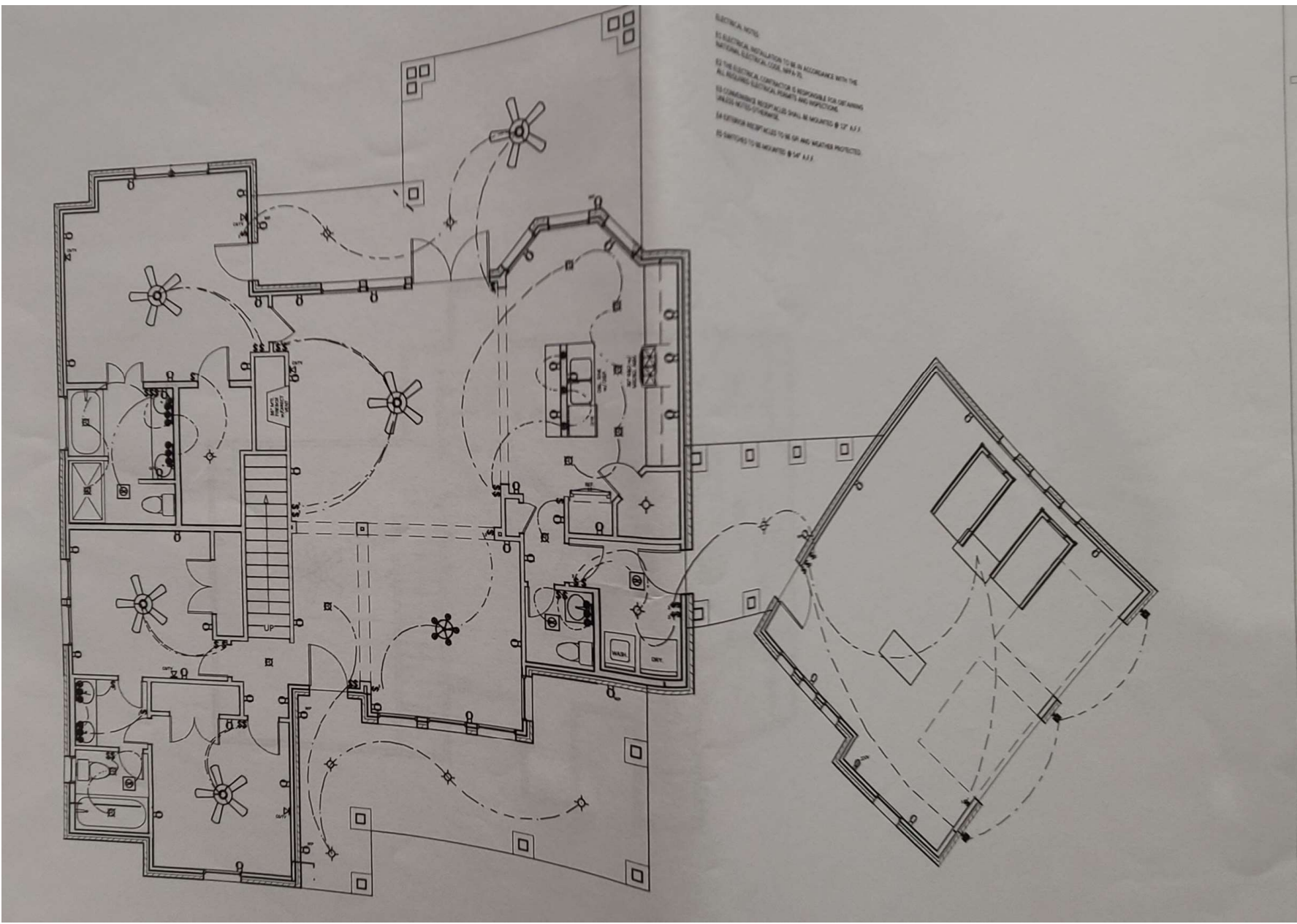
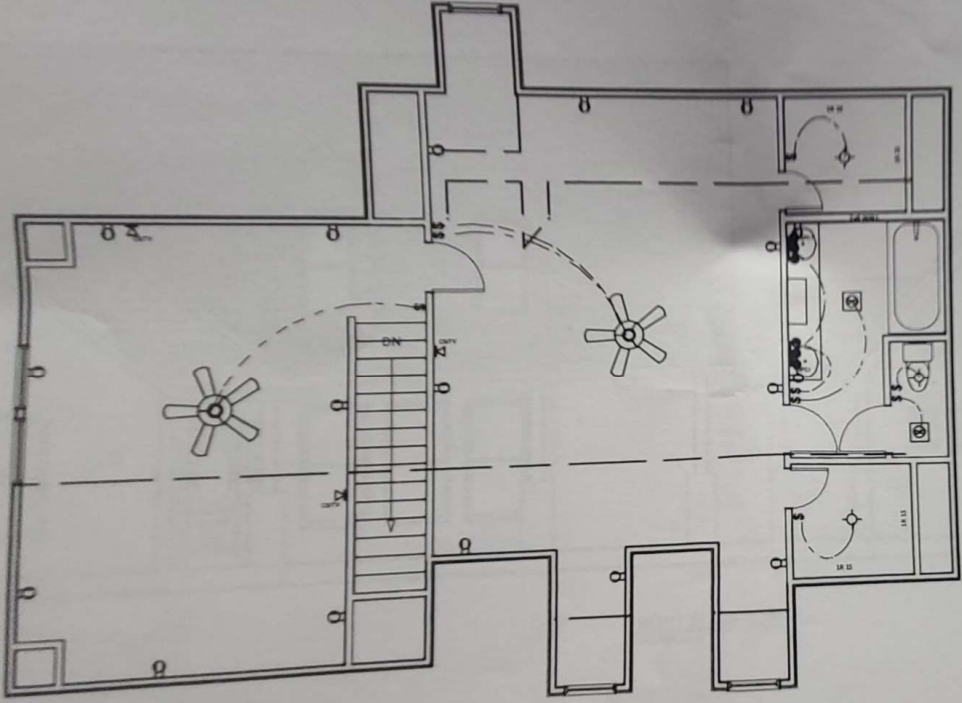


