

656 SF-FIRST FLOOR
 169 SF-LOFT
 825 SF-APPROXIMATE TOTAL

DRAWN WITH
 DIAMOND
 DISTINCTION
 CABINETS

MTN. ARCH
 2X6 FRAMED WALLS

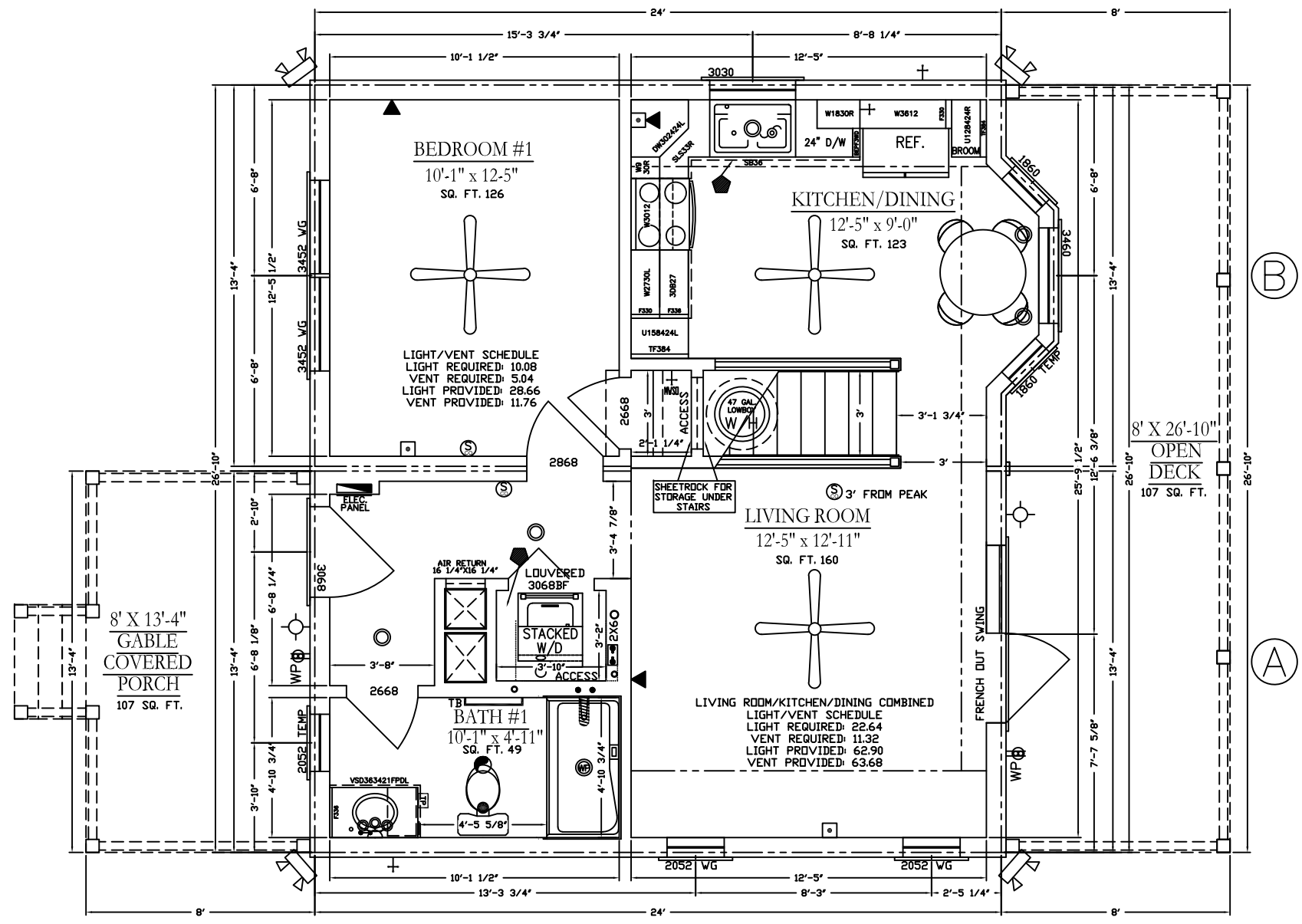
VINYL WINDOW SCHEDULE DP-50 LOW-E DOUBLE HUNG				
EGRESS	DESCRIPTION	ROUGH OPENING	LIGHT	VENT
NO	1860	20"x72"	5.67	4.14
NO	2030	24"x36"	3.09	1.26
NO	2030-2	48"x36"	7.09	2.25
NO	20310	24"x46"	5.19	2.37
NO	2040	24"x48"	5.14	2.49
NO	2046	24"x54"	6.19	2.90
NO	2052	24"x62"	7.22	3.44
NO	2052-2	48"x62"	14.44	6.88
NO	24" OCTAGON	24 1/2"x24 1/2"	2.35	-
NO	2640	30"x48"	7.16	3.25
YES	2845 CASEMENT	32"x53"	8.39	9.00
NO	2852	32"x62"	10.33	4.84
NO	2852-2	64"x62"	20.66	9.66
NO	3012 TRANSOM	36"x14"	4.55	X
NO	3024-2	72"x28"	11.26	3.26
NO	3030	36"x36"	6.37	2.69
NO	3030-2	72"x36"	12.74	5.38
NO	30310	36"x46"	8.54	3.82
NO	30310-2	72"x46"	17.08	7.64
NO	3040	36"x48"	8.91	4.01
NO	3040-2	72"x48"	17.82	8.02
NO	3046	36"x54"	10.19	4.67
NO	3046-2	72"x54"	20.38	9.34
NO	3052	36"x62"	11.89	5.55
NO	3052-2	72"x62"	23.78	11.1
NO	3052-3	108"x62"	35.67	16.65
YES	3452	40"x62"	14.33	5.88
YES	3452-2	80"x62"	28.66	11.76
YES	3452-3	120"x62"	42.99	17.64
YES	3060 D.H.	36"x72"	14.01	6.64
NO	3060 FIXED	36"x72"	14.01	X
NO	4040	48"x48"	12.41	5.53
NO	4046	48"x54"	14.19	6.44
NO	2652	30"x62"	8.88	4.00



