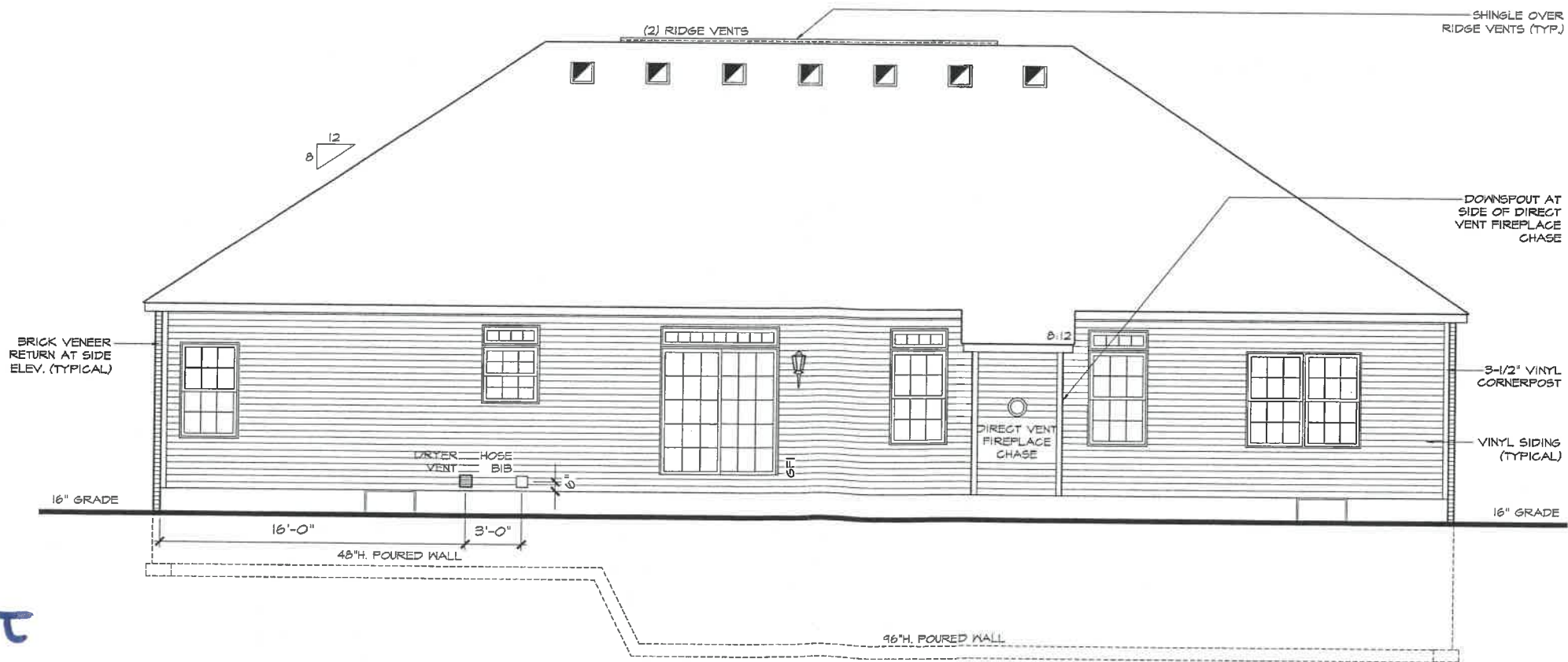


**FRONT ELEVATION**

1/8" = 1'-0"

**SCANNED**

5-14-08



**REAR ELEVATION**

1/8" = 1'-0"

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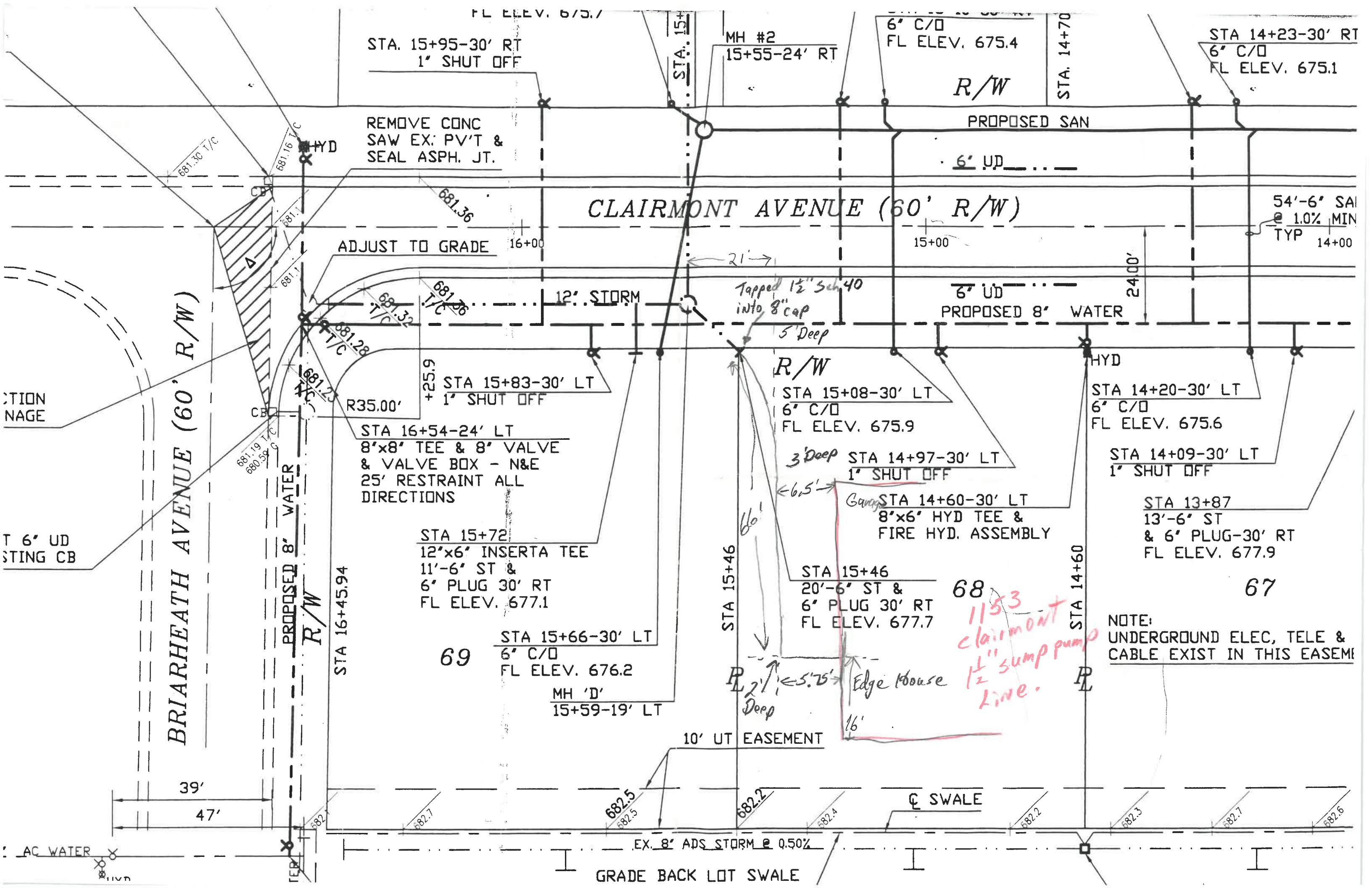
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**FRONT/REAR ELEVATIONS**  
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**A-7.10**

1153 Clairmont



FL ELEV. 675.7

STA. 15+95-30' RT  
1" SHUT OFF

MH #2  
15+55-24' RT

6" C/O  
FL ELEV. 675.4

STA. 14+70

STA 14+23-30' RT  
6" C/O  
FL ELEV. 675.1

R/W

PROPOSED SAN

6" UD

REMOVE CONC  
SAW EX. PV'T &  
SEAL ASPH. JT.

ADJUST TO GRADE 16+00

CLAIRMONT AVENUE (60' R/W)

54'-6" SA  
@ 1.0% MIN  
TYP 14+00

BRIARHEATH AVENUE (60' R/W)

PROPOSED 8" WATER  
R/W

12" STORM

Tapped 1 1/2" Sch 40  
into 8" cap  
5' Deep

6" UD  
PROPOSED 8" WATER

2400'

+25.9  
STA 15+83-30' LT  
1" SHUT OFF

R/W

STA 15+08-30' LT  
6" C/O  
FL ELEV. 675.9

HYD  
STA 14+20-30' LT  
6" C/O  
FL ELEV. 675.6

R35.00'  
STA 16+54-24' LT  
8'x8' TEE & 8' VALVE  
& VALVE BOX - N&E  
25' RESTRAINT ALL  
DIRECTIONS

3' Deep  
STA 14+97-30' LT  
1" SHUT OFF

STA 14+09-30' LT  
1" SHUT OFF

Garage  
STA 14+60-30' LT  
8'x6' HYD TEE &  
FIRE HYD. ASSEMBLY

STA 13+87  
13'-6" ST  
& 6" PLUG-30' RT  
FL ELEV. 677.9

STA 15+72  
12"x6" INSERTA TEE  
11'-6" ST &  
6" PLUG 30' RT  
FL ELEV. 677.1

STA 15+46  
20'-6" ST &  
6" PLUG 30' RT  
FL ELEV. 677.7

68  
1153  
Clairmont  
1 1/2" sump pump  
line.

