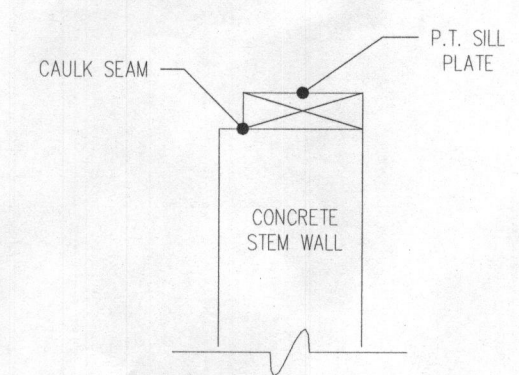


1 Main Floor Plan
 (Full Size) Scale: 1/4" = 1'-0"
 (Half Size) Scale: 1/8" = 1'-0"

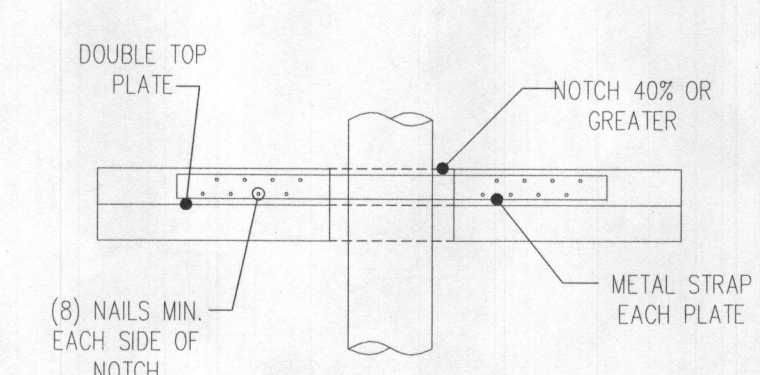
CODE CRITERIA	
CODE:	2015 IRC (INTERNATIONAL RESIDENTIAL CODE) 2015 UPC (UNIFORM PLUMBING CODE)
DESIGN:	SNOW - 30 LBS/GOUND FLOOR LIVE FLOOR - 40 LBS DEAD LOAD - 20 LBS WIND SPEED - 90 MPH EXPOSURE - 1 FROST DEPTH - 48" SEISMIC - A
INSULATION:	BASEMENT WALL R-10 CONT. OR R-19 BATT (MIN.) 2nd WALL R-20 (MIN.) RM. SEALS R-20 (MIN.) FLOOR OVER UNCONDITIONED SPACE R-30 (MIN.) HELD TIGHT TO THE WARM SIDE ATIC R-49 (MIN.)

- 3 Key Notes**
Scale: 1/4" = 1'-0"
- DOUBLE SINK w/ DISPOSAL (VERIFY w/ OWNER).
 - DISHWASHER (VERIFY w/ OWNER).
 - REFRIGERATOR OPENING PLUMBS FOR ICE MAKER.
 - OVEN & MICROWAVE (VERIFY w/ OWNER).
 - UTILITY SINK (VERIFY w/ OWNER).
 - ROD & SHELVE.
 - DOUBLE ROD SHELVE.
 - (4) SHELVES.
 - TEMP. GLASS.
 - BARREL VAULT.
 - SELF CLOSING 20 MIN. FIRE RATED DOOR AS PER 2000 IRC R309.1
 - 5/8" TYPE "X" GYPSUM WALL BOARD REQUIRED ON ALL COMMON WALLS CEILING BETWEEN GARAGE AND DWELLING.
 - FREEZE PROOF HOSE BIB.
 - FIRE PLACE (VERIFY w/ OWNER).
 - 6 x 6 POST DF. NO. 2
 - 4 x 4 POST DF. NO. 2
 - STUBB IN GAS FOR BBQ.
 - NOT USED.
 - WASHER & DRYER
 - FURNACE (VERIFY WITH BUILDER)
 - WATER HEATER (VERIFY WITH BUILDER)
 - WATER SOFTENER ROUGH IN (VERIFY WITH BUILDER)
 - BENCH
 - HUTCH
 - FLOOR SURFACE SEAM (VERIFY WITH BUILDER PRIOR TO INSTALLATION)

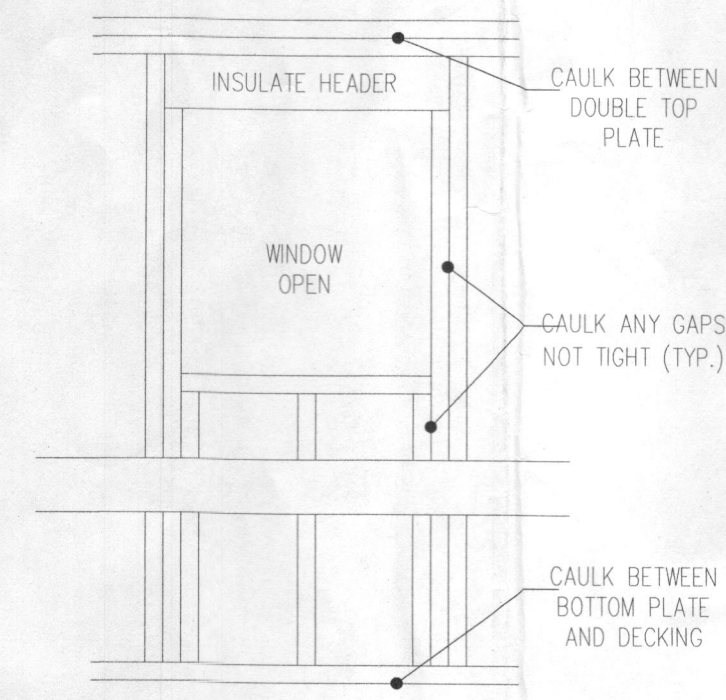
- 4 General Notes**
Scale: 1/4" = 1'-0"
- CONSTRUCTION MUST MEET OR EXCEED IRC BUILDING CODES.
- ANY BEARING WALL OVER 10' TO BE 2X6, 2X4 INTERIOR FRAMING 16" O.C. (TYP.). 2X6 FRAMING AT ALL INTERIOR PLUMBING WALLS (TYP.) AND DOUBLE 2X4 FRAMING AT ALL EXTERIOR PLUMBING WALLS.
- FIRE BLOCKING TO PROVIDE MAXIMUM 10'-0" HIGH VERTICAL CAVITIES AND TO SEPARATE ALL VERTICAL CAVITIES FROM HORIZONTAL CAVITIES. FIRE BLOCKING SHALL BE 1 1/2" WOOD, (2) 1/2" LAYERS OF PLYWOOD, (1) LAYER OF 3/4" PLYWOOD, (1) LAYER OF 1/2" GYP. WALL BOARD, OR TIGHTLY FITTED FIREPROOF INSULATION IN SMALL AREAS.
- MIN. (2) 2X8 HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS OTHERWISE NOTED).
- ALL STRUCTURAL LUMBER SIZED FOR #2 OR BETTER DF/LARCH
- WTR. HTR., DRYER, EXH. HOOD & EXH. FANS TO BE VENTED TO THE EXTERIOR AS REQUIRED.
- ALL PATIO & SHOWER DOORS & ANY GLASS WITHIN 24" HORIZON. DIST. OF ANY DOOR OR WITHIN 18" ABOVE ANY KIND OF SURFACE TO BE OF APPROVED SAFETY GLASS.
- THE CONTRACTOR SHALL PROVIDE & INSTALL HOUSE NUMBERS @ MIN. 3 1/2" TALL AS REQUIRED . BY SITE.
- UTILITY SERVICE, PANELS, METERS, ETC. TO BE PROVIDED LOCATED AS REQUIRED BY SITE, CODES & UTILITY CODES. - VERIFY AS REQUIRED PRIOR TO CONSTRUCTION.
- ALL ACCESSORIES, GRAB BARS, PAPER DISPENSERS, TOWEL BARS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- SHOWER ENCLOSURES TO HAVE A MINIMUM HEIGHT ABOVE DRAIN INLET OF 5'-10" MIN. WITH APPROVED WATER RESISTANT BACKING.
- ALL WINDOWS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER REQUIREMENTS, BUILDING CODES AND TO CONTRACTOR'S STANDARDS.
- A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 8" LOWER THAN THE FLOOR LEVEL PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.



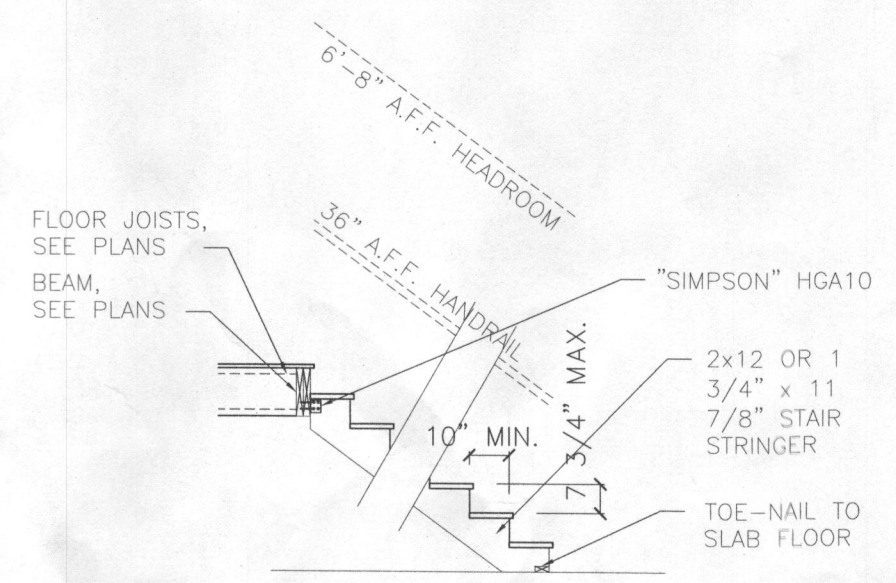
5 Sill Plate Detail
(Full Size) Scale: NTS



