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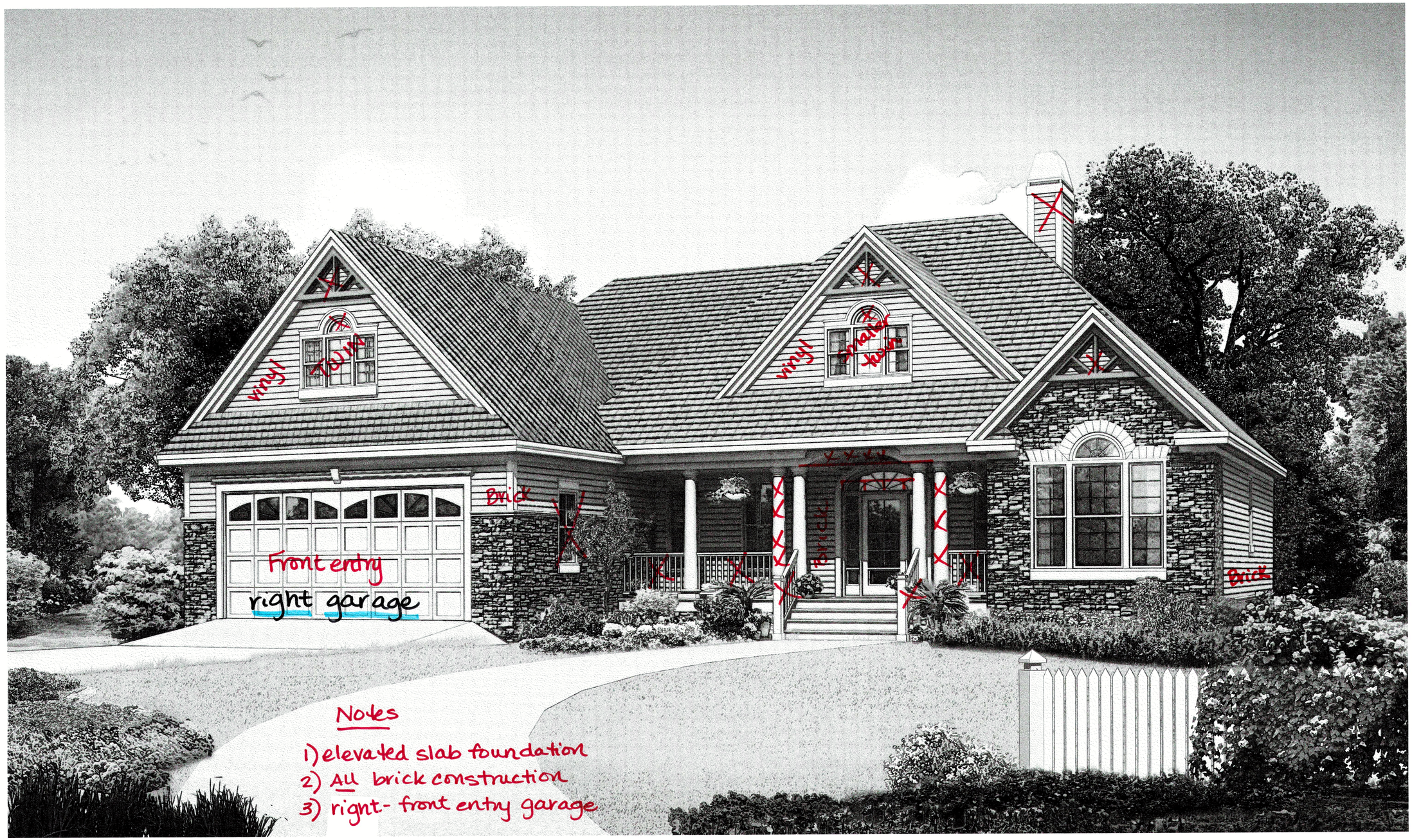


