

CUSTOM BARNDOMINIUM HOUSE

DRAWING LIST:

C1	COVER PAGE
A1	FLOOR PLAN
A2	ROOF PLAN
A3	FRONT AND REAR ELEVATION
A4	RIGHT AND LEFT ELEVATION
E1	INTERIOR ELEVATIONS
P1	ELECTRICAL PLAN
M1	PLUMBING PLAN
S1	HVAC PLAN
S2	ROOF FRAMING PLAN
S3	FOUNDATION PLAN
	FOUNDATION DETAIL
	INTERIOR BEARING FOOTING
	C-TYPICAL COLUMN DETAIL
	WALL SECTION
	EDGE OF SLAB DETAIL



SHEET NO.
C1

DWG NO.:
SANT1561
REVISION:

SCALE:
N.T.S.
@ 24" X 36"
DATE:
FEB 21, 24

CLIENT NAME:
...
PROJECT ADDRESS:
...

DRAWING TITLE:
COVER PAGE

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME
DRAWING, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS
THAT MAY OCCUR DUE TO THE MANY JURISDICTIONAL DIFFERENCES IN LOCAL BUILDING
CODES, REGULATIONS AND OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE
ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE
BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT ASSUME
RESPONSIBILITY FOR ANY STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR
ERRORS IN THE DESIGN OR CONSTRUCTION OF THE BUILDING. THE ARCHITECT
RECOMMENDS THAT THE OWNER CONSULT WITH A LOCAL ARCHITECT OR ENGINEER AND
CHECK WITH LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL
ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

STAMP

DRAWINGS PROVIDED BY:
Hi-Ten
BUILDINGS

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF THE ITEMS MENTIONED IN THE DRAWINGS PRIOR TO THE CONSTRUCTION.
- EXTERIOR WALL AND ROOF FINISHES AS PER CUSTOMER'S CHOICE.
- REFER TO MANUFACTURER'S SPECS FOR ROUGH OPENING DIMENSIONS, FOR DOOR AND WINDOWS.
- ALL BEAMS SIZES TO BE VERIFIED BY THE STRUCTURAL ENGINEER.

DOOR SCHEDULE

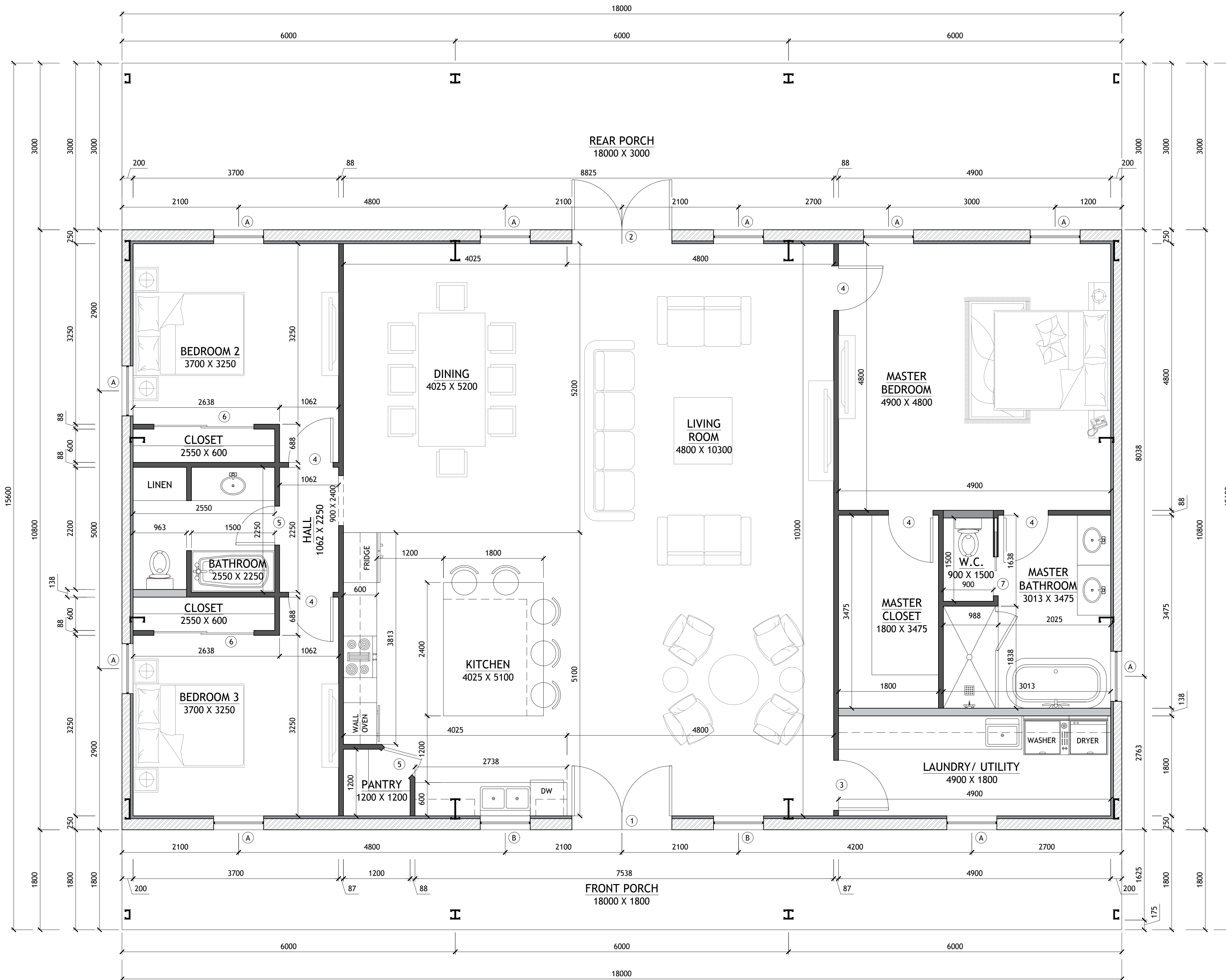
	WIDTH	HEIGHT	QTY.	DESCRIPTION
①	1800	2100	1	DOUBLE FRONT DOOR
②	1800	2100	1	DOUBLE FRENCH DOOR
③	900	2050	1	HOLLOW CORE
④	820	2050	5	HOLLOW CORE
⑤	720	2050	2	HOLLOW CORE
⑥	1800	2050	2	CLOSET DOOR
⑦	720	2050	1	POCKET DOOR

WINDOW SCHEDULE

	WIDTH	HEIGHT	QTY.	DESCRIPTION
A	900	1500	10	SINGLE HUNG
B	900	1200	2	SINGLE HUNG

AREA CALCULATION

LIVING AREA:	200 SQM.
FRONT PORCH:	33 SQM.
REAR PORCH:	55 SQM.
TOTAL FLOOR AREA:	288 SQM.



1 FLOOR PLAN
SCALE: 1:40

SHEET NO.

A1

DWG NO.: SAN1561
REVISION:

SCALE: 1:40 @ 24" X 36"
DATE: FEB 21, 24

CLIENT NAME:
PROJECT ADDRESS:

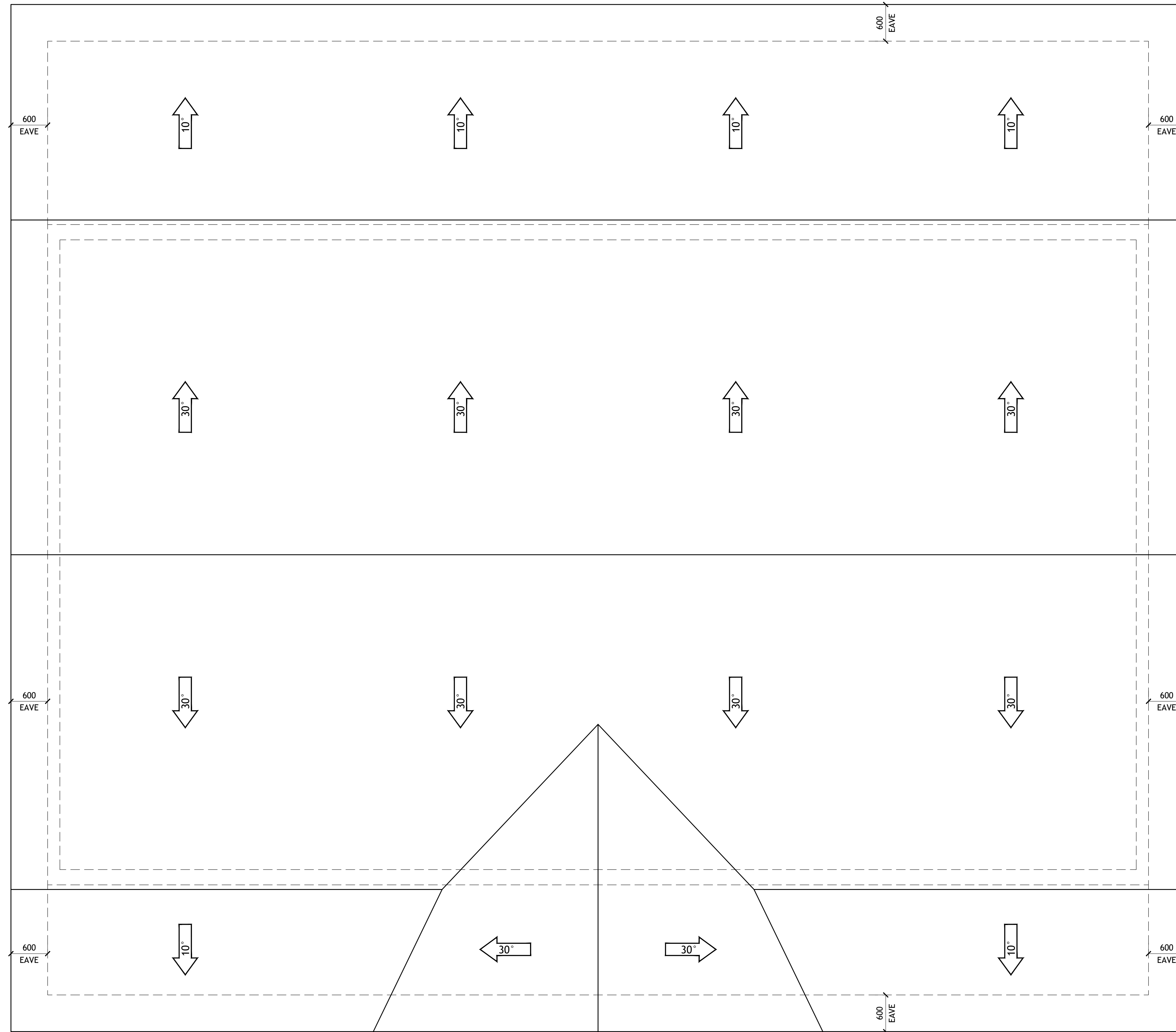
DRAWING TITLE:
FLOOR PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME THAT REASON AND DUE TO THE MANY JURISDICTIONAL DIFFERENCES IN LOCAL BUILDING CODES, REQUIREMENTS AND OTHER LOCAL DESIGN AND WEATHER CONDITIONS, QUALITY CONTROL, INSURANCE, AND OTHER FACTORS, THERE MAY BE SOME DISCREPANCIES OR OMISSIONS, OR ERRORS IN INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DRAWINGS. THE ARCHITECT ASSUMES NO LIABILITY FOR SUCH DISCREPANCIES, OMISSIONS, OR ERRORS. THE OWNER AND BUILDER TO CONSULT A LOCAL ARCHITECT OR ENGINEER AND TO CHECK WITH LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

STAMP

DRAWINGS PROVIDED BY:
Hi-Ten BUILDERS

- ROOF NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 50MM X 250MM, NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
 4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.



1 **ROOF PLAN**
SCALE: 1:40

SHEET NO.
A2

DWG NO.: SAN1561
REVISION:

SCALE: 1:40 @ 24" X 36"
DATE: FEB 21, 24

CLIENT NAME:
PROJECT ADDRESS:

DRAWING TITLE:
ROOF PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME DRAWING, THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO THE COMPLEXITY OF THE PROJECT, THE LIMITED INFORMATION PROVIDED BY THE CLIENT, OR THE VARIATIONS IN LOCAL BUILDING CODES AND REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ROOF PLAN AS SHOWN HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE DESIGN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ROOF PLAN AS SHOWN HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE DESIGN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE ROOF PLAN AS SHOWN HEREIN.

STAMP

DRAWINGS PROVIDED BY:
Hi-Ten BUILDINGS

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQD BY CURRENT CODES.



1 FRONT ELEVATION
SCALE: 1:40



2 REAR ELEVATION
SCALE: 1:40

SHEET NO.
A3

DWG NO.:
SANT1561
REVISION:

SCALE:
1:40
@ 24" X 36"
DATE:
FEB 21, 24

CLIENT NAME:
...
PROJECT ADDRESS:
...

DRAWING TITLE:
FRONT AND REAR ELEVATION

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME DRAWING, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE OWNER OR ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY STRUCTURAL FAILURES, INCLUDING BUT NOT LIMITED TO, FOUNDATION, ROOF, OR OTHER STRUCTURAL ELEMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CODE VIOLATIONS OR OTHER REGULATORY REQUIREMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO CHANGES, OMISSIONS, OR ERRORS IN THE DRAWINGS OR ANY OTHER INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER MATTERS.

