



**DESIGN CRITERIA**

DESIGNED TO MEET 2021 IRC RESIDENTIAL CODE

- GROUND SNOW LOAD: 30 psf
- ROOF DEAD LOAD: 20 psf
- WIND ZONE (LOAD): 130 psf
- SEISMIC DESIGN CATEGORY: B psf
- FLOOR LIVE LOAD (non-sleeping): 40 psf
- FLOOR LIVE LOAD (sleeping): 30 psf
- FLOOR DEAD LOAD: 10 psf



NOTE:  
SIDING, TRIM, EXTERIOR DECK,  
RAILS AND STEPS BY OTHERS.

**LAKE REGION BUILDING &  
RENOVATION  
JOHN PETERS  
FRONT ELEVATION**

Drawn By: SRS

Date: 2/22/24

Rev:

Rev:

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

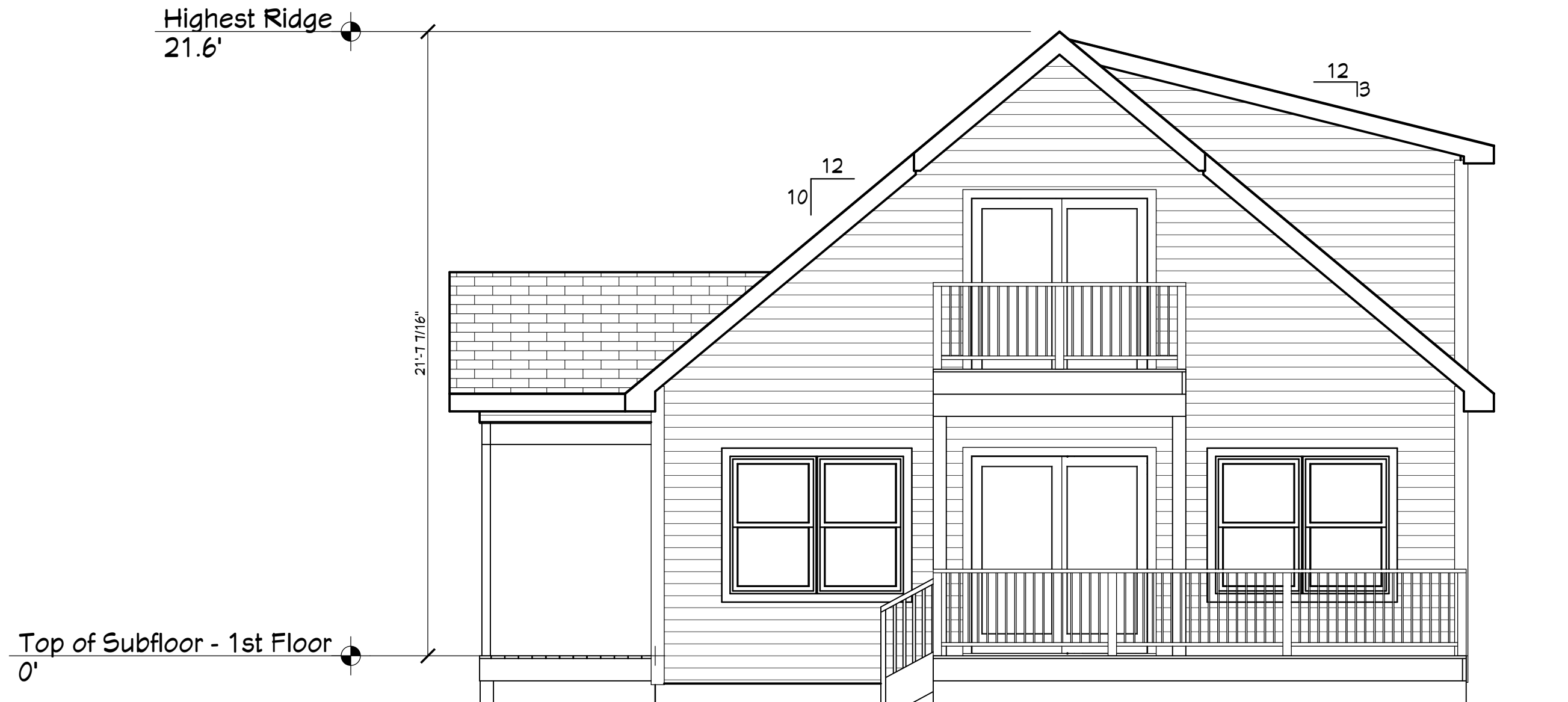
**J4807**

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**LAKE REGION BUILDING &  
RENOVATION  
JOHN PETERS  
RIGHT ELEVATION**

Drawn By: SRS

Date: 2/22/24

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

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**P-2**

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**LAKE REGION BUILDING &  
RENOVATION  
JOHN PETERS  
REAR ELEVATION**

Drawn By: SRS  
Date: 2/22/24  
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Rev:  
Scale: 1/4" = 1'-0"

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**J4807**

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**LAKE REGION BUILDING &  
RENOVATION  
JOHN PETERS  
LEFT ELEVATION**

