

SINGLE-STORY
RANCH
SAMPLE

1,535 SQ FT

3 BEDROOMS

2 BATHROOMS

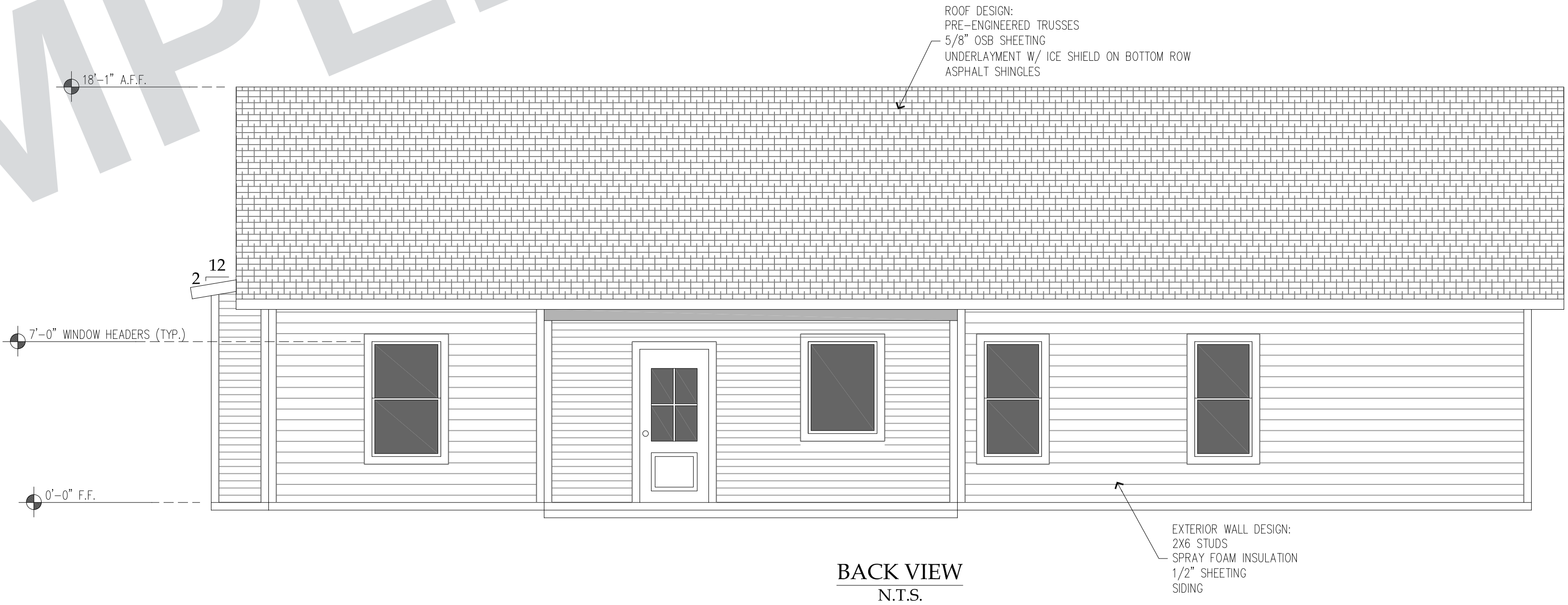
