

# JOHNSON RESIDENCE

## 1,711 SQUARE FEET

ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR	JBE	JOIST-BEARING ELEVATION
ALUM	ALUMINUM	MAT.	MATERIAL
B.O.C.	BOTTOM OF CEILING	OC	ON CENTER
BOT	BOTTOM	RTU	ROOF-TOP UNIT
CB	CIRCUIT BREAKER	TEMP.	TEMPERED GLASS
CJ	CONSTRUCTION JOINT	THRES.	THRESHOLD
CMU	CONCRETE MASONRY UNIT	THK.	THICKNESS
CONC.	CONCRETE	T.O.F.	TOP OF FOOTING
CONT.	CONTINUOUS	T.O.M.	TOP OF MASONRY
DEPT.	DEPARTMENT	T.O.WIN.	TOP OF WINDOW
DIA	DIAMETER	TYP.	TYPICAL
EA	EACH	VERT	VERTICAL
FIN FL	FINISH FLOOR ELEVATION		
HM	HOLLOW METAL		
HWD	HARDWARE		

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REV.	DATE
1	02/28/06
2	03/24/06

STEVEN PETERSON  
MBA, PE

JOHNSON  
RESIDENCE

TITLE  
PAGE

DATE:  
3/10/09

SCALE:  
NONE

SHEET:  
1

SPECIFICATIONS:

- 1.1. Construction shall comply with the 2003 International Building Code.
- 3.1. Footing and foundation concrete to 3,500-psi engineered concrete.
- 3.2. Slab concrete to 4,000-psi engineered concrete.
- 3.3. All rebar is to be lapped 18".
- 4.1. Brick veneer to be 2-1/4"x3-3/4"x8-1/4" brick with 1/2" mortar joint installed with a running bond.
- 4.2. Brick ties are to be placed at 24" on center both ways.
- 4.3. Lintels used to support brick veneer are to be 1.3"x3"x1/4" shopped primed and painted to match brick.
- 6.1. All wood framing to be Douglas fir #2.
- 6.2. Seal Sill to be used under all plate.
- 6.3. All headers to be 2@2"x10" unless noted.
- 6.4. Header above the garage door to be 3-1/2"x12" GLB.
- 6.5. Exterior walls to be wrapped with Tyvek®.
- 6.6. Truss manufacturer to prepare and submit calculations for trusses.
- 6.7. Attach all trusses to walls with Simpson HI ties.
- 6.8. Base to be 4-1/4" colonial.
- 6.9. Door trim to be 3" colonial.
- 6.10. Shelving to be 3/4" particle board mounted on 1"x4" hook strips.
- 6.11. Cabinetry to be oak cabinets with raised panel doors.
- 6.12. Countertops to be tri-core plastic laminate over particle board.
- 6.13. Cabinet pulls to be solid brass, round pulls.
- 7.1. Wall and floor insulation to be unfaced fiberglass batt insulation.
- 7.2. Roof insulation to be blown fiberglass insulation.
- 7.3. Stucco to be synthetic stucco over base and brown coats.
- 7.4. Stucco to be reinforced with 1" poultry fencing lapped 3" at edges.
- 7.5. Siding to be double-six aluminum siding.
- 7.6. Provide rain gutter around the entire perimeter of the building with down spouts at the corners.
- 7.7. Provided turtle vents in the upper 1/3 of the roof at a rate of 1 square foot of ventilation per 300 square feet of roof measured in plan view.
- 8.1. All doors to be prehung with wood frames.
- 8.2. Hardware shall be as follows:

Group 1: Front Entrance, Garage Entrance, and Patio:

- 1-1/2 pair hinges
- 1 ea keyed lockset
- 1 ea deadbolt
- 1 set weather stripping
- 1 ea threshold
- 1 ea wall-mounted door stop

Group 2: Garage / Dining Room Door:

- 1 pair hinges
- 1 spring hinge
- 1 ea lockset
- 1 set weather stripping
- 1 ea threshold
- 1 ea wall-mounted door stop

Group 3: Mechanical Room:

- 1-1/2 pair hinges per door
- 1 ea passage lockset
- 2 ea throw bolt
- 1 ea astragal
- 2 ea wall-mounted door stop

Group 4: Bedroom and Bathroom Doors:

- 1-1/2 pair hinges
- 1 ea privacy lockset
- 1 ea wall-mounted door stop

Group 5: Laundry and Single-Hung Closets:

- 1-1/2 pair hinges
- 1 ea passage lockset
- 1 ea wall-mounted door stop

Group 6: Bifold Closets:

- 2 ea pulls to match cabinets

- 8.3. Hardware finish to be bright brass.
- 8.4. Windows to be white vinyl.
- 8.5. Overhead door to be prefinished insulated overhead door with 1/2-hp screw-drive opener with 1 each keyless entry and 2 each remotes.
- 9.1. 8"x8" tile thin set to be installed in laundry, bathroom, and master toilet room.
- 9.2. Laminate flooring to be installed in the kitchen and dining rooms.
- 9.3. Vinyl composition tile (VCT) to be installed in the mechanical room.
- 9.4. Carpet to be installed in all other rooms.
- 9.5. Interior wall paint to be:  
One coat of PVA primer  
Two coats of interior Latex paint
- 9.6. Exterior door paint:  
One coat of oil-based primer  
Two coats of exterior latex paint
- 10.1. Toilet paper holder single-roll chrome, one per bathroom.
- 10.2. Towel bar to be 30" wide chrome, one per bathroom.
- 10.3. Towel ring to be chrome, one per bathroom.
- 11.1. Appliance to be provided by others.
- 12.1. Window blinds to be provided by others.
- 22.1. All water lines are to be copper.
- 22.2. Sewer line to be ABS.
- 22.3. Hot water heater to be 40-gallon gas.
- 22.4. Water closet to be white vitreous china.
- 22.5. Vanities to be oval white vitreous china with single-handle chrome faucets.
- 22.6. Kitchen sink to be 18-gauge stainless steel with single-handle chrome faucets.
- 22.7. Provide washer box in laundry room.
- 22.8. Provide icemaker supply box behind refrigerator.
- 22.9. Shower enclosures to be chrome with hammered glass.
- 22.10. Shower wall to be cultured marble.
- 22.11. Shower to have a single-handle chrome faucet.
- 22.12. Bathtub in main bathroom to be porcelain over cast iron with tub/shower chrome faucet and cultured marble surround.

- 22.13. Bathtub in master bathroom to be fiberglass, jetted tub with single-handle chrome faucet.
- 23.1. Furnace to be 90,000-BTU natural gas furnace.
- 23.2. Air conditioning to be 2-1/2 tons.
- 23.3. Thermostat to be programmable.
- 23.4. 4" dryer duct to be installed from laundry room to exterior of building.
- 23.5. All registers and grilles to have a white paint finish.
- 23.6. Provide 3" flexible duct work for exhaust fans.
- 26.1. The meter base is to be provided by the contractor.
- 26.2. Wiring to the meter base and the meter will be provided by the local utility company.
- 26.3. Outlets and switches to be white decor.
- 26.4. Living room, family room, and bedroom fixtures to be 52" white ceiling fans.
- 26.5. Main bathroom fixtures to be 4-bulb chrome strip light.
- 26.6. Master bathroom fixtures to be 6-bulb chrome strip light above sink and single-bulb pendant light fixtures elsewhere.
- 26.7. Master closet fixture to be 2-bulb, 4-foot fluorescent fixture.
- 26.8. Master toilet room, hall, and laundry room fixtures to be 2-bulb, white, mushroom fixtures.
- 26.9. Garage fixtures to be single-bulb porcelain fixture.
- 26.10. Mechanical room fixture to be single-bulb porcelain fixture with pull chain.
- 26.11. Kitchen fixtures to be recessed can light fixtures with white trim.
- 26.12. Dining room fixture to be 5-bulb chandelier.
- 26.13. Entry fixture to be 3-bulb chandelier.
- 26.14. Porch lighting to be recessed can light fixtures with white trim.
- 26.15. Exterior wall-hung lights to be single-bulb brass coach lights.
- 26.16. Cabinet lights to be 1-bulb, 2-foot fluorescent fixtures.
- 31.1. Locate the building at a height such that the import or export of soils is not needed.
- 31.2. All fill shall be compacted to 95% of a modified proctor.
- 31.3. Existing soil is clay.
- 31.4. Under slab gravel to be 3/4" washed gravel.
- 32.1. Site concrete to be 4,000-psi engineered concrete.
- 32.2. Landscaping by others.
- 33.1. Gas, power, telephone, and cable TV lines outside the building by others.
- 33.2. Coordinate utilities with local power, natural gas, telephone, and cable TV companies.
- 33.3. Sewer line depth averages 4 feet.
- 33.4. Water line depth is 30 inches.