Drawn By: SRS

Date: 2/22/24

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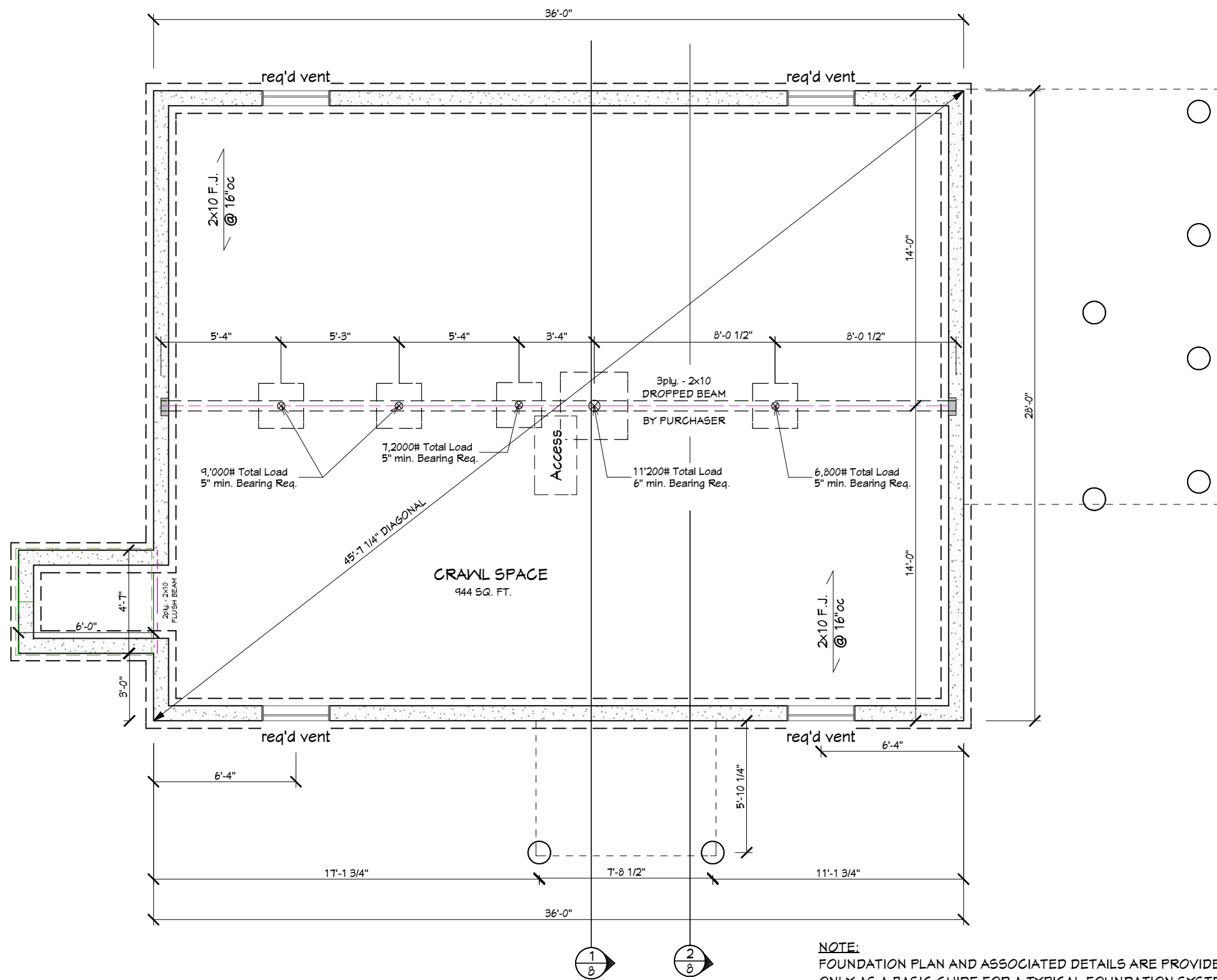
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