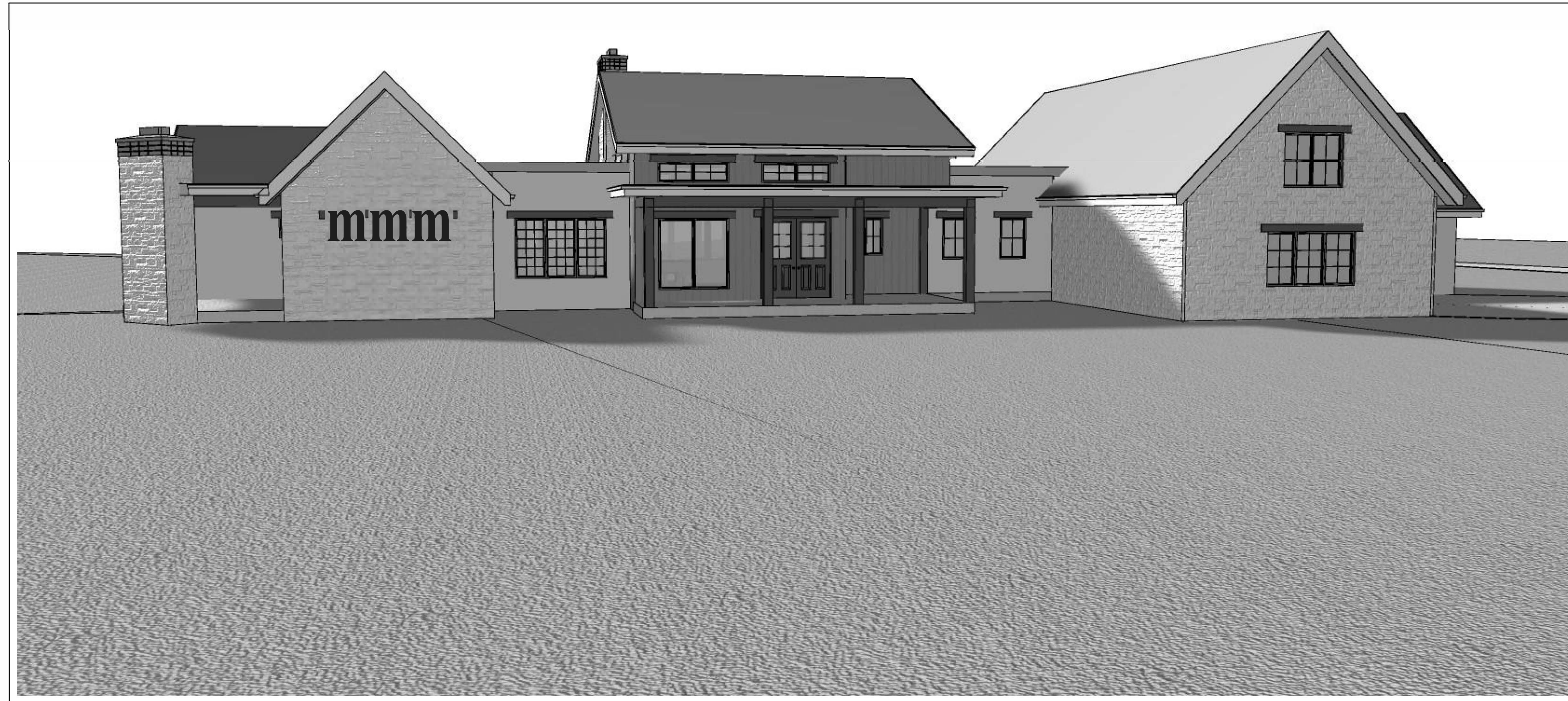


8830 Witez Court Residence



Joe SCOPE

Main Floor Finshed: 3123 SqFt
 1st Floor Finshed: 1511 SqFt
 Lower Floor Finshed: 2782 SqFt
 Lower Floor Unfinshed: 331 SqFt
 Upper Floor Finshed: 0 SqFt
 Deck(e) + Patio(e): 1936 SqFt

REVISIONS

6-22-22
 Internal Review
 Final Plane

DRAWN 61:
 Jon Rentrow

GENERAL
 CONTRACTOR

STRUCTURAL
 ENGINEER

INTERIOR
 DESIGNER

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Revisions: 6-22-22

AI BD

Job Number: 1103

Project Name: 8830 Witez Court Residence

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GENERAL NOTES

- All necessary permits, inspections, and certifications or approval shall be paid for by either the general contractor or the home owner.
- The general contractor shall provide necessary energy calculations to comply with local energy codes.
- All dimensions are for rough framing.
- All dimensions are to be field verified.
- Foundation, Floor, Roof, and Floor Framing plans are schematic only. Refer to Structural Engineer's drawings for notes and specs.
- All subcontractors are responsible for adhering to their respective codes. Code requirements are to supersede any notes or specs on these plans.
- All job site changes and decisions are the responsibility of the General Contractor.
- Rentrow Design, LLC is not responsible for changes made to this design, once construction begins.
- Perimeter Drain is shown on Structural Engineer's Drawings.
- Driveway shall be selected by the home owner.
- Plant materials, including seed/soil are not specified.
- All exterior window and door installation to be in strict compliance with manufacturer's specifications.
- All carpentry work shall be erected plumb and true, following best practice of the trade. Trim work shall be neatly cut and fitted.
- All lumber shall be S4S unless noted otherwise.
- Framer to provide backing for all appropriate finish materials.
- General contractor and product supplier responsible for all safety issues where required by code.
- Replace contractor to verify and update all materials needed to install unit(s) per manufacturer's requirements.
- All shower doors to be chosen by home owner.
- All of the following appliances to be chosen by the home owner: refrigerator, range, exhaust hood, microwave, garbage disposal, dishwasher, washer and dryer.
- Plumber to provide all labor, materials and equipment for the complete installation of the plumbing system. Including all hot and cold water distribution and all necessary waste systems.
- Plumber to provide a cold water line to the refrigerator.
- The HVAC contractor shall provide a layout showing duct and vent locations, as well as equipment specs. The heating system shall be installed to all code requirements.

AGGREGATIONS

AES	Anchor Bolt	HL	High
ADJ	Adjustable	LC	Laundry Chute
AF	Above Finish Floor	LG	Long
BLDG	Building	ML	Microfilm / LYL
BM	Beam	MTL	Medium
CAE	Cabinet	NTS	Not to Scale
CLG	Celling	OC	On Center
CLR	Clear	PT	Pressure Treated
CONC	Concrete	PG	Particle Board
CONT	Continuous	R	Radius
DEL	Double	RS	Rod & Scribe
DIA	Diameter	C-1	Shir(s)
DN	Down	SMR	Shower
DWG	Drawing	6Q	Square
EA	Each	5TL	Steel
Ea	Each	TE3D	To be Determined
FD	Floor Drain	TOJ	Top of Joist
FDN	Foundation	TOS	Top of Slab
FF	Finish Floor	TYP	Typical
FLR	Floor	UNO	Unless Noted
FT	Fest		Otherwise
FTG	Footing	V	Vertical
GL	Grade	WD	Wood

