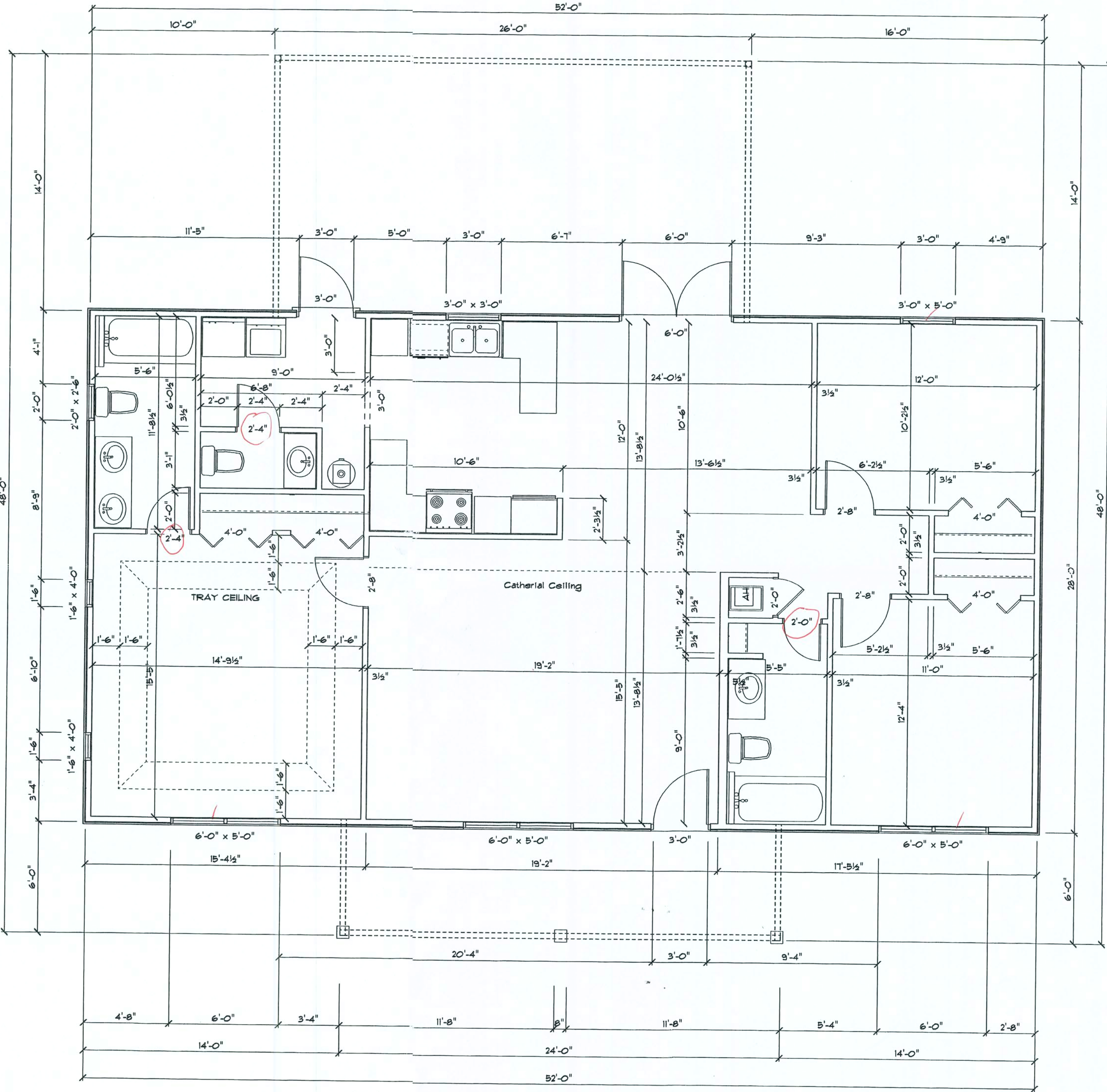


SPECIFICATIONS	
Living Area	1500 Sq. Ft.
Porches	144 Sq. Ft.
TOTAL	1644 Sq. Ft.
Foundation	3-Block Stemwall
Ext. Walls	1/2" Drywall, 2 x 6 16" OC, 1/2" CDX plywood, Wrap
Ext. Wall Fin.	Hardiplank Horizontal Siding
Ext. Doors	Steel Insulated
Front Entry	Steel Insulated High Fan Light
Sub Floors	2500 PSI Concrete
Partition Walls	Eight foot 2 x 4, 16" OC, 1/2" Drywall
Insulation	R-19 Exterior walls & R-30 attic
Roof Framing	Trusses 24" OC, 12" CDX Plywood
Roofing	30lb Felt - 30 year dimensional shingles, ridge vent
Overhangs	18" Hips & 12" Gables
Gutters	None
Cathedral Ceilings	Living, Dining and Kitchen
Wall Texture	Orange Peel
Ceiling Texture	Skip Trowel
Interior Doors	Paint Grade Hollow-core Colonial 6 Panel
Interior Trim	Paint Grade Colonial
Windows	Clear glass, insulated & Aluminum White Frame w/Grills
Window Sills	Marble
Shelving	Wire shelving - one per closet
Tubs	Fiberglass One Piece
Shower	Fiberglass One Piece
Toilets	China, White by plumber
Lavatories	China, White by plumber
Water Valves	Single Action chrome by plumber
Ice Maker Line	One
Water Heater	Electric 40 Gallon, Quick Recovery
Kit. Sink & Faucet	Allowance
HVAC	13 SEER Heat-pump
Hose Bibs	Two
Electric Wiring	200 amp service back to back
Switches & Outlets	Quiet toggle / Duplex Outlets (ivory)
Front Porch	Decorative 6" x 6" painted turned posts / no railing
Walks & Driveway	None
Landscaping	None
Finish Grade	Rough

GENERAL NOTES

- DESIGN, MATERIAL, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING STANDARDS, UNLESS OTHERWISE MODIFIED ON THE DRAWINGS.
 - ASCE 7 MINIMUM DESIGN LOAD FOR BUILDING & OTHER STRUCTURES.
 - ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 - ACI 315 MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES.
 - ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
 - CRSI RECOMMENDED PRACTICE FOR PLACING REINFORCING STEEL.
 - SDCCI STANDARD FOR HURRICANE RESISTANT SSTD 10-99.
 - STEEL STANDARD BUILDING CODE 1999 ED.
 - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 1997.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
- PROVIDE A MINIMUM COVER OF 3" FOR REINFORCING STEEL WHEN THE CONCRETE IS PLACED DIRECTLY AGAINST THE GROUND.
- PROVIDE A MINIMUM COVER OF 2" FOR BARS LARGER THAN No. 4 AND 1-1/2" FOR No. 5 BARS AND SMALLER, IF, AFTER REMOVAL OF FORMS THE CONCRETE IS EXPOSED TO THE WEATHER OR CONTACT WITH THE GROUND.
- PROVIDE A MINIMUM COVER OF 3/4" FOR REINFORCING IN SLABS.
- PROVIDE A MINIMUM LAP SPICE AS SHOWN ON THE DRAWINGS, BUT NOT LESS THAN 12" OR 30 BAR DIAMETERS, WHICH EVER IS GREATER, ITAGGER SPICE POINTS IN ALTERNATE BARS.
- PROVIDE A MINIMUM EMBEDMENT AS SHOWN ON THE DRAWINGS, BUT NOT LESS THAN 12" OR 24 BAR DIAMETERS, WHICH EVER IS GREATER.
- FIELD TO VERIFY ALL DIMENSIONS AND ELEVATIONS.
- CONTRACTOR TO RELOCATE ALL UNDERGROUND UTILITIES, IF ANY, ENCOUNTERED DURING EXCAVATION AS PER CLIENT INSTRUCTIONS.
- MASONRY UNITS SHALL BE GRADE A UNITS CONFORMING TO ASTM L90.
- MAXIMUM ALLOWABLE SOIL BEARING PRESSURE SHALL NOT EXCEED 2000 PSI.
- ROOFING TO BE: 26GA. METAL OR FIBERGLASS SHINGLES (TO SPEC'S), APPLIED TO 15 LB. FELT OVER 1592' STRUCTURAL 1 PLYWOOD.
- SHEATHING SHALL BE FASTENED TO ROOF FRAMING WITH 8d COMMON BOX NAILS AT 6" O.C. AT EDGES AND 6" O.C. AT INTERMEDIATE FRAMING. SPACE FASTENERS 4" O.C. MINIMUM AT GABLE ENDWALL OR GABLE TRUSS.
- RESTRAINT AGAINST TWISTING SHALL BE PROVIDED AT THE END OF EACH TRUSS BY FASTENING TO A RIM, BAND JOIST, HEADER, OR OTHER MEMBER BY USING FULL-HIGHT BLOCKING BETWEEN TRUSS ENDS.
- UNLESS NOTED OTHERWISE, ALL REFERENCES METAL STRAPS/CLIPS ARE BY SIMPSON STRONG-TIE, INC. ALL METAL PLATES, CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS OR GALVANIZED.
- SILL PLATES SHALL BE ANCHORED TO FOUNDATION SYSTEM WANCHOR BOLTS HAVING A MINIMUM BOLT DIAMETER OF 5/8" AND 3" x 3" x 1/8" WASHER. A MINIMUM OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 5 TO 12 INCHES OF EACH END OF EACH PLATE. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7 INCHES IN CONCRETE.
- GYPSON BOARD CEILING SHALL BE A MINIMUM 1/2" THICK FASTENED TO BOTTOM OF TRUSSES WITH 24 COOLER NAILS. NAILS SHALL BE SPACED 16" O.C. (CENTER OF BOARD) AND 7" O.C. AT BOARD END.
- WALL SHEATHING EDGES NAILED AT 6" O.C. WITH 8d NAILS AND INTERMEDIATE FRAMING AT 12" O.C. WITH 8d NAILS.
- CONTRACTOR WILL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND BE RESPONSIBLE FOR SAME.



FLOOR PLAN

EN E 61 code live 6 w/amy

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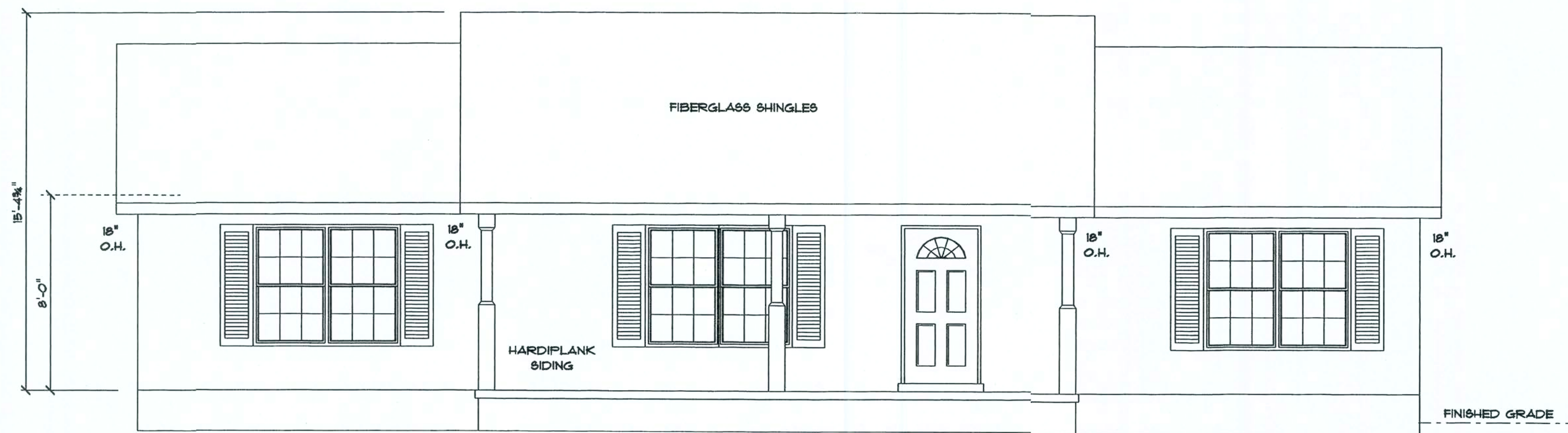
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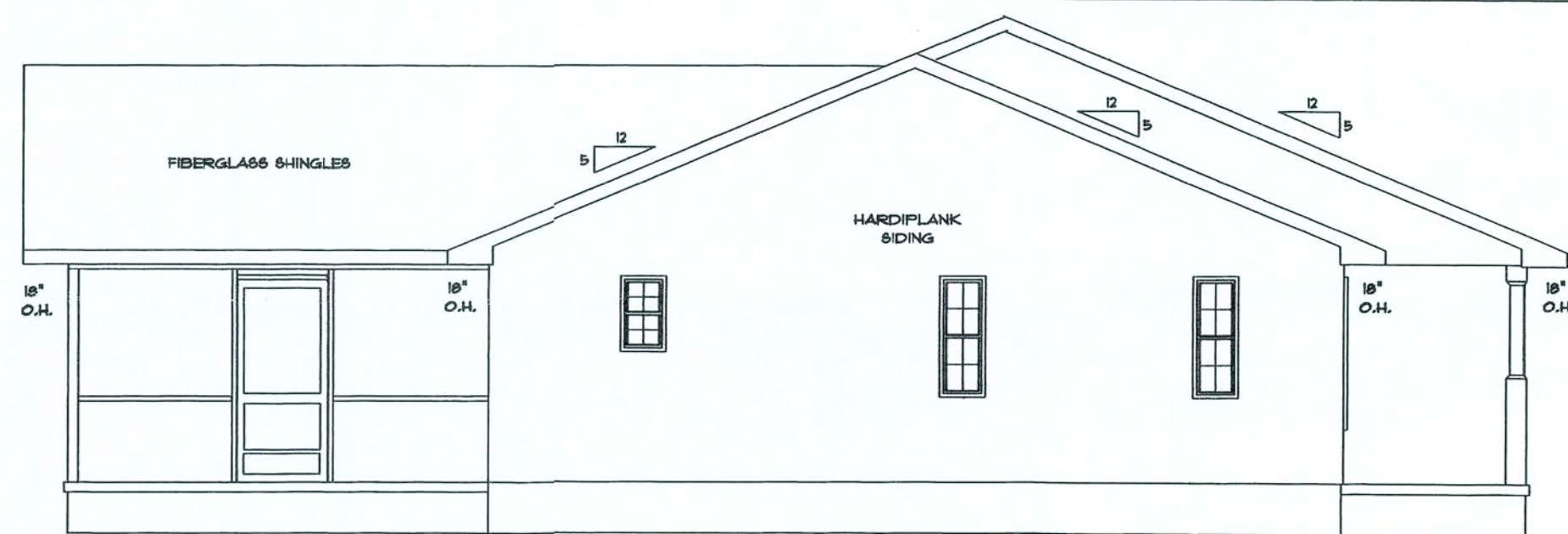
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DRAWING# 1 of 5

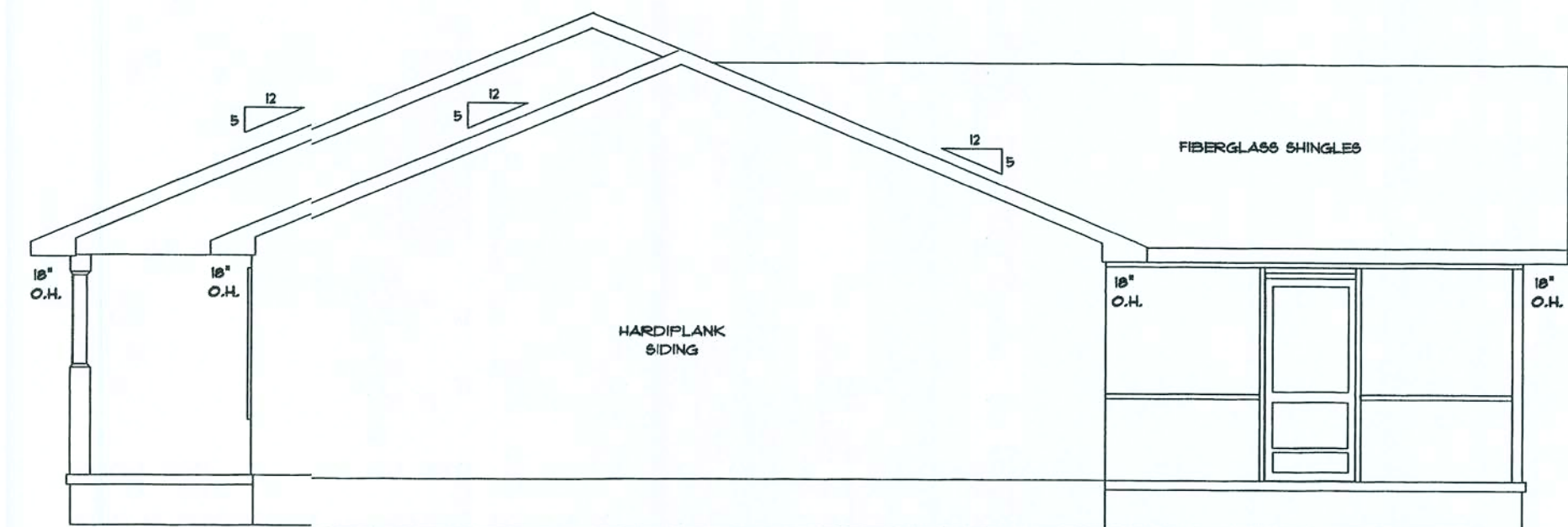
SPICER CONSTRUCTION INC.



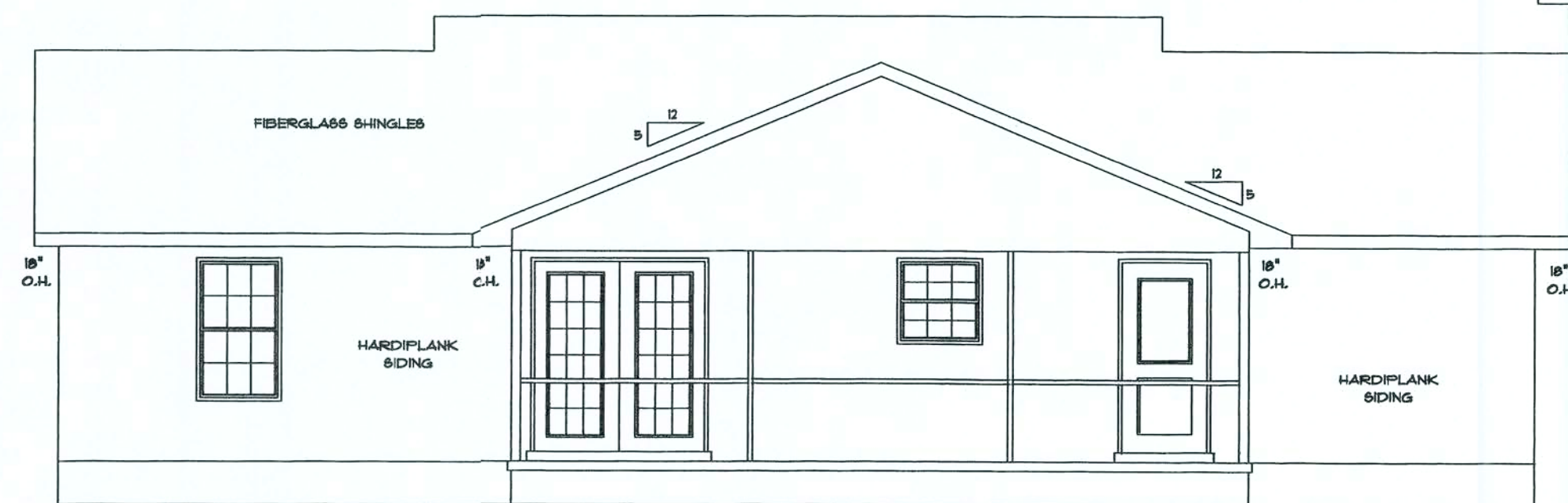
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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1/15/07

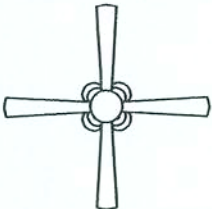
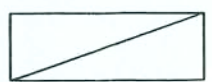
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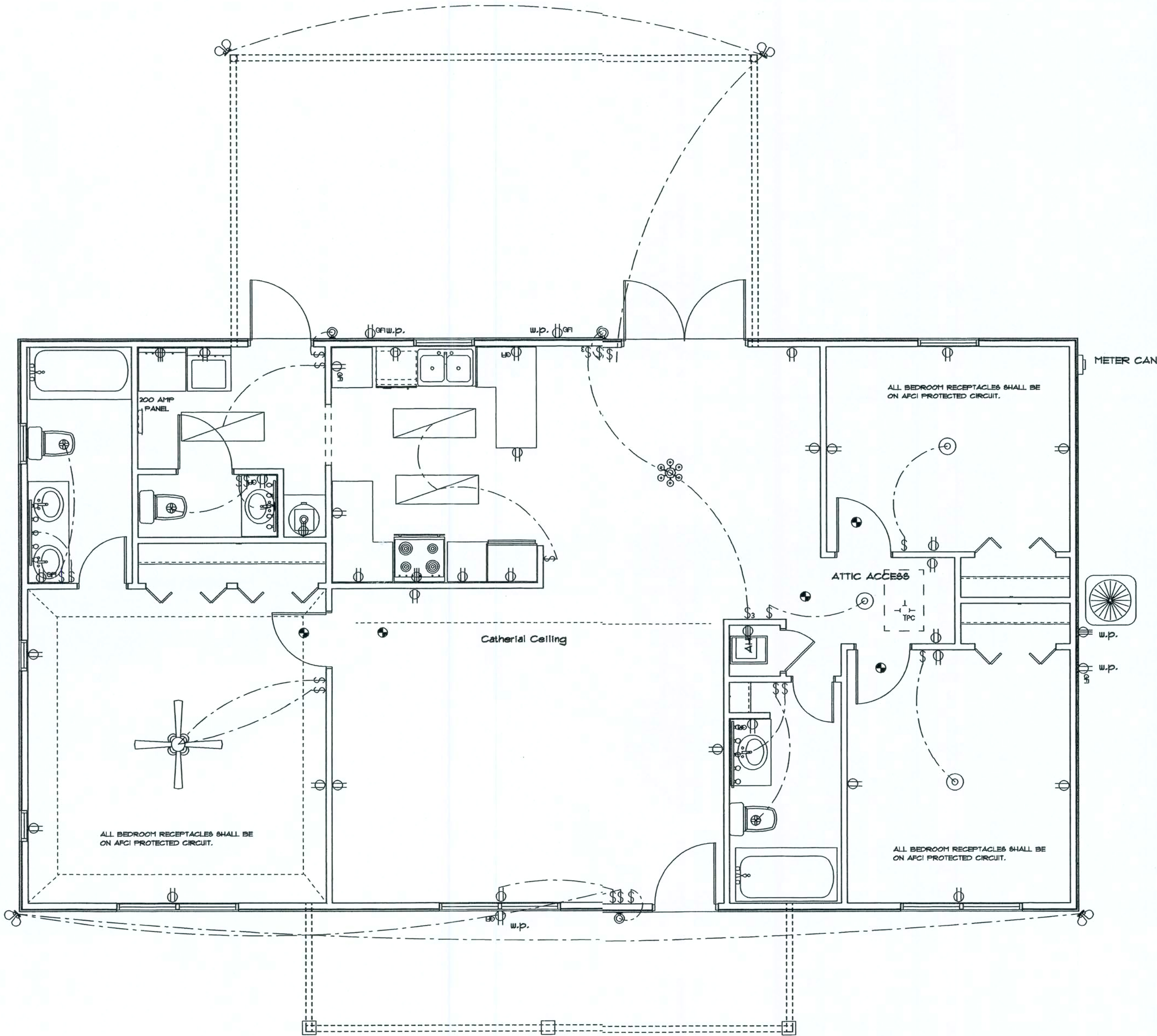
DRAWING* **2 of 5**

SPICER CONSTRUCTION INC.

ELECTRICAL	COUNT	SYMBOL
ceiling fan/lights	1	
ceiling lamp large	3	
ceiling light	3	
chandelier	1	
double spotlight	4	
vanity light	3	
wall mount	3	
fan	3	
outlet	27	
outlet 220v	5	
outlet gfi	9	
smoke detector	5	
switch	19	
switch 3 way	2	

ELECTRICAL PLAN NOTES

- WIRE ALL APPLIANCES, HVAC UNITS AND OTHER EQUIPMENT PER MANUF. SPECIFICATIONS.
- CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE, AND CABLE/SATELLITE LINES TO BE INSTALLED.
- ALL SMOKE DETECTORS SHALL BE 120V W/BATTERY BACKUP OF THE PHOTOELECTRIC TYPE, AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.
- TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE AS PER THE OWNERS DIRECTION, & IN ACCORDANCE W/ APPLICABLE SECTION OF THE NEC-LATEST EDITION.
- ELECTRICAL CONTRACTOR TO SET ALL BOXES LEVEL AND PLUMB, AND ALL COVERS STRAIGHT AND FLUSH.
- ALL BEDROOM RECEPTACLES SHALL BE ON AFCI PROTECTED CIRCUITS.



ELECTRICAL PLAN

GARY J. GILL
CERTR. # 0051942

3

BAEZ

DRAWN BY PAUL SPICER
DRAWING# 2 of 5

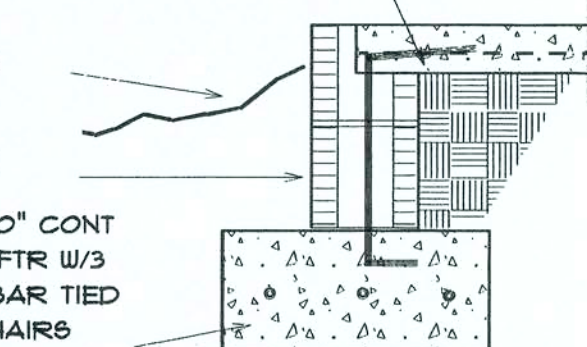
SPIKER CONSTRUCTION INC.

4" CONC SLAB MIN 2500 PSI
WITH 6X6 10/10 WUM OR EQUAL
OVER 6 MIL V.B. OVER TREATED
COMPACTED FILL

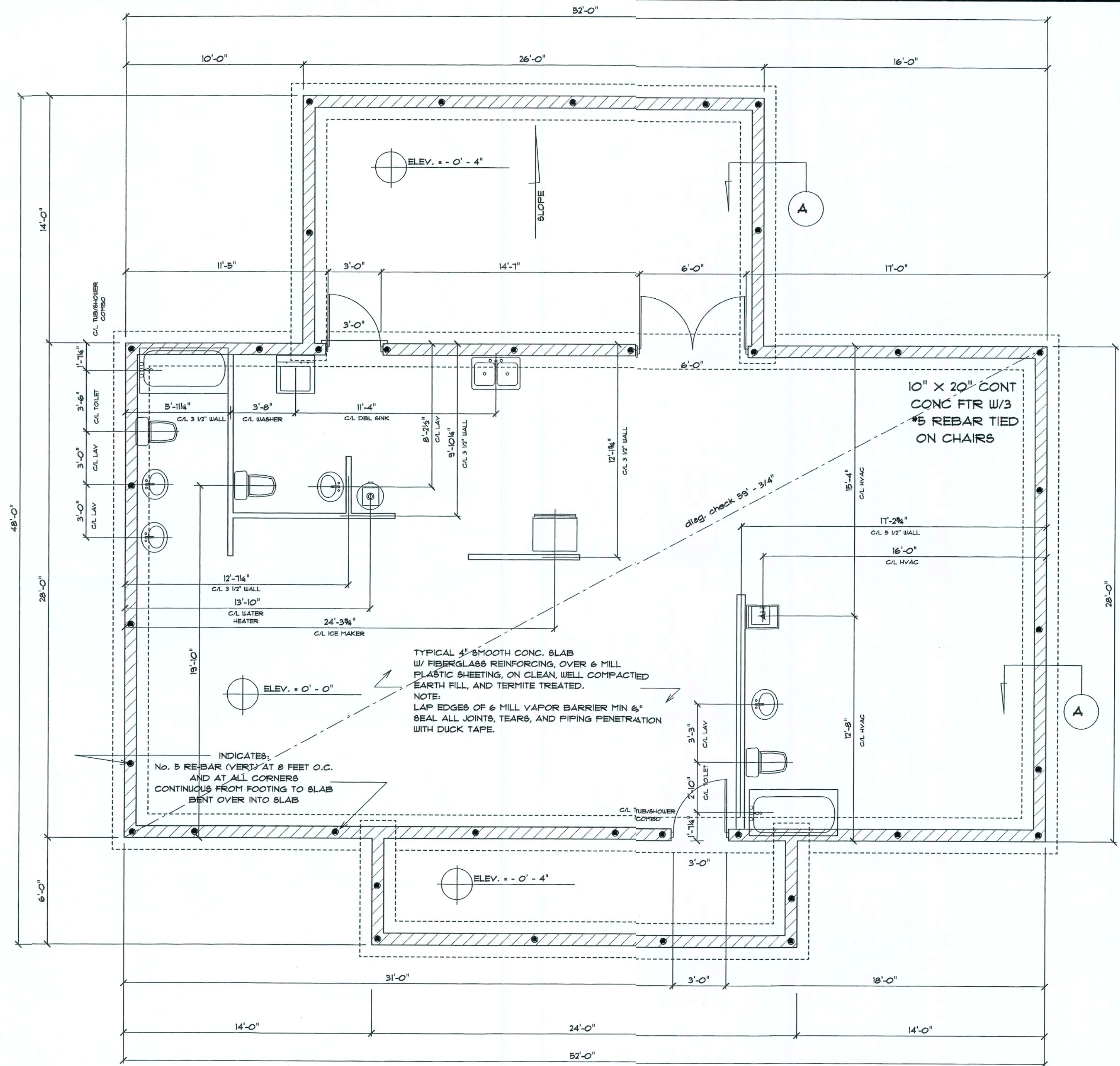
GRADE

8" CMU

10" X 20" CONT
CONC FTR W/3
#5 REBAR TIED
ON CHAIRS



A FOOTER SECTION



FOUNDATION & PLUMBING PLAN

GARY J. GILL
CERT. # 0051942

11/10

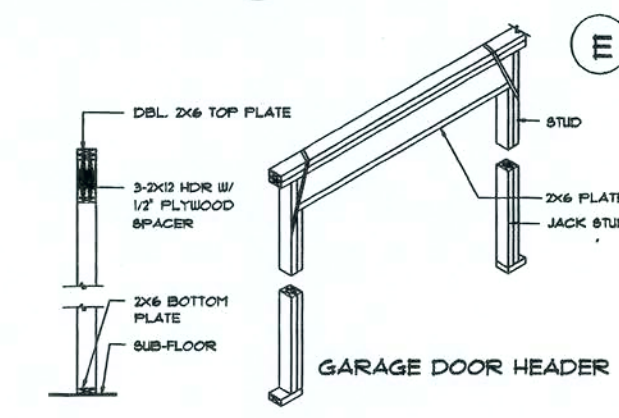
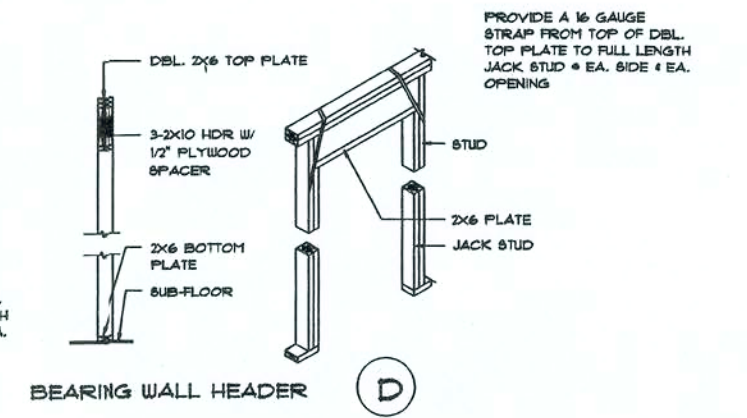
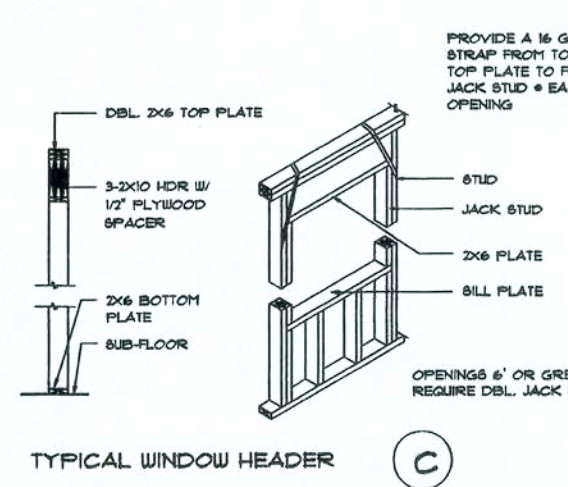
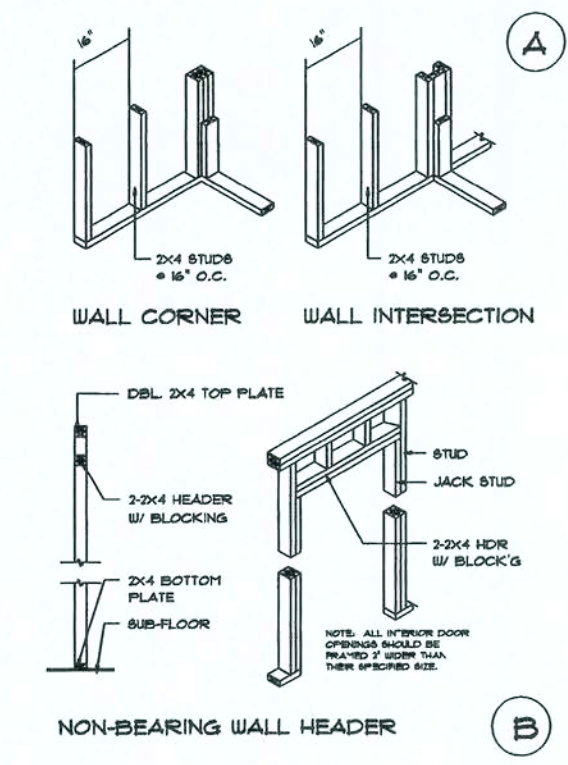
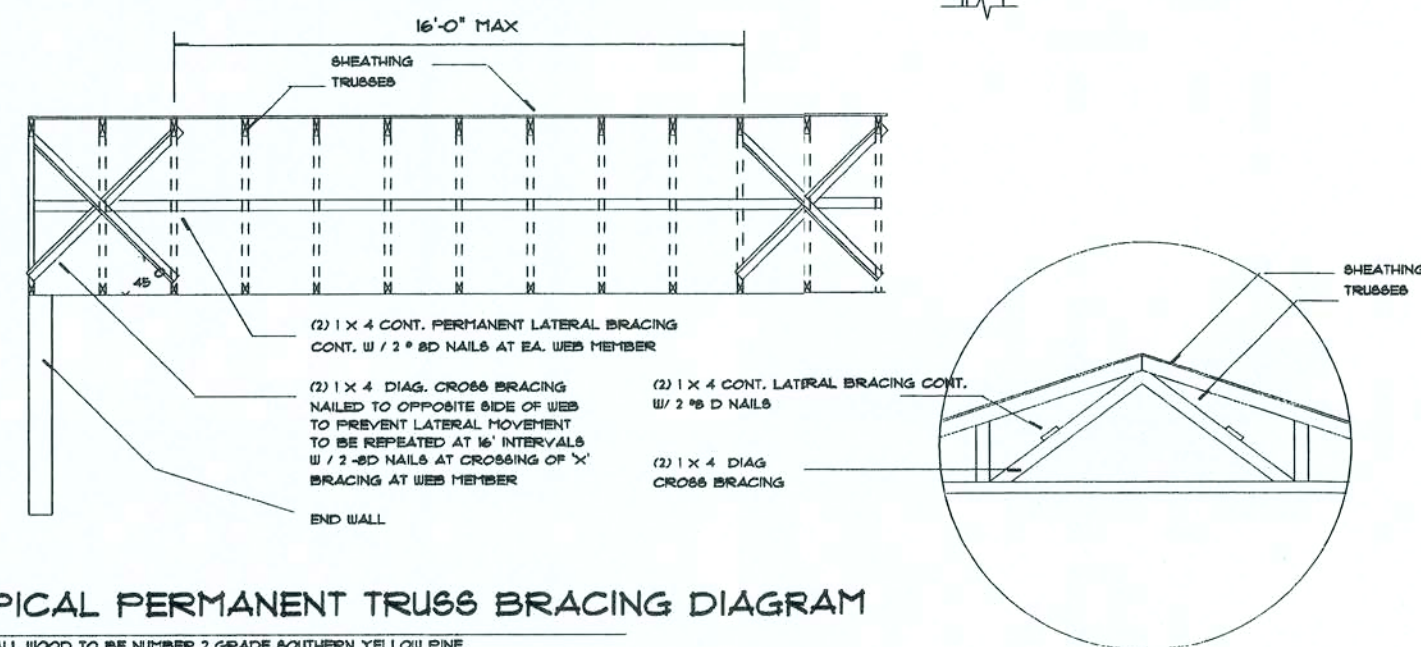
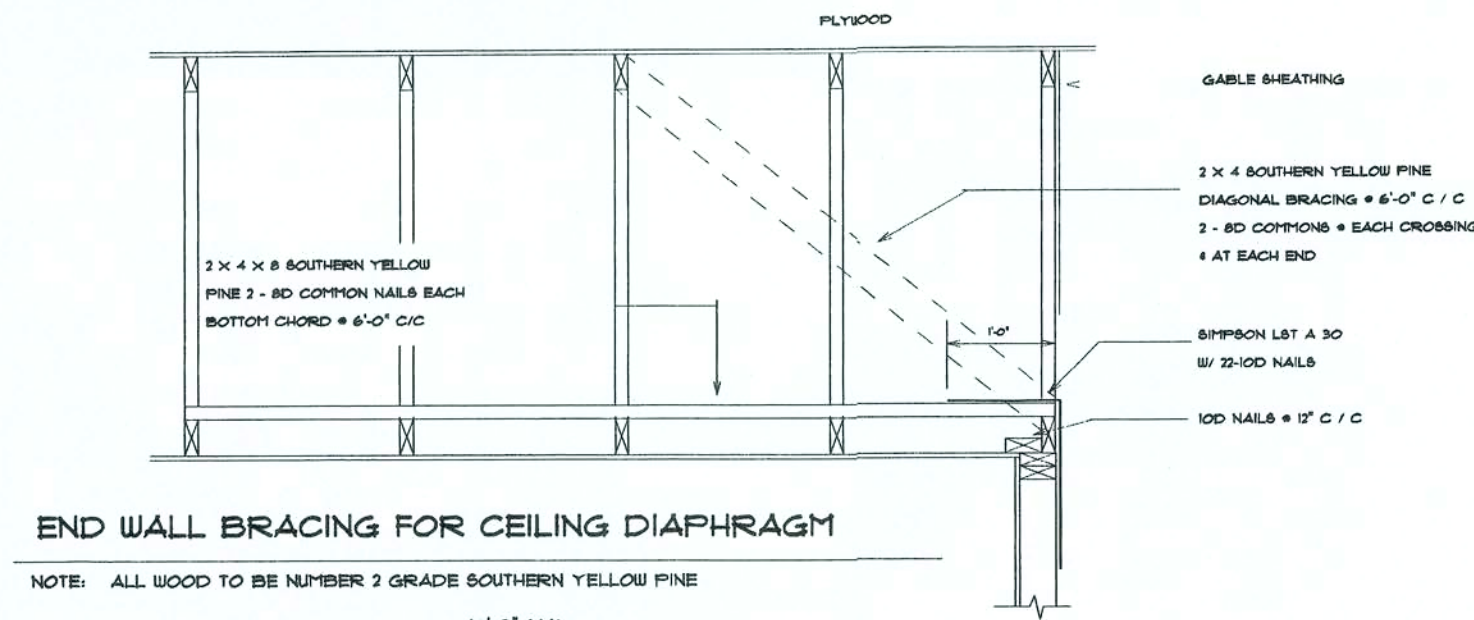
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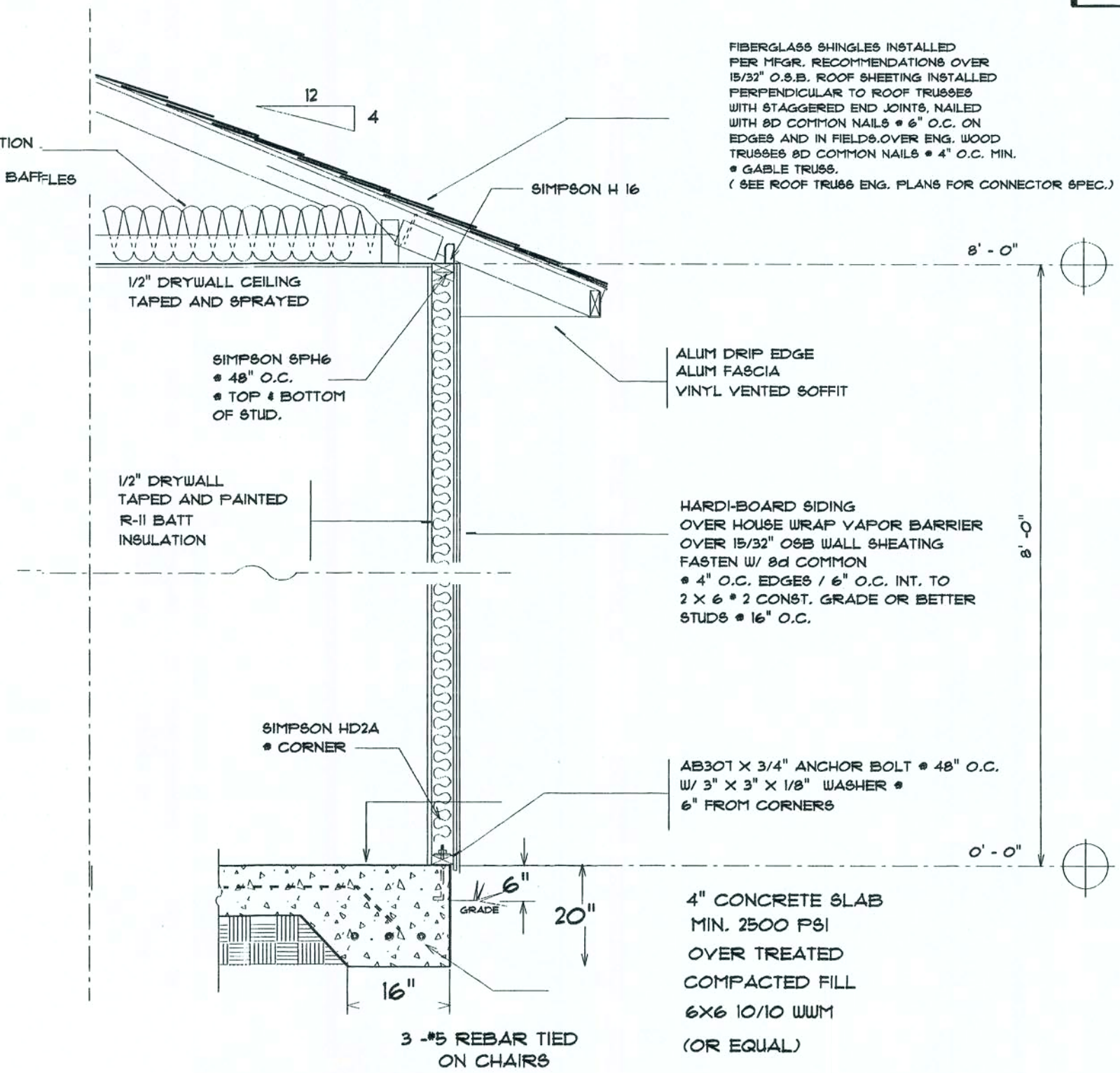
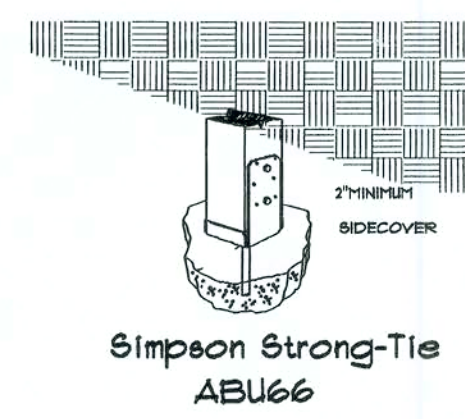
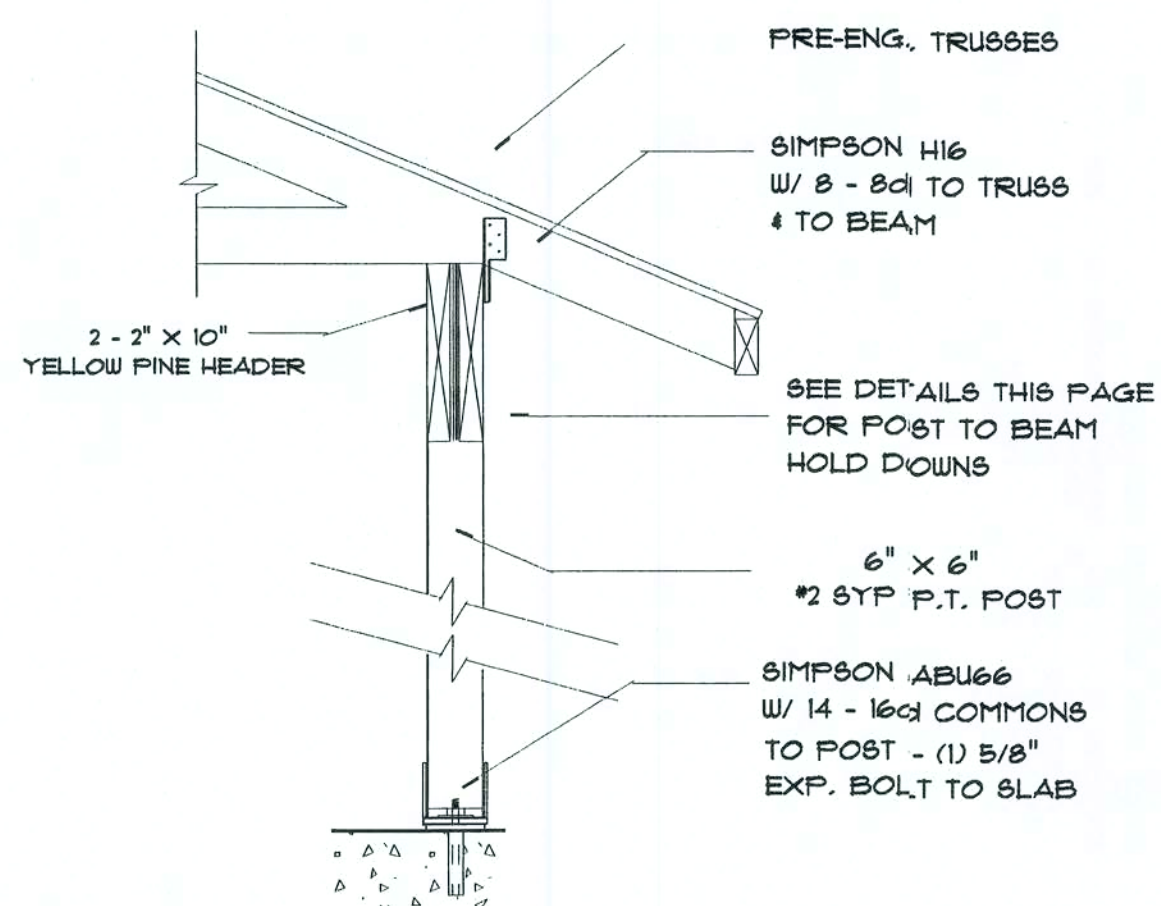
DRAWING# 4 of 5

SPICER CONSTRUCTION INC.



SIMPSON FACE MOUNT HANGERS			
MODEL NO.	G.A.	FASTENERS	PLATE
H16	18	5-8d	5-8d

SIMPSON HANGERS			
APPL.	MODEL NO.	FASTENERS	PLATE
STUD TO BALL PLATE	SP1	4-10d	4-10d
TOP PLATE TO STUD	SP2	4-10d	4-10d
POST COLUMN BASE	AB306	1/4" A.B.	1/4" A.B.



DESIGN NOTES:

- BASIC WIND SPEED OF 110 mph - CHAPTER 16 F.B.C.
 - EXPOSURE CATEGORY "B"
 - DESIGN WIND PRESSURE:
- | | |
|----------------|-----|
| WINDWARD ROOF | PSF |
| LEEWARD ROOF | PSF |
| WINDWARD WALL | PSF |
| LEEWARD WALL | PSF |
| ROOF COMPONENT | PSF |
| WALL COMPONENT | PSF |
- CALCULATIONS INCLUDE INTERIOR PRESSURE COEFFICIENT OF 0.18 +

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5

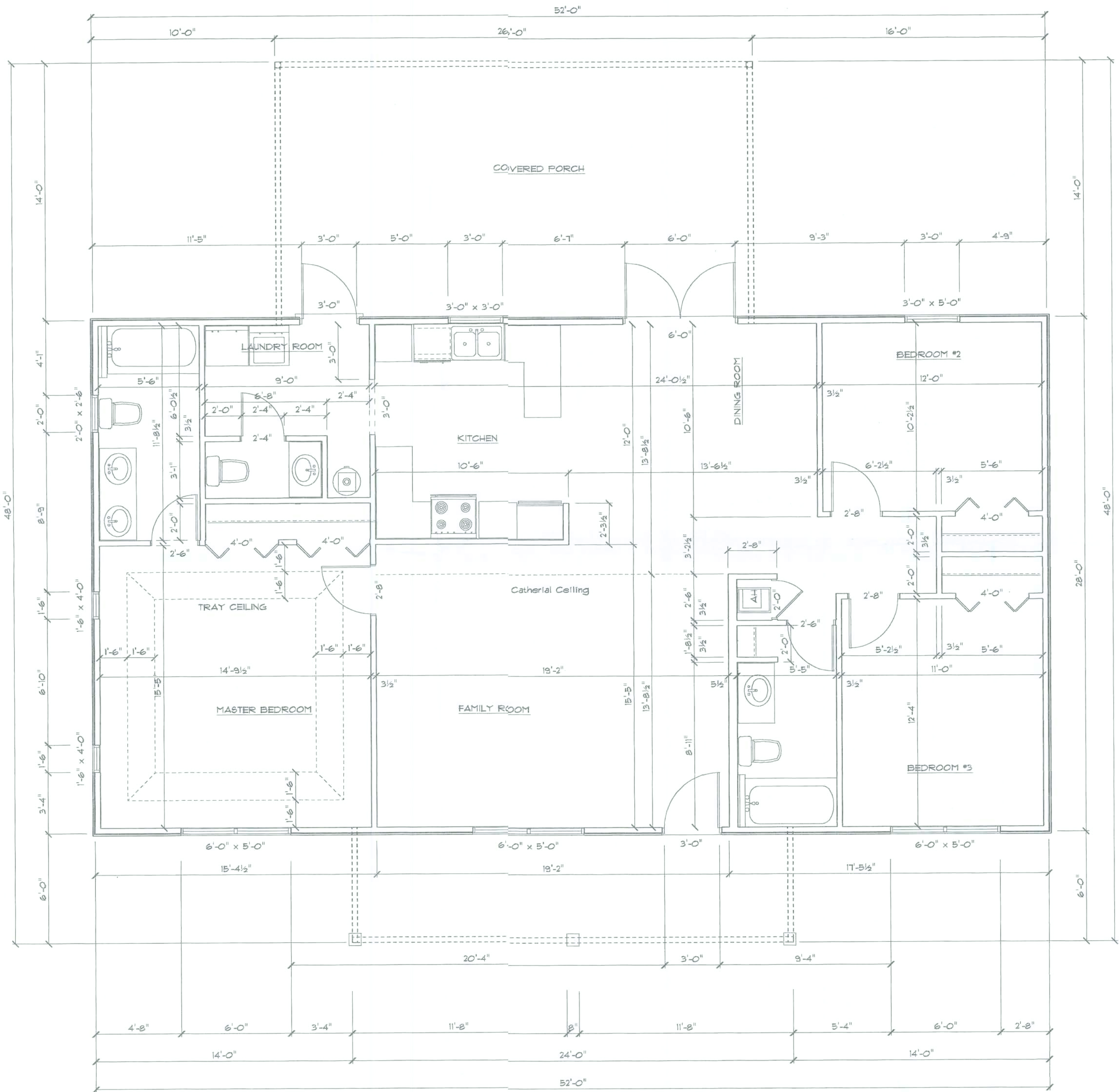
BAEZ

DRAWN BY PAUL SPICER

DRAWING# 5 of 5

SPICER CONSTRUCTION INC.

SPECIFICATIONS	
Living Area	1500 Sq. Ft.
Porches	144 Sq. Ft.
TOTAL	1644 Sq. Ft.
Foundation	3-Block Stemwall
Ext. Walls	1/2" Drywall, 2 x 6, 16" OC, 1/2" CDX plywood Wrap
Ext. Wall Fin.	Hardiplank Horizontal Siding
Ext. Doors	Steel Insulated
Front Entry	Steel Insulated High Fan Light
Sub Floors	2500 PSI Concrete
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Roof Framing	Trusses 24" OC, 1/2" CDX Plywood
Roofing	30lb Felt - 30 year dimensional shingles, ridge vent
Overhangs	18" Hips & 12" Gables
Gutters	None
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Wall Texture	Orange Peel
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Interior Doors	Paint Grade Hollow-core Colonial 6 Panel
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Windows	Clear glass, Insulated & Aluminum White Frames/Grills
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Tubs	Fiberglass One Piece
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Toilets	China, White by plumber
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Water Valves	Single Action chrome by plumber
Ice Maker Line	One
Water Heater	Electric 40 Gallon, Quick Recovery
Kit. Sink & Faucet	Allowances
HVAC	13 SEER Heat-pump
Hose Bibs	Two
Electric Wiring	200 amp service back to back
Switches & Outlets	Quiet toggle / Duplex Outlets (Ivory)
Front Porch	Decorative 6" x 6" painted turned posts / no railing
Walks & Driveway	None
Landscaping	None
Finish Grade	Rough



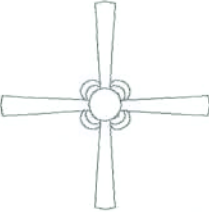
FLOOR PLAN

GARY J. GILL
CERT. # 0051942

1

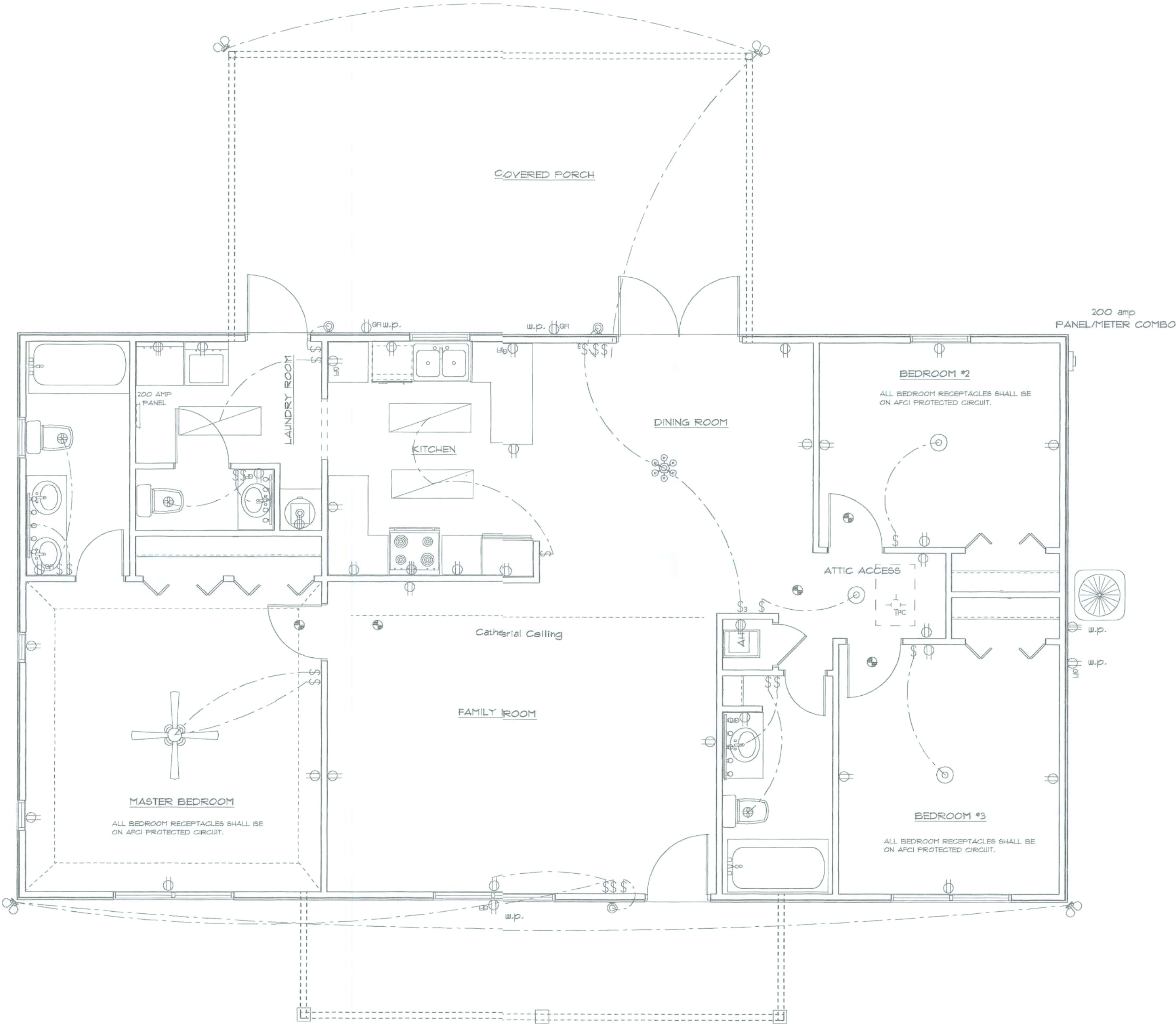
BAEZ	DRAWN BY	PAUL SPICER
	DRAWING#	1 of 5

SPICER CONSTRUCTION INC.

ELECTRICAL	COUNT	SYMBOL
ceiling fan/lights	1	
ceiling lamp large	3	
ceiling light	3	
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double spotlight	4	
vanity light	3	
wall mount	3	
fan	3	
outlet	27	
outlet 220v	5	
outlet gfi	9	
smoke detector	5	
switch	19	
switch 3 way	2	

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ELECTRICAL PLAN