

# Athens



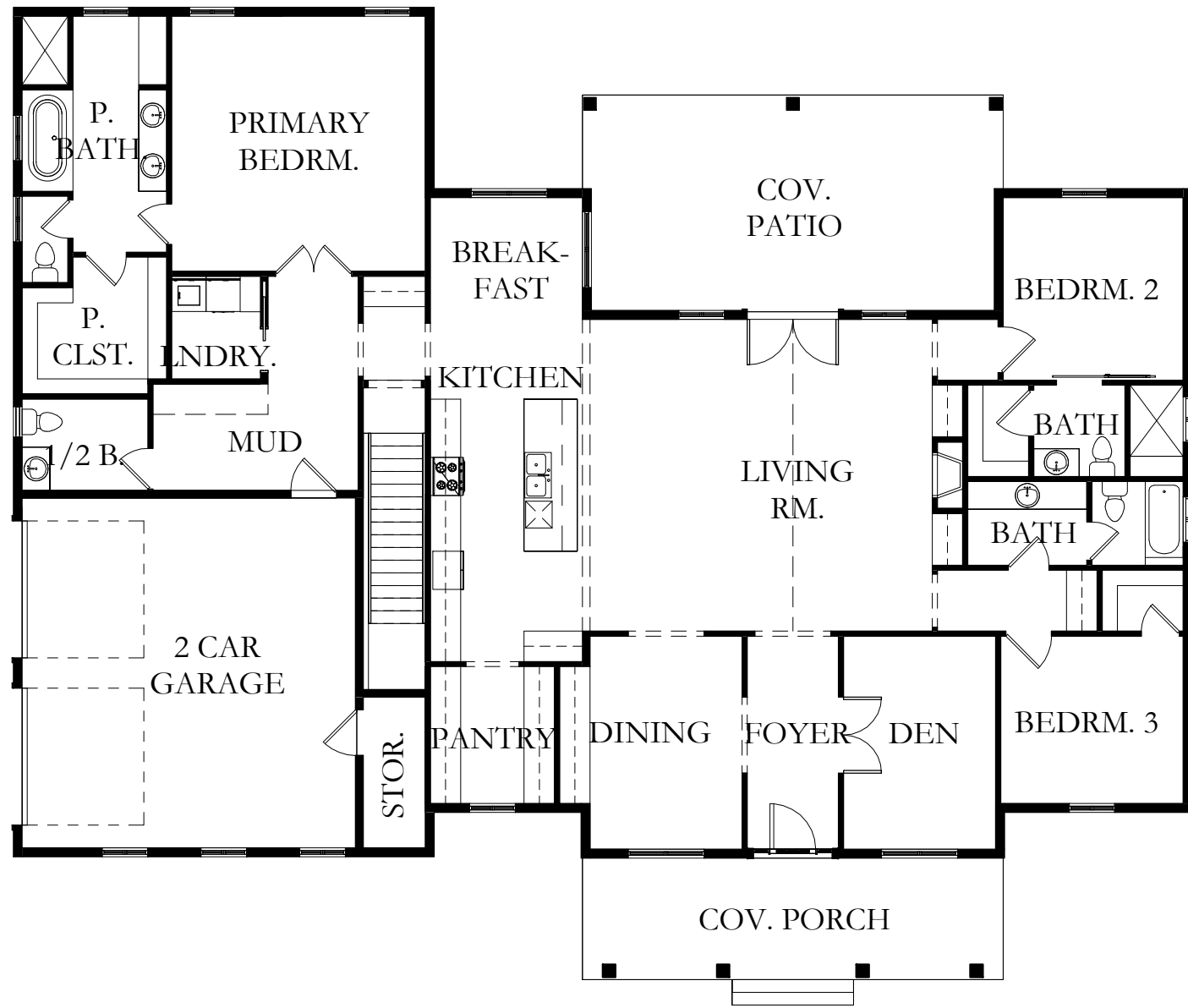
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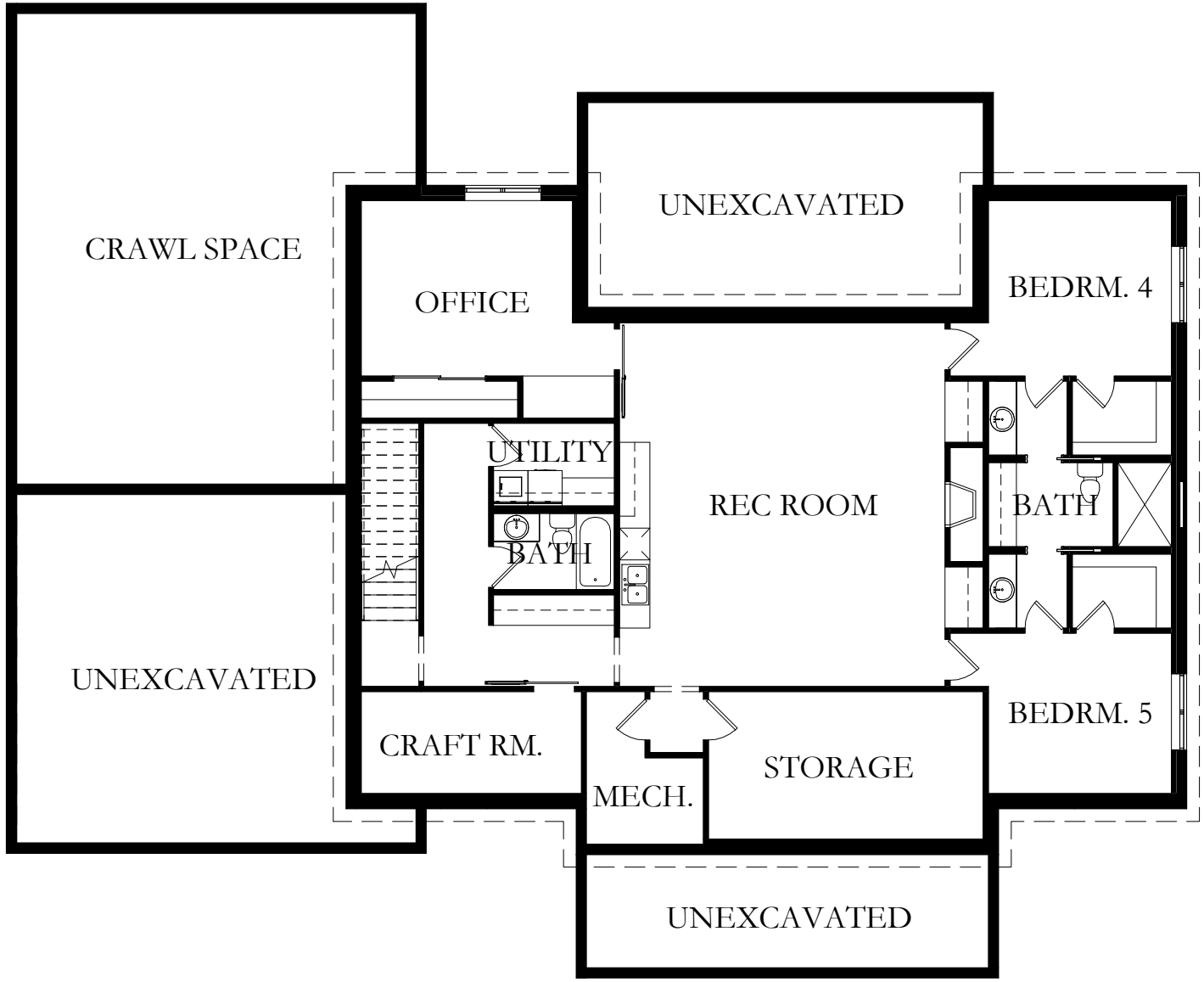


## SQUARE FOOTAGE

|               |         |
|---------------|---------|
| Lower Level   |         |
| Living Space  | 1746 SF |
| Storage Space | 243 SF  |
| Main Level    |         |
| Garage Space  | 541 SF  |
| Living Space  | 2799 SF |
| Outdoor Space | 610 SF  |
| Storage Space | 95 SF   |
| Totals:       |         |
| Garage Space  | 541 SF  |
| Living Space  | 4545 SF |
| Outdoor Space | 610 SF  |
| Storage Space | 338 SF  |



MAIN FLOOR



LOWER FLOOR

## HOMEBASE

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## COVER SHEET

# C101



SPECIFICATIONS & NOTES

CONSTRUCTION:

General:

1. All work must allow for minimum standards of the International Building Code, any other governing bodies over any portion of the work, and all codes & standards noted in these plans. The General Contractor shall review and approve all drawings prior to submitting them to the governing body. A reviewed copy of all drawings shall be kept at the construction site for reference. Reviewing the drawings does not relieve the general contractor from the responsibility to perform according to the drawings and specifications.

2. All drawings and specifications show the final structure and do not imply any method of construction. The General Contractor is responsible for protecting the integrity of the final structure. This can include bracing, shoring, etc. These measures shall remain in place until all permanent members placed and connections complete according to the specifications listed here. When an engineer or designer visits the site, this is not to review the connections or specifications, rather to view the project as a whole.

3. When staging materials, the contractor is responsible to ensure that no materials exceed the live or dead loads on the structure designed by the engineer. See engineering for Design Criteria.

4. The general contractor is responsible for all trade items, products, and installations to be placed on the structure. All trade drawings - civil, landscape, plumbing, electrical, etc. - are supplementary to the architectural drawings. The contractor is responsible to check the drawings to ensure congruency between schematics before installation of any work. If discrepancies are found between the drawings, they will be corrected by the general contractor at his/her expense. The contractor is responsible for inspecting field conditions before commencing in any work. Should there be any issues on site, the contractor must notify the designer and owner of any changes that need to be made.

5. Location of details:

|                                                    |                                                       |
|----------------------------------------------------|-------------------------------------------------------|
| Architectural Drawings Contain (UNO):              | Mechanical & Electrical Drawings Contain (UNO):       |
| - Door, window, floor, and roof opening locations. | - Pipe runs, sleeves, trenches, hangers, slabs, etc.  |
| - Interior & exterior non-bearing wall locations.  | - Electrical conduits, receptacles, wiring etc.       |
| - Curbs, drains, depressions, slopes, etc.         | - Concrete inserts for mechanical & electrical.       |
| - Floor & roof coverings                           | - Machine or equipment bases, anchor bolt req's, etc. |
| - Dimensions omitted from structural drawings.     |                                                       |

7. Consult with structural engineer for all openings larger than 6" to be placed in slabs, decks, walls, etc. that are not expressly shown in structural drawings.

8. Before placing concrete, closing forms, grouting masonry, nailing wall sheathing or decks, or welding steel decking, the general contractor is to notify the structural engineer.

9. Should the contractor have questions about any abbreviations, details, or symbols, the architect must be asked for clarification. Details apply in all cases, unless noted otherwise.

10. All debris resulting from construction processes must be recycled or disposed off site.

11. Contractor is to follow plans to the best of their expertise. Where finish wall surfaces will not be flush because of other factors not considered, contractor should offset framing to ensure a flat wall plane.

12. Metal corner beads are to be installed at all wallboard edges. Where dissimilar finish materials are used, casing beads may be required.

13. Casework, toilet accessories, partitions, and other misc. equipment must be installed according to manufacturer specs. Designer and engineer are not responsible for misc. equipment installed by the contractor or tradesperson.

14. Door sizes noted are openings. Contractor is to ensure that doors are framed to account for thresholds, casing, etc. Exterior doors must include a seal to prevent air leakage.

15. All construction activities shall conform with the construction safety regulations in the state, county or jurisdiction.

16. The plans included here are for the particular building noted. All other structures, including gazebos, pools, fences, retaining walls, etc. will require further design and permitting.

17. All changes to the plan must be submitted to the building official prior to construction.

18. Designer is not responsible for the location of existing curb from the property line. Designer recommends that owner acquires a survey to verify location of all existing site conditions.

19. Stucco installation requires an inspection.

20. Electrical distribution panel must include a permanent certificate listing the R-values of insulation installed in or on ceiling/roof, walls, foundation and ducts outside condition spaces in addition to U-values of windows and solar heat gain coefficient of windows. Heating, cooling, and service water heating equipment types and efficiencies shall also be listed as per IRC N1101.9

21. Soffits, floor and ceiling joist lines shall include fire blocking stud spaces at 10' vertically and horizontally. Contractor shall also place blocking in areas which could allow flames passage as per IRC R302.11

22. Plumbing and mechanical installations must comply with IRC & IFGC.

Concrete:

1. 'Building Code Requirements For Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete For Buildings' (ACI 301) shall govern all concrete work. Contractor must use the latest approved editions, with modifications as noted in the drawings or specifications.

