

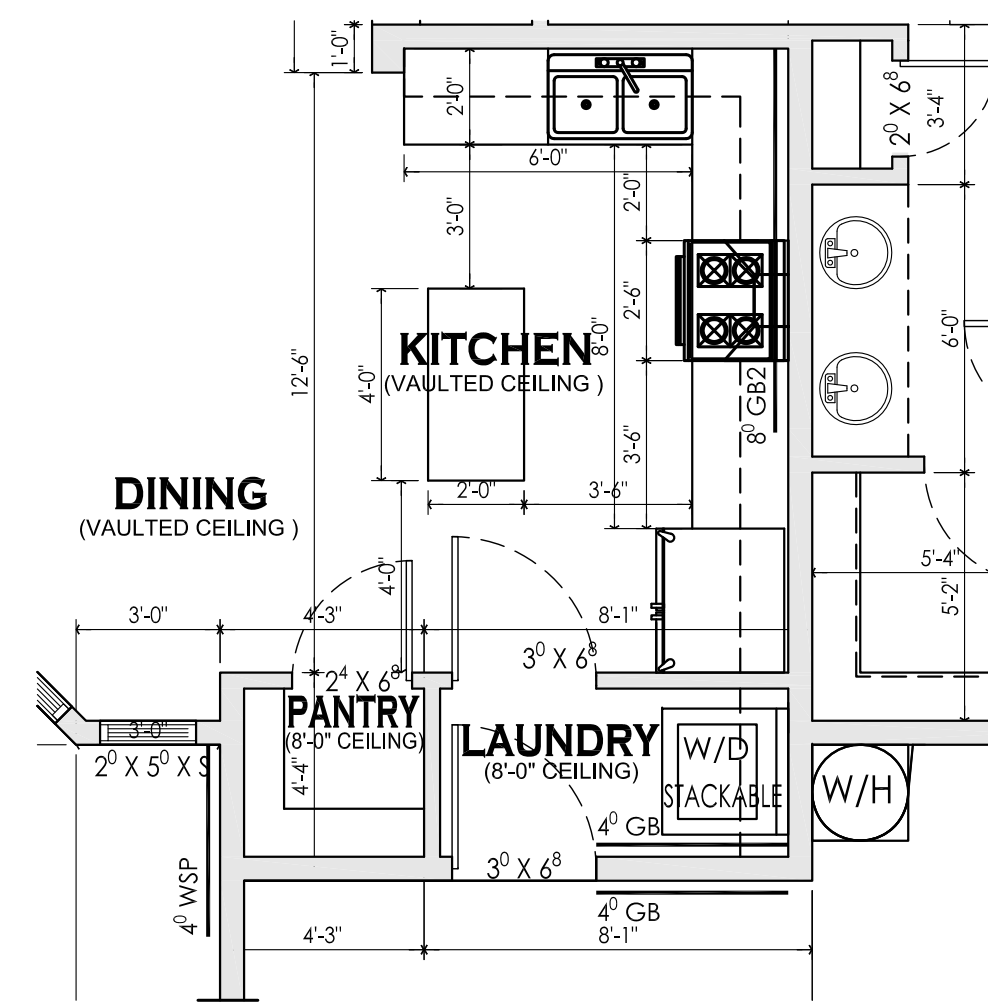
FLOOR PLAN  
1/4" = 1'-0"

