

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

NOTES:
1. ALL CONSTRUCTION SHALL FOLLOW THE IRC 2012 CODE.

LIST OF SHEETS	
1	A – FLOOR PLAN
2	C – FOUNDATION PLAN
3	F – FRAMERS PLAN
4	R – ROOF PLAN
5	M – MECHANICAL PLAN (PLUMBING & ELECTRICAL PLAN)
6	S – SHEER PLAN
7	E – ELEVATIONS

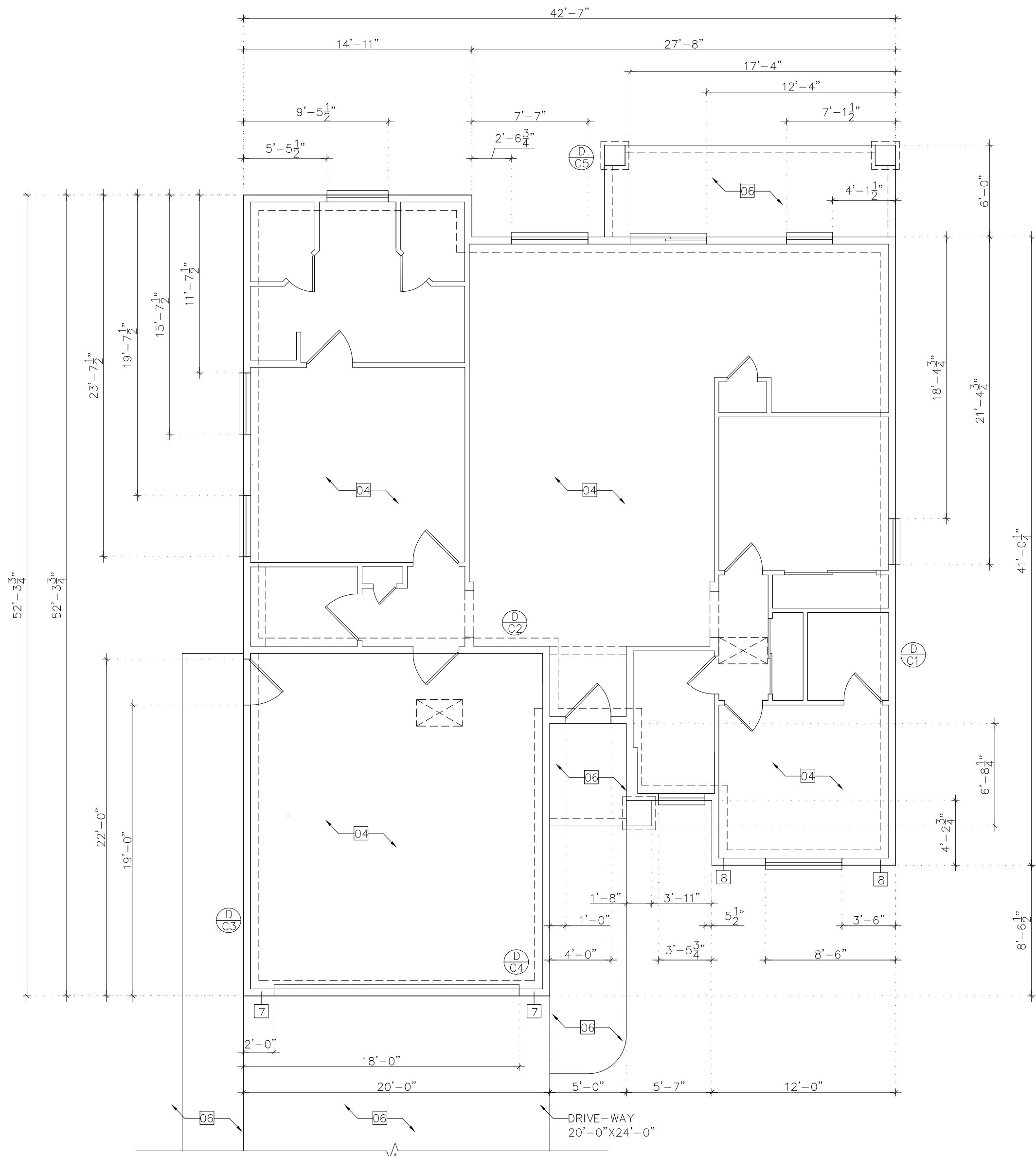
FOUNDATION PLAN – C	
D-C1	EXTERIOR BEARING FOOTING
D-C2	TURN DOWN FOOTING
D-C3	STEMWALL GARAGE
D-C4	PORTAL FRAMING DESIGN # 1
D-C5	COLUMN DETAIL FOOTING
FRAMER’S PLAN – F	
D-F1	HEADER DETAIL NON-BEARING WALL
D-F2	HEADER DETAIL BEARING WALL
D-F3	PORTAL FRAMING DESIGN #1
D-F4	BARREL ARCH DETAIL
D-F5	PONY WALL SECTION
ROOF PLAN – R	
D-R1	EAVE "B" CROSS SECTION
D-R2	EAVE STRIP VENT DETAIL
D-R3	ATTIC ACCESS
D-R4	LOUVERED VENT DETAIL
D-R5	O'HANGIN STEALTH VENT

DETAILS:
1. LIVABLE SQFT = 1444 SQFT 3. FRONT PATIO = 10 SQFT
2. GARAGE SQFT = 454 SQFT 4. BACK PATIO = 114 SQFT
5. ENTIRE HOUSE IS ELECTRIC, NO GAS.

