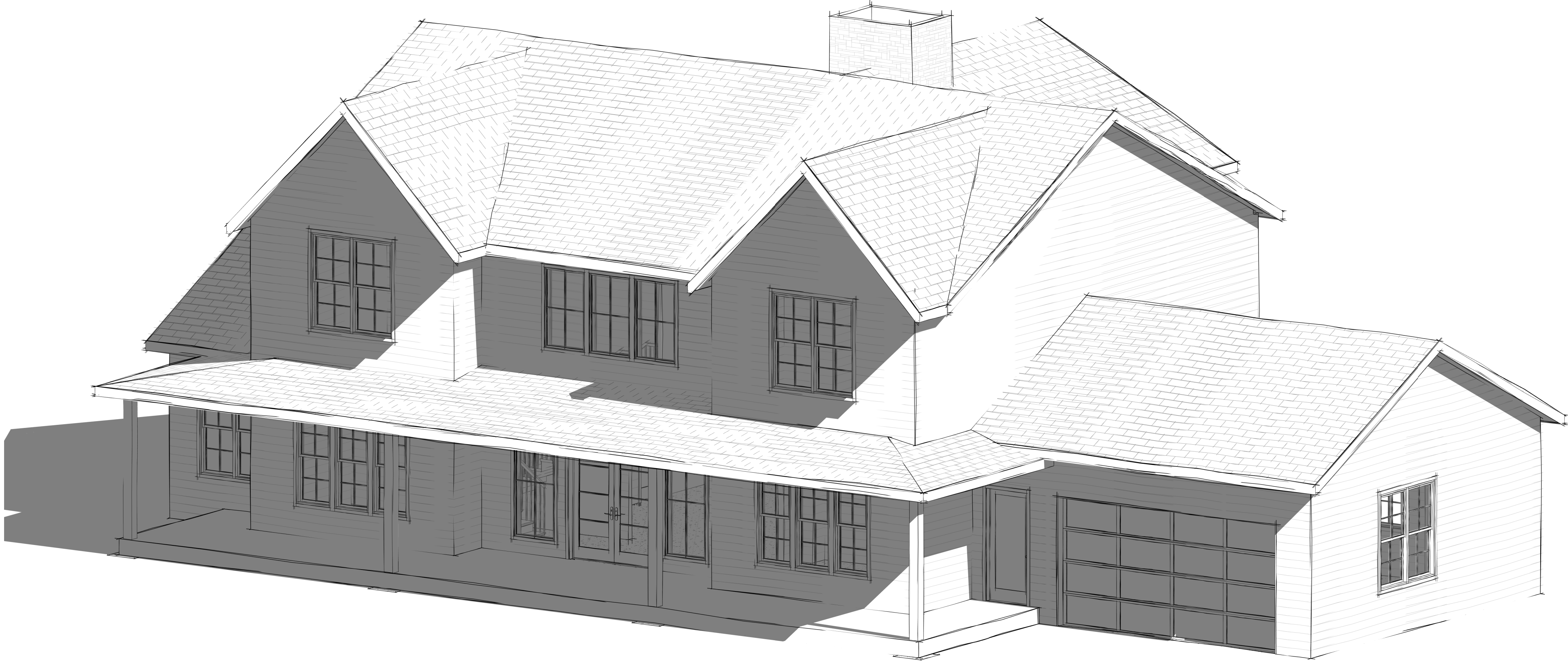


HOUSE PLANS



CONSULTANT



PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

06.03.2024

SHEET NAME

COVER SHEET

SHEET NUMBER

CS

PROJECT TEAM

DESIGN:
GRC DESIGNS, LLC
M. OMER FAROOQ

LOT INFO

PROPERTY INFO:

SCOPE OF WORK

NEW HOUSE CONSTRUCTION

SHEET INDEX

CS	COVER SHEET
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	FOUNDATION PLAN
A2.1	ELEVATION DRAWINGS
A2.2	ELEVATIONS DRAWINGS
A3.1	ROOF PLAN

- ALL EXTERIOR WALLS ARE 2X6 WOOD STUD @16" O.C.
- ALL INTERIOR WALLS ARE 2X4 WOOD STUD @16" O.C.
- ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.

