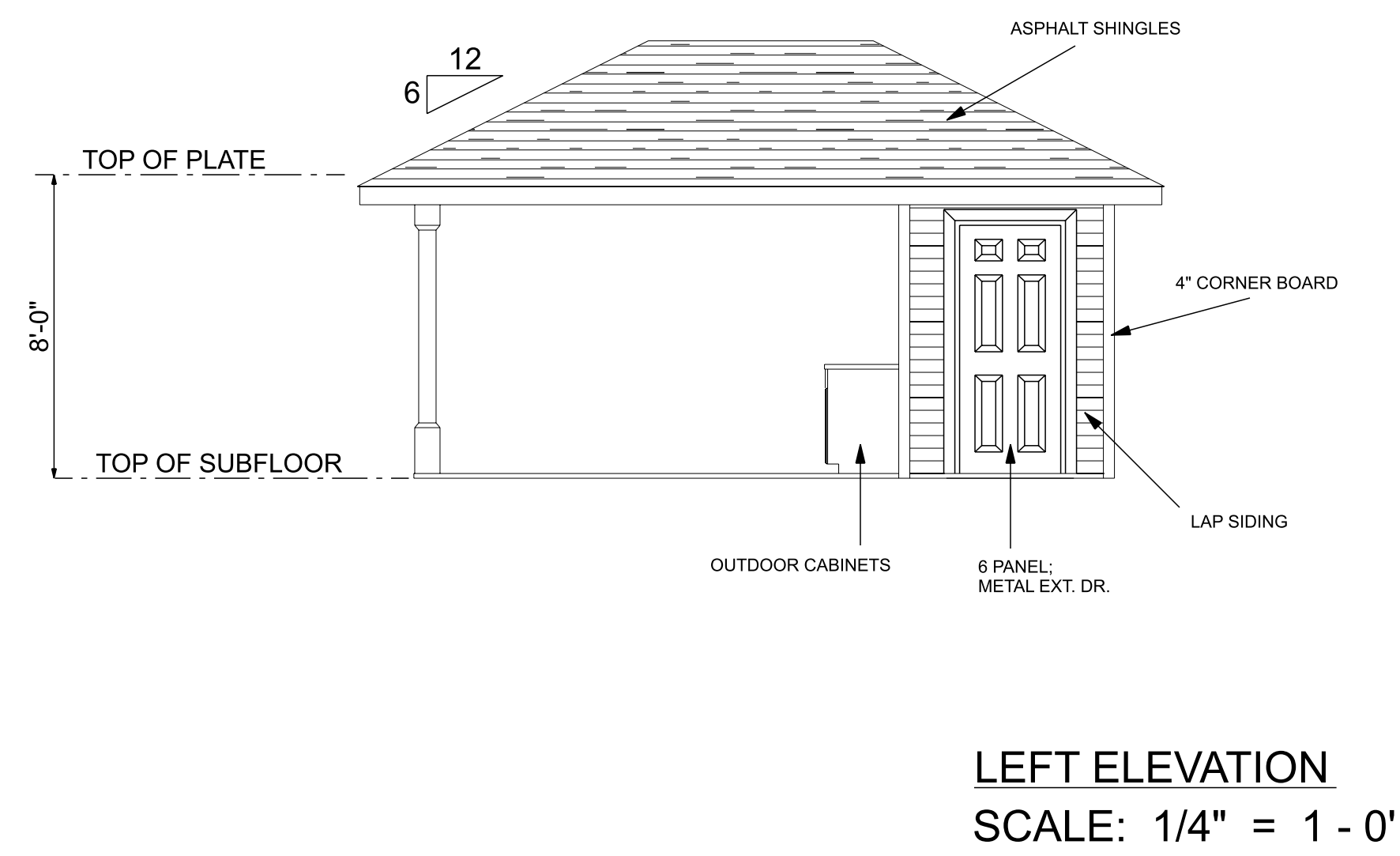
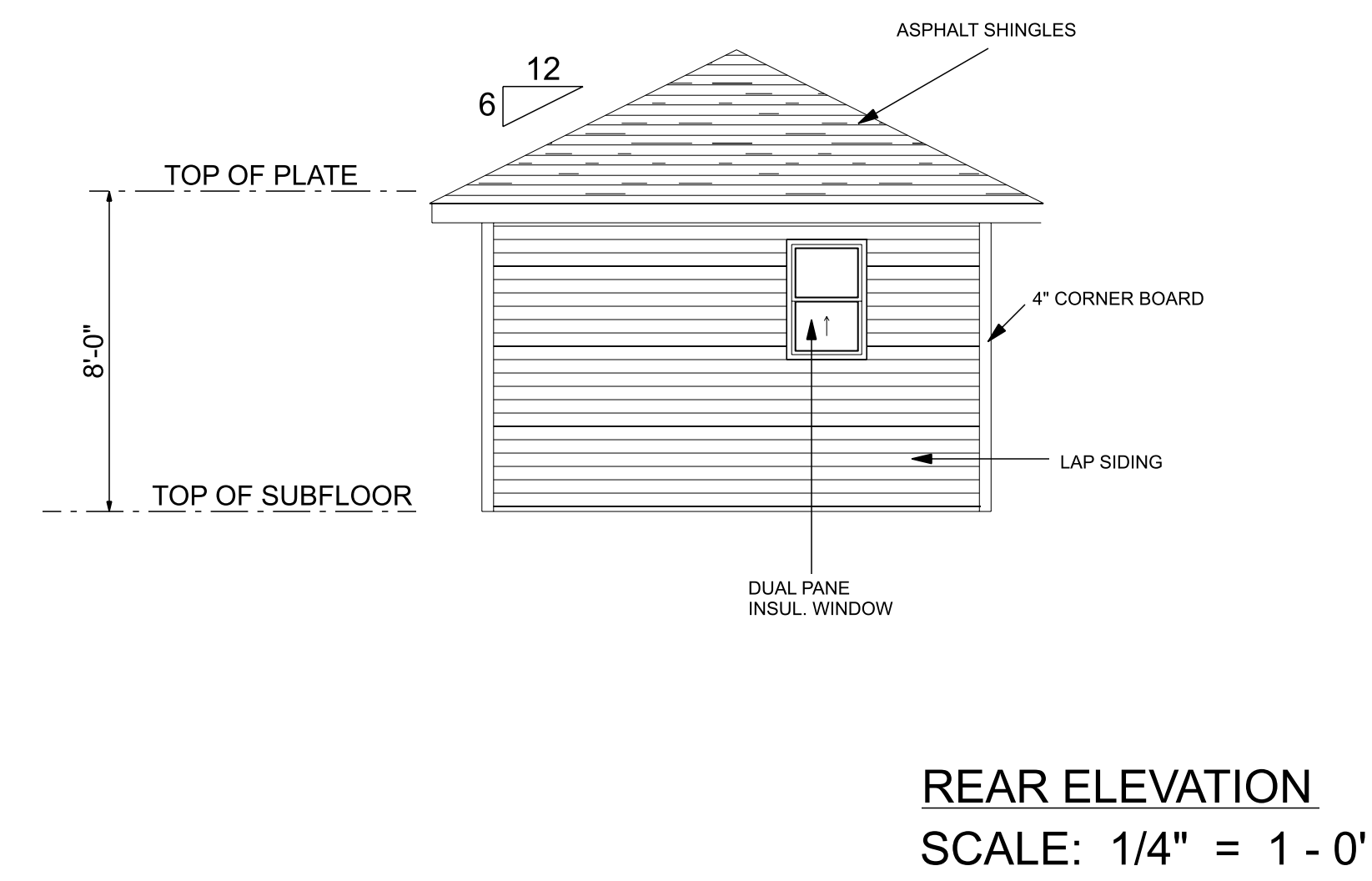
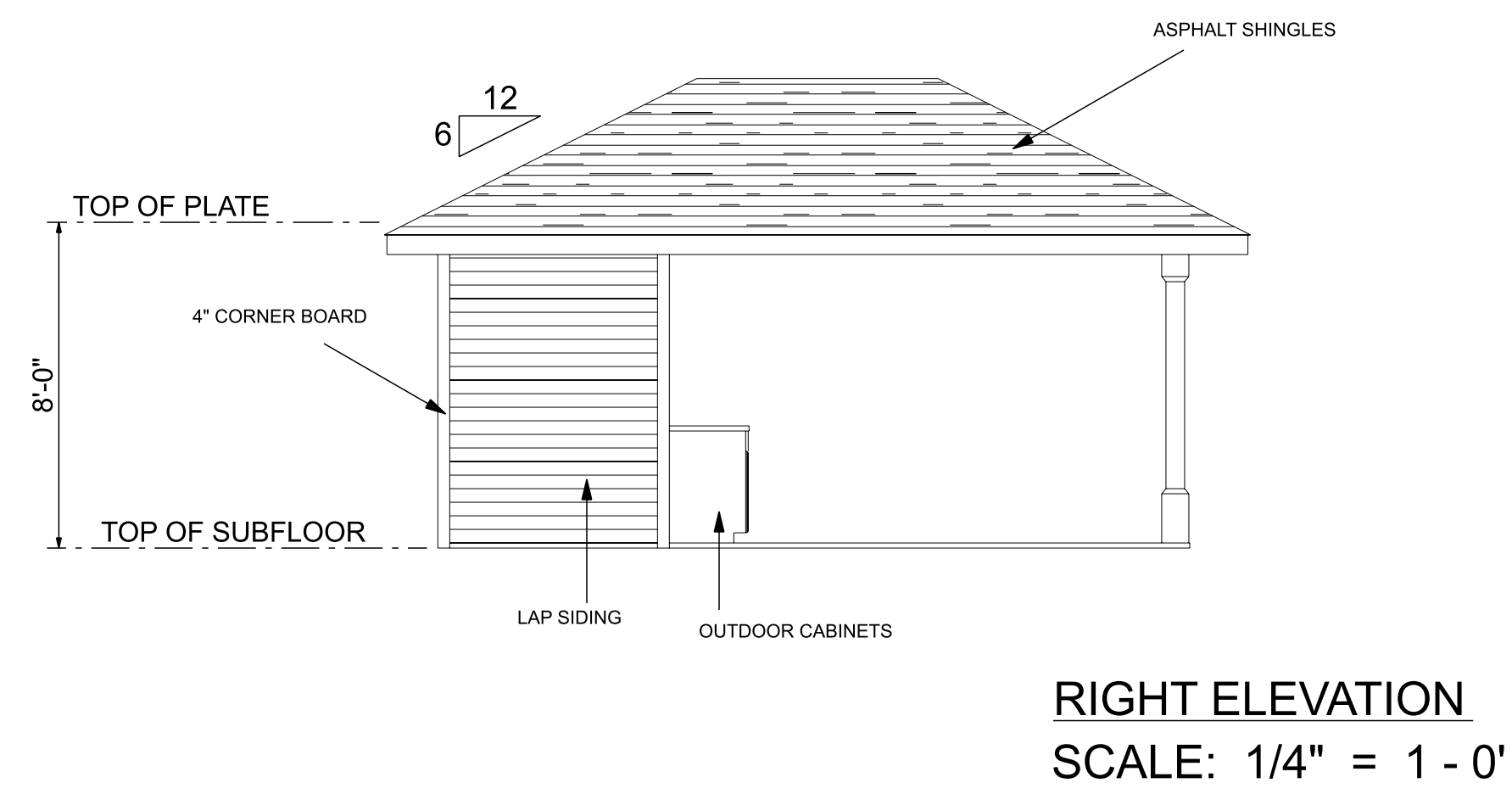
