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If provided, contractor/subcontractor to review Owner “image” photos and details and confirm all related details and finishes prior to commencement of construction. Construction means, methods, and materials are solely the jurisdiction of the contractor/subcontractor and are not described in these plans. Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor/subcontractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor/subcontractor or any subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances, and regulations then the contractor/subcontractor in violation shall bear all costs of repair arising out of non-conforming work. All such codes, ordinances, deed restrictions and regulations take precedence over any part of these drawings which may be deficient or in conflict. All plan dimensions and area calculations must be verified by contractor/subcontractor prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicate on plans are estimates only. Contractor/subcontractor shall do their own area takeoffs and confirm actual square footages. Notify the designer immediately of any discrepancies between plan area calculations and area calculations. DO NOT SCALE FROM DRAWINGS. Contractor/subcontractor shall confirm and verify location of all structures in relation to building lines or setbacks, property lines and easements. Notify the designer immediately with any discrepancies.

GENERAL NOTES:
PLANS MEET 2015 IRC

- No changes shall be made without consulting the designer first.
- All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained concrete
- Floors to be finished floor.
- All doors to be 8'0" tall unless noted otherwise
- All exterior doors to be blocked out 1 ½" at slab and installed with recessed 2x6 below threshold.
- 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
- 1R1S height = 72" after finish floor, 2R1S height = 84" after finish floor to top of shelf, bottom rod at 42" after finish floor, 3R3S height= 38" to bottom, 76" to middle and 112" to top.
- Garage walls and ceiling to be textured, standard trim
- All load bearing walls over 10'6" high to be 2x6 balloon framing.

ELEVATION NOTES:

- Masonry material to within 12"of the finished grade or terrace
- All roof stacks and flashing must be painted to match roof color
- All windows to be trimmed with 2x material at siding/stucco locations
- Provide flashing surround at all windows and exterior doors.
- Masonry above all windows and doors to be supported by steel lintels on masonry-each side (including where wood headers are designated).
- All masonry ledges to be 5 ½"
- All masonry projections to be ¾" u.n.o.
- Provide Masonry expansion joints every 20' and within 10' of edge of house
- Vent Attic thru Ridge Vent on Metal Roof (Verify)

ROOF FRAMING NOTES:

- All lumber to be #2 SYP, 19% M.C. unless noted otherwise.
- All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
- Transfer all load bearing points to foundation unless noted otherwise.
- Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the 2015 IRC
- All rafter splices shall be braced
- Purlins to be same depth of rafters they are supporting unless noted otherwise.
- U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
- All exterior openings to be load bearing.
- Provide collar ties at 4'-0" o.c. on all ridges.
- Builder accepts full responsibility for checking layout to assure current conformity to local building codes. Should any changes be made to this layout by the builder or his representatives, builder accepts full liability for amended layout.
- Framing contractor to compare all framing plans from structural engineer or truss manufacturer to this layout. Any discrepancy should be reported to the builder immediately.
- Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

ELECTRICAL NOTES:

- Breaker box to be located on interior wall in garage- see plan
- All plugs and smoke detectors per local codes and located on plan.
- Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
- All smoke detectors should be in an area accessible by 16’ extension ladder or a 6’ step ladder.
- Plug for irrigation at 60" AFF in garage
- Exterior Garage coach lights to be at 7'-0" AFF
- Block and wire for fan/ lights at all bedrooms and game room
- Prewire for low voltage OH door opener, opener button to be at 5'0" AFF
- Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
- Bath vanity plugs to be at 41 ½" AFF
- Install GFCI plugs at all vanities and kitchen counter tops
- Kitchen countertop plugs and switches to be 4'-4" AFF to the top of the box
- Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
- Walk-in closet lights to be 18" from shelf

ELECTRICAL NOTES (CONT):

