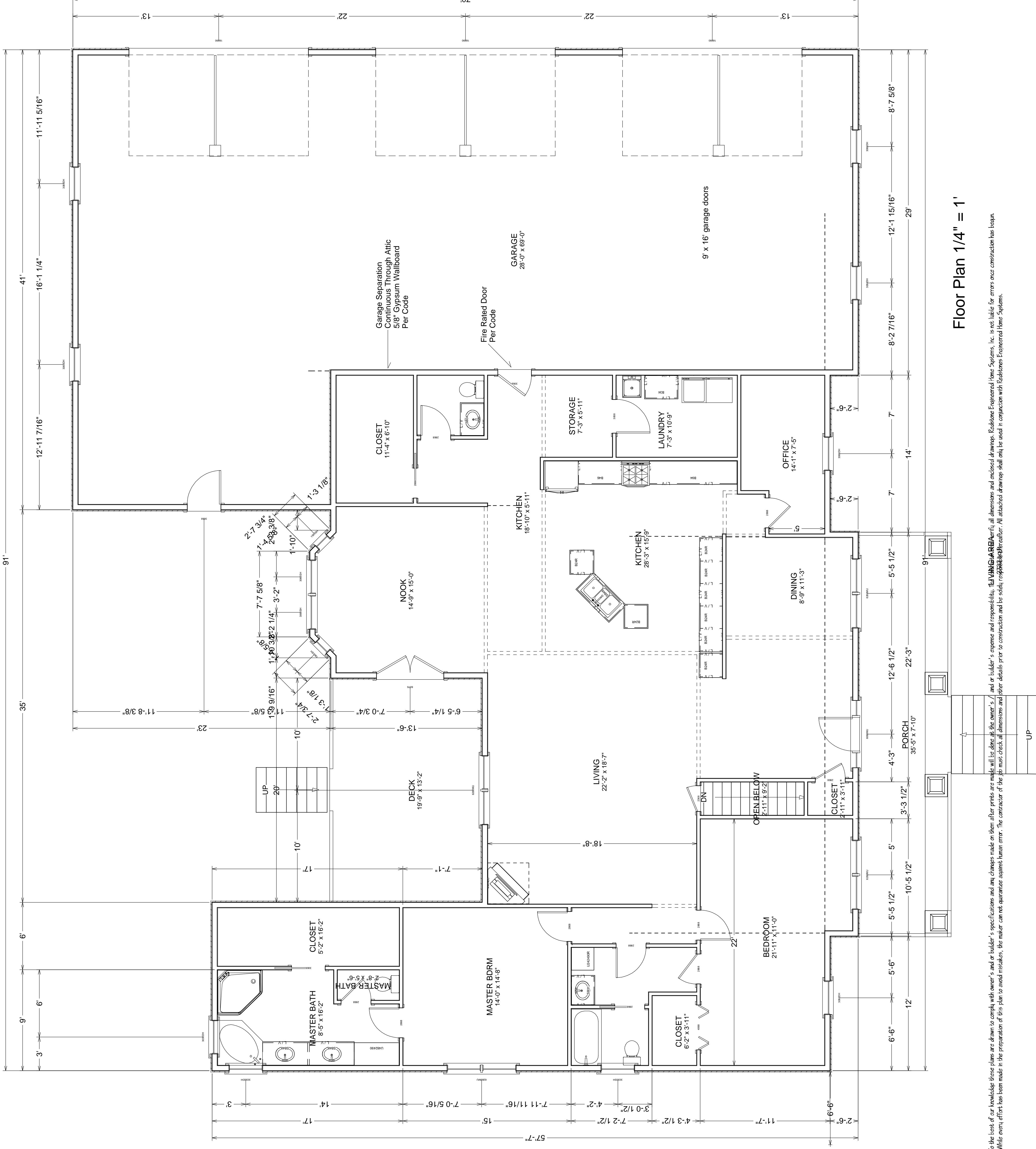


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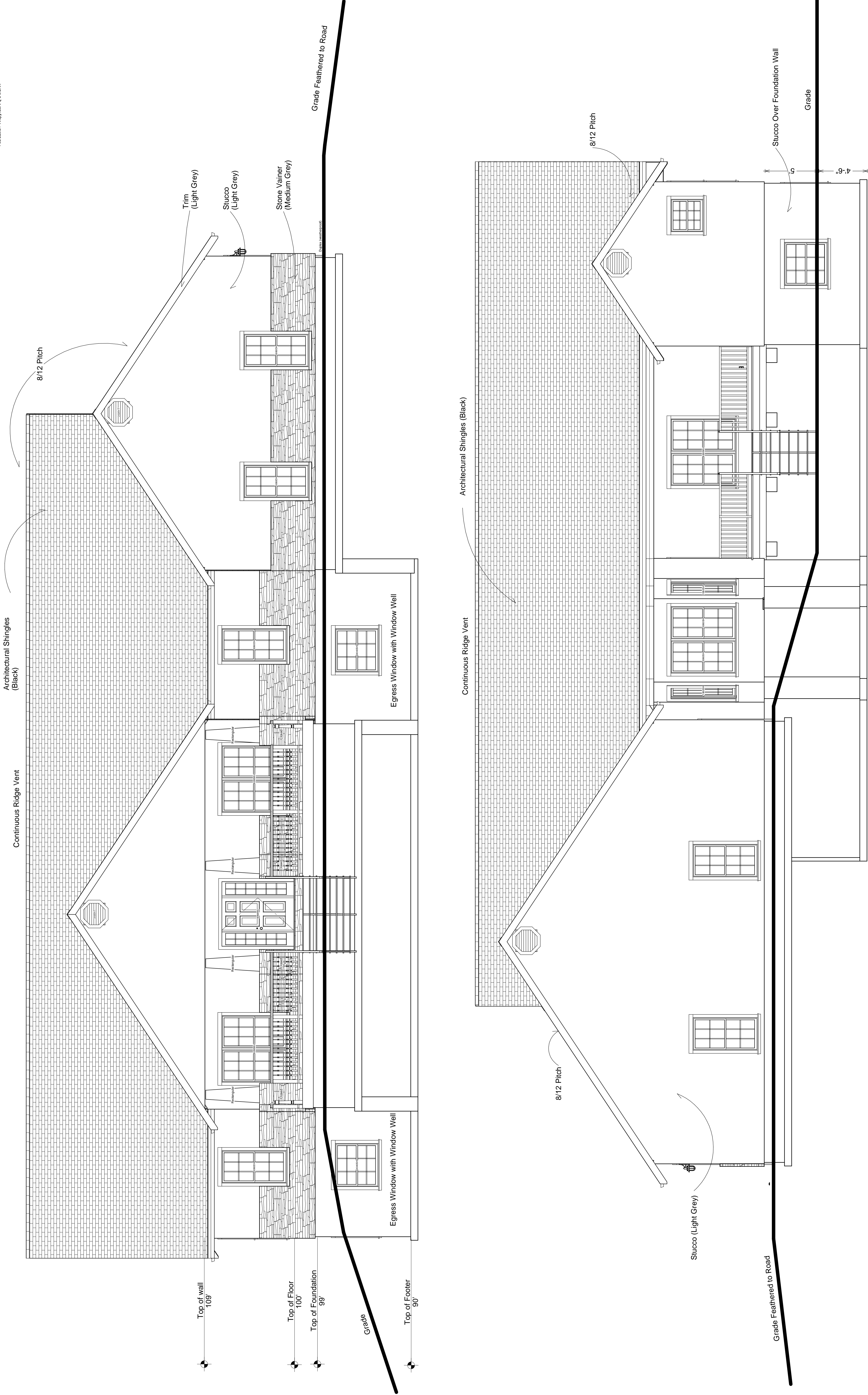