DRAWING SHEET INDEX

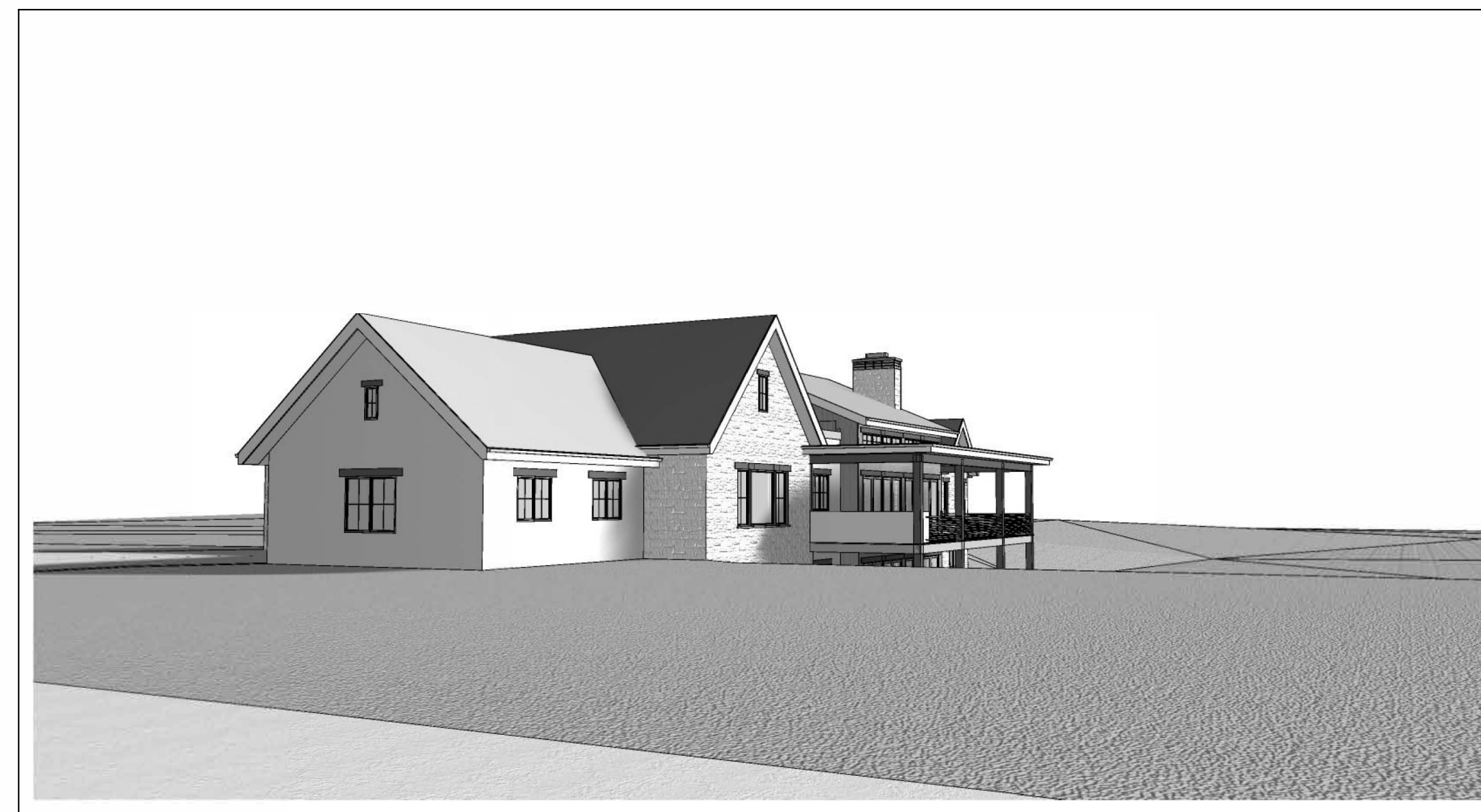
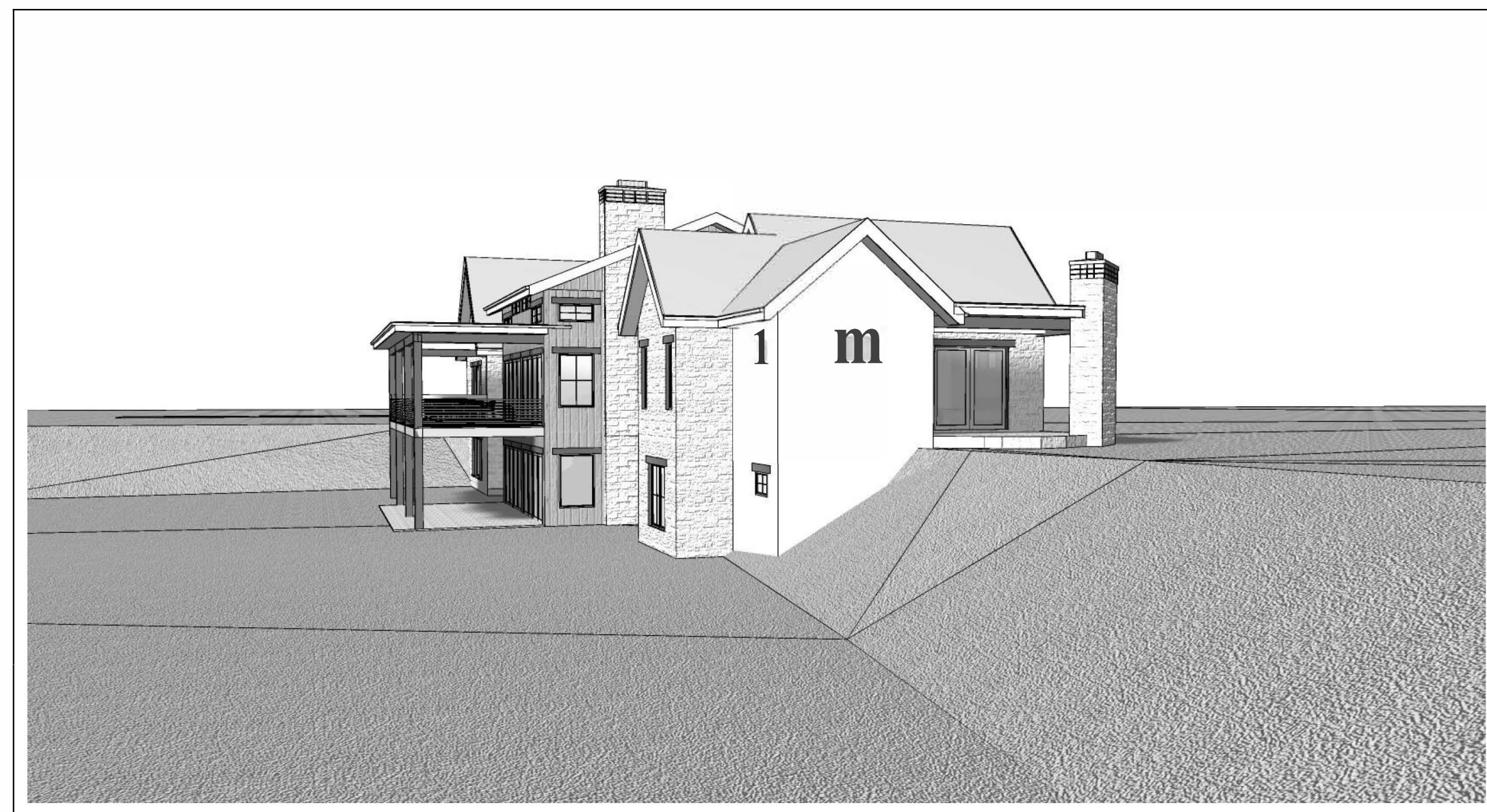
P.1	Cover
P.2	Permits
P.3	Front - Back Elevations
P.4	Left - Right Elevations
P.5	Lower Floor Plan & Typical Sections
P.6	Main Floor Plan
P.7	Foundation Plan (Architectural)
P.8	Roar Plan (Architectural)
P.9	Lower Floor Electrical
P.10	Main Floor Electrical
P.11	Thermal Envelope Drawings

NOTICE: ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS, ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING, AND ARE TO BE ADHERED TO EVEN IF THEY ARE IN VARIANCE WITH THIS PLAN.