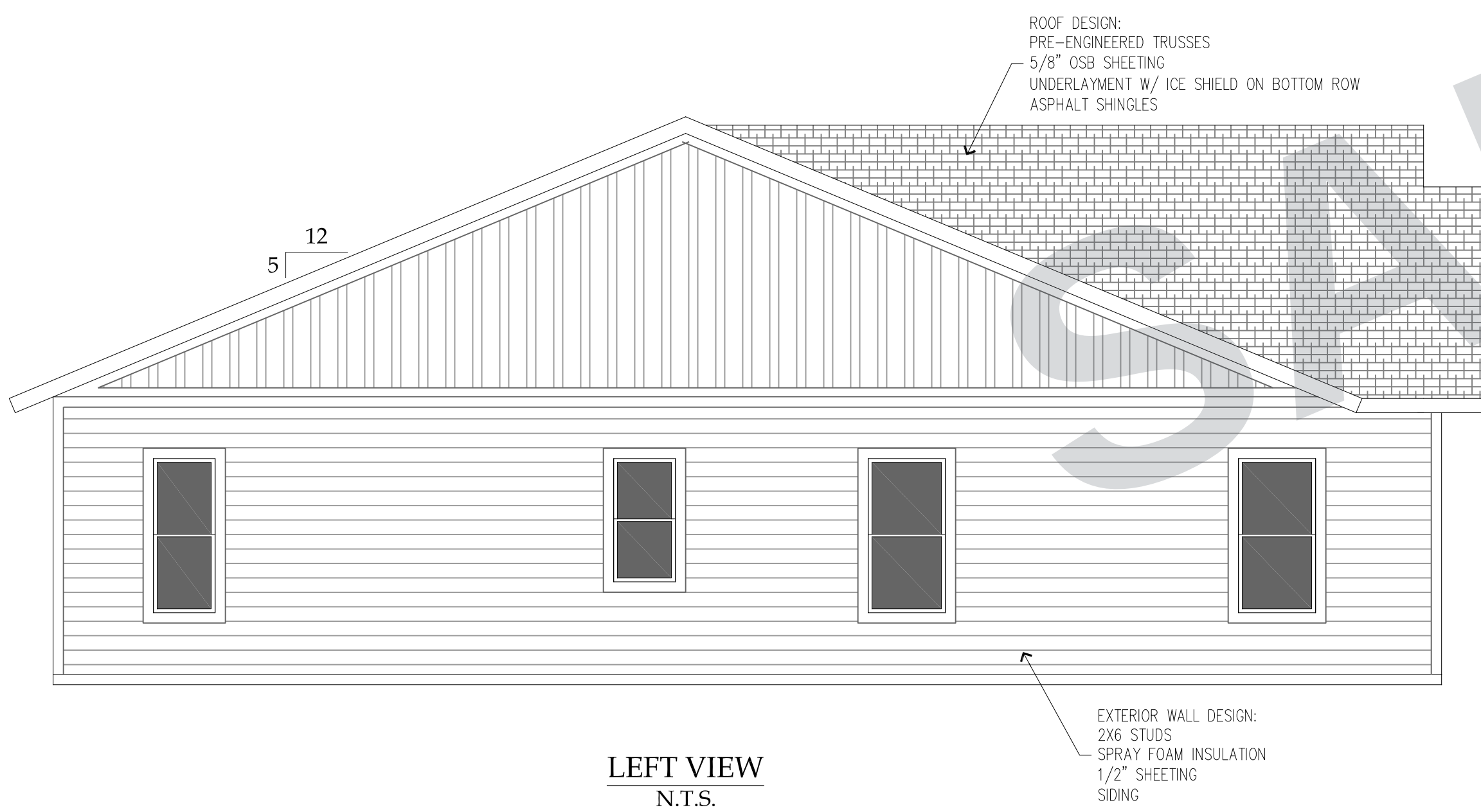
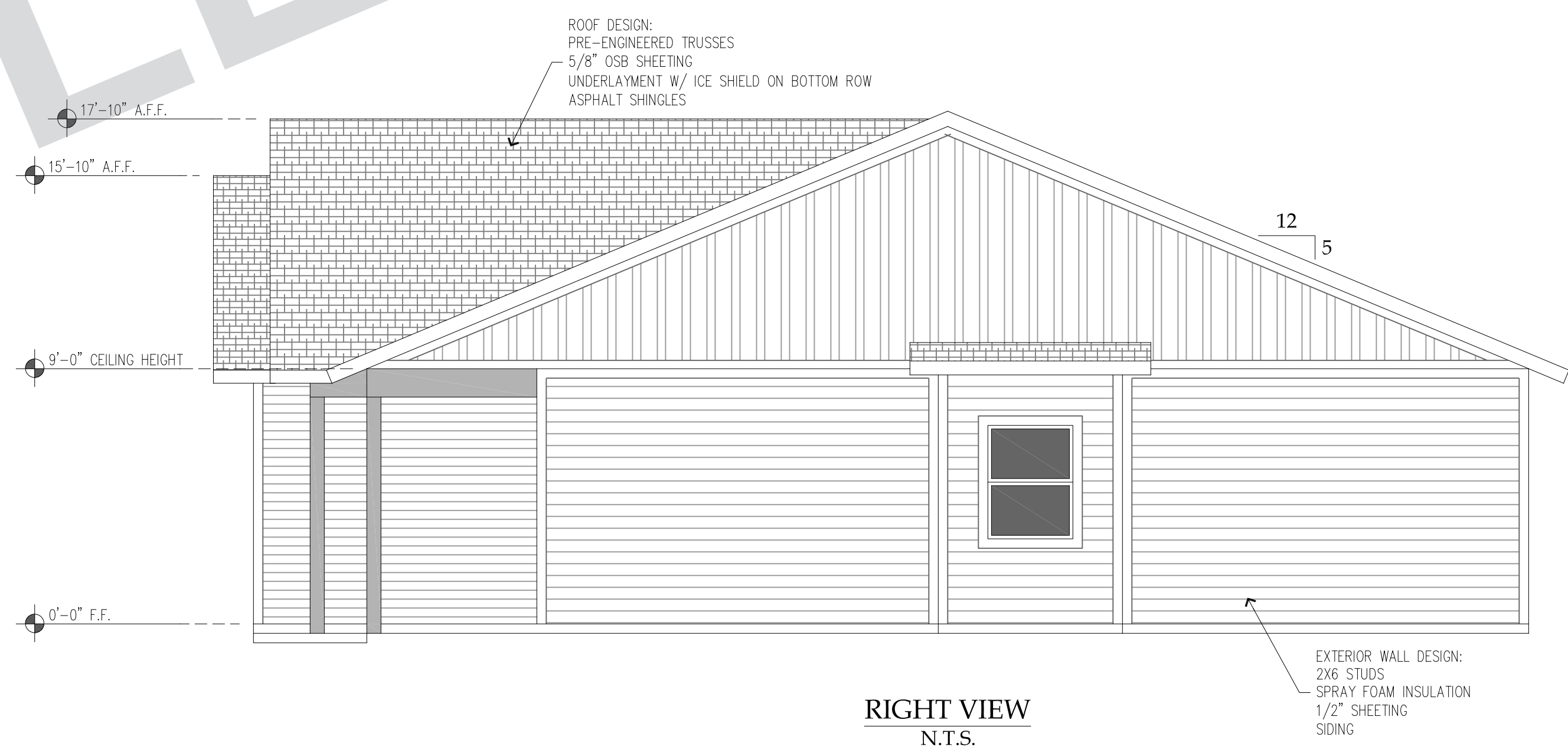
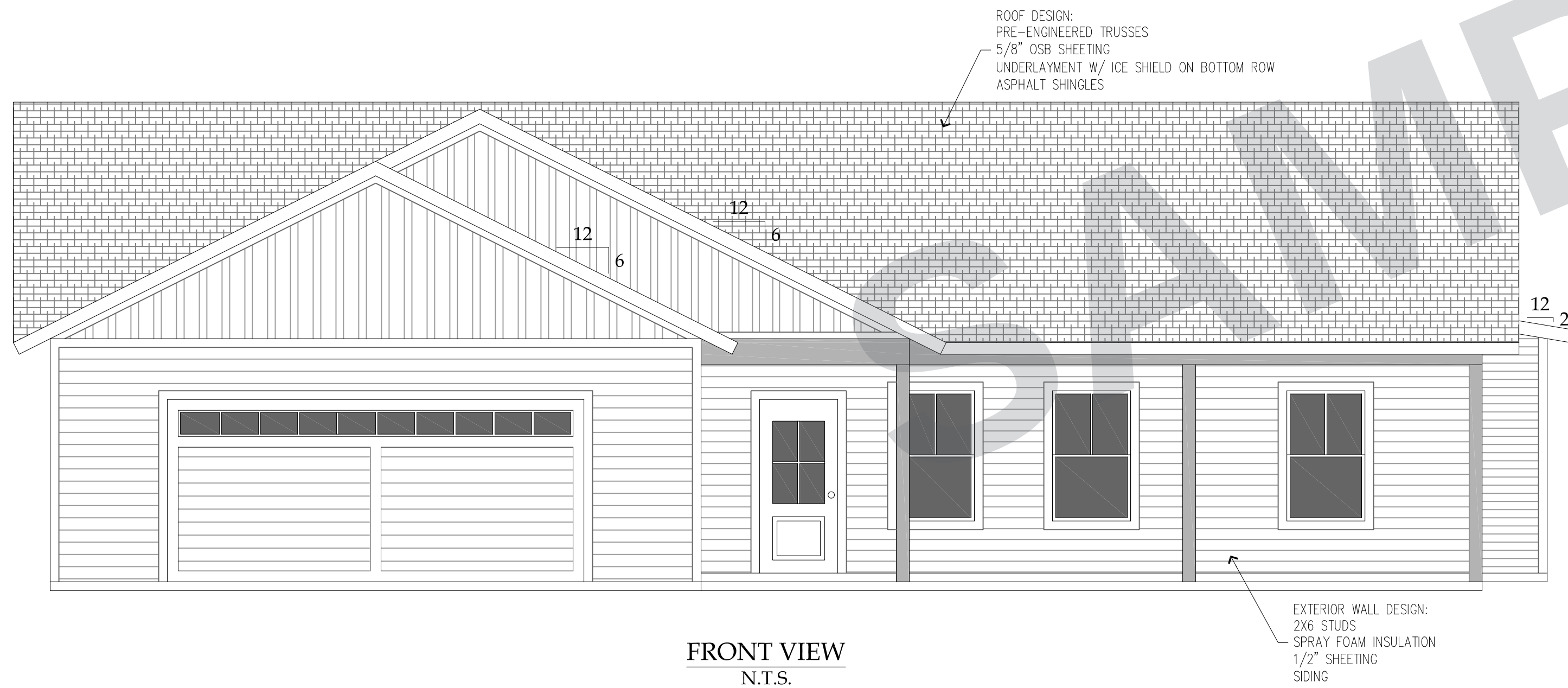
PORTFOLIO
SAMPLE

