GENERAL NOTES:

FOUNDATIONS:
FNDTN WALL - 8" CMU & 4" BRICK VENEER (3'-4" HIGH & CAPPED WITH TERMITE SHIELD AND TREATED 2 x 8 SILL PLATE) ON 20" x 10" x CONT. REINFORCED CONCRETE FOOTING
PEDESTALS - 12" x 16" CMU (3'-4" HIGH & CAPPED WITH TERMITE SHIELD AND TREATED 2 x 12 SILL PLATE) ON 3'-0" x 3'-0" x 1'-0" REINFORCED CONCRETE FOOTING.

INSULATION:
INTENT IS TO EXCLUDE FOUNDATION VENTS AND PROVIDE 1 1/2" THICK RIGID INSULATION ON INTERIOR OF FNDTN WALLS FROM FOOTING TO UNDERSIDE MAIN LEVEL FLOOR.
NO INSULATION UNDER MAIN LEVEL FLOOR FRAMING.
INSULATE UPPER LEVEL FLOOR SYSTEM WITH 5 1/2" BATTS FOR SOUND ATTENUATION.
INSULATE AROUND INTERIOR TOILET ROOM WALLS WITH 3 1/2" BATTS FOR SOUND ATTENUATION.
ALL OTHER WALLS AND ROOF TO BE INSULATED TO CODE MINIMUM.

ALL FLOOR FRAMING TO BE 2 x 10 SYP JOISTS @ 1'-4" O.C. MIN. DOUBLE JOISTS UNDER PARALLEL WALLS. DOUBLE JOIST OR DOUBLE RIM JOISTS AROUND PERIMETER.
FLOOR BEAMS TO BE (3) 2 x 10s.

CONCRETE FLOORS AT PORCH ARE TO BE SUPPORTED BY CORRUGATED METAL DECK BEARING ON MASONRY AND ON STEEL ANGLES AGAINST EXTERIOR HOUSE WALLS.

ALL WALL FRAMING TO BE 2 x 4 SPF STUDS @ 1'-4" O.C.

ROOF FRAMING MAY BE MANUAL FRAMING OR PRE-FAB TRUSSES @ 1'-4" O.C.

EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB AND SIDED WITH D-5 VINYL SIDING (CREME)

ALL INTERIOR WALLS TO BE 1/2" GYPSUM WALL BOARD. USE MOISTURE RESISTANT BOARD WHEN WITHIN 2'-0" OF TOILET ROOM FIXTURE. PAINTED

ALL CEILINGS TO BE 1/2" GYPSUM BOARD. PAINTED SMOOTH

ALL FLOORS TO BE 2 3/4" MAPLE HARDWOOD (MATERIAL FURNISHED BY OWNER). TOILET ROOMS TO RECIEVE ADDITIONAL URETHANE COAT AND CAULKED TO WALL AROUND PERIMETER. KITCHEN TO RECIEVE ADDITIONAL URETHANE COAT.

5 1/4" (EC610) BASE TYPICAL, PAINTED
3 1/2" SOLID CASINGS THROUGHOUT INTERIOR, WINDOWS, DOORS & CASED OPENINGS, SQUARE CUT AT HEAD, PAINTED
EC48 CROWN MOLDING ALL ROOMS EXCEPT CLOSETS. PAINTED

ALL EXTERIOR DOORS, 9-LITE PRIMED STEEL, PREHUNG, PAINTED

ALL INTERIOR DOORS. MASONITE SOLID CORE. 2-PANEL, PREHUNG, PAINTED

ALL WINDOWS, DOUBLE-HUNG, W/GRILLES. SEE EXTERIOR ELEVATIONS FOR GRILLE REQUIREMENTS.