Floor Plan 1/4" = 1'

Heated/Cooled Area = 2731 sq'
 Garage Area = 2300 sq'

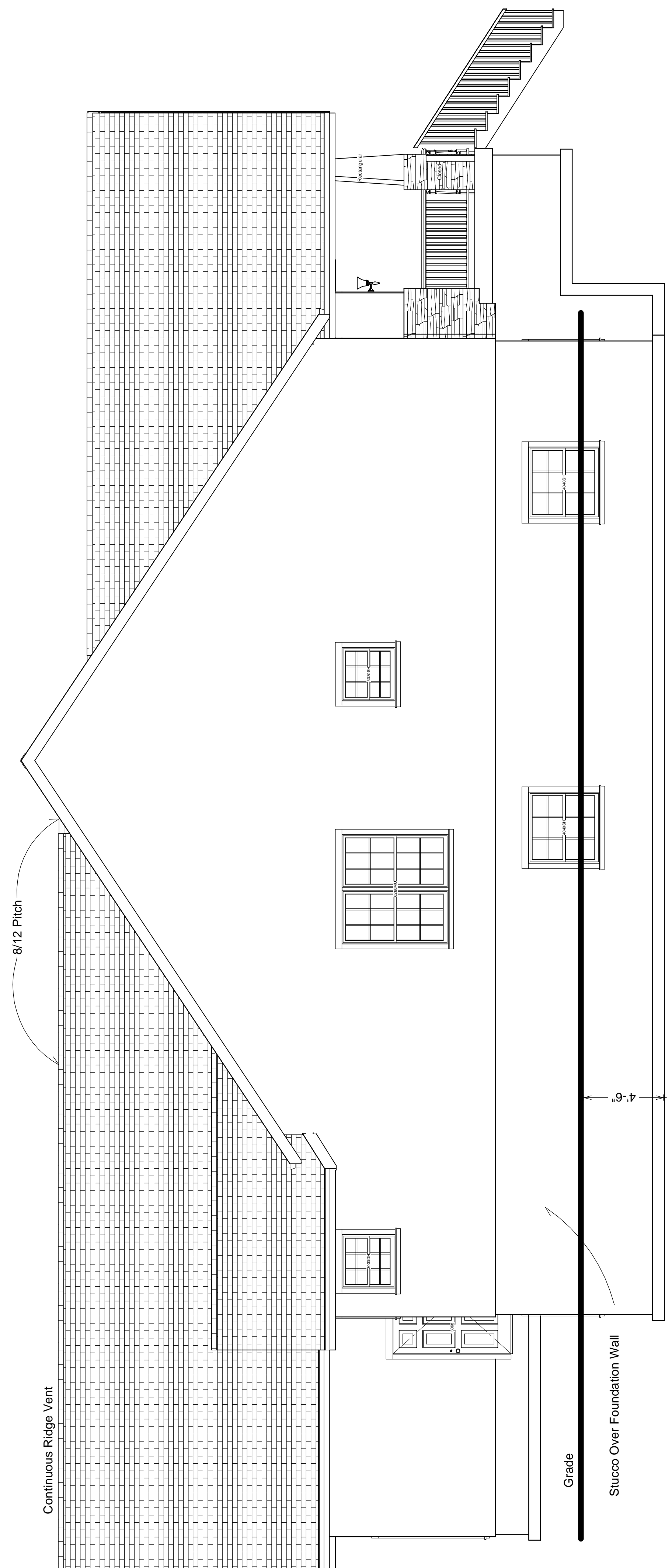
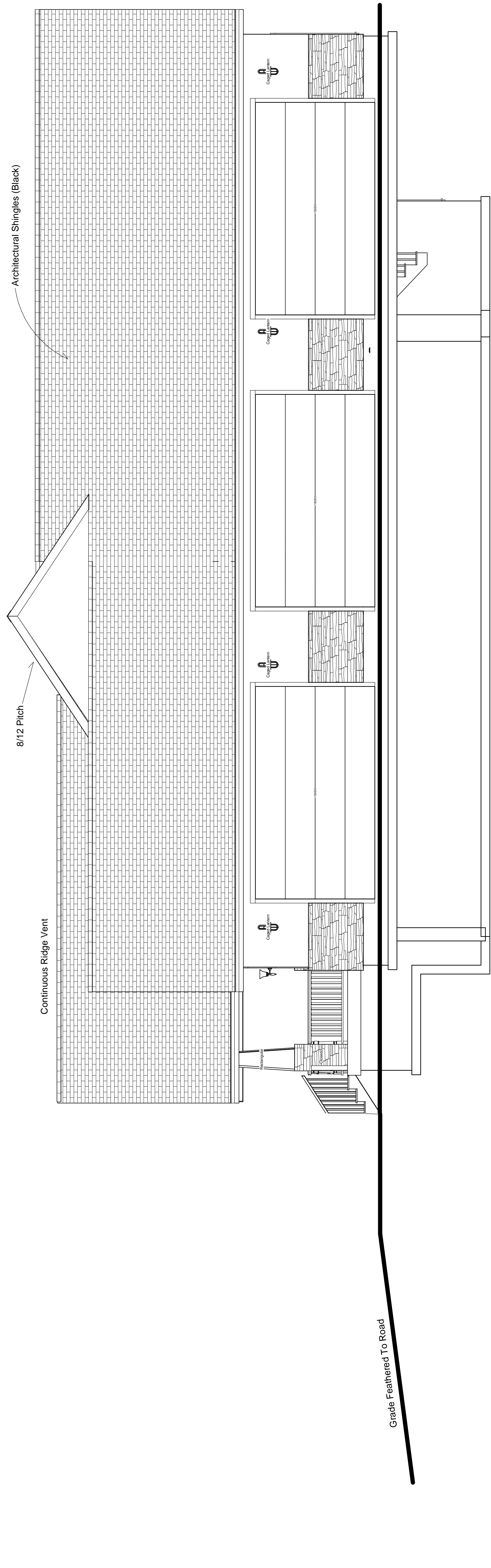
