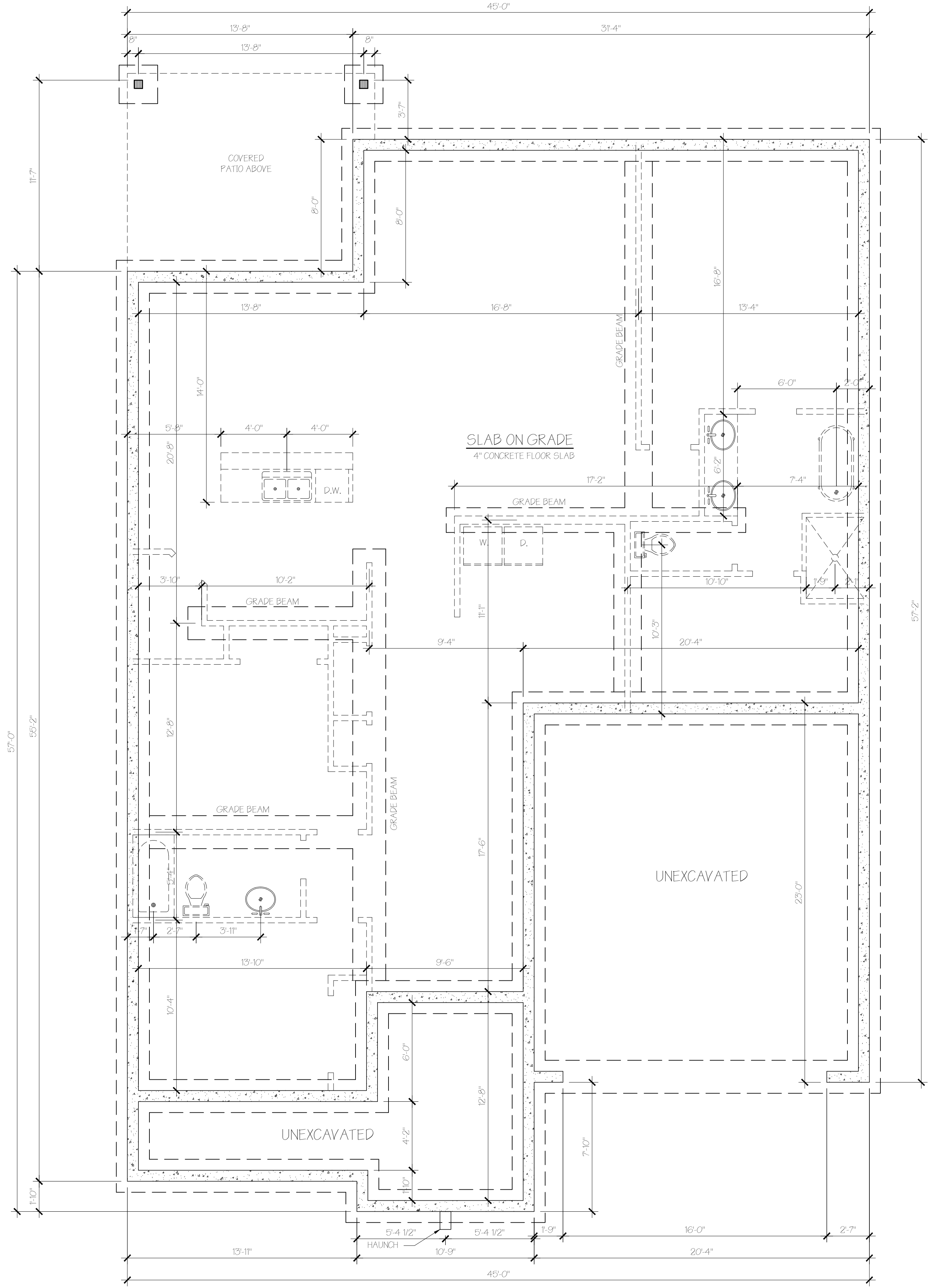
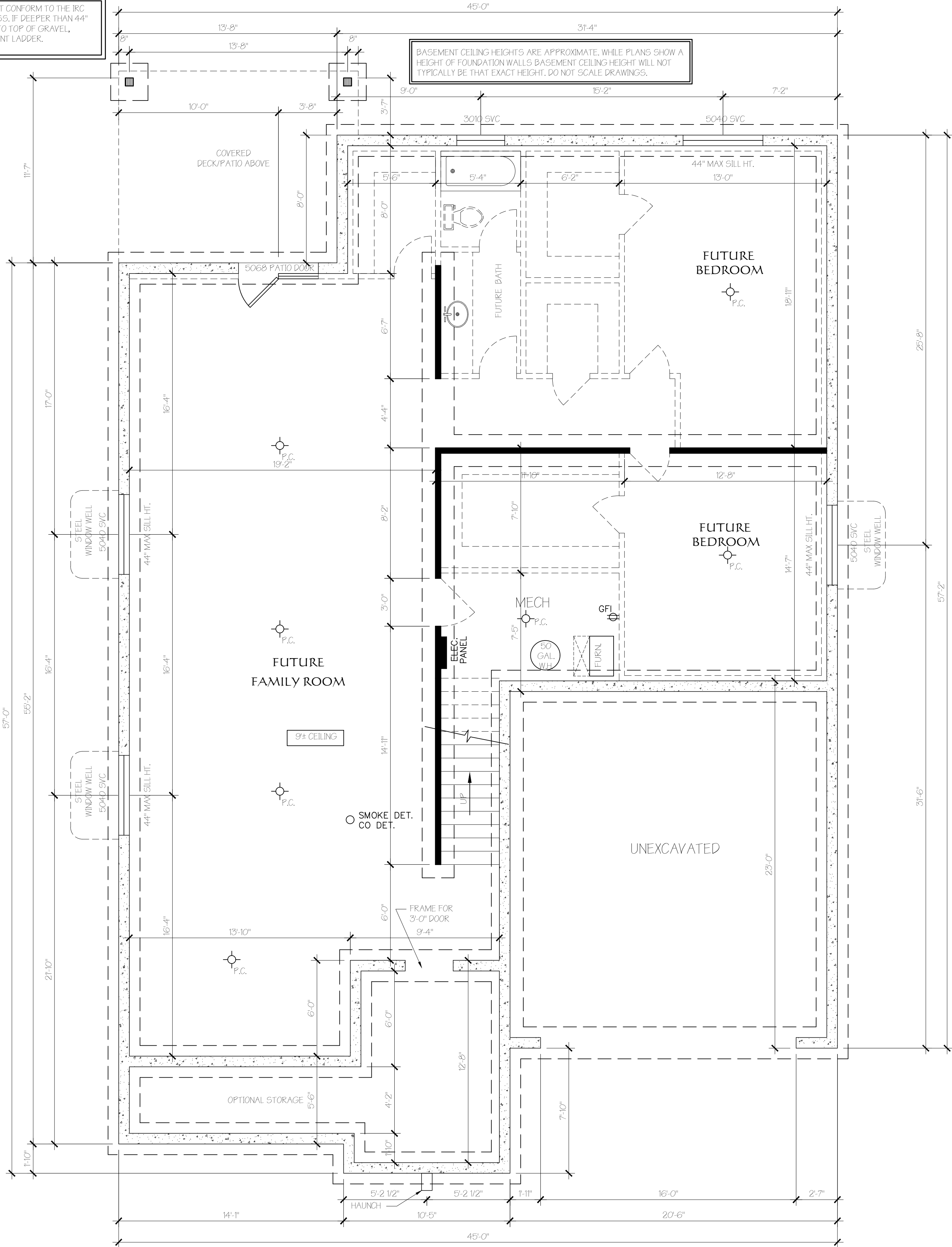


WINDOW WELLS MUST CONFORM TO THE IRC K3102.2.3 FOR EGRESS. IF DEEPER THAN 44" FROM TOP OF WELL TO TOP OF GRAVEL, INSTALL A PERMANENT LADDER.

