

DRAWINGS: PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN THESE CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL FEES OTHERWISE DUE. S. W. MORGAN FINE HOME DESIGN LLC AND, IN THE ABSENCE OF ANY WRITTEN AGREEMENT TO THE CONTRARY, IS LIMITED TO ONE (1) USE ON THE SITE INDICATED ON THESE PLANS OR THE BUILDING DESIGNS DEPICTED IN THESE PLANS OR THE BUILDING DESIGNS DEPICTED IN THESE PLANS. ANY OTHER REPRODUCTION, REUSE, OR MODIFICATION OF THESE PLANS, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE DESIGNER, IS PROHIBITED.



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GENERAL COMMENT

The notes, recommendations, and considerations included herein are offered in good faith for the Contractor's reference. These notes are not all-inclusive and do not, by any means, include all the information necessary to cover all aspects of the construction project. These notes are superseded by the Contractor's experience, best judgement, and local applicable building codes as well as the current edition of the IRC. The drawings, illustrations, and diagrams included in this package are design of the building and improvements and are to be used in coordination of work. The Contractor is responsible for the integrity of all assemblies and all work is to conform to accepted residential construction standards.

CONCRETE

All material and workmanship shall conform to ACI 318. All detailing, fabrication, accessories, and placement of reinforcing shall conform to the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures. Concrete shall be normal weight gray concrete and develop a minimum compressive strength of 3000 PSI at 28 days. Basement and Foundation walls are to be constructed with poured in place steel reinforced concrete. All slabs on grade shall bear on 4" compacted granular fill. Anchor bolts to conform to ASTM A 307. Lap all reinforcing bars a length of 30 bar diameters, minimum. Provide on corner bar, lapped 30 bar diameters each way, for each place of continuous reinforcing. All construction joints are to be rough-surface and cleaned before the next pour. Non horizontal construction joints permitted in foundation walls. Provide expansion joints where required by local codes and for requirements. Control joints in concrete slabs shall be located so that the maximum area within joints is 600SF or less, and the ratio of side dimensions is no more than 2:1.

STEEL

All material and workmanship shall conform to AISC Specifications for the design, fabrication, & erection of structural steel. All structural steel for beams and plates shall comply with ASTM A 572 Grade 50. All structural steel columns shall comply with ASTM A 615 Grade 60. All welds shall be made with E70XX electrodes. All butt welds shall be full penetration. Minimum size of fillet welds shall conform to AISC Specifications.

WOOD FRAMING

All wood framing materials shall comply with the National Design Specifications for Wood Construction published by the National Forest Products Association. Unless noted otherwise, all framing lumber to be Douglas Fir or equal. Lumber for 2x4 or 2x6 stud partitions shall be Stud grade Spruce-Pine-Fir or equal. All exterior stud walls are to be constructed of 2x6 studs at 16" O.C. All stud walls taller than 5'-0" are to be blocked solid twice at the third heights. All headers and beams are to be supported by build-up framing lumber or columns. Support is to be continuous to the foundation. All knee-wall construction to be diagonally braced at 4'-0" O.C. maximum. Any structural and/or framing members not indicated on the plan are to be sized by the Contractor. Consult with a licensed structural engineer where necessary. Lumber to be in contact with concrete or masonry shall be pressure-treated lumber or foundation grade redwood (IRC R317). All exterior walls are dimensioned to face of studs or to face of masonry. All interior walls are dimensioned to face of studs. All trusses to be engineered and constructed by a TPI member truss manufacturer. Install temporary and permanent bridging per truss manufacturer's recommendations. One row of 1x4 wood cross-bracing or solid blocking on all spans over 16'-0". Collar ties are to be spaced at 4' O.C. All putlogs and kickers are to be 2"x6" unless noted otherwise. Any hip or valley rafters of 28'-0" span are to be Laminated Veneer Lumber (LVL).

Window Requirements:

Minimum window area shall equal not less than 8% of the floor area of the room installed in. (IRC R303)

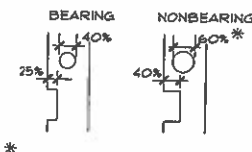
Natural Ventilation equalling 4% of the floor area shall be through windows, doors, louvers, or other approved openings unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole house mechanical ventilation system is installed (IRC R303)

Egress windows in basements and sleeping rooms shall have a finished sill height of no more than 44" above the finished floor, a minimum net clear operable area of 5.7 sq ft, a minimum net clear operable width of 20" and minimum net clear operable height of 24".

Bathrooms must have an operable window area not less than 1.5 sq ft unless a mechanical ventilation system capable of 50 CFM intermittent or 20 CFM continuous is provided. Ventilation air must be exhausted directly outside.

MISCELLANEOUS

The General Contractor shall obtain all necessary surveys needed to locate existing site utility services and shall coordinate with all utility companies regarding the disconnection of existing services and the reconnection of new systems. The Contractor shall obtain all necessary building permits prior to commencement of work. Noted dimensions take precedence over scaled dimensions. Foundation walls should not be backfilled until house is completely framed and roof of structure is in place or until at least 10 days of curing time for concrete has elapsed. Backfill shall be free of deleterious material and shall have a minimum of 90% Standard Proctor Density. Bottom of footings to be below frost depth. Provide termite protection as required by HUD minimum property standards. Prefabricated fireplaces and flues are to be U.L. approved and installed per manufacturer's recommendations. All materials, supplies and equipment are to be installed per manufacturer's specifications and as per local codes and requirements. 1/2" water-resistant drywall around shower and tubs. 1/2" drywall on interior walls and ceilings unless noted otherwise. 5/8" Type-X gypsum wallboard on garage walls and ceilings. The Contractor is responsible that all Mechanical and Electrical systems are designed and installed per applicable codes. All subcontractors shall be responsible to coordinate with the General Contractor as well as all other trades as necessary. The General Contractor will coordinate with the owner and the Design Consultant with regard to the location of fixtures and mechanical system components. The Contractor is responsible to verify all dimensions in the field. "V.L.F." - Verify in Field. Dimension may be variable or may be determined by related factors.



NOTCHING AND BORING STUDS:

60% HOLE OK ON BEARING WALL IF THROUGH ONLY 2-DOUBLE SUCCESSIVE STUDS. ALL HOLES MUST BE MINIMUM 5/8 INCH FROM EDGE.

ALL PRODUCTS AND EQUIPMENT PROVIDED BY CONTRACTORS ON THIS PROJECT MUST BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND APPROVED INDUSTRY STANDARDS

ELECTRICAL NOTES (MUST CONFORM TO 2008 NEC)

ELECTRICAL RECEPTACLES SHALL BE NO MORE THAN 12 FT. APART INCLUDING ANY WALL 2 FT. OR WIDER (BATHROOMS AND UTILITY ROOMS EXCEPTED). ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMP HORIZONTALS OF THE KITCHEN SINK, IN BATHROOMS, RECEPTACLES INSTALLED WITHIN 6 FT., MEASURED IN GARAGES, OUTDOORS OR IN LAUNDRY ROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION. RECEPTACLES AT CONSTRUCTION POST, GARAGE AND BATHS TO BE G.F.C.I. BATHROOMS SHALL BE PROVIDED WITH SWITCHES CONTROLLING LIGHT FIXTURES AND MECHANICAL VENTILATION. EXTERIOR LIGHT FIXTURES SHALL BE PROVIDED AT ALL DOORS TO THE EXTERIOR. SWITCHES SHALL BE PROVIDED NEAR DOORS CONTROLLING OUTDOOR LIGHT FIXTURES. A BARE COPPER WIRE (20 FT. OF 12) SHALL BE WRAPPED AROUND THE LOWEST PIECE OF FOOTING REBAR AND SHALL TERMINATE WITH ENOUGH WIRE TO REACH THE ELECTRICAL SERVICE PANEL FOR USE AS A GROUND SOURCE. PRE-WIRE FOR PHONE AND T.V. 200 AMP MAIN PANEL WITH CIRCUIT PANELS. MINIMUM 12 GAUGE WIRE THROUGH-OUT. REINFORCE ALL CEILING MOUNTED LIGHTS, FIXTURES, AND/OR DEVICES. PROVIDE FRONT DOOR CHIME. OUTLETS, SWITCH BOXES AND DEVICES ON EXTERIOR WALLS SHALL BE INSTALLED WITH SEALANT, GASKETING AND FLASHINGS AS REQUIRED. AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED IN ATTICS, UNDER FLOOR SPACE, IN UTILITY ROOMS, IN BASEMENTS USED FOR STORAGE OR WHERE EQUIPMENT EXTERIOR EXITS, REQUIRING SERVICING IS LOCATED, AND AT BASEMENT PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. RECEPTACLES ARE REQUIRED AT THE FRONT AND REAR OF THE HOME, AND THEY MUST BE WITHIN 6'-6" OF GRADE, AND WEATHERPROOF GFCI PROTECTED. EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS OR AUTOMATIC DAMPERS. ELECTRICAL LIGHTING FIXTURES IN CLOTHES CLOSET SHALL BE INSTALLED WITH A MINIMUM OF 18 INCHES CLEARANCE TO COMBUSTIBLE MATERIALS. FIXTURES SHALL BE VERTICALLY CLEAR TO FLOOR OR RECESSED. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

FIRE-WARNING SYSTEMS

PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR. SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, ALL UNITS WILL SOUND. PROVIDE BATTERY BACK-UP FOR ALL UNITS. PROVIDE MINIMUM OF 1 CARBON MONOXIDE DETECTOR FOR EACH FLOOR HAVING A GAS FIRED APPLIANCE

DESIGN LOADS

Floor: 40 PSF Live load
12 PSF Dead load
Roof: 40 PSF Live load
15 PSF Dead load

Assumed Soil Bearing Capacity: 1500 PSF

MEMBER	SECTION	TYPE	DESCRIPTION	SPACING	NOTES
FRONT PORCH FLOOR	1-2	CONCRETE	FRONT PORCH FLOOR	12" O.C.	2" MIN. THICKNESS
FRONT PORCH WALL	1-2	CONCRETE	FRONT PORCH WALL	16" O.C.	8" MIN. THICKNESS
FRONT PORCH CEILING	1-2	WOOD	FRONT PORCH CEILING	16" O.C.	2" MIN. THICKNESS
FRONT PORCH ROOF	1-2	WOOD	FRONT PORCH ROOF	16" O.C.	2" MIN. THICKNESS
FRONT PORCH TRUSS	1-2	WOOD	FRONT PORCH TRUSS	16" O.C.	2" MIN. THICKNESS
FRONT PORCH COLUMN	1-2	WOOD	FRONT PORCH COLUMN	16" O.C.	2" MIN. THICKNESS
FRONT PORCH RAILING	1-2	WOOD	FRONT PORCH RAILING	16" O.C.	2" MIN. THICKNESS
FRONT PORCH BALUSTRADE	1-2	WOOD	FRONT PORCH BALUSTRADE	16" O.C.	2" MIN. THICKNESS
FRONT PORCH STAIR	1-2	WOOD	FRONT PORCH STAIR	16" O.C.	2" MIN. THICKNESS
FRONT PORCH LANDING	1-2	WOOD	FRONT PORCH LANDING	16" O.C.	2" MIN. THICKNESS
FRONT PORCH DECK	1-2	WOOD	FRONT PORCH DECK	16" O.C.	2" MIN. THICKNESS
FRONT PORCH RAMP	1-2	WOOD	FRONT PORCH RAMP	16" O.C.	2" MIN. THICKNESS
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FRONT PORCH DECK	1-2	WOOD	FRONT POR		

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CONCRETE FOOTING:
SEE ENGINEERING INFORMATION FOR FOOTING DIMENSIONS AND REBAR SIZE AND PLACEMENT

TYPICAL 8" BASEMENT WALL:
1/2" DRYWALL
6 mil POLY VAPOR BARRIER
2x4 STUDS @ 16" o.c.
BATT INSULATION SEE RES CHECK
8" CONCRETE FOUNDATION WALL
ASPHALT DAMPPROOFING
SEE ENGINEERING INFORMATION FOR REBAR SIZE AND PLACEMENT

TYPICAL SILL ASSEMBLY:
ANCHOR BOLT
2x4 PRESSURE TREATED SILL PLATE
1/4" SILL GASKET

2009 IRC CODE REQUIRES:
1/2" x 10" ANCHOR BOLT @ 32" o.c. EMBEDDED 1" MIN. W/
3" x 3" x .225 SLOTTED SQUARE WASHER

TYPICAL BASEMENT FLOOR:
4" CONCRETE SLAB ON COMPACTED GRANULAR FILL OR UNDISTURBED NATIVE SOIL

IF REQUIRED, A SOILS REPORT WILL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE FOOTING INSPECTION

SHOWER PANS TO BE INSTALLED, SLOPED, AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE.

