

DOOR SCHEDULE					
Type Mark	Type Mark DESCRIPTION				
28	2'-4" X 6'-8" TEMPERED GLASS SHOWER DOOR				
30	TWIN 2'-0" X 6'-8" HOLLOW CORE				
99	9'-0" X 8'-0" METAL OVERHEAD DOOR				
103	3 x 8 EXTERIOR				
112	18'-0" X 8'-0" METAL OVERHEAD DOOR				
172	3'-0" X 8'-0"				
181	2'-4" X 8'-0"				
185	3'-0" X 6'-8"				
188	2'-4" X 6'-8"				
193	3'-0" X 8'-0" FIRE RATED				
195	Door-Modern 3 x 8 TRIPLE				
198	3'-0" x 8'-0"				
205	OPENING VERIFY HT & TYPE				
214	3'-0" X 8'-0" POCKET DOOR				
273	2'-4" X 8'-0" TEMPERED GLASS SHOWER DOOR				
299	3'-0" X 8'-0" MODERN TWIN				
311	9'-0" X 8'-0" METAL OVERHEAD DOOR				

IMPORTANT NOTE !: REFERENCE THE ELEVATIONS WHEN ORDERING WINDOWS & DOORS

	WINDOW SCHEDULE						
TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	UNIT	TYPE	QTY
B2	3'-0"	6'-0"	2'-0"	SINGLE HUNG	SINGLE	DIVIDED LITE	2
B3	3'-0"	4'-0"	4'-0"	SINGLE HUNG	SINGLE	DIVIDED LITE	4
D1	3'-0"	5'-0"	2'-0"	FIXED	SINGLE	DIVIDED LITE	3
D19	4'-0"	2'-0"	6'-0"	FIXED	SINGLE	DIVIDED LITE	2
F2	3'-0"	6'-0"	2'-0"	SINGLE HUNG	TWIN	DIVIDED LITE	3
H5	3'-0"	4'-6"	3'-0"	FIXED	TWIN	DIVIDED LITE	3
H102	3'-0"	6'-0"	2'-0"	SINGLE HUNG	TRIPLE	DIVIDED LITE	2
H103	3'-0"	5'-0"	3'-0"	SINGLE HUNG	TRIPLE	DIVIDED LITE	1
H112	3'-0"	3'-0"	11'-4"	FIXED	TRIPLE	DIVIDED LITE	1
H350	5'-0"	5'-0"	3'-0"	FIXED	SINGLE	DIVIDED LITE	1
H357	3'-0"	5'-6"	2'-0"	SINGLE HUNG	TWIN	DIVIDED LITE	3
H358	3'-0"	5'-6"	2'-0"	FIXED	TRIPLE	DIVIDED LITE	1

TOTAL PROJECT WINDOWS: 26

AREA SLAB			
LOCATION:	SQ. FT.		
1ST FLOOR LIVING:	2,756 SF		
BACK PORCH:	659 SF		
FRONT PORCH:	659 SF		
GARAGE:	886 SF		
SIDE PORCH:	108 SF		
*TOTAL SLAB:	5,068 SF		

AREA LIVING		
LOCATION:	SQ. FT.	
1ST FLOOR LIVING:	2,756 SF	
2ND FLOOR LIVING:	1,181 SF	
TOTAL LIVING:	3,937 SF	

0	2	4
SCALE.	1/4"	= 1' - 0"

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GENERAL NOTES:

1.	A.C. VENTS IN MASTER CLOSET.
2.	ALL SMOKE DETECTORS SHALL BE HARDWIRED.
3.	ALL WORK SHALL BE IN STRICT ACCORDANCE WITH CITY OR
4.	GENERAL & SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS. STARTING OF WORK SHALL MEAN
	ACCEPTANCE OF SUCH CONDITIONS.
5.	LOCATION OF STORM SEWAGE, DRAINAGE, EASEMENTS, AND BUILDING SETBACKS VERIFIED AT JOB SITE PRIOR TO
	CONSTRUCTION.
6.	ALL DIMENSIONS ON EXTERIOR WALLS ARE FROM OUTSIDE OF FOUNDATION TO FACE OF STUD OR FACE OF MASONRY TO FACE
	OF STUD.
7.	ALL DIMENSIONS ON INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.
8.	ALL DIMENSIONS TO OPENINGS ARE FROM FOUNDATION TO CENTER OF OPENING.
9.	ALL EXHAUST FANS IN WET AREAS SHALL BE VENTED OUTSIDE THE HOUSE
10	ALL WORK TO CONFORM TO DEED RESTRICTIONS IF APPLICABLE
11.	PLANS TO BE REVIEWED BE ARCHITECTURAL CONTROL COMMITTEE
12.	IF A/C IS IN ATTIC, A 3/4" PLYWOOD CATWALK SHALL GO FROM ACCESS HOLE TO UNIT. AND UNIT MUST BE WITHIN 20'
13.	GENERAL AND SUBCONTRACTORS SHALL VERIFY ENGINEERED DRAWINGS AND ARCHITECTURAL DRAWINGS DO NOT HAVE
	DISCREPANCIES.
14.	LOCATION OF STORM DRAINAGE, EASEMENTS, AND BUILDING
	SETBACKS SHALL BE VERIFIED AT JOB SITE PRIOR TO
	CONSTRUCTION.
15.	ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO
	BE TEMPERED GLASS. ALL OTHER TEMPERED GLASS LOCATIONS
	PER CODES
16.	GENERAL AND SUBCONTRACTORS TO VERIFY ALL WINDOWS MEE
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17.	GENERAL AND SUBCONTRACTORS TO VERIFY SIZING AND