BASEMENT CEILING HEIGHTS ARE APPROXIMATE, WHILE PLANS SHOW A HEIGHT OF FOUNDATION WALLS. BASEMENT CEILING HEIGHT WILL NOT TYPICALLY BE THAT EXACT HEIGHT. DO NOT SCALE DRAWINGS.



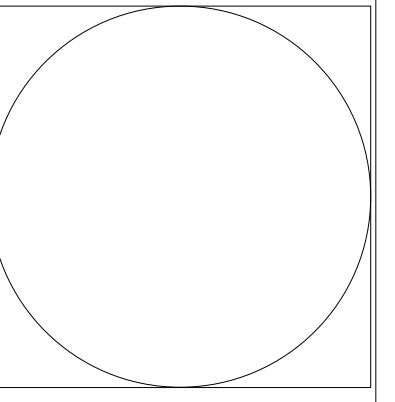
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SUBDIVISION
LOT #
DATE: 39 APRIL 2018

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SHEET NO. **1**

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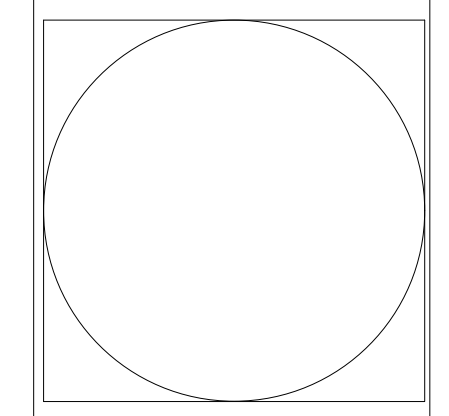
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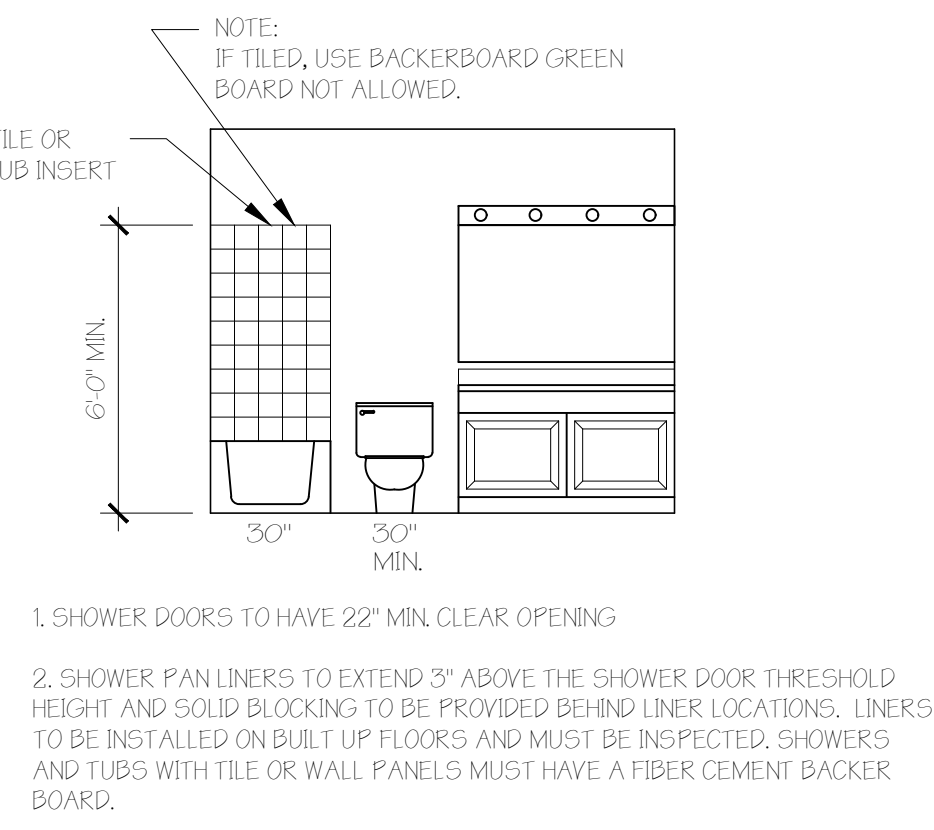
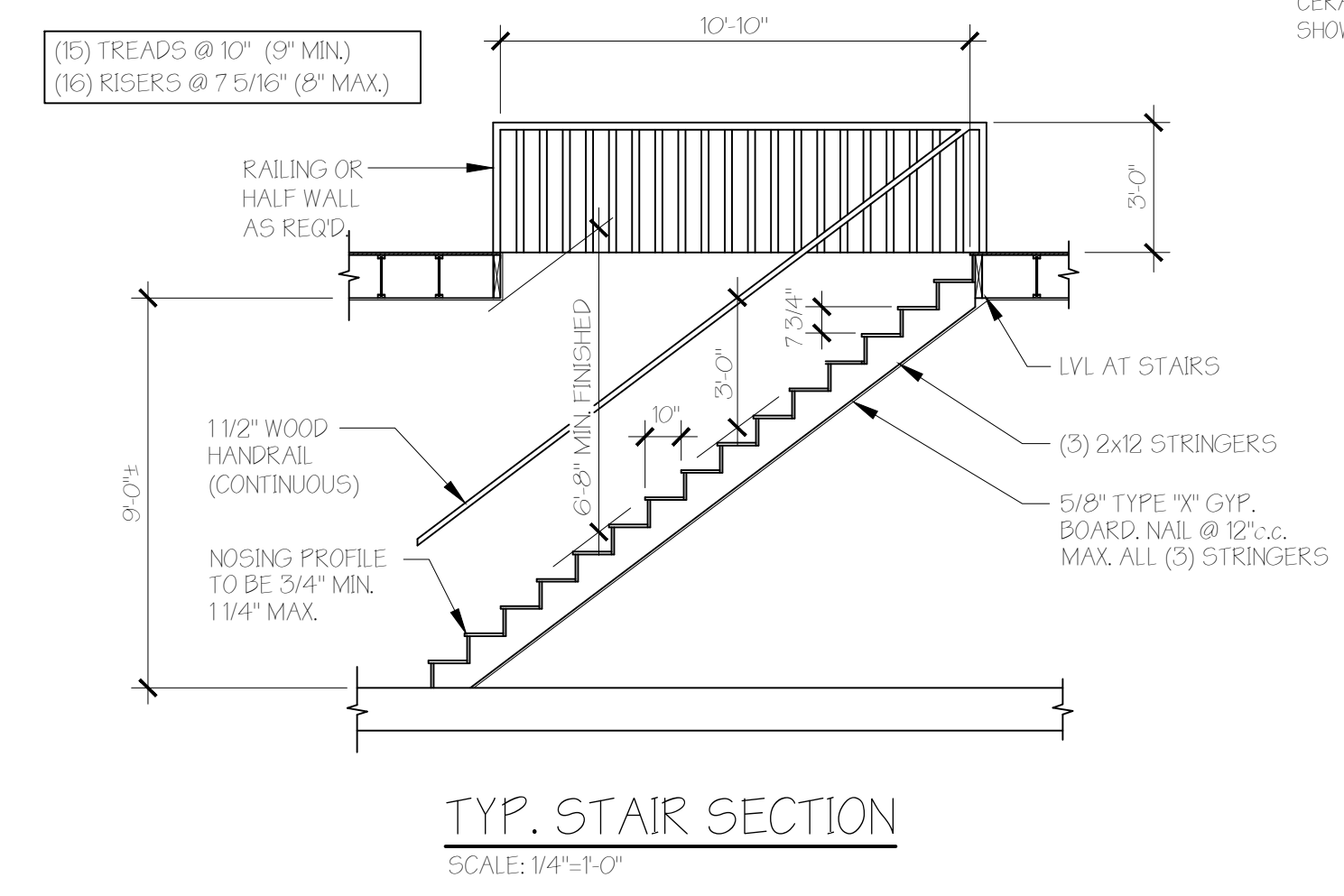
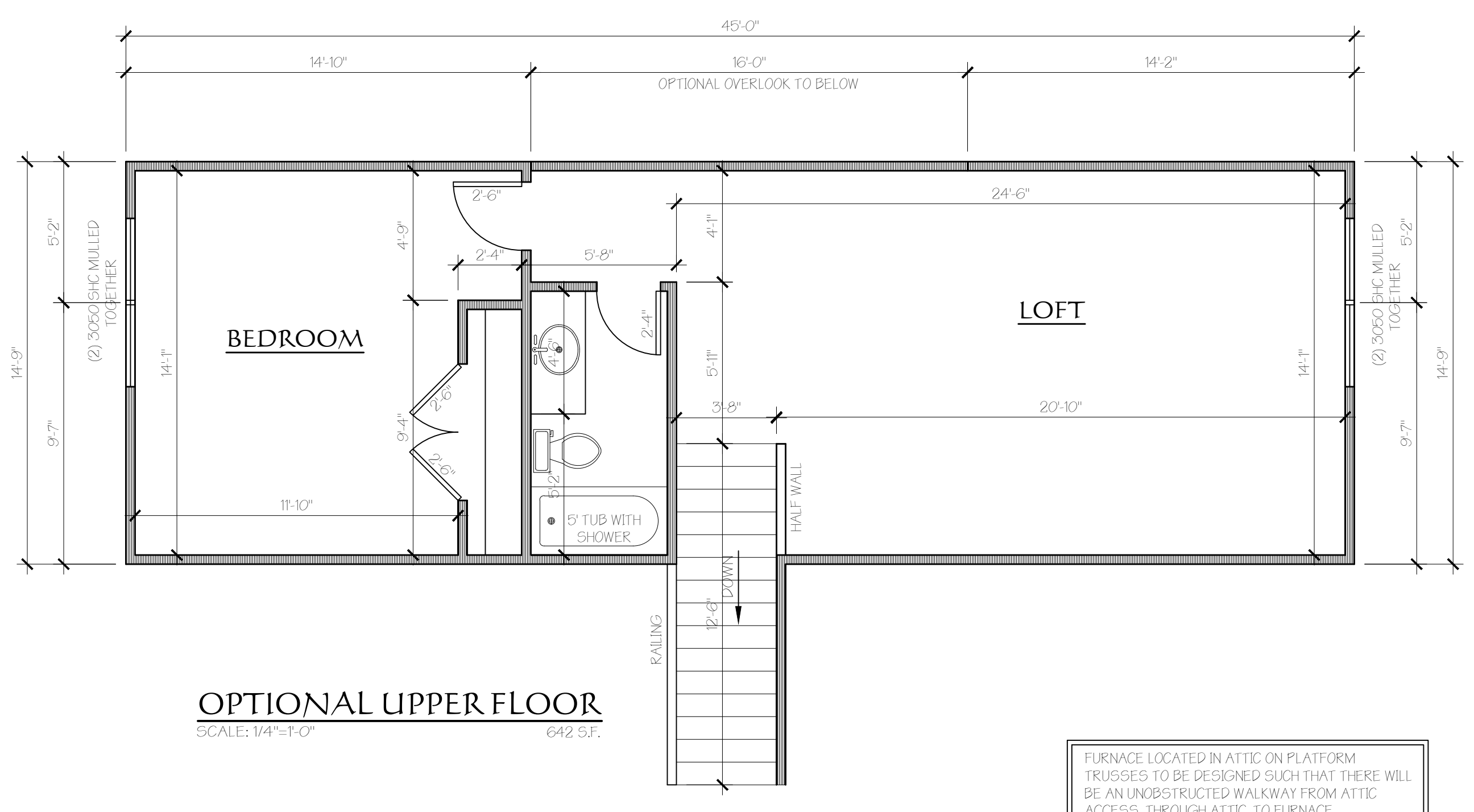
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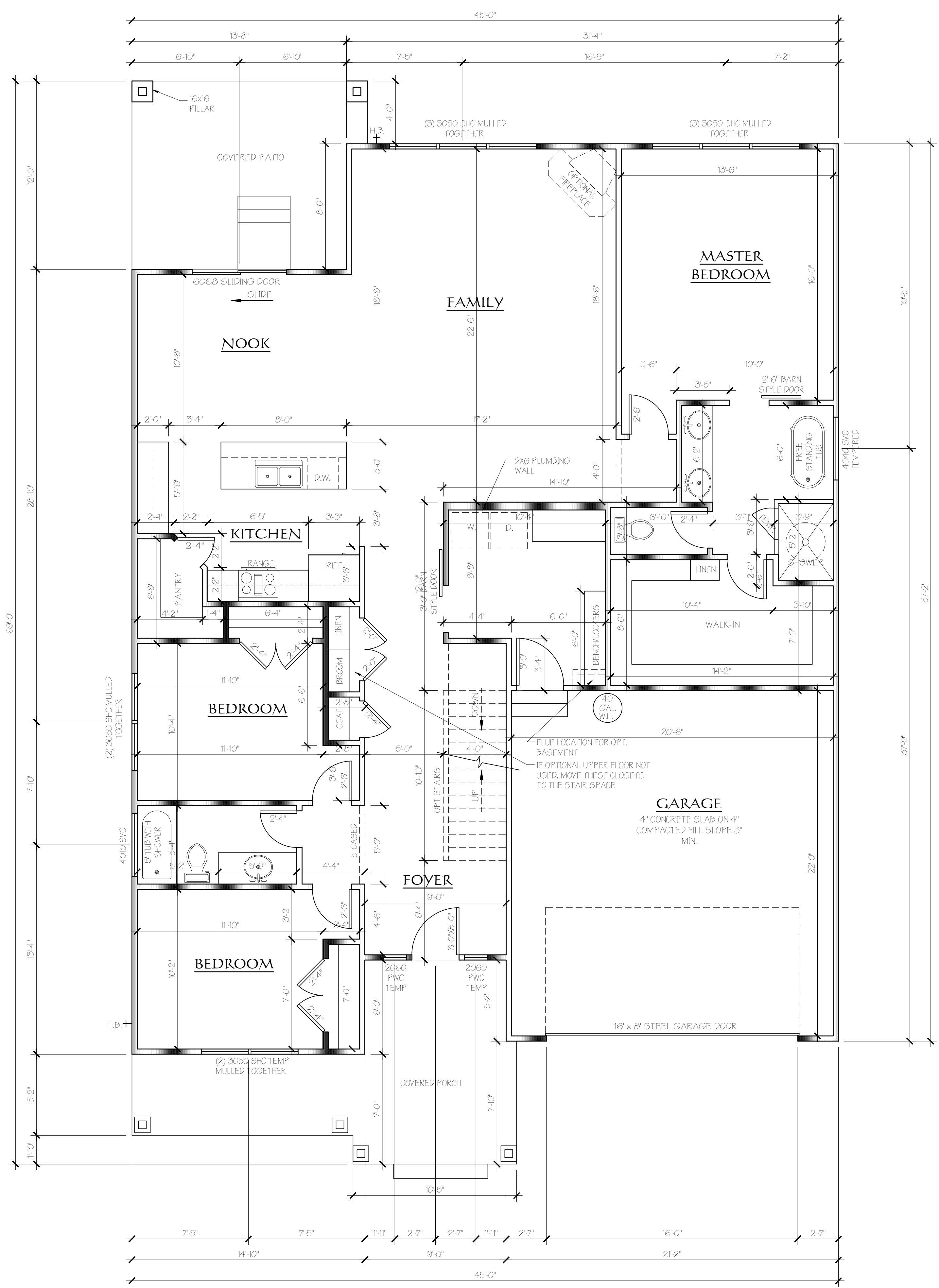
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SHEET NO. **2**



IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/BUILDER AND THE SUB CONTRACTORS TO REVIEW THE PLANS THOROUGHLY BEFORE GIVING AND/OR ACCEPTING BIDS. IF ANY ISSUES ARISE DURING REVIEW AND INSPECTION OF THE PLANS AND THEY ARE MADE KNOWN TO THE DESIGNER, T&K DESIGN GROUP, WE WILL MAKE THE CHANGES AT NO ADDITIONAL COST. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS. IF ISSUES ARE FOUND AFTER THE HOUSE IS IN THE CONSTRUCTION PHASE, WHICH WERE NOT BROUGHT TO THE ATTENTION OF THE DESIGNER, T&K DESIGN GROUP WILL NOT BE LIABLE NOR RESPONSIBLE. IT WILL BE FOR THE BUILDER AND SUB CONTRACTOR TO WORK OUT. THESE PLANS ARE DESIGNED TO THE BEST OF OUR KNOWLEDGE OF THE SITUATION AT THE TIME, BUT ALL CONTRACTORS WHO WORK OFF THE PLANS ARE RESPONSIBLE FOR ANYTHING WITHIN THEIR SPHERE OF EXPERTISE. DO NOT SCALE DRAWINGS.



MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0" 1962 S.F.

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



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



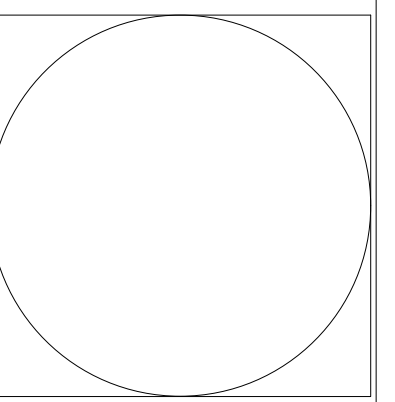
FRONT ELEVATION
 SCALE: 1/4"=1'-0"

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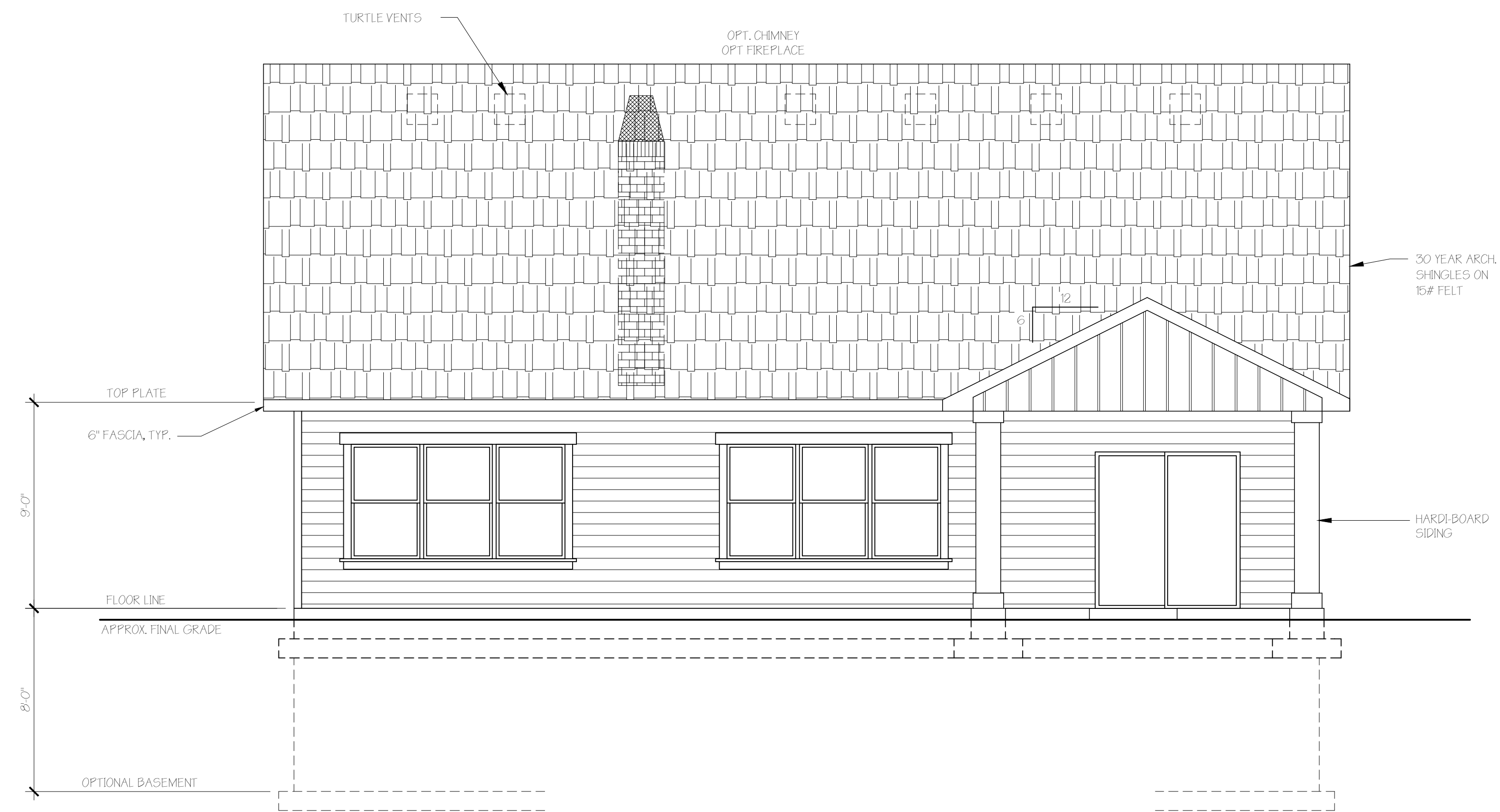
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LEFT ELEVATION
 SCALE: 1/4"=1'-0"



