

ABBREVIATIONS INDEX

<p>ABV ABOVE A.C. AIR CONDITIONING A.D. AREA DRAIN ADJ. ADJUSTABLE ALT. ALTERNATE ALUM. ALUMINUM ARCH. ARCHITECTURAL BA. BATHROOM BP. Bifold (DOOR) BLDG. BUILDING BLK. BLOCK (CMUs) BLW. BELOW BM. BEAM BP. Bypass (DOOR) BOT. BOTTOM BTWN. BETWEEN CAB. CABINET CER. CERAMIC C.J. CONTROL JOINT OR CONSTRUCTION JOINT CL. CLOSET OR CENTER LINE CLR. CEILING CMU. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE COR. CORROSION RESISTANT CSMT. CASEMENT C.T. CERAMIC TILE D. DRYER DBL. DOUBLE DH. DOUBLE HUNG DIM. DIMENSION DISP. DISPOSAL DN. DOWN DR. DOWNSPOUT DS. DOWNSPOUT DW. DISH WASHER DWG. DRAWING E. EAST EA. EACH ELEV. ELEVATION ELEC. ELECTRICAL EQ. EQUAL EXT. EXTERIOR FAU. FORCED AIR UNIT F.C. FLOOR CHANGE F.D. FLOOR DRAIN FFL. FINISH FLOOR LINE F.G. FINISHED GRADE FLR. FLOORING FL. FLUORESCENT (LIGHT) FND. FOUNDATION F.O.S. FACE OF STUD FTG. FOOTING FX. FROD GLASS GALV. GALVANIZED GAR. GARAGE G.B. GYPSUM BOARD GD. GRADE OR GRADING G.D.O. GARAGE DOOR OPENER GFI. GROUND FAULT INTERRUPTER GL. GLASS OR GLAZING GYP. BOARD HD. HEAD OR HARD HDR. HEADER HGT. HEIGHT HVAC. HEATING/VENTILATING/AIR COND. HWD. HARDWOOD INT. INTERIOR JST. JOIST JT. JOINT KIT. KITCHEN</p>	<p>L. LENGTH LA. LAUNDRY LAV. LAVATORY LVR. LOUVER MAX. MAXIMUM MECH. MECHANICAL MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS N. NORTH N.T.S. NOT TO SCALE O.G.D. OVERHEAD GARAGE DOOR OH. OVERHEAD OP. OPTIONAL PAR. PARALLEL P.B. PUSH BUTTON PDR. POWDER PED. PEDESTAL PL. PLATE PR. PAIR P.T. PRESSURE TREATED WOOD PVC. POLYVINYL CHLORIDE PIPE P.V.M. PAYMENT P.W. PRE-WIRE P.WD. PLYWOOD RGR. RETURN AIR GRILL REF. REFERENCE REFR. REFRIGERATOR REQ. REQUIRED S. SOUTH S.D. SMOKE DETECTOR S.G.D. SLIDING GLASS DOOR SH. SINGLE HUNG OR SHELF SIM. SINGLE SLD. SLIDING S.P. SLOPE AND POSE SPEC. SPECIFICATIONS STD. STANDARD STR. STRUCTURAL SQ. SQUARE SYM. SYMBOL S.S. SMOOTH FOUR SIDES T. TREAD (AT STAIRS) OR TILE T.B. TOWEL BAR TEMP. TEMPERED (GLASS) T&G. TONGUE & GROOVE T.O.C. TOP OF CURB TV. TELEVISION TYP. TYPICAL U.N.O. UNLESS NOTED OTHERWISE V.B. VAPOR BARRIER VERT. VERTICAL V.T.R. VENT THRU ROOF W. WASHING MACHINE W. WOOD WDW. WINDOW WH. WATER HEATER WI. WROUGHT IRON WIC. WALK-IN CLOSET W.WO. WITH OR WITHOUT WP. WATERPROOFING WWM. WELDED WIRE MESH R. PROPERTY LINE Ø. ROUND / DIAMETER ∠. ANGLE Q. CENTERLINE #. POUND / NUMBER</p>	<p>A0.1.1 SLAB ELEV '1' A0.1.2 SLAB ELEV '2' A0.1.3 SLAB ELEV '3' A0.1.4 SLAB ELEV '4' A0.2.1 STEM WALL ELEV '1' A0.2.2 STEM WALL ELEV '2' A0.2.3 STEM WALL ELEV '3' A0.2.4 STEM WALL ELEV '4' A0.3.1 CRAWL SPACE ELEV '1' A0.3.2 CRAWL SPACE ELEV '2' A0.3.3 CRAWL SPACE ELEV '3' A0.3.4 CRAWL SPACE ELEV '4' A1.1 FLOOR PLANS ELEV '1' A1.2 FLOOR PLANS ELEV '2' A1.3 FLOOR PLANS ELEV '3' A1.4 FLOOR PLANS ELEV '4' A1.5 FLOOR PLAN OPTIONS A4.1 SECTIONS A5.1 ELEVATIONS '1' A5.1.1 ELEV OPTIONS A5.1.2 ROOF PLAN '1' A5.2 ELEVATIONS '2' A5.2.1 ROOF PLAN '2' A5.3 ELEVATIONS '3' A5.3.1 ROOF PLAN '3' A5.4 ELEVATIONS '4' A5.4.1 ROOF PLAN '4' E1.0 FIRST FLOOR UTILITY PLAN E2.0 SECOND FLOOR UTILITY PLAN</p>
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BUILDING CODE COMPLIANCE / PROJECT INFORMATION

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

APPLICABLE CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.
2012 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS

CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR.

PRODUCT:
SINGLE FAMILY RESIDENCE / 3 STORY TOWNHOMES

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE V8 (2 HOUR DWELLING SEPARATION BETWEEN UNITS.)

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE GMD DESIGN GROUP DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP, INC. GMD DESIGN GROUP INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.

GENERAL NOTES:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES.)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE OWNER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR OPENABLE AREA OF 4.0 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 22" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". GLAZING TOTAL AREA OF NOT LESS THAN 5.0 SQ FT IN THE CASE OF A GROUND WINDOW AND NOT LESS THAN 5.7 SQ FT IN THE CASE OF AN UPPER STORY WINDOW. (PER NRC SECTION R301.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODES.)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES.

BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A "BUILDER'S SET" OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HERINAFTER REFERRED TO AS "PLANS". THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY; WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT; WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.

JEREMIAH

PLAN 2611



NORTH CAROLINA OFFICE
102 FOUNTAIN BROOK CIRCLE
SUITE C
CARY, NC 27511
PHONE: (919) 320-3022

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JEREMIAH

CONSTRUCTION SET

CLIENTS NAME:
Client Name

PROJECT NO:
Plan 4

COVER SHEET

PRINT DATE:
12.16.16

SHEET NO:
T-1

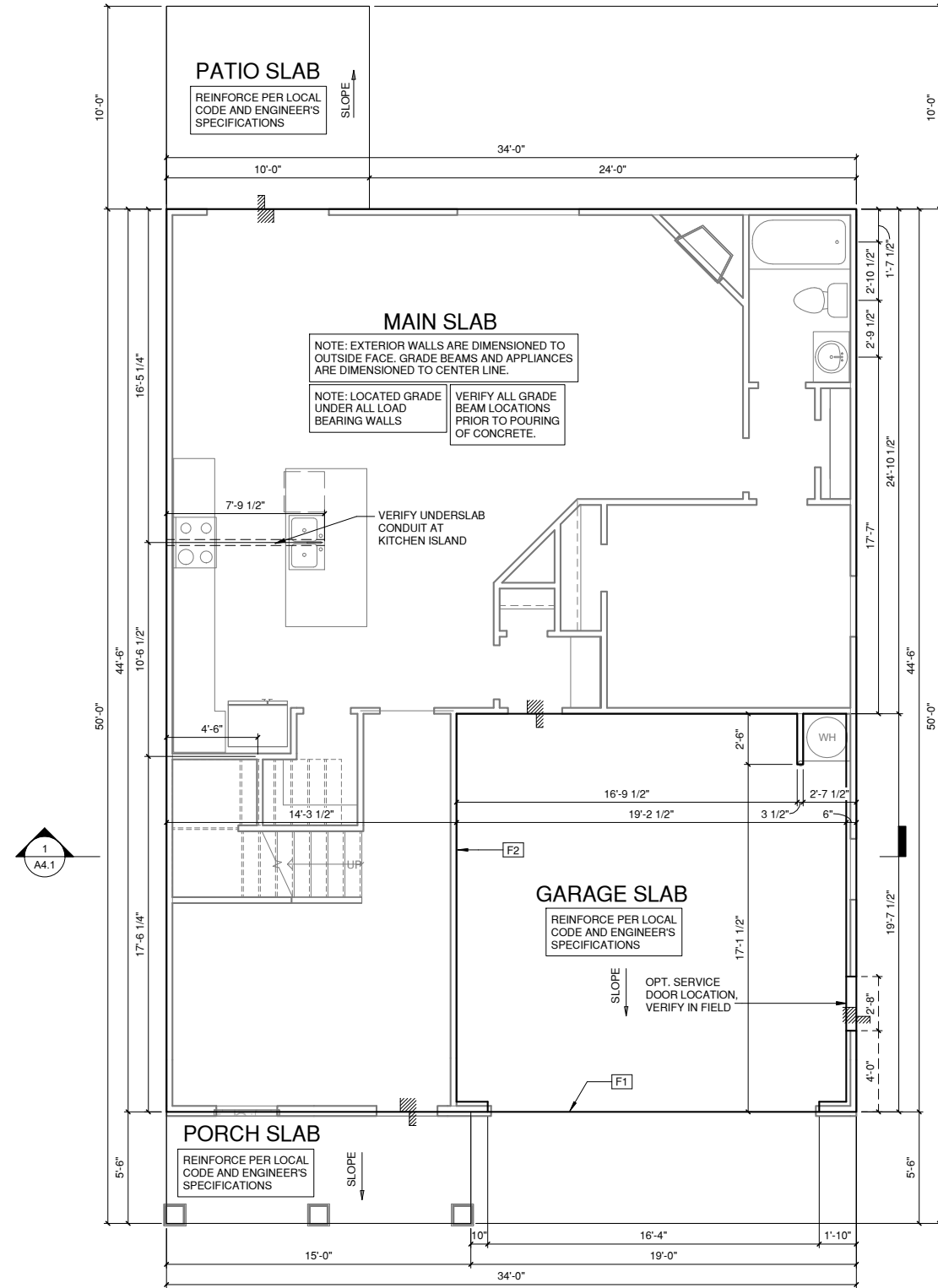
NOTES FOR NORTH CAROLINA:

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
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- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 8 1/4" MAX AT INSWING DOORS. (PER NCRC SECTION R311.3.1.)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER NCRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
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FOUNDATION KEYNOTE LEGEND

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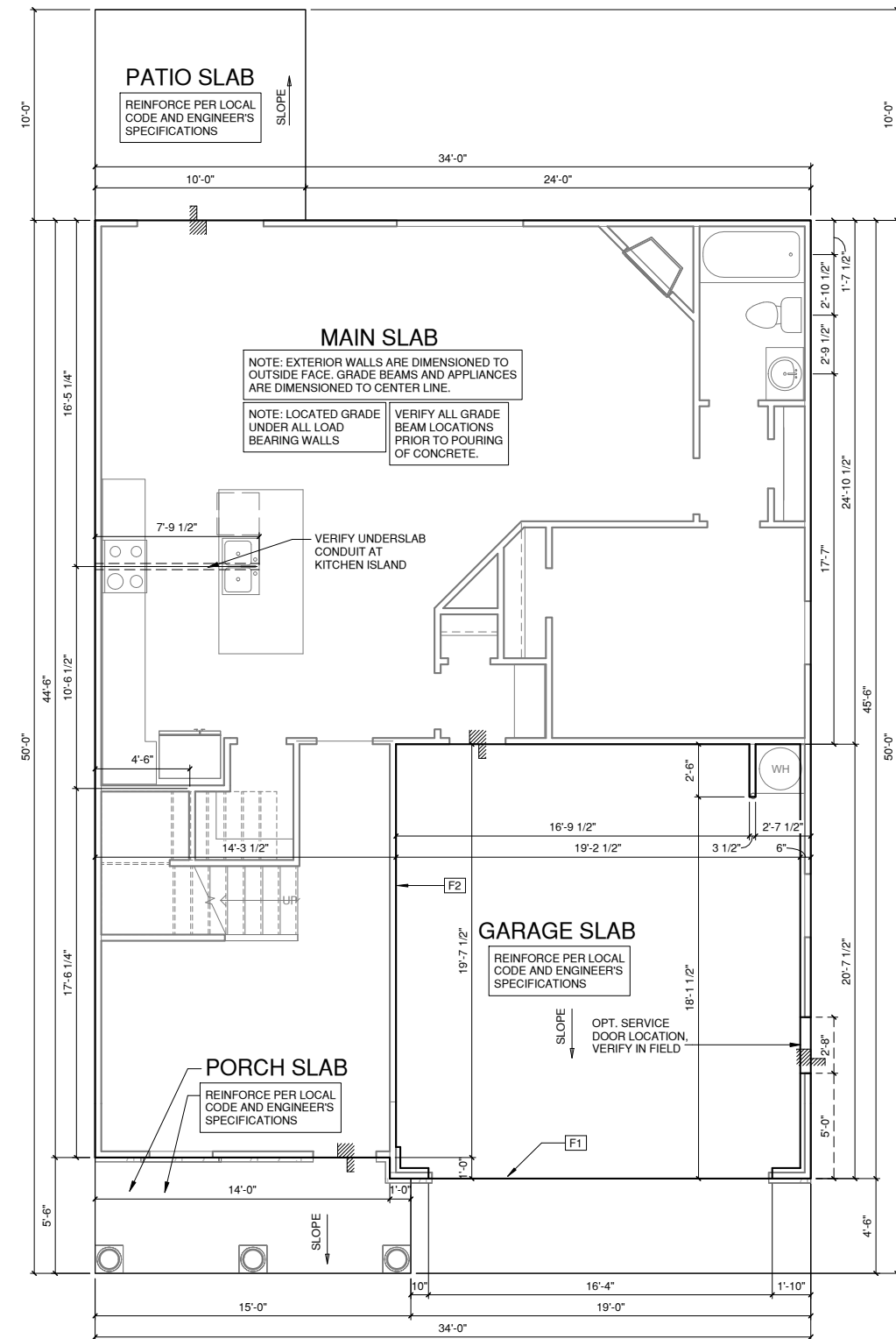
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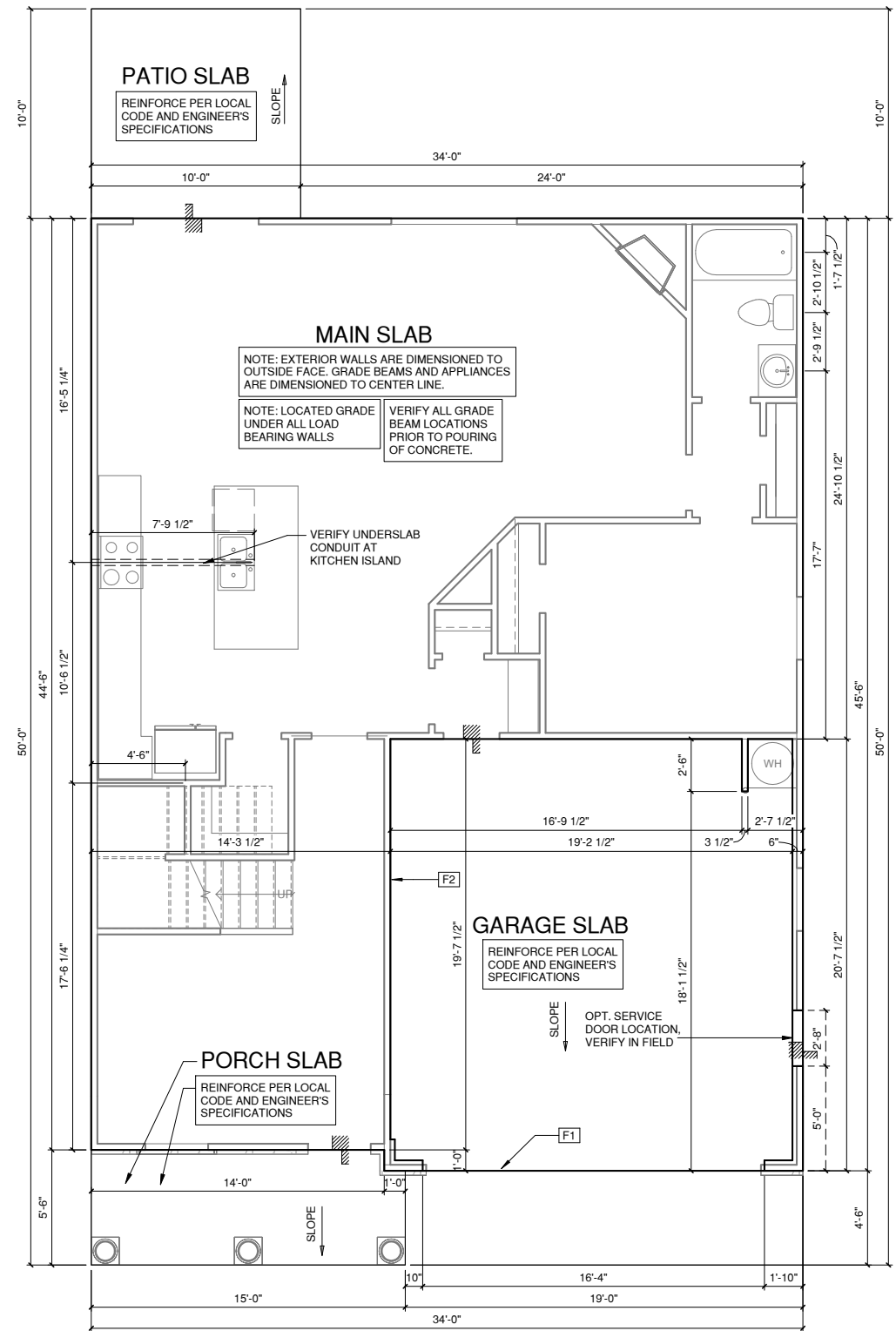
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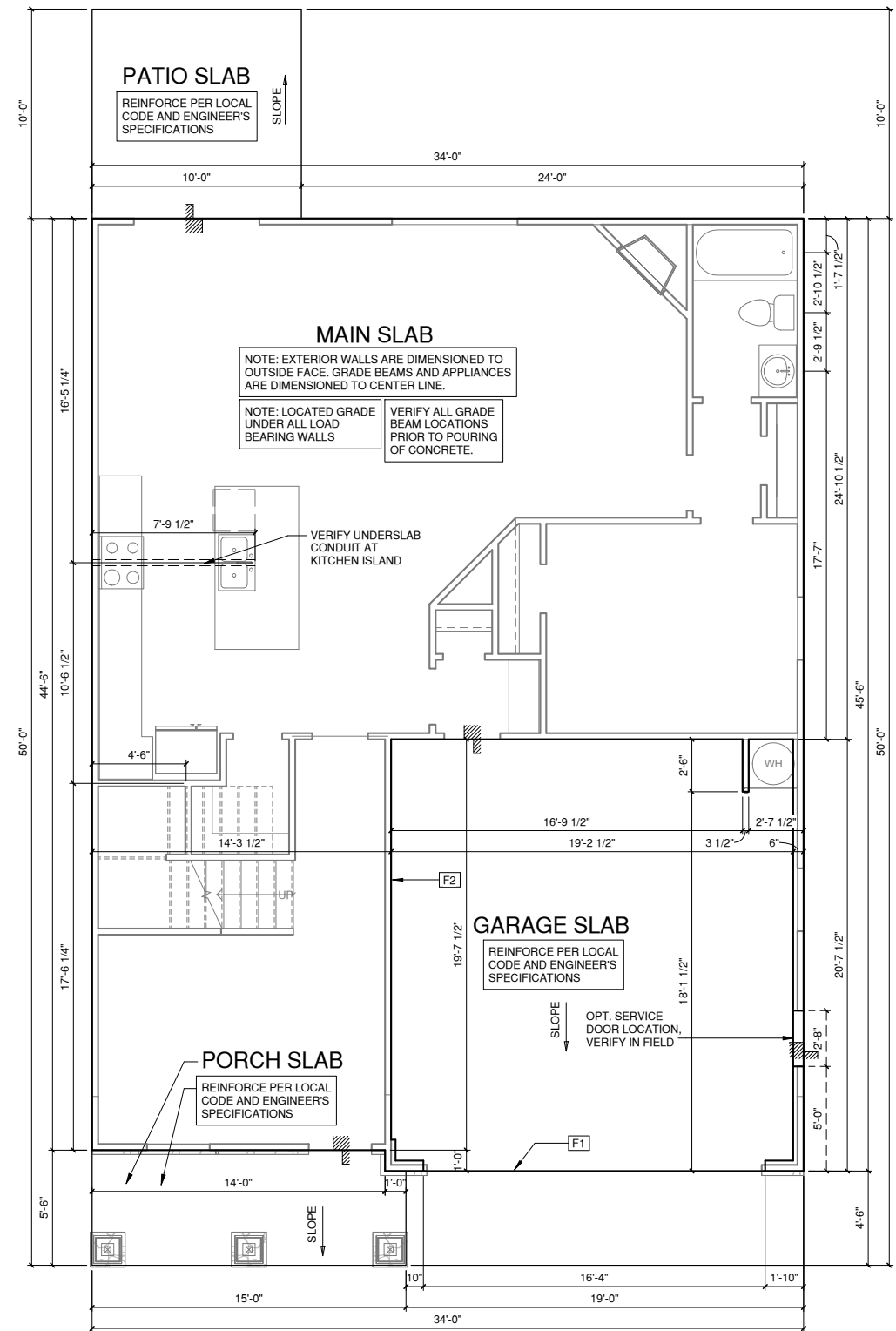
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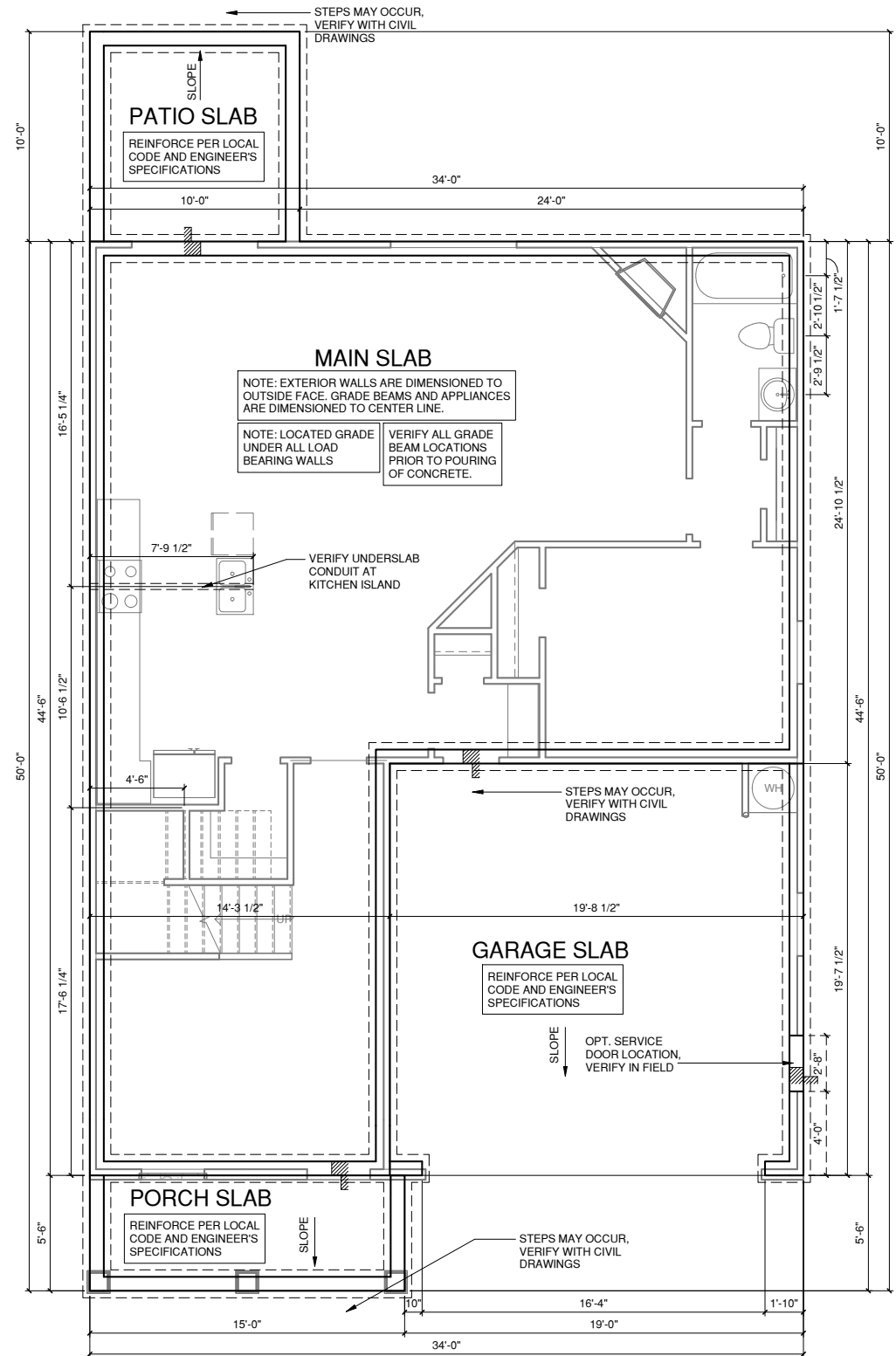
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FOUNDATION KEYNOTE LEGEND

