

SQUARE FOOTAGE TABLE	
TOTALS EXCLUDE UNFINISHED/STORAGE & GARAGE	
PLAN	SQ. FTG.
FIRST FLOOR	884
SECOND FLOOR	884
TOTAL:	1,768



FRONT ELEVATION

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

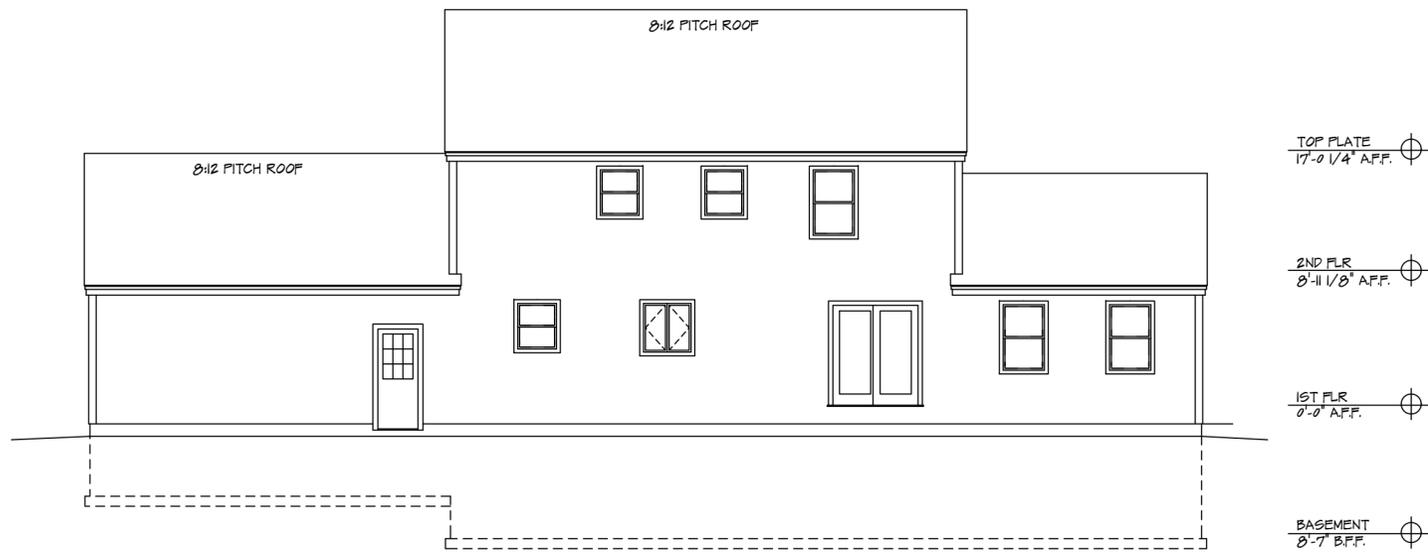
NOTE: WINDOWS SHOWN IN PLAN VIEW ARE APPROX. ROUGH OPENING SIZE - NOT GLASS SIZE. SEE WINDOW SCHEDULE & VERIFY R.O. WITH WINDOW MANUFACTURER.

EGRESS NOTE: AT LEAST ONE WINDOW PER SLEEPING ROOM TO MEET MINIMUM LOCAL, STATE, AND NATIONAL REQUIREMENTS OF NET CLEAR OPENING WIDTH, HEIGHT, AREA AND SILL HEIGHT FOR EGRESS - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR IN WHICH THE WINDOW IS LOCATED (REFER TO SECTION R613.2 OF THE I.R.C. 2006)

PREPARED FOR:
GLENDALDE HOMES, INC
LOT #

NOTE: THE CONTRACTOR USING THESE DRAWINGS SHOULD NOTE THAT IT IS OUR INTENT TO DELIVER A PLAN FREE OF ERROR, OMISSION, AND OVERSIGHT. HOWEVER, ON OCCASION, ERRORS MAY OCCUR AND THEREFORE, THE CONTRACTOR, PRIOR TO USE OF PLANS PROVIDED ASSUMES THE RESPONSIBILITY FOR THOROUGHLY REVIEWING ALL INFORMATION DEPICTED FOR DIMENSIONAL ACCURACY, COMPLETENESS, AND OVERSIGHT. CONTRACTED AS A DRAFTING SERVICE, DRAWINGS UNLIMITED, LTD. MUST RELY ON THE PROFESSIONAL OPINION AND CRITICAL EYE OF THE CONTRACTOR TO VERIFY THESE PLANS WILL WORK FOR THE SPECIFIC CLIENT AND SITE, AND, THEREFORE, CAN NOT AND DOES NOT ASSUME RESPONSIBILITY FOR THE USE OF THESE PLANS