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

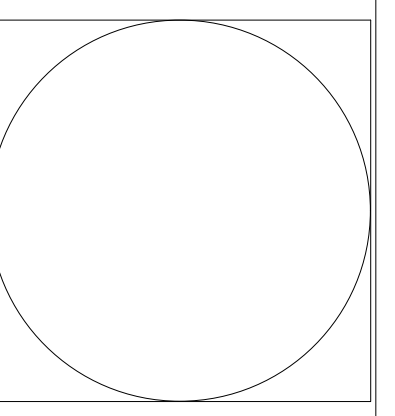
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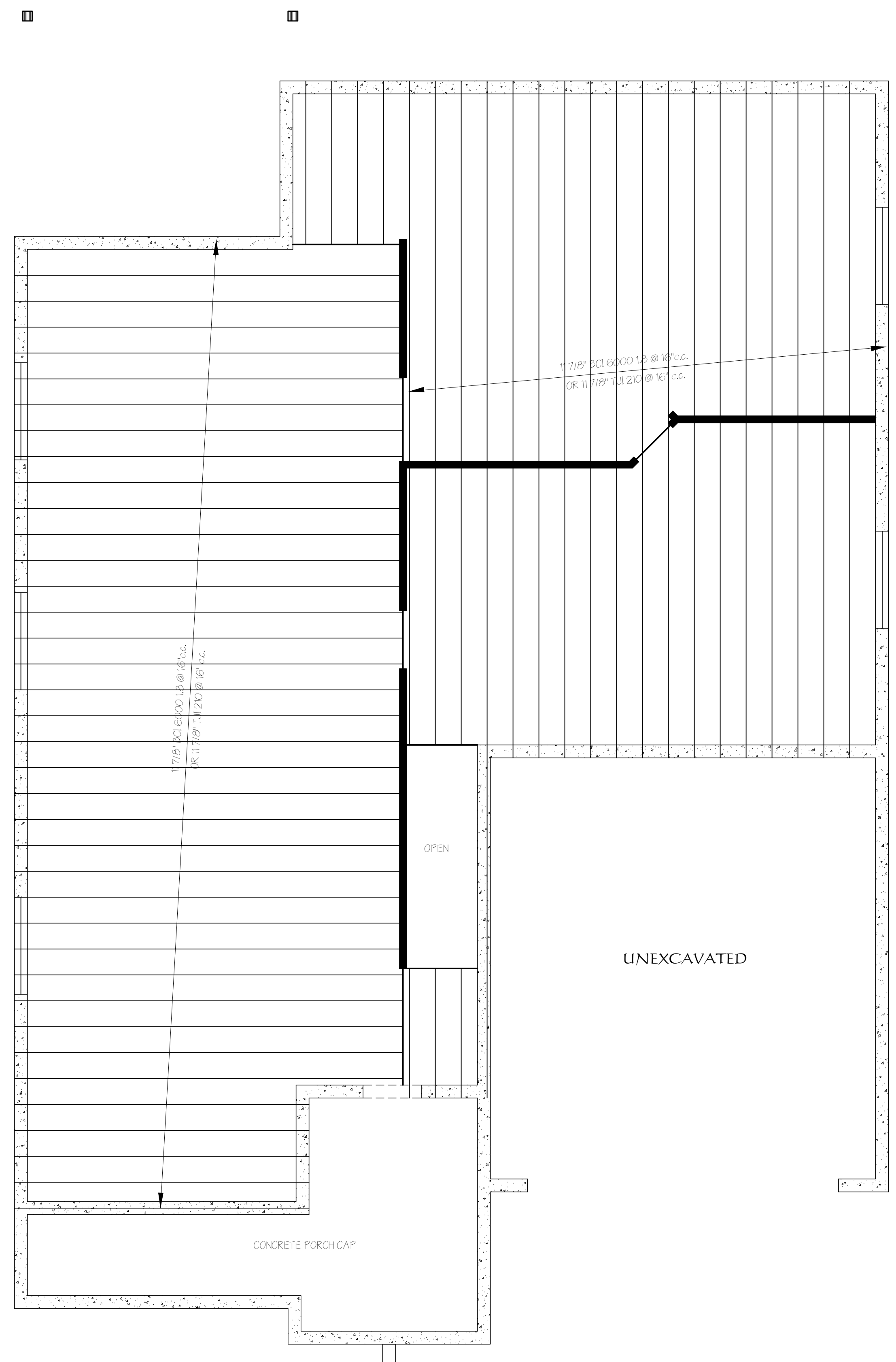
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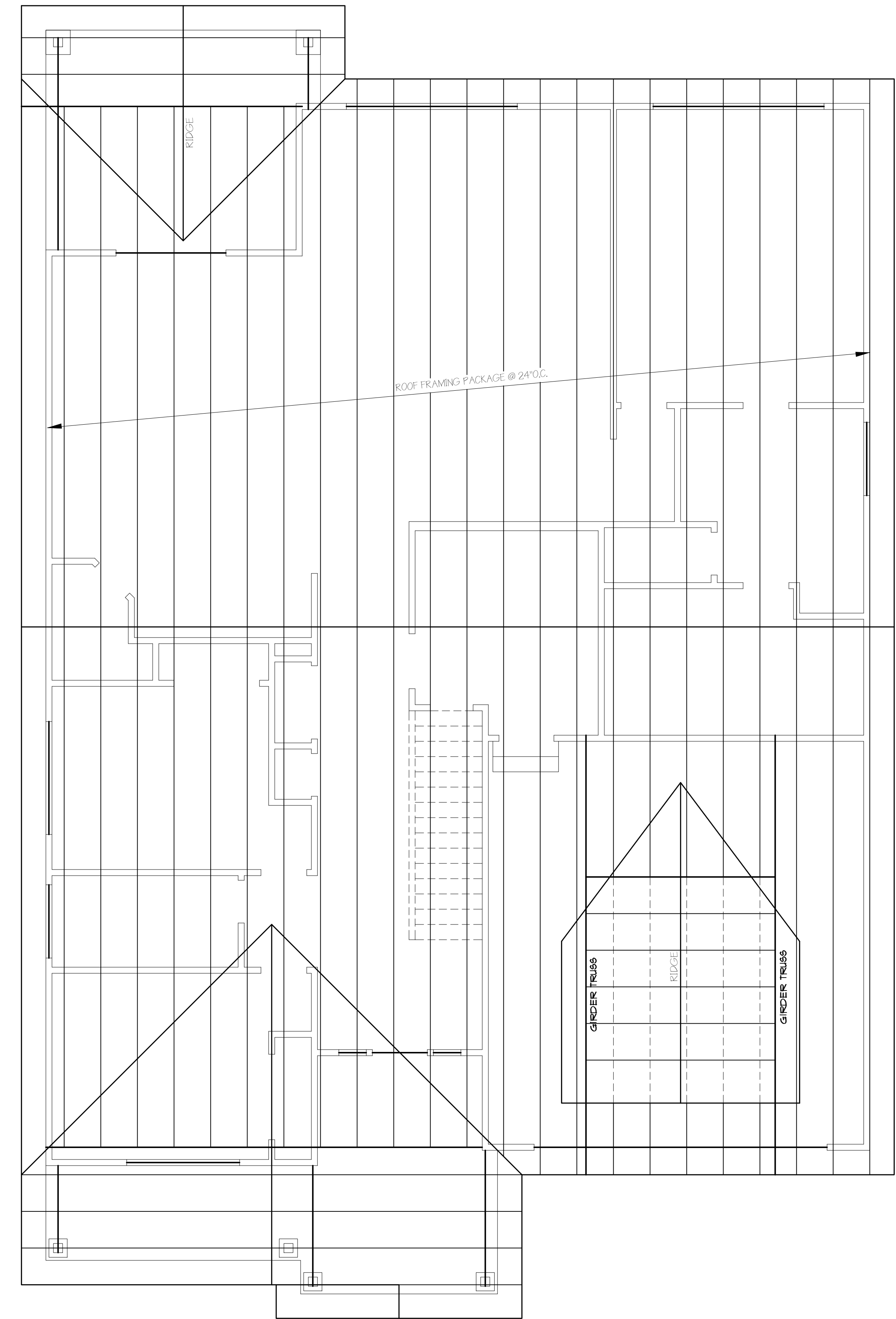
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SHEET NO. **4**



MAIN FLOOR FRAMING PLAN - BASEMENT OPTION
SCALE: 1/4"=1'-0"



