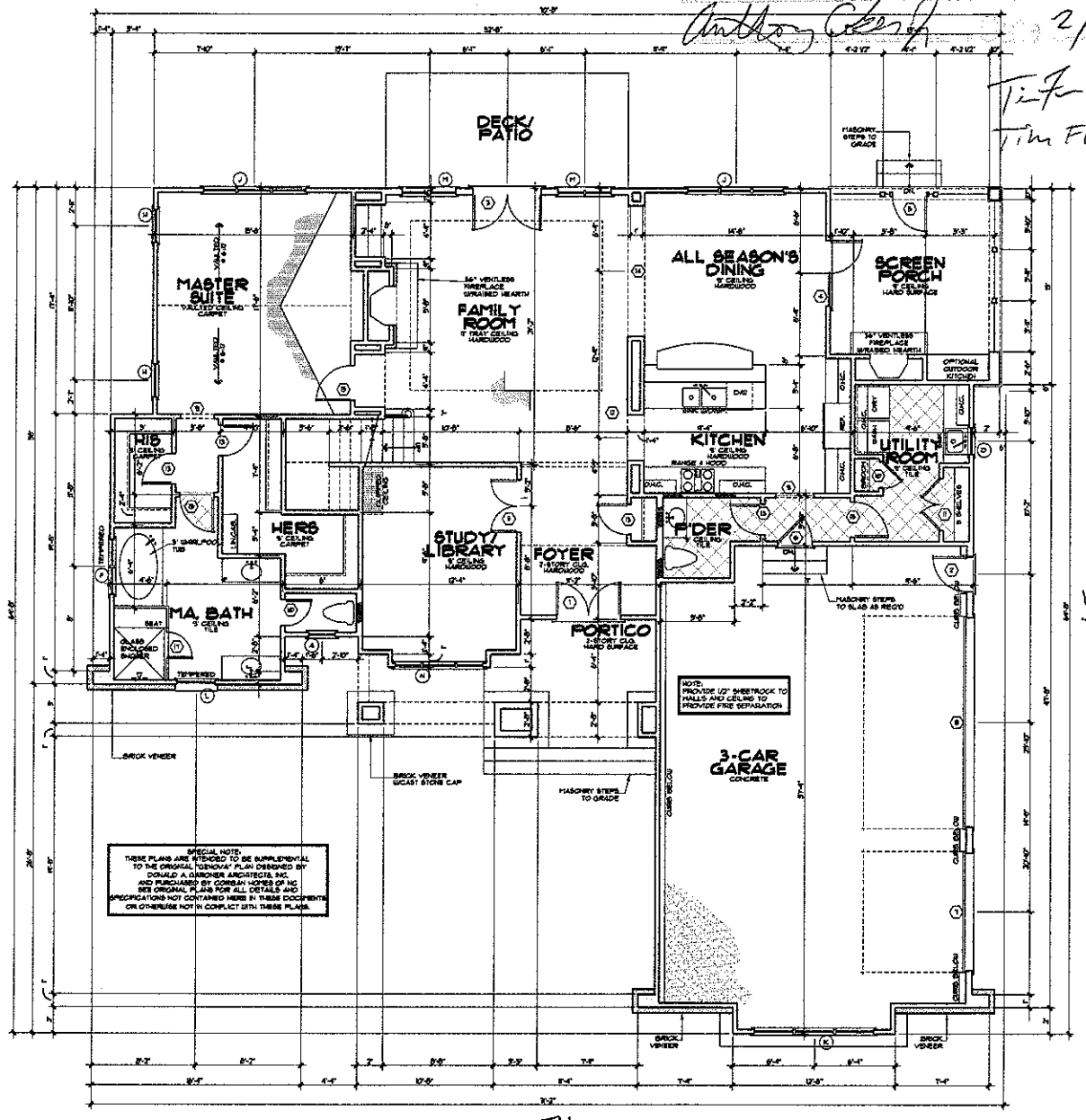


Anthony Coburn 2/21/08
Tim Fuvr 2-21-08
Tim Fuvr

GENERAL NOTES

- ALL ANGLED WALL ARE 45° UNLESS NOTED OTHERWISE
- B INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS (MIN. INSTALL SQUASH BLOCKS BTWN FLOOR SYSTEM EQUAL TO STUDS ABOVE.
- SEE FRAMING NOTE 16 FOR HEADER SIZES UNLESS NOTED ON PLAN
- ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE

EXTERIOR WALL HEIGHT (H)	STUD SIZE/ SPACING
h ≤ 10'	2x4 @ 16" oc
10' < h ≤ 14'	2x4 @ 12" oc
11' < h ≤ 18'	2x6 @ 16" oc
h>18'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

DOOR SCHEDULE

	SIZE	DESCRIPTION
1	2 3'0 x 8'0	2-SIDE EXT. FULL GLASS
2	2'0 x 8'0	EXT. SIDE-LITE
3	2 3'0 x 8'0	FRENCH PATIO DOOR (INSWING)
4	2 3'0 x 8'0	FRENCH PATIO DOOR (OUTSWING)
5	3'0 x 8'0	EXT. SCREEN
6	3'0 x 8'0	EXT. 1 HOUR FIRE RATED
7	9'0 x 8'0	OVERHEAD GARAGE DOOR (TEMP.)
8	16'0 x 8'0	OVERHEAD GARAGE DOOR (TEMP.)
9	2'0 x 8'0	CASED DRYWALL OPENING
10	2'0 x 8'0	INTERIOR DOOR
11	2 2'0 x 8'0	2-SIDE INTERIOR DOOR (OPT. FRENCH)
12	3'0 x 8'0	CASED DRYWALL OPENING
13	2'0 x 8'0	INTERIOR DOOR
14	4'0 x 8'0	CASED DRYWALL OPENING
15	3'0 x 8'0	INTERIOR DOOR
16	2'0 x 8'0	INTERIOR DOOR
17	2'0	TEMPERED GLASS SHOWER DOOR
18	6'0 x 8'0	CASED DRYWALL OPENING
19	3'0 x 8'0	INTERIOR DOOR

WINDOW SCHEDULE

	SIZE	DESCRIPTION
A	1'0 x 3'0	CASEMENT, FIXED
B	1'0 x 3'0	CASEMENT, FIXED
C	2-2'0 x 5'0	CASEMENT
D	2'0 x 4'0	CASEMENT
E	2'0 x 5'0	CASEMENT
F	2-2'0 x 5'0	CASEMENT, FIXED ARCH HEAD
G	2'0 x 3'0	CASEMENT, FIXED
H	2'0 x 5'0	CASEMENT
J	2-2'0 x 6'0	CASEMENT
K	3-2'0 x 3'0	CASEMENT, FIXED
L	3'0 x 5'0	CASEMENT, FIXED SIT-5' ARCH TRANSOM
M	2-2'0 x 6'0	CASEMENT (TEMPERED)
N	2'0 x 5'0	CASEMENT SIMP. ARCH HEAD TRANSOM
NO	2'0 x 3'0	SEE TYPE "N" ABOVE
P	2'0 x 6'0	FIXED, ARCH HEAD
Q	2-3'0 x 5'0	2-SIDE CASEMENT
R	3'0 x 5'0	CASEMENT

- ALL WINDOWS ARE INSULATED AND WEATHERSTRIP
- VERIFY LOCAL CODE EGRESS REQUIREMENTS PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED.
- VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
- SEE ELEVATIONS FOR TRANSOMS

SQUARE FOOTAGE

Main Level Heated	1938 Sq.Ft.
Upper Level Heated	1099 Sq.Ft.
Total Heated	3,091 Sq.Ft.
Three Car Garage	873 Sq.Ft.
Portico	106 Sq.Ft.
Screened Porch	152 Sq.Ft.
Total Under Roof	4,271 Sq.Ft.