# Reverse plan: Right Garage

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CARROLLTON
DESIGN NO. 1229-B
SHEET 1 OF 8 DR. AS
COVER SHEET

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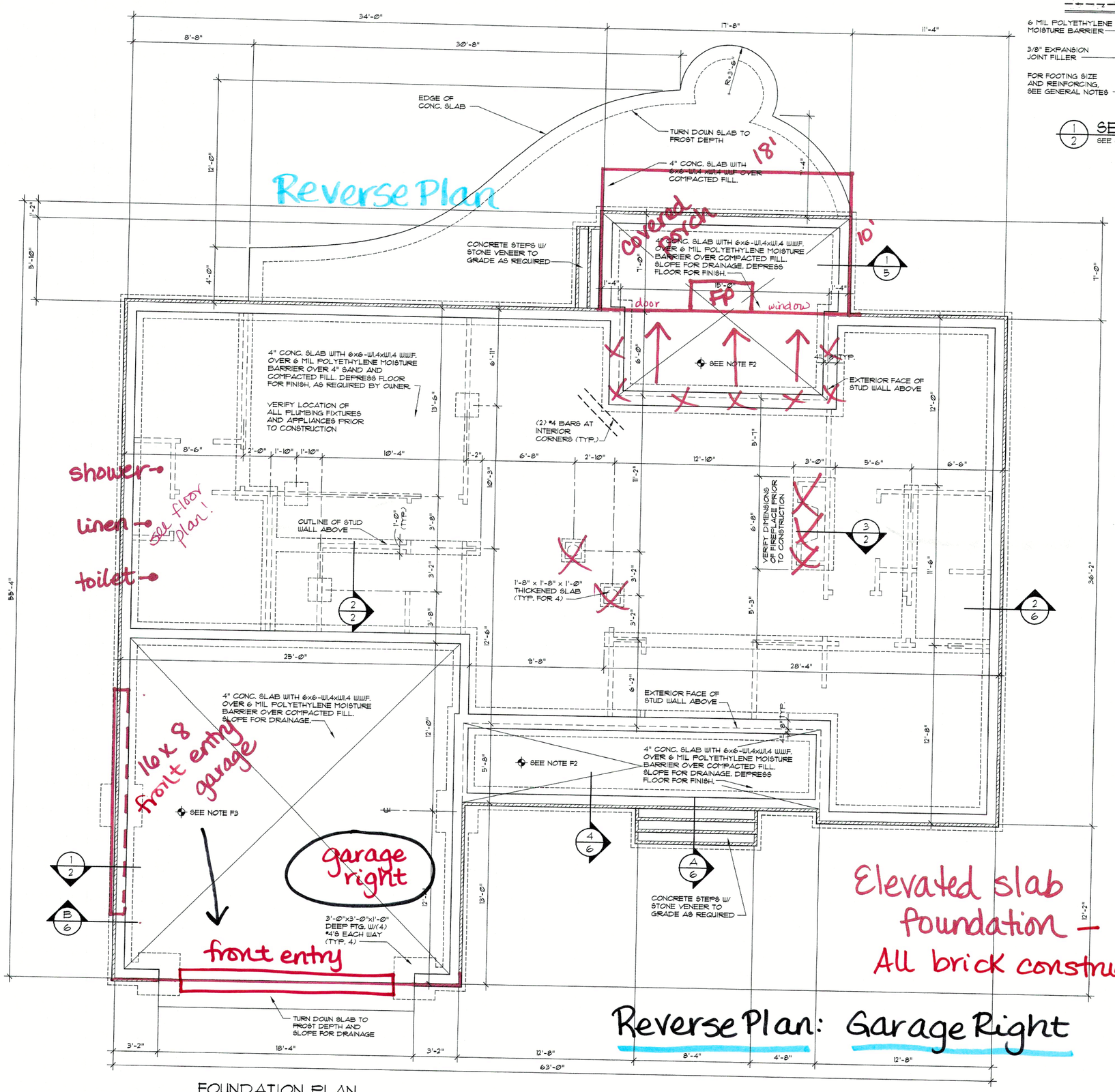
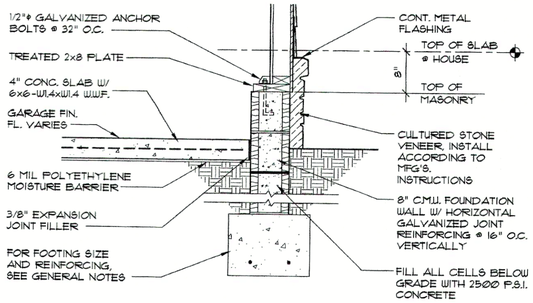
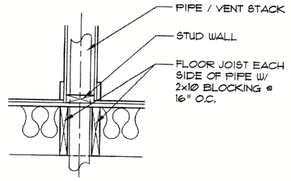



FOUNDATION PLAN 1/4" = 1'-0"




1/2 SECTION 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION




TYPICAL PIPE THRU FLOOR
3/4" = 1'-0"

## GENERAL NOTES

### A. GENERAL:

1. AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE," OR THE "INTERNATIONAL RESIDENTIAL CODE." HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES
7. HEARTH DIMENSIONS DETERMINED BY CODE
8. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

### B. FRAMING:

1. STUD AND JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).

### C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS

### D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
   A. 16" x 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
   B. 24" x 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
2. AT ELEVATED SLABS, PROVIDE #4 REINF. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL AT 48" O.C. AND LIMIT UNBALANCED FILL TO 32" IN HEIGHT.

### E. CHIMNEY CONSTRUCTION:

1. USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
2. SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
3. USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
4. PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
5. CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

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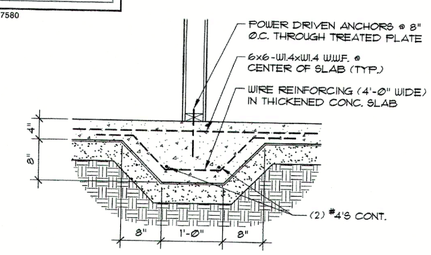
## SLAB FOUNDATION NOTES

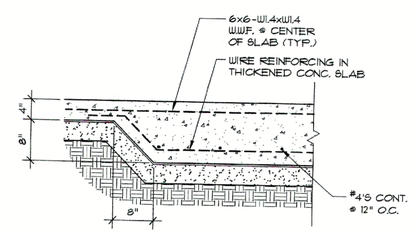
F1. PROVIDE CONTROL JOINTS IN SLAB TO DIVIDE INTO AREAS OF 200 SQ. FT. OR LESS

F2. SET PORCH TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY MASONRY COURSING.