- Walk-in closet lights to be 18" from shelf
- HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
- Recessed lighting fixtures to be installed as required by IECC 502.13
- Provide electric conduit in slab for island and floor plugs- per plan
- Soffit plugs to be exterior rated and switched as shown on plan
- All landscape lighting to be powered by timer per plan
- Mechanicals to be located in attic and accessible per plan
- Dimmer Switch locations per homeowner
- Wiring for Smart House System (if selected) (Security, Audio, Lighting, Integration, etc.) to be located per supplier per Homeowner’s specifications. If located below stairs or in closet, HVAC contractor to provide fresh air and exhaust for media equipment.
- Provide switch to Pool Lighting (if applicable).
- Verify Electrical/Plumbing requirements with pool contractor.
- All light switches to be “rocker” type, Switches and plugs to be White Decora

SMOKE DETECTORS:
Provide Smoke Alarms- hard wired, interconnected, battery back-up, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements and habitable attics. In accordance with 2015 IRC Sec R314

CARBON MONOXIDE ALARMS:
Provide Carbon Monoxide Alarm- hard wired with battery backup, installed outside each separate sleeping area in the immediate vicinity bedrooms in dwelling units within which fuel-fired appliances and/or have an attached garage. In accordance with of the 2015 Sec R315

SYMBOL LEGEND

	ELEVATION SYMBOL
	SECTION SYMBOL
<p>Name Floor Finish Ceiling Height</p>	ROOM NAME
<p>Window type Head Height HDR.</p>	WINDOW TYPE FG- FIXED GLASS SH- SINGLE HUNG CSMF- CASEMENT
<p>Door type</p>	DOOR TYPE
	DETAIL TYPE



LOT AREA- 6,214 SF
SLAB - 2,249 SF

SHEET NUMBER	SHEET NAME
G00	COVER
AS100	SITE PLAN
AS101	TREE PLAN
AS102	VISITABLE SITE
A100	FLOOR PLAN
A101	FLOORPLAN
A102	ATTIC EXEMPTION
A200	ELEVATIONS
A201	ELEVATIONS

SHEET NUMBER	SHEET NAME
A300	SECTIONS
A301	SECTIONS
A400	CABINETS
A401	CABINETS
A500	ROOF PLAN
A600	VISITABLE PLAN
E100	ELECTRICAL PLAN
E101	ELECTRICAL

AREA CALCULATIONS

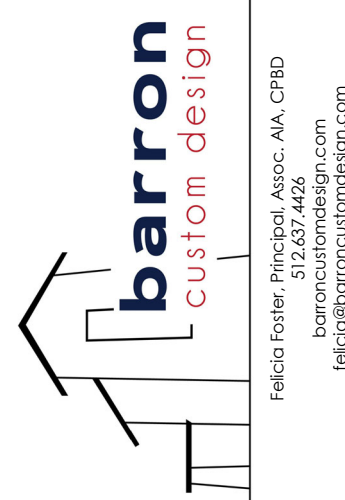
FLOOR AREA SUMMARY:

FIRST FLOOR AREA:	1,550 SF
SECOND FLOOR AREA:	840 SF
ATTIC (EXEMPTED):	427 SF
TOTAL CONDITIONED:	2,817 SF

GARAGE:	256 SF
PORCH 1:	184 SF
COVERED PORCH 2:	248 SF
SLEEPING PORCH 3:	221 SF
TOTAL UNHEATED:	909 SF

REVISED	
11.20.18	Preliminary
12.12.18	Engineering
1.8.19	Revision
1.9.19	Revision
1.17.19	PPR
1.25.19	Revision
2.4.19	Check Set
2.6.19	Engineering
2.8.19	Final

