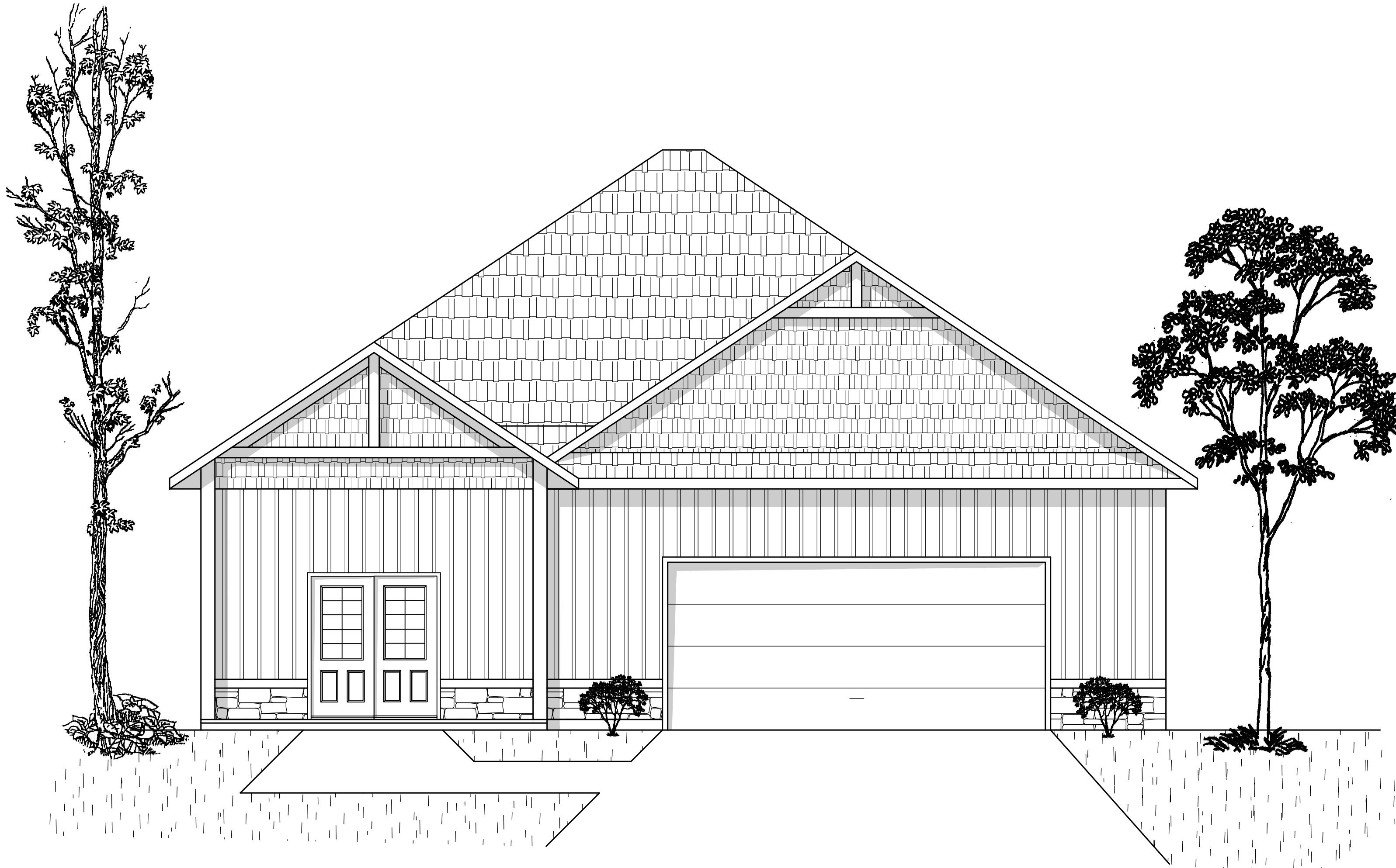


ELEVATION GENERAL NOTES

(ALL ELEVATION SHEETS)

