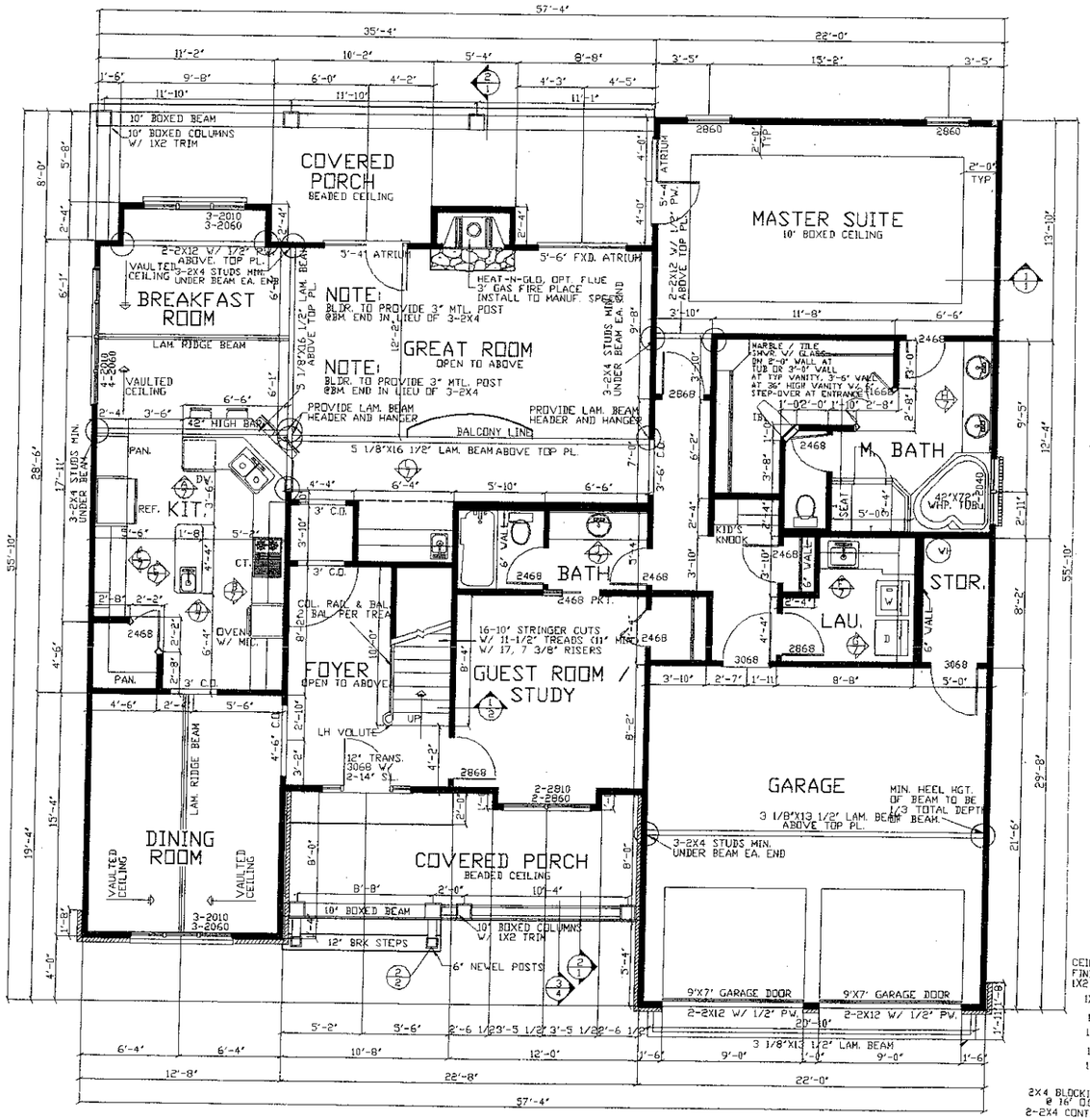


FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL HAVE LICENSED STRUCTURAL ENGINEER REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS.

2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.

4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.

5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.

6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.

8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.

9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.

10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.

11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.

13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.

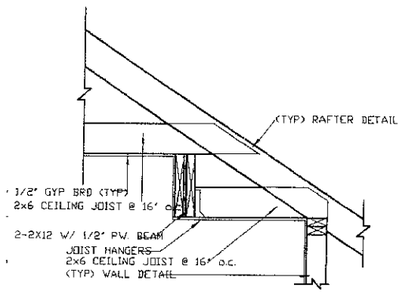
14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.

15. WALLS COMMON TO GARAGE AND HOUSE SHALL HAVE A LAYER OF TYPE 'X' GYPSUM BOARD AT GARAGE SIDE.

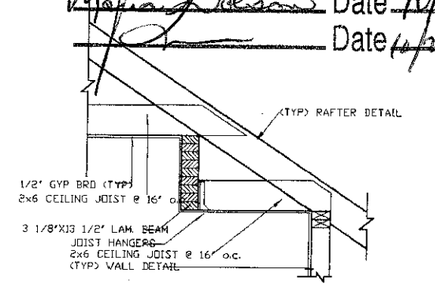
16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL 'DRAFT STOPS' AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COAT) OVER 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTS ARE SPACED 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

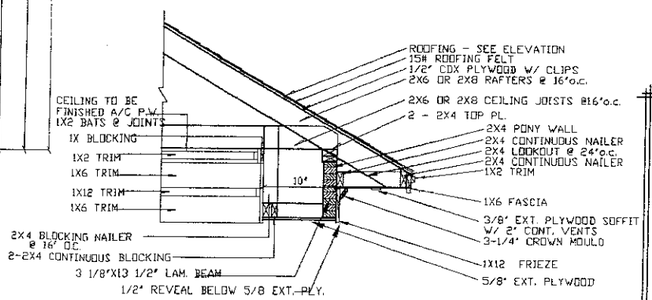
18. ALL BATH AND TOILET ROOM WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.



1 2X12 BOXED CEILING DETAIL
1" = 1'-0"



1 LAM. BEAM BOXED CEILING DETAIL
1" = 1'-0"



2 BOX LAM. BEAM SECTIONAL DETAIL
3/4" = 1'-0"

FLOOR PLAN SPECIFICATIONS

HEAT/COOLED MAIN FLOOR:	2084 SQ. FT.
HEAT/COOLED UPPER:	671 SQ. FT.
HEAT/COOLED TOTAL:	2755 SQ. FT.
GARAGE, STORAGE:	506 SQ. FT.
PORCHES:	438 SQ. FT.
TOTAL:	3699 SQ. FT.
FLEX ROOM:	148 SQ. FT.
BONUS ROOM:	306 SQ. FT.

NOTE:
1.- MAIN FLOOR CEILINGS TO BE 9' UNLESS NOTED.
2.- UPPER FLOOR CEILINGS TO BE 8' UNLESS NOTED.
3.- BUILDER TO APPROVE & VERIFY ALL PLANS BEFORE CONSTRUCTION.
4.- VERIFY ALL PLANS W/ LOCAL BUILDING CODES.
5.- HVAC & W.H. TO BE IN ATTIC UNLESS OTHERWISE NOTED.

Acknowledgement Of Plans Submittal ONLY!
Date 10/20/04
Date 10/20/04

REVISIONS	BY
24x36	

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P.B.D. Cert. No. AR-104

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MAIN FLOOR PLAN / NOTES

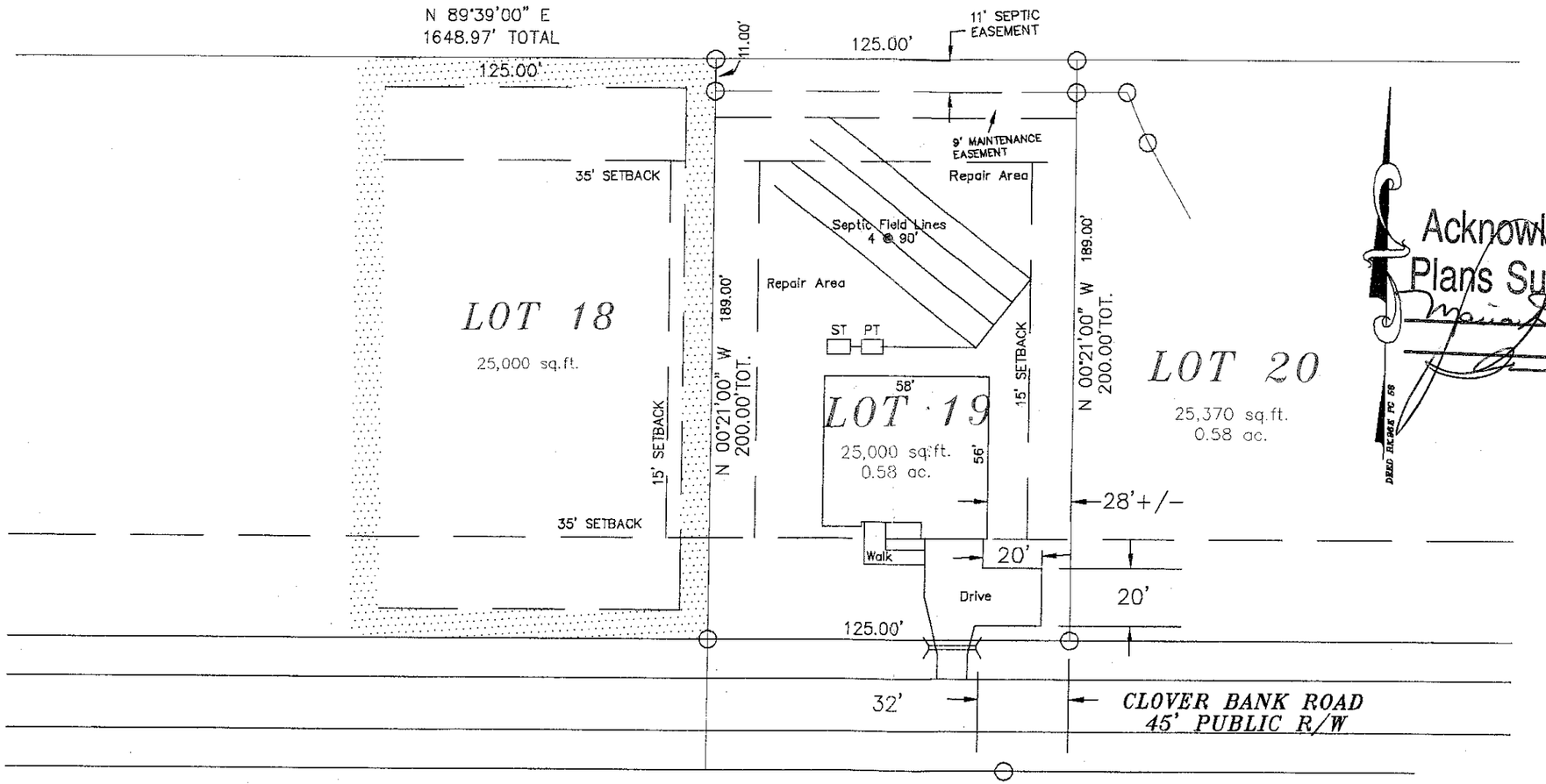
NDG947

" Where Traditional Values and Family Come Together "

CAD DESIGNED

DATE	1/1/04
SCALE	1/4" = 1'-0"
BUILDER	
JOB	NDG947
DRAWN BY	

1 OF 7



LOT 19 SITE PLAN

Scale: 1" = 20'-0"

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Date 10/21/04

Date 10/21/04

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SITE PLAN

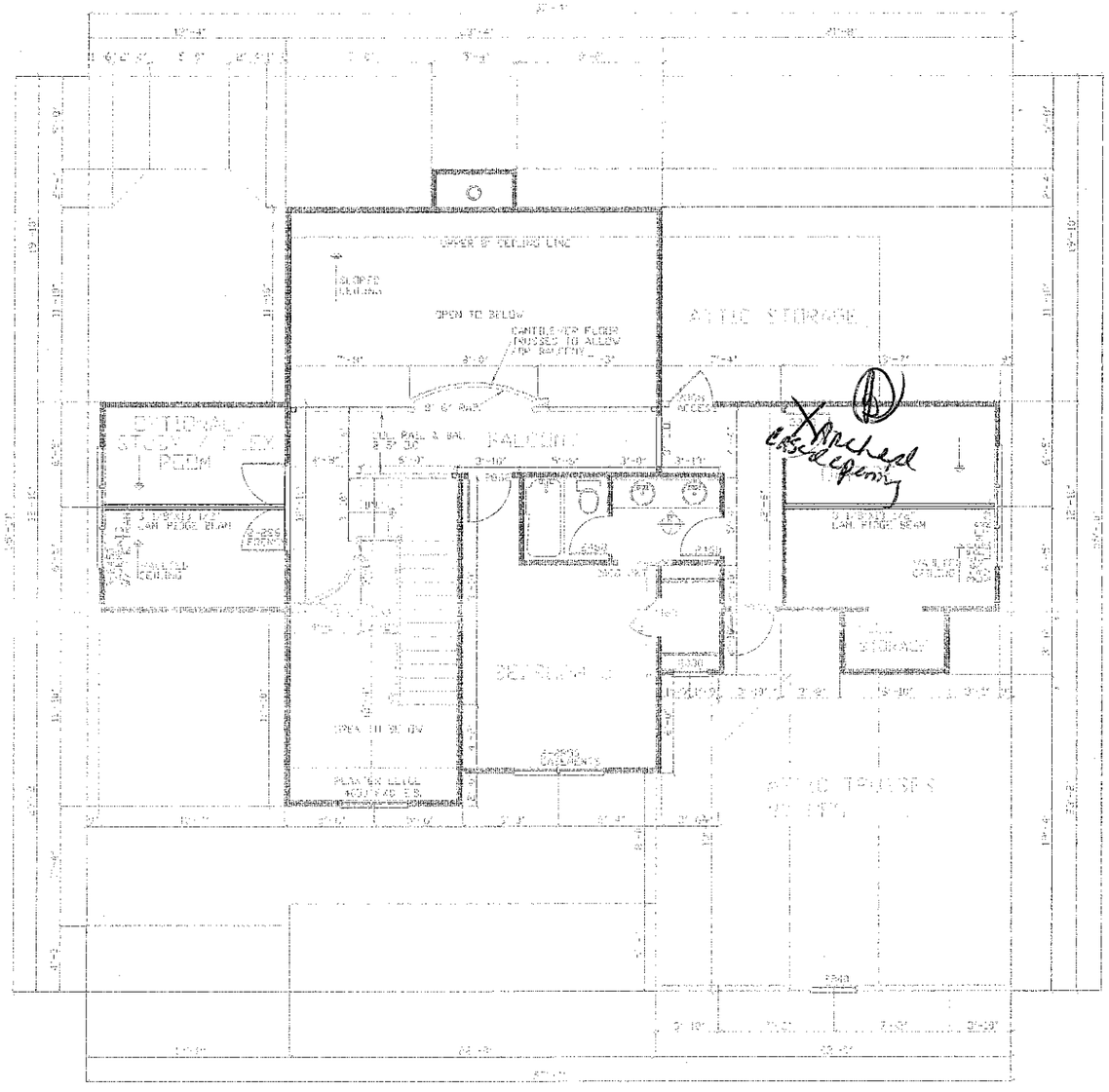
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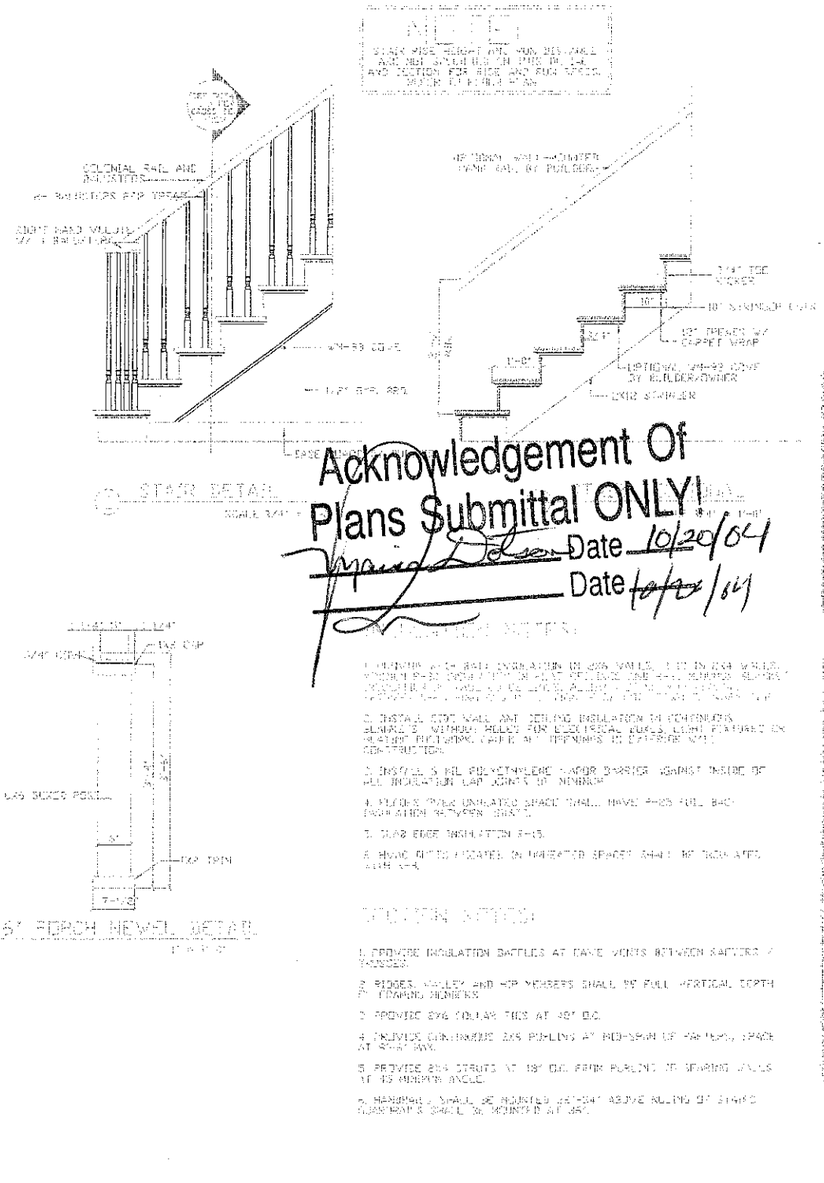
" Where Traditional Values and Family Come Together "

CAD DESIGNED

DATE	1/1/04
SCALE	1" = 20'-0"
BUILDER	
JOB	NDG947
DRAWN BY	

S1 OF 1





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SHEET
2 OF 7