NOTICE: JON R. RENTROW AND ALL EMPLOYEES OF RENTROW DESIGN, LLC ARE NOT LICENSED ARCHITECTS. JON R. RENTROW IS A PROFESSIONAL BUILDING DESIGNER AND A MEMBER OF THE AMERICAN INSTITUTE OF BUILDING DESIGNERS (AIBD).

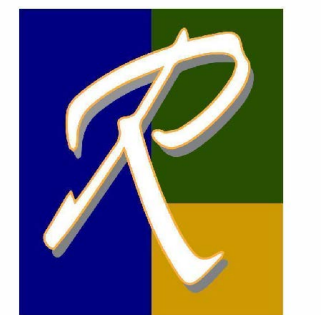


_____ *These perspectives may not match the Construction Drawings
they are Intended for presentation purposes ONLY*



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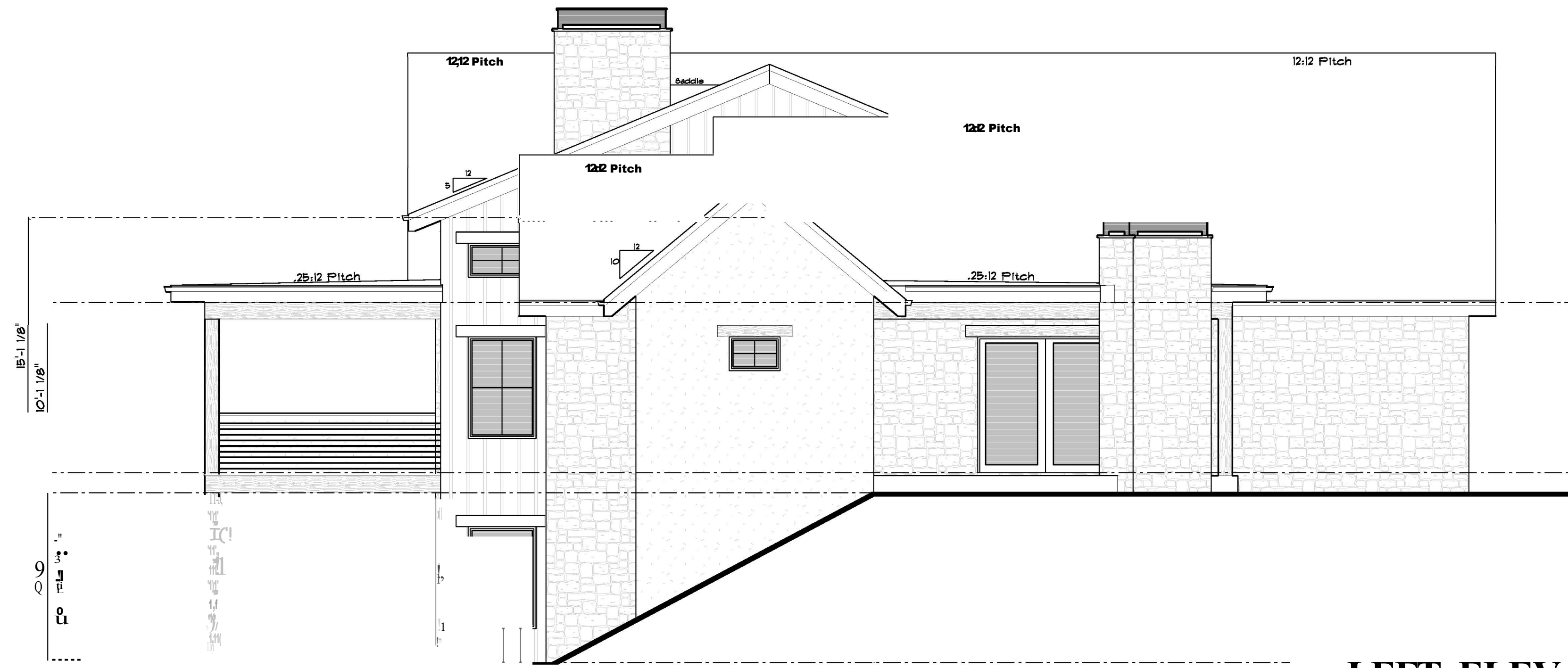
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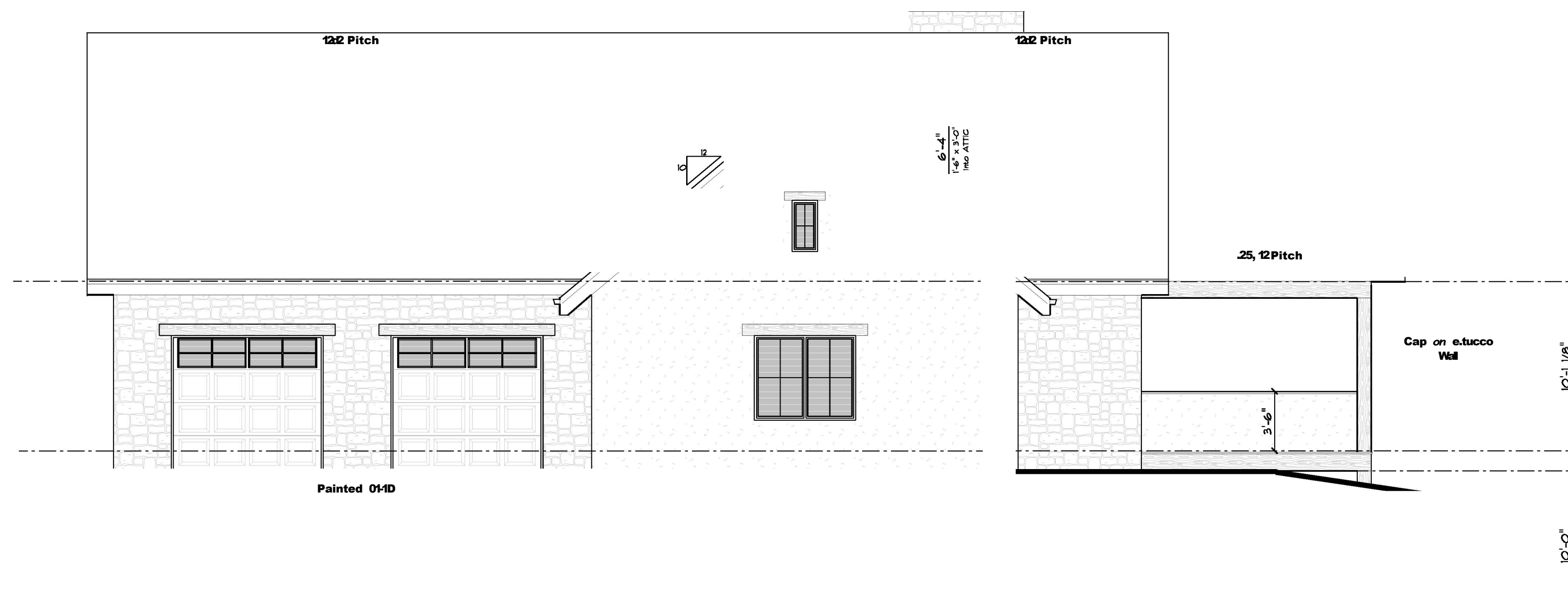
PERSPECTIVES