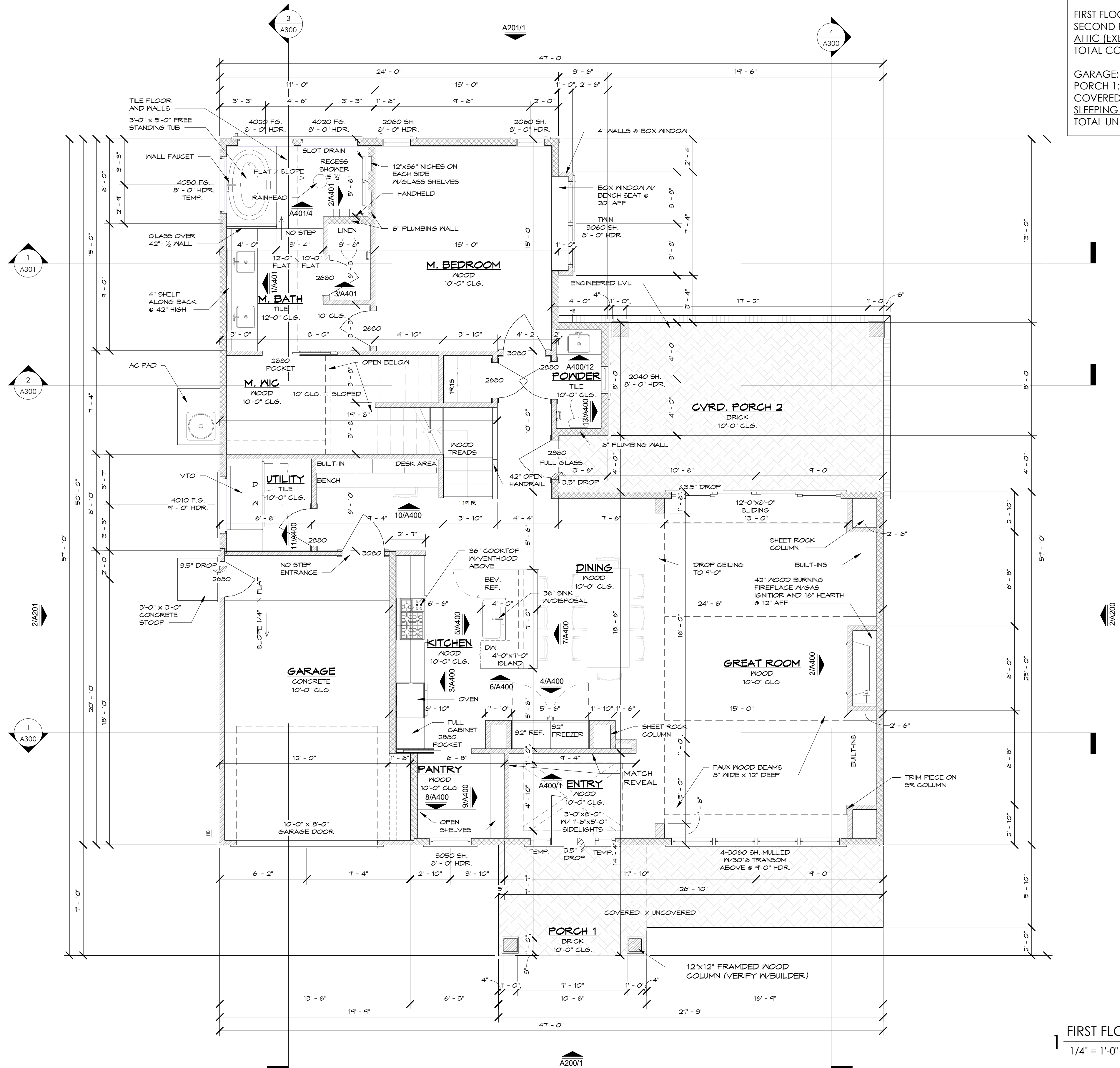
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COVER	
Drawn By	JC
Checked By	FF
Date	2.13.19

