

- General Notes:
1. Exterior walls are 2x6
 2. Ceiling height is 9' exc. where noted
 3. Windows are United 3900 single hung with low-e glass (.30 maximum U factor)
 4. All smoke/carbon monoxide detectors to be interconnected with battery backup
 5. Roof to be stick built (trusses on garage)
 6. HVAC and kitchen design by others
 7. All joist hangers to be fastened with manufacturer approved nails and in accordance with manufacturer's instructions
 8. All lumber to be #2 Hem-Fir or better
 9. All window and door headers to be 2 - 2x10 unless noted otherwise
 10. All bedrooms to have egress with 5.7 SF, 20" wide and 24" high clear opening
 11. All interior passageways to be drywall (add 1" for R.O.)
 12. Crawlspace to be used for return air (1 CFM per 50 SF)
 13. All plumbing vents to rear of roof
 14. All hangers and fasteners in contact with treated lumber to be hot dipped galv.
 15. All bathrooms to have 50 CFM exhaust fan
 16. HVAC to be electric heat pump field located by mechanics
 17. House to be wrapped with Tyvek including gables
 18. All window and door openings to have non-corrosive flashing applied shingle style

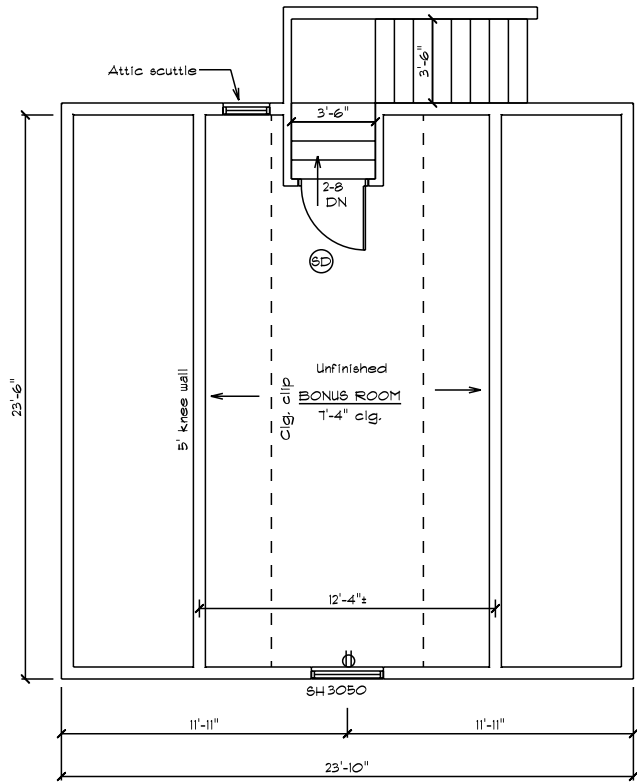
Stair Data
14 risers @ 7.1"
Treads to be 9.5" plus nosing
Builder to know and understand all stair codes
and adjust framing if necessary to comply

Insulation Schedule
Crawlspace Walls - R10
House Walls - R23
Flat Ceiling - R49
Sloped Ceiling - R30