F1	LINE OF SLAB ABOVE
F2	LINE OF FRAMED WALL ABOVE



STEM WALL ELEV '1'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



NORTH CAROLINA OFFICE
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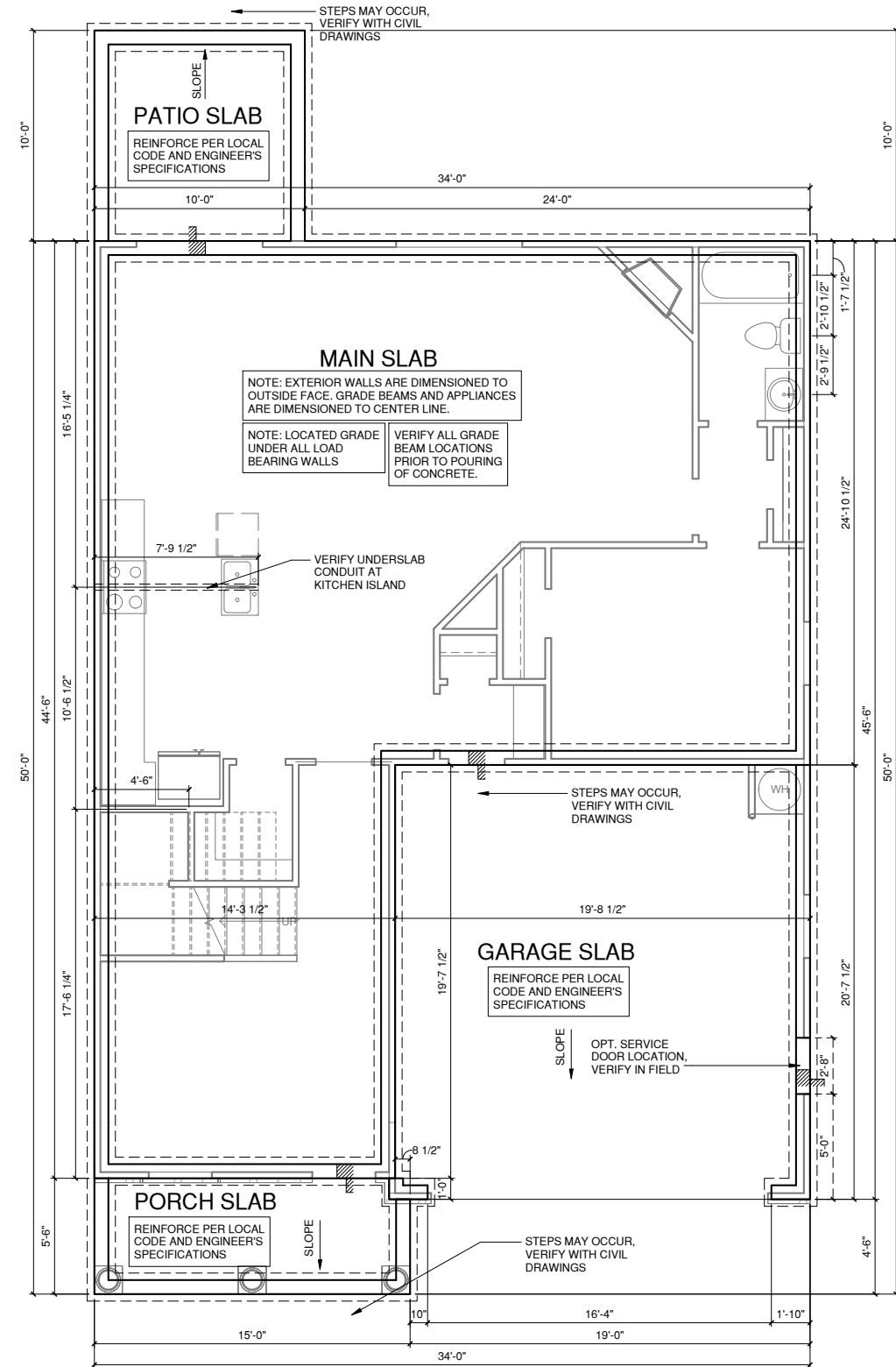
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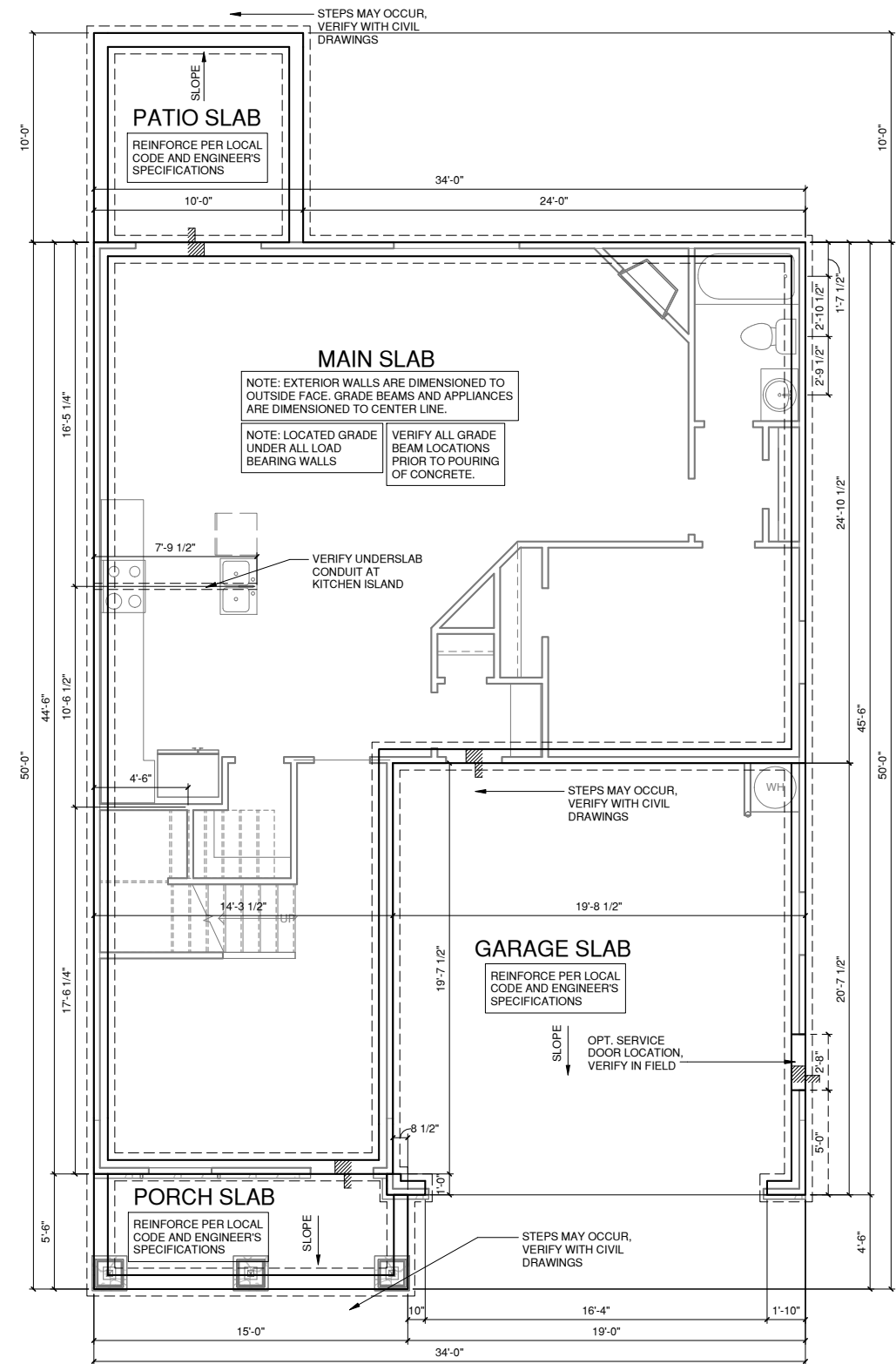
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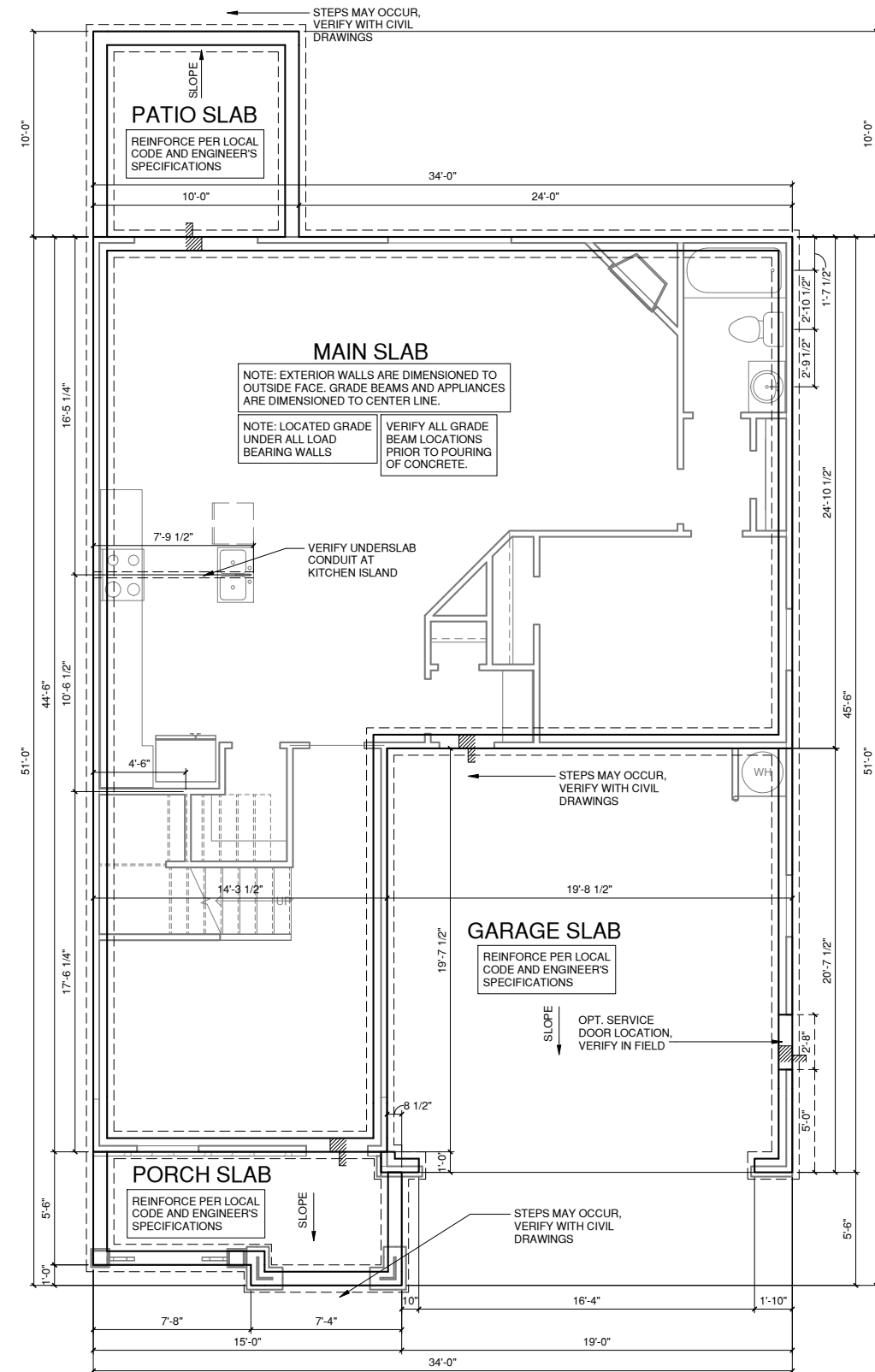
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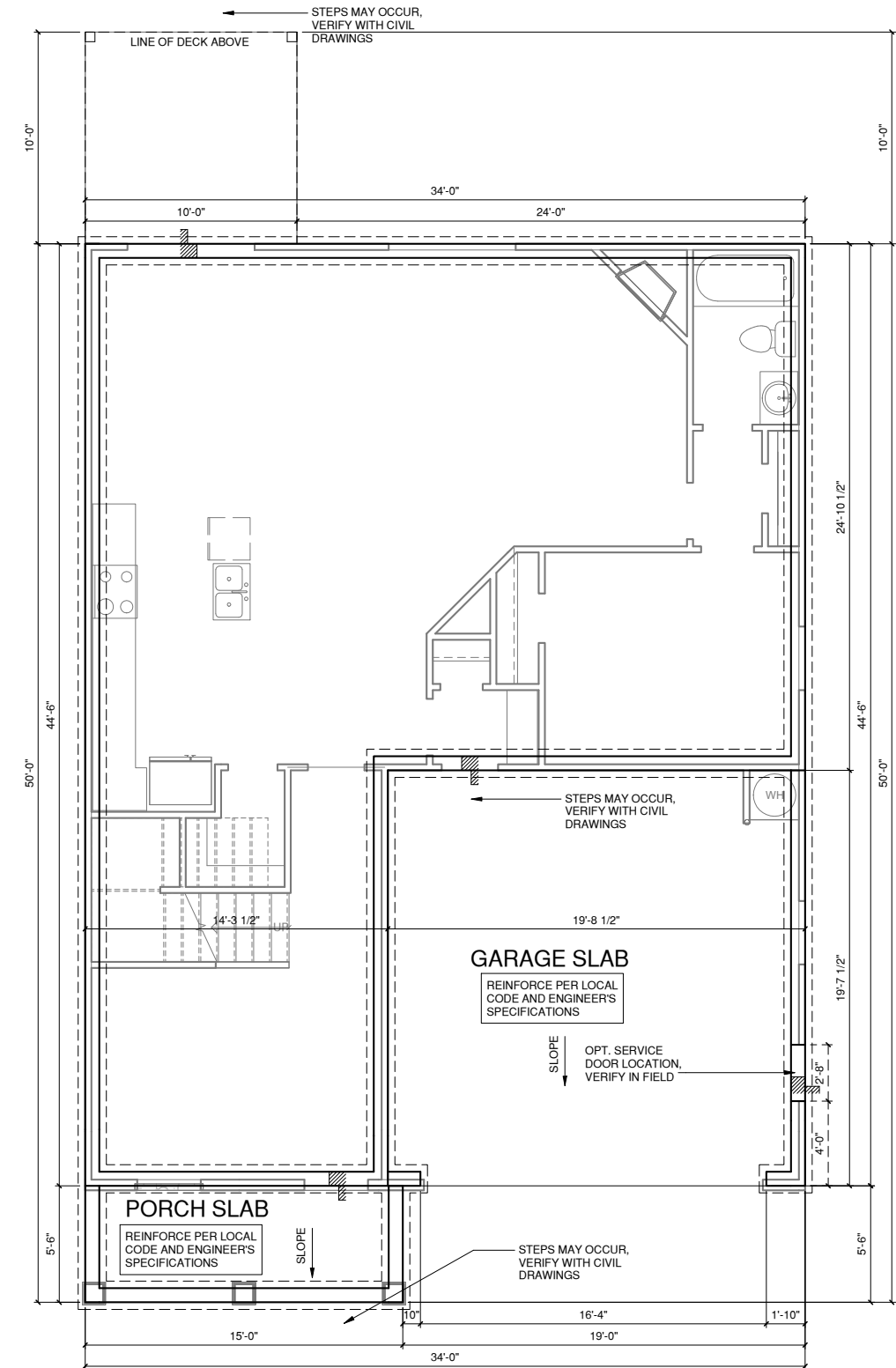
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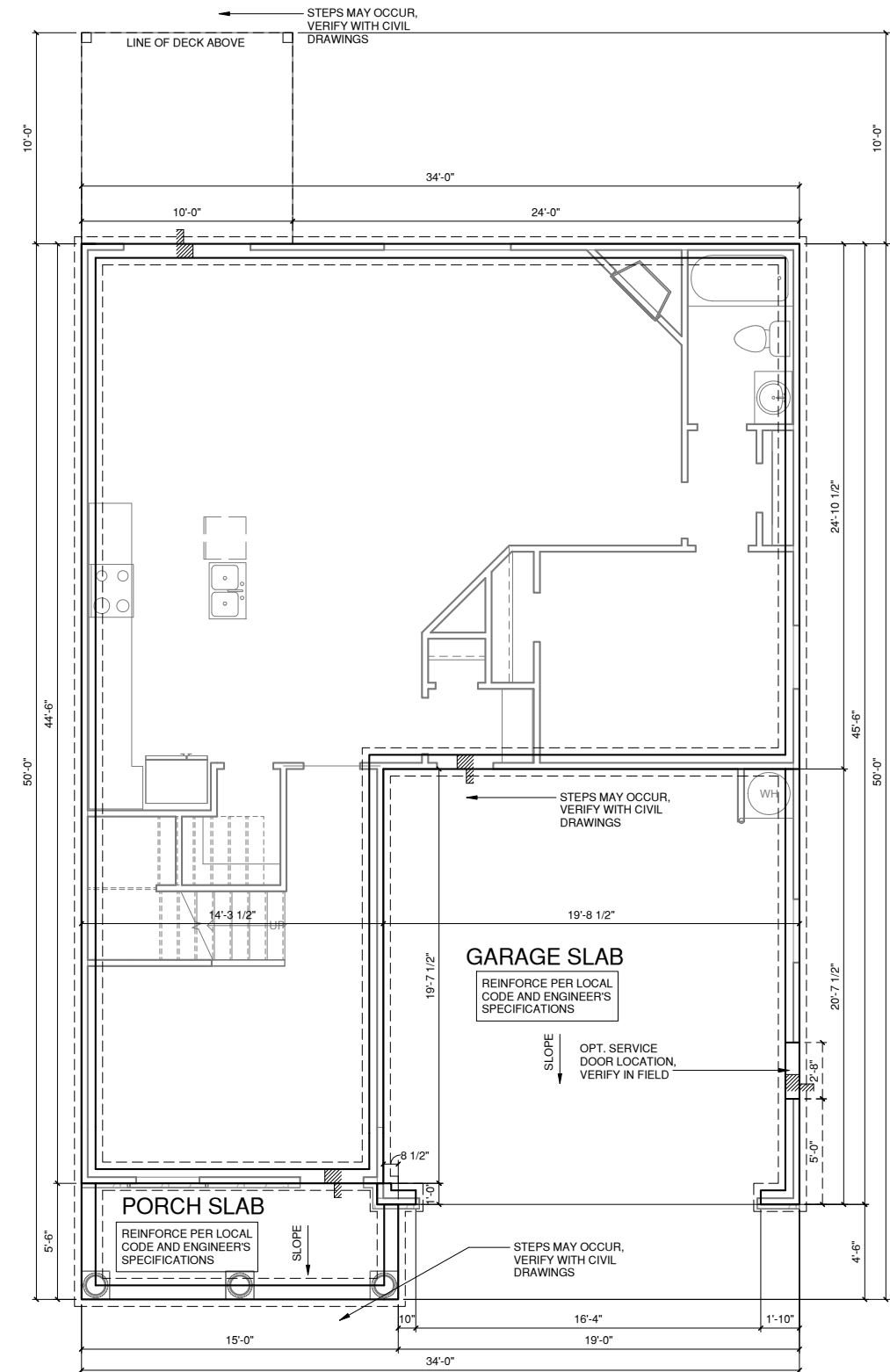
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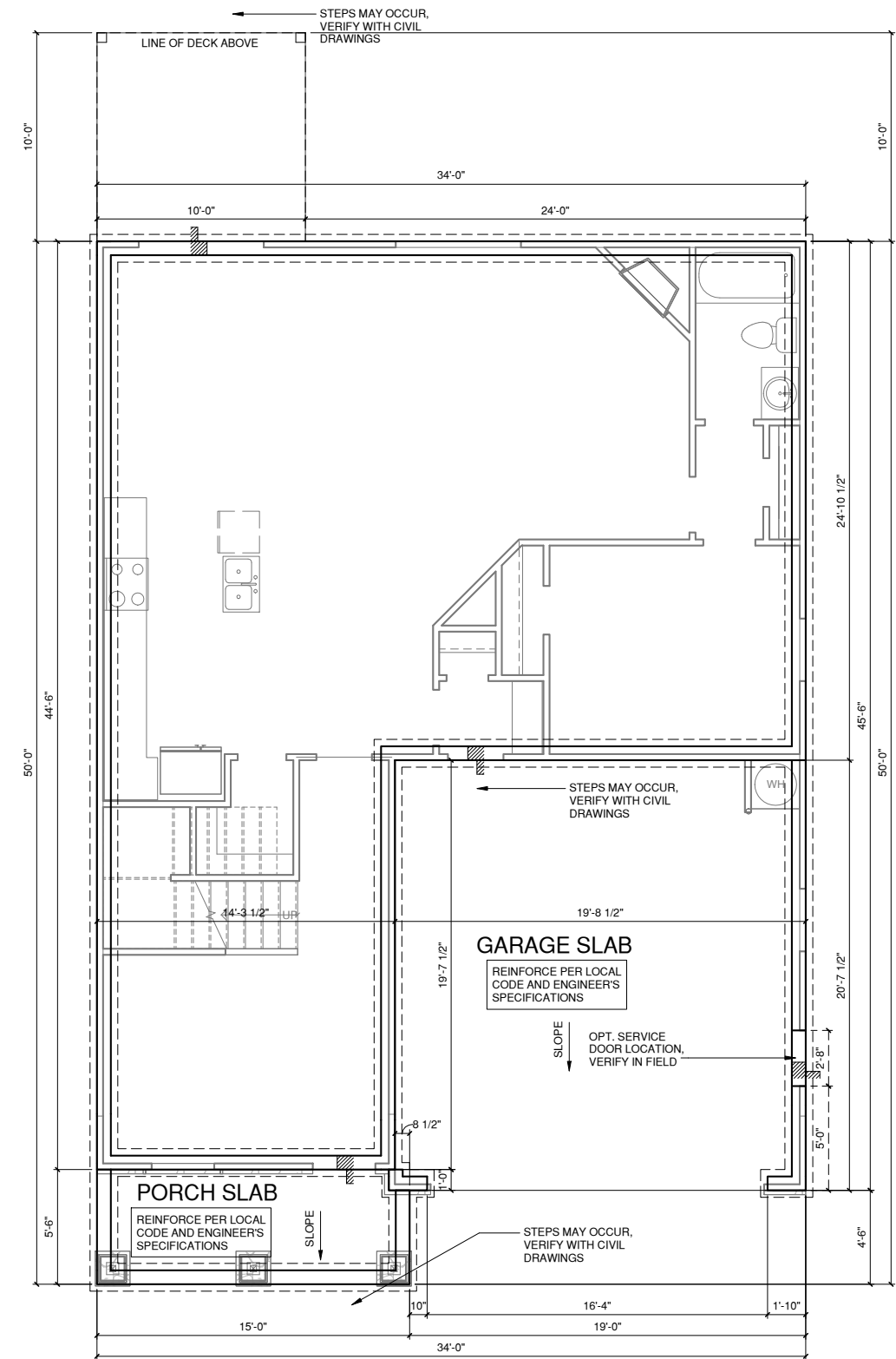