STAMP

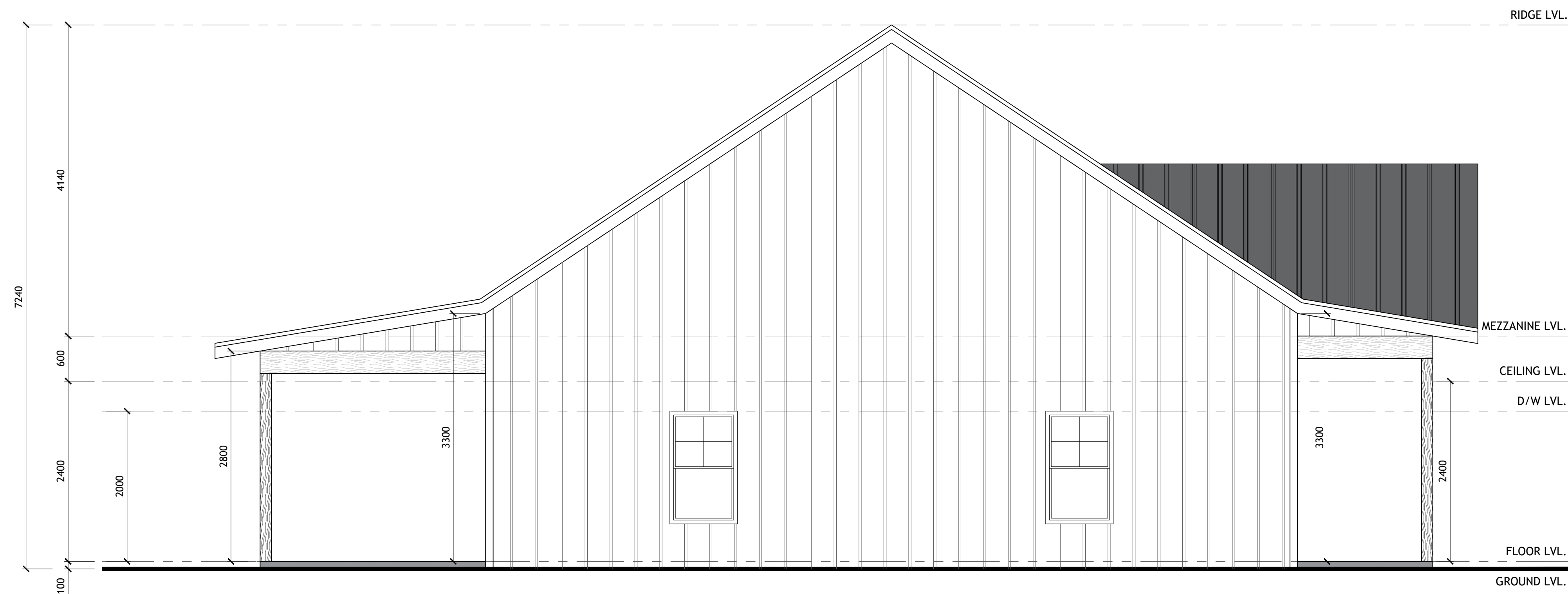
DRAWINGS PROVIDED BY:
Hi-Ten BUILDERS

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2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



1 RIGHT ELEVATION
SCALE: 1:40



2 LEFT ELEVATION
SCALE: 1:40

SHEET NO.

A4

DWG NO.: SAN1561
REVISION:

SCALE: 1:40 @ 24" X 36"
DATE: FEB 21, 24

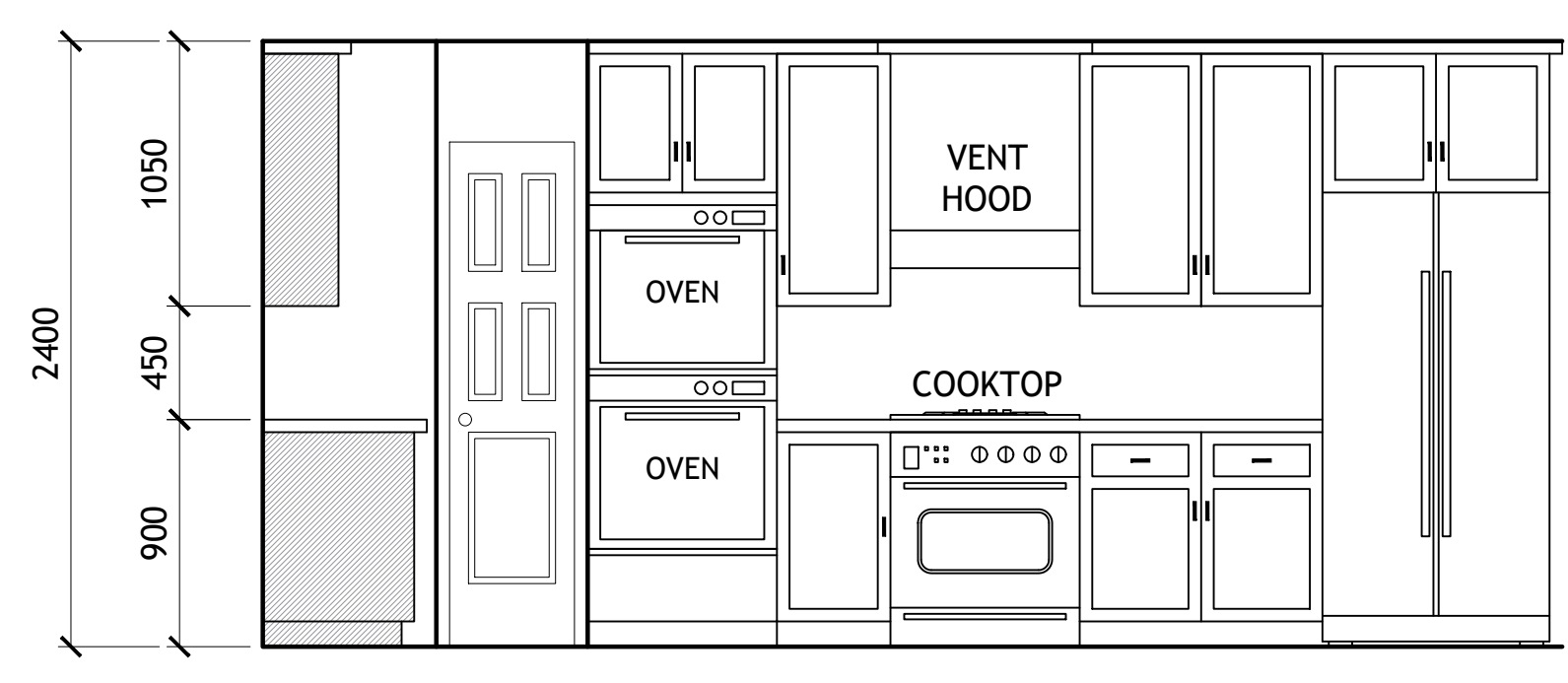
CLIENT NAME:
PROJECT ADDRESS:

DRAWING TITLE:
RIGHT AND LEFT ELEVATION

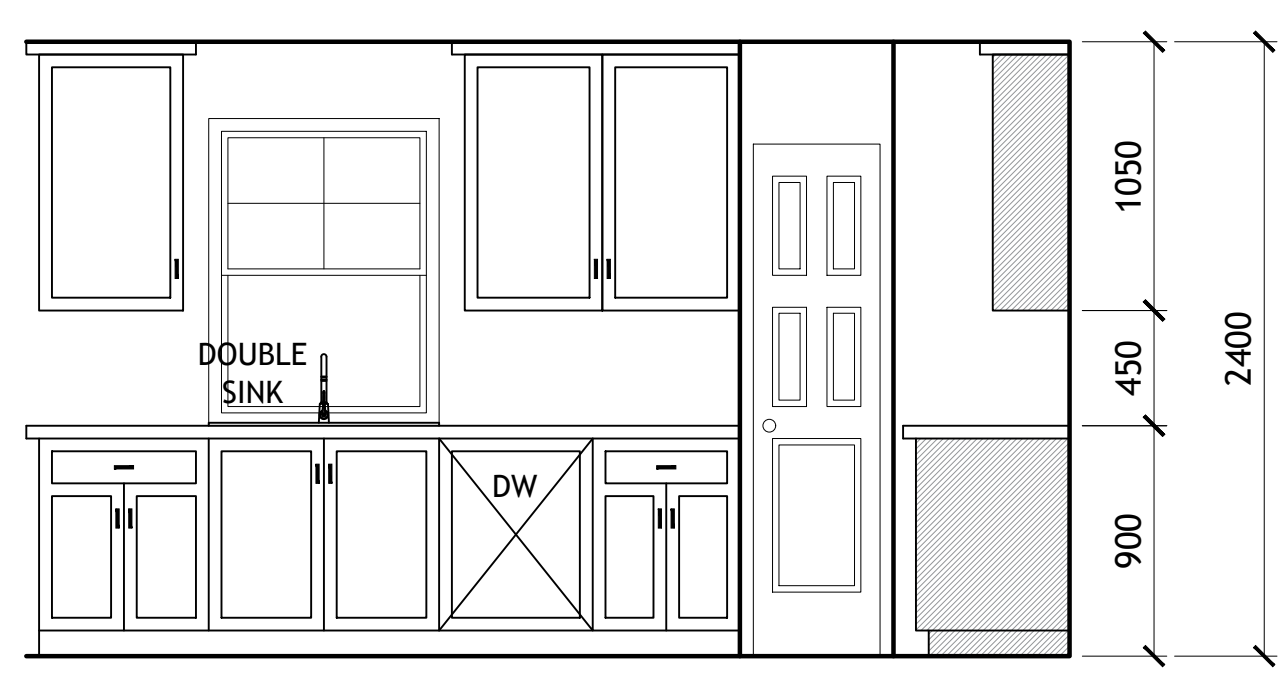
ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME DRAWING, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO THE MANY JURISDICTIONAL DIFFERENCES IN LOCAL BUILDING CODES, REGULATIONS AND OTHER LOCAL, FEDERAL AND STATE REQUIREMENTS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY THE OWNER AND BUILDER. BEFORE THE START OF CONSTRUCTION, ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

