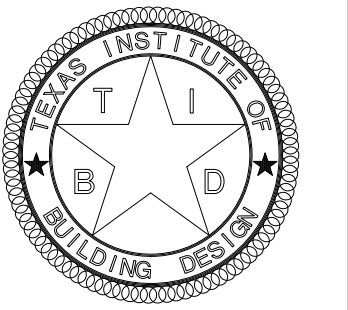


SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



Wayne Bopp
CPBD, CERT. No. TX-589

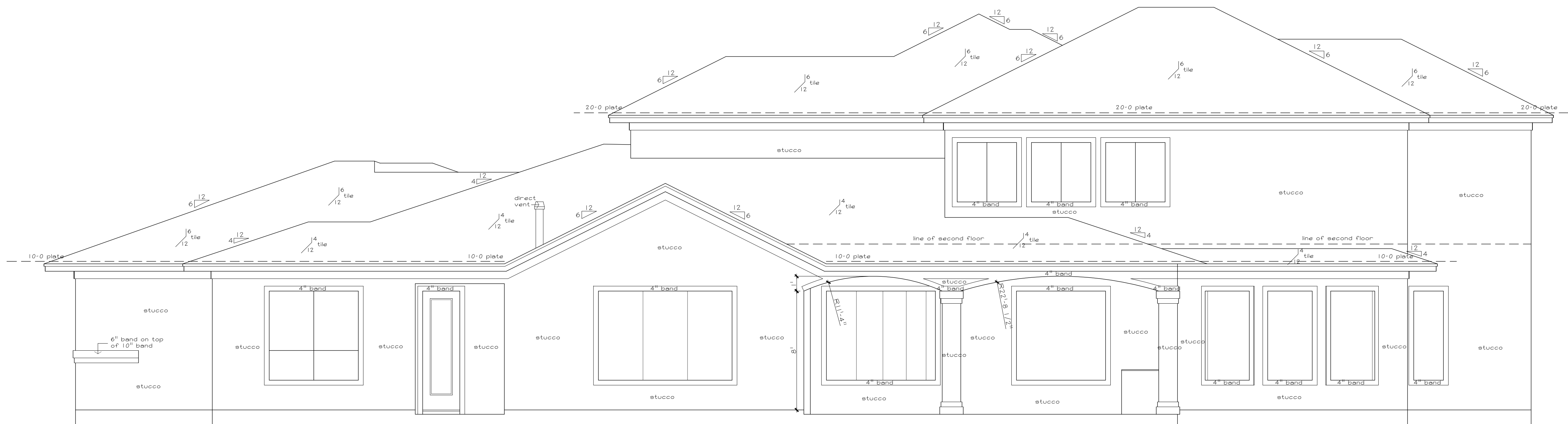
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DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	1
OF 9 SHEETS	



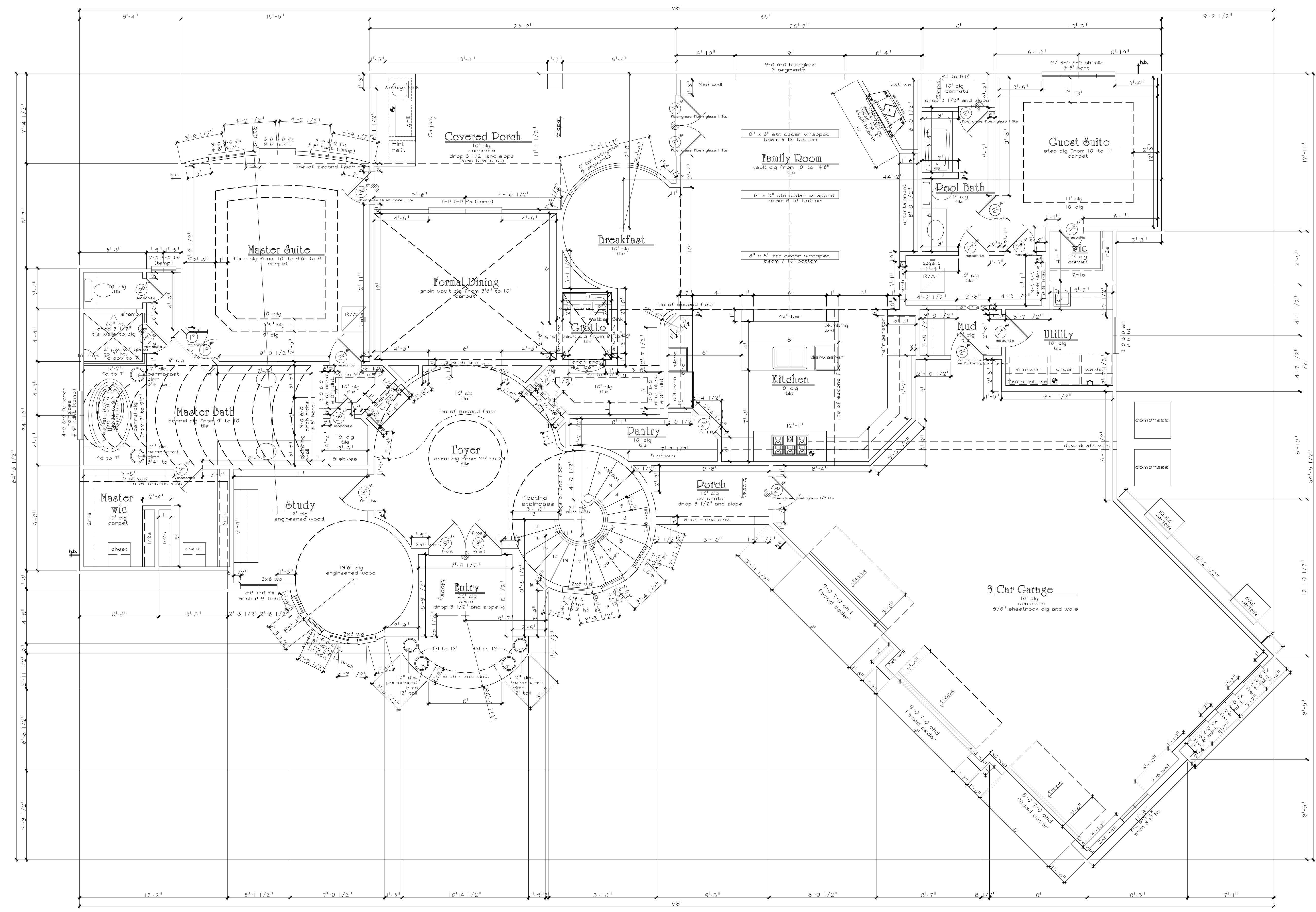
Front Elevation
SCALE: 1/4" = 1'-0"



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

APPROVED FOR CONSTRUCTION:
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DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. AIR CONDITIONING LAYOUT AND ELEVATIONS MAY VARY FROM THE PLANS.
OWNER: _____
OWNER: _____
SELLER: _____

SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



Specifications SF-B130

SimpliFire Fire Place Range

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

30" Built-In Electric Fireplace

MODEL	FRONT WIDTH	BACK WIDTH	HEIGHT	DEPTH	VIEWING AREA
SP-B130	31-1/2"	24"	29-3/4"	11-1/2"	25-1/2" x 11-1/2"

Specifications SF-B130

MINIMUM CLEARANCES TO COMBUSTIBLES

AREA	TO COMBUSTIBLES
SIDES	0"
FLOOR	0"
TOP	0"
BACK	0"
FRONT	36" (D14)

FINISHING DIMENSIONS

MANTEL PROJECTIONS

APPLIANCE LOCATION

PRODUCT LISTING CODES

Additional information can be found online at www.Fireplace.com

SimpliFire

First Floor Plan

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

- NOTE:**
- > 10'-0" cigs down unless noted otherwise.
 - > 8'-0" cigs up unless noted otherwise.
 - > 8'-0" header heights on all windows down unless noted otherwise.
 - > 7'-0" header heights on all windows up unless noted otherwise.
 - > 8'-0" header heights on all doors down unless noted otherwise.
 - > 6'-8" header heights on all doors up unless noted otherwise.
 - > doors used for emergency egress shall be operational from the inside without use of keys or tools.
 - > provide water heater in attic with relief pan and drain to outside.
 - > provide gas to water heaters and furnaces.

Footages:

1st floor living area	2621 s.f.
2nd floor living area	0945 s.f.
total living area	3566 s.f.
garage area	0879 s.f.
entry porch	0106 s.f.
garage porte-cochere	0046 s.f.
back & other porch areas	0267 s.f.
unfinished storage	0230 s.f.
total covered area	5094 s.f.

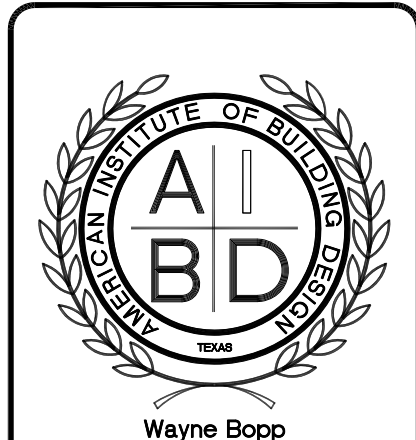
note:
dimensions are for construction purposes only, and may vary slightly after construction.

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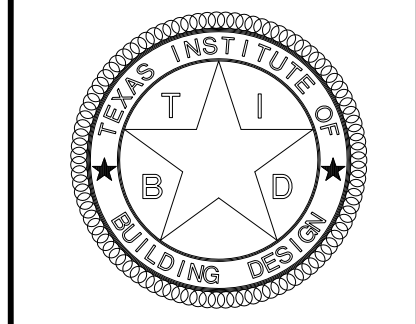
DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. AIR CONDITIONING LAYOUT AND ELEVATIONS MAY VARY FROM THE PLANS.

OWNER: _____
OWNER: _____
SELLER: _____



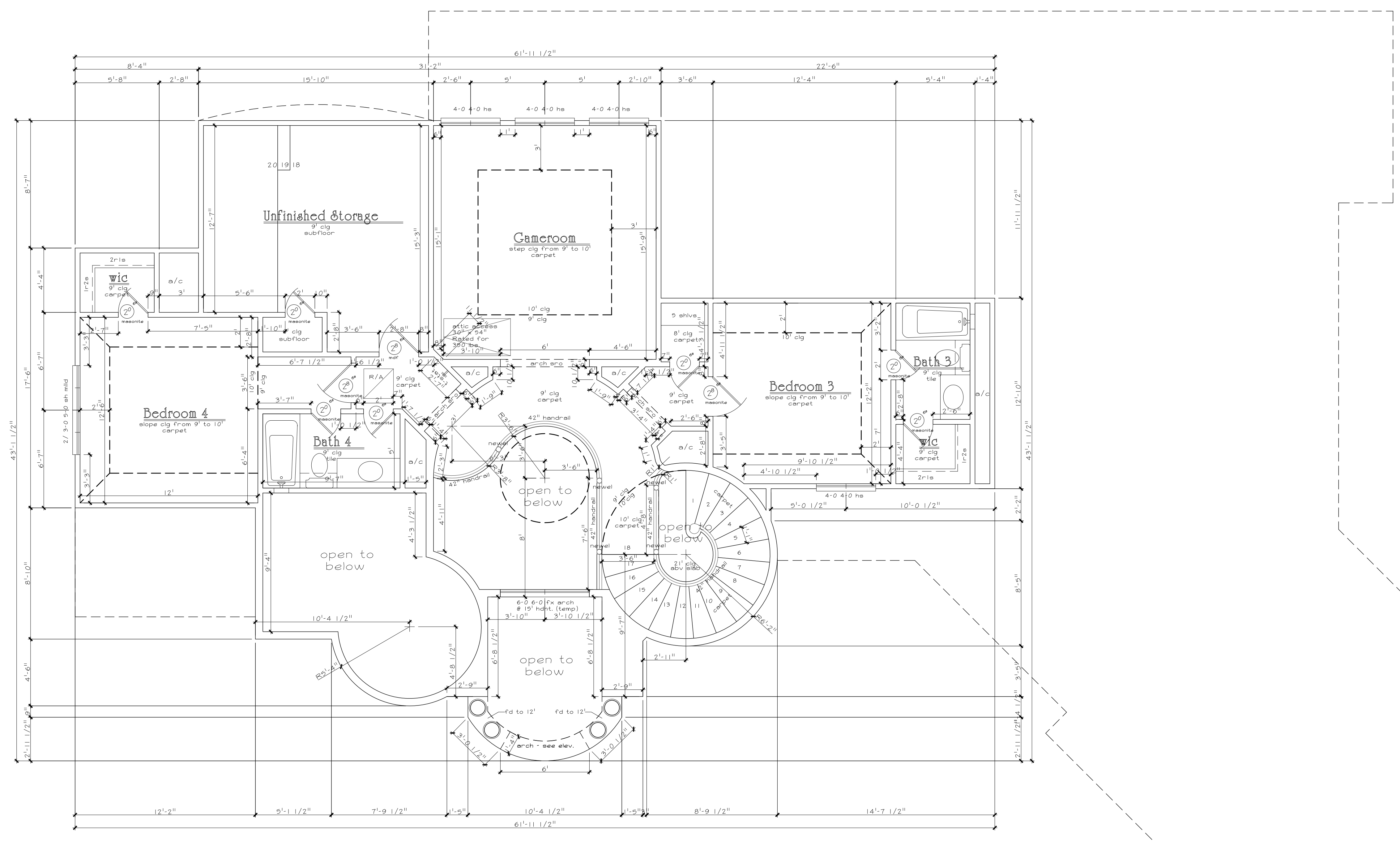
Wayne Bopp
C.P.B.D. CERT. No. TX-589

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a division of Frontier Homebuilders, Inc.



DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	2

SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



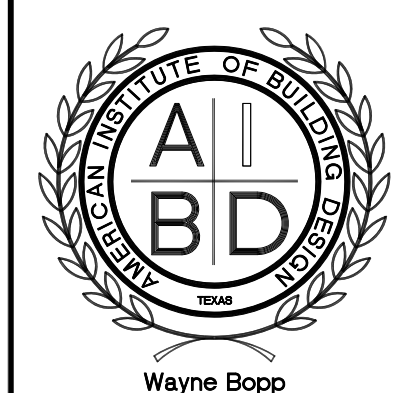
Floor Finish Schedule

Address: Osborn

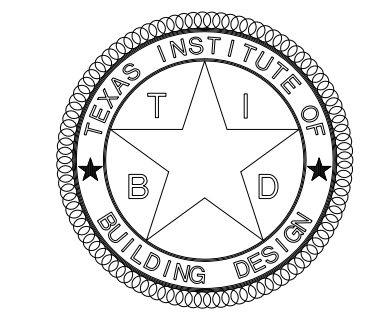
Room Name	Tile	Limestone	Slate	Marble	Eng. Wood	Scr. Wood	Carpet	Concrete	Other
Floor 1									
pool bath	55								
guest							167		
guest wic							21		
hall 3	46								
utility	65								
mud	25								
kitchen	224								
family	331								
breakfast	87								
pantry	38								
grotto			24						
Hall2	57								
dining							181		
master							249		
m shower	19								
master tub	42								
Hall 1	19								
coat							14		
master bath	192								
master wic							96		
study					150				
foyer	289								
entry			79						
FLOOR TOTAL	1449	0	103	0	150	0	728	0	0
Floor 2									
stairs							136		
gallery up							104		
bath 3	27								
b3 wic							20		
bedroom 3							145		
hall4							17		
closet							13		
gameroom							236		
unfinished storage								221	
b4 wic							20		
bath 4	34								
hall5							23		
bedroom 4							172		
FLOOR TOTAL	61	0	0	0	0	0	886	0	221
Grand Total	1510	0	103	0	150	0	1614	0	221
Total sqyd of carpet (div. by 9)			179						

Second Floor Plan
Scale: 1/4" = 1'-0"

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DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. AIR CONDITIONING LAYOUT AND ELEVATIONS MAY VARY FROM THE PLANS.
OWNER: _____
SELLER: _____



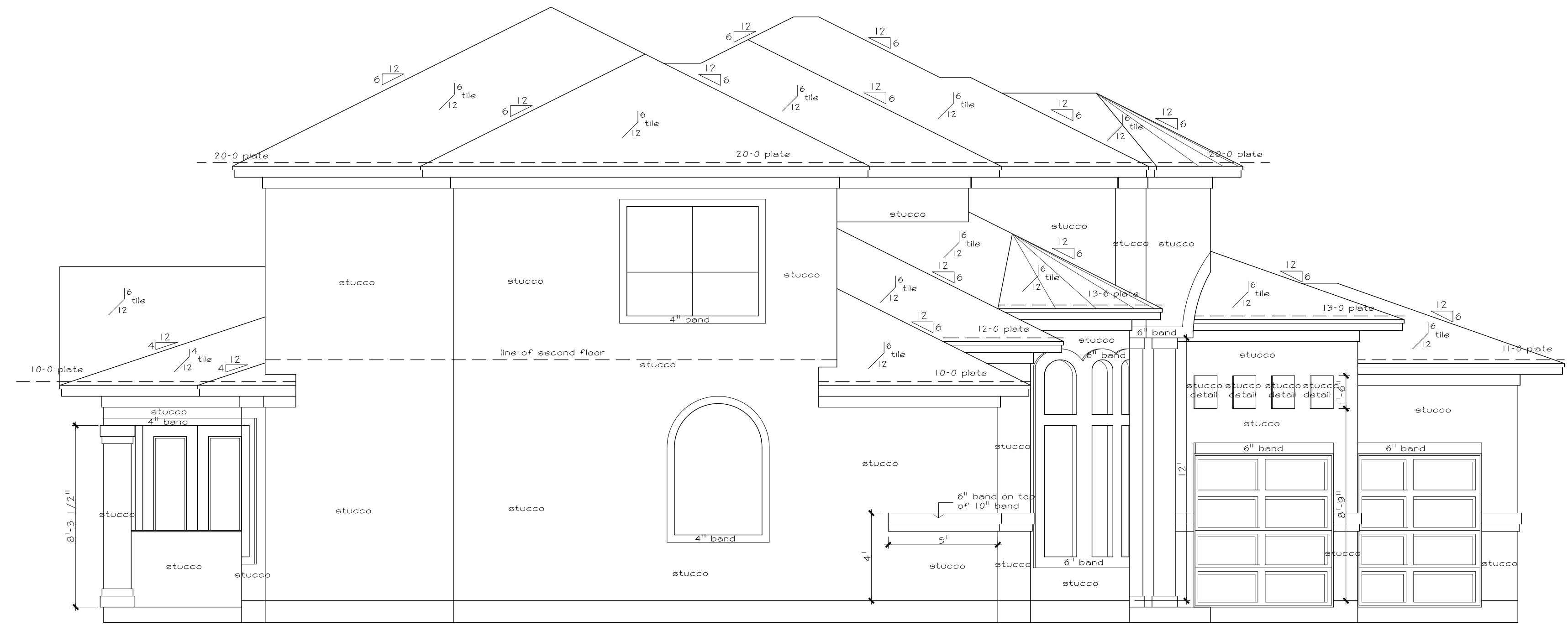
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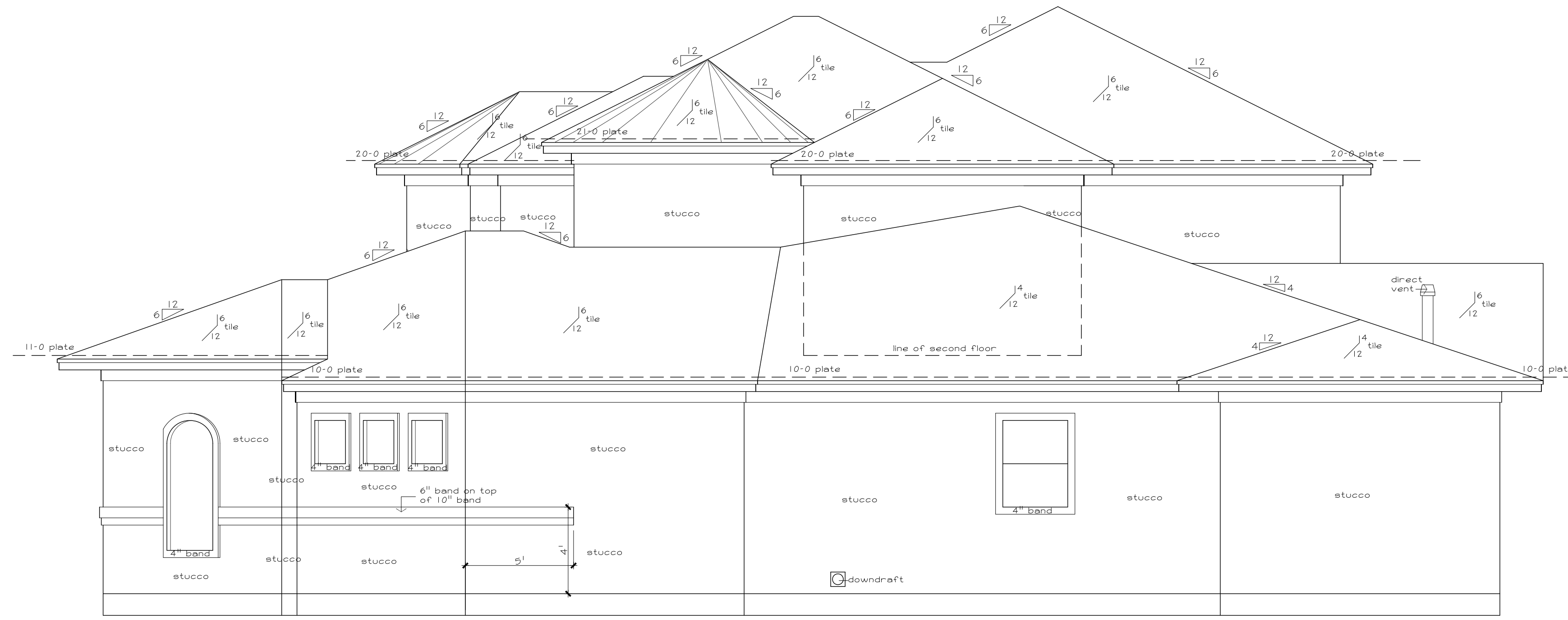
DRAWN BY: J.Y.
CHECKED: W.B.
DATE: 10-24-13
SCALE: 1/4" = 1'-0"
JOB NO.:

SHEET
3

SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



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

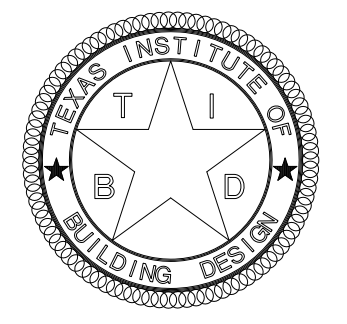


Right Elevation
SCALE: 1/4" = 1'-0"



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DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	4

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OWNER: _____
OWNER: _____
SELLER: _____

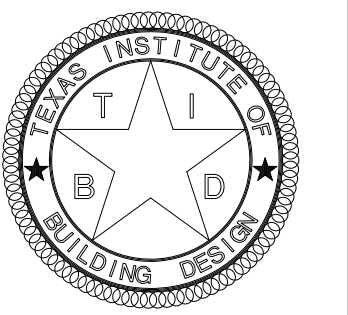
SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



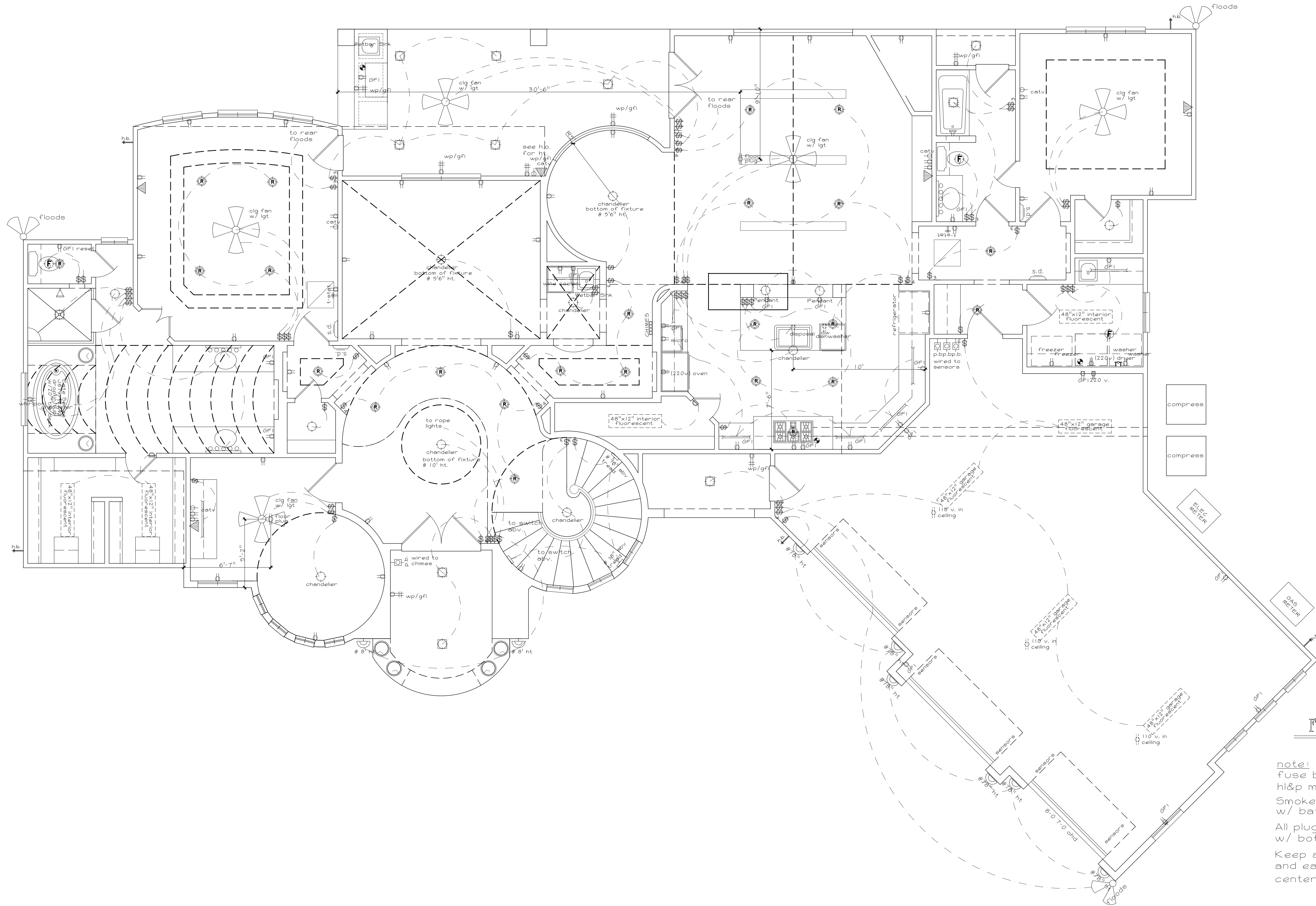
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CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	5



Electrical Symbol Legend	
⊞	STANDARD LIGHT SWITCH
⊞⊞	THREE-WAY LIGHT SWITCH
⊞⊞⊞	FOUR-WAY LIGHT SWITCH
⊞	DOOR SWITCH
⊞	CEILING MOUNT LIGHT
⊞	RECESS CAN LIGHT
⊞	HOCKEY PUCK
⊞	BULLET LIGHT
⊞	WALL MOUNT LIGHT
⊞	RECESS CAN EYEBALL SPOT
⊞	CEILING MOUNT PULL-CHAIN LIGHT
⊞	STANDARD VANITY MAKE-UP WALL MOUNT LIGHT
⊞	110 V DUPLEX OUTLET
⊞	220 V DUPLEX OUTLET
⊞	CABLE TELEVISION OUTLET
⊞	HIDDEN 110 V DUPLEX OUTLET
⊞	110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
⊞	WATER PROOF 110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
⊞	EXHAUST FAN (CEILING MOUNT)
⊞	STANDARD SMOKE DETECTOR
⊞	STANDARD PHONE OUTLET
⊞	PUSH BUTTON FOR DOOR BELL
⊞	DOOR BELL WALL MOUNT CHIMES
⊞	DOOR BELL WALL MOUNT CHIMES
⊞	STEP LIGHT
⊞	AIR CONDITIONING CIRCUIT

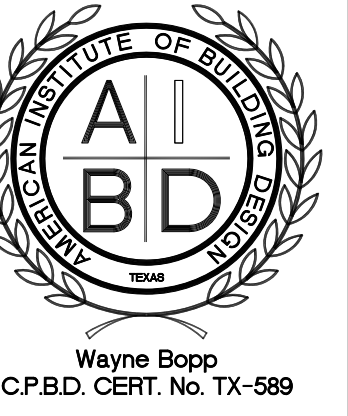
First Floor Electrical Plan

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

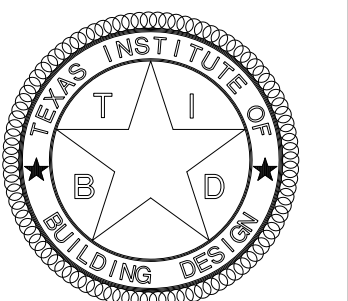
note:
fuse box to be located on same side as h1p meter unless noted otherwise
Smoke Detectors hardwired/interconnected w/ battery backup
All plugs in backslashes to be laid horizontally w/ bottoms 37-1/2" from floor
Keep all undergrounds near building lines and easements undergrounds cannot be run through center of yard