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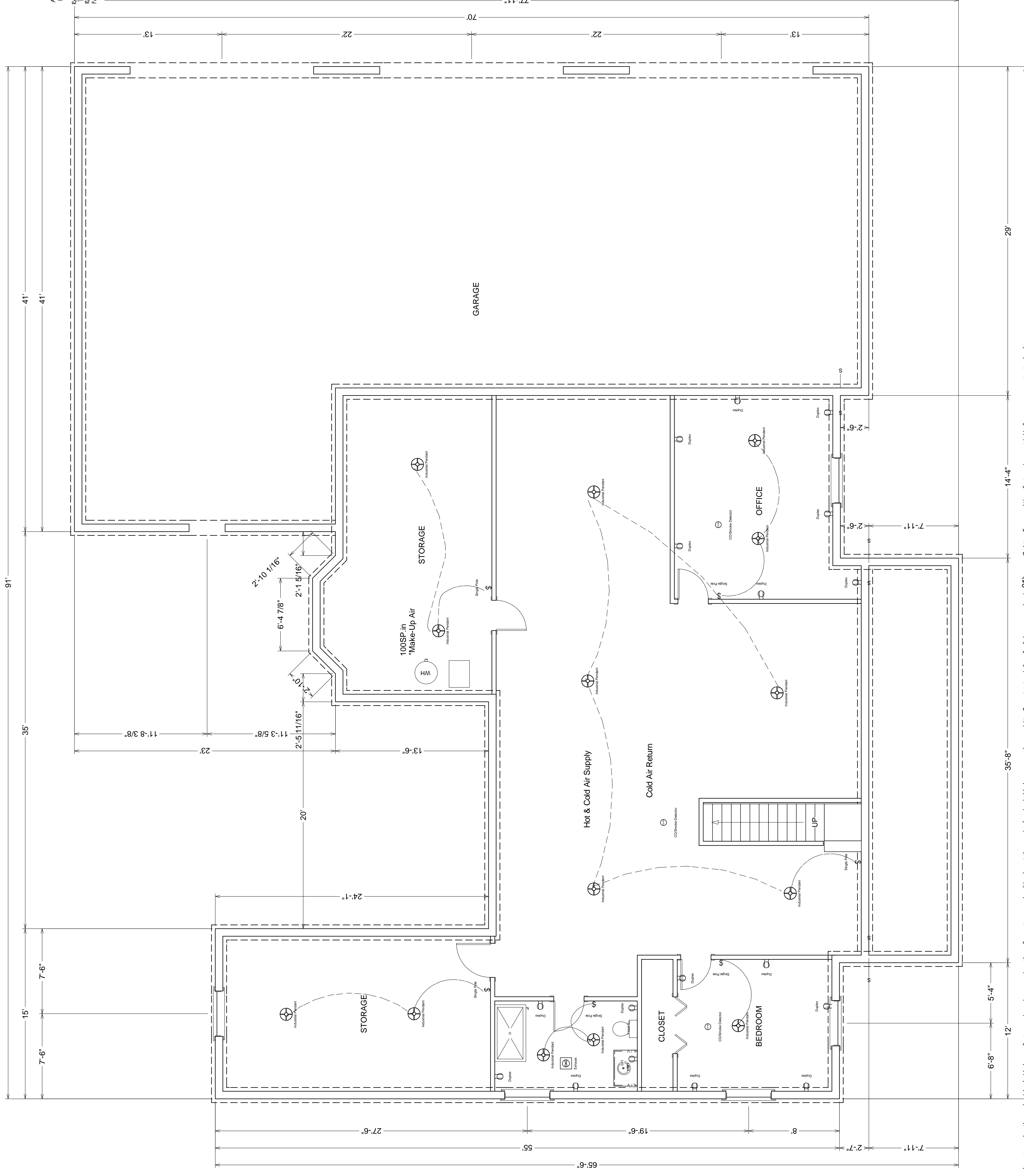
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Besement & Basement Electrical

