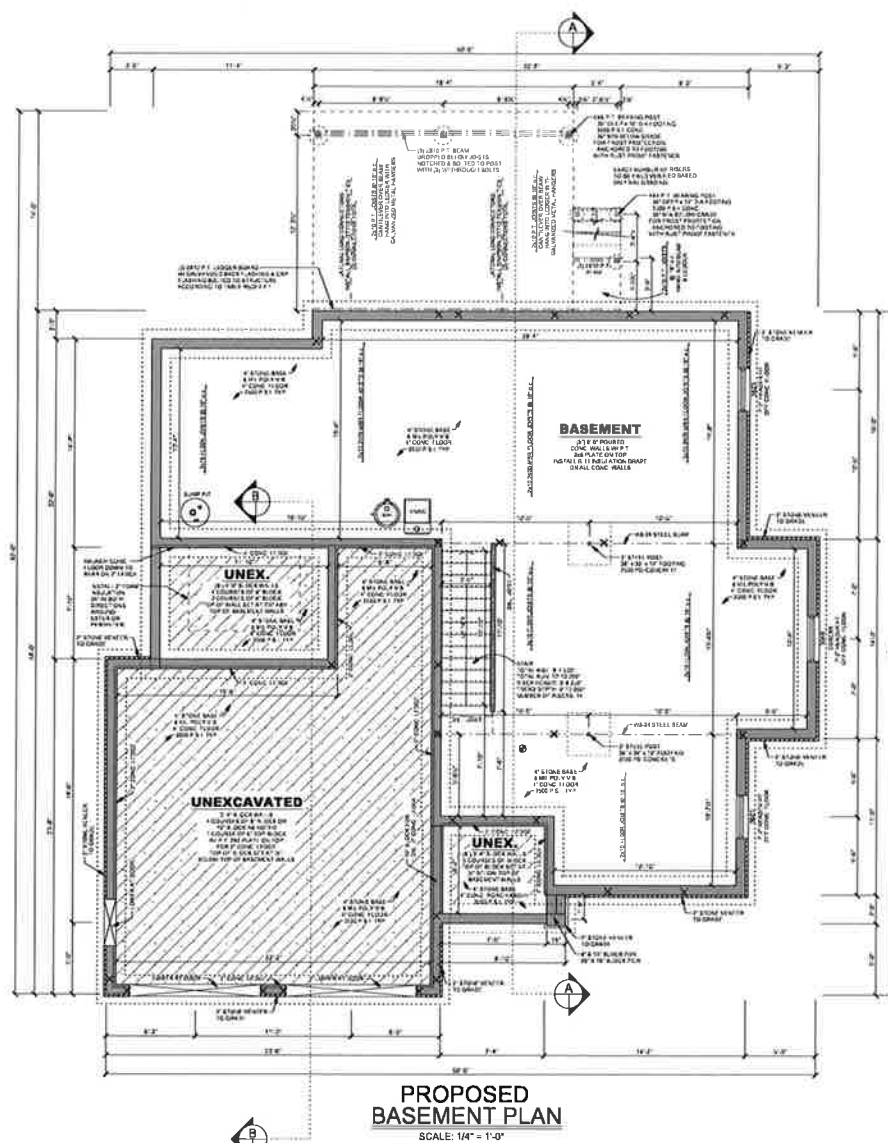


BASEMENT PLAN NOTES

- INTERCONNECTED & HARD WIRED SMOKE ALARMS & CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED AS REQUIRED BY SEC. 9104.1 & 9104.2 OF THE PENNSYLVANIA FIRE CODE. DETECTORS SHALL BE INSTALLED AT ALL LOCATIONS INDICATED BY THE PLAN.
- BASEMENT WALLS ON 24" x 8" CONCRETE FOOTINGS SHALL BE CONFINED TO THE TOP OF THE FOOTING.
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- BASEMENT WALLS ON 24" x 8" CONCRETE FOOTINGS SHALL BE CONFINED TO THE TOP OF THE FOOTING.



SCALE: AS NOTED
 JOB: NEW RESIDENCE
 2 STORY SPEC. HOME
 TOTAL SQ. FT.
 2,636 SQ. FT.



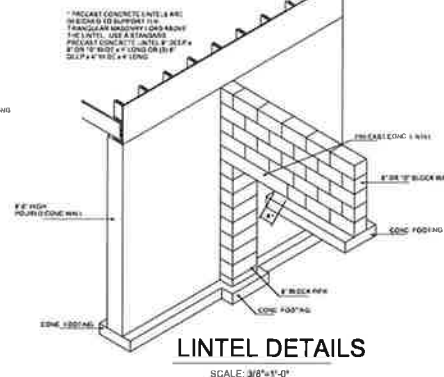
PROPOSED
 BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

BUILDING SPECS

- FIRST FLOOR**
- 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
- SECOND FLOOR**
- 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.
 - 24" x 8" CONCRETE WALLS @ 16" O.C.

