

OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

KRAWCZYK HOUSE

OWNER: JONATHAN & JORDANNA KRAWCZYK

PROJECT: 2320 SOUTH BAY RD.
ADDRESS OLYMPIA WA 98506

ZONING: R-4, RESIDENTIAL

PERMITTING: THURSTON COUNTY
JURISDICTION

DESIGNER: A.B.

BUILDER: OLYMPIA CONSTRUCTION

ENGINEERING: N/A

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OLYMPIA WA 98506
KRAWCZYK HOUSE

PRESENTATION VIEWS

DATE: 10/10/2016
DRAWN BY: A.B.

SHEET NUMBER
1
Revision #:

PROJECT STATISTICS:

PARCEL #: 11807211402
LOT SIZE: 98881 S.F. (2.27 ACRES)
USE CODE: 18 OTHER RESIDENTIAL
SECT. /TOWN /RANGE: 7/18/1W
PROPOSED LIVING AREA: APRX. 3929 S.F.
SINGLE FAMILY STRUCTURE:
ROAD SETBACK: 20'
SIDE YARD: 6'
REAR YARD: 10'

- DIRECTIONS:
1. HEAD NORTH ON LAKERIDGE DR. SW TOWARD DESCHUTES PKWY. SW
 2. TURN RIGHT ONTO DESCHUTES PKWY.
 3. CONTINUE ONTO DESCHUTES WAY SW
 4. TURN LEFT TO MERGE ONTO I-5 N
 5. TAKE EXIT 107 FOR PACIFIC AVE.
 6. TURN LEFT ONTO PACIFIC AVE. SE
 7. TURN RIGHT ONTO STEELE ST. SE
 8. TURN RIGHT ONTO SOUTH BAY RD. NE
 9. THE DESTINATION IS ON THE RIGHT

SITE PLAN NOTES:

THIS IS NOT A SURVEY. SITE FEATURES, TOPOGRAPHY, ELEVATIONS & BENCHMARKS ARE BASED ON ASSUMED DATUM PROVIDED BY OWNER AND COUNTY RECORDS.

LOCATE PUBLIC WATER/SEWER/ELECTRICAL/ GAS/ DATA LINES

REQUIRED GRADING AND EXCAVATION TO BE DETERMINED

REQUIRED LANDSCAPING TO BE DETERMINED

CALL BEFORE YOU DIG: 800.428.4950

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK

SOIL LOGS:

SL1
00-07" DARK LOAM
07-15" BROWN LOAMY FINE SAND
15-57" TAN LOAMY FINE SAND

SL2
00-12" DARK LOAM
12-56" TAN LOAMY FINE SAND
ROOTS TO 46"

SL3
00-10" DARK LOAM
10-16" BROWN LOAMY FINE SAND
16-57" TAN FINE TO MEDIUM SAND

SL4
00-09" DARK LOAM
09-16" BROWN LOAMY FINE SAND
16-56" TAN FINE TO MEDIUM SAND

SL5
00-14" DARK LOAM
14-20" BROWN LOAMY FINE SAND
20-55" TAN FINE TO MEDIUM SAND

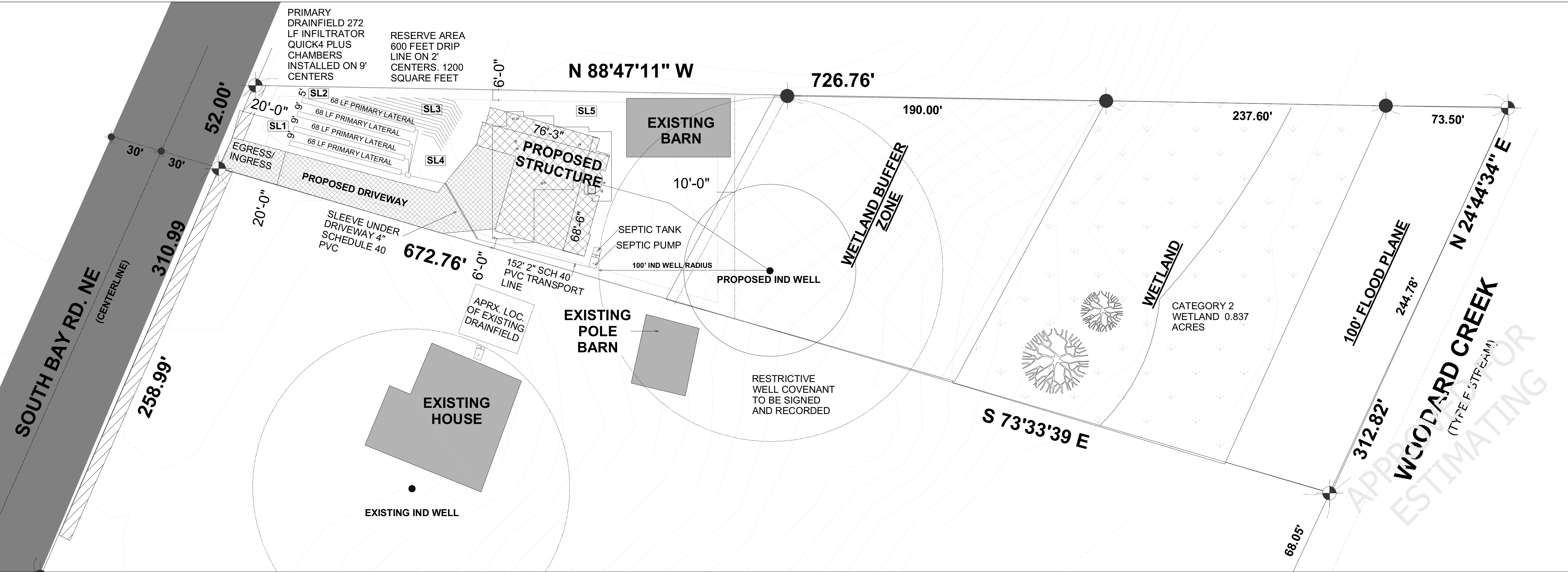
(SOIL LOGS TAKEN 12-2-15 BY KEITH PELZEL)

LEGEND

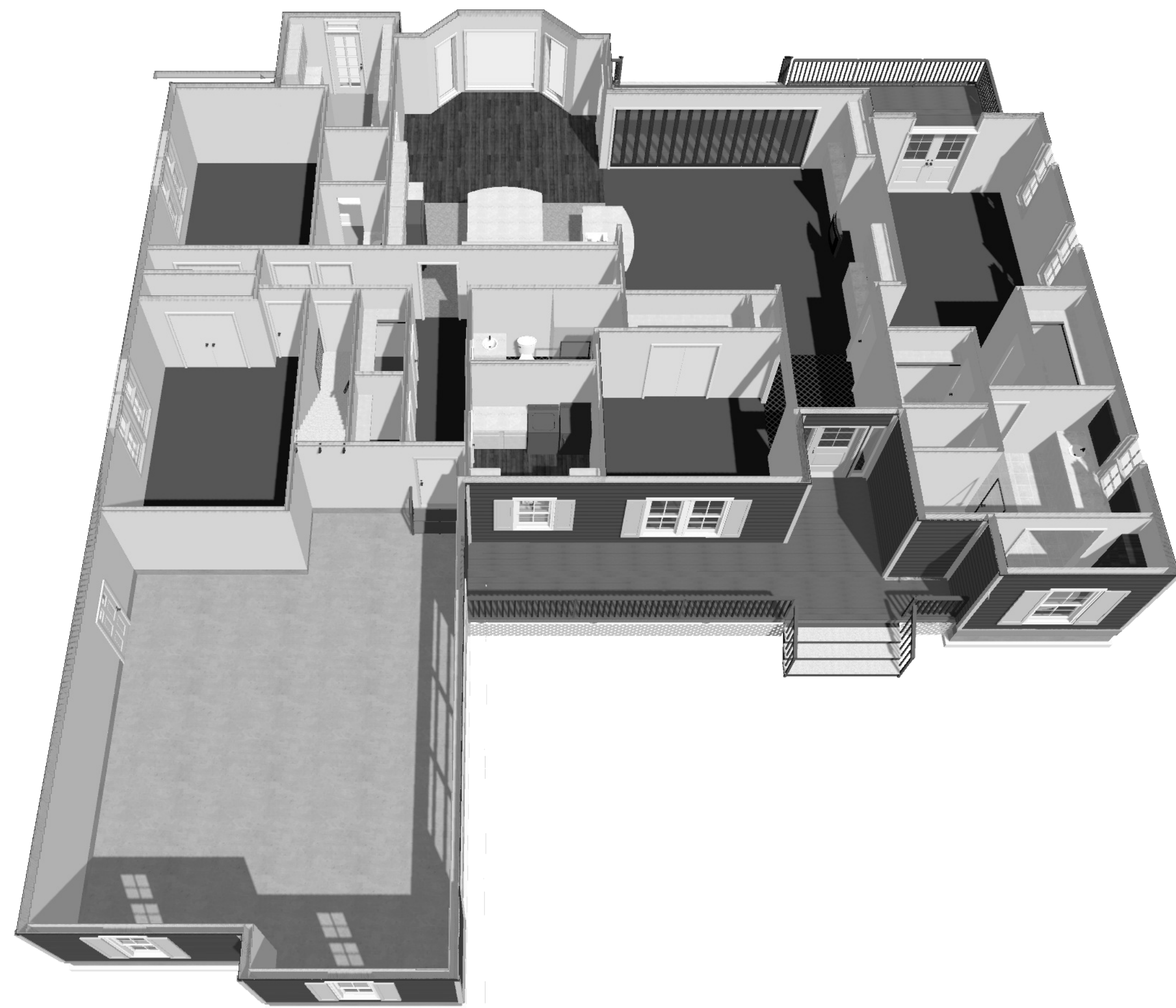
- | | | | | | |
|--|------------------------|--|-------------------------|--|------------|
| | NEIGHBORING STRUCTURES | | PROPERTY LINE | | SEPTIC |
| | ROADS | | 2' CONTOUR LINE | | WELL |
| | PROPOSED DRIVEWAY | | CENTERLINE | | FENCE LINE |
| | NO ROAD ACCESS | | PROPERTY LINE EXTENSION | | |
| | EXISTING STRUCTURES | | NEW WETLAND BUFFER | | |
| | WETLAND BUFFER | | OLD WETLAND BUFFER | | |
| | 100' FLOOD PLANE | | CREEK | | |
| | WETLAND | | PROPERTY CORNER | | |
| | | | POINT MARKER | | |

OVERVIEW RENDERING

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SHEET NUMBER	2
DATE: 10/10/2016	DRAWN BY: A.B.
SITE PLAN	
IF PRINTED ON 11X17: 1"=15'	IF PRINTED ON 22 X 34: 1"=30'
2320 SOUTH BAY RD. OLYMPIA WA 98506 KRAWCZYK HOUSE	
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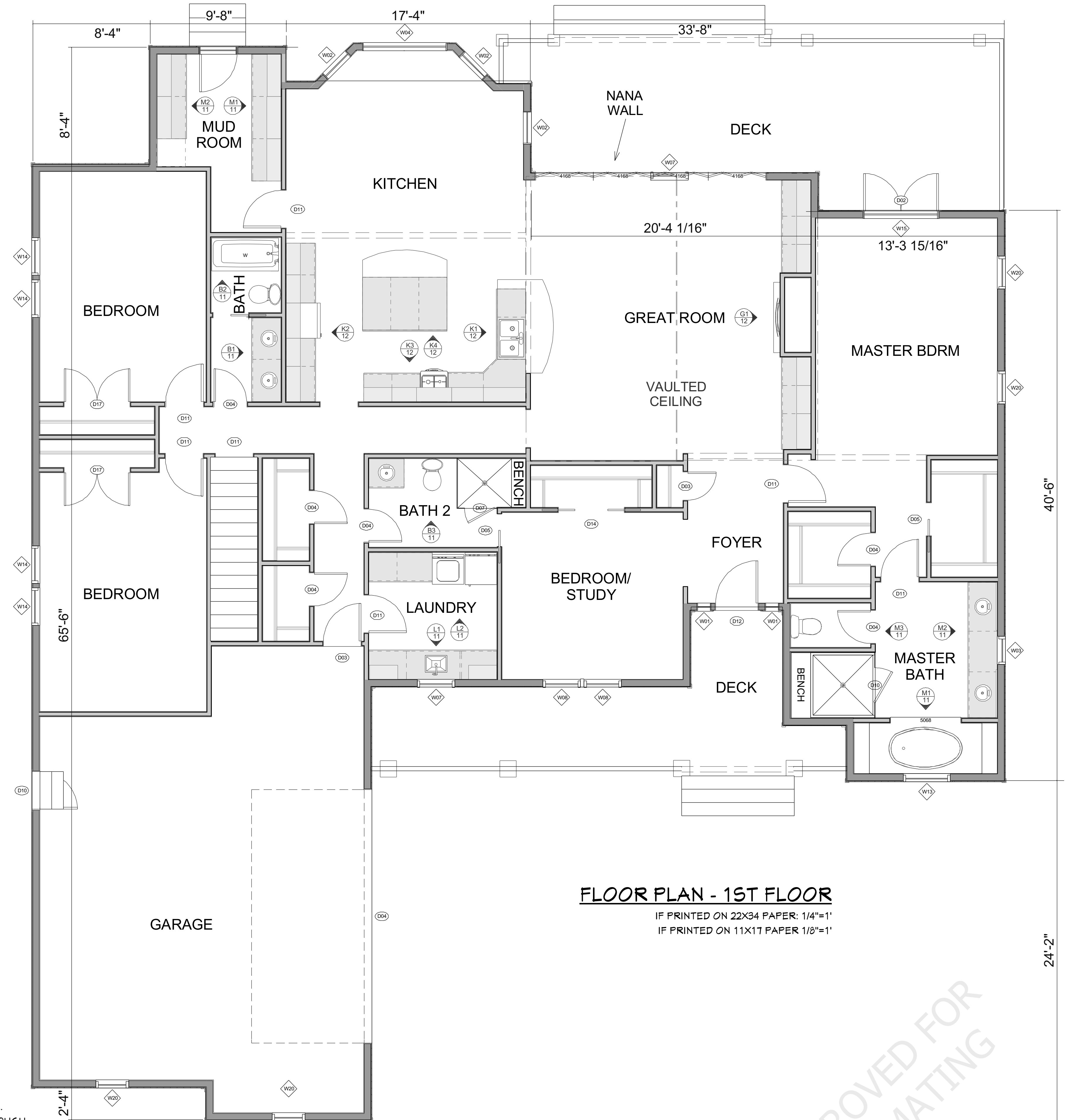
OVERVIEW RENDERING
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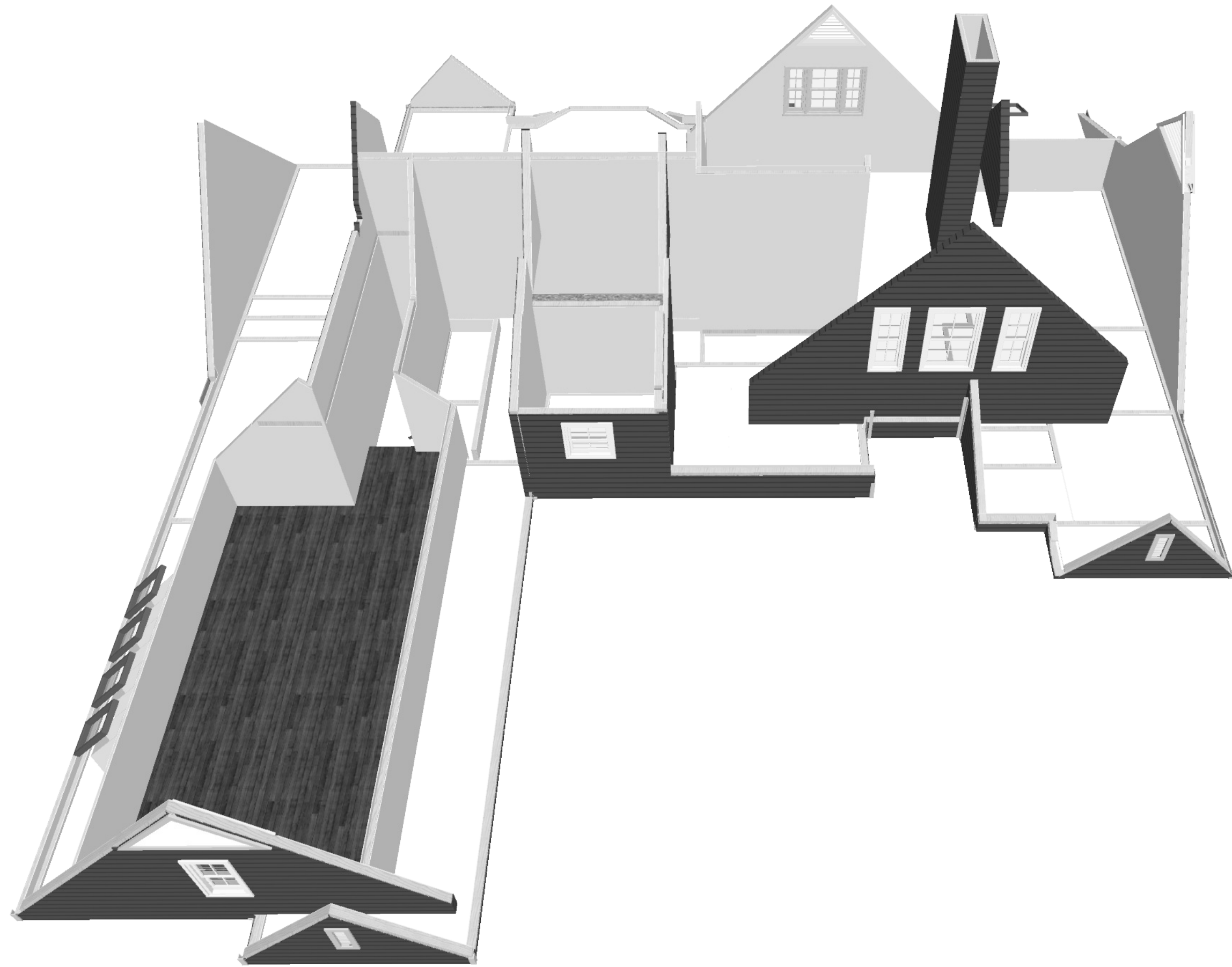
INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
 - B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 - C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

