



Notes:

Two Story with Basement Walk Out
 Trussed Floor System (16")
 Standard 2x6 Stud Wall Construction
 Trussed Roof with 8/12 Pitched Roof and 24" soffits
 Tray Ceilings in Formal Dining & Living Rooms
 Upper Level - 1,390 Sq Ft (9' Ceilings)
 Lower Level - 1,650 Sq Ft (9' Ceilings)
 Garage - 1,120 Sq Ft (10'6" Ceiling)

Foundation:

1. Poured 12" 7.25' concrete walls
2. Concrete work includes the following:
 - a. Footings under garage walls
 - b. Footings under basement wall cut area
 - c. Footings under supporting walls as shown on plan
 - d. Semi-drain footings or comparable basement drain system
 - e. 4" exterior garage walls, not approximately 2" below top of foundation
 - f. 4" of driveway, 2" wide at street tapered to 1" wide at garage (1750 sq ft)
 - g. 24" x 4" of side walk between front door & driveway (30 sq ft)
 - h. 4" x 8" strip with 1" - 8" wide strip at front door
 - i. 2" floor drains in garage floor connected to existing sewer system
 - j. Slick ledge for other walk or benches shown as shown on plan

Measure:

- a. colored stone facing as shown on plan
- b. apply for colored stone on walls, front and back of house

Electrical:

1. 200 Amp Panel/100 Amp Sub Panel, Inspection Free
2. Connections to furnace, air conditioning, & air exchanger
3. 2 - Shower Lights & Wiring. Provide and install 2 bath exhaust fan/light combinations - 1 exhaust only
4. Connections to Dishwasher, Electric Stove and 1 Fireplace. Provide Door Bell
5. Provide outlets, switching & smoke detectors to meet code and considerations shown on plan
6. Provide an exterior outlet at front & rear of building, outlets & lighting for garage, and 8 exterior lights
7. Provide recessed lighting allowance for 26 fixtures and trim edge
8. Provide kitchen lighting - 3 openings on staircase to upper level
9. Provide 10TV & 10 telephone openings
10. Provide wiring for 1 ceiling fan
11. Allowance for 22 additional switching & outlet openings

Fixture symbols are as follows:

- a. Pendant Lighting
- b. Surface Mounted Fixtures
- c. Wall Mounted Lighting
- d. Exhaust Fan, Light, Heat, Combination (Include in 4)
- e. Single light ball fixture
- f. Garage Door Opener
- g. Exterior Wall Mounted Fixtures
- h. 1x2 Fluorescent Light Fixture
- i. Electric Panel
- j. Recessed Lighting
- k. Staircase Lighting



- Heating & Air Conditioning:**
1. Lennox GSI Forced Air Natural Gas Furnace (or comparable) with 14 SEER Central Air Conditioning (5 or warranty on furnace parts, 1 yr warranty on compressor)
 2. Air Exchanger with heat recovery
 3. Heating for clothes dryer, refrigerator and 2 bath fans
 4. Digital, Programmable Thermostats
 5. _____ supplies & _____ returns on main floor; _____ supplies & _____ returns on upper floor; _____ returns to duct work for lower level
 6. No Filter
 7. Any other considerations GC may have is noted on plan
- Plumbing:**
1. 1/2" White Pearl CSB0 & Copper Water Fund Bath with an American Standard Roman Tub Valve
 2. 1 - 1/2" AIA 5007000 White Fiberglass 17" jetted tub with an American Standard 1.6 Valve
 3. 1 - AIA 500 5000 White Fiberglass 17" jetted tub with an American Standard 1.6 Valve
 4. 1 - American Standard Casted Pedestal Sink with an American Standard 1.6 Valve
 5. 1 - AIA 500 10000 White Fiberglass 17" jetted tub with an American Standard 1.6 Valve
 6. 1 - AIA 500 10000 White Fiberglass 17" jetted tub with an American Standard 1.6 Valve
 7. 1 - American Pro 500 Garbage Disposal, 1 - kitchen faucet, 1 - Dishwasher hook up, 1 - water hook up
 8. 1 - Kitchen Laundry trap in sink and Delta Faucet
 9. 2 - Outside open faucets, 1 pair of waterjet hot & cold garage faucets & Laundry Tub, 3 garage floor drains
 10. 1 - main pump/household/branch valves, 1 - mechanical room floor drain
 11. 1 - 55 gallon water storage water heater, natural gas
 12. 1" water main
 13. Gas to fireplace, furnace, water heater, stove and kitchen range
 14. Plumbing permit & fees, "Main Floor" with 4" Mainline storm line
 15. 3 - American Standard Closet Trunk
 16. Any other considerations GC may have is noted on plan