**AREAS:**

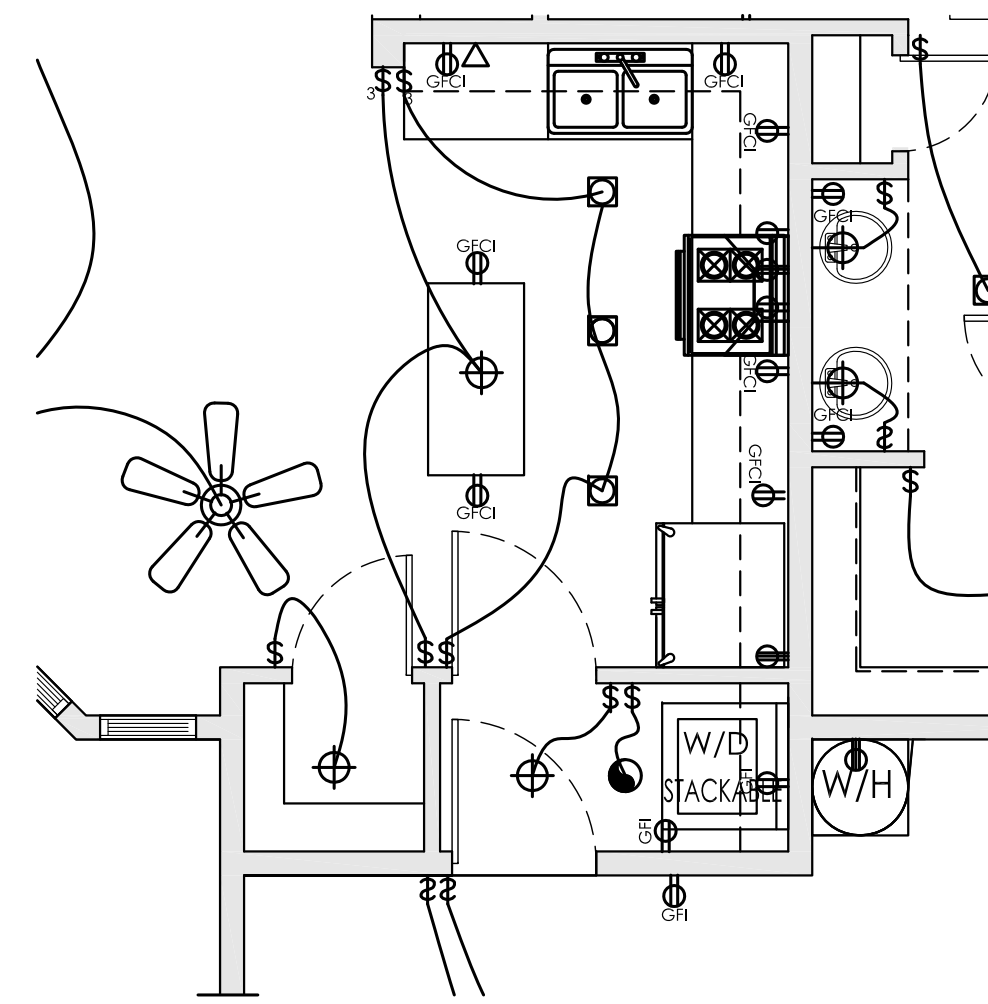
LIVABLE AREA: ===== 1282 SF.  
 GARAGE : ===== 485 SF.  
 PORTICO : ===== 127 SF.  
 PATIO : ===== 96 SF