STAMP

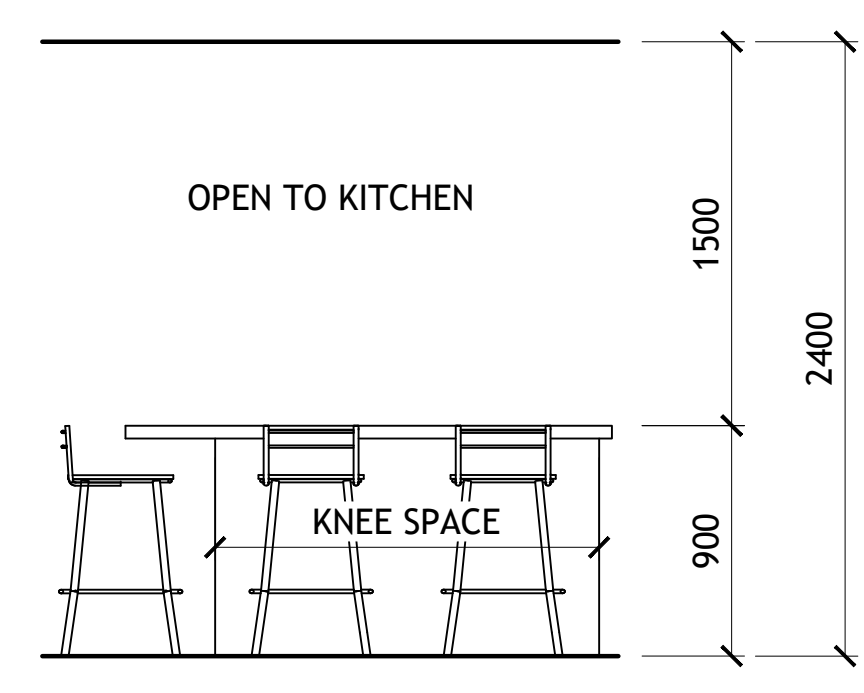
DRAWINGS PROVIDED BY:
Hi-Ten BUILDERS



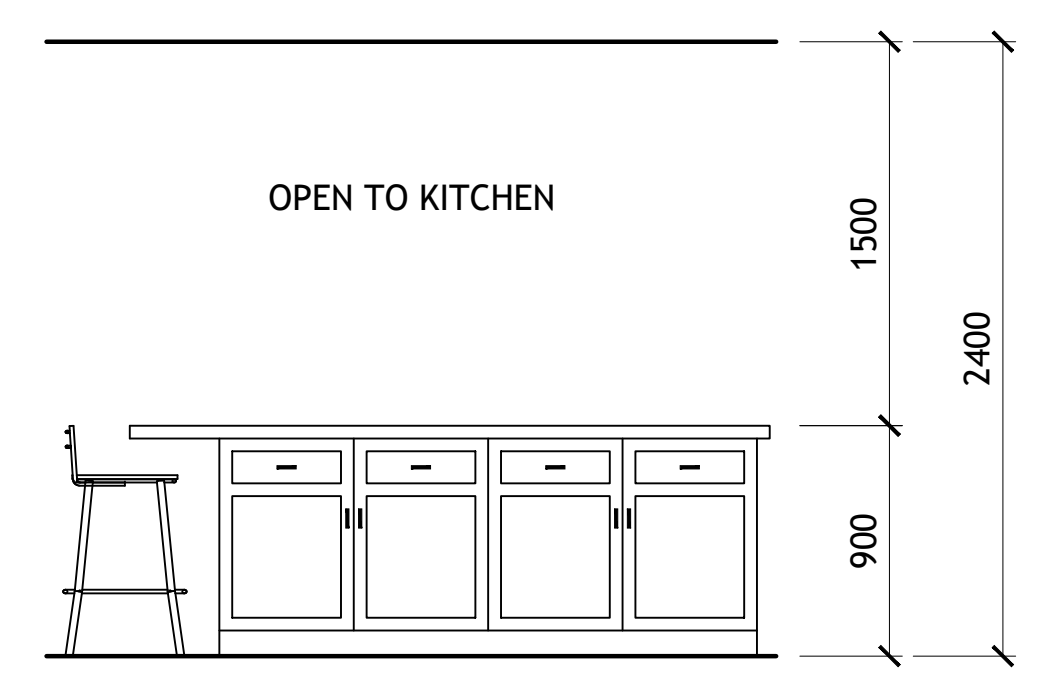
1A KITCHEN ELEVATION
SCALE: 1:30



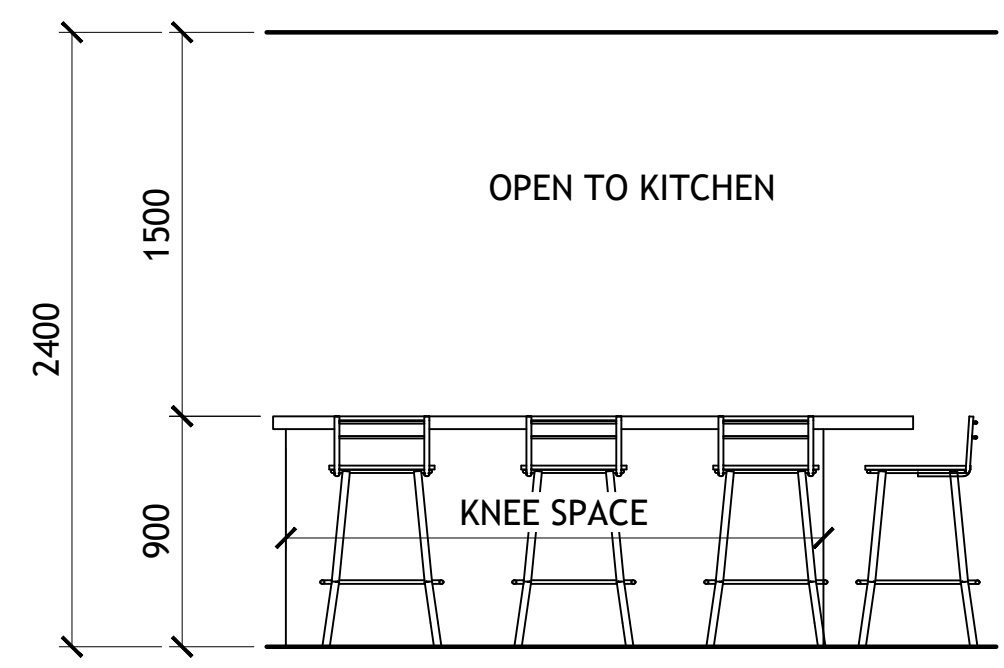
2A KITCHEN ELEVATION
SCALE: 1:30



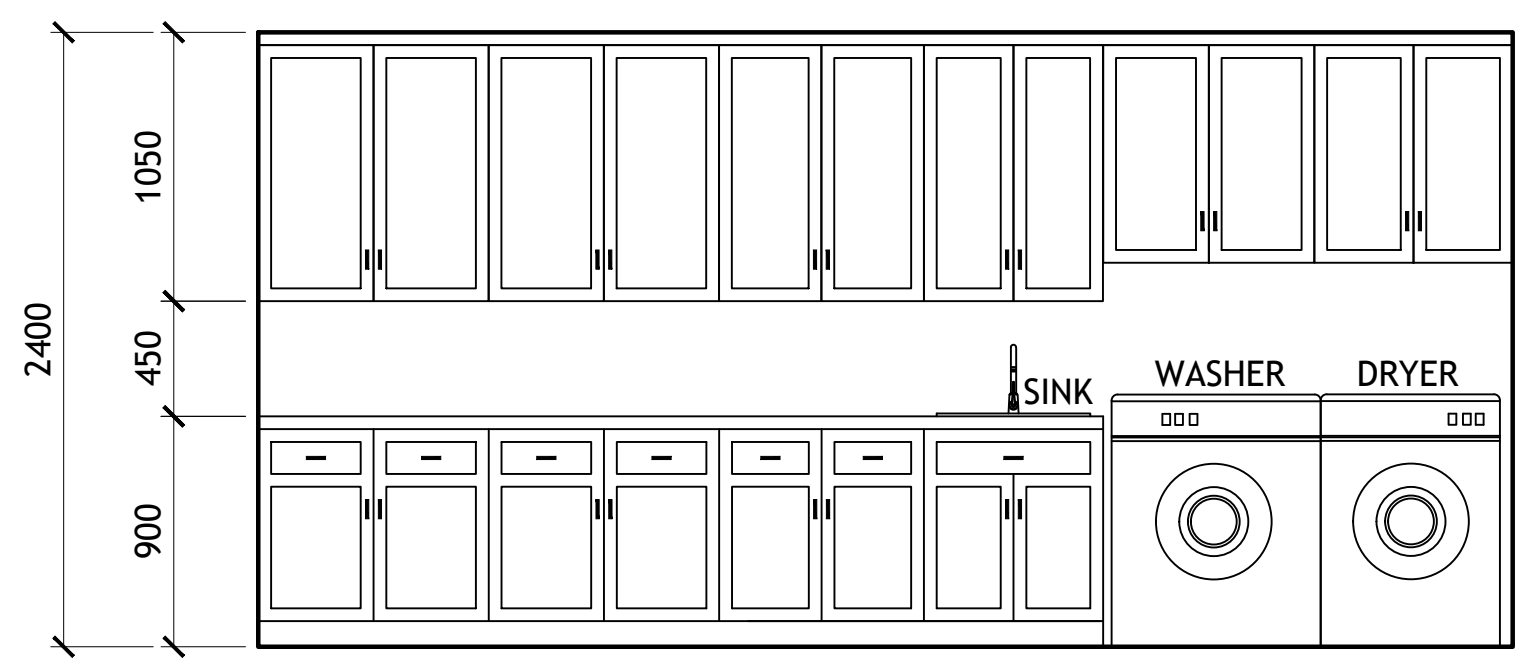
1B KITCHEN ISLAND ELEVATION
SCALE: 1:30



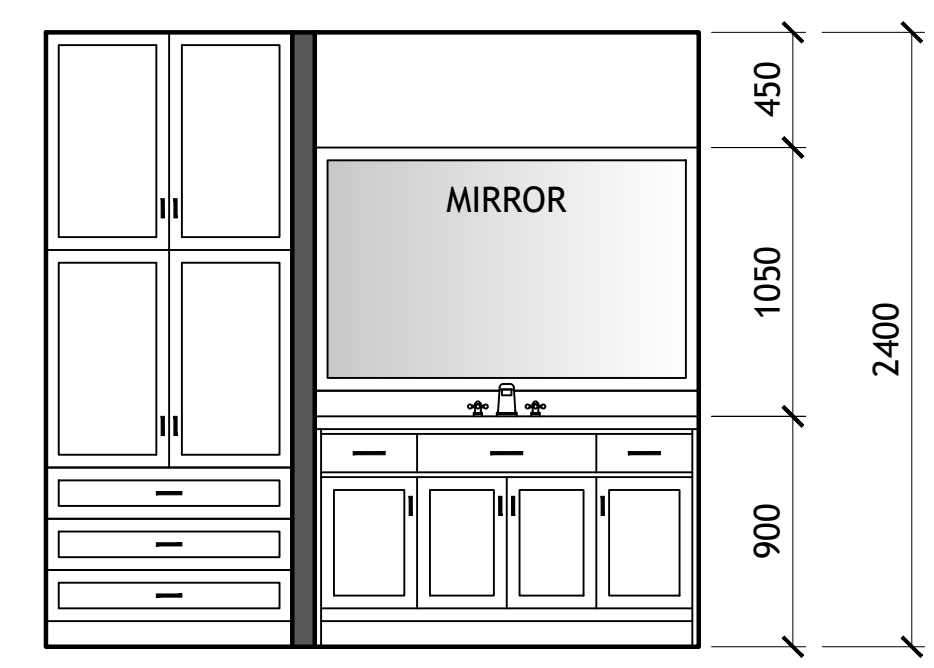
2B KITCHEN ISLAND ELEVATION
SCALE: 1:30



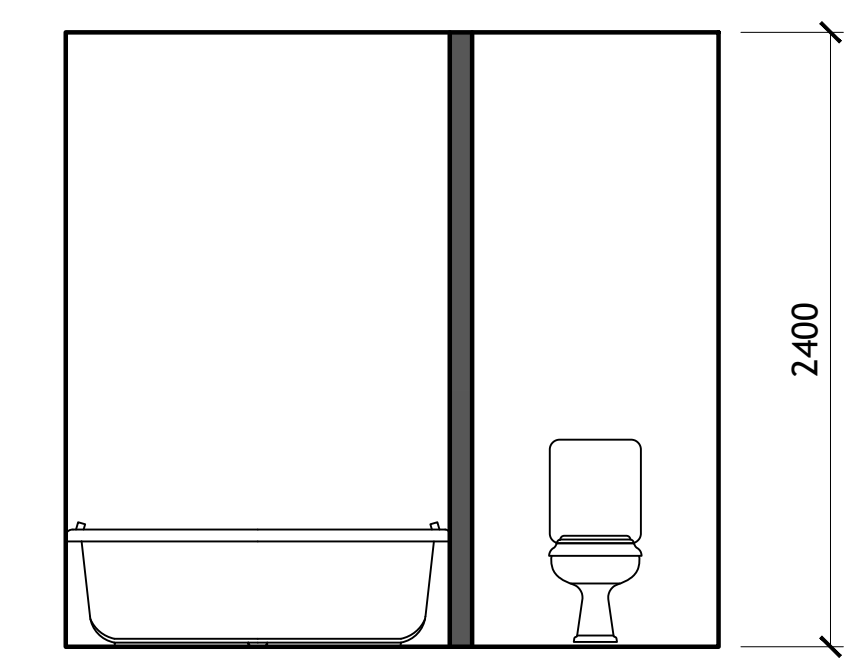
3B KITCHEN ISLAND ELEVATION
SCALE: 1:30



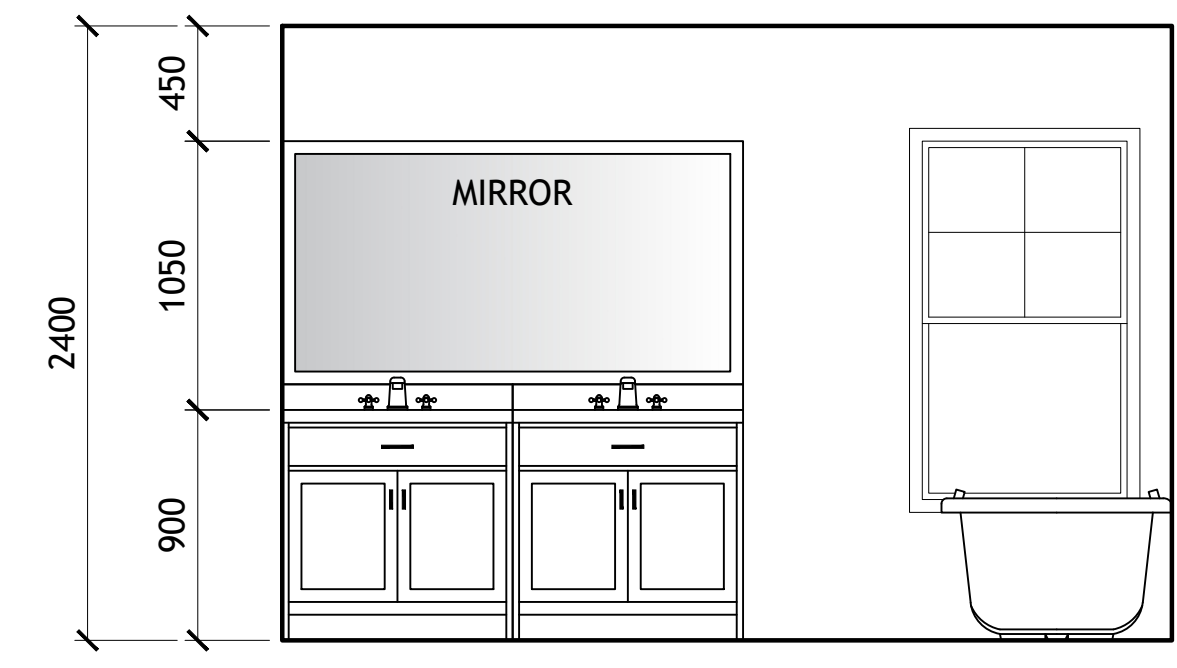
1C LAUNDRY ELEVATION
SCALE: 1:30



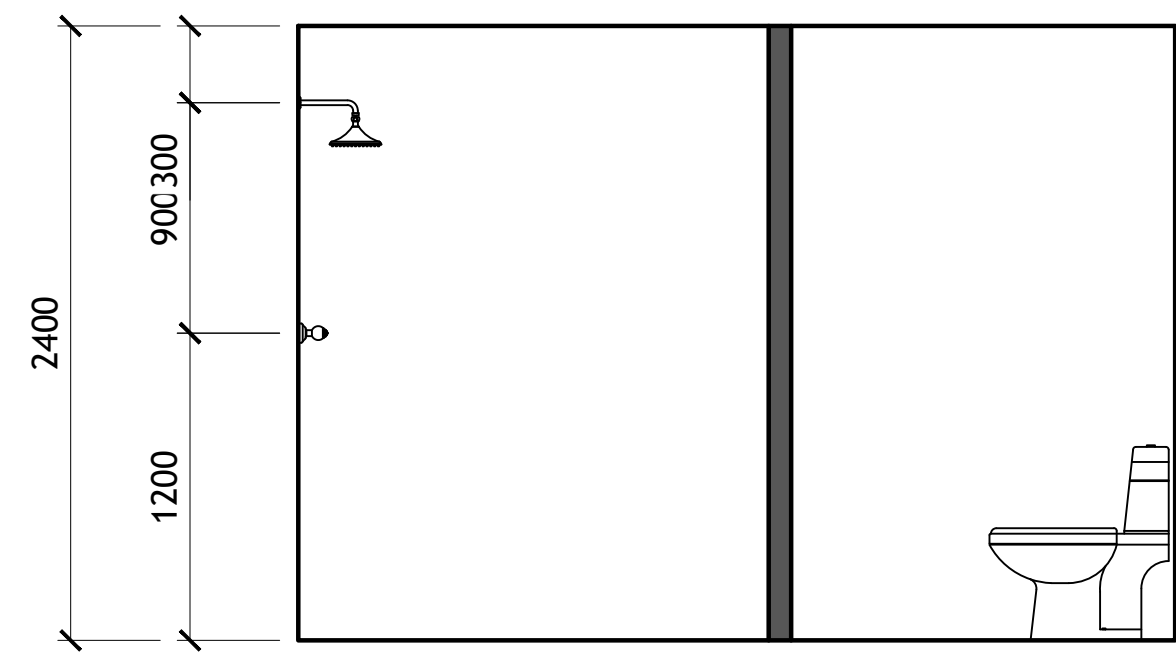
1D BATHROOM ELEVATION
SCALE: 1:30



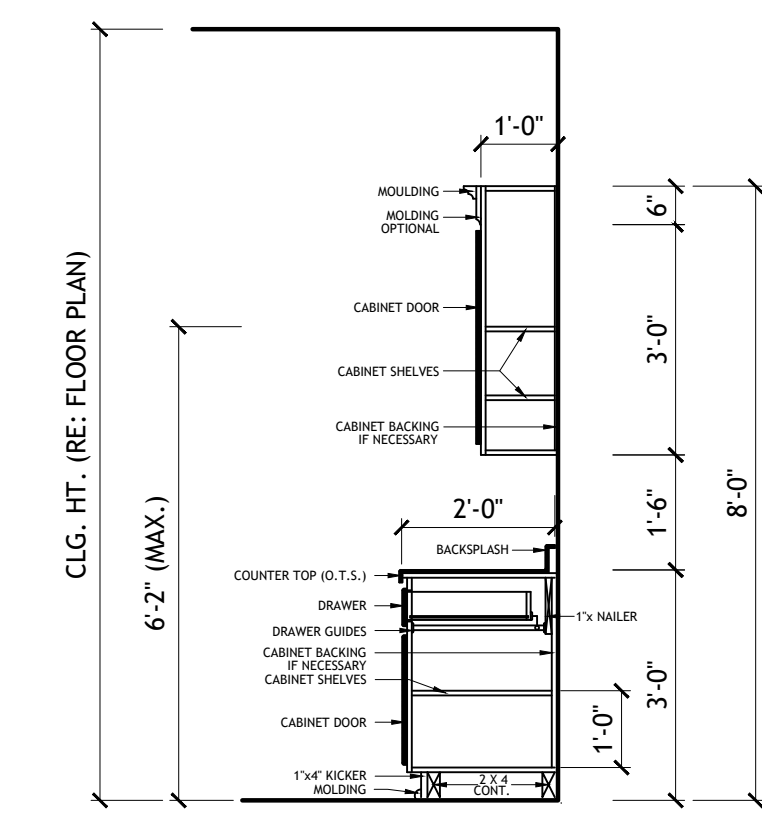
2D BATHROOM ELEVATION
SCALE: 1:30



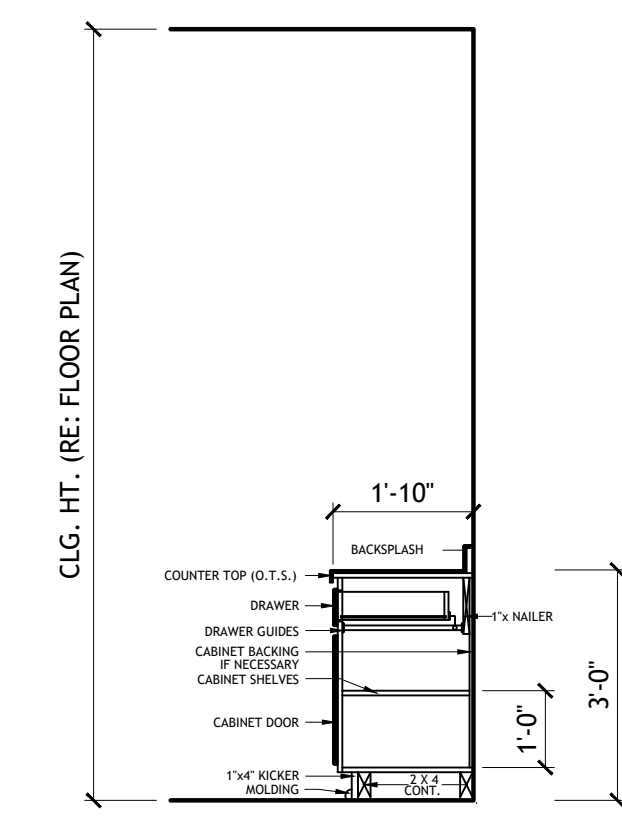
1E MASTER BATHROOM ELEVATION
SCALE: 1:30



2E MASTER BATHROOM ELEVATION
SCALE: 1:30



A KITCHEN SECTION
SCALE: N.T.S.



B BATHROOM SECTION
SCALE: N.T.S.

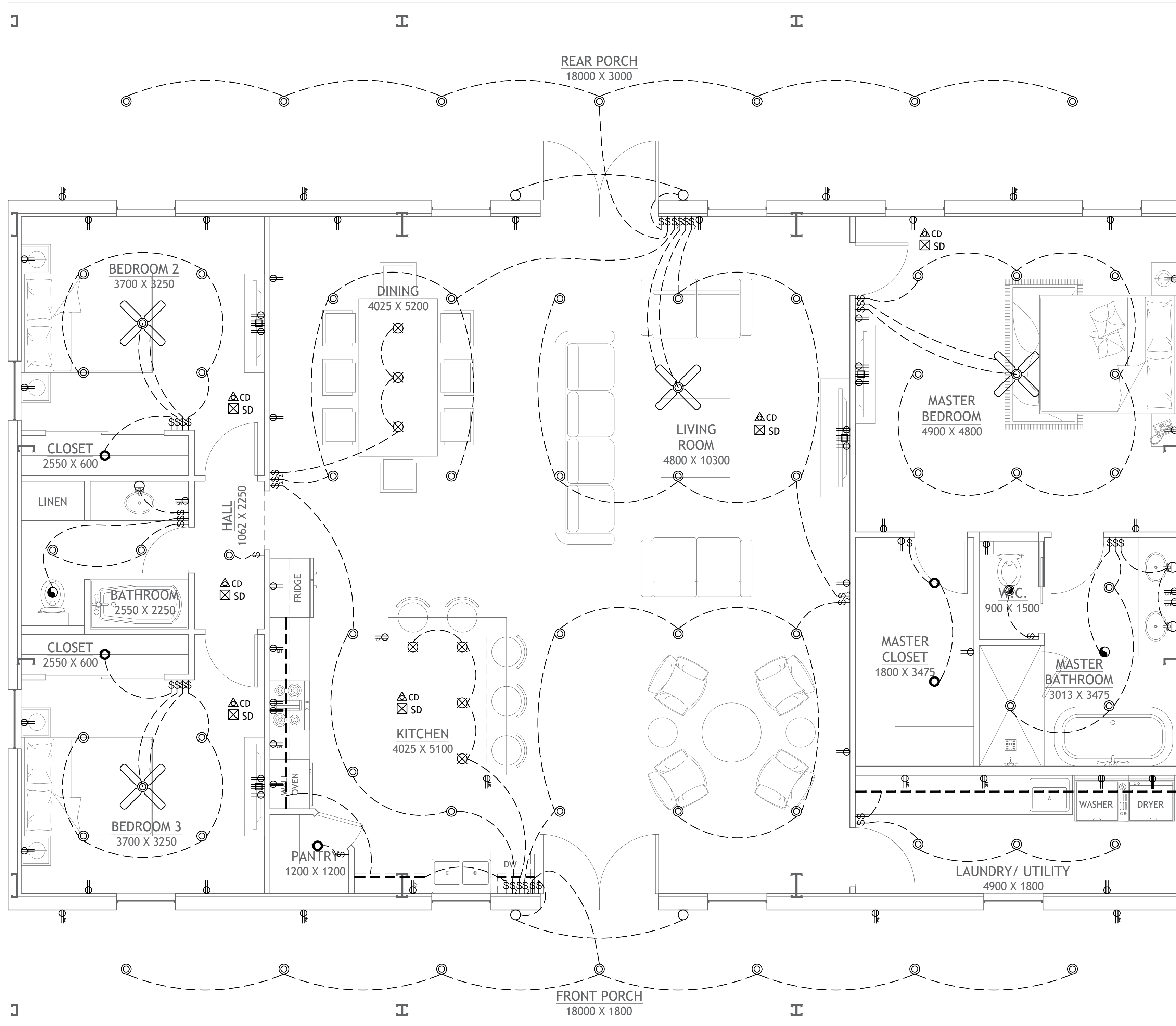
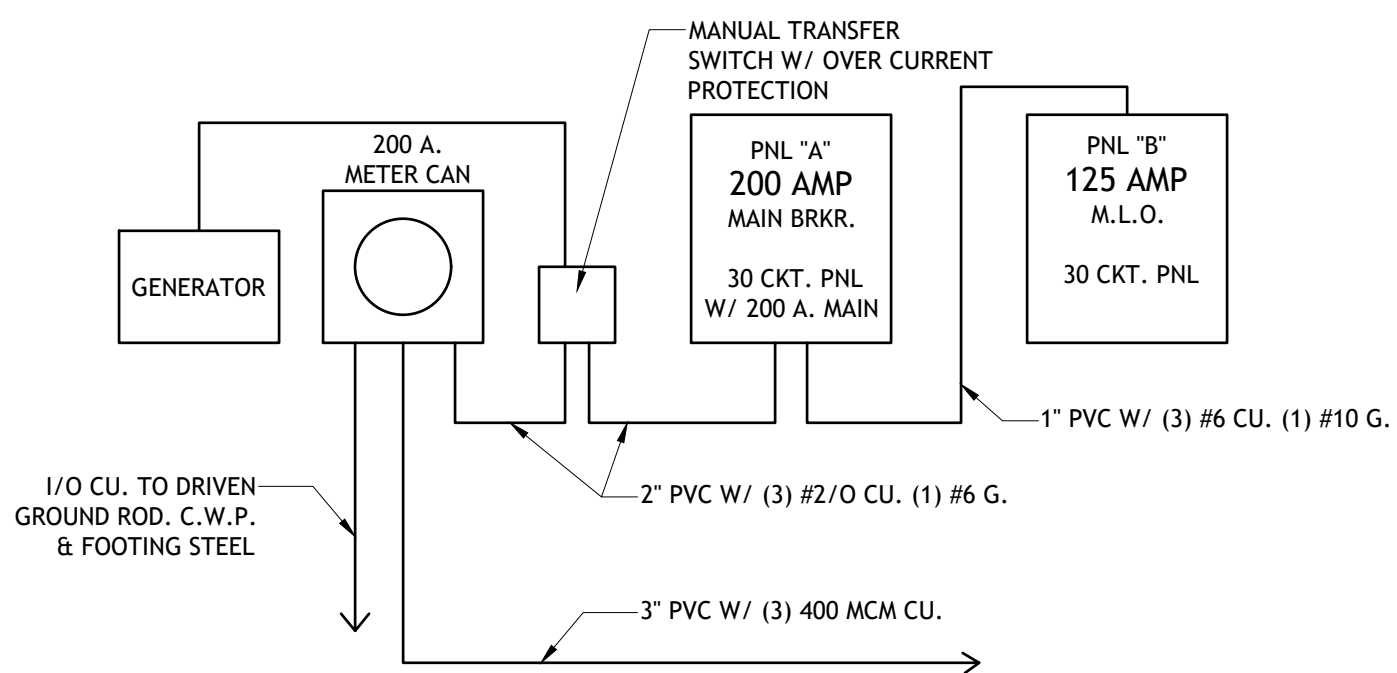
ELECTRICAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
- CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE INSTALLATION IS MADE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES, WALL OUTLETS, ETC. SHALL BE IN ACCORDANCE WITH THE LOCAL CODE AND THE CONTRACTOR ON SITE SHALL MAKE MODIFICATIONS AS NEEDED.
- ALL LIGHTING CHOICES TO BE OWNER'S CHOICE, BUT TO NOT SURPASS DESIGN STANDARDS.
- ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
- A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

ELECTRICAL LEGEND

120 VOLT RECEPTACLE	⊕
120 VOLT W/ GROUND FAULT INTERRUPTOR	⊕⊖
240 VOLT RECEPTACLE	⊕⊖⊗
WATERPROOF RECEPTACLE	⊕⊖⊗⊖
PHONE/CABLE (CAT5)	◀
TELEVISION ANTENNA	≡
SINGLE POLE SWITCH	⊟
2 WAY SWITCH	⊟⊟
CEILING MOUNTED HANGING LIGHT	⊗
RECESSED CAN LIGHT	⊙
FLUSH MOUNTED LIGHT	○
WALL MOUNTED LIGHT	○
EXHAUST FAN	⊙
EXHAUST FAN/ RECESS CAN COMBO	⊙⊗
SMOKE DETECTOR	⊗SD
CARBON MONOXIDE DETECTOR	△CD
STAIRCASE LIGHT	□
GARAGE LIGHT	▬
UNDER CABINET LIGHT	---
CCTV CAMERA	◻CAM
CEILING FAN WITH LIGHT	⊗⊕

NOTE:
NOT ALL SYMBOLS ARE USED.



