



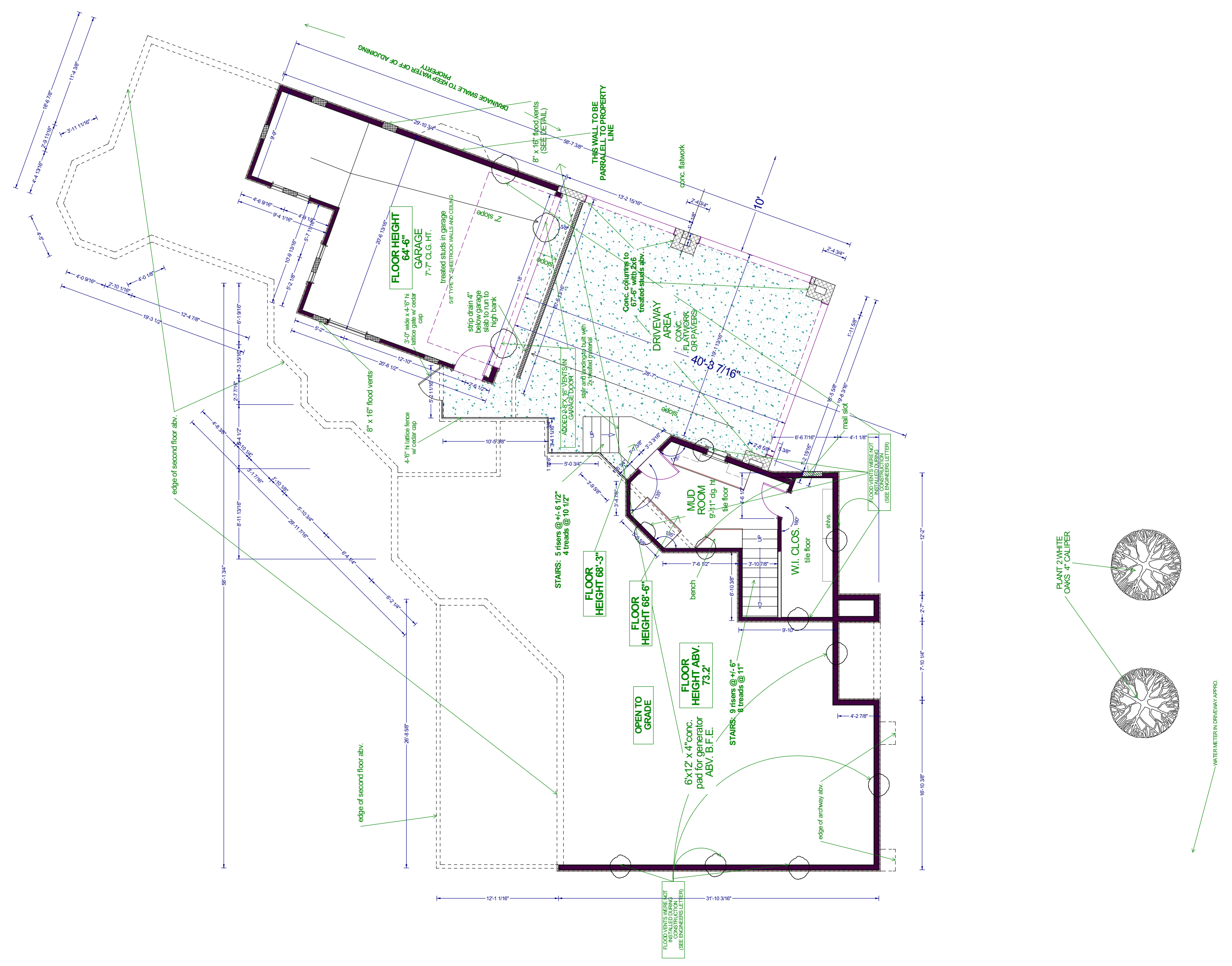
FRONT ELEVATION
 scale 1/4"=1'-0"

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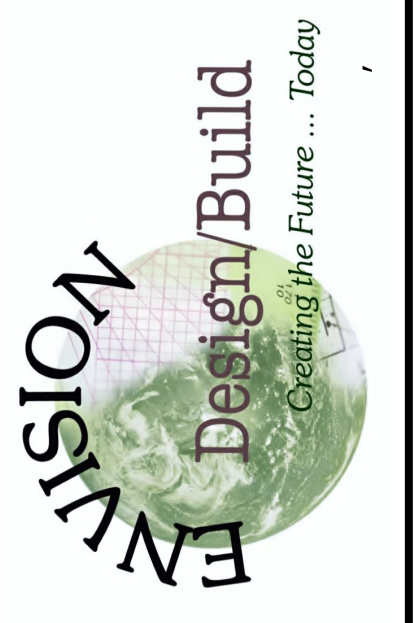


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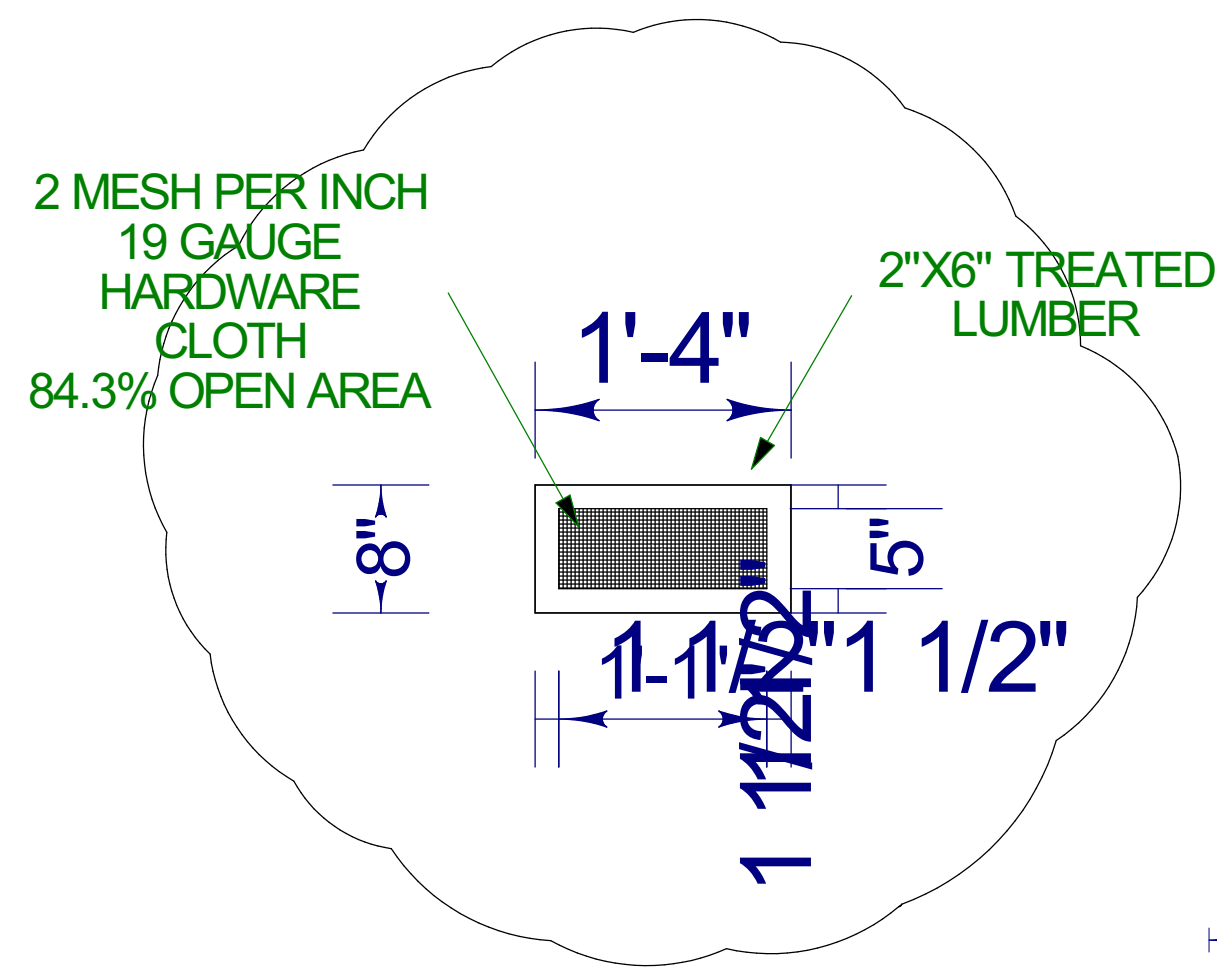
DEMO PLAN
 scale 1/8"=1'-0"
 B.F.E. 67.5



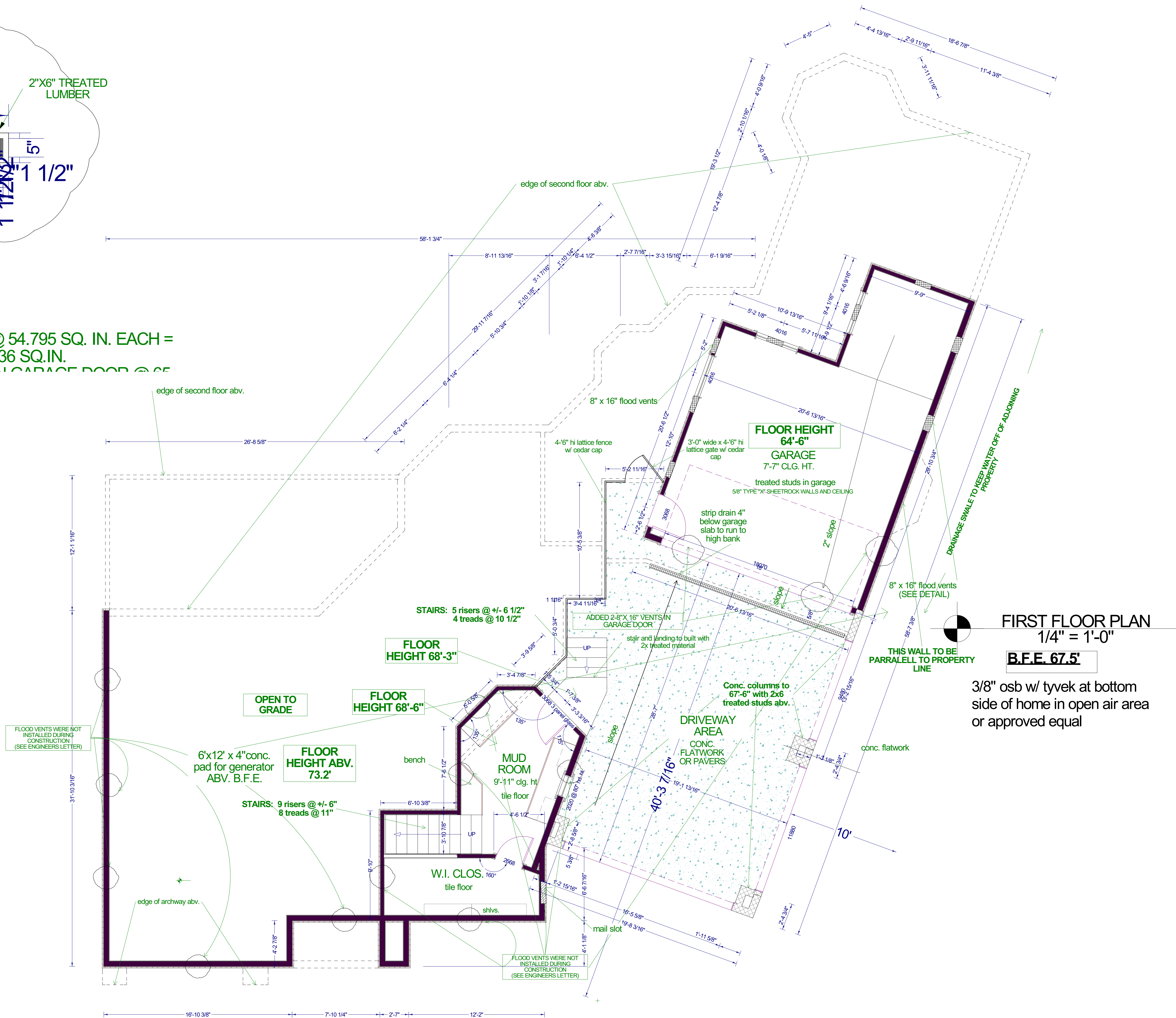
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8 FLOOD VENTS @ 54.795 SQ. IN. EACH = 438.36 SQ. IN.
 2 FLOOD VENTS IN GARAGE DOOR @ 65



FIRST FLOOR PLAN
 1/4" = 1'-0"
B.F.E. 67.5'

3/8" osb w/ tyvek at bottom side of home in open air area or approved equal

FLOOD VENTS WERE NOT INSTALLED DURING CONSTRUCTION (SEE ENGINEERS LETTER)

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GENERAL NOTES

All sleeping area windows to be 44" A.F.F. (max.) 24" wide x 20" (min.) opng. with a net 5.7 square foot clear opng. (min) per R310 (IRC 2000)

Locate W.H. in attic abv. load bearing partitions w/ pan and relief line to outside per manufacturer specs. and all applicable codes

Provide ventilation at all Bathrooms and Utility rooms with natural or mechanical means to comply R303 (IRC 2000)

All pre-fab fireplaces must be U.L. and IRC 2000 approved and a copy of the manuf. specs. shall be on the job site for the inspector's review

All chimneys to be 3'-0" minimum abv. the highest point where it passes thru the roof and at least 2'-0" min. higher than any portion of the roof within a 10'-0" radius

Stairways:
 - To comply with R314 (IRC 2000)
 - Bottom side of all closed riser stairs to have 1/2" sheetrock
 - Number and size of all nails connecting wood members to comply with R602.3 (1) and (2) or equal, refer to standard detail sheet
 - Disappearing stairs to be a min. of 30" x 54" clear opng. and shall support 350 lbs.