NOTE: WINDOWS SHOWN ON PLAN MAY BE REPLACED BY WINDOWS OF SIMILAR SIZE AND PURPOSE, MEETING SIMILAR LIGHT, VENTILATION, AND EGRESS QUALITIES; AND MEETING OR EXCEEDING THERMAL AND CONSTRUCTION QUALITIES AND MEET REQUIRED CODES.

INTERIOR DOOR SCHEDULE	
DESCRIPTION	ROUGH OPENING
1668	20" x 82"
2068	26" x 82"
2468	30" x 82"
2668	32" x 82"
2868	34" x 82"
3068	38" x 82"
5068 DBL	62" x 82"
1668BF	20" x 82"
2068BF	26" x 82"
2468BF	30" x 82"
2668BF	32" x 82"
2868BF	34" x 82"
3068BF	38" x 82"
3068DBF	38" x 82"
4068DBF	50" x 82"
5068DBF	62" x 82"
6068DBF	74" x 82"

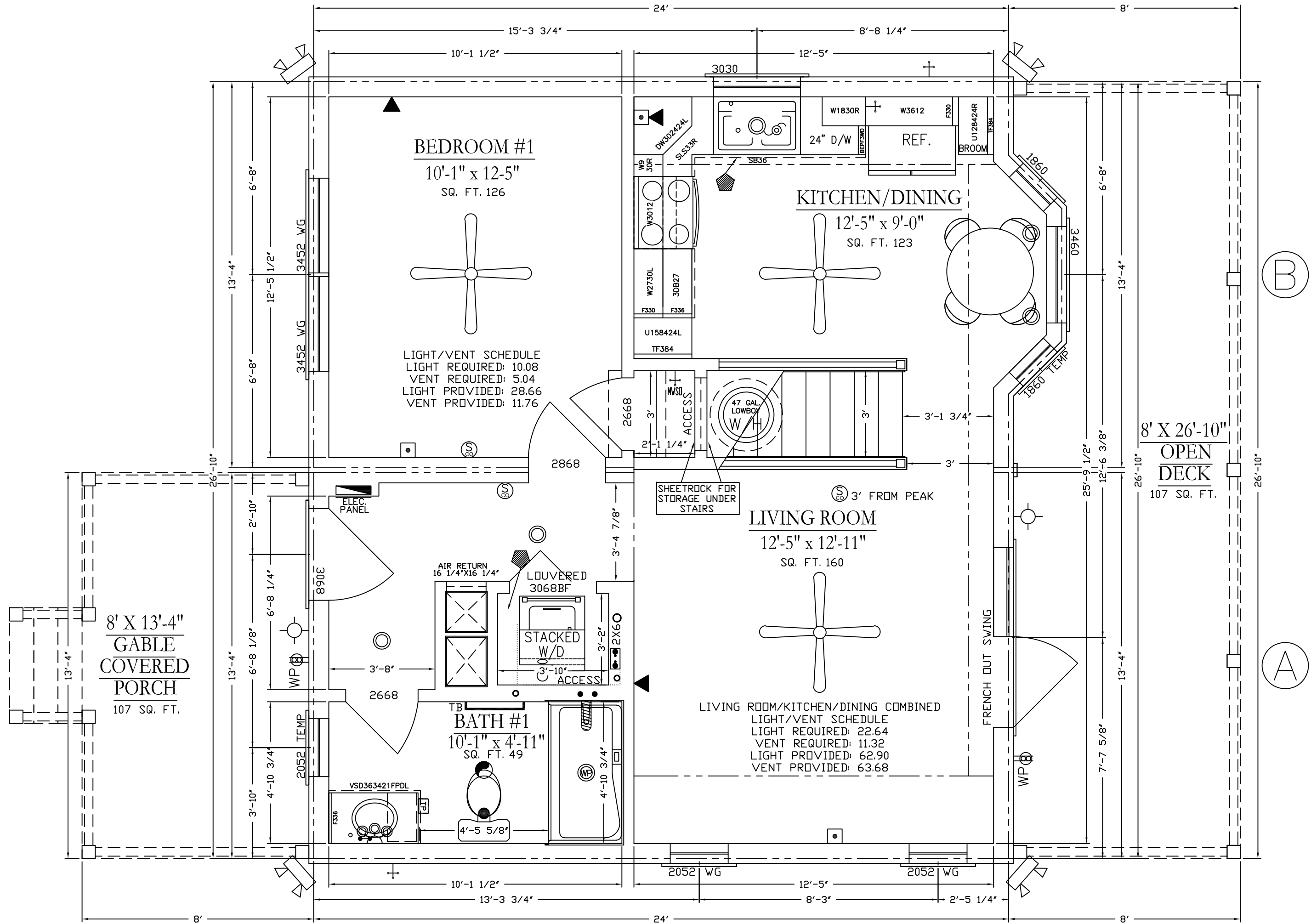
EXTERIOR DOOR SCHEDULE DP-47					
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	TYPE
		9-LITE	15-LITE		
2868	34" x 82 1/4"	4.31	8.02	17.33	JENKINS
3068	38" x 82 1/4"	4.31	8.02	19.55	JENKINS
103068	51 1/2" x 82 1/4"	4.31	8.02	19.55	JENKINS
10301068	65" x 82 1/4"	4.31	8.02	19.55	JENKINS
3068 OUT SWING	38" x 81 1/4"	4.31	8.02	19.55	JENKINS
FRENCH	74 1/2" x 82 1/4"	16.04		38.76	JENKINS
FRENCH OUT SWING	74 1/2" x 81 1/4"	16.04		38.76	JENKINS
ATRIUM	74 1/2" x 82 1/4"	16.04		19.38	JENKINS
ATRIUM OUT SWING	74 1/2" x 81 1/4"	16.04		19.38	JENKINS
9068 ATRIUM	107 1/4" x 80"	24.06		19.36	JENKINS
6068 SGD	72" x 80"	16.04		19.38	WEST
60610 SGD	72" x 84"	16.04		19.38	PLYGEM