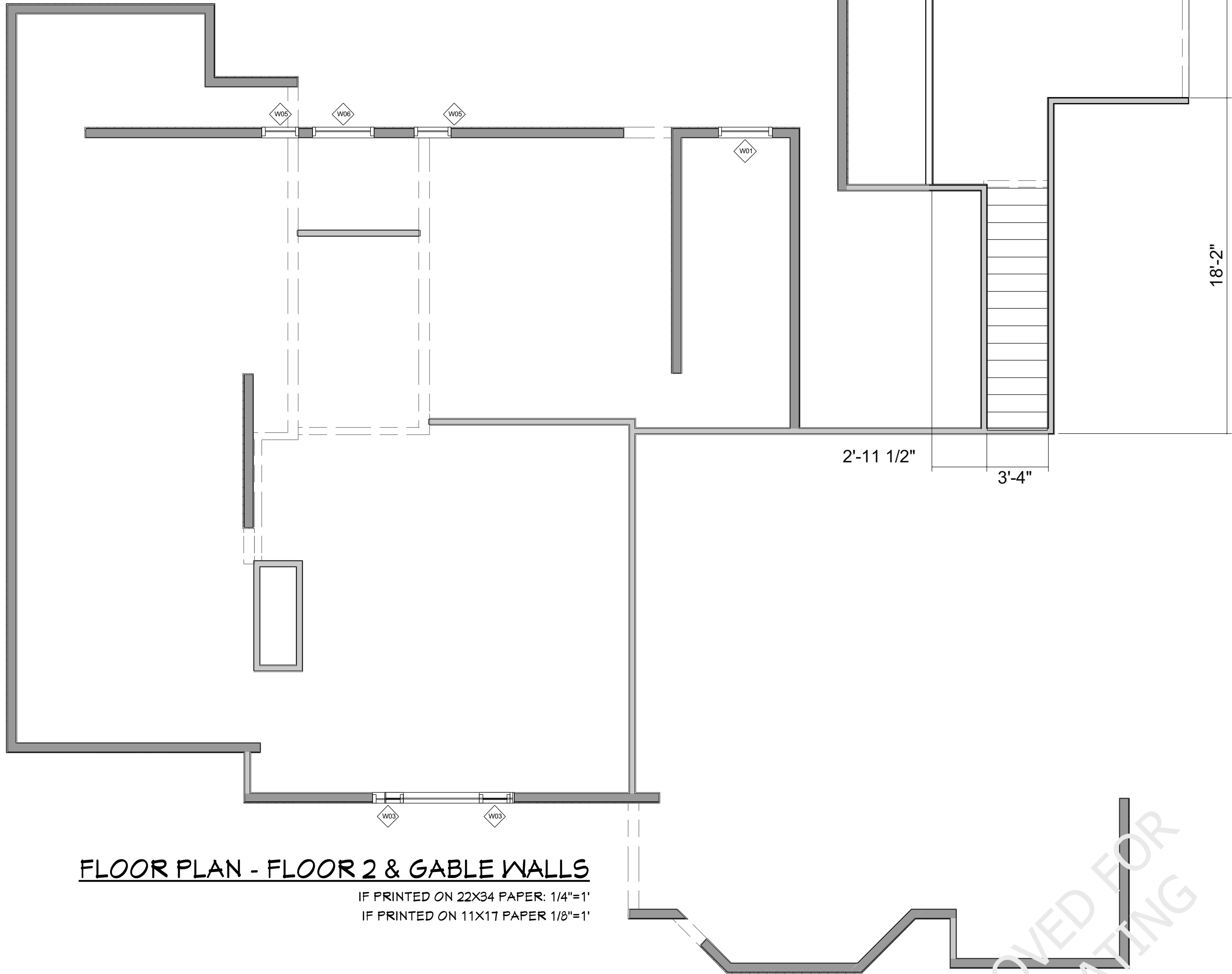




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WALL LEGEND

- 6" EXTERIOR WALL
- 4" INTERIOR WALL



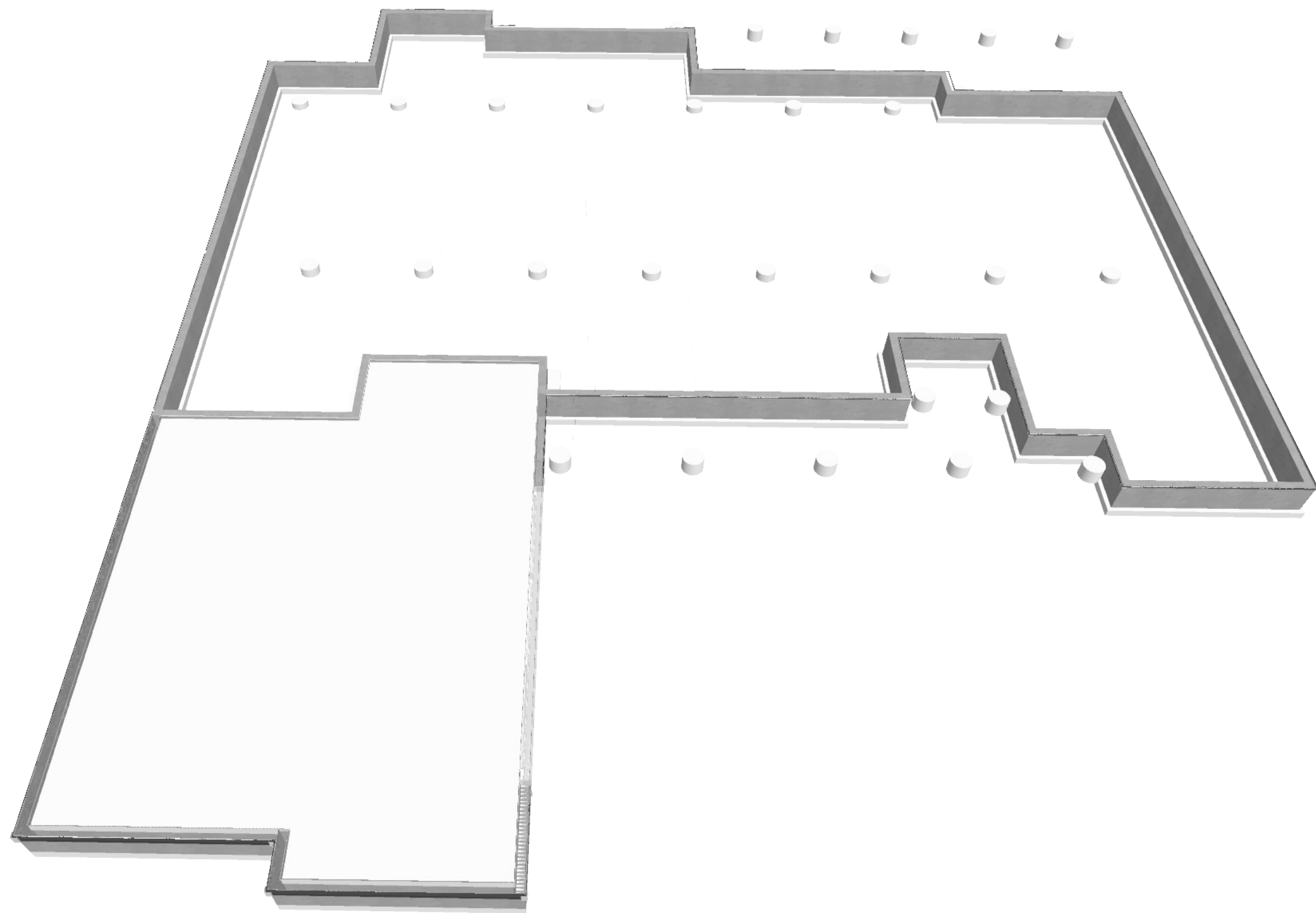
FLOOR PLAN - FLOOR 2 & GABLE WALLS
IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

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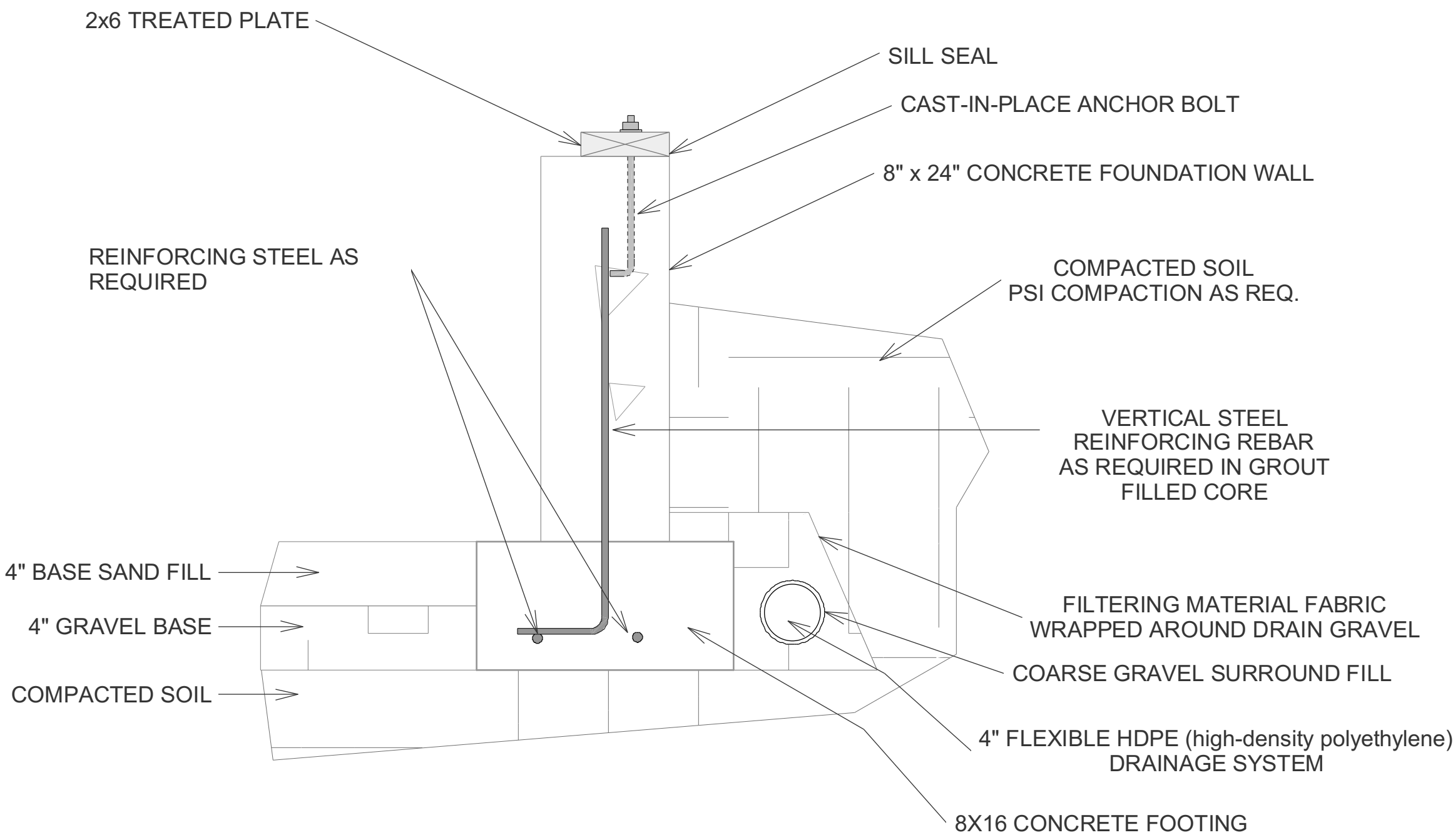
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Revision #:



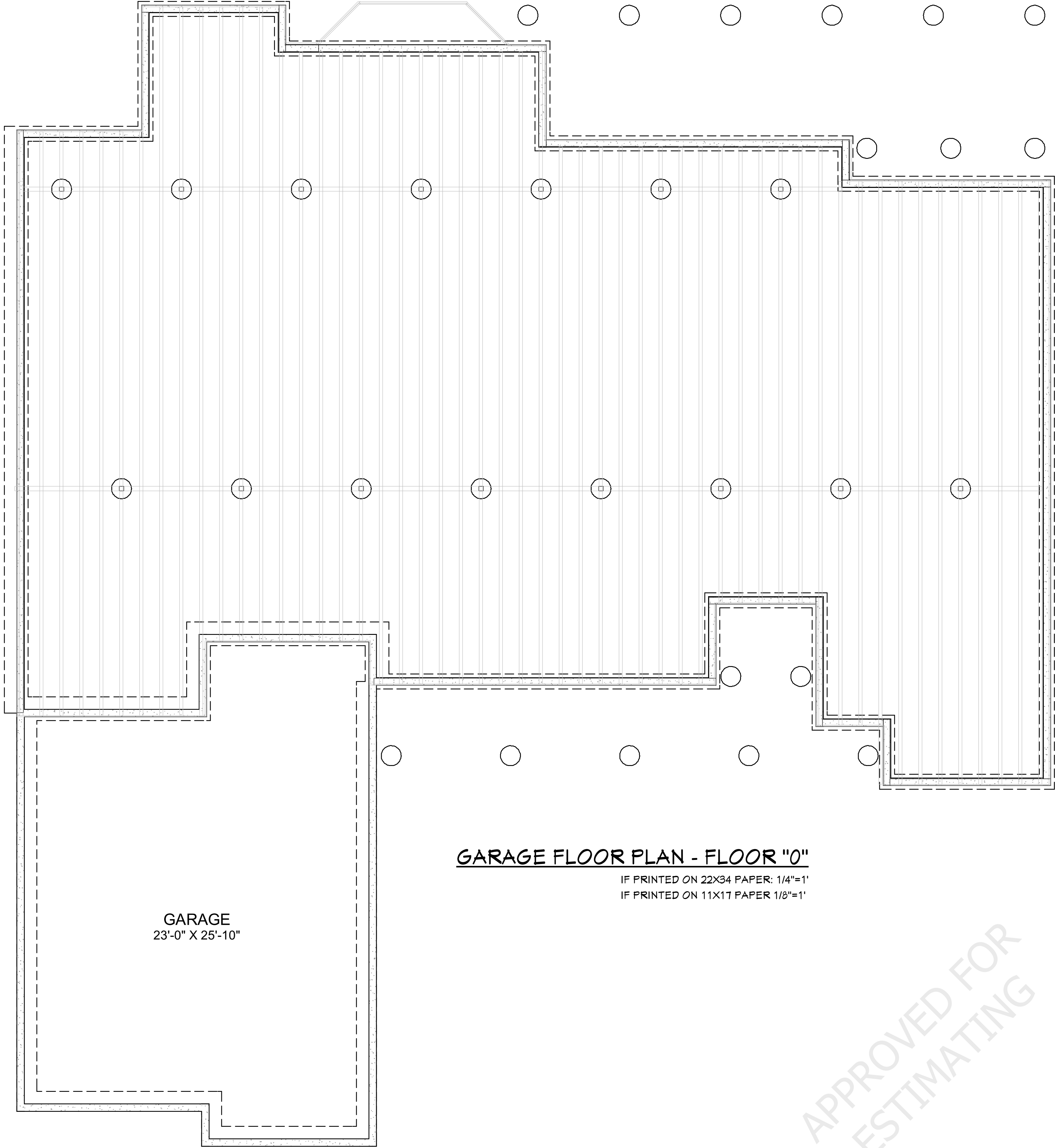
OVERVIEW RENDERING

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FOUNDATION DETAIL

FOR ILLUSTRATION ONLY NO SCALE



GARAGE FLOOR PLAN - FLOOR "0"

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

APPROVED FOR
ESTIMATING

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SHEET NUMBER

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Revision #:

DATE: 10/10/2016

DRAWN BY: A.B.

**GARAGE &
FOUNDATION PLAN**

EXTERIOR
ELEVATIONS2320 SOUTH BAY RD.
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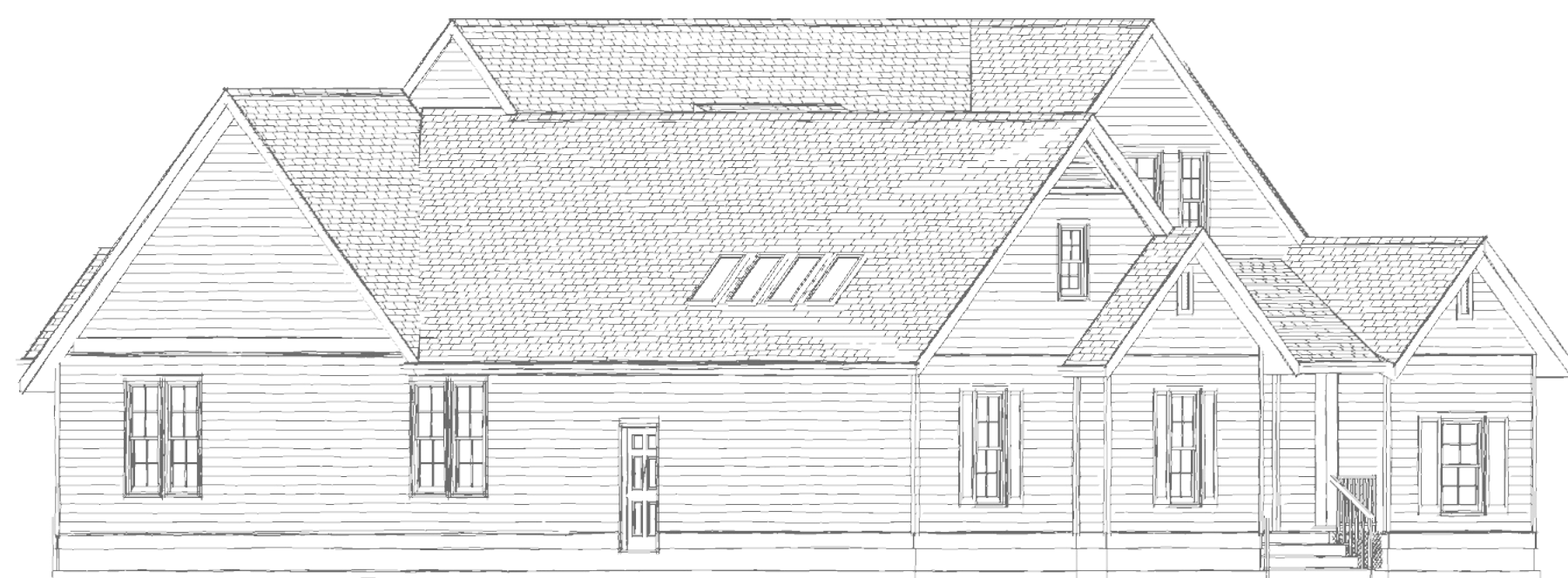
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FRONT ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

FRONT SIDE ELEVATION

N.T.S.



FRONT SIDE ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'



REAR ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'



W. SIDE ELEVATION

N.T.S.



