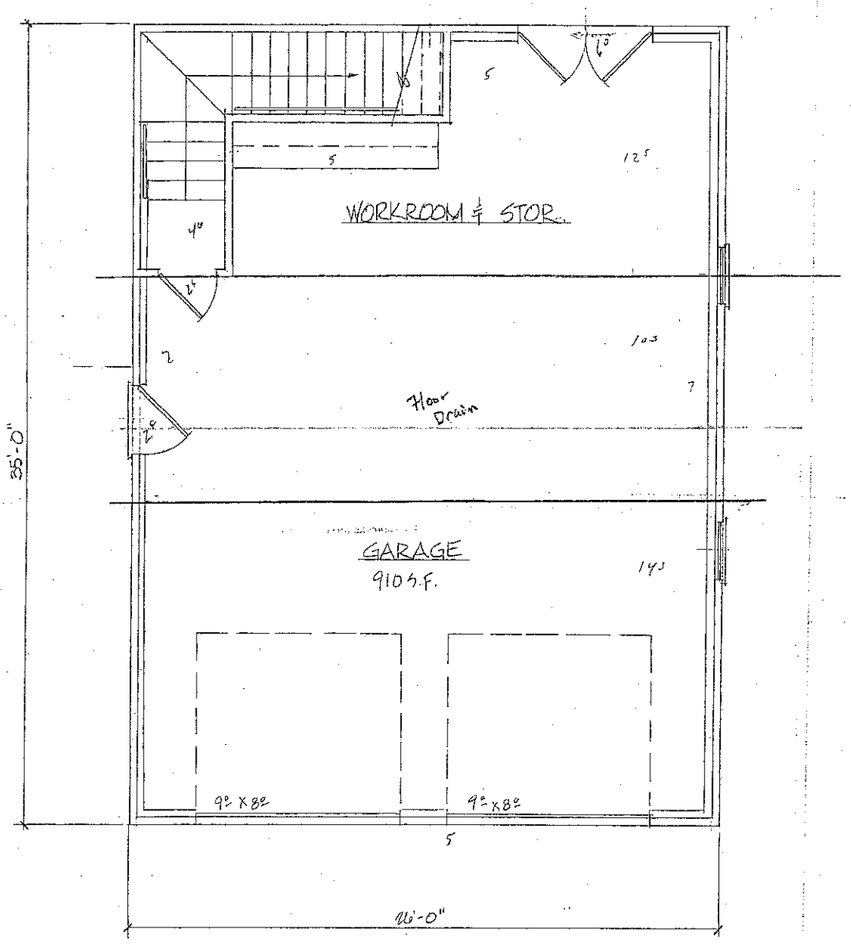
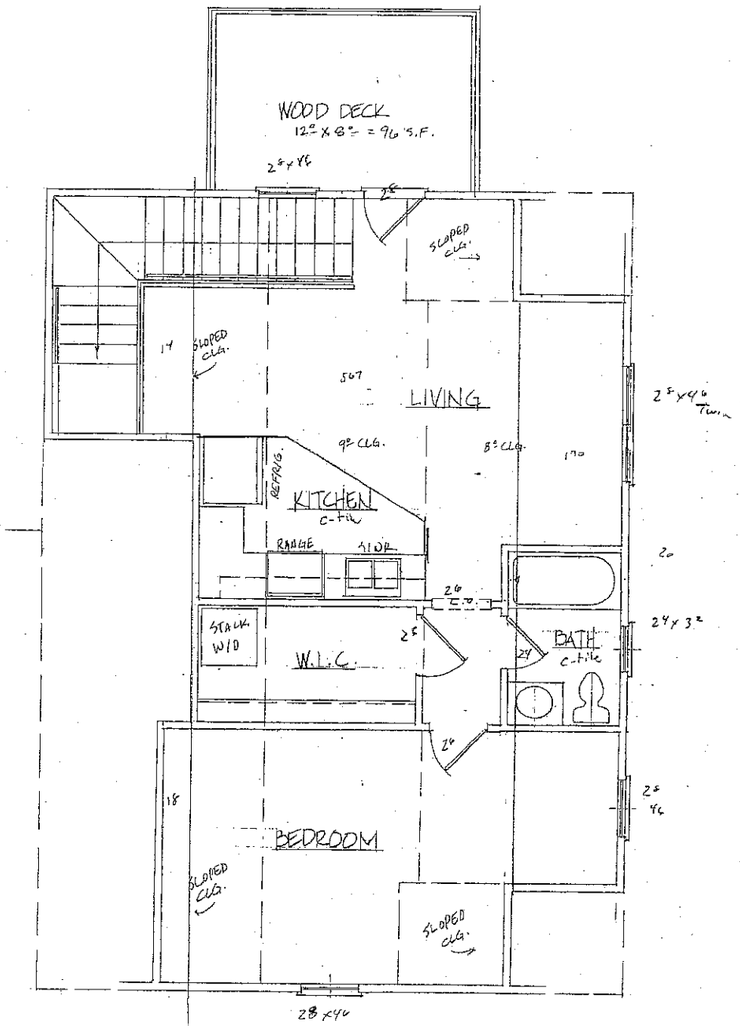