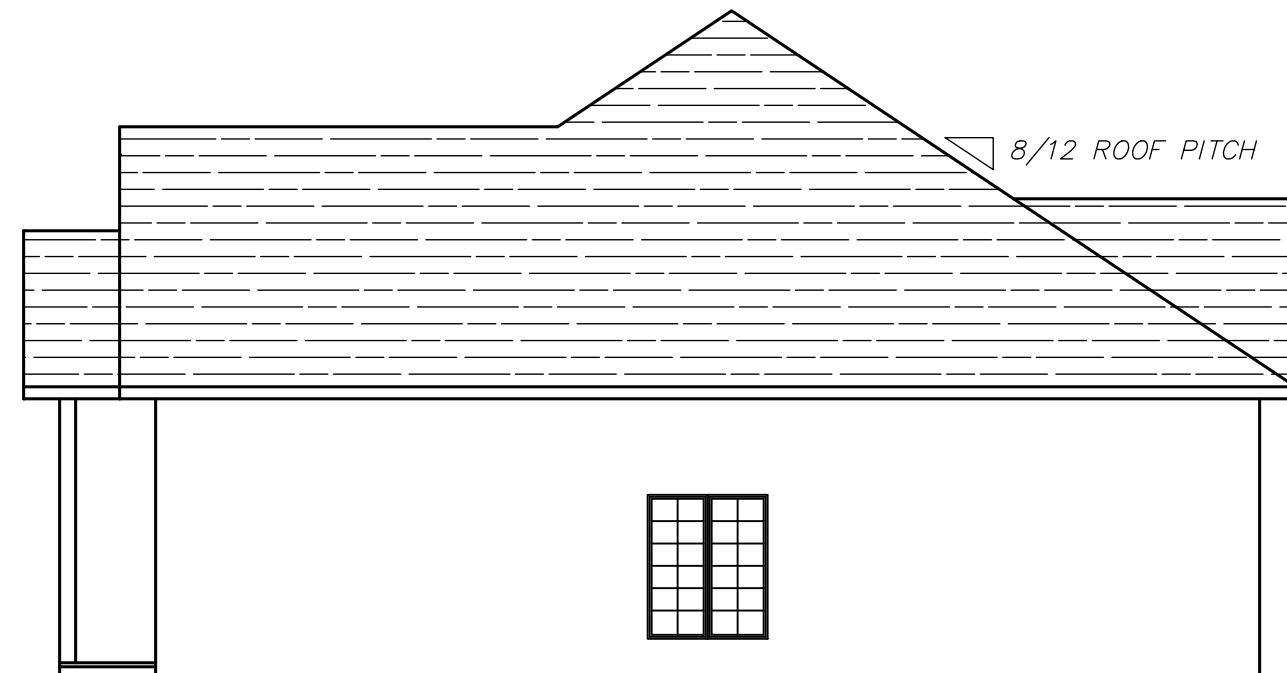
- A** GRAPHIC SYMBOLS FOR EXTERIOR FINISHES IDENTIFY GENERAL EXTENT AND LOCATION ONLY. CONTRACTOR / OWNER TO VERIFY COLOR SELECTIONS, FINAL MATERIAL PATTERNS, ETC.
- B** INSTALL MATERIALS PER MANUFACTURER'S RECOMMENDED GUIDELINES. CONTRACTOR SHALL VERIFY FLASHING OR CAULKING REQUIREMENTS BETWEEN DISSIMILAR MATERIALS.
- C** CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL ADOPTED BUILDING CODES AND SAFETY STANDARDS (SUCH AS RAIL HEIGHT, SPACING, SAFETY GLAZING REQUIREMENTS, ETC.) WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS.
- D** SEE THE FLOOR PLANS AND ROOF PLAN FOR ADDITIONAL INFORMATION. NOTIFY THE DESIGNER IF ANY DISCREPANCIES ARE FOUND. DIMENSIONAL INFORMATION ON PLAN VIEWS SHALL GOVERN UNLESS SPECIFICALLY NOTED OTHERWISE.