F3. SET GARAGE TOP OF SLAB BELOW HOUSE TOP OF SLAB. ACTUAL HEIGHT TO BE DETERMINED BY GRADE.




2/2 DETAIL AT THICKENED SLAB 3/4" = 1'-0"
(DETAIL TO BE USED @ INTERIOR LOAD BEARING WALL LOCATIONS)




3/2 DETAIL AT THICKENED SLAB 3/4" = 1'-0"
(DETAIL TO BE USED @ INTERIOR LOAD BEARING LOCATIONS)

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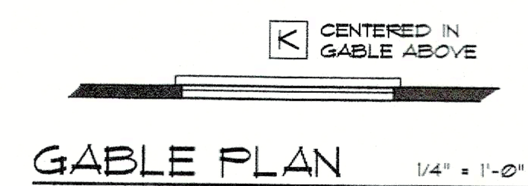
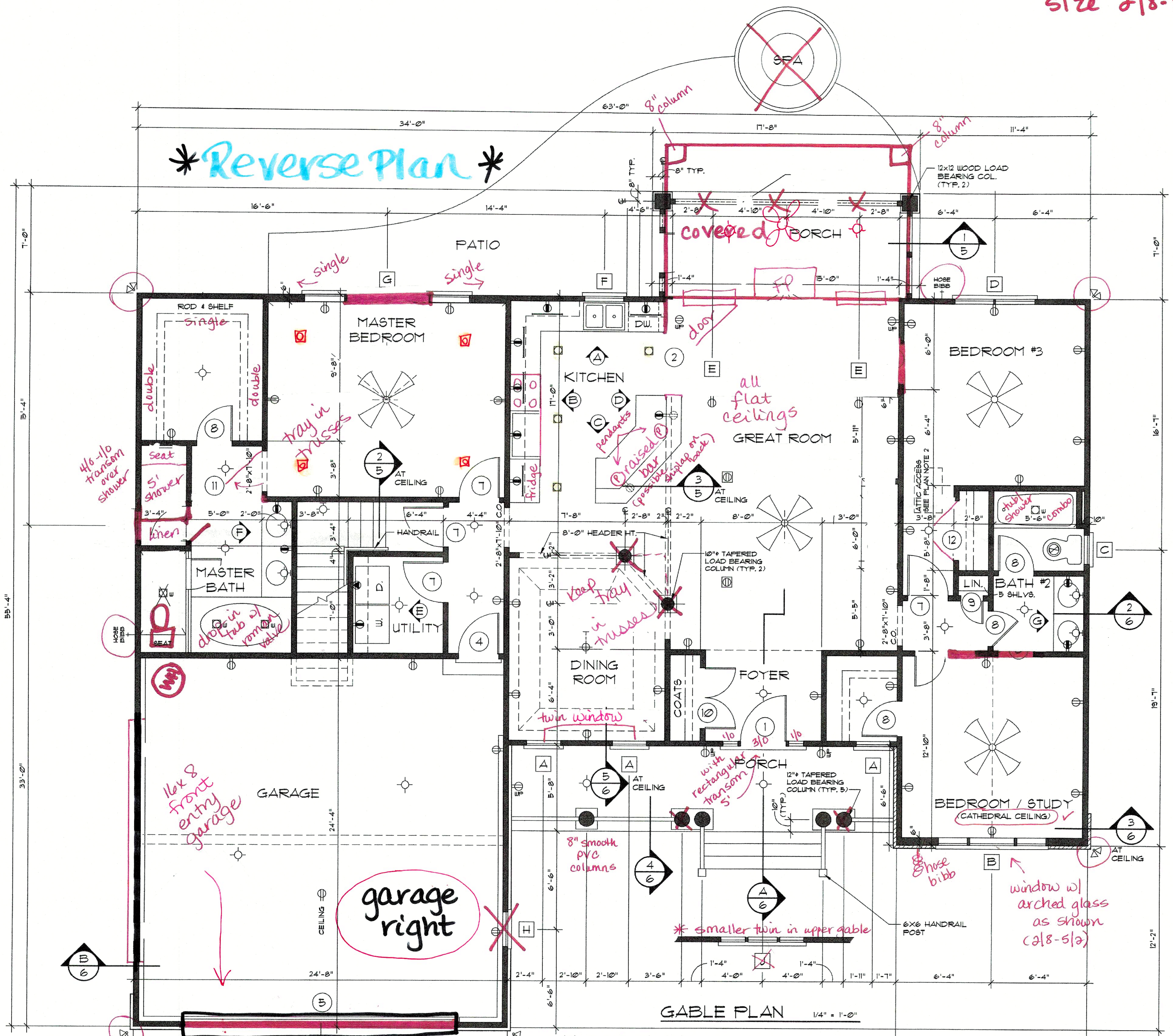



standard window size 2/8-5/2




## FLOOR PLAN 1/4" = 1'-0"

| | |
|---|---|
| TOTAL LIVING | 1668 sq. ft. |
| GARAGE | 598 sq. ft. |
| BONUS ROOM | 415 sq. ft. |