69  
STA 15+66-30' LT  
6" C/O  
FL ELEV. 676.2  
MH 'D'  
15+59-19' LT

STA 15+46

STA 14+60

2' Deep  
Edge House

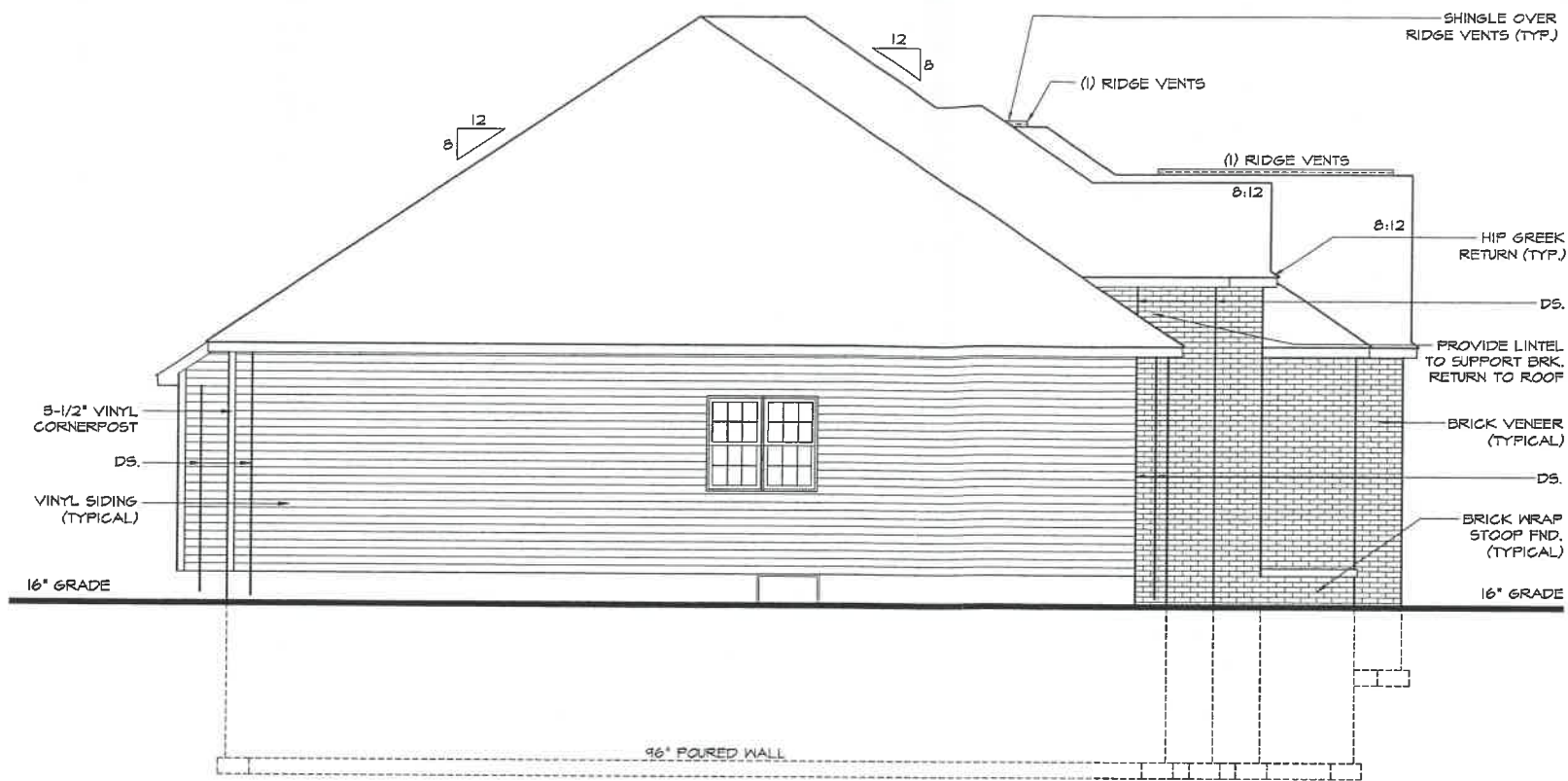
10' UT EASEMENT

SWALE

GRADE BACK LOT SWALE

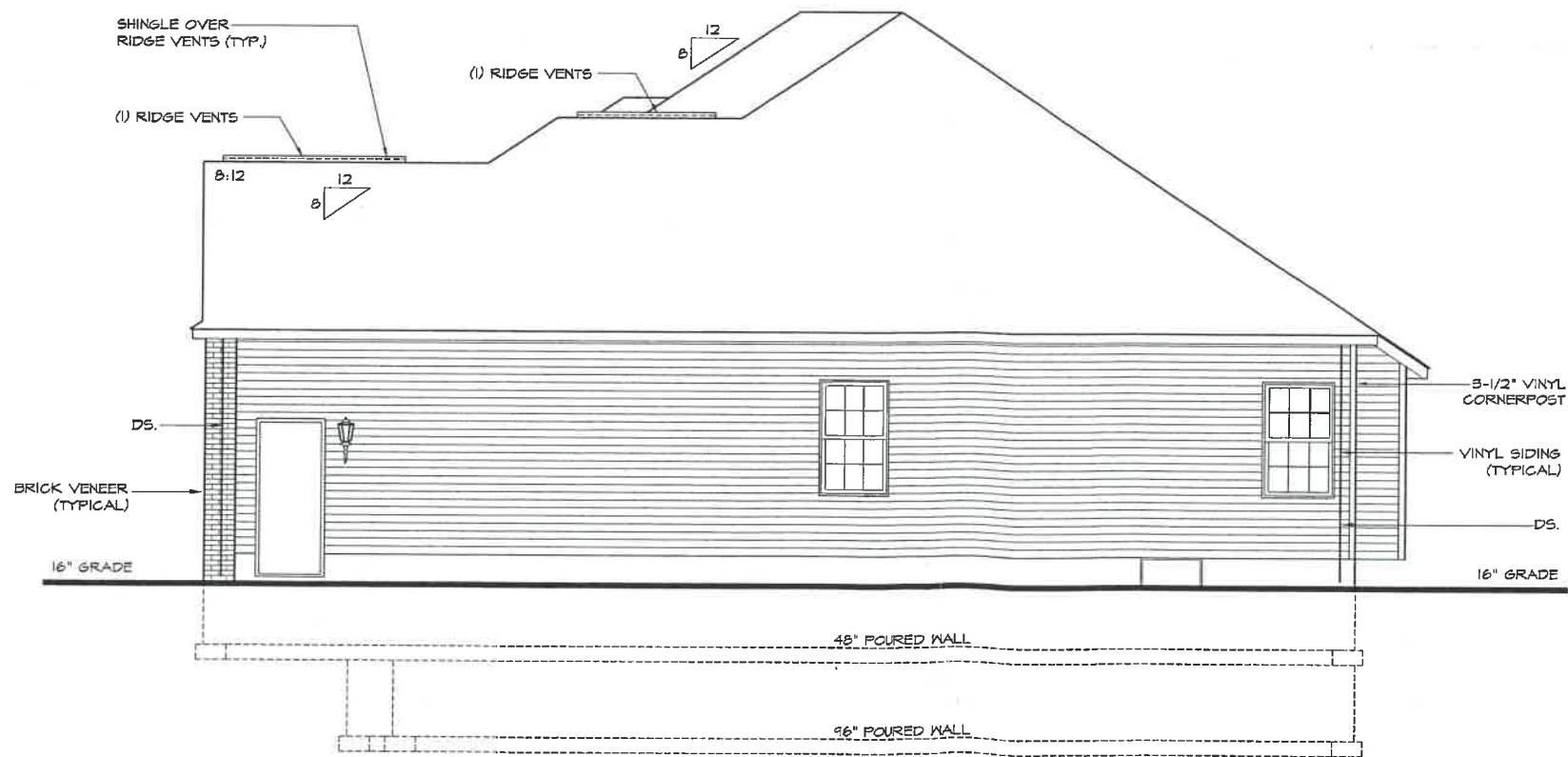
NOTE:  
UNDERGROUND ELEC, TELE &  
CABLE EXIST IN THIS EASEM





**LEFT ELEVATION**

1/8" = 1'-0"



**RIGHT ELEVATION**

1/8" = 1'-0"

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**RIGHT/LEFT ELEVATIONS**

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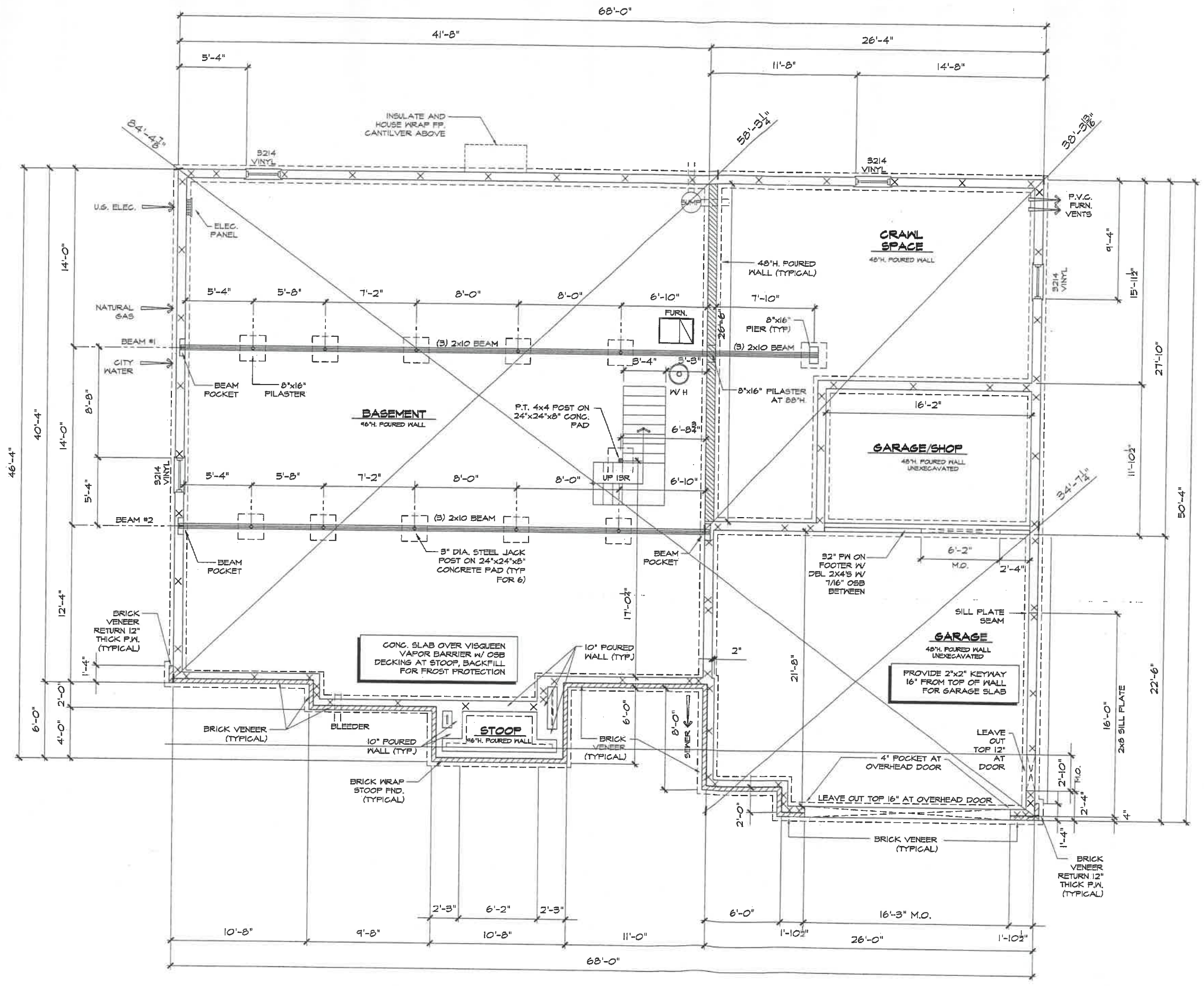
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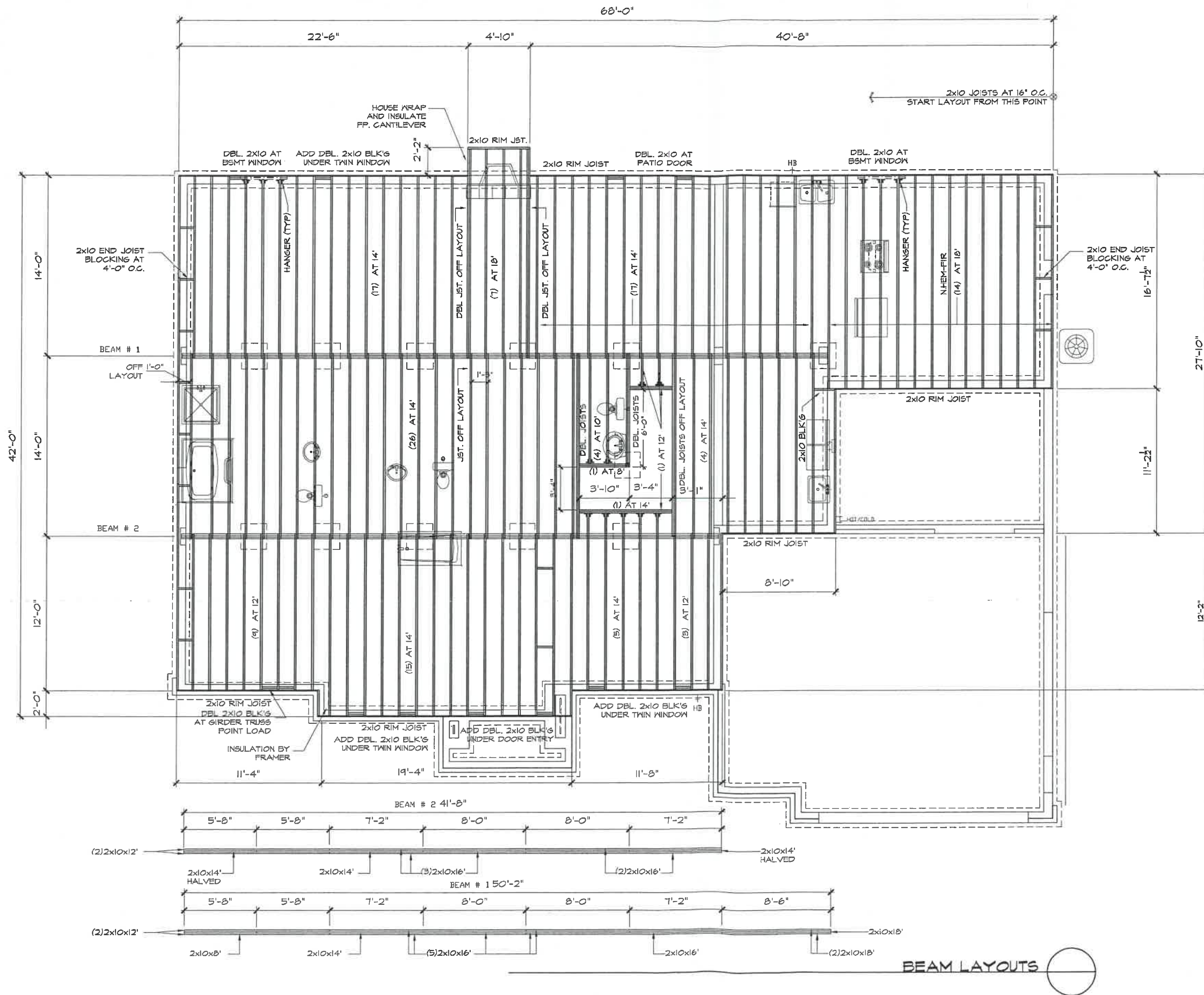
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**A-2.20**