Handrails and Guardrails:
 - shall comply with R315 (IRC 2000)
 - Handrails to be 34" to 38" abv. the nosing of the tread
 - Handgripping portion of all handrails shall not be less 1-1/4" or more than 2-5/8" in sectional dimension or shape shall provide equiv. gripping surface per R315.2 (IRC 2000)
 - Handrails and Gaurdrails to have balusters at 4" o.c. per R316 (IRC 2000) and shall be designed for 200lbs. per square foot of live load per R 301.4 (IRC 2000)
 - Gaurdrails to be 36" abv. fin. flr. (min)

UNLESS OTHERWISE NOTED

10'-0" ceiling @ second floor
 9'-0" ceiling @ third floor
 carpet floors
 8'-0" hd. ht. @ windows (second floor)
 6'-8" hd. ht. @ windows (first & third floor)
 Jeld Wen vinyl double pane windows
 1 3/8" 3 panel int. doors (see owner for design)
 1 3/4" ext. wood doors
 R-19 in walls R-38 in ceiling
 2x6 exterior walls
 See plan for floor heights (all floor heights are from sea level)
 granite counter-tops

All Construction to meet or exceed IRC 2003 Requirements or Local Jurisdictions

BATH SCHEDULE

Any glass at tubs and showers will be tempered safty glass and must comply with R308 (IRC2000)

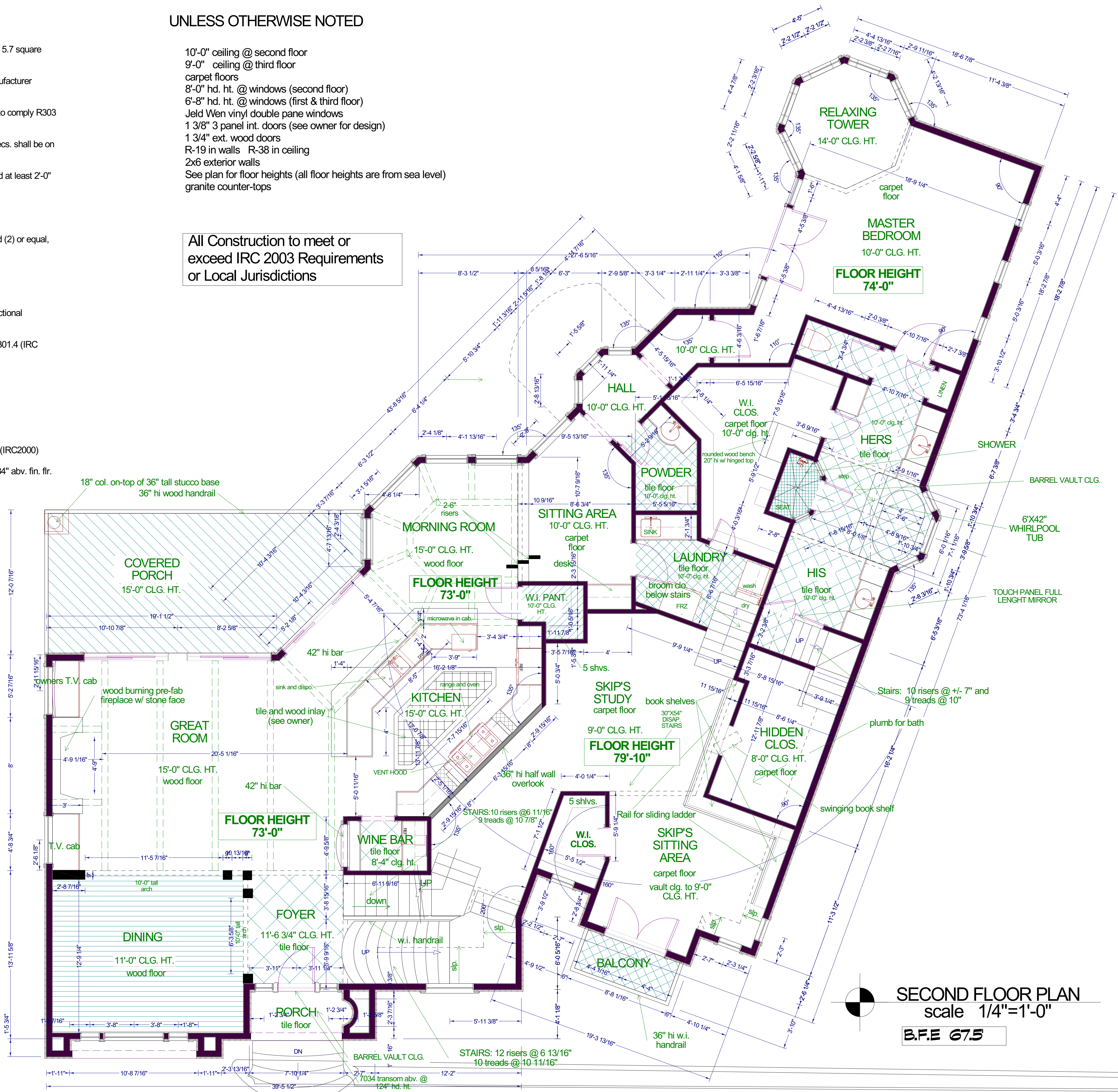
Shower stalls and tub areas with shower will be of non absorbant surface to a height of 84" abv. fin. flr. over concrete backer board

All plumbing fixture spacing to comply with R307.2 (IRC 2000)

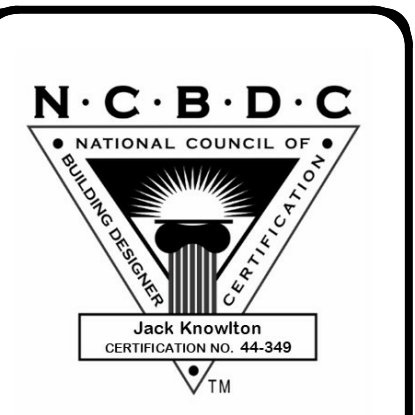
All shower stalls to be sunken at least 3 1/2"

All shower stalls and tub areas to have built in soap and shampoo niches

See manufactures specs for spread dimensions on all fixtures



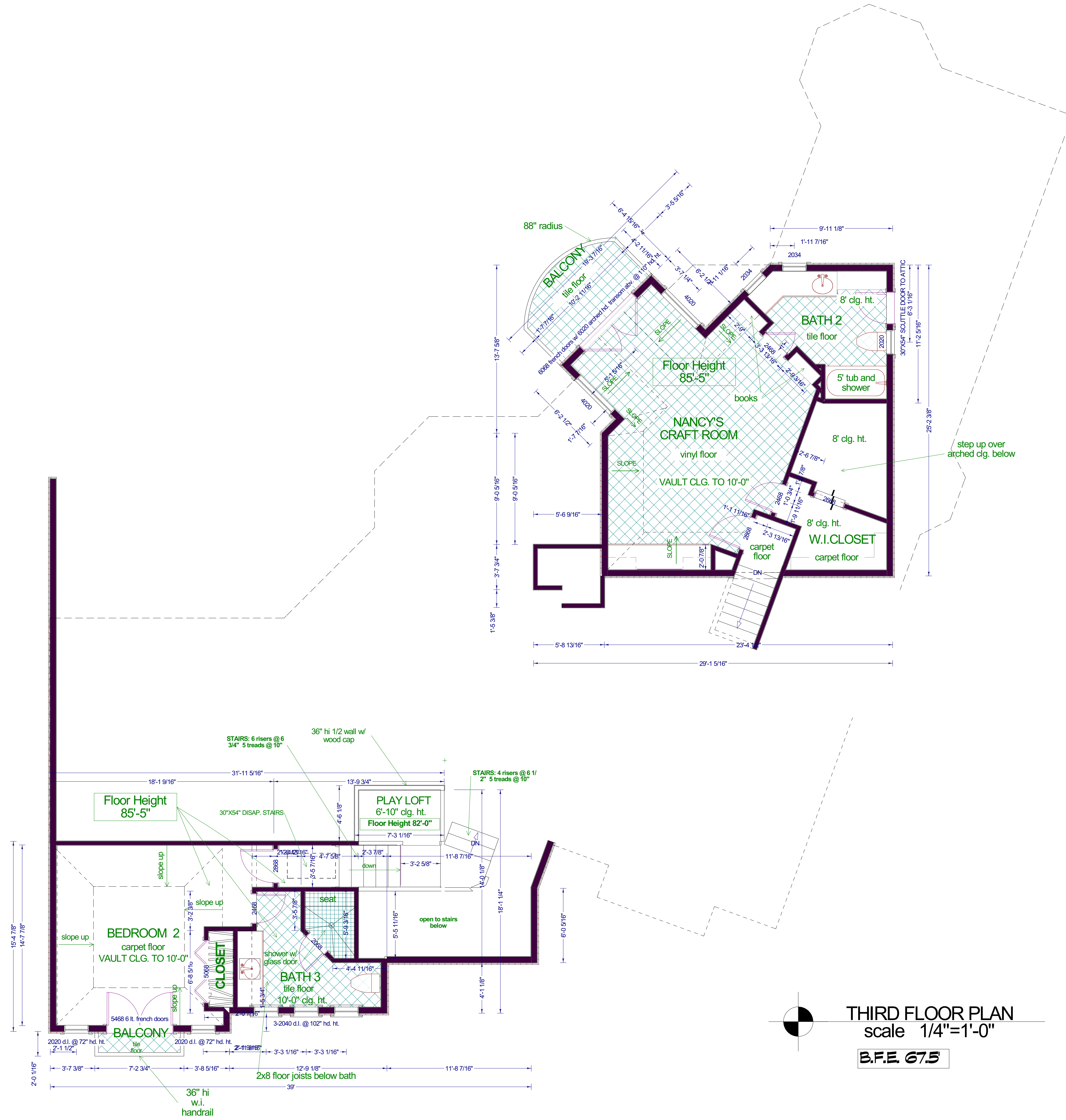
SECOND FLOOR PLAN
 scale 1/4"=1'-0"
 B.F.E 67.5



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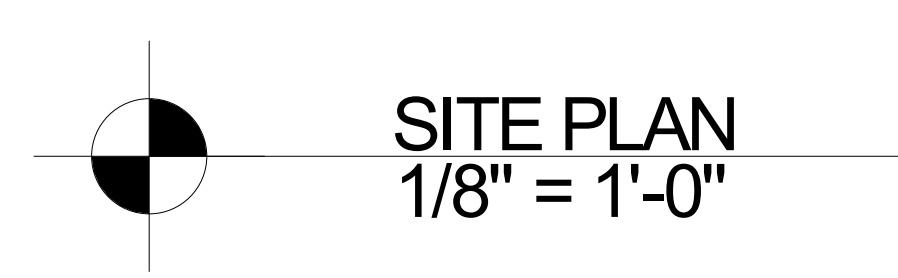
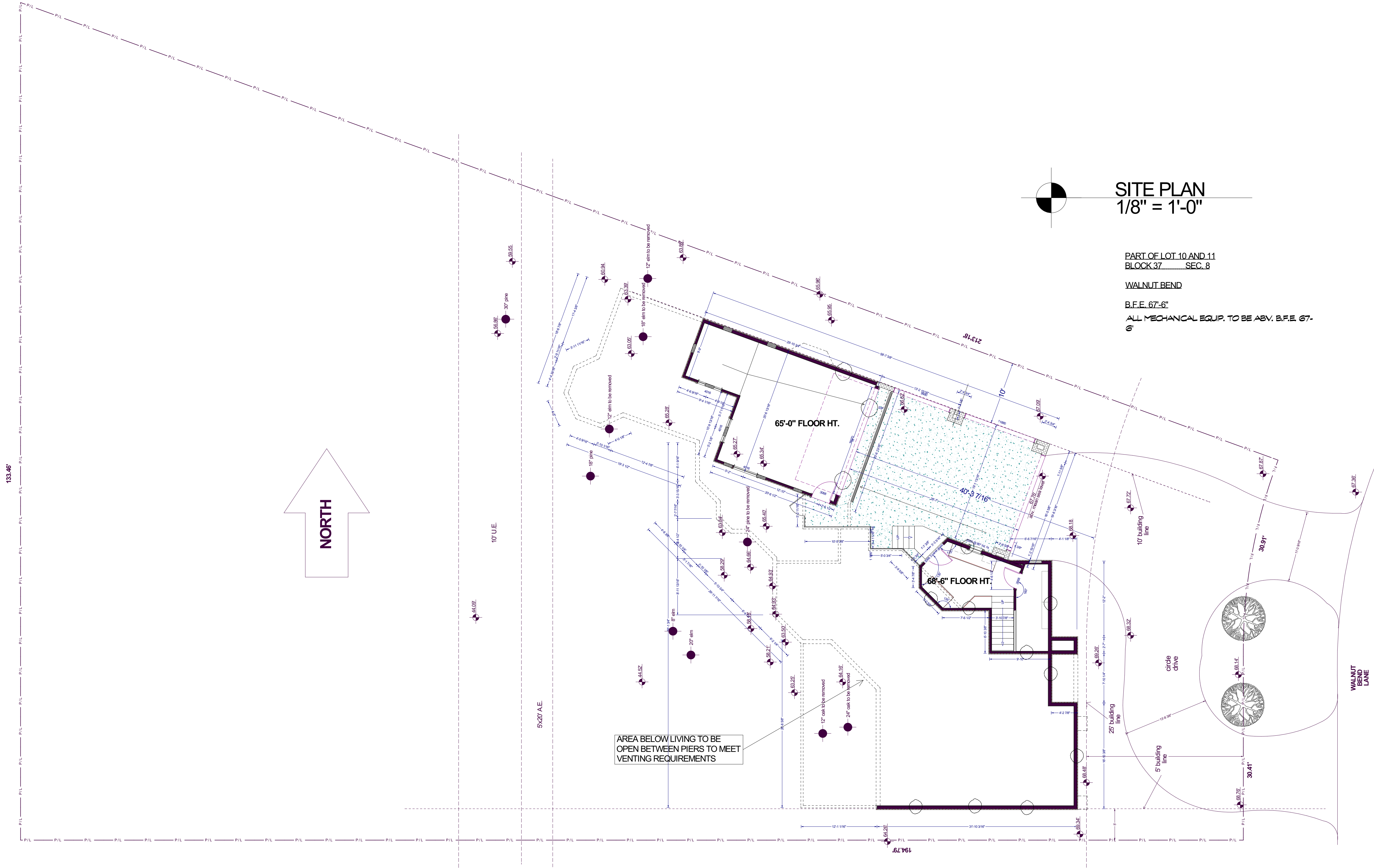