1 ELECTRICAL PLAN
SCALE: 1:40

SHEET NO.

E1

DWG NO.:
SAMI561

REVISION:

SCALE:
1:40
@ 24" X 36"

DATE:
FEB 21, 24

CLIENT NAME:

PROJECT ADDRESS:

DRAWING TITLE:
ELECTRICAL PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS DRAWING, THE ENGINEER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON SITE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS SHOWN ON THIS DRAWING. ANY CHANGES OR MODIFICATIONS TO THIS DRAWING SHALL BE MADE BY THE ENGINEER AND APPROVED BY THE ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

STAMP

DRAWINGS PROVIDED BY:



PLUMBING NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE. SUGGESTED SLOPE FOR EXTERIOR WASTE LINE @ 5MM=300MM.
- ALL YARD CLEANOUTS TO BE CONTRACTOR CHOICE. ALL FIXTURES WILL BE OWNER CHOICE. CALCULATIONS AND CHOICES BASED ON INDUSTRY STANDARDS.
- WASHING MACHINE AND DISHWASHER TO BE CUSTOMER'S CHOICE.
- WATER HEATER TO BE CUSTOMER'S CHOICE.

PLUMBING LEGEND

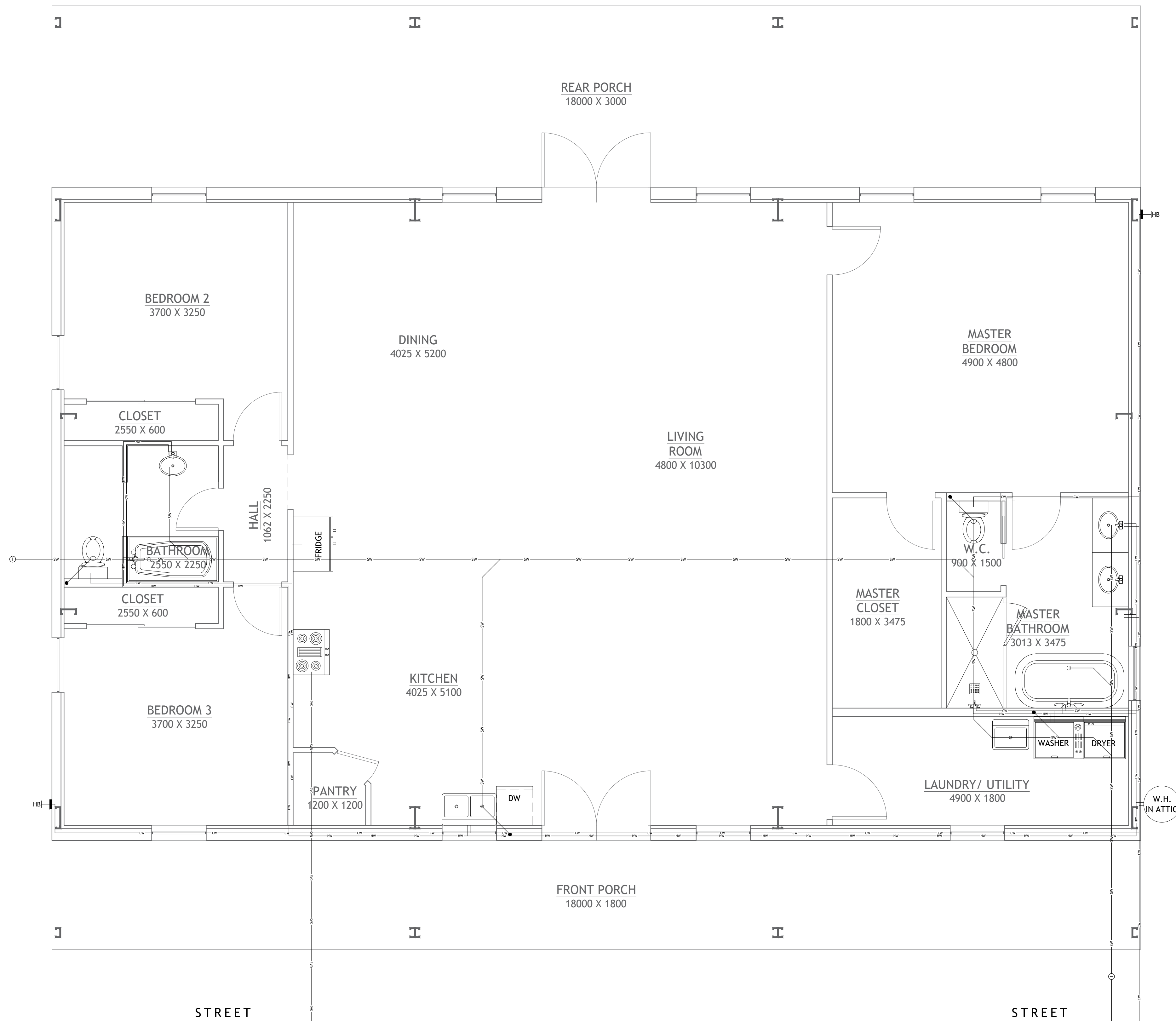
COLD WATER	— CW —
HOT WATER	— HW —
SEWER LINE	— SW —
GAS LINE	— GAS —
VENT PIPE	•
HOSE BIBB	HB
CLEAN OUT	⊙

FIXTURE CONNECTIONS

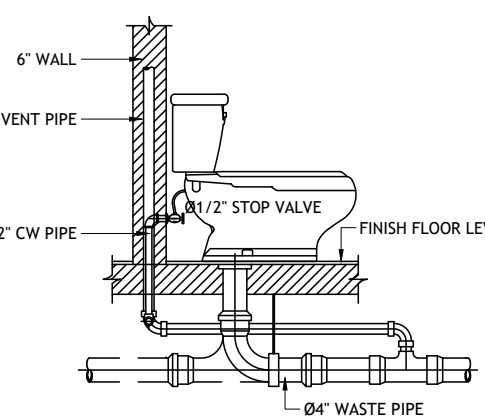
FIXTURE	PIPE DIAMETER			
	SEWER	VENT	COLD WATER	HOT WATER
HAND SINK	50	50	15	15
WATER CLOSET	100	50	20	N/A
FLOOR DRAIN	75	50	N/A	N/A
WATER HEATER	N/A	N/A	20	20
WASHER/DRYER	50	N/A	20	20
HOSE	N/A	N/A	15	15
SINK	50	50	15	15

NOTE:

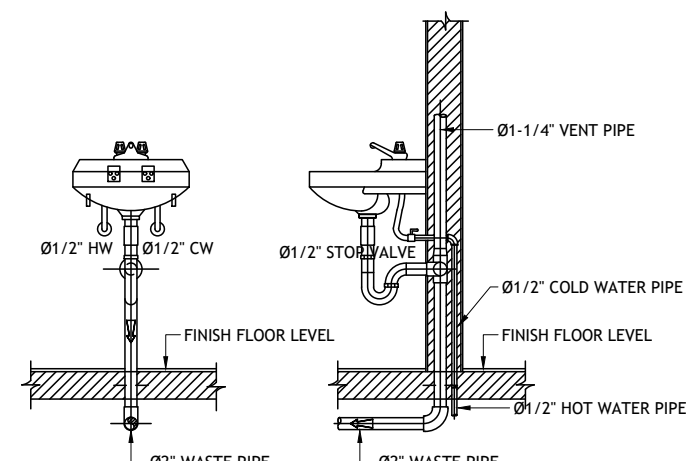
- SIZES SHOWN ARE MINIMUM UNIFORM PLUMBING CODE REQUIREMENTS FOR TRAPS, TRAP ARM & ROUGH-IN CONNECTION.
- IF CAST IRON NO-HUB PIPE IS USED, WASTE AND VENT PIPE SHALL BE 50MM MINIMUM.
- ALL FIXTURES TO HAVE VENTILATION PIPE TO CEILING EVEN IF NOT SHOWN ON PLANS.



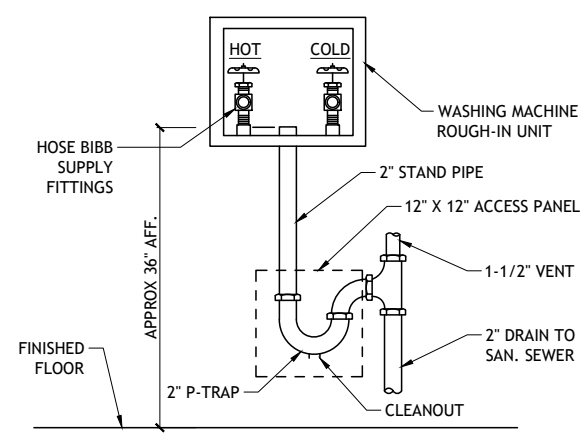
1 PLUMBING PLAN
SCALE: 1:40



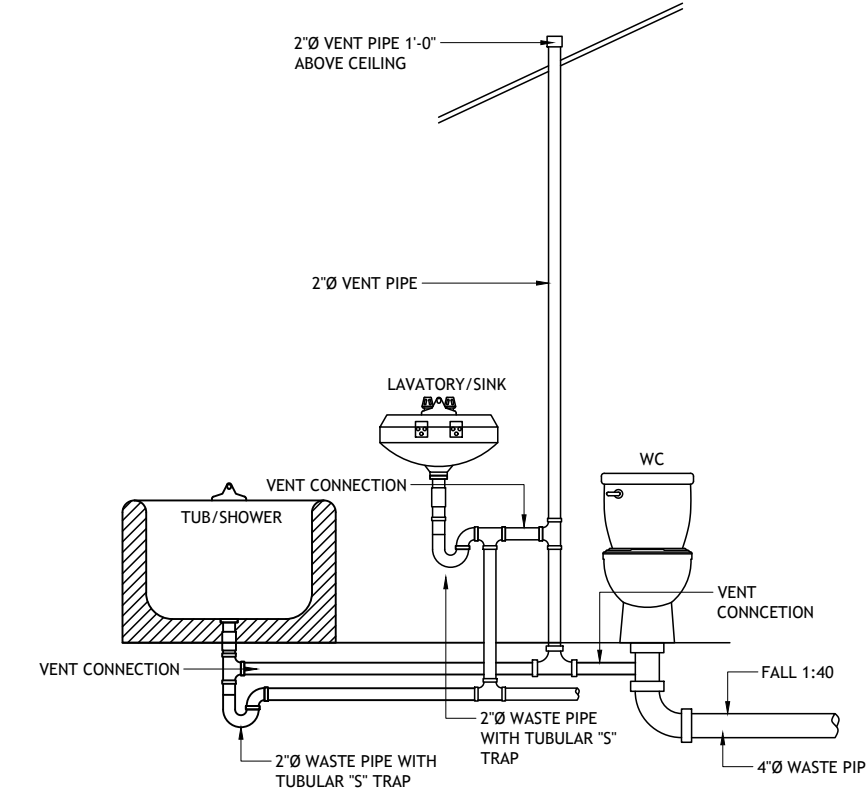
A WATER CLOSET DETAIL
SCALE: N.T.S.



B HAND SINK DETAIL
SCALE: N.T.S.



C LAUNDRY HOOKUP
SCALE: N.T.S.



D PLUMBING RAISER DETAIL
SCALE: N.T.S.

SHEET NO. **P1**

DWG NO.: SAN1561 REVISION:

SCALE: 1:40 @ 24" X 36" DATE: FEB 21, 24

CLIENT NAME: PROJECT ADDRESS:

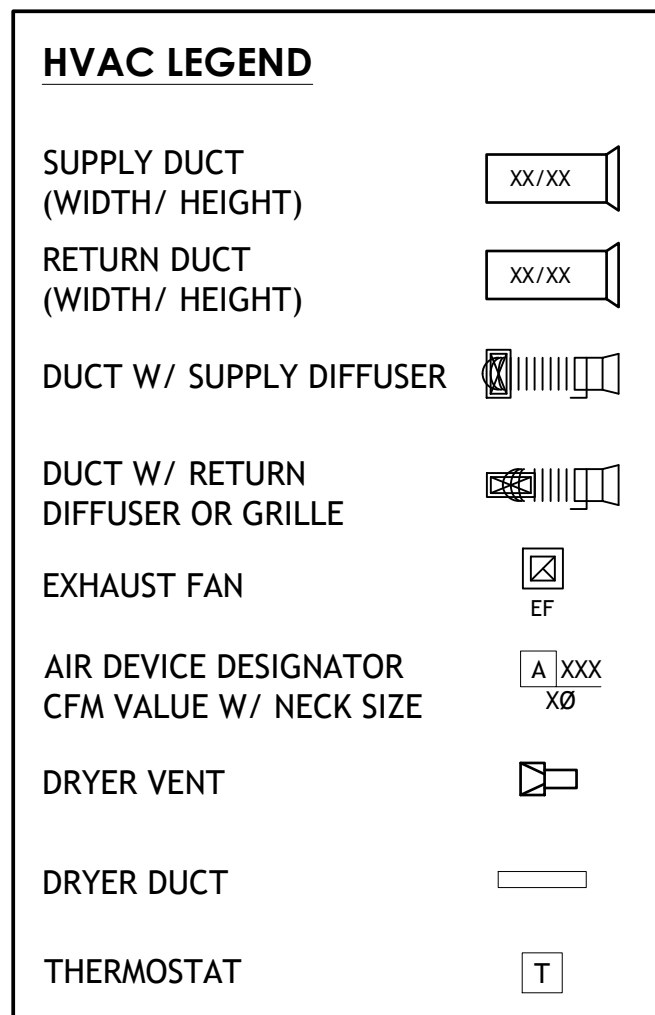
DRAWING TITLE: PLUMBING PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLUMBING PLAN, THE ENGINEER/ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO THE MANY JURISDICTIONAL DIFFERENCES IN LOCAL BUILDING CODES, REGULATIONS AND OTHER LOCAL, REGIONAL AND STATE REQUIREMENTS. THE ENGINEER/ARCHITECT ASSUMES NO LIABILITY FOR ANY STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE PLUMBING PLAN. THE ENGINEER/ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO THE PROPERTY OF THE OWNER AND BUILDER TO CONSULT A LOCAL ARCHITECT OR ENGINEER AND TO CHECK WITH LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