STAIR DETAILS

- STAIRS SHALL BE BUILT ON 24" x 8" CONCRETE FOOTINGS.
- STAIRS SHALL BE BUILT ON 24" x 8" CONCRETE FOOTINGS.
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- STAIRS SHALL BE BUILT ON 24" x 8" CONCRETE FOOTINGS.



LINTEL DETAILS
 SCALE: 3/8" = 1'-0"

MAXIMUM WALL HEIGHT (FEET)	MINIMUM WALL THICKNESS (INCHES)	MINIMUM VERTICAL REINFORCEMENT - BARS PER SPACING (NO. PER SPACING)											
		1	2	3	4	5	6	7	8	9	10	11	12
3	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
4	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
5	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
6	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
7	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
8	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
9	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2
10	8	1	1	1	1	1	1	1	1	1	1	1	1
	12	2	2	2	2	2	2	2	2	2	2	2	2

Attention:
 These plans shall be the property of QUALITY DESIGN & DRAFTING SERVICES, LLC. Any use or reproduction of these plans without the expressed written consent of QUALITY DESIGN & DRAFTING SERVICES, LLC is strictly prohibited. CONTRACTORS shall be notified of any changes to the plans. QUALITY DESIGN & DRAFTING SERVICES, LLC or its qualified structural engineer shall attempt to clarify any questions or omissions at one time only. All drawings shall be prepared by a registered professional engineer.

PROPOSED BASEMENT PLAN
 BUILDING SPECS
 STAIR DETAILS
 LINTEL DETAILS
 TABLE R404.1.2(1)



EAST WOODS
 101 EAST WOODS DRIVE
 SUITE 101
 LITTLETON, PA 15643
 WARWICK TOWNSHIP

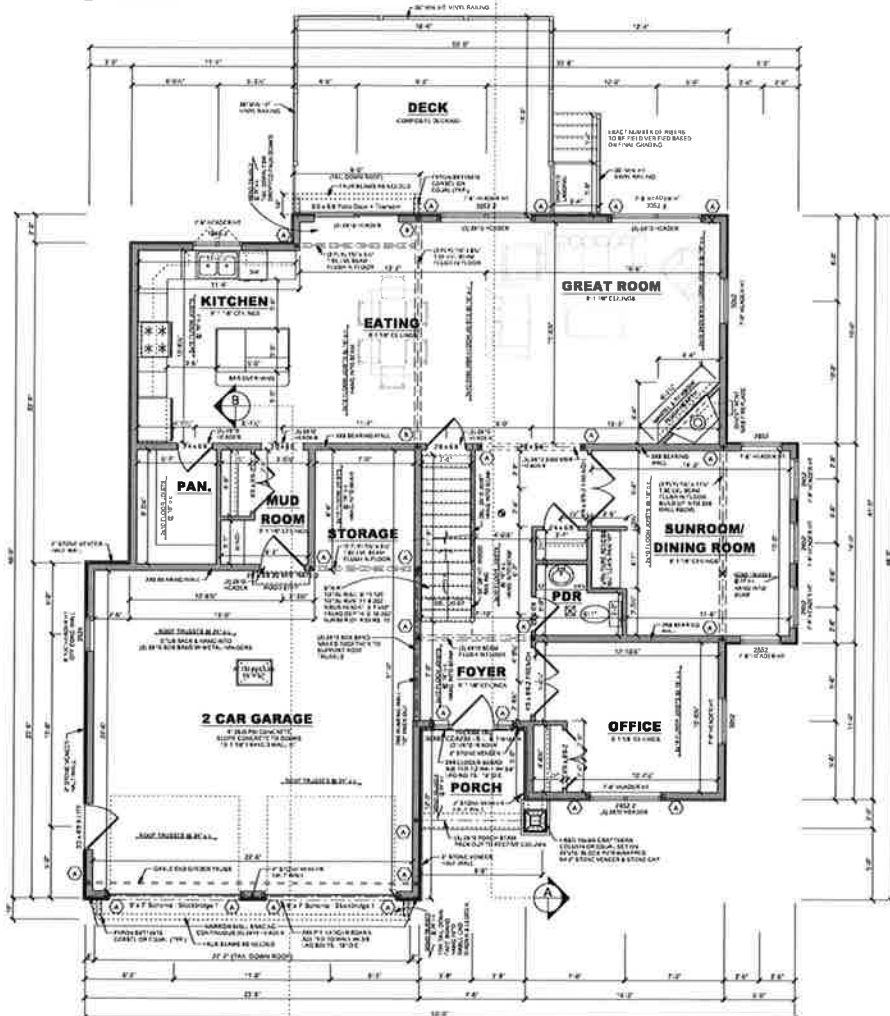
DATE	BY	DESCRIPTION
11/11/2024	AD	ISSUED FOR PERMIT
11/11/2024	AD	REVISED PER COMMENTS
11/11/2024	AD	REVISED PER COMMENTS
11/11/2024	AD	REVISED PER COMMENTS
11/11/2024	AD	REVISED PER COMMENTS
11/11/2024	AD	REVISED PER COMMENTS