FIRST FLOOR PLAN



ELECTRICAL NOTES  
E1 ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA 70.  
E2 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.  
E3 COMMERCIAL RECEPTACLES SHALL BE MOUNTED @ 12" A.F.F.  
E4 EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROTECTED.  
E5 SWITCHES TO BE MOUNTED @ 48" A.F.F.

FIRST FLOOR  
ELECTRICAL PLAN



SECOND FLOOR  
ELECTRICAL PLAN





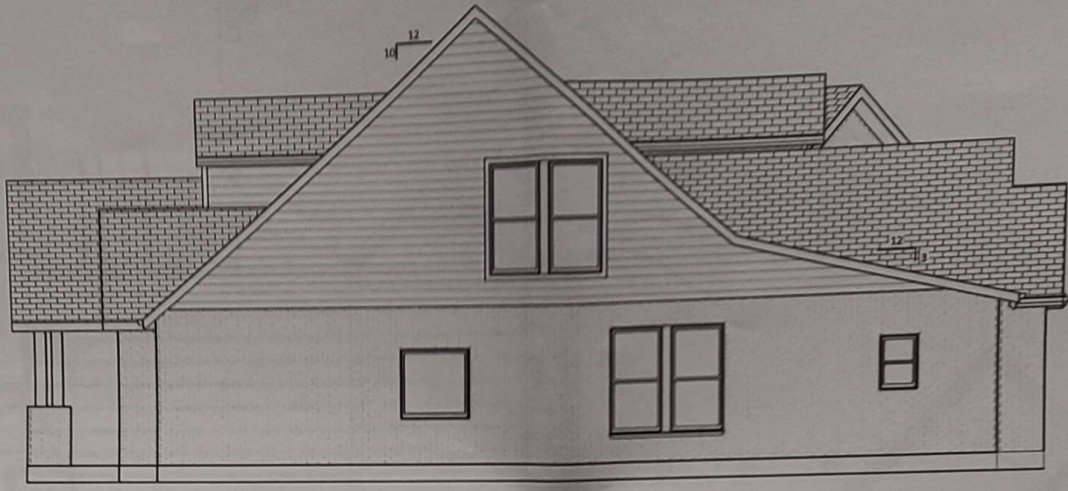
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