**FOUNDATION PLAN**  
 1/8" = 1'-0"





**FIRST FLOOR FRAMING PLAN**

1/8" = 1'-0"

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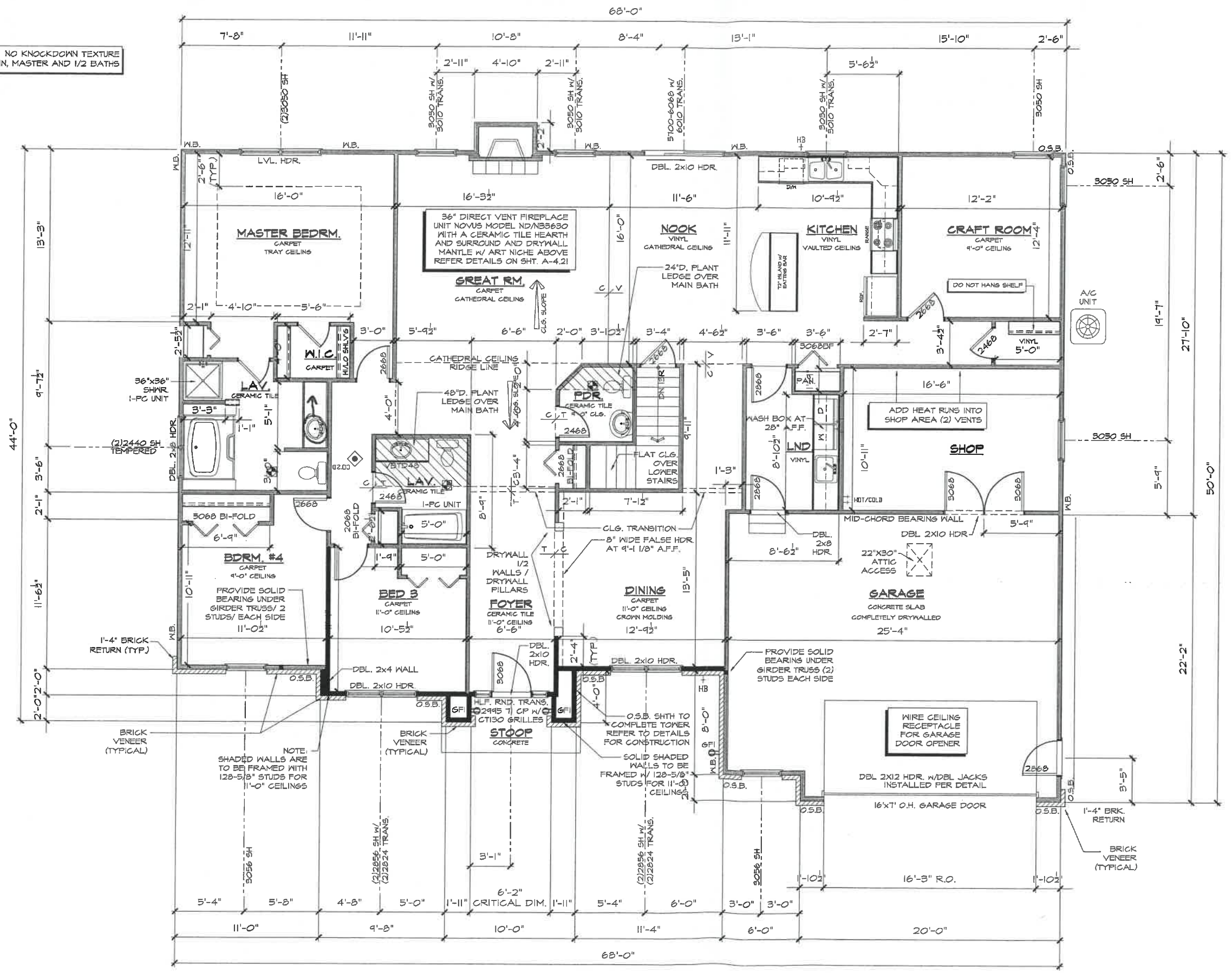
**FLOOR FRAMING PLAN**

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NO KNOCKDOWN TEXTURE  
IN MAIN, MASTER AND 1/2 BATHS



**FIRST FLOOR PLAN**  
1/8" = 1'-0"

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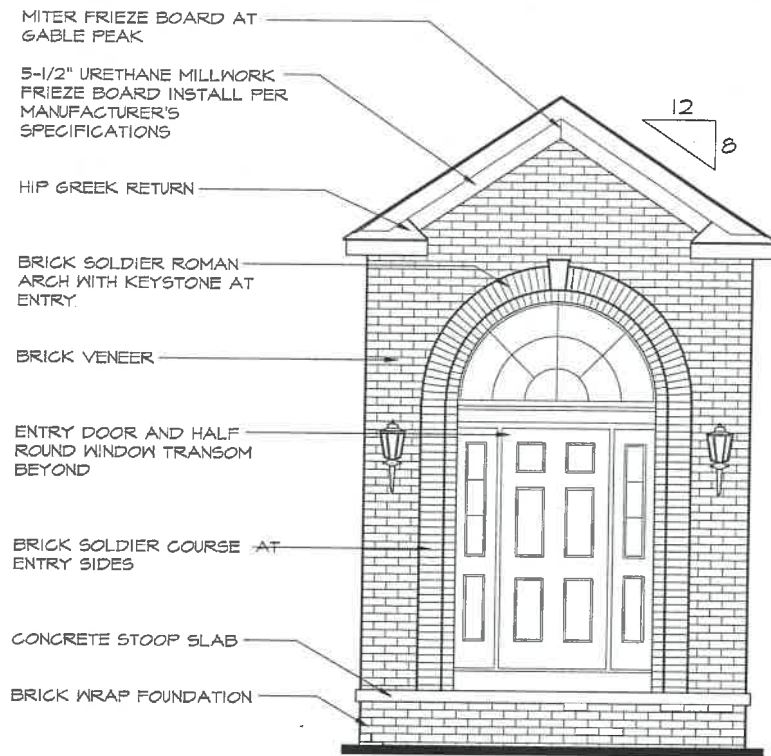
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**FLOOR PLAN**  
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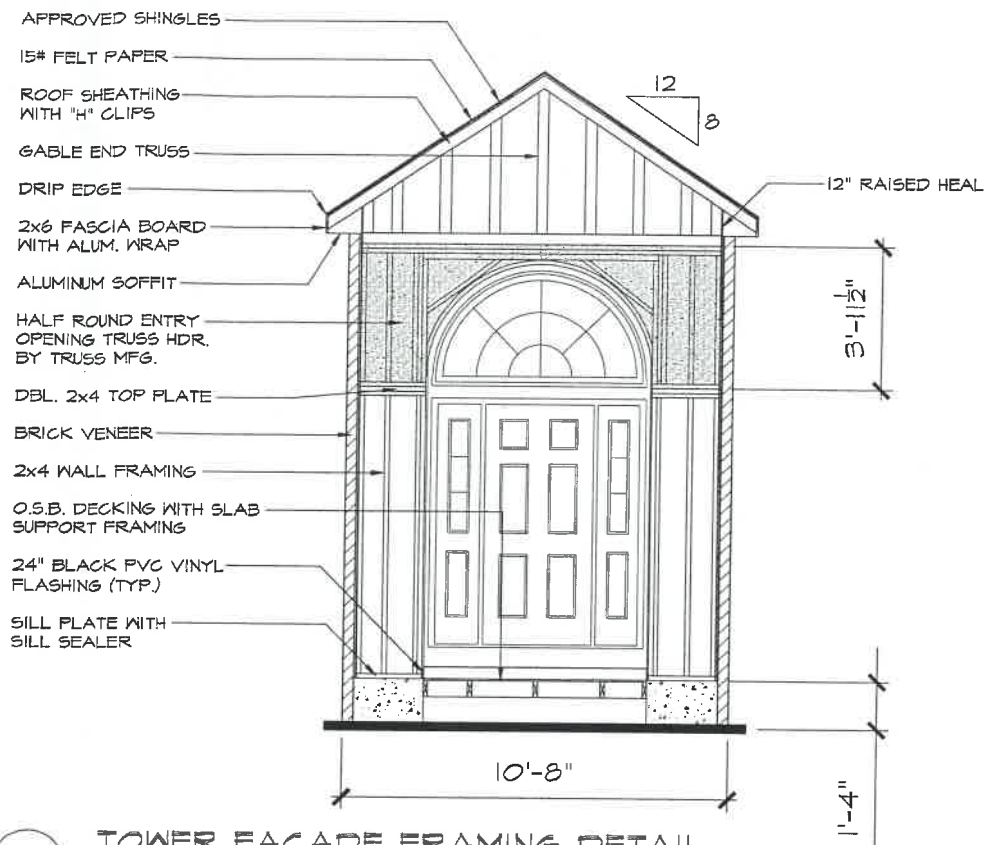
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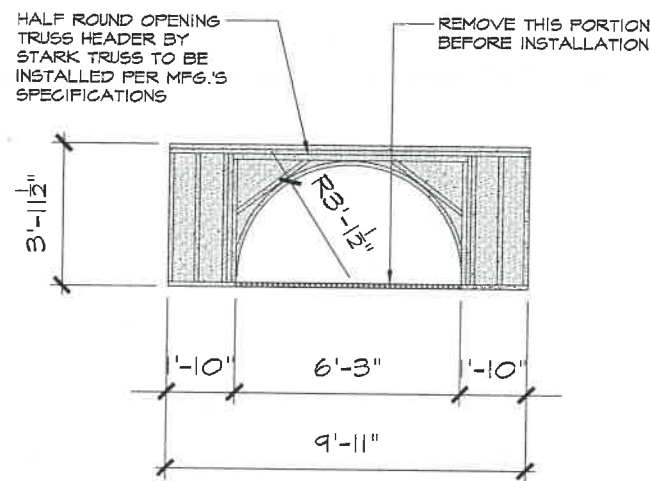