**GENERAL NOTES**

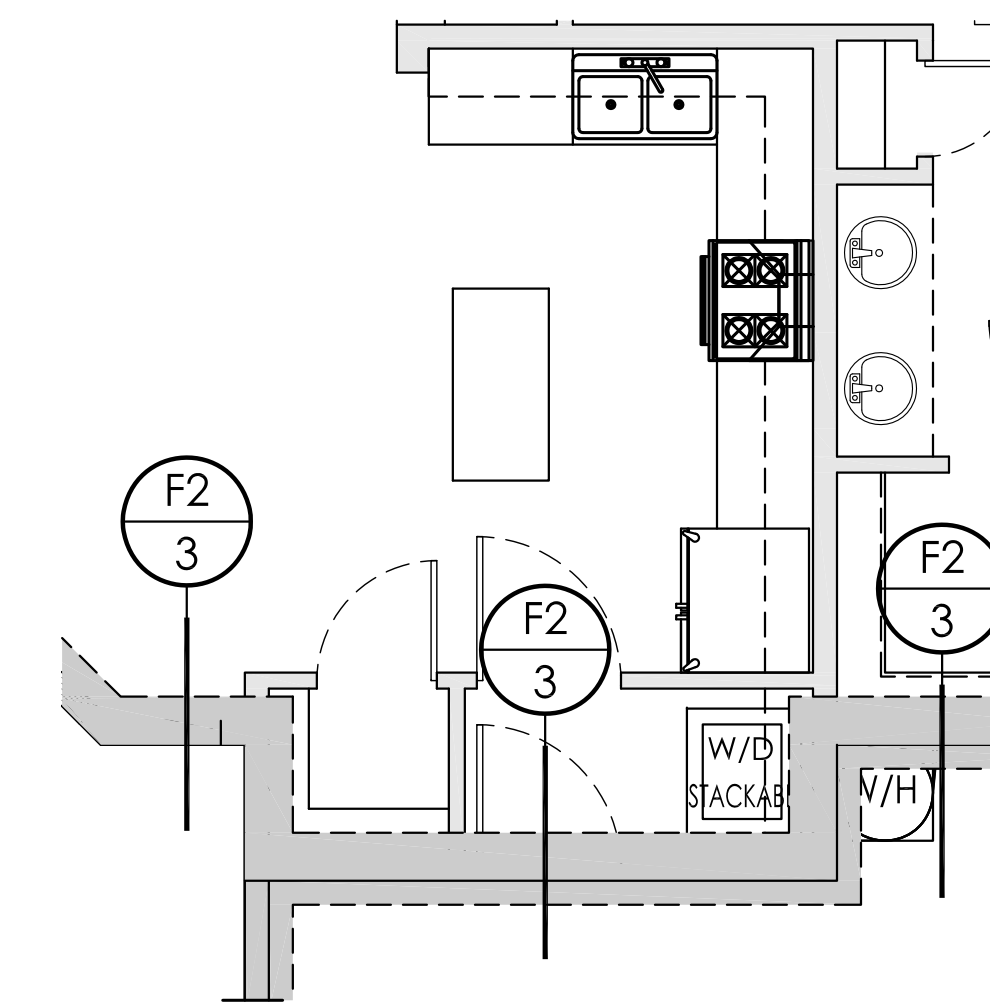
- ALL INTERIOR DOORS SHALL BE 6'-8" HEIGHT (U.N.O.)
- ALL SHOWER AND TUB AREAS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE DRAIN INLET.
- PROVIDE 1/2" GYPSUM BOARD ON GARAGE SIDE OF WALL SEPARATING DWELLING AND GARAGE - GYP. BD. SHALL EXTEND UP TO BOTTOM OF ROOF DECK.
- RANGE TO BE VENTED - TYPICAL
- PROVIDE 22" X 30" ATTIC ACCESS PANEL IN DWELLING AREA
- ALL DEADBOLTS AT EGRESS DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY.
- PENETRATIONS AT GARAGE TO HOUSE (OTHER THAN 26 GA DUCTS) SHALL BE SEALED WITH APPROVED MATERIALS TO RESIST THE FREE PASSAGE OF FLAMES AND PRODUCTS OF COMBUSTION, MEETING ASTM 136 CRITERIA.
- USABLE SPACE BENEATH STAIRS TO HAVE 1/2" GYPSUM BOARD MINIMUM.
- SITE ADDRESS, NUMBERS TO BE MINIMUM 4" HIGH X 1/2" STROKE, AND NUMBERS TO CONTRAST WITH THEIR BACKGROUND.