FRONT ELEVATION

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

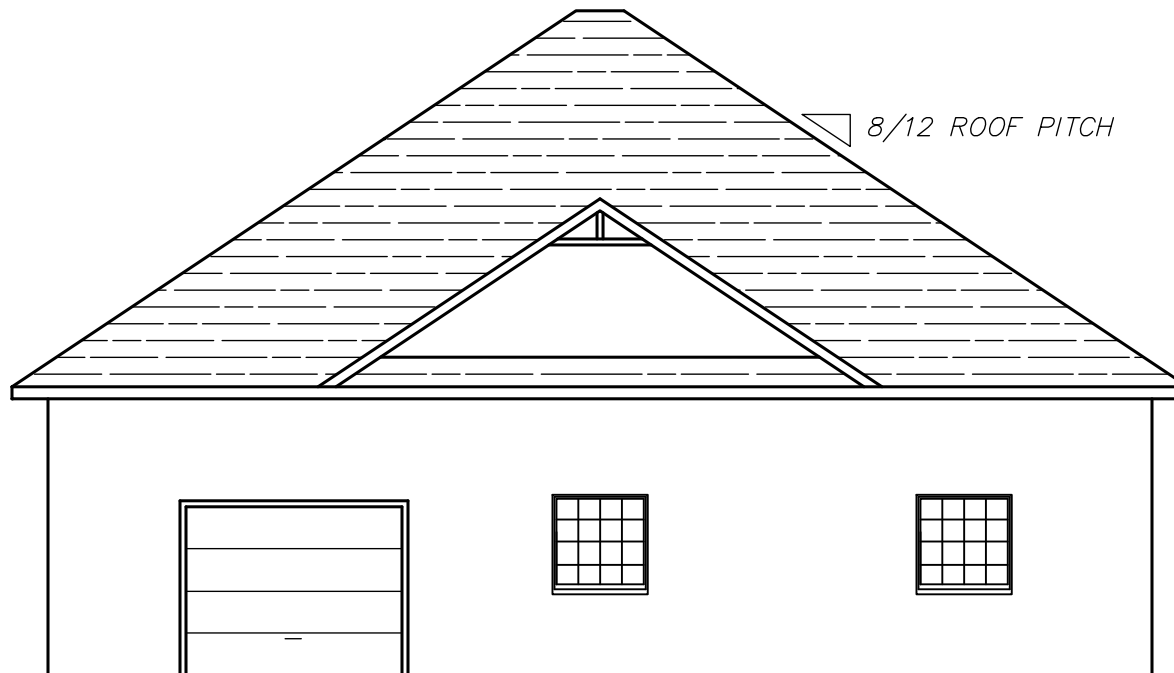
NOTE:
SITE GRADING SHOWN ON ELEVATIONS IS ASSUMED
LIMITED INFORMATION AVAILABLE
TO BE VERIFIED ON-SITE BY CONTRACTOR
ADJUST AS SITE REQUIRES