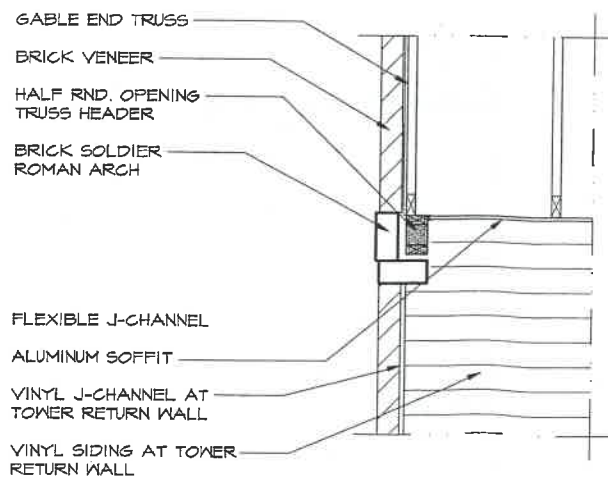
1 TOWER ELEVATION FINISHES DETAIL  
SCALE: 3/16" = 1'-0"



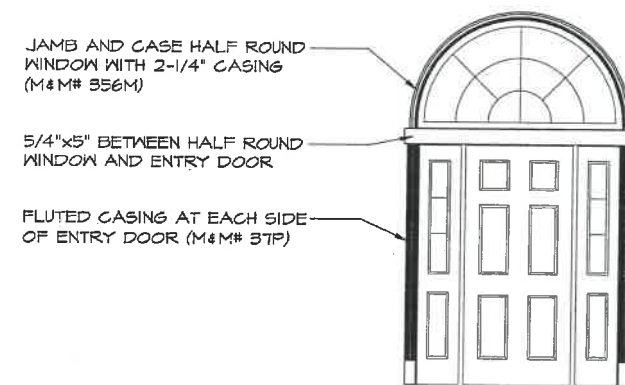
2 TOWER FACADE FRAMING DETAIL  
SCALE: 3/16" = 1'-0"



3 TRUSS HEADER DETAIL  
SCALE: 3/16" = 1'-0"



4 TOWER TRIM CROSS SECTION DETAIL  
SCALE: 3/8" = 1'-0"



5 ENTRY DOOR INTERIOR TRIM DETAIL  
SCALE: 3/8" = 1'-0"

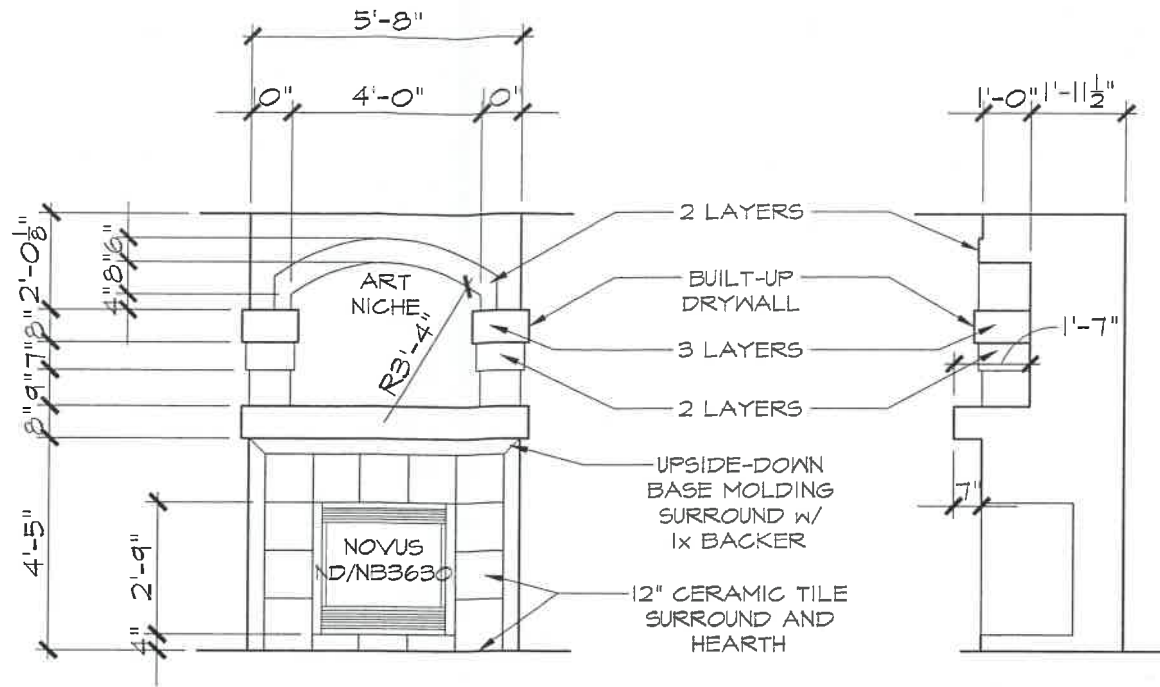
MISC. FRAMING DETAILS

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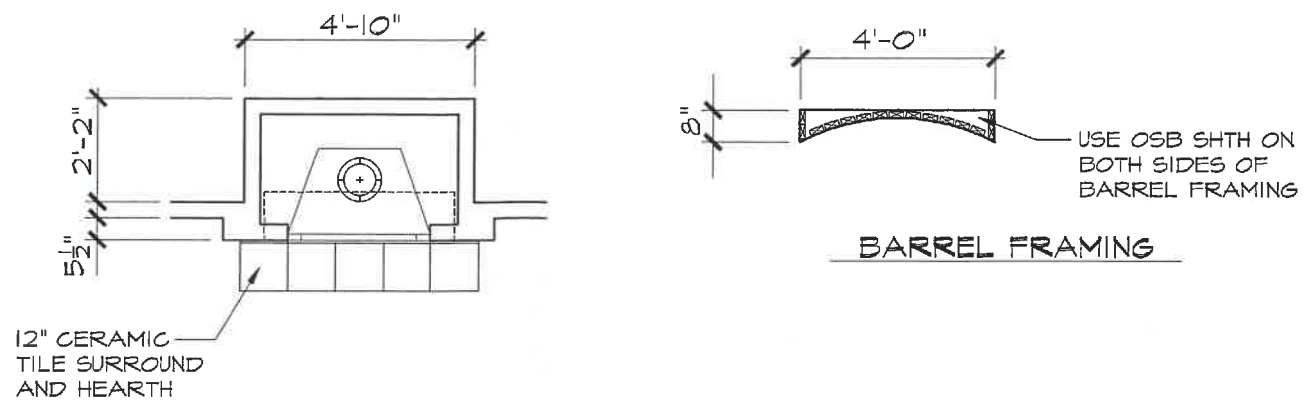
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1 FIREPLACE ELEVATION AND CROSS SECTION  
SCALE: 3/16" = 1'-0"



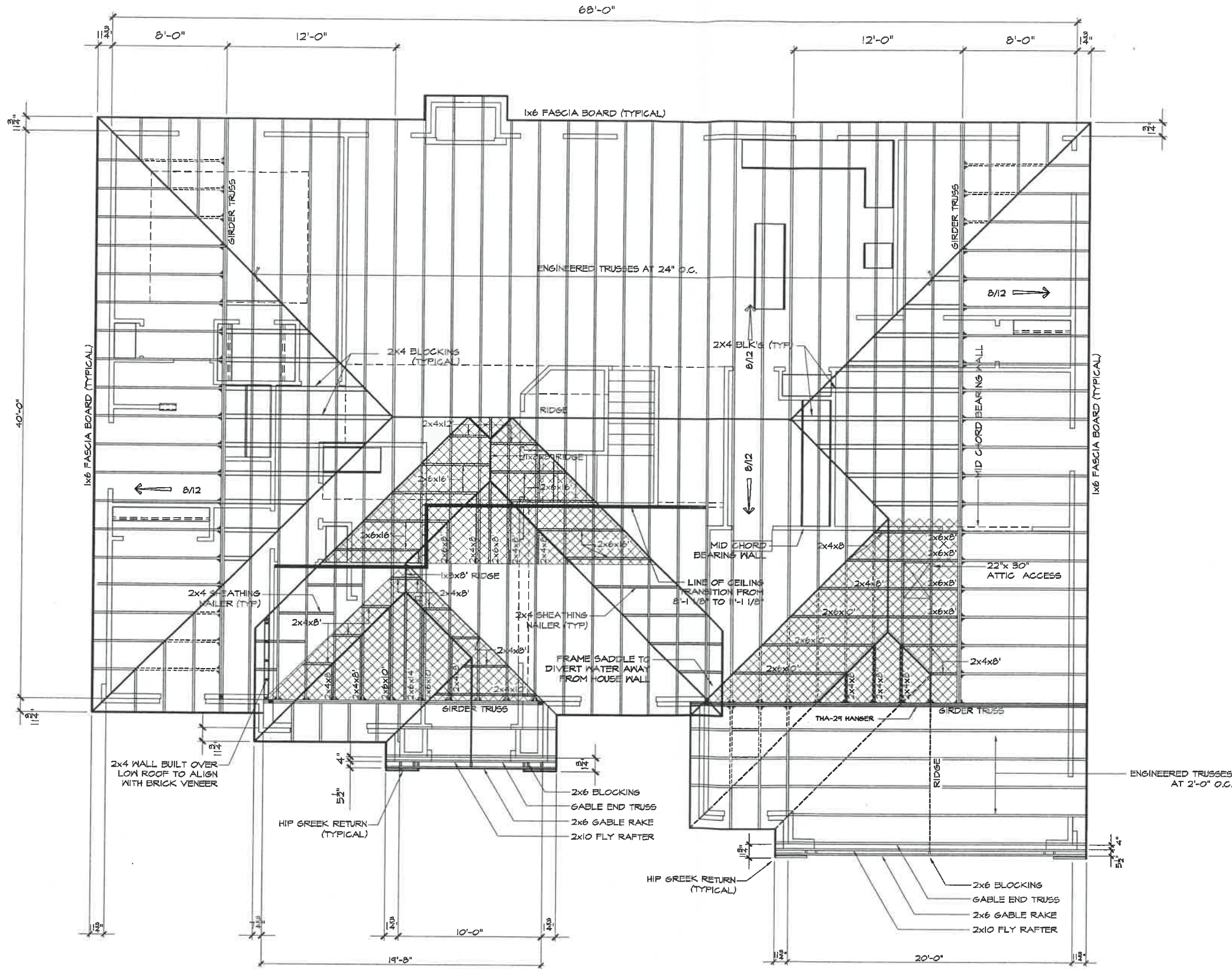
2 FIREPLACE DETAIL PLAN AND BARREL FRAMING  
SCALE: 3/16" = 1'-0"

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# ROOF FRAMING PLAN

1/8" = 1'-0"

