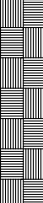







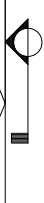











SYMBOL LEGEND	
MARK	DESCRIPTION
	EARTH
	GRAVEL
	CONCRETE (CONC.)
	CONCRETE BLOCK (C.M.U.)
	STEEL
	FINISHED WOOD
	ROUGH CUT WOOD
	WOOD BLOCKING
	WOOD STUDS
	BATT INSULATION
	RIGID INSULATION
	PLYWOOD
	DOOR DESIGNATION
	WINDOW DESIGNATION
	SITE ELEVATION DESIGNATION
	DETAIL REFERENCE
	COLUMN DESIGNATION
	BRICK
PROJECT LOCATION MAP	

Project

RESIDENTIAL UNIT NO. 1064ES-A

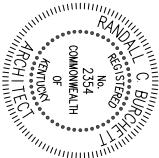
11.17.10

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ARCHITECT:

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DATE:	11.17.10
REVISED:	
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DRAWN BY:	RCB
JOB NO.:	1064ES-A



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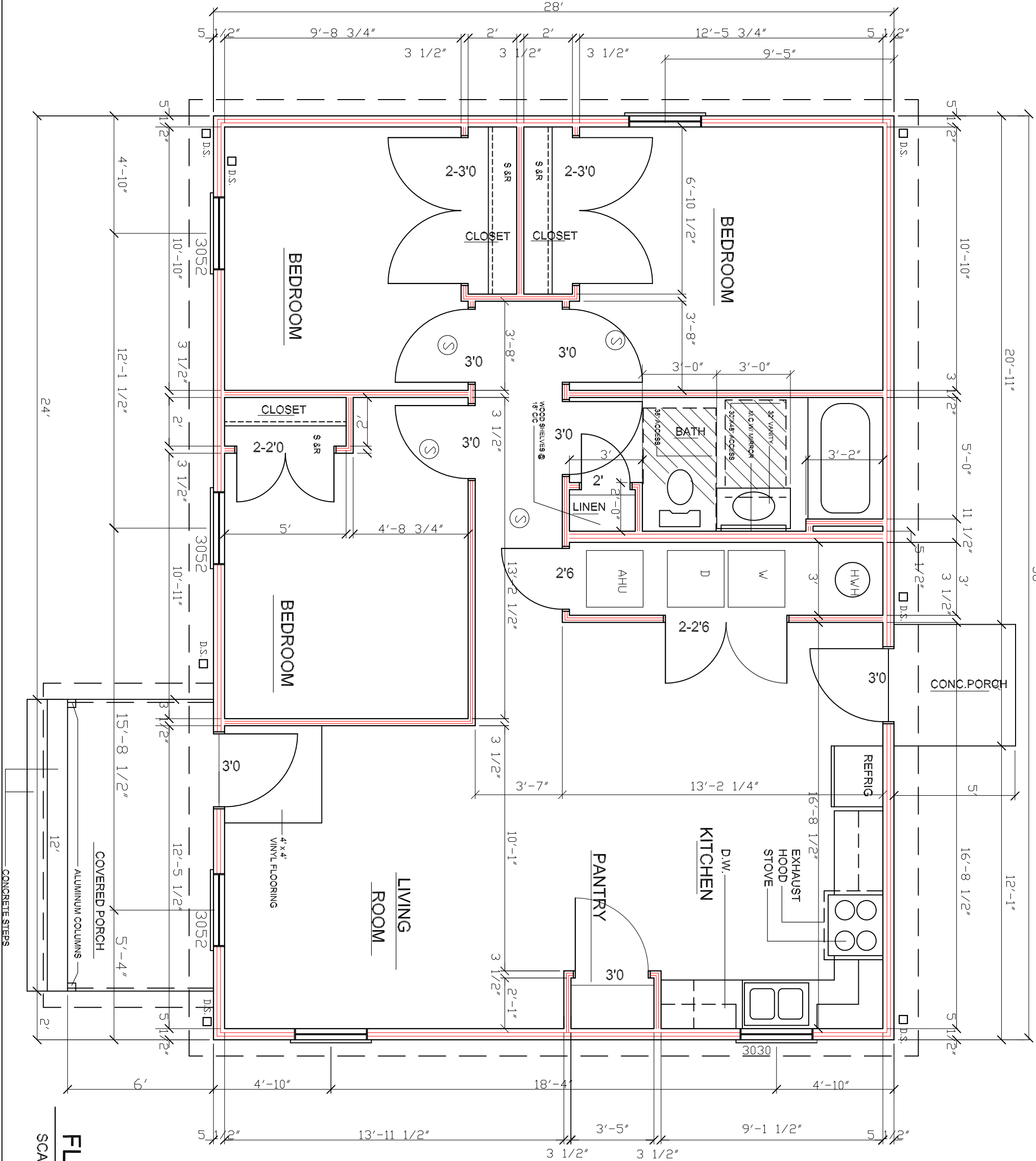
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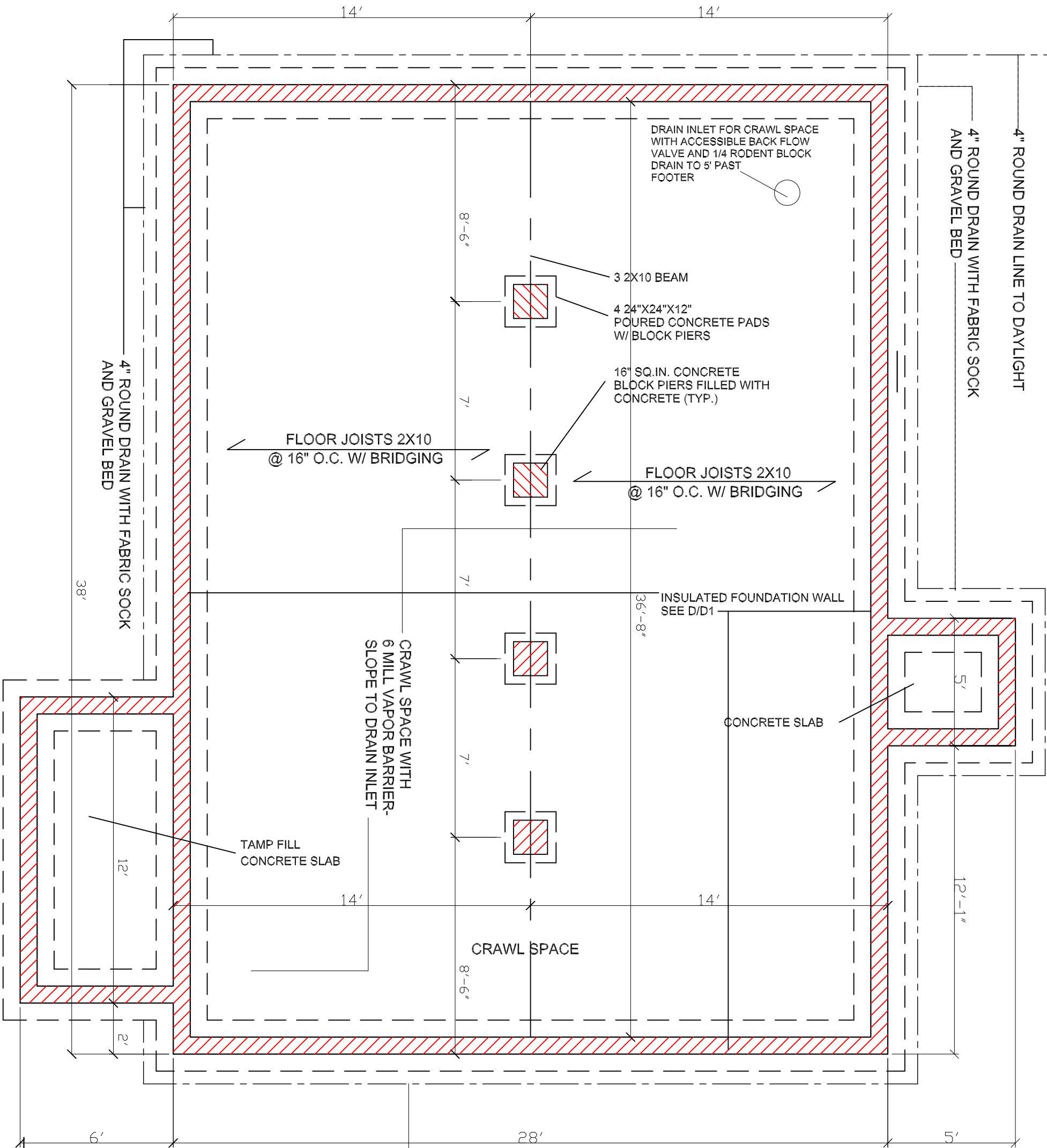
A

