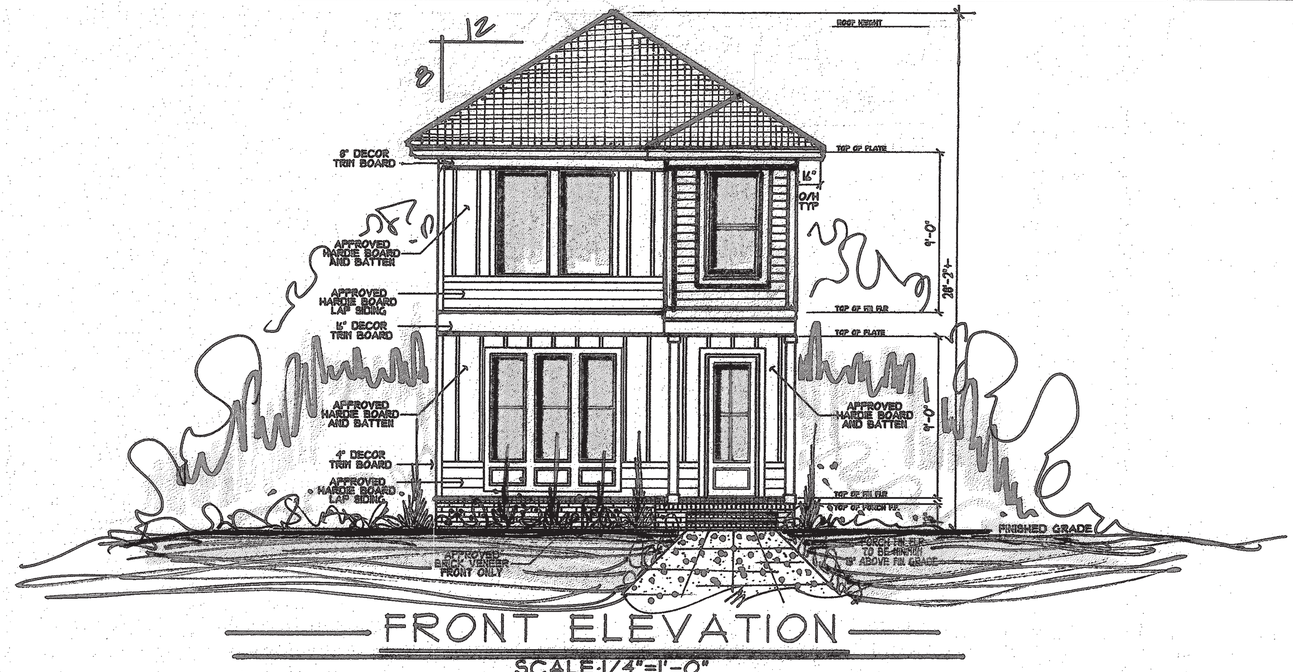
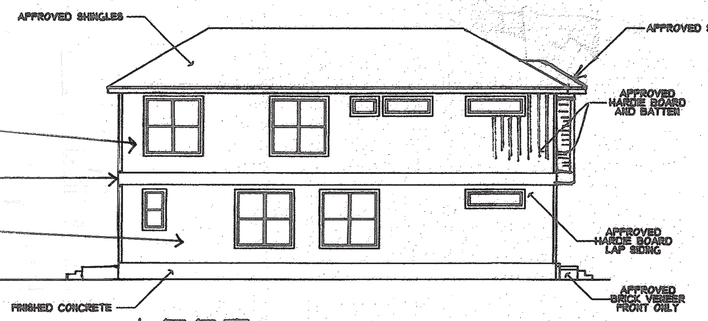


FRONT ELEVATION

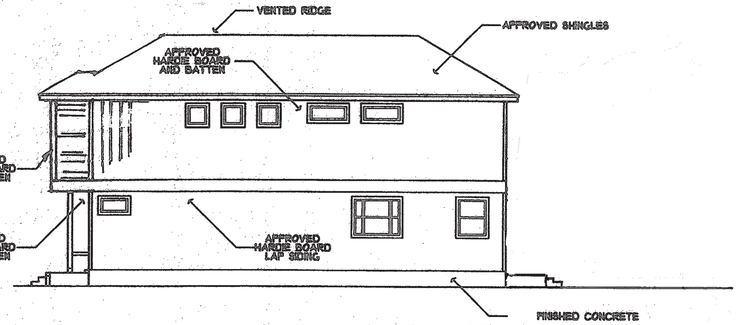
SCALE:1/4"=1'-0"



