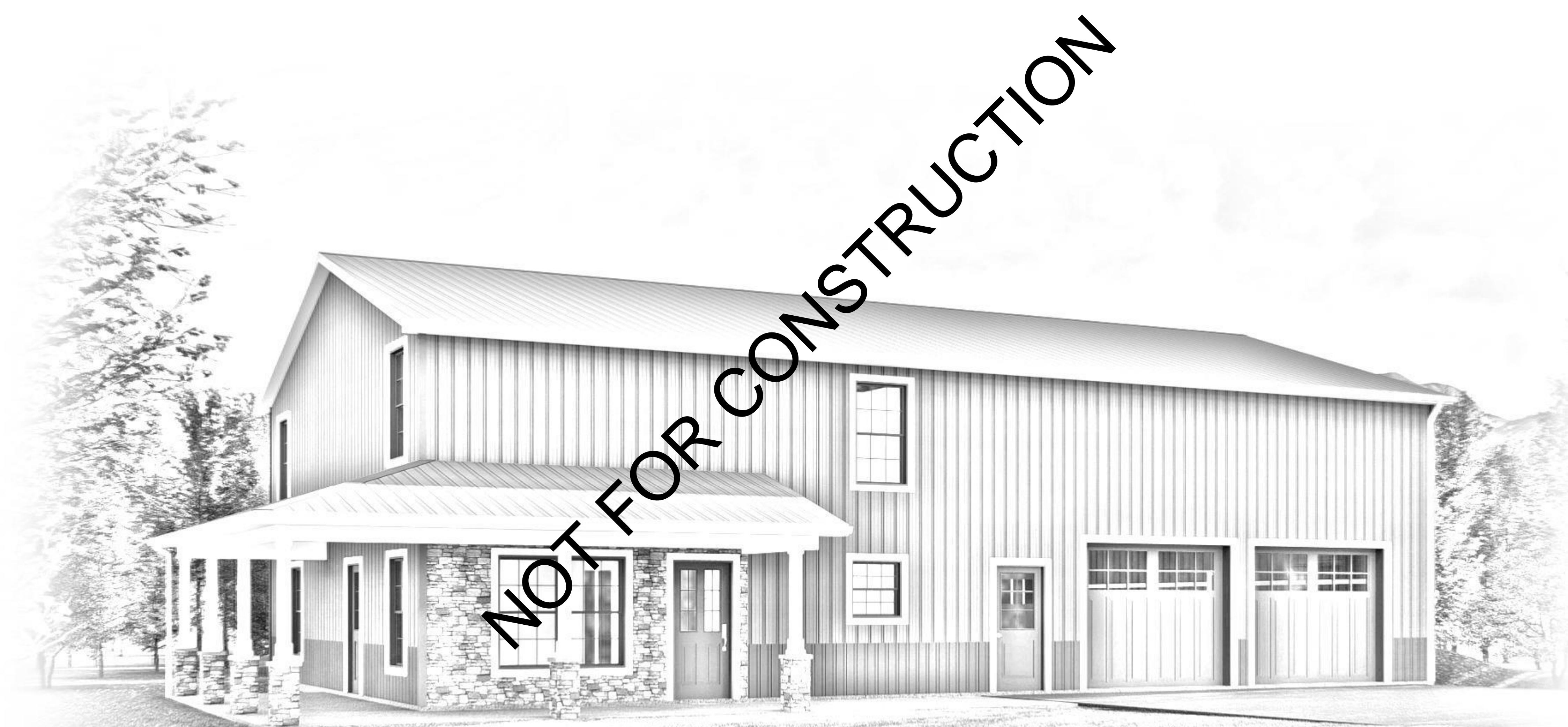




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PLAN # 2397

SHEET INDEX:	
SHEET #	SHEET NAME
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	FOUNDATION PLAN & DETAILS
A-6	GENERAL NOTES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN

PROJECT DETAILS
 WINDOWS: BRAND TBD
 FOUNDATION: CONCRETE SLAB
 EXTERIOR WALLS: 2x6
 GARAGE WALLS: 2x6