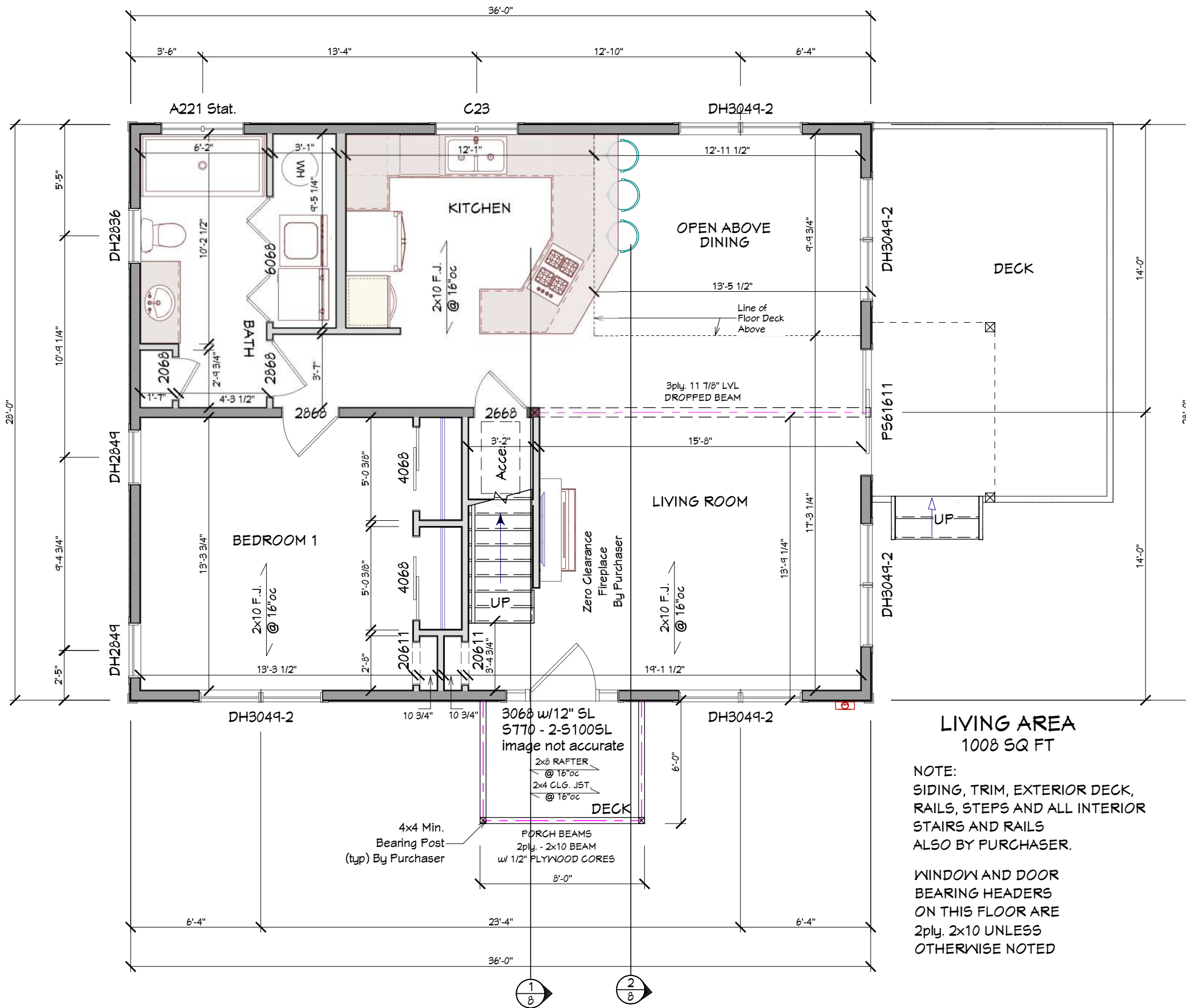
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**LAKE REGION BUILDING & RENOVATION**  
**JOHN PETERS**  
**CRAWL SPACE**