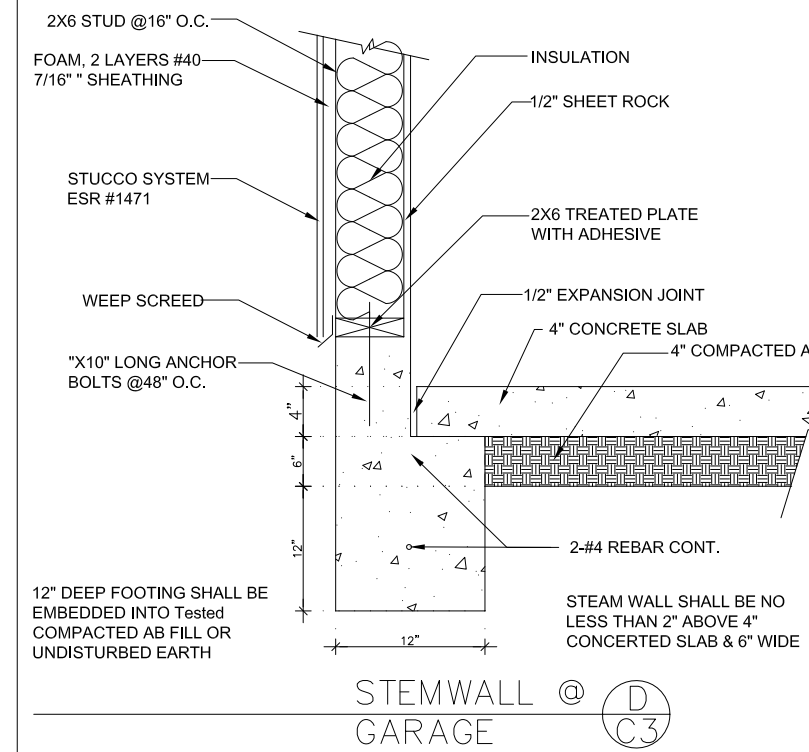
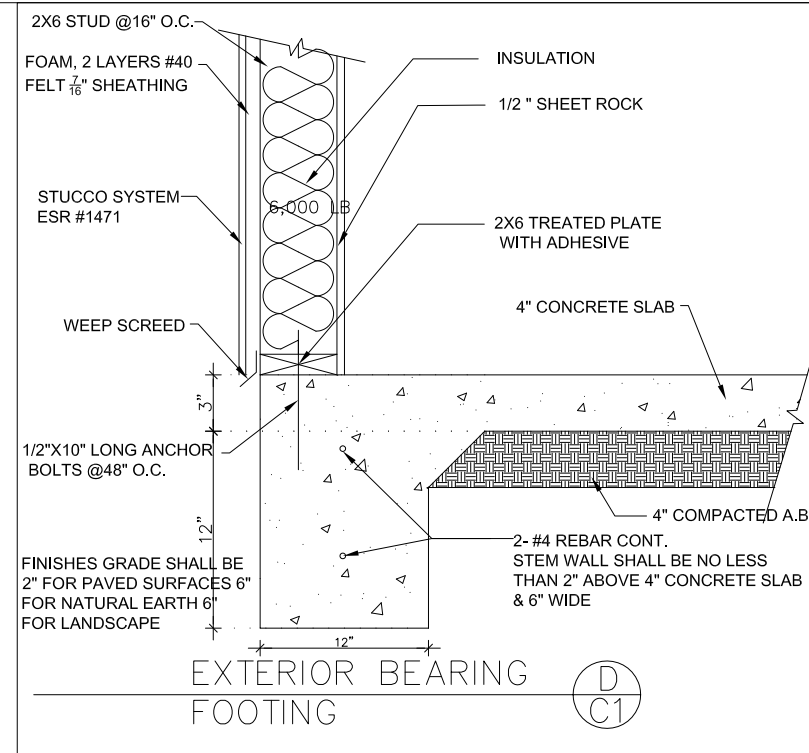
CONDITIONS:
1. THESE PLANS HAVE BEEN LICENSED TO THE BUYER FOR USE IN HIS CONSTRUCTION PROJECTS. THE BUYER MAY NOT RESELL OR PROVIDE COPIES TO ANYONE FOR USE OUTSIDE OF THIS PURPOSE.

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



2" BELOW SLAB

CONCRETE SLAB

4" COMPACTED A.B.

2-#4 REBAR CONT.

12" DEEP FOOTING SHALL BE EMBEDDED INTO COMPACTED AB FILL OR UNDISTURBED EARTH

STEM WALL SHALL BE NO LESS THAN 2" ABOVE 4" CONCRETE SLAB & 6" WIDE

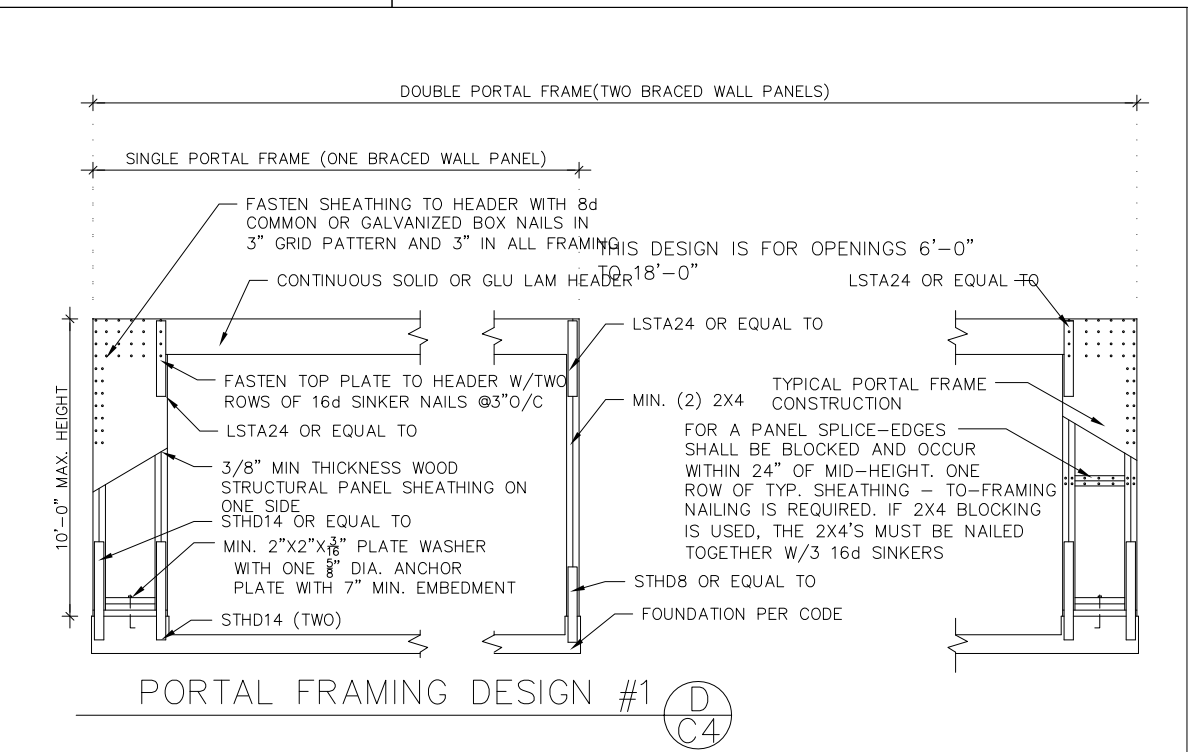
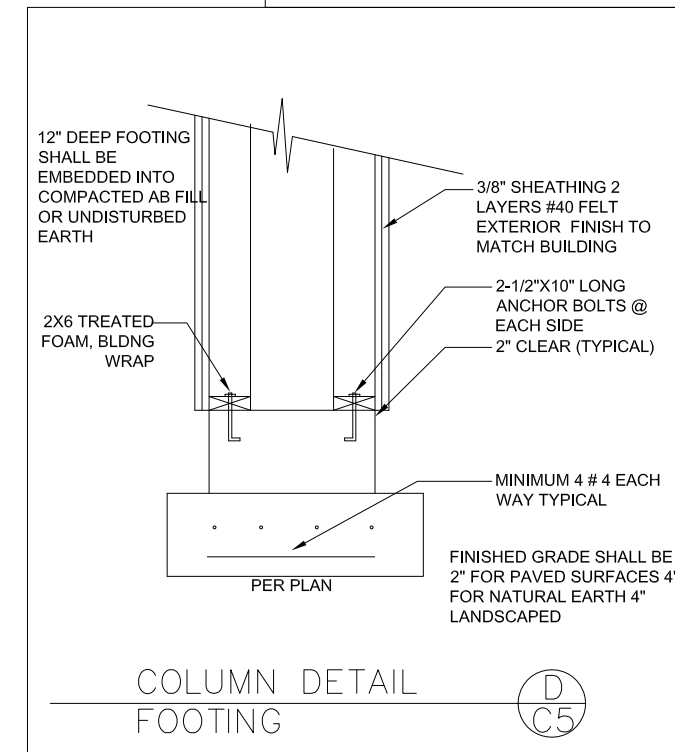
12"