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2 ELEVATION RIGHT 1/4" = 1'-0"







4 REAR LEFT VIEW



2 FRONT LEFT VIEW



FRONT PERSPECTIVE **REVIEW SET ONLY NOT FOR CONSTRUCTION**





3 FRONT RIGHT VIEW



5 REAR RIGHT VIEW





NOTES:

STAIR DETAILS 1/2" = 1'-0"



9:12



9:12

-

-



OPTIONAL ADVANCED FRAMING METHOD

1 ROOF PLAN 1/8" = 1'-0"



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1 Section 1 3/8" = 1'-0"

9	12 9				
AMING PLANS & DETAILS & CODES DIST AND RAFTER FRAMING	ENGINEER	RED BEAM & JOIST HANGERS			
N		14'-3"			
30'-6 1/2"	HALL BEYOND			all Beyond, Rafter Span	
_	K	<u></u>			
ARCHWAY			BEAM, FINISH AS SELECTED	OR TRUSSES	
	HALL BEYOND		KITCHEN BEYOND		



_DORMER PLATE 26'-9 3/8"



FIGURE R602.10.6.4 METHOD CS-PF-CONTINUOULSY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

SYN	IBOLS

∋	120V DUPLEX RECEPTACLE	0-	WALL MOUNT LIGHT FIXTURE
\rightarrow	120V / 20A SINGLE RECEPTACLE	R	RECESSED LIGHT FIXTURE
₽	QUADRUPLEX RECEPTACLE	X	LIGHT FIXTURE
€	240V / 15A RECEPTACLE	\bigtriangledown	FLOOD LIGHT
GFCI	120V GFCI DUPLEX RECEPTACLE		FLUORESCENT LIGHT FIXTURE
GFCI	120V GFCI SINGLE RECEPTACLE	\triangleleft	TELEPHONE
€	120V GFCI WEATHER PROOF RECEPTACLE	≥-	TELEVISION
EAVE	120V SWITCHED EAVE RECEPTACLE	F	FAN VENTED OUTSIDE
ഗ	SINGLE SWITCH	SPK	SPEAKER
လိ	3-WAY SWITCH	SD	SMOKE & CARBON MONOXIDE
S4	4-WAY SWITCH		DETECTOR COMBO
S _{DM}	DIMMER SWITCH	₽⊢	HOSE BIB

GENERAL NOTES:

ALL FRAMING SHALL BE PER LOCAL BUILDING CODES CONSULT ALL SPANS WITH LOCAL BUILDING CODES ALL JOISTS & RAFTERS SHALL BE BRACED PER LOCAL BUILDING CODES

2

3.

