



LEGAL OWNER:	LOCATION DATA:
NAME(S):	LOT ADDRESS:
LOCAL DESIGN CRITERIA	
CODE:	2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
ZONING CRITERIA:	
DISTRICT:	
OCCUPANCY/USE:	SINGLE-FAMILY RESIDENTIAL
FRONT SETBACK:	
SIDE SETBACK:	
REAR SETBACK:	
HEIGHT LIMIT:	
STRUCTURAL CRITERIA:	
GROUND SNOW LOAD:	lbs/SF
WIND SPEED:	MPH
TOPOGRAPHIC EFFECTS:	(BY JURISDICTION)
SPECIAL WIND REGION:	(BY JURISDICTION)
WIND-BORNE DEBRIS ZONE:	(BY JURISDICTION)
SEISMIC DESIGN CATEGORY:	
SUBJECT TO DAMAGE FROM WEATHERING:	
FROST LINE DEPTH:	(BY JURISDICTION)
TERMITE:	(BY JURISDICTION)
ICE BARRIER UNDERLAYMENT REQ'D:	(BY JURISDICTION)
FLOOD HAZARDS:	(BY JURISDICTION)
AIR FREEZING INDEX:	(BY JURISDICTION)
MEAN ANNUAL TEMP.:	°F (BY JURISDICTION)

GENERAL SCOPE OF WORK

NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL HOUSE.
CONSTRUCTION TO ADHERE TO ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REQUIREMENTS.

THERMAL ENVELOPE INSULATION CRITERIA

FRAMED WALLS:	(BY OWNER)
ROOF:	(BY OWNER)
WINDOWS:	(BY OWNER)
FOUNDATION WALLS:	(BY OWNER)
FOUNDATION FLOOR:	(BY OWNER)

AREA CALCULATIONS

FLOOR AREA SCHEDULE

Basement Slab	2370 SF
Masonry Patio	478 SF
Garage Slab	566 SF
Ground Floor - Framed	2537 SF
Upper Floor - Framed	823 SF

SHEET LIST:

SHEET NUMBER	SHEET NAME
A-000	TITLESHEET
A-100	FOUNDATION PLAN
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-201	FIRST FLOOR REFLECTED CEILING PLAN
A-202	SECOND FLOOR REFLECTED CEILING PLAN
A-300	FIRST FLOOR - FINISH PLAN
A-400	EXTERIOR ELEVATIONS
A-401	EXTERIOR ELEVATIONS
A-500	BUILDING SECTIONS
A-600	FRAMING DETAILS

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— WELCOME HOME —

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BREAKEND

TITLESHEET

Project number C22_002

A-000

Scale As indicated

GENERAL CONSTRUCTION NOTES:

- GENERAL:**
- OWNER IS RESPONSIBLE FOR HIRING A LOCALLY LICENSED & QUALIFIED STRUCTURAL ENGINEER TO REVIEW PLANS AND DEVELOP AN ACCOMPANYING STRUCTURAL DRAWING SET.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, APPLICABLE CODES AND STANDARDS, TRUSS MANUFACTURER SHOP DRAWINGS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS & SPECIFICATIONS.
 - DRAWINGS SHOULD NOT BE SCALED.
 - WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND RESOLVING ALL COORDINATION CONFLICTS AND DISCREPANCIES.
 - CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN, INSTALLATION & MAINTENANCE OF ALL TEMPORARY BRACING & SHORING DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
 - ALL WORK SHALL CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE & LOCAL APPLICABLE ENERGY CODES.
- EARTHWORK:**
- CONTRACTOR RESPONSIBLE FOR DETERMINING THE LOCATION OF ANY UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO EXCAVATION.
 - ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH OSHA GUIDELINES.
 - ALL VEGETATION, TOPSOIL & FOREIGN MATERIAL TO BE REMOVED AND STOCKPILED PRIOR TO EXCAVATION.
 - BACKFILLING SHALL NOT BE PERFORMED UNTIL AFTER THE SLAB AND FIRST FLOOR FRAMING HAVE BEEN COMPLETED AND THE CONCRETE HAS ATTAINED ITS ENGINEERED STRENGTH.
- STRUCTURE:**
- DESIGN, FABRICATION & CONSTRUCTION OF ALL FRAMING, SHEATHING, CONCRETE, REINFORCEMENT & MASONRY TO CONFORM TO LOCAL CODE & LATEST IRC REQUIREMENTS UNDER ADVICE OF A LICENSED PROFESSIONAL STRUCTURAL ENGINEER.
 - DESIGN TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS, LIVE & DEAD LOADS AS NEEDED.
- STAIRS:**
- ALL STAIRWAY WIDTHS, CURVATURES, HANDRAIL REQUIREMENTS, TREAD DEPTHS, RISER HEIGHTS, LANDING REQUIREMENTS AND CEILING HEIGHTS TO BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES & IRC.
- EGRESS:**
- BEDROOM & BASEMENT EGRESS REQUIREMENTS TO ADHERE TO ALL APPLICABLE LOCAL CODES & IRC.
 - ALL BEDROOMS MUST HAVE ONE OPERABLE WINDOW AT MINIMUM.
- M/E/P:**
- ALL MECHANICAL REQUIREMENTS TO BE IN ACCORDANCE WITH LOCAL APPLICABLE CODES & IRC. KITCHEN HOOD EXHAUST, HEATING, COOLING AND BATHROOM EXHAUST TO BE ACCOMMODATED.
 - ALL ELECTRICAL REQUIREMENTS TO BE IN ACCORDANCE WITH LOCAL APPLICABLE CODES & NEC.
 - ALL PLUMBING REQUIREMENTS TO BE IN ACCORDANCE WITH LOCAL APPLICABLE CODES & IRC.
- FINISHES:**
- ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHICH SUPERCEDE THOSE CONTAINED IN THIS DRAWING SET.
 - FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHICH SUPERCEDE THOSE CONTAINED IN THIS DRAWING SET.
 - PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHICH SUPERCEDE THOSE CONTAINED IN THIS DRAWING SET.
 - ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHICH SUPERCEDE THOSE CONTAINED IN THIS DRAWING SET.
 - MILLWORK & CASEWORK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WHICH SUPERCEDE THOSE CONTAINED IN THIS DRAWING SET.
- MATERIAL QUANTITIES:**
- THIS DRAWING SET CONTAINS MODEL DERIVED MATERIAL QUANTITIES TO ASSIST WITH ROUGH ESTIMATION AND QUANTITY TAKE-OFFS.
 - CONTRACTOR & OWNER TO ASSUME ALL LIABILITY FOR THEIR OWN QUANTITY CALCULATIONS TO ENSURE ACCURACY. BOUTIQUE HOME PLANS DOES NOT GUARANTEE THE ACCURACY OF THESE NUMBERS.
 - MATERIAL SCHEDULE DOES NOT ACCOUNT FOR WASTE & OFF-CUTS.
 - CONTRACTOR TO REFERENCE WINDOW, DOOR, PLUMBING AND LIGHTING SCHEDULES ON FLOOR PLAN SHEET FOR FULL FIXTURE SPECIFICATIONS.

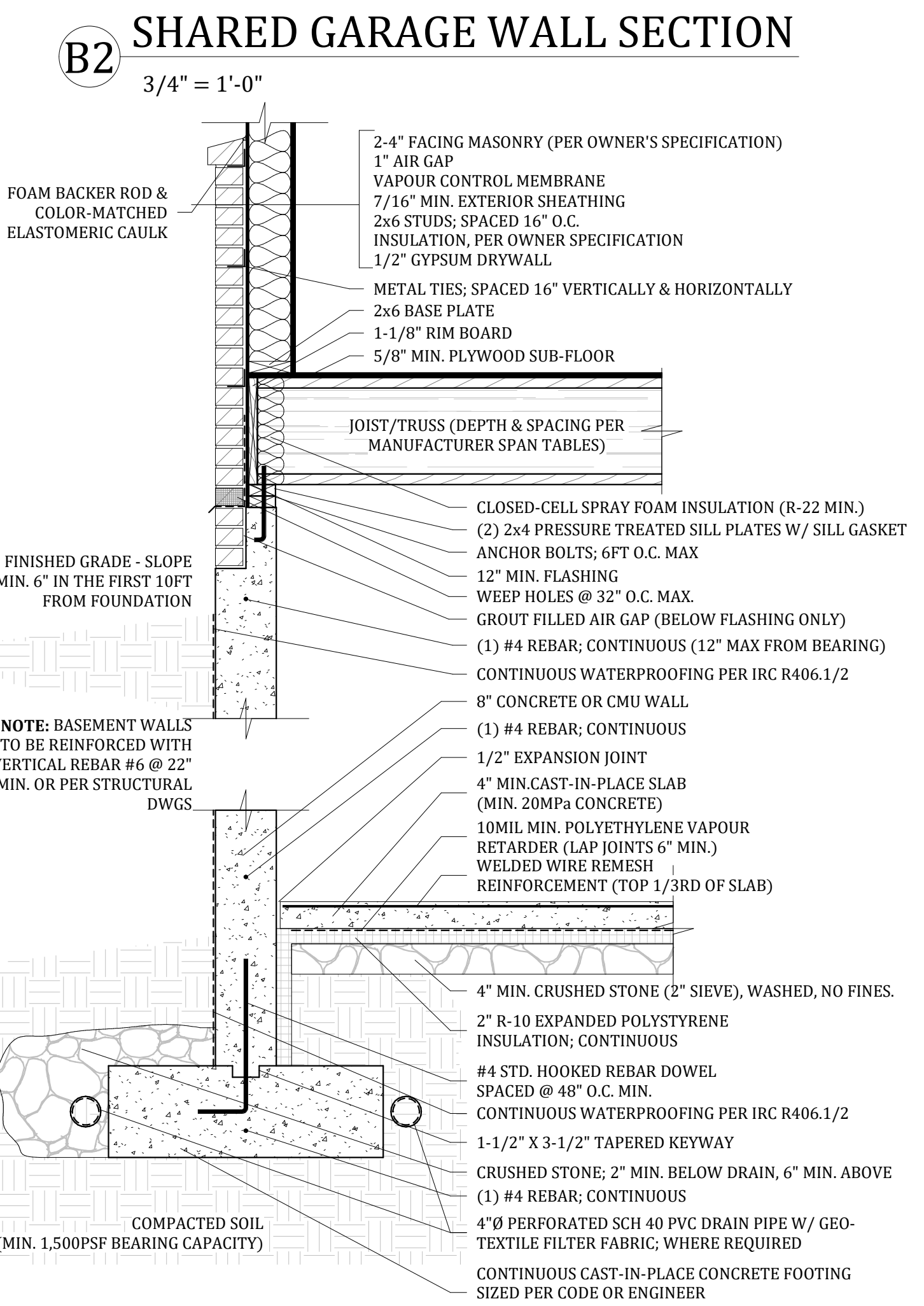
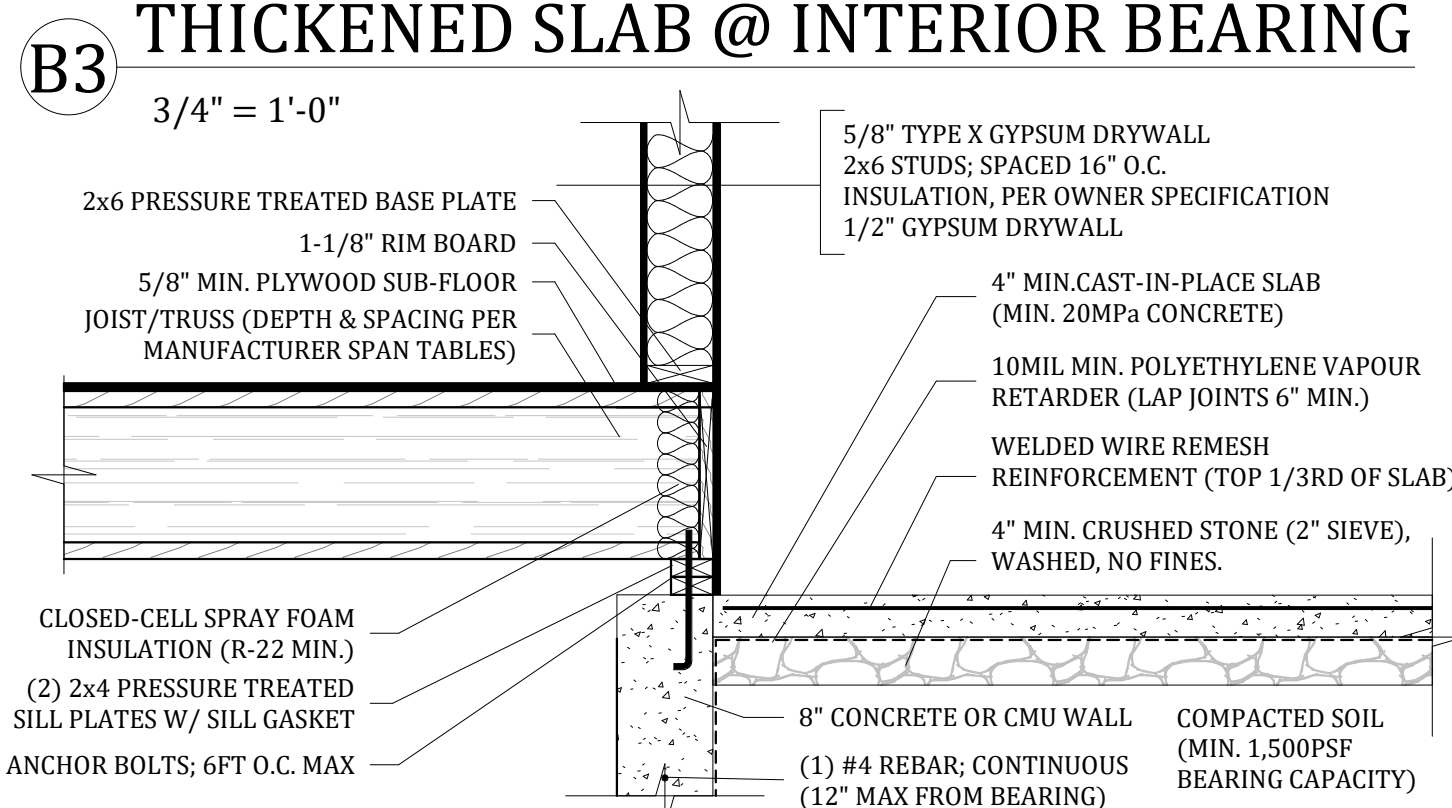
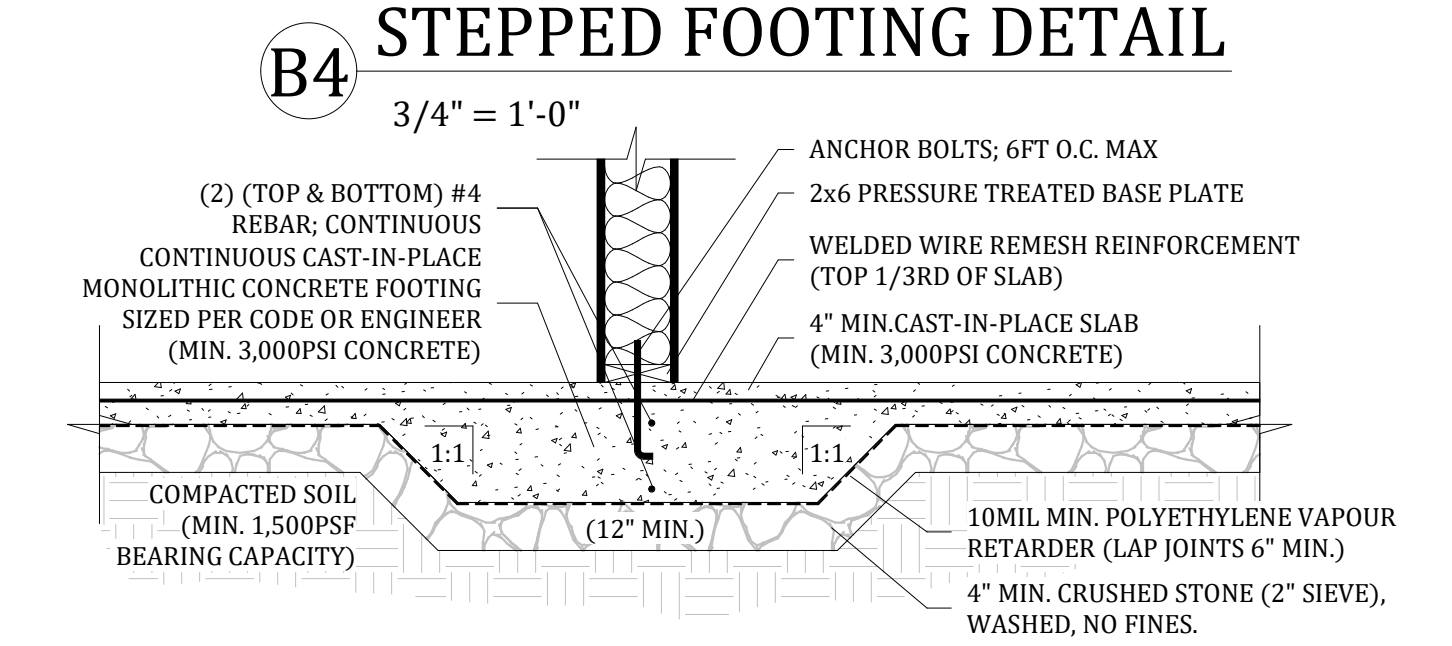
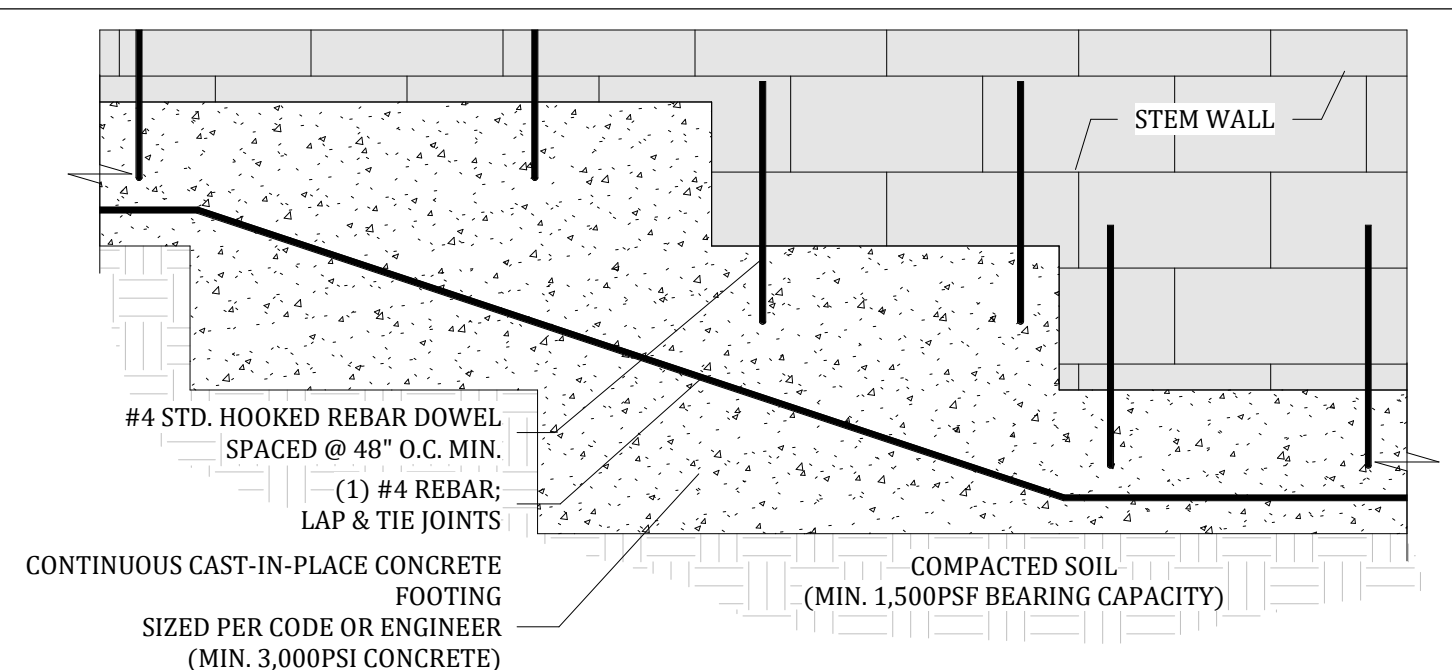
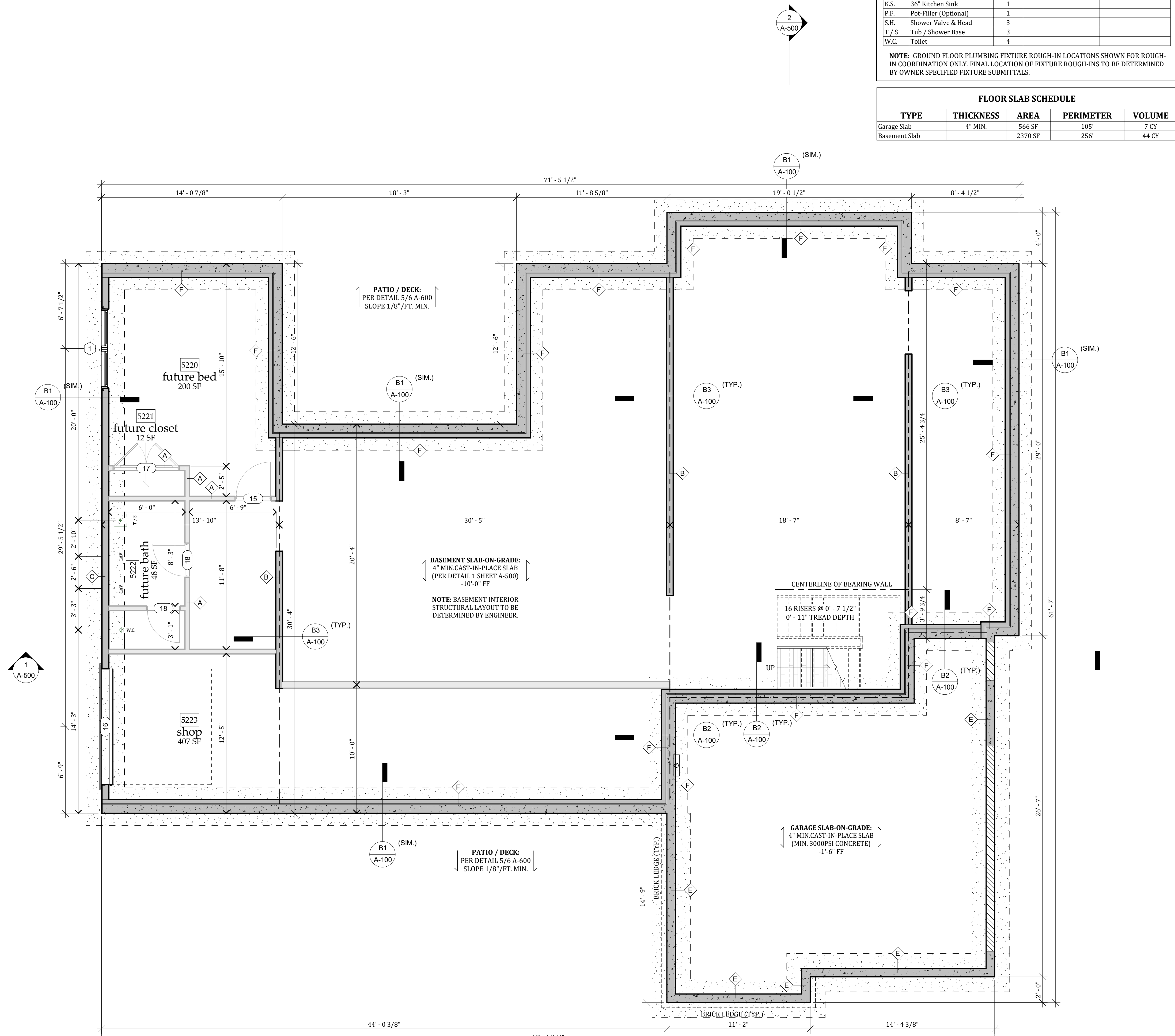
DRAWING SYMBOLS: ABBREVIATIONS