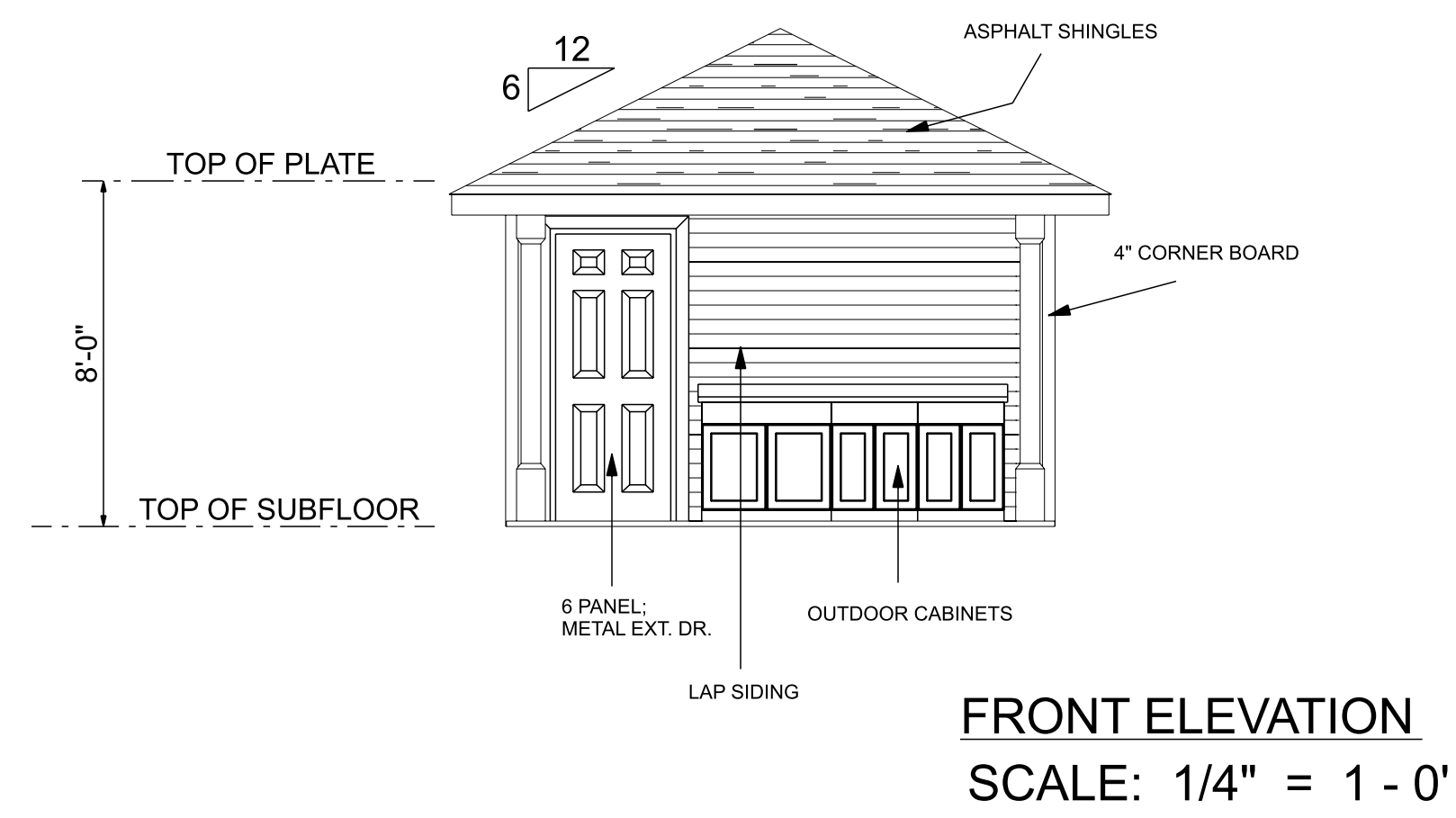
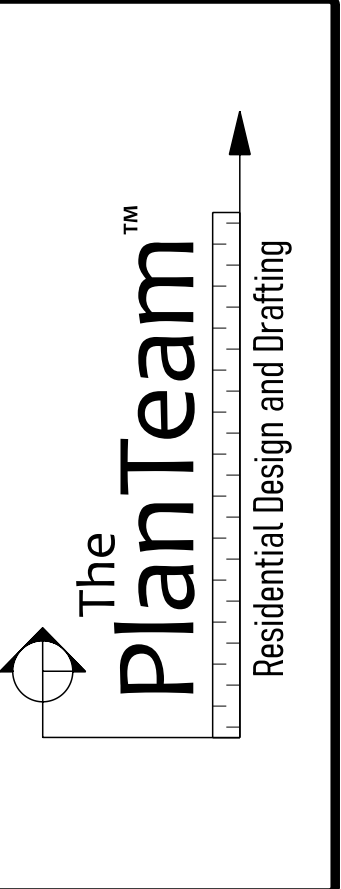