- FLOOR PLAN NOTES:**
- STUD WALLS 2X6 (5'-1/2") @16" OR 24" O.C.
 - PLUMBING WALLS 2X6 (5'-1/2") @16" O.C.
 - FINISHED CEILING 8'-0" A.F.F.
 - LOAD BEARING HEADERS (2) 2X10 W/ 1/2" PLYWOOD AND 2X4 BASE MIN. DIMENSIONS TAKEN FROM FACE OF STUDS OR FOUNDATION
 - ALL DOORS STANDARD HEIGHT UNLESS NOTES
 - EXTERIOR DOORS TO HAVE EXTENDED JAMBS DESIGNED FOR 2X6 WALLS
 - PROVIDE AT EACH BEARING LOCATION OF EACH ROOF TRUSS A METAL TIE-DOWN STRAP (HURRICANE CLIP). THE DOWN SHALL BE INSTALLED BEFORE WALL SHEATHING ON EXTERIOR. THE TIE-DOWN STRAP MUST LAP THE TOP CORD OF THE TRUSS BY AT LEAST 2 INCHES AND THE TOP PLATE OF THE WALL. PROVIDE THE CORRECT NAILS AND NAILING PATTERN THAT IS REQUIRED BY THE MANUFACTURER OF THE METAL TIE-DOWN STRAP.

FLOOR PLAN

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





FOUNDATION PLAN NOTES:

- SURFACE FINISHED WITH CRUSHED STONE AND POLY V.B.
- FOUNDATION WALL-8"CONCRETE BLOCK W/2X8 SILL PLATE BOLTED W/ ANCHOR BOLTS @ 48" O.C.
- FOOTING 18X8 POURED CONCRETE WITH (2) #4 REBAR.
- CONCRETE SLABS 4" REINFORCED W/ 6X6 10/10 W.W.F. ON 6 MIL. POLY AND 4" CRUSHED STONE.
- DOUBLE JOISTS UNDER PARALLEL PARTITIONS.
- BLOCKING OR BRIDGING WITH JOISTS WHERE NEEDED.