APPROVED FOR CONSTRUCTION:
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OWNER: _____
OWNER: _____
SELLER: _____

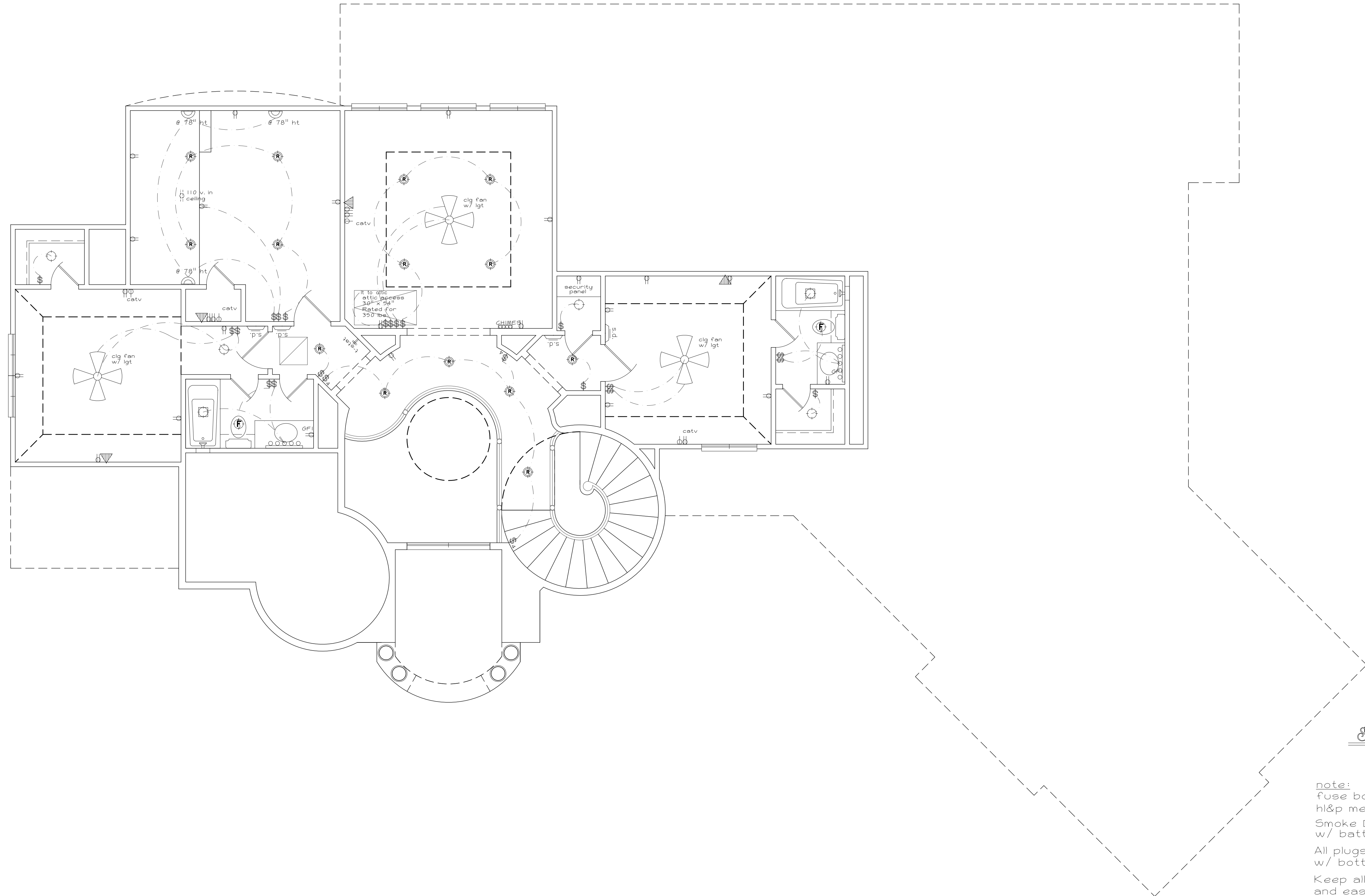
SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



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DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	6



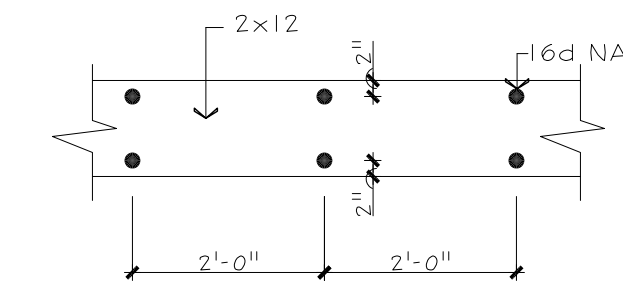
Electrical Symbol Legend	
Ⓢ	STANDARD LIGHT SWITCH
Ⓢ3	THREE-WAY LIGHT SWITCH
Ⓢ4	FOUR-WAY LIGHT SWITCH
Ⓢ	DOOR SWITCH
⊙	CEILING MOUNT LIGHT
⊙	RECESS CAN LIGHT
⊙	HOCKEY PUCK
⊙	BULLET LIGHT
⊙	WALL MOUNT LIGHT
⊙	RECESS CAN EYEBALL SPOT
⊙	CEILING MOUNT PULL-CHAIN LIGHT
⊙	STANDARD VANITY MAKE-UP WALL MOUNT LIGHT
Ⓢ	110 V DUPLEX OUTLET
Ⓢ	220 V DUPLEX OUTLET
CATV	CABLE TELEVISION OUTLET
Ⓢ	HIDDEN 110 V DUPLEX OUTLET
Ⓢ	110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
Ⓢ	WATER PROOF 110 V DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
Ⓢ	EXHAUST FAN (CEILING MOUNT)
S.D.	STANDARD SMOKE DETECTOR
Ⓢ	STANDARD PHONE OUTLET
Ⓢ	PUSH BUTTON FOR DOOR BELL
Ⓢ	DOOR BELL WALL MOUNT CHIMES
Ⓢ	DOOR BELL WALL MOUNT CHIMES
Ⓢ	STEP LIGHT
HAC	AIR CONDITIONING CIRCUIT

Second Floor Electrical Plan
SCALE: 1/4" = 1'-0"

note:
fuse box to be located on same side as hl&p meter unless noted otherwise
Smoke Detectors hardwired/interconnected w/ battery backup
All plugs in backslashes to be laid horizontally w/ bottoms 37-1/2" from floor
Keep all undergrounds near building lines and easements undergrounds cannot be run through center of yard

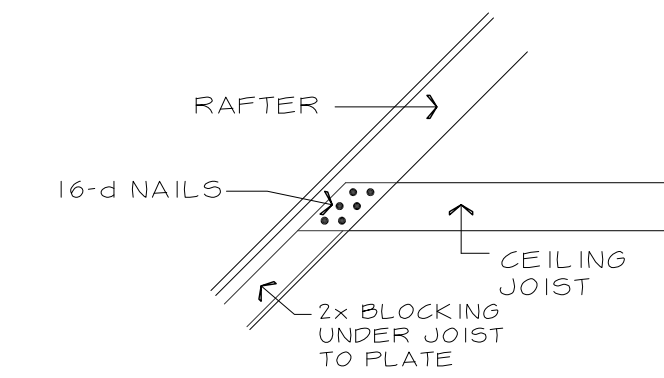
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OWNER: _____
OWNER: _____
SELLER: _____

SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn

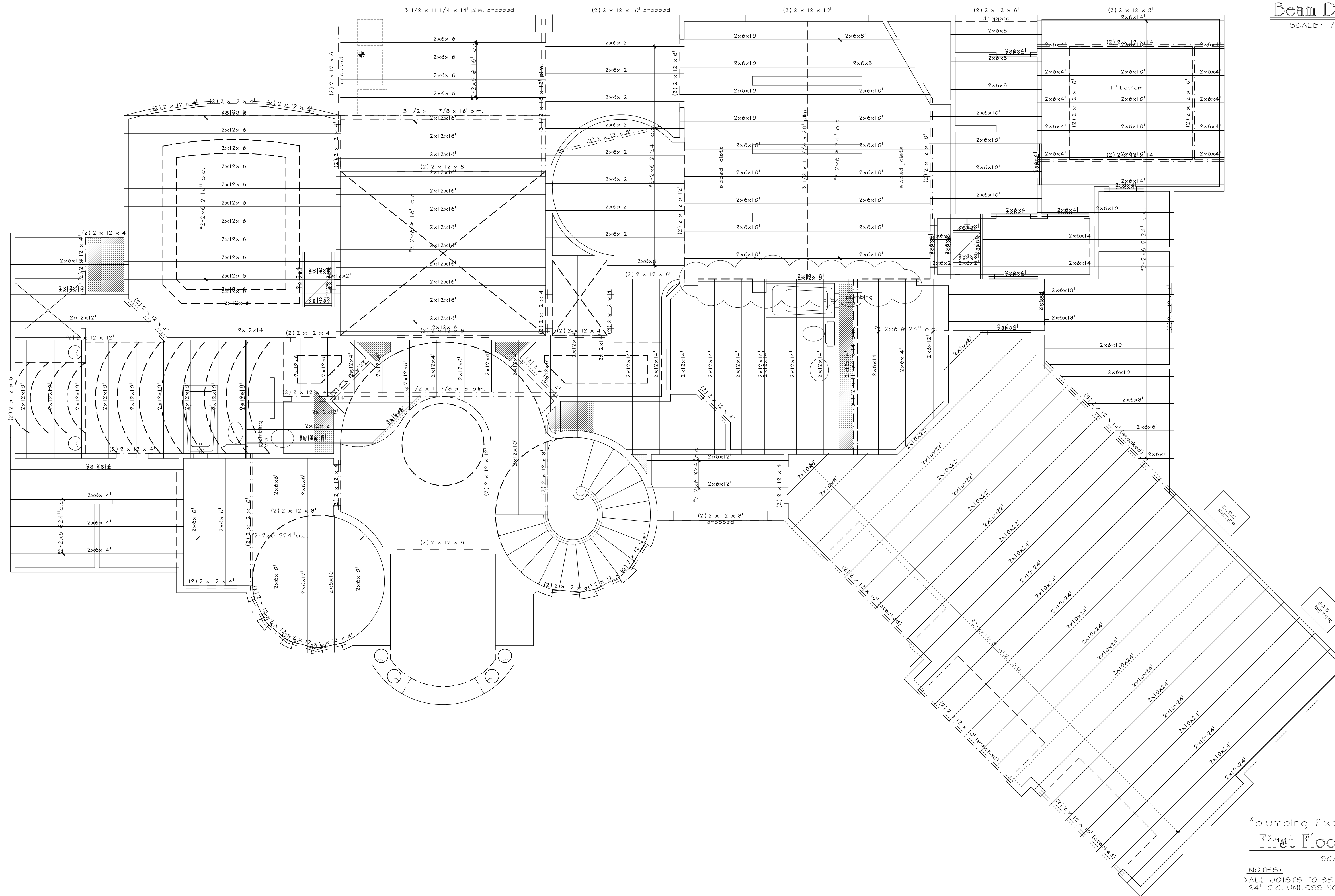


NOTE:
 USE #2 S.Y.P. IN FULL SPAN LENGTHS (do not splice) SPIKED TOGETHER WITH MIN 16d NAILS AS SHOWN ABV.
 ALSO USE APPROVED GLUE BETWEEN PIECES OF LUMBER W/ 1/2" PLYWOOD

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



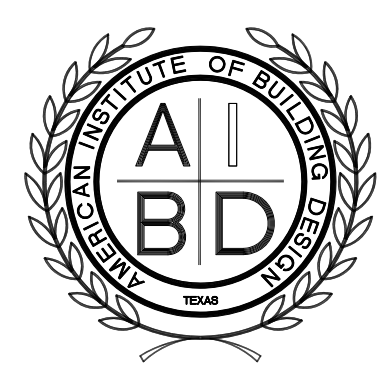
Slope Clg Connection
 NOT TO SCALE



*plumbing fixtures shown are on the second floor
First Floor Joist Plan
 SCALE: 1/4" = 1'-0"

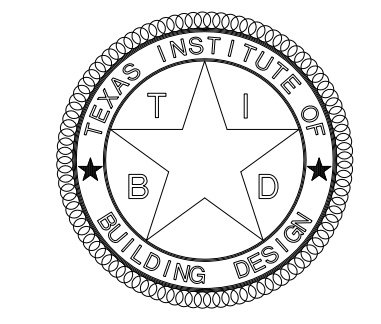
NOTES:
 > ALL JOISTS TO BE 2x12's #2 K.D. S.Y.P. @ 24" O.C. UNLESS NOTED OTHERWISE.
 > ALL BEAMS TO BE #2 K.D. S.Y.P.
 > TRIPLE JOISTS UNDER ALL LOAD BEARING PARALLEL PARTITIONS; DOUBLE JOISTS UNDER ALL OTHERS
 > CROSS BRIDGE ALL SPANS OVER 10'-0"

APPROVED FOR CONSTRUCTION:
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 OWNER: _____
 OWNER: _____
 SELLER: _____



Wayne Bopp
 C.P.B.D. CERT. NO. TX-589

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 a division of Frontier Homebuilders, Inc.



DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	7

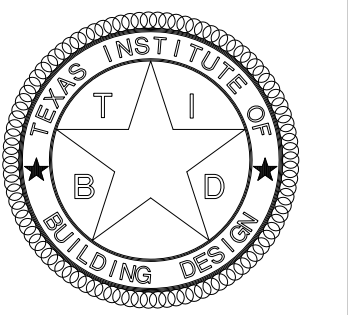
SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn



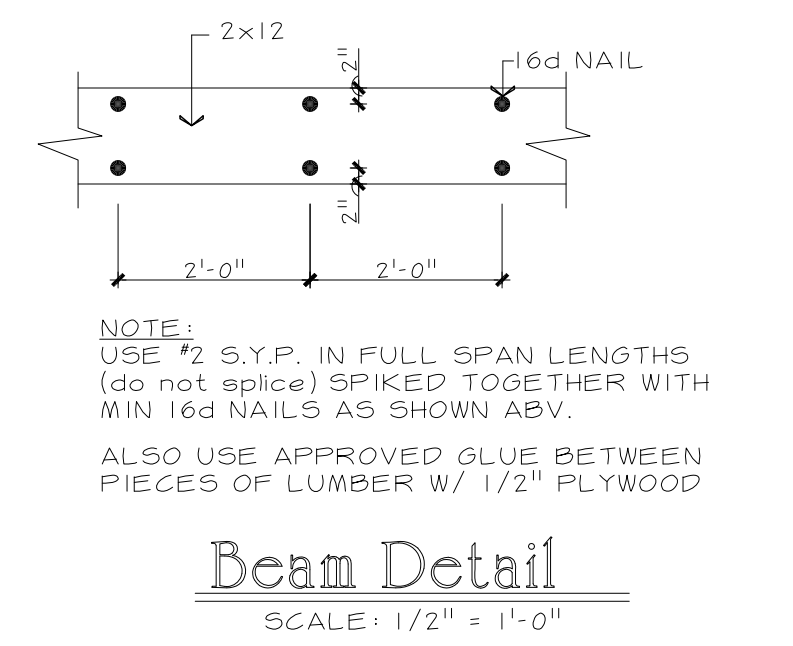
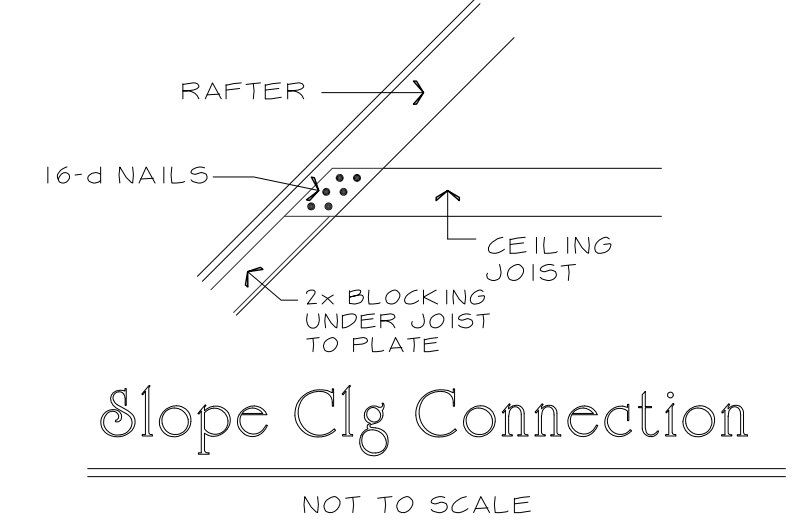
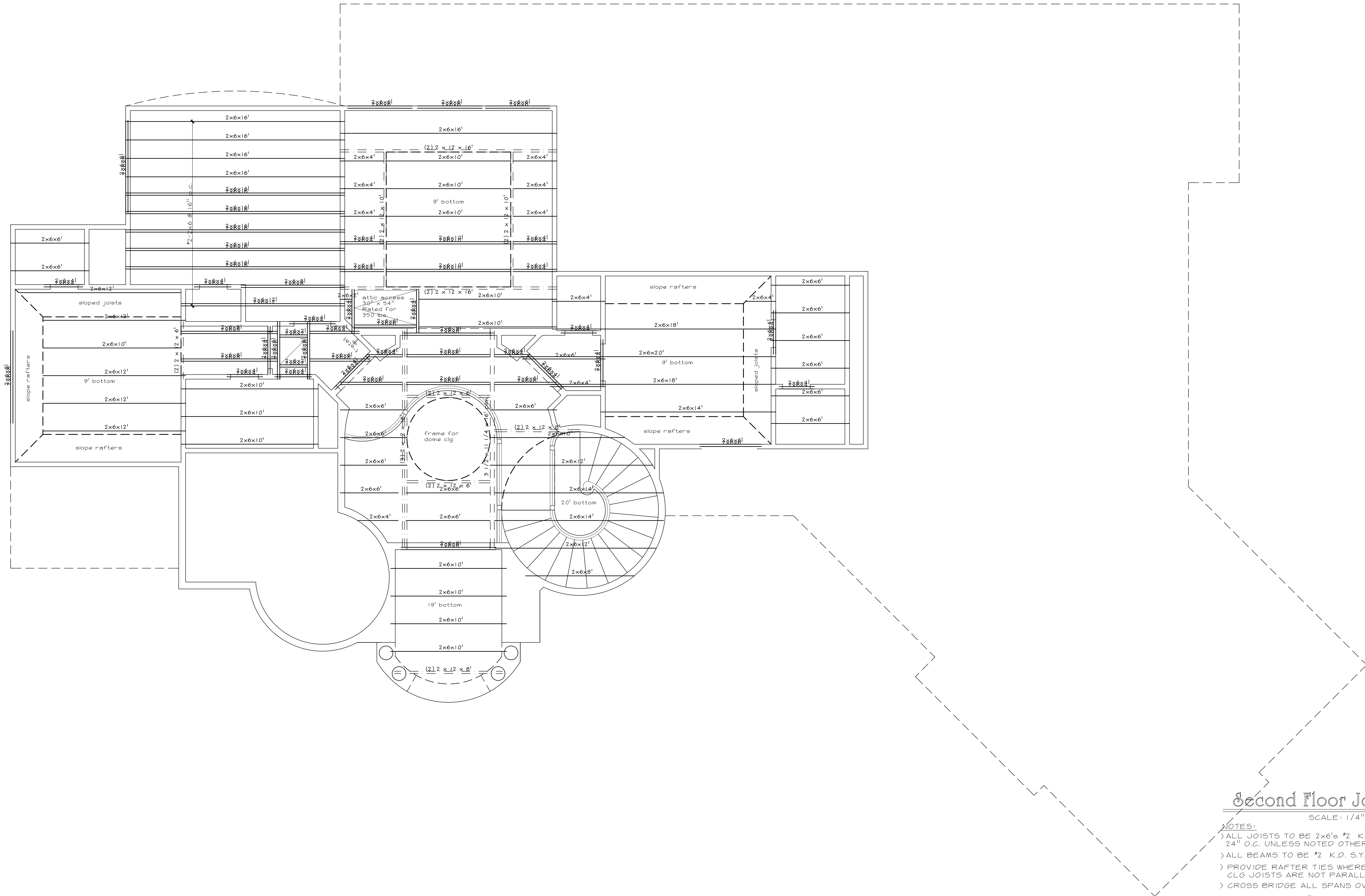
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CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	8