Not for
construction

A1.1

Exterior elevations

SHEET 1 OF 6



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A2.1

Floor plan

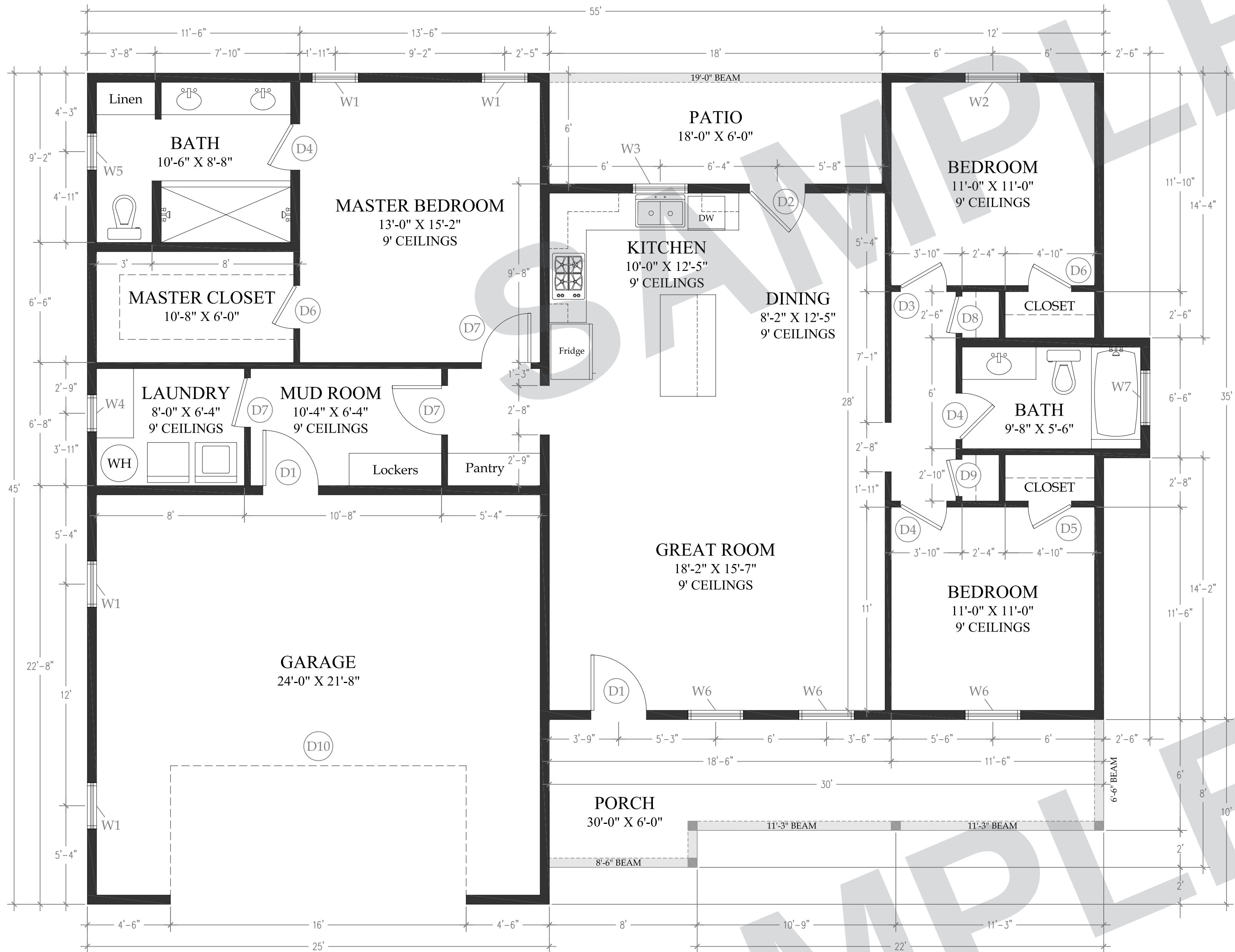
SHEET 2 OF 6

CONSTRUCTION NOTES:

- Contractor is responsible for adapting plans to comply with all applicable building codes and regulations as per IRC 2018.
- All structural beams, headers, and load-bearing components shall be sized and specified by a licensed structural engineer.
- Attics with appliances must have an unobstructed passageway and a clear opening compliant with IRC 2018 M1305.1.2. Provide continuous solid flooring and a level service space as required.
- Appliances must be accessible for inspection, service, repair, and replacement without removing permanent construction or obstructing access. Ensure a minimum working space of 30 inches by 30 inches in front of the control side. (IRC 2018 M1305.1.1)
- All sleeping rooms require emergency egress windows or doors with a minimum net clear opening of 5.7 square feet (5 square feet for grade-level openings). Maximum sill height: 44 inches. Minimum clear opening height: 24 inches. Minimum clear opening width: 20 inches. (IRC 2018 R310.2.1)
- Bathroom exhaust fans must vent directly to the exterior, not into the attic. (IRC 2018 M1505.2)
- Return air grilles must be located to comply with IRC 2018 M1602 requirements.
- All square footage measurements are approximate and subject to variation in the completed construction.
- Contractor to ensure all framing, connections, and fasteners comply with IRC 2018 for load, wind, and seismic requirements as applicable.
- Construction must comply with IRC 2018 codes for residential structures and any applicable local amendments.

SQUARE FOOTAGE SUMMARY

1ST FLOOR LIVABLE = 1535 sf
GARAGE = 548 sf



WINDOW SCHEDULE

TAG	W1	W2	W3	W4	W5	W6	W7
QTY	4	1	1	1	1	3	1
PRODUCT	MILGUARD V450	MILGUARD V450	MILGUARD V450	MILGUARD V450	MILGUARD V450	MILGUARD V450	MILGUARD V450
SIZE & DESC.	2650 SH	3050 SH	3040 CASEMENT	2040 SH	2050 SH - FROSTED	3050 SH	3040 SH - FROSTED
TRIM COLOR	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
ELEVATION							

DOOR SCHEDULE

TAG	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10
QTY	2	1	1	3	1	2	3	1	1	1
SIZE & DESC.	3068 LH - EXTERIOR	3068 RH - EXTERIOR	2668 LH	2668 RH	2468 LH	2468 RH	2868 RH	2868 RH	2868 LH	16070 GARAGE

