
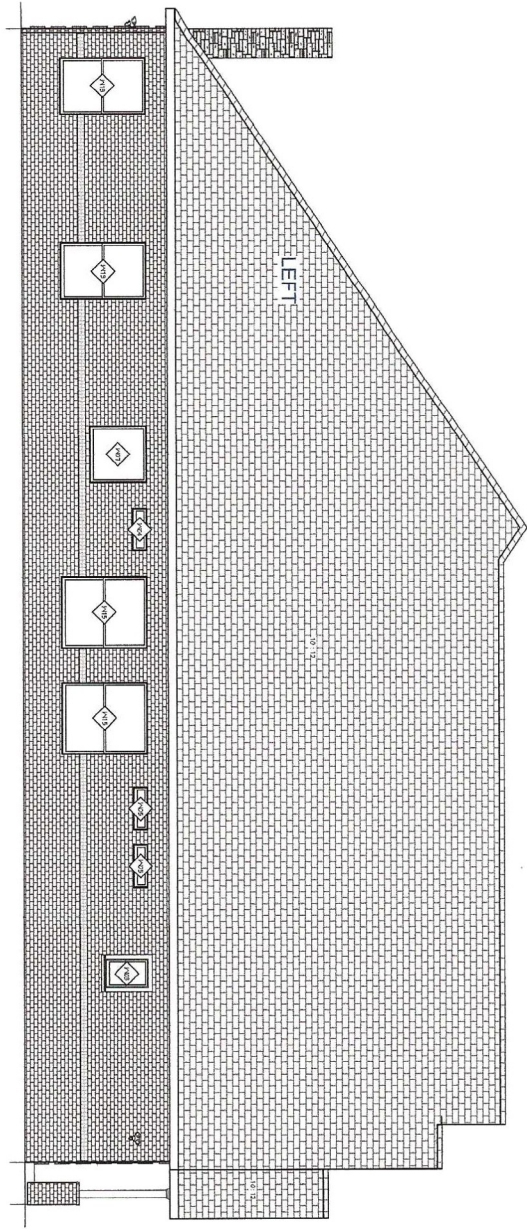
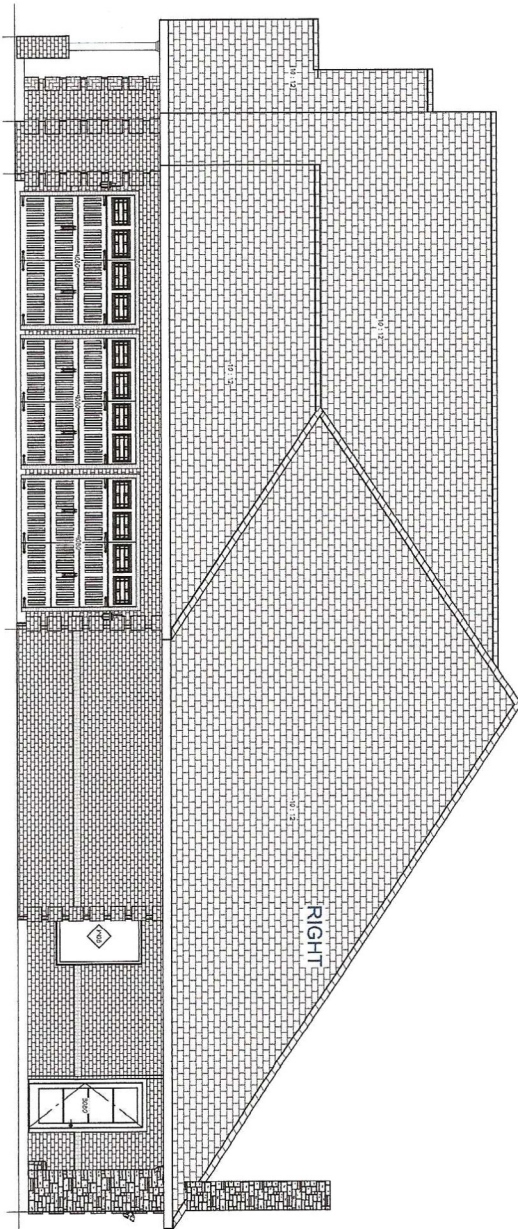