Second Floor Joist Plan

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

- NOTES:
- > ALL JOISTS TO BE 2x6's #2 K.D. S.Y.P. @ 24" O.C. UNLESS NOTED OTHERWISE.
 - > ALL BEAMS TO BE #2 K.D. S.Y.P.
 - > PROVIDE RAFTER TIES WHERE RAFTERS AND CLG JOISTS ARE NOT PARALLEL
 - > CROSS BRIDGE ALL SPANS OVER 10'-0"
 - > 2x6 BRACES @ 48" O.C.
 - > 2x6 COLLAR TIES @ 48" O.C.
 - > 2x6 PURLINS CONTINUOUS
 - > MAXIMUM SPANS FOR JOISTS: #2 2x6 = 15'-6"
 - > #2 2x8 = 20'-11" ; ALL JOISTS OVER 18'-0" TO BE #2's
 - > ALL JOISTS UNDER PURLIM, HIP, AND RIDGE SUPPORTS TO BE DOUBLED

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DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. AIR CONDITIONING LAYOUT AND ELEVATIONS MAY VARY FROM THE PLANS.

OWNER: _____
OWNER: _____
SELLER: _____

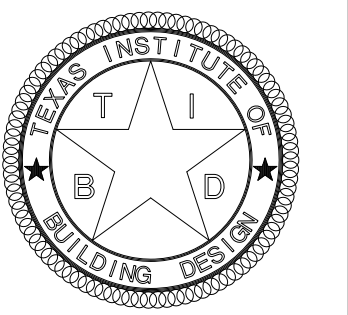
SUBD.	Bender's landing
LOT	26
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SECTION	4
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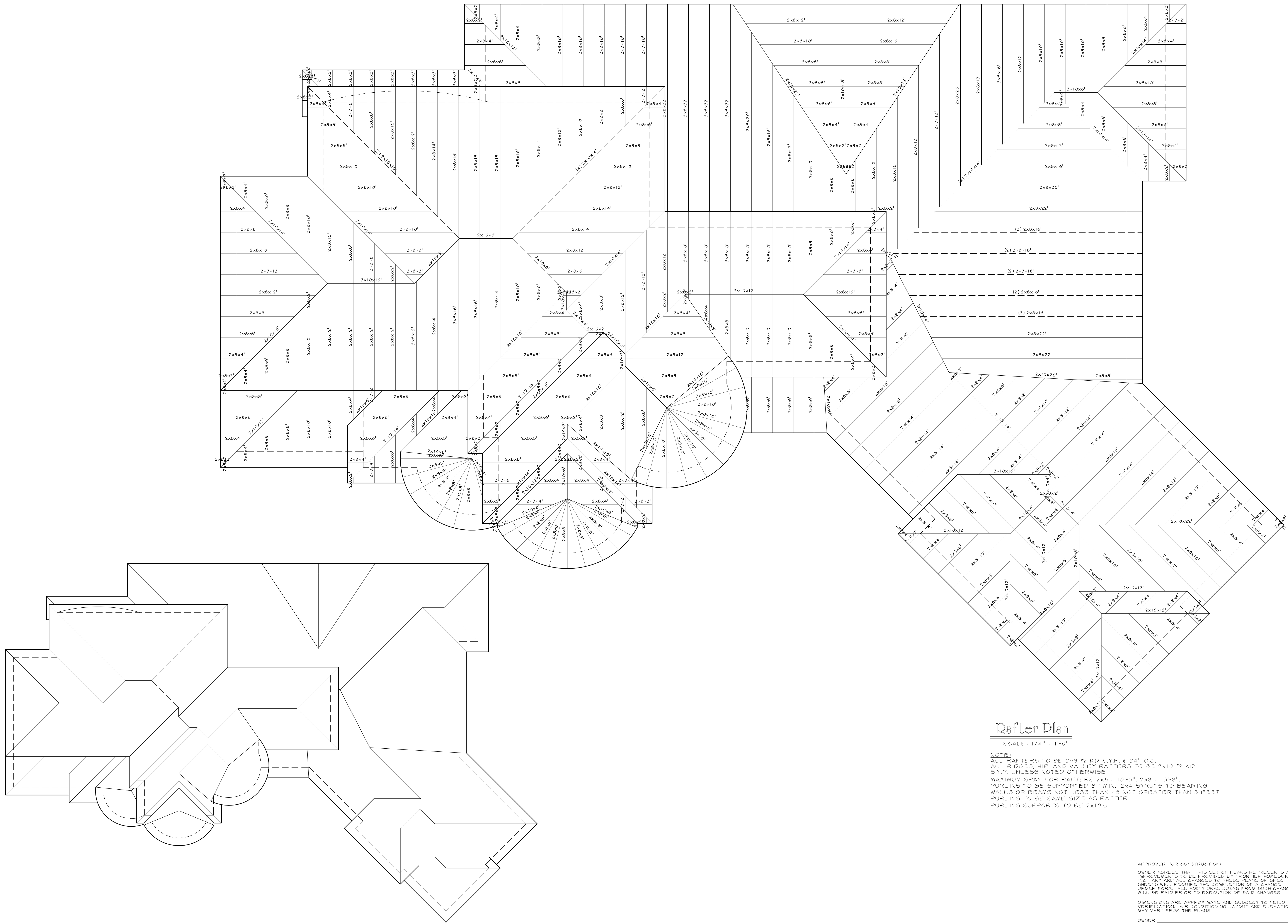
Wayne Bopp
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DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	9



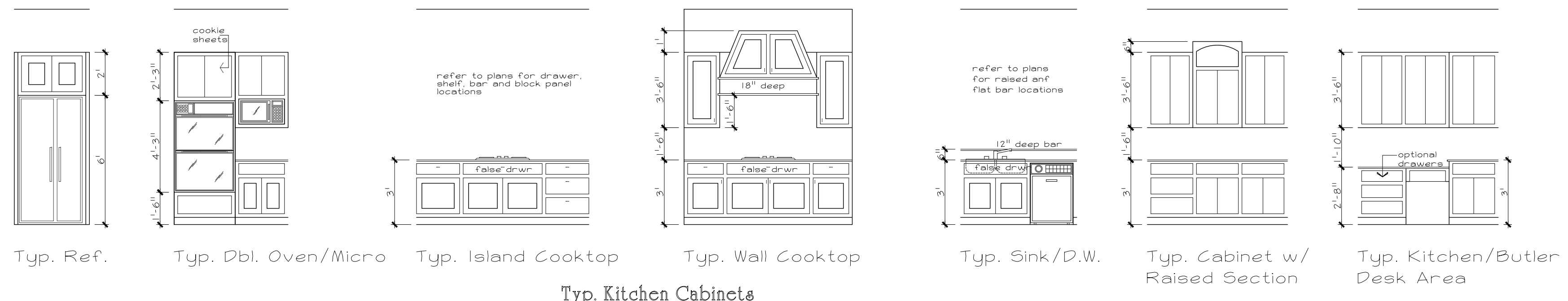
Rafter Plan

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

NOTE:
 ALL RAFTERS TO BE 2x8 #2 KD S.Y.P. @ 24" O.C.
 ALL RIDGES, HIP AND VALLEY RAFTERS TO BE 2x10 #2 KD S.Y.P. UNLESS NOTED OTHERWISE.
 MAXIMUM SPAN FOR RAFTERS 2x6 = 10'-5". 2x8 = 13'-8".
 PURLINS TO BE SUPPORTED BY MIN. 2x4 STRUTS TO BEARING WALLS OR BEAMS NOT LESS THAN 45 NOT GREATER THAN 8 FEET.
 PURLINS TO BE SAME SIZE AS RAFTER.
 PURLINS SUPPORTS TO BE 2x10's

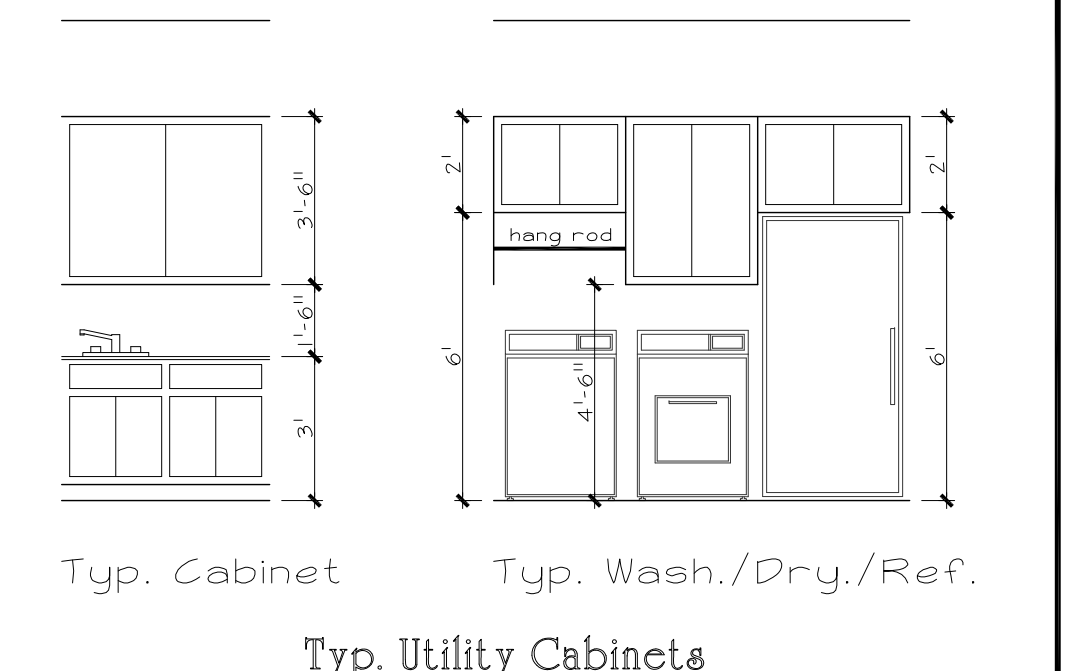
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 OWNER: _____
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SUBD.	Bender's landing
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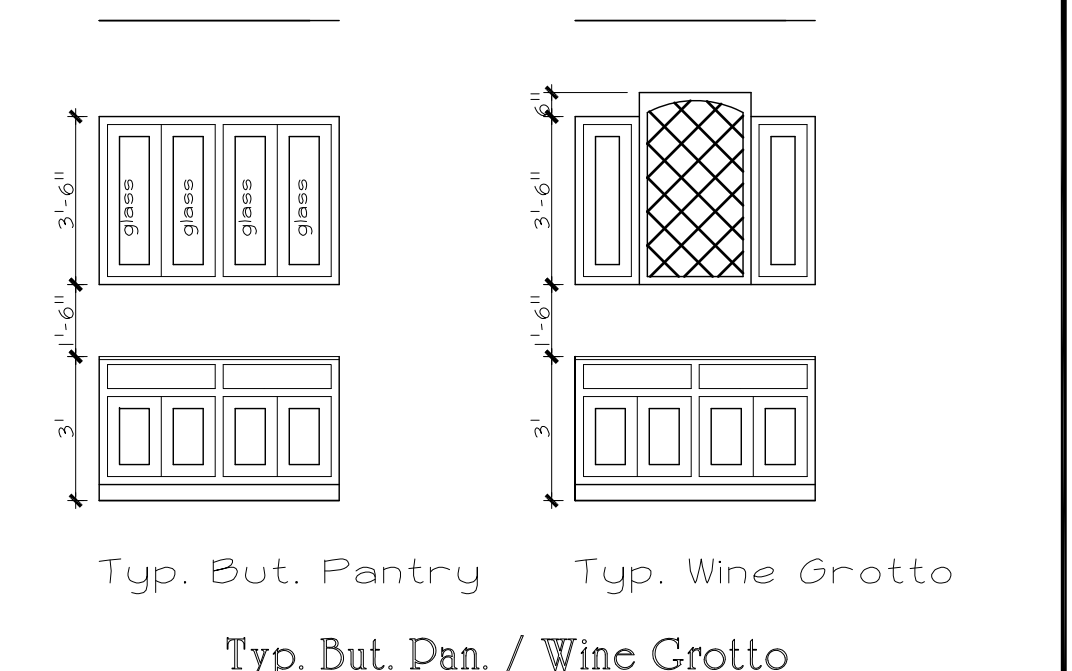
Typ. Kitchen Cabinets