E. SIDE ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1'
IF PRINTED ON 11X17 PAPER 1/8"=1'

SHEET NUMBER 7 <small>Revision #:</small>	
DATE: 10/10/2016	DRAWN BY: A.B.
EXTERIOR ELEVATIONS	
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KITCHEN FLOOR PLAN
DETAIL

KITCHEN FLOOR PLAN
1/2"=1'

KITCHEN
SCHEDULE

KITCHEN
SCHEDULE

KITCHEN & CABINET NOTES:

- 1. ALL CABINETS MAPLE; CONFIRM LACQUER FINISH & STAIN WITH HOME OWNER PRIOR TO ORDERING.
- 2. SOLID WOOD SLAB DOORS. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
- 3. INSTALL HARDWARE ON SITE.
- 4. INSTALL CROWN MOLDING ON SITE; MATCH ISLAND CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
- 5. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
- 6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
- 7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS, UNO. REFER TO APPLIANCE SPECIFICATIONS FOR AMP/VOLTAGE REQUIREMENTS
- 8. USE MIN 6" DUCT FOR HOOD. CONFIRM HOOD IS 600 CFM MIN.
- 9. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING.
- 10. CABINET GLASS TO BE TEMPERED
- 11. ALL DRAWERS TO BE TONGUE & GROOVE; GLIDES TO BE SOFT CLOSE
- 12. LED LIGHTS FOR WALL CABINETS
- 13. COUNTER FABRICATION: CONFIRM ALL FIXTURE MEASUREMENTS AND CENTERLINES

KITCHEN RAY TRACE

KITCHEN RAY TRACE RENDERING
FOR ILLUSTRATION ONLY NO SCALE

KITCHEN
ELEVATION
DETAIL

K2 ISLAND ELEVATION
1/4"=1'

KITCHEN
ELEVATION
DETAIL

K3 WALL ELEVATION
3/8"=1'

KITCHEN
ELEVATION

K1 MAIN WALL ELEVATION
1/2"=1'

APPROVED FOR
ESTIMATING

KITCHEN PLAN &
ELEVATIONS

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8

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DATE: 10/10/2016

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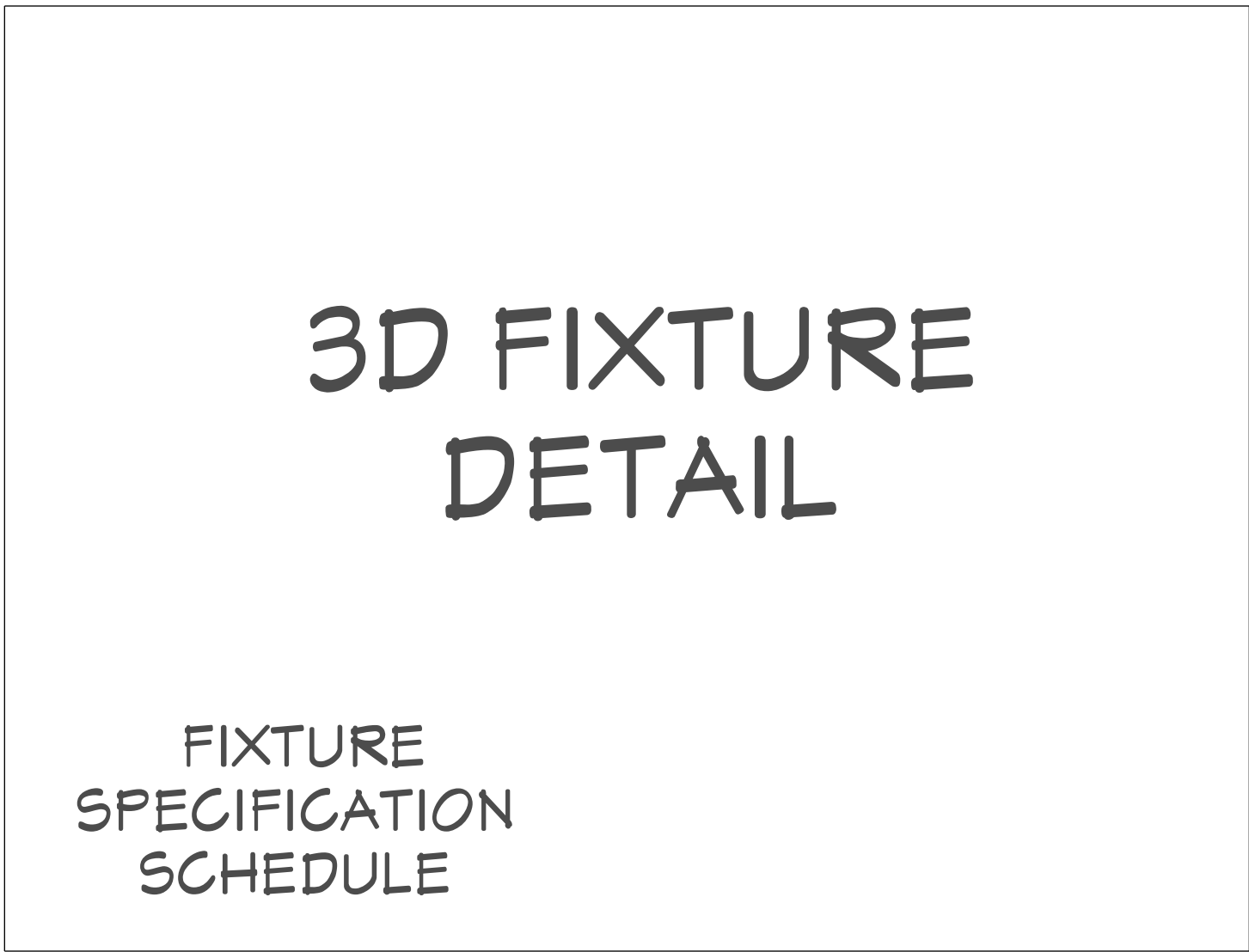


MASTER BATH FLOOR
PLAN

MASTER BATH RENDER

FOR ILLUSTRATION ONLY

NO SCALE

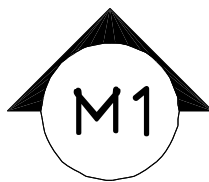


3D FIXTURE
DETAIL

FIXTURE
SPECIFICATION
SCHEDULE



BATH
ELEVATION 1



BATH SINK ELEVATION

1/2"=1'



BATH
ELEVATION 2

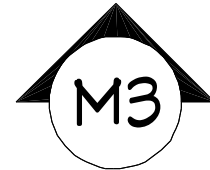


BATH SINK ELEVATION

1/2"=1'



BATH
ELEVATION 3



SHOWER ELEVATION

1/2"=1'

FIXTURE SCHEDULE



FIXTURE
SCHEDULE



SHOWER
SCHEDULE



MASTER CLOSET RENDER

FOR ILLUSTRATION ONLY

NO SCALE

TILE DESC.

TILE DESC.

TILE DESC.

TILE
DETAIL

TILE
DETAIL

TILE
DETAIL



MASTER
CLOSET/
SHOWER
RENDERING

MASTER BATH RAY
TRACE

SHEET NUMBER

9

Revision #:

DATE: 10/10/2016

DRAWN BY: A.B.

MASTER BATH
PLAN & ELEVATIONS

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LIVING ROOM
PERSPECTIVE

FIREPLACE PERSPECTIVE
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OFFICE PERSPECTIVE

OFFICE PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE

MASTER BEDROOM
PERSPECTIVE

MASTER BEDROOM PERSPECTIVE
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LIVING ROOM
ELEVATION

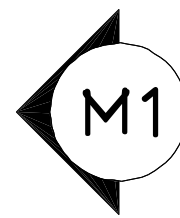
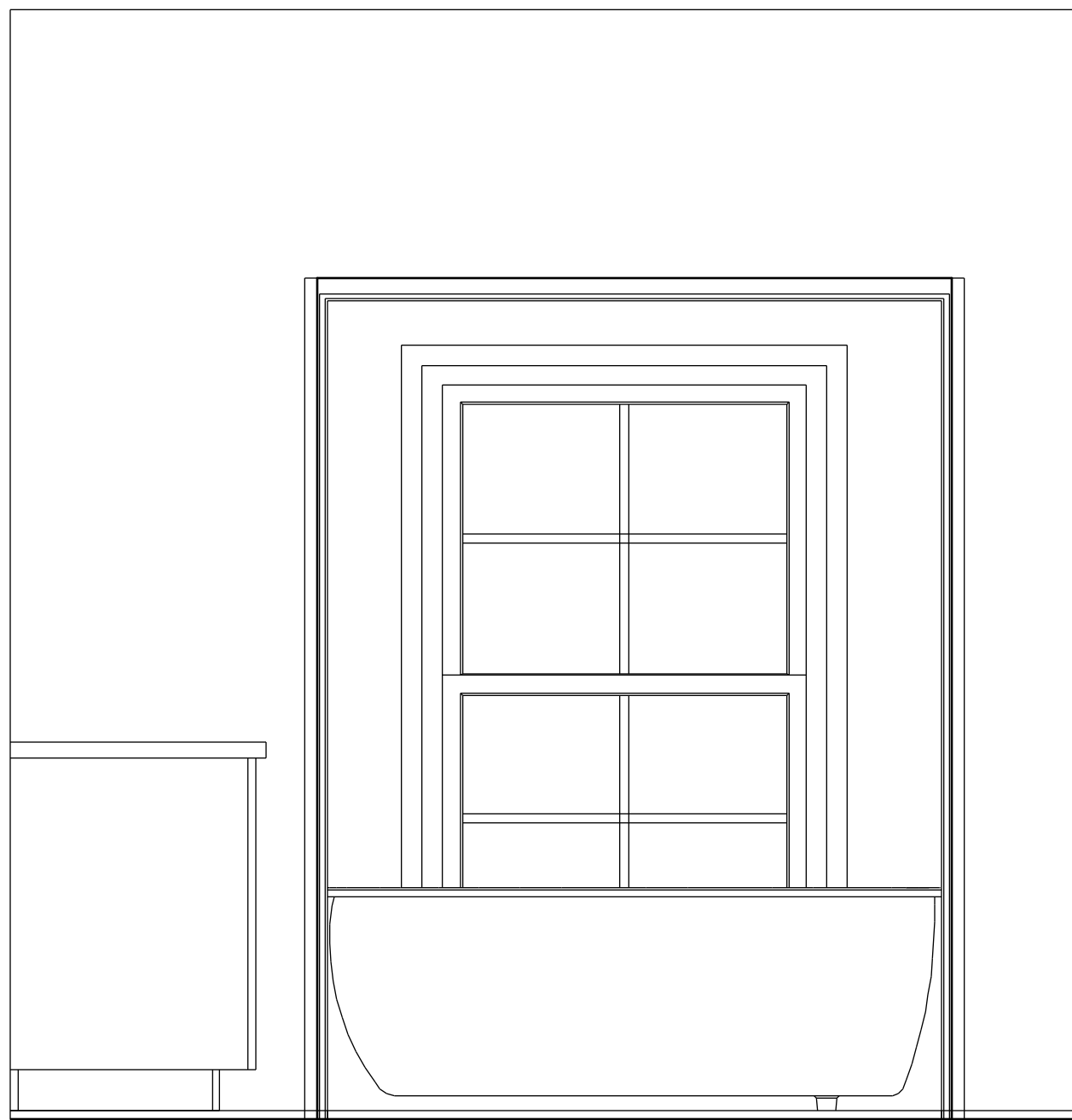
 FIREPLACE WALL ELEVATION
1/2"=1'

OFFICE ELEVATION

 OFFICE WALL ELEVATION
1/2"=1'

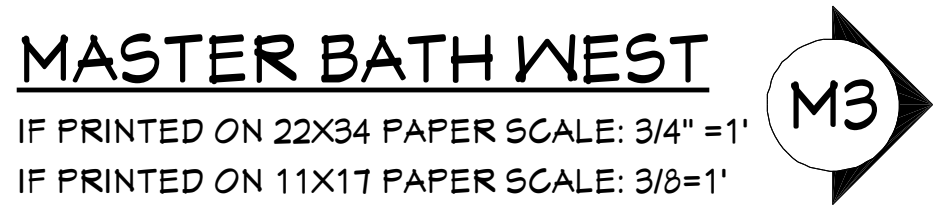
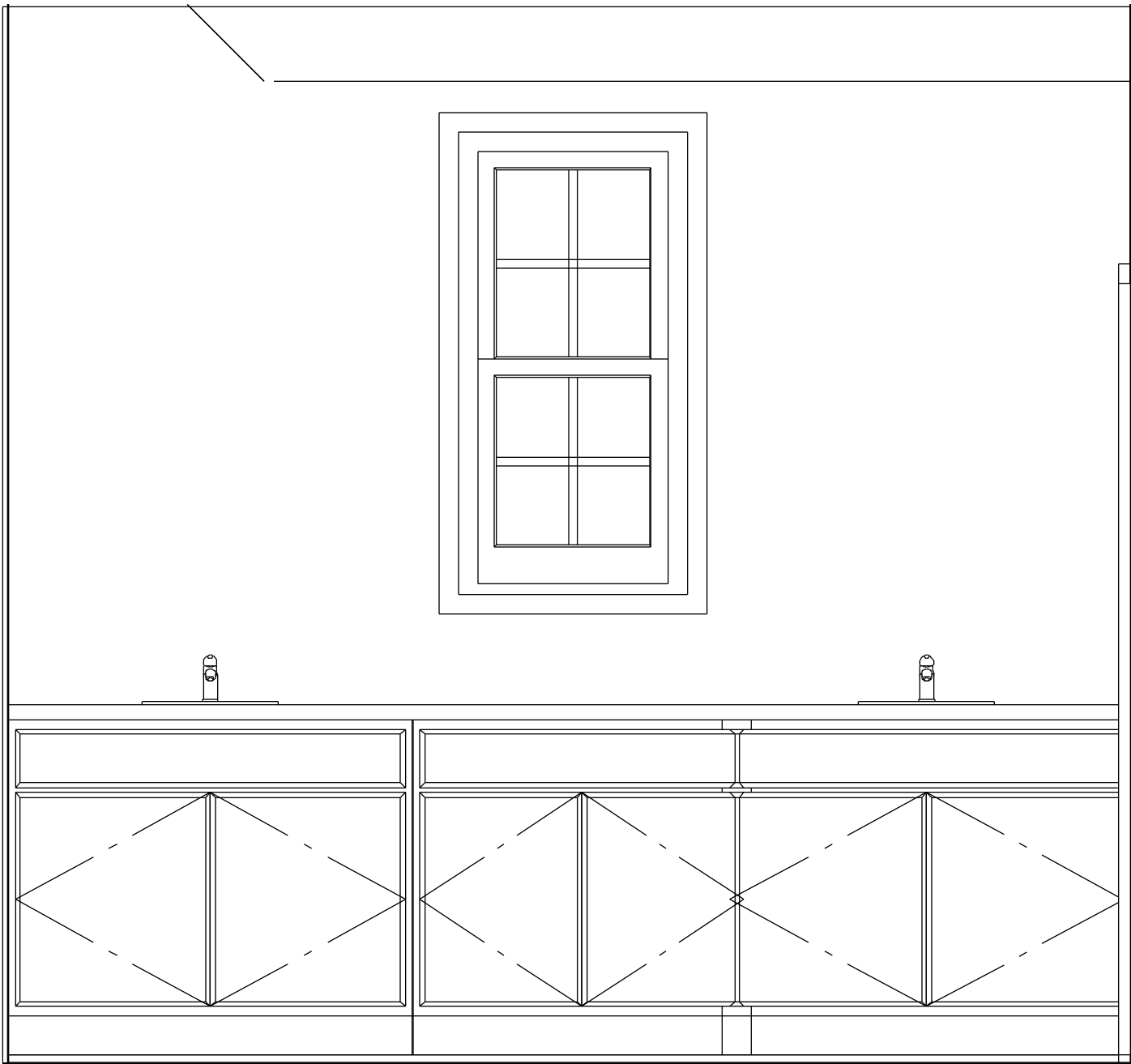
MASTER BEDROOM
ELEVATION

 MASTER BEDROOM ELEVATION
1/2"=1'



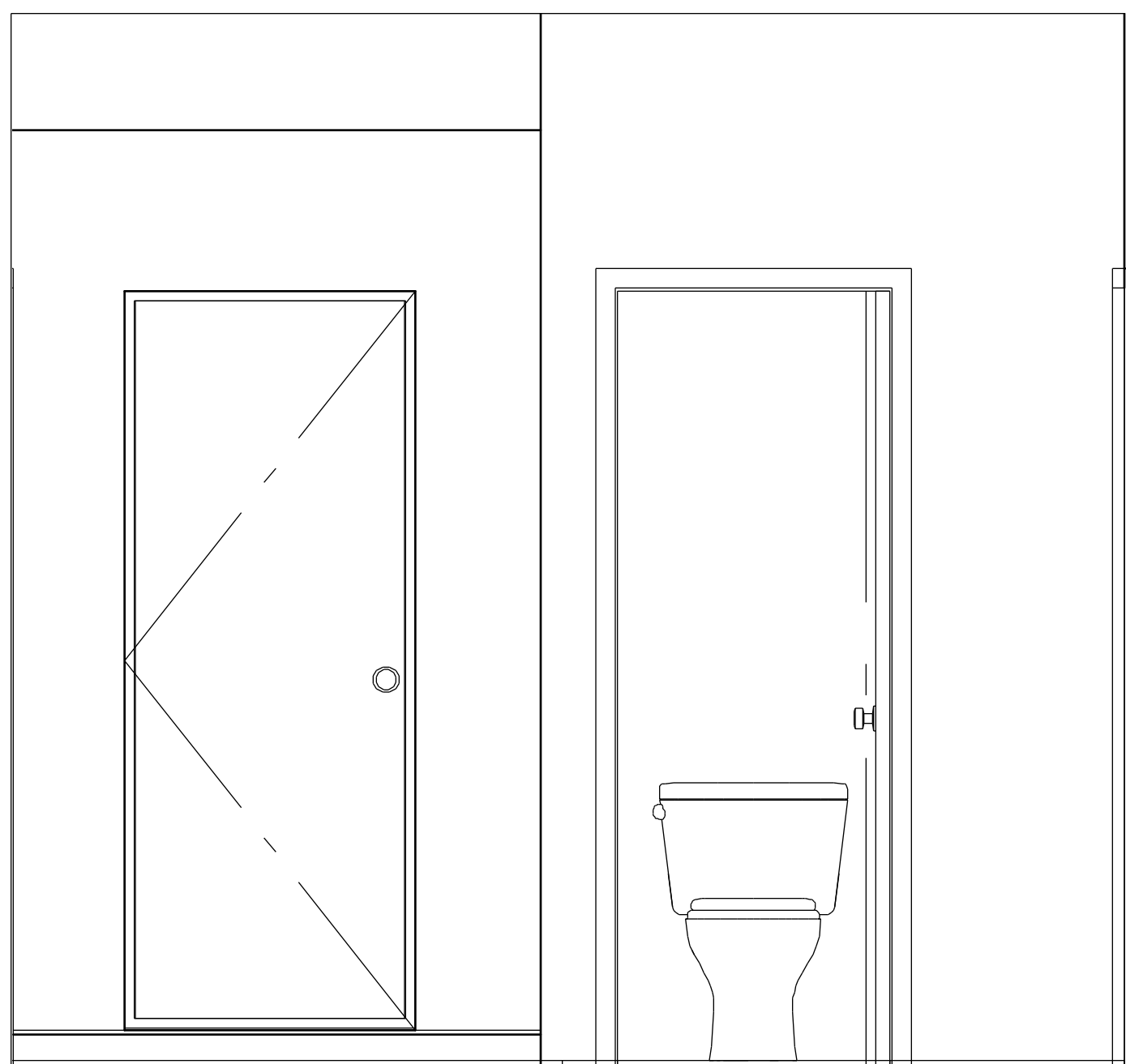
MASTER BATH WEST

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



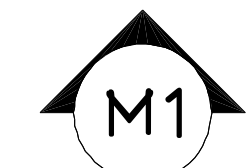
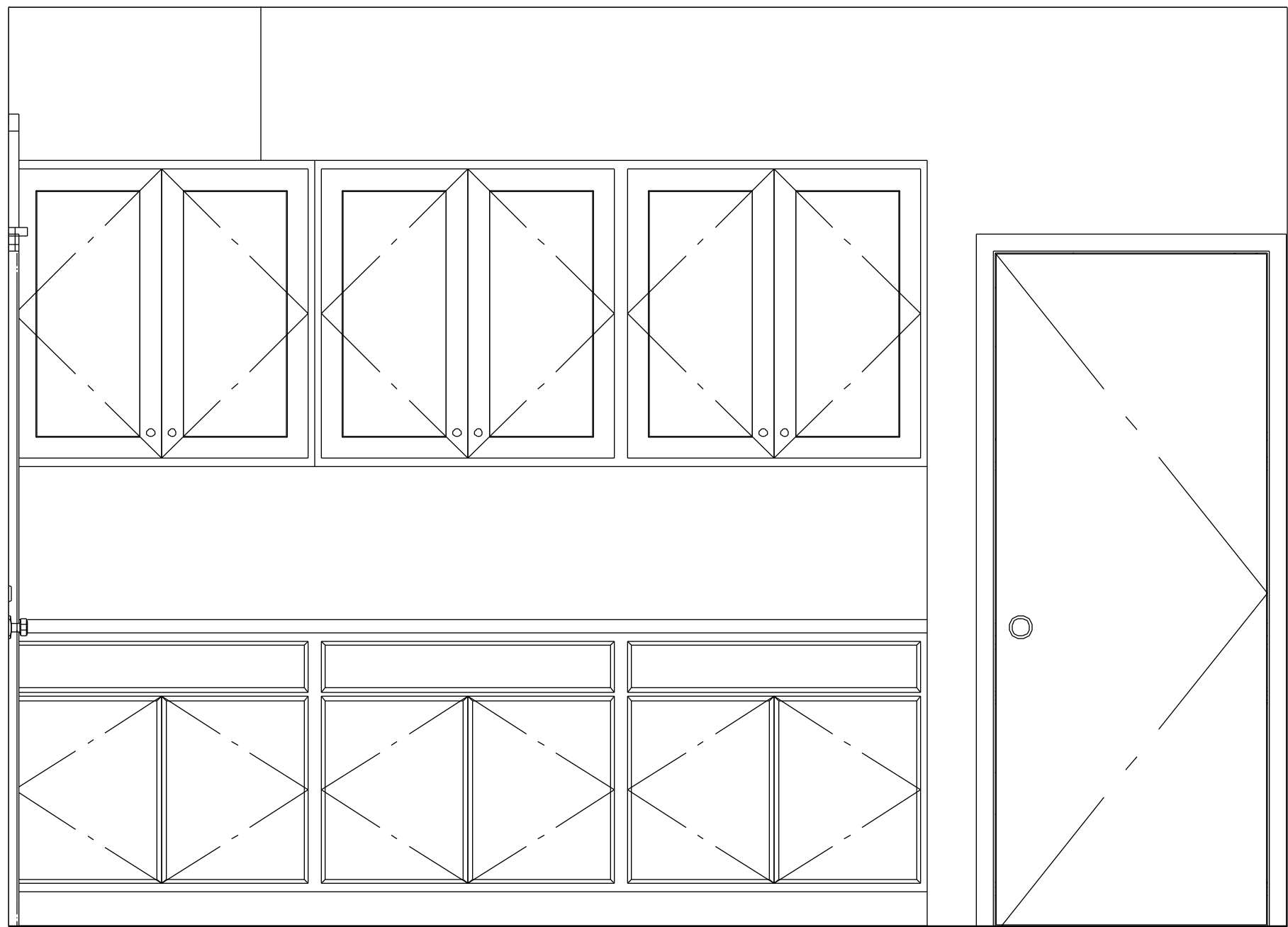
MASTER BATH WEST