1,535 SQ FT

3 BEDROOMS

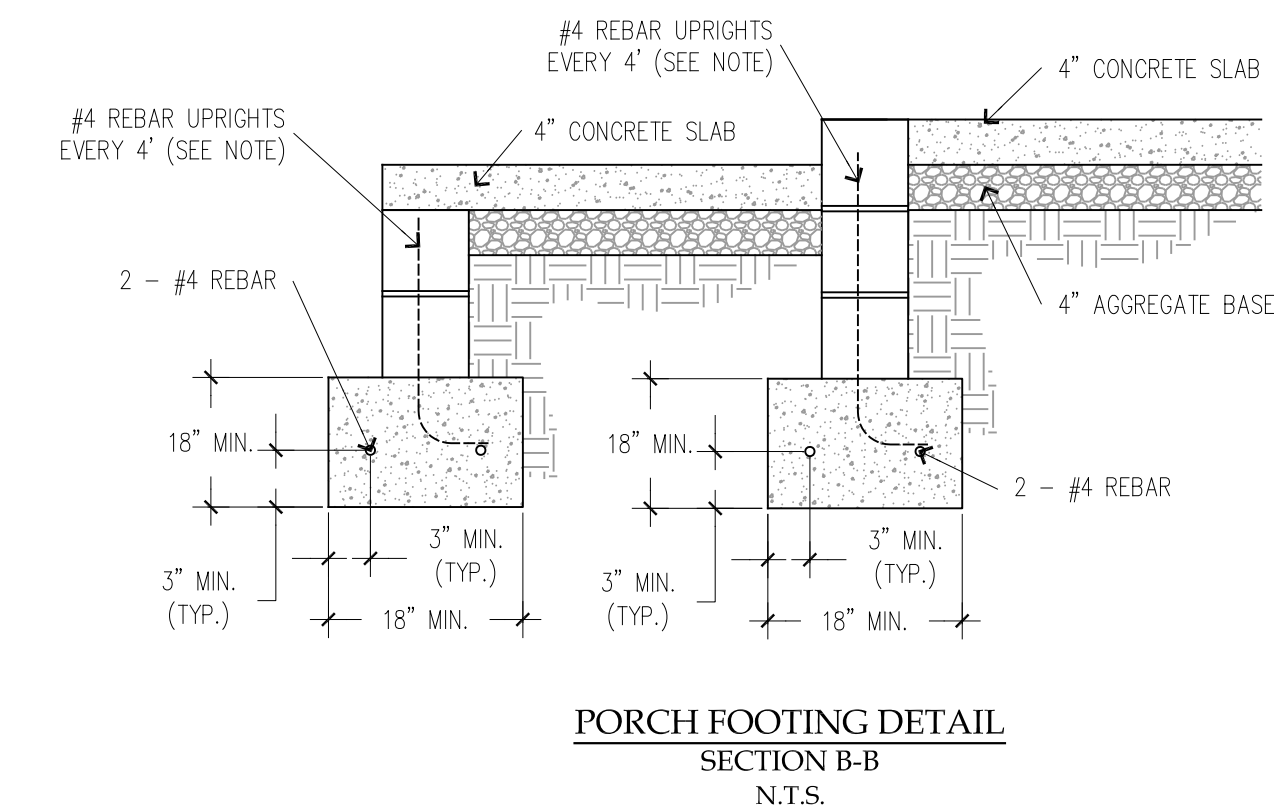
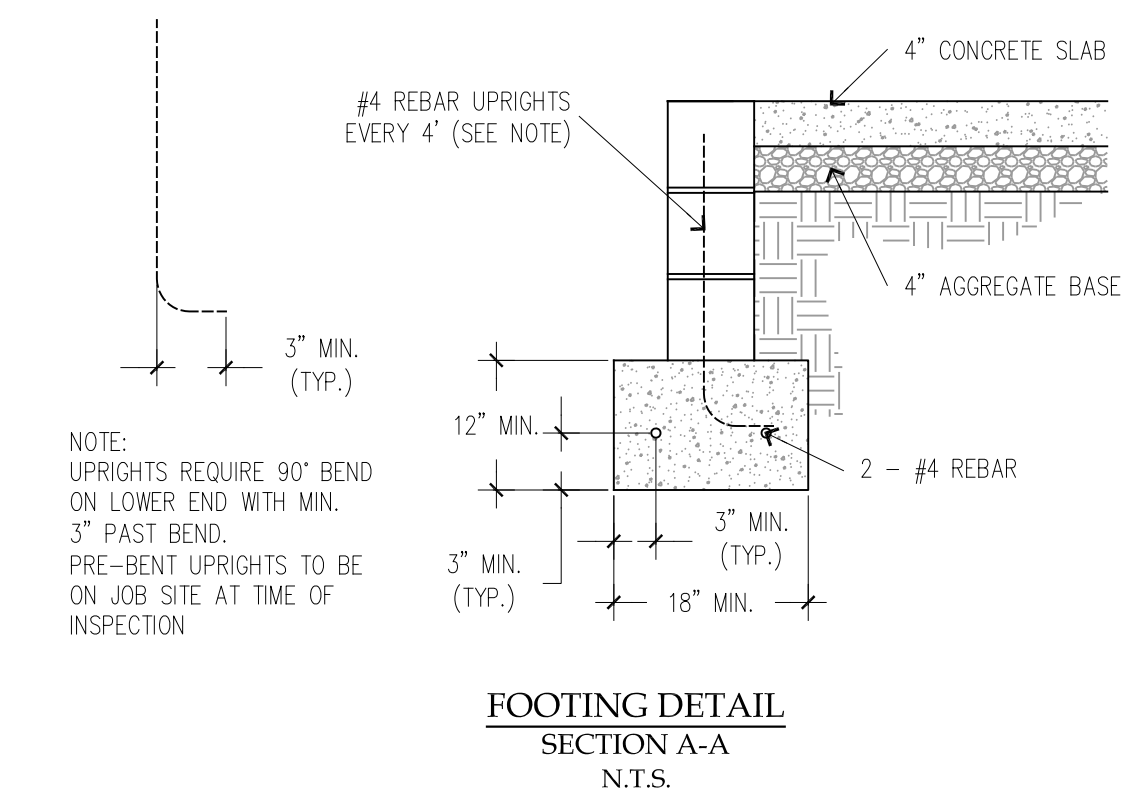
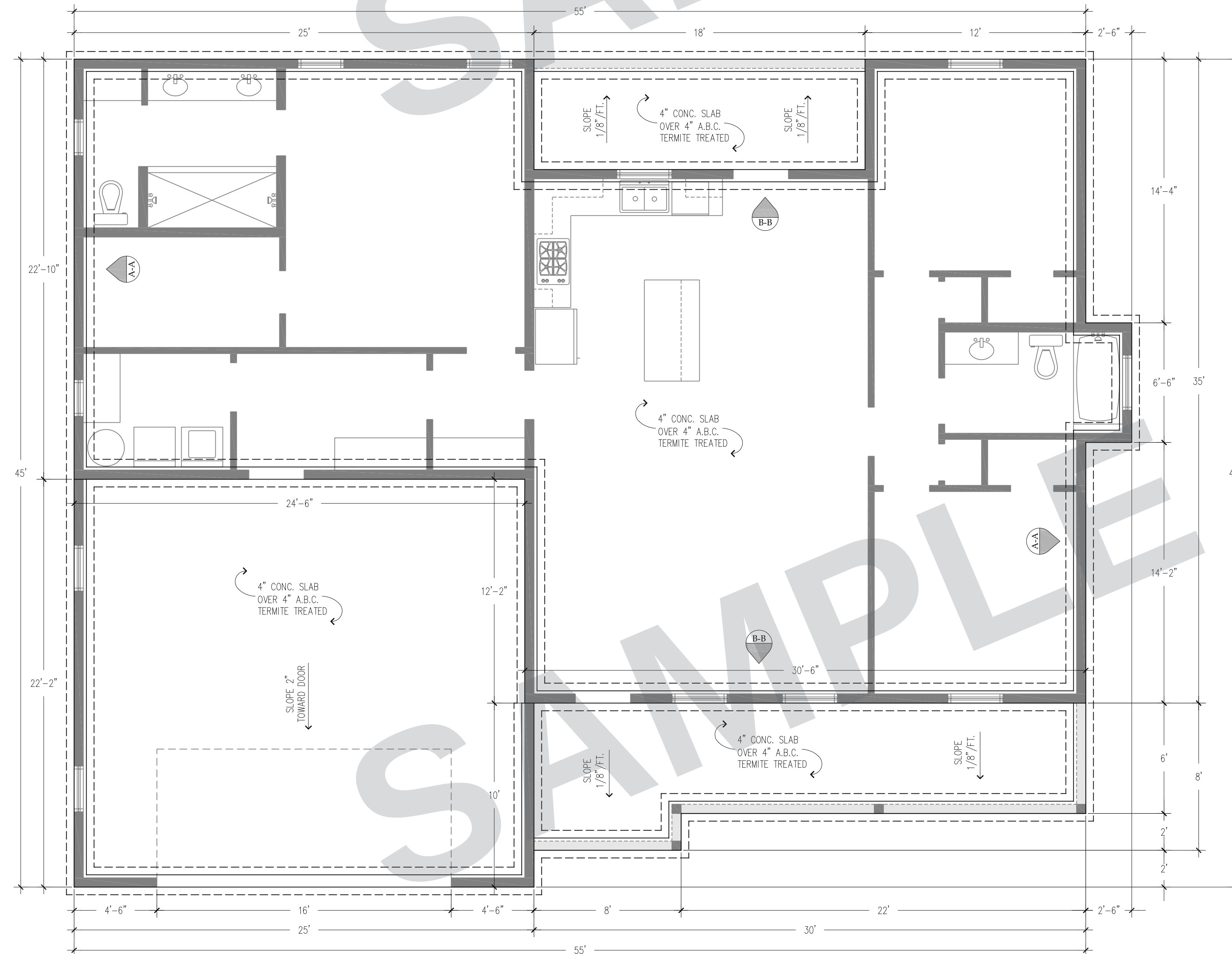
2 BATHROOMS