 INTERIOR WALLS: 2x4
 FIRST FLOOR: 9'-1 1/8"
 SECOND FLOOR: 8'-1 1/8"
 LOFT: 4'-0" KNEE WALL

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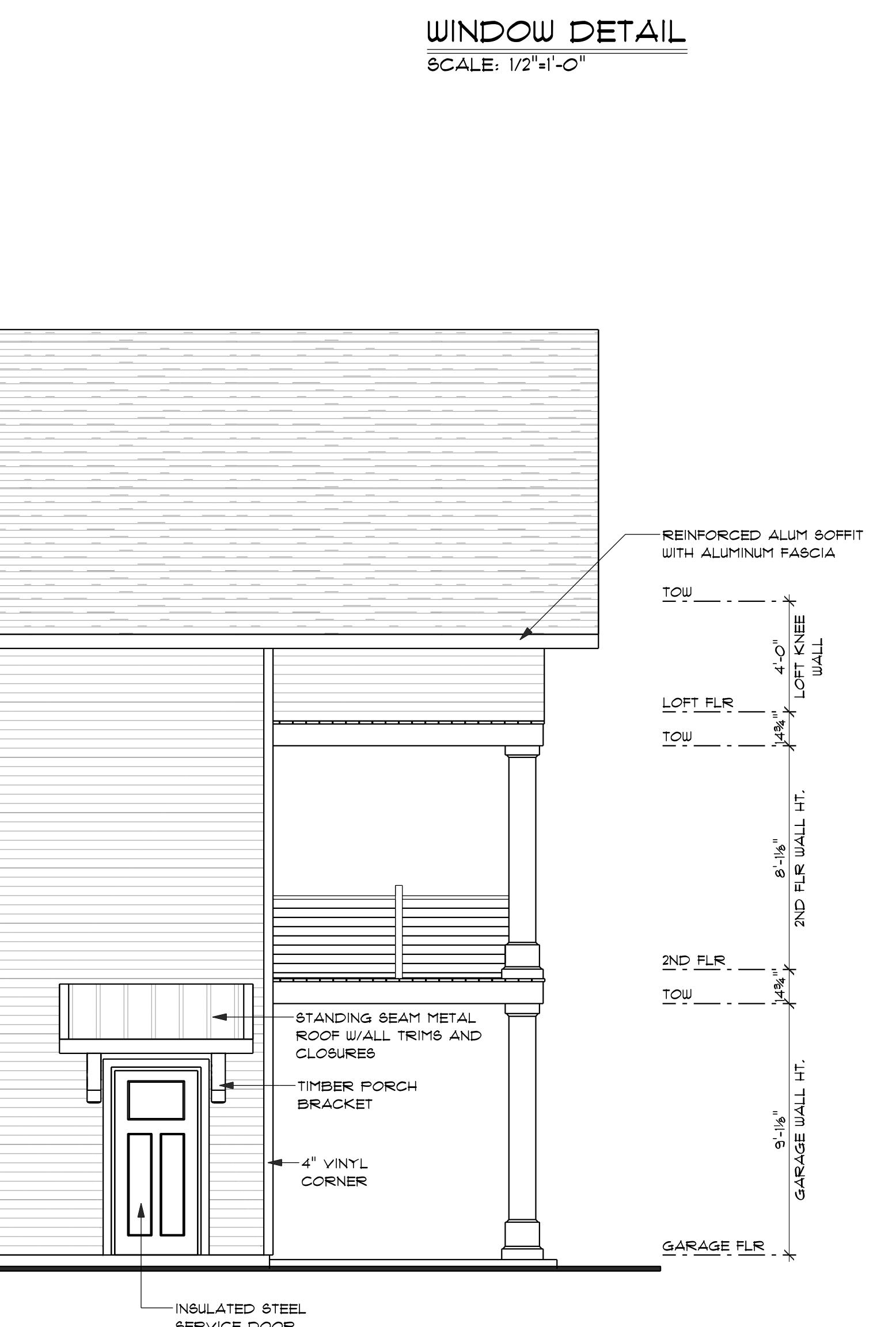
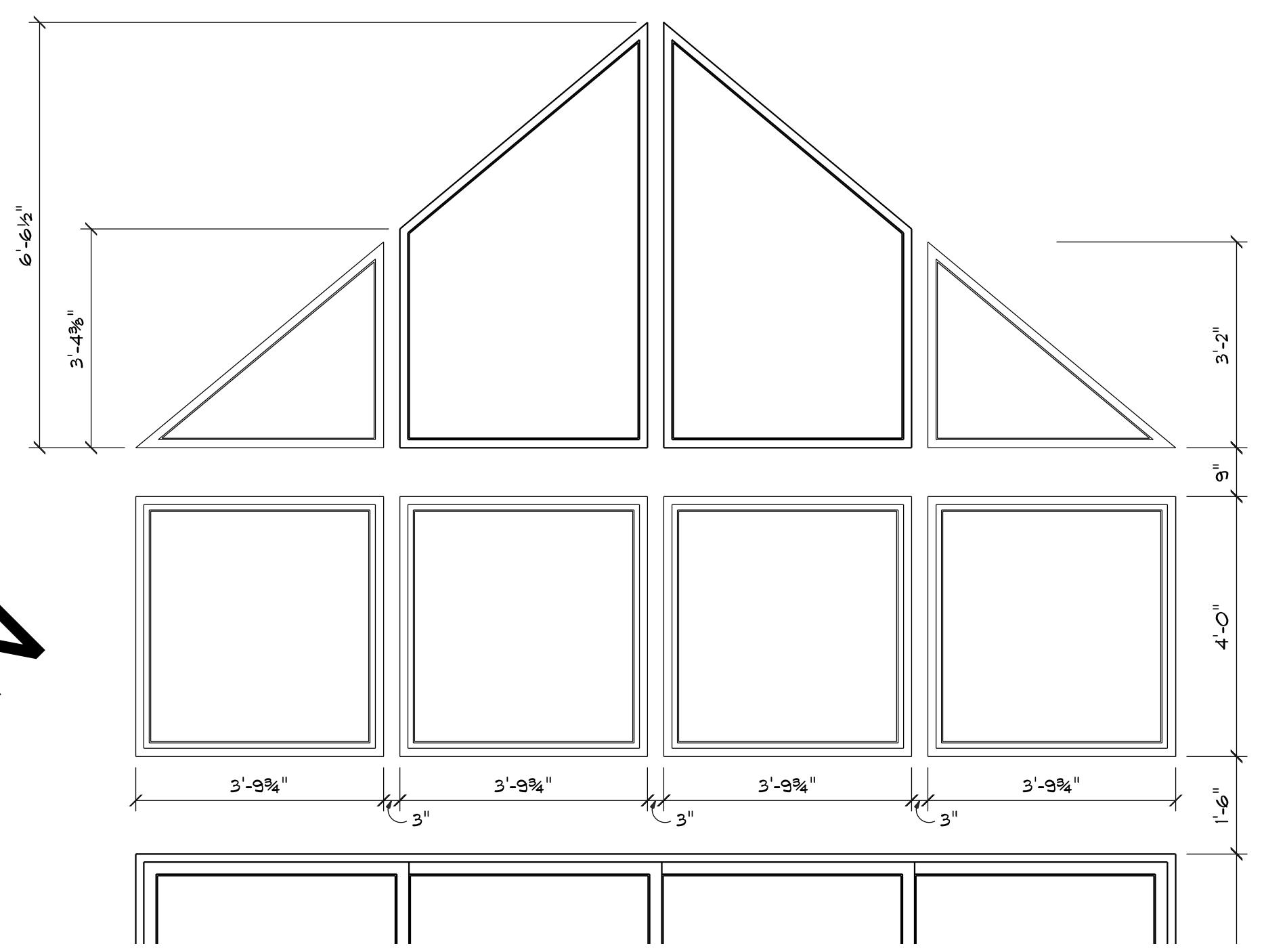
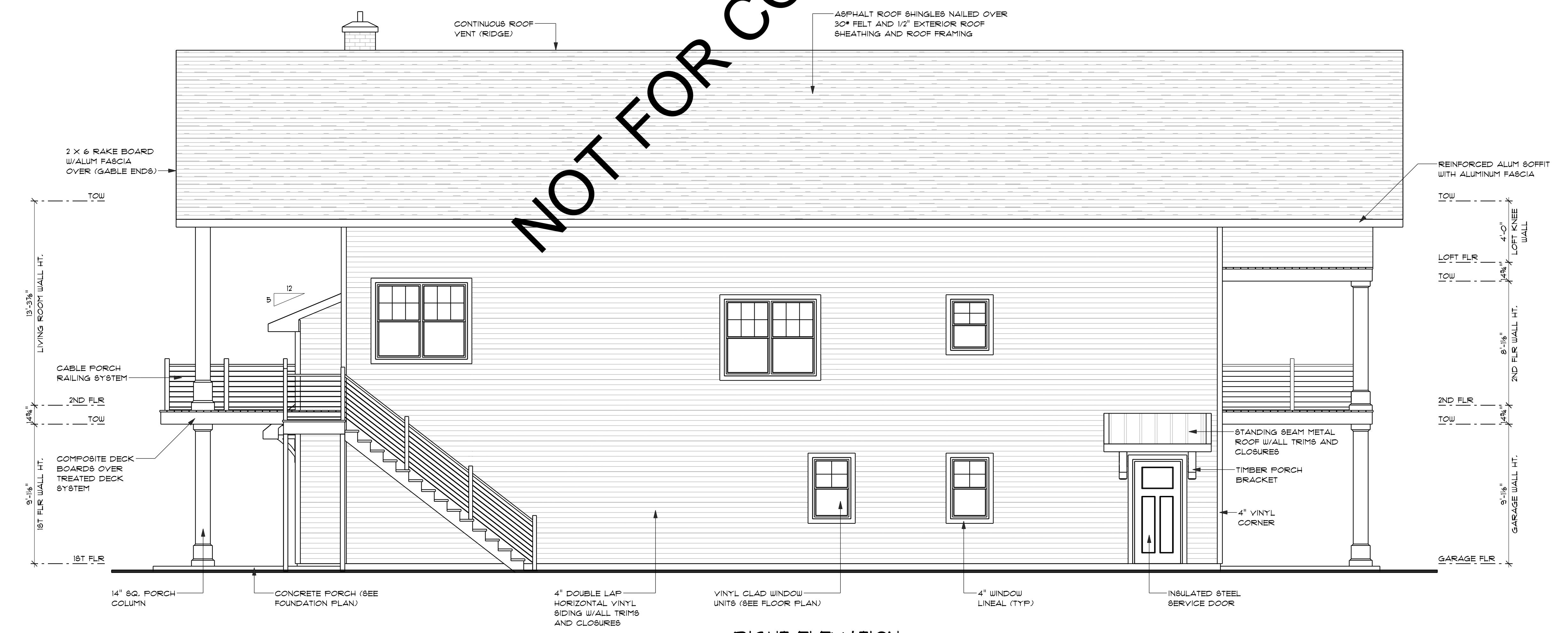
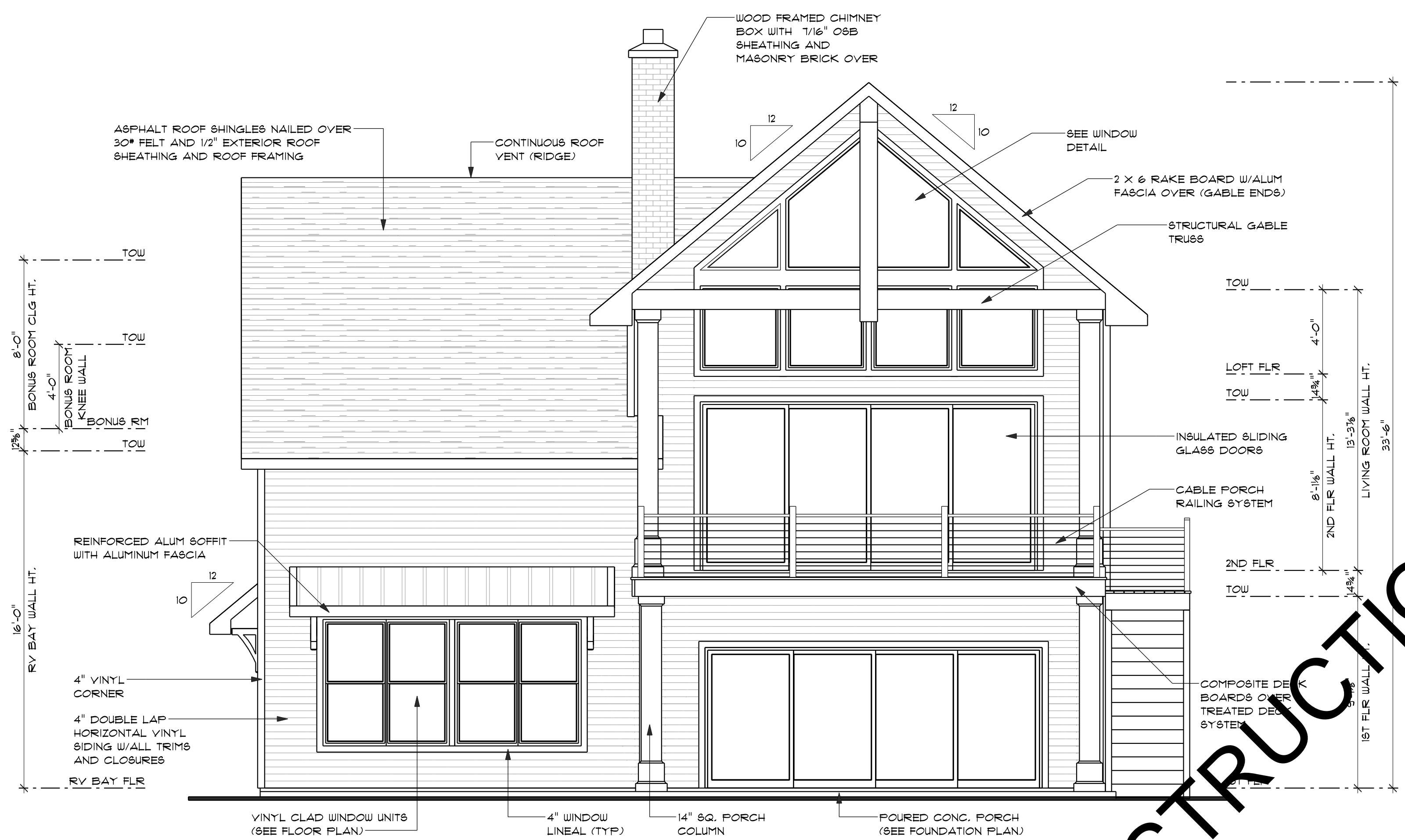
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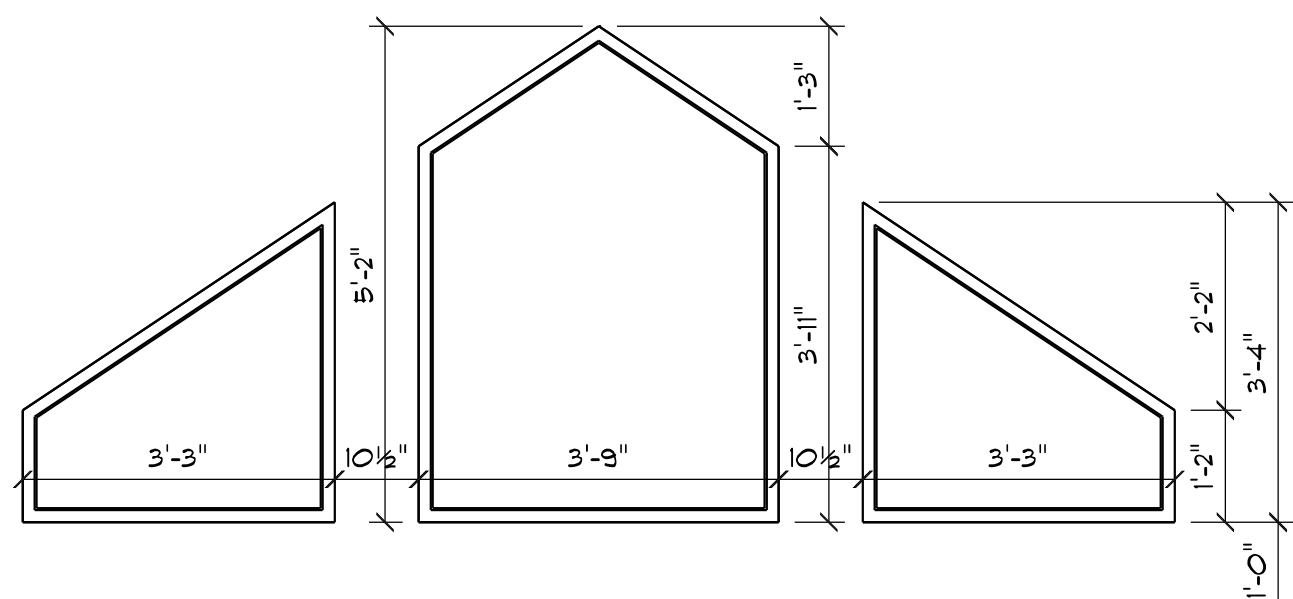
PLAN #23100