FIRE BLOCKING REQUIRED AT ALL EXTERIOR WALLS EVERY 10 FEET, EXTERIOR WALLS AT FLOOR JOISTS, & DROP CEILINGS

JETTED TUB REQUIREMENTS:
MOTOR ACCESS PANEL
SEPARATED GFCI
INDIVIDUAL BRANCH CIRCUIT
BOND FAUCETS
GREEN COLOR GROUND WIRES

WATER SUPPLY PIPING MUST BE PROTECTED FROM ABRASIVE WEAR AT THE LOCATION IT PENETRATES THROUGH FOUNDATION WALL

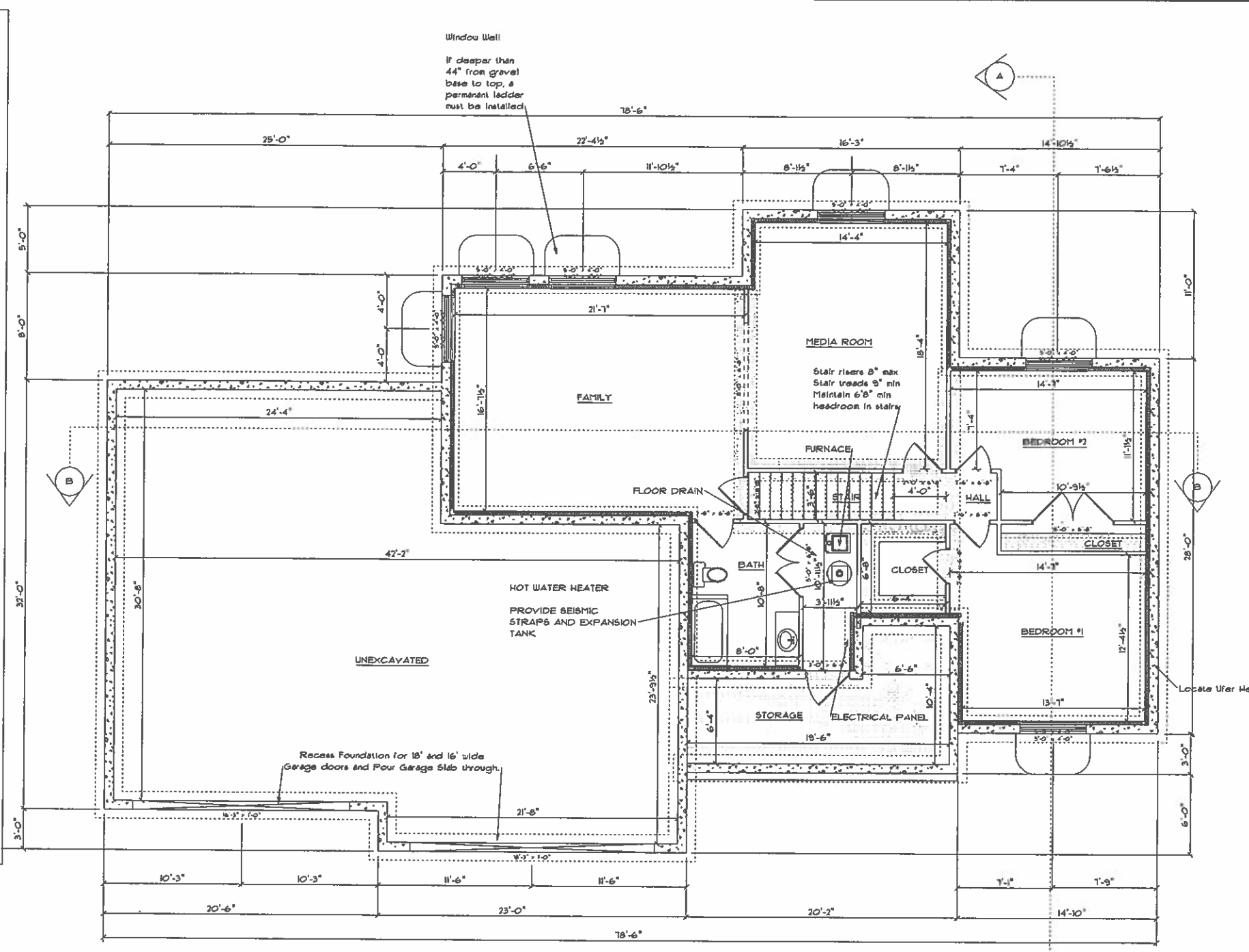
ALL CONSTRUCTION PRACTICES MUST CONFORM WITH THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

WINDOW WELLS MUST PROVIDE MIN NET CLEAR OPENING OF 9 5/8" WITH MIN DIM OF 36". PERMANENT LADDER REQ. IF MORE THAN 44" DEEP

TOILETS TO HAVE 21" CLEARANCE IN FRONT AND 30" FINISHED WIDTH MINIMUM (IRC R2105)

TILED WALLS SURROUNDING TUBS OR SHOWERS REQUIRE A PORTLAND CEMENT APPLICATION, FIBERED CEMENT BOARD, ETC. TILE NOT ALLOWED OVER GREEN BOARD.

SHOWER DOORS MUST HAVE 22" WIDE NET CLEAR OPENING



General End Info

8" Tall x 8" Concrete Wall
See Engineers notes for footing size & spacing of rebar

Uter is required for electrical grounding.

Interior footings must be formed and poured with exterior. No "shovel footings" allowed.

Contractor to verify all dimensions and dimension prior to pouring concrete.

Reinforce all walls with rebar as per wall schedule. All reinforcing steel shall be grade 60 and be properly tied in place prior to placing concrete.

Minimum concrete compressive strength for this design is 3,000 psi

All exterior footings shall bear below frost depth of 30" minimum. Field Verify

Concrete shall have maximum slump of 4".

Air entrainment shall be +/- 1%

Min weight cement per cu. yd concrete shall be 411 lbs

nominal max. aggregate size shall be 3/4"

Max. water/cement ratio to be 0.50.

Contractor to step footings & find as needed to match terrain

Footings must bear on undisturbed native materials or on properly placed and compacted engineered fill. Contractor shall have soils engineer/compaction tester field verify as needed.

Contractor must review all engineering before starting any construction.

Window Requirements:
Minimum window area shall equal not less than 8% of the floor area of the room installed in. (IRC R303)

Natural Ventilation equaling 4% of the floor area shall be through windows, doors, louvers, or other approved openings unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole house mechanical ventilation system is installed (IRC R303)

Egress windows in basements and sleeping rooms shall have a finished sill height of no more than 44" above the finished floor, a minimum net clear operable area of 5.7 sq ft, a minimum net clear operable width of 20" and minimum net clear operable height of 24".

Bathrooms must have an operable window area not less than 1.5 sq ft unless a mechanical ventilation system capable of 50 CFM intermittent or 20 CFM continuous is provided. Ventilation air must be exhausted directly outside.

Foundation/Basement
Footing & Foundation Plan
Scale 1/4" = 1'
Approx. 5/F

1,418 sf
Basement
169 s/f
Cold
Storage

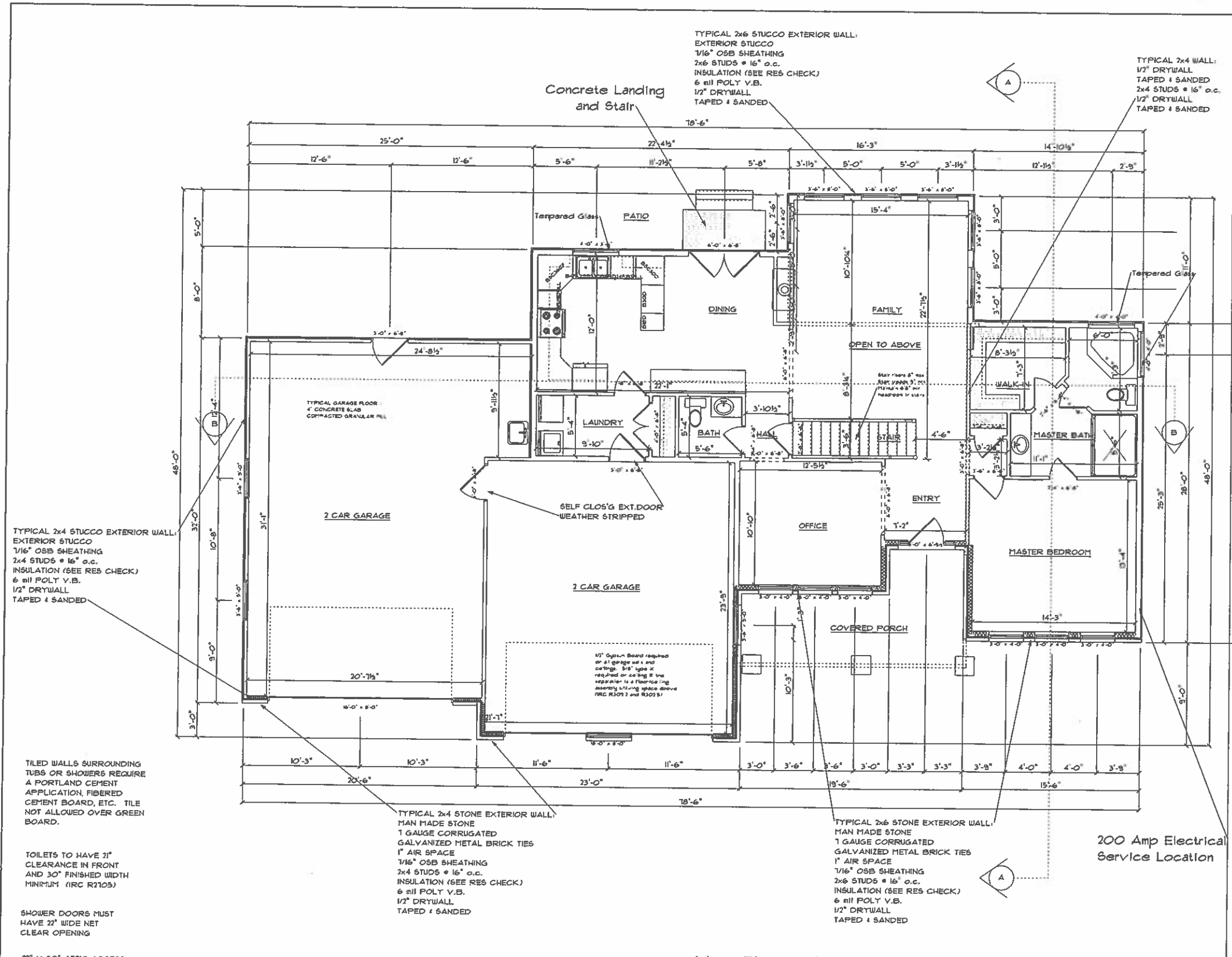
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JANUARY 2013
SCALE: 1/4" = 1'-0"
SHEET NO:
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General Framing Notes

Main Floor Walls to be 5" (104 5/8") 2 X 6 Studs framed @ 16" O.C.