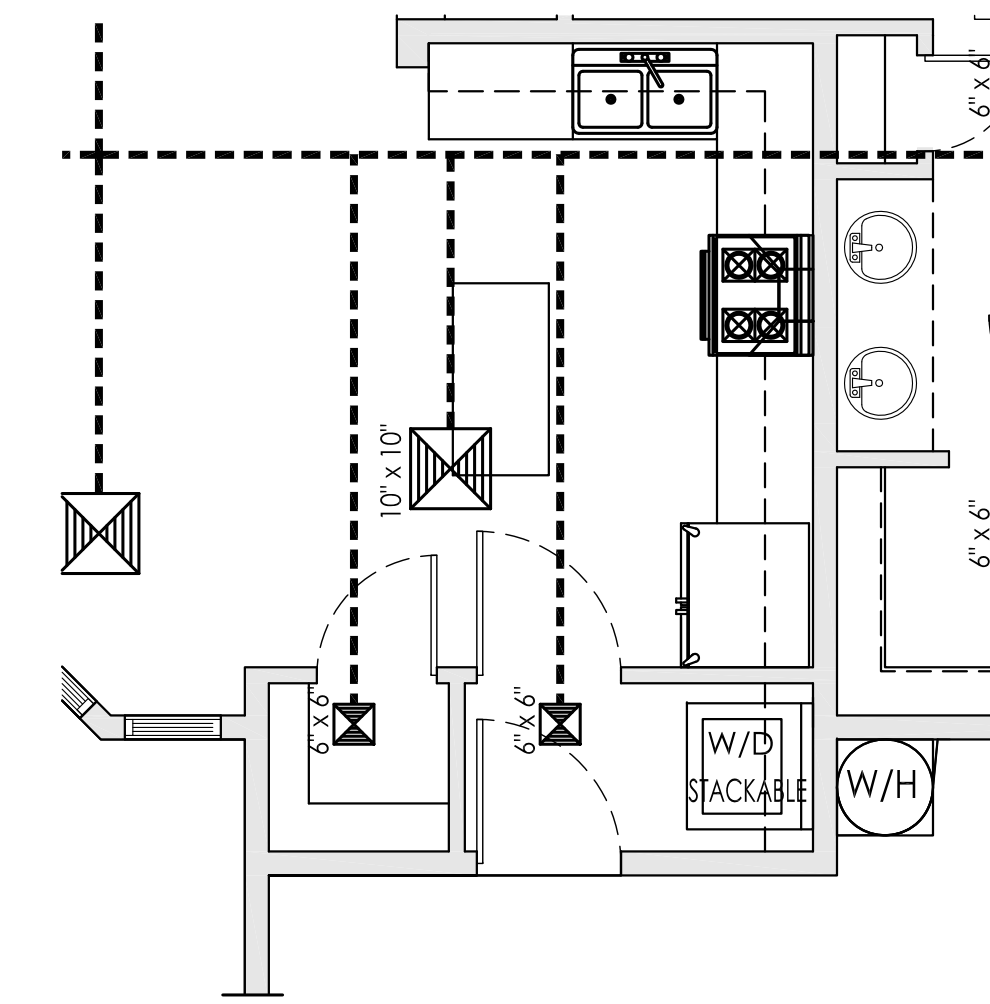
FLOOR PLAN  
PANTRY OPTION  
1/4" = 1'-0"