Total heated = 2173 sf

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## DOOR SCHEDULE

SYMBOL ○

| MARK | SIZE | QUAN. | DESCRIPTION |
|---|---|---|---|
| 1 | 3'-0" x 6'-8" | 1 | EXT., THREE-QUARTER GLASS W/ 12" SIDELITE & ELLIPTICAL TRANSOM * |
| 2 | 2'-8" x 6'-8" | 2 | EXT., FULL GLASS W/ 12" TRANSOM * |
| 3 | (2) 3'-0" x 6'-8" | 1 | EXT., FULL GLASS W/ 12" TRANSOM * |
| 4 | 2'-8" x 6'-8" | 1 | EXT., 1 HOUR FIRE-RATED |
| 5 | 18'-0" x 8'-0" | 1 | GARAGE |
| 6 | 2'-8" x 6'-8" | 1 | SCREEN DOOR |
| 7 | 2'-8" x 6'-8" | 4 | INT. |
| 8 | 2'-4" x 6'-8" | 6 | INT. |
| 9 | 1'-6" x 6'-8" | 1 | INT. |
| 10 | (2) 2'-0" x 6'-8" | 2 | INT., |
| 11 | 2'-4" x 6'-8" | 1 | INT., POCKET DOOR |
| 12 | (2) 2'-0" x 6'-8" | 1 | INT., BIFOLD |

* SEE ELEVATION FOR TRANSOM.

## WINDOW SCHEDULE

SYMBOL □

| MARK | SIZE | QUAN. | DESCRIPTION |
|---|---|---|---|
| A | 2'-4" x 6'-2" | 3 | D.H. |
| B | 2'-0" x 6'-2"<br>3'-0" x 6'-2"<br>2'-0" x 6'-2" | 1 | D.H., HALF CIRCLE TRANSOM * |
| C | 2'-0" x 4'-6" | 2 | D.H. |
| D | (2) 2'-8" x 5'-2" | 1 | D.H. |
| E | 2'-8" x 5'-10" | 2 | D.H. |
| F | 2'-8" x 4'-2" | 1 | D.H. |
| G | (4) 2'-8" x 5'-2" | 1 | D.H., HALF CIRCLE TRANSOM * |
| H | 2'-4" x 4'-6" | 1 | D.H. |
| J | 1'-8" x 3'-2"<br>2'-0" x 3'-2"<br>1'-8" x 3'-2" | 2 | D.H., HALF CIRCLE TRANSOM * |
| K | 5'-8" DIA. | 2 | HALF CIRCLE |

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.

VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.

WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.

* SEE ELEVATION FOR TRANSOM.

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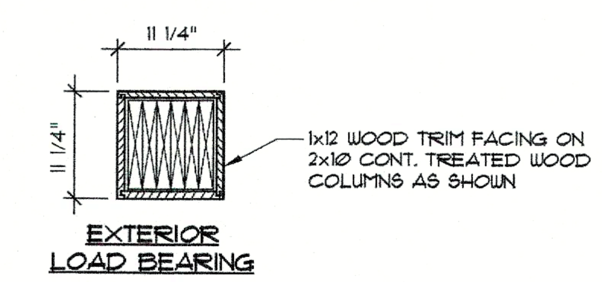
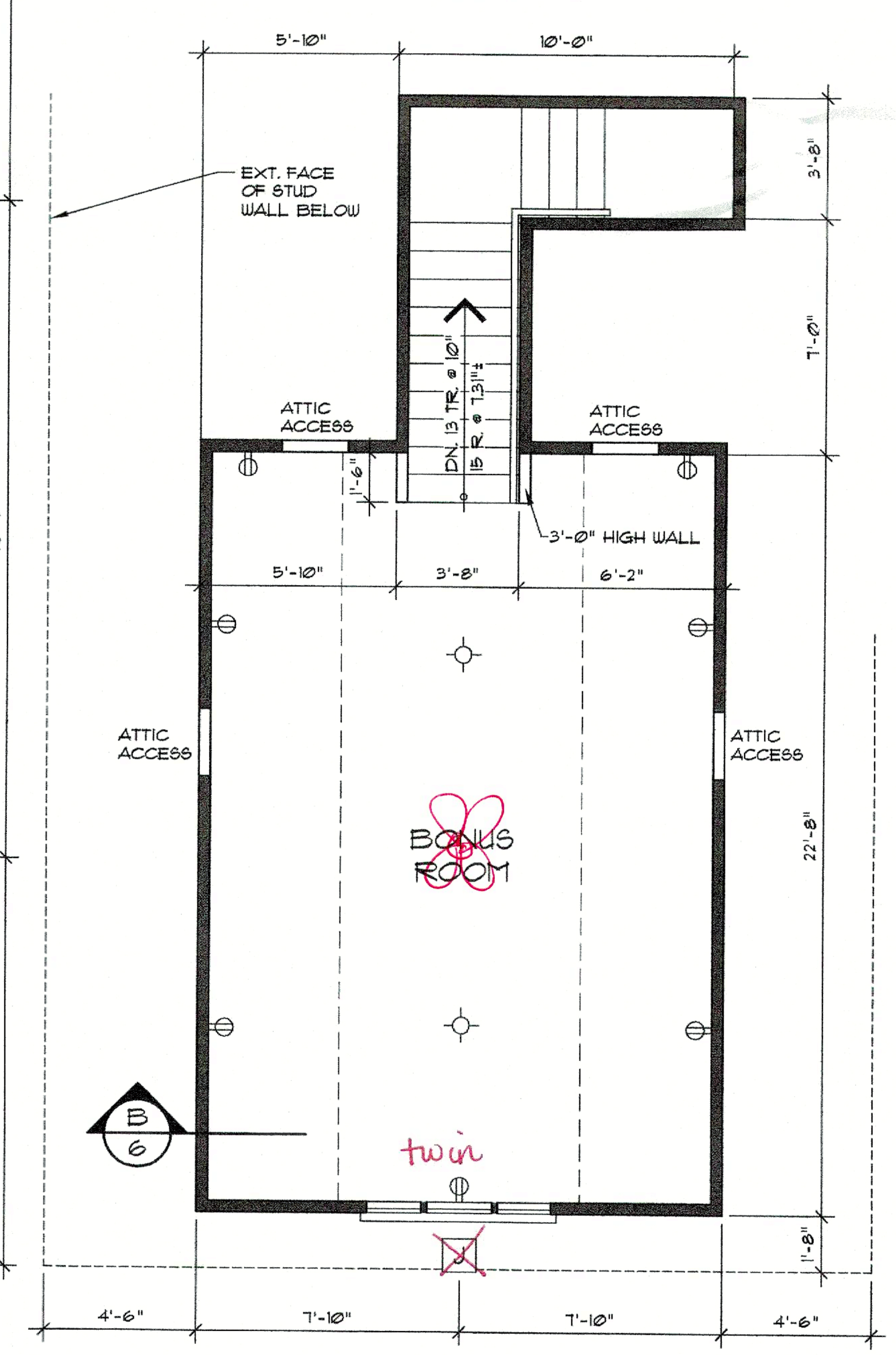