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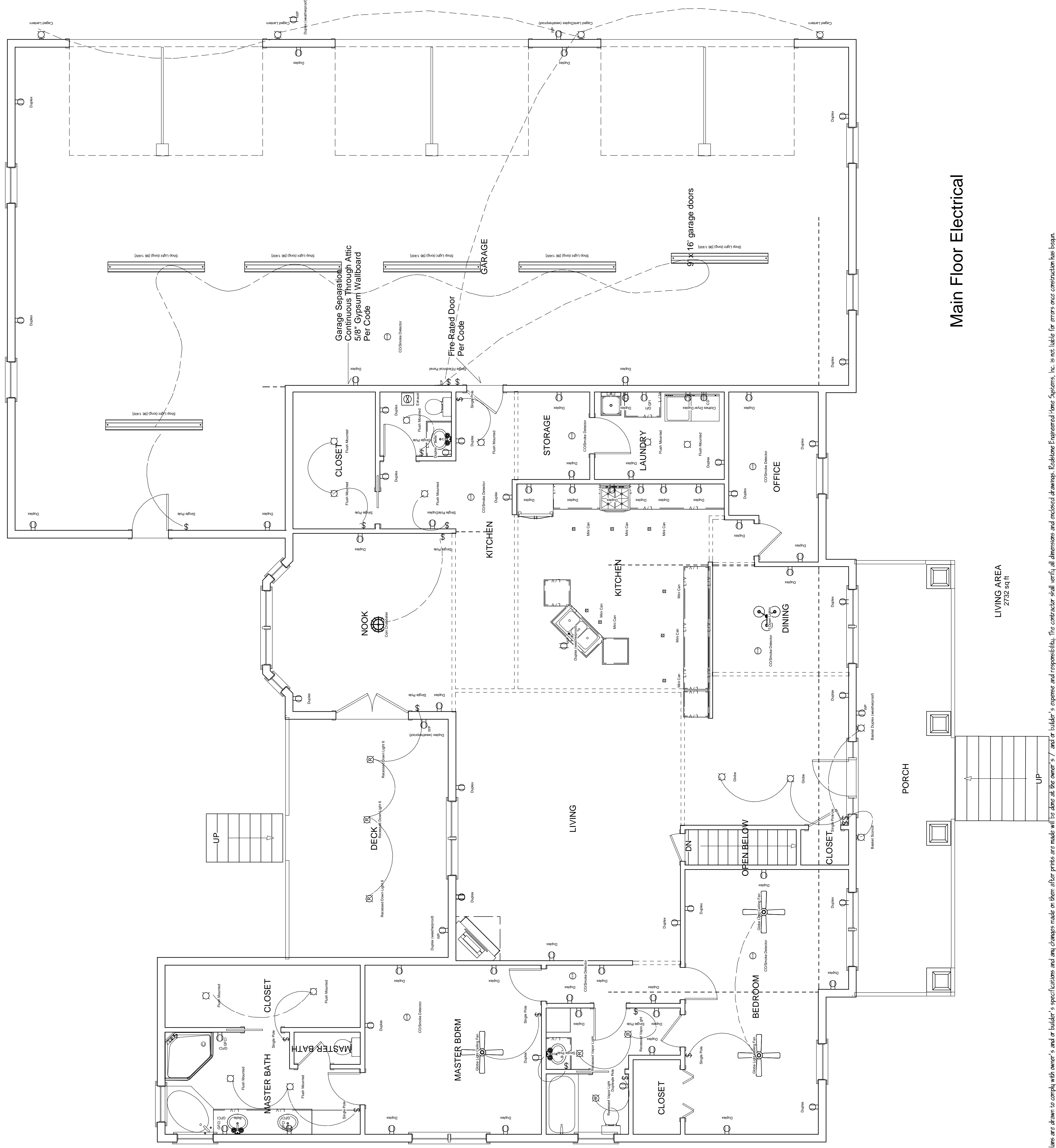
ELECTRICAL DATA & AUDIO NOTES:
 1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
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ELECTRICAL NOTES:
 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 2. ELECTRICAL CODE REQUIREMENTS FOR EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
 1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
 2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
 3. ALL AUDIO WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
 4. CABLE PANEL SIMILAR TO "CN Q" SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
 LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Strip, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Scones
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



