d Sinker Nails - Framing
15 Lbs. - 8d 2 3/4" Vinyl coated nails - Roof and wall sheathing
Site Verify Sliding and Roofing Fasteners

ROOF FRAMING MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
R1*	2x10 Joist Rafter	16'-0"	7
R1,1	2x6 Rafter Extension	9'-0"	5
R2	O.S.B. Roof Decking	4x8x5/8"	8
R4	2x10 Rim/Fascia	10'-0"	1
R4,1	2x6 Rim/Fascia	10'-0"	1
R12	2x4 Blocking	12'-0"	1
R15	Simpson Hurricane Tie	H2.5	10

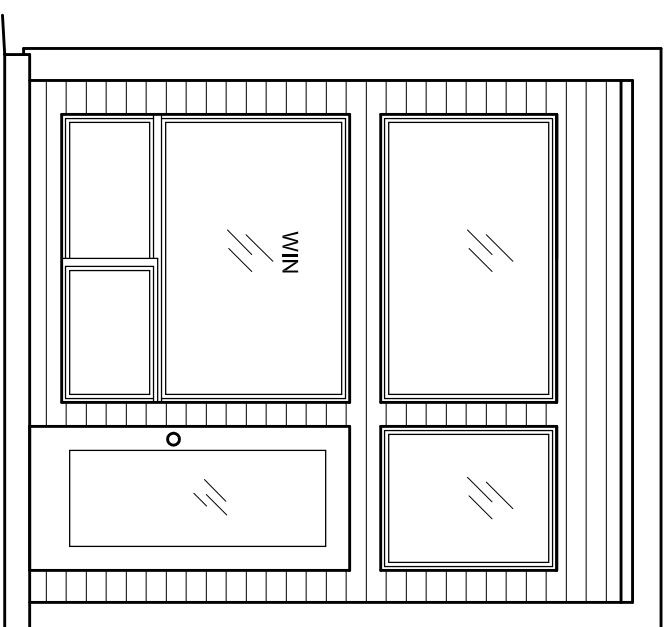
SIDING AND ROOFING MATERIALS

CODE	DESCRIPTION	LENGTH	QTY.
W7	1x6 Tongue and Groove Siding	100'-SF	
W7,1	PBR Metal Siding/Roofing	14'-0"	
R5*	Metal Eave, Rake and High side Dip Edge	*SEE NOTES	
R5,1	Metal Trim, Bent on site		
R5,2	Rain Gutter	VERIFY	
R7	PBR Metal Roofing	20'-0"	4
W8	Vapor Barrier (house wrap)	650 s.f.	
W12,1	6038 Fixed Window	6'-0" x 3'-8"	1
W12,2	6040 Fix Window Mullied to 6020XO	6'-0"x4'-0" + 6'-0"x2'-0"	1
D1	3069 Full Lite Door per owner	3'-0"x6'-8"	1

NOTE: Metal trims and flashings per manufacturer or made on site. Use trims with minimal protrusion away from edge to maintain tight fit, see details.

SYMBOLS

	DETAIL REF. SECTION REF. DRAWING NUMBER
	ELEVATION SECTION REF. DRAWING NUMBER
	KEY NOTE
	HEADER
	HOLD DOWN LOCATION
	SHEAR WALL
	DATUM POINT



16X12 TINY HOUSE - MODERN PLAN

CODE SUMMARY

APPLICABLE CODE:
INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 EDITION
PRESCRIPTIVE METHOD BUILDING REQUIREMENTS

DESIGN PARAMETERS: VERIFY LOCALLY)

WIND SPEED 100 MPH
SEISMIC CATEGORY A, B AND C
WIND EXPOSURE B
SNOW LOAD 30# / SQ. FT.

ZONING CLASSIFICATION: "U"
CONSTRUCTION TYPE: "V"

BUILDING AREAS:
MAIN FLOOR USEABLE 192 SQ.FT.
UPPER FLOOR USEABLE NOT USED
TOTAL SQ. FT. 192

GRADE TO RIDGE HEIGHT 13'-8"

ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, COUNTRY, CITY AND UTILITY COMPANY CODES AND REGULATIONS.

PROJECT INFORMATION

OWNER: _____ LIC # _____
GENERAL CONTRACTOR: _____
SITE LEGAL DESCRIPTION: _____
ASSESSORS TAX PARCEL NUMBER: (A.P.N. _____)
PROJECT STREET ADDRESS: _____

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS.
THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPECIFICATIONS (OWNERS LIST OF PRODUCTS TO BE USED WHEN BUILDING)
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO THE OWNER AND/OR BUILDER. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT PRIOR WRITTEN CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS.

SHEET INDEX

A0,1	TITLE SHEET
CIVIL DRAWINGS	
A1,1	SITE PLAN
ARCHITECTURAL DRAWINGS	
A2,1	MAIN FLOOR PLAN & WALL FRAMING PLANS & ELECTRICAL
A3,1	EXTERIOR ELEVATIONS
A4,1	BUILDING SECTION & ROOF FRAMING PLAN
A4,2	DETAILS
STRUCTURAL DRAWINGS	
S1,1	FTG. & FOUNDATION FLOOR PLAN

PLAN NO. 16X12-TH-M

16x12 TINY HOUSE

Big Idea Designs
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TITLE SHEET
MATERIALS
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PROJECT
INFO.

A0.1