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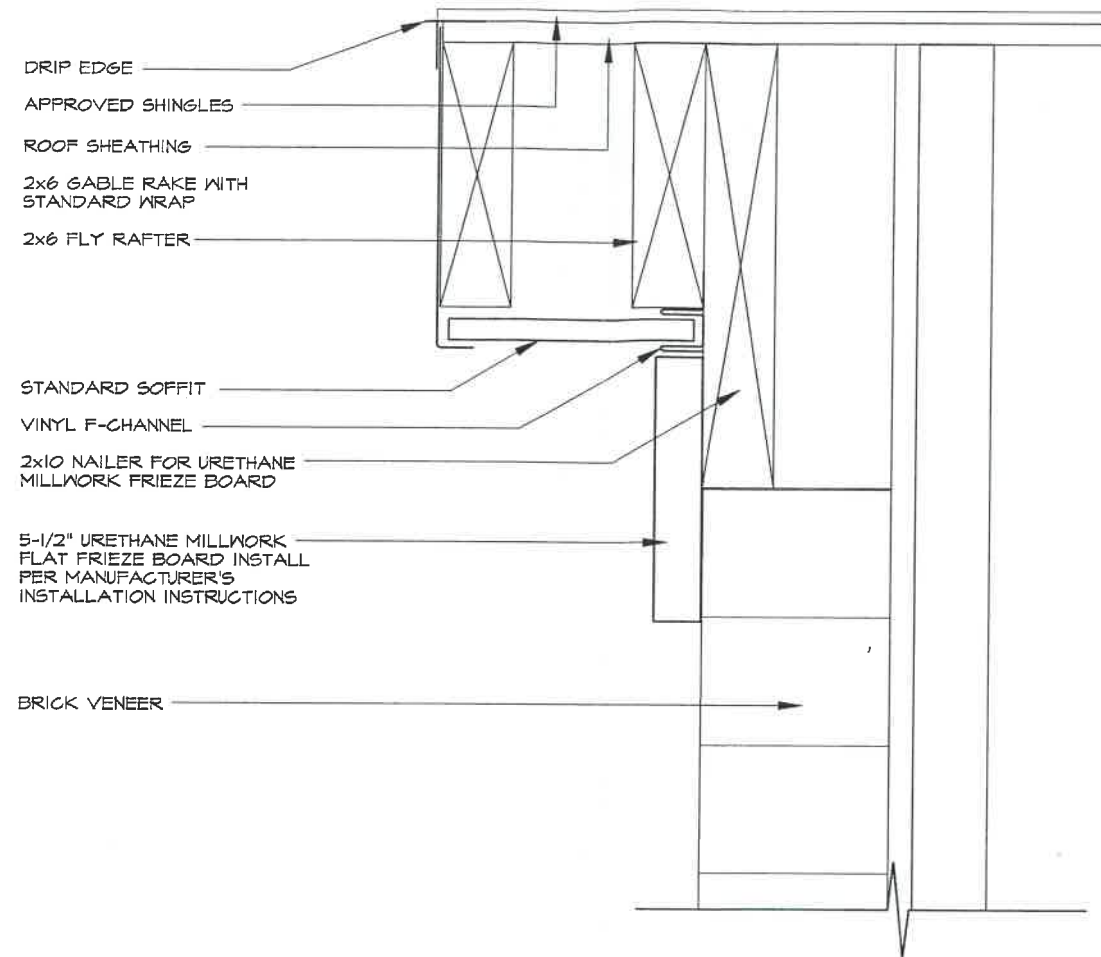
### ROOF FRAMING PLAN

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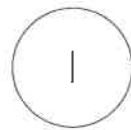
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A-6.00



**GENERAL URETHANE MILLWORK INSTALLATION NOTES:**

1. URETHANE MILLWORK ALWAYS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. IMPORTANT: ALWAYS USE A TOP QUALITY, URETHANE CONSTRUCTION ADHESIVE SUCH AS PL PREMIUM ADHESIVE AT ALL JOINTS (COVERING THE JOINT COMPLETELY).
3. COUNTERSINK ALL FASTENERS AND FILL FOR A FINISHED LOOK. FILLER TO BE PER MFR'S SPECS.



**FRIEZE BOARD DETAIL**

SCALE: 3" = 1'-0"

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**MISC. EXTERIOR DETAIL**

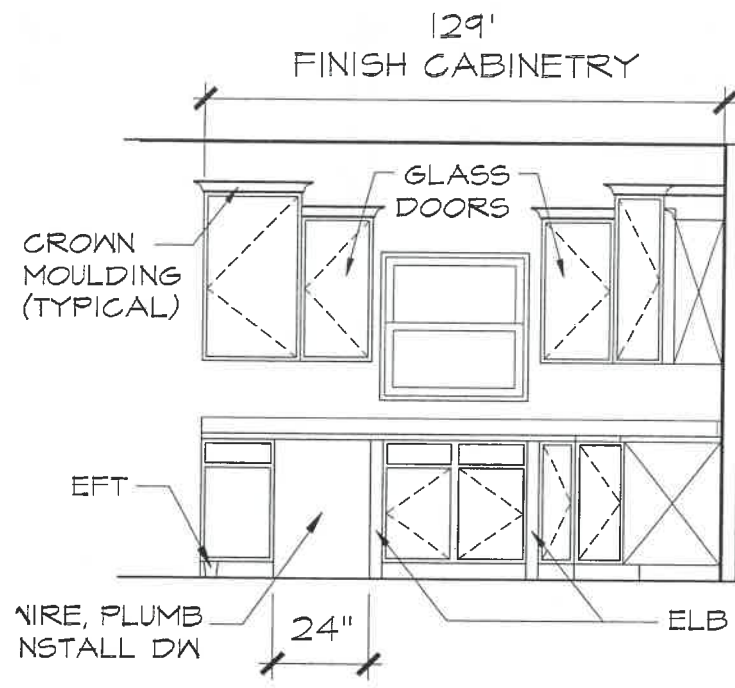
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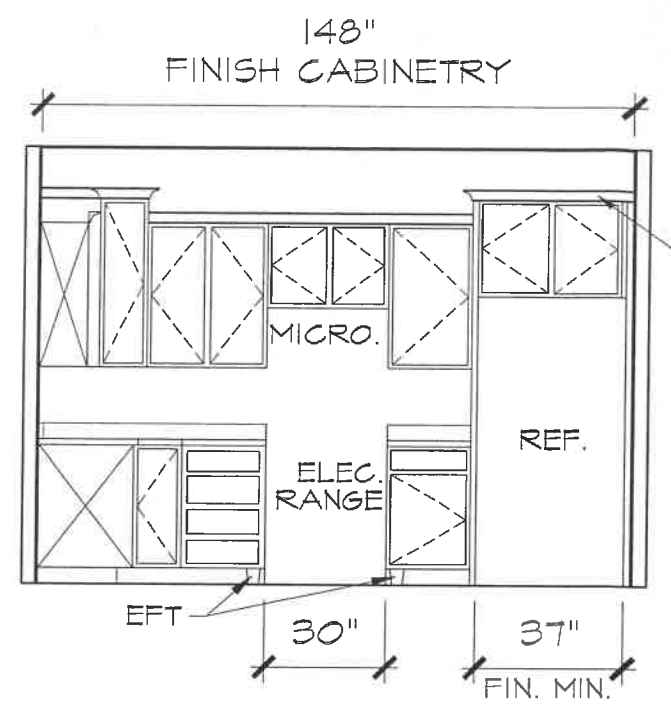
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**A-7.21**

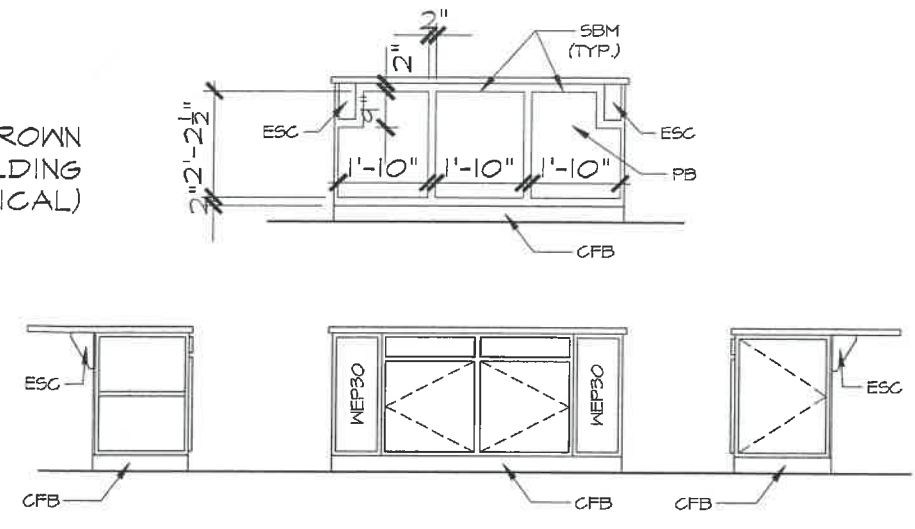




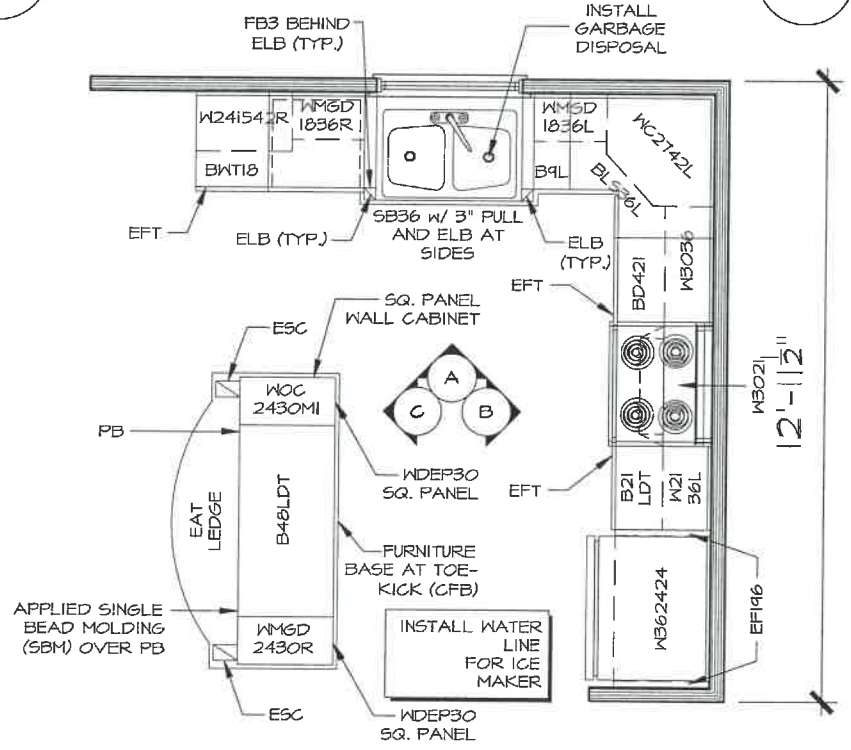
**A** KITCHEN CABINET ELEV.



