Acknowledgement Of
Plans Submittal ONLY!

Date 4-25-06

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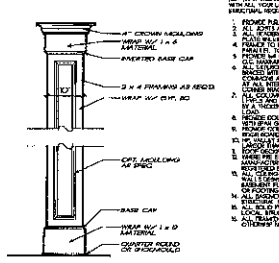
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. REFER TO LOCAL CODES FOR SPECIFIC RULES. NOTIFY ARCHITECT IMMEDIATELY IF LOCAL CODES CONFLICT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.

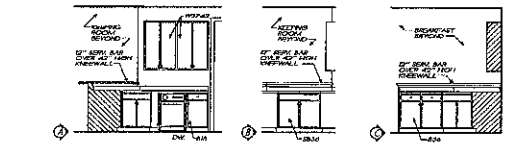
1. FRONGE RULES AT MID HEIGHT OF ALL WALLS.
2. ALL EXPOSED EARTHEN WALLS SHALL BE ALIGNED OVER STOOR BELOW.
3. PLACE WOOD SILL PLATE ON CONCRETE WITH 1/2" PLYWOOD PLINTH.
4. PARALLEL TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1 x 4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL CASES.
6. 2" x 10" HEADER AT ALL BEAMS AND CLOSURE CORNERS SHALL BE BACKED WITH 1/2" CDX PLYWOOD ANCHORED SO DOUBLE SHALL BE AS COMMON AT 6" O.C. AT ALL SOUND AND BE SOMMONS AT 5" O.C. ALL STRINGERS TO BEAMS SHALL BE 2" x 4" MINIMUM DIAGONAL
7. ALL SOUND SHALL BE 1/2" GYPSUM WALL BOARD U.N.O.
8. ALL SOUND TO BE 1/2" GYPSUM WALL BOARD U.N.O.
9. ALL SOUND SHALL BE 1/2" GYPSUM WALL BOARD U.N.O.
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GENERAL NOTES

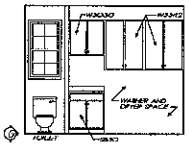
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND RULINGS AND WITH ALL HOME OWNERS LOCAL CODES. CONFLICT WITH LOCAL ENGINEER FOR ALL STRUCTURAL REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE STARTING ANY WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OF CONDITIONS NOT IN CONFORMANCE WITH THESE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH WORK.
3. ALL DIMENSIONS SHOWN ON PLANS ARE GIVEN FOR THE PURPOSE OF CONSTRUCTION AND SHALL NOT BE SCALED.
4. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED AND SEALED.
5. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND DEPTH OF FOOTINGS BEFORE PROCEEDING WITH FOOTINGS AND EXCAVATIONS. SOILS ENGINEER SHALL BE CONSULTED IF CONDITIONS ENCOUNTERED DIFFER FROM THOSE ASSUMED IN THE DESIGN.
6. CONTRACTOR SHALL MAINTAIN A CLEAN JOB SITE AT ALL TIMES AND SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS RESULTING FROM THE CONSTRUCTION OF THE BUILDING WITH ALL SITE REQUIREMENTS.
7. ALL CONCRETE SHALL BE 4" ASPHALT ANY FOUNDATION WALL SHALL BE ON CONCRETE.
8. ALL DIMENSIONS AND DIRECTIONAL REFERENCE SHOULD BE VERIFIED AND STANDARD BY ARCHITECT IN ALL STATE AREA CONSTRUCTION IS CONCERNED DUE TO A WIDE VARIANCE IN LOCAL CODES AND ORDINANCES. CONTRACTOR SHOULD USE LOCAL CODES AND ORDINANCES WHERE THEY EXTEND BEYOND THE MINIMUM REQUIREMENTS SHOWN ON THESE PLANS.
9. ALL WORKMANSHIP, DETAILS AND CONSTRUCTION TO COMPLY WITH ALL LOCAL CLIMB AND TO HAVE A CAPACITY AND LIKE STRUCTURE.
10. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A SIZE AND GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
11. ALL CEILINGS SHALL BE 5/8" GYPSUM BOARD U.N.O.
12. ALL CEILINGS SHALL BE 5/8" GYPSUM BOARD U.N.O.
13. ALL CEILINGS SHALL BE 5/8" GYPSUM BOARD U.N.O.
14. ALL CEILINGS SHALL BE 5/8" GYPSUM BOARD U.N.O.
15. ALL CEILINGS SHALL BE 5/8" GYPSUM BOARD U.N.O.