- > Confirm all appliance and plumbing cutouts with builder prior to construction
- > Confirm all cabinet depths and heights with builder prior to construction
- > Use "buddy door" system when possible
- > Typ. Kitchen to have 2 sets of deep drawers u.n.o.
- > Recommended cooktop counter width: 3'-0"
- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 24" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > Raised cabinet sections are upgrades u.n.o. on plans
- > All cabinet dimensions are approx. and will vary with job conditions



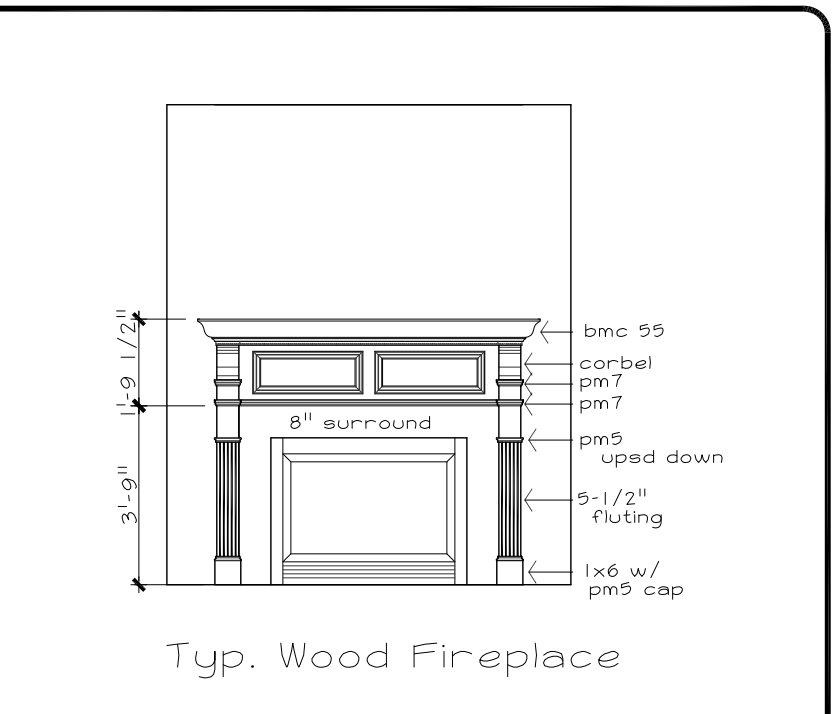
Typ. Utility Cabinets

- > Confirm all appliance and plumbing cutouts with builder prior to construction
- > Confirm all cabinet depths and heights with builder prior to construction
- > Use "buddy door" system when possible
- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 24" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > Raised cabinet sections are upgrades u.n.o. on plans
- > All cabinet dimensions are approx. and will vary with job conditions



Typ. But. Pan. / Wine Grotto

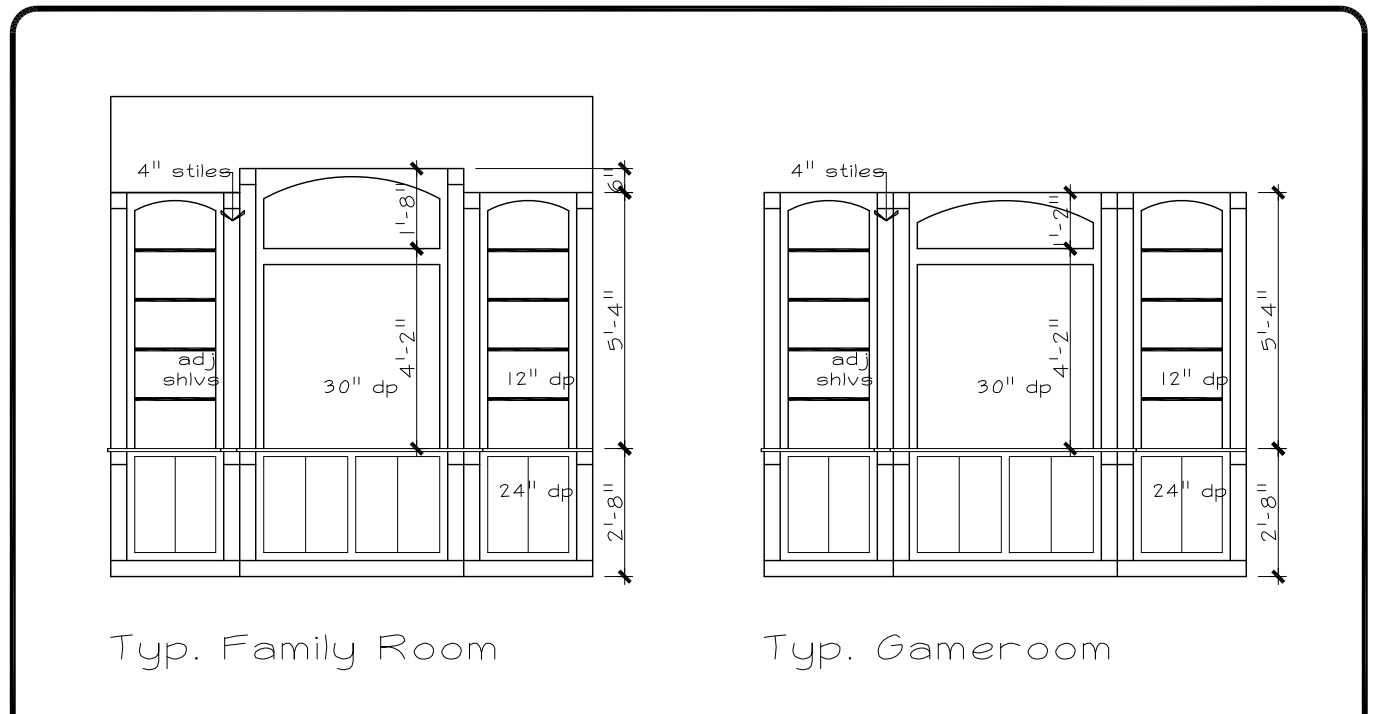
- > Confirm all appliance and plumbing cutouts with builder prior to construction
- > Confirm all cabinet depths and heights with builder prior to construction
- > Use "buddy door" system when possible
- > Wine storage is an upgrade u.n.o. on plans
- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 24" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > Raised cabinet sections are upgrades u.n.o. on plans
- > All cabinet dimensions are approx. and will vary with job conditions



Typ. Wood Fireplace

Typ. Fireplace Mantles

- > Confirm all fireplace and hearth heights with builder prior to construction
- > Fireplaces with stone or brick facades to have stain grade mantles
- > Min. surround width: 6" wide



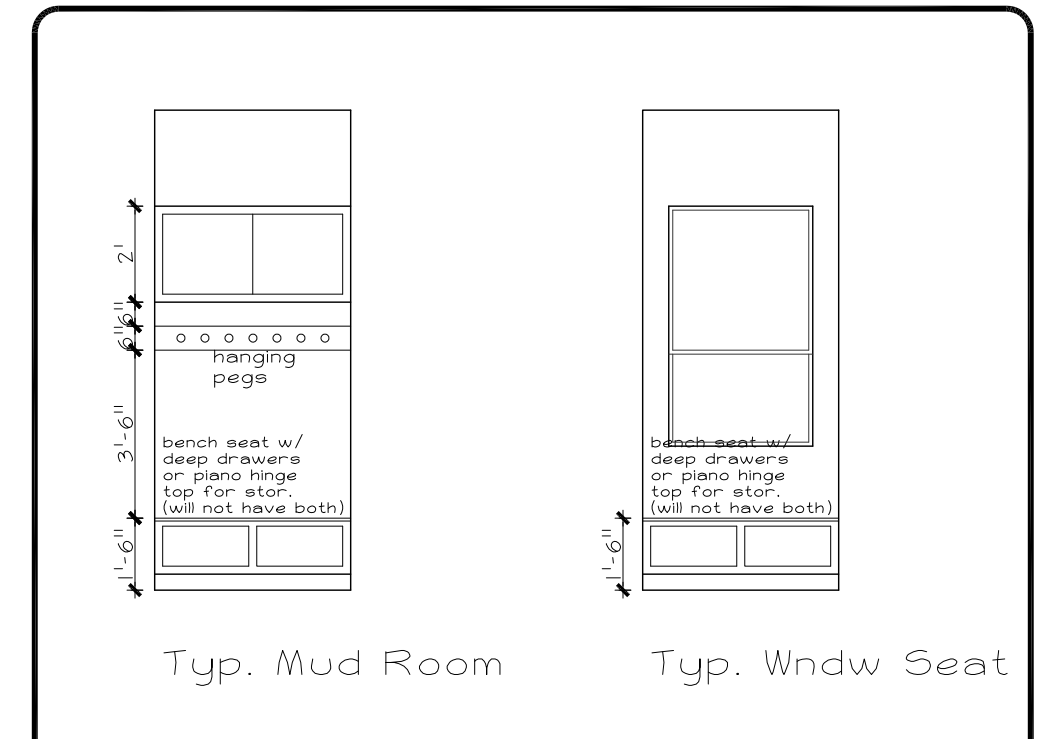
Typ. Entertainment Centers

- > Confirm all openings and heights with builder prior to construction
- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 24" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > Raised cabinet sections are upgrades u.n.o. on plans
- > All cabinet dimensions are approx. and will vary with job conditions
- > Recommended minimum opening width: 12" u.n.o.



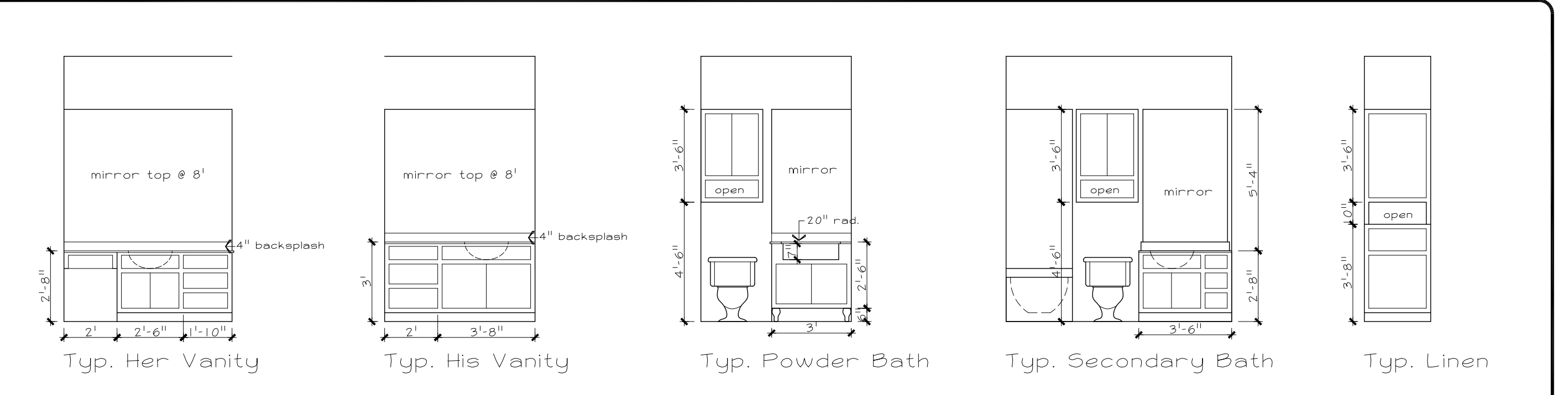
Typ. Decks/Bookshelves

- > Confirm all openings with builder prior to construction
- > Recommended min. knee space width: 24" wide
- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 24" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > Raised cabinet sections are upgrades u.n.o. on plans
- > All cabinet dimensions are approx. and will vary with job conditions



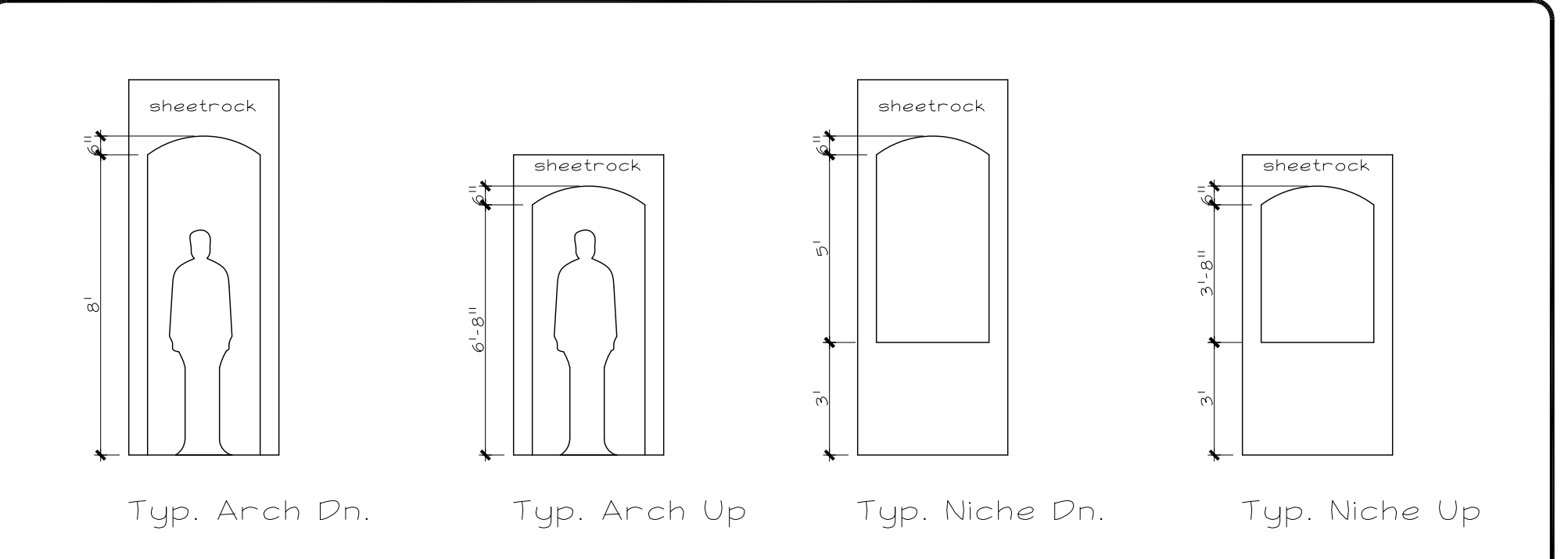
Typ. Specialty Cabinets

- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 24" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > All cabinet dimensions are approx. and will vary with job conditions