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



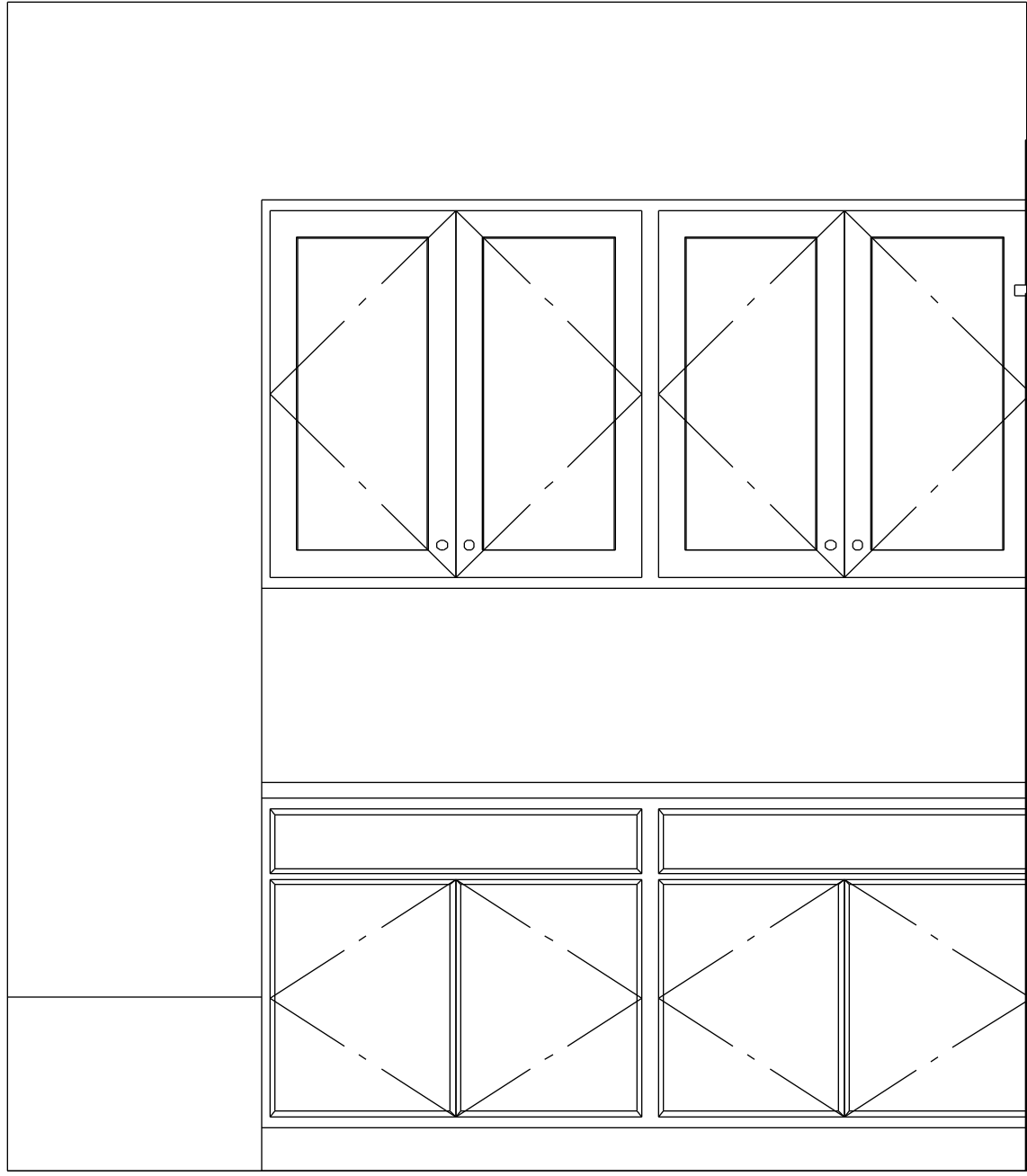
MASTER BATH WEST

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IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



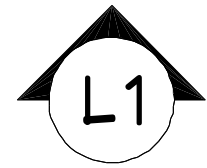
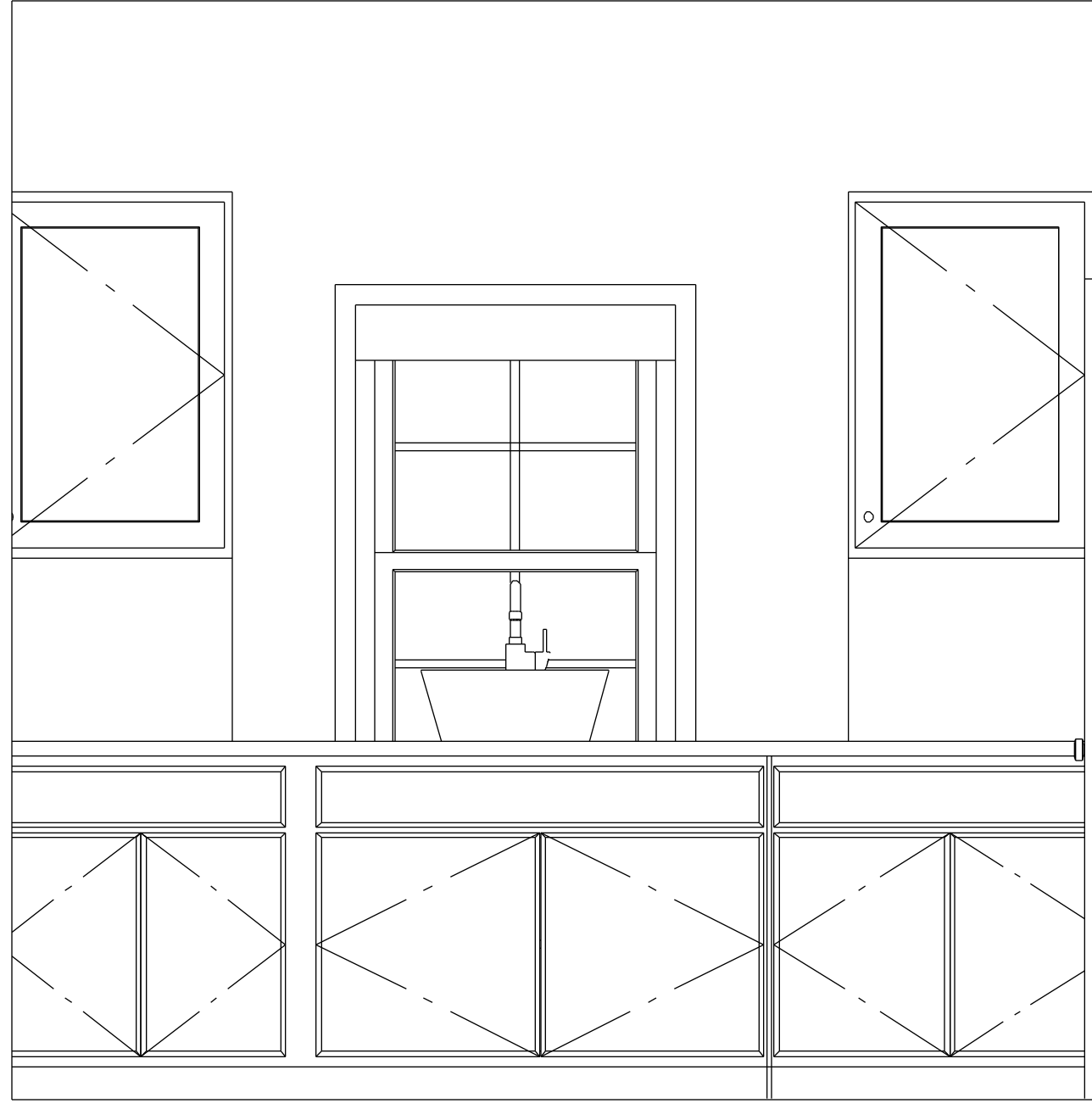
MUD ROOM EAST

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



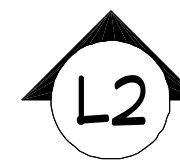
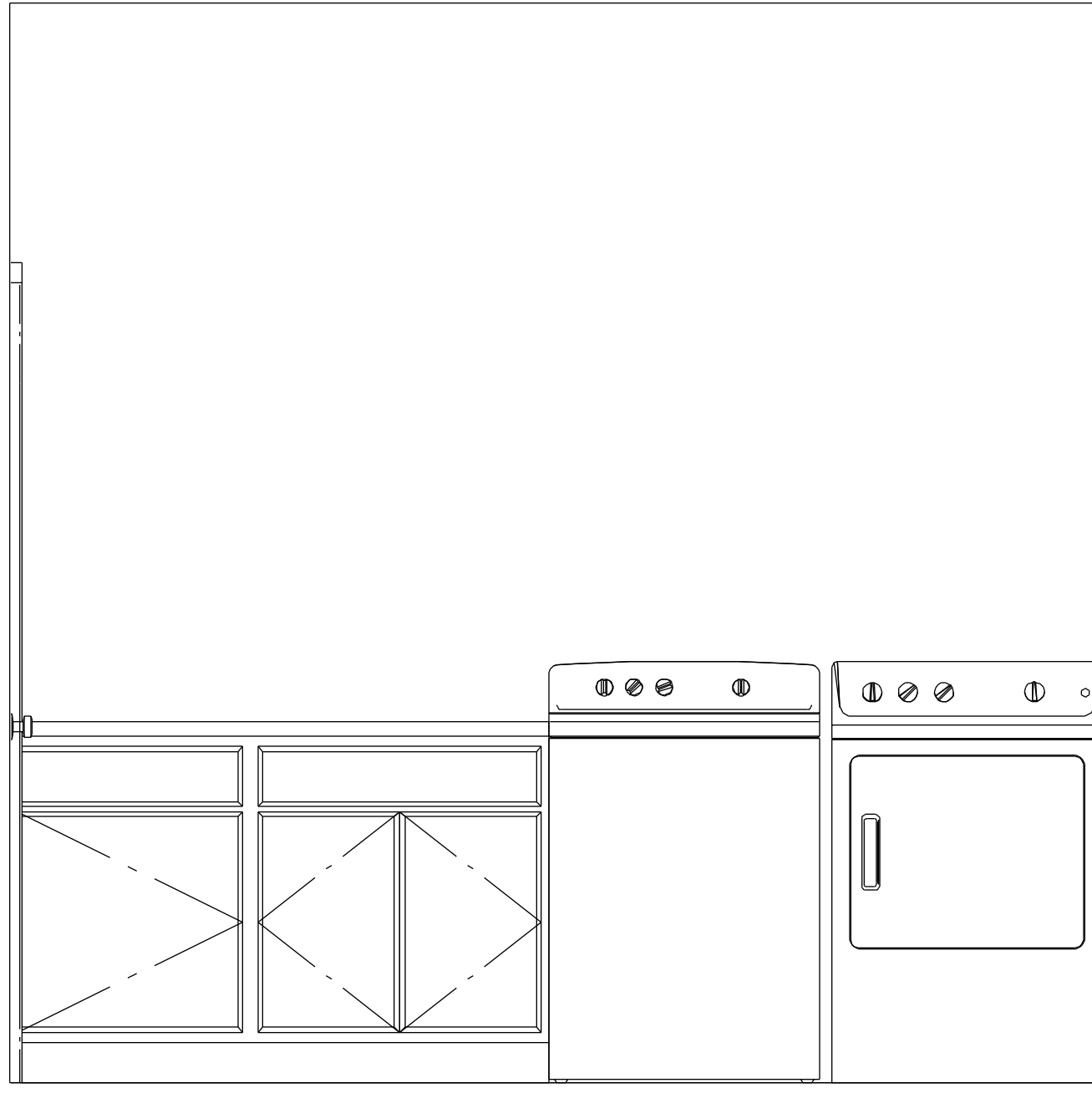
MUD ROOM VIEW EAST

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



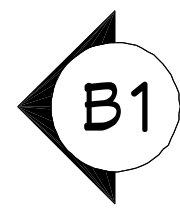
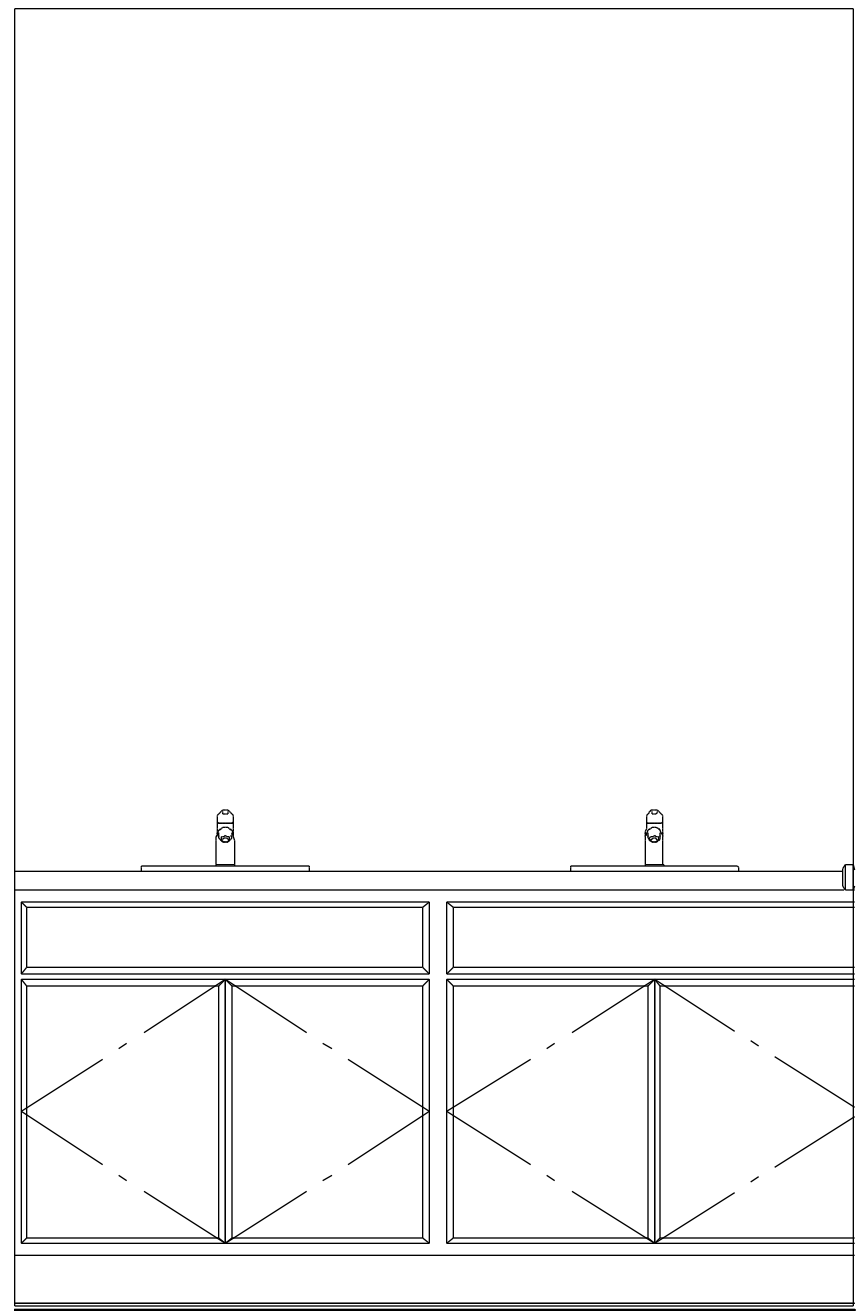
LAUNDRY SOUTH

