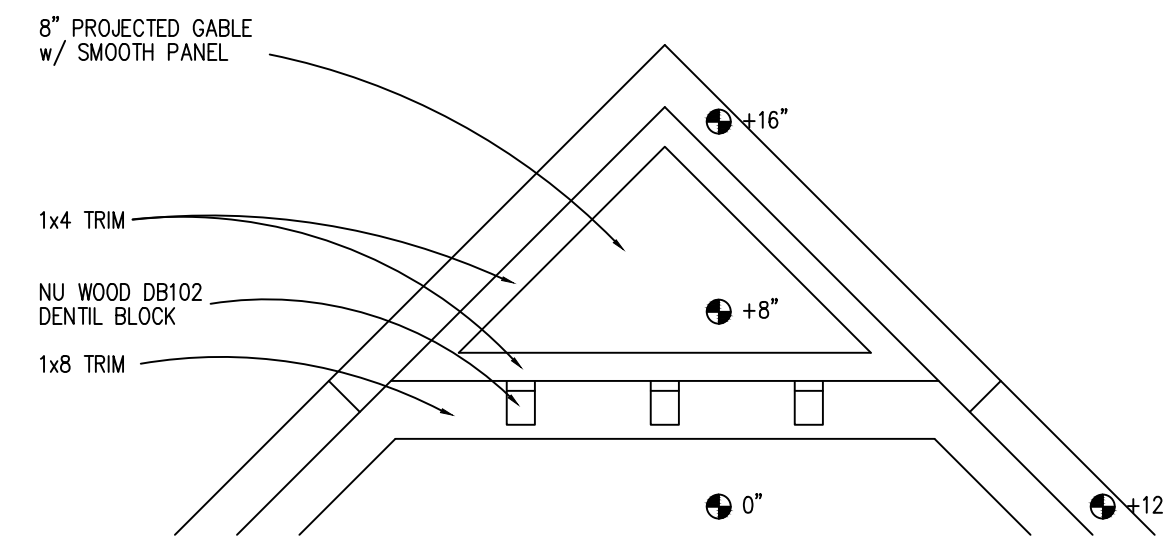
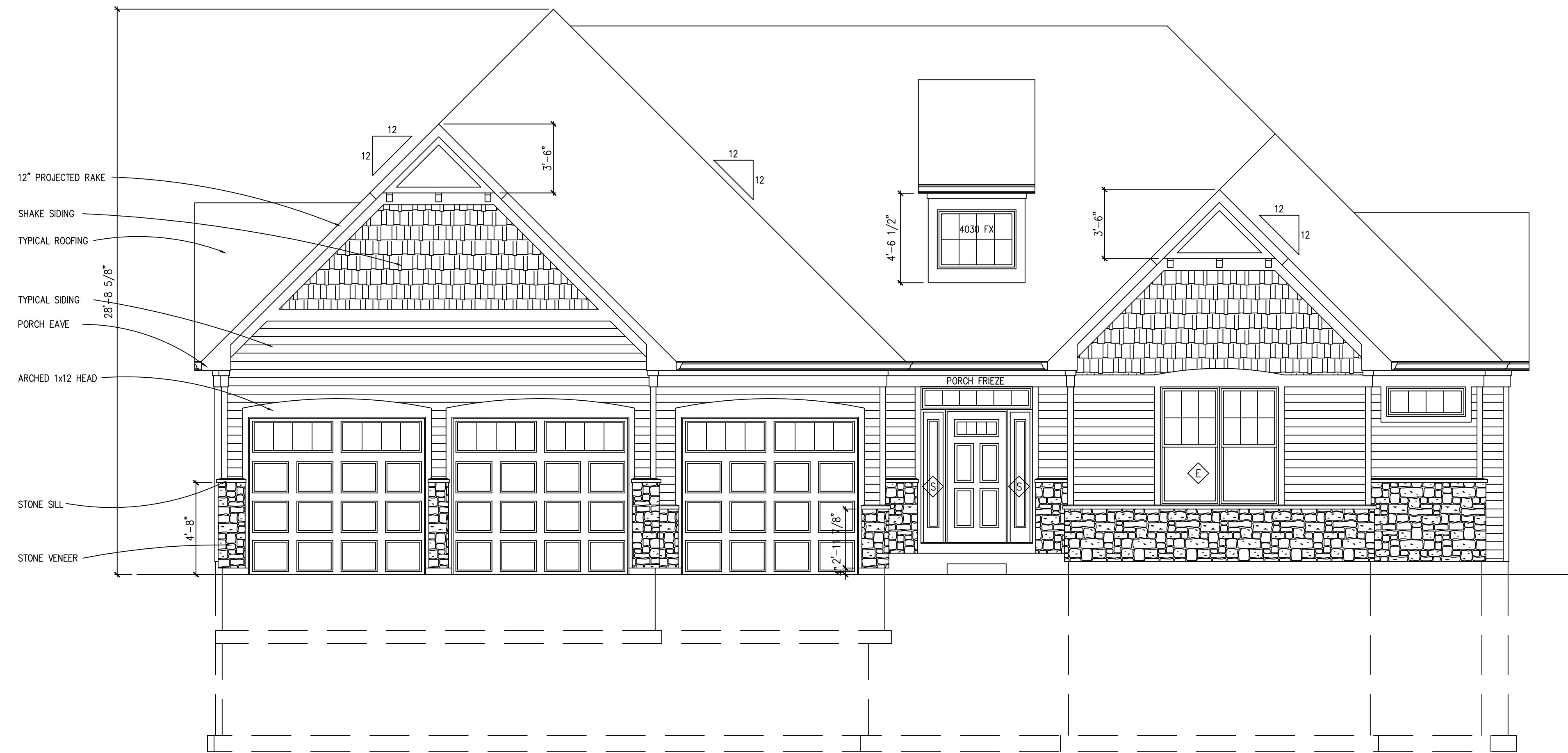