6 Bearing Wall Notch @ Plate
(Full Size) Scale: NTS

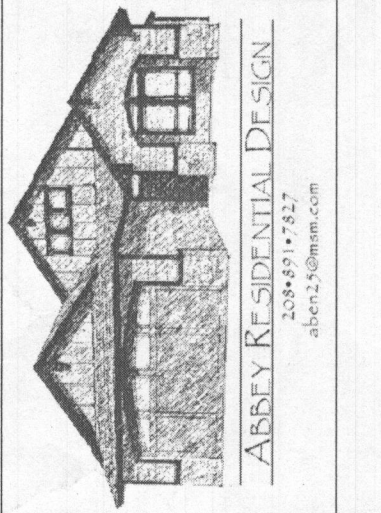


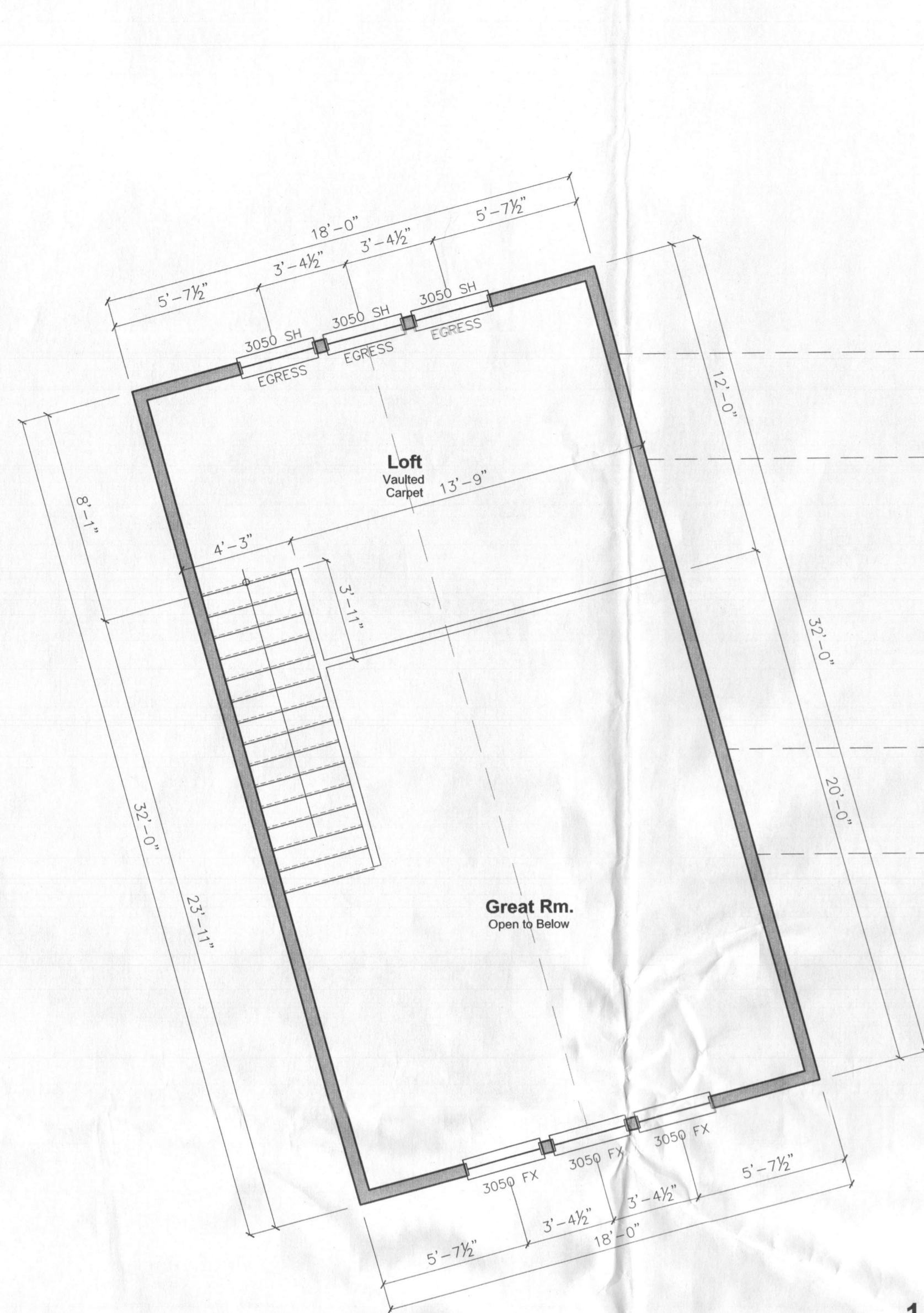
7 Infiltration Detail
(Full Size) Scale: NTS



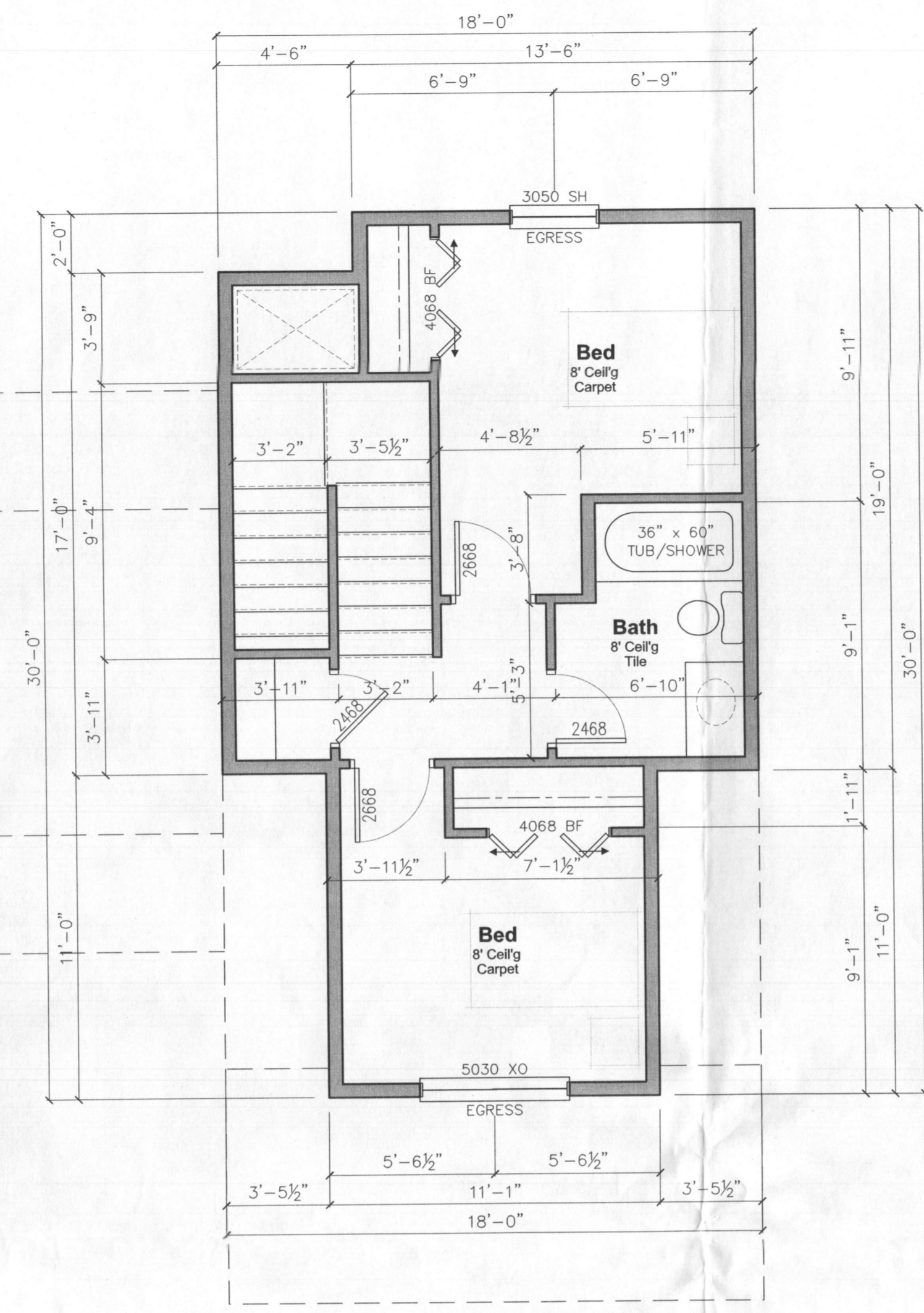
7 Std. Stair Detail
(Full Size) Scale: 1/4" = 1'-0"

SHEET TITLE	
Main Floor Plan	
DATE:	04.25.2015
DRAWN BY:	BWA
BASE SQ. FT.:	XXXX
MAIN SQ. FT.:	1,257
UPPER SQ. FT.:	570
TOTAL SQ. FT.:	1,827
GAR. SQ. FT.:	xxx





1 Upper Floor Plan
 (Full Size) Scale: 1/4" = 1'-0"
 (Half Size) Scale: 1/8" = 1'-0"



3 Key Notes

- Scale: 1/4" = 1'-0"
- DOUBLE SINK w/ DISPOSAL (VERIFY w/ OWNER).
 - DISHWASHER (VERIFY w/ OWNER).
 - REFRIGERATOR OPENING PLUMB FOR ICE MAKER.
 - OVEN & MICROWAVE (VERIFY w/ OWNER).
 - UTILITY SINK (VERIFY w/ OWNER).
 - ROD & SHELVE.
 - DOUBLE ROD SHELVE.
 - (4) SHELVES.
 - TEMP. GLASS.
 - BARREL VAULT.
 - SELF CLOSING 20 MIN. FIRE RATED DOOR AS PER 2000 IRC R309.1
 - 5/8" TYPE "X" GYPSUM WALL BOARD REQUIRED ON ALL COMMON WALLS CEILING BETWEEN GARAGE AND DWELLING.
 - FREEZE PROOF HOSE BIB.
 - FIRE PLACE (VERIFY w/ OWNER).
 - 6 x 6 POST DF. NO. 2
 - 4 x 4 POST DF. NO. 2
 - STUBB IN GAS FOR BBQ.
 - NOT USED.
 - WASHER & DRYER
 - FURNACE (VERIFY WITH BUILDER)
 - WATER HEATER (VERIFY WITH BUILDER)
 - WATER SOFTENER ROUGH IN (VERIFY WITH BUILDER)
 - BENCH
 - HUTCH
 - FLOOR SURFACE SEAM (VERIFY WITH BUILDER PRIOR TO INSTALLATION)

4 General Notes

Scale: 1/4" = 1'-0"
 CONSTRUCTION MUST MEET OR EXCEED IRC BUILDING CODES.

