













FLOOR PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS AS INTERNATIONAL RESIDENTIAL CODE
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 IMPACT 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 BATHUBS, 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 SHALL BE VENTED
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 1/2" 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. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

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

FLOOR PLAN SPECIFICATIONS	
HEAT/COOLED PORCH	1480 SQ. FT.
TOTAL	1570 SQ. FT.
PATIO:	108 SQ. FT.
NOTE: MAIN FLOOR CEILINGS TO BE 8'-0" UNLESS NOTED.	

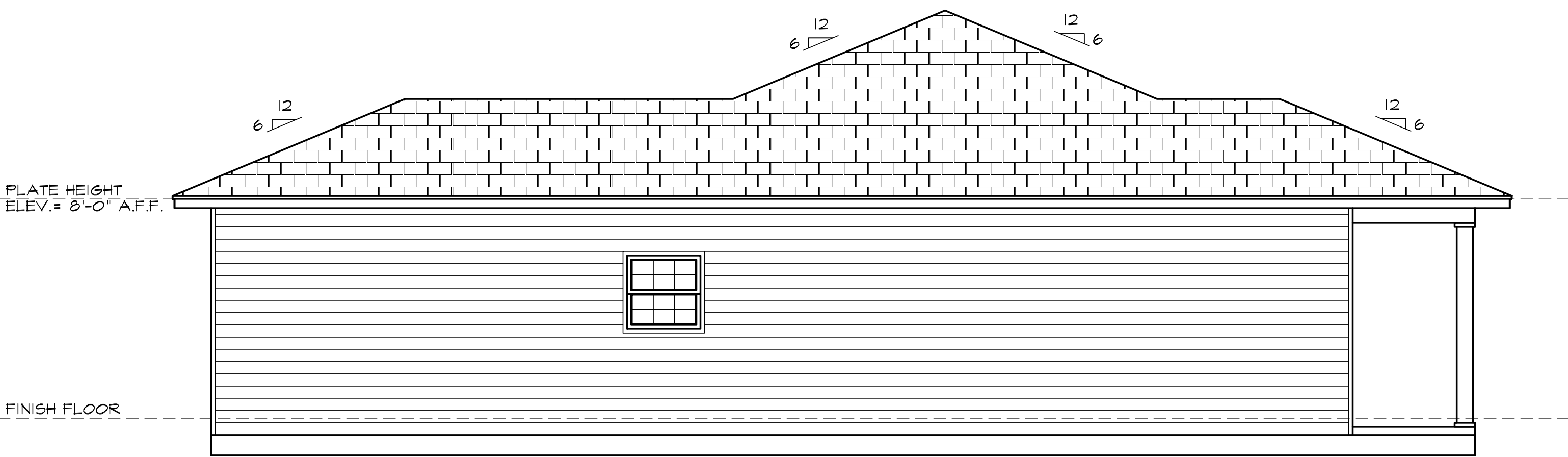
ELECTRICAL LEGEND					
	CEILING FAN		VENT LIGHT COMBO		FLOOD LIGHT
	RECESSED CAN		LIGHT SWITCH		LED LIGHT BAR
	110 OUTLET		SURFACE MOUNT LIGHT		SMOKE DETECTOR
	220 OUTLET		WALL MOUNT LIGHT	NOTE: COORDINATE ALL ELECTRICAL PLACEMENT WITH OWNER. COORDINATE WITH OWNER FOR CABLE, PHONE, INTERNET, ECT.	
			2'x 4' FLOURESCENT		

NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL, OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

