

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



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)

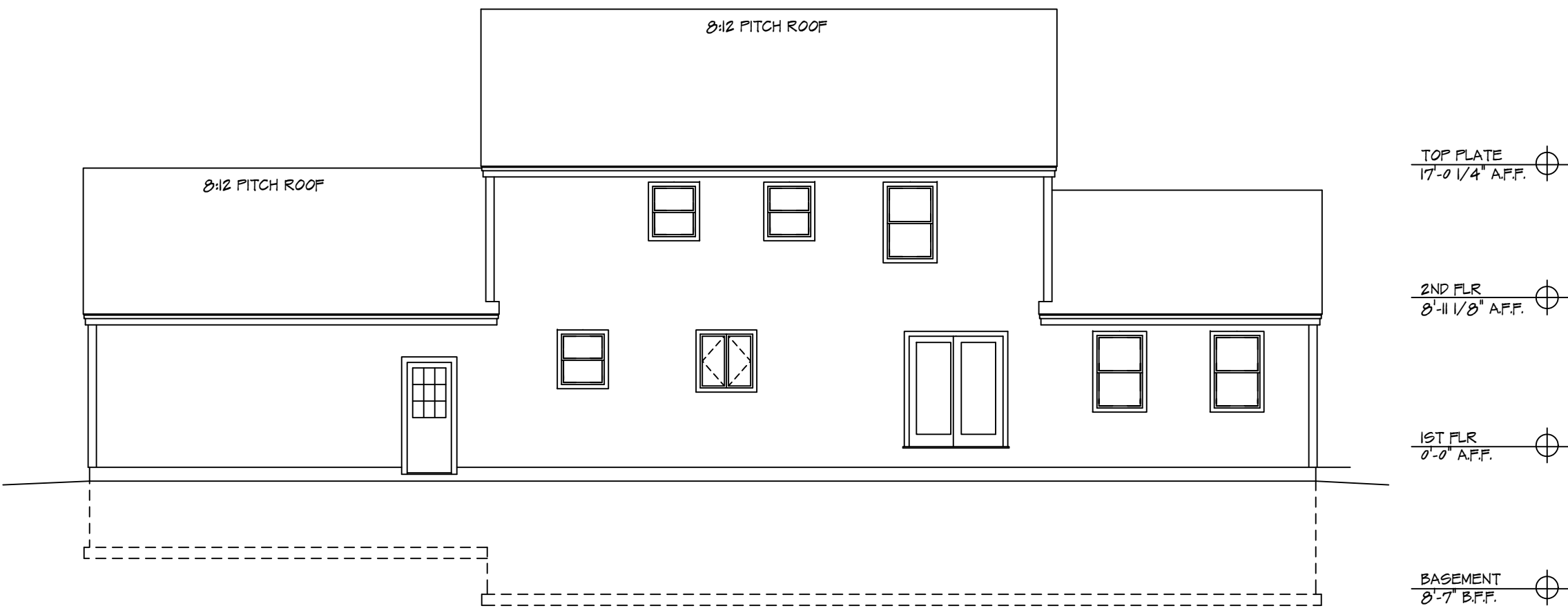
PREPARED FOR:

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 ALL 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

