Custom Home Designs

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PLAN #25336

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FRONT ELEVATION

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



LEFT ELEVATION

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

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	8" POURED CONC. WALL
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x4
INTERIOR WALLS:	2x4
FIRST FLOOR:	9'-1 1/8"
SECOND FLOOR:	8'-1 1/8"
BASEMENT:	9'-0"
GARAGE:	12'-4 1/2"

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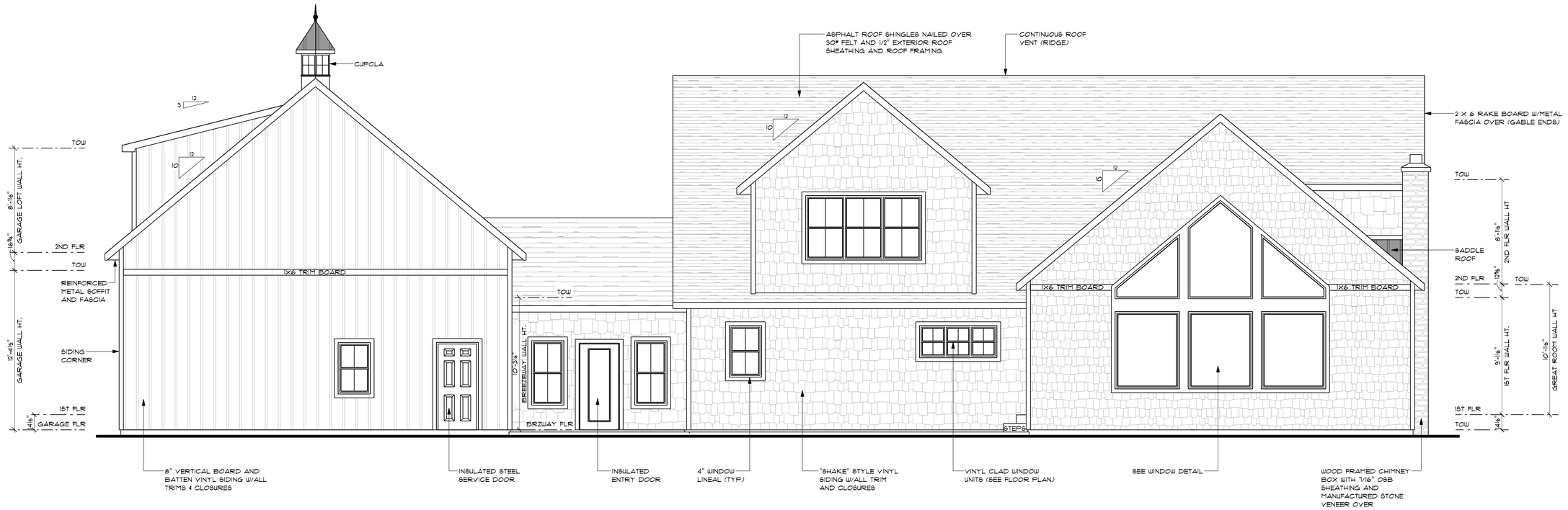
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ELEVATIONS

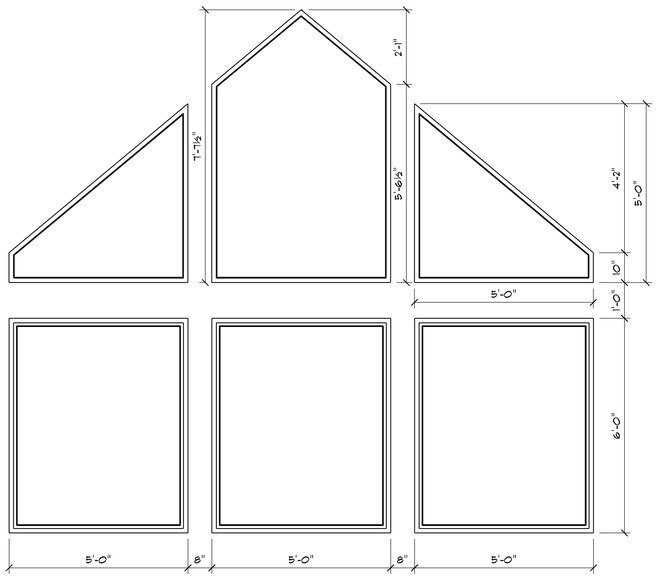
PLAN #25336

DRAWN BY:	RH
PROJECT:	25336-1214
PRINT DATE:	10/23/2025
PAPER:	ARCH D
SIZE:	24" x 36"



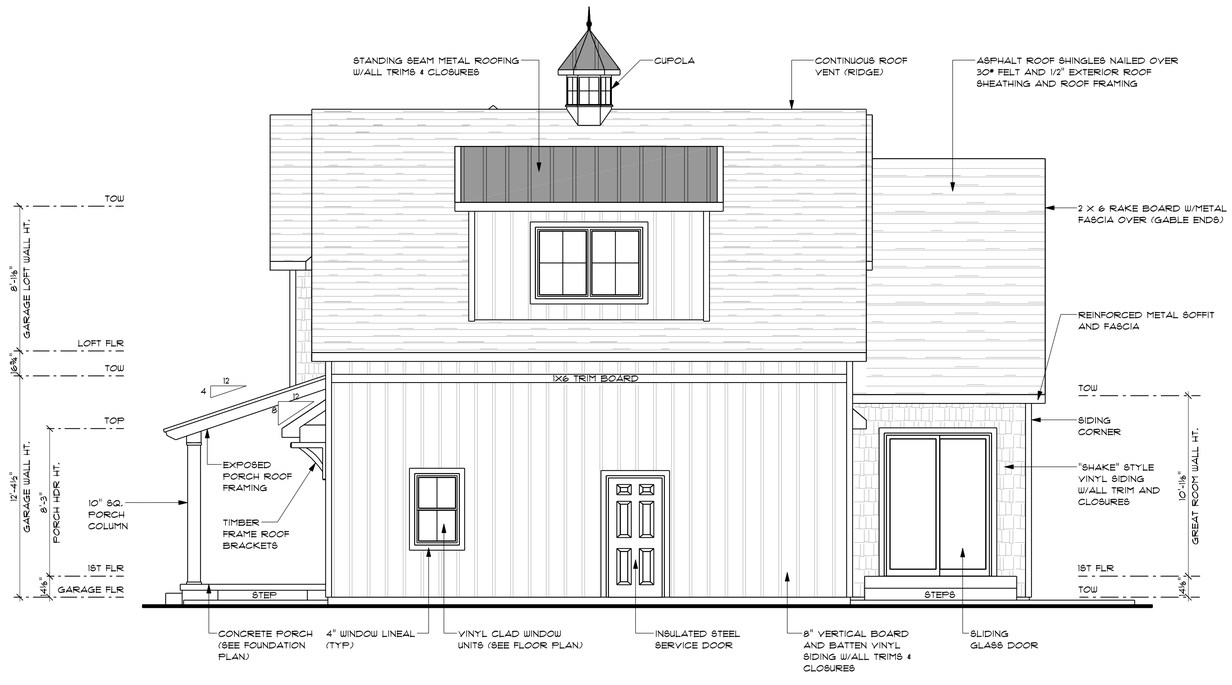
REAR ELEVATION

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



WINDOW DETAIL

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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