TURN DOWN FOOTING

FOOTING SQUARE	SIZE THICKNESS OF FOOTING IN INCHES	REINFORCING 3" CLR BOTTOM	ALLOWABLE LOAD IN POUNDS	ICON		
2'-0"	10"	2 - # 4 BAR	6,000 LB	01		
2'-6"	10"	3 - # 4 BAR	9,400 LB	02		
3'-0"	12"	3 - # 5 BAR	13,500 LB	03		
3'-6"	12"	4 - # 5 BAR	18,400 LB			
4'-0"	12"	4 - # 5 BAR	24,000 LB			
4'-6"	12"	5 - # 5 BAR	30,000 LB			
5'-0"	12"	4 - # 6 BAR	37,000 LB			
5'-6"	12"	6 - # 6 BAR	45,400 LB			
6'-0"	14"	6 - # 6 BAR	54,000 LB			
6'-6"	14"	7 - # 6 BAR	63,400 LB			
SOIL PRESSURE		Assumed 1500 lb				
CONCRETE		2500 lb				
REINFORCING						
DESCRIPTION		ICON	DESCRIPTION	ICON		
4" CONCRETE OVER 4" AB FILL		04	STHD14 OR EQUABLE	07		
CONCRETE STOOP		05	STHD 8 OR EQUABLE	08		
SLOPE FLOOR AT 2%		06				
NOTE: FINISHED FLOOR ELEVATION SHALL BE 12" + 2%						
NOTE: ALL HOLD DOWNS SHALL BE IN PRIOR TO ANY INSPECTION						