1

A-2951

POST SIZE LEGEND

- (A) = (2) 2x6" POST
- (B) = (3) 2x6" POST
- (C) = (4) 2x6" POST
- (D) = (5) 2x6" POST



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1,349 SQ. FT. FINISHED

WINDOW SCHEDULE

NOTE: BUILDER TO VERIFY ALL QUANTITIES, ROOM OPENINGS, AND SIZES PRIOR TO FRAMING

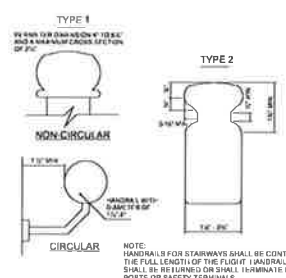
PRODUCT CODE	COUNT	R.O. SIZE	MI WINDOWS
24310	2	R.O. 2'-0" x 4'-11"	8555 DOUBLE HUNG
2452-2	1	R.O. 6'-11" x 5'-5"	8555 DOUBLE HUNG
2652	5	R.O. 2'-10" x 5'-5"	8555 DOUBLE HUNG
3048 EGRESS	7	R.O. 3'-2 1/2" x 6'-8"	8555 DOUBLE HUNG
3052-2	2	R.O. 6'-4 1/2" x 5'-5"	8555 DOUBLE HUNG
3052	2	R.O. 3'-2 1/2" x 5'-5"	8555 DOUBLE HUNG
3623	1	R.O. 3'-0" x 2'-0"	8600 BASEMENT
1945-3	1	R.O. 3'-0" x 4'-5 1/2"	861700 CASEMENT
2524-2	1	R.O. 4'-2 1/2" x 2'-4 1/2"	861700 CASEMENT
2524	8	R.O. 2'-4 1/2" x 2'-4 1/2"	861700 CASEMENT

FLOOR PLAN NOTES

- THIS HOME IS DESIGNED ACCORDING TO THE PENNSYLVANIA ALTERNATIVE MINERAL ENERGY PROGRAM.
- INTERCONNECTED HARD WIRE SMOKE ALARMS & CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED AS REQUIRED BY THE ELECTRICAL CODE & TO BE FACTOR AS OF KITCHEN CABINETS AND ADJACENT TO BE DETERMINED BY THE BUILDER.
- IF THE FLOOR WINDOW HEIGHT SET AT HEIGHTS AS SHOWN ON PLANS AND 24"0 HEADS UNLESS OTHERWISE NOTED.
- ALL OPENINGS SHALL BE FINISHED WITH APPROVED MATERIAL TO RESIST POST TEST SPECIFIC BEARING STRESS ONLY AND DOES NOT INCLUDE JOINT STUDS WHERE APPLICABLE.
- GLAZING SHALL BE SEPARATED FROM THE RESIDENCE AT ALL OPENINGS OF ONE LAYER OF DRYWALL WHERE AN OPENING IS AVOID USE SP. TYPE 3 SYSTEM WALL BOARD OR GLASS BEARING TO THE CLIC INC INCLUDING ANY AT THE ACCESS PANELS AND 1/2" DRYWALL OVER DRYWALL PROTECTIVE FINISHES BY F&D AND THE COMPANY WITH APPROVED MATERIAL TO RESIST THE FIRE SPREAD OF FLAME AND PRODUCTION OF COMBUSTION.
- FRAME FLOOR JOISTS, WALLS AND ROOF FOR EACH USE GROUP: 1.000A HBT 1.000B 1.000C 1.000D 1.000E TO BE DETERMINED BY THE JOB SITE BY THE BUILDER.
- IF WINDOWS OR EQUAL TO BE USED SEE WINDOW SCHEDULE FOR SIZES AND QUANTITIES &1. REINFORCEMENTS QUANTITIES AND DETAILS TO BE VERIFIED BY BUILDER PRIOR TO FRAMING.
- WHERE THE OPENINGS OF OPENABLE WINDOWS ARE LOCATED MORE THAN 22 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CEILING OR FINISH FLOOR SHALL BE A MINIMUM OF 18 INCHES ABOVE THE FLOOR.
- ALL WINDOW HANDRAILS TO BE FINISHED WITH APPROVED MATERIAL AND ASSURED TO THE LEVELS EQUIVALENT TO THE UNDERGROUND ANCHORS.
- IF WINDOW HANDRAILS TO BE FINISHED WITH APPROVED MATERIAL, DETAIL FOR RAILING OPTIONS.
- IF WINDOW HANDRAILS TO BE FINISHED WITH APPROVED MATERIAL, DETAIL FOR RAILING OPTIONS.
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- IF WINDOW HANDRAILS TO BE FINISHED WITH APPROVED MATERIAL, DETAIL FOR RAILING OPTIONS.

