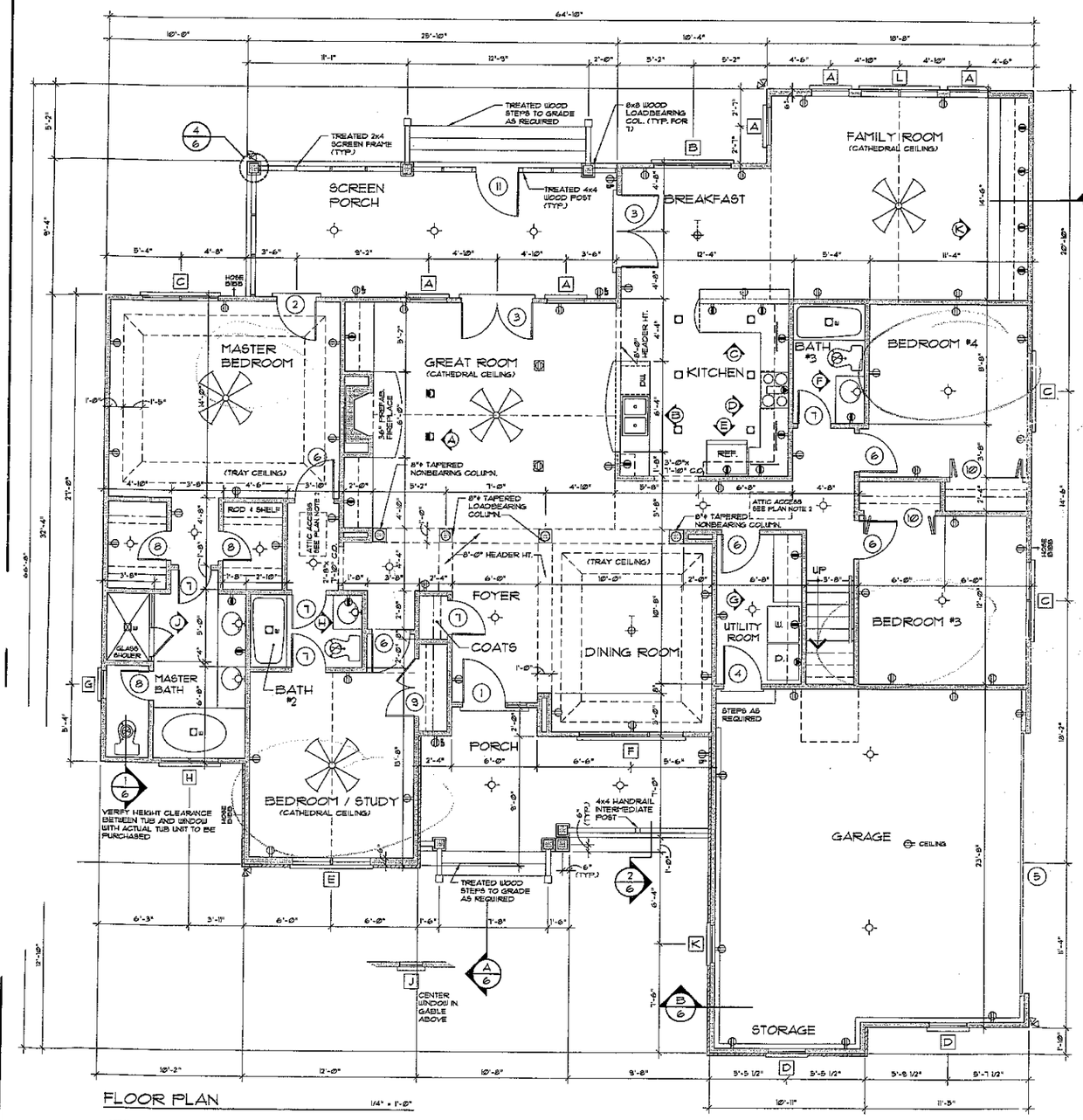


FLOOR PLAN 1/4" = 1'-0"

TOTAL LIVING ——— 2388 sq. ft.
GARAGE & STORAGE ——— 542 sq. ft.
BONUS ROOM ——— 343 sq. ft.

PLAN NOTES:

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.

   REVIEW SUB-CONTRACTOR'S LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.