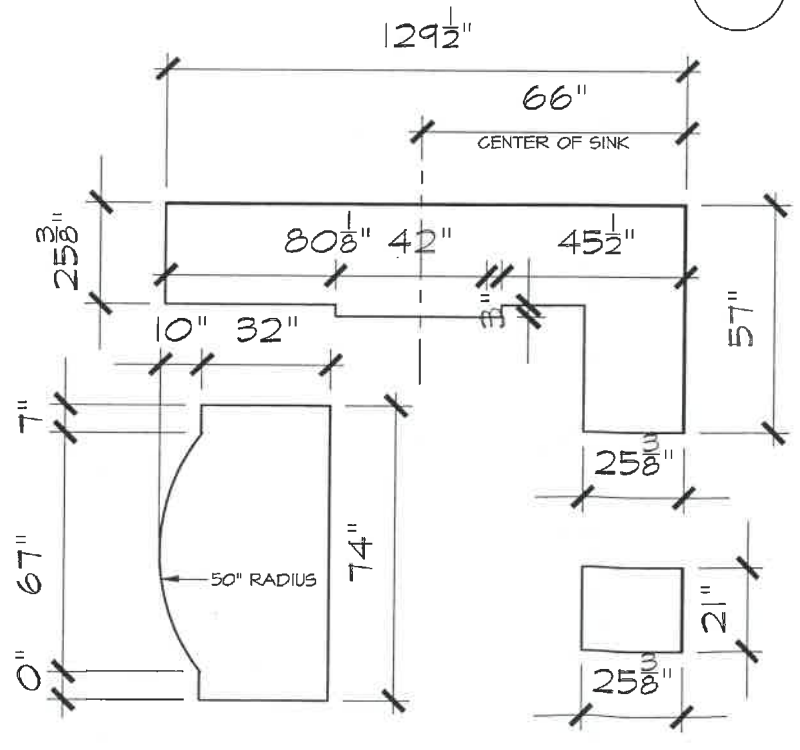
**B** KITCHEN CABINET ELEV.



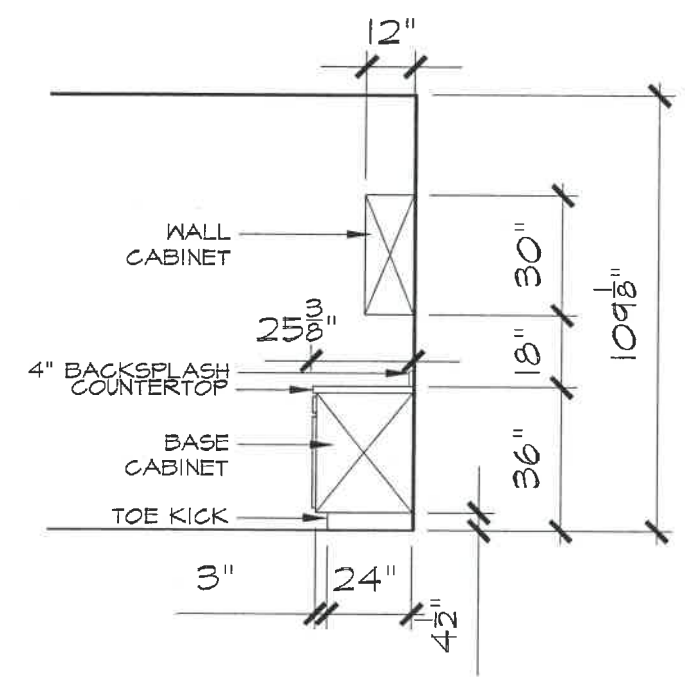
**C** KITCHEN CABINET ELEV.



**1** KITCHEN PLAN



**2** COUNTERTOP LAYOUT



**2** CROSS SECTION

# KITCHEN CABINETS

1/4" = 1'-0"

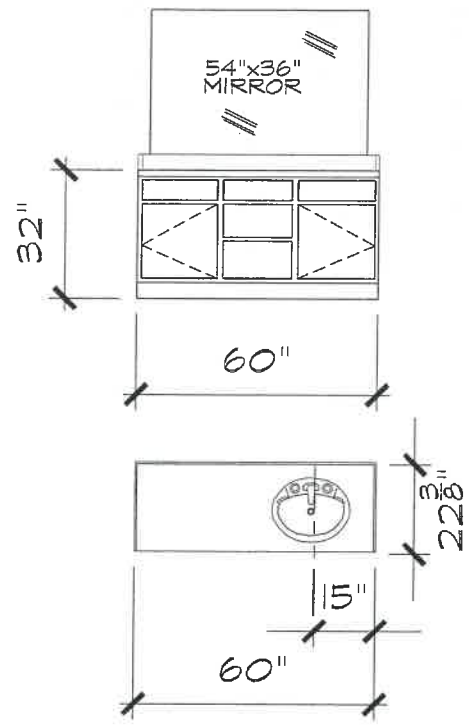
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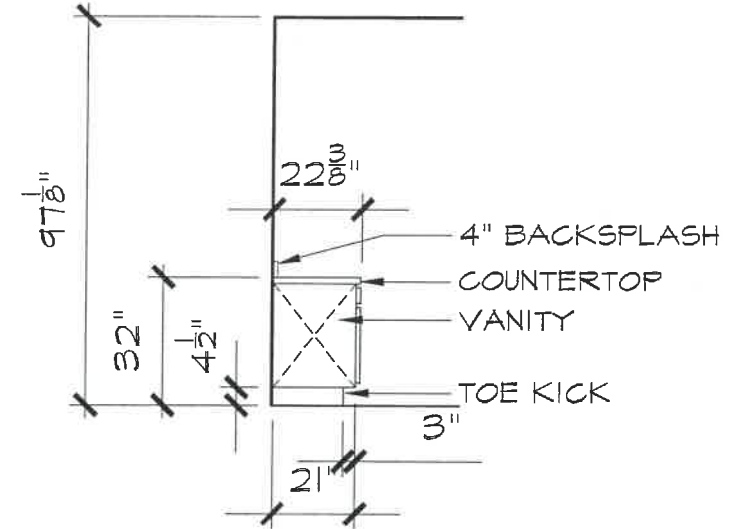
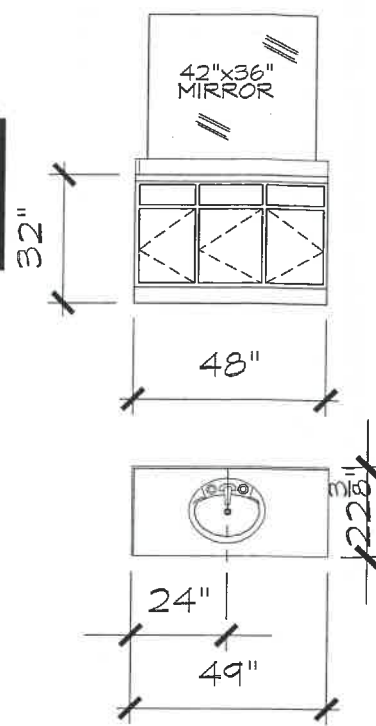
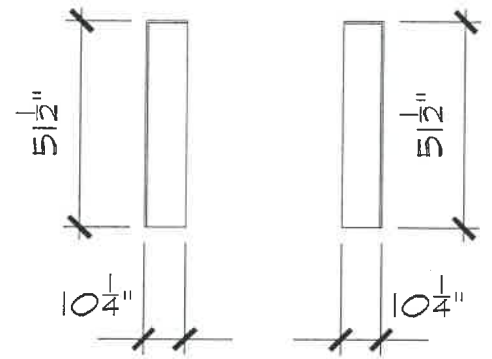
**KITCHEN PLAN**  
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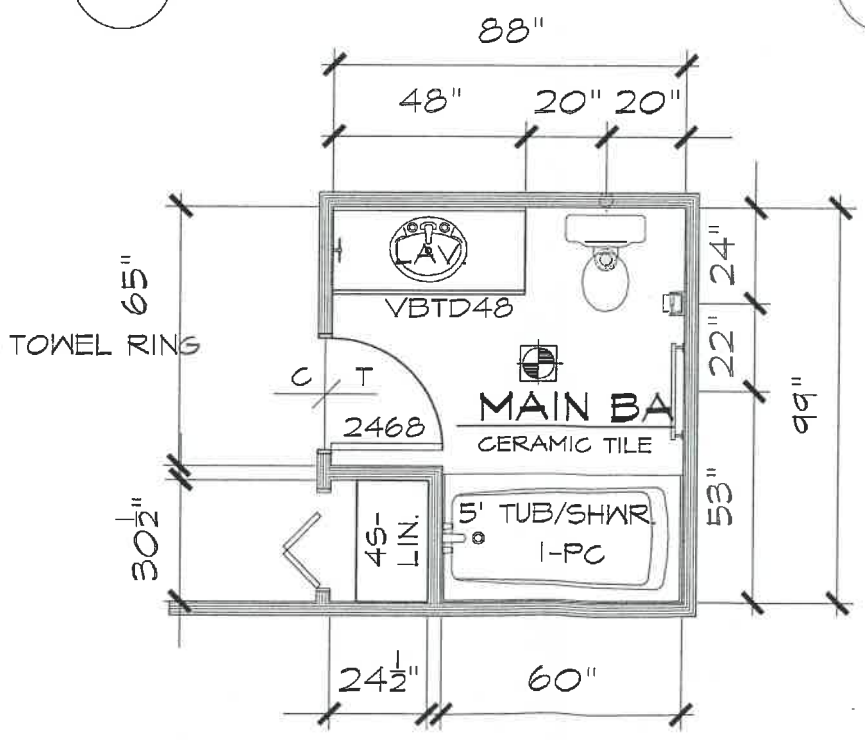
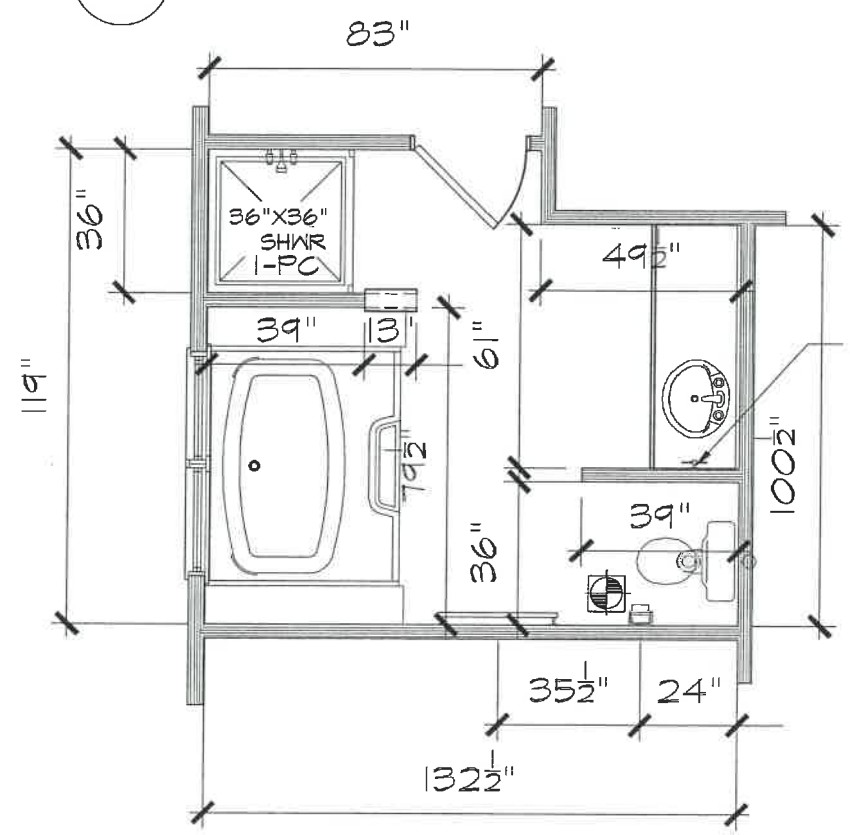
MAIN BATH VANITY TOP,  
 MASTER BATH VANITY TOP,  
 AND GARDEN TUB LEDGES  
 TO BE CULTURED MARBLE



**A** MASTER BATH

**B** MAIN BATH

**I** CROSS SECTION



# BATH PLANS

1/4" = 1'-0"

