



**GENERAL NOTES**

Drawings are intended to be printed on 24"x36" (Arch D) paper. Printing these drawings at a different size will impact the scale. The Contractor, Owner and/or recipient of these Drawings shall be responsible for any errors resulting from incorrect copying or printing or any other alteration that causes a change of scale.

General Contractor shall refer to all applicable construction procedures as provided in these Drawings or as stated below.

Before performing any work or ordering any materials, the General Contractor and/or all Subcontractors shall be responsible for verifying all conditions, inclusions and dimensions of the work.

Written dimensions shall take precedence over scaled dimensions. Dimensions indicated are from finished wall surface to finished wall surface unless otherwise indicated.

As a minimum standard, all work and materials installed shall be in strict accordance with all applicable codes, regulations and ordinances having jurisdiction.

Install all Manufacturer's items, materials and/or equipment in strict accordance with the Manufacturer's recommended instructions, methods and specifications.

The General Contractor must maintain a current, complete set of Construction Drawings at the site for review by Subcontractors and others on the Construction Site through all phases of construction.

Owner to coordinate with General Contractor for location of project materials staging, temporary office facilities, temporary restroom facilities, and/or temporary utilities for this project, if applicable.

Construction shall comply with the accessibility requirements, if applicable, per the Building Code and the Americans with Disabilities Act Accessibility Guidelines.

Size, placement and orientation of framing members on Engineered Structural Details override size, placement and orientation of framing members shown on the Construction Drawings.

Plumbing, Mechanical, and Electrical Contractors shall not penetrate or cut structural members without written authorization from a licensed Professional Structural Engineer and/or Architect.

Provide solid 2x wood blocking within wood stud walls at the anchorage locations of cabinets, door stops, toilet room accessories, mantels, ADA Handbars, TV stands or any other wall anchorage point. Anchorage through gypsum board on new walls is not acceptable.

Contractor to obtain any and all required Building Construction Permits associated with the work included in these Construction Drawings.

Contractor, Subcontractors and Owner to verify that site conditions are similar to the plans. Any discrepancies that arise from varying site conditions shall be reported to the Owner and Designer prior to construction. Contractor, Subcontractor and/or Owner assumes all liability for construction of project and results of construction using Construction Drawings.

**DESIGN CRITERIA**

CODE: 2012 International Residential Code (2012 IRC)  
 BUILDING TYPE: Light Framed Wood, Single-Family Residential Structure  
 LOADS:

Dead Loads:  
 Roof- 22 PSF  
 Floor- 32 PSF

Live Loads:  
 Roof- 20 PSF  
 First Floor & Stairs- 100 PSF

Snow Loads:  
 Ground Snow Load (Pg)- 15 PSF  
 Roof Snow Load (Ps)- 15 PSF  
 Snow Roof Slope Factor (Cs)- 1.0  
 Importance Factor (Is)- 1.0

Wind Loads: (ASCE 7-05)  
 Basic Wind Speed (3 sec gusts)- 100 MPH  
 Exposure- C  
 Importance Factor (Iw)- 1.0

Seismic Load: (ASCE 7-05)  
 Importance Factor (Ie)- 1.0  
 Seismic Use Group- II - Normal  
 Seismic Soil Profile Type- D  
 Seismic Design Category- B  
 Basic Seismic Force Resisting System- Light Framed Walls w/ Shear Panels  
 Seismic Response Modification Factor (R)- 6.5  
 Analysis Procedure Used- Equivalent Lateral Force

Soils:  
 Undisturbed Earth- 2,500 PSI  
 Bedrock- 25,000 PSI

FIRE SPRINKLER: No  
 FIRE ALARM SYSTEM: Yes



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**SAMPLE PLANS  
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COVER SHEET

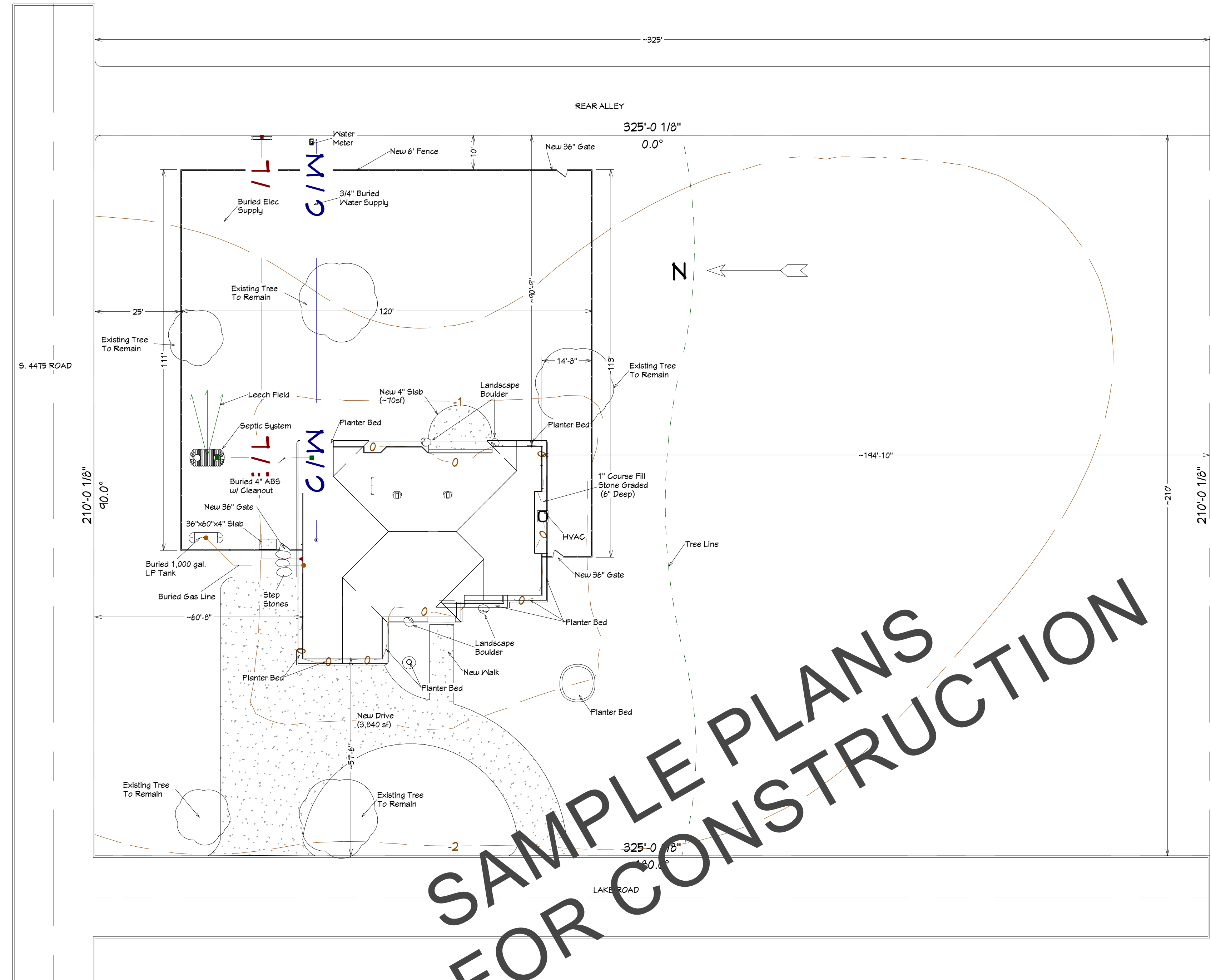
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**A.0**

**CONTENTS:**

- |                          |                          |                         |
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| A.0: Cover Sheet         | A.9: Building Sections   | S.1: Foundation Plan    |
| A.1: Site Plan           | A.10: Framing Plan       | S.2: Foundation Details |
| A.2: Floor Plan          | A.11: Shear Wall Details | E.1: Electrical Plan    |
| A.3: Building Elevations | A.12: Framing Details    | M.1: Mechanical Plan    |
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| A.6: Bathroom Elevations |                          |                         |
| A.7: Interior Elevations |                          |                         |
| A.8: Roof & Ceiling Plan |                          |                         |





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Site Plan  
Scale: 1"=20'

- SHEET NOTES:**
- Final grade to slope 6" per 10'-0" away from the house for the first 10'-0".
  - All concrete pads to slope at 5% or 2" per 1'-0" away from building.
  - General Contractor responsible for all utility locates and subsurface utility engineering for this project.
  - General Contractor responsible for contacting Site Wise prior to digging for utility locate service. Call 811 or 1-800-522-6543
  - General Contractor to immediately notify Site Wise if un-located utilities are encountered.
  - 3/4" Domestic water line to be type 'K' copper.
  - Drives and walks to be 4" concrete, minimum 3,000 psi at 28 days.
  - The General Contractor shall be responsible for repairing any trenches or excavations that settle for a minimum of 1 year.
  - The General Contractor shall prevent sediment, debris and all other pollutants from entering the storm sewer system during all construction operations.

LEGEND	
WATER SUPPLY LINES	
	C/W
SANITARY SEWER LINES	
	S
ELECTRICAL SERVICE	
	E/L
GAS LINE	
	G

**UTILITY LOCATE**  
Prior to excavation Contractor to schedule a utility locate.  
Okie Dig Phone number:  
811 or 1-800-522-OKIE (6543)

- EROSION CONTROL NOTES:**
- Install silt fence prior to any excavation or construction.
  - Minimize site disturbance by tight control of excavation limits.
  - All exposed soil shall be mulched with straw or wood chips to minimize soil erosion. No soil shall be left in an exposed condition. It is recommended that the contractor maintain a stock pile of this material on site for quick application.
  - Hydroseed with a wood cellulose fiber mulch applied at a rate of 2,000#/acre. Use an organic tackifier at no less than 150 #/acre or per manufacturer's recommendation if higher. Application of tackifier shall be heavier at edges, in valleys and at crests of banks and other areas where seed can be moved by wind or water.
  - Dispersion trenches shall overflow onto native undisturbed ground. No site disturbance below trenches.

- GRADING NOTES:**
- Contractor to verify location of all existing utilities.
  - Provide positive drainage away from building.
  - Final grade to convey surface drainage toward rock channels and dispersion trenches.
  - Areas to be filled shall be cleared, grubbed to remove trees, vegetation, roots and other objectionable material and stripped of topsoil.
  - Place fill slopes with a gradient steeper than 3:1 in lifts not to exceed 8 inches, and make sure each lift is properly compacted.

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SITE PLAN

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**A.1**

**PROJECT NOTES:**

- Foundation**
- Perimeter Footing: 24"x21" cont. min. 3,500 psi @28 days
  - Interior Footing: 21"x18", min. 3,500 psi @ 28 days
  - Walk/Drive Footing: 12"x18" min. 2,500 psi @ 28 days
  - CMU Core Fill: 4,000 psi @ 28 days
  - Concrete Slab: 4" concrete slab, min. 3,000 psi @ 28 days
  - Drives/Walks: 4" concrete slab, min. 3,000 psi @ 28 days

- Framing**
- Exterior walls to be framed with 2"x6" lumber, 16" OC.
  - Interior partition walls to be framed with 2"x4" lumber, 16" OC.
  - Ceiling Joist framing to be 2"x8", 16" OC.
  - Roof Ridges to be 2"x12" LVL
  - Roof Rafters to be 2"x10" lumber 16" OC.

- Exterior Veneer**
- Wall Veneer: Hardie Siding / Masonry
  - Fascia: 7-1/2" HardieTrim HZ10
  - Soffit: 18" HardieSoffit vented HZ10
  - Porch/Portico Ceiling: 4"x8" Hardie Soffit Beaded Porch Panels
  - Corner Boards: 1"x6" HardieTrim HZ10

- Roofing**
- Dimensional Architect Asphalt Shingle
  - Gutters to be 5" (6" ok) seamless metal gutters w/ downspouts.

- Electrical**
- All electrical fixtures to be Energy Star rated when possible.
  - All ceiling fans to be Energy Star rated.
  - All bath fans to be Energy Star rated.
  - All recessed light fixtures to have LED bulbs and have dimmer controlled switches.
  - All switches to be 'toggle' style.
  - Undercabinet LED lighting to be installed in Kitchen, switch controlled.
  - Install new security system, to be selected by Owner.
  - Install new in-floor low voltage radiant heat systems in Master Bedroom, Master Bathroom, Living, Kitchen and Breakfast Nook.