See engineering information for shear panel size, location, and nailing schedule. Staples may be substituted at the engineers and the building inspectors discretion.

A minimum landing of 36" X 36" is required at all exterior doors. Landing must be minimum of 36" in the direction of travel and the full width of the door serviced. A maximum step-down from floor to landing should not exceed 8"

Bedroom window sill height may not exceed 44" above finished floor. A minimum of 5.7 s/f of operable window area is required in bedrooms.

All wood in contact w/concrete shall be redwood or pressure treated lumber.

All Headers and beams shall bear on columns or trimmers as required by IRC that extend down continuously through the structure to the concrete foundation below. All columns shall be braced at all floor & ceiling levels as needed.

All work shall be in strict accordance with the latest edition of the IRC and local building codes.

SHOWER PANS TO BE INSTALLED, SLOPED, AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE.

JETTED TUB REQUIREMENTS:

MOTOR ACCESS PANEL SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT BOND FAUCETS GREEN COLOR GROUND WIRES

ALL CONSTRUCTION PRACTICES MUST CONFORM WITH THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

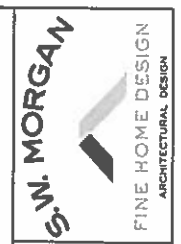
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Main Floor Plan
 Scale 1/4" = 1'
 Approx. SF 1,445 sf Main

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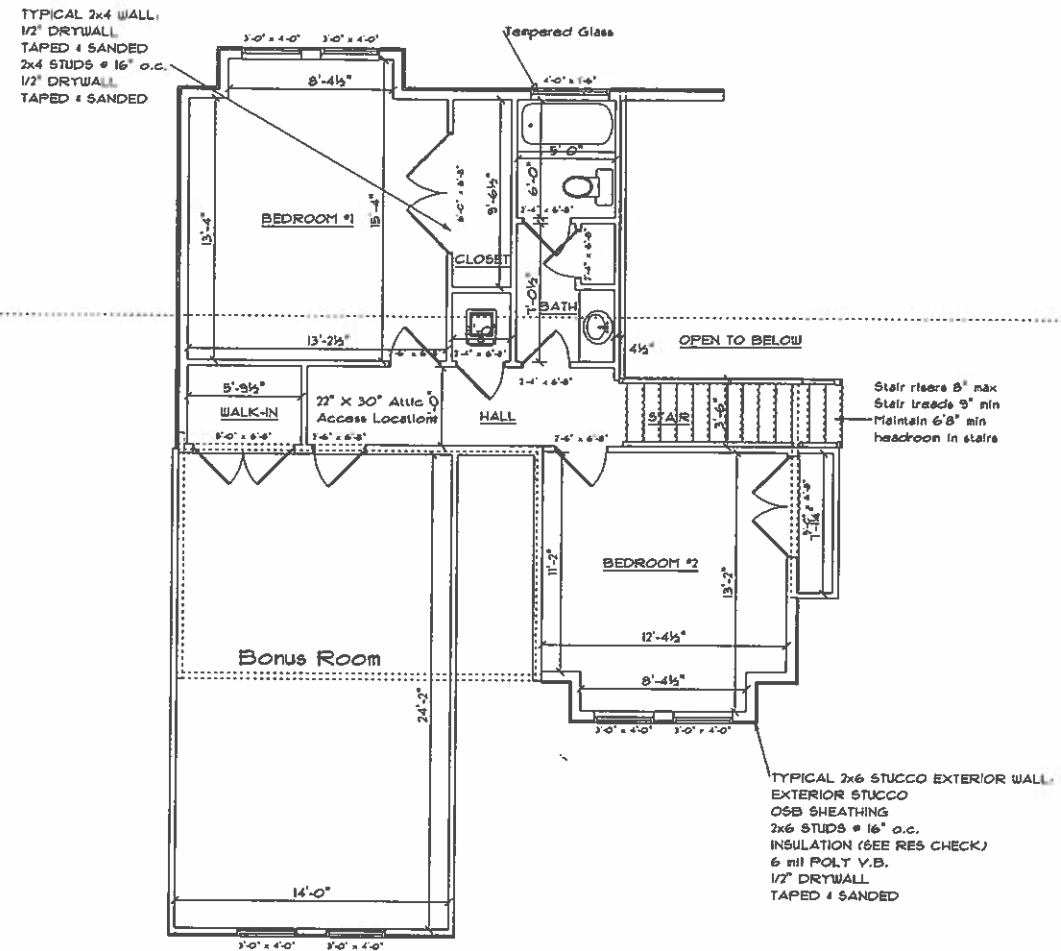
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TOILETS TO HAVE 21" CLEARANCE IN FRONT AND 30" FINISHED WIDTH MINIMUM (IRC R2105)

SHOWER DOORS MUST HAVE 22" WIDE NET CLEAR OPENING

22" X 30" ATTIC ACCESS REQ. (IRC R801)

SEE M305.1 FOR ACCESS TO FURNACES AND OTHER MECHANICAL EQUIPMENT IN ATTICS



Upper Floor Plan 639 s/f
Scale 1/4" = 1' upper
Approx. SF 361 s/f
bonus

General Framing Notes

Main Floor walls to be 9" (104 5/8") 2 X 6 Studs framed @ 16" O.C.

See engineering information for shear panel size, location, and nailing schedule. Staples may be substituted at the engineers and the building inspectors discretion.

A minimum landing of 36" X 36" is required at all exterior doors. Landing must be minimum of 36" in the direction of travel and the full width of the door serviced. A maximum step-down from floor to landing should not exceed 8"

Bedroom window sill height may not exceed 44" above finished floor. A minimum of 5.7 s/f of operable window area is required in bedrooms.

All wood in contact w/concrete shall be redwood or pressure treated lumber.

All Headers and beams shall bear on columns or trimmers as required by IRC that extend down continuously through the structure to the concrete foundation below. All columns shall be braced at all floor & ceiling levels as needed.

All work shall be in strict accordance with the latest edition of the IRC and local building codes.

SHOWER PANS TO BE INSTALLED, SLOPED, AND TESTED BEFORE COVERING WITH EITHER A SOLID SURFACE OR TILE.

JETTED TUB REQUIREMENTS:

MOTOR ACCESS PANEL SEPARATED GFCI INDIVIDUAL BRANCH CIRCUIT BOND FAUCETS GREEN COLOR GROUND WIRES

ALL CONSTRUCTION PRACTICES MUST CONFORM WITH THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

PROVIDE ATTIC ACCESS TO ANY ATTIC AREA THAT EXCEEDS 30 SQUARE FEET AND IS 30" TALL OR GREATER

Window Requirements:

Minimum window area shall equal not less than 8% of the floor area of the room installed in. (IRC R303)

Natural Ventilation equalling 4% of the floor area shall be through windows, doors, louvers, or other approved openings unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole house mechanical ventilation system is installed (IRC R303)

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Bathrooms must have an operable window area not less than 1.5 s/f unless a mechanical ventilation system capable of 50 CFM intermittent or 20 CFM continuous is provided. Ventilation air must be exhausted directly outside.



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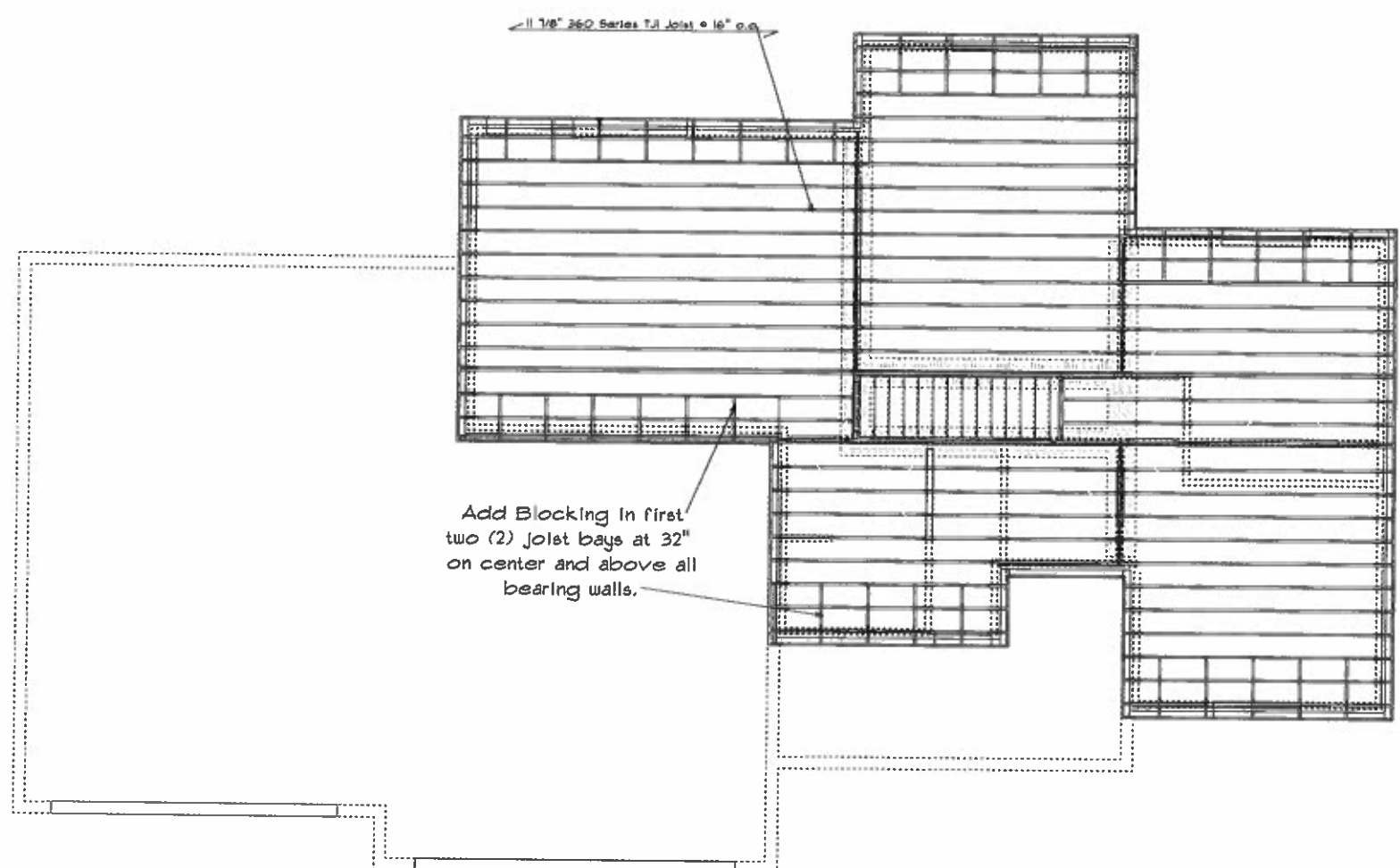
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SCALE: 1/4" = 1'-0"

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Add Blocking In first two (2) joist bays at 32" on center and above all bearing walls.