FRONT ELEVATION



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

REAR ELEVATION

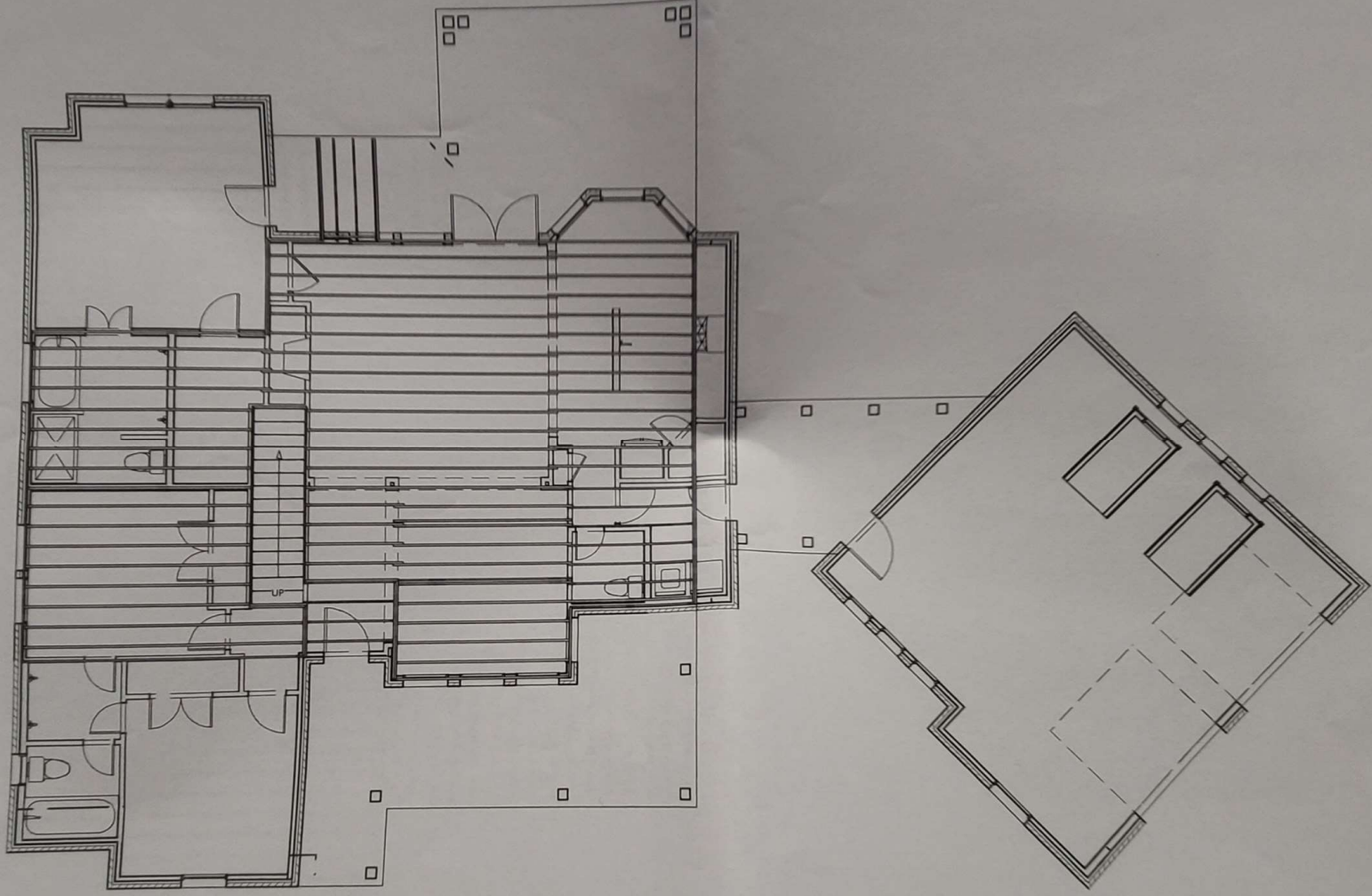


LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

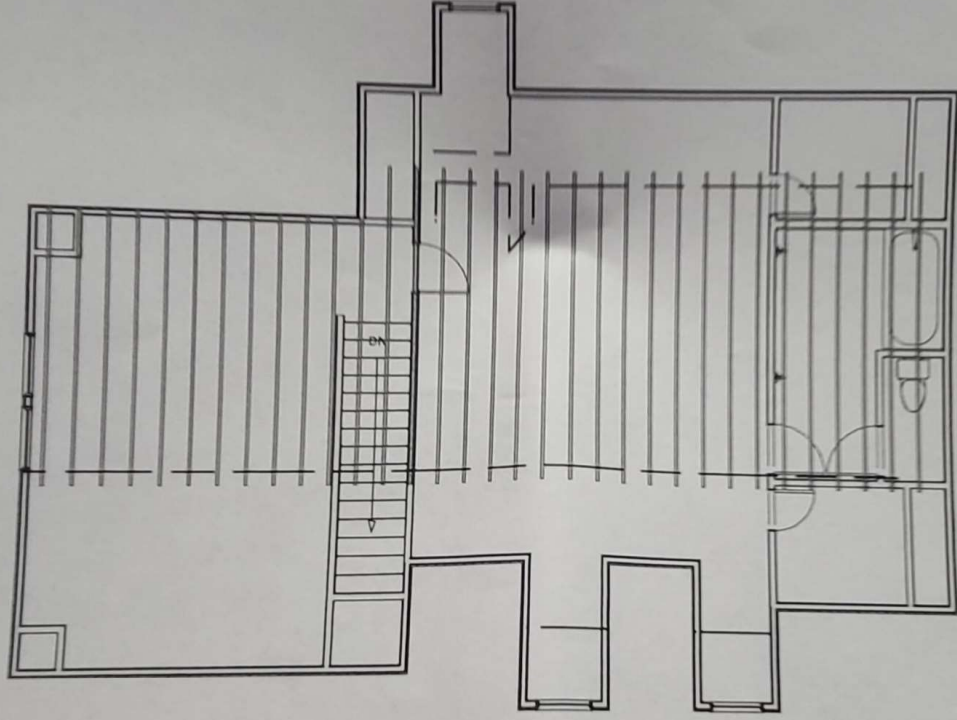


LEFT & RIGHT  
ELEVATION



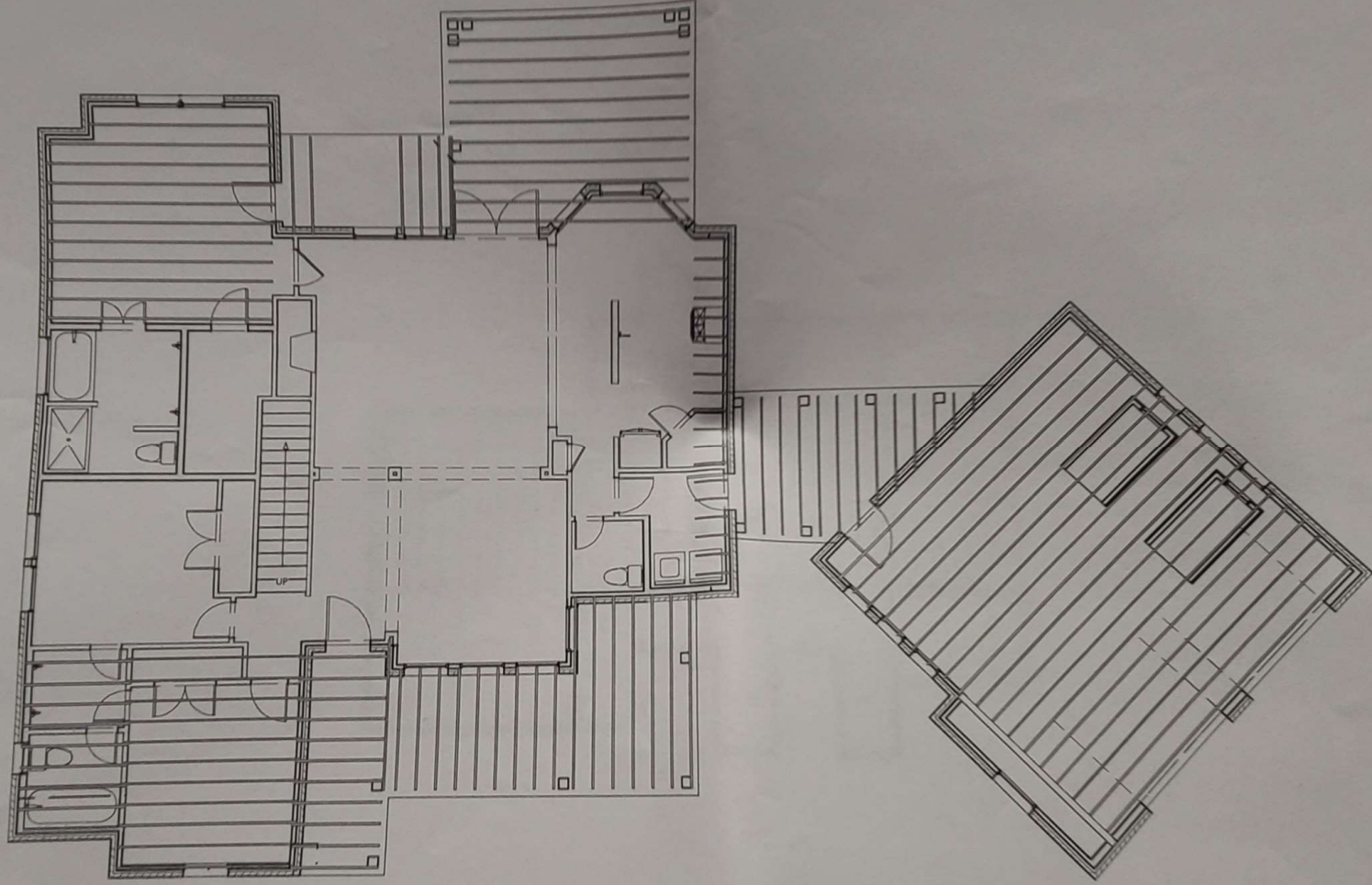


SECOND FLOOR  
JOIST FRAMING PLAN