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



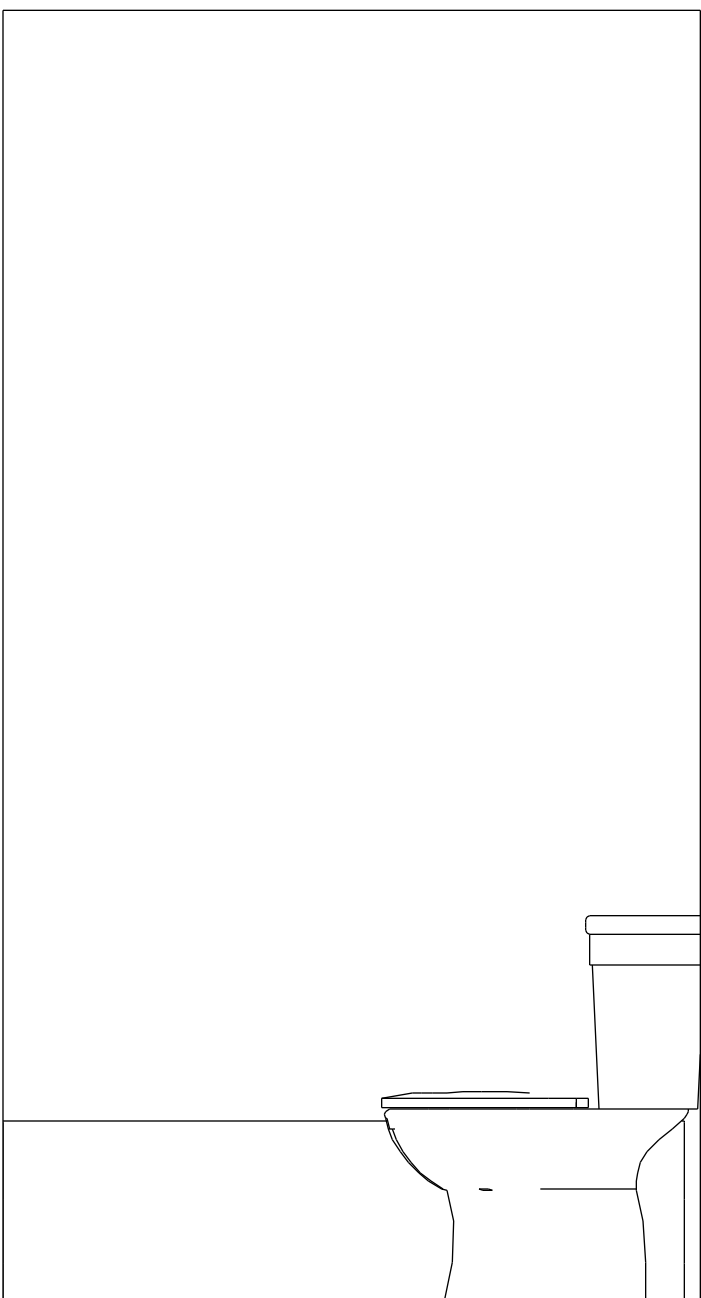
LAUNDRY NORTH

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



BATH WEST

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

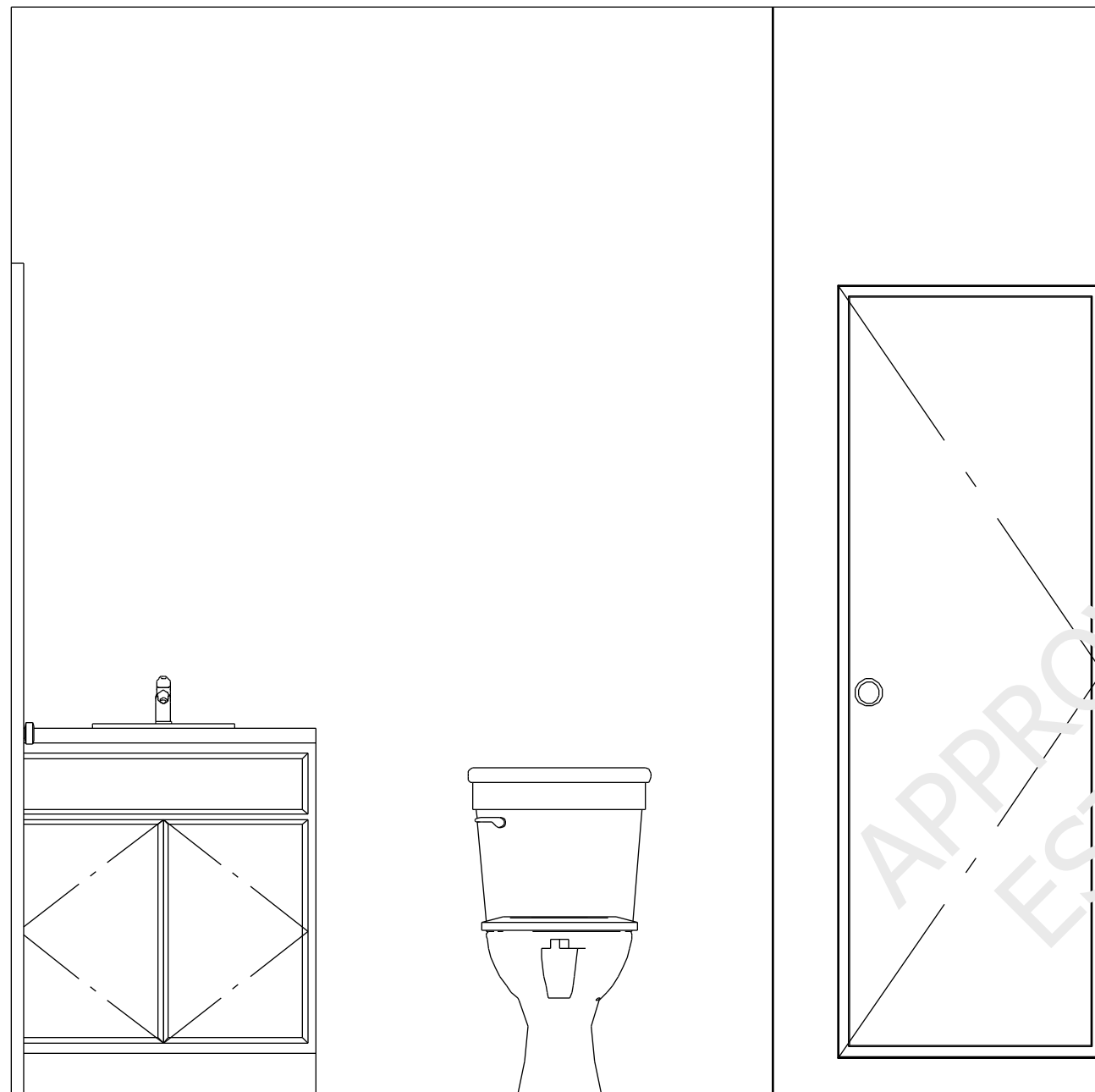
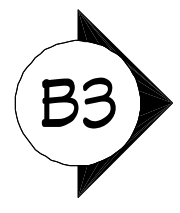


BATH 2

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

BATH NORTH

IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



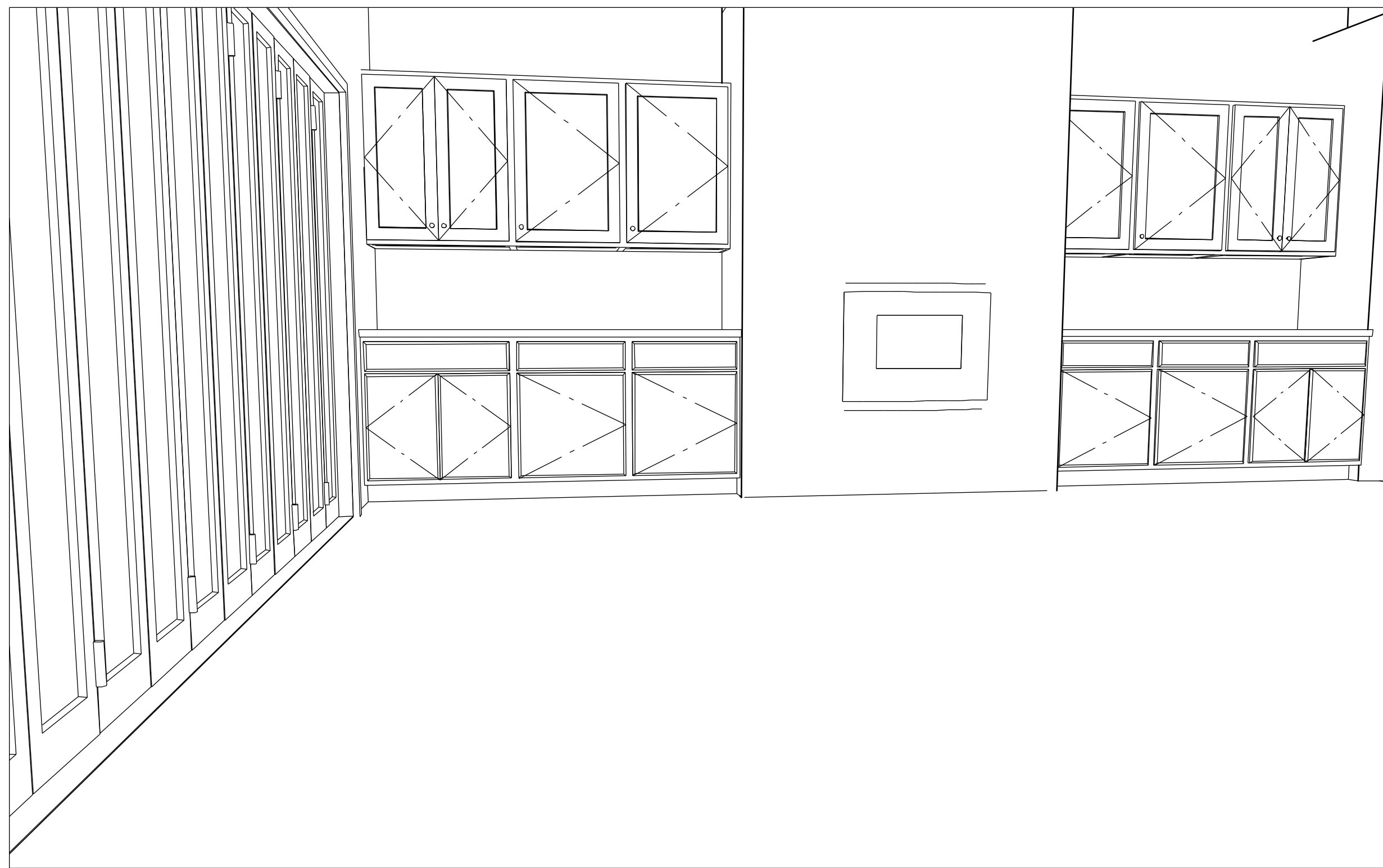
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KRAWCZYK HOUSE

INTERIOR ELEVATIONS
1

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DRAWN BY: A.B.

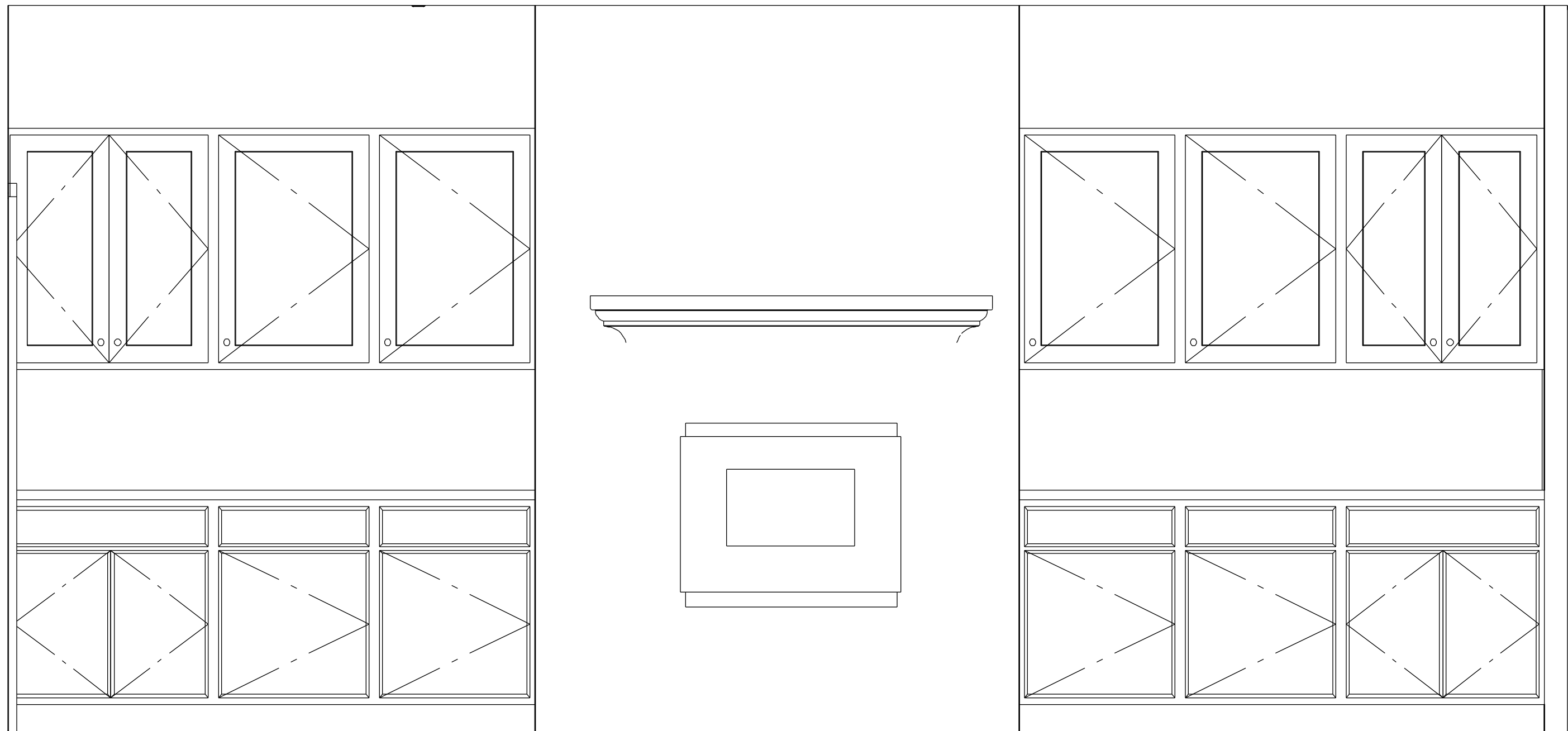
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11
Revision #:



GREAT ROOM OVERVIEW
FOR PRESENTATION ONLY NOT TO SCALE

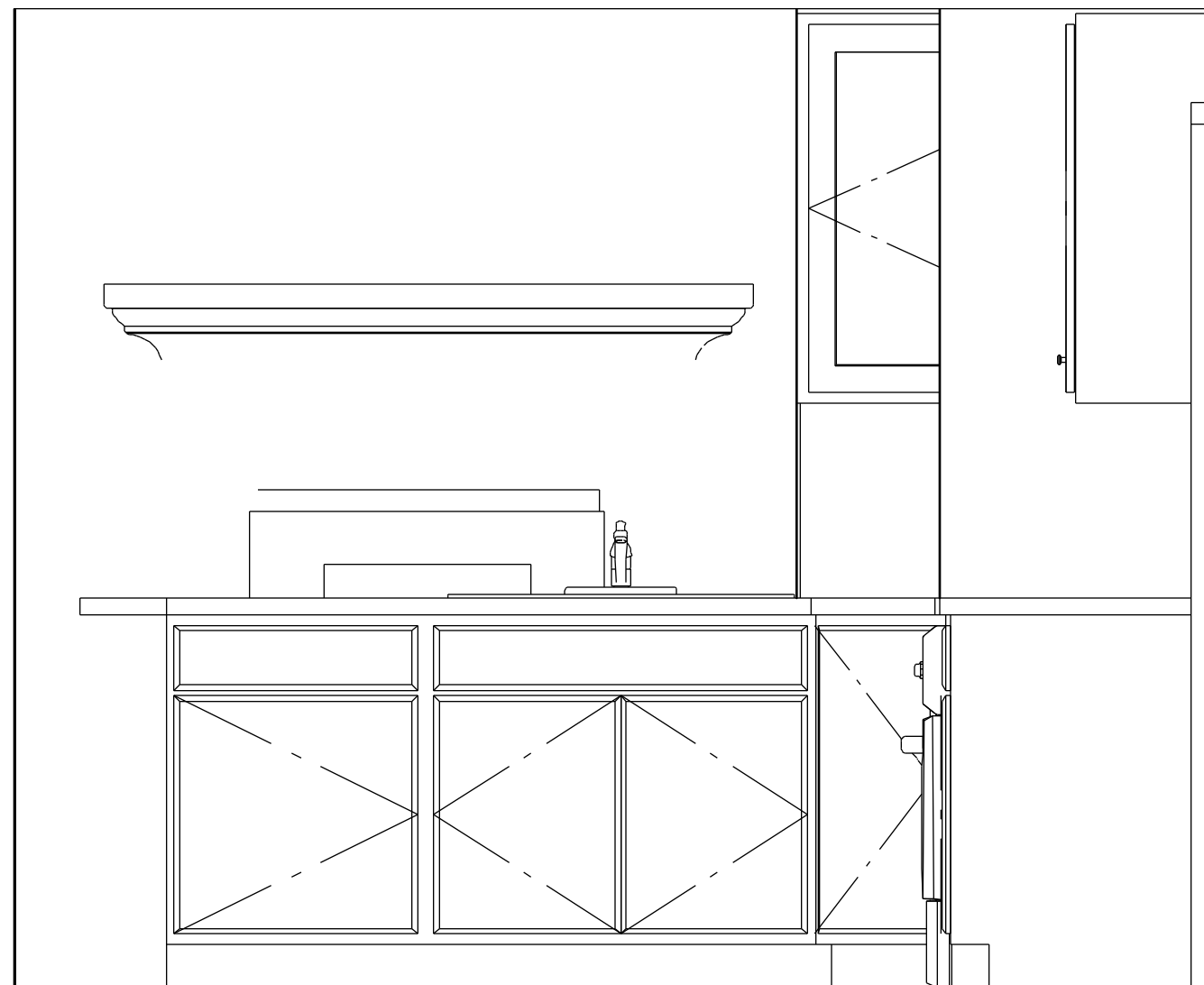


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FOR PRESENTATION ONLY NOT TO SCALE