ANY BEARING WALL OVER 10' TO BE 2X6, 2X4 INTERIOR FRAMING 16" O.C. (TYP.), 2X6 FRAMING AT ALL INTERIOR PLUMBING WALLS (TYP.) AND DOUBLE 2X4 FRAMING AT ALL EXTERIOR PLUMBING WALLS.

FIRE BLOCKING TO PROVIDE MAXIMUM 10'-0" HIGH VERTICAL CAVITIES AND TO SEPARATE ALL VERTICAL CAVITIES FROM HORIZONTAL CAVITIES. FIRE BLOCKING SHALL BE 1 1/2" WOOD, (2) 1/2" LAYERS OF PLYWOOD, (1) LAYER OF 3/4" PLYWOOD, (1) LAYER OF 1/2" GYP. WALL BOARD, OR TIGHTLY FITTED FIREPROOF INSULATION IN SMALL AREAS.

MIN. (2) 2XB HEADERS AT ALL OPENINGS IN BEARING WALLS (UNLESS OTHERWISE NOTED).

ALL STRUCTURAL LUMBER SIZED FOR #2 OR BETTER DF/LARCH

WTR. HTR., DRYER, EXH. HOOD & EXH. FANS TO BE VENTED TO THE EXTERIOR AS REQUIRED.

ALL PATIO & SHOWER DOORS & ANY GLASS WITHIN 24" HORIZON. DIST. OF ANY DOOR OR WITHIN 18" ABOVE ANY KIND OF SURFACE TO BE OF APPROVED SAFETY GLASS.

THE CONTRACTOR SHALL PROVIDE & INSTALL HOUSE NUMBERS @ MIN. 3 1/2" TALL AS REQUIRED BY SITE.

UTILITY SERVICE, PANELS, METERS, ETC. TO BE PROVIDED LOCATED AS REQUIRED BY SITE, CODES & UTILITY CODES. - VERIFY AS REQUIRED PRIOR TO CONSTRUCTION.

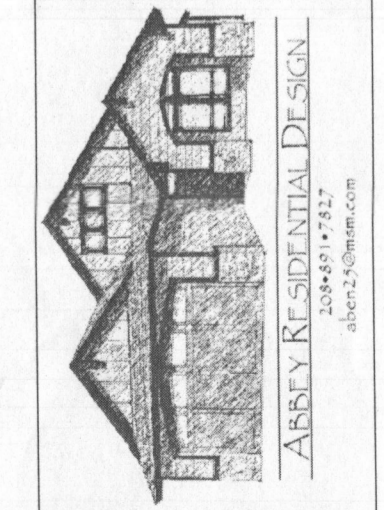
ALL ACCESSORIES, GRAB BARS, PAPER DISPENSERS, TOWEL BARS AND SOAP DISHES. PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

SHOWER ENCLOSURES TO HAVE A MINIMUM HEIGHT ABOVE DRAIN INLET OF 5'-10" MIN. WITH APPROVED WATER RESISTANT BACKING.

ALL WINDOWS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER REQUIREMENTS, BUILDING CODES AND TO CONTRACTOR'S STANDARDS.

A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 8" LOWER THAN THE FLOOR LEVEL PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

DATE:	04.25.2015
DRAWN BY:	BWA
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TOTAL SQ. FT.:	1,827
GAR. SQ. FT.:	xxx





3D RENDERING
SCALE: NTS

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

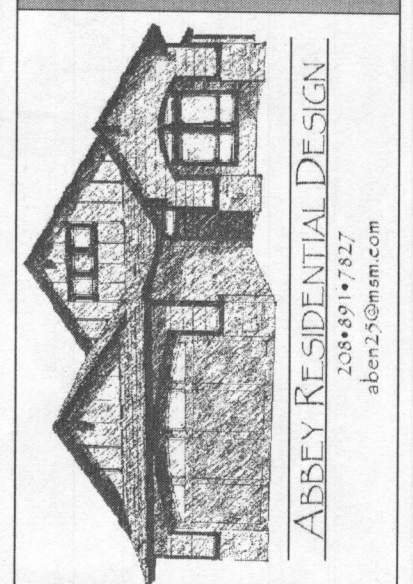


LEFT & RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

DRWN BY:	BWA
DATE:	05/25/2015
BASE SQ. FT.:	X,XXX
MAIN SQ. FT.:	X,XXX
UPPER SQ. FT.:	X,XXX
TOTAL SQ. FT.:	X,XXX
GARAGE SQ. FT.:	X,XXX





1 Foundation Plans (Conditioned Crawl Space)
Scale: 1/4" = 1'-0"

FOOTING SCHEDULE					
	FTG. SIZE	REBAR REINFORCEMENT		FTG. SIZE	REBAR REINFORCEMENT
F1	1'-2" x 8" x CONT.	(-)	F8	2'-6" x 2'-6" x 8"	(3) #4 REBAR E.A. WAY
F2	1'-4" x 8" x CONT.	(-)	F9	2'-9" x 2'-9" x 8"	(3) #4 REBAR E.A. WAY
F3	1'-6" x 8" x CONT.	(2) #4 REBAR E.A. WAY	F10	3'-0" x 3'-0" x 8"	(3) #4 REBAR E.A. WAY
F4	8" x 48" Dia. CONC.	(2) #4 REBAR E.A. WAY	F11	3'-3" x 3'-3" x 10"	(4) #4 REBAR E.A. WAY
F5	1'-9" x 1'-9" x 8"	(2) #4 REBAR E.A. WAY	F12	3'-6" x 3'-6" x 10"	(4) #4 REBAR E.A. WAY
F6	2'-0" x 2'-0" x 8"	(2) #4 REBAR E.A. WAY	F13	3'-9" x 3'-9" x 10"	(4) #4 REBAR E.A. WAY
F7	2'-3" x 2'-3" x 8"	(2) #4 REBAR E.A. WAY	F14	4'-0" x 4'-0" x 10"	(4) #4 REBAR E.A. WAY

* ALL PIERS PAD TO BE 48" BELOW GRADE
** CONTRACTOR TO VERIFY GIRDER/BEAM & FOOTG LOCATIONS

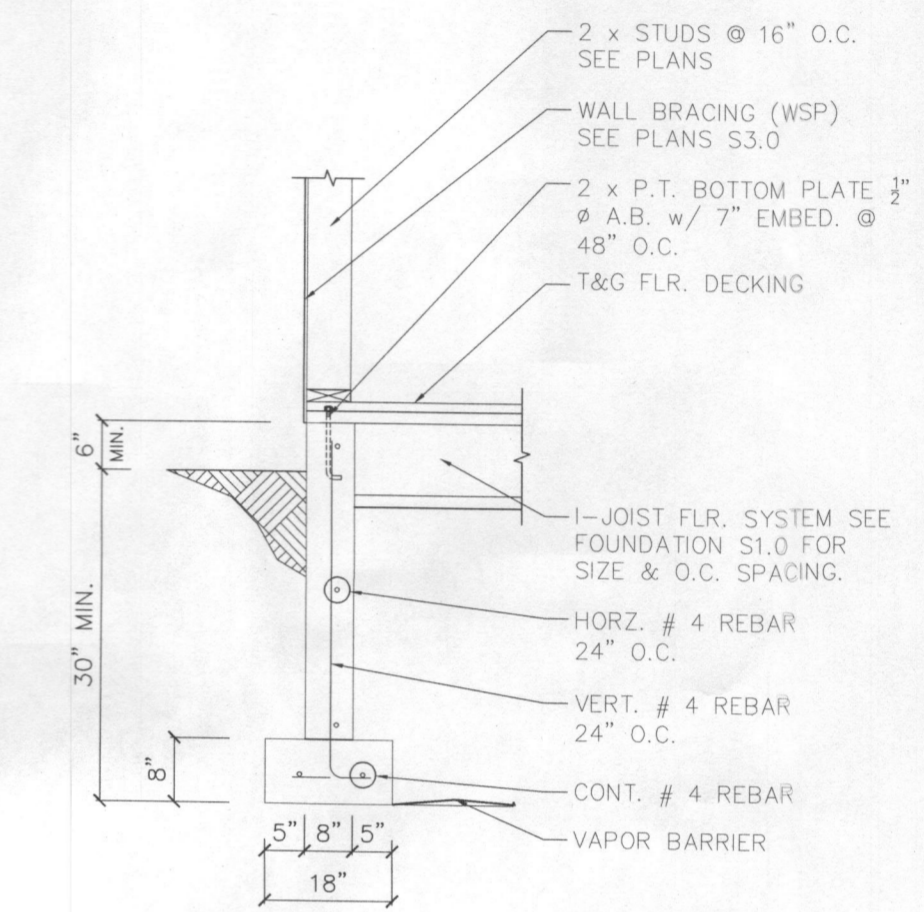
WARNING!

ALL DIM. & CODE RELATED ISSUES ARE TO BE VERIFIED BY GENERAL AND SUB CONTRACTOR PRIOR TO INSTALLATION. IF ANY ERRORS OR CHANGES OCCUR IN THE PLANS, ABBEY RESIDENTIAL DESIGN IS TO BE NOTIFIED IN WRITING BEFORE ANY WORK IS TO OCCUR. IF ANY ERRORS OR CHANGES ARE NOT REPORTED THAN ABBEY RESIDENTIAL DESIGN IS NOT RESPONSIBLE FOR ANY BACK CHARGES AND OR ANY OTHER PROBLEMS THAT MAY OCCUR FROM FAILURE TO REPORT ERRORS OR CHANGES. IF ANY HAND WRITTEN INSTRUCTIONS ARE ON PLANS IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY THAT THESE INSTRUCTIONS ARE IN ACCORDANCE WITH LOCAL CODE AND THE PROPER SUB CONTRACTORS ARE INFORMED.