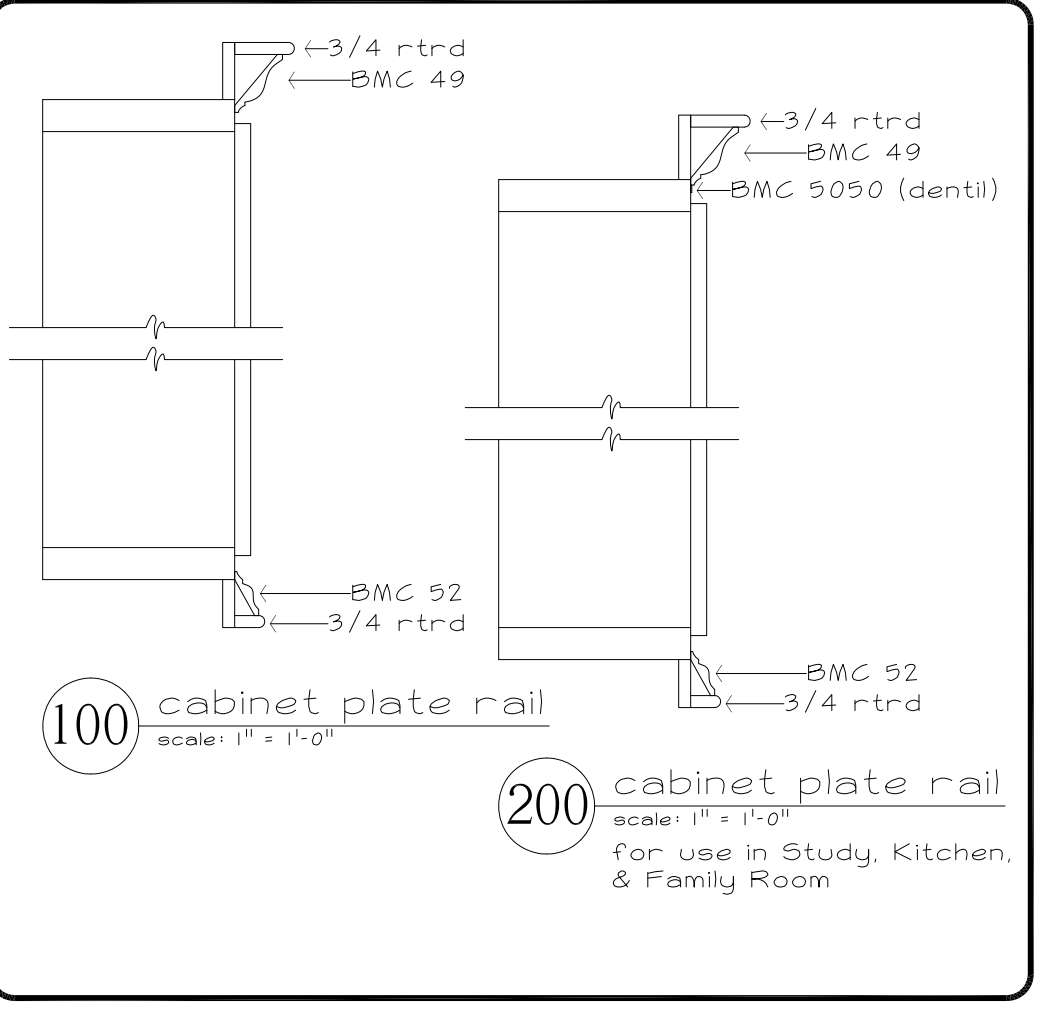
Typ. Bathroom Vanities

- > Confirm all openings with builder prior to construction
- > Recommended min. knee space width: 24" wide
- > Cabinets less than 42" wide recommended not to have drawers
- > Typ. Water Bath mirror ht: 8'-0" u.n.o.
- > Typ. Secondary Bath mirror ht: 6'-8" u.n.o.
- > Recommended door and drawer widths: 14" to 32"
- > Typ. lower cabinet depth: 22" u.n.o.
- > Typ. upper cabinet depth: 12" u.n.o.
- > Typ. upper cabinet height: 8'-0" u.n.o.
- > Raised cabinet sections are upgrades u.n.o. on plans
- > All cabinet dimensions are approx. and will vary with job conditions

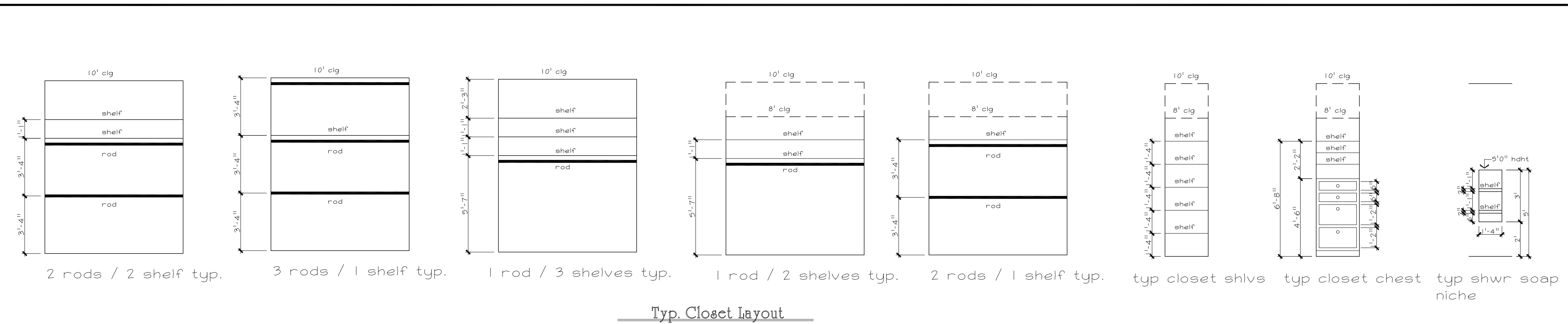


Typ. Wall Elevations

- > Recommended min. reveals on sheetrock openings: 4" wide
- > Recommended min. reveals on closed openings: 6" wide
- > Recommended min. heights of openings: 68" tall



- 100 cabinet plate rail scale: 1" = 1'-0"
- 200 cabinet plate rail scale: 1" = 1'-0" for use in Study, Kitchen, & Family Room



Typ. Closet layout

Interior Details

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

NOTE: PROVIDE FALSE DRAWER FRONTS WHERE APPLICABLE
NOT ALL CABINETS ARE APPLICABLE FOR ANY GIVEN HOUSE.

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DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. AIR CONDITIONING LAYOUT AND ELEVATIONS MAY VARY FROM THE PLANS.
OWNER: _____
OWNER: _____
SELLER: _____

Frontier Designs
a division of Frontier Homebuilders, Inc.

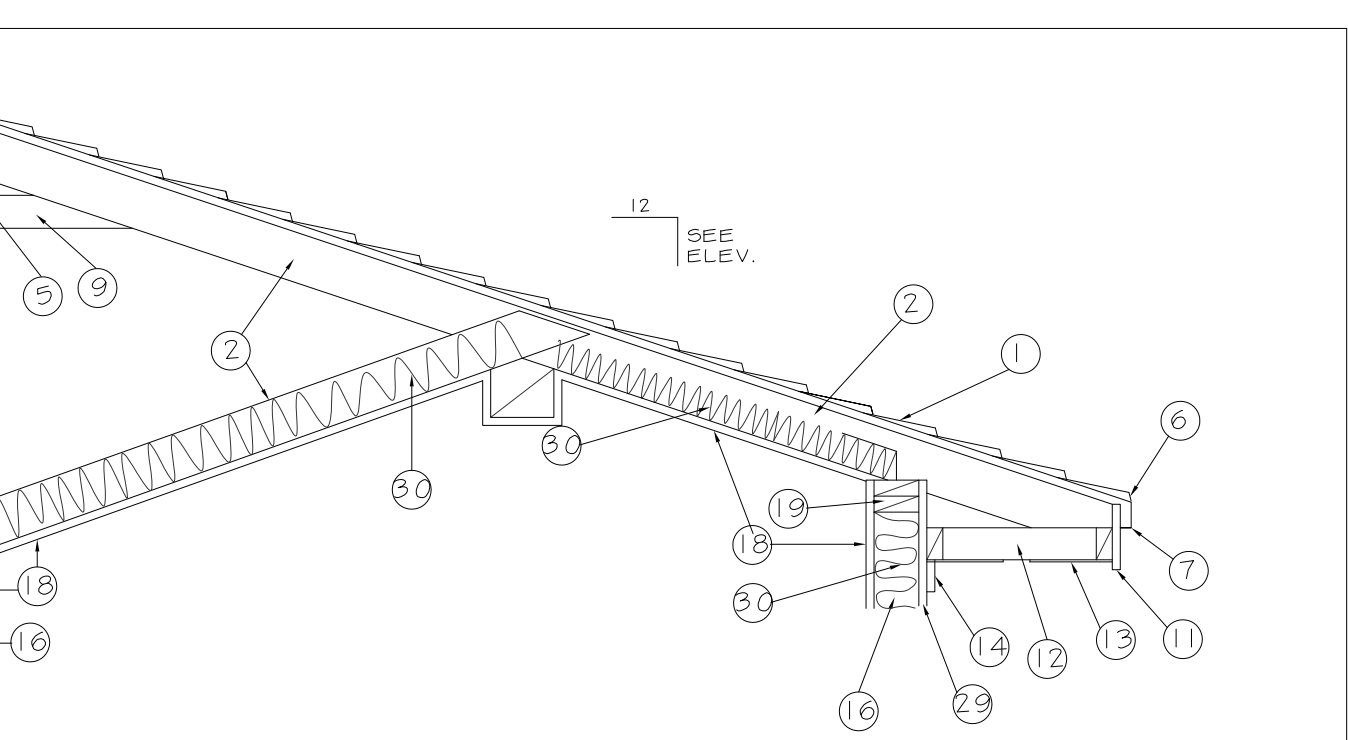
DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	10

SUBD.	Bender's landing
LOT	26
BLOCK	6
SECTION	4
ADDRESS	5307 Pine Wood Meadows Lane
CLIENT	Osborn

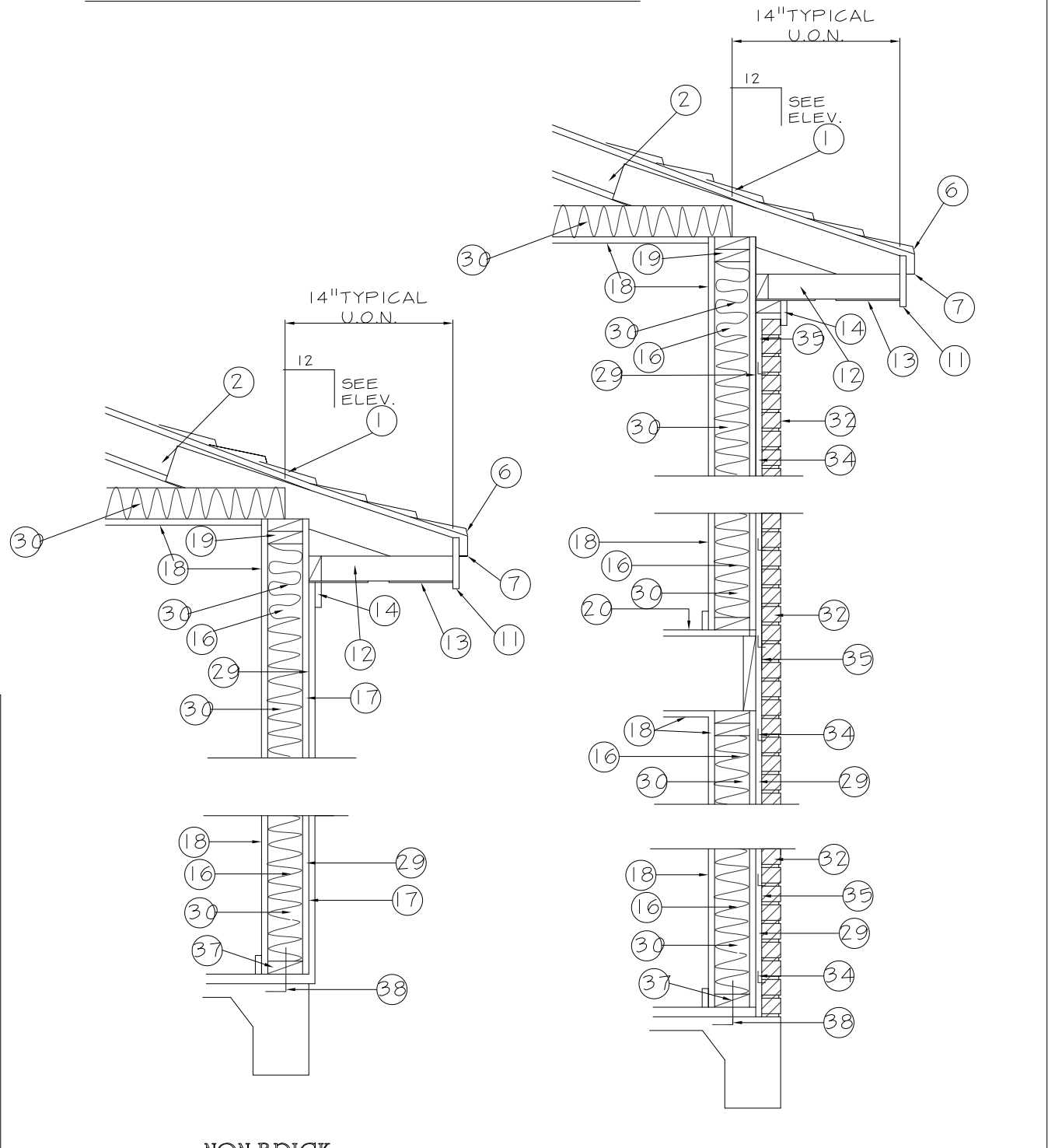
Frontier Designs

a division of Frontier Homebuilders, Inc.

DRAWN BY	J.Y.
CHECKED	W.B.
DATE	10-24-13
SCALE	1/4" = 1'-0"
JOB NO.	3566
SHEET	11

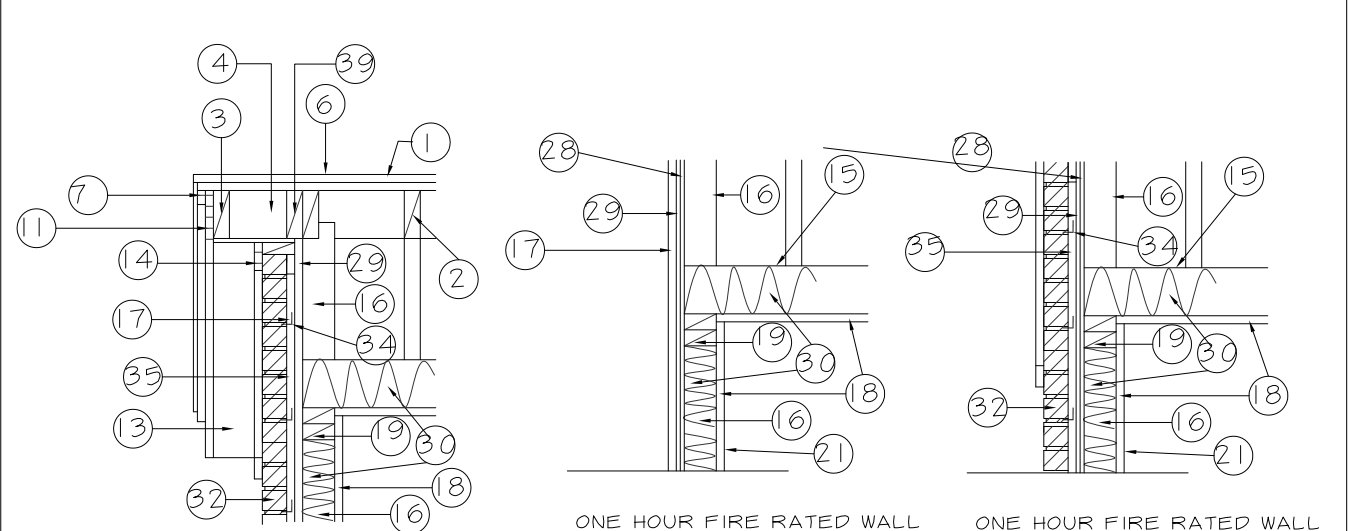


TYPICAL ROOF SECTION



NON-BRICK WALL SECTION

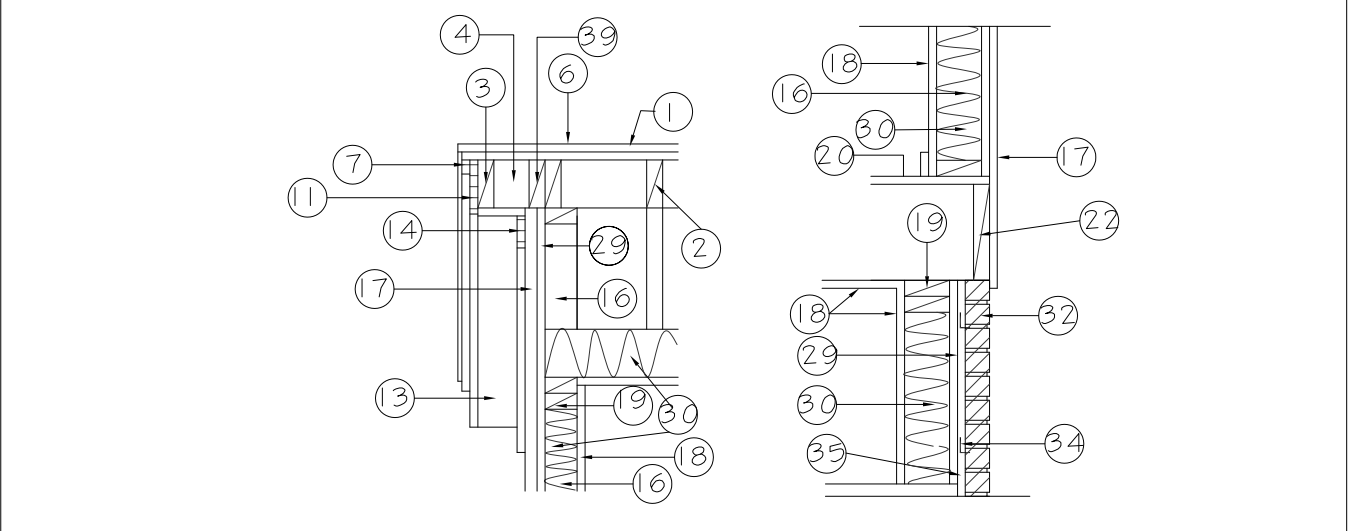
BRICK WALL SECTION



RAKE DETAIL WITH BRICK

RAKE DETAIL WITHOUT BRICK WITHIN 3' OF D.L.