H/S -- HANDLE SET
 WG -- DENOTES PLACEMENT OF WINDOW GUARDS
 ● -- DENOTES PLACEMENT OF STATE SEALS AND/OR THIRD PARTY INSPECTION LABELS
 NOTE: ALL DIM ARE FROM OUTSIDE OF FRAMING

NOTE: RETURN AIR GRILLES TO BE SUPPLIED AND INSTALLED BY OWNER OR HVAC CONTRACTOR
 NOTE: HVAC PROVIDED BY OTHERS AT CUSTOMERS REQUEST. TO BE INSTALLED ON-SITE TO LOCAL BUILDING CODES
 NOTE: EXHAUST FANS ARE DUCTED TO OUTSIDE AIR ON-SITE AND WILL NOT BE DUCTED TO ATTIC SPACES, SOFFITS, OR RIDGE VENTS. COMPLETED ON-SITE BY OTHERS AND INSPECTED BY THE LOCAL INSPECTOR TO COMPLY WITH
 NOTE: CHASES AND AIR RETURN CAVITIES ARE PROVIDED FOR INSTALLATION OF AIR RETURN DUCTWORK: CHASES AND/OR AIR RETURN CAVITIES CAN NOT BE USED AS AIR RETURN WITHOUT APPROVED HVAC DUCT MATERIALS. ON-SITE BY OTHERS.

SOUTHEAST



BEDROOM #1

10'-1" x 12'-5"
SQ. FT. 126

LIGHT/VENT SCHEDULE
LIGHT REQUIRED: 10.08
VENT REQUIRED: 5.04
LIGHT PROVIDED: 28.66
VENT PROVIDED: 11.76

KITCHEN/DINING

12'-5" x 9'-0"
SQ. FT. 123

LIVING ROOM

12'-5" x 12'-11"
SQ. FT. 160

LIVING ROOM/KITCHEN/DINING COMBINED
LIGHT/VENT SCHEDULE
LIGHT REQUIRED: 22.64
VENT REQUIRED: 11.32
LIGHT PROVIDED: 62.90
VENT PROVIDED: 63.68

8' X 26'-10"
OPEN DECK
107 SQ. FT.

8' X 13'-4"
GABLE COVERED PORCH
107 SQ. FT.