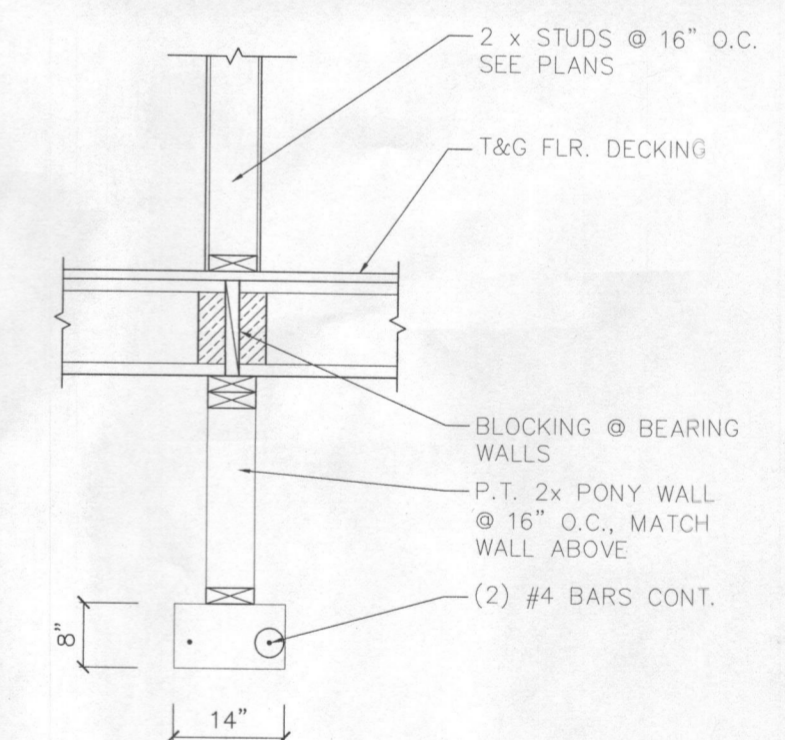
2 Keyed Notes

Scale: 1/4" = 1'-0"

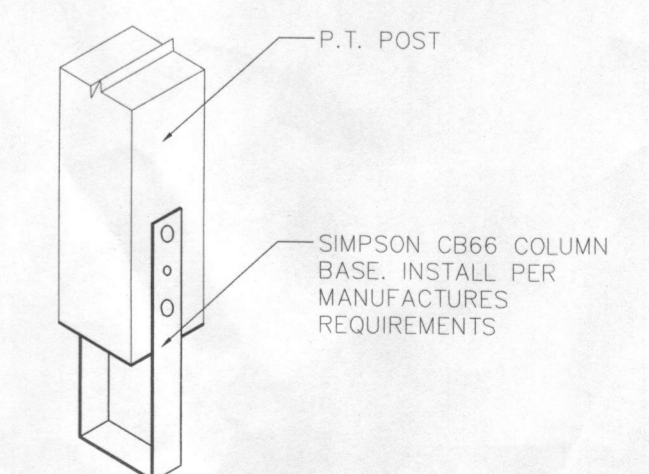
- 4" CONC. SLAB w/ 4" COMP. GRAVEL BASE @ 6" THICK'D SLAB EDGE.
- EXCAVATE A MIN. OF 24" BELOW BOTTOM OF FLOOR JOIST, BEAMS & GIRDERS.
- CONDITIONED CRAWLSPACE
- BLOCK OUT 3'-2" FOR MAN DOOR.
- EXPANSION JOINTS.
- 4" CONC. SLAB w/ 4" COMP. GRAVEL BASE SLOPED 2" MIN. TO DRIVE.
- CRAWL SPACE ACCESS.
- P.T. 2 x PONY WALL @ 16" O.C. (MATCH WALL ABOVE IF USED FOR BEARING WALL).
- MECH. SUSPENDED FROM FLOOR SYSTEM
- PRESSURE TREATED SILL W/ ANCHOR BOLTS @ 6'-0" O.C. & 1'-0" FROM CORNER.
- BLOCK OUT OUT FOR OVERHEAD DOORS



4 TYP. Foundation Detail (Inside)
Scale: nts

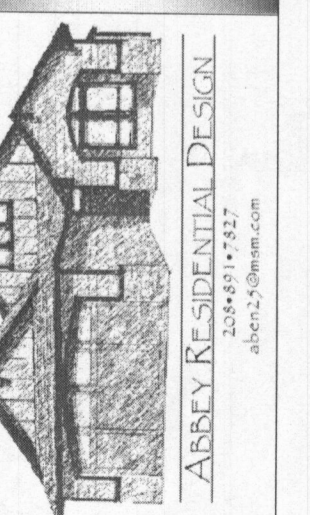


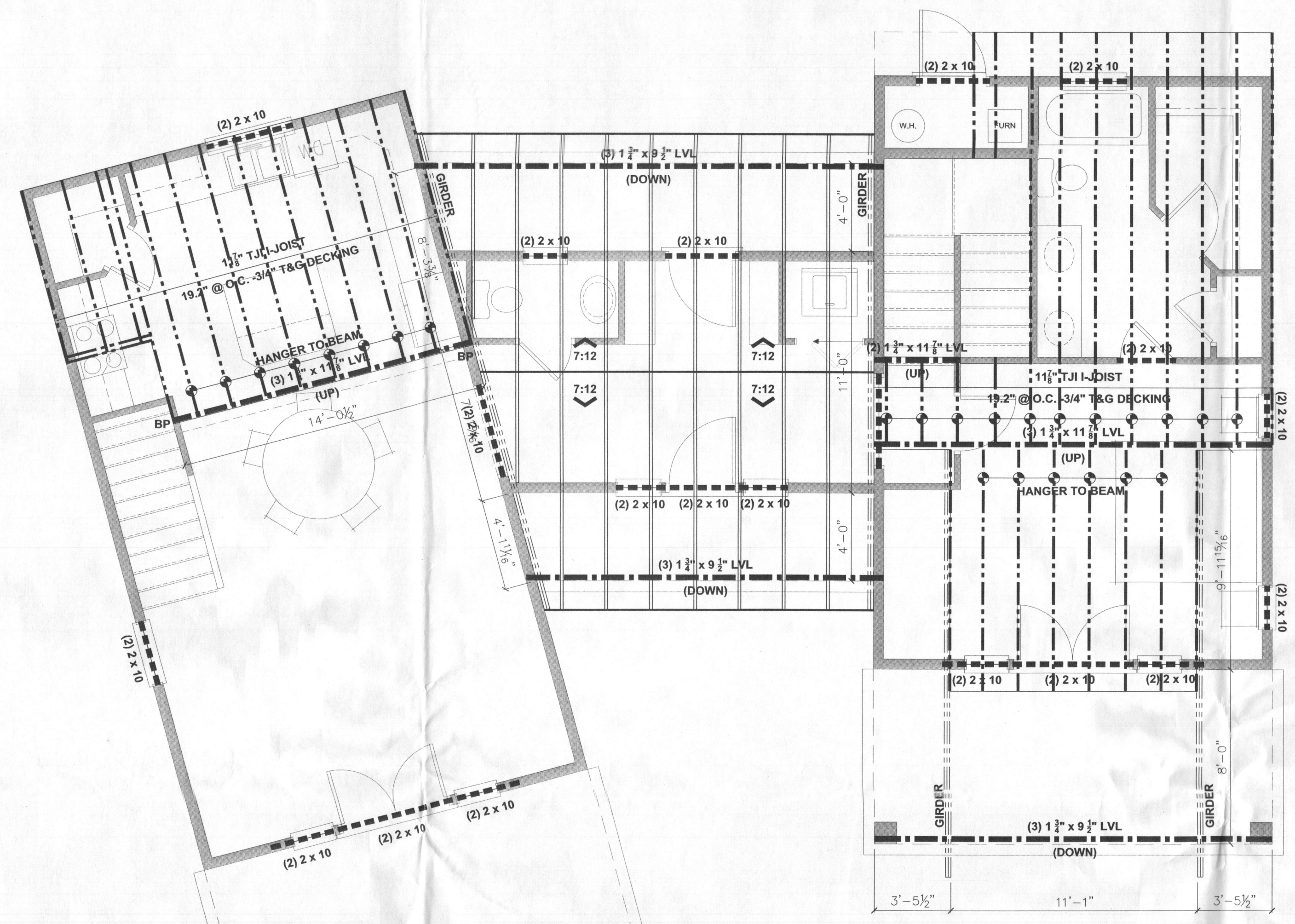
6 TYP. Pony Wall Ftg. Detail
Scale: 1/2" = 1'-0"



8 TYP. CB66 Column Base
Scale: nts

DATE:	04.25.2015
DRAWN BY:	BWA
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MAIN SQ. FT.:	1,257
UPPER SQ. FT.:	570
TOTAL SQ. FT.:	1,827
GAR. SQ. FT.:	xxx





1 Main Floor Roof/Floor Framing
 (Full Size) Scale: 1/4" = 1'-0"

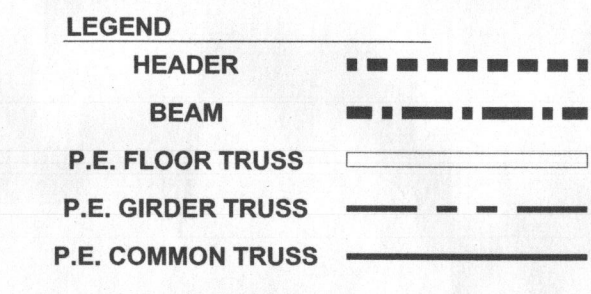
BP = BEARING POINT

2 Keyed Notes
 (Full Size) Scale: NTS

1. ATTIC GIRDER TO BE FLUSH W/ OUTSIDE WALL OF BONUS RM. (BUILD INSIDE WALL ON INSIDE OF GIRDER)
2. TRUSS TO BEAM CONNECTION
3. TRUSS TO TRUSS CONNECTION
4. GIRDER IN WALL, BUILD WALL ON TOP OF BOX GIRDER
5. BEAM TO TRUSS CONNECTION
6. CANTILEVER BEAM 24" FOR BEARING FOR TRUSS. TOP OF BEAM @ 9'-1 1/4" A.F.F.
7. POCKET ATTIC TRUSSES INTO WALL