   H.V.A.C. EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE 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"ø @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

DOOR SCHEDULE

SYMBOL ◯

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT., THREE-QUARTER GLASS W/ 15" SIDELITE # ARCH HEAD TRANSOM
2	3'-0" x 6'-8"	1	EXT., FULL GLASS W/ 12" TRANSOM #
3	(2) 2'-6" x 6'-8"	2	EXT., FULL GLASS W/ 12" TRANSOM #
4	2'-8" x 6'-8"	1	EXT., 1 HOUR FIRE-RATED
5	16'-0" x 7'-0"	1	GARAGE
6	2'-8" x 6'-8"	6	INT.
7	2'-4" x 6'-8"	5	INT.
8	2'-0" x 6'-8"	3	INT.
9	(2) 2'-0" x 6'-8"	1	INT.
10	(2) 2'-6" x 6'-8"	2	INT., BIFOLD
11	3'-0" x 6'-8"	1	EXT., SCREEN

SEE ELEVATION FOR TRANSOM.

ELECTRICAL LEGEND

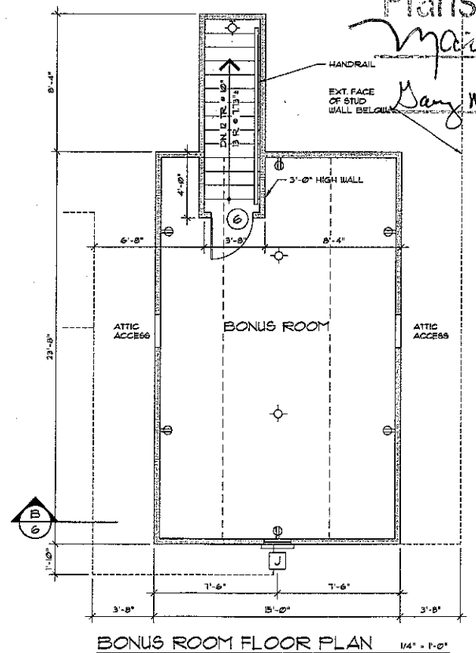
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP	WEATHER PROOF DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED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

WINDOW SCHEDULE

SYMBOL □

MARK	SIZE	QUAN.	DESCRIPTION
A	2'-8" x 6'-2"	5	D.H.
B	(2) 2'-8" x 6'-2"	1	D.H.
C	(2) 2'-8" x 5'-6"	3	D.H.
D	1'-8" x 5'-10"	2	D.H.
E	(2) 2'-8" x 5'-10"	1	D.H., 6" ARCH HEAD TRANSOM
F	(3) 2'-4" x 6'-6"	1	D.H.
G	2'-0" x 4'-2"	1	D.H.
H	(2) 2'-0" x 5'-2"	1	D.H.
J	1'-8" x 3'-2"	2	FIXED, ARCH HEAD #
K	2'-8" x 5'-6"	1	D.H.
L	(2) 2'-8" x 6'-2"	1	D.H., W/ HALF CIRCLE TRANSOM #

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.
VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
SEE ELEVATION.