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



7½ x 4½ = 33.75
7 x 2½ = 17.81
13' x 13' = 370.3628
20½ x 7' = 151.0175
15½ x 4½ = 71.875
646.1753

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

MELAZZO
10-14-2003
BY CHRIS MCNEELY

DOOR SCHEDULE

SYMBOL ○

MARK	SIZE	QUAN.	DESCRIPTION
1	(2) 2'-6" x 6'-8"	1	EXT., FULL GLASS W/ 12" TRANSOM
2	2'-8" x 6'-8"	4	EXT. FULL GLASS W/ 12" TRANSOM
3	2'-8" x 6'-8"	2	EXT.
4	3'-0" x 6'-8"	1	EXT., 1 HOUR FIRE-RATED
5	8'-0" x 7'-0"	2	GARAGE
6	2'-8" x 6'-8"	4	INT.
7	2'-6" x 6'-8"	1	INT. (2 IF OPTIONAL BATH IS USED)
8	2'-4" x 6'-8"	4	INT. (5 IF OPTIONAL BATH IS USED)
9	2'-0" x 6'-8"	7	INT.
10	1'-6" x 6'-8"	1	INT. (0 IF OPTIONAL BATH IS USED)
11	(2) 2'-0" x 6'-8"	6	INT. (5 IF OPTIONAL BATH IS USED)

WINDOW SCHEDULE

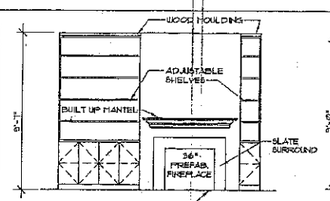
SYMBOL □

MARK	SIZE	QUAN.	DESCRIPTION
A	(2) 2'-8" x 6'-1"	2	CSMT
B	(2) 2'-8" x 6'-1"	2	CSMT, W/ 12" TRANSOM *
C	2'-1" x 4'-8"	2	CSMT
D	(3) 2'-8" x 6'-1"	4	CSMT
E	2'-8" x 6'-1"	4	CSMT
F	1'-9" x 5'-8"	2	CSMT, W/ 12" TRANSOM *
G	(2) 2'-8" x 5'-8"	2	CSMT
H	(3) 2'-8" x 5'-8"	1	CSMT
J	2'-8" x 3'-8"	1	CSMT
K	1'-3" x 2'-6"	2	FIXED
L	3'-6" x 2'-8"	2	FIXED, ARCH TOP *
M	2'-8" x 4'-8"	2	CSMT

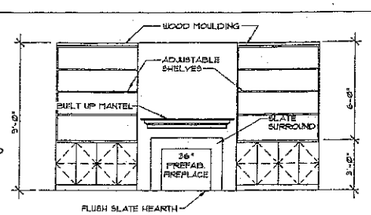
ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
* SEE ELEVATION FOR TRANSOM.

PLAN NOTES:

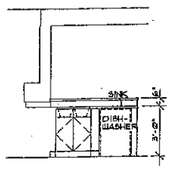
1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION. RECOMMENDED LOCATIONS ARE AS FOLLOWS: THE WATER HEATER MAY TYPICALLY BE PLACED IN THE CRAWL SPACE OR IN THE GARAGE. H.V.A.C. UNIT(S) MAY TYPICALLY BE PLACED, IN THE CRAWL SPACE OR IN THE ATTIC FOR ONE STORY HOMES, IN THE CRAWL SPACE FOR THE FIRST FLOOR AND IN ATTIC FOR THE SECOND FLOOR IN TWO STORY HOMES. H.V.A.C. EQUIPMENT IN ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING AS LARGE AS THE LARGEST PIECE OF EQUIPMENT AND IN NO CASE LESS THAN 22"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL, 2X4'S @ 16" O.C. UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.