18-630R

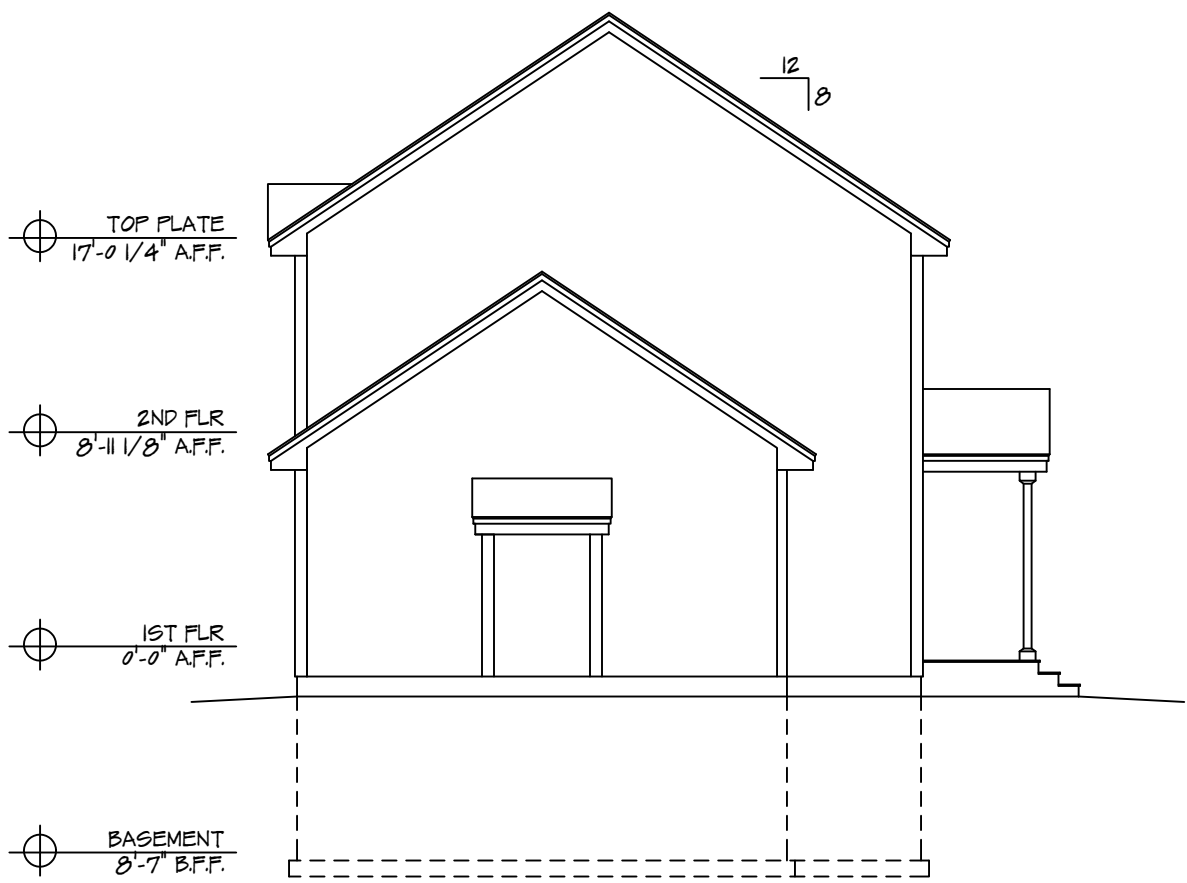
REVISÉ 12/09/19



REAR ELEVATION

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

- 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"