G00



AREA CALCULATIONS

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DRAWING LEGEND

	4" WALL
	6" WALL
	12" WALL
	CARPET
	WOOD
	TILE
	CONCRETE

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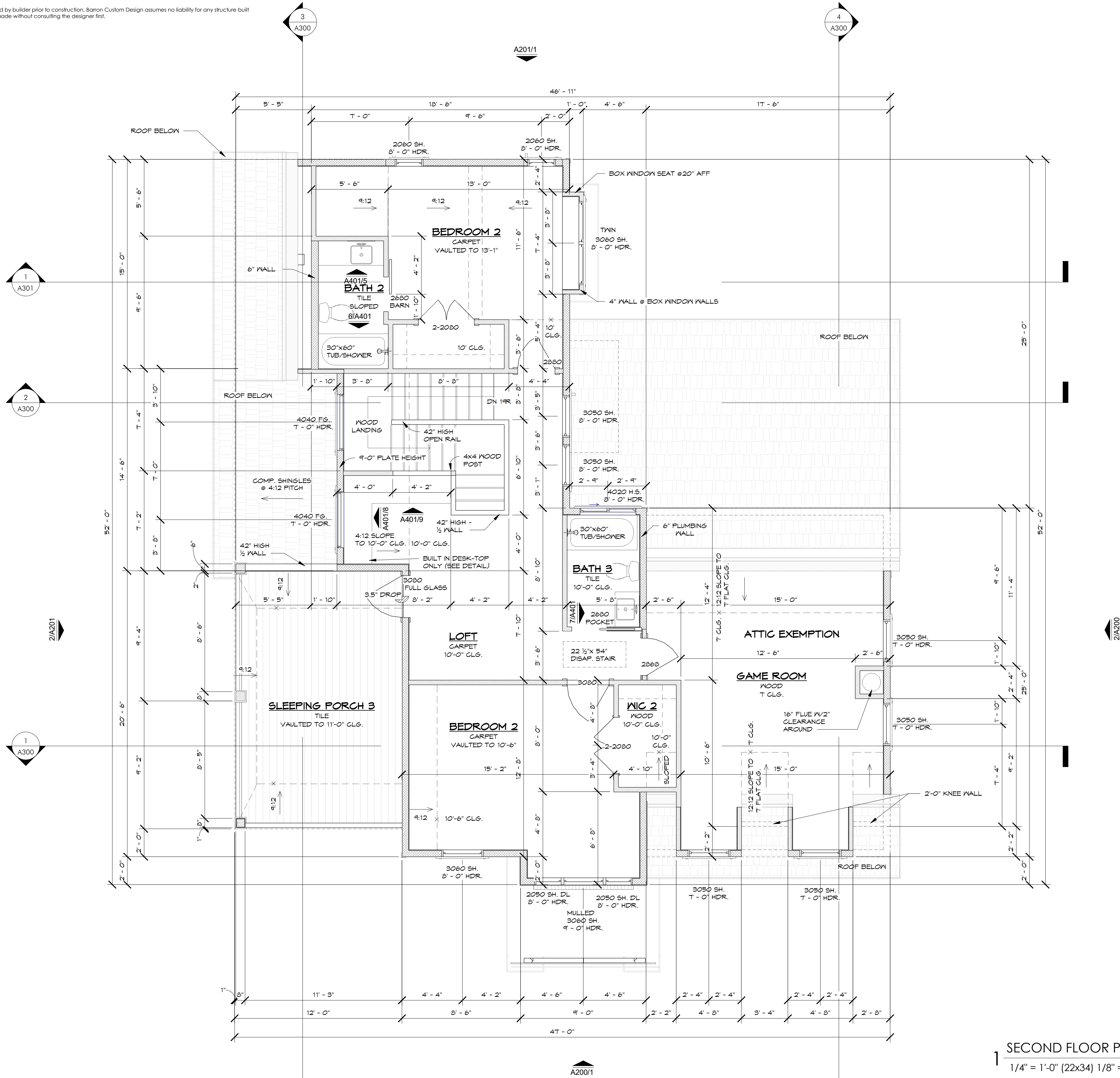
FLOOR PLAN

