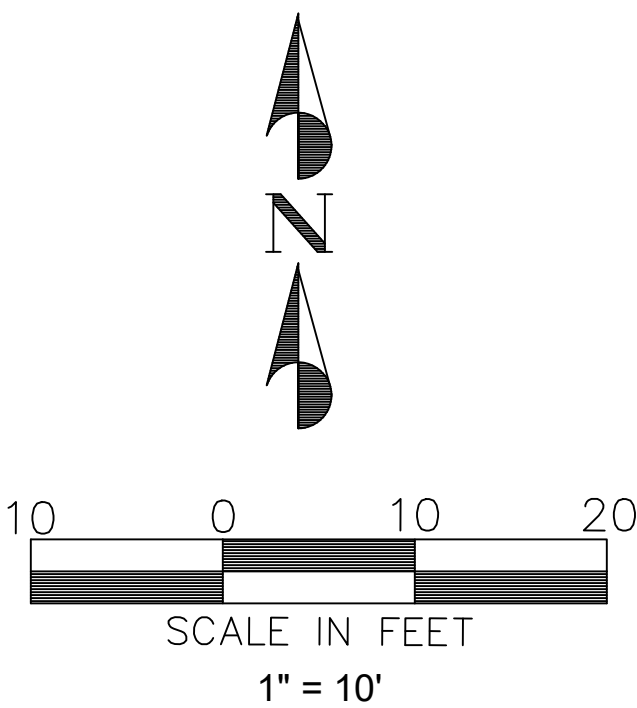
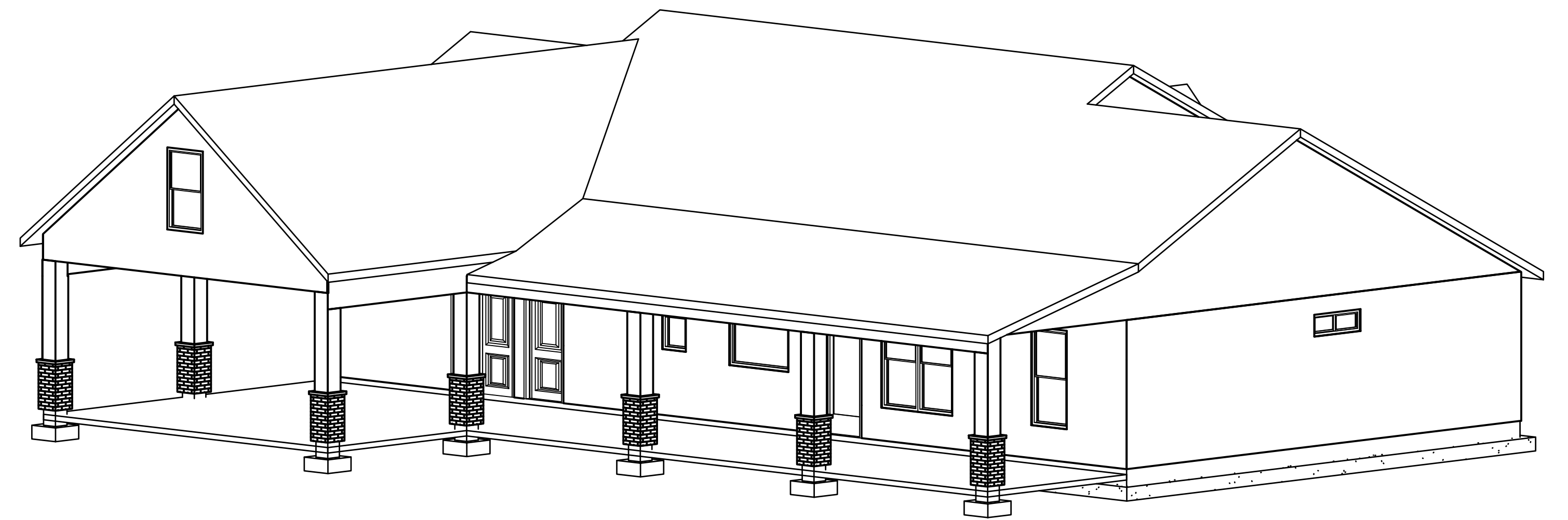
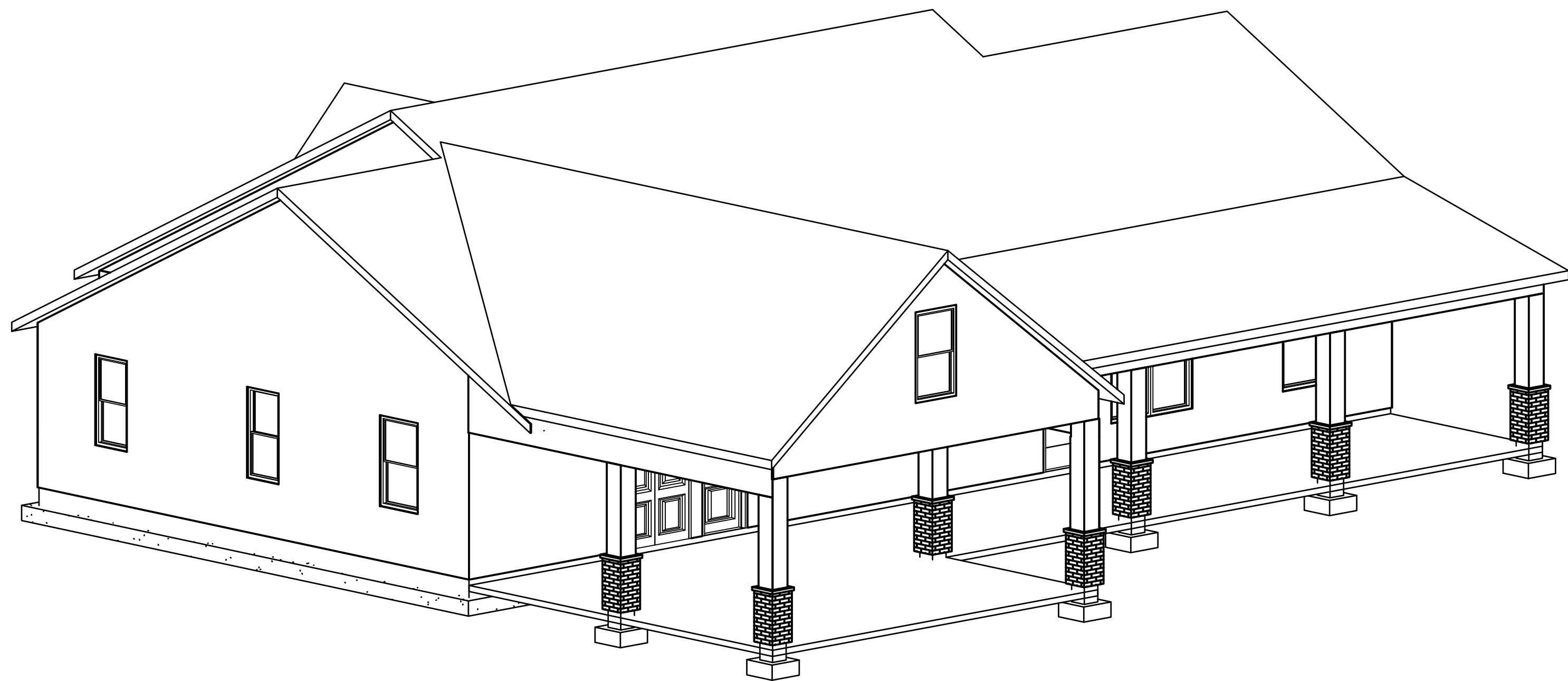
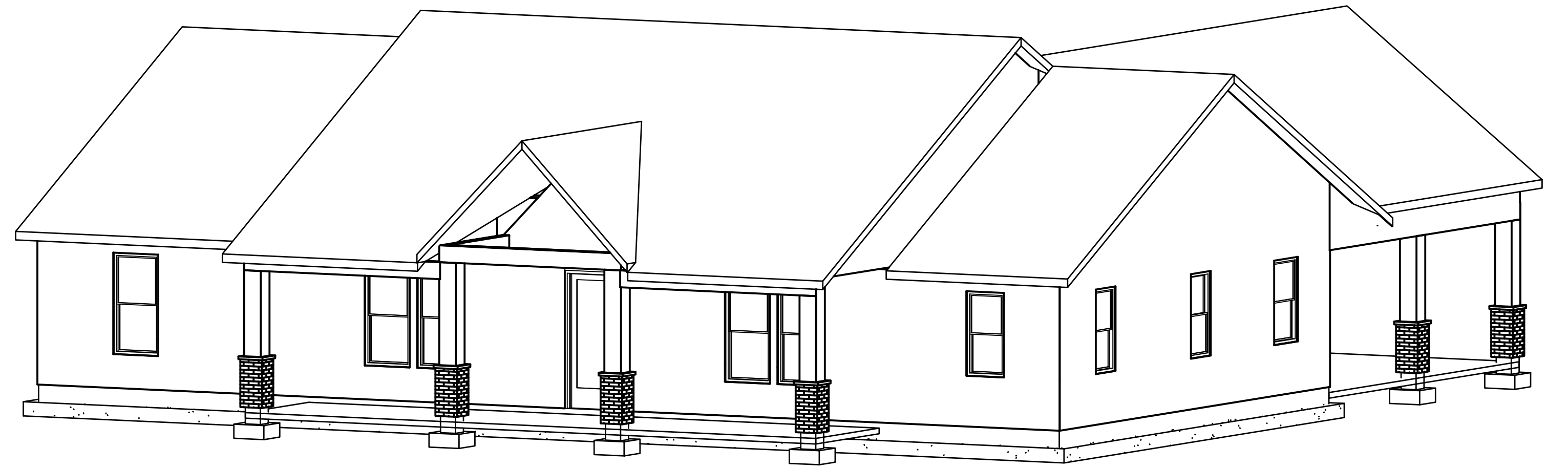
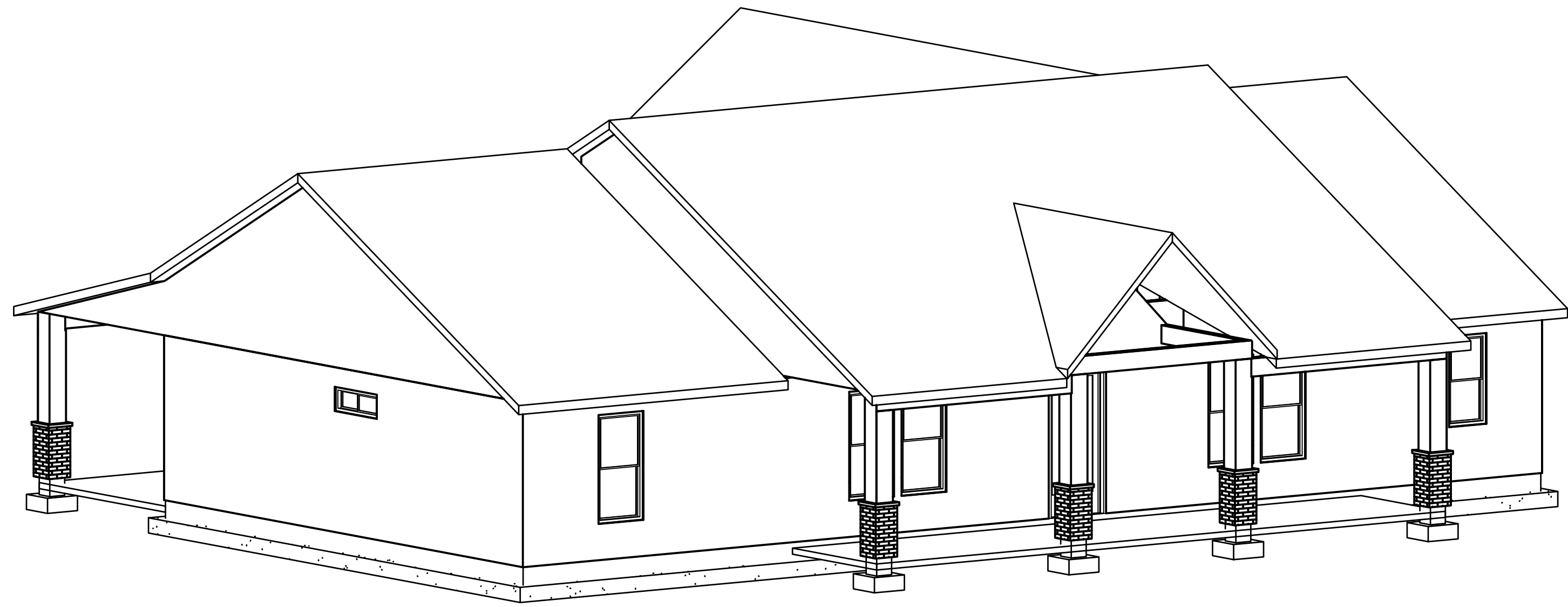