RIGHT ELEVATION

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

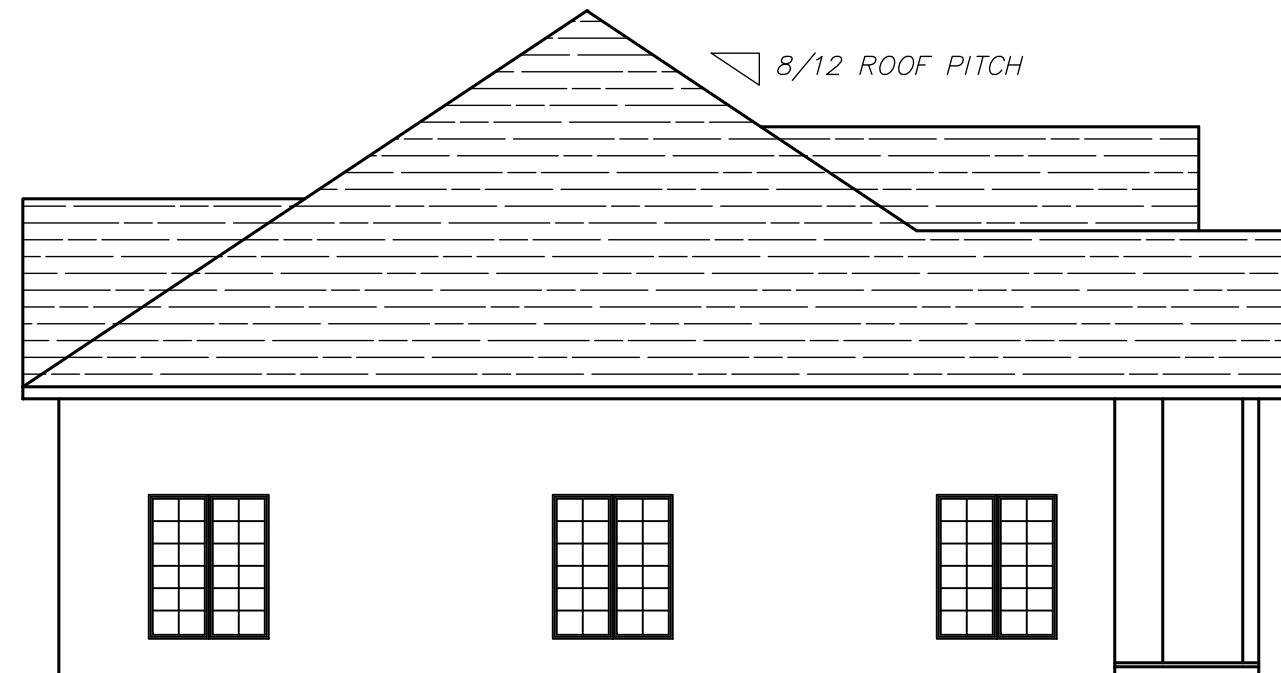
NUMBER OF STEPS TO THE HOUSE
DEPENDS ON FINAL SITE GRADING



REAR ELEVATION

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

GENERIC WIN SIZING - USE WINDOW ROUGH OPENING
SIZE AS PROVIDED BY SUPPLIER



LEFT ELEVATION

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

VERIFY THAT ALL WINDOWS SATISFY CURRENT LOCAL BUILDING CODES, INCLUDING EGRESS, VENTILATION, AND SAFETY GLAZING REQUIREMENTS. VERIFY THAT THE ROUGH OPENINGS REQUIRED BY THE CHOSEN WINDOW MANUFACTURER COORDINATE WITH AVAILABLE FRAMING AREAS.

