



Notes:

Ranch with Walk Out Basement
 Trussed Floor System (16")
 Standard 2x6 Stud Wall Construction
 Trussed Roof with R12 Pitched Roof and 24" soffits
 Vaulted Entry, Tray Ceilings in Master Bedroom & Great Room
 Soffit & Columns in Dining Room
 Main Level - 1900 Sq Ft (9' Ceilings)
 Lower Level - 1900 Sq Ft (8' Ceilings)
 Garage - 960 Sq Ft (10' Ceiling)

Foundation:

1. Place 1" 20" concrete walls with exterior exterior walls
2. Concrete work includes the following:
 - a. Foot loadings under garage area
 - b. Foot loadings under basement walk out area
 - c. Footings under supporting walls as shown on plan
 - d. Form-drain footings or comparable basement drain system
 - e. 4" concrete garage walls, with approximately 4" below top of foundation
 - f. 4" of structural 2" walls as shown & 10" wide at garage (132" sq)
 - g. 12" x 4" of side walls between front door and driveway (128" sq)
 - h. 6" x 24" stone with 2" of wide stone at front door opening (22" sq)
 - i. 1" steel straps in garage floor with chain stop anchors
 - j. 4" brick ledge for water table or fascia stone facing as shown on plan

Roofing:

- a. 1/2" thick roofing on front of house only (see reference as shown on plan)

Electrical:

1. 200 Amp Panel, 4 #4 _____, service lines outside, Inspection Free
2. Conduits to Service, AC conditioning, & Air Exchange
3. 2 Shower Lights & Wiring, Provide and install 2 bath exhaust fan/light/vent combination - 1 exhaust only
4. Conduits to Dishwasher, Granite Stone and 2 Freezers, Provide Dish Wash
5. Provide outlets, switching & service disconnects _____ to trash table and condensate drain on plan
6. Provide an exterior outlet at front & rear of building, and 11 exterior surface mounted lights
7. Provide recessed lighting as shown on plan
 - a) 2x 2x4 _____, each including fixture, ballast and trim (allowance of \$ _____ each)
 - b) Provide recessed lighting - 2 openings on staircase to lower level (allowance of \$ _____ each)
 - c) Provide 2 TV & 2 Telephone openings @ _____ per allowance of \$ _____
 - d) Provide wiring for 4 ceiling fans (allowance of \$ _____ each)
 - e) Allowance for 20 additional switching & outlet openings @ _____ each for total of \$ _____
 - f) Provide & install 1 Continuous Running, Very Quiet Exhaust Fan to provide for Exchange
 - 8. Floor outlets are as follows:
 - a. Pendant Lighting
 - b. Surface Mounted Fixtures
 - c. Wall Mounted Lighting
 - d. Exhaust Fan, Light, Heat, Combination (include in bid)
 - e. Simple light bulb fixture
 - f. Garage Door Opener
 - g. Exterior Wall Mounted Fixtures
 - h. 1x42 Fluorescent Light Fixture
 - i. Electric Panel
 - j. Switch-out Lighting
 - k. Recessed Lighting

Heating & Air Conditioning:

1. Furnish All Natural Gas Piping (20'x1) and Central Air Conditioning (12' load)
2. Furnish All Water & Drains for Continuous Running Exhaust Fan, providing support for Exchange
3. Sizing for ducts, duct, register and 2 bath fans
4. Electrical Transmittals
5. _____ supply & _____ return 2 pleated register lower level
6. Size High Priority Air Filter

Plumbing:

1. 1 Bath Floor/Walk Out Pool Bath without Tub (4000' faucet)
2. 1 Bath Floor/Walk Out Pool Bath without Tub (4000' faucet)
3. 1 Bath Floor/Walk Out Pool Bath without Tub (4000' faucet)
4. 1 American Standard Under Pedestal Sink without 4001' faucet
5. 1 Main (4001' faucet for cultured marble vanity top as shown on plan)
6. 1 Main (7000' faucet & 2 showers and adjacent wall shower area)
7. 1 Hot Water (12' Dispense), 1 Hot Water (10' Dispense), 1 Dishwasher hook-up, 1 - weather hook up
8. 1 Laundry trap in sink and toilet
9. 2 Outside hot faucets, 1 set of softener hot & cold garage faucets, 2 garage floor drains
10. 1 - trap pump/booster/pressure valve, 1 - mechanical room floor drain
11. 1 - 3/4" galvanized vented water heater (include gas)
12. 1" water meter
13. Gas to hot fireplace, kitchen, water heater, stove, and future garage heater
14. Plumbing symbol & keys. *Shower Fixtures are Standard (shown on plan)
15. 3 - Stone Corral Toilet/Pull Table