LEFT ELEVATION

Scale, 3/16"=1'-0"

- ELEVATION**
- (1) TYP Roof Overhang to be 24" UNO.
 - (2) Window Sill: piler responsible for tsmprng approprrats wndows as rs urrd bj cods.
 - (3) All indicated window gride ta be "Simulated Divided Litec", UNLS& clearly noted otherwise.
 - (4) As feasible, all flue/exhaust Pipe to be located on "Back-side" of roof and painted to match roofin9 color.
 - (5) Ice and water shield to be installed along roof plans 24" beyond exterior wall line.
 - (6) All material& to wrap out&side comere, UNLS& clearly noted otherwise.
 - (7) Roof Suttene and down epoute to be erzed and inelUilled per Manufacturer'e &pecircation&.

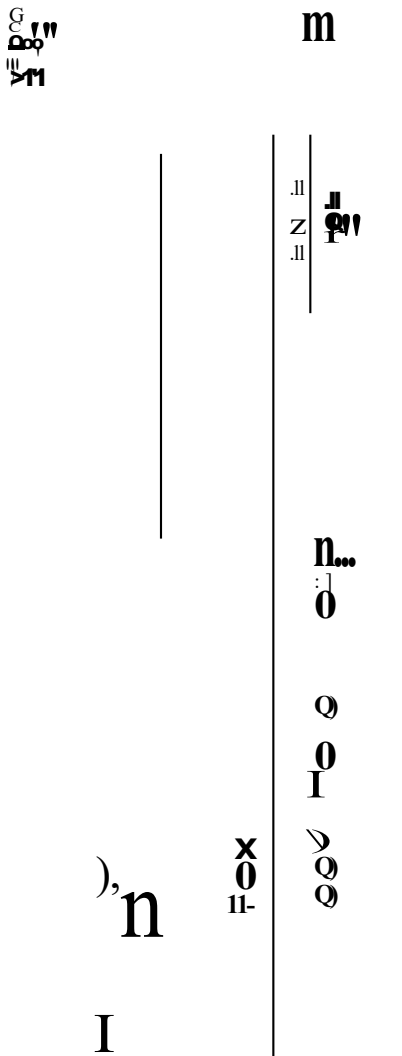


RIGHT ELEVATION

Scale, 3/16"=1'-0"

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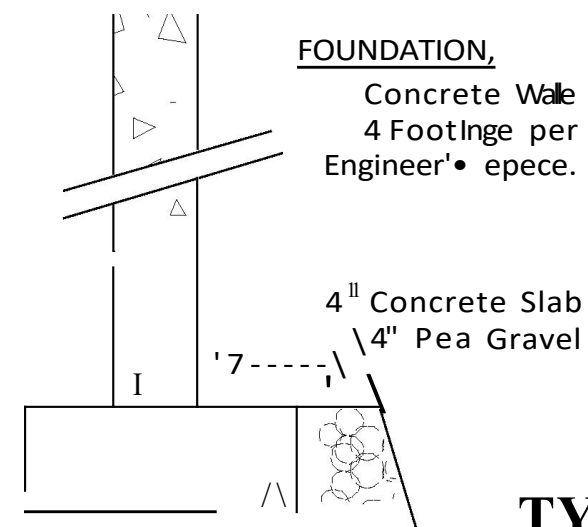
LEFT ELEVATION
RIGHT ELEVATION

SOFFIT/ FASCIA,
 2x6 Sub-Fascia
 12" Painted Fascia
 3/8" Soffit
 Z Cont. Vent

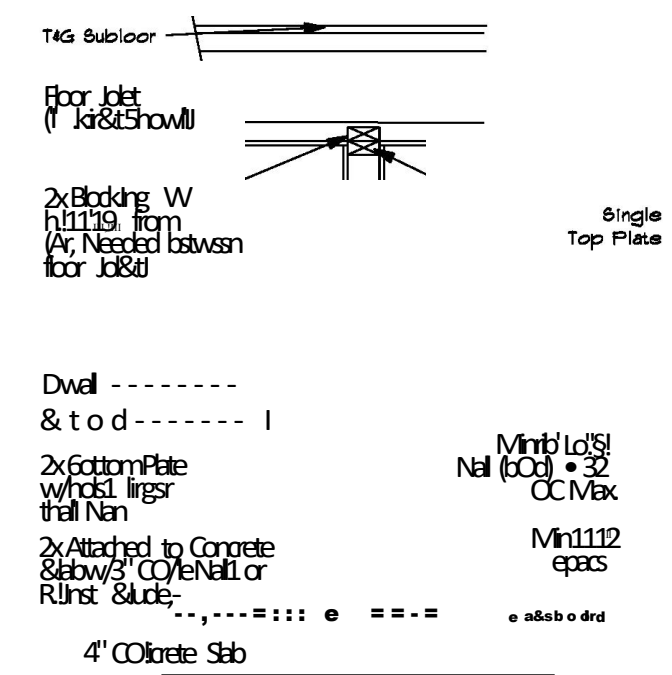
ROOF,
 Asphalt Shingle
 1/2" Felt paper
 5/8" OSB Sheathing
 w/ Metal Sheathing Clips
 Pre-Eng Trusses per manufacturer's layout
 Min R-4:1 Insul.
 1/2" Drywall

FLOORING,
 3/4" OSB
 11/16" Joist @ 16" OC
 1/2" Rim Joist
 2x6 Treated Plate
 6" Sill Seal

WALLS,
 1/2" Gypsum 16" OC
 OR Stone Veneer
 OR Stucco
 1/2" OSB Sheathing
 2x6 Studs @ 16" OC
 (or other as specified)
 Min. R21 Insul.
 Vapor Barrier
 1/2" Gypsum 6" d.