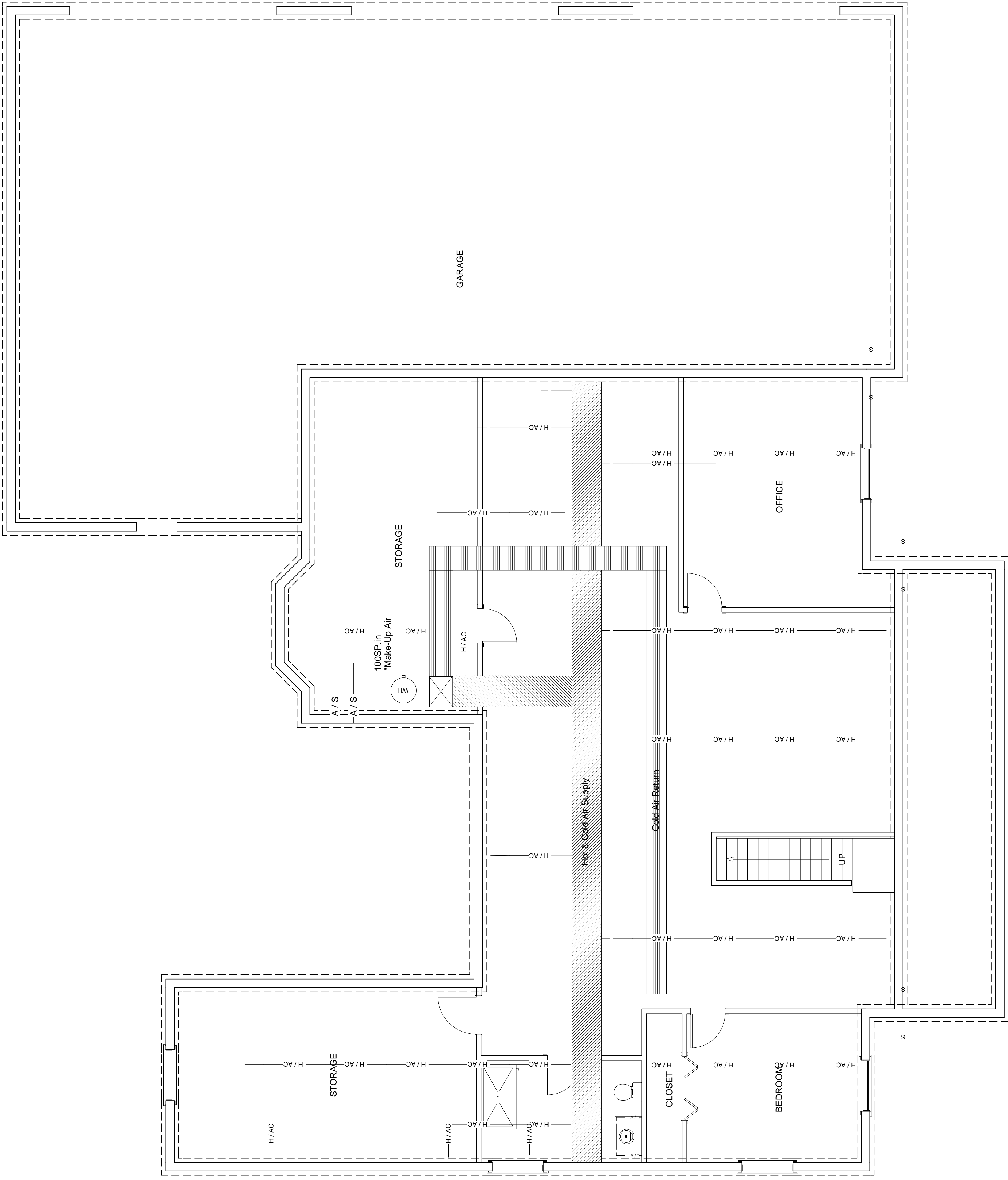
Main Floor Electrical

LIVING AREA
 2732 sq ft

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GENERAL PLUMBING & HVAC NOTES:
 THE FURNACE AND WATER HEATER IN BASEMENT, ONE FOR MAIN FLOOR
 HVAC SHALL HAVE TWO ZONES, ONE FOR BASEMENT, ONE FOR MAIN FLOOR ..
 METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE
 BONDED TO THE ELECTRICAL SERVICE GROUND.
 DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE
 OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
 ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED
 INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO
 WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
 TUBSHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE
 PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE
 SHALL BE AT A MAXIMUM OF 120°F.
 EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
 HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70"
 ABOVE SHOWER DRAINS.
 INSULATE WASTE LINES FOR SOUND CONTROL.
 INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