ELEVATIONS

DRAWN BY: BG/MK
 PROJECT: 23100-21197
 PRINT DATE: 4/12/2024
 PAPER: ARCH D
 SIZE: 24" x 36"

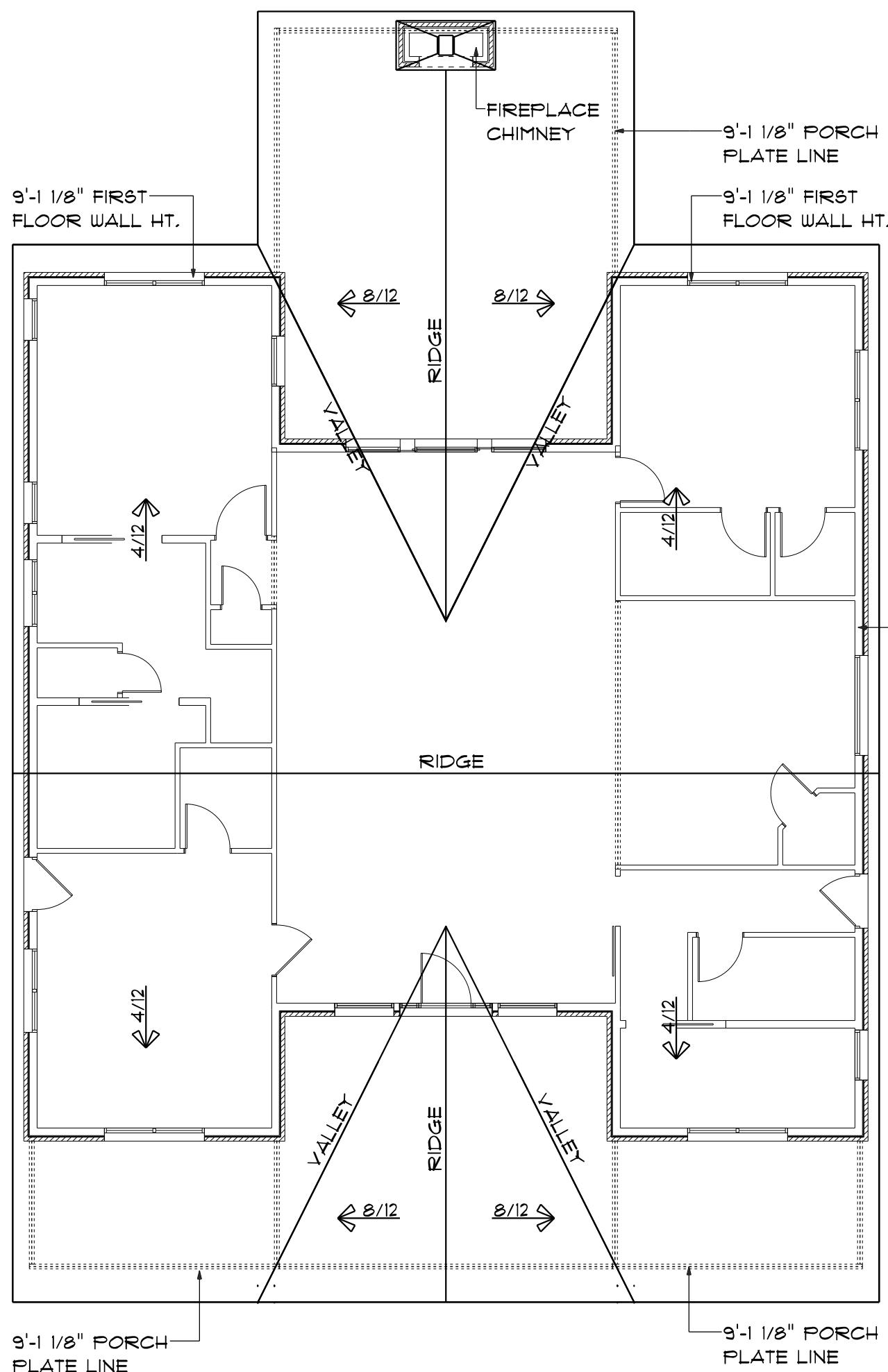
A-1





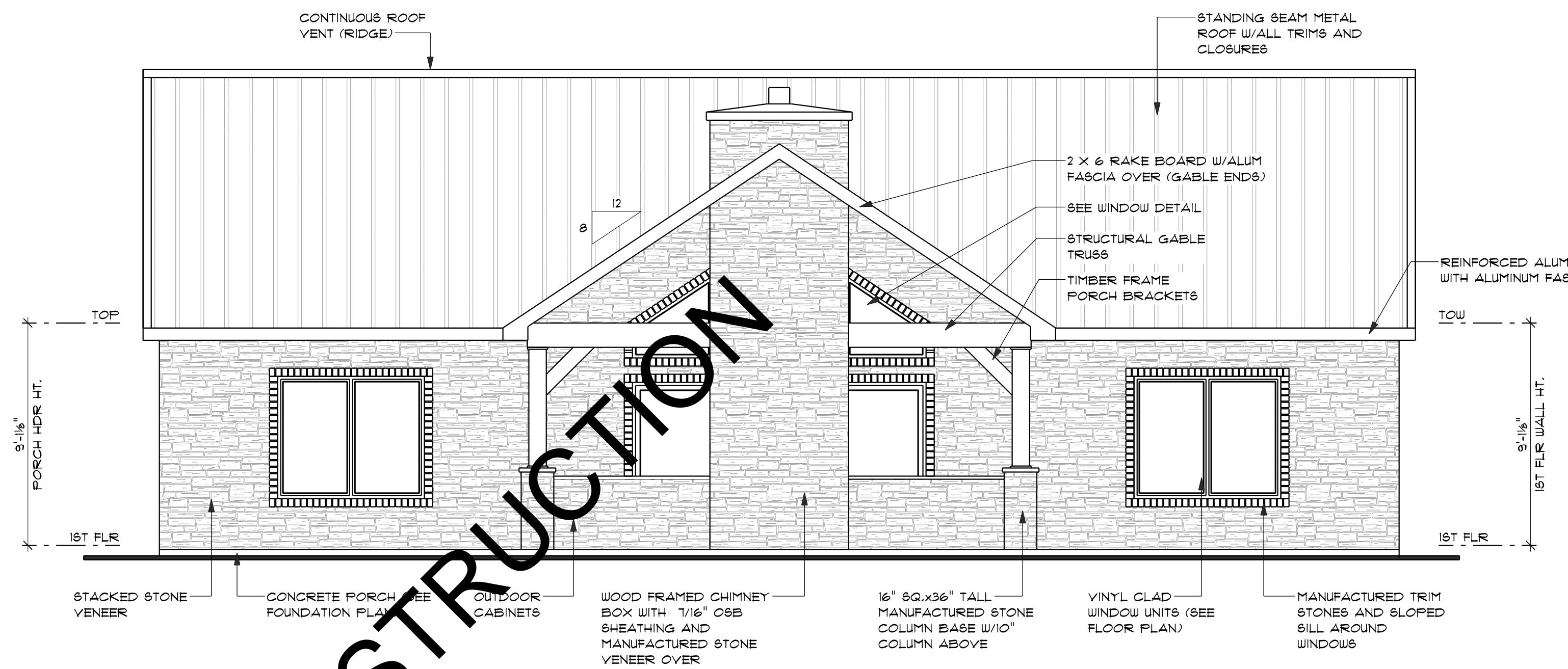
BACK WINDOW DETAIL

SCALE: 1/2" = 1'-0"



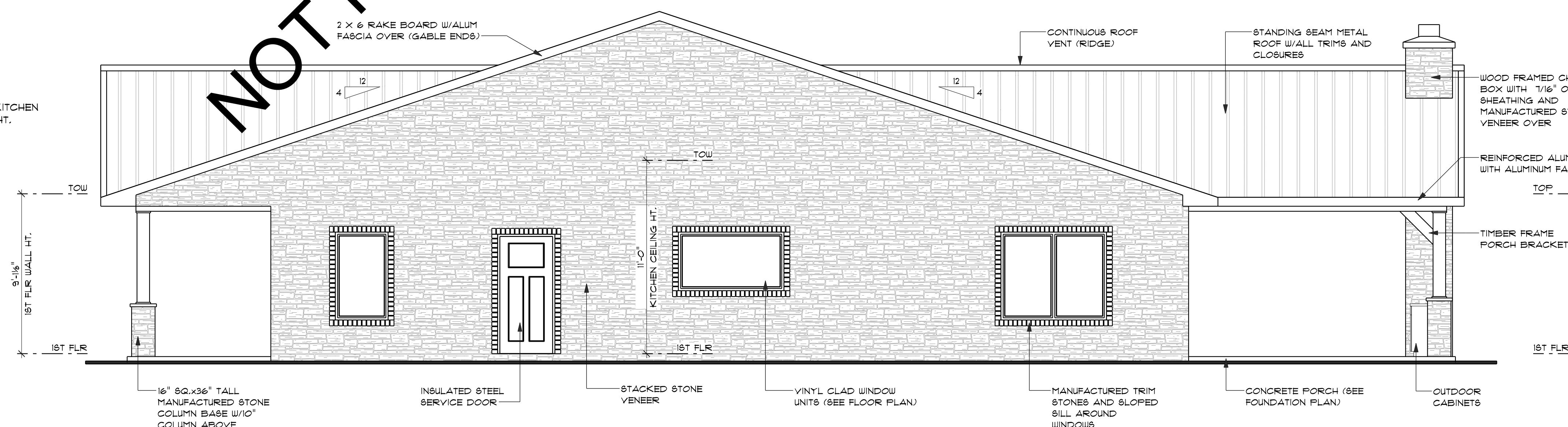
ROOF PLAN

SCALE: 1/8" = 1'-0"



REAR ELEVATION

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



RIGHT ELEVATION

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

PROJECT DETAILS
 WINDOWS: ANDERSEN 400 SERIES
 FOUNDATION: 10'-0" CONC. WALL
 EXTERIOR WALLS: 2x6
 GARAGE WALLS: 2x4
 INTERIOR WALLS: 2x4
 FIRST FLOOR: 10'-1 1/8"
 SECOND FLOOR: 9'-1 1/8"
 BASEMENT: 10'-0"

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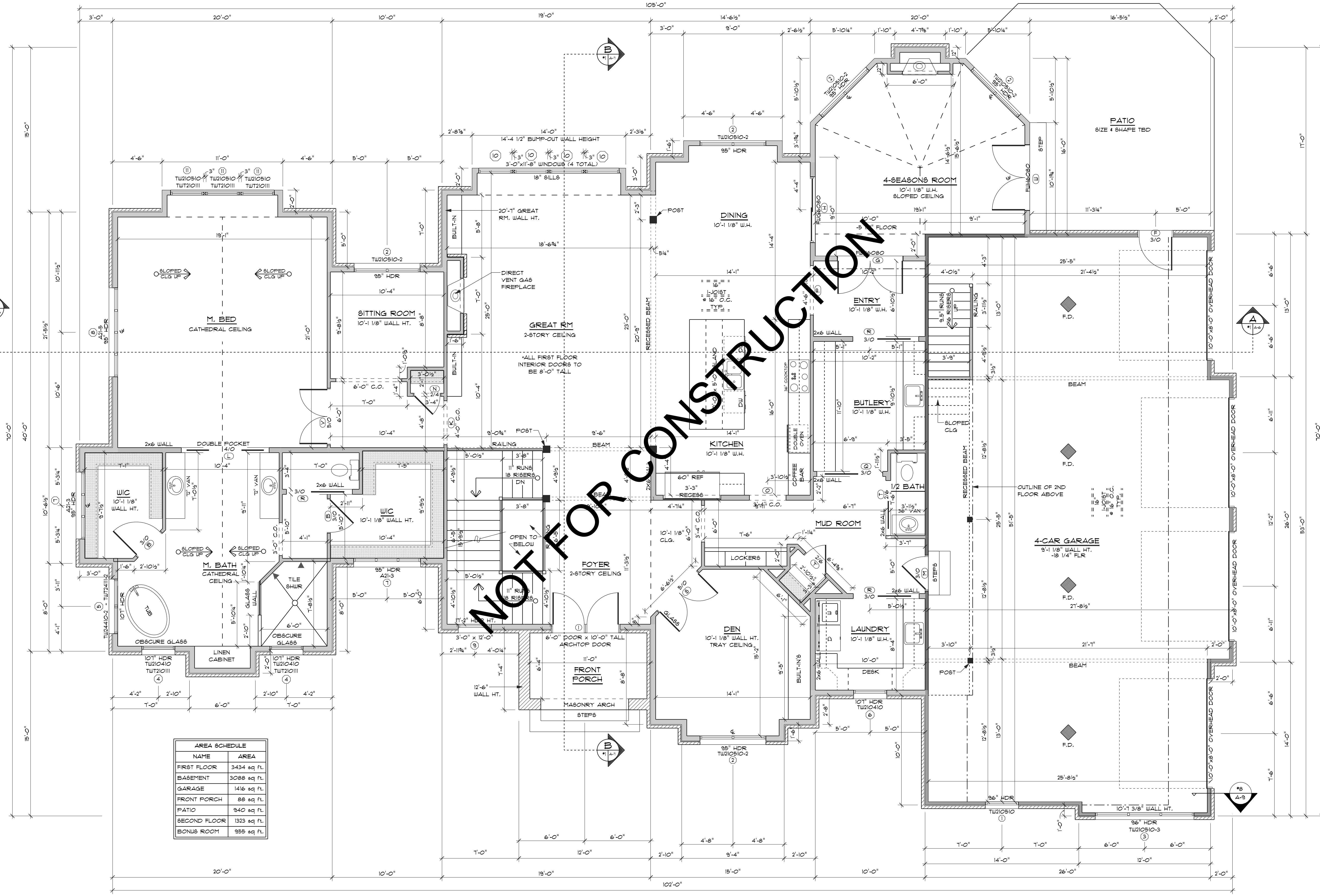
PLAN #2080

FIRST FLOOR PLAN

DRAWN BY: BG/MK/CK
 PROJECT: 2080
 PRINT DATE: 4/12/2024
 FINAL: 1/18/22
 SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



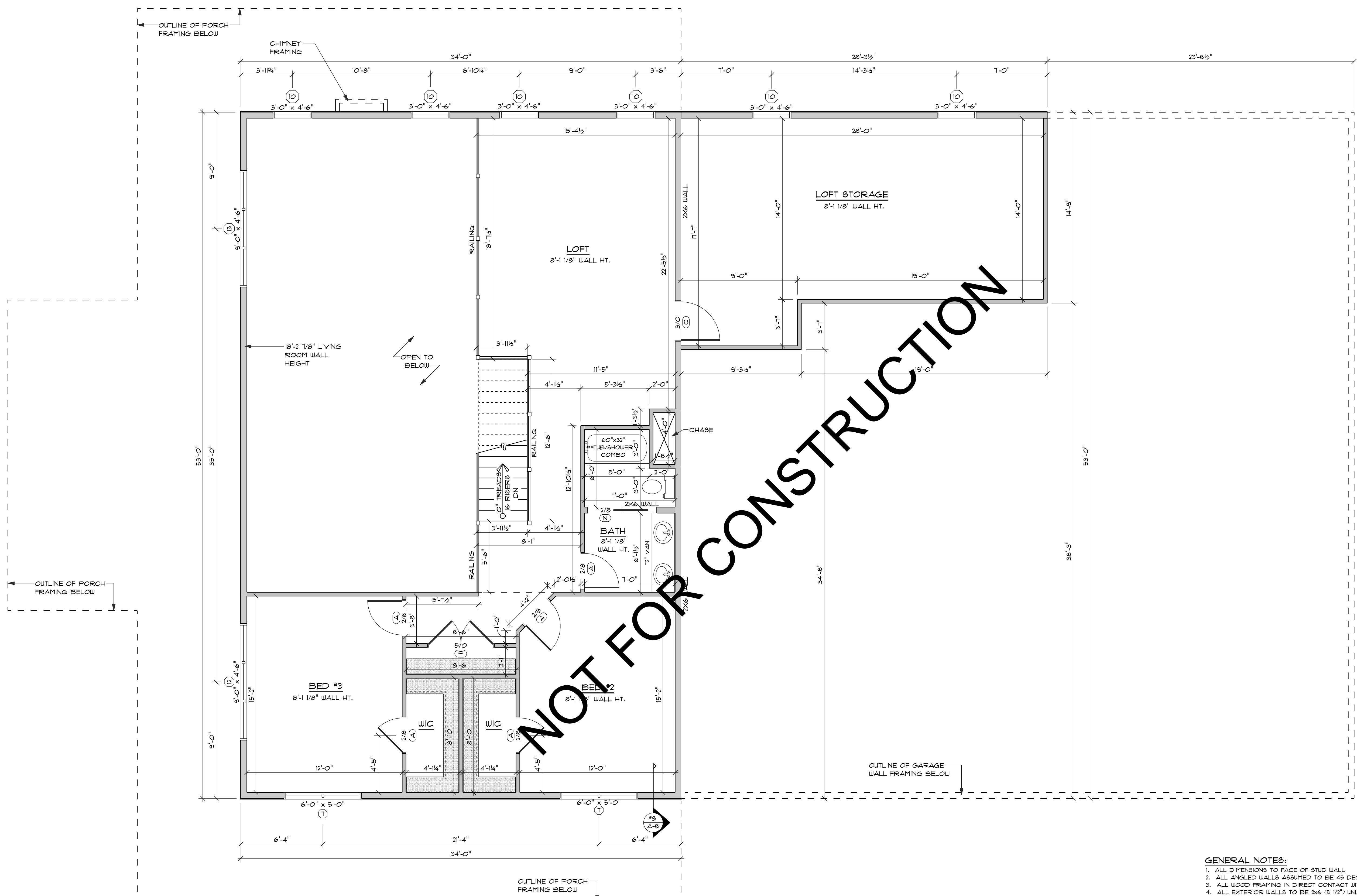
PROJECT DETAILS	
WINDOWS:	BRAND: TBD
FOUNDATION:	8" Poured Conc. Wall
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x8
INTERIOR WALLS:	2x4
FIRST FLOOR:	9'-1 1/8"
SECOND FLOOR:	8'-1 1/8"
BASEMENT:	9'-0"

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SECOND FLOOR PLAN
PLAN #22207