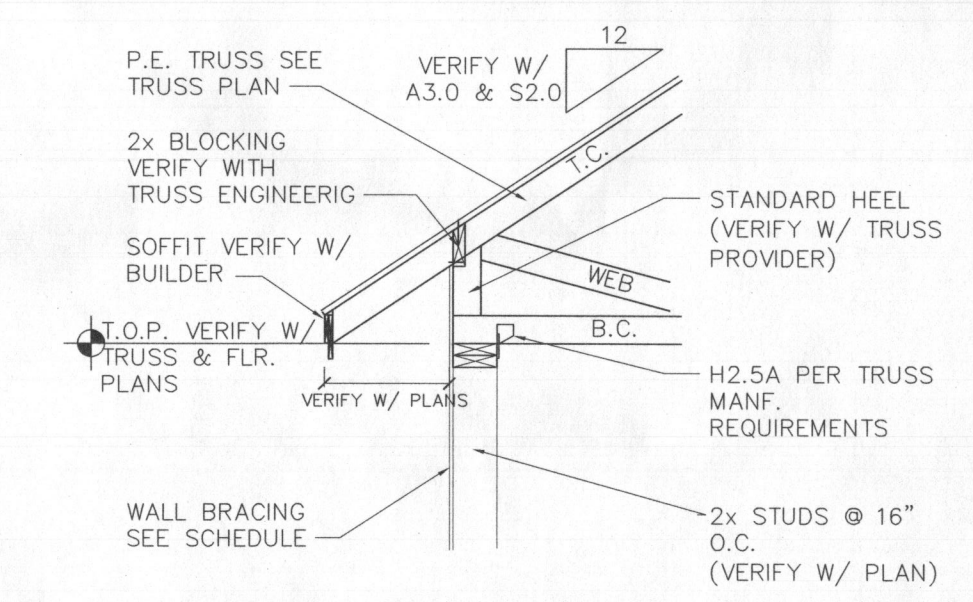
3 General Notes
 (Full Size) Scale: NTS

- A. TRUSS LAYOUT & TRUSS PROFILES ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUT & PROFILES WITH TRUSS MANUFACTURE.**
- TRUSS COMPANY TO MEET ALL APPLICABLE CODES.
 - TRUSS COMPANY SHALL DESIGN FOR ALL APPLIED LIVE AND DEAD LOADS AND TO CONFORM TO ALL APPLICABLE CODES.
 - TRUSS COMPANY SHALL VERIFY ALL TRUSS DIMENSIONS AND BEARING POINTS.
 - ALL HORIZONTAL BRACING DESIGN AND CONSTRUCTION REQUIREMENTS NOT SPECIFIED BY TRUSS MANUFACTURER, SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

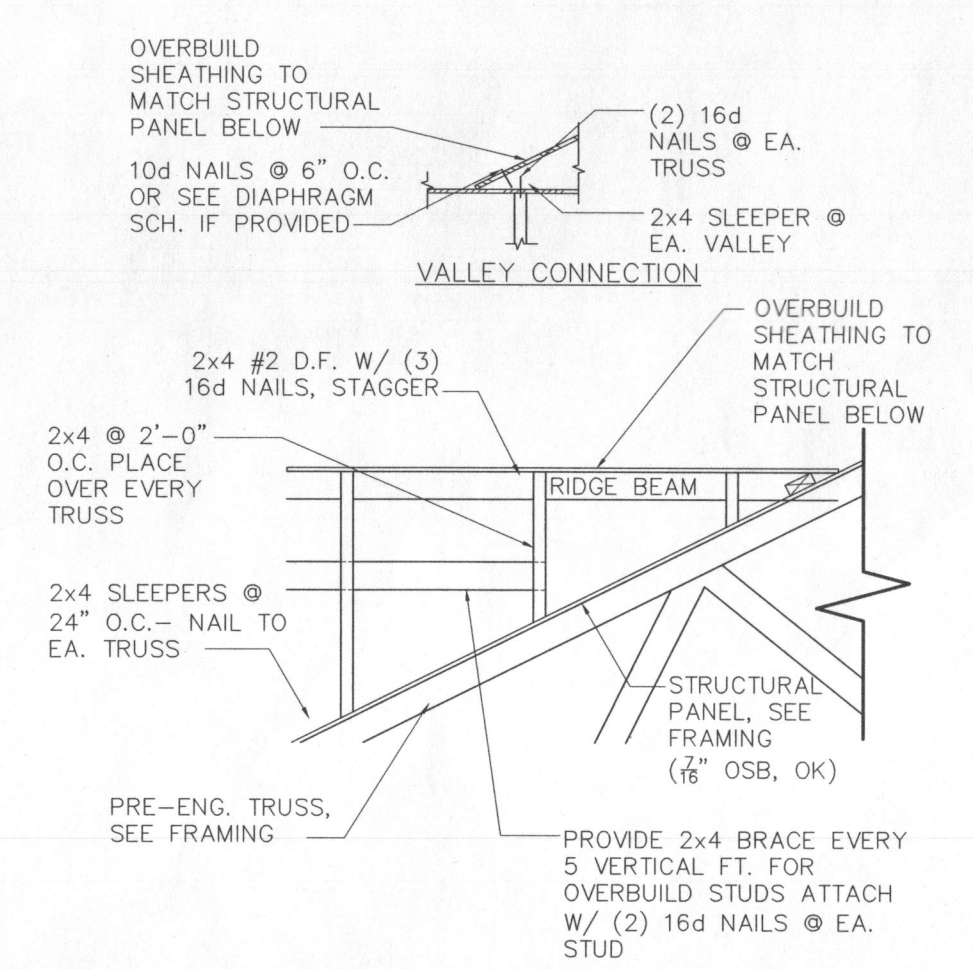


VERIFY ALL HEADER & BEAM LOADS & SIZES WITH PROVIDER

12" GABLE OVERHANG
 16" OVERHANGS
 UNLESS OTHERWISE NOTED

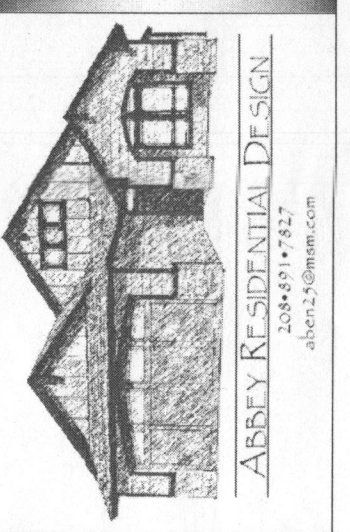


4 TYP. Truss @ Wall Detail
 Scale: 1/2" = 1'-0"



5 TYP. Roof Overbuild Detail
 Scale: 1/4" = 1'-0"

DATE:	04.25.2015
DRAWN BY:	BWA
BASE SQ. FT.:	XXXX
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UPPER SQ. FT.:	570
TOTAL SQ. FT.:	1,827
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2 Keyed Notes

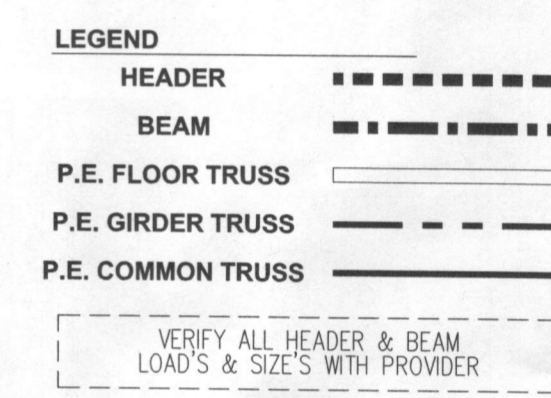
(Full Size) Scale: NTS

- ATTIC GIRDER TO BE FLUSH W/ OUTSIDE WALL OF BONUS RM. (BUILD INSIDE WALL ON INSIDE OF GIRDER)
- TRUSS TO BEAM CONNECTION
- TRUSS TO TRUSS CONNECTION.
- GIRDER IN WALL, BUILD WALL ON TOP OF BOX GIRDER
- BEAM TO TRUSS CONNECTION.
- CANTILEVER BEAM 24" FOR BEARING FOR TRUSS. TOP OF BEAM @ 9'-1" A.F.F.
- POCKET ATTIC TRUSSES INTO WALL