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



GABLE  
ELEVATION DETAIL  
SCALE: 1/2" = 1'-0"



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

### ELEVATION NOTES

- SEE COVER SHEET FOR GENERAL NOTES
1. TYPICAL SIDING SHALL BE DOUBLE FIVE VINYL SIDING.
  2. EXTERIOR TRIM SHALL BE VINYL TRIM TO MATCH SIDING.
  3. TYPICAL CORNERS SHALL BE 3" VINYL.
  4. TYPICAL WINDOW WRAP/SILL SHALL BE 3" VINYL.
  5. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x6 w/ CONTINUOUSLY VENTED SMART TRIM SOFFIT. SEE DETAIL.
  6. TYPICAL ROOF SHALL BE 25 YEAR ASPHALT SHINGLES.
  7. PROVIDE 36" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
  8. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
  9. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM w/ 3' EXTENSIONS AND SPLASHBLOCKS.
  10. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 s.f. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/3000th OF ATTIC AREA.
  11. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
  12. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER. LAP AND TAPE OVER FLASHING.

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 VESCOGNI

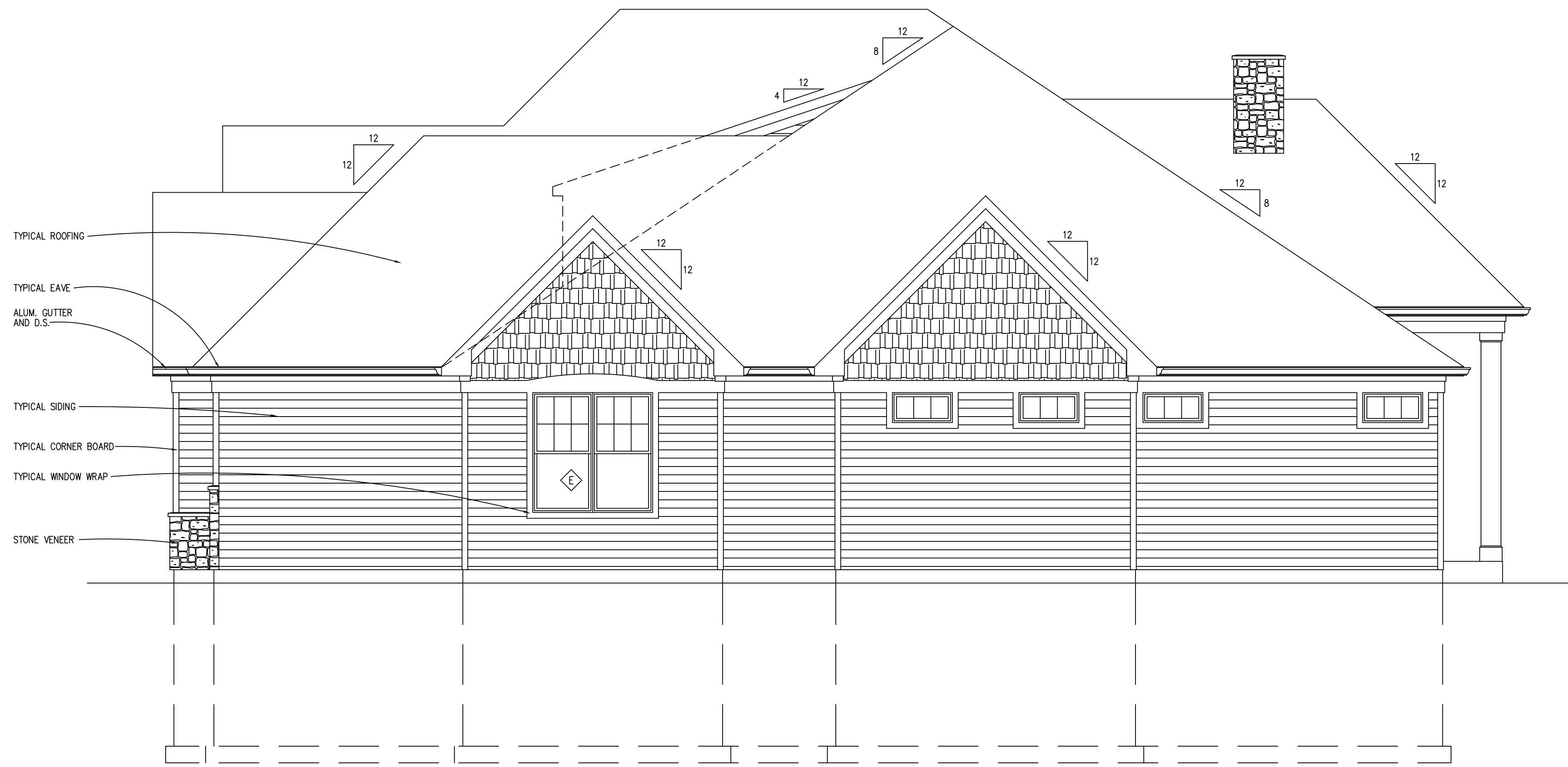
JOB # 130207  
 DRAWN BY: G.D.S.  
 DATE: 5-6-13

REVISION  
 DATE: 6-17-13  
 STICK FRAME ROOF

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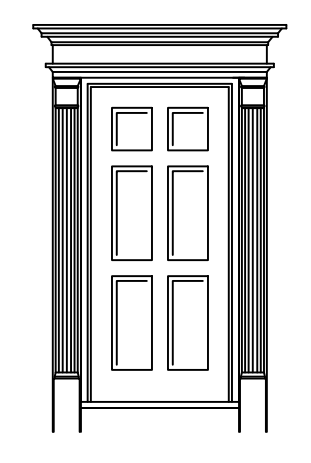
RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