THIRD FLOOR PLAN
 scale 1/4"=1'-0"
 B.F.E. 675

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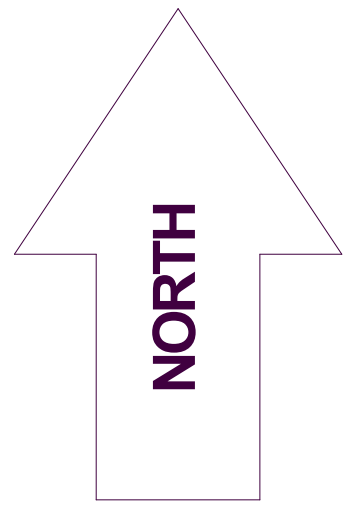


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SITE PLAN
1/8" = 1'-0"

PART OF LOT 10 AND 11
BLOCK 37 SEC. 8
WALNUT BEND
B.F.E. 67'-6"
ALL MECHANICAL EQUIP. TO BE ABV. B.F.E. 67'-6"



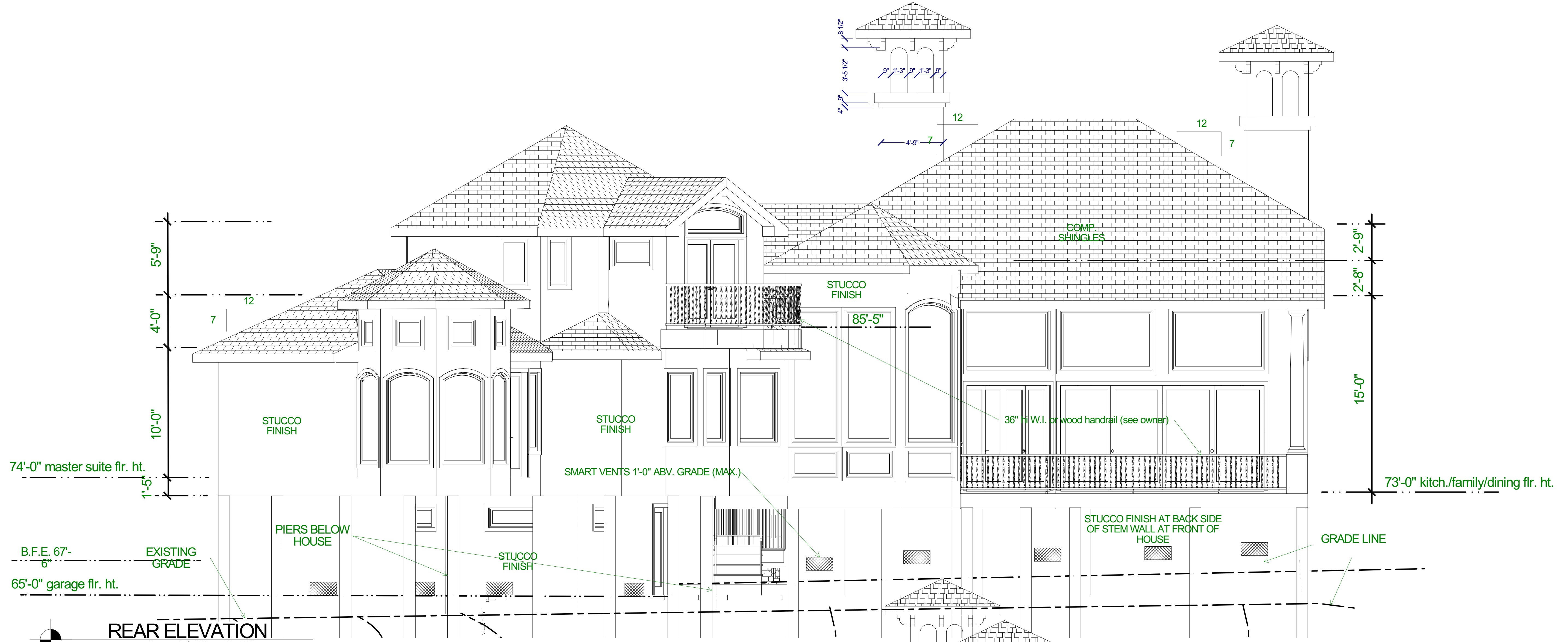
AREA BELOW LIVING TO BE OPEN BETWEEN PIERS TO MEET VENTING REQUIREMENTS



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

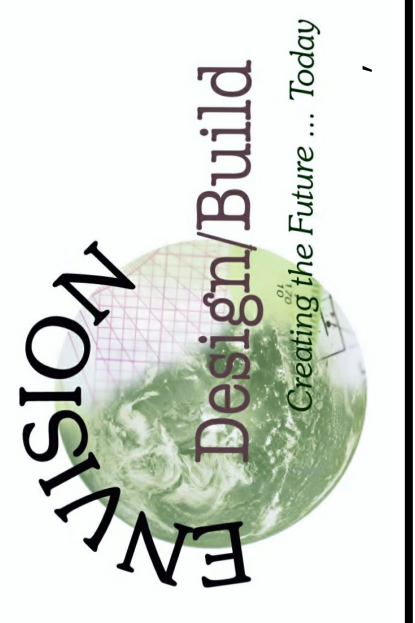
AREA BELOW LIVING AREA TO BE OPEN
 BETWEEN PIERS TO MEET VENTING
 REQUIREMENTS

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

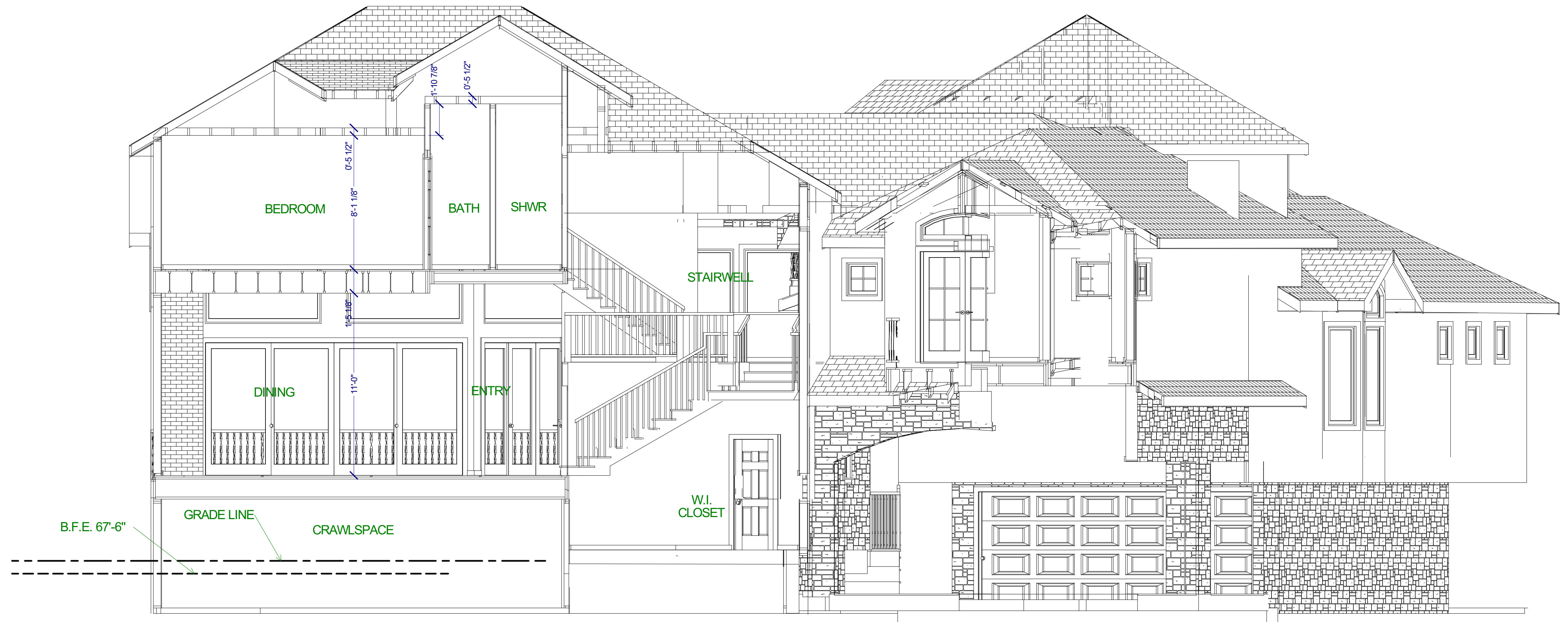
7:12 PITCH
 COMPOSITION ROOFING
 ROOF VENTILATION
 1 SQ. FT. OF VENT FOR EVERY 150 SQ. FT.
 OF ATTIC AREA.
 ASPHALT SHINGLES SHALL BE FASTENED
 ACCORDING TO MANUFACTURERS INSTRUCTIONS
 TO SOLIDLY SHEATHED ROOFS. NOT LESS
 THAN 4 NAILS PER EACH 36" TO 40" STRIP
 SHINGLES AND 2 NAILS PER EACH 9" TO 18"
 INDIVIDUAL SHINGLE.
 (TABLE 15-B-1)
 ATTACH RAFTER TO TOP PLATE WITH
 SIMPSON H-2
 BRACING AT GABLE ENDS AND WEB BRACING
 WHERE NEEDED.