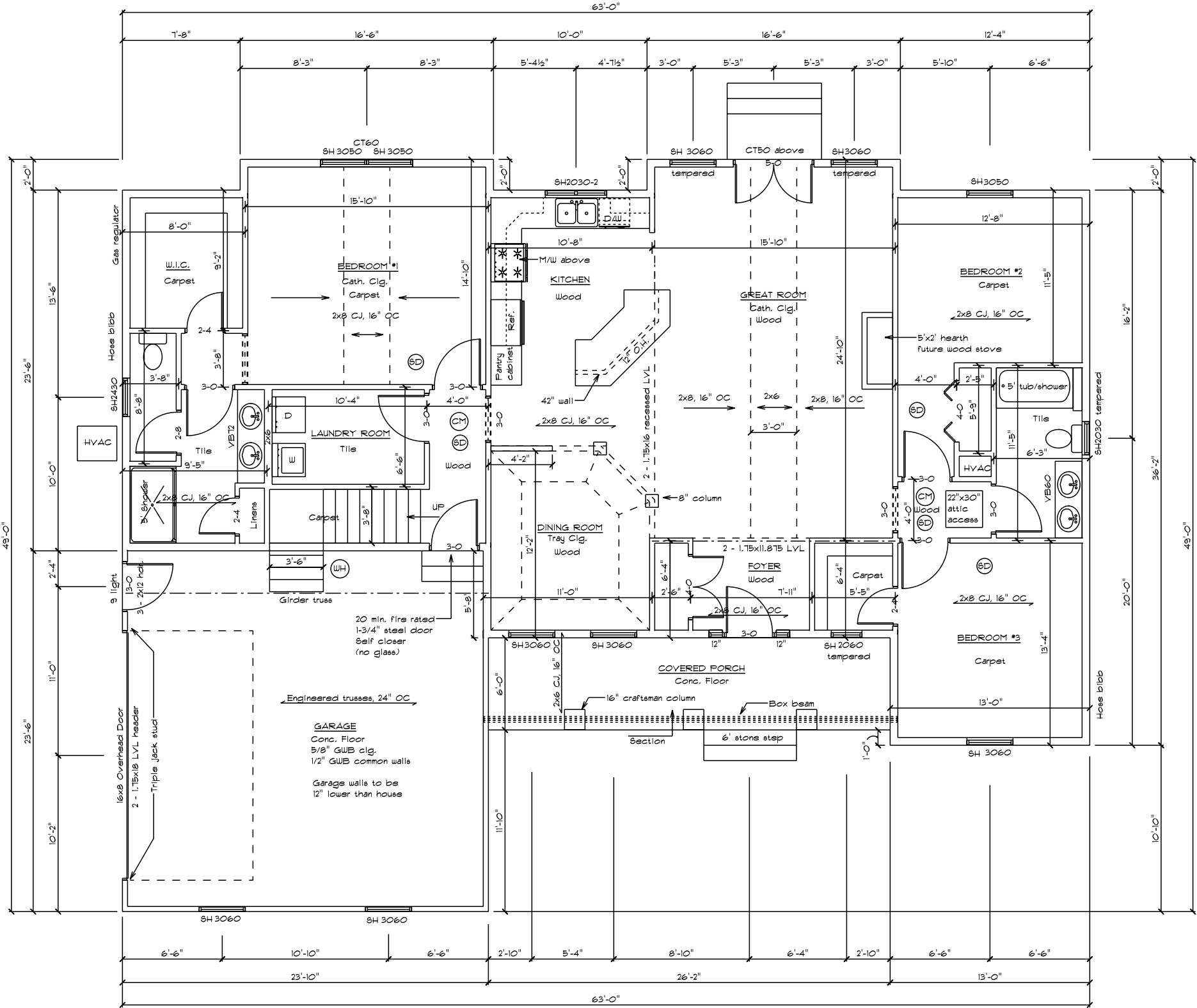
SF Calculations
First Floor - 1861
Unfinished Bonus Room - 288
Front Porch - 156
Garage - 510

OPENING SCHEDULE	
PRODUCT CODE	R.O. SIZE (WxH)
Front gable combo	R.O. 5'-0" x 4'-6"
SH3050-2/CT60	R.O. 6'-0" x 8'-0"
SH2030	R.O. 2'-0" x 3'-0"
SH2030-2	R.O. 4'-0" x 3'-0"
SH2430	R.O. 2'-4" x 3'-0"
SH3050-2	R.O. 6'-0" x 5'-0"
SH3060	R.O. 3'-0" x 6'-0"
SH3050	R.O. 3'-0" x 5'-0"
CT50	R.O. 5'-0" x 2'-6"
5068 patio door	By manufacturer
Front Door	By manufacturer