BUILDING SPECS

- CEILING**
- 2ND FLOOR: 1/2" DRYWALL
 - 1ST FLOOR: 5/8" DRYWALL
 - 2ND FLOOR FLOOR JOISTS: 16" O.C.
 - 1ST FLOOR FLOOR JOISTS: 16" O.C.
 - 1ST FLOOR WALLS: 8" CMU
 - 2ND FLOOR WALLS: 8" CMU
 - 1ST FLOOR WALLS: 8" CMU
 - 2ND FLOOR WALLS: 8" CMU
 - 1ST FLOOR WALLS: 8" CMU
 - 2ND FLOOR WALLS: 8" CMU
- EXTERIOR WALL**
- 8" CMU
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
- ROOFING**
- 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL
 - 1/2" DRYWALL



GRASPABLE HANDRAIL DETAILS
 NO SCALE

STAIR DETAILS

- 1/4\"/>

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SCALE: AS NOTED

Job: NEW RESIDENCE
 2 STORY SPEC. HOME

TOTAL SQ. FT.
 2,636 SQ. FT.

HESS
 HOME BUILDERS INC
 www.hesshomes.com

SUBJECT: PROPOSED FIRST FLOOR PLAN, FLOOR PLAN NOTES, BUILDING SPECS, POST SIZE LEGEND, WINDOW SCHEDULE, GRASPABLE HANDRAIL DETAILS, STAIR DETAILS

DATE: 11/13/2014

DESIGNED BY: D. LUTZ

CHECKED BY: D. LUTZ

DATE: 11/13/2014

DESIGNED BY: D. LUTZ

CHECKED BY: D. LUTZ

DATE: 11/13/2014

DESIGNED BY: D. LUTZ

CHECKED BY: D. LUTZ

Quality Design & Drafting Services, Ltd.

101 EAST WOODS DRIVE
 LITTLE, PA 17845

WARWICK TOWNSHIP

EAST WOODS DRIVE

101 EAST WOODS DRIVE
 LITTLE, PA 17845

WARWICK TOWNSHIP

CLIMATE

DATE	BY	APP.
11/13/2014	D. LUTZ	
11/13/2014	D. LUTZ	
11/13/2014	D. LUTZ	
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11/13/2014	D. LUTZ	

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/13/2014
2	ISSUED FOR PERMIT	11/13/2014
3	ISSUED FOR PERMIT	11/13/2014
4	ISSUED FOR PERMIT	11/13/2014
5	ISSUED FOR PERMIT	11/13/2014
6	ISSUED FOR PERMIT	11/13/2014
7	ISSUED FOR PERMIT	11/13/2014
8	ISSUED FOR PERMIT	11/13/2014
9	ISSUED FOR PERMIT	11/13/2014
10	ISSUED FOR PERMIT	11/13/2014

NOTE:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL FINISHES ARE TO BE DETERMINED BY THE BUILDER.

3. ALL MATERIALS ARE TO BE APPROVED BY THE BUILDER.

4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

5. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

6. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION.

7. THE BUILDER IS RESPONSIBLE FOR MAINTAINING THE ACCURACY OF THESE DRAWINGS THROUGHOUT THE PROJECT.

8. THE BUILDER IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY CHANGES OR DISCREPANCIES.

9. THE BUILDER IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

10. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

11. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES AND CERTIFICATIONS.

12. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.

13. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES AND CORRECTIONS.

14. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DRAWINGS.

15. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS.

16. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY FINAL DRAWINGS.

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