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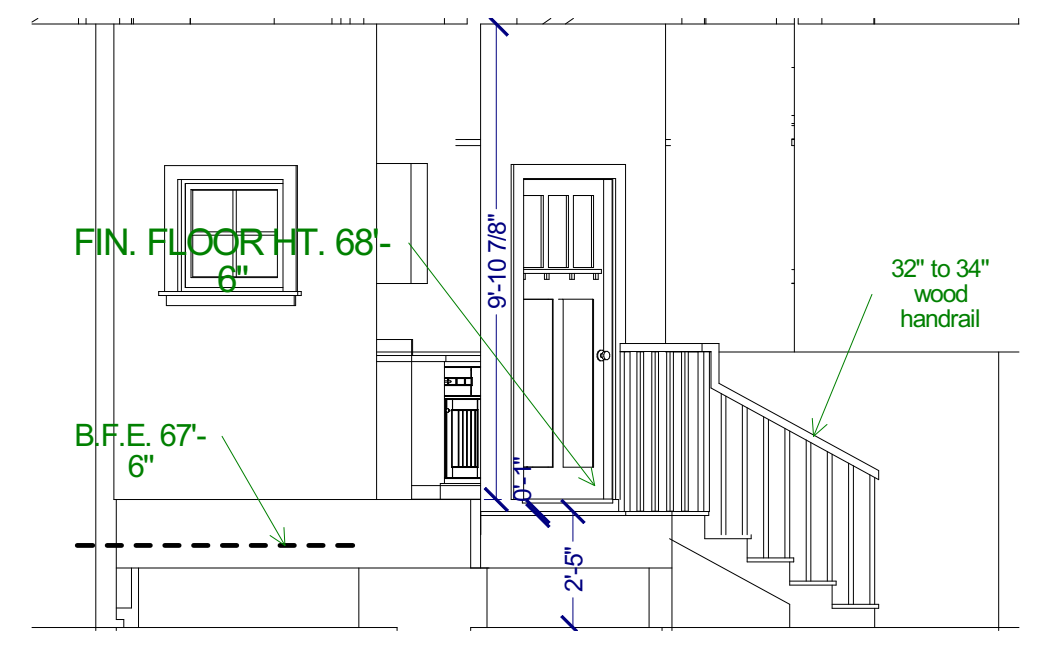


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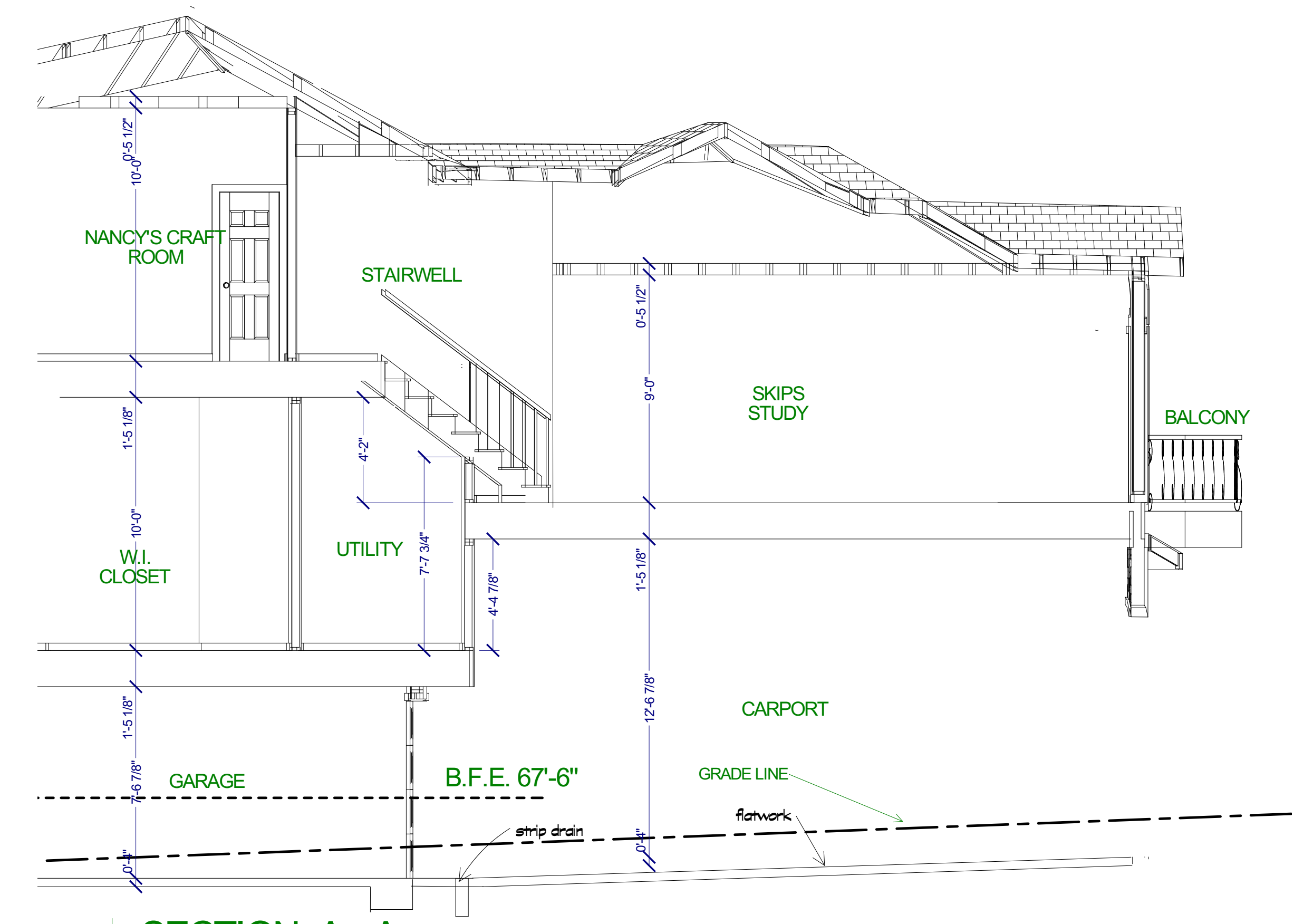


SECTION B - B
 scale 1/4" = 1'-0"

B.F.E. 67'-6"

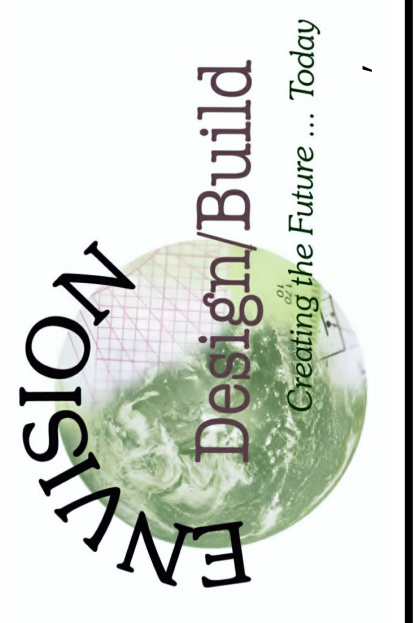


SECTION AT STAIRS TO MUD ROOM
 scale 1/4" = 1'-0"



SECTION A - A
 scale 1/4" = 1'-0"

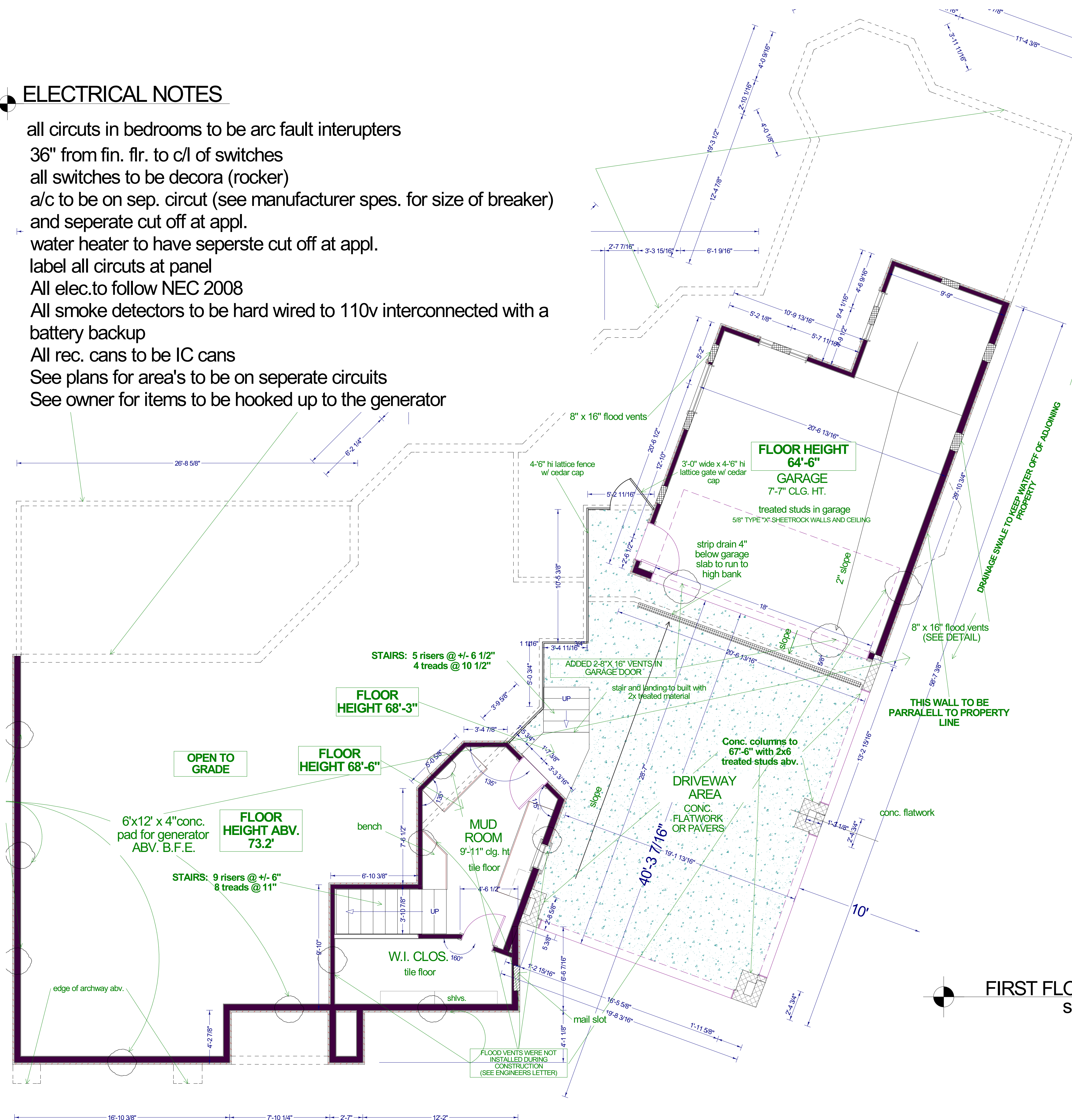
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ELECTRICAL NOTES

- all circuits in bedrooms to be arc fault interupters
- 36" from fin. flr. to c/l of switches
- all switches to be decora (rocker)
- a/c to be on sep. circuit (see manufacturer spes. for size of breaker)
- and seperate cut off at appl.
- water heater to have seperste cut off at appl.
- label all circuits at panel
- All elec.to follow NEC 2008
- All smoke detectors to be hard wired to 110v interconnected with a battery backup
- All rec. cans to be IC cans
- See plans for area's to be on seperate circuits
- See owner for items to be hooked up to the generator

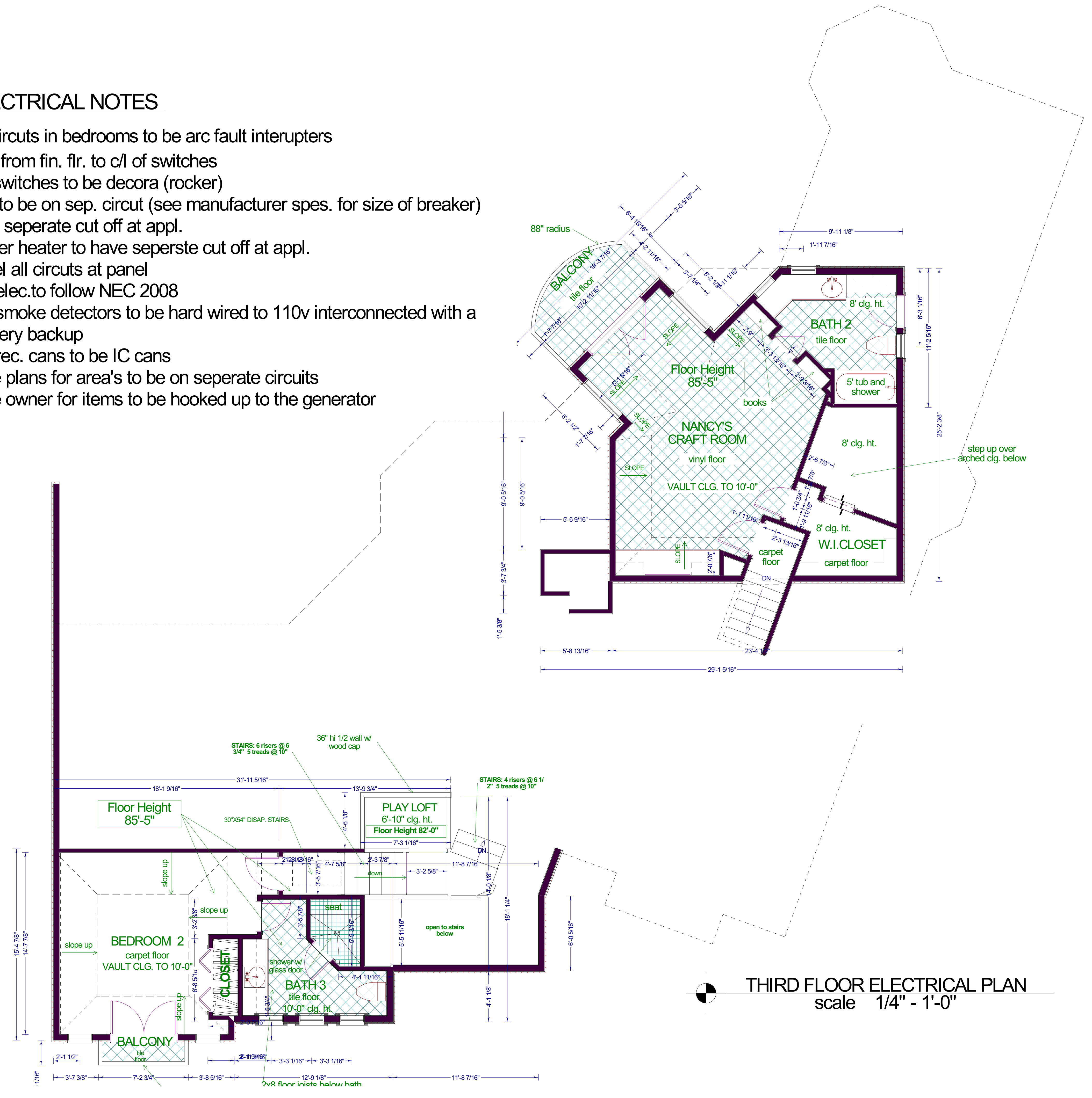


FIRST FLOOR ELECTRICAL PLAN
scale 1/4"=1'-0"