Drawn By: SRS  
 Date: 2/22/24  
 Rev:  
 Rev:  
 Scale: 3/16" = 1'-0"

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**P-5**



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**LAKE REGION BUILDING & RENOVATION**  
**JOHN PETERS**  
**FIRST FLOOR PLAN**

Drawn By: SRS  
 Date: 2/22/24  
 Rev:  
 Rev:  
 Scale: 3/16" = 1'-0"

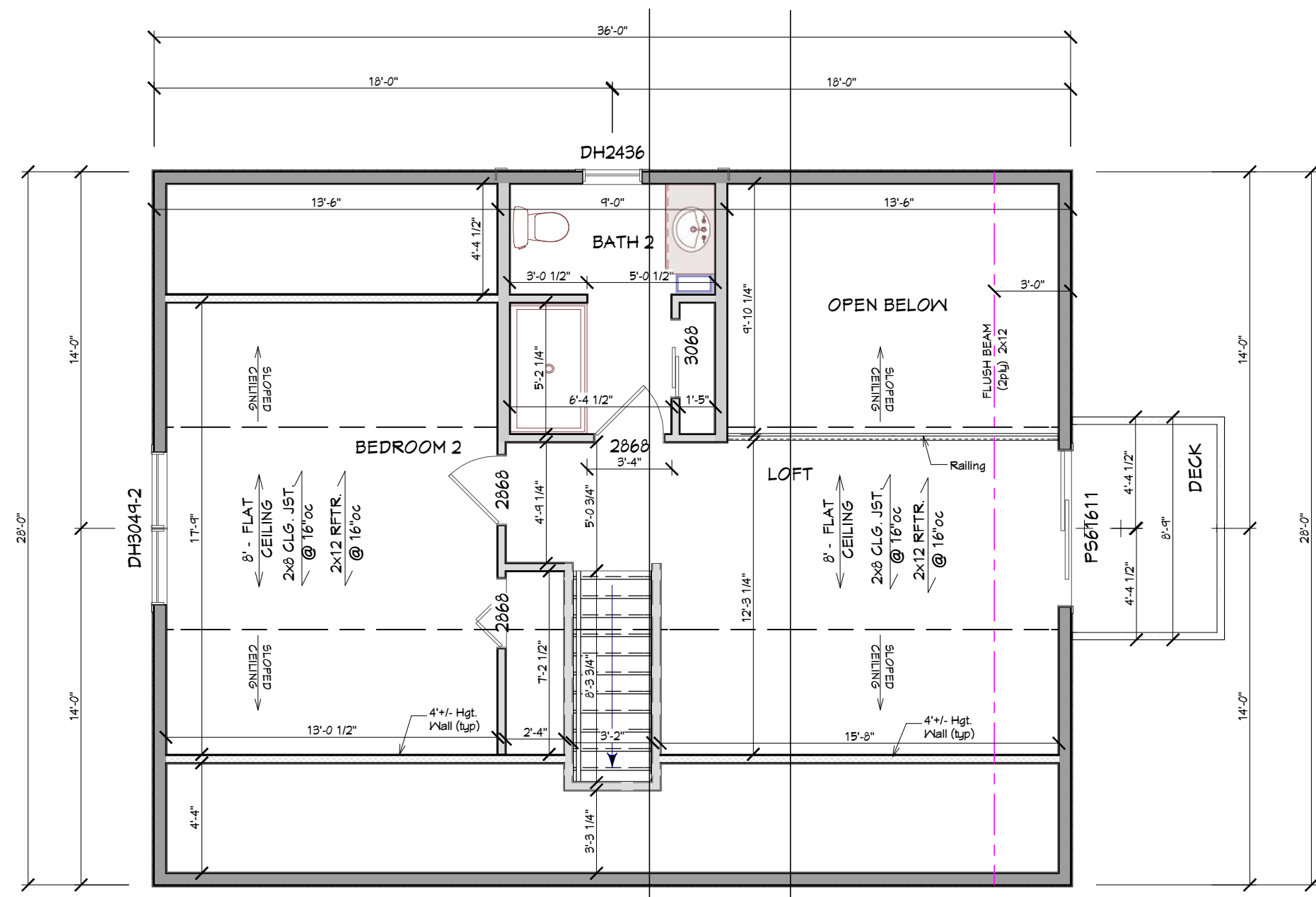
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**P-6**



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INTERIOR DOOR SCHEDULE					
FLOOR	LABEL	TYPE	QTY	UNIT	COMMENTS
1	2068	HINGED	1	24"X80"	2-PANEL SHAKER
1	2668	HINGED	1	30"X80"	2-PANEL SHAKER
1	2868	HINGED	2	32"X80"	2-PANEL SHAKER
1	4068	SLIDER	2	48"X80"	2-PANEL SHAKER
1	6068	4 DR. BIFOLD	1	72"X80"	2-PANEL SHAKER
2	2868	HINGED	2	32"X80"	2-PANEL SHAKER
2	3068	SLIDER	1	36"X80"	2-PANEL SHAKER
2	2868	2 DR. BIFOLD	1	32"X80"	2-PANEL SHAKER

EXTERIOR DOOR SCHEDULE					
LABEL	TYPE	QTY	R/O	U-FACTOR	MANUFACTURER
3068 W/12" SL S770 - 2-51005L IMAGE NOT ACCURATE	MULLED UNIT	1	65"X82 7/8"	0.28	THERMA-TRU SMOOTH STAR

WINDOW SCHEDULE								
FLOOR	LABEL	TYPE	QTY	R/O	EGRESS	TEMPERED	U-FACTOR	MANUFACTURER
0	REQ'D VENT	LOUVERED	4	36"X24"			N/A	LOCATION AND VENT BY PURCHASER
1	DH3049-2	MULLED UNIT	5	72"X57"	YES		0.26	ANDERSEN 200 SERIES
1	PS61611	SLIDER	1	72 3/4"X82 7/8"	YES		0.25	PERMA-SHIELD GLIDDER PATIO DOOR
1	A221 STAT.	DOUBLE CASEMENT	1	48 1/2"X24 5/8"			0.26	ANDERSEN 400 SERIES
1	G23	DOUBLE CASEMENT	1	48 1/2"X36 1/2"			0.24	ANDERSEN 400 SERIES
1	DH2836	DOUBLE HUNG	1	32"X42"		YES	0.26	ANDERSEN 200 SERIES
1	DH2849	DOUBLE HUNG	2	32"X56 1/2"			0.26	ANDERSEN 200 SERIES
2	DH3049-2	MULLED UNIT	1	72"X57"	YES		0.26	ANDERSEN 200 SERIES
2	PS61611	SLIDER	1	72 3/4"X82 7/8"	YES		0.25	PERMA-SHIELD GLIDDER PATIO DOOR
2	DH2436	DOUBLE HUNG	1	28"X42"		YES	0.26	ANDERSEN 200 SERIES

LIGHT & VENT SCHEDULE, PURCHASER						
ROOM NAME	AREA	REQUIRED LIGHT & VENT	PROVIDED LIGHT & VENT	REQUIRED EGRESS	EGRESS PROVIDED	
BATH	75 SQ.FT.	6.0 L & 3.0 V	4.98 L & 3.06 V		N/A	
BATH 2	69 SQ.FT.	5.52 L & 2.76 V	11.11 L & 5.91 V		N/A	
BEDROOM 1	175 SQ.FT.	14.0 L & 7.0 V	36.44 L & 21.62 V	5.7 SQ.FT.	5.76 SQ. FT.	
BEDROOM 2	229 SQ.FT.	18.32 L & 9.16 V	19.82 L & 11.52 V	5.7 SQ.FT.	5.76 SQ. FT.	