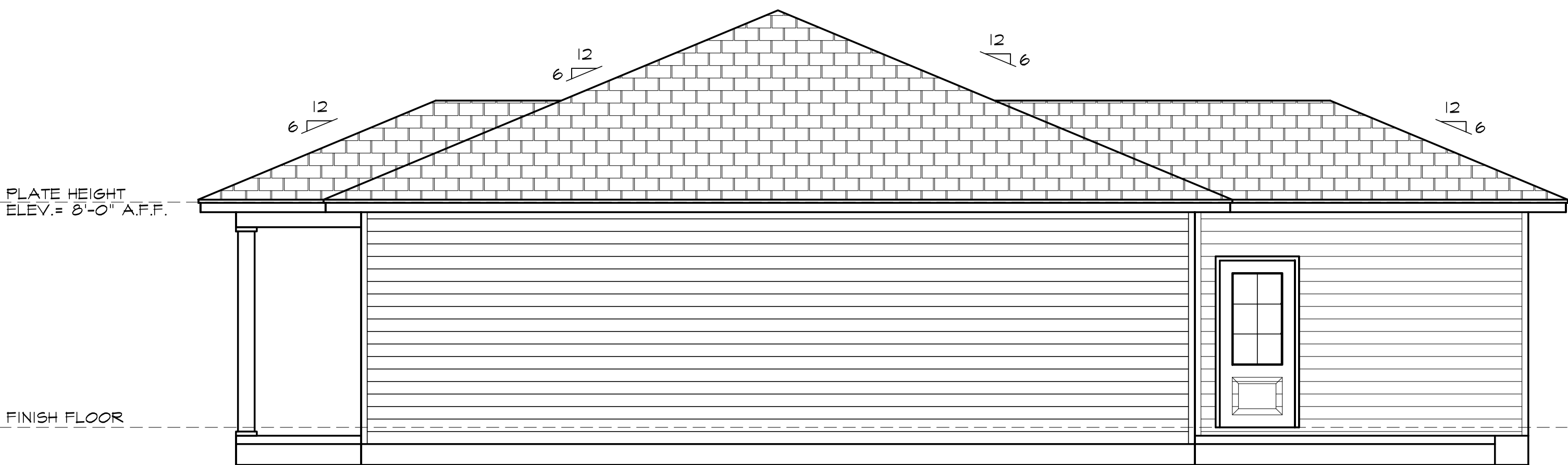
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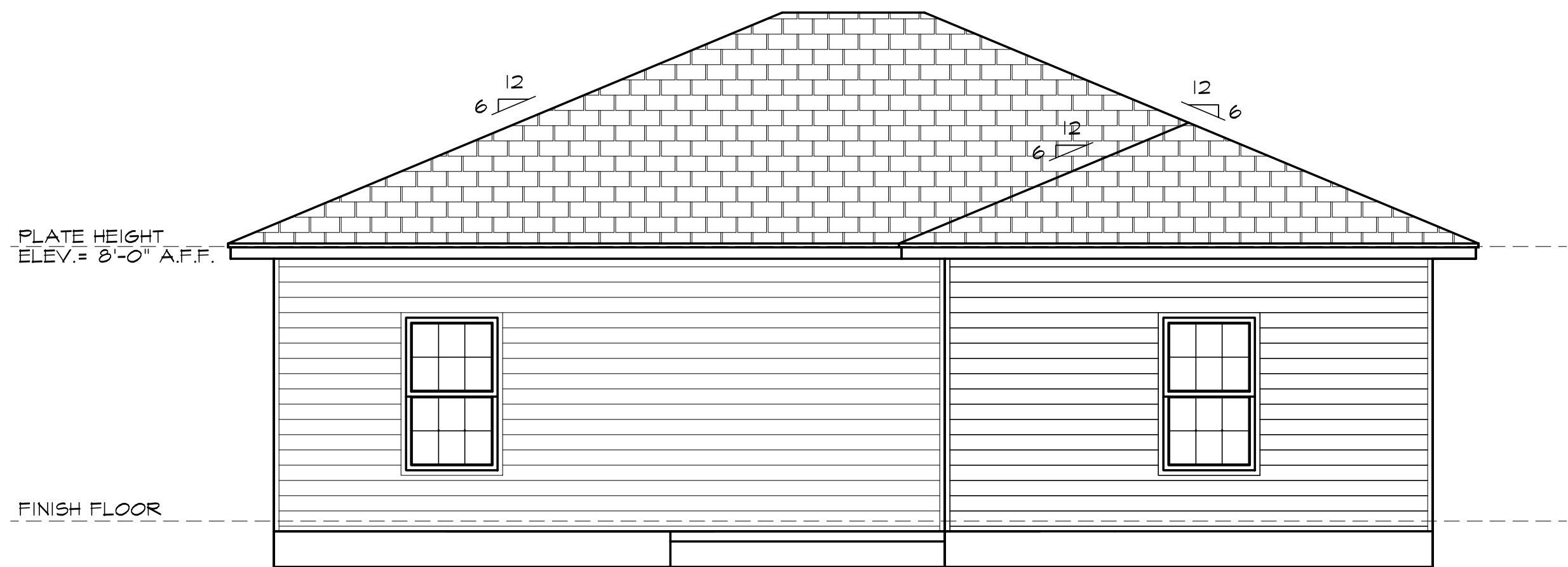
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



