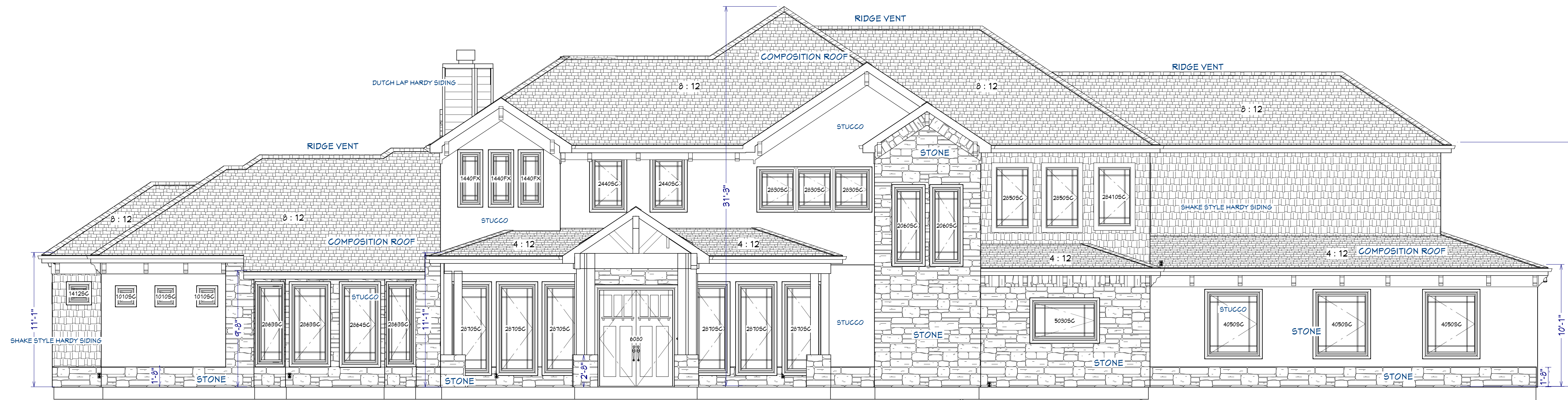


NOTES: ALL WINDOWS 96" HEADER HT U.N.O. (SEE FLOOR PLAN)  
ALL ROOF OVERHANGS 12"

## REAR ELEVATION



NOTES: ALL WINDOWS 96" HEADER HT U.N.O. (SEE FLOOR PLAN)  
ALL ROOF OVERHANGS 12"

## FRONT ELEVATION

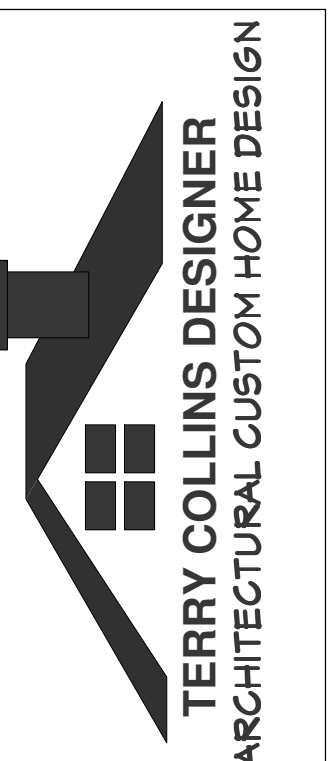
LIVING AREA 1st 2726'  
2nd 1719'  
TOTAL LIVING 4445'  
PORCHES 811'  
GARAGES 1097'  
COVERED AREA 6959'

## ELEVATIONS

MOFFITT CUSTOM HOMES LLC

MANHOLD RESIDENCE

#11162



DATE:

2/6/2017

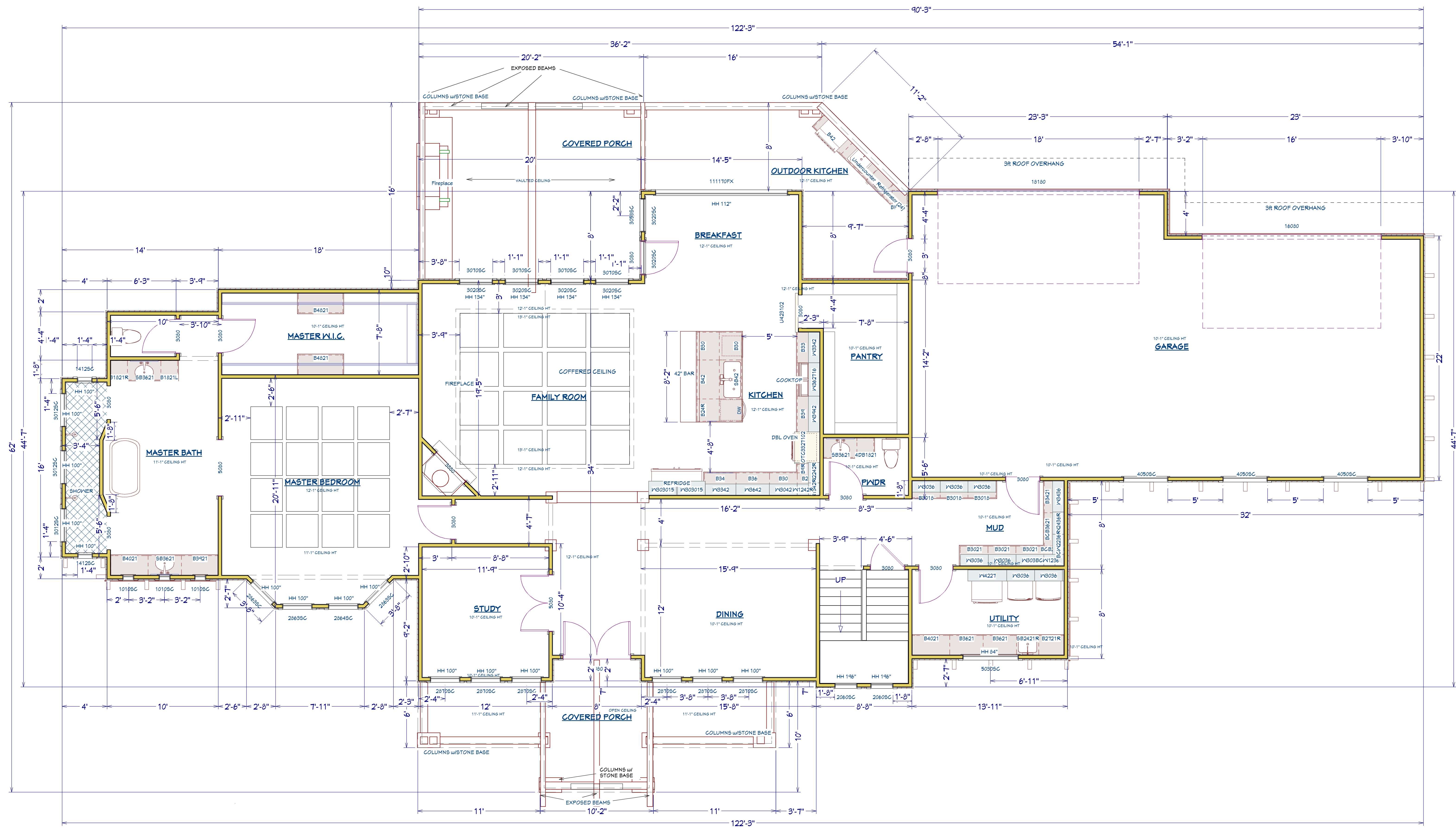
SCALE:

1/4" = 1'

SHEET:

A-1

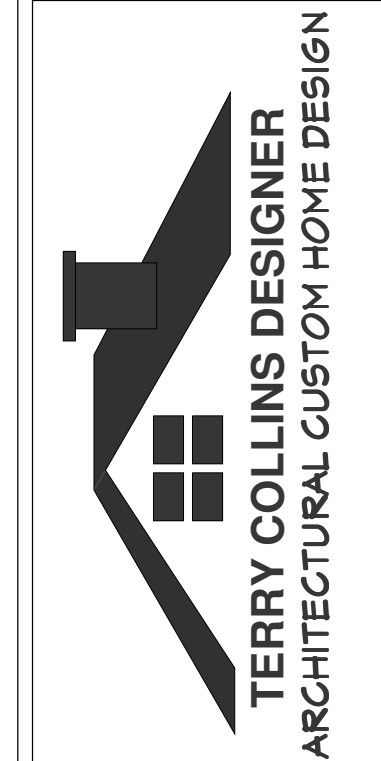
1. You the (Homeowner and or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require Lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards.
2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and for an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.
3. Every attempt have been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.



LIVING AREA 1st 2726'  
 2nd 1719'  
 TOTAL LIVING 4445'  
 PORCHES 811'  
 GARAGES 1097'  
 COVERED AREA 6959'

# 1st FLOOR FLOOR PLAN

MOFFITT CUSTOM HOMES LLC  
 MANHOLD RESIDENCE  
 #1162



DATE:  
 2/6/2017  
 SCALE:  
 1/4" = 1'  
 SHEET:  
 A-3

## 1st FLOOR

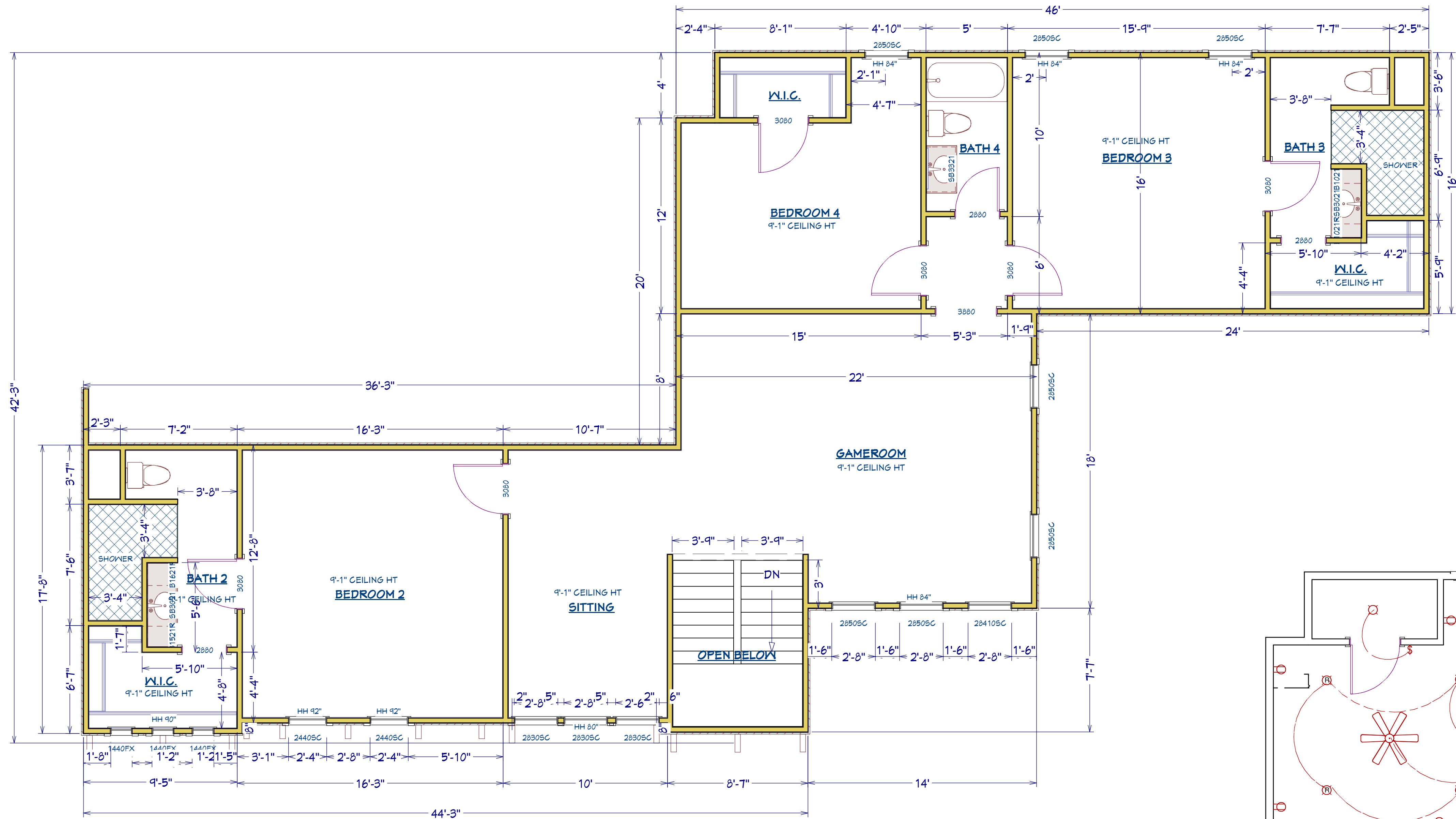
NOTES: ALL HEADER HTS 96" U.N.O.