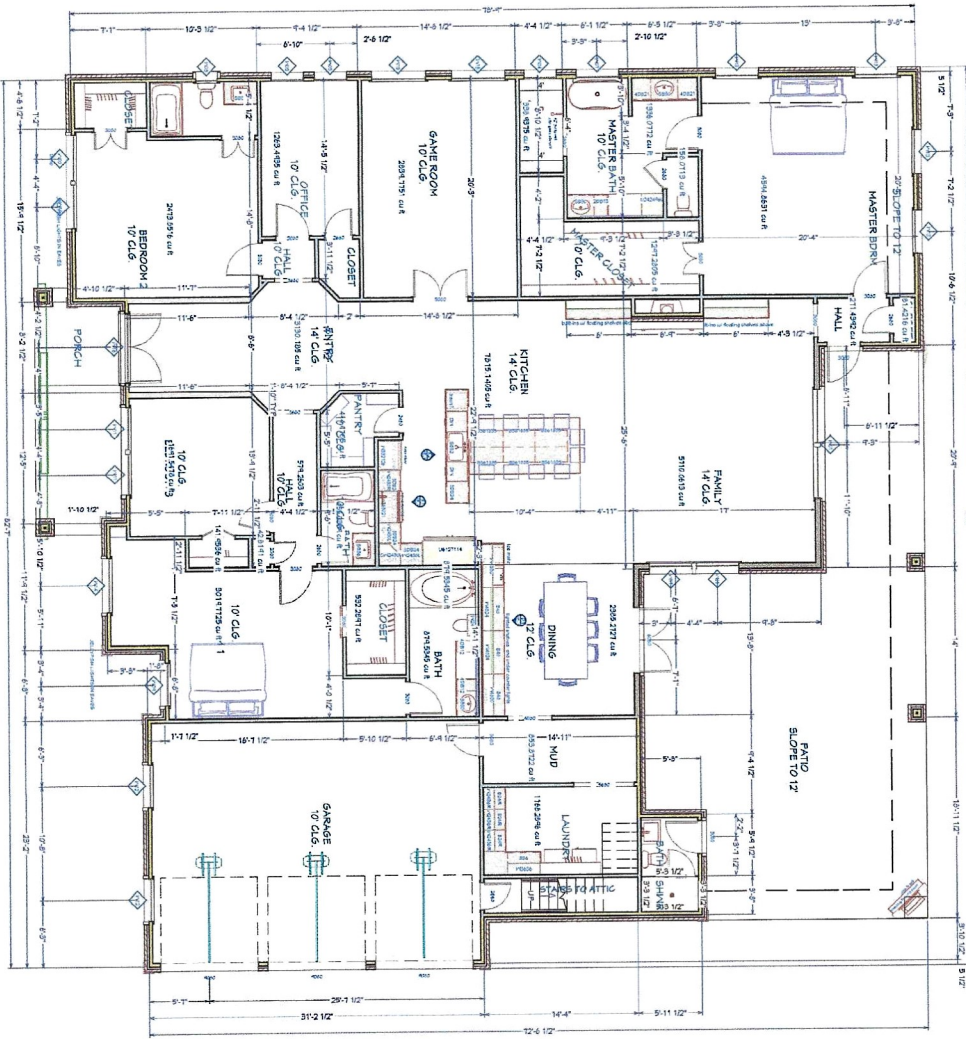


SHEET: 1	SCALE: 1/4" = 1'-0"	DATE: 4/21/2022	<p style="text-align: center;">TOWNSEND TEAM</p> 	<p style="text-align: center;">FRONT AND REAR ELEVATIONS</p> <p>PROJECT DESCRIPTION: The New Townsend Residence</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> PLANS BY JOHN SCHNEIBINGER 496-520-7822 LISPT123@GMAIL.COM </p>
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SHEET: 1.1	SCALE:	DATE: 4/21/2022	<p style="text-align: center;">TOWNSEND TEAM</p> 	<p style="text-align: center;">LEFT AND RIGHT ELEVATIONS</p> <p>PROJECT DESCRIPTION: The New Townsend Residence</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> PLANS BY JOHN SCHNERINGER 435-520-1622 USFP123@GMAIL.COM </p>
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LIVING AREA
4202 SQ FT

AREAS	SQUARE FEET
FIRST FLOOR LIVING SPACE	4348 SQUARE FEET
FRONT PORCH	173 SQUARE FEET
PATIO	919 SQUARE FEET
GARAGE	706 SQUARE FEET
SLAB AREA	6309 SQUARE FEET
TOTAL COVERED AREA	6309 SQUARE FEET