2. Qualified testing laboratory shall design concrete mix to be approved by the structural engineer. Mixes must contain Type I Portland Cement UNO. This concrete shall not contain Calcium chloride. Concrete must be air entrained by 6% = -1%.

3. Minimum compressive strength after 28 days curing must be 4,000 psi for foundations, interior flatwork, and all exterior concrete. Footings must hold up to 3,000 psi compressive strength.

4. Concrete slump shall not exceed 4".

5. Contractor to ensure that all concrete is cured according to ACI recommendations. See ACI 306R "Cold Weather Concreting" and ACI 305 "Hot Weather Concreting" when weather conditions apply for all concrete and masonry work.

6. No aluminum or metal that can harm concrete will be embedded into concrete.

7. Interior slabs-on-grade must be 4" (min.) UNO. Joints shall be sawn or pre-formed at 20' maximum intervals. Exterior slabs-on-grade must have joints at 10' intervals. Once surface allows, joints must be placed 1/4 slab thickness in depth - no more than 12 hours after concrete placement. Joints must be made & located with the strength of the structure in mind. All vertical & horizontal joints must include 2" x 4" keyway.

|                                                               |        |
|---------------------------------------------------------------|--------|
| 8. Coverage of concrete over reinforcement bars must include: |        |
| Concrete on earth connections:                                | 3"     |
| Concrete on weather-exposed connections:                      | 1 1/2" |
| Ground connections after removal of forms:                    | 2"     |
| Ground or weather connections:                                |        |
| - slabs and walls                                             | 3/4"   |
| - joists or waffle beams                                      | 1"     |
| - beams, piers, and columns                                   | 1 1/2" |

9. Corner bars must lap 40 bar diameters in each direction where concrete is continuous around a corner. Reinforcing bars on the interior face must go to 2" of the outer face and end in a hook or bend.

10. Concrete to be reinforced as per engineering. Contractor to ensure that walls have reinforcement according to engineering schedules.

11. Vertical steel to be placed in center of wall, unless wall is 12" or larger. Steel curtain to be placed at wall face.

12. Openings in concrete walls to have extra reinforcement UNO. One #5 horizontal bar per 5" thickness, rounding up. Wall must include a minimum of (2) #5 bars placed 2" above the opening. Minimum depth of the wall over the opening must be 1/2 the span of the opening. At the sides and bottom of openings - (2) #5 bars extend 24" beyond the corners.

13. Reinforcing dowels must be placed before concrete is poured. Bars must match engineering schedules.

14. Civil plans must detail elevations and natural grade.

15. A soils report is recommended for every project. See report for additional site requirements before construction begins.

Wood Construction:

1. Wood framing or wood construction must conform to IBC.

2. #2 DF (douglas fir) or better must be used for all wood beams, joists, and columns UNO. Micro-lam beams must have a minimum bending stress of 2,600 psi.

3. Glue laminated timber members must have a minimum stress value of 2,400 psi for bending, 1,200 psi for tension, 190 psi for shear, and 1650 psi in compression parallel to grain.

4. Glu-lam members must follow the standards found in US Department of Commerce Commercial Standard PS-56 and the "American Institute of Timber Construction."

5. Structural plywood shall be Structural I or II grade.

6. Redwood or treated plate must be used when lumber is in contact with concrete or within 6" of earth. Lumber must be marked or branded by the Redwood Inspection Service.

7. Floor joists, trusses, and web joists must follow IBC and manufacturer specs in blocking, bracing, bridging, etc.

8. 2" nominal blocking must be used in horizontal edges of wall sheathing. Sheathing must be blocked and nailed as required by engineer structural engineer.

9. Nails must be driven flush to sheathing material, but must not break the surface.

Minimum Scale Schedule from IBC Table 2304.9.1

|                                                                 |                                    |
|-----------------------------------------------------------------|------------------------------------|
| Stud to plates.....                                             | toenail 4-8d or end nail 2-16d     |
| Roof blocking.....                                              | toenail 5-8d nails or 1-A35        |
| Double top plates.....                                          | face nail 16" o.c. staggered 1-16d |
| Double top plates Lap Splice.....                               | face nail 8-16d nails              |
| Double studs.....                                               | face nail 16d @ 24" o.c.           |
| Corner stud and angles.....                                     | 16d @ 24" o.c.                     |
| Rim joist to sill.....                                          | toenail 16d @ 6" o.c.              |
| Joist to sill or girders.....                                   | 2-10d nails                        |
| Double sole plates together.....                                | face nail 16d @ 8" o.c.            |
| Bridging to joist.....                                          | 2-8d toenailed at each end         |
| Plywood to roof joists, trusses or studs - see nailing schedule |                                    |

10. Contractor to ensure that fire and draft stops are provided as per IRC R502.12

Foundations:

1. Footings are designed for soil bearing capacity of 1500 psf. Contractor to ensure site conditions.

2. Cribbing, sheathing, and shoring are required to retain excavations according to OSHA regulations. Contractor is to ensure that safety precautions are taken.

3. Footings must be placed in soil that is undisturbed or engineered fill. Excavations must be approved by an engineer prior to concrete pouring or reinforcing. Contractor must give engineer 48 hours prior to site observations. The engineer will submit a letter of compliance to the owner and structural engineer. Retaining walls, pits, etc. must achieve design strength prior to backfilling unless bracing is used for early backfilling. The contractor is responsible for design, permits and installation of bracing.

4. Foundation excavation should not be allowed to dry or wet excessively during construction.

5. ASTM D-1557 dictates that all fill to support concrete slabs, footings, etc. must be moistened and compacted to at least 95% of the maximum dry density. Any other fill must be compacted to 90% of maximum dry density. An approved testing entity must perform compaction testing. This field testing must be performed to certify building pads according to these specifications.

6. Forms on one side of concrete must be left off until rebar inspection can be completed on foundation walls over 8' tall.

PLAN DESIGN:

General:

1. All dimensions, site conditions, mechanical & electrical pads, power, water and drain installations must be verified by the contractor prior to beginning construction. Changes to field conditions must be made by contractor to accommodate house design. Any discrepancies or inconsistencies in the plans should be referred to HOMEBASE and/or the structural engineer before starting construction. Do not scale the drawings. Drawings must be printed according to scale noted.

2. Details from working drawings shall be used wherever applicable UNO.

3. If any buried structures or special soil conditions are found during the clear and grub phase, the contractor shall notify the engineer immediately.

4. Minimum standards and codes from the local governing body must be followed by contractor.

5. Contractor is responsible for on-site debris caused by demolition and/or new work. Debris must be recycled or otherwise safely disposed of off site. Debris must not accumulate on site and become a nuisance to the neighborhood.

6) Observation visits to the site by Designer or Engineer are not considered inspections nor approval of construction.

7. Fill and backfill must be compacted to 95% maximum density. All general site work must be compacted to 90%.

8. Grading must flow 2% minimum away from building, footings, foundations and other concrete. All downspouts must slope away from foundations through 3' splashblocks or into approved storm drain system.

9. All bearing soil must be native or compacted as noted. Compacted earth must be placed in layers not to exceed 8" in depth. Earth must not contain any frost.

10. It is the contractor's responsibility to ensure that all diaphragms, shear walls & connections must be made according to engineering specs before structure can be considered stable. The contractor may design temporary bracing and shoring to ensure stability. Do not backfill foundation until the floor is in place.

11. Questions regarding symbols or abbreviations should be directed to the designer or structural engineer.

12. Stairs have been designed to ensure minimum headroom at stair locations is 6'-8".

13. Tempered glass shall be installed at locations closer than 18" to the finished floor surface, in wet areas, stairwells, and anywhere something could easily harm the window.

14. Ventilation for toilet rooms, bathrooms, and laundry rooms must allow for 5 air changes per hour per IRC P3201.7

15. Garage door springs must be permanently identified and indicate the maximum recommended stretch. Information regarding the manufacturing must be present on both the springs and containment devices. This information must show the requirements of the State department of housing and community development.

16. Showers must be placed at least 72" above the drain. All materials used in wet areas must be able to withstand moisture as per IRC P2709. See plans for locations. All showers and tub locations shall be equipped with anti-scalding valves.

17. Lighting fixtures in closets must leave 18" clearance in shelving areas.

18. Seismic straps must be used on all water heaters as per UMC 304.4

19. All other structures will require separate design, review and permits. These structures include pools, spas, fences, and other freestanding structures.

20. All substitutions not noted on the plans must be submitted to the city prior to installation.

21. Flame-spread rating shall not exceed 25 through all insulation materials. Smoke density shall not exceed 450 as per IRC R320.2

22. Designer is not responsible for the location of curb/gutter. A survey is recommended on every property.

Wood:

1. #2 Douglas Fir grade lumber or better must be used on all wood beams, joists, and columns, and truss members.

2. See drawings and engineering calculations for truss loads. Trusses to be designed for a 1/240 deflection & a maximum live load deflection of 1/360.

3. Panel joints to be used at all bearing walls and point loads.

4. The average gap joint between bearing surfaces shall be no more than 1/16". All lumber at plates shall be a complete section with no knots or wanes.



SHEET NOTES

5. Truss fabricator to engineer all trusses. Manufacturer to submit shop drawings to the structural engineer for each truss type to be stamped. These drawings must include ICBO certification indicating the allowable plate loads, duration factors or stress reduction factors, top & bottom chord design load, truss configuration including lumber species & grades used, engineer's stamp & signature, name of plate manufacturer & truss fabricator, project name & address, computed mid-span deflection for total load, forces in each member and indicating tension or compression.

6. Wood closer than 8" to the earth must be separated by concrete at 3" thick. An impervious membrane must be installed between the earth and the concrete. Decks and siding must also follow this code as per IRC R317.

Concrete & Reinforcing:

1. Contractor is responsible to check proper placement of openings, sleeves, curbs, conduits, bolts, inserts etc.

2. Reinforcement bars must be securely anchored to the forms. Reinforcing bars must be spaced from the surface according to the following schedule:  
    Poured against the earth - 3 inches  
    Walls - 2 inches  
    Beams and Columns - 1-1/2 inches  
    Slabs - 1-1/2 inches

3. All concrete exposed to view must be stoned smooth before it is fully cured.

4. Hard aggregates in concrete mix shall conform to ASTM C-33. Maximum size - 3/4". Footings may contain 1 1/2" aggregates.

5. 30 bar diameter embedment shall be applied for each dowel. Corner bars shall be used at all intersecting corners. The same size bar and spacing shall be used in horizontal wall reinforcing.

6. Formwork not supporting the concrete weight may be removed after curing at not less than 50 degrees F for 24 hours after placing concrete. Contractor to ensure that concrete is sufficiently cured such that removal of forms cannot harm the concrete. If the formwork is bearing concrete weight - such as beam soffits, joints, slabs, and other structural elements may not be removed in less than 14 days or until concrete has attained 75% of its design minimum compressive strength at 28 days. Supporting forms facing materials with structural members must be spaced sufficiently to prevent deflection. Forms must be placed in successive units to be accurately aligned free from irregularities & within allowable tolerances.

7. Vibrating rods shall be used to ensure that concrete has been properly vibrated in place.

8. Fresh concrete must be protected from premature drying & high temperatures as per ACI 318 & maintain without drying at a constant temperature for a period of time so that concrete can achieve proper hydration and hardening.

9. In cold weather, special precautions must be taken to ensure that concrete cures properly. Contractor is expected to follow industry standards. Concrete mix shall have a temperature of at least 50F, but not more than 80F. Concrete shall be maintained at no less than 50F and in moist conditions for not less than 7 days or as directed by structural engineer. Using chemicals or additives to prevent freezing is not permitted.