Purchaser Responsible for Mechanical Light & Vent for any Habitable room that does not meet 8% light & 4% Vent

**LIVING AREA**  
588 SQ FT  
NOTE: ALL STAIRS AND RAILINGS BY PURCHASER  
WINDOW AND DOOR BEARING HEADERS ON THIS FLOOR ARE 2ply. 2x10 UNLESS OTHERWISE NOTED

LAKE REGION BUILDING & RENOVATION  
**JOHN PETERS**  
SECOND FLOOR PLAN

Drawn By: SRS

Date: 2/22/24

Rev:

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Scale: 3/16" = 1'-0"

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P-7



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**FLOOR SYSTEM**  
 FIRST FLOOR: 2x10 @ 16" OC  
 SECOND FLOOR: 2x10 @ 16" OC  
 SUBFLOOR: 3/4" T&G ADVANTECH

**EXTERIOR WALL SYSTEM**  
 FRAMING: 2x6 @ 16" OC  
 SHEATHING: 7/16" ZIP SYSTEM

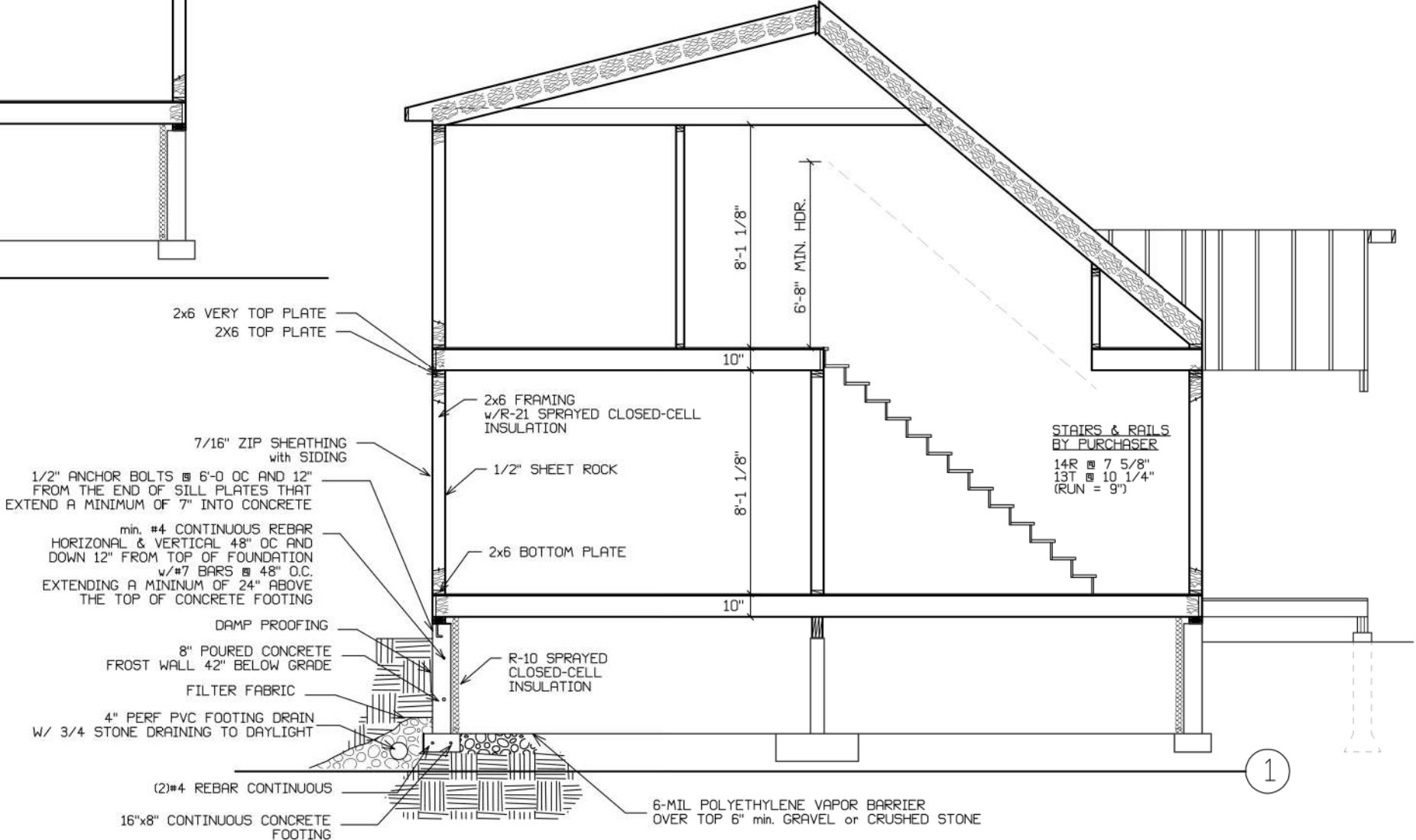
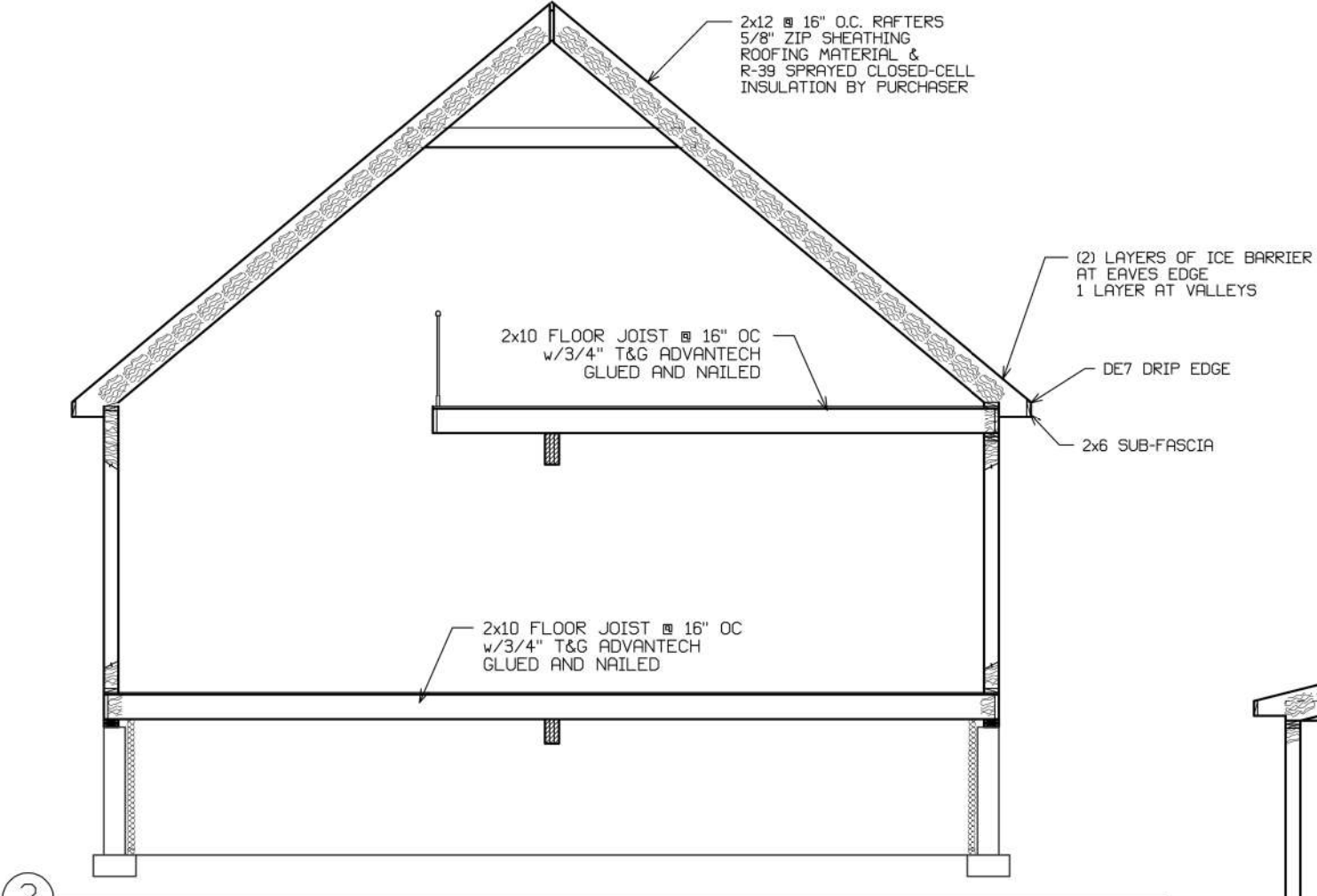
**ROOF SYSTEM**  
 2x12 @ 16" O.C. RAFTERS  
 SHEATHING: 5/8" ZIP SYSTEM  
 2x8 @ 16" O.C. CEILING JOIST

**ROOF MATERIAL BY PURCHASER**

**SOFFIT SYSTEM**  
 FASCIA: BY BUILDER  
 SUBFASCIA: 2x6  
 SOFFIT: BY BUILDER  
 DRIP EDGE: DE7

**CLOSED-CELL INSULATION (BY PURCHASER)**  
 CEILING: R-38  
 EXTERIOR WALLS: R-21  
 CRAWL SPACE FROST WALLS: R-10

**CRAWL SPACE FOUNDATION (BY PURCHASER)**  
 FOUNDATION WALL: 8" POURED  
 CONCRETE FOOTINGS: 16" x 8"  
 VAPOR BARRIER: 6 mil. POLY.  
 SILL PLATE: (2) 2x6 PRESSURE TREATED