ALL FIRST FLOOR DOORS SHALL BE 8'-0"
ALL SECOND FLOOR DOORS SHALL BE 6'-8"

Guards - max. 4' openings and 35" height, as per IRC 312.1
Handrails - 34" to 38" height, as per IRC R312.5.4.1, R312.5.4.2, R312.5.4.3, R312.5.4.4
R312.5.4.1 Handrails shall be placed on both sides of the board on per IRC R312.2.2. Live load design and table 301.5

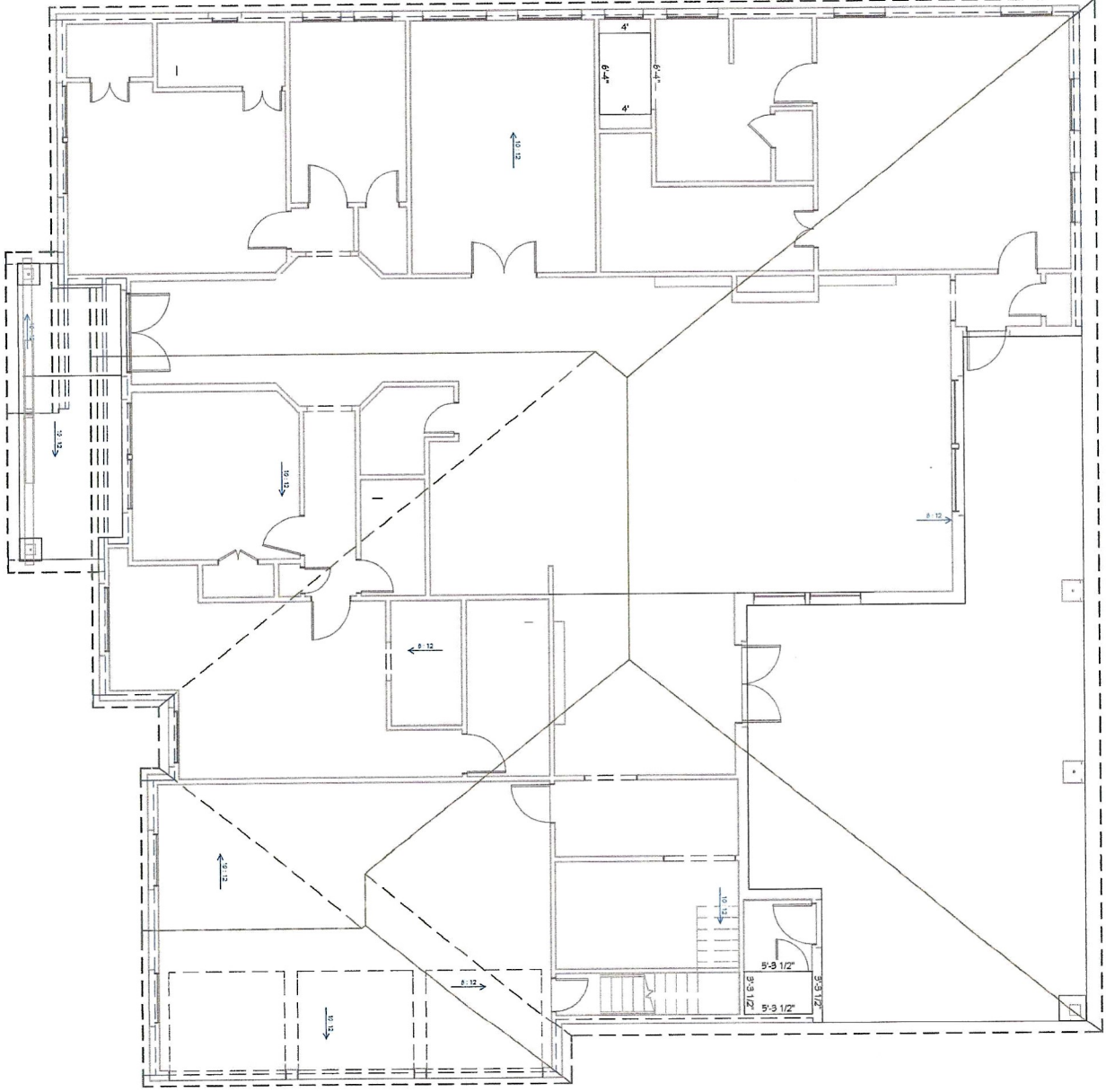
floor plans - unless noted otherwise


- A4-1 First floor finished height 8'-0", ceiling height, 6'-8" and/or header height, 6'-8" and/or door height (1" shall not apply)
- A4-2 Second floor finished height 6'-0", ceiling height, 6'-8" and/or window header height, 6'-8" and/or door and window opening height, 6'-8"
- A4-3 All height measurements shall be measured from mean finished floor at first floor, and from second finished floor of second floor plan.
- A4-4 Weatherstripe at all exterior doors
- A4-5 All egress doors in plan shall be double by 45
- A4-6 Doors between finished garage and the building shall be minimum 1 3/4" and core wood on all sides, or be a 20 minute fire-rated exterior.
- A4-7 Refer to interior elevations for additional framing and framing information.
- A4-8 All bathroom windows shall be max. 44" above finished floor, with a minimum sill height and 20" high opening to provide at least 56" square feet of opening.