DRAWN BY: BG/JE/CK
PROJECT: 2207-21142-2048
PRINT DATE: 4/20/2024
FINAL: 9/15/22
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF STUD WALL
2. ALL ANGLED WALLS ASSUMED TO BE 45 DEGREES UNLESS OTHERWISE INDICATED.
3. ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE TREATED.
4. ALL EXTERIOR WALLS TO BE 2x6 (5 1/2") UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE 2x4 (3 1/2") UNLESS NOTED OTHERWISE. GABLE WALLS TO BE 2x4 (3 1/2").
5. ALL CONSTRUCTION TO BE AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE (IRC) THAT IS CURRENTLY IN EFFECT IN THE LOCALITY THE BUILDING IS TO BE CONSTRUCTED.
6. THESE PLANS ARE INTENDED TO SHOW GENERAL DESIGN ONLY. THE FINAL LAYOUT AND DETAIL OF THESE DRAWINGS ARE THE RESPONSIBILITY OF CONTRACTOR AND/OR HOMEOWNERS AND SHOULD BE VERIFIED TO BE CORRECT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR ERRORS FOUND IN THE PLANS TO BE REPORTED TO THE DESIGNER AND CORRECTED PRIOR TO CONSTRUCTION IF NECESSARY.
7. 1. ALL GRADE LINES SHOWN ARE ESTIMATES OF THE FINAL GRADE AND ARE SCHEMATIC ONLY.
8. STAIR RISE & RUN CALCULATIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL FLOOR TO FLOOR MEASUREMENTS BEFORE COMMENCEMENT OF STAIRWAY FRAMING.
9. VERIFY SIZE AND ALL ROUGH OPENINGS REQUIRED FOR THE FIREPLACE IF REQUIRED BEFORE FRAMING.
10. ALL ROOM DIMENSIONS SHOWN DURING THE PRELIMINARY PLAN PHASE ARE TO BE CONSIDERED ROUGH DIMENSIONS AND NOT THE ELECTION OF THE FINAL SIZE.
11. DOOR HEAD HEIGHTS SHOULD BE CHANGED IF REQUIRED FOR PROPER ROOF CLEARANCE.
12. NOT ALL FRAMING BEAMS HAVE BEEN LOCATED OR VERIFIED. LOCATION AND SIZING OF THESE BEAMS TO BE PERFORMED BY A QUALIFIED INDIVIDUAL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY LOCATIONS OF ALL BEARING PONTS AND THICKEN ALL FLOOR SLABS AND OR FOUNDATIONS AS REQUIRED TO MEET BEARING REQUIREMENTS.
13. CONTRACTOR TO IDENTIFY ALL LOAD BEARING WALLS AND THICKEN BASEMENT SLABS APPROPRIATELY.
14. PROPER FROST PROTECTION TO BE MAINTAINED, ADJUST ALL WALLS AND OR FOOTINGS TO MAINTAIN FROST PROTECTION.

PROJECT DETAILS
 WINDOWS: ANDERSEN 400 SERIES
 FOUNDATION: Poured
 EXTERIOR WALLS: 2x6
 GARAGE WALLS: 2x4
 INTERIOR WALLS: 2x4
 FIRST FLOOR: 9'-1 1/8"
 BASEMENT: 9'-0"

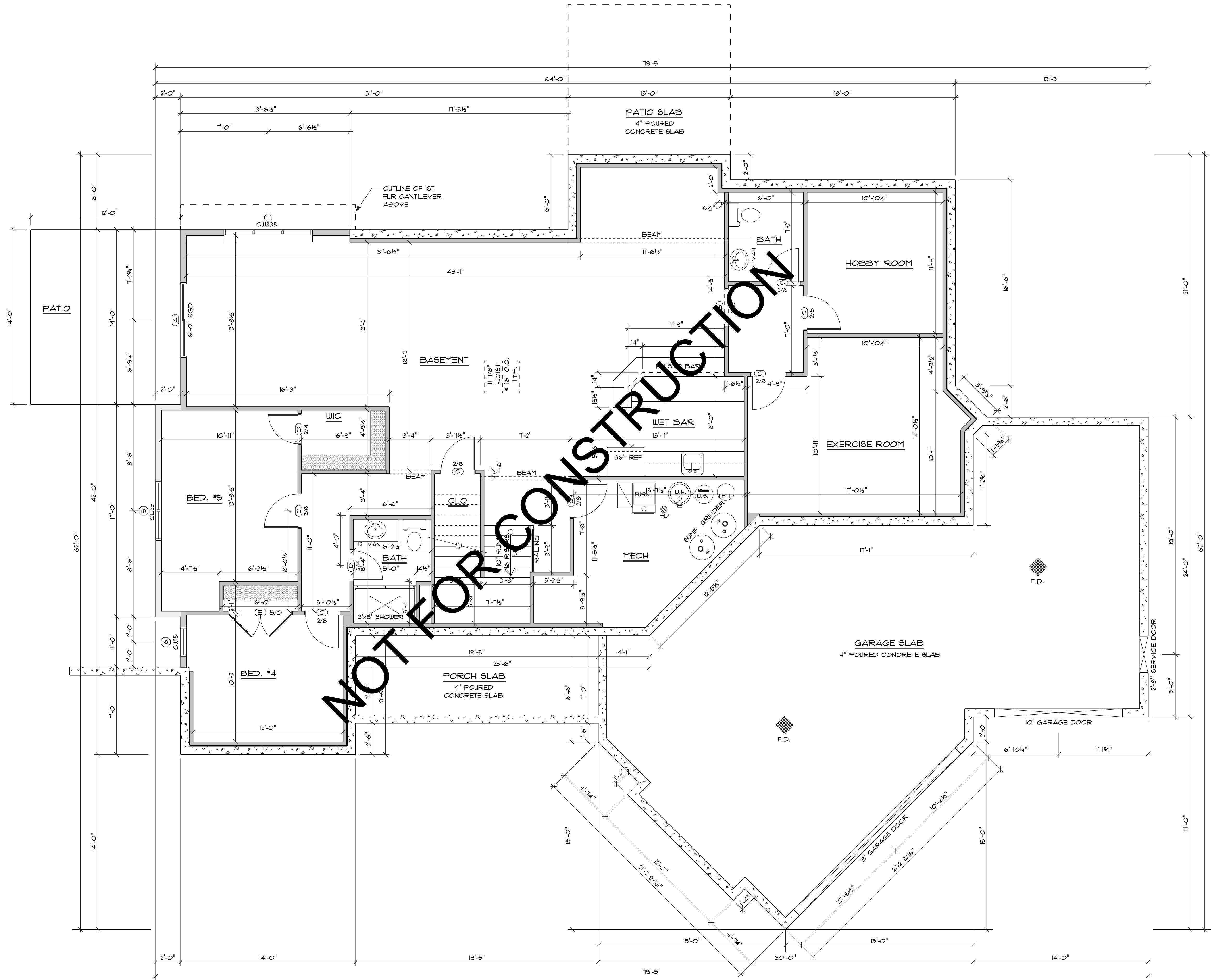
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BASEMENT FLOOR PLAN

PLAN #1645

OPENING SCHEDULE				
PRODUCT CODE	COUNT	OPENING ID	WIDTH	HEIGHT
CU135	1	1	1'-0" x 3'-4"	13 1/16"
CU125	1	5	4'-8 1/2"	4'-11 1/8"
CU115	1	6	2'-4 1/2"	4'-11 1/8"
CU135	1	7	2'-4 1/2"	3'-4" x 13 1/16"
CU135	1	8	2'-4 1/2"	3'-4" x 13 1/16"
CU125	1	9	4'-8 1/2"	4'-11 1/8"
CU115	1	10	2'-4 1/2"	4'-11 1/8"
CU135	1	11	2'-4 1/2"	3'-4" x 13 1/16"
AR61	1	12	5'-11 1/8"	1'-5"
AR61	1	13	5'-11 1/8"	1'-5"
CU135	1	14	1'-0" x 2'	4'-11 1/8"
CU115	1	15	2'-4 1/2"	4'-11 1/8"
CU135	1	16	2'-4 1/2"	3'-4" x 13 1/16"
CU125	1	17	4'-8 1/2"	4'-11 1/8"
CU115	1	18	2'-4 1/2"	4'-11 1/8"
P4040	1	19	4'-0"	4'-0"
6'-0" SGD	1	A	6'-0"	6'-0"
2'-8" x 6'-8"	12	C	6'-0"	6'-0"
2'-4" x 6'-8"	5	D	6'-0"	6'-0"
5'-0" x 6'-8" DBL	3	E	6'-0"	6'-0"
8'-0" SGD	1	G	6'-0"	6'-0"
2'-8" x 6'-8"	1	H	6'-0"	6'-0"
2'-8" x 6'-8" PKT	3	L	6'-0"	6'-0"
2'-4" x 6'-8" PKT	1	M	6'-0"	6'-0"
4'-0" x 6'-8" DBL	2	N	6'-0"	6'-0"
3'-0" x 6'-8"	1	O	6'-0"	6'-0"



BASEMENT FLOOR PLAN

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

DRAWN BY: BG
 PROJECT: 1645
 PRINT DATE:
 4/12/2024
 FINAL: MAY 24, 2016
 SCALE: 1/4" = 1'-0"

PLAN # 220

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BY: BG/MK
2205-21
-2048
DATE:
24
7/30/21
1/4" = 1'-0"

A-6

FOUNDATION PLAN

NOTE: FINAL CONCRETE FOOTING & WALL SIZES SUBJECT TO CHANGE
ACCORDING TO SOILS INVESTIGATION REPORT. ALL FOOTINGS SIZES TO BE
VERIFIED BY CONTRACTOR TO HAVE ADEQUATE SOIL BEARING.

NOTE: FROST DEPTH TO BE CONFIRMED BY CONTRACTOR. ALL FOOTINGS TO
MEET ALL FROST DEPTHS AS REQUIRED BY ALL LOCAL AND STATE CODES.

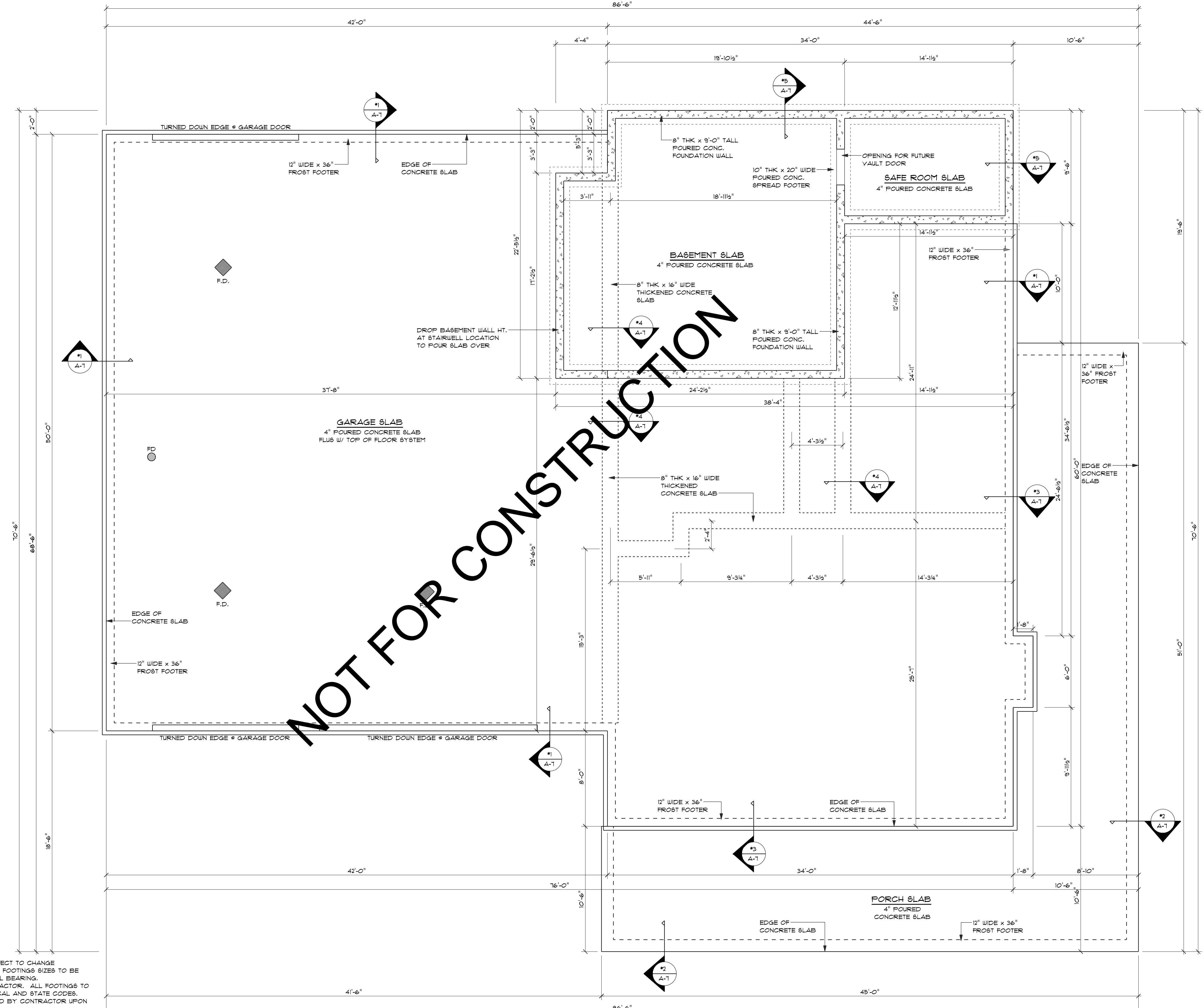
FINAL CONCRETE WALL HEIGHTS TO BE DETERMINED BY CONTRACTOR UPON
COMPLETION OF EXCAVATION.

