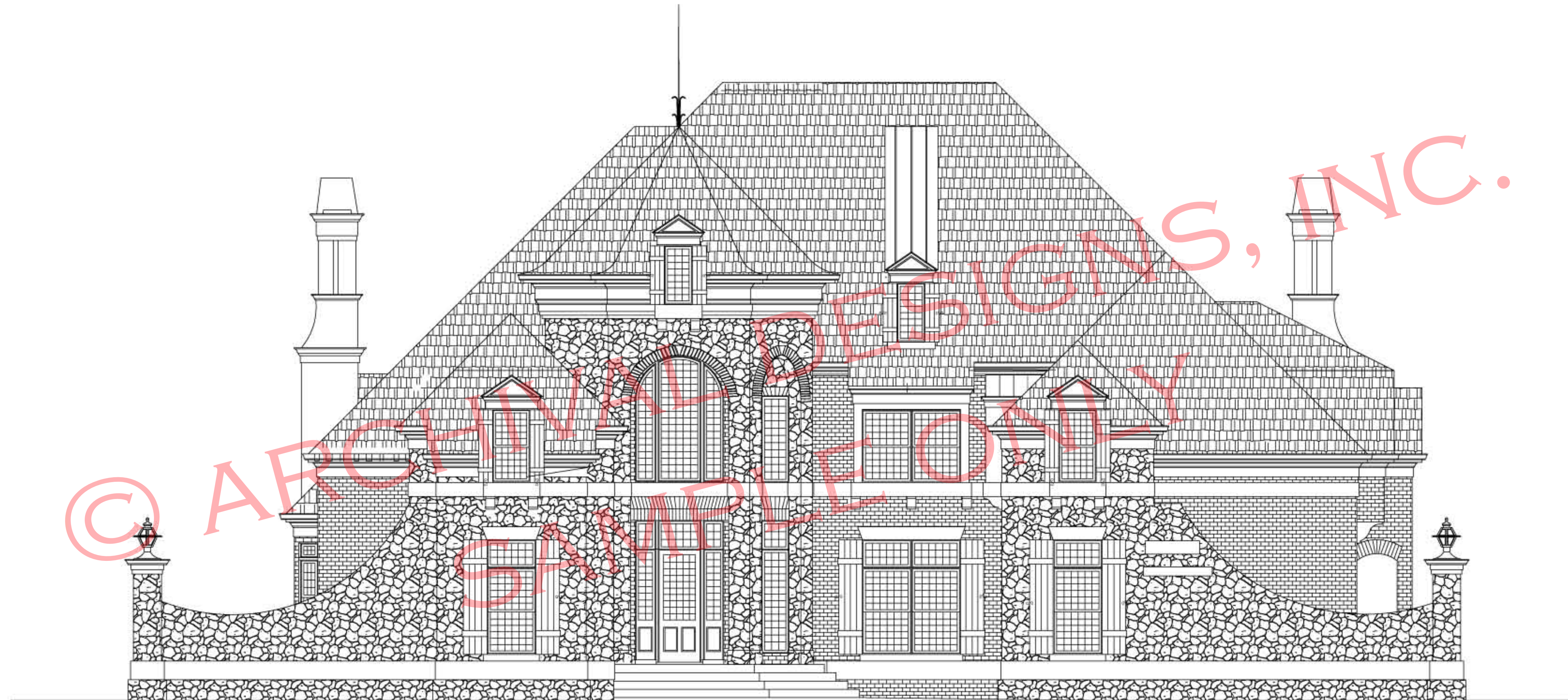
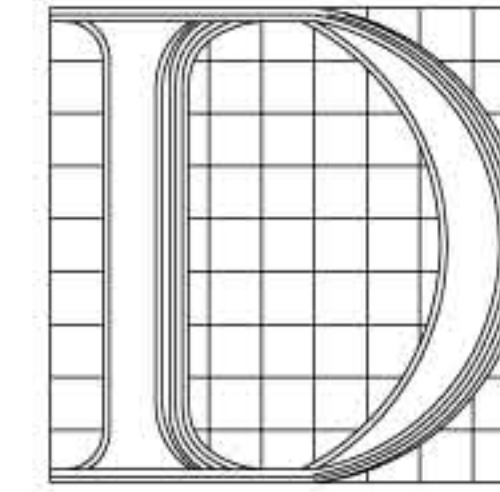


ARCHIVAL DESIGNS

BY

DAVID MARC LOFTUS

1235 Buford Highway • Suwanee, GA • 30024 • 770-831-6363
FAX: 770-831-6763 • E-mail: info@archivaldesigns.com



The Original Design of
Luxury House Plan
Plan

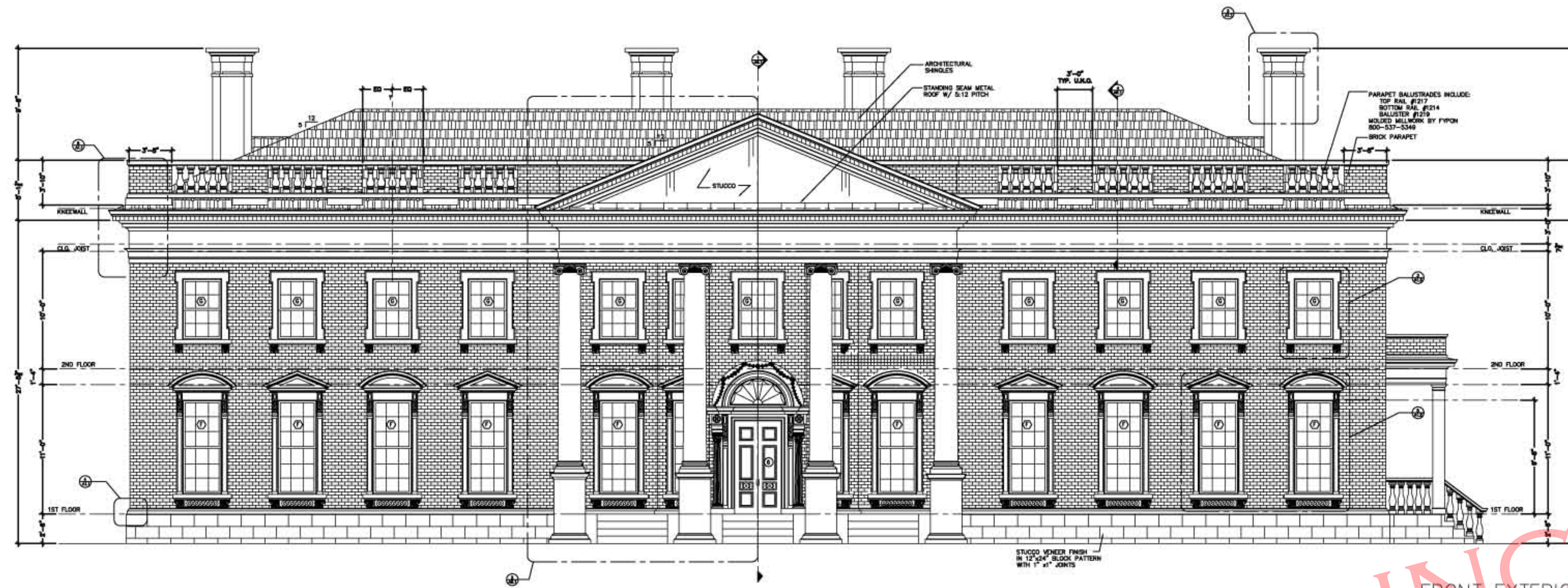
SHEET INDEX:

A1.1 - FRONT EXTERIOR ELEVATION
A1.2 - REAR EXTERIOR ELEVATION
A1.3 - RIGHT EXTERIOR ELEVATION
A1.4 - LEFT EXTERIOR ELEVATION

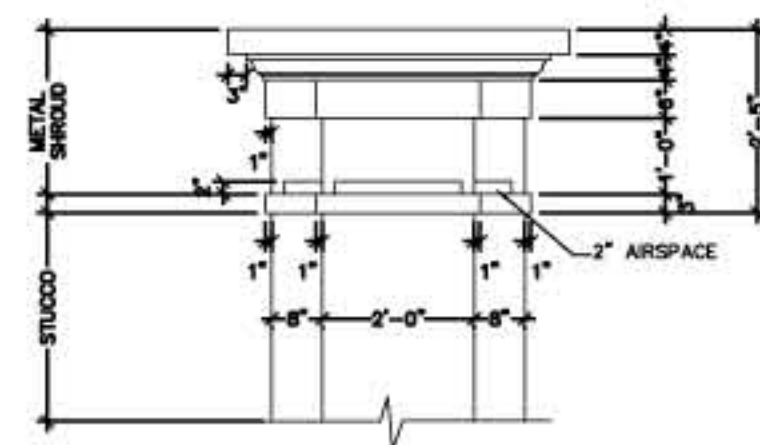
A2.1 - FOUNDATION PLAN
A2.2 - FIRST FLOOR PLAN
A2.3 - SECOND FLOOR PLAN
A3.1 - ROOF PLAN

A4.1 - ELECTRICAL PLANS
A5.1 - INTERIOR ELEVATIONS
A5.2 - INTERIOR ELEVATIONS
A6.1 - SECTIONS / DETAILS

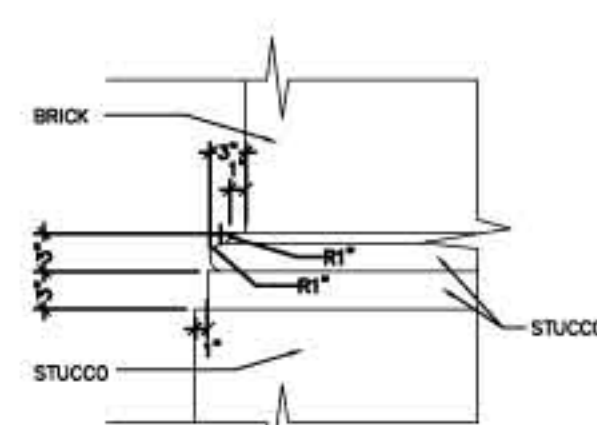
A6.2 - SECTIONS / DETAILS
A6.3 - DETAILS/ SCHEDULES
A6.4 - NOTES



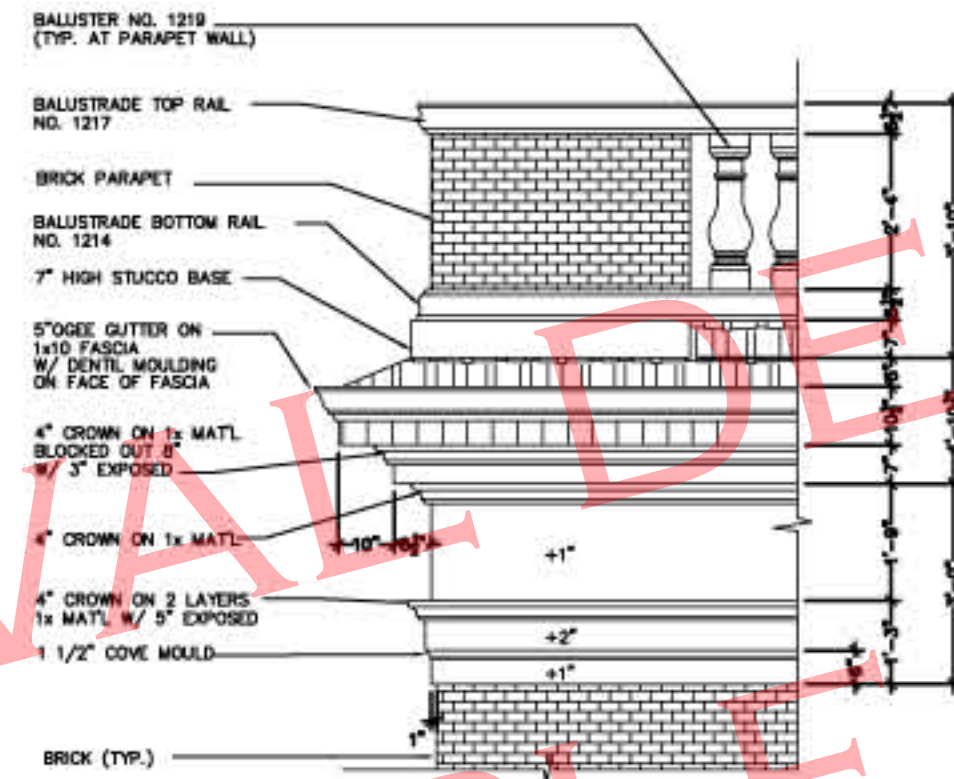
FRONT EXTERIOR ELEVATION
1/A1.1 1/4" = 1'-0"



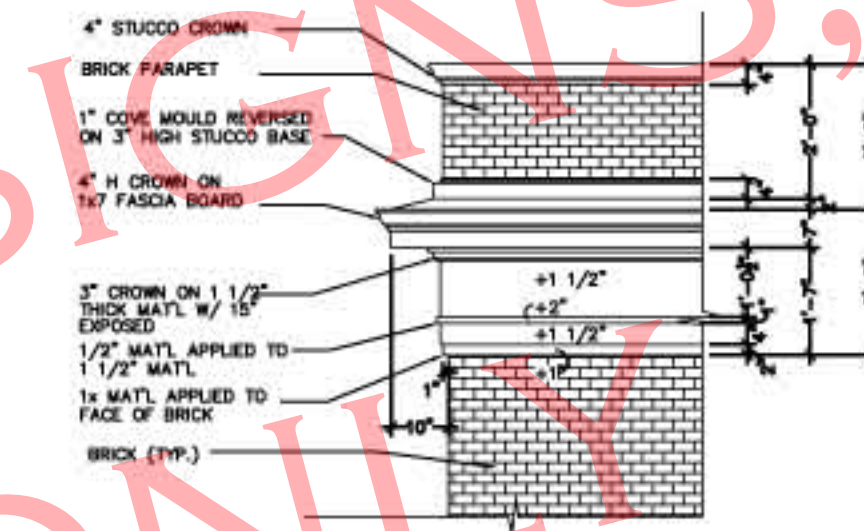
CHIMNEY DETAIL
3/A1.1 1/2" = 1'-0"



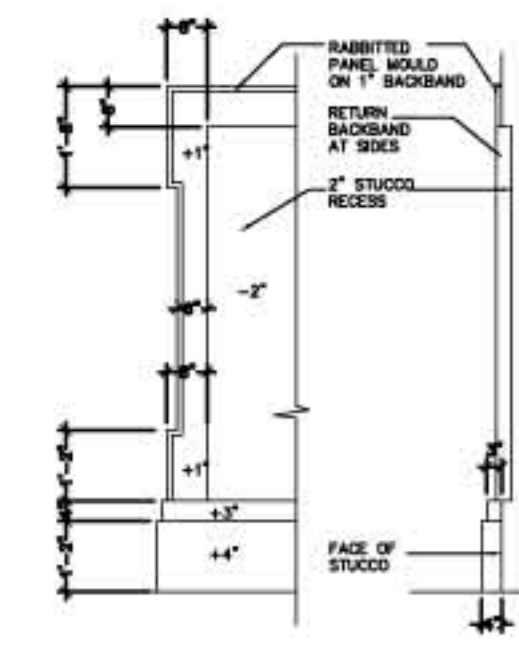
STUCCO DETAIL
4/A1.1 1" = 1'-0"



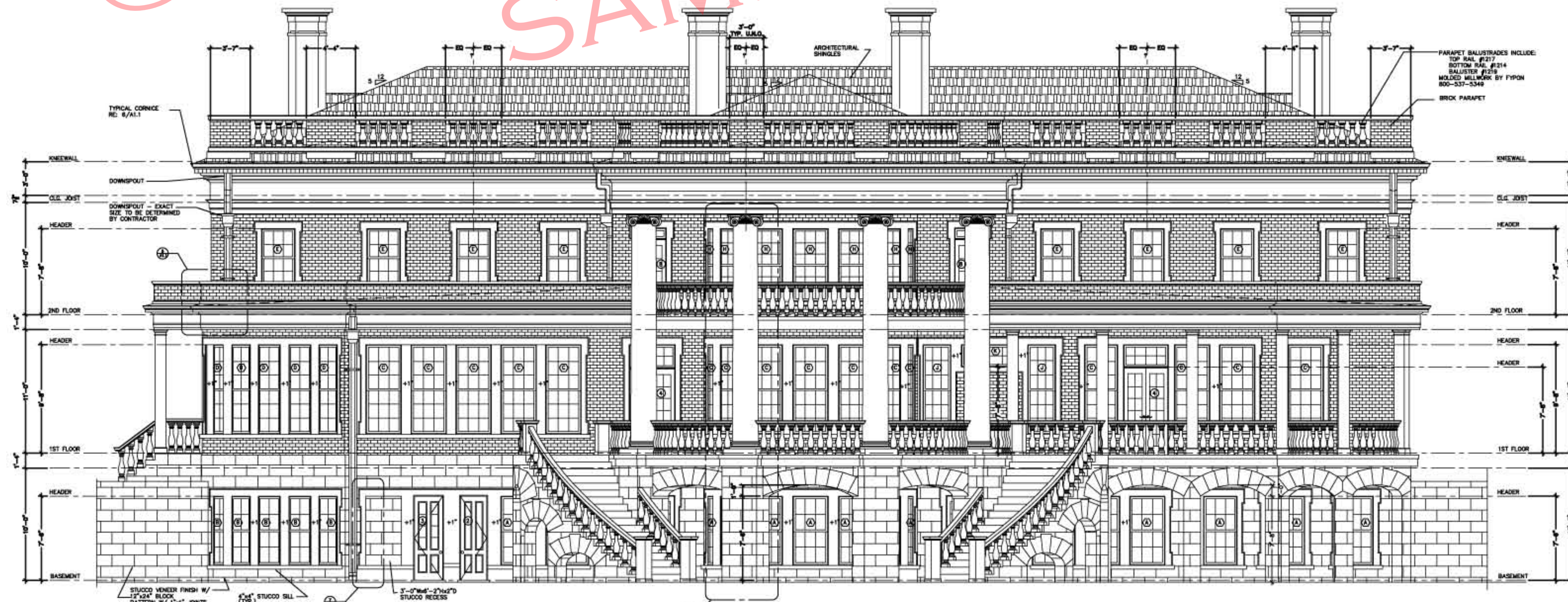
MAIN CORNICE DETAIL
6/A1.1 1/2" = 1'-0"



SECONDARY CORNICE DETAIL
5/A1.1 1/2" = 1'-0"



WINDOW DETAIL
7/A1.1 1/2" = 1'-0"



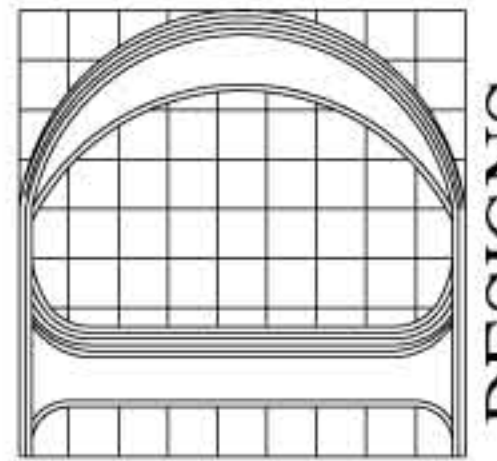
REAR EXTERIOR ELEVATION
2/A1.1 1/4" = 1'-0"

AN ORIGINAL DESIGN OF

Luxury
Home Plan

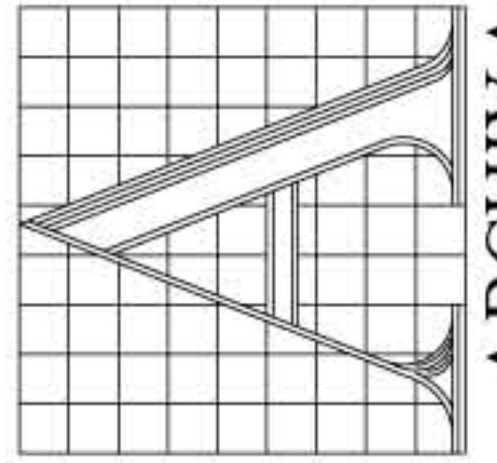
BY ARCHIVAL DESIGNS, INC.