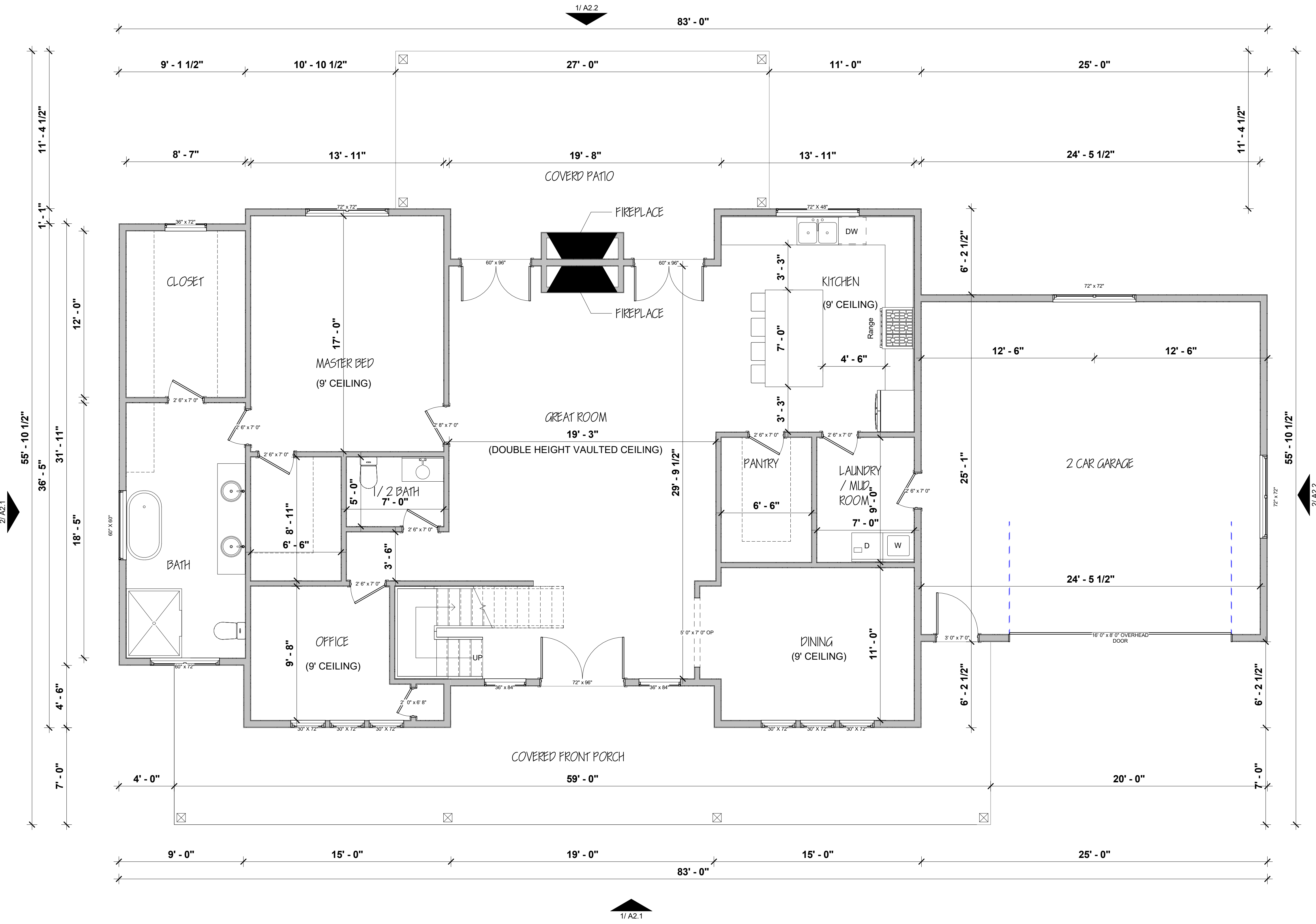


CONSULTANT

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXTERIOR WALL 2X6 WOOD STUD @16" O.C
	INTERIOR WALL 2X4 WOOD STUD @16" O.C

