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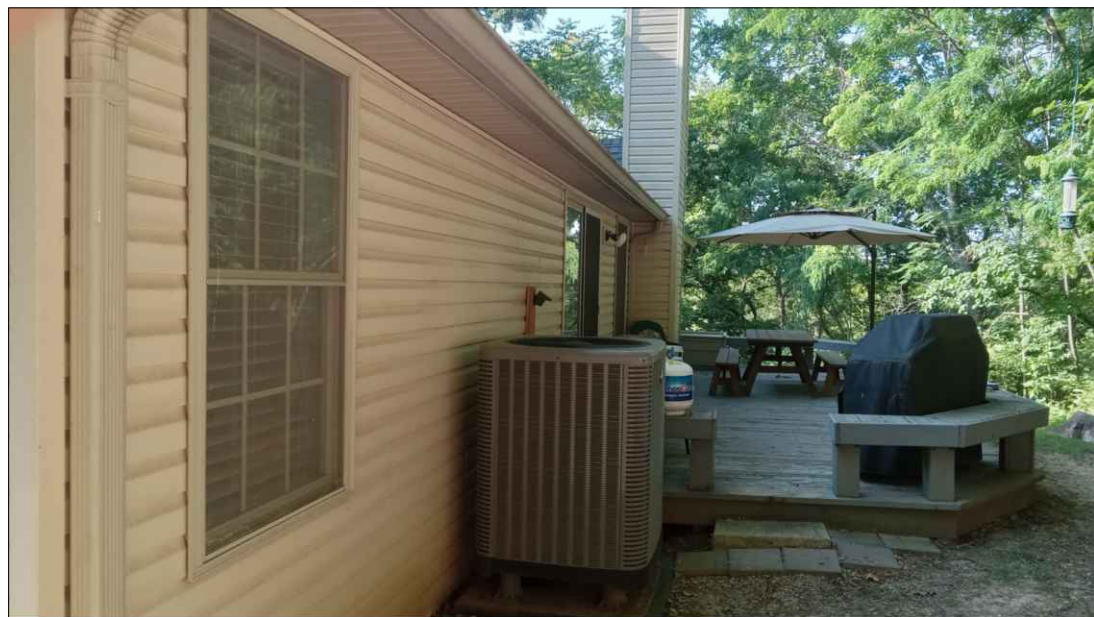
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APPLICABLE CODES:

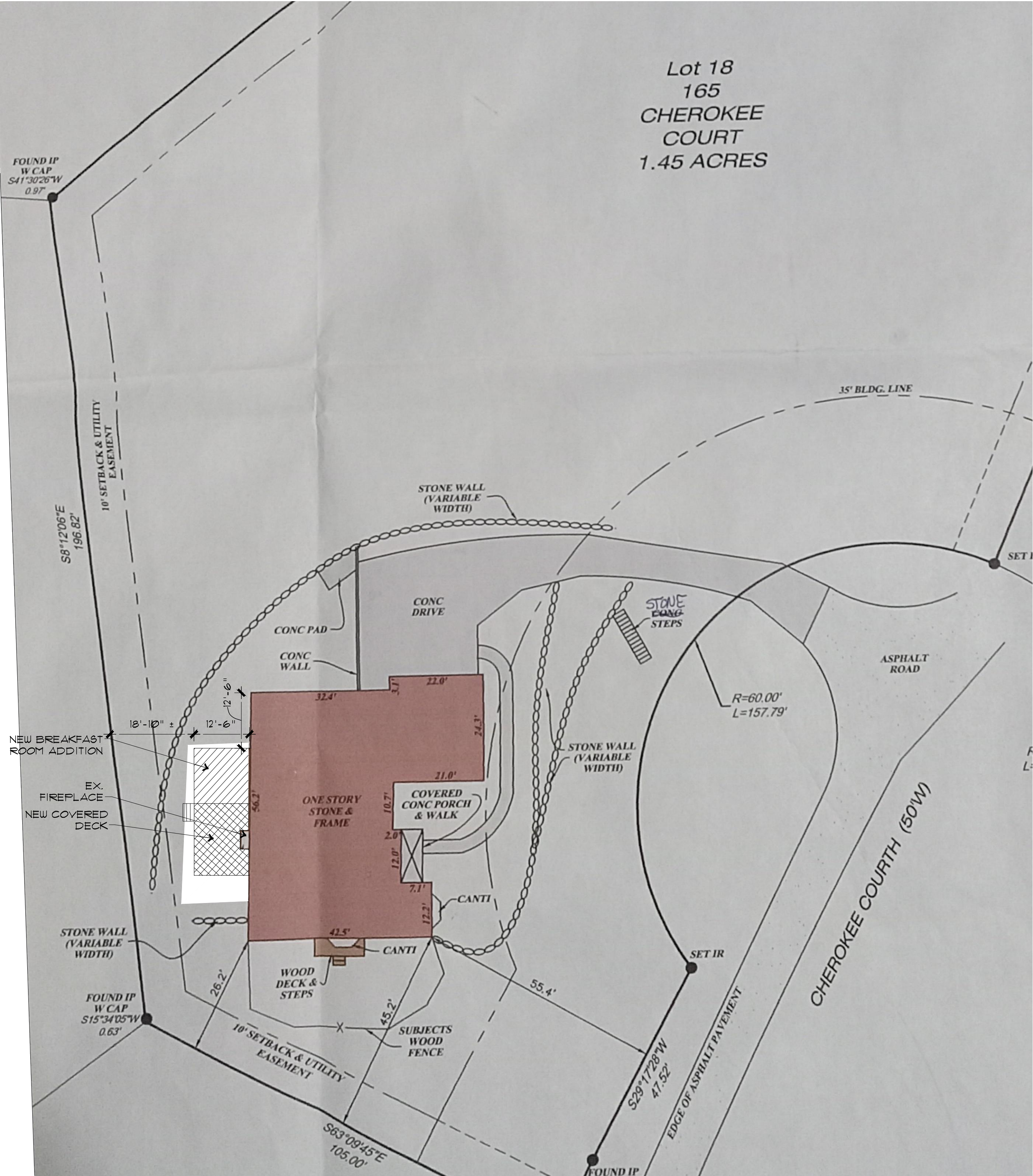
- 2015 IBC (INTERNATIONAL BUILDING CODE)
- 2015 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2015 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
- 2015 IMC (INTERNATIONAL MECHANICAL CODE)
- 2015 UPC (UNIFORM PLUMBING CODE)
- 2014 NEC (NATIONAL ELECTRICAL CODE)

SCOPE OF WORK

NEW BREAKFAST ROOM & COMPOSITE DECK
O/ CRAWL SPACE & KITCHEN REMODEL



EXISTING CONDITIONS



SITE PLAN

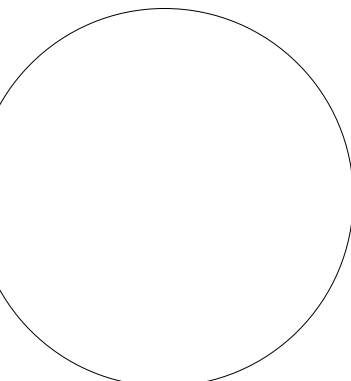
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No.	Revision/Issue	Date
1	REVISION DEF.	XXXX/XXXX

PROJECT NAME AND ADDRESS:



COVER
SHEET/ SITE
PLAN
G1

GENERAL NOTES

1. PRIOR TO BEGINNING THE WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING INCONSISTENCIES PRIOR TO CONSTRUCTION.
2. THE SUB-CONTRACTOR SHALL REVIEW ALL PLANS AND DETAILS AND NOTIFY THE DESIGNER OF ANY ERRORS OR INCONSISTENCIES.
3. THE GENERAL CONTRACTOR AND WINDOW MANUFACTURER SHALL VERIFY THE SIZE AND FIT OF ALL WINDOWS PRIOR TO THE ORDERING.
4. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS.
5. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT TYPICAL FOR STANDARD OF THE WORK, SHALL BE INCLUDED IN CONSTRUCTION OF ANY THIS CONTRACT AS THOUGH IT WERE SHOWN IN THESE DOCUMENTS
6. CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR THE SAFETY OF PROCEDURES IN PERFORMANCE OF THEIR WORK AND SHALL CARRY LIABILITY INSURANCE FOR BODILY INJURY AND PROPERTY
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING CODES ORDINANCES AND REGULATIONS OF POLITICAL JURISDICTION(S) IN WHICH THE WORK IS LOCATED. NOTHING IN THESE DOCUMENTS SHALL BE CONSTRUED TO PERMIT WORK NOT IN CONFORMANCE WITH SUCH CODES.
8. ALL MATERIALS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION UNLESS A SPECIFIC ITEM HAS MORE LIBERAL TERMS FROM THE MANUFACTURER.
9. SITE TO BE NEATLY MAINTAINED DURING CONSTRUCTION, RESTORED TO ORIGINAL CONDITION AT END OF WORK.
10. ANY TEMPORARY UTILITIES MAY BE CONNECTED FROM OWNER'S SERVICES TO EXISTING STRUCTURE.
11. PROTECT EXISTING RESIDENCE FROM DUST, DEBRIS AND WEATHER EXPOSURE: PROVIDE SECURE SHELL FOR RENOVATION AREA OR OTHER SECURITY PROVISIONS SATISFACTORY TO OWNER PRIOR TO REMOVING EXISTING DOORS, WINDOWS AND LOCKS. PROTECT WORK IN PROGRESS AND DELIVERED MATERIALS FROM DAMAGE OF THEFT AND KEEP PREMISES BROOM CLEAN, CLEAR OF RUBBISH AND DEBRIS
12. DO NOT CUT OR DRILL STRUCTURAL MEMBERS ANY CUTTING, DRILLING, STRAPPING OR BACKING REQUIRED FOR HVAC, PLUMBING OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR FOR THAT WORK.
13. COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT THEY ARE MORE STRINGENT THAN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.
14. EXCESS DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE BY CONTRACTOR AND LEGALLY DISPOSED OF.
15. NOT USED
16. CONTRACT SUMS SHALL INCLUDE ALL CITY, STATE, FEDERAL SALES, AND SIMILAR TAXES. ALSO, ALL PERMIT FEES.
17. NOTE ALL HVAC, PLUMBING AND ELECTRICAL PORTIONS OF THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS ARE DESIGN BUILD. THE ARCHITECT SHOWS THE LOCATION OF FIXTURES AND DEVICES FOR DESIGN PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE DESIGN SUBMITTALS FOR REVIEW AND APPROVAL BY THE ARCHITECT, CONTRACTOR AND BUILDING OFFICIALS. INCLUDE ALL ITEMS REQUIRED FOR A COMPLETE INSTALLATION.

SITE WORK

1. EXCAVATION: FOLLOW OSHA RULES FOR EXCAVATION. STEP BACK EXCAVATION AS REQ'D.
2. BACKFILL: SHALL BE FREE OF DEBRIS AND LARGE ROCKS. BACKFILL FOR ALL CONCRETE SLABS INCLUDING THE GARAGE AND PAVED PATIO AREAS TO BE CLEAN COMPACTED GRANULAR FILL PER VERSA-LOCK DESIGN RECOMMENDATIONS.
3. DO ALL FINISH EXCAVATING REQUIRED TO BRING THE SITE TO THE LINES, GRADE AND CROSS SECTIONS CALLED FOR ON THE DRAWINGS. PREPARATION OF SUB-GRADE FOR BUILDING SLABS, WALKS, PAVEMENTS AND BACKFILLING FOR BUILDING STRUCTURE ARE INCLUDED AS PART OF THIS WORK. DISPOSE OF ALL EXCESS AND WASTE MATERIALS.
4. WATERPROOF OR DAMPROOFING FOUNDATION WALL AS DEEMED NECESSARY PER SITE INSPECTION. WATERPROOFING / DAMPROOFING SHALL BE INSTALLED FROM THE TOP OF THE FOOTING TO ABOVE GRADE LEVEL AND BE OF AN APPROVED BITUMINOUS MATERIAL.
5. PROVIDE FOOTING DRAIN TILE AROUND THE PERIMETER OF THE FOUNDATION AND PERFORMED DRAIN SYSTEM ON INTERIOR SIDE OF FOUNDATION WALL AT THE INTERSECTION OF THE FOOTING AND THE SLAB. DRAIN TILE TO BE PERFORATED PLASTIC, SET IN 3/4" TO 1" GRAVEL TO A MINIMUM DEPTH OF 24" AND WRAPPED IN FILTER FABRIC. DISCHARGE INTO SUMP PUMP A 4" DIAMETER PIPE DISCHARGE TO DAYLIGHT AT GRADE. DO NOT CONNECT TO GUTTER DOWN SPOUT STORM WATER SYSTEM OR SANITARY SEWER SYSTEM.
6. FINISH GRADES: FINISHED GRADES TO BE A MINIMUM OF 6" TO BELOW TOP OF FOUNDATION FOR ALL MASONRY WALLS AND 8" BELOW FOR FRAME. FINISHED GRADES AT BUILDING TO SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM OF 1/2" PER FOOT FOR A DISTANCE OF 10 FEET. PAVED SURFACES: 1/4" PER FOOT. ALL AREA TO SLOPE TO LOWER ELEVATIONS OR TO DISCHARGE STRUCTURES ON OR NEAR THE SITE.
7. DO NOT PARK VEHICLE OR STORE MATERIALS UNDER DRIP LINE OF TREES.

8. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE FOLLOWING WHETHER ON THE OWNER'S PROPERTY OR ADJACENT PROPERTY AND SHALL REPLACE OR REPAIR AT HIS OWN EXPENSE ANY DAMAGES ARISING DURING THE COURSE OF CONSTRUCTION, INCLUDING:

A. TREES, SHRUBS, LAWNS LANDSCAPE WORK, WALKS AND DRIVES.

B. ADJACENT BUILDINGS, FENCES AND OTHER PERMANENT STRUCTURES.

C. EXISTING DRAINAGE OR PLUMBING LINES, SEWERS OR UTILITY LINES.

CONCRETE

1. CONCRETE MINIMUM COMPRESSIVE STRENGTH SHALL BE:

A. 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN VERTICAL WALLS THAT ARE NOT EXPOSED TO WEATHER.

B. 3000 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN VERTICAL SURFACES THAT ARE EXPOSED TO WEATHER w/ 4% AIR ENTRAINMENT.

C. 3500 PSI COMPRESSIVE STRENGTH MIN. AT 28 DAYS IN ALL EXPOSED FLATWORK SURFACES INCLUDING GARAGE SLABS, WALKS, STEPS AND PORCHES w/ 4% AIR DETRAINMENT.
2. REINFORCING STEEL: FOUNDATION WALL 40 KSI SLAB FLOOR AND WALKS: 6 X 6 X 10/10 WWR.
3. ALL FOOTINGS SHALL REST ON VIRGIN SOIL OR APPROVED COMPACTED FILL (1500 PSI MIN. SOIL BEARING CAPACITY AND BE A MINIMUM 2'-6" BELOW FINISHED GRADE.
4. PIERS SHALL EXTEND MINIMUM 2'-0" INTO UNDISTURBED SOIL AND AT LEAST 2'-6" BELOW GRADE.
5. 1/2" J-BOLTS, PLACED A MINIMUM OF 4'-0" O.C. SET 8" MIN. INTO CONCRETE REQUIRED FOR ANCHORING OF SILL PLATES AROUND ENTIRE FOUNDATION WITH BOLTS ON SILL PLATES NOT WITH-IN 12" OF STRAPS, BOLTS SUPPLIED BY FRAMING CONTRACTOR
6. ALL VOIDS UNDER BASEMENT, GARAGE, PORCH OR EXTERIOR STAIR CONCRETE SLABS SHALL BE FILLED WITH 3/4" OR 1" CLEAN GRANULAR FILL.
7. TEST SOIL CRAM SPACE AGAINST TERMITES ACCORDING TO FHA MINIMUM PROPERTY STANDARDS.

THERMAL AND MOISTURE PROTECTION

1. ALL REQUIRED UNDERLAYMENT TO BE A MINIMUM OF TYPE I PER ASTM D226.
2. CORROSION-RESISTANT METAL FLASHING SHALL BE USED AT ALL ROOF INTERSECTIONS, ROOF AND WALL INTERSECTIONS, INTERSECTIONS WITH CHIMNEYS, ETC... ROLLED ROOFING FOR FLASHING AT ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLOCKED.
3. ROOFING FELTS SHALL ESTEND AT LEAST 18" BEYOND A ROOF VALLEY OR HIP FROM EITHER DIRECTION.
4. CAULKING AND SEALANTS, EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL AND PANELS, AT PENETRATIONS OR UTILITY SERVICE THROUGH WALLS, FLOORS AND ROOF AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
5. ON ROOF ASPHALT AND FIBERGLASS SHINGLES SHALL BE LAID WITH DOUBLE COVERAGE, SHINGLES ARE TO BE APPROVED SELF SEALING TYPES OR HAND SEALED. UNDERLAYMENT OF ONE LAYER OF TYPE 15 FELT APPLIED SHINGLE FASHION REQUIRED OVER THE ENTIRE ROOF.
6. AN ICE SHIELD OF 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A WATERPROOFING MEMBRANE SHALL BE PROVIDED FROM THE EDGE OF THE EAVE UP TO THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE.
7. INSULATION:

EXTERIOR WALLS: 2x4: R-13 2x6: R-19

CEILING: R-30

FLOOR: R-19
8. VAPOR BARRIER: PROVIDE 4 MIL. POLYPROPYLENE SHEET AT HEATED SIDE OF EXTERIOR WALL AND CEILINGS AND BACKER BOARD UNDER TILE FLOORS.