REVISIONS



ARCHIVAL DESIGNS
BY
DAVID MARC LOFTUS

1225 Buford Highway, Suwanee, GA 30024 770.831.4533



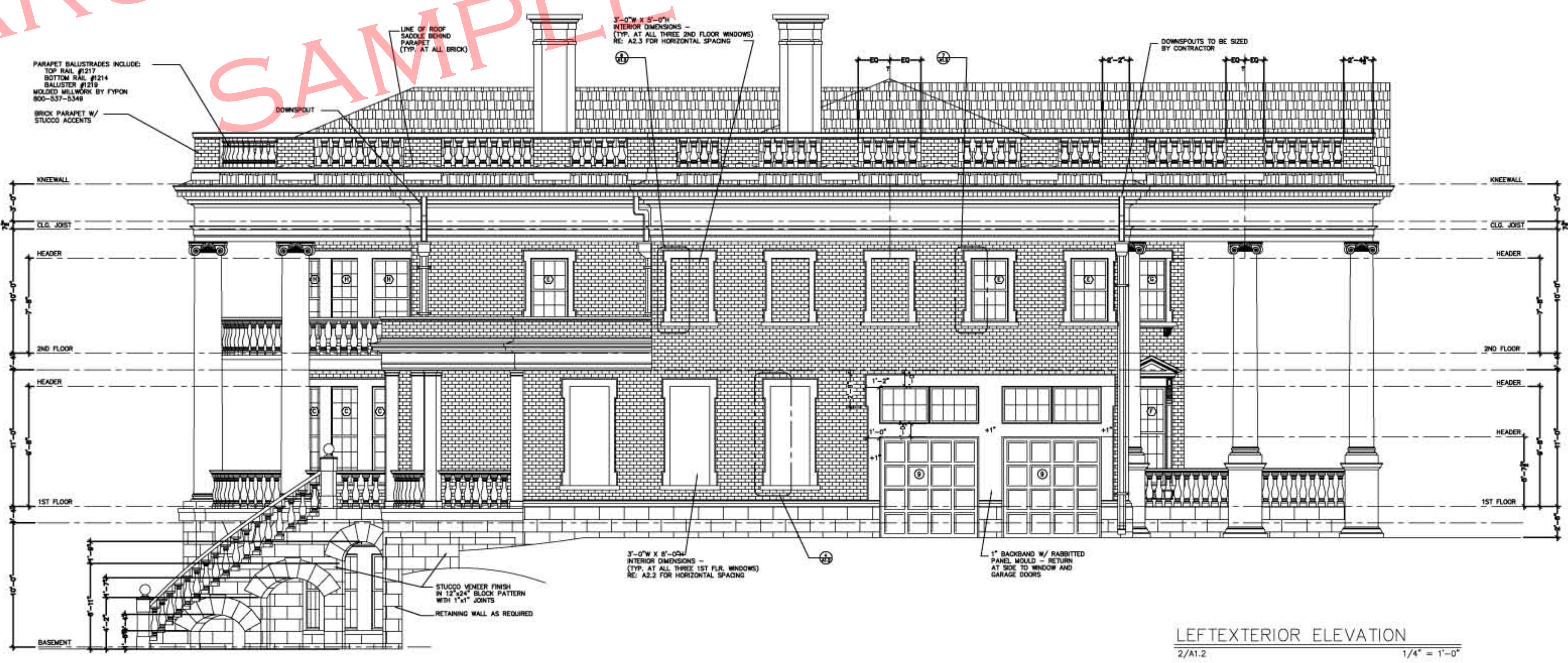
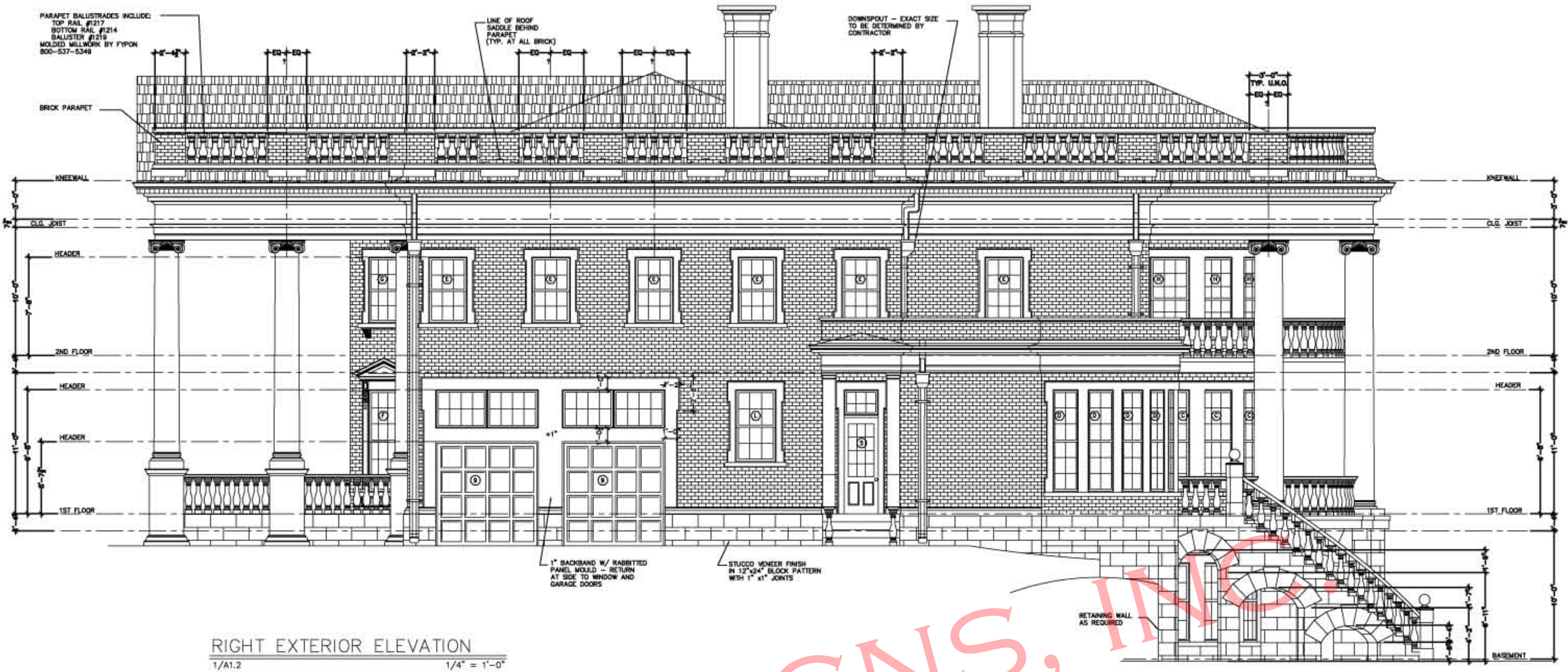
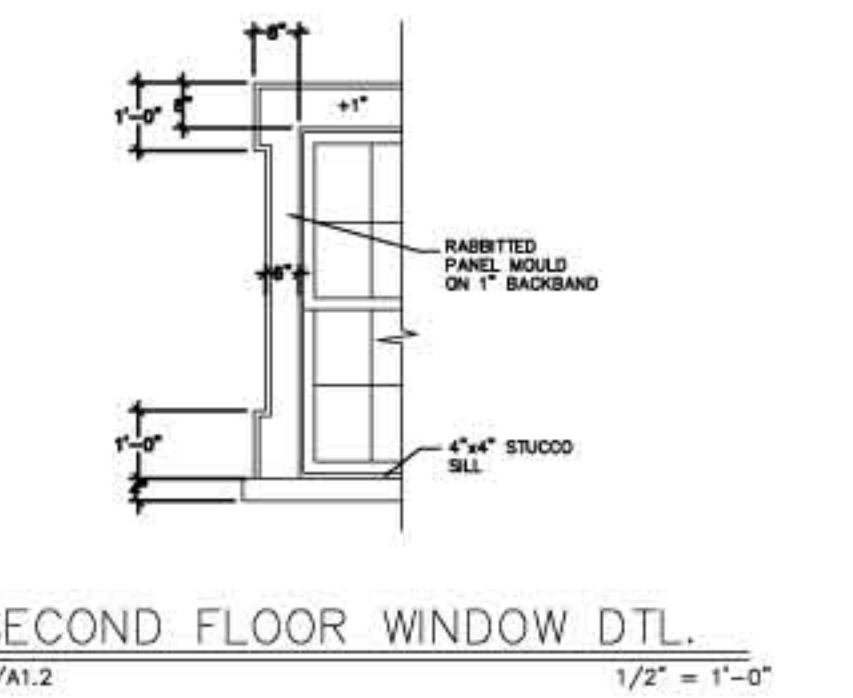
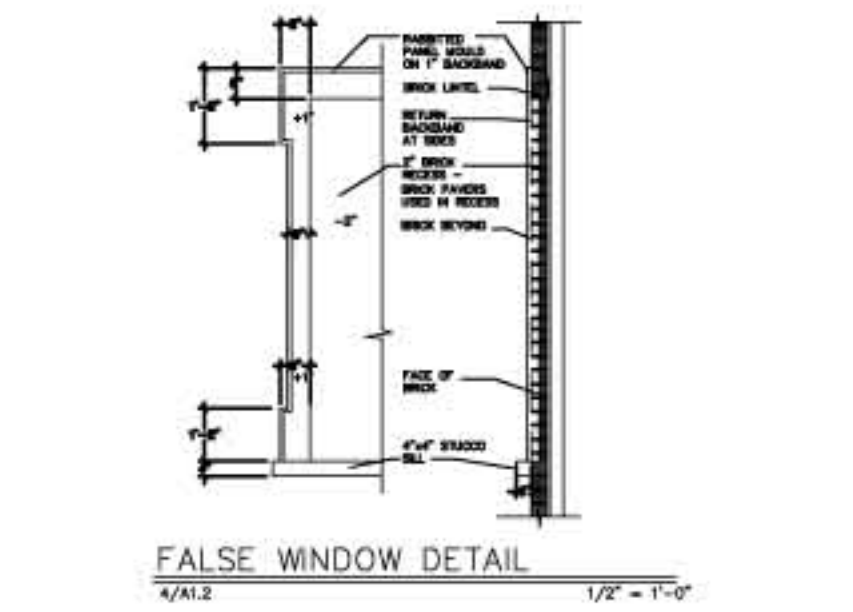
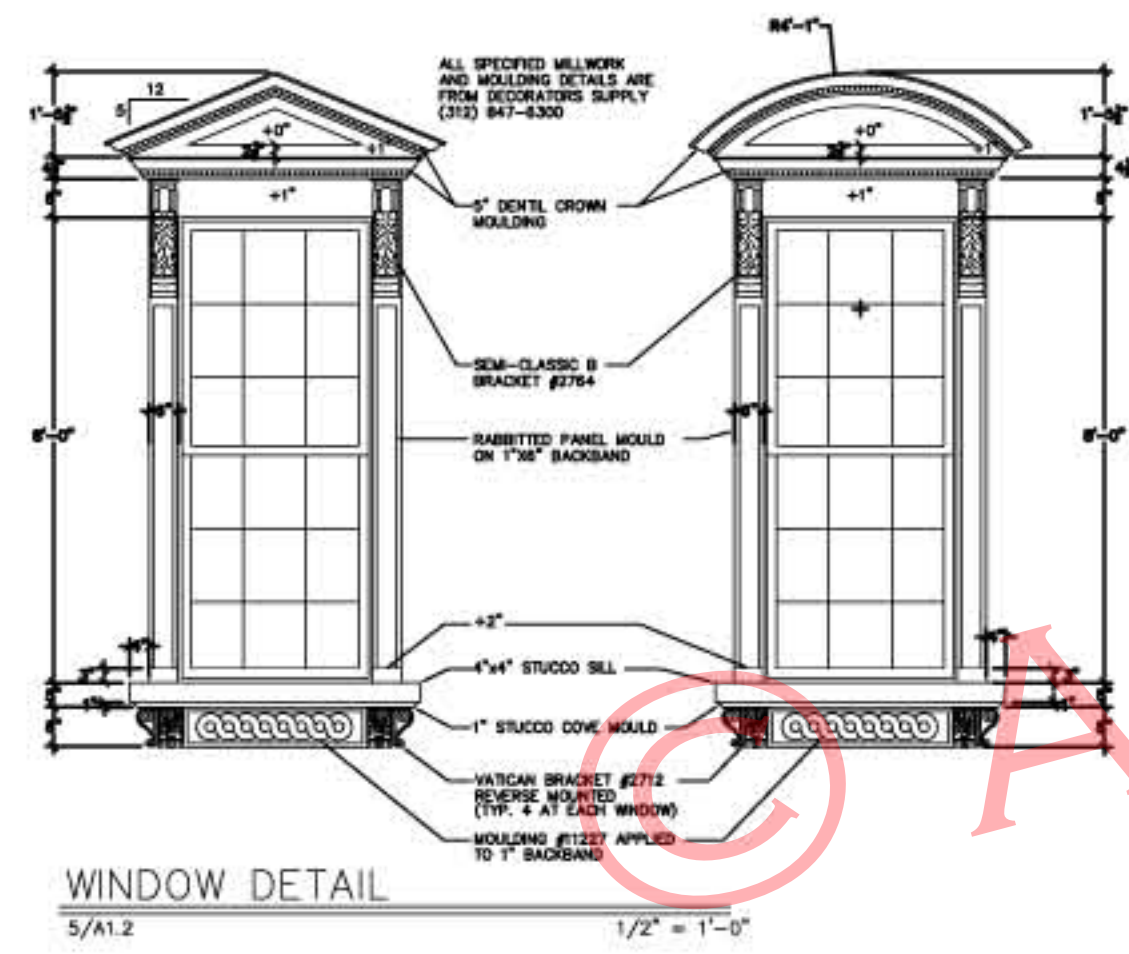
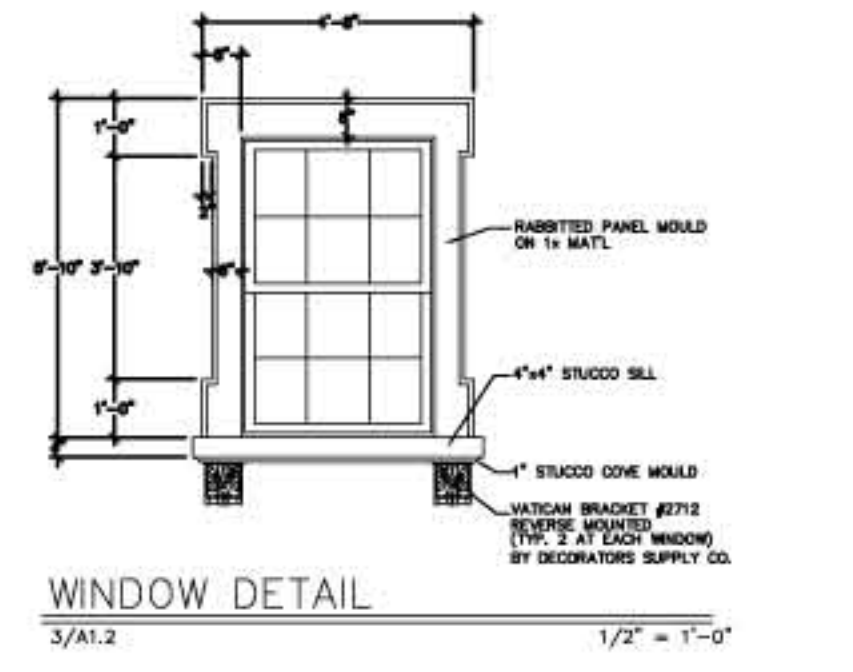
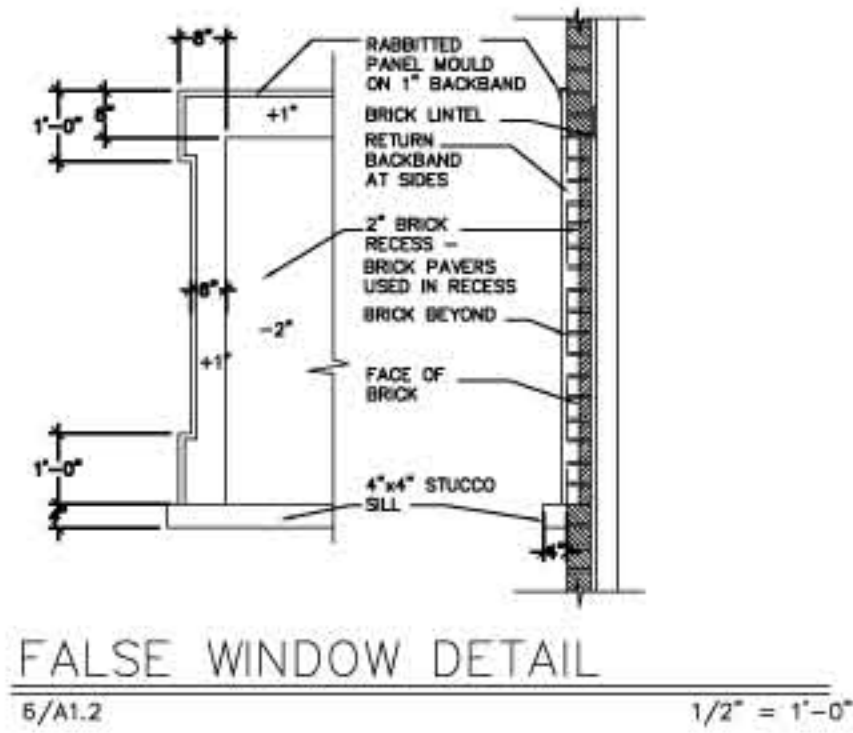
THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3) PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A1.1

© COPYRIGHT 2012 ARCHIVAL DESIGNS, INC.



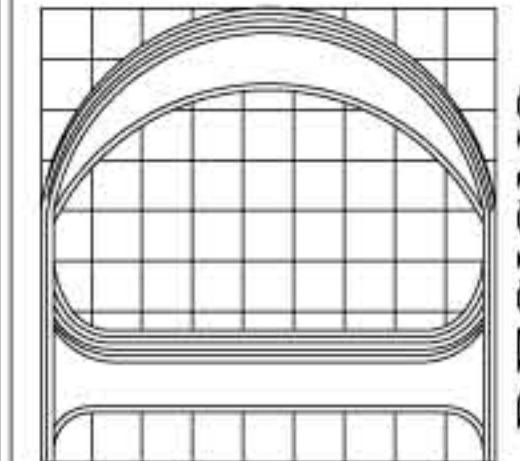
ARCHIVAL DESIGNS, INC.
SAMPLE ONLY

AN ORIGINAL DESIGN OF

Luxury Home Plan

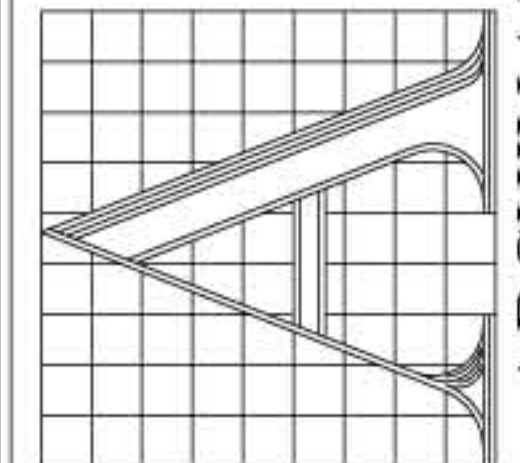
BY ARCHIVAL DESIGNS, INC.

REVISIONS



ARCHIVAL DESIGNS
BY
DAVID MARC LOFTUS

1285 Buford Highway, Suwanee, GA 30024 770.834.6363

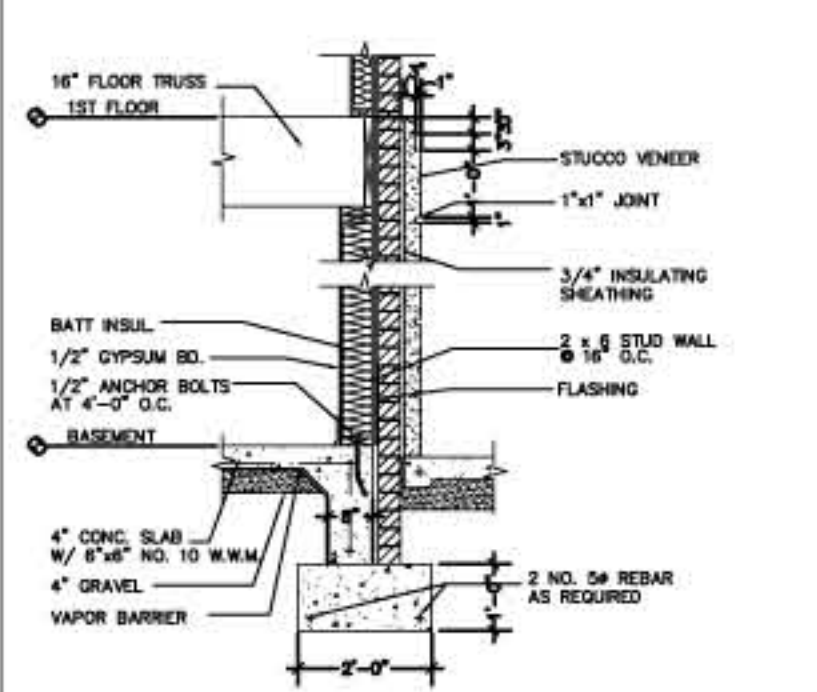


THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

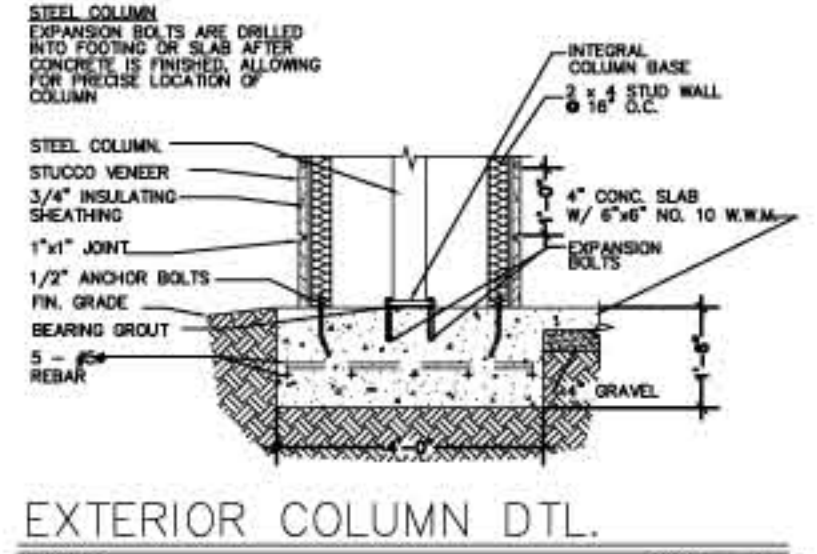
SQUARE FOOTAGE	
FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A1.2

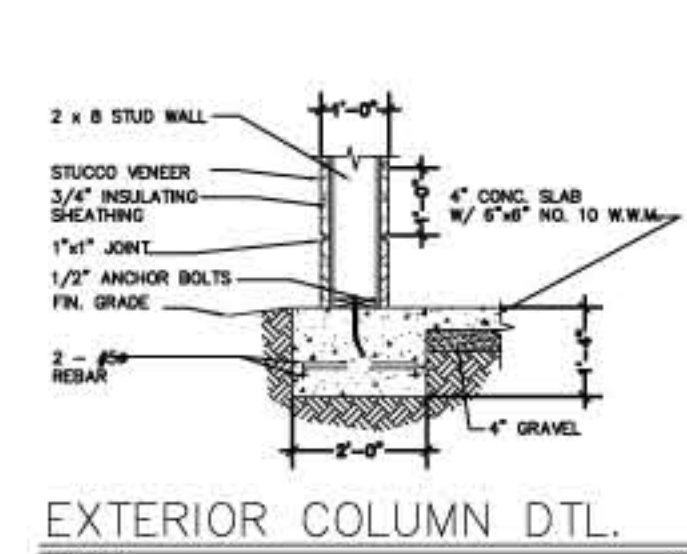
© COPYRIGHT 2012 ARCHIVAL DESIGNS, INC.