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REAR ELEVATION

SCALE: 1/8" = 1'-0"

DOOR SCHEDULE				
MARK	QTY	SIZE	RSO	NOTES
1		3'0" x 6'8"		EXT. W/ SIDELITES
2		6'0" x 6'8"		EXT. SLIDER
3		2'8" x 6'8"		EXT. NINE-LITE
4		2'8" x 6'8"		INT. FIRE RATED
5		2'8" x 6'8"		INTERIOR
6		2'4" x 6'8"		INTERIOR
7		1'4" x 6'8"		INTERIOR
8		6'0" x 6'8"		INT. BI-FOLD
9		5'0" x 6'8"		INT. BI-FOLD
10				

RSO TO BE DETERMINED BY DOOR MANUFACTURER-
CONTRACTOR TO DETERMINE FINAL DOOR COUNT

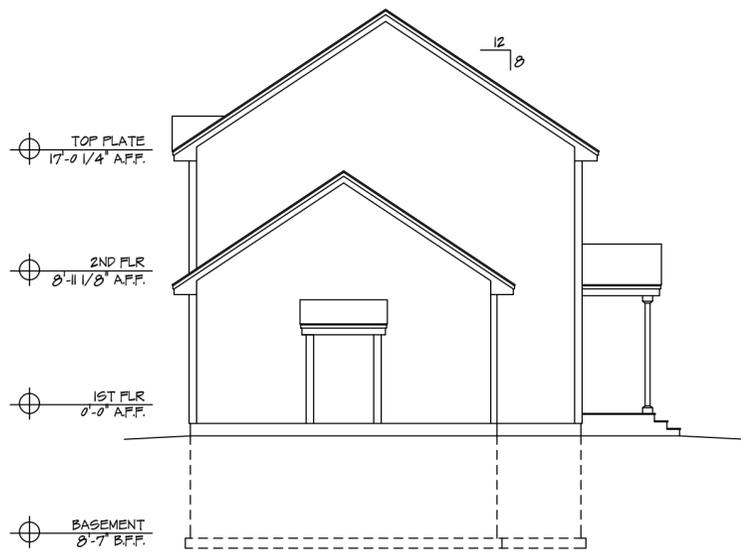
WINDOW SCHEDULE				
MARK	QTY	GLASS SIZE	RSO	NOTES
A		30 x 24		DBL HUNG (EGRESS)
B		28 x 16		DBL HUNG
C		24 x 24		DBL HUNG
D		(2) 16 x 36		DBL CASEMENT
E		VERIFY		HALF ROUND
F				
G				

RSO TO BE DETERMINED BY WINDOW MANUFACTURER-
CONTRACTOR TO DETERMINE FINAL WINDOW COUNT

REFER TO SECTIONS R613.2 FOR WINDOW SILL HEIGHT ABOVE GROUND (OR SURFACE BELOW) AND TO SECTION 310 FOR EGRESS WINDOWS & BASEMENTS PRIOR TO PLACING WINDOW ORDER