MATERIAL SCHEDULE CONCRETE

01	WATER SHALL BE POTABLE
02	CONCRETE MIX SHALL CONFORM TO THE FOLLOWING: 2500 PSI AT 28 DAYS.



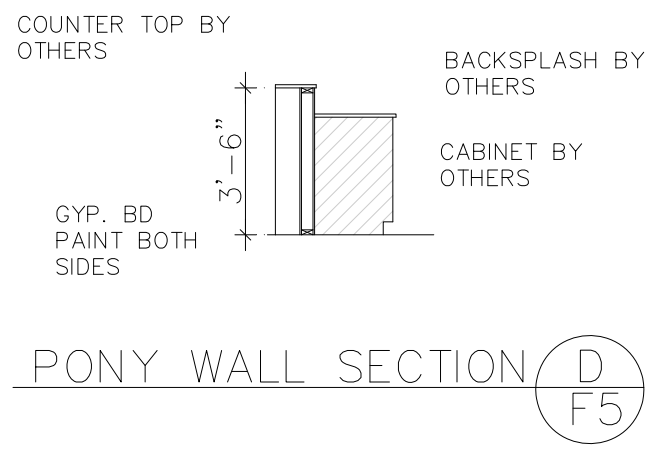
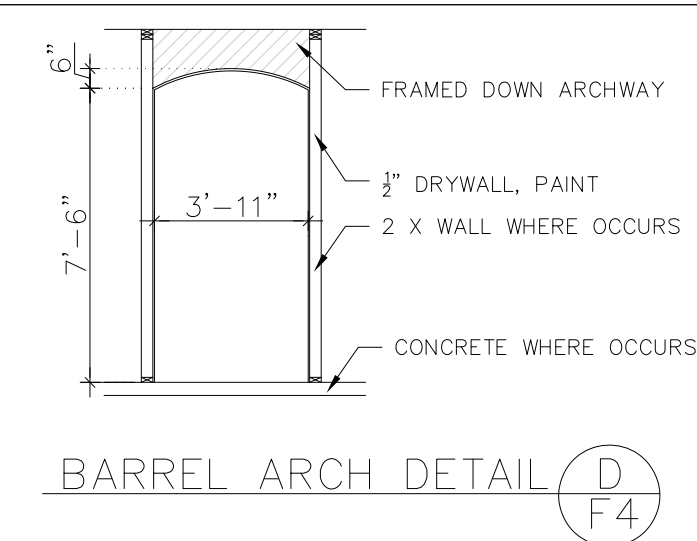
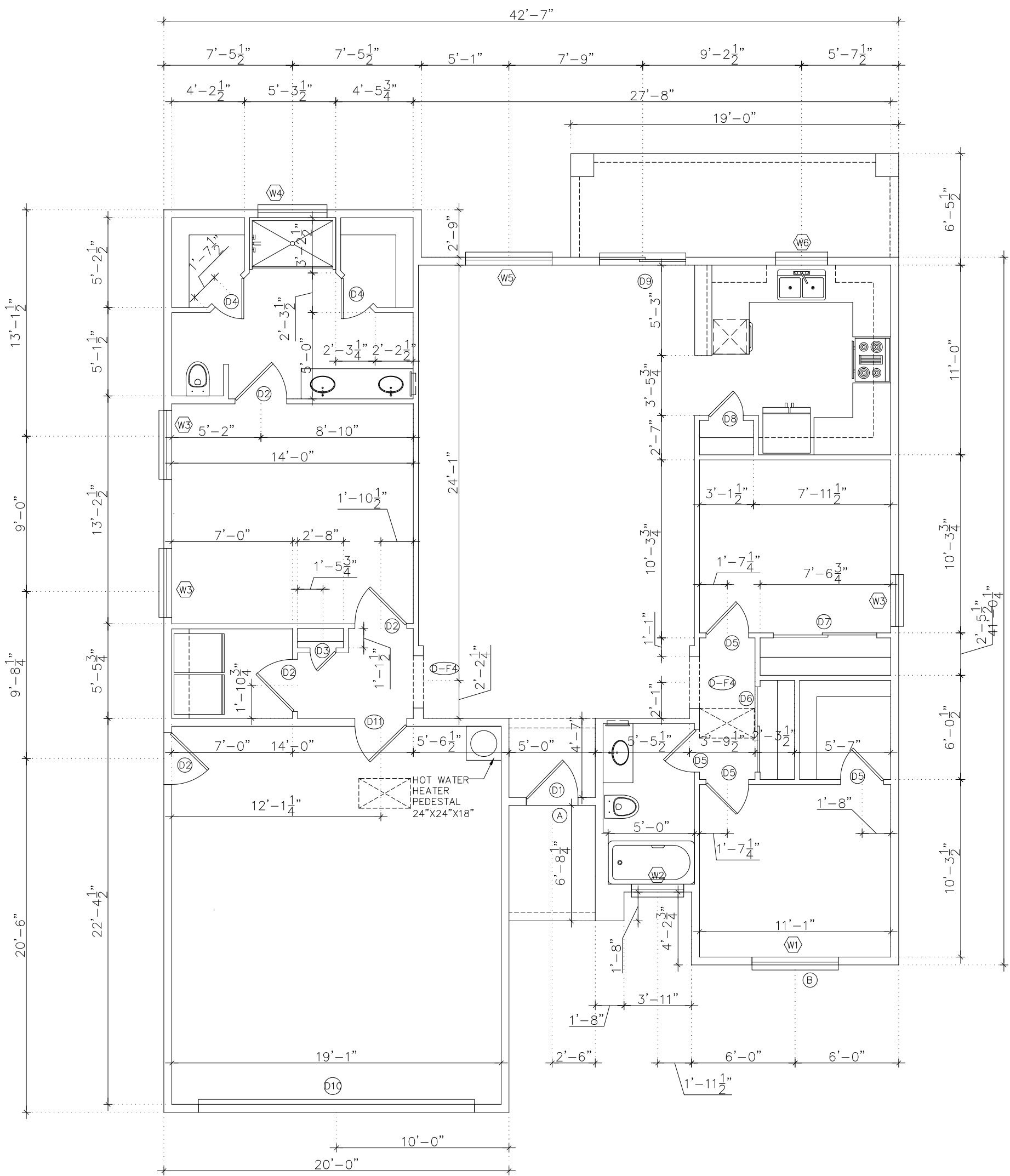
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FRAMER'S PLAN

