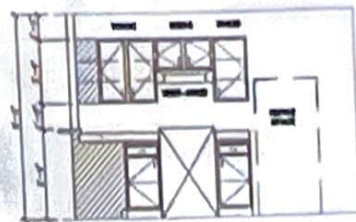


① KITCHEN



② KITCHEN



③ MASTER BATH

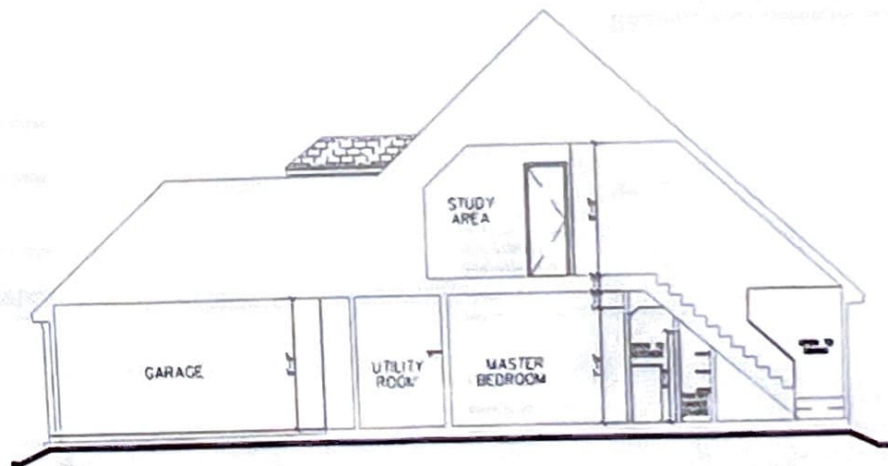


④ BATH #2

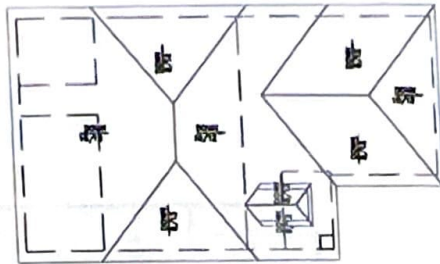


⑤ OPT. FIREPLACE

CABINET DETAILS

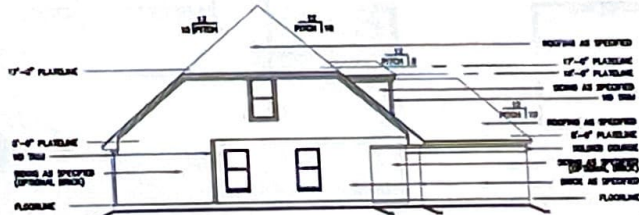


SECTION A-A



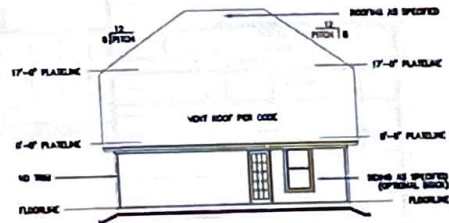
**ROOF PLAN**

1/4" = 1'-0"



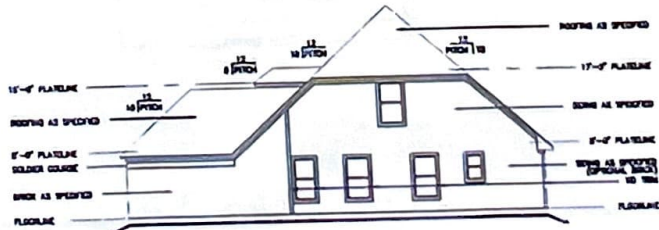
**LEFT ELEV**

1/4" = 1'-0"