RAKE DETAIL WITH BRICK WITHIN 3' OF D.L.

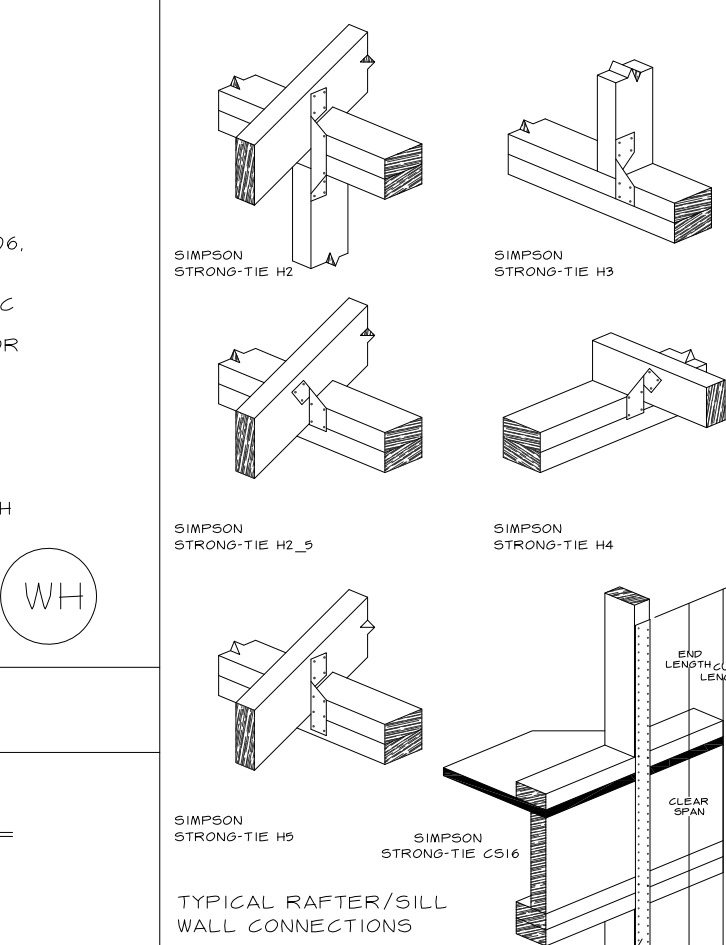


RAKE DETAIL WITHOUT BRICK

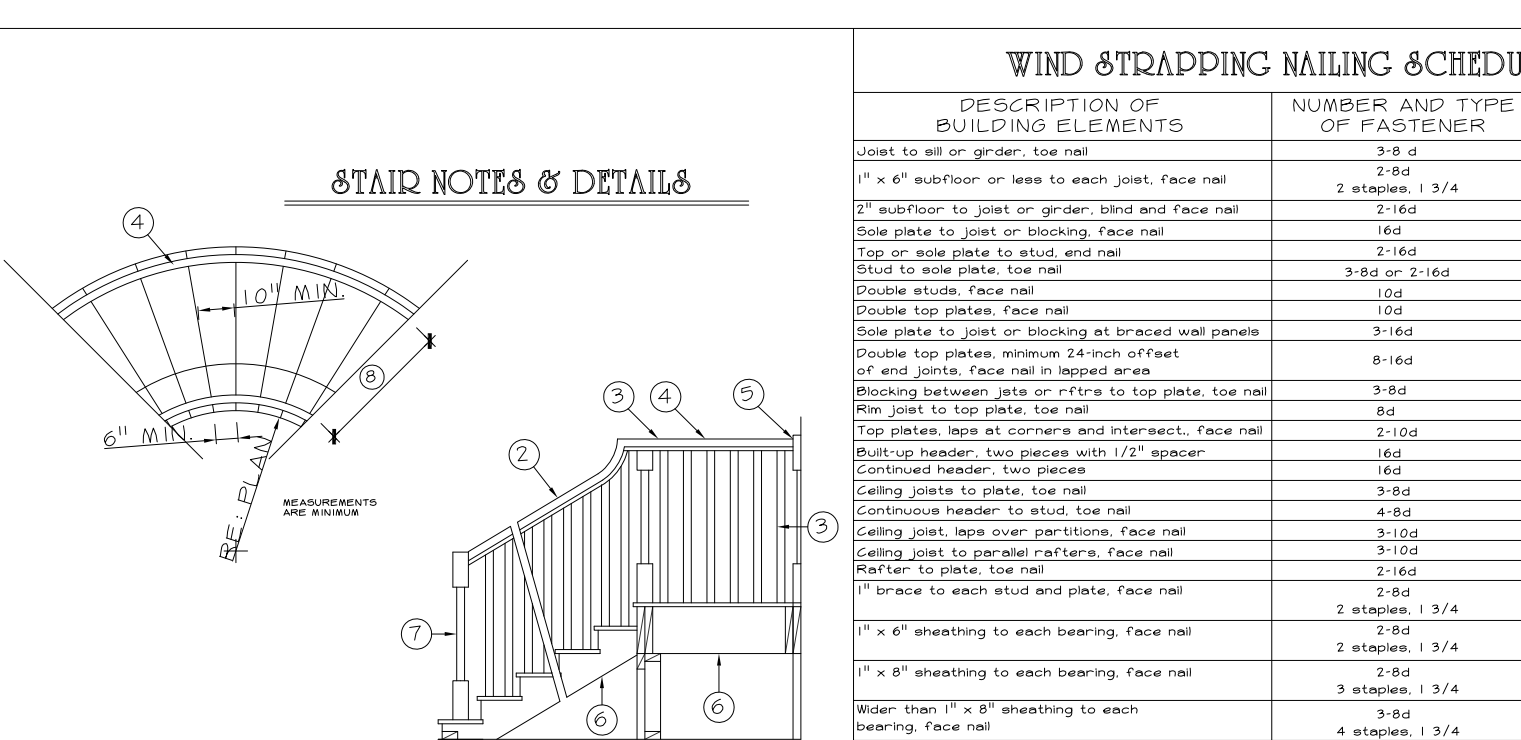
CANTILEVERED BRICK BELOW

WIND STRAPPING, NAILING & SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENER
1" x 6\"/>		



WATER HEATER NOTES AND DETAILS



STAIR NOTES & DETAILS

1) STAIRWAYS SHALL COMPLY WITH IRC 2006, SECT'S. R312, R314, R315, AND R316

2) HANDRAILS TO BE 34\"/>

3) GUARDRAILS AT 36\"/>

4) HAND GRIPPING PORTIONS OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4\"/>

5) (ONE) HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 6\"/>

6) IF THE UNDERSIDE OF STAIRWALK IS CLOSED OFF PROVIDE 5/8\"/>

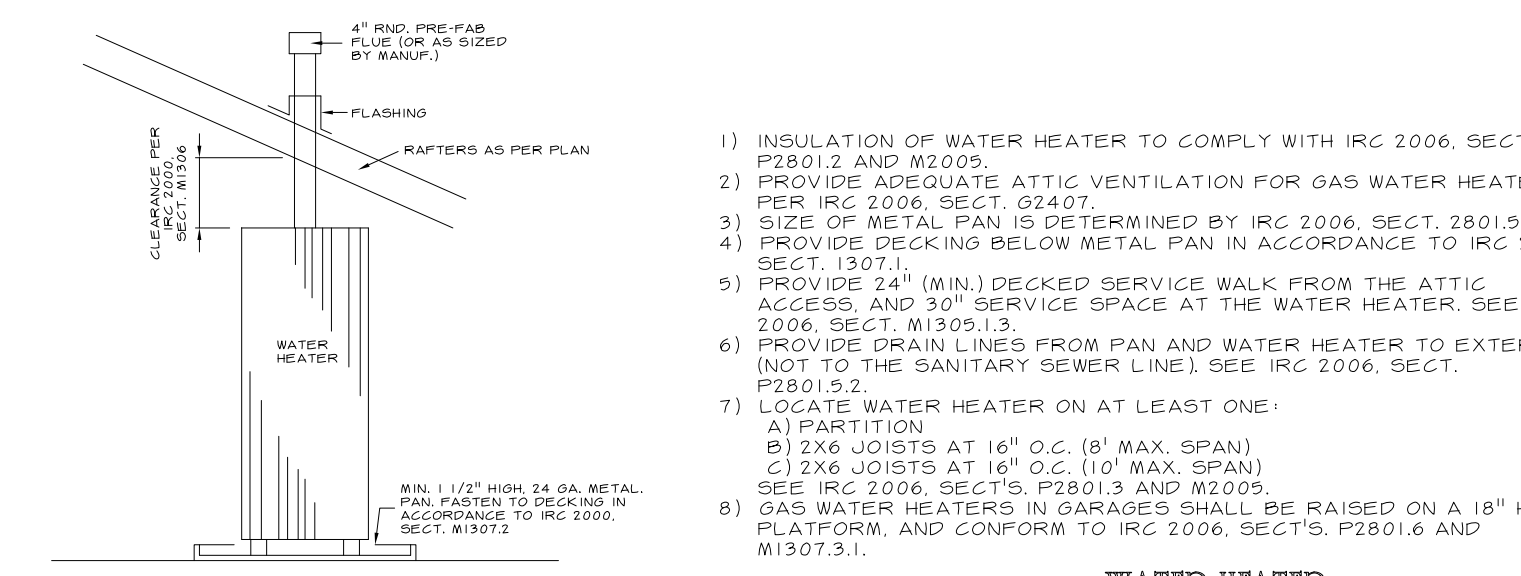
7) NEWEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD.

8) MAXIMUM CLEAR WIDTH BETWEEN (AND BELOW) HANDRAILS SHALL BE 27\"/>

9) MAXIMUM RISER HEIGHT SHALL BE 7 3/4\"/>

10) MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8\"/>

WS



BUBBLE NOTES ON DETAILS :

GENERAL FRAMING NOTES:

1) COMPOSITION SHINGLES (MIN 24\"/>

2) PROVIDE ADEQUATE ATTIC VENTILATION FOR GAS WATER HEATER PER IRC 2006, SECT. R240.7

3) SIZE OF METAL PAN IS DETERMINED BY IRC 2006, SECT. 2801.5.1. PROVIDE DECKING BELOW METAL PAN IN ACCORDANCE TO IRC 2006, SECT. 1307

4) PROVIDE 24\"/>

5) PROVIDE DRAIN LINES FROM PAN AND WATER HEATER TO EXTERIOR (NOT TO THE SANITARY SEWER LINE) SEE IRC 2006, SECT. P280.5.4

6) LOCATE WATER HEATER ON AT LEAST ONE-

A) PARTITION

B) 2X6 JOISTS AT 16\"/>

C) 2X6 JOISTS AT 16\"/>

7) GAS WATER HEATERS IN GARAGES SHALL BE RAISED ON A 18\"/>

8) GAS WATER HEATERS ON AT LEAST ONE-

28) 5/8\"/>

29) EXTERIOR SHEATHING - SEE BUILDER OR OWNER FOR SELECTION.

30) INSULATION - USE R-13 FOR 2X4 STUD WALLS, R-19 FOR 2X6 STUD WALLS, AND R-30 ABOVE CEILING JOISTS IN ATTIC ALLOW 2\"/>

31) 1/2\"/>

32) FACE BRICK VENEER - WEEP HOLES AT 36\"/>

33) N/A

34) BRICK TIES 16\"/>

35) BRICK TIES 16\"/>

36) N/A

37) 2X4 TREAD SOLE PLATE WITH 30\"/>

38) 1 1/2\"/>

39) 1 1/2\"/>

40) ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER, UNLESS OTHERWISE NOTED ON PLANS. STUDS AND PLATE MAY BE CONSTRUCTION GRADE MATERIAL.

41) PLYWOOD SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH REQUIREMENTS OF THE IRC 2006, AND AMERICAN PLYWOOD ASSOCIATION STANDARD PS1-B3. THE GRADE, THICKNESS, AND PANEL IDENTIFICATION INDEX SHALL BE AS SHOWN ON THE PLANS.

42) ALL GLUE LAMINATED BEAMS SHALL BE STRESS GRADE 24F-V5 UNLESS OTHERWISE NOTED ON PLANS.

43) ALL FRAMING CLIPS AND DEVICES SHALL BE SIMPSON "STRONG-TIE" OF EQUIVALENT.

44) MINIMUM LAP FOR CONNECTIONS NOT INDICATED ON THE PLANS SHALL BE IN ACCORDANCE WITH IRC 2006, TABLE 2308.9.1.

45) TRUSS JOISTS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.

46) TRUSS JOISTS SUPPORTING 2 FLOORS SHALL HAVE 2X6 2\"/>

47) POSTS USED FOR BEAM OR GIRDER SUPPORTS SHALL HAVE FULL BEARING TO THE FOUNDATION, UNLESS OTHERWISE NOTED.

48) TRUSS JOISTS PREScribed ARE MINIMUM. LARGER SIZES MAY BE SUBSTITUTED. DETAILED CONNECTIONS MAY BE REQUIRED. MODIFICATION IF SUBSTITUTIONS ARE MADE.

49) POSTS USED FOR BEAM OR GIRDER SUPPORTS SHALL HAVE FULL BEARING TO THE FOUNDATION, UNLESS OTHERWISE NOTED.

50) PROVIDE DIAGONAL CORNER BRACING PER IRC 2006, TABLE 2306.3.3 WALLBOARD LAMINATED TO EACH SIDE OF 1\"/>

51) RECOMMEND EXPANDING FOAM SEALER (POLYSEAL OR EQUAL) TO SEAL ALL POSSIBLE GAPS.