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PROJECT NOTES

C102





## SHEET NOTES

| # | Comments                                                     |
|---|--------------------------------------------------------------|
| 1 | All exterior windows to be double glazed insulated glass UNO |
| 2 | Window manufacturer to provide tempered glass as req'd.      |
| 3 | All windows in bedrooms to meet egress reqs as per IRC       |
| 4 | All exterior doors to have security hinges                   |
| 5 | All exterior windows to have a U-value of 0.35 or better     |

| NAME | COUNT | SWING    | WIDTH   | HEIGHT  | COMMENTS                                                      |
|------|-------|----------|---------|---------|---------------------------------------------------------------|
| D1   | 1     | Left     | 5' - 2" | 6' - 8" | Front Door W/ Double-Paned, Tempered Glass & 1'-6" Sidelights |
| D2   | 1     | French   | 6' - 0" | 6' - 8" | Exterior Door W/ Double-Paned, Tempered Glass                 |
| D3   | 2     | Overhead | 9' - 0" | 8' - 0" | 1 Car Garage Door                                             |
| D4   | 4     | Right    | 3' - 0" | 6' - 8" |                                                               |
| D5   | 1     | French   | 5' - 0" | 6' - 8" | Interior Glass Door W/ Double-Paned, Tempered Glass           |
| D6   | 5     | Right    | 2' - 6" | 6' - 8" |                                                               |
| D7   | 6     | Left     | 2' - 8" | 6' - 8" |                                                               |
| D8   | 1     | Barn     | 3' - 0" | 6' - 8" |                                                               |
| D9   | 1     | Right    | 3' - 0" | 6' - 8" | Fire-Rated, Garage To Home Barrier                            |
| D10  | 1     | Pocket   | 3' - 0" | 6' - 8" |                                                               |
| D11  | 1     | French   | 5' - 0" | 6' - 8" |                                                               |
| D12  | 4     | Right    | 2' - 8" | 6' - 8" |                                                               |
| D13  | 2     | Pocket   | 2' - 6" | 6' - 8" |                                                               |
| D14  | 2     | Left     | 2' - 6" | 6' - 8" |                                                               |
| D15  | 2     | Barn     | 2' - 8" | 6' - 8" |                                                               |
| D16  | 1     | Sliding  | 6' - 0" | 6' - 8" |                                                               |

| FULL WINDOW SCHEDULE |       |         |         |          |                                                      |
|----------------------|-------|---------|---------|----------|------------------------------------------------------|
| NAME                 | COUNT | WIDTH   | HEIGHT  | STYLE    | COMMENTS                                             |
| W1                   | 4     | 5' - 0" | 5' - 6" | Casement | 5'-0" x 4'-0" W/ 1'-6" Transom Above, Tempered Glass |
| W2                   | 10    | 3' - 0" | 5' - 6" | Casement | 3'-0" x 4'-0" W/ 1'-6" Transom Above, Tempered Glass |
| W3                   | 2     | 3' - 0" | 3' - 0" | Slider   | Tempered Glass                                       |
| W4                   | 1     | 2' - 0" | 2' - 0" | Casement |                                                      |
| W5                   | 3     | 3' - 0" | 5' - 6" | Casement | 3'-0" x 4'-0" W/ 1'-6" Transom Above                 |
| W6                   | 3     | 5' - 0" | 5' - 0" | Slider   |                                                      |
| W7                   | 1     | 3' - 0" | 3' - 0" | Picture  | Tempered Glass                                       |

## SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

ARCH D (24 x 36) Scale: 1/4" = 1'-0"

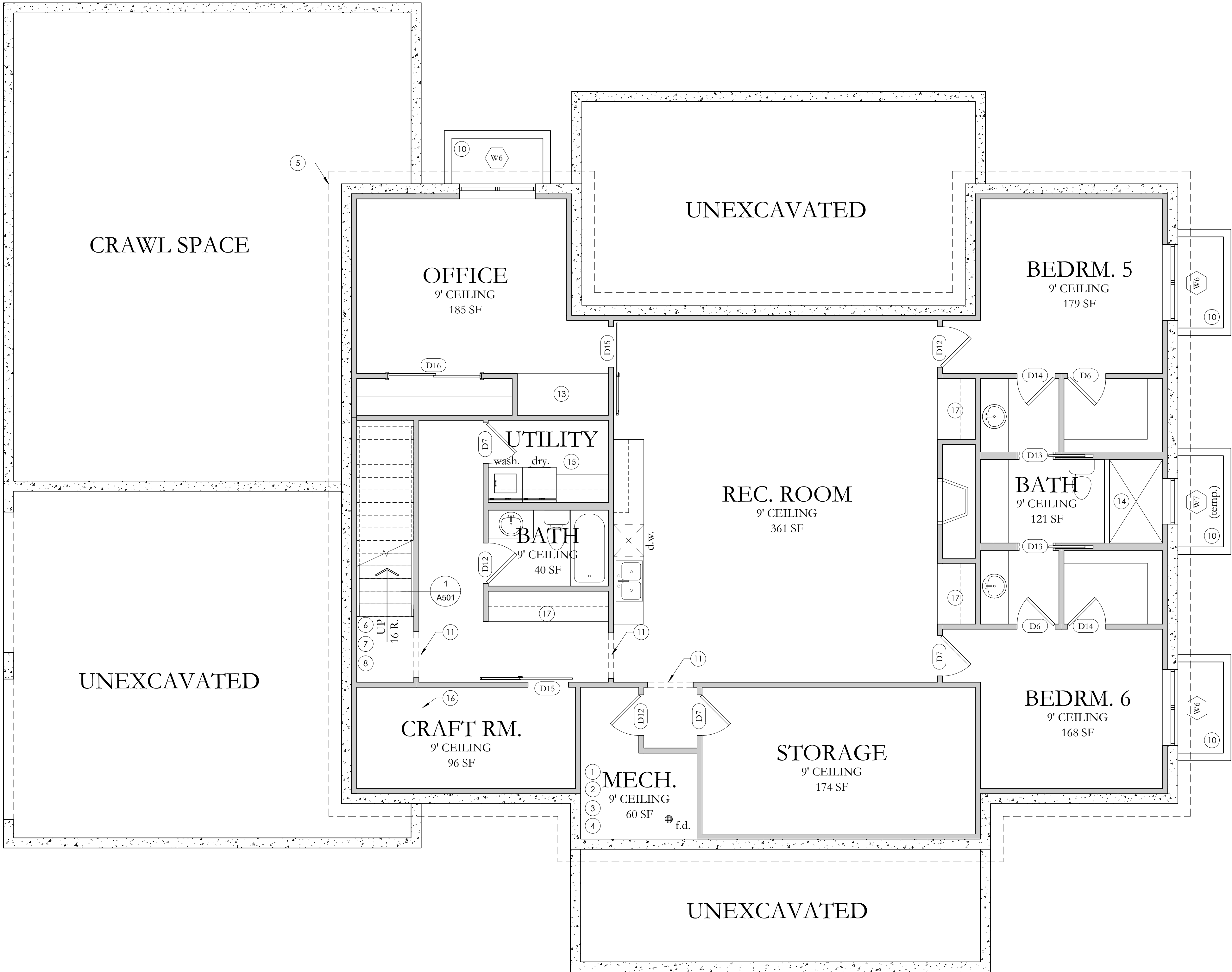
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## FULL DOOR & WINDOW SCHEDULES

# C103





COMPLETE SCHEDULES ON C103

| LOWER LEVEL DOOR SCHEDULE |         |         |
|---------------------------|---------|---------|
| NAME                      | WIDTH   | HEIGHT  |
| D6                        | 2' - 6" | 6' - 8" |
| D7                        | 2' - 8" | 6' - 8" |
| D12                       | 2' - 8" | 6' - 8" |
| D13                       | 2' - 6" | 6' - 8" |
| D14                       | 2' - 6" | 6' - 8" |
| D15                       | 2' - 8" | 6' - 8" |
| D16                       | 6' - 0" | 6' - 8" |

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

| LOWER LEVEL WINDOW SCHEDULE |         |         |             |
|-----------------------------|---------|---------|-------------|
| NAME                        | WIDTH   | HEIGHT  | HEAD HEIGHT |
| W6                          | 5' - 0" | 5' - 0" | 7' - 0"     |
| W7                          | 3' - 0" | 3' - 0" | 7' - 0"     |



SHEET NOTES

| #  | Comments                                                                                      |
|----|-----------------------------------------------------------------------------------------------|
| 1  | Exterior combustion air is req'd as per IRC                                                   |
| 2  | Weatherproofing threshold in cold storage and mech.                                           |
| 3  | Seismic straps are req'd for water heater as per IRC                                          |
| 4  | Contractor to provide flue as required                                                        |
| 5  | Line of perimeter drain as req'd                                                              |
| 6  | A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC |
| 7  | 36" min. guardrail is req'd as per IRC, w/ style as per owner                                 |
| 8  | 5/8" type 'x' gyp. bd. under stairs as per IRC                                                |
| 9  | Ceiling heights may vary w/ utility chases                                                    |
| 10 | Window wells w/ metal grate covering & ladder. Wells must provide 3'-0" clear space from wall |
| 11 | Square opening w/ casing as per owner. Top @ 6'-8"                                            |
| 12 | Line of ceiling transition above                                                              |
| 13 | Custom desk as per owner                                                                      |
| 14 | Tempered glass for shower door and enclosure is required. Style as per owner                  |
| 15 | A tile pan & floor drain is req'd for washer & dryer                                          |
| 16 | Line of ceiling transition                                                                    |
| 17 | Custom built-ins as per owner                                                                 |

SCALE

|                  |                     |
|------------------|---------------------|
| ARCH B (12 x 18) | Scale: 1/8" = 1'-0" |
| ARCH D (24 x 36) | Scale: 1/4" = 1'-0" |

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LOWER LEVEL PLAN

A101

| FULL BASEMENT LOWER LEVEL SF |         |
|------------------------------|---------|
| Living Space                 | 1746 SF |
| Storage Space                | 243 SF  |





SHEET NOTES

| LOWER LEVEL DOOR SCHEDULE |         |         |
|---------------------------|---------|---------|
| NAME                      | WIDTH   | HEIGHT  |
| D6                        | 2' - 6" | 6' - 8" |
| D7                        | 2' - 8" | 6' - 8" |
| D12                       | 2' - 8" | 6' - 8" |
| D13                       | 2' - 6" | 6' - 8" |
| D14                       | 2' - 6" | 6' - 8" |
| D15                       | 2' - 8" | 6' - 8" |
| D16                       | 6' - 0" | 6' - 8" |

HEAD HEIGHTS MEASURED FROM LOWER LEVEL

| LOWER LEVEL WINDOW SCHEDULE |         |         |             |
|-----------------------------|---------|---------|-------------|
| NAME                        | WIDTH   | HEIGHT  | HEAD HEIGHT |
| W6                          | 5' - 0" | 5' - 0" | 7' - 0"     |
| W7                          | 3' - 0" | 3' - 0" | 7' - 0"     |