REV.	DATE
1	07/28/06
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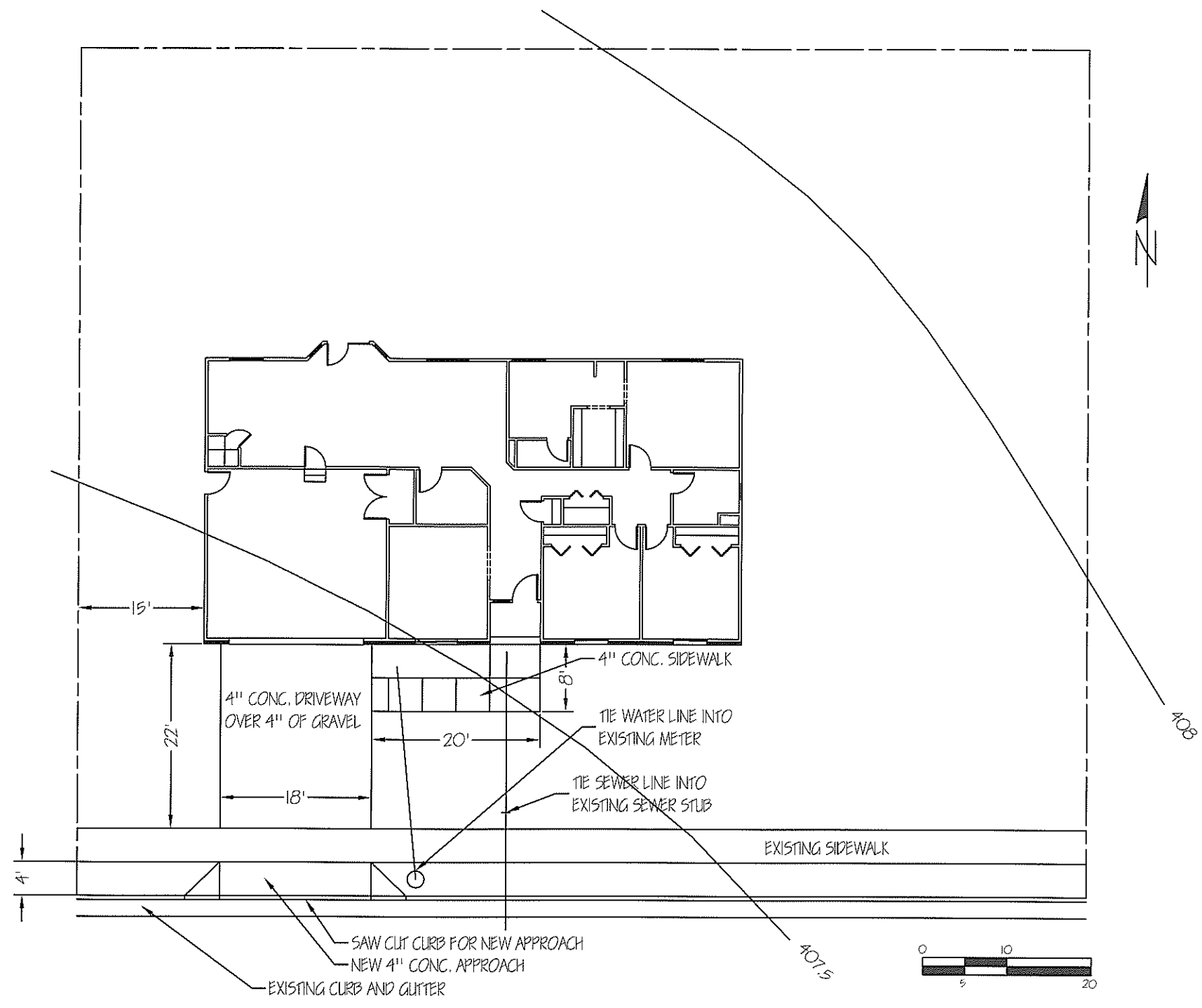
JOHNSON  
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SPECIFICATIONS

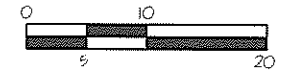
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SCALE:  
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SHEET:  
A



SITE PLAN



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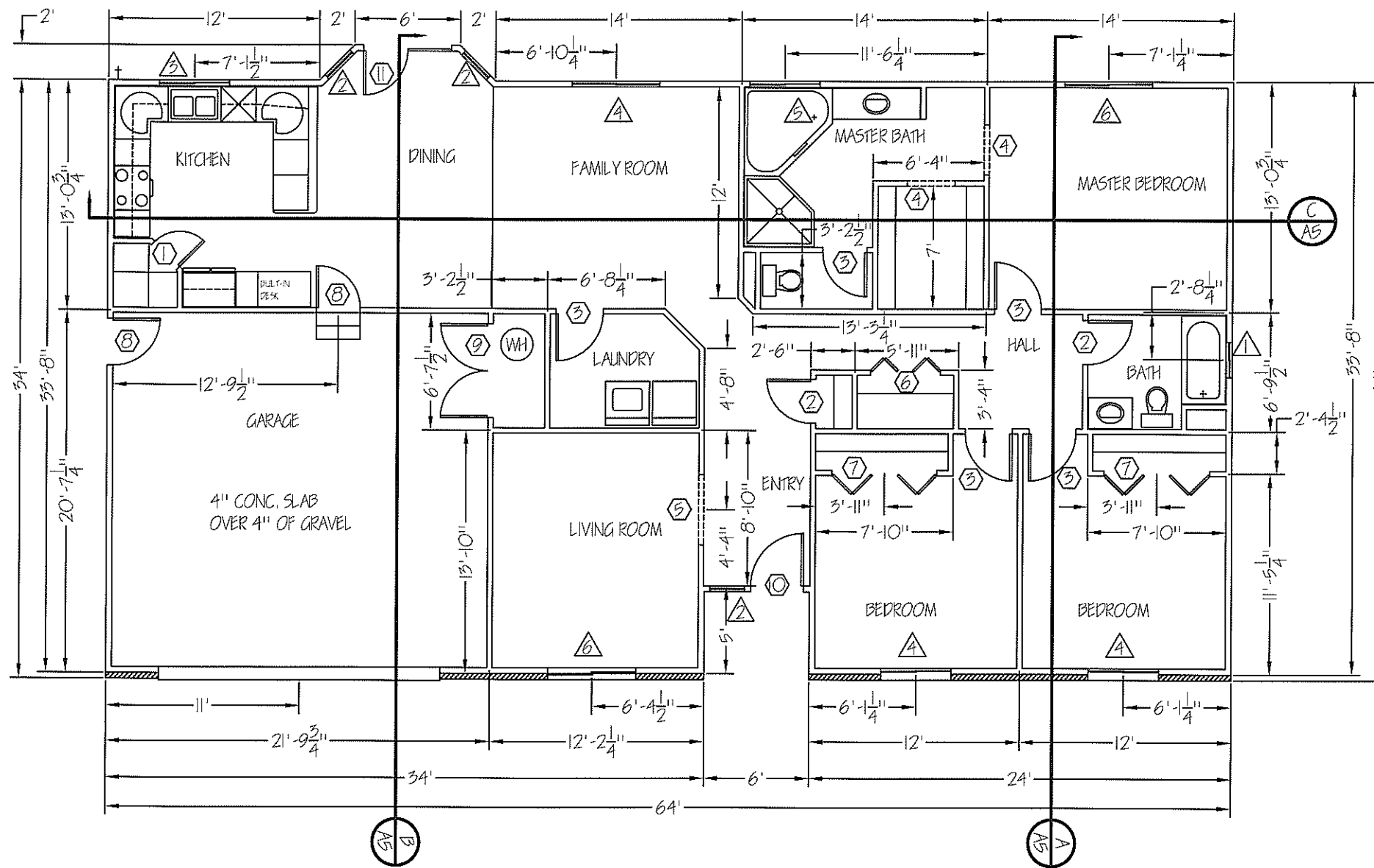
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SITE  
PLAN

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SCALE:  
1/16" = 1'