ROOM TAG: kitchen 224sf	AFF ABOVE FINISH FLOOR DN DOWN EX EXISTING ELEV ELEVATION EV ELECTRIC VEHICLE EXT EXTERIOR F.D. FLOOR DRAIN FF FINISH FLOOR (GROUND FLOOR) GFCI GROUND FAULT CIRCUIT INTERRUPTOR H.B. HOSE BIBB HT HEIGHT HW/H HOT WATER HEATER INT INTERIOR MAX. MAXIMUM MIN. MINIMUM O.C. ON CENTER PLT HT PLATE HEIGHT P.T. PRESSURE TREATED REF REFRIGERATOR R.O. ROUGH OPENING SIM. SIM. T&G TONGUE & GROOVE T.O. TOP OF TYP TYPICAL U.N.O. UNLESS NOTED OTHERWISE V.L.F. VERLEY IN FIELD W/D WASHER / DRYER
KEYNOTE TAG: A	
DOOR TAG: 6C	
WINDOW TAG: 14	
SECTION MARKER: 2 A500	
ELEVATION MARKER: A402 3	
ENLARGED VIEW MARKER: 2 A450	

SPECIFICATION - PLUMBING FIXTURES				
TAG:	Type	QTY:	MANUFACTURER	MODEL / FINISH
36LAV.	36" Vanity	1		
60LAV.	60" Vanity	2		
96LAV.	96" Vanity	1		
F.T.	Bathtub - Freestanding	1		
H.B.	Hose Bibb	3		
K.S.	36" Kitchen Sink	1		
P.F.	Pot-Filler (Optional)	1		
S.H.	Shower Valve & Head	3		
T/S	Tub / Shower Base	3		
W.C.	Toilet	4		

NOTE: GROUND FLOOR PLUMBING FIXTURE ROUGH-IN LOCATIONS SHOWN FOR ROUGH-IN COORDINATION ONLY. FINAL LOCATION OF FIXTURE ROUGH-INS TO BE DETERMINED BY OWNER SPECIFIED FIXTURE SUBMITTALS.

FLOOR SLAB SCHEDULE				
TYPE	THICKNESS	AREA	PERIMETER	VOLUME
Garage Slab	4" MIN.	566 SF	105'	7 CY
Basement Slab		2370 SF	256'	44 CY



- GENERAL FOUNDATION NOTES:**
- 1.) ALL STRUCTURAL DETAILS TO BE SUPERCEDED BY ENGINEER DRAWINGS, WHERE APPLICABLE.
 - 2.) GENERAL CONTRACTOR TO DETERMINE WHETHER EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE PRESENT AND PERFORM A SOIL TEST TO DETERMINE SOIL CHARACTERISTICS & BEARING CAPACITY AT FOUNDATION USING APPROVED MEANS AND METHODS.
 - 3.) ALL DIMENSIONS ARE TO THE EXTERIOR OF WALLS. SEE ENGINEERED DRAWINGS & DETAILS FOR FOOTING, KEYHOLE, AND MASONRY BEARING DIMENSIONS.
 - NOTE: DIMENSION DOES NOT INCLUDE OPTIONAL BRICK LEDGE. FOR BRICK LEDGE, ADJUST DIMENSION PER DETAIL 1 - THIS SHEET.
 - 4.) IN CERTAIN REGIONS A RADON VENTING SYSTEM MAY BE NECESSARY. GENERAL CONTRACTOR RESPONSIBLE FOR MAKING THE DETERMINATION, DESIGNING AND INSTALLING SYSTEM AS NEEDED.
 - 5.) CONTRACTOR TO PROVIDE TEMPORARY FROST PROTECTION DURING CONSTRUCTION FOR ALL FOUNDATIONS AS NEEDED.
 - 6.) CONTRACTOR TO LOCATE AND PLACE WALL PENETRATIONS SLEEVES FOR UTILITY CONNECTIONS PRIOR TO POUR.
 - 7.) CONTRACTOR TO LOCATE AND PLACE CONCRETE PAD FOR OUTDOOR CONDENSER UNIT (IF APPLICABLE).
 - 8.) CONTRACTOR TO LOCATE AND PLACE CONCRETE PAD FOR EXTERIOR STAIRCASES PER SITE TOPOGRAPHY.
 - 9.) IF APPLICABLE, CONTRACTOR TO LOCATE CONDENSATE DRAINS COORDINATED WITH THE LAYOUT OF MECHANICAL EQUIPMENT PLACEMENT.
 - 10.) ALL WOOD IN PERMANENT CONTACT WITH FOUNDATION TO BE PRESSURE TREATED.
 - 11.) TOP OF FOOTING SHALL BE LEVEL. BOTTOM BEARING SURFACE OF FOOTING SHALL NOT HAVE A SLOPE EXCEEDING 1:10. IN LOCATIONS NECESSITATING GREATER SLOPES, FOOTING IS TO BE STEPPED PER DETAIL THIS SHEET.
 - 12.) FOOTINGS TO BE SET BELOW LOCAL FROST LINE OR ON BEDROCK.

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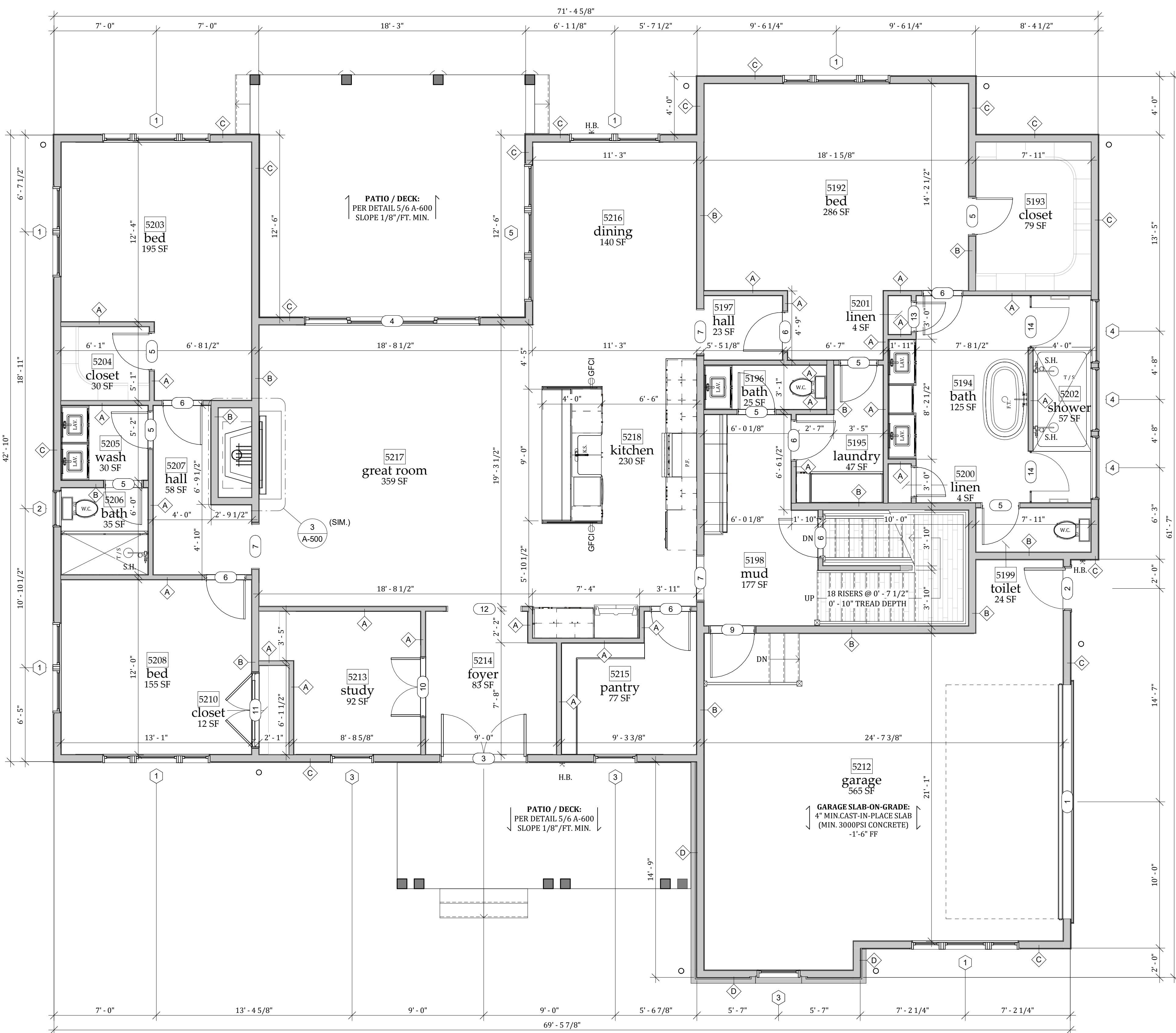
BREAKEND

FOUNDATION PLAN

Project number: C22_002

A-100

Scale: As indicated



SPECIFICATION - WINDOWS

TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	CENTER UNIT WIDTH	SIDE UNIT WIDTH	MULL SPACE	EGRESS	VENT AREA	TEMPERED
1	8	Double Hung - Multi Gang			3'-0"		0'-2"	YES		NO
2	4	Fixed - Picture	2'-6"	2'-6"				NO	0.0 SF	NO
3	3	Double Hung - Single	3'-0"	6'-0"				YES	6.7 SF	NO
4	3	Fixed - Picture	4'-4"	1'-6"				NO	0.0 SF	NO
5	1	Double Hung - Multi Gang	6'-0"	6'-0"	3'-0"	3'-0"	0'-2"	YES	20.8 SF	NO
6	1	Double Hung - Single	3'-0"	5'-0"				NO	5.5 SF	NO

SPECIFICATION - DOORS

TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	MANUFACTURER	MODEL / FINISH
1	1	Garage Door - Double	192"	96"		
2	1	Exterior - Single Swing Entry (In-Swing)	36"	84"		
3	1	Exterior - Double Swing Entry	72"	96"		
4	1	Exterior - Sliding (Tempered) Glass (4 Panel)	144"	96"		
5	7	Interior - Single Swing	30"	96"		
6	7	Interior - Single Swing	32"	96"		
7	3	Interior - Cased Opening	36"	96"		
9	1	Interior - Single Swing	36"	96"		
10	1	Interior - Double Swing	48"	96"		
11	1	Interior - Double Swing	60"	96"		
12	1	Interior - Cased Opening	60"	84"		
13	2	Interior - Single Swing	24"	96"		
14	2	Shower Door	32"	84"		
15	1	Interior - Single Swing	32"	84"		
16	1	Garage Door - Single	108"	96"		
17	1	Interior - Double Swing	60"	84"		
18	2	Interior - Single Swing	30"	84"		

SPECIFICATION - PLUMBING FIXTURES

TAG	Type	QTY.	MANUFACTURER	MODEL / FINISH
36LAV.	36" Vanity	1		
60LAV.	60" Vanity	2		
96LAV.	96" Vanity	1		
F.T.	Bathtub - Freestanding	1		
H.B.	Hose Bibb	3		
K.S.	36" Kitchen Sink	1		
P.F.	Pot-Filler (Optional)	1		
S.H.	Shower Valve & Head	3		
T / S	Tub / Shower Base	3		
W.C.	Toilet	4		

WALL SCHEDULE

TAG	TYPE	AREA	LENGTH
A	Interior - 2x4 Partition	56 SF	7 LF
B	Interior - 2x6 Partition	2107 SF	268 LF
C	Interior - 2x6 Partition	3186 SF	384 LF
D	Exterior - 2x6 Partition - Masonry	3134 SF	426 LF
E	Foundation - 8" Concrete	330 SF	28 LF
F	Foundation - 8" Concrete	572 SF	70 LF
		1841 SF	220 LF

- GENERAL FRAMING NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF THE STUD UNLESS OTHERWISE NOTED.
 - ALL INTERIOR DOORS TO BE CENTERED ON OPENINGS OR FRAMED 4" MIN. OFF THE FACE OF THE ADJACENT WALL.
 - MOISTURE VAPOR RETARDERS REQUIRED IN ALL FRAMED EXTERIOR WALLS (PER DETAIL SHEET A-600).
 - CONTRACTOR TO VERIFY ENGINEERED WOOD AND STEEL MEMBER SIZES, WHERE UTILIZED, CONTRACTOR TO FOLLOW ENGINEER & MANUFACTURER SPECIFICATIONS FOR INSTALLATION, CONNECTIONS, NAILING PATTERNS, AND PENETRATION LIMITATIONS FOR ALL ENGINEERED LUMBER.
 - BLOCKING:
 - PROVIDE ENGINEERED WOOD BLOCKING BETWEEN FLOOR JOISTS UNDERNEATH PARALLEL WALLS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
 - PROVIDE BLOCKING FOR ALL CASEWORK AND CABINETS.
 - PROVIDE FIRE BLOCKING IN ACCORDANCE WITH BUILDING CODE.
 - PROVIDE FLOOR JOIST BLOCKING WHERE REQUIRED BY MANUFACTURER SPECIFICATIONS.
 - PROVIDE EXTERIOR WALL BLOCKING @ 2FT O.C. TO SUPPORT VERTICAL SIDING (IF APPLICABLE).
 - PROVIDE BLOCKING FOR ALL SHOWER ROD MOUNT POINTS.
 - PROVIDE SUPPORT BLOCKING FOR ALL TOILET PAPER AND TOWER HOLDERS.
 - PROVIDE BLOCKING FOR ALL SHOWER PANS.
 - PROVIDE BLOCKING FOR ALL STAIR RAIL MOUNTING POINTS.
 - CONTRACTOR TO COMPLY WITH IRC R602.10 BRACED WALL PANEL REQUIREMENTS PER LOCAL WIND EXPOSURE & SEISMIC CLASSIFICATION.
 - EXTERIOR WINDOWS & DOORS TO BE SPECIFIED TO RESIST THE DESIGN WIND LOADS & WIND BORNE DEBRIS IMPACT RESISTANCE. WINDOWS & DOORS TO BE INSTALLED, ANCHORED & FLASHED PER MANUFACTURER INSTRUCTIONS (IF APPLICABLE).
 - BOTTOM OF STAIR RISERS TO BE SHEATHED IN 1/2" GYPSUM WALL BOARD, MIN. CONTRACTOR TO FURNISH & INSTALL SHELF & ROD IN ALL CLOTHING CLOSETS (PER OWNER SPECIFICATION).
- STAIRWAYS:**
- MINIMUM HEADROOM IS ALL STAIRCASES TO BE 6'-8"
- HANDRAIL SPECIFICATIONS:**
- HEIGHT: 34" MIN. TO 38" MAX
 - GRIP SIZE: 1-1/4" MIN. TO 2-5/8" MAX.
 - BALUSTER OPENINGS 4" MAX.
 - ENDS: TO BE RETURNED TO WALL OR END AT NEWEL POST.
- GUARDRAIL SPECIFICATIONS:**
- HEIGHT: 36" MIN.
 - BALUSTER OPENINGS 4" MAX.