See all red line notes



REVISIONS	DATE	INITIAL

DUE TO CODE AND SITE VARIANCES FROM ONE LOCATION TO ANOTHER, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE LOCALITY IN WHICH THE STRUCTURE IS TO BE BUILT. ALL APPLICABLE CODES FOR THE LOCATION THIS STRUCTURE IS TO BE BUILT SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DEPICTED OR OTHERWISE INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SIZES AND DETAILS. GREAT EFFORT HAS BEEN MADE IN THE PRODUCTION OF THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY HUMAN ERROR AND/OR OMISSIONS.

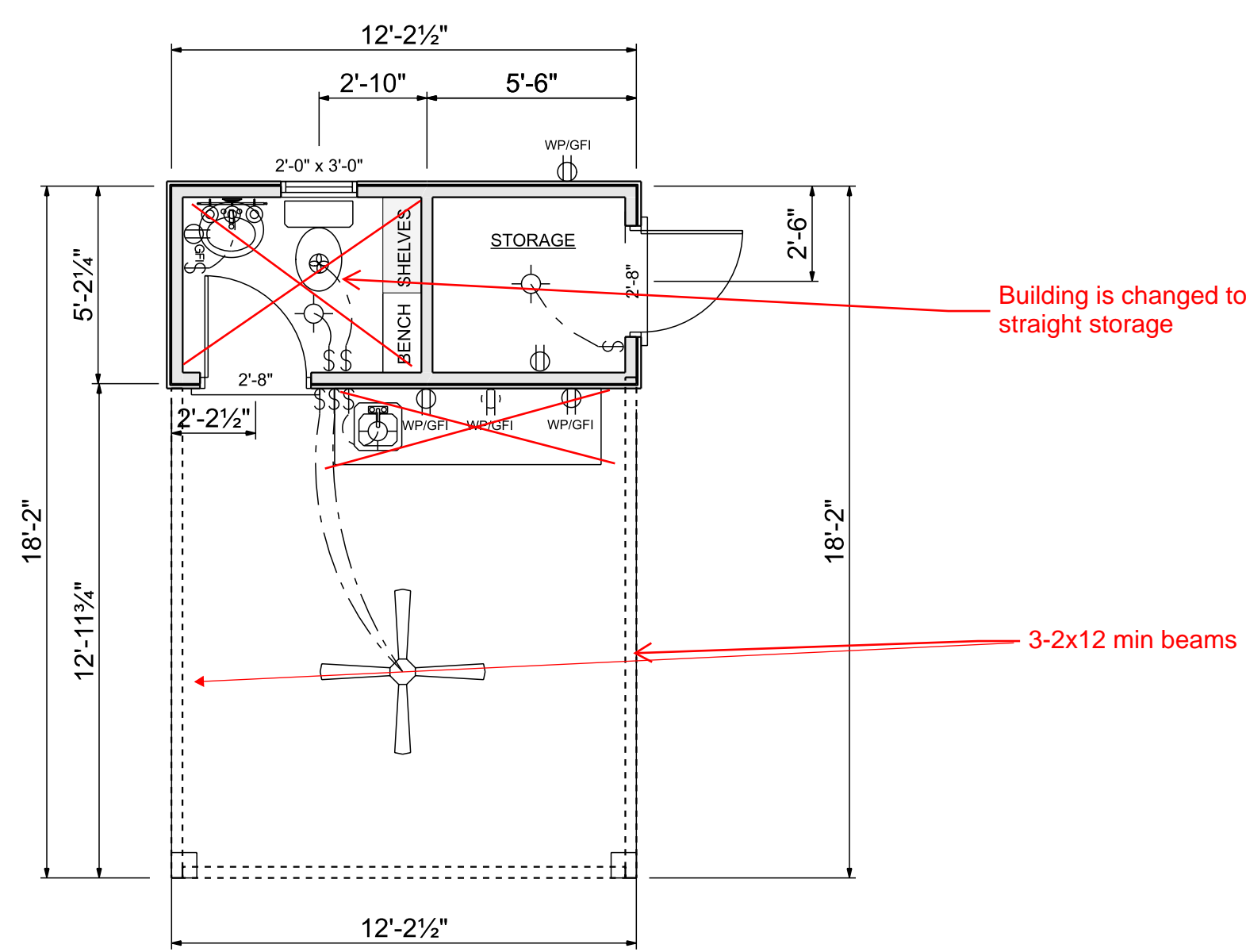


PROJECT/PLAN #:
JOB LOCATION:
DRAWN BY:
SCALE: <b>AS SHOWN</b>
FILE:
<b>SHEET</b>

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
Bathroom vent	1	
Light - Ceiling Mount	3	
Outlet WP GFI	4	
Vanity Light - wall mounted	1	
ceiling fan 4 bladed 01	1	
outlet	1	
outlet gfi	1	
switch	7	

OPENING SCHEDULE				
PRODUCT CODE	SIZE	HINGE	COUNT	
32X80 COLONIAL A 1	2'-8"	L	1	
32X80 COLONIAL A 1	2'-8"	R	1	
24X36 SINGLE HUNG 1	2'-0" x 3'-0"	U	1	

NOTE: ELECTRICAL ITEMS AND LOCATIONS ARE SUGGESTED ONLY. SEE OWNER/BUILDER FOR EXACT LOCATIONS AND/OR ARRANGEMENT. LOCAL CODES MAY CALL FOR ADDITIONAL ITEMS AND/OR MODIFICATIONS. BUILDER TO VERIFY AND SEE THAT ALL ELECTRICAL CODES ARE MET.



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

**CONSTRUCTION NOTES**

ALL DIMENSIONS ARE TO THE FACE OF STUD ON EXTERIOR WALLS AND CENTER OF STUD ON INTERIOR WALLS UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND MAKE AGREE AS NECESSARY.

ALL LOCAL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS ARE HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS. SHOULD ANY CONFLICTS ARISE BETWEEN THESE PLANS AND LOCAL REQUIREMENTS, ALL LOCAL REQUIREMENTS SHALL GOVERN.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL CODES, REGULATIONS, LAWS AND REQUIREMENTS.

IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO DETERMINE AND VERIFY THIS DESIGNS SUITABILITY FOR THE LOCATION IT IS TO BE BUILT.

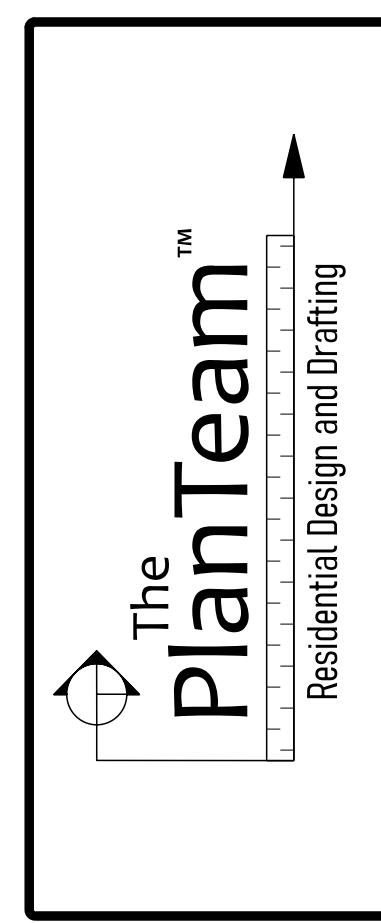