TYPICAL WALL SECTION



TYPICAL FLOATING WALL DETAIL

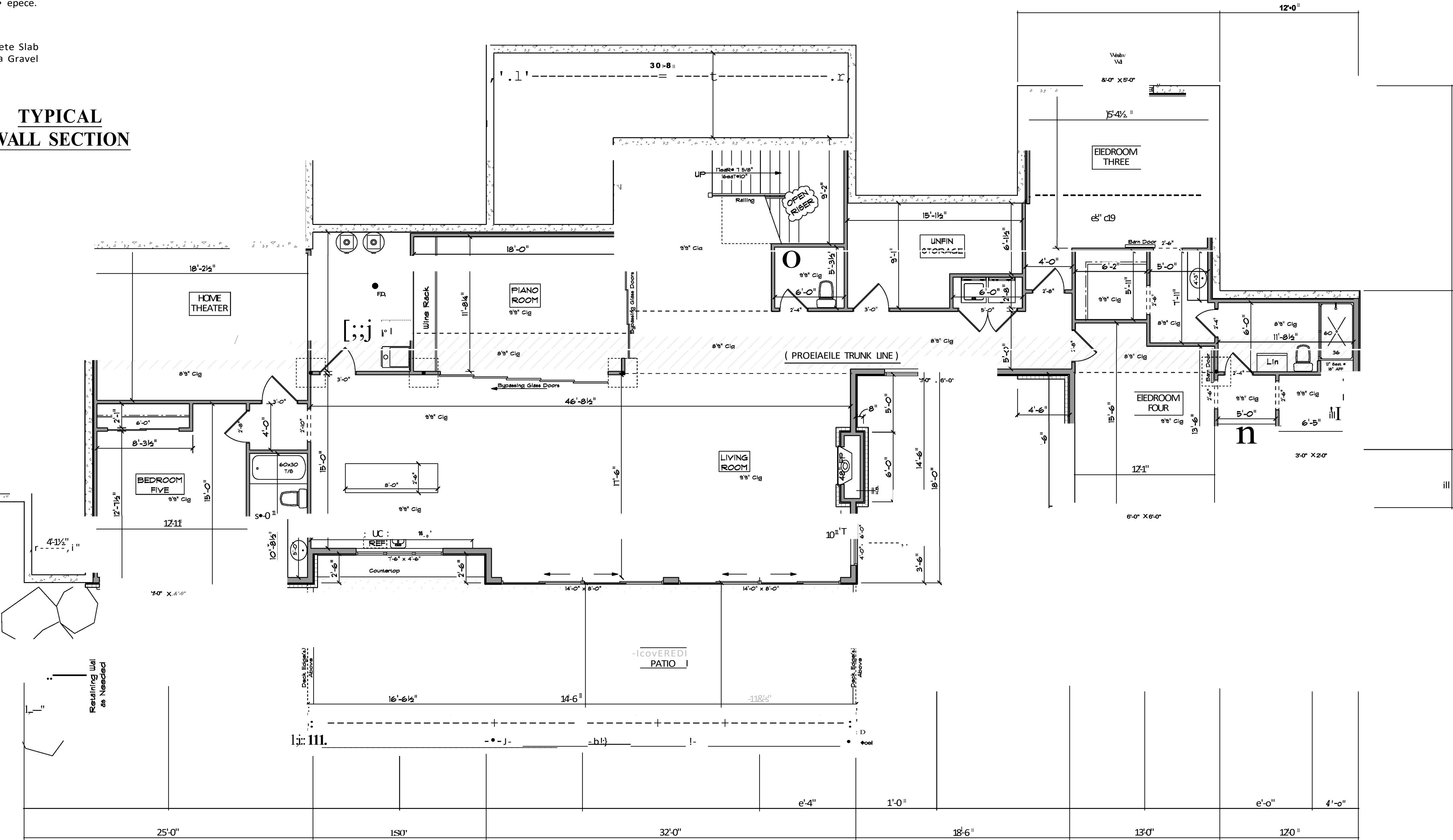
DIMENSIONS MAY VARY, DUE TO CONCRETE WALL VARIATIONS, STRUCTURAL POST LOCATIONS OR EXISTING INSULATION BALKETS

2x4 FRAMING @ 16" OC L1/R13 BATTIS AND VAPOR BARRIER AT FINISHED FOUNDATION WALLS (TYP)

AU. CEILING DROPS ARE APPROX. AND NOT AU. ARE SHOWN

- NOTES**
- All dimensions are for rough framing.
 - All exterior walls to be 2x6 walls, unless noted otherwise.
 - All are Cased Opening, with top to match the interior door, UNO.
 - All header heights are based on 'their own' sub-floor/ceiling or slab.
 - All interior doors to be 6' tall, UNO.
 - All exterior door and window headers are to be 6' tall, UNO.

THE STRUCTURAL ENGINEER'S DRAWINGS MAY INDICATE 'COUNTER FORTS' THAT ARE NOT DRAWN HERE. SEE ENGINEER'S PLANS FOR SPECIFICATIONS



LOWER FLOOR PLAN
 Scale 3/16"=1'-0" 2192 FlnSciFt

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Revisions: 8-23-22

AI BD

Job Number: 4170b

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LOWER FLOOR PLAN TYPICAL SECTIONS

1: III

NOTES

- (1) All dimensions are for rough framing.
- (2) All exterior walls to be 2x8 walls, unless noted otherwise.
- (3) All are Cased Openings, with top to match the Interior door, UNO.
- (4) All header beams are based on their own sub-floortop or slab.
- (5) All interior doors to be 6' tall, UNO.
- (6) All exterior door and window headers are to be 6' tall, UNO.

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Revision: 8-22-22

AI BD

Job Number: 41706

Scale: 1/8" = 1'-0"