CABINETRY AND SHELVES (ALL):
MAY BE CUSTOM OR PRE-FAB.
PLASTIC LAMINATE / PLYWOOD CONSTRUCTION (NO PARTICLE BOARD OR OSB).
DOORS TO BE SIMPLE INSET PANEL "SHAKER" STYLE.
DRAWER FRONTS TO BE PLAIN. HINGES TO BE CONCEALED.
PULLS TO BE PROVIDED BY OWNER.
SHELVES AND CLOSET UNITS TO BE CONSTRUCTED OF PAINTED WOOD OR MELAMINE WITH FINISHED EXPOSED EDGES, WHITE. SHELF AND SHELF/ROD BRACKETS TO BE STEEL, WHITE

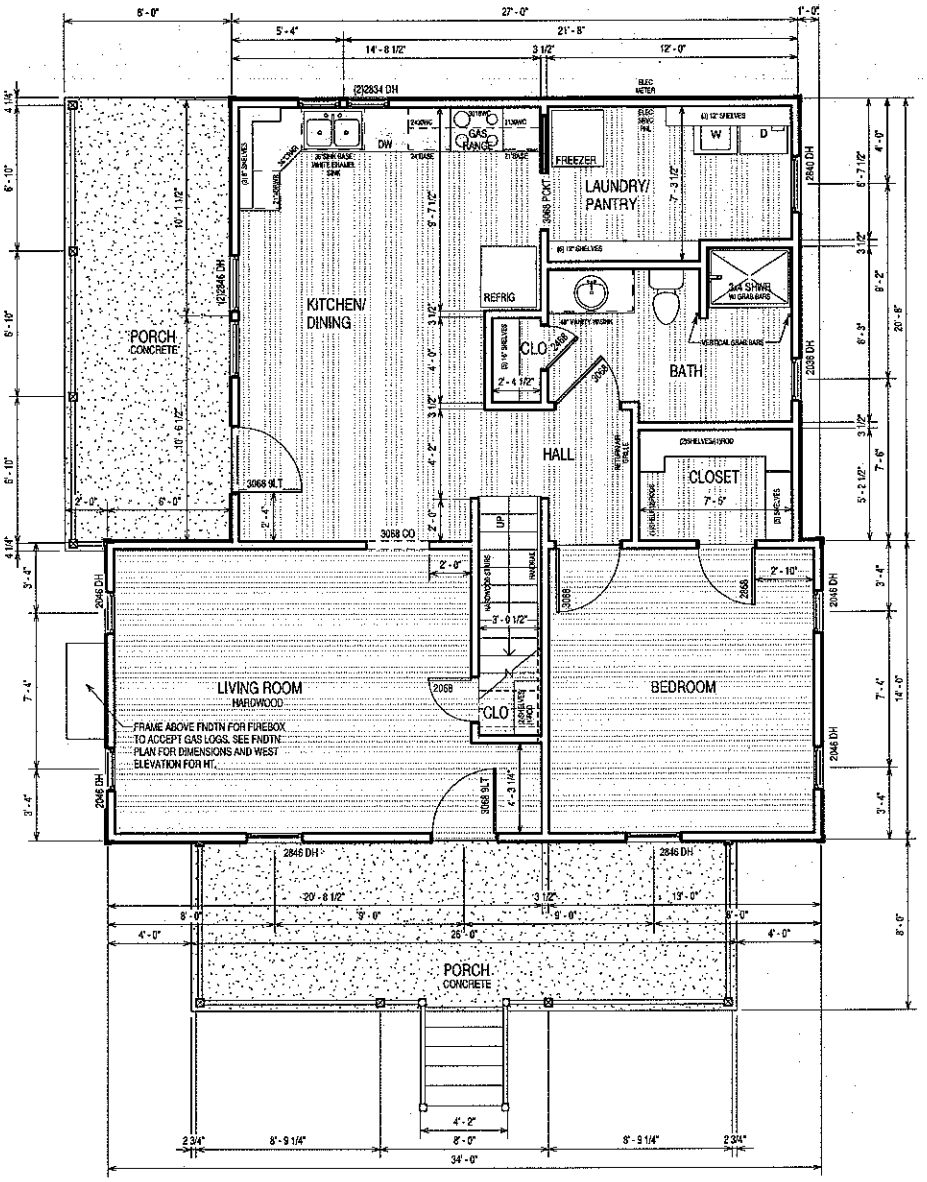
COUNTERTOPS:
KITCHEN, TO BE GRANITE. 4" BACKSPLASH OF SAME MATERIAL
MAIN LEVEL BATH TO BE CULTURED PRODUCT WITH MOLDED IN BASIN. 4" BACKSPLASH OF SAME MATERIAL.