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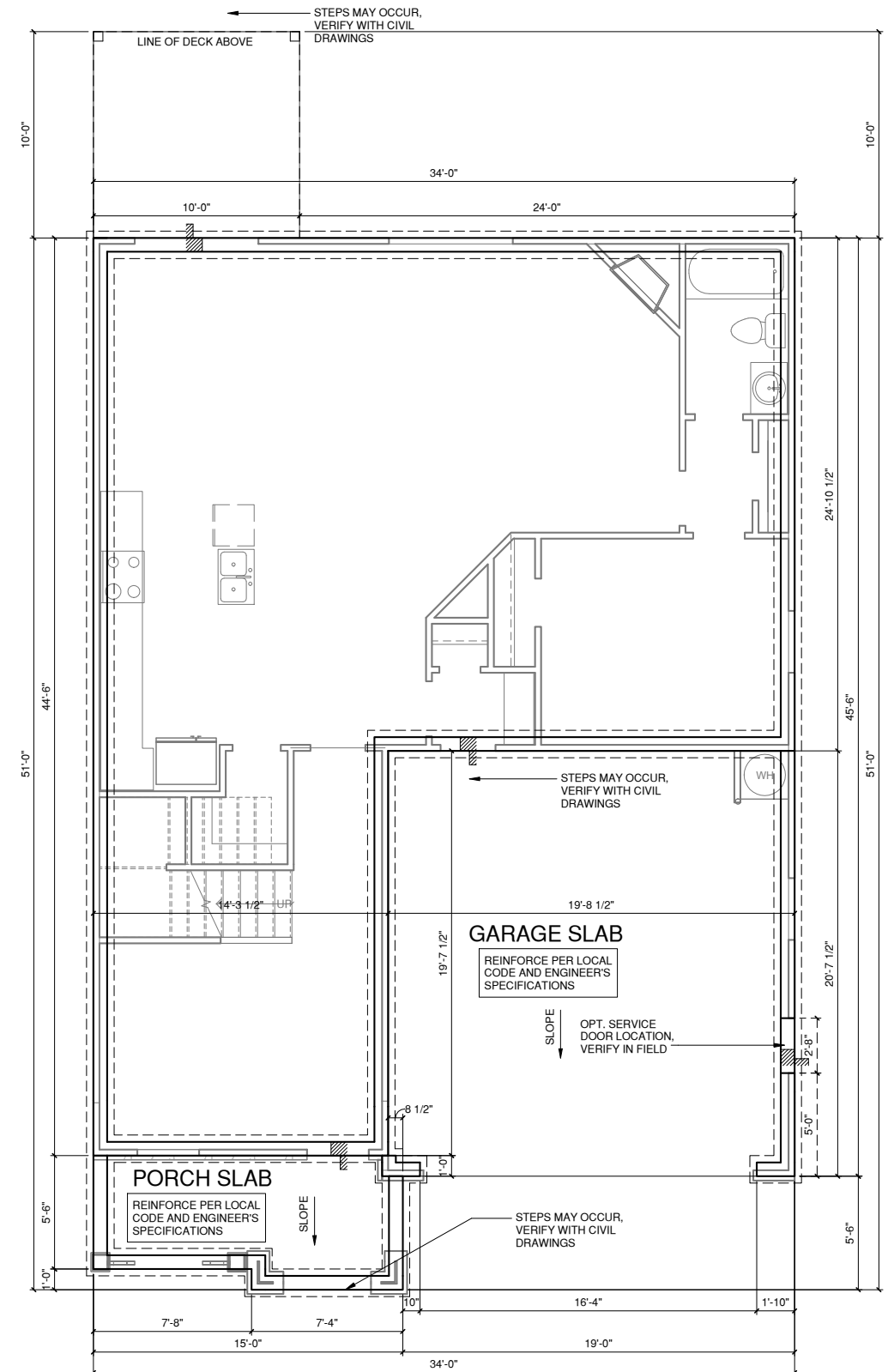
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F1	LINE OF SLAB ABOVE
F2	LINE OF FRAMED WALL ABOVE



CRAWL SPACE ELEV '4'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



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102 FOUNTAIN BROOK CIRCLE
SUITE C
CARY, NC 27511
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PROJECT TITLE:

JEREMIAH

CONSTRUCTION SET

CLIENTS NAME:

Client Name

PROJECT NO:

Plan 4

SHEET TITLE:

CRAWL SPACE ELEV '4'

PRINT DATE:

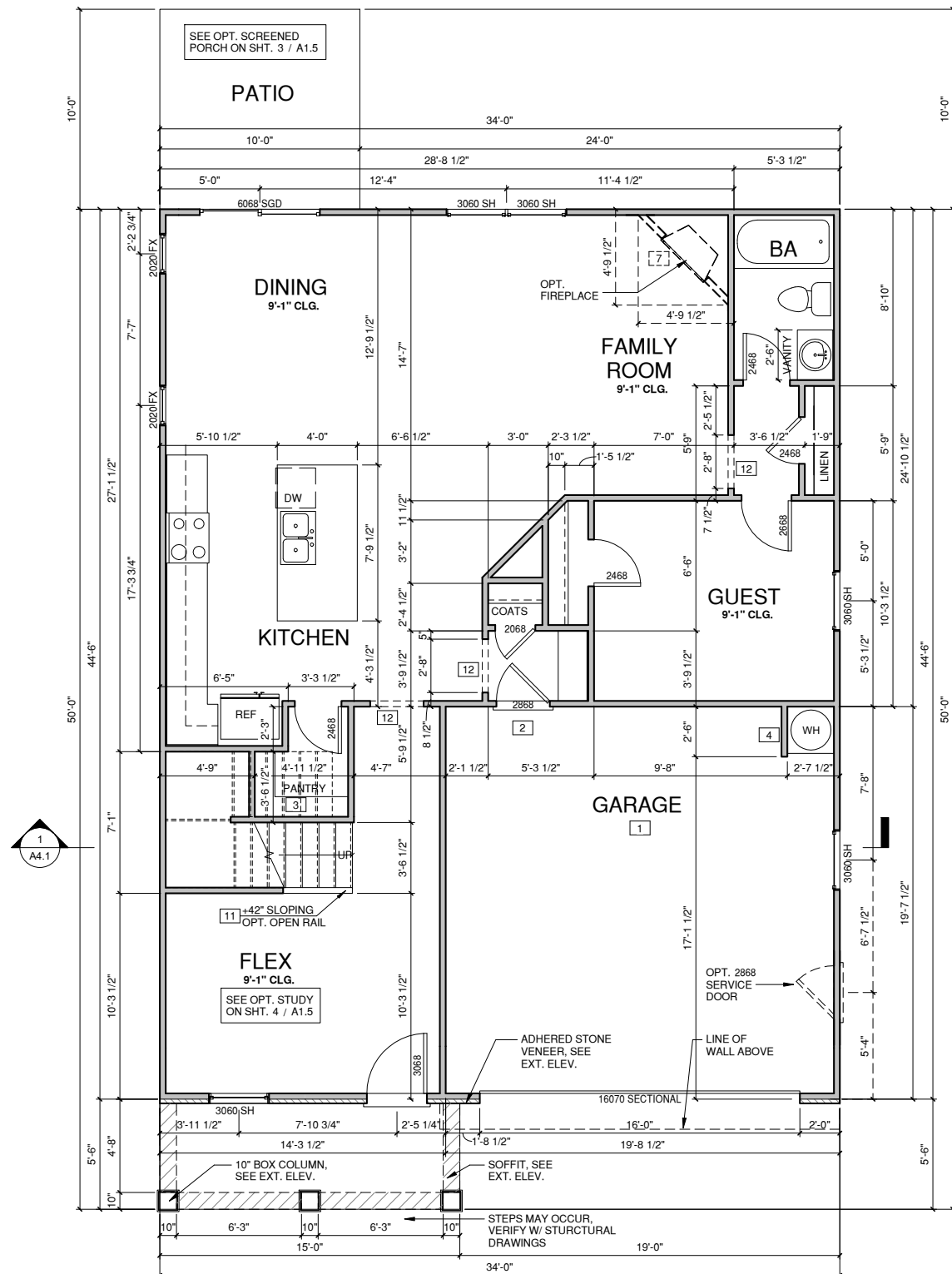
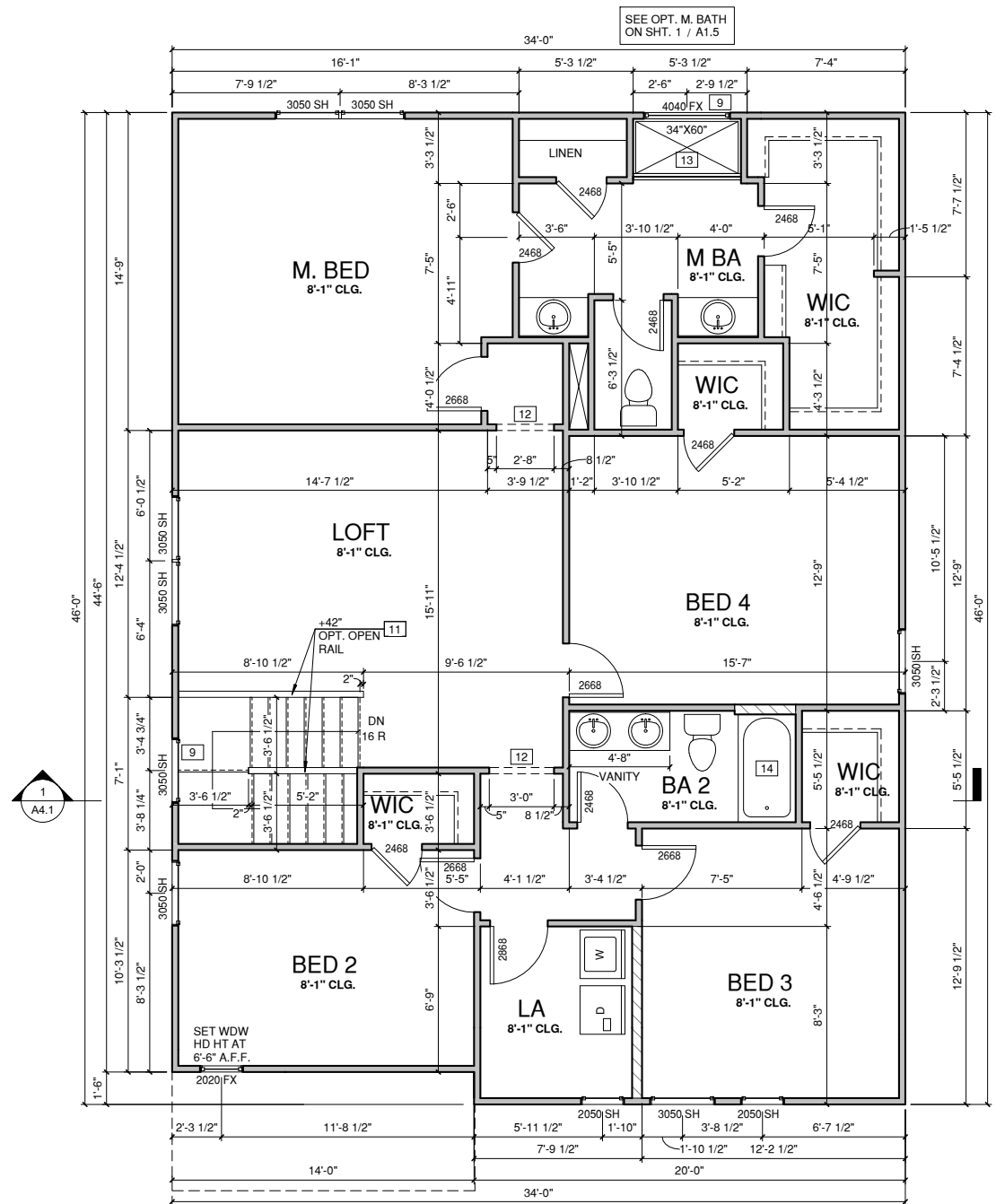
12.16.16