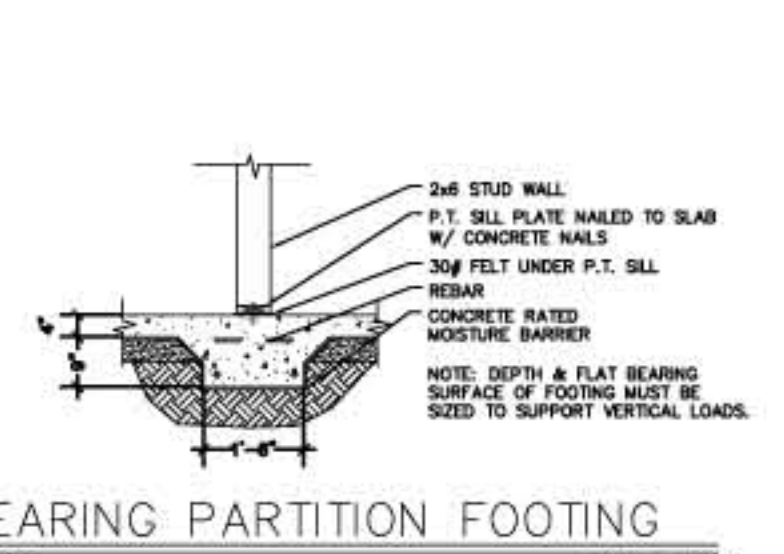
REAR WALL DETAIL
2/A2.1 1/2" = 1'-0"



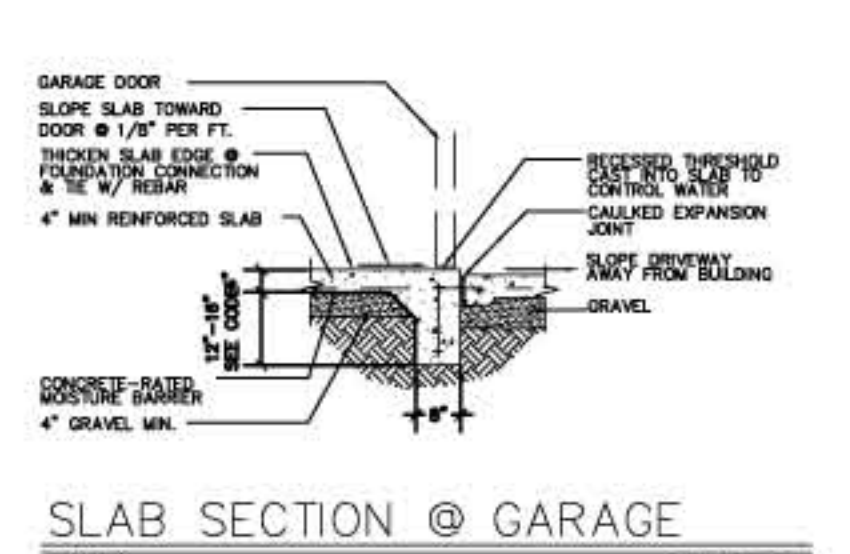
EXTERIOR COLUMN DTL.
3/A2.1 1/2" = 1'-0"



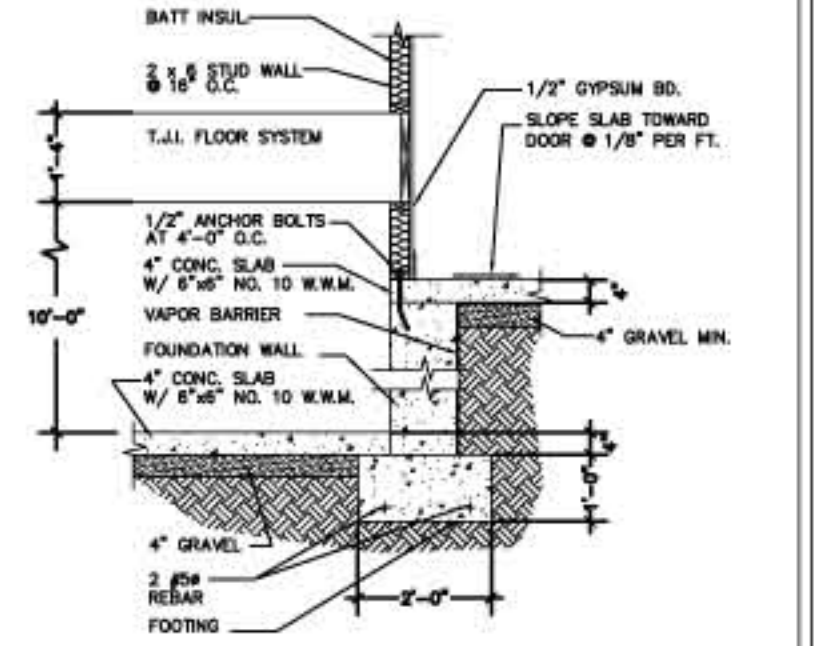
EXTERIOR COLUMN DTL.
4/A2.1 1/2" = 1'-0"



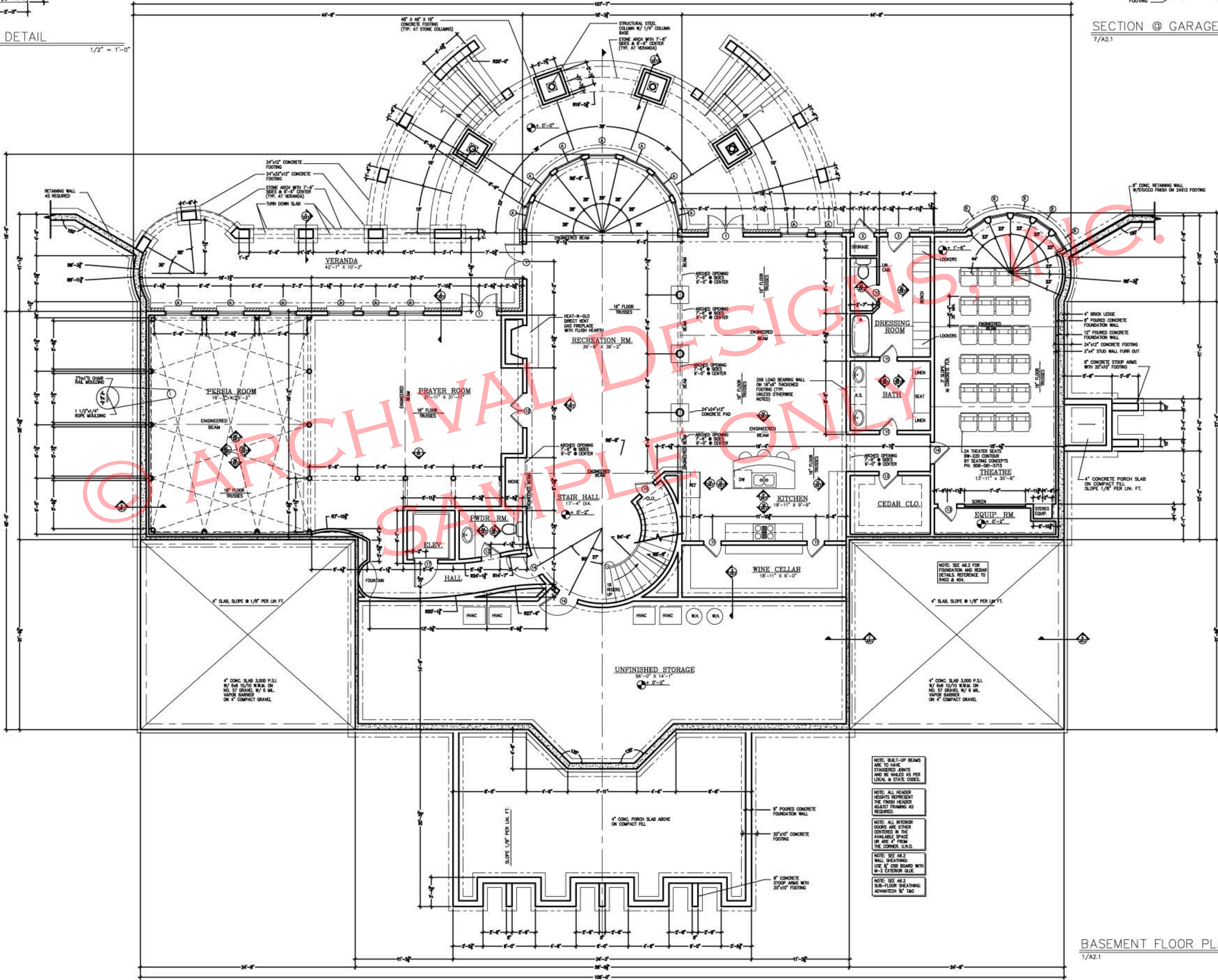
BEARING PARTITION FOOTING
5/A2.1 1/2" = 1'-0"



SLAB SECTION @ GARAGE
6/A2.1 1/2" = 1'-0"



SECTION @ GARAGE
7/A2.1 1/2" = 1'-0"



NOTE: BUILT-UP BEAMS ARE TO HAVE STAGGERED JOINTS AND BE MAILED AS PER LOCAL & STATE CODES.

NOTE: ALL HEADER HEIGHTS REPRESENT THE FINISH HEADERS ADJUST FRAMING AS REQUIRED.

NOTE: ALL INTERIOR DOORS ARE OTHER CENTERED IN THE AVAILABLE SPACE OR ARE 4" FROM THE CORNER UNLESS NOTED.

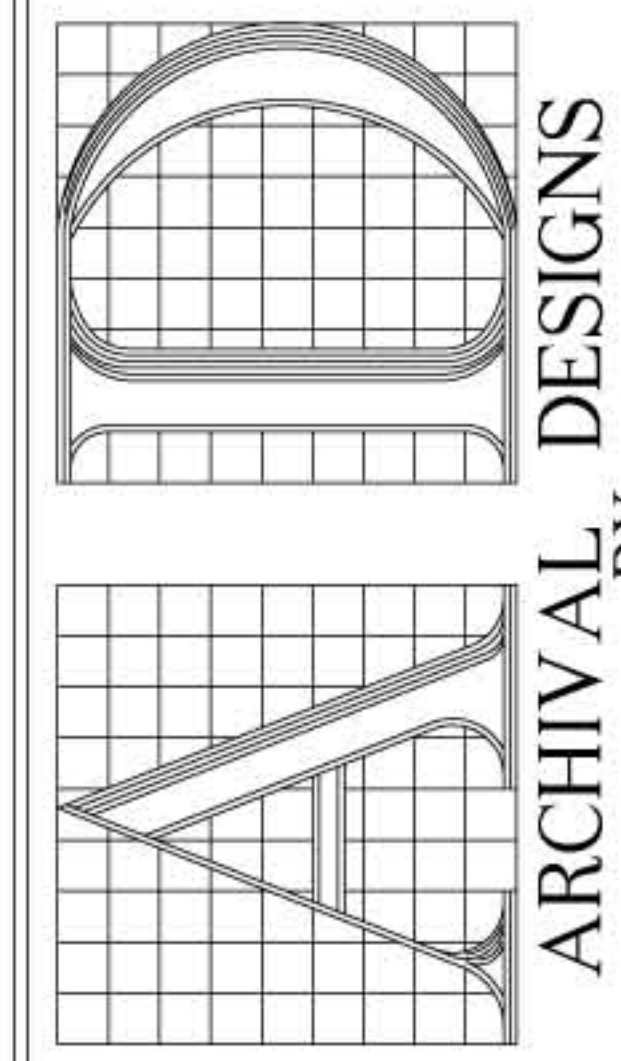
NOTE: SEE A6.3 WALL SHEATHING. USE 1/2" OSB BOARD WITH 1/4" EXTERIOR GLE.

NOTE: SEE A6.3 SUB-FLOOR SHEATHING. ADVANCEMENT 1/4" TAG.

BASEMENT FLOOR PLAN
1/A2.1 1/4" = 1'-0"

THE ORIGINAL DESIGN FOR
LUXURY HOUSE PLAN
BY ARCHIVAL DESIGNS, INC.

REVISIONS



ARCHIVAL DESIGNS
BY
DAVID MARC LOFTUS

1275 Buford Highway Suite 109 Suwanee, GA 30024 770.831.6366

THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

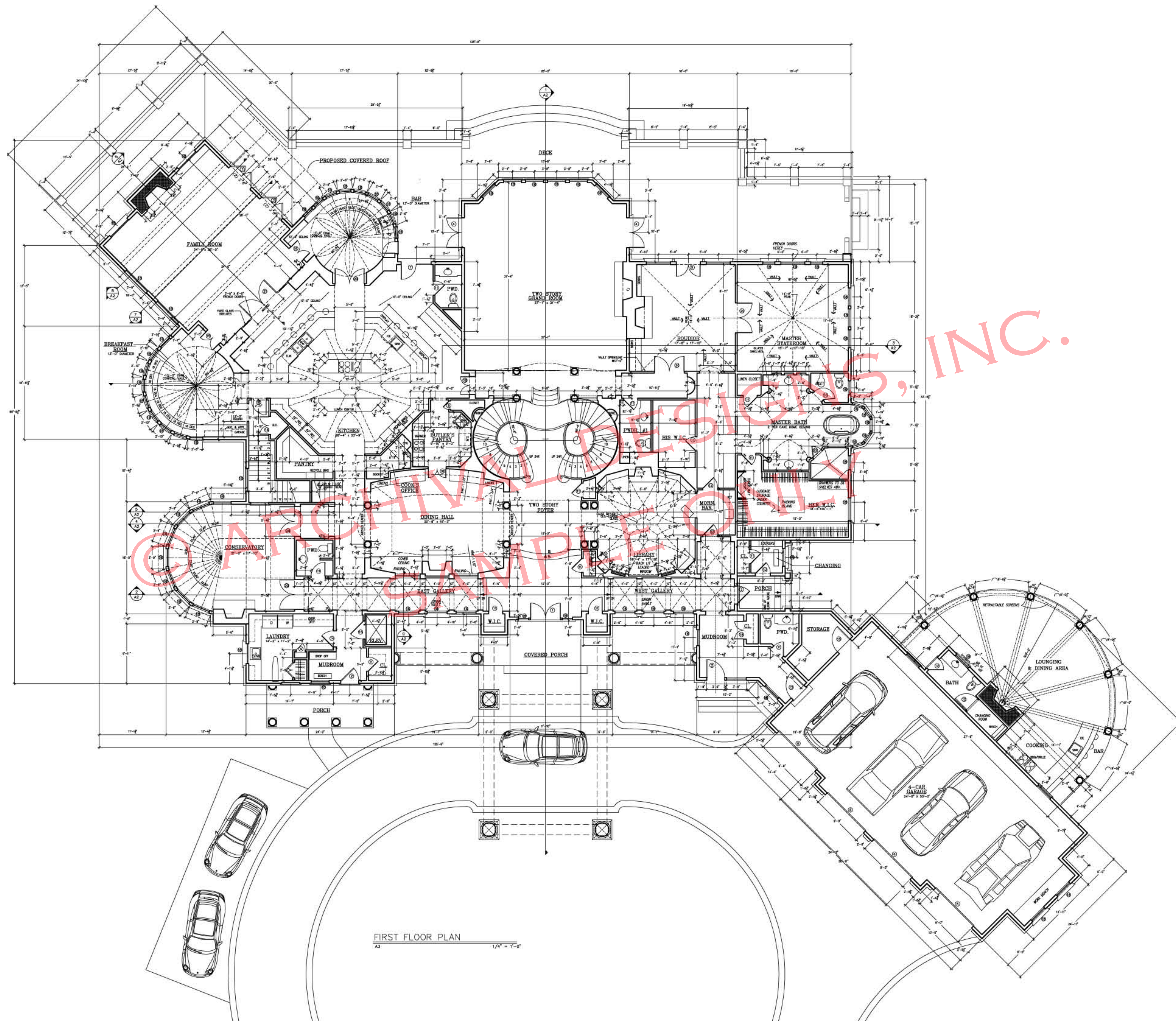
- 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3) PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

1st Floor	4600 Sqft
2nd Floor	3610 Sqft
Total	8210 Sqft
Fin. Basement	3876 Sqft
Garages	1075 Sqft

JOB NUMBER	DATE
	4/13/00
DRAWN	SHEET
AMB	A2.1

© COPYRIGHT 1996 ARCHIVAL DESIGNS, INC.



FIRST FLOOR PLAN
 AS 1/4" = 1'-0"

AN ORIGINAL DESIGN OF
Luxury Home Plan
 BY ARCHIVAL DESIGNS, INC.

REVISIONS

ARCHIVAL BY DESIGNS

DAVID MARC LOFTUS
 1235 Buford Highway • Suwanee, GA • 30024 • 770.831.6363

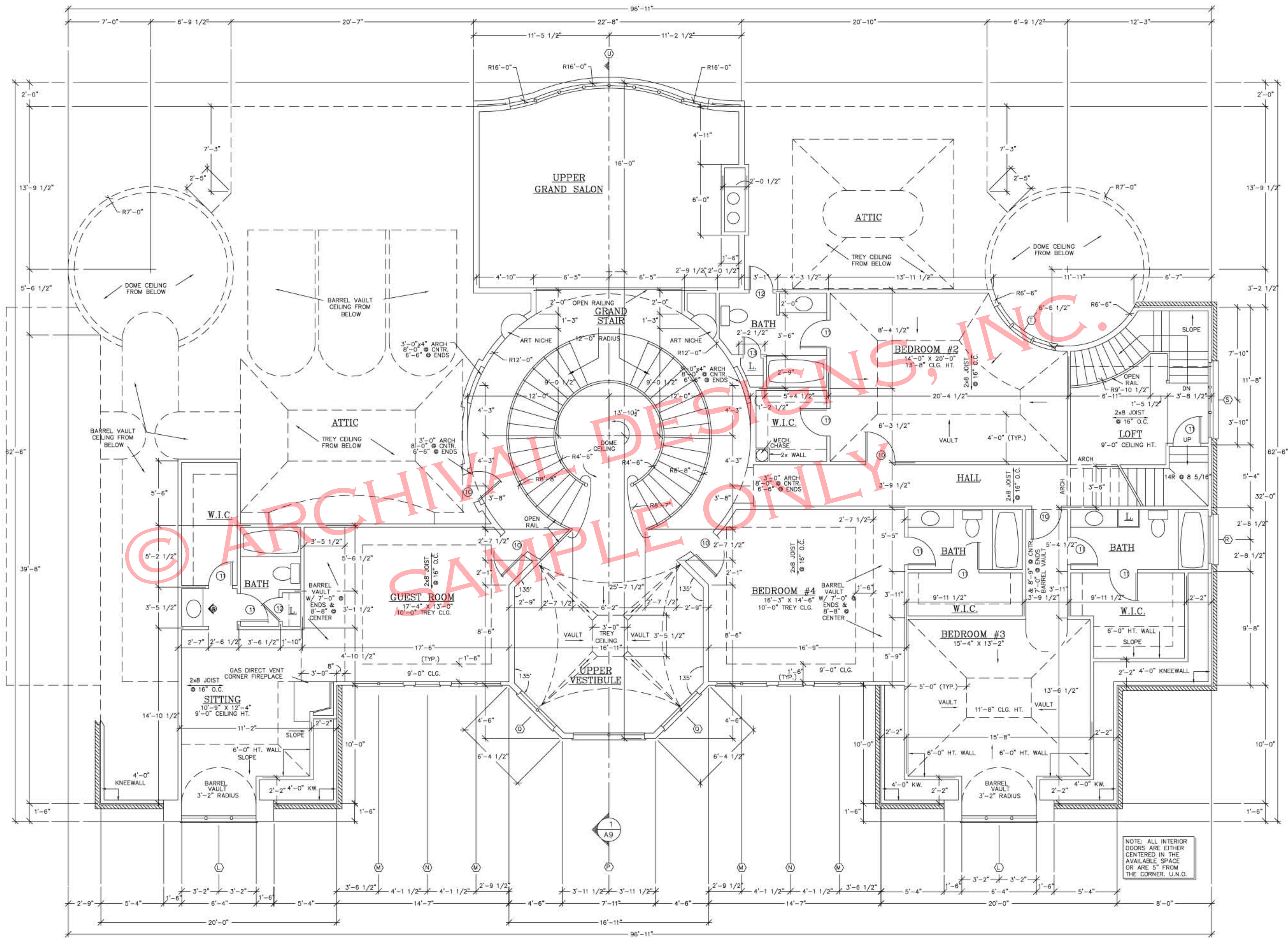
THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A2.2



SECOND FLOOR PLAN

1/7A 1/4" = 1'-0"

AN ORIGINAL DESIGN OF
Luxury Home Plan
 BY ARCHIVAL DESIGNS, INC.

REVISIONS

NO.	DESCRIPTION

ARCHIVAL DESIGNS
 BY
 DAVID MARC LOFTUS
 1285 Buford Highway, Suwanee, GA 30024 770.834.6363

THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
 3) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A2.3

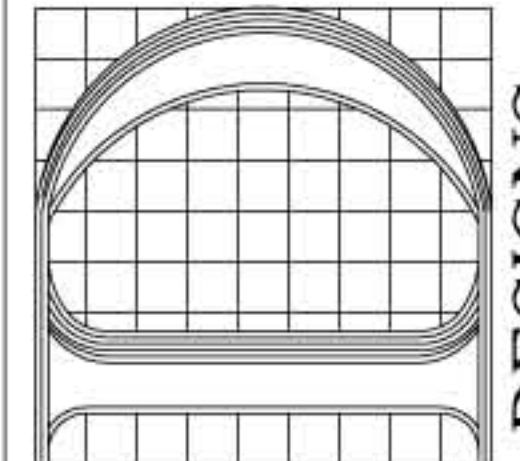
© COPYRIGHT 2012 ARCHIVAL DESIGNS, INC.