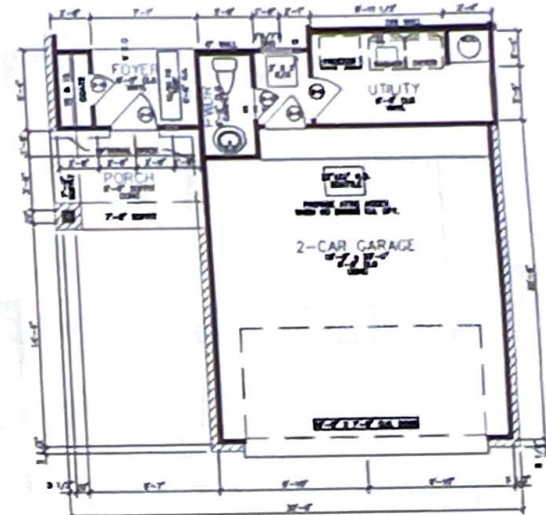
**REAR ELEV**

1/4" = 1'-0"



**RIGHT ELEV**

1/4" = 1'-0"



**1ST FLOOR PARTIAL PLAN**

1/4" = 1'-0"



**ELEVATION 'A'**

1/4" = 1'-0"

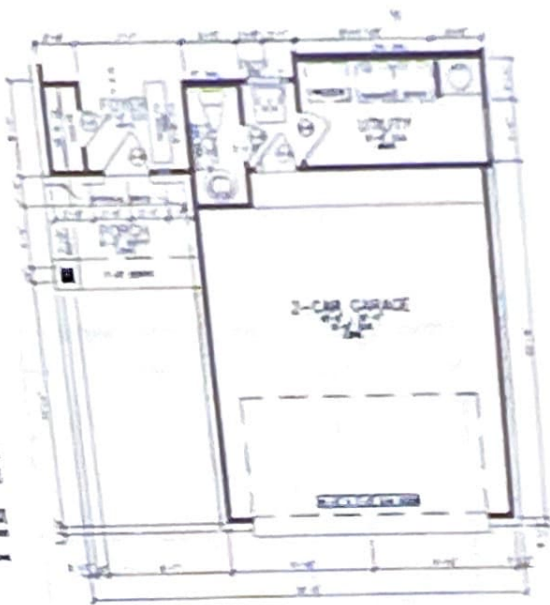
*Submittal*



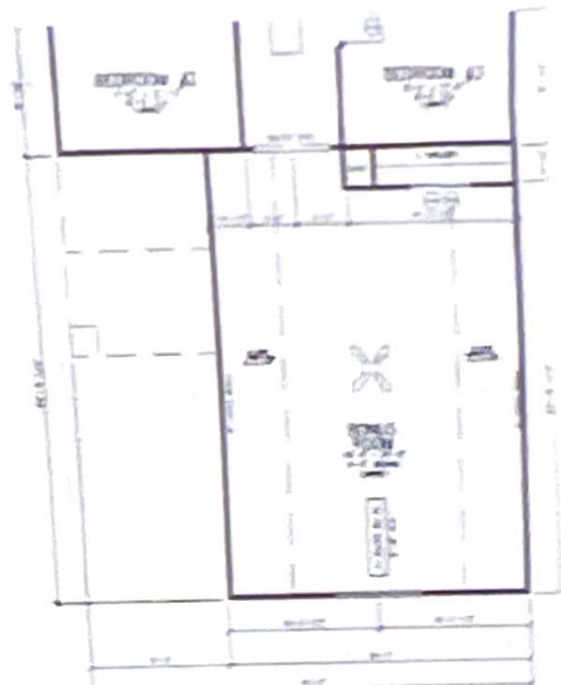
**ROOF PLAN**



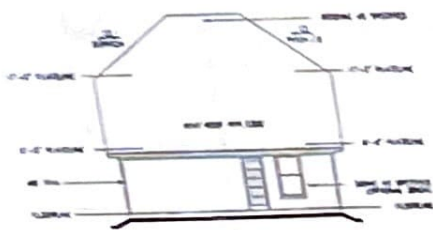
**LEFT ELEV**



**1ST FLOOR PARTIAL PLAN**



**2ND FLOOR PARTIAL PLAN**



**REAR ELEV**

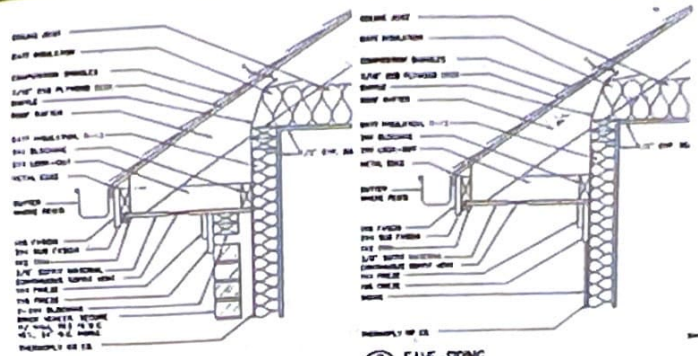