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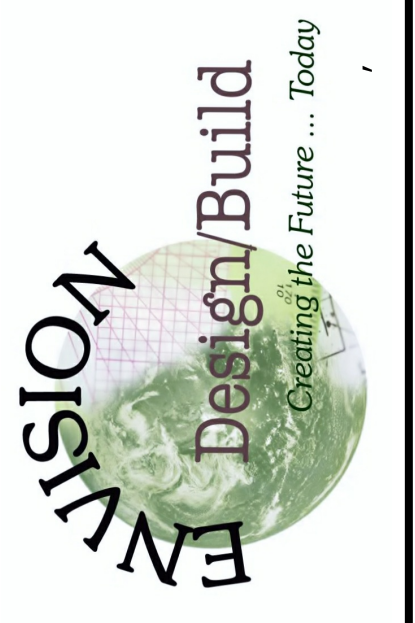
ELECTRICAL NOTES

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- all switches to be decora (rocker)
- a/c to be on sep. circuit (see manufacturer spes. for size of breaker) and seperate cut off at appl.
- water heater to have seperate cut off at appl.
- label all circuits at panel
- All elec. to follow NEC 2008
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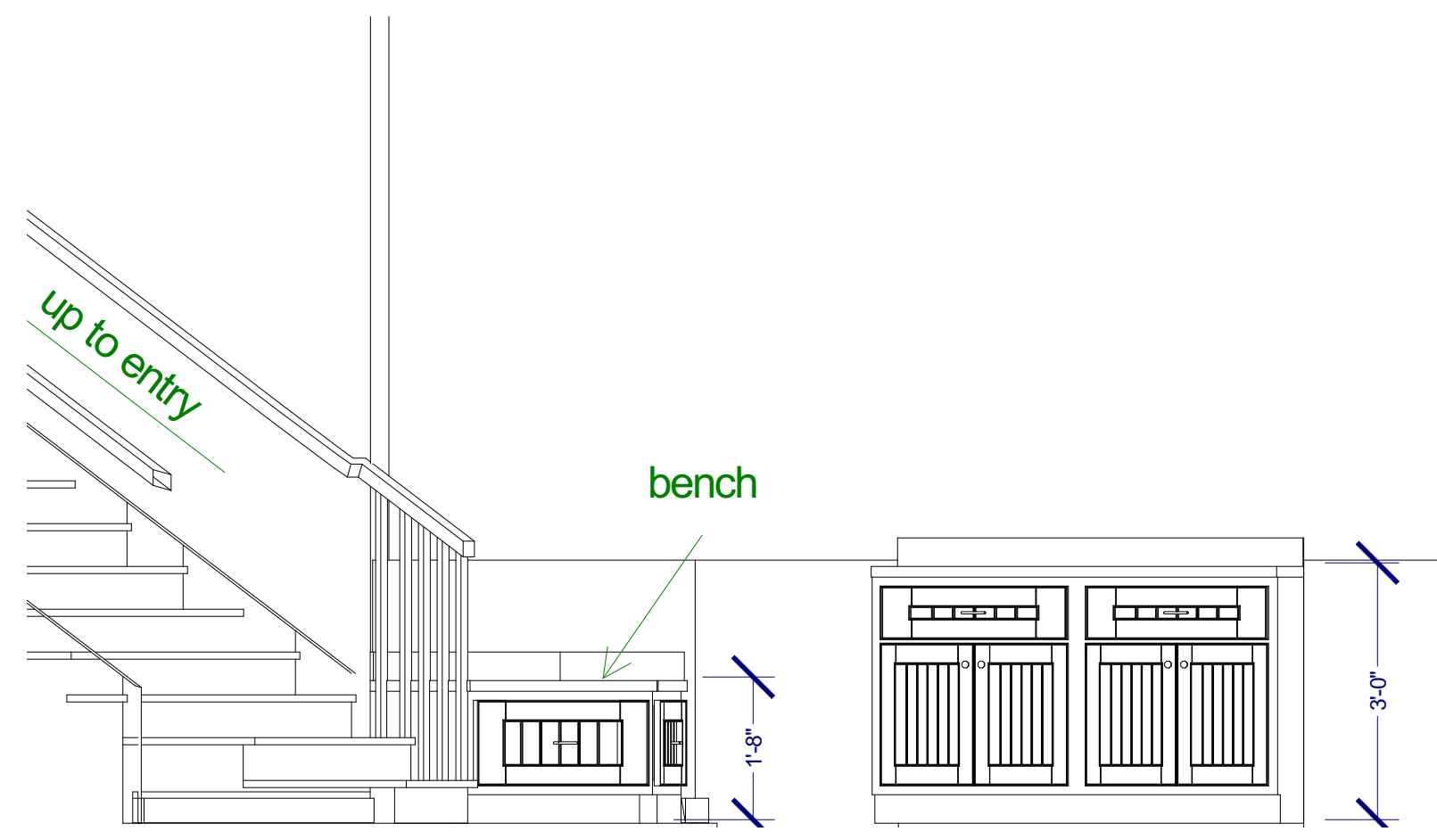


THIRD FLOOR ELECTRICAL PLAN
 scale 1/4" - 1'-0"

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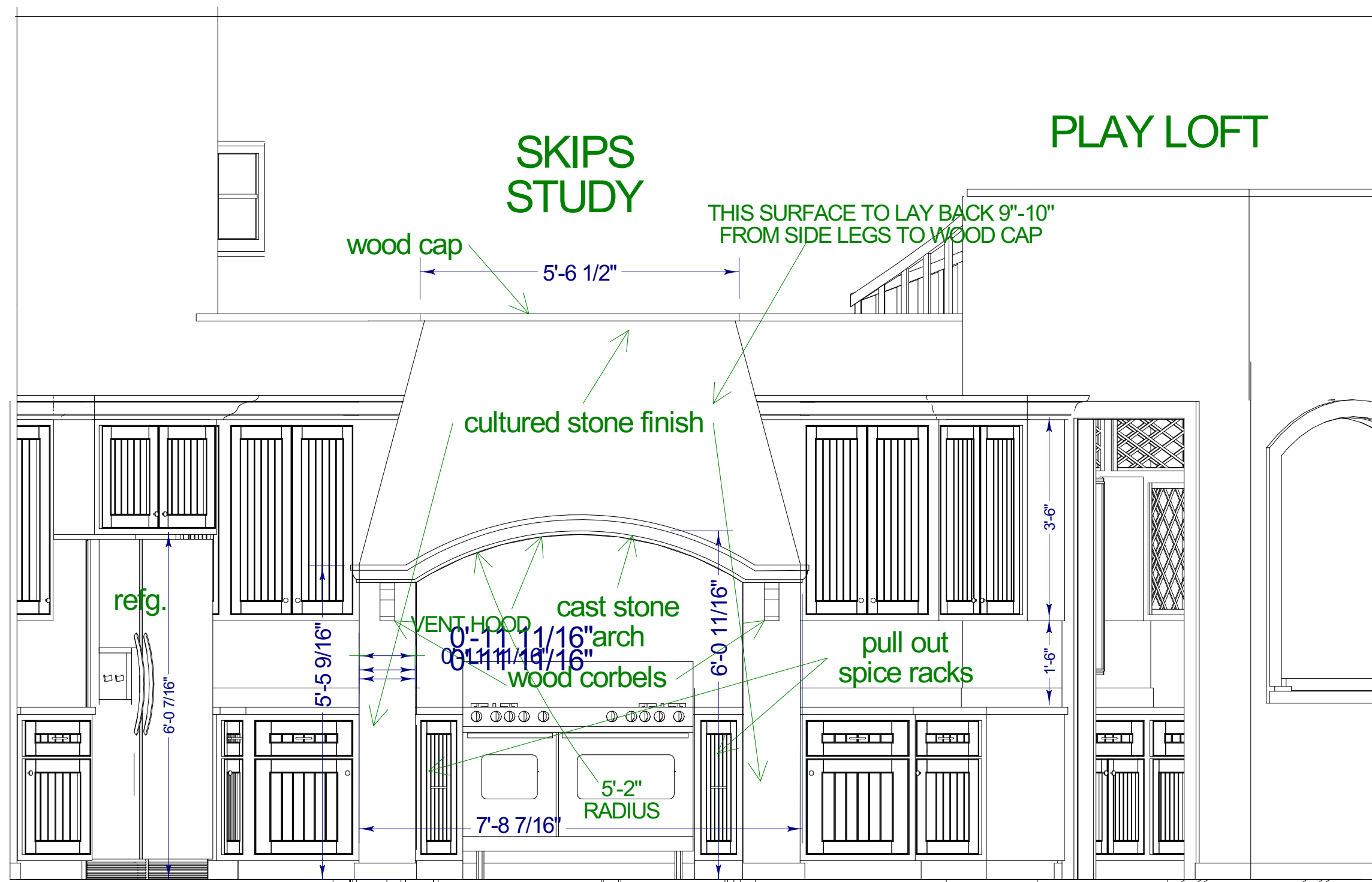
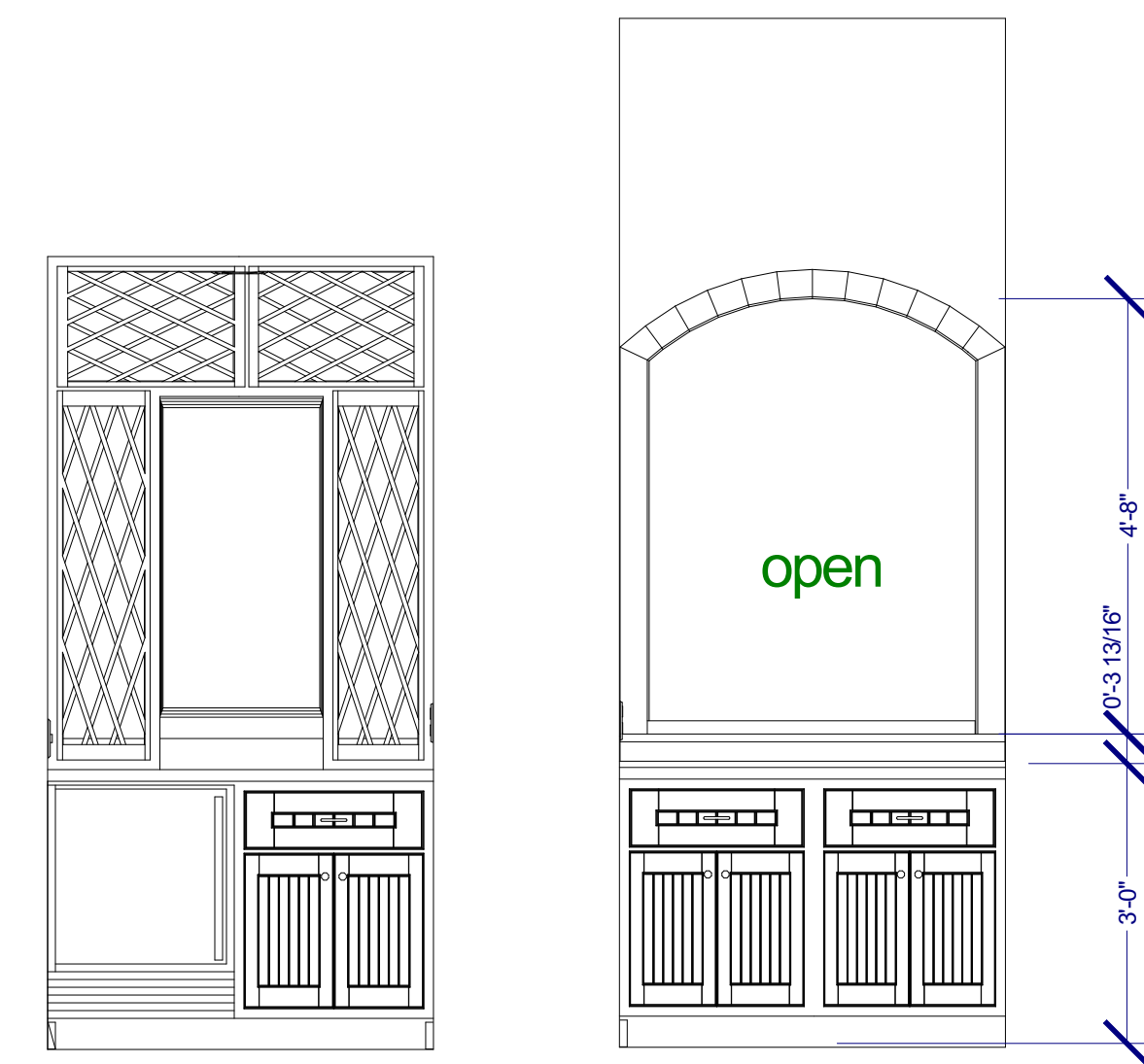
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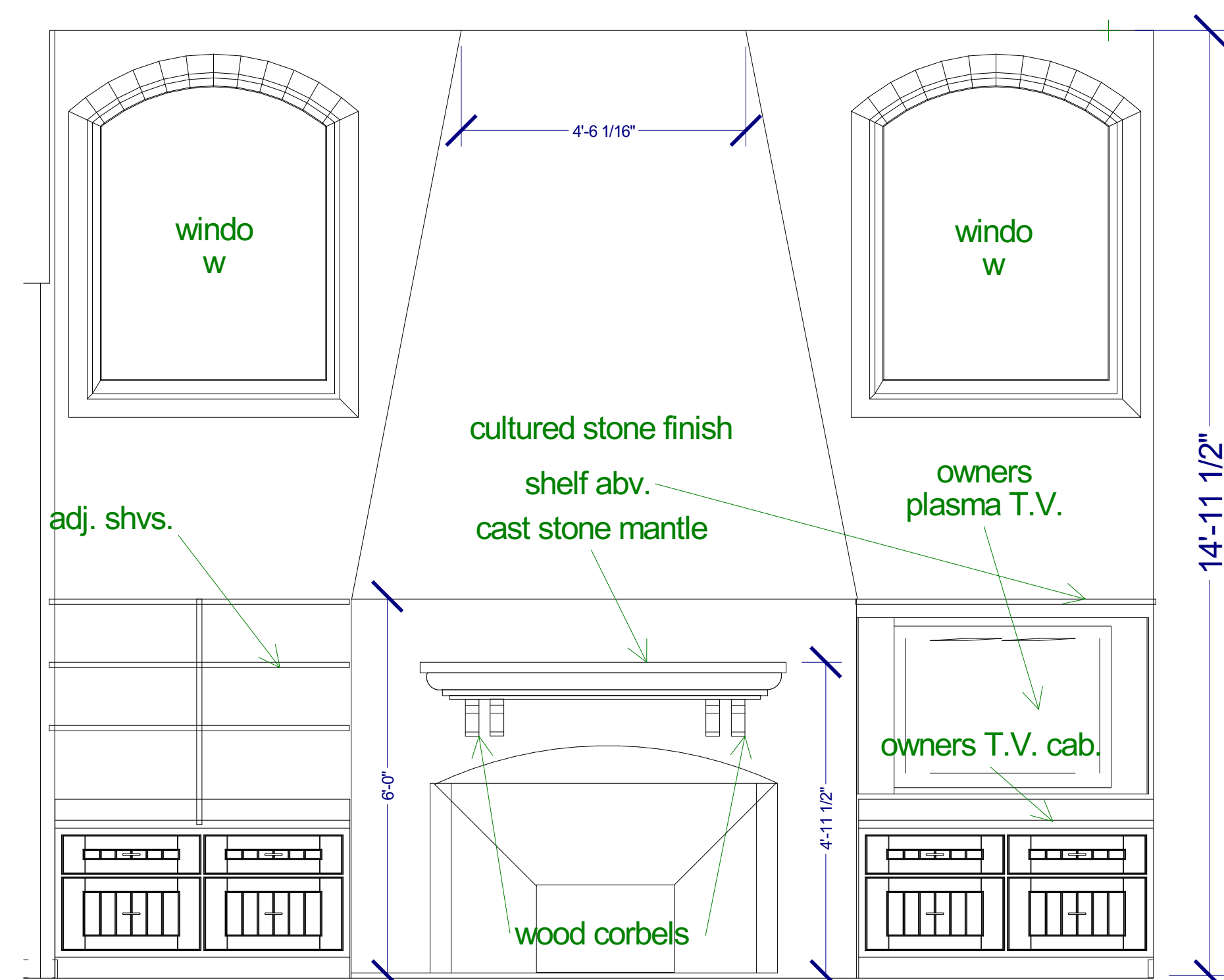
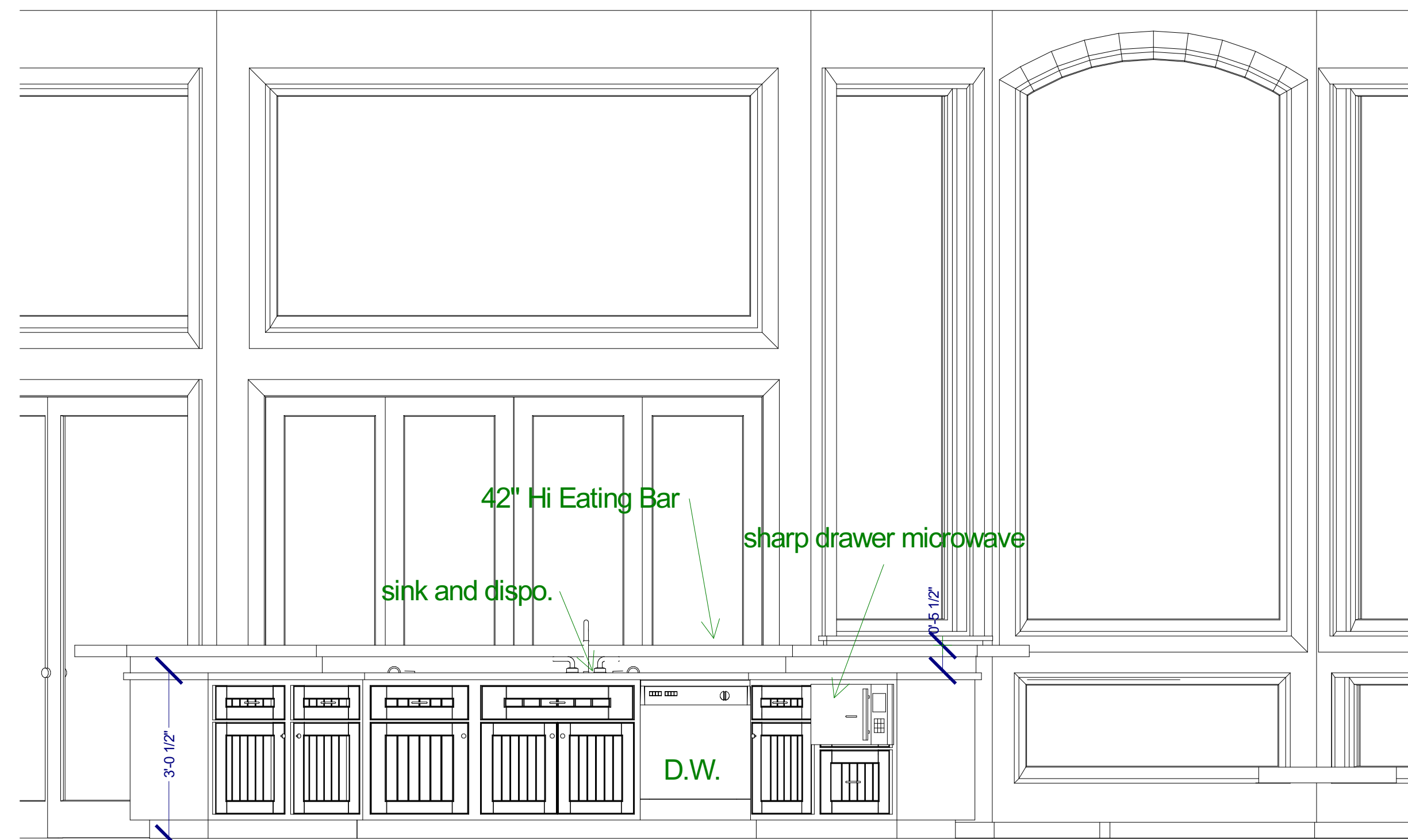
MUD ROOM