Framing Notes

All framing works shall be in strict accordance with the most current edition of the IRC and local building codes and ordinances.

Provide continuous load path from roof to foundation such as:

- Foundation to floor ties.
- Well to roof ties. Locate at position where truss is directly over wall stud, which is in line with floor to floor tie.

See engineering information for sheathing size and nailing schedule. Sheathing must be glued down with an exterior grade construction adhesive prior to nailing.

All solid lumber to be premium grade douglas fir.

Engineered lumber to be installed as per manufacturers instructions.

Provide solid blocking above all bearing walls in floor system.

Contractor to verify all dimensions and details on plans prior to starting construction.

Premanufactured trusses may be used for the roof and/or floor system. Install as per manufacturers recommendations and instructions. Provide engineering to building inspector as requested.

All wood in contact with concrete shall be redwood or pressure treated.

All structural members shall have a minimum of 3 inches of bearing.

All wood connections must carry the capacity of the member. Contractor is responsible for the connections. If other than standard connections are required, see project engineer for additional assistance. Use slipson or equal connections for wood to wood.

Thrust shall be eliminated by use of collar ties or joists (properly installed) at all stick framed areas, unless supported by beams.

All columns shall extend down through the structure to the foundation. All columns shall be braced at all floor levels. Columns shall be as wide as the member they support.



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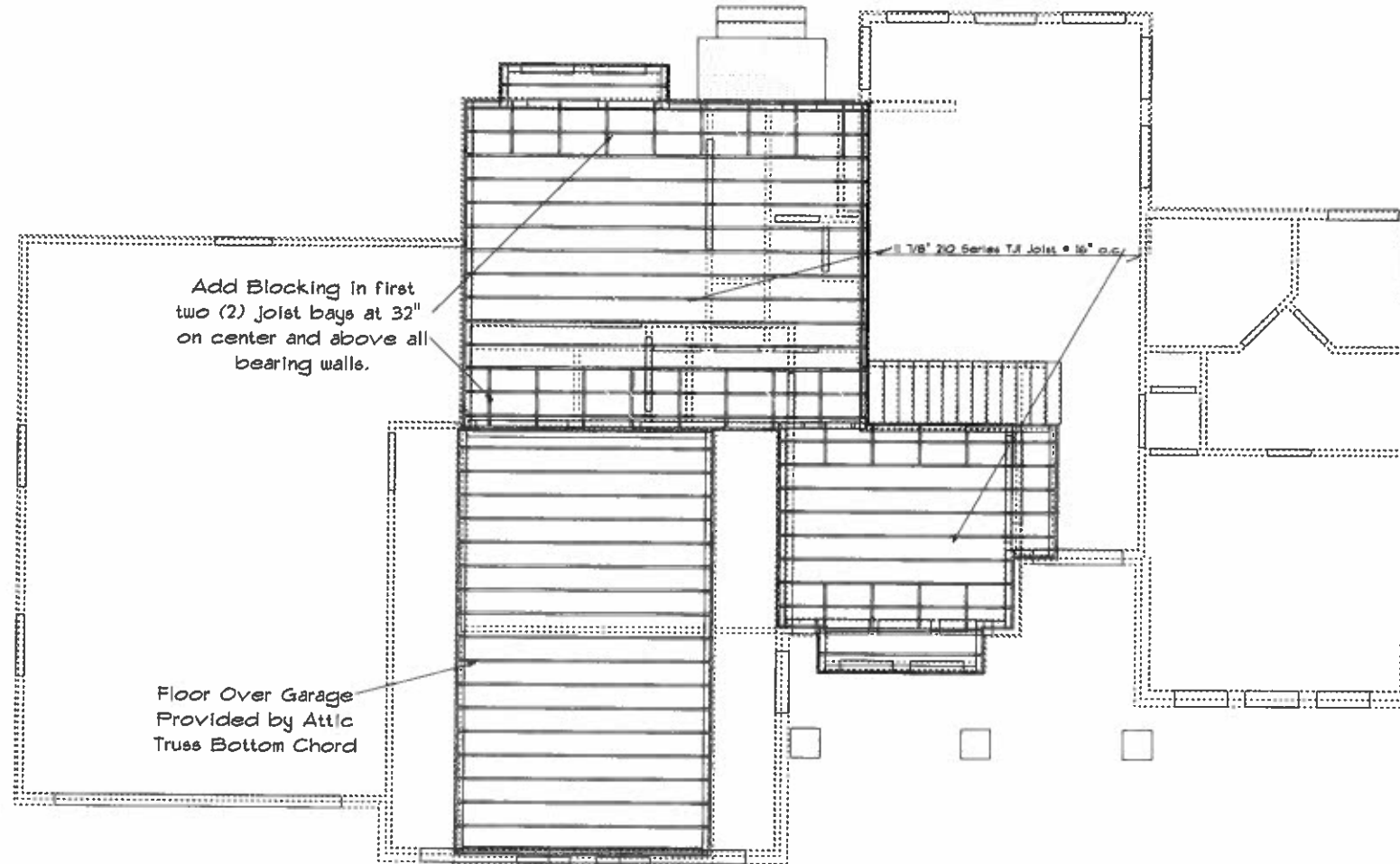
Scale 1/4" = 1'
Main Floor
Floor Framing Plan

1,418 sf
Basement
169 sf
Cold
Storage

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Add Blocking in first two (2) joist bays at 32" on center and above all bearing walls.

Floor Over Garage Provided by Attic Truss Bottom Chord

Framing Notes

All framing works shall be in strict accordance with the most current edition of the IRC and local building codes and ordinances.

Provide continuous load path from roof to foundation such as:

- Foundation to floor ties,
- Wall to roof ties. Locate at position where truss is directly over wall stud, which is in line with floor to floor tie.

See engineering information for sheathing size and nailing schedule. Sheathing must be glued down with an exterior grade construction adhesive prior to nailing.

Engineered lumber to be installed as per manufacturers instructions.

Provide solid blocking above all bearing walls in floor system.

Contractor to verify all dimensions and details on plans prior to starting construction.

Premanufactured trusses may be used for the roof and/or floor system. Install as per manufacturers recommendations and instructions. Provide engineering to building inspector as requested.

All wood in contact with concrete shall be redwood or pressure treated.

All structural members shall have a minimum of 3 inches of bearing.

All wood connections must carry the capacity of the member. Contractor is responsible for the connections. If other than standard connections are required, see project engineer for additional assistance. Use slipon or equal connections for wood to wood.

Thrust shall be eliminated by use of collar ties or joists (properly installed) at all stick framed areas, unless supported by beams.

All columns shall extend down through the structure to the foundation. All columns shall be braced at all floor levels. Columns shall be as wide as the member they support.



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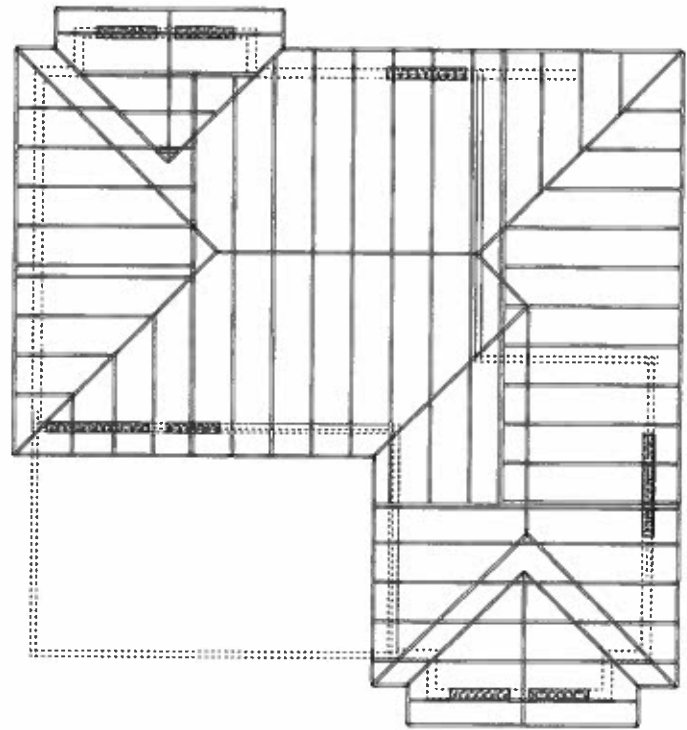
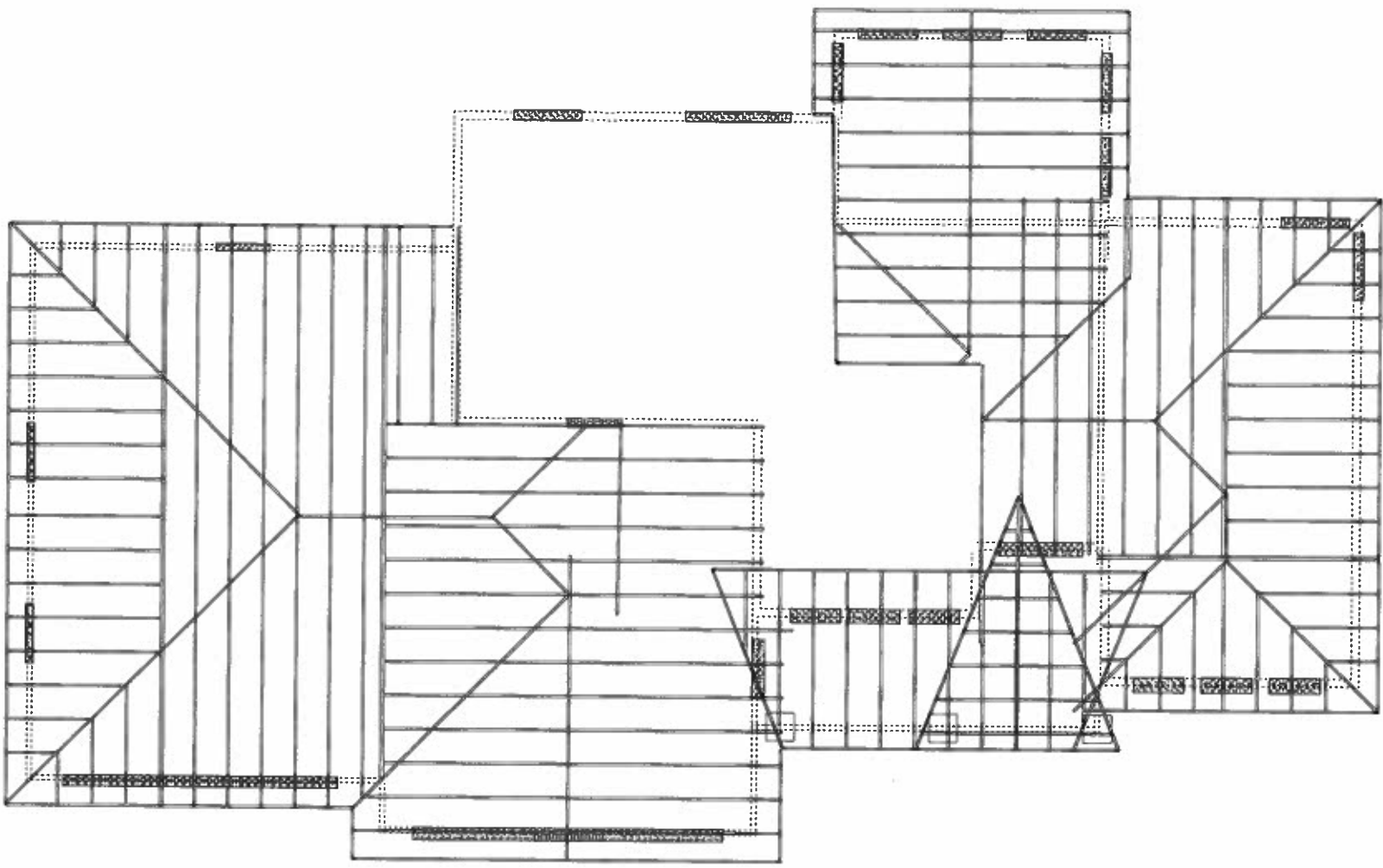
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Scale 1/4" = 1'
Floor Framing Plan 1445 of Main

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General Framing Notes

Main Floor Walls to be 9' 2 x 6 Studs framed @ 16" O.C.