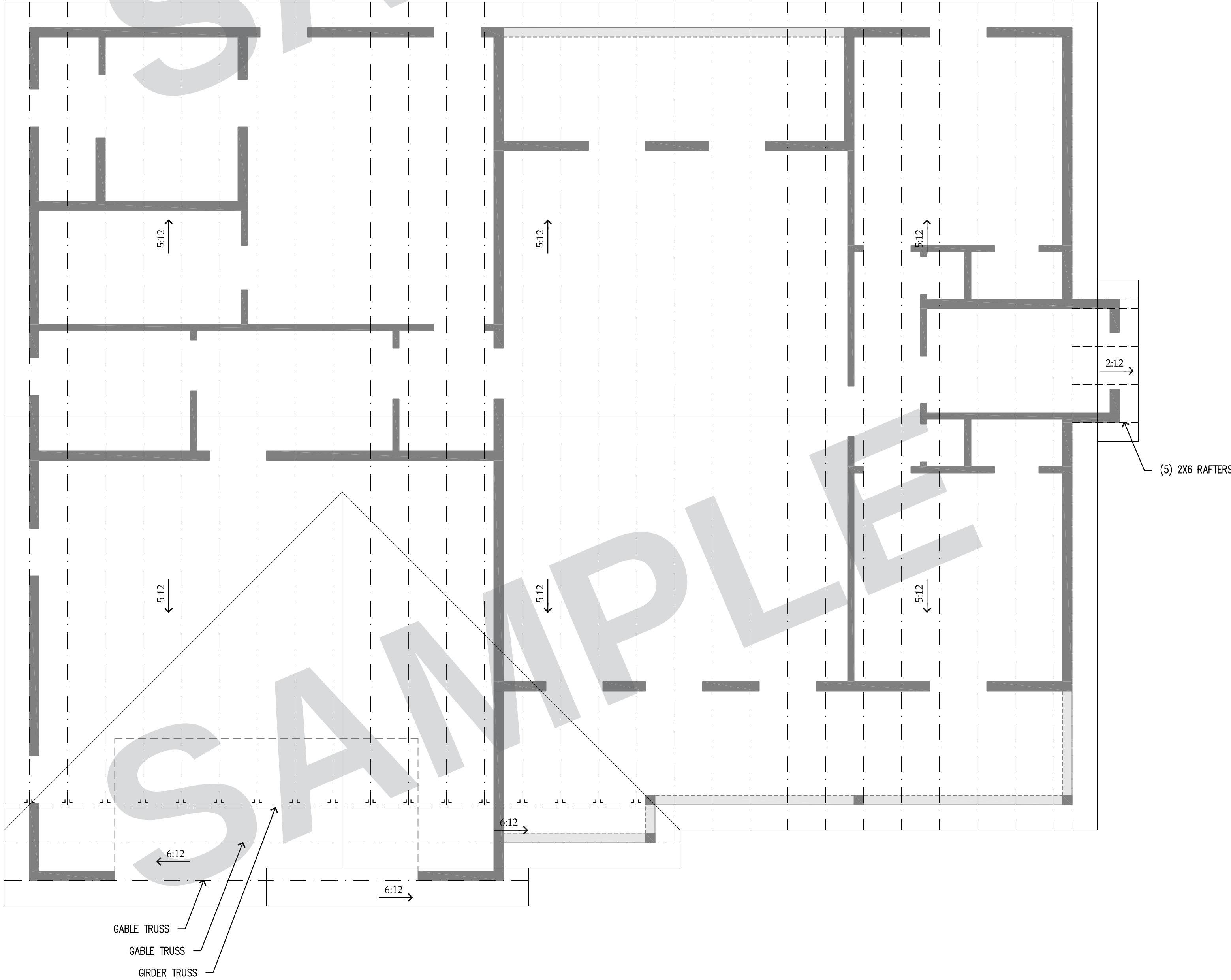
Not for
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Foundation plan

SHEET 3 OF 6

1. CONCRETE TO BE 3000 PSI.
2. CONCRETE TO BE PLACED ON 4" OF COMPACTED GRANULAR FILL.
3. ANY BACKFILL MUST BE COMPACTED IN 6" LIFTS TO 95% PROCTOR. SOIL COMPACTION TESTING IS RECOMMENDED.
4. REBAR MUST BE CLEAN AND FREE OF RUST AND OIL.
5. SLOPE NATURAL GROUND AWAY FROM SLAB.
6. ALL OVERLAPS IN REBAR WILL BE 12" MINIMUM.
7. 2" MINIMUM COVER OVER ALL REBAR.
8. REMOVE ALL VEGETATION BEFORE BACKFILLING.