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### BATH PLAN

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# ABBREVIATIONS

A/C	AIR CONDITIONING	FT	FOOT/FEET	PVMT	PAVEMENT
AB	ANCHOR BOLT	FTG	FOOTING	QT	QUARRY TILE
ABV	ABOVE	FUR	FURR(ED)(ING)	R	RADIUS, RISER OR ROD
ACT	ACTUAL	FURN	FURNACE	RA	RETURN AIR
AD	APRON DRAWER	FX	FIXED	RD	ROOF DRAIN
ADH	ADHESIVE	GA	GAUGE	REC	RECREATION, RECESSED
ADJ	ADJUSTABLE	GAR	GARAGE	REC'D	RECEIVED
AFF	ABOVE FINISH FLOOR	GC	GENERAL CONTRACT(OR)	REF	REFRIGERATOR
AGG	AGGREGATE	GFI	GROUND FAULT INTERRUPTER	REFR	REFERENCE
ALT	ALTERNATE	GI	GALVANIZED IRON	REINF	REINFORC(ED)(ING)
ARCH	ARCHITECT(URAL)	GL	GLASS, GLAZING	REQ'D	REQUIRED
ASPH	ASPHALT	GL BLK	GLASS BLOCK	RES	RESILIENT
AUTO	AUTOMATIC	GR	GREAT ROOM	REV	REVISION(S), REVISED
AWN	AWNING	GRAN	GRANULAR	RFG	ROOFING
BA	BATH	GWB	GYPNUM WALLBOARD	RI	ROUGH-IN
BD	BOARD	HB	HOSE BIBB	RJB	REINFORCED JUNCTION BOX
BF	BIFOLD	HC	HOLLOW CORE	RL	RAILING
BIT	BITUMINOUS	HDR	HEADER	RM	ROOM
BLDG	BUILDING	HDW	HARDWARE	RNG	RANGE
BLK	BLOCK	HM	HOLLOW METAL	RO	ROUGH OPENING
BLKG	BLOCKING	HORIZ	HORIZONTAL	ROW	RIGHT OF WAY
BM	BEAM	HP	HEAT PUMP	SC	SOLID CORE
BOT	BOTTOM	HT	HEIGHT	SCHED	SCHEDULE
BP	BYPASS	HTR	HEATER	SD	SMOKE DETECTOR
BR	BEDROOM	HVAC	HEATING/VENTILATING/AIR COND	SECT	SECTION
BRG	BEARING	ID	INSIDE DIAMETER	SGD	SLIDING GLASS DOOR
BRK	BRICK	INSUL	INSULATE(ED)(ION)	SH	SHELF, SHELVING OR SINGLE HUNG
BRKF	BREAKFAST	INT	INTERIOR	SHT	SHEET
BSMT	BASEMENT	I.S.L.O.	IN SIDE LOOKING OUT	SHTH	SHEATHING
BVL	BEVELED	JST	JOIST	SIM	SIMILAR
CAB	CABINET	JT	JOINT	SL	SLIDER
CMD	CARBON MONOXIDE DETECTOR	KIT	KITCHEN	SPEC	SPECIFICATIONS
CEM	CEMENT	LAM	LAMINATED	SPKR	SPEAKER
CER	CERAMIC	LAUN	LAUNDRY	SG	SQUARE
CI	CAST IRON	LAV	LAVATORY	SQFT	SQUARE FEET (FOOT)
CIR	CIRCLE	LIV	LIVING	SQIN	SQUARE INCHES
CJ	CONTROL JOINT	LL	LIVE LOAD	SST	STAINLESS STEEL
CLG	CEILING(S)	LNTL	LINTEL	STD	STANDARD
CLK	CAULK(ING)	LT	LIGHT	STL	STEEL
CLR	CLEAR(ANCE)	LVL	LAMINATED VENEER LUMBER	STN	STONE
CMU	CONCRETE MASONRY UNIT	LVR	LOUVER	STO	STORAGE
COL	COLUMN	MAS	MASONRY	STOR	STORAGE
COMB	COMBINATION	MATL	MATERIAL	STRUCT	STRUCTURAL
CONC	CONCRETE	MAX	MAXIMUM	SUSP	SUSPENDED
CONSTR	CONSTRUCTION	MBA	MASTER BATH	T & G	TONGUE AND GROOVE
CONT	CONTINUOUS	MBR	MASTER BEDROOM	T/	TOP
CONTR	CONTRACTOR	MC	MEDICINE CABINET	TB	TOWEL BAR
CPT	CARPET	MECH	MECHANICAL	TEL	TELEPHONE
CRS	COURSE(S)	MFR	MANUFACTURER	THK	THICK(NESS)
CSMT	CASEMENT	MH	MANHOLE	THR	THRESHOLD
CT	CERAMIC TILE	MIN	MINIMUM	TOC	TOP OF CONCRETE
CU FT	CUBIC FOOT	MIR	MIRROR	TOF	TOPE OF FOUNDATION
CU YD	CUBIC YARD	MISC	MISCELLANEOUS	TP	TOILET PAPER HOLDER
DED	DEDICATED	MLDG	MOLDING, MOULDING	TRD	TREAD
DET	DETAIL	mm	MILLIMETER	TRPL	TRIPLE
DH	DOUBLE HUNG	MO	MASONRY OPENING	TV	TELEVISION
DIA	DIAMETER	MOD	MODULAR	TYP	TYPICAL
DIM	DIMENSION	MTG	MOUNT(ED)(ING)	UNF	UNFINISHED
DL	DEAD LOAD	MTL	METAL	UTIL	UTILITY(IES)
DN	DOWN	MULL	MULLION	UC	UTILITY CABINET
DR	DOOR	NIC	NOT IN CONTRACT	V	VANITY
DS	DOWNSPOUT	NOM	NOMINAL	VB	VAPOR BARRIER
DN	DISH WASHER	NTS	NOT TO SCALE	VERT	VERTICAL
EA	EACH	OA	OVERALL	VIN	VINYL
ELEC	ELECTRIC(AL)	OC	ON CENTER	VNR	VENEER
ELEV	ELEVATION	OH	OVERHEAD	VP	VAPOR PROOF
ENT	ENTRY	OHD	OVERHEAD DOOR	VT	VINYL TILE
EQ	EQUAL	OPT	OPTION(AL)	W	WITH
EST	ESTIMATE	O.S.L.I.	OUT SIDE LOOKING IN	W/O	WITHOUT
EXH	EXHAUST	PAR	PARALLEL	WC	WATER CLOSET
EXST	EXISTING	PC	FULL CHAIN	WD	WOOD
EXT	EXTERIOR	PDR	POWDER ROOM	WF	WIDE FLANGE
FAM	FAMILY	PED	PEDESTAL	WH	WATER HEATER
FBO	FURNISHED BY OTHERS	PERI	PERIMETER	WI	WROUGHT IRON
FD	FLOOR DRAIN	PL	PLATE	WIC	WALK IN CLOSET
FDN	FOUNDATION	PLAS	PLASTER	WIN	WINDOW
FIN	FINISH	PNL	PANEL	WO	WALK-OUT
FLASH	FLASHING	PNTL	PAINT(ED)	WP	WATER PROOF
FLR	FLOOR(ING)	PREFAB	PREFABRICATE(D)	WS	WATER SOFTNER
FLUOR	FLUORESCENT	PSF	POUNDS PER SQUARE FOOT	WSCOT	WAINSCOT
FO	FACE OF	PSI	POUNDS PER SQUARE INCH	WWF	WELDED WIRE FABRIC
FP	FIREPLACE	PSL	PARALLEL STAND LUMBER	WWM	WELDED WIRE MESH
FFHB	FROST PROOF HOSE BIB	PTN	PARTITION		
		PV	PAVED(ING)		
		PVC	POLYVINYL CHLORIDE		

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## Alexandria RL22

JERRY & BETH COURTNEY  
 CLAIRMONT AVE  
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 CITY OF NAPOLEON

## COVER SHEET

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## FOUNDATION NOTES:

- 1.) POST FOOTER TO BE 24" x 24" x 8" FOR RANCH AND SPLIT LEVELS, 24" x 24" x 12" FOR TWO STORY.
- 2.) STOOP TIE INTO BASEMENT WALL WITH (2) PIECES OF DUROWALL AT 5th AND 8th COURSES.
- 3.) PORCHES TIES INTO BASEMENT WALL WITH (2) PIECES OF DUROWALL AT 2nd AND 5th COURSES.
- 4.) (2) ANCHOR BOLTS WITHIN 1'-0" OF EACH CORNER AND 64" ON CENTER AT ALL OTHER WALLS. (2) ANCHOR BOLTS WITHIN 1'-0 OF SILL PLATE SEAM AT GARAGE WALLS AND KNEEWALL AREAS. NO ANCHOR BOLTS TO BE LOCATED UNDER WINDOWS IN SPLIT LEVEL. ANCHOR BOLTS AT O.H. DOORS TO BE SET 8" FROM M.O.
- 5.) 10" BLOCK EVERY THIRD BLOCK AT GARAGE/HOUSE WALL TO SUPPORT THE GARAGE FLOOR SLAB.
- 6.) ADD WATER PLUG (SINGLE CELL) POURED CORE TO THE END OF ALL BULKHEADS. (REFER TO LEGEND FOR SYMBOL)

## FRAMING NOTES:

- 1.) DOUBLE STUDS AT CENTER BEARING WALL (1) STUD TO SUPPORT EACH JOIST AT HEAT RUNS.
- 2.) ONLY OSB MAY BE USED AS SPACER MATERIAL BETWEEN PLYS IN STRUCTURAL HEADERS.
- 3.) DOUBLE 2x8 HEADER WITH 7/16" OSB SPACER BETWEEN PLYS AT ALL BEARING WALL OPENINGS OR AS NOTED.
- 4.) WHEN NECESSARY-DOUBLE 2x10 HEADER WITH CONTINUOUS 7/16" OSB BETWEEN PLYS AND DOUBLE JACKS AT EACH SIDE OF OPENING.
- 5.) (1) 9'-0" SHEET OF OSB ON EACH SIDE OF OVERHEAD GARAGE DOOR. MUST BE COVERED WITH FELT PAPER ON EACH SIDE OF OVERHEAD GARAGE DOOR.
- 6.) USE JOIST HANGERS WHERE NO SOLID BEARING IS PROVIDED.
- 7.) ADD DOUBLE 2x10 BLOCKING UNDER ALL JACK AND KING STUDS AT ALL BEARING WALL OPENINGS.
- 8.) ADD 2x4 VERTICAL BLOCKING AT 4'-0" ON CENTER AT JOIST ENDS.
- 9.) HOLD RIM IN 1/2" FOR SHEATHING AT HOUSE PLATE.
- 10.) HOUSE TREATED SILL PLATE TO BE INSTALLED FLUSH WITH EXTERIOR SIDE OF FOUNDATION WALL. EXTERIOR SHEATHING RUNS OVER RIM JOIST DOWN TO SILL PLATE LEAVING SILL PLATE EXPOSED FOR VINYL SIDING STARTER STRIP.
- 11.) GARAGE 2x6 TREATED SILL PLATE TO BE INSTALLED WITH A 1/2" OFFSET FROM THE EXTERIOR SIDE OF THE FOUNDATION WALL. THE EXTERIOR SHEATHING IS TO RUN DOWN OVER THE SILL PLATE.
- 12.) LVL NAILING PATTERN TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 13.) ADD 2x10 HORIZONTAL BLOCKING BETWEEN STUDS IN THESE LOCATION (TOP, MIDDLE, BOTTOM) OF STAIRWAY FOR HANDRAIL BRACKETS. BLOCKING TO BE INSTALLED IN FULL WALL OR OPPOSITE/RAIL AREA.
- 14.) INSTALL 2x6 BLOCKING ON TOP PLATE OF ALL INTERIOR WALLS PERPENDICULAR TO TRUSSES IN THE MIDDLE THIRD OF THE TRUSS SPAN PER DETAIL SM-1.
- 15.) INTERIOR TOP PLATES TO BE TIED INTO EXTERIOR WALLS.
- 16.) ALL TRUSSES MUST BE INSTALLED AND BRACED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTION THAT ARE LEFT WITH TRUSS LOAD.
- 17.) TRUSSES AND TRUSS WEBS ARE NEVER TO BE CUT OR ALTERED WITHOUT APPROVED ENGINEERING FROM BUILDER.
- 18.) NO WOODEN SHIMS ARE TO BE USED UNDER ANY BEAMS ( ONLY METAL SHIMS).
- 19.) 1x4 #3 PINE STARTER STRIP IS TO BE USED AT THE BACK OF THE FLOORING LAYOUT PER DETAIL SF-3.