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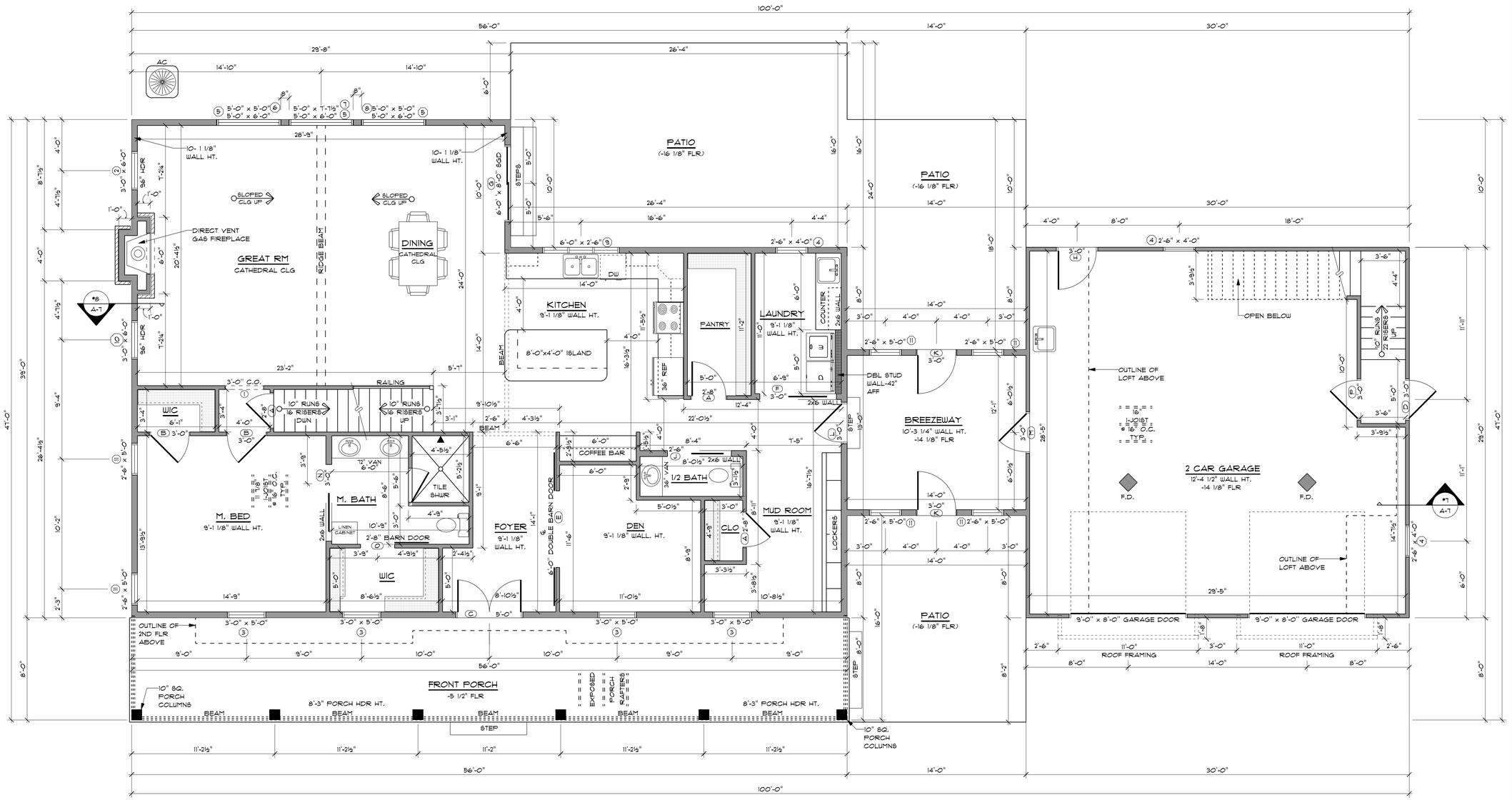
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ELEVATIONS

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A-2



DOUBLE HUNG WINDOWS EXCEPT AS NOTED

OPENING SCHEDULE				
OPENING ID	COUNT	WIDTH	HEIGHT	TYPE
1	1	3'-0"	5'-0"	WINDOW
2	1	3'-0"	6'-0"	WINDOW
3	10	3'-0"	5'-0"	WINDOW
4	3	2'-6"	4'-0"	WINDOW
5	3	5'-0"	6'-0"	WINDOW
6	1	5'-0"	5'-0"	WINDOW
7	1	5'-0"	1'-1½"	WINDOW
8	1	5'-0"	5'-0"	WINDOW
9	1	6'-0"	2'-6"	WINDOW
10	1	3'-0"	6'-0"	WINDOW
11	6	2'-6"	5'-0"	WINDOW
12	1	2'-6"	4'-0"	WINDOW
13	1	6'-0"	4'-0"	WINDOW
14	1	3'-0"	1'-8"	WINDOW
15	1	2'-6"	3'-0"	WINDOW
16	1	9'-0"	5'-0"	WINDOW
A	12	2'-8"	6'-8"	DOOR
B	3	3'-0"	6'-8"	DOOR
C	1	5'-0"	6'-8"	DOOR

OPENING SCHEDULE				
OPENING ID	COUNT	WIDTH	HEIGHT	TYPE
D	1	3'-0"	6'-8"	DOOR
E	1	6'-0"	6'-8"	SLIDING BARN DOOR
F	1	3'-0"	6'-8"	POCKET
G	1	6'-0"	8'-0"	SLIDING DOOR
H	1	3'-0"	6'-8"	DOOR
I	1	2'-6"	6'-8"	DOOR
J	1	2'-6"	6'-8"	POCKET
K	2	3'-0"	6'-8"	DOOR
L	1	3'-0"	6'-8"	DOOR
M	1	3'-0"	6'-8"	DOOR
N	1	3'-0"	6'-8"	POCKET
O	1	2'-8"	6'-8"	SLIDING BARN DOOR
P	1	3'-0"	6'-8"	DOOR
Q	3	2'-6"	6'-8"	DOOR
R	1	2'-8"	6'-8"	DOOR
S	1	2'-8"	6'-8"	POCKET
T	1	2'-8"	6'-8"	DOOR
U	1	3'-0"	6'-8"	SLIDING BARN DOOR

FIRST FLOOR PLAN

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

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR	1916 sq ft.
SECOND FLOOR	1180 sq ft.
BASEMENT	1880 sq ft.
GARAGE	770 sq ft.
GARAGE LOFT	598 sq ft.
FRONT PORCH	432 sq ft.
PATIO	899 sq ft.
BREEZEWAY	185 sq ft.

GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF STUD WALL.
2. ALL ANGLED WALLS ASSUMED TO BE 45 DEGREES UNLESS OTHERWISE INDICATED.
3. ALL WOOD FRAMING IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE TREATED.
4. ALL EXTERIOR WALLS TO BE 2x6 (5 1/2") UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE 2x4 (3 1/2") UNLESS NOTED OTHERWISE. GARAGE WALLS TO BE 2x4 (3 1/2").
5. ALL CONSTRUCTION TO BE AS REQUIRED BY THE INTERNATIONAL RESIDENTIAL CODE (IRC) THAT IS CURRENTLY IN EFFECT IN THE LOCALITY THE BUILDING IS TO BE CONSTRUCTED.
6. ANY DISCREPANCIES OR ERRORS FOUND IN THE PLANS TO BE REPORTED TO THE DESIGNER AND APPROPRIATE PLANS TO BE RE-ISSUED IF NEEDED.
7. ALL GRADE LINES SHOWN ARE ESTIMATES OF THE FINAL GRADE AND ARE SCHEMATIC ONLY.
8. STAIR RISE & RUN CALCULATIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY ALL FLOOR TO FLOOR MEASUREMENTS BEFORE COMMENCEMENT OF STAIRWAY FRAMING.
9. VERIFY SIZE AND ALL ROUGH OPENINGS REQUIRED FOR THE FIREPLACE IF REQUIRED BEFORE FRAMING.
10. WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE.
11. ALL ROOM DIMENSIONS SHOWN DURING THE PRELIMINARY PLAN PHASE ARE TO BE CONSIDERED ROUGH DIMENSIONS AND NOT A REFLECTION OF THE ACTUAL ROOM SIZES.
12. ALL WINDOWS TO HAVE 83" HEADER HEIGHT, UNLESS OTHERWISE SPECIFIED.