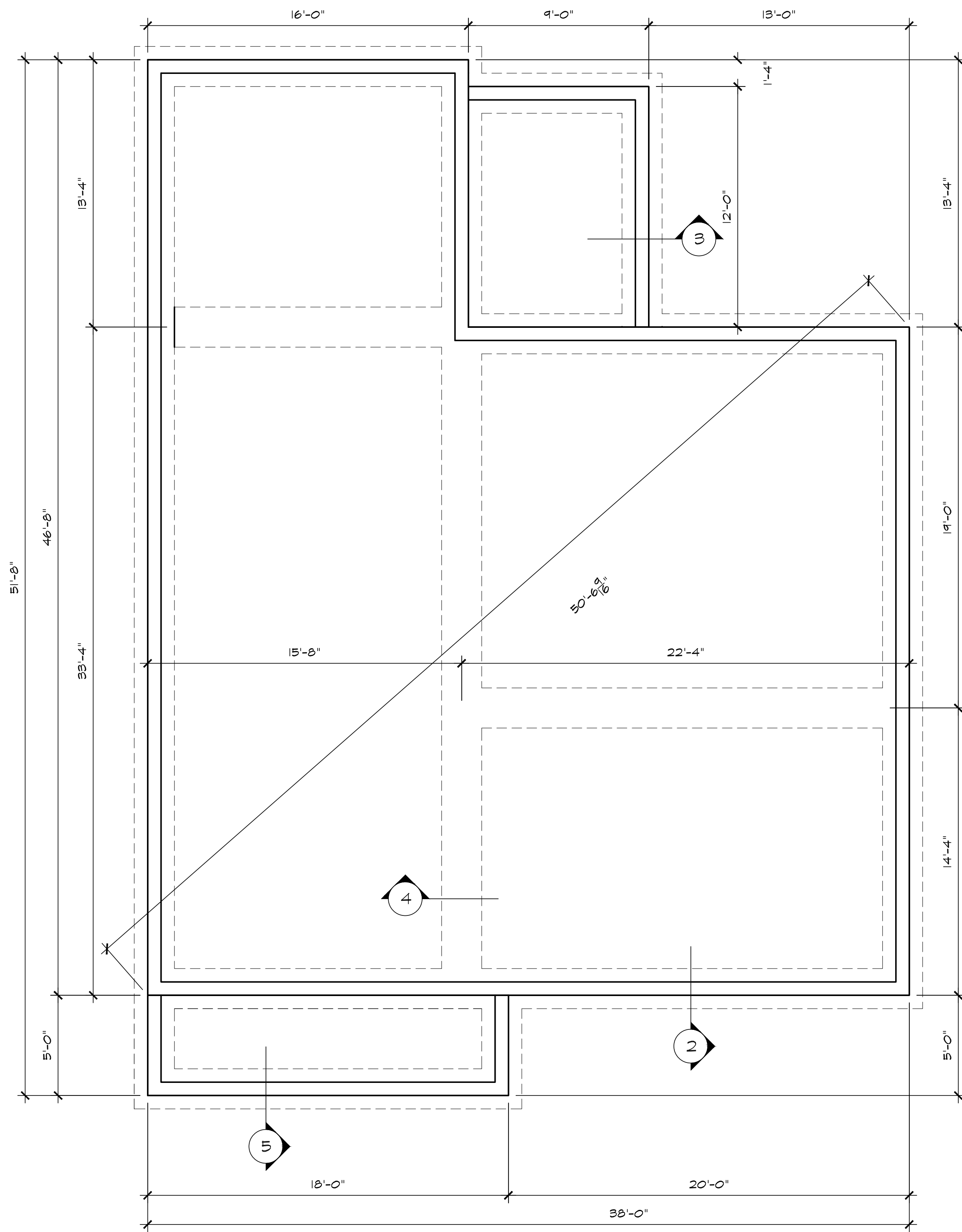
2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 BACK ELEVATION
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