



**NOTICE**

CONTRACTOR ASSUMES ALL RESPONSIBILITY TO  
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V-12

design #  
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 38-08

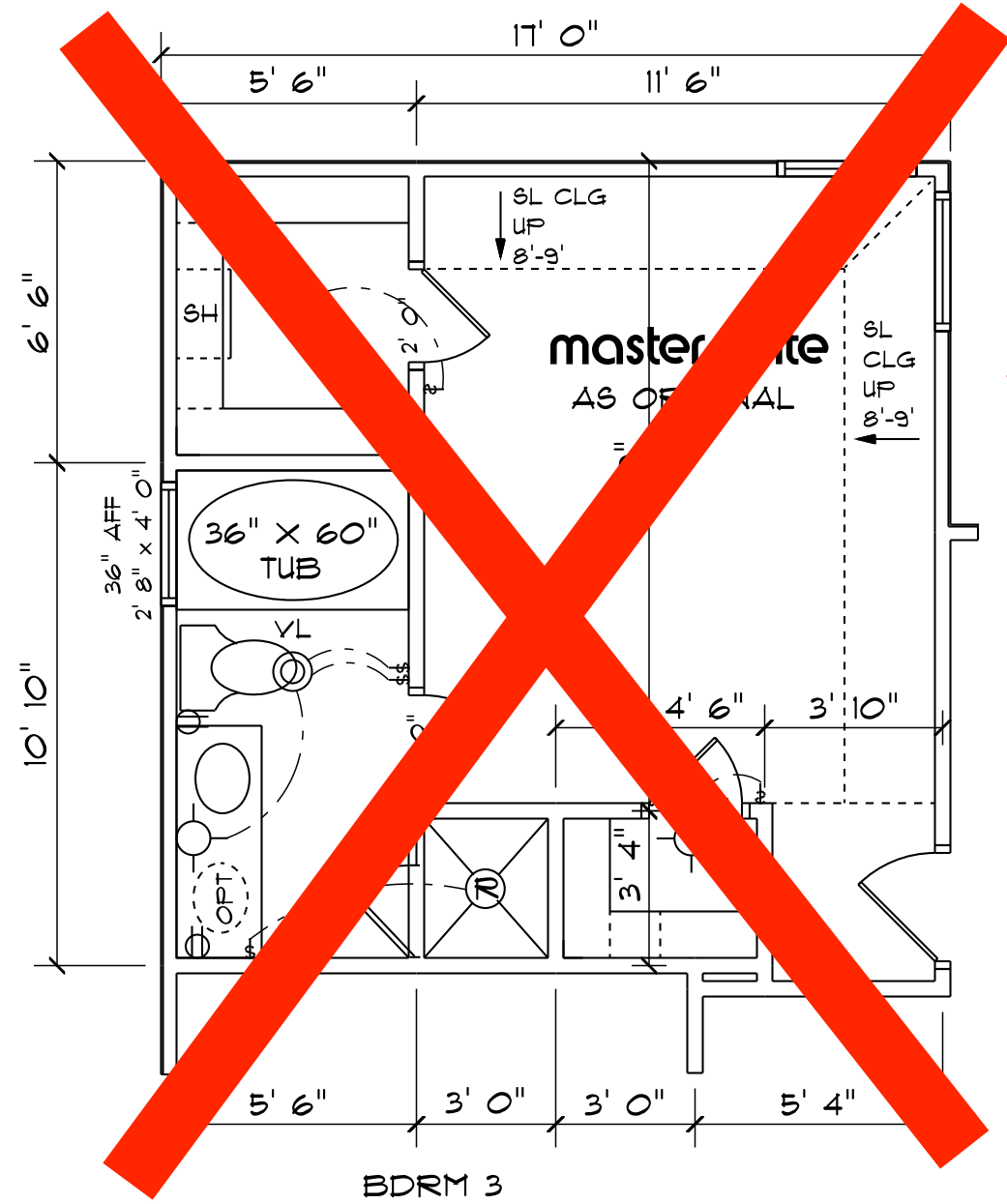
scale  
 1/4" = 1'0"