Drawn By	JC
Checked By	FF
Date	2.13.19

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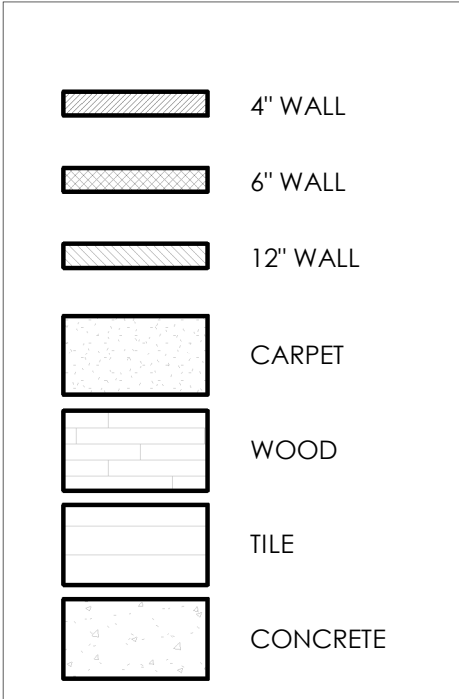
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SECOND FLOOR PLAN

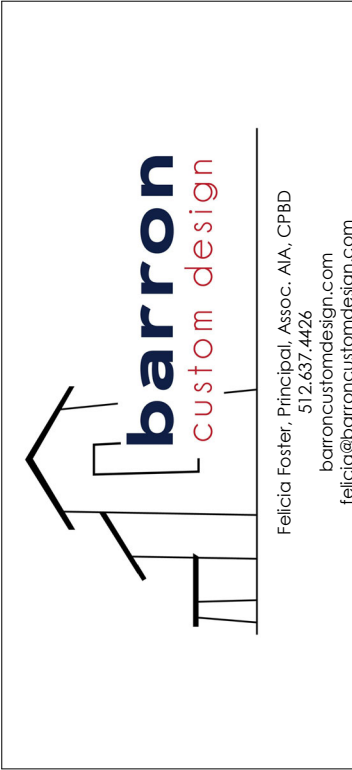
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

DRAWING LEGEND



These Plans have been Prepared by
Felicia B. Foster, CPBD # 44-717
Stamp and Signature Provided in Blue
on originals for Regulatory Submittals.