WOOD AND PLASTICS

1. ALL HEADERS SHALL BE 2-2x10'S, Fb = 1050 PSI± NUMBER 2 GRADE SOUTHERN PIN, UN.O.
2. ALL PARTITIONS SHALL BE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
3. ALL LUMBER SHALL BE GRADE MARKED 1250 F8 UNLESS OTHERWISE NOTED.
4. ALL FRAMING SHALL BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS MANUAL FOR HOUSE FRAMING.
5. ALL SOUTHERN PINE STRUCTURAL NUMBER 2 WOOD COLUMNS INDICATED ON THE PLANS SHALL MEET THE FOLLOWING SPECIFICATIONS.

2x4 SOUTHERN PINE STRUCTURAL NUMBER 2

Fb = 1500 PSI Fc = 1650 PSI E = 16 X 10 PSI
6. ALL BEARING POSTS SHALL BE RUN OR BE BLOCKED CONTINUOUSLY FROM POINT OF BEARING TO TOP OF FOUNDATION. PROVIDE ADEQUATE NUMBER OF WOOD STUDS TO ACHIEVE FULL BEARING UNDER WIDTH OF BEAM.
7. NOT USED
8. NOT USED
9. PROVIDE AND INSTALL DIAGONAL "T" BRACING OR PLYWOOD ON ALL EXTERIOR HOUSE FRAME WALL CORNERS.
11. CUTTING, NOTCHING AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS SET FORTH IN THE INTERNATIONAL RESIDENTIAL CODE

12. FIRE STOP ALL STUD WALLS AT TOP AND BOTTOM.
13. ALL SOFFITS AND DROP CEILINGS SHALL BE FIRESTOPPED.
14. ALL ROOF FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:

TOP CHORD OR ROOF RAFTERS L.L. 20 LB. PER SQ. FT.

BOTTOM CHORD OR CEILING JOIST D.L. 10 LB. PER SQ. FT.

BOTTOM CHORD OR CEILING JOIST L.L. 20 LB. PER SQ. FT. (WHEN ATTIC SPACE OR AREA ABOVE THE BOTTOM CHORD/CEILING JOIST HAS A CLEAR HEIGHT OPENING OF 42" OR GREATER, THIS LIVE LOAD CRITERIA MAY BE DELETED FOR HOUSE AND/OR GARAGE ATTICS ONLY ACCESSIBLE THROUGH 22" X 30" SIZE ACCESS OPENING ON THE DRYWALL CEILING).

PLUMBING

1. LEAD FREE SOLDER IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.

DOORS AND WINDOWS

1. PROVIDE LAMINATED SAFETY GLASS IN ALL GLAZED OPENINGS AND ADJACENT TO DOORWAYS IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN 24 INCHES OF THE DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE OF THE GLAZING MATERIAL IS LESS THAN 60 INCHES ABOVE THE FLOOR. PROVIDE SAFETY GLAZING IN ALL PANES HAVING A GLAZED AREA IN EXCESS OF NINE SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND THE TOP EDGE MORE THAN 36 INCHES ABOVE THE FLOOR AND WITH A WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF SUCH GLAZING.
2. NOT USED.
3. LOCKS ON ALL MEANS OF EGRESS DOORS SHALL HAVE THUMB-TURNS
4. WINDOWS: SIMON OR EQUAL, LOW E INSULATED GLASS, CLAD EXTERIOR, PRIMED INTERIOR, INSECT SCREENS COLOR TBD.
5. PROVIDE DBL. 2X HEADERS FOR ALL WINDOWS AND DOORS, VERIFY ALL SIZES.

FINISHES

1. MAXIMUM FLAME SPREAD ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
2. DRYWALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND IN CONFORMANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICE FOR THICKNESS, NAILING AND TAPING ON CORRECT STUD SPACING UNLESS SUPERSEDED BY LOCAL CODE REQUIREMENTS.
3. ALL FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS OF THE APPROVED TEST ASSEMBLY.
4. EXPOSED BAT OR BLANKET INSULATION INCLUDING THE VAPOR READER, BREATHER PAPER OR OTHER COVERING IN ATTICS, CRAWL SPACES AND BASEMENTS SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE DEVELOPED RATING OF 430.
5. DROPPED CEILINGS BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 500 S.F. INTERVALS AND PARALLEL TO FRAMING MEMBERS.
6. CABINET SUPPLIER SHALL MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ASSURE EXACT FIT OF CABINETS.
7. PAINTING: USE BEST GRADE PAINT FROM NEW CONTAINERS, SHERWIN WILLIAMS OR EQUAL.

EXTERIOR: MATCH EXIST

INTERIOR DRYWALL: TBD.

INTERIOR WOOD: TBD

INTERIOR WOOD STAIN: TBD.
8. ALL PAINT AND STAIN COLORS TO BE SELECTED BY THE OWNER.
9. PROVIDE MAINTENANCE STOCK OF ALL FINISHES IN STRONG, SECURE AND CLEARLY LABELED CONTAINERS, INCLUDING CARPET AND TILE.
10. ALL CARPENTRY WORK SHALL COMPLY WITH THE CURRENT CODES (2015 IRC).

HVAC

1. HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE CURRENT MECHANICAL CODE.
2. HVAC CONTRACTOR SHALL SIZE HEATING AND COOLING UNITS & VERIFY w/ GENERAL CONTRACTOR.
3. VENT EXHAUST FANS TO THE EXTERIOR (50 CFM IN BATHROOM, 100 CFM KITCHEN HOOD)

ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRIC CODE AND CURRENT IRC CODE STANDARDS AND REQUIREMENTS.
2. PROVIDE A G.F.I. DUPLEX RECEPTACLE IN THE BATHROOM.
3. SMOKE DETECTORS SHALL BE A.C. POWERED WITH BATTERY BACKUP AND BE UL. APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM WILL SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 74-89. SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEVELS WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY.
4. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS AND ATTIC SPACES BE TYPE I.C.

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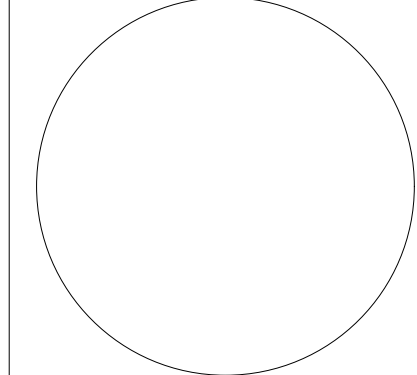
Revision/Issue

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Date

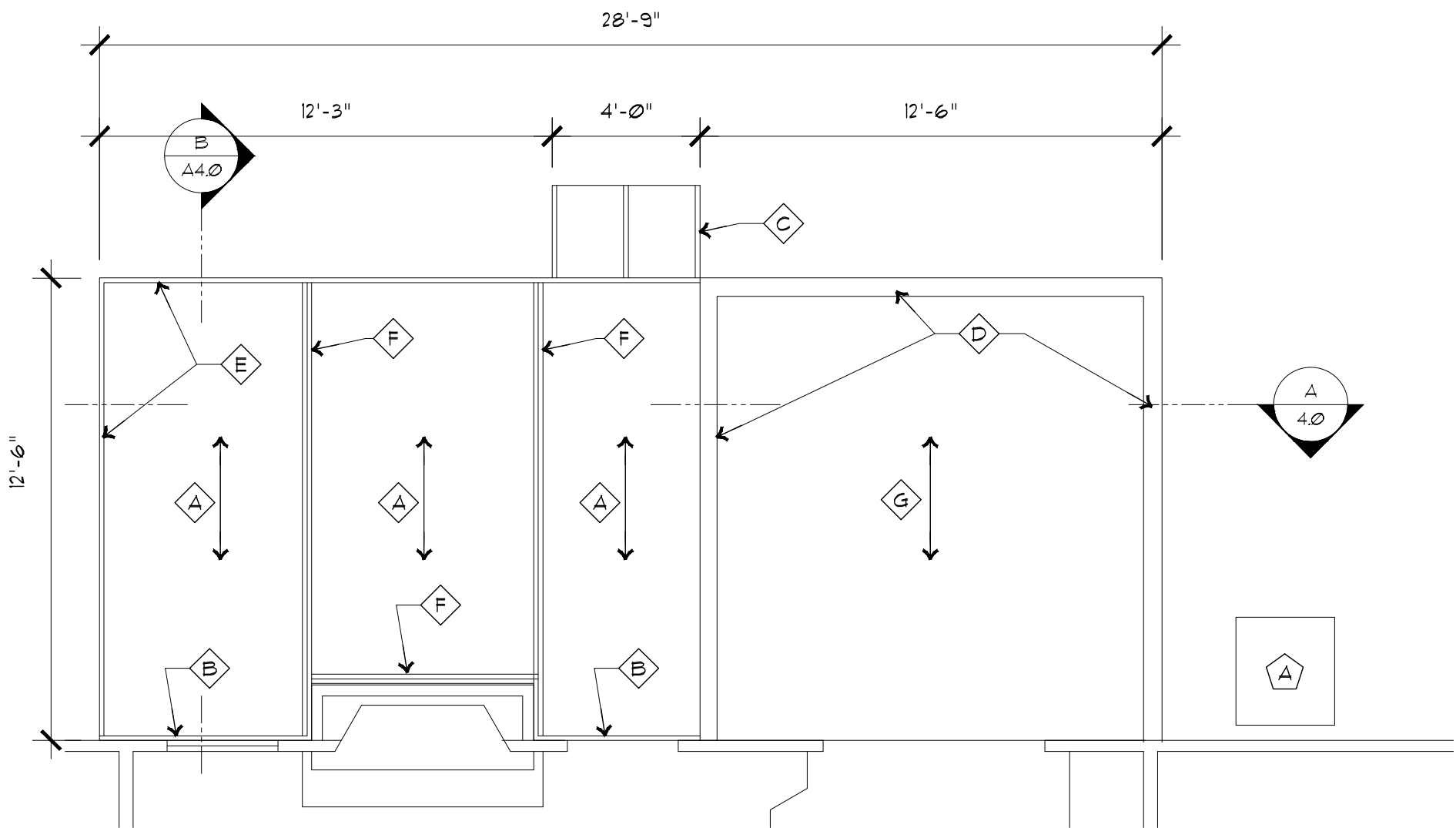
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PROJECT NAME AND ADDRESS:



GENERAL NOTES

G1.1

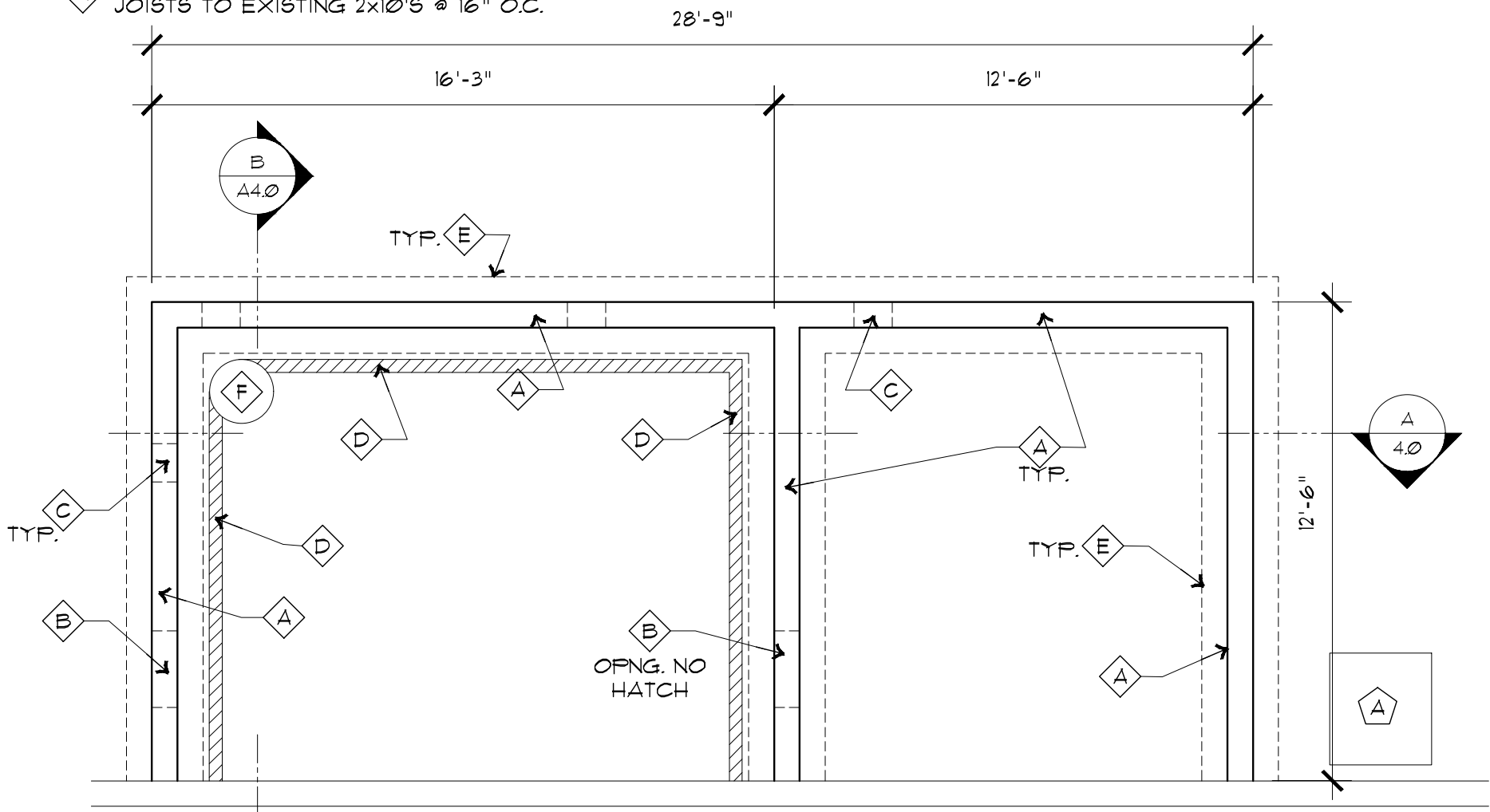


FRAMING NOTES

- A 2x10 FLOOR JOISTS @ 16" O.C. w/ JOIST HANGER @ EA. END
- B 2x10 P.T. LEDGER BOARD ATTACHED TO EX. RIM JOIST W/ 1/2" DIA. AB. @ 16" O.C. - STAGGERED
- C (3) 2x12 P.T. STRINGERS @ STAIR
- D 2x6 FRAME WALL (ABOVE)
- E 2-2x10 RIM JOIST
- F 2-2x10 JOISTS W/ DOUBLE JOIST HANGER @ EA. END.
- G REMOVE EXISTING RIM JOIST @ SISTER NEW 2x10 JOISTS TO EXISTING 2x10'S @ 16" O.C.

FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



FOUNDATION NOTES

- A 8" CONC. FOUNDATION WALL
- B 24"x18" CRAWL SPACE LOUVERED ACCESS HATCH.
- C 6"x12" LOUVERED VENT - CRAWL SPACE VENTILATION - 1sf VENTING PER 150SF
- D DRAIN TILE SYSTEM
- E FOOTING BELOW MIN 30" BELOW GRADE

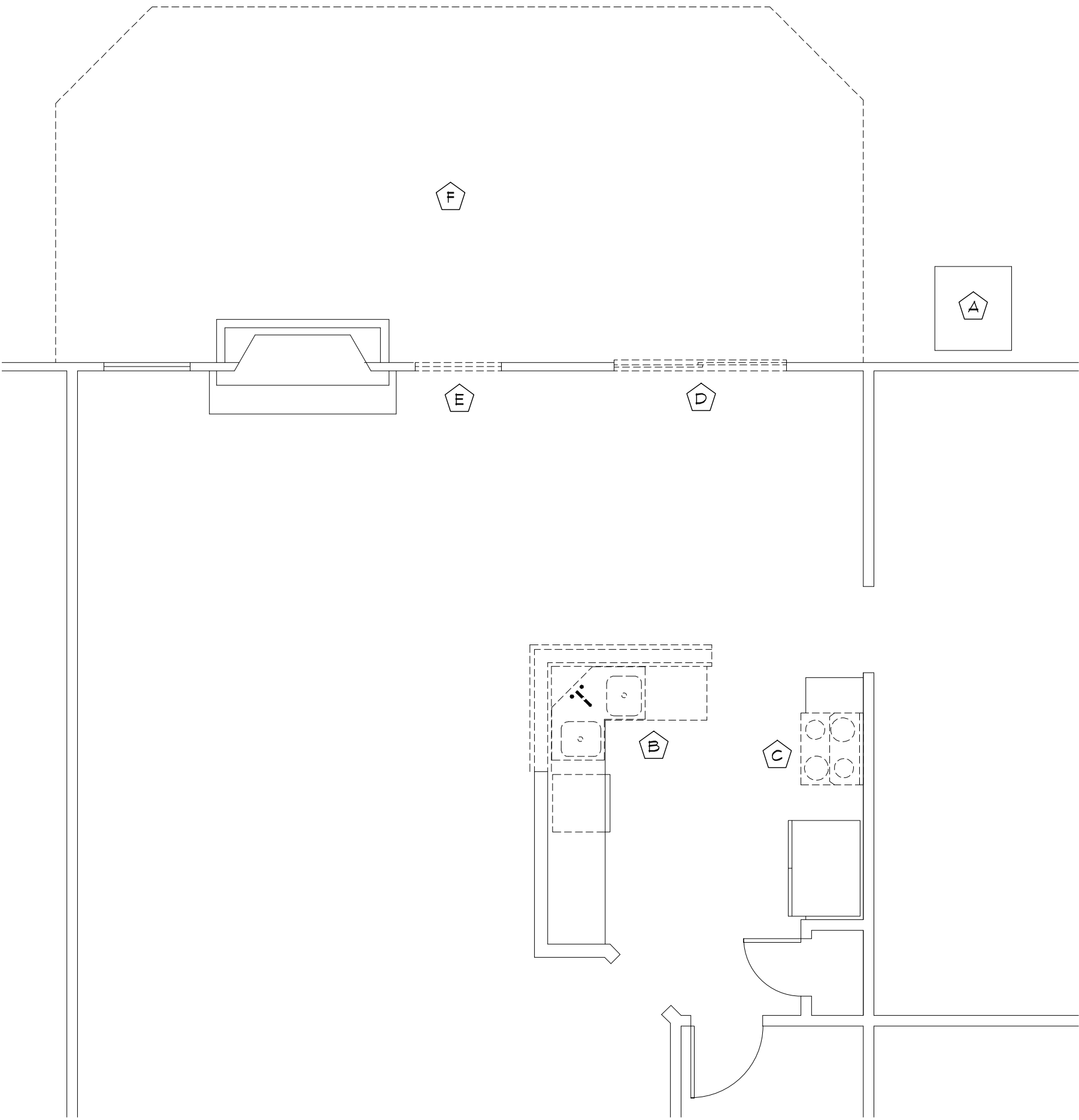
- F 1/3 HP SUMP w/ POWER PROVIDED. 1 1/2" PVC PIPE DISCHARGE 15 LF MIN. TO DAYLIGHT. PROVIDE RIP WRAP & VENT CAP AT END