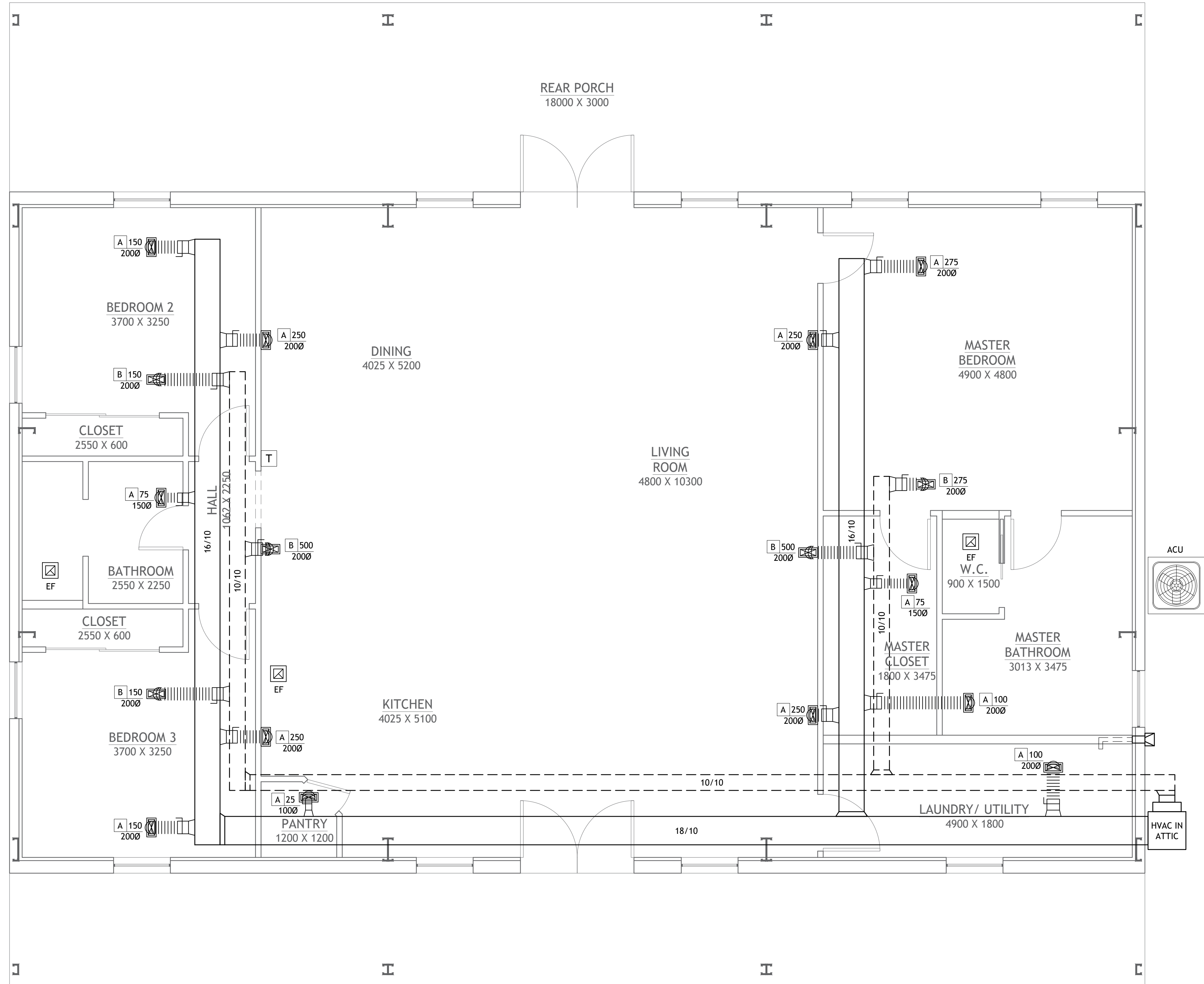
STAMP

DRAWINGS PROVIDED BY: **Hi-Ten BUILDINGS**

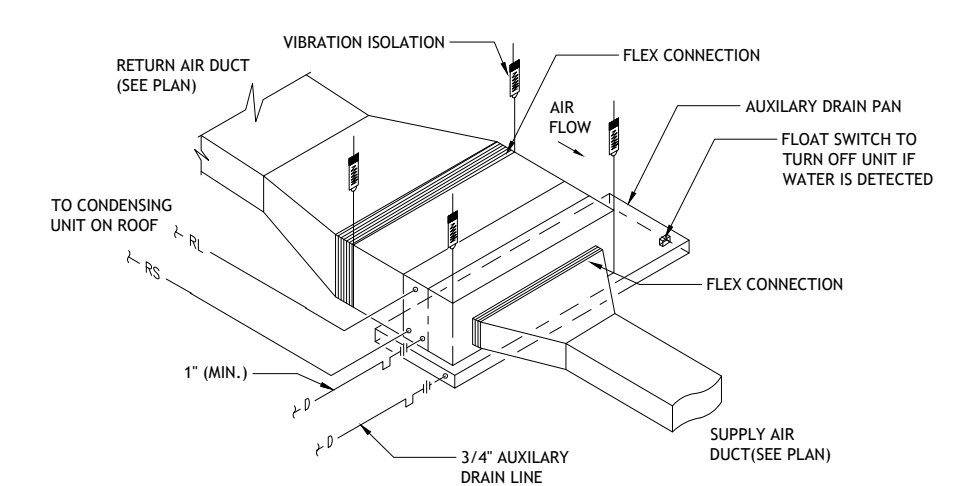
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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
 - CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY TRANSITIONS FROM MECHANICAL EQUIPMENT TO DUCTS.
 - MECHANICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO MAINTAIN ACCESS CLEARANCES FOR ALL MECHANICAL EQUIPMENT.
 - ALL EXPOSED (VISIBLE) DUCT SHALL BE SHEET METAL SINGLE WALL INTERNALLY LINED TYPE AND SURFACED FOR PAINTING. COLOR SELECTION BY ARCHITECT. (NO EXPOSED FLEX DUCT SHALL BE ALLOWED).
 - CONTRACTOR SHALL PROVIDE ACCESS PANELS FOR ALL MECHANICAL EQUIPMENT LOCATED ABOVE INACCESSIBLE CEILINGS.
 - ALL EXHAUST AND OUTSIDE AIR DUCTS SHALL BE INSULATED TO PREVENT CONDENSATION AS PER FBC ENERGY C403.2.7.1.3.
 - OUTSIDE AIR DAMPER FOR UNITS SHALL BE CLOSED WHEN UNITS ARE NOT IN OPERATION. PROVIDE MOTORIZED OR GRAVITY DAMPER AS PER FBC ENERGY C403.2.4.4.
 - ALL EXHAUST FANS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS WHICH CLOSE WHEN THAT FAN IS NOT IN OPERATION. PROVIDE MOTORIZED OR GRAVITY DAMPER AS PER FBC ENERGY C403.2.4.4.
 - CONTRACTOR SHALL COORDINATE ALL ROOF PENETRATIONS AND ROOFING WORK WITH ROOFING CONTRACTOR AS REQUIRED TO MAINTAIN ROOF WARRANTY.
 - PROVIDE VOLUME DAMPERS ON ALL DIFFUSERS (VISIBLE ON PLAN OR NOT).
 - REDUCE DUCT 50MM MAX. WHERE JOIST CAUSE CONFLICT.
 - BUILDING HVAC CALCULATIONS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR.



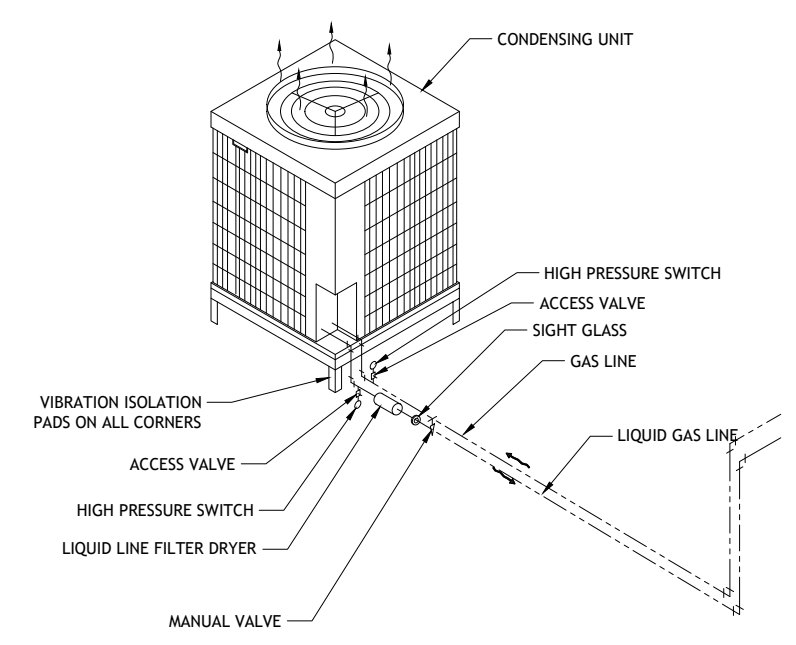
NOTE:
LOCATION AND NUMBER OF DIFFUSERS, DUCT SIZE, CFM VALUE AND NECK SIZE MAY CHANGE BASED ON SITE CONDITIONS. PLANS ARE GENERAL IN NATURE AND LOCAL CODES ARE TO BE FOLLOWED.



1 HVAC PLAN
SCALE: 1:40

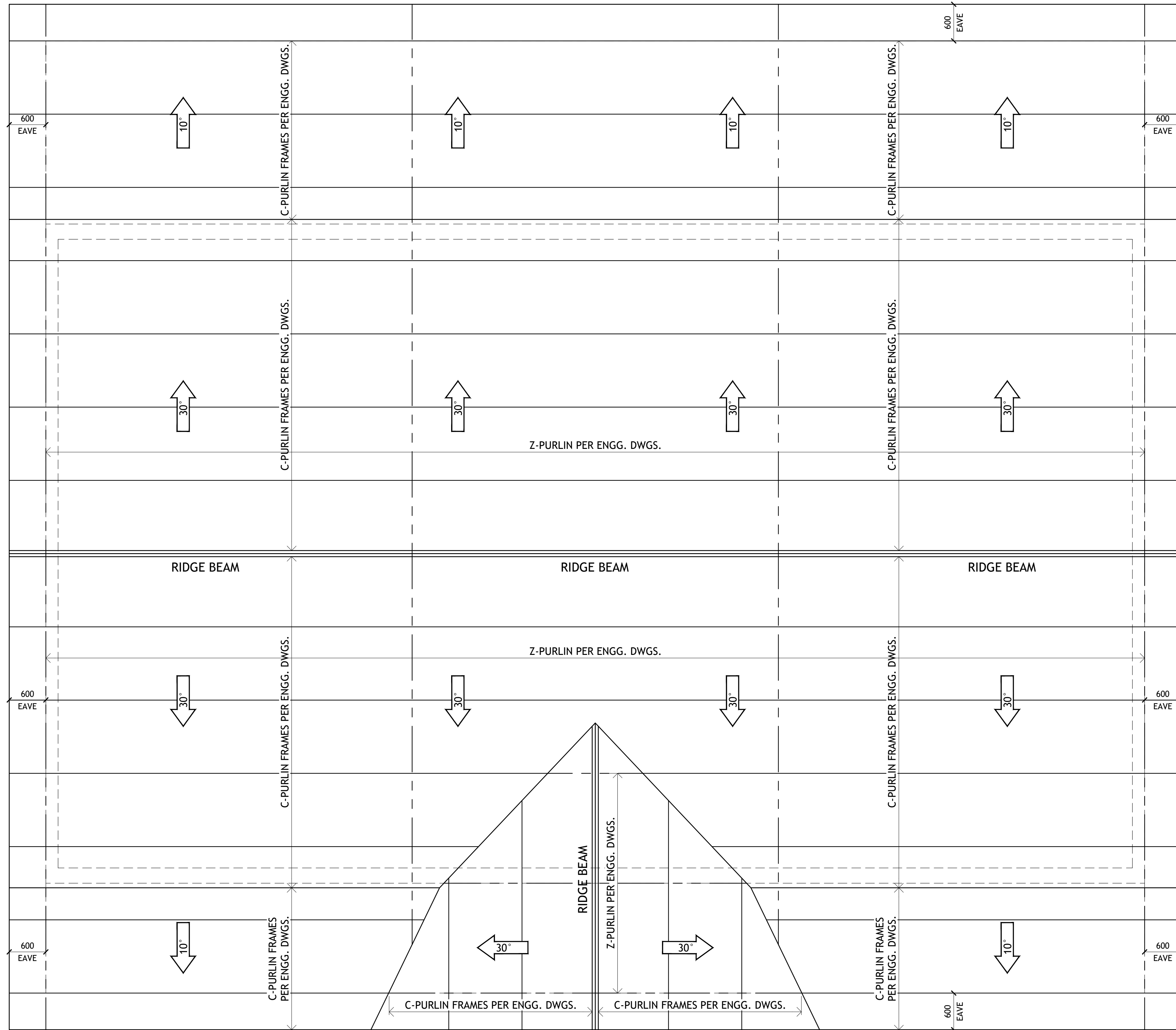


A HORIZONTAL AIR HANDLING UNIT WITH DUCTED DISCHARGE AND RETURN
SCALE: N.T.S.