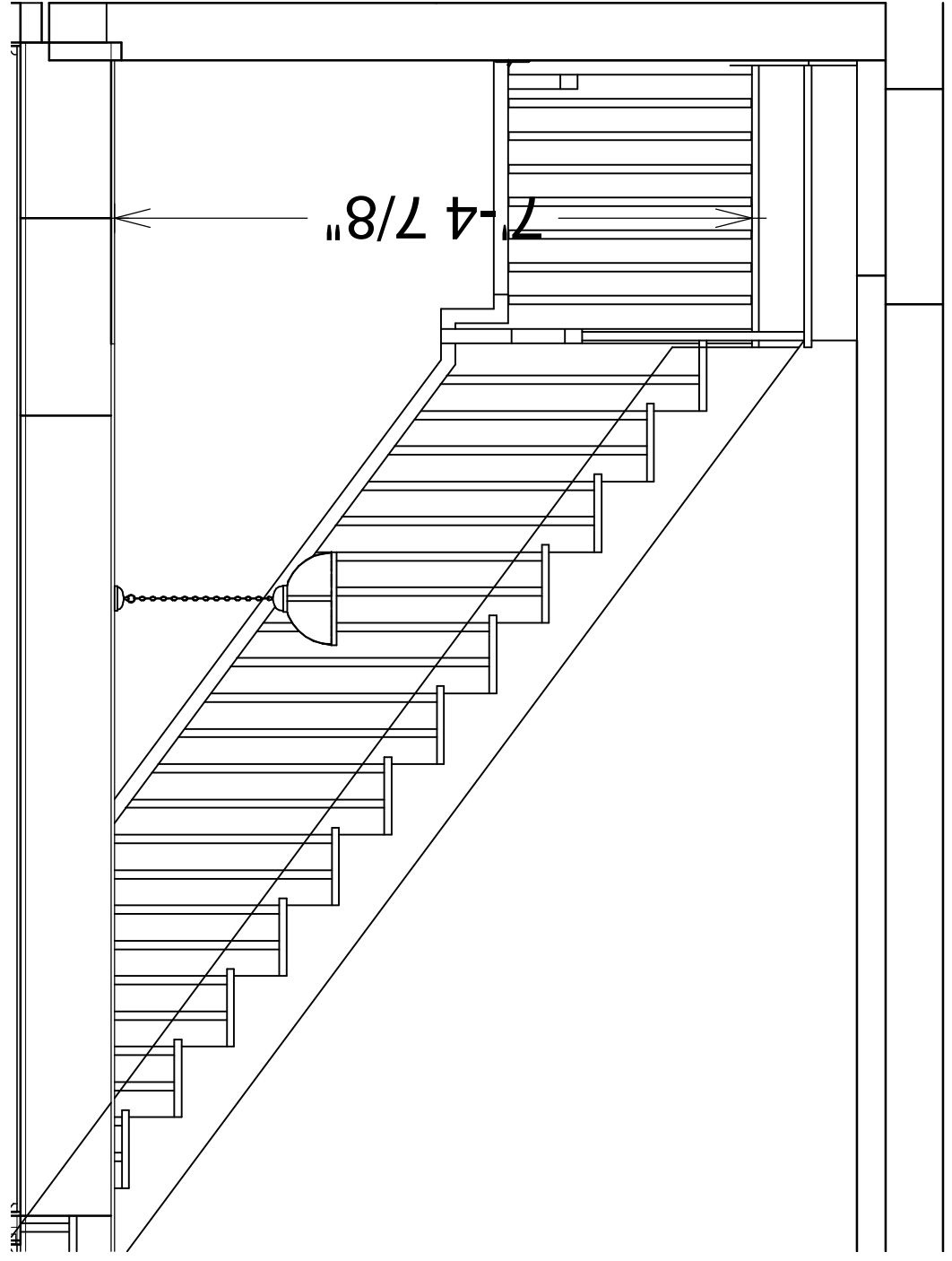
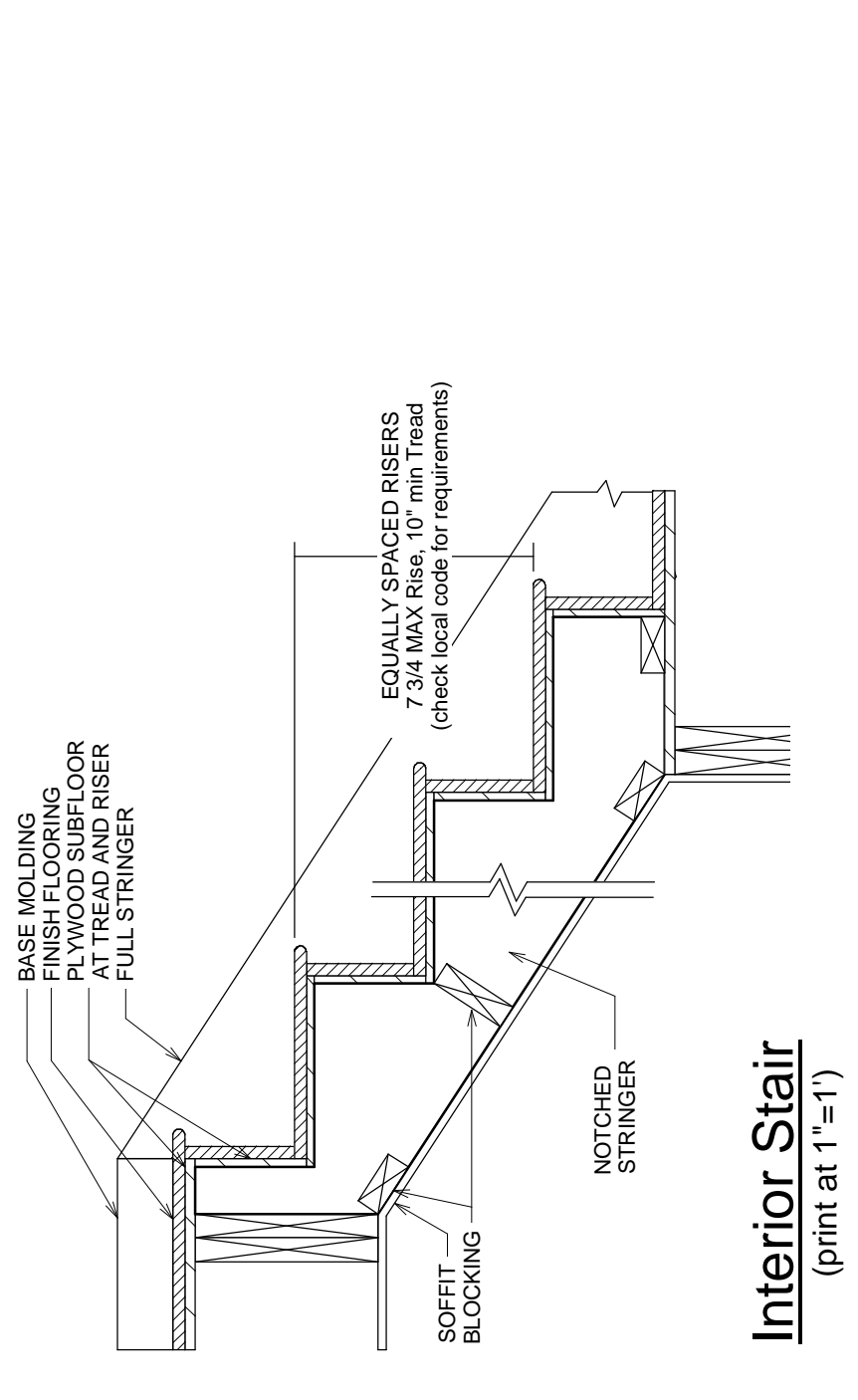