FOUNDATION/CRAWL SPACE

SCALE 1/4" = 1'-0"

DEMOLITION NOTES

- A EX. A/C TO REMAIN
- B REMOVE 'L' SHAPED COUNTER
- C RELOCATE MICROWAVE/RANGE
- D RELOCATE EX. SLIDING GLASS DOOR
- E CUT EXISTING WDW. OPNG. TO ACCOMMODATE NEW 3068 DOOR
- F REMOVE EXISTING DECK, FRAMING & PIERS



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

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FLOOR
PLAN

A1.0

FLOOR PLAN NOTES

DIMS. SHOWN ARE TO THE FACE OF FRAMING OR TO THE FACE OF AN EXISTING WALL

12GA. WIRING IN NEW AREAS

SYMBOLS LEGEND

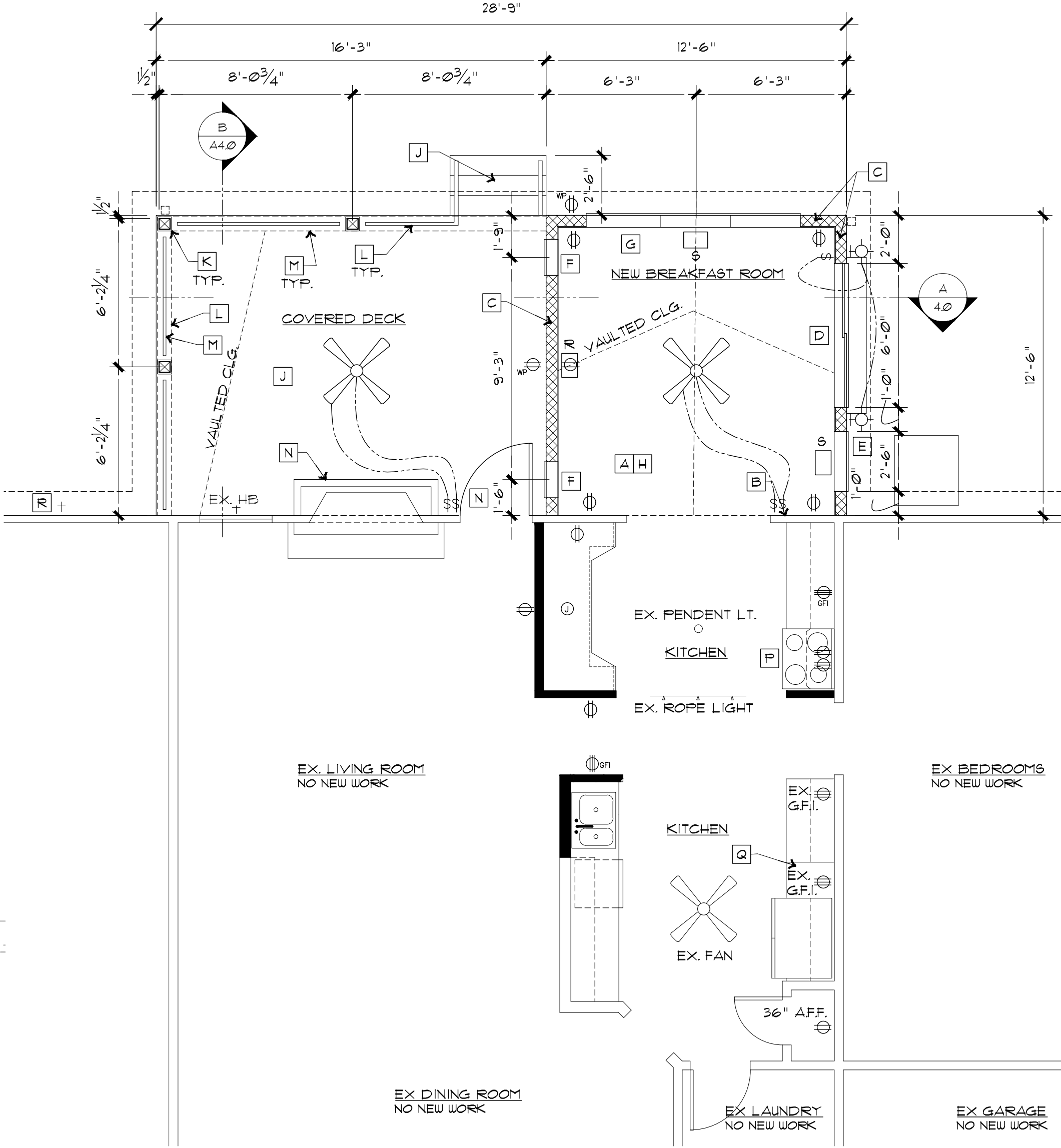
- 2x6 EXTERIOR/BEARING WALLS INT. GWB FINISH, EXT SIDING TO MATCH EXISTING.
- NEW 2X4 STUD 1/2 WALL - 4" ABOVE COUNTER TOP HT. TO ACCOMMODATE BACKSLASH

ELECTRICAL SYMBOLS

- JUNCTION BOX FOR FUTURE LIGHT FIXTURE
- CEILING FAN
- WALL MOUNTED LIGHT FIXTURE (E) EXTERIOR WALL SCONCE
- OUTLET
- 220V OUTLET
- G.F.I. OUTLET
- LIGHT SWITCH
- EXISTING LIGHT FIXTURE TO REMAIN
- S/R SUPPLY/RETURN - MECHANICAL CONTRACTOR TO VERIFY FINAL LOCATION

PLAN NOTES

- FLOOR FINISH TO MATCH KITCHEN. o/ T&G PLYWOOD SHEATHING o/ FLOOR JOISTS
- REMOVE EX. SIDING, REPLACE w/ GWB
- EXTERIOR 2x6 WALL, EXT. SIDING TO MATCH, INT. GWB FINISH
- RELOCATED EX. SLIDING GLASS DOOR
- 2626 FIXED - OCTAGON WDW
- 1850 FIXED WDW
- (3) 3060 SH. WDWs w/ (3) 3016 TRANSOM WDW ABOVE
- NEW HVAC TO BE ADDED TO WHOLE HOUSE UNIT
- JAMES HARDIE (OR EQUAL) COMPOSITE DECKING @ DECK & STAIRS
- 6x6 POST w/ JAMES HARDIE (OR EQUAL) WRAP, SEE B/A5.0
- 36" H. COMPOSITE GUARDRAIL
- BOX BEAM ABOVE w/ JAMES HARDIE WRAP, SEE D/A5.0
- 3068 FULL LT. METAL DOOR
- RELOCATED EX. RANGE/MICROWAVE
- FULL HT. CABINET
- RELOCATE EX. HOSE BIB



PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

ROOF PLAN

SCALE 1/4" = 1'-0"