SHEET:  
A1



FLOOR PLAN

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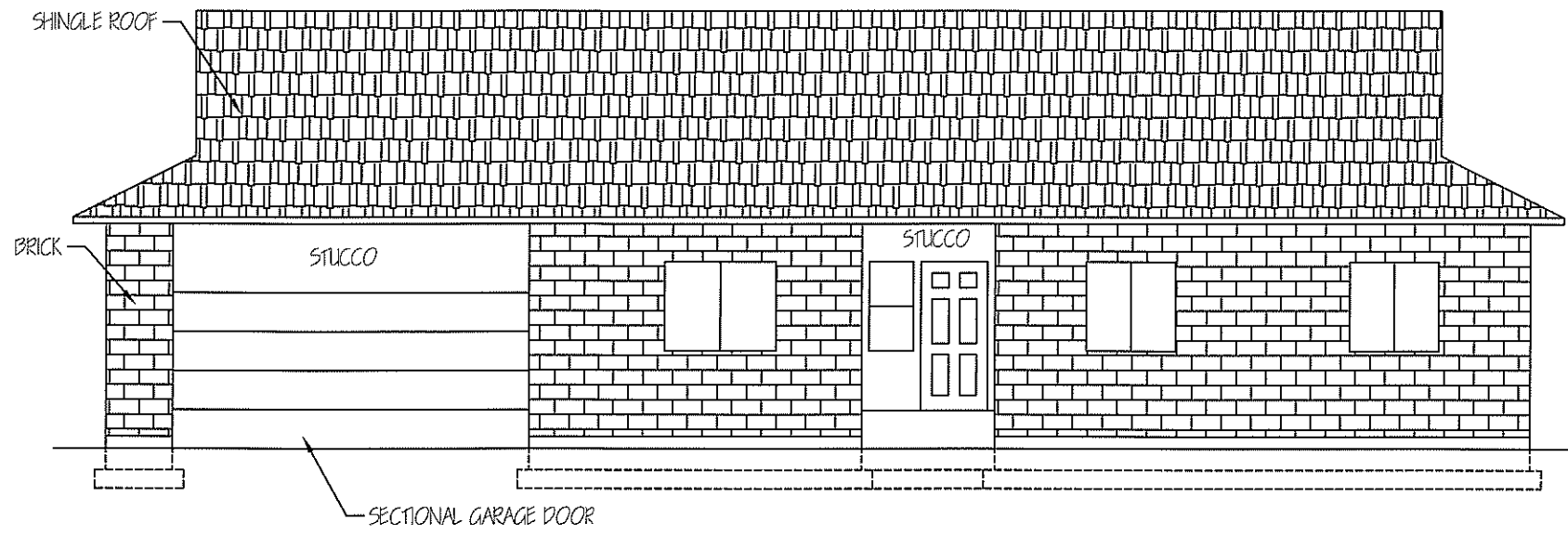
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FLOOR  
PLAN

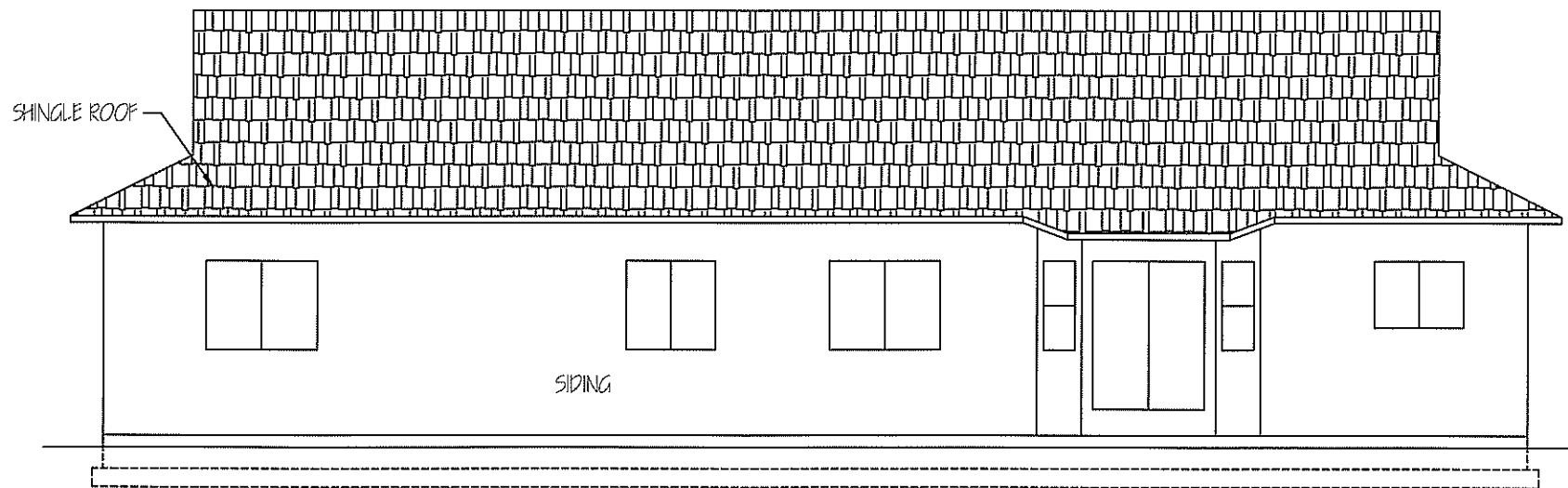
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SCALE:  
1/8" = 1'

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A2



FRONT ELEVATION



BACK ELEVATION

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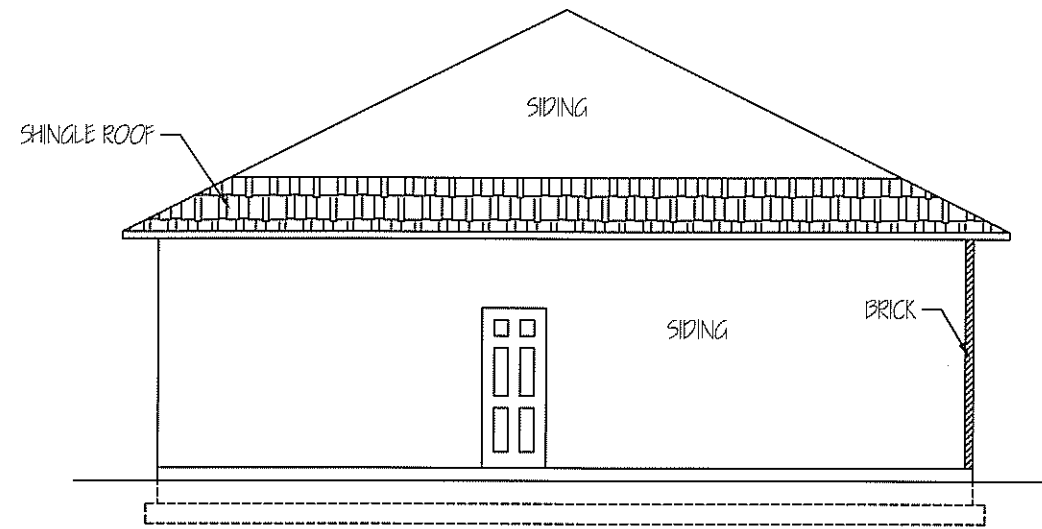
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RESIDENCE

EXTERIOR  
ELEVATIONS

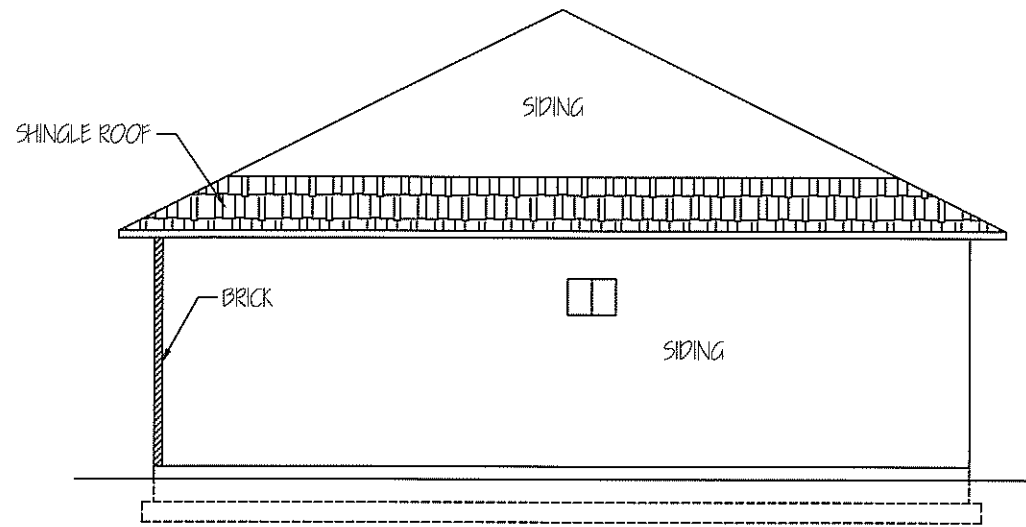
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SCALE:  
1/8" = 1'