SCALE

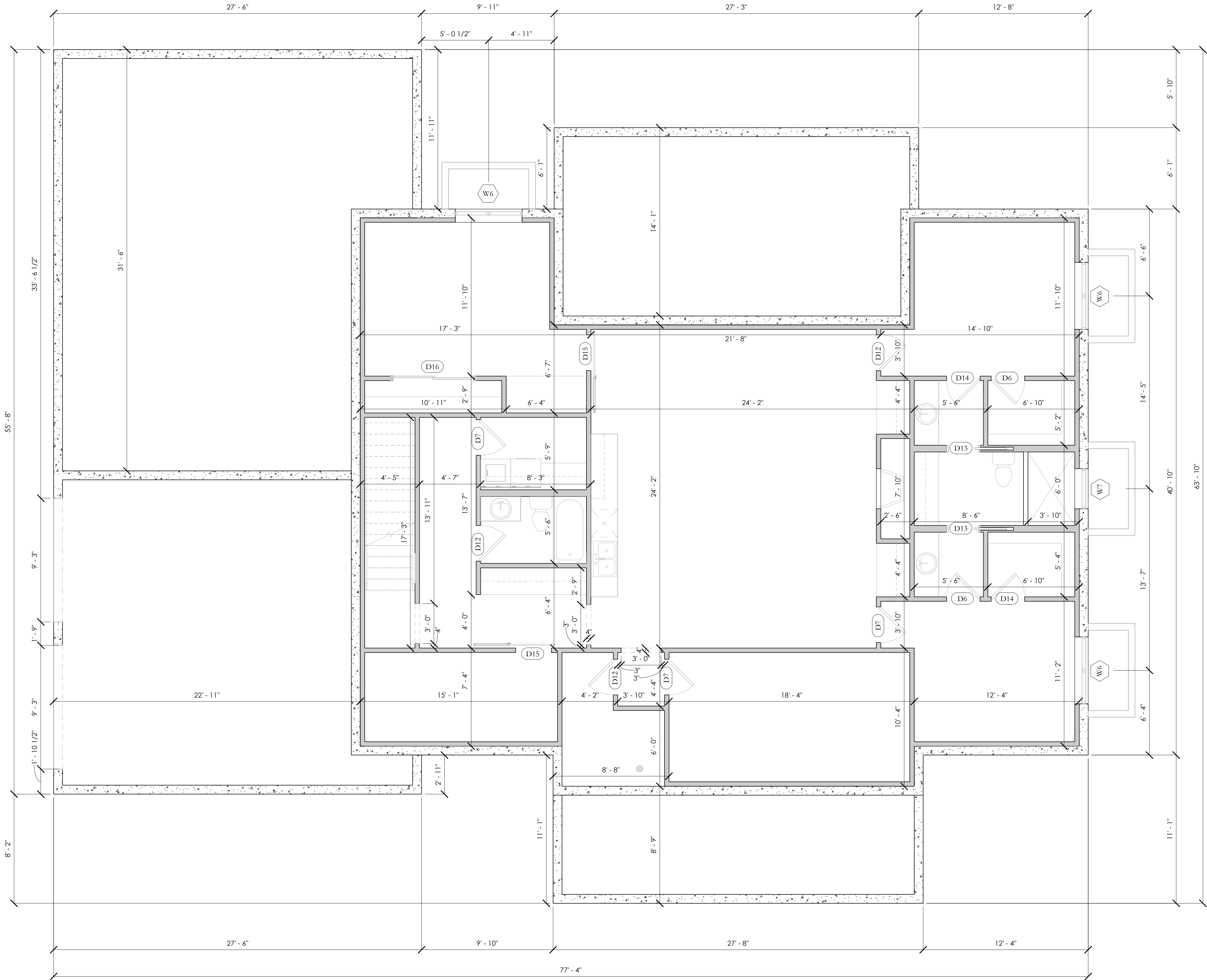
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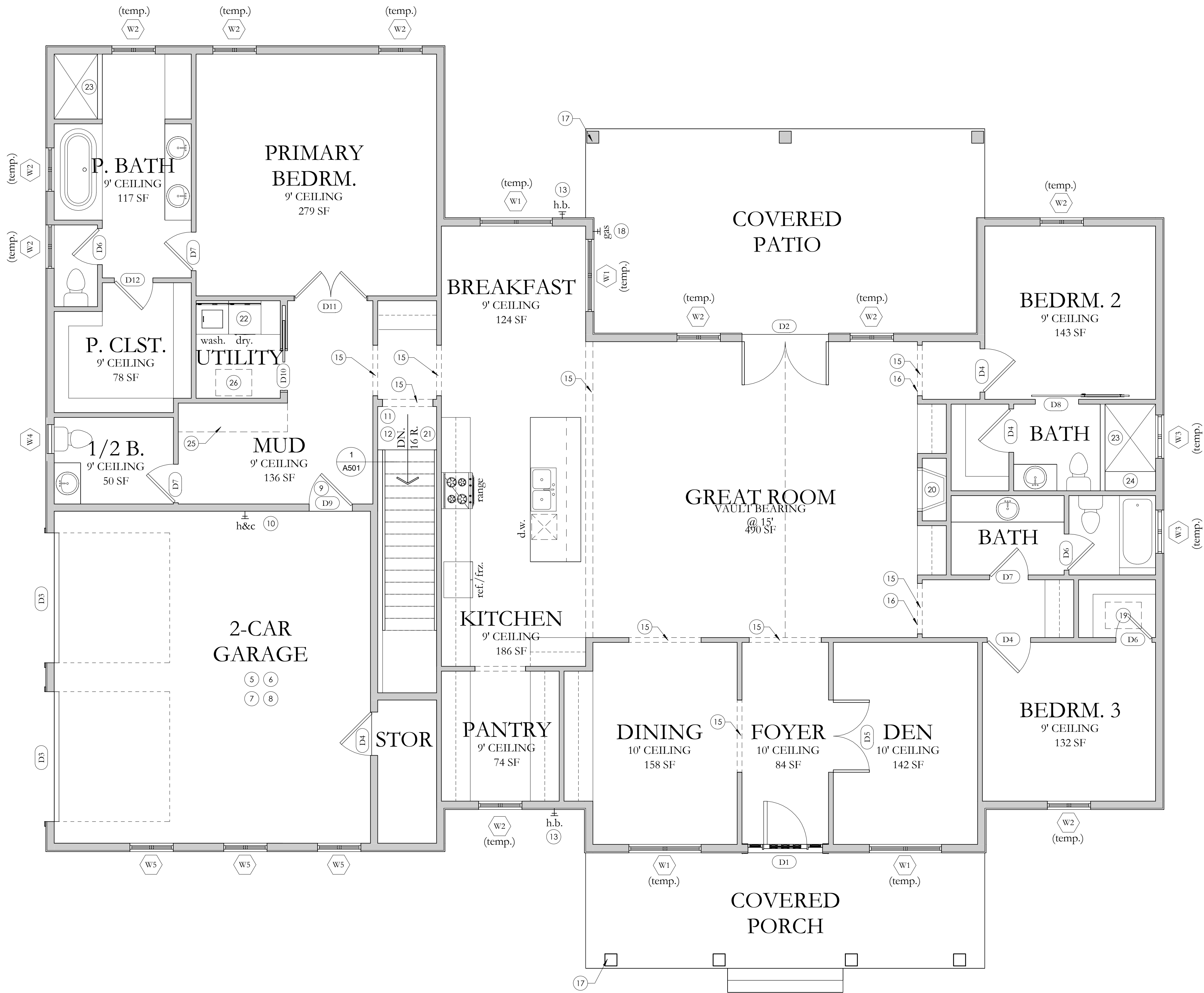
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LOWER LEVEL  
DIMENSION PLAN

A102







COMPLETE SCHEDULES ON C103

| MAIN LEVEL DOOR SCHEDULE |         |         |
|--------------------------|---------|---------|
| NAME                     | WIDTH   | HEIGHT  |
| D1                       | 5' - 2" | 6' - 8" |
| D2                       | 6' - 0" | 6' - 8" |
| D3                       | 9' - 0" | 8' - 0" |
| D4                       | 3' - 0" | 6' - 8" |
| D5                       | 5' - 0" | 6' - 8" |
| D6                       | 2' - 6" | 6' - 8" |
| D7                       | 2' - 8" | 6' - 8" |
| D8                       | 3' - 0" | 6' - 8" |
| D9                       | 3' - 0" | 6' - 8" |
| D10                      | 3' - 0" | 6' - 8" |
| D11                      | 5' - 0" | 6' - 8" |
| D12                      | 2' - 8" | 6' - 8" |

HEAD HEIGHTS MEASURED FROM MAIN LEVEL.

| MAIN LEVEL WINDOW SCHEDULE |         |         |             |
|----------------------------|---------|---------|-------------|
| NAME                       | WIDTH   | HEIGHT  | HEAD HEIGHT |
| W1                         | 5' - 0" | 5' - 6" | 6' - 8"     |
| W2                         | 3' - 0" | 5' - 6" | 6' - 8"     |
| W3                         | 3' - 0" | 3' - 0" | 6' - 8"     |
| W4                         | 2' - 0" | 2' - 0" | 6' - 8"     |
| W5                         | 3' - 0" | 5' - 6" | 6' - 8"     |

| #  | Comments                                                                                                           |
|----|--------------------------------------------------------------------------------------------------------------------|
| 1  | Provide gas meter as per code                                                                                      |
| 2  | Provide power meter as per code                                                                                    |
| 3  | A/C units and pads to be provided as per code. Units to be installed as per manufacturer specs                     |
| 4  | A 36" x 36" min. landing is req'd outside all exterior doors                                                       |
| 5  | Slope concrete slab 4" to doors                                                                                    |
| 6  | Plumbing, water, vacuum, and other penetrations through garage fire wall to be w/ metal piping                     |
| 7  | (2) layers 1/2" type 'x' typ. bd. @ clg. ^ (1) layer 5/8" type 'x' gyp. bd. @ house walls are req'd as per IRC     |
| 8  | 6" conc. curb is required in garage                                                                                |
| 9  | Door from garage to house to be metal, 20 min. fire-rated w/ self closing hinges as per IRC                        |
| 10 | Designer recommends hot & cold mixing valve. Builder to confirm w/ owner                                           |
| 11 | A handrail is req'd from the nosing at top stair to the nosing of the bottom stair as per IRC                      |
| 12 | 36" min. guardrail is req'd as per IRC, w/ style as per owner                                                      |
| 13 | Hose bibb w/ backflow preventers and non-freeze type to be installed at front and rear of home as per IRC          |
| 14 | Contractor to provide flue as required                                                                             |
| 15 | Square opening w/ casing as per owner. Top @ 6'-8"                                                                 |
| 16 | Line of ceiling transition above                                                                                   |
| 17 | 10" x 10" timber column w/ finish as per owner                                                                     |
| 18 | Gas line to be provided for outdoor BBQ as per owner. Gas line to be installed as per IRC                          |
| 19 | Attic access as per IRC                                                                                            |
| 20 | Direct vent gas fireplace as per owner. Contractor to ensure that fireplace is installed as per manufacturer specs |
| 21 | 5/8" type 'x' gyp. bd. under stairs as per IRC                                                                     |
| 22 | A tile pan & floor drain is req'd for washer & dryer                                                               |
| 23 | Tempered glass for shower door and enclosure is required. Style as per owner                                       |
| 24 | Custom tiled bench in shower as per owner                                                                          |
| 25 | Custom optional locker system as per owner                                                                         |
| 26 | Crawlspace access as per IRC                                                                                       |

| SCALE            |                     |
|------------------|---------------------|
| ARCH B (12 x 18) | Scale: 1/8" = 1'-0" |
| ARCH D (24 x 36) | Scale: 1/4" = 1'-0" |

Athens

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MAIN LEVEL PLAN

A103

| MAIN LEVEL SF |         |
|---------------|---------|
| Garage Space  | 541 SF  |
| Living Space  | 2799 SF |
| Outdoor Space | 610 SF  |
| Storage Space | 95 SF   |



SHEET NOTES

| MAIN LEVEL DOOR SCHEDULE |         |         |
|--------------------------|---------|---------|
| NAME                     | WIDTH   | HEIGHT  |
| D1                       | 5' - 2" | 6' - 8" |
| D2                       | 6' - 0" | 6' - 8" |
| D3                       | 9' - 0" | 8' - 0" |
| D4                       | 3' - 0" | 6' - 8" |
| D5                       | 5' - 0" | 6' - 8" |
| D6                       | 2' - 6" | 6' - 8" |
| D7                       | 2' - 8" | 6' - 8" |
| D8                       | 3' - 0" | 6' - 8" |
| D9                       | 3' - 0" | 6' - 8" |
| D10                      | 3' - 0" | 6' - 8" |
| D11                      | 5' - 0" | 6' - 8" |
| D12                      | 2' - 8" | 6' - 8" |

HEAD HEIGHTS MEASURED FROM MAIN LEVEL

| MAIN LEVEL WINDOW SCHEDULE |         |         |             |
|----------------------------|---------|---------|-------------|
| NAME                       | WIDTH   | HEIGHT  | HEAD HEIGHT |
| W1                         | 5' - 0" | 5' - 6" | 6' - 8"     |
| W2                         | 3' - 0" | 5' - 6" | 6' - 8"     |
| W3                         | 3' - 0" | 3' - 0" | 6' - 8"     |
| W4                         | 2' - 0" | 2' - 0" | 6' - 8"     |
| W5                         | 3' - 0" | 5' - 6" | 6' - 8"     |