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	8" POURED CONC. WALL
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x4
INTERIOR WALLS:	2x4
FIRST FLOOR:	9'-1 1/8"
SECOND FLOOR:	8'-1 1/8"
BASEMENT:	9'-0"
GARAGE:	12'-4 1/2"

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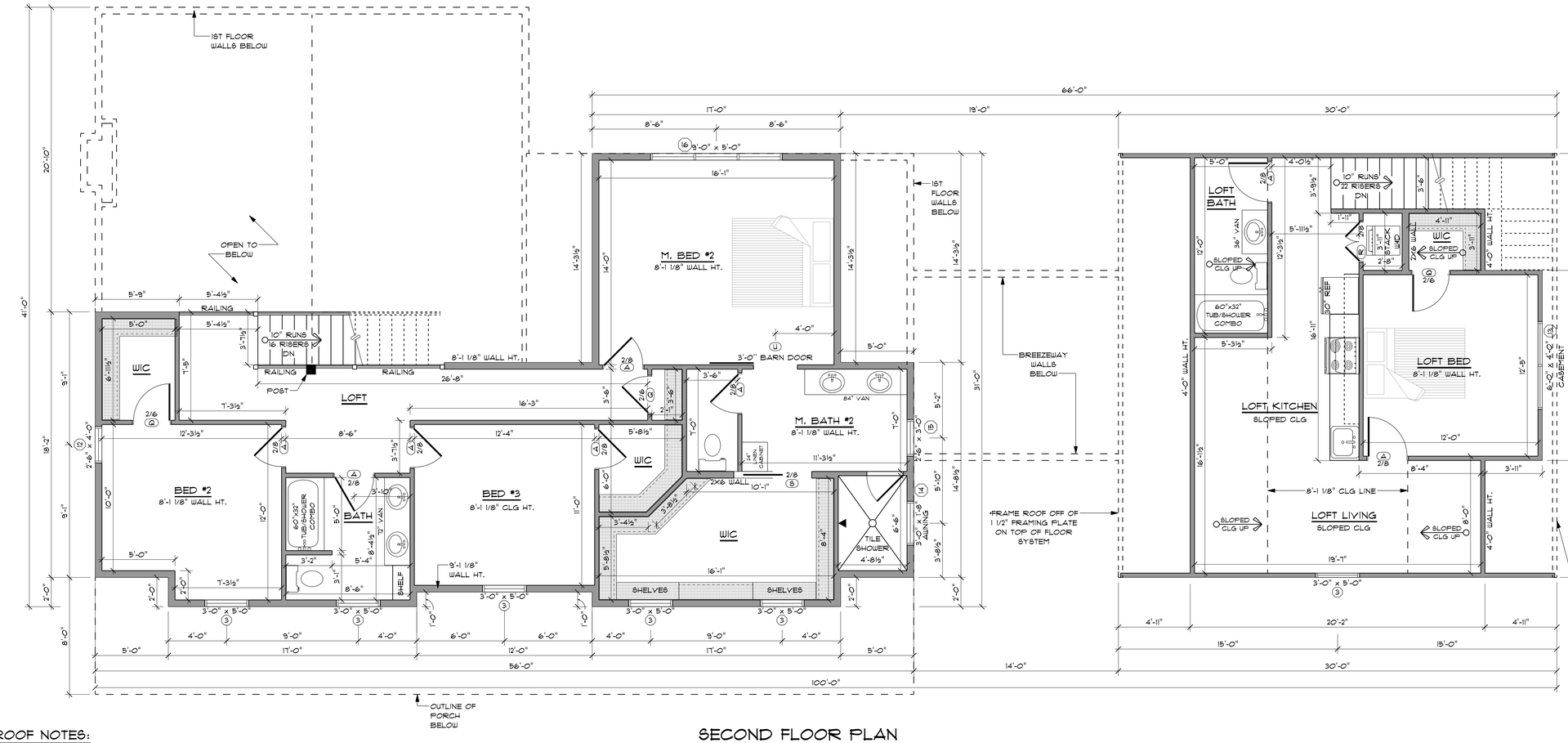
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FIRST FLOOR PLAN

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A-3

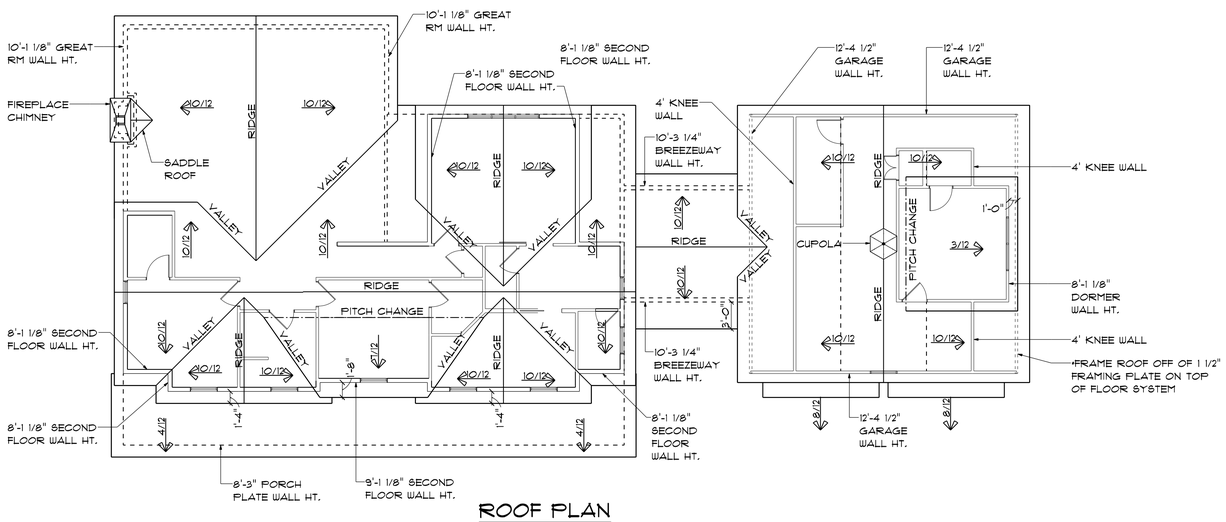


SECOND FLOOR PLAN

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

ROOF NOTES:

1. ALL EAVE OVERHANGS TO BE 16" UNLESS NOTED OTHERWISE.
2. ALL GABLE OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.
3. ALL OVERHANGS DIMENSIONED FROM THE EXTERIOR WALL FRAMING.
4. CHANGE HEEL HEIGHTS, BEAM HEIGHTS, WALL HEIGHTS, AND OR OVERHANG DEPTHS WHERE DIFFERING ROOF PITCHES ARE USED.
5. ASSUME 5" HEEL HEIGHT, UNLESS NOTED OTHERWISE.



ROOF PLAN

SCALE: 1/8" = 1'-0"