1/3 SECTION 3/4" = 1'-0"




## BONUS ROOM FLOOR PLAN 1/4" = 1'-0"

## ELECTRICAL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | DUPLEX OUTLET (GROUNDED TYPE) |
| WP | WEATHER PROOF DUPLEX OUTLET |
| | ABOVE COUNTER LOCATION |
| | FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION |
| | 220 VOLT OUTLET OR CONNECTION |
| | CEILING MOUNTED LIGHT FIXTURE |
| | WALL BRACKET MOUNTED LIGHT FIXTURE |
| | SUSPENDED CEILING MOUNTED LIGHT FIXTURE |
| | RECESSED DIRECTIONAL CEILING LIGHT FIXTURE |
| | RECESSED CEILING LIGHT FIXTURE |
| W | RECESSED LIGHT FOR WET AREA |
| | UNDER CABINET FLUORESCENT LIGHT |
| | EXTERIOR CAST ALUMINUM FLOOD LIGHTS |
| | CEILING MOUNTED PADDLE FAN w/ LIGHT |
| | CEILING MOUNTED FAN - EXHAUST |
| | CEILING MOUNTED FAN AND HEATER |
| | CEILING MOUNTED FAN AND LIGHT |

## PLAN NOTES:

1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.

   REVIEW SUB-CONTRACTORS LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.

   H.V.A.C. EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
5. TYPICAL WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