SHEET:  
A3



LEFT ELEVATION



RIGHT ELEVATION

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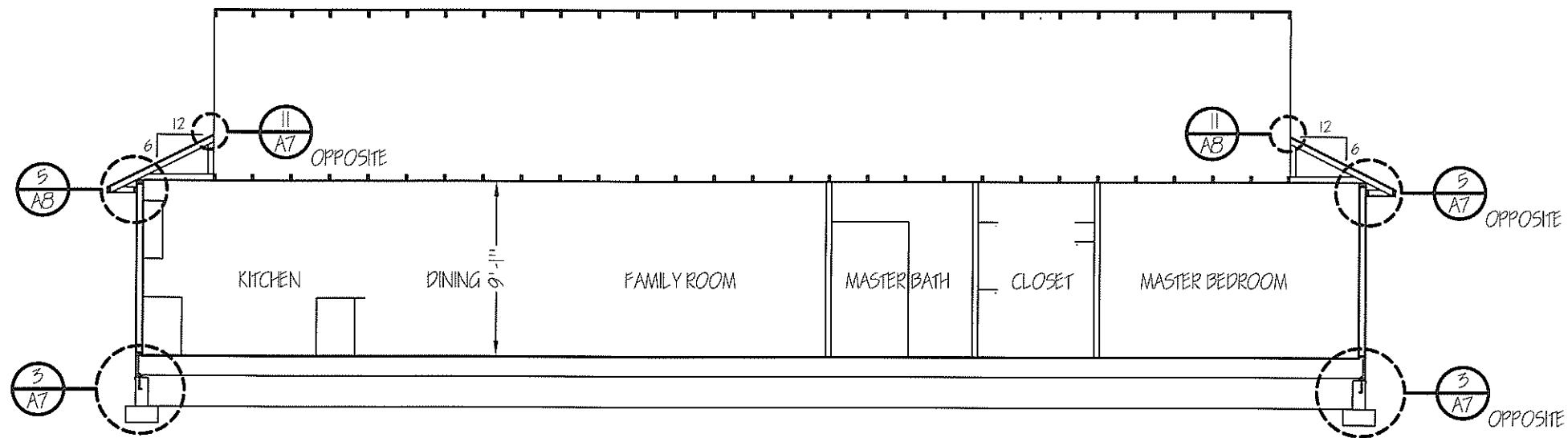
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RESIDENCE

EXTERIOR  
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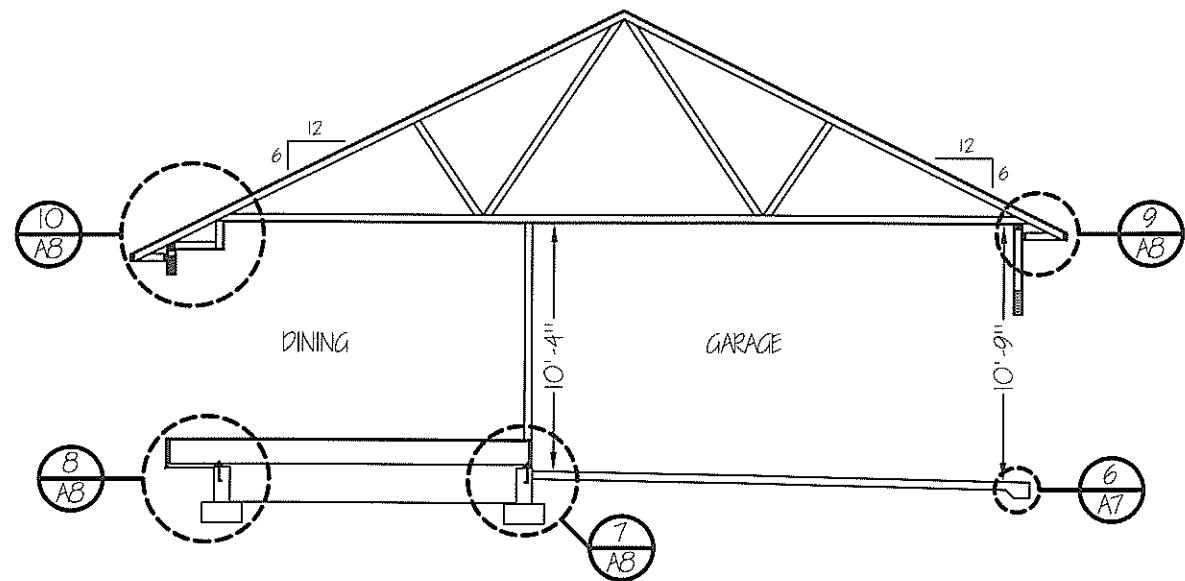
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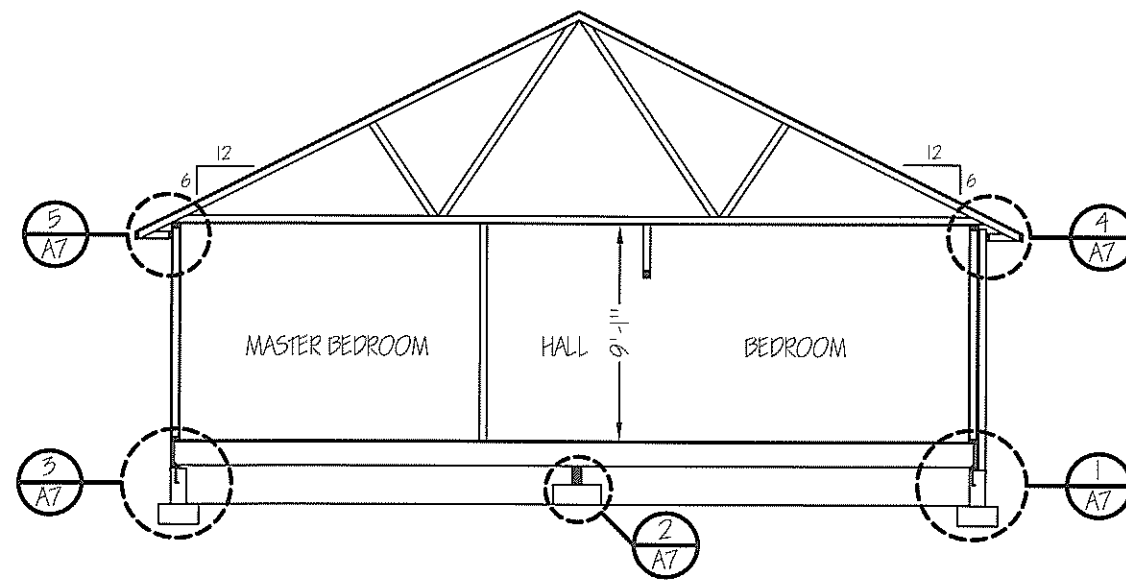
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A4



C BUILDING SECTION  
A5



B BUILDING SECTION  
A5



A BUILDING SECTION  
A5

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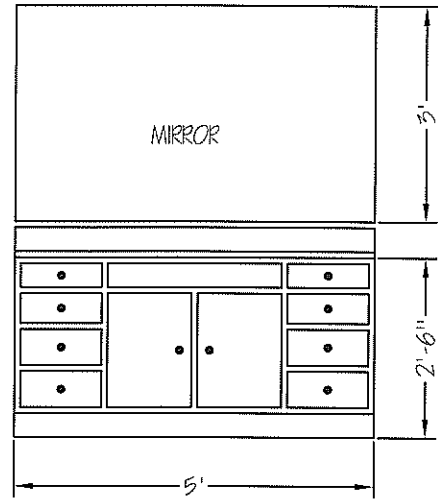
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RESIDENCE

BUILDING  
SECTIONS

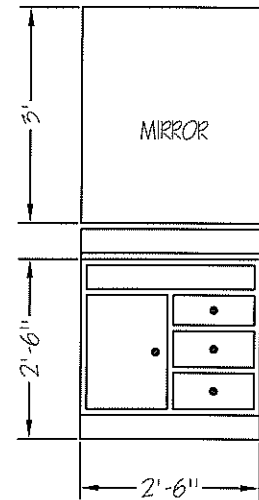
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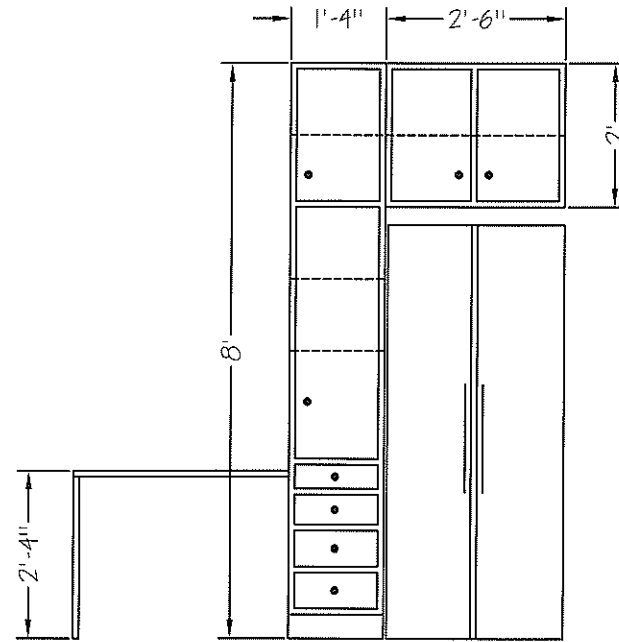
SHEET:  
A5