- A4-9 Minimum egress window shall be 20" height above most of solid wall to minimum 34" and maximum 38". The egress window shall be equipped with a minimum 20" x 20" operable window that provides at least 5.7 square feet of clear opening from the finished floor. All windows shall have at least one functional hardware shall be provided on the same side of the window. Hardware shall be provided on the same side of the window and shall be provided at a minimum of every 60" vertically.
- A4-10 Approval window elevation requires 120" sill connections to be made using end ladders or studs.
- A4-11 Provide ventilation at all units which is connected directly to outside air through a dedicated exterior wall opening. This shall be provided for every habitable room.
- A4-12 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof system board 1" or solid or fiber reinforced gypsum of height at least 10".

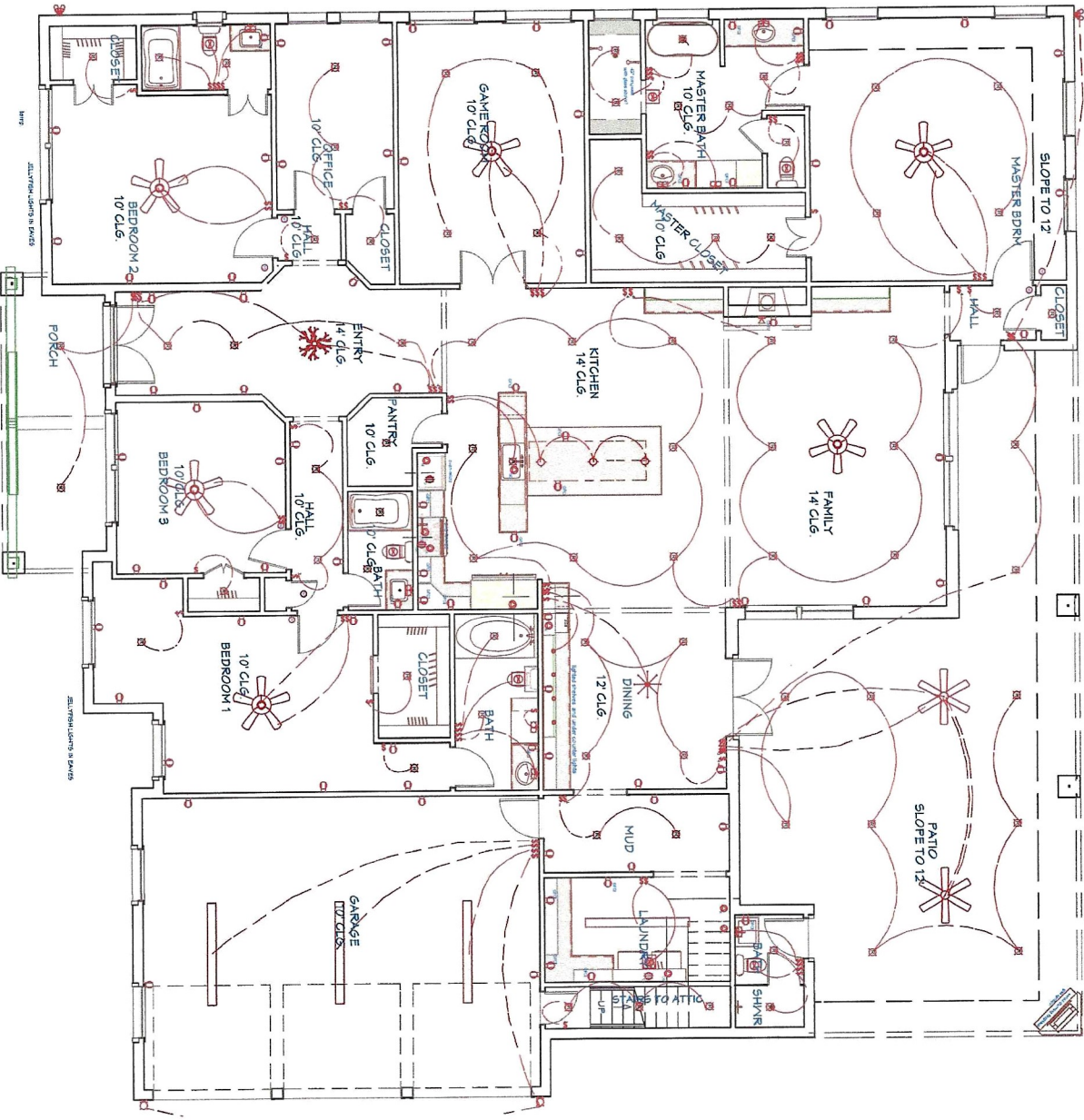
NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL	MARKET VALUE	AMOUNT	REMARKS
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<p>TOWNSEND TEAM</p> 	<p>FLOOR PLAN</p> <p>PROJECT DESCRIPTION: The New Townsend Residence</p>	<p>PLANS BY JOHN SCHAEFFINGER 496-520-1622 LISP123@GMAIL.COM</p>
<p>DATE: 4/21/2022</p>	<p>SCALE: 3/16"=1'-0"</p>	<p>SHEET: 2.1</p>