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 IRC, 2006)

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				

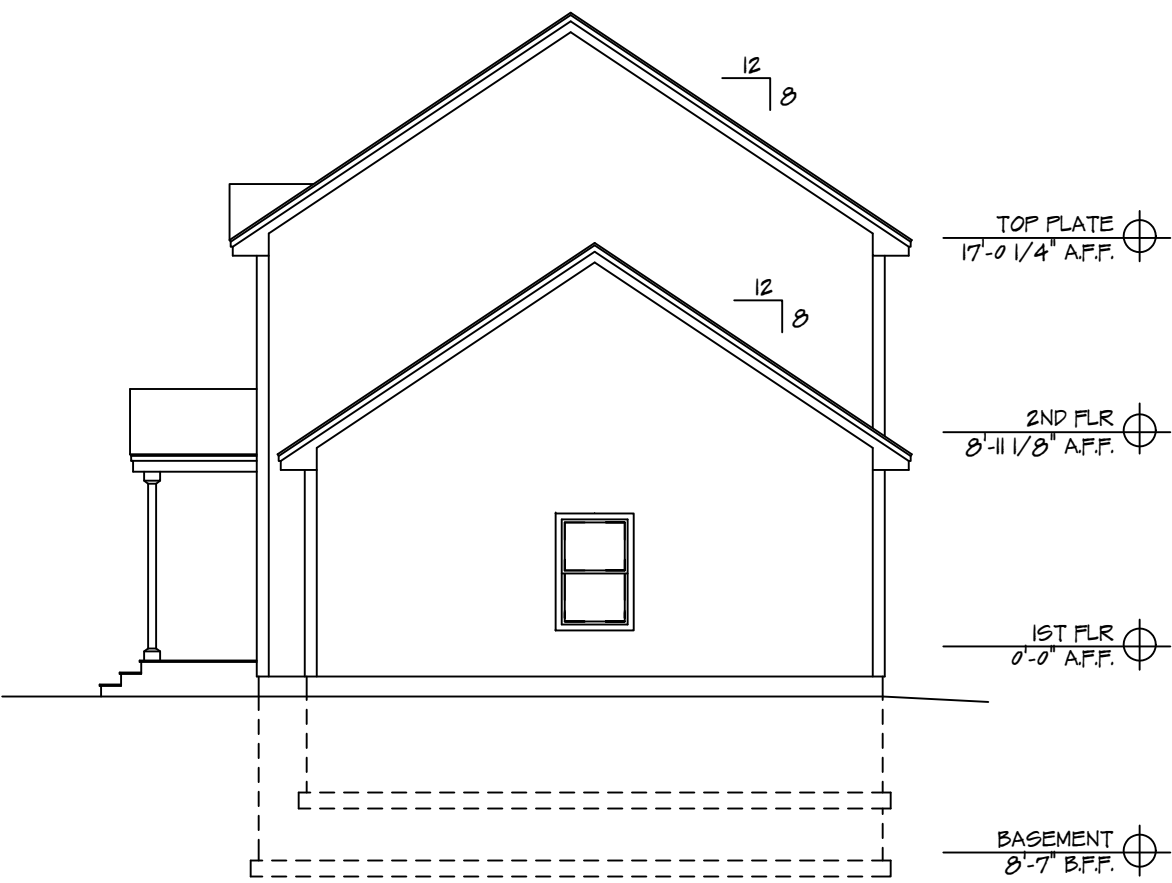
RSO TO BE DETERMINED BY DOOR MANUFACTURER-  
CONTRACTOR TO DETERMINE FINAL DOOR COUNT