AREA SCHEDULE	
FIRST FLOOR	1870 SQF
SECOND FLOOR	900 SQF
TOTAL	2770 SQF



PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

06.03.2024

SHEET NAME

FIRST FLOOR PLAN

SHEET NUMBER

A1.1

1 FIRST FLOOR PLAN
1/4" = 1'-0"

- ALL EXTERIOR WALLS ARE 2X6 WOOD STUD @16" O.C.
- ALL INTERIOR WALLS ARE 2X4 WOOD STUD @16" O.C.
- ALL DIMENSIONS ARE TO FACE OF WALL U.N.O.
- ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO FLOORING, PAINT, WALLCOVERING, LIGHT FIXTURES, TRIM, LAMINATE, SOLID SURFACES AND MILLWORK TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR PER MANUF. GUIDELINES AND IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH SITE CONDITIONS.
- NOTIFY DESIGNER IMMEDIATELY IF DIFFERENT CONDITIONS EXIST FROM WHAT IS DESCRIBED.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE PROVIDED ON A DESIGN/ BUILD BASIS, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES. ASIDE FROM ALL ELECTRICAL AND PLUMBING ITEMS REPRESENTED ON PLANS, PROVIDE ADDITIONAL DEVICES AS REQUIRED BY LOCAL CODE.

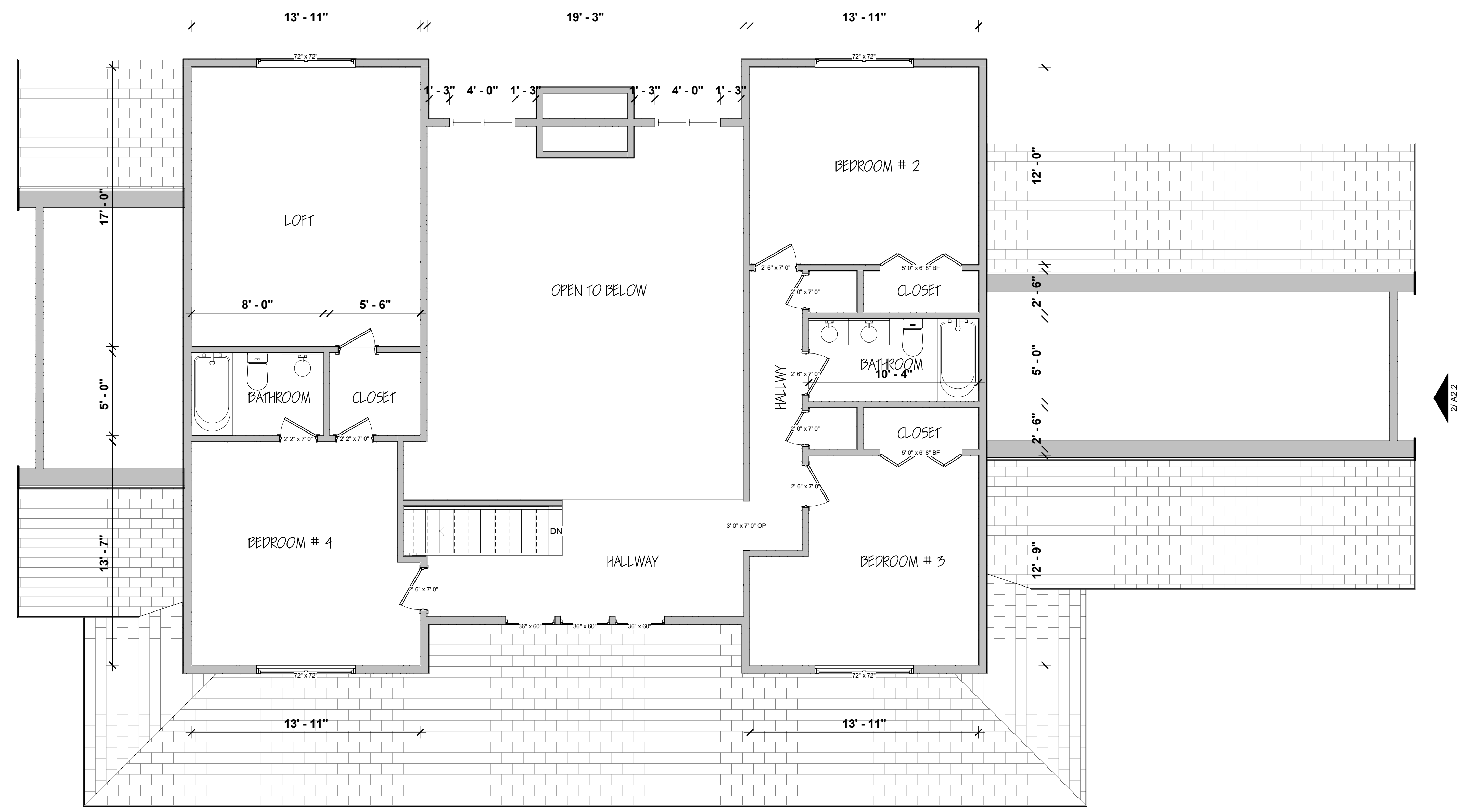


CONSULTANT

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXTERIOR WALL 2X6 WOOD STUD @16" O.C
	INTERIOR WALL 2X4 WOOD STUD @16" O.C

AREA SCHEDULE	
FIRST FLOOR	1870 SQF
SECOND FLOOR	900 SQF
TOTAL	2770 SQF



PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

06.03.2024

SHEET NAME

SECOND FLOOR PLAN

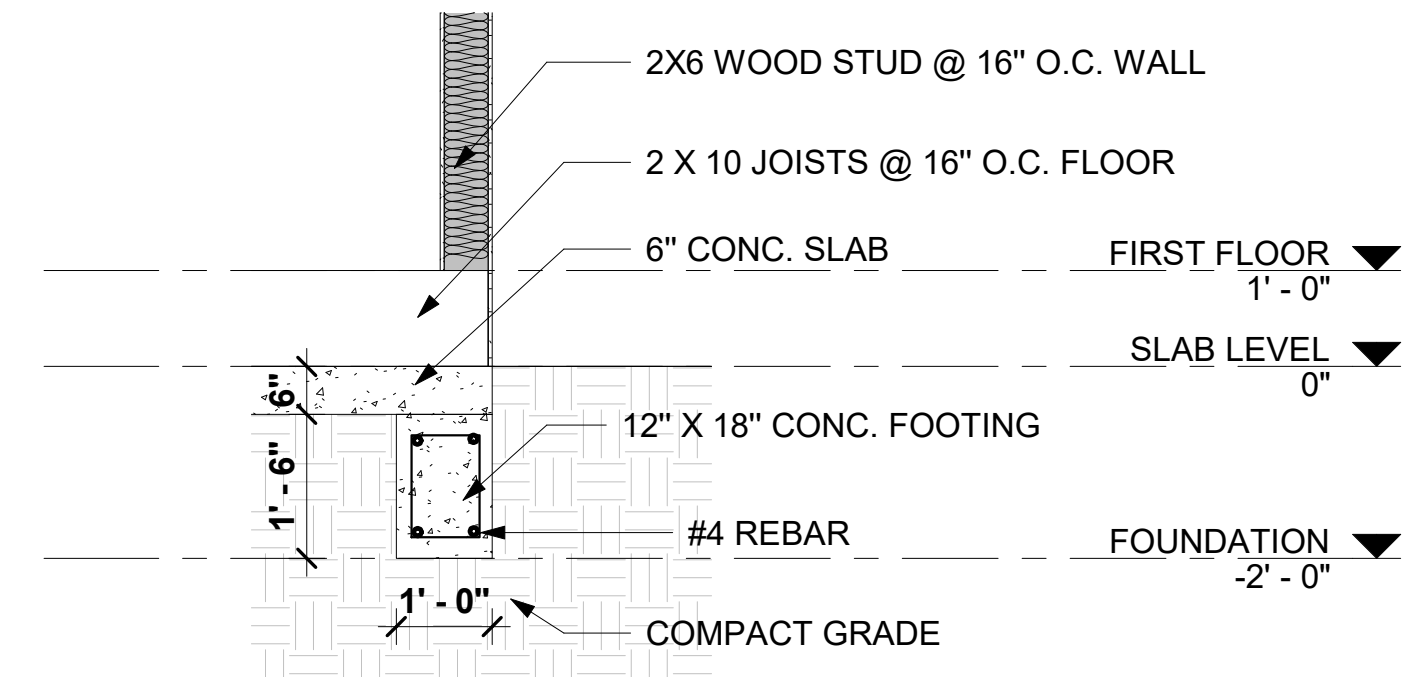
SHEET NUMBER

A1.2

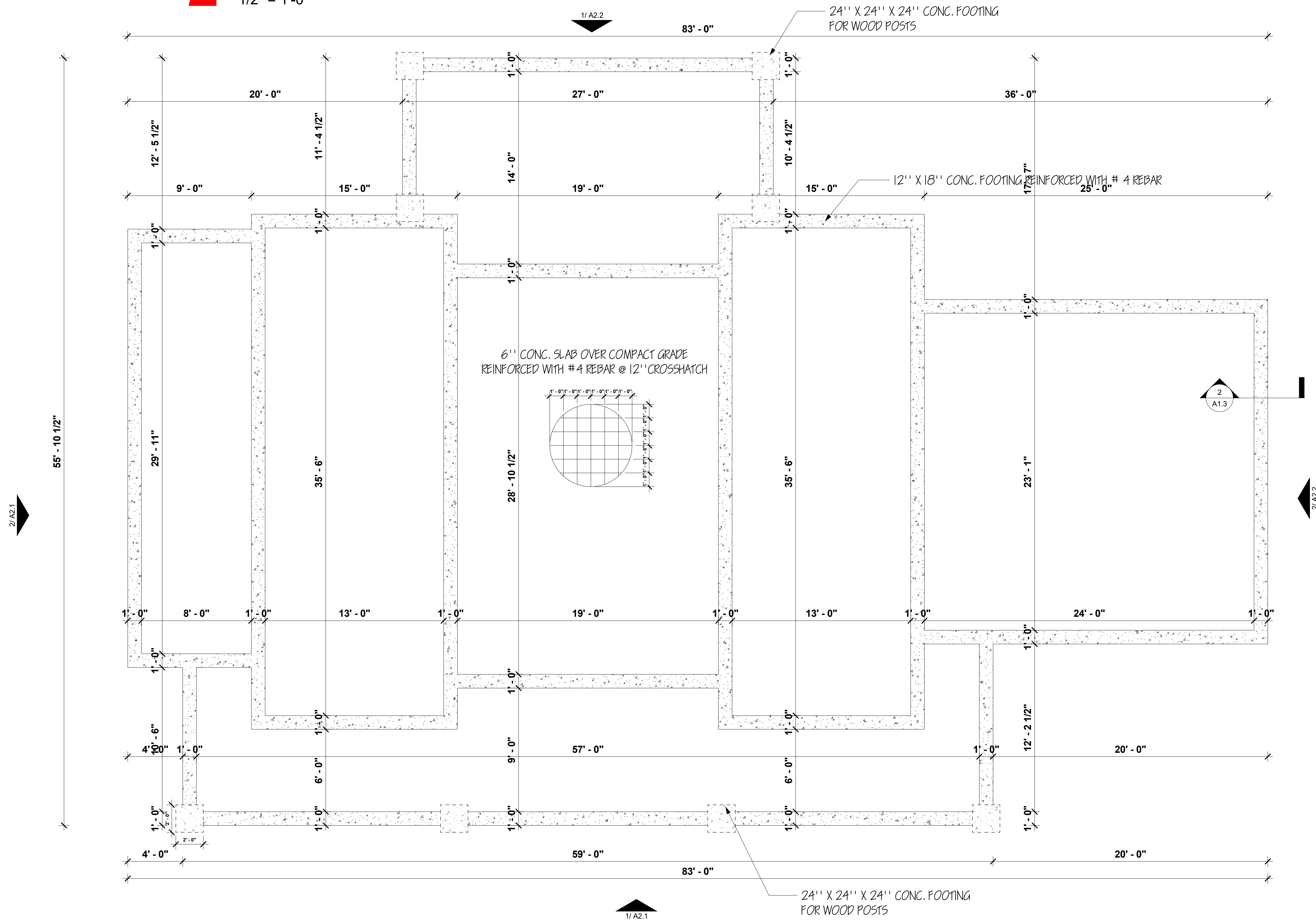
1 SECOND FLOOR
1/4" = 1'-0"

FOUNDATION PLAN NOTES

1. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.
2. DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION METHODS FOR THIS STRUCTURE. CONNECTIONS, DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ARCHITECT / ENGINEER FOR CLARIFICATION IN A TIMELY MANNER PRIOR TO BID OPENING.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR ENGINEERED FILL PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
4. SUBGRADE REQUIREMENTS, UNDERSLAB VAPOR BARRIER AND PERIMETER FOUNDATION DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT.
5. ANCHOR BOLTS AND PLATE WASHERS AT SHEAR WALLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS.
6. PLACE REINFORCING BARS AT CORNERS AND INTERSECTIONS FOR FOUNDATIONS. BARS AT CORNERS AND INTERSECTIONS SHALL BE EQUAL IN SIZE, NUMBER AND SPACING TO HORIZONTAL REINFORCING.



2 FOUNDATION DETAIL
1/2" = 1'-0"



1 FOUNDATION
1/4" = 1'-0"



CONSULTANT

PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date
2	A1.3	

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

06.03.2024

SHEET NAME

FOUNDATION PLAN

SHEET NUMBER

A1.3

CONSULTANT



1 FRONT ELEVATION
1/4" = 1'-0"

PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

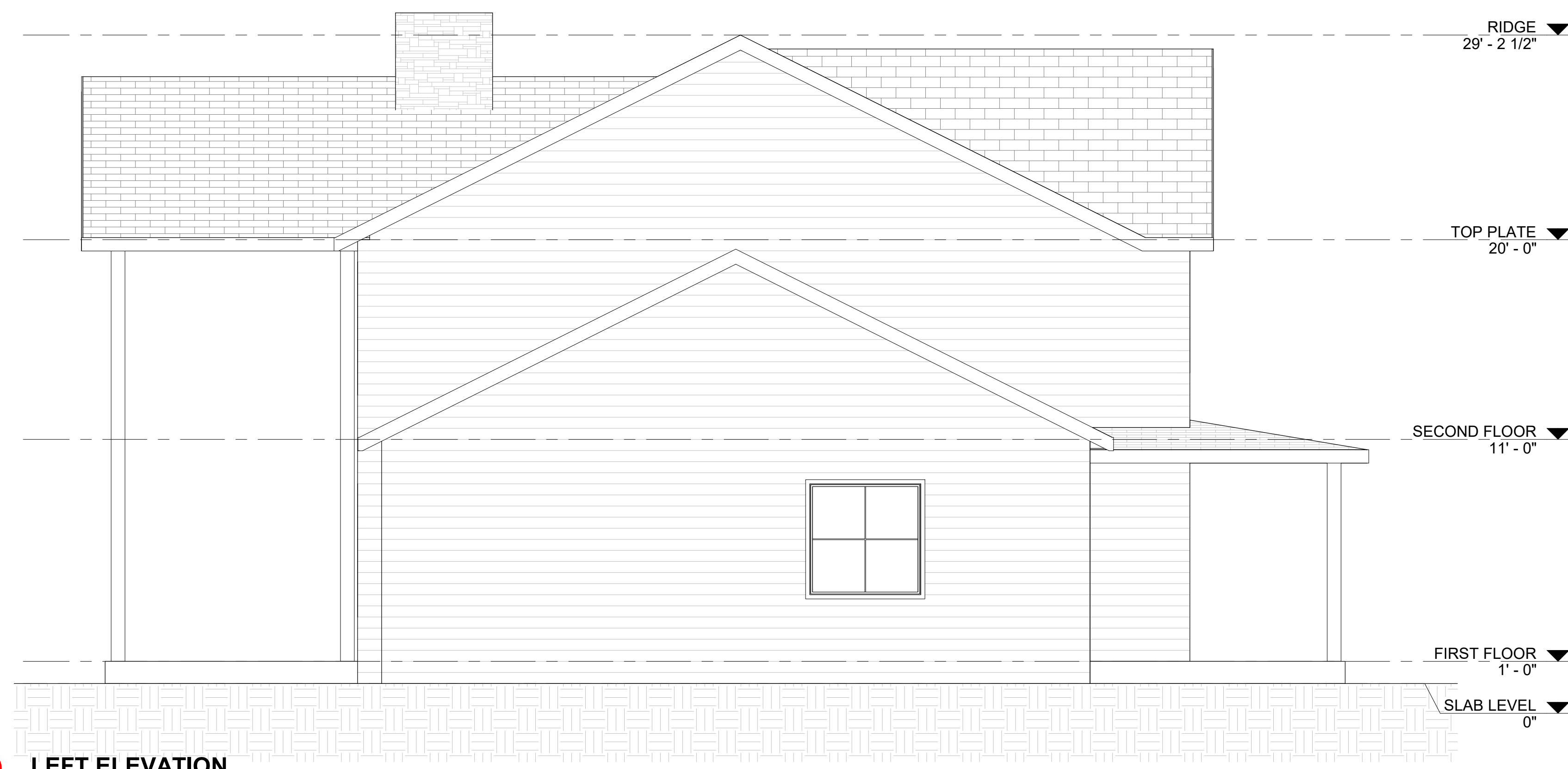
06.03.2024

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1



2 LEFT ELEVATION
1/4" = 1'-0"

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PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

06.03.2024

SHEET NAME

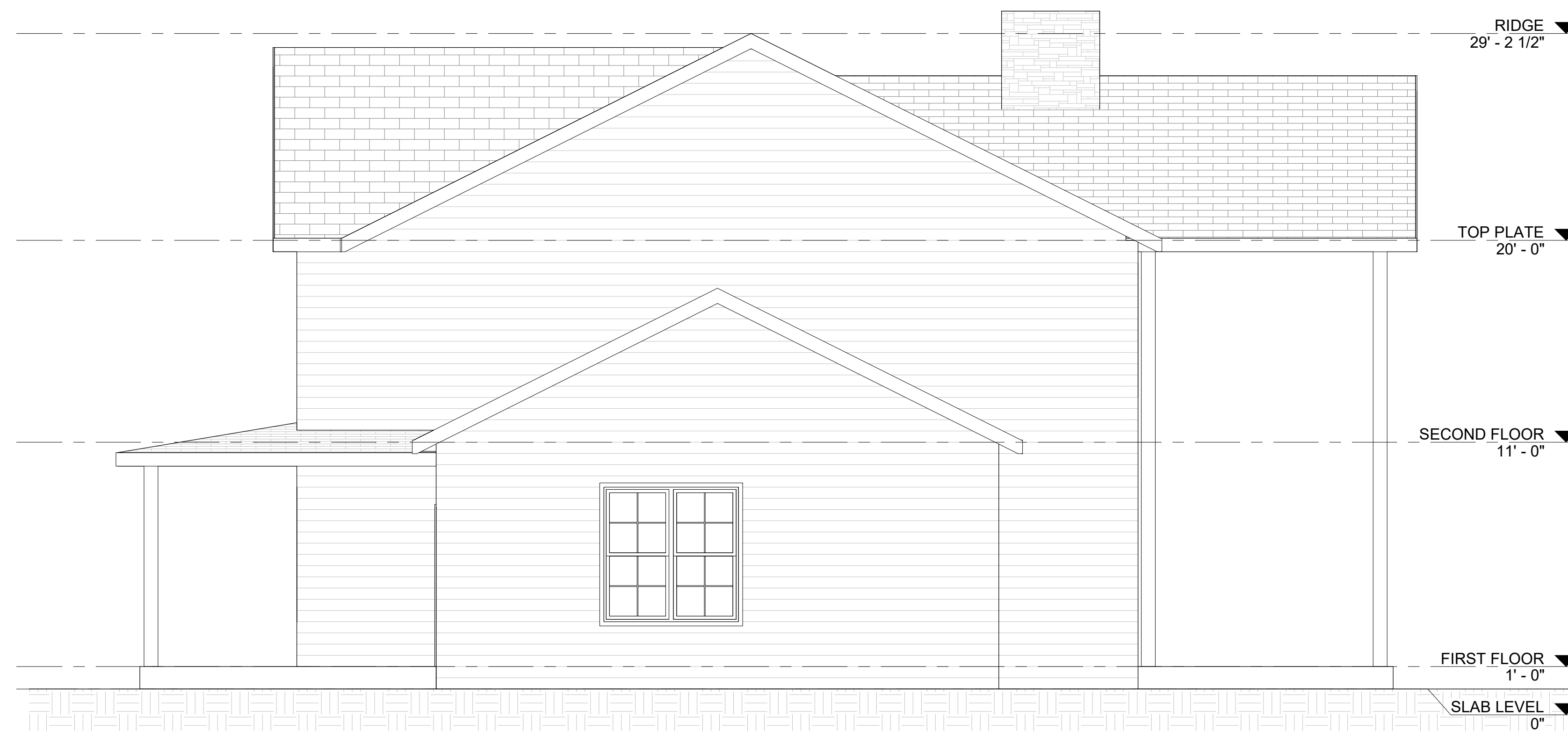
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.2



1 REAR ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

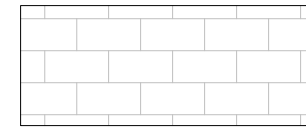
GENERAL NOTES

ROOF PLAN

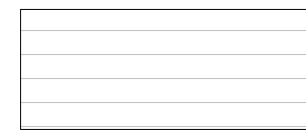
- 1. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION PER R806, IRC 2018.
- 2. 12" EAVE ON ALL SIDES.

LEGEND

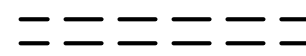
ROOF PLAN



30 YEAR SHINGLE ROOF



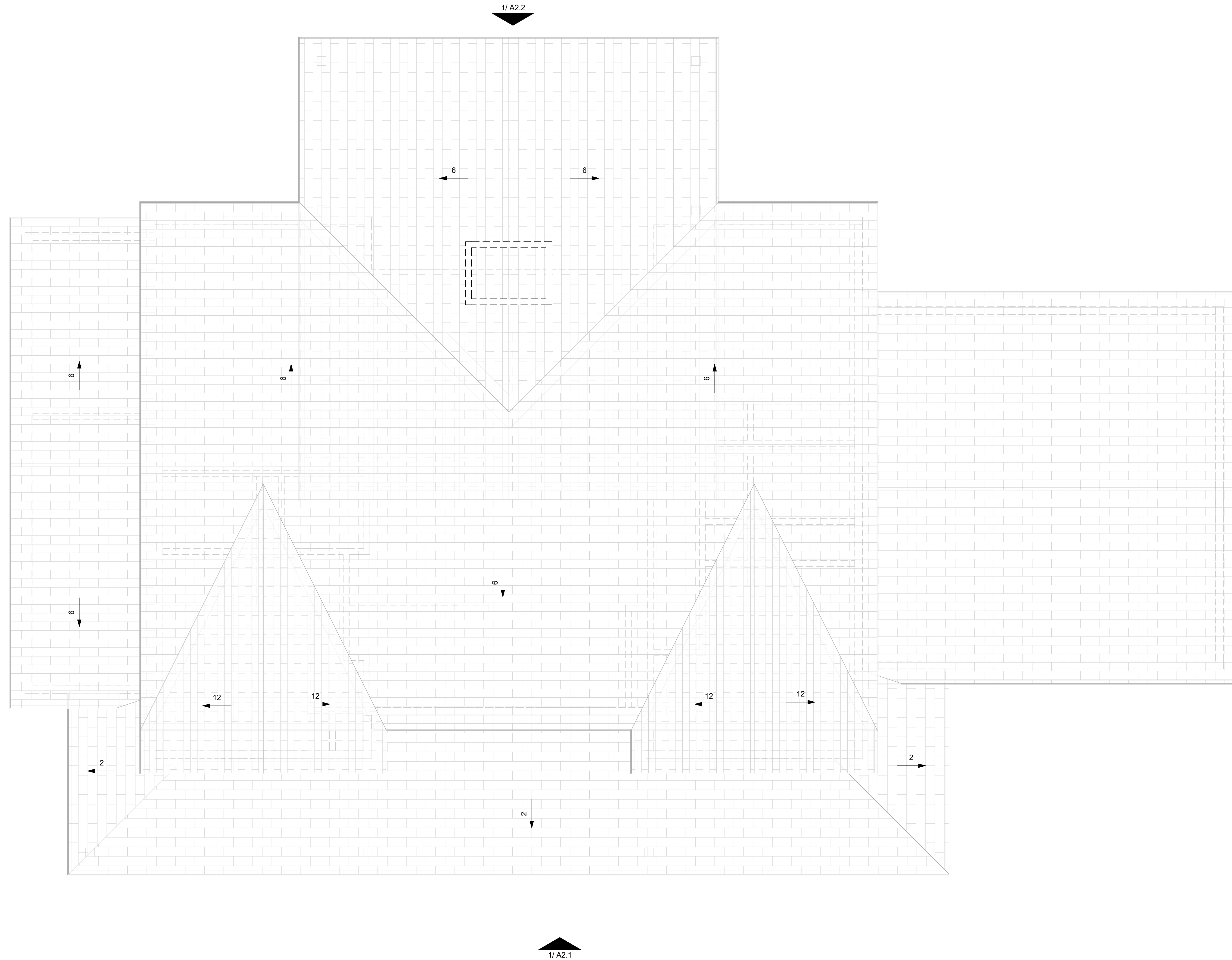
STANDING SEAM METAL ROOF



EXTERIOR WALL STUD BELOW ROOF



CONSULTANT



PROJECT

PROJECT # 20240228

ADDRESS

REVISIONS

No.	Description	Date

PROJECT STATUS

NEW CONSTRUCTION

ISSUE DATE

06.03.2024

SHEET NAME

ROOF PLAN

SHEET NUMBER

A3.1

1 ROOF PLAN
1/4" = 1'-0"