NOTES:

1. TRUSS AND JOIST DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED AND BRACED TO MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL.
4. ALL ROOF FRAMING 24" O.C. UNO
5. ALL ROOF OVERHANGS 16" UNO
6. INSTALL ICE SHIELD AS REQUIRED

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Roof plan

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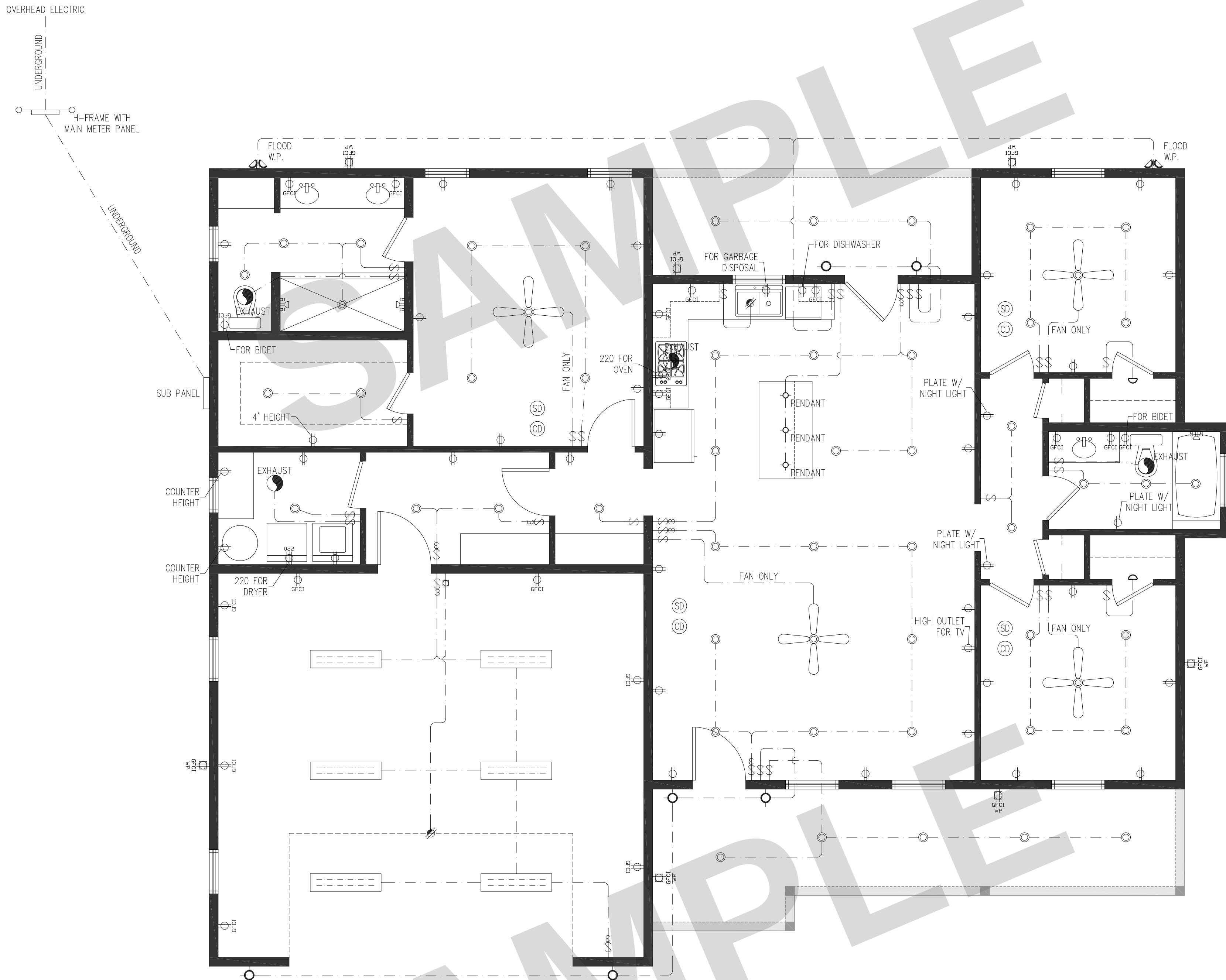
PORTFOLIO
SAMPLE

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A5.1

Electrical plan

SHEET 5 OF 6



NOTES:

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, 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 PROVIDE PROTECTION OF THE BRANCH CIRCUIT. E3902.12

EXCEPTION:

- WHERE AN OUTLET BRANCH-CIRCUIT TYPE AFCI IS INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT, THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH-CIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET SHALL BE INSTALLED WITH METAL OUTLET AND JUNCTION BOXES AND RMC, IMC, EMT, TYPE MC, OR STEEL ARMORED TYPE AC CABLES MEETING THE REQUIREMENTS OF SECTION E 3908.8.
- WHERE AN OUTLET BRANCH-CIRCUIT TYPE AFCI IS INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT, THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH-CIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET SHALL BE INSTALLED WITH METAL OR NONMETALLIC CONDUIT OR TUBING THAT IS ENCASED IN NOT LESS THAN 2 INCHES (51 MM) OF CONCRETE.
- AFCI PROTECTION IS NOT REQUIRED FOR AN INDIVIDUAL BRANCH CIRCUIT SUPPLYING ONLY A FIRE ALARM SYSTEM WHERE THE BRANCH CIRCUIT IS WIRED WITH METAL OUTLET AND JUNCTION BOXES AND RMC, IMC, EMT OR STEEL-SHEATHED ARMORED CABLE TYPE AC, OR TYPE MC MEETING THE REQUIREMENTS OF SECTION E3908.8.

