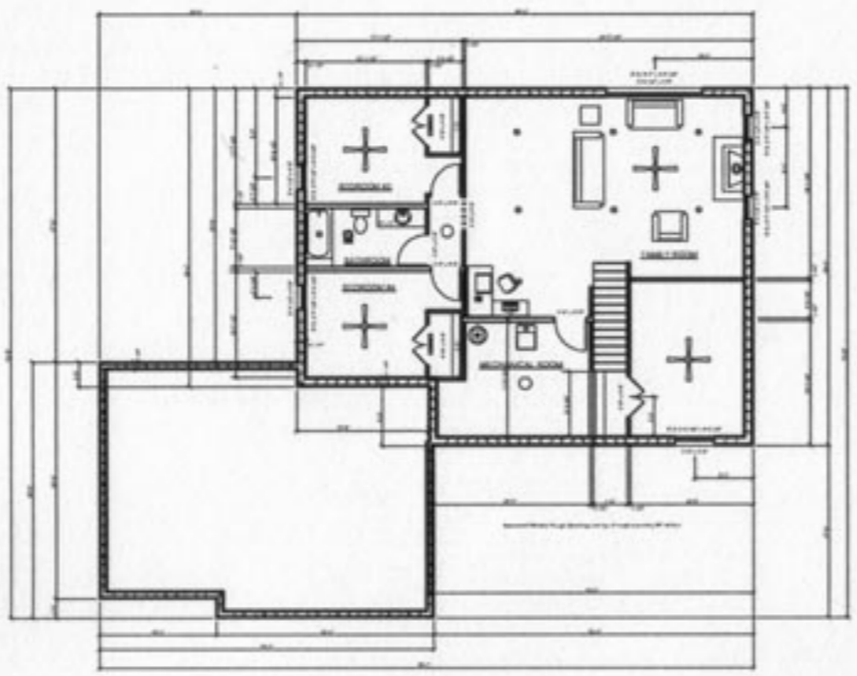

Notes:

One Story with Basement Look Out
Trussed Floor System (Main Floor 26" above grade at front entry)
Standard 2x6 Stud Wall Construction
Trussed Roof with 6/12 Pitched Roof and 24" soffits
Main Floor - 1570 Sq Ft
Lower Level - 1540 Sq Ft
Garage - 800 Sq Ft

Foundation:
Phoenix Forms, poured concrete walls, 2" Foam - 7-1/4" Concrete - 2" Foam
a. frost footings under garage area
b. form-drain footings or comparable basement drain system
c. 4" concrete basement and garage slab
d. 40' length of driveway; 22' wide at street tapered to 34' wide at garage
e. 150 sq ft of side walk between garage slab and front door, forming steps into house (26" rise from ground level to main floor level)
f. 3 floor drains in garage floor with drain tile/peacock seepage
g. cultured Stone Pedestals as shown on plan

Plumbing, Heating & Cooling:
1. Forced Air Natural Gas Heating System with Central Air Conditioning Unit
2. Include plumbing to Hot Water Heater (Hot Water Heater to be provided by General Contractor)
3. Water Softner as option
4. 6' x 3' Whirl Pool Bath Tub as shown
5. Fiberglass Shower units with dome as shown
6. Fiberglass Shower Bathtub units with dome as shown
7. Cultured Marble and/or Corian Vanity Tops with molded sinks to be provided by General Contractor
8. Do not include vanities or any other cabinets
9. Include bib cock on south wall of house and at north wall of house
10. Install ducting for exhaust fans in bathrooms, and continuous running exhaust fan in Master Closet
11. Install passive air intake from exterior to furnace area
12. Provide Gas to Fire Place on Main Floor and Lower Level

Electrical:
1. See plumbing, heating and cooling notes on heating & cooling options for electrical requirements
2. Provide and install exhaust fan for powder room capable of running continually, and at very low decibles
3. Provide and install exhaust fan, heating element, light, night light combination units in all bedrooms
4. Provide power to gas fireplace & Electric Hot Water Heater (Fireplace & Hot Water Heater to be provided by General Contractor
5. Provide outlets & smoke detectors to meet code and considerations shown on plan
6. Provide an exterior outlet at north and south side of building
7. Provide recessed lighting ○, and power to other fixtures shown in plan
8. Fixture symbols are as follows:

a. Pendant Lighting
b. Surface Mounted Fixture
c. Wall Mounted Lighting
d. Continually Running Exhaust Fan (include in bid)
e. Exhaust Fan, Light, Heat, Combination (include in bid)
f. Simple light build fixture
g. Garage Door Opener
h. Exterior Wall Mounted Fixtures
i. 4'x2' Flourescent Light Fixture
j. Electric Panel
k. Staircase Lighting

SCALE: 1/8" = 12"
DATE: 1/11/06
DRAWN BY: Bryan Bargen
APPROVED:

Project:

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