Ⓐ MEDIA / REC. RM.



Ⓑ GREAT ROOM

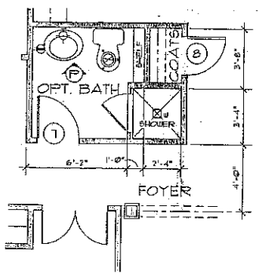


Ⓒ KITCHEN

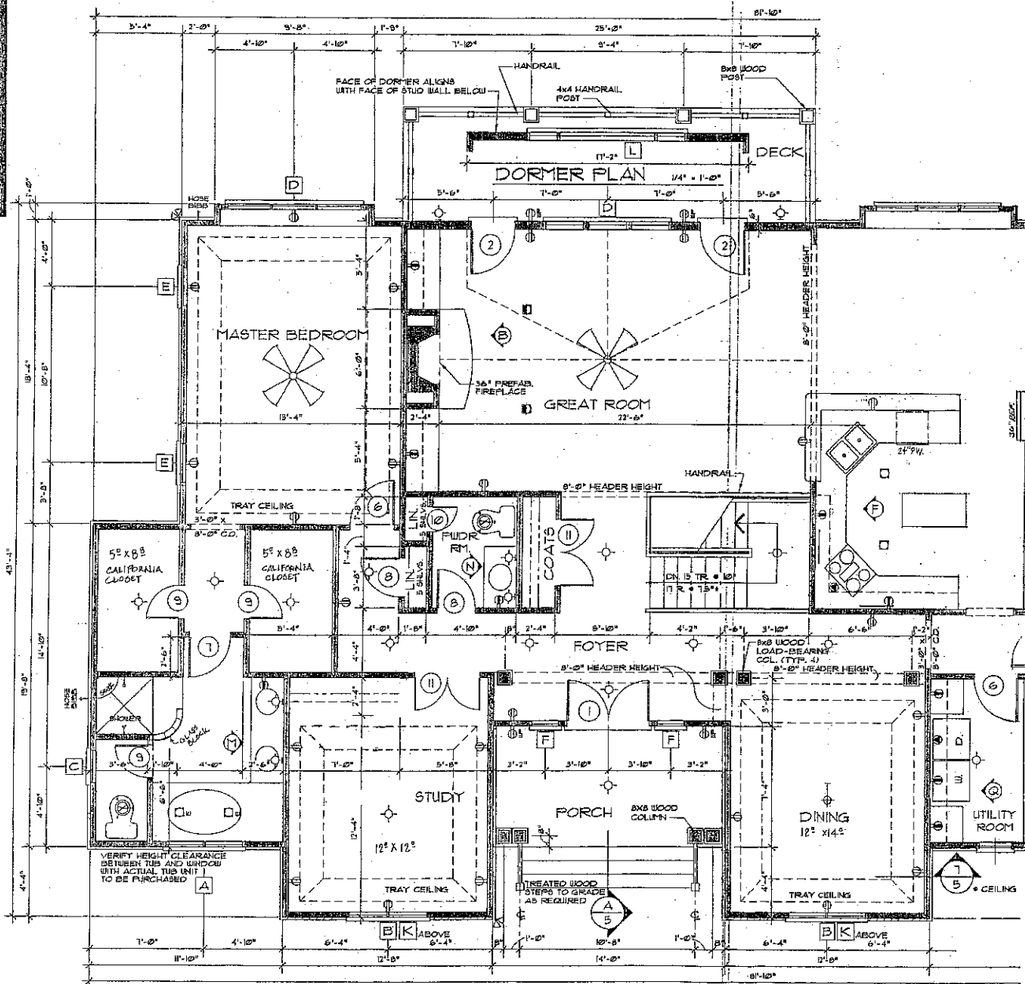
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP	WEATHER PROOF DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR WET AREA
	UNDER COUNTER FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN W/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	WITH INC MOUNTED FAN, LIGHT, AND HEATER

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERANCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME AT VARIANCE

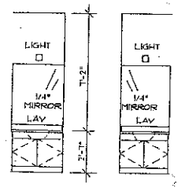


OPTIONAL BATH 1/4" = 1'-0"



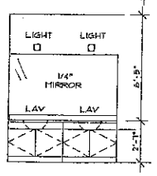
FLOOR PLAN 1/4" = 1'-0"

TOTAL LIVING	3281 sq. ft.
FIRST FLOOR	2065 sq. ft.
BASEMENT	1216 sq. ft.
GARAGE & STORAGE	515 sq. ft.