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BREAKEND

FIRST FLOOR PLAN

Project number: C22_002

A-101

Scale: 1/4" = 1'-0"

WALL SCHEDULE			
TAG	TYPE	AREA	LENGTH
		56 SF	7 LF
A	Interior - 2x4 Partition	2107 SF	268 LF
B	Interior - 2x6 Partition	3186 SF	384 LF
C	Exterior - 2x6 Partition	3134 SF	426 LF
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SPECIFICATION - DOORS						
TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	MANUFACTURER	MODEL / FINISH
1	1	Garage Door - Double	192"	96"		
2	1	Exterior - Single Swing Entry (In-Swing)	36"	84"		
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K.S.	36" Kitchen Sink	1		
P.F.	Pot-Filler (Optional)	1		
S.H.	Shower Valve & Head	3		
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W.C.	Toilet	4		

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 - GRIPSIZE: 1-1/4" MIN. TO 2-5/8" MAX.
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- GUARDRAIL SPECIFICATIONS:**
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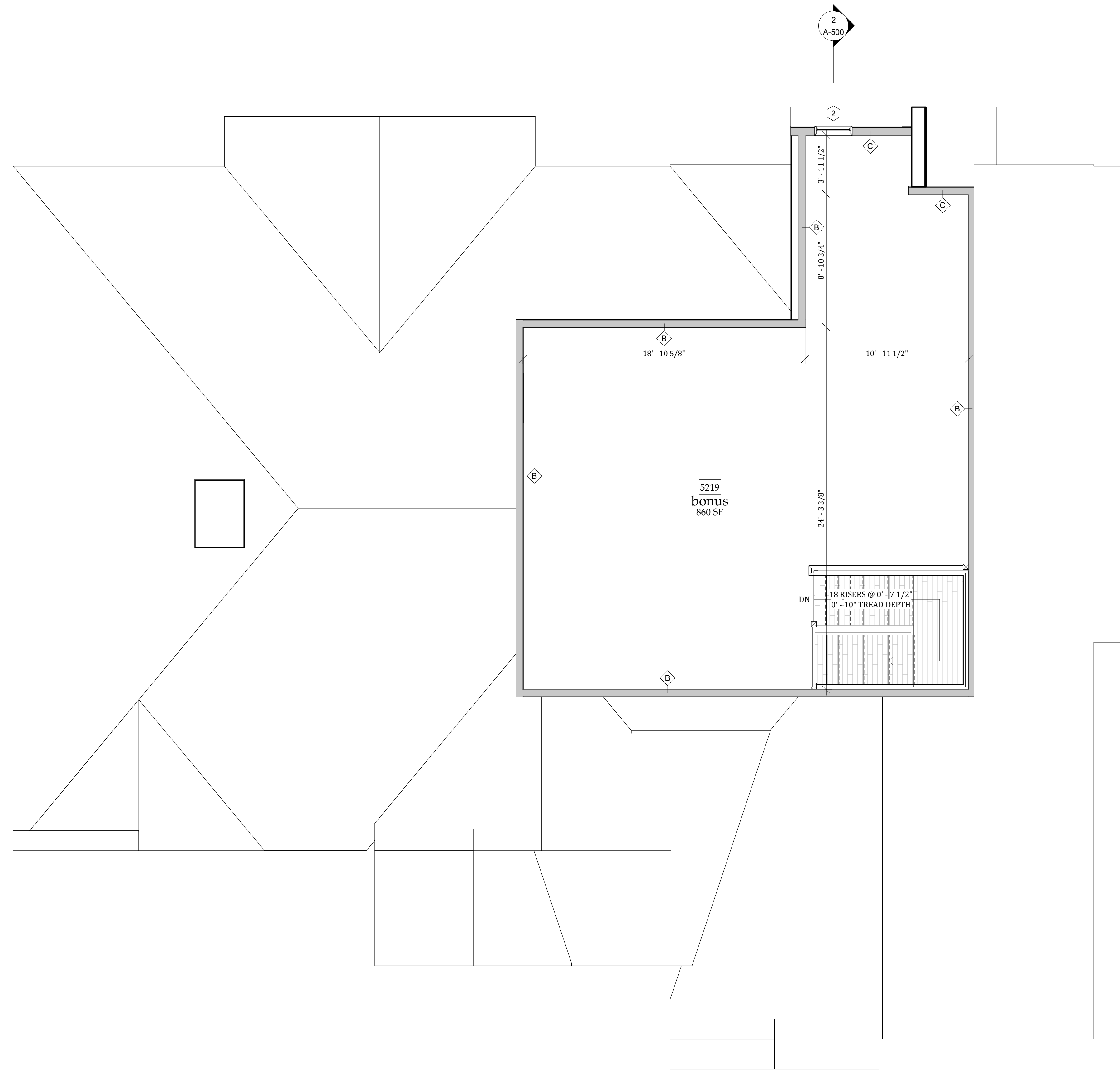
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SECOND FLOOR PLAN

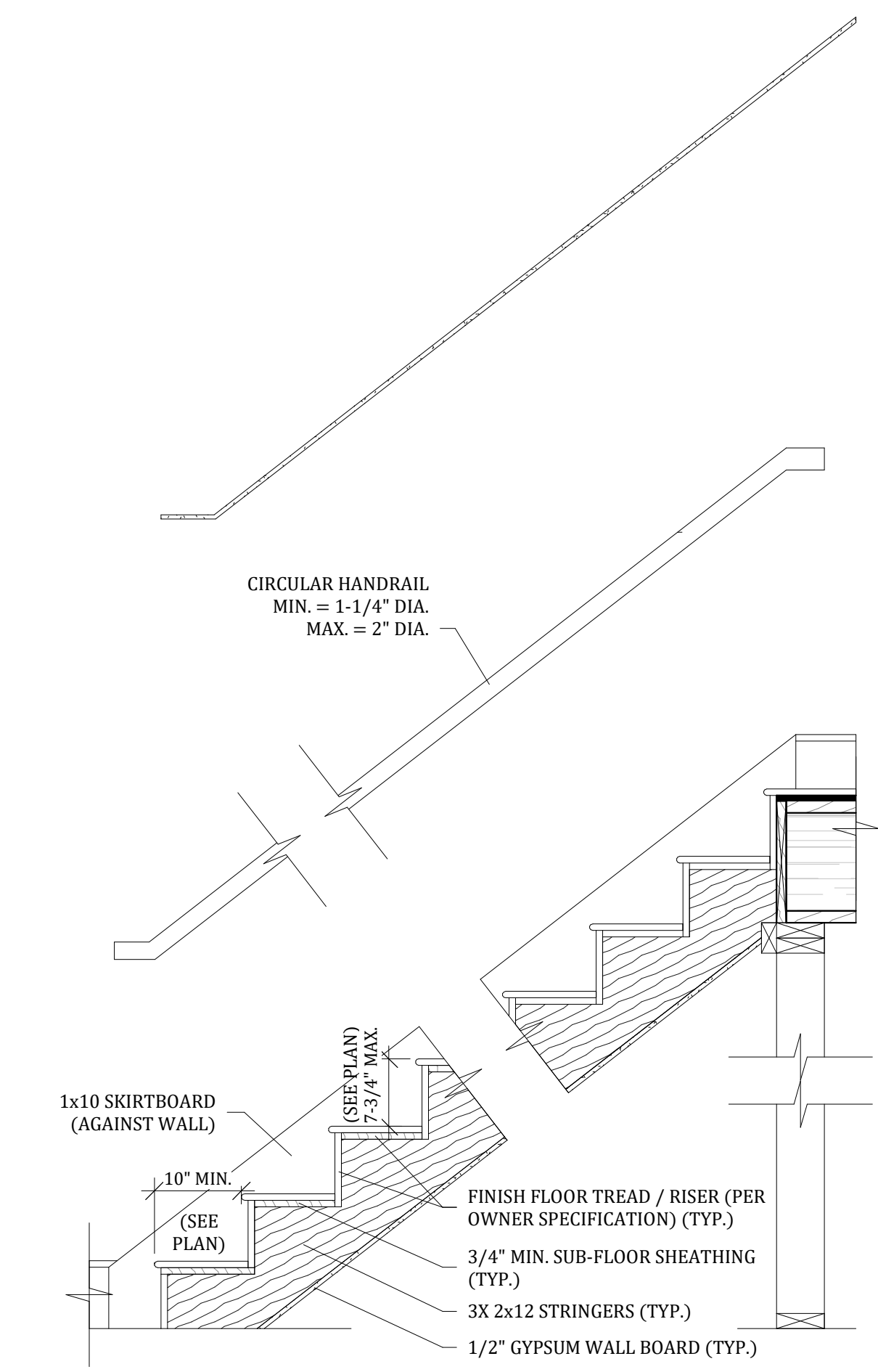
Project number C22_002

A-102

Scale As indicated



2 LEVEL 2 FLOORPLAN
1/4" = 1'-0"



NOTE:

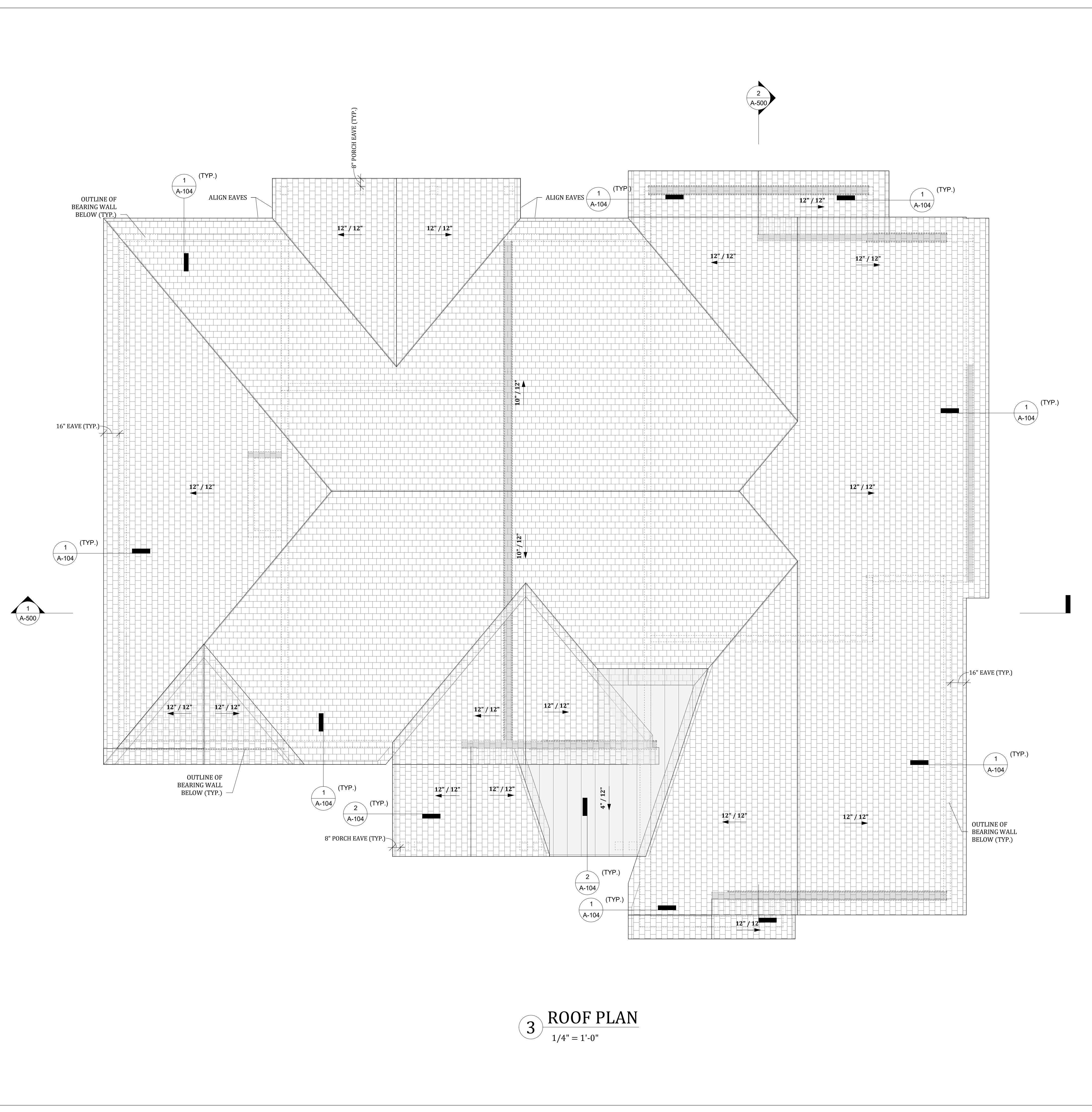
THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH

STAIRWAY SHALL NOT BE LESS THEN 36" IN CLEAR WIDTH ABOVE THE HANDRAIL, AND 31-1/2" BELOW THE HANDRAIL.

CONTINUOUS HANDRAIL/GUARDRAIL 34-38" SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE FLIGHT AND SHALL NOT PROJECT MORE THAN 4-1/2" FROM WALL WITH 1-1/2" MIN. HAND CLEARANCE.

TREAD NOSING SHALL PROTRUDE 3/4" MIN. TO 1-1/4" MAX. FROM FACE OF RISER.