GENERAL NOTES:

- SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED IN ACCORDANCE WITH I.R.C.
- CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION AND WHERE CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION AND WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA 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. IRC
- ALL WIRING SHALL BE COPPER. MINIMUM SIZE OF CONDUCTORS ALL WIRING SHALL BE COPPER. MINIMUM SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE 14 AWG. ELECTRICAL CONDUCTORS, CONNECTIONS, AND TERMINAL IDENTIFICATION SHALL COMPLY WITH (IRC).
- IN ATTIC AND UTILITY ROOMS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
- PROVIDE GROUNDING ELECTRODE SYSTEM PER NEC 225.31

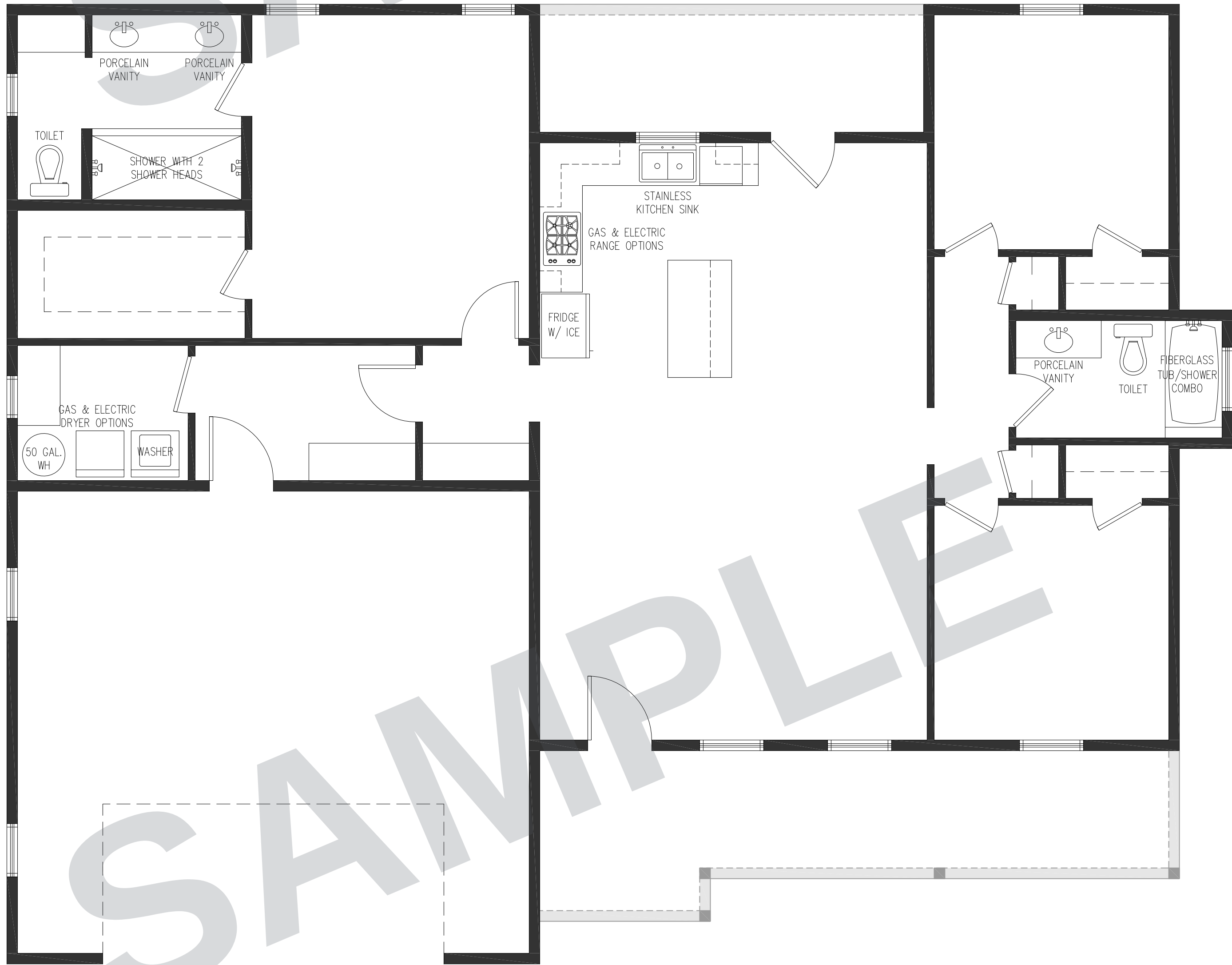
TAMPER-RESISTANT RECEPTACLES:

IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. E4002.14

EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:

- RECEPTACLES LOCATED MORE THAN 5.5 FEET (1676 MM) ABOVE THE FLOOR.
- RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
- A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER. THE APPLIANCES SHALL BE CORD AND PLUG-CONNECTED TO SUCH RECEPTACLES IN ACCORDANCE WITH SECTION E3909.4.

ELECTRICAL SCHEDULE	
SWITCH	PREWIRE FOR CEILING FAN
3-WAY SWITCH	WALL / CEILING MOUNTED LIGHT PER OWNER
OUTLET	FLORESCENT LIGHTING
HALF-HOT OUTLET	RECESSED CAN
220v OUTLET	EXHAUST FAN
FLOOD LIGHTS	W.P. WATER PROOF
SMOKE DETECTORS	
CARBON MONOXIDE DETECTORS	



PLUMBING FIXTURE COUNT

Fixture Description	Quantity
Bathroom Vanities (Porcelain)	3
Shower with Custom Pan & 2 Heads	1
Fiberglass Shower/Tub Combo	1
Toilets	2
Gas Range	1
Gas Dryer	1
Washing Machine	1
Dishwasher	1
Kitchen Sink with Garbage Disposal	1
Refrigerator with Ice Machine	1
Water Heater (50 Gallon Tank)	1

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Plumbing plan