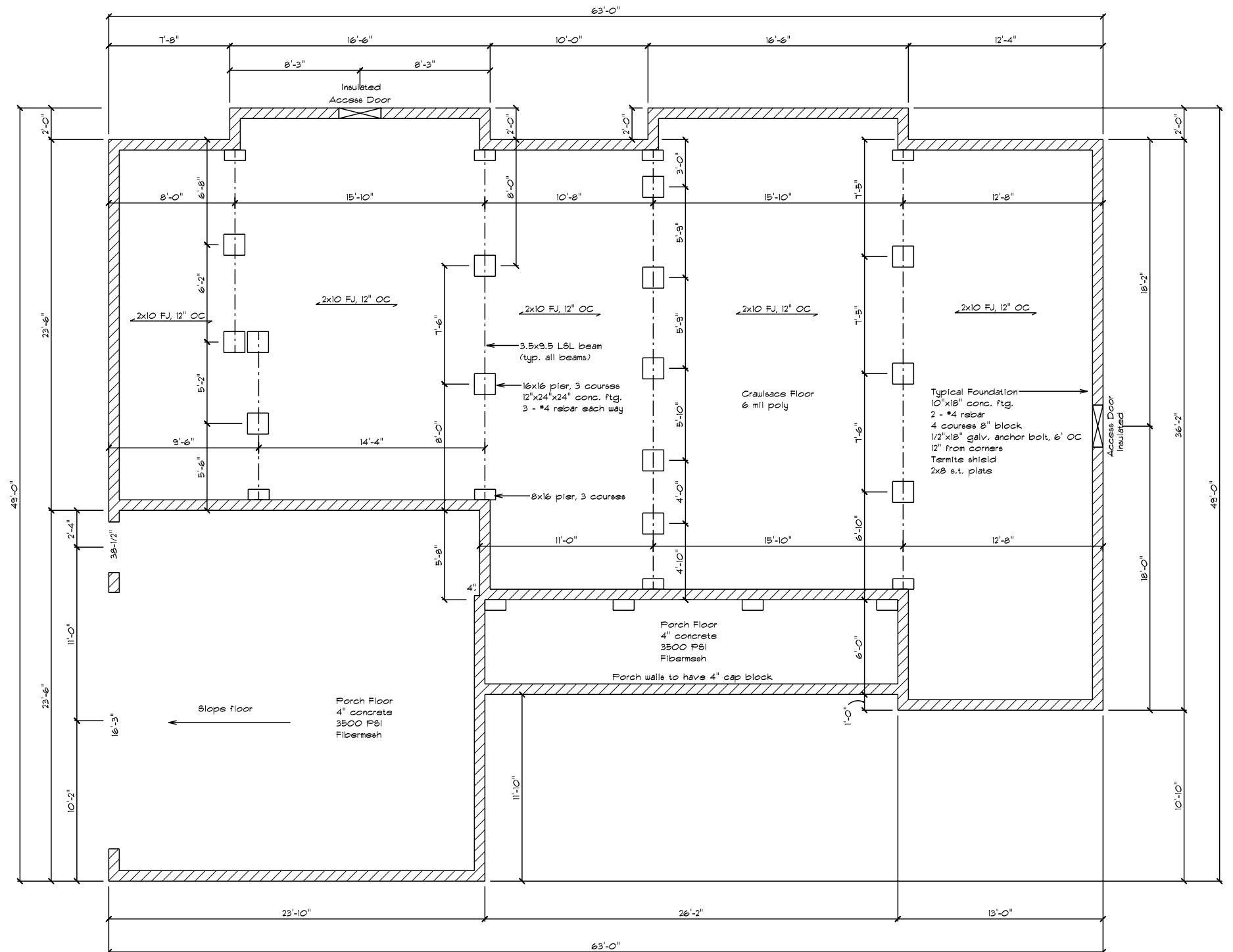
Builder to verify all rough openings
before starting construction



Bonus Room Floor Plan



- Foundation Notes:
1. Builder to ensure proper soil bearing capacity
 2. Crawlspace walls to be insulated with R10 rigid foam
 3. Crawlspace floor to be 6 mil poly taped at seams and walls
 4. Crawlspace to be used for HVAC return (1 CFM per 50 SF)