1 TYP. STAIR SECTION DETAIL
3/4" = 1'-0"



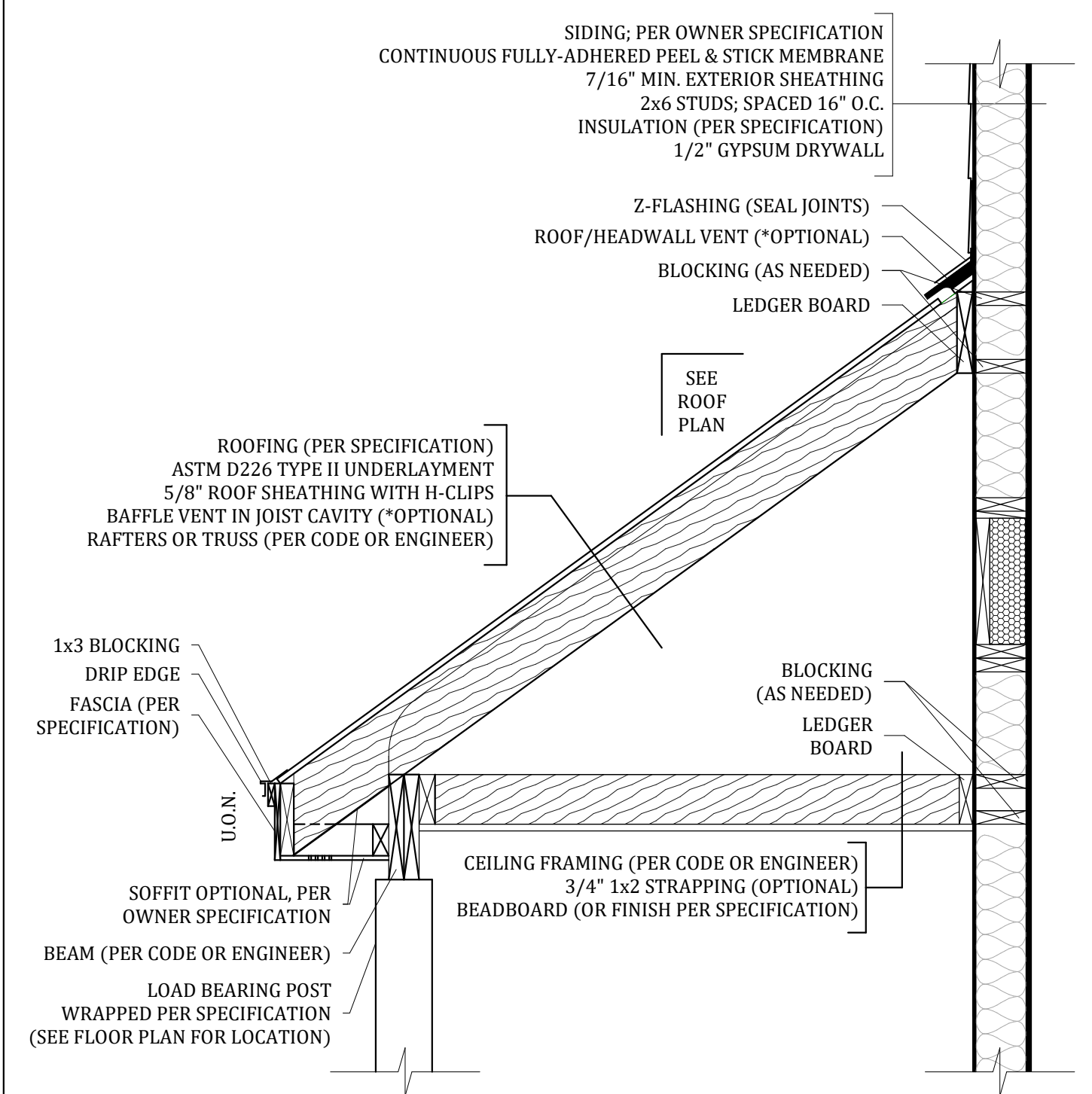
3 ROOF PLAN
1/4" = 1'-0"

SPECIFICATION - ROOF STRUCTURE/ROOFING			
LINE ITEM	AREA (SF)	MANUFACTURER	MODEL / FINISH
Framed - Vented Roof	5764 SF		

SPECIFICATION - FASCIA / DRIP EDGE / RIDGE VENTS			
LINE ITEM	LENGTH (LF)	MANUFACTURER	MODEL / FINISH
Drip Edge	397 LF		
Fascia - 8"	395 LF		

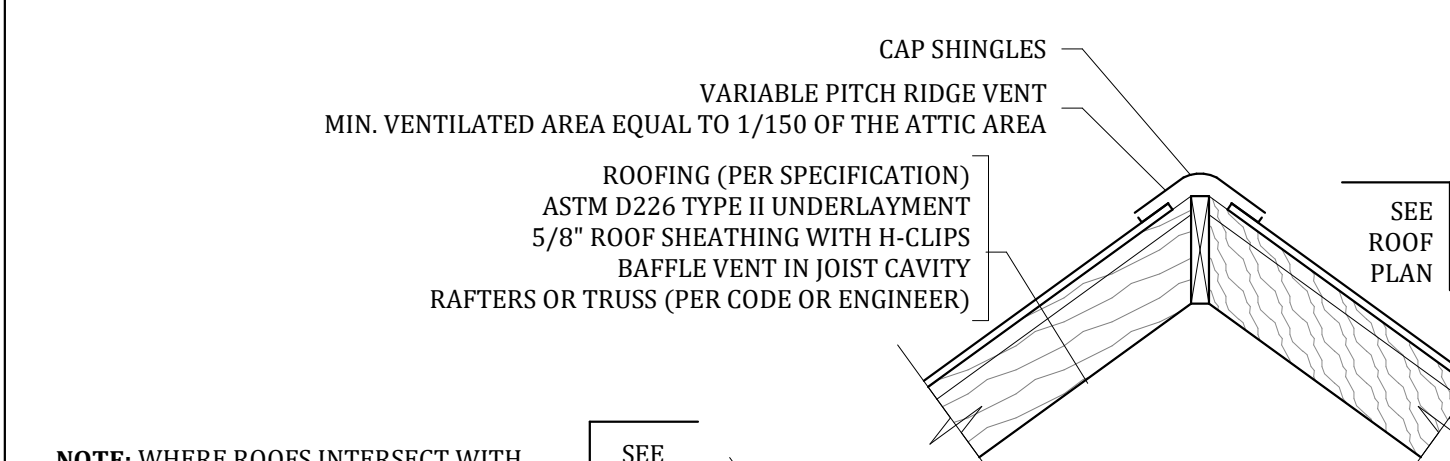
SPECIFICATION - GUTTERS			
LINE ITEM	LENGTH (FT)	MANUFACTURER	MODEL / FINISH
Gutter - 5" K-Style	195'		

- ROOFING GENERAL NOTES:**
- ROOFING:**
- A. MATERIAL & COLOR PER OWNER SPECIFICATION.
 - B. SPECIFIED TO MEET LOCAL WIND RESISTANCE
 - C. INSTALLED PER MANUFACTURER INSTRUCTIONS.
- VALLEYS:**
- A. FOR OPEN VALLEYS: VALLEY TO BE LINED WITH A MINIMUM OF TWO LAYERS OF ROLL ROOFING 18" WIDE AND 36" WIDE.
 - B. FOR CLOSED VALLEYS: VALLEY TO BE LINED WITH A MINIMUM OF ONE LAYER OF ROLL ROOFING 36" WIDE.
- R905.2.8 SIDEWALL FLASHING:**
- A. (IF APPLICABLE) VERTICAL STEP FLASHING, MINIMUM 4" HIGH AND 4" WIDE. STEP FLASHING TO BE TURNED OUT AT THE END OF THE SIDEWALL TO DIRECT WATER AWAY FROM THE WALL FACE.
- R903.2.2 CRICKETS & SADDLES:**
- A. TO BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR ROOF PENETRATION >30" IN WIDTH PERPENDICULAR TO THE ROOF SLOPE.
- R905.1.1 UNDERLAYMENT:**
- A. ASTM D226 TYPE II FELT UNDERLAYMENT TO BE APPLIED AND FASTENED PER MANUFACTURER.
 - B. FOR SLOPES 2/12 TO 4/12: A STRIP OF 19" WIDE UNDERLAYMENT FELT PARALLEL TO ALL EAVES TOPPED WITH A STRIP OF 36" WIDE UNDERLAYMENT.
 - C. FOR SLOPES >4/12: A STRIP OF 19" WIDE UNDERLAYMENT FELT PARALLEL TO ALL EAVES
- R905.1.2 ICE BARRIER:**
- A. IN AREAS REFERENCED IN TABLE R301.2(1) AN ICE BARRIER CONSISTING OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF TYPICAL UNDERLAYMENT. ICE BARRIER TO EXTEND FROM THE LOWEST EDGE OF ALL ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE INTERIOR WALL LINE OF THE BUILDING.
- PENETRATIONS:**
1. CONTRACTOR TO LOCATE, COORDINATE, & FLASH ALL PLUMBING VENTS.
 2. CONTRACTOR TO LOCATE, COORDINATE, & FLASH ALL MECHANICAL EXHAUST & MAKE-UP AIR PENETRATIONS PER EQUIPMENT MANUFACTURER SPECIFICATIONS & CODE.
 3. WHERE POSSIBLE, ALL ROOF PENETRATIONS TO BE LOCATED TO THE REAR OF THE HOME.
- PARAPET WALLS (IF APPLICABLE):**
- A. CONTRACTOR TO PROPERLY COPE WALLS IN ACCORDANCE WITH IRC 903.4
 - B. CONTRACTOR TO LOCATE AND FURNISH ROOF DRAIN AND OVERFLOW DRAIN OR SCUPPER. ROOF TO BE PITCHED MIN. 1/4"/FT TOWARDS DRAIN.

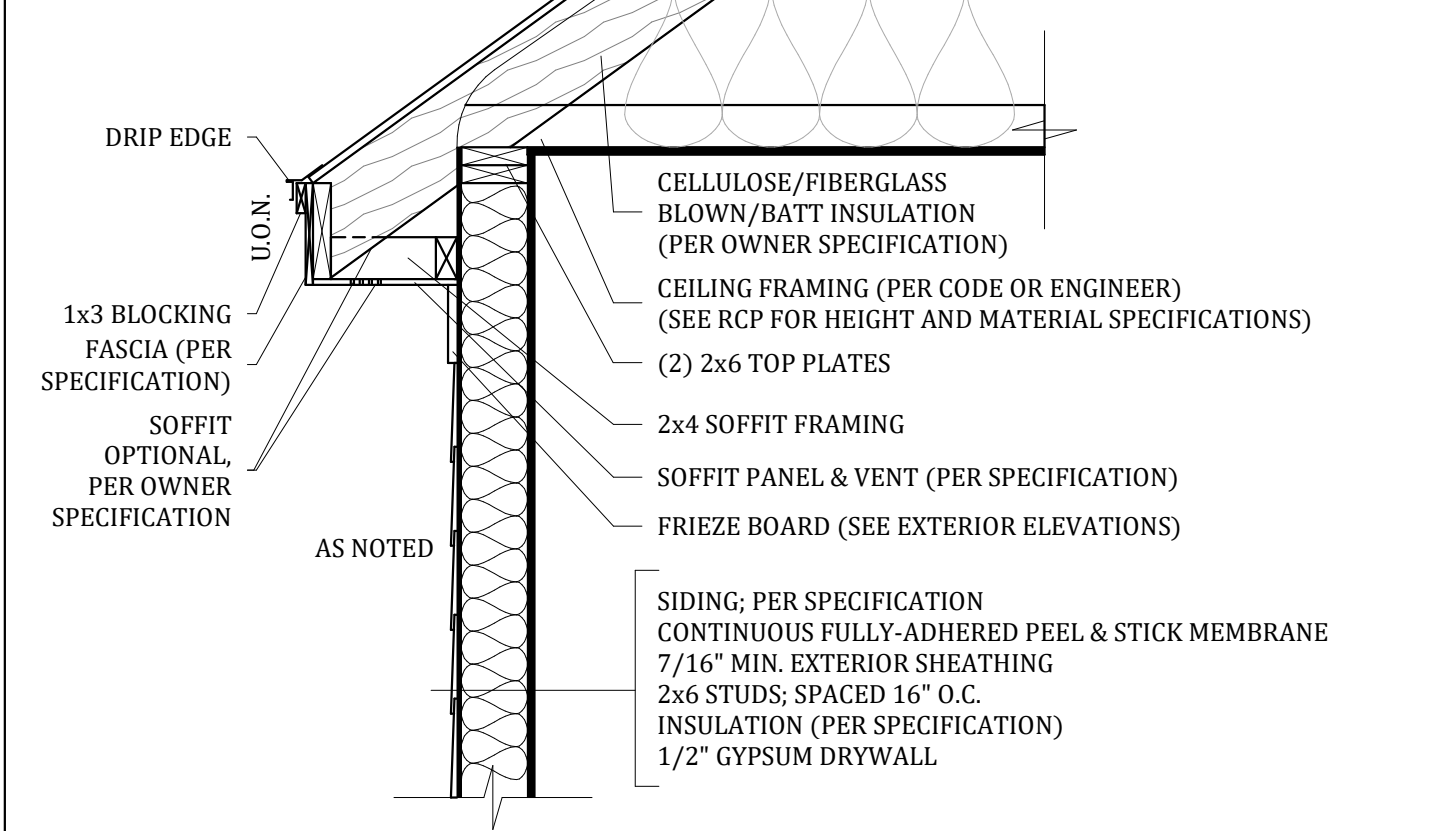


NOTE:
1.) PORCH ROOF VENTING OPTIONAL TO PREVENT PREMATURE FAILURE OF ROOFING MATERIAL DUE TO EXCESSIVE HEAT AND REDUCE HEAT BUILDUP ON PORCH AND ALONG HOUSE.

2 PORCH ROOF DETAIL
3/4" = 1'-0"



NOTE: WHERE ROOFS INTERSECT WITH DIFFERENT PITCHES, FRAMING CONTRACTOR TO ADD BLOCKING TO WALL PLATE TO ELEVATE STEEPER PITCH AND ALIGN EAVES AS NOTED.



1 ROOF EAVE SECTION (VENTED)
3/4" = 1'-0"

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BREAKEND	
ROOF PLAN	
Project number	C22_002
A-104	
Scale	As indicated

ELECTRICAL DEVICE SCHEDULE		
SYMBOL	TYPE	QTY.
	Duplex Outlet - GFCI	24
	Duplex Outlet - Standard	43
	Simplex Outlet - 240V	3
	Switch - 3-Way	4
	Switch - Single Pole	31

ELECTRICAL FIXTURE SCHEDULE				
TAG	FIXTURE	QTY.	MANUFACTURER	MODEL / FINISH
A/C	240V - A / C Condenser Disconnect	1		
E1	Garage Door Opener	2		
EX	Bathroom Exhaust	4		
L1a	Recessed Can Light (4")	63		
L2c	Pendant - Lantern	1		
L3a	Flush Mount - Linear	6		
L3b	Flush Mount - Round	3		
L4	Pendant - Globes	2		
L4a	Scounce - Exterior Lamp	6		
L5	Chandelier	2		
L7	Ceiling Fan	6		
L8	Interior Scounce	7		
L.C.	200A Single Phase Load Center	1		
S.D.	Hardwired Smoke / CO Detector	6		
W.H.	Water Heater	1		

SPECIFICATION - CEILINGS		
LINE ITEM	AREA	FINISH
Gypsum Ceiling	2038 SF	
Gypsum Ceiling (Garage) (5/8" Type X)	565 SF	
Gypsum Ceiling - Framed	1174 SF	
Porch Ceiling	600 SF	

- RCP FRAMING NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF THE STUD OR CENTERLINE OF THE FIXTURE U.O.N.
 - ALL CEILING FIXTURES TO BE CENTERED BETWEEN WALLS OR WINDOWS/DOORS UNLESS OTHERWISE DIMENSIONED.
 - ALL CEILING FIXTURES SHOWN FOR LOCATION ONLY. SEE TABLE BELOW FOR LIGHT FIXTURE SCHEDULE AND COORDINATE WITH OWNER FOR FINAL SELECTION AND SPECIFICATIONS.
 - CEILING HEIGHTS ARE MEASURED FROM F.F. TO FINISHED CEILING. CEILING HEIGHT PER MATCH BUILDING SECTION (SHEET A-500) U.N.O.
 - ALL SLOPING CEILINGS SHALL HAVE A PITCH TO MATCH ROOF (IF APPLICABLE). U.N.O.
 - CONTRACTOR TO COORDINATE AND PROVIDE ACCESS PANELS FOR ALL HIDDEN MECHANICAL EQUIPMENT, VALVES & CLEANOUTS AS NEEDED. CONTRACTOR TO COORDINATE DROPPED CEILING JOIST FRAMING IN ACCORDANCE WITH IRC TABLES R802.5.1 SPAN TABLE OR ENGINEERED DESIGN.
 - CONTRACTOR TO LOCATE CEILING ACCESS PANELS - MIN. 22IN X 30IN IN HALLWAY WHERE MIN. ATTIC HEADROOM > 30IN (AS NEEDED).
 - CONTRACTOR & OWNER TO SUBMIT ATTIC INSULATION SPECIFICATIONS TO MEET IRC N1102.1.2 (OR LOCAL CODE) MINIMUM R-VALUE REQUIREMENTS. REFER TO TABLE ON SHEET A-000.

- RCP ELECTRICAL NOTES:**
- LOW VOLTAGE ELECTRICAL NOT SHOWN. LOW VOLTAGE RECEPTACLES & SWITCHES TO BE COORDINATED WITH OWNER SPECIFICATIONS ON SITE.
 - ELECTRICAL CONTRACTOR TO COORDINATE ALL CONDUCTOR SIZES, DISCONNECTS, OVER-VOLTAGE DEVICES AND REQUIREMENTS WITH OWNER SPECIFIED EQUIPMENT SUBMITTALS.
 - SMOKE / CO DETECTORS TO BE HARDWIRED IN ACCORDANCE WITH CODE.
 - ALL OUTLETS IN SLEEPING ROOMS TO BE ARC FAULT INTERRUPTER PROTECTED.

- RCP MECHANICAL NOTES:**
- AIR REGISTERS SHOWN FOR COORDINATION PURPOSES ONLY. MECHANICAL CONTRACTOR TO SIZE, LOCATE, AND COORDINATE ALL MECHANICAL DIFFUSERS. WHERE POSSIBLE, DIFFUSERS SHALL BE EVENLY SPACED AND CENTERED BETWEEN LIGHTS AND OPENINGS.
 - BATHROOM EXHAUST FAN TO BE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. MECHANICAL CONTRACTOR TO COORDINATE DUCT TO EXTERIOR PER CODE & MANUFACTURER REQUIREMENTS.
 - PROVIDE DRYER VENT BOX. MECHANICAL CONTRACTOR COORDINATE DUCT TO EXTERIOR PER CODE AND MANUFACTURER REQUIREMENTS.