**RIGHT ELEV**



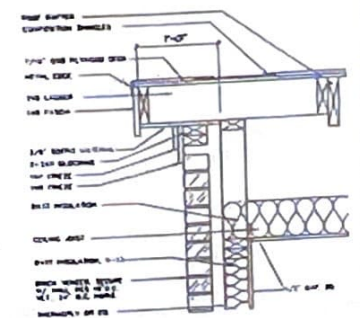
**ELEVATION "A" - BONUS ROOM OPTION**



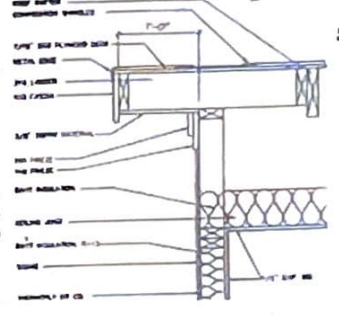


1 EAVE-BRICK  
SCALE: 1 1/2"=1'-0"

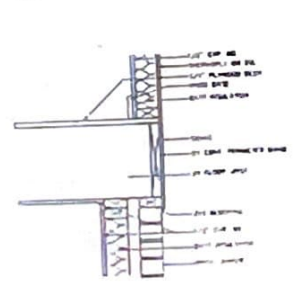
2 EAVE-SIDING  
SCALE: 1 1/2"=1'-0"



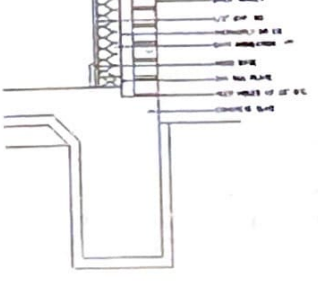
3 RAKE-BRICK  
SCALE: 1 1/2"=1'-0"



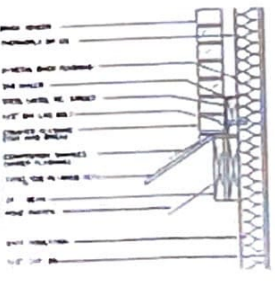
4 RAKE-SIDING  
SCALE: 1 1/2"=1'-0"



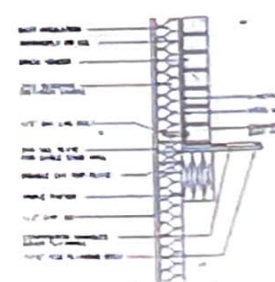
5 CANTILEVERED BRICK  
SCALE: 1 1/2"=1'-0"