BEAM POCKET SIZES AND LOCATIONS TO BE DETERMINED BY CONTRACTOR
BEFORE POURING OF CONCRETE WALLS.

ALL DIMENSIONS TO OUTSIDE OF CONCRETE WALLS.

THICKEN ALL FLOOR SLABS UNDER BASEMENT WALLS WHERE REQUIRED FOR
LOOR JOIST BEARING, CONTRACTOR TO DETERMINE LOCATION ON SITE.

WHERE BASEMENT WALLS ARE DRAWN WITH A BRICK LEDGE, ALL
IMENSIONS ARE TO THE OUTSIDE EDGE OF THE STUD FRAMING.

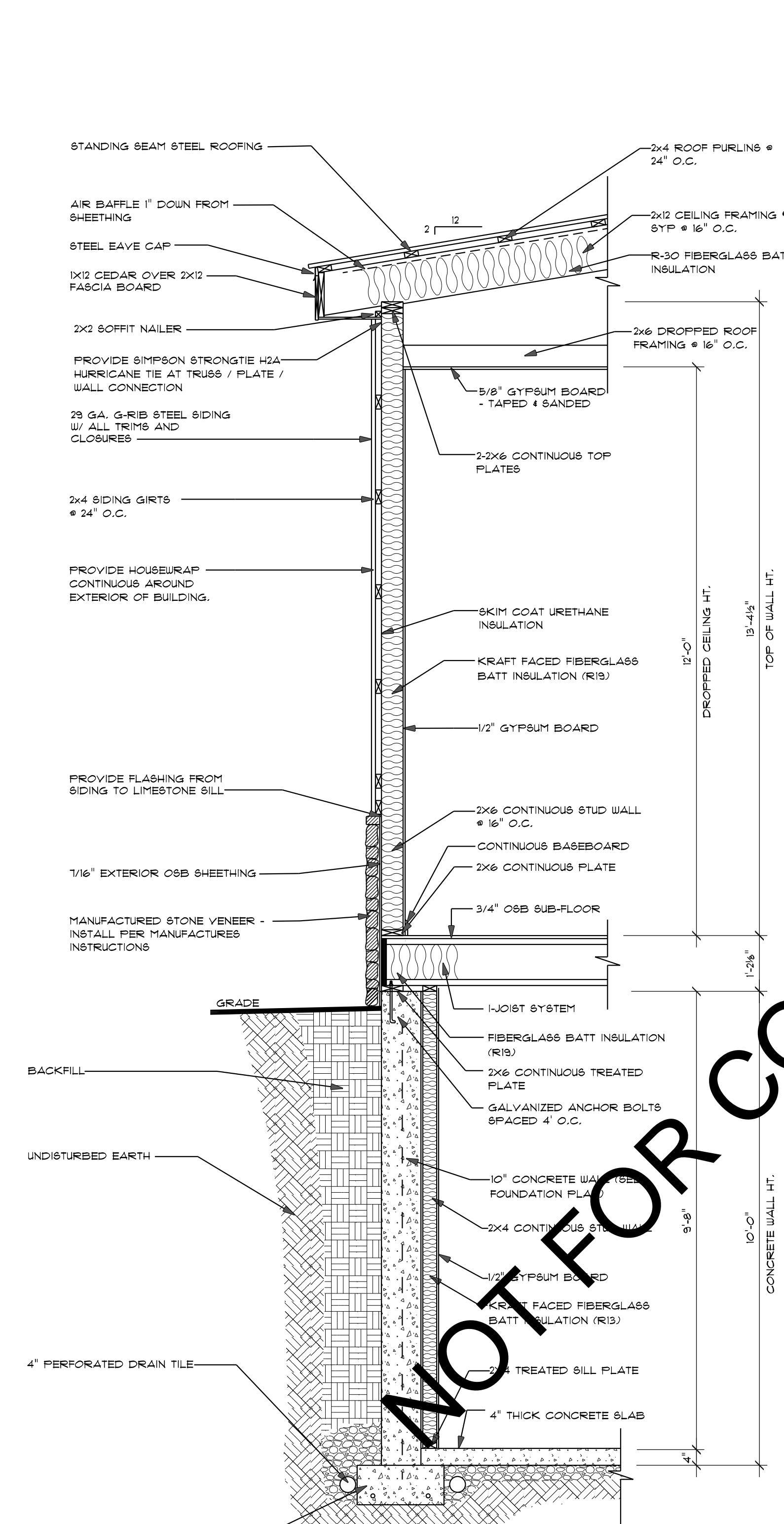


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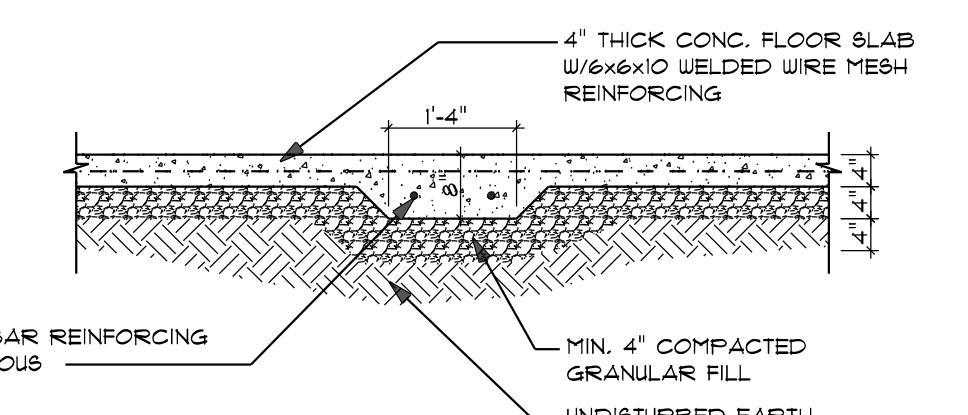
FROST FOOTER SECTION

GARAGE FOUNDATION

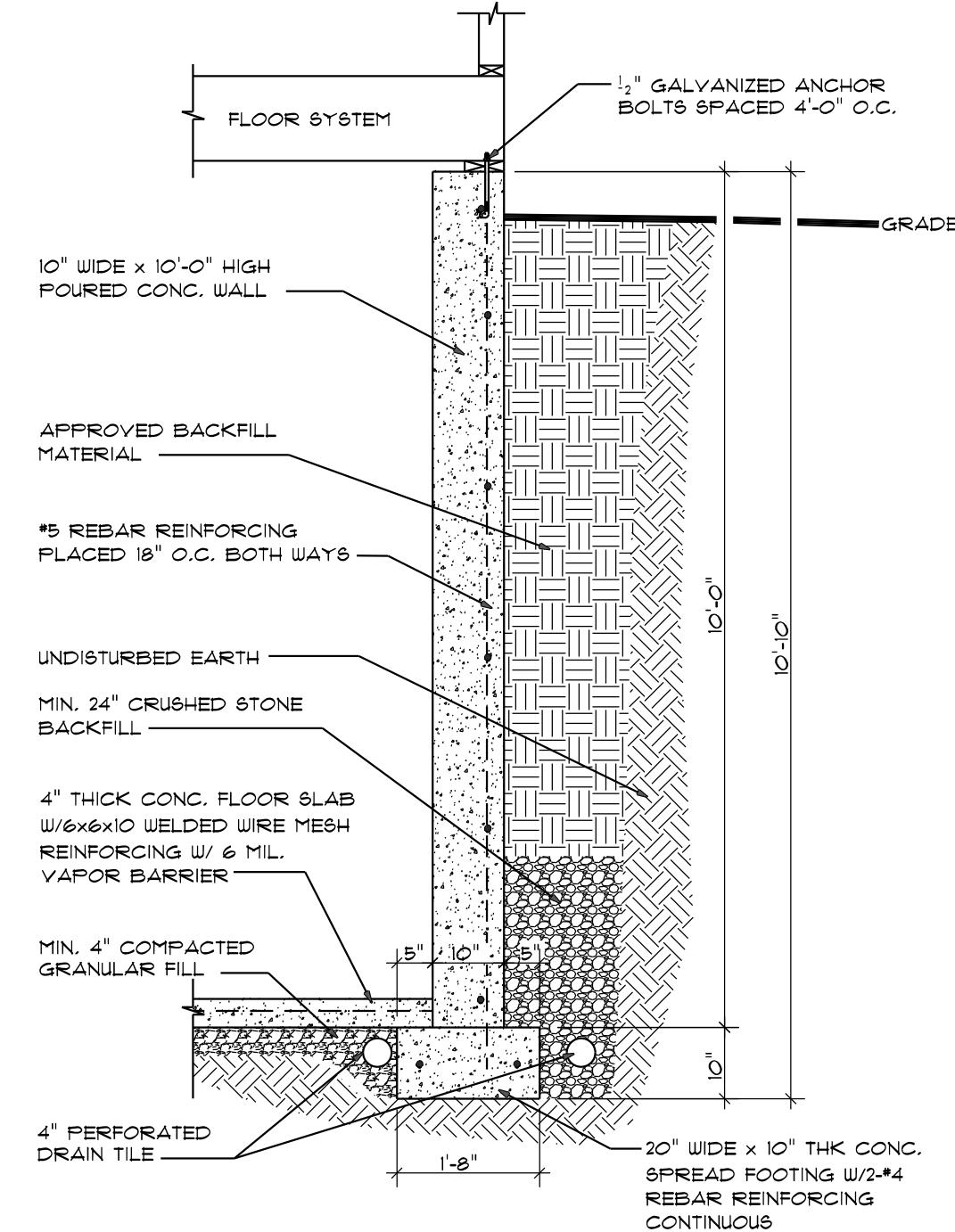
Architectural construction drawings for a garage foundation and frost footer section. The drawings include a detailed cross-section of the foundation wall, a frost footer section, and a garage foundation section. The frost footer section shows a 12" wide x 3'-0" high poured concrete trench footing with 4" rebar placement. The garage foundation section shows a 4" thick concrete slab with 20" wide x 10" thick spread footing with 2-#4 rebar reinforcing. The wall system consists of 8" wide x 3'-0" high poured concrete walls with 2" styrofoam insulation, 4" thick conc. floor slab with 6x6x10 welded wire mesh reinforcing, and 1/2" gr. bolts. The foundation wall section shows a 10" concrete wall (see foundation plan) with 2x4 continuous stud wall, 1/2" gypsum board, and kraft faced fiberglass batt insulation (R13). The garage foundation section shows a 4" thick concrete slab with 2x4 treated sill plate, 4" thick concrete slab, and 4" perforated drain tile. The frost footer section shows a 12" wide x 3'-0" high poured concrete trench footing with 4" rebar placement. The wall system consists of 8" wide x 3'-0" high poured concrete walls with 2" styrofoam insulation, 4" thick conc. floor slab with 6x6x10 welded wire mesh reinforcing, and 1/2" gr. bolts. The foundation wall section shows a 10" concrete wall (see foundation plan) with 2x4 continuous stud wall, 1/2" gypsum board, and kraft faced fiberglass batt insulation (R13). The garage foundation section shows a 4" thick concrete slab with 2x4 treated sill plate, 4" thick concrete slab, and 4" perforated drain tile. The frost footer section shows a 12" wide x 3'-0" high poured concrete trench footing with 4" rebar placement. The wall system consists of 8" wide x 3'-0" high poured concrete walls with 2" styrofoam insulation, 4" thick conc. floor slab with 6x6x10 welded wire mesh reinforcing, and 1/2" gr. bolts. The foundation wall section shows a 10" concrete wall (see foundation plan) with 2x4 continuous stud wall, 1/2" gypsum board, and kraft faced fiberglass batt insulation (R13). The garage foundation section shows a 4" thick concrete slab with 2x4 treated sill plate, 4" thick concrete slab, and 4" perforated drain tile.



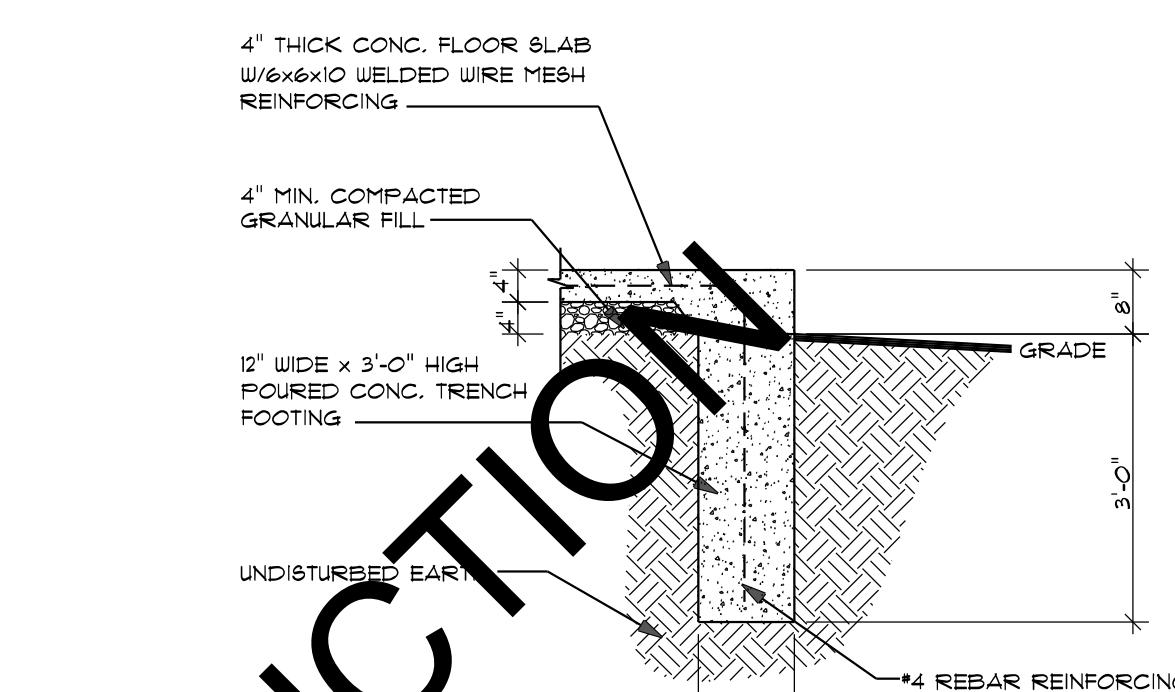
TYPICAL WALL SECTION



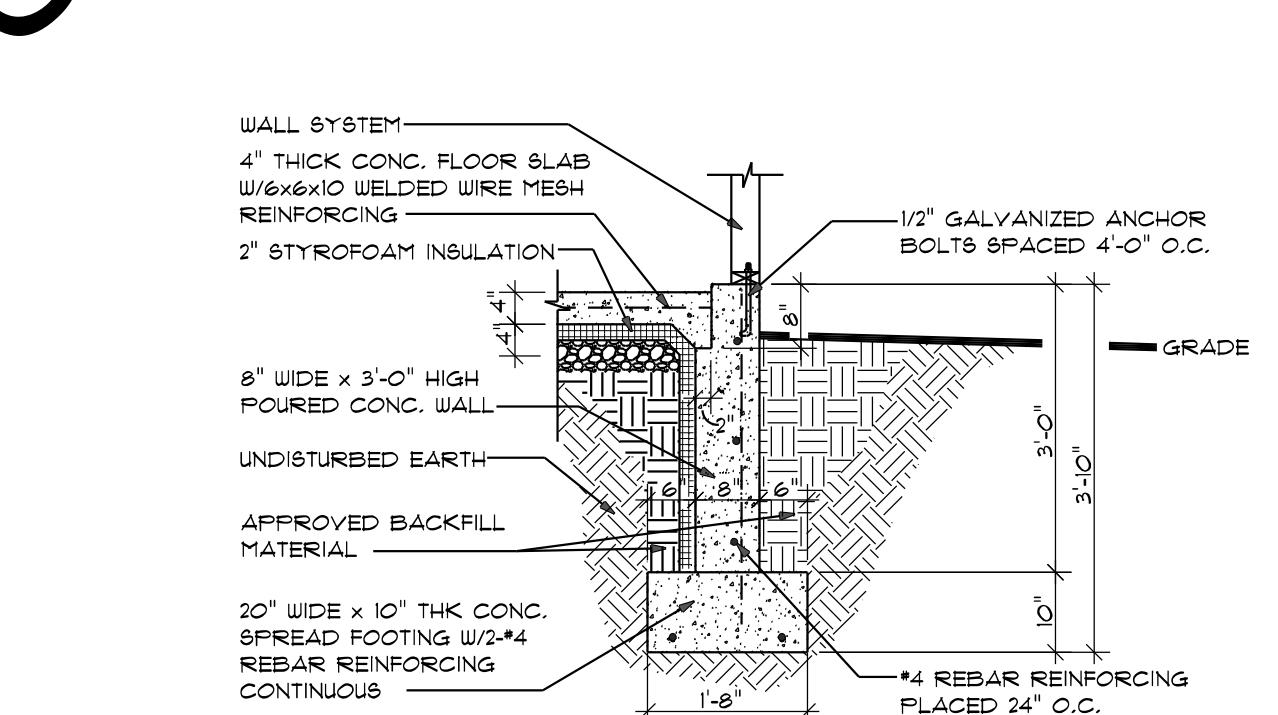
THICKENED SLAB SECTION



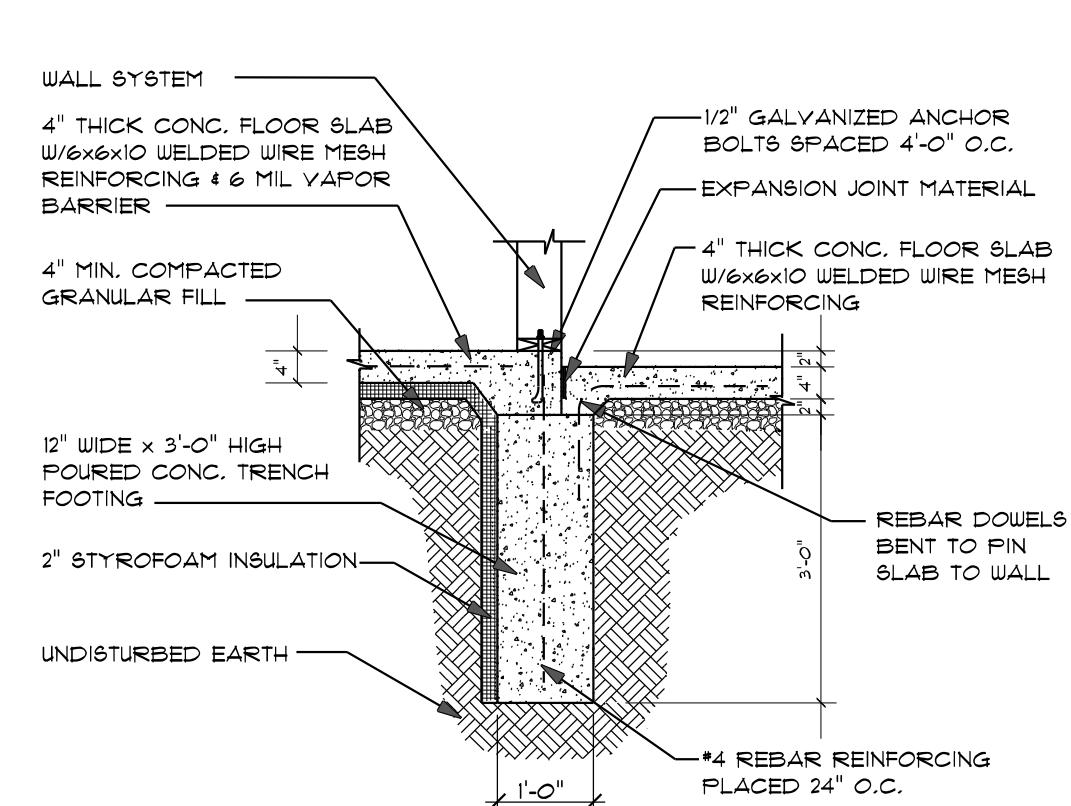
BASEMENT WALL SECTION



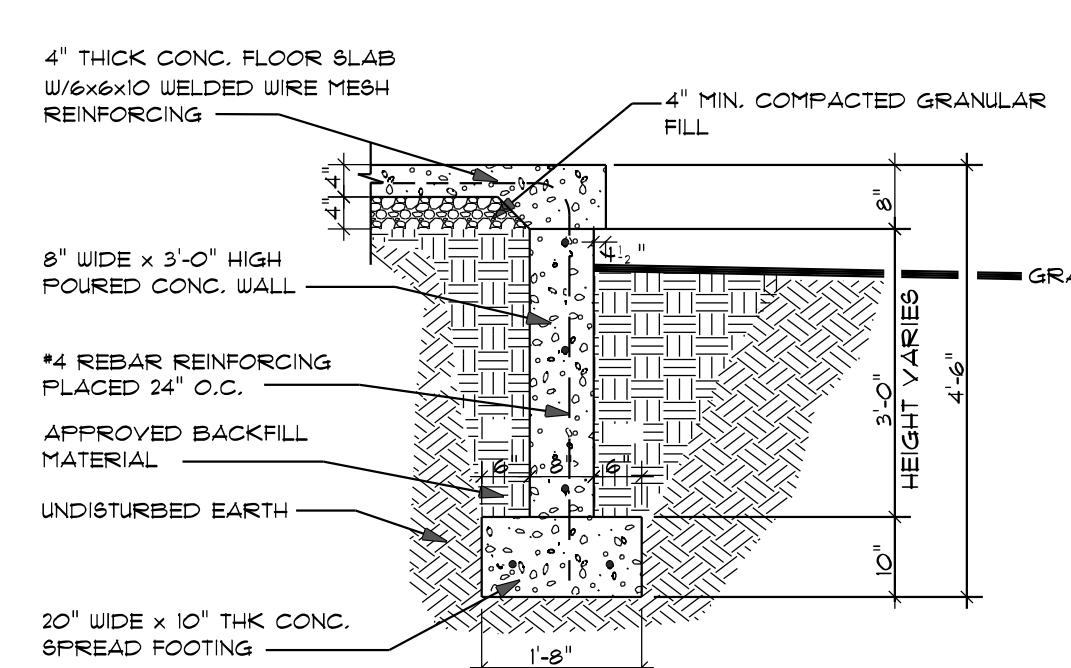
FROST FOOTER SECTION



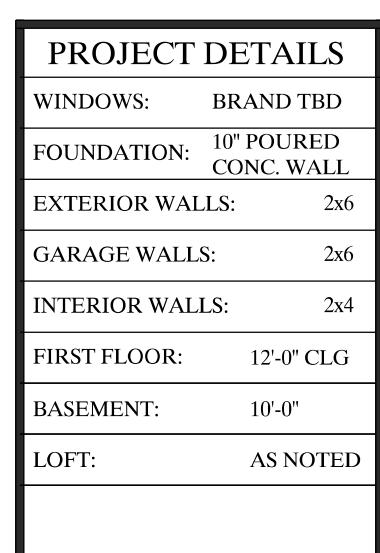
#6 GARAGE FOUNDATION SECTION



FROST FOOTER SECTION



PORCH WALL SECTION



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FOUNDATION SECTIONS & DETAILS

DRAWN BY: MK
PROJECT: 23406- 23197-23113
PRINT DATE: 4/12/2024
PAPER: ARCH D
SIZE: 24" x 36"

TERMS & CONDITIONS

1. Generally, "Customer" is the person or business who purchased this design plan. "Designer" is the designer of this design plan. The "Design Plan" includes the drawings, notes, recommendations and other materials provided by Designer to Customer regarding the house designed in the Design Plan. By purchasing this Design Plan and constructing the house designed in the Design Plan (the "House"), Customer agrees to the terms and conditions stated herein.

2. Design Plan Review. The Design Plan is not a comprehensive blueprint but is intended only to provide a general layout and aesthetic design of the House. The Design Plan provides information relevant to the general design of the House, but expressly does not include all information necessary to construct the House. Customer shall have the Design Plan reviewed by all applicable contractors and engineers, who shall be responsible to add the information necessary to build the House and ensure the House as constructed complies with all applicable local laws, building codes, local custom, and is suited to the environmental conditions in the place where the House is to be built.

3. Disclaimer. BY USING THE DESIGN PLAN TO CONSTRUCT A HOUSE, CUSTOMER UNDERSTANDS AND AGREES THAT DESIGNER EXPRESSLY DISCLAIMS ALL LIABILITY ARISING FROM OR RELATED TO THE CONSTRUCTION OF THE HOUSE. In the event that Designer shall be liable for any costs or damages of Customer, such liability shall be limited to the amount Customer paid for the Design Plan. Customer and its contractors, engineers, and agents, are exclusively responsible for ensuring the House and its construction comply with all laws, rules, codes, and regulations, as well as best practices in the location where the House is built.

4. License. Designer hereby grants Customer a license to use the Design Plan to build one House. This license is not transferable or assignable by Customer to third parties.

RECOMMENDATIONS

Designer recommends that Customer and its agents, contractors, and engineers, construct the House in accordance with the following recommendations. Notwithstanding the foregoing, Customer agrees to have the following recommendations reviewed by applicable contractors and engineers to ensure the recommendations comply with local laws, rules, and regulations, and are applicable to the environmental conditions and best practices of the location where the House is being built.

CONCRETE

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES, AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.

CONCRETE SHALL BE NORMAL WEIGHT GREY CONCRETE AND DEVELOPE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

BASEMENT AND FOUNDATION WALLS ARE TO BE CONSTRUCTED WITH Poured IN PLACE STEEL REINFORCED CONCRETE.

ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 WELDED WIRE MESH (WWM) CONFORMING TO ASTM A185. OVERLAP WWM MINIMUM OF 6" AT ALL SPLICES. INTERIOR SLABS SHALL HAVE 6 MIL. POLYETHYLENE VAPOR BARRIER UNDERNEATH.

ALL 36"X36"X18" CONCRETE PADS ARE TO HAVE FOUR #4 RODS EACH WAY. FOUNDATION'S BOLTS MUST BE ANCHORED TO SILL PLATE WITH 1/2" BOLTS EMBEDDED 15" INTO CONCRETE FOUNDATION WALL. ANCHOR BOLTS TO CONFORM TO ASTM A307. BOLTS SPACED 4'-0" O.C.