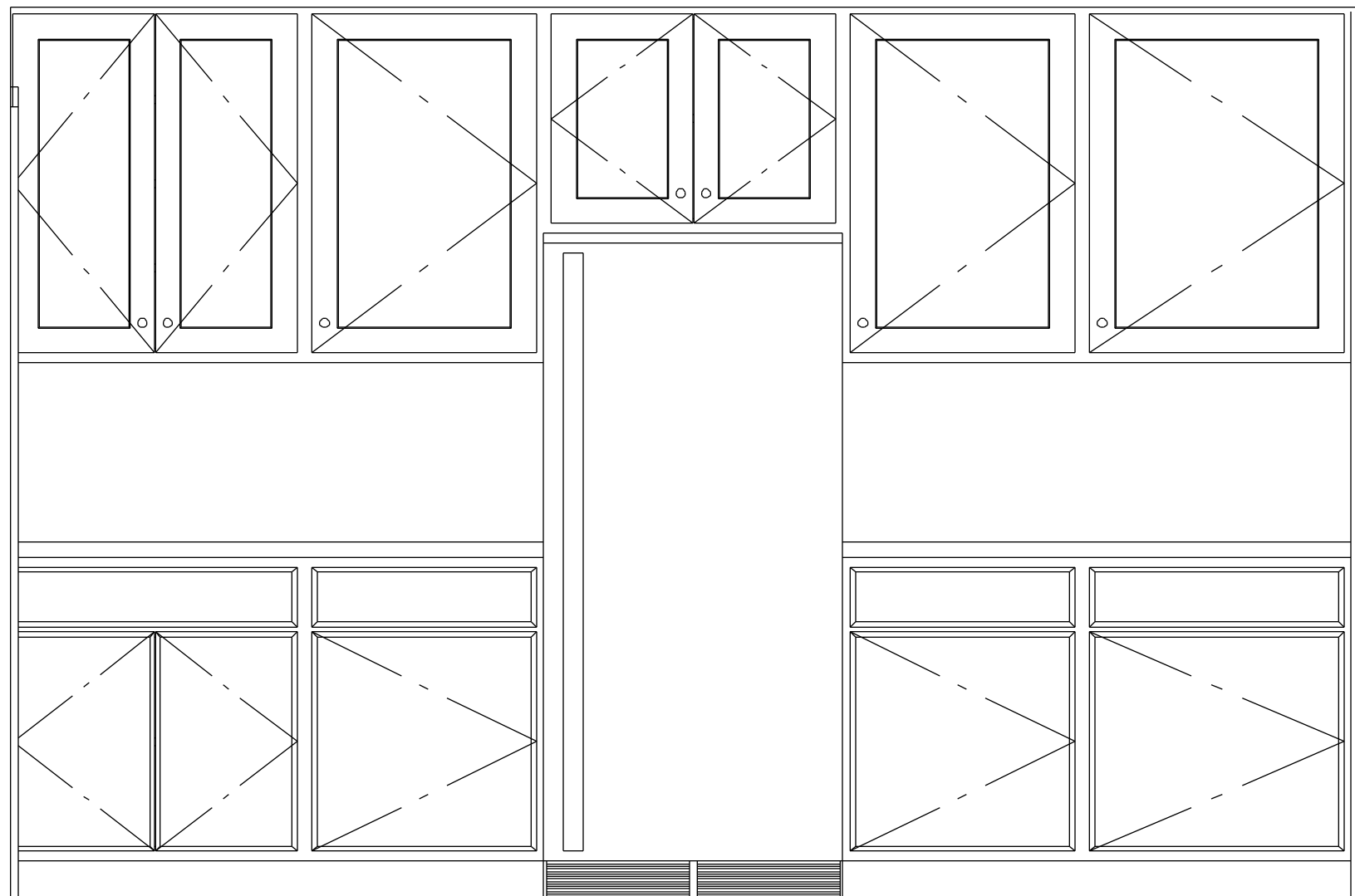
G1

FIREPLACE ELEVATION
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



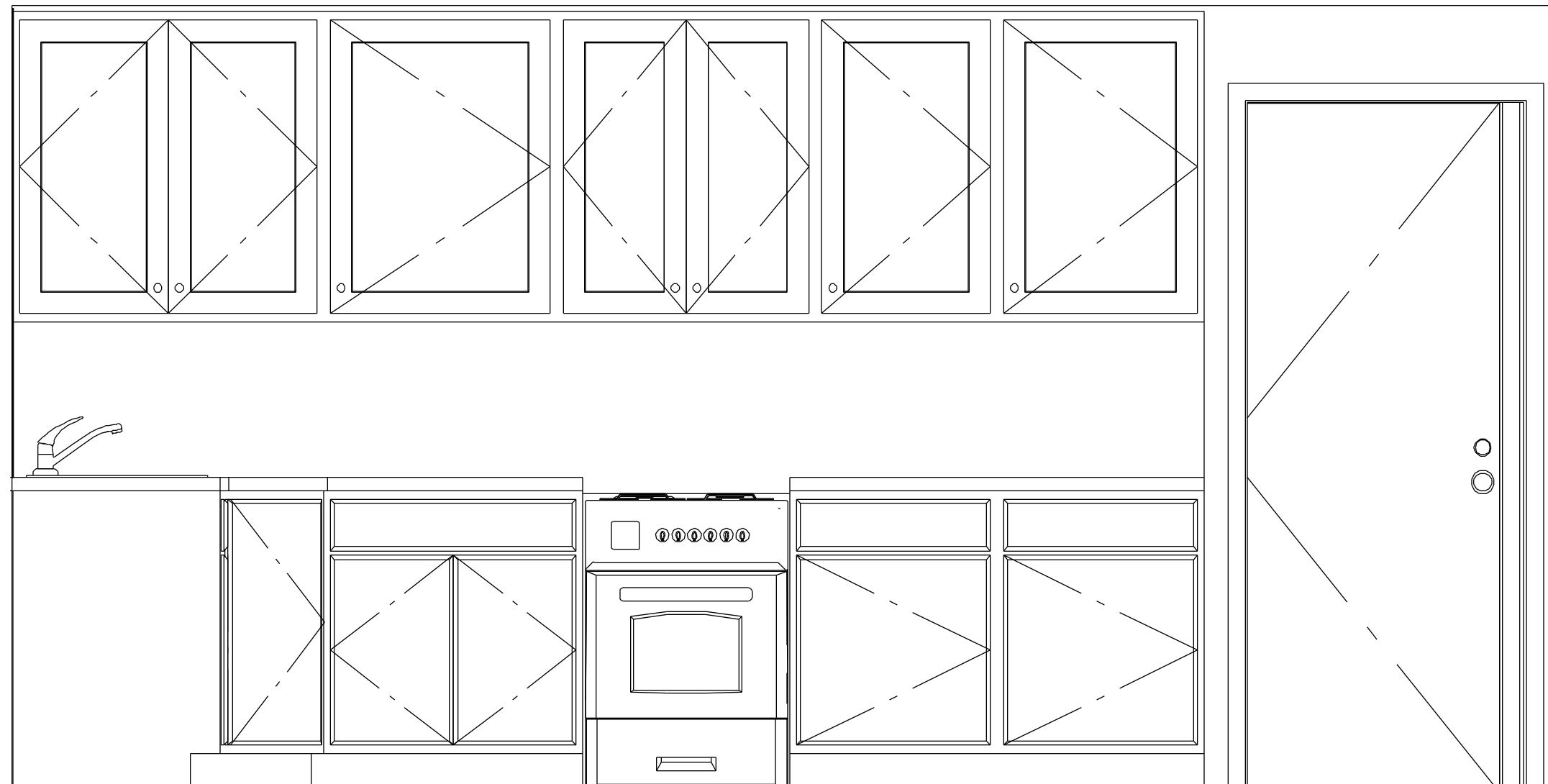
K1

KITCHEN WEST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



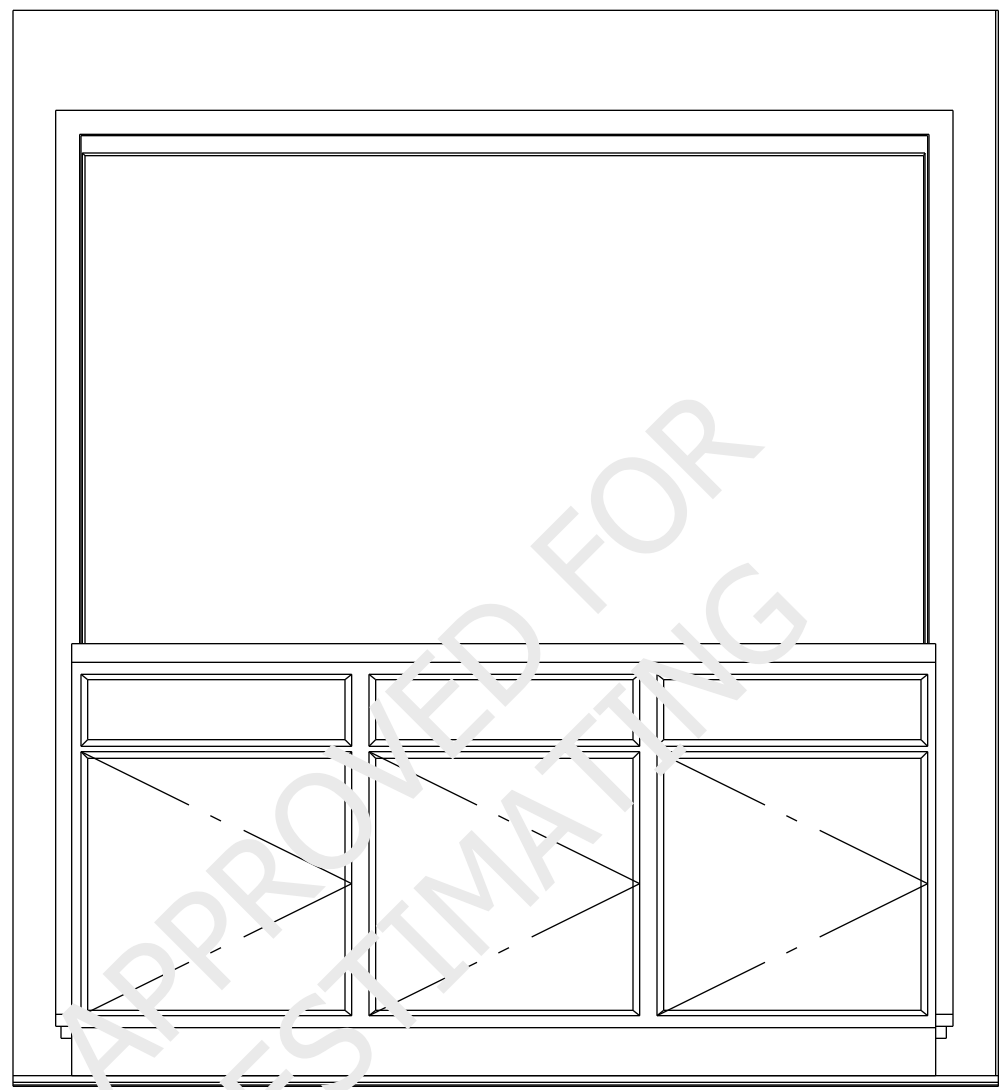
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KITCHEN EAST
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



K3

KITCHEN SOUTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'



K4

KITCHEN NORTH
IF PRINTED ON 22X34 PAPER SCALE: 3/4" = 1'
IF PRINTED ON 11X17 PAPER SCALE: 3/8" = 1'

SHEET NUMBER

12

Revision #:

DATE: 10/10/2016

DRAWN BY: A.B.

INTERIOR ELEVATIONS

2

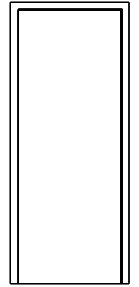
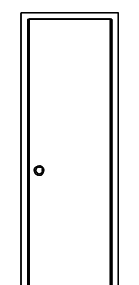
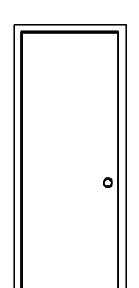
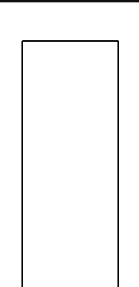
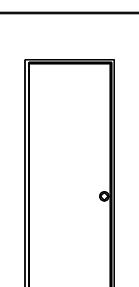
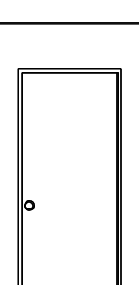
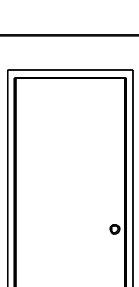
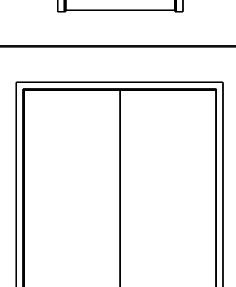
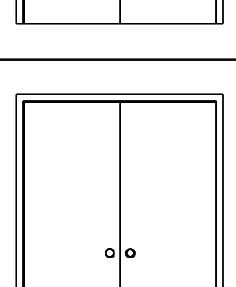
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OLYMPIA WA 98506

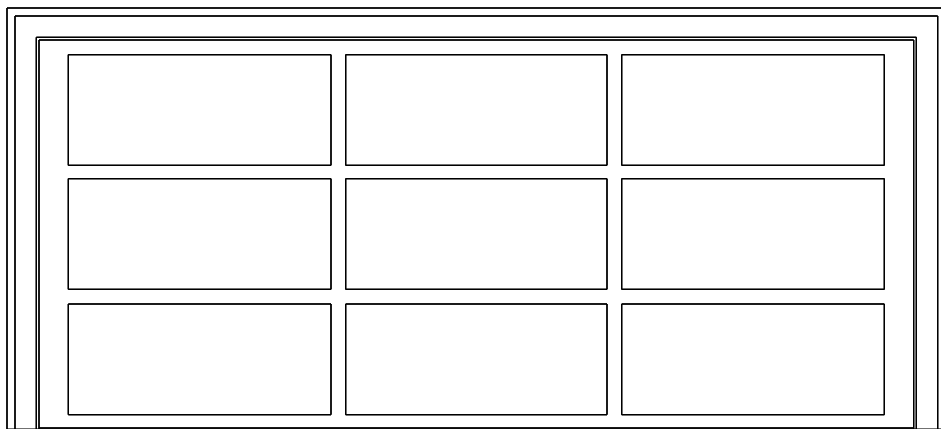
KRAWCZYK HOUSE

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OLYMPIA WA 98506

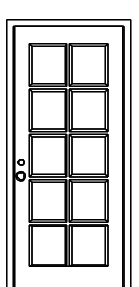
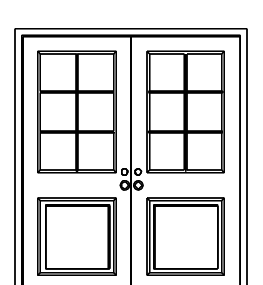
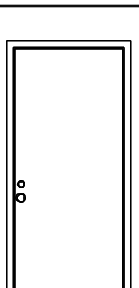
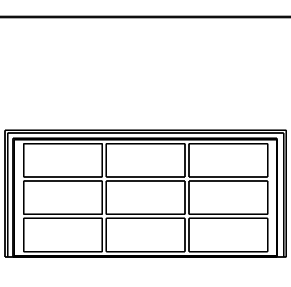
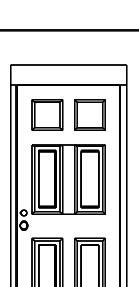
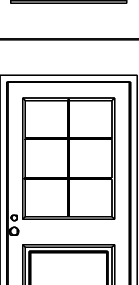
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DOOR SCHEDULE

INTERIOR DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	FLOOR	WIDTH	HEIGHT	DESCRIPTION
	D01	1	30 "	80 "	POCKET-SLAB
	D03	1	24 "	80 "	HINGED-SLAB
	D04	1	28 "	80 "	HINGED-SLAB
	D05	1	28 "	80 "	POCKET-SLAB
	D07	1	26 "	76 "	HINGED-GLASS DOOR SC02
	D10	1	29 7/8 "	76 "	HINGED-GLASS DOOR SC02
	D11	1	32 "	80 "	HINGED-SLAB
	D14	1	56 "	80 "	DOUBLE POCKET-SLAB
	D17	1	56 "	80 "	DOUBLE HINGED-SLAB



GARAGE DOOR

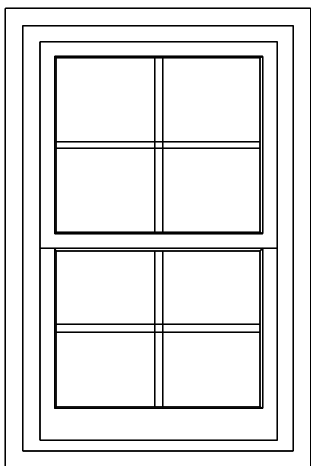
EXTERIOR DOOR SCHEDULE					
3D EXTERIOR ELEVATION	NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
	D01	1	32 "	80 "	EXT. HINGED-DOOR F05
	D02	1	64 "	80 "	EXT. DOUBLE HINGED-DOOR E02
	D03	1	32 "	80 "	EXT. HINGED-SLAB
	D04	1	216 "	96 "	GARAGE-HAUGH FROSTED GLASS GARAGE DOOR
	D10	1	32 "	80 "	EXT. HINGED-DOOR E23
	D12	1	36 "	80 "	EXT. HINGED-DOOR E02

DOOR NOTES:

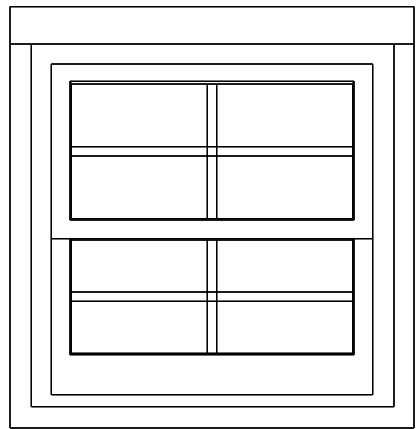
1. MAIN FLOOR DOORS SHALL BE 96"; SECOND FLOOR DOORS 88"; GARAGE DOOR 90", UNO.
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE STAINED.
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS W/ TEMPERED GLASS
7. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

WINDOW NOTES:

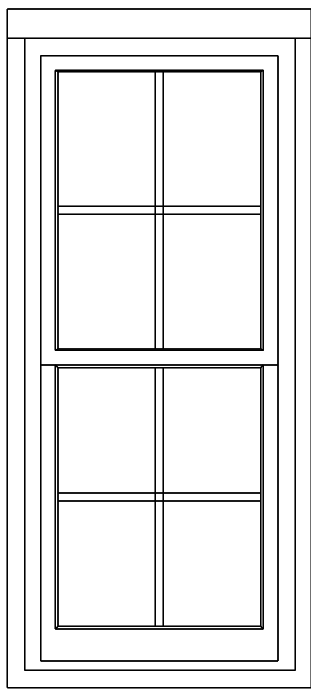
- 1 WOOD WINDOWS WITH CLAD EXTERIOR SEE ENERGY RATINGS
- 2 INTERIOR WINDOW MATERIALS: STAINED WITH FACTORY FINISH
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG.
- 5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 6 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44: OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4



MASTER BATH WINDOW

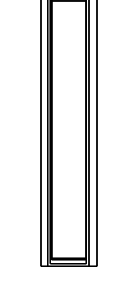
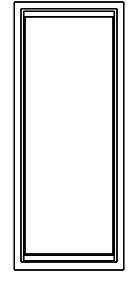
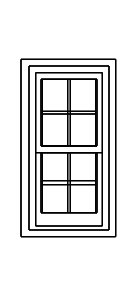
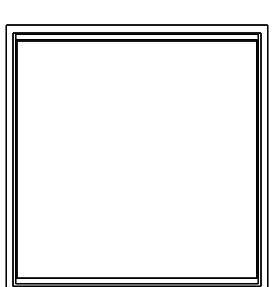
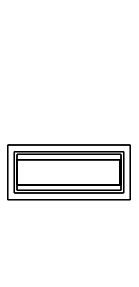
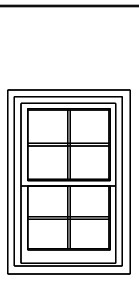
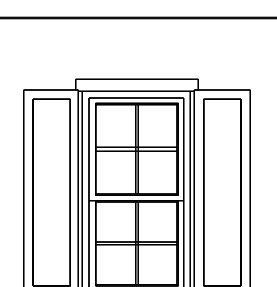
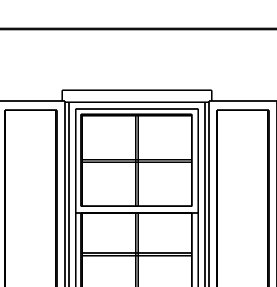
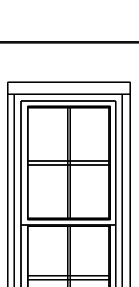
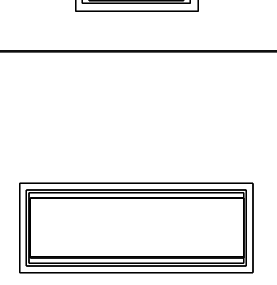
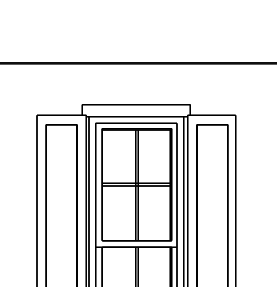


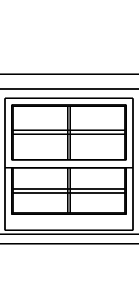
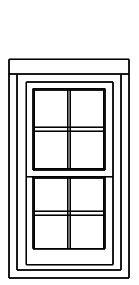
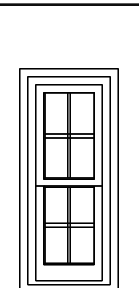
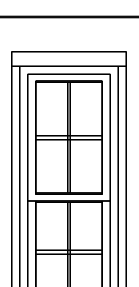
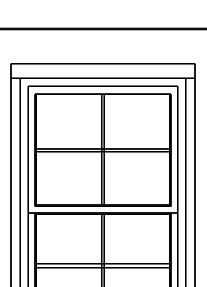
DORMER WINDOW