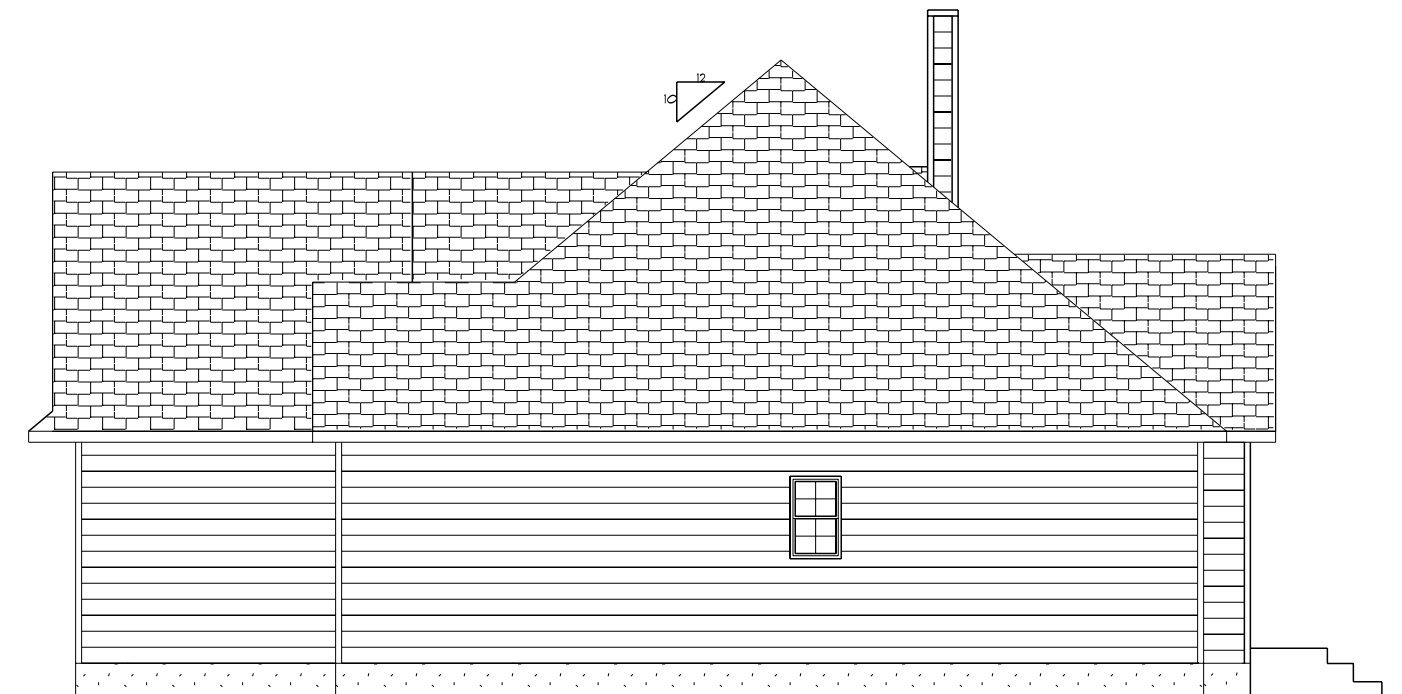
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

Home Design Plus, Inc.

8048 Hidden Meadow Lane
Greenwood, DE 19950 302-424-3998

Disclaimers

Owner/Contractor assumes responsibility of building to applicable codes
Designer is not responsible for mistakes found after construction is begun
Designer is not a licensed architect
No warranty is expressed or implied

Contractor

Accessible Home Builders

Rowland

Elevations

Scale 1/4"=1'-0"

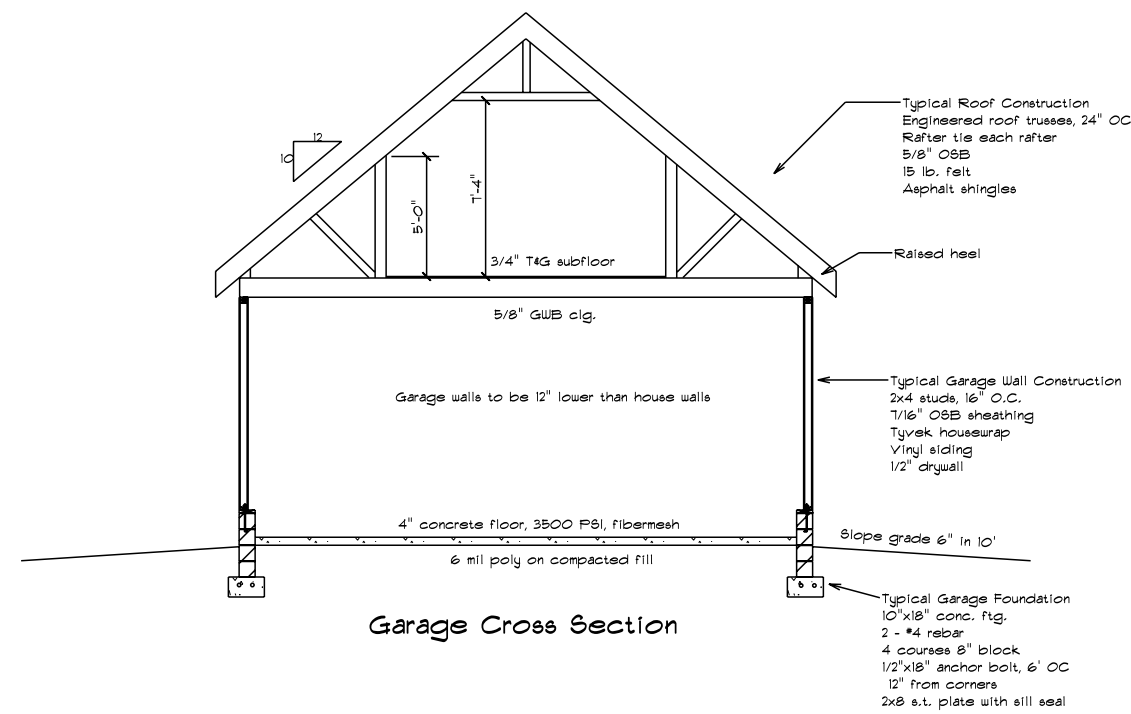
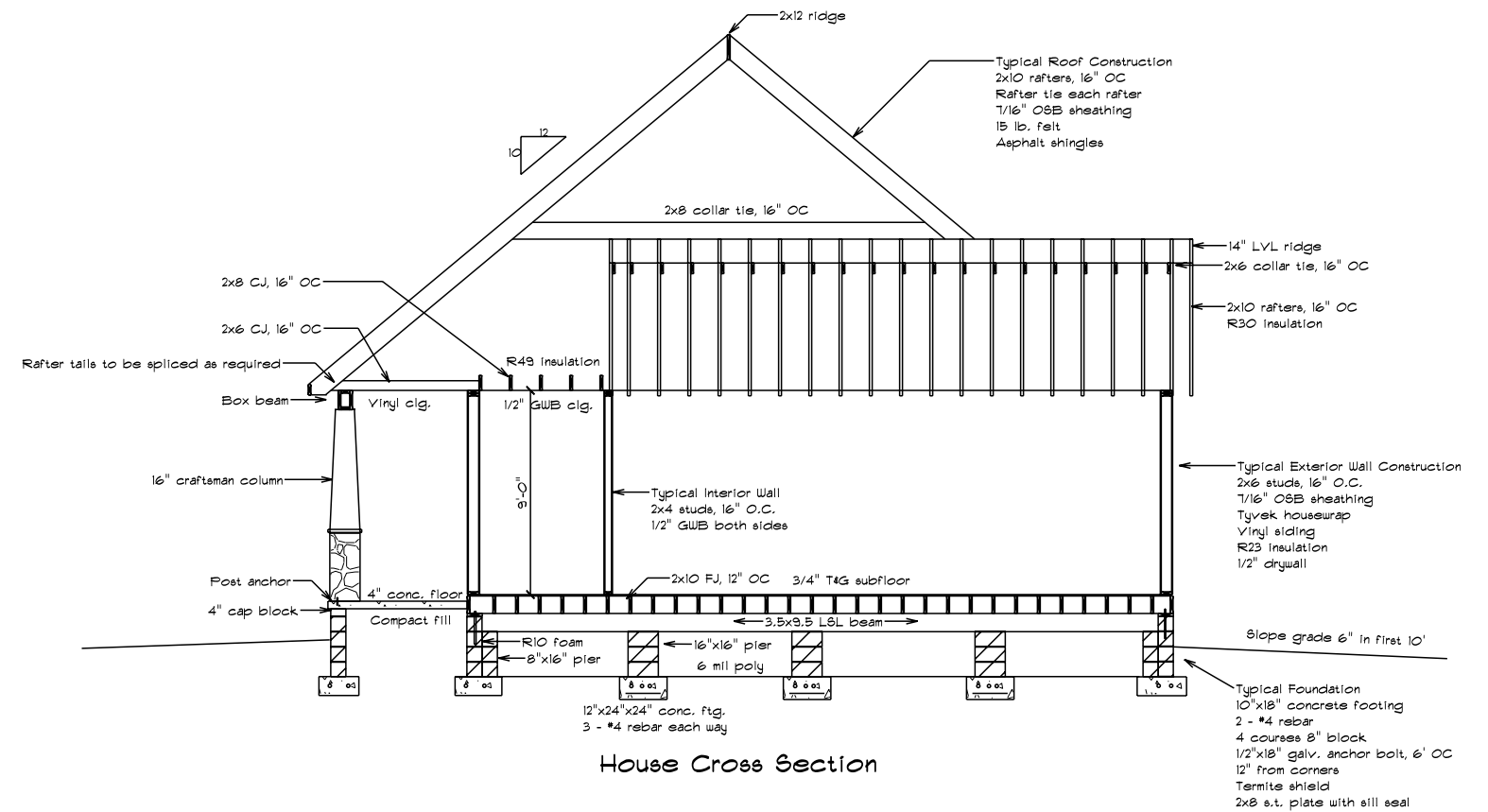
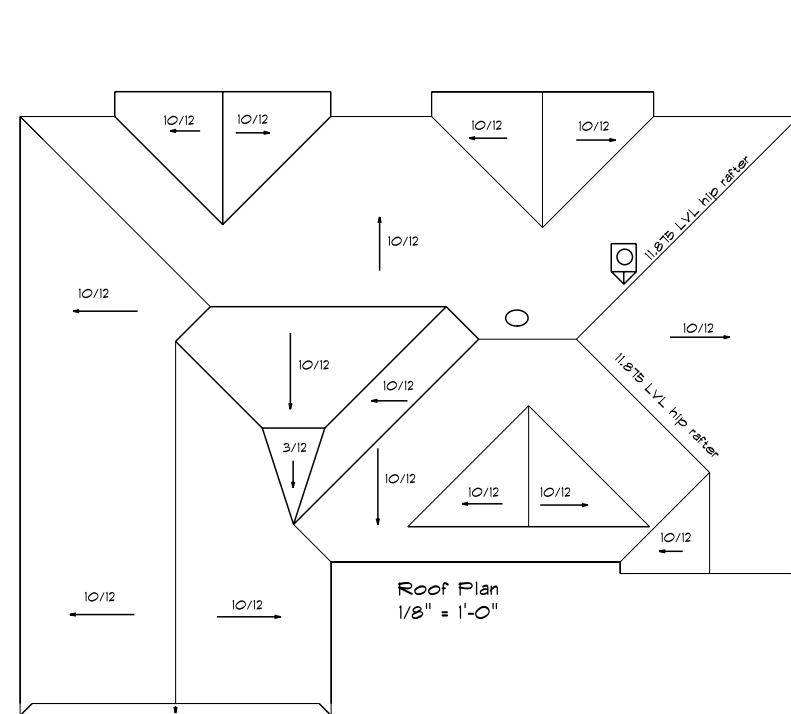
1/6/2020

Approved

Drawn By John Warfel

Revised

Drawing Number 3



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Cross Section/Roof Plan









Scale 1/4"=1'-0"

Approved

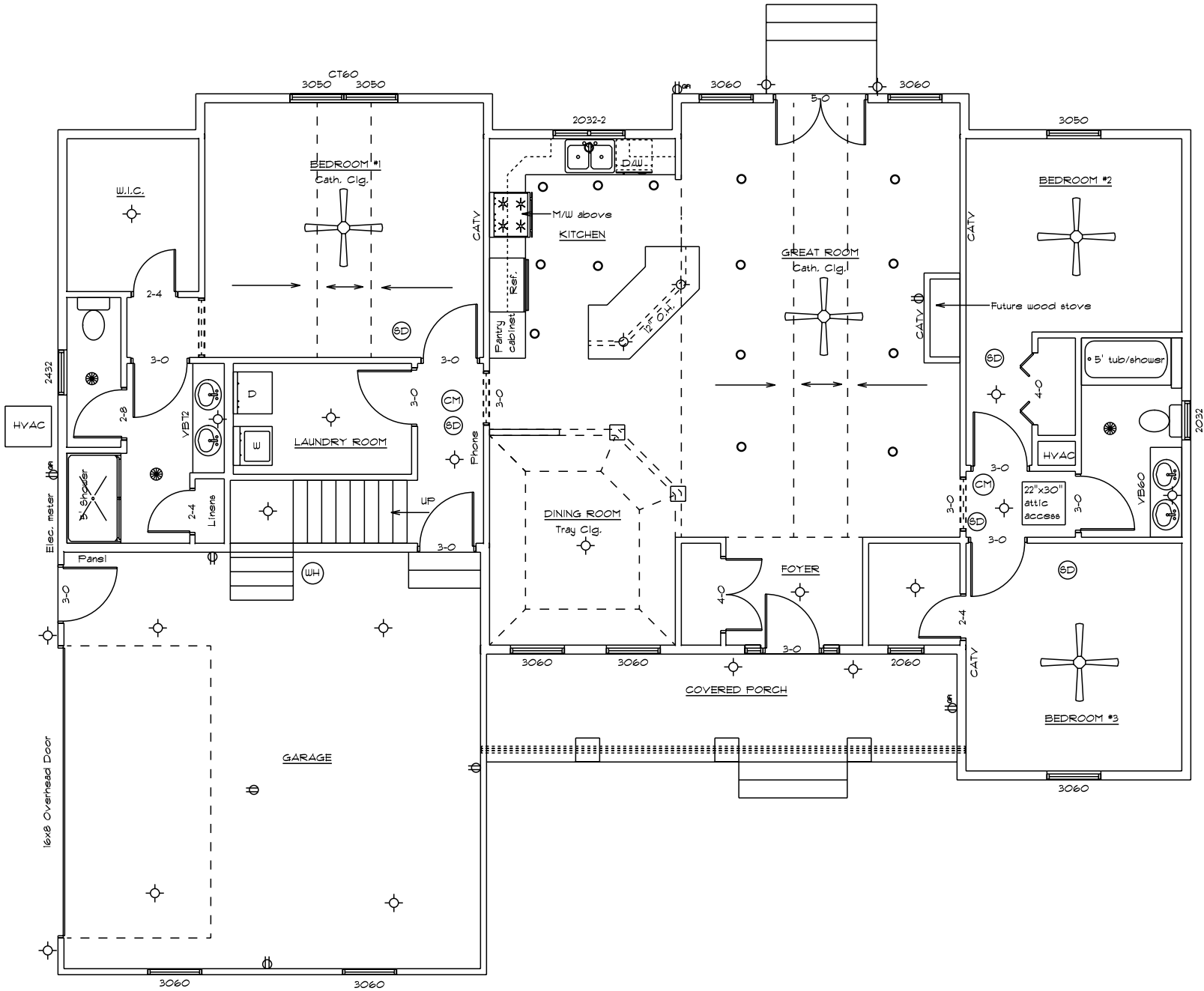
Drawn By John Warfel

Revised

Drawing Number 4

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan	
ceiling fan light	
recessed light	
Carbon Monoxide Detector	
light	
outlet	
outlet gfi	
smoke detector	

All electrical work to be per NEC



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Contractor

Accessible Home Builders

Rowland

Electrical Plan

Scale 1/4"=1'-0"

1/6/2020

Approved

Drawn By John Warfel

Revised

Drawing Number

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