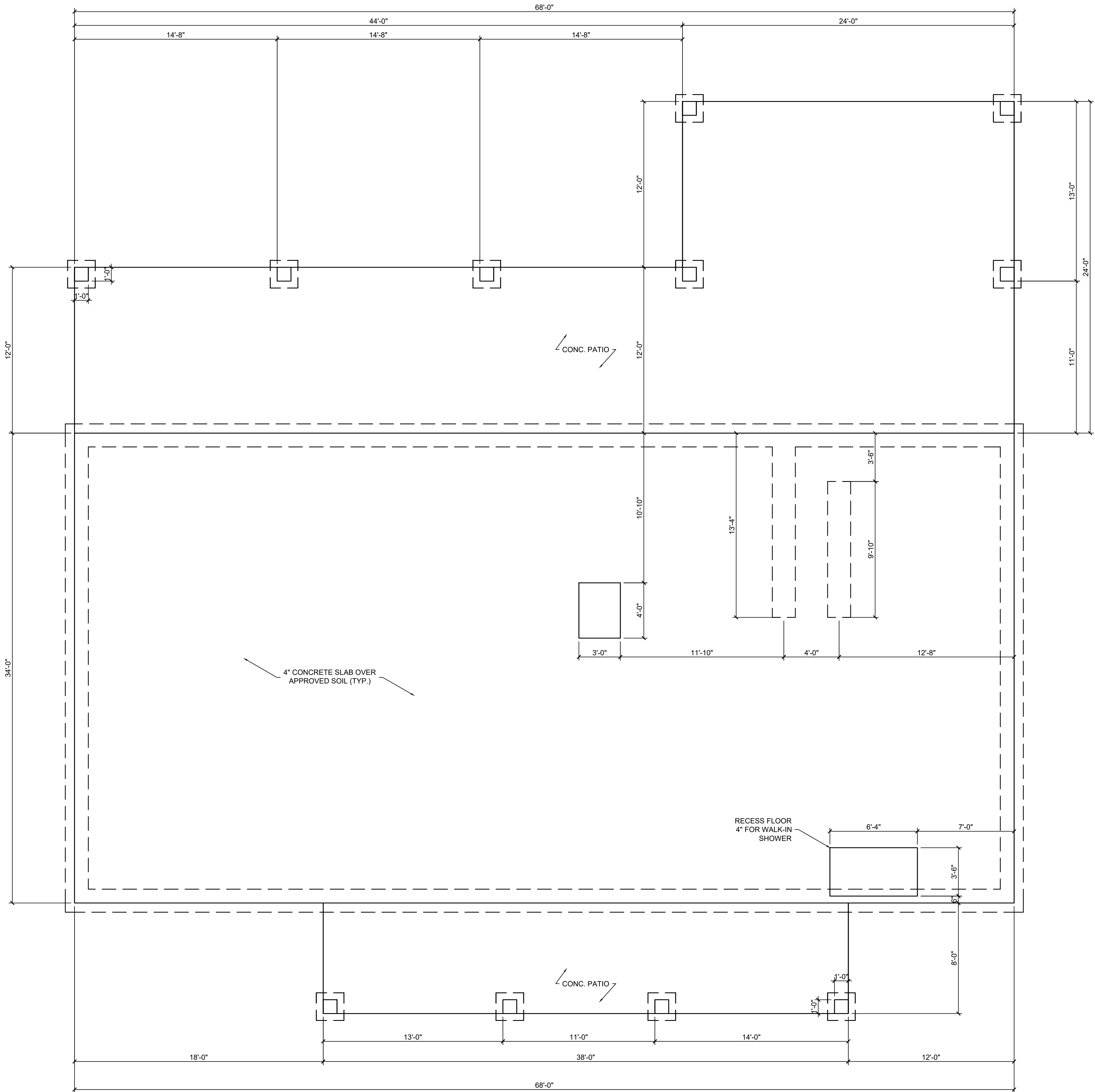


SITE PLAN (SWPPP)



- P.U.E. -----
- BUILDING SETBACKS -----
- LOT BOUNDARIES -----





FTG & FOUNDATION PLAN

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

MECHANICAL:

1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE
2. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
3. DUCTS USED FOR COMBUSTION TO REMAIN SEPARATE FROM THE ENCLOSURE TO THE OUTSIDE AIR SOURCE.
4. FURNACE IN A CLOSET SHALL HAVE A MIN. 3" CLEAR WORKING SURFACE ON SIDES & BACK.
5. VENTS SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY & AT LEAST ONE' ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET INTO A BUILDING.
6. FLUE & EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE & OUTSIDE AIR INLET LOCATED WITHIN 10' & AT LEAST 4' FROM PROPERTY LINE.
7. VENT CLOSE DRYER TO OUTSIDE. DUCTS TO BE METAL WITH SMOOTH INTERIOR SURFACES, EQUIPPED WITH BACK DRAFT DAMPERS TERMINATE AT THE EXTERIOR OF THE BUILDING AND NOT TO BE INSTALLED WITH SHEET METAL SCREWS. MINIMUM DUCT DIA. 4"
8. MIN. 30" CLEARANCE REQ'D ABOVE RANGE TOP TO COMBUSTIBLES.
9. COOKTOPS & MICROWAVES INSTALLED ABOVE COOKTOPS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTINGS.
10. BATHROOMS & LAUNDRY ROOMS WITHOUT AN OPENABLE WINDOW ARE REQ'D TO HAVE EXHAUST FANS PROVIDING 5 AIR CHANGES PER HOUR.
11. PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

THERMAL ENVELOPE:

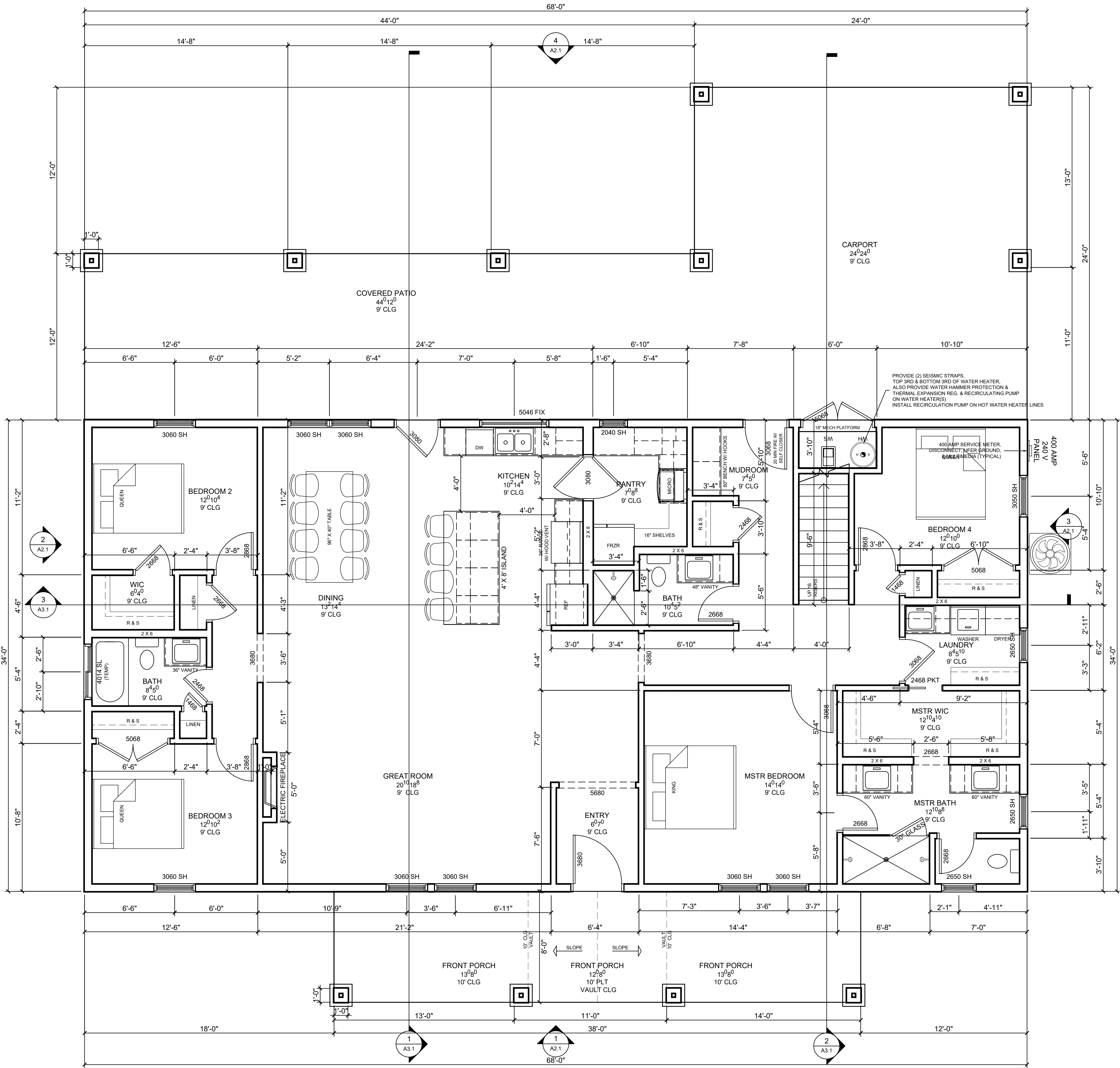
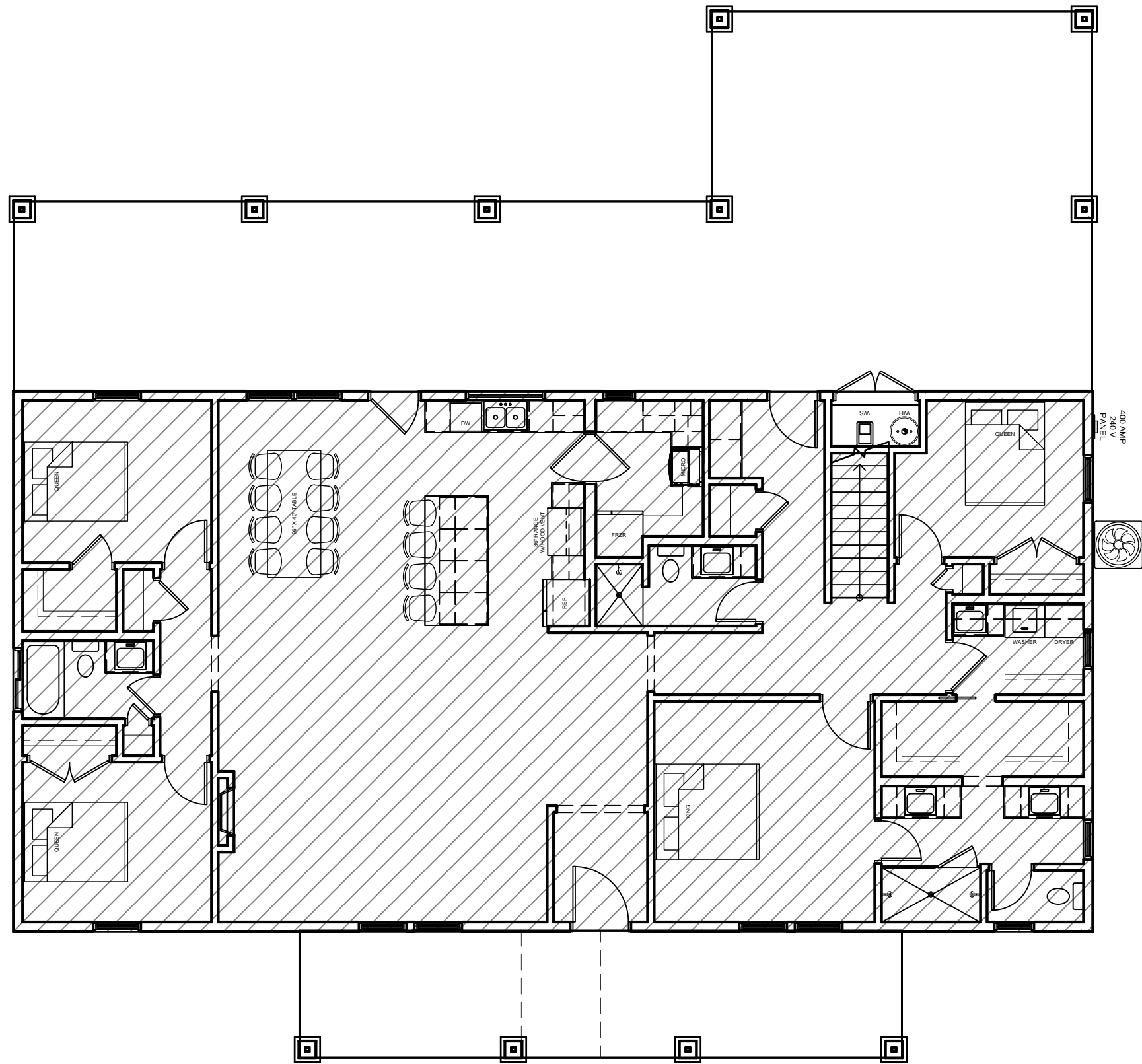
1. BUILDING THERMAL ENVELOPE IS REQUIRED TO BE SEALED. (2021 IECC)
2. ALL AIR LEAKAGE REQUIREMENTS OF TABLE 402.4.1.1 MUST BE MET AND TESTING OF DUCTS & BLOWER WILL BE REQUIRED.
3. BLOWER DOOR OR DUCT TESTING WILL REQUIRE AN INSPECTION TO WITNESS TESTING.
4. SEE SECTIONS & DETAILS FOR INSULATION R-VALUES
5. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. (2021 IECC).

FLOOR LAYOUT GEN. NOTES:

1. 5/8" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
2. ATTIC ACCESS REQUIRED.
3. VENT CLOTHES DRYER TO EXTERIOR.
4. FIREPLACE MUST BE ICC APPROVED.
5. STRUCTURE REQUIRED TO HAVE FREESLESS & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

STAIR NOTES:

1. 6'-8" MINIMUM HEADROOM REQUIRED.
2. HANDRAIL REQUIRES 1 1/2"-2 1/2" RETURN TO WALL OR NEWELL POST.
3. BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ 3 ANCHORS MINIMUM



1ST FLOOR CONDITIONED: 20,583 CU. FT.

1ST FLOOR PLAN

2X6 EXTERIOR WALLS U.N.O.
2X4 INTERIOR WALLS U.N.O.

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

MECHANICAL:

1. COMBUSTION AIR TO BE TAKEN FROM OUTSIDE
2. COMBUSTION AIR DUCTS TO BE LOCATED WITHIN THE UPPER 12" OF CEILING AND WITHIN 12" OF THE FLOOR.
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11. PROVIDE COMBUSTION AIR TO LAUNDRY AREA.