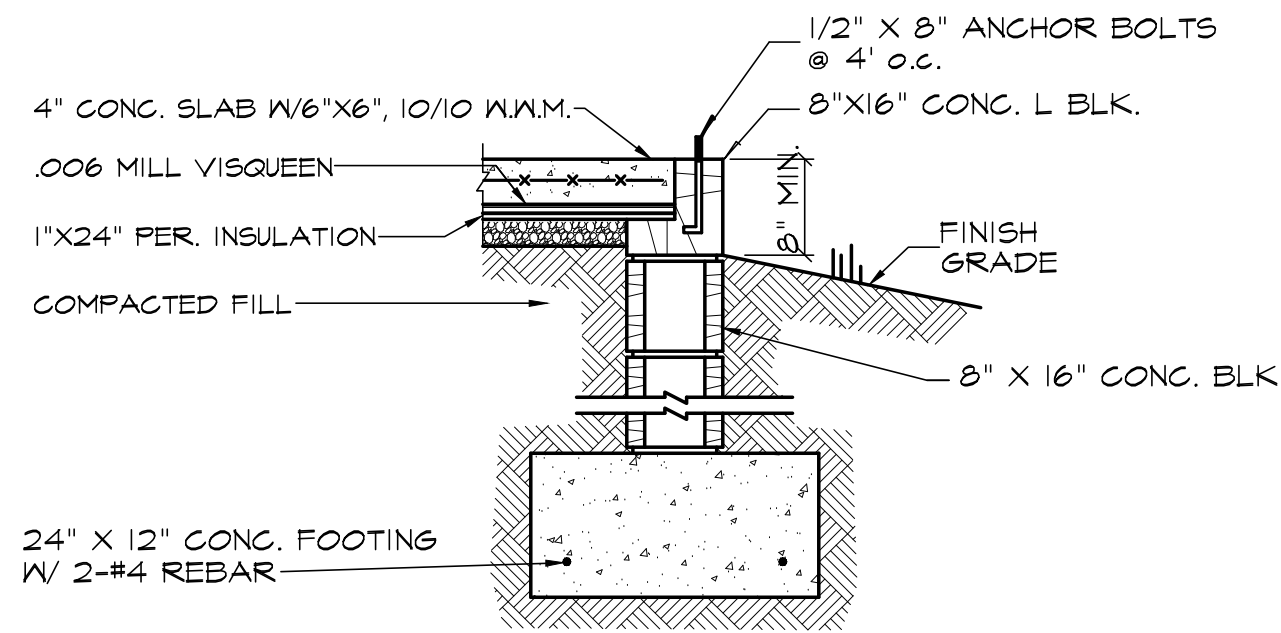
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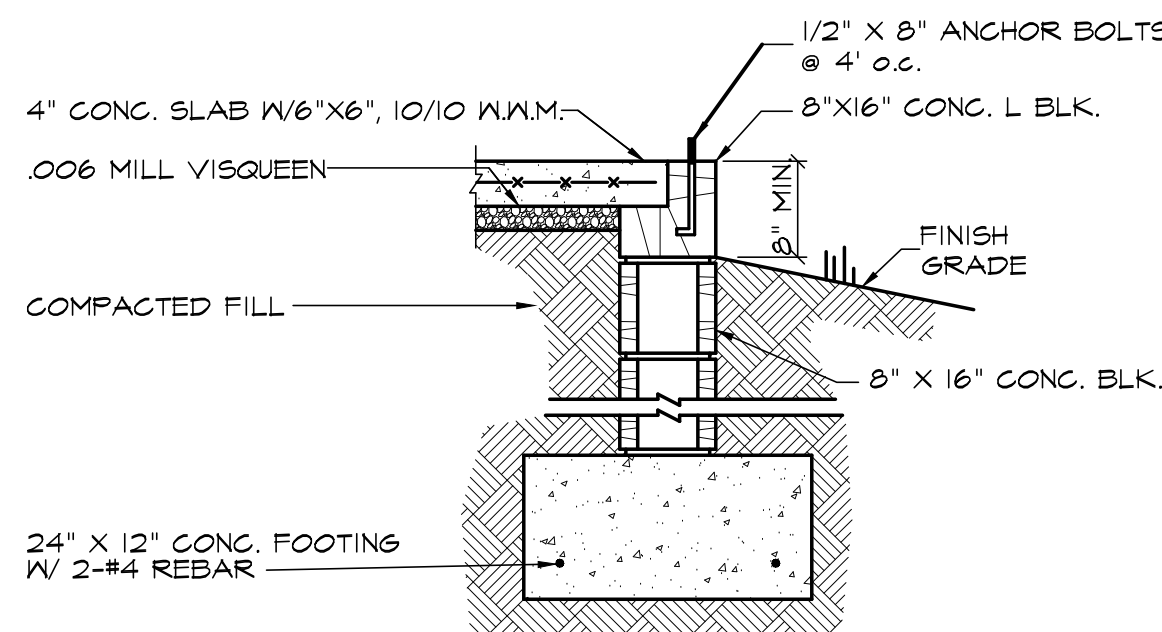