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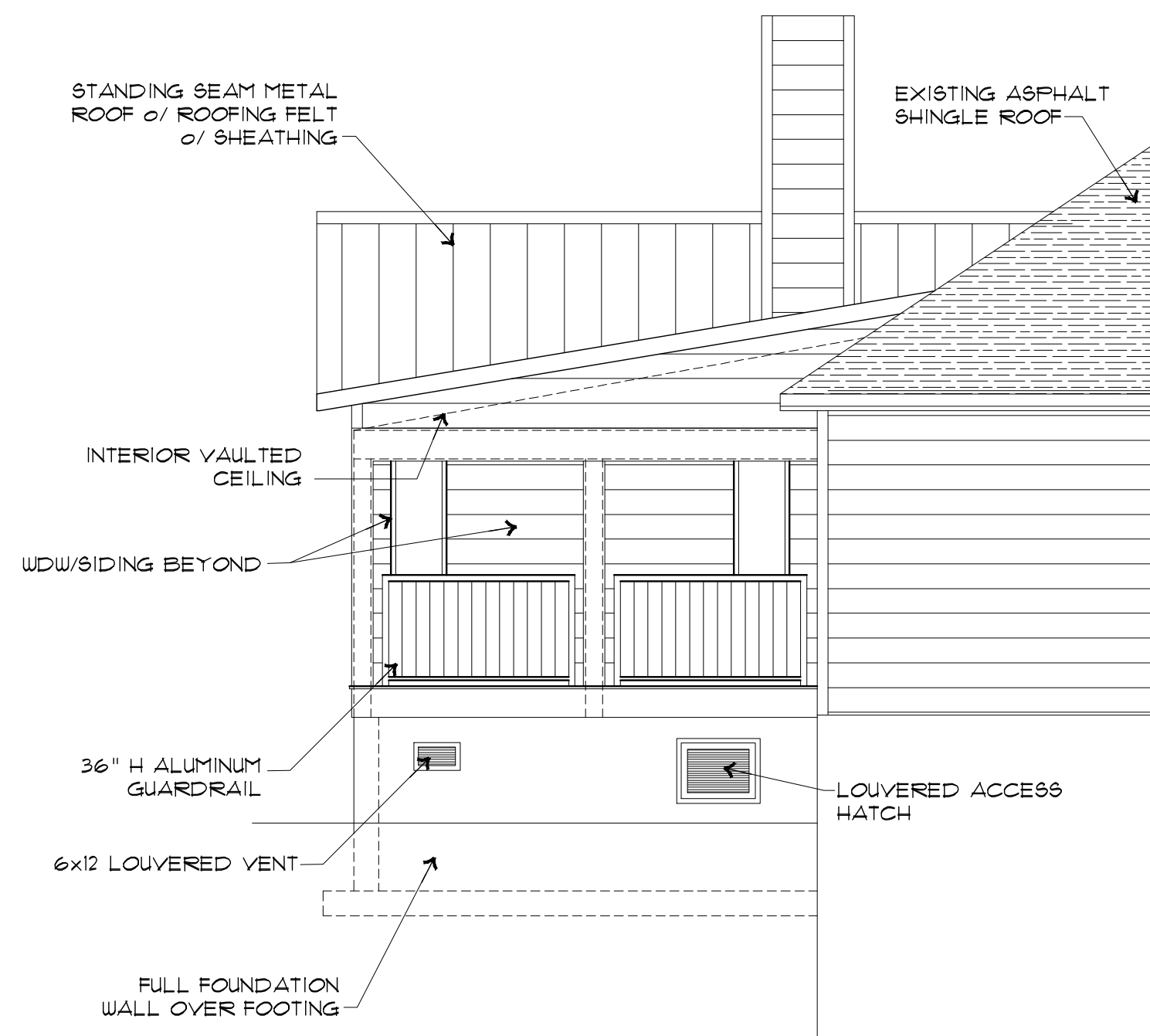
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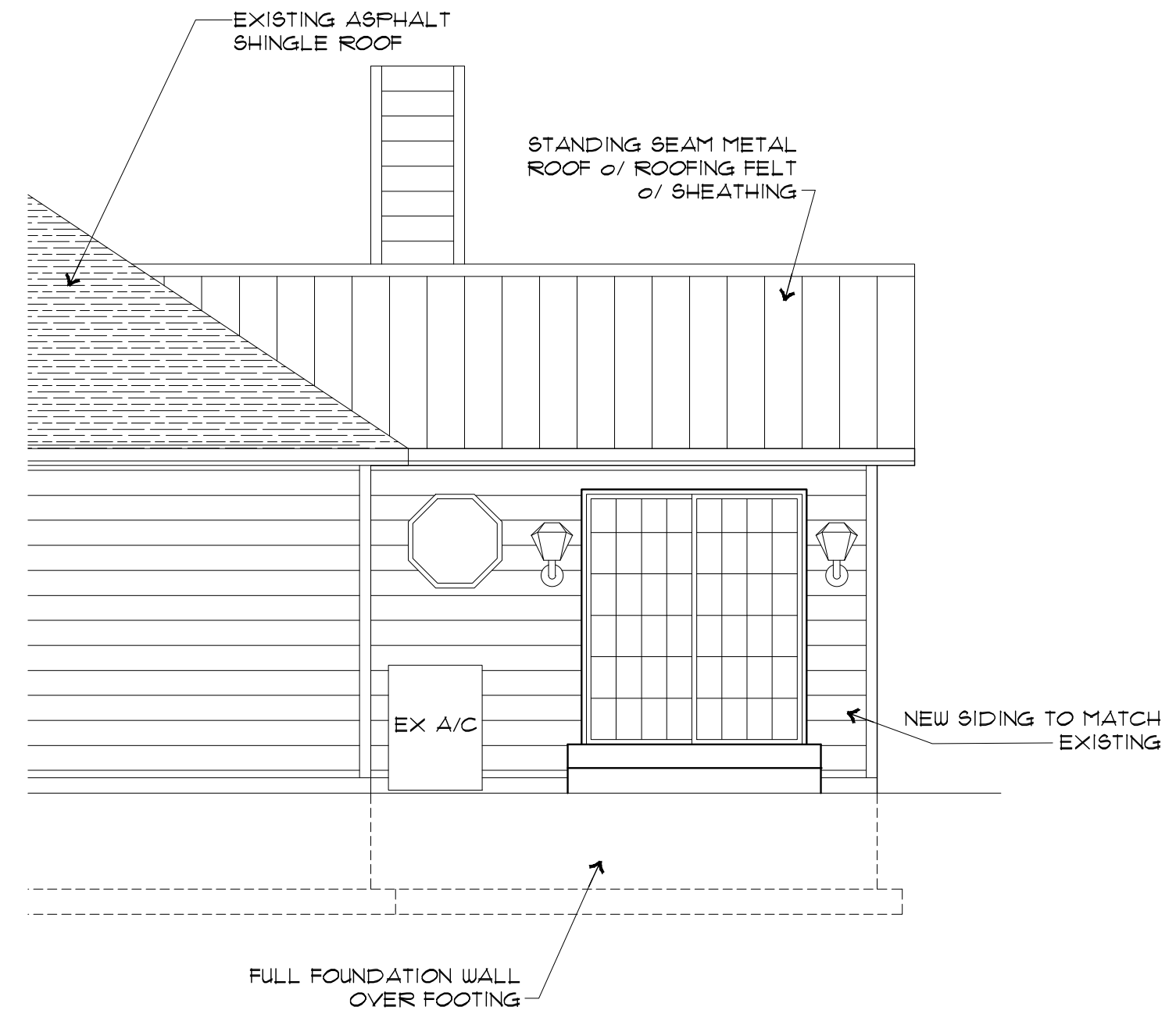
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RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