## EXTERIOR ENVELOPE QUALITY:

- 1.) INSTALL PAN FLASHING UNDER ALL EXTERIOR DOORS EXCEPT FOR GARAGE/HOUSE AND GARAGE SERVICE DOOR PER DETAIL.
- 2.) INSTALL 24" PVC BLACK PORCH FLASHING PER DETAIL.
- 3.) INSTALL HOUSE WRAP FLASHING AT ALL EXTERIOR WALLS AND GABLE TRUSSES PER DETAIL.
- 4.) ALL WINDOWS TO BE INSTALLED, CAULKED AND TAPED PER DETAILS.
- 5.) INSTALL PATIO DOOR PAN FLASHING AND DECK LEDGER FLASHING PER DETAIL.
- 6.) INSULATE AND HOUSE WRAP ALL CANTILEVERS PER DETAIL.
- 7.) HOUSE WRAP TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 8.) ALL FULL OSB HOMES ARE TO BE WRAPPED COMPLETE INCLUDING ALL GABLES AND GARAGE WALLS.
- 9.) CORNER STEP FLASHING IS TO BE INSTALLED ON ALL WALLS PROTRUDING THROUGH ROOF.
- 10.) BRICK FLASHING AND WEEP HOLES INSTALLED PER DETAIL.
- 11.) VINYL J-BLOCKS ARE TO BE USED AT ALL EXTERIOR LIGHT FIXTURES, RECEPTACLES, METER BASES, HOSE BIBS, DISCONNECTS AND A/C OR H/P ELECTRICAL HOOK-UPS.
- 12.) ALL PENETRATIONS WITHOUT J-BLOCK ARE TO HAVE DUCT SEAL INSTALLED.
- 13.) FINAL ROUGH GRADE TO BE SLOPED TO TAKE WATER AWAY FROM FOUNDATION IN ALL DIRECTIONS FOR AT LEAST 20'. SLOPE OF GRADE MUST BE AT MINIMUM OF 6" EVERY 10' FOR A DISTANCE OF 20' IN ALL DIRECTIONS.

## FINISHES:

- 1.) ALLOW 17" FROM END OF VANITY TO CENTERLINE OF TOILET, UNLESS NOTED OTHERWISE.
- 2.) TOWEL BAR HEIGHT TO BE 46" FROM FLOOR.
- 3.) PAPER HOLDER HEIGHT TO BE 24" FROM FLOOR.
- 4.) TOWEL RING TO BE MOUNTED AT 60" ABOVE FINISHED FLOOR.
- 5.) THE ENTIRE WALL AREA ABOVE THE SHOWER OR TUB/SHOWER SURROUND SHALL BE CONSTRUCTED WITH 1/2" MOISTURE RESISTANT DRYWALL.

## CODE REQUIREMENTS:

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A-1.1

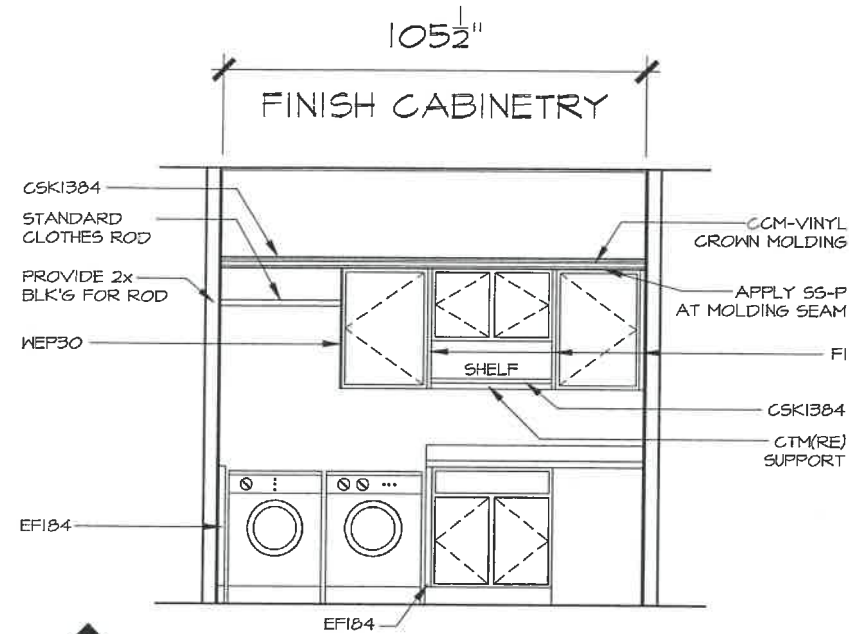
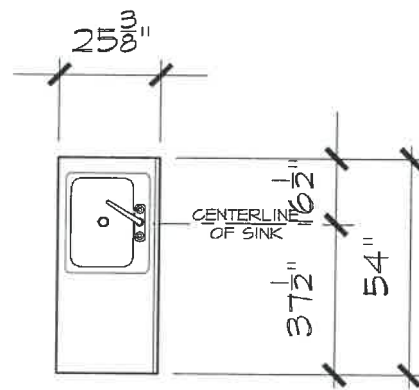
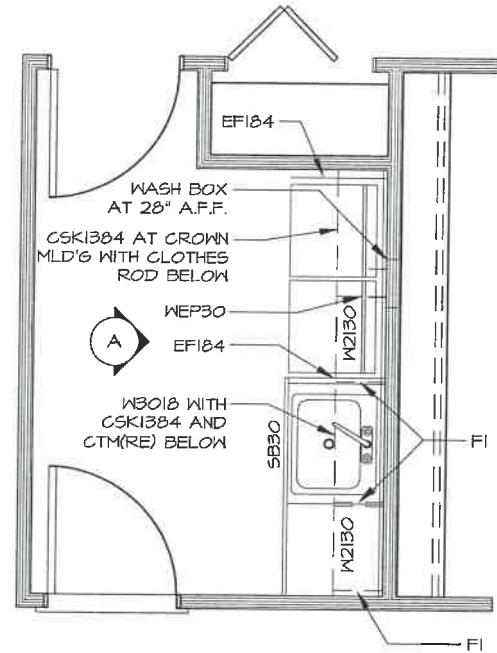
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**QUANTITIES:**

CCM VINYL	1 AT 10'
CSK134	1
CTM(RE)	1 AT 8'
EF184	2
FI	3
SS-P	1 AT 8'
WEP30	1

1 LAUNDRY PLAN

2 COUNTERTOP LAYOUT

A LAUNDRY CABINET ELEVATION

# LAUNDRY CABINETRY

1/4" = 1'-0"

## Alexandria RL22

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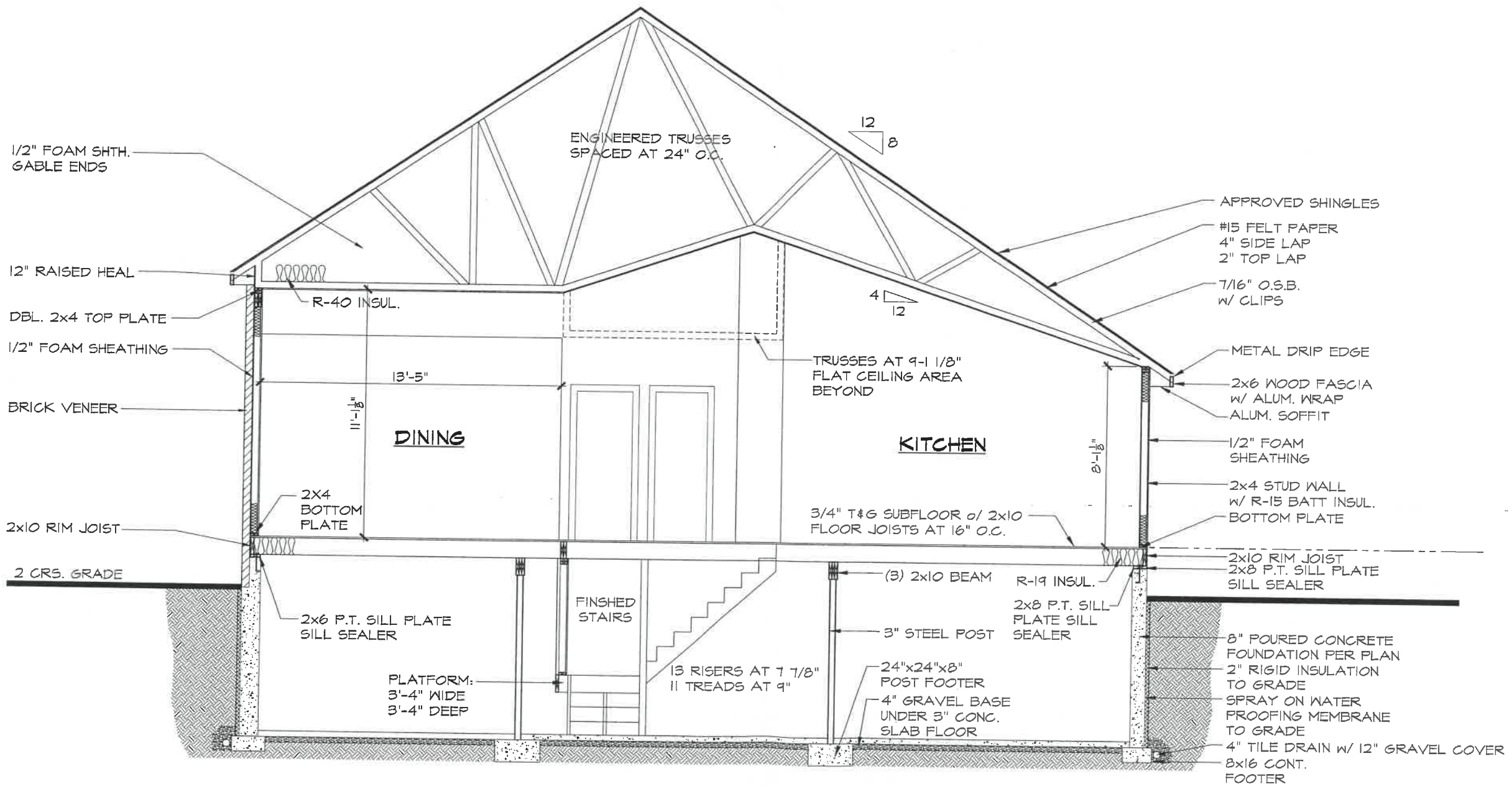
### LAUNDRY PLAN

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# BUILDING SECTION

3/16" = 1'-0"

**BUILDING SECTION**

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