MASTER BATHROOM



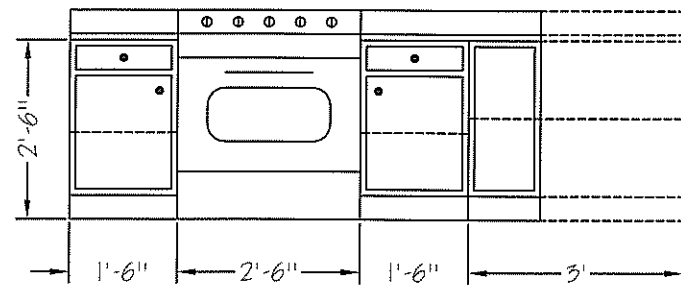
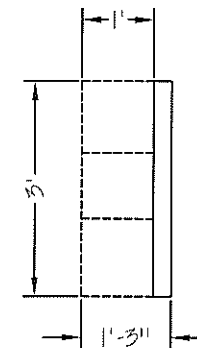
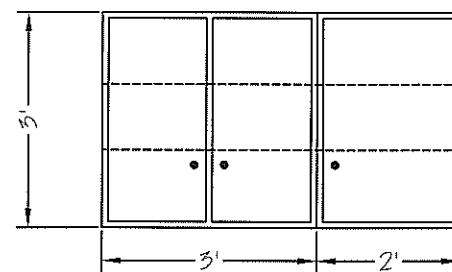
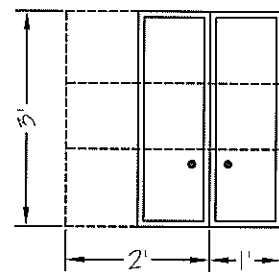
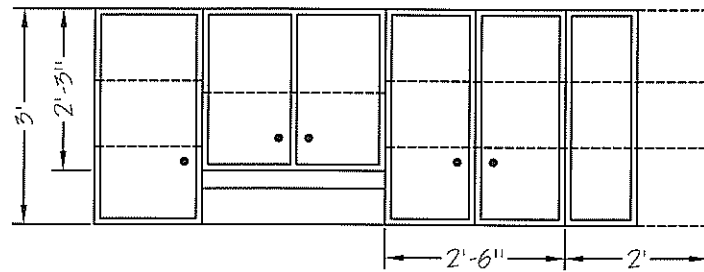
BATHROOM



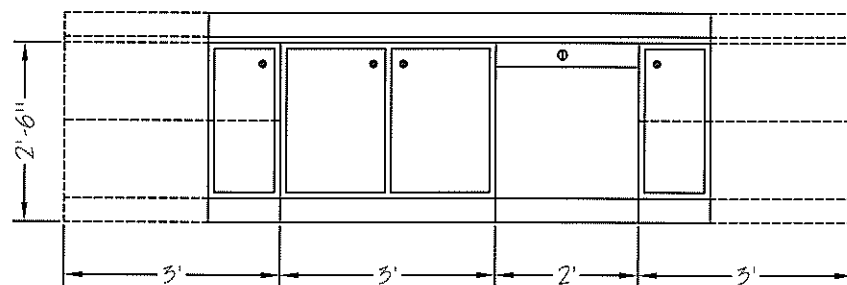
KITCHEN

DOOR SCHEDULE	
①	2'0" x 6'8" x 3/4" 6-PANEL INT SINGLE-HUNG DOOR
②	2'6" x 6'8" x 3/4" 6-PANEL INT SINGLE-HUNG DOOR
③	2'8" x 6'8" x 3/4" 6-PANEL INT SINGLE-HUNG DOOR
④	2'8" x 6'8" OPENING
⑤	4'0" x 6'8" OPENING
⑥	2'0" x 6'8" x 3/4" PAIR 6-PANEL BIFOLD DOORS
⑦	3'0" x 6'8" x 3/4" PAIR 6-PANEL BIFOLD DOORS
⑧	2'8" x 6'8" x 3/4" 6-PANEL EXT SINGLE-HUNG DOOR
⑨	2'8" x 6'8" x 3/4" PAIR 6-PANEL EXT DOOR
⑩	3'0" x 6'8" x 3/4" 6-PANEL EXT SINGLE-HUNG DOOR
⑪	2'6" x 6'8" x 3/4" GLAZED SINGLE-HUNG DOOR W/ 2'6" SIDELIGHT

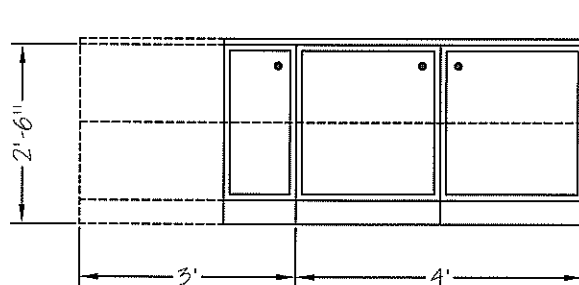
WINDOW SCHEDULE	
△	2'0" x 1'8" SLIDER (MOUNT SILL ABOVE 60")
△	2'0" x 4'0" SINGLE-HUNG TEMPERED
△	4'0" x 3'0" SLIDER
△	4'0" x 4'0" SLIDER
△	4'0" x 4'0" SLIDER TEMPERED
△	5'0" x 4'0" SLIDER



KITCHEN



KITCHEN



KITCHEN

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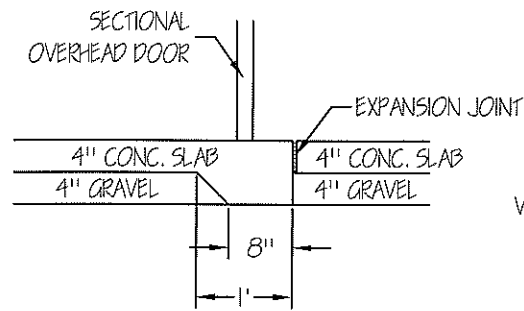
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FINISHES AND  
INT. ELEVATIONS

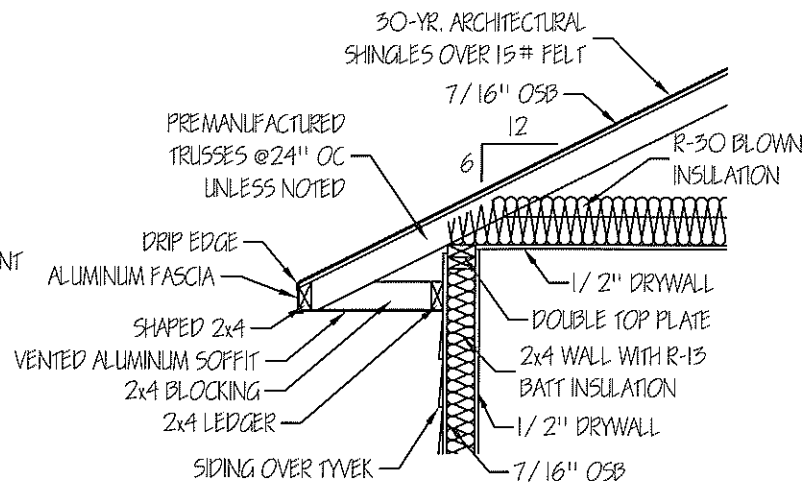
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3/8" = 1'

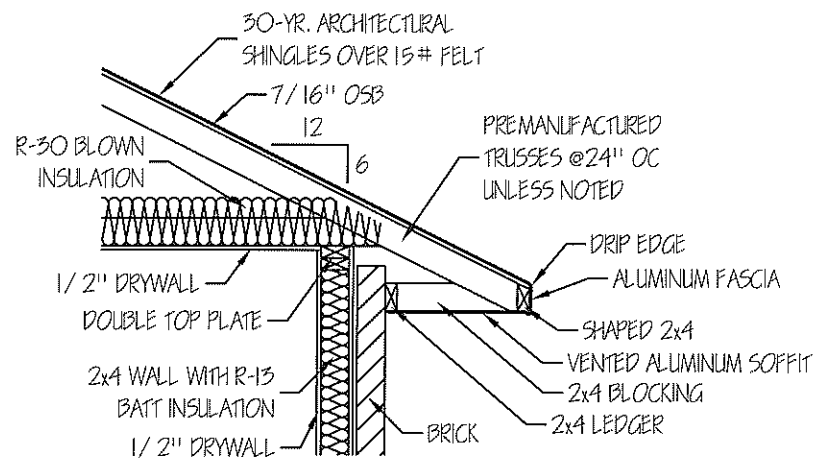
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A6