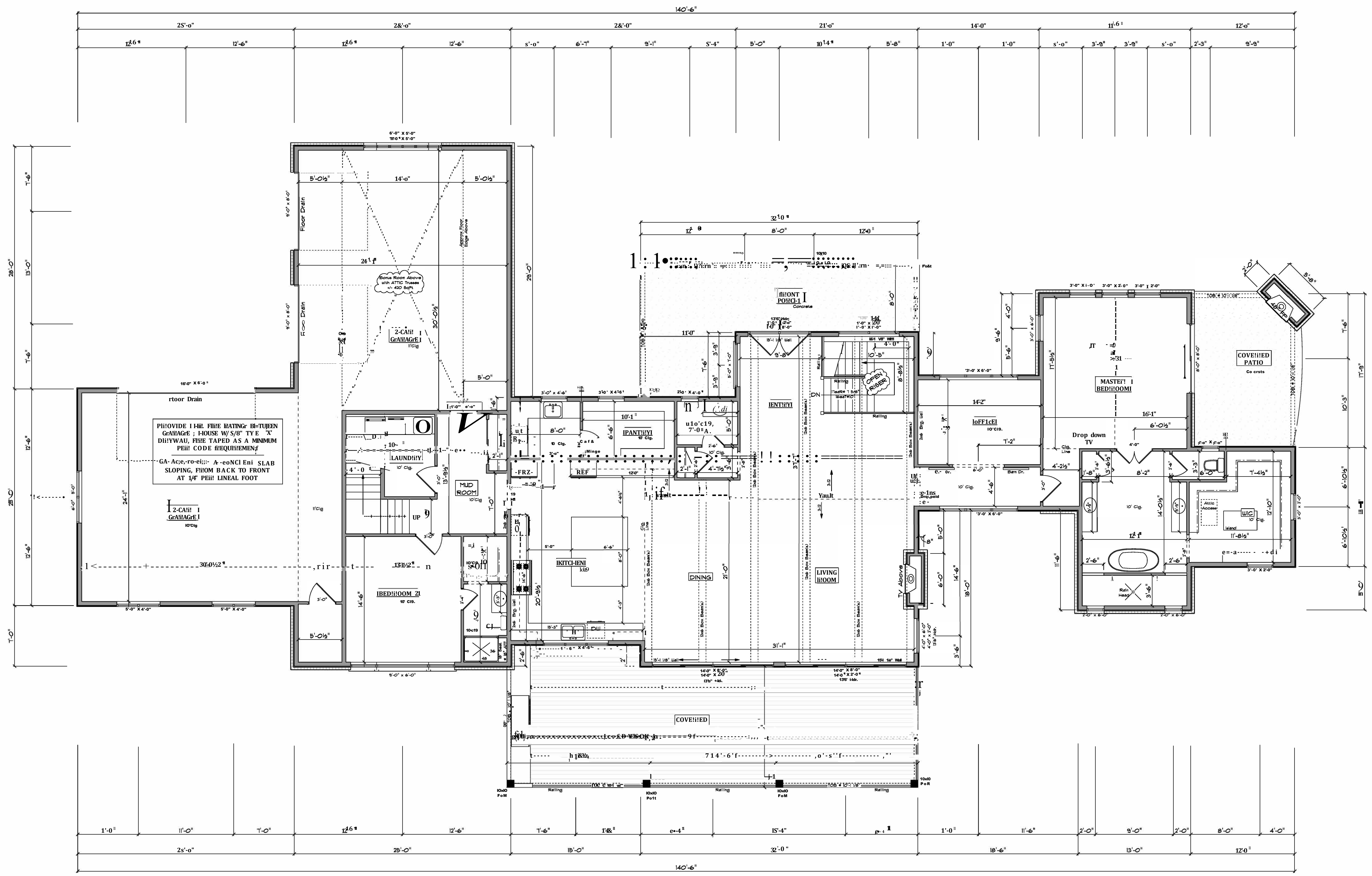


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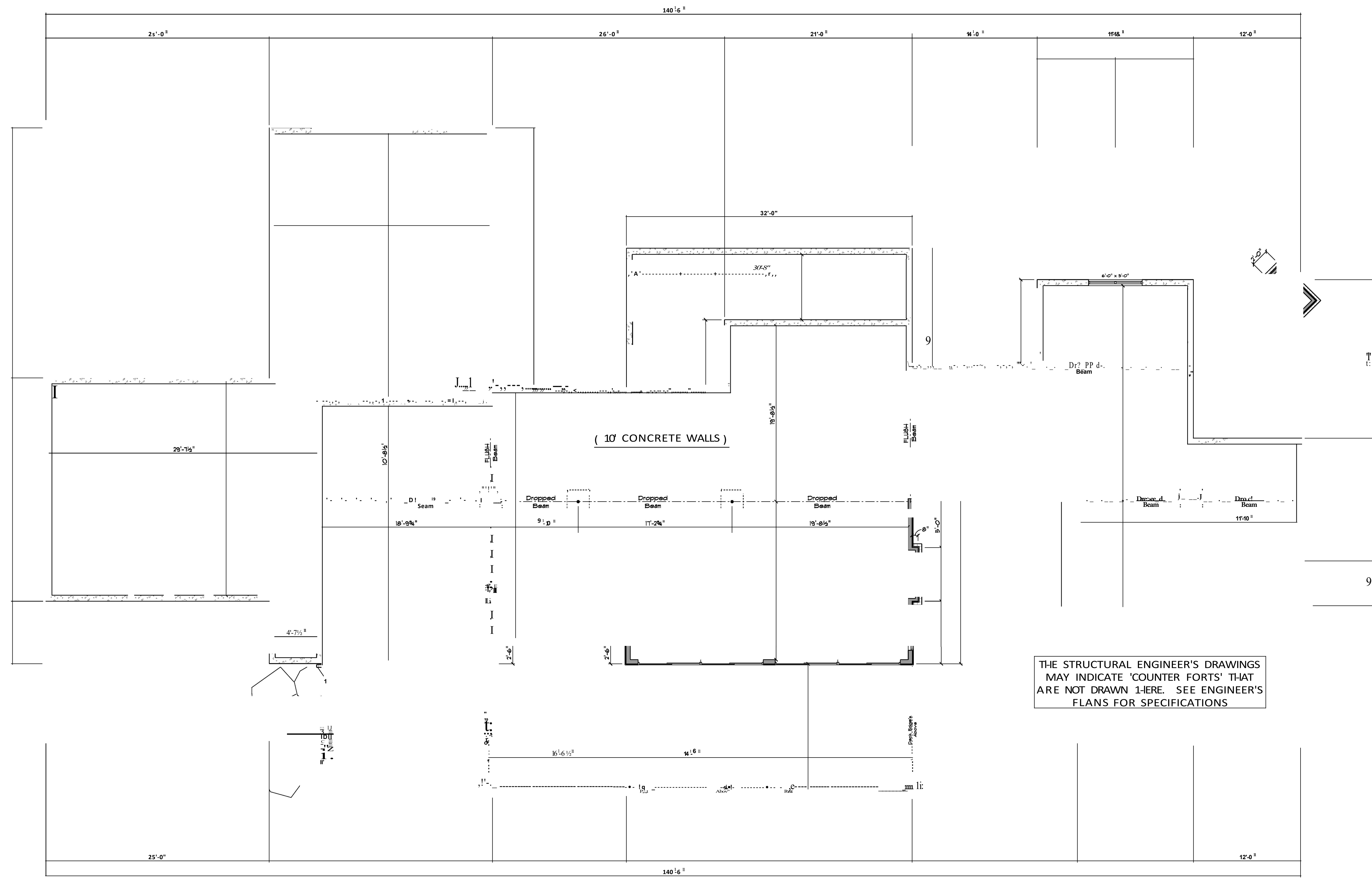
MAIN FLOOR PLAN

of 11



MAIN FLOOR PLAN
 Scale 3/16" = 1'-0" 3123 Fin6qFt

ALL JOIST, BEAM, FOST AND 1-HEADER SIZES TO BE SPECIFIED BY STRUCTURAL ENGINEER. RENTFROW DESIGN, LLC NOT RESPONSIBLE FOR ANY OF THE ABOVE SPECIFICATIONS. THESE BEAM AND JOIST LAYOUTS ARE AFFROXIMATE, SEE ENGINEERED DRAWINGS OR MANUFACTURES LAYOUTS FOR EXACT LOCATIONS.