© Copyright, Koehler Design & Services - 2007

KDS KOEHLER DESIGN SERVICE
RESIDENTIAL DESIGN & BUILDER SERVICES

corban HOMES

A New House For
Corban Homes
Riverwood Bend

SEAL

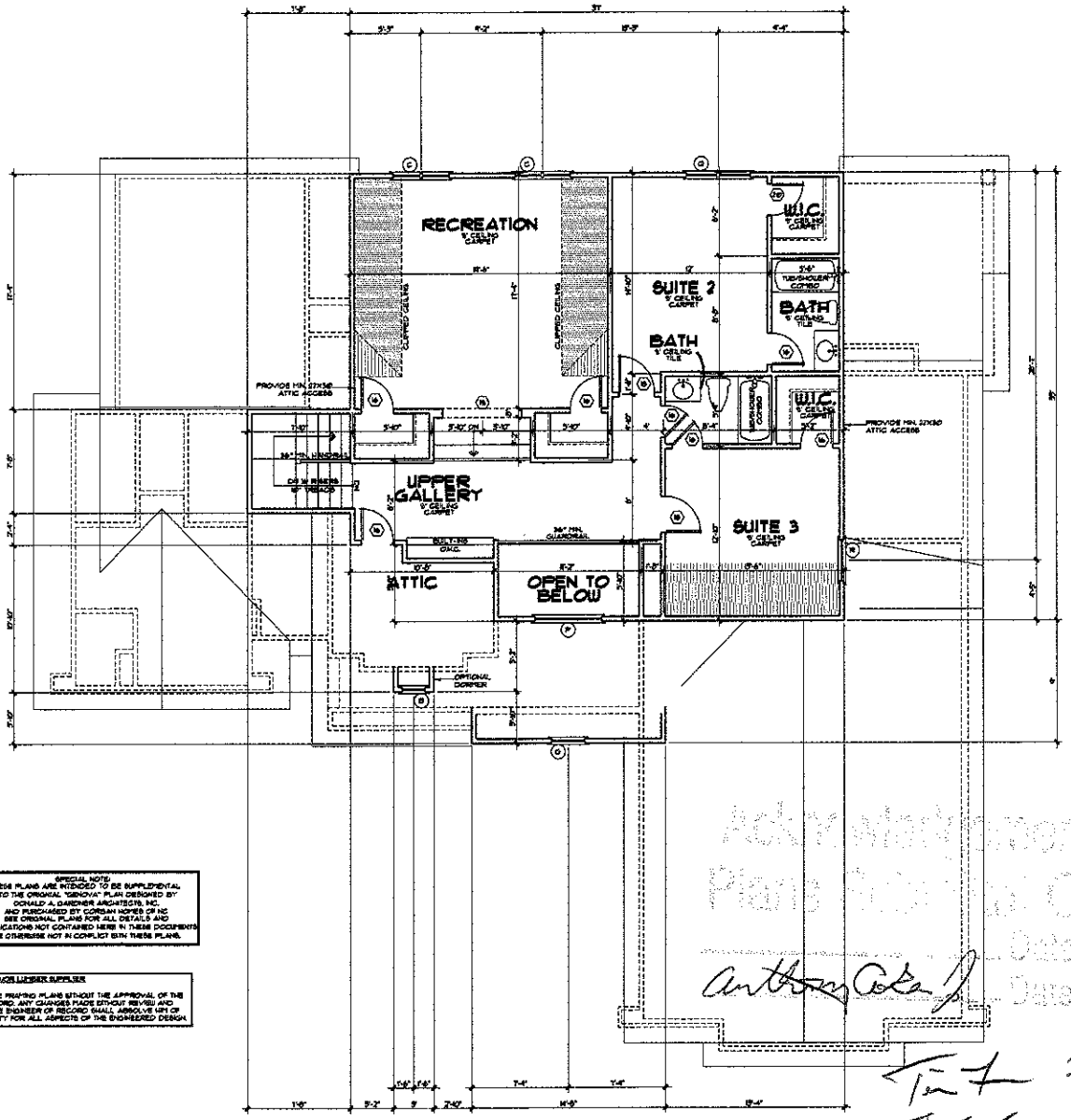
DRAWN BY	DATE
EMK	01/01/2008
CHECKED BY	JOB NUMBER
EMK	CHNC-RVR-06

DRAWING TITLE
MAIN LEVEL FLOOR PLAN

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

SHEET NO.
S2
OF 7 SHEETS

71



SPECIAL NOTE:
T1-256 PLANS ARE INTENDED TO BE SUPPLEMENTAL TO THE ORIGINAL "GENOVA" PLAN DESIGNED BY DONALD A. GARDNER ARCHITECTS, INC. AND PURCHASED BY CORBAN HOMES OF NC SEE ORIGINAL PLANS FOR ALL DETAILS AND SPECIFICATIONS NOT CONTAINED HERE IN THESE DOCUMENTS OR OTHERWISE NOT IN CONFLICT WITH THESE PLANS.

NOTE TO BUILDER/HOME BUYER/SUPPLIER

DO NOT ALTER THE FRAMING PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES MADE WITHOUT REVIEW AND APPROVAL BY THE ENGINEER OF RECORD SHALL ABSOLVE HIM OF ALL RESPONSIBILITY FOR ALL ASPECTS OF THE ENGINEERED DESIGN.

Acknowledgement Of
Plans Review ONLY!
Date
Anthony Cole Date 2/21/08
2/21/08
Tim Fuer

GENERAL NOTES

- ALL ANGLED WALL ARE 45° UNLESS NOTED OTHERWISE
- B INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS (ING. INSTALL SOLID BLOCKS WITH FLOOR SYSTEM EQUAL TO STUDS ABOVE.
- SEE FRAMING NOTE 1b FOR HEADER SIZES UNLESS NOTED ON PLAN
- ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE
- WEATHERSTRIP ALL DOORS GIVING ACCESS TO ATTIC.