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DATE 04-25-25

REVISED

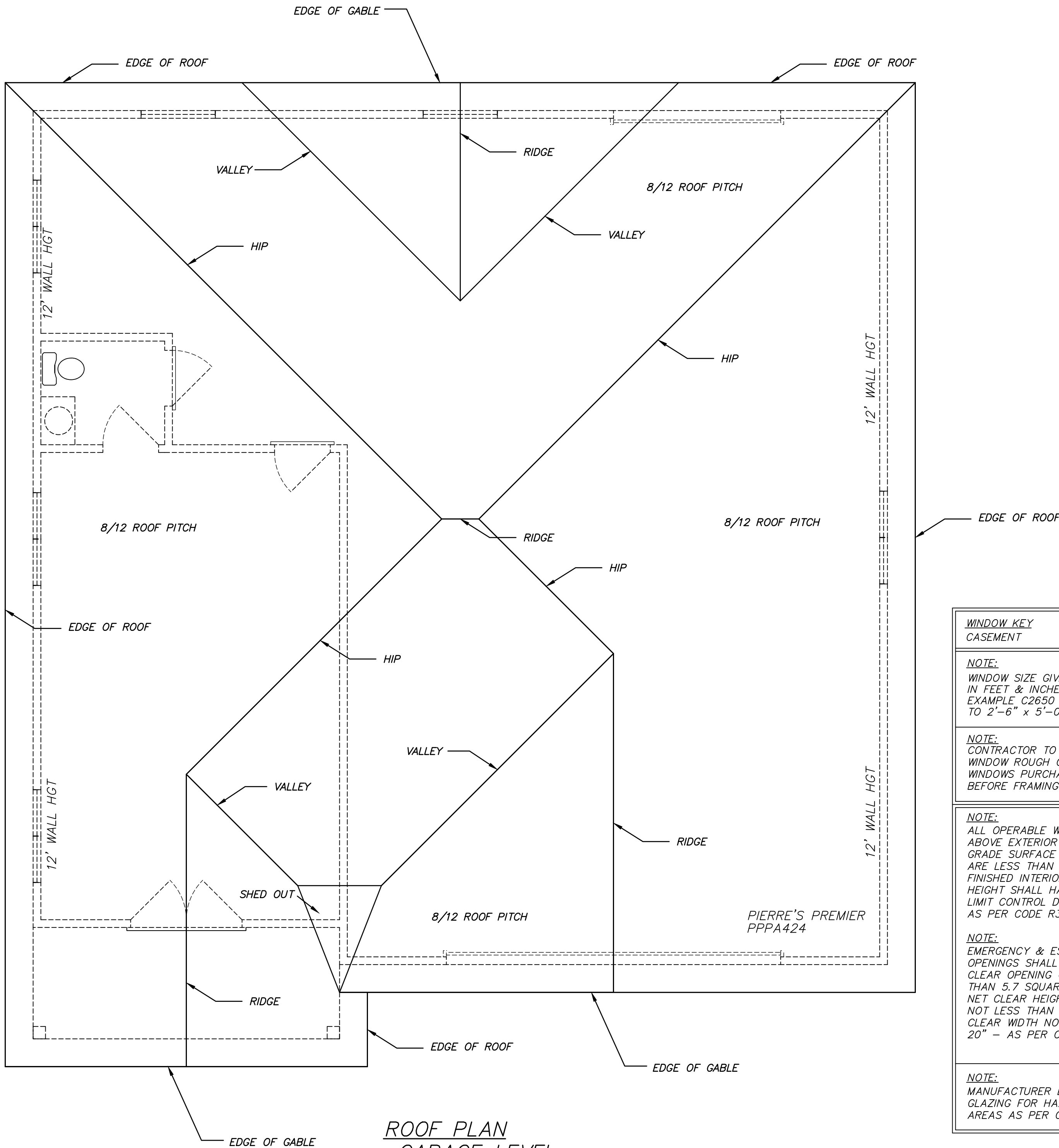
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