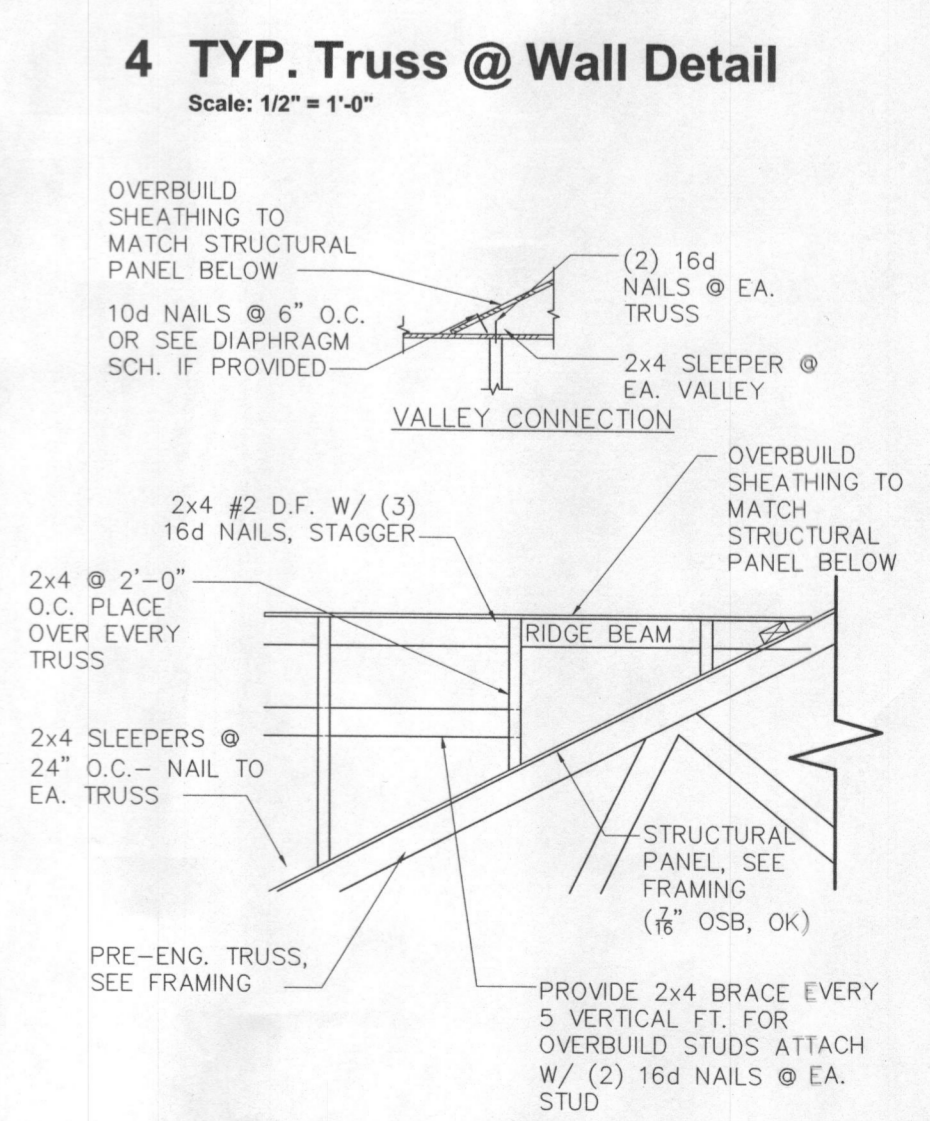
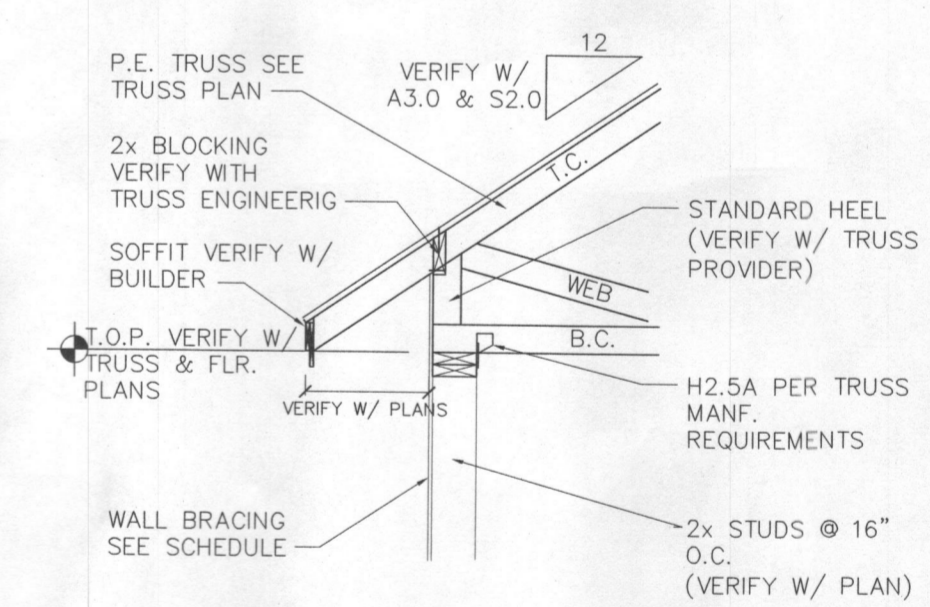
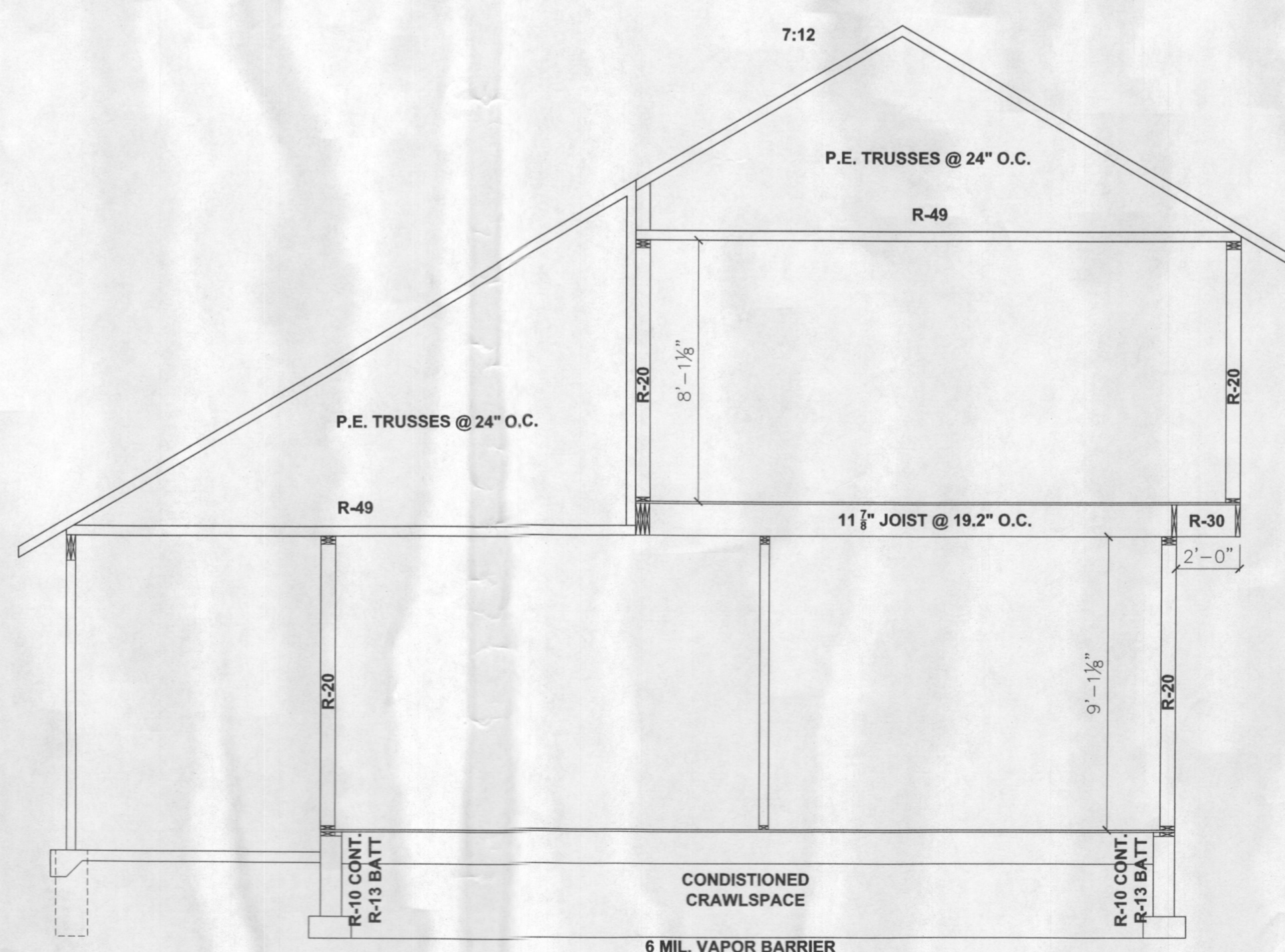
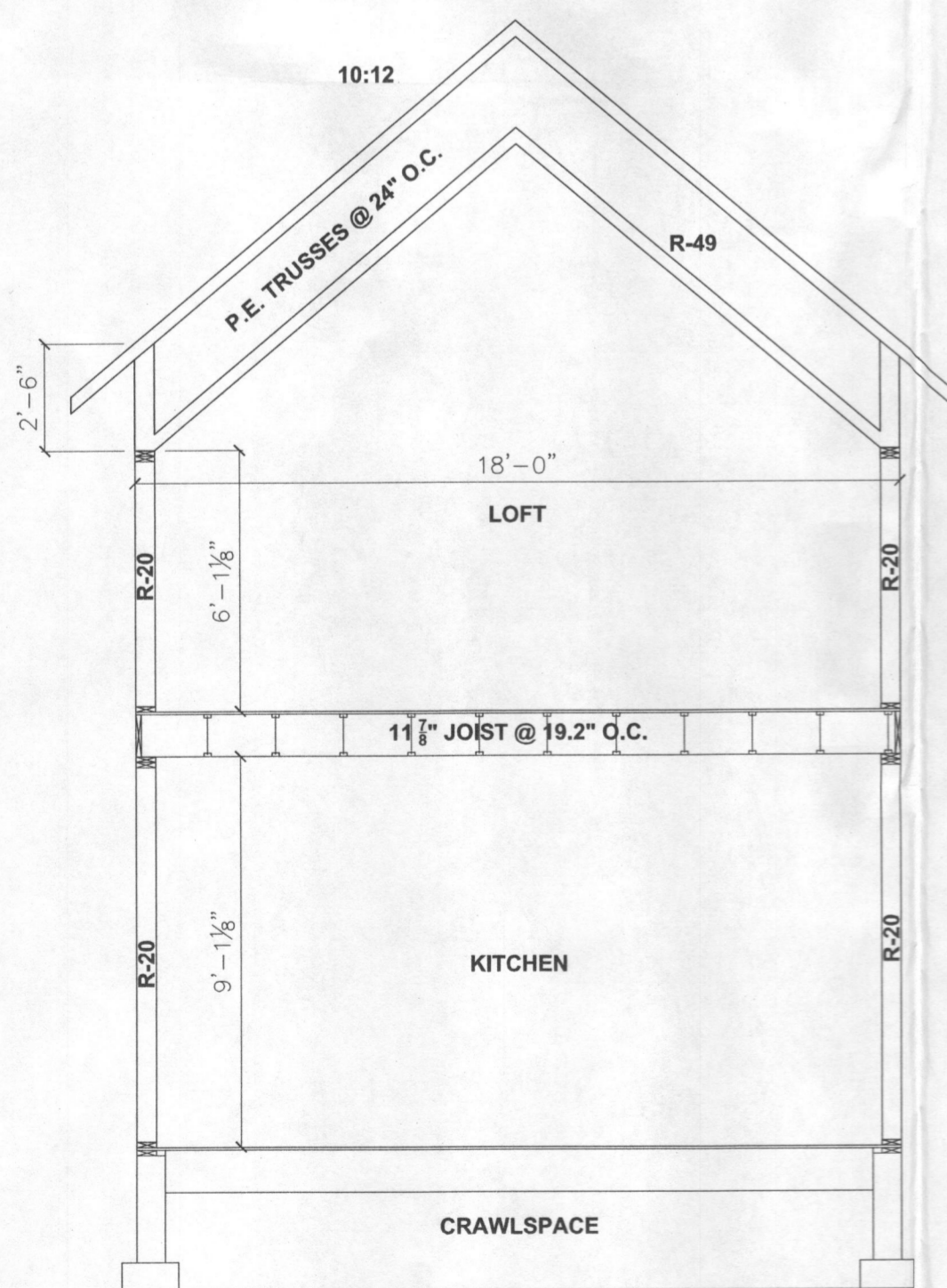
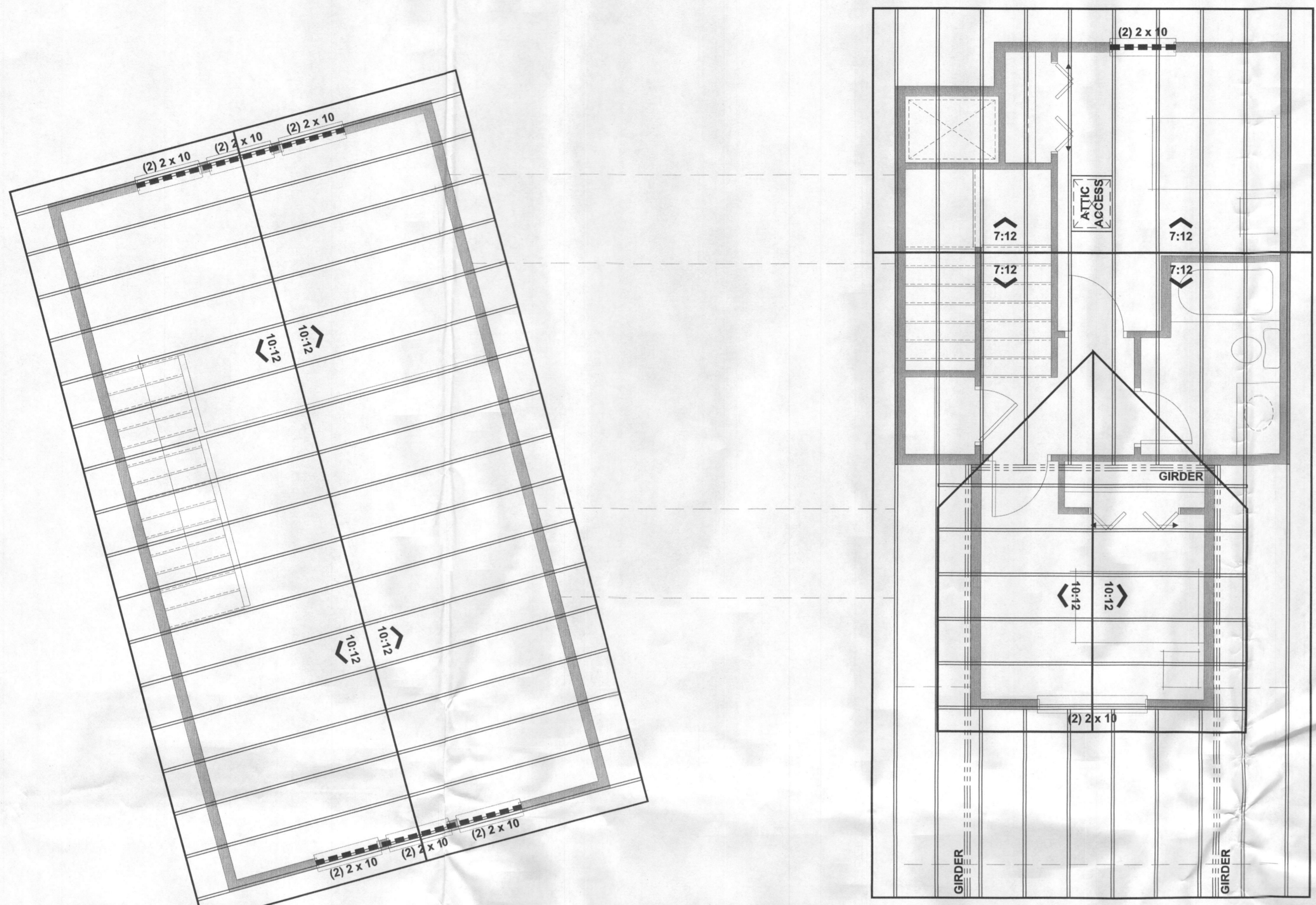
3 General Notes