SHEET NO:

A0.3.4

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	BRICK VENEER
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

FLOOR PLAN KEYNOTE LEGEND	
1	HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
2	HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1 3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR
3	BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS
4	GAS WATER HEATER ON 18" HIGH PLATFORM
7	PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER WRITTEN INSTRUCTIONS
9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
12	INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O., OPT. CASSED OPENING U.N.O.
13	SHOWER, TEMPERED GLASS ENCLOSURE
14	TUB-SHOWER COMBO



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Plan 4

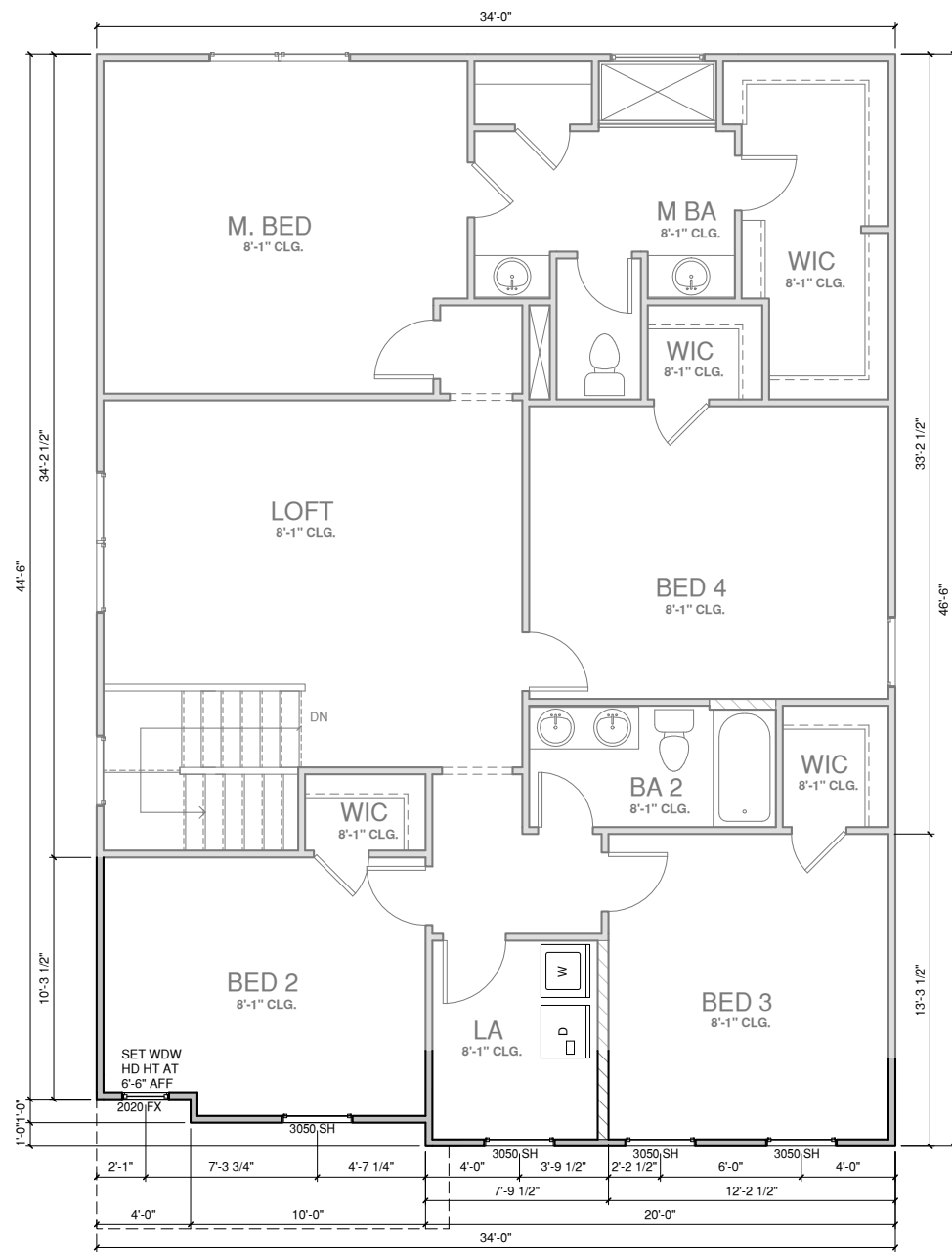
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FLOOR PLANS ELEV '1'

PRINT DATE:
12.16.16

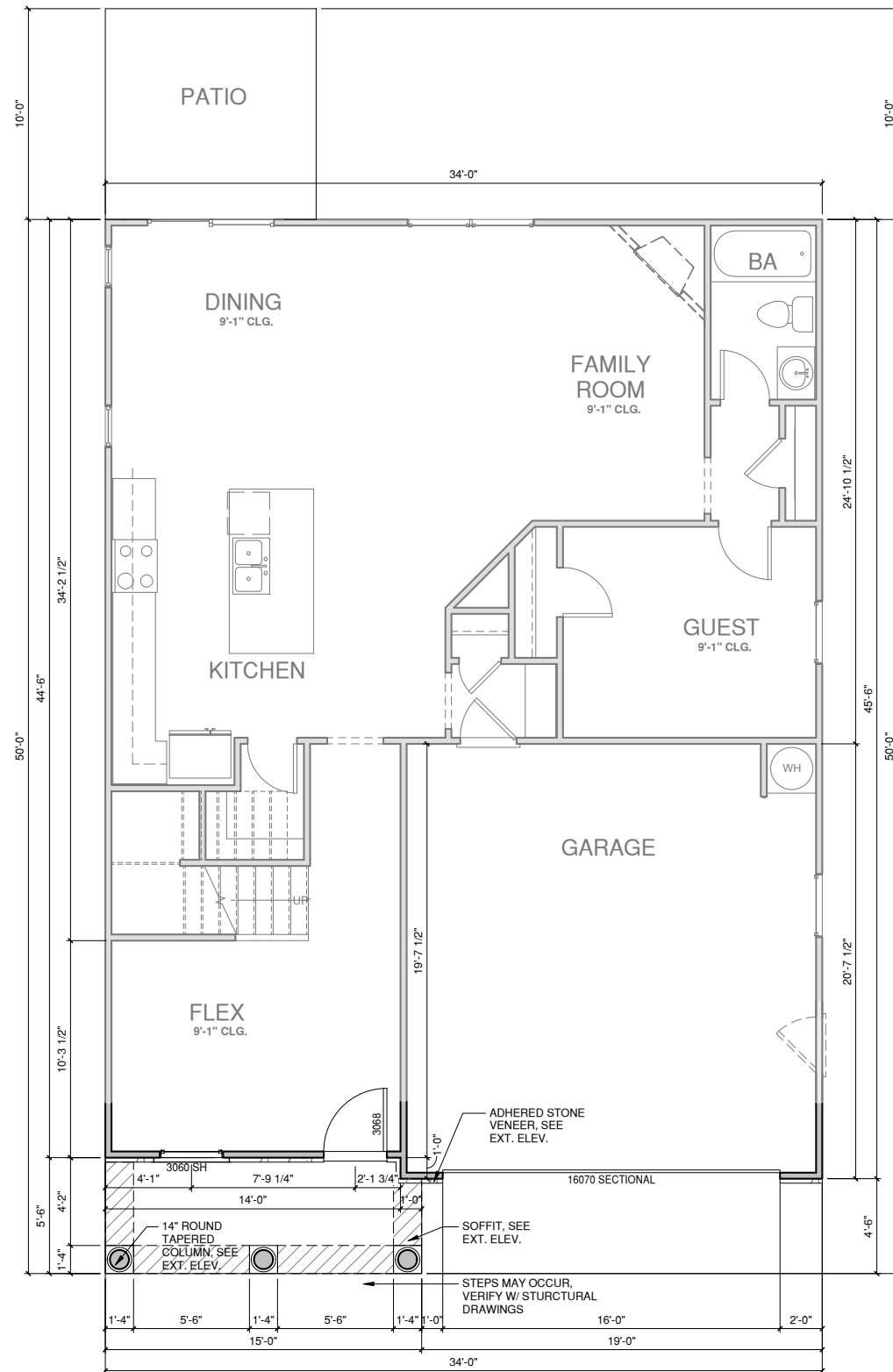
SHEET NO:
A1.1

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN

FLOOR PLAN KEYNOTE LEGEND	
1	HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
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13	SHOWER, TEMPERED GLASS ENCLOSURE
14	TUB-SHOWER COMBO



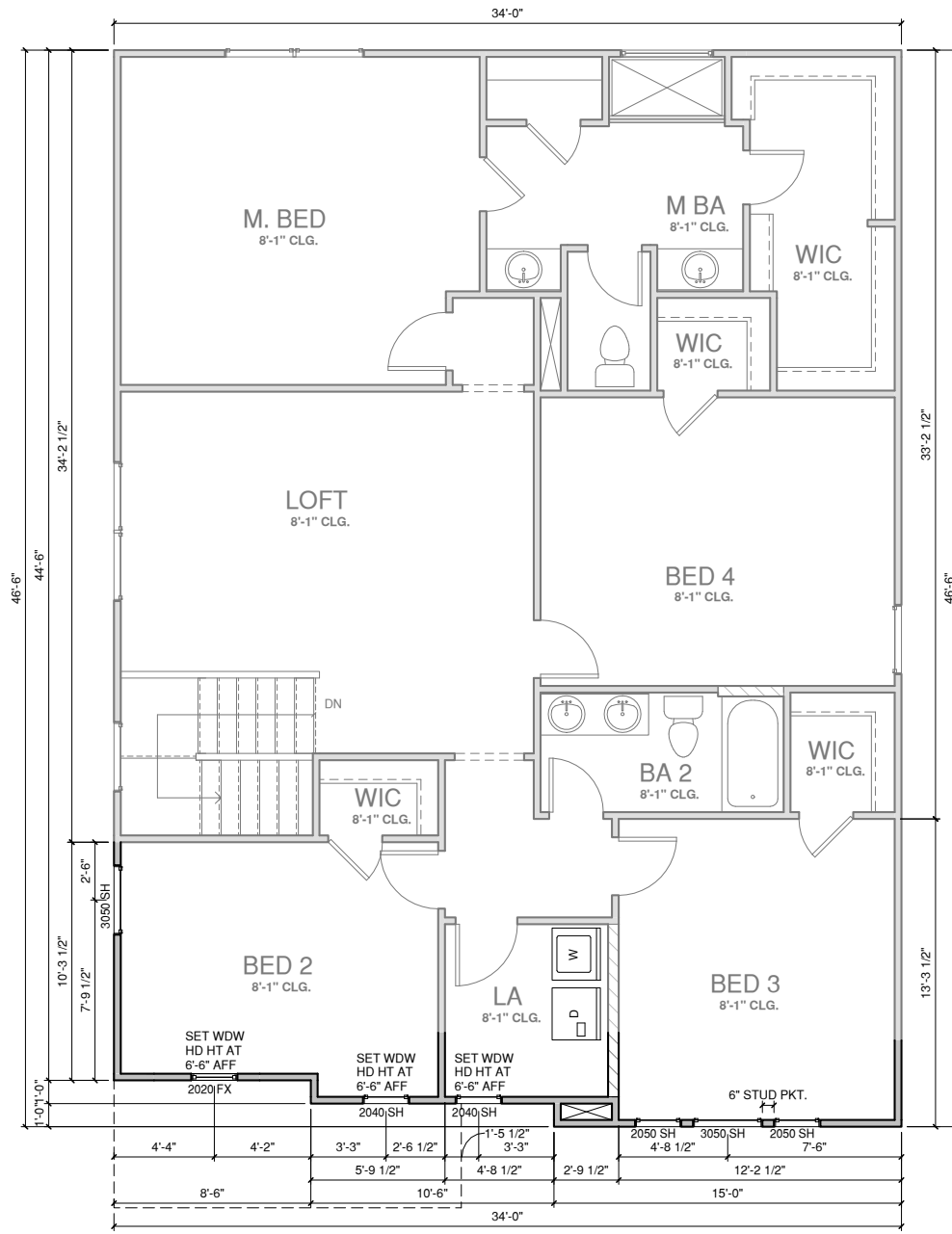
2 SECOND FLOOR ELEV '2'
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



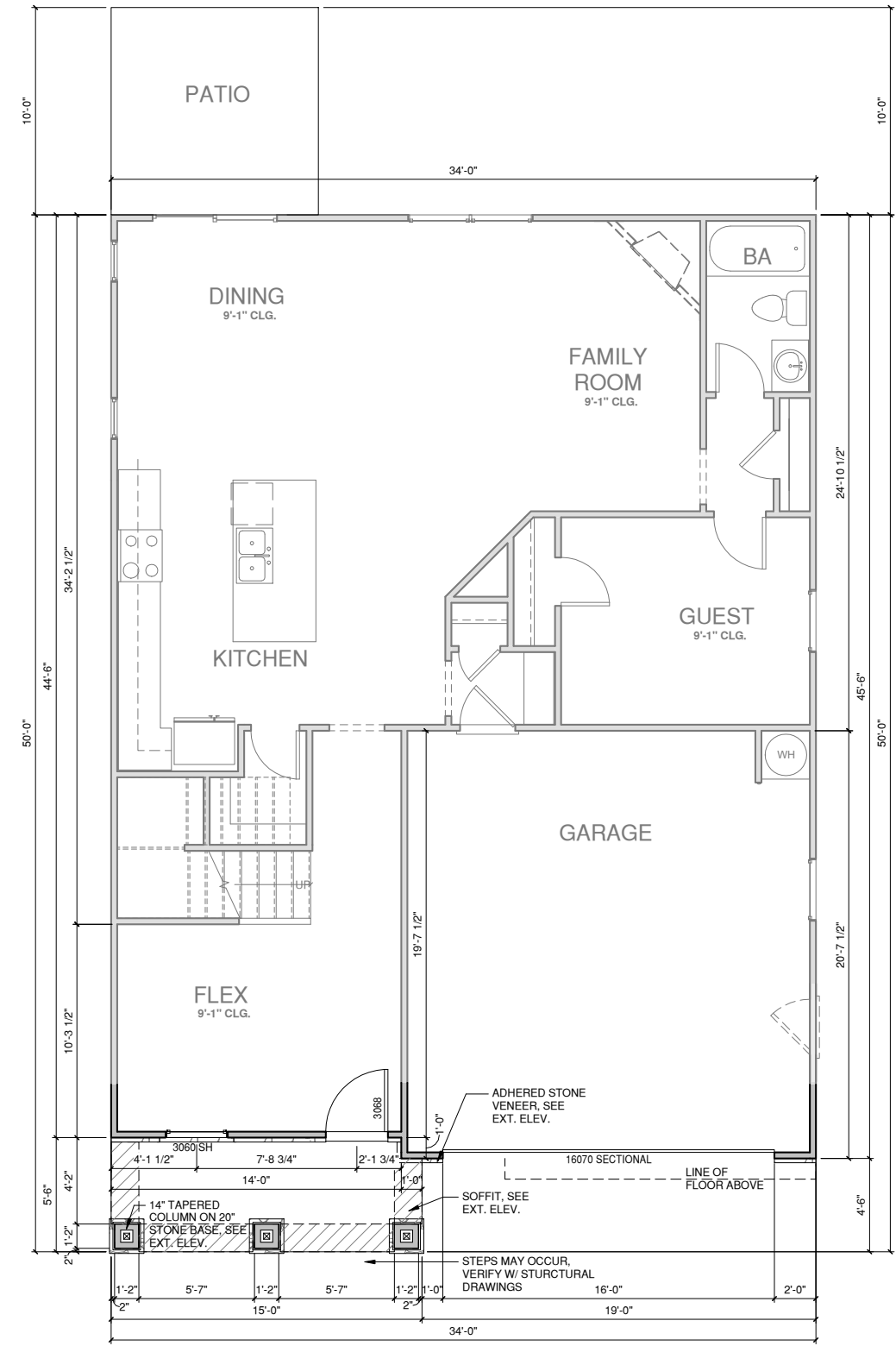
1 FIRST FLOOR ELEV '2'
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN

FLOOR PLAN KEYNOTE LEGEND	
1	HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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7	PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER WRITTEN INSTRUCTIONS
9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
12	INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O., OPT. CASIED OPENING U.N.O.
13	SHOWER, TEMPERED GLASS ENCLOSURE
14	TUB-SHOWER COMBO



2 SECOND FLOOR ELEV '3'
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



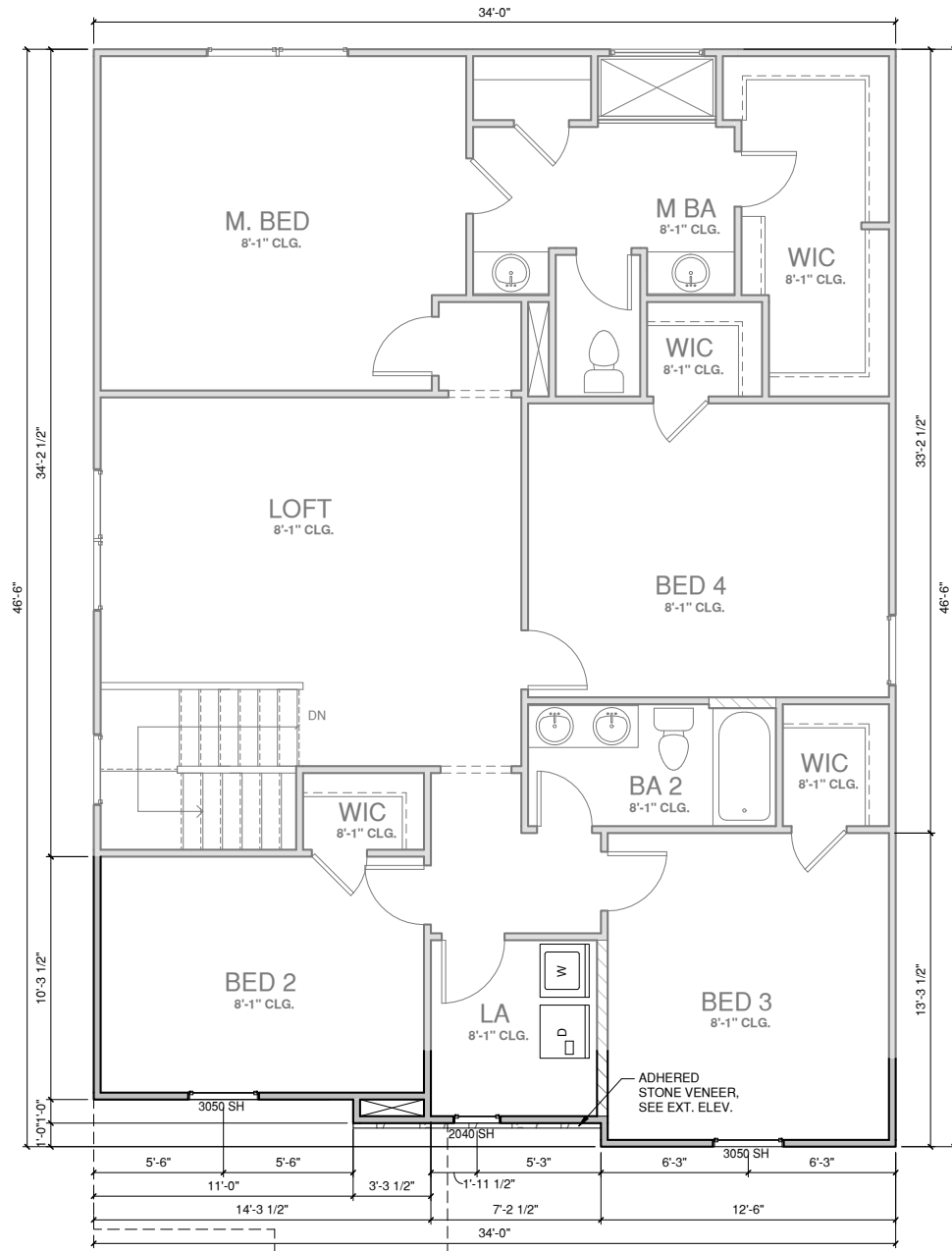
1 FIRST FLOOR ELEV '3'
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

WALL LEGEND

	FULL HEIGHT 2x4 WOOD STUD PARTITION		FULL HEIGHT 2x6 WOOD STUD PARTITION
	STONE VENEER		DRYWALL OPENING HEIGHT AS NOTED ON PLAN
	BRICK VENEER		
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED		

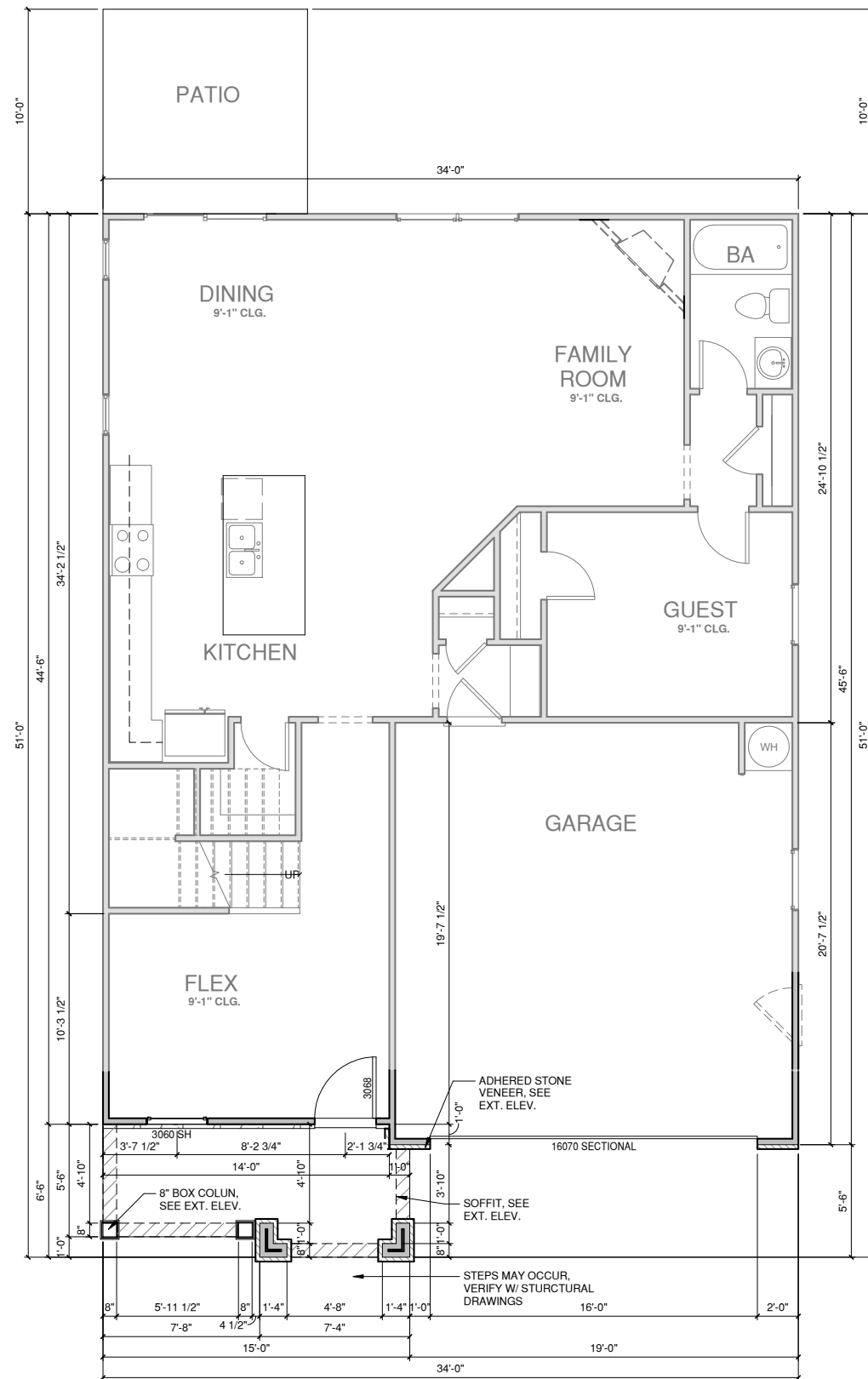
FLOOR PLAN KEYNOTE LEGEND

1	HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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4	GAS WATER HEATER ON 18" HIGH PLATFORM
7	PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER WRITTEN INSTRUCTIONS
9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
12	INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O., OPT. CASSED OPENING U.N.O.
13	SHOWER, TEMPERED GLASS ENCLOSURE
14	TUB-SHOWER COMBO



SECOND FLOOR ELEV '4'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



FIRST FLOOR ELEV '4'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



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FLOOR PLANS ELEV '4'

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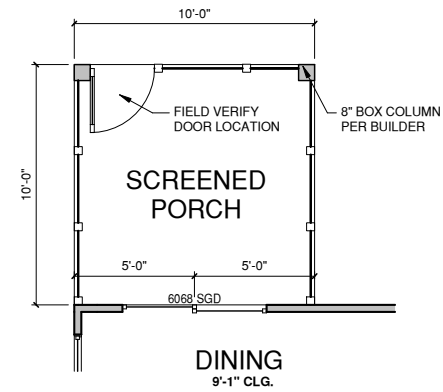
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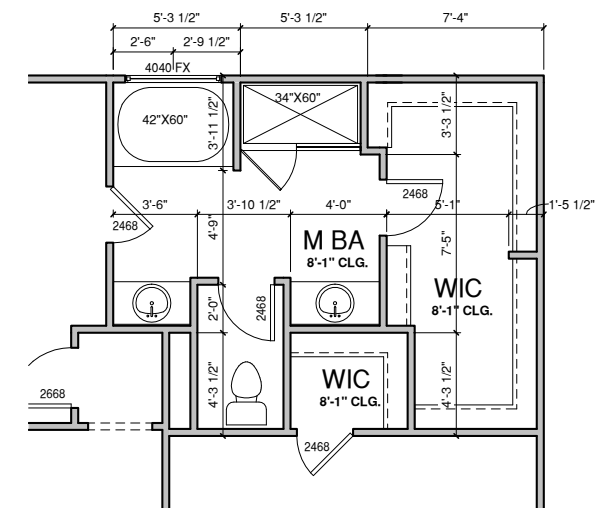
A1.4

WALL LEGEND	
	FULL HEIGHT 2X4 WOOD STUD PARTITION
	FULL HEIGHT 2X6 WOOD STUD PARTITION
	STONE VENEER
	BRICK VENEER
	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
	DRYWALL OPENING HEIGHT AS NOTED ON PLAN

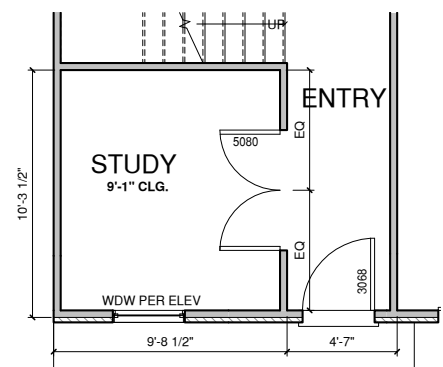
FLOOR PLAN KEYNOTE LEGEND	
1	HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
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9	TEMPERED SAFETY GLASS
11	HALF WALL, HEIGHT AS NOTED
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13	SHOWER, TEMPERED GLASS ENCLOSURE
14	TUB-SHOWER COMBO



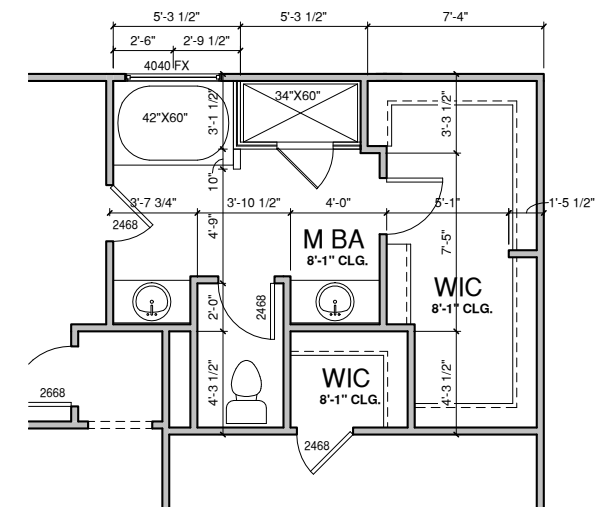
3 OPT. SCREENED PORCH
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



1 OPT. MASTER BATH 1
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



4 OPT. STUDY I.L.O. FLEX
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



2 OPT. MASTER BATH 2
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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**FLOOR PLAN
OPTIONS**

PRINT DATE:
12.16.16

SHEET NO:
A1.5

NO.	DATE:	REVISION:

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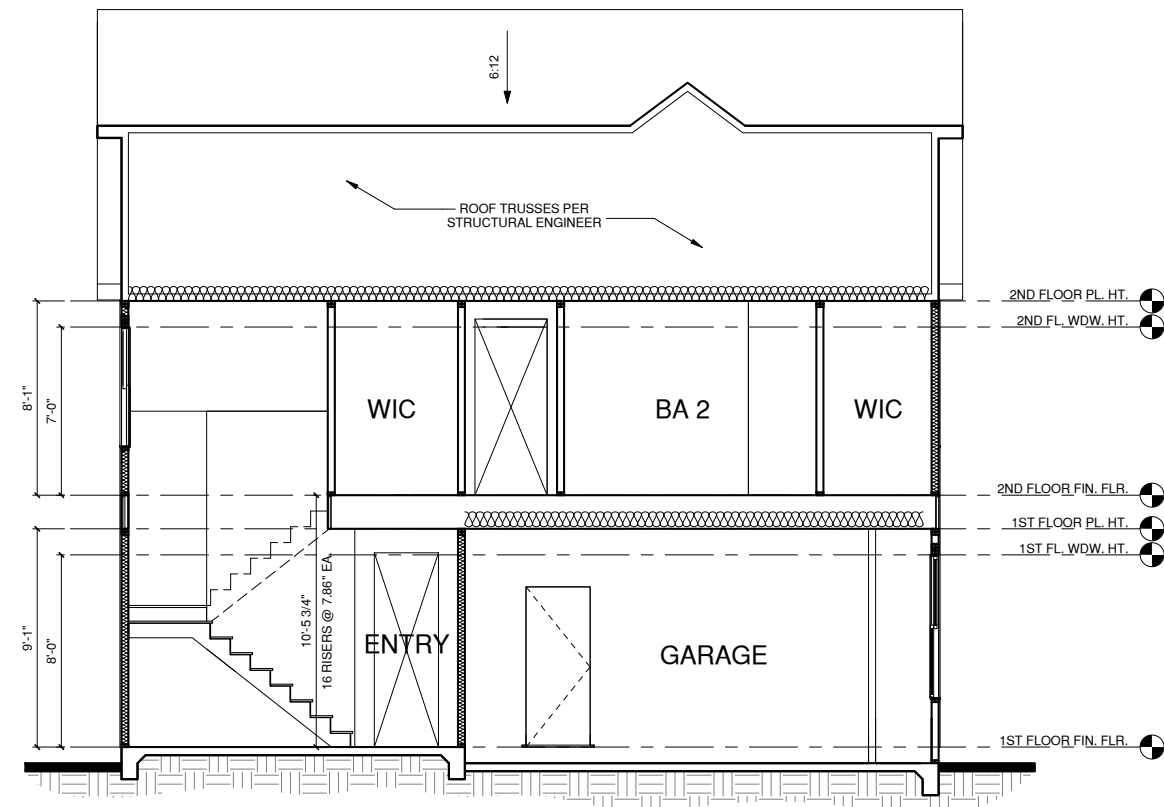
PROJECT NO:
Plan 4

SHEET TITLE:

SECTIONS

PRINT DATE:
12.16.16

SHEET NO:
A4.1



BUILDING SECTION 1
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ELEVATION KEYNOTE LEGEND	
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E10	OPT. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATTEN SIDING)
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

-ROOFING: PITCHED SHINGLES PER BUILDER.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

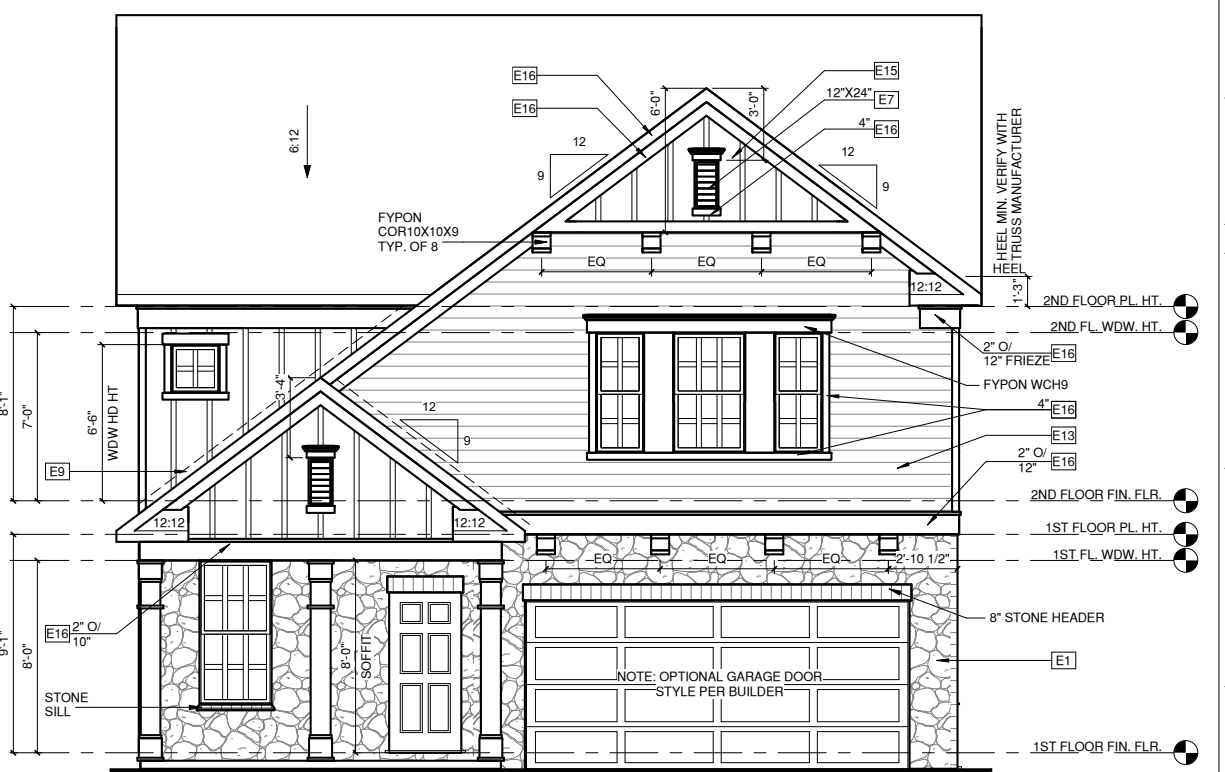
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.



