FRONT ELEVATION
SCALE: 1/4=1'

REAR ELEVATION
SCALE: 1/4=1'

To the best of my knowledge these plans are drawn to comply with owners and/ or builders specifications and must be verified by owners and/ or builder before construction begins. Any changes made on them after prints are made will be done at the owners and / or builder's expense and responsibility, the contractor shall verify all dimensions and enclosed drawing. RESIDENTIAL DESIGN SERVICES, INC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of this plan must check all dimension and other details prior to construction and be solely responsible therefrom.

NOTES:
1) BUILDING CONTRACTOR/ HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONDITIONS PRIOR TO CONSTRUCTION WORK.
2) ALL JOISTS, RAFTER, AND BEAM SIZES AND DESIGN MUST BE VERIFIED FOR COMPLIANCE WITH LOCAL CODES AND BUILDING CONDITIONS, PRIOR TO BEGINNING CONSTRUCTION.
3) VERIFY WINDOW SIZES WITH WINDOW MANUFACTURER FOR COMPLIANCE WITH IRMZEO/ ENERGY STAR REQUIREMENTS.
4) ATTIC VENTILATION SHALL BE DESIGNED ACCORDING TO LOCAL CODES AND CLIMATE.
5) PROVIDE PROPER FLASHING WHERE REQUIRED.
6) THE DESIGN OF ALL TRUSSES MUST COMPLY WITH THE LATEST CODE AND REQUIREMENTS
7) DAMPROOF WINDOWS 24" BELOW FIRST FLOOR AND GROUND TO BE EXPOSED GLASS

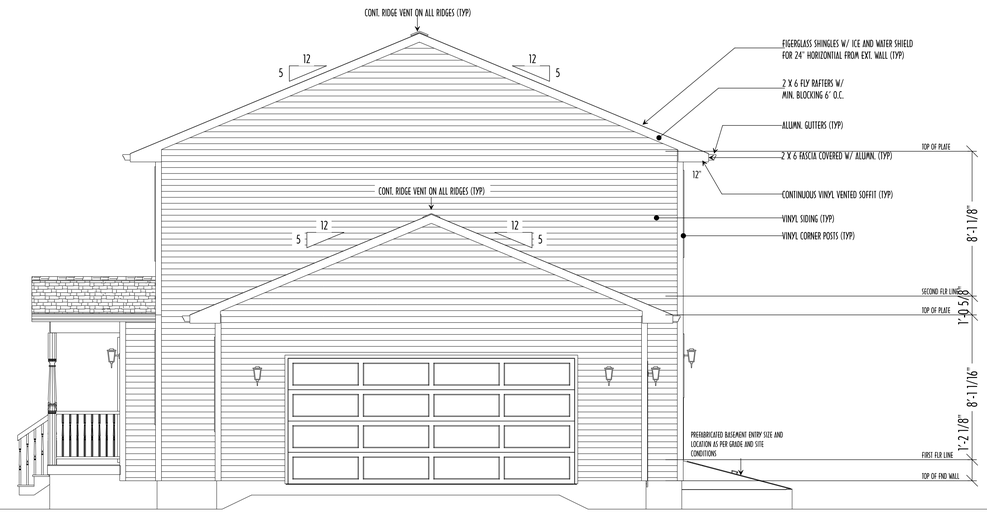
REVISIONS
08/07/2012
08/14/2012
08/20/2012
03/28/2014

NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

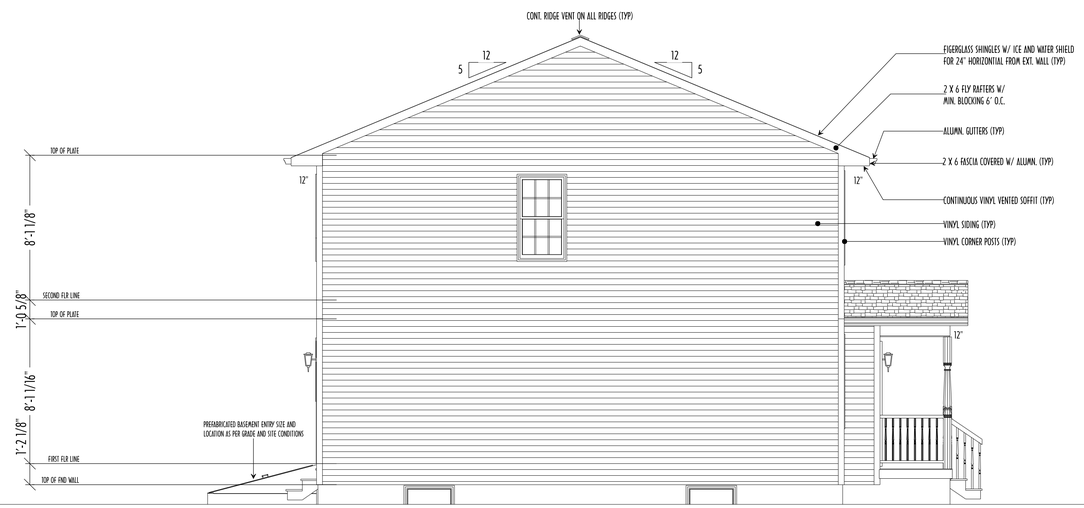
SCALE:
DATE: 07/10/2012
SCALE: 1/4"=1'-0"
DRAWN BY: RDS, INC.

FRONT ELEVATIONS-
BACK ELEVATIONS

DRAWING No.
A-1



RIGHT SIDE ELEVATION
SCALE: 1/4=1'



LEFT SIDE ELEVATION
SCALE: 1/4=1'

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NOTES:
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2) ALL JOIST, RAFTER, AND BEAM SIZES AND DESIGN MUST BE VERIFIED FOR COMPLIANCE WITH LOCAL CODES AND BUILDING CONDITIONS, PRIOR TO BEGINNING CONSTRUCTION.
3) VERIFY WINDOW SIZES WITH WINDOW MANUFACTURER FOR COMPLIANCE WITH IRM/ESV/ EGRESS REQUIREMENTS.
4) ATTIC VENTILATION SHALL BE DIFFUSED ACCORDING TO LOCAL CODES AND CLIMATE.
5) PROVIDE PROPER FLASHING WHERE REQUIRED.
6) THE DESIGN OF ALL TRUSSES MUST COMPLY WITH THE LATEST CODE AND REQUIREMENTS
7) BATHROOM WINDOWS 64" ABOVE FLOOR AND SHOWERS TO BE TEMPERED GLASS

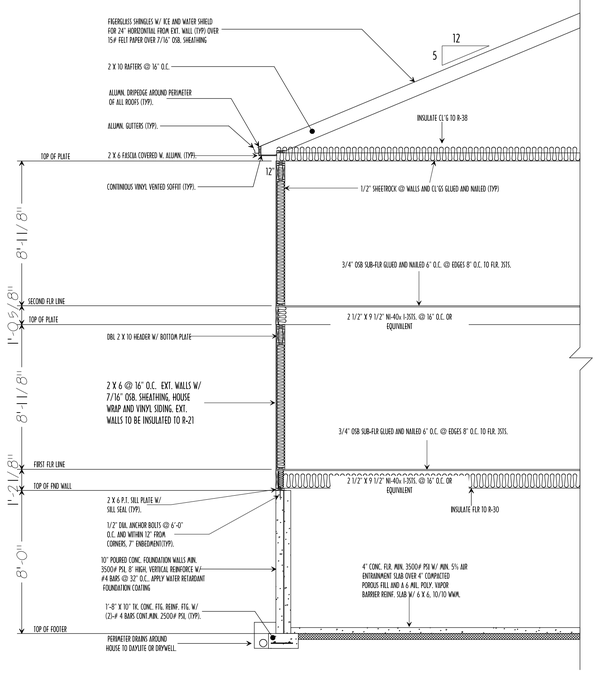
REVISIONS
08/07/2012
08/14/2012
08/20/2012
03/28/2014

SCALE: 1/4"=1'-0"
DATE: 07/10/2012
DRAWN BY: RDS, INC.
CHECKED BY:
CONTRACTOR:
SCALE:

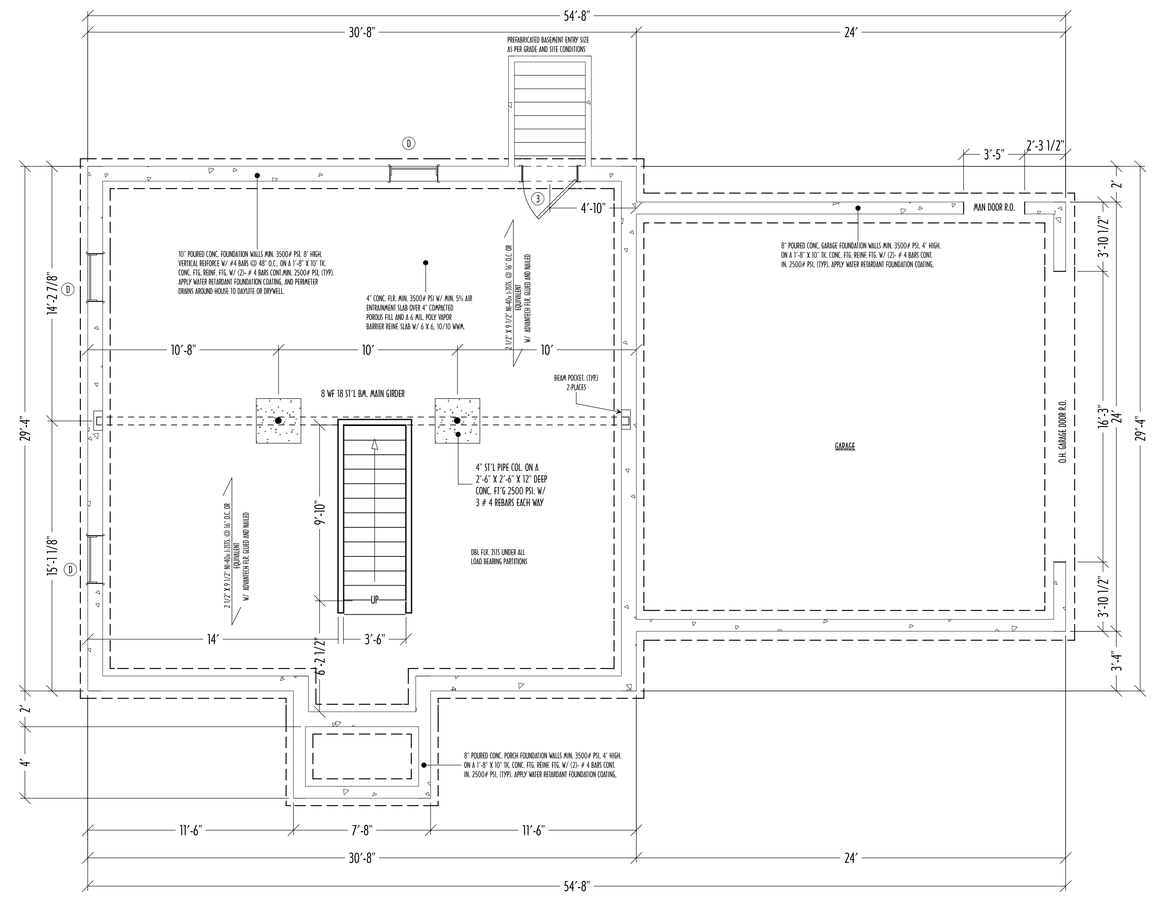
NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

LEFT SIDE ELEVATION-
RIGHT SIDE ELEVATION

DRAWING No.
A-2



WALL SECTION DETAIL
SCALE: 1/4"=1'



FOUNDATION PLAN
SCALE: 1/4=1'

PLAN NO. 2

To the best of my knowledge these plans are drawn to comply with owners and/ or builders specifications and must be verified by owners and/ or builder before construction begins. Any changes made on them after prints are made will be done at the owners and / or builder's expense and responsibility, the contractor shall verify all dimensions and enclosed drawing. RESIDENTIAL DESIGN SERVICES, INC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not provide against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefrom.

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2) ALL JOISTS, RAFTER, AND BEAM SIZES AND DESIGN MUST BE VERIFIED FOR COMPLIANCE WITH LOCAL CODES AND BUILDING CONDITIONS, PRIOR TO BEGINNING CONSTRUCTION.
3) VERIFY WINDOW SIZES WITH WINDOW MANUFACTURER FOR COMPLIANCE WITH FRAMES/ ROUGH OPENINGS.
4) ATTIC VENTILATION SHALL BE DESIGNED ACCORDING TO LOCAL CODES AND CLIMATE.
5) PROVIDE PROPER FLASHING WHERE REQUIRED.
6) THE DESIGN OF ALL TRUSSES MUST COMPLY WITH THE LATEST CODES AND REQUIREMENTS
7) BATHROOM WINDOWS 64" ABOVE FLOOR AND GREATER TO BE EXPERTED GLASS

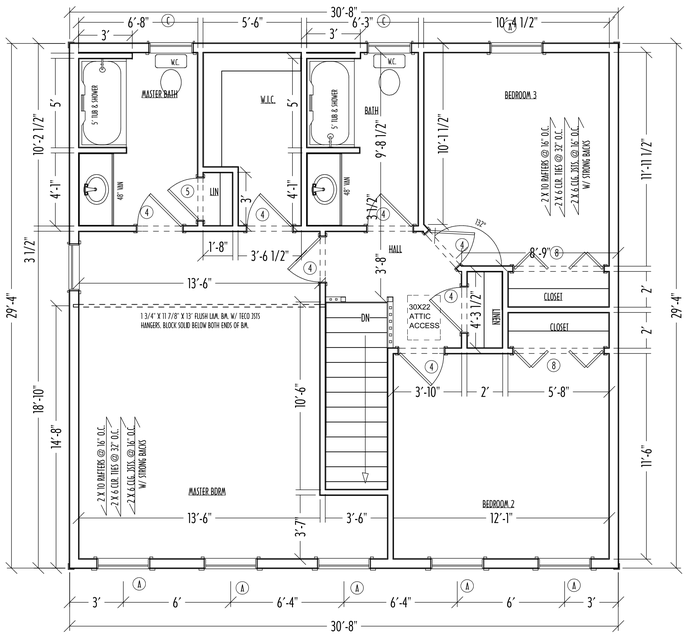
REVISIONS
08/07/2012
08/14/2012
08/20/2012
03/28/2014

SCALE:	1/4"=1'-0"
DATE:	07/10/2012
DRAWN BY:	RDS, INC.

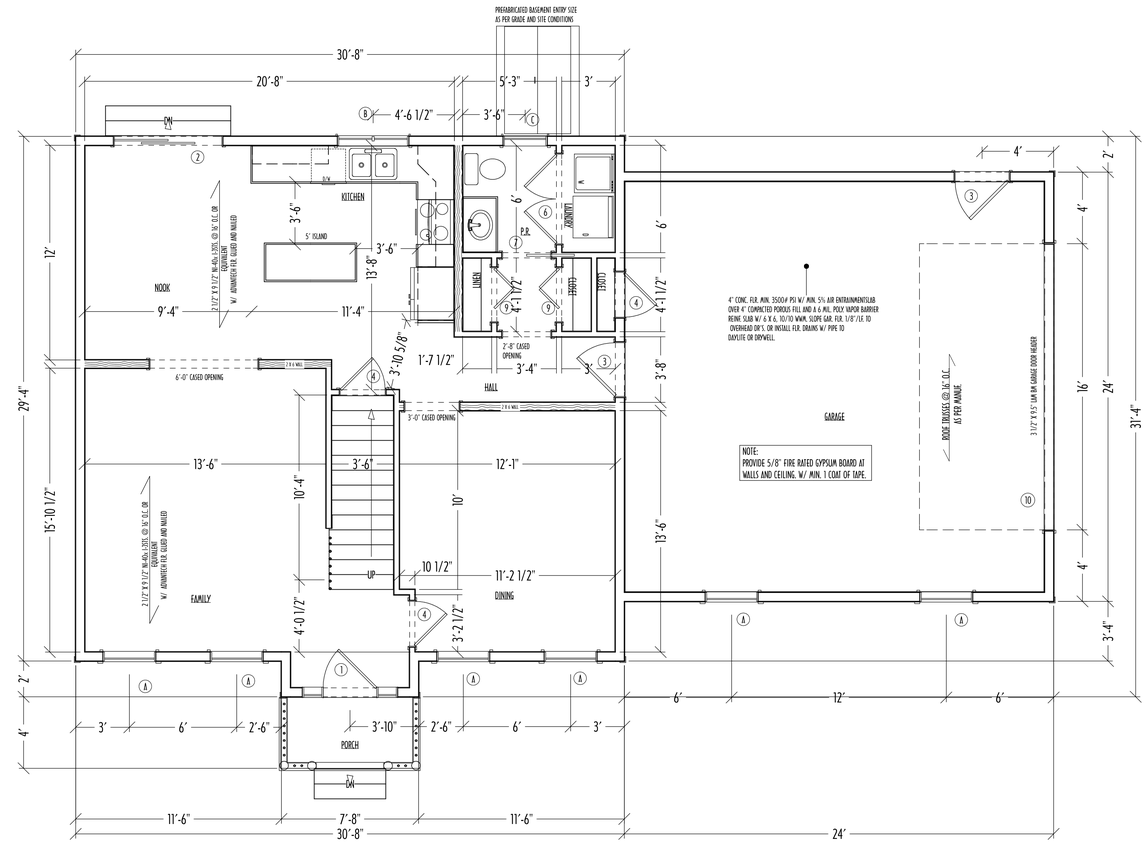
NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

FOUNDATION PLAN-
SECTION DETAILS

DRAWING No.
A-3



SECOND FLOOR PLAN
SCALE: 1/4=1'



FIRST FLOOR PLAN
SCALE: 1/4=1'

WINDOW SCHEDULE

SYM.	MANUF.	QUANT'Y	MODEL NO.	ROUGH OPENING	REMARKS
A	SUVERLINE	12	3049	3'-2 1/4" X 4'-9	MEETS EGRESS OF 5.7 SQ. FT. CLEAR OPNG
B	SUVERLINE	1	4036	4'-0 3/4" X 3'-0 1/2"	TWIN CASEMENT 4'X3'6 VERIFY R.O. SIZE
C	SUVERLINE	3	2432	2'-3 1/4" X 3'-5	
D	SUVERLINE	3	BASEMENT	PER BUILDER	
E	SUVERLINE				
F	SUVERLINE				
G	SUVERLINE				
H	SUVERLINE				
I	SUVERLINE				
J					

DOOR SCHEDULE

NO.	QUANT'Y	TYPE	FRAME	SIZE	REMARKS
1	1	MGL. W/ L. SWNG.	WOOD	5'-4" X 6'-8"	3/0 DR W/ 2-12" SIDELITE
2	1	SLIDING	VINYL	6'-0" X 6'-8"	SUVERLINE
3	3	MGL. W/ L. SWNG.	WOOD	3'-0" X 6'-8"	
4	9	W'D SWING	WOOD	2'-6" X 6'-8"	
5	1	W'D SWING	WOOD	2'-4" X 6'-8"	
6	1	W'D SWING	WOOD	5'-0" X 6'-8"	2 - 2/6 DOORS
7	1	W'D PKT	WOOD	2'-8" X 6'-8"	
8	2	W'D B FLD.	WOOD	5'-0" X 6'-8"	
9	2	W'D B FLD.	WOOD	3'-0" X 6'-8"	
10	1	F.H. GARAGE DOOR	ATT'L	16'-0" X 7'-0"	O.H. GARAGE DOOR
11					

R309.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2). Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge

R613.2Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.

FIRST FLOOR SQ. FT.	915
SECOND FLOOR	900 SQ. FT.
FRONT PORCH SQ. FT.	30
GARAGE	582 SQ. FT.

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NOTES:
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2) ALL JOISTS, RAFTER, AND BEAM SIZES AND DESIGN MUST BE VERIFIED FOR COMPLIANCE WITH LOCAL CODES AND BUILDING CONDITIONS, PRIOR TO BEGINNING CONSTRUCTION.
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4) ATTIC VENTILATION SHALL BE DESIGNED ACCORDING TO LOCAL CODES AND CLIMATE.
5) PROVIDE PROPER FLASHING WHERE REQUIRED.
6) THE DESIGN OF ALL TRUSSES MUST COMPLY WITH THE LATEST CODE AND REQUIREMENTS
7) DAMAGED WINDOWS 44" BARTS TUBS AND SHOWERS TO BE DEFERRED GLASS

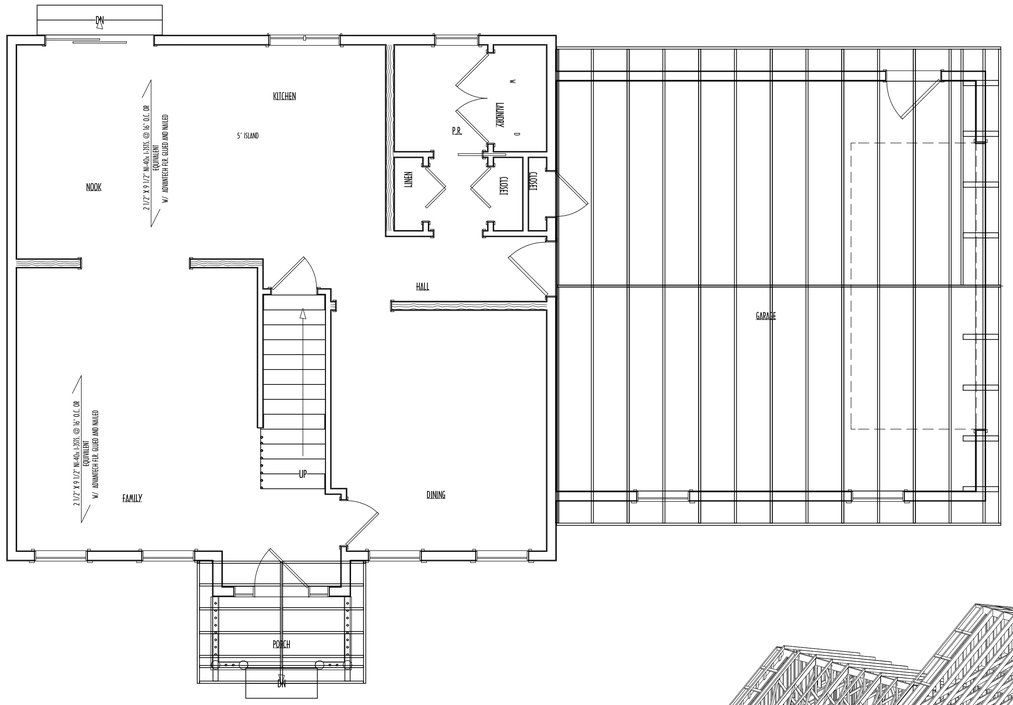
REVISIONS
08/07/2012
08/14/2012
08/20/2012
03/28/2014

NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

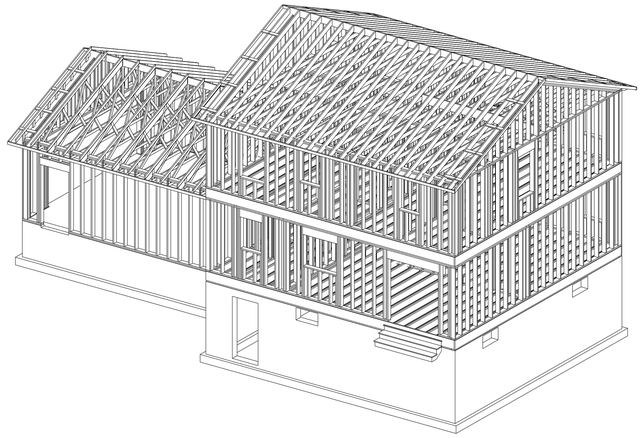
DATE: 07/10/2012
SCALE: 1/4 =1'-0"
DESIGN BY: RDS, INC.

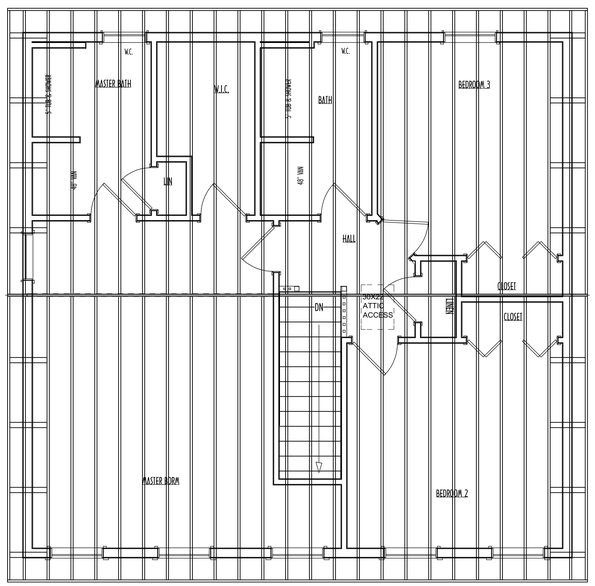
FIRST FLOOR PLAN - SECOND FLOOR PLAN- W/D SCHEDULE

DRAWING No.
A-4

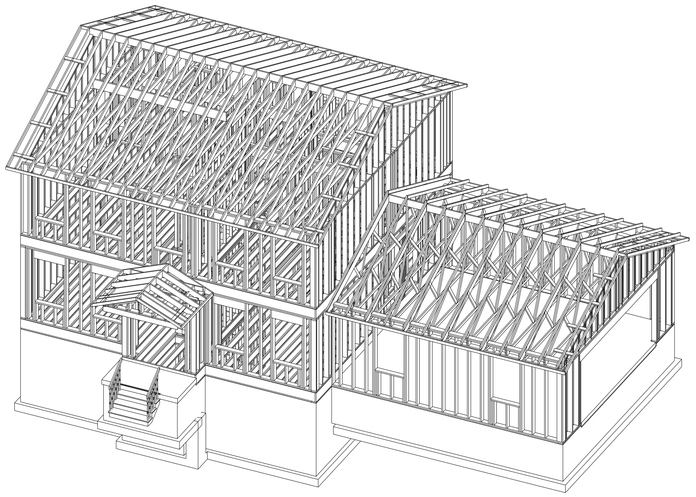


FRONT PORCH AND GARAGE ROOF FRAMING PLAN
SCALE: 1/4"=1'





MAIN ROOF FRAMING PLAN
SCALE: 1/4"=1'



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5) PROVIDE PROPER FLASHING WHERE REQUIRED.
6) THE DESIGN OF ALL TRUSSES MUST COMPLY WITH THE LATEST CODES AND REQUIREMENTS
7) BUNDLED WINDOWS 64" WIDE TRIM AND SHOULD BE EXPOSED GLASS

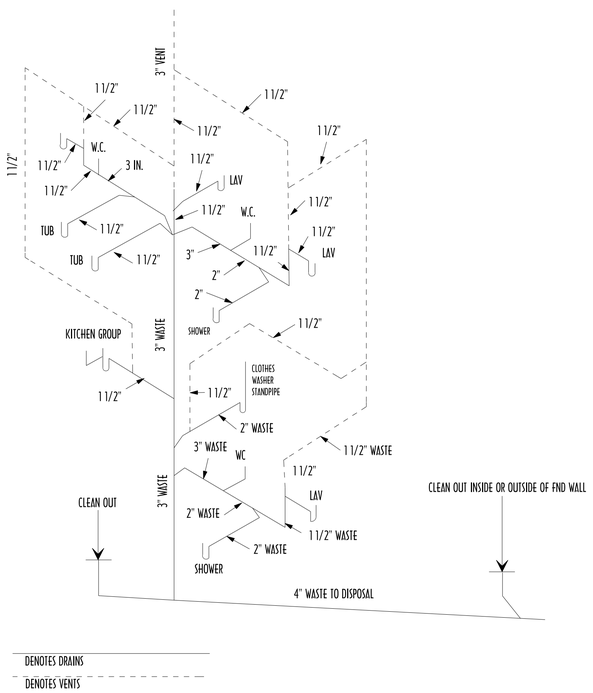
REVISIONS
08/07/2012
08/14/2012
08/20/2012
03/28/2014

NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

ORIGINAL SIZE:
ORIGINAL:
DATE: 07/10/2012
SCALE: 1/4"=1'-0"
DRAWN BY: RDS, INC.

ROOF FRAMING PLAN -
DESIGN CRITERIA -
PLAN NOTES

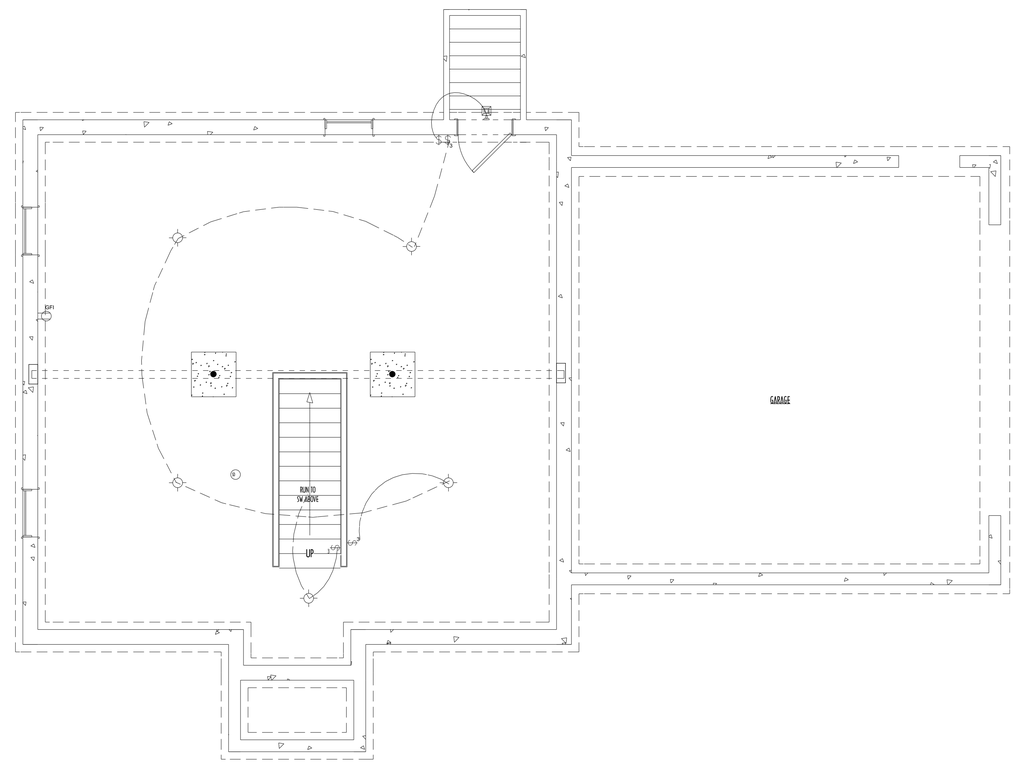
DRAWING No.
A-5



NOTE:
PLUMBING RISER INFORMATION MAY CHANGE DUE TO SITE CONDITIONS.

PLUMBING RISER DIAGRAM

N.T.S.



BASEMENT ELECTRICAL PLAN
SCALE: 1/4=1'

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3) VERIFY WINDOW SIZES WITH WINDOW MANUFACTURER FOR COMPLIANCE WITH EMERGENCY EGRESS REQUIREMENTS.
4) ATTIC VENTILATION SHALL BE DESIGNED ACCORDING TO LOCAL CODES AND CLIMATE.
5) PROVIDE PROPER FLASHING WHERE REQUIRED.
6) THE DESIGN OF ALL TRUSSES MUST COMPLY WITH THE LATEST CODES AND REQUIREMENTS
7) DARKENED WINDOWS ON 1ST, 2ND FLOOR PLANS ARE SHOWN TO BE TEMPERED GLASS

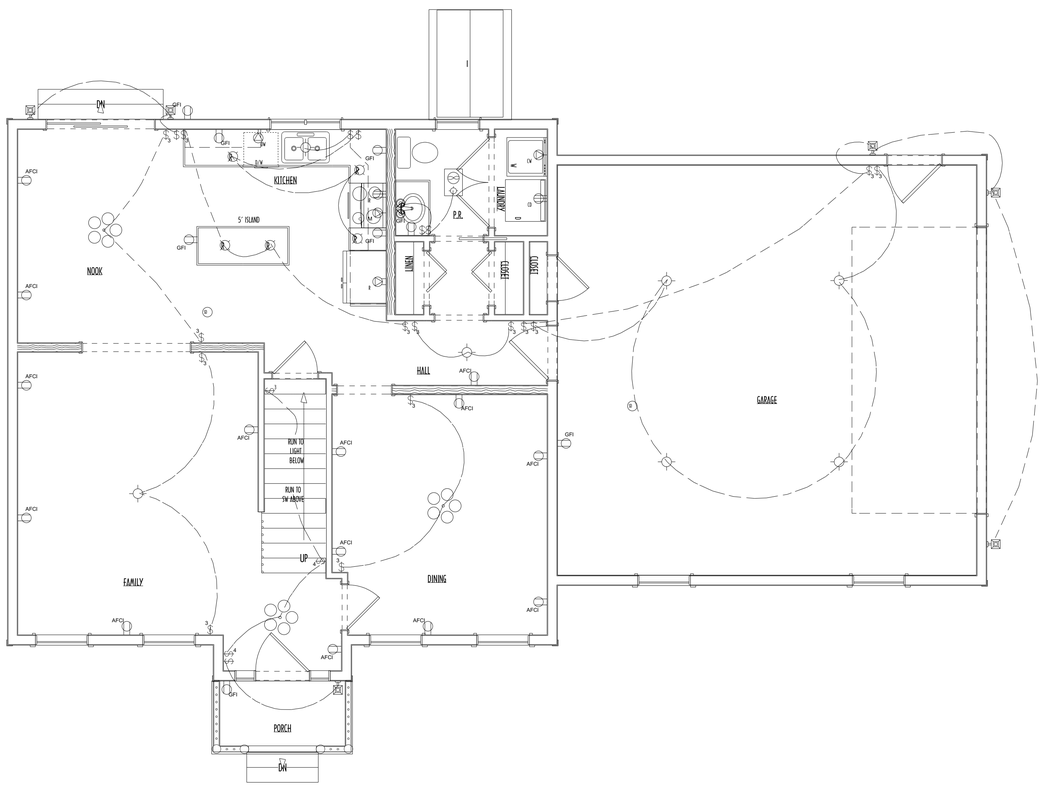
REVISIONS
08/07/2012
08/14/2012
08/20/2012
03/28/2014

NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

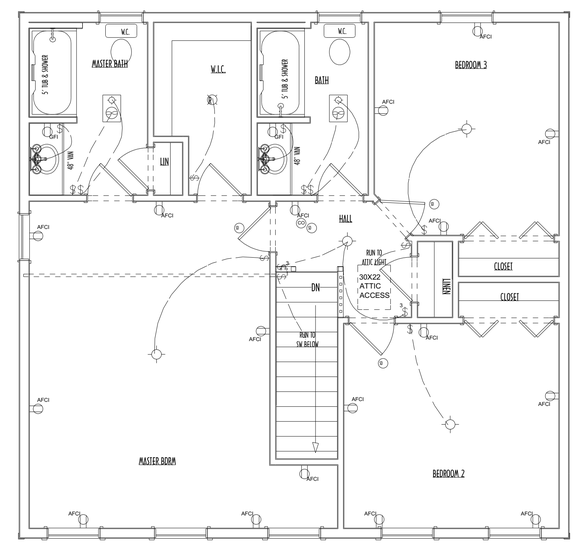
DESIGN BY:	
CHECK BY:	
DATE:	07/10/2012
SCALE:	1/4 =1'-0"
DRAWN BY:	RDS, INC.

BASEMENT ELECTRICAL PLAN - PLUMBING RISER DETAIL

DRAWING No.
E-1



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4=1'



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4=1'

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	METER SOCKET
	PANEL BOX
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	BOX CEILING LIGHT FIXTURE
	BOX RECESSED LIGHT FIXTURE
	BOX EAVE LIGHT FIXTURE
	BOX CHANDELIER LIGHT FIXTURE
	BOX WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	BOX DUPLEX RECEPTACLE
	BOX DUPLEX RECEPTACLE GROUND FAULT CIRCUIT INTERRUPTER
	BOX ARC-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE
	BOX FLOOR MOUNTED DUPLEX RECEPTACLE
	SPACE RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	GFCI OUTLET
	FIRE ALARM PANEL
	COMPUTER POINT

NOTE:
1.) ALL SMOKE DECTECTORS SHALL BE INTERCONNECTED AND RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND ALTERNATE POWER FROM A BACKUP.

2.) SWITCH AND OULET LOCATIONS MAY CHANGE DUE TO CONDITIONS AT THE JOB SITE. SEE THE SITE SUPERVISOR WITH ANY QUESTIONS.

3.) ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. E3902.11 ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLTS, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PRVIDE PROTECTION OF THE BRANCH CIRCUIT.

4.) ELECTRIC SERVICE TO BE BONDED WITHIN 5' OF MAIN WATER LINE ENTRANCE

5.) CARBON MONOXIDE ALARMS
R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

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7) BATHROOM WINDOWS 64" ABOVE FLOOR AND SHOWERS TO BE EXPOSED GLASS

REVISIONS

	08/07/2012
	08/14/2012
	08/20/2012
	03/28/2014

SCALE:	
DRAWN BY:	
DATE:	07/10/2012
SCALE:	1/4"=1'-0"
DESIGN BY:	RDS, INC

NEW RESIDENCE FOR:
MARK ZINI
SPEC HOUSE

FIRST FLOOR ELECTRICAL PLAN-
SECOND FLOOR ELECTRICAL PLAN

DRAWING No.
E-2