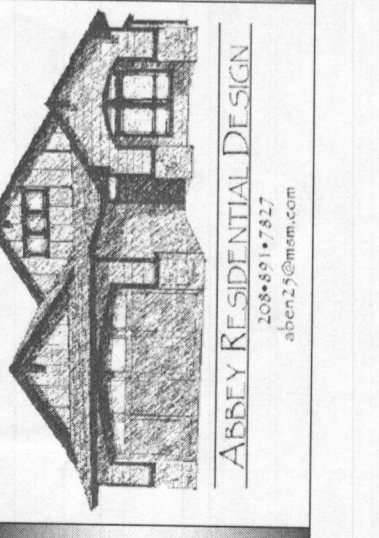
(Full Size) Scale: NTS

- TRUSS LAYOUT & TRUSS PROFILES ARE CONCEPTUAL ONLY. VERIFY FINAL LAYOUT & PROFILES WITH TRUSS MANUFACTURE.
- TRUSS COMPANY TO MEET ALL APPLICABLE CODES.
- TRUSS COMPANY SHALL DESIGN FOR ALL APPLIED LIVE AND DEAD LOADS AND TO CONFORM TO ALL APPLICABLE CODES.
- TRUSS COMPANY SHALL VERIFY ALL TRUSS DIMENSIONS AND BEARING POINTS.
- ALL HORIZONTAL BRACING DESIGN AND CONSTRUCTION REQUIREMENTS NOT SPECIFIED BY TRUSS MANUFACTURER, SHALL BE THE RESPONSIBILITY OF CONTRACTOR.



12" GABLE OVERHANG
16" OVERHANG'S
UNLESS OTHERWISE NOTED



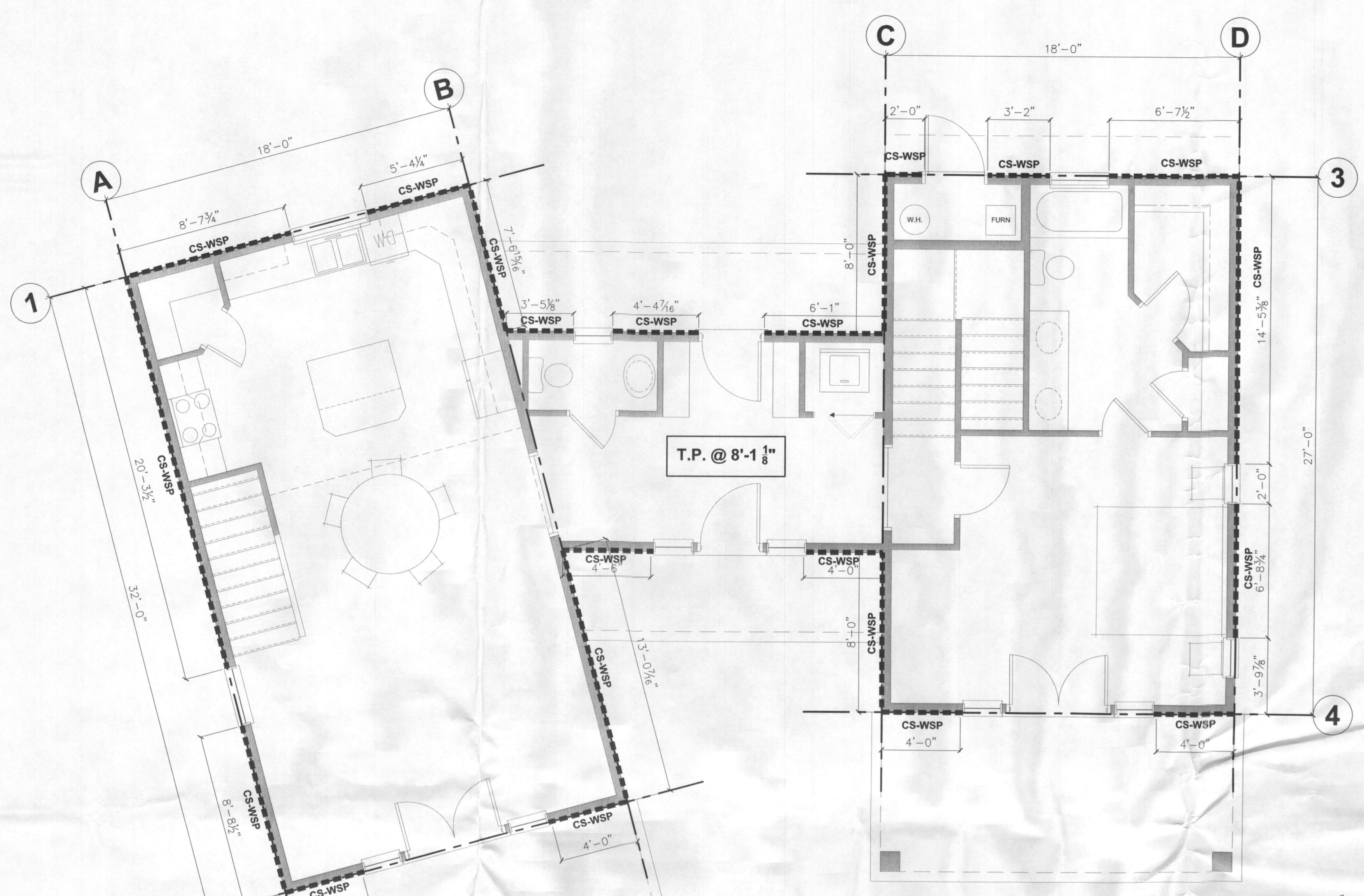


BRACED PANEL LENGTH TABLE
BASED ON WIND SPEED (<100 mph) (9' MAIN LEVEL)

BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (ft)	EXPOSURE FACTOR FTNT: b	ROOF TO EAVE TOTAL FTNT: c	WALL HEIGHT TOTAL FTNT: d	NUMBER BRACING LINES FTNT: e	REQUIRED BRACING LENGTH (ft)	PROVIDED BRACING LENGTH (ft)
A	CS-WSP	40'	14.5'	1.0	1.15	0.95	1.0	15'-10"	23'-0"
B	CS-WSP	40'	14.5'	1.0	1.15	0.95	1.0	15'-10"	20'-6"
C	CS-WSP	30'	11.0'	1.0	1.15	0.95	1.0	12'-4"	16'-0"
D	CS-WSP	30'	11.0'	1.0	1.15	0.95	1.0	12'-4"	21'-1"
1	CS-WSP	20'	8.0'	1.0	1.15	0.95	1.0	8'-8"	14'-0"
2	CS-WSP	20'	4.0'	1.0	1.15	1.10	1.0	5'-1"	8'-0"
3	CS-WSP	20'	8.0'	1.0	1.15	0.95	1.0	8'-8"	11'-8"
4	CS-WSP	20'	8.0'	1.0	1.15	0.95	1.0	8'-8"	8'-0"

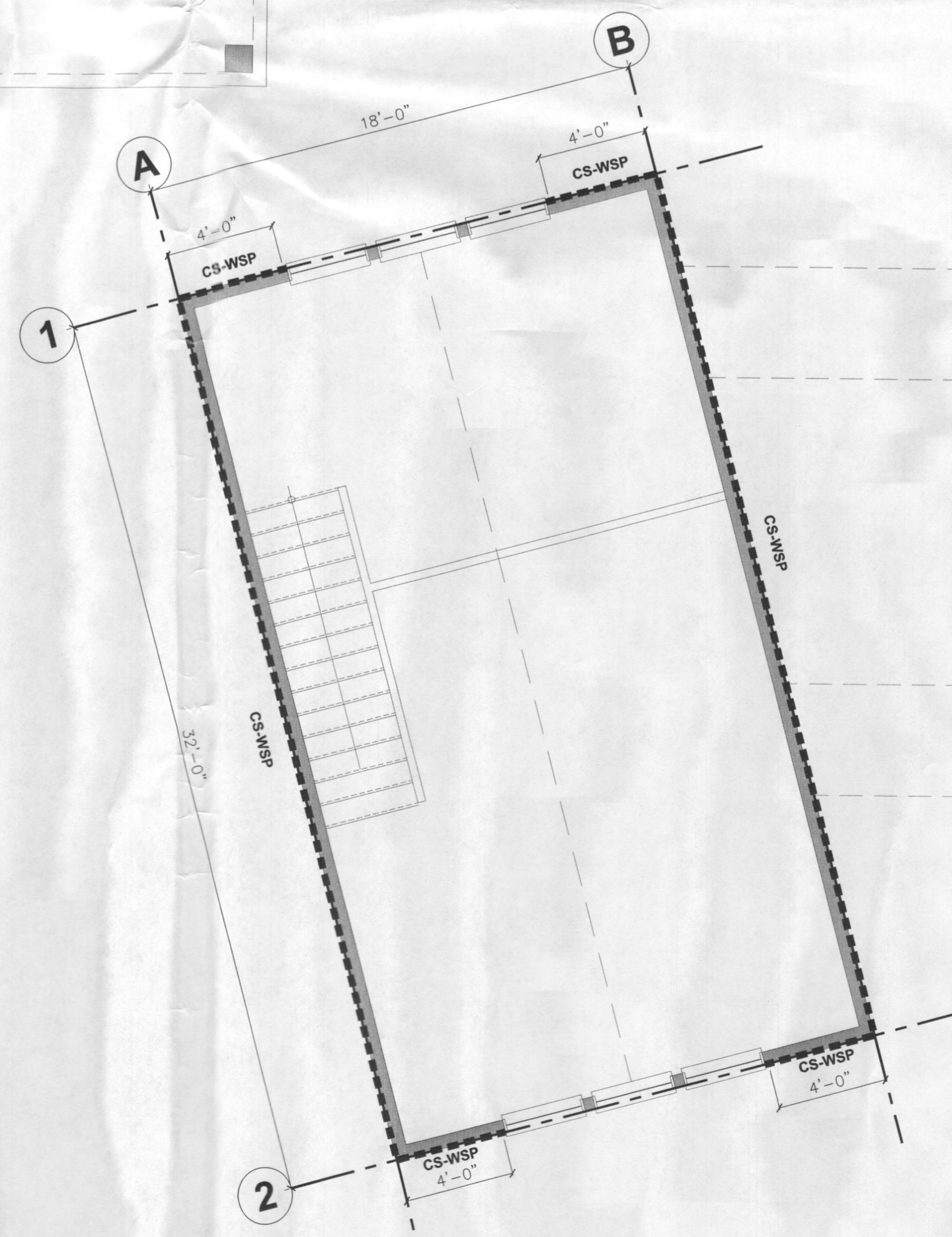
BRACED PANEL LENGTH TABLE
BASED ON WIND SPEED (<100 mph) (8' UPPER LEVEL)

BRACED WALL LINE	BRACING METHOD TABLE	BRACED WALL LINE SPACING	REQUIRED BRACING LENGTH (ft)	EXPOSURE FACTOR FTNT: b	ROOF TO EAVE TOTAL FTNT: c	WALL HEIGHT TOTAL FTNT: d	NUMBER BRACING LINES FTNT: e	REQUIRED BRACING LENGTH (ft)	PROVIDED BRACING LENGTH (ft)
A	CS-WSP	40'	7.5'	1.0	0.70	0.90	1.0	4'-8"	32'-0"
B	CS-WSP	40'	7.5'	1.0	0.70	0.90	1.0	4'-8"	32'-0"
C	CS-WSP	20'	4.0'	1.0	0.70	0.90	1.0	2'-6"	16'-0"
D	CS-WSP	20'	4.0'	1.0	0.70	0.90	1.0	2'-6"	21'-1"
1	CS-WSP	20'	4.0'	1.0	0.70	0.90	1.0	2'-6"	8'-0"
2	CS-WSP	20'	4.0'	1.0	0.70	0.90	1.0	2'-6"	8'-0"
3	CS-WSP	20'	4.0'	1.0	0.70	0.90	1.0	2'-6"	15'-0"
4	CS-WSP	20'	4.0'	1.0	0.70	0.90	1.0	2'-6"	8'-0"

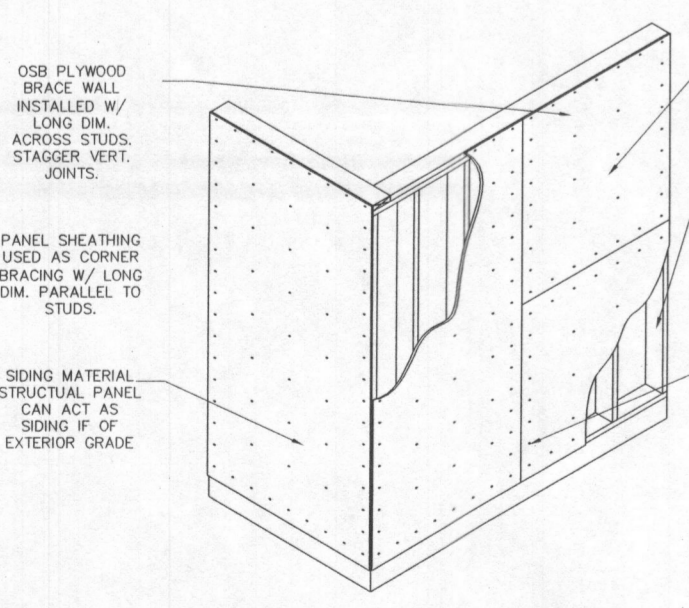


WALL BRACE NAILING
CS-WSP - 8d Common 6" edges, 12" intermediate
GB - 1 1/2" gav. roofing or 1 1/2" long 1 1/2" screw type W or S 7" edges, 7" intermediate

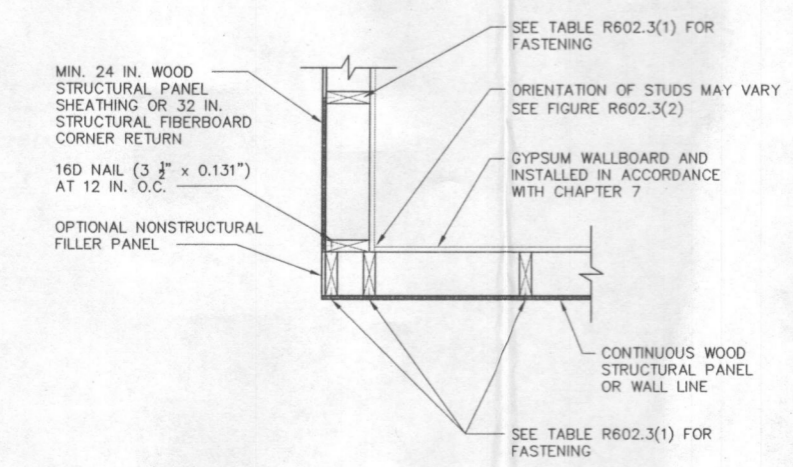
1 Continues Wall Bracing
(Full Size) Scale: 1/4" = 1'-0"



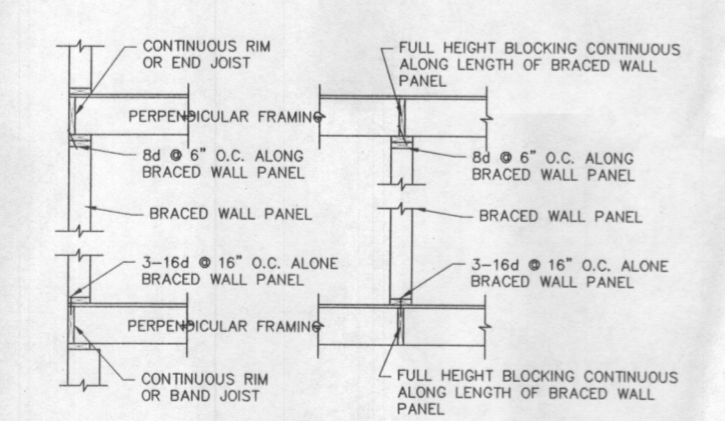
2 Continues Wall Bracing
(Full Size) Scale: 1/4" = 1'-0"



3 TYP. Braced Wall Panel (WSP)
(Full Size) Scale: NTS



4 TYP. (a) Outside Corner Detail
Figure R602.10.4.4(1)



7 Baced Wall Panel Fir. to Ceiling
Figure R602.10.4.4(1)