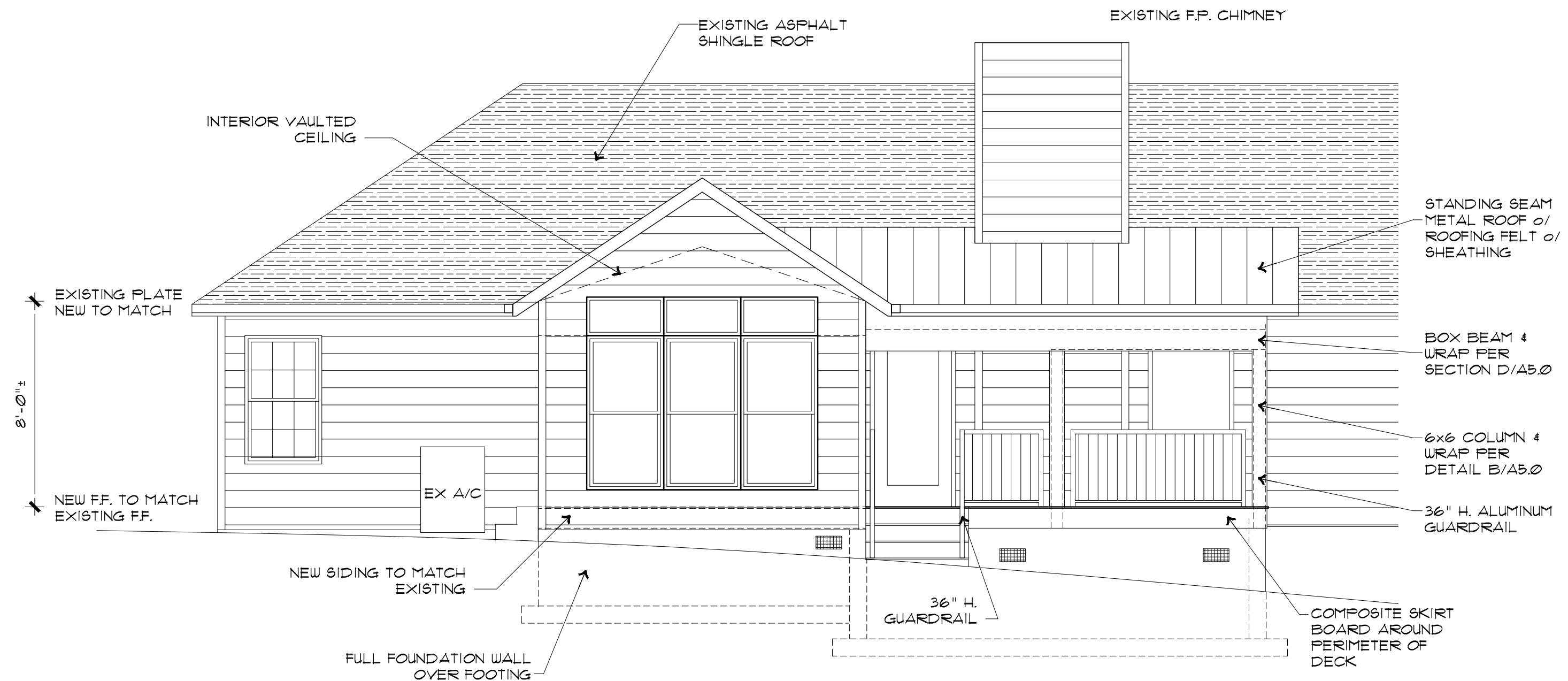
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LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

B



REAR ELEVATION

SCALE 1/4" = 1'-0"

A

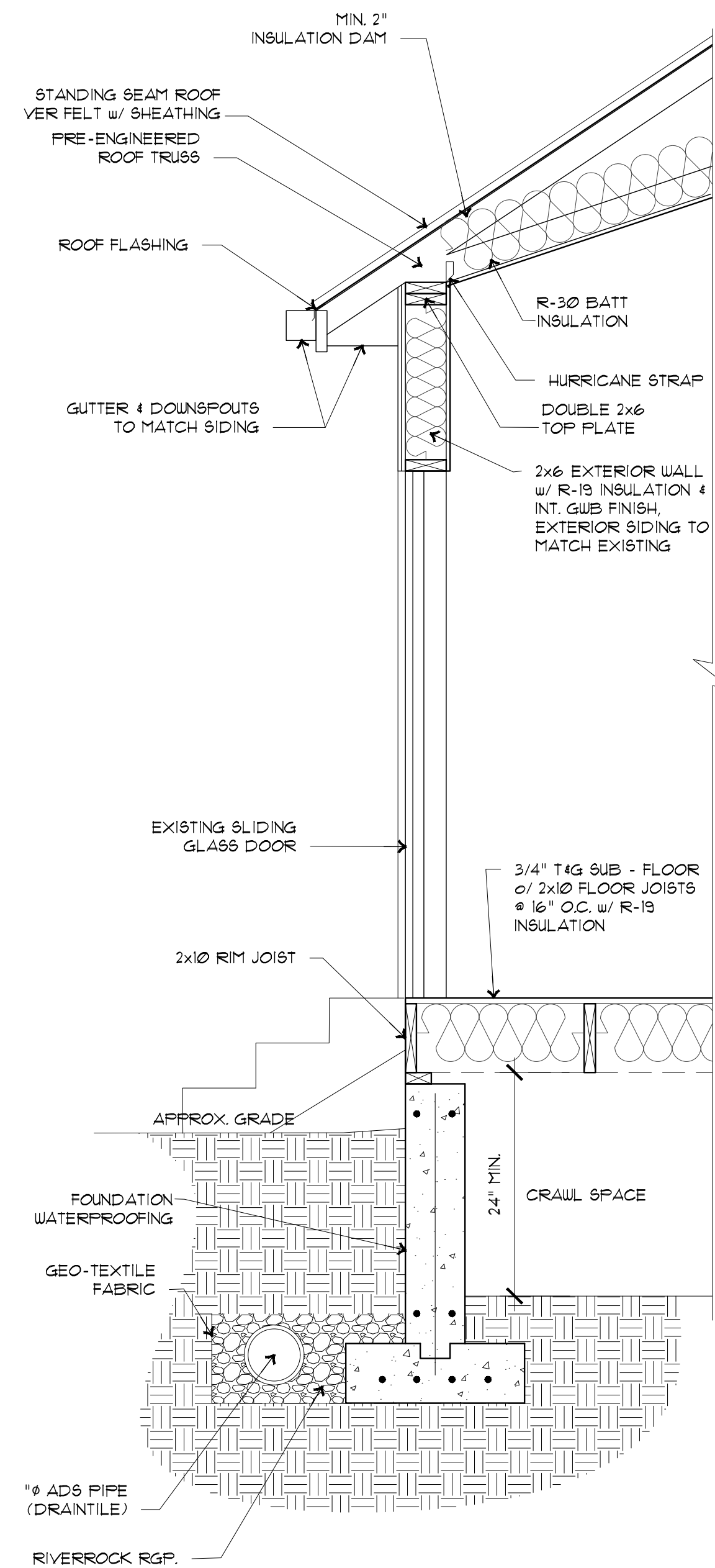
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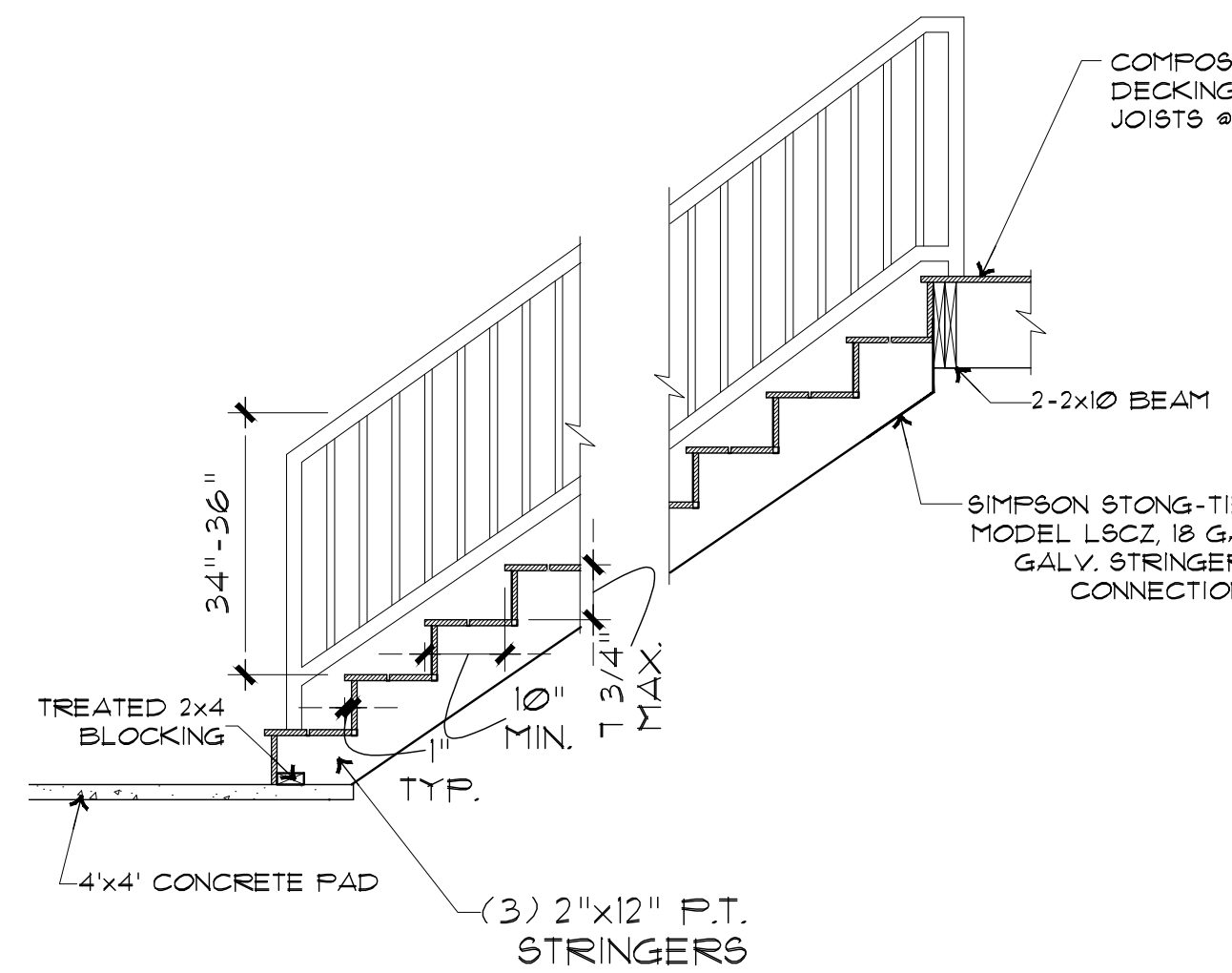
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ELEVATIONS