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elevation

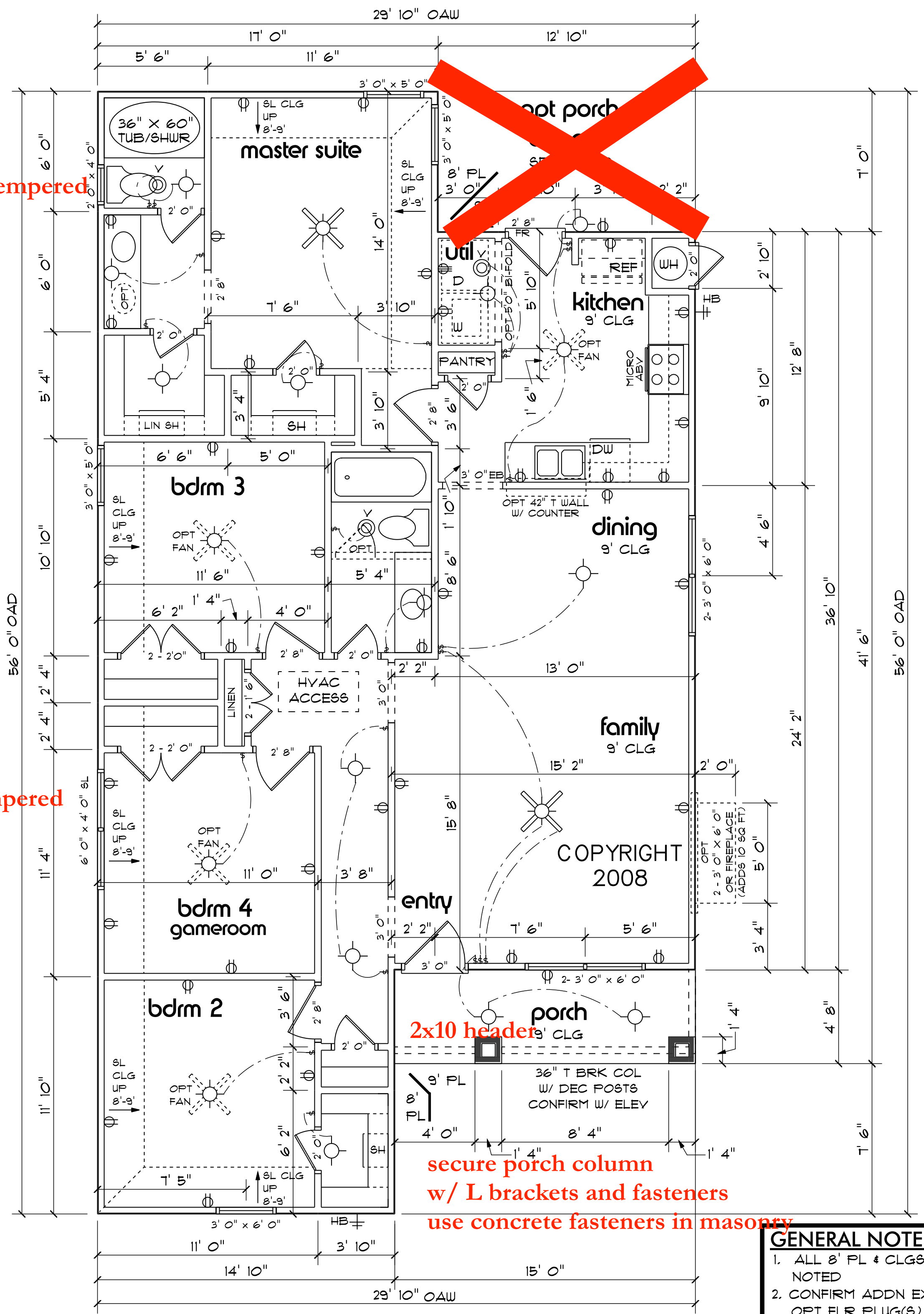
- NOTES:**
- CONFIRM SASH AND DIVIDED LITE CONFIGURATION W/ OWNER/BUILDER
  - LARGE VENT 2 - 16" x 30"  
SMALL VENT 1 - 16" x 16"



BDRM 3  
AS ORIGINAL  
**OPT MASTER BATH  
W/ SEPARATE SHOWER**

tempered

tempered



**2x10 header**  
**secure porch column  
w/ L brackets and fasteners  
use concrete fasteners in masonry**

- GENERAL NOTES:**
- ALL 8" PL & CLGS EXC AS NOTED
  - CONFIRM ADDN EXT LTG & OPT FLR PLUG(S)

**professional design**  
by Envisioned, LLC

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footages	
living	1398
porch	10
<b>total</b>	<b>1468</b>