SECOND FLOOR CEILING  
FRAMING PLAN





FIRST FLOOR CEILING  
FRAMING PLAN

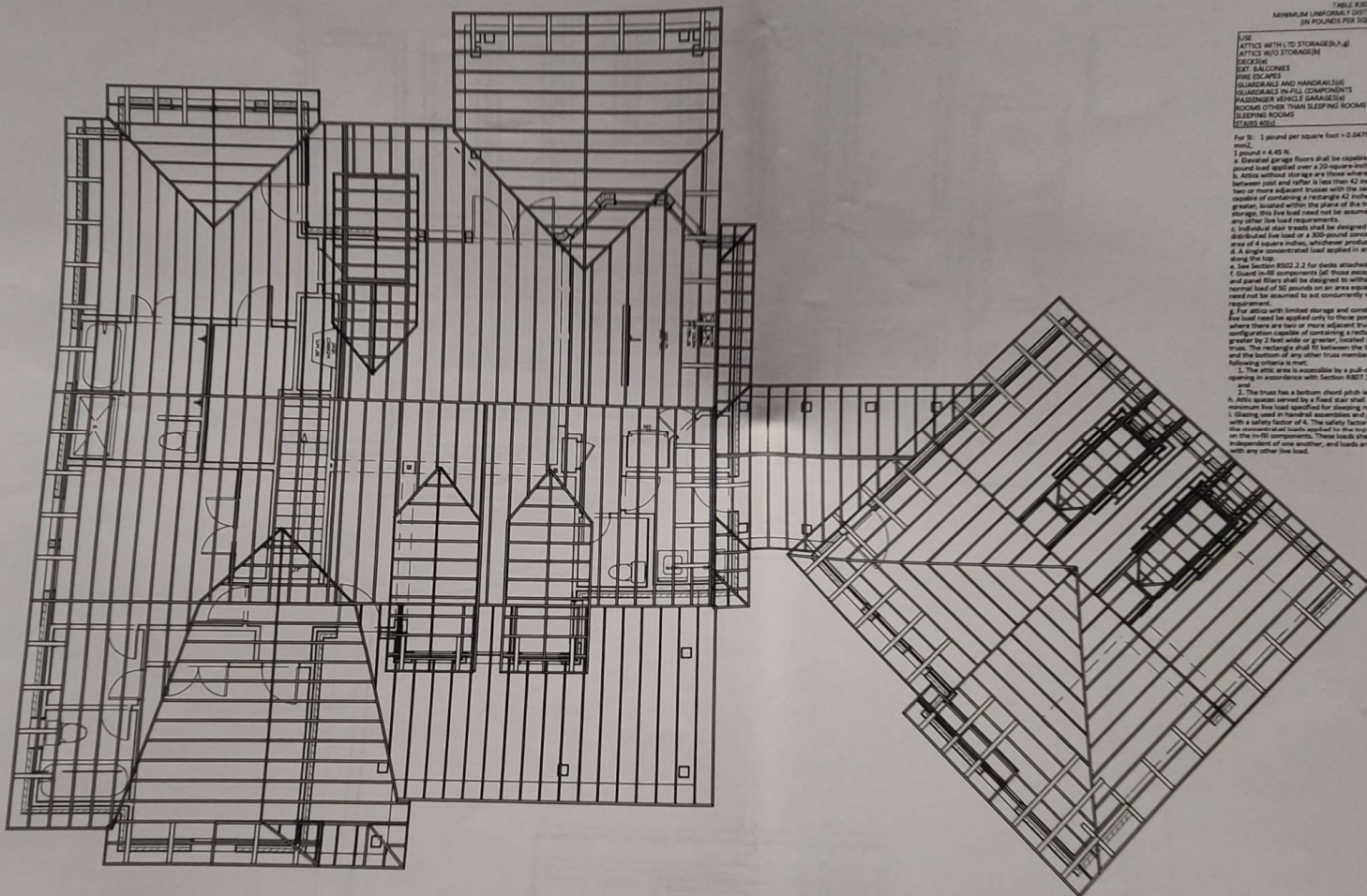


TABLE R101.5  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
ATTICS WITH L TO STORAGE (h, i, j)	20
ATTICS W/O STORAGE (h)	30
DECKING	40
DECK BALCONIES	40
FRONT PORCHES	20(25)
GLAZED BALCONIES AND HANDRAILS (i)	50(5)