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

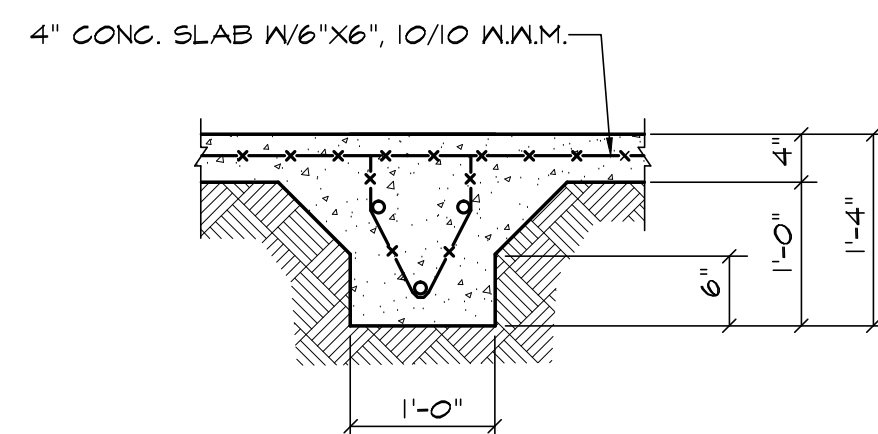
NOTE:
1.- BUILDER TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING FOUNDATION. IF POOR CONDITIONS EXIST CONSULT A STRUCTURAL ENGINEER.
2.- BUILDER TO VERIFY FOUNDATIONS DETAILS W/ LOCAL BUILDING CODES.
3. VERIFY ALL FLOOR OUTLETS, RANGE & DRYER VENTS IN SLAB.