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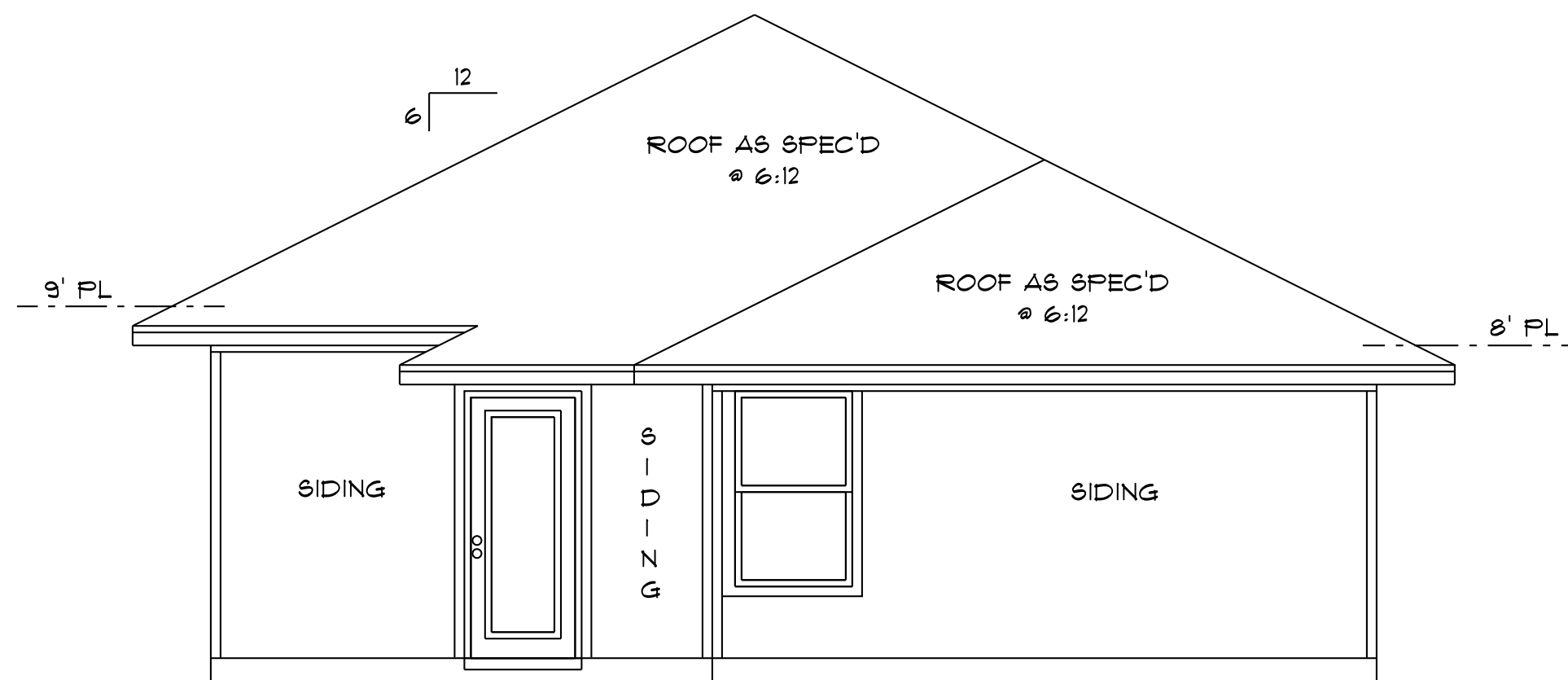
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2 of 4