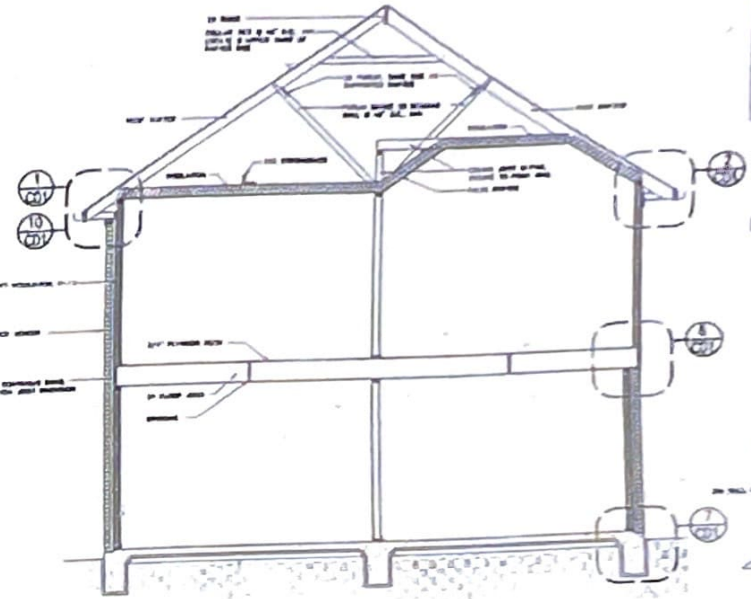
7 EDGE BEAM AT BRICK  
SCALE: 1 1/2"=1'-0"



8 BRICK OVER RAFTERS  
SCALE: 1 1/2"=1'-0"

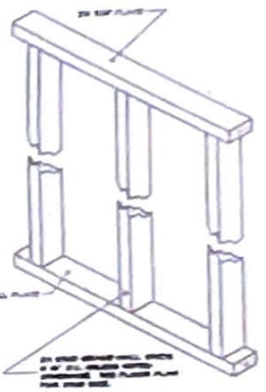


9 BRICK OVER RAKE  
SCALE: 1 1/2"=1'-0"



3 TYPICAL SECTION  
SCALE: 3/8"=1'-0"

MEMBER SCHEDULE			
NO.	DESCRIPTION	QUANTITY	UNIT
1	2x4 STUDS	120	LF
2	2x6 JOISTS	12	LF
3	2x8 RAFTERS	12	LF
4	2x10 RAFTERS	12	LF
5	2x12 RAFTERS	12	LF
6	2x14 RAFTERS	12	LF
7	2x16 RAFTERS	12	LF
8	2x18 RAFTERS	12	LF
9	2x20 RAFTERS	12	LF
10	2x22 RAFTERS	12	LF
11	2x24 RAFTERS	12	LF
12	2x26 RAFTERS	12	LF
13	2x28 RAFTERS	12	LF
14	2x30 RAFTERS	12	LF
15	2x32 RAFTERS	12	LF
16	2x34 RAFTERS	12	LF
17	2x36 RAFTERS	12	LF
18	2x38 RAFTERS	12	LF
19	2x40 RAFTERS	12	LF
20	2x42 RAFTERS	12	LF
21	2x44 RAFTERS	12	LF
22	2x46 RAFTERS	12	LF
23	2x48 RAFTERS	12	LF
24	2x50 RAFTERS	12	LF
25	2x52 RAFTERS	12	LF
26	2x54 RAFTERS	12	LF
27	2x56 RAFTERS	12	LF
28	2x58 RAFTERS	12	LF
29	2x60 RAFTERS	12	LF
30	2x62 RAFTERS	12	LF
31	2x64 RAFTERS	12	LF
32	2x66 RAFTERS	12	LF
33	2x68 RAFTERS	12	LF
34	2x70 RAFTERS	12	LF
35	2x72 RAFTERS	12	LF
36	2x74 RAFTERS	12	LF
37	2x76 RAFTERS	12	LF
38	2x78 RAFTERS	12	LF
39	2x80 RAFTERS	12	LF
40	2x82 RAFTERS	12	LF
41	2x84 RAFTERS	12	LF
42	2x86 RAFTERS	12	LF
43	2x88 RAFTERS	12	LF
44	2x90 RAFTERS	12	LF
45	2x92 RAFTERS	12	LF
46	2x94 RAFTERS	12	LF
47	2x96 RAFTERS	12	LF
48	2x98 RAFTERS	12	LF
49	2x100 RAFTERS	12	LF