THERMAL ENVELOPE:

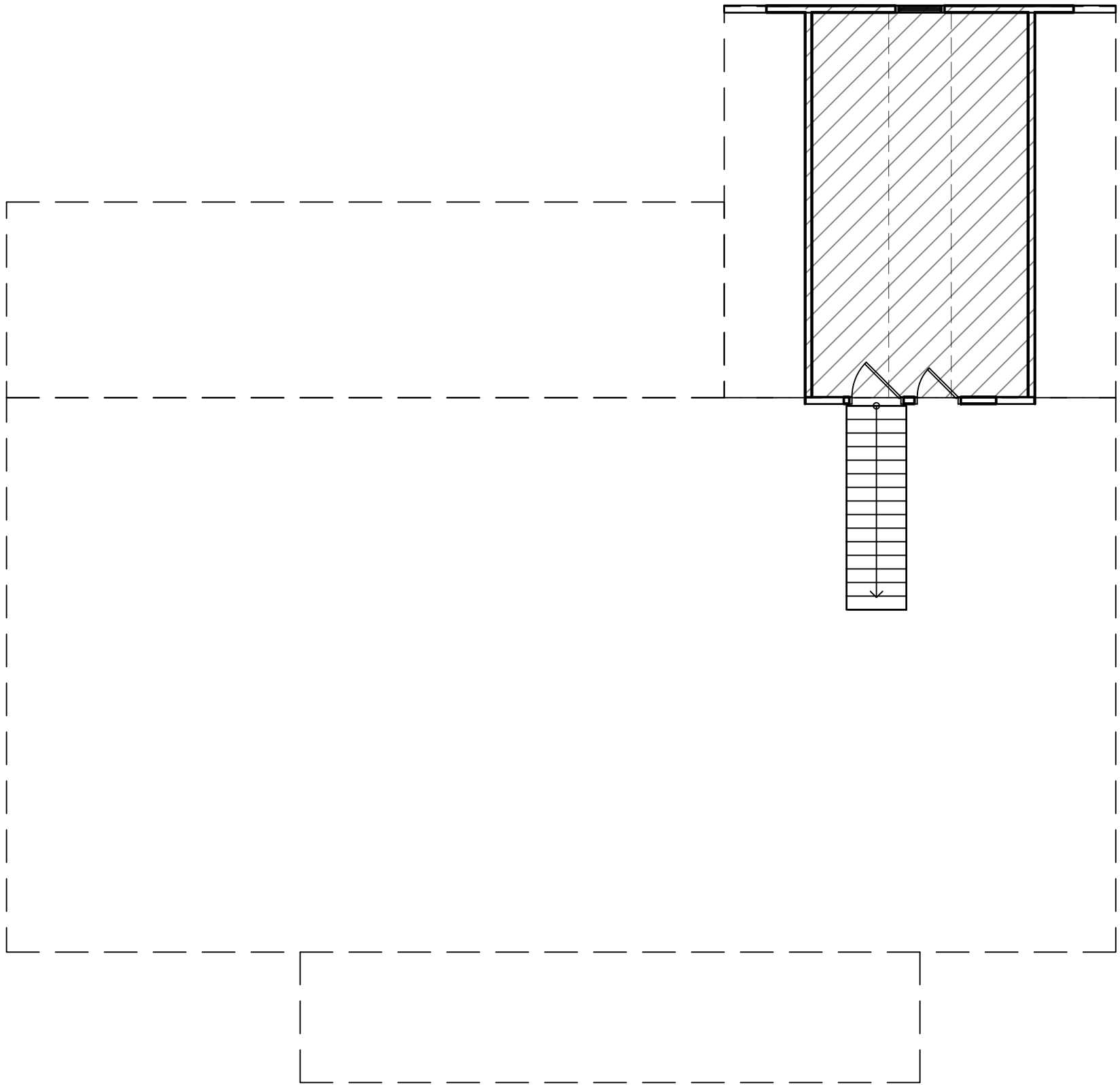
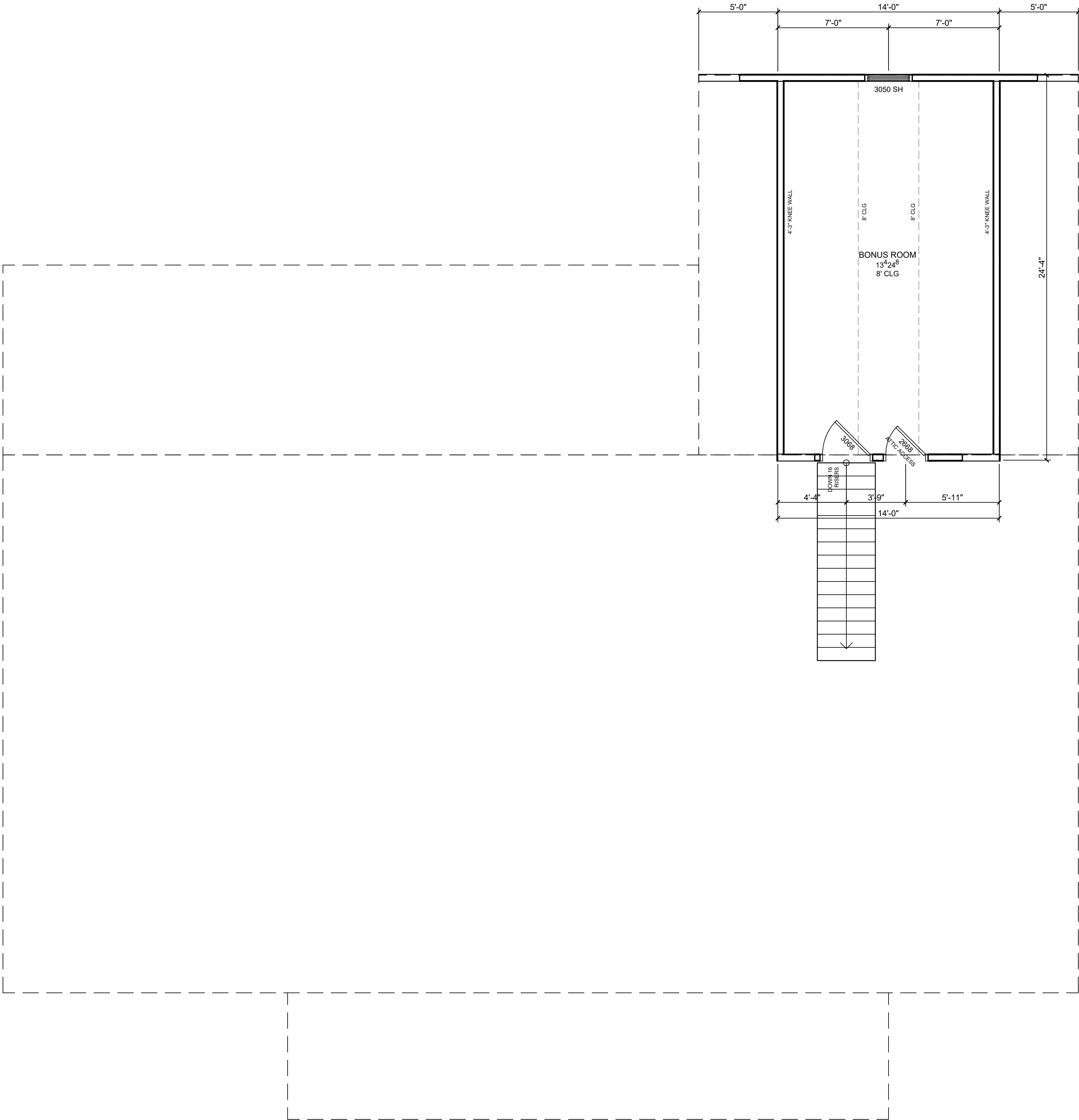
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FLOOR LAYOUT GEN. NOTES:

1. 5/8" TYPE X GYPSUM BOARD ON CEILING OF GARAGE W/ LIVING SPACE ABOVE.
2. ATTIC ACCESS REQUIRED.
3. VENT CLOTHES DRYER TO EXTERIOR.
4. FIREPLACE MUST BE ICC APPROVED.
5. STRUCTURE REQUIRED TO HAVE FREESLESS & BACKFLOW PREVENTED HOSE BIBS IN BOTH FRONT AND REAR.

STAIR NOTES:

1. 6'-8" MINIMUM HEADROOM REQUIRED.
2. HANDRAIL REQUIRES 1 1/2"-2 1/2" RETURN TO WALL OR NEWELL POST.
3. BASEMENT STAIR STRINGERS TO REST FULLY ON REDWOOD OR TREATED PLATE W/ 3 ANCHORS MINIMUM



2ND FLOOR CONDITIONED: 2,688 CU. FT.

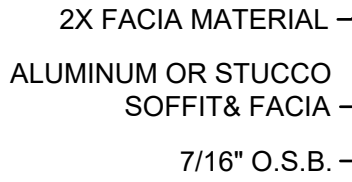
2ND FLOOR PLAN

2X6 EXTERIOR WALLS U.N.O.
2X4 INTERIOR WALLS U.N.O.

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



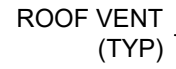
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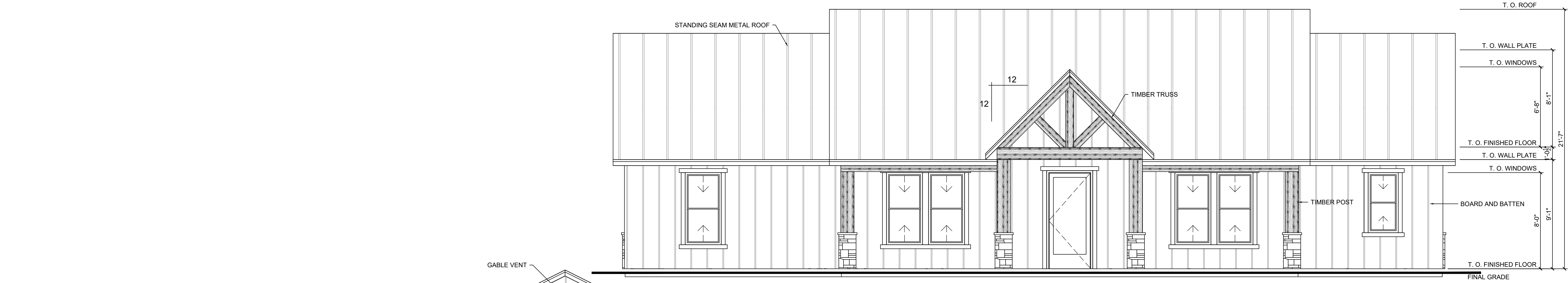
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1. FRAMING DETAILS ARE TO BE USED ONLY WHEN REFERRED TO DISREGARD OTHERS
2. CAULK & COUNTER FLASH ALL EXTERIOR OPENINGS WINDOWS AND DOORS, DRYER VENTS, ETC.
3. ATTIC VENTILATION TO BE 1/105TH OF ATTIC AREA OR 1/300TH OF ATTIC SPACE FOR ROOF AND EVE VENT COMBINATION.
4. GAP ALL WAFER BOARD AS PER MANF. SPEC. INSTALL H-CLIPS ON ROOF SHEATHING
5. PROVIDE APPROVED WEATHER BARRIER BEHIND SIDING & BRICK VENEER. 2-LAYERS BEHIND STUCCO SYSTEM PROVIDE WEATHER BARRIER ADV. SUFFIT & FASCIA TO TOP PLT.
6. PROVIDE EQUAL FLASHING @ FDN. & BRICK VENEER OR STONE 1/2 WALLS WHERE WATER FROM WEATHER BAR. COULD ENTER DWELLING.
7. NEED ICE & WATER SHEILD CONSISTING OF ONE LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING OR USE APPROVED ICE AND WATER SHEILD. (THIS IS NOT ROD. IN ALL CITIES CONF. W/ BUILDING OFFICIAL)
8. MIN. OF FOUR(4) MIL. POLYETHYLENE TO BE INSTALLED OVER INSULATION ON COLD WALL APPLICATIONS AND UNVENTED CEILINGS.
9. WHERE LOCAL WATER PRESSURE IS IN EXCESS OF EIGHTY(80) LBS. PER. SQ. IN. AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.

