

living room to be hand framed
engineered by
other



1x10

	Total
1x-3.7	10
1x-3.3	L
1x-2	L
1x-1.1	L

1x5

90	11-16
82	
77L	

front elevation scale 1/4" = 1'



1x5

74
242
300
242
72
50
876.4 LF
83

1x5

72
120
112
292
10
100
50
200

right elevation scale 1/4" = 1'

- FLASHING REQUIRED AT THE FOLLOWING LOCATIONS:
- EXTERIOR WINDOW AND DOOR OPENINGS
 - INTERSECTION OF CHIMNEYS OR OTHER MASONRY WITH FRAME WALLS
 - MASONRY WITH FRAME WALLS
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO WOOD FRAMING
 - AT WALL AND ROOF INTERSECTIONS
 - AT BUILT-IN GUTTERS



GENERAL CONTRACTOR

Project No.
K07-0807-1

Scale

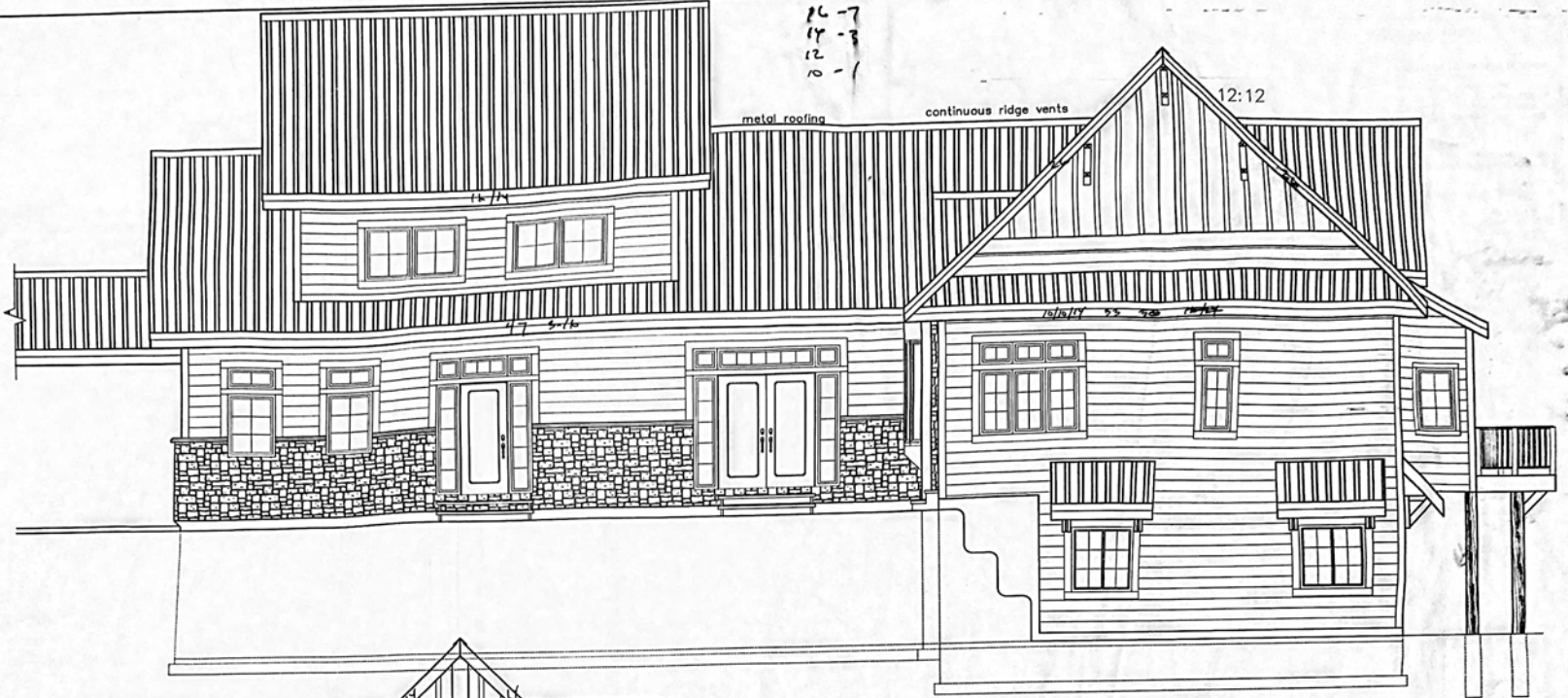
SANCTUARY
285 DOWER DRAW

Drawn by
OHS
Reviewed by
OHS

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1
Elevation
Front & Ri

26-7
14-3
12
10-1



back elevation scale 1/4"=1'

82

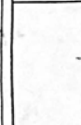


left elevation scale 1/4"=1'

retaining wall as needed per final topography

retaining wall as needed per final topography

- FLASHING REQUIRED AT THE FOLLOWING LOCATIONS:
- EXTERIOR WINDOW AND DOOR OPENINGS
 - INTERSECTION OF CHIMNEYS OR OTHER MASONRY WITH FRAME WALLS
 - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
 - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO WOOD FRAMING
 - AT WALL AND ROOF INTERSECTIONS
 - AT BUILT-IN GUTTERS



GENERAL CONTRACTOR:

Project No. K07-0807-1
Scale:

SANCTUARY
285 DOWER DRIVE

Drawn by: CHAS
Checked by: CHAS
Date: 02/07/07
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4
Floor Plan
Main Floor

8002.0.1 BRACED WALL PANELS.
... SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION METHODS IN ACCORDANCE WITH SECTION 9002.0.3. THE SPACING AND LOCATION OF BRACES SHALL BE IN ACCORDANCE WITH TABLE 9002.0.3.1. BRACED WALL PANELS SHALL BE NO MORE THAN 22.5' FROM EACH END OF A BRACED WALL LINE. BRACED WALL PANELS THAT ARE LOCATED AD JACENT TO A BRACED WALL LINE SHALL BE IN LINE, EXCEPT OFFSETS OUT-OF-PLANE OF UP TO 4' ... PROVIDED THE TOTAL OFFSET ... IS NOT MORE THAN 8'.

8002.0.3 BRACED WALL PANEL CONSTRUCTION METHODS.
(NOTE: THERE ARE 8 (8) ACCEPTABLE METHODS, ONLY THE 2 MOST COMMON ARE LISTED HERE.)

3. WOOD STRUCTURAL PANEL BREATHING (S.E.C.) WITH A THICKNESS NOT LESS THAN 5/8" FOR STUDS 16" O.C. AND NOT LESS THAN 3/4" FOR STUDS 24" O.C. WOOD STRUCTURAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE 9002.0.3.1.

5. OVERLAY BOARD (PHEET WOOD) WITH FINISH 5/8" THICKNESS PLACED ON STUDS SPACED A MAXIMUM 24" O.C. AND FASTENED AT 7" O.C. WITH THE SIZE NAILS SPECIFIED IN TABLE 9002.3.1 FOR BREATHING AND TABLE 9002.3.5 FOR INTERIOR EXTERIOR BOARD.

(NOTE: WHILE TABLE 9002.3.1 ALLOWS FOR SEVERAL OVERLAY FASTENERS, TYPE W OR S SCREWS ARE RECOMMENDED)

ALTERNATE BRACED WALL PANELS CONSTRUCTED IN ACCORDANCE WITH SECTION 9002.0.6 SHALL BE PERMITTED TO REPLACE ANY OF THE ABOVE METHODS OF BRACED WALL PANELS.

8002.10.1 LENGTH OF BRACED WALL PANELS. FOR METHODS 2,3,4,6,7 AND 8 ABOVE, EACH BRACED WALL PANEL MUST BE A MINIMUM OF 48" ... FOR METHOD 5 ABOVE, EACH BRACED WALL PANEL SHALL BE AT LEAST 96" ... WHEN APPLIED TO ONE FACE ... AND AT LEAST 48" WHEN APPLIED TO BOTH FACES.

8002.10.6 ALTERNATE BRACED WALL PANELS

1. IN ONE-STORY BUILDINGS EACH PANEL SHALL HAVE A LENGTH OF NOT LESS THAN 27' AND A HEIGHT OF NOT MORE THAN 87' ... ANCHOR BOLTS SHALL BE PLACED AT PANEL CENTER POINTS. EACH PANEL MUST HAVE ANCHORS WITH A TIE-OFF DEVICE FASTENED TO THE FOUNDATION, CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF AT LEAST 1800 LBS. (SEE SECTION 9100.0).

2. IN THE FIRST STORY OF TWO-STORY BUILDINGS, EACH BRACED WALL PANEL SHALL (ALSO HAVE) WOOD STRUCTURAL PANEL BREATHING ON BOTH FACES ... AND THE DOWN DEVICE UPLIFT CAPACITY SHALL NOT BE LESS THAN 3,000 LBS.

0 = STD-10 [Hatched Box] = BRACED WALL (SEE LEGEND)

FRAMER'S NOTES:

- LINE EXTERIOR BREATHING BY OUTSIDE OF FOUNDATION WALL
- EXTERIOR WALLS DRAWN AS 1" WITH BREATHING LINES UP WITH THE FOUNDATION WALL
- BEARING WALLS DRAWN AS 3 1/2"
- PLUMBING WALLS DRAWN AS 3 1/2"
- CURTAIN WALLS DRAWN AS 3 1/2"
- SOLID BRACING REQUIRED FOR ALL GREEN TRUSSES AND RAFTERS
- GREEN TRUSSES TO BE ATTACHED TO THE TOP PLATE OF SIPHON HANGING STRIPS THAT ARE EQUAL TO THE GREEN UPLIFT CALCS FOR THEIR MANUFACTURER'S ENGINEERED DRAWINGS - TO BE SPECIFIED BY OTHER SET THAN PLANS

FLUORING AT THE FOLLOWING LOCATIONS:
CONTINUALLY ABOVE ALL PROTECTIVE ROOF TRIM AT WALL AND ROOF INTERSECTIONS
WHERE FORMER BRACES OR EXTERIOR STAIRS ATTACH TO ROOF FRAMING

* IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND INDIVIDUALS TO INTERPRET THESE PLANS AND CREATE THE WORK. THESE PLANS ARE ONLY A GUIDELINE. CALL IMPACT DRAWING & DESIGN IMMEDIATELY IF THERE ARE ANY QUESTIONS.

GENERAL BUILDING NOTES

WINDOW AND DOOR SIDES ARE INDIVIDUAL, REFER TO INDIVIDUAL SUPPLIER OUT SHEETS

DUCTING
- DUCTS IN GARAGE AND PENETRATING WALLS AND CEILING PER 20 GAGE. NO OPENINGS IN GARAGE.

ELECTRICAL
- DO NOT DEVIATE FROM ELECTRICAL PLAN WITH OUT EXPRESS PERMISSION FROM DESIGNER OR OWNER.
- UNLESS OTHERWISE SPECIFIED, ELECTRICAL SHALL ASSUME THAT INTERIOR TRIM WIDTH IS 3/4" MINIMUM.

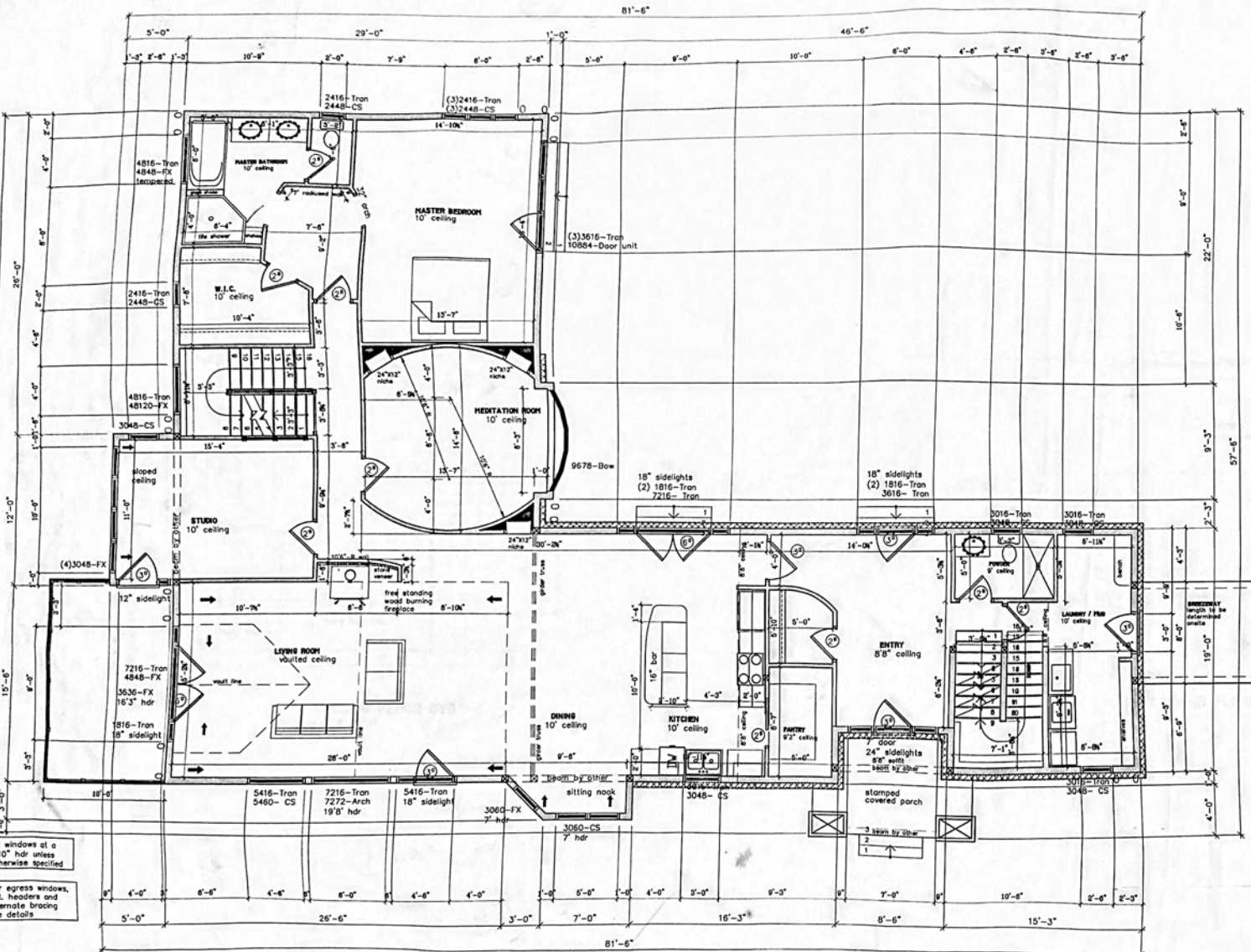
FOUNDATION / ASSEMBLY
- ALL BELOW GRADE LEVEL CONCRETE TO BE COVERED WITH APPROVED FOUNDATION COATING.
- CEMENT, FIBER-CONCRETE OR GLASS MAT SIPHON BACKER PROVIDED FOR WALL TIE IN BARRIERS AND TIE BARRIERS, AND BONDING BARRIER WALL PANELS.

PLUMBING
- ALL TOILETS TO HAVE ELONGATED BOWLS AND PRESSURE ASSIST TANKS UNLESS OTHERWISE SPECIFIED.

WINDOW NOTES

TYPED GLASS SAFETY GLAZING, RE 3084D REQUIRED IN THE FOLLOWING SITUATIONS:
- IN BREAKING, IMPACT, SLASH, OR WIND BLOWN
- ENCLOSURES FOR BROWNS, HOT TUBS, SHOWERPOOLS, BATHS, STEAM BATHS, BATHS, EXTERIOR WALLS IN THESE AREAS (DOUBLE GLASS)
- WINDOWS WITHIN 24" OF A DOOR AND WITHIN 50" OF THE FLOOR
- WINDOWS WITH AN INDIVIDUAL FRAME SIZE GREATER THAN 9 SQ. FT.
- GLASS WITHIN 36" OF THE FLOOR
- COVERED TOP EDGE GREATER THAN 30" ABOVE THE FLOOR
- ONE OR MORE WALKING SURFACES WITH IN 30" HORIZONTALLY

* CONTRACTOR AND WINDOW MANUFACTURER ARE SEVERALLY RESPONSIBLE FOR WINDOW VENTING ALL CODES, INCLUDING LOCALS.

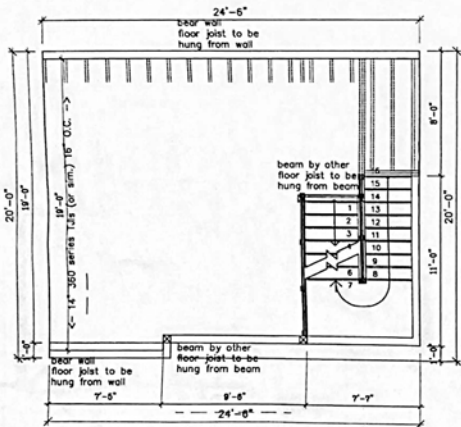


FIRST FLOOR = 2552 SQ. FT.

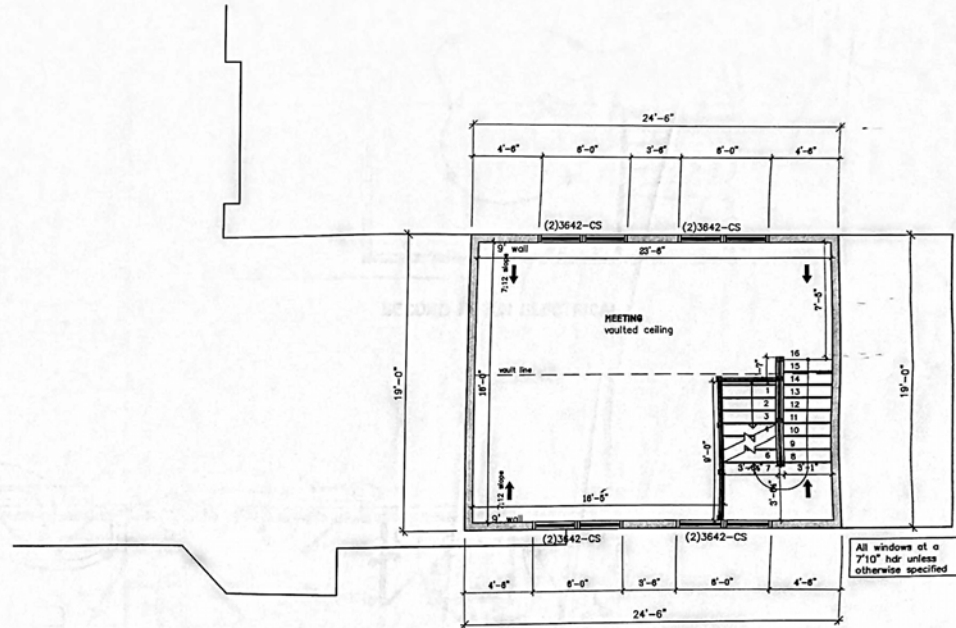
1/4" = 1'

All windows at a 7'10" hdr unless otherwise specified

For egress windows, ext. headers and alternate bracing see details



SECOND FLOOR SYS
1/4" = 1'



SECOND FLOOR = 465 SQ. FT.
1/4" = 1'

FLOOR FRAMING NOTES:
- DOUBLE JOISTS OR BEAM UNDER PARALLEL BEARING WALLS
- LATERAL RESTRAINT AT ALL INTERMEDIATE SUPPORT LOCATIONS



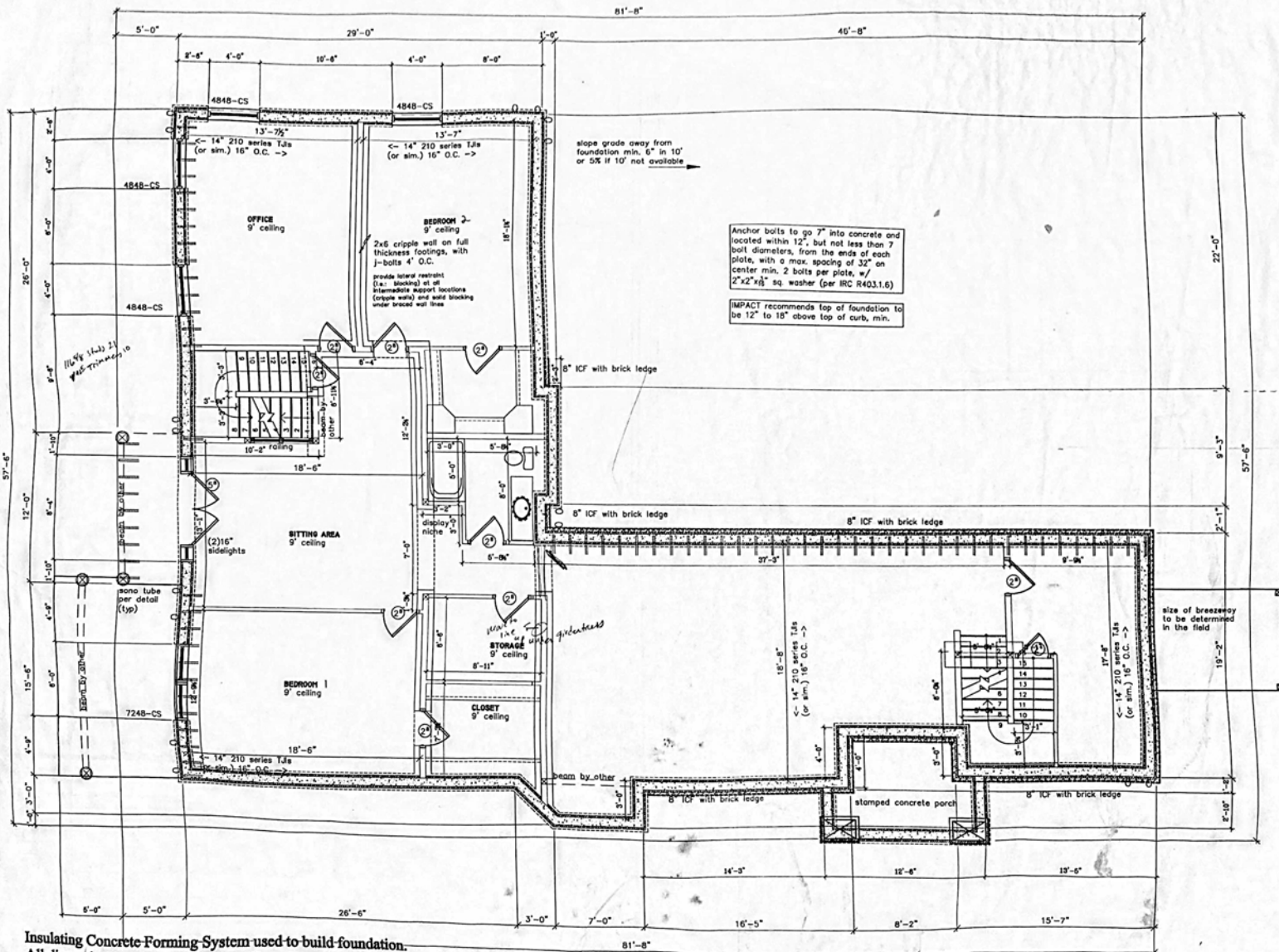
GENERAL CONTRACTOR:

Project No.
K07-0807-1

Scale:

SANCTUARY
285 POWER DRAW

Drawn By:	CHAS
Checked By:	CHAS
Date:	7/2/07
Scale:	1/4" = 1'
Project No.:	K07-0807-1
Sheet No.:	5



Insulating Concrete Forming System used to build foundation.
 All dimensions are to 8" concrete wall.
 Engineering specs. to be provided

Anchor bolts to go 7" into concrete and located within 12", but not less than 7 bolt diameters, from the ends of each plate, with a max. spacing of 32" on center min. 2 bolts per plate, w/ 2"x2"x8" sq washer (per IRC R403.1.6)

IMPACT recommends top of foundation to be 12" to 18" above top of curb, min.

GENERAL BUILDING NOTES

CRANK SPACES

- EACH SEPARATE CRANK SPACE TO BE POWER VENTED BY FAN WITH HUMIDISTAT.
- VAPOR BARRIER IS OPTIONAL, SEE FOUNDATION FINISHING NOTES, BUT RECOMMENDED. IF CRANK SPACE IS FILLED WITH COMPACTED GRAVEL, BLENDED ROCK OR SAND, THE USE OF VAPOR BARRIER MAY BE AD-ADVISED.

FOUNDATION / BASEMENT

- ALL BELOW GRADE LEVEL CONCRETE TO BE CONCRETE WITH APPROVED FOUNDATION COATING.

FURNACE LOCATED IN THE CRANK SPACE

- EQUIPMENT INSTALLED AT GRADE LEVEL SHALL BE SUPPORTED ON A LEVEL CONCRETE SLAB EXTENDING A MINIMUM OF 2' ABOVE ADJOINING GRADE OR IT SHALL BE SUPPORTED A MINIMUM OF 6" ABOVE ADJOINING GRADE.
- AN APPROVED FUEL SHUTOFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING SERVING EACH PIECE OF FUEL BURNING EQUIPMENT AT AN ACCESSIBLE LOCATION AHEAD OF THE UNION OR APPLIANCE CONNECTION WITHIN 30' OF THE EQUIPMENT.
- FURNACE TO BE LOCATED WITHIN 20 FEET OF THE CRANK SPACE OPENING.
- AN APPROVED INDEPENDENT MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT, 350I BOX.
- A PERMANENT SWITCH CONTROLLED LIGHTING SHALL BE INSTALLED FOR MAINTENANCE OF EQUIPMENT REQUIRED TO BE ACCESSIBLE, OR TO BE READILY ACCESSIBLE.
- A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FEET OF AND ON THE SAME LEVEL AS THE EQUIPMENT FOR MAINTENANCE.

Floor Framing Notes:

- double joists or beam under parallel bearing walls
- lateral restraint of all intermediate support locations

BASEMENT = 2552 SQ. FT.
 1/4" = 1'
BASEMENT MUST HAVE WATERPROOF COATING

IMPACT
DRAFTING & DESIGN, INC.

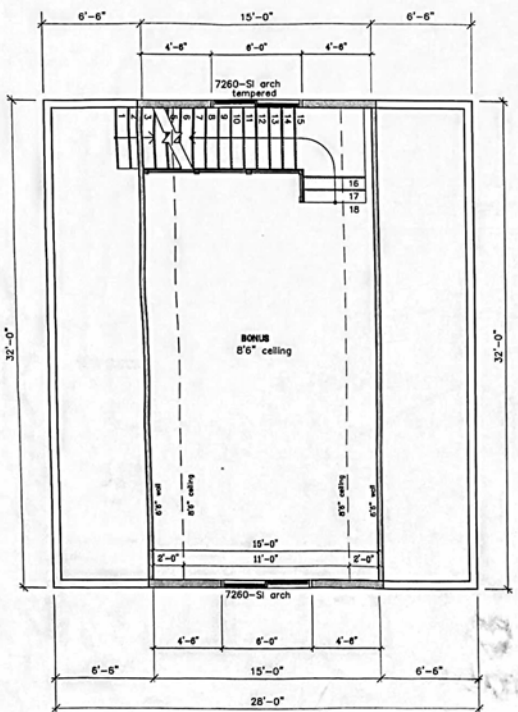
GENERAL CONTRACTOR

Project No. K07-0807-1
Scriber

SANCTUARY
285 DOWER DRAW

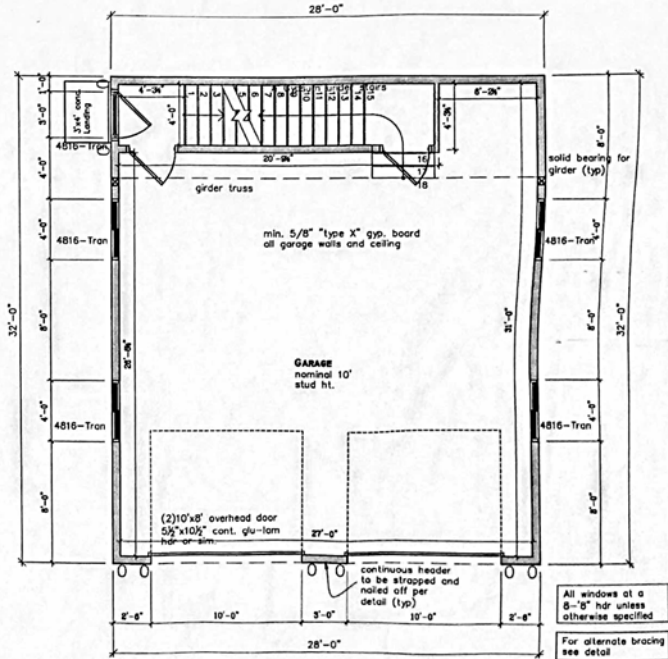
Drawn by	DM
Checked by	DM
Reviewed by	DM
Scale	1/4" = 1'

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 11/11/07
 Basement first floor fr



All windows at a 7'4" hdr unless otherwise specified

BONUS APPROX. = 500 SQ. FT.
1/4" = 1'



All windows at a 7'4" hdr unless otherwise specified
For alternate bracing see detail

GARAGE = 896 SQ. FT.
1/4" = 1'

MO02.K0 WALL BRACING
ALL EXTERIOR WALLS SHALL BE BRACED AND INTERIOR BRACED WALL LINES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION MO02.K0.1. FOR BUILDING IN SPECIFIC DESIGN CATEGORIES AND DC WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADDITIONAL REQUIREMENTS OF MO02.K0.0, MO02.K0.8 AND MO02.L

MO02.K0.1 BRACED WALL LINES
... SHALL CONSIST OF BRACED WALL PANEL CONSTRUCTION IN ACCORDANCE WITH SECTION MO02.K0.3. THE HEIGHT AND LOCATION OF BRACINGS SHALL BE IN ACCORDANCE WITH TABLE MO02.K0.1. BRACED WALL PANELS SHALL BE NO MORE THAN 12.5' FROM EACH END OF A BRACED WALL LINE. BRACED WALL PANELS THAT ARE CONSIDERED AS PART OF A BRACED WALL LINE SHALL BE IN LINE, EXCEPT OFFSETS OUT-OF-PLANE OF UP TO 6" ... PROVIDED THE TOTAL OFFSET ... IS NOT MORE THAN 8".

MO02.K0.3 BRACED WALL PANEL CONSTRUCTION DETAILS
(NOTE: THERE ARE 8 IBC ACCEPTABLE METHODS, ONLY THE 2 MOST COMMON ARE LISTED HERE)
3. WOOD STRUCTURAL PANEL SHEATHINGS (E.G.: OSB) WITH A THICKNESS NOT LESS THAN 5/8" FOR STUDS 16" O.C. AND NOT LESS THAN 3/4" FOR STUDS 24" O.C. WOOD STRUCTURAL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE MO02.K0.1.
5. GYPSUM BOARD SHEET MO02 WITH MINIMUM 5/8" THICKNESS PLACED ON STUDS SPACED A MAXIMUM 24" O.C. AND FASTENED AT 7" O.C. THE SIDE WALLS SPECIFIED IN TABLE MO02.K0.1 FOR SHEATHINGS AND TABLE MO02.K0.5 FOR INTERIOR STUDS.
(NOTE: WHILE TABLE MO02.K0.1 ALLOWS FOR SEVERAL OTHER FASTENERS, TYPE M OR S BOLDS ARE RECOMMENDED)
ALTERNATE BRACED WALL PANELS CONSTRUCTED IN ACCORDANCE WITH SECTION MO02.K0.6 SHALL BE PERMITTED TO REPLACE ANY OF THE ABOVE METHODS OF BRACED WALL PANELS.

MO02.K0.4 LENGTH OF BRACED WALL PANELS FOR METHODS 2,3,4,6,7 AND 8 ABOVE, EACH BRACED WALL PANEL MUST BE A MINIMUM OF 48" ... FOR METHOD 5 ABOVE, EACH BRACED WALL PANEL SHALL BE AT LEAST 90" ... WHERE APPLIED TO ONE FACE ... AND AT LEAST 48" WHERE APPLIED TO BOTH FACES.

MO02.K0.5 ALTERNATE BRACED WALL PANELS
1. IN ONE-STORY BUILDINGS EACH PANEL SHALL HAVE A LENGTH OF NOT LESS THAN 12' AND A HEIGHT OF NOT MORE THAN 10' - INCH BOLTS SHALL BE PLACED AT PANEL QUARTER POINTS. EACH PANEL END STUD SHALL HAVE A TIE-DOWN DEVICE FASTENED TO THE FOUNDATION CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF AT LEAST 1000 LBS. (I.E. SAWN-PIN STUD NO.)
2. IN THE FIRST STORY OF TWO-STORY BUILDINGS, EACH BRACED WALL PANEL SHALL ALSO HAVE WOOD STRUCTURAL PANEL SHEATHING ON BOTH FACES ... AND TIE-DOWN DEVICE UPLIFT CAPACITY SHALL NOT BE LESS THAN 3,000 LBS.

0 = STD-10 [diagonal hatching] = BRACED WALL (SEE LEGEND)

FRAMER'S NOTES:
IN GENERAL
- LIME EXTERIOR BRACINGS W/ OUTSIDE OF FOUNDATION WALL
- EXTERIOR WALLS DRAWN AS 6" WITH BRACINGS LINES UP WITH THE FOUNDATION WALL
- BRACING WALLS DRAWN AS 8" BY
- PLUMBING WALLS DRAWN AS 5"
- CLEARANCE WALLS DRAWN AS 3"
- BOLD BRACINGS REQUIRED FOR ALL GROUND TREES AND BEAMS
- GROUND TREES TO BE ATTACHED TO THE TOP PLATE BY BUSHING. HORIZONTAL TREES THAT ARE NEAR TO OR EXCEED UNLIFT CALL'S FOR TRUSS MANUFACTURER'S ENGINEERING DRAWINGS - TO BE SPECIFIED BY OTHERS (SEE TRUSS PLANS)
FLASHING AT THE FOLLOWING LOCATIONS:
CONTINUOUSLY ABOVE ALL
- AT WALL AND ROOF INTERSECTIONS
- WHERE PORCHES, DECKS OR EXTERIOR STAIRS ATTACH TO WOOD FRAMING
* IT IS THE EXPRESS RESPONSIBILITY OF THE GENERAL CONTRACTOR AND INDIVIDUALS TO INTERVIEW THESE PLANS AND CREATE THE WORK. THESE PLANS ARE ONLY A GUIDANCE. CALL FRAMER OR ARCHITECT IMMEDIATELY IF THERE ARE ANY QUESTIONS.

GENERAL BUILDING NOTES
WINDOW AND DOOR SIZES ARE NOMINAL, REFER TO INDIVIDUAL SUPPLIER CUT SHEETS
DUCTING
- DUCTS IN GARAGE AND PENETRATING WALLS AND CEILING MIN. 20 GAGE. NO OPENINGS IN GARAGE.
ELECTRICAL
- DO NOT DEVIATE FROM ELECTRICAL PLAN WITH OUT EXPRESS PERMISSION FROM DESIGNER OR OWNER.
- UNLESS OTHERWISE SPECIFIED,
ELECTRICIAN SHOULD ASSURE THAT INTERIOR TRIM WIDTH IS 3 1/2" MINIMUM.
FOUNDATION / BASEMENT
- ALL BELOW GRADE LEVELS CONCRETE TO BE COVERED WITH APPROVED FOUNDATION COATING.
- CONCRETE, FINISH CONCRETE OR GLASS MAT FIBER REINFORCED CONCRETE FOR WALL, TILE IN BATHROOMS AND TUB BATHROOMS, AND BROWN BROWN WALL PANELS
PLUMBING
- ALL TOILETS TO HAVE ELONGATED BOWLS AND PRESSURE ASSIST TANKS UNLESS OTHERWISE SPECIFIED.

WINDOW NOTES
TEMPERED GLASS (SAFETY GLAZING, IBC 306.4) REQUIRED IN THE FOLLOWING SITUATIONS:
- IN BREAKING, REVERS, SLIDING, OR SWUNG DOORS
- ENCLOSURES FOR BATHING, HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHHOUSES AND BATHROOMS INCLUDING BATHING IN BATHROOM OR EXTERIOR WALLS IN THESE AREAS (DOORS & S)
- ANY GLASS IN BALCONIES
- WINDOWS WITHIN 24" OF A DOOR AND WITHIN 50" OF THE FLOOR
- WINDOWS WITH AN INDIVIDUAL FRAME SIZE GREATER THAN 8 SQ. FT.
- GLASS WITHIN 48" OF THE FLOOR
- EXPOSED TOP EDGE GREATER THAN 30" ABOVE THE FLOOR
- ONE OR MORE WALKING SURFACES WITHIN 50" HORIZONTALLY
* CONTRACTOR AND WINDOW MANUFACTURER ARE JOINTLY RESPONSIBLE FOR WINDOW MEETING ALL CODES, INCLUDING ENERGY.