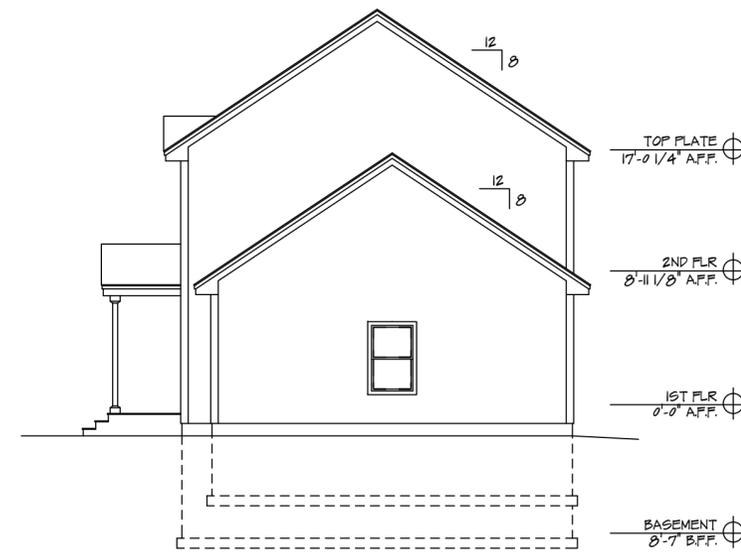
REFER TO SECTION 311 FOR MEANS OF EGRESS PRIOR TO ORDERING DOORS

- NOTES:
1. DECK(S) NOT SHOWN FOR CLARITY - CONSULT CONTRACTOR IN FIELD FOR EXACT SIZE & LOCATION
 2. REFER TO FLOOR PLANS FOR EXACT LOCATION OF WINDOWS & DOORS - DO NOT SCALE FROM ELEVATIONS



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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PREPARED FOR:

**GLENDALE HOMES, INC
LOT #**

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BASEMENT WALK-OUT: THESE PLANS ARE NOT SITE SPECIFIC. IF SITE GRADING ALLOWS FOR A WALK-OUT IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO COORDINATE THE EXACT LOCATION, TYPE, AND NUMBER OF DOOR(S), WINDOWS, AND REQUIRED STEPPING OF FOUNDATION WALL, FROST WALL & FOOTING.

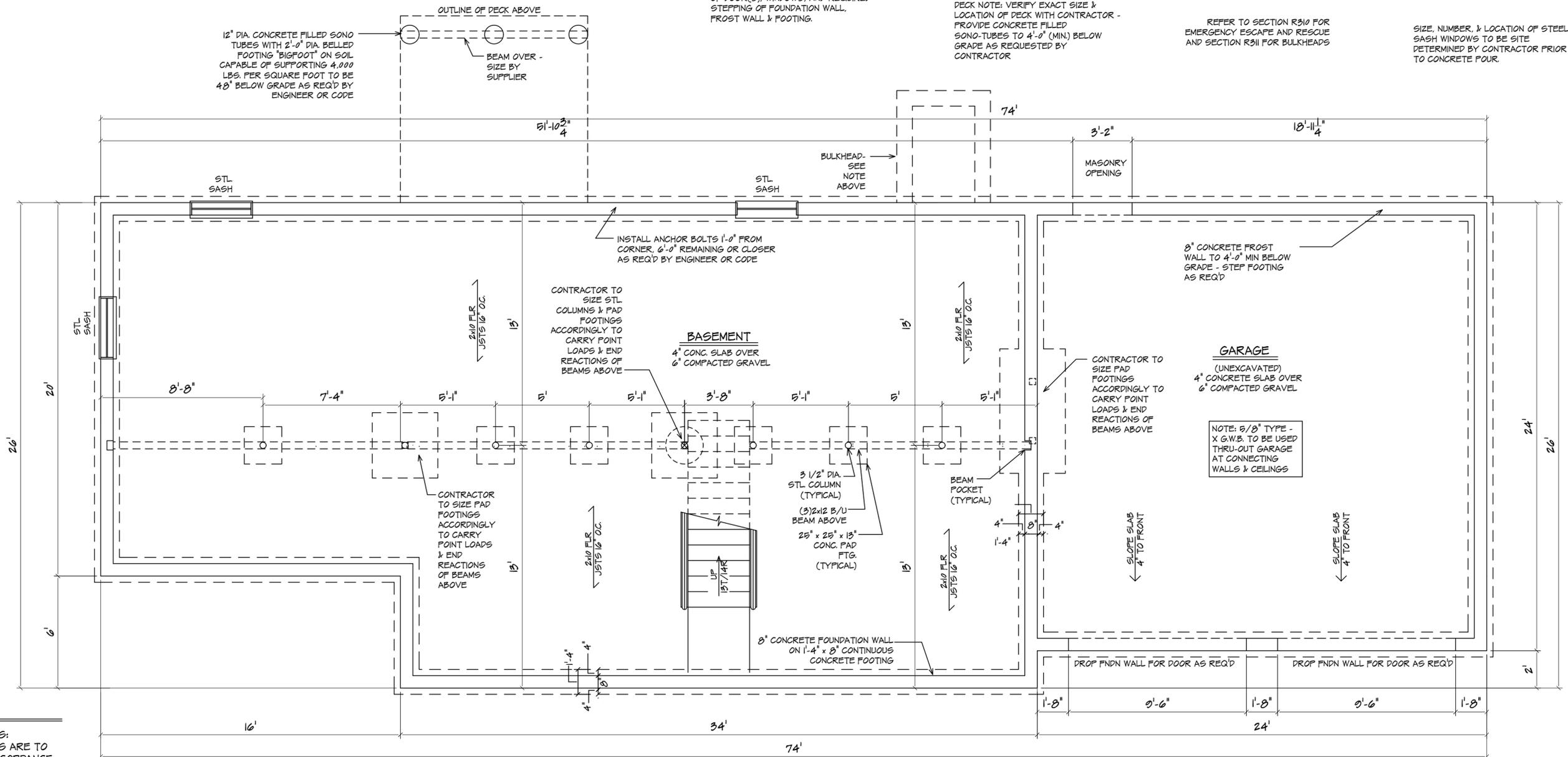
FOUNDATION NOTES: FOUNDATION DROPS, PLACEMENT OF BULKHEAD (IF REQUIRED), AND NUMBER, SIZE & LOCATION OF BASEMENT WINDOWS TO BE SITE DETERMINED - VERIFY IN FIELD WITH CONTRACTOR PRIOR TO POUR.