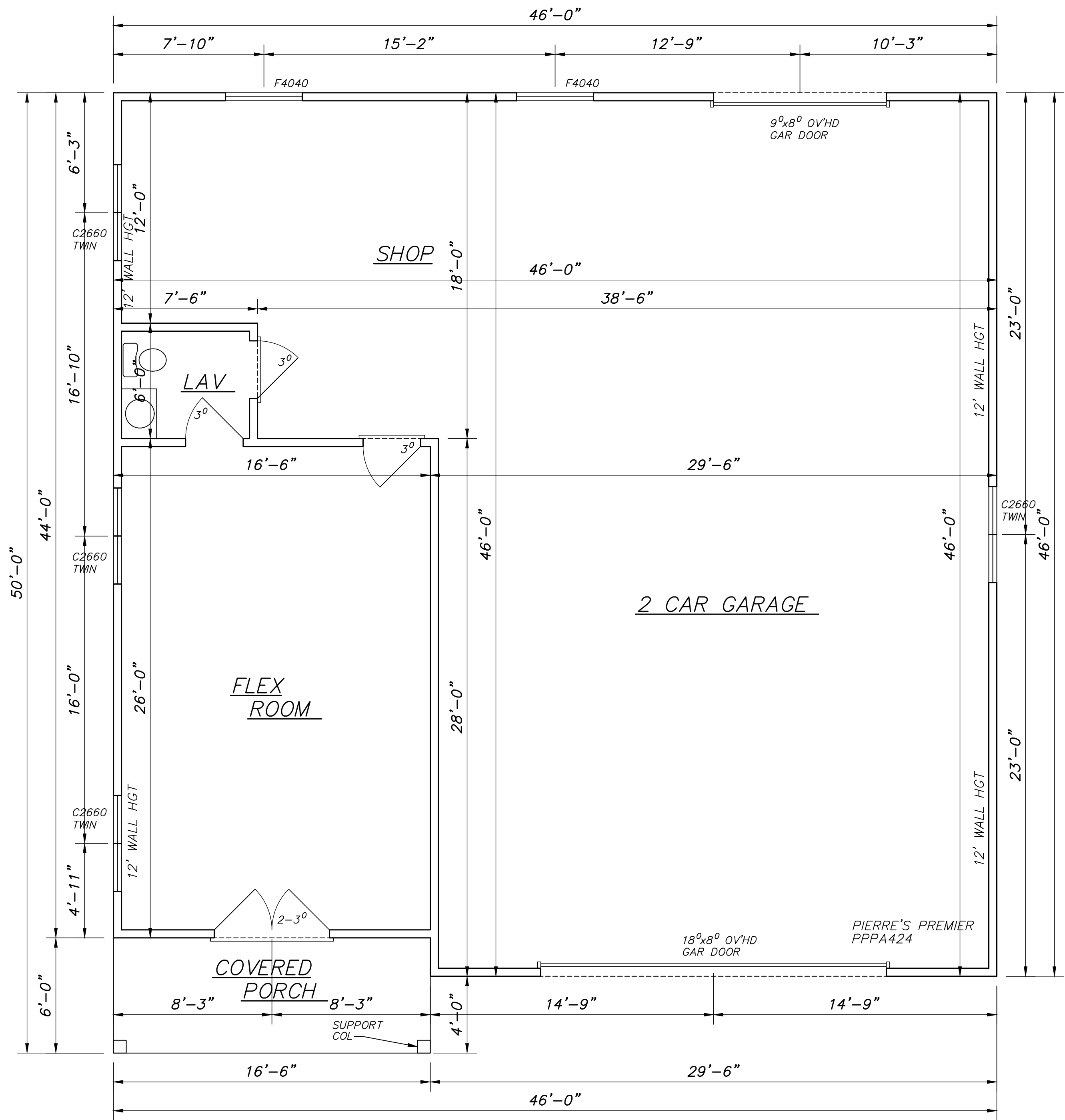
OWNER AND GENERAL CONTRACTOR TO VERIFY
ALL CRITICAL FRAMING AND FOUNDATION ISSUES
BEFORE CONSTRUCTION.