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FLOORPLAN	
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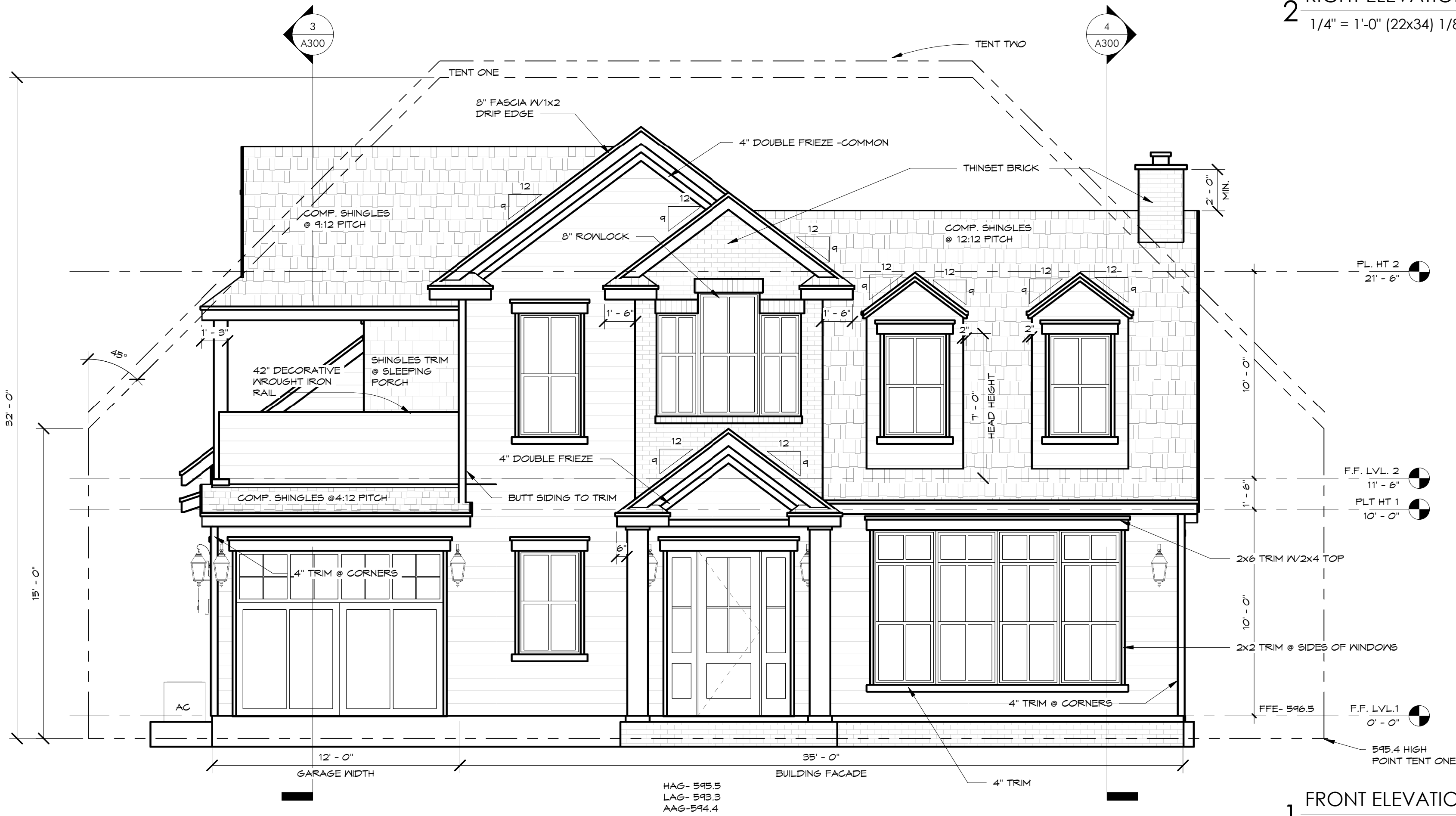
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2 RIGHT ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