Mechanical

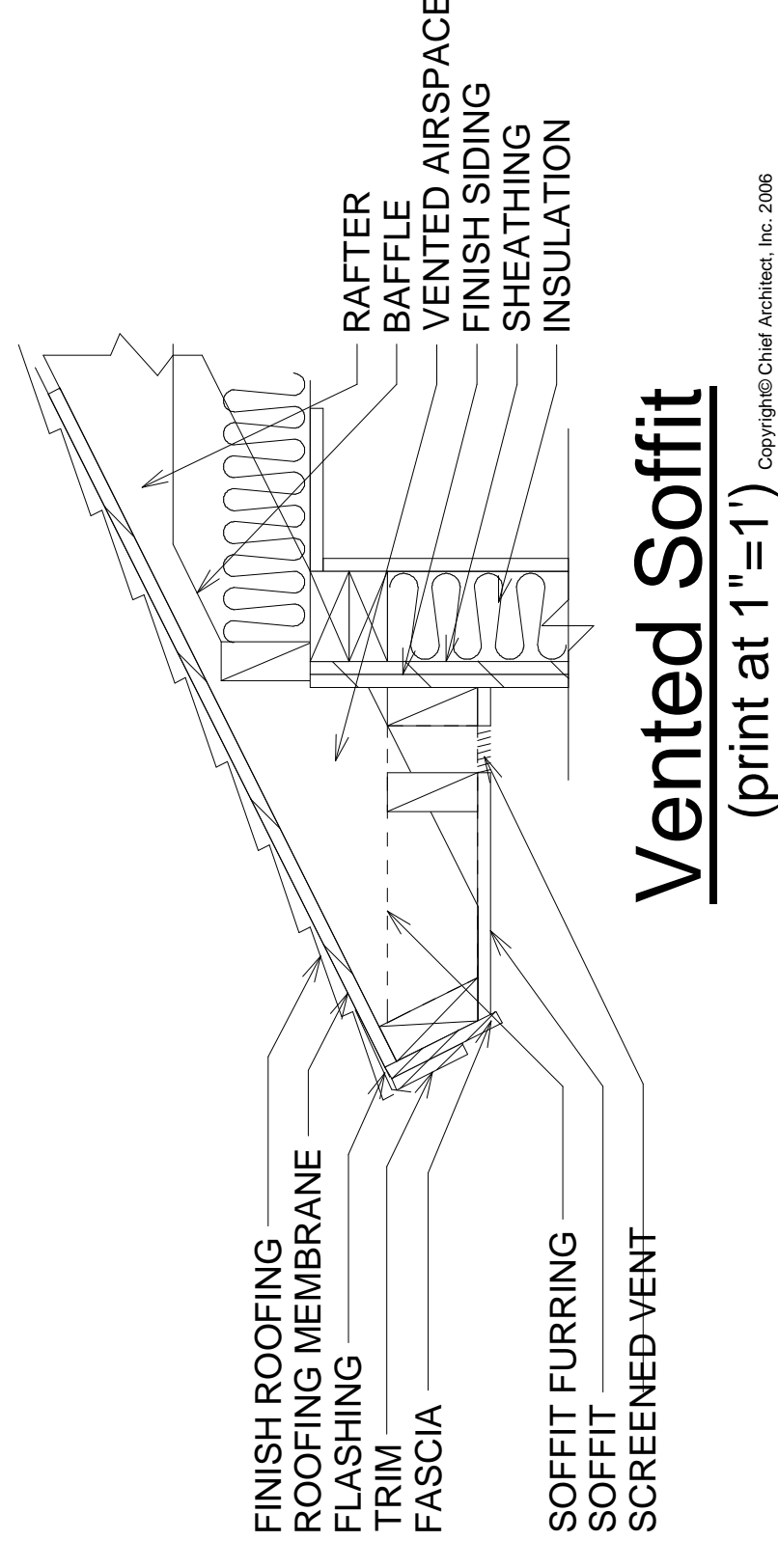
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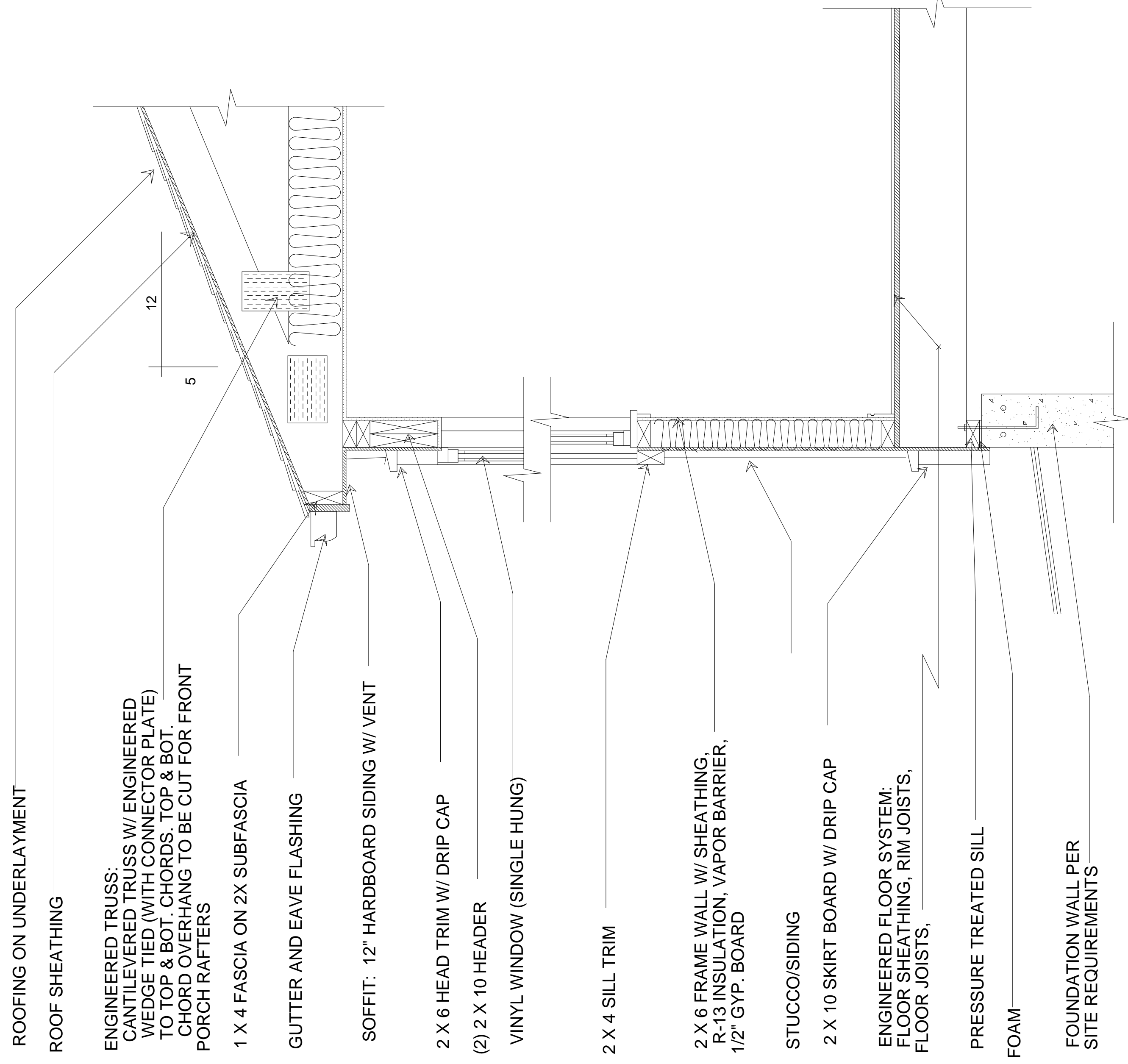
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Basement Stair Cross Section
Railing, Tread & Run / Code