Roof Plan View



SHEET: 5	SCALE: 1/4" = 1'-0"	DATE: 4/21/2022	<p>TOWNSEND TEAM</p> 	<p>ROOF</p>	<p>PROJECT DESCRIPTION: The New Townsend Residence</p>	<p>PLANS BY JOHN SCHNERINGER 496-520-1622 LSPFD129@GMAIL.COM</p>



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling fan
	Ventilation Fan: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Square/Pendant, Round, Flush Mounted
	Wall Mounted Light Fixtures: Flush Mounted, Chandelier, Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	120V Receptacle: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Three
	Audio Voker: Control Panel, Switch
	Speaker: Ceiling Mounted, Wall Mounted
	Wall Mount: CATS, CAT5 + TV, TV/Cable
	Telephone Jack
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detector: Ceiling Mounted, Wall Mounted
	CO2/Smoke Detector: Ceiling Mounted
	Electrical Breaker Panel

ELECTRICAL DATA & AUDIO NOTES:
 1. ELECTRICAL AND AUDIO INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE GFI (OR GFCI) PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER. TYPE, COLOR, POSITION AND ACCESSORY SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

3. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

5. PICTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
 1. SPEAKER LOCATIONS AND AUDIO CONTROLS SHALL BE INDICATED IN THE PLAN, RUN CIRCUIT OR SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR PLAN.

2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER. TYPE, COLOR, POSITION AND ACCESSORY SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

3. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.

5. PICTURES TO BE SELECTED BY HOME OWNER.

DATA / CABLE:
 1. DATA AND CABLE RECEPTACLES SHALL BE INDICATED IN THE PLAN, SYSTEM TO BE APPROVED BY HOME OWNER.