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

Acknowledgement Of Plans Submittal ONLY!
Date 7/3/13
Date 7/3/13

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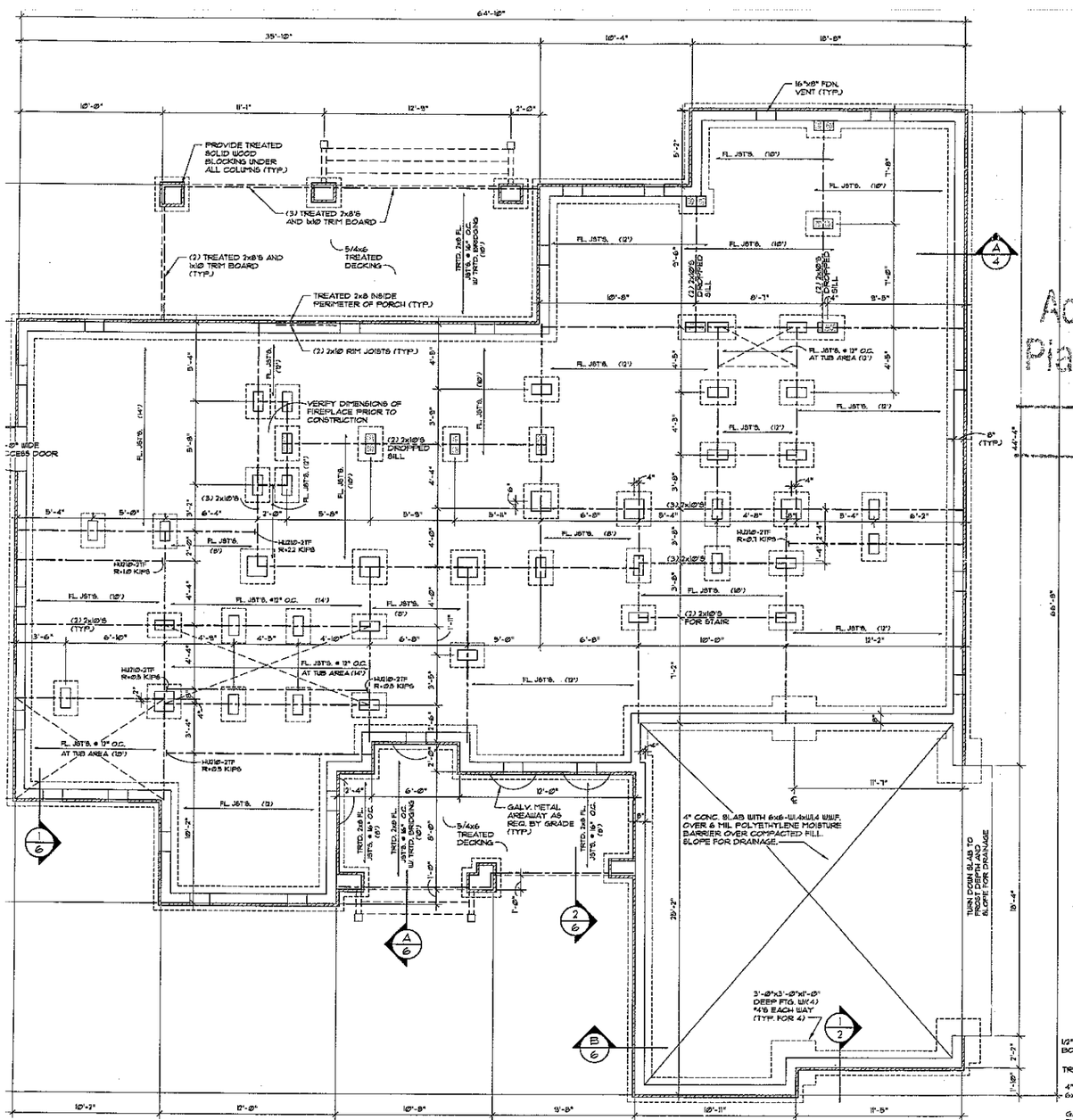
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Δ 1/08/2013

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DESIGN NO. 1134
SHEET OF 3 7
DR WBK
FLOOR PLAN



FOUNDATION 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 (3) 16"x8" FOUNDATION VENTS (ASSUMED 50% NET FREE AREA PER VENT)

Acknowledgement Of Plans Submittal ONLY!

_____ Date_____

_____ Date_____

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GENERAL NOTES

A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE," OR THE "INTERNATIONAL RESIDENTIAL CODE." 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 ALL EXTERIOR FINISH MATERIALS 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. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
   A. 16" x 8" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
   B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.

E. PIER FOOTINGS:

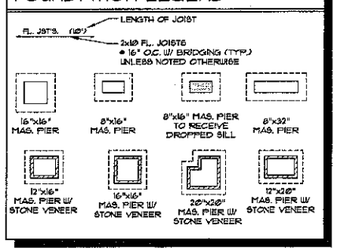
PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

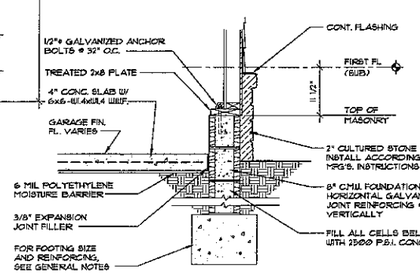
1. PROVIDE 1'-8"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
2. PROVIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
3. PROVIDE 2'-8"x3'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 28" SQUARE MASONRY PIERS.
4. PROVIDE 2'-0"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 12"x16" MASONRY PIERS.
5. PROVIDE 2'-0"x3'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 12"x28" MASONRY PIERS.
6. FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYPICAL.
7. 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 16d 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.

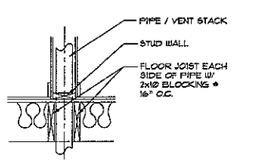
FOUNDATION LEGEND





1/2 SECTION 3/4" = 1'-0"

SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



TYPICAL PIPE THRU FLOOR

3/4" = 1'-0"

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DESIGN NO. 1134
SHEET 2 OF 7 SHEETS
FOUNDATION PLAN