- ALL FASTENERS, STRAPS, NAILS, ETC PER LOCAL BUILDING CODES 4. JOIST, BEAM, & RAFTER SIZING PER LOCAL BUILDING CODES 5.
- JOIST HANGERS PER LOCAL BUILDING CODES
- HEADERS PER LOCAL BUILDING CODES 8. ALL FLOOR TRUSSES IF APPLICABLE SHALL BE ENGINEERED BY TRUSS MANUFACTURER AND INSTALLED PER THEIR
- SPECIFICATIONS ALL RAFTER / CEILING TRUSSES IF USED SHALL BE ENGINEERED 9. BY MANUFACTURER AND INSALLED PER THEIR SPECIFICATIONS
- 10. JOISTS ARE DRAWN AT 16" O.C. RAFTERS DRAWN AT 24" O.C. 11. SHAVE JOINT AT JOISTS AND JOIST HANGERS SO BOTTOM OF
- HANGER METAL IS FLUSH WITH THE BOTTOM OF THE REST OF THE JOIST TO AVOID SHEETROCK ISSUES.
- 12. THIS IS A GENERAL LAYOUT AND WILL NOT BE DETAILED ENOUGH TO CORRECT FOR RAFTER VALLEYS HITTING JOISTS. FRAME AROUND AS NECESSARY.
- 13. DEAD WOOD NOT DEPICTED FOR SHEETROCK INSTALLATION, ENSURE ALL CORNERS ALLOW FOR ATTACHING SHEETROCK.
- 14. AT EXTERIOR WALL LOCATIONS WHERE A GABLE FACE OCCURS, CEILING JOIST SPACING IS DESIGNED TO ALIGN TO THE SIDE OF THE RAFTERS, WITH THE FINAL RAFTER STARTING FLUSH WITH THE OUTSIDE FACE OF THE GABLE WALL. REFER ROOF FRAMING PLANS.
- 15. WHERE POSSIBLE, JOIST LAYOUT IS INTENDED TO ALLOW FOR A FULL SHEET OF SHEETROCK AT ONE END AND WORK IT'S WAY DOWN.
- 16. 16" O.C. SPACING IS INTENDED TO ALIGN WITH 24" RAFTER SPACING, AND ALLOW FOR 1/2" SHEETROCK. IF 24" JOIST SPACING IS USED, 5/8" SHEETROCK WILL BE NECESSARY.

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S	3-WAY SWITCH	SD	SMOKE & CARBON MONOXIDE
S4	4-WAY SWITCH		
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SYMBOLS

GENERAL NOTES:

- FOUNDATION DESIGN IS GENERAL AND NOT SPECIFIC FOR PARTICULAR SITE CONDITIONS. THEREFORE, BUILDER SHALL ASSUME RESPONSIBILITY FOR APPLICABILITY OF THIS FOUNDATION DESIGN. LOCAL CODES SUPERCEDE THIS DESIGN. IT IS HIGHLY RECOMMENDED A STRUCTURAL ENGINEER BE CONSULTED AND SOILS TEST BE PERFORED. THERE MAY BE EXPANSIVE SOILS OR LACK OF STABLE ROCK REQUIRING PIERS, EXCAVATION AND SOIL REPLACEMENT, AND OTHER MEASURES TO CONTROL EXPANSION AND MOVEMENT OF SOILS. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS OF ALL FIXED EQUIPMENT, ELECTRICAL RECEPTACLES, CONDUIT, PLUMBING LOCATIONS, AND THRESHOLD BLOCKOUTS. REMOVE 6" MIN ROOTS, TOPSOIL, DEBRIS UNIFORMLY THROUGHOUT THE SITE. GROUND SURFACE SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE OF SURFACE WATER AWAY FROM THE FOUNDATION. IN NO INSTANCE SHOULD WATER BE ALLOWED TO POND IN THE VICINITY OF THE FOUNDATION EITHER DURING OR AFTER CONSTRUCTION. VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. BOTTOMS OF ALL BEAMS SHALL EXTEND 6" MIN. 6. INTO UNDISTURBED SOIL ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI NO DEAD-END BEAMS ALLOWED 9. ALL BEAM REINFORCEMENT SHALL EXTEND TO WITHIN 1.5" OF EXTERIOR FORMS 10. BEAM REINFORCING SHALL BE TIED & SUPPORTED EVERY 3'-0" MIN. LAP ALL BAR REINFORCING 40 DIAMETERS 11. 12. ALL REINFORCING TO BE CONTINUOUS
- ALL REINFORCING TO HAVE MIN OF 1.5" CONCRETE 13. COVER
- 14. FINISHED FLOOR SHALL BE MIN. 12" ABOVE EXISTING GRADE
- MIN. 5" CONCRETE SLAB W / #3 OR #4 @ 12" ON 15. CENTER EACH WAY. BAR DIAMETERS TO START MIN. 5" FROM EDGE

REVIEW SET ONLY NOT FOR CONSTRUCTION

FINISH FLOOR

2 - #5 TOP

MIN. 5" CONCRETE SLAB

W/ #3 OR #4 @ 12" O.C. EACH

WAY. BAR REINFORCING TO

START MIN. 5" FROM EDGE

O <u>02 TYPICAL INTERIOR BEAM</u> 1" = 1'-0"

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- DEAD WOOD NOT DEPICTED FOR SHEETROCK INSTALLATION, 13. ENSURE ALL CORNERS ALLOW FOR ATTACHING SHEETROCK.
- 14. AT EXTERIOR WALL LOCATIONS WHERE A GABLE FACE OCCURS, CEILING JOIST SPACING IS DESIGNED TO ALIGN TO THE SIDE OF THE RAFTERS, WITH THE FINAL RAFTER STARTING FLUSH WITH THE OUTSIDE FACE OF THE GABLE WALL. REFER ROOF FRAMING PLANS.
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