- NOTES:
- CHECK ALL CEILING & PLATE HT
  - CHECK PLAN FOR DIFFERENT ROOF PITCHES
  - CHECK WITH BUILDER FOR WINDOW ROUGH OPENING FRAMING SIZES
  - CHECK PLAN FOR WINDOW & DOOR HTS
  - RESIDENCE TO BE BUILT TO 2012 N.R.C.

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3. Every attempt has been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.



## 2nd FLOOR FLOOR PLAN

### RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10" STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE LESS THAN 4"

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

RAILINGS AND GUARDRAILS SHALL BE DESIGN FOR A MINIMUM 200lb LIVE LOAD AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION ALONG ANY POINT ALONG THE TOP

### MECHANICAL NOTES:

1. ALL ELECTRICAL TO BE DONE IN ACCORDANCE WITH LATEST N.E.C. & LOCAL CODES
2. LOCATE ALL METER LOCATIONS FOR SERVICE DROPS
3. LOCATE ALL FUTURE LOCATIONS WITH OWNER
4. ALL BEDROOM OUTLETS SHOULD BE ARC-FAULT PROTECTED
5. ALL WIET AREA OUTLETS TO BE G.F.C.I. PROTECTED
6. PROVIDE OUTLET & LIGHTING IN ATTIC
7. PROVIDE SMOKE DETECTORS @ PROPER LOCATIONS
8. ALL PLUMBING TO BE DONE IN ACCORDANCE WITH LATEST STATE & LOCAL BUILDING CODES

### ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

### ELECTRICAL NOTES:

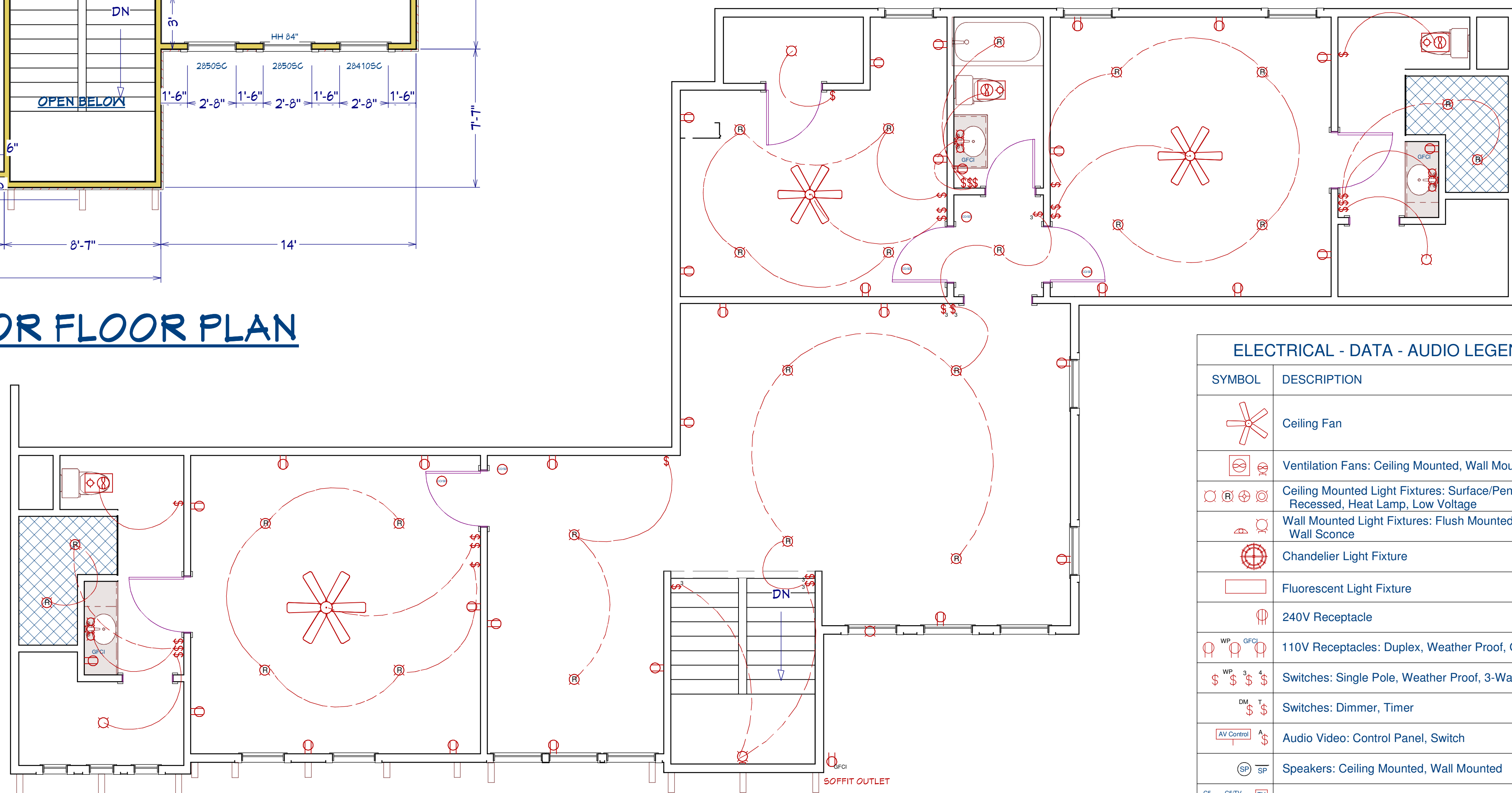
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

### AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

### DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



### ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

## 2nd FLOOR MECHANICAL

LIVING AREA 1st 2726'  
2nd 1719'  
TOTAL LIVING 4445'  
PORCHES 811'  
GARAGES 1097'  
COVERED AREA 6959'

## 2nd FLOOR FLOOR PLAN

MOFFITT CUSTOM HOMES LLC  
MANHOLD RESIDENCE  
#1162

TERRY COLLINS DESIGNER  
ARCHITECTURAL CUSTOM HOME DESIGN

DATE:

2/6/2017

SCALE:

1/4" = 1'

SHEET:

A-4

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