LAP ALL REINFORCING BARS A LENGTH OF 30 BAR DIAMETERS, MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 BAR DIAMETERS EACH WAY, FOR EACH PIECE OF CONTINUOUS REINFORCING.

ALL CONSTRUCTION JOINTS ARE TO BE ROUGH-SURFACE AND CLEANED BEFORE THE NEXT POUR. NO HORIZONTAL CONSTRUCTION JOINTS PERMITTED IN FOUNDATION WALLS.

PROVIDE EXPANSION JOINTS WHERE REQUIRED BY LOCAL CODES AND FOR REQUIREMENTS. CONTROL JOINTS IN CONCRETE SLABS SHALL BE LOCATED SO THAT THE MAXIMUM AREA WITHIN JOINTS IS 600 SF OR LESS, AND THE RATIO OF SIDE DIMENSIONS IS NO MORE THAN 2:1.

STEEL

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL.

ALL STRUCTURAL STEEL FOR BEAMS AND PLATES SHALL COMPLY WITH ASTM A 572 GRADE 50.

ALL STRUCTURAL STEEL COLUMNS SHALL COMPLY WITH ASTM A 515 GRADE 60.

ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES. ALL BUTT WELDS SHALL BE FULL PENETRATION. MINIMUM SIZE OF FILLET WELDS SHALL CONFORM TO AISC SPECIFICATIONS.

WOOD FRAMING

ALL WOOD FRAMING AND MATERIALS SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER IS TO BE FIR #2, SOUTHERN PINE #2, OR EQUAL. LUMBER FOR 2X4 OR 2X6 STUD PARTITIONS SHALL BE STUD GRADE SPRUCE-PINE-FIR OR EQUAL.

ALL EXTERIOR STUD WALLS ARE TO BE CONSTRUCTED OF 2X4 OR 2X6 STUDS AT 16" O.C. ALL STUD WALLS TALLER THAN 8'-0" ARE TO BE BLOCKED SOLID TWICE AT THE THIRD HEIGHTS.

ALL HEADERS AND BEAMS ARE TO BE SUPPORTED BY BUILD-UP FRAMING LUMBER OR COLUMNS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION.

ALL KNEE-WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4'-0" O.C. MAX. ANY STRUCTURAL AND/OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY THE CONTRACTOR. DESIGN SIZES REFERENCED FOR BEAMS OR HEADERS GIVEN ON THE PLANS ARE FOR REFERENCE ONLY. CONSULT WITH A LICENSED STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR FINAL BEAM AND HEADER SIZING.

LUMBER TO BE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRE-FARE-TREATED LUMBER. ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALL FRAMING.

ALL EXTERIOR WALLS ARE DIMENSIONED TO FACE OF STUDS.

ALL EXTERIOR WALLS, INCLUDING GARAGE, ARE TO HAVE 1/2" OSB SHEATHING ON THE FACE.

ALL TRusses ARE TO BE ENGINEERED AND CONSTRUCTED BY A TRUSS MEMBER TRUSS MANUFACTURER. INSTALL TEMPORARY AND PERMANENT BRIDGING PER TRUSS MANUFACTURER'S RECOMMENDATIONS.

ONE ROW OF 2X4 WOOD, CROSS-BRACING OR SOLID BLOCKING ON ALL SPANS OVER 16'-0".

COLLAR TIES ARE TO BE SPACED AT 40' C.

ALL PURLING AND KICKERS ARE TO BE 2"X6" UNLESS NOTED OTHERWISE.

ANY HIP OR VALLEY RAFTERS OF 24'-0" SPAN OR GREATER ARE TO BE LAMINATED VENEER LUMBER (LVL).

DESIGN LOADS

Floor: 40 PSF Live load

15 PSF Dead load

Roof: 80 PSF Live load

15 PSF Dead load

MISCELLANEOUS

THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY SURVEYS NEEDED TO LOCATE EXISTING SITE UTILITY SERVICES AND SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING THE DISCONNECTION OF EXISTING SERVICES AND THE RECONNECTION OF NEW SYSTEMS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS PRIOR TO COMMENCEMENT OF WORK. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL HOUSE IS COMPLETELY FRAMED AND ROOF OF STRUCTURE IS IN PLACE.

BACKFILL SHALL BE FREE OF DELETERIOUS MATERIAL AND SHALL HAVE A MINIMUM OF 90% STANDARD PROCTOR DENSITY.

BOTTOM OF FOOTINGS TO BE BELOW FROST DEPTH. PROVIDE TERMITE PROTECTION AS REQUIRED BY HUD MINIMUM PROPERTY STANDARDS. PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

ALL MATERIALS, SUPPLIES AND EQUIPMENT ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.

1/2" WATER RESISTANT DRYWALL TO BE INSTALLED AROUND SHOWER AND TUBS.

1/2" DRYWALL ON INTERIOR WALLS AND 5/8" DRYWALL ON CEILINGS UNLESS NOTED OTHERWISE.

5/8" TYPE-X GYPSUM WALLBOARD ON GARAGE WALLS AND CEILINGS.

THE CONTRACTOR IS RESPONSIBLE THAT ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE DESIGNED AND INSTALLED PER APPLICABLE CODES. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO COORDINATE WITH THE GENERAL CONTRACTOR AS WELL AS ALL OTHER TRADES AS NECESSARY. THE GENERAL CONTRACTOR WILL COORDINATE WITH THE OWNER AND THE DESIGN CONSULTANT WITH REGARD TO THE LOCATION OF FIXTURES AND MECHANICAL SYSTEM COMPONENTS.

THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS IN THE FIELD. "V.I.F." VERIFY IN FIELD. DIMENSION MAY BE VARIABLE OR MAY BE DETERMINED BY RELATED FACTORS.

ELECTRICAL NOTES

ELECTRICAL RECEPTACLES SHALL BE NO MORE THAN 12 FT. APART INCLUDING ANY WALL 2 FT. OR WIDER (BATHROOMS AND UTILITY ROOMS EXCEPTED).

ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP HORIZONTALLY OF THE KITCHEN SINK, IN BATHROOMS, RECEPTACLES INSTALLED WITHIN 6 FT., MEASURED IN GARAGES, OUTDOORS OR IN LAUNDRY ROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION.

RECEPTACLES AT CONSTRUCTION POST, GARAGE AND BATHS TO BE G.F.I.C.

ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE BEDSIDE OUTLET CONTROLLED BY SWITCH.

BATHROOMS SHALL BE PROVIDED WITH SWITCHES CONTROLLING LIGHT FIXTURES AND MECHANICAL VENTILATION. EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED AT

ALL DOORS TO THE EXTERIOR. SWITCHES SHALL BE PROVIDED NEAR DOORS CONTROLLING OUTDOOR LIGHT FIXTURES.

A BARE COPPER WIRE (20 FT. OF #2) SHALL BE WRAPPED AROUND THE LOWEST PIECE OF FOOTING REBAR AND SHALL TERMINATE WITH ENOUGH WIRE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE.

PROVIDE FOR PHONE AND T.V. 200 AMP MAIN PANEL WITH CIRCUIT PANELS. MINIMUM 12 GAUGE WIRE THROUGH-OUT. REINFORCE ALL CEILING MOUNTED LIGHTS, FIXTURES, AND/OR DEVICES.

PROVIDE FRONT DOOR CHIME.

OUTLETS, SWITCH BOXES AND DEVICES ON EXTERIOR WALLS SHALL BE INSTALLED WITH SEALANT, GASKETING AND FLASHINGS AS REQUIRED.

AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED IN ATTICS, UNDER FLOOR SPACE, IN UTILITY ROOMS, IN BASEMENTS USED FOR STORAGE OR WHERE EQUIPMENT EXTERIOR EXITS REQUIRING SERVICING IS LOCATED, AND AT BASEMENT

PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

RECEPTACLES ARE REQUIRED AT THE FRONT AND REAR OF THE HOME, AND THEY MUST BE WITHIN 6'-0" OF GRADE, AND WEATHERPROOF GFCI PROTECTED.

EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS OR AUTOMATIC DAMPERS.

ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSET SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES CLEARANCE TO COMBUSTIBLE MATERIALS. FIXTURES SHALL BE VERTICALLY CLEAR TO FLOOR OR RECESSED. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

FIRE-WARNING SYSTEMS

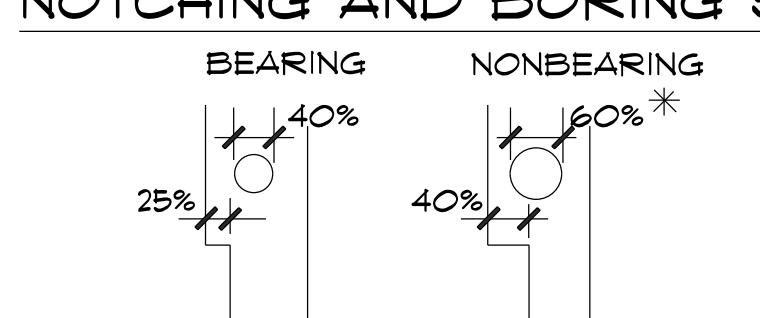
PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR.

SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM.

CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, ALL UNITS WILL SOUND.

PROVIDE BATTERY BACK-UP FOR ALL UNITS.

NOTCHING AND BORING STUDS:



SOUND INSULATION

PROVIDE SOUND INSULATION IN ALL WALLS BETWEEN BATHROOMS AND ADJACENT ROOMS.

ALL EXPOSED INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-Spread RATING NOT TO EXCEED 25 WITH A ACCOMPANYING SMOKE DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE ASTM E 84. EXCEPTION: WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES. THE FLAME-Spread AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

PLUMBING NOTES

PLUMBING FIXTURES.
WATER CLOSET = 1.6 GALLONS PER FLUSH MAX.
SHOWERHEAD = 2.5 GPM MAX.
LAVATORY FAUCETS = 2.2 GPM MAX.
SINK FAUCETS = 2.2 GPM MAX.

WATER USAGE LABELS SHALL BE LEFT ON PLUMBING FIXTURES UNTIL FINAL INSPECTION HAS BEEN DONE SO THAT PROOF OF WATER USAGE COMPLIANCE CAN BE VERIFIED BY THE BUILDING DEPARTMENT.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEG. F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR ANY APPLIANCE WITH OPEN FLAME. PROVIDE INDIVIDUAL SHUT-OFF VALVE FOR AT MAXIMUM 3 FEET FROM EVERY GAS APPLIANCE

UNDERGROUND FERROUS GAS PIPING SHALL BE ELECTRICALLY ISOLATED FROM REST OF THE GAS SYSTEM WITH LISTED ISOLATION FITTINGS INSTALLED A MINIMUM OF 6 IN. ABOVE GRADE.

ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

PROVIDE AN ACCESS DOOR, 18" x 24" MINIMUM, WITHIN 20 FT. OF THE PLUMBING CLEANOUT.

ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

PROVIDE MIN. 30 INCH WIDE SPACE AT WATER CLOSET, EXTENDING AT LEAST 30 INCHES IN FRONT.

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND.

UNDER ANY BUILDING OR STRUCTURE, ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6 IN. ABOVE GRADE OR STRUCTURE.

INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

DRAWN BY: MK
PROJECT: 23406-23197-23113
PRINT DATE: 4/12/2024
PAPER: ARCH D
SIZE: 24" x 36"

GENERAL NOTES

PLAN #23406

PROJECT DETAILS
WINDOWS: BRAND TBD
FOUNDATION: 10" Poured CONC. WALL
EXTERIOR WALLS: 2x6
GARAGE WALLS: 2x6
INTERIOR WALLS: 2x4
FIRST FLOOR: 12'-0" CLG
BASEMENT: 10'-0"
LOFT: AS NOTED