**floor plan (KR)**

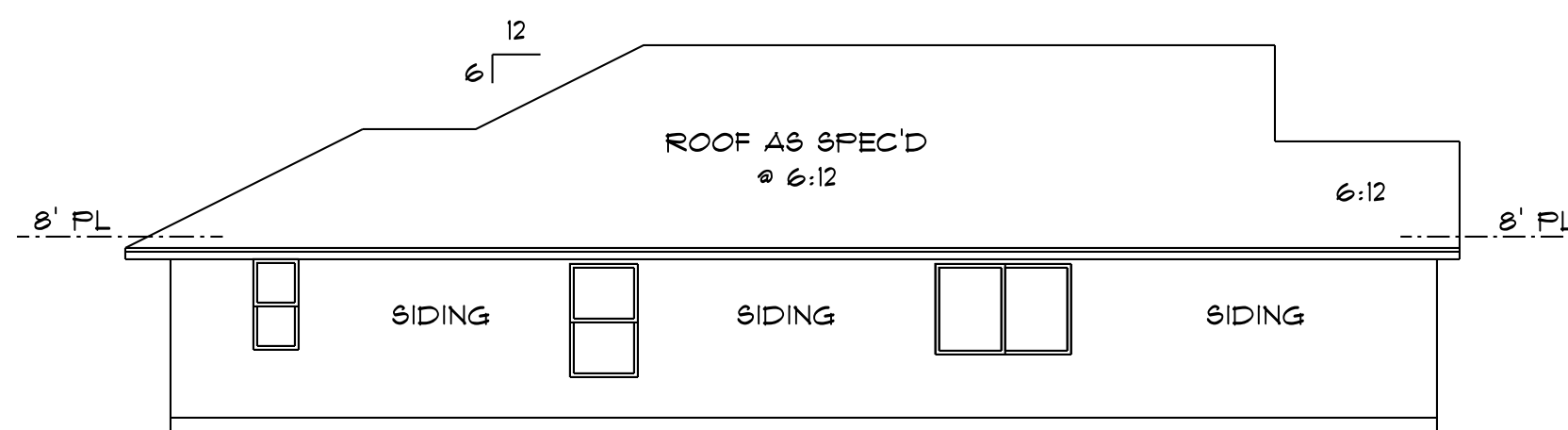
**ELEVATION/ROOF NOTES:**

1. PLATE HTS ARE "NOMINAL"
2. SEE BLDG/ OWNER RE: EXACT CORNICE DETAILS



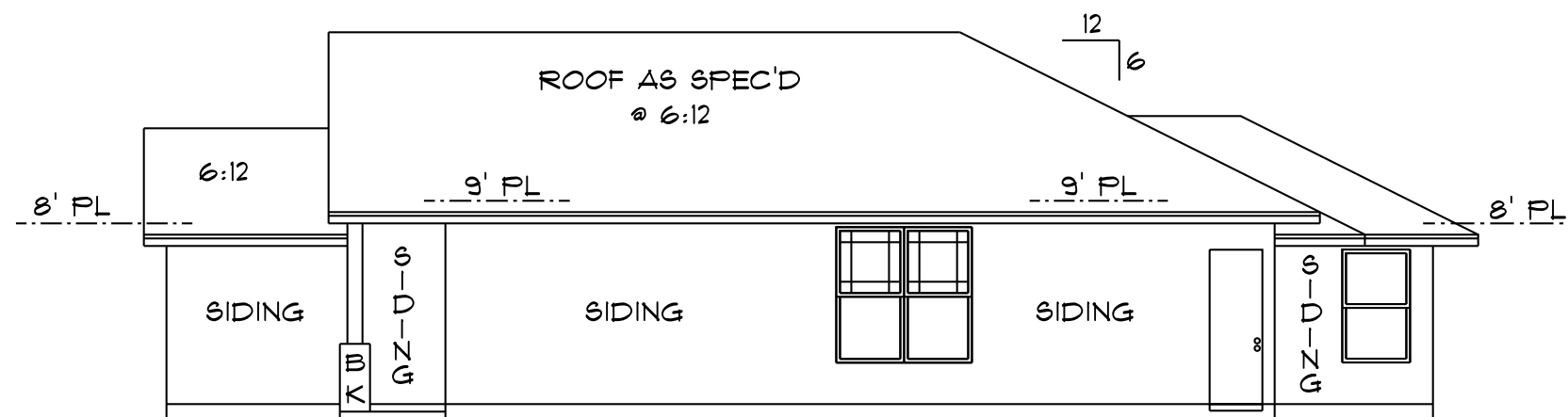
**REAR ELEVATION**

SCALE 1/4" = 1'0"