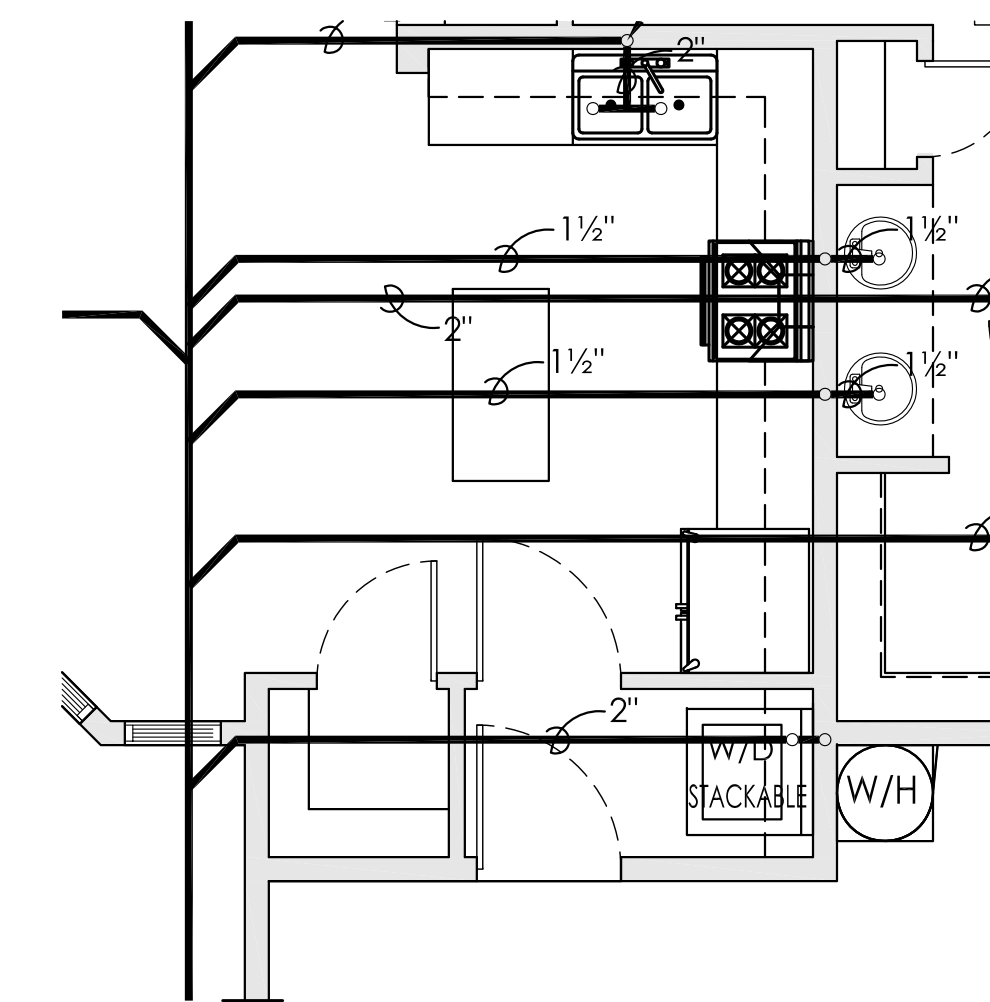
ELECTRICAL PLAN  
PANTRY OPTION  
1/4" = 1'-0"



FOUNDATION PLAN  
PANTRY OPTION  
1/4" = 1'-0"



MECHANICAL PLAN  
PANTRY OPTION  
1/4" = 1'-0"



PLUMBING PLAN  
PANTRY OPTION  
1/4" = 1'-0"

BRACE WALL PANEL SCHEDULE	BRACE WALL PANEL DESIGNATION	BRACE WALL PANEL TYPE
WSP Wood Structure Panel	1/2" O.S.B. ONE SIDE, 4'-0" WIDE ON STUDS SPACED @ 24" MAX. 12" O.C. @ EDGES AND 7" O.C. @ FIELD.	1/2" GYPSUM BOARD ON ONE SIDE, 8'-0" WIDE, FLOOR TO BOTTOM OF TRUSSES. STUDS SPACED NOT MORE THAN 24" O.C. W/ NO. 11 GAGE, 1-3/4" LONG. PROVIDE (2) 1/2" X 3" EXPANSION BOLTS.
GB Gypsum Board	1/2" GYPSUM BOARD ON EACH SIDE, 4'-0" WIDE, FLOOR TO BOTTOM OF TRUSSES. STUDS SPACED NOT MORE THAN 24" O.C. W/ NO. 11 GAGE, 1-3/4" LONG. PROVIDE (2) 1/2" X 3" EXPANSION BOLTS.	2'-8" MINIMUM LENGTH X 1/2" O.S.B. ON STUDS SPACED NO MORE THAN 24" O.C. W/ TWO 1/2" X 10" ANCHOR BOLTS @ EACH PANEL SET @ QUARTER POINTS. 8d NAILS AT 6" O.C. EDGE AND 12" O.C. @ FIELD. PROVIDE A HOLDOWN DEVICE @ EACH PANEL END PER 2012 INTERNATIONAL RESIDENTIAL CODE TABLE R602.10.6.1. SIMPSON STD14 OR LITA HOLDOWN OR EQUAL.
ABW Alternate Brace Wall		PROVIDE NEW 2X6 OR 2X4 D.F.L. # 2 AT BRACE WALL PANELS LOCATION WERE NEEDED TO ENSURE 24" O.C. STUD SPACING