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



RIGHT ELEVATION

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

PREPARED FOR:

GLENDALÉ HOMES, INC  
LOT #

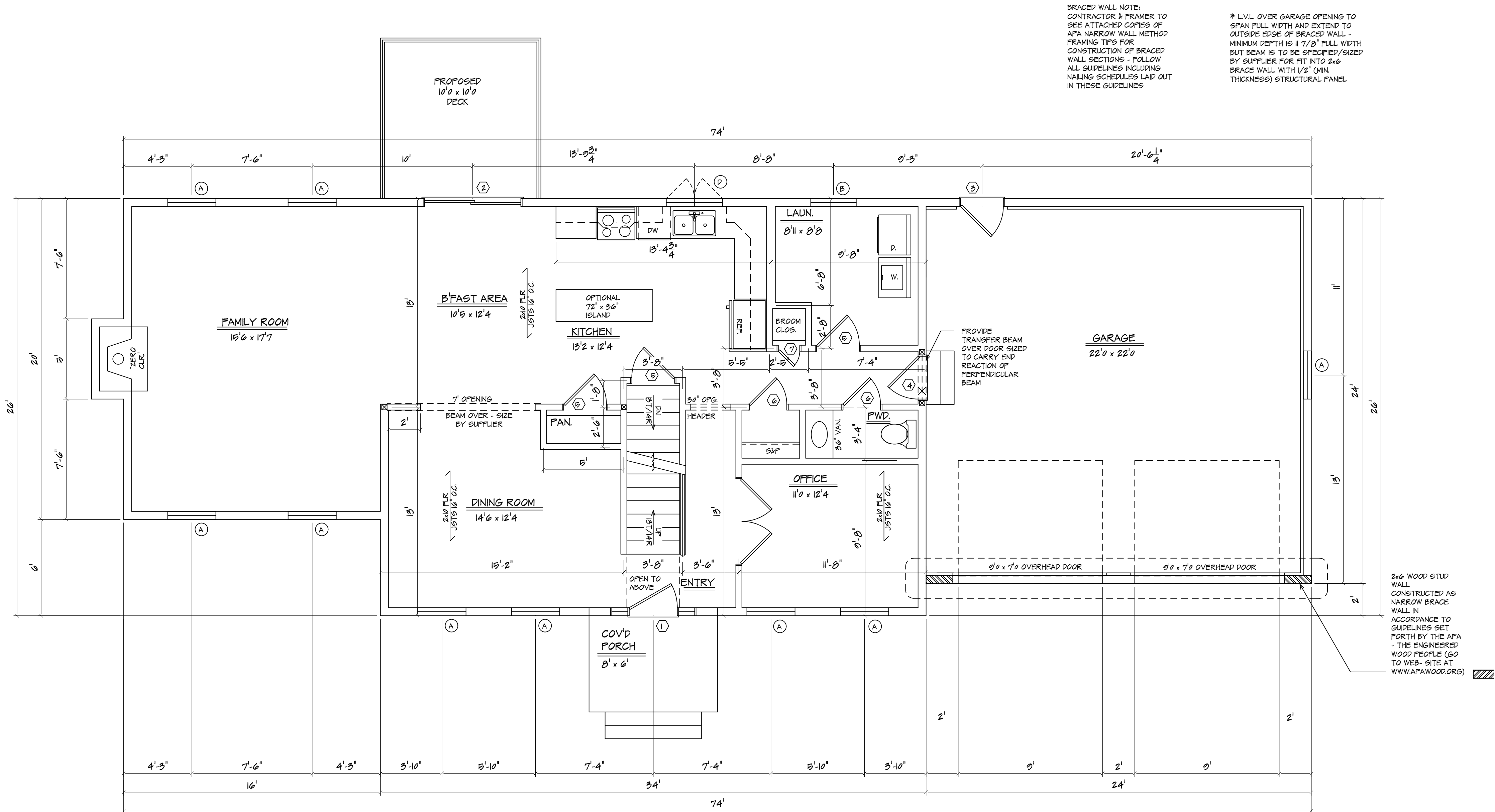
NOTE: THE CONTRACTOR USING THESE DRAWINGS SHOULD NOTE THAT IT IS OUR INTENT TO DELIVER A PLAN FREE OF ERROR, OMISSION, AND OVERSIGHT. HOWEVER, ON OCCASION, ERRORS MAY OCCUR AND THEREFORE, THE CONTRACTOR, PRIOR TO USE OF PLANS PROVIDED ASSUMES THE RESPONSIBILITY FOR THOROUGHLY REVIEWING ALL INFORMATION 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