(B)

(A)

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VINYL WINDOW SCHEDULE
 DP-50 LOW-E DOUBLE HUNG

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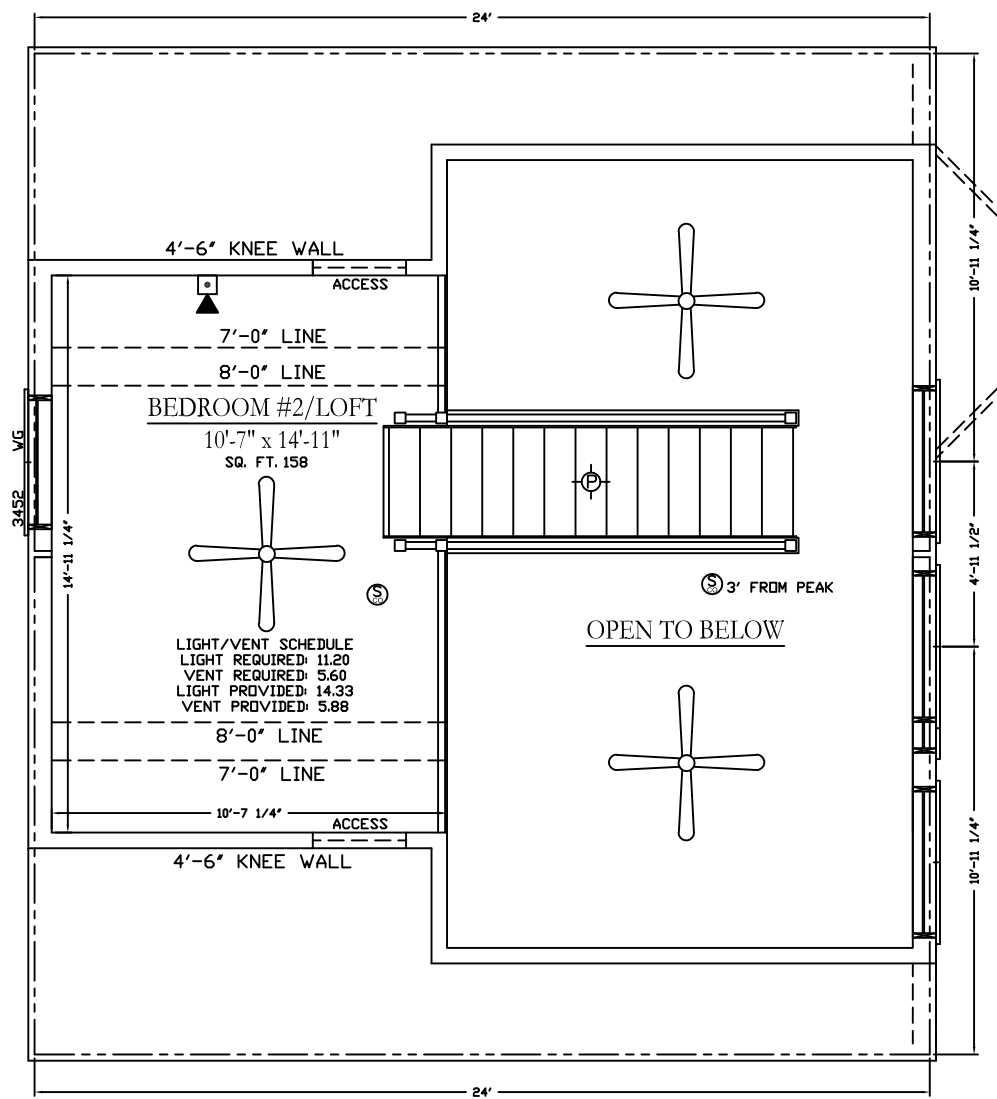
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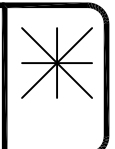
EXTERIOR DOOR SCHEDULE DP-47