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CARROLLTON
DESIGN NO. 1229-B
SHEET 3 OF 8
DR AS
FLOOR PLAN

Reverse Plan: Garage Right

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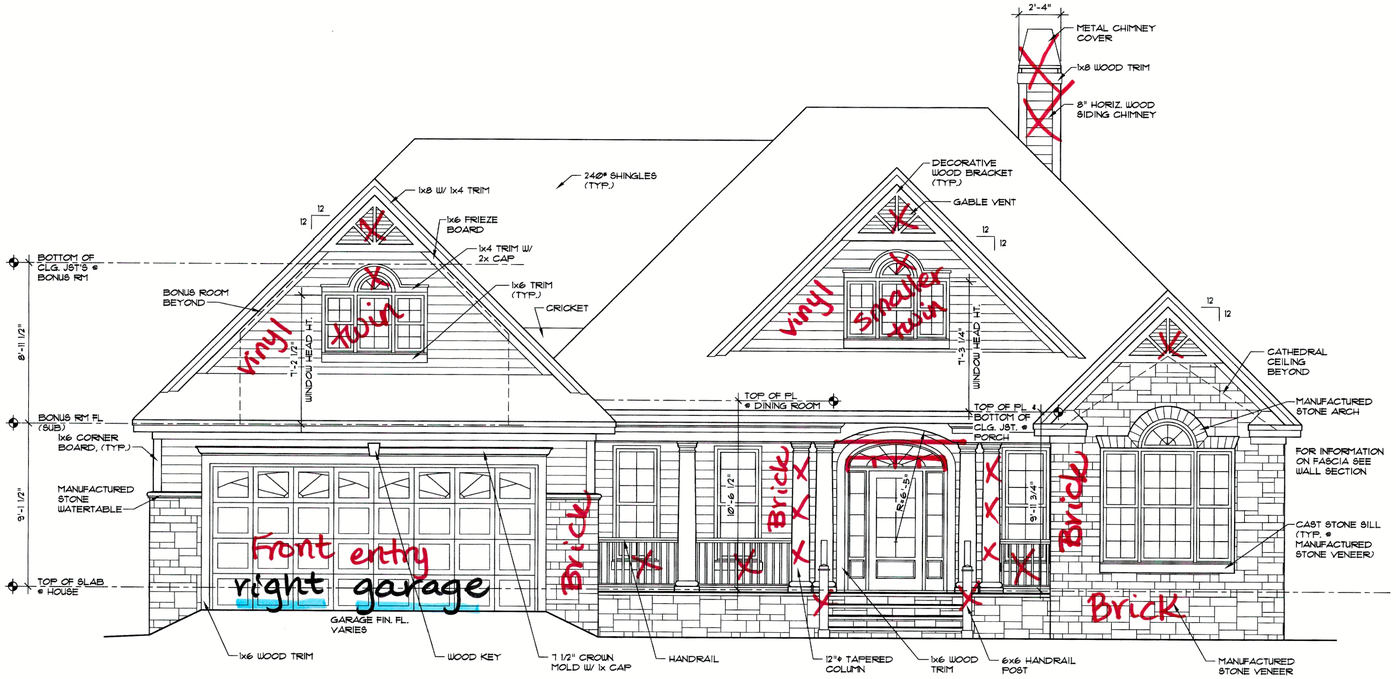
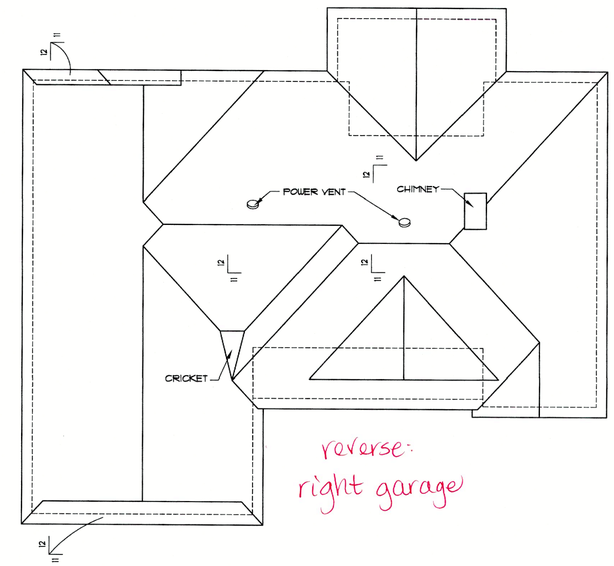



FRONT ELEVATION 1/4" = 1'-0"




ROOF PLAN 1/8" = 1'-0"

ALL ROOF PITCHES ARE 12:12, UNLESS NOTED OTHERWISE.

All Brick construction!

Reverse Plan:
Right Garage

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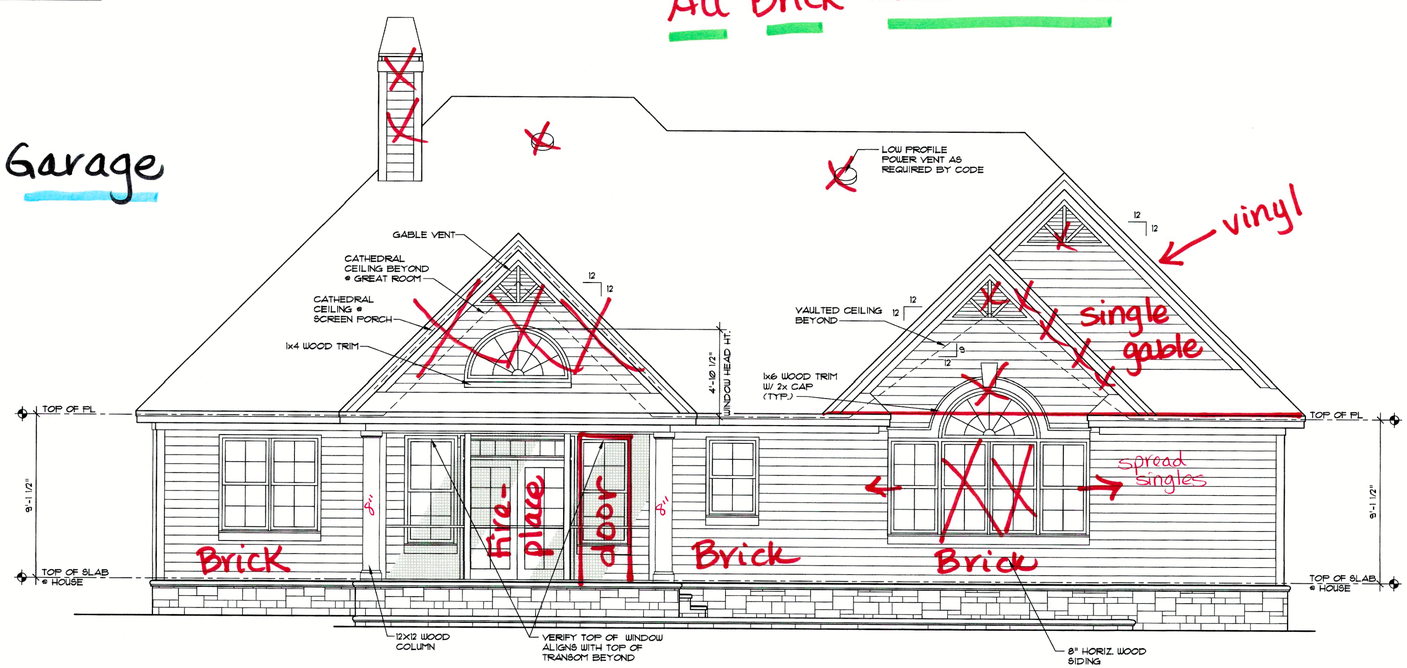