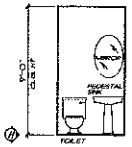
1/3 INT. COLUMN DETAIL



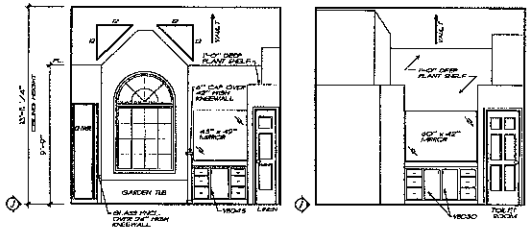
KITCHEN ELEVATIONS



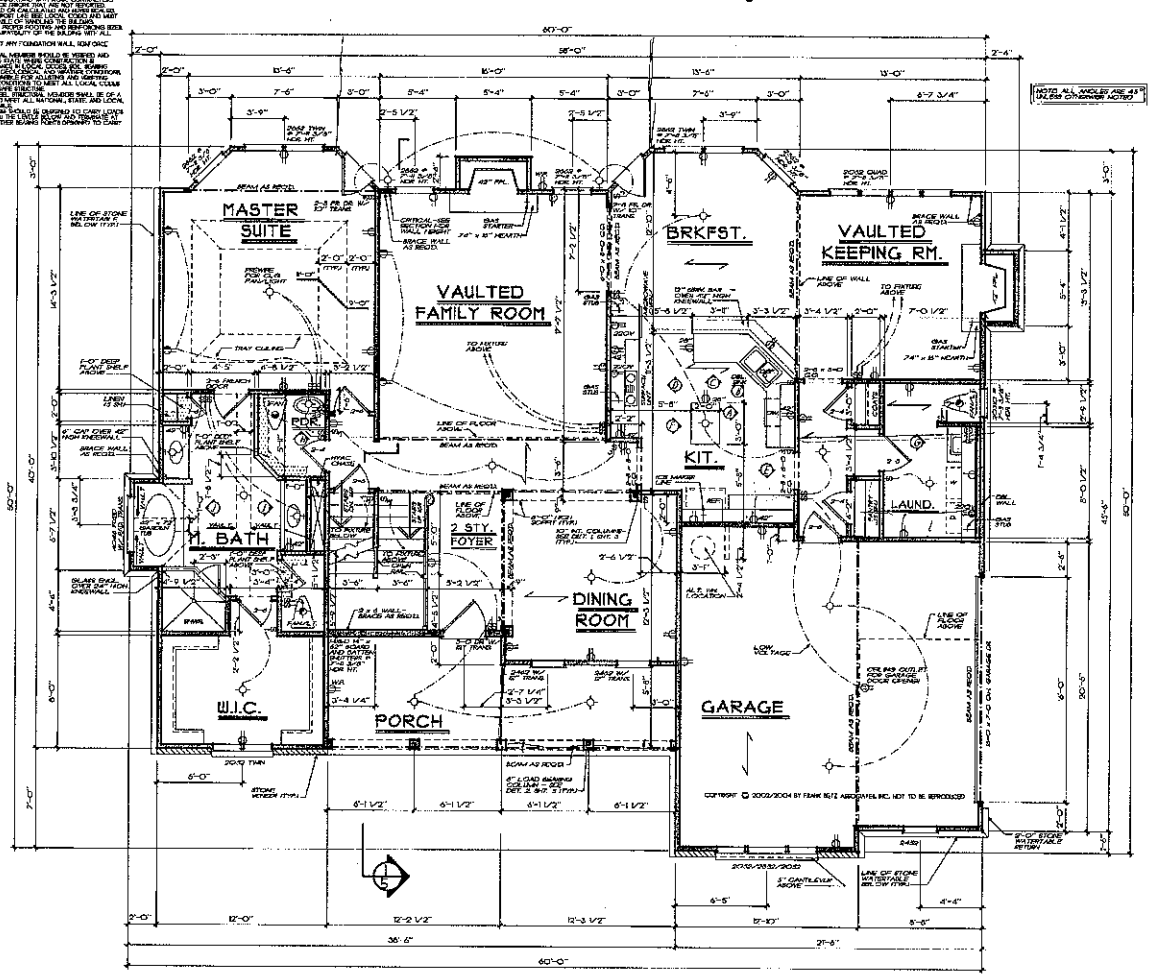
LAUNDRY ELEV.



PDR. ELEV.



MASTER BATHROOM ELEVATIONS



FIRST FLOOR PLAN

SQUARE FOOTAGE	
FIRST FLOOR	1897 SQ. FT.
SECOND FLOOR	1065 SQ. FT.
TOTAL	2963 SQ. FT.