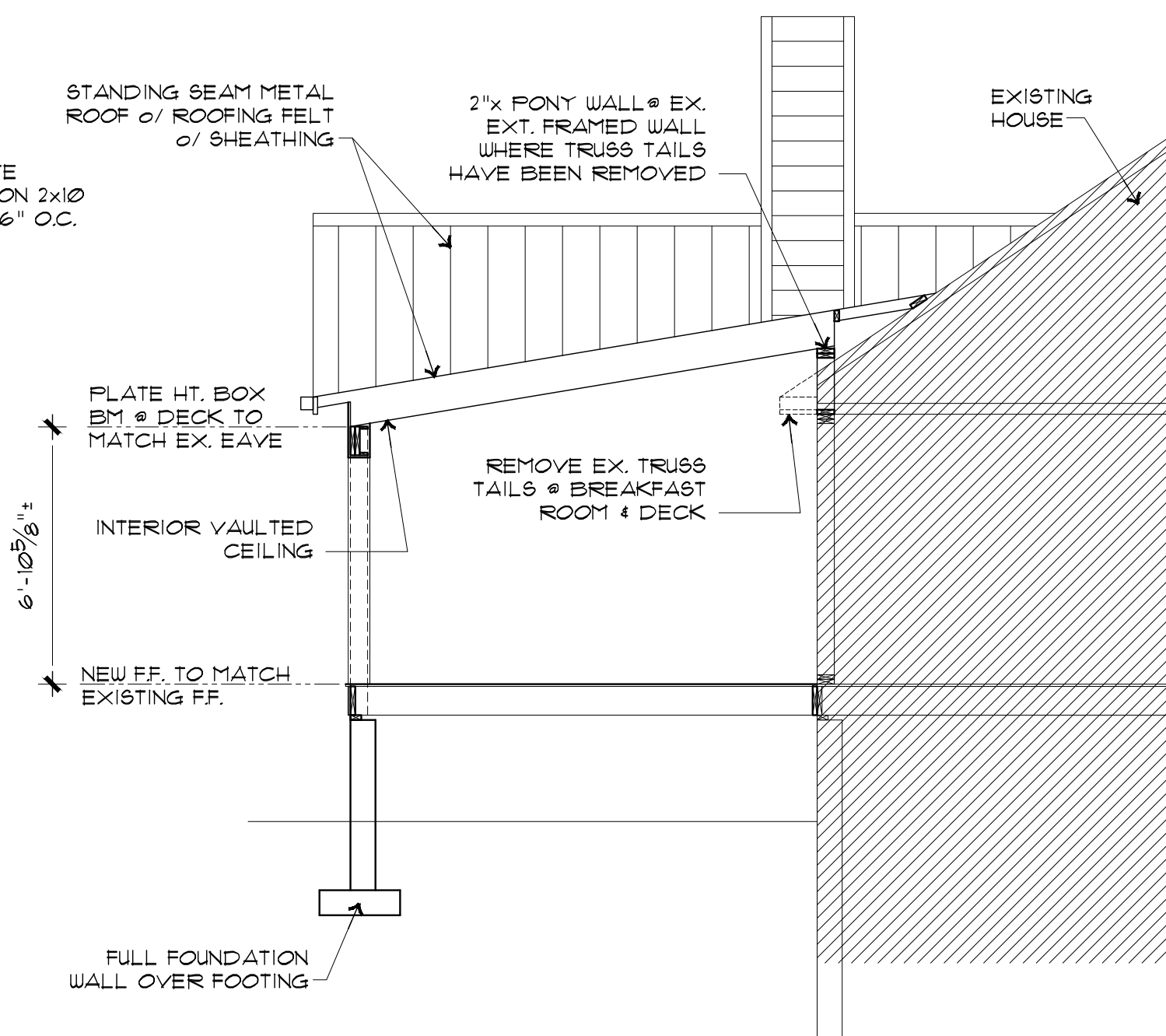
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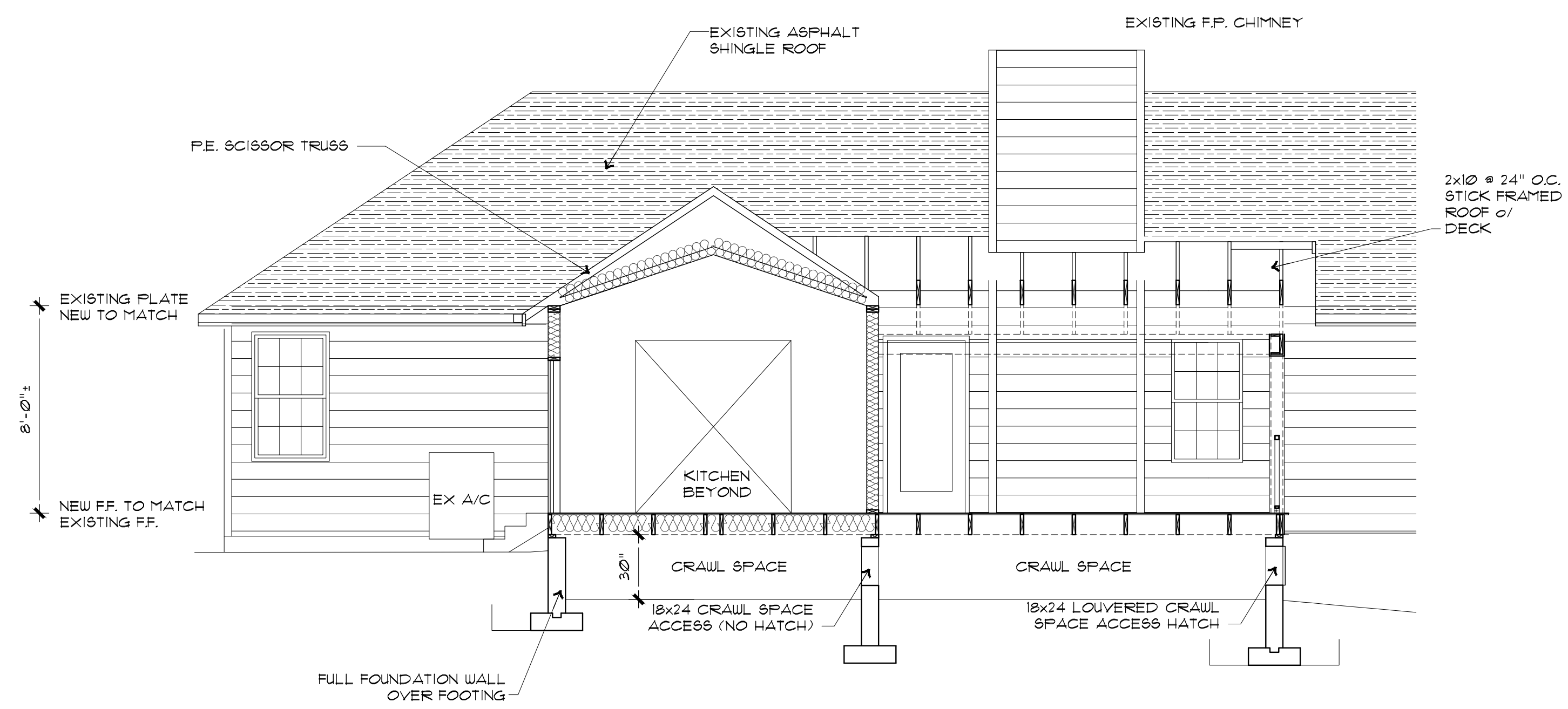
BREAKFAST ROOM WALL SECTION
SCALE 3/4" = 1'-0" **D**



TYP. STAIR SECTION
SCALE 1/2" = 1'-0" **C**



BUILDING SECTION
SCALE 1/4" = 1'-0" **B**



BUILDING SECTION
SCALE 1/4" = 1'-0" **A**

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PROJECT NAME AND ADDRESS:

SECTION/
DETAIL

A4.0



A5.0