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

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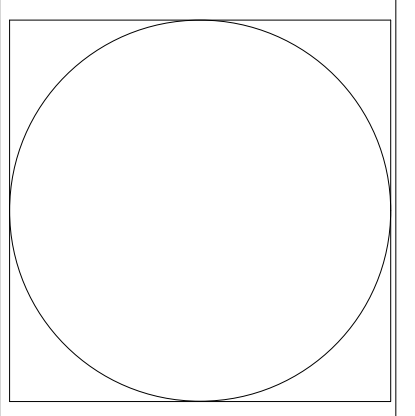
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SHEET NO. 5

MISC. PLAN NOTES:

1. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12.7mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" (15.9mm) TYPE "X" GYPSUM BOARD FASTENED @ 6" o.c. ON CEILING (FIELD AND PERIMETER) WITH 1 7/8" 6d NAILS OR EQUIVALENT DRYWALL SCREWS AND 7" o.c. ALL OTHER AREAS. (R309.2 AND TABLE R702.3.5)
2. DOOR FROM GARAGE TO HOUSE TO BE 20 MIN. LABELED, SELF-CLOSING, FIRE-RATED DOOR.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE TESTED IN ACCORDANCE WITH UL325. (R309.6)
4. FLOOR SURFACE OF GARAGE MUST BE SLOPED TOWARD VEHICLE ENTRY DOOR.
5. SILL PLATES AND ANY OTHER LUMBER IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR REDWOOD. FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER OR ONE-HALF-INCH (12.7mm) DIAMETER OR GREATER STEEL BOLTS. (2015 IBC R319.3)
6. A MINIMUM 4 MIL POLYETHYLENE VAPOR RETARDER IS REQ'D OVER THE INSIDE OF THE INSULATION AND UNVENTED CEILINGS. CONCRETE SLABS UNDER LIVING SPACE REQUIRE A 6 MIL VAPOR RETARDER.
7. ALL CONCRETE EXPOSED TO WEATHER TO HAVE MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
8. SHOW COMPACTION AT ALL BACKFILLED AREAS.
9. HAND GRIP PORTION OF HANDRAIL TO HAVE CIRCULAR CROSS SECTION NOT LESS THAN 1 1/4" NOR MORE THAN 2 5/8" IN CROSS SECTION. HANDRAILS REQ'D TO TERMINATE IN A SAFETY TERMINAL OR RETURN TO WALL.
10. IF INSTALLED LAUNDRY CHUTE MUST BE EITHER OF APPROVED FIRE-RESISTIVE CONSTRUCTION OR HAVE A LINING OF NOT LESS THAN 26 GAUGE GALVANIZED SHEET METAL WITH ALL JOINTS LOCK-LAPPED. ALL OPENINGS INTO THE ENCLOSURE SHALL HAVE SELF-CLOSING 1 3/8" SOLID WOOD DOORS.
11. PROVIDE APPROVED ATTIC ACCESS TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. GARAGE ATTIC ACCESS TO HAVE GASKET AND BE SECURED.
12. LIGHTS IN CLOSETS MUST COMPLY WITH THE CLEARANCE DIMENSIONS OR IRC E3903.11
13. BATHTUBS AND JETTED TUBS TO HAVE TEMPERATURE LIMITING (120°) MIX VALVE.
14. SHOWER PAN LINERS TO EXTEND 3" ABOVE THE SHOWER DOOR THRESHOLD HEIGHT AND SOLID BLOCKING TO BE PROVIDED BEHIND LINER LOCATIONS. LINERS TO BE INSTALLED ON BUILT UP FLOORS AND MUST BE INSPECTED. SHOWERS AND TUBS WITH TILE OR WALL PANELS MUST HAVE A FIBER CEMENT BACKER BOARD.

MISC. PLAN NOTES CONT.

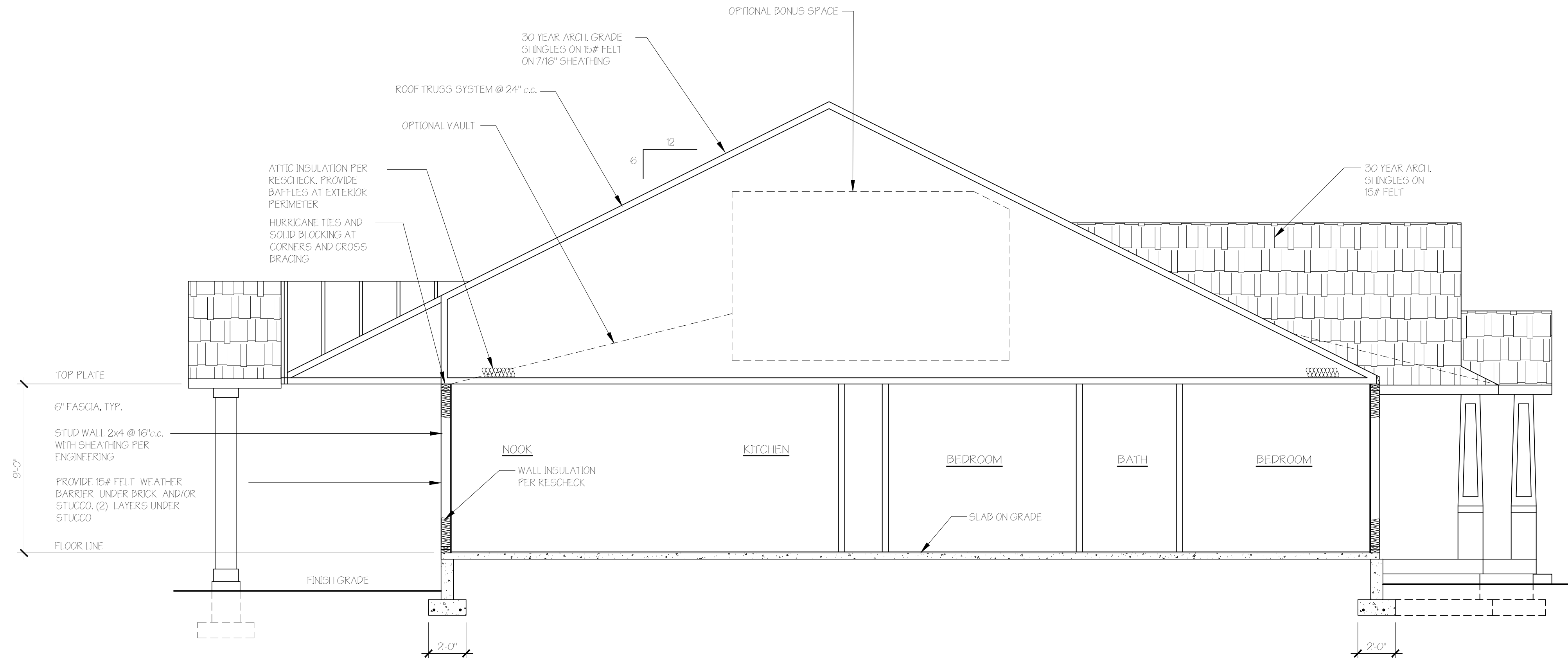
15. JETTED TUB ACCESS PANEL OPENINGS TO BE 18"x18" WHERE EQUIPMENT IS 2' OR MORE FROM OPENING AND 12"x12" IF LESS THAN 2' FROM OPENING.
16. WEATHER RESISTIVE BARRIER AND FLASHING INSPECTION IS REQUIRED BEFORE THE INSTALLATION OF BRICK VENEER, VINYL, WOOD, STUCCO AND EIFS SYSTEMS.
17. PROVIDE CAULKING AND MINIMUM 9" COUNTER FLASHING AT ALL EXTERIOR DOORS/WINDOWS PER MANUFACTURER INSTALLATION REQUIREMENTS.
18. FLASH AND CAULK ALL EXTERIOR WINDOWS AND DOORS PER MANUFACTURER INSTALLATION REQUIREMENTS.
19. FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. A FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL BE ON AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ 33" o.c. MAX. WEEPHOLES SHALL NOT BE LESS THAN 3/16". WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE, FROM FND. UP FIRST 3 COURSES.
20. FOR BRICK OVER 5' WIDE WINDOW USE 3 1/2"x3 1/2"x1/4" STEEL LINTEL FOR 6' AND 8' WIDE OPENINGS USE 5"x3 1/2"x5/16" WITH 5" LEG VERT. LAG TO HEADER @ 24" o.c.
21. INSULATION DEPTH MARKER TAPE TO BE SECURED TO TRUSSES IN 300 S.F. INCREMENTS
22. PROVIDE REINF. GRADE BEAM AT GARAGE DOOR OPENINGS.
23. MID-HEIGHT BLOCKING AT ALL BASEMENT BEARING WALLS.
24. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE A MINIMUM 2 HOUR LISTING.
25. ALL HOT WATER LINES AT UNFINISHED BASEMENT TO BE INSULATED WITH 1/2" FOAM INSULATION.
26. GUARDRAIL TO BE 36" HIGH (MIN.) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS ARE REQUIRED ON STAIRWAYS WITH 2 OR MORE RISERS.
27. PROVIDE SWITCHED LIGHT AT FURNACE ROOM.
28. 125 AMP MINIMUM AT ELECTRICAL PANEL.
29. WATER HEATERS TO HAVE TWO SEISMIC STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD. ALSO PROVIDE A PROPERLY ADJUSTED EXPANSION TANK. PLUMBERS TAPE IS UNACCEPTABLE.