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

ELEVATION NOTES

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  9. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM w/ 3' EXTENSIONS AND SPLASHBLOCKS.
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  11. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 s.f. PROVIDED IN EACH BEDROOM.
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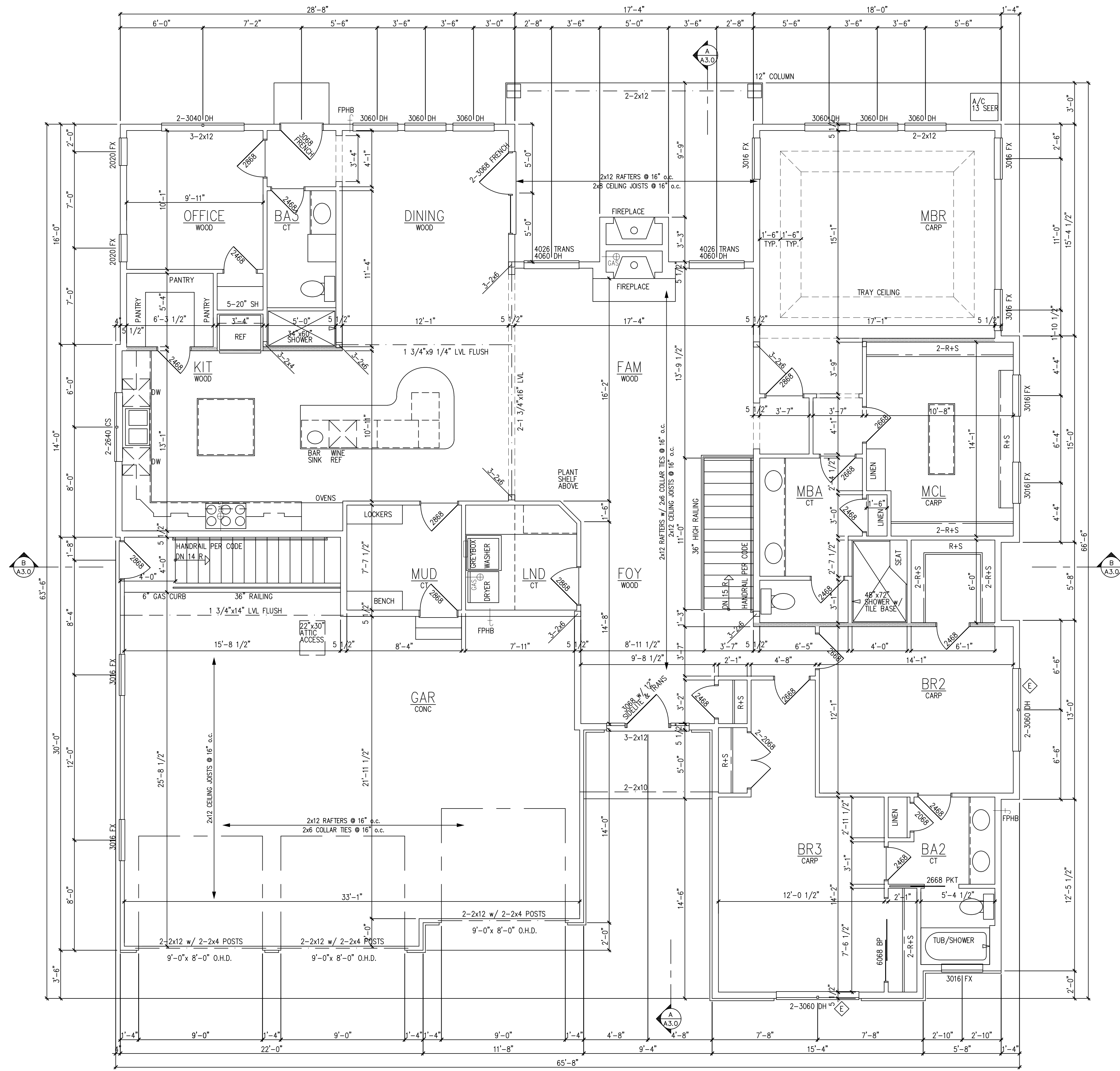
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DATE:	5-6-13
REVISION	
1	STICK FRAME ROOF

# FLOOR PLAN NOTES

SEE COVER SHEET FOR GENERAL NOTES

- DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS PRIOR TO FRAMING. ALL DIMENSIONS ARE TO ROUGH FRAMING (FACE OF STUD).
- ALL UNDIMENSIONED PARTITIONS (---) ARE 3 1/2".
- ALL ANGLED PARTITIONS ARE 45° U.O.N.
- TYPICAL EXTERIOR AND BEARING WALLS TO BE 2x6 STUDS AT 16" o.c. w/ DOUBLE TOP PLATE. TYPICAL NON-BEARING PARTITIONS CAN BE 2x4 STUDS AT 24" o.c. w/ SINGLE OR DOUBLE TOP PLATE.
- PLUMBING WALLS TO BE 2x6 STUDS AT 16" o.c. OR DOUBLED EXTERIOR WALLS w/ INSULATION AND THERMOPLY UNLESS WATER SUPPLIED THROUGH FLOOR.
- WINDOW SUPPLIER TO VERIFY THAT ALL BEDROOMS HAVE AN EGRESS WINDOW OF AT LEAST 5.7 s.f. CLEAR OPENING AND 24" MIN. HEIGHT AND 20" MIN. WIDTH. SILL HEIGHT SHALL NOT BE GREATER THAN 44" A.F.F. VERIFY ALL WINDOW ROUGH OPENINGS WITH WINDOW SUPPLIER PRIOR TO FRAMING.  
E DENOTES EGRESS WINDOW REQUIRED.
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER CODE. WINDOW SUPPLIER TO VERIFY THAT GLAZING NEAR OR IN TUBS / SHOWERS AND THEIR ENCLOSURES, STAIRS, DOORS, AND WITHIN 18" OF FLOORS COMPLIES PER CODE.  
S DENOTES SAFETY GLAZING REQUIRED.
- TYPICAL WINDOW HEAD HEIGHT TO BE 6'-10" 7/8".
- STRUCTURE SHOWN IS MINIMUM ACCEPTABLE SIZE. LARGER OR STRONGER MEMBERS MAY BE INSTALLED PER AVAILABILITY, COST, OR FOR EASE OF CONSTRUCTION.
- PROVIDE 2" MIN. BEARING OR HANGERS FOR ALL JOISTS. PROVIDE 3 1/2" MIN. BEARING OR HANGERS FOR BEAMS. HEADERS SHALL BEAR ON LISTED POSTS. PROVIDE SOLID BLOCKING AT RIMS AND TRANSFER ALL LOADS TO FOUNDATION OR STEEL BEAMS.
- PROVIDE 1/2" PLYWOOD OR OSB SPACER IN HEADERS TO MATCH WALL WIDTH. VERIFY HEADER AND POSTS FOR ANY OPENING OR POINT LOAD NOT NOTED ON PLAN.
- PROVIDE SINGLE KING STUD AT OPENINGS LESS THAN 5' WIDE. DOUBLE KING STUDS AT OPENINGS 5' TO 8' WIDE AND TRIPLE KINGS AT OPENINGS OVER 8' WIDE (U.O.N.).
- PROVIDE HANDRAIL AT 34" MIN. ABOVE STAIR TREADS. HANDRAILS SHALL HAVE 2 5/8" MAX. GRIPABLE CROSS SECTION AND TERMINATE INTO A WALL OR NEWEL POST.
- CARPENTER, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS TO COORDINATE PLACEMENT OF ALL DUCTS, PIPES, AND WIRING PRIOR TO FRAMING. ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- STAIR SUPPLIER TO DESIGN AND PROVIDE DRAWINGS OF STAIR LAYOUTS PRIOR TO FRAMING. IF STAIRS ARE FIELD BUILT, SEE STAIR SECTION FOR DIMENSIONS. 7 3/4" MAX. RISERS TO BE EQUAL HEIGHT MEASURED FROM FINISHED FLOOR OR THRESHOLD TO FINISHED TREAD. 10" MIN. TREADS TO BE EQUAL DEPTH MEASURED FROM FINISHED RISER TO FINISHED RISER.
- CABINET SUPPLIER TO DESIGN AND PROVIDE DRAWINGS OF CABINET LAYOUTS PRIOR TO FRAMING.
- INSULATE ALL CONCEALED SPACES AT EXTERIOR WALLS.
- PROVIDE R-5 INSULATION AROUND EXHAUST DUCTS WHEN RUNNING THROUGH UNINSULATED ATTIC SPACES. VERIFY DIRECTLY TO THE EXTERIOR.
- CAULK SILL PLATES, JOINTS BETWEEN MULTIPLE STUDS, PIPE AND VENT PENETRATIONS, WINDOW AND DOOR OPENINGS, AND WHEREVER AIR INFILTRATION MAY OCCUR.
- PROVIDE WEATHERSTRIPPING AT ATTIC ACCESS PER ENERGY CONSERVATION CODE. INSULATE HOT WATER LINES.
- FIRESTOP BETWEEN VERTICAL AND HORIZONTAL CONCEALED SPACES SUCH AS SOFFITS, STAIR FRAMING, AND MECHANICAL CHASES WITH SOLID 2x DIMENSIONAL LUMBER OR 1/2" DRYWALL. DRAFTSTOP PENETRATIONS IN FIRESTOP AREAS WITH CAULK OR FOAM SEALER.
- INTERIOR TRIM SPECIFICATIONS:  
3 1/4" WINDOW AND DOOR CASING TYPICAL  
1x6 WINDOW SILL TYPICAL  
SEE INTERIOR SPECIFICATION SHEET
- BATH MIRROR TO BE 42" HIGH x VANITY LENGTH. PROVIDE FLUSH MOUNT TP HOLDER @ 23" A.F.F. PROVIDE 30" TOWEL BAR @ 56" A.F.F.
- PROVIDE 12" WIRE SHELF w/ WARDROBE ROD IN ALL CLOSETS PER PLAN. PROVIDE 4 TIGHTMESH 16" DEEP WIRE SHELVES IN ALL PANTRY AND LINEN CLOSETS