B CONDENSING UNIT INSTALLATION
SCALE: N.T.S.

- ROOF NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
 2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 50MM X 250MM, NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQ'D BY ENGINEER.
 3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
 4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.



1 ROOF FRAMING PLAN
SCALE: 1:40

SHEET NO.
S1

DWG NO.:
SANT1561
REVISION:

SCALE:
1:40
@ 24" X 36"
DATE:
FEB 21, 24

CLIENT NAME:
...
PROJECT ADDRESS:
...

DRAWING TITLE:
ROOF FRAMING PLAN

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS DRAWING, THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO THE MANY JURISDICTIONAL DIFFERENCES IN LOCAL BUILDING CODES, REGULATIONS, AND OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS, AND WEATHER CONDITIONS. THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS, OR FOR ANY STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DRAWING, OR FOR ANY CONSTRUCTION DEFECTS. THE OWNER AND BUILDER TO CONSULT A LOCAL ARCHITECT OR ENGINEER AND TO CHECK WITH LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

STAMP

DRAWINGS PROVIDED BY:
Hi-Ten
BUILDINGS

FOUNDATION NOTES:

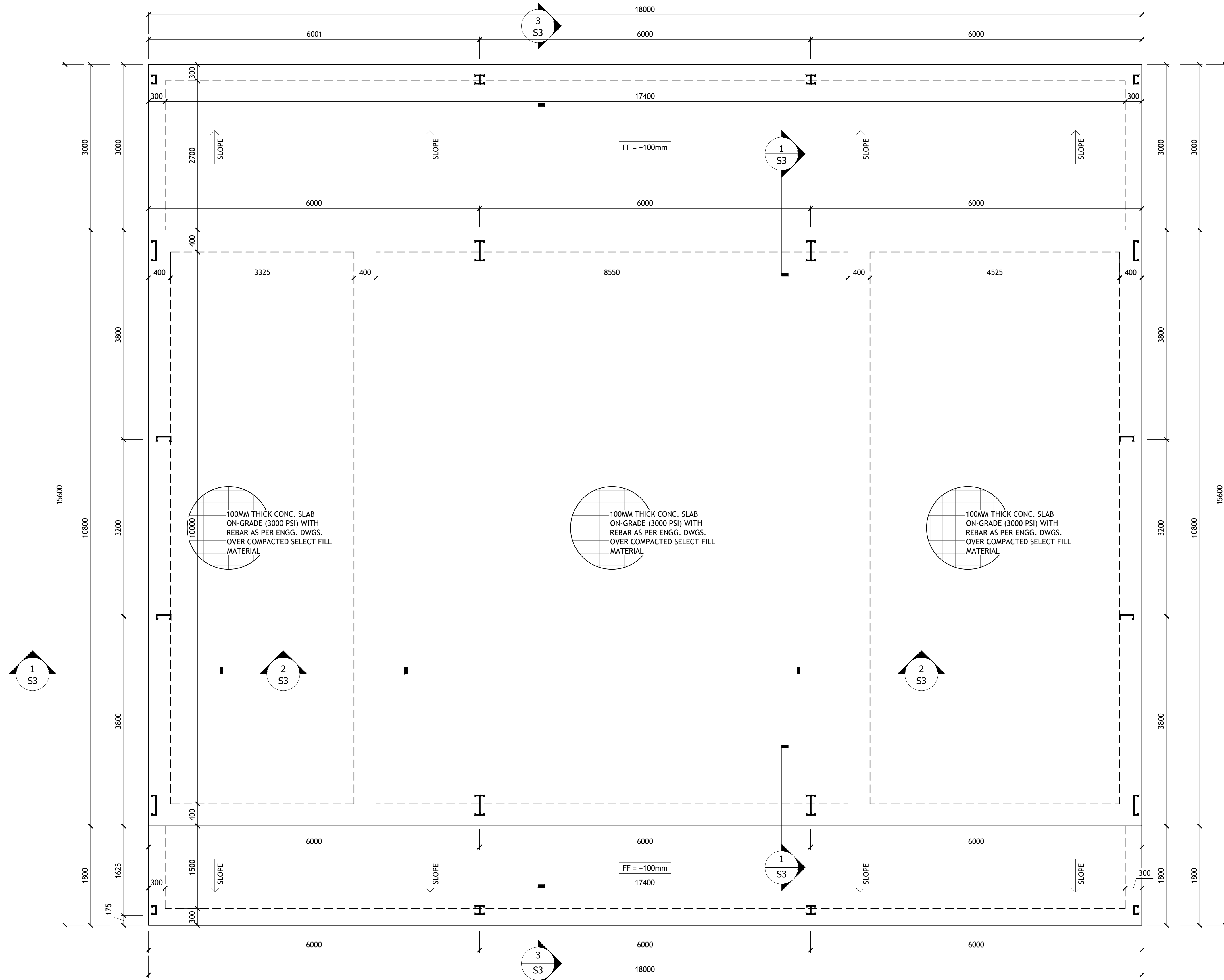
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITY SERVICES AND SLOPE PRIOR TO BID/INSTALLATION.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THESE PLANS TO THE ENGINEER/ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS TO COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE CODES AT SITE.
4. SEE ARCHITECTURAL DRAWINGS FOR CONCRETE SLAB ELEVATIONS, DEPRESSIONS, SLOPES, OPENINGS, CURBS, DRAINS, TRENCHES, SLAB EDGE LOCATIONS, ETC., AND FOR WALL OVERALL DIMENSIONS, LOCATIONS OF OPENINGS, ETC., NOT INDICATED ON STRUCTURAL DRAWINGS.
5. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCING THE WORK.
6. ALL DIMENSIONS SHALL BE VERIFY IN FIELD PRIOR TO COMMENCING ANY DEMOLITION.
7. FOR FOUNDATION/SOIL/DRAINAGE SPECIFICATION REFER TO SOIL GEOTECHNICAL REPORT.
8. FOUNDATION PLANS AND PERTINENT DETAILS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO ANY FOUNDATION WORK. SOIL REPORT SHALL BE TAKEN PRECEDENCE OVER STRUCTURAL NOTES AND DETAILS. SITE GRADING, SUBGRADE PREPARATION, EXCAVATION, AND PLACEMENT OF ENGINEERED FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE SOIL REPORT AND GRADING PLANS. ALL EXCAVATION AND PLACEMENT OF ENGINEERED FILL SHOULD BE OBSERVED AND APPROVED BY THE SOILS ENGINEER BEFORE PLACEMENT OF REBAR.
9. SURFACE OUTSIDE THE HOUSE NEEDS TO HAVE 5% SLOPE (UNPAVED SURFACE) & 2% SLOPE (PAVED SURFACE) AWAY FROM THE STRUCTURE.
10. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
11. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
12. CONTRACTOR TO PROVIDE WATERPROOFING AS REQUIRED TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
13. CONCRETE SLABS TO BE 100MM (3000 PSI MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
14. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY W/LOCAL CODES.
15. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING AND SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.
16. PROVIDE JOISTS UNDER ALL WALLS RUNNING PARALLEL.

SPECIFICATION NOTES

1. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2012 I.R.C. AND ALL LOCAL CITY OR COUNTY GUIDELINES.
2. ALL CONCRETE USED IN THE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI.
3. THE MAXIMUM SLUMP SHALL NOT EXCEED 100MM.
4. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 500MM O.G., UNLESS OTHERWISE NOTED.
5. A CIVIL ENGINEER SHOULD BE CONSULTED TO VERIFY FOUNDATION PLANS AND DETAILS.

SITE DRAINAGE:

IT IS RECOMMENDED THAT THE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS. (USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.



1 FOUNDATION PLAN
SCALE: 1:40

SHEET NO.
S2

DWG NO.:
SAMI561
REVISION:

SCALE:
1:40
@ 24" X 36"
DATE:
FEB 21, 24

CLIENT NAME:
...
PROJECT ADDRESS:
...

DRAWING TITLE:
FOUNDATION PLAN

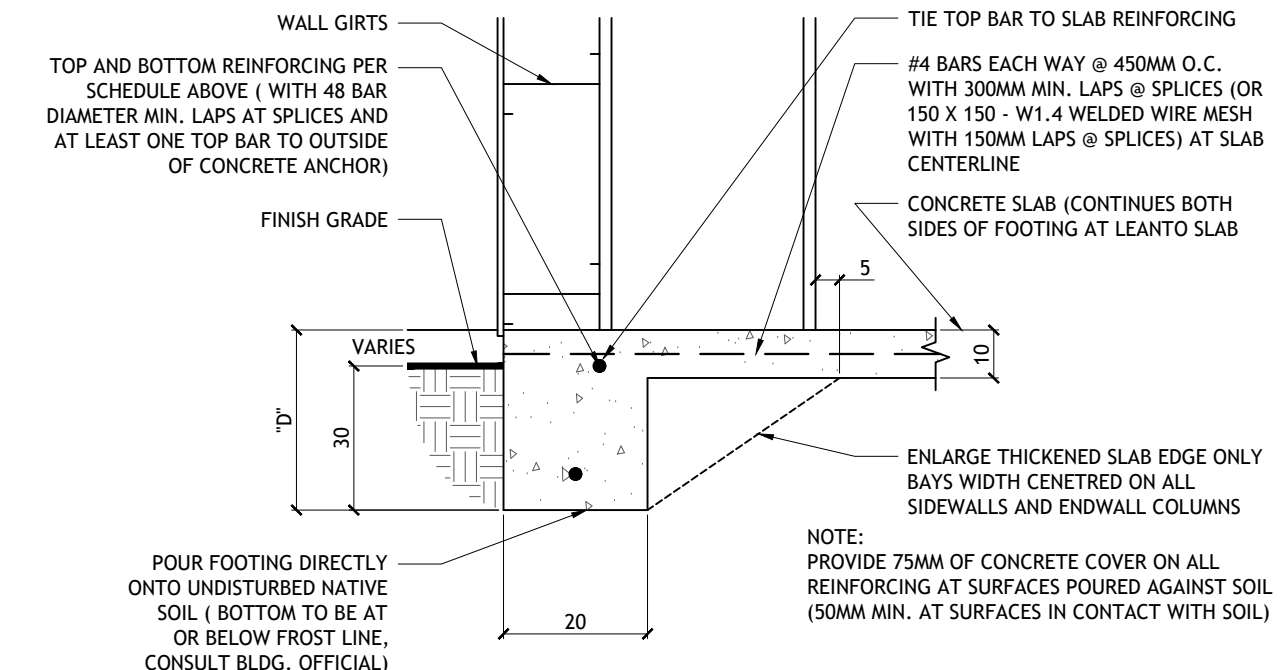
ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, THE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURE SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE OWNER OR ANY OTHER PARTY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO THE PROPERTY OR PERSONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE COST OF THE PROFESSIONAL FEE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE COST OF THE PROFESSIONAL FEE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE COST OF THE PROFESSIONAL FEE.

STAMP

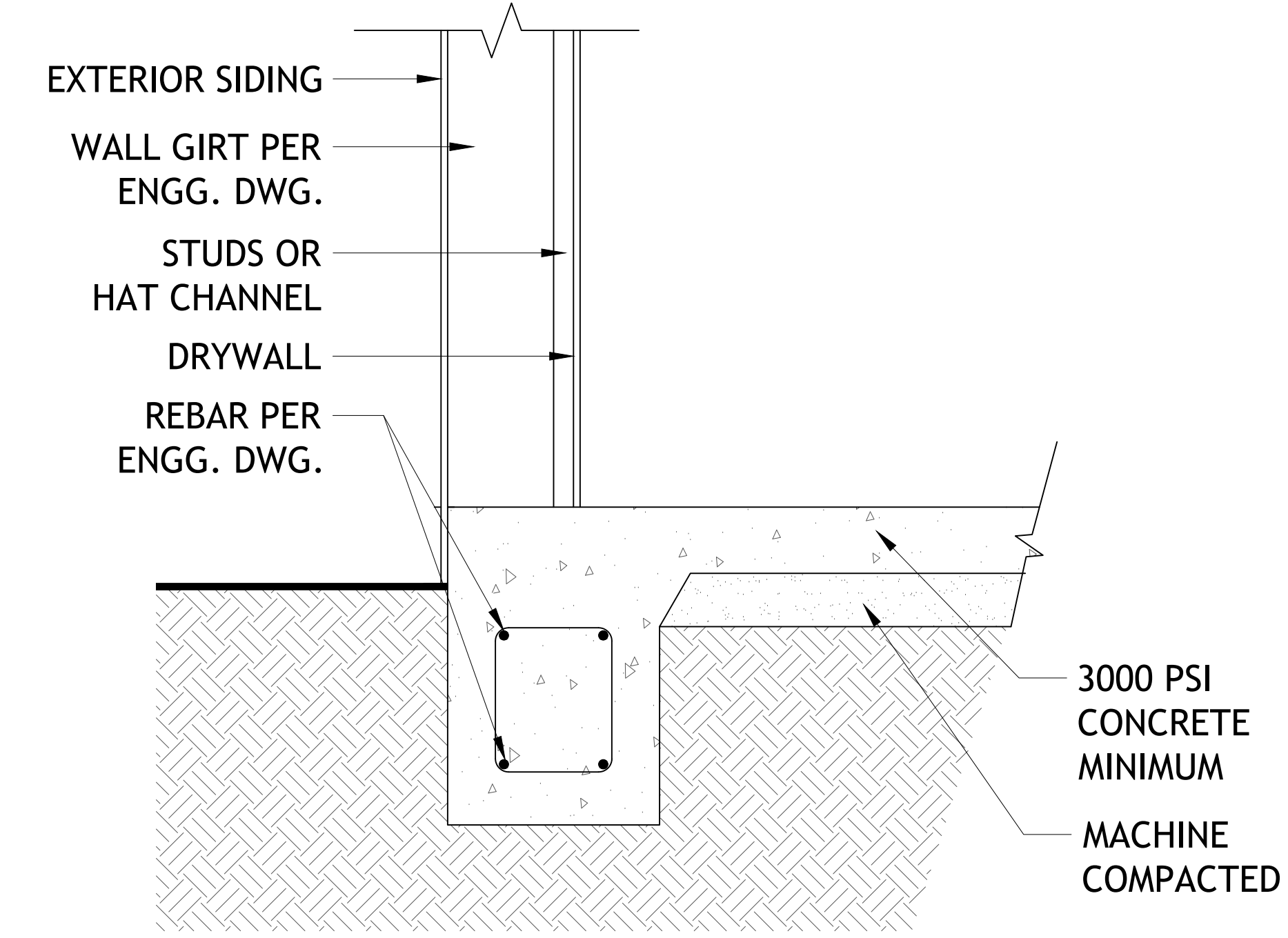
DRAWINGS PROVIDED BY:
Hi-Ten BUILDERS

LOCATIONS	"B"	"D"	TOP REINF.	BOTTOM REINF.
MAIN BUILDING SIDEWALLS	300	400	(2) - #4	(1) - #4
LEANTO "A" SIDEWALLS	300	300	(1) - #4	(1) - #4
MAIN BUILDING ENDWALLS	400	450	(1) - #4	(1) - #4
LEANTO ENDWALLS	300	300	(1) - #4	(1) - #4