MASONRY NOTE:

1. MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GA. x 7/8" OR NO. 9 GA. WIRE, SPACED NOT MORE THAN 24" o.c. HORIZONTAL AND SUPPORT A MAXIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16", ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MAXIMUM OF 36" o.c. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES; CUTLERED STONE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FOR BRICK SUPPORT OVER 8' WIDE WINDOW OPENINGS USE 3 1/2"x3 1/2"x1/4" STEEL LINTEL FOR 6' AND 8' WIDE OPENINGS USE 5"x3 1/2"x5/16" WITH 5" VERT. LAG TO HEADER @ 24" o.c.
3. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ 33" o.c. AND BE NO LESS THAN 3/16". LOCATE IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST 3 COURSES.

SECTION NOTES:

1. PROVIDE APPROVED ICE AND WATER SHIELD AT ALL ROOF EDGES, EAVES OR VALLEYS. EXTEND FROM THE EAVE EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING
2. ATTIC AND RAFTER SPACES TO HAVE OPENINGS TO PROVIDE CROSS VENTILATION. (PROVIDE WEATHER PROTECTION AT OPENINGS) THE NET FREE VENTILATING SHALL BE NOT LESS THAN 1/50th OF THE AREA OF THE SPACE VENTILATED (OR 1/300th IF AT LEAST 50% OF THE VENTILATION IS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED).
3. INSULATION DEPTH MARKER TAPE TO BE SECURED TO TRUSSES IN 300 S.F. INCREMENTS
4. STAR STRINGERS SHALL BE BLOCKED OR POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE SO AS TO BE A SELF SUPPORTING ATTACHMENT, NOT ALLOWED TO BE TOENAILLED OR SUBJECT TO WITHDRAWAL.



HOUSE SECTION

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

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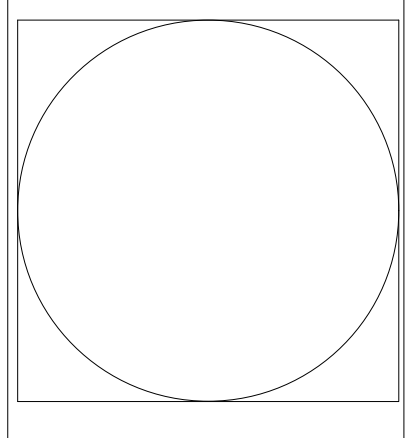
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SHEET NO. **6**

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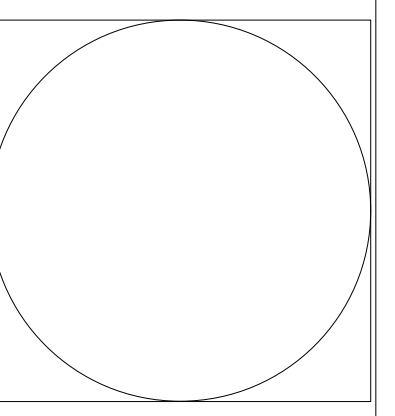
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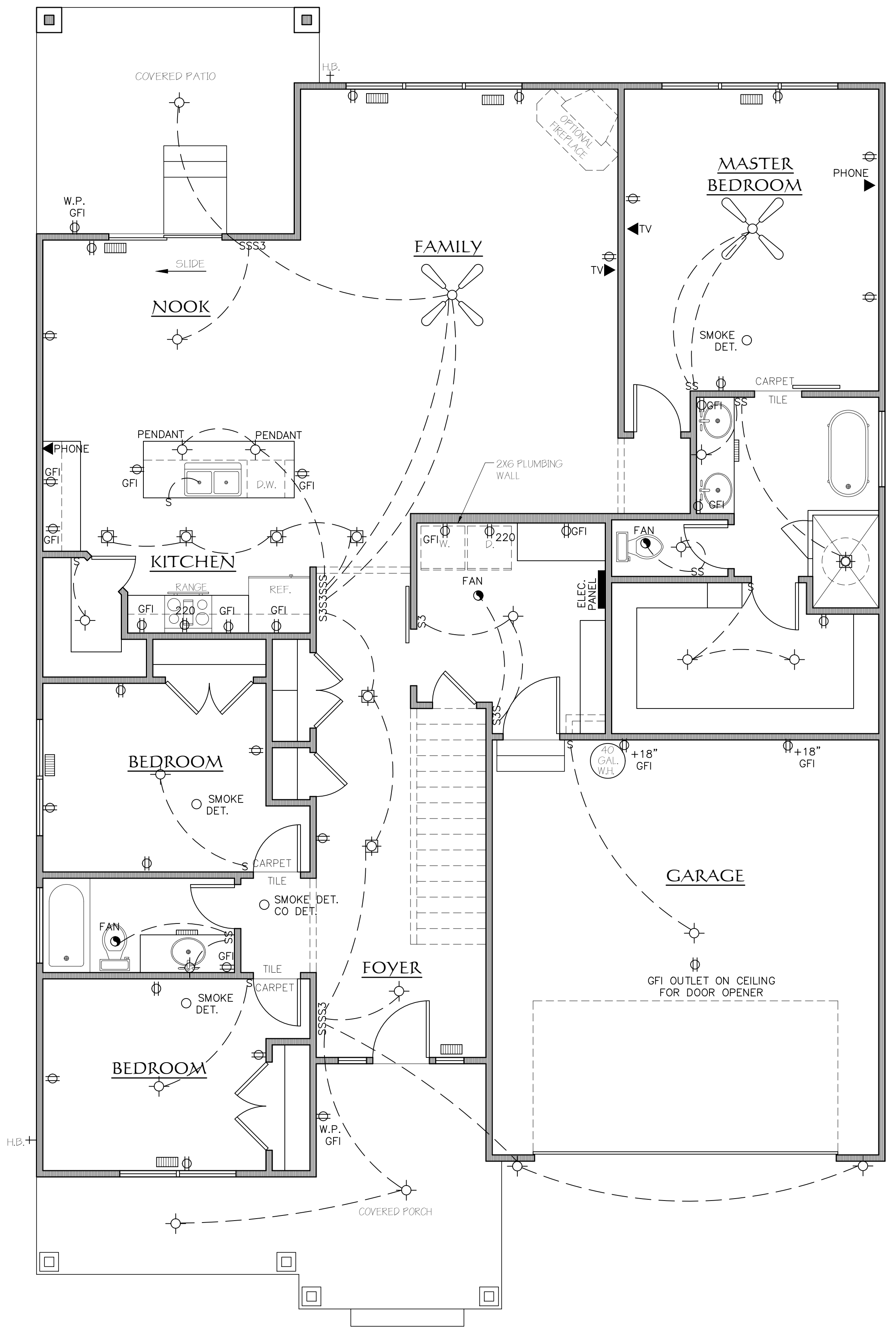