18-630R

2

REVISED 12/09/19





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

\* L.V.L. OVER GARAGE OPENING TO  
SPAN FULL WIDTH AND EXTEND TO  
OUTSIDE EDGE OF BRACED WALL -  
MINIMUM DEPTH IS 11 7/8" FULL WIDTH  
BUT BEAM IS TO BE SPECIFIED/SIZED  
BY SUPPLIER FOR FIT INTO 2x6  
BRACE WALL WITH 1/2" (MIN.  
THICKNESS) STRUCTURAL PANEL

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.

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)

FIRST FLOOR PLAN

APPROX. 884 SQ. FT.  
SCALE: 1/4" = 1'-0"

PREPARED FOR:

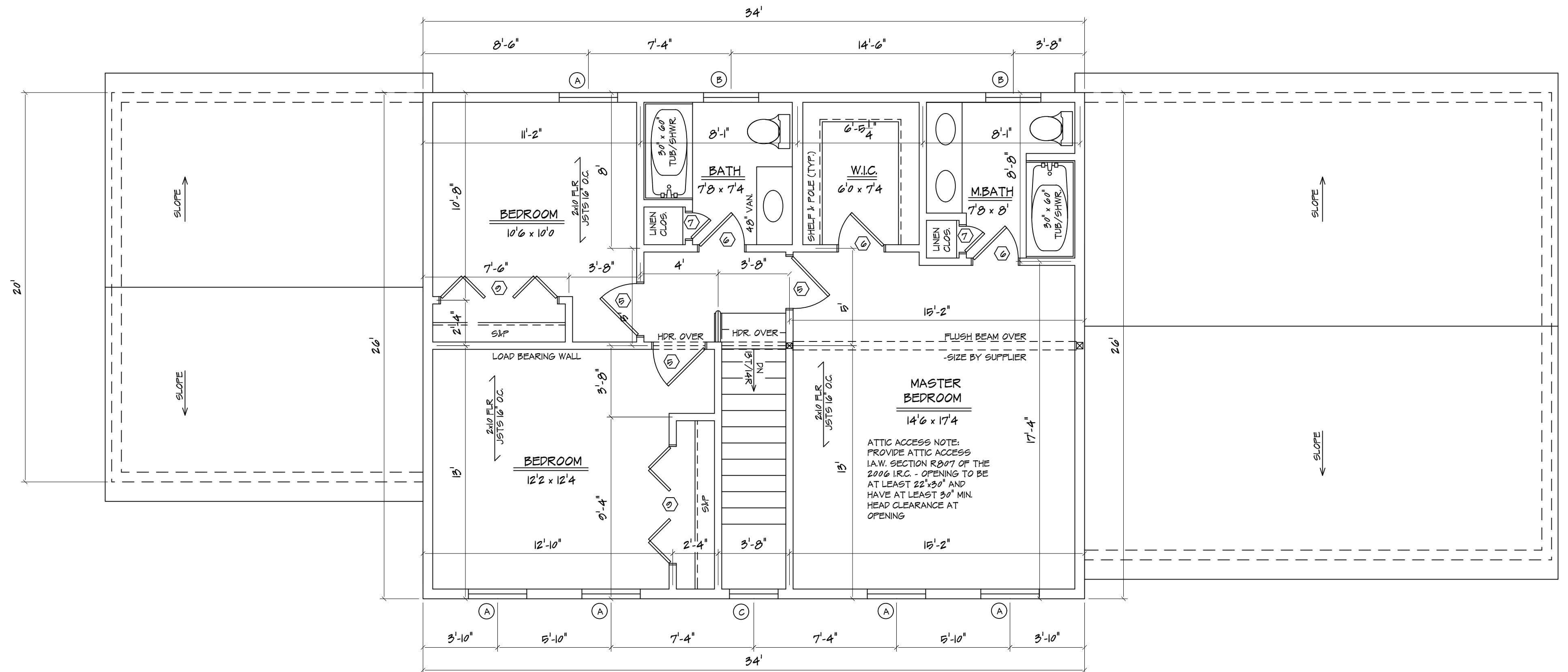
GLENDALDE HOMES, INC  
LOT #

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

18-630R

3

REVISED 12/09/10



## SECOND FLOOR PLAN

APPROX. 884 SQ. FT.

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

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.

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:

**GLENDALE 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

18-630R

**4**

REVISED 12/09/19

GENERAL NOTES:

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD (LENGH TO EXCEED PLUM CUT OF RAFTER) 2 x 10 RAFTERS @ 16" O.C. (U.N.O.)  
2 x 8 COLLAR TIES @ 32" O.C.  
2 x 8 CEILING JOISTS @ 16"  
23# ASPHALT SHINGLES ON 15# BUILDING PAPER ON 1/2" PLYWOOD SHEATHING  
ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

EAVE/RAKE: METAL DRIP EDGE 1x4 PINE BLOCKING (SUB-FASCIA) 1x8 PINE BD. FASCIA 3/8" AC EXT. GD. PLYWD SOFFIT W/2" CONT. LOUVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:

2 x 6 WOOD STUDS @ 16" O.C. W/TYVEK (OR EQUAL) WIND BARRIER AND 1/2" FLYWD.  
2 x 6 DOUBLE TOP PLATE  
2 x 6 SINGLE BOTTOM PLATE

INTERIOR CONSTRUCTION:

2 x 4 WOOD STUDS @ 16" O.C.  
2 x 4 DOUBLE TOP PLATE  
2 x 4 SINGLE BOTTOM PLATE  
WALL- 1/2" 1/2" GYPSUM WALL BOARD EA. SIDE STUD - MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED  
CLG.- 1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16" O.C.- MOISTURE-RESISTANT / FIRE-RATED WHERE REQUIRED  
(3) 2 x 12 STAIR STRINGERS

FLOOR CONSTRUCTION:

2 x 10 WOOD FLOOR JOISTS @ 16" O.C. W/ 3/4" TONGUE & GROOVE FLYWD. GLUED & NAILED (TYP. U.O.N.)

BUILT-UP BEAMS SIZED BY CONTRACTOR

FOUNDATION CONSTRUCTION:

10" CONCRETE FOUNDATION WALL WITH DBL. 2x6 P.T. SILL WITH SILL SEAL  
10" CONC. FROST WALLS (WHERE SHOWN) TO 48" BELOW GD.  
CONTINUOUS 1'-8" x 10" CONCRETE FOOTING  
PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER 25"x25"x13" CONC. FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN

INSULATION

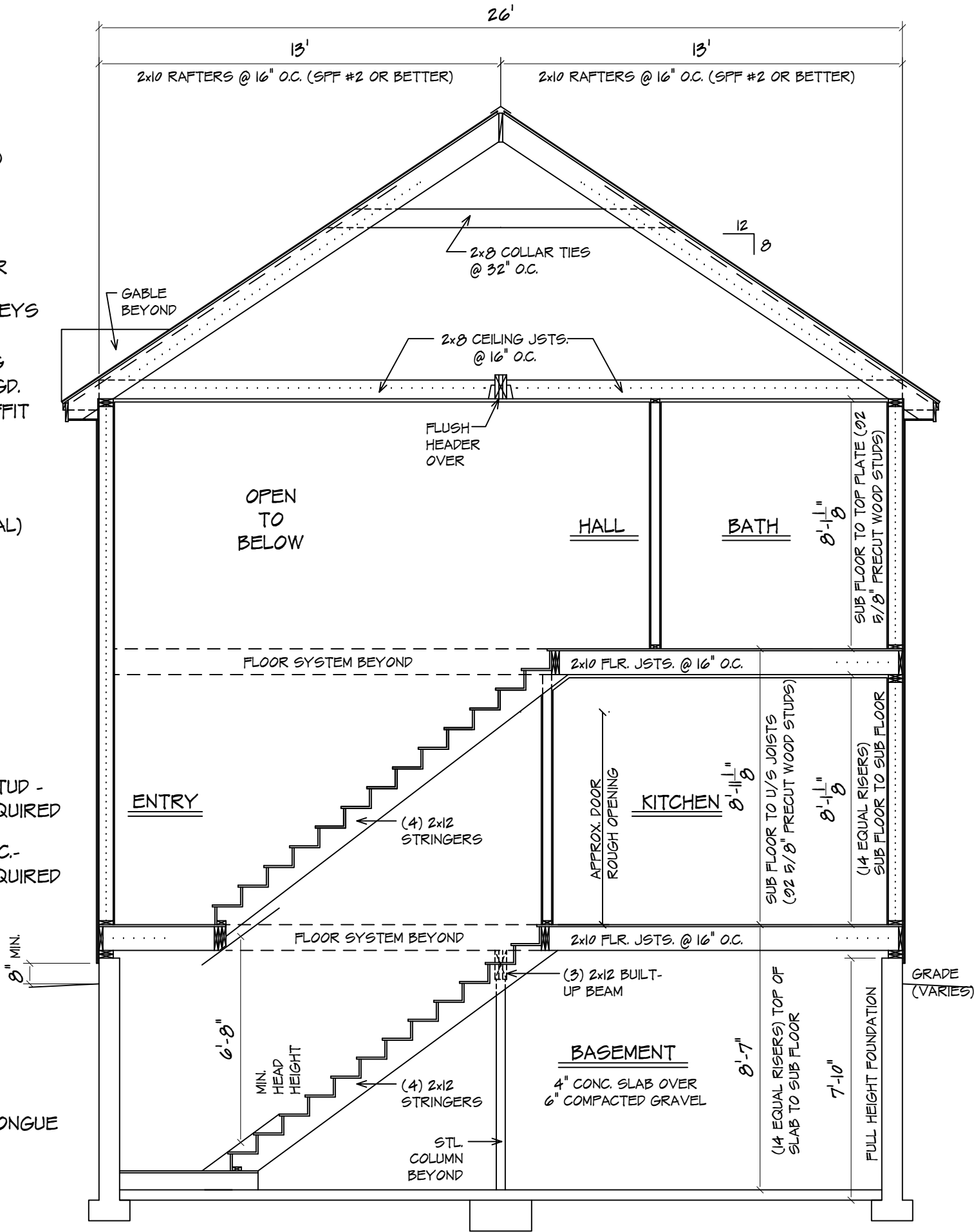
WALLS: R-10 FIBERGLASS BATT  
FLOOR: R-10 FIBERGLASS BATT (OVER UHEATED SPACE ONLY)  
CEILING: R-38 B'TWN CLG. JOISTS - R-30 B'TWN RAFTERS IN CATHEDRAL CLG. - PROVIDE 2" THERMAL AIR SPACE

CEILING JOIST SPAN NOTE:

CEILING JOISTS ON FLAT CEILINGS HAVING LIMITED ACCESS STORAGE ABOVE (NOT EXCEEDING 20 PSF) AND SUPPORTING A VENEER PLASTER CEILING CAN SPAN THE FOLLOWING