LEFT

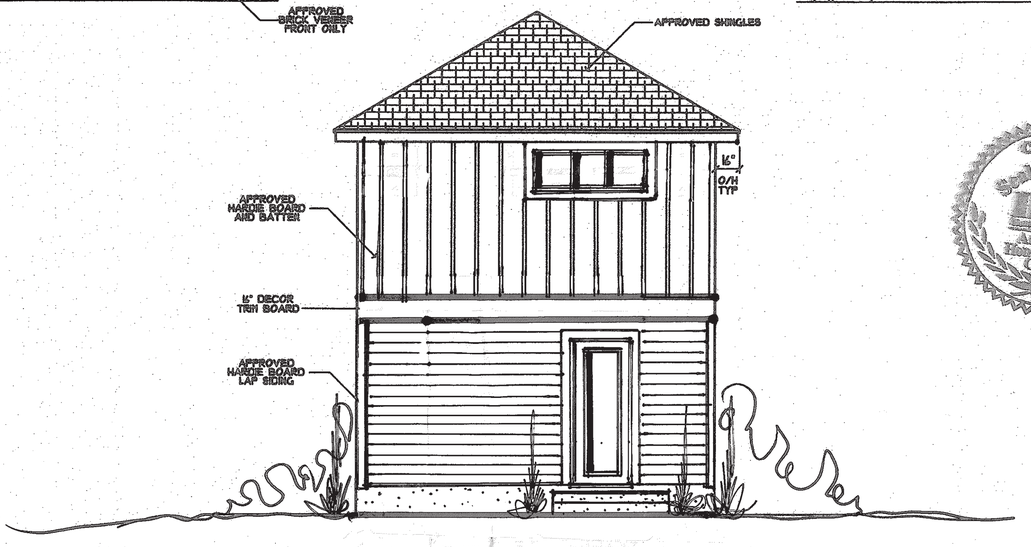
SCALE:1/8"=1'-0"