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BREAKEND

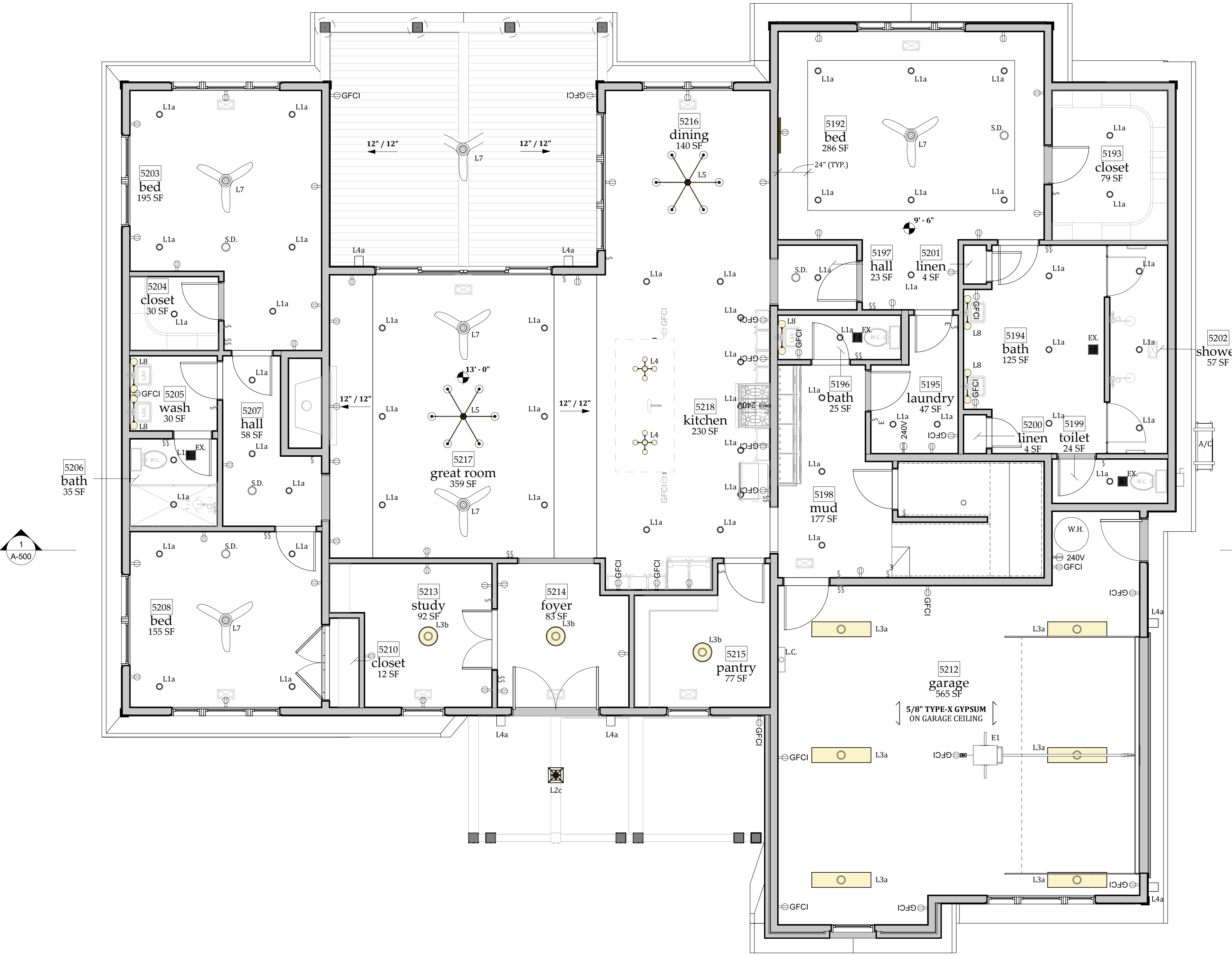
FIRST FLOOR REFLECTED
CEILING PLAN

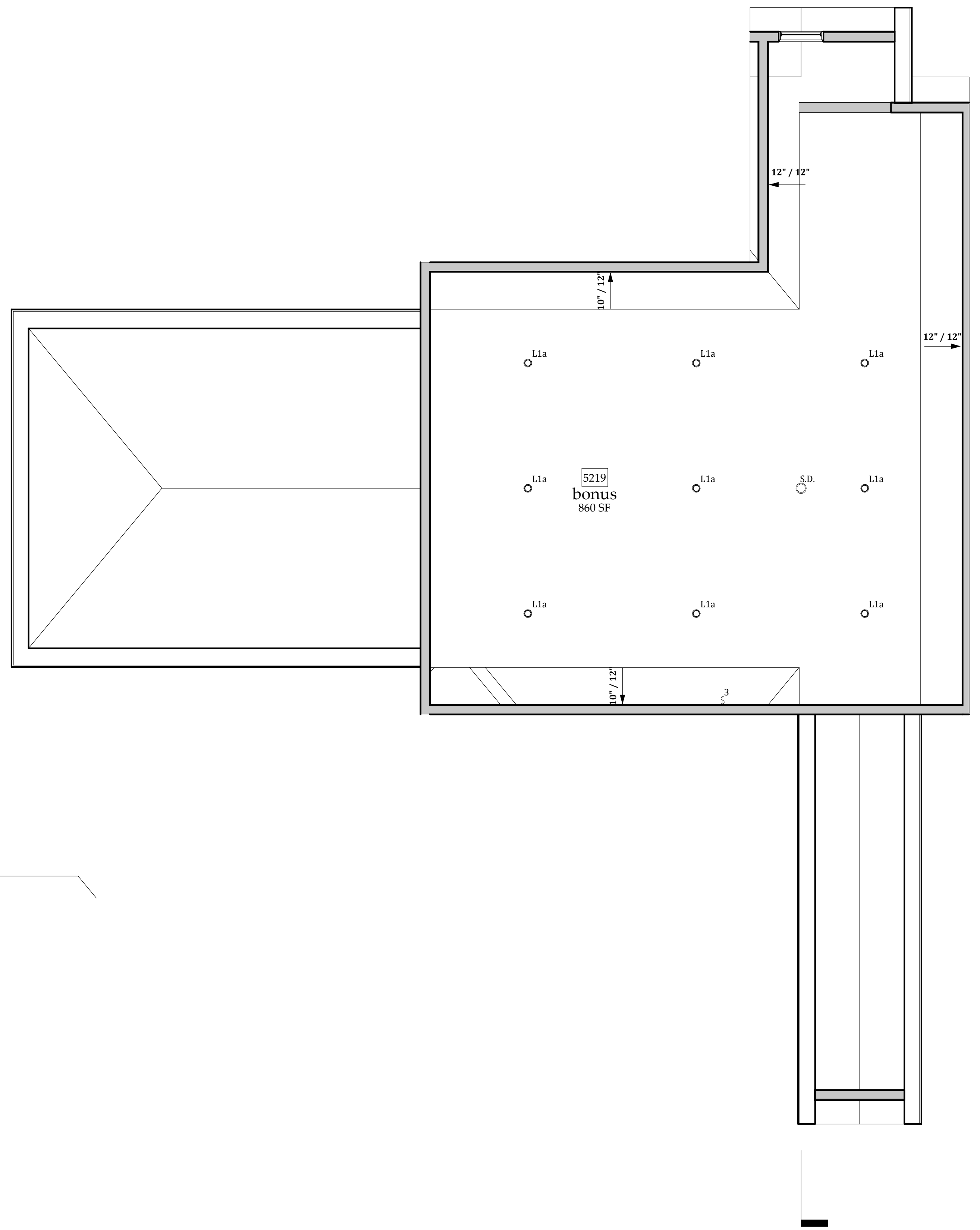
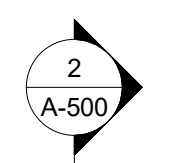
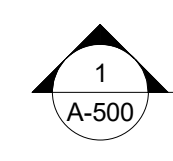
Project number C22_002

A-201

Scale 1/4" = 1'-0"

1 Level 1 - RCP
1/4" = 1'-0"





ELECTRICAL DEVICE SCHEDULE		
SYMBOL	TYPE	QTY.
	Duplex Outlet - GFCI	24
	Duplex Outlet - Standard	43
	Simplex Outlet - 240V	3
	Switch - 3-Way	4
	Switch - Single Pole	31

ELECTRICAL FIXTURE SCHEDULE				
TAG	FIXTURE	QTY.	MANUFACTURER	MODEL / FINISH
A/C	240V - A / C Condenser Disconnect	1		
E1	Garage Door Opener	2		
EX	Bathroom Exhaust	4		
L1a	Recessed Can Light (4")	63		
L2c	Pendant - Lantern	1		
L3a	Flush Mount - Linear	6		
L3b	Flush Mount - Round	3		
L4	Pendant - Globes	2		
L4a	Sconce - Exterior Lamp	6		
L5	Chandelier	2		
L7	Ceiling Fan	6		
L8	Interior Sconce	7		
L.C.	200A Single Phase Load Center	1		
S.D.	Hardwired Smoke / CO Detector	6		
W.H.	Water Heater	1		

SPECIFICATION - CEILINGS		
LINE ITEM	AREA	FINISH
Gypsum Ceiling	2038 SF	
Gypsum Ceiling (Garage) (5/8" Type X)	565 SF	
Gypsum Ceiling - Framed	1174 SF	
Porch Ceiling	600 SF	

- RCP FRAMING NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF THE STUD OR CENTERLINE OF THE FIXTURE U.O.N.
 - ALL CEILING FIXTURES TO BE CENTERED BETWEEN WALLS OR WINDOWS/DOORS UNLESS OTHERWISE DIMENSIONED.
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 - CEILING HEIGHTS ARE MEASURED FROM F.F. TO FINISHED CEILING. CEILING HEIGHT PER MATCH BUILDING SECTION (SHEET A-500) U.O.
 - ALL SLOPING CEILINGS SHALL HAVE A PITCH TO MATCH ROOF (IF APPLICABLE) U.O.
 - CONTRACTOR TO COORDINATE AND PROVIDE ACCESS PANELS FOR ALL HIDDEN MECHANICAL EQUIPMENT VALVES & CLEANOUTS AS NEEDED.
 - CONTRACTOR TO COORDINATE DROPPED CEILING JOIST FRAMING IN ACCORDANCE WITH IRC TABLES R802.5.1 SPAN TABLE OR ENGINEERED DESIGN.
 - CONTRACTOR TO LOCATE CEILING ACCESS PANELS - MIN. 22IN X 30IN IN HALLWAY WHERE MIN. ATTIC HEADROOM > 30IN (AS NEEDED).
 - CONTRACTOR & OWNER TO SUBMIT ATTIC INSULATION SPECIFICATIONS TO MEET IRC N1102.1.2 (OR LOCAL CODE) MINIMUM R-VALUE REQUIREMENTS. REFER TO TABLE ON SHEET A-000.

- RCP ELECTRICAL NOTES:**
- LOW VOLTAGE ELECTRICAL NOT SHOWN. LOW VOLTAGE RECEPTACLES & SWITCHES TO BE COORDINATED WITH OWNER SPECIFICATIONS ON SITE.
 - ELECTRICAL CONTRACTOR TO COORDINATE ALL CONDUCTOR SIZES, DISCONNECTS, OVER-VOLTAGE DEVICES AND REQUIREMENTS WITH OWNER SPECIFIED EQUIPMENT SUBMITTALS.
 - SMOKE / CO DETECTORS TO BE HARDWIRED IN ACCORDANCE WITH CODE.
 - ALL OUTLETS IN SLEEPING ROOMS TO BE ARC FAULT INTERRUPTER PROTECTED.

- RCP MECHANICAL NOTES:**
- AIR REGISTERS SHOWN FOR COORDINATION PURPOSES ONLY. MECHANICAL CONTRACTOR TO SIZE, LOCATE, AND COORDINATE ALL MECHANICAL DIFFUSERS. WHERE POSSIBLE, DIFFUSERS SHALL BE EVENLY SPACED AND CENTERED BETWEEN LIGHTS AND OPENINGS.
 - BATHROOM EXHAUST FAN TO BE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. MECHANICAL CONTRACTOR TO COORDINATE DUCT TO EXTERIOR PER CODE & MANUFACTURER REQUIREMENTS.
 - PROVIDE DRYER VENT BOX. MECHANICAL CONTRACTOR COORDINATE DUCT TO EXTERIOR PER CODE AND MANUFACTURER REQUIREMENTS.

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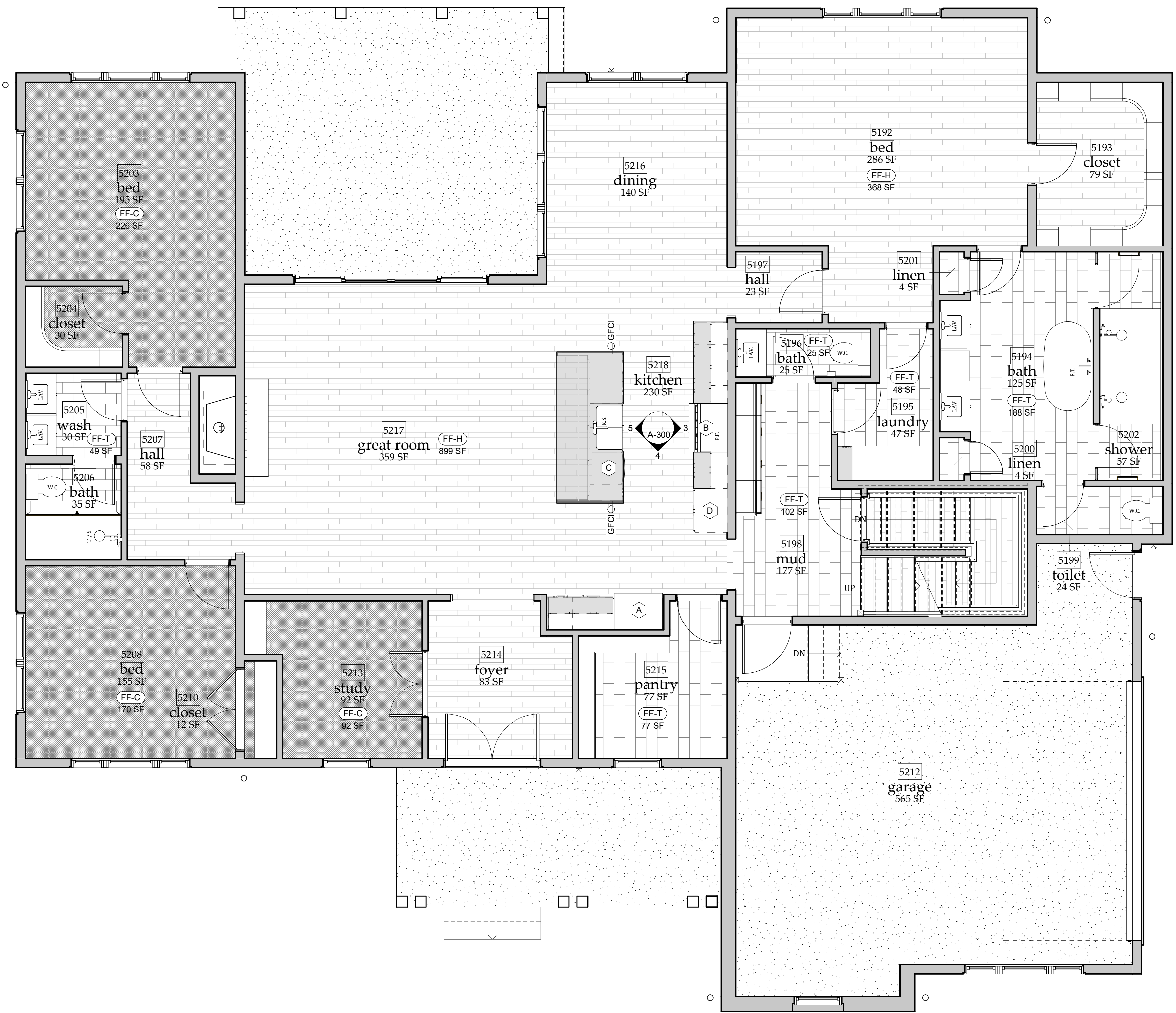
SECOND FLOOR REFLECTED CEILING PLAN

Project number C22_002

A-202

Scale 1/4" = 1'-0"

1 Level 2 - RCP
1/4" = 1'-0"

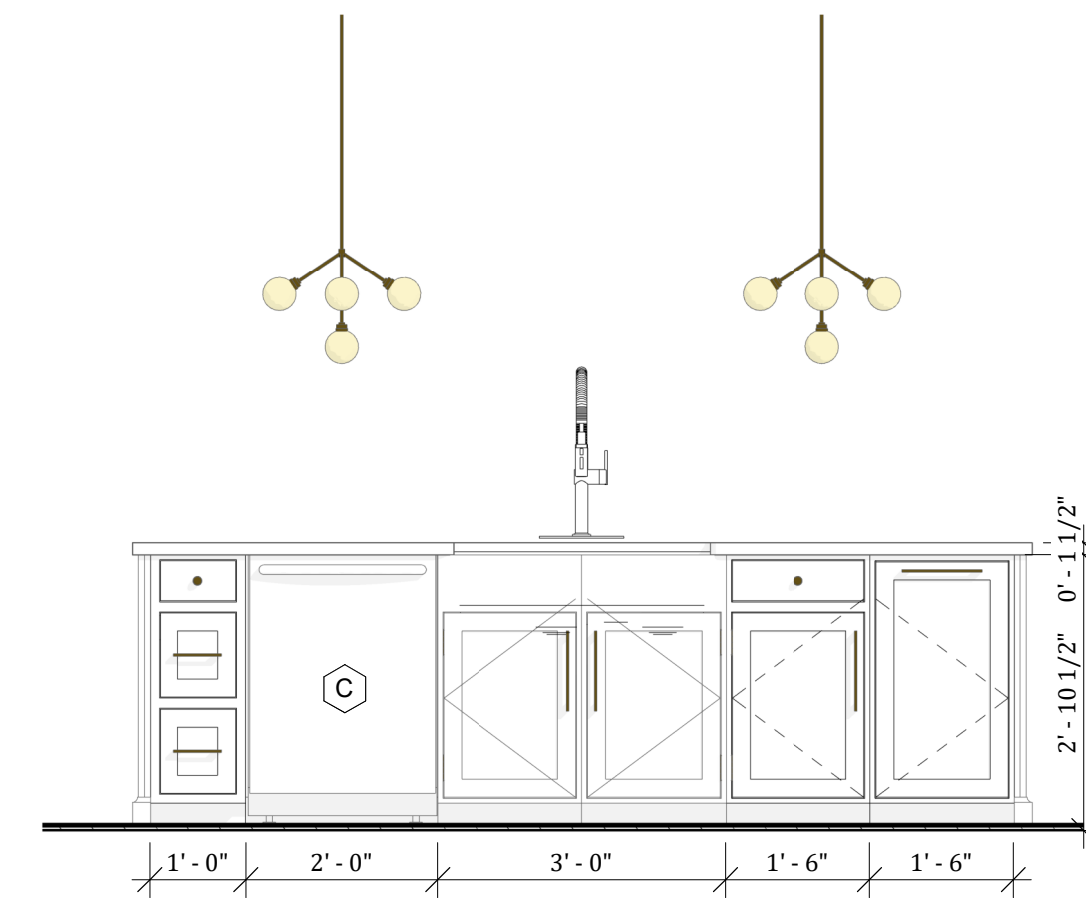


1 LEVEL 1 FINISH PLAN
1/4" = 1'-0"

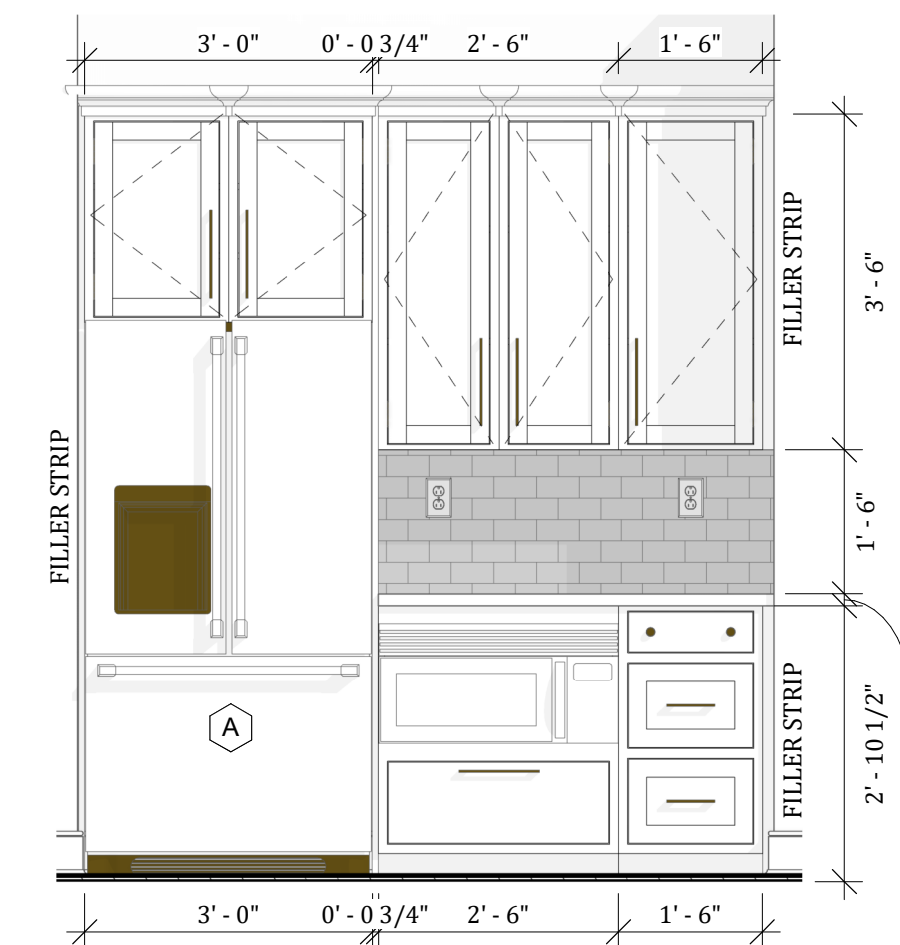
SPECIFICATION - FINISHED FLOORING				
TAG	LINE ITEM	AREA (SF)	MANUFACTURER	MODEL / FINISH
FF-C	Finished Floor - Carpet	488 SF		
FF-H	Finished Floor - Hardwood	1267 SF		
FF-T	Finished Floor - Tile	488 SF		

SPECIFICATION - APPLIANCES				
TAG	LINE ITEM	QTY.	MANUFACTURER	MODEL / FINISH
A	Refrigerator - 36"	1		
B	Range - 36"	1		
C	Dishwasher - 24"	1		
D	30" Built-In Wall Oven	1		
E	Microwave - 30"	1		

SPECIFICATION - COUNTERTOPS			
LINE ITEM	AREA (SF)	MANUFACTURER	FINISH
Countertops	60 SF		



5 KITCHEN ELEVATION C
1/2" = 1'-0"



4 KITCHEN ELEVATION B
1/2" = 1'-0"



3 KITCHEN ELEVATION A
1/2" = 1'-0"

INTERIOR FINISH NOTES:

HANDRAIL REQUIREMENTS:
(PER OWNER SPECIFICATION)
A. HEIGHT: 34-38"
B. GRIP SIZE: 1-1/4" - 2-5/8"
C. BALUSTER OPENINGS: 4" MAX. SPHERE
D. ENDS: TO BE RETURNED TO WALL OR STRUCTURAL NEWEL POST.

GUARDRAIL REQUIREMENTS:
(PER OWNER SPECIFICATION)
A. HEIGHT: 42" MIN.
B. BALUSTER OPENINGS: 4" MAX. SPHERE

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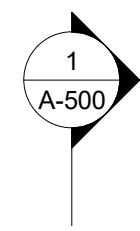
BREAKEND

FIRST FLOOR - FINISH PLAN

Project number C22_002

A-300

Scale As indicated



2 SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

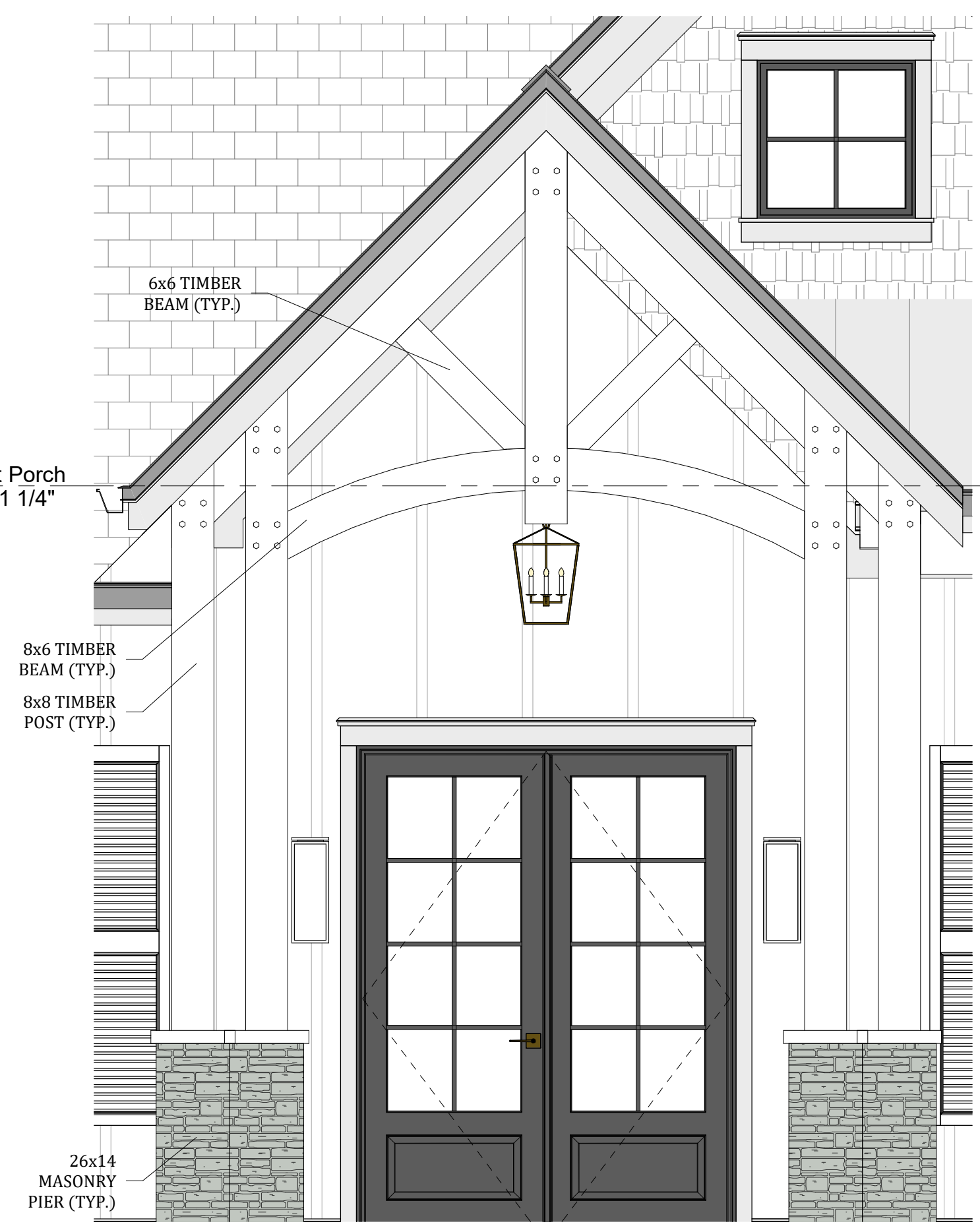
SPECIFICATION - WINDOWS										
TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	CENTER UNIT WIDTH	SIDE UNIT WIDTH	MULL SPACE	EGRESS	VENT AREA	TEMPERED
1	8	Double Hung - Multi Gang			3'-0"		0'-2"	YES		NO
2	4	Fixed - Picture	2'-6"	2'-6"				NO	0.0 SF	NO
3	3	Double Hung - Single	3'-0"	6'-0"				YES	6.7 SF	NO
4	3	Fixed - Picture	4'-4"	1'-6"				NO	0.0 SF	NO
5	1	Double Hung - Multi Gang	6'-0"	6'-0"	3'-0"	3'-0"	0'-2"	YES	20.8 SF	NO
6	1	Double Hung - Single	3'-0"	5'-0"				NO	5.5 SF	NO

SPECIFICATION - EXTERIOR DOORS						
TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	MANUFACTURER	MODEL / FINISH
1	1	Garage Door - Double	192"	96"		
2	1	Exterior - Single Swing Entry (In-Swing)	36"	84"		
3	1	Exterior - Double Swing Entry	72"	96"		
4	1	Exterior - Sliding (Tempered) Glass (4 Panel)	144"	96"		
16	1	Garage Door - Single	108"	96"		

SPECIFICATION - SIDING			
LINE ITEM	AREA (SF)	MANUFACTURER	MODEL / FINISH
Exterior - Siding - Board & Batten	3073 SF		

SPECIFICATION - EXTERIOR TRIM			
LINE ITEM	LENGTH (LF)	MANUFACTURER	MODEL / FINISH
Corner Trim (1x6)	109 LF		

- EXTERIOR ELEVATION GENERAL NOTES:**
- ACTUAL GRADE MAY VARY DEPENDING ON SITE CONDITIONS.
 - ALL PORCHES OR PATIOS MORE THAN 30" ABOVE FINISHED GRADE TO HAVE GUARDRAILS INSTALLED (MINIMUM 36" HEIGHT).
 - ALL EXTERIOR WALL PENETRATIONS TO BE MADE IN ACCORDANCE WITH DETAIL 3 SHEET A-600.
- WINDOW INSTALLATION NOTES:**
- CONTRACTOR & OWNER TO SUBMIT WINDOW GLAZING INSULATION SPECIFICATIONS TO MEET IRC N1102.1.2 (OR LOCAL CODE) MINIMUM U-VALUE REQUIREMENTS. REFER TO TABLE ON SHEET A-000.
 - MATERIAL, GLAZING, COLOR, HARDWARE, MUNTINS / GRIDS TO BE PER OWNER'S SPECIFICATION.
 - ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND INSTALLATION INSTRUCTIONS.
 - CONTRACTOR TO PROVIDE APPROPRIATE MANUFACTURER SUPPLIED JAMB EXTENSION WHERE APPLICABLE.
 - BEDROOM WINDOWS TO MEET IRC SECTION R310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE.
 - MINIMUM OPENING AREA OF 5.7 S.F.
 - MINIMUM OPENING HEIGHT OF 24"
 - MINIMUM OPENING WIDTH OF 20"
 - MAXIMUM OPENING HEIGHT OF 44"
- DOOR INSTALLATION NOTES:**
- MATERIAL, GLAZING, PAINT COLOR, HARDWARE, MUNTINS / GRIDS TO BE PER OWNER'S SPECIFICATION.
 - BATHROOM AND BEDROOM DOORS TO BE FURNISHED WITH PRIVACY LOCKSETS
 - CLOSET DOORS TO BE FURNISHED WITH DUMMY LOCKSETS
 - ALL OTHER INTERIOR DOORS TO BE FURNISHED WITH PASSAGE LOCKSETS
 - EXTERIOR DOORS TO BE FURNISHED WITH EXTERIOR KEYPAD LOCKSETS (PER OWNER'S SPECIFICATION)
 - IF APPLICABLE, DOOR BETWEEN GARAGE & RESIDENCE TO BE 20MIN. FIRE RATED, EQUIPPED WITH SELF-CLOSING DEVICE.



3 ENLARGED ENTRY ELEVATION
1/2" = 1'-0"

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BREAKEND

EXTERIOR ELEVATIONS

Project number C22_002

A-400

Scale As indicated

SPECIFICATION - WINDOWS										
TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	CENTER UNIT WIDTH	SIDE UNIT WIDTH	MULL SPACE	EGRESS	VENT AREA	TEMPERED
1	8	Double Hung - Multi Gang			3'-0"		0'-2"	YES		NO
2	4	Fixed - Picture	2'-6"	2'-6"				NO	0.0 SF	NO
3	3	Double Hung - Single	3'-0"	6'-0"				YES	6.7 SF	NO
4	3	Fixed - Picture	4'-4"	1'-6"				NO	0.0 SF	NO
5	1	Double Hung - Multi Gang	6'-0"	5'-0"	3'-0"	3'-0"	0'-2"	YES	20.8 SF	NO
6	1	Double Hung - Single	3'-0"	5'-0"				NO	5.5 SF	NO

SPECIFICATION - EXTERIOR DOORS						
TAG	QTY.	TYPE	NOM. WIDTH	NOM. HT.	MANUFACTURER	MODEL / FINISH
1	1	Garage Door - Double	192"	96"		
2	1	Exterior - Single Swing Entry (In-Swing)	36"	84"		
3	1	Exterior - Double Swing Entry	72"	96"		
4	1	Exterior - Sliding (Tempered) Glass (4 Panel)	144"	96"		
16	1	Garage Door - Single	108"	96"		

SPECIFICATION - SIDING			
LINE ITEM	AREA (SF)	MANUFACTURER	MODEL / FINISH
Exterior - Siding - Board & Batten	3073 SF		

SPECIFICATION - EXTERIOR TRIM			
LINE ITEM	LENGTH (LF)	MANUFACTURER	MODEL / FINISH
Corner Trim (1x6)	109 LF		

- EXTERIOR ELEVATION GENERAL NOTES:**
- ACTUAL GRADE MAY VARY DEPENDING ON SITE CONDITIONS.
 - ALL PORCHES OR PATIOS MORE THAN 30" ABOVE FINISHED GRADE TO HAVE GUARDRAILS INSTALLED (MINIMUM 36" HEIGHT).
 - ALL EXTERIOR WALL PENETRATIONS TO BE MADE IN ACCORDANCE WITH DETAIL 3 SHEET A-600.
- WINDOW INSTALLATION NOTES:**
- CONTRACTOR & OWNER TO SUBMIT WINDOW GLAZING INSULATION SPECIFICATIONS TO MEET IRC N1102.1.2 (OR LOCAL CODE) MINIMUM U-VALUE REQUIREMENTS. REFER TO TABLE ON SHEET A-000.
 - MATERIAL, GLAZING, COLOR, HARDWARE, MUNTINS / GRIDS TO BE PER OWNER'S SPECIFICATION.
 - ALL WINDOWS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND INSTALLATION INSTRUCTIONS.
 - CONTRACTOR TO PROVIDE APPROPRIATE MANUFACTURER SUPPLIED JAMB EXTENSION WHERE APPLICABLE.
 - BEDROOM WINDOWS TO MEET IRC SECTION R310 REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE.
 - MINIMUM OPENING AREA OF 5.7 S.F.
 - MINIMUM OPENING HEIGHT OF 24"
 - MINIMUM OPENING WIDTH OF 20"
 - MAXIMUM OPENING HEIGHT OF 44"
- DOOR INSTALLATION NOTES:**
- MATERIAL, GLAZING, PAINT COLOR, HARDWARE, MUNTINS / GRIDS TO BE PER OWNER'S SPECIFICATION.
 - BATHROOM AND BEDROOM DOORS TO BE FURNISHED WITH PRIVACY LOCKSETS
 - CLOSET DOORS TO BE FURNISHED WITH DUMMY LOCKSETS
 - ALL OTHER INTERIOR DOORS TO BE FURNISHED WITH PASSAGE LOCKSETS
 - EXTERIOR DOORS TO BE FURNISHED WITH EXTERIOR KEYPED LOCKSETS (PER OWNER'S SPECIFICATION)
 - IF APPLICABLE, DOOR BETWEEN GARAGE & RESIDENCE TO BE 20MIN. FIRE RATED, EQUIPPED WITH SELF-CLOSING DEVICE.



2 SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

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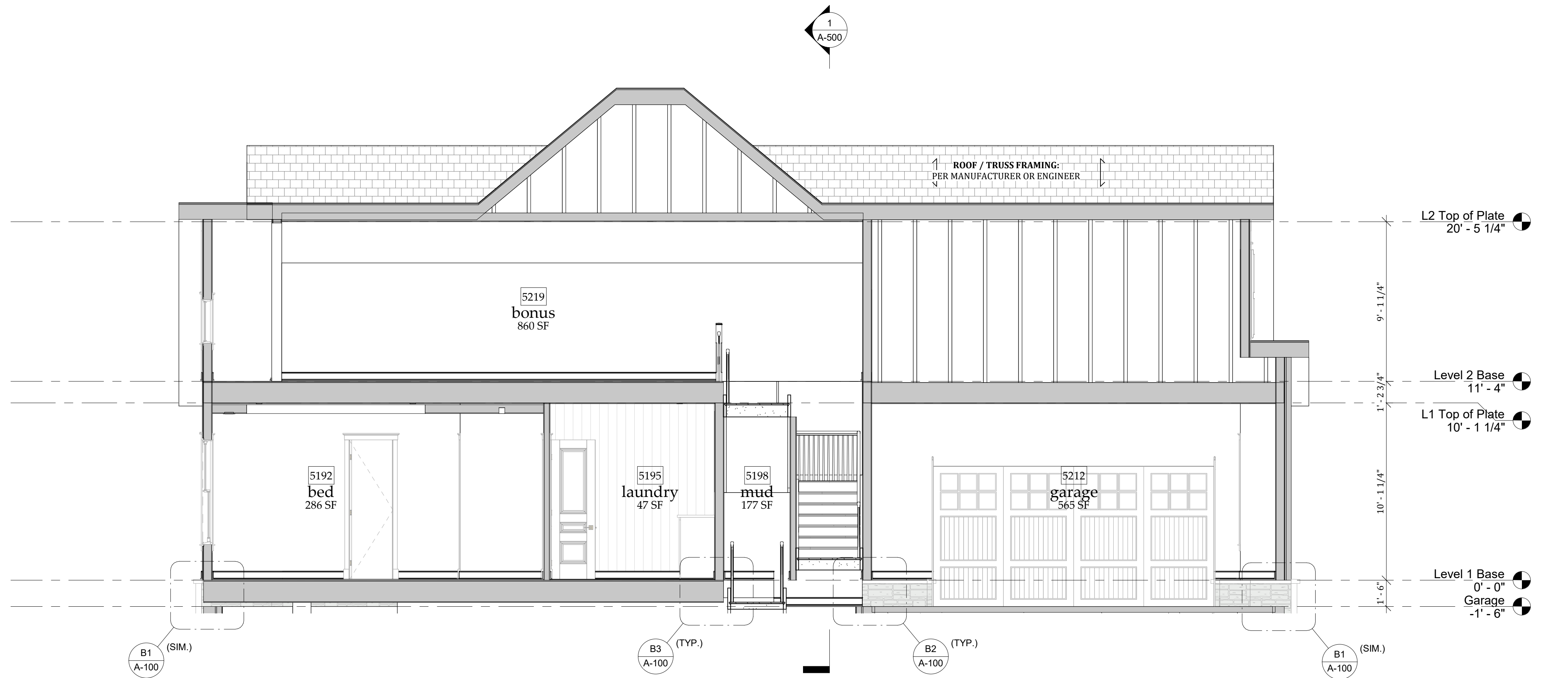
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EXTERIOR ELEVATIONS

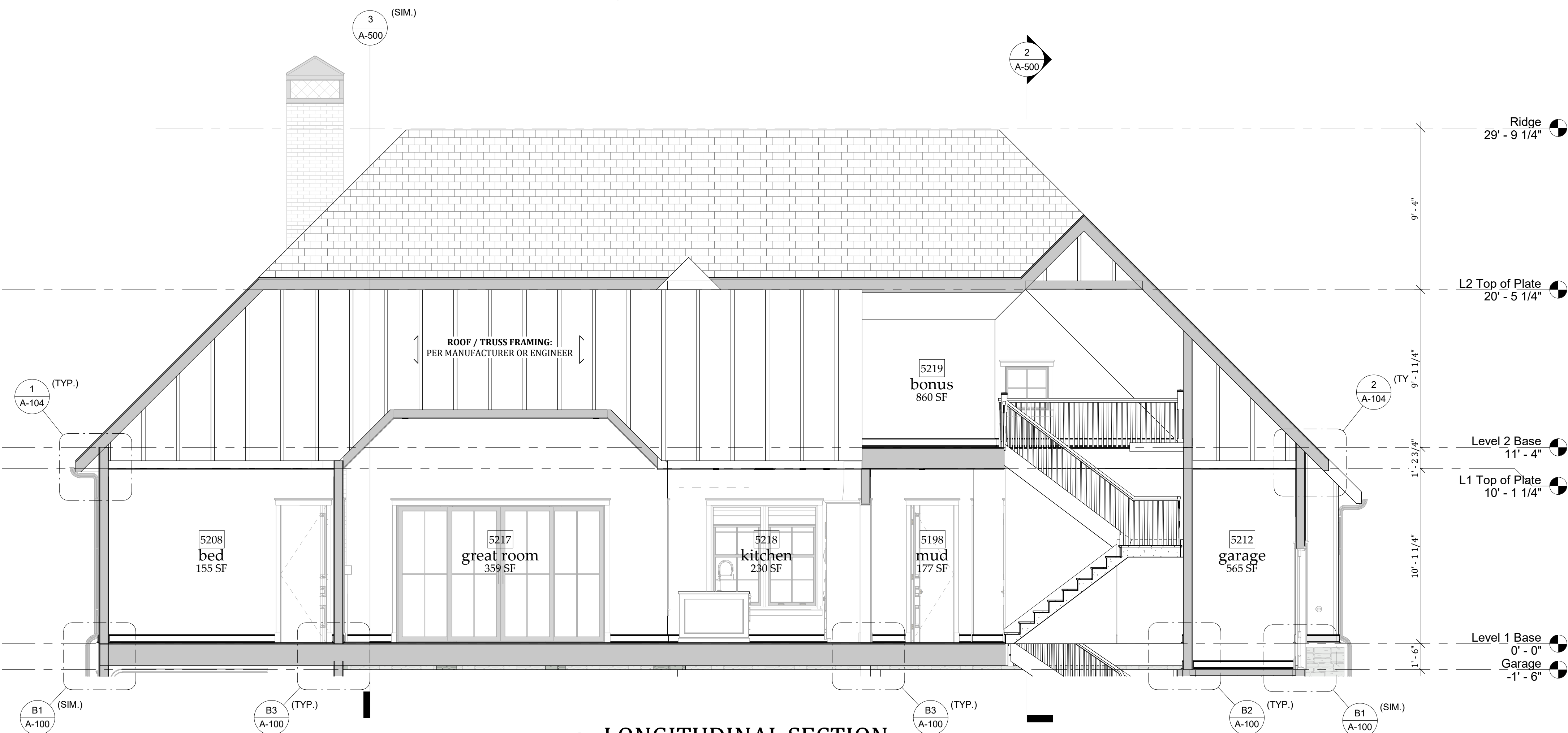
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A-401

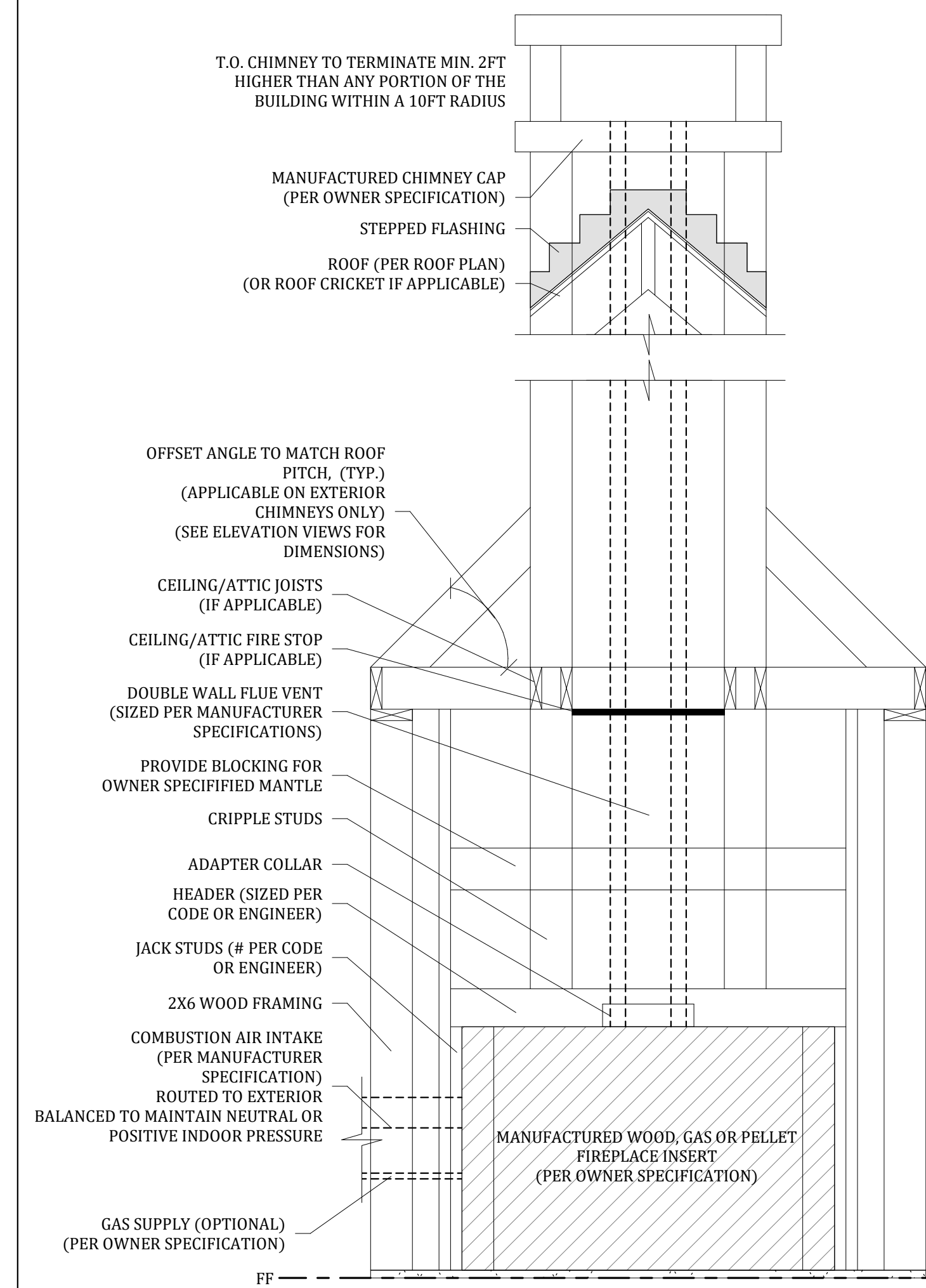
Scale 1/4" = 1'-0"



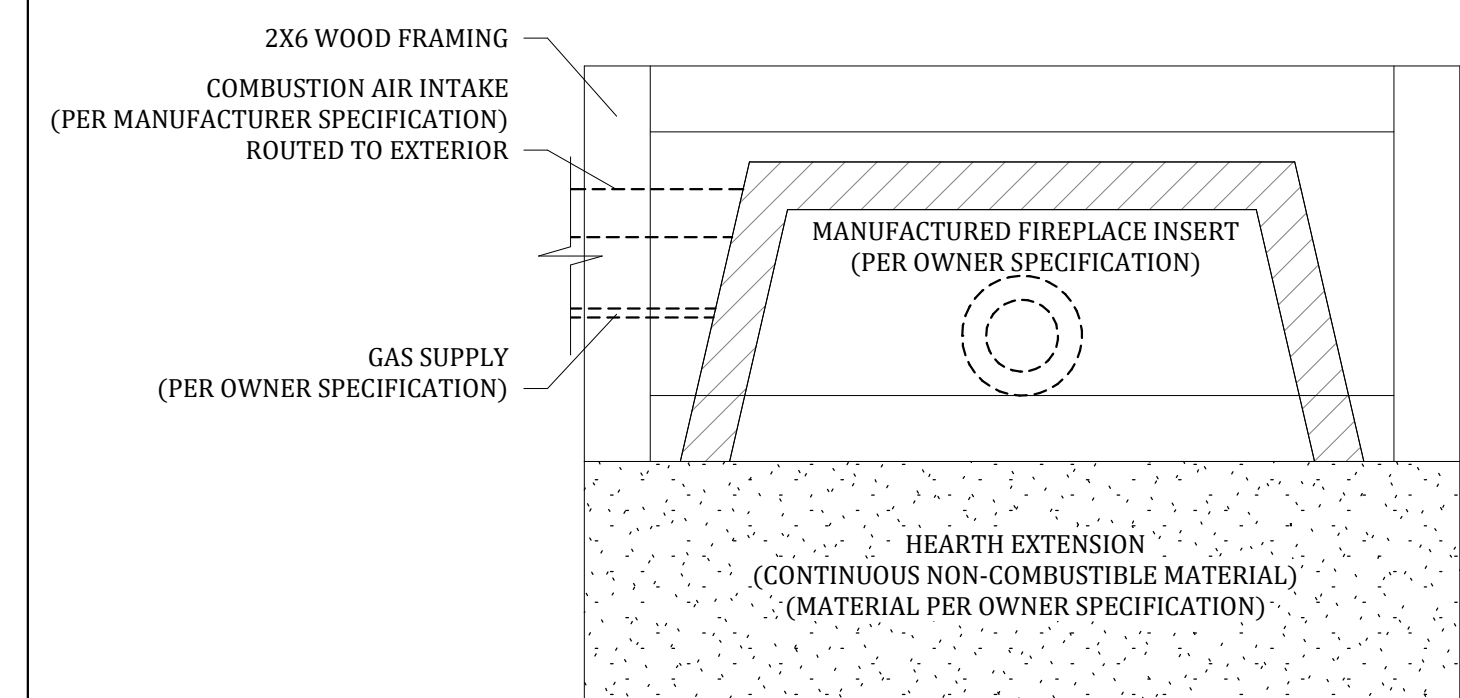
2 TRANSVERSE SECTION
1/4" = 1'-0"



1 LONGITUDINAL SECTION
1/4" = 1'-0"



ELEVATION VIEW



PLAN VIEW

- NOTE:**
- 1.) INTERIOR R.O. DIMENSIONS SHOULD BE VERIFIED WITH FIREPLACE INSERT SUBMITTAL AS SPECIFIED BY OWNER.
 - 2.) OPTIONAL OWNER SPECIFIED MASONRY FACING OMITTED FOR CLARITY.
 - 3.) COMBUSTION AIR INTAKE TO BE ROUTED TO AN ELEVATION EQUAL OR LOWER THAN THE FIREBOX ELEVATION AND CAPPED WITH A 1/4IN MAX. MESH SCREEN.

3 FIREPLACE DETAIL
3/4" = 1'-0"

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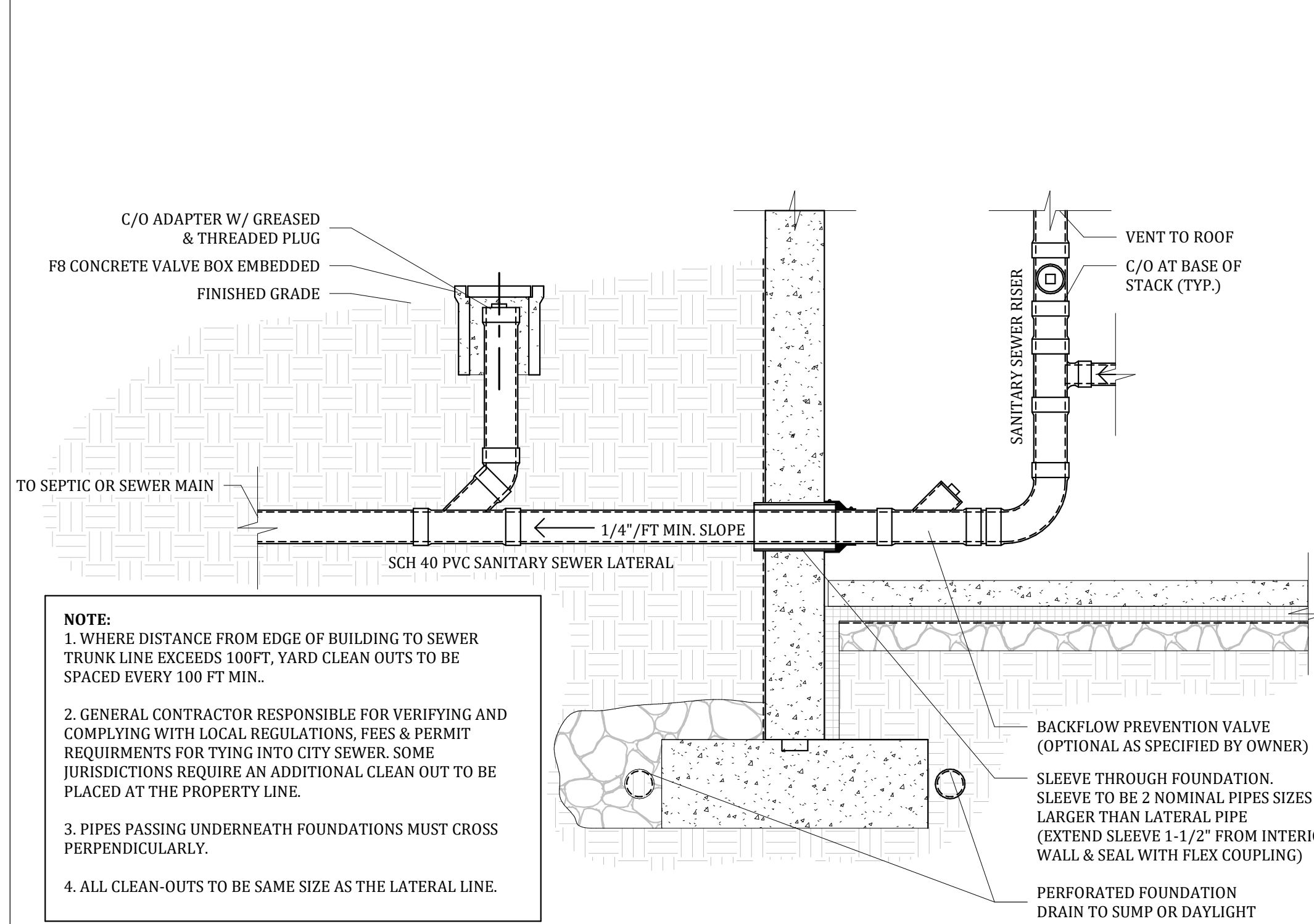
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BUILDING SECTIONS

Project number C22_002

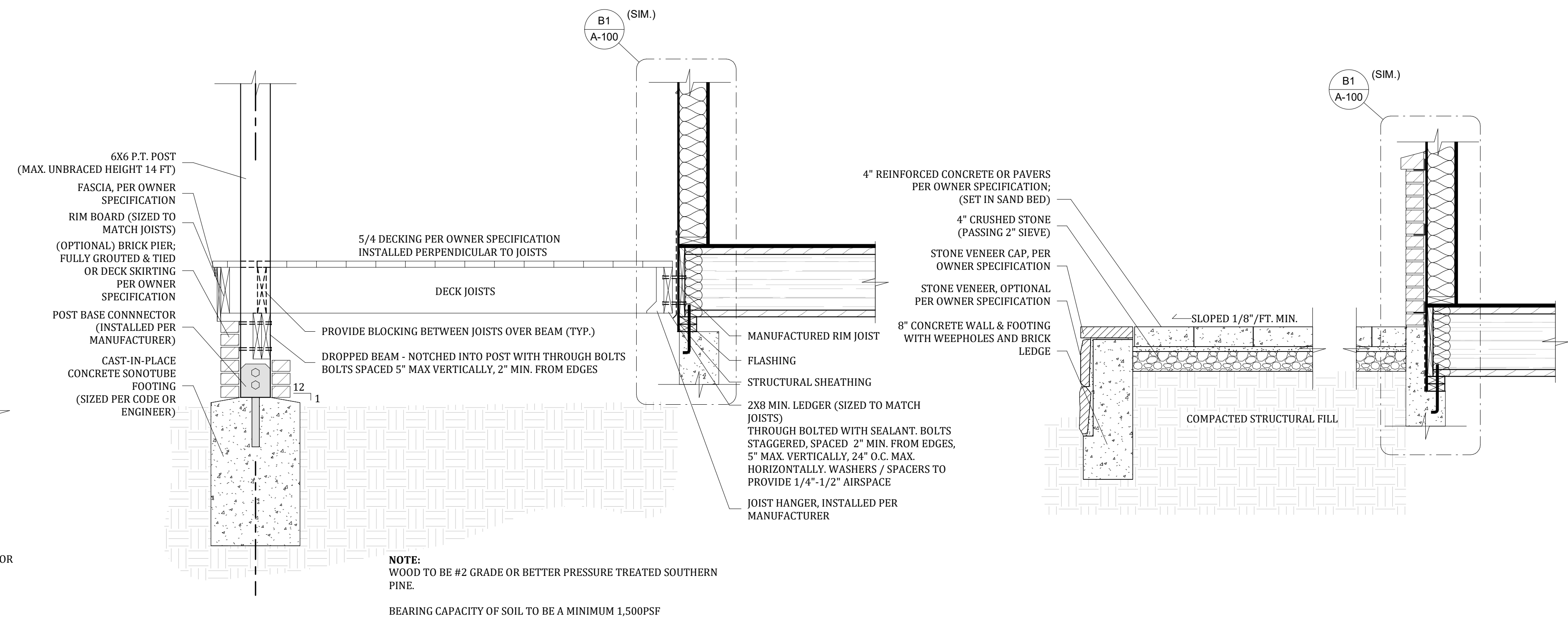
A-500

Scale As indicated



7 BASEMENT - SANITARY SEWER SECTION AT YARD

3/4" = 1'-0"

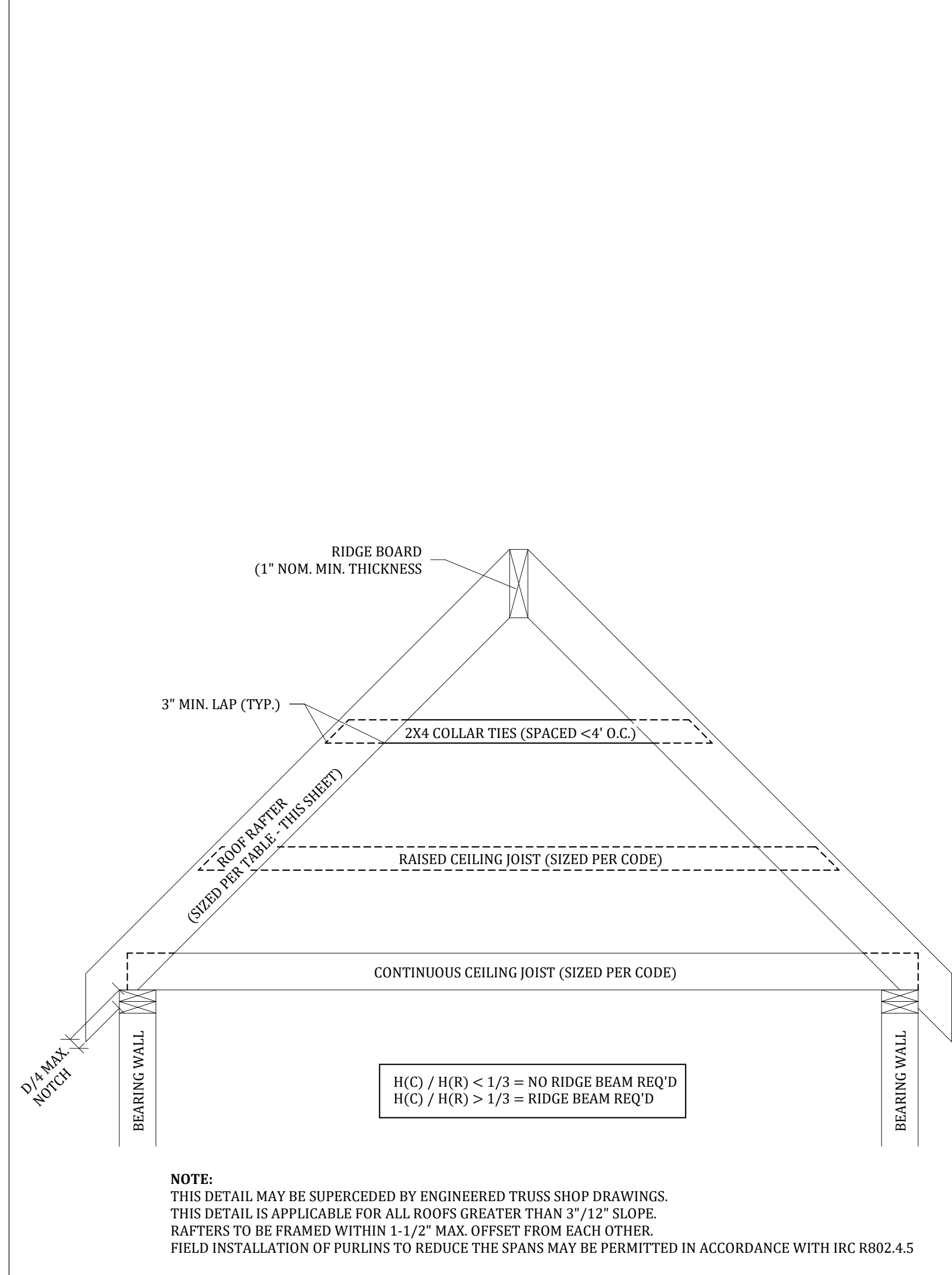


6 PORCH OPTION - WOOD FRAMED DECK

3/4" = 1'-0"

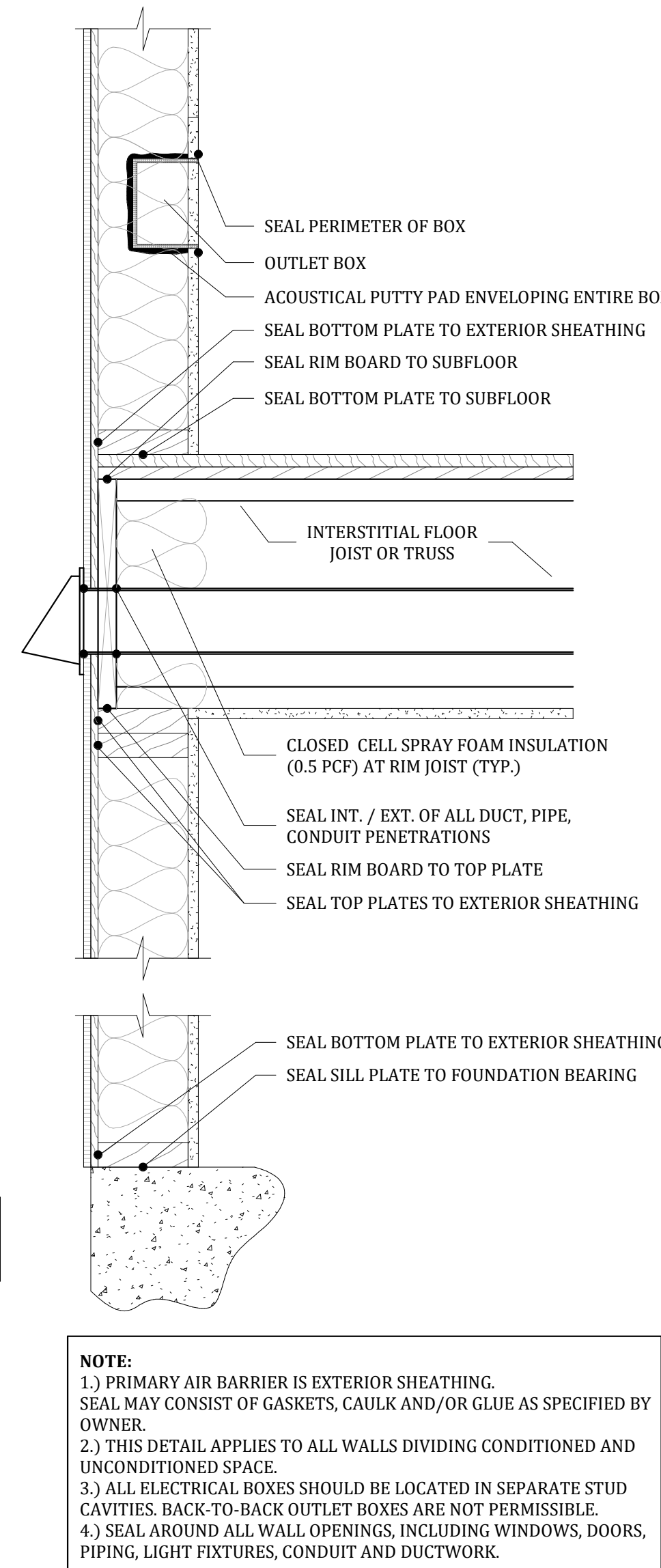
5 PORCH OPTION - RAISED MASONRY PATIO

3/4" = 1'-0"



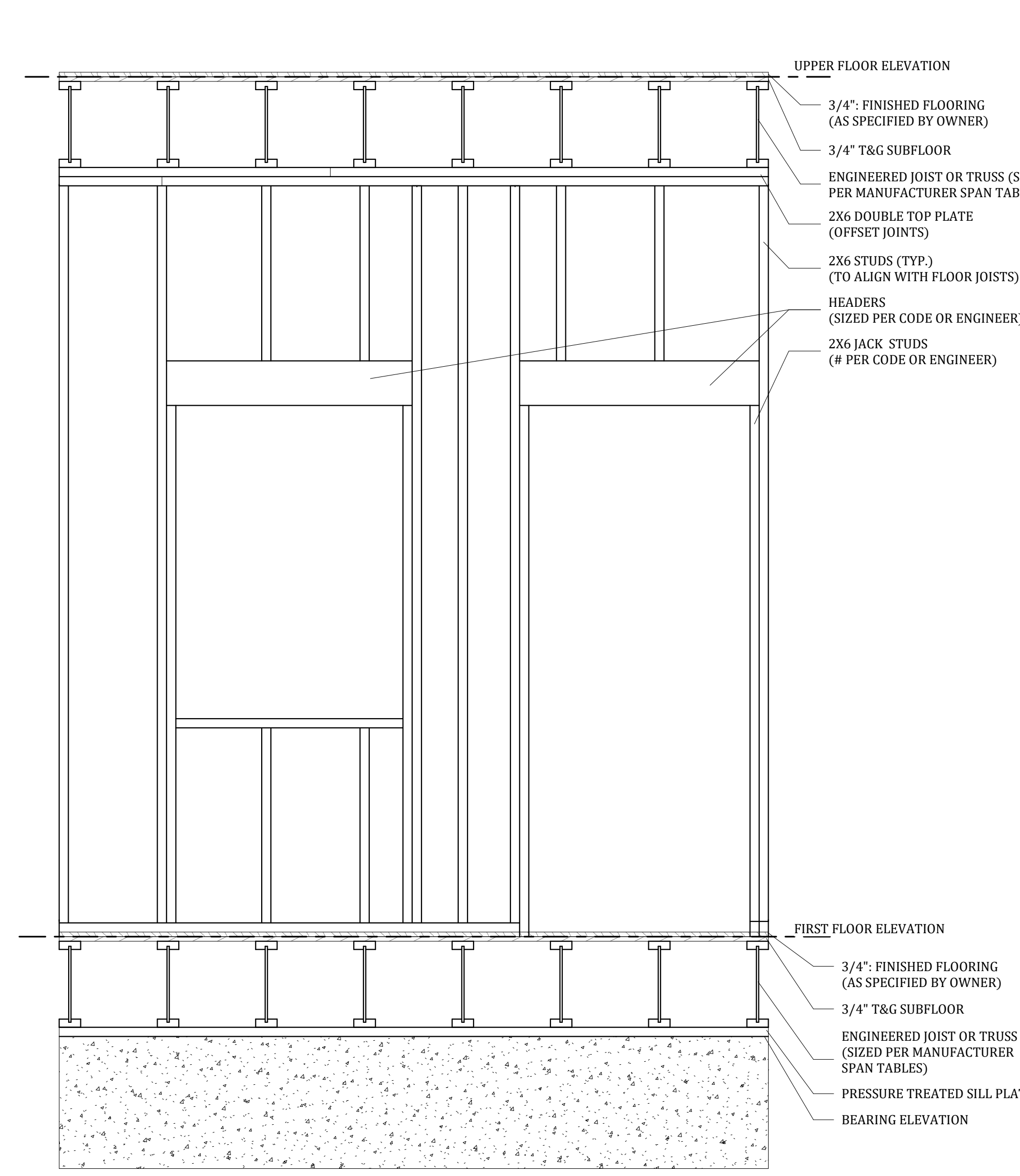
4 TYPICAL BRACED RAFTER DIAGRAM

3/4" = 1'-0"



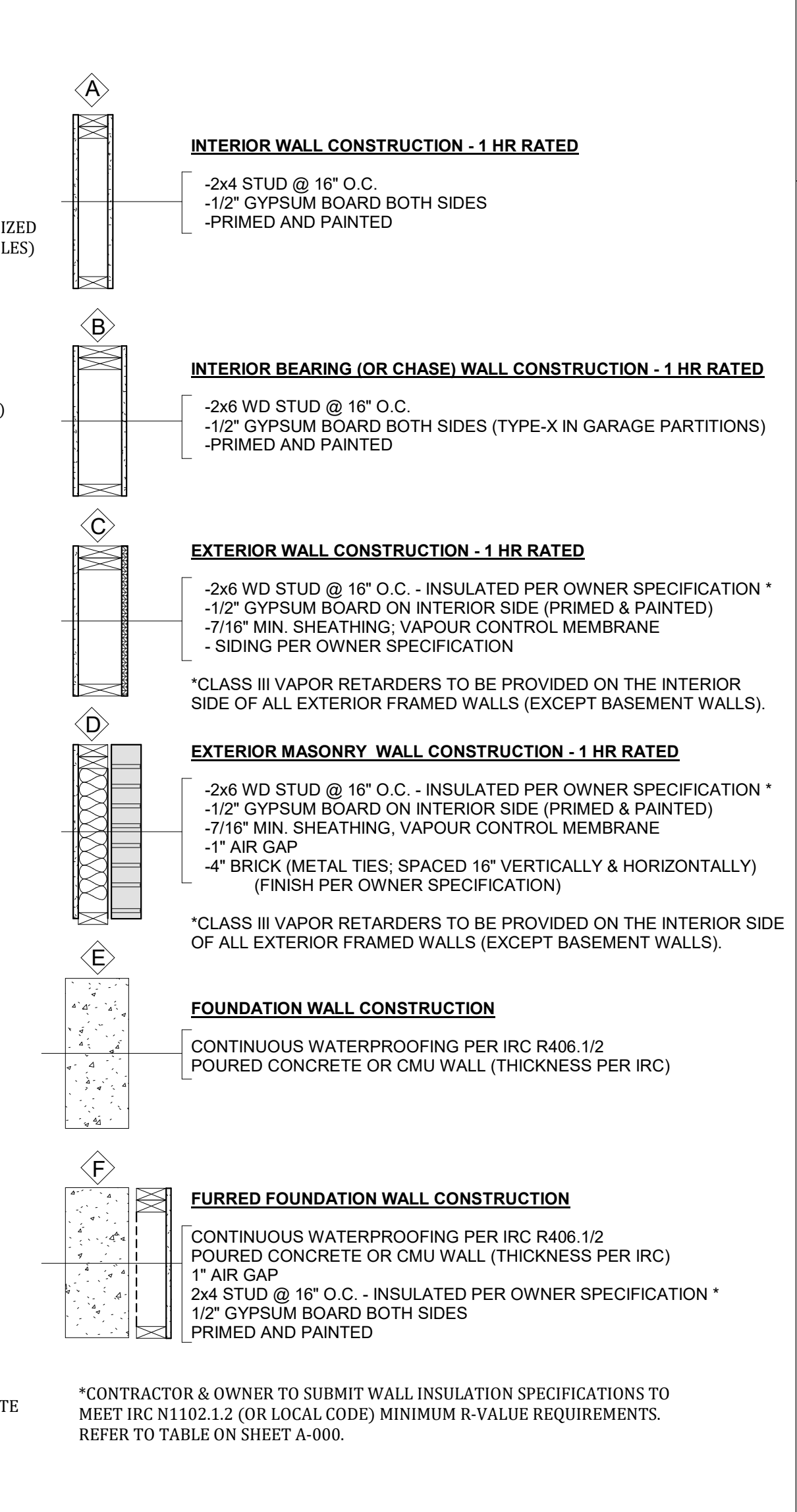
3 AIR SEALING - TYP. EXT. WALL

1 1/2" = 1'-0"



2 TYPICAL BEARING WALL FRAMING ELEVATION

3/4" = 1'-0"



1 WALL PARTITION SCHEDULE

3/4" = 1'-0"

NOTE:
 1.) ALL STRUCTURAL COLUMNS, GIRDERS, RAFTERS, HEADERS, JOISTS, TIES & DETAILS TO BE SIZED REVIEWED AND CERTIFIED BY A LOCAL LICENSED STRUCTURAL ENGINEER AND BE IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS.
 2.) FRAMING TO BE IN COMPLIANCE WITH ANY APPLICABLE LOCAL SITE CONDITIONS AND CODES INCLUDING BUT NOT LIMITED TO: WIND LOADS, SEISMIC LOADS, SNOW LOADS, FLOODING, TERMITES & WEATHERING.
 3.) WHERE APPLICABLE, ALL TRUSSES TO BE ENGINEERED AND MANUFACTURED BY QUALIFIED TRUSS MANUFACTURER. CONTRACTOR TO INSTALL TRUSSES IN ACCORDANCE WITH ALL MANUFACTURER INSTRUCTION, SPECIFICATIONS AND PRESIDING CODES. TRUSSES ARE NOT TO BE FIELD MODIFIED IN ANY WAY WITHOUT THE SUPERVISION AND APPROVAL OF A LICENSED STRUCTURAL ENGINEER.
 4.) CONTRACTOR TO VERIFY ENGINEERED WOOD AND STEEL MEMBER SIZES, WHERE UTILIZED. CONTRACTOR TO FOLLOW ENGINEER & MANUFACTURER SPECIFICATIONS FOR INSTALLATION, CONNECTIONS, NAILING PATTERNS, AND PENETRATION LIMITATIONS FOR ALL ENGINEERED LUMBER.

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BREAKEND
FRAMING DETAILS

Project number C22_002

A-600

Scale As indicated