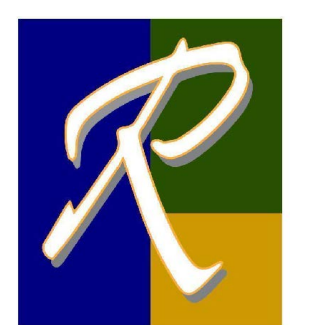
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Revisions: 8-23-22

AI
BD

Job Number: 4100b

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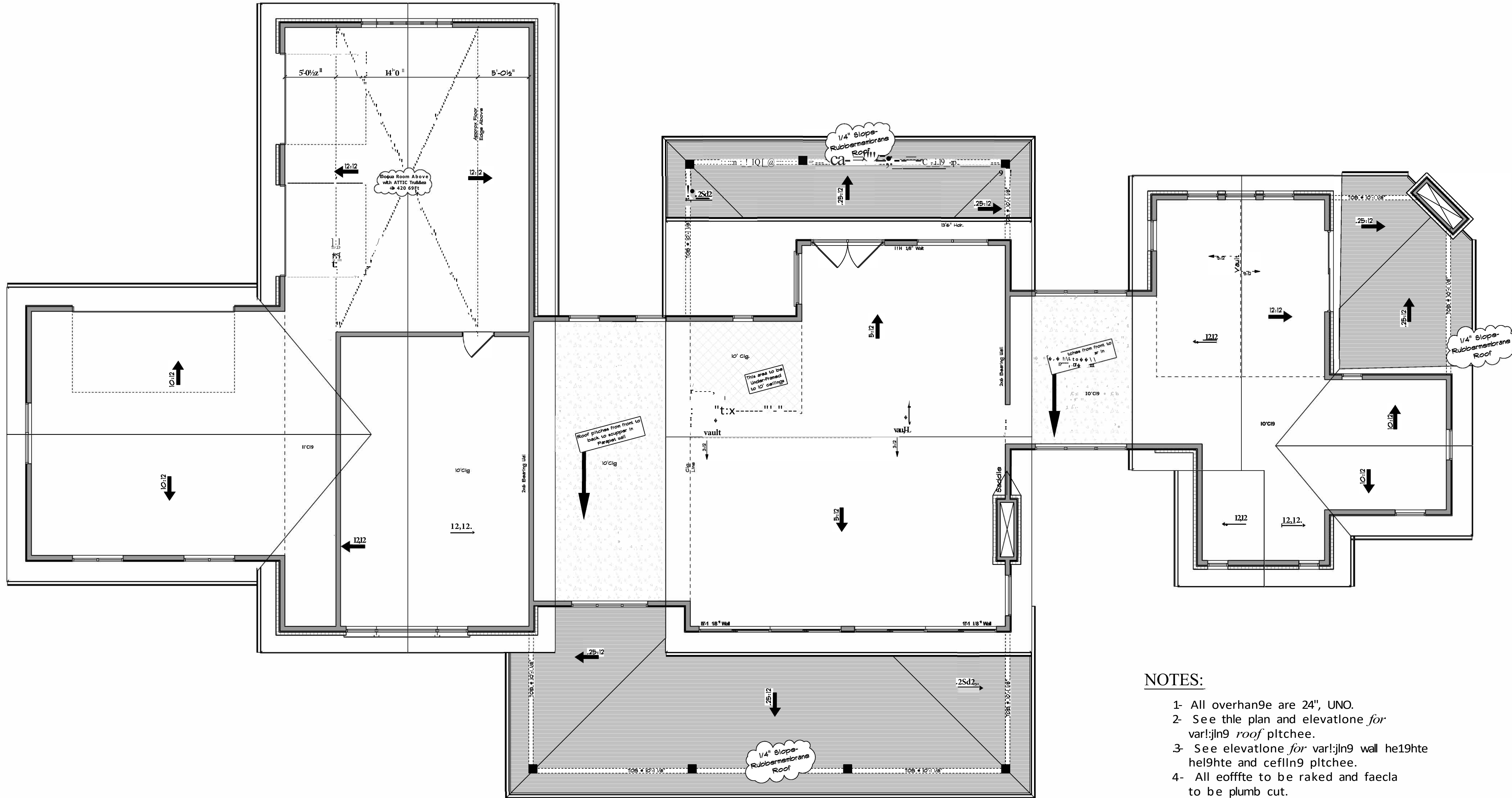
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FOUNDATION PLAN
 (Architectural)

7of11

FOUNDATION PLAN
 Scale 3/16"=1'-0"

ALL JOIST, 6EAM, POST AND I-HEADER SIZES TO 6E SPECIFIED BY STRUCTURAL ENGINEER. RENTFROW DESIGN, LLC NOT RESPONSIBLE FOR ANY OF THE ABOVE SPECIFICATIONS. THESE 6EAM AND JOIST LAYOUTS ARE APPROXIMATE, SEE ENGINEERED DRAWINGS OR MANUFACTURERS LAYOUTS FOR EXACT LOCATIONS.



- NOTES:**
- 1- All overhangs are 24", UNO.
 - 2- See the plan and elevation for various roof pitches.
 - 3- See elevation for various wall heights and ceiling pitches.
 - 4- All offsets to be raked and facade to be plumb cut.
 - 5- All trusses to have minimum 12" heels for energy performance.

CONTRACTOR TO FLASH ROOF AS REQUIRED BY CODE AND COMMONLY PRACTICED TO PROVIDE A WEATHER-TIGHT CONDITION

ROOF PLAN
Scale 3/16"=1'-0"

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Revisions: 8-22-22

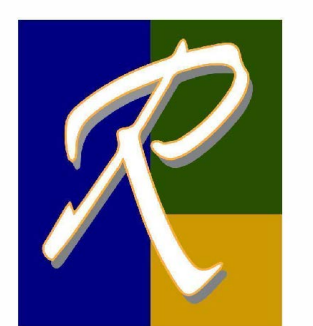
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Job Number: 41706

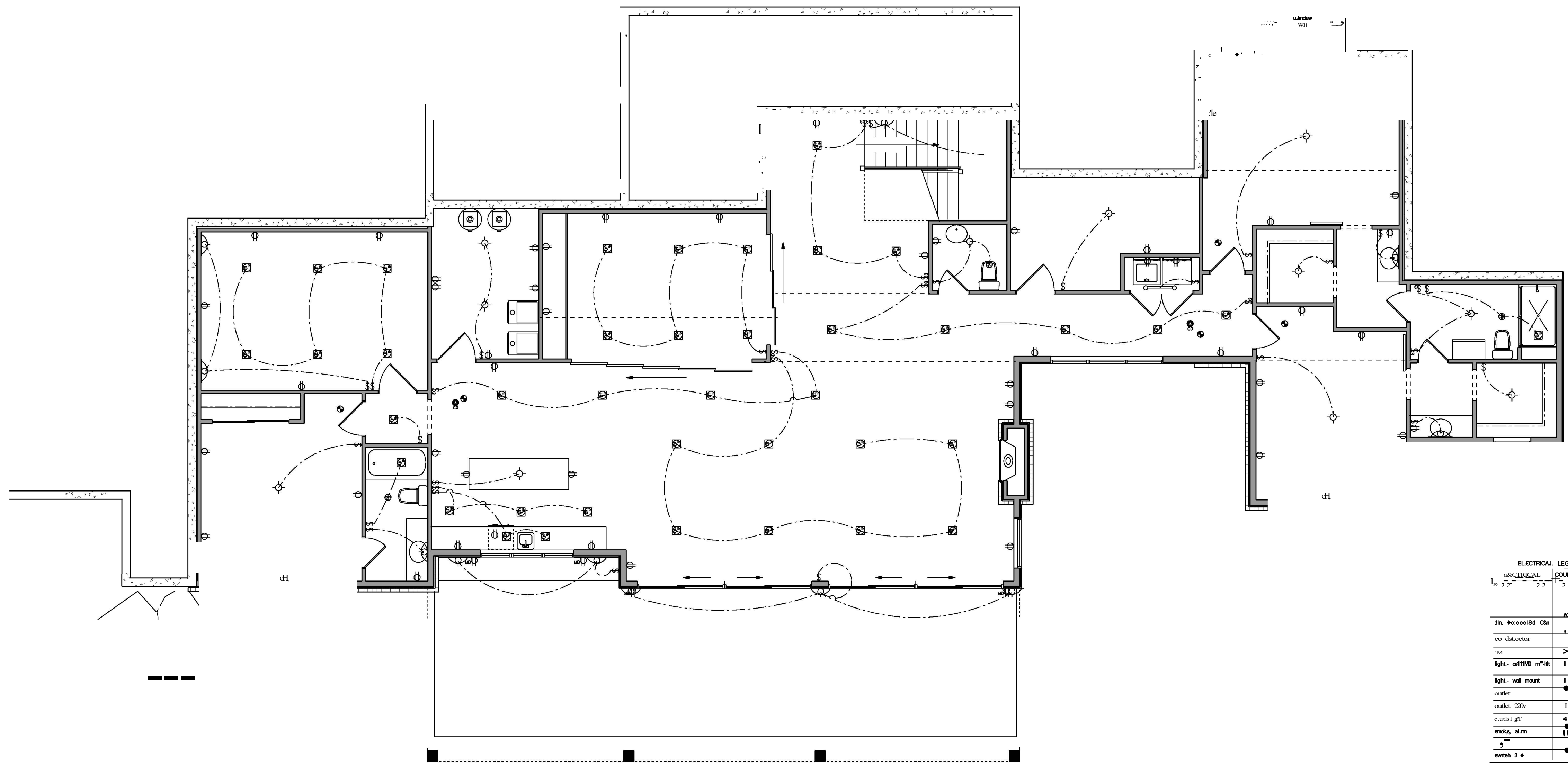


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ROOF PLAN
(Architectural)

eorll



NOTES:
 Specifications, price schedule, and change orders to supersede this electrical plan.
 The purpose of this plan is to obtain an electrical building permit. Fixture, switch location, and receptacle location shown on this plan may be inaccurate due to framing or mechanical conflicts, etc. conditions and/or building code requirements.
 Electrical Contractor responsible for meeting all applicable codes.

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ELECTRICAL LEGEND		
SYMBOL	COUNT	SYMBOL
1/2" EMT	1	1/2" EMT
CO detector	1	CO detector
SM	1	SM
light - ceiling	1	light - ceiling
light - wall mount	1	light - wall mount
outlet	1	outlet
outlet 220v	1	outlet 220v
central air	1	central air
switch 30A	1	switch 30A
switch 15A	1	switch 15A
switch 15A	1	switch 15A

LOWER FLOOR ELECTRICAL

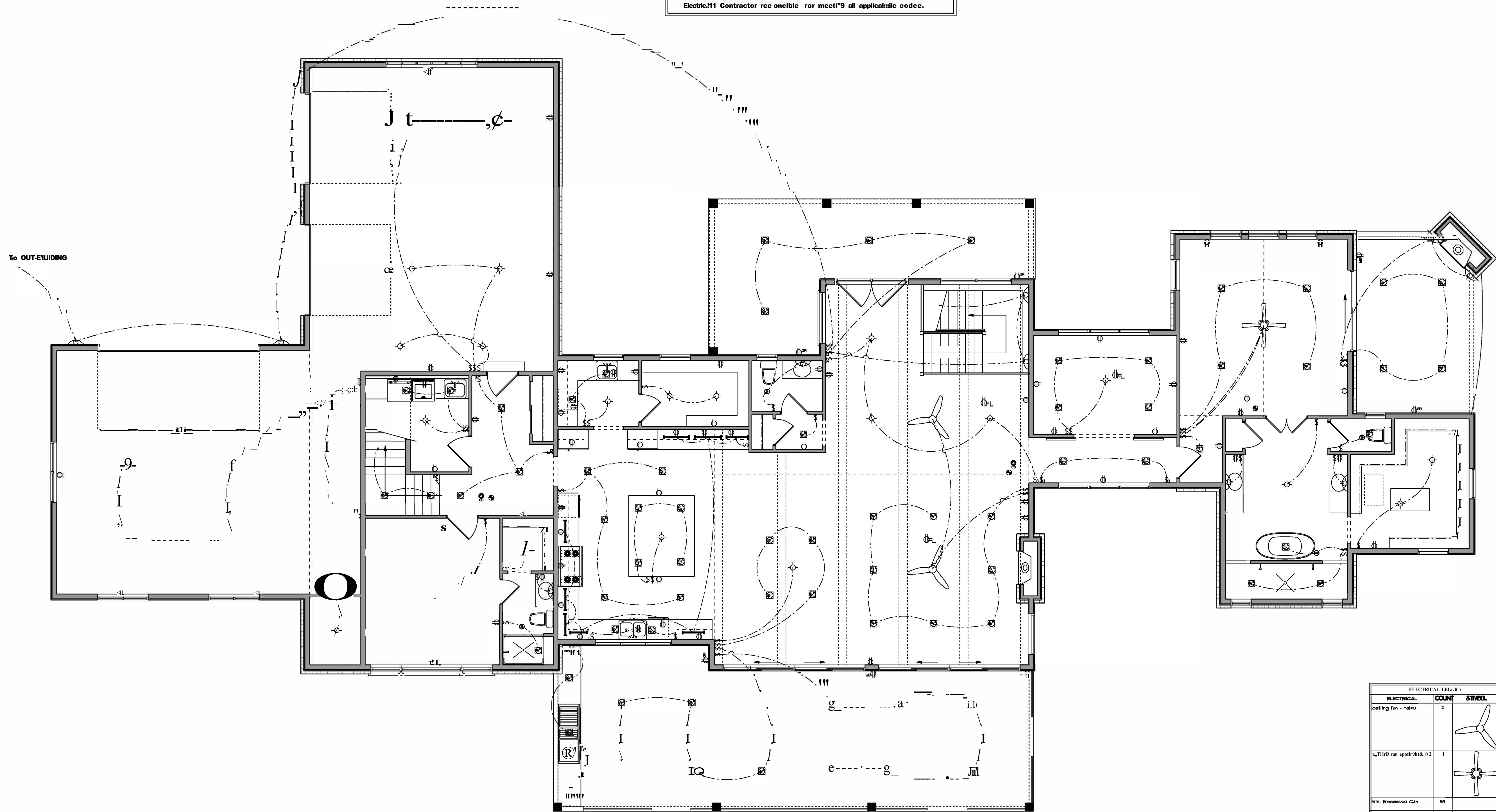
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LOWER FLOOR ELEC

NOTES:
 Specific callouts, price schedules, and change orders to supersede this electrical plan.
 The purpose of this plan is to obtain an electrical/building permit. Fixtures, switch locations, and receptacle locations shown on this plan may be inaccurate due to raftering or mechanical conflicts, site conditions and/or building code requirements.
 Electrical Contractor responsible for meeting all applicable codes.



MAIN FLOOR ELECTRICAL

ELECTRICAL LEGEND		
ELECTRICAL	QTY	SYMBOL
ceiling fan - helix	2	
ceiling fan - speed 0.2	1	
6W Recessed Can	55	
6W Recessed Can	18	
0W Recessed Can	3	
ceiling duct	2	
fan	1	
light calling point	1	
120V 15A outlet	11	
0WBY	1	
0WBY 220V	3	
outlet gfi	1	
smoke alarm	1	
switch 3 Way	1	
Light bulb	1	

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Witt - O'Brien & Associates
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MAIN FLOOR ELEC

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