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FRAMING NOTES:
THESE NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY.
DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES.
CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.

WINDOW & DOORS NOTES:
1. WINDOW EGRESS TO BE 20"W X 24" H MINIMUM (821 SQ. IN.) CLEAR OPENING.
2. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FRONT THE FLOOR MUST HAVE TEMPERED GLASS
3. ALL SIDELITES, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED GLASS.

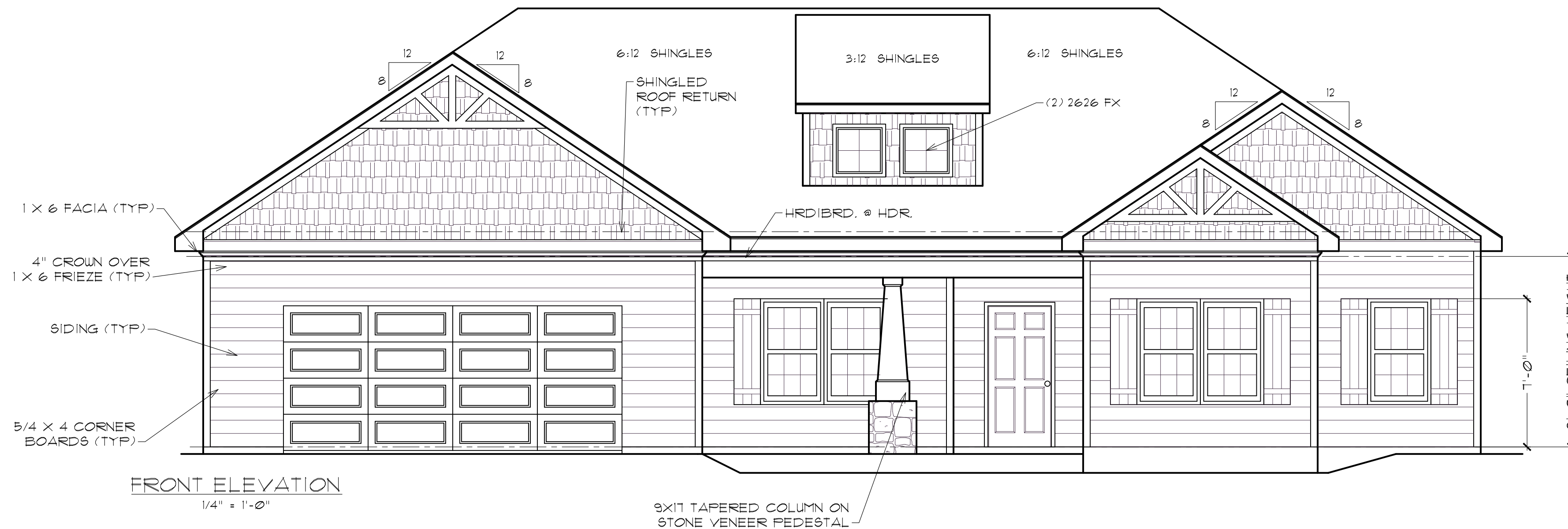
GENERAL NOTES:
ALL DETAILS AND CONDITIONS ARE CNTR. RESPONSIBILITY TO VERIFY PRIOR TO CONSTRUCTION.
ALL SLAB AND FLOORPLAN DIMENSIONS TO BE VERIFIED BY CNTR. PRIOR TO CONSTRUCTION.

GENERAL NOTES:
WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE
1. NATIONAL, STATE, AND LOCAL CODES, AND REGULATIONS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE
2. BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO BBHP, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK.
CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE READ OR CALCULATED
3. DO NOT SCALE DRAWINGS.
4. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. PLANS STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTHS, GEOLOGICAL AND WEATHER CONDITIONS, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
7. ALL CONSTRUCTION AND STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE

GENERAL NOTES:
1. DO NOT SCALE DRAWINGS
2. WINDOW EGRESS TO BE 20"W X 24" H MINIMUM (821 SQ. IN.) CLEAR OPENING.
3. ALL WINDOW WITHIN 24" RADIUS OF A DOOR OR LESS THAN 18" FRONT THE FLOOR MUST HAVE TEMPERED GLASS
4. ALL SIDELITES, FRENCH DOORS AND PATIOS DOORS MUST HAVE TEMPERED GLASS.
5. ALL ROOF OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED
6. ALL ROOF PITCHES TO BE 12/12.
7. TYPICAL CLG. HEIGHTS:
9'-0" FIRST FLOOR

NOTE: WHEN TWO ROOFS INTERSECT WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALLS AS REQ'D TO LINE UP FACIAS AT A MINIMUM OF 1'-0" OVERHANG.

NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS



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

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RELEASED FOR CONSTRUCTION - VEITCH CONST.

MAIN PLAN	
SQUARE FOOTAGES:	
FIRST FLOOR:	2181
GARAGE:	516

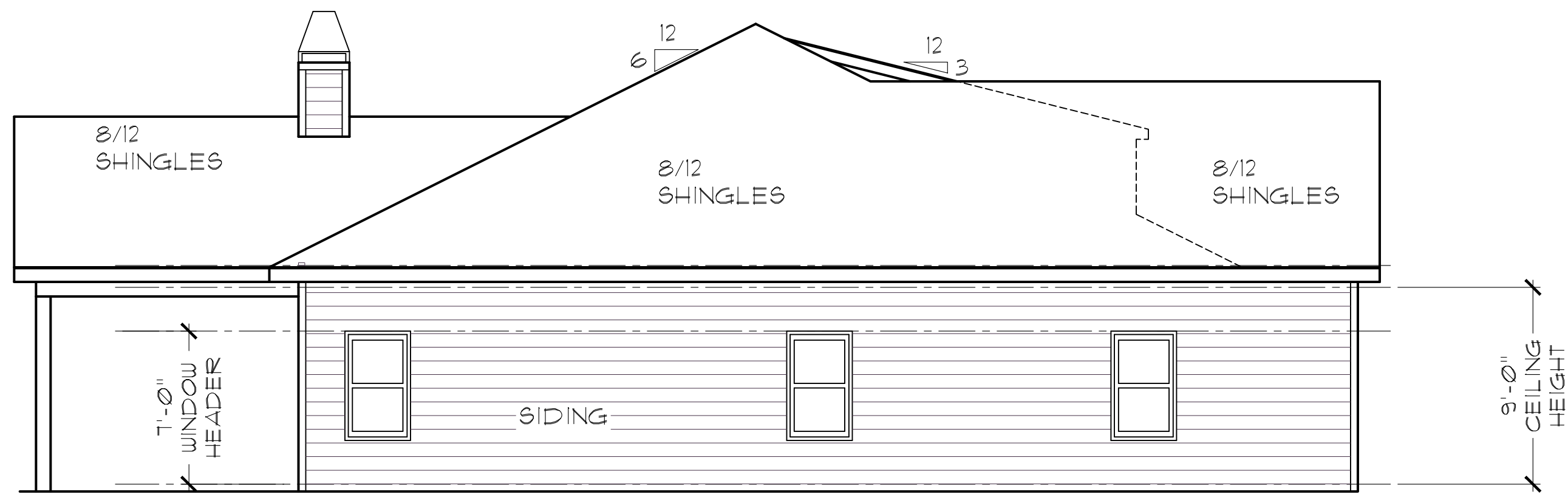
RELEASE DATE:
6/14/2023

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