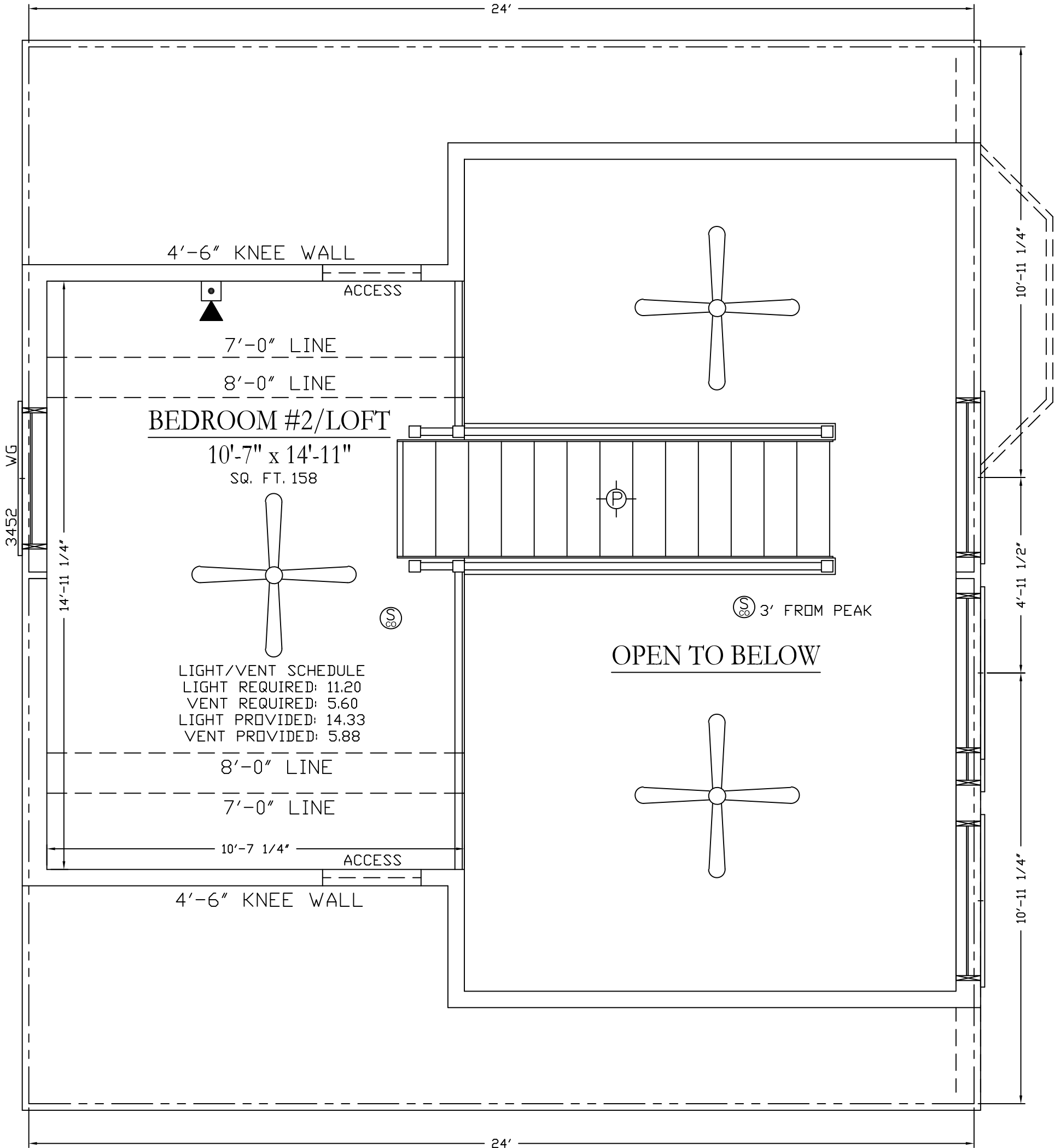
DESCRIPTION	ROUGH OPENING	LIGHT		VENT	THERMATRU OR WEST
		9-LITE	15-LITE		
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3068	38 3/8" x 82 1/2"	4.31	8.02	19.55	THERMATRU
103068	51 13/32" x 82 1/2"	4.31	8.02	19.55	THERMATRU
10301068	64 3/4" x 82 1/2"	4.31	8.02	19.55	THERMATRU
3068 OUT SWING	38 3/8" x 81 1/4"	4.31	8.02	19.55	THERMATRU
FRENCH	75 1/4" x 82 1/2"		16.04	38.76	THERMATRU
FRENCH OUT SWING	75 3/4" x 82 1/8"		16.04	38.76	THERMATRU
ATRIUM	75 5/8" x 82 1/2"		16.04	19.38	THERMATRU
ATRIUM OUT SWING	76" x 82 1/8"		16.04	19.38	THERMATRU
9068 ATRIUM	113 1/4" x 82 1/2"		24.06	19.36	THERMATRU
6068 SGD	72" x 80"		16.04	19.38	WEST
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ELEVATION DRAWINGS ARE FOR ILLUSTRATION ONLY.
SEE FLOOR PLAN AND SALES CONTRACT FOR SPECIFIC DETAILS

PORCHES (INCLUDING PORCH ROOFS, DECKS, AND STEPS) NOTE: PORCHES ARE OPTIONAL. THE OWNER MAY VARY THE PORCHES FROM THOSE ILLUSTRATED HERE. PORCHES ARE DESIGNED AND BUILT BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES AND ARE SUBJECT TO INSPECTIONS TO CODE BY LOCAL OFFICIALS.