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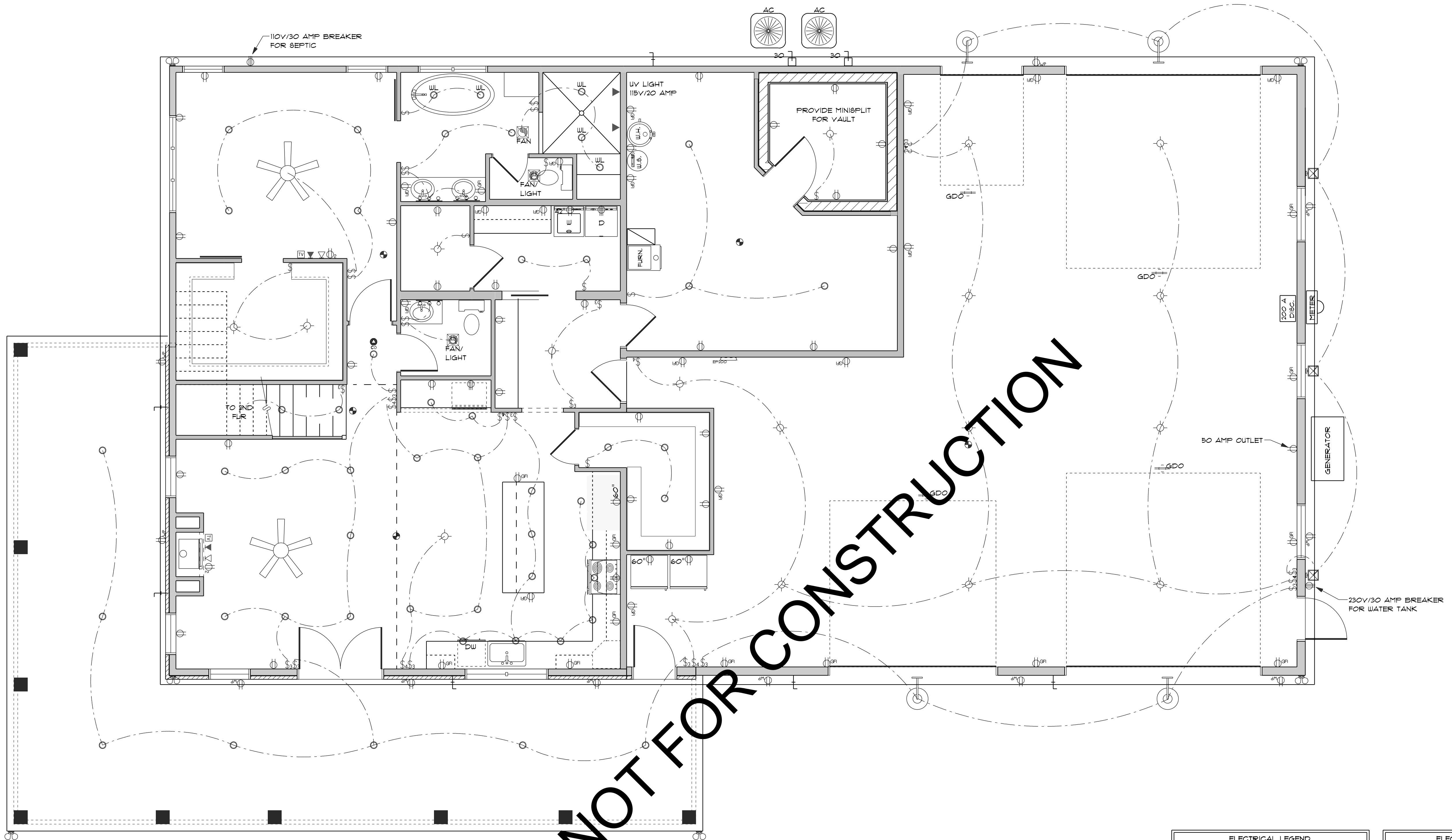
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PROJECT DETAILS
 WINDOWS: BRAND TBD
 FOUNDATION: CONC. SLAB
 EXTERIOR WALLS: 2x6
 GARAGE WALLS: 2x8
 INTERIOR WALLS: 2x4
 FIRST FLOOR: 10'-1 1/8"
 SECOND FLOOR: 9'-1 1/8"

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**1ST FLOOR ELECTRICAL
PLAN# 2414**

DRAWN BY:BG/JE/CK
 PROJECT: 2414-2262-21106
 PRINT DATE: 4/12/2024
 PAPER: ARCH D
 SIZE: 24" x 36"



FIRST FLOOR ELECTRIC PLAN
 SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
1		200 AMP PANEL
3		BAR LIGHT 24"
41		CAN LIGHT 6"
2		CEILING FAN
1		EXHAUST FAN
2		EXHAUST FAN LIGHT
18		LIGHT
1		METER
31		OUTLET
5		OUTLET 220V
3		OUTLET 60"
4		OUTLET GARAGE DOOR
30		OUTLET GFI
5		SMOKE DETECTOR
18		SWITCH
13		SWITCH 3 WAY

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
1		SWITCH 4 WAY
1		TO 2ND FLR
2		LAN connection
2		cable tv outlet
2		outlet double
2		telephone
4		wall mounted sconce
5		CAN LIGHT 6" WET LOCATION
11		OUTLET WP
1		CO detector
1		200 AMP DISCONNECT
2		30 AMP DISCONNECT
1		OUTLET 42"
6		SPOTLIGHT
3		EXTERIOR LIGHT

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	CONC. SLAB
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x6
INTERIOR WALLS:	2x4
FIRST FLOOR:	8'-1 1/8"
SECOND FLOOR:	8'-1 1/8"

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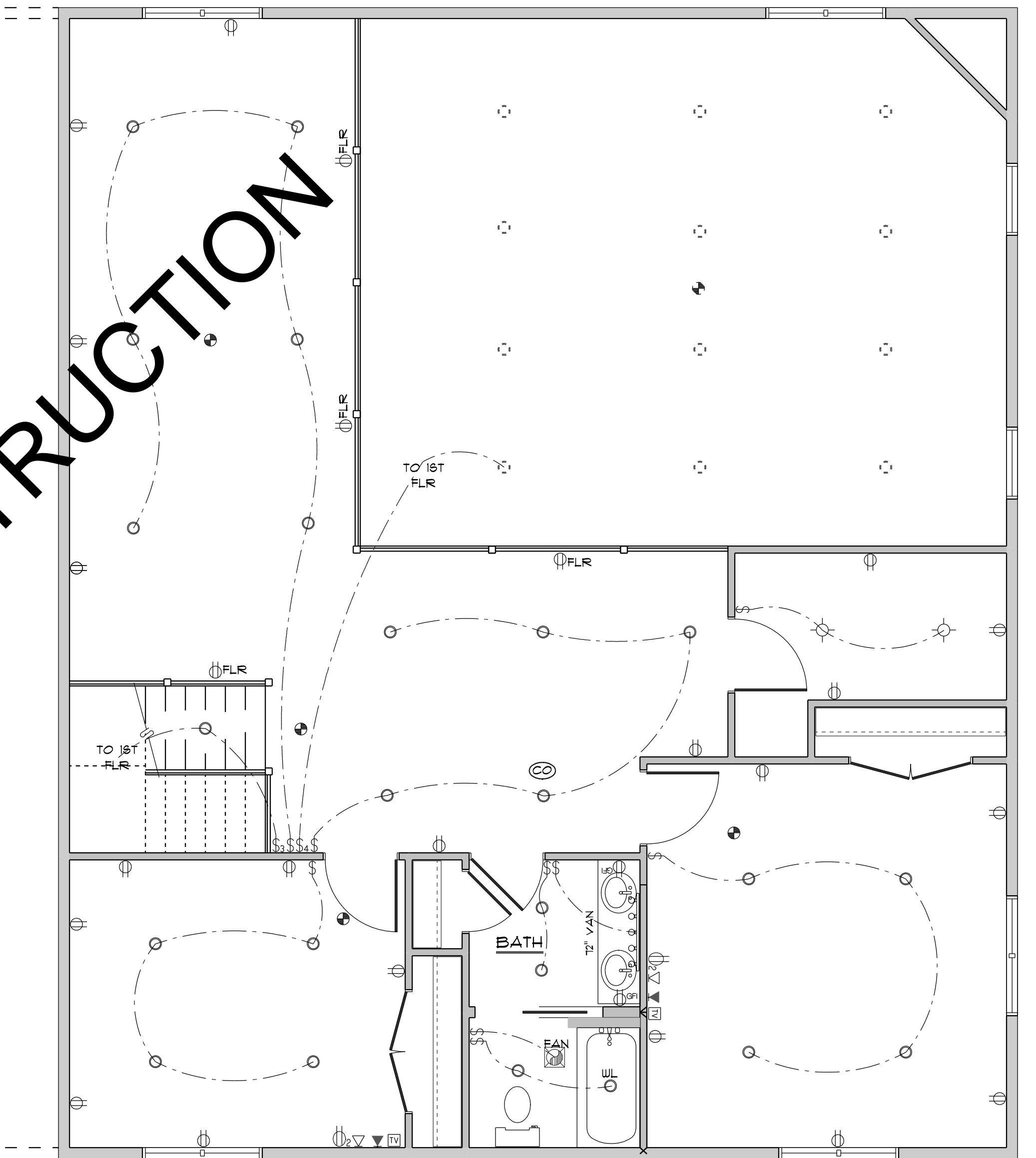
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2ND FLOOR ELECTRICAL PLAN #2218

DRAWN BY:
BG/JE/CK
PROJECT: 2218-2009
PRINT DATE:
4/12/2024
PAPER: ARCH D
SIZE: 24x36

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
35	○	CAN LIGHT 6"
1	○ WL	CAN LIGHT 6" WET LOCATION
2	○	LIGHT
25	○	OUTLET
2	○ GFI	OUTLET GFI
9	○	SWITCH
1	○ 3-W	SWITCH 3 WAY
2	▽	LAN connection
5	●	SMOKE DETECTOR
1	○ ○ ○ ○ ○	BAR LIGHT 60"
1	FAN	EXHAUST FAN
2	TO 1ST FLR	TO 1ST FLR
2	TV	cable tv outlet
2	○ 2	outlet double
2	▽	telephone
1	○ CO	CARBON MONOXIDE DETECTOR
1	○ 4-W	SWITCH 4 WAY

NOT FOR CONSTRUCTION



SECOND FLOOR ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	8" Poured Conc. Wall
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x4
INTERIOR WALLS:	2x4
FIRST FLOOR:	10'-1 1/8"
SECOND FLOOR:	9'-1 1/8"
BASEMENT:	9'-0"

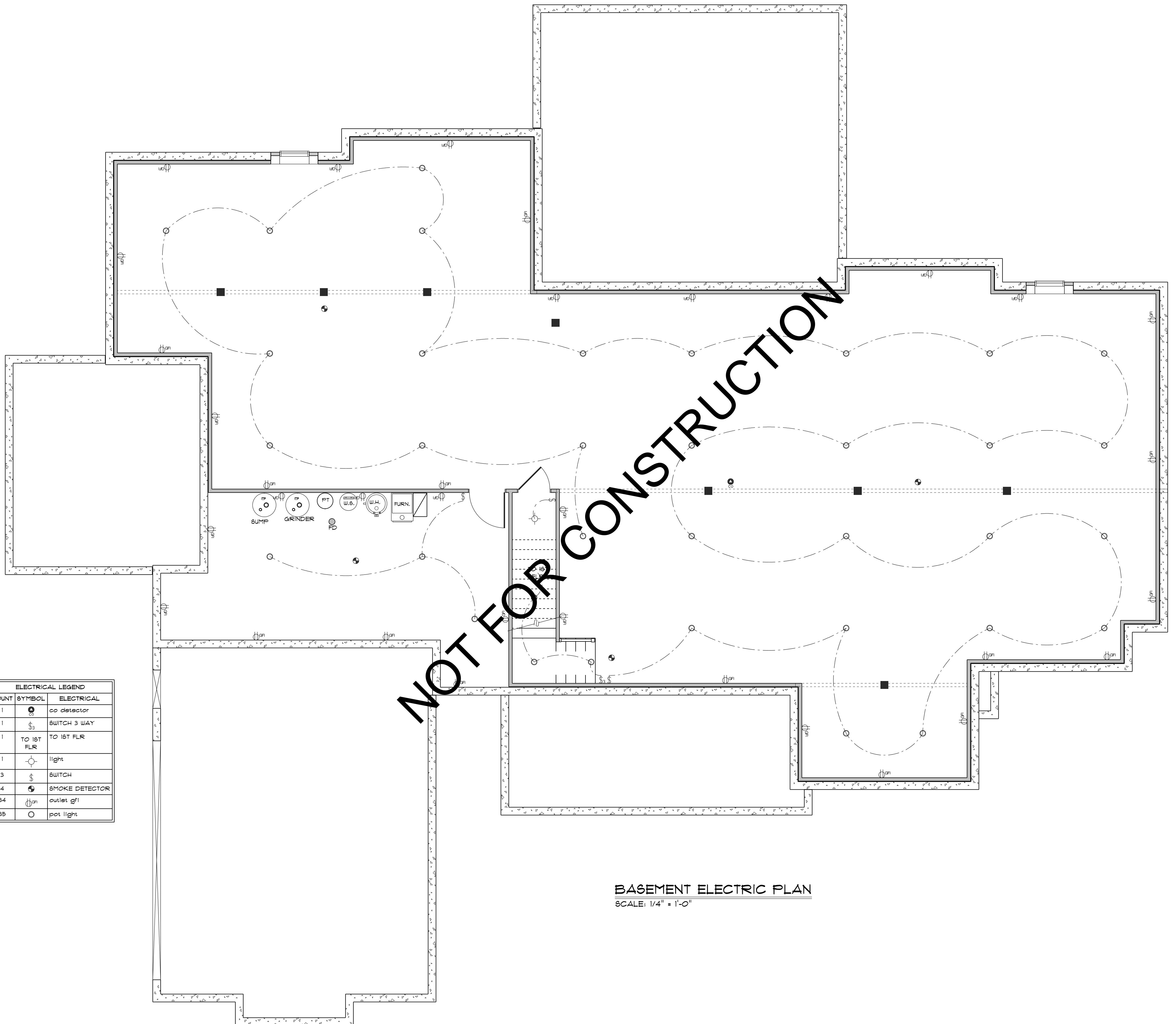
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BASEMENT ELECTRICAL PLAN #22245

DRAWN BY:
BG/JE/AW/HB
PROJECT: 22245
PRINT DATE:
4/12/2024
PAPER: ARCH D
SIZE: 24" x 36"

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
1		co detector
1		SWITCH 3 WAY
1		TO 1ST FLR
1		light
3		SWITCH
4		SMOKE DETECTOR
34		outlet gfci
35		pot light



BASEMENT ELECTRIC PLAN
SCALE: 1/4" = 1'-0"