FOR EMERGENCY PURPOSES, THE PROPERTY ADDRESS IS TO BE POSTED ON THE BUILDING IN SUCH A WAY TO BE CLEARLY VISIBLE FROM THE MAIN ACCESS STREET AND IS TO CONTRAST WITH THE BACKGROUND ON WHICH IT IS PLACED.

REVISIONS	DATE	INITIAL

DUE TO CODE AND SITE VARIANCES FROM ONE LOCATION TO ANOTHER, THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND MAKE AGREE AS NECESSARY.

ALL APPLICABLE CODES FOR THE LOCATION THIS STRUCTURE IS TO BE BUILT SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DEPICTED OR NOTED ON THESE PLANS. THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES AND DETAILS.

GREAT EFFORT HAS BEEN MADE IN THE PRODUCTION OF THESE DRAWINGS. THE CONTRACTOR CANNOT GUARANTEE AGAINST HUMAN ERROR AND/OR OMISSIONS.



PROJECT/PLAN #:
JOB LOCATION:
DRAWN BY:
SCALE: <b>AS SHOWN</b>
FILE:
<b>SHEET</b>

**GENERAL NOTES**

CONTRACTOR TO VERIFY ALL DETAILS AND CONDITIONS AND ADJUST AS REQUIRED TO MEET LOCAL CODES.

ELECTRICAL LOCATIONS ARE SUGGESTED ONLY. ELECTRICAL CONTRACTOR AND/OR BUILDER TO SPECIFY EXACT LOCATIONS, SPECIFICATIONS AND SIZES.

SMOKE DETECTORS ARE TO BE SUPPLIED BY A 110V CIRCUIT AND HAVE A BATTERY BACKUP. ALL DETECTORS ARE TO BE INTERCONNECTED IN A SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE DWELLING.

SILL PLATES SHALL BE PRESSURE TREATED LUMBER, BOLTED TO THE FOUNDATION WITH ANCHOR BOLTS (SEE DETAIL SHEETS)

FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL.

ALL INTERIOR FINISHES TO BE SPECIFIED BY THE OWNER.

BLUEPRINTS ARE NOT STEP-BY-STEP INSTRUCTIONS. THEY ARE INTENDED TO BE USED BY PROFESSIONAL BUILDERS AND/OR SUBCONTRACTORS. IT IS STRONGLY RECOMMENDED THAT YOU SEEK HELP FROM A PROFESSIONAL BEFORE ENGAGING IN UNASSISTED CONSTRUCTION.

THE DESIGNER OF THESE PLANS AND DOCUMENTS SHALL BEAR NO LIABILITY OR RESPONSIBILITY FOR ANY CIRCUMSTANCES RELATED DIRECTLY OR INDIRECTLY TO THE CONSTRUCTION OF THE BUILDING PRESENTED HEREIN.

SLEEPING ROOMS MUST COMPLY WITH MIN. EGRESS 24" HIGH X 20" WIDE W/ 5 SQ. FT. OPENING FOR GRADE AND 5.7 SQ. FT. OPENING FOR NON-GRADE; SIZES ARE NET AND TO BE VERIFIED AT ROUGH INSPECTION.