10 TYPICAL WALL SECTION  
SCALE: NOT TO SCALE

- FINISH NOTES:
1. Check all dimensions and conditions on job requirements recommendations.
  2. First steps must be checked at each floor, etc. for leveling the chimney penetration.
  3. Chimney supports must be provided at each 20' of vertical height.
  4. On masonry chimneys use the chimney supports must be provided every 4' of run in addition to the other steps. Steps must be finished to structural requirements.
  5. On solid chimney construction the base chimney support must be 20' from the vertical.
  6. Chimney top must be at least 2' higher than any portion of the roof that is within 10' of the chimney.
  7. Refer to the manufacturer's instructions for all metal parts at various requirements.
  8. Exterior face of fireplace to be flush with interior chimney toward exterior masonry.
  9. All masonry to be U.S. listed.
  10. All chimneys to be built with 1/2" exterior grade finish chimney crown metal masonry.
  11. Pressure flat supports on per floor building codes. Use flat pressure supports between levels 1-4 (pressure) and 5-27 (per 1" minimum base).
  12. Construction must check local building codes for additional requirements.
  13. See additional notes on project sheets.

- TYPICAL FLOOR PLAN NOTES:
1. 3/4" lay wood over top of all chimney flues, and use wood framing in garage.
  2. 3/4" lay wood over top of chimney flues when masonry is in place.
  3. Lay flat wood over all entry floor surfaces.

## General Notes

### Attic stairways

- 1) Attic stairways will comply with section M1305.1.3 (clear opening of not less than 22 inches in width, 30 inches in length).
- 2) Attic stairways in the garage will be constructed either:
  - a) with an exposed panel of not less than 3/8" fire retardant-treated plywood or
  - b) untreated plywood protected with 1/2-inch thick gypsum board.

### Electrical

- 1) Smoke Detectors:
  - a) Smoke alarms will conform to the section R317.1 and section R317.2 (special note when elevation of ceiling changes more than 24 inches the smoke alarm is to be positioned at the highest point).
  - b) Smoke detectors shall be powered in accordance with IRC section R317.2 with the primary supply hard wired on a single circuit along with a battery backup.
- 2) GFCI plug protection will conform to the NEC (note that all plugs over countertops will be GFCI protected independent of location from water source).
- 3) Exhaust fans are to be located in all baths (additional exhaust fan is required if commode room is isolated).
- 4) Arc fault interceptors are required for all bedrooms.
- 5) Pigtails all disposals and dishwashers.

### Finished floor heights

- 1) Finished floor heights are not to be less than 12" above the nearest manhole.

### Fireplace

- 1) Fireplace hearth not to be less than 20 inches wide and extend 12" beyond each side of opening.
- 2) Fireplace stack heights will conform to section R1001.6 of the IRC.
- 3) Wire mesh spark arrestor openings are not to exceed 1/8" square.

### Fire rock

- 1) Fire rock is no longer required by the IRC. Please note that local municipalities have established their own supplements to section R309.2.

### Foundation Anchorage

- 1) Exterior wall bottom plates shall be anchored to the slab in accordance to IRC section R403.1.6.

### Framing

- 1) Framing members (ceiling joists and rafters) shall be 2x6 #3 spaced at 24-inches on center unless otherwise noted on the applicable layout.

### Garage doors into house

- 1) Doors into the house from the garage are to be solid core, weather stripped, have a threshold, and a spring closer (as required by city).

### Insulation

- 1) Insulation not to exceed 25 flame spread, 450 smoke densities.

### Interior trim

- 1) Hand rail height will be a minimum of 34" and a maximum of 38" in height.
- 2) All horizontal rails will be a minimum of 36" in height.
- 3) Open rails will have a clearance between rails not to exceed 4".
- 4) Handrail to have a cross-section of 1-1/2" to 2".
- 5) Handrails are to be designed at a 200# live load.

### Steel listels

- 1) Steel listels are to be non corrosive and have a bearing of 4" on each side.

### Venting

- 1) Heat activated booster fans are to be installed on dryer ducts that exceed the restricted distance of 25 feet.

### Window Safety glass

- 1) All windows within a 24" radius of a door will be tempered safety glass. All windows that are less than 60" from the bottom of the tub will be safety glass and all windows that are less than 60" from a stair platform shall be safety glass (see section R308.4)