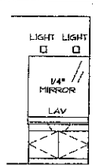


Ⓚ BATH #2

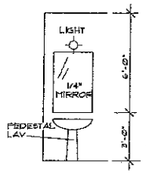
Ⓛ BATH #3



Ⓗ MASTER BATH

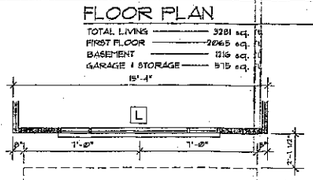


Ⓝ POWDER RM.

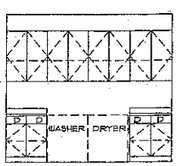


Ⓟ OPTIONAL BATH

INTERIOR ELEVATIONS 1/4" = 1'-0"

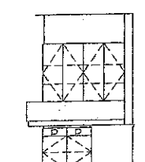


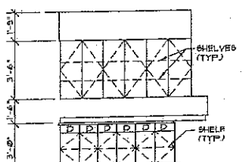
DORMER PLAN 1/4" = 1'-0"



Ⓠ UTILITY

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Ⓙ WET BAR



Ⓗ WET BAR

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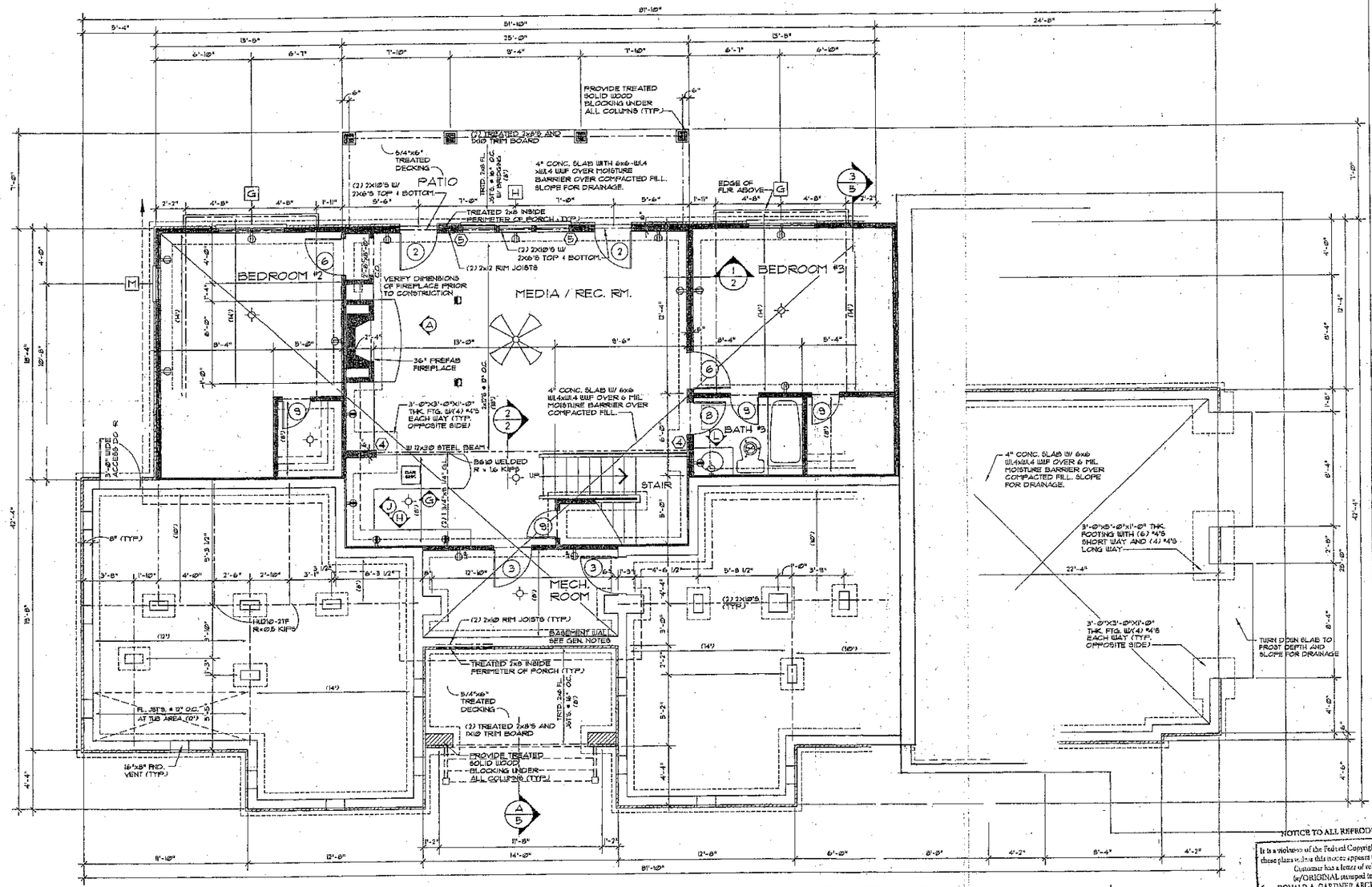
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DESIGN NO. 148 | SHEET 3 OF 6 | DR. CLH