REAR ELEVATION 1/4" = 1'-0"

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SHEET 4 OF 8 DR AS
ELEVATIONS

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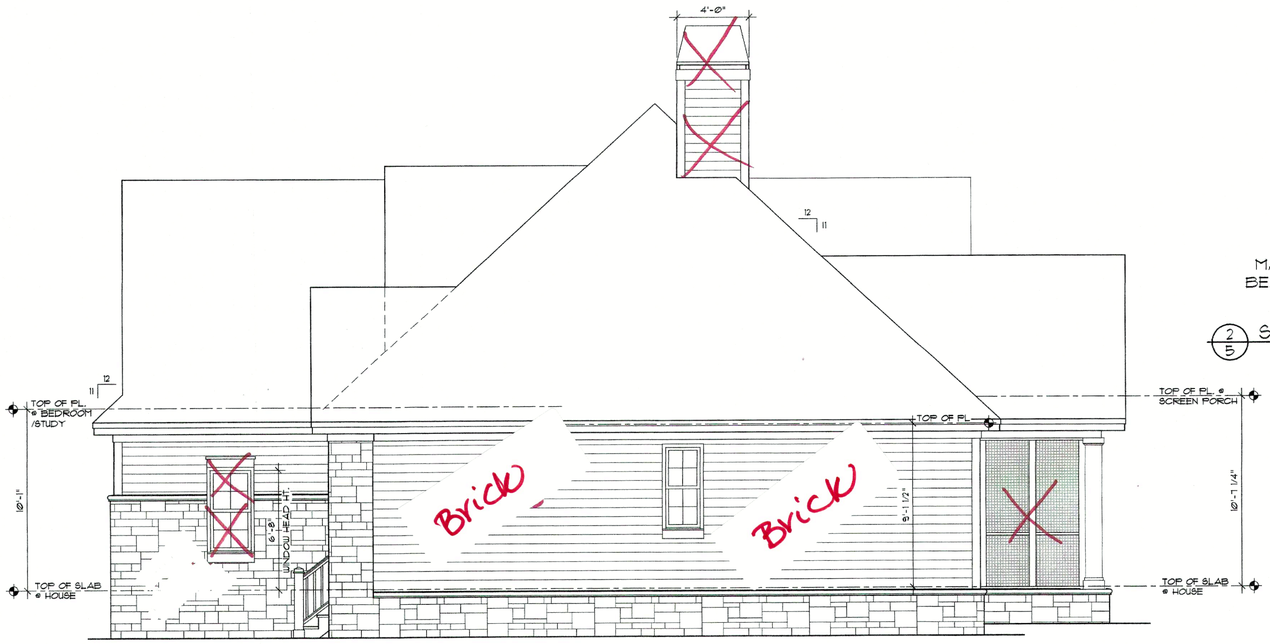
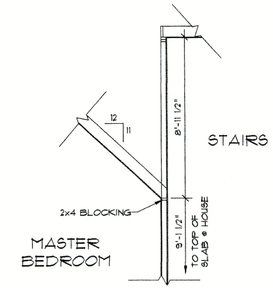
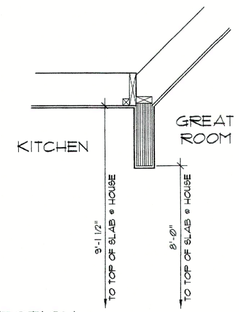



RIGHT SIDE ELEVATION 1/4" = 1'-0"

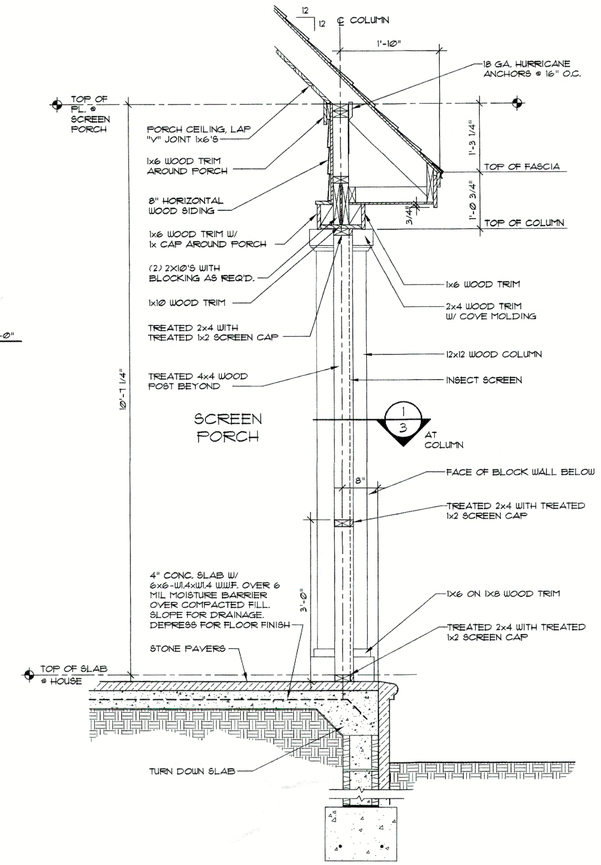
Reverse Plan




2/5 SECTION 1/4" = 1'-0"