**LAKE REGION BUILDING &  
 RENOVATION  
 JOHN PETERS  
 SECTIONS & SCHEDULES**

Drawn By: SRS

Date: 2/22/24

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HARVEST HOMES, INC. IS A WHOLESALE MANUFACTURER AND SELLER OF BUILDING COMPONENTS AND ALL BUILDERS, DEALERS AND INDIVIDUALS AUTHORIZED BY HARVEST HOMES, INC. TO USE ITS BUILDING COMPONENTS, MATERIALS, DESIGNS, TRADEMARK AND/OR LOGO ARE INDEPENDENTLY OWNED AND OPERATED AND HAVE BEEN DEVELOPED FOR THE PURPOSE OF A HARVEST HOMES MATERIAL PACKAGE FOR THE PROJECT. THESE PLANS SHALL NOT BE LOANED, COPIED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF HARVEST HOMES, INC.





GENERAL NOTES

BUILDING CODES AND REQUIREMENTS VARY FROM JURISDICTION TO JURISDICTION. HARVEST HOMES, INC. CANNOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION.

ALL CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CONSTRUCTION AND ENERGY CODES, AS WELL AS ALL LAWS, STATUTES, AND LOCAL REGULATIONS APPLICABLE TO ONE AND TWO FAMILY DWELLINGS.

THE PURCHASER IS RESPONSIBLE TO THE LOCAL BUILDING DEPARTMENT AND THAT DEPARTMENT'S INTERPRETATION OF THE BUILDING CODE SHOULD IT DIFFER FROM THESE PLANS, SPECIFICATIONS, CONSTRUCTION DRAWINGS AND DETAILS.

IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER TO REVIEW ALL DIMENSIONS AND DETAILING AND TO ASSESS AND VERIFY MEASUREMENTS OF EXISTING CONDITIONS. ANY OMISSIONS, ERRORS OR DISCREPANCIES IN THESE PLANS MUST BE REPORTED IN WRITING TO HARVEST HOMES PRIOR TO CONSTRUCTION. THESE DRAWINGS AND DETAILS SHOULD NOT BE SCALED FOR ANY PURPOSE.

PURCHASER IS TO COMPLY WITH ALL LAWS, RULES, ORDINANCES AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON SAFTY AND THE PERFORMANCE OF THE WORK.

THE SERVICES OF HARVEST HOMES DOES NOT EXTEND TO OR INCLUDE THE REVIEW OF SITE CONDITIONS OR THE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE OF THEIR JOB. THUS, HARVEST HOMES IS NOT RESPONSIBLE AND IS TO BE HELD HARMLESS BY THE OWNER AND/OR PURCHASER FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS OR COST INVOLVED ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTORS WORK OR THE SITE CONDITIONS WHICH MAY REQUIRE FURTHER ANALYSIS FROM THE PURCHASERS' SITE ENGINEER OR ARCHITECT.

THE PURCHASER SHALL PROVIDE EACH ITEM MENTIONED, INDICATED OR IMPLIED TO ACHIEVE THE INTENDED BUILDING ACCORDING TO THE METHODS OF BEST CONSTRUCTION PRACTICES. THE PURCHASER SHALL BE RESPONSIBLE FOR ALL LABOR, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK, AND MATERIALS REQUIRED TO CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS, WHETHER OR NOT DOCUMENTED ON THESE PLANS.

ALL EQUIPMENT AND MATERIALS USED ON THIS BUILDING ARE TO BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

THE DESIGN AND SITE LAYOUT OF FOUNDATION, THE DRAINAGE AND THE WATER PROOFING SYSTEM IS THE RESPONSIBILITY OF THE PURCHASER AND MAY REQUIRE FURTHER ANALYSIS FROM THE PURCHASER'S SITE ENGINEER OR ARCHITECT.

THESE DRAWINGS, HARVEST HOMES' SPECIFICATIONS, CONSTRUCTION DRAWINGS AND DETAILS HAVE BEEN PREPARED FOR STRUCTURAL REFERENCE ONLY. ANY ADDITIONAL REQUIREMENTS OR BUILDING SYSTEMS INCLUDING BUT NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, EXTERIOR DECKS, ADDITIONS OR ANY ALTERATIONS NOT SPECIFICALLY SHOWN AND DETAILED ON THE PLAN IS THE RESPONSIBILITY OF THE PURCHASER.

ANY ALTERATION TO, OR OMISSION FROM THESE PLANS, SUCH AS, BUT NOT LIMITED TO ADDITIONS, EXTERIOR DECKS, FIELD CONNECTIONS, SITE CONDITIONS, OR ANY VARIANCE NOT SPECIFICALLY SHOWN ON THESE PLANS ARE THE RESPONSIBILITY OF THE PURCHASER AND WILL REQUIRE FURTHER ANALYSIS FROM A SITE ENGINEER OR ARCHITECT AT THE PURCHASER'S EXPENSE. ALL FRAMING LUMBER TO BE SPF STUD GRADE OR #2 AND BETTER S-DRY. ALL SHEATHING AND UNDERLAYMENT IS TO BE AGENCY CERTIFIED.