AFCI @ ALL HOUSE RECEPTACLES/LIGHTS/FANS UNLESS REQUIRED TO BE GFCI OR LIKE

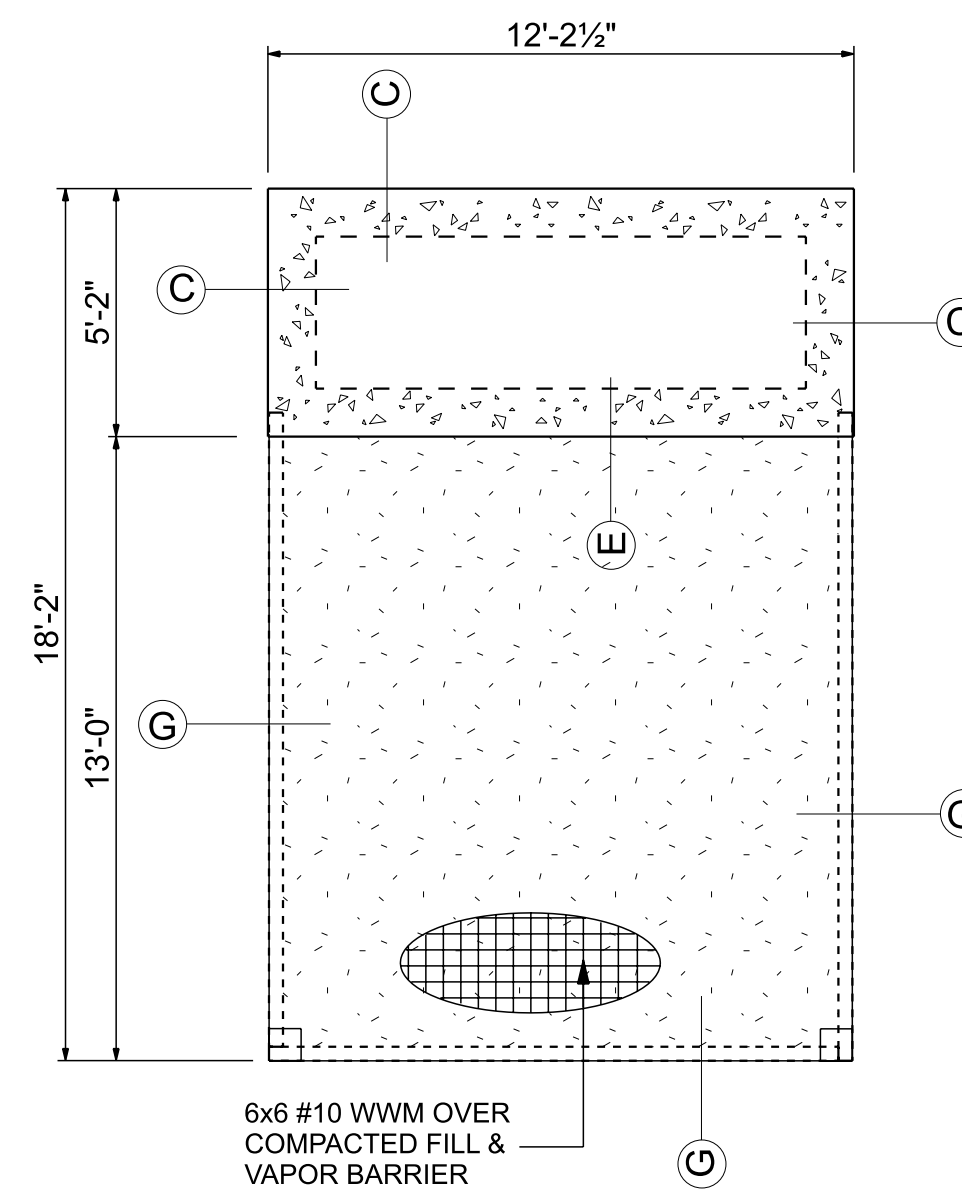
VENT BATHROOMS TO IRC M1507; TO OUTSIDE AIR; MIN. 50 CFM

**SUPPLEMENTAL DOCUMENTS**

DUE TO VARIANCES IN LOCAL CODE REQUIREMENTS, SITE CONDITIONS CLIMATE AND OTHER SUCH ISSUES, IT MAY BE NECESSARY TO SUPPLEMENT THESE PLANS WITH ADDITIONAL DOCUMENTS THAT MUST BE OBTAINED THROUGH THE CONTRACTOR OR AN ENGINEER. SOME OF THESE SUPPLEMENTAL DOCUMENTS YOU MAY NEED INCLUDE, BUT ARE NOT LIMITED TO:

- \*SITE PLAN
- \*MECHANICAL PLANS/DIAGRAMS
- \*STRUCTURAL CALCULATIONS (WIND, FLOOD, EARTHQUAKE, SNOW, ETC)
- \*PROFESSIONAL SEALS OR STAMPS

THESE ITEMS MUST BE OBTAINED FROM A PROFESSIONAL, LICENSED IN THE AREA WHERE THE STRUCTURE IS TO BE BUILT. IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR BUILDER TO OBTAIN AND PROVIDE COMPENSATION FOR THESE DOCUMENTS IF REQUIRED.



**FOUNDATION PLAN**

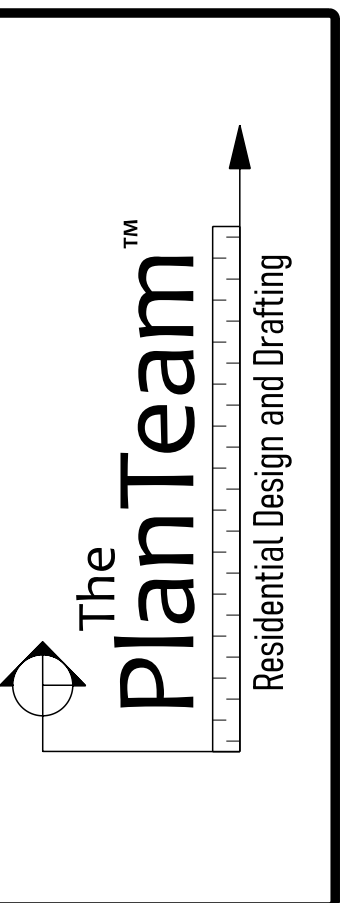
SCALE: 1/4" = 1 - 0'