AN ORIGINAL DESIGN OF

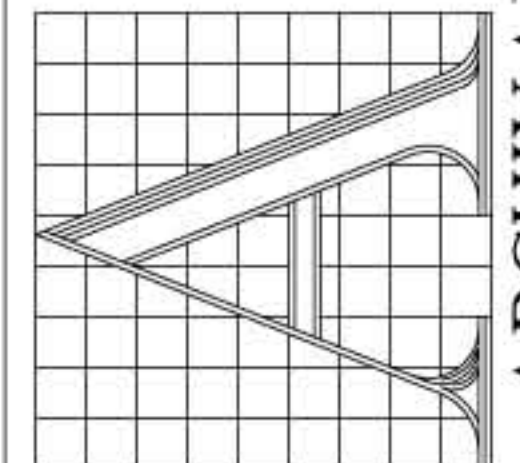
Luxury Home Plan

BY ARCHIVAL DESIGNS, INC.

REVISIONS



ARCHIVAL DESIGNS



BY DAVID MARC LOFTUS

1226 Buford Highway, Suwanee, GA 30024 770.334.6383

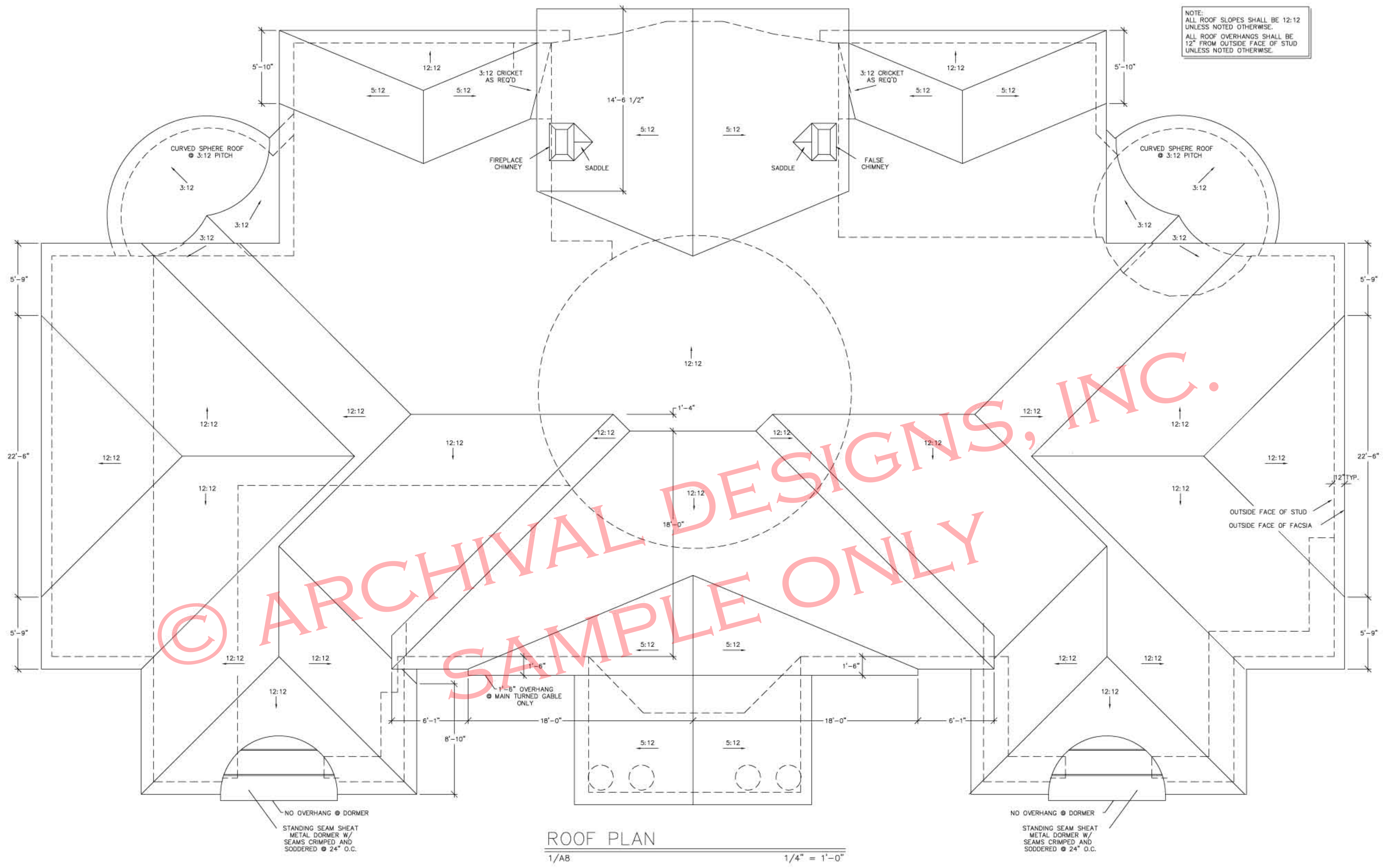
THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
 3) PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE, COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A3.1

DATE	3/10/12
SHEET	A3.1



NOTE:
 ALL ROOF SLOPES SHALL BE 12:12 UNLESS NOTED OTHERWISE.
 ALL ROOF OVERHANGS SHALL BE 12" FROM OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.

ROOF PLAN

1/8" = 1'-0" 1/4" = 1'-0"

DOOR SCHEDULE

MARK	SIZE	TYPE	DESCRIPTION	QTY
1	(2) 3'-0" x 6'-8"	EXT	FRENCH SPECIALTY GRID w/24" TRANSOMS GRID PATTERN SEE DETAIL 2/A4	1
2	8'-0" x 7'-0"	EXT	16 PANEL GARAGE DOOR	3
3	2'-8" x 6'-8"	EXT	HALF LITE SERVICE DOOR	1
4	(2) 2'-0" x 6'-8"	EXT	8 LITE FRENCH w/ 3'-2" TRANSOM	1
5	2 - 2'-6" x 6'-8"	EXT	8 LITE FRENCH w/ 2'-6" RADIUS TRANSOM	1
6				
7	(2) 2'-6" x 6'-8"	EXT	8 LITE FRENCH w/ 10" TRANSOM	1
8	2'-8" x 6'-8"	EXT	GARAGE SERVICE DOOR	1
9	2'-8" x 6'-8"	INT		1
10	2'-6" x 6'-8"	INT		15
11	2'-4" x 6'-8"	INT		10
12	2'-0" x 6'-8"	INT		11
13	1'-6" x 6'-8"	INT		1
14	1'-0" x 6'-8"	INT		1

DOOR SCHEDULE

MARK	SIZE	TYPE	DESCRIPTION	QTY
15	(2) 2'-6" x 6'-8"	INT		2
16	(2) 2'-0" x 6'-8"	INT		5
17	(2) 1'-6" x 6'-8"	INT	W/ 1'-6" RADIUS TRANSOM & 2" MULL	1
18	(2) 1'-6" x 6'-8"	INT	DUAL SWING HINGE	1
19	1'-6" x 6'-8"	INT	CABINET DOOR	1
20	2'-6" x 6'-8"	INT	W/ 10" TRANSOM & 2" MULL	1

WINDOW SCHEDULE

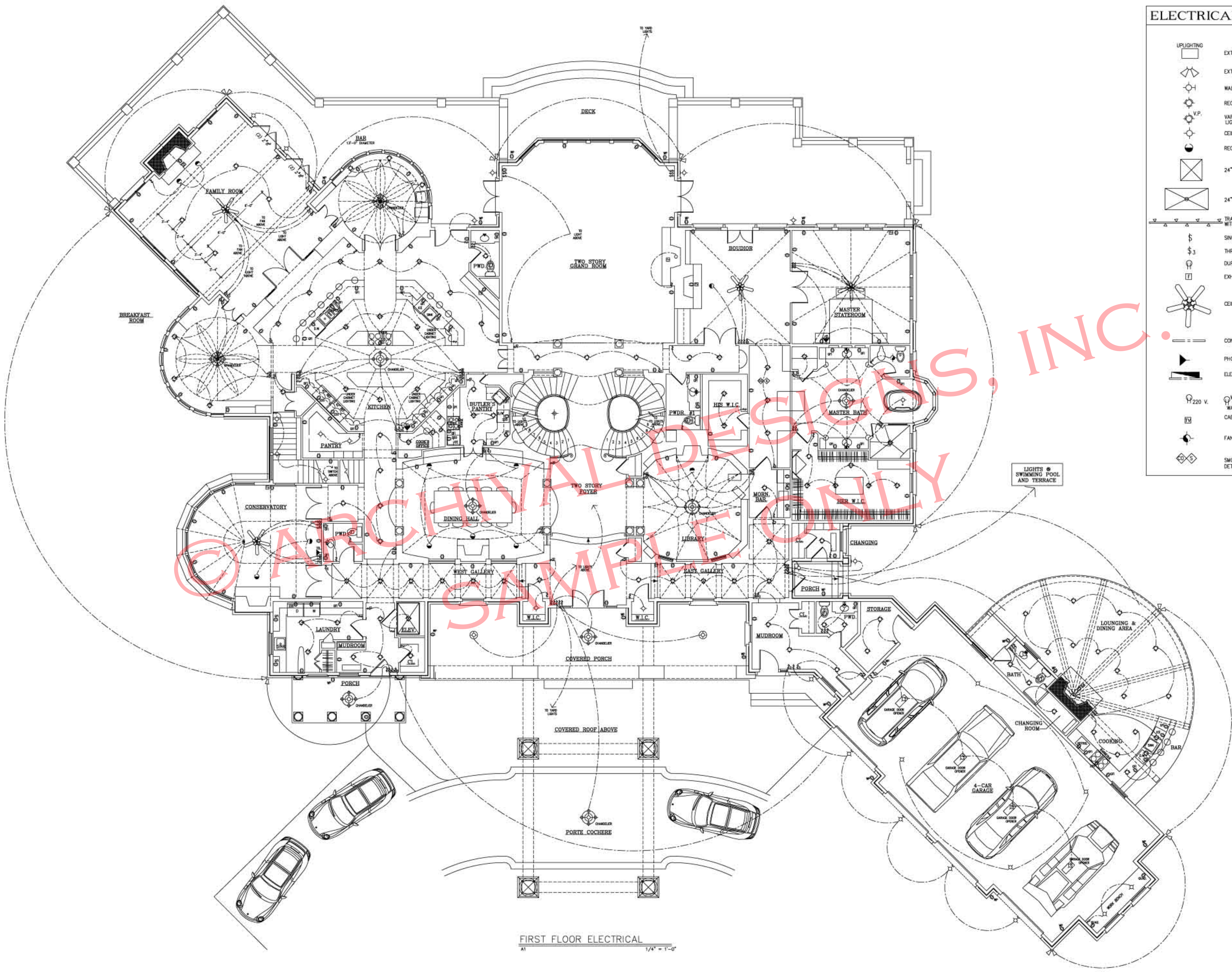
MARK	SIZE	TYPE	DESCRIPTION	QTY
A	(2) 2'-0" x 6'-2"	FIX	w/ 2" MULLS & 3'-2" TRANSOMS	2
B	(2) 2'-0" x 6'-2"	FIX	w/ 2" MULLS & 24" TRANSOM	4
C	2'-0" x 6'-0"	FIX	w/ 2" MULLS & 24" TRANSOM	2
D	(2) 2'-0" x 6'-4"	FIX	w/ 2" MULLS & 24" TRANSOM	2
E	2'-0" x 5'-2"	DH	w/ 2" MULLS & 1'-0" RADIUS TRANSOM	1
F	(2) 2'-6" x 6'-2"	DH	w/ 2" MULLS & 2'-6" RADIUS TRANSOM	5
G	2'-4" x 6'-2"	DH	w/ 2" MULLS & 3'-2" TRANSOM	1
H	2'-0" x 8'-0"	FIX	w/ CURVED MULLS FOR BOW WINDOW	8
J	2'-0" x 6'-2"	DH	w/ CURVED MULLS FOR RADIUS ROOM	12
K	2'-0" x 3'-2"	DH		1
L	(3) 2'-0" x 6'-5"	CSMT	W/ 3'-2" TRUE RADIUS HEAD - SEE ELEV.	2
M	(2) 2'-0" x 6'-2"	CSMT	W/ 2" MULLS & 24" TRANSOM	4
N	2'-0" x 6'-2"	FIX	W/ 2" MULLS & 24" TRANSOM	2
P	(2) 3'-0" x 6'-2"	FIX	W/ 1'-0" MULL & 1'-6 1/2" WIDE GLASS OPG.	1
Q	(2) 2'-0" x 6'-2"	FIX	W/ 2" MULLS	2

WINDOW SCHEDULE

MARK	SIZE	TYPE	DESCRIPTION	QTY
R	4'-0" x 1'-0"	FIX		1
S	(6) 2'-0" x 2'-0"	FIX	w/ 2" MULLS & STAGGERED ARRANGEMENT SEE ELEVATION FOR CONFIGURATION	1
T	(3) 2'-0" x 4'-0"	CASE	w/ 2" CURVED MULLS	1
U	(8) 2'-0" x 6'-2"	DH	w/ 2" CURVED MULLS FOR BOW WINDOW	1
V	(3) 2'-6" x 6'-2"	DH	w/ 2" MULLS	2
W	2'-8" x 6'-2"	DH	w/ 2" MULLS	2
X	(2) 1'-6" x 6'-2"	FIX	w/ 2" CURVED MULLS FOR BOW WINDOW	1

* NOTE:
 FRONT ELEVATION WINDOWS SHALL HAVE SPECIALTY MADE GRID PATTERN. SEE FRONT ELEVATION AND DETAIL 2/A4 FOR PATTERNS.

© COPYRIGHT 2012 ARCHIVAL DESIGNS, INC.



ELECTRICAL LEGEND

- UPLIGHTING
 EXTERIOR LIGHTING
- EXTERIOR LIGHTING
 WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
 VAPOR PROOF RECESSED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
 RECESSED EYEBALL FIXTURE
- 24" X 24" LIGHT FIXTURE
 24" X 48" LIGHT FIXTURE
- TRACK LIGHTING WITH HALOGEN BULBS
 SINGLE-POLE SWITCH
- THREE-WAY SWITCH
 DUPLEX RECEPTACLE OUTLET
- EXHAUST FAN
 CEILING MOUNTED FAN
- CONTINUOUS ROPE LIGHTING
 PHONE
- ELECTRICAL PANEL
 220 V.
- WATERPROOF CABLE OR ANTENNA
 FAN / LIGHT COMBO
- SMOKE / CARBON MONOXIDE DETECTOR

FIRST FLOOR ELECTRICAL
 1/4" = 1'-0"

AN ORIGINAL DESIGN OF
Luxury Home Plan
 BY ARCHIVAL DESIGNS, INC.

REVISIONS

ARCHIVAL DESIGNS

BY
DAVID MARC LOFTUS
 1235 Buford Highway • Suwanee, GA • 30024 • 770.831.6363

THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

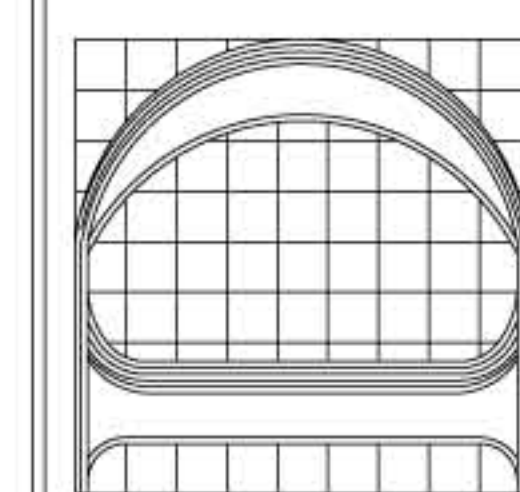
JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A4.1

AN ORIGINAL DESIGN OF

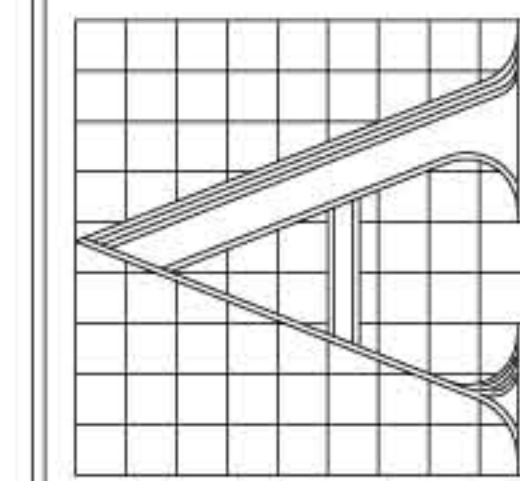
Luxury Home Plan

BY ARCHIVAL DESIGNS, INC.

REVISIONS



DESIGNS



ARCHIVAL

BY DAVID MARC LOFTUS

1235 Buford Highway • Suwanee, GA • 30024 • 770.831.6363

THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.
1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

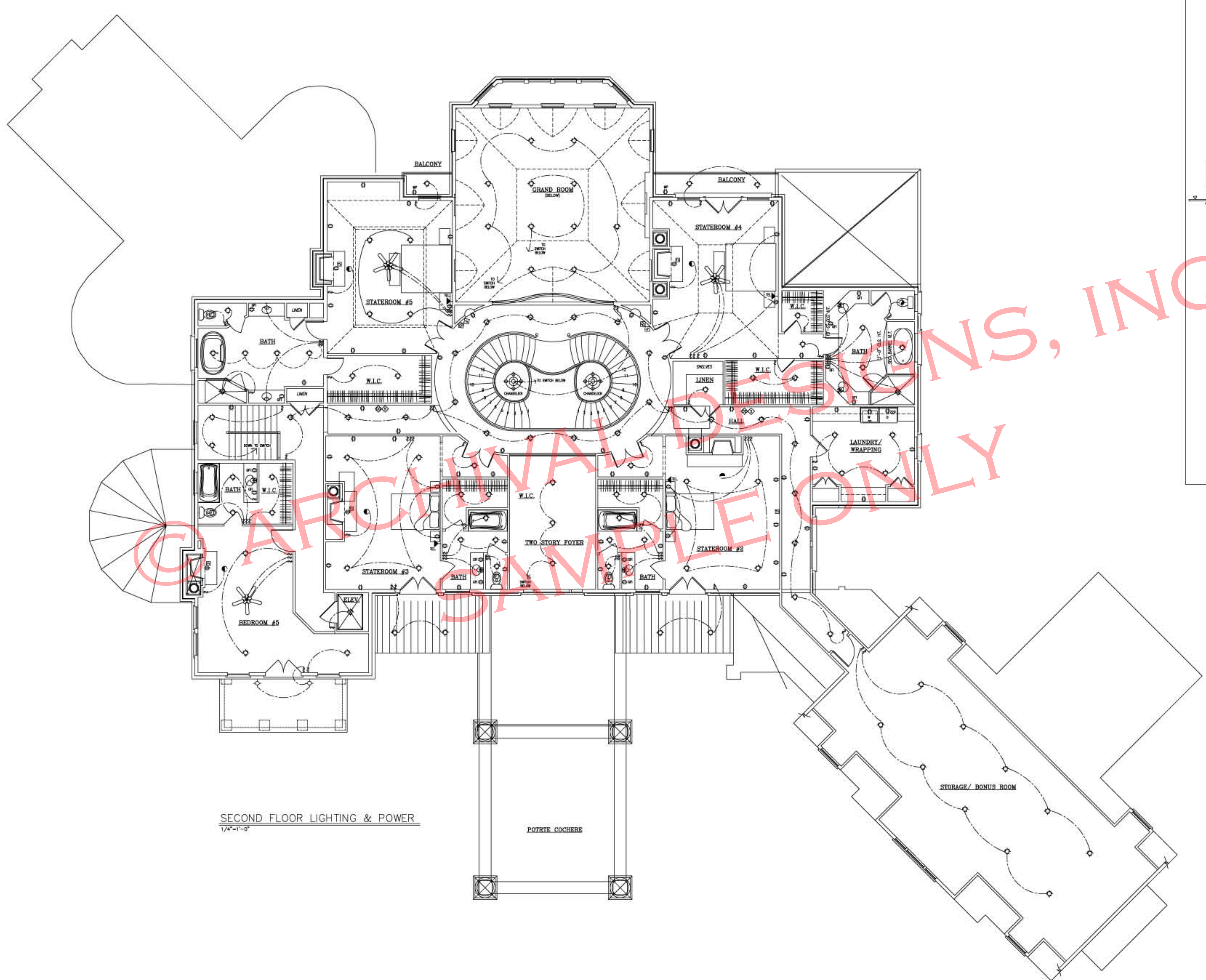
SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A4.1