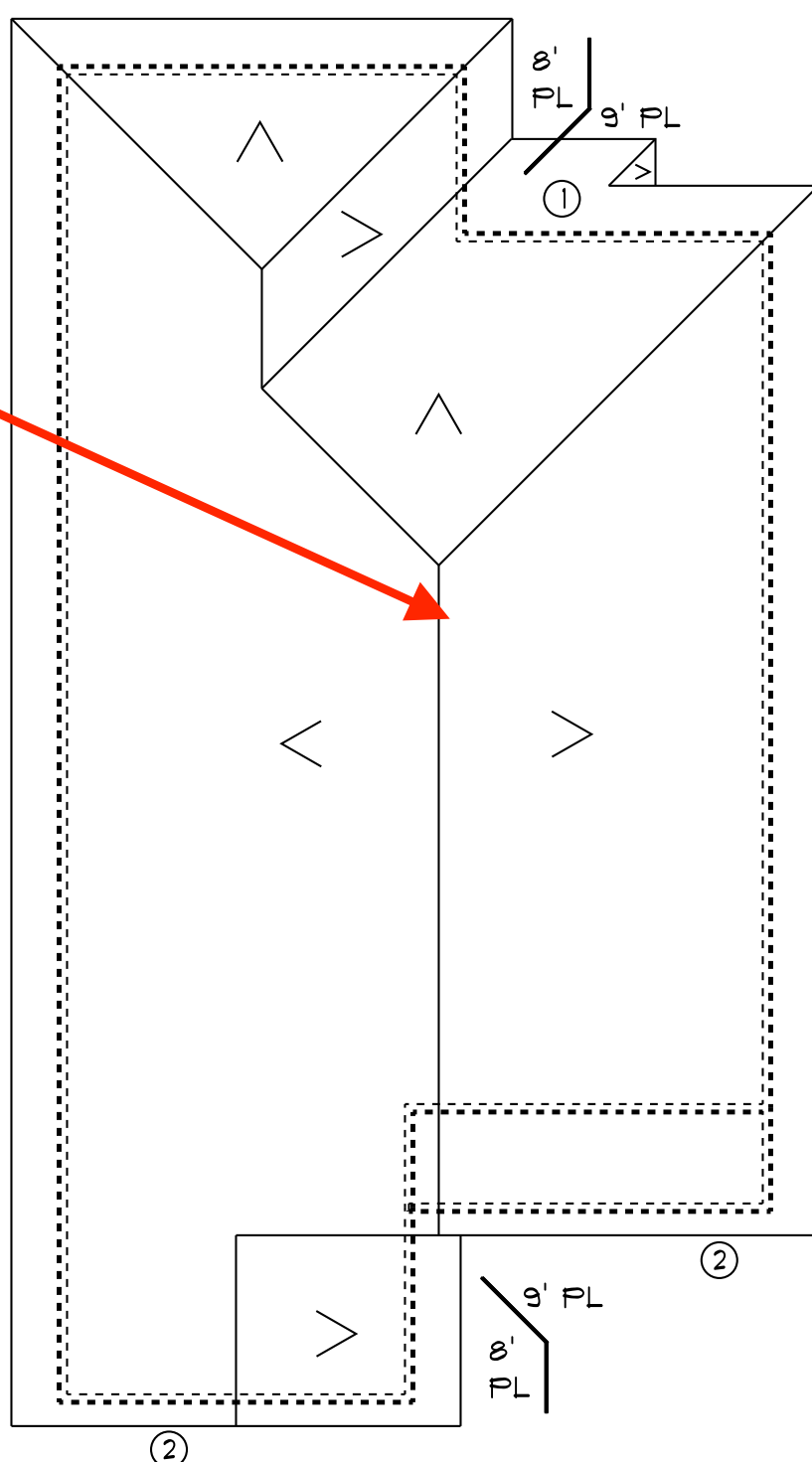
**LEFT ELEVATION**

SCALE 1/8" = 1'0"



**RIGHT ELEVATION**

SCALE 1/8" = 1'0"



- < 6:12 PITCH ( ALL )
- ① CANTILEVER EXTENDED OVERHANG
  - ② CUT BACK OVERHANG

**ROOF DETAIL**

SCALE 1/8" = 1'0"

DARK DASH LINES REPRESENT EXTERIOR LOAD BEARING FRAME WALLS / BEAMS

**RIDGE VENT (TYP.)**

**Roof Ventilation:**

48 lf of cobra ridge vent  
@0.86 net free air per lf  
for a total ratio of 1/30

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as scale  
noted" = 1'0"

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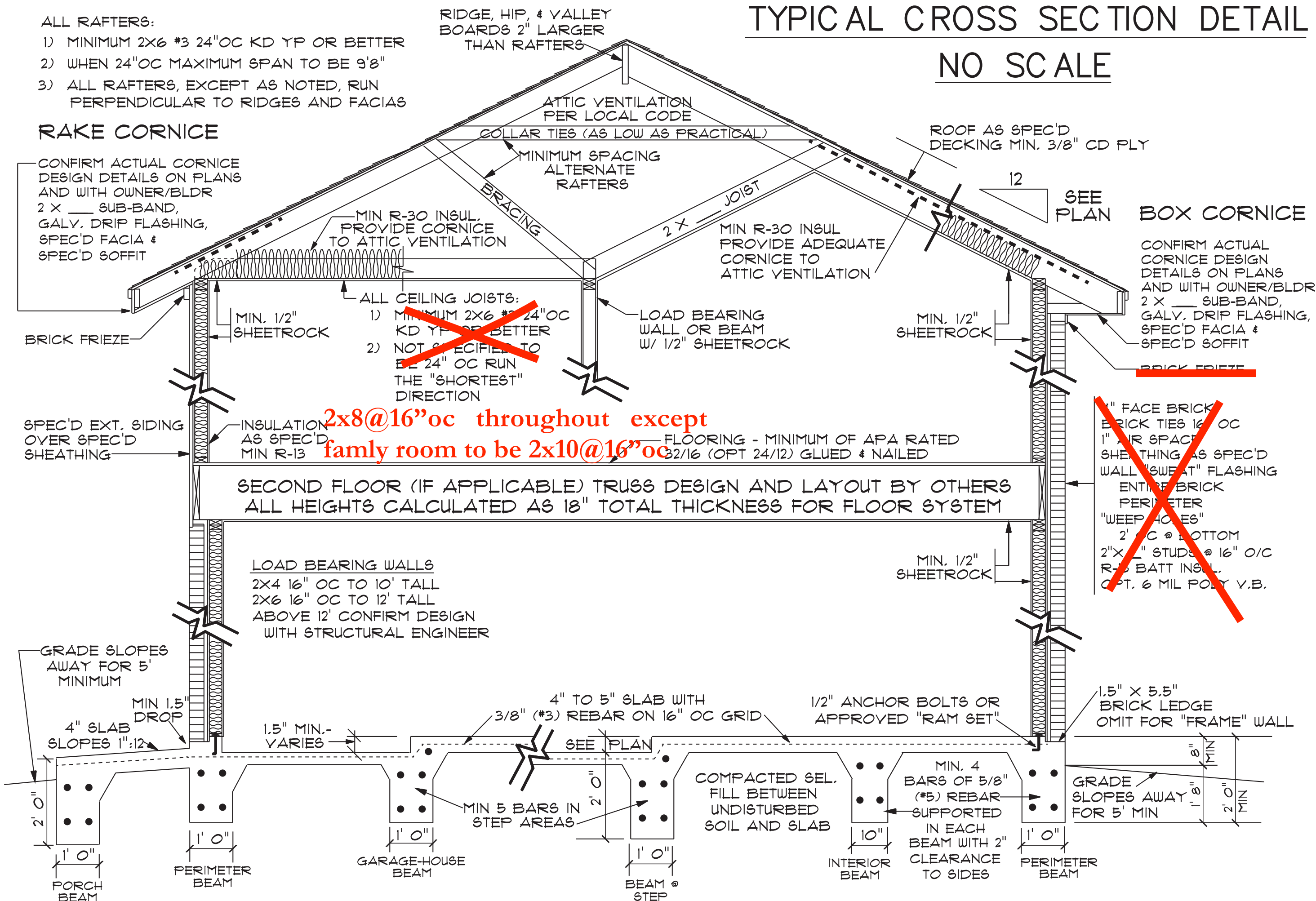
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elevations  
roof detail