SHEET NO. 7

- ELECTRICAL NOTES :**
1. LIGHTS, SMOKE DETECTORS, AND EXHAUST FANS ARE REQUIRED IN AREAS SHOWN. LOCATIONS SHOWN FOR OUTLETS AND SWITCHES ARE GUIDELINES ONLY. ELECTRICAL CONTRACTOR TO WIRE AND LOCATE THESE ITEMS PER LOCAL CODE.
 2. SMOKE/CO DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. DETECTORS SHALL BE WIRED IN-SERIES.
 3. UNDERGROUND ELECTRICAL SERVICE SHALL BE INSTALLED IN 3" RIGID RISER WITH 3" RIGID ELBOW ATTACHED TO 3" PVC ELECTRICAL DUCT TO WITHIN 1 FT. OF PEDESTAL AND BURIED A MINIMUM 18" DEEP.
 4. GARAGE ELECTRICAL OUTLETS MUST BE 18" MIN. ABOVE THE FLOOR. GARAGE OUTLETS IN FIRE WALLS TO BE MINIMUM 2 HOUR LISTING.
 5. CEILING FANS REQUIRE SPECIAL APPROVED BOXES AND ADDITIONAL SUPPORT.
 6. ALL CIRCUITS SERVING BEDROOMS, KITCHEN AND LAUNDRY AREAS TO BE ARC-FAULT PROTECTED.
 7. PROVIDE A CONCRETE ENCASED ELECTRODE, AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE, WHICH MEETS THE REQUIREMENTS OF THE 2014 NEC SECTION 250.52(A)(3) (UFER).
 8. CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH HABITABLE LEVEL. 120V WITH BATTERY BACK-UP.
 9. PROVIDE BUBBLE COVERS ON ALL EXTERIOR OUTLETS.
 10. PROVIDE SWITCHED LIGHT AT FURNACE ROOM.
 11. 125 AMP MINIMUM AT ELECTRICAL PANEL AS REQ'D.
 12. PLASTIC ELEC. BOXES IN GARAGE FIRE WALLS TO BE A MINIMUM 2 HOUR LISTING.
 13. PROVIDE 110 GFI OUTLET WITHIN 10 FEET OF A/C UNIT.
 14. GARAGE, ATTIC AND CRAWLSPACE, UNFINISHED ROOMS, KITCHEN COUNTERTOP, BATHROOM, EXTERIOR OUTLETS AND OUTLETS WITHIN 6' OF A SINK WILL BE GFI.
 15. ALL NEW (120 VOLT, 15 OR 20 AMP) RECEPTACLES SHALL BE TAMPER RESISTANT.
 16. FIXTURES LOCATED IN TUBS, SHOWERS, EXTERIOR PORCHES AND COVERED PATIOS MUST BE RATED FOR WET OR DAMP LOCATIONS.

- PLUMBING NOTES :**
1. COMBUSTION AIR FOR WATER HEATER TO BE SUPPLIED FROM OUTSIDE.
 2. FREEZELESS, BACKFLOW PREVENTION HOSE BIBBS REQUIRED. PROVIDE ACCESSIBLE SHUT-OFF BALL VALVE.
 3. LOW-FLUSH TOILETS REQUIRED, MAX. 1.6 GALLONS PER FLUSH.
 4. MAX. FLOW RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE.
 5. PLUMBING VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS. ALL PLUMBING VENTS THROUGH ROOF TO BE A MINIMUM 3" PIPE.
 6. FLAGPOLING OF PLUMBING VENTS IS PROHIBITED EXCEPT WHERE ROOF IS OCCUPIED.
 7. NO SLIP-JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED CONSTRUCTION AREAS.
 8. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING: EXTERIOR WALLS, ATTICS, CRAWL SPACES, GARAGES, ETC.
 9. PROVIDE PRESSURE REGULATING VALVE (PRV) ON MAIN WATER LINE AND SHUT-OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES.
 10. IF INSTALLED, JACUZZI TUB TO HAVE GFI OUTLET AND ACCESS PANEL.
 11. FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.
 12. PROVIDE ANTI-SCALD FAUCETS AT ALL SHOWER AND TUB/SHOWER COMBOS, BATHTUBS AND WHIRLPOOL TUBS SHALL LIMIT THE TEMPERATURE TO A MAXIMUM OF 120°.

- MECHANICAL NOTES :**
1. PROVIDE OUTSIDE COMBUSTION AIR TO FURNACE AND WATER HEATERS. ONE DUCT WITHIN 12" OF THE CEILING & SIZED 1 SQ. IN. PER 3000 TOTAL BTU INPUT OF ALL APPLIANCES.
 2. DRYER MUST VENT TO OUTSIDE. MIN. 4" DIA. DUCT. LENGTH NOT TO EXCEED 25'. REDUCE BY 2 1/2" FOR EACH 45° BEND AND 5" FOR EACH 90° BEND.
 3. FLUE AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS. THEY MUST ALSO BE LOCATED AT LEAST 4' FROM A PROPERTY LINE. EXHAUST AIR SHALL NOT DISCHARGE INTO SOFFIT.
 4. SEISMIC STRAPS AND EXPANSION TANK ARE REQUIRED ON WATER HEATER.
 5. VENTS SHALL TERMINATE 4" BELOW OR 4" HORIZONTALLY, AND AT LEAST 1' ABOVE A DOOR, OPENABLE WINDOW OR A GRAVITY AIR INLET.
 6. ALL BATHROOMS TO HAVE 50 CFM MECHANICAL VENTILATION DUCTED TO THE EXTERIOR. UNLESS 3 SQUARE FEET OF GLAZED OPENING IS PROVIDED.
 7. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS, UNHEATED GARAGES AND ANY OTHER "COLD" AREAS. ALL HOT WATER LINES AT UNFINISHED BASEMENT TO BE INSULATED WITH 1/2" FOAM INSULATION.
 8. IF INSTALLED, GAS LOGS, AND EACH GAS APPLIANCE REQUIRES A SHUT-OFF VALVE WITHIN SIX FEET OF THE APPLIANCE.
 9. IF FURNACE IS INSTALLED IN ATTIC PROVIDE A 12" RAISED PLATFORM WITH 30" MIN. WORK SPACE ALONG FURNACE FRONT. PROVIDE CONDENSATION PAN WITH DRAIN TRUSSES TO BE DESIGNED SUCH THAT THERE WILL BE AN UNOBSTRUCTED WALKWAY FROM ATTIC ACCESS, THROUGH ATTIC, TO FURNACE.
 10. PROVIDE 30"x30" UNOBSTRUCTED WORK SPACE AREA IN FRONT OF FURNACE. MIN. CLEARANCE ON FURNACE TO BE 6" FRONT AND 3' SIDES AND REAR.



MAIN FLOOR ELEC./HVAC AND FLOOR COVERING PLAN
 SCALE: 1/4"=1'-0"