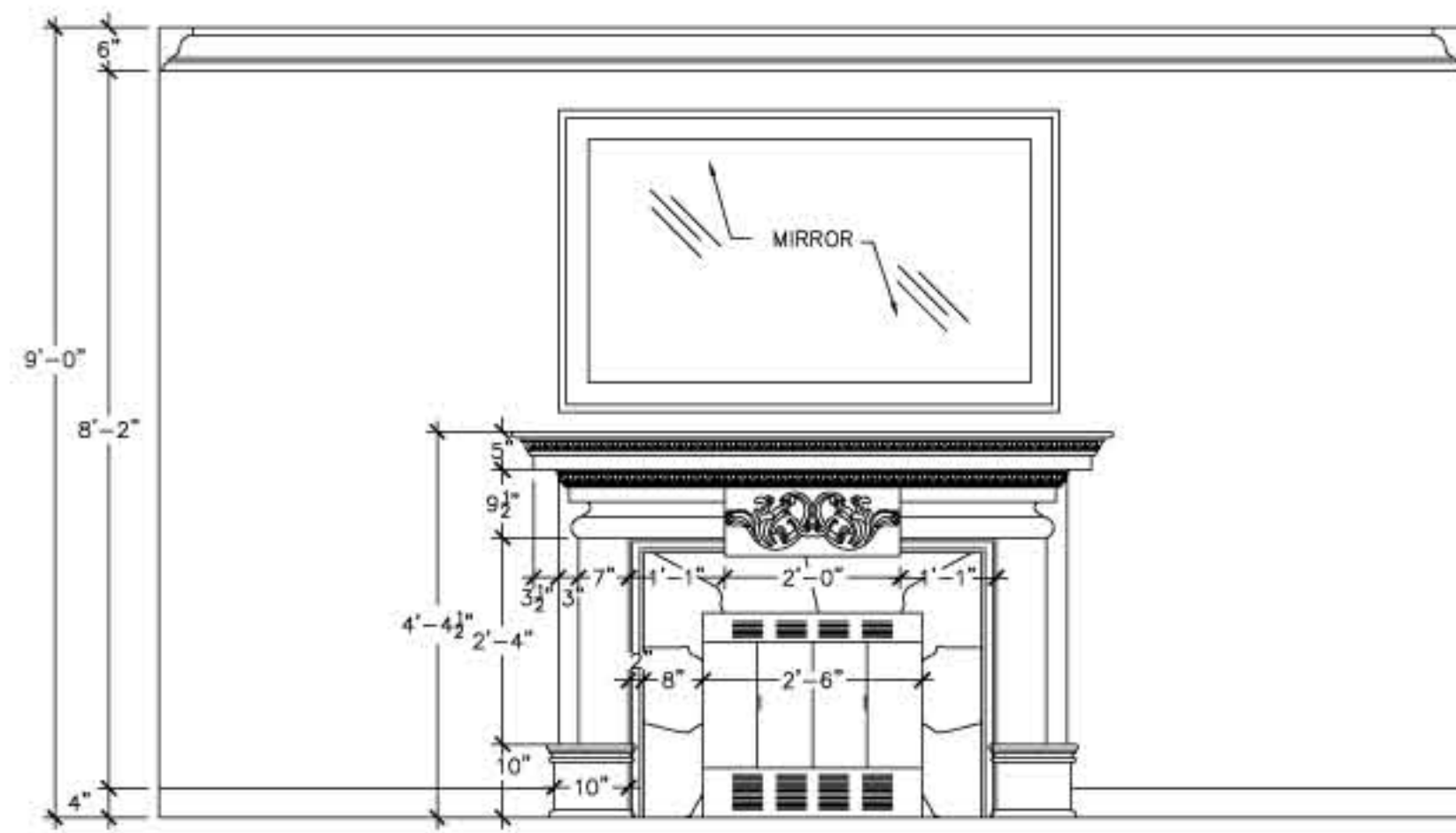
ELECTRICAL LEGEND

	UPLIGHTING		EXTERIOR UPLIGHTING
	EXTERIOR LIGHTING		WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE		VAPOR PROOF RECESSED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE		RECESSED EYEBALL FIXTURE
	24" X 24" LIGHT FIXTURE		24" X 48" LIGHT FIXTURE
	TRACK LIGHTING WITH HALOGEN BULBS		SINGLE-POLE SWITCH
	THREE-WAY SWITCH		DUPLEX RECEPTACLE OUTLET
	EXHAUST FAN		CEILING MOUNTED FAN
	CONTINUOUS ROPE LIGHTING		PHONE
	ELECTRICAL PANEL		220 V.
	WATERPROOF CABLE OR ANTENNA		FAN / LIGHT COMBO
	SMOKE / CARBON MONOXIDE DETECTOR		

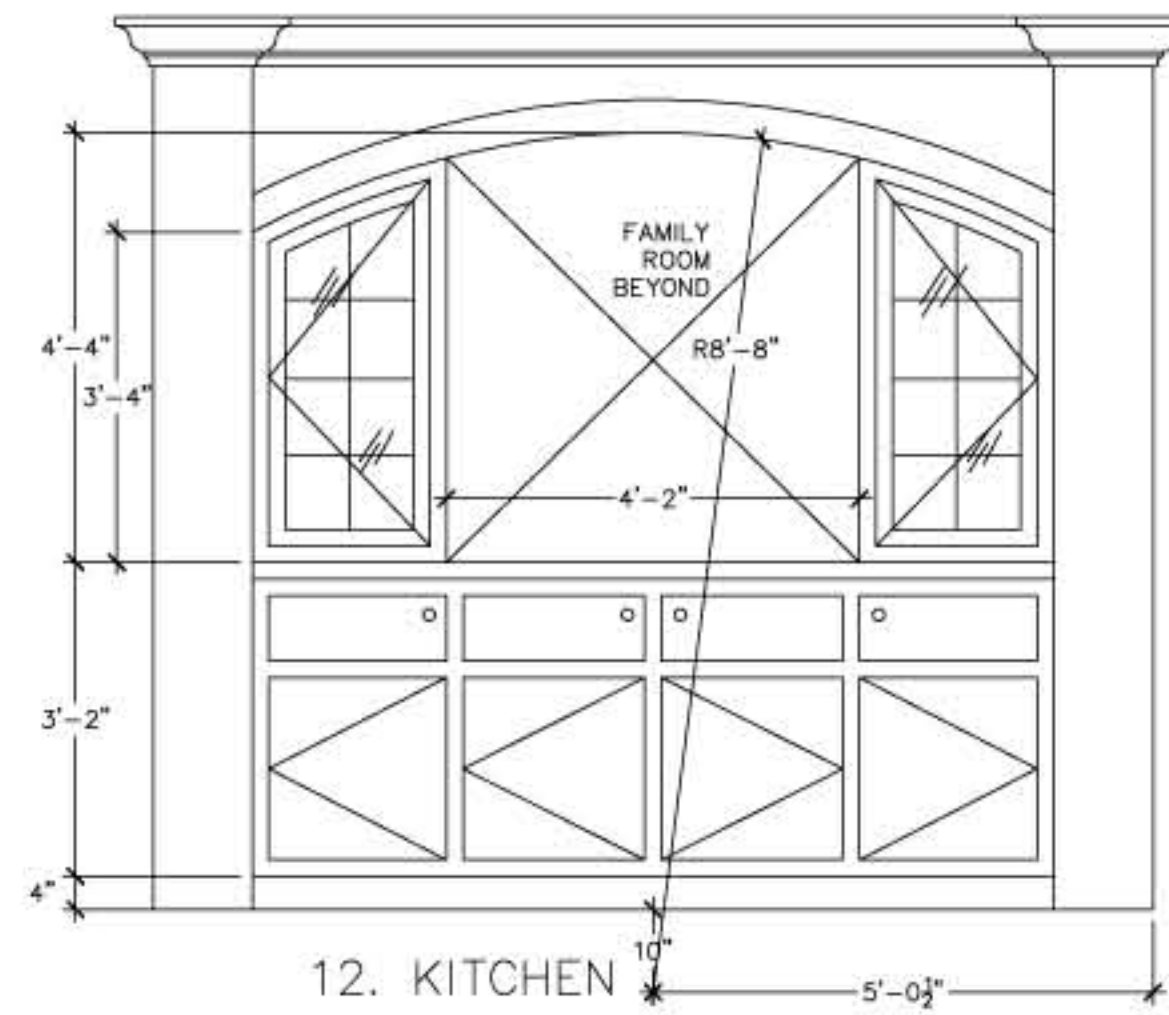


SECOND FLOOR LIGHTING & POWER
1/4"=1'-0"