See engineering information for roof panel thickness and nailing schedule.

All lumber to be douglas fir presun grade lumber.

All Headers and beams shall bear on columns or trimmers as required by IRC that extend down continuously through the structure to the concrete foundation below. All columns shall be braced at all floor & ceiling levels as needed.

All works shall be in strict accordance with the latest edition of the IRC and local building codes.

Use simpson H-I hurricane anchors or approved equivalent on every other truss, alternating ends.

All truss installation to be as per truss manufacturers recommendations and specifications.

All joints shall have solid blocking at all bearing points.

Any variation in framing shall be pre approved by owner, contractor, and building inspector, if necessary.

Frame all overbuilds with 2 x 10 members. See Fastener schedule on page 1 for nail size and quantity.

Use simpson A-35 connector at top and bottom of each rafter

TYPICAL TRUSS ROOF:
 #225 ASPHALT SHINGLES
 1/16" OSB c/w H CLIPS
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 INSULATION (SEE RES CHECK)
 1/2" CEILING BOARD
 TAPED & SANDED

1,445 sf Main

Roof Framing Plan

Scale 1/4" = 1'

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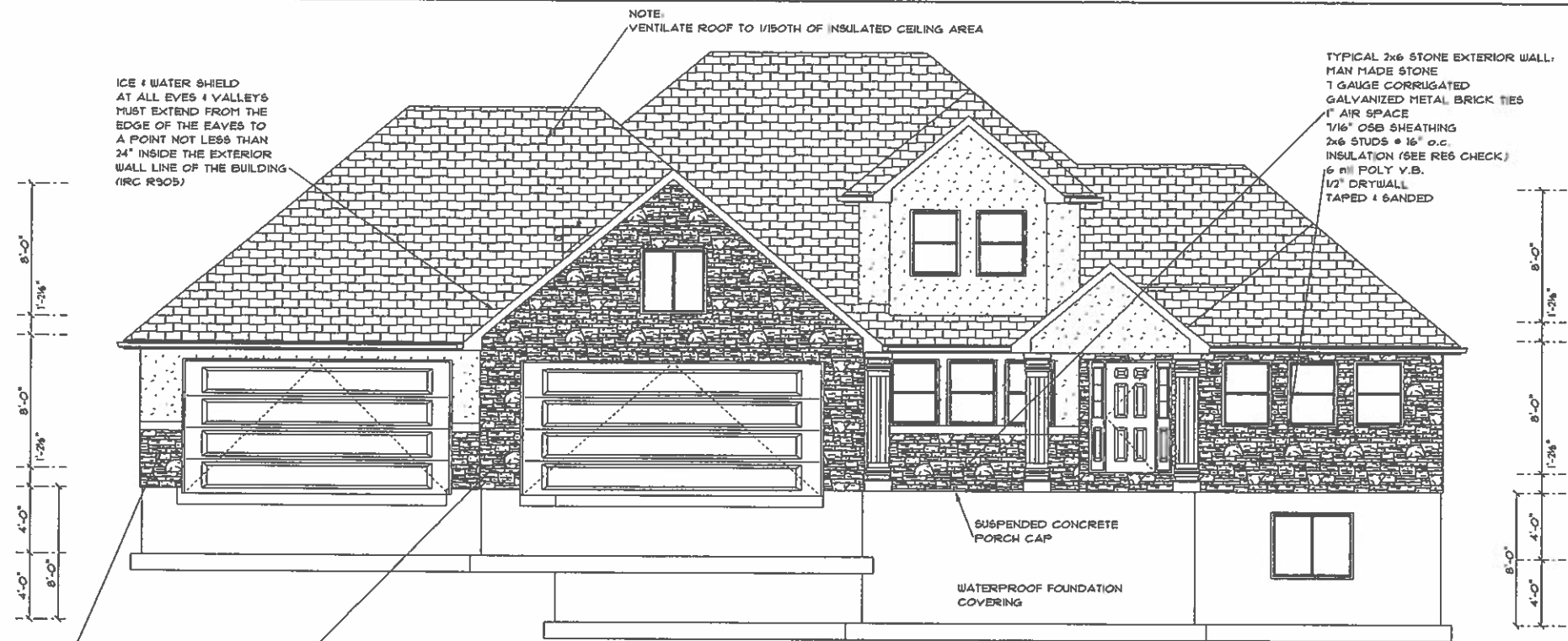
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Front Elevation
Scale 1/4" = 1'



Rear Elevation
Scale 1/4" = 1'

Window Requirements:

Minimum window area shall equal not less than 8% of the floor area of the room installed in. (IRC R303)

Natural ventilation equaling 4% of the floor area shall be through windows, doors, louvers, or other approved openings unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole house mechanical ventilation system is installed (IRC R303)

Egress windows in basements and sleeping rooms shall have a finished sill height of no more than 44" above the finished floor, a minimum net clear opening area of 5.7 sq ft, a minimum net clear opening width of 20" and minimum net clear opening height of 24".

Bathrooms must have an openable window area not less than 1.5 sq ft unless a mechanical ventilation system capable of 50 CFM intermittent or 20 CFM continuous is provided. Ventilation air must be exhausted directly outside.



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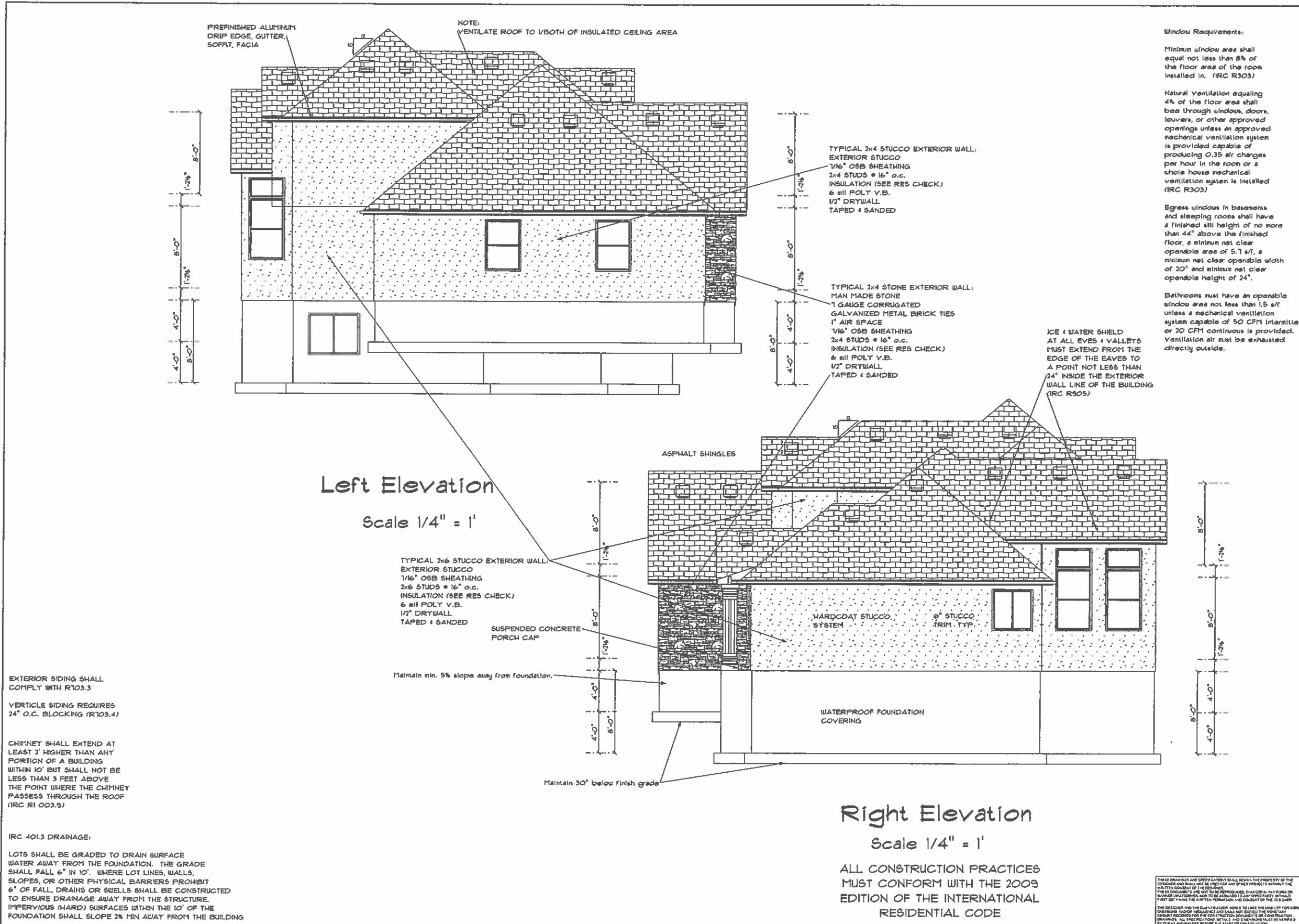
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Left Elevation
Scale 1/4" = 1'

Right Elevation
Scale 1/4" = 1'

EXTERIOR SIDING SHALL COMPLY WITH R103.3

VERTICLE SIDING REQUIRES 24" O.C. BLOCKING (R103.4)

CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF (IRC R1 003.5)

IRC 401.3 DRAINAGE:
LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION. THE GRADE SHALL FALL 6" IN 10'. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL, DRAINS OR SWELLS SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS (HARD) SURFACES WITHIN THE 10' OF THE FOUNDATION SHALL SLOPE 2% MIN AWAY FROM THE BUILDING

Window Requirements:

Minimum window area shall equal not less than 8% of the floor area of the room installed in. (IRC R303)

Natural Ventilation equaling 4% of the floor area shall pass through windows, doors, louvers, or other approved openings unless an approved mechanical ventilation system is provided capable of producing 0.35 air changes per hour in the room or a whole house mechanical ventilation system is installed (IRC R303)