ROOF PLAN
GARAGE LEVEL
SCALE: 1/4" = 1'-0"
8/12 ROOF PITCH

WINDOW KEY	GENERIC
CASEMENT	
NOTE: WINDOW SIZE GIVEN IN FEET & INCHES EXAMPLE: C2660 EQUATES TO 2'-6" x 5'-0"	
NOTE: CONTRACTOR TO VERIFY WINDOW ROUGH OPG W/ WINDOWS PURCHASED BEFORE FRAMING	
NOTE: ALL OPERABLE WINDOWS 6' ABOVE EXTERIOR FINISHED GRADE SURFACE THAT ARE LESS THAN 24" FROM FINISHED INTERIOR FLOOR HEIGHT SHALL HAVE A 4" LIMIT CONTROL DEVICE AS PER CODE R312.2	
NOTE: EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, NET CLEAR HEIGHT OPENING NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20" - AS PER CODE R310.2	
NOTE: MANUFACTURER DESIGNATED GLAZING FOR HAZARDOUS AREAS AS PER CODE REQ.	

WINDOW KEY	GENERIC
FIXED	
NOTE: WINDOW SIZE GIVEN IN FEET & INCHES EXAMPLE: F3050 EQUATES TO 3'-0" x 5'-0"	
NOTE: CONTRACTOR TO VERIFY WINDOW ROUGH OPG W/ WINDOWS PURCHASED BEFORE FRAMING	
NOTE: ALL OPERABLE WINDOWS 6' ABOVE EXTERIOR FINISHED GRADE SURFACE THAT ARE LESS THAN 24" FROM FINISHED INTERIOR FLOOR HEIGHT SHALL HAVE A 4" LIMIT CONTROL DEVICE AS PER CODE R312.2	
NOTE: EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, NET CLEAR HEIGHT OPENING NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20" - AS PER CODE R310.2	
NOTE: MANUFACTURER DESIGNATED GLAZING FOR HAZARDOUS AREAS AS PER CODE REQ.	



FLOOR PLAN
GARAGE LEVEL
SCALE: 1/4" = 1'-0"

ALL 12' CEILING HGT THIS LEVEL
UNLESS NOTED OTHERWISE

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VERIFY THAT ALL WINDOWS SATISFY CURRENT LOCAL
BUILDING CODES, INCLUDING EGRESS, VENTILATION, AND
SAFETY GLAZING REQUIREMENTS. VERIFY THAT THE ROUGH
OPENINGS REQUIRED BY THE CHOSEN WINDOW MANUFACTURER
COORDINATE WITH AVAILABLE FRAMING AREAS.

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means and methods, and coordination of site
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OPTIONAL
MONOLITHIC POUR - PER IRC 2018
TOP OF SLAB TO BE MINIMUM
CLEARANCE AS PER CODE
DEPTH TO BE TO FROST LINE
AS PER CODE

46'-0"

46'-0"

SLAB

4-8-16 CONC BLOCK BRICK LEDGE
FIELD VERIFY EXTENT & LOCATION
OF BRICK LEDGE W/CONTRACTOR
DIMENSIONS SHOWN TO FDN/FRAME LINE
ADD ON FOR BRICK LEDGE TYPICAL

OPTIONAL
MONOLITHIC POUR - PER IRC 2018
TOP OF SLAB TO BE MINIMUM
CLEARANCE AS PER CODE
DEPTH TO BE TO FROST LINE
AS PER CODE

SLAB

4" CONC FLOOR SLAB W/TOE EDGE
PERIMETER W/6X6-10/10 W-W-M
OR REBAR OVER

6 MIL VISQUEEN VAPOR BARRIER OVER
MIN 4" CRUSHED STONE (3/4") BASE OVER
BRG SOIL-PLACE CRUSHED STONE PERIMETER
OF OVER DIG FOR SLAB BRG W/#4 RE-BAR
PERIMETER AT TOE SLAB EDGE

SLAB BRG L
ADJACENT TO
BLDG FDN-
4-8-16 CO
BLOCK

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PLACE CRUSHED STONE PERIMETER
OF OVER DIG FOR SLAB BRG TYPICAL

4" CONC PORCH SLAB W/
6X6-10/10 W-W-M
OR REBAR OVER
4" CRUSHED STONE BASE OVER
COMPACTED/TAMPED BASE FILL

5'-6"

46'-0"