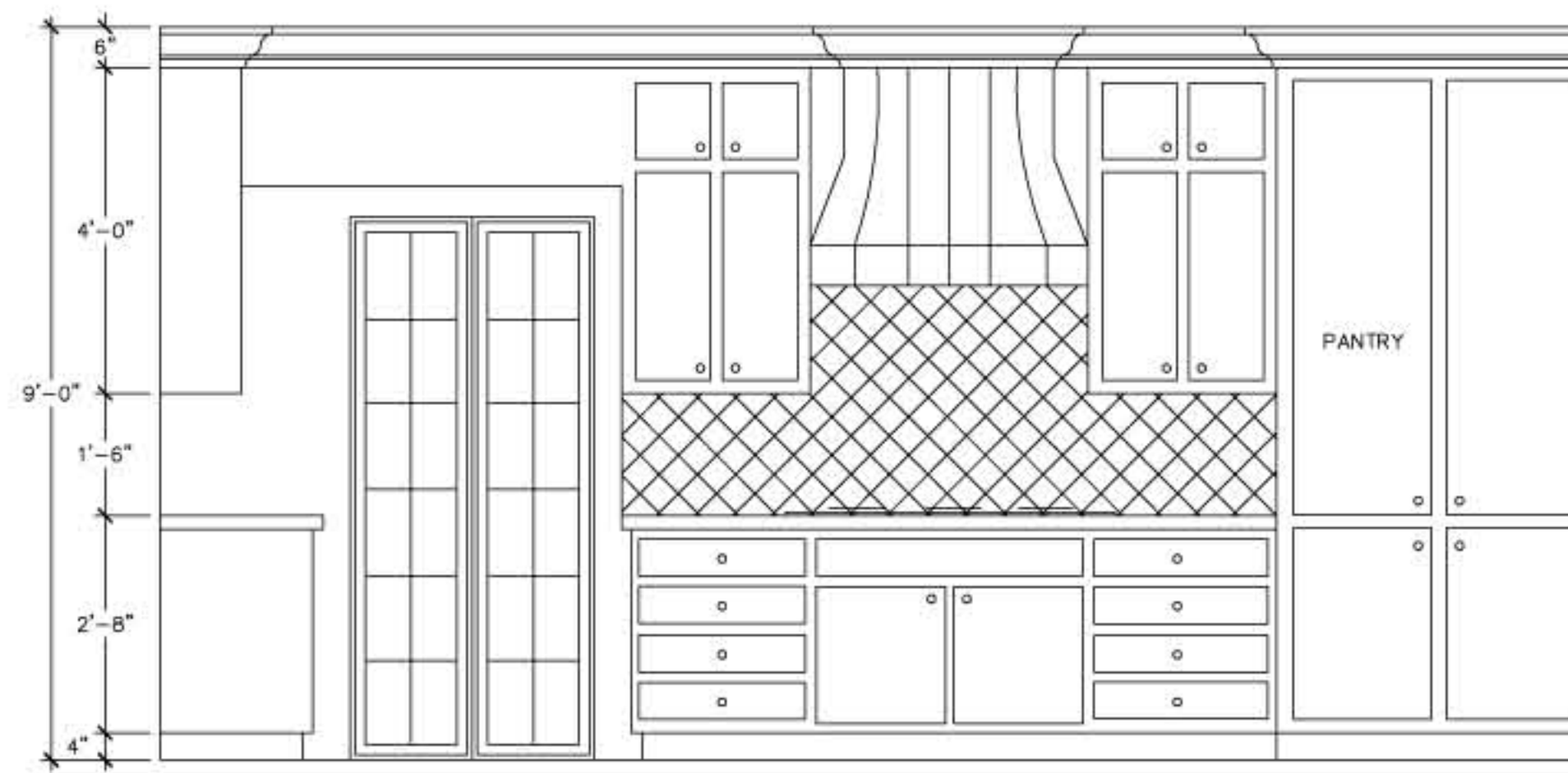
PORTE COCHERE



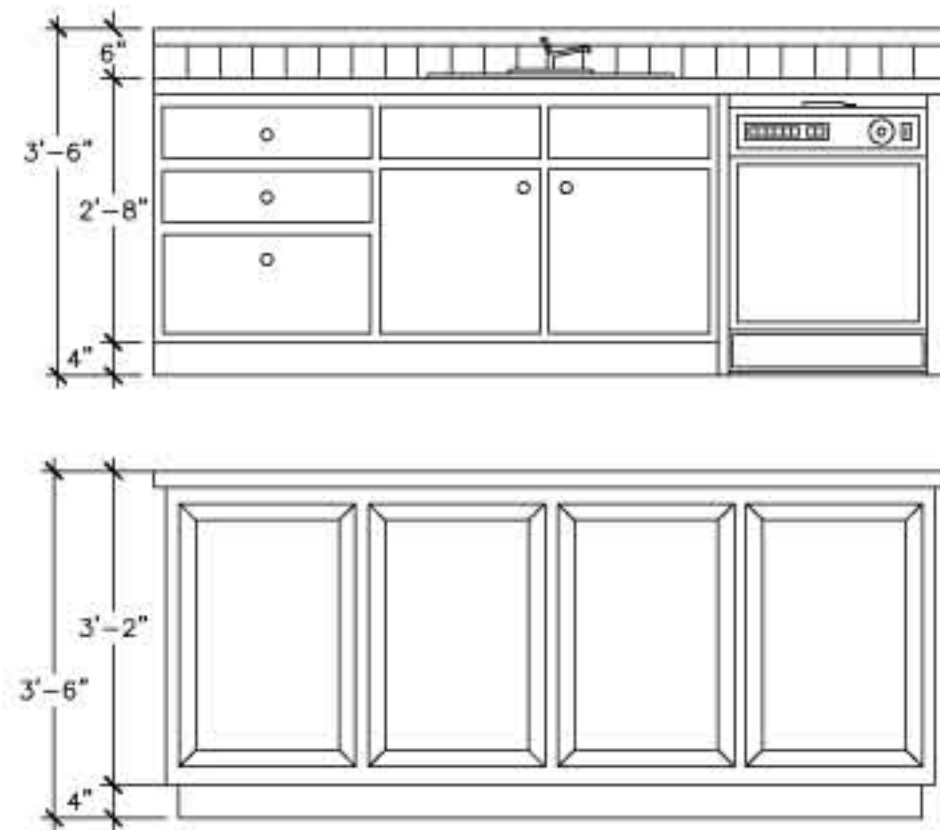
11. DINING ROOM



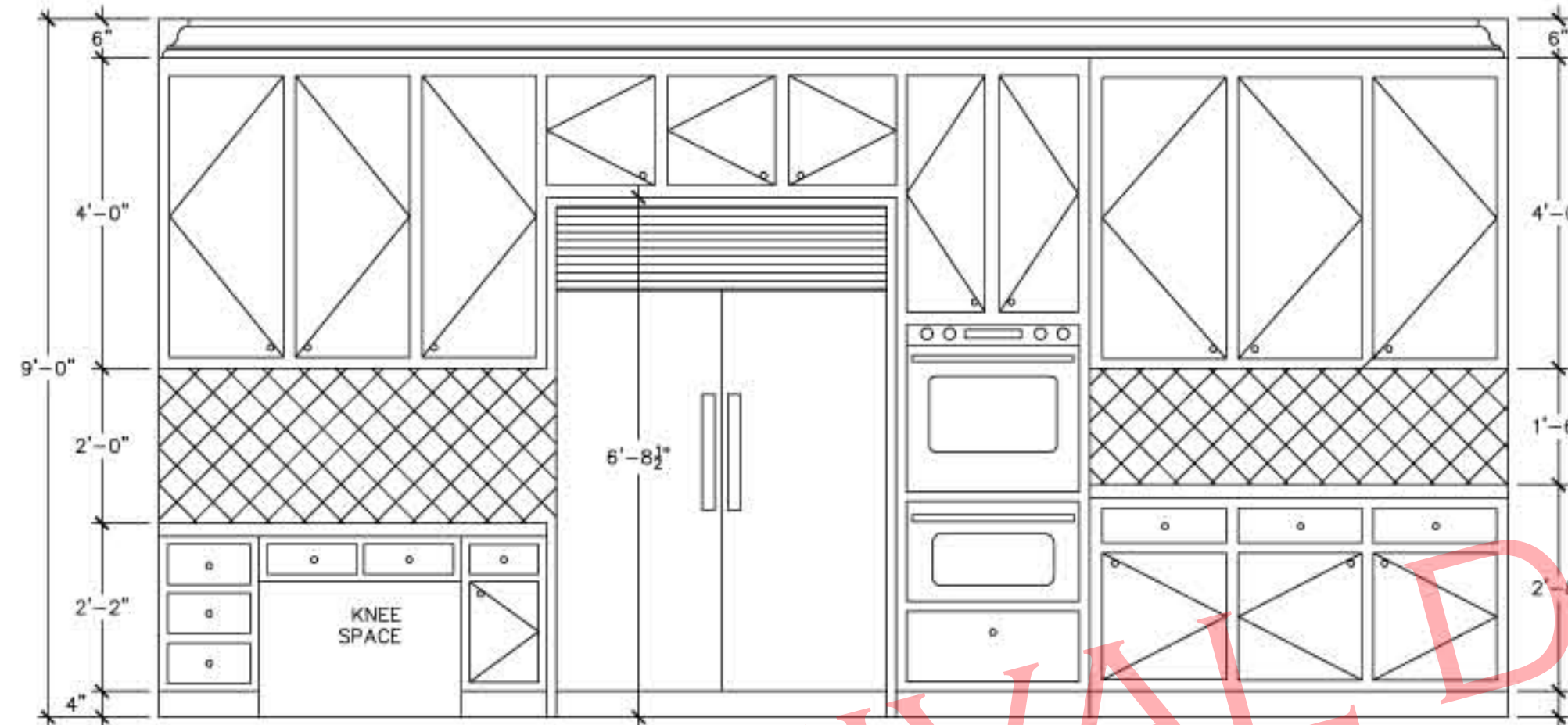
12. KITCHEN



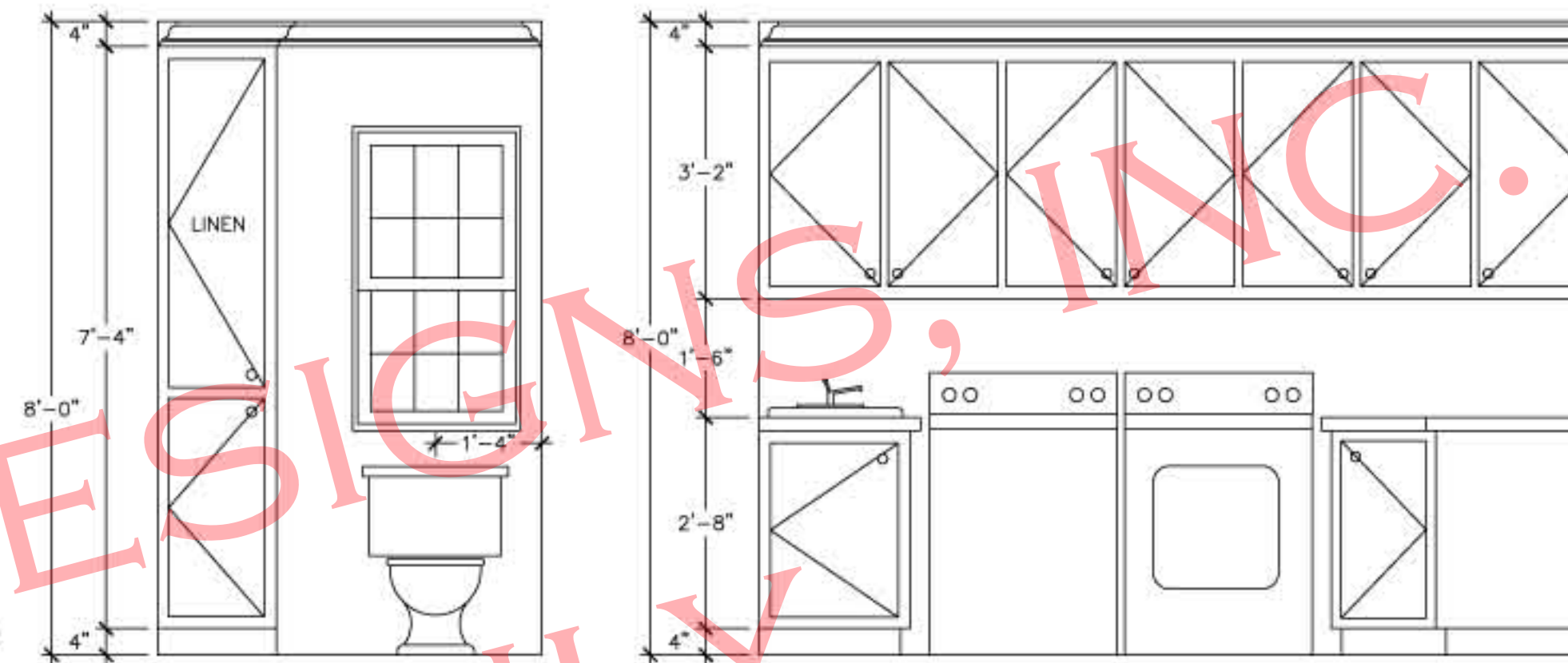
13. KITCHEN



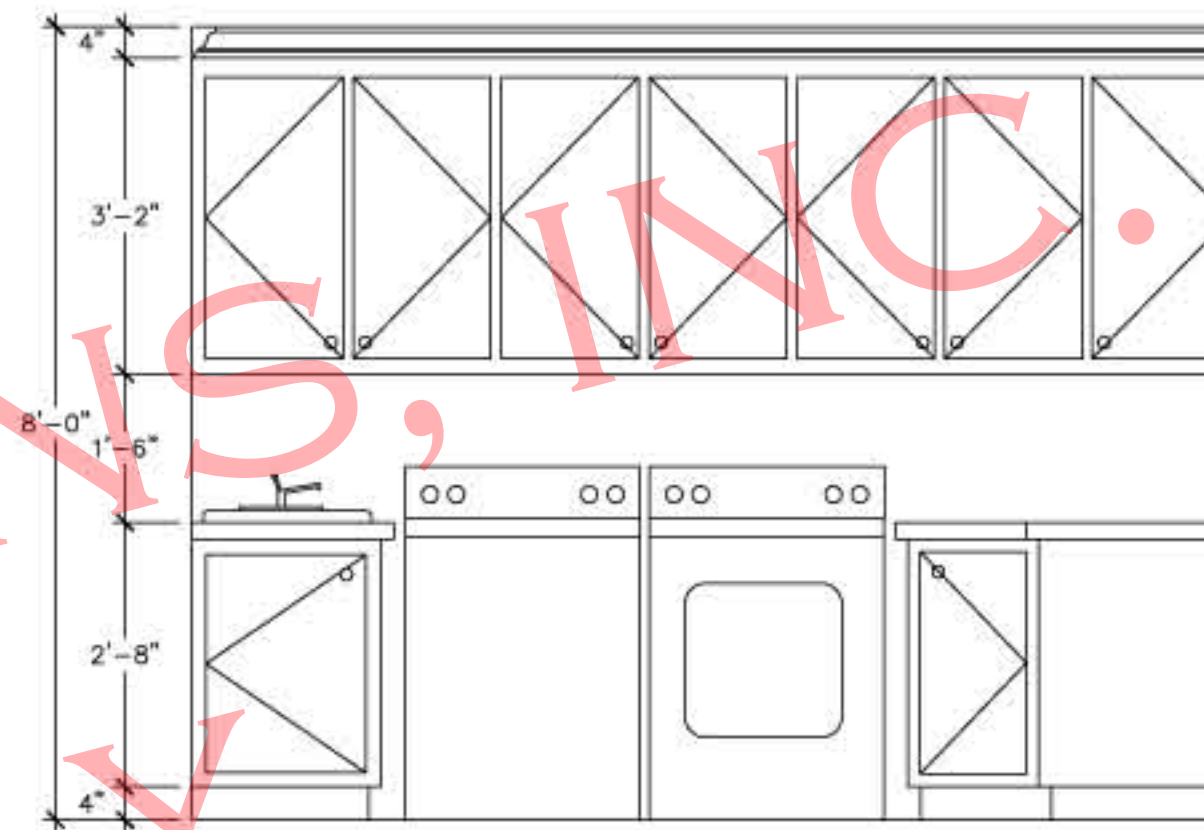
14. KITCHEN ISLAND



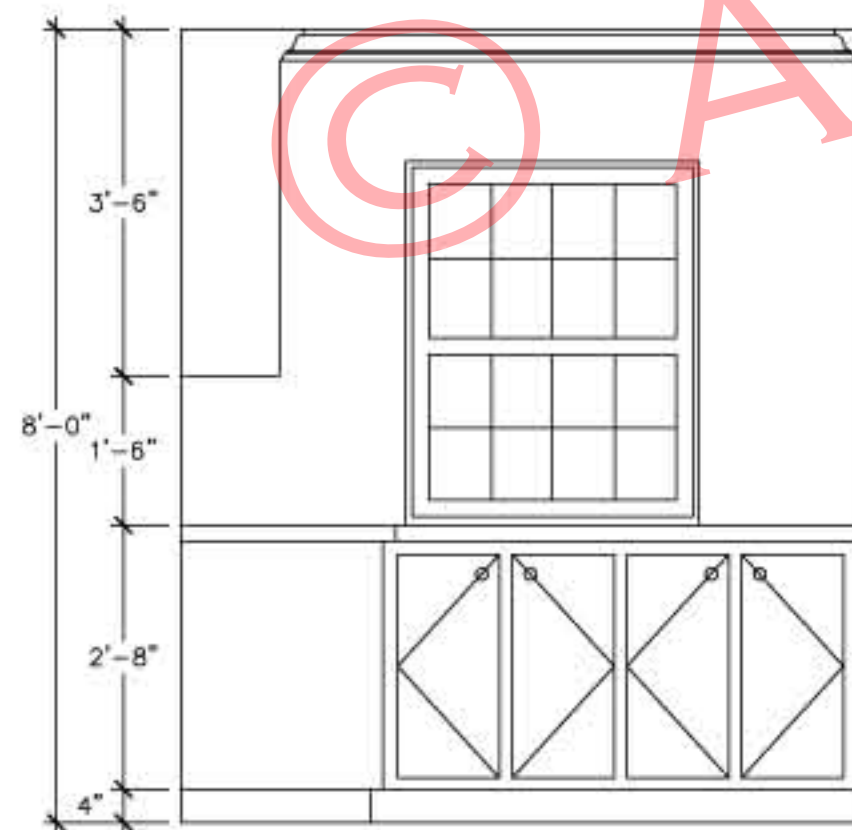
15. KITCHEN



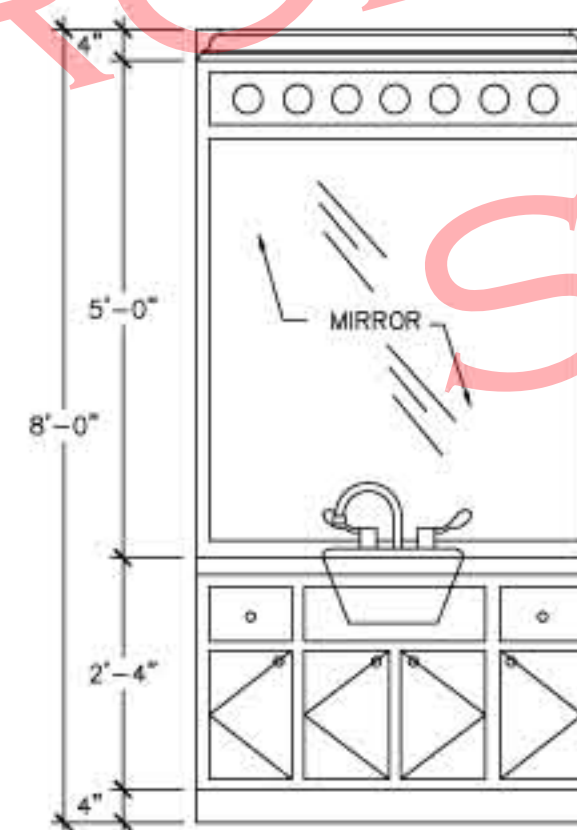
16. BEDROOM 2:4 BATH



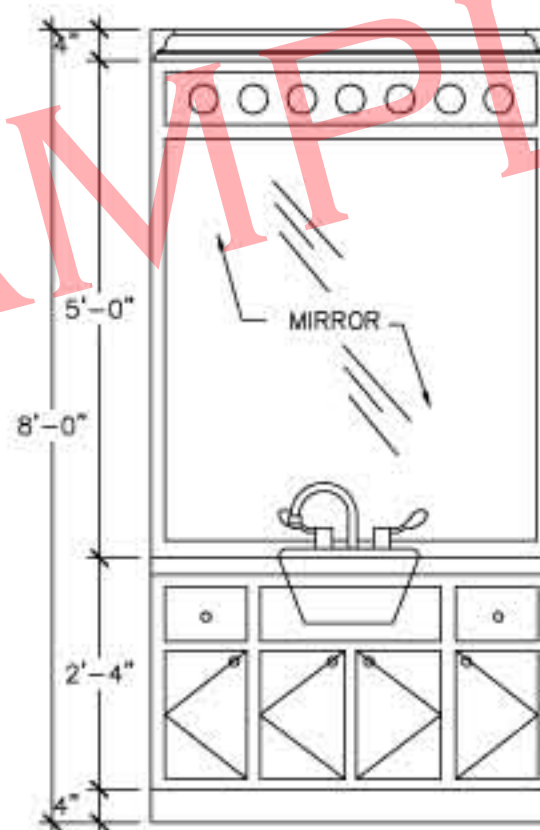
17. LAUNDRY



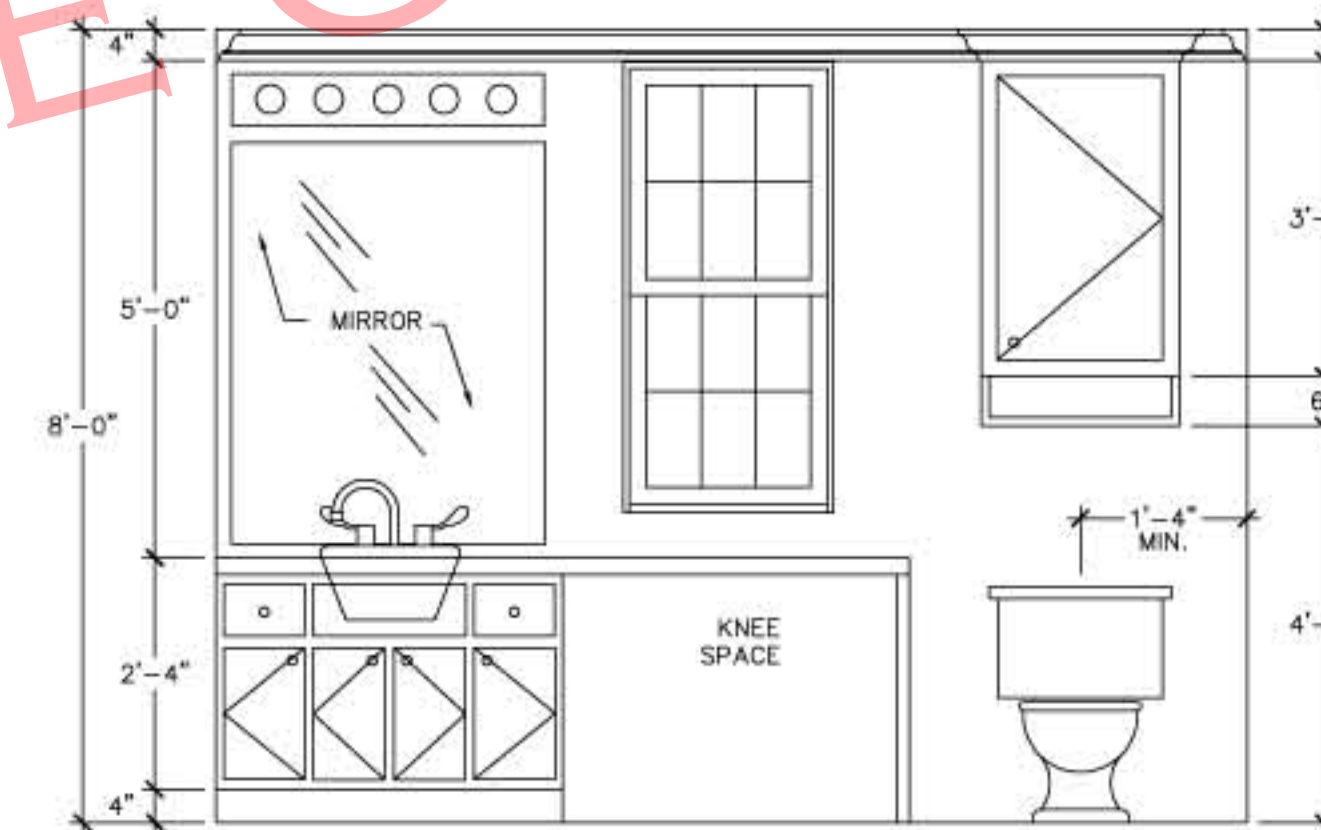
17. LAUNDRY



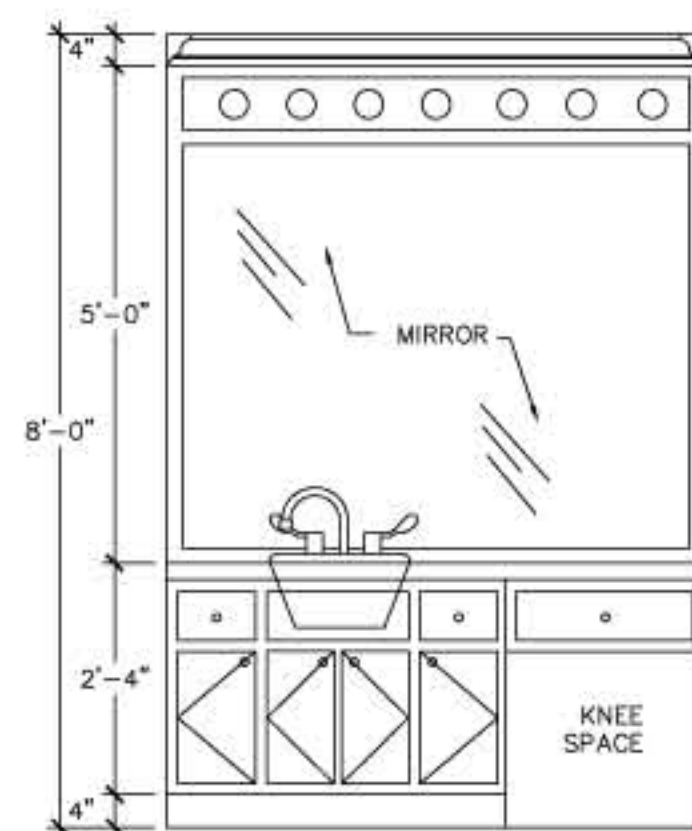
18. BEDROOM 2 VANITY



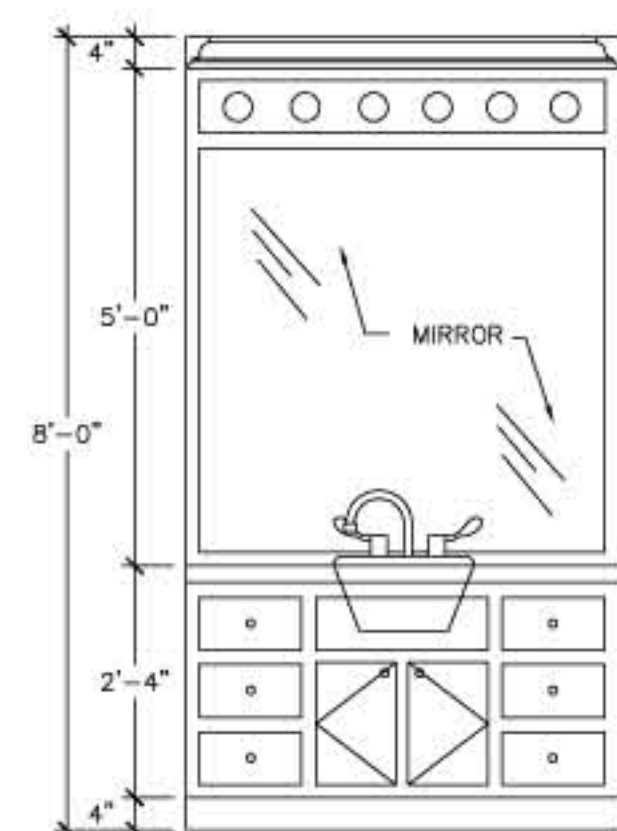
19. BEDROOM 4 VANITY



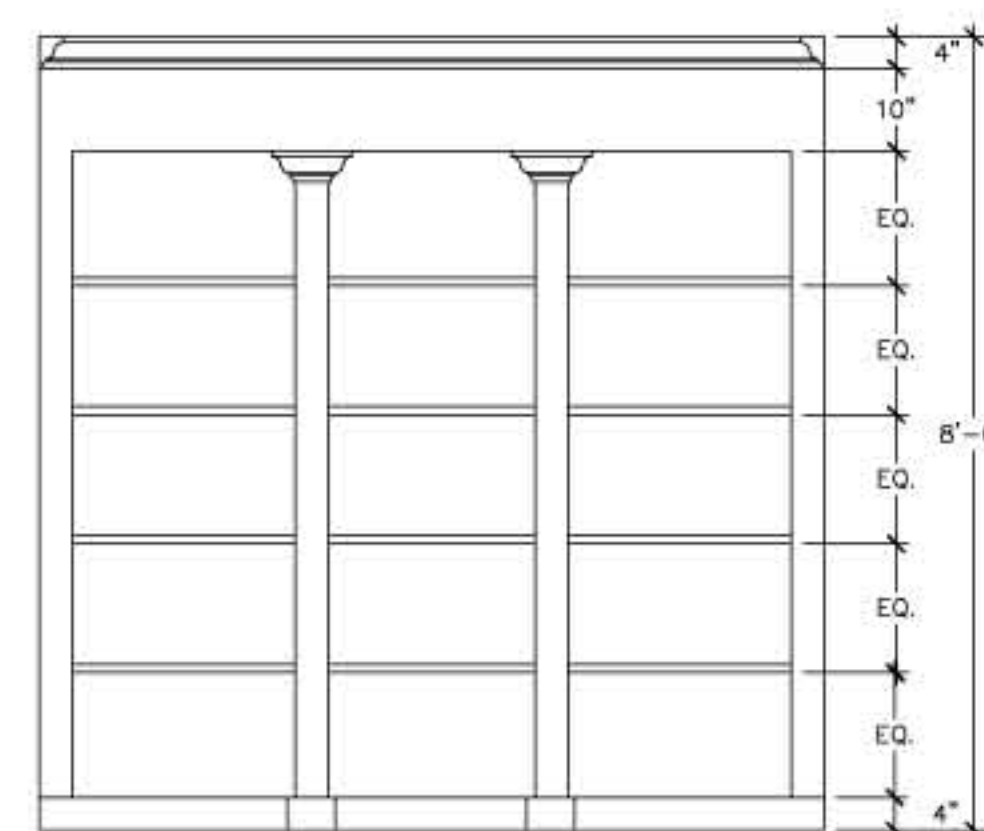
20. BEDROOM 3 BATHROOM



21. MASTER BATH



22. MASTER BATH



23. HALL BOOKSHELVES

INTERIOR ELEVATIONS

A5.2

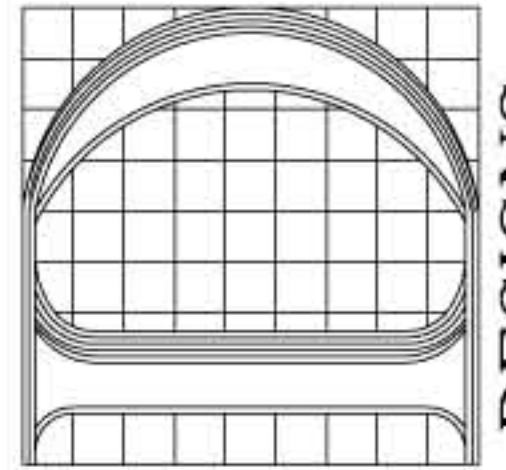
1/2" = 1'-0"

AN ORIGINAL DESIGN OF

Luxury Home Plan

BY ARCHIVAL DESIGNS, INC.

REVISIONS



ARCHIVAL DESIGNS BY DAVID MARC LOFTUS

1235 Buford Highway, Suwanee, GA 30024 770.831.4633

THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
 3) PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

