



**T**OOTLE  
DESIGN

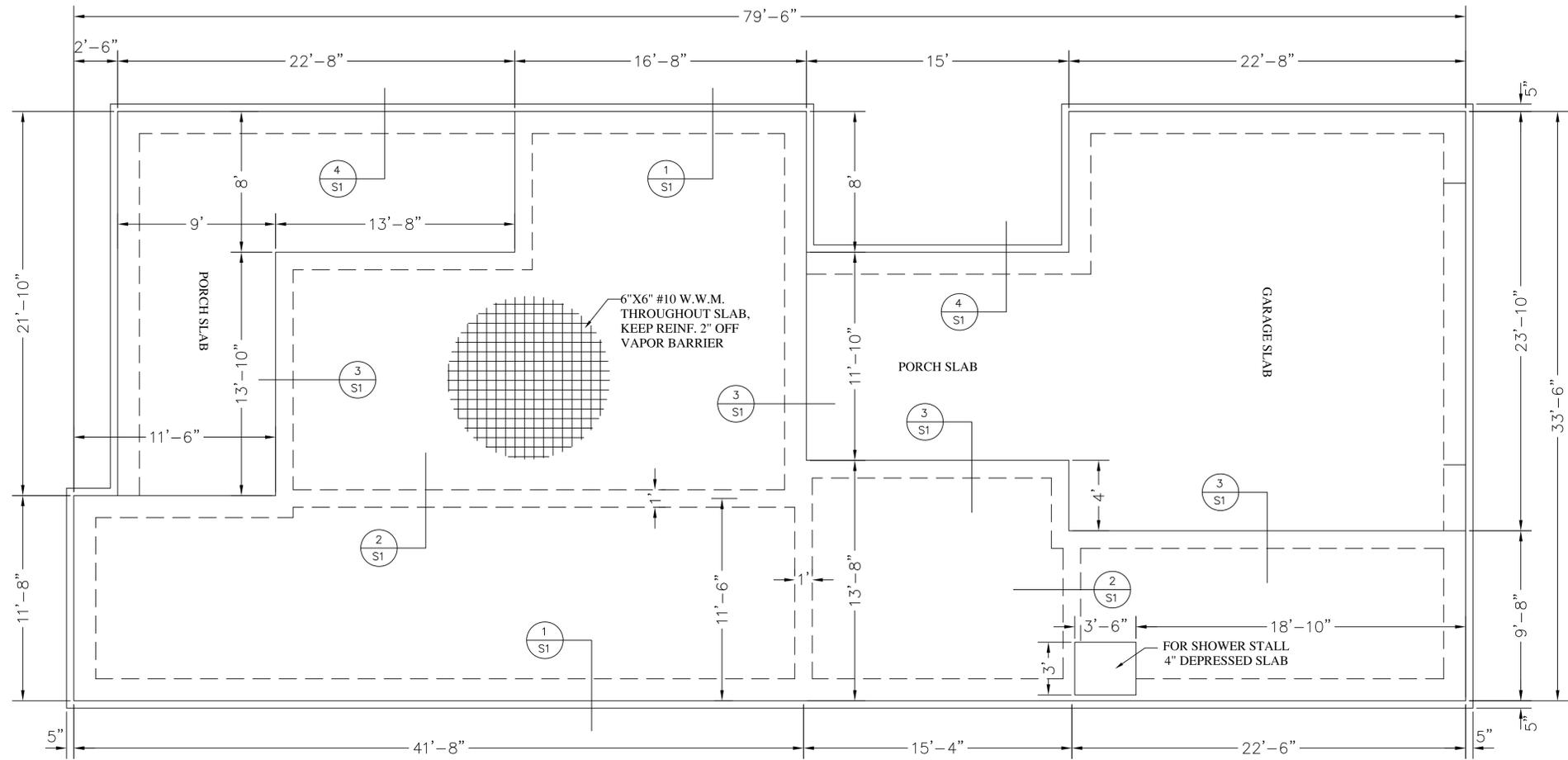
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*Brasher*

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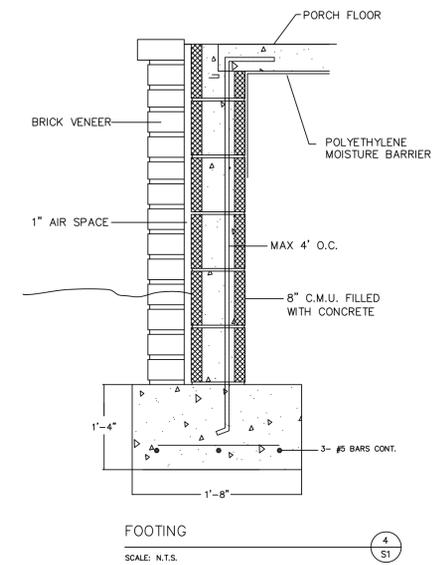
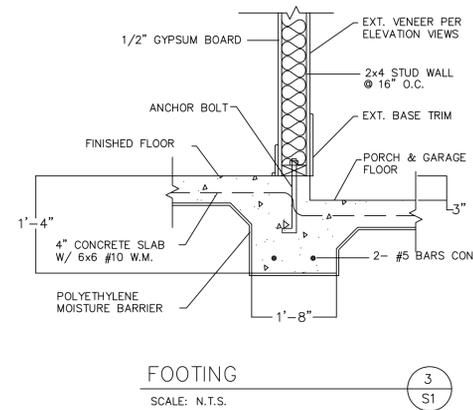
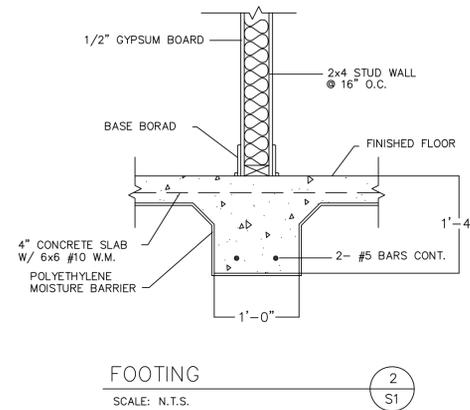
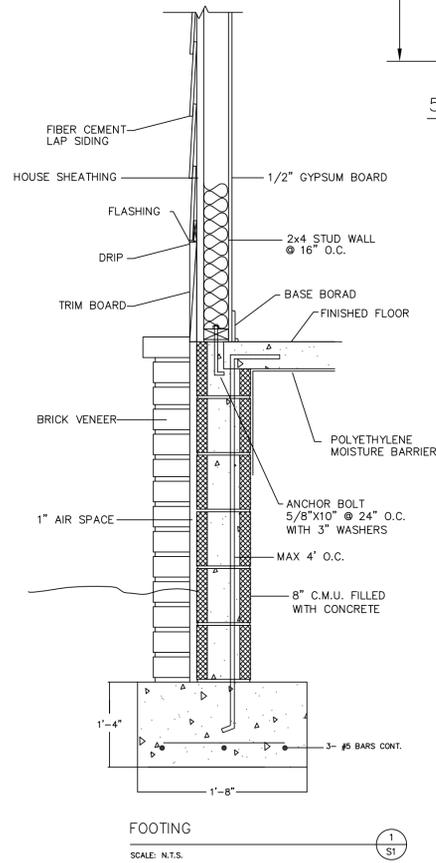
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**FOUNDATION PLAN**

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



**FOUNDATION NOTES**

- 1) ALL CONCRETE TO BE USED SHALL BE A MIN. OF 3000# P.S.I. AT 28 DAY DRYING STRENGTH, MAXIMUM SLUMP SHALL BE 4" TO 5".
- 2) THE CONCRETE SUPPLIER SHALL SUBMIT WITH EACH TRUCKLOAD DELIVERED TO SITE A MIX REPORT TO BE DATE AND DELIVERED TO THE DESIGNER FOR HIS FILE.
- 3) FOUNDATION CONTRACTOR SHALL TAKE CARE NOT TO INSTALL ANCHOR BOLTS IN DOORWAYS.
- 4) FOUNDATION DETAILS ARE TYPICAL DETAILS IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT FOOTING SIZES ARE ADEQUATE FOR THE PROJECT SITE.

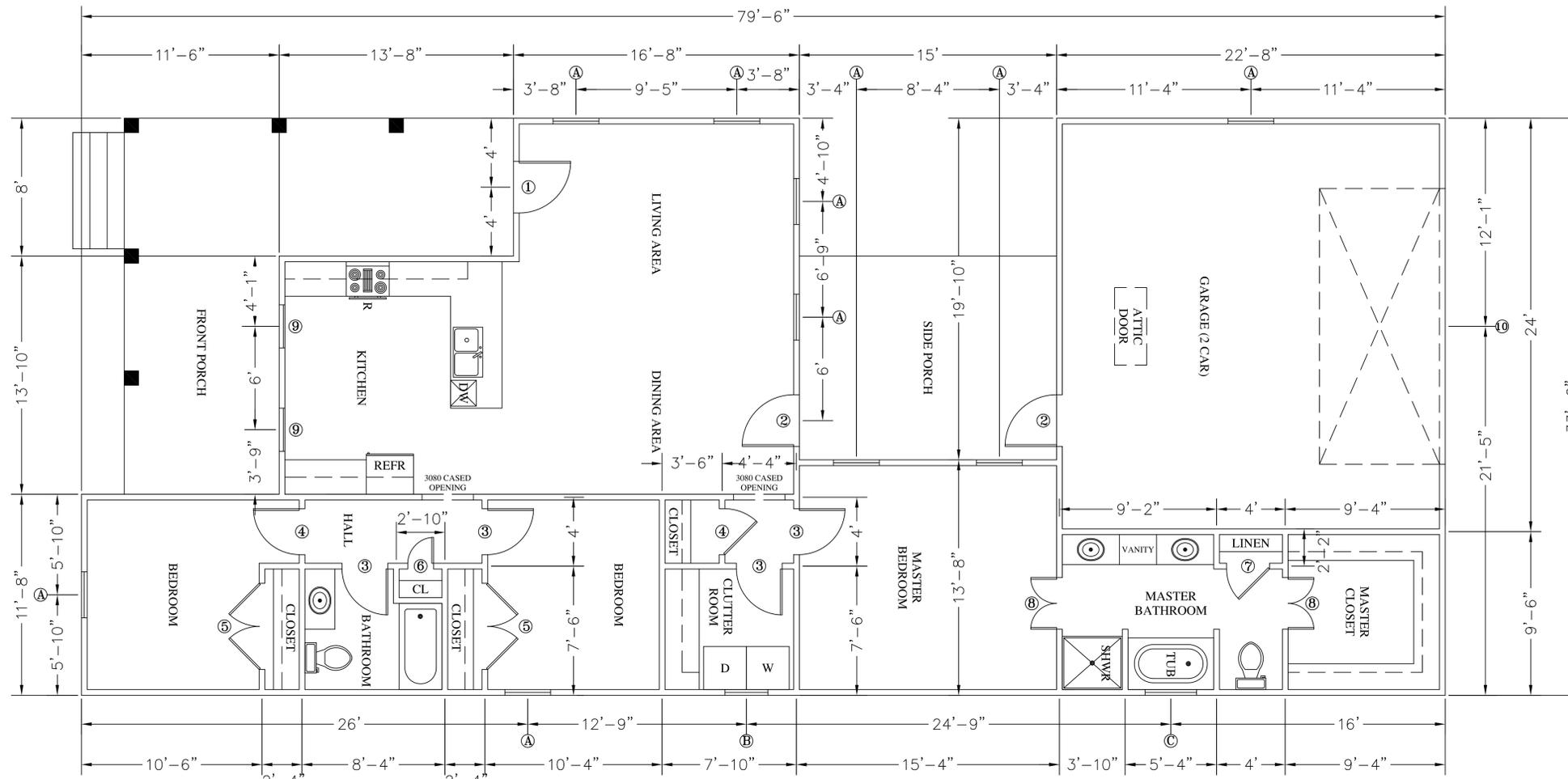
FOUNDATION PLAN

DATE: 10/4/2022

FILE NAME: BRASHER.DWG

SHEET NO.

**S1**



**FLOOR PLAN**

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

**DOOR SCHEDULE**

SYM.	QTY.	SIZE	TYPE	INTERIOR / EXTERIOR	DESCRIPTION / MANUFACTURER
1	1	3080	WOOD (SC)	EXTERIOR	LH 1 PANEL THREE-QUARTER 6 LIGHT UNIT
2	2	3080	FIBERGLASS	EXTERIOR	LH 1 PANEL THREE-QUARTER 6 LIGHT UNIT
3	4	2880	WOOD (HC)	INTERIOR	LH 6 PANEL UNIT
4	2	2880	WOOD (HC)	INTERIOR	RH 6 PANEL UNIT
5	2	5080	WOOD (HC)	INTERIOR	6 PANEL DOUBLE UNIT
6	1	1680	WOOD (HC)	INTERIOR	RH 6 PANEL UNIT
7	1	2680	WOOD (HC)	INTERIOR	LH 6 PANEL UNIT
8	2	3080	WOOD (HC)	INTERIOR	6 PANEL DOUBLE UNIT
9	2	2680	FIBERGLASS	EXTERIOR	FIXED 1 PANEL THREE-QUARTER 6 LIGHT UNIT
10	1	16070	METAL	EXTERIOR	GARAGE DOOR UNIT

SC = SOLID CORE DOOR    HC = HOLLOW CORE DOOR    LH = LEFT-HAND DOOR    RH = RIGHT-HAND DOOR

**WINDOW SCHEDULE**

SYM.	QTY.	SIZE	TYPE	DESCRIPTION
A	9	2860	SINGLE HUNG -VINYL	8 LIGHT
B	1	2640	FIXED -VINYL	4 LIGHT
C	1	3030	FIXED -VINYL	OBSCURE

**RESIDENCE AREAS**

TOTAL SQUARE FEET - HEATED & COOLED	1,467
TOTAL SQUARE FEET - GARAGE	539
TOTAL SQUARE FEET - PORCHES	484
TOTAL SQUARE FEET - UNDER ROOF	2,490

**NOTES**

- CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (MFR, TYPE, SIZE, LOCATION), PLUMBING AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION, AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MRF, TYPE, SIZE, LOCATION, AND MOUNTING HEIGHT IF ON VERTICAL SURFACE), HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE, AND LOCATION) PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION OR WITHIN A TIMELY MANNER DURING CONSTRUCTION. DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE DESIGN PROFESSIONAL PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.



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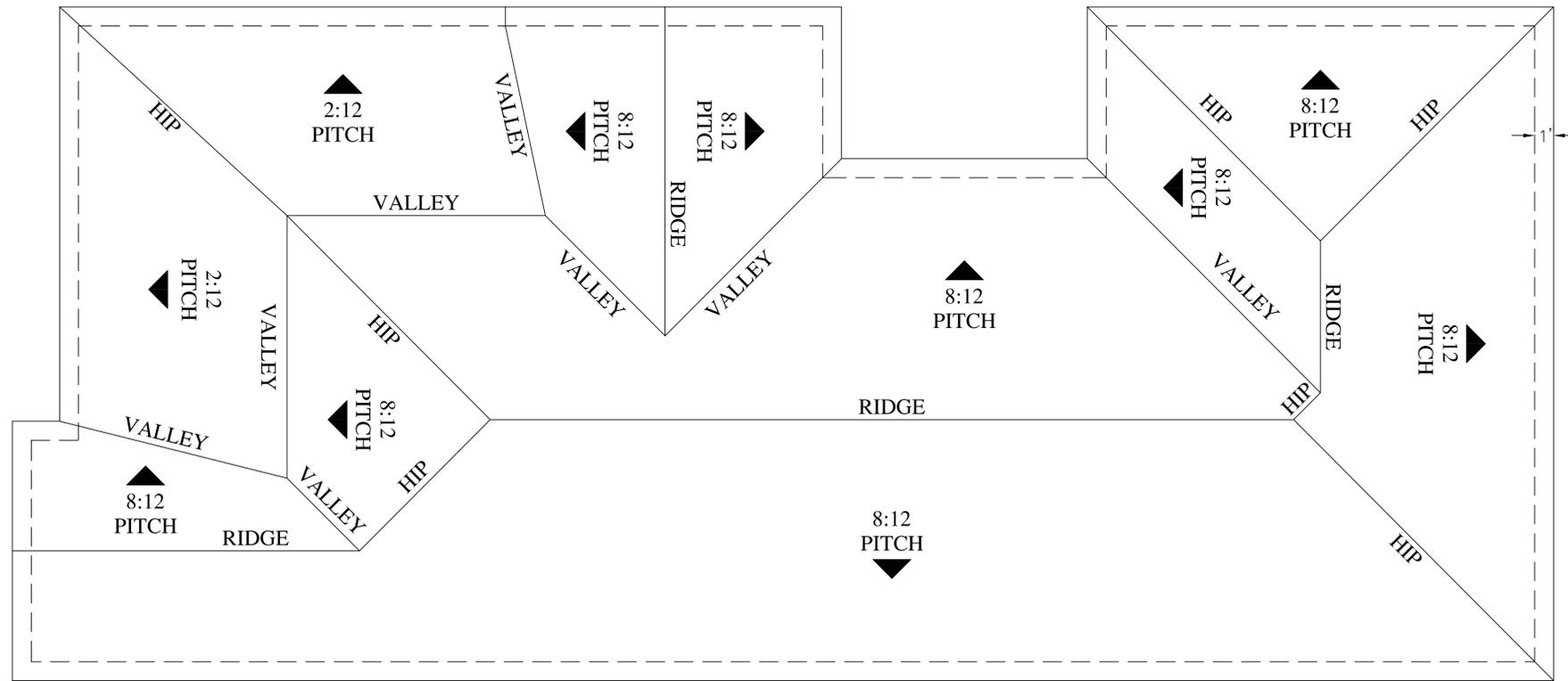
**FLOOR PLAN**

DATE: 10/4/2022

FILE NAME: BRASHER.DWG

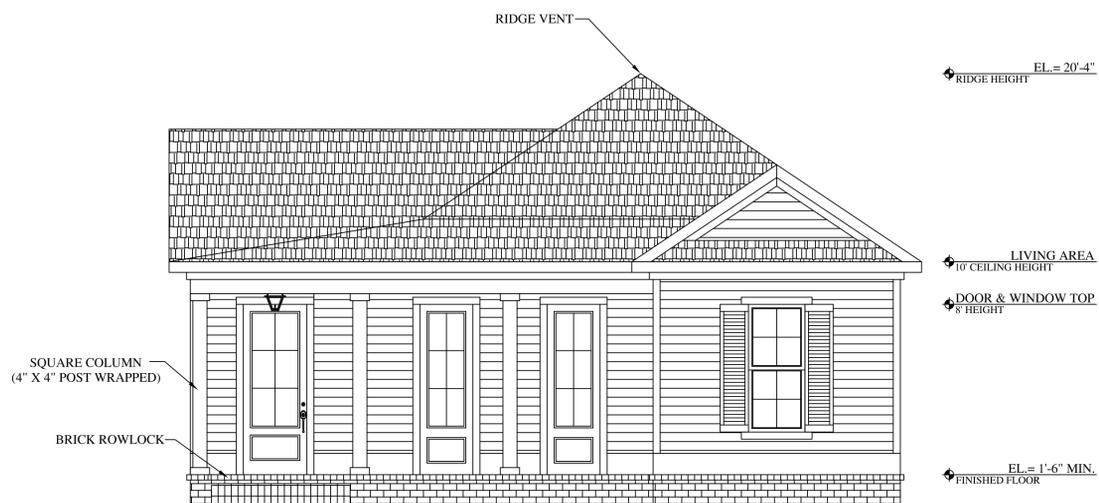
**SHEET NO.**

**B1**



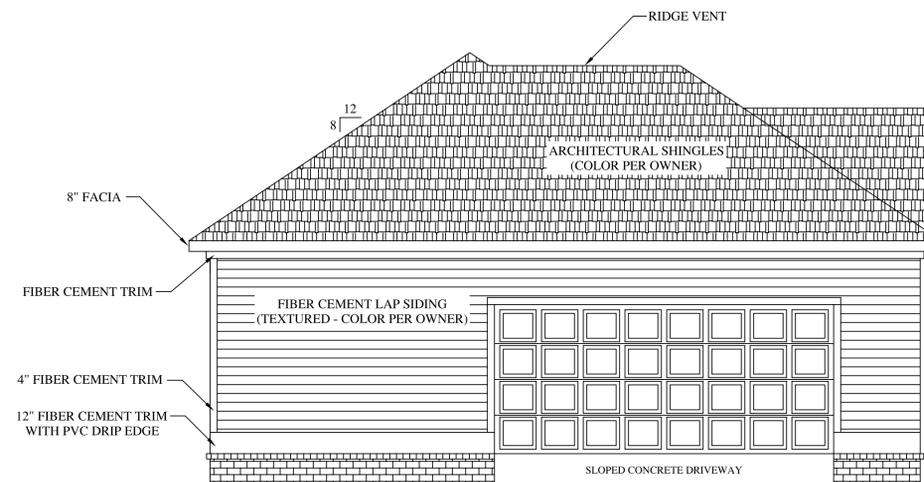
**ROOF PLAN**

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



**FRONT ELEVATION**

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



**REAR ELEVATION**

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

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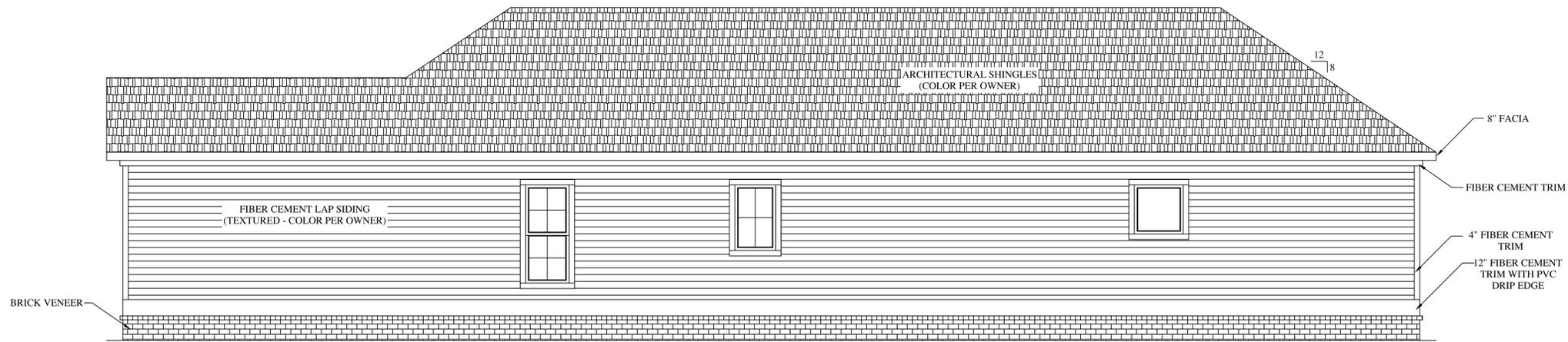
**FRONT & REAR ELEVATIONS WITH ROOF PLAN**

DATE: 10/4/2022

FILE NAME: BRASHER.DWG

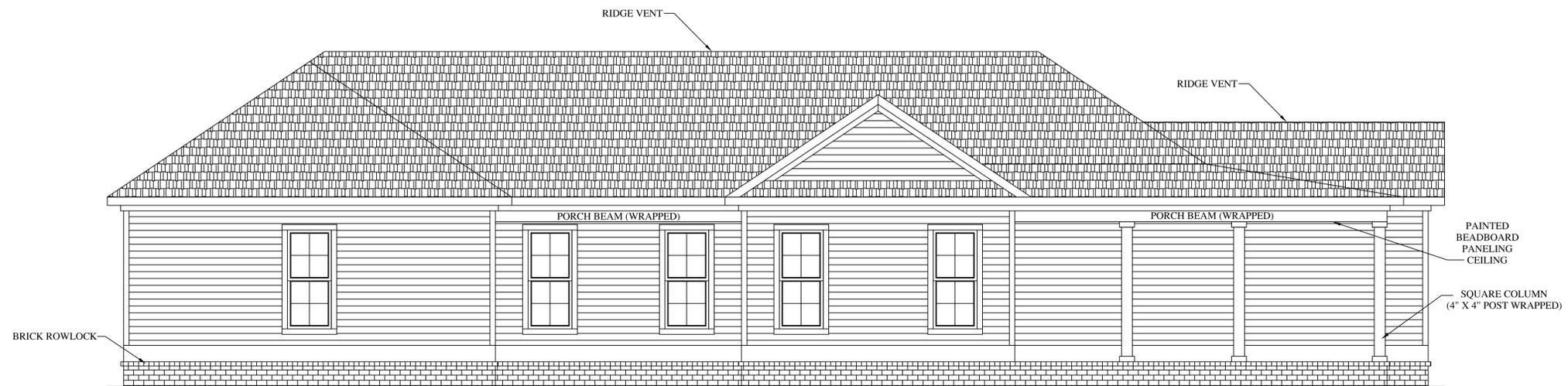
**SHEET NO.**

**B2**



**RIGHT ELEVATION**

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



**LEFT ELEVATION**

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



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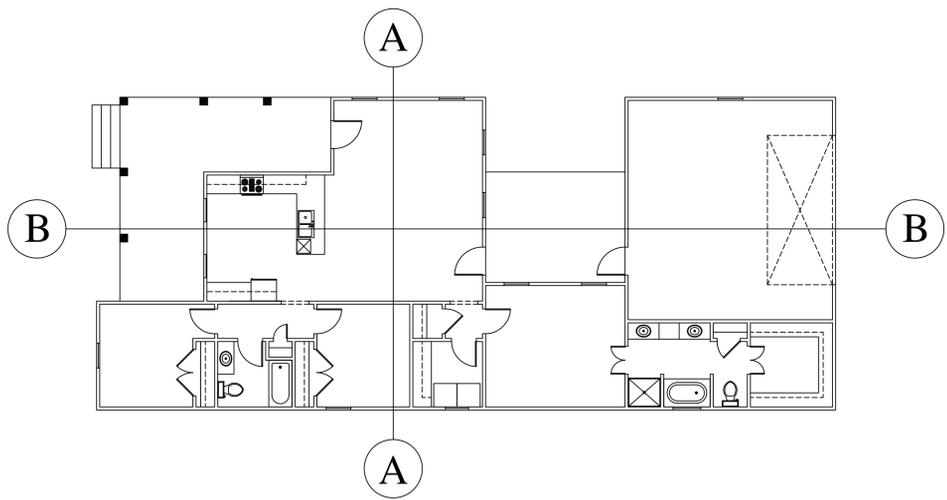
**LEFT & RIGHT ELEVATIONS**

DATE: 10/4/2022

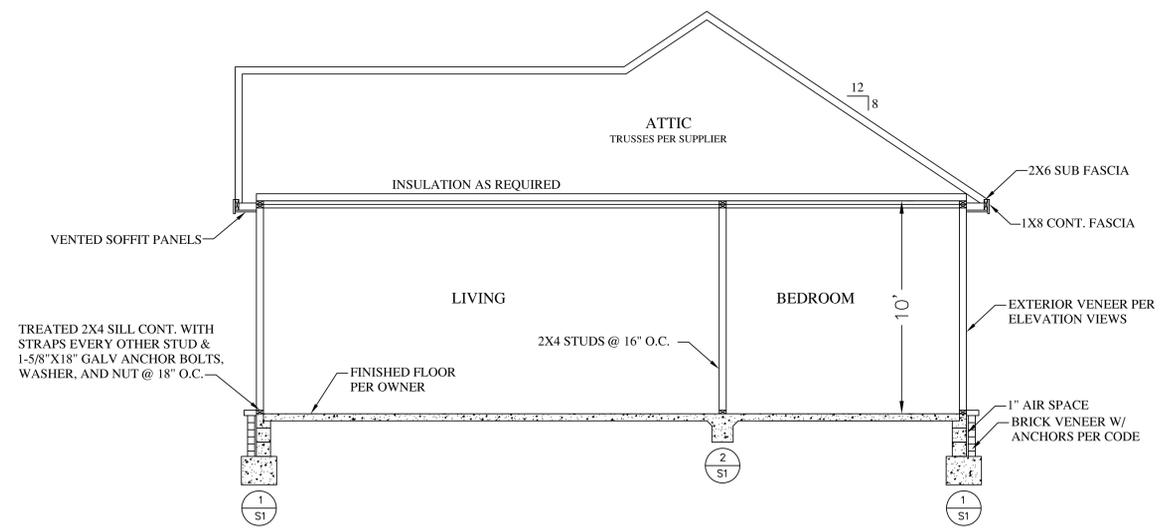
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**SHEET NO.**

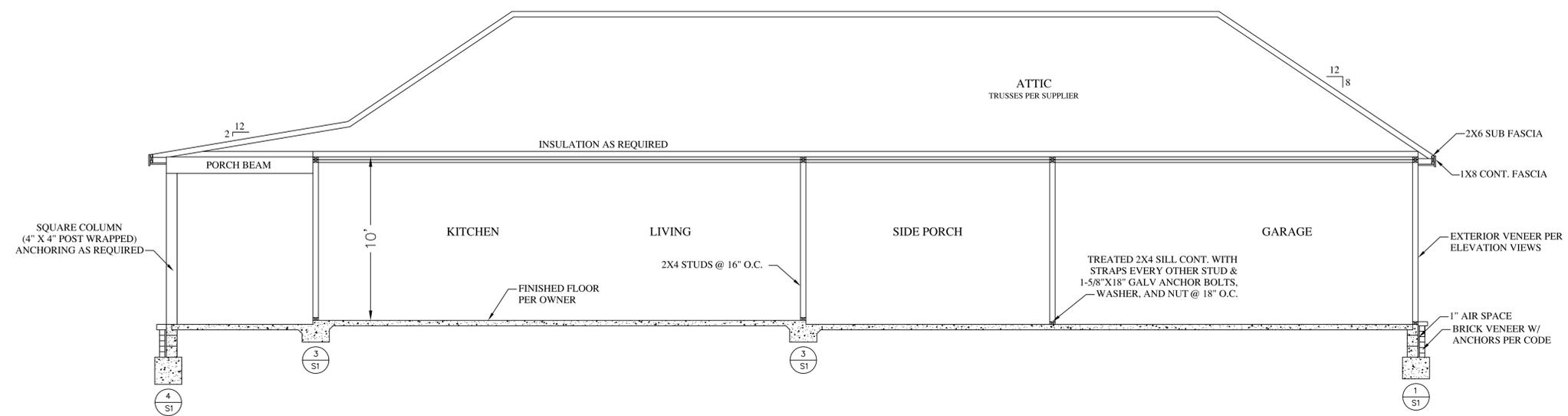
**B3**



**LEGEND**  
SCALE: N.T.S.



**BUILDING SECTION 'A'**  
SCALE: 1/4" = 1'-0"



**BUILDING SECTION 'B'**  
SCALE: 1/4" = 1'-0"

- 1) CONTRACTOR SHALL VERIFY FRAMING CODE REQUIREMENTS WITH LOCAL BUILDING OFFICIAL(S).
- 2) CONTRACTOR SHALL VERIFY STRAPPING REQUIREMENTS WITH LOCAL BUILDING OFFICIAL(S).
- 3) ALL PENETRATIONS AND JOINTS IN SHEATHING MUST BE SEALED AS REQUIRED.

SEE SHEET NO. S1 FOR FOUNDATION DETAILS.

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CROSS SECTION(S)

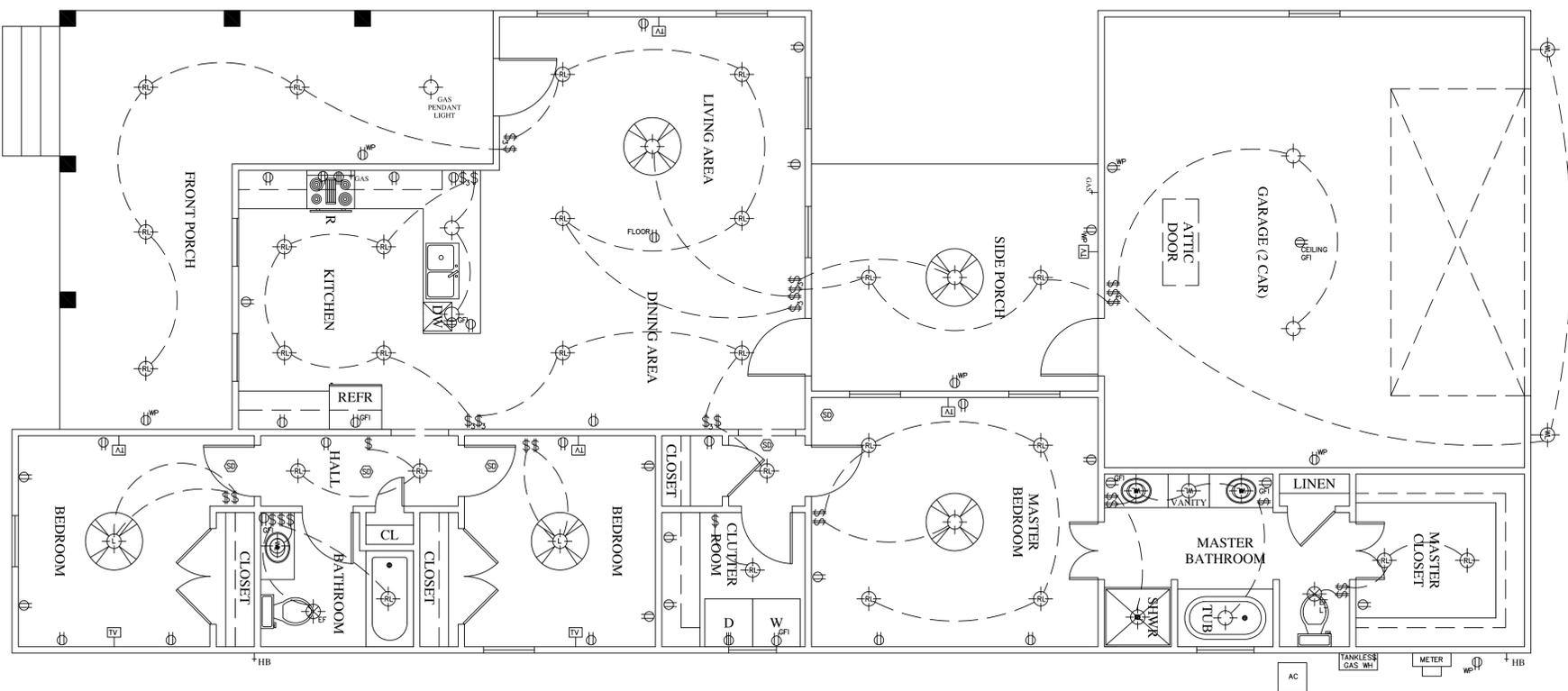
DATE: 10/24/2022

FILE NAME: BRASHER.DWG

SHEET NO.

**B4**

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**ELECTRICAL PLAN**

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

**ELECTRICAL LEGEND**

	CEILING FAN WITH LIGHT
	CEILING FAN WITHOUT LIGHT
	REC. CAN LIGHT
	SURFACE MTD. LIGHT
	WALL MOUNTED LIGHT
	EXHAUST FAN / LIGHT
	EXHAUST FAN
	110 V OUTLET
	220 V OUTLET
	110 V G.F.I. OUTLET
	110 V WEATHERPROOF G.F.I. OUTLET
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	TV JACK
	DOOR BELL BUTTON
	DOOR BELL CHIME
	SMOKE DETECTOR WITH ALARM
	ALARM CONTROL PANEL
	ELECTRICAL PANAL

**MECHANICAL NOTES**

- 1) A/C FAN COIL UNITS SHALL BE LOCATED IN ATTIC. PRIMARY CONDENSATE SHALL BE ROUTED TO NEAREST PLUMBING VENT, SECONDARY CONDENSATE MEASURE SHALL CONSIST OF AN AUTOMATIC FLOAT SWITCH IN CONDENSATE PLAN OF FAN COIL UNIT.
- 2) DUCT ALL EXHAUST FANS THRU ROOF/ INSTALL HOODED VENTS
- 3) MECHANICAL CONTRACTOR SHALL VERIFY DIFUSER AND DUCT SIZES AS WELL AS VERIFY THE CFM OUTPUT AND TONAGE CALCULATIONS
- 4) HVAC DESIGN AND INSTALLATION TO BE BY A LICENSED MECHANICAL CONTRACTOR AND TO BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE, LATEST EDITION, AND ALL REFERENCED APPLICABLE CODES THEREIN, PER LOCAL CODE REQUIREMENTS.
- 5) A/C UNIT SHALL HAVE 10KW RESISTANCE HEAT STRIPS AND BE WIRED WITH A FAN SHUT DOWN AS PER SECTION 406 OF THE STANDARD MECHANICAL CODE.

**ELECTRICAL NOTES**

- 1) ELECTRICAL FIXTURES, SWITCHES, OUTLETS ETC. ARE SHOWN FOR GENERAL LOCATION ONLY. MOUNTING HEIGHTS, FIXTURE TYPES, AND EXACT LOCATIONS PER OWNER AND CONTRACTOR.
- 2) CONTRACTOR SHALL INSTALL ELECTRICAL POWER AND LIGHTING IN ACCORDANCE WITH LIFE SAFETY CODE, LATEST EDITION AND NATIONAL ELECTRIC CODE, LATEST EDITION ELECTRIC CODE, LATEST EDITION.
- 3) VERIFY WITH OWNER ALL TYPES AND LOCATION OF FIXTURES.
- 4) ELECTRICAL PANELS TO BE SIZED BY CONTRACTOR AND LEGIBLY LABELED ACCORDINGLY.
- 5) SMOKE DETECTORS ARE REQUIRED IN ALL BEDROOMS AND ADJACENT AREAS AND MUST BE WIRED TO A 110V DEDICATED CIRCUIT WITH BATTERY BACKUP AND INTERCONNECTED SO THAT ALL SMOKE DETECTORS ACTIVATE SIMULTANEOUSLY.
- 6) CONTRACTOR SHALL NOT USE ANY ELECTRICAL CONDUCTOR SMALLER THAN NUMBER TWELVE-GAUGE COPPER AND ALL ALUMINUM WIRING IS PROHIBITED AND SHALL NOT BE USED WITHIN OR ON ANY BUILDING, STRUCTURE OR PREMISES, PUBLIC OR PRIVATELY OWNED.
- 7) CONTRACTOR SHALL ENSURE THAT ANY ELECTRICAL WIRING LOCATED WITHIN 6 FEET OF THE ATTIC ACCESS OPENING IS PROTECTED.
- 8) CONTRACTOR SHALL ENSURE ALL BEDROOM OUTLETS, WITH THE EXCEPTION OF SMOKE DETECTORS, ARE ARC-FAULT PROTECTED.
- 9) CONTRACTOR SHALL INSTALL GFCI RECEPTACLES AT ALL OUTSIDE, GARAGE, BATHROOM AND KITCHEN COUNTERTOP RECEPTACLES.
- 10) CEILING FANS SHOWN ARE FOR LOCATION PURPOSES ONLY AND ARE TO BE WIRED FOR OPTIONAL USE.
- 11) CONTRACTOR MAY USE STANDARD OUTLETS CONNECTED TO A GFI CIRCUIT WHERE GFI OUTLETS ARE SHOWN AS LONG AS EACH ROOM HAS IT'S OWN GFI CIRCUIT
- 12) CONTRACTOR SHALL WIRE ATTIC FOR ATTIC LIGHTING.

**GAS SCHEDULE**

DESCRIPTION	LOCATION	QTY.
GAS LANTERN	FRONT PORCH	1
STOVE CONNECTION	KITCHEN	1
TANKLESS WATER HEATER	EXTERIOR (RIGHT SIDE)	1
GAS CONNECTION (GRILL)	EXTERIOR (SIDE PORCH)	1