52) RECOMMEND EXPANDING FOAM SEALER (POLYSEAL OR EQUAL) TO SEAL ALL POSSIBLE GAPS.

53) I3X OR SOLID 2X6 CROSSBRIDGING ON SPANS OVER 10'-0\"/>

54) PROVIDE FIRE BREAKS IN WALLS GREATER THAN 10'-0\"/>

AND ON BOTH SIDE OF ALL PENETRATIONS. INSTALL FIRE BREAKS AT EACH END OF BREEZEWAYS WHEN THE BREEZEWAY IS CONNECTED TO 2 SEPARATE STRUCTURES.

M1

M2

FRAMING & DETAILS

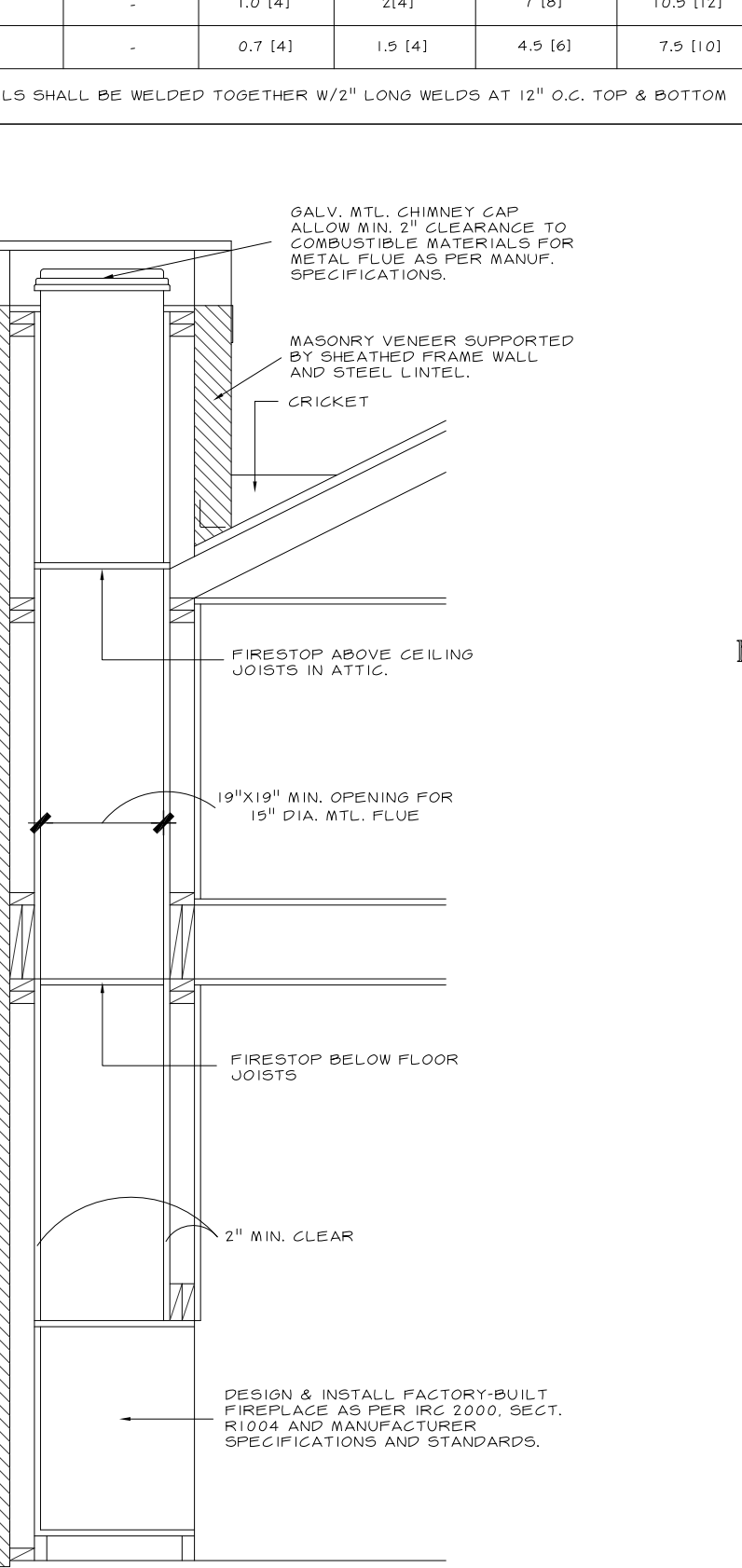
SELECTED VALUES FROM IRC 2006 SECTION 2306, SOUTHERN PINE SPANNS SHOWN

COMPONENT	SIZE	2\"/>		
		12\"/>		
FLOOR JOIST SPAN DEAD LOAD = 10 PSF LIVE LOAD = 40 PSF IRC 2006, TABLE 2308.8(2)	2x6	10'-9"	9'-9"	8'-6"
	2x8	14'-3"	12'-10"	11'-0"
CEILING JOIST SPAN LL = 10 PSF, DL = 5 PSF NO LIMITED STORAGE IRC 2006, TABLE 2308.10(31)	2x4	10'-9"	10'-9"	10'-9"
	2x8	25'-9"	23'-4"	23'-4"
RAFTER SPAN LL = 20 PSF, DL = 10 PSF L/R = 180 (COMPOSITION) IRC 2006, TABLE 2308.10(31)	2x6	17'-0"	15'-1"	12'-3"
	2x8	22'-0"	19'-5"	17'-5"
RAFTER SPAN LL = 20 PSF, DL = 10 PSF L/R = 240 (TILE ROOF) IRC 2006, TABLE 2308.10(32)	2x6	15'-6"	14'-1"	12'-3"
	2x8	20'-0"	18'-6"	17'-5"
HEADER SPAN ROOF AND CEILING LOAD. MAXIMUM ROOM WIDTH 12' 0" IRC 2006, TABLE 2308.9.5	HEADER SIZE	2 - 2x6	2 - 2x8	2 - 2x10
	MAXIMUM SPAN	9'-0"	6'-10"	6'-0"

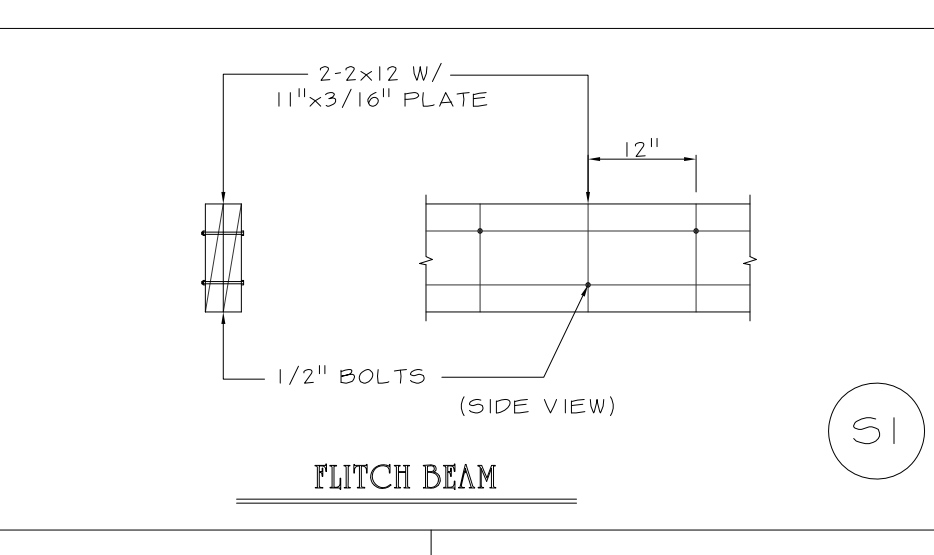
STEEL ANGLE LINTEL & SCHEDULE

OPENING WIDTH (IN FT.)	3" X 3" X 3/16"	3" X 3" X 1/4"	5" X 3" X 5/16"	6" X 4" X 3/8"	6" X 3" X 1/2" X 3/8" #6	6" X 3" X 1/2" X 3/8" #4
0-3	34 (4)	-	-	-	-	-
4	10 (4)	12.5 (4)	-	-	-	-
5	5 (4)	6.5 (4)	-	-	-	-
6	3 (4)	4 (4)	19 (8)	-	-	-
7	2 (4)	2.5 (4)	12 (6)	-	-	-
8	-	-	8 (6)	17 (8)	-	-
9	-	-	5.5 (4)	12 (6)	-	-
10	-	-	4 (4)	9 (6)	-	-
12	-	-	2.5 (4)	9 (4)	16 (12)	-
14	-	-	1.5 (4)	9 (4)	10 (10)	19.5 (14)
16	-	-	1.0 (4)	2 (4)	7 (8)	10.5 (12)
18	-	-	0.7 (4)	1.5 (4)	4.5 (6)	7.5 (10)

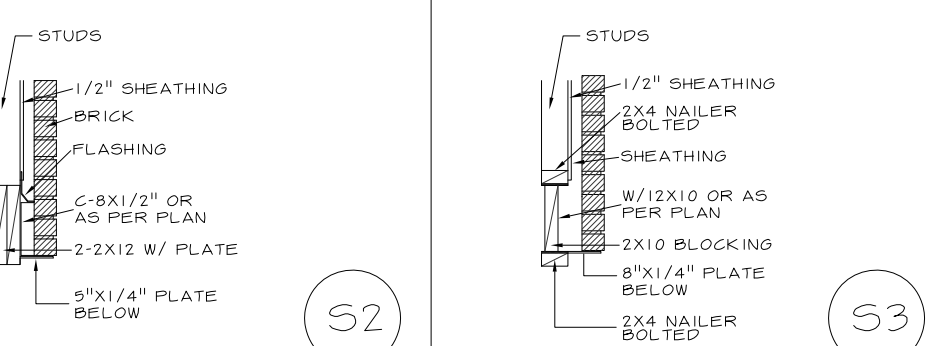
MAONRY



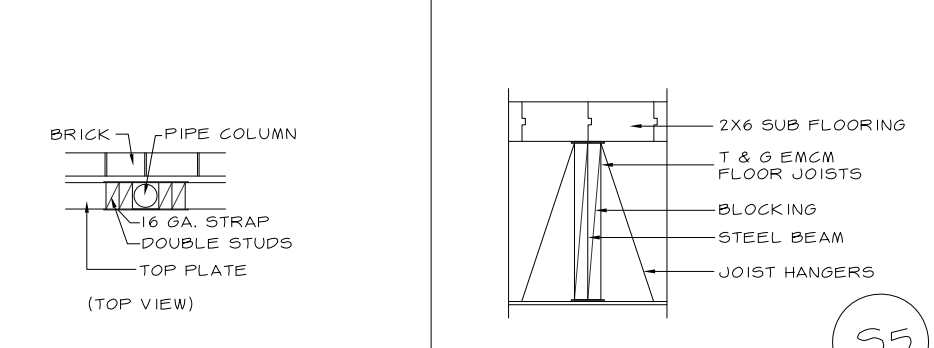
FACTORY BUILT



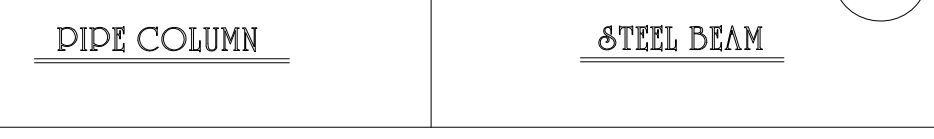
FITCH BEAM



CHANNEL



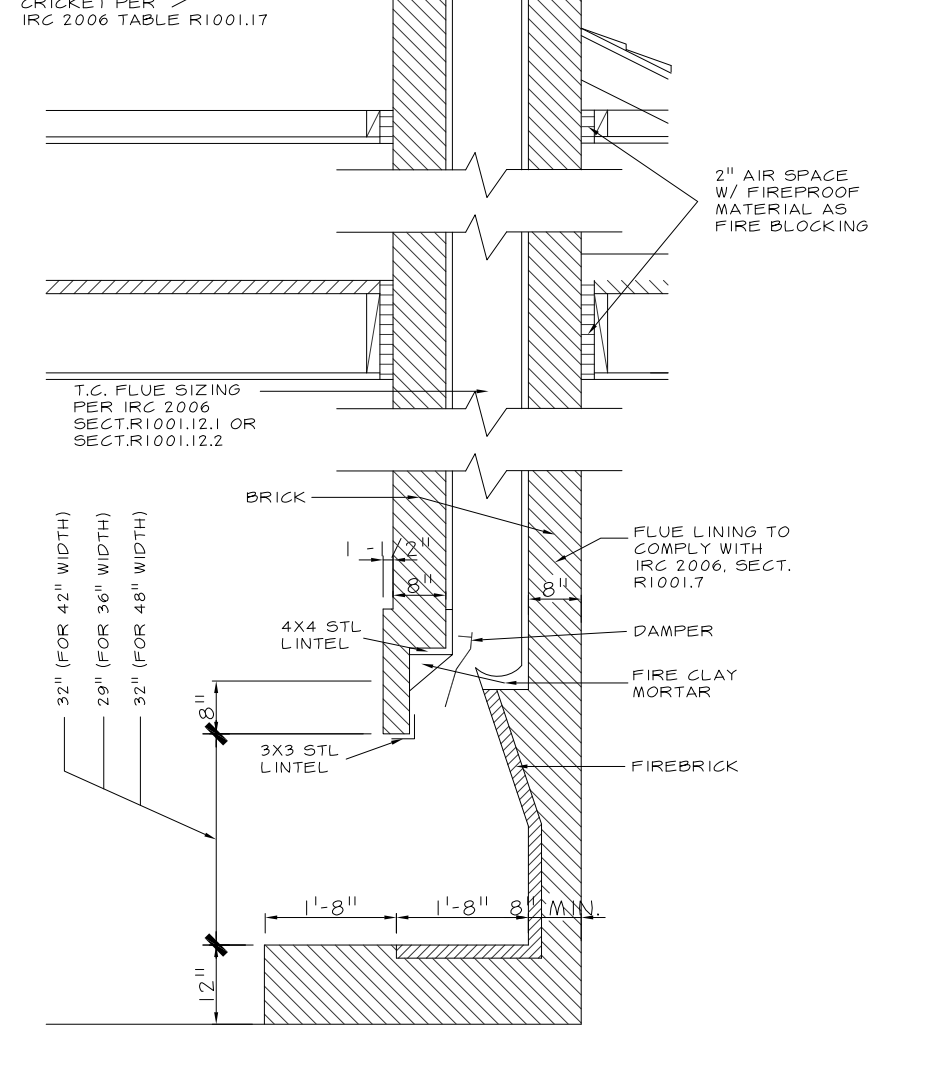
STEEL BEAM



PIPE COLUMN

STEEL NOTES AND DETAILS

- ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A-36.
- STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM B-39, TYPE 0 - S, GRADE B OR ASTM 501.
- STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A550 GRADE B.
- ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
- ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING WELDED AND BE PERFORMED BY CERTIFIED WELDERS (ISC 2006, SECT. 2209.1).



MAONRY

FIREPLACE DETAILS

- ALL BRICK FIREPLACES TO BE BUILT AND INSTALLED AS SHOWN IN IRC 2006, SECT. R1001 AND TABLE R1003.1.
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE TO IRC 2006, SECT. R1004, AND TESTED IN ACCORDANCE WITH UL 127. A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
- CHIMNEYS TO BE 2'-0" (MIN.) ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE). SEE IRC 2006, TABLE R1003.1, LETTER "M" FOR ADDITIONAL CLEARANCES.
- VENTING OF BOTH FIREPLACE TYPES SHALL COMPLY TO IRC 2006, CHAPTER 18.

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OWNER: _____

SELLER: _____