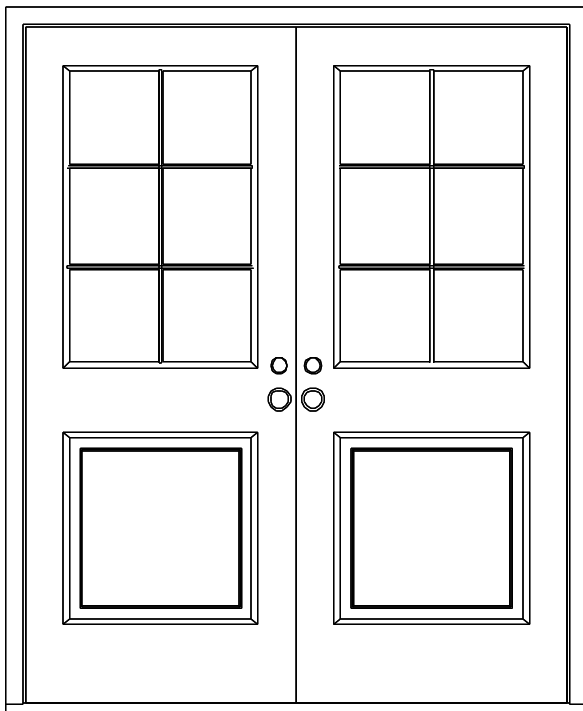


WINDOW ABOVE BEDROOM DECK DOOR

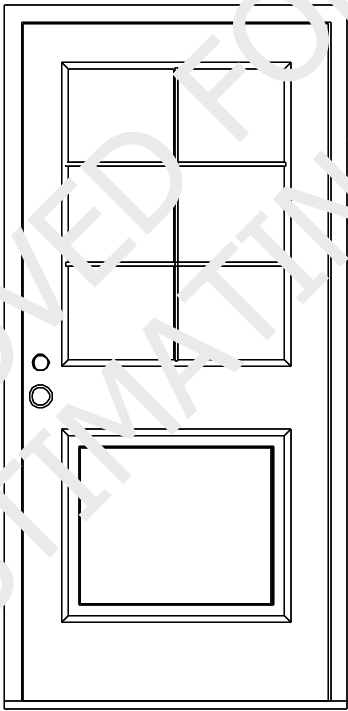
WINDOW SCHEDULE

MAIN FLOOR WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	HEIGHT	WIDTH	DESCRIPTION
	W01	2	1	80 "	12 "	FIXED GLASS
	W02	3	1	74 "	28 "	FIXED GLASS
	W03	1	1	48 "	24 "	DOUBLE HUNG
	W04	1	1	74 "	72 "	FIXED GLASS
	W06	1	1	12 "	32 "	FIXED GLASS
	W07	2	1	50 "	32 "	DOUBLE HUNG
	W08	2	1	62 "	32 "	DOUBLE HUNG
	W13	1	1	62 "	40 "	DOUBLE HUNG
	W14	4	1	74 "	32 "	DOUBLE HUNG
	W15	1	1	22 "	64 "	FIXED GLASS
	W20	4	1	74 "	28 "	DOUBLE HUNG

SECOND FLOOR WINDOW SCHEDULE						
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	HEIGHT	WIDTH	DESCRIPTION
	W01	1	2	35 "	35 "	DOUBLE HUNG
	W02	1	2	47 "	25 "	DOUBLE HUNG
	W03	2	2	50 "	20 "	DOUBLE HUNG
	W05	2	2	62 "	24 "	DOUBLE HUNG
	W06	1	2	62 "	40 "	DOUBLE HUNG



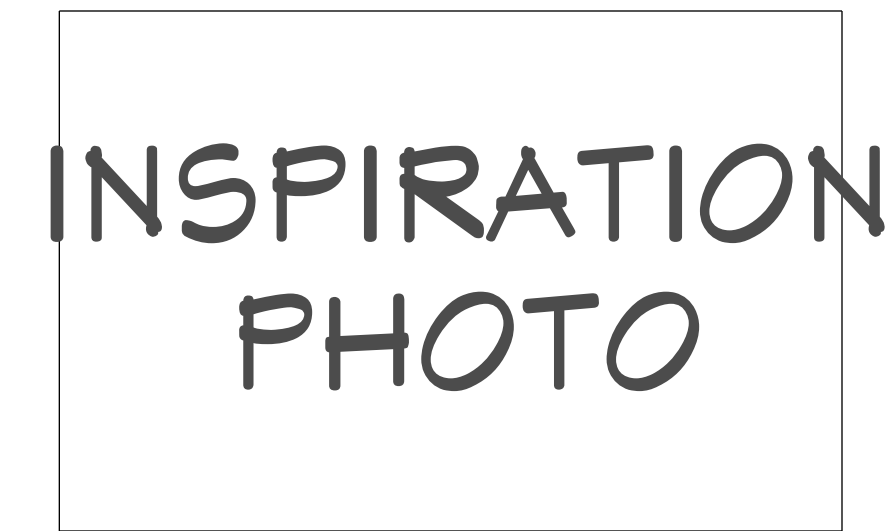
MASTER BEDROOM DECK DOOR



FRONT DOOR

STAIR NOTES:

1. STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
2. TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
3. STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.
4. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.
5. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 36" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
6. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.
7. STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.
8. GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW AND SHALL HAVE A 34" MIN. HEIGHT
9. RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
10. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.



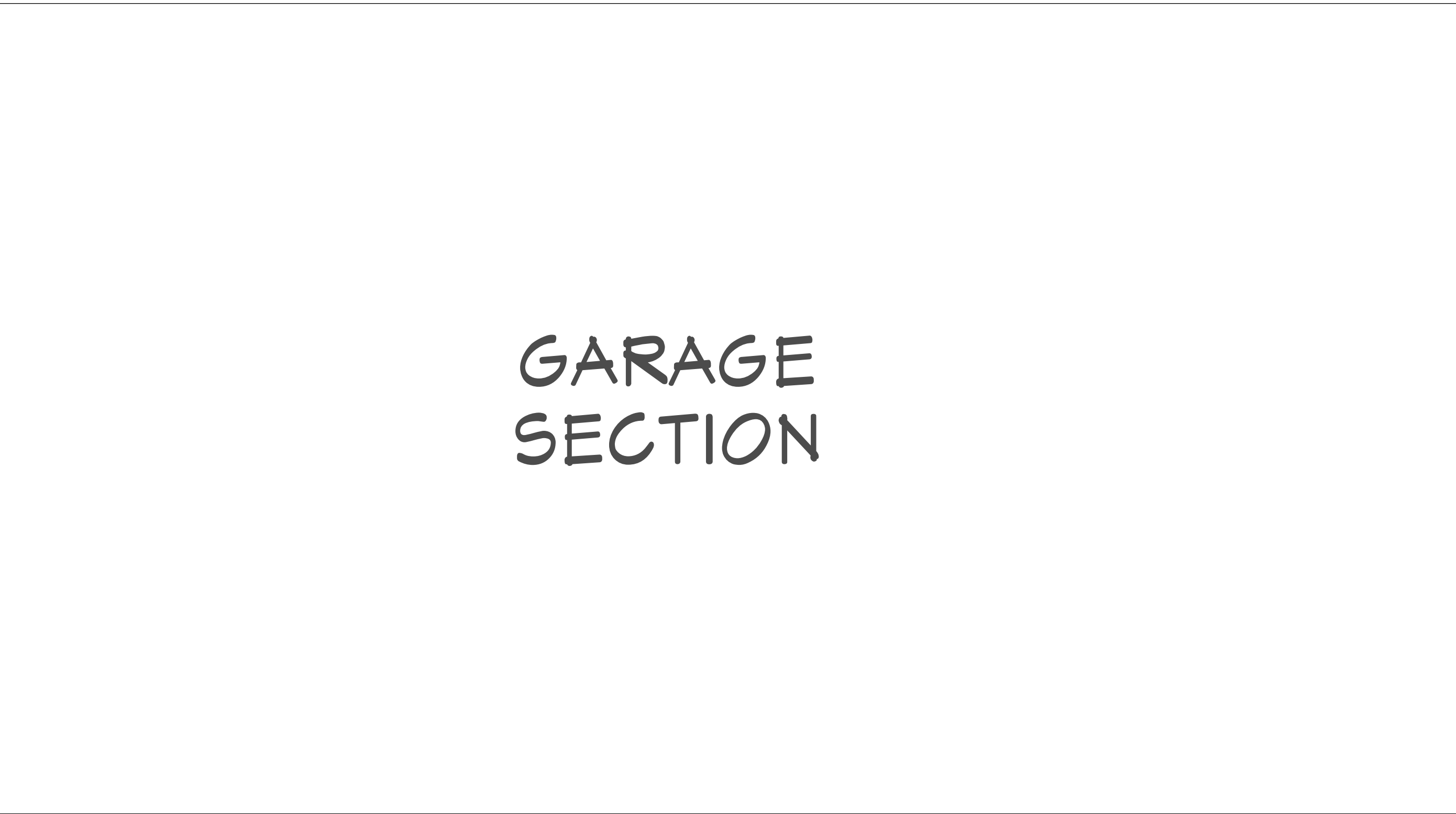
STAIR INSPIRATION PHOTO
NO SCALE



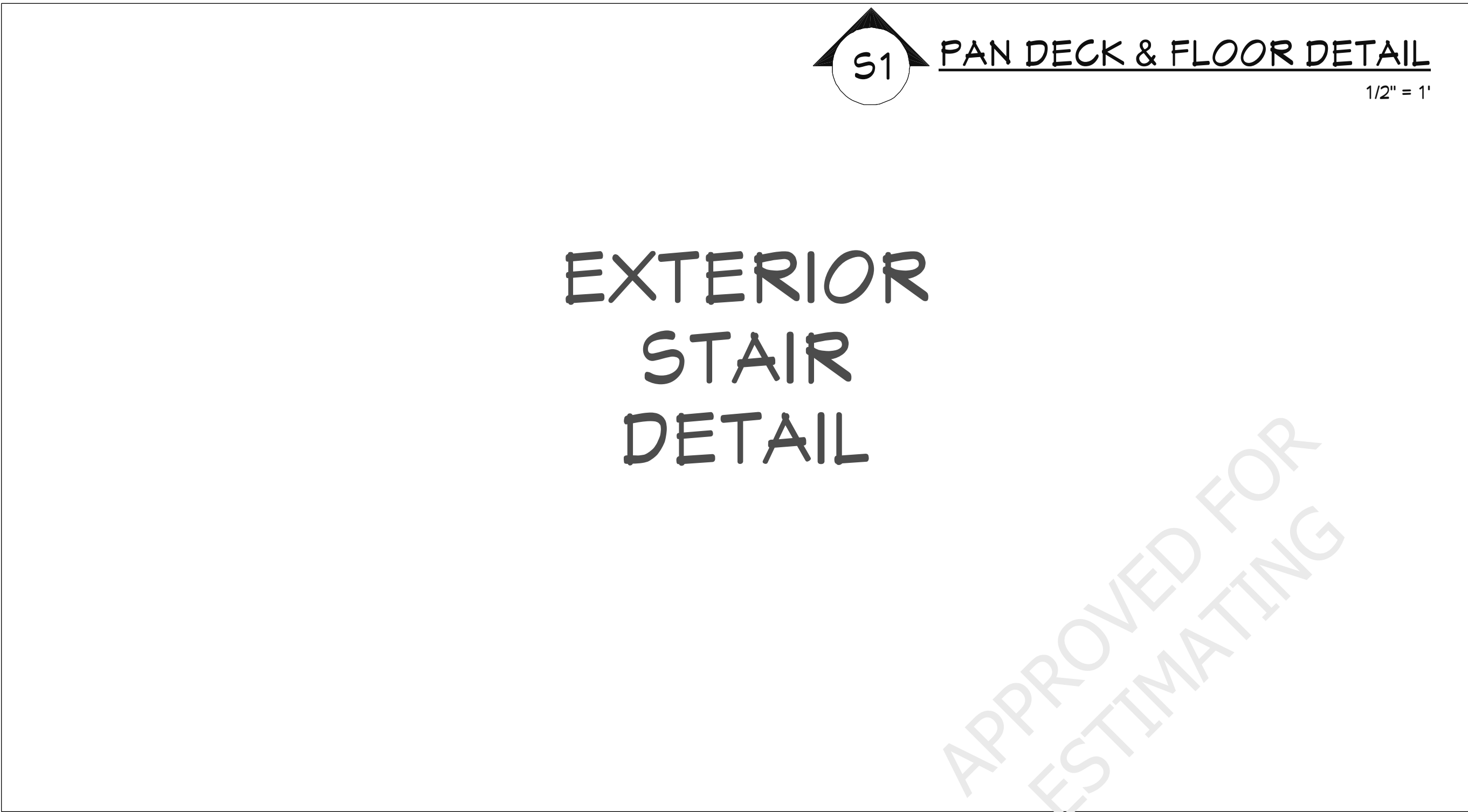
GARAGE STAIR DETAIL
1/2" = 1'



S2 STAIR SECTION
1/2" = 1'



S3 SECTION AT GARAGE
1/2" = 1'



S4 SECTION AT EXTERIOR STAIRS
3/8" = 1'

POST
CONNECTION
DETAIL

S1 POST CONNECTION DETAIL
1/2" = 1'



S1 PAN DECK & FLOOR DETAIL
1/2" = 1'

SECTIONS & DETAILS

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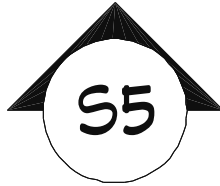
14

Revision #:

DATE: 10/10/2016

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APPROVED FOR
ESTIMATING



FIREPLACE AT FOUNDATION SECTION

1/2" = 1'

RAY TRACE
RENDER

RAY TRACE RENDER

TECHNICAL
ILLUSTRATION
RENDER

TECHNICAL ILLUSTRATION

WATERCOLOR
RENDER

WATERCOLOR

WATERCOLOR
RENDER

WATERCOLOR

SHEET NUMBER

15

Revision #:

DATE: 10/10/2016

DRAWN BY: A.B.

SECTIONS & RENDERS

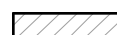

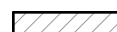
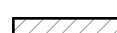
RENDERS FOR ILLUSTRATION ONLY - NO SCALE

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WALL PANEL NOTES:

-  B.P. BRACED WALL PANEL
3'-0" MIN. LENGTH w/ 1/2" PLYWOOD AND 8d COMMONS 6" O/C
AT ALL PANEL EDGES, 12" O/C FIELD.
-  I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE
S OR W SCREENS PERS ASTM C1002 @ 1" O/C @ ALL SUPPORTS
-  A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 1/2" PLYWOOD AND 8d COMMONS 6" O/C AT ALL
PANEL EDGES, 12" O/C FIELD & (2) A.B. PER PANEL LOCATED AT 1/4
POINTS & 1800# MIN. HOLD DOWN EACH END *HPAHD22 OR STD10)
-  N.A.B.P. NEW ALTERNATE BRACED WALL PANEL
2'-0" MIN. WIDTH. CONTINUOUS HEADER. ALL OTHER SAME AS A.B.P.

- FRAMING & STRUCTURAL NOTES
- BRACED-WALL PANELS SHALL BEGIN NO MORE THAN 12 1/2 FT. FROM EACH
END OF A BRACED-WALL LINE (8 FT. FOR IRC SDC D-E AND IRC SDC D0-D2
PROVIDE IRC R602.11 REQUIREMENTS ARE MET).
 - WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES.
CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING.
 - WALL HEADERS ON EXTERIOR WALLS: (2) 2" X 12" DF 2 TYP. INSULATED,
UNO
 - PROVIDE DOUBLE FLOOR TRUSSES. UNDER ALL WALLS RUNNING
PARALLEL.
 - PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C.
SEC. R502.12.
 - PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND
COLUMNS TO RESIST LATERAL DISPLACEMENT.
 - ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL
WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE
TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

- LUMBER SPECIES:
- A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2
- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER, CEDAR
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. SHEATHING SHALL BE AS FOLLOWS:
- ROOF SHEATHING SHALL BE 5/8" PLYWOOD.
- WALL SHEATHING SHALL BE 1/2" INT-APA RATED OR 7/16" OSB.
- FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

MAIN FLOOR
SHEAR WALL
AND
FRAMING

SHEAR WALL & FRAMING PLAN, MAIN FLOOR
1/8"=1'

2ND FLOOR
SHEAR WALL
AND
FRAMING

SHEAR WALL & FRAMING PLAN, FLOOR 2
1/8"=1'

FRAMING
OVERVIEW

FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE

FRONT WALL
FRAMING
DETAIL

 FRONT WALL FRAME DETAIL
1/4"=1'

SHEET NUMBER
16
Revision #:

DATE: 10/10/2016
DRAWN BY: A.B.

SHEAR WALL
LOCATIONS

2320 SOUTH BAY RD.
OLYMPIA WA 98506
KRAWCZYK HOUSE

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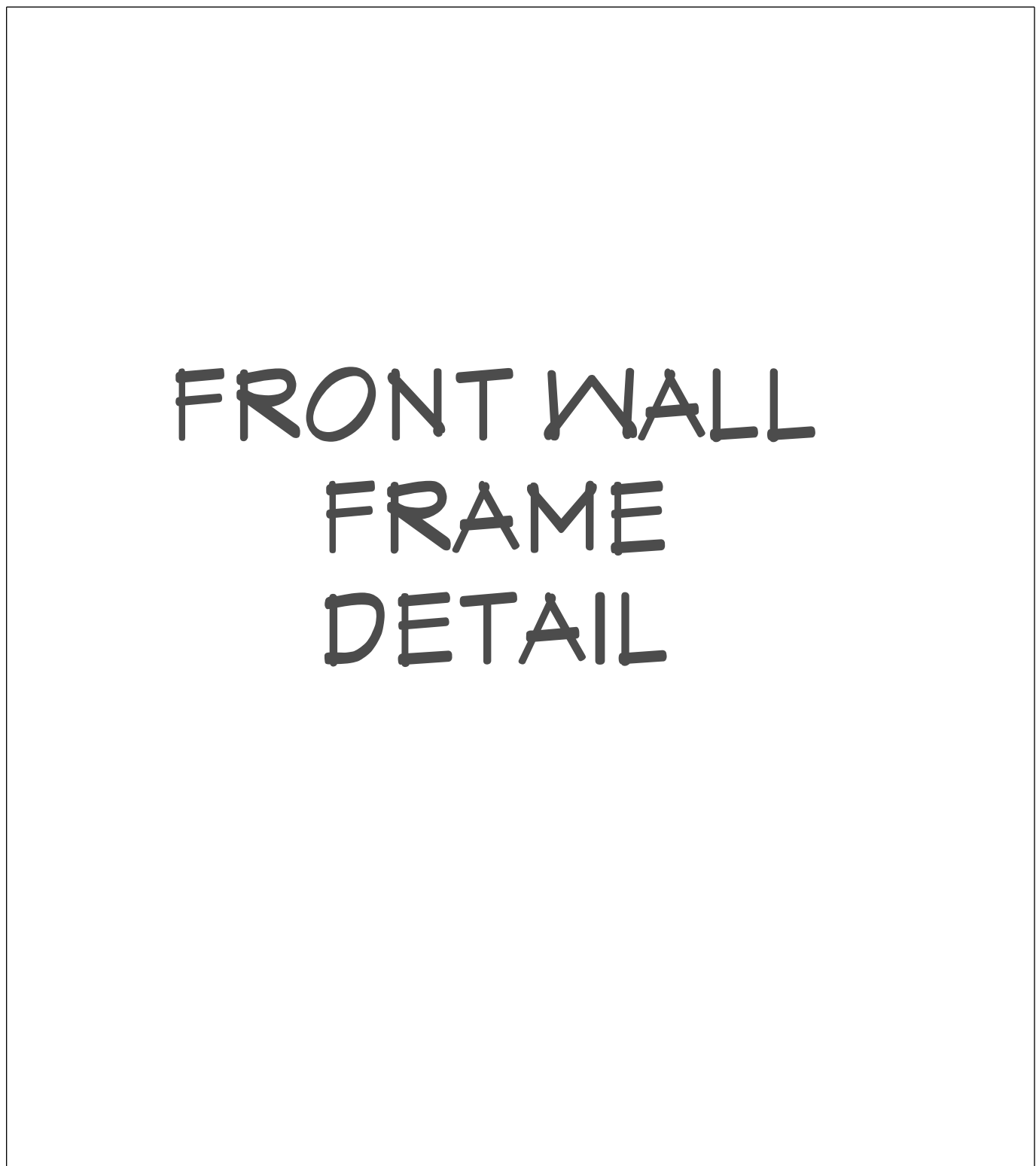
REAR WALL
FRAME
DETAIL

F2 REAR WALL FRAME DETAIL
1/4"=1'



SOUTH WALL
FRAME
DETAIL

F5 SOUTH SIDE WALL FRAME DETAIL
1/4"=1'



FRONT WALL
FRAME
DETAIL

F3 FRONT SIDE WALL FRAME DETAIL
1/4"=1'