FLOOR PLAN

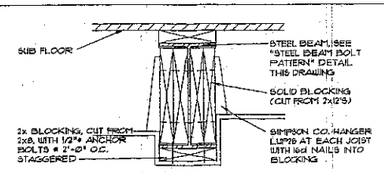
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BASEMENT AND FLOOR FRAMING PLAN

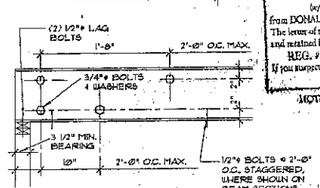
1/4" = 1'-0"

NOTE: IN LIEU OF INSTALLING 6 MIL POLYETHYLENE MOISTURE BARRIER IN CRAWL SPACE, CONTRACTOR MAY PROVIDE A TOTAL OF (13) 16"x8" FOUNDATION VENTS (ASSUMED 50% NET FREE AREA PER VENT)



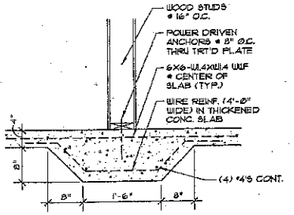
2/2 SECTION

1 1/2" = 1'-0"



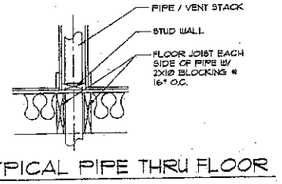
STEEL BEAM BOLT PATTERN

NOT TO SCALE



1/2 DETAIL AT THICKENED SLAB

3/4" = 1'-0"



TYPICAL PIPE THRU FLOOR

3/4" = 1'-0"

FOUNDATION LEGEND

(10') LENGTH OF JOIST

2x10 FL. JOISTS @ 16" O.C. W/ BRIDGING (TYP.) UNLESS NOTED OTHERWISE

16"x16" MAS. PIER

8"x16" MAS. PIER

12"x24" SOLID BRICK PIERS

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE" WHICH IS COMPILED FROM BOCA, SBCCI, AND IBC BUILDING CODES, HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPT OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES
7. HEARTH DIMENSIONS DETERMINED BY CODE
8. INSTALL EXTERIOR FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "1991" GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU" GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS
2. PROVIDE CONTINUOUS EAVE TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING. 16" X 8" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS

E. PIER FOOTINGS:

PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 1'-8"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
2. PROVIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
3. FILL PIERS SOLID WITH 2,500 P.S.I. CONCRETE, TYPICAL.
4. HEIGHT OF PIERS:
   - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8"X16" OR AS NOTED ON FOUNDATION PLAN.
   - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"X16".
   - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"X16" WITH (4) CONTINUOUS #5 BARS.

F. CHIMNEY CONSTRUCTION:

1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

G. BASEMENT CONSTRUCTION:

1. BASEMENT WALL CONSTRUCTION SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE, AS REQUIRED BY LOCAL CODES.

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED PART OF SPECIFICATIONS FOR THIS HOUSE AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE IN CONFLICT.

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DESIGN NO. 148

SHEET 2 OF 6 DR CLM

BASEMENT & FL. FRAMING PLAN

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