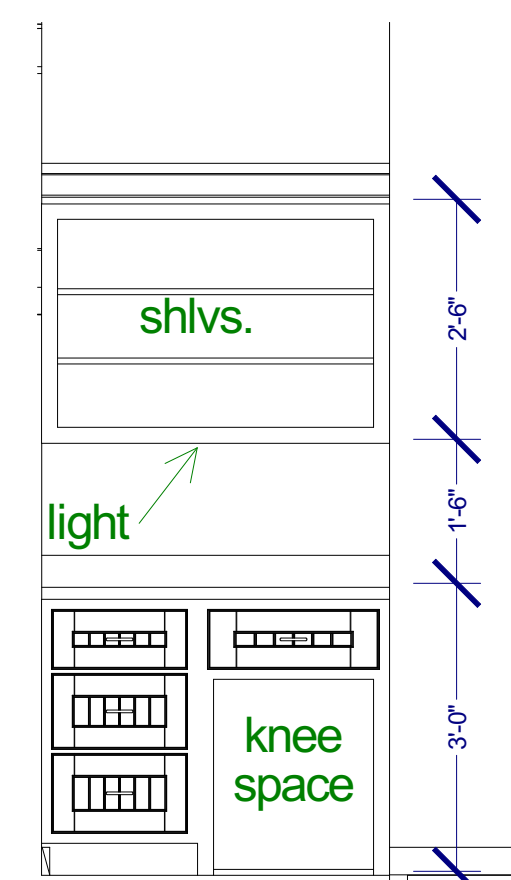
WINE BAR



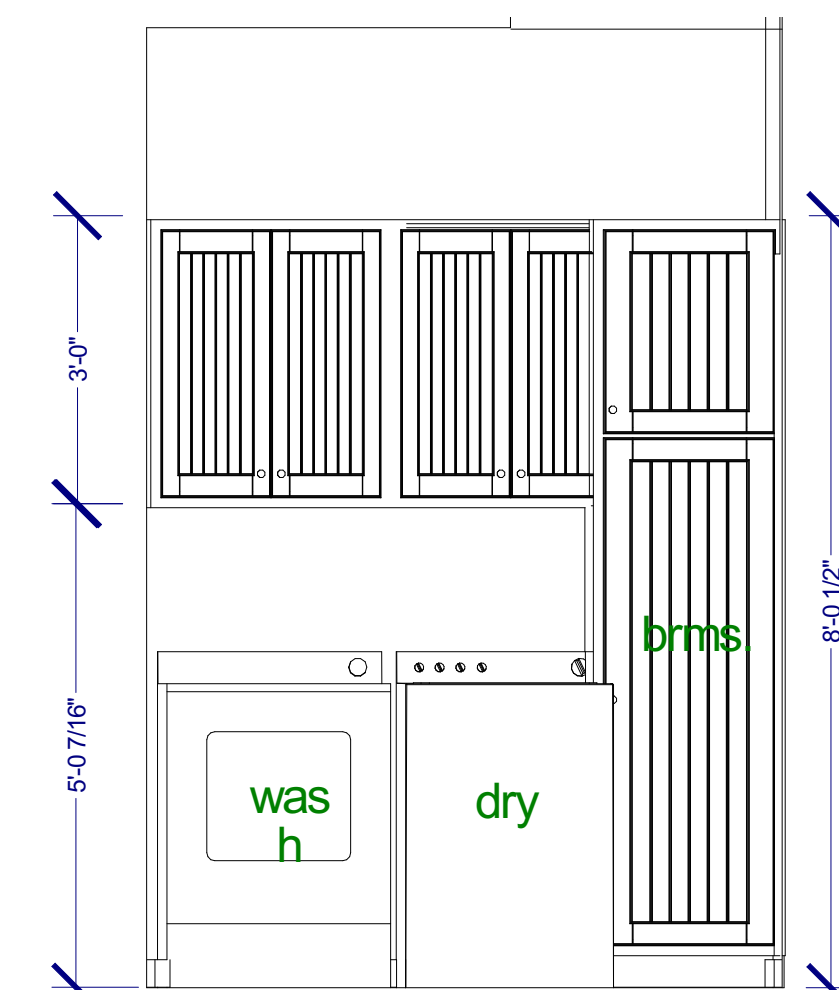
KITCHEN



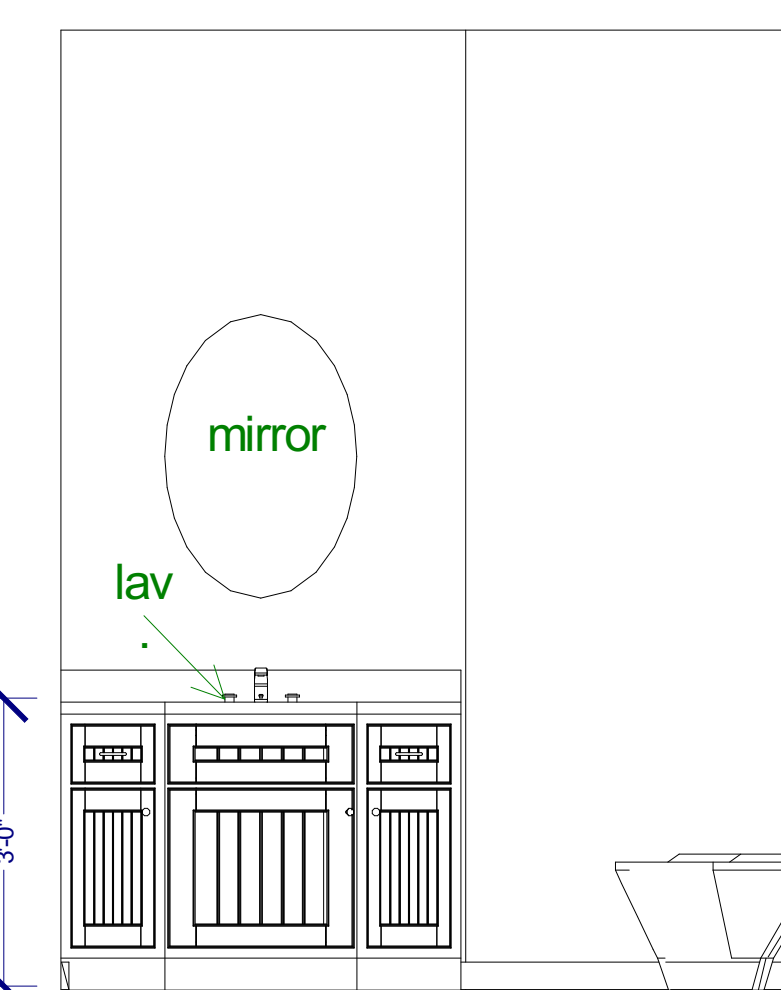
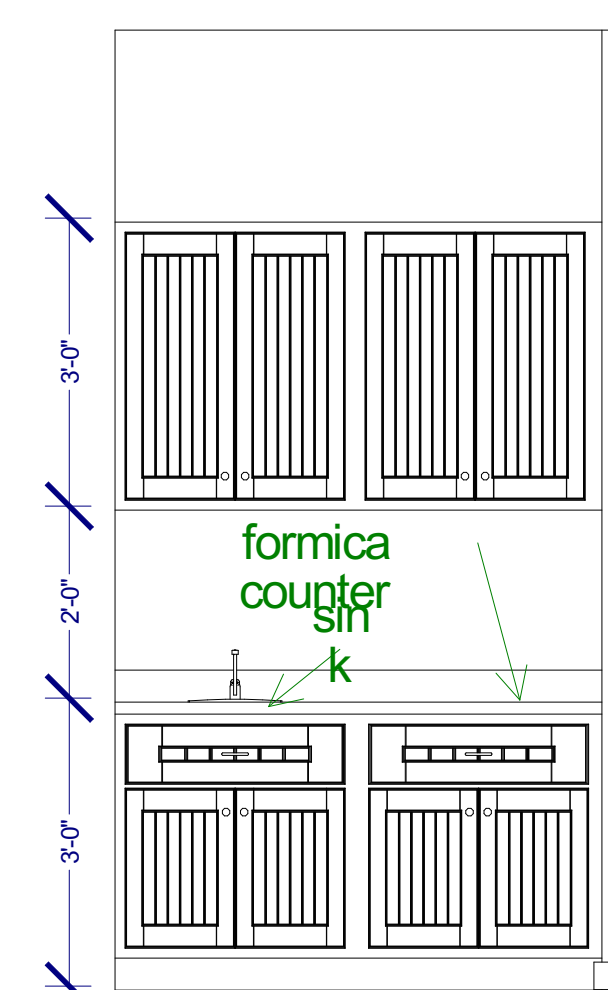
FAMILY ROOM