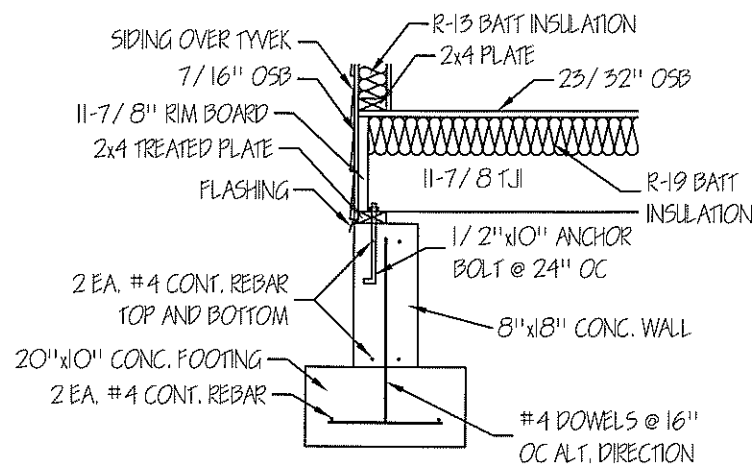
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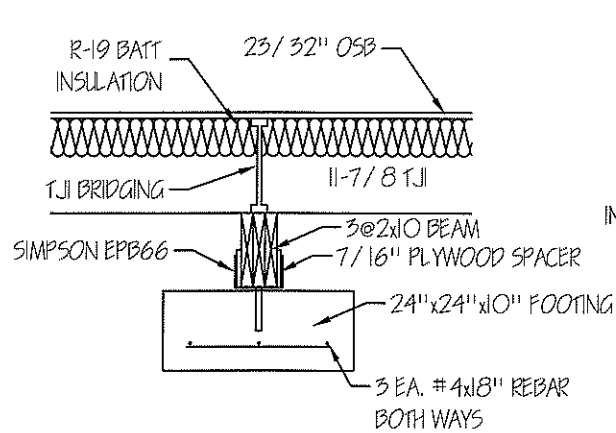
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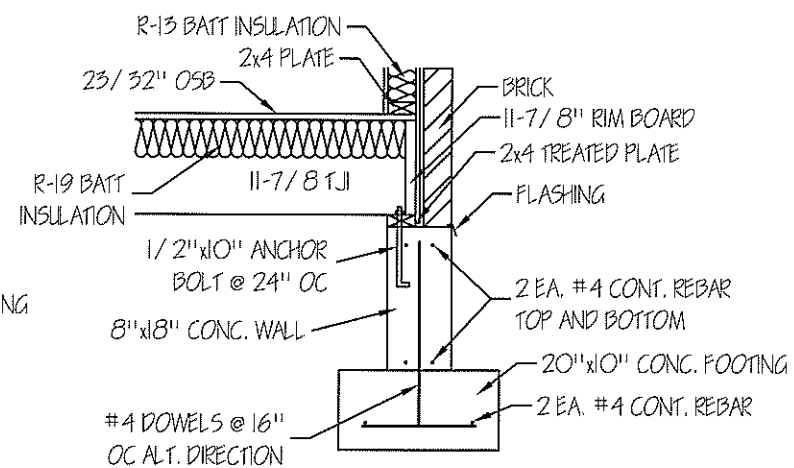
4 EAVES SECTION  
A7



3 FOOTING SECTION  
A7



2 FOOTING SECTION  
A7



1 FOOTING SECTION  
A7

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DETAILS

DATE:  
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SCALE:  
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SHEET:  
A7

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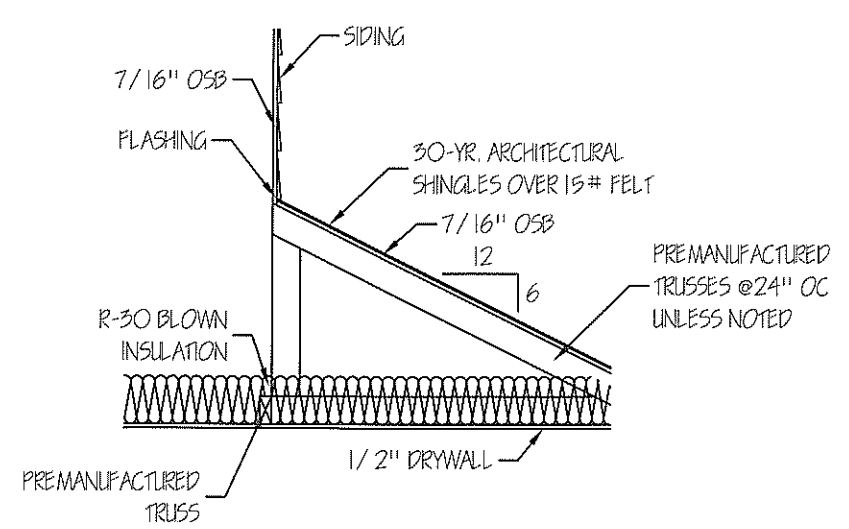
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DETAILS

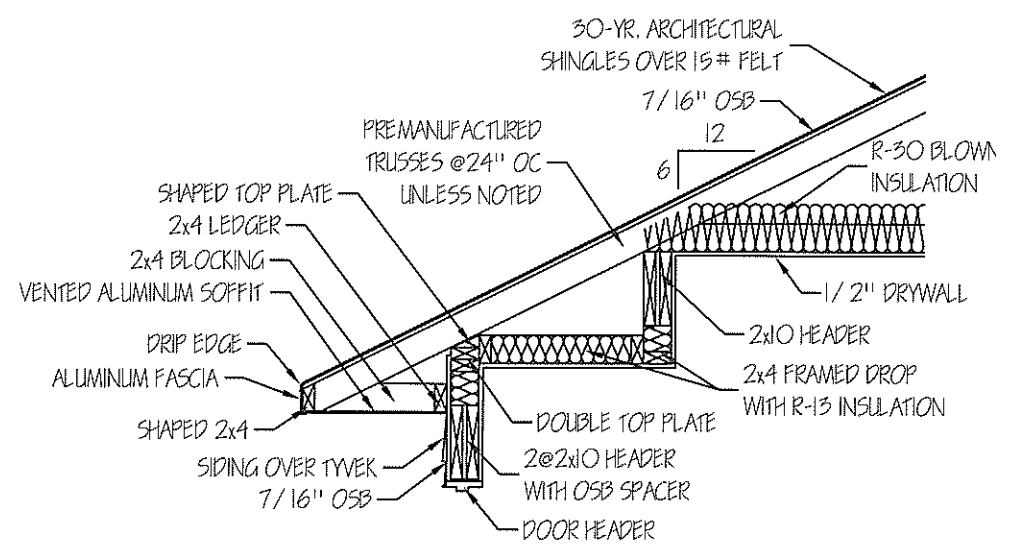
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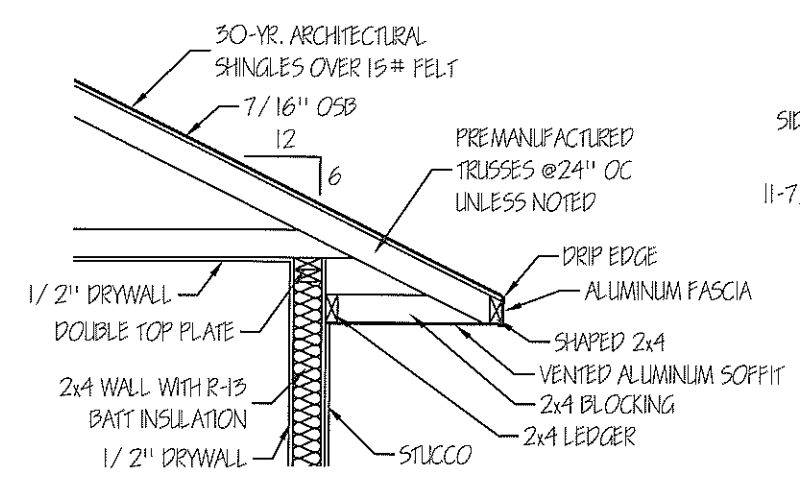
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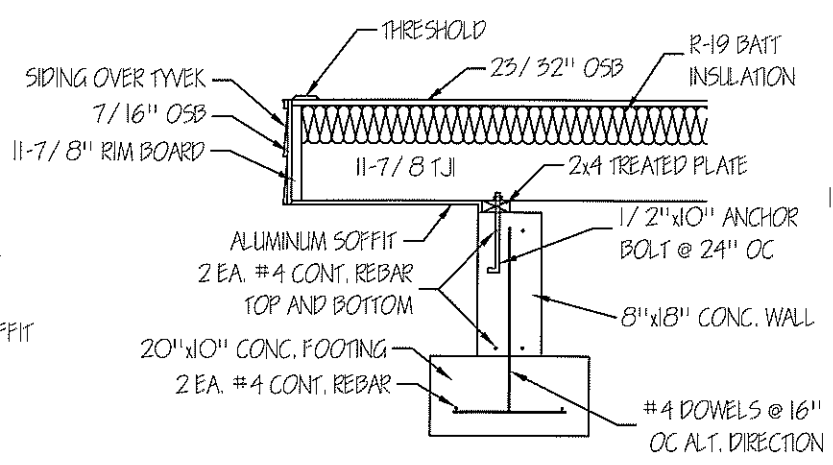
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A8 EAVES SECTION