SCALE

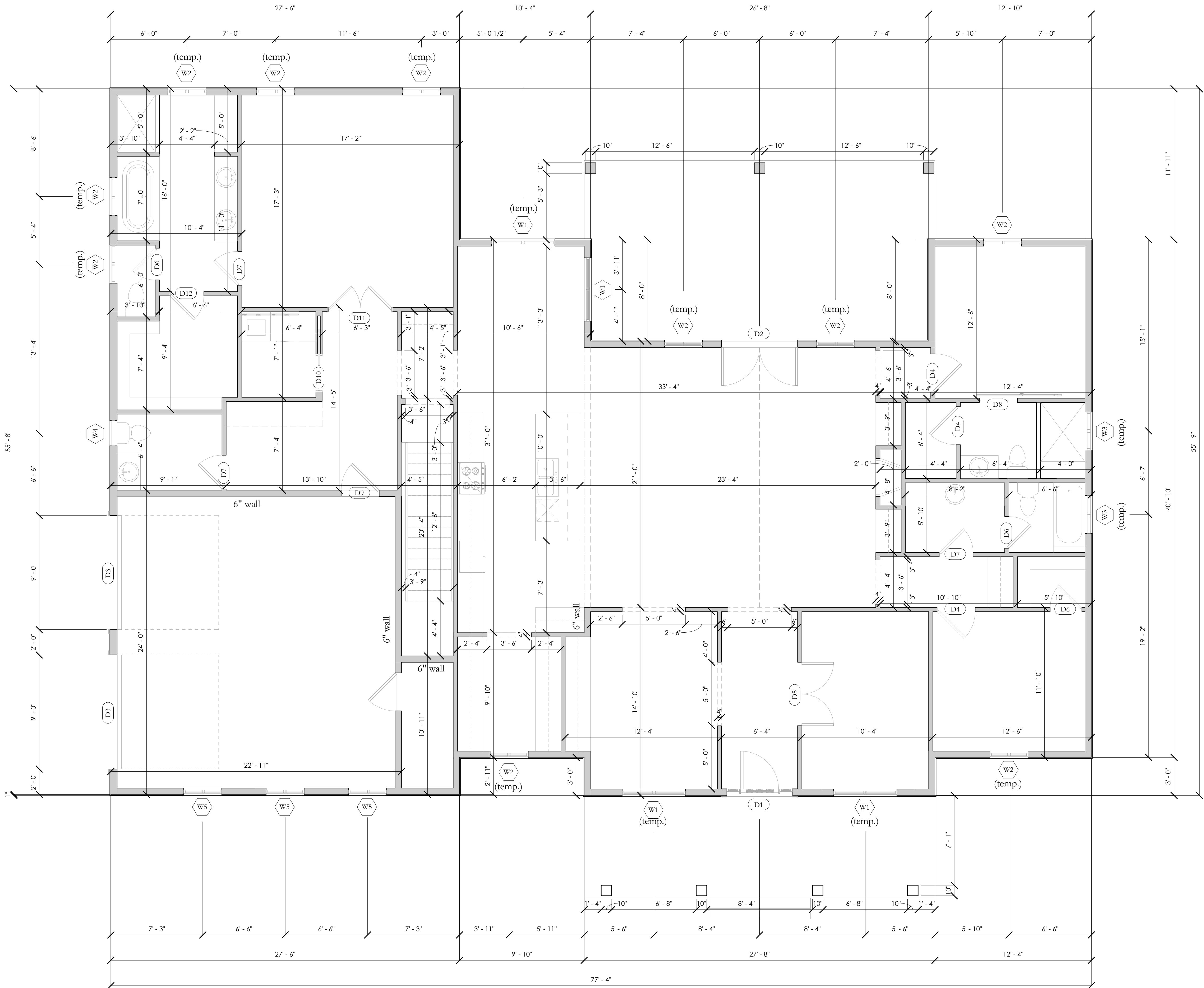
ARCH B (12 x 18) Scale: 1/8" = 1'-0"  
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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MAIN LEVEL  
DIMENSION PLAN

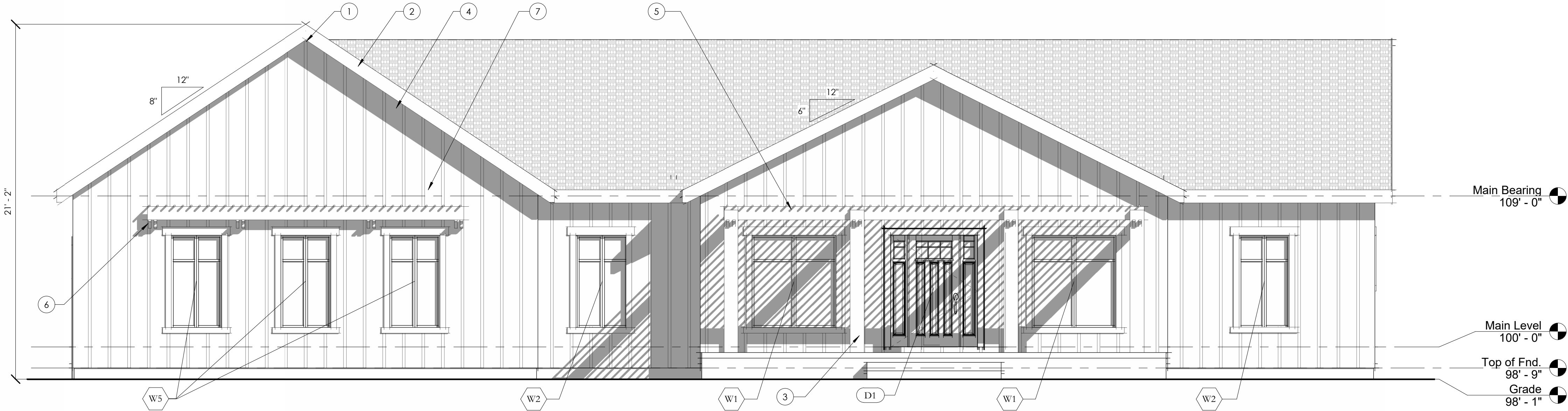
A104



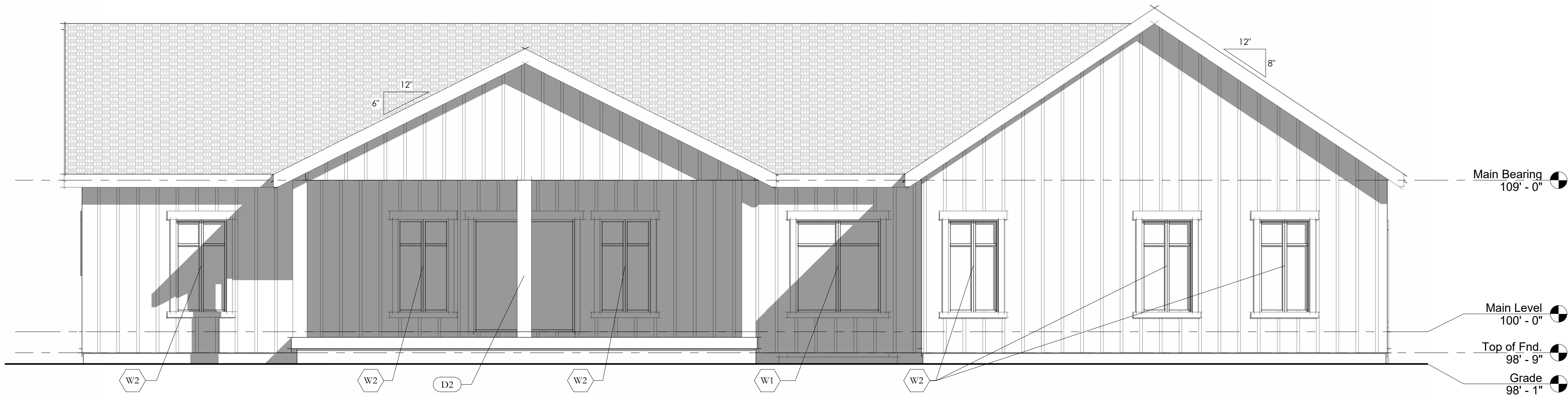


SHEET NOTES

| # | Comments                                                                                                                    |
|---|-----------------------------------------------------------------------------------------------------------------------------|
| 1 | Soffit, ridge, & j-vents to be provided to adequate attic ventilation. Ventilation to equal 1/300 of attic space as per IRC |
| 2 | Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'                                  |
| 3 | 10" x 10" timber columns w/ finish as per owner                                                                             |
| 4 | 10" Fascia board w/ style & vented soffit as per owner                                                                      |
| 5 | Timber pergola w/ finish and color as per owner                                                                             |
| 6 | Timber braces w/ style & color as per owner                                                                                 |
| 7 | Board & batten siding as per owner. Style, finish, and color as per owner                                                   |



FRONT ELEVATION



REAR ELEVATION

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"  
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

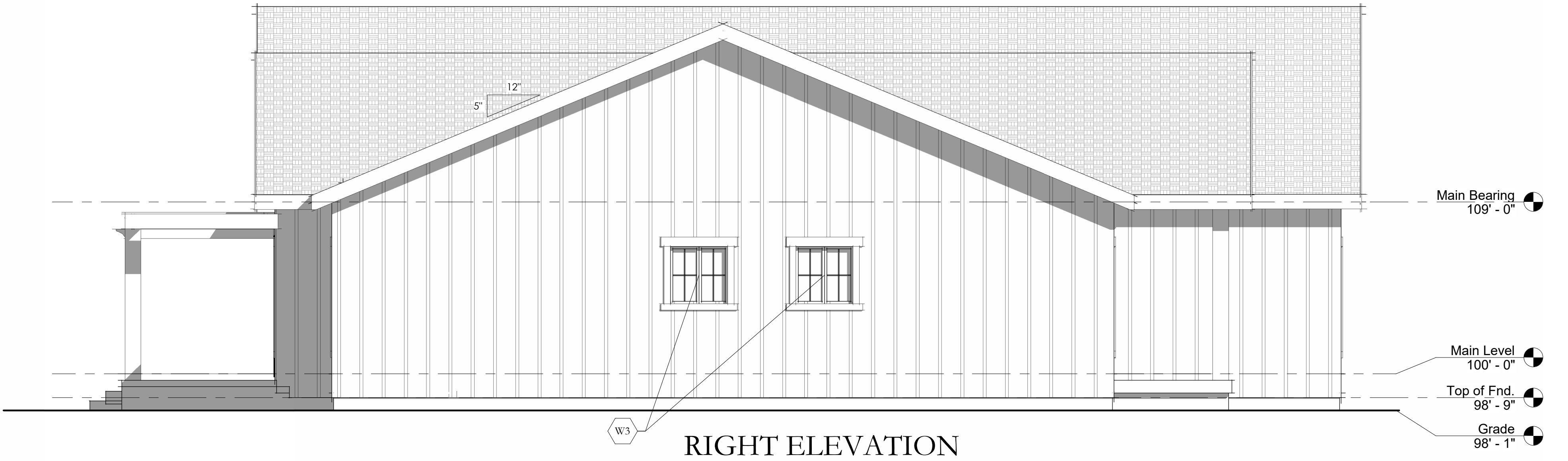
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FRONT & REAR  
ELEVATIONS

A201





SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"  
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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LEFT & RIGHT  
ELEVATIONS

A202





FRONT LEFT 3D VIEW



FRONT RIGHT 3D VIEW



REAR RIGHT 3D VIEW



REAR LEFT 3D VIEW

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"  
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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3D VIEWS

A203



SHEET NOTES

| #  | Comments                                                                                                                             |
|----|--------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Architectural asphalt composition shingles w/ style as per owner. Shingles to be class 'A'                                           |
| 2  | Roof trusses as per engineer and manufacturer specs                                                                                  |
| 3  | Sheathing for roof as per engineer                                                                                                   |
| 4  | R-50 (min.) blown-in ceiling insulation                                                                                              |
| 5  | Attic insulation baffles to be installed as per IRC                                                                                  |
| 6  | Fascia board to be installed as per owner. 2x10                                                                                      |
| 7  | 1/2" gyp. bd. @ inside of walls & ceiling. U.N.O.                                                                                    |
| 8  | Counter flashing & caulking of all exterior openings to be provided as per IRC                                                       |
| 9  | Floor joists as per engineer                                                                                                         |
| 10 | All joist bearing locations to be solid blocked                                                                                      |
| 11 | All interior walls to be 2x4's @ 16" o.c. (U.N.O.)                                                                                   |
| 12 | Exterior wall sheathing as per engineering. 1/8" gap is req'd as per manufacturer specs                                              |
| 13 | All exterior walls to be 2x6's @ 16" o.c. (U.N.O.). R-23 min. insulation to be installed as per manufacture specs.                   |
| 14 | Redwood or treated sill plate to be used @ all concrete to wood connections                                                          |
| 15 | Foundations & footings w/ size and location as per engineer                                                                          |
| 16 | Earth to be unexcavated or compacted to 90%                                                                                          |
| 17 | 4" concrete slab over 4" free draining granular fill                                                                                 |
| 18 | Stick framing to be installed by contractor according to industry standards and/or engineering                                       |
| 19 | Minimum 4 mm polyethylene vapor retarder is req'd over the insulation on the warm side of all exterior walls and ceilings as per IRC |
| 20 | Scissor trusses for ceiling vault as per owner                                                                                       |

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"

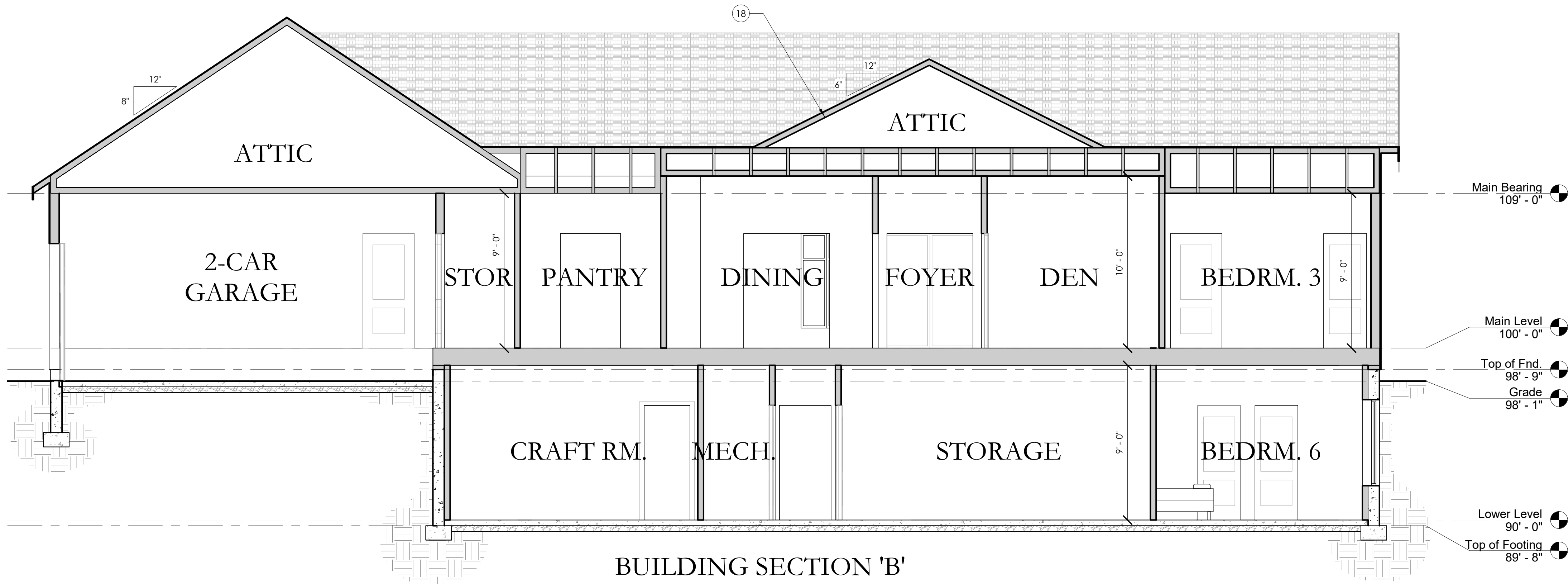
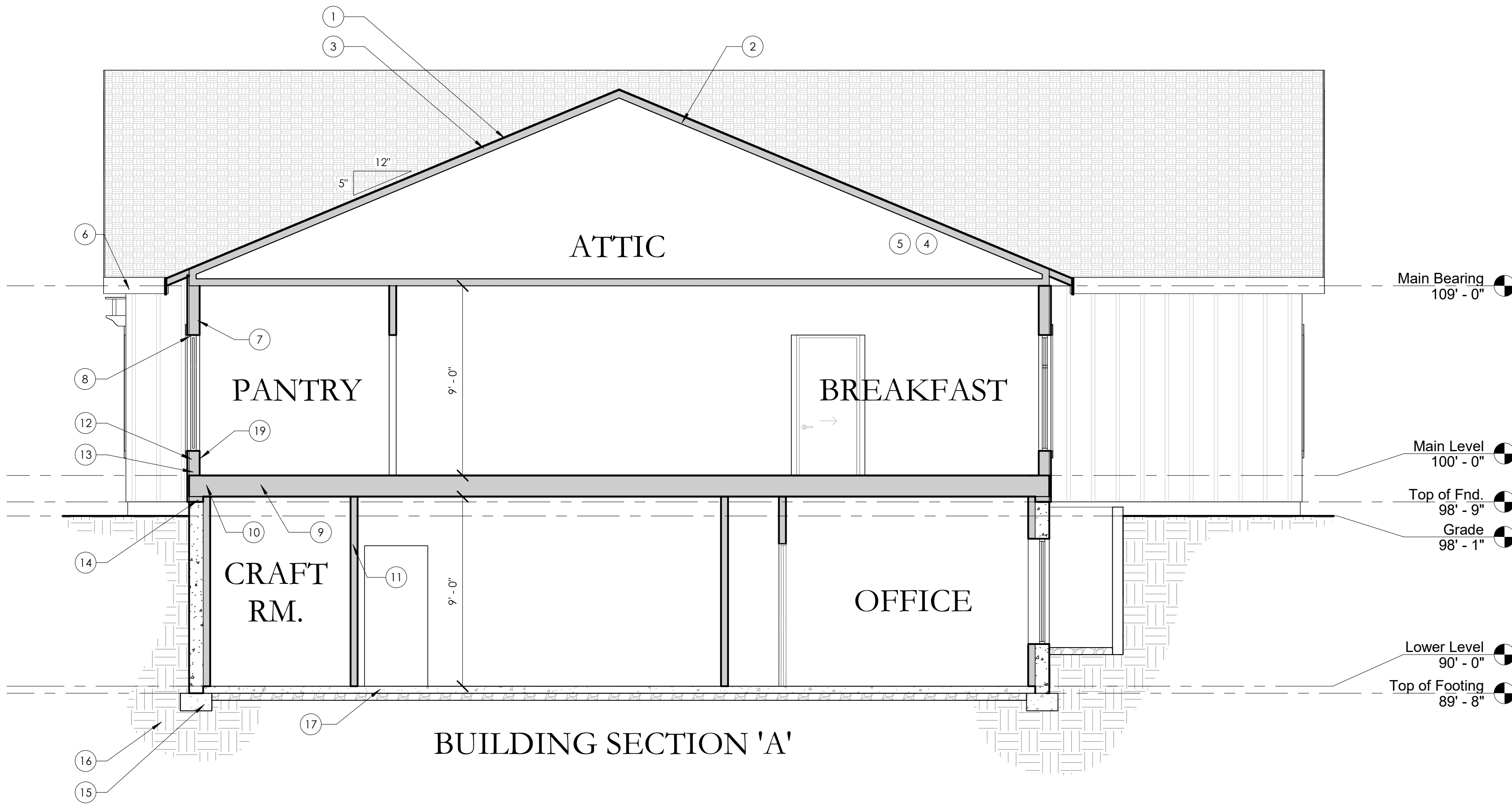
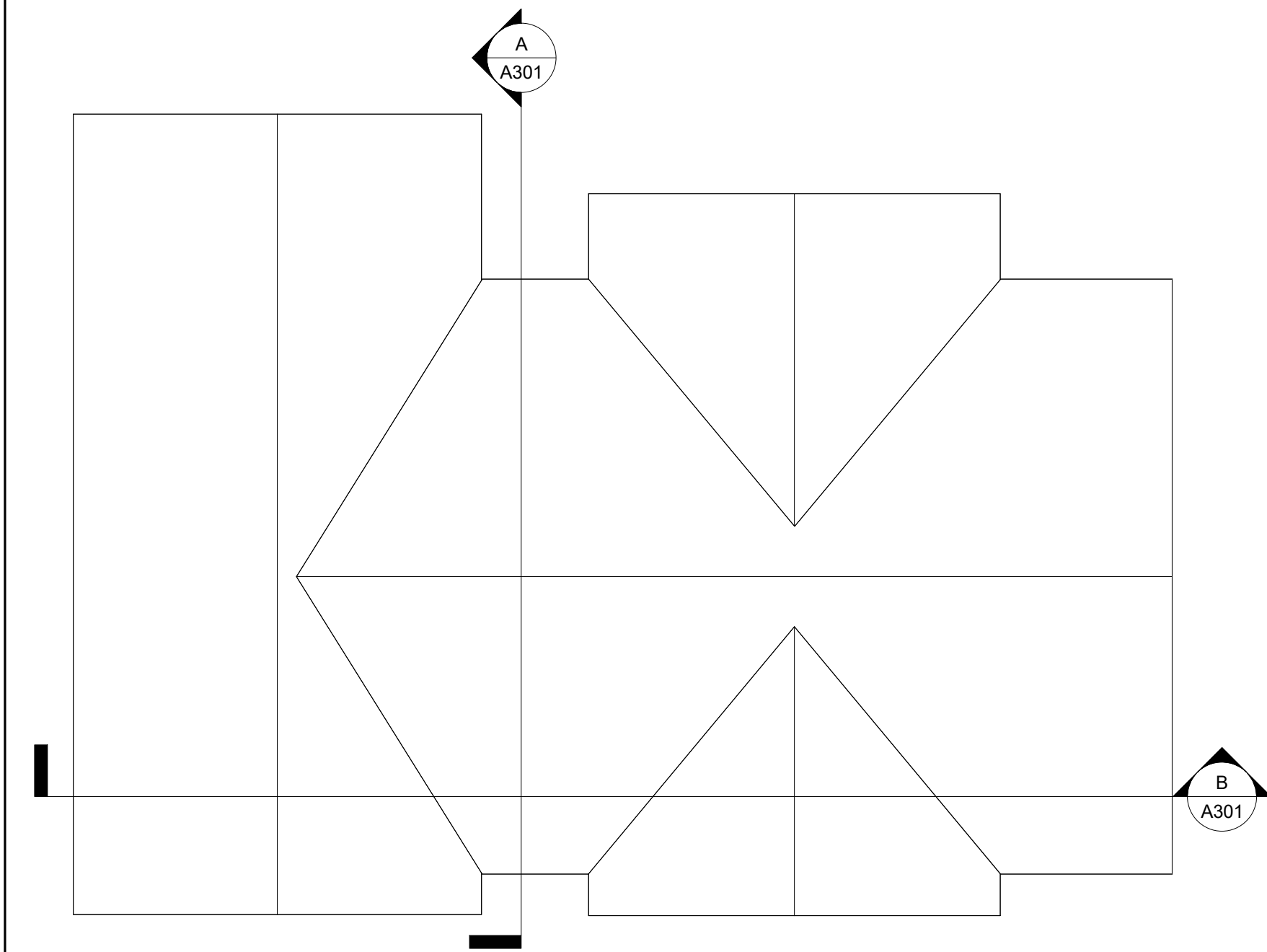
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

Athens

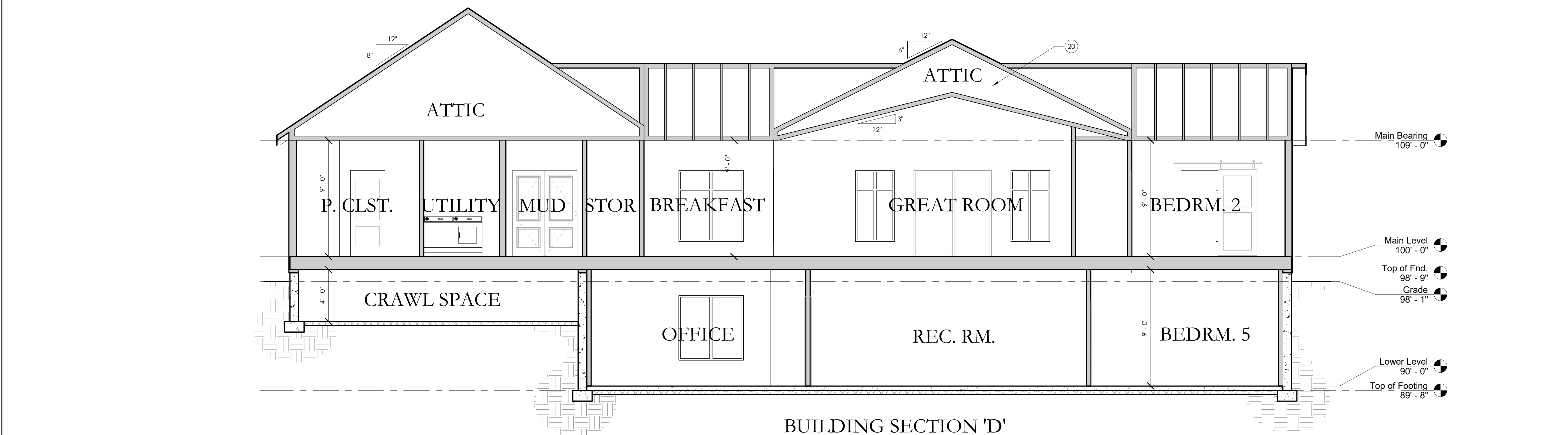
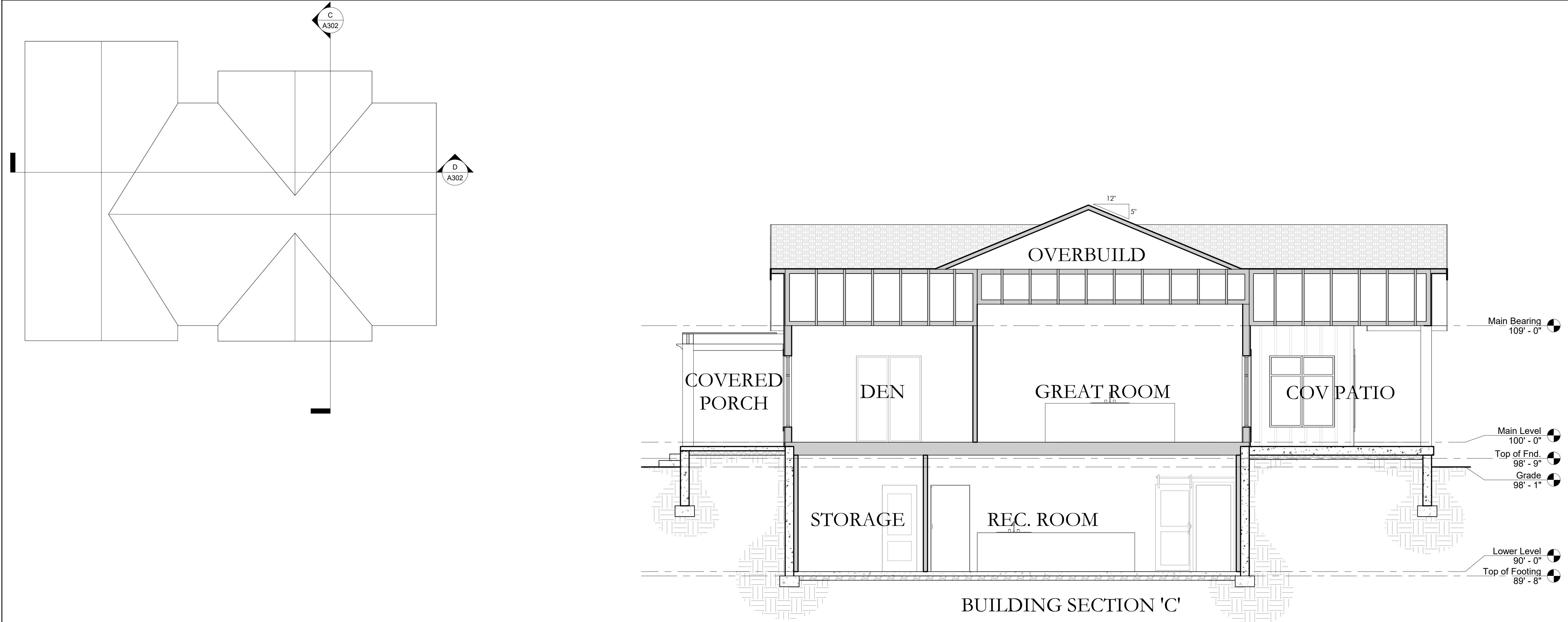
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BUILDING SECTIONS 'A'  
& 'B'

A301







| SCALE                                                                                                                                                                                                                                   |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| ARCH B (12 x 18)                                                                                                                                                                                                                        | Scale: 1/8" = 1'-0" |
| ARCH D (24 x 36)                                                                                                                                                                                                                        | Scale: 1/4" = 1'-0" |
| Athens                                                                                                                                                                                                                                  |                     |
| Builder must confirm all dimensions, site conditions, and measurements prior to construction. Plans and documents are the property of HOMEBASE. Any reuse or distribution in part or in whole without written permission is prohibited. |                     |





SHEET NOTES

| # | Comments                                                                                                                     |
|---|------------------------------------------------------------------------------------------------------------------------------|
| 1 | Provide 6" overhang from finished wall layer                                                                                 |
| 2 | Adequate slope for water drainage as req'd                                                                                   |
| 3 | Ice & water shield is req'd @ all roof edges, eaves & valleys. Shield must also extend 24" up warm side of the exterior wall |
| 4 | Shop drawings from truss manufacturer to be submitted to city building officials for approval prior to fabrication           |
| 5 | Adequate attic ventilation to be provided as per IRC                                                                         |

SCALE

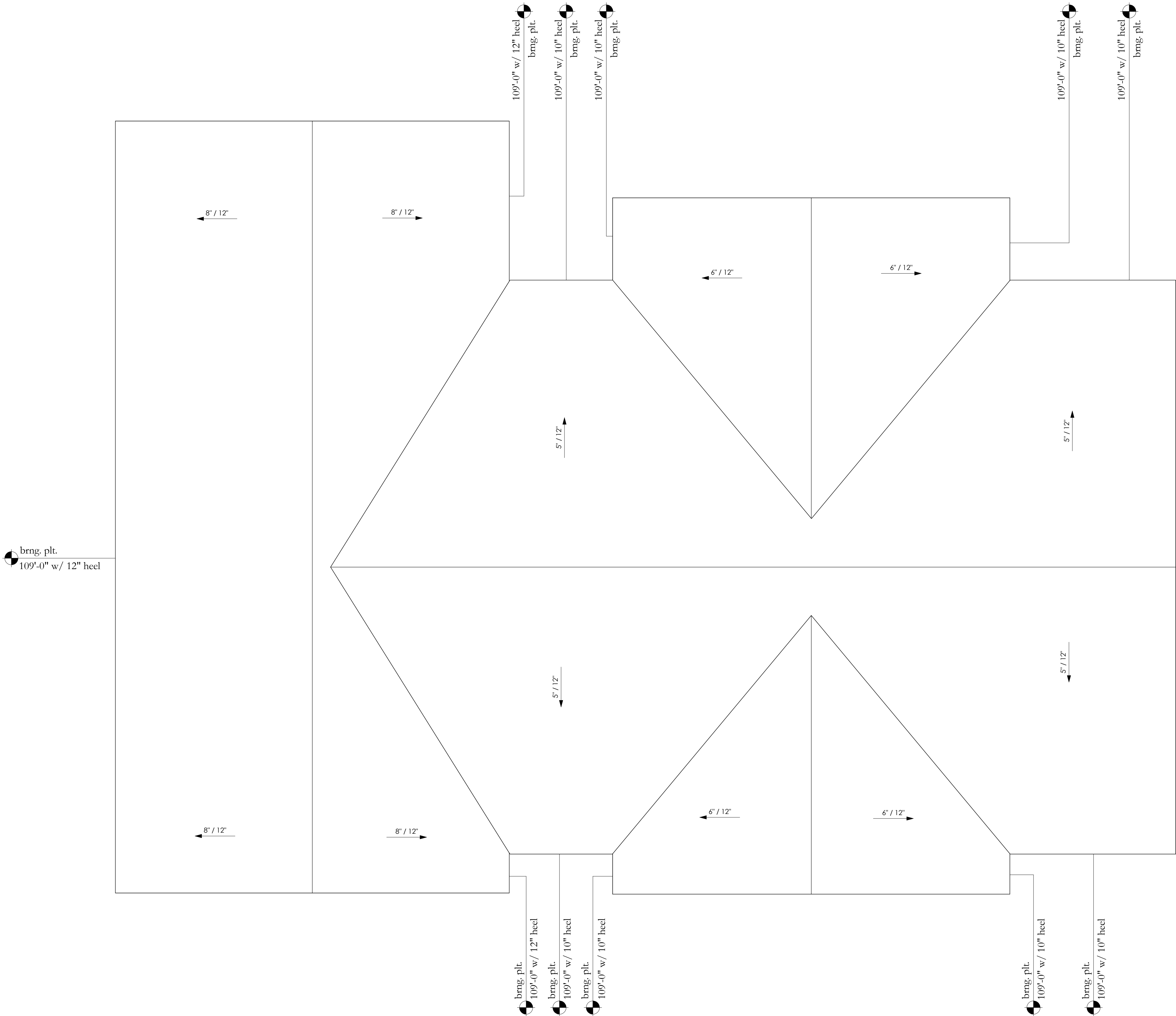
ARCH B (12 x 18)                      Scale: 1/8" = 1'-0"  
ARCH D (24 x 36)                      Scale: 1/4" = 1'-0"

Athens

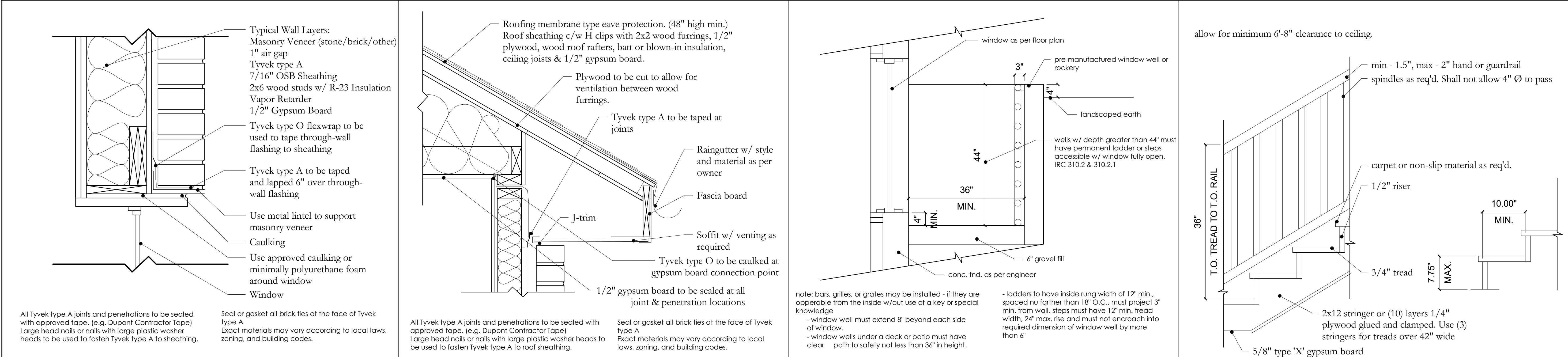
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ROOF PLAN

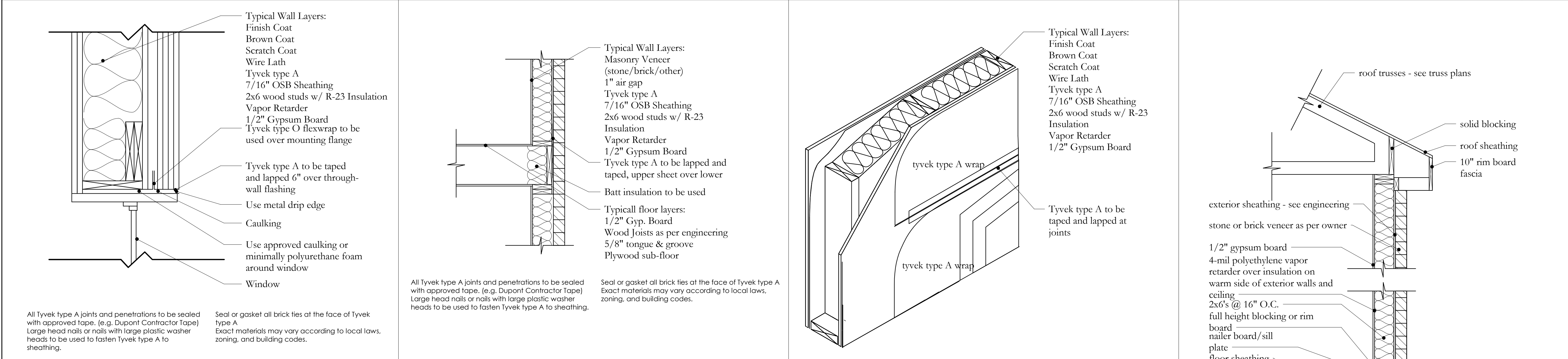
A401



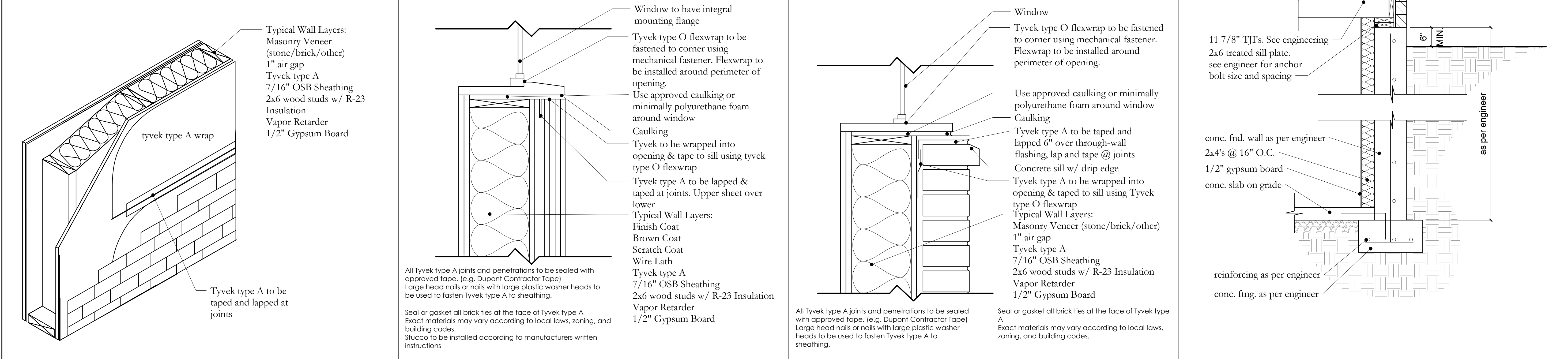




|                                                                                            |   |                                                                                                    |   |                    |   |              |   |
|--------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------|---|--------------------|---|--------------|---|
| WINDOW HEAD DETAIL<br>residential wood frame structure w/ masonry veneer - heating climate | 9 | ROOF/WALL INTERFACE DETAIL<br>residential wood frame structure w/ masonry veneer - cooling climate | 6 | WINDOW WELL DETAIL | 3 | STAIR DETAIL | 1 |
|--------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------|---|--------------------|---|--------------|---|



|                                                                                    |    |                                                                                                     |   |                                                                                                |   |
|------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------|---|
| WINDOW HEAD DETAIL<br>residential wood frame structure w/ stucco - heating climate | 10 | FLOOR/WALL INTERFACE DETAIL<br>residential wood frame structure w/ masonry veneer - cooling climate | 7 | TYPICAL WALL ISOMETRIC<br>residential wood frame structure w/ masonry veneer - heating climate | 4 |
|------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------------|---|------------------------------------------------------------------------------------------------|---|



|                                                                                                |    |                                                                                    |   |                                                                                            |   |                   |   |
|------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------|---|-------------------|---|
| TYPICAL WALL ISOMETRIC<br>residential wood frame structure w/ masonry veneer - heating climate | 11 | WINDOW SILL DETAIL<br>residential wood frame structure w/ stucco - heating climate | 8 | WINDOW SILL DETAIL<br>residential wood frame structure w/ masonry veneer - heating climate | 5 | TYP. WALL SECTION | 2 |
|------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------|---|-------------------|---|

# HOME BASE

Athens

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ARCHITECTURAL  
DETAILS  
A501



Flashing applied over the face of the mounting flange.

1. In water shedding fashion,  
starting at the base of the wall  
& working towards the top:  
install WRB to the face of the  
sheathing

3. Apply bead of sealant at back of window flange & set window using pan head screws to facilitate inspection

4. Apply bead of sealant @ side jambs. Extend 8 1/2".

6. Apply bead of sealant @ head.

8. Remove previously applied tape, allowing WRB to lay flat over head flashing. Apply new sheathing tape over diagonal cut - see diagram.

**5. Jamb Flashing**  
Apply cont. seal to the mounting flanges at the top (head) and sides (jamb) of the window. Extend sealant at jamps 8 1/2" above the R.O. at head. Embed Jamb flashing into sealant & fasten in place. (Flashing goes over sealant.)

Sealant bead behind  
mounting flange

Sealant bead between flashing & mounting flange

1" beyond  
ashing.

### 7. Head Flashing

Embed bottom of the head flashing against the previously applied sealant (flashing goes over sealant.) Extend head flashing beyond each jamb flashing. Fasten in place.

### 3. Sealant

Shim and adjust window to achieve — square, plumb, and level. Use corrosion-resistant fasteners. Fasten windows per window manufacturer's specs.

1. Weather Resistant Barrier (WRB) - at a 45 degree angle, carefully cut the barrier on a diagonal. Gently raise the top edge of the barrier up and tape the top corners and center to the exterior WRB surface above.

## Interior View

### Top Left Corner of Window

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# A502





SHEET NOTES

| #  | Comments                                                                                                                      |
|----|-------------------------------------------------------------------------------------------------------------------------------|
| 1  | All electrical installations to comply with current IRC & NEC                                                                 |
| 2  | U-fer ground to be provided as per IRC                                                                                        |
| 3  | All outlets to be tamper resistant                                                                                            |
| 4  | Branch circuits supplying bedrooms to have arc-fault protection                                                               |
| 5  | All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC |
| 6  | Outlets to be placed along walls so no point is more than 6' from an outlet                                                   |
| 7  | Outlets above counter space must be placed so no point along wall is more than 24" from an outlet                             |
| 8  | All smoke detectors to be hard-wired, interconnected, and batter-backed as per code                                           |
| 9  | Carbon monoxide detectors to be installed @ each level of home as per IRC                                                     |
| 10 | All light fixtures above tubs, showers, & wet areas to be waterproof                                                          |
| 11 | Provide electrical panel w/ load sizing as per code                                                                           |
| 12 | To above                                                                                                                      |
| 13 | Provide TV mount outlet as per owner                                                                                          |
| 14 | Provide switch to disposal in location as per owner                                                                           |

SCALE

|                  |                     |
|------------------|---------------------|
| ARCH B (12 x 18) | Scale: 1/8" = 1'-0" |
| ARCH D (24 x 36) | Scale: 1/4" = 1'-0" |

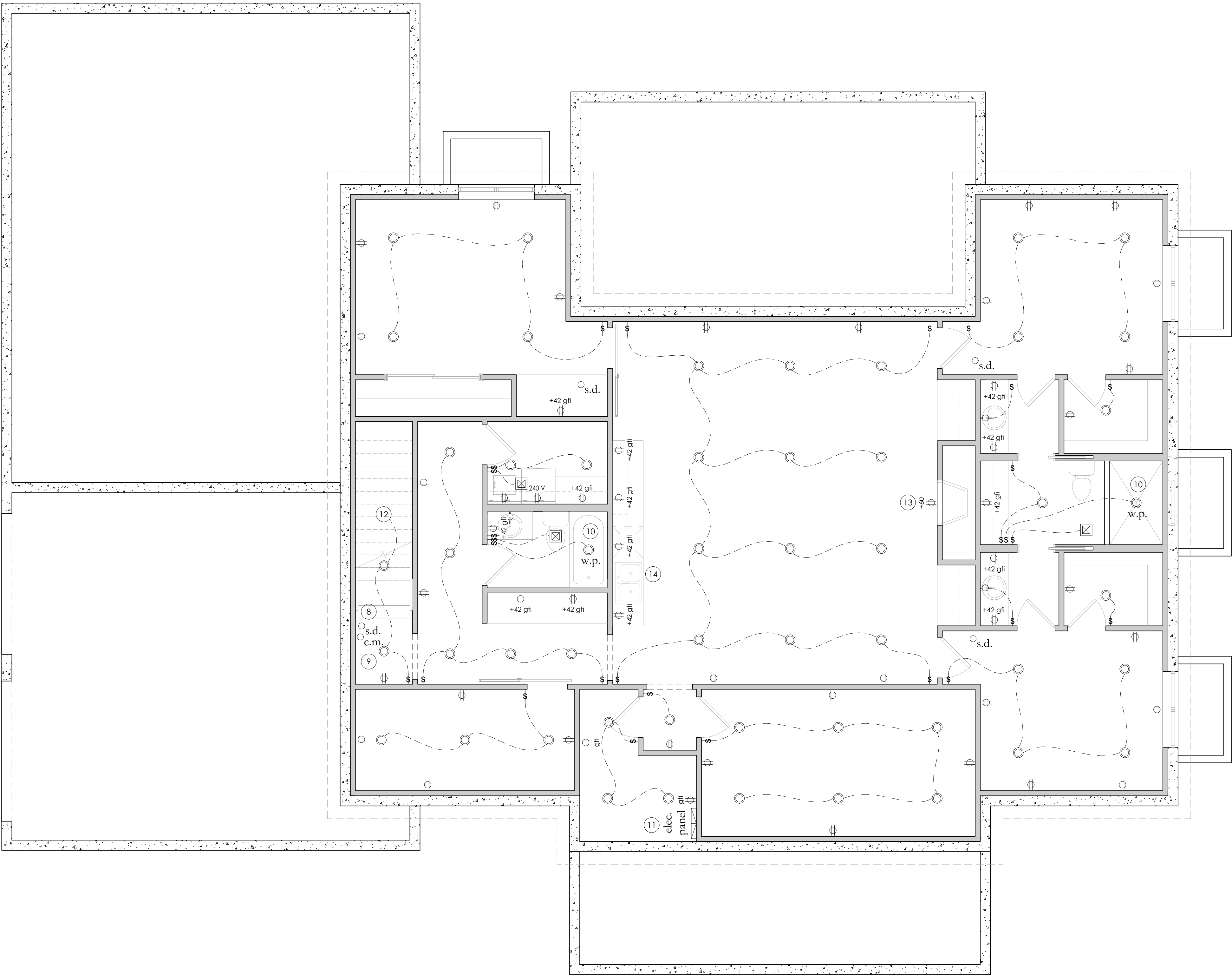
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LOWER LEVEL  
ELECTRICAL PLAN

E101

|  |                              |
|--|------------------------------|
|  | gfi outlet receptacle        |
|  | outlet receptacle            |
|  | electrical panel             |
|  | flush mount LED lighting     |
|  | LED lighting & ceiling fan   |
|  | LED linear lighting          |
|  | Ceiling mount exhaust fan    |
|  | Exterior LED sconce lighting |
|  | LED vanity lighting          |
|  | LED can lighting             |
|  | Smoke detector               |
|  | Carbon monoxide detector     |







SHEET NOTES

| #  | Comments                                                                                                                                     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | All electrical installations to comply with current IRC & NEC                                                                                |
| 2  | U-fer ground to be provided as per IRC                                                                                                       |
| 3  | All outlets to be tamper resistant                                                                                                           |
| 4  | Branch circuits supplying bedrooms to have arc-fault protection                                                                              |
| 5  | All outlets serving kitchen countertops, garages, baths, unfinished basements, and outdoors must be GFCI protected as per IRC                |
| 6  | Outlets to be placed along walls so no point is more than 6' from an outlet                                                                  |
| 7  | Outlets above counter space must be placed so no point along wall is more than 24" from an outlet                                            |
| 8  | Designer recommends to provide soffit & holiday lighting. Builder to confirm with owner.                                                     |
| 9  | Provide doorbell as per owner                                                                                                                |
| 10 | All smoke detectors to be hard-wired, interconnected, and batter-backed as per code                                                          |
| 11 | Carbon monoxide detectors to be installed @ each level of home as per IRC                                                                    |
| 12 | All light fixtures above tubs, showers, & wet areas to be waterproof                                                                         |
| 13 | Outlets are req'd at front & rear of dwelling as per IRC. All exterior outlets to be GFCI protected w/ waterproof bubble covers as per owner |
| 14 | Provide switch to disposal in location as per owner                                                                                          |
| 15 | Provide TV mount outlet as per owner                                                                                                         |
| 16 | Outlet @ ceiling for garage door opener                                                                                                      |
| 17 | Designer recommends rough-ins for future Electrical Vehicle. Builder to confirm with owner.                                                  |
| 18 | To below                                                                                                                                     |
| 19 | Provide floor outlets as per owner                                                                                                           |

SCALE

ARCH B (12 x 18) Scale: 1/8" = 1'-0"  
ARCH D (24 x 36) Scale: 1/4" = 1'-0"

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MAIN LEVEL  
ELECTRICAL PLAN

E102

|  |                              |
|--|------------------------------|
|  | gfi outlet receptacle        |
|  | outlet receptacle            |
|  | electrical panel             |
|  | flush mount LED lighting     |
|  | LED lighting & ceiling fan   |
|  | LED linear lighting          |
|  | Ceiling mount exhaust fan    |
|  | Exterior LED sconce lighting |
|  | LED vanity lighting          |
|  | LED can lighting             |
|  | Smoke detector               |
|  | Carbon monoxide detector     |