NOTE:
16" OVERHANG TYPICAL
VINYL EAVES & SOFFITS
OPTIONAL HARDIE BOARD



RIGHT

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



REAR ELEVATION

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

Revised
3/23/2023

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PROJECT

PROJECT INFO:	
JOB NAME/NO.	DS DVLPMT
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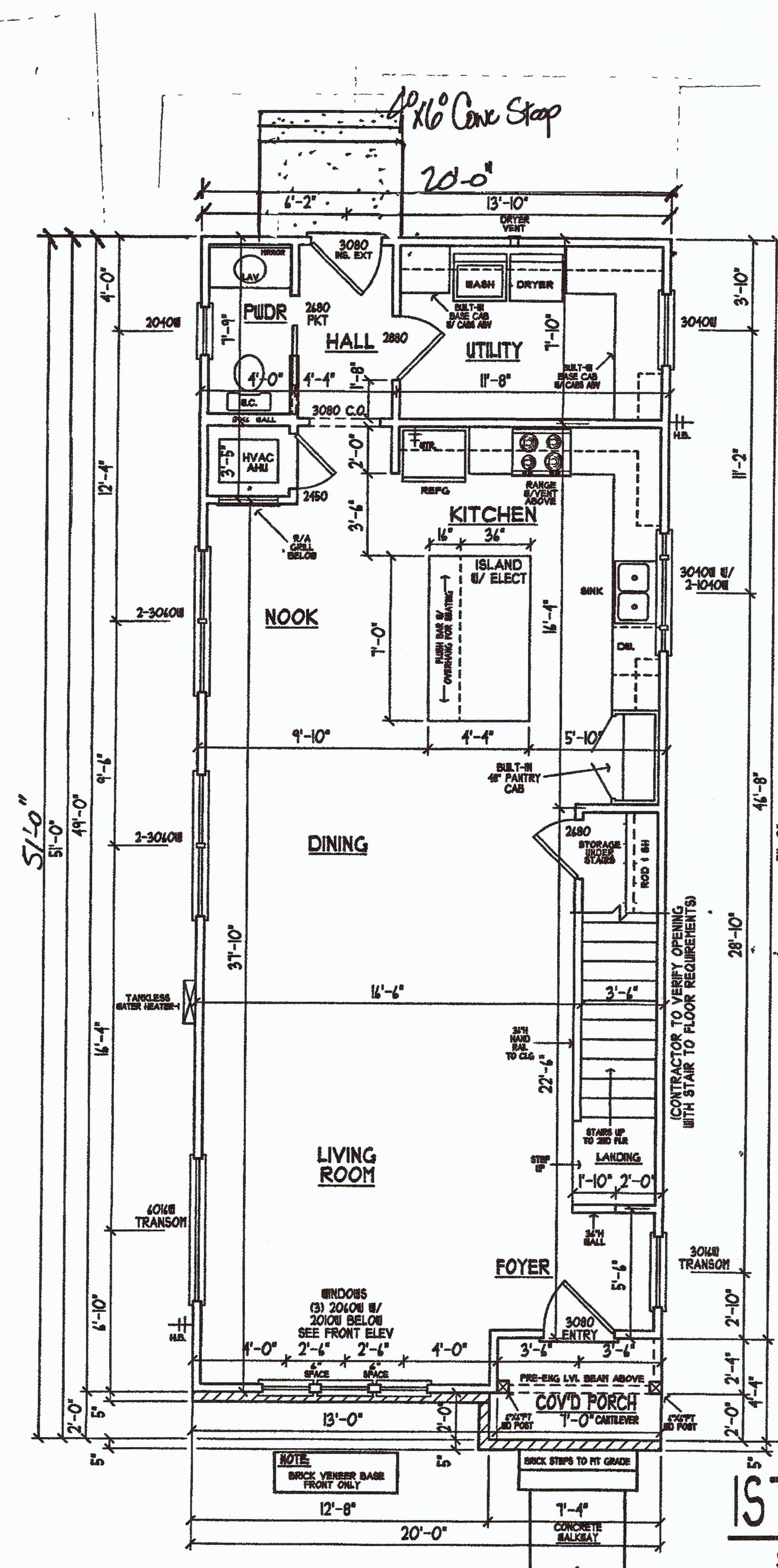
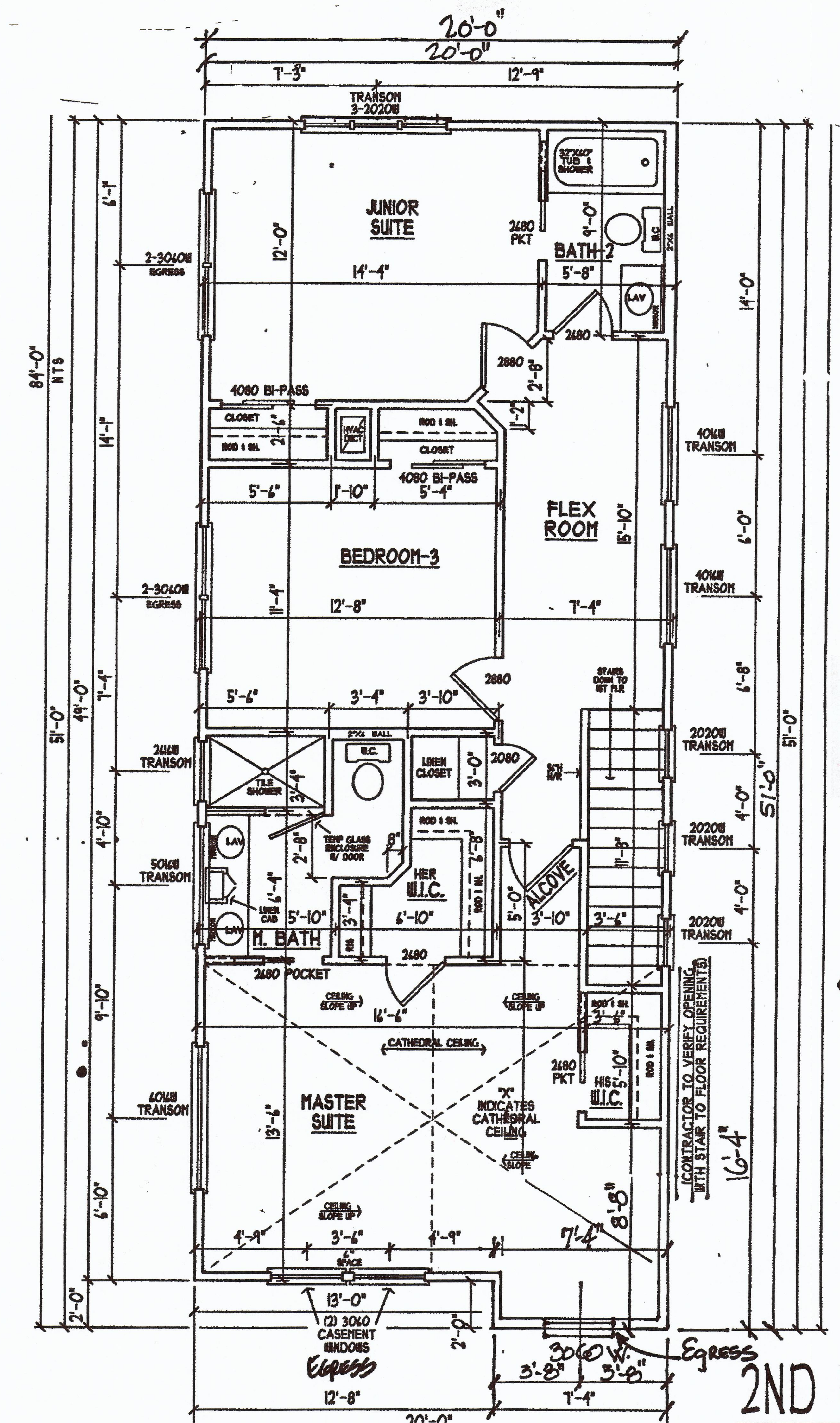
DRAWN BY:	HPU
DATE:	11/10/2021
REVISIONS:	2/15/2022