ROOF SHALL BE VENTED WITH THE USE OF RIDGE VENTS, TURTLE VENTS, OR O'HAGIN VENTS IN CONJUNCTION WITH UNDER SOFFIT VENTS TO MEET OR EXCEED MINIMUM VENTABLE AREA.

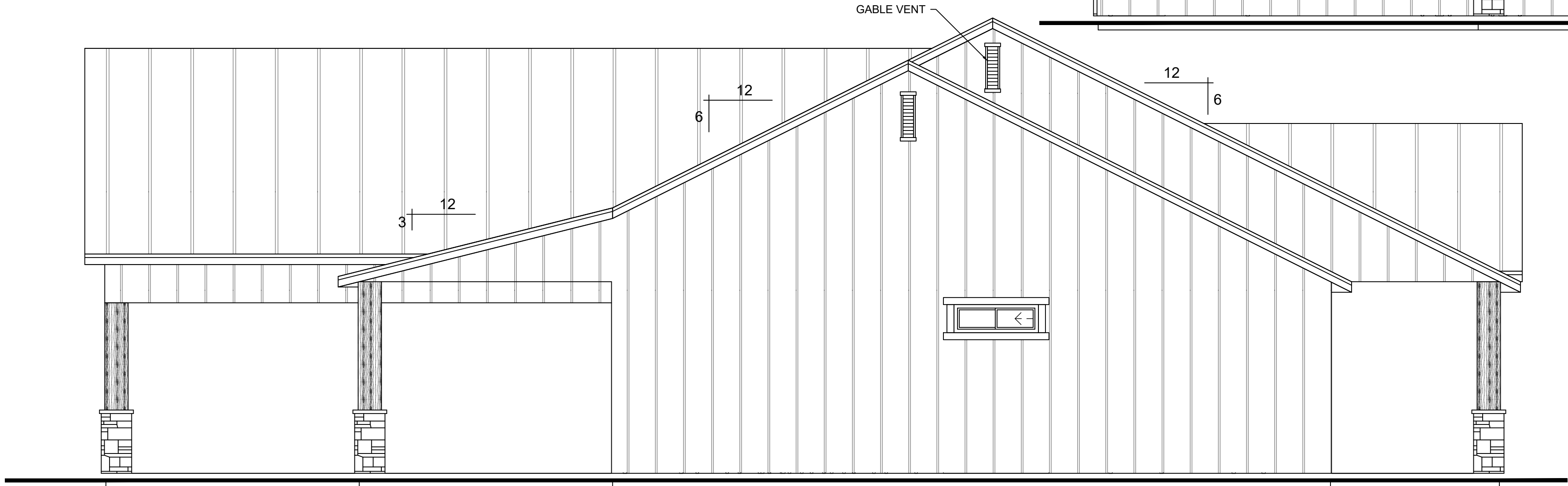


SCALE: $\frac{1}{4}" = 1'-0"$



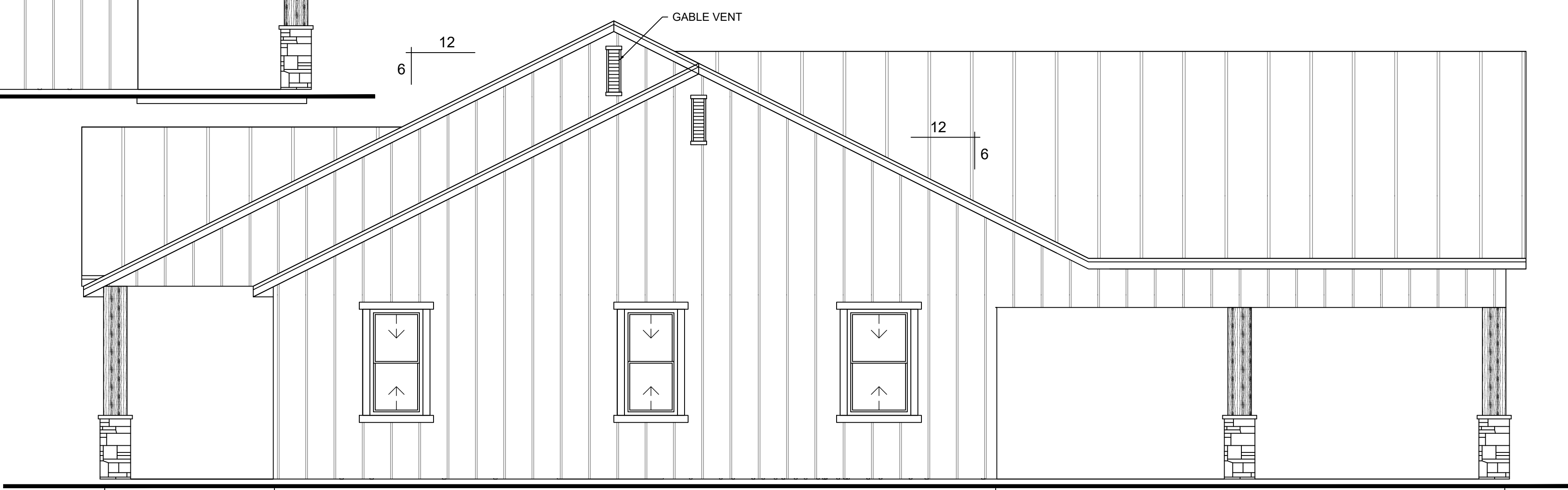
1 (NORTH) FRONT ELEVATION

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



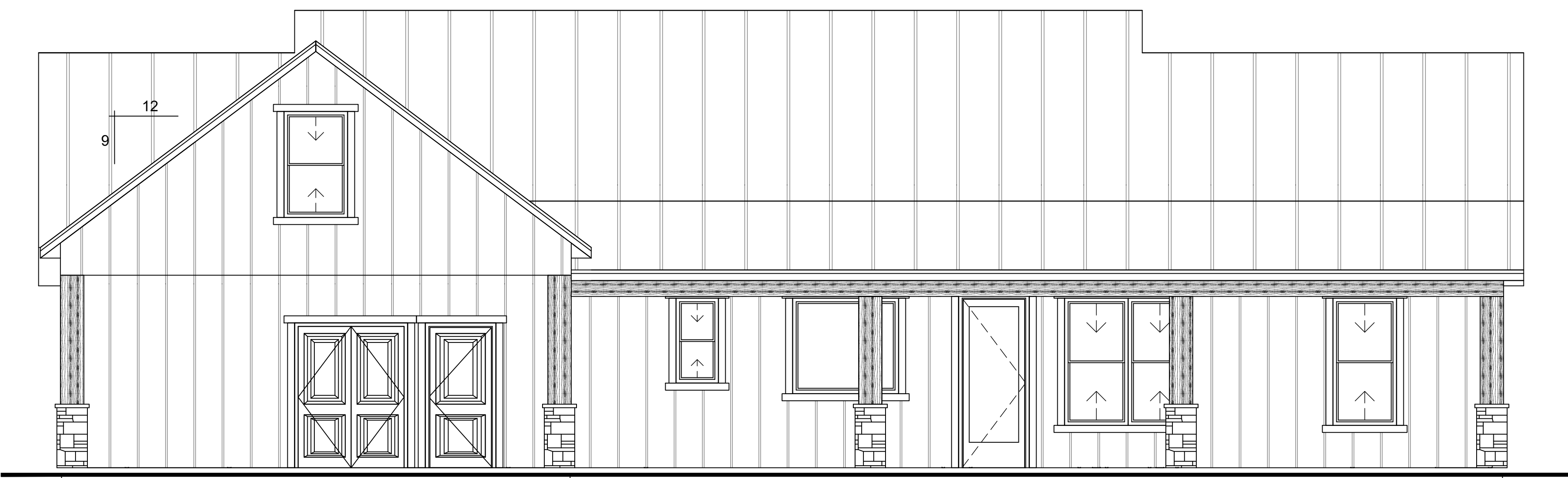
2 (NORTH) RIGHT ELEVATION

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



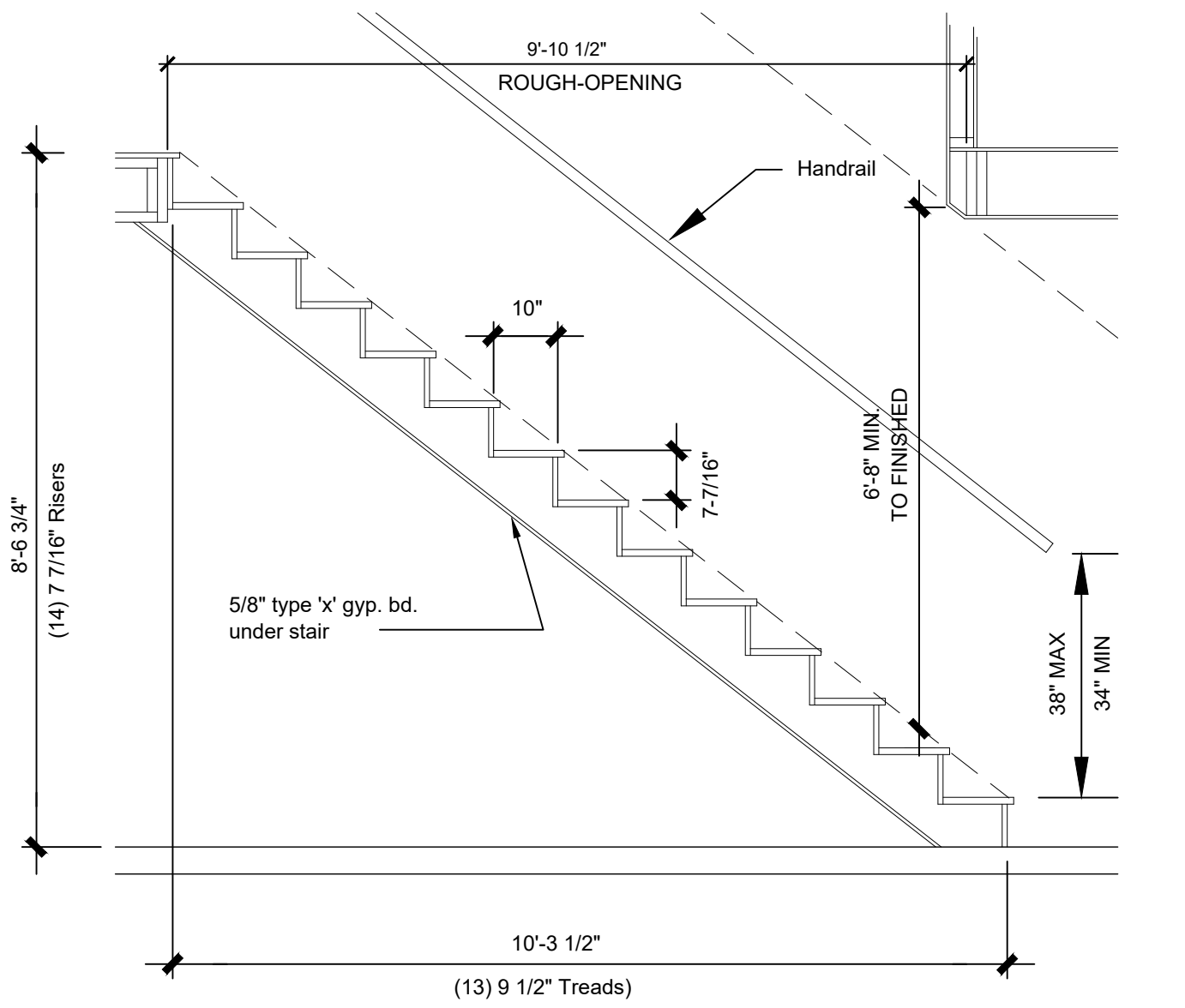
3 (NORTH) RIGHT ELEVATION

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



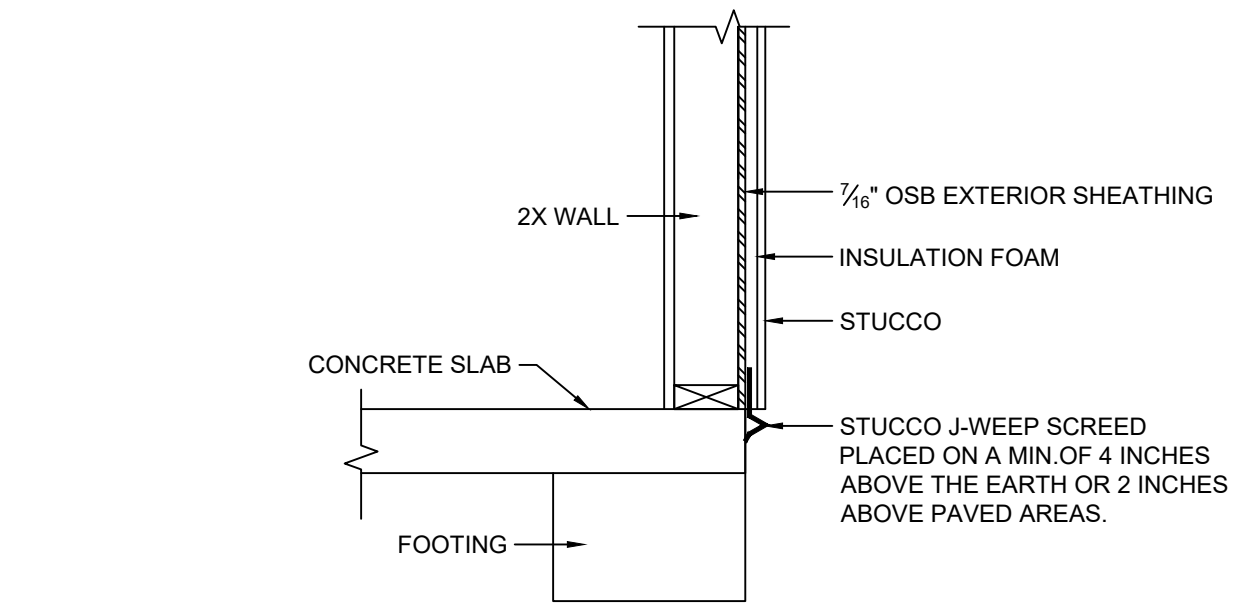
4 (NORTH) RIGHT ELEVATION

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



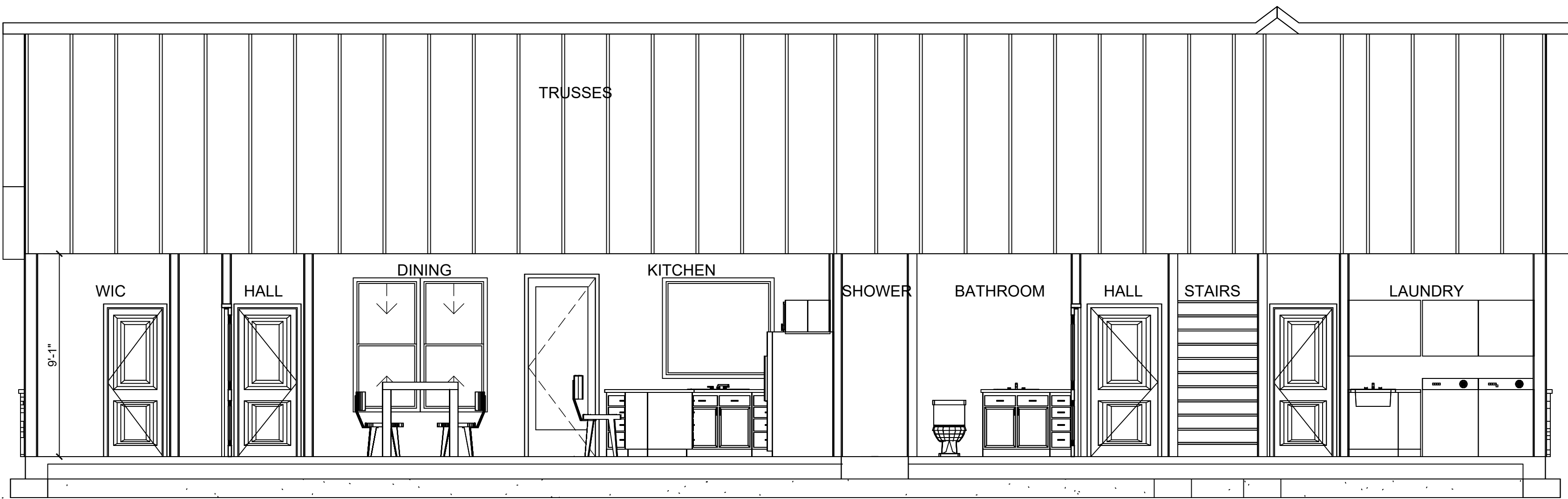
TYP. STAIR DETAIL

SCALE: NTS



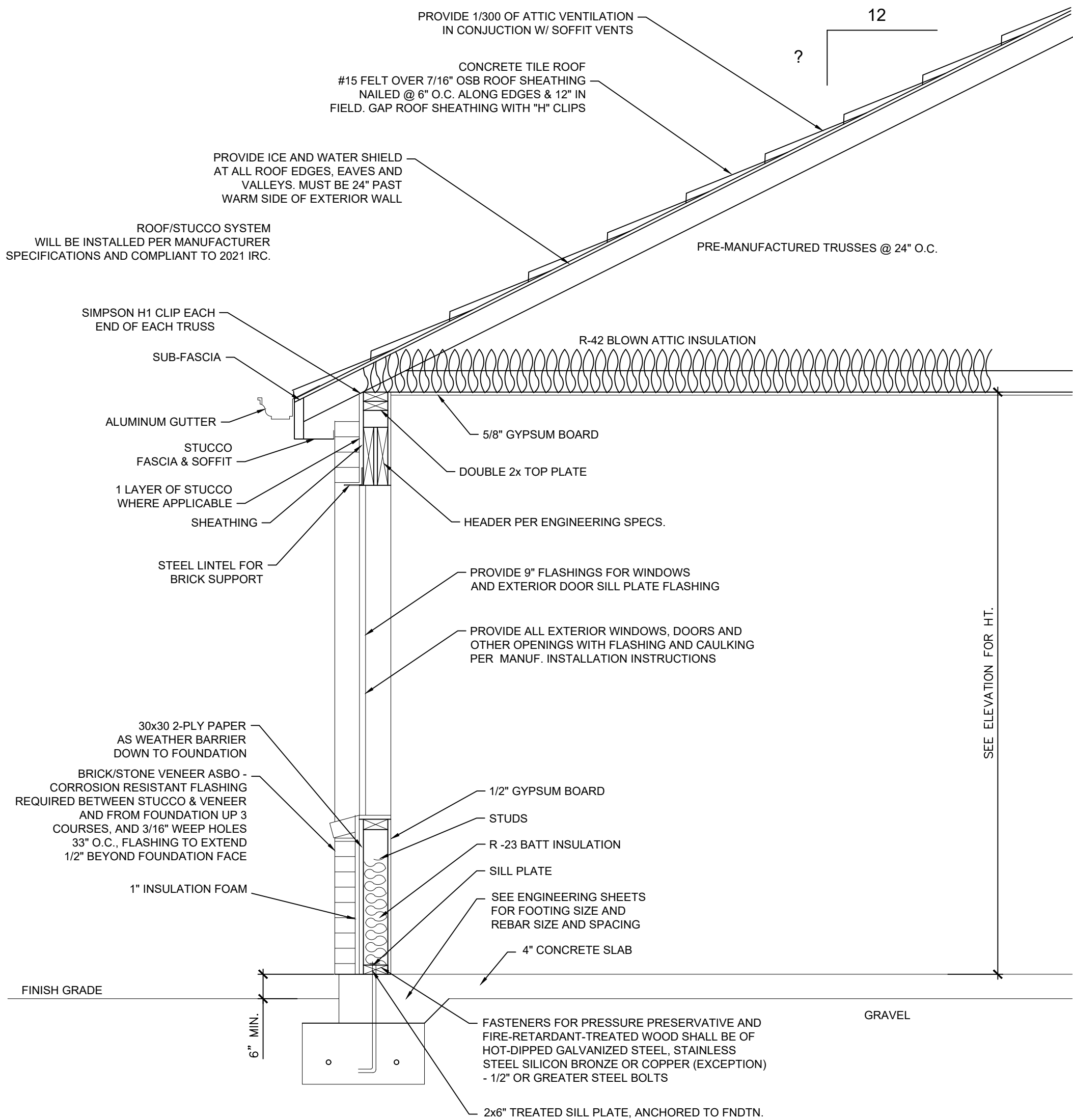
STUCCO J-WEEP SCREED

SCALE: NTS



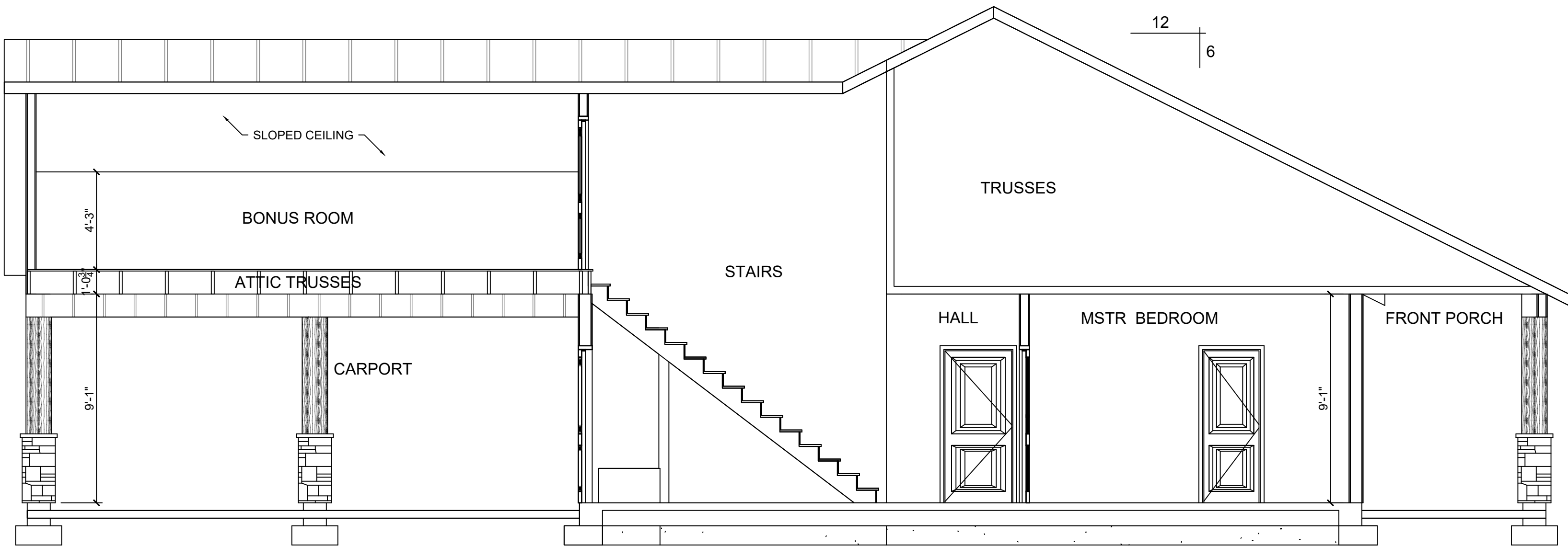
3 SECTION

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



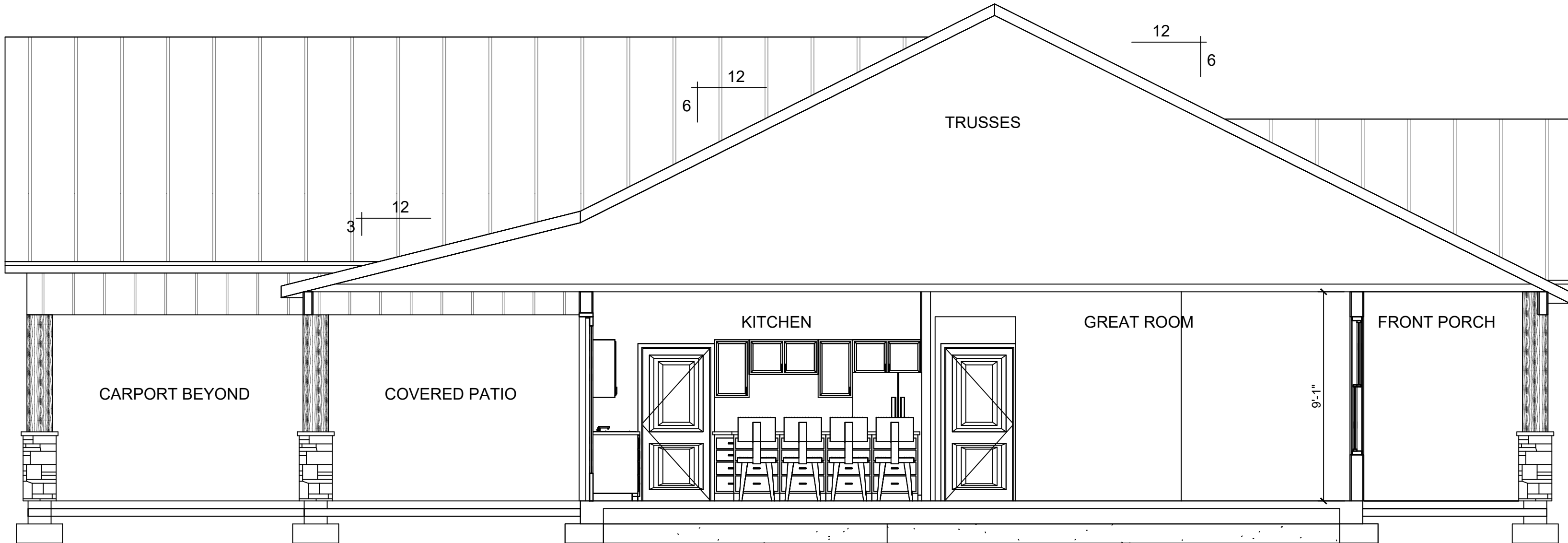
TYP. WALL SECTION DETAIL

SCALE: NTS



2 SECTION

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



1 SECTION

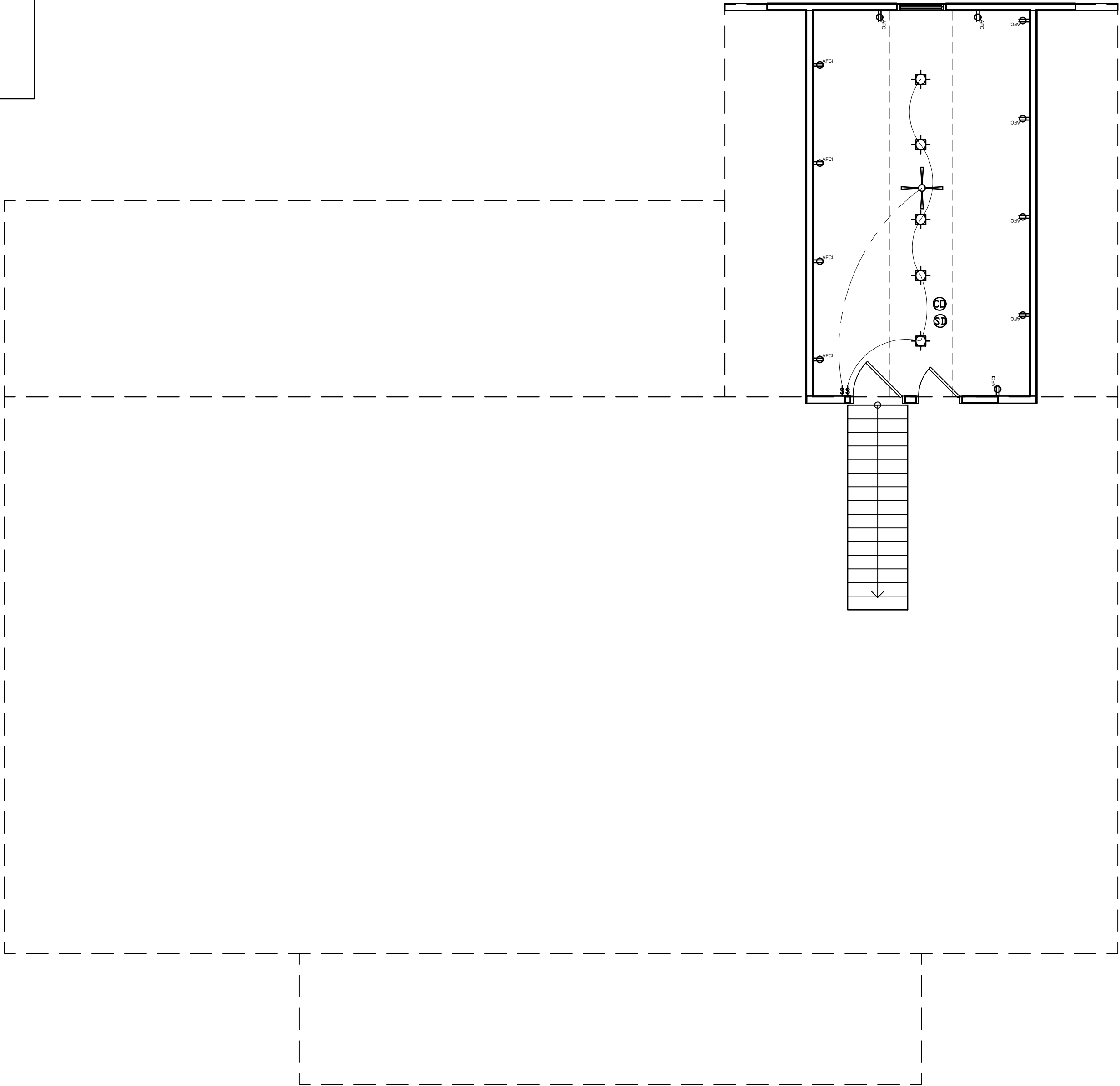
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

-  CEILING MOUNTED LIGHT
-  RECESSED LIGHT
-  WALL MOUNTED LIGHT
-  PENDANT LIGHT
-  CHANDELIER
-  CEILING FAN
-  CEILING FAN W/ LIGHT KIT
-  FLORESCENT LIGHT BOX
-  EXHAUST FAN
-  EXHAUST FAN/LIGHT COMBO
-  MOTION SPOTLIGHT
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  OUTLET
-  QUAD OUTLET
-  FLOOR OUTLET
-  220 V OUTLET
-  SWITCH
-  CABLE TELEVISION OUTLET
-  CAT 6
-  AFCI ARC FAULT INTERRUPTER
-  GFCI GROUND FAULT INTERRUPTER
-  GFCI/WP WEATHERPROOF