DECK NOTE: VERIFY EXACT SIZE & LOCATION OF DECK WITH CONTRACTOR - PROVIDE CONCRETE FILLED SONO-TUBES TO 4'-0" (MIN.) BELOW GRADE AS REQUESTED BY CONTRACTOR

NOTE: PROVIDE PRECAST CONCRETE BULKHEAD & STAIR WHERE BASEMENT ACCESS IS BELOW GRADE - LOCATION TO BE DETERMINED BY CONTRACTOR.

REFER TO SECTION R310 FOR EMERGENCY ESCAPE AND RESCUE AND SECTION R311 FOR BULKHEADS

SIZE, NUMBER, & LOCATION OF STEEL SASH WINDOWS TO BE SITE DETERMINED BY CONTRACTOR PRIOR TO CONCRETE POUR.



FOUNDATIONS:

CONCRETE FOUNDATIONS:
CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.R.C. 2006 - PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R405.1 (PROPERTIES OF SOILS). REINFORCE FOUNDATION AS PER CODE

FOR VERTICAL REINFORCEMENT OF FOUNDATION REFER TO TABLES R405.1 (FOR SOILS CLASSIFICATIONS) AND R404.11(2) & R404.11(4) OF THE IRC 2006 FOR 8" & 10" WALLS

NOTE: PRESUMPTIVE LOAD BEARING VALUES OF FOUNDATION SOILS IF 2,000 PSF - REFER TO TABLE R401.4.1 OF THE 2006 IRC

MINIMUM COMPRESSIVE STRENGTH CONCRETE (TABLE 402.2)

- USE 3,000 P.S.I. CONCRETE FOR FOUNDATION WALLS
- USE 3,500 P.S.I. CONCRETE FOR GARAGE SLAB
- USE 2,500 P.S.I. CONCRETE FOR BASEMENT SLAB

NOTE: SQUARE FOOTAGE INCLUDES ALL WALL STRUCTURE, LIVING SPACE, CLOSETS, & STAIRS. HOWEVER, DOES NOT INCLUDE GARAGE SPACE, DECKS, OR PATIOS.

TAKE NOTE THAT BUILDER'S SQUARE FOOTAGE CALCULATIONS MAY VARY FROM DRAFTER'S.