SITTING AREA



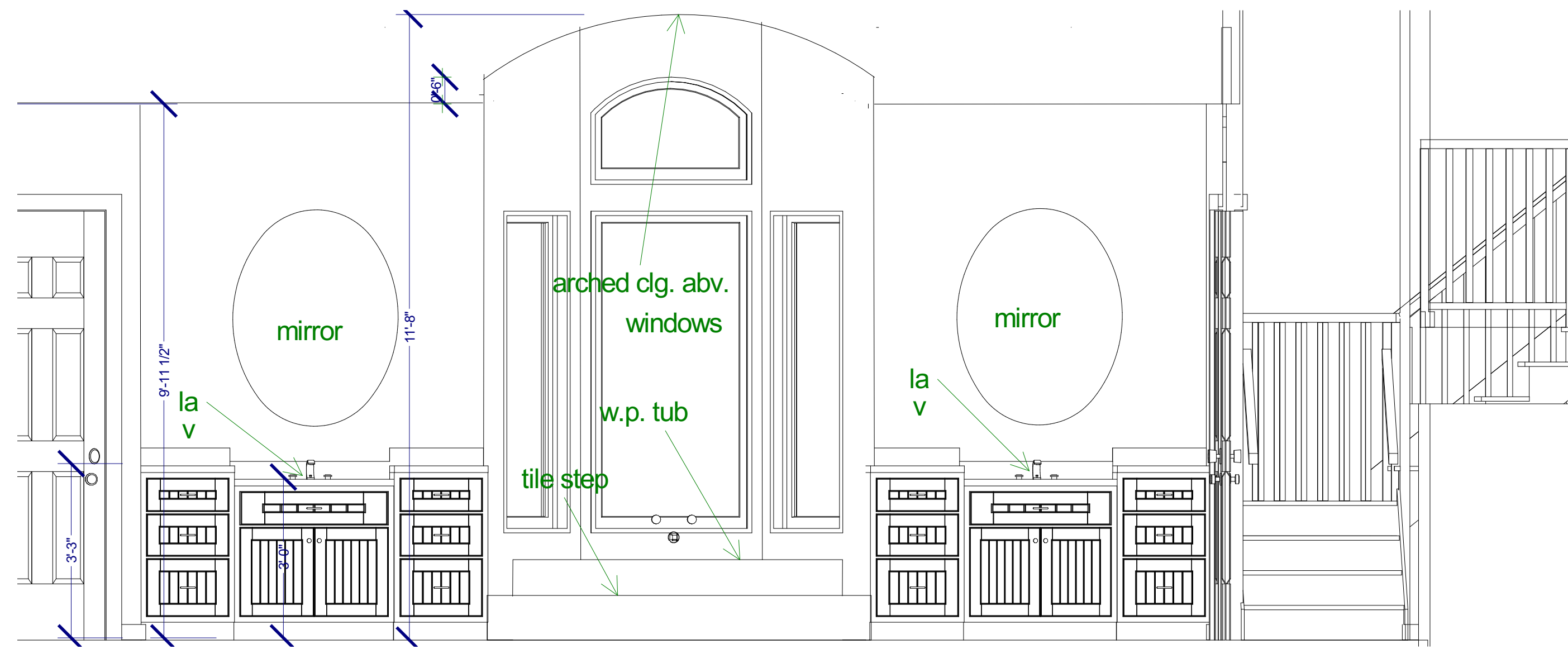
LAUNDRY



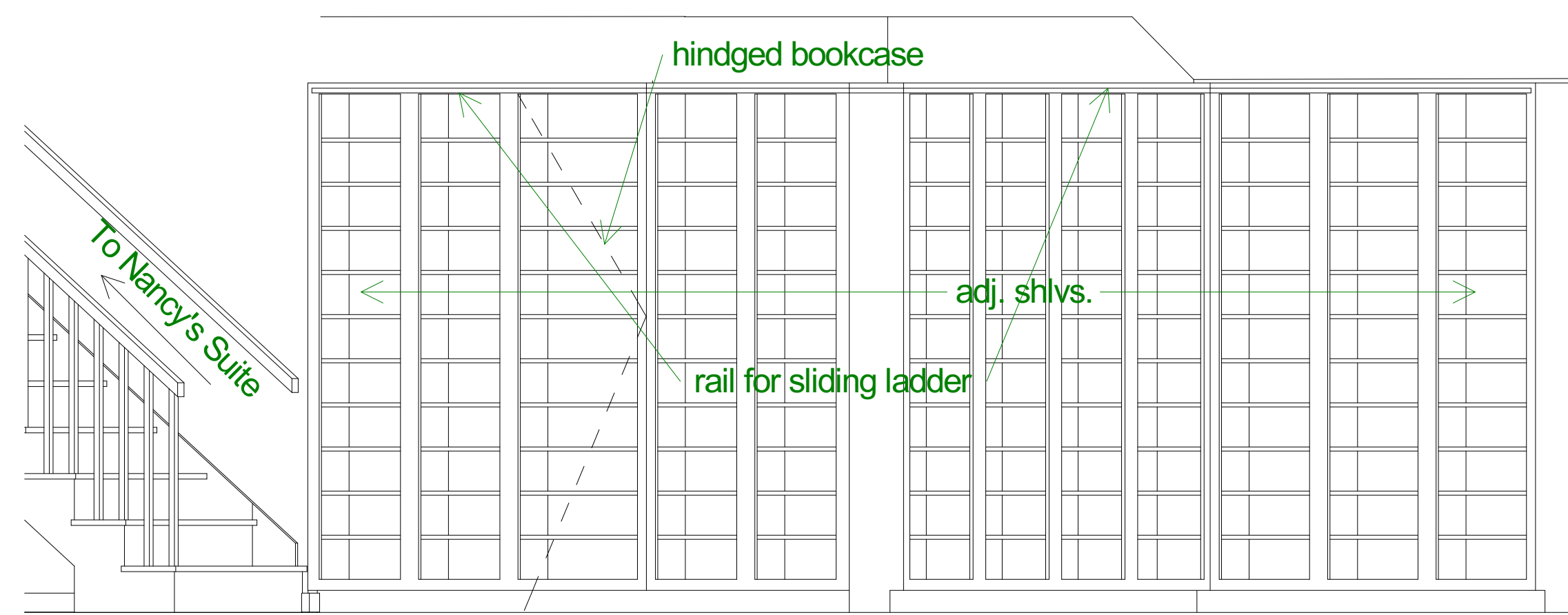
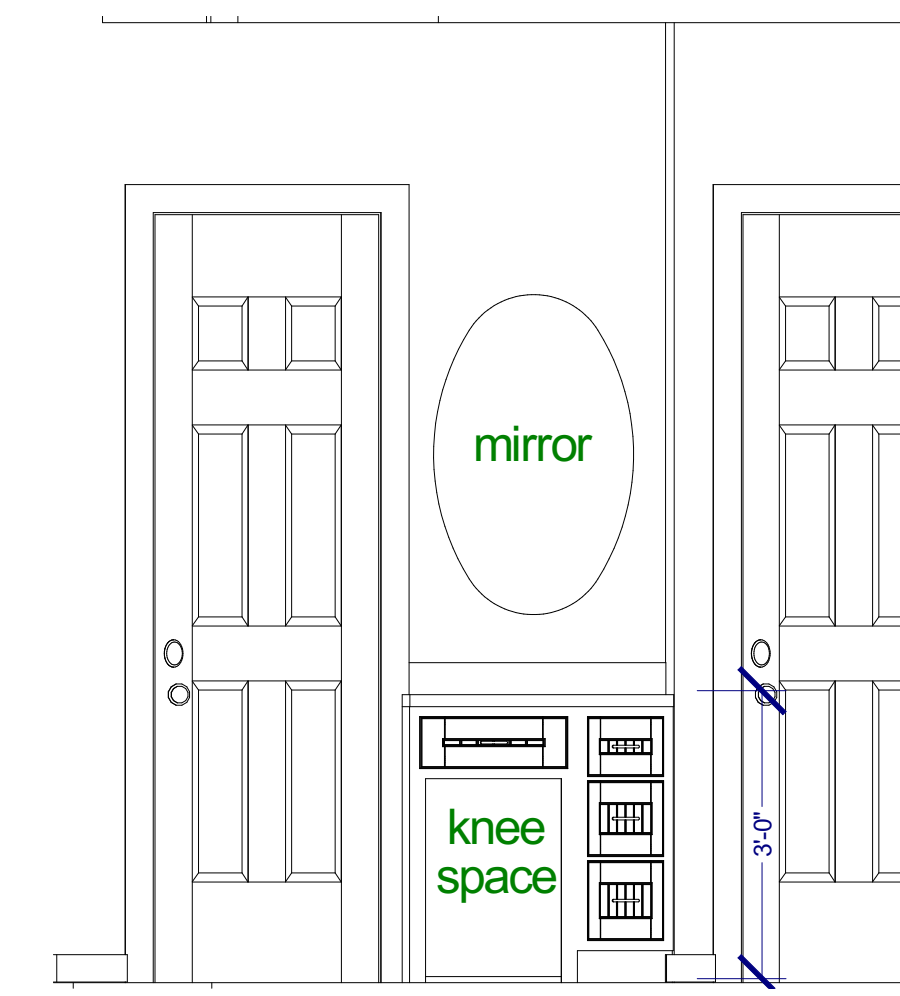
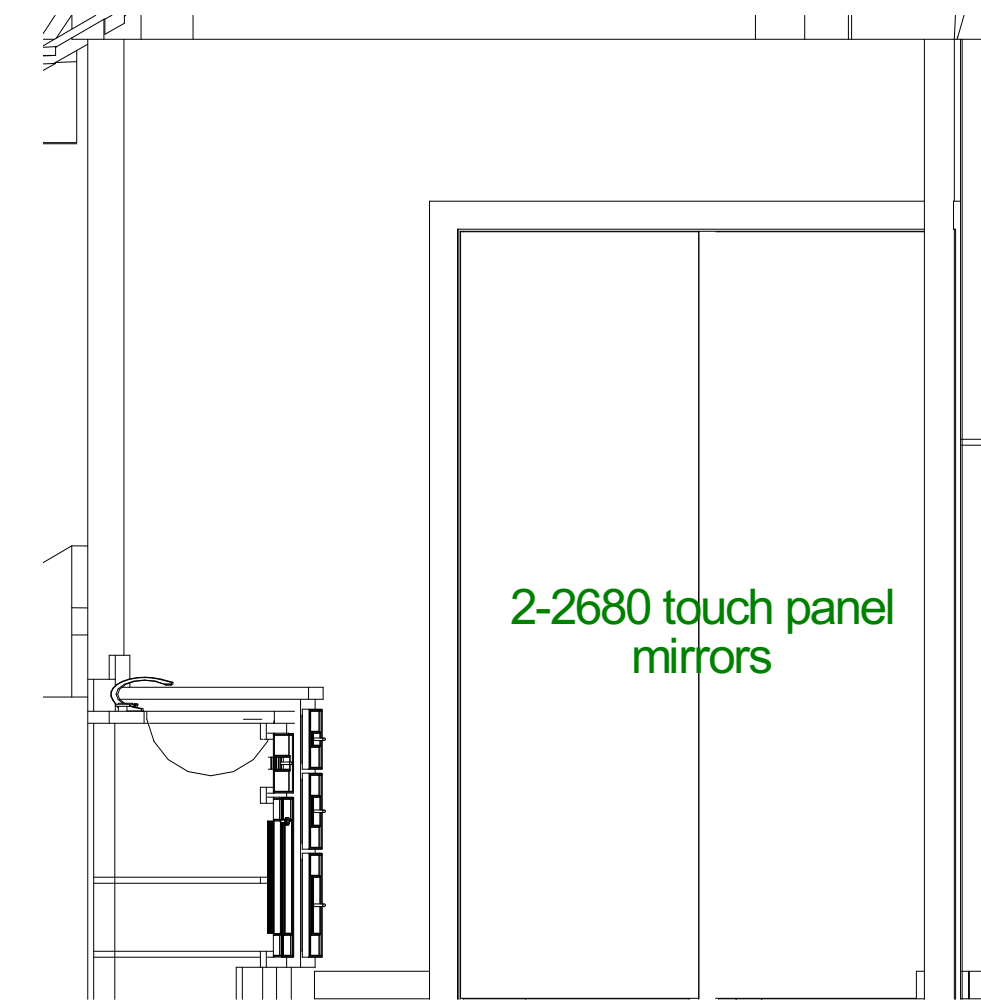
POWDER