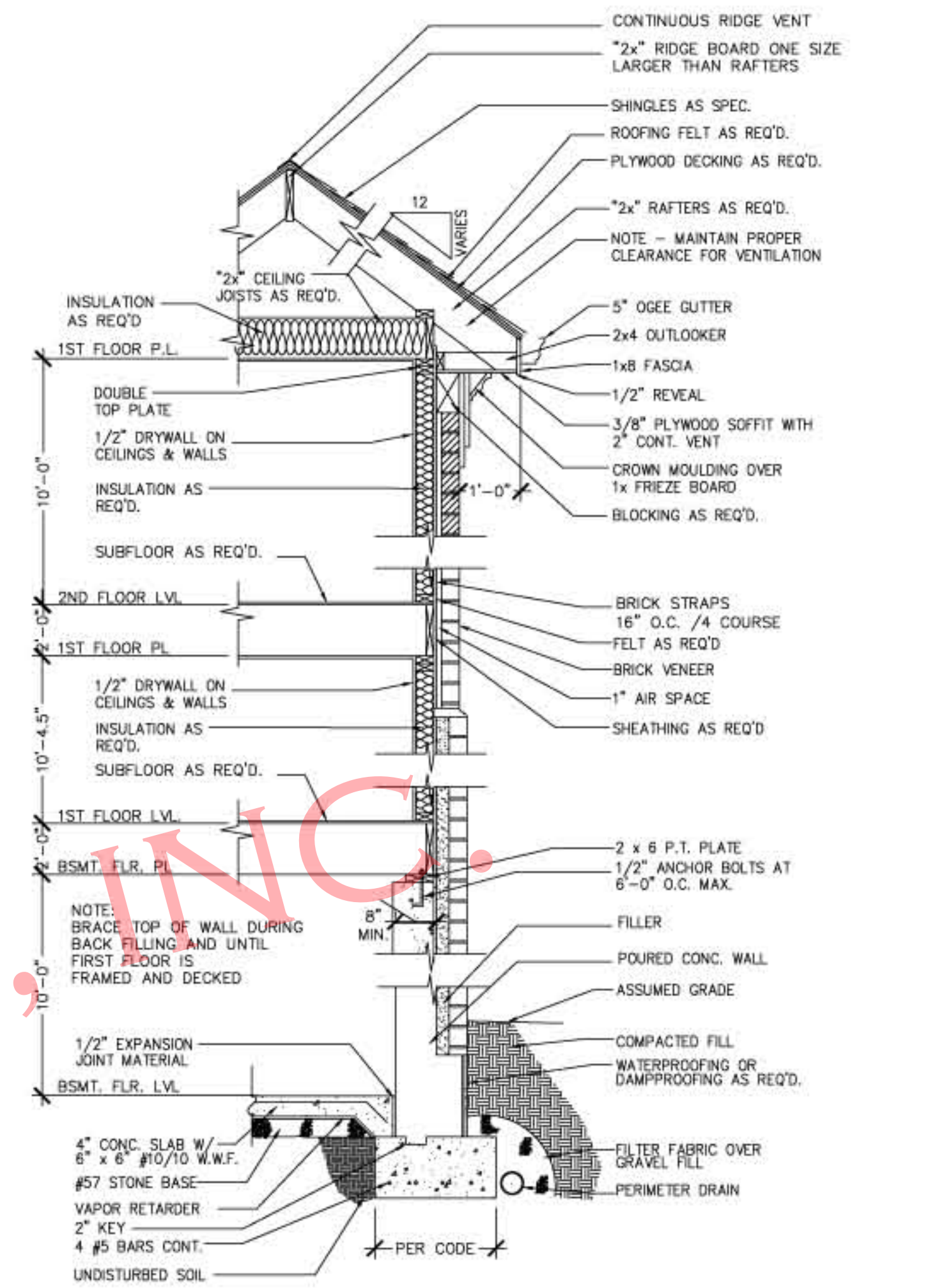
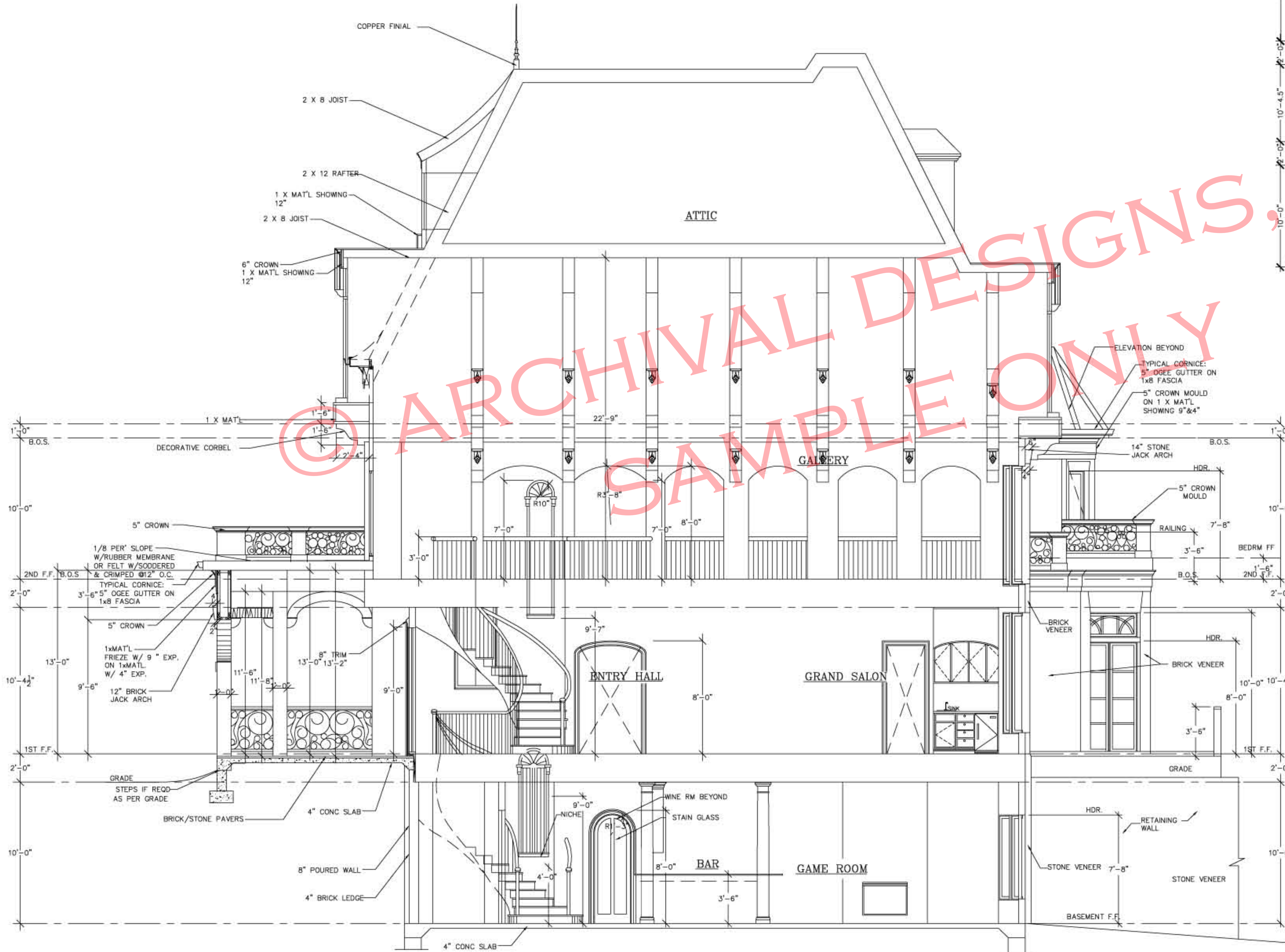
JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A5.1

© COPYRIGHT 2012 ARCHIVAL DESIGNS, INC.

BUILDING SECTION

1/A6.1

1/4" = 1'-0"



TYPICAL WALL SECTION

2/A6.1

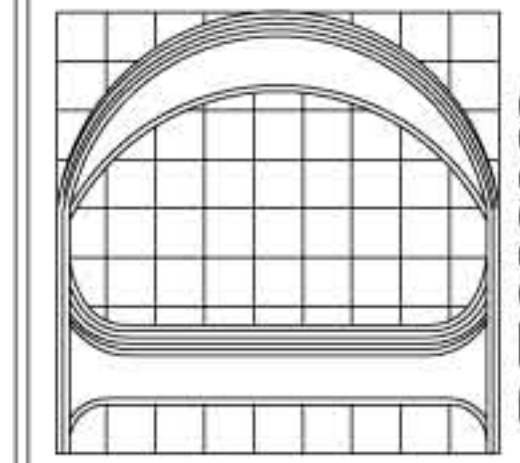
1/4" = 1'-0"

AN ORIGINAL DESIGN OF

Luxury Home Plan

BY ARCHIVAL DESIGNS, INC.

REVISIONS



ARCHIVAL DESIGNS
BY DAVID MARC LOFTUS

1235 Buford Highway, Suwanee, GA 30024 770.834.3633

THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGNS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:
1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

FIRST FLOOR	2,499 SQ.FT.
BONUS AREA	483 SQ.FT.
GARAGE	829 SQ.FT.
TOTAL	2,499 SQ.FT.
OPT. IN-LAW SUITE	579 SQ.FT.

JOB NUMBER	DATE
123456	3/10/12
DRAWN	SHEET
PWK	A6.1

© COPYRIGHT 2012 ARCHIVAL DESIGNS, INC.

NOTE: THESE NOTES ARE BASED ON THE SOUTHERN BUILDING CODE (SBC). IF THE HOUSE IS BEING CONSTRUCTED IN ANOTHER REGION, CONSULTATION WITH A LOCAL ARCHITECT TO REVIEW THESE NOTES MAY BE NECESSARY IN ORDER TO ADJUST FOR REGIONAL CONDITIONS.

DIVISION 1 - GENERAL

GENERAL CONDITIONS

- 1. THE WORK CONTAINED IN THESE CONSTRUCTION DOCUMENTS SHALL BE PERFORMED UNDER AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" (LATEST EDITION) OR ANY OTHER CONTRACT SPECIFIED BY THE BUILDER.
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
3. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
4. THE PROJECT ARCHITECT SHALL BE NOTIFIED SHOULD ANY DISCREPANCY OR QUESTIONS ARISE PERTAINING TO THESE DRAWINGS. NO CHANGE SHALL BE MADE WITHOUT REVIEW BY THE ARCHITECT.
5. ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:
A. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
B. MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS' RECOMMENDATIONS.
C. ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.
6. ALL CONTRACTORS SHALL VISIT JOB SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BIDS.
7. ALL WORK SHALL BE PERFORMED IN A GOOD WORKMANLIKE MANNER. CONTRACTORS TO REMOVE THEIR DEBRIS AND LEAVE THE JOB SITE BROOM SWEEPED AT THE END OF EACH WORKING DAY.
8. CONTRACTORS SUBMITTING A BID WITH A PROJECT SUBSTITUTION SHALL BE REQUIRED TO SUBMIT MANUFACTURER'S PRODUCT DATA AND SAMPLES (WHERE APPROPRIATE) AT THE TIME OF SUBMITTING A BID FOR APPROVAL OF THE SUBSTITUTION.
9. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF OWNER'S ACCEPTANCE.
10. NOTES ON DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.

DIVISION 2 - SITE WORK

EXCAVATION AND BACKFILL

- 1. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT THE ELEVATIONS SHOWN ON THE DRAWINGS OR IF OVER-EXCAVATED, COMPACTED FILL SHALL BE PLACED TO THE ELEVATIONS REQUIRED FOR BEARING. A MINIMUM 3" - 5" COVER FOR FROST PROTECTION SHALL BE MAINTAINED FOR EXTERIOR FOOTINGS. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY OF 3,000 PSI. HAND DIG THE LOWER HALF OF FOOTING EXCAVATION.
2. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING CONCRETE.
3. FILL AND/OR BACKFILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D-1557:
FILL UNDER FOOTINGS.....95%
FILL UNDER SLABS ON GRADES.....90%
FILL UNDER LANDSCAPED AREAS.....85%
4. FILL MATERIALS:
A. FILL UNDER SLABS: PEA FILL 3/8" DIAMETER STONE FILL.
B. FILL UNDER EXTERIOR SLAB: CA-6 GRADE 9 STONE FILL.
C. FILL UNDER LANDSCAPED AREA: SATISFACTORY FILL MATERIALS FREE OF CLAY, ROCK OR GRAVEL LARGER THAN 2" IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETABLE AND OTHER DELETERIOUS MATTER.
5. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
6. MAXIMUM ALLOWABLE SOIL PRESSURE IS TO BE VERIFIED BY A SOILS ENGINEER AT THE REQUIRED DEPTHS IN A LETTER AFTER FOOTING EXCAVATIONS ARE COMPLETE AND PRIOR TO POURING FOUNDATION CONCRETE, IF REQUIRED BY BUILDER.
7. THE SITE SHALL BE FINAL GRADED AND EXCESS DIRT HAULED AWAY. BLACK DIRT SHOULD BE SPREAD READY FOR LANDSCAPING.
8. REMOVE ALL EXISTING TREES, LANDSCAPING AND LANDSCAPE STRUCTURES WITHIN THE AREA OF NEW CONSTRUCTION.

DIVISION 3 - CONCRETE

CAST-IN-PLACE CONCRETE

- 1. CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-99) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301-89).
2. ALL FOOTINGS SHALL BEAR SOIL ON MINIMUM 3,000 PSI UNDISTURBED.
3. CONCRETE MIX "A" SHALL BE USED FOR FOUNDATION WALLS, FOOTINGS AND INTERIOR SLABS ON GRADE. CONCRETE MIX "B" SHALL BE USED FOR EXTERIOR SLABS, CURBS AND ALL OTHER EXTERIOR CONCRETE.

Table with columns for MIX A and MIX B, rows for ultimate compressive strength, minimum no. of sacks, slump range, maximum aggregate size, entrained air, water-reducing admixture, and dry weight per cubic foot.

- 4. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS" FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS, AND AS HEREIN SPECIFIED.

- 5. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT.
6. FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.
7. BREAK OFF WALL TIES BEFORE DAMPROOFING.
8. PROVIDE KEYWAYS AT LEAST 1-1/2" DEEP IN CONSTRUCTION JOINTS IN WALLS, SLABS, AND BETWEEN WALLS AND FOOTINGS. ACCEPTED BULKHEADS DESIGNED FOR THIS PURPOSE MAY BE USED FOR SLABS.
9. CONSTRUCTION ISOLATION JOINTS IN SLABS ON GRADE AT POINTS OF CONTACT BETWEEN SLABS AND VERTICAL SURFACES, SUCH AS COLUMN PEDESTALS, FOUNDATION WALLS, AND ELSEWHERE AS INDICATED.
10. APPLY NON-SLIP BROOM FINISH TO EXTERIOR CONCRETE PLATFORMS AND STEPS.

DIVISION 4 - MASONRY

- 1. BRICK MASONRY WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR ENGINEERED BRICK MASONRY", LATEST EDITION AND ASTM SPECIFICATIONS C216.
2. MORTAR SHALL BE TYPE N.
3. MASONRY TIES: GALVANIZED 20 GAUGE CORRUGATED METAL TIES. PROVIDE 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY.
4. FOR SILLS, CAPS AND SIMILAR APPLICATIONS RESULTING IN EXPOSURE OF BRICK SURFACES WHICH OTHERWISE WOULD BE CONCEALED FROM VIEW, PROVIDE UNCOURED OR UNFROGGED UNITS WITH ALL EXPOSED SURFACES FINISHED.
5. WALLS ARE TO BE COVERED AT THE END OF EACH DAY TO PREVENT WATER ABSORPTION. CLEAN THE AIR SPACE OF MORTAR DRIPPINGS AND OTHER DEBRIS DURING CONSTRUCTION.
6. DO NOT INSTALL MASONRY WORK WHEN TEMPERATURES FALL BELOW 40° F.
7. UPON COMPLETION OF CONSTRUCTION, CLEAN ALL MASONRY WITH A MILD SOLUTION OF MURIATIC ACID.

DIVISION 5 - METALS

- 1. ALL STRUCTURAL STEEL TO BE A-36 (FY = 36 KSI) WITH ONE SHOP COAT OF RUST INHIBITING PRIMER.
2. CONNECTIONS, IN GENERAL, SHALL BE SHOP WELDED AND FIELD BOLTED. DESIGN CONNECTIONS TO SUPPORT REACTIONS CALCULATED FROM THE UNIFORM LOAD CONSTANTS SHOWN IN THE AISI BEAM TABLES.
BOLTED CONNECTIONS: USE ASTM A325 (3.4 MINIMUM) BOLTS IN BEARING TYPE CONNECTIONS WITH THREADS PERMITTED IN THE SHEAR PLANE, UNLESS OTHERWISE NOTED.
WELDED CONNECTIONS: USE ASW A51 CLASS E70XX ELECTRODES FOR MANUAL WELDING AND GRADE SAW-2 FOR SEMI-AUTOMATIC ARC WELDING.
3. USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND COLUMNS. WOOD SHIMS ARE NOT ALLOWED.
4. PROVIDE 6" x 6" x 1/2" BASE PLATES UNDER ALL COLUMNS, AND BOLT ALL BEAMS TO COLUMN CAP AT A MINIMUM OF TWO LOCATIONS.
5. CONTRACTOR SHALL PROVIDE STRUCTURAL SHOP DRAWINGS FOR ALL BEAM TO BEAM CONNECTORS.

DIVISION 6 - WOODS AND PLASTICS

ROUGH CARPENTRY

- 1. ALL ROUGH CARPENTRY FRAMING AND MATERIALS SHALL CONFORM TO RECOGNIZED INDUSTRY STANDARDS AND THE FOLLOWING:
A. "TIMBER CONSTRUCTION STANDARDS" - NTC 100" OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
B. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND DESIGN VALUES OF WOOD CONSTRUCTION OF THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
C. MANUAL FOR WOOD FRAME CONSTRUCTION NFPA WOOD #1.
D. "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION
E. US PRODUCT STANDARD PS-20-70 FOR LUMBER AND U.S. PRODUCT STANDARD PS-1 FOR PLYWOOD
F. AMERICAN WOOD PRESERVERS BUREAU QUALITY CONTROL AND INSPECTION PROCEDURES FOR SOFTWOOD LUMBER AWP'S LP-2-88
G. WESTERN LUMBER GRADING RULES 91.
2. PROVIDE GRADE STAMP ON EACH PIECE OF LUMBER. PROVIDE DIMENSIONAL LUMBER OF ANY SPICES OR GRADE HAVING THE FOLLOWING:
DESIGN VALUES
SURFACING: DRESSED LUMBER (54S)
MOISTURE CONTEXT: KILN-DRY OR MC15 (15% MAX. MOISTURE CONTEXT)
FB (MIN. EXTREME FIBER STRESS IN BENDING): 1050 PSI
E (MIN. NODULES OF ELASTICITY): 1,400,000 PSI.
3. PROVIDE PRESSURE TREATED LUMBER TREATED WITH WATERBORNE PRESERVATIVES (AWPB LP-2) WHEREVER LUMBER IS IN CONTACT WITH MASONRY OR CONCRETE.

- 4. STUD FRAMING:
A. STUD SPACING: 2X4'S AT 16" O.C. WITH WALLS UP TO 10'-0"; 12" O.C. WITH WALLS UP TO 14'-0"; 2X6'S AT 12" O.C. FOR 3 STORY STRUCTURES.
B. PROVIDE SINGLE BOTTOM PLATE ON DOUBLE TOP PLATE (SINGLE TOP PLATE ON NON-BEARING PARTITIONS), LAP TOP MIN. 48". PROVIDE FULL WIDTH PLATES
C. PROVIDE MINIMUM 3-STUD CORNERS.
D. FRAME OPENINGS WITH TWO OR MORE STUDS AT EACH JAMB SUPPORT HEADERS ON CRIPPLES
E. PROVIDE BLOCKING AS REQUIRED FOR CABINETRY, CLOSETS, STAIRS, ETC.
5. JOIST FRAMING:
A. INSTALL WITH CROWN EDGE UP.
B. PROVIDE MINIMUM 1-1/2" BEARING OR PROVIDE METAL JOIST HANGERS
C. PROVIDE DOUBLED HEADERS AND TRIMMERS AT OPENINGS. NOTCHES ARE PERMITTED UP TO 1/8 DEPTH OF JOIST EXCEPT NONE IN MIDDLE THIRD OF SPAN.
D. DO NOT BORE HOLES WITHIN 2" OF TOP OR BOTTOM OF JOIST OR LARGER THAN 1/3 OF JOIST.
E. INSTALL SOLID BLOCKING EQUAL TO DEPTH OF JOIST AT ENDS OF JOISTS AND OVER SUPPORTS.
F. OPPOSING JOIST FRAMED OVER SUPPORTS SHALL BE LAPPED 4" MIN.(BUTT ENDS WHEN 12" O.C.)
G. PROVIDE DOUBLE JOISTS UNDER PARALLEL NON-BEARING PARTITIONS.
H. PROVIDE 1 x 3 CROSS BRACING AT MAX. SPACING OF 8'-0" O.C.

- 6. RAFTER FRAMING:
A. NOTCH RAFTERS TO BEAR SQUARELY ON EXTERIOR WALL PLATES.
B. RAFTER WALL HAVE KICKERS AT EVERY 3RD JOIST, MIN. 30" LONG.
C. WIND BEAMS LOCATED 1/3 DOWN FROM RIDGE AT EVERY 2ND RAFTER.
7. FASTENERS:
A. SPACE FASTENERS TO COMPLY WITH APPLICABLE CODES AND THE "RECOMMENDED NAILING SCHEDULE OF THE NFPA "MANUAL FOR CONSTRUCTION"
B. PROVIDE HOT DIP GALVANIZED STEEL FASTENERS WHEN IN CONTACT WITH PRESSURE TREATED LUMBER.
C. USE FASTENERS OF APPROPRIATE TYPE AND LENGTH. PRE-DRILL MEMBERS WHEN NECESSARY TO AVOID SPLITTING WOOD.
D. WHERE EXPOSED, COUNTERSINK NAILS AND FILL FLUSH WITH SUITABLE WOOD FILLER.
E. PROVIDE PREFABRICATED, FORMED, HOT DIPPED, GALVANIZED STEEL FRAMING CONNECTORS AND SUPPORTS OR TYPE AND SIZE REQUIRED. PROVIDE SHOP DRAWINGS OF BEAM TO BEAM CONNECTORS.

- 8. PROVIDE FIRE STOPS AT INTERCONNECTIONS OF CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
9. PROVIDE 1/2" DIAMETER ANCHOR BOLTS 8" LONG AT 4'-0" O.C. FOR ANCHORAGE OF PRESSURE TREATED SILL PLATES TO FOUNDATIONS. LEVEL AND GROUT SOLID WITH PORTLAND CEMENT GROUT.
10. SHEATHING:
A. EXTERIOR WALL SHEATHING SHALL BE ONE OF THE FOLLOWING:
1. 1 x 4 WOOD BOARDS
2. 1/2" CDX PLYWOOD FOR CORNER BRACING
3. 1/2" MOISTURE RESISTANCE FIBER BOARD
4. 1/2" GYPSUM SHEATHING
B. ROOF SHEATHING SHALL BE CDX PLYWOOD 1/2" THICK WHEN FRAMING @ 15" O.C. 5/8" THICK ON FRAMING UP TO 24" O.C.
11. FLOOR SHEATHING SHALL BE 3/4 TONGUE AND GROOVE EXTERIOR GRADE PLYWOOD SHEATHING GLUED AND NAILED AS PER SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.

PREFABRICATED WOOD TRUSSES

- 1. WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, HANDED, ERRECTED AND BRACED IN COMPLIANCE WITH THE FOLLOWING:
A. DESIGN SPECIFICATION FOR METAL PLATE CONNECTED PARALLEL CHORD WOOD TRUSSES (TPI PCT-80) TRUSS PLATE INSTITUTE.
B. DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES (TPI-85) AND QUALITY STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES (TPI QST-89) TRUSS PLATE INSTITUTE.
C. AMERICAN SOFTWOOD LUMBER STANDARD NBS PS 20.
2. SUBMIT DETAILED DRAWINGS FOR FABRICATION AND ERECTION OF TRUSSES INCLUDING PLANS, ELEVATIONS AND LARGE SCALE DETAILS OF SPECIAL CONNECTIONS, JOINING AND ACCESSORIES. A PROFESSIONAL ENGINEER LICENSED FOR THE PROJECT LOCATION SHALL SEAL SHOP DRAWINGS.
3. CONFORM TO THE WOOD TRUSS DESIGN TO THE FOLLOWING DESIGN CRITERIA:
A. FLOOR LIVE LOAD: 40 LBS/SQ.FT.
B. ROOF LIVE LOAD: 30 LBS/SQ.FT.
C. DEFLECTION (MAXIMUM): L(SPAN)/360.
4. TRUSSES SHALL BE ERRECTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. FIELD CUTTING OF TRUSS MEMBERS IS NOT ALLOWED.