EXTERIOR WALL HEIGHT (h)	MAX SIDE SPACING
h ≤ 10'	2x4 @ 16" o.c.
10' < h ≤ 12'	2x4 @ 12" o.c.
12' < h ≤ 14'	2x6 @ 16" o.c.
h > 14'	CONSULT ENG.

GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT

DOOR SCHEDULE

	QTY	SIZE	DESCRIPTION
1	2	2'-0" x 6'-8"	1-SIDE ENT. FULL GLASS
2		2'-0" x 6'-8"	ENT. SMALL-LITE
3	2	2'-0" x 6'-8"	FRENCH PATIO DOOR (INSWING)
4	2	2'-0" x 6'-8"	FRENCH PATIO DOOR (OUTSWING)
5		2'-0" x 6'-8"	ENT. SCREEN
6		2'-0" x 6'-8"	ENT. 1 HOUR FIRE RATED
7		9'-0" x 8'-0"	OVERHEAD GARAGE DOOR (T.B.B.)
8		16'-0" x 8'-0"	OVERHEAD GARAGE DOOR (T.B.B.)
9		2'-0" x 6'-8"	CASED DRYWALL OPENING
10		2'-0" x 6'-8"	INTERIOR DOOR
11	2	2'-0" x 6'-8"	2-WIDE INTERIOR DOOR (OPT. FRENCH)
12		3'-0" x 6'-8"	CASED DRYWALL OPENING
13		2'-0" x 6'-8"	INTERIOR DOOR
14		16" x 6'-8"	CASED DRYWALL OPENING
15		2'-0" x 6'-8"	INTERIOR DOOR
16		2'-6" x 6'-8"	INTERIOR DOOR
17		3'-0"	TEMPERED GLASS SHOWER DOOR
18		6'-0" x 6'-8"	CASED DRYWALL OPENING
19		2'-0" x 6'-8"	INTERIOR DOOR

WINDOW SCHEDULE

	QTY	SIZE	DESCRIPTION
A		1'-0" x 5'-0"	CASEMENT, FIXED
B		1'-0" x 3'-0"	CASEMENT, FIXED
C	2	2'-0" x 5'-0"	CASEMENT
D		2'-0" x 4'-0"	CASEMENT
E		2'-0" x 3'-0"	CASEMENT
F	2	2'-0" x 5'-0"	CASEMENT, FIXED ARCH HEAD
G		2'-0" x 3'-0"	CASEMENT, FIXED
H		2'-0" x 6'-0"	CASEMENT
J	2	2'-0" x 6'-0"	CASEMENT
K	3	2'-0" x 3'-0"	CASEMENT, FIXED
L		3'-0" x 5'-0"	CASEMENT, FIXED W/1'-5" ARCH TRANSOM
M	2	2'-0" x 6'-0"	CASEMENT (TEMPERED)
N		2'-0" x 5'-0"	CASEMENT W/8" ARCH HEAD TRANSOM
NJ		2'-0" x 5'-0"	SEE TYPE "N" ABOVE
P		3'-0" x 4'-0"	FIXED, ARCH HEAD
Q	2	2'-0" x 5'-0"	1-NOVE CASEMENT
R		3'-0" x 5'-0"	CASEMENT

- ALL WINDOWS ARE INSULATED AND WEATHERSTRIP
- VERIFY LOCAL CODE EGRESS REQUIREMENTS PRIOR TO CONSTRUCTION.
- WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED.
- VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION
- SEE ELEVATIONS FOR TRANSOMS

SQUARE FOOTAGE

Main Level Heated	1,998 SqFt.
Upper Level Heated	1,093 SqFt.
Total Heated	3,091 SqFt.
Three Car Garage	878 SqFt.
Portico	109 SqFt.
Screened Porch	192 SqFt.
Total Under Roof	4,271 SqFt.

© Copyright, Koehler Design & Service, - 2007

KOEHLER DESIGN SERVICE
RESIDENTIAL DESIGN & BUILDER SERVICES

Corban Homes

A New House For
Corban Homes
Riverwood Bend

SEAL

DRAWN BY	DATE
E.H.K.	01/07/2008
CHECKED BY	JOB NUMBER
E.H.K.	CRW-2006-02

DRAWING TITLE
UPPER LEVEL FLOOR PLAN

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

SHEET NO.
S3
OF 7 SHEETS