3/5 SECTION 3/4" = 1'-0"




1/5 SECTION 3/4" = 1'-0"
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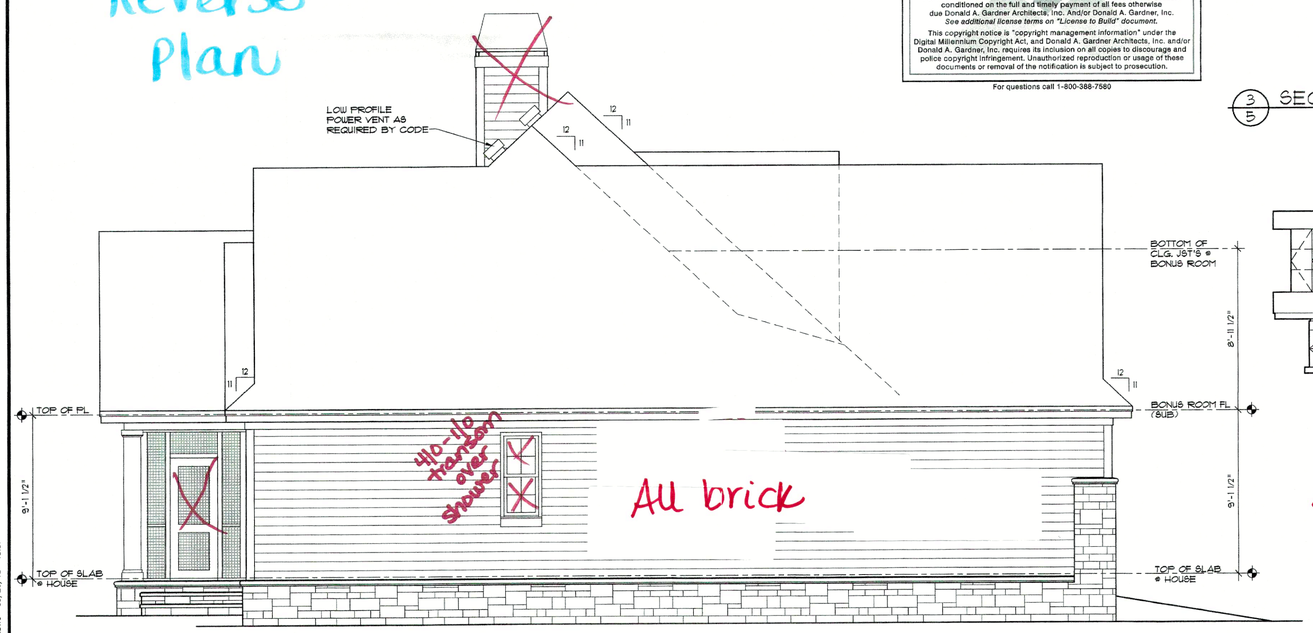
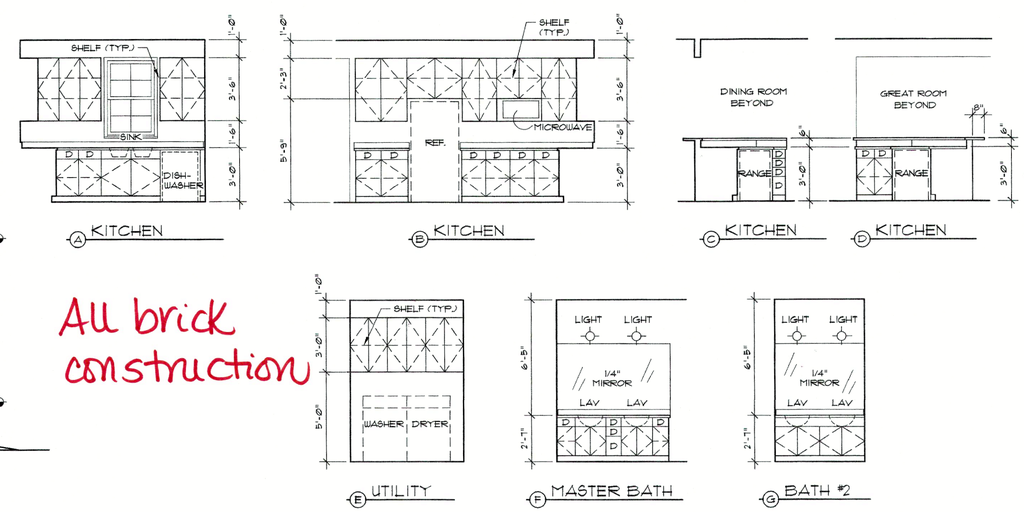



LEFT SIDE ELEVATION 1/4" = 1'-0"

Reverse Plan: Garage Right




All brick construction

INTERIOR ELEVATIONS 1/4" = 1'-0"

DO NOT SCALE DRAWINGS.

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