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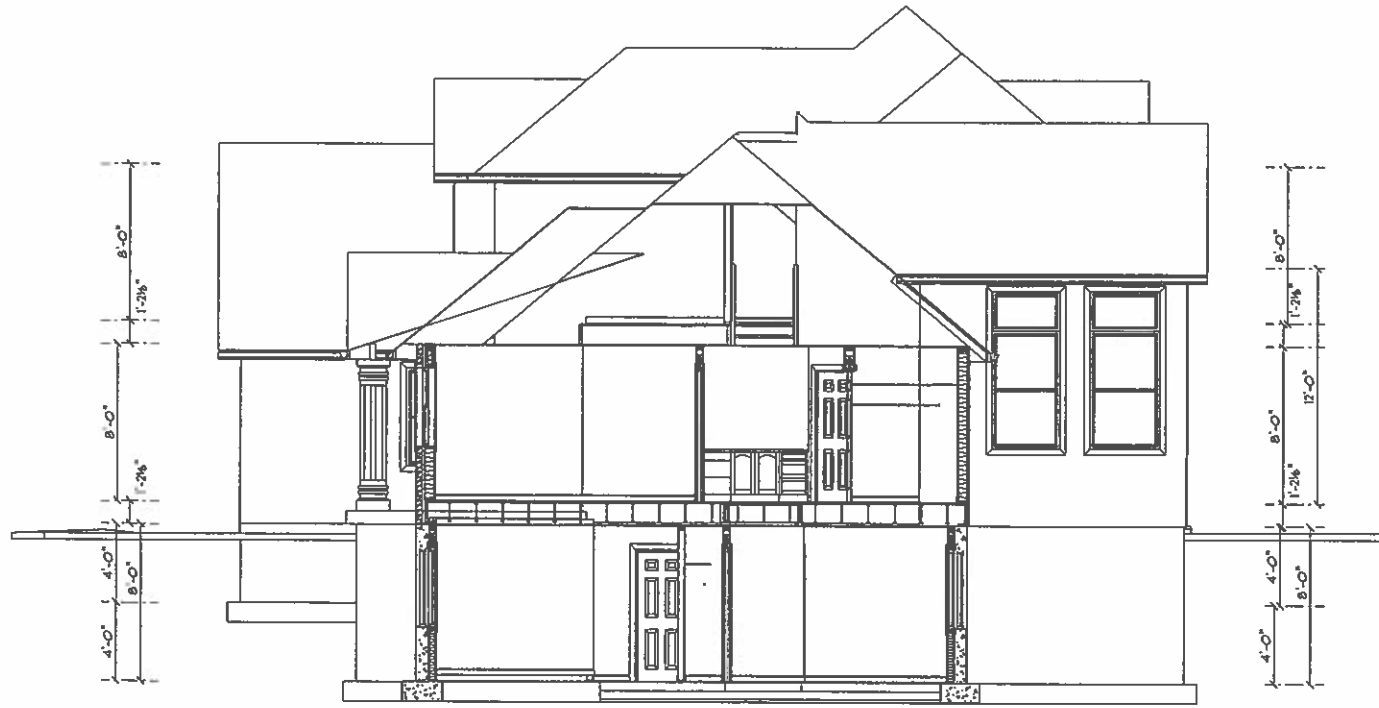
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CROSS SECTIONS

Scale 1/4" = 1'

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DRAWINGS: PERMISSION TO CONSTRUCT THE BUILDING DEPICTED IN SEALED CONSTRUCTION DRAWINGS IS EXPRESSLY CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL FEES OTHERWISE DUE S. W. MORGAN FINE HOME DESIGN LLC AND, IN THE ABSENCE OF ANY WRITTEN AGREEMENT, IS LIMITED TO A ONE-TIME

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ELECTRICAL	COUNT	SYMBOL
ceiling fan light	3	(Symbol)
ceiling fan uplight 01	1	(Symbol)
door buzzer	1	(Symbol)
door light	24	(Symbol)
exterior light 02	7	(Symbol)
ceiling tv outlet	9	(Symbol)
light	4	(Symbol)
outlet	13	(Symbol)
outlet 220v	2	(Symbol)
outlet all	6	(Symbol)
outlet g1	70	(Symbol)
outlet wp	3	(Symbol)
smoke detector	9	(Symbol)
switch	14	(Symbol)
switch 3-way	9	(Symbol)
telephone	4	(Symbol)
family lan light 01	2	(Symbol)

Main Floor Electrical Plan
MUST CONFORM TO 2008 NEC
 Scale 1/4" = 1' 1,445 sq Ft Main

REFER TO ELECTRICAL NOTES PAGE 1

At least one carbon monoxide detector must be installed on each level

ALL BEDROOM ELECTRICAL OUTLETS TO BE AFCI PROTECTED

KITCHEN:
 APPLIANCE BRANCH CIRCUITS FOR THE CIRCLES ARE LISTED TO SUPPLY TO SINK AND COUNTER SPACE OUTLETS INCLUDING THE REFRIGERATOR.
 PER THE 2008 NEC ALL ELECTRICAL RECEPTACLES INSTALLED WITHIN THE KITCHEN IN BEDROOMS, IN THE GARAGE IN THE LIVING ROOM AND OFFICE SHALL HAVE SHOCK HAZARD MITIGATION PROTECTION.
 RECEPTACLE COVERS MUST BE INSTALLED ALONG ANY KITCHEN COUNTER TOP GREATER THAN 1/2" IN THICKNESS THAT IS LOCATED 6 FEET OR MORE FROM A RECEPTACLE COVER. COUNTER TOP SURFACES OPERATED BY RANGE TOPS OR OTHER APPLIANCES MUST BE CONSIDERED RECEPTACLE SPACES IN AND COUNTERS AND MINIMUMS THAT COMPLY WITH THE REQUIREMENTS.

BATHROOMS:
 ALL ELECTRICAL RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE SHOCK HAZARD MITIGATION PROTECTION.
 PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS.
 GROUND-FRONTED SWITCHES THAT ARE CHANGES THE WIRING REQUIRED TO BE INSTALLED THROUGH ROOF OR WALL TO CARRY THE POINT OF DISCHARGE OF SWALSH AIR SHALL BE AT LEAST 1 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY AND OCCUPIED PORTIONS OF THE BUILDING. A BACKDRAFT DAMPER IS REQUIRED.
 RECESSED LIGHTS ARE 4" RATED CEILING MUST BE APPROVED FOR ZERO-CLEARANCE INSTALLATION OVER 20" ELECTRICAL SHALL NOT BE USED.
 RECESSED LIGHTS INSTALLED IN 8" OR 10" HOUR ENCLOSURE MUST BE LABELED SUITABLE FOR DAMP LOCATIONS.

TESTED TUB REQUIREMENTS:
 MOTOR ACCESS PANELS
 SEPARATED GROUND
 INDIVIDUAL BRANCH CIRCUIT
 GROUND FAULTS
 GREEN COLOR GROUND WIRES

LAUNDRY ROOM:
 ALL ELECTRICAL RECEPTACLES IN THE LAUNDRY ROOM SHALL HAVE SHOCK HAZARD MITIGATION PROTECTION.
 CLOSET DRYER TO HAVE GROUNDING WIRE WITH AN ISOLATED NEUTRAL AND A FOUR-PIN GFCI.
 DRYER SHALL BE VENTED THROUGH ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S AND FIELDING IN BACKDRAFT DAMPER SCREENS AND AIRBLENDED.
 FRONT-LOADING WASHERS THAT ARE CHANGES THE WIRING REQUIRED TO BE INSTALLED THROUGH ROOF OR WALL TO CARRY THE POINT OF DISCHARGE OF SWALSH AIR SHALL BE AT LEAST 1 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY AND OCCUPIED PORTIONS OF THE BUILDING. A BACKDRAFT DAMPER IS REQUIRED. THE REQUIREMENTS MAY BE EXEMPTED IN A ROOM IS LOCATED IN THE LAUNDRY ROOM AREA.

GARAGE:
 ALL ELECTRICAL RECEPTACLES IN THE GARAGE SHALL HAVE SHOCK HAZARD MITIGATION PROTECTION. ALL GARAGE OUTLETS SHALL BE AT LEAST 1 FEET FROM DRYER TO HAVE GROUNDING WIRE WITH AN ISOLATED NEUTRAL AND A FOUR-PIN GFCI.
 DRYER SHALL BE VENTED THROUGH ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S AND FIELDING IN BACKDRAFT DAMPER SCREENS AND AIRBLENDED.
 REFRIGERATOR IN ACCORDANCE WITH ARTICLE 310 IN THE NEC CODE.

FIRE-ALARMING SYSTEMS:
 PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR.
 SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM.
 CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, ALL UNITS WILL SOUND.
 PROVIDE BATTERY BACK-UP FOR ALL UNITS.



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JANUARY 2013

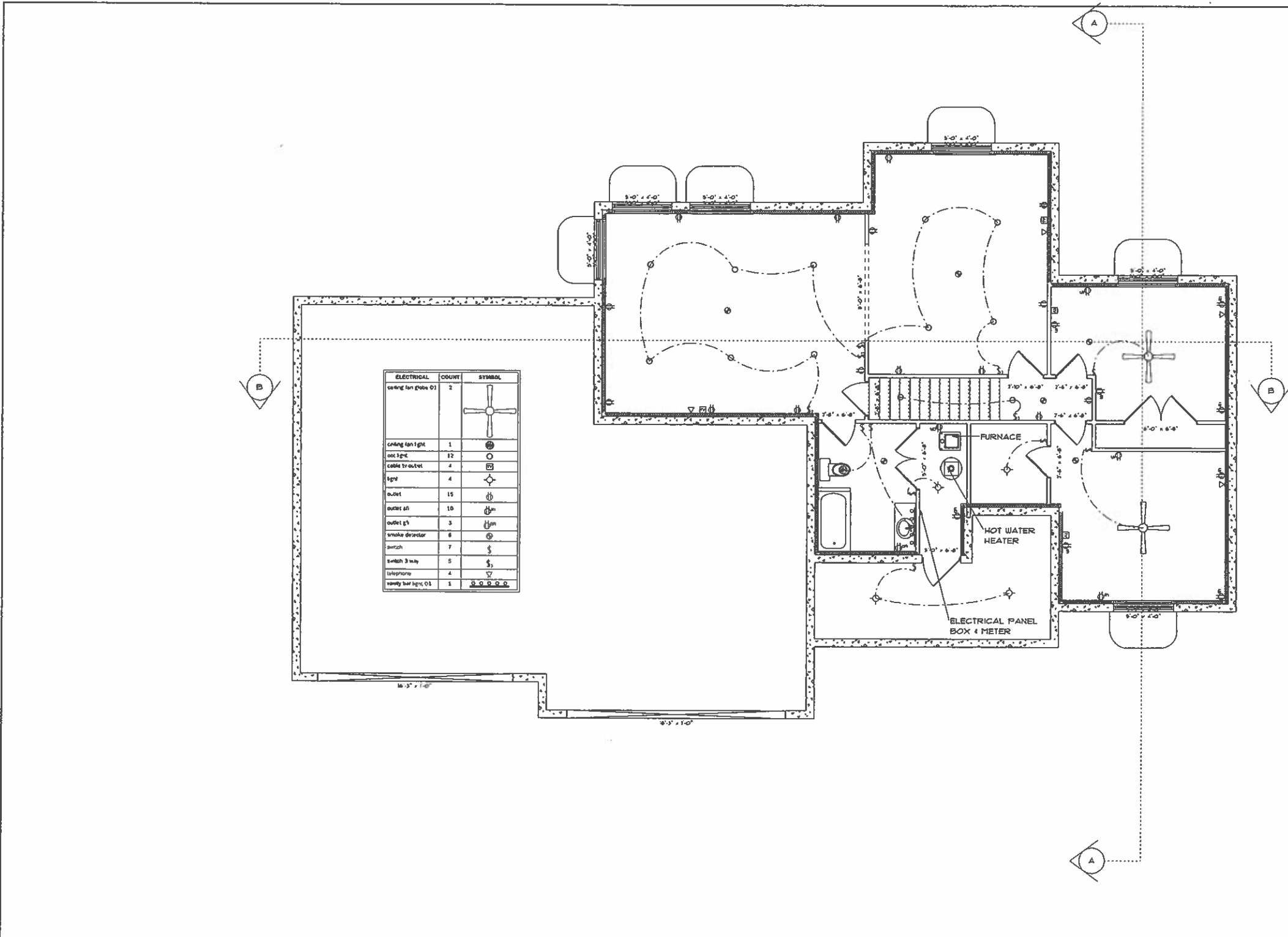
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ALL BEDROOM ELECTRICAL OUTLETS TO BE AFCI PROTECTED