DORMERS AND SHIPLOOSE GABLE END WALLS ARE FINISHED W/ AN APPROVED WATER BARRIER AND LOG SIDING THAT IS LAPPED IN ACCORDANCE TO THE BUILDING CODES

SHINGLE LABEL



LISTED PREPARED ROOFING MATERIALS
DEGREE OF RESISTANCE TO EXTERNAL FIRE AND FLAMMABILITY LIMITS
IN ACCORDANCE WITH UL STANDARD 790
WIND RESISTANCE ALSO CLASSIFIED
IN ACCORDANCE WITH ASTM D3161, CLASS F
WHEN APPLIED IN ACCORDANCE WITH
INSTRUCTIONS INCLUDED WITH THIS ROOFING

R-2453

ISSUE M-46,645

ASTM D 3462

RIDGE VENT - LAMANC PRODUCT # LOR30
SOFFIT VENT - FLAMCO # VENT164BE4X16

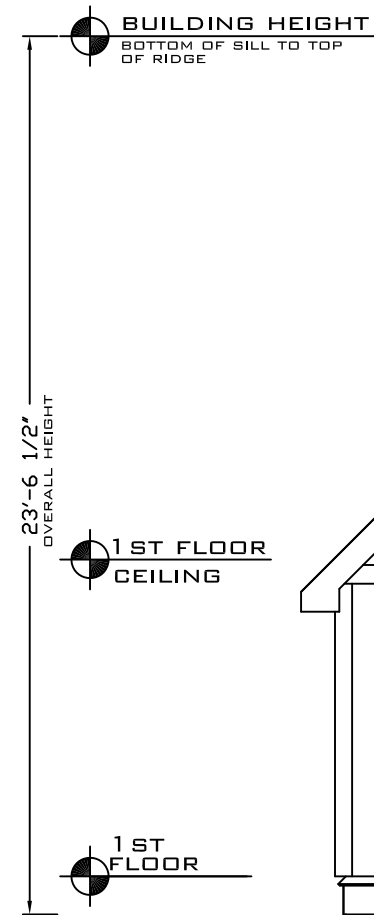
ROOF VENTILATION FOR BOX A & B:

AREA = 642 SQ. FT.

$\frac{642}{300} = 2.14$ SQ. FT. (308 SQ. IN.)
154 SOFFIT
154 ROOF

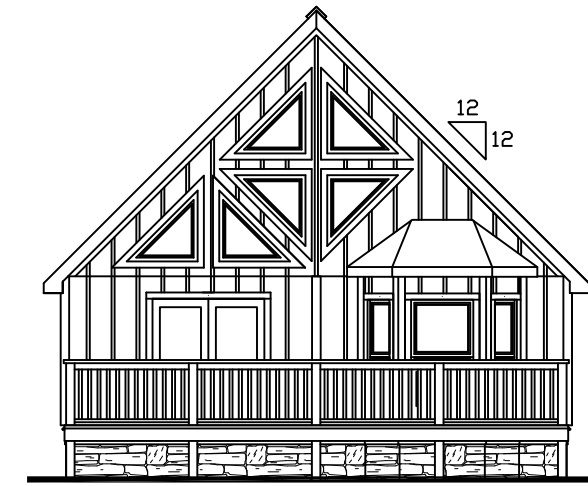
SOFFIT 7 TRUSS SPACES X 22.5 = 157 SQ. IN.

ROOF 24' OF ROLL VENT X 11 SQ. IN./VENT = 264 SQ. IN.

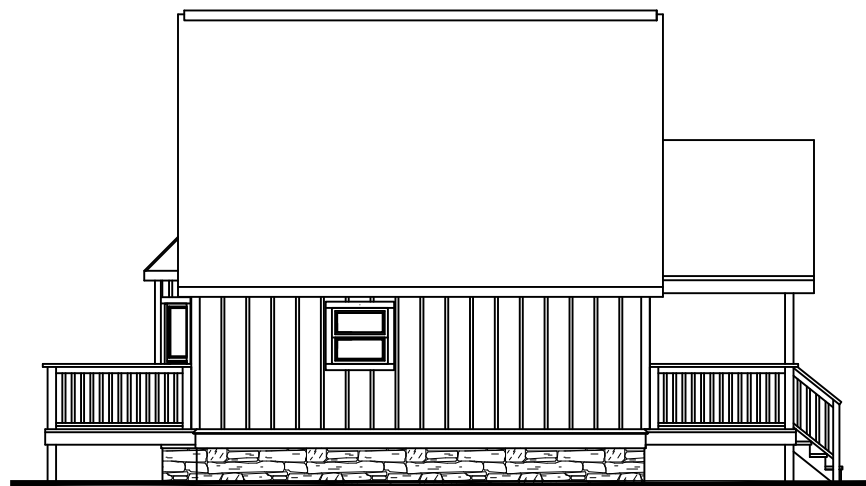


FRONT ELEVATION
SCALE: 3/16" = 1'
1'-0" 5'-0"

NOTE: FOUNDATION CONSTRUCTION MUST BE IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES AND IS THE SOLE RESPONSIBILITY OF GENERAL CONTRACTOR/OWNER. FOUNDATION HERE IS FOR ILLUSTRATION PURPOSES ONLY. EXTERIOR FINISHES TO BE DETERMINE AND SUPPLIED ON SITE BY OWNER



REAR SIDE ELEVATION
SCALE: 3/32" = 1'



LEFT SIDE ELEVATION
SCALE: 3/32" = 1'



RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'

