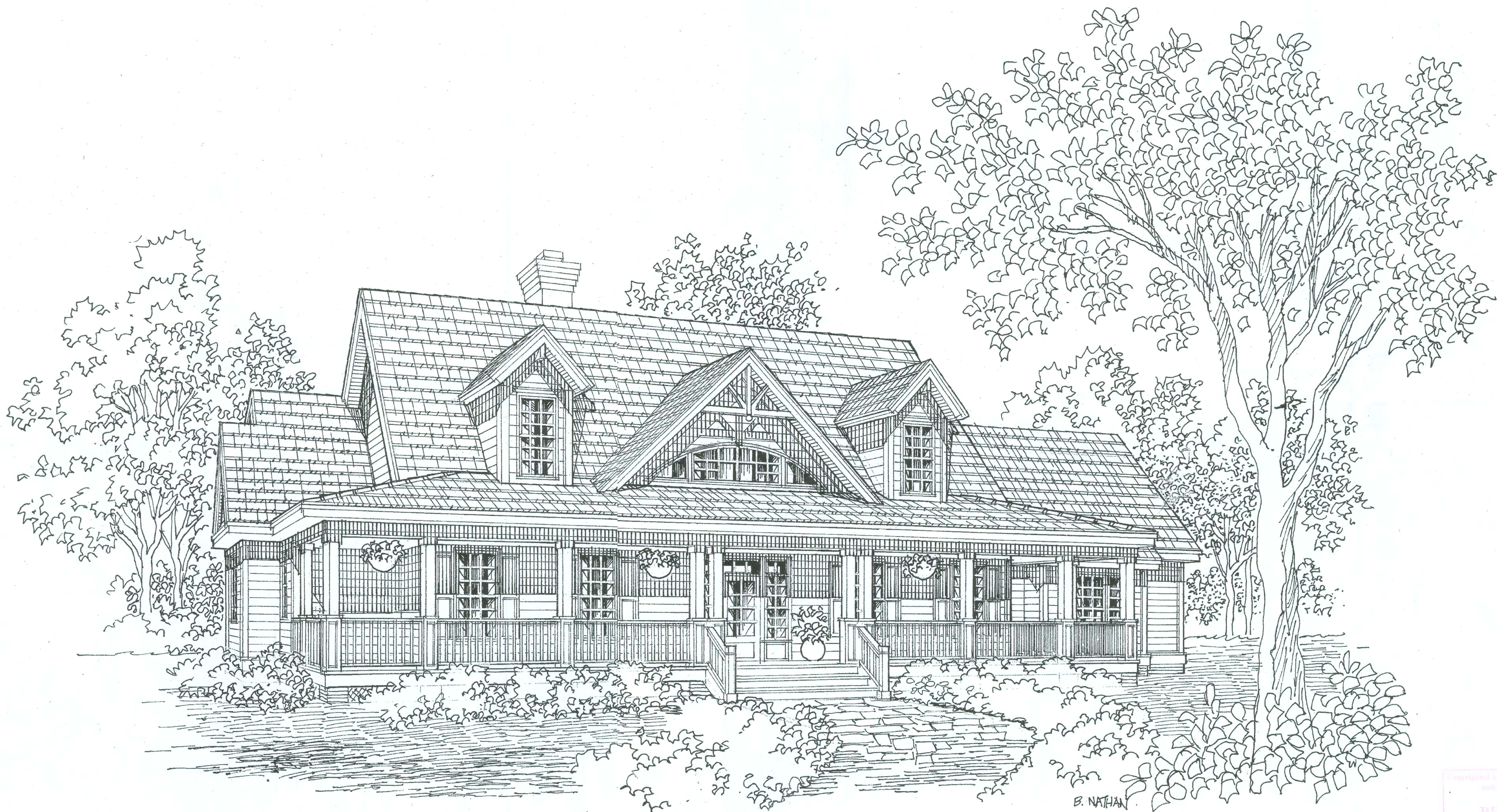
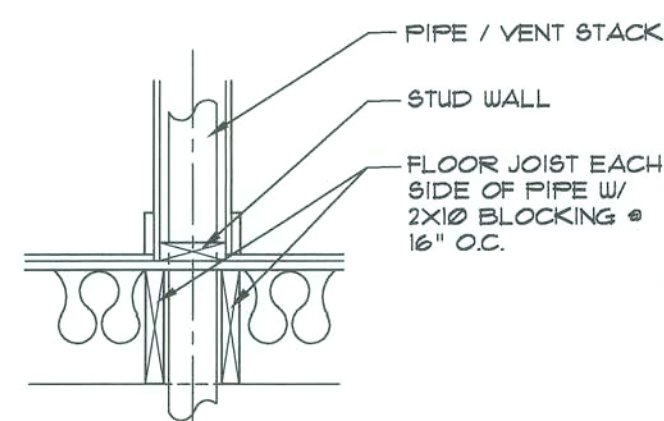


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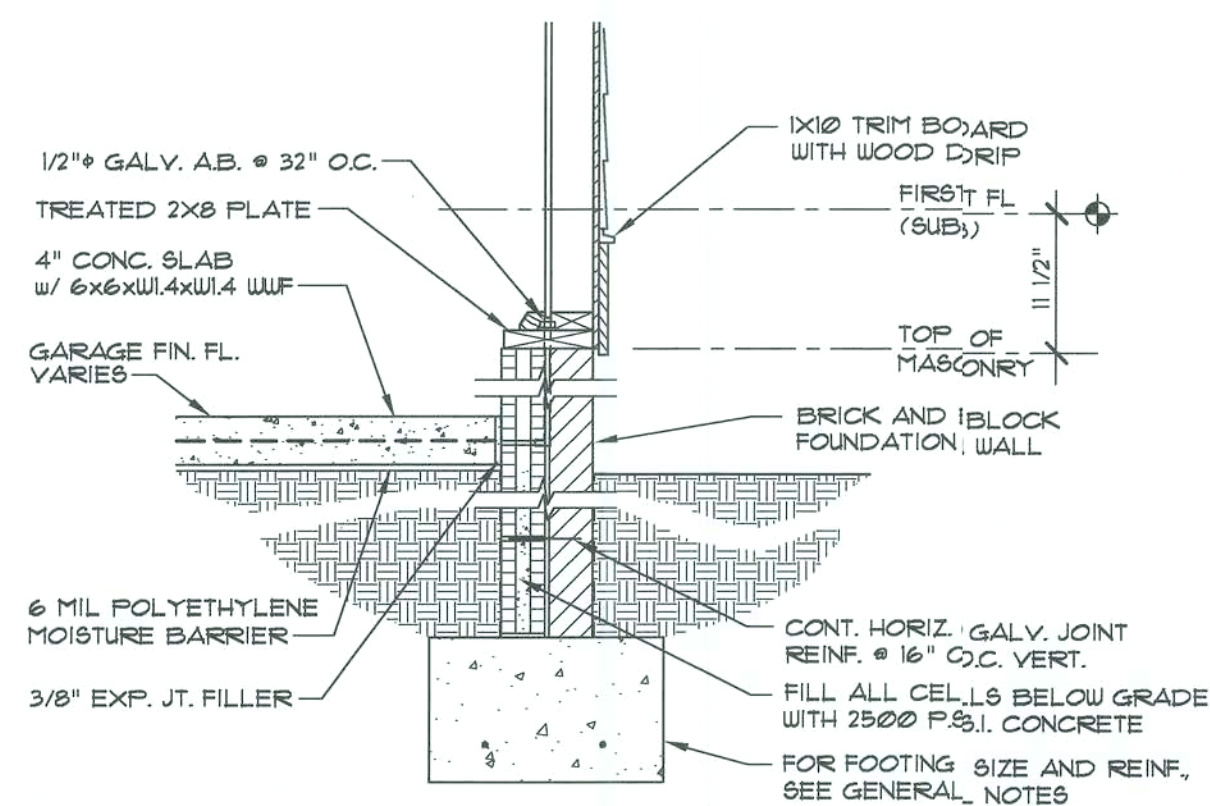


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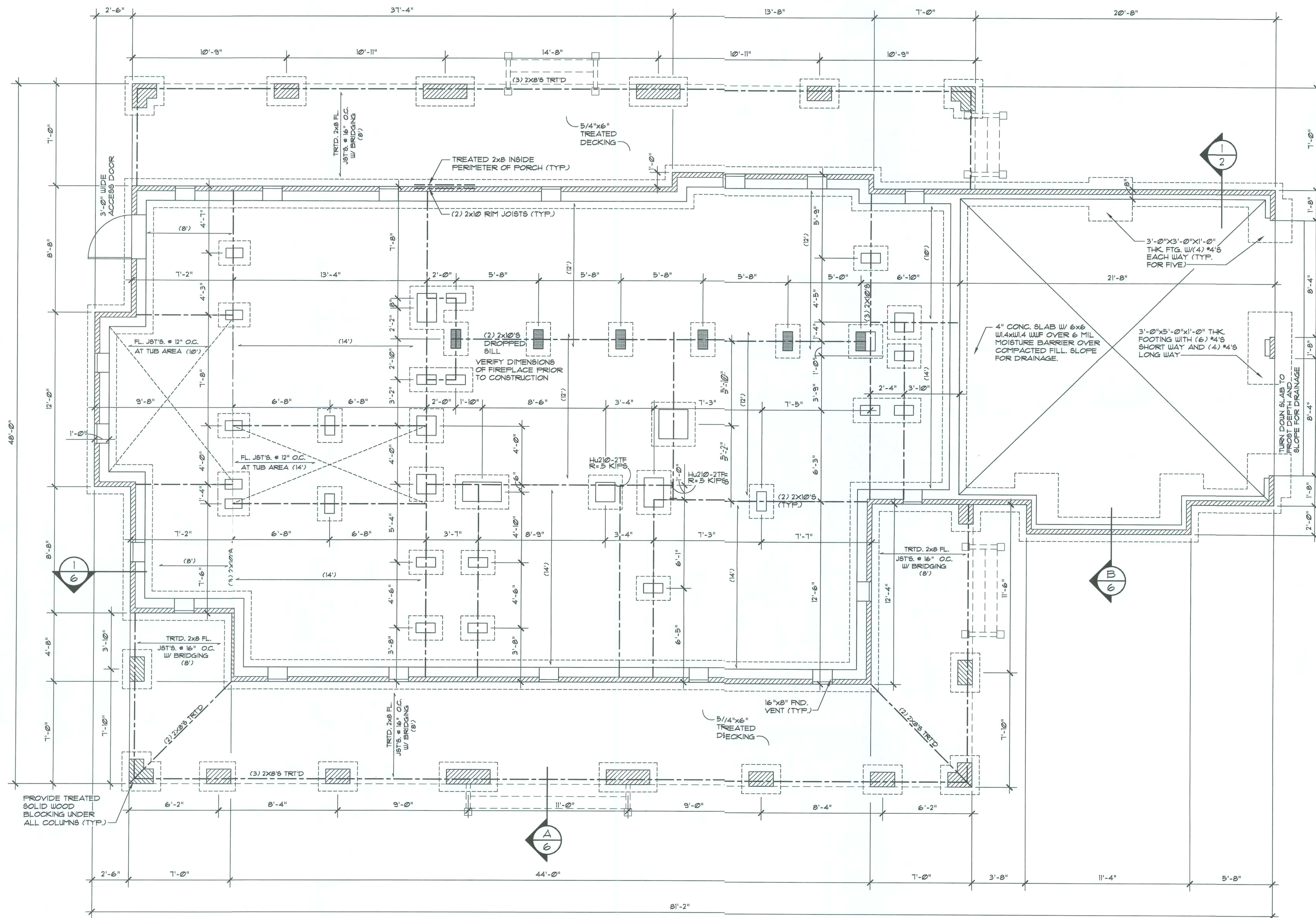
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TYPICAL PIPE THRU FLOOR
3/4" = 1'-0"



SECTION 1-2
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



FOUNDATION AND FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTE: IN LIEU OF INSTALLING 6 MIL POLYETHYLENE MOISTURE BARRIER IN GRAVEL OFFICE, CONTRACTOR MAY PROVIDE A TOTAL OF (24) 16"x8" FOUNDATION VENTS (ASSUMED 50% NET FREE AREA PER VENT)

GENERAL NOTES

A. GENERAL:

- AT THE TIME OF CREATION, PLANS CONFORM TO "CABO ONE AND TWO FAMILY DWELLING CODE" WHICH IS COMPILED FROM BOCA, IBC, AND UBC BUILDING CODES. HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
- ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
- CONTRACTOR SHALL INSTALL GROUND FAULT INTERRUPTER OUTLETS AS PER CODE.
- INSTALL ROOFING MATERIALS ACCORDING TO THE AREA AND CLIMATE, INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, AND FASTENING DEVICES.
- HEARTH DIMENSIONS DETERMINED BY CODE.
- INSTALL EXTERIOR FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS (IE. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

- JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE "1991 GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU" GRADE NUMBER TWO (2) KILN DRIED.
- PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
- SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD).

C. VENTILATION:

- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS.
- PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.

D. FOOTINGS:

- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
16" X 12" FOOTING FOR 8" OR 9" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
24" X 12" FOOTING FOR 12" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.

E. PIER FOOTINGS:

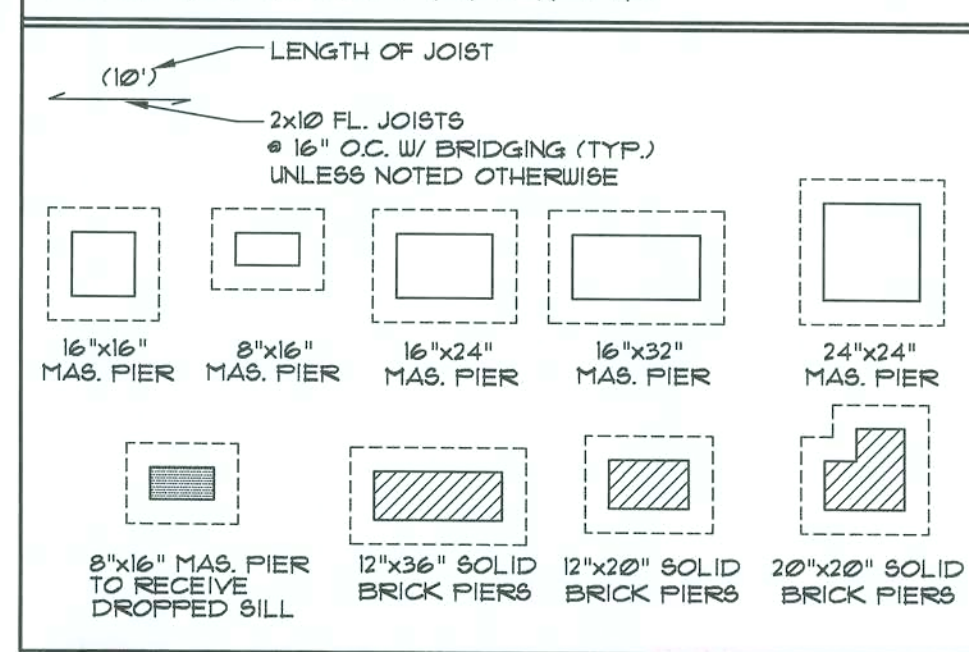
PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

- PROVIDE 1'-0"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
- PROVIDE 2'-0"x2'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 12"x24" MASONRY PIERS.
- PROVIDE 2'-4"x3'-0"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16"x24" MASONRY PIERS.
- PROVIDE 2'-4"x3'-0"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16"x24" MASONRY PIERS.
- PROVIDE 2'-8"x2'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 20"x24" MASONRY PIERS.
- PROVIDE 3'-0"x3'-0"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 24"x24" MASONRY PIERS.
- PROVIDE 2'-4"x3'-0"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16"x24" MASONRY PIERS.
- PROVIDE 2'-0"x4'-0"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 12"x36" MASONRY PIERS.
- FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYPICAL.
- HEIGHT OF PIERS:
A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8"x16" OR AS NOTED ON FOUNDATION PLAN.
B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.

F. CHIMNEY CONSTRUCTION:

- USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
- SPLICE ONLY ONE CORNER STUD AT ANY SPLICE. STAGGER SPLICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
- USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
- PROVIDE BLOCKING BETWEEN STUDS AT 4'-0" INTERVALS.
- CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

FOUNDATION LEGEND



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DESIGN NO. 164
SHEET 2 OF 8
FOUNDATION PLAN

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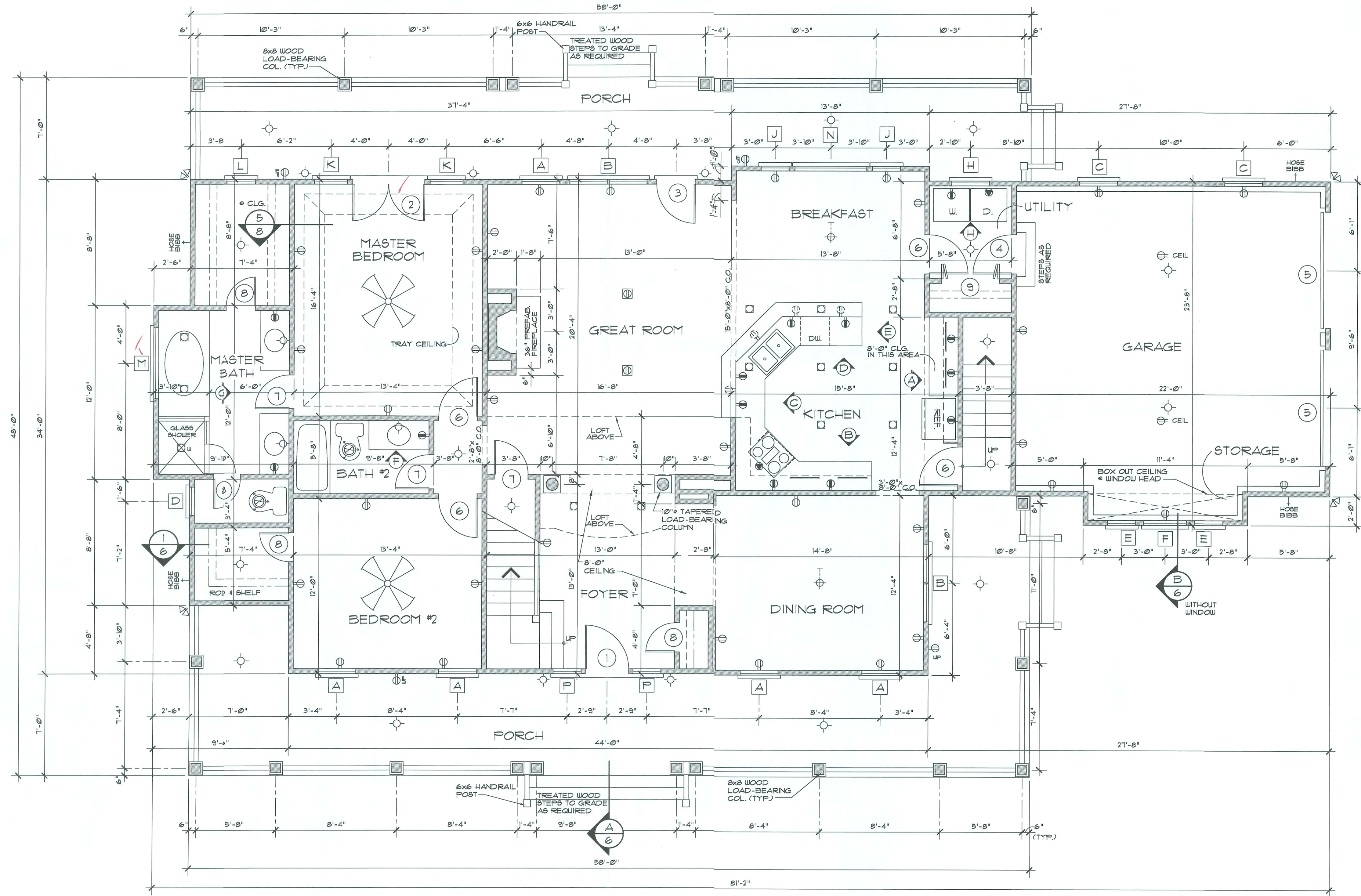
SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OUTER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR WET AREA
	UNDER COUNTER FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN w/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER

- PLAN NOTES:**
1. VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 2. REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
REVIEW SUB-CONTRACTOR'S LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. VERIFY LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS FOR ATTIC, CRAWL SPACE, OR GARAGE LOCATIONS.
HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
 3. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 4. INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 5. TYPICAL WALL, 2x4'S @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
 6. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 7. PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

MARK	SIZE	QUAN.	DESCRIPTION
A	2'-0" x 6'-2"	5	DH
B	(2) 2'-0" x 6'-2"	2	DH
C	2'-0" x 5'-2"	6	DH
D	2'-0" x 5'-2"	1	DH
E	2'-0" x 5'-6"	2	DH
F	3'-0" x 5'-6"	1	DH
G	(2) 2'-0" x 5'-2"	1	DH
H	2'-0" x 4'-6"	1	DH
J	2'-0" x 6'-2"	2	DH
K	2'-4" x 6'-2"	2	DH
L	2'-0" x 4'-6"	1	DH
M	5'-0" x 5'-2"	1	FIXED
N	5'-0" x 6'-2"	1	FIXED
P	1'-0" x 5'-2"	2	DH, w/ 14" TRANSOM
Q	13'-5" x 3'-0"	2	CUSTOM FIXED *

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION
WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
* SEE ELEVATION FOR TRANSOM OR WINDOW.

MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT. THREE-QUARTER GLASS w/ 14" TRANSOM
2	(2) 2'-6" x 6'-8"	1	EXT. FULL GLASS w/ 14" TRANSOM
3	2'-0" x 6'-8"	1	EXT. FULL GLASS w/ 14" TRANSOM
4	2'-0" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED
5	0'-0" x 1'-0"	2	GARAGE
6	2'-0" x 6'-8"	6	INT.
7	2'-4" x 6'-8"	5	INT.
8	2'-0" x 6'-8"	6	INT.
9	4'-0" x 6'-8"	1	INT. BIFOLD



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

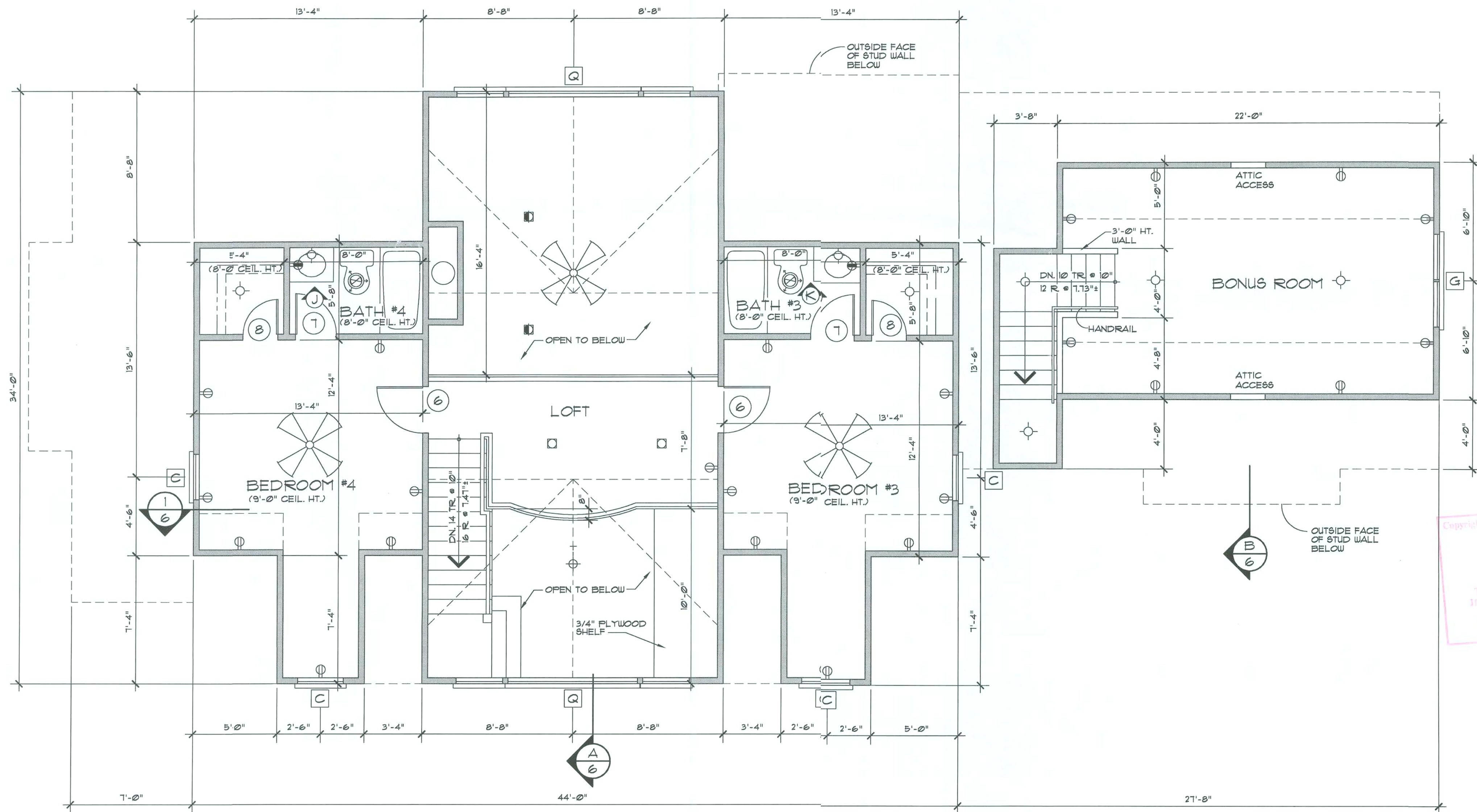
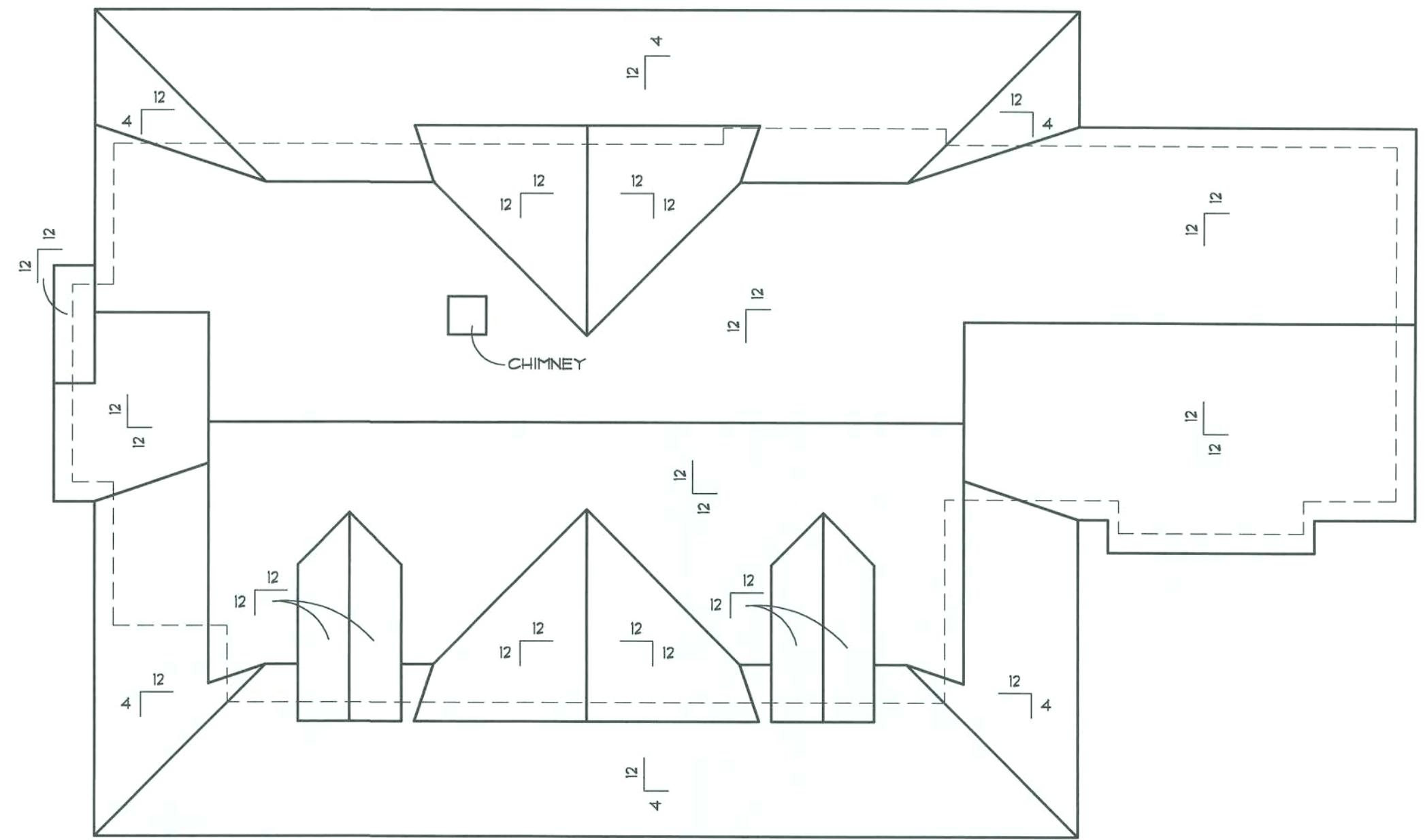
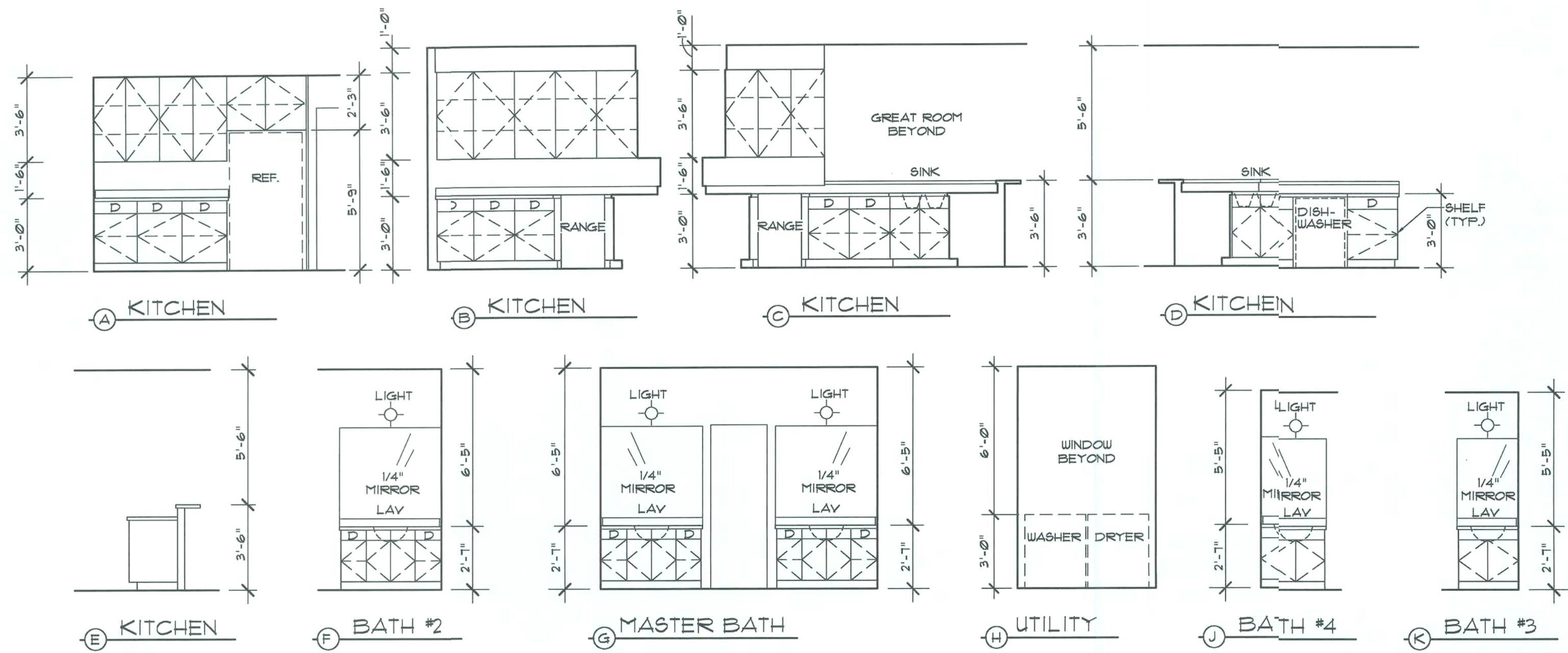
FIRST FLOOR	1830 sq. ft.
SECOND FLOOR	679 sq. ft.
TOTAL LIVING	2509 sq. ft.
GARAGE + STORAGE	495 sq. ft.
BONUS ROOM	346 sq. ft.

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DESIGN NO. 164
SHEET OF 3
DR 5/11
FLOOR PLAN



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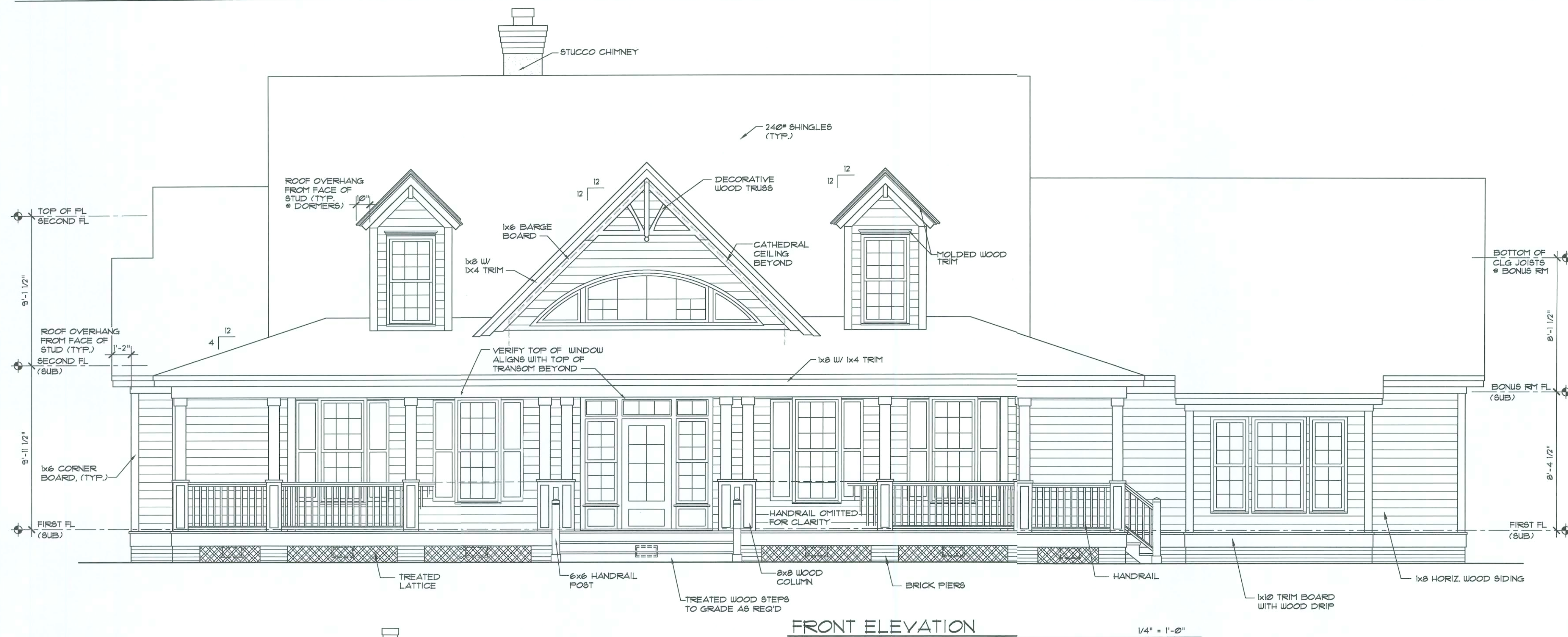
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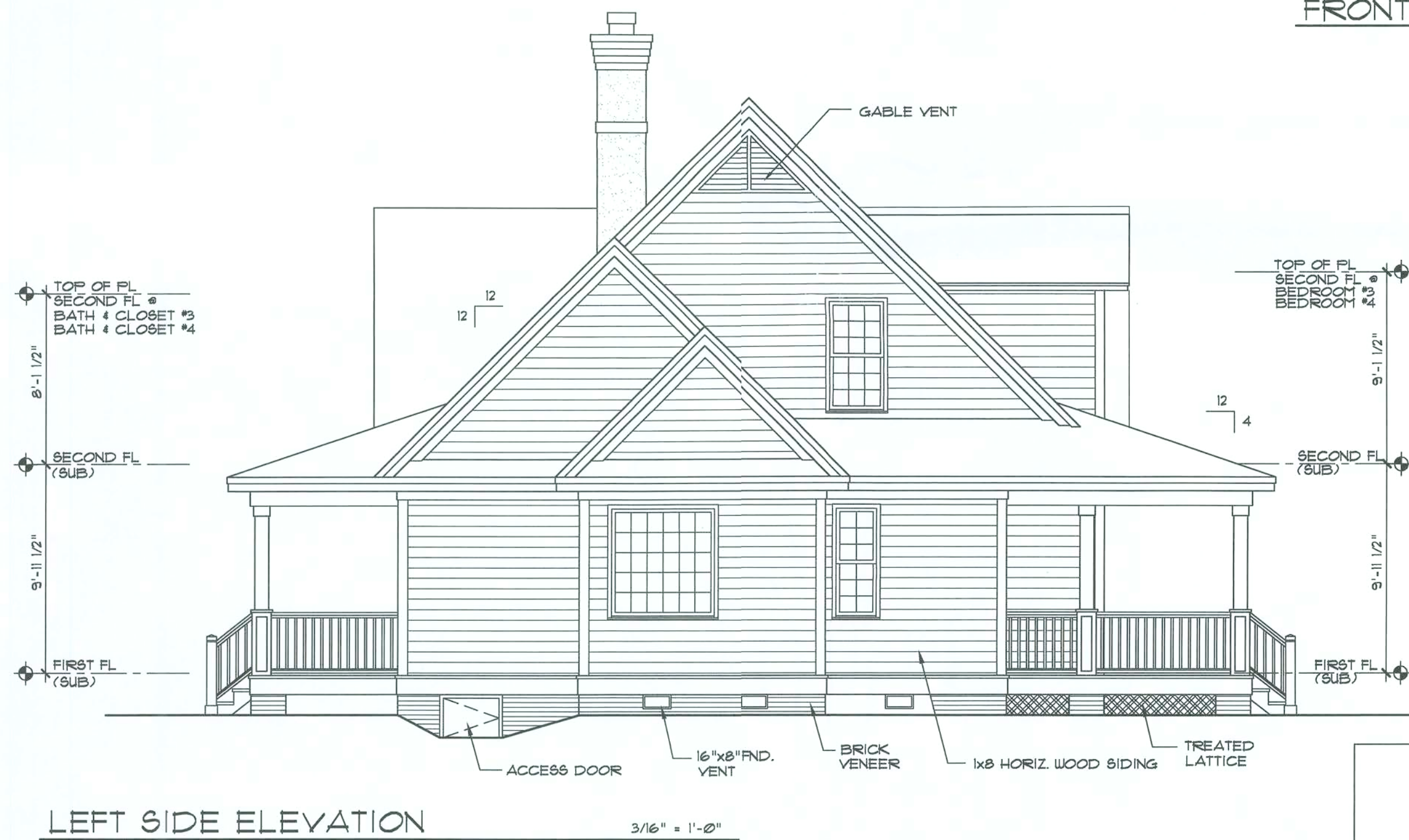
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164
SHEET OF 8
DR 5/11
SECOND FLOOR
FLOOR PLAN

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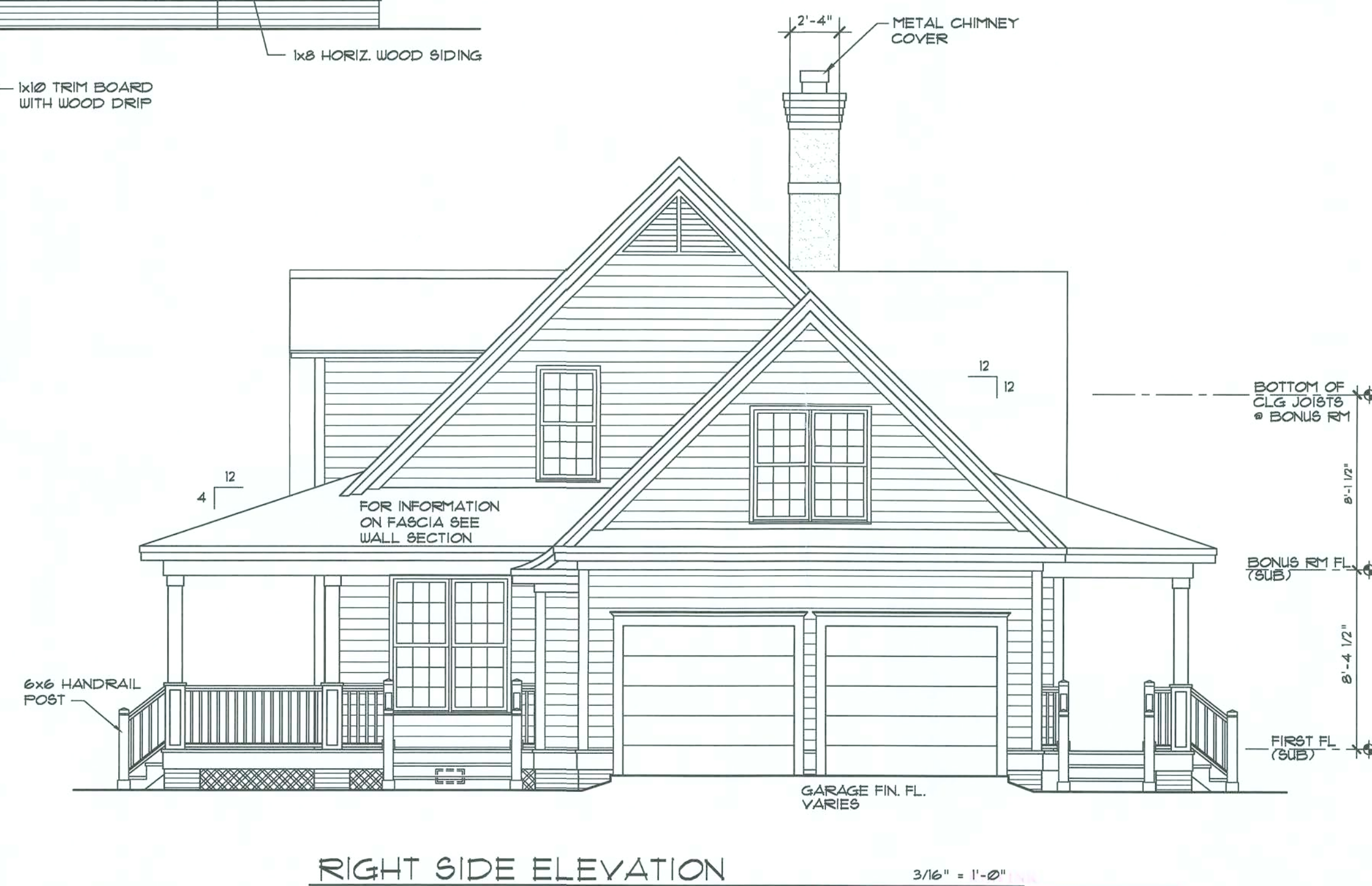
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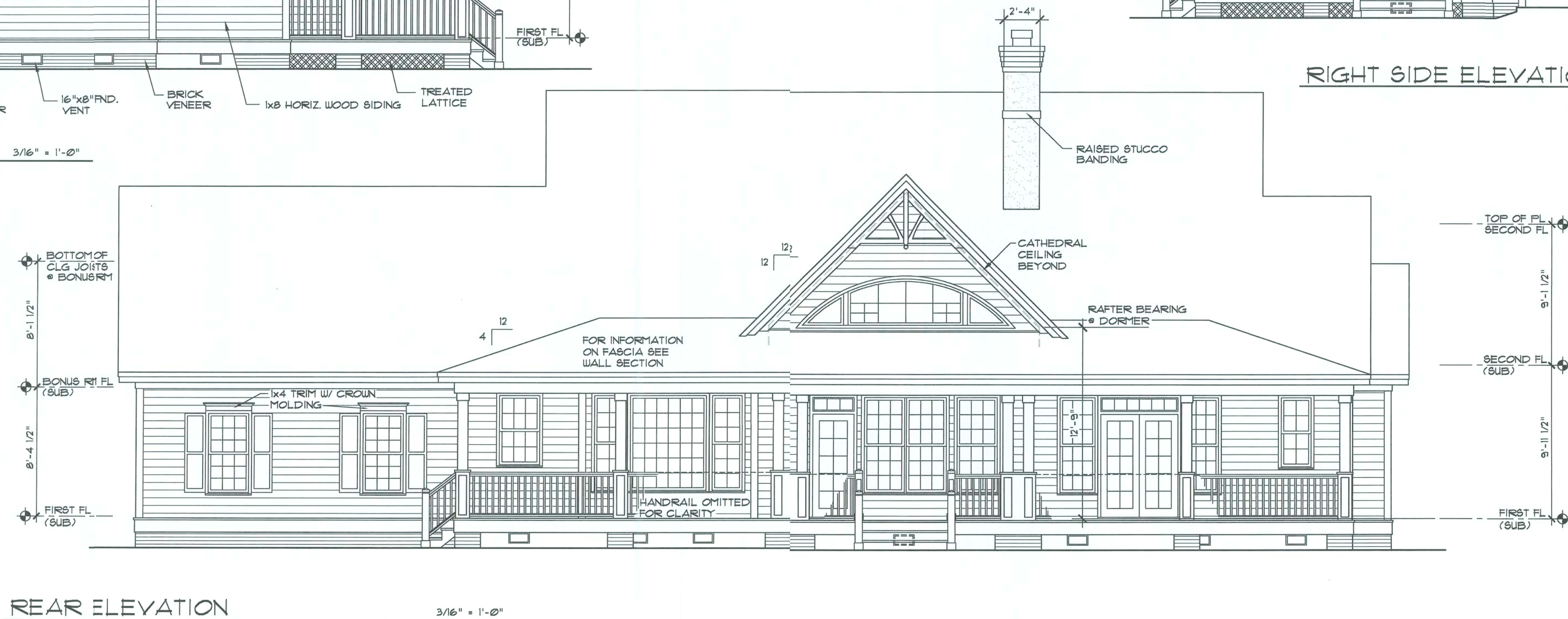
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

3/16" = 1'-0"
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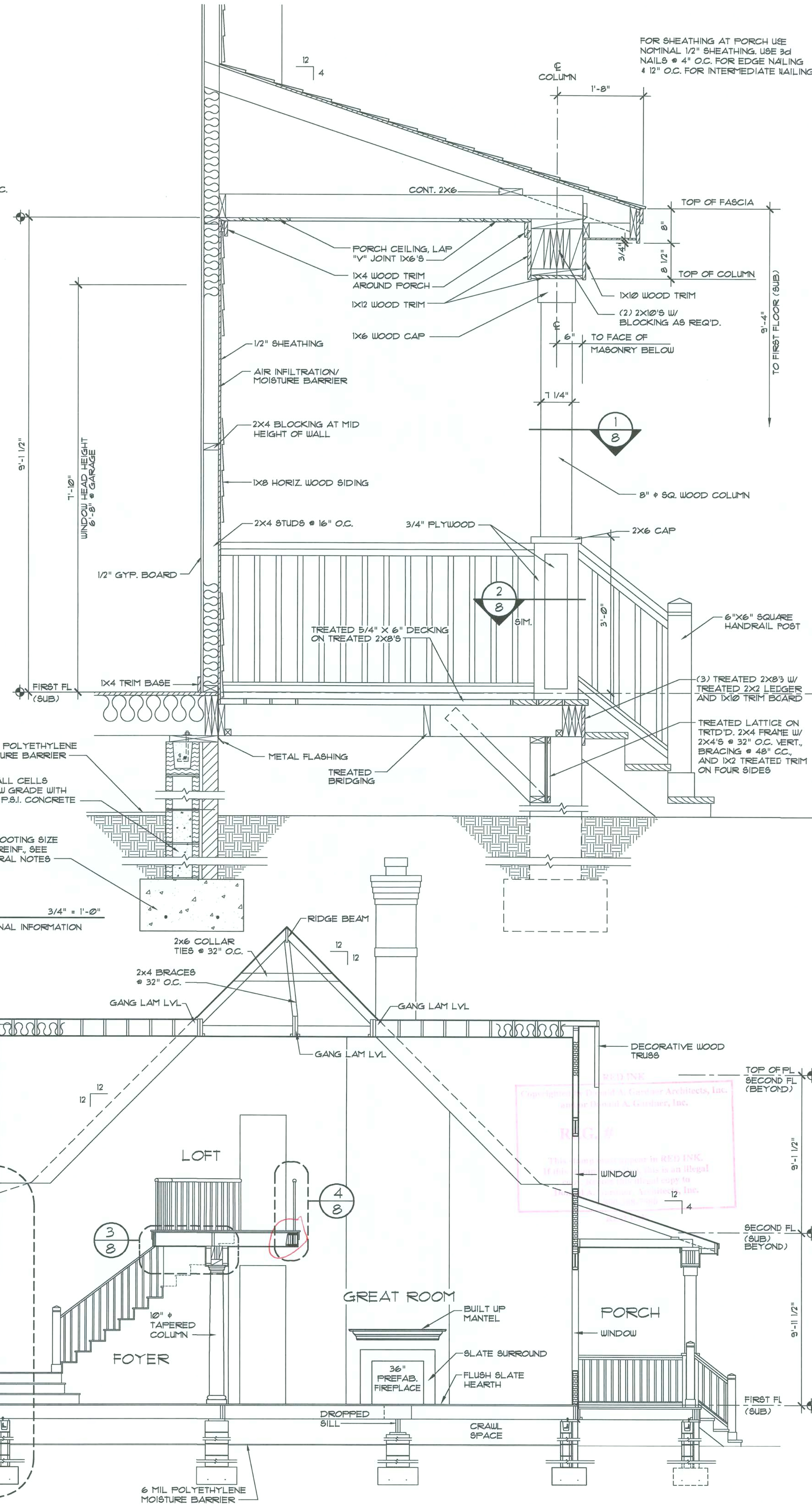
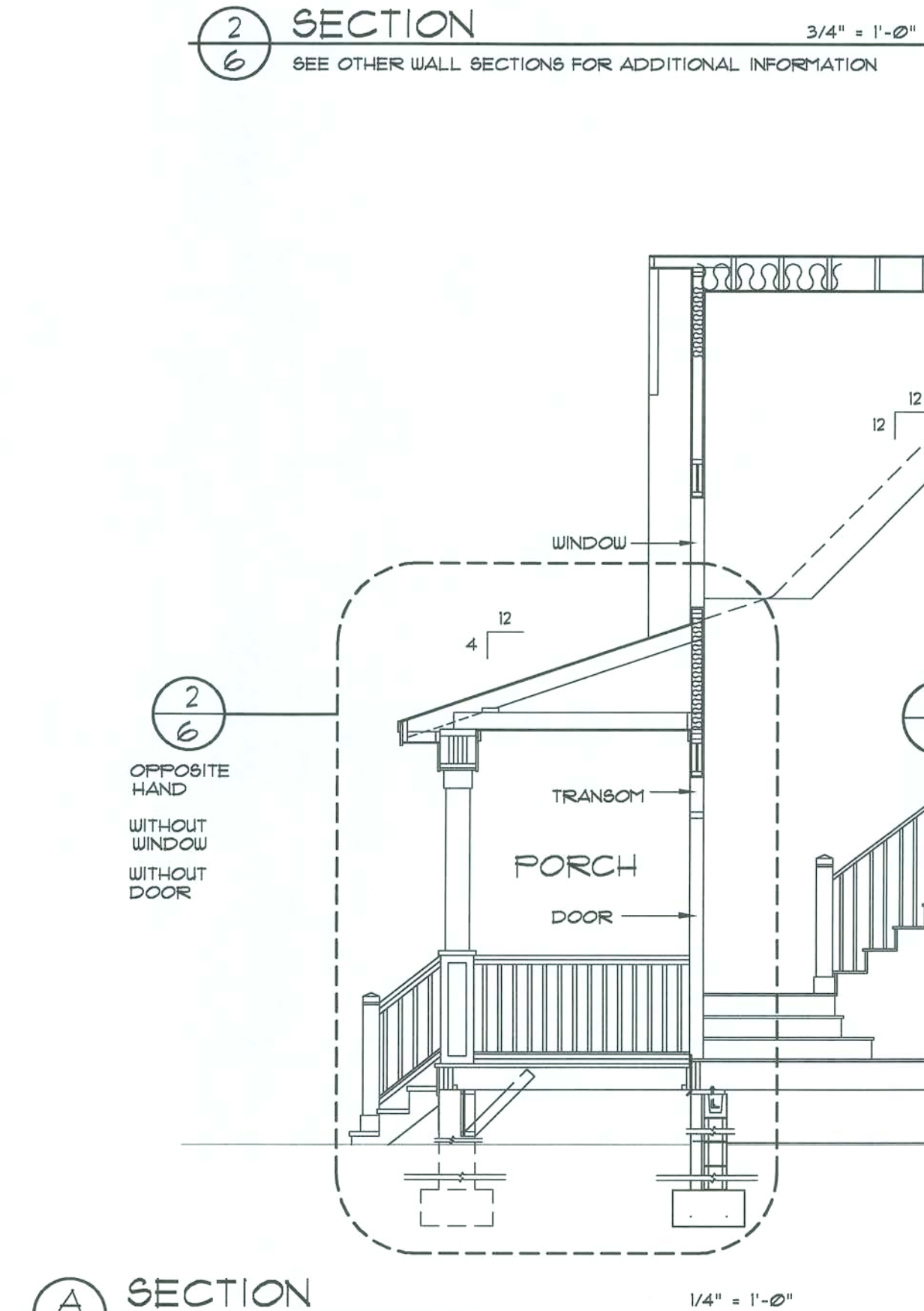
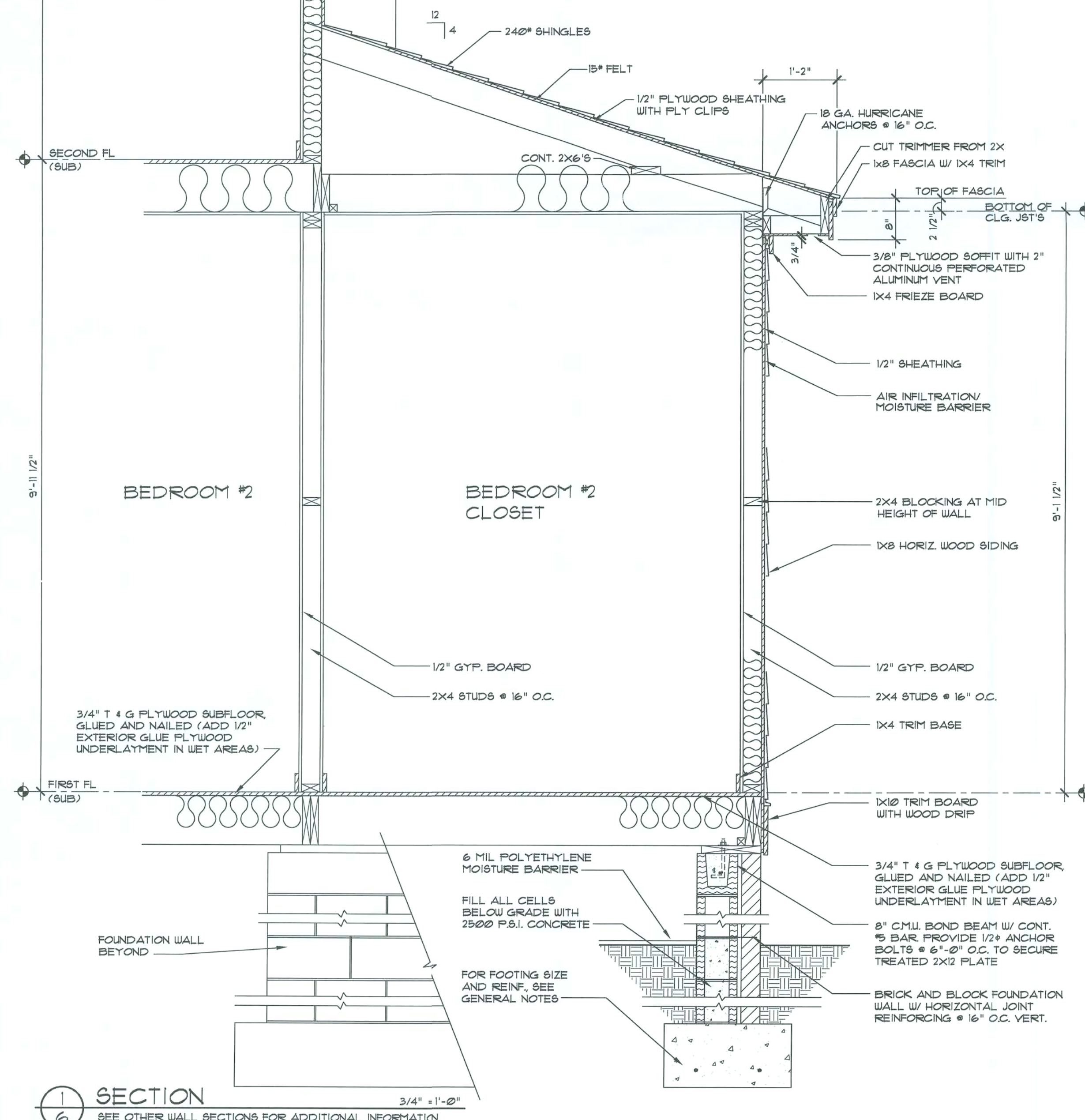
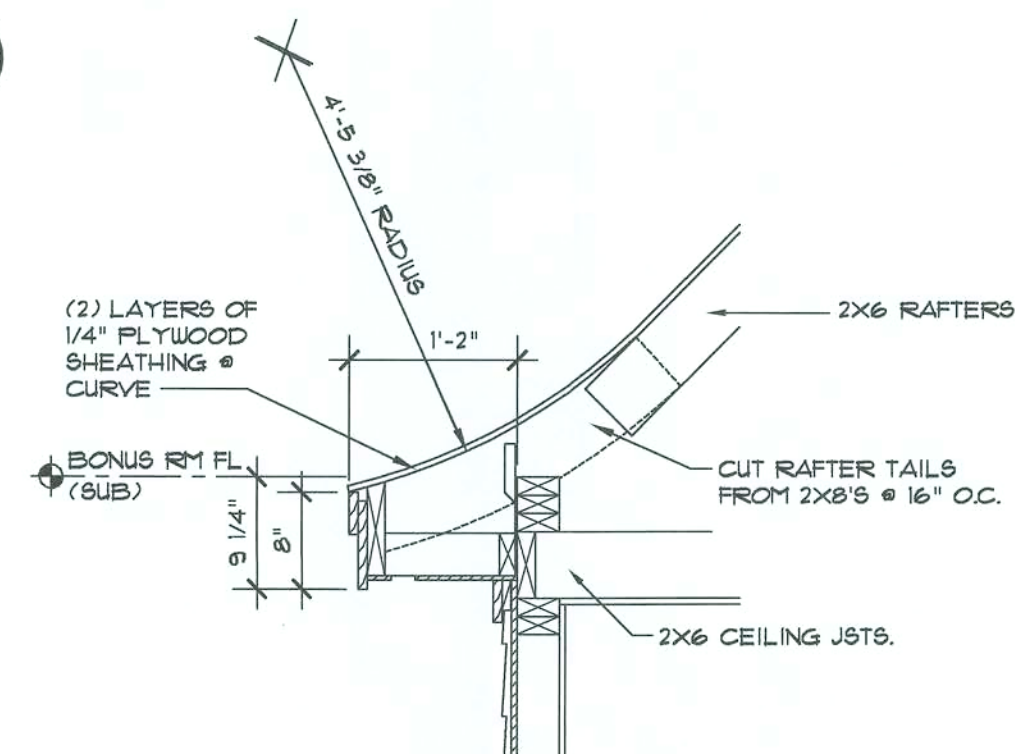
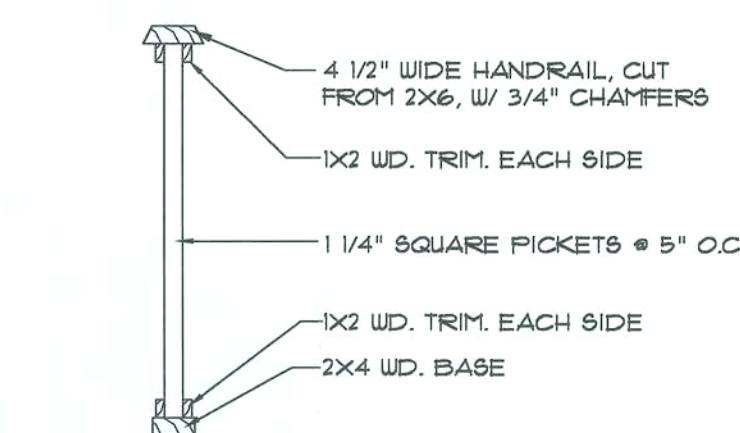
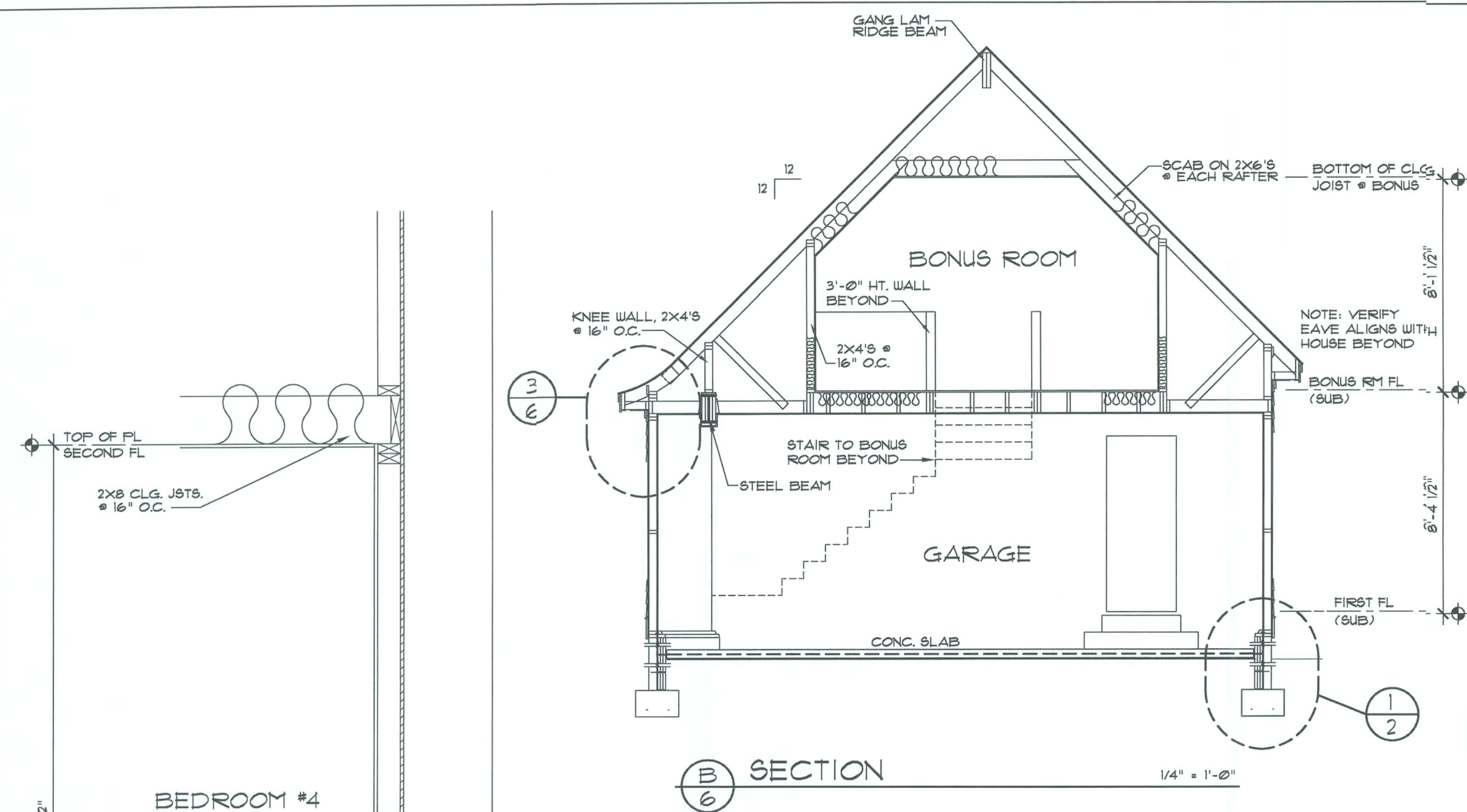
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DESIGN NO.
T04
SHEET OF 8
DR SJW
ELEVATIONS

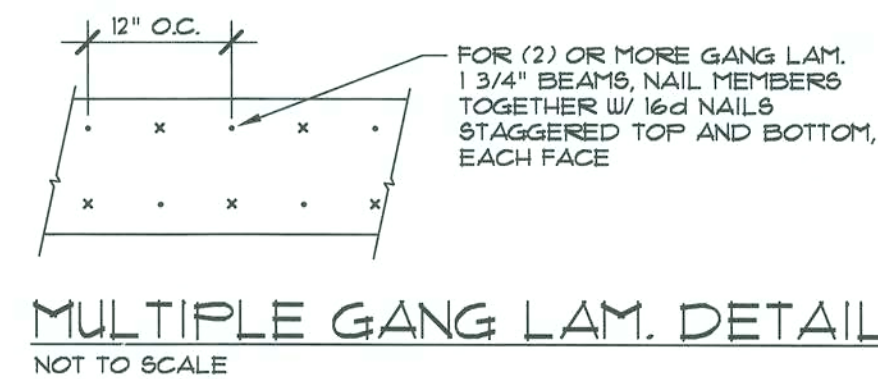
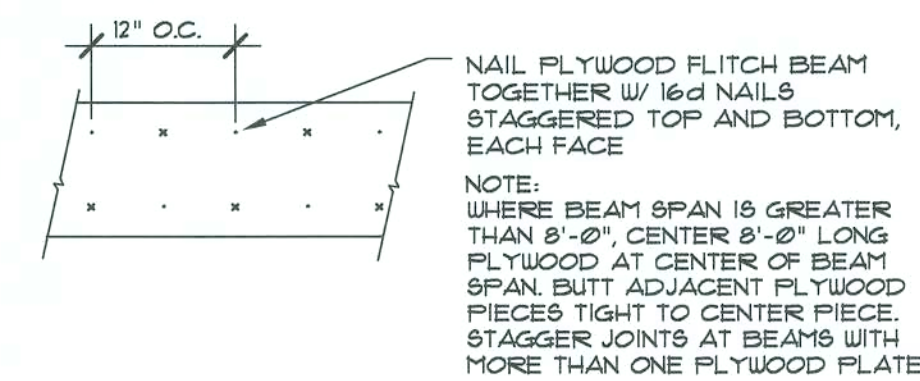
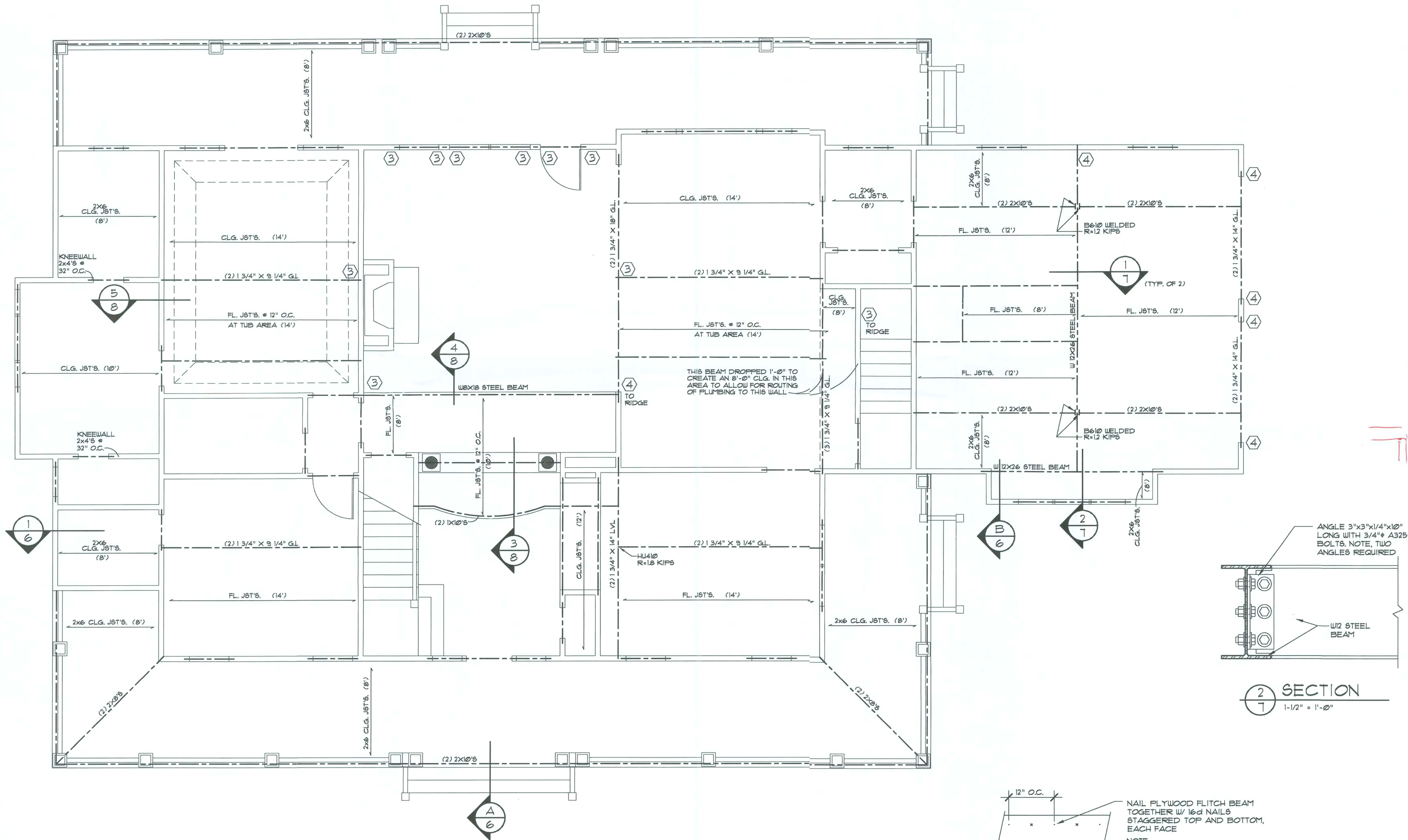
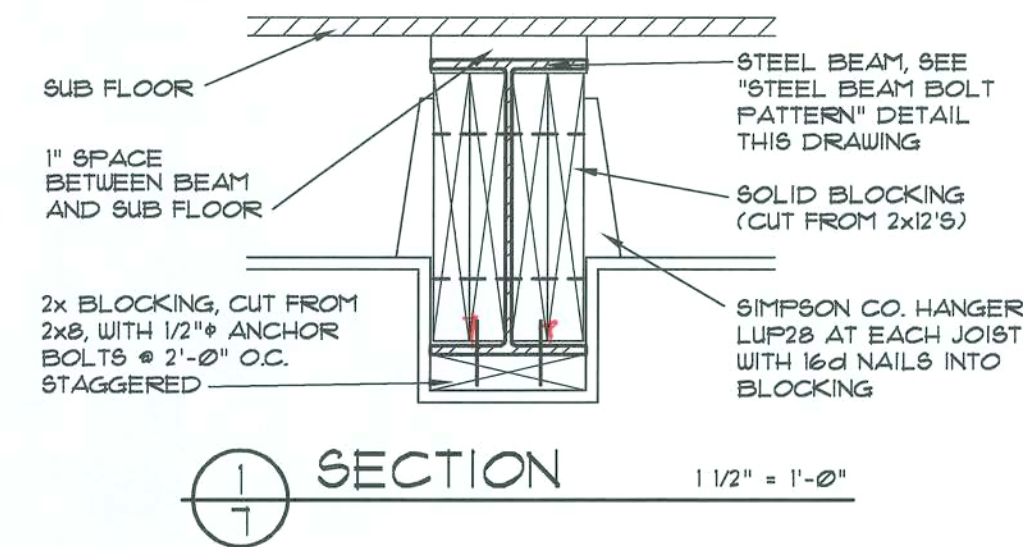
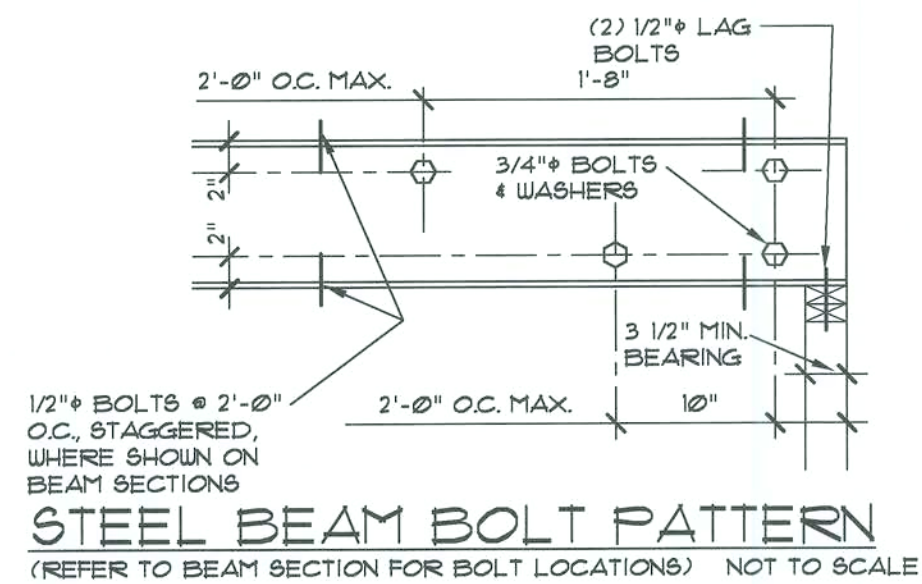
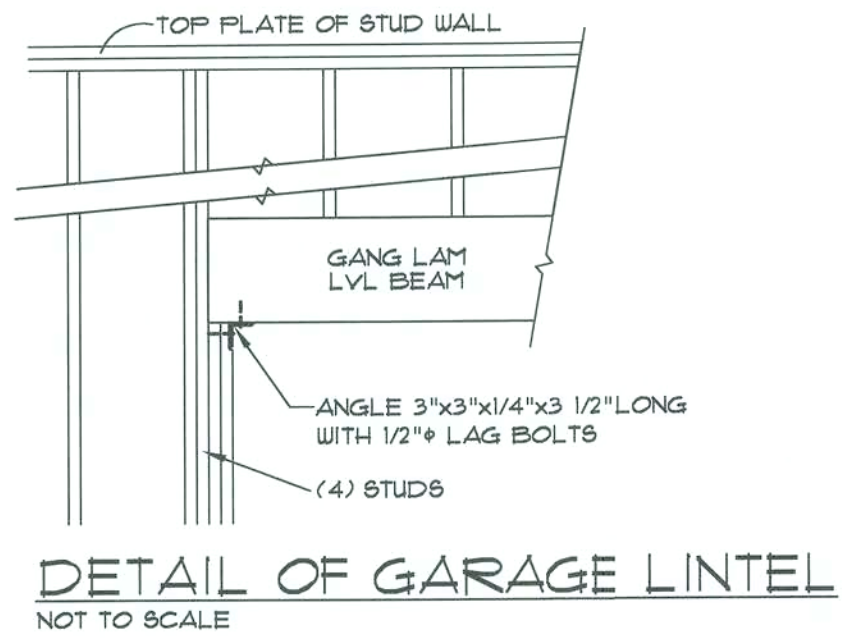


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DESIGN NO. T64
SHEET OF 68
DR 6/11/02
SECTIONS



STRUCTURAL NOTES

- PHANTOM LINE INDICATES STEEL BEAM
- THIS SYMBOL INDICATES LOAD BEARING INTERIOR WALLS. ALL EXTERIOR WALLS ARE LOAD BEARING
- DASH LINE INDICATES ROOF FRAMING
- CENTER LINE INDICATES BEAMS BELOW ROOF. (SEE STUD NOTE ③ BELOW)
- ③ INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE. NOTE: IF NUMBER OF STUDS AT BEAM END ARE NOT INDICATED, USE (2) STUDS.
- UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10 LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL).
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2x10'S WITH 1/2" PLYWOOD PLATE LINTEL. USE (2) STUDS AT LINTEL ENDS UNLESS OTHERWISE NOTED. PROVIDE STEEL LINTEL ANGLES W/ 4" MIN. BEARING WHERE REQUIRED OVER EXTERIOR MASONRY WALL OPENINGS.
- AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH, USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
- CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC. SAN LEANDRO, CALIFORNIA 94577 (800-999-5099)
- BRACE ROOF TO WALL OR BEAM BELOW w/ 2x4'S @ 32" O.C.

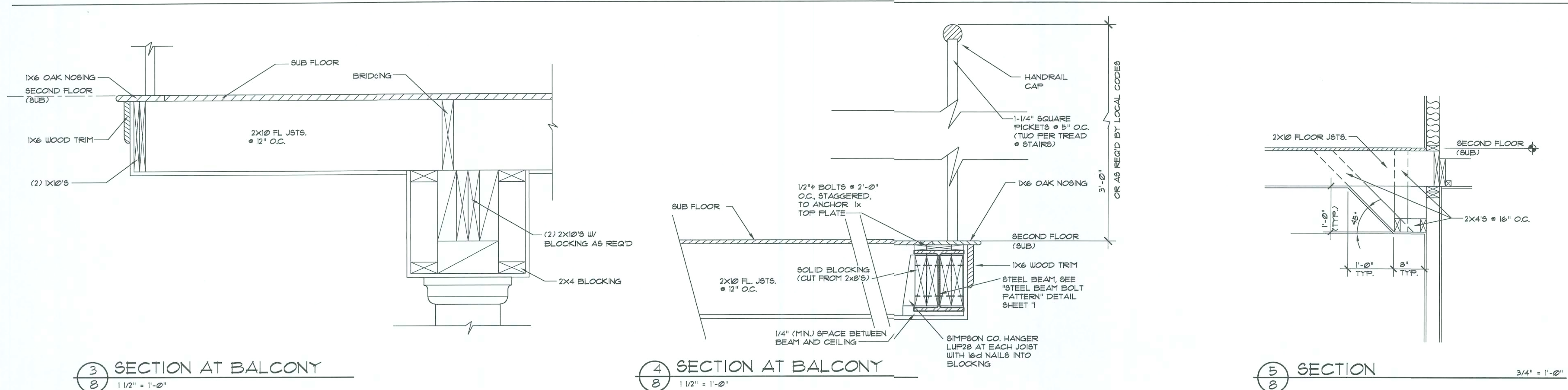
DESIGN CRITERIA

- (NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)
- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
 - ROOF 4 FLOOR DEAD LOADS - 15 P.S.F.
 - ROOF LIVE LOAD - 20 P.S.F.
 - FLOOR LIVE LOAD - 40 P.S.F.
 - MAXIMUM WIND SPEED - 80 M.P.H.
 - VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
 - SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
 - INSULATION:
 - CEILING - R-30
 - WALL - R-13
 - FLOOR - R-13
 - GL MATERIAL SPECS
 - LAMINATED VENEER LUMBER GANG LAM LVL, SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-999-9105) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
 - F_b = 2350 PSI
 - F_v = 230 PSI
 - E = 2,000,000 PSI
 - GANG LAM "8" LVL'S ARE INDICATED. GANG LAM "W" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED

STRUCTURAL LEGEND

- RAFTERS (X) RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
- FL. JST'S (X) FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
- CLG. JST'S (X) CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE

BY D. 156
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STRUCTURAL NOTES

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- DASH LINE INDICATES ROOF FRAMING
- CENTER LINE INDICATES BEAMS BELOW ROOF. (SEE STUD NOTE (3) BELOW)
- INDICATES THE NUMBER OF STUDS UNDER BEAM ABOVE.
NOTE: IF NUMBER OF STUDS AT BEAM ENDS ARE NOT INDICATED, USE (2) STUDS.
- UNLESS NOTED OTHERWISE, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE (2) 2x10 LINTEL WITH (2) STUDS AT EACH LINTEL END (TYPICAL).
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL HAVE (2) 2x10'S WITH 1/2" PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
- AT ALL BUILDING CORNERS USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) MIN. 4'-0" WIDTH. USE 8d NAILS @ 4" O.C. FOR EDGE NAILING AND 12" O.C. FOR ALL INTERMEDIATE NAILING.
- CONNECTORS INDICATED ARE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CALIFORNIA 94577 (800-999-5099)
- BRACE ROOF TO WALL OR BEAM BELOW w/ 2x4'S @ 32" O.C.

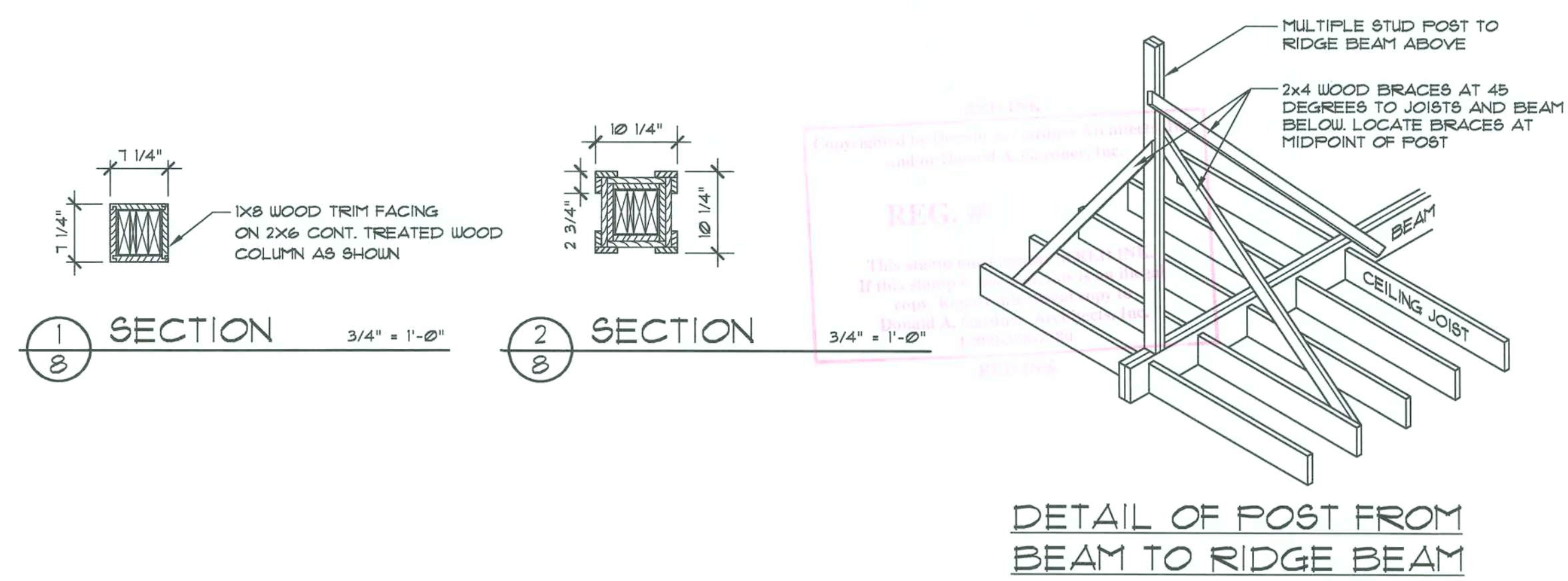
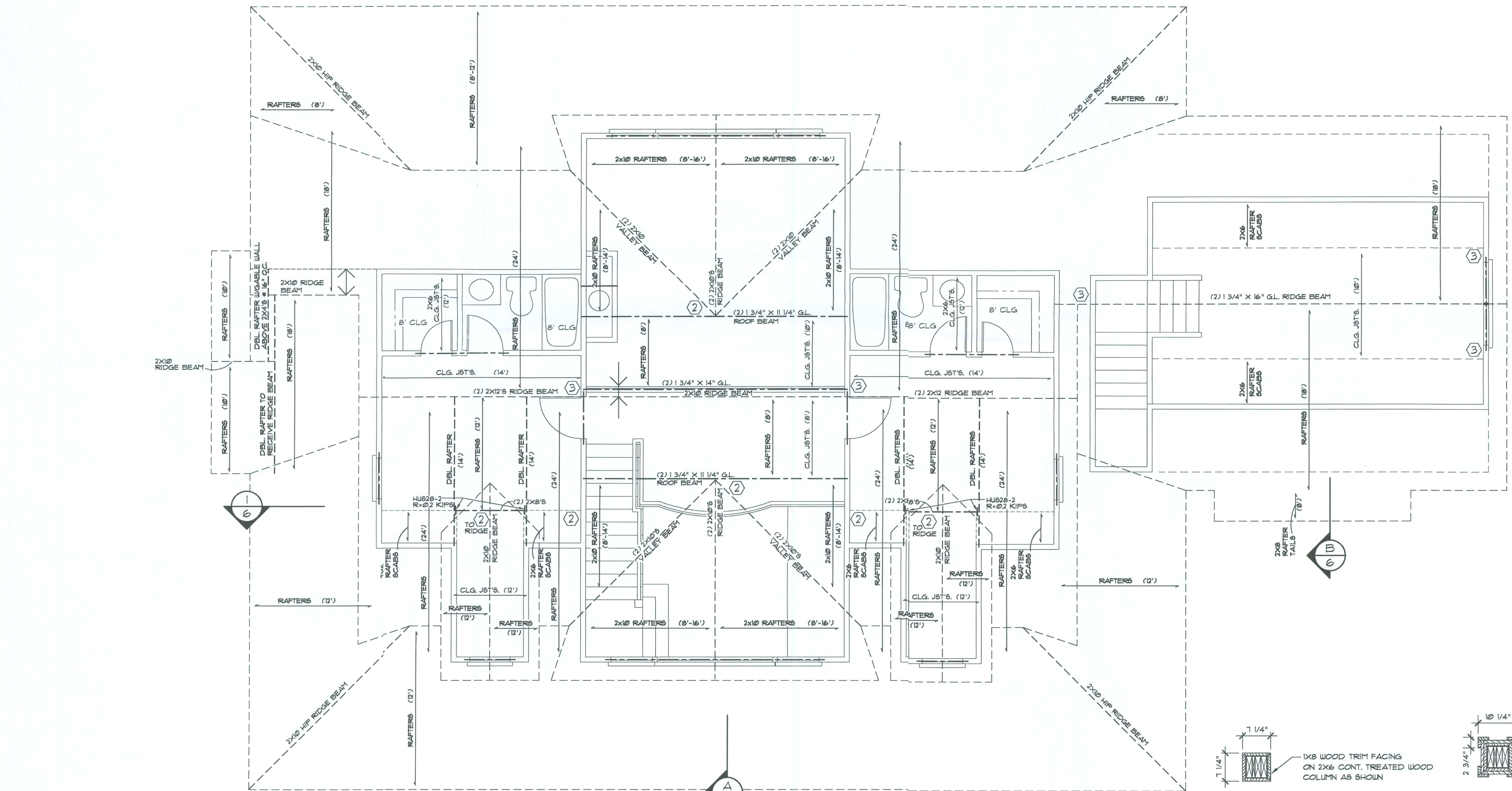
DESIGN CRITERIA

(NOTE: ACTUAL DESIGN CRITERIA IN YOUR AREA MAY VARY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY THESE.)

- FRAMING DESIGN BASED ON THE FOLLOWING LOADING CONDITIONS:
 ROOF 4 FLOOR DEAD LOADS - 15 P.S.F.
 ROOF LIVE LOAD - 20 P.S.F.
 FLOOR LIVE LOAD - 40 P.S.F.
 MAXIMUM WIND SPEED - 80 MPH.
- VERIFY SEISMIC REQUIREMENTS FOR YOUR AREA.
- SOIL DESIGN BEARING PRESSURE IS ASSUMED 2000 P.S.F. LOCAL SOIL CONDITIONS AND/OR LOCAL PRACTICE MAY NECESSITATE A MORE STRINGENT FOOTING AND FOUNDATION WALL DESIGN. CONSULT WITH LOCAL CONTRACTOR OR BUILDING INSPECTOR.
- INSULATION:
 CEILING - R-30
 WALL - R-13
 FLOOR - R-15
- GL. MATERIAL SPECS
 LAMINATED VENEER LUMBER GANG LAM LVL, SHALL BE BY LOUISIANA-PACIFIC OF WILMINGTON, NC (800-559-5105) OR APPROVED EQUAL SUPPLIER. PROPERTIES SHALL MEET OR EXCEED:
 F_b = 2850 PSI
 F_v = 230 PSI
 E = 2,000,000 PSI
 GANG LAM 1" LVL'S ARE INDICATED. GANG LAM 1 1/2" LVL'S CAN BE USED BUT VARY FROM SIZES INDICATED

STRUCTURAL LEGEND

- RAFTERS (X') - RAFTERS, 2x6'S @ 16" O.C. UNLESS NOTED OTHERWISE
- FL. JST'S. (X') - FLOOR JOISTS, 2x10'S @ 16" O.C. WITH BRIDGING UNLESS NOTED OTHERWISE
- CLG. JST'S. (X') - CEILING JOISTS, 2x8'S @ 16" O.C. UNLESS NOTED OTHERWISE



REF. 8
This drawing is to be used in conjunction with the other drawings in this set.