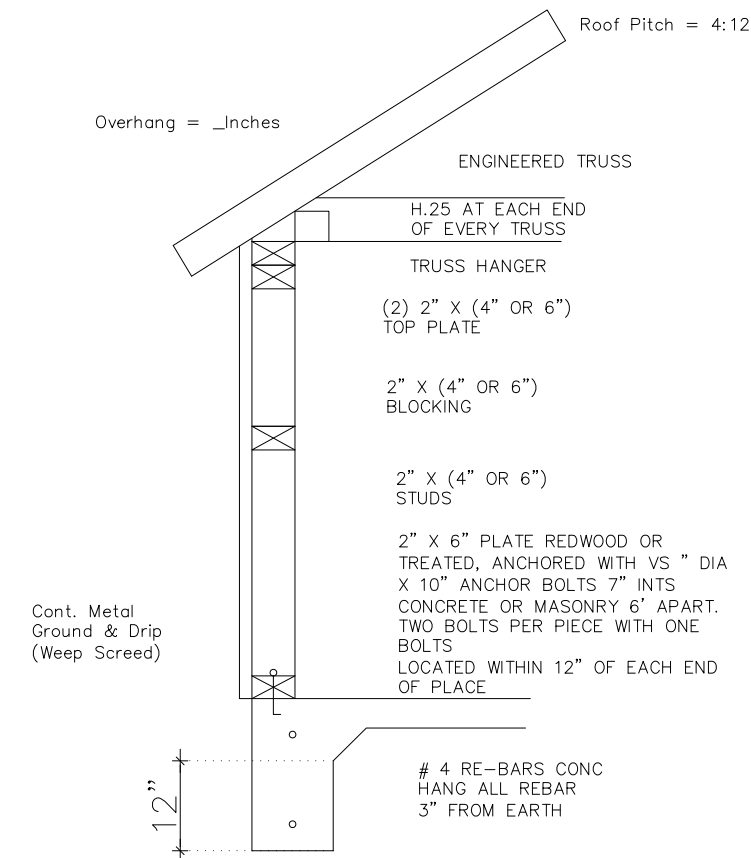
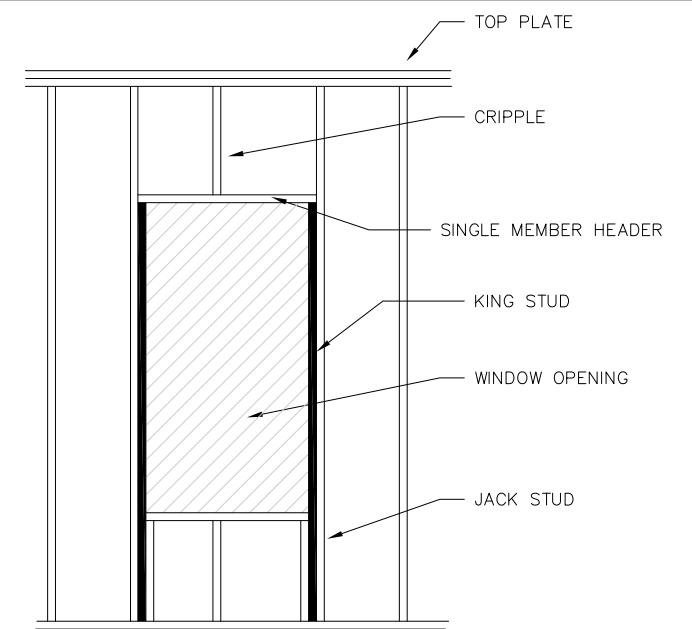
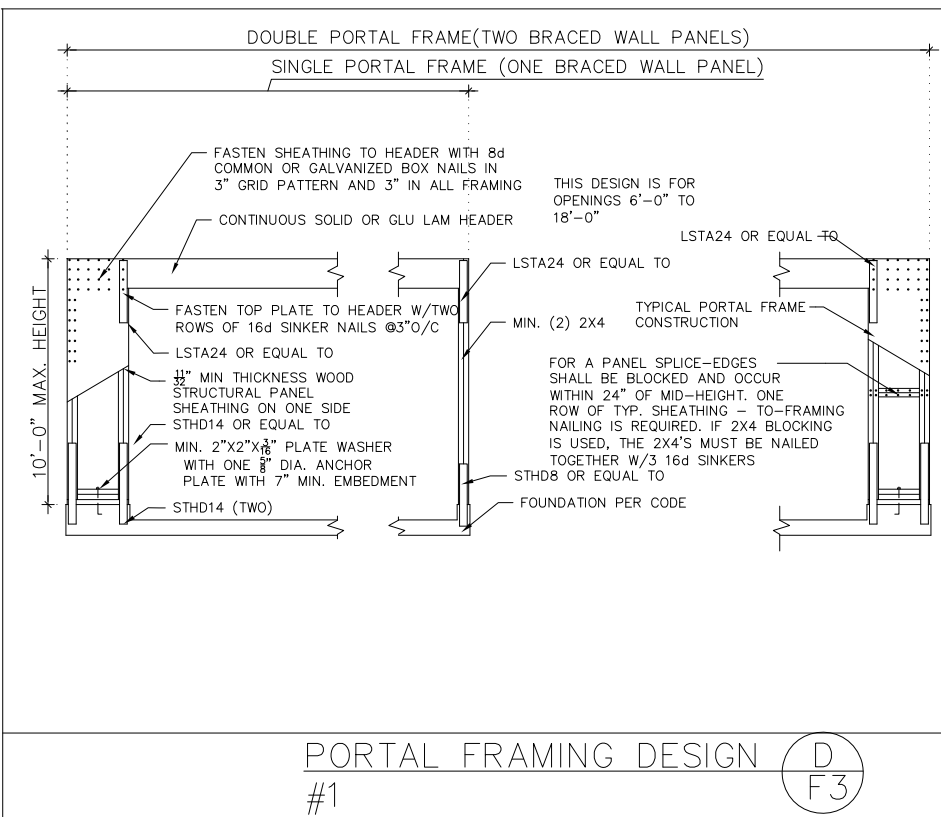
1/4" = 1'-0"

NORTH



DOOR DETAILS						
#	TYPE	DOOR SIZE			CORE	QTY.
		WIDTH	HEIGHT	THICK		
D1		3' 0"	8' 0"	1 3/4"	SC	1
D2		3' 0"	6' 8"	1 3/8"	HC	5
D3		1' 6"	6' 8"	1 3/4"	SC	1
D4		2' 4"	6' 8"	1 3/8"	HC	1
D5		2' 6"	6' 8"	1 3/4"	SC	4
D6		5' 0"	6' 8"	1 3/4"	SC	1
D7		6' 0"	6' 8"	1 3/4"	SC	1
D8		2' 0"	6' 8"	1 3/8"	HC	1
D9		5' 0"	6' 8"	1 3/4"	SC	1
D10		16' 0"	8' 0"	1 3/4"	SC	3
D11		3' 0"	6' 8"	1 3/8"	SC OR FIRE	1