KITCHEN
 APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN ARE LIMITED TO 20 AMP, 120 VOLT, 1-PHASE AND GROUND SPACE C-120, INCLUDING THE REFRIGERATOR.
 PER THE 2008 NEC, ALL ELECTRICAL RECEPTACLES INSTALLED IN THE KITCHEN IN BATHROOMS IN THE GARAGE, IN THE LANDING ROOM AND OUTSIDE SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION.
 RECEPTACLE OUTLETS MUST BE AFFIABLE UNLESS ANY KITCHEN COUNTER TOP GREATER THAN 4" IN WIDTH SUCH THAT NO LOCATIONS MORE THAN 18" FROM A RECEPTACLE OUTLET. COUNTER TOPS SHALL BE SPACED BY RANGE HOOPS OR OTHER APPLIANCES THAT BE CONSIDERED SURFACE SPACE. ISLAND COUNTERS AND PENINSULAS MUST COMPLY WITH THE REQUIREMENTS.

BATH ROOMS
 ALL ELECTRICAL RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION.
 PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATH ROOM OUTLET.
 CEILING HEATED RADIANT FLOOR SYSTEMS ARE GRANTED PER LOCAL REQUIREMENTS. DUCTS THROUGH ROOF OR WALL TO OUTSIDE. THE POINT OF DISCHARGE OF DUCTS SHALL BE AT LEAST 1 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY AND OCCUPIED PORTIONS OF THE BUILDING. A BACKDRAFT DAMPER IS REQUIRED.
 RECESSED LIGHTS ARE TO BE INSTALLED IN THE BATHROOMS. RECESSED LIGHTS SHALL BE APPROVED FOR EXPOSURE TO MOISTURE AND VAPOR. RECESSED LIGHTS SHALL BE APPROVED FOR EXPOSURE TO MOISTURE AND VAPOR.
 RECESSED LIGHTS INSTALLED IN THE BATHROOMS SHALL BE INSTALLED IN THE BATHROOMS.
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LAUNDRY ROOM
 ALL ELECTRICAL RECEPTACLES IN THE LAUNDRY ROOM SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION.
 CLOTHES DRYER TO HAVE CONDUCTOR RUN UP TO WALL MOUNTED NEUTRAL AND A FOUR-PRONG OUTLET.
 DRYER SHALL BE VENTED THROUGH ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S AND LOCAL CODES. A BACKDRAFT DAMPER SHALL NOT BE INSTALLED.
 FROM THE CEILING HEATED RADIANT FLOOR SYSTEMS ARE GRANTED PER LOCAL REQUIREMENTS. DUCTS THROUGH ROOF OR WALL TO OUTSIDE. THE POINT OF DISCHARGE OF DUCTS SHALL BE AT LEAST 1 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY AND OCCUPIED PORTIONS OF THE BUILDING. A BACKDRAFT DAMPER IS REQUIRED. THE REQUIREMENTS THAT BE DROPPED IF A DUCT IS LOCATED OUTSIDE THE LAUNDRY ROOM AREA.

GARAGE
 ALL ELECTRICAL RECEPTACLES IN THE GARAGE SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION. ALL GARAGE OUTLETS SHALL BE AT LEAST 1 FEET FROM THE DRYER TO HAVE CONDUCTOR RUN UP TO WALL MOUNTED NEUTRAL AND A FOUR-PRONG OUTLET.
 DRYER SHALL BE VENTED THROUGH ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S AND PROVIDED WITH BACKDRAFT DAMPER PROTECTION.
 RECEPTACLES IN ACCORDANCE WITH ARTICLE 210 IN THE NEC.
 SPACE ALL OUTLETS TO A 4 FOOT CIRCULAR READER IS PLACED ROOF OR WALL AND AT LEAST ONE FOR EVERY 150 SQ FT OR 1 PER 1000 SQ FT OF THE RECEPTACLE AREA AT LEAST TO THE OUTSIDE.

FIRE-ALARMING SYSTEMS
 PROVIDE INSTALLATION OF ONE SMOKE DETECTOR PER FLOOR.
 SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM.
 CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECT SO THAT WHEN ANY ONE IS TRIPPED, ALL UNITS WILL SOUND.
 PROVIDE BATTERY BACK-UP FOR ALL UNITS.



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

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12

ALL CONSTRUCTION PRACTICES MUST CONFORM WITH THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

Note: This drawing shows electrical for a finished basement and will be completed in this manner when the owners finish the basement at a future date.
 At this time lights and outlets will be as per code for an unfinished basement.

BASEMENT ELECTRICAL MUST CONFORM TO 2008 NEC Scale 1/4" = 1'
 1,418 sq ft of Basement
 169 sq ft Cold Storage
 At least one carbon monoxide detector must be installed on each level
 REFER TO ELECTRICAL NOTES PAGE 1



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

SHEET NO:
13

ALL BEDROOM ELECTRICAL OUTLETS TO BE AFCI PROTECTED

KITCHEN:
1/2" LARGE BRANDED OUTLETS FOR THE KITCHEN ARE LIMITED TO SUPPLYING SINK AND COUNTER SPACE OUTLETS, INCLUDING THE REFRIGERATOR.
PER THE 2008 NEC, ALL ELECTRICAL RECEPTACLES INSTALLED WITHIN THE KITCHEN IN BEDROOMS & THE GARAGE IN THE LIVING ROOM & TO A 1/2" SHALL HAVE BRANDED NAME PLATE INTERLOCK PROTECTION.
RECEPTACLE OUTLETS MUST BE INSTALLED WITH AN INTERLOCK COVER TOP GREATER THAN 1/2" IN ORDER TO BE INSTALLED IN MORE THAN 1/2" DEPTH RECEPTACLE OUTLET. COVER TOP SURFACES SEPARATED BY 1/4" OR MORE OR OTHER APPLICATIONS THAT BE CONSIDERED SEPARATE SPACES SHALL CONTAIN AN INTERLOCK COVER TOP GREATER THAN 1/2" IN DEPTH.

BATHROOMS:
ALL ELECTRICAL RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE BRANDED NAME PLATE INTERLOCK PROTECTION.
PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE BATHROOM OUTLETS.
CEILING JOINTED DOWNLIGHTS SHALL BE AIR CHANGES PER HOUR REQUIRED. DUCT THROUGH ROOF OR SHALL BE OUTSIDE THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 1 FEET FROM ANY OPENING AND SHALL BE IN AN UNOCCUPIED PORTION OF THE BUILDING. A BACKDRAFT DAMPER IS REQUIRED.
RECESSED LIGHTS ARE INSTALLED CEILING SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVERING ELECTRICAL RAILWAY AND APPROX. 1/2" CLEARANCE.
RECESSED LIGHTS ARE INSTALLED IN THE CEILING ENCLOSURE SHALL BE AS PER TABLE FOR SAID LOCATIONS.

JETTED TUB REQUIREMENTS:
MOTOR ACCESS PANEL SEPARATED SPACE INDIVIDUAL BRANCH CIRCUIT BOND FUSIBLES GREEN COLOR GROUND WIRING

LAUNDRY ROOM:
ALL ELECTRICAL RECEPTACLES IN THE LAUNDRY ROOM SHALL HAVE BRANDED NAME PLATE INTERLOCK PROTECTION.
CLOSER OTHER TO THE CONDUIT SHALL BE INSTALLED NEUTRAL AND 2 HOUR PRISM OUTLET.
DRAIN SHALL BE VENTED THROUGH ROOF OR SHALL TO BE OUTSIDE AS PER MANUFACTURER'S AND PROVIDED WITH BACKDRAFT DAMPER WHEN NOT PERMITTED.
PROVIDE CEILING JOINTED DOWNLIGHTS SHALL BE AIR CHANGES PER HOUR REQUIRED THROUGH ROOF OR SHALL TO BE OUTSIDE THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 1 FEET FROM ANY OPENING AND SHALL BE IN AN UNOCCUPIED PORTION OF THE BUILDING. A BACKDRAFT DAMPER IS REQUIRED. THE EXHAUST AIR SHALL BE DISCHARGED TO THE OUTSIDE AT THE LAUNDRY ROOM AREA.

GARAGE:
ALL ELECTRICAL RECEPTACLES IN THE GARAGE SHALL HAVE BRANDED NAME PLATE INTERLOCK PROTECTION. ALL GARAGE OUTLETS SHALL BE AT LEAST 1/2" DEPTH OUTLET.
CLOSER OTHER TO THE CONDUIT SHALL BE INSTALLED NEUTRAL AND 2 HOUR PRISM OUTLET.
DRAIN SHALL BE VENTED THROUGH ROOF OR SHALL TO BE OUTSIDE AS PER MANUFACTURER'S AND PROVIDED WITH BACKDRAFT DAMPER WHEN NOT PERMITTED.
ALL WIRING IN ACCORDANCE WITH ARTICLE 250 IN THE NEC.

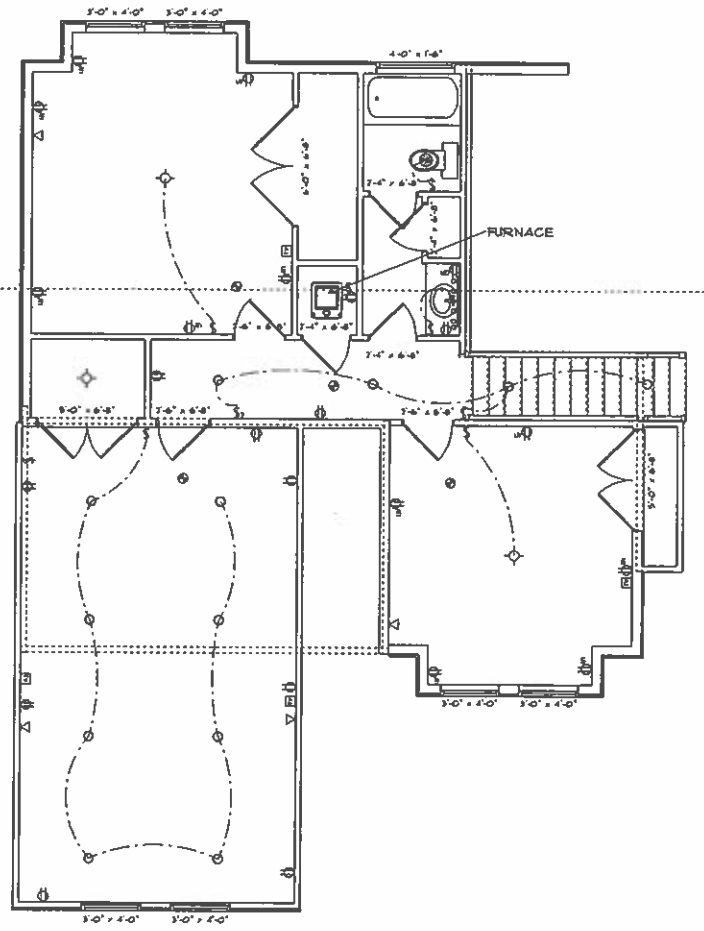
SPACE ALL OUTLETS TO A 1/2" DEPTH CONDUIT SHALL BE INSTALLED NEUTRAL AND 2 HOUR PRISM OUTLET SHALL TO BE OUTSIDE AS PER MANUFACTURER'S AND PROVIDED WITH BACKDRAFT DAMPER WHEN NOT PERMITTED.