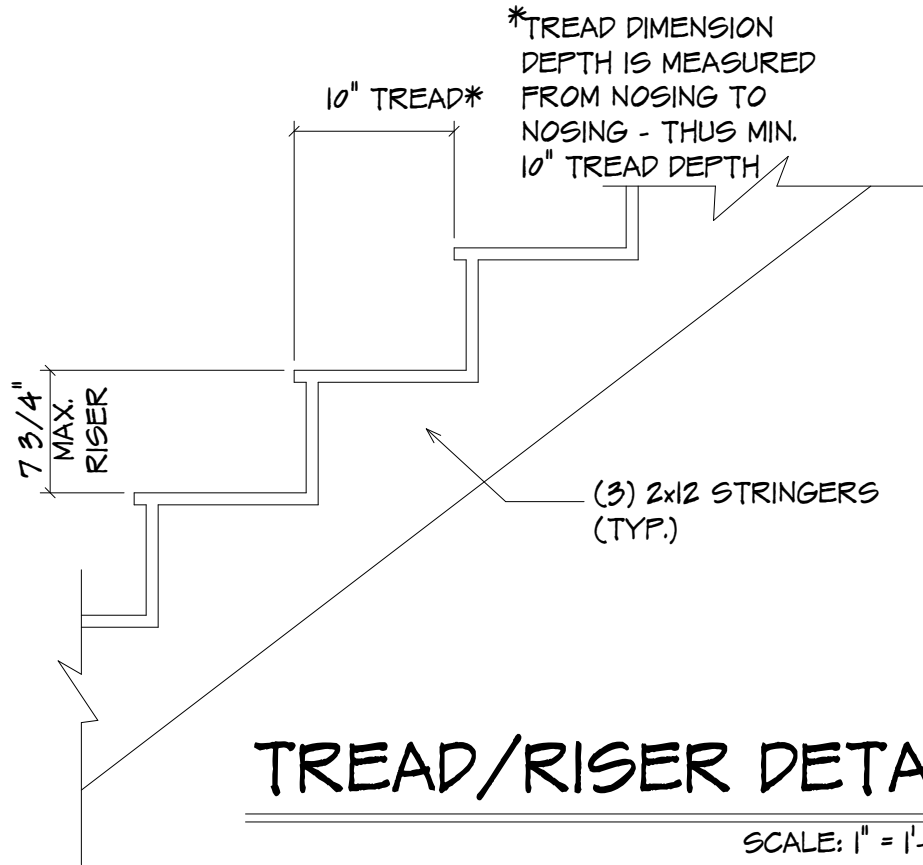
MEMBER	SPACINGS	MAX. SPAN
2 x 6	16" O.C.	11'-0"
2 x 8	16" O.C.	15'-6"
2 x 10	16" O.C.	19'-9"

USE OF THIS TABLE ASSUMES CONTRACTOR/FRAMER IS USING SPRUCE/PINE/FIR NO. 1/NO. 2 OR BETTER LUMBER. THIS DOES NOT MEAN SPF-5 (SPRUCE PINE FIR - SOUTHERN) WHICH IS INFERIOR IN STRENGTH  
SOURCE: 780 CMR 6TH EDITION. TABLES 3608.2.4aa & 3605.2.3.1a.  
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SPECIES, GRADE, AND SPANS.



CROSS SECTION A/6

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



TREAD/RISER DETAIL

SCALE: 1" = 1'-0"

GENERAL NOTES:

THESE NOTES ARE TYPICAL UNLESS NOTED OTHERWISE (U.N.O.)

- DOUBLE UP FLOOR JOISTS @ LOCATIONS OF NON-LOADBEARING WALLS AND UNDER ALL BATHING TUBS/WHIRLPOOLS (TYP.)
- ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)
- CONTRACTOR TO PROVIDE ADEQUATE HEADERS OVER ALL WINDOWS AND DOORS ON EXTERIOR LOAD-BEARING WALLS (TYP.)
- CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AND BRIDGING BETWEEN FLOOR JOISTS AS REQUIRED (TYP.)
- FABRICATION AND MATERIALS SUPPLIED AND INSTALLED SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES, INCLUDING ENERGY CODES, LIFE SAFETY CODES, AND WHERE APPLICABLE THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- CONTRACTOR TO PROVIDE ADEQUATE HURRICANE CLIPS AT ALL RAFTER TO PLATE CONNECTIONS
- CONTRACTOR TO PROVIDE ADEQUATE VAPOR BARRIERS UNDER ALL CONCRETE SLABS

FOUNDATIONS:

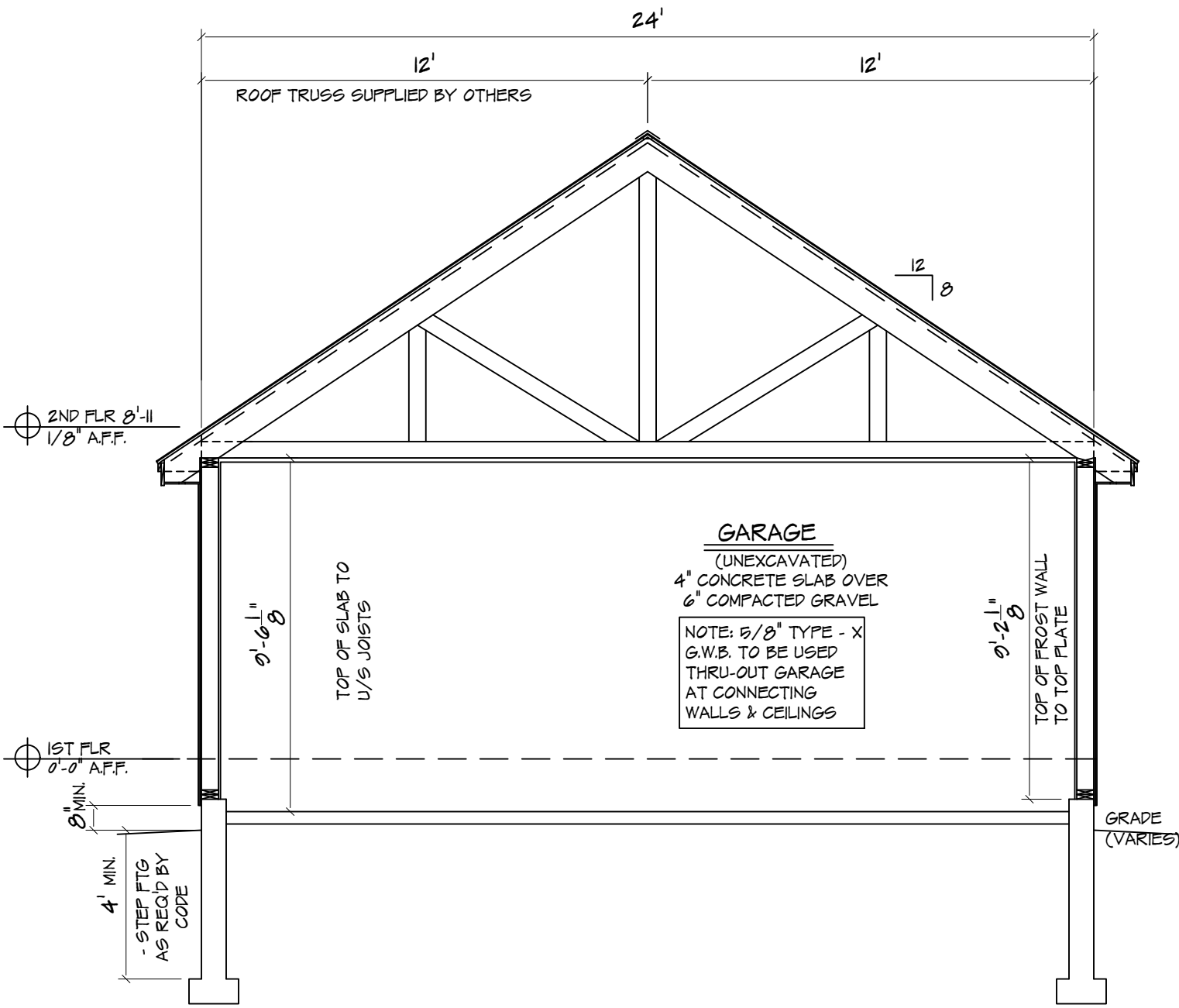
CONCRETE FOUNDATIONS:  
CONCRETE FOUNDATIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE I.R.C. 2006 - PAY PARTICULAR ATTENTION TO SECTION R404 (FOUNDATION WALLS) AND TABLE R405.1 (PROPERTIES OF SOILS).  
REINFORCE FOUNDATION AS PER CODE

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



CROSS SECTION A/6

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

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 PERTINENT 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

18-630R

6

REVISED 12/09/10