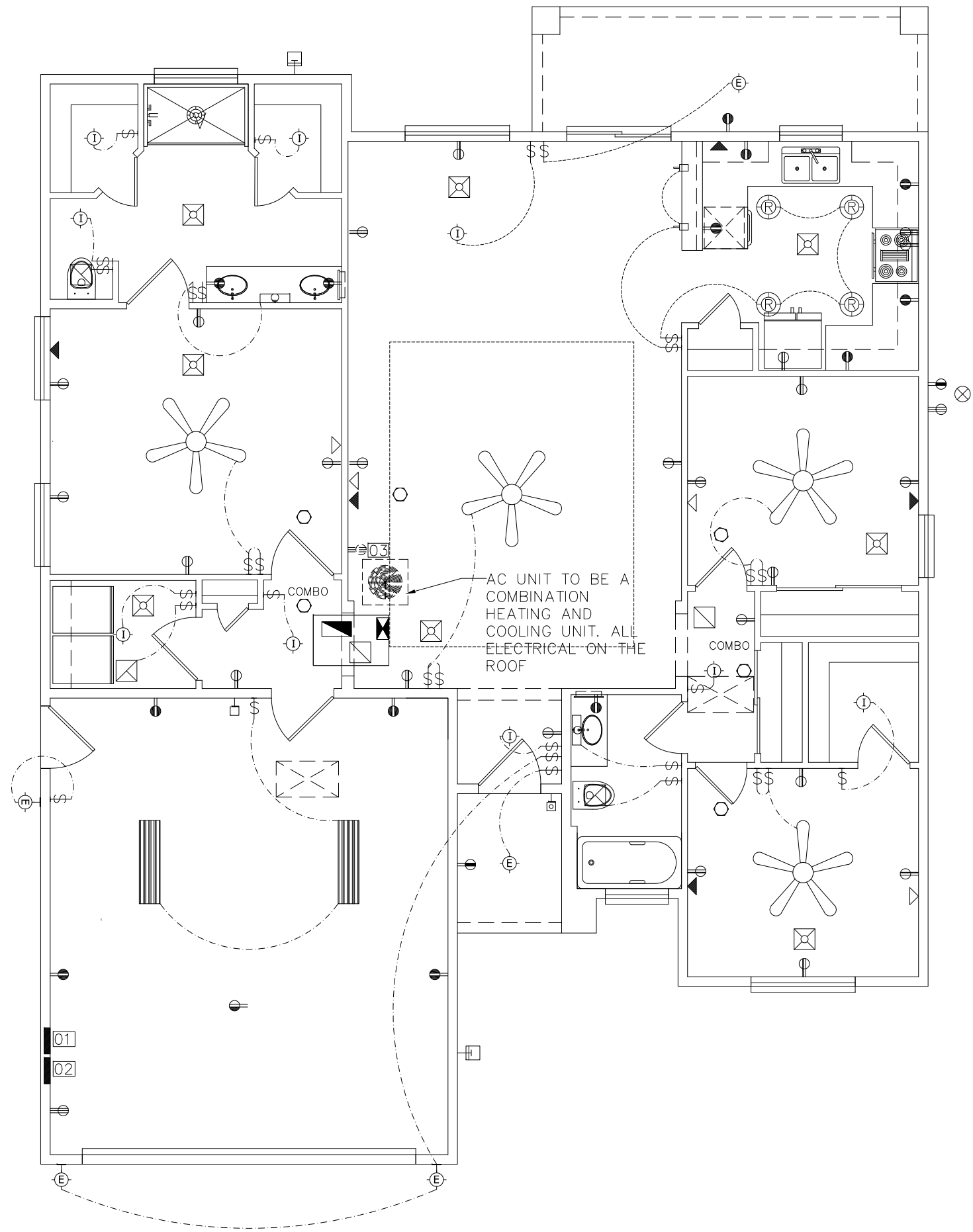
WINDOWS DETAILS						
#	TYPE	WINDOWS SIZE		QTY	GLAZING TYPE	FRAME MATERIAL
		WIDTH	HT			
W1		5' 0"	5' 0"	1		
W2		3' 0"	1' 0"	1		
W3		4' 0"	4' 0"	3		
W4		2' 10"	4' 0"	1		
W5		5' 0"	5' 0"	1		
W6		3' 0"	3' 0"	1		
W7		3' 0"	2' 0"	1		
W8		5' 0"	2' 0"	1		




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FRAMER'S PLAN - F



 **ELECTRICAL PLAN**
1/4" = 1'-0"
NORTH

REFERENCE NOTES

ICON	DESCRIPTION
01	ELECTRICAL METER, PROVIDE GROUNDING ELECTRODE
02	ELECTRICAL PANEL
03	FOR CONDENSER UNIT
04	FOR AIR HANDLER UNIT
05	FOR GARAGE DOOR OPENER
06	VERIFY WITH OWNER PRIOR TO INSTALL
07	IN ATTIC—PROVIDE SWITCH
08	ALL BRANCH CIRCUITS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER







NOTE

ELECTRICAL DESIGN IS FOR LAYOUT PURPOSES ONLY. ACTUAL DESIGN, SPECS, AND LOAD CALC ARE NOT FINALIZED IN THIS REPRESENTATION. ALL WORK SHALL BE VERIFIED BY A LICENCE ELECTRICIAN OR ENGINEER.

NOTE

ALL EQUIPMENT AND APPLIANCES INSTALLED IN GARAGE SHALL BE IN ACCORDANCE WITH MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS. THESE INSTRUCTIONS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR AT THE FINAL INSPECTION IF THE APPLIANCE IS IN PLACE.

LEGEND

SYMBOL	DESCRIPTION
	AIR REGISTER
	RETURN AIR REGISTER
	AIR HANDLER
	HOSE BIB WITH ANTI SIPHON
	CONDENSER ON ROOF
	RV DRAIN

























NOTE

MECHANICAL DESIGN IS FOR LAYOUT PURPOSE ONLY. ACTUAL DESIGN, SPECS, AND MATERIALS ARE NOT FINALIZED IN THIS REPRESENTATION. ALL WORK SHALL BE VERIFIED BY A LICENSED MECHANICAL INSTALLER OR ENGINEER.

NOTE

IF A GAS LINE IS PLUMBED FOR FUEL BURNING APPLIANCES PROVIDE COMBUSTION AIR SUPPLY

LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	CEILING FAN WITH APPROVED LIGHT KIT	4
	CEILING MOUNTED INTERIOR LIGHT	9
	WALL MOUNTED INTERIOR LIGHT	
	CEILING MOUNTED EXTERIOR LIGHT	2
	WALL MOUNTED EXTERIOR LIGHT	3
	6" RECESSED CAN	4
	6" RECESSED CAN VAPOR PROOF	1
	48" FLUORESCENT	2
	LIGHT BAR	2
	HOOD OR MICRO OVEN	1
	EXHAUST	3
	3 WAY SWITCH	8
	SWITCH	8
	SMOKE DETECTOR : USE COMBO UNITS IN AREAS THAT ARE ADJACENT BEDROOMS	6
	PHONE JACK	5
	CABLE JACK	4
	GARAGE DOOR OPENER	1
	DOOR BELL	1
	DOOR BELL CHIME	1
	110V RECEPTACLE	25
	220V RECEPTACLE	5
	GROUND FAULT INTERRUPTER	12
	WEATHER PROTECTED GFI OUTLET	2
	PENDANT LIGHT	2
QUANTITY IS FOR ROUGH ESTIMATE ONLY AND MAY DIFFER ROM FINAL FIELD WORK. ADDITIONAL REQUIREMENT MAY APPLY.		

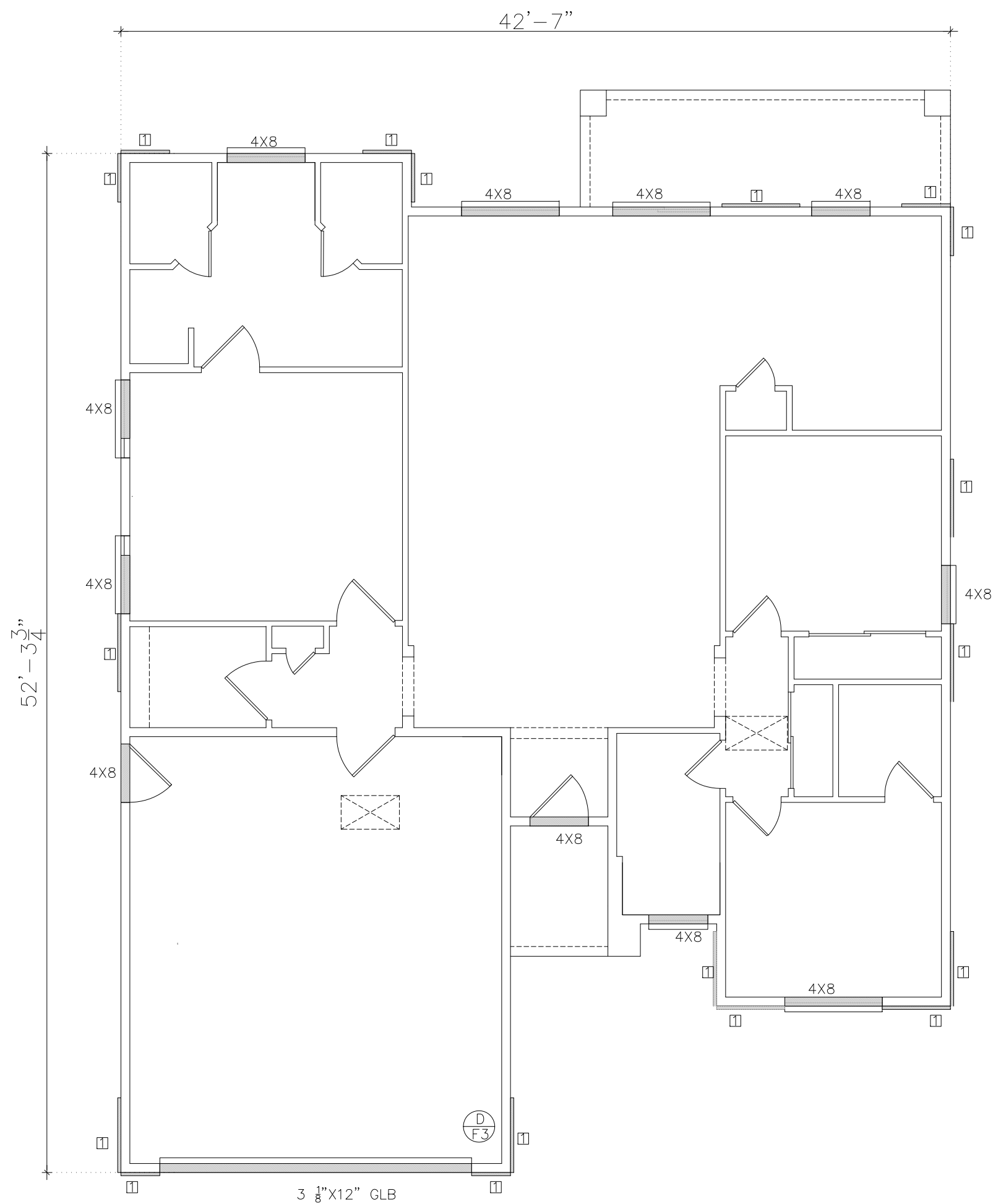
NOTE

ALL HOSE BIBS INSTALLED IN DWELLING SHALL BE SUBJECT TO P2903.10 OF THE 2012 CODES.

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ELECTRICAL PLAN - M



SHEER PLAN
1/4" = 1'-0"
NORTH

NOTE

AS PER R602.7.3 OF THE 2012 IRC A SINGLE MEMBER MAY BE USED AS A HEADER IN INTERIOR OR EXTERIOR NONBEARING WALLS FOR OPENINGS UP TO 8'-0" IF THE PARALLEL NAILING SURFACE ABOVE IS NOT MORE THAN 24". FOR SUCH NONBEARING HEADERS, NO CRIPPLES OR BLOCKING ARE REQUIRED ABOVE THE HEADERS.

FOOTNOTES	
A	LINER INTERPOLATION IS PERMITTED
B	USE ACTUAL PROVIDED IT IS > MIN. LENGTH
C	TOTAL ADJUSTMENT FACTOR IS THE PRODUCT OF ALL APPLICABLE ADJUSTMENT FACTORS

LEGEND	
1	3/8" APA RATED SHEATHING - BLOCK ALL EDGES 8D @6" O/C AT EDGES; 12 O/C IN FIELD. MINIMUM 48" PANEL WIDTH-NO OPENINGS. MAXIMUM 10' PANEL HEIGHT.
2	3/8" APA RATED SHEATHING - BLOCK ALL EDGES 8D @6" O/C AT EDGES; 12 O/C IN FIELD. MINIMUM 42" PANEL WIDTH-NO OPENINGS. MAXIMUM 10' PANEL HEIGHT. MINIMUM 2 PANEL APPLICATION. WHEN FULLY SHEERED.
3	1/2" GYPSUM WALLBOARD 6D COOLER OR DW NAILS 7" O/C. MINIMUM 48" BOTH SIDES OR 96" PANEL ON ONE SIDE WIDTH. NO OPENINGS. MAXIMUM 10' PANEL HEIGHT.

LIVABLE - 1650 SF GARAGE- 499.65 SF
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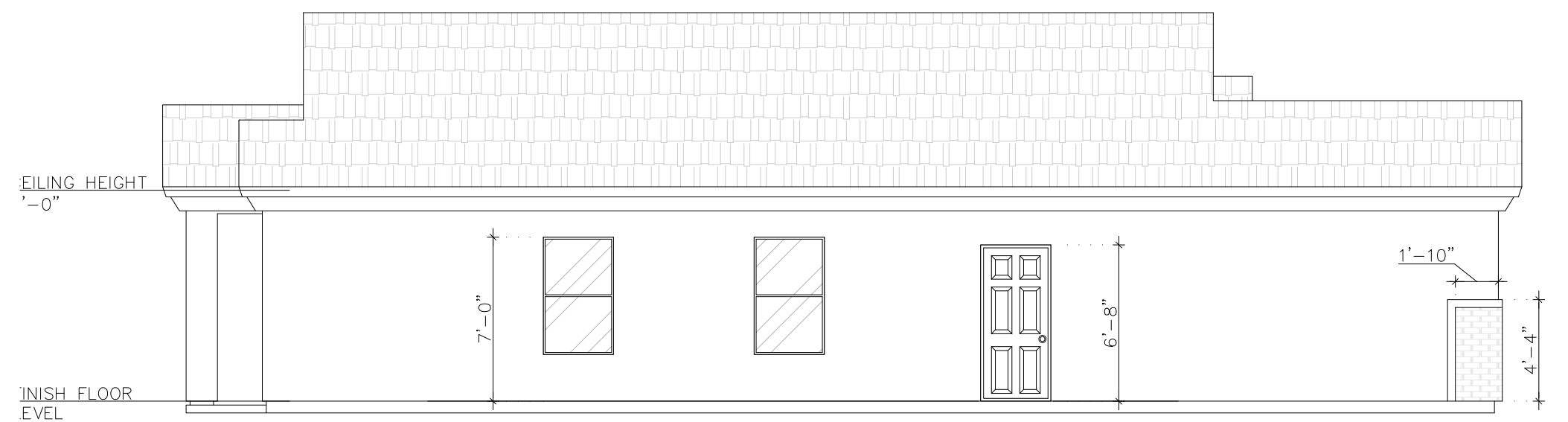
LEGEND	
	SHEAR PANEL - SEE SCHEDULE
	BEAM - SEE SCHEDULE

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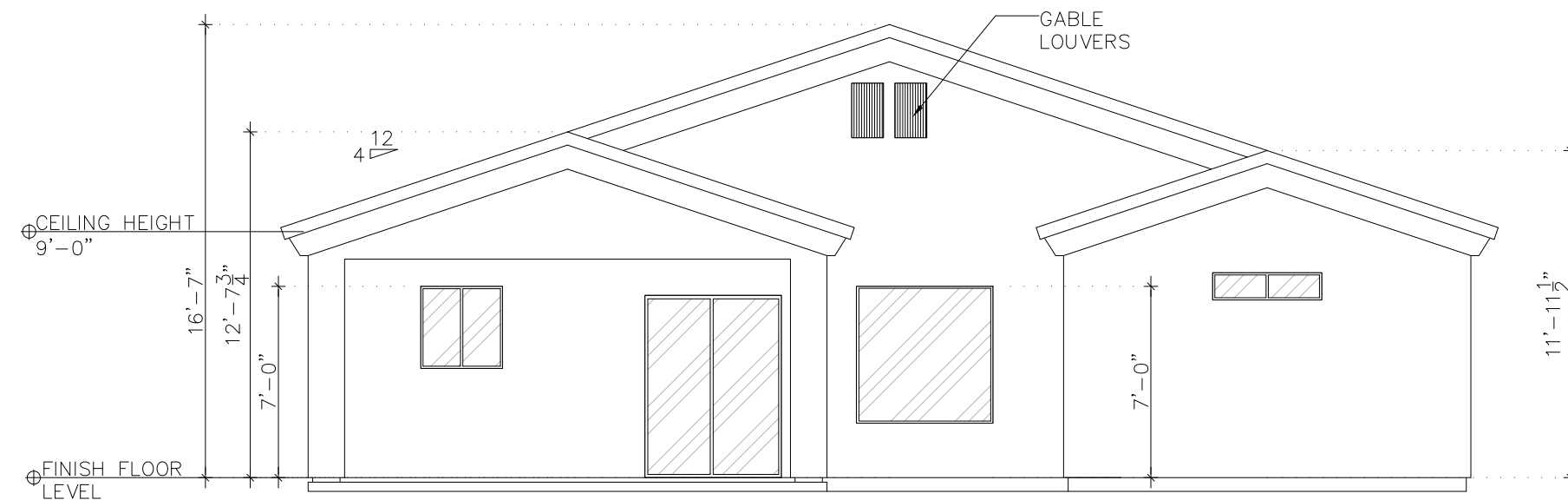
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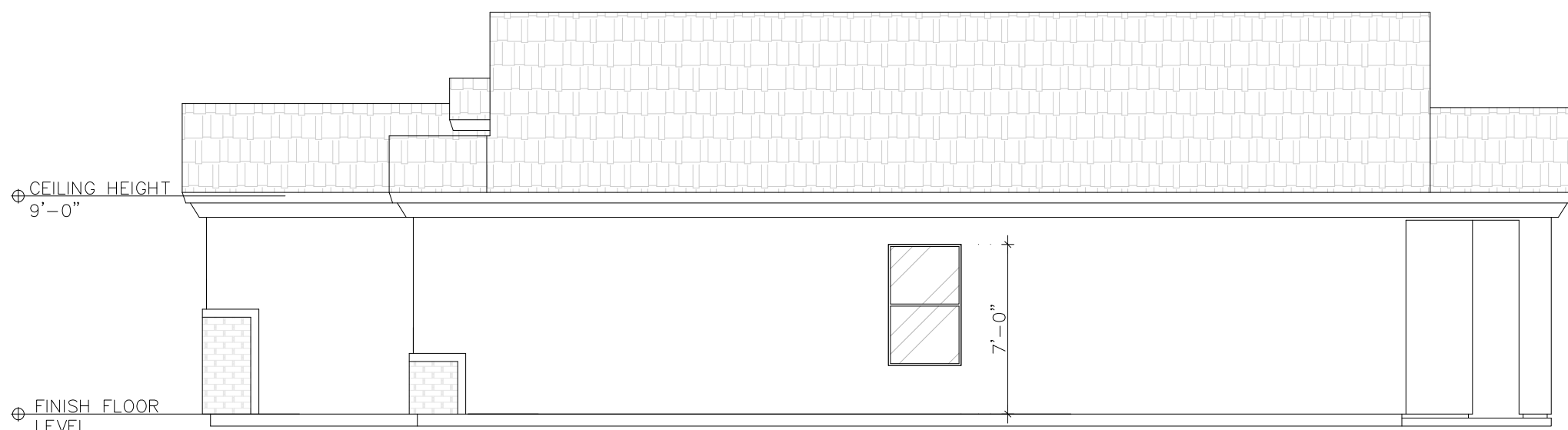
○ FRONT ELEVATION
1/4" = 1'-0"



○ RIGHT ELEVATION
1/4" = 1'-0"



○ REAR ELEVATION
1/4" = 1'-0"



○ LEFT ELEVATION
1/4" = 1'-0"

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ELEVATIONS - E