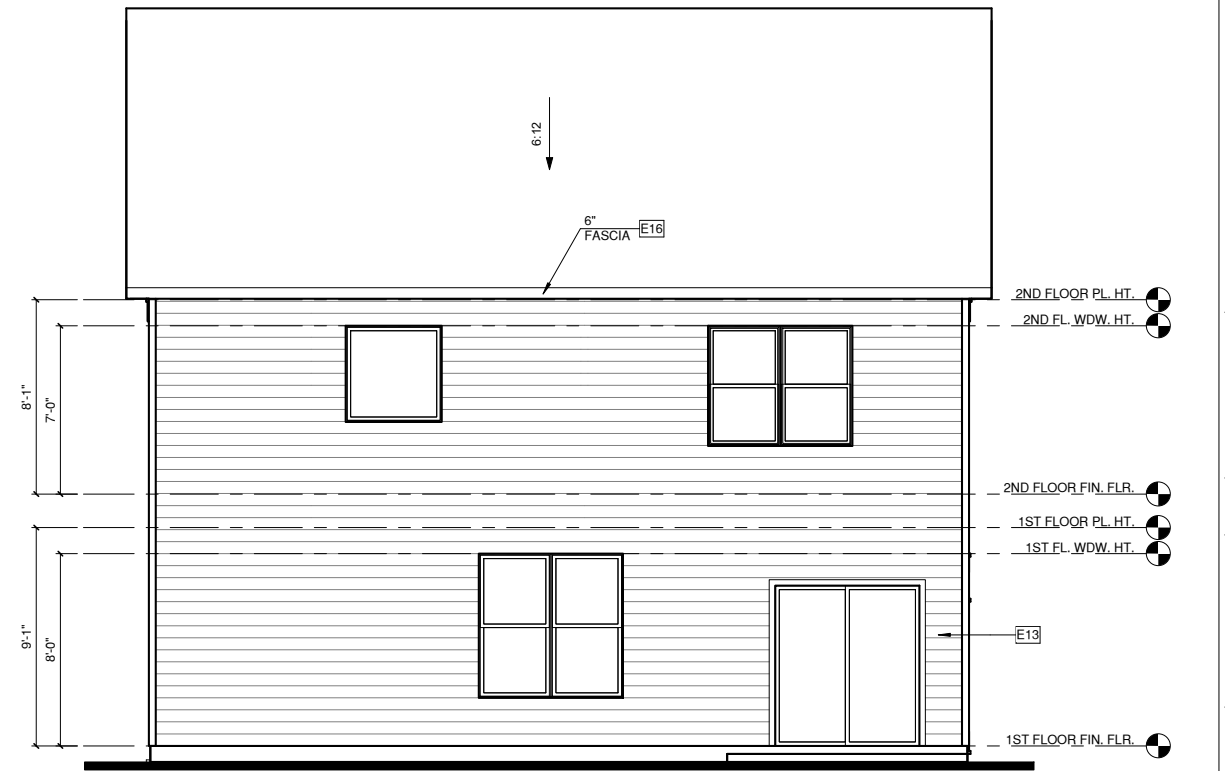
LEFT ELEVATION '1'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



FRONT ELEVATION '1'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



RIGHT ELEVATION '1'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



REAR ELEVATION '1'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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ELEV OPTIONS

PRINT DATE:
12.16.16

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A5.1.1

ELEVATION KEYNOTE LEGEND

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E10	OPT. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
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E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R312.2.

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

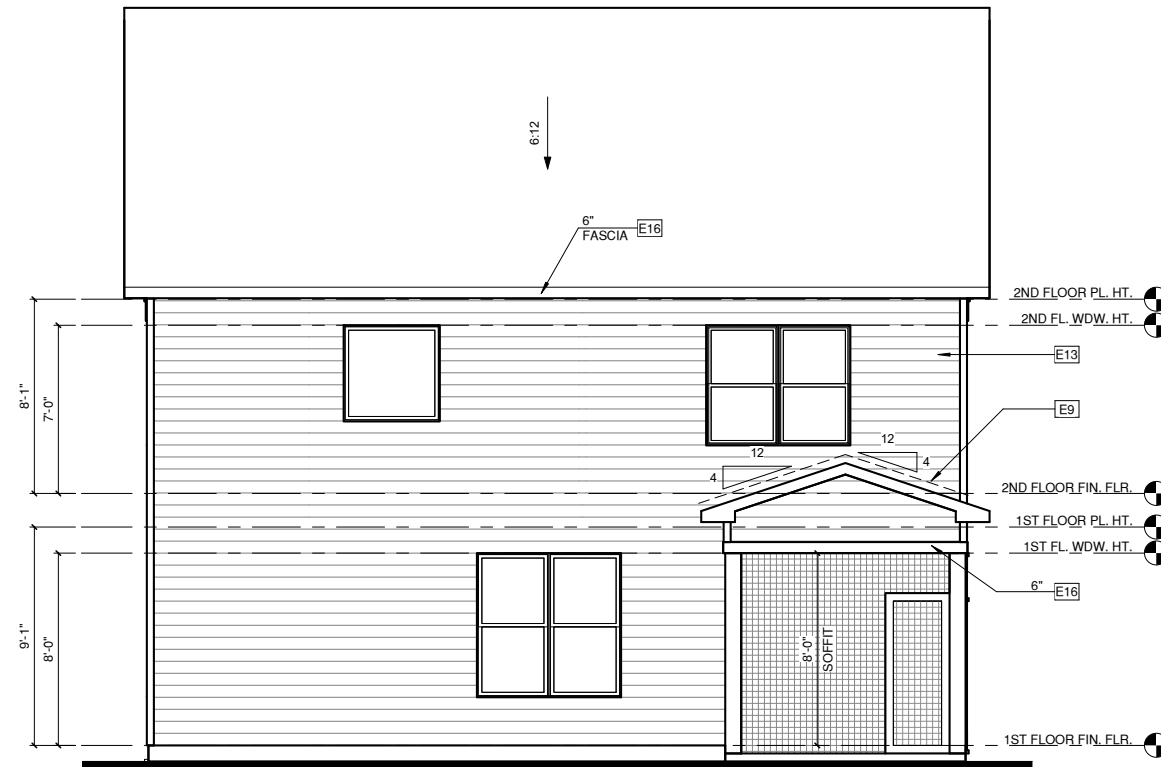
-ROOFING: PITCHED SHINGLES PER BUILDER.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

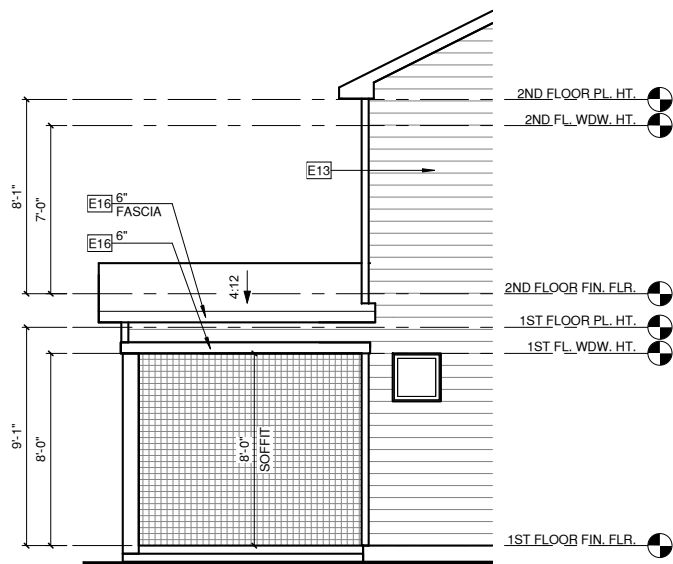
-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS.



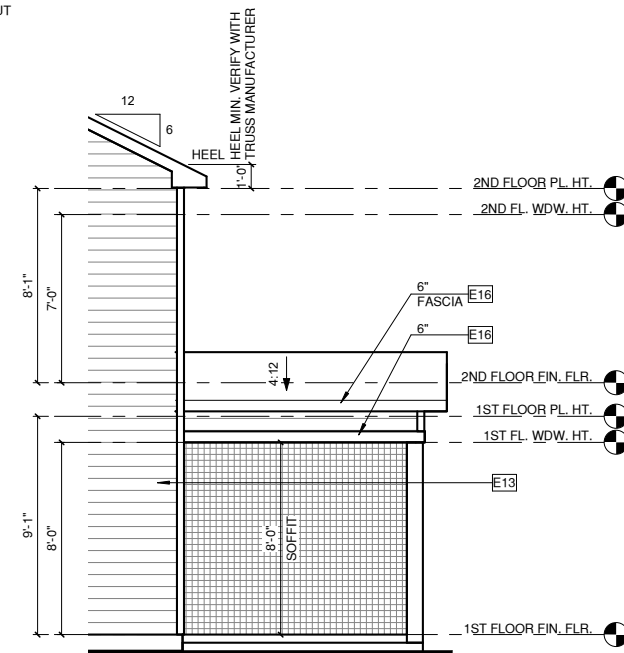
REAR ELEVATION W/ OPT. SCREENED PORCH

③ 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



LEFT ELEVATION W/ OPT. SCREENED PORCH

① 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



RIGHT ELEVATION W/ OPT. SCREENED PORCH

② 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

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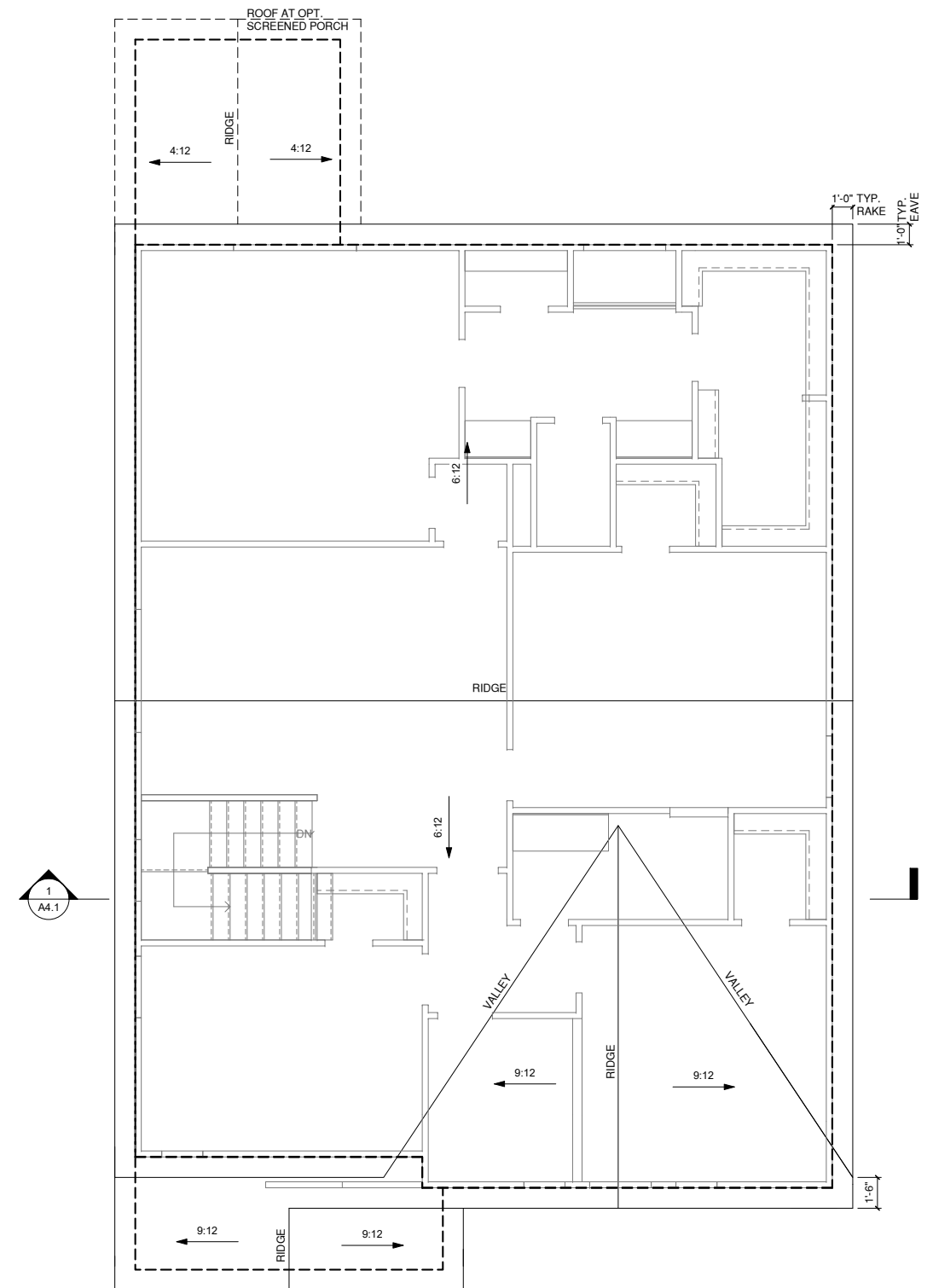
SHEET TITLE:
ROOF PLAN '1'

PRINT DATE:
12.16.16

SHEET NO:
A5.1.2

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING 1-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p>NOTES:</p> <ul style="list-style-type: none"> □ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. □ DASHED LINES INDICATE WALL BELOW. □ LOCATE GUTTER AND DOWNSPOUTS PER BUILDER. □ PITCHED ROOFS AS NOTED. □ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS. □ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE. 	

ROOF VENT CALC. ELEV. '1'			
Name	Area	1/300 RATIO AT HIGH & LOW	1/150 RATIO AT HIGH & LOW
AREA 1	1542 SF	370.07 in ²	740.13 in ²
AREA 2	82 SF	19.70 in ²	39.39 in ²
AREA 3	100 SF	24.00 in ²	48.00 in ²



ROOF PLAN '1'
1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R312.2.

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

-ROOFING: PITCHED SHINGLES PER BUILDER.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

ELEVATION KEYNOTE LEGEND	
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E10	OPT. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
E12	FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E13	FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS
E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATTEN SIDING)
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED



LEFT ELEVATION '2'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



FRONT ELEVATION '2'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



RIGHT ELEVATION '2'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



REAR ELEVATION '2'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



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102 FOUNTAIN BROOK CIRCLE
SUITE C
CARY, NC 27511
PHONE: (919) 320-3022

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PROJECT TITLE:
JEREMIAH

CONSTRUCTION SET

CLIENTS NAME:
Client Name

PROJECT NO:
Plan 4

SHEET TITLE:
ELEVATIONS '2'

PRINT DATE:
12.16.16

SHEET NO:
A5.2

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

JEREMIAH

CONSTRUCTION SET

CLIENTS NAME:

Client Name

PROJECT NO:

Plan 4

SHEET TITLE:

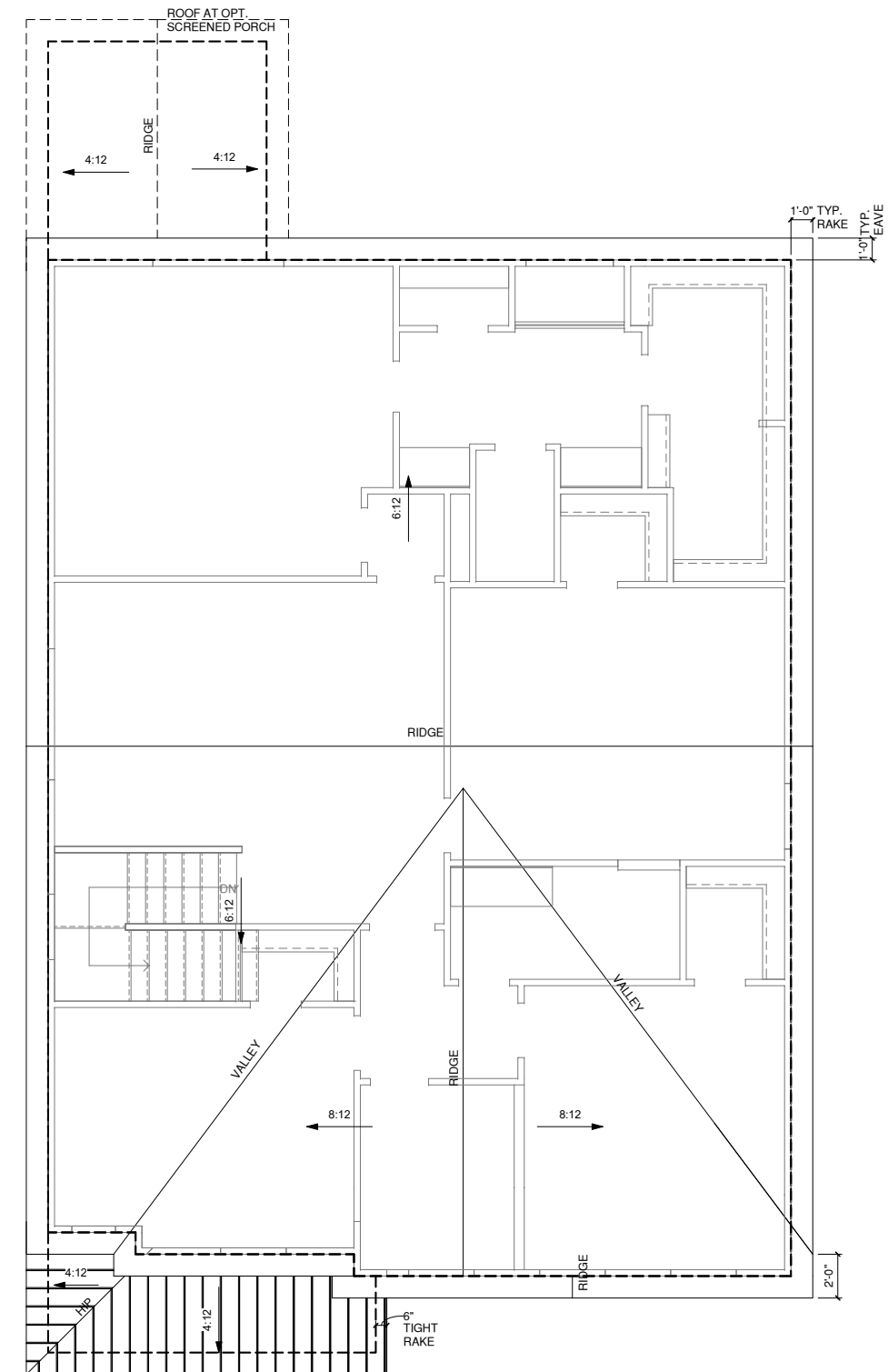
ROOF PLAN '2'

PRINT DATE:

12.16.16

SHEET NO:

A5.2.1



ROOF PLAN '2'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
<p>NOTES:</p> <ul style="list-style-type: none"> □ ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. □ DASHED LINES INDICATE WALL BELOW. □ LOCATE GUTTER AND DOWNSPOUTS PER BUILDER. □ PITCHED ROOFS AS NOTED. □ TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWING TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS. □ ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE. 	

ROOF VENT CALC. ELEV. '2'			
Name	Area	1/300 RATIO AT HIGH & LOW	1/150 RATIO AT HIGH & LOW
AREA 1	1563 SF	375.12 in ²	750.24 in ²
AREA 2	71 SF	16.92 in ²	33.84 in ²
AREA 3	100 SF	24.00 in ²	48.00 in ²

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R312.2.

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

-ROOFING: PITCHED SHINGLES PER BUILDER.

-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

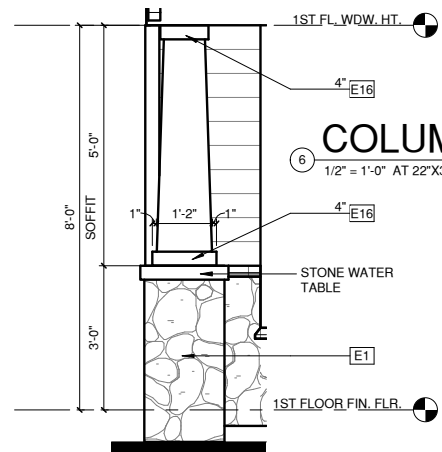
-ENTRY DOOR: AS SELECTED BY BUILDER

-CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.

-ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

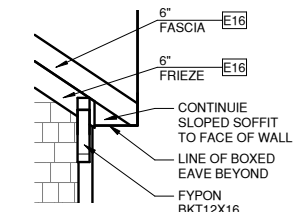
ELEVATION KEYNOTE LEGEND

E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
E9	CORROSION RESISTANT ROOF TO WALL FLASHING, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS
E10	OPT. STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
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E15	FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. (VINYL BOARD AND BATTEN SIDING)
E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED



COLUMN DETAIL '3'

1/2" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



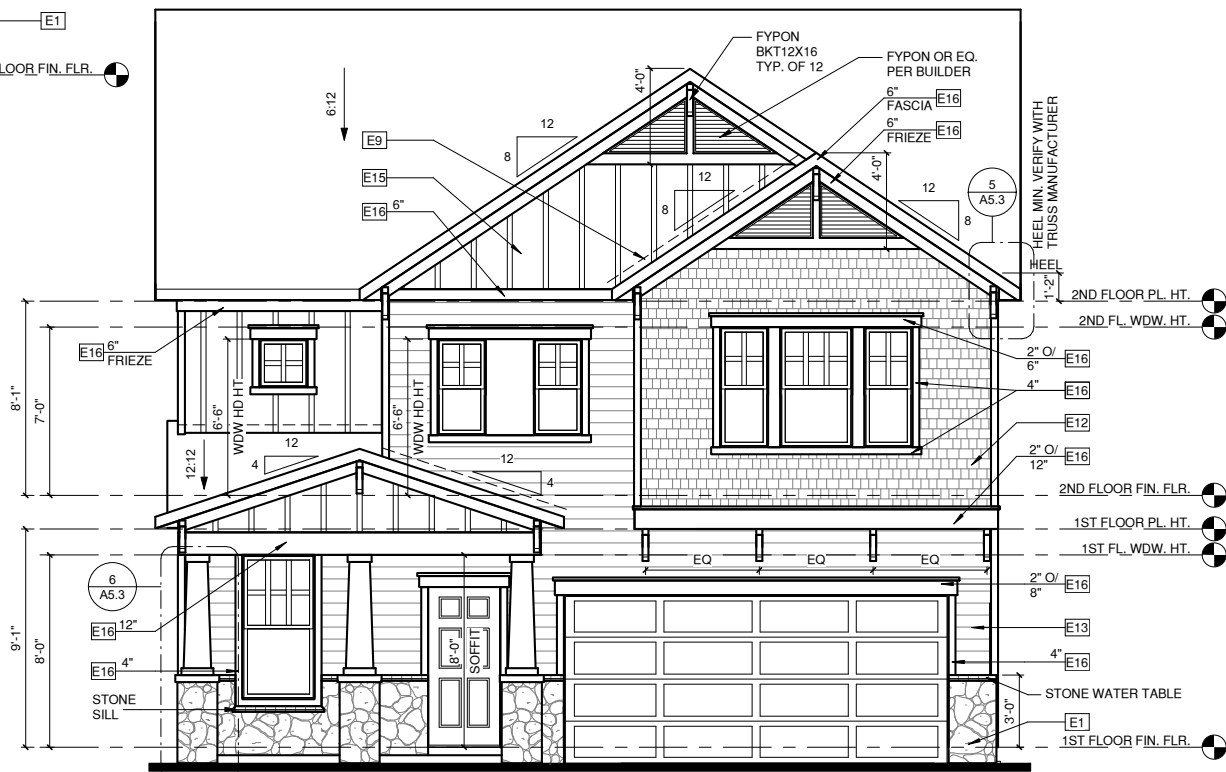
EAVE DETAIL '3'

1/2" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



LEFT ELEVATION '3'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



FRONT ELEVATION '3'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



RIGHT ELEVATION '3'

1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



REAR ELEVATION '3'

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Plan 4

SHEET TITLE:

ELEVATIONS '3'

PRINT DATE:
12.16.16

SHEET NO:
A5.3

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Plan 4

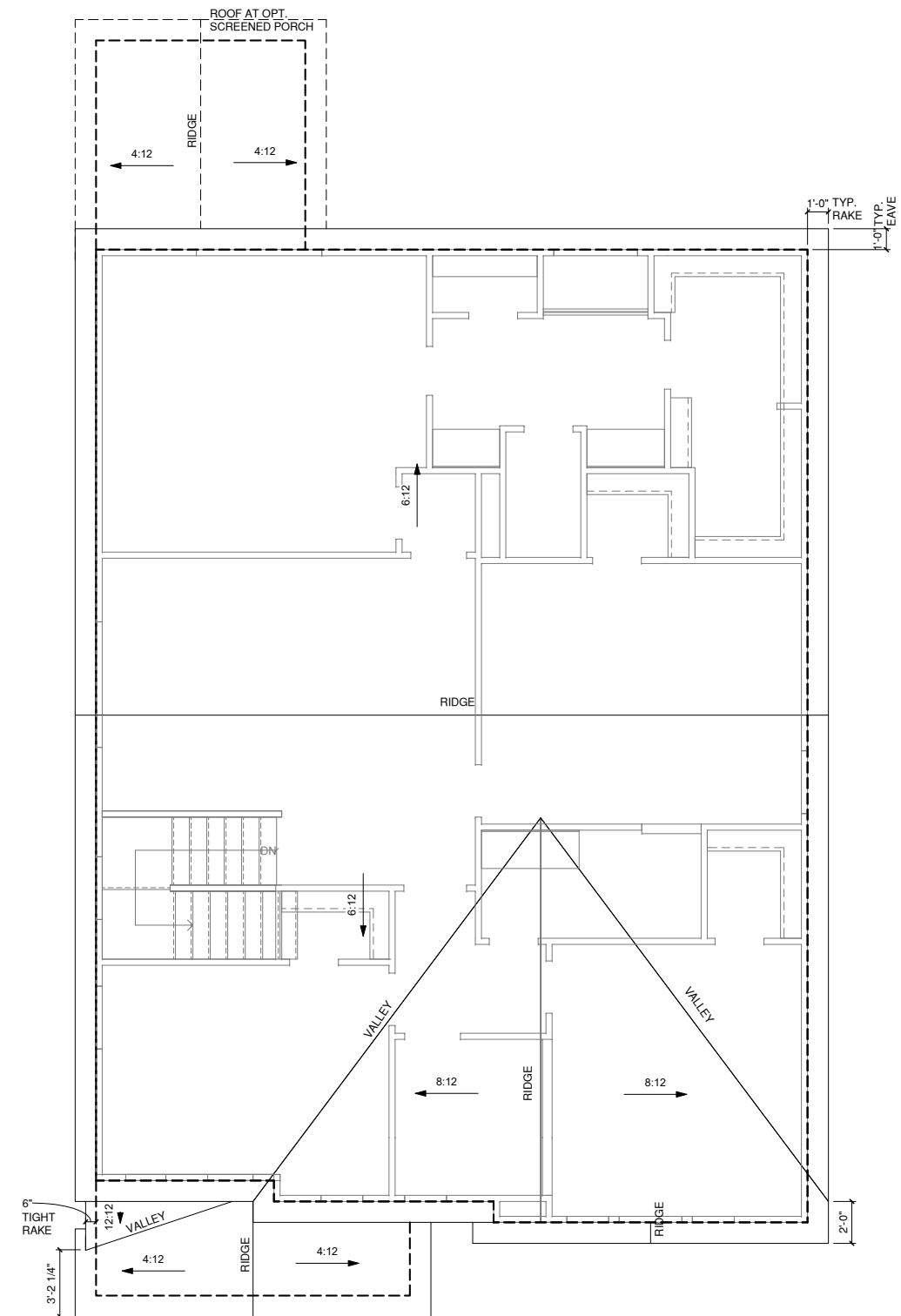
SHEET TITLE:
ROOF PLAN '3'

PRINT DATE:
12.16.16

SHEET NO:
A5.3.1

1/150 RATIO:	1/300 RATIO:
<p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>	<p>AS AN ALTERNATE TO THE 1/150 RATIO LISTED, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER IS HAVING A TRANSMISSION RATE NOT EXCEEDING I-PERM INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.</p> <p>GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.</p> <p>ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.</p> <p>PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.</p>
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ROOF VENT CALC. ELEV. '3'			
Name	Area	1/300 RATIO AT HIGH & LOW	1/150 RATIO AT HIGH & LOW
AREA 1	1554 SF	372.84 in ²	745.68 in ²
AREA 2	76 SF	18.24 in ²	36.48 in ²
AREA 3	100 SF	24.00 in ²	48.00 in ²



ROOF PLAN '3'
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH THE 2012 IRC SECTION R312.2.

NOTES:

-GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

-WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS
3RD FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

-ROOFING: PITCHED SHINGLES PER BUILDER.

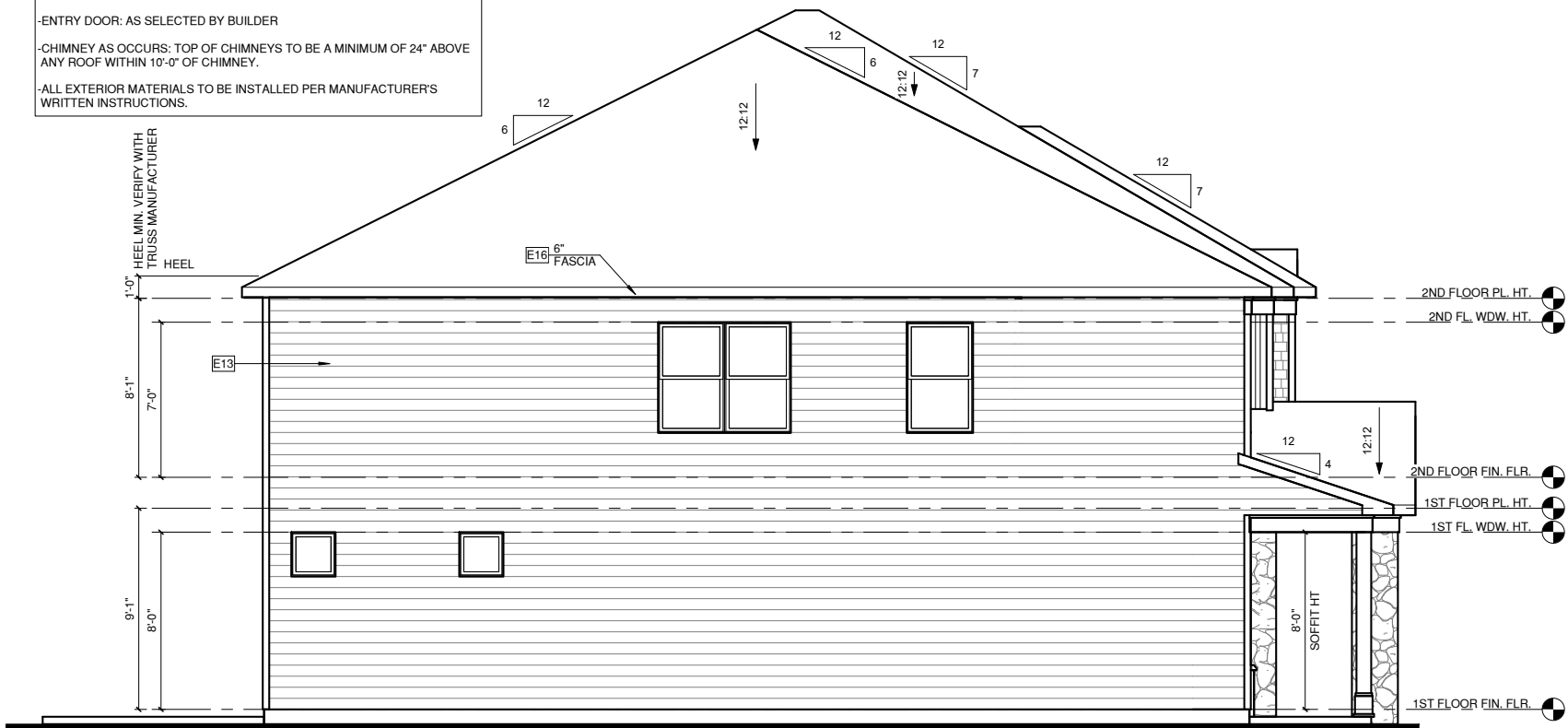
-WINDOWS: MANUFACTURER PER BUILDER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

-ENTRY DOOR: AS SELECTED BY BUILDER

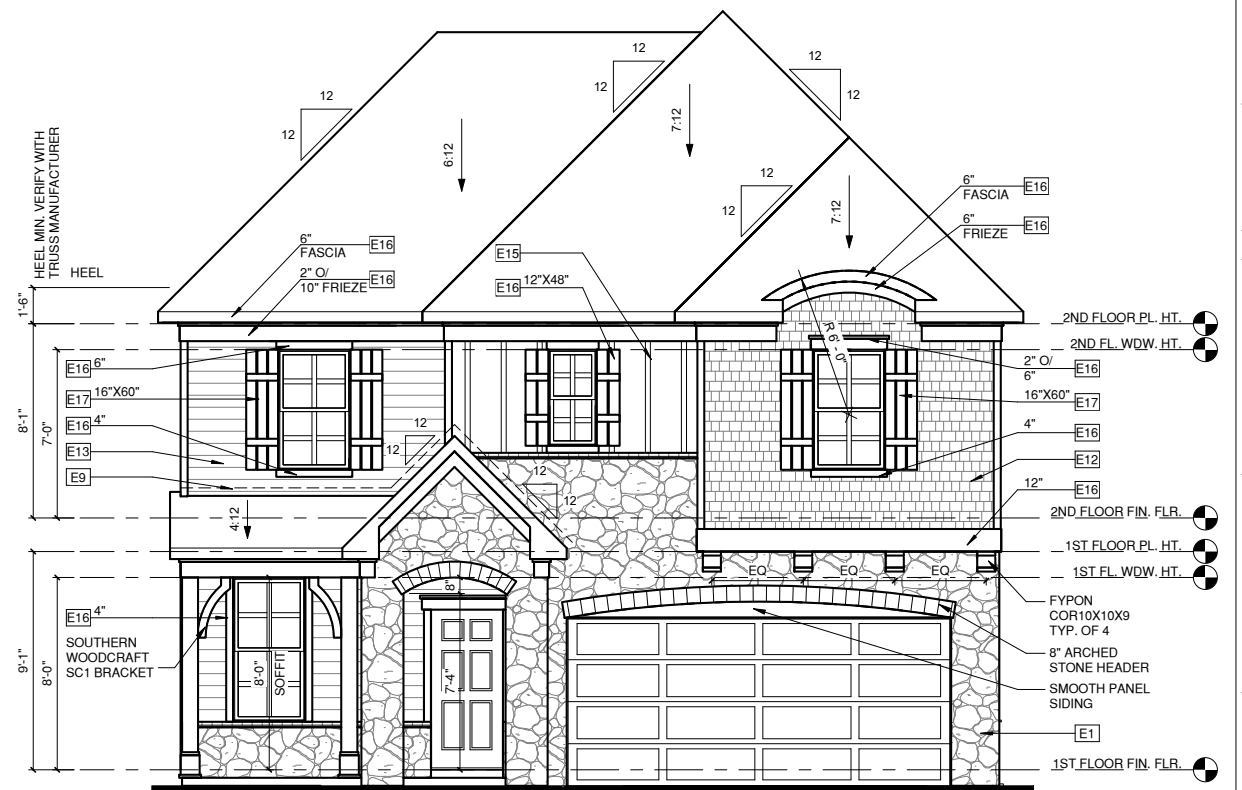
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ELEVATION KEYNOTE LEGEND	
E1	ADHERED STONE VENEER AS SELECTED BY DEVELOPER, HEIGHT AS NOTED
E7	FYPON OR EQUIVALENT LOUVERED VENT, SIZE AS NOTED
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E16	1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
E17	FALSE WOOD/VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED



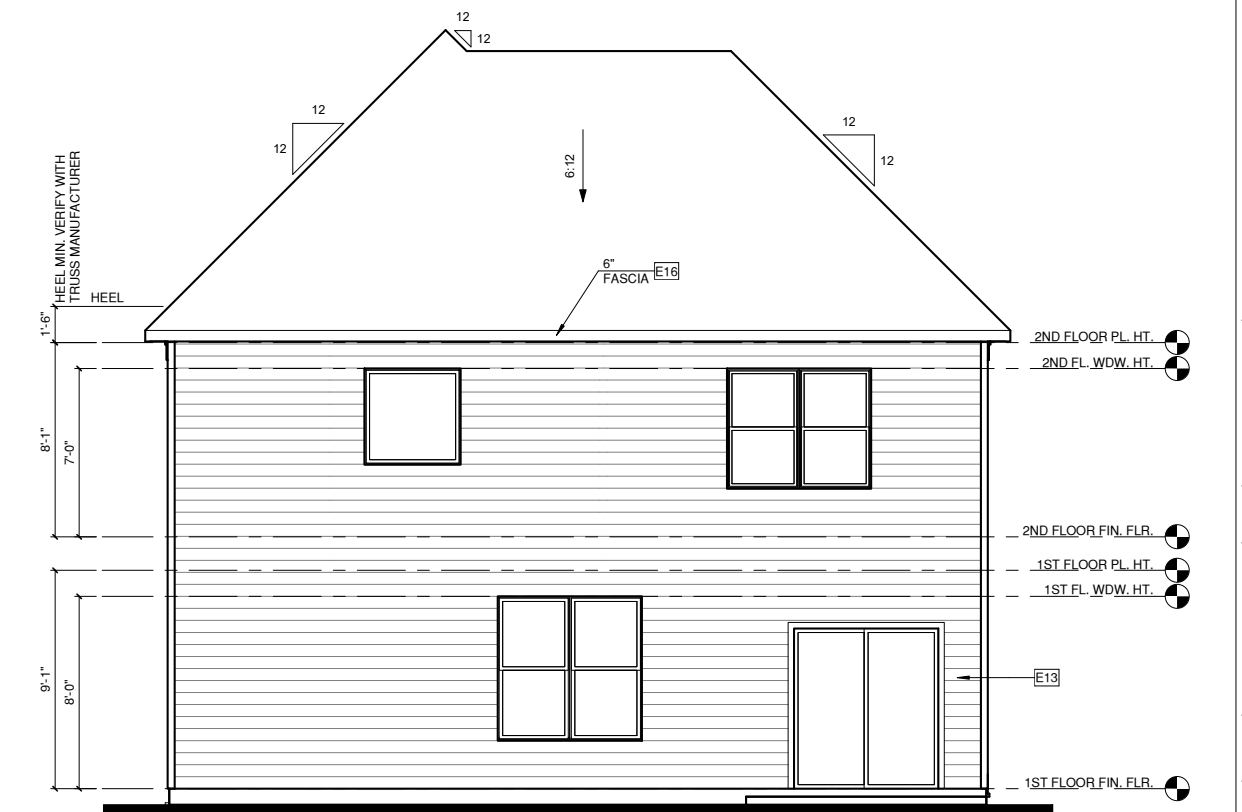
LEFT ELEVATION '4'
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



FRONT ELEVATION '4'
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



RIGHT ELEVATION '4'
 1/4" = 1'-0" AT 22'X34" LAYOUT 1/8" = 1'-0" AT 11' X 17" LAYOUT



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Plan 4

SHEET TITLE:

ELEVATIONS '4'

PRINT DATE:

12.16.16

SHEET NO:

A5.4

NO.	DATE:	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

JEREMIAH

CONSTRUCTION SET

CLIENTS NAME:
Client Name

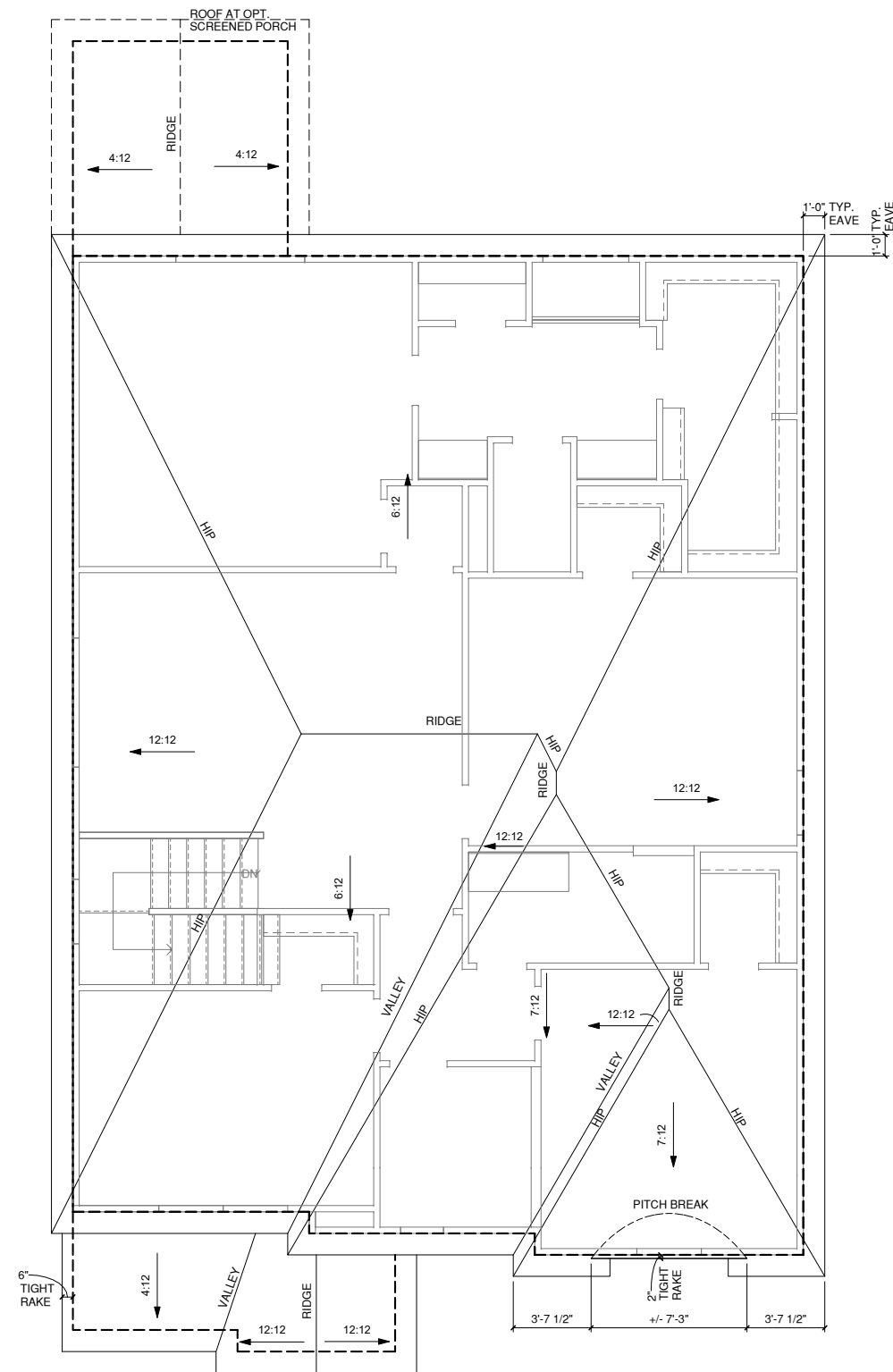
PROJECT NO:
Plan 4

SHEET TITLE:

ROOF PLAN '4'

PRINT DATE:
12.16.16

SHEET NO:
A5.4.1

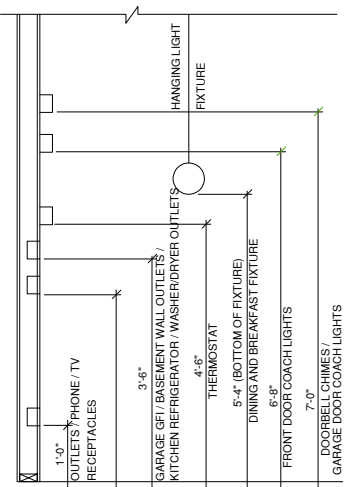


1 ROOF PLAN '4'

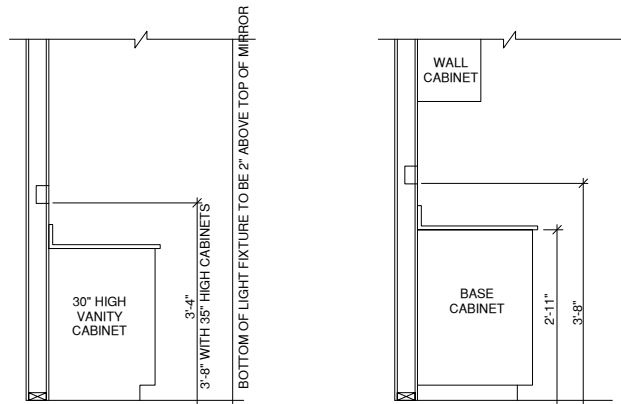
1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

1/150 RATIO:	1/300 RATIO:
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ROOF VENT CALC. ELEV. '4'			
Name	Area	1/300 RATIO AT HIGH & LOW	1/150 RATIO AT HIGH & LOW
AREA 1	1549 SF	371.64 in ²	743.28 in ²
AREA 2	86 SF	20.60 in ²	41.20 in ²
AREA 3	100 SF	24.00 in ²	48.00 in ²



STANDARD ELECTRICAL BOX HEIGHTS

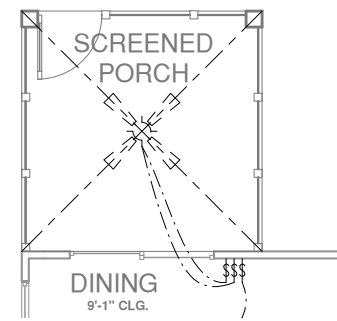


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

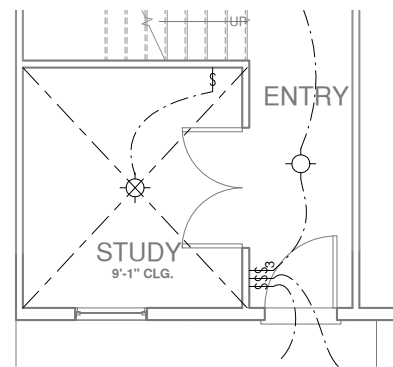
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:**
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS
 - FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAINING TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATON DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

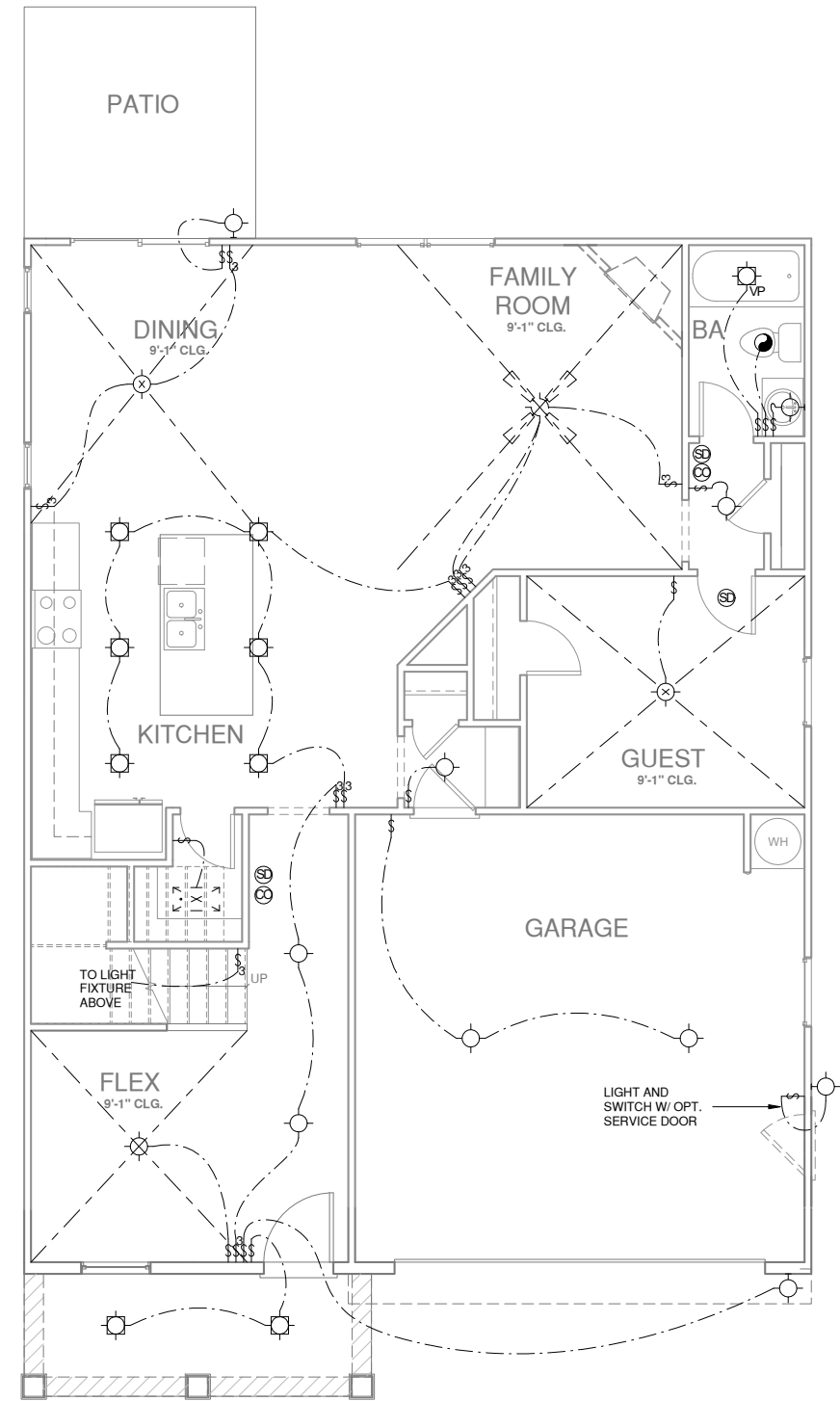
LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



OPT. SCREENED PORCH
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



OPT. STUDY I.L.O. FLEX
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



FIRST FLOOR ELEV '1'
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

NO.	DATE	REVISION:

PROFESSIONAL SEAL:

PROJECT TITLE:

JEREMIAH

CONSTRUCTION SET

CLIENTS NAME:
 Client Name

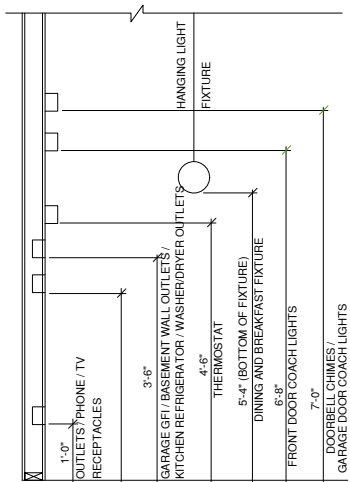
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 Plan 4

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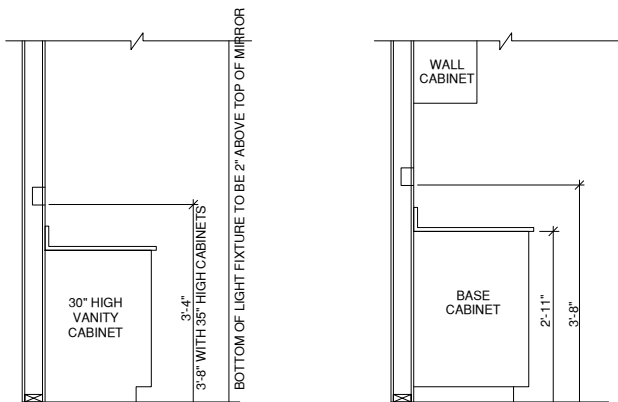
FIRST FLOOR UTILITY PLAN

PRINT DATE:
 12.16.16

SHEET NO:
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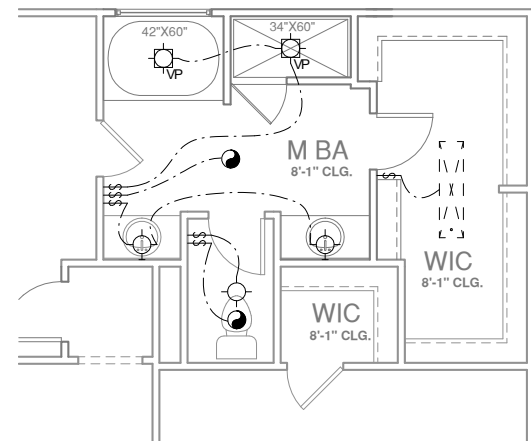


STANDARD ELECTRICAL BOX HEIGHTS

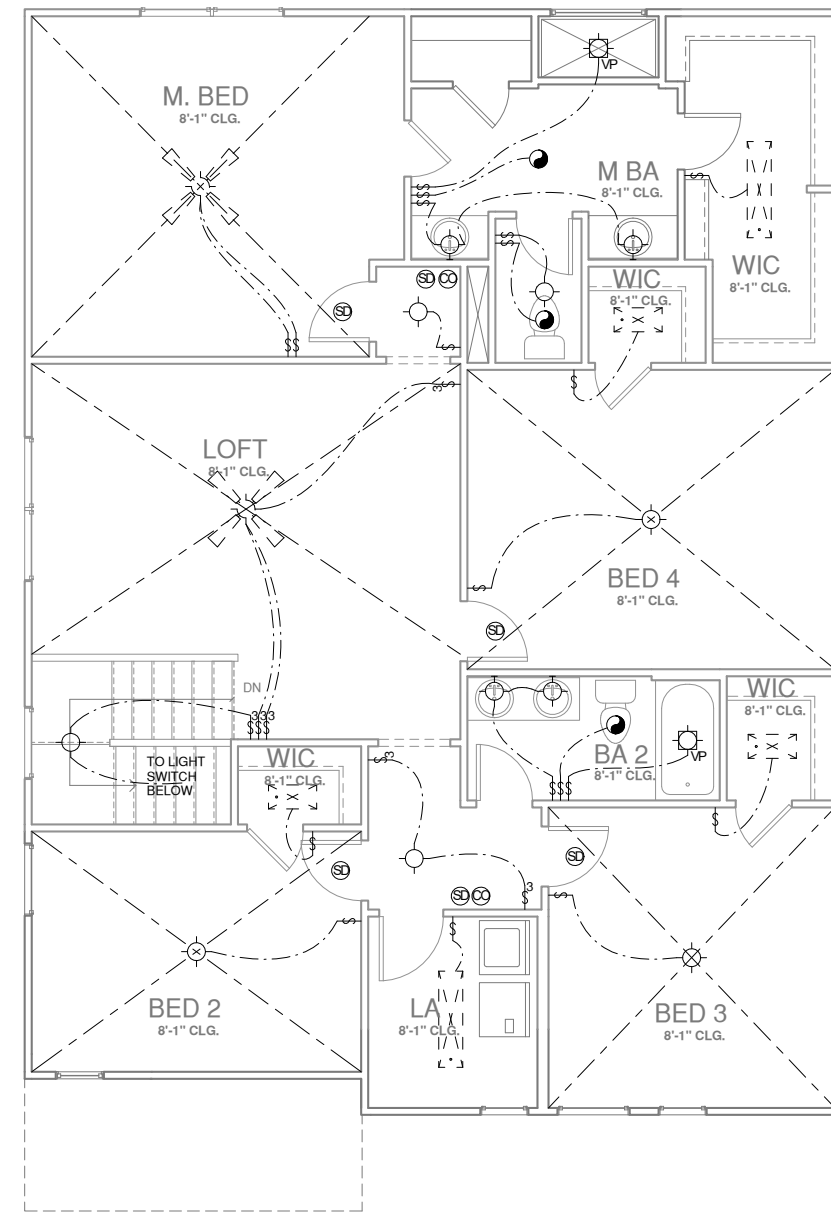


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



OPT. MASTER BATH 1
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT



SECOND FLOOR ELEV '1'
 1/4" = 1'-0" AT 22"X34" LAYOUT 1/8" = 1'-0" AT 11" X 17" LAYOUT

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

⊕	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⊕	HALF-SWITCHED DUPLEX OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⊕ 220V	220 VOLT OUTLET	⊙	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊕	REINFORCED JUNCTION BOX	⊙	FLUORESCENT LIGHT FIXTURE
⊕	WALL SWITCH	⊙	TECH HUB SYSTEM
⊕3	THREE-WAY SWITCH	⊙	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕4	FOUR-WAY SWITCH	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
CH	CHIMES	⊙	GAS SUPPLY WITH VALVE
⊕	PUSHBUTTON SWITCH	⊕	HOSE BIBB
⊕	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊕	1/4" WATER STUB OUT
⊕	CO2 DETECTOR	⊕	WALL SCONCE
⊕	THERMOSTAT		
PH	TELEPHONE		
TV	TELEVISION		
⊕	ELECTRIC METER		
⊕	ELECTRIC PANEL		
⊕	DISCONNECT SWITCH		