ALL FRAMING AND FASTENING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. ALL FRAMING MUST HAVE POSITIVE CONNECTIONS TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

ALL BEAM, GIRDER AND HEADER SUPPORTS MUST BE CONTINUOUS STRUCTURAL MEMBERS, CAPABLE OF TRANSMITTING ALL LOADS TO BEARINGS AND FOOTINGS THAT ARE BELOW FROST DEPTH IN ACCORDANCE TO LOCAL JURISDICTIONS.

ALL LOAD BEARING HEADERS TO BE A MINIMUM OF (2) 2x10'S, UNLESS OTHERWISE NOTED. ALL NON-BEARING HEADERS TO BE 2x4 OR 2x6 CRIBBED HEADERS, UNLESS OTHERWISE NOTED.

ALL HEADERS IN BEARING WALLS ON OPENINGS 5'-0" OR GREATER WILL BE SUPPORTED ON EACH SIDE BY A MINIMUM OF (2) STUDS THE SIZE OF THE ADJACENT BEARING WALL (HEADERS UNDER 5'-0" WILL HAVE A SINGLE STUD ON EACH SIDE)

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT DRILLING AND NOTCHING IS WITHIN THE LIMITATIONS SPECIFIED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND THOSE SPECIFIED BY THE PRODUCT MANUFACTURER.

THE PURCHASER IS TO ENSURE THAT FIRE STOPPING AND BLOCKING IS FIELD INSTALLED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE ALL CHIMNEYS AND CHIMNEY FLUES ARE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT ALL FIREPLACES ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

DESIGN CRITERIA:

GROUND SNOW LOAD; 30 psf  
 WIND ZONE; 130 mph  
 ALL FLOORS OTHER THAN SLEEPING ROOMS 40 psf LIVE LOAD  
 SLEEPING ROOMS 30 psf LIVE LOAD  
 DEAD LOAD OF 10 psf FOR ALL FLOORS

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT ALL HABITABLE ROOMS HAVE ADEQUATE NATURAL LIGHT AND NATURAL VENTILATION, AND ARE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT ALL HABITABLE ROOMS WITHOUT NATURAL VENTILATION OR LIGHT ARE EQUIPPED WITH ARTIFICIAL LIGHT AND MECHANICAL FANS DIRECTLY VENTED TO THE OUTSIDE, AND ARE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE ENCLOSED ATTIC AND RAFTER SPACES HAVE ADEQUATE VENTILATION, AND ARE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT ICE PROTECTION IS INSTALLED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT THE WINDOWS MEET EMERGENCY EGREES AND SAFETY GLAZING REQUIREMENTS SET FORTH BY ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT ALL ELECTRICAL WIRING AND EQUIPMENT IS DESIGNED AND INSTALLED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT ALL PLUMBING AND HEATING EQUIPMENT IS DESIGNED AND INTALLED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND ACCORDING TO THE MANUFACTURERS' RECOMMENDATIONS.

IT IS THE PURCHASER'S RESPONSIBILITY TO ENSURE THAT THE WALLS, FLOORS AND ROOF ARE PERMANENTLY BRACED TO RESIST RACKING AND UPLIFT FROM SEISMIC AND WIND FORCES.

NOTE:

IN ADDITION TO THE ABOVE INFORMATION THE PURCHASER MUST REVIEW AND ADHERE TO ALL NOTES AND DETAILS PROVIDED AS PART OF HARVEST HOMES' SPECIFICATIONS, PLANS AND CONSTRUCTION DOCUMENTS AND DETAILS.

USE OF THESE PLANS WITHOUT CONSENT FROM HARVEST HOMES, INC. IS HEREBY PROHIBITED. DO NOT SCALE THESE DRAWINGS. USE ONLY THOSE DIMENSIONS SHOWN. ALL DIMENSIONS ARE SUBJECT TO FIELD VERIFICATION. OWNER AND CONTRACTOR SHALL CONSULT APPLICABLE BUILDING CODES TO INSURE PLANS AND DETAILS ARE IN CONFORMANCE WITH ALL REQUIREMENTS. HARVEST HOMES ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS OR STRUCTURAL PROBLEMS RESULTING FROM THE FAILURE TO COMPLY TO THESE PLANS. UNAUTHORIZED REVISIONS WILL BE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. HARVEST HOMES IS NOT RESPONSIBLE FOR ANY ON-SITE SUPERVISION OR INSPECTION OF WORKMANSHIP. CODE COMPLIANCE OR OTHER RELATED ASPECTS OF CONSTRUCTION MANAGEMENT. BUILDER IS RESPONSIBLE FOR SUPPLYING ALL BRACING, SCAFFOLDING, AND OTHER EQUIPMENT NECESSARY FOR CONSTRUCTION OF THE PROJECT.

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LAKE REGION BUILDING &  
 RENOVATION  
 JOHN PETERS  
 GENERAL NOTES

Drawn By: SRS

Date: 2/22/24

Rev:

Rev:

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

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