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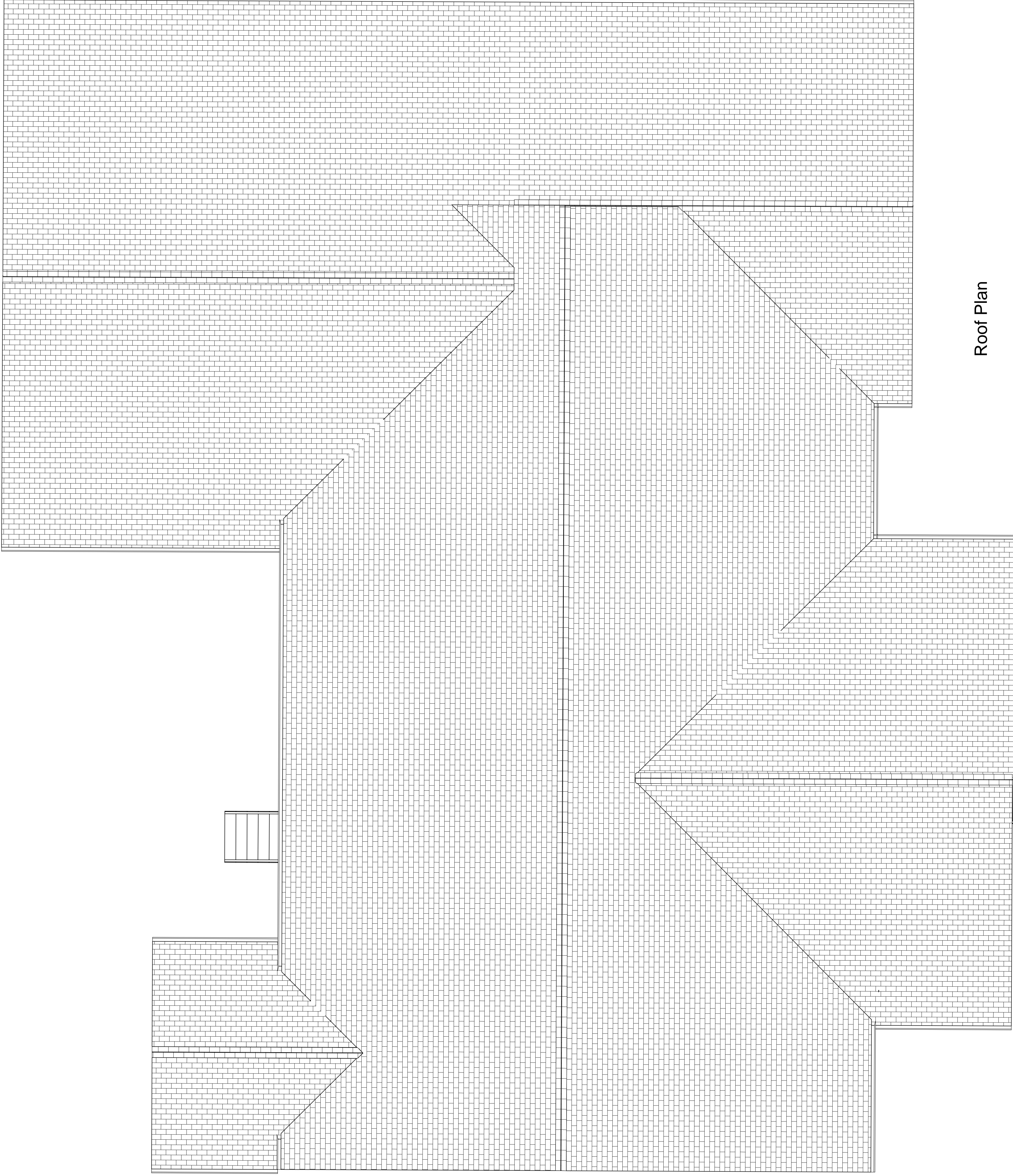
CROSS SECTION

- ROOFING ON UNDERLAYMENT
- ROOF SHEATHING
- ENGINEERED TRUSS: CANTILEVERED TRUSS W/ ENGINEERED WEDGE TIED (WITH CONNECTOR PLATE) TO TOP & BOT. CHORDS. TOP & BOT. CHORD OVERHANG TO BE CUT FOR FRONT PORCH RAFTERS
- 1 X 4 FASCIA ON 2X SUBFASCIA
- GUTTER AND EAVE FLASHING
- SOFFIT: 12" HARDBOARD SIDING W/ VENT
- 2 X 6 HEAD TRIM W/ DRIP CAP
- (2) 2 X 10 HEADER
- VINYL WINDOW (SINGLE HUNG)
- 2 X 4 SILL TRIM
- 2 X 6 FRAME WALL W/ SHEATHING, R-13 INSULATION, VAPOR BARRIER, 1/2" GYP. BOARD
- STUCCO/SIDING
- 2 X 10 SKIRT BOARD W/ DRIP CAP
- ENGINEERED FLOOR SYSTEM: FLOOR SHEATHING, RIM JOISTS, FLOOR JOISTS,
- PRESSURE TREATED SILL
- FOAM
- FOUNDATION WALL PER SITE REQUIREMENTS

VENTILATION NOTES:
 ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.
 ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
 GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.
 UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

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Roof Plan

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