FINISH CARPENTRY

- 1. PROVIDE WOODWORK THAT COMPLIES TO THE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" PUBLISHED BY ARCHITECTURAL WOODWORK INSTITUTE.
2. ALL WOODWORK MATERIALS TO BE APPROVED BY BUILDER.
3. HIGH PRESSURE LAMINATE: NEMA LD-3
4. STANDING AND RUNNING TRIM:
A. USE LONGEST PIECES AVAILABLE AND STAGGER JOINTS IN BUILT-UP MEMBERS.
B. USE DIAGONAL JOINTS IN LENGTH OF TRIM.
C. COPE OR MITER AT INSIDE CORNERS AND MITER OUTSIDE CORNERS.
D. MAXIMUM VARIATION TO PLUMB AND LEVEL IS 1/8" IN 8 FEET.
5. PROVIDE STAIR HANDRAILS, BALCONY GUARD RAILS AND BALUSTRADES 36" ABOVE THE FLOOR WITH INTERMEDIATE MEMBERS SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN MEMBERS, EXCEPT THAT A 6" SPHERE CANNOT PASS THROUGH THE TRIANGLE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE BALUSTRADE OR RAILING.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION

- 1. EXTERIOR WALLS SHALL HAVE R-19 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
2. LIVING UNITS WITH UNHEATED AREAS ABOVE SHALL HAVE R-38 BATT. (OR COMBINATION BATT AND BLOW-IN) INSULATION KRAFT FACED WITH PROTECTIVE Baffles AT EAVES TO ALLOW FOR AIRFLOW.
3. CANTILEVERED PROJECTIONS SHALL HAVE R-38 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
4. ALL BAND SILLS SHALL BE INSULATED WITH R-19 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
5. ALL DOOR AND WINDOW SHIM SPACES SHALL BE FILLED, STUFFED, OR FOAMED WITH INSULATION.
6. NO PIPING IN EXTERIOR WALLS.
7. INSULATE CONCEALED STUD SPACES AT INTERSECTION OF INTERIOR PARTITIONS AND EXTERIOR WALL WITH R-19 BATT.
8. ALL CRAWLSPACE INSULATION SHALL BE UNFACED R-19 BATTS.
9. THE INTERSECTION OF PLUMBING AND CHASE WALLS WITH AN ATTIC SPACE SHALL BE MADE AIRTIGHT IN A MANNER APPROVED BY THE ARCHITECT.
10. NO FORMALDEHYDE BASED INSULATION.

FLASHING AND SHEET METAL

- 1. ALL WALL/ROOF INTERSECTION FLASHING SHALL BE GALVANIZED SHEET METAL.
2. ALL SKYLIGHTS SHALL BE FLASHED WITH GALVANIZED METAL FLASHING, SOLDERED AT JOINTS.
3. PROVIDE 24 GAUGE GALVANIZED SHEET METAL CHIMNEY CAP FOR ALL PRE-FAB CHIMNEY ENCLOSURES.

SEALANTS

- 1. SEALANTS TO BE ONE COMPONENT ACRYLIC SEALANT: COMPLY WITH FS TT-S-00230, CLASS B. TYPE TREMCO-MONO OR EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE SEALANT AT ALL EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS (I.E., SOING AND CORNER BEADS, WINDOWS AND DOORS, SOFFITS, BRICK MOLD, WOOD TRIM AND SILLS). CALK ALL INTERSECTIONS BETWEEN COUNTER TOPS AND WALLS, BATHTUBS OR SHOWER BASES AND TILE, AND TOPS OF ALL PAINTED BASEBOARDS.

ROOFING

- 1. ROOF SHINGLES TO BE ASPHALT SHINGLES WITH MINIMUM OF 20 YEAR WARRANTY. SHINGLES SHALL HAVE 30# FELT UNDERLAYMENT.
2. INSTALL ROOF VENTS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION ON A SHINGLE ROOF.
3. PROVIDE GALVANIZED SHEET METAL FLASHING.
4. PROVIDE SOFFIT AND RIDGE ROOF VENTS SO THAT THE TOTAL FREE AREA OF VENTS EXCEEDS 1 SQUARE FOOT FOR EACH 300 SQUARE FEET OF CEILING AREA BELOW THE RESPECTIVE ATTIC SPACE.
5. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTOR'S ASSOCIATION SPECIFICATIONS.

DIVISION 8 - DOORS AND WINDOWS

WOOD WINDOWS

- 1. WOOD WINDOWS AND FRENCH DOORS: PROVIDE WOOD WINDOWS AND FRENCH DOORS WITH INSULATING GLASS. COLOR TO BE SELECTED BY BUILDER. SIZES AND CONFIGURATION INDICATED ON THE DRAWINGS. VERIFY SIZE OF WINDOW ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO THE DATE OF CONSTRUCTION.
2. SKYLIGHTS ARE TO BE VELUX MODEL GLASS SKYLIGHTS WITH TYPE EKL COMBI-FLASHING. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ALL FRENCH DOORS AND SIDELIGHTS TO HAVE TEMPERED GLASS.

WOOD DOORS

- 1. MAIN ENTRY DOOR AND EXTERIOR DOORS: SOLID WOOD RAISED PANEL OR FRENCH DOORS
2. INTERIOR WOOD DOORS: 1 3/4" SOLID WOOD CORE PINE DOORS AS SPECIFIED BY BUILDER.
3. OVERHEAD DOORS: RAISED 32 PANEL OR FLUSH W/ MOLDINGS APPLIED FOR PAINT.
4. PROVIDE A 1/3 HP CHAIN DRIVE GARAGE DOOR OPENER WITH 2 REMOTES AND BUTTON STATION FOR GARAGE DOORS. ALL GARAGE OPENER WIRING SHALL BE CONCEALED.

FINISH HARDWARE SHALL BE MIN. KMCWICK "TITAN" SERIES IN SOLID POLISHED BRASS/SILVER OR BRUSHED SILVER, UNLESS OTHERWISE SPECIFIED.

- 1. PROVIDE THE FOLLOWING DOOR HARDWARE:
INTERIOR DOORS: 1 LOCK OR LATCH SET FLOOR OR WALL BUMPER AS REQUIRED
GARAGE AND EXTERIOR DOORS: 1 LOCK SET 1 DEAD BOLT WEATHER-STRIPPING THRESHOLD CLOSER AT GARAGE DOOR FLOOR OR WALL BUMPER AS REQUIRED
BIFOLD DOORS: BIFOLD TRACK AND HARDWARE
2. MOUNT HARDWARE AS RECOMMENDED IN "RECOMMENDED LOCATIONS FOR BUILDER'S HARDWARE" BY NMDA OR AS REQUIRED COMPLYING WITH GOVERNING STANDARDS.

DIVISION 9 - FINISHES

PAINTING: ENTIRE HOUSE SHALL BE PAINTED INTERIOR AND EXTERIOR

- 1. PROVIDE PAINTING AS REQUIRED THROUGHOUT THE PROJECT. PAINT SCHEDULE IS AS FOLLOWS:
A. INTERIOR DRYWALL - ONE COAT LATEX PRIMER - TWO FINISH COATS LATEX FLAT PAINT UNLESS OTHERWISE SPECIFIED.
B. INTERIOR EXPOSED METAL - ONE PRIMARY COAT - ONE ALKYL ENAMEL FINISH COAT.
C. PAINTED WOODWORK - ONE PRIME AND TWO LAQUERED PAINT COATS OF SPRAYED LACQUER.
D. EXTERIOR EXPOSED METAL INCLUDING MASONRY UNTELS TO RECEIVE ONE PRIMER COAT (APPROPRIATE FOR BASE METAL) AND ONE FINISH COAT, OIL BASE ENAMEL.
E. EXTERIOR WOOD TO RECEIVE PAINT OR STAIN STRICTLY ADHERING TO THE RECOMMENDATION OF THE MANUFACTURER.
F. CONCRETE FLOORS TO BE SCRUBBED & FINISHED WITH CONCRETE SEALER.
2. PREPARE ALL SURFACES TO RECEIVE PAINT OR STAIN STRICTLY ADHERING TO THE RECOMMENDATION OF THE MANUFACTURER.

GYPSUM WALLBOARD SYSTEMS

- 1. COMPLY WITH APPLICABLE REQUIREMENTS OF ANS/ASTM C-840 FOR APPLICATION AND FINISHING OR GYPSUM BOARD.
2. PROVIDE TAPERED EDGE GYPSUM BOARD ASTM C-36. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOMS. PROVIDE CEMENTITIOUS BACKER BOARD UNDER CERAMIC TILE.
3. PROVIDE REINFORCING TAPE, ADHESIVE, METAL CORNER BEADS, CASING BEADS, ETC., AS REQUIRED TO PROVIDE A COMPLETE FINISHING SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL WALLS TO BE 1/2" DRYWALL TAPED, SANDED AND PAINTED.
5. ALL CEILINGS TO BE 1/2" DRYWALL TAPED, SANDED AND PAINTED.
6. GARAGE WALLS AND CEILING SHALL BE 1/2" TYPE "X" DRYWALL. ALL GARAGE DRYWALL TO BE TAPED, SANDED AND PAINTED.
7. ALL DRYWALL TO BE SCREWED AND GLUED.

WOOD FLOORING SPECIFICATION

- 1. WOOD FLOORING TO BE SOLID WOOD STRIP OF RED OR WHITE OAK (SEE BUILDER FOR SELECTION) NOMA #1 AND BETTER. PROVIDE IN 3/4" THICK, 2-1/4" WIDE, RANDOM LENGTHS. PROVIDE TONGUE AND GROOVE EDGES.
2. INSTALL IN ACCORDANCE WITH NORMA HARDWOOD FLOORING INSTALLATION MANUAL.
3. FINISH WITH SANDING, WOOD FILLER, ONE COAT OF PENETRATING STAIN AND TWO COATS OF SEMI-GLOSS POLYURETHANE OR URUZA FINISH.

CERAMIC TILE

- 1. COMPLY WITH THE TILE COUNCIL OF AMERICA, INC. SPECIFICATIONS AND ANSI A106.5
2. COLORS TO BE SELECTED BY BUILDER.
3. ALL CERAMIC TILE TO BE INSTALLED IN ACCORDANCE WITH TILE COUNCIL OF AMERICA SPECIFICATIONS FOR SPECIFIC INSTALLATION AND SUBSTRATE.
4. CLEAN TILE AS PER MANUFACTURER'S RECOMMENDATIONS.

DIVISION 10 - SPECIALTIES

- 1. ALL CLOSETS TO HAVE ONE 12" SHELF AND ONE POLE UNLESS NOTED OTHERWISE ON PLAN. ALL LINEN CLOSETS TO HAVE FIVE (5) 15" SHELVES UNLESS NOTED OTHERWISE.
2. PROVIDE A SUPERIOR OR EQUAL PREFAB WOOD BURNING FIREPLACE WHERE NOTED. PROVIDE SCREEN AND FLUE PIPING AS REQUIRED FOR COMPLETE INSTALLATION. INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES.

DIVISION 11 - MECHANICAL

HEATING, VENTILATING AND AIR CONDITION (HVAC)

- 1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THE DESIGN AND INSTALLATION OF HEATING, COOLING, AND VENTILATING SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING PLANT DISTRIBUTION, AIR CONDITIONING SYSTEM HUMIDIFICATION, TEMPERATURE AND HUMIDIFICATION CONTROL, EXHAUST FANS, GAS FIRED EQUIPMENT FLUES AND APPLIANCE VENTS.

ENTIRE SYSTEM SHALL CONFORM TO APPLICABLE ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL CALCULATE HEAT LOSS AND GAIN. SIZE ALL DUCTS AND EQUIPMENT TO GUARANTEE SYSTEM WILL HEAT HOUSE TO 70°F AT 10°F OUTSIDE TEMPERATURE WITH 15 M.P.H. WIND AND COOL HOUSE TO 74°F AT 95°F OUTSIDE TEMPERATURE.

- 2. PROVIDE COMBUSTION AIR FOR FURNACES AND HOT WATER HEATER IN ACCORDANCE WITH NFPA #54.
3. VENT ALL POWDER ROOM TOILET COMPARTMENTS AND BATHROOMS WITH EXHAUST FANS THROUGH ATTIC TO ROOF VENTS. PROVIDE 2 CFM OF EXHAUST PER SQUARE FOOT OF FLOOR AREA.
4. ALL SUPPLY, RETURN AND EXHAUST DUCT OPENINGS SHALL BE COVERED WITH SCREENING DURING CONSTRUCTION.
5. JOINTS AND SEAMS OF SUPPLY AND RETURN DUCTS TO BE SECURED PROPERLY AND SUBSTANTIALLY AIRTIGHT.
6. PROVIDE RETURNS AND AIR REGISTERS IN EACH ROOM.
7. ALL SHEET METAL DUCT SYSTEMS TO HAVE SUFFICIENT IN-LINE DAMPERS FOR BALANCING PURPOSES.
8. RUN ALL DUCTWORK TIGHT TO UNDERSIDE OF FLOOR CONSTRUCTION IN BASEMENT/CRAWL SPACE WITH FLEX PIPING - NO MORE THAN 20% COMPACTION ALLOWED.
9. TYPE "B" FLUES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS.
10. HEATING CONTRACTOR TO CONNECT FLUE FROM HOT WATER HEATER INTO FURNACE FLUE.
11. FLUES SHALL HAVE A RISE OF AT LEAST 1/4" TO THE FOOT OF RUN AND BE SECURELY SUPPORTED.
12. DRYERS TO BE VENTED DIRECTLY TO THE EXTERIOR AND PROVIDED WITH BACK DRAFT DAMPERS.
13. HEATING CONTRACTOR TO RUN ALL CONDENSATION LINES TO FLOOR DRAINS.

PLUMBING

- 1. INTERIOR WASTE OR VENT, SERVICE WEIGHT CAST IRON OR GALVANIZED STEEL.
A. VERTICAL SOIL PIPES SHALL EXTEND THROUGH THE ROOF TO A POINT NOT LESS THAN 10" ABOVE THE ROOF, AND NOT CLOSER THAN 5'-0" FROM THE EAVE OR EDGE OF A HIP OR GABLE ROOF OR FROM AN OUTER WALL OR A FLAT ROOF BUILDING. IN NO CASE SHALL A VENT TERMINATE AT A POINT CLOSER THAN 15'-0" FROM ANY WINDOW OR AIR INTAKE.
B. PROVIDE CLEANOUTS AT THE BASE OF ALL SOIL STACKS, 50' INTERVALS ON BUILDING DRAINS, POINT WHERE BUILDING DRAIN LEAVES BUILDING END OF HORIZONTAL BRANCHES, AND CHANGE IN DIRECTION OF HORIZONTAL PIPING.
C. HORIZONTAL DRAINS ARE NOT PERMITTED IN EXTERIOR WALLS OR IN UNHEATED SPACES WITHOUT SPECIAL PRECAUTIONARY MEASURES AND PERMISSION FROM THE BUILDER.
2. FOOTING DRAINS MIN. 4" RIGID PERFORATED PVC PIPE SDR 38 ASTM F840.
A. PROVIDE FOOTING DRAINS AT ENTIRE PERIMETER OF BASEMENT FOOTINGS AND CRAWL SPACE FOOTINGS.
B. FOOTING DRAIN SHALL BE SET ON 2" WASHED GRAVEL WITH 12" WASHED GRAVEL COVER.
C. PROVIDE 4" NON-PERFORATED SCHEDULE 40 PVC RISER AT WINDOW WELLS. TERMINATE 3" BELOW WINDOW WITH PLASTIC GRATE. SECURELY FASTEN TO WALL WITH TWO STRAPS.
D. PROVIDE A 3" DEEP FIBERGLASS SUMP PIT WITH PUMP, CHECK VALVE, HUB AND SEALED COVER. PIPE DISCHARGE WITH 2" PVC PIPE TO CITY SEWER.
3. INTERIOR ABOVE GRADE WATER SUPPLY TYPE "L" HARD TEMPER COPPER, BELOW GRADE WATER SUPPLY TYPE "K" COPPER.
A. PROVIDE ACCESSIBLE SHUT OFF VALVES AT EACH HOT AND COLD WATER SUPPLY LINE AT EVERY FIXTURE.
B. PROVIDE A MINIMUM OF THREE NON-FREEZE SILL COCKS ON OPPOSITE SIDES OF THE BUILDING.
C. PROVIDE 12" AIR CHAMBERS AT EACH SUPPLY PIPE AT EVERY FIXTURE.
D. PROVIDE VACUUM BREAKERS AT CONNECTION TO LAWN SPRINKLER SYSTEM AND OSE BIBBS.
E. HOT WATER PIPING SHALL INCLUDE A RECIRCULATING RETURN LINE.
F. WATER PIPING SHALL NOT BE INSTALLED IN EXTERIOR WALLS OR UNHEATED SPACES.
G. PROVIDE HOT WATER HEATER(S) WITH DRAIN COCKS AND TEMPERATURE RELIEF VALVE.
4. GAS PIPING
A. PROVIDE GAS PIPING IN ACCORDANCE WITH THE BOCA NATIONAL MECHANICAL CODE.
B. PROVIDE A SHUT-OFF VALVE AT ALL GAS APPLIANCES.

DIVISION 12 - ELECTRICAL

SERVICE AND DISTRIBUTION

- 1. PROVIDE A FULLY GROUNDED ELECTRICAL SERVICE OF AMPERAGE REQUIRED BY ELECTRICAL DEMAND.
2. PROVIDE MAIN PANEL BOARD WITH SPARE CIRCUITS MAXIMUM OF 6 FEET FROM SERVICE ENTRANCE.
3. MAXIMUM 10 RECEPTACLES OR LIGHTS ON A CIRCUIT WITH #12 AWG WIRE.
4. ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES ARE TO BE DIRECT WIRED BY ELECTRICIAN.

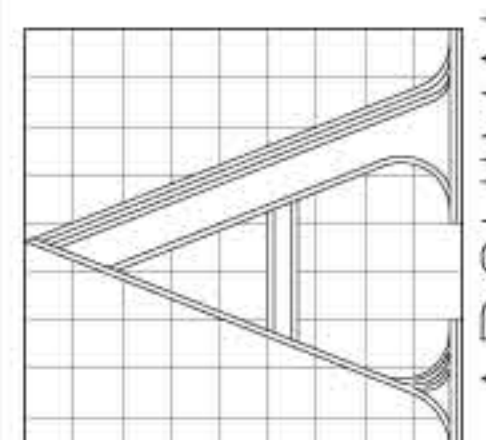
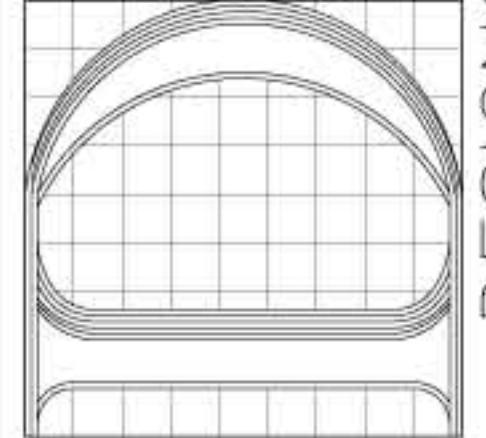
BASIC ELECTRICAL MATERIALS AND METHODS

- 1. RECEPTACLES
A. ALL INTERIOR RECEPTACLES ARE TO BE GROUNDED TYPE.
B. ALL EXTERIOR RECEPTACLES ARE TO BE WEATHERPROOF AND HAVE GROUND FAULT INTERRUPTION.
C. MOUNT RECEPTACLES ON FIRST FLOOR, MASTER SUITE, AND SECOND FLOOR HALL IN BASEBOARD (APPROXIMATELY 2" ABOVE THE FLOOR). ALL OTHER RECEPTACLES SHOULD BE MOUNTED 16" ABOVE FLOORS, AND 10" ABOVE COUNTERTOPS.
D. OUTLETS WITHIN 6 FEET OF SINK OF WET LOCATION SHALL HAVE GFI PROTECTION. ALL OUTLETS DESIGNATED TO BE GFI ARE TO BE UL LISTED GFI OUTLETS. ONLY STANDARD OUTLETS ON A GFI CIRCUIT. GFI CIRCUITS MAY ONLY BE USED FOR THOSE DIRECT WIRED APPLIANCES AND FIXTURES.
E. VERIFY DESIGN AND COLOR OF DEVICES AND COVER PLATES WITH BUILDER.
2. SWITCHES
A. WALL SWITCHES ARE TO BE MOUNTED 46" ABOVE THE FLOOR.
B. VERIFY DESIGN AND COLOR OF WALL SWITCHES AND COVER PLATES WITH BUILDER.
3. LIGHTING
A. RECESSED LIGHTING FIXTURES SHALL BE LOCATED A MINIMUM OF 2" FROM ANY SURROUNDING WOOD. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE "IC" TYPE.
B. ALL CLOSET FIXTURES SHALL BE FLOURESCENT CEILING OR WALL MOUNT LIGHT FIXTURES WITH LENS AND BE 16" FROM REAR OF CLOSET UNLESS OTHERWISE NOTED.
4. SMOKE DETECTORS
A. PROVIDE UL APPROVED AC POWERED (W/ BATTERY BACKUP) SMOKE DETECTORS CONNECTED TO A SEPARATE, LOCKED-ON CIRCUIT.
B. PROVIDE SEPARATE RACEWAYS FOR SMOKE DETECTOR WIRING.
C. INTERCONNECT SMOKE DETECTORS AND ALL FANS TO SHUT DOWN FANS AT ACTUATION OF ANY SMOKE DETECTOR.
5. MISCELLANEOUS
A. TV JACKS ARE TO BE PRE-WIRED FOR CABLE TV. COORDINATE COMPATIBILITY AND INSTALLATION WITH LOCAL CABLE TV COMPANY.
B. ALLOW FOR CAT 5 WIRING INCLUSIVE OF APPLIANCE ACCESSIBILITY.

GENERAL SPECIFICATIONS

REVISIONS

Table for tracking revisions with columns for description, date, and initials.



THIS DRAWING IS THE PROPERTY OF ARCHIVAL DESIGN, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT THEIR WRITTEN PERMISSION. ARCHIVAL DESIGN, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
3. PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SQUARE FOOTAGE

Table for recording square footage for different areas of the house.

Table for recording job number and date.

Table for recording drawn and sheet information.

Table for recording initials and sheet number.

ARCHIVAL BY ARCHIVAL DESIGNS, INC.

DAVID MARC LOFTUS

1275 Buford Highway Suite 108 Suwanee, GA 30024 770.851.6363