FIRE/ALARMING SYSTEMS:
PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR. SMOKE DETECTORS TO BE PROVIDED ABOVE DOOR AT EACH SLEEPING ROOM. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INSTALL INTERCONNECTED SO THAT WHEN ANY ONE IS TRIPPED ALL UNITS WILL SOUND.
PROVIDE BATTERY BACKUP FOR ALL UNITS.

ALL BEDROOM ELECTRICAL OUTLETS TO BE AFCI PROTECTED

At least one carbon monoxide detector must be installed on each level

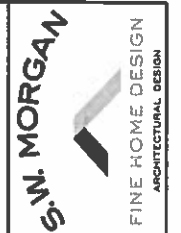
ELECTRICAL	COUNT	SYMBOL
ceiling fan light	1	⊙
ceiling light	12	⊙
ceiling fan outlet	4	⊙
light	7	⊙
outlet	9	⊙
outlet 20	11	⊙
outlet 15	3	⊙
smoke detector	4	⊙
switch	6	⊙
switch 3 way	2	⊙
telephone	4	⊙
vanity bar light 01	1	⊙



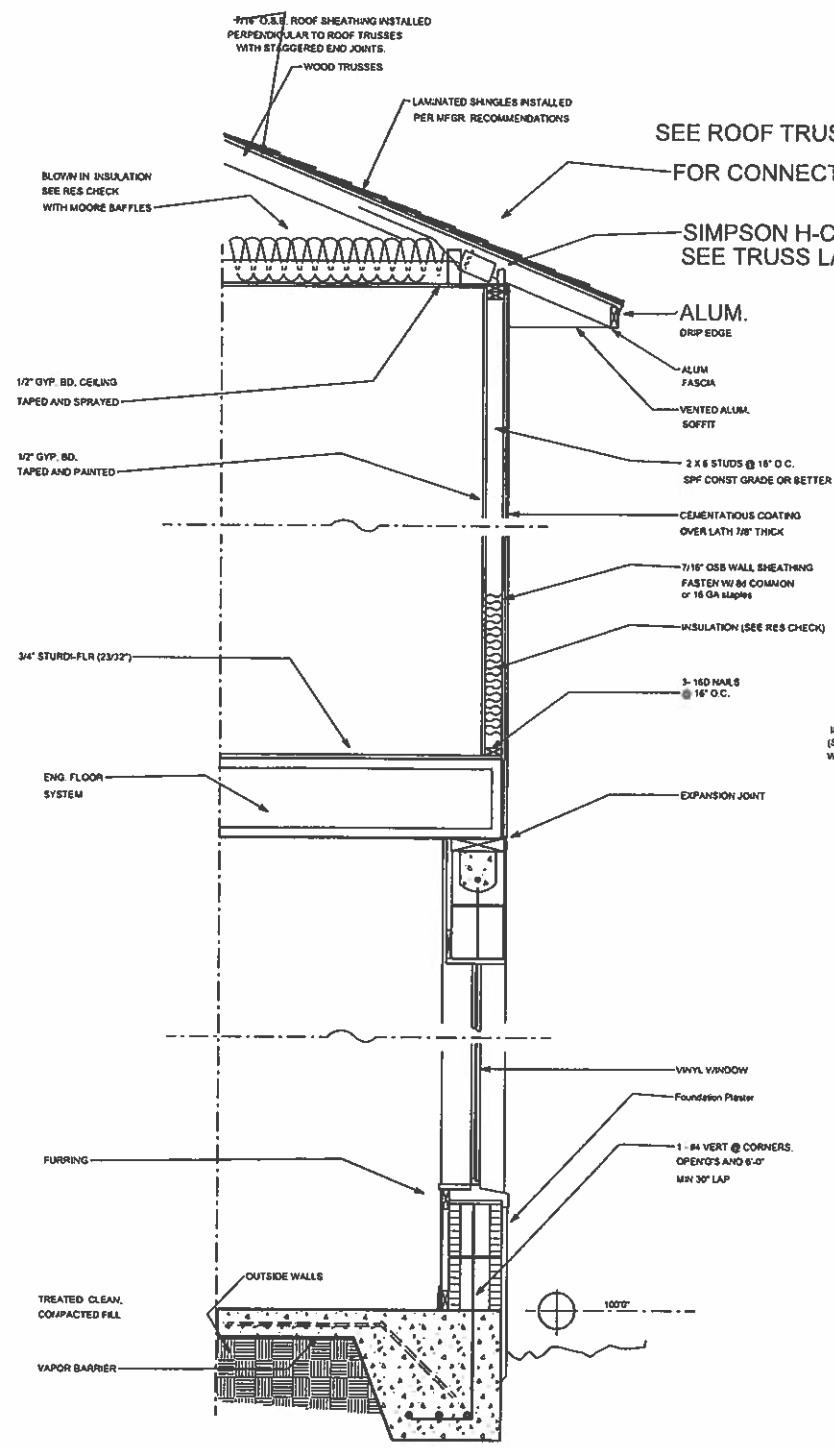
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Upper Floor ELECTRICAL
MUST CONFORM TO 2008 NEC
Scale 1/4" = 1'
639 s/f upper
361 s/f bonus
REFER TO ELECTRICAL NOTES PAGE 1

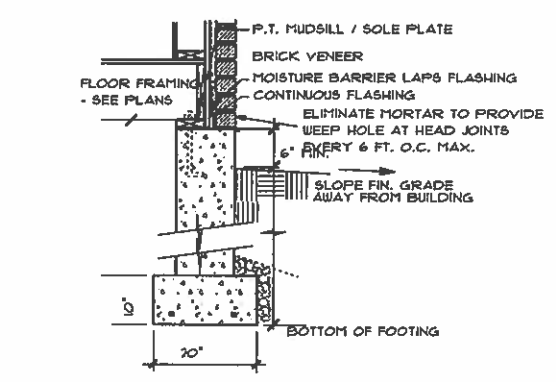
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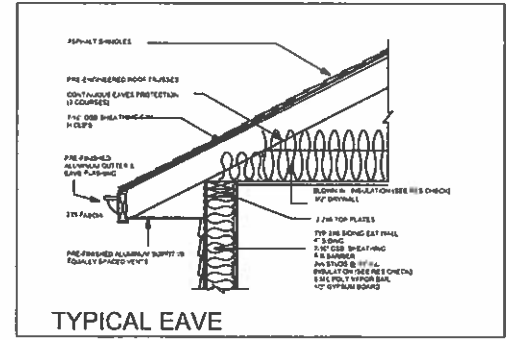
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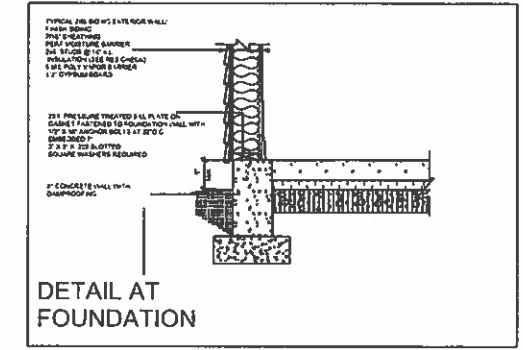


FOOTING DETAIL NOT TO SCALE BRICK VENEER

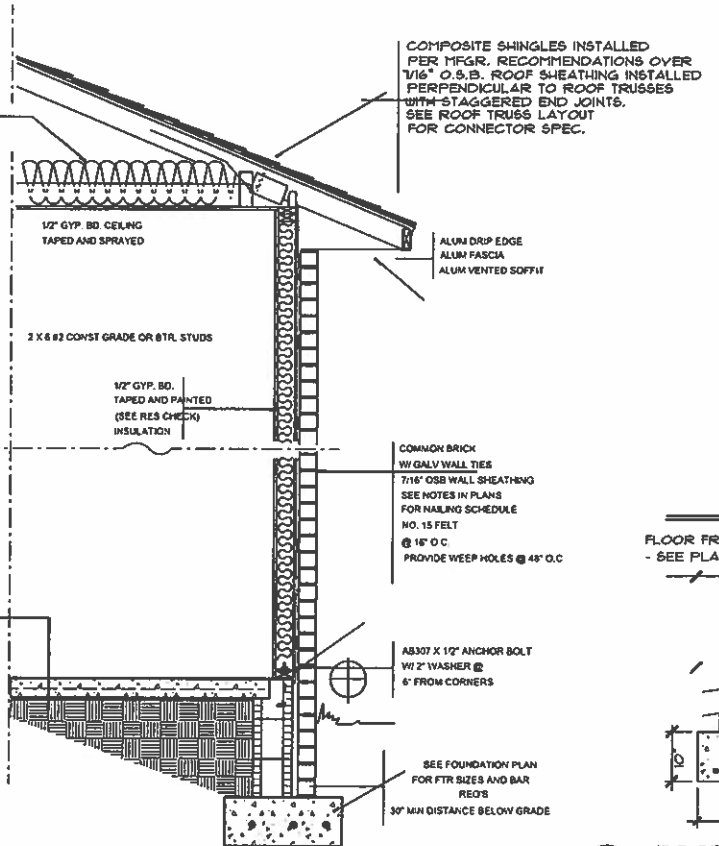


TYPICAL EAVE

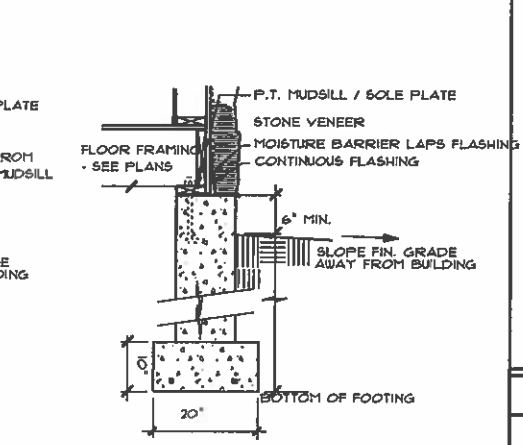
SIDING & FLOOR AT FOUNDATION



DETAIL AT FOUNDATION



FOOTING DETAIL NOT TO SCALE SIDING / STUCCO



FOOTING DETAIL NOT TO SCALE STONE VENEER

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JANUARY 2013

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

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