**NOTES:**

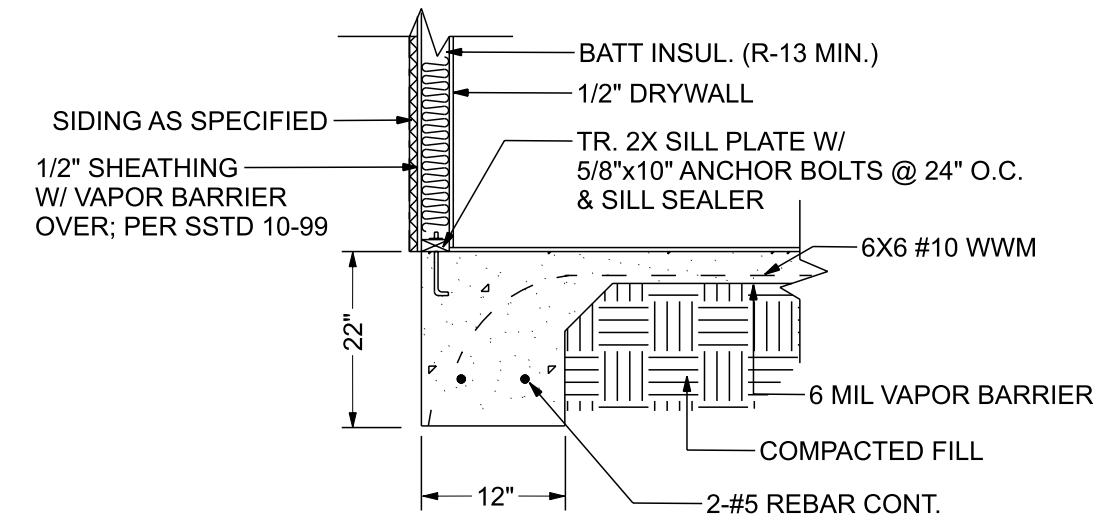
- \*VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.
- \*BUILDER TO VERIFY ALL CONDITIONS AND MAKE ANY CHANGES REQUIRED BY CODE, SITE/SOIL CONDITIONS OR ANY OTHER ISSUES PERTAINING TO THIS FOUNDATION PLAN. DUE TO REGIONAL DIFFERENCES IN CLIMATE, SOIL CONDITIONS AND CODE REQUIREMENTS, ALTERNATE METHODS MAY BE REQUIRED.

REVISIONS	DATE	INITIAL

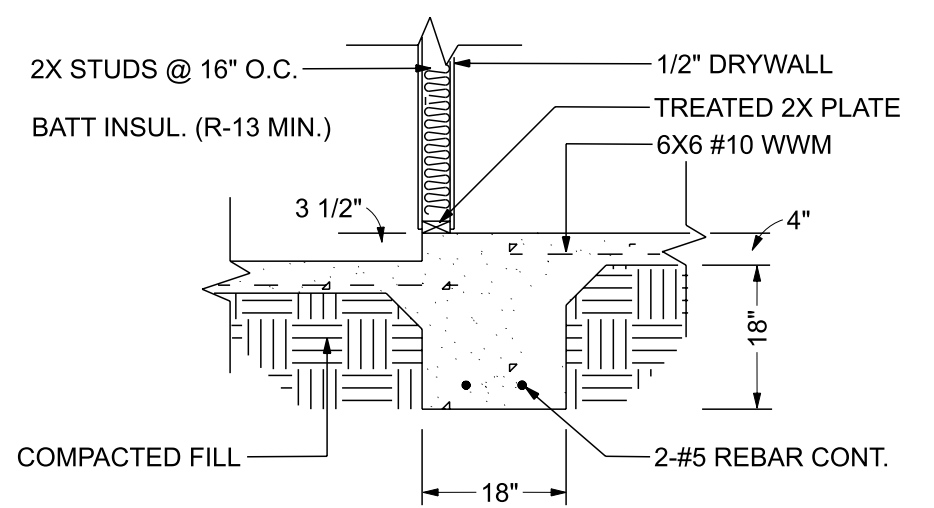
DUE TO CODE AND SITE VARIANCES FROM ONE LOCATION TO ANOTHER, THE CONTRACTOR SHALL VERIFY ALL LOCAL CODES AND CONDITIONS IN THE LOCALITY IN WHICH THE STRUCTURE IS TO BE BUILT. ALL APPLICABLE CODES FOR THE LOCATION THIS STRUCTURE IS TO BE BUILT SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DEPICTED OR OTHERWISE SPECIFIED IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SIZES AND DETAILS. GREAT EFFORT HAS BEEN MADE IN THE PRODUCTION OF THESE DRAWINGS. THE OWNER CANNOT GUARANTEE AGAINST HUMAN ERROR AND/OR OMISSIONS.



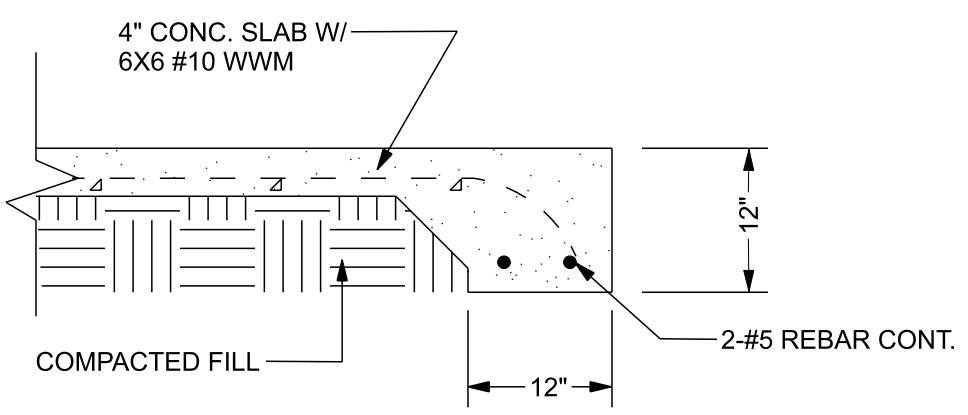
PROJECT/PLAN #:
JOB LOCATION:
DRAWN BY:
SCALE: <b>AS SHOWN</b>
FILE:
<b>SHEET</b>