FLOOR PLAN & FRONT ELEVATION  
**PLAN VZ-1282**

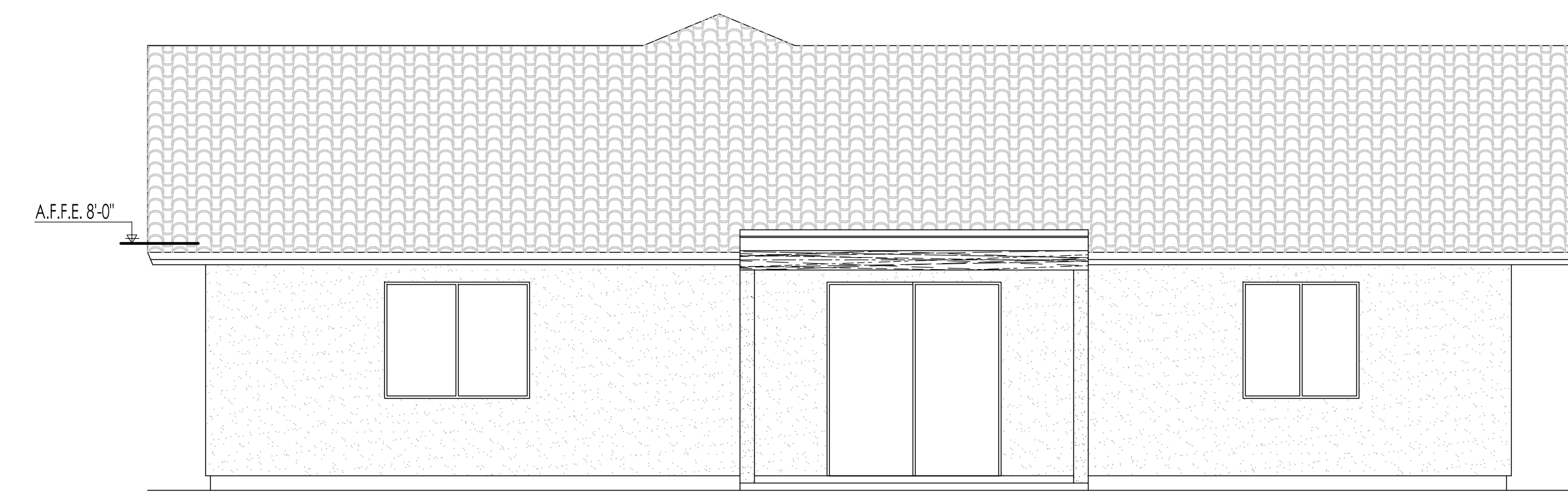


EXTERIOR ELEVATIONS  
 PLAN VZ-1282

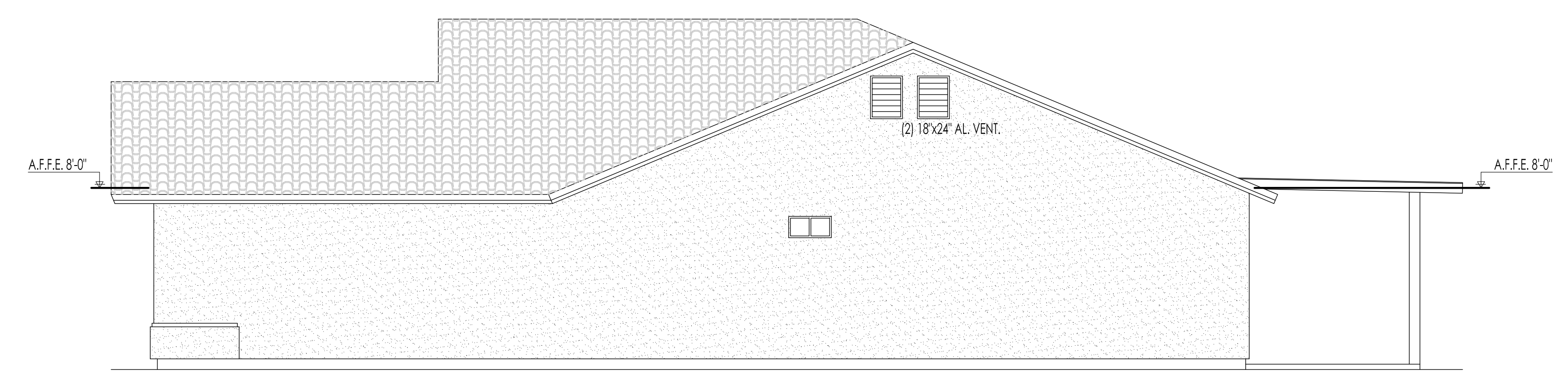
Notes:	
REVISED 2018 IRC	
Scale:	Date: AUGUST 2019
Drawn:	Job #:
Design:	



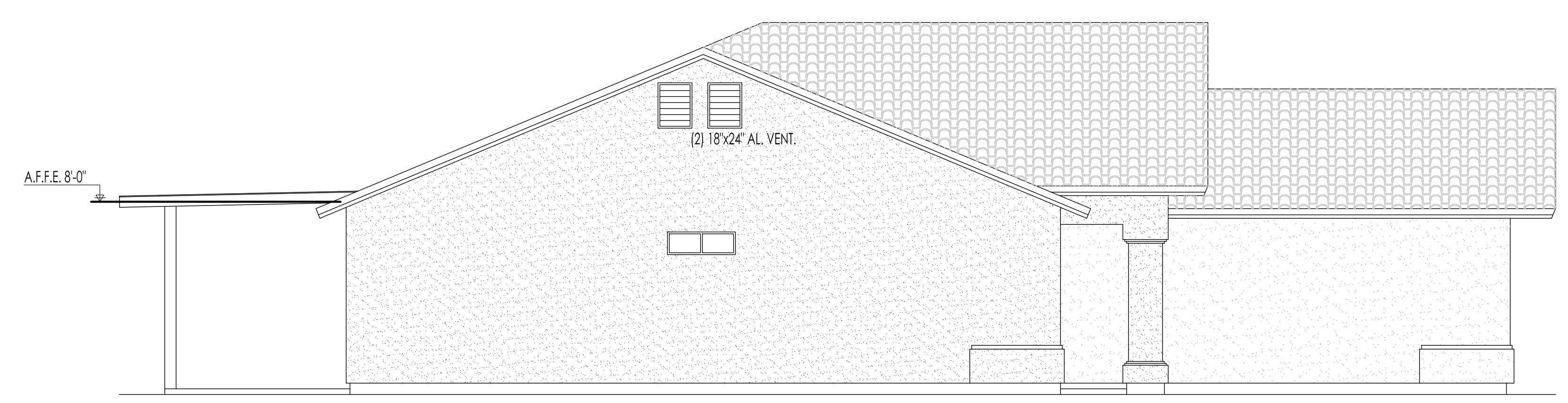
FRONT ELEVATIONS  
 1/4" = 1'-0"



BACK ELEVATION  
 1/2" = 1'-0"



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



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