4" ROUND DRAIN WITH FABRIC SOCK AND GRAVEL BED

FOUNDATION PLAN

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

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SHEET NUMBER

2A

DATE: 11.17.10

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3A

CONT.RIDGE VENT

CLASS "A" FIBERGLASS SHINGLES
OVER 30 LBS FELT OVER 7/16"
DSB SHEATHING WITH "H" CLIP

CONTINUOUS ALUM. DRIP EDGE

5" PRE-FINISHED ALUM.DBEE
GUTTER

VINYL DOUBLE HUNG WINDOW
WITH INSULATED GLASS AND
INSECT SCREEN

CORNER BOARD

4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
DN 7/16" DSB SHEATHING

PRE-FINISHED ALUM.
DOWNSPOUT TIE TO DRAIN
BOOT AND 4"PIPE DRAIN

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

CONT.RIDGE VENT

CLASS "A" FIBERGLASS SHINGLES
OVER 30 LBS FELT OVER 7/16"
DSB SHEATHING WITH "H" CLIP

CONTINUOUS ALUM. DRIP EDGE

5" PRE-FINISHED ALUM.DBEE
GUTTER

CORNER BOARD

4" BEVELED VINYL SIDING
OVER TYVEK HOUSE WRAP
DN 7/16" DSB SHEATHING

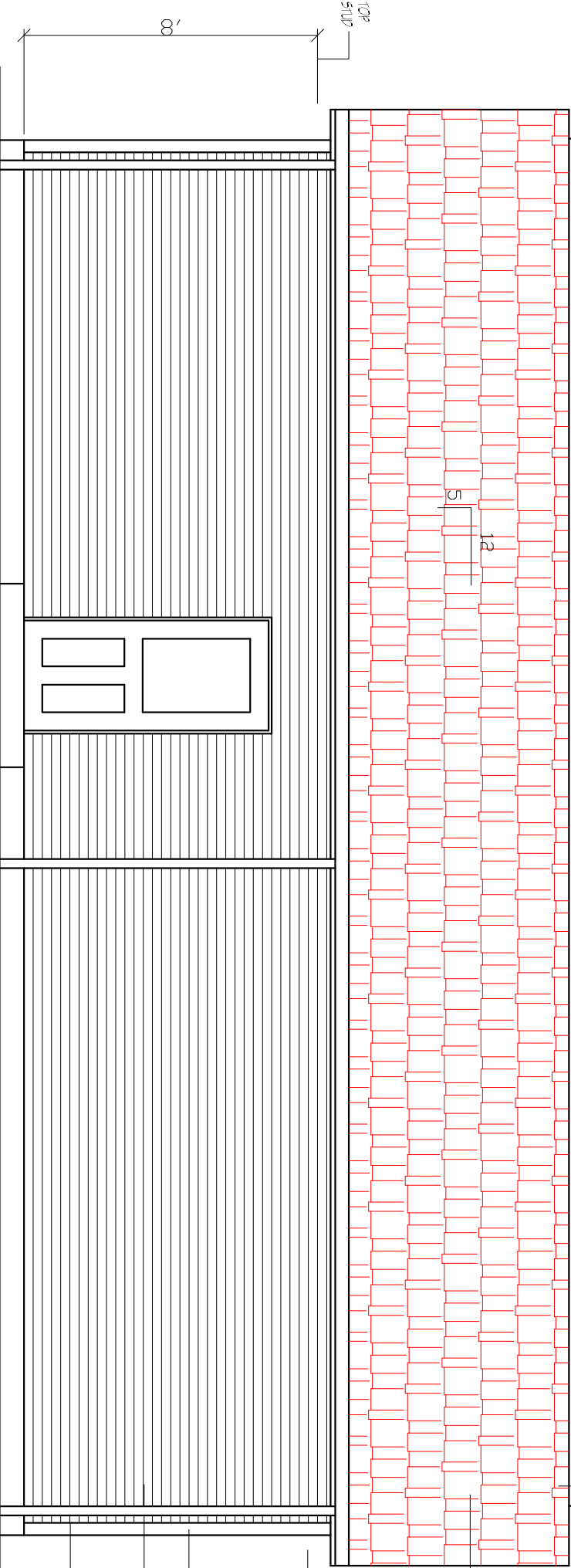
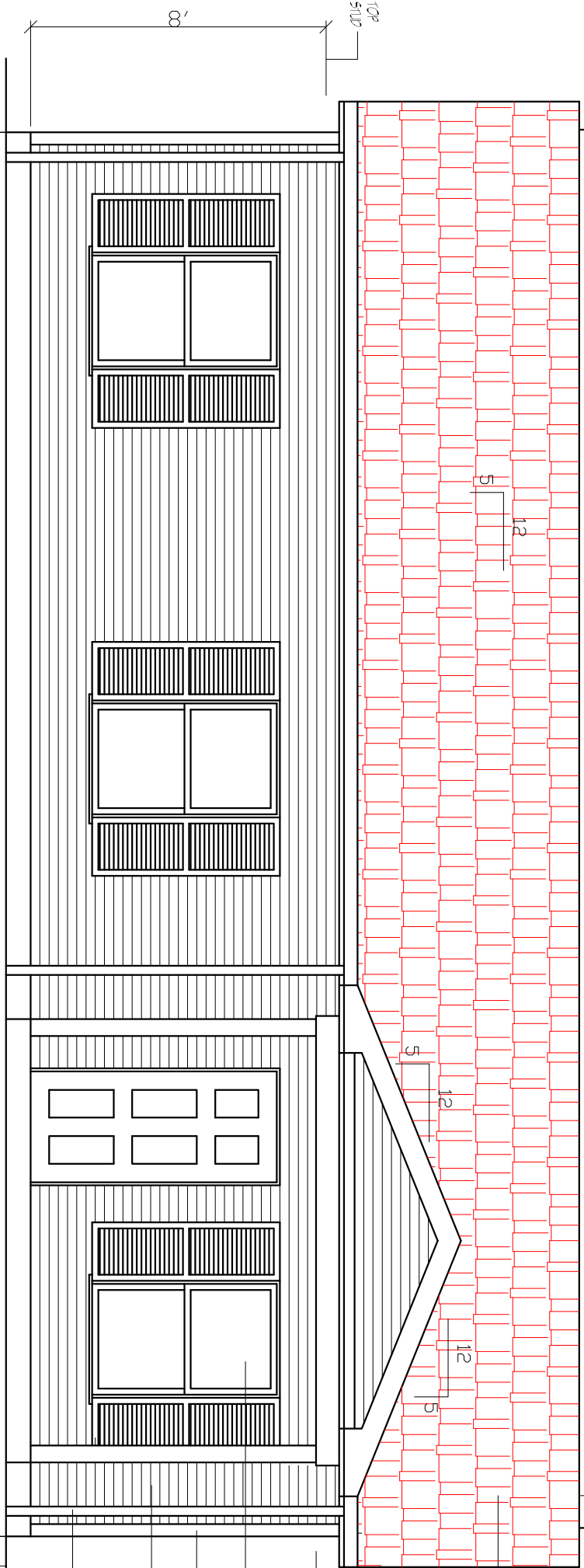
PRE-FINISHED ALUM.
DOWNSPOUT TIE TO DRAIN
BOOT AND 4"PIPE DRAIN