WALL FRAME
DETAIL

F4 KITCHEN SHED WALL FRAME DETAIL
1/4"=1'



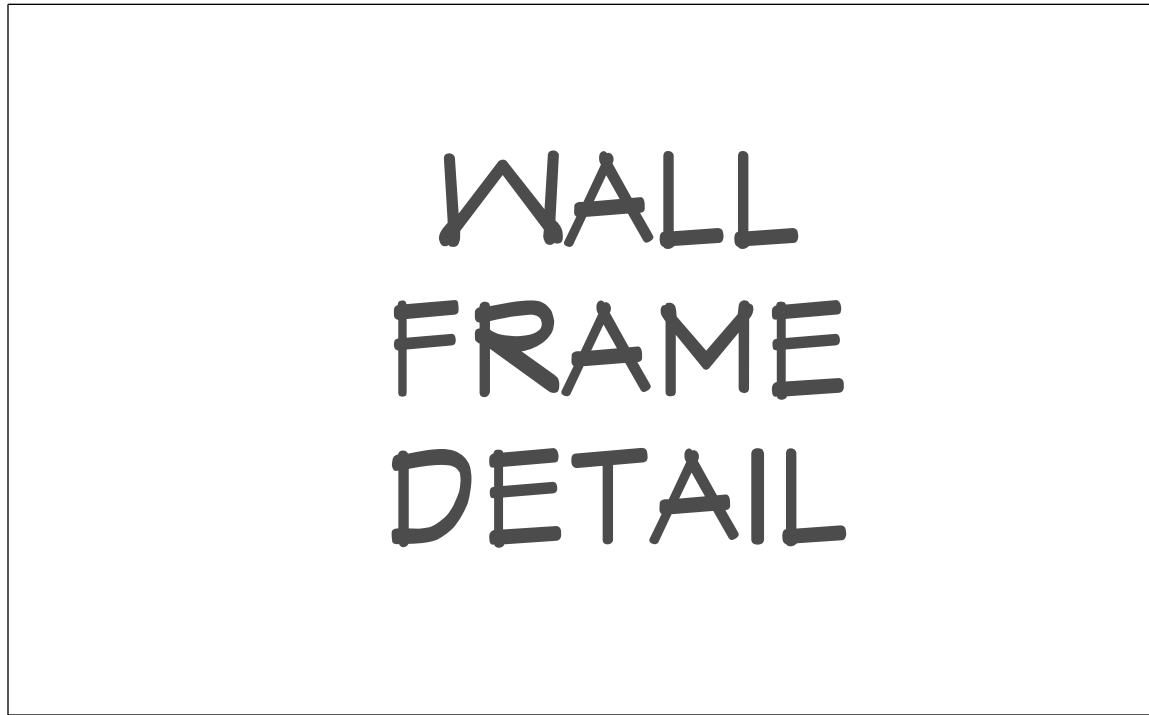
WALL FRAME
DETAIL

F6 REAR SIDE WALL FRAME DETAIL
1/4"=1'



FRAMING
OVERVIEW
RENDERING

FRAMING OVERVIEW
FOR ILLUSTRATION ONLY NO SCALE



WALL
FRAME
DETAIL

F7 FRONT SIDE WALL FRAME DETAIL
1/4"=1'

APPROVED FOR
ESTIMATING

FRAMING NOTES:

- ALL DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH NO. 2 AND LARGER LUMBER SHALL BE DOUGLAS FIR NO.1 OR BETTER, UNO.
- I-JOISTS AND LVL MEMBERS MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS.
- ALL TRUSSES SHALL BE ENGINEERED AND STAMPED WITH A SEPARATE ENGINEERED DOCUMENT.
- PRE-MANUFACTURED WOOD JOISTS & TRUSSES SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUSS / JOIST COMPANY. NO MEMBERS SHALL BE MODIFIED AND MUST BE INSTALLED IN COMPLIANCE WITH THEIR LISTINGS. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. MEMBERS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF THE JOISTS & TRUSSES IN WRITING TO THE CONTRACTOR/ENGINEER. PRE-MANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ENGINEER OR ICBO APPROVED.
- ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT BLOCKING TO TOP OF WALL W/ SIMPSON FRAMING ANCHORS. ROOF JOIST TO HAVE HURRICANE CLIPS @ 48" O.C. OR SIMPSON H-1 HURRICANE CLIPS @ 24" O/C
- ALL WOOD & IRON CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT PROJECT ENGINEER FOR ASSISTANCE. USE SIMPSON OR OTHER ICC LISTED CONNECTIONS.
- ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. HANGERS NOT SHOWN SHALL BE SIMPSON HU (OR EQUAL) OF SIZE RECOMMENDED FOR MEMBER.
- NAILS: ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).
- THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
- BEVELED BEARING PLATES ARE REQUIRED AT ALL BEARING POINTS FOR BCI & TJI RAFTERS.
- ALL COLUMNS SHALL EXTEND DOWN THRU THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME WIDTH AS THE MEMBERS THAT THEY ARE SUPPORTING.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" THICK 2-M-Y SHEATHING OR EQUAL W/ 8D COMMON NAILS @ 6" O.C. @ EDGES @ 12" O.C. IN FIELD, UNO. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOINTS.
- ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. SHEATH ROOF PRIOR TO ANY OVER FRAMING.
- PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA FRP-108 PERFORMANCE STANDARDS. UNO, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
- GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATTIC 11T. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD.
- GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON (OR EQUAL).
- GLULAM BEAMS SHALL BE 24F-V4 DF/DF OR EQUAL FOR SIMPLE SPANS, AND 24F-V8 DF/DF FOR CONTINUOUS SPANS.
- "VERSA-LAM" & "MICRO-LAM MEMBERS SHALL BE GRADE 2-0 E.
- ANY WOOD IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- ALL WOOD & IRON CONNECTORS SHALL BE INSTALLED W/ ALL REQUIRED FASTENERS IN COMPLIANCE W/ THEIR WRITTEN APPROVAL.
- ALL HANGERS TO BE "SIMPSON" OR EQUAL.

FLOOR
FRAMING 3D
OVERVIEW

FLOOR FRAMING OVERVIEW

FOR ILLUSTRATION ONLY

NO SCALE

MAIN FLOOR
FRAMING
PLAN

MAIN FLOOR FRAMING PLAN

1/4"=1'

2ND FLOOR
FRAMING
PLAN

2ND FLOOR FRAMING PLAN

1/8"=1'

SHEET NUMBER

18

Revision #:

DATE: 10/10/2016

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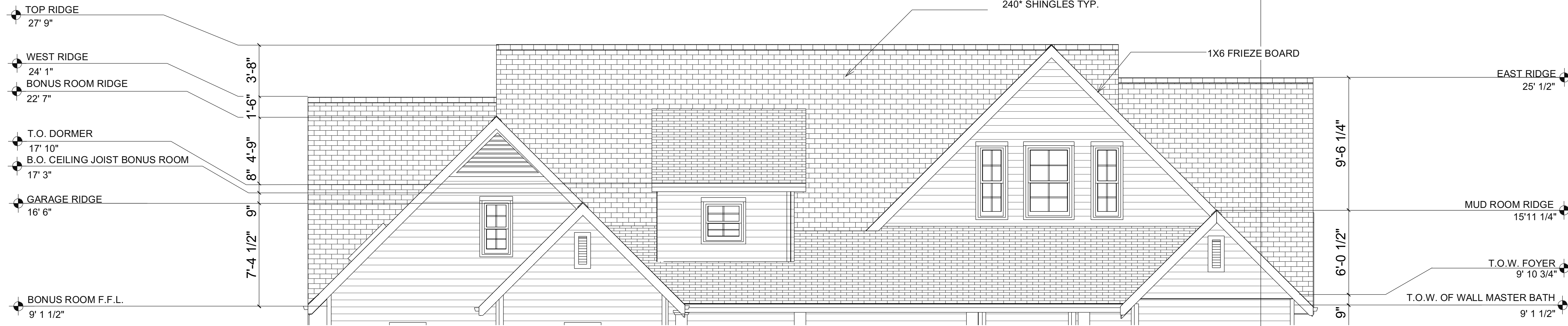
FLOOR FRAMING

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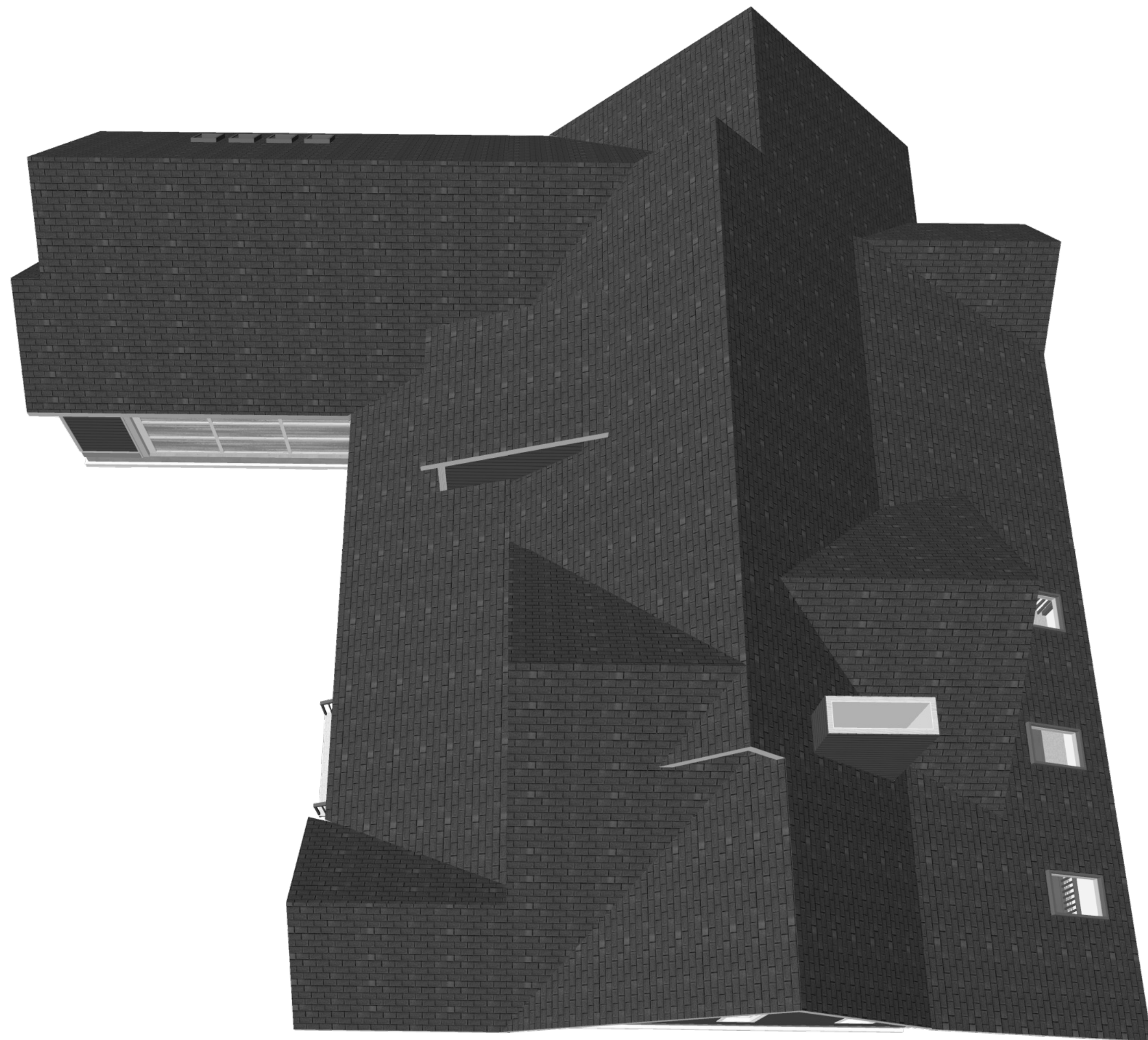
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FRONT ELEVATION

IF PRINTED ON 22X34 PAPER: 1/4"=1' IF PRINTED ON 11X17 PAPER 1/8"=1'



ROOF OVERVIEW

FOR ILLUSTRATION ONLY

NO SCALE

ROOF FRAMING PLAN

IF PRINTED ON 22X34 PAPER: 1/4"=1' IF PRINTED ON 11X17 PAPER 1/8"=1'

SHEET NUMBER

19

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**ROOF & FRAMING
PLAN**

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MAIN ROOM
CEILING
STRUCTURE

ENTERTAINMENT UPPER I-BEAM STRUCTURE
1/4"=1'

MAIN ROOM
CEILING RENDER

ENTERTAINMENT CEILING
FOR ILLUSTRATION ONLY NO SCALE

MASTER BEDROOM
CEILING
STRUCTURE

MASTER BEDROOM CEILING PLAN
3/8"=1'

MASTER BEDROOM
CEILING RENDER

MASTER BEDROOM CEILING
FOR ILLUSTRATION ONLY NO SCALE

MASTER BEDROOM
CEILING ELEVATION

 MASTER BEDROOM CEILING ELEVATION
1/2"=1'

OFFICE CEILING
ELEVATION

 OFFICE CEILING ELEVATION
1/2"=1'

OFFICE CEILING
STRUCTURE

OFFICE CEILING PLAN
3/8"=1'

KITCHEN CEILING
STRUCTURE

KITCHEN & ENTERTAIN CEDAR BEAMS
1/4"=1'

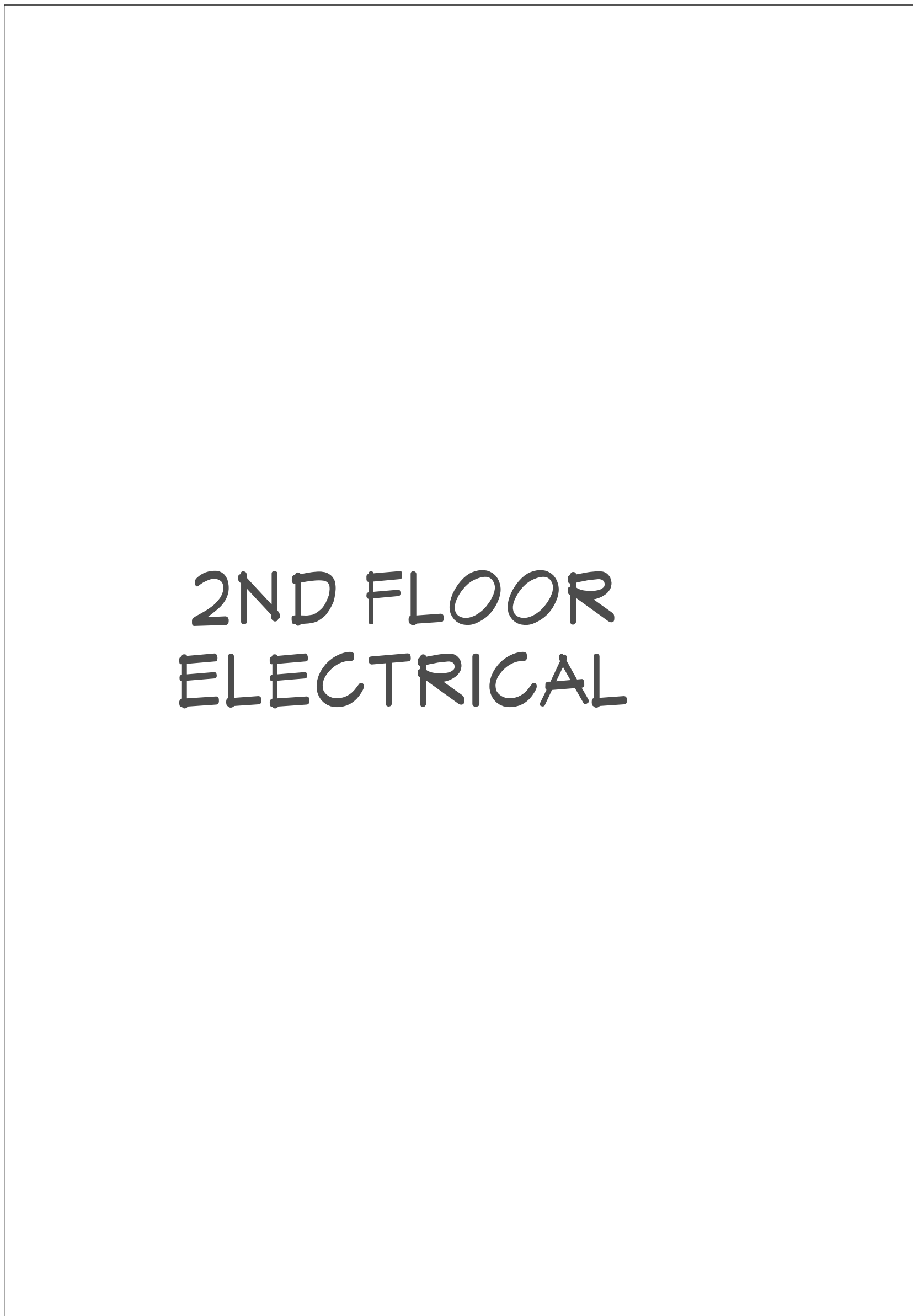
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CEILING PLAN

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SHEET NUMBER
20
Revision #:



2ND FLOOR
ELECTRICAL

ELECTRICAL PLAN - 2ND FLOOR
3/16"=1'



ELECTRICAL
LEGEND



GARAGE PLAN
EXISTING

ELECTRICAL PLAN - GARAGE
1/8"=1'



MAIN FLOOR
ELECTRICAL

ELECTRICAL PLAN - MAIN FLOOR
1/4"=1'

NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.

ELECTRICAL NOTES:

1. PROVIDE MIN. 400 AMP SERVICE TO MAIN PANEL
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THE ENTIRE SYSTEM WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
5. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
6. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
7. FIXTURES TO BE SELECTED BY HOME OWNER.
8. UNO - ALL SWITCHES TO BE 48" O/C ASF. OUTLETS TO BE 15" O/C ASF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FACE BOTTOM 1" ASF = ABOVE SUBFLOOR)
9. ALL LIGHTING SHALL BE DIMABLE AND USE LED BULBS, UNO.

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

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ELECTRICAL, DATA,
AUDIO & SOLAR PLAN

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SHEET NUMBER
21
Revision #:

2ND FLOOR
HVAC &
PLUMBING

HVAC & PLUMBING PLAN - 2ND FLOOR

3/16"=1'

GARAGE HVAC &
PLUMBING

HVAC & PLUMBING PLAN - BASEMENT

1/8"=1'

MAIN FLOOR HVAC
& PLUMBING

HVAC & PLUMBING PLAN - MAIN FLOOR

1/4"=1'

HVAC & PLUMBING
LEGEND

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE TWO ZONES, ONE FOR EACH FLOOR.
2. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS GARAGES, ETC
3. ALL DUCTING SHALL BE THRU FLOOR TRUSS WHERE POSSIBLE
4. ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS SHALL HAVE CLEAR CROSS VENTILATION AREA TO THE OUTSIDE VENTS. 1/150 OF SPACE VENTILATED FOR GABLE VENTS. 1/3000 OF SPACE VENTILATED FOR BOTH GABLE AND EAVE VENTS.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. VENT DRYER VENT, MAX. LENGTH OF DUCT 14' WITH TWO 90 DEGREE ANGLES.
6. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INT. MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. - IRC M1901.1
7. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH. -IRC P2903.2
8. SHOWER HEADS TO HAVE FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. - IRC P2903.2
9. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
10. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 84" ABOVE SHOWER DRAINS.
11. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. WATER TO REFRIGERATOR, KITCHEN AND BATH SINKS SHALL NOT HAVE SOFTWATER.
12. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
13. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
14. INSULATE WASTE LINES FOR SOUND CONTROL.
15. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

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PLUMBING & HVAC
PLAN

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SHEET NUMBER
22
Revision #: