

1. PROVIDE R-19 BATT INSULATION IN 2X6 WALLS, R-13 1/2 MINIMUM R-38 INSULATION IN FLAT CEILINGS AND R-30 1/2 INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIR BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN
2. INSTALL SIDE WALL AND CEILING INSULATION IN CONT. BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LI HEATING DUCTWORK, CAULK ALL OPENINGS IN EXTERIOR CONSTRUCTION.
3. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 F INSULATION BETWEEN JOISTS.
4. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL WITH R-8.

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN FAN WITH AUXILIARY DRAIN TO EXTERIOR.
3. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP OF TOWER.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

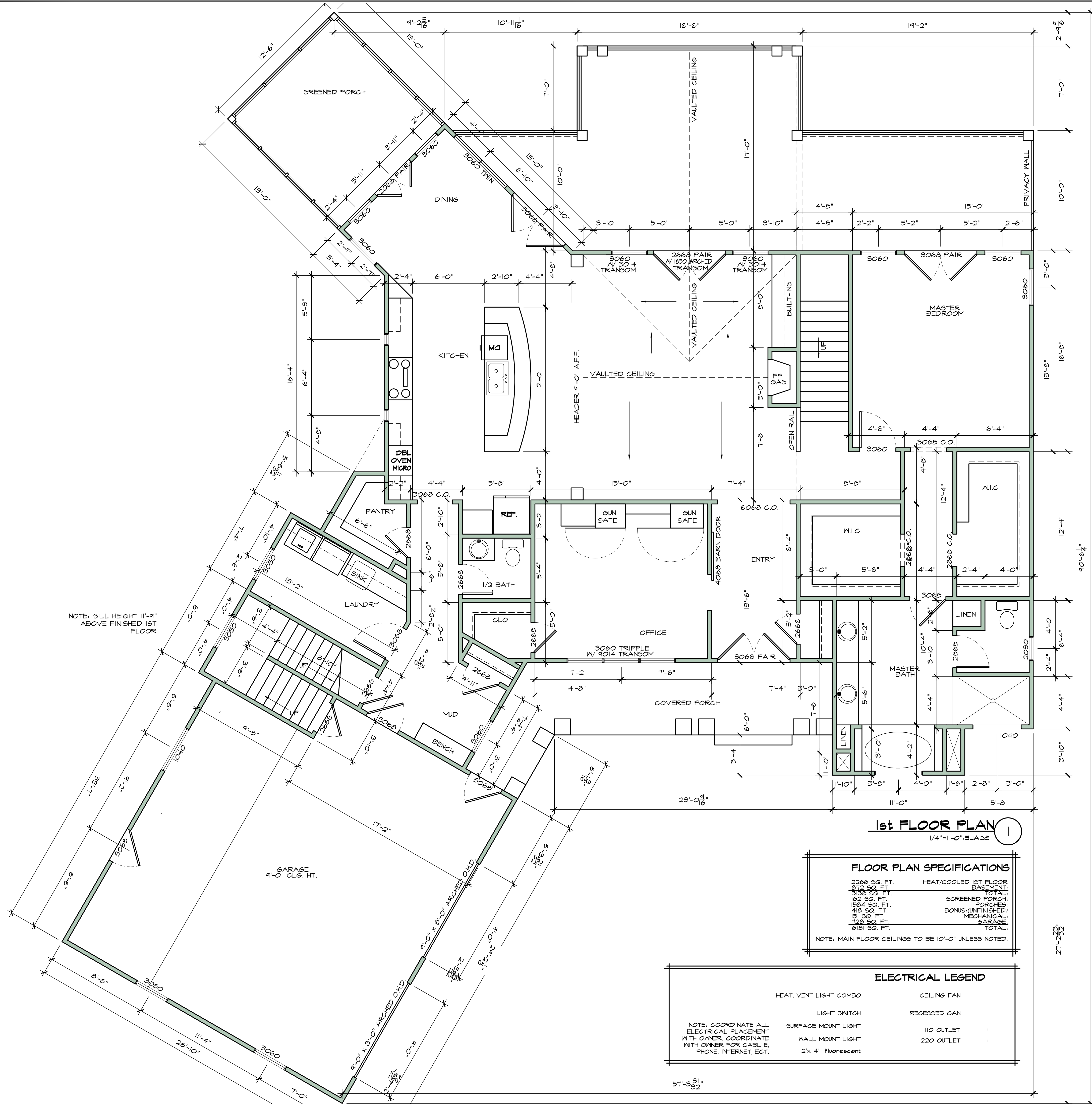
1. ALL STRUCTURAL INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FILLING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS AS PER BLDG. CODE OF THE CITY OF LITTLE ROCK.
2. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LC AS POSSIBLE.
5. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
6. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
7. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
8. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
9. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 FT. MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FORM FINISH FLOOR.
10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DRAFFING, FOR REPLACEMENT STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS SHALL BE VENTED

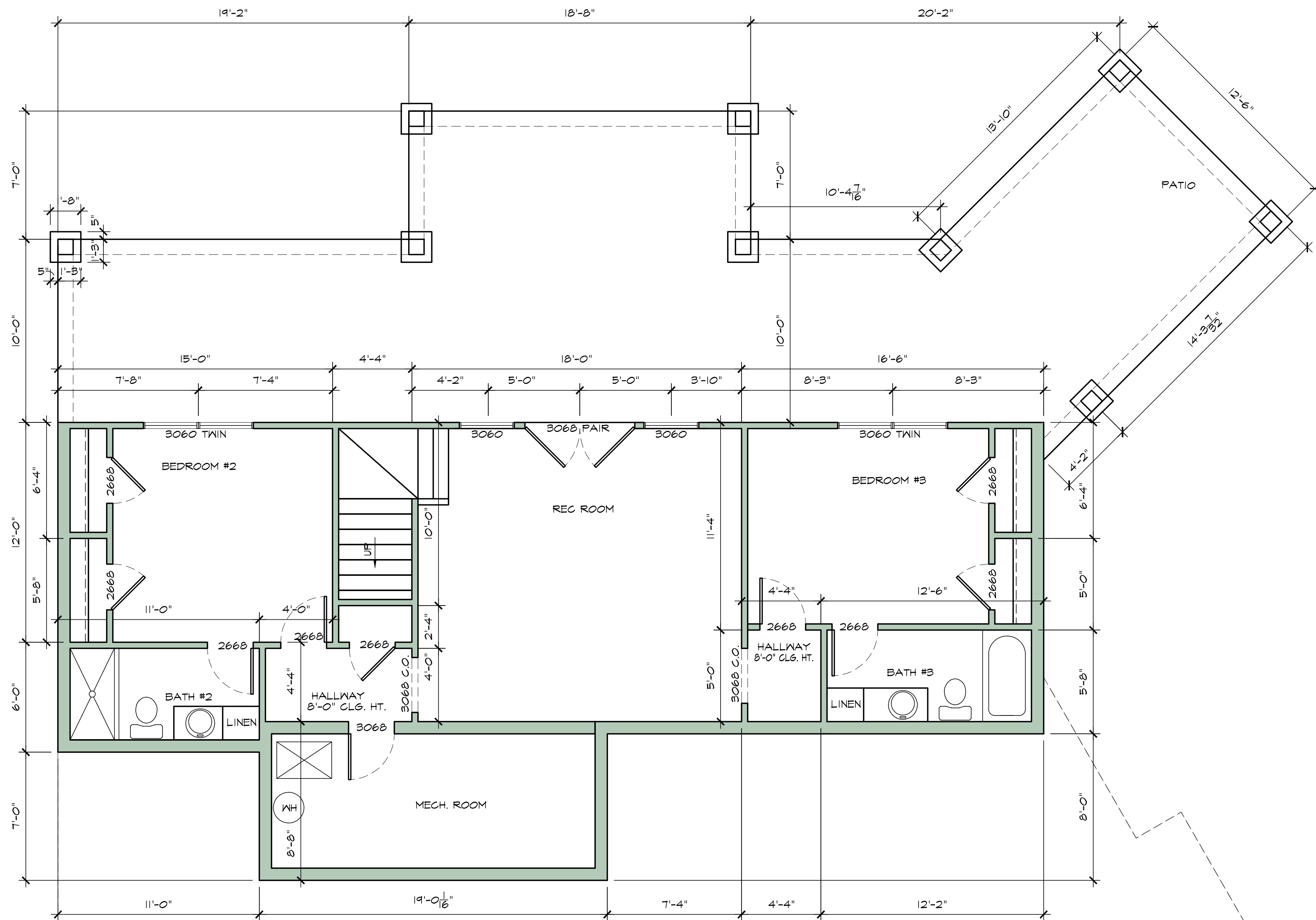
15. WALLS COMMON TO GARAGE AND HOUSE SHALL HAVE A LAYER OF T GYPSUM BOARD AT GARAGE SIDE.

17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND.
USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.

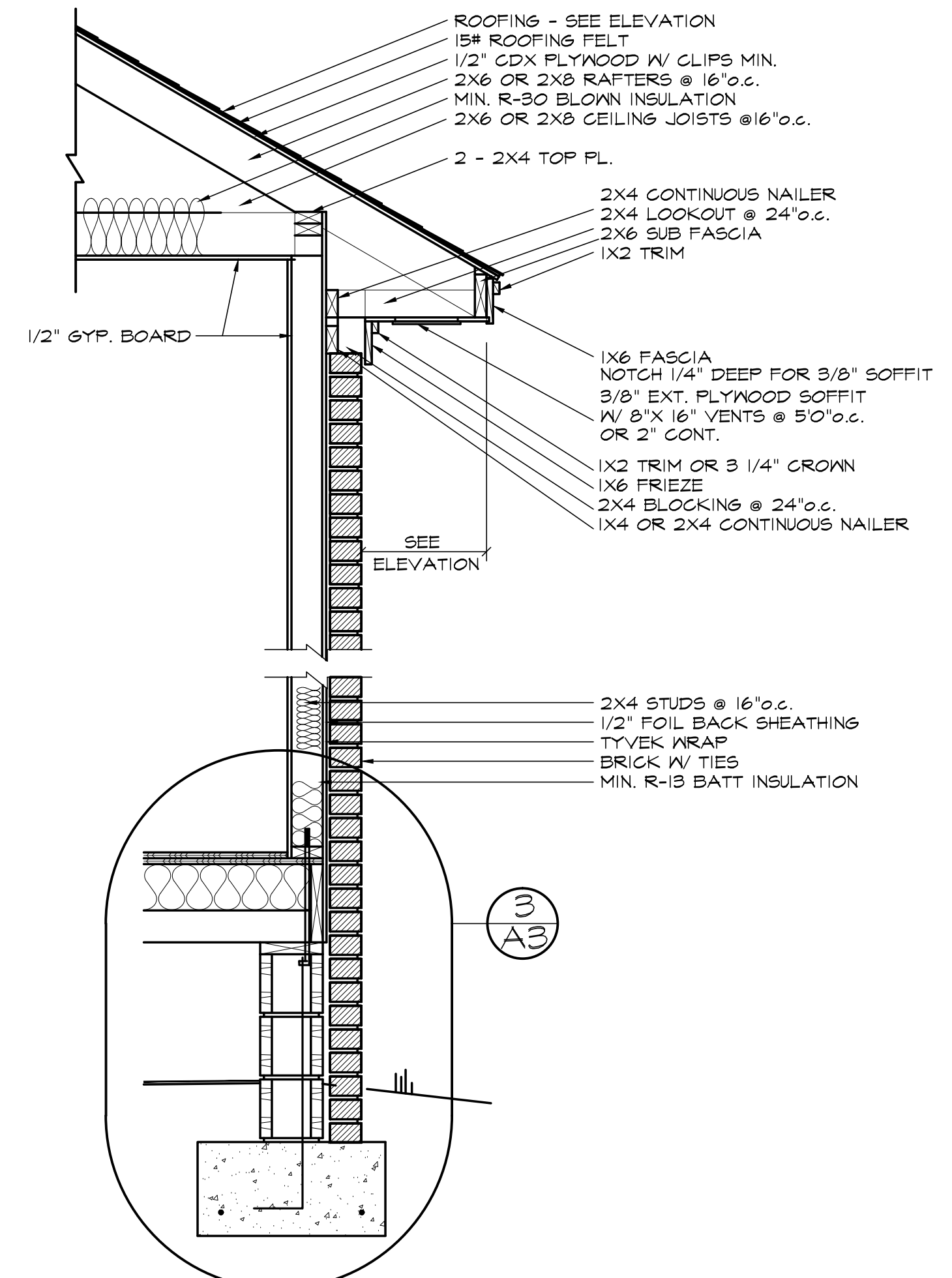
NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-941-0769
JOB# 20055	SHEET 1 OF 7





2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 SECTION
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

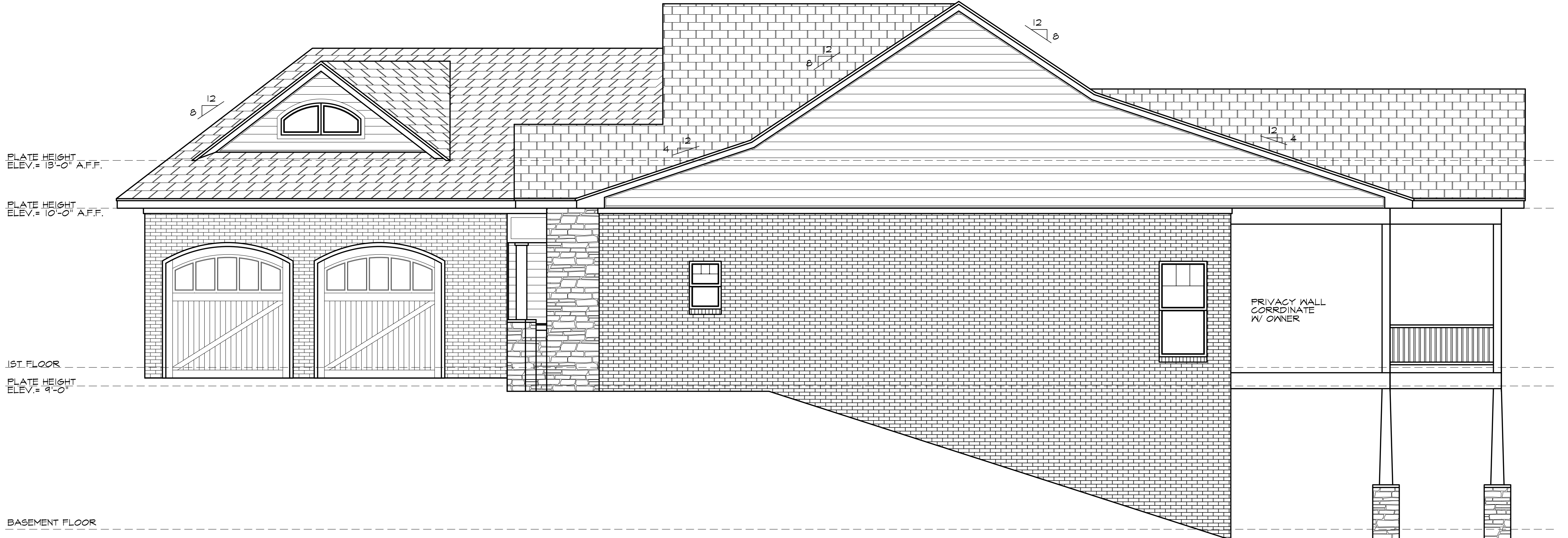
1. ALL FOOTINGS SHALL REST ON VIRGIN, UNDISTURBED
2. ASSUMED SOIL SHALL BE SAND OR GRAVEL, WITH MINIMUM TRACES OF DRY CLAY WITH A MINIMUM BEARING CAPACITY OF 2000 LBS/SQ FT.
3. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE SHALL BE 3000 P.S.I. (28 DAY COMPRESSIVE STRENGTH) CONCRETE ON 4" SAND OR GRAVEL FILL MINIMUM WITH 6X6 - W/ 4XW/4MM REINFORCING. INTERIOR SLABS SHALL BE PLACED ON 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.
4. PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OF MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
5. PLACE 1/2" DIAMETER X (8" OR 12") SILL PLATE ANCHOR BOLTS AT EACH VERTICAL REBAR (WHERE OCCURRING) OR AT 4' O.C. AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
6. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION; WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTOR TO VERIFY FOOTINGS DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS; WHICHEVER IS MORE RESTRICTIVE.
8. PROVIDE TERMITE PROTECTION AS REQUIRED BY LOCAL CODES.
9. PROVIDE DEEP SCORE CONTROL JOINTS AT MID POINTS OF ALL GARAGES, BOTH DIRECTIONS.
10. MASONRY VENEER MUST BE ANCHORED TO BACK-UP CONSTRUCTION WITH GALVANIZED CORRUGATED METAL TIES SPACED 16" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY.
11. INSTALL CONTINUOUS APPROVED FLASHINGS AND COTTON CORD KEEPS AT 48" O.C. WITHIN FIRST EXPOSED COURSE ABOVE GRADE.
12. CRAWL SPACE FOUNDATIONS: PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.

NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-941-0769
DATE: MARCH 31, 2017	
JOB# 16026	SHEET 2 OF 7



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: ALL PLATE HEIGHTS ARE REFERENCED
FROM THE FINISHED 1ST FLOOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: ALL PLATE HEIGHTS ARE REFERENCED
FROM THE FINISHED 1ST FLOOR

NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND
CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN
LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER
CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING
STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR
BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL
INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

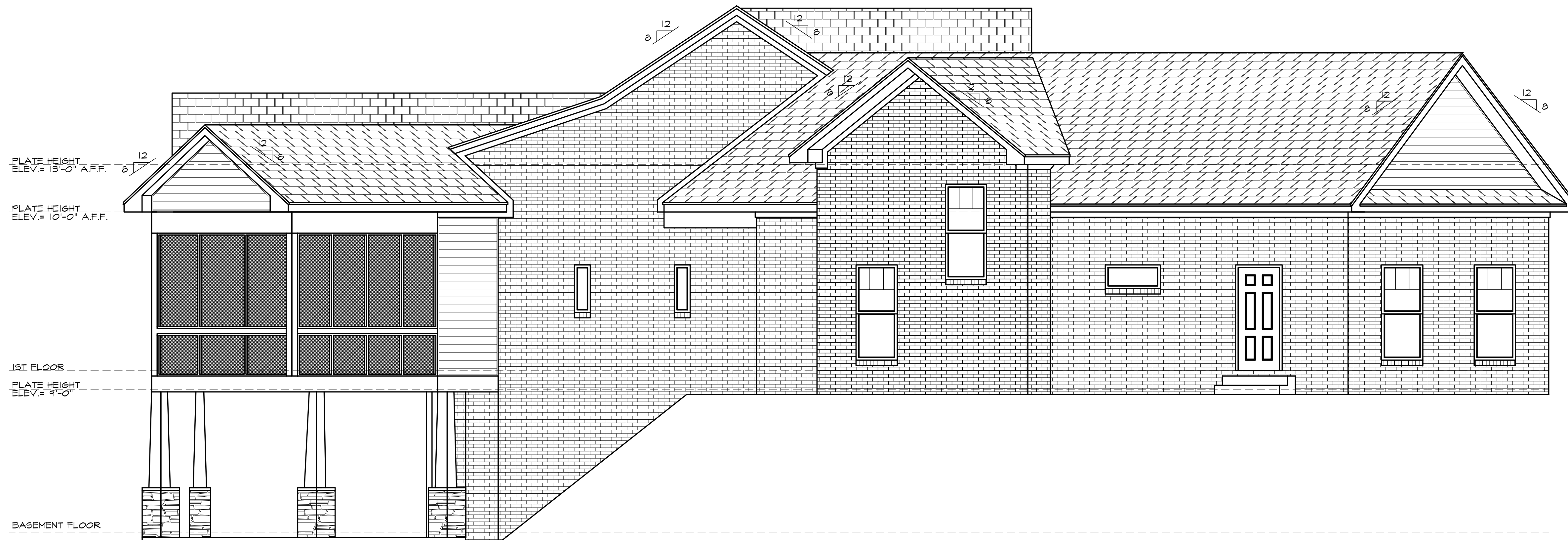
DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-941-0769
DATE: MARCH 31, 2017	
JOB# 16026	SHEET 3 OF 7



1 BACK ELEVATION

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

NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR



2 RIGHT ELEVATION

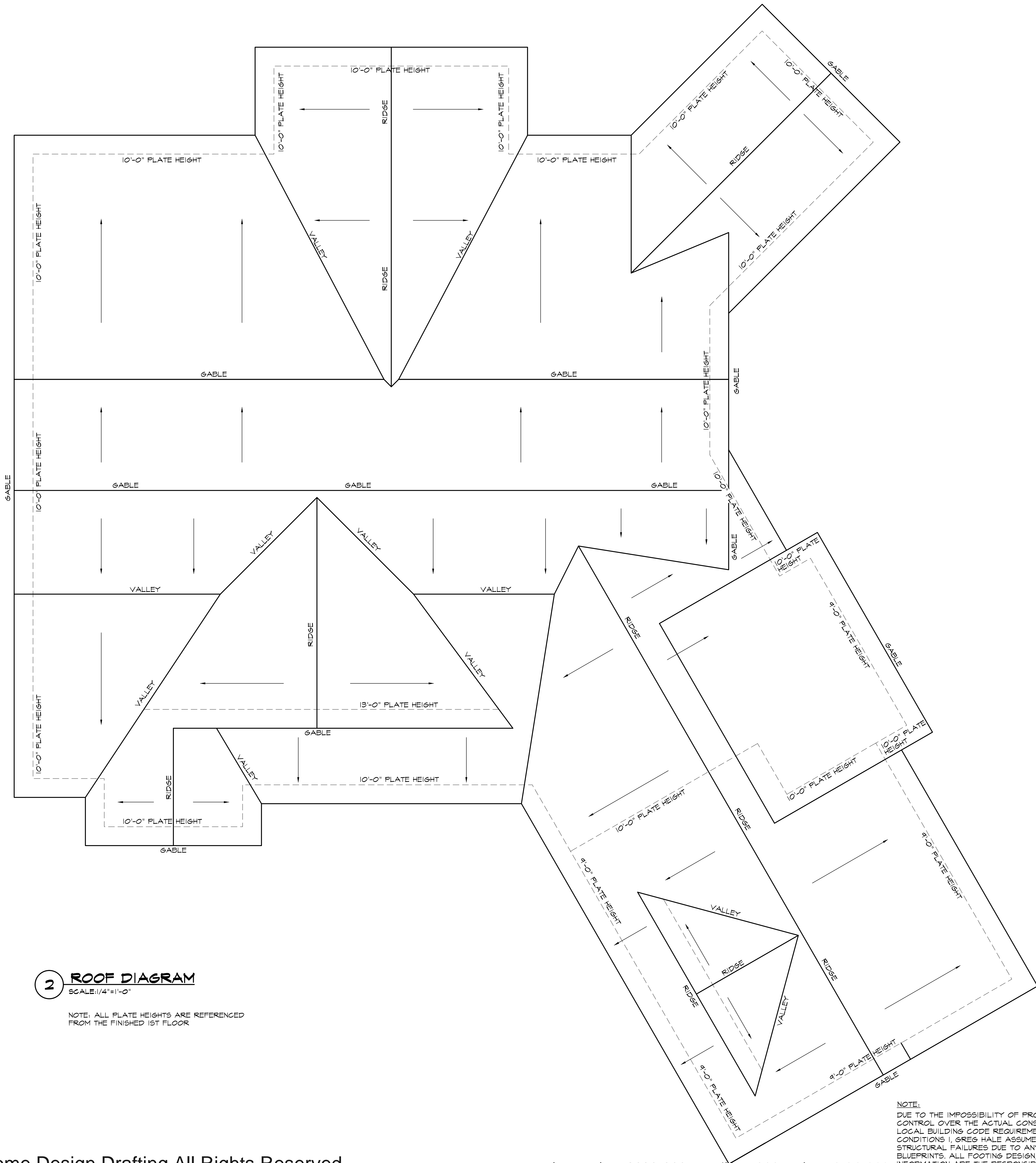
SCALE: 1/4" = 1'-0"

NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR

NOTE:

DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-941-0769
DATE: MARCH 31, 2017	
JOB# 16026	SHEET 4 OF 7

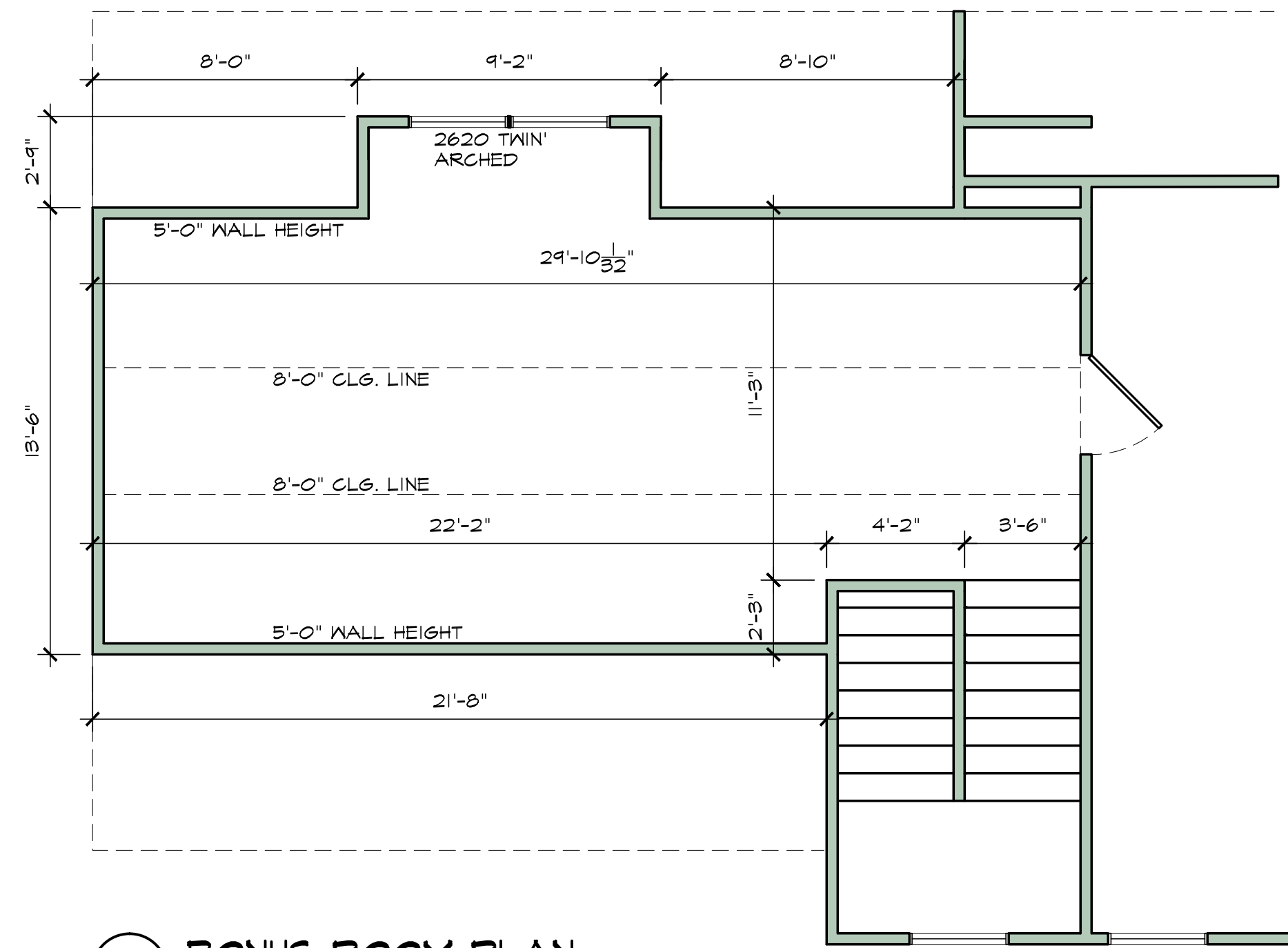


2 ROOF DIAGRAM
SCALE: 1/4" = 1'-0"

NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR

NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-441-0769
DATE: MARCH 31, 2017	
JOB# 16026	SHEET 5 OF 7



1 **BONUS ROOM PLAN**
SCALE: 1/4" = 1'-0"



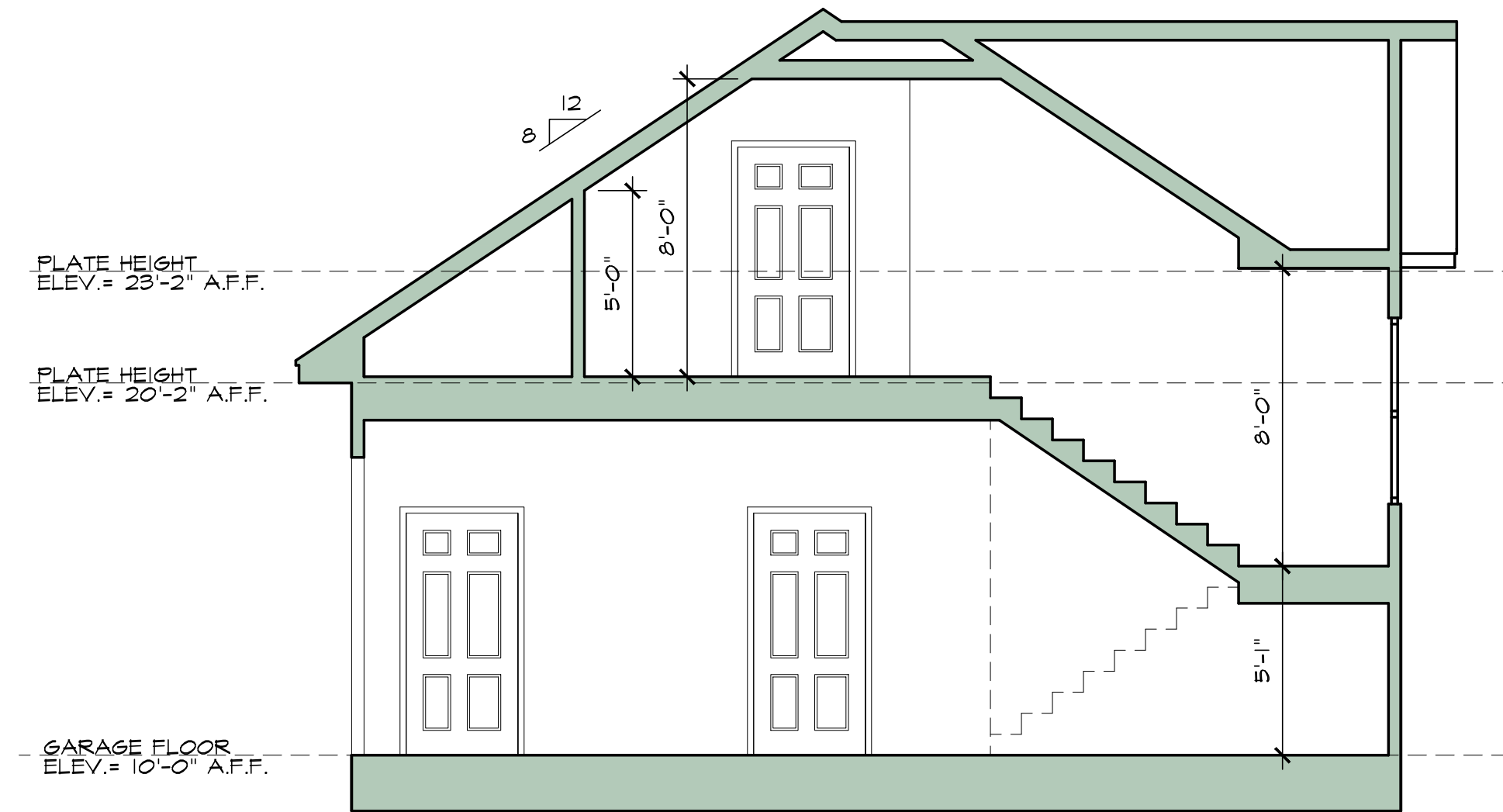
2 **RIGHT ELEVATION @ GARAGE**
SCALE: 1/4" = 1'-0"

NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR



3 **RIGHT ELEVATION @ GARAGE**
SCALE: 1/4" = 1'-0"

NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR



4 **SECTION @ GARAGE**
SCALE: 1/4" = 1'-0"

NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR

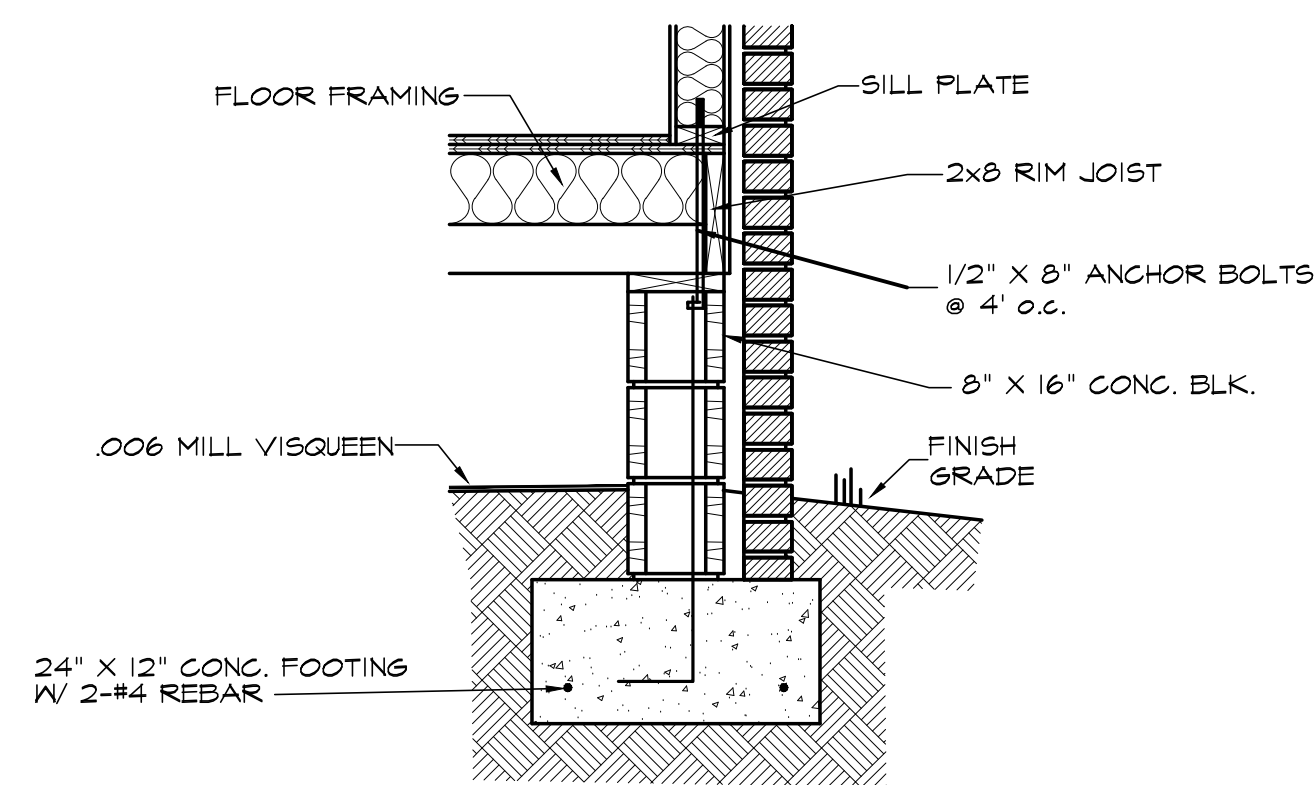
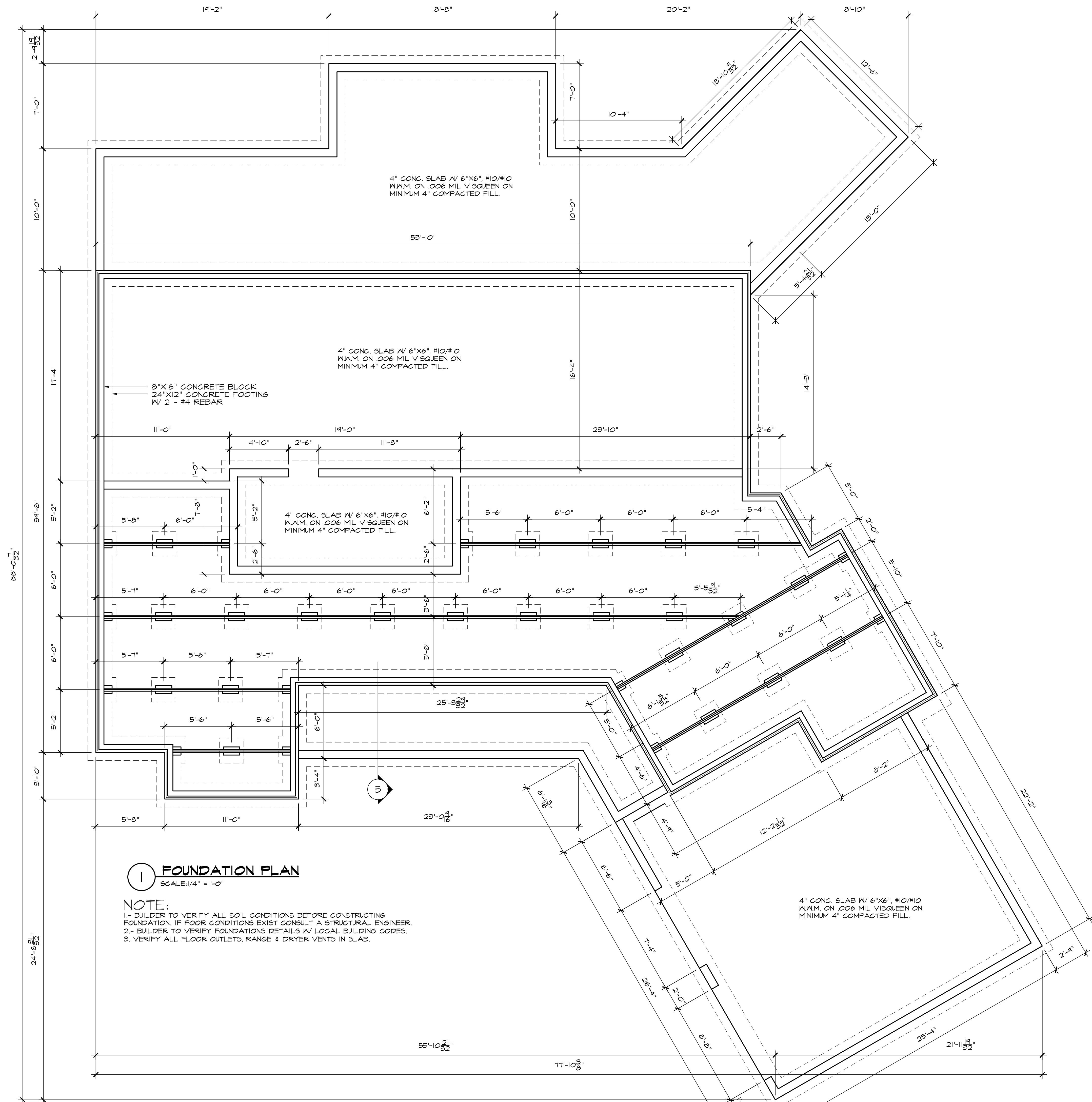


5 **FRONT ELEVATION @ GARAGE**
SCALE: 1/4" = 1'-0"

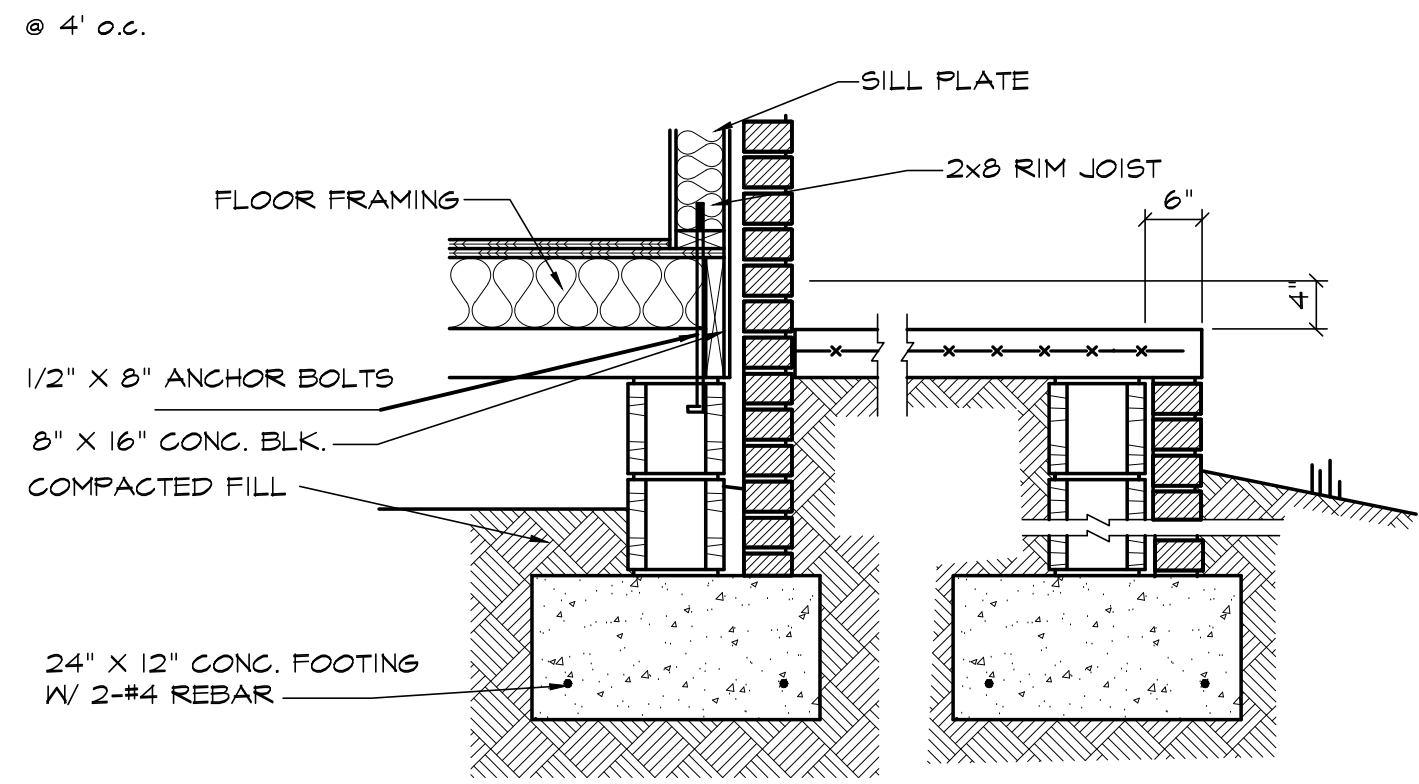
NOTE: ALL PLATE HEIGHTS ARE REFERENCED FROM THE FINISHED 1ST FLOOR

NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

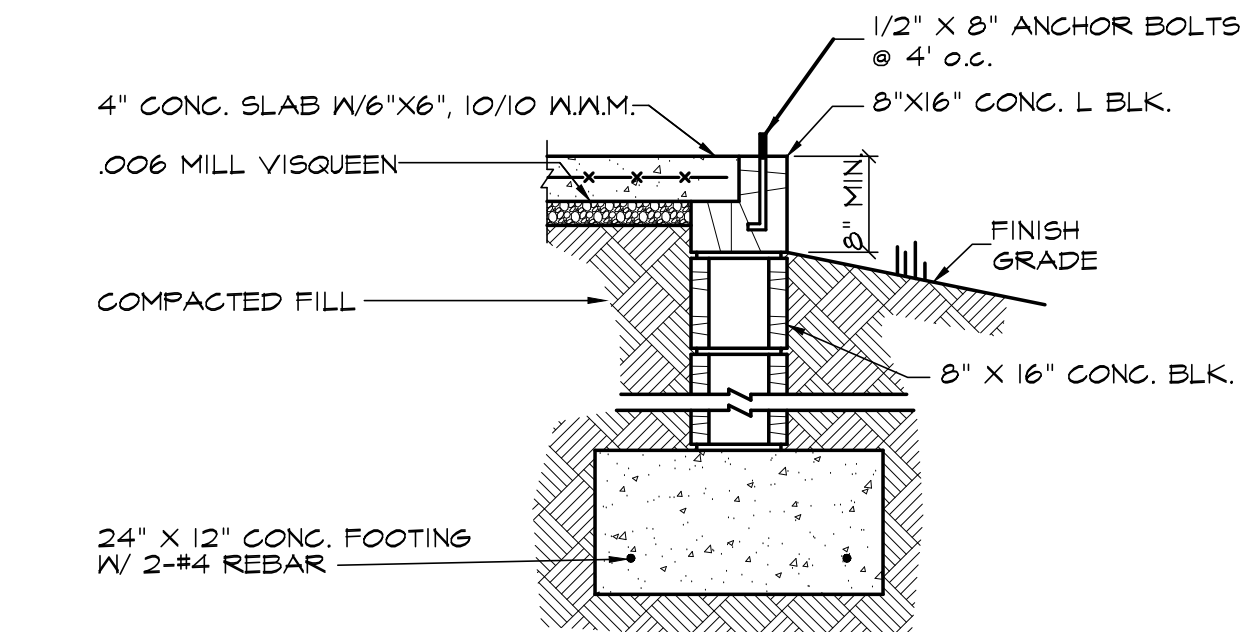
DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-941-0769
DATE: MARCH 31, 2017	
JOB# 16026	SHEET 6 OF 7



3 SECTION
SCALE: 1/4" = 1'-0"



5 SECTION
SCALE: 1/4" = 1'-0"



3 SECTION
SCALE: 1/4" = 1'-0"

NOTE:
DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS I, GREG HALE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

DRAWN BY: HOME DESIGN/ DRAFTING	
SCALE: 1/4" = 1'-0"	(501)-941-0769
DATE: MARCH 31, 2017	
JOB# 16026	SHEET 7 OF 7