GRADE

FOOTER/FOUNDATION
SYSTEM BELOW

FRONT ELEVATION

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



REAR ELEVATION

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

DATE: 11.17.10

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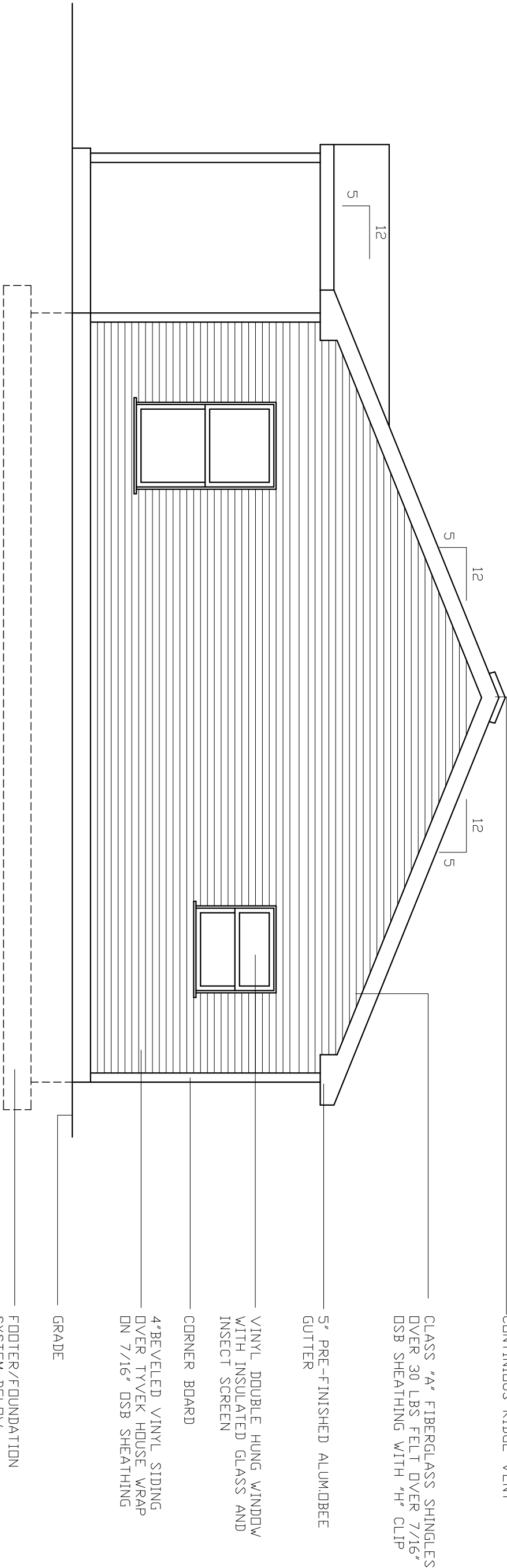
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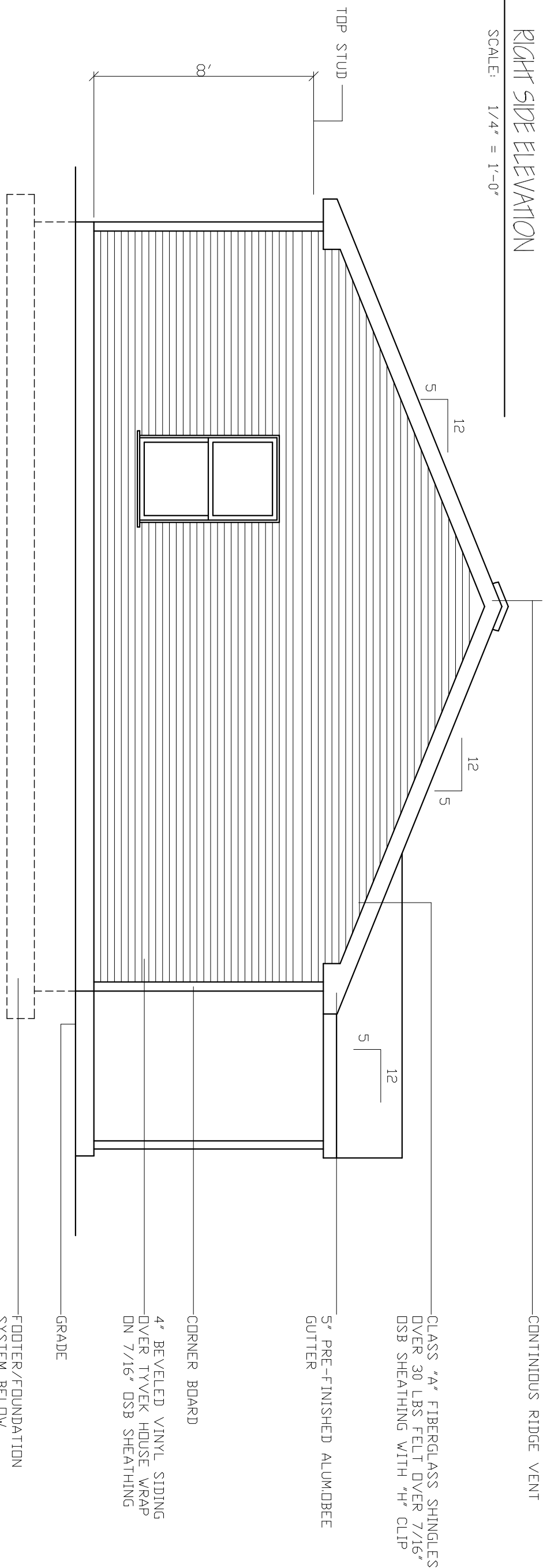
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RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

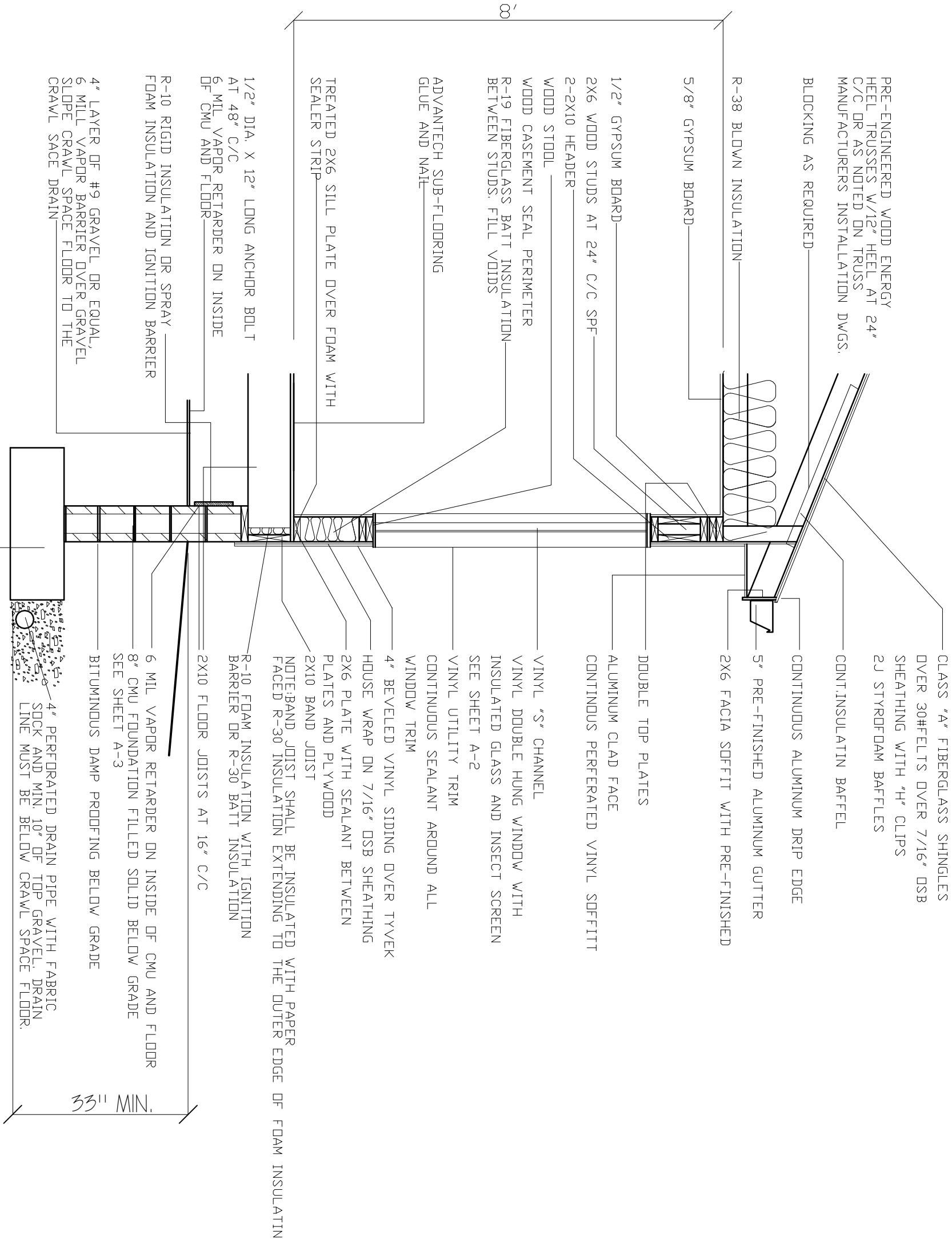
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REVISED:	02.04.11
REVISED:	10-21-11
REVISED:	
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JOB NO:	ES-A



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TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"

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PORCH NOTES:

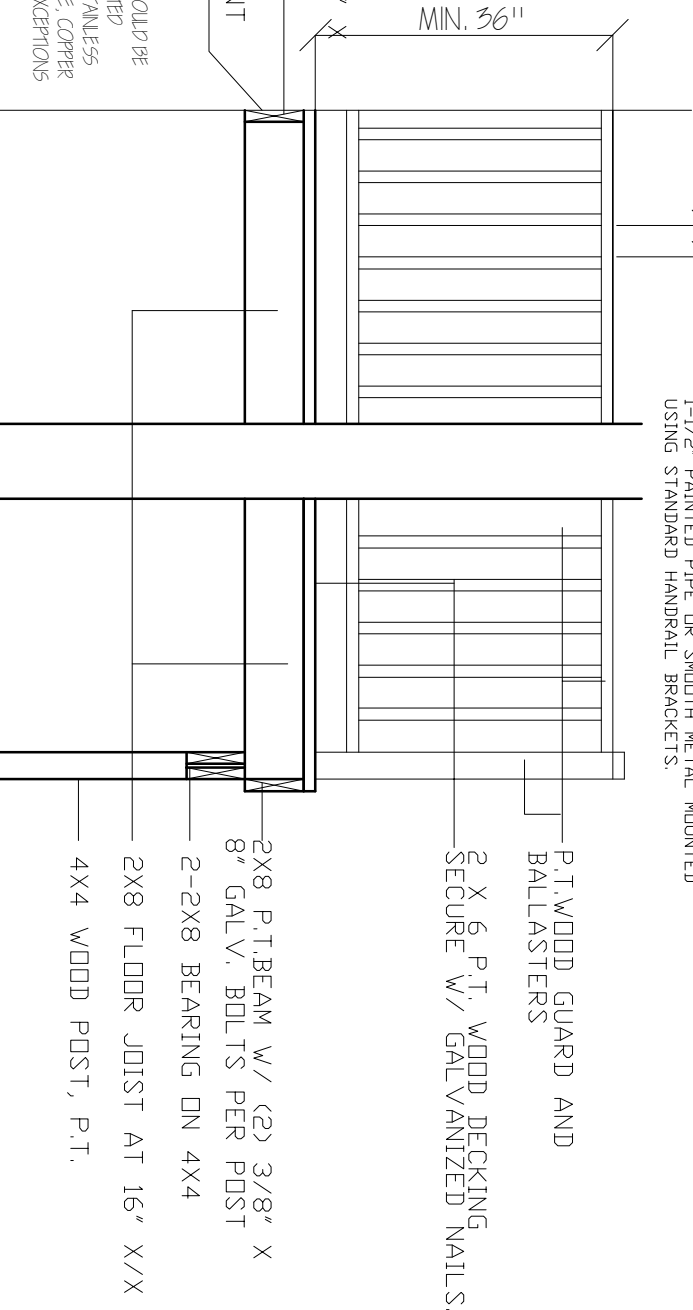
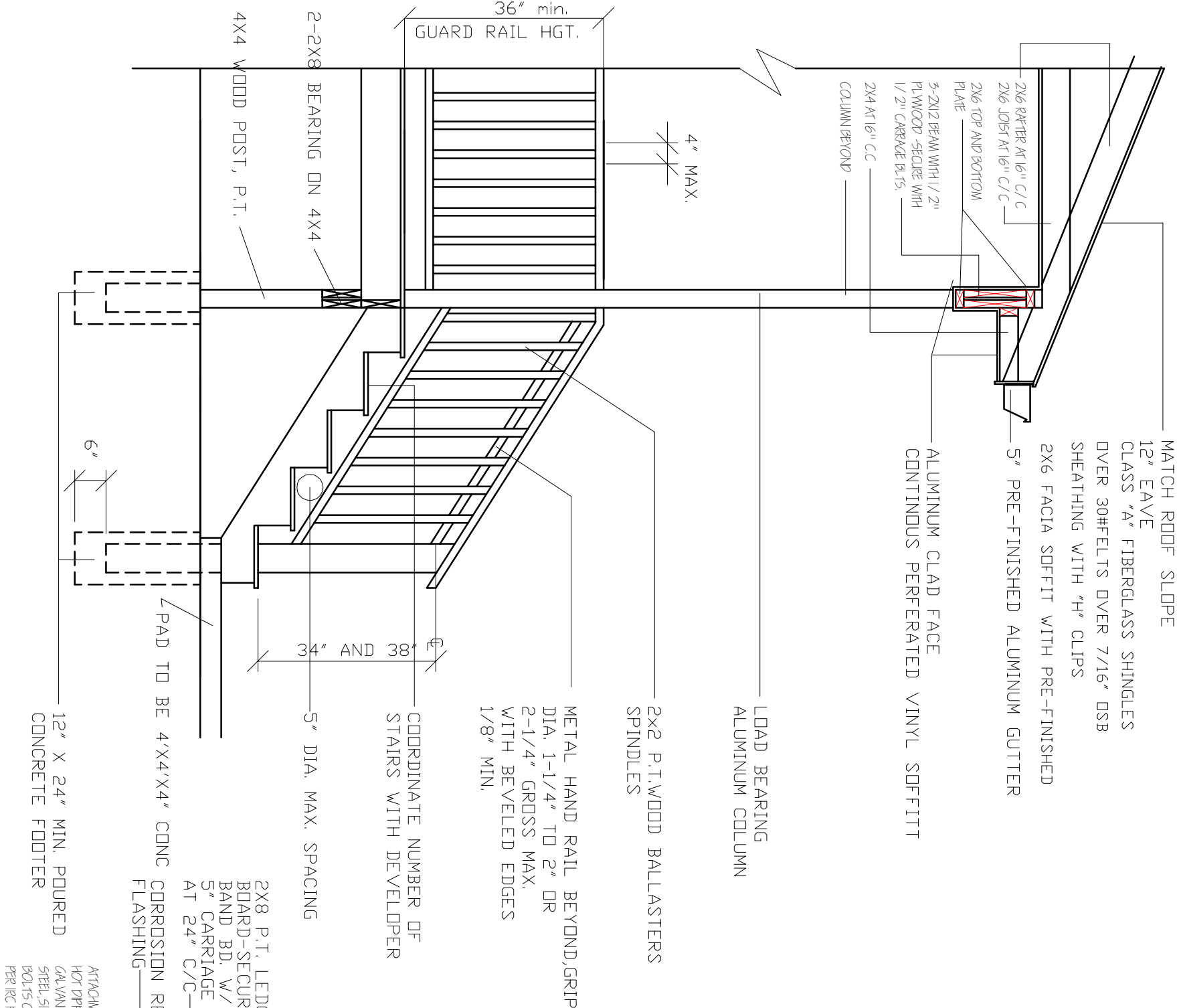
- EACH EXTERIOR DOOR A MIN. 60" X 60" LANDING.
- LANDING NO MORE THAN 1'-1/2" BELOW TOP OF THRESHOLD.
- ALL PORCHES AND LANDINGS TO BE OF CONCRETE CONSTRUCTION.
- TREATED WOOD PORCHES ALLOWED W/ PROJECT MANAGERS APPROVAL

LANDING NOTES:

- ALL PORCHES W/ FLOORS MORE THAN 30" ABOVE THE FINISH GRADE ANYWHERE TO HAVE GUARDRAILS.
- OPEN SIDES OF STAIRS W/ TOTAL RISE MORE THAN 30" TO HAVE A GUARD RAIL.
- TOP OF GUARDRAILS TO BE MIN. 34" MAX. 38" ABOVE FLOOR SURFACE.

STAIRS NOTES:

- TRIANGULAR SHAPE BETWEEN TREAD AND BOTTOM RAIL NOT TO ALLOW A 6" DIAM. SPHERE THROUGH. PORCH STEPS TO HAVE 42" NET CLEAR WIDTH.
- MAX. RISER HEIGHT TO BE 7"
- MIN. TREAD TO BE 11"
- ALL STAIRWAYS OF 3 OR MORE RAISERS TO HAVE A HANDRAIL ON AT LEAST ONE SIDE.
- ALL HANDRAILS TO BE CONTINUOUS THE FULL LENGTH OF STAIRS. ENDS TO BE RETURNED OR TERMINATED IN NEVEL POST OR SAFETY TERMINAL.
- HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE TWO HANDRAILS INTERRUPTED BY NEVEL POST AT TURN ONLY
- SIZE OF HANDRAILS:
1-1/2" - 2" DIAM. OR MAX. 2-1/4" CROSS
- HANDRAILS SHALL BE SOLIDLY FIXED
- SPACE BETWEEN SPINDLES 4" MAX.
- ALL FRONT PORCHES 6X12' UNLESS SPEC'D BY P.M.
- ALL PORCH STAIRS TO HAVE THREE (3) 2" X 12" STRINGERS.
- PORCH STEPS SHALL HAVE A CONCRETE PAD TO SUPPORT STAIR CARRIAGE THAT LEAVES A 4" X 4" CLEAR LANDING @ BASE OF STEPS
- 4" MAX.
- ALL EXTERIOR HANDRAILS TO BE 1-1/2" PAINTED PIPE OR SMOOTH METAL MOUNTED USING STANDARD HANDRAIL BRACKETS.

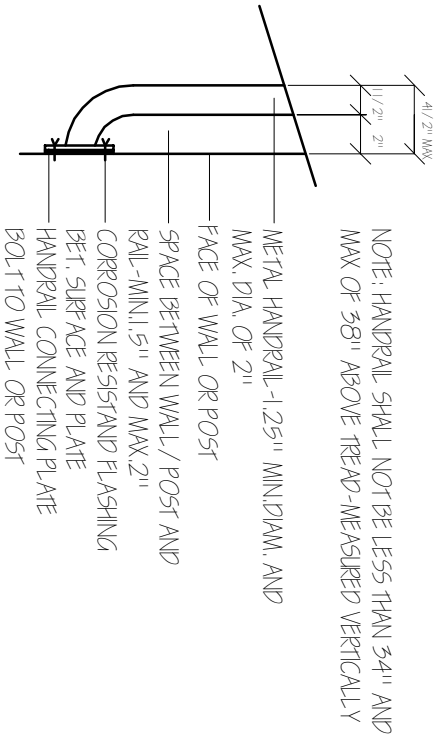
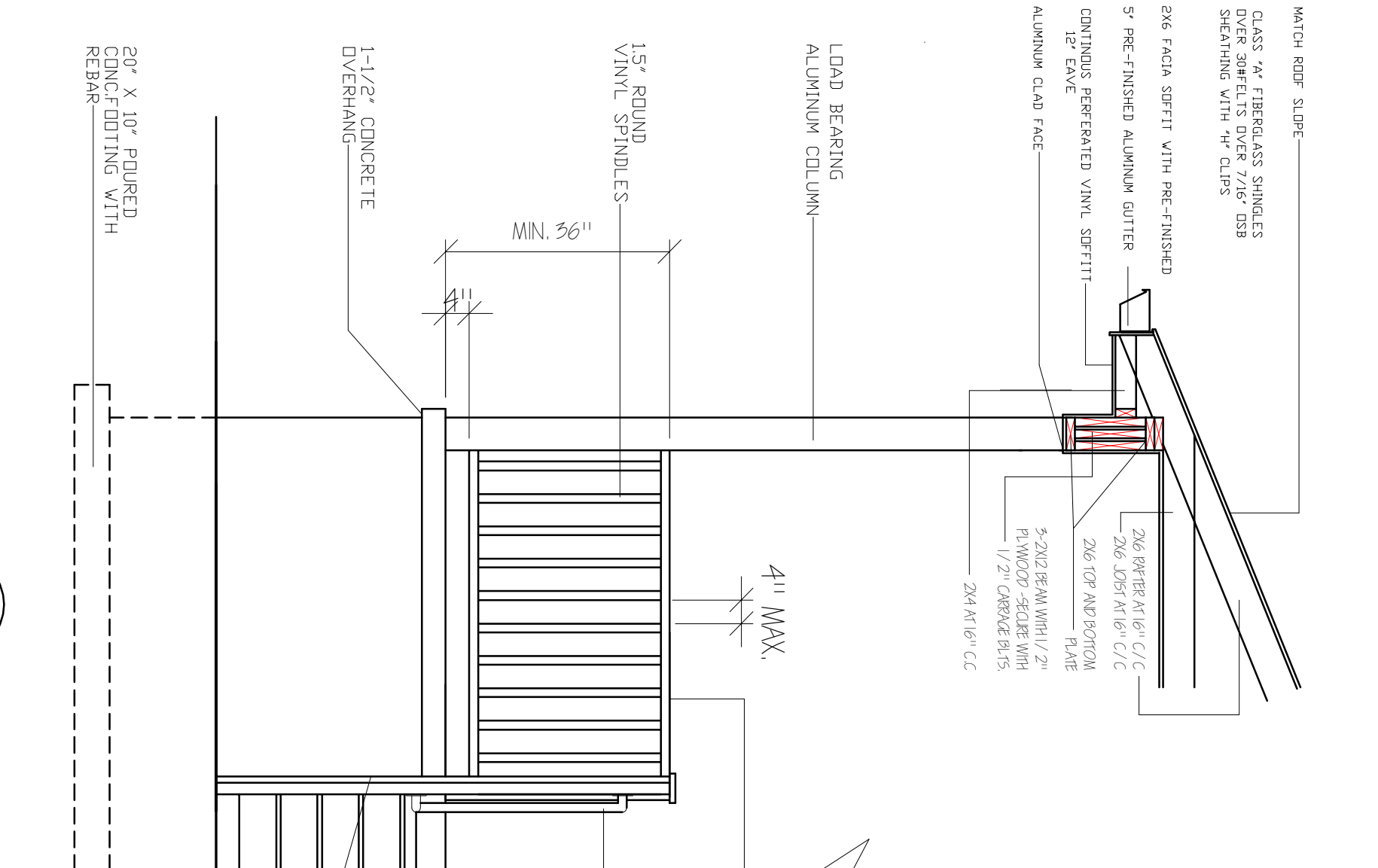


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HANDRAIL CONNECTION DETAIL
N.T.S.

NOTE: HANDRAIL SHALL NOT BE LESS THAN 34" AND MAX OF 38" ABOVE TREAD - MEASURED VERTICALLY

METAL HANDRAIL-1.25" MIN.DIAM. AND MAX. DIA. OF 2"

FACE OF WALL OR POST

SPACE BETWEEN WALL / POST AND RAIL-MIN.1.5" AND MAX.2"

CORROSION RESISTANT FLASHING BET. SURFACE AND PLATE

HANDRAIL CONNECTING PLATE BOLT TO WALL OR POST

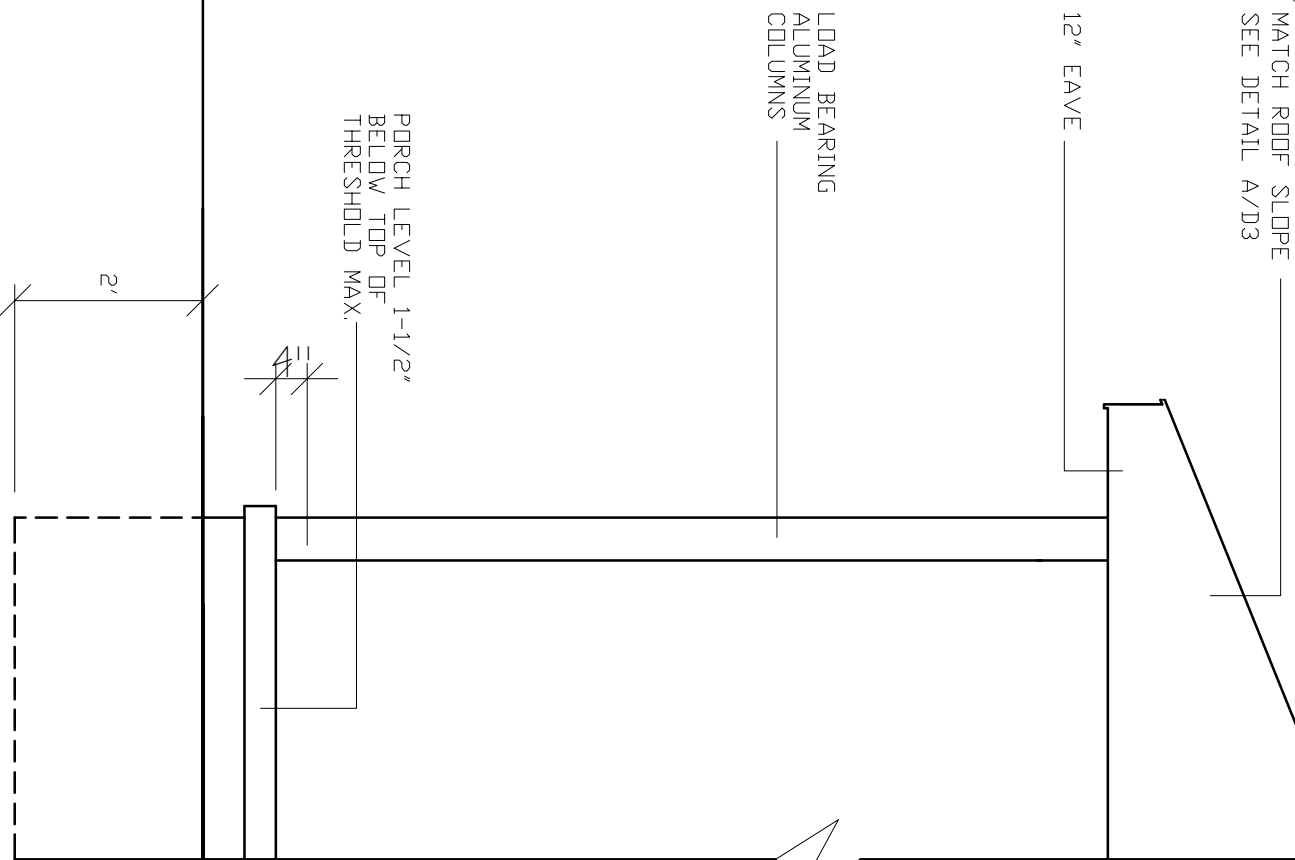
VINYL TOP RAIL GRIP SIZE DIA. 1-1/4" TO 2" OR 2-1/4" GROSS MAX. WITH BEVELED EDGES 1/8" MIN.

METAL HANDRAIL, MIN 34" MAX-38" SEE SHEET D-2

PORCH SLABS TO INCLUDE:

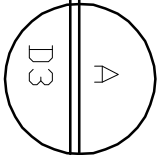
- 4" MIN. THICKNESS
- 6" WIRE MESH
- CRUSHED STONE GRADED 1/4" - 3/4"
- COVERED WITH VAPOR BARRIER EXP. JOINTS @ WALLS
- 1-1/2" OVERHANDS
- 1/8" / 12" SLOPE AWAY FROM HOUSE

4X4 VINYL POST SET IN CONCRETE



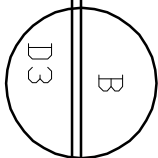
RAISED PORCH SLAB

SCALE 1/2" = 1'-0"



@GRADE PORCH SLAB

SCALE 1/2" = 1'-0"



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SHEET NUMBER

D-3