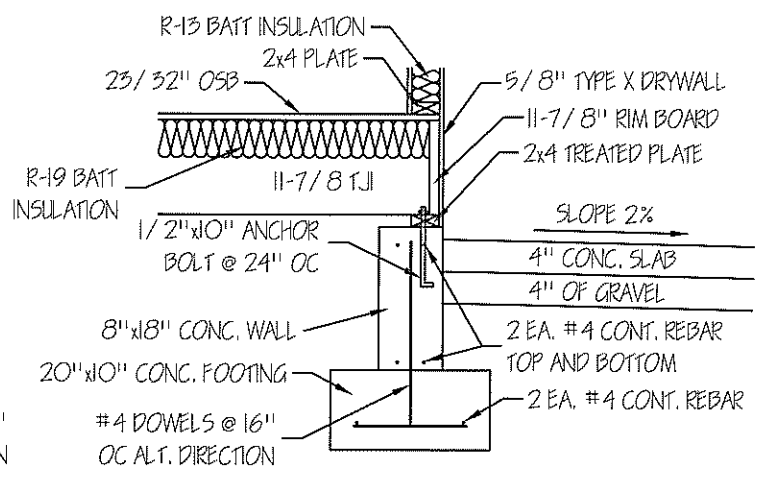
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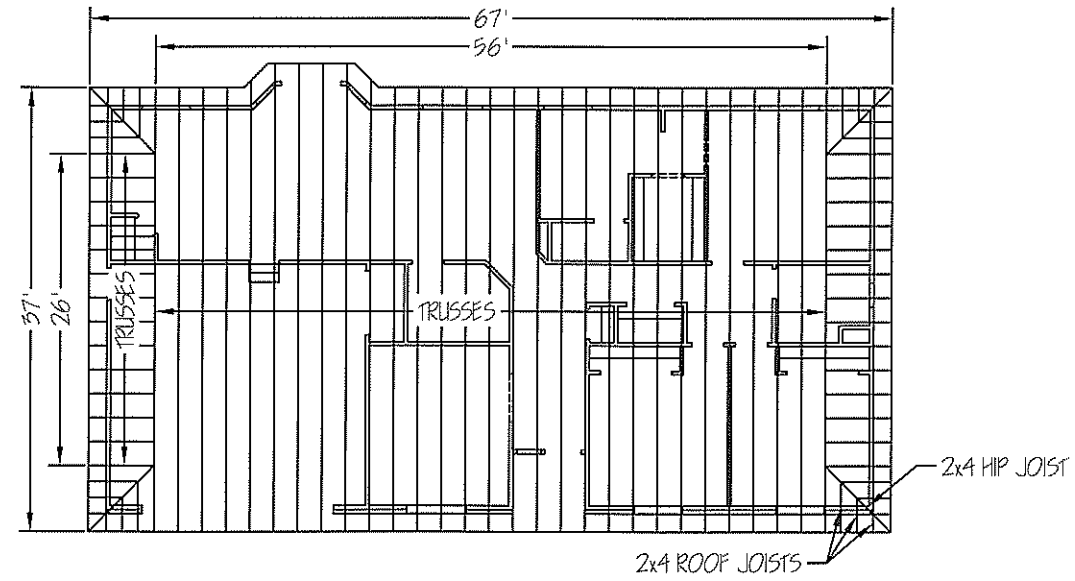
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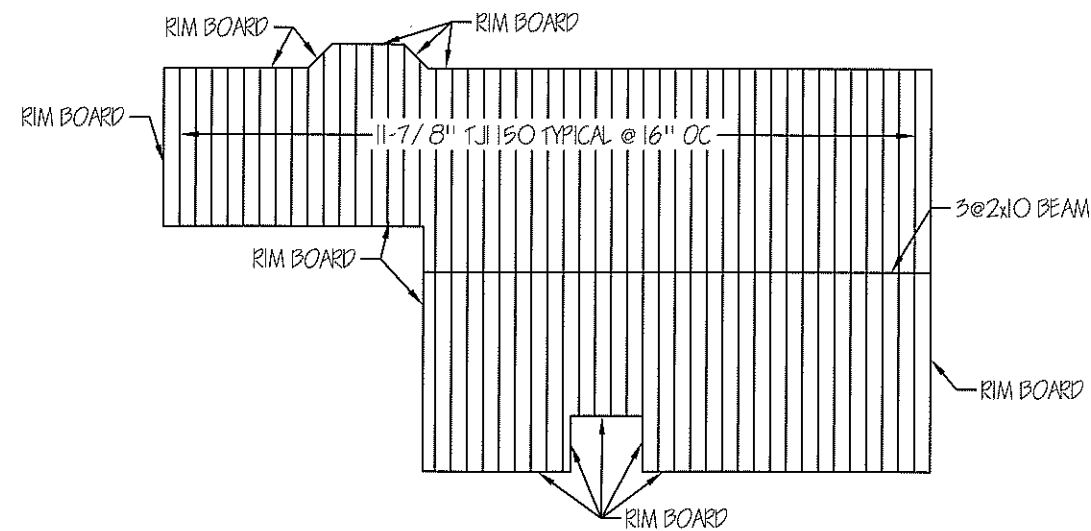
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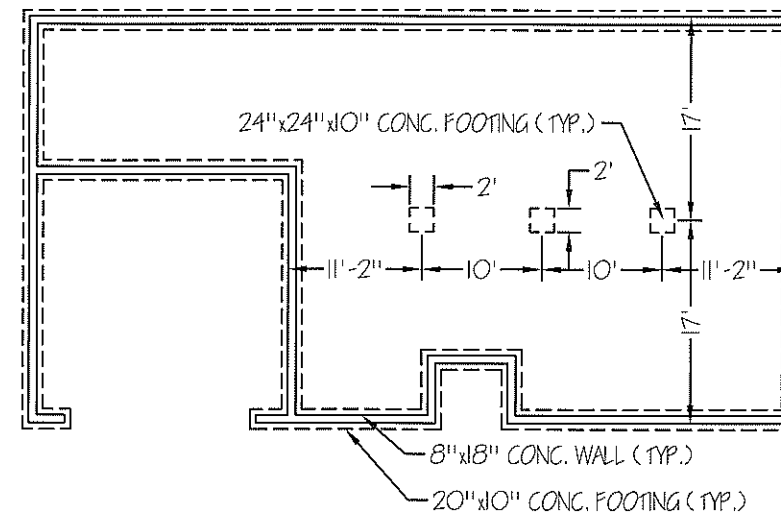
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A8 FOOTING SECTION



ROOF-FRAMING PLAN



FLOOR FRAMING PLAN



FOOTINGS AND FOUNDATION PLAN

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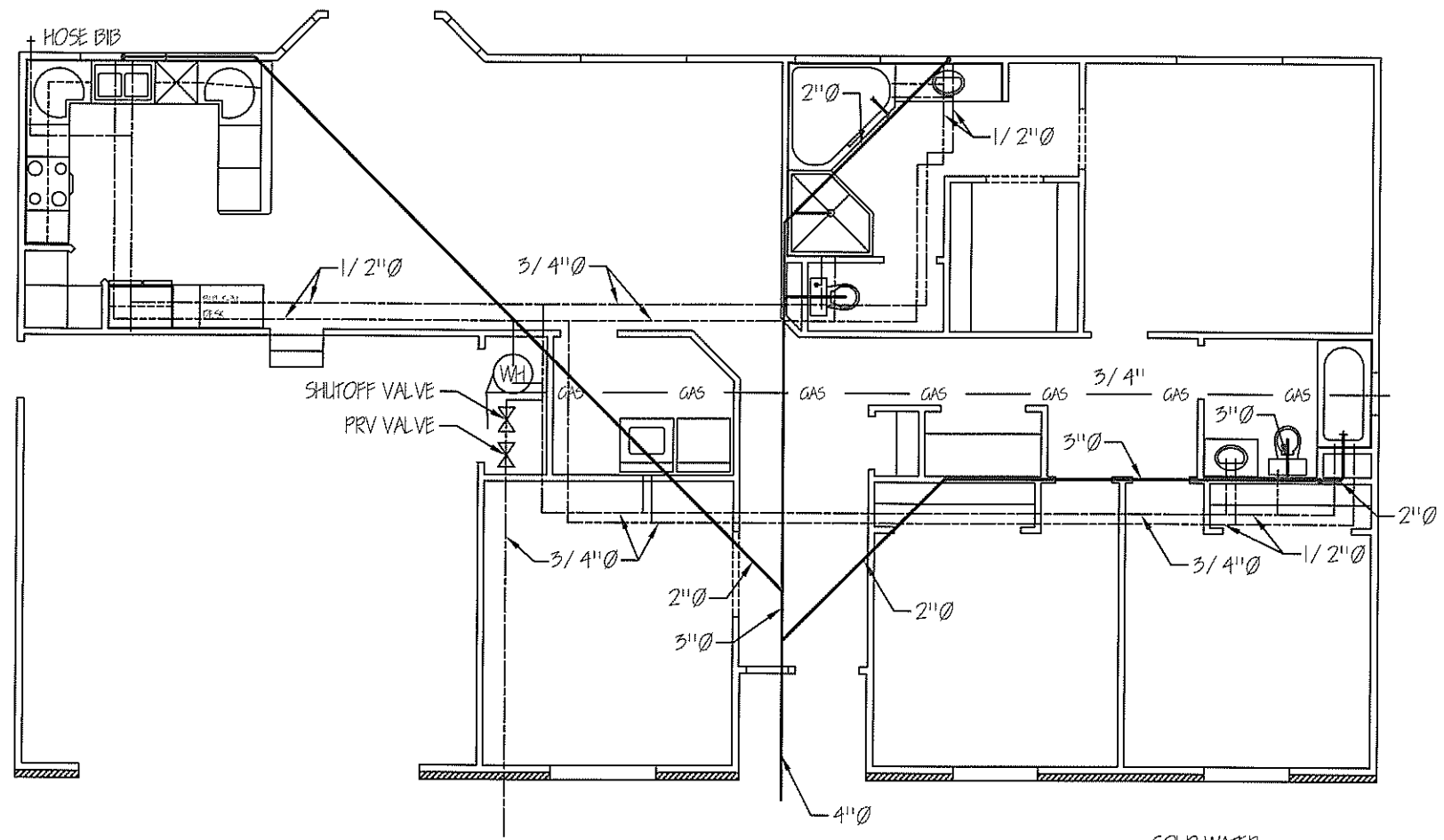
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STRUCTURAL