SOUTHEAST

FOUNDATION

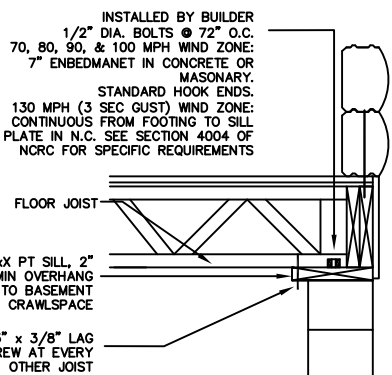
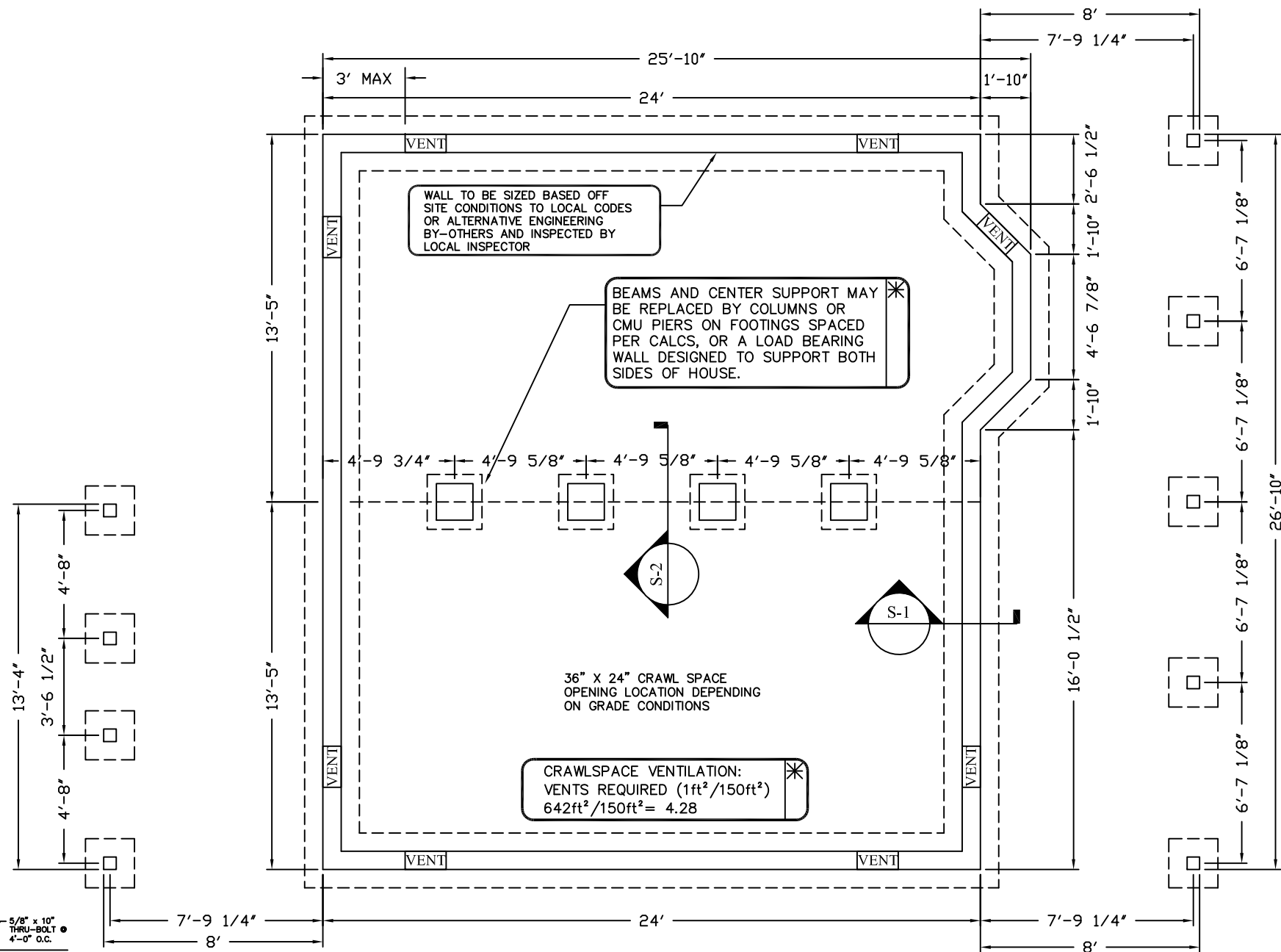
FOR DIMENSIONAL PURPOSES ONLY AND MUST BE DESIGNED FOR SPECIFIC SITE CONDITIONS BY OTHERS.

NOTES:

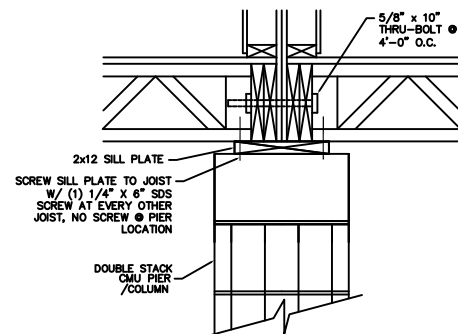
- FOUNDATION AND ITS STRUCTURAL ELEMENTS SHALL BE CAPABLE OF ACCOMMODATING ALL SUPERIMPOSED LIVE, DEAD, AND OTHER LOADS IN ACCORDANCE WITH CODES AND ALL LATERAL LOADS IN ACCORDANCE WITH ACCEPTED DESIGN PRACTICES.
- LOTS SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS--BY LOT OWNER.
- MATERIALS SHALL CONFORM WITH APPLICABLE STANDARDS AND CODE.
- CONCRETE SUBJECT TO WEATHERING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AND AIR CONTENT IN ACCORDANCE WITH CODE. 2500 PSI MINIMUM.
- ALL EXTERIOR WALLS, BEARING WALLS, COLUMNS, AND PIERS SHALL BE SUPPORTED ON CONTINUOUS SOLID MASONRY OR CONCRETE FOOTINGS WHICH SHALL BE OF SUFFICIENT DESIGN TO SUPPORT SAFELY THE LOADS IMPOSED AS DETERMINED FROM THE CHARACTER OF THE SOIL, AND SHALL IN ALL CASES EXTEND BELOW THE FROST LINE. TOP SURFACE SHALL BE LEVEL AND BOTTOM NOT EXCEEDING 1 IN 10 SLOPE. FOOTINGS SHALL BE NOT LESS THAN SHOWN ON THE DRAWINGS.
- FOUNDATIONS SHALL EXTEND NOT LESS THAN 12 INCHES BELOW THE FINISHED NATURAL GRADE OR ENGINEERED FILL AND IN NO CASE LESS THAN THE FROST LINE DEPTH. FOOTING ON SOIL WITH A LOWER ALLOWABLE SOIL PRESSURE SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. MIN. SOIL BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F. HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUNDWATER TABLE CAN RISE TO WITHIN 6 INCHES OF THE FINISHED GRADE AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE BUILDING OFFICIAL MAY REQUIRE THAT THE GRADE IN THE UNDER-FLOOR SPACE BE AS HIGH AS THE OUTSIDE FINISHED GRADE, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. TERMITE SHIELDS AND/OR PROTECTION SHALL BE PROVIDED AS PER CODE.
- CRAWL SPACE AND ACCESS SPACE SHALL BE VENTILATED BY OPENINGS IN THE FOUNDATION WALLS. THE AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN ONE (1) SQ. FT. PER 150 SQ. FT. OF CRAWL SPACE AREA. ONE OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING. USE PLASTIC OR EQUAL 8" X 16" VENTS WITH CORROSION-RESISTANT WIRE MESH.
- TREATED 2xX SILL PLATE FLUSH WITH OUTSIDE OF CONCRETE BLOCKS FASTENED WITH BOLTS THROUGH CONCRETE BLOCKS.
- MINIMUM ALLOWABLE SOIL BEARING CAPACITY 2,000 PSF.
- MORTAR TYPE S

NOTE:
CUSTOMER TO PROVIDE STRAW AROUND FOUNDATION FOR SET CREW IN CASE OF MUD. BRIC OR SET CREW IS NOT RESPONSIBLE FOR MUD OR DIRT TRACKED INTO HOUSE.

ANY LOCATION WITH A WINDSPEED ABOVE 120 MPH AND SEISMIC D OR GREATER THE FOUNDATION WALLS, PIERS, GRADE BEAMS AND ALL OTHER FOUNDATION ELEMENTS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL HAVING KNOWLEDGE OF THE LOCAL SOIL CONDITIONS. IN ADDITION TO ALL CODE REQUIREMENTS, FOUNDATION DESIGN SHALL INCORPORATE ALL HOLD-DOWNS, POINT LOADS EQUAL TO THE HOLD-DOWN CAPACITY AT ALL HOLD-DOWN LOCATIONS, UPLIFT LOADS, LATERAL LOADS, AND GRAVITY LOADS INDUCED BY THE MODULAR STRUCTURE. LOW WIND SPEEDS AND SEISMIC ZONES LESS THAN SEISMIC D, THE FOUNDATION CAN BE BUILT BY PRESCRIPTIVE MEANS.



S-1 DETAIL AT FOUNDATION WALL



S-2 DETAIL AT MARRIAGE WALL

NOTE: FOUNDATION CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MUST MEET ALL STATE AND LOCAL CODES.
NOTE: FOOTINGS TO BE SIZED TO CODE BY G.C. TO SITE AND LOADING CONDITIONS AND INSPECTED ON-SITE BY THE LOCAL INSPECTOR
SUBJECT TO LOCAL INSPECTIONS:
FOUNDATION FINISHED ON-SITE.
FOUNDATION ELECTRICAL FINISHED ON-SITE.
FOUNDATION PLUMBING FINISHED ON-SITE.

CRAWLSPACE SOUTHEAST