FOUNDATION PLAN

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

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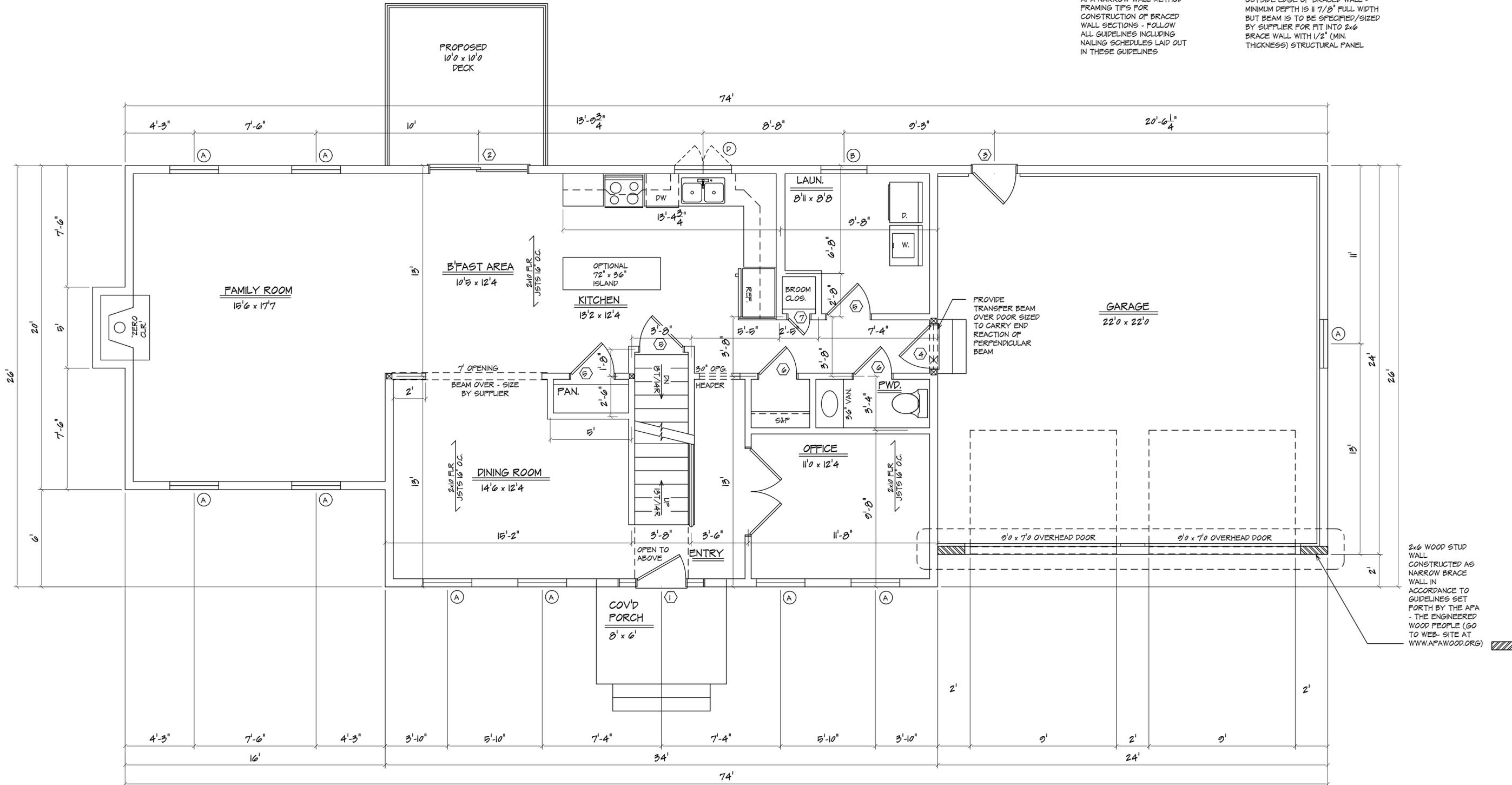
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BRACED WALL NOTE:
 CONTRACTOR & FRAMER TO
 SEE ATTACHED COPIES OF
 APA NARROW WALL METHOD
 FRAMING TIPS FOR
 CONSTRUCTION OF BRACED
 WALL SECTIONS - FOLLOW
 ALL GUIDELINES INCLUDING
 NAILING SCHEDULES LAID OUT
 IN THESE GUIDELINES

* LVL OVER GARAGE OPENING TO
 SPAN FULL WIDTH AND EXTEND TO
 OUTSIDE EDGE OF BRACED WALL -
 MINIMUM DEPTH IS 11/8" FULL WIDTH
 BUT BEAM IS TO BE SPECIFIED/SIZED
 BY SUPPLIER FOR FIT INTO 2x6
 BRACE WALL WITH 1/2" (MIN.
 THICKNESS) STRUCTURAL PANEL



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FIRST FLOOR PLAN

APPROX. 884 SQ. FT.

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

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 LOT #

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