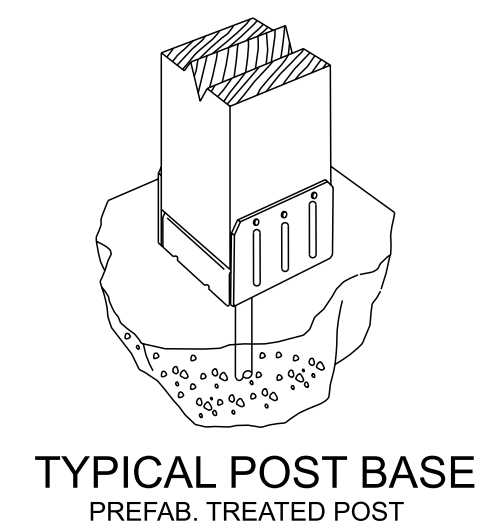
FOOTING SECTION-C



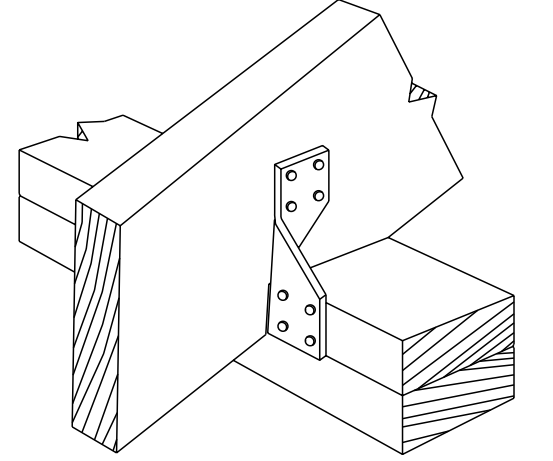
FOOTING SECTION-E



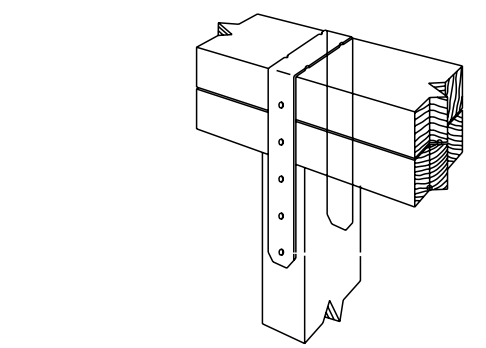
FOOTING SECTION-G



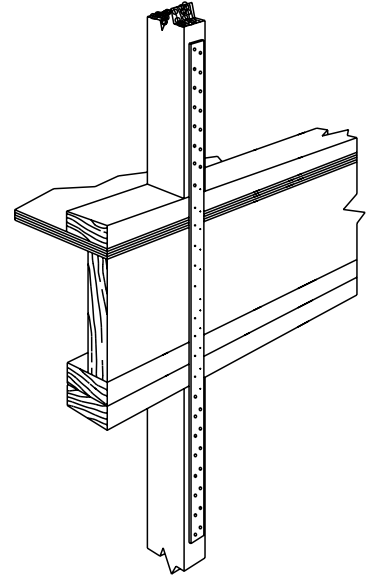
TYPICAL POST BASE  
PREFAB. TREATED POST



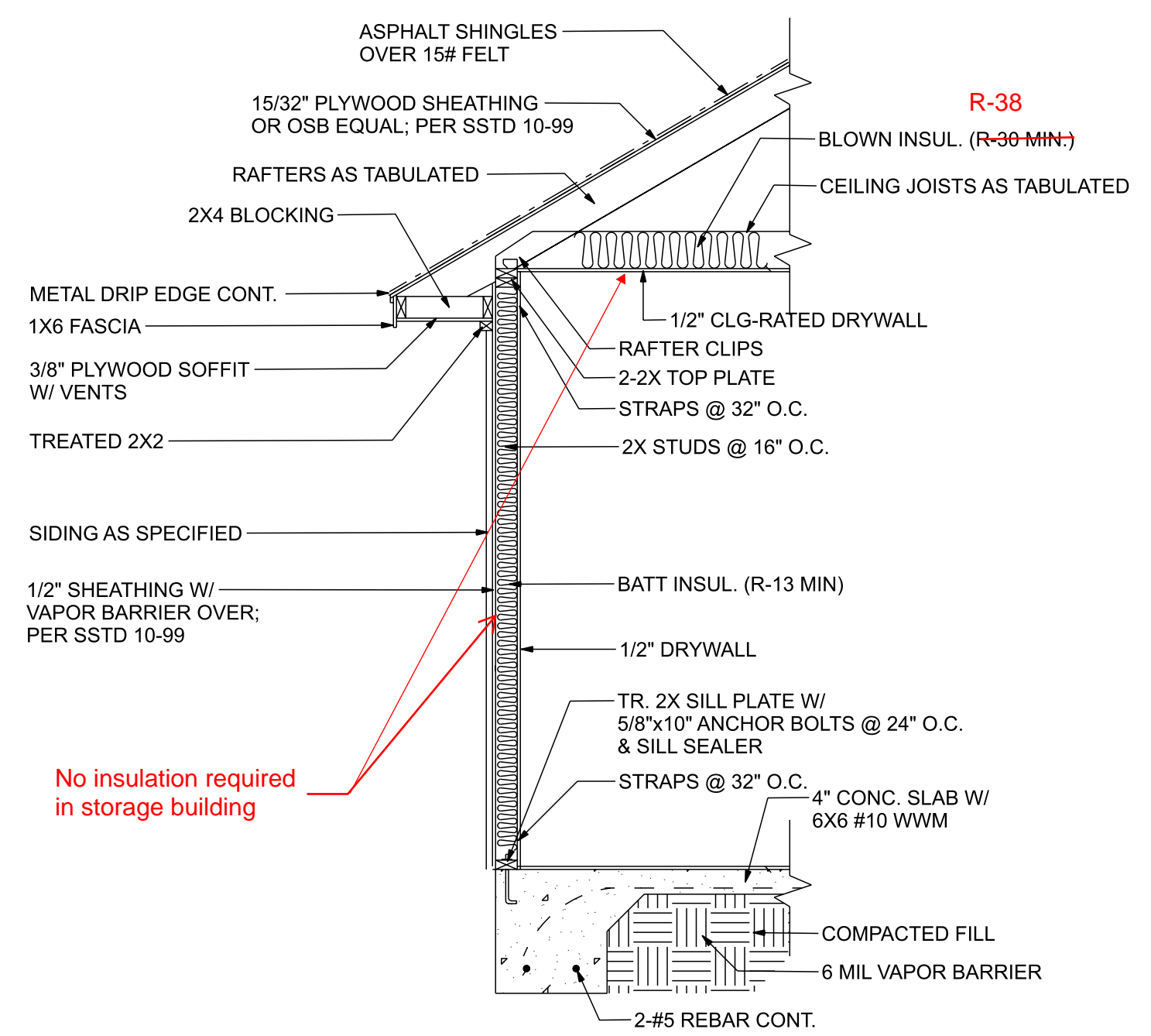
TYPICAL RAFTER  
CONNECTION TO PLATE



TYPICAL STUD STRAPPING



TYPICAL FLOOR-TO-FLOOR  
CONNECTION AT JOISTS



TYPICAL WALL SECTION: SIDING/STUCCO

NOTES:  
DEPENDING ON THE REGION AND/OR SOIL CONDITIONS, AMONG OTHER FACTORS, FOOTING DIMENSIONS MAY NEED MODIFICATIONS TO SUIT THE SITE, SOIL, CODES, LOCAL REGULATIONS, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY ALL CONDITIONS, CODES AND SIZES AND ADJUST THESE DRAWINGS AS REQUIRED.  
SOME REGIONS WILL REQUIRE THAT FOOTINGS BEAR ON SOIL BELOW FROST LINES.