DATE:  
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SCALE:  
1/16" = 1'

SHEET:  
5



FLOOR PLAN

- COLD WATER
- HOT WATER
- SEWER
- GAS --- NATURAL GAS

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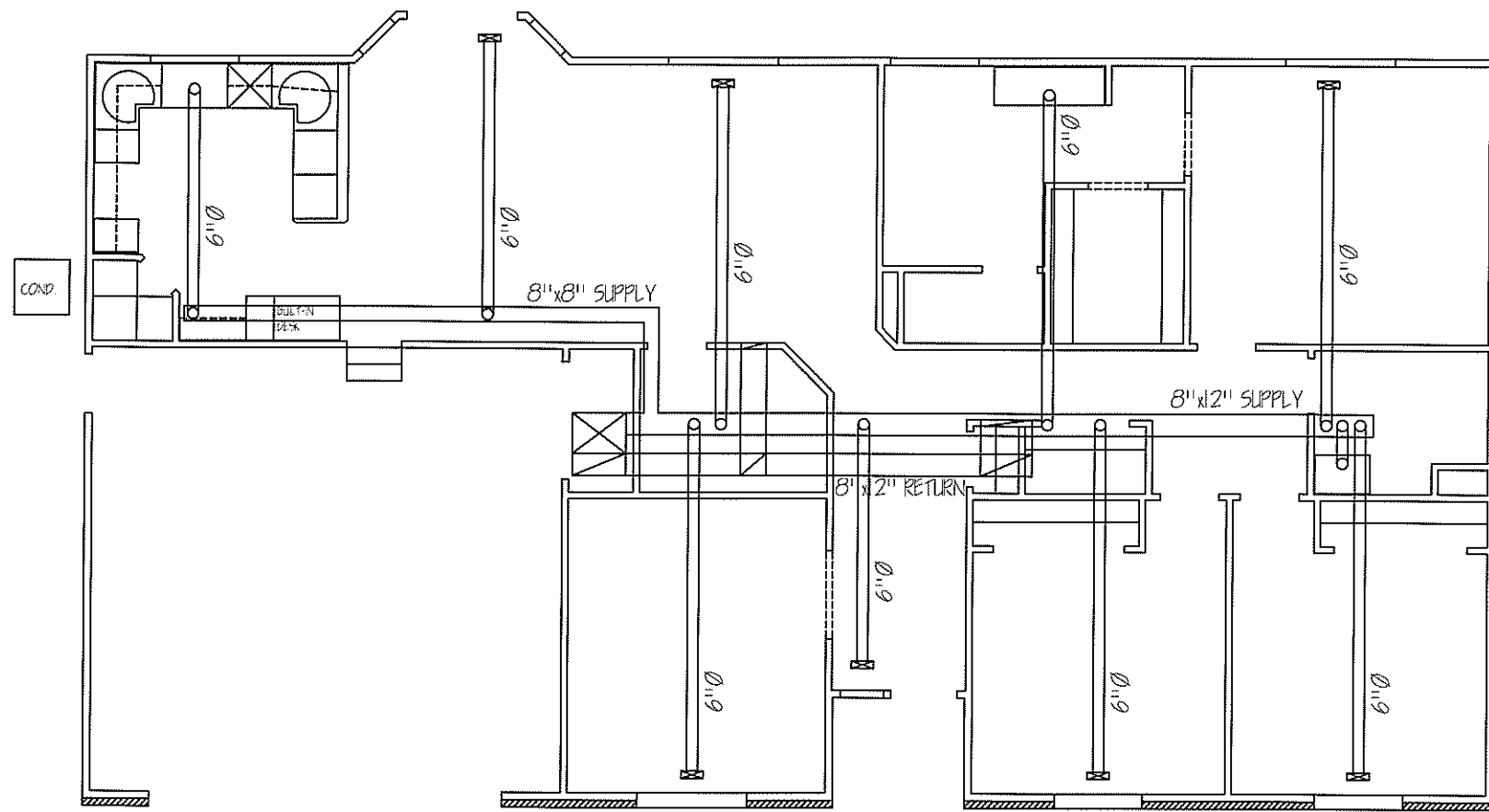
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PLUMBING  
PLAN

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FLOOR PLAN

4" x 2" RESISTER

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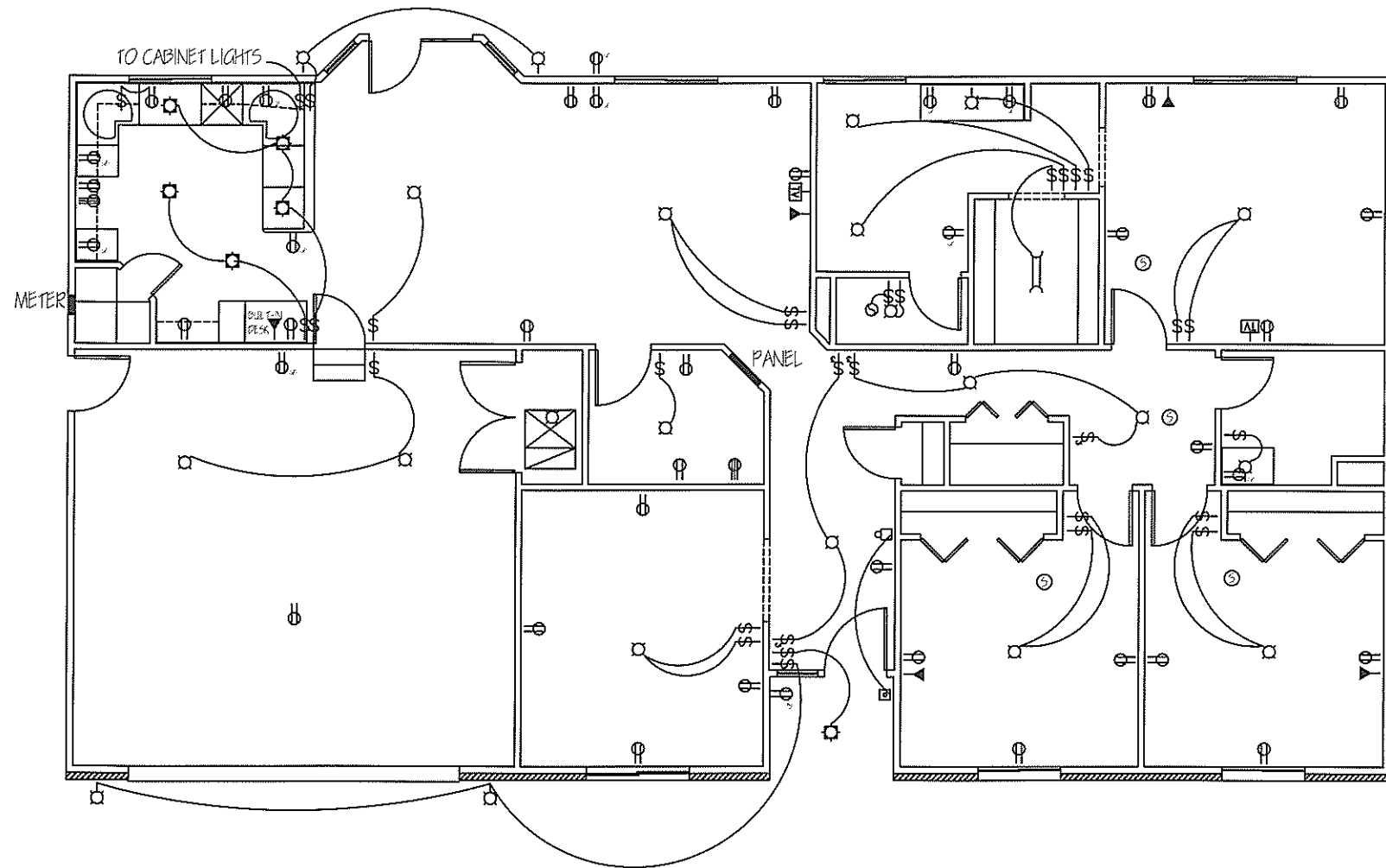
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