SHEET # A1



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

Revised 3/23/2023

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GARAGE SEPARATION NOTE:

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT IN ACCORDANCE WITH

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE
FOR ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH TYPE "X" GYSUM BOARD OR EQUIVALENT REQUIRED BY THIS SECTION
STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

OPENINGS FROM A PRIVATE GARAGE TO A SLEEPING ROOM ARE PROHIBITED OTHER OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE A SOLID WOOD DOOR 1 3/8 INCH THICK, SOLID OR HONEYCOMB CORE STEEL DOOR 1 3/8 INCH THICK OR A 20 MINUTE FIRE RATED DOOR DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO 26 GAUGE (0.48MM) SHEET STEEL, ONE INCH MINIMUM RIGID NON-METALLIC CLASS 0 OR CLASS 1 DUCT BOARD OR OTHER APPROVED MATERIAL, AND OPENINGS ARE NOT PERMITTED IN GARAGE.

NOTE:

ALL CEILING HEIGHTS TO BE 9'-0" HIGH UNLESS NOTED OTHERWISE

AREA CALCULATIONS

1ST FLR LIVING AREA	964 S.F.
2ND FLR LIVING AREA	954 S.F.
TOTAL LIVING AREA	1918 S.F.
COV'D PORCH	31 S.F.
TOTAL UNDER ROOF	1949 S.F.

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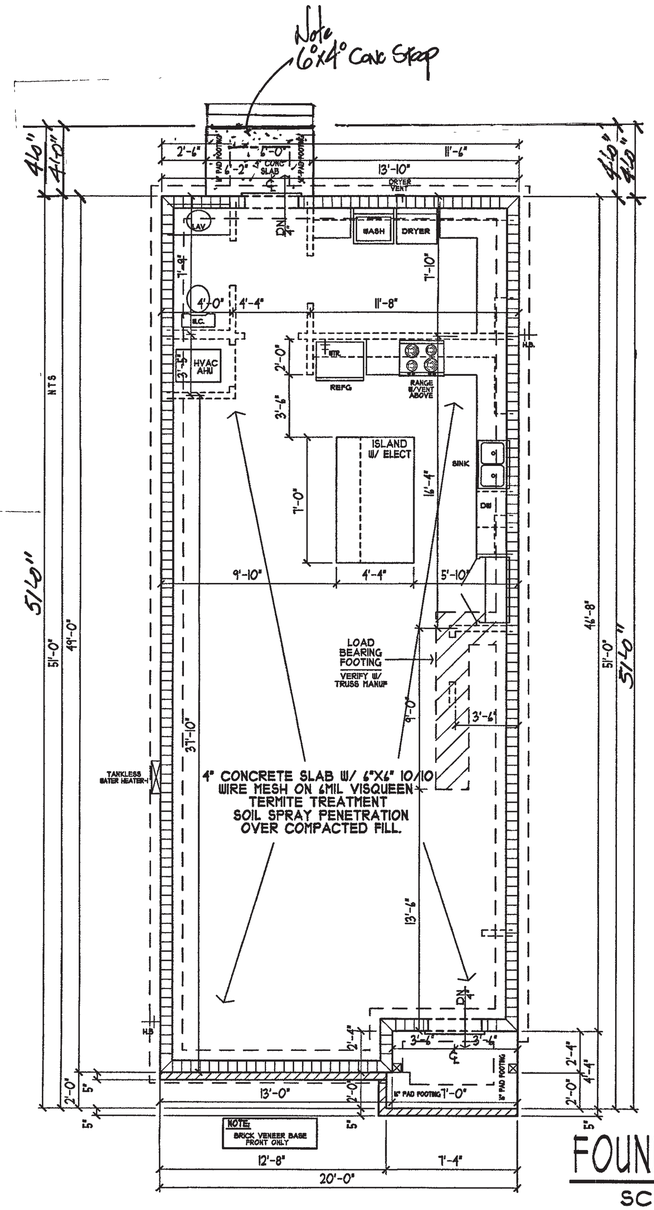