-  HB HOSE BIB
-  GAS
-  NATURAL GAS

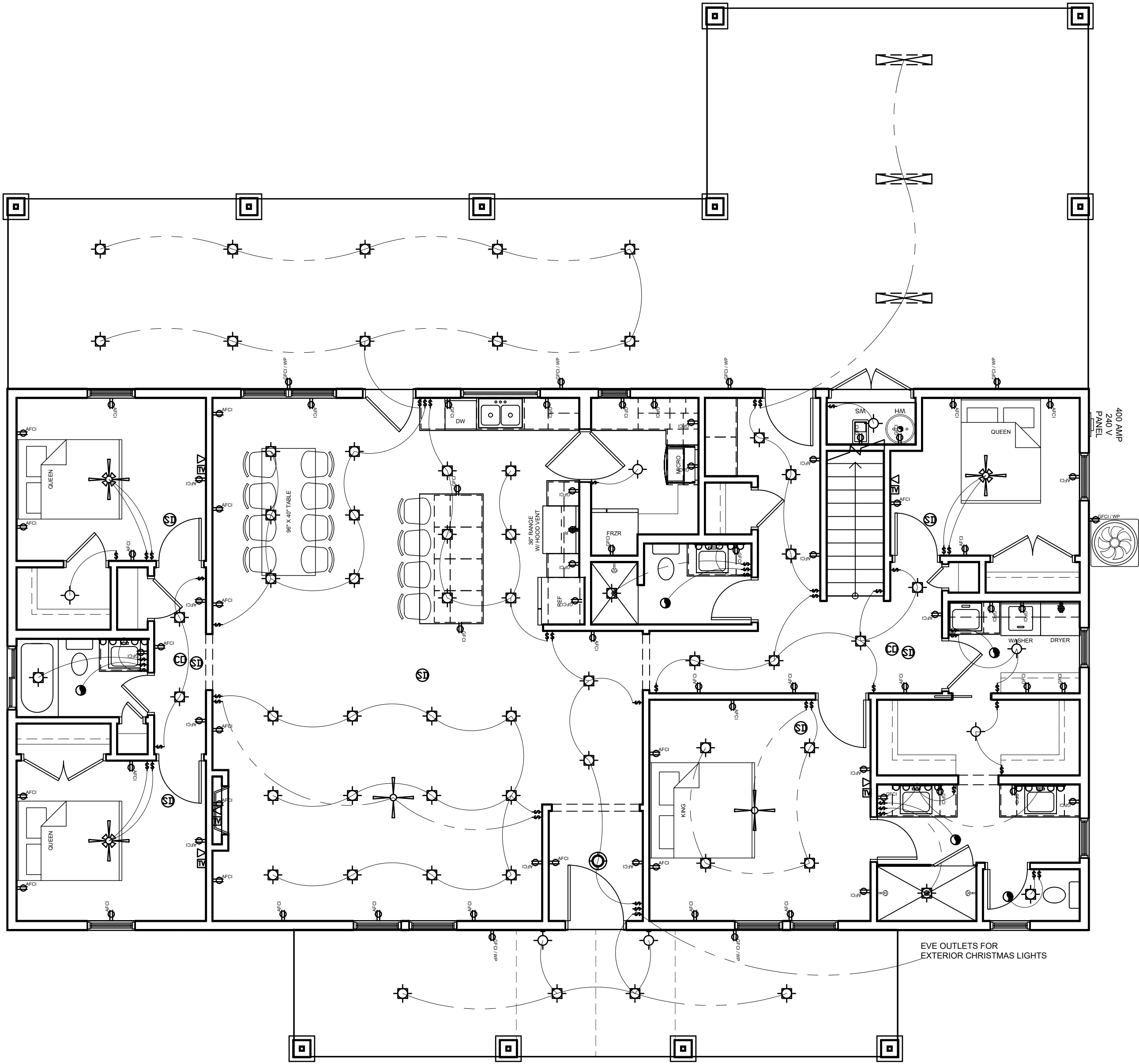
ELECTRICAL:

1. SINGLE AND MULTIPLE STATION SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AND BE CONNECTED TO ONE BEDROOM CIRCUIT WITH IRC R314-R315.
- IN EACH BEDROOM
- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT
- NOT CRAWL SPACES AND UNIHABITED ATTICS.
2. WIRE FOR DISHWASHER AND HOOD.
3. GFCI PROTECTION OF OUTLETS RQD. IN BATHROOMS AND GARAGES. (UP MIN. 18" OFF FLOOR) OUTDOORS INCLUDED.
4. HALLWAYS 10' OR MORE IN LENGTH SHALLHAVE A RECEPTACLE OUTLET.
5. SPACING FOR ELECTRICAL OUTLETS AT KITCHEN COUNTER, BAR, ISLAND IS 4' O.C. MAX.
6. PROVIDE INDIVIDUAL BRANCH CIRCUITS FOR FURNACE, REFRIGERATOR 7 (WHIRL POOL TO HAVE GFCI BREAKER #10 WIRE)
7. LIGHT IN CLOST SHALL CONFORM TO CLEARANCES SPECIFIED IN NEC 410-8
8. PROVIDE LIGHT IN ATTIC & CRAWL SPACE W/ SWITCH 7 ACCESS.
9. ALL TEMPORARY WIRING SHALL CONFORM TO NEC ARTICLE 305
- 10.PROVIDE #4 AWG OR LARGER BARE COPPER CONDUCTOR OR STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2 " DIA. GROUNDING ELECTRODES 20' MIN. LENGTH.
11. ARC FAULT PROTECTED CIRCUIT INTERRUPTER IN ALL SLEEPING BEDROOMS AT BREAKER PANEL.
12. ALL POWER AND COMMUNICATION OUTLETS AND RECESSED LUMINARIES INSTALLED ON THE BUILDING THERMAL ENVELOPE NEED TO BE INSTALLED AND MEET THE REQUIREMENTS PER THE 2023 IECC R402.4.5 AND R402.4.6.
13. PERMANENTLY INSTALL LIGHT FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE, R404.22 2023 IECC.
14. ALL PERMANENTLY INSTALL LIGHT FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS FOR 2023 IECC 404.1.



2ND FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



MAIN FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"