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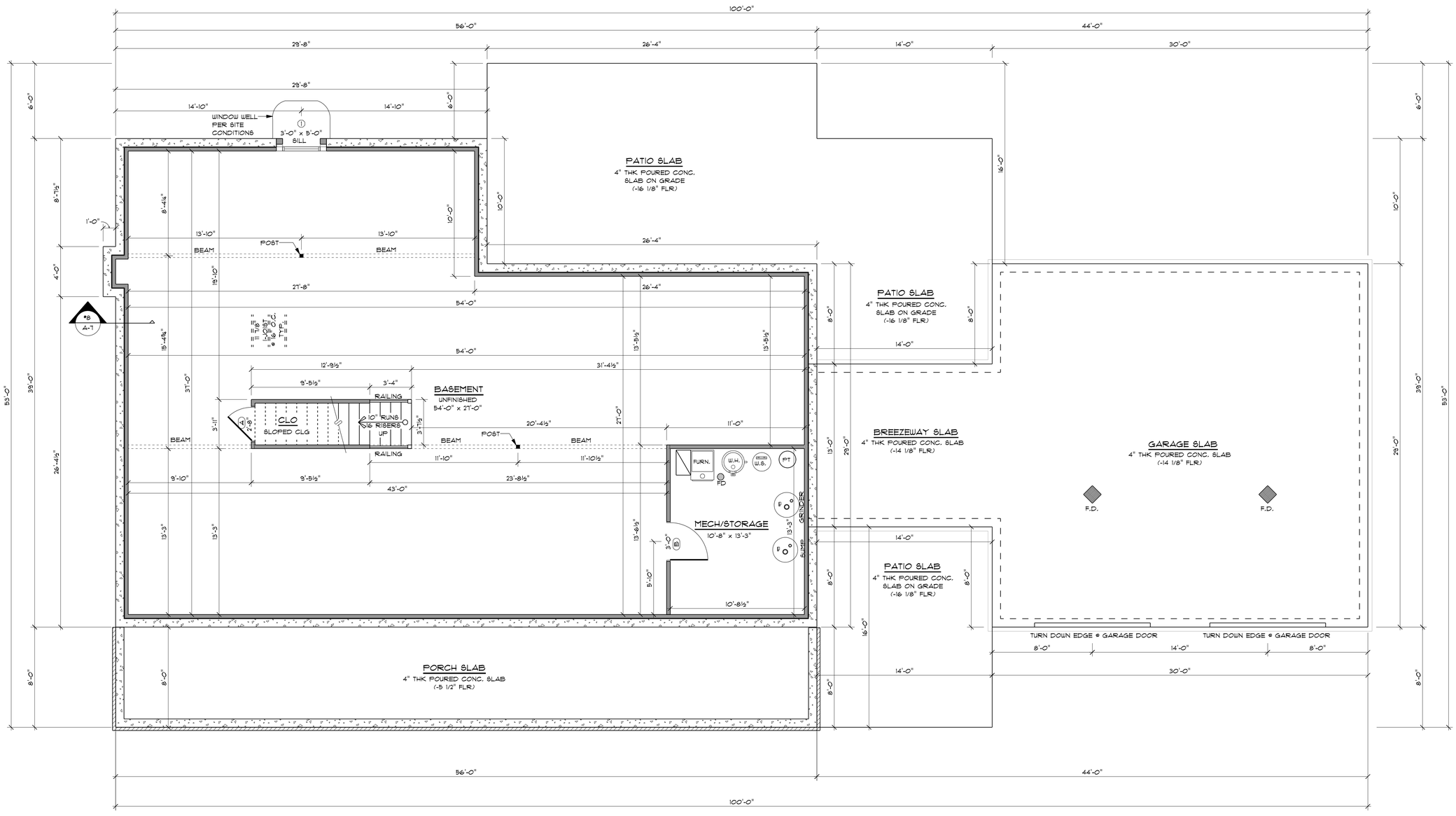
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SECOND FLOOR & ROOF PLANS

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A-4



BASEMENT PLAN

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

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	8" POURED CONC. WALL
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x4
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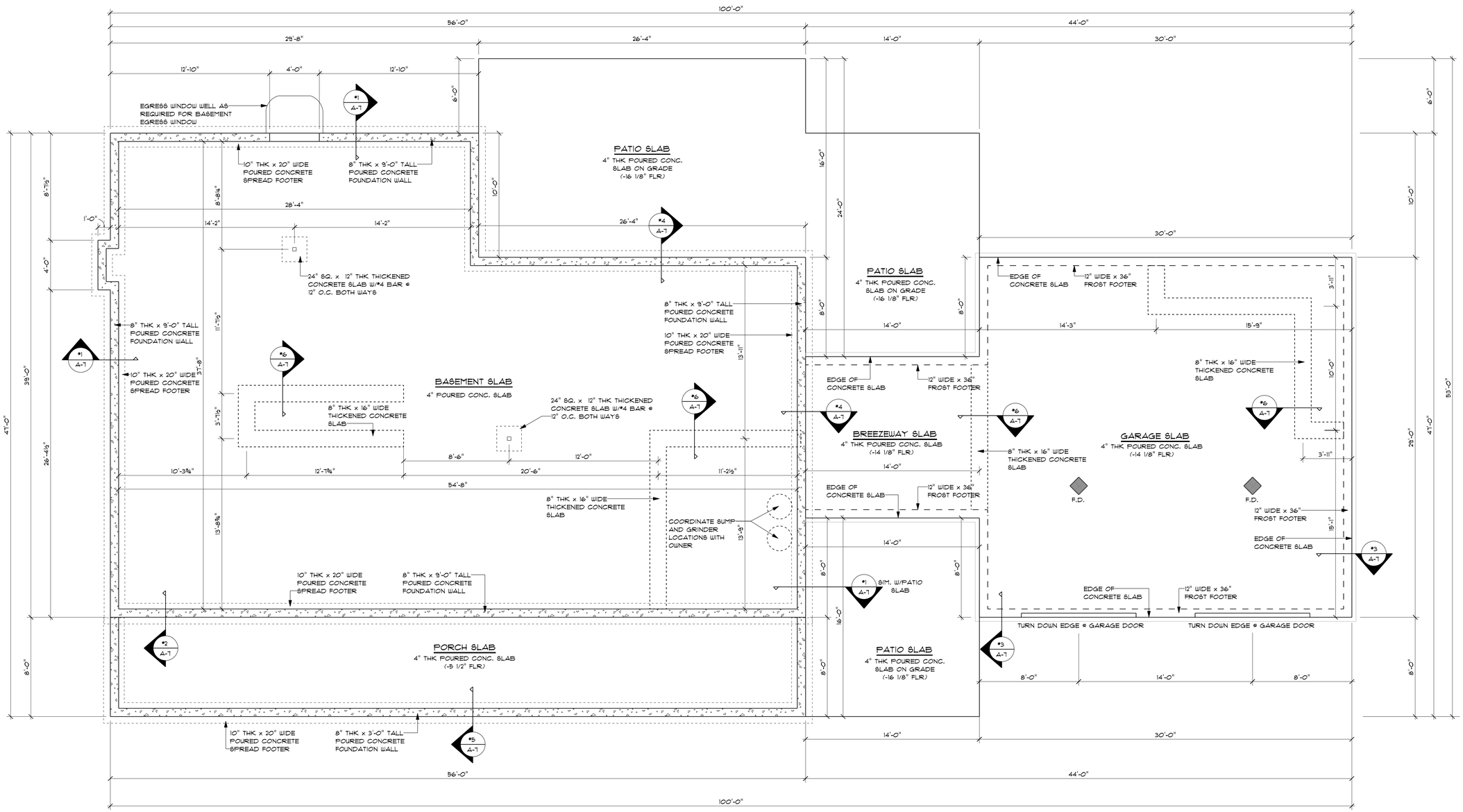
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BASEMENT PLAN

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A-5



FOUNDATION PLAN

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

**NOTE: FINAL CONCRETE FOOTING & WALL SIZES SUBJECT TO CHANGE ACCORDING TO SOILS INVESTIGATION REPORT. ALL FOOTINGS SIZES TO BE VERIFIED BY CONTRACTOR TO HAVE ADEQUATE SOIL BEARING.
**NOTE: FROST DEPTH TO BE CONFIRMED BY CONTRACTOR. ALL FOOTINGS TO MEET ALL FROST DEPTHS AS REQUIRED BY ALL LOCAL AND STATE CODES.
** FINAL CONCRETE WALL HEIGHTS TO BE DETERMINED BY CONTRACTOR UPON COMPLETION OF EXCAVATION.
** BEAM POCKET SIZES AND LOCATIONS TO BE DETERMINED BY CONTRACTOR BEFORE POURING OF CONCRETE WALLS .
** ALL DIMENSIONS TO OUTSIDE OF CONCRETE WALLS .
** THICKEN ALL FLOOR SLABS UNDER BASEMENT WALLS WHERE REQUIRED FOR FLOOR JOIST BEARING, CONTRACTOR TO DETERMINE LOCATION ON SITE.
** WHERE BASEMENT WALLS ARE DRAWN WITH A BRICK LEDGE, ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE STUD FRAMING.