- Plumbing/Mechanical**
- Install new undermount sink in Kitchen, Bar and Baths.
  - Install new adult height, elongated toilets
  - All bath fans to be ducted to exterior.
  - New 15 SEER Heat Pump System, 2-zones. One blower to be installed in attic and one blower to be installed in Utility Room.
  - Install new septic system.
  - Install new buried LP tank.
  - Water Heater to be new 80 Gallon high efficiency smart water heater

- Insulation**
- Wall insulation to be min. R-20 Kraft faced batt insulation.
  - Ceiling Joist Insulation to be min. R-38 blown (non-shrink) insulation.

- Drywall**
- Install 1/2" on new framed interior partition walls, to be screwed, mud, taped and textured.
  - Install 5/8" Type-C ceiling rock on ceiling surfaces. mud, taped and finished.
  - Install 1/2" moisture board in shower area.
  - Install 5/8" Type-X fire rock on Garage, Utility and under stair wall and ceiling surfaces.
  - All corners to be 'radius' edging.
  - Drywall to wrap to windows.
  - All walls and ceilings to have 'knockdown' texture.
  - All drywall to be installed with 1-1/4" coarse thread screws, no nails to be permitted.

- Flooring**
- Install tile flooring in all Bath areas.
  - Install Stained Concrete Flooring in Master Bedroom, Study, Hall, Dining, Laundry and Living Room.
  - Install carpet in Bedroom 2 and Bedroom 3.
  - Utility Room and Garage areas to have unfinished concrete floor.

- Windows**
- Install new Energy Star compliant, windows on all floors.
  - Bedroom windows to meet egress requirements.
  - All windows to be sealed with minimum expansion foam.

- Doors**
- Install Energy Star compliant exterior Entry, Side and Rear doors.
  - Front, Side and Rear doors keyed alike.
  - All doors to be sealed with minimum expansion foam.
  - Utility Room and Garage walk doors to be self-closing with spring loaded hinges.

- Cabinetry**
- Install adult height (36") vanity cabinets in Master Bathroom and Powder Room.
  - Install standard height (32") vanity cabinets in Bedroom Bathrooms.
  - All cabinets to be installed as shown.
  - All cabinetry to have plywood boxes.
  - Kitchen cabinetry to have crown molding and light rail moldings on upper cabinets.
  - Built-in Cabinetry to have finished wood tops.

- Countertops**
- Install 3-cm granite with 6" backsplash, under-mount sink in all Kitchens and Baths.
  - Install new granite countertops in Laundry Room.
  - Granite to have 'eased edge' edging.

**PROJECT NOTES CONT:**

- Appliances**
- All standard appliances to meet or exceed Energy Star standards when possible.
  - Water Heater to be 80 Gallon, High-efficiency tanked heater.
  - All Garbage Disposals to be minimum 3/4 HP.
  - Appliances to be installed per Manufacturer's Installation Instructions.

- Interior Millwork**
- All base molding to be 5-1/2" paint grade wood.
  - All casing to be 3-1/2" paint grade wood.
  - All Crown Molding (except cabinetry) to be 6" paint grade wood, basic style.
  - Install paint-grade wood closet shelves w/ heavy duty hanger rods, as shown.
  - Install new hollow-core, paint grade interior doors throughout, as shown.
  - Fireplace mantle to be paint grade wood, basic pattern. See Fireplace Elevation.

- Paint**
- All Kitchens, Baths, Garages and Laundry rooms to be painted with semi-gloss paint. One coat primer, two coats paint.
  - All Living, Dining, Hall, Entry, Closet and Bedrooms to be painted with satin/eggshell paint. One coat primer, two coats paint.
  - All trim moldings and doors to be stained with gloss or semi-gloss stain. One coat primer, two coats paint.
  - All Exterior siding paint to be painted with semi-gloss paint. Three coats paint. 100% Acrylic
  - All Exterior trim, metal railings and doors to be painted with gloss paint. Three coats paint. 100% Acrylic

- Glazing**
- New tempered 3/8" heavy glass shower door with frameless hardware.
  - Install new beveled vanity mirror in Baths.
  - Glass panels in interior doors and cabinets to be tempered.

- Hardware**
- Install new door hardware on all interior doors.
  - Install new towel bars, TP holders and other bath accessories in Bathrooms, fixture location to be verified with Owner.
  - Install new white metal HVAC registers.

Contractor, Owner and/or Subcontractors review and verify all dimensions, Specs, and connections before Construction begins.

Electrical system code: sec.2701  
Mechanical system code: sec.2801  
Plumbing system code: sec.2901

EL2  
A.3

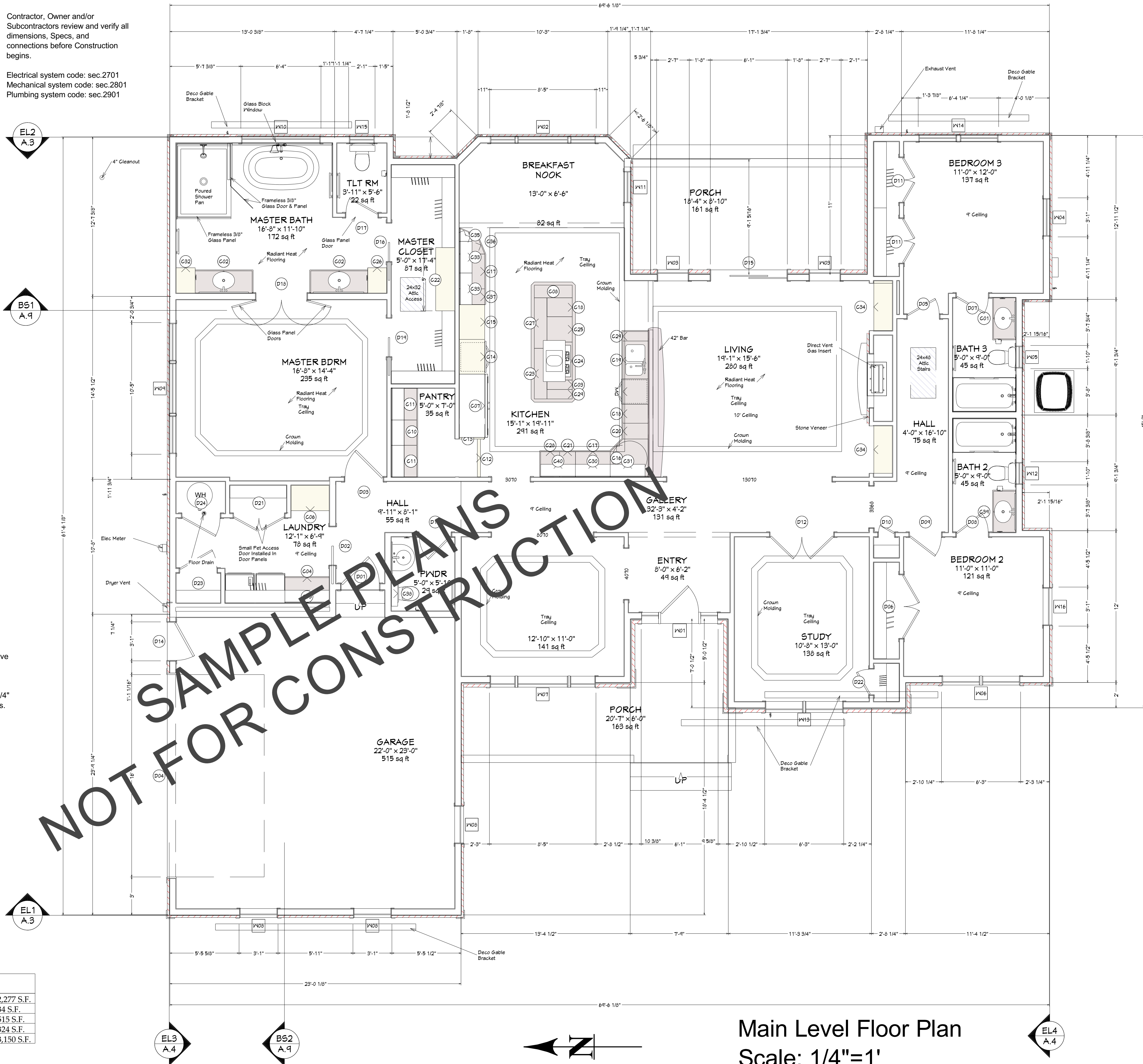
BS1  
A.9

EL1  
A.3

**SHEET NOTES:**

- All wall lumber and posts shall be treated where comes in contact with concrete.
- No roof penetrations allowed on street facing roof planes. All roof penetrations to be located in rear of home where possible.
- Every bedroom shall be provided with an egress window with finish sill height not greater than 42" above the finish floor height and shall have a minimum openable area of 5.7 sq. Ft. (5.0 sq. ft. on first level).
- Doors between Garage and living area shall be 1-3/4" tight fitting solid core doors with a rating of 60 minutes. Door shall be self-closing.
- Exterior exit doors to be 36" min.

LIVING AREA	
Main Level Area:	2,277 S.F.
Utility Room Area:	34 S.F.
Garage Area:	515 S.F.
Covered Porch Area:	324 S.F.
Total Area:	3,150 S.F.



**Main Level Floor Plan**  
Scale: 1/4"=1'



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MAIN LEVEL  
FLOOR PLAN

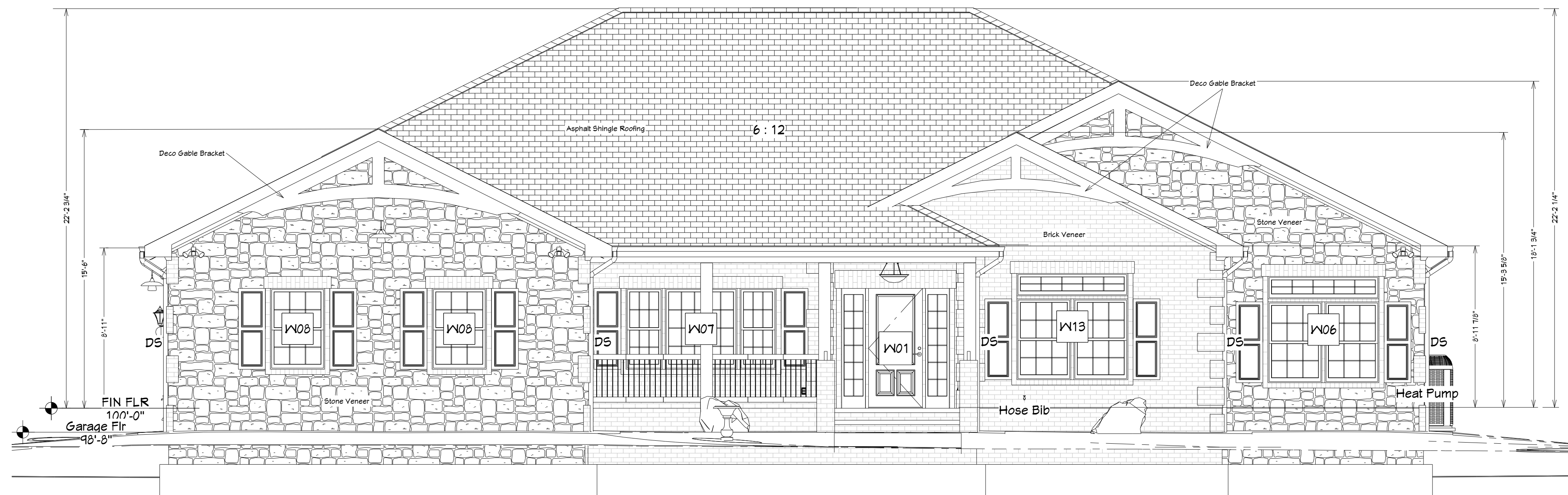
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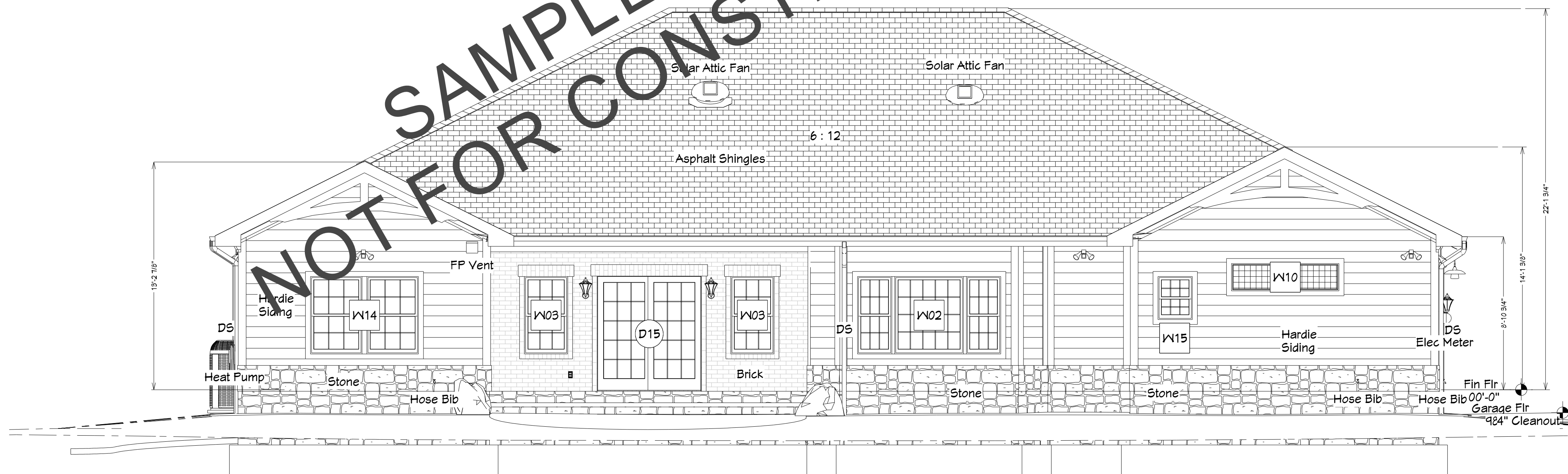
EL1 West Elevation  
A.3 Scale: 1/4" = 1'

EXTERIOR FINISH NOTES:

- Exterior finish to be siding and masonry over 7/16 OSB ply. Window & door trim color by owner.
- Roofing to be dimensional asphalt over 30# felt, 7/16" OSB ply.
- Downspouts to collect roof run off to be directed away from structure.
- Finish grade shall slope away from structure min. 1/2" per 1'-0" of run for first 10'.

ROOFING NOTES:

- Main Roof : 8:12
- Gutters: 5" (6" ok) Seamless Metal Gutters
- Roofing: Dimensional Architect Asphalt Shingle
- Roof Overhang to be 18" Gables and 18" Eaves



EL2 East Elevation  
A.3 Scale: 1/4" = 1'

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EXTERIOR  
ELEVATIONS

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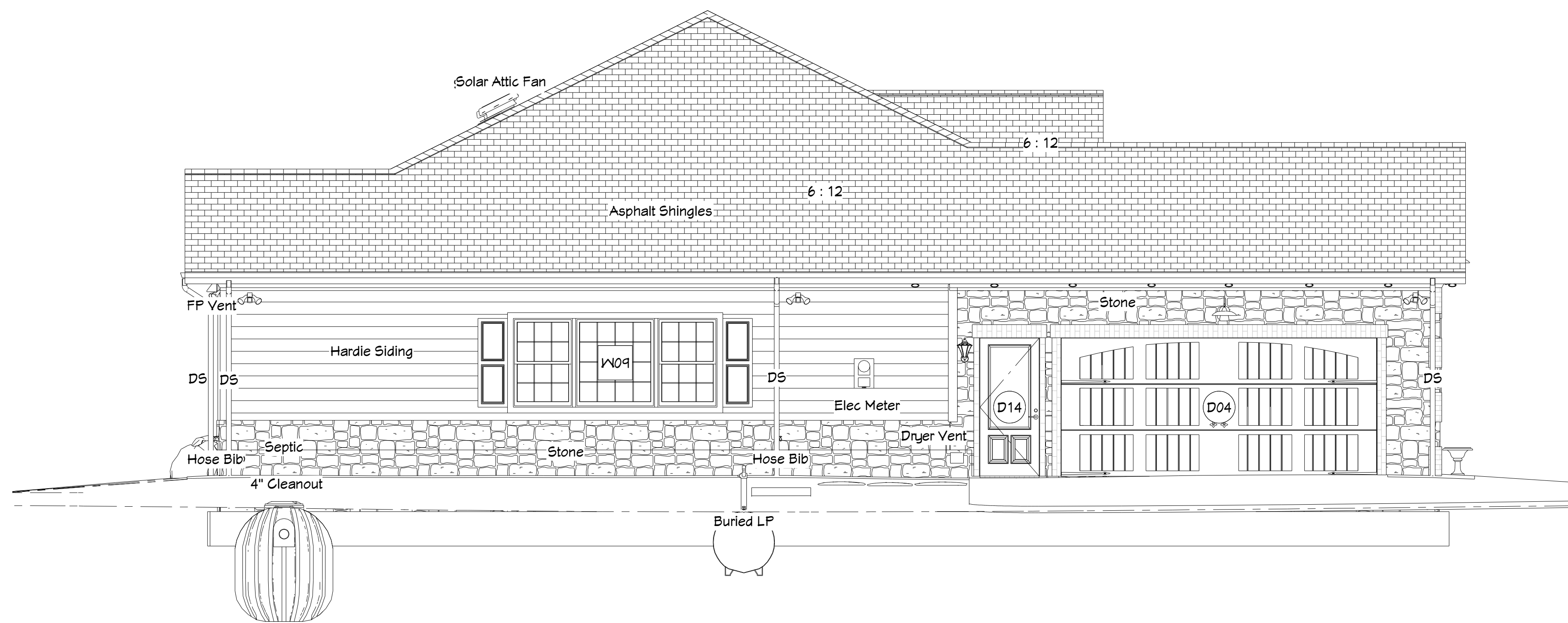
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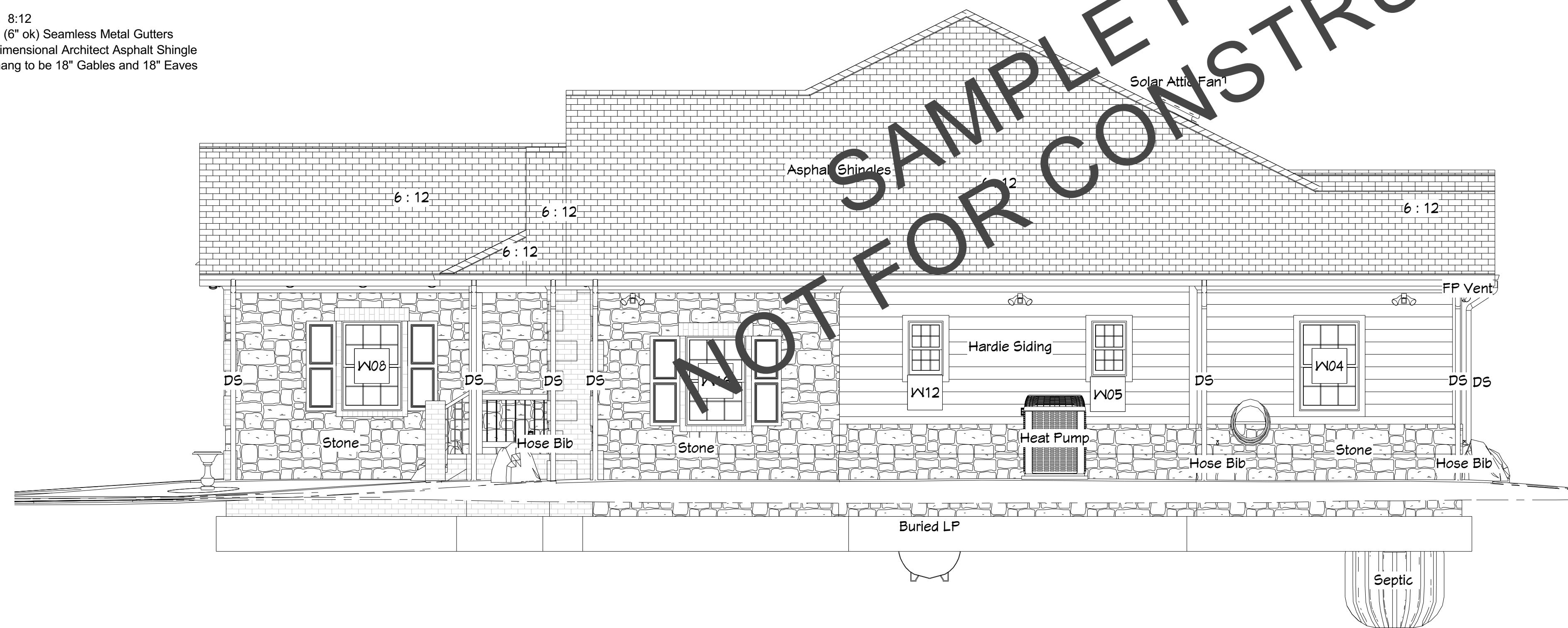
EL3 North Elevation  
A.4 Scale: 1/4" = 1'

**EXTERIOR FINISH NOTES:**

- Exterior finish to be siding and masonry over 7/16 OSB ply. Window & door trim color by owner.
- Roofing to be dimensional asphalt over 30# felt, 7/16" OSB ply.
- Downspouts to collect roof run off to be directed away from structure.
- Finish grade shall slope away from structure min. 1/2" per 1'-0" of run for first 10'.

**ROOFING NOTES:**

- Main Roof : 8:12
- Gutters: 5" (6" ok) Seamless Metal Gutters
- Roofing: Dimensional Architect Asphalt Shingle
- Roof Overhang to be 18" Gables and 18" Eaves



EL4 South Elevation  
A.4 Scale: 1/4" = 1'



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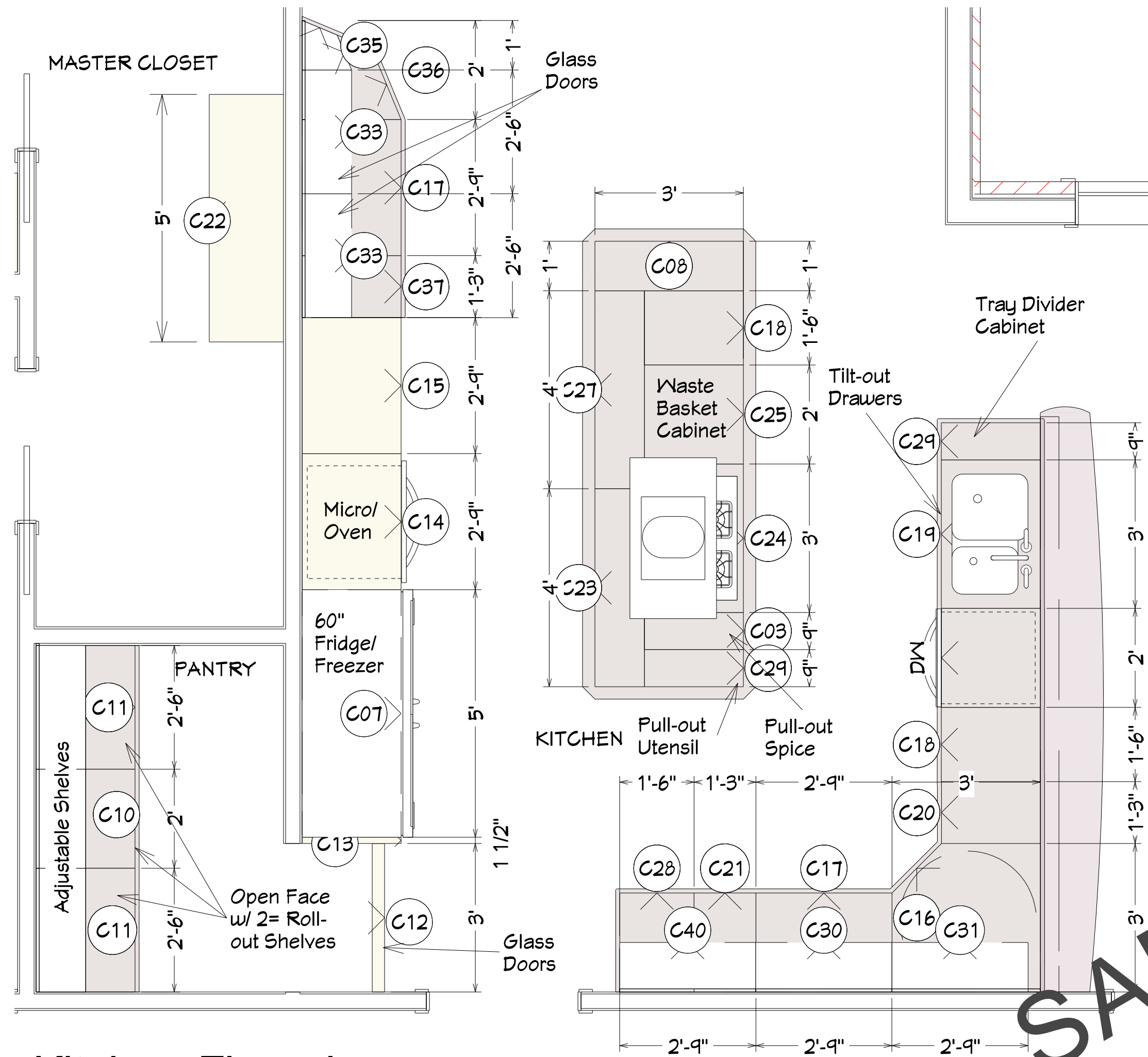
EXTERIOR  
ELEVATIONS

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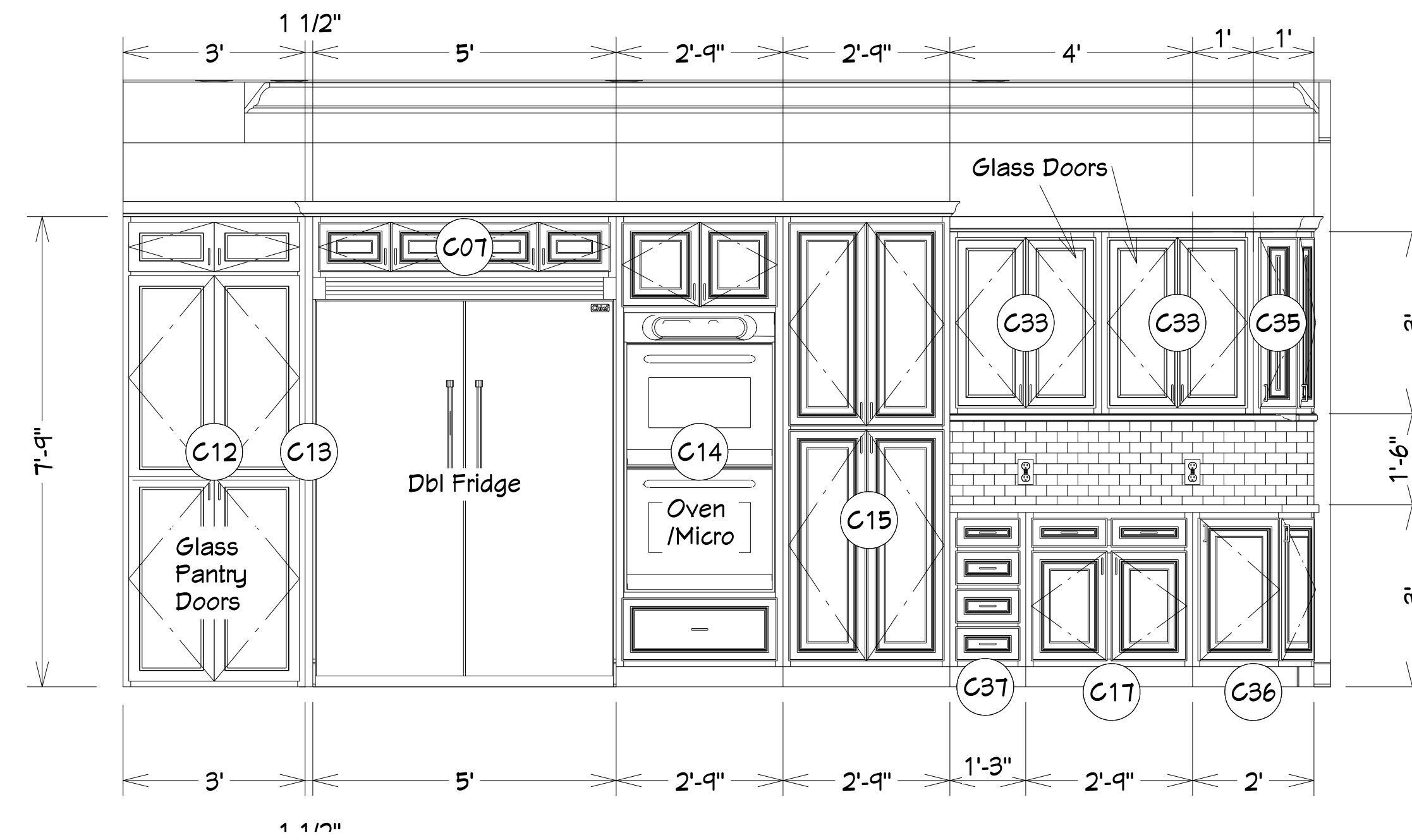
A.4

**KITCHEN NOTES:**

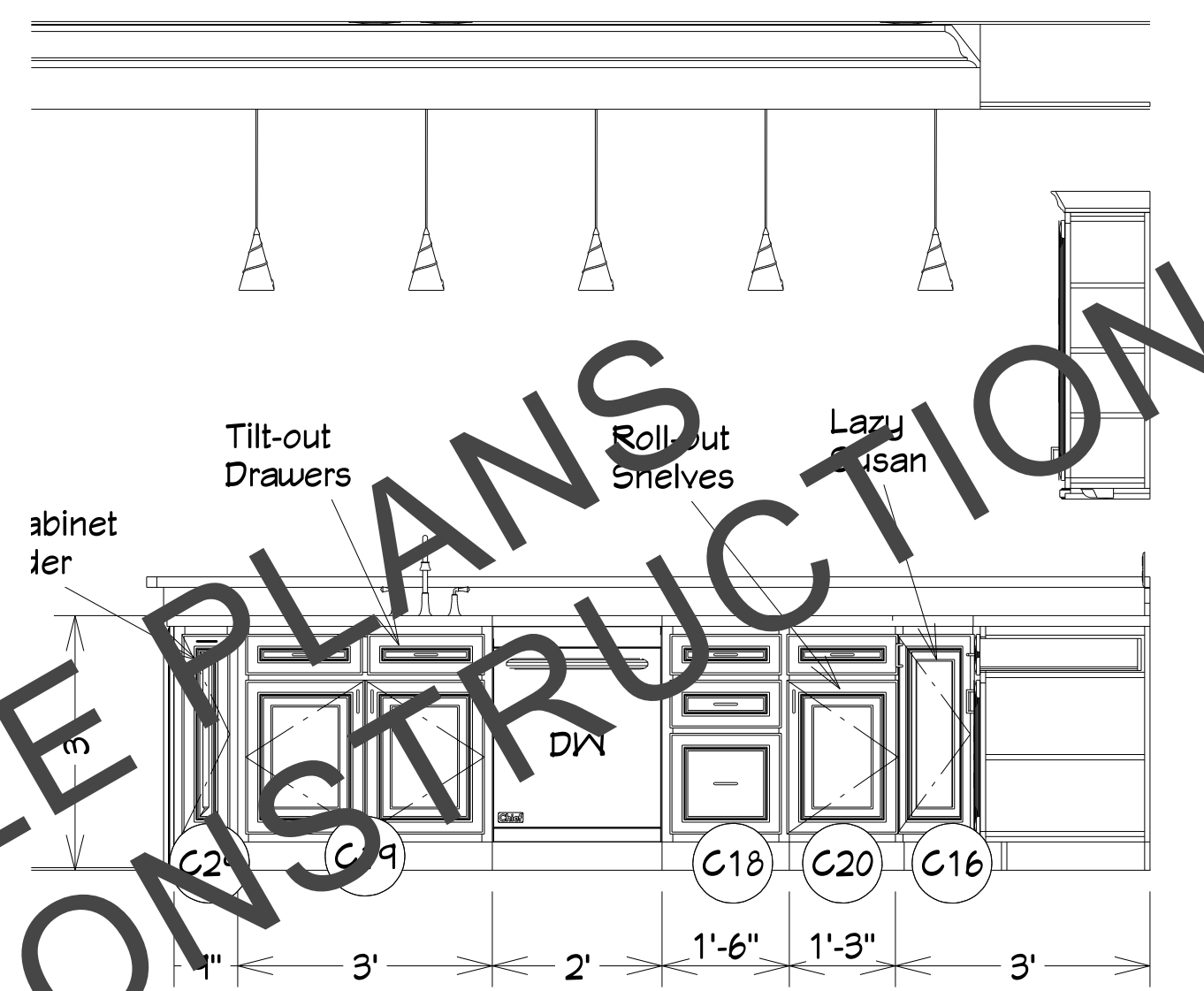
- Confirm cabinet color and species with Owner prior to ordering.
- Confirm cabinet door & drawer styles with Owner prior to ordering.
- Install cabinet door and drawer hardware on site.
- Cut all cabinet openings on site, see manufacturer appliance specifications.
- Trim Mouldings include: 3" Crown Molding, 1-1/2" Light Rail, 3/4" Scribe, 4" Toe-kick moldings.
- Install moldings on site; match cabinet color; confirm profile and dimension with Owner.
- Confirm final materials for backsplash and countertop with Owner prior to ordering.
- Install all appliances per Manufacturers Installation Instructions.



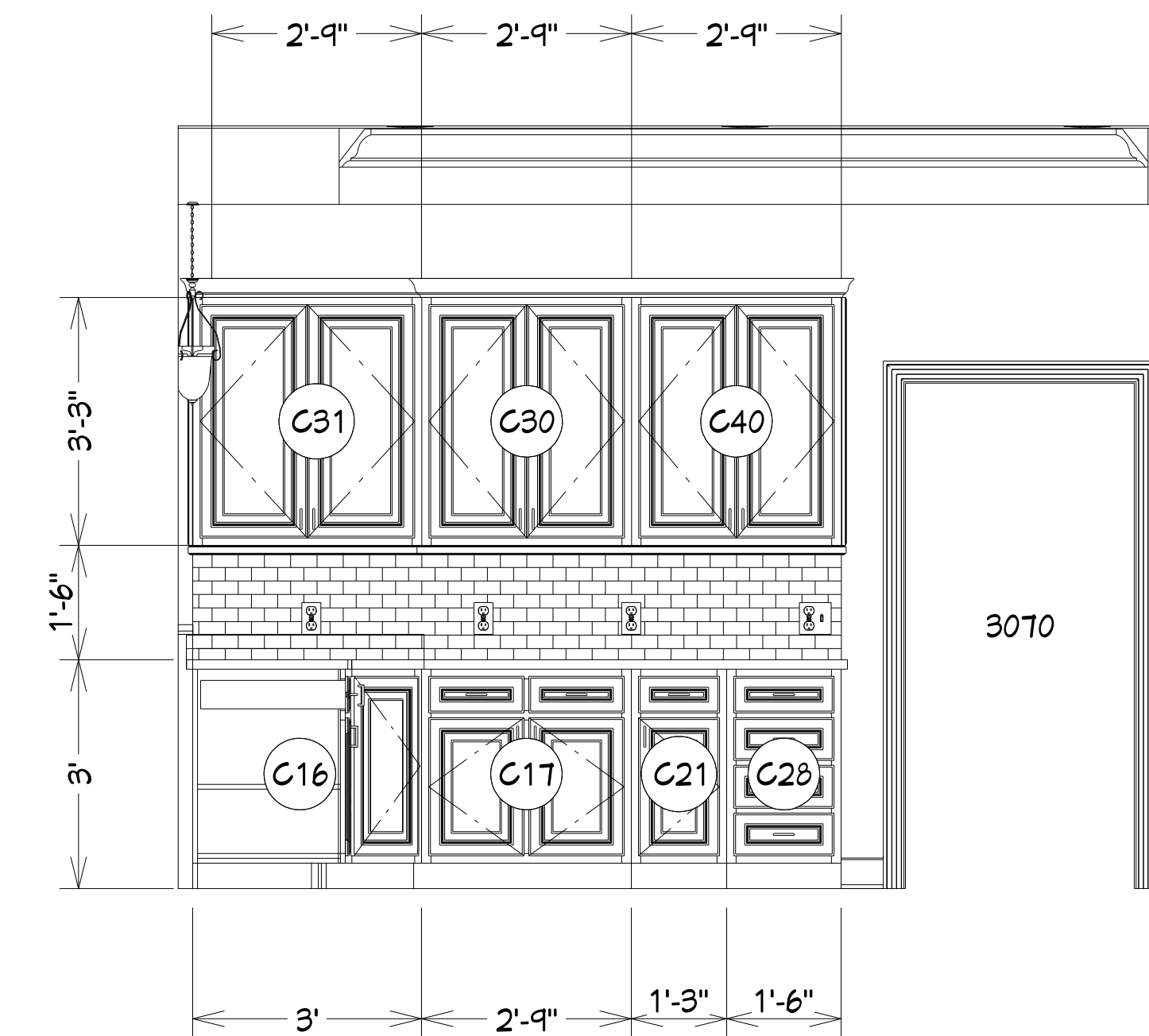
**Kitchen Floorplan**  
Scale: 1/2" = 1'



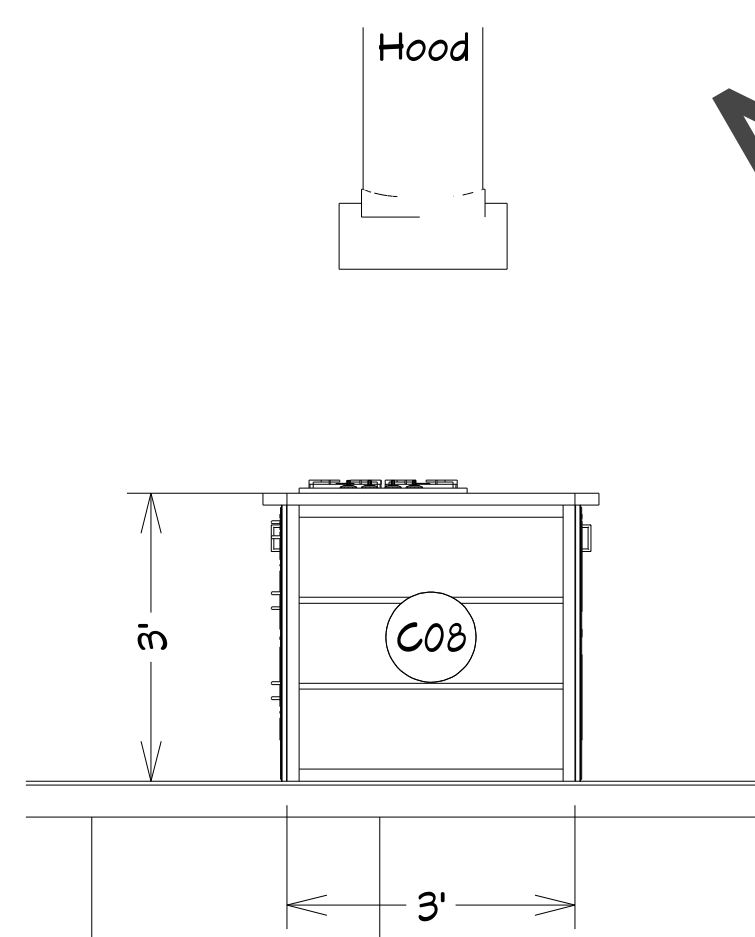
**Kitchen Elevation**



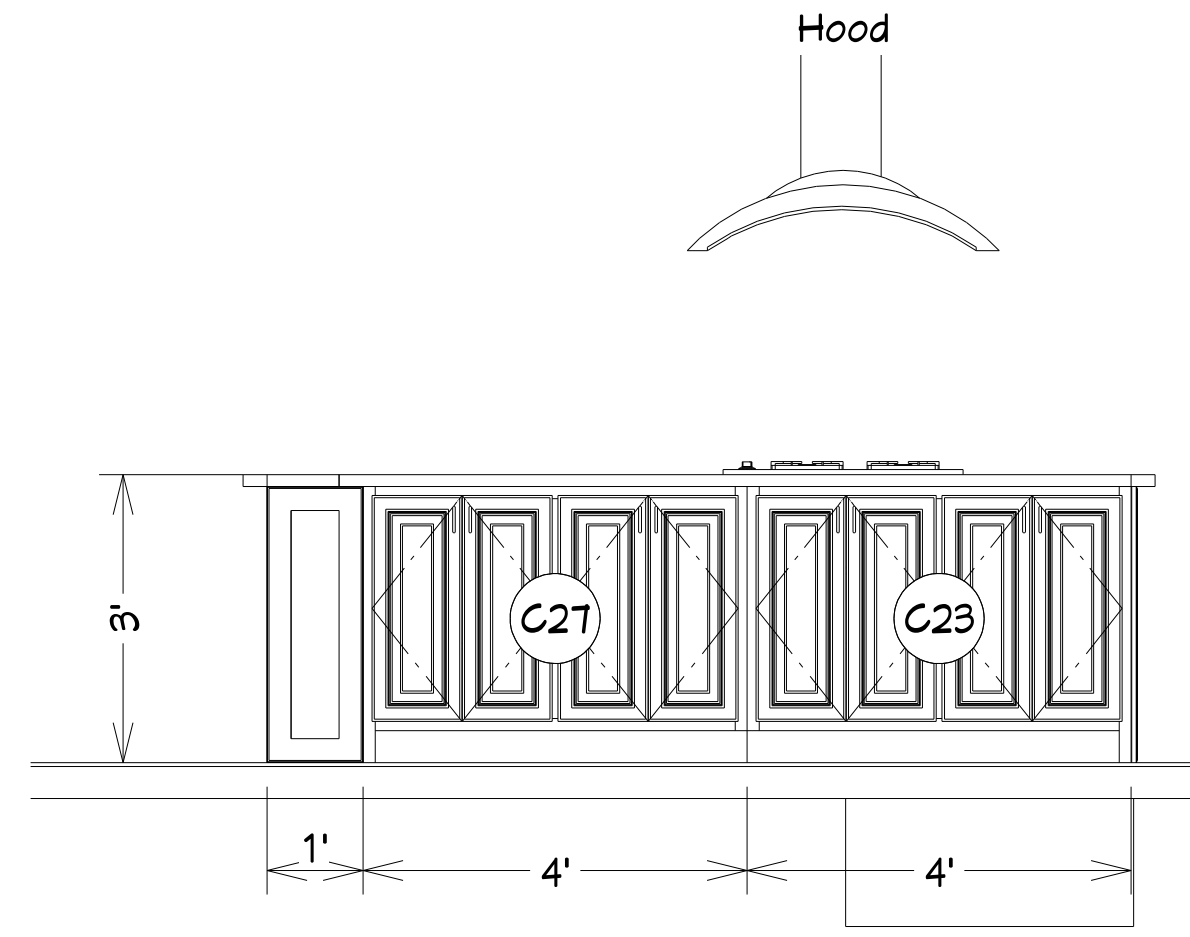
**Bar Elevation**



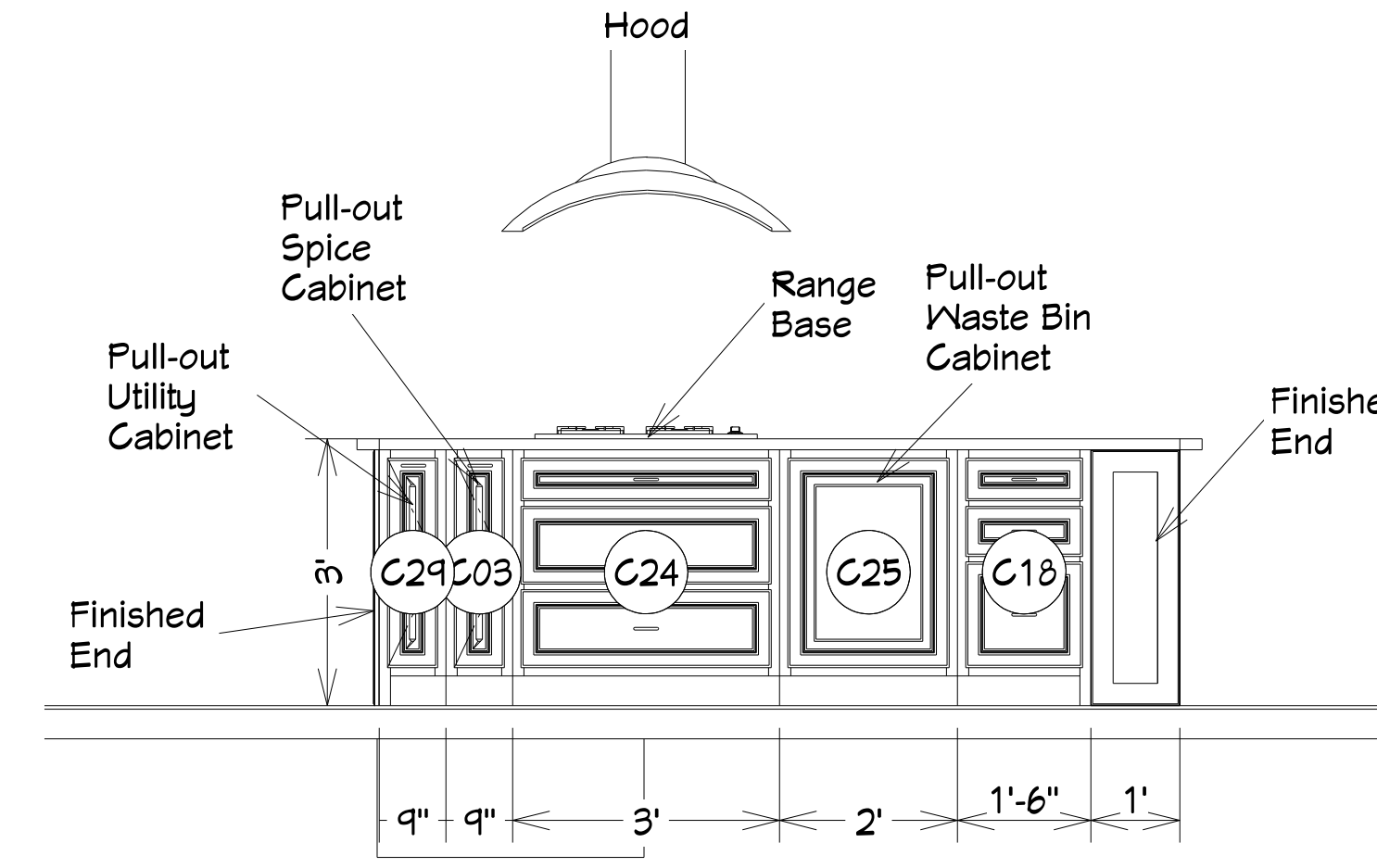
**Kitchen Elevation**



**Island Elevation**



**Island Elevation**



**Island Elevation**

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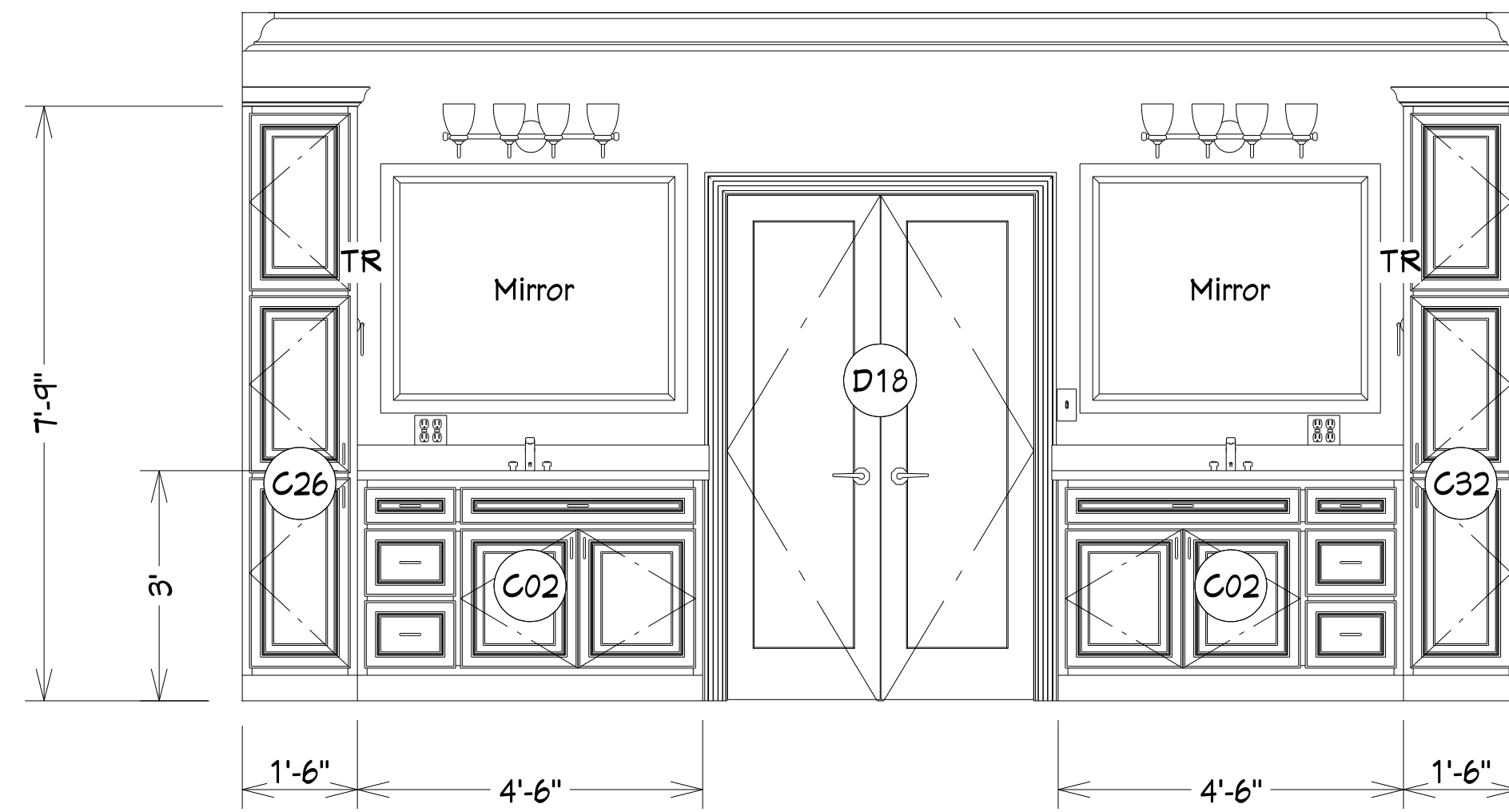
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KITCHEN  
ELEVATIONS

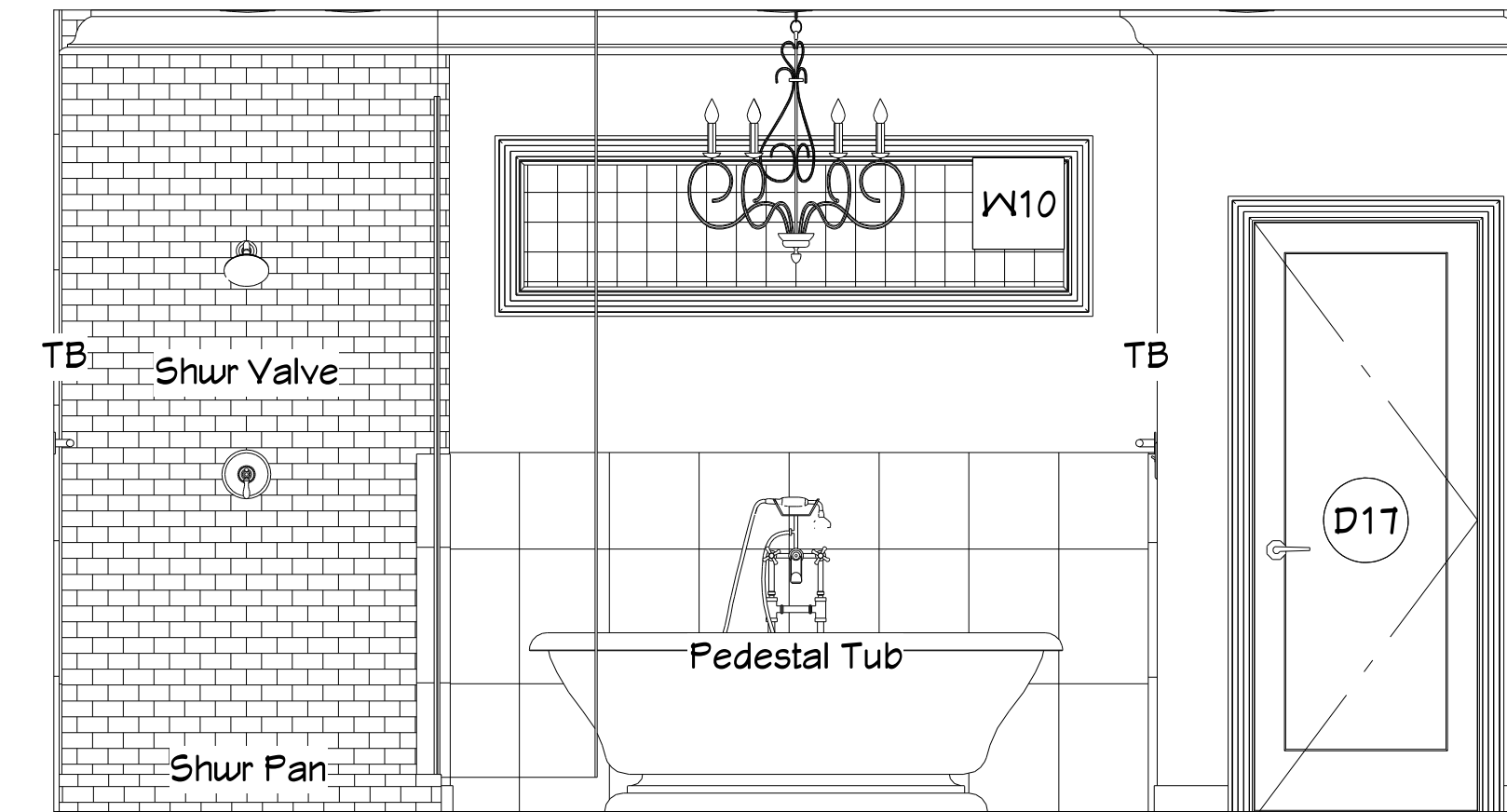
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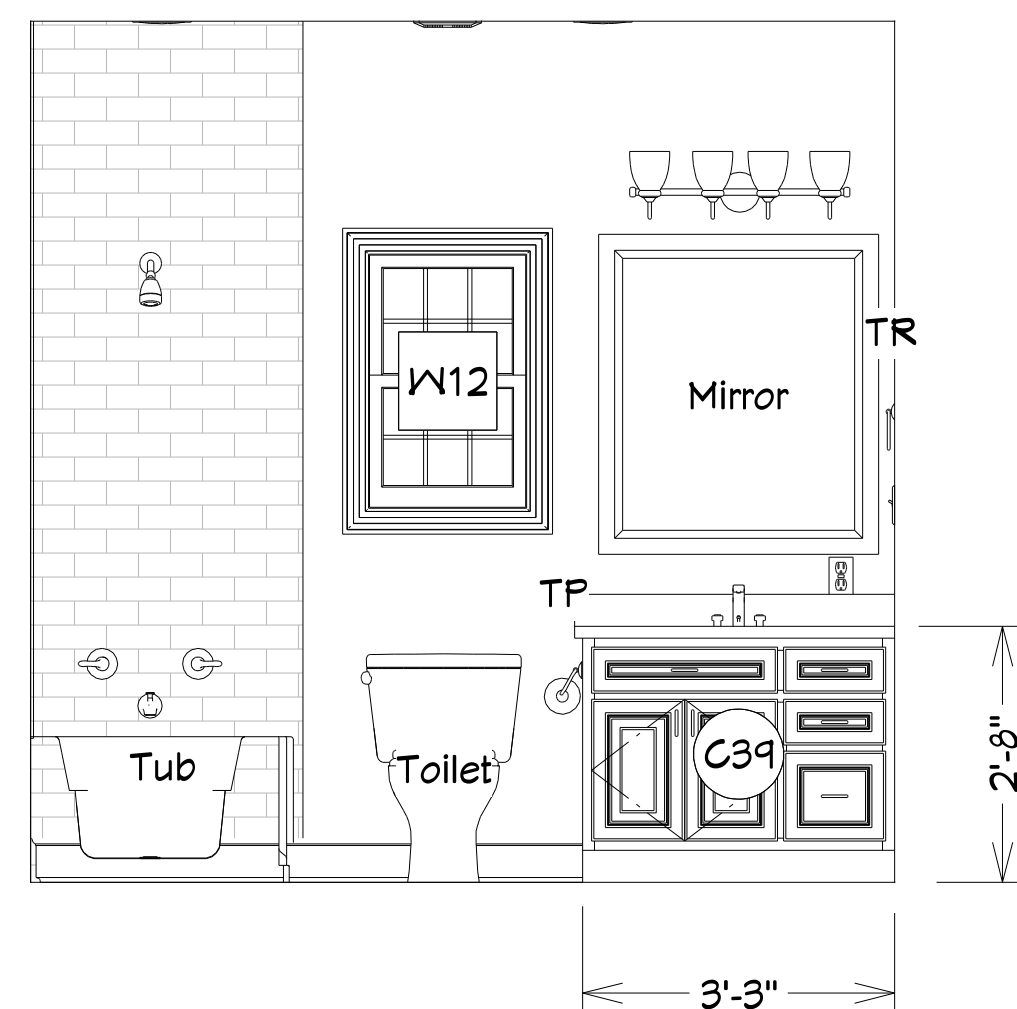
- BATHROOM NOTES:**
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  - Confirm cabinet door & drawer styles with Owner prior to ordering.
  - Install cabinet door and drawer hardware on site.
  - Cut all cabinet openings on site, see manufacturer appliance specifications.
  - Trim Moldings include: 3" Crown Molding, 3/4" Scribe, 4" Toe-kick moldings.
  - Install moldings on site; match cabinet color; confirm profile and dimension with Owner.
  - Confirm final materials for backsplash and countertop with Owner prior to ordering.



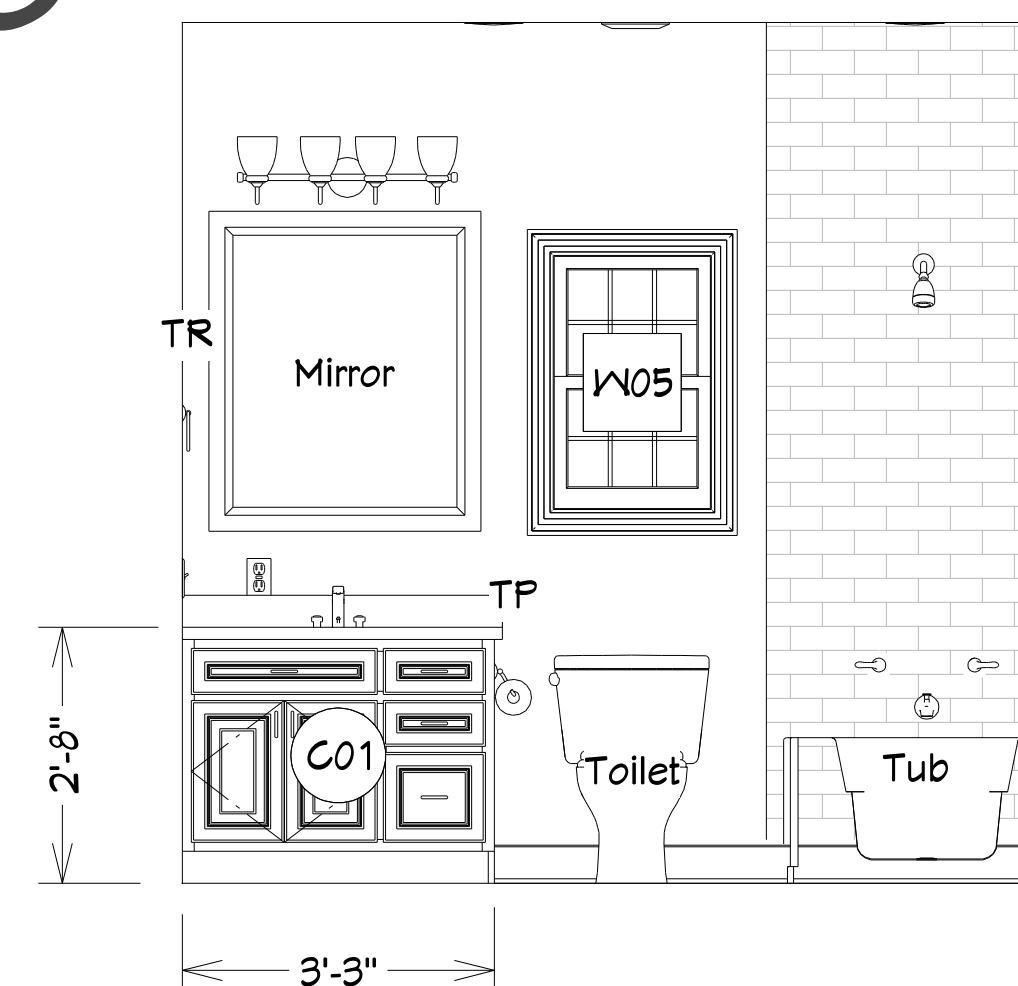
Master Bath  
Elevation



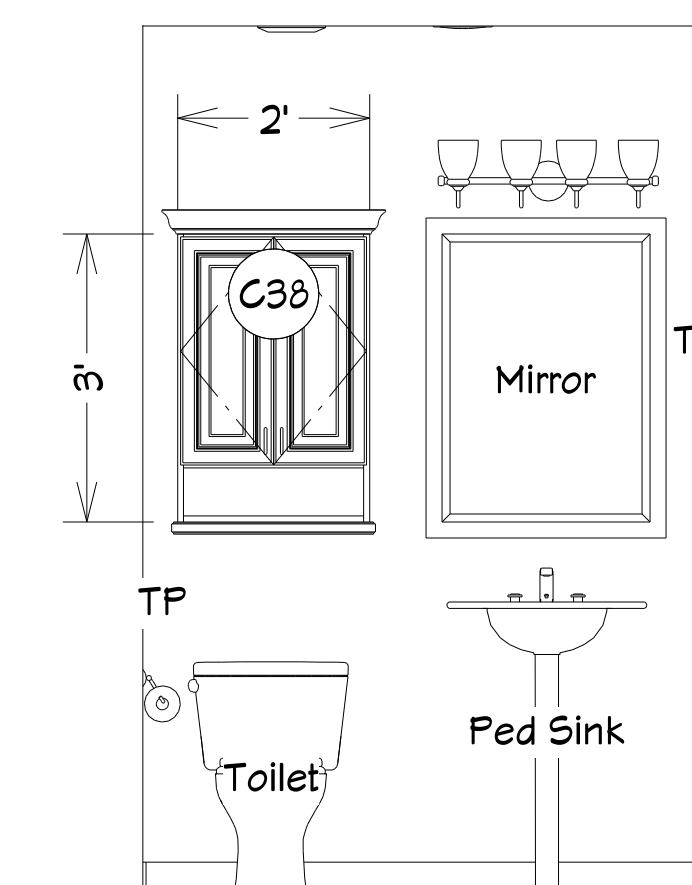
Master Bath  
Elevation



Bath 2  
Elevation



Bath 3  
Elevation



Powder  
Elevation

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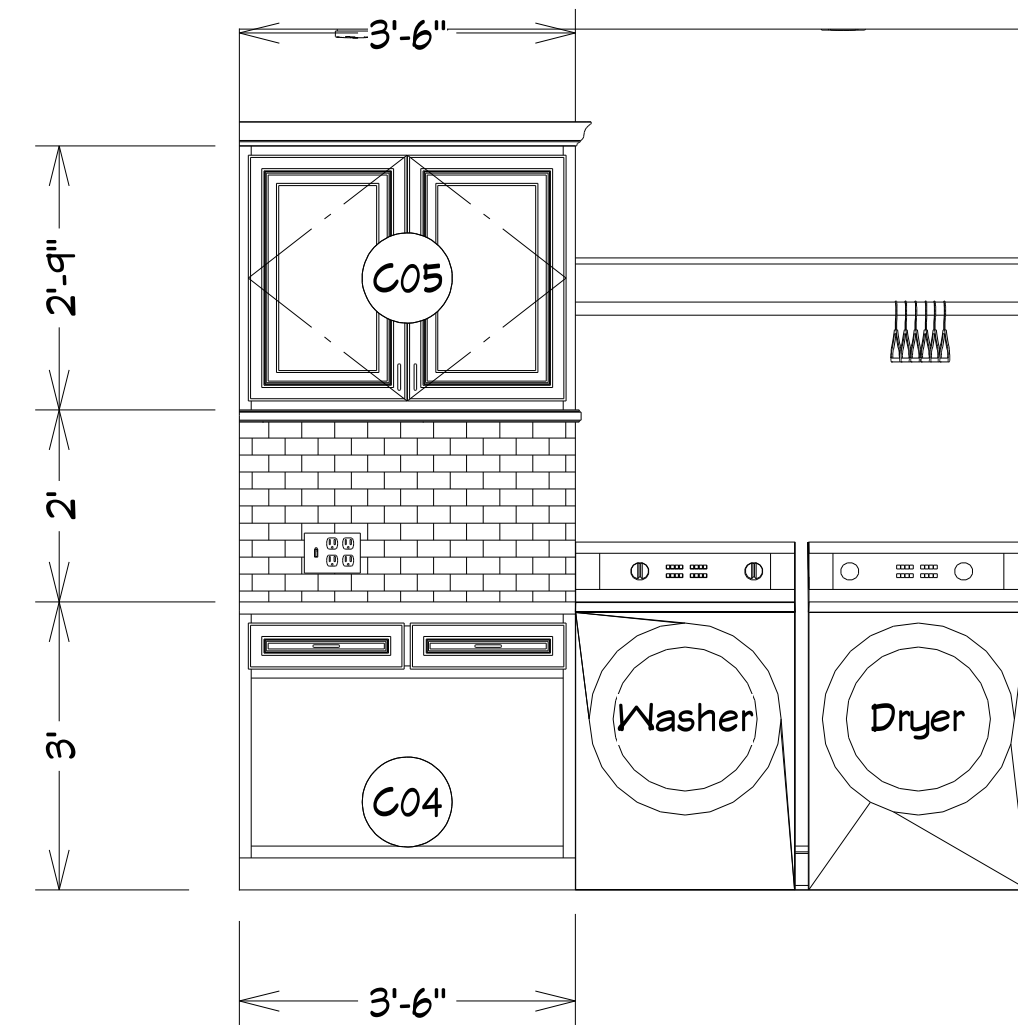
INTERIOR  
ELEVATIONS

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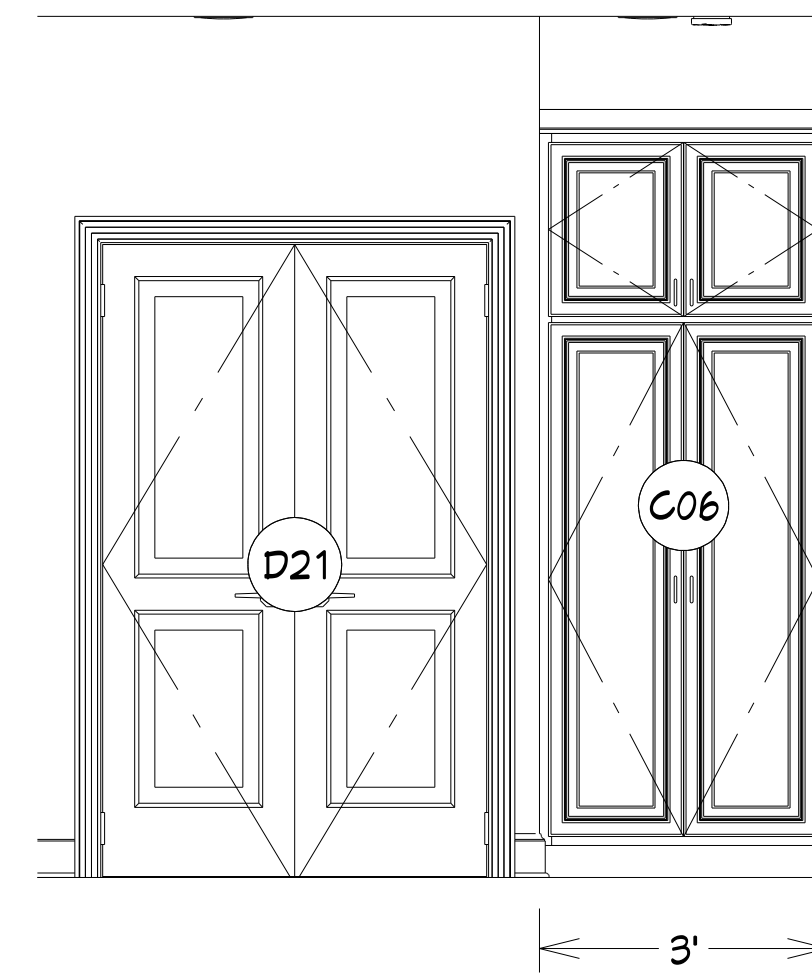
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**LAUNDRY & PANTRY NOTES:**

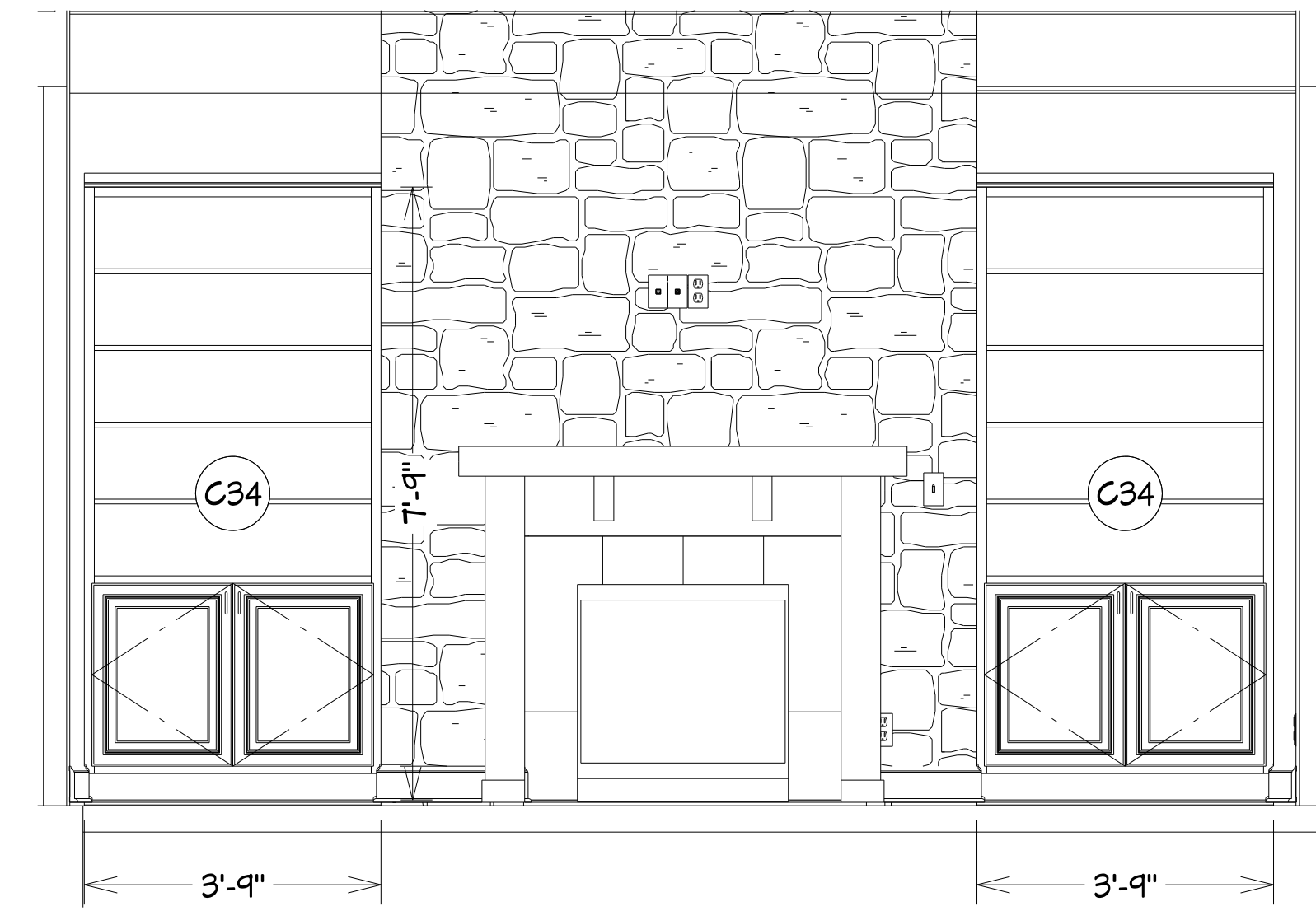
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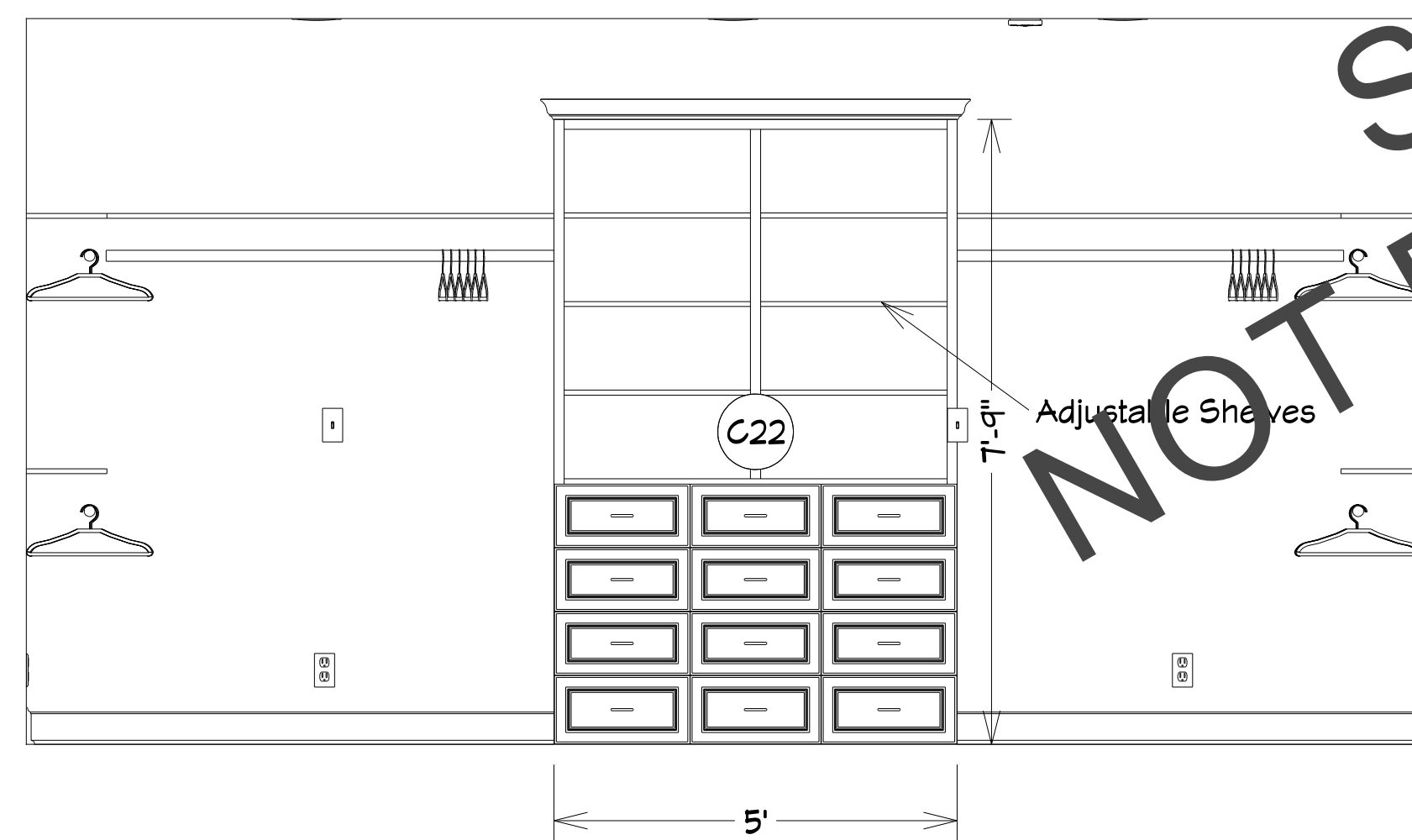
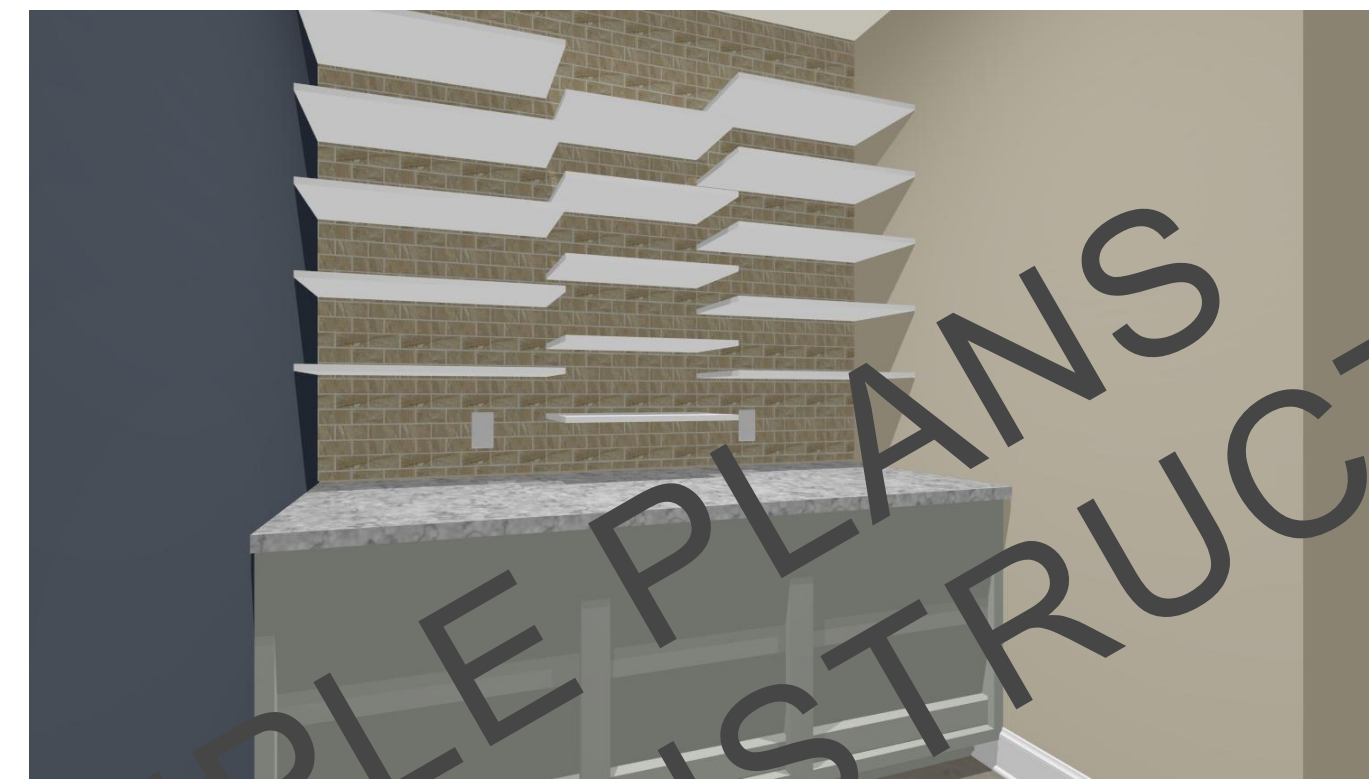
Laundry Room Elevation



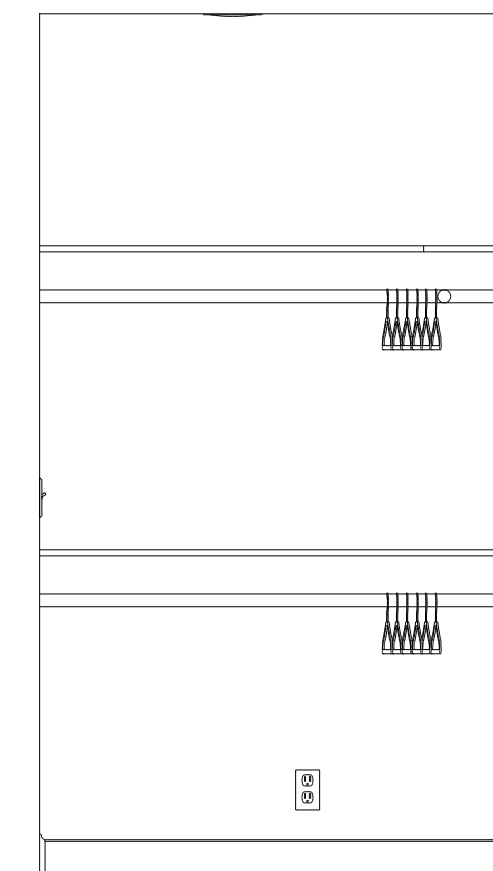
Laundry Room Elevation



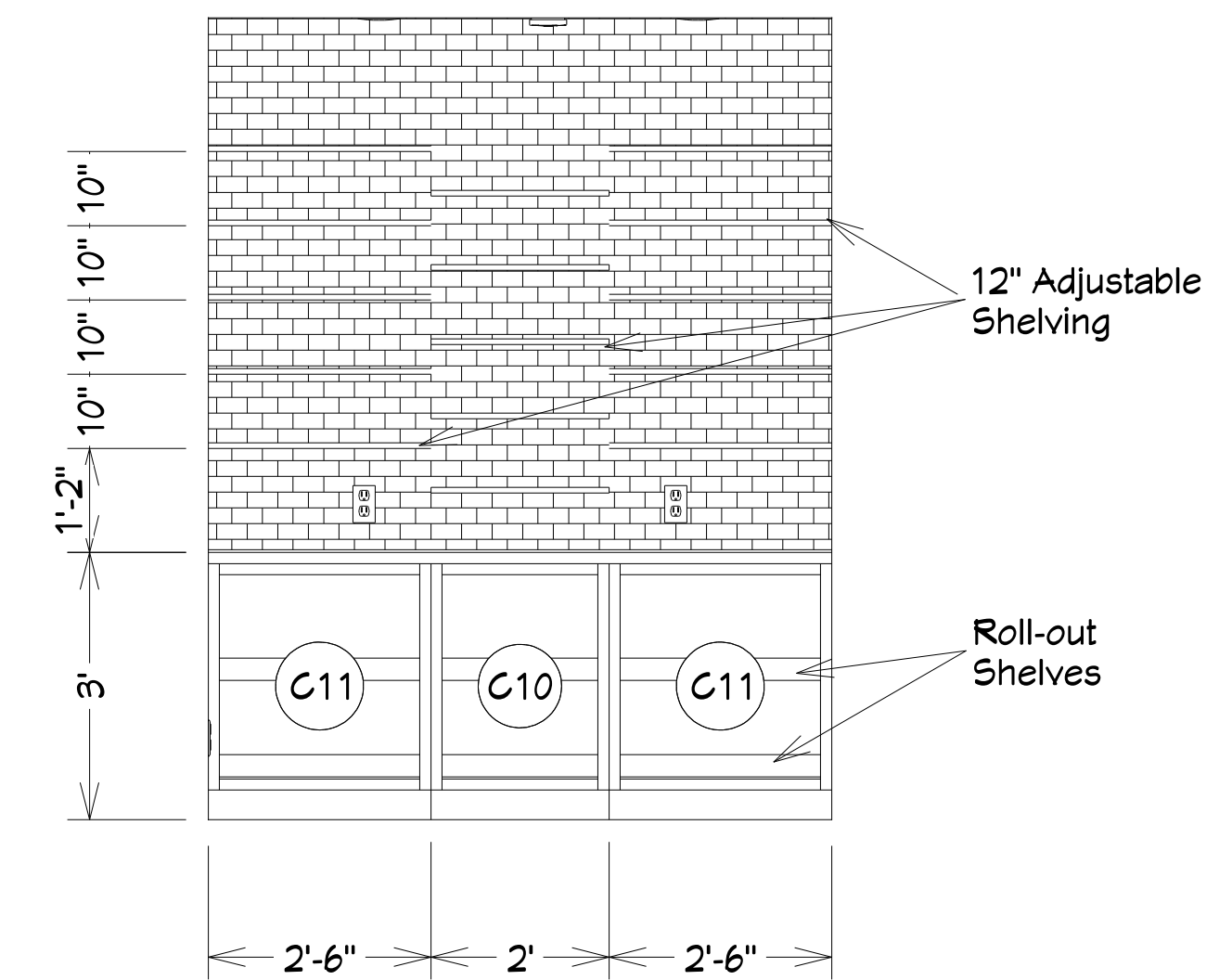
Fireplace Elevation



Master Closet Elevation



Master Closet Elevation



Pantry Closet Elevation



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Stamp:

Revisions:

1. NOT FOR CONSTRUCTION
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Print Scale:

24"x36"

Date:

Title:

INTERIOR  
ELEVATIONS

Sheet:

**A.7**