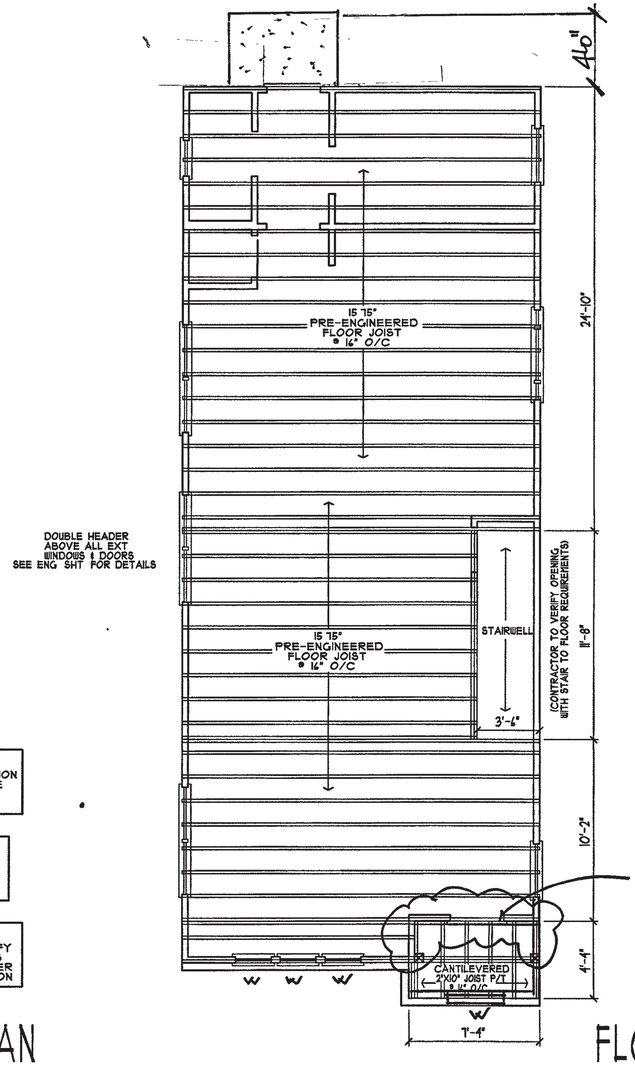
NOTE:
CONTRACTOR HAS OPTION TO USE ALTERNATIVE APPROVED TERMITE TREATMENTS

NOTE:
OPTIONAL FIBERMESH IN LEIU OF 6"X6" 10/10 WIREMESH SEE CONTRACTOR

NOTE:
CONTRACTOR TO VERIFY LOAD BEARING WALLS W/ TRUSS MANUFACTURER PRIOR TO CONSTRUCTION

FOUNDATION PLAN

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



NOTE:
FLOOR FRAMING PLAN IS SUGGESTIVE ONLY SEE TRUSS COMPANY FOR EXACT FLOOR SYSTEM LAYOUT

FLOOR FRAMING PLAN

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

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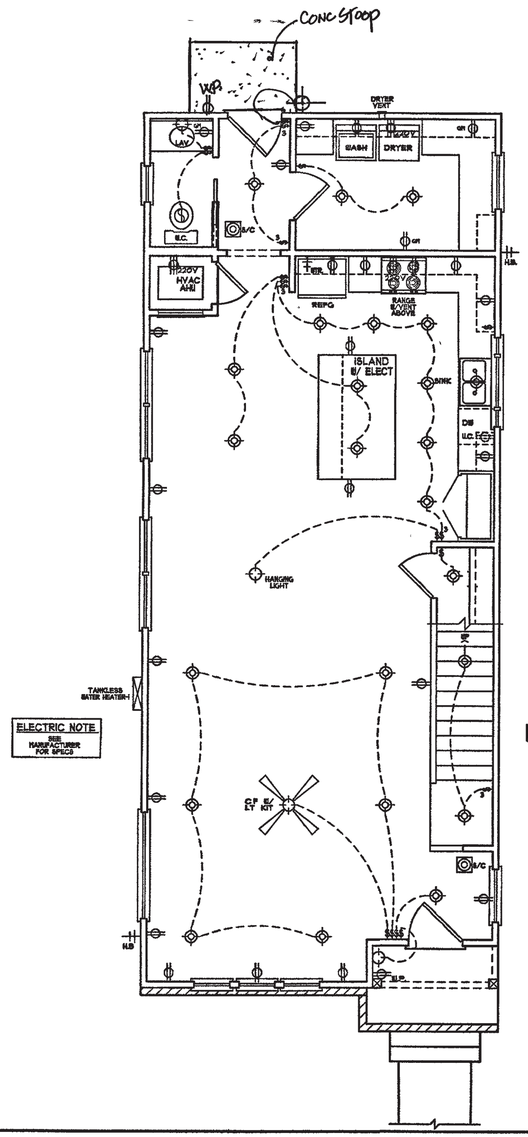
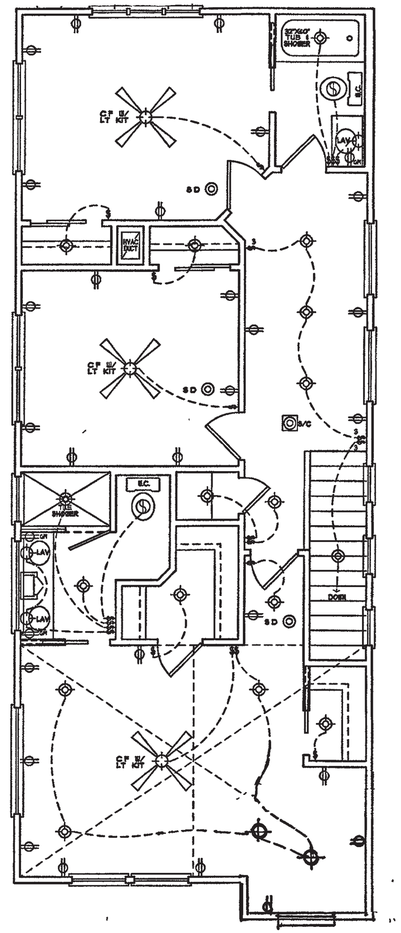


1ST FLOOR ELECT PLAN

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



2ND FLOOR ELECT PLAN

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

ELECTRICAL LEGEND

X	CEILING FAN W/ DUAL POLE & LITE KIT
WP	WATERPROOF RECEPTACLE
SD	SMOKE DETECTOR
SCO	SMOKE/CARBON MONOXIDE DETECTOR COMBO
$	LITE SWITCH
S	SPEAKER
EF	EXHAUST FAN
	220 VOLT RECEPTACLE
DB	DOORBELL
TV	TELEPHONE
	RECESSED LITE
	110 VOLT RECEPTACLE
GFI	GROUND FAULT INDICATOR
	CEILING MOUNT LITE
	WALL MOUNT LITE
3	3-WAY LITE SWITCH
	48" FLUORESCENT LITE
TV	TELEVISION-CABLE

NOTES:

SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND HAIR HALLWAY
SMOKE DETECTORS TO BE HARDWIRED , INTERCONNECTED AND HAVE BATTERY BACK-UP

CARBON MONOXIDE DETECTORS TO BE INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES (SEE ELECTRICAL PLAN)
C/M DETECTS TO BE HARDWIRED, INTERCONNECTED AND HAVE BATTERY BACK-UP
COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY

ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY-CONSULT OWNERS FOR FURTHER INFORMATION ON TYPE,NUMBER AND LOCATION OF ALL ELECTRICAL RELATED UNITS

EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION
AIR UNIT SIZES/TYPE AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG.

ALL CONNECTIONS IN SERVICE PANEL SHALL BE TIGHT

SERVICE PANEL SHALL BE GROUNDED

ALL CIRCUITS IN SERVICE PANEL SHALL BE LABELED

ALL KITCHEN OUTLETS TO BE GFI TYPE

SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS

Raines 3/15/2022

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