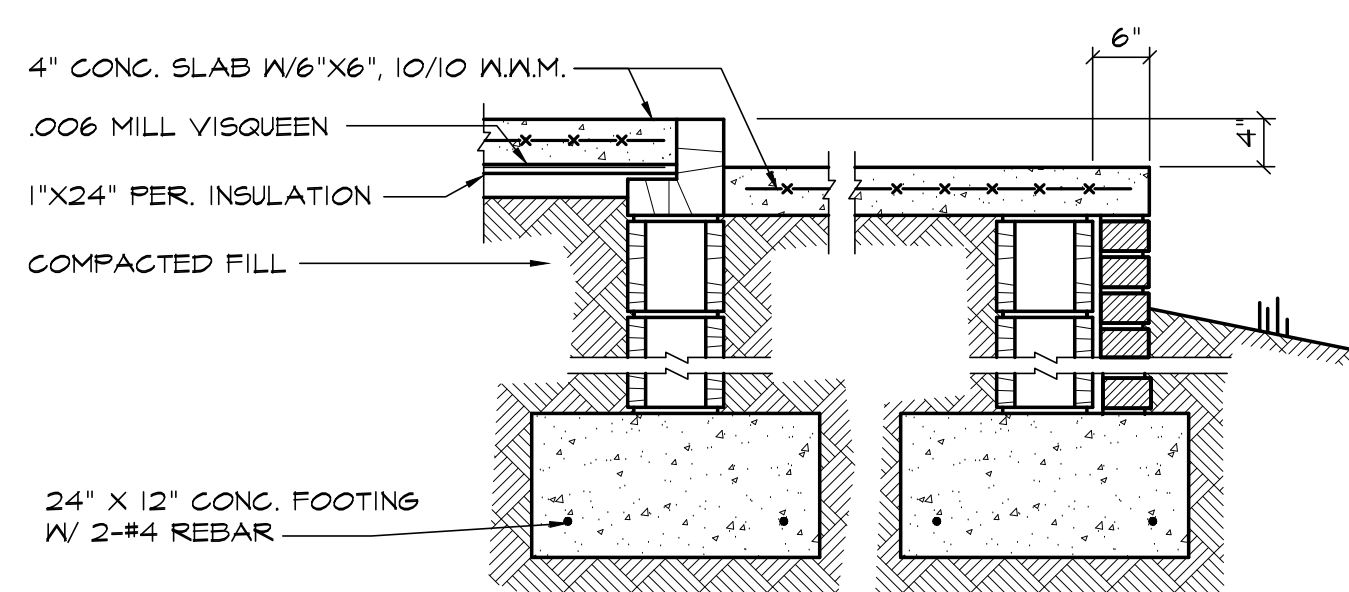
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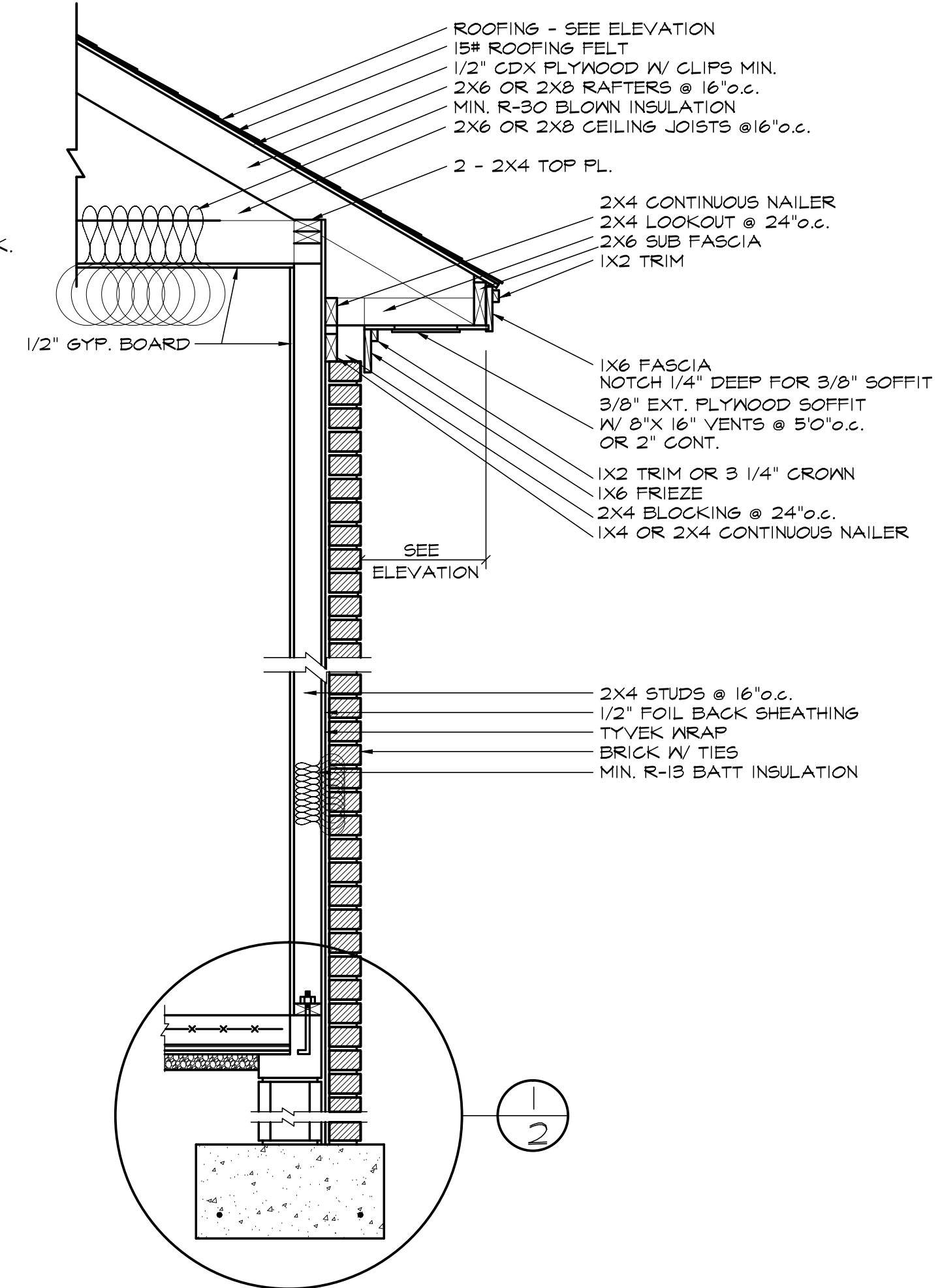
3 SECTION
SCALE: 1/4" = 1'-0"