1 FRONT ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

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ELEVATIONS

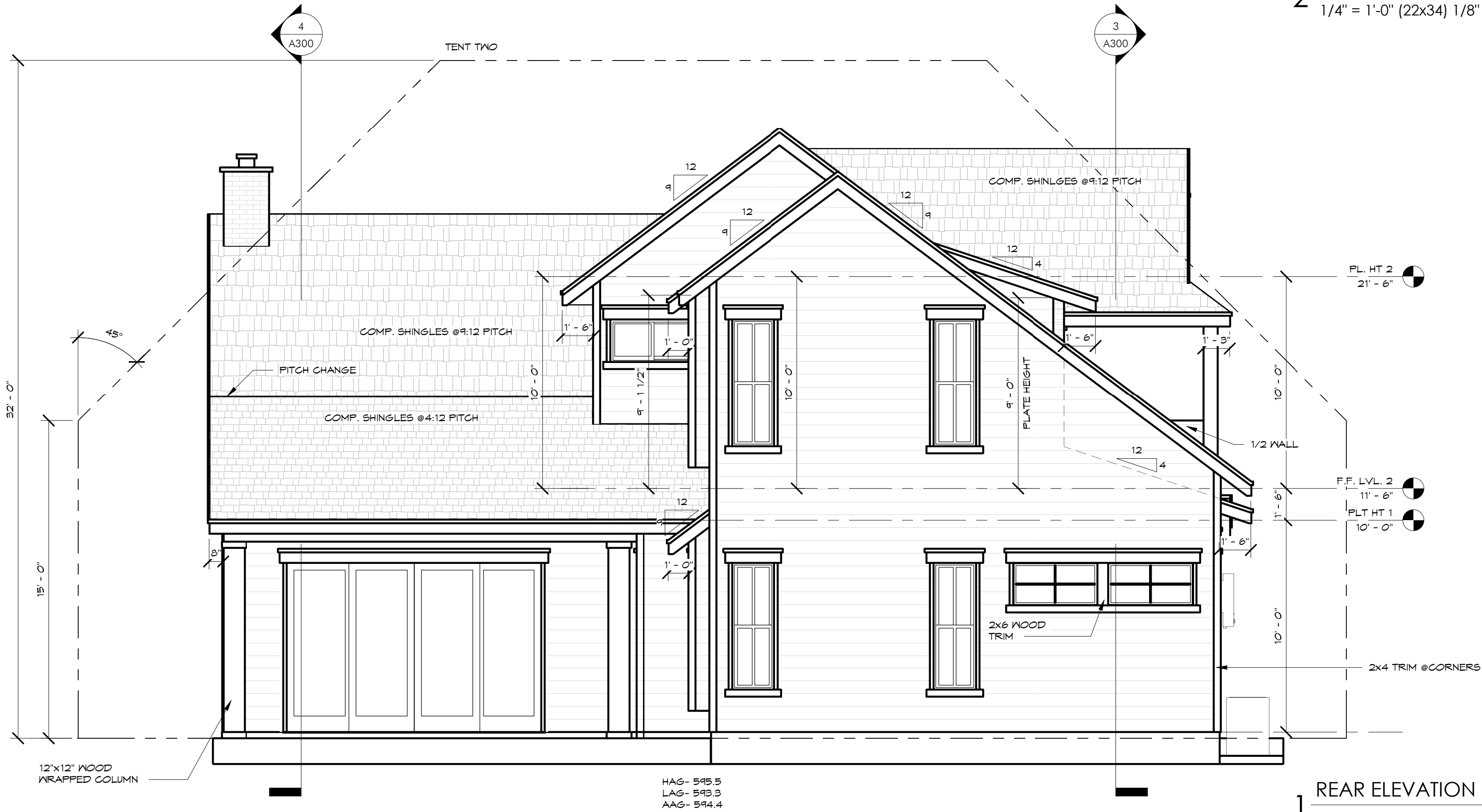
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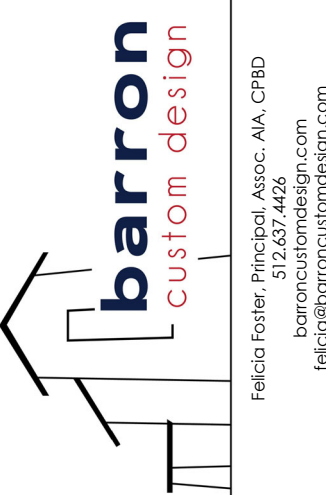
2 LEFT ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