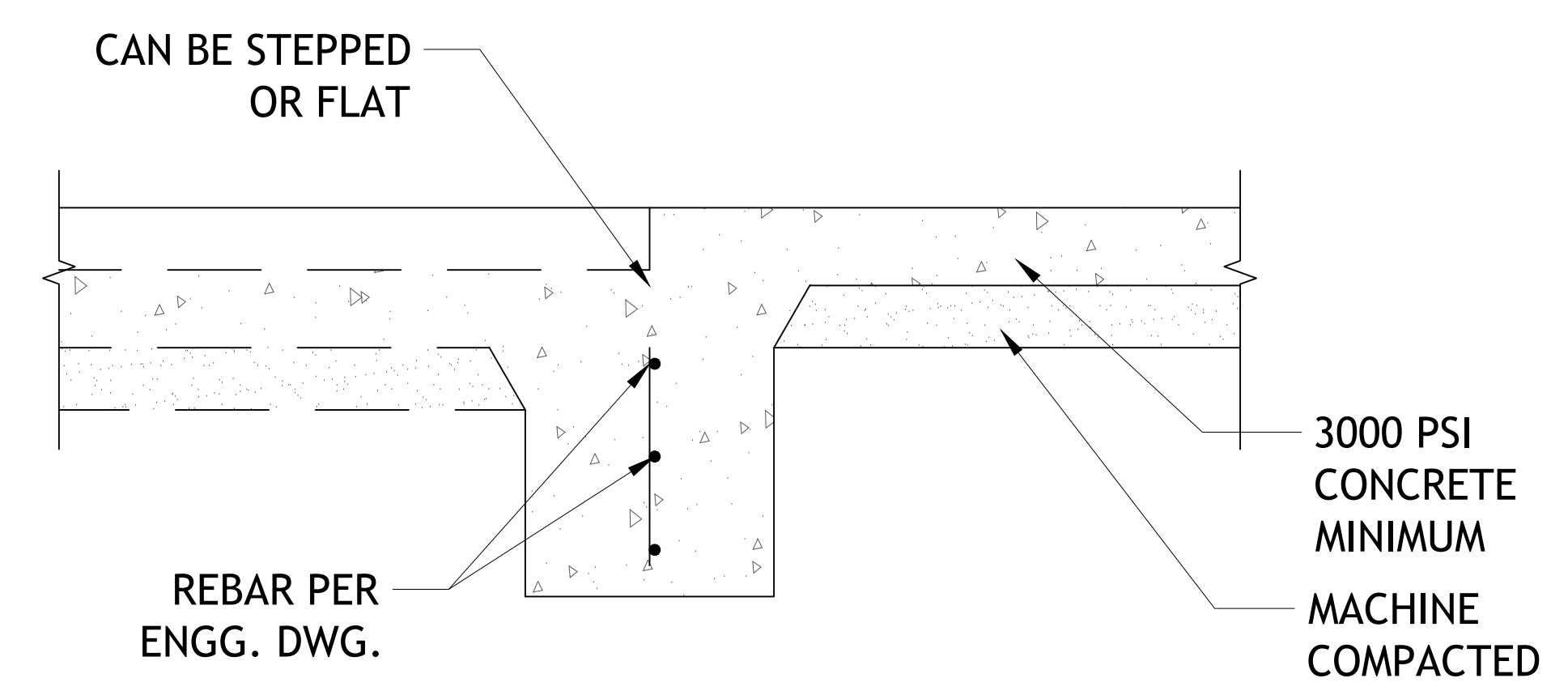
* NOTE: SINGLE REINFORCING BAR SHOWN IN DETAIL REPRESENTS TOTAL REINFORCING STEEL REQUIRED. SPACE MULTIPLE BARS @ 150MM O.C. MIN. INSTALL SINGLE TOP REINFORCING BAR (OR FIRST OF MULTIPLE BARS SPECIFIED) AT A DISTANCE FROM EDGE OF SLAB EQUAL TO DEPTH OF WALL GIRTS.



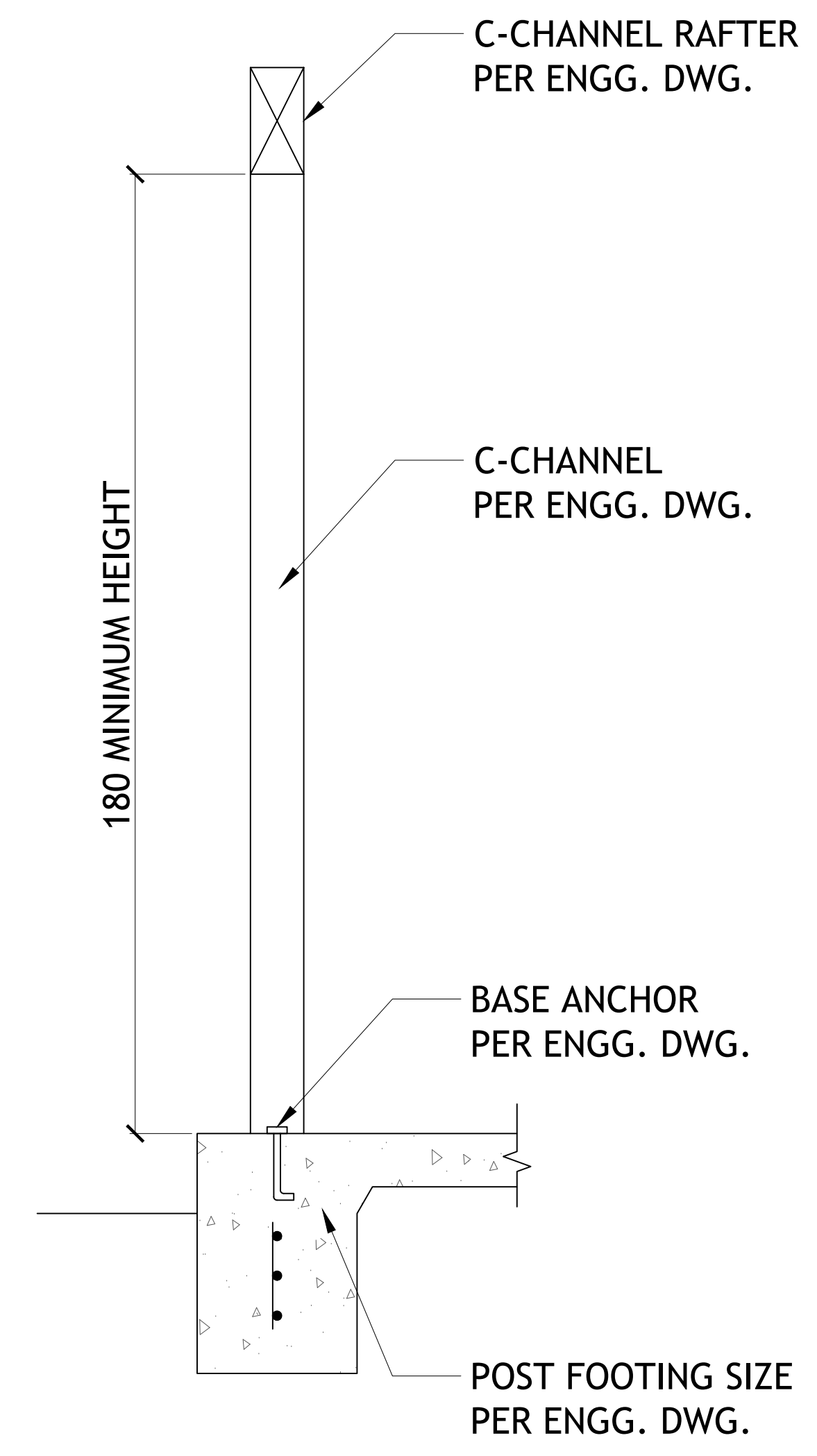
5 EDGE OF SLAB DETAIL
SCALE: N.T.S.



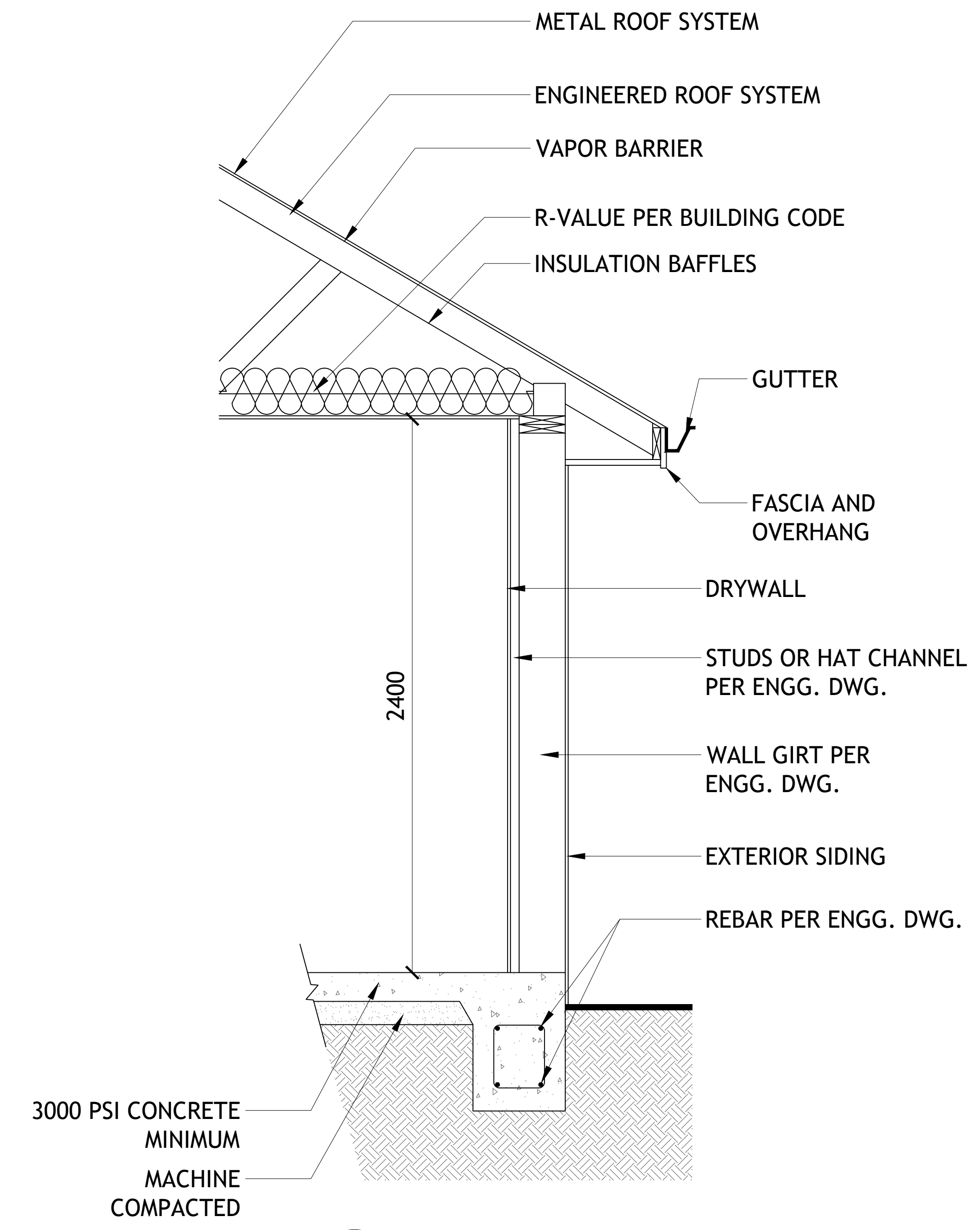
1 FOUNDATION DETAIL
SCALE: 1:10



2 INTERIOR BEARING FOOTING
SCALE: 1:10



3 C-TYPICAL COLUMN DETAIL
SCALE: 1:10



4 WALL SECTION
SCALE: 1:16