FIRST FLOOR PLAN

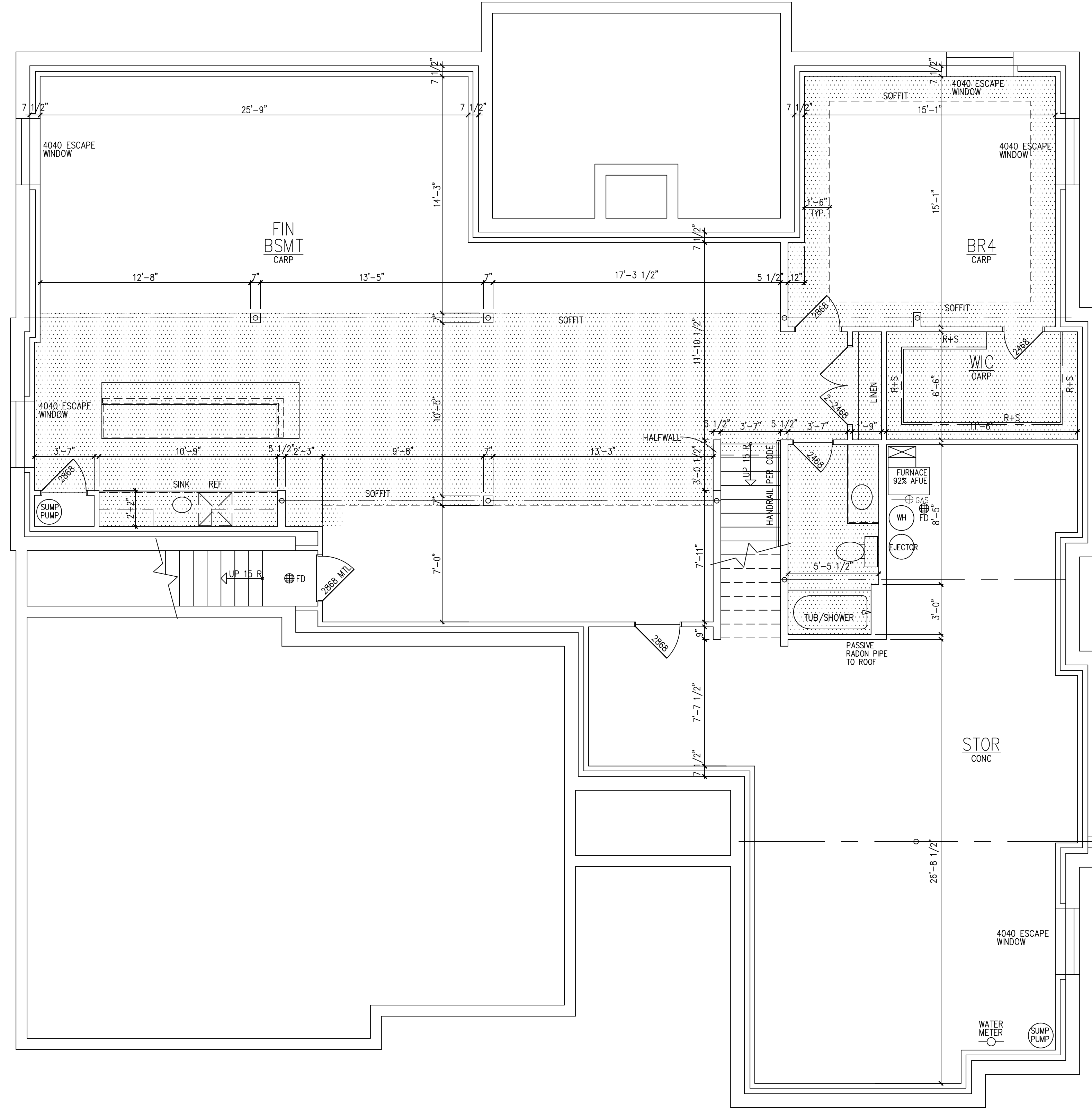
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		DRAWN BY: G.D.S.
		DATE: 5-6-13

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FINISHED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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