GLAZED BALCONIES IN FULL COMPONENTS	50(5)
PASSENGER VEHICLE GARAGES (h)	30(4)
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS (i, j)	30

For S1: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm<sup>2</sup>,  
 1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-foot area.

b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the top.

e. See Section R502.2.2 for decks attached to exterior walls.

f. Guard-in-fill components (if those exceed the handrail, balustrade and panel fill) shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

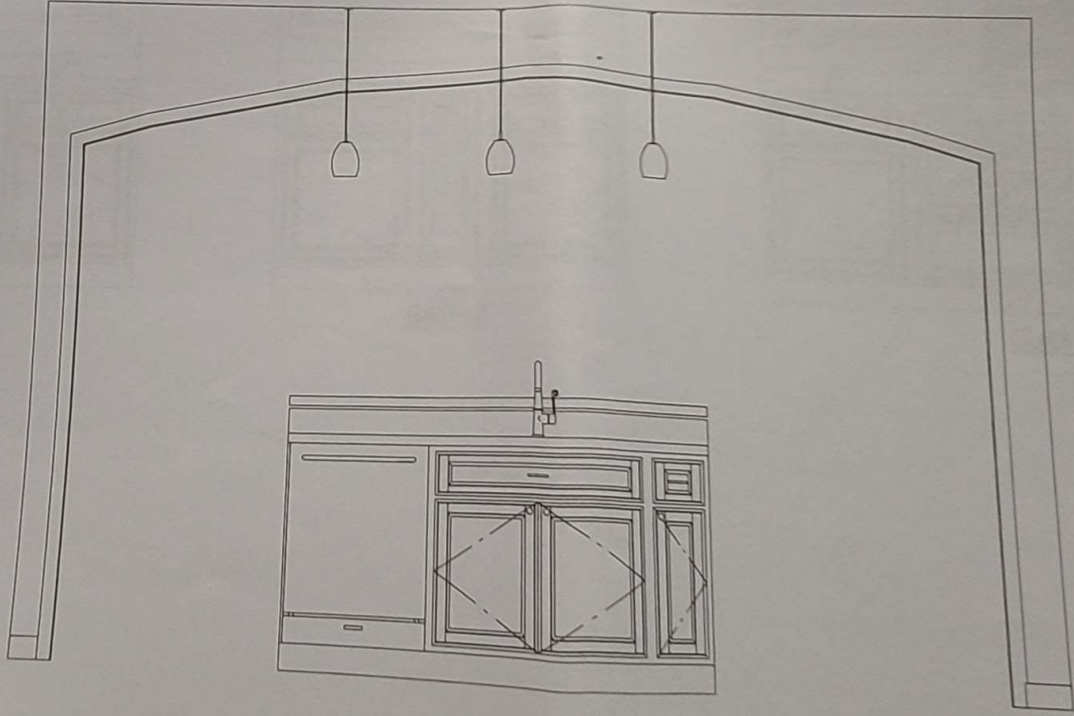
g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met:

1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R407.7.
2. The truss has a bottom chord pitch less than 2:12.
3. Attic spaces served by a fixed stair shall be designed to support the minimum live load specified for sleeping rooms.

h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the rail's components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

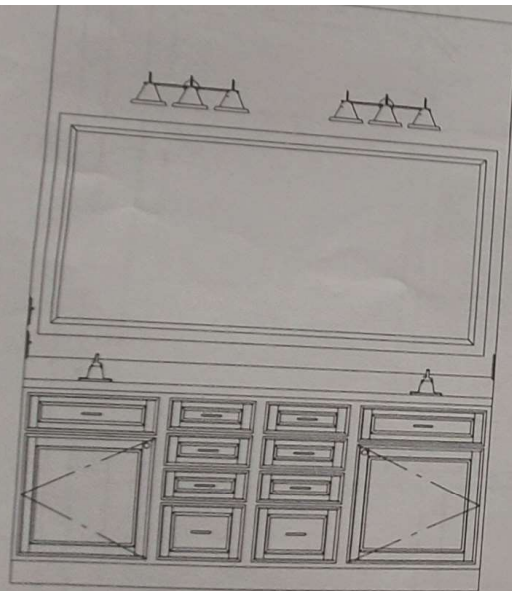
ROOF FRAMING PLAN



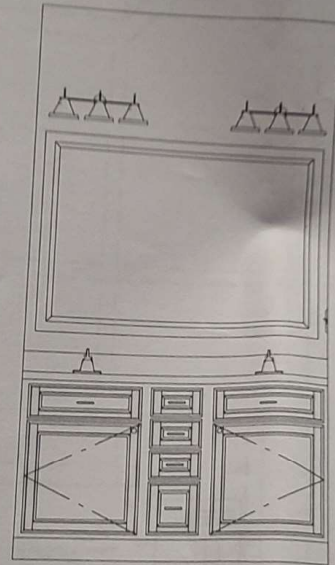


KITCHEN ELEVATIONS

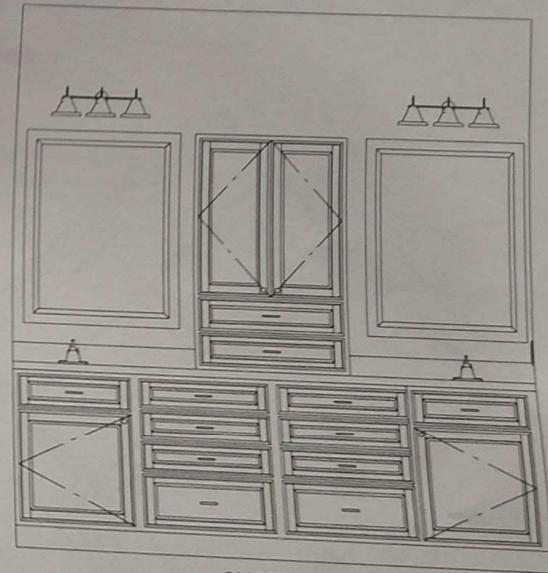




MASTER BATH



BATH 2



GUEST BATH

BATH ELEVATIONS