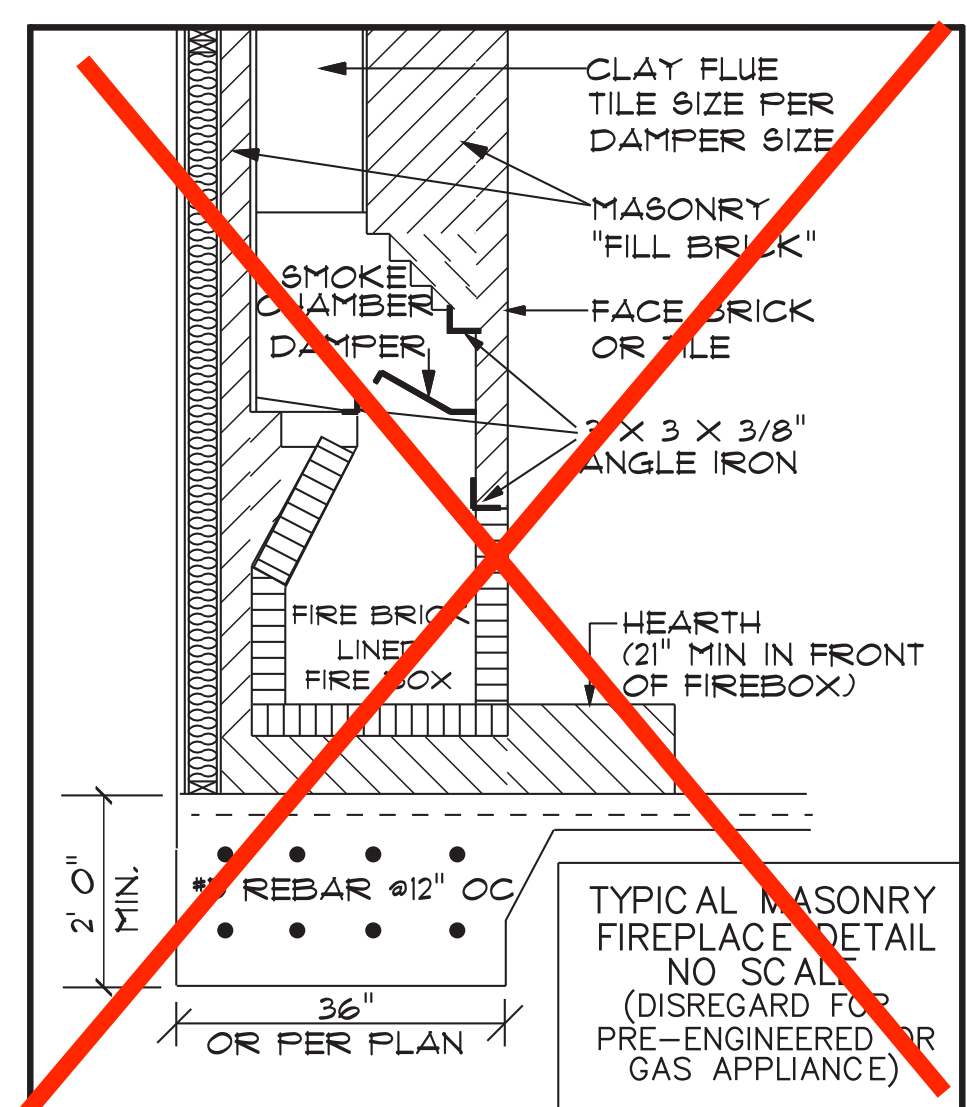
# TYPICAL CROSS SECTION DETAIL

NO SCALE



**2x8@16"oc throughout except family room to be 2x10@16"oc**

REFER TO CURRENT INTERNATIONAL RESIDENTIAL CODE, AND ALL CUMULATIVE SUPPLEMENTS;  
 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL CUMULATIVE SUPPLEMENTS;  
 SEE LOCAL BUILDING/ ZONING CODES AND/OR DEED RESTRICTIONS FOR ADDITIONAL INFORMATION.



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## DESIGN NOTICE

THESE PLANS ARE TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY FOR THE SUBSTANTIAL COMPLETION OF THE STRUCTURE. THE RESPONSIBILITY FOR CONFIRMATION OF THE CONSTRUCTION DOCUMENTS IS SOLELY THAT OF THE GENERAL CONTRACTOR &/OR THE OWNER. DISCREPANCIES, ERRORS, AND/OR OMISSIONS, IF ANY, ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF THE PROJECT. ALL SPECIFIC ENGINEERING TO BE PROVIDED BY OTHER PROFESSIONALS. ALL FEDERAL, STATE, AND LOCAL LAWS, CODES, ORDINANCES, AND RESTRICTIONS SUPERCEDE THESE DOCUMENTS; SHOULD A CONFLICT OCCUR.

## SYMBOL LEGEND

UPWASH FLOODS	SMOKE DETECTOR
WATER HOSE BIBB	110V FLOOR OUTLET
GAS SUPPLY VALVE	110V CEILING OUTLET
MOTION FLOOD LIGHT	HEAT/ VENT/ LIGHT
SWITCHED FLOOD LIGHT	VENT/ LIGHT
110V OUTLET IN SOFFIT	FAN ONLY
ELECTRICAL BOX	FAN LIGHT
110V BOX	CEILING MOUNT FIXTURE
TV OUTLET	RECESSED EYE BALL
TELEPHONE	RECESSED CAN
110V OUTLET	STAIR LIGHT
220 V OUTLET	
SWITCH	
3 WAY SWITCH	
BRACKET LIGHT	

## GENERAL NOTES

- CONFIRM ALL ITEMS PRIOR TO CONSTRUCTION:**
- ALL DESIGN: SHOULD SOMETHING BE UNCLEAR, CONTACT DESIGNER OR CONTRACTOR IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK
  - ALL DIMENSIONS, STRUCTURAL & MECHANICAL DESIGNS, LOCAL BLDG CODES, SOIL CONDITIONS, DEED RESTRICTIONS, AND OWNER SPECIFICATIONS.
  - STRUCTURAL DESIGN OF ANY WALLS OVER 10' TALL.
  - IF APPLICABLE; HVAC DESIGN VERSES FLOOR JOISTS OR TRUSSES.
  - WINDOW DESIGNS AND THEIR PLACEMENT WITH BRICK MASON.
  - LOCAL CODES FOR MASONRY SPANS OVER NON-MASONRY AREAS.
  - SPECIAL ELECTRICAL NEEDS (TELEPHONE, TV/STEREO, ALARM, COMPUTERS, ETC.)

## FOUNDATION NOTES

- CONFIRM ALL ITEMS PRIOR TO CONSTRUCTION:**
- DISREGARD ALL FOUNDATION INFORMATION HEREIN IF ENGINEERED FOUNDATION DESIGN IS INCLUDED.
  - CONFIRM ALL SOIL CONDITIONS PRIOR TO CONSTRUCTION.
  - FOUNDATION SHOWN IS A TYPICAL MONOLITHIC SLAB FOR SOILS WITH A MAXIMUM PLASTICITY INDEX (PI) OF 25
  - ALL FOUNDATION INFORMATION SUPERCEDED BY LOCAL BUILDING CODES.
  - GRADE SITE TO FINAL DRAINAGE PROMPTLY AFTER PLACEMENT OF SLAB.
  - CONCRETE TO BE A MINIMUM OF 3000 PSI, MAXIMUM SLOUMP OF 6", WITH SUITABLE SUPPORTS FOR REBAR TO PREVENT TOUCHING OF SOIL.
  - ALL BEAMS TO PENETRATE UNDISTURBED SOIL A MINIMUM OF 12".
  - WHEN PIERS ARE SPECIFIED, LOCATE AS SHOWN, 12" DIAMETER, 4" PENETRATION INTO "LOAD BEARING SOIL", W/ 2 BARS OF #4 REBAR.
  - FLATWORK (DRIVES, SIDEWALKS, PATIOS) TO BE 4" OF 3000 PSI CONCRETE OVER COMPACTED SEL. FILL, WITH 10X10 #10 WELDED WIRE REINFORCEMENT SUITABLY SUPPORTED 2" ABOVE SOIL.
  - CONFIRM SPECIAL FOUNDATION PLACEMENTS (ELEC., VENTS, SAFES, ETC.)