PLUMBING FIXTURES:
KITCHEN -
SINK, DEEP DOUBLE BOWL WHITE ENAMEL DROP-IN WITH GOOSENECK FAUCET AND SPRAY COMBO, SINGLE LEVER, CHROME.
GARBAGE DISPOSAL, ECONOMY.
MAIN BATH -
SINK, MOLDED IN COUNTERTOP WITH HIGH ARCH FAUCET, SEPARATE HOT & COLD CONTROLS, CHROME WITH WHITE HANDLES
TOILET, SMALL 2-PIECE TANK TYPE, 1.28 OR 1.6 GPF WITH ELONGATED BOWL, WHITE
SHOWER, 3' x 4' ACRYLIC UNIT WITH CORNER SHELVES, WHITE, HAND HELD HEAD, GRAB BAR ON BACK WALL.
UPPER LEVEL BATH -
VANITY SINK TO BE WHITE VITREOUS CHINA ROUND VESSEL WITH UPRIGHT FAUCET, DARK BRONZE, MOUNTED ON FURNITURE PROVIDED BY OWNER.
TUB/SHOWER UNIT, ACRYLIC, WHITE, HAND HELD HEAD, GRAB BAR ON BACK WALL.
TOILET, SMALL 2-PIECE TANK TYPE, 1.28 OR 1.6 GPF WITH ROUND BOWL, WHITE.

MISC. PLUMBING - (3) FREEZE-PROOF HOSEBIBS AROUND HOUSE EXTERIOR AND (1) FREEZE-PROOF YARD HYDRANT.

ALL APPLIANCES WILL BE BY OWNER.

MECHANICAL HEAT PUMP SYSTEM: ONE UNIT SIZED TO COVER ENTIRE HOME. AIR HANDLER TO BE MOUNTED IN CRAWL SPACE, AND INSULATED DUCT TO EACH ROOM. SUPPLY GRILLES TO BE WOOD TO MATCH FLOORING. SINGLE RETURN AIR GRILLE (ON MAIN LEVEL) MAY BE BOXED INTO WALL BETWEEN BEDROOM CLOSET AND HALL. UPPER LEVEL MAY BE SERVED BY DUCT CHASE UP AND THROUGH SPACE TAKEN FROM MAIN BATH CLOSET AND ROUTED ABOVE STAIRWALL SLOPED CEILING.



1 / B1.0 MAIN LEVEL
1/4" = 1'-0"

Acknowledgement of Plans Submittal ONLY!

_____ Date 9-27-16

_____ Date _____

ROSEBUD TRADITIONS
HOME DESIGNS FROM THE PAST

CONCEPTUAL DRAWING

THIS DRAWING HAS BEEN DEVELOPED TO CONVEY AN OVERALL DESIGN CONCEPT. ALTHOUGH CONSIDERATION HAS BEEN GIVEN TO CONSTRUCTION FEASIBILITY, THE DESIGN PRESENTED IS SUBJECT TO FINAL DESIGN CONSIDERATIONS, ENGINEERING, LOCAL BUILDING CODES, AND ORDINANCES THAT COULD ALTER THE FINAL DESIGN.

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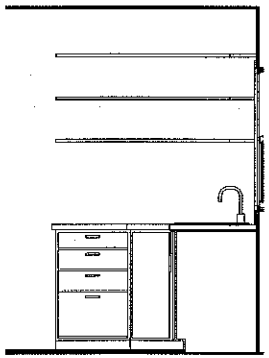
REV.	DATE	DESCRIPTION	BY

DESIGN NO.: 091515 | DRAWN BY: shb
ORIGINAL ISSUED DATE: 06.23.16

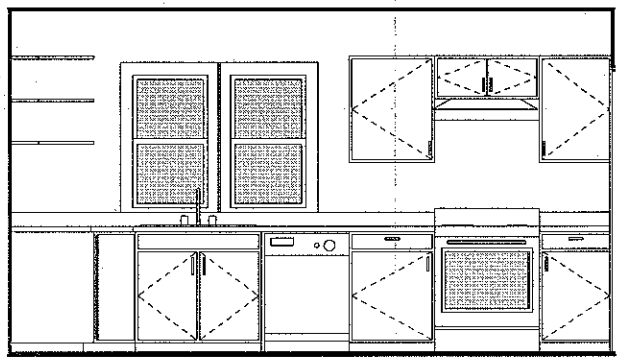
New Home for
Steven Bell &
Rhonda Fisher
3317 Jennings Road
Union Grove, NC 28689

Main Level Floor Plan & General Construction Notes

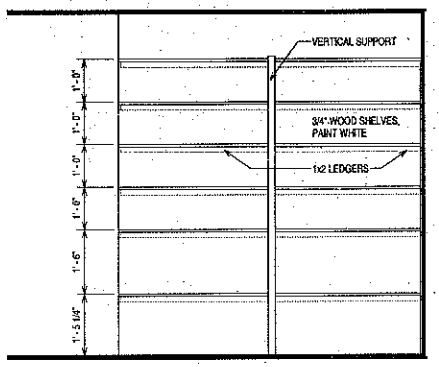
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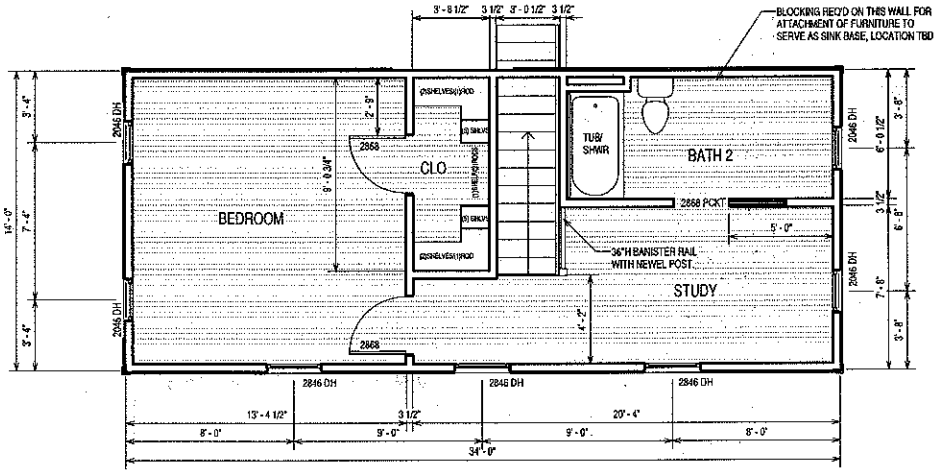
3 B1.1 KITCHEN CABINETS WEST 1/2" = 1'-0"



2 B1.1 KITCHEN CABINETS NORTH 1/2" = 1'-0"



4 B1.1 PANTRY SHELVES 1/2" = 1'-0"



1 B1.1 UPPER LEVEL 1/4" = 1'-0"

Acknowledgement of Plans Submittal ONLY!

RA Date 9-27-16

Date

ROSEBUD TRADITIONS
HOME DESIGNS FROM THE PAST

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New Home for
Steven Bell &
Rhonda Fisher
3317 Jennings Road
Union Grove, NC 28689

Upper Level Floor Plan

B1.1