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REVISIONS	DATE	BY

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HOME PLANS

FIRST FLOOR PLAN/
K.& B. ELEVS. / DETAIL

THE MONTAIGNE

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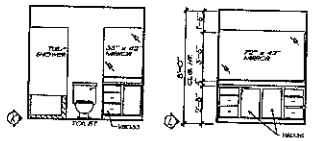
BY: AJD CK: KRW

DATE: 4-5-02

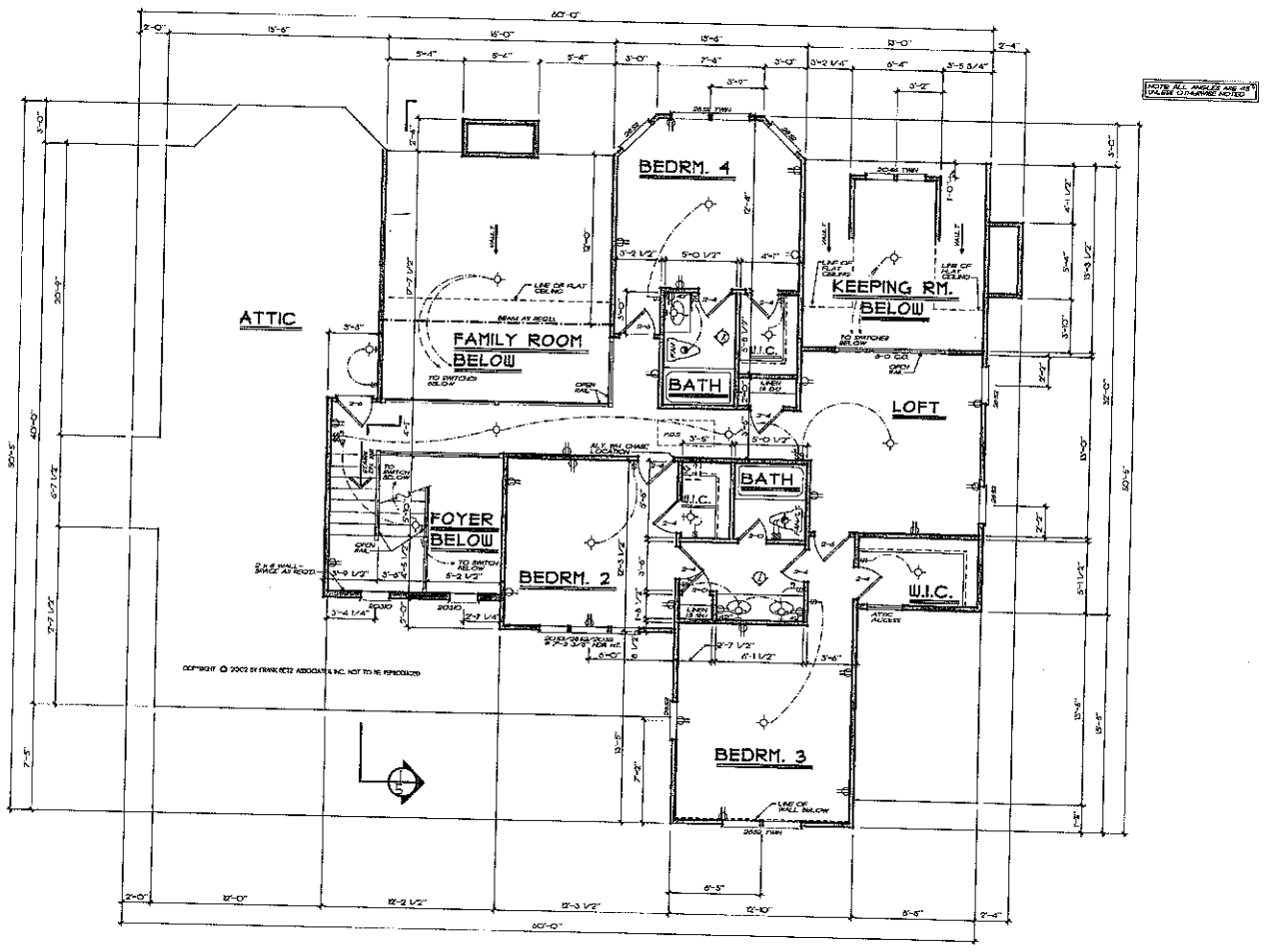
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BATH ELEVATIONS



SECOND FLOOR PLAN

1/4" = 1'-0"

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REVISIONS	DATE	BY
APPROVED	4-14-04	FBA

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HOME PLANS

SECOND FLR. PLAN/BATH ELEVS.

THE MONTAIGNE

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BY: RLD CDC KDW

DATE: 4-9-04

PROJECT:

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