electrical plans - unless noted otherwise

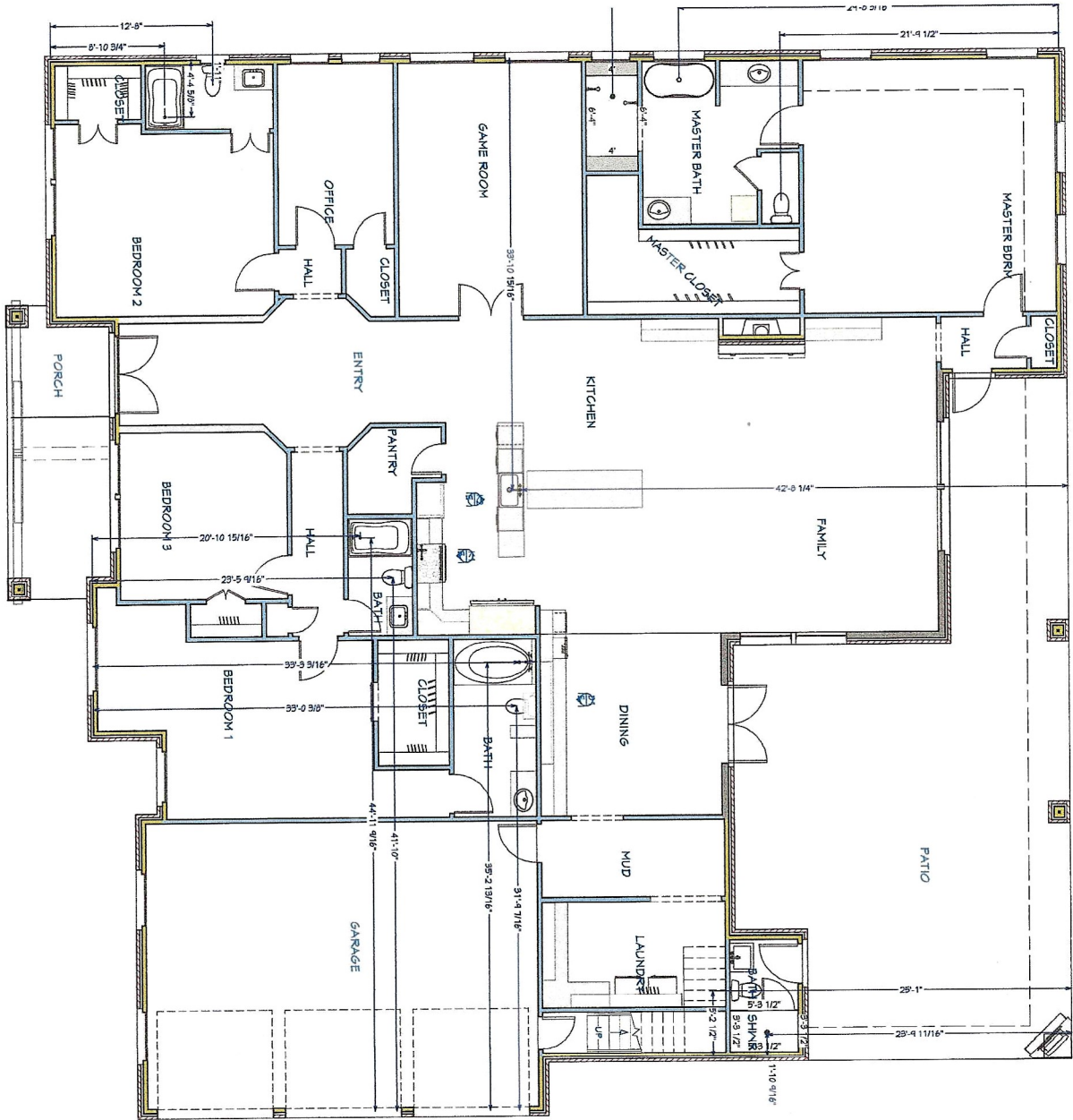
- E1-1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.
- E1-2 Electrical layout is generally site-specific. Location of outlets, lights and equipment shall be governed by structural conditions and obstructions. Wiring for equipment requiring in-race shall be readily accessible.
- E1-3 Bottom of all duplex outlet boxes shall be 12" above finish floor. Bottom of ceiling box height shall be 30" above finish floor. Bottom of switches of ceiling shall be 6" above adjacent finished ceiling surface.
- E1-4 Smoke detectors shall have 120 v connection to house wiring and battery back-up.
- E1-5 Provide ground-fault-interruption (GFI) as required.
- E1-6 Verify number of air conditioning units with builder or owner. Provide water proof disconnect and 120 volt outlets to each compressor location.
- E1-7 Verify overhead sectional garage door opener location with manufacturer's specifications.


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ELECTRICAL
 PROJECT DESCRIPTION:
The New Townsend Residence

TOWNSEND TEAM

DATE: 4/21/2022
 SCALE:
 SHEET: 2.2



SHEET: P1	DATE: 4/21/2022 SCALE: 1/4" = 1'-0"	TOWNSEND TEAM 	PLUMBING PROJECT DESCRIPTION: The New Townsend Residence	PLANS BY JOHN SCHNEIDER 496-520-7622 LISFD123@GMAIL.COM

