

#6 BLACKBURN MULTI LEVEL 7,000SF



cm
SERVICES
508 VALLEYBROOK RD.
MCMURRAY, PA
15317
P: 412.281.5050

ALLEGHENY COUNTY

PROJECT:
CSERVAK BARN
#6 BLACKBURN FARM
SEWICKLEY HEIGHTS, PA

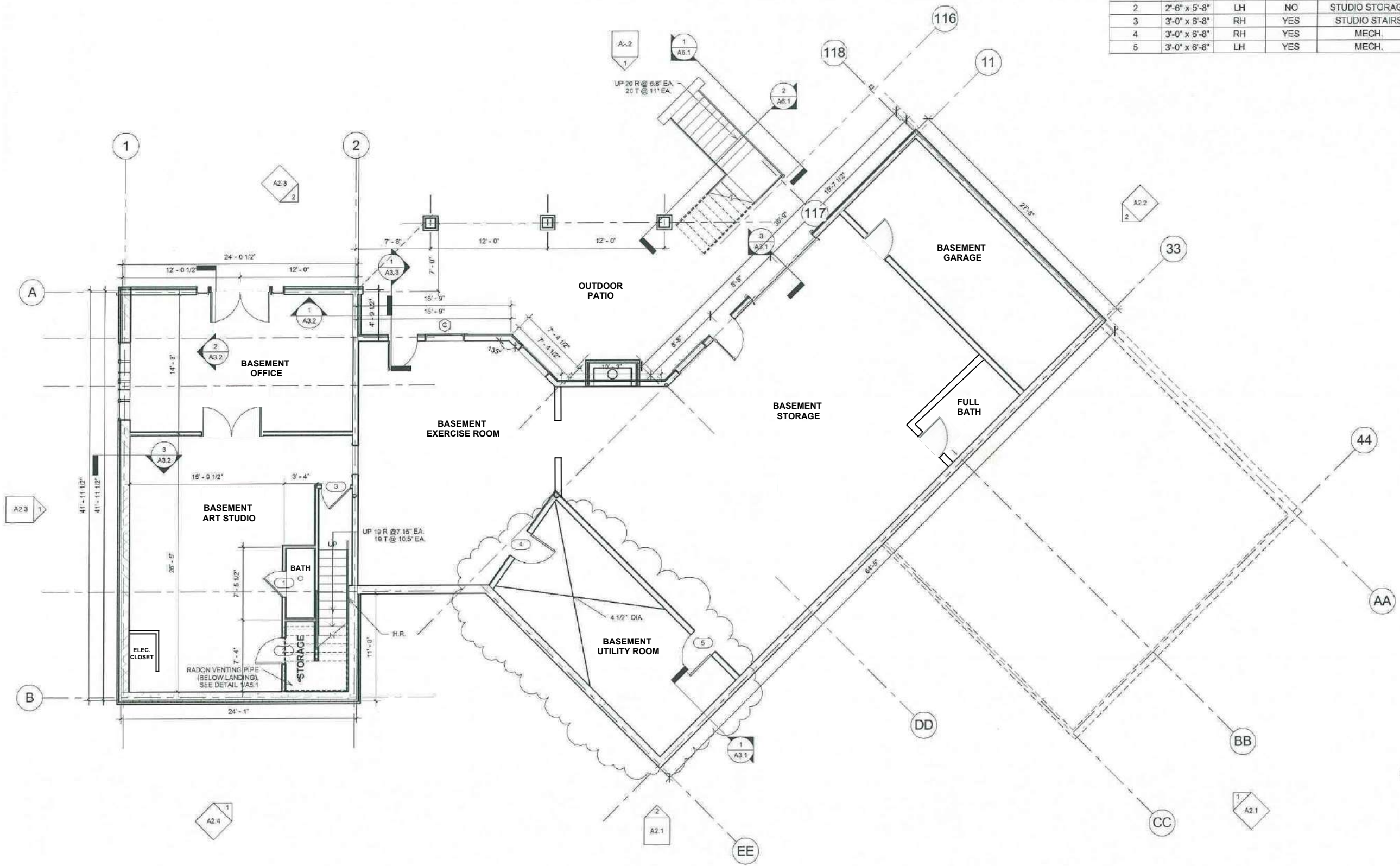
BOROUGH OF SEWICKLEY

PRELIMINARY	05/10/10
SCHEMATIC	
CONSTRUCTION	06/30/10
POST CONSTRUCTION	
DRAWN BY	S.N. 07/15/10
CHECKED BY	SJ 07-30-10
APPROVED BY	KK 07-30-10

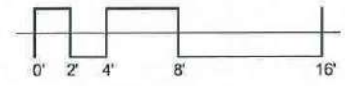
REVISIONS		
1	7-29-10	BS
2	8-23-10	BS
3	4-1-11	SN
4	4-29-11	SN

JOB	10-170
SCALE	
TITLE	COVERSHEET
SHEET	CS H

INTERIOR BASEMENT DOOR SCHEDULE					
DOOR #	DOOR SIZE	SWING	GLASS	LOCATION	COMMENTS
1	2'-6" x 6'-8"	LH	NO	STUDIO BATH	427
2	2'-6" x 5'-8"	LH	NO	STUDIO STORAGE	409
3	3'-0" x 6'-8"	RH	YES	STUDIO STAIRS	413
4	3'-0" x 6'-8"	RH	YES	MECH.	409 B
5	3'-0" x 6'-8"	LH	YES	MECH.	439 A



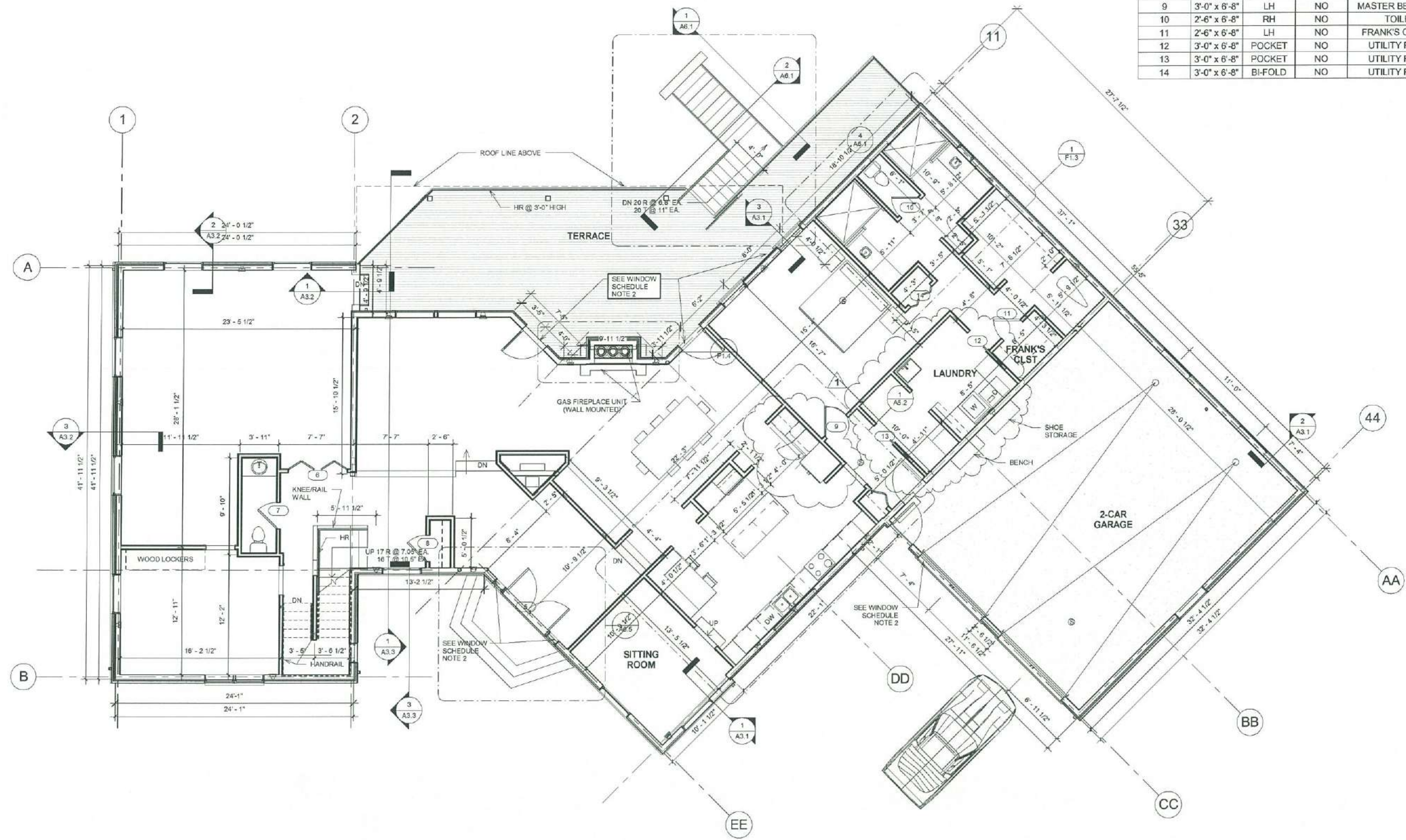
3 UPDATED DOOR SCHEDULE



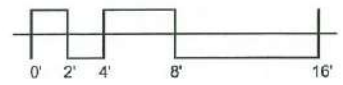
KEYED LEGEND:
 (S) - INTERCONNECTED SMOKE ALARM

PRELIMINARY	07/19/10
SCHEMATIC	
CONSTRUCTION	6-30-11
POST CONSTRUCTION	
GRAPH BY	S.N. 02/19/10
CHECKED BY	SJ 6-30-11
APPROVED BY	KK 7-30-10
REVISIONS	
1	4-9-12 BS
2	6-13-12 SN
REV	10-170
SCALE	AS INDICATED
TITLE	BASEMENT PLAN
SHEET	A1.1 H

INTERIOR FIRST FLOOR DOOR SCHEDULE					
DOOR #	SIZE	SWING	GLASS	LOCATION	COMMENTS
6	5'-0" x 6'-8"	DOUBLE	YES	MEDIA ROOM	416
7	2'-6" x 6'-8"	LH	NO	POWDER ROOM	412
8	2'-6" x 6'-8"	LH	NO	COAT CLOSET	408
9	3'-0" x 6'-8"	LH	NO	MASTER BEDROOM	435 A
10	2'-6" x 6'-8"	RH	NO	TOILET	ELEVATOR
11	2'-6" x 6'-8"	LH	NO	FRANK'S CLOSET	406
12	3'-0" x 6'-8"	POCKET	NO	UTILITY ROOM	409 A
13	3'-0" x 6'-8"	POCKET	NO	UTILITY ROOM	435 B
14	3'-0" x 6'-8"	BI-FOLD	NO	UTILITY ROOM	



- 1 UPDATED FLOOR PLAN
- 3 UPDATED DOOR SCHEDULE



KEYED LEGEND:
 (S) - INTERCONNECTED SMOKE ALARM

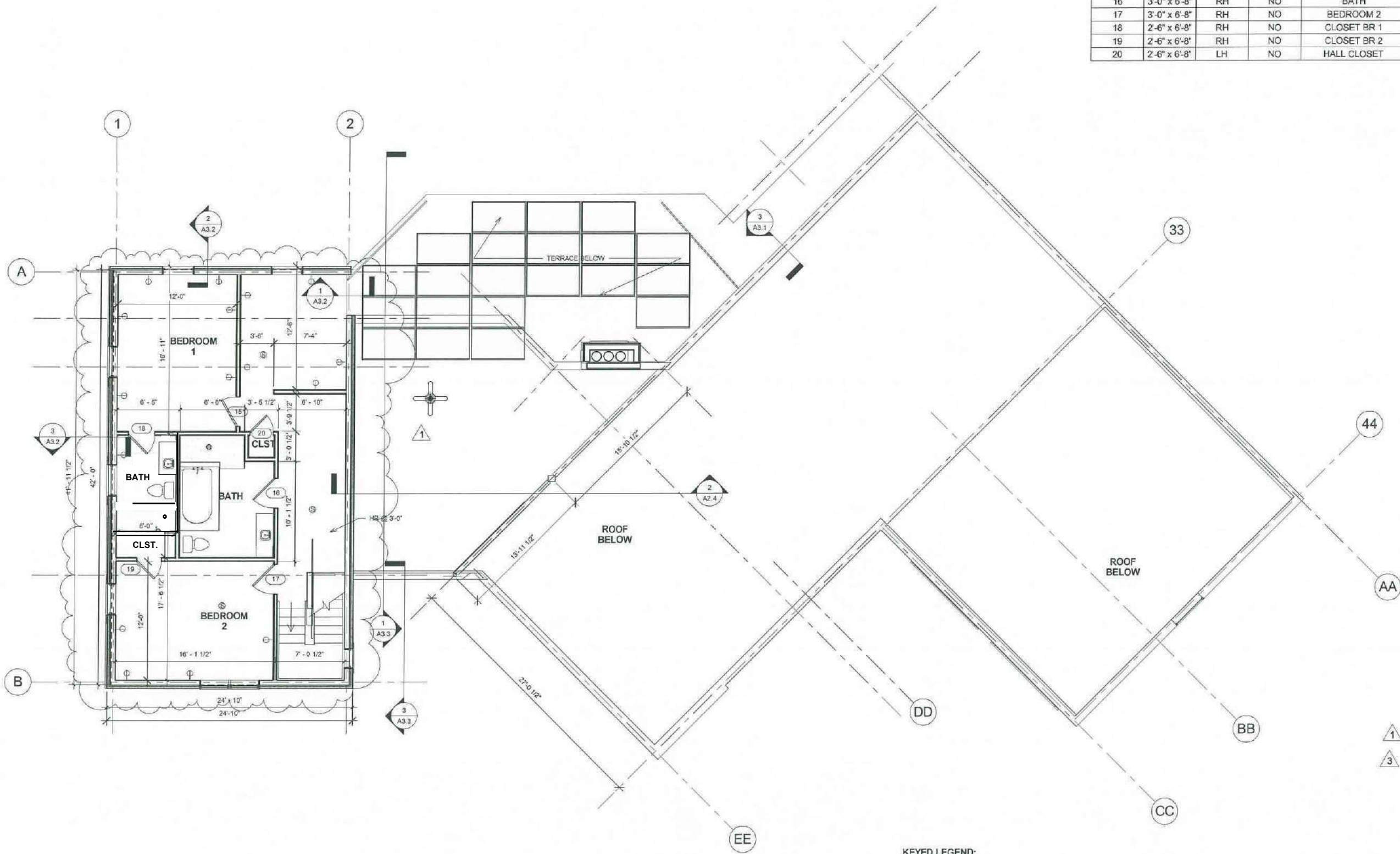
PRELIMINARY	07/15/10
SCHEMATIC	
CONSTRUCTION	6-30-11
POST CONSTRUCTION	
DRAWN BY: S.N.	07/15/10
CHECKED BY: S.J.	6-30-11
APPROVED BY: K.K.	7-30-10

REVISIONS		
1	4-9-12	BS
2	6-13-12	SN

JOB:	10-170
SCALE:	AS INDICATED
TITLE:	First Level Floor Plan
SHEET:	A1.2 H

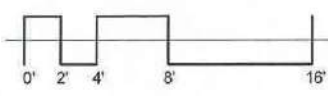
INTERIOR SECOND FLOOR DOOR SCHEDULE

DOOR #	SIZE	SWING	GLASS	LOCATION	COMMENTS
15	3'-0" x 6'-8"	LH	NO	BEDROOM 1	401
16	3'-0" x 6'-8"	RH	NO	BATH	404
17	3'-0" x 6'-8"	RH	NO	BEDROOM 2	400
18	2'-6" x 6'-8"	RH	NO	CLOSET BR 1	407
19	2'-6" x 6'-8"	RH	NO	CLOSET BR 2	
20	2'-6" x 6'-8"	LH	NO	HALL CLOSET	420



ALLEGHENY COUNTY
NO. 6 BLACKBURN FARM
BOROUGH OF SEWICKLEY

- 1 UPDATED FLOOR PLAN
- 3 UPDATED DOOR SCHEDULE

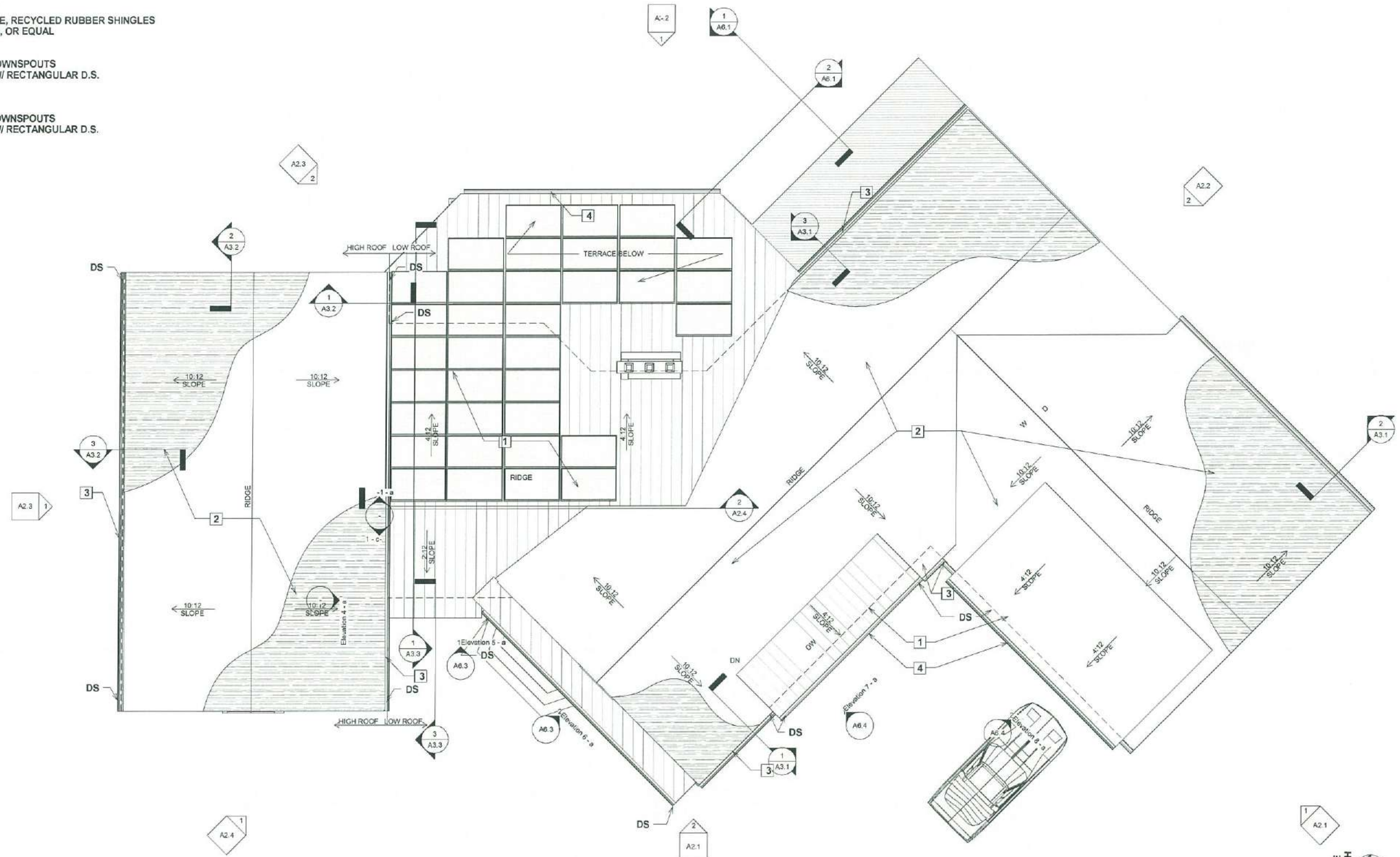


KEYED LEGEND:
S - INTERCONNECTED SMOKE ALARM

PRELIMINARY	07/15/10
SCHEMATIC	
CONSTRUCTION	6-30-11
POST CONSTRUCTION	
DRAWN BY:	S.N. 07/15/10
CHECKED BY:	SJ 6-30-11
APPROVED BY:	KK 7-30-10
REVISIONS	
1	4-9-12 BS
2	6-13-12 SN
JOB:	10-170
SCALE:	AS INDICATED
TITLE:	Second Level Floor Plan
SHEET:	A1.3 H

ROOF MATERIALS LEGEND

- 1. ITEM: ROOFING
 MATL: 26 GAUGE STANDING SEAM ROOF, 16" PANELS
 MANUF: ATAS, ENGLERT, OR EQUAL
 COLOR/ FINISH: GALVALUME
- 2. ITEM: ROOFING
 MATL: SIMULATED SLATE, RECYCLED RUBBER SHINGLES
 MANUF: HI-TEK, ECOSTAR, OR EQUAL
 COLOR: BLACK
- 3. ITEM: GUTTERS AND DOWNSPOUTS
 TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
 MATL: COPPER
 MANUF: CUSTOM
- 4. ITEM: GUTTERS AND DOWNSPOUTS
 TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
 MATL: GALVALUME
 MANUF: CUSTOM



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PROJECT: **NO. 6 BLACKBURN FARM**
 ALLEGHENY COUNTY
 BOROUGH OF SEWICKLEY

PRELIMINARY	07/19/10
SCHEMATIC	
CONSTRUCTION	6-30-11
BS - 6-12-12	
POST CONSTRUCTION	
DRAWN BY: S.N.	07/19/10
CHECKED BY: SJ	6-30-11
APPROVED BY: KK	7-30-10
REVISIONS	
1	4-9-12 BS
2	6-13-12 SN
JOB	10-170
SCALE	AS INDICATED
TITLE	Roof Plan
SHEET	A1.4 H

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EXTERIOR FINISH LEGEND

- | | | |
|--|--|---|
| <p>1. ITEM: STONE VENEER
TYPE: SUSQUEHANA
COLOR: COBBLESTONE
MANUF: QUALITY STONE OR EQUAL</p> <p>2. ITEM: SIDING
MATL: FIBRECEMENT SMOOTH LAP, 8" BOARDS
MANUF: CERTAINTEED, JAMES HARDIE OR EQUAL
COLOR: BEIGE TONE</p> <p>3. ITEM: METAL SIDING PANELS
TYPE: STANDING SEAM SHINGLE OR SIMILAR PROFILE
MATL: COPPER OR PAINTED STEEL
MANUF: ATAS, ENGLERT OR EQUAL
COLOR: COPPER OR ROCKY GREY</p> | <p>4. ITEM: ROOFING
MATL: 24 GAUGE STANDING SEAM ROOF, 16" PANELS
MANUF: ATAS, ENGLERT, OR EQUAL
COLOR/
FINISH: GALVALUME</p> <p>5. ITEM: ROOFING
MATL: SIMULATED SLATE, RECYCLED RUBBER SHINGLES
MANUF: HI-TEK, ECOSTAR, OR EQUAL
COLOR: BLACK</p> <p>6. ITEM: GUTTERS AND DOWNSPOUTS
TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
MATL: COPPER
MANUF: CUSTOM</p> | <p>7. ITEM: GUTTERS AND DOWNSPOUTS
TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
MATL: GALVALUME
MANUF: CUSTOM</p> <p>8. ITEM: PRECAST CONCRETE LINTEL</p> <p>9. ITEM: HANDRAIL/STAIR
MATL: GALVANIZED OR PAINTED STEEL
MANUF: CUSTOM
COLOR: GALVANIZED OR GREY TONE</p> |
|--|--|---|

NOTES:

1. WINDOWS MUST COMPLY WITH IBC SECTION R310.1.1 EMERGENCY ESCAPE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

CM SERVICES
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ALLEGHENY COUNTY

NO.6 BLACKBURN FARM

BOROUGH OF SEWICKLEY

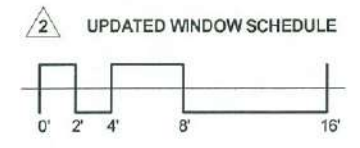
WINDOWS
Base bid: Windows shall be wood frame, aluminum clad with an unfinished interior and maximum U-value of 0.35 to comply with LEED for Homes Credit EA 4.1 - "Good Windows".
Add Alternate 1 Same as above except U-value shall be a maximum 0.31 to comply with LEED for Homes Credit EA 4.2 - "Enhanced Windows".
Add Alternate 2 Same as above except U-value shall be a maximum 0.28 to comply with LEED for Homes Credit EA 4.3 - "Exceptional Windows".
Add Alt. 2 chosen for construction



1 SOUTH-WEST ELEVATION



2 WEST ELEVATION



PROJECT:

PRELIMINARY	07/15/12
SCHEMATIC	
CONSTRUCTION	6-30-11
POST CONSTRUCTION	
DRAWN BY:	S.N. 07/15/10
CHECKED BY:	SJ 6-30-11
APPROVED BY:	KK 7-30-10

REVISIONS		
1	4-9-12	BS
2	6-13-12	SN

JOB:	10-170
SCALE:	AS INDICATED
TITLE:	Elevations
SHEET:	A2.1

EXTERIOR FINISH LEGEND

- 1. ITEM: STONE VENEER
TYPE: SUSQUEHANA
COLOR: COBBLESTONE
MANUF: QUALITY STONE OR EQUAL
- 2. ITEM: SIDING
MATL: FIBRECEMENT SMOOHLAP, 8" BOARDS
MANUF: CERTAINTEED, JAMES HARDIE OR EQUAL
COLOR: BEIGE TONE
- 3. ITEM: METAL SIDING PANELS
TYPE: STANDING SEAM SHINGLE OR SIMILAR PROFILE
MATL: COPPER OR PAINTED STEEL
MANUF: ATAS, ENGLERT OR EQUAL
COLOR: COPPER OR ROCKY GREY
- 4. ITEM: ROOFING
MATL: 24 GAUGE STANDING SEAM ROOF, 16" PANELS
MANUF: ATAS, ENGLERT, OR EQUAL
COLOR/ FINISH: GALVALUME
- 5. ITEM: ROOFING
MATL: SIMULATED SLATE, RECYCLED RUBBER SHINGLES
MANUF: HI-TEK, ECOSTAR, OR EQUAL
COLOR: BLACK
- 6. ITEM: GUTTERS AND DOWNSPOUTS
TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
MATL: COPPER
MANUF: CUSTOM
- 7. ITEM: GUTTERS AND DOWNSPOUTS
TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
MATL: GALVALUME
MANUF: CUSTOM
- 8. ITEM: PRECAST CONCRETE LINTEL
- 9. ITEM: HANDRAIL/STAIR
MATL: GALVANIZED OR PAINTED STEEL
MANUF: CUSTOM
COLOR: GALVANIZED OR GREY TONE

WINDOWS

Base bid: Windows shall be wood frame, aluminum clad with an unfinished interior and maximum U-value of 0.35 to comply with LEED for Homes Credit EA 4.1 - "Good Windows".

Add Alternate 1: Same as above except U-value shall be a maximum 0.31 to comply with LEED for Homes Credit EA 4.2 - "Enhanced Windows".

Add Alternate 2: Same as above except U-value shall be a maximum 0.28 to comply with LEED for Homes Credit EA 4.3 - "Exceptional Windows".

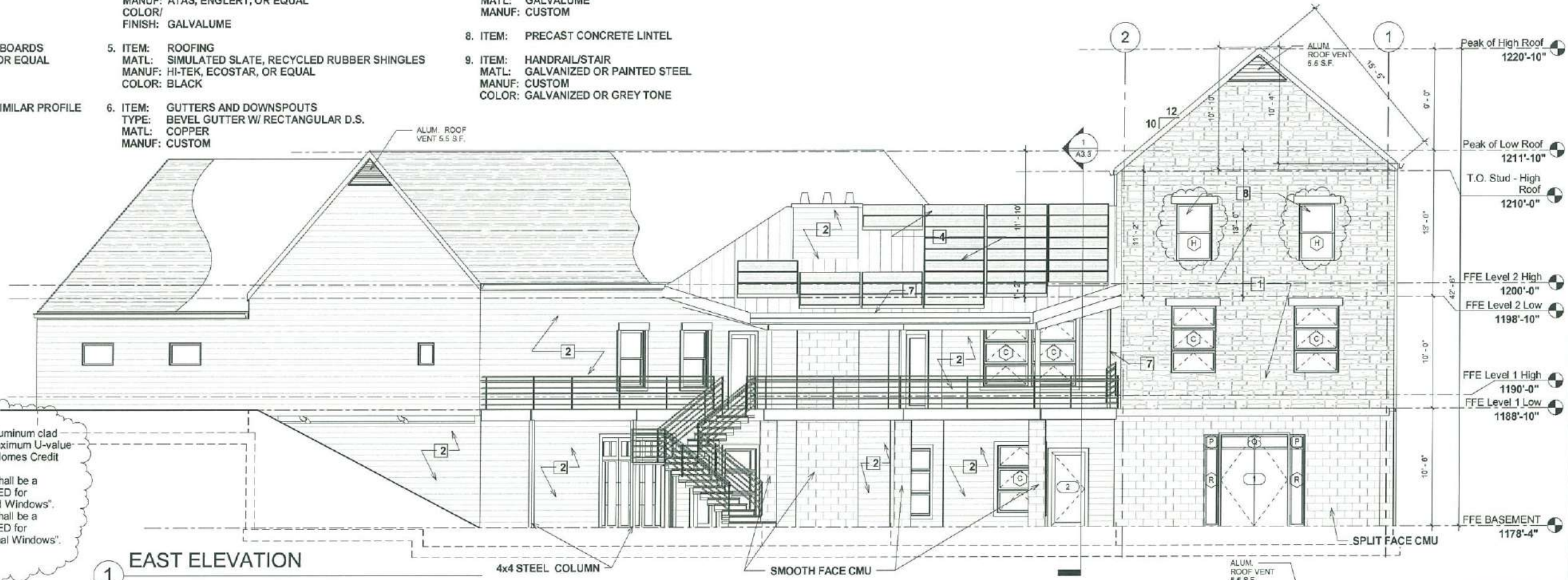
Add Alt. 2 chosen for construction

Window Schedule					
Mark	Size	Description	QTY.	Trim	Material
A	4'-0" x 12'-0"	CLAD CASEMENT/AWNING	1		
B	3'-0" x 8'-0"	CLAD CASEMENT/AWNING	4		
C	4'-0" x 6'-0"	CLAD CASEMENT/AWNING	12	4"	
D	4'-0" x 6'-0"	CLAD AWNING	1		
E	4'-0" x 2'-0"	CLAD AWNING	2	4"	Wood with exterior cladding
F	6'-0" x 4'-0"	CLAD AWNING	1	4"	
G	20'-0" x 2'-0"	CLAD CASEMENT/AWNING	1	4"	
H	3'-2" x 5'-1"	DOUBLE HUNG	7		
J	12'-0" x 2'-0"	CLAD CASEMENT/AWNING	1	4"	
K	8'-0" x 2'-0"	CLAD CASEMENT	1		
L	2'-0" x 2'-0"	CLAD AWNING	1	4"	Wood with exterior cladding
M	8'-0" x 2'-0"	CLAD AWNING	2	4"	
N	2'-0" x 4'-0"	Fixed	2	4"	Wood with exterior cladding
P	1'-4" x 1'-4"	Fixed	4		
Q	6'-4" x 1'-4"	Fixed	2		
R	1'-4" x 6'-10"	Fixed	4		

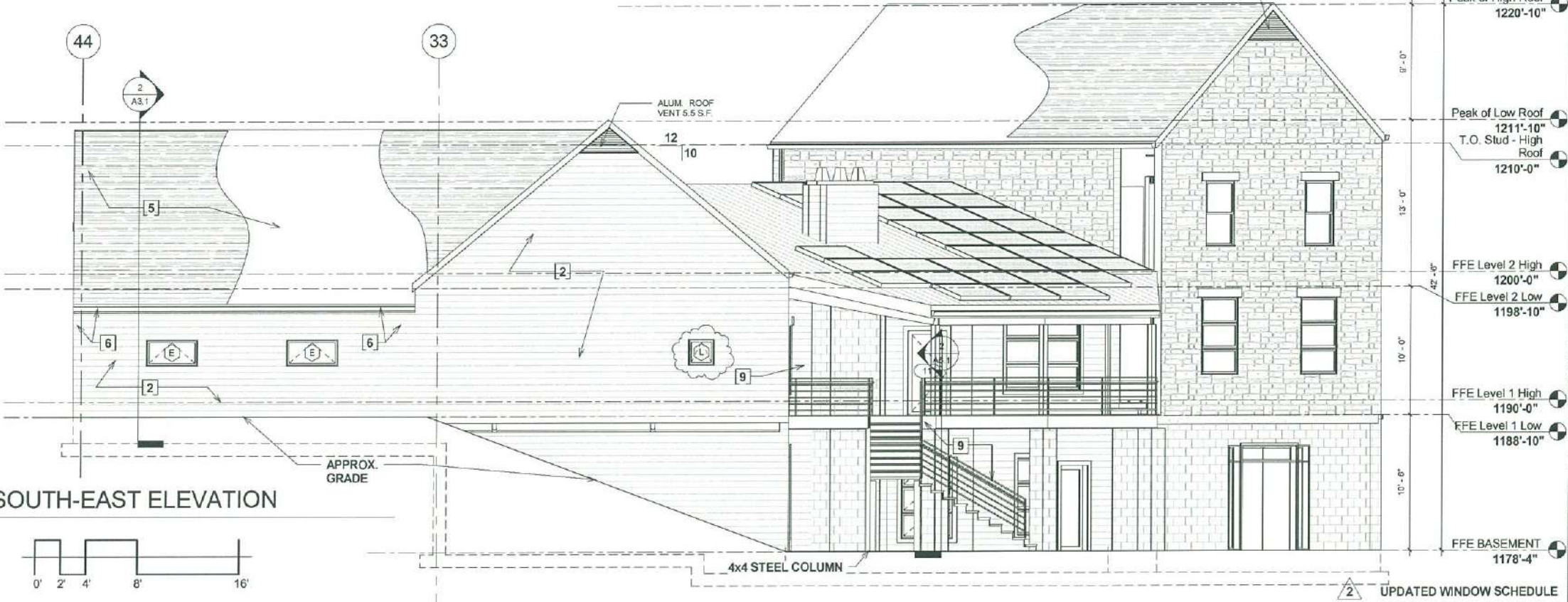
NOTES:
1. SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLAZING AS REQUIRED BY IRC SECT. 308
2. DOOR GLASS & SIDELIGHTS SHALL BE TEMPERED SAFETY GLAZING AS REQUIRED BY IRC SECT. 308

NOTES:

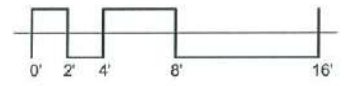
1. WINDOWS MUST COMPLY WITH IBC SECTION R310.1.1 EMERGENCY ESCAPE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.



1 EAST ELEVATION



2 SOUTH-EAST ELEVATION



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EMAIL: KKULAK@CMservices.com

PROJECT: **NO. 6 BLACKBURN FARM**
BOROUGH OF SEWICKLEY
ALLEGHENY COUNTY

DATE	DESCRIPTION	BY	CHKD
07/15/10	PRELIMINARY		
6-30-11	SCHEMATIC		
6-30-11	CONSTRUCTION		
07/15/10	POST CONSTRUCTION		
6-30-11	DESIGNED BY	S.N.	
6-30-11	CHECKED BY	SJ	
7-30-10	APPROVED BY	KK	

NO.	DATE	BY	DESCRIPTION
1	4-9-12	BS	REVISIONS
2	6-13-12	SN	REVISIONS

JOB: 10-170
SCALE: AS INDICATED
TITLE: Elevations
SHEET: A2.2 H

2 UPDATED WINDOW SCHEDULE

EXTERIOR FINISH LEGEND

- ITEM: STONE VENEER
TYPE: SUSQUEHANA
COLOR: COBBLESTONE
MANUF: QUALITY STONE OR EQUAL
- ITEM: SIDING
MATL: FIBRECEMENT SMOOTHLAP, 8" BOARDS
MANUF: CERTAINTED, JAMES HARDIE OR EQUAL
COLOR: BEIGE TONE
- ITEM: METAL SIDING PANELS
TYPE: STANDING SEAM SHINGLE OR SIMILAR PROFILE
MATL: COPPER OR PAINTED STEEL
MANUF: ATAS, ENGLERT OR EQUAL
COLOR: COPPER OR ROCKY GREY
- ITEM: ROOFING
MATL: 24 GAUGE STANDING SEAM ROOF, 16" PANELS
MANUF: ATAS, ENGLERT, OR EQUAL
COLOR/ FINISH: GALVALUME
- ITEM: ROOFING
MATL: SIMULATED SLATE, RECYCLED RUBBER SHINGLES
MANUF: HI-TEK, ECOSTAR, OR EQUAL
COLOR: BLACK
- ITEM: GUTTERS AND DOWNSPOUTS
TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
MATL: COPPER
MANUF: CUSTOM
- ITEM: GUTTERS AND DOWNSPOUTS
TYPE: BEVEL GUTTER W/ RECTANGULAR D.S.
MATL: GALVALUME
MANUF: CUSTOM
- ITEM: PRECAST CONCRETE LINTEL
- ITEM: HANDRAIL/STAIR
MATL: GALVANIZED OR PAINTED STEEL
MANUF: CUSTOM
COLOR: GALVANIZED OR GREY TONE

EXTERIOR DOOR SCHEDULE				
DOOR	SIZE	DESCRIPTION	QTY.	MATERIAL
1	(2) 3'-0" x 6'-8"	Full Glass	1	Full Glass Fiber Glass Insulated Door
2	3'-0" x 6'-8"		1	Oak Slab (Custom)
3	3'-0" x 6'-8"	Full Glass	5	Full Glass Fiber Glass Insulated Door
7	(2) 3'-0" x 6'-8"	Door W/ Side Lights	1	Oak Slab (Custom)
15	9'-0" x 8'-0"	Garage Door	3	Insulated, Flush, Raised Panel
16	9'-0" x 8'-0"	Door- 1/2 Glass	1	Insulated Fiberglass

- NOTES
- SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLAZING AS REQUIRED BY IRC SECT. 308
 - DOOR GLASS & SIDELIGHTS SHALL BE TEMPERED SAFETY GLAZING AS REQUIRED BY IRC SECT. 308

WINDOWS

Base bid: Windows shall be wood frame, aluminum clad with an unfinished interior and maximum U-value of 0.35 to comply with LEED for Homes Credit EA 4.1 - "Good Windows".

Add Alternate 1 Same as above except U-value shall be a maximum 0.31 to comply with LEED for Homes Credit EA 4.2 - "Enhanced Windows".

Add Alternate 2 Same as above except U-value shall be a maximum 0.28 to comply with LEED for Homes Credit EA 4.3 - "Exceptional Windows".

Add Alt. 2 chosen for construction

1 NORTH ELEVATION



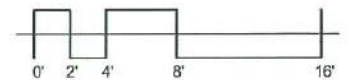
NOTES:

- WINDOWS MUST COMPLY WITH IBC SECTION R310.1.1 EMERGENCY ESCAPE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

2 NORTH-EAST ELEVATION



2 UPDATED WINDOW SCHEDULE



PRELIMINARY	07/15/10
SCHEMATIC	
CONSTRUCTION	6-30-11
POST CONSTRUCTION	
DRAWN BY: S.N.	07/15/10
CHECKED BY: SJ	6-30-11
APPROVED BY: KK	7-30-10
REVISIONS	
1	4-9-12 BS
2	6-13-12 SN

JOB:	10-170
SCALE:	AS INDICATED
TITLE:	Elevations
SHEET:	A2.3 H

EXTERIOR FINISH LEGEND

- | | | |
|---|--|---|
| <p>1. ITEM: STONE VENEER
TYPE: SUSQUEHANA
COLOR: COBBLESTONE
MANUF: QUALITY STONE OR EQUAL</p> <p>2. ITEM: SIDING
MATL: FIBRECEMENT SMOOTHLAP, 8" BOARDS
MANUF: CERTAINTEED, JAMES HARDIE OR EQUAL
COLOR: BEIGE TONE</p> <p>3. ITEM: METAL SIDING PANELS
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MATL: GALVALUME
MANUF: CUSTOM</p> <p>8. ITEM: PRECAST CONCRETE LINTEL</p> <p>9. ITEM: HANDRAIL/STAIR
MATL: GALVANIZED OR PAINTED STEEL
MANUF: CUSTOM
COLOR: GALVANIZED OR GREY TONE</p> |
|---|--|---|

WINDOWS

Base bid: Windows shall be wood frame, aluminum clad with an unfinished interior and maximum U-value of 0.35 to comply with LEED for Homes Credit EA 4.1 - "Good Windows".

Add Alternate 1 Same as above except U-value shall be a maximum 0.31 to comply with LEED for Homes Credit EA 4.2 - "Enhanced Windows".

Add Alternate 2 Same as above except U-value shall be a maximum 0.28 to comply with LEED for Homes Credit EA 4.3 - "Exceptional Windows".

Add Alt. 2 chosen for construction



508 VALLEYBROOK RD.
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EMAIL:
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CMServices.com

ALLEGHENY COUNTY

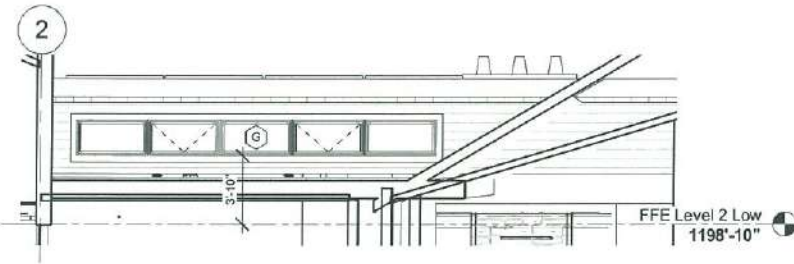
NO.6 BLACKBURN FARM

BOROUGH OF SEWICKLEY

PROJECT:

PRELIMINARY	07/15/10
SCHEMATIC	
CONSTRUCTION	6-30-11
POST CONSTRUCTION	
DRAWN BY:	S.N. 07/15/10
CHECKED BY:	SJ 6-30-11
APPROVED BY:	KK 7-30-10
REVISIONS	
1	4-9-12 BS
2	6-13-12 SN

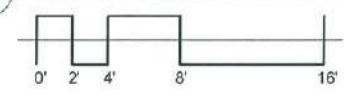
JOB	10-170
SCALE	AS INDICATED
TITLE	Elevations
SHEET	A2.4



2 CLEARSTORY ELEVATION



1 NORTH-WEST ELEVATION

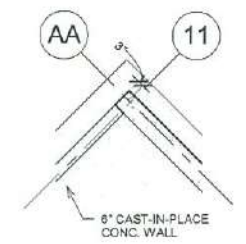


NOTES:
1. WINDOWS MUST COMPLY WITH IBC SECTION R310.1.1 EMERGENCY ESCAPE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

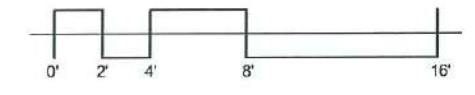
2 UPDATED WINDOW SCHEDULE

Footer Schedule

FOOTER	SIZE	REINFORCING	TOTAL CY
W2.5	2'-6" x CONT. x 1'-0"	(4) #4 CONT. #4 @ 16" O.C. TRANSVERSE	
F2.0	2'-0" x 2'-0" x 1'-0"	(3) #4 E.W. BOTTOM	
F3.0	3'-0" x 3'-0" x 1'-0"	(4) #4 E.W. BOTTOM	
F4.0	4'-0" x 4'-0" x 1'-0"	(6) #4 E.W. BOTTOM	

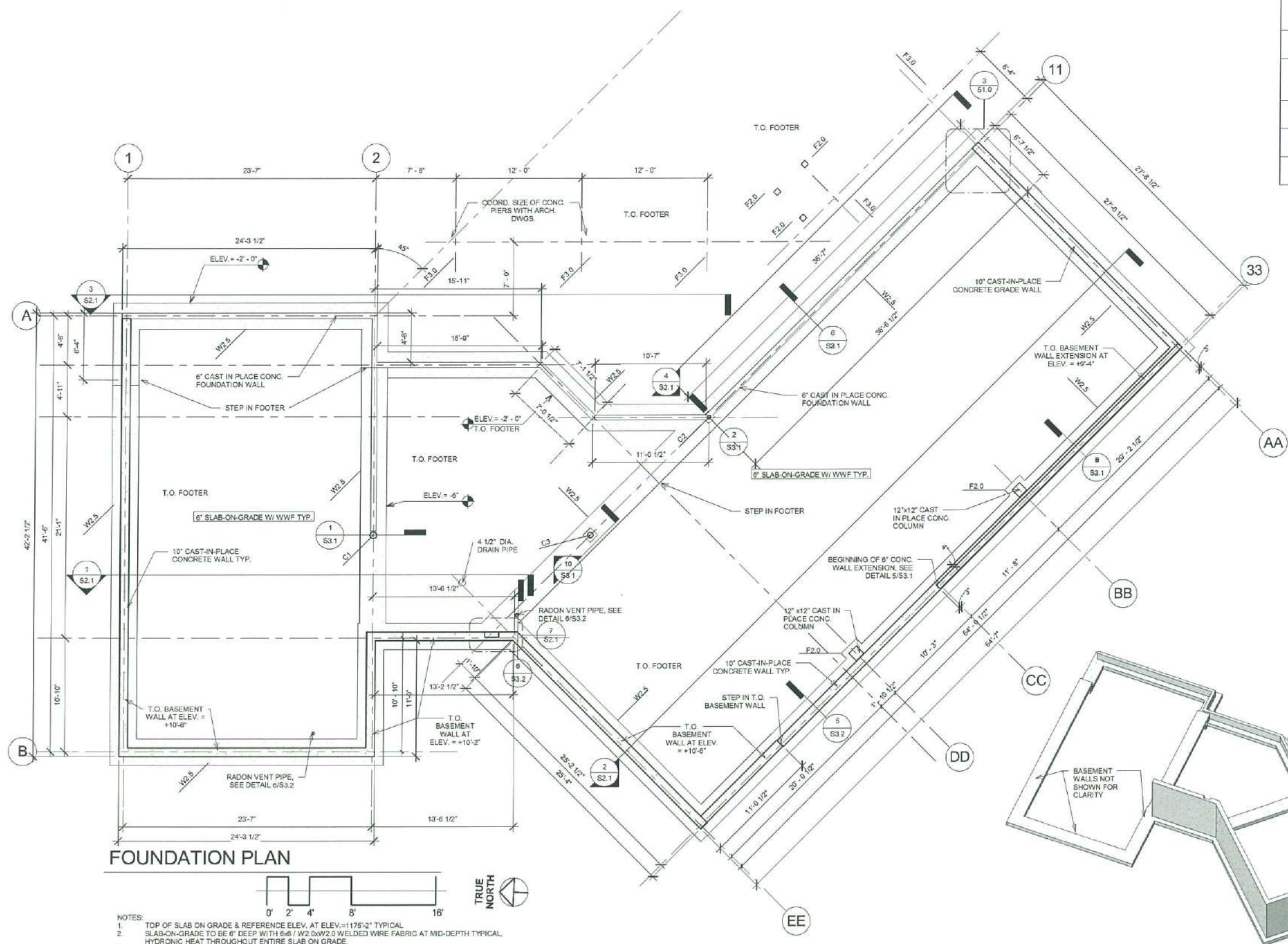


GRID PLACEMENT DETAIL 1



Column Schedule

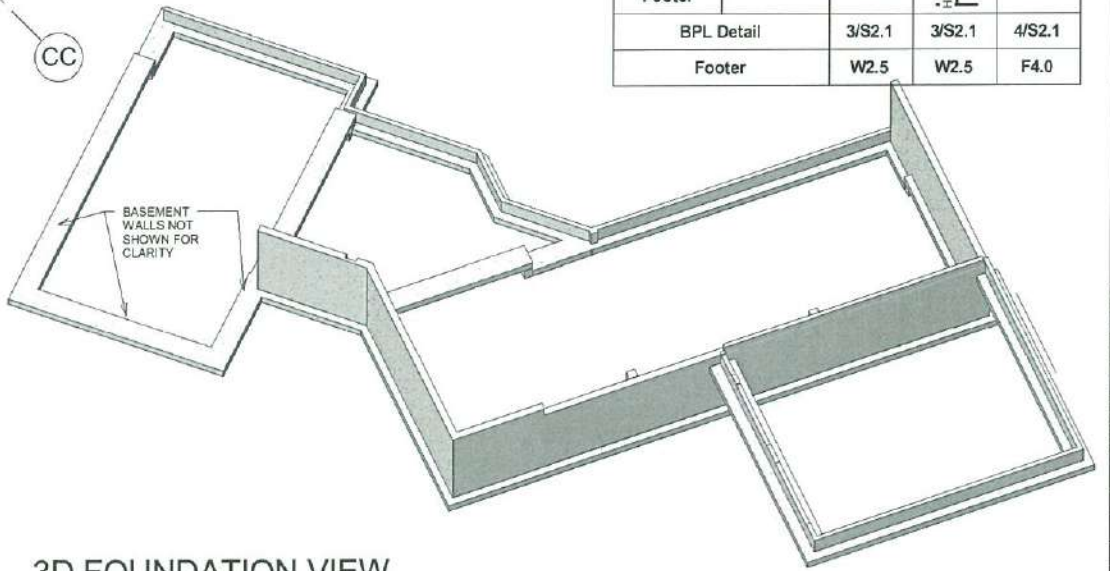
	ELEV.	C1	C2	C3
Roof				
2nd Level	+1200.00'	6x6		
1st Level Low	+1188.83'			
Basement	+1178.33'	11x11 @ 25"	11x11 @ 25"	11x11 @ 25"
Footer				
BPL Detail		3/S2.1	3/S2.1	4/S2.1
Footer		W2.5	W2.5	F4.0



FOUNDATION PLAN



- NOTES:
1. TOP OF SLAB ON GRADE & REFERENCE ELEV. AT ELEV.=+1175'-2" TYPICAL
 2. SLAB-ON-GRADE TO BE 6" DEEP WITH 6x6 / W2.0xW2.0 WELDED WIRE FABRIC AT MID-DEPTH TYPICAL, HYDRONIC HEAT THROUGHOUT ENTIRE SLAB ON GRADE.
 3. ALL WALLS BEARING U.N.O.
 4. ELEVATIONS SHOWN ARE T.O. FOOTER ELEVATION TYP.
 5. TYPICAL BOTTOM OF FOOTER DEPTH IS -3'-0" FROM FINISHED GRADE U.N.O.
 6. TYPICAL WALL REINFORCING IS #4 VERTICAL @ 10" O.C. MAX PLACED IN CENTER OF WALL, #4 HORIZONTAL WITHIN 12" OF TOP OF WALL & #4 HORIZONTAL @ 3RD POINTS OF WALL. MINIMUM 1-1/2" CLEAR ON INSIDE FACE, 3" CLEAR ON FACE EXPOSED TO EARTH



3D FOUNDATION VIEW

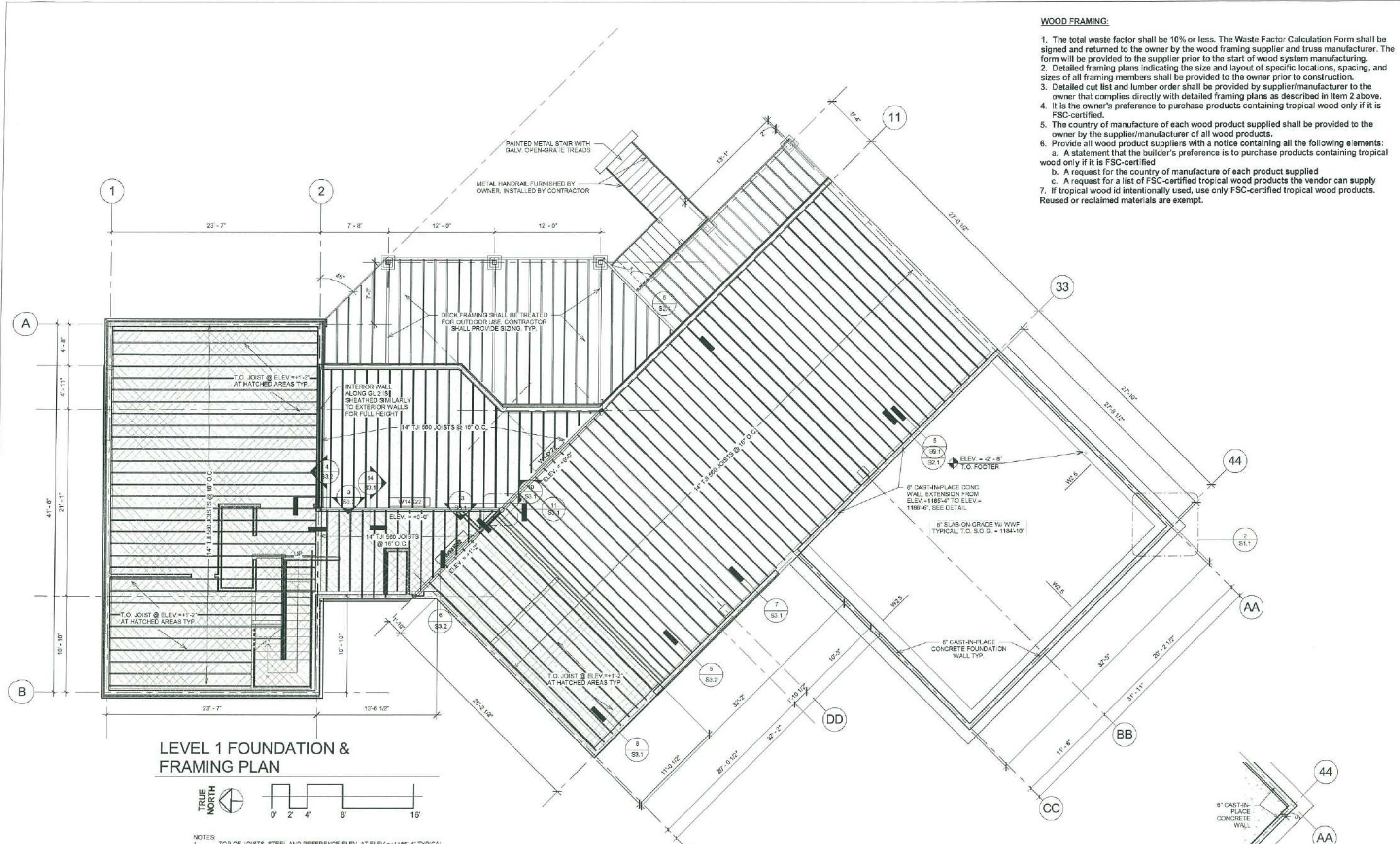
PROJECT:

PRELIMINARY	7-15-10
SCHEMATIC	
CONSTRUCTION	4-16-12
POST CONSTRUCTION	
DRAWN BY:	BS 4-9-12
CHECKED BY:	CC 4-9-12
APPROVED BY:	FJC
REVISIONS	
1	4-9-12 BS

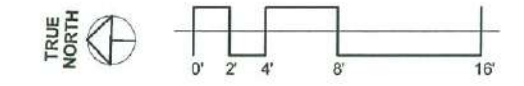
JOB:	10-170
SCALE:	AS INDICATED
TITLE:	First Level Foundation & Framing Plan
SHEET:	S1.1 H

WOOD FRAMING:

- The total waste factor shall be 10% or less. The Waste Factor Calculation Form shall be signed and returned to the owner by the wood framing supplier and truss manufacturer. The form will be provided to the supplier prior to the start of wood system manufacturing.
- Detailed framing plans indicating the size and layout of specific locations, spacing, and sizes of all framing members shall be provided to the owner prior to construction.
- Detailed cut list and lumber order shall be provided by supplier/manufacturer to the owner that complies directly with detailed framing plans as described in Item 2 above.
- It is the owner's preference to purchase products containing tropical wood only if it is FSC-certified.
- The country of manufacture of each wood product supplied shall be provided to the owner by the supplier/manufacturer of all wood products.
- Provide all wood product suppliers with a notice containing all the following elements:
 - A statement that the builder's preference is to purchase products containing tropical wood only if it is FSC-certified
 - A request for the country of manufacture of each product supplied
 - A request for a list of FSC-certified tropical wood products the vendor can supply
- If tropical wood is intentionally used, use only FSC-certified tropical wood products. Reused or reclaimed materials are exempt.

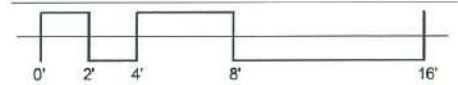


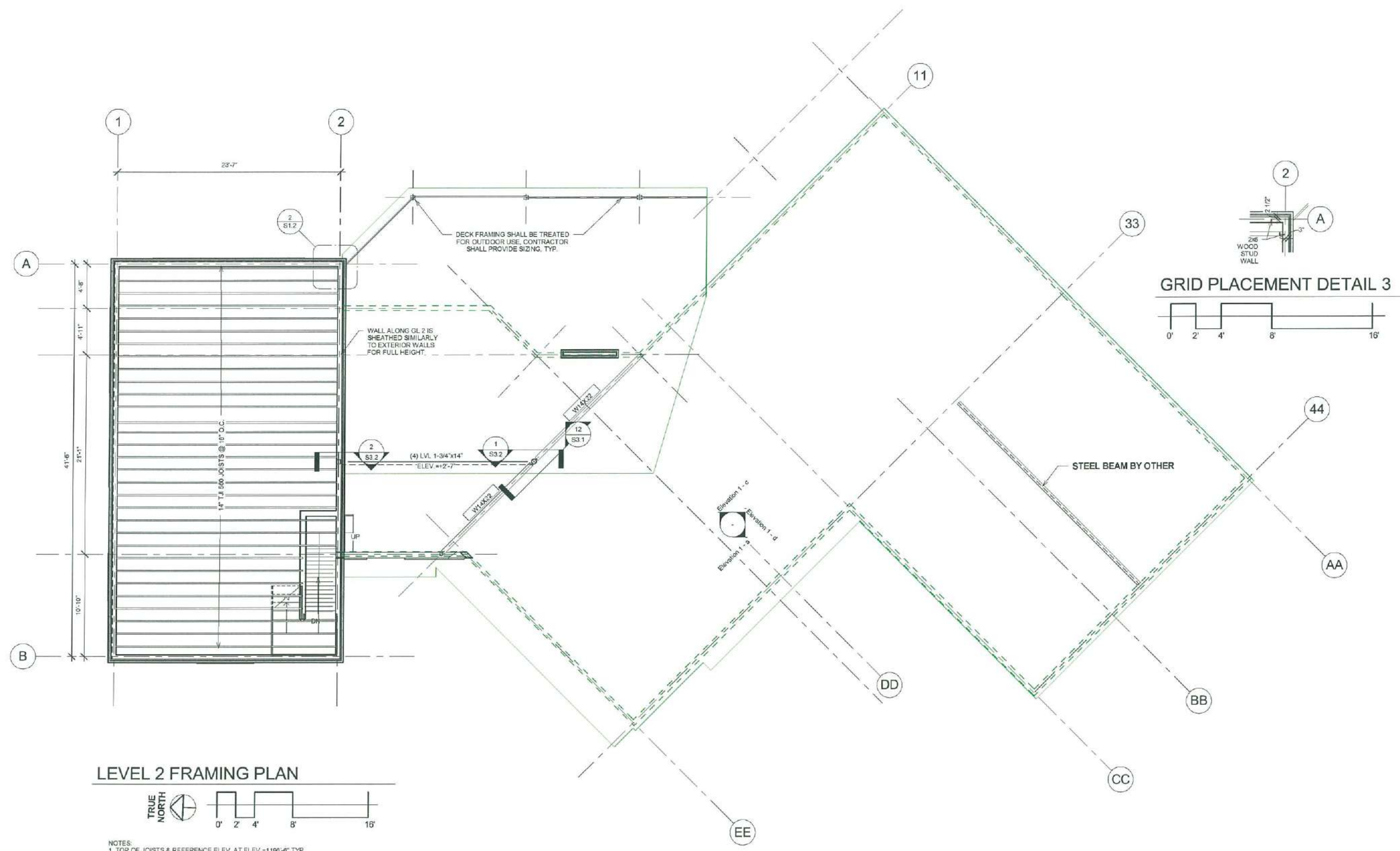
LEVEL 1 FOUNDATION & FRAMING PLAN



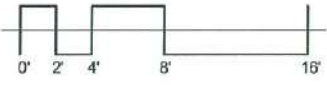
- NOTES:
- TOP OF JOISTS, STEEL AND REFERENCE ELEV. AT ELEV. = +1185'-4" TYPICAL
 - SLAB-ON-GRADE SHALL BE 6" DEEP WITH 6x6 / W2 0xW2 0 WELDED WIRE FABRIC AT MID DEPTH TYPICAL. HYDRONIC HEAT THROUGHOUT ENTIRE SLAB ON GRADE
 - ALL WALLS BEARING U.N.O.
 - TYPICAL BOTTOM OF FOOTER DEPTH IS -3'-0" FROM FINISHED GRADE
 - SHADED AREAS INDICATE TOP OF JOISTS AT ELEV. = +1186'-8" TYP.

GRID PLACEMENT DETAIL 2





LEVEL 2 FRAMING PLAN



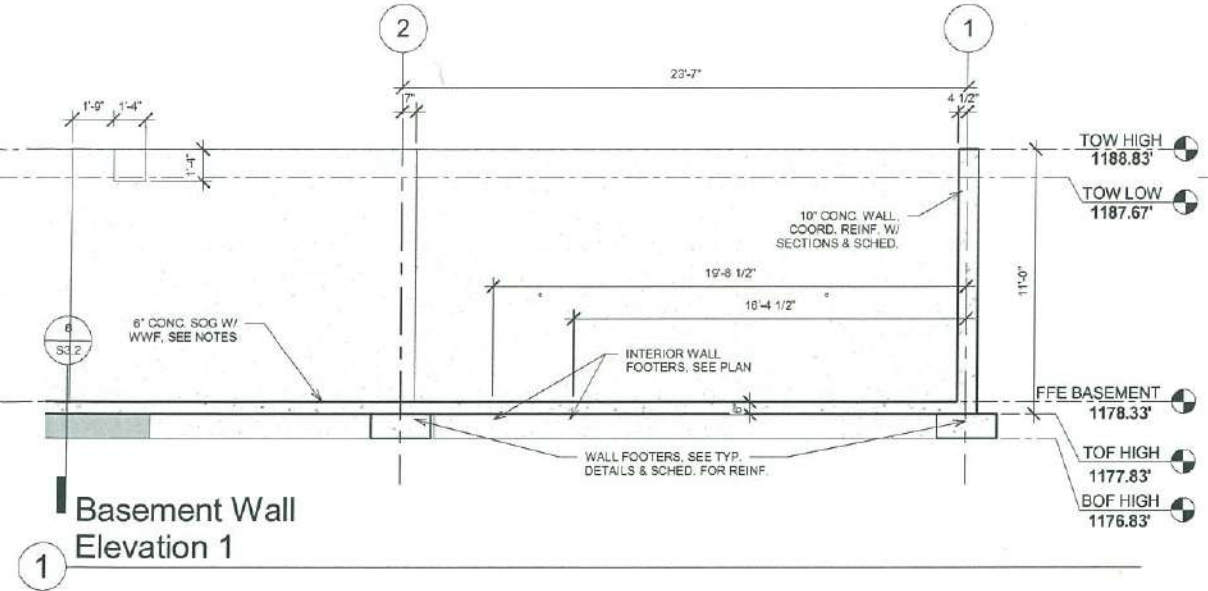
- NOTES:
 1. TOP OF JOISTS & REFERENCE ELEV. AT ELEV. = 1100'-0" TYP.
 2. ALL WALLS BEARING U.N.O.

PROJECT:

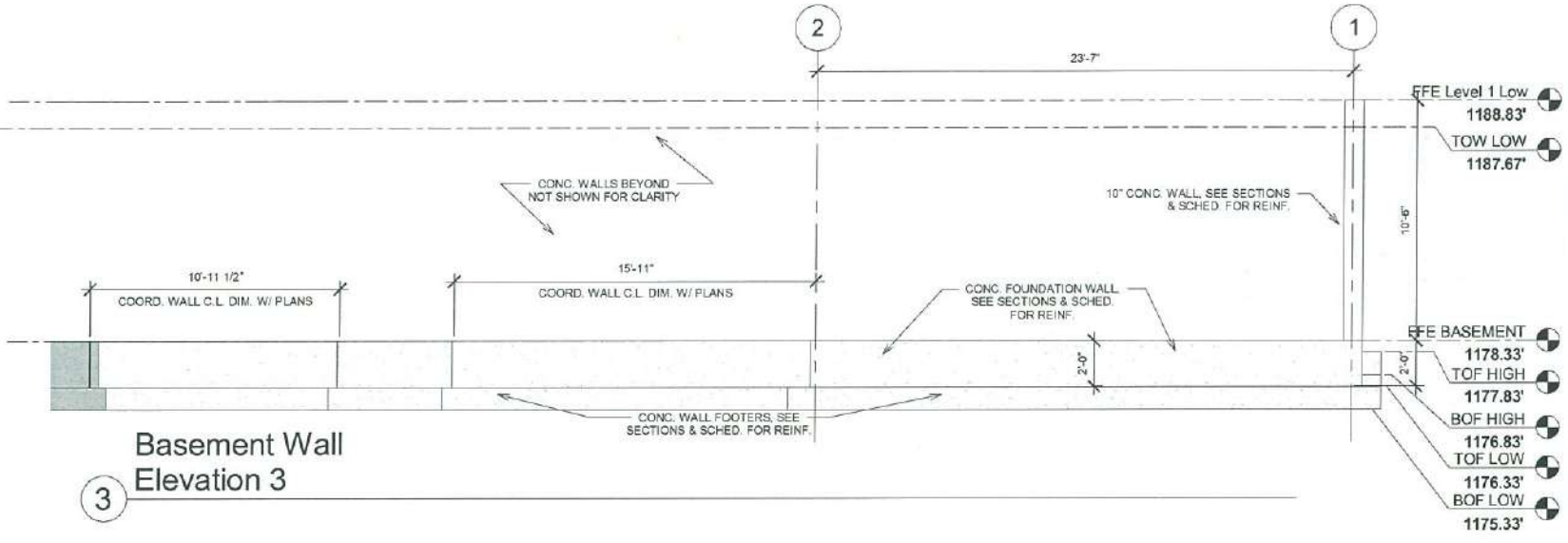
PRELIMINARY	7-15-10
SCHEMATIC	
CONSTRUCTION	4-16-12
POST CONSTRUCTION	
DRAWN BY:	BS 4-9-12
CHECKED BY:	CC 4-9-12
APPROVED BY:	FJC
REVISIONS	
1	4-9-12 BS

JOB:	10-170
SCALE:	AS INDICATED
TITLE:	Second Level Framing Plan
SHEET:	S1.2 H

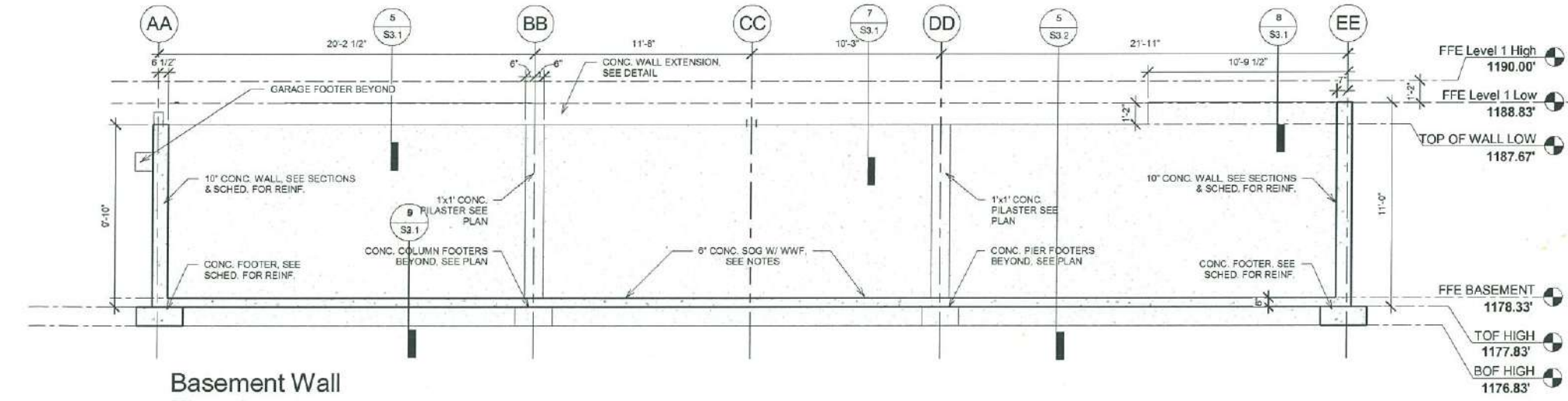
PRELIMINARY	7-15-10
SCHEMATIC	
CONSTRUCTION	4-16-12
POST CONSTRUCTION	
DRAWN BY: BS	4-9-12
CHECKED BY: CC	4-9-12
APPROVED BY: FJC	
REVISIONS	
1	4-9-12 BS
JOB	10-170
SCALE	AS INDICATED
TITLE	Concrete Wall Elevations
SHEET	S2.1 H



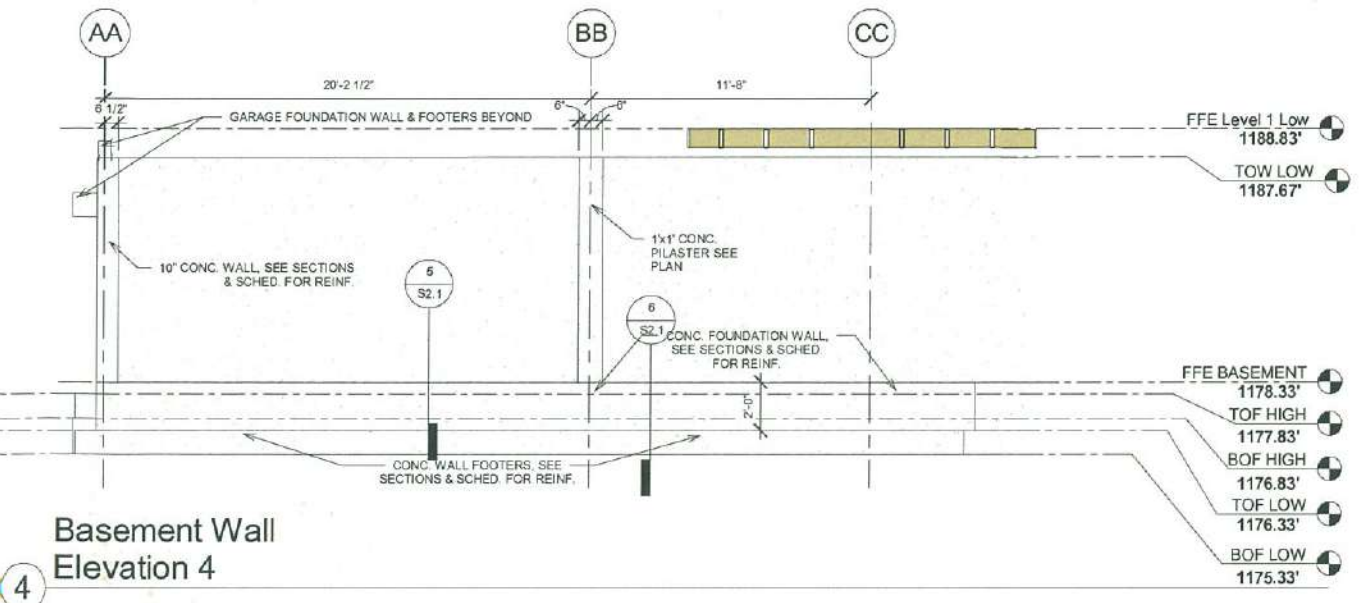
Basement Wall Elevation 1



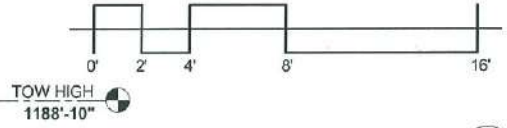
Basement Wall Elevation 3



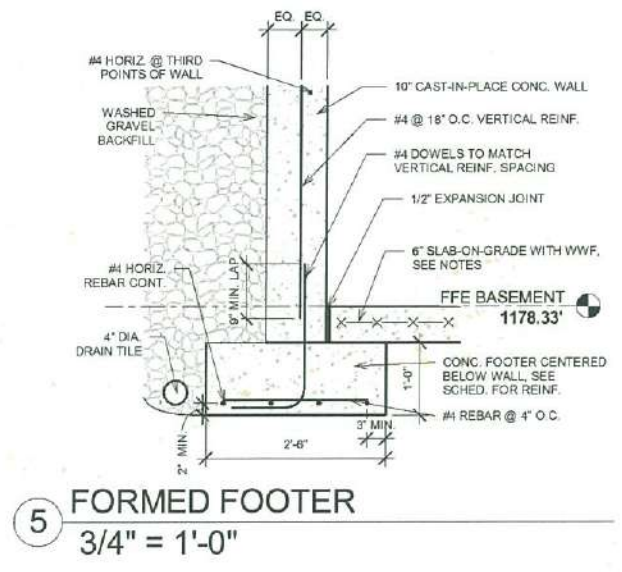
Basement Wall Elevation 2



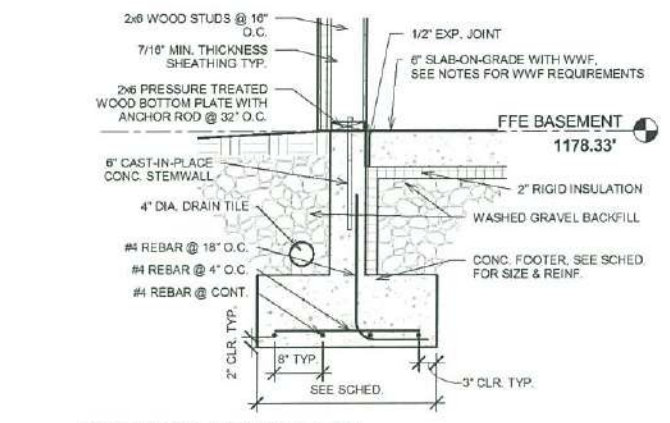
Basement Wall Elevation 4



Beam Seat Detail
1/2" = 1'-0"



FORMED FOOTER
3/4" = 1'-0"



TRENCH FOOTER
3/4" = 1'-0"