INTERIOR CABINET DETAILS
scale 1/2" = 1'-0"

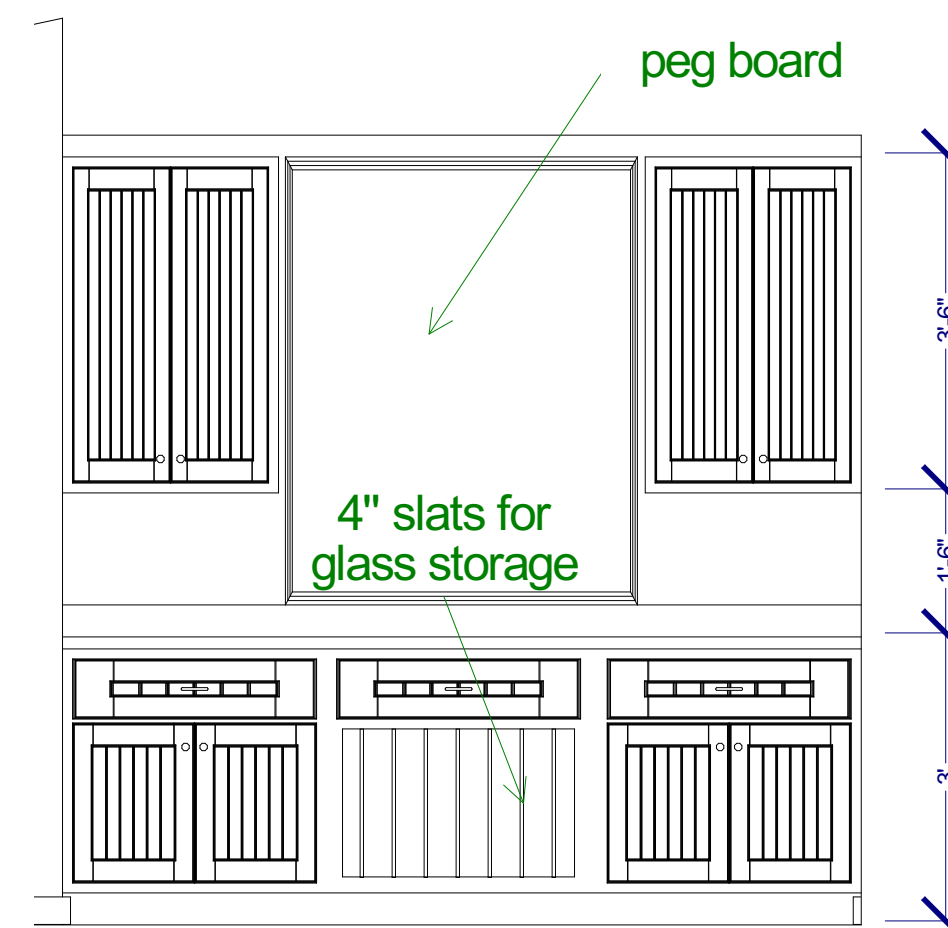
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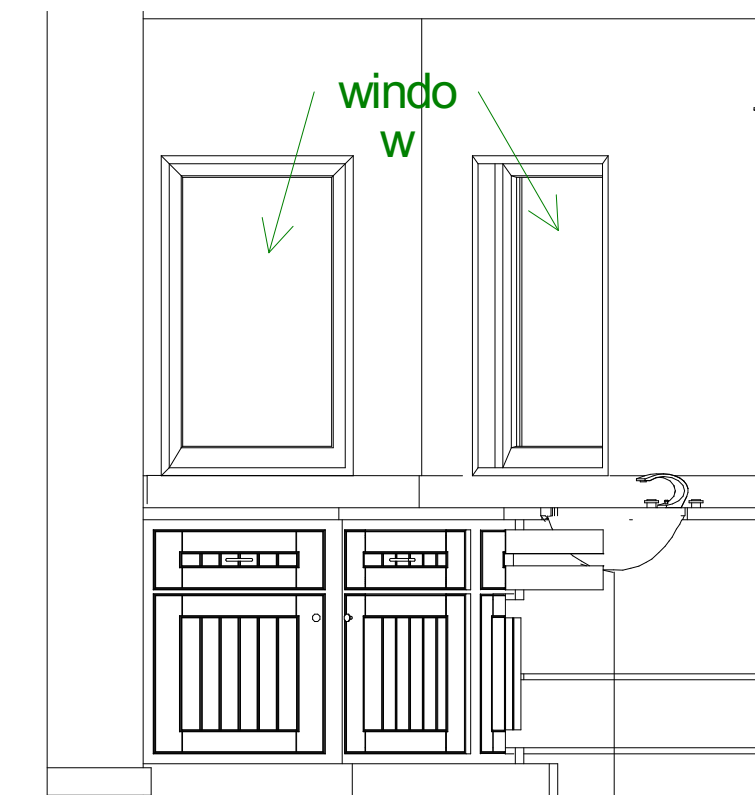
MASTER BATH



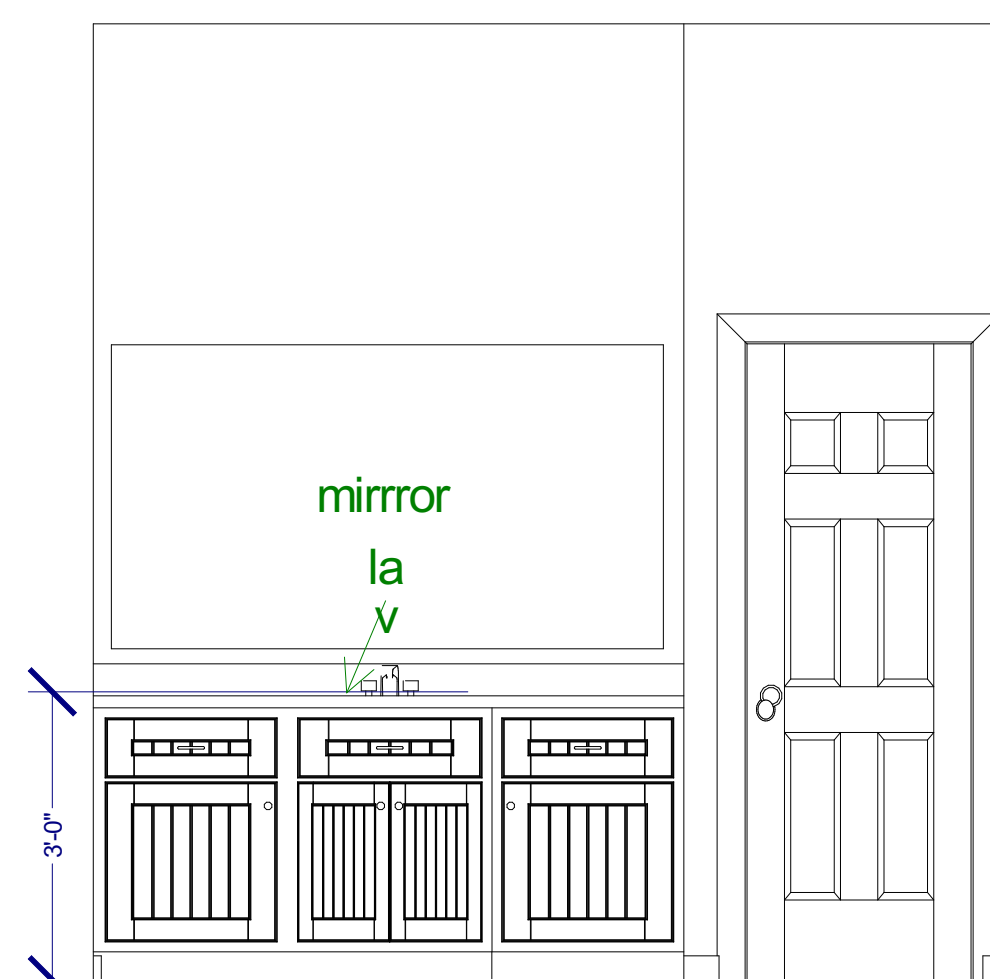
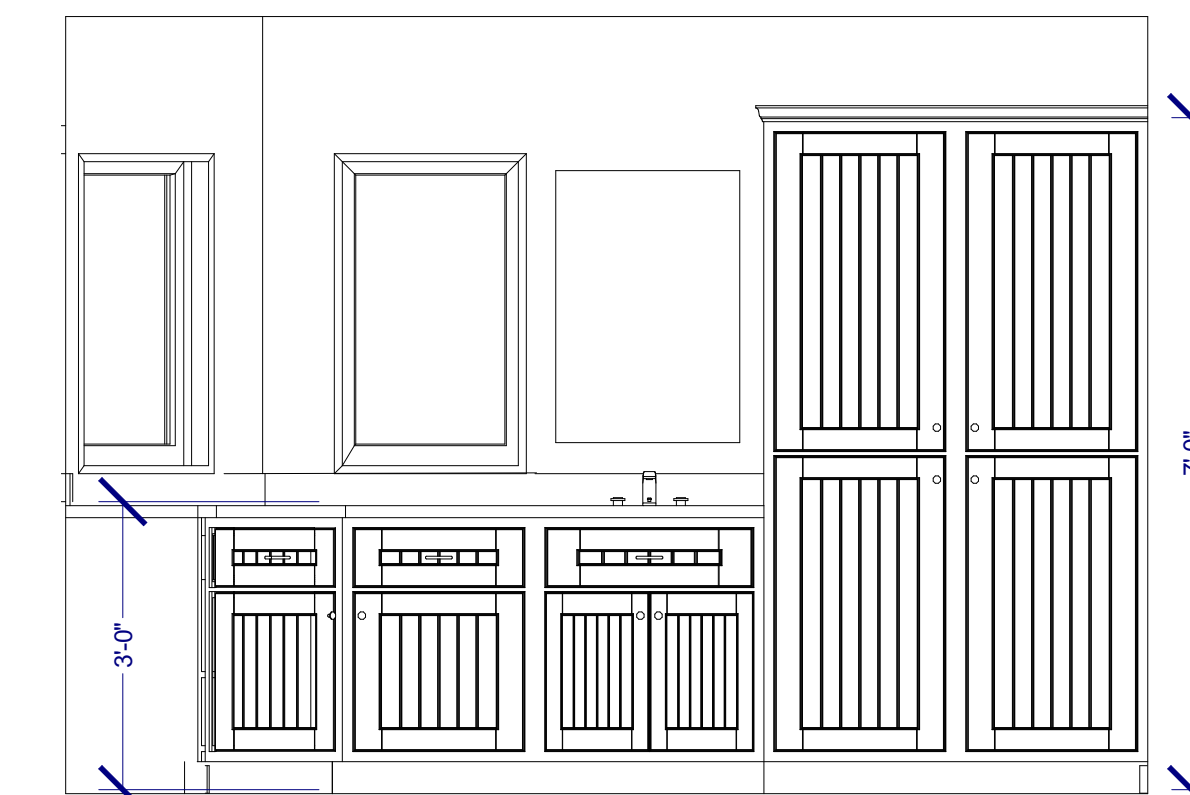
SKIP'S STUDY



NANCY'S CRAFT ROOM



BATH 2



BATH 3

INTERIOR CABINET DETAILS
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