SLAB FOUNDATION PLAN
GARAGE LEVEL

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

PROVIDE FOR SILL PLATE ANCHOR BOLTS
1/2"Ø X MIN 7" EMBEDDED-LOC MAX 6' OC,
MAX 12" FROM EACH CORNER, MIN 2 PER
SILL PLATE PIECE W/2"OD WASHER & NUT

PROVIDE FOR TREATED SILL PLATE

PROVIDE FOR PERIMETER FOUNDATION INSUL
AS PER LOCAL CODE REQUIREMENTS

PROVIDE TERMITE TREATMENT PERIMETER EXTERIOR
AFTER FINAL BACKFILL PLACEMENT & FINISH GRADING

ALL FOUNDATION INFORMATION ON PLANS
IS FROM CURRENT IRC CODE AND PROVIDED AS A GUIDE
ACTUAL SITE CONDITION MAY REQUIRE ADJUSTMENT
CONSULT ENGINEER AS NEEDED

ALL FOUNDATION SIZING FROM IRC CODE ARE BASED ON ASSUMPTIONS ABOUT THE SITE. FOUNDATION SIZING MUST BE ADJUSTED AS NEEDED OR REQUIRED BY BUILDING CODE OFFICIAL ACCORDING TO THE ACTUAL SITE, GRADE, SOIL STRENGTH, VARIATIONS IN FRAMING, OR A MATERIAL SELECTION. CODE INFORMATION MAY NOT REFLECT THE CODE MINIMUM. IN SOME CASES, IT MAY SHOW CODE FOR WORSE CASE SITUATIONS. VARIATIONS FROM CODE MAY REQUIRE PROFESSIONAL ENGINEERING

DIMENSIONS SHOWN TO FND/FRAME LINE
ADD ON FOR BRICK LEDGE TYPICAL

PROVIDE TERMITE TREATMENT FULL COVERAGE
UNDER SLAB PRIOR TO CONC PLACEMENT

PROVIDE TERMITE TREATMENT PERIMETER
EXTERIOR AFTER FINAL BACKFILL PLACEMENT
& FINISH GRADING

VERIFY FOUNDATION WALL HEIGHT, THICKNESS
AND FOUNDATION SIZE WITH SITE GRADE BY
PROFESSIONAL ENGINEER FOR DETAILED
REQUIREMENTS FOR THE CONSTRUCTION OF
THIS AREA BEFORE CONSTRUCTION BEGINS

	SURFACE MOUNTED LED FIXTURE OR SHOP LIGHT
	RECESSED DOWNLIGHTS
	WALL MOUNTED SCONCE FIXTURE
	CEILING FIXTURE SURFACE MOUNTED

ALL ELECTRIC WORK TO CONFORM TO LATEST
NATIONAL ELECTRIC CODE, LOCAL ORDINANCES &
UTILITY REGULATIONS.

VERIFY FIXTURE SELECTION W/ OWNER/CONTR.
SMOKE DETECTORS TO BE INTERCONNECTED
(VERIFY W/ LOCAL REQUIREMENTS
MAY REQUIRE ADDITIONAL SMOKE SENSORS)

PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS
AND ARC FAULT INTERRUPTERS AS PER CODE

PROVIDE CARBON MONOXIDE DETECTOR PER CODE

PRE-WIRE FOR TELEPHONES

RECEPTACLE KEYED NOTES:
(A) = RECEPTACLE REQUIRED TO BE
ON AN ARC-FAULT PROTECTED CIRCUIT
(G) = RECEPTACLE REQUIRED TO BE
ON A GFCI PROTECTED CIRCUIT

VERIFY THAT ALL WINDOWS SATISFY CURRENT LOCAL BUILDING CODES, INCLUDING EGRESS, VENTILATION, AND SAFETY GLAZING REQUIREMENTS. VERIFY THAT THE ROUGH OPENINGS REQUIRED BY THE CHOSEN WINDOW MANUFACTURER COORDINATE WITH AVAILABLE FRAMING AREAS.

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