1 REAR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

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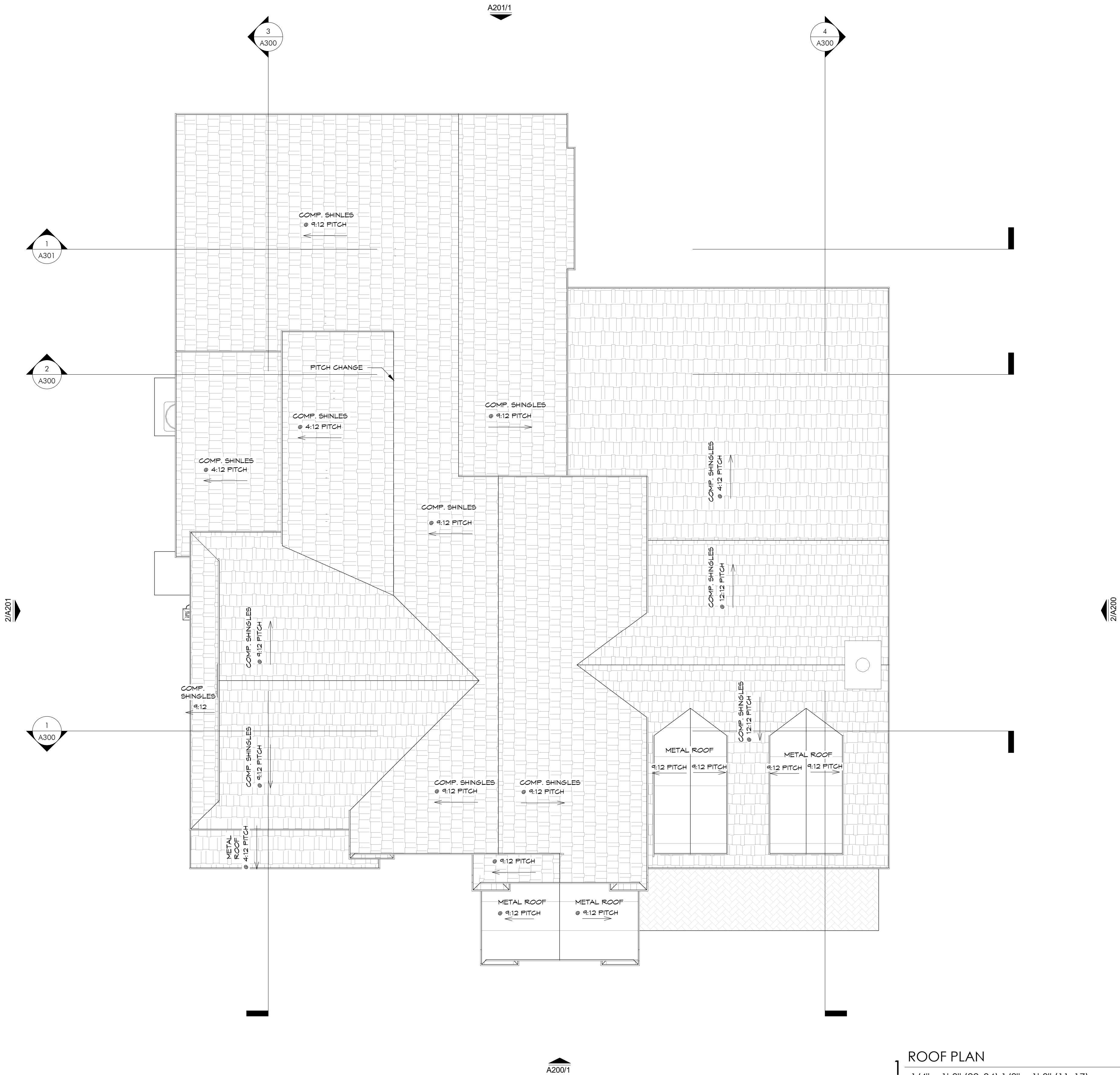
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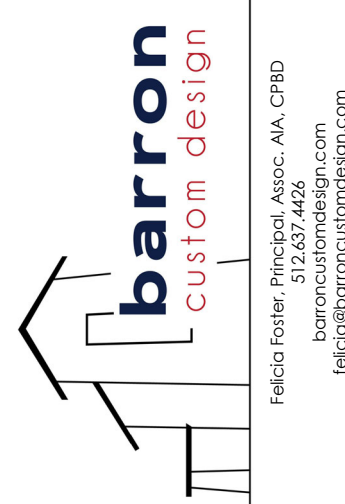
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1 ROOF PLAN
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ROOF PLAN

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