R-38

DP RATING FOR DESIGN WIND SPEEDS  
(BASED ON 2006 IRC - TABLE R301.2(2) & 2005 HURRICANE GUIDE - TABLE 602A)

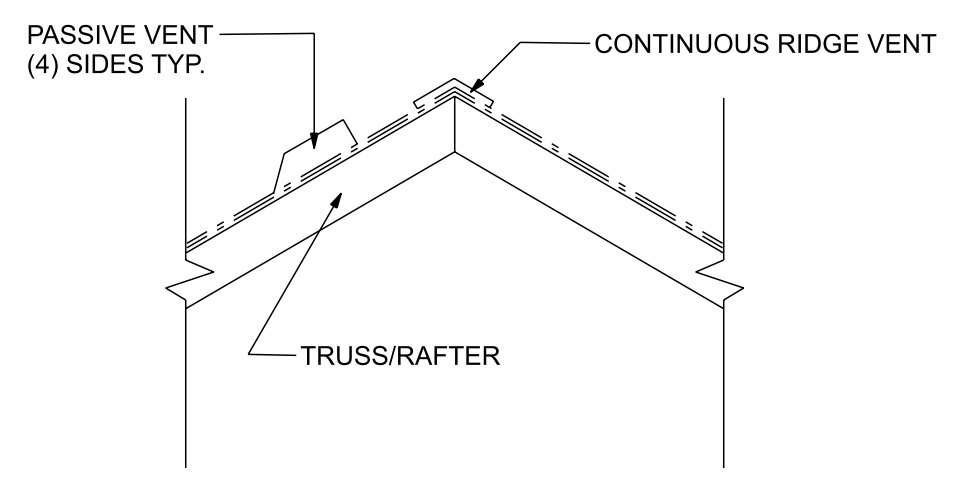
Window opening area (sf)	CENTER OF WALL							
	90mph	100mph	110mph	120mph	130mph	140mph	150mph	170mph
10	DP-20	DP-20	DP-25	DP-30	DP-35	DP-40	DP-45	DP-60
20	DP-20	DP-20	DP-25	DP-30	DP-35	DP-40	DP-45	DP-55
50	DP-20	DP-20	DP-25	DP-30	DP-35	DP-40	DP-45	DP-55
100	DP-20	DP-20	DP-25	DP-30	DP-35	DP-40	DP-45	DP-55
500	DP-20	DP-20	DP-20	DP-25	DP-30	DP-30	DP-35	DP-45

Window opening area (sf)	CORNER OF WALL (WINDOWS LOCATED WITHIN 4 FEET OF CORNER)							
	90mph	100mph	110mph	120mph	130mph	140mph	150mph	170mph
10	DP-20	DP-25	DP-30	DP-35	DP-45	DP-50	DP-55	DP-70
20	DP-20	DP-25	DP-30	DP-35	DP-40	DP-45	DP-55	DP-65
50	DP-20	DP-25	DP-25	DP-30	DP-35	DP-40	DP-50	DP-60
100	DP-20	DP-20	DP-25	DP-30	DP-35	DP-40	DP-45	DP-55
500	DP-20	DP-20	DP-20	DP-25	DP-30	DP-30	DP-35	DP-45

NOTE: Wood structural panels with a minimum thickness of 7/16 inch (11.1 mm) and maximum panel span of 8 feet (2438 mm) shall be permitted for opening protection in one- and two-story buildings. Panels shall be pre-cut so that they shall be attached to the framing surrounding the opening containing the product with the glazed opening.

SHEATHING

ROOF: 15/32" MIN.  
WALL: 7/16" MIN.  
\*ALL NAILED 4" O.C. EDGE; 6" O.C. FIELD



CEILING JOISTS

NOTES:  
BUILDER TO VERIFY ALL SIZES AND SPANS AND MAKE ANY CHANGES AND/OR ADJUSTMENTS THAT MAY BE REQUIRED BY LOCAL CODES.

JOIST AREAS NOT NOTED ARE 2x6 @ 24" o.c. TYP.

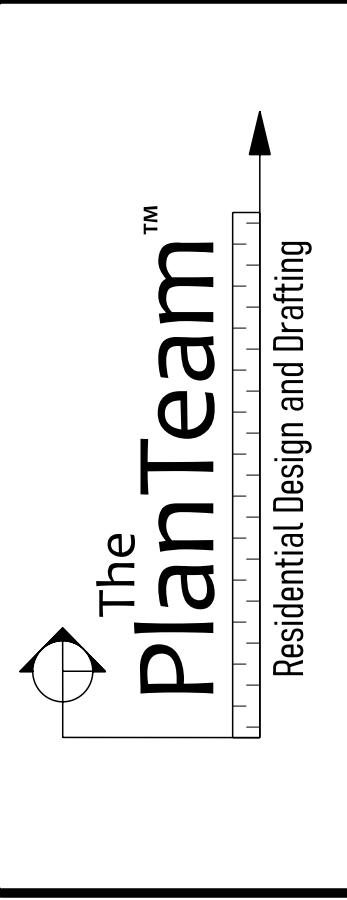
ANY BEAMS REQUIRED ARE TO BE SPECIFIED BY BUILDER; INCLUDING LOCATION AND SIZE.

ALTERNATE LAYOUT MAY BE REQUIRED TO MEET LOCAL CODES WITH REGARD TO JOISTS AND FIREWALLS. BUILDER TO VERIFY AND MODIFY IF REQUIRED.

ROOF COVERINGS:  
Asphalt shingles installed over a roof deck complying with Section 1609.5.1 are permitted to be designed using UL 2390 to determine appropriate uplift and force coefficients applied to the shingle.

REVISIONS	DATE	INITIAL

DUE TO CODE AND SITE VARIANCES FROM ONE LOCATION TO ANOTHER, THE CONTRACTOR SHALL VERIFY ALL APPLICABLE CODES AND CONDITIONS IN THE LOCALITY IN WHICH THE STRUCTURE IS TO BE BUILT. ALL APPLICABLE CODES FOR THE LOCATION THIS STRUCTURE IS TO BE BUILT SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DEPICTED OR NOTED IN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SIZES AND DETAILS TO GREAT EFFORT HAS BEEN MADE IN THE PRODUCTION OF THESE DRAWINGS. THE CONTRACTOR SHALL GUARANTEE AGAINST HUMAN ERROR AND/OR OMISSIONS.



PROJECT/PLAN #:
JOB LOCATION:
DRAWN BY:
SCALE: <b>AS SHOWN</b>
FILE:
<b>SHEET</b>