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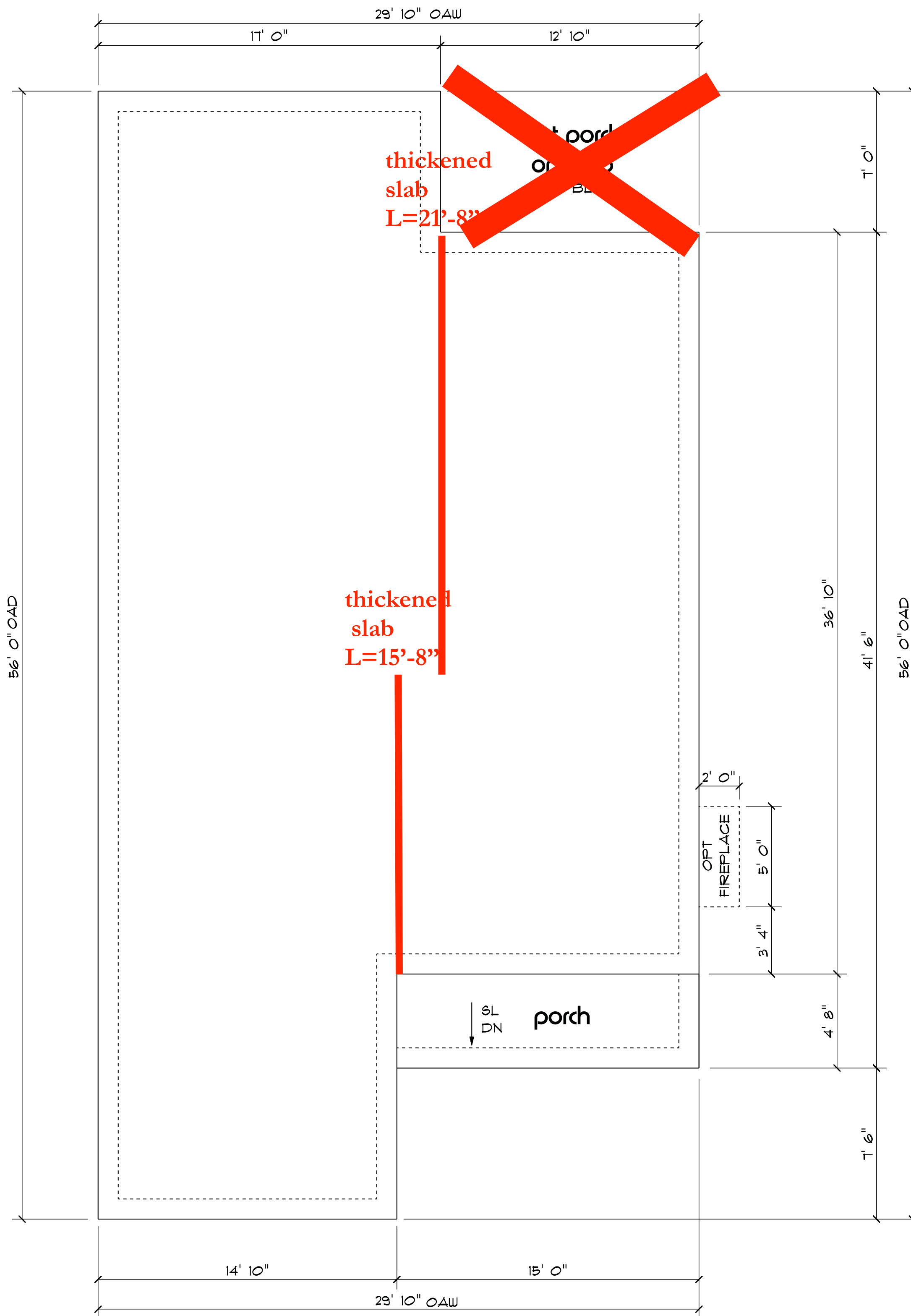
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scale  
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page  
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detail page



**IMPORTANT NOTICE:**

FOUNDATION DESIGN SHOWN IS A MINIMUM MONOLITHIC DESIGN SLAB. VERIFY ALL SOIL CONDITIONS, LOCAL CODES AND DETAILS OUTLINED ON "LAST" PAGE PRIOR TO CONSTRUCTION. ADD ADDITIONAL BEAMS AS REQUIRED BY ABOVE.

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**PLAN IS FOR ORIENTATION PURPOSES ONLY!  
ALL FOUNDATION AND STRUCTURAL ELEMENTS MUST BE DESIGNED BY STRUCTURAL ENGINEER TO MEET LOCAL CODES AND CONDITIONS.**

**SLAB FOUNDATION LAYOUT NOTICE:**

1. STRUCTURAL DESIGN OF FOUNDATION, INCLUDING BEAM & PIER LOCATIONS TO BE PROVIDED BY LOCAL, REGISTERED STRUCTURAL ENGINEER.
2. VERIFY ALL SOIL CONDITIONS PRIOR TO DESIGN AND CONSTRUCTION OF SLAB AND FLATWORK.
3. ADDITIONAL PORCHES, PATIOS, WALKS, DRIVEWAYS, ETC. LAYOUT AND DESIGN BY OTHERS
4. CONFIRM LAYOUT TO ACTUAL FLOOR PLAN AND ANY OPTIONS, INCLUDING GARAGE DOOR SIZE(S).
5. DETAILS PROVIDED BY REGISTERED PROFESSIONAL SUPERSEDE THOSE ON "FINAL" SHEET (DETAIL PAGE).
6. CONTRACTOR/ OWNER ASSUMES RESPONSIBILITY TO COMPLY WITH LOCAL BUILDING CODES AND NECESSARY STRUCTURAL REQUIREMENTS.

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**date** <sup>(8)</sup>  
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**page**  
1FS of FS1

**foundation layout**