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



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



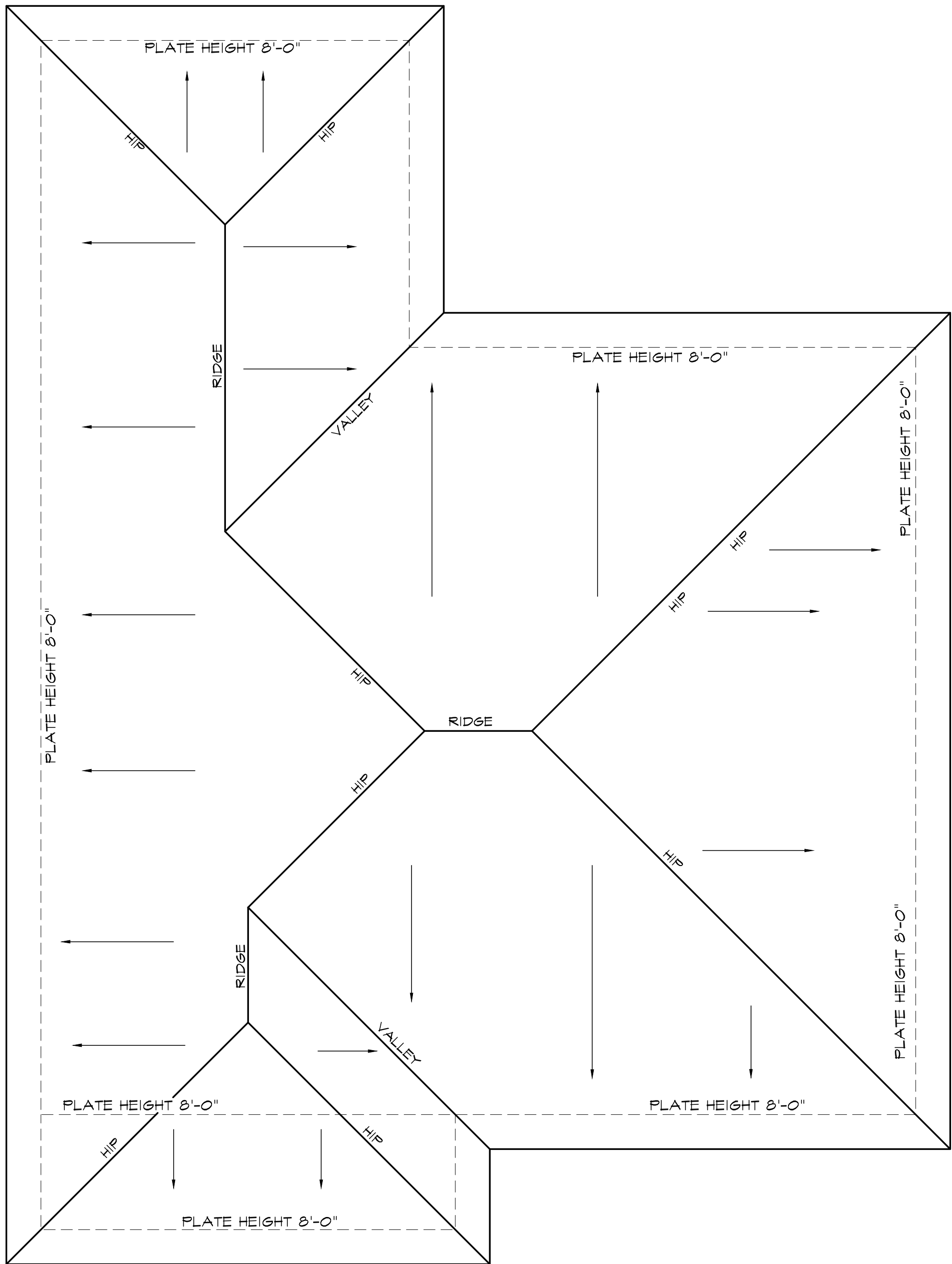
6 SECTION
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
3. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 3000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH 6X6 - W/ 4XN/4WWM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.
4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
5. PLACE 1/2" DIAMETER X (8" OR 12") SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4' O.C. AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.
10. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY.
11. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD WEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
12. CRAWL SPACE FOUNDATIONS: PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.

NOTE:
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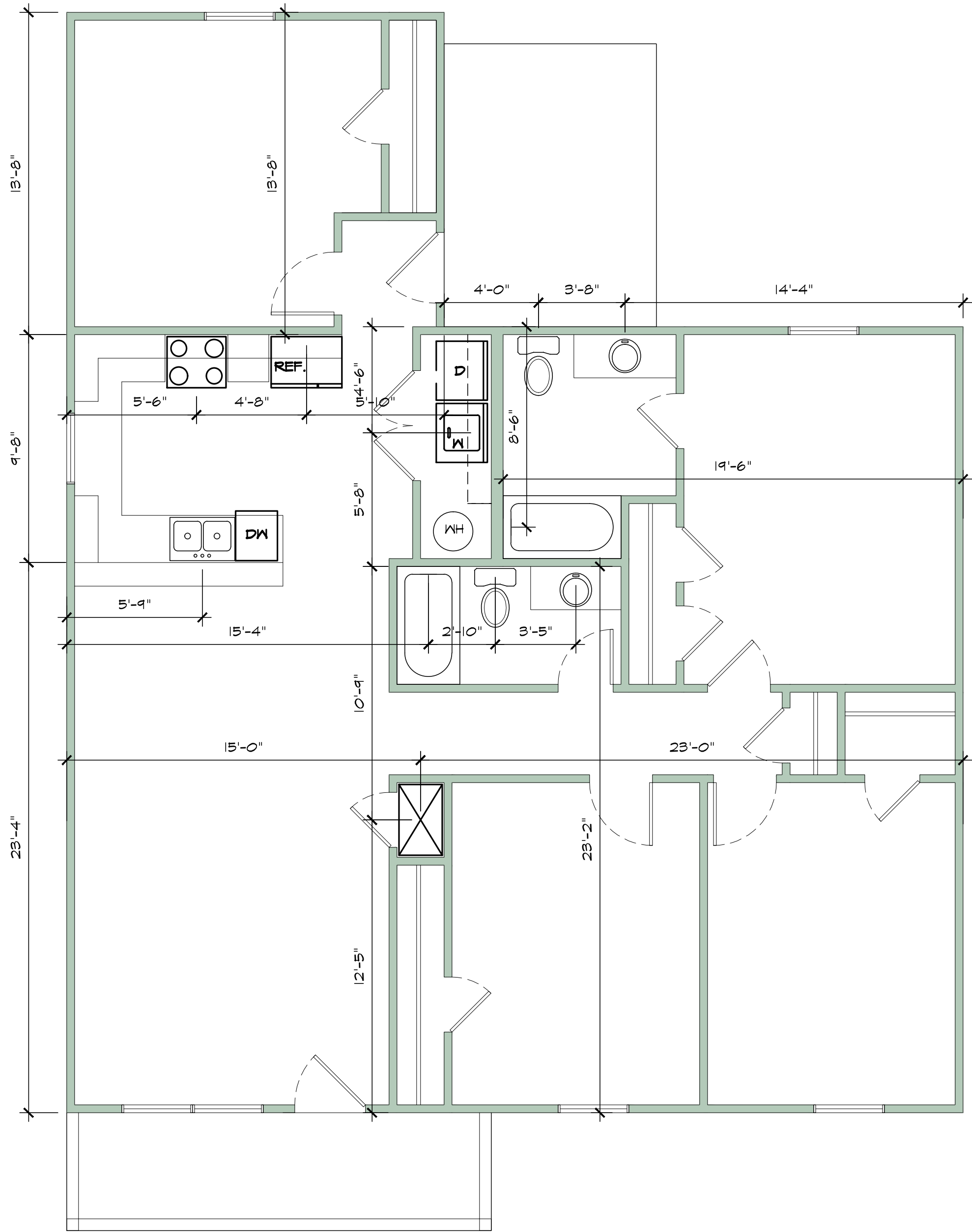
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1 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES:

1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS AS INTERNATIONAL RESIDENTIAL
2. ROOF PITCH TO BE 6/12 UNLESS OTHERWISE NOTED
3. ROOF OVERHANG TO BE 18" UNLESS OTHERWISE NOTED



2 **PLUMBING LAYOUT**
SCALE: 1/4" = 1'-0"

NOTE: THIS LAYOUT IS PROVIDED TO ASSIST THE PLUMBING CONTRACTOR IN LAYING OUT THE ROUGH IN PLUMBING. IT IS INTENDED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY ALL DIMENSIONS WITH THE FLOOR PLAN, THE ACTUAL SLAB, AND ALL LOCAL PLUMBING CODES.

PLUMBING NOTES:

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

NOTE:
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