PROJECT DETAILS	
WINDOWS:	BRAND TBD
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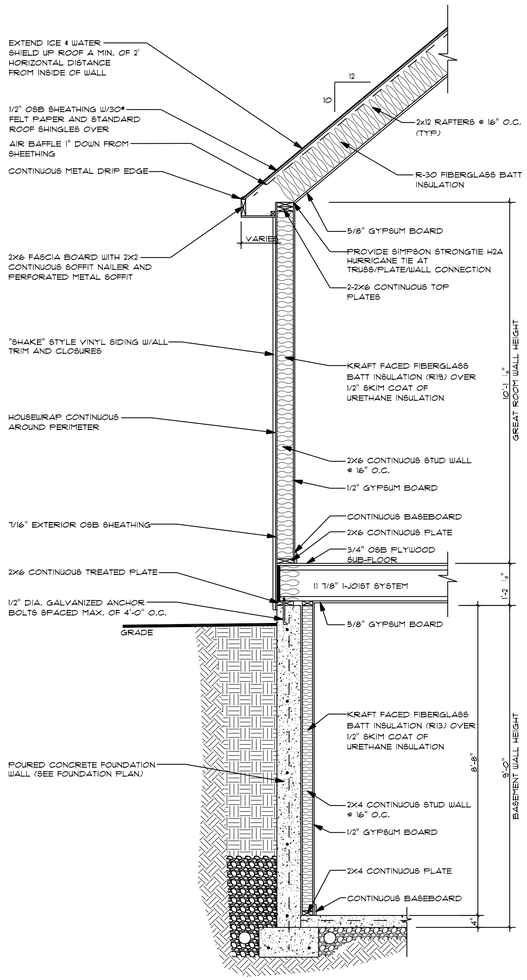
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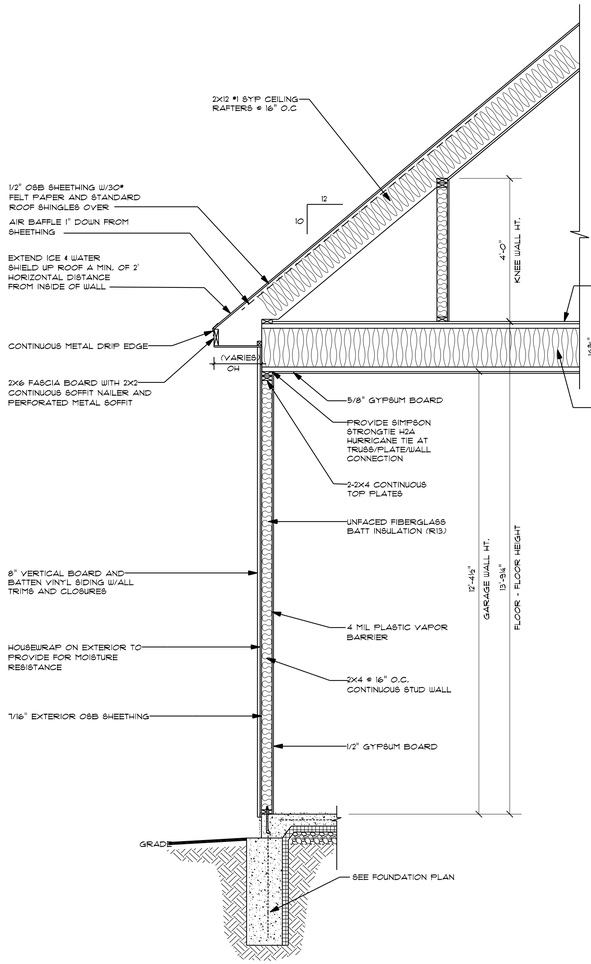
FOUNDATION PLAN

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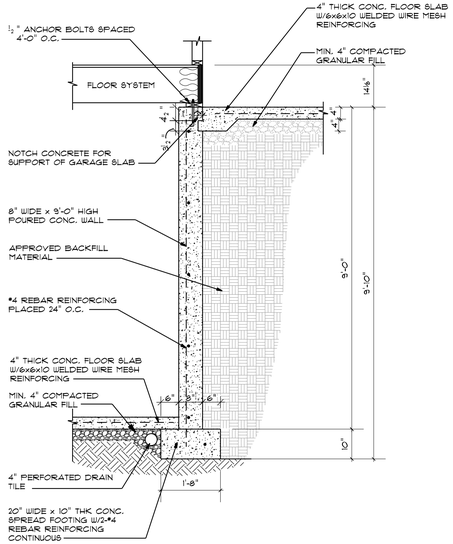
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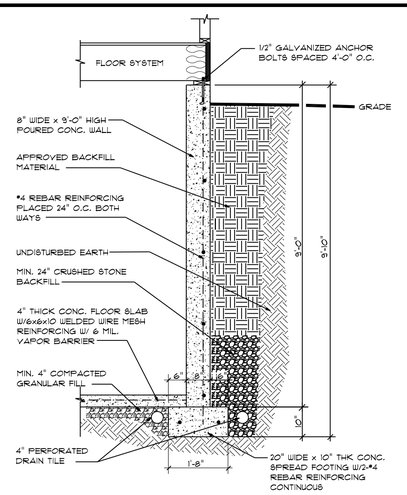
#8 A-7 TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"



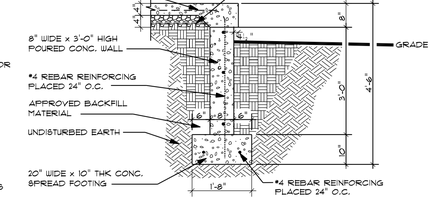
#7 A-7 TYPICAL GARAGE WALL SECTION
SCALE: 1/2"=1'-0"



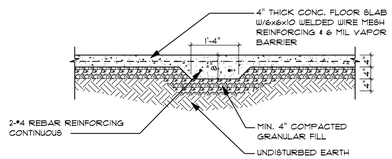
#4 A-7 BASEMENT FOUNDATION SECTION
SCALE: 1/2"=1'-0"



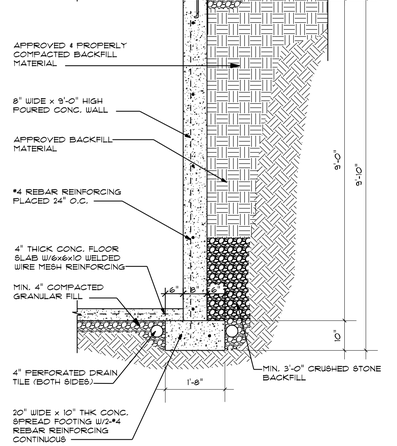
#1 A-7 BASEMENT FOUNDATION SECTION
SCALE: 1/2"=1'-0"



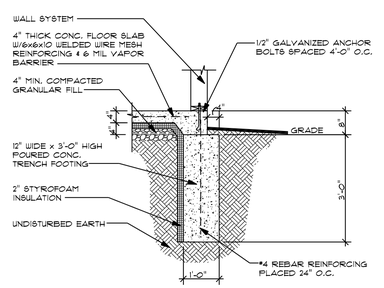
#5 A-7 PORCH WALL SECTION
SCALE: 1/2"=1'-0"



#6 A-7 THICKENED SLAB SECTION
SCALE: 1/2"=1'-0"



#2 A-7 BASEMENT FOUNDATION SECTION
SCALE: 1/2"=1'-0"



#3 A-7 FROST FOOTER SECTION
SCALE: 1/2"=1'-0"

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DETAILS AND SECTIONS

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A-7

TERMS & CONDITIONS

1. GENERALLY. "CUSTOMER" IS THE PERSON OR BUSINESS WHO PURCHASED THIS DESIGN PLAN. "DESIGNER" IS THE DESIGNER OF THIS DESIGN PLAN. THE "DESIGN PLAN" INCLUDES THE DRAWINGS, NOTES, RECOMMENDATIONS AND OTHER MATERIALS PROVIDED BY DESIGNER TO CUSTOMER REGARDING THE HOUSE DESIGNED IN THE DESIGN PLAN. BY PURCHASING THIS DESIGN PLAN AND CONSTRUCTING THE HOUSE DESIGNED IN THE DESIGN PLAN (THE "HOUSE"), CUSTOMER AGREES TO THE TERMS AND CONDITIONS STATED HEREIN.

2. DESIGN PLAN REVIEW. THE DESIGN PLAN IS NOT A COMPREHENSIVE BLUEPRINT BUT IS INTENDED ONLY TO PROVIDE A GENERAL LAYOUT AND AESTHETIC DESIGN OF THE HOUSE. THE DESIGN PLAN PROVIDES INFORMATION RELEVANT TO THE GENERAL DESIGN OF THE HOUSE, BUT EXPRESSLY DOES NOT INCLUDE ALL INFORMATION NECESSARY TO CONSTRUCT THE HOUSE. CUSTOMER SHALL HAVE THE DESIGN PLAN REVIEWED BY ALL APPLICABLE CONTRACTORS AND ENGINEERS, WHO SHALL BE RESPONSIBLE TO ADD THE INFORMATION NECESSARY TO BUILD THE HOUSE AND ENSURE THE HOUSE AS CONSTRUCTED COMPLIES WITH ALL APPLICABLE LOCAL LAWS, BUILDING CODES, LOCAL CUSTOM, AND IS SUITED TO THE ENVIRONMENTAL CONDITIONS IN THE PLACE WHERE THE HOUSE IS TO BE BUILT.

3. DISCLAIMER. BY USING THE DESIGN PLAN TO CONSTRUCT A HOUSE, CUSTOMER UNDERSTANDS AND AGREES THAT DESIGNER EXPRESSLY DISCLAIMS ALL LIABILITY ARISING FROM OR RELATED TO THE CONSTRUCTION OF THE HOUSE. IN THE EVENT THAT DESIGNER SHALL BE LIABLE FOR ANY COSTS OR DAMAGES OF CUSTOMER, SUCH LIABILITY SHALL BE LIMITED TO THE AMOUNT CUSTOMER PAID FOR THE DESIGN PLAN. CUSTOMER AND ITS CONTRACTORS, ENGINEERS, AND AGENTS, ARE EXCLUSIVELY RESPONSIBLE FOR ENSURING THE HOUSE AND ITS CONSTRUCTION COMPLY WITH ALL LAWS, RULES, CODES, AND REGULATIONS, AS WELL AS BEST PRACTICES IN THE LOCATION WHERE THE HOUSE IS BUILT.

4. LICENSE. DESIGNER HEREBY GRANTS CUSTOMER A LICENSE TO USE THE DESIGN PLAN TO BUILD ONE HOUSE. THIS LICENSE IS NOT TRANSFERRABLE OR ASSIGNABLE BY CUSTOMER TO THIRD PARTIES.

RECOMMENDATIONS

DESIGNER RECOMMENDS THAT CUSTOMER AND ITS AGENTS, CONTRACTORS, AND ENGINEERS, CONSTRUCT THE HOUSE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS. NOTWITHSTANDING THE FOREGOING, CUSTOMER AGREES TO HAVE THE FOLLOWING RECOMMENDATIONS REVIEWED BY APPLICABLE CONTRACTORS AND ENGINEERS TO ENSURE THE RECOMMENDATIONS COMPLY WITH LOCAL LAWS, RULES, AND REGULATIONS, AND ARE APPLICABLE TO THE ENVIRONMENTAL CONDITIONS AND BEST PRACTICES OF THE LOCATION WHERE THE HOUSE IS BEING BUILT.

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 GREY CONCRETE AND DEVELOPE 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 WITH 6X6 WELDED WIRE MESH (WWM) CONFORMING TO ASTM A185. OVERLAP WWM MINIMUM OF 6" AT ALL SPLICES.
INTERIOR SLABS SHALL HAVE 6 MIL., POLYETHYLENE VAPOR BARRIER UNDERNEATH.
ALL 36"X36"X18" CONCRETE PADS ARE TO HAVE FOUR #4 RODS EACH WAY.
FOUNDATION'S BOLTS MUST BE ANCHORED TO SILL PLATE WITH ½" BOLTS EMBEDDED 15" INTO CONCRETE FOUNDATION WALL. ANCHOR BOLTS TO CONFORM TO ASTM A307. BOLTS SPACED 4'-0" O.C.
LAP ALL REINFORCING BARS A LENGTH OF 30 BAR DIAMETERS, MINIMUM. PROVIDE ONE CORNER BAR, LAPPED 30 BAR DIAMETERS EACH WAY, FOR EACH PIECE OF CONTINUOUS REINFORCING.
ALL CONSTRUCTION JOINTS ARE TO BE ROUGH-SURFACE AND CLEANED BEFORE THE NEXT POUR. NO 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 600 SF OR LESS, AND THE RATIO OF SIDE DIMENSIONS IS NO MORE THAN 2:1.

STEEL

ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND 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 AND MATERIALS SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER IS TO BE FIR #2, SOUTHERN PINE #2, 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 2X4 OR 2X6 STUDS AT 16" O.C. ALL STUD WALLS TALLER THAN 9'-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. DESIGN SIZES REFERENCED FOR BEAMS OR HEADERS GIVEN ON THE PLANS ARE FOR REFERENCE ONLY. CONSULT WITH A LICENSED STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR FINAL BEAM AND HEADER SIZING.
LUMBER TO BE IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED LUMBER.
ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALL FRAMING.
ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF STUDS.
ALL EXTERIOR WALLS, INCLUDING GARAGE, ARE TO HAVE 7/16" OSB SHEATHING ON THE FACE UNLESS SPECIFIED ON THE WALL SECTION TO BE 2x4 SIDEWALL GIRTS FOR METAL SIDING
ALL TRUSSES ARE TO BE ENGINEERED AND CONSTRUCTED BY A TPI MEMBER TRUSS MANUFACTURER. INSTALL TEMPORARY AND PERMANENT BRIDGING PER TRUSS MANUFACTURER'S RECOMMENDATIONS.
ONE ROW OF 2X4 WOOD, CROSS-BRACING OR SOLID BLOCKING, ON ALL SPANS OVER 16'-0".
COLLAR TIES ARE TO BE SPACED AT 4'0.C.
ALL PURLINS AND KICKERS ARE TO BE 2"X6" UNLESS NOTED OTHERWISE.
ANY HIP OR VALLEY RAFTERS OF 24'-0" SPAN OR GREATER ARE TO BE LAMINATED VENEER LUMBER (LVL).

DESIGN LOADS

FLOOR: 40 PSF LIVE LOAD
15 PSF DEAD LOAD
ROOF: 30 PSF LIVE LOAD
15 PSF DEAD LOAD

ATTIC: 30 PSF IN STORAGE AREAS
10 PSF WHERE NO STORAGE
ASSUMED SOIL BEARING CAPACITY: 2000 PSF
VERIFY SOIL BEARING CAPACITY ON SITE.

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 ARE NOT TO BE BACKFILLED UNTIL HOUSE IS COMPLETELY FRAMED AND ROOF OF STRUCTURE IS IN PLACE.
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.
½" WATER RESISTANT DRYWALL TO BE INSTALLED AROUND SHOWER AND TUBS.
½" DRYWALL ON INTERIOR WALLS AND 5/8" DRYWALL ON 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 CONTACTOR 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.I.F." VERIFY IN FIELD. DIMENSION MAY BE VARIABLE OR MAY BE DETERMINED BY RELATED FACTORS.

ELECTRICAL NOTES

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 HORIZONTALLY 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.I.C.

ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE BEDSIDE OUTLET CONTROLLED BY SWITCH.

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 #2) 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

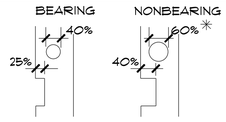
PROVIDE MINIMUM OF ONE SMOKE DETECTOR PER FLOOR.

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.

NOTCHING AND BORING STUDS:



SOUND INSULATION

PROVIDE SOUND INSULATION IN ALL WALLS BETWEEN BATHROOMS AND ADJACENT ROOMS.

ALL EXPOSED INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITH IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHAL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 WITH A ACCOMPANYING SMOKE DEVELOPED FACTOR NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE ASTM E 84. EXCEPTION: WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE-DEVELOPMENT LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

PLUMBING NOTES

PLUMBING FIXTURES:
WATER CLOSET = 1.6 GALLONS PER FLUSH MAX.
SHOWERHEAD = 2.5 GPM MAX.
LAVATORY FAUCETS = 2.2 GPM MAX.
SINK FAUCETS = 2.2. GPM MAX.

WATER USAGE LABELS SHALL BE LEFT ON PLUMBING FIXTURES UNTIL FINAL INSPECTION HAS BEEN DONE SO THAT PROOF OF WATER USAGE COMPLIANCE CAN BE VERIFIED BY THE BUILDING DEPARTMENT.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEG. F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR ANY APPLIANCE WITH OPEN FLAME PROVIDE INDIVIDUAL SHUT-OFF VALVE FOR AT MAXIMUM 3 FEET FROM EVERY GAS APPLIANCE

UNDERGROUND FERROUS GAS PIPING SHALL SHALL BE ELECTRICALLY ISOLATED FROM TO REST OF THE GAS SYSTEM WITH LISTED ISOLATION FITTINGS INSTALLED A MINIMUM OF 6 IN. ABOVE GRADE.

ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

PROVIDE AN ACCESS DOOR, 18" x 24" MINIMUM, WITHIN 20 FT. OF THE PLUMBING CLEANOUT.

ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

PROVIDE MIN. 30 INCH WIDE SPACE AT WATER CLOSET, EXTENDING AT LEAST 30 INCHES IN FRONT.

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND,
UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6 IN. ABOVE GRADE OR STRUCTURE.

INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL
BE PROVIDED TO THE FIELD INSPECTOR AT TIME OF INSPECTION.

PROJECT DETAILS	
WINDOWS:	BRAND TBD
FOUNDATION:	8" POURED CONC. WALL
EXTERIOR WALLS:	2x6
GARAGE WALLS:	2x4
INTERIOR WALLS:	2x4
FIRST FLOOR:	9'-1 1/8"
SECOND FLOOR:	8'-1 1/8"
BASEMENT:	9'-0"
GARAGE:	12'-4 1/2"

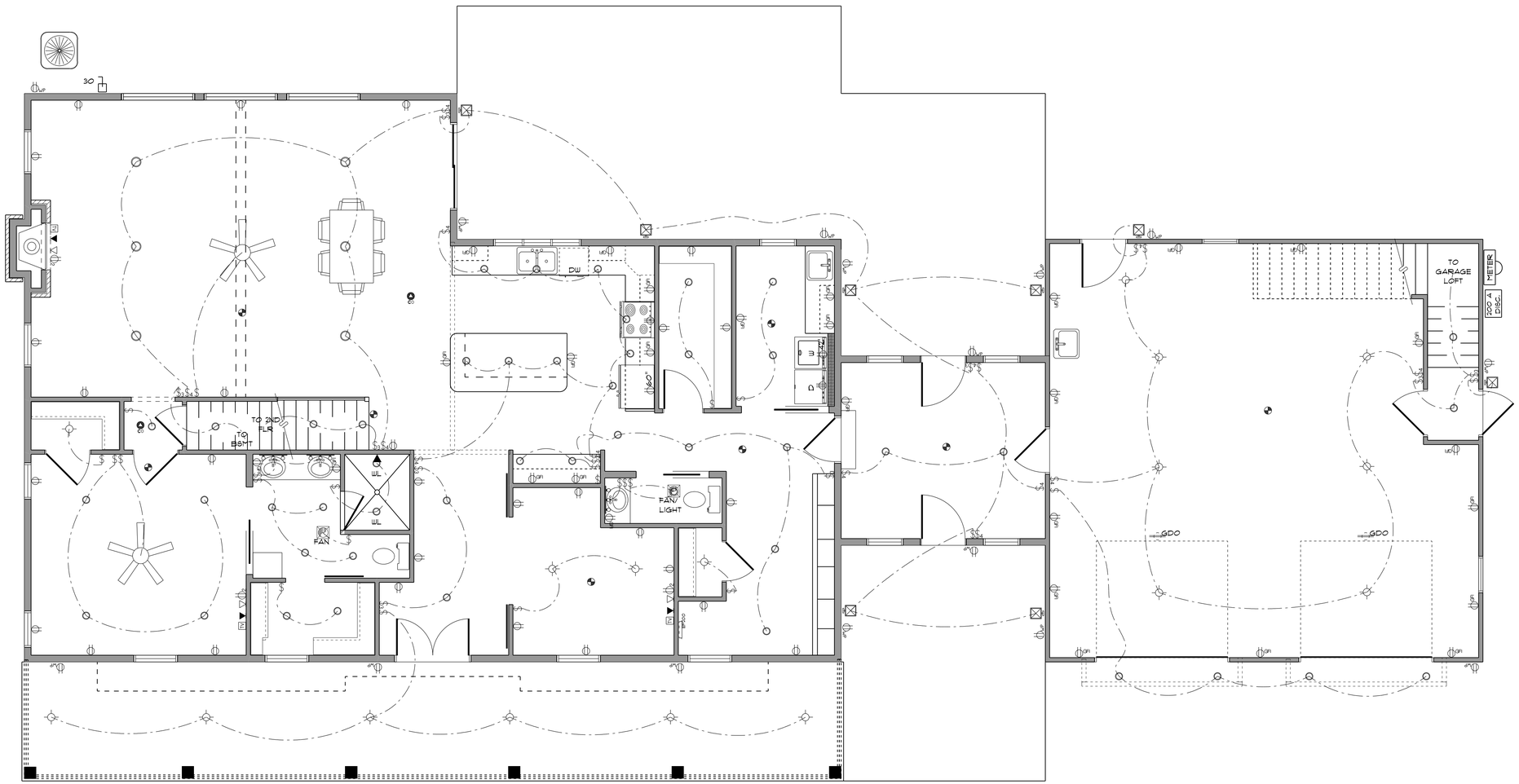
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GENERAL NOTES

PLAN #25336

DRAWN BY:	RH
PROJECT:	25336-1214
PRINT DATE:	10/23/2025
PAPER:	ARCH D
SIZE:	24" x 36"



FIRST FLOOR ELECTRIC PLAN

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

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
50		CAN LIGHT 6"
28		OUTLET
28	GFI	OUTLET GFI
1	200 A DISC.	200 AMP DISCONNECT
1		200 AMP PANEL
1	30	30 AMP DISCONNECT
3		BAR LIGHT 24"
2	WL	CAN LIGHT 6" WET LOCATION
2		CEILING FAN
8		EXTERIOR LIGHT
17		LIGHT
1	METER	METER
2		OUTLET 220v
2	GDO	OUTLET GARAGE DOOR
15	WP	OUTLET WP
8		SMOKE DETECTOR
24	$	SWITCH

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
10	$3	SWITCH 3 WAY
1	TO 2ND FLR	TO 2ND FLR
2	CO	co detector
3		LAN connection
3	TV	cable tv outlet
3		outlet double
3		telephone
1	60"	OUTLET 60
1	TO BSMT	TO BSMT
1	42"	OUTLET 42
1	FAN	EXHAUST FAN
13	$4	SWITCH 4 WAY
1	FAN/ LIGHT	EXHAUST FAN LIGHT

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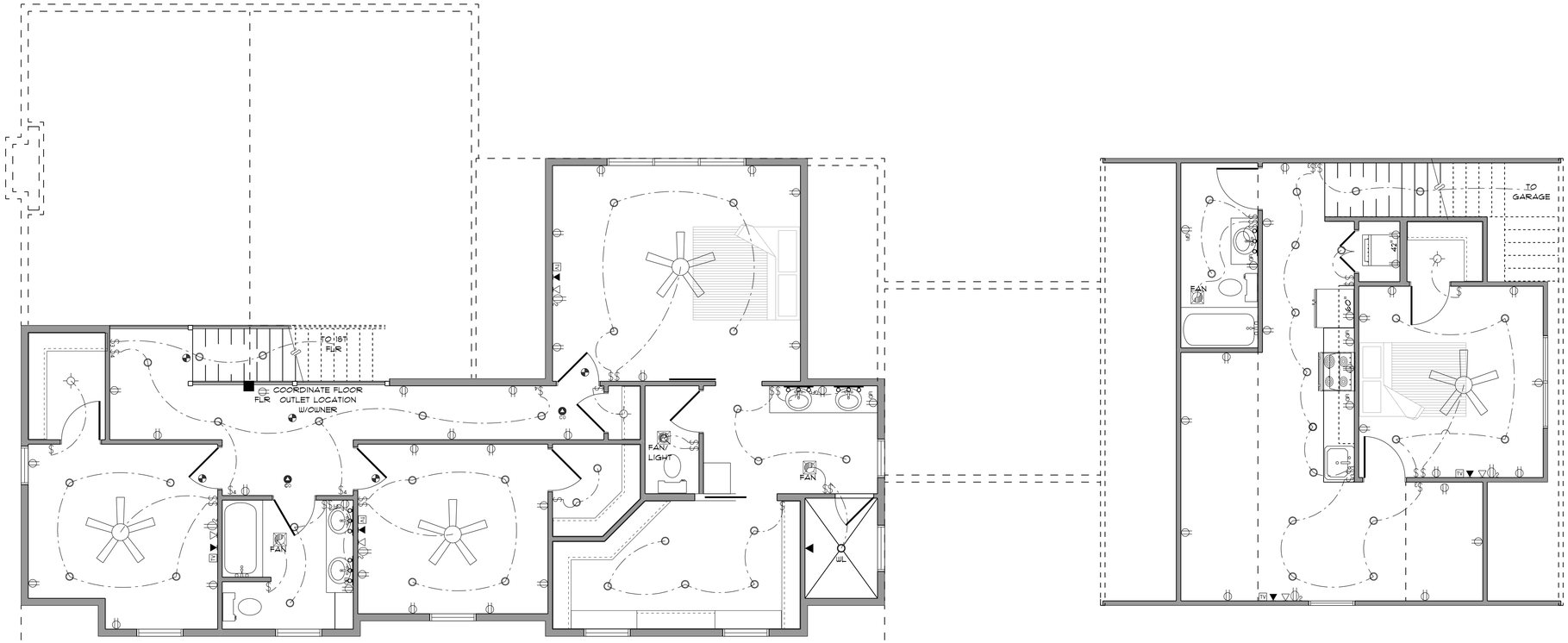
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FIRST FLOOR ELECTRICAL PLAN

PLAN #25336

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SECOND FLOOR ELECTRIC PLAN

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

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
5	▽	telephone
5	⊖₂	outlet double
5	▼	LAN connection
5	TV	cable tv outlet
1	TO 1ST FLR	TO 1ST FLR
4	$₄	SWITCH 4 WAY
6	$₃	SWITCH 3 WAY
27	$	SWITCH
5		SMOKE DETECTOR
8	⊖GFI	OUTLET GFI
2		OUTLET 220v
1	⊖60"	OUTLET 60
1	⊖42"	OUTLET 42
43	⊖	OUTLET
3		LIGHT
1	FAN/ LIGHT	EXHAUST FAN LIGHT
3	FAN	EXHAUST FAN
2	CO	co detector
4		CEILING FAN
1	WL	CAN LIGHT 6" WET LOCATION
51		CAN LIGHT 6"
5		BAR LIGHT 24"

PROJECT DETAILS	
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GARAGE:	12'-4 1/2"

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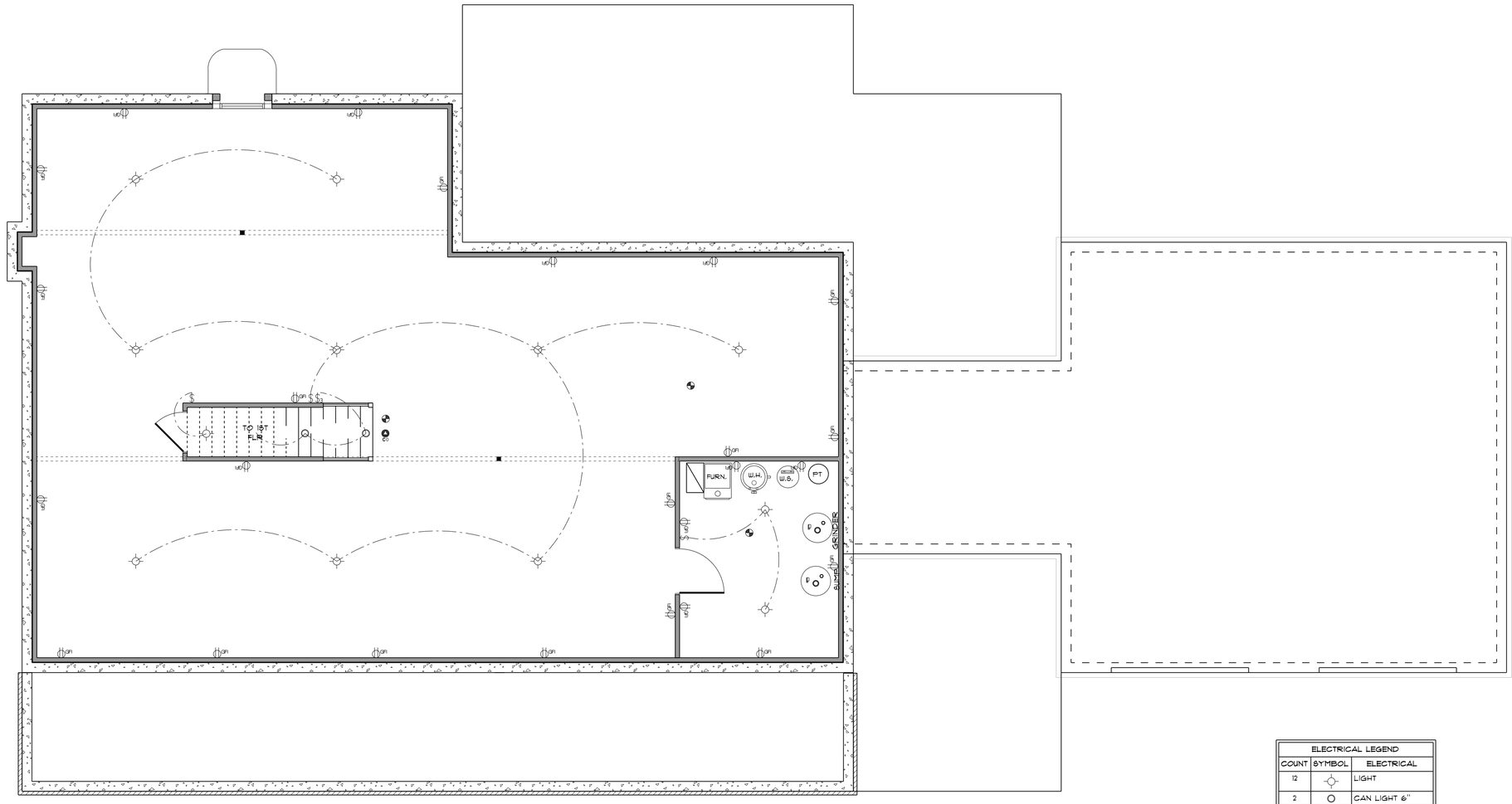
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SECOND FLOOR ELECTRICAL PLAN

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BASEMENT ELECTRIC PLAN

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

ELECTRICAL LEGEND		
COUNT	SYMBOL	ELECTRICAL
12		LIGHT
2		CAN LIGHT 6''
25	GFI	OUTLET GFI
3		SMOKE DETECTOR
3	S	SWITCH
1	S3	SWITCH 3 WAY
1	TO 1ST FLR	TO 1ST FLR
1	CO	CO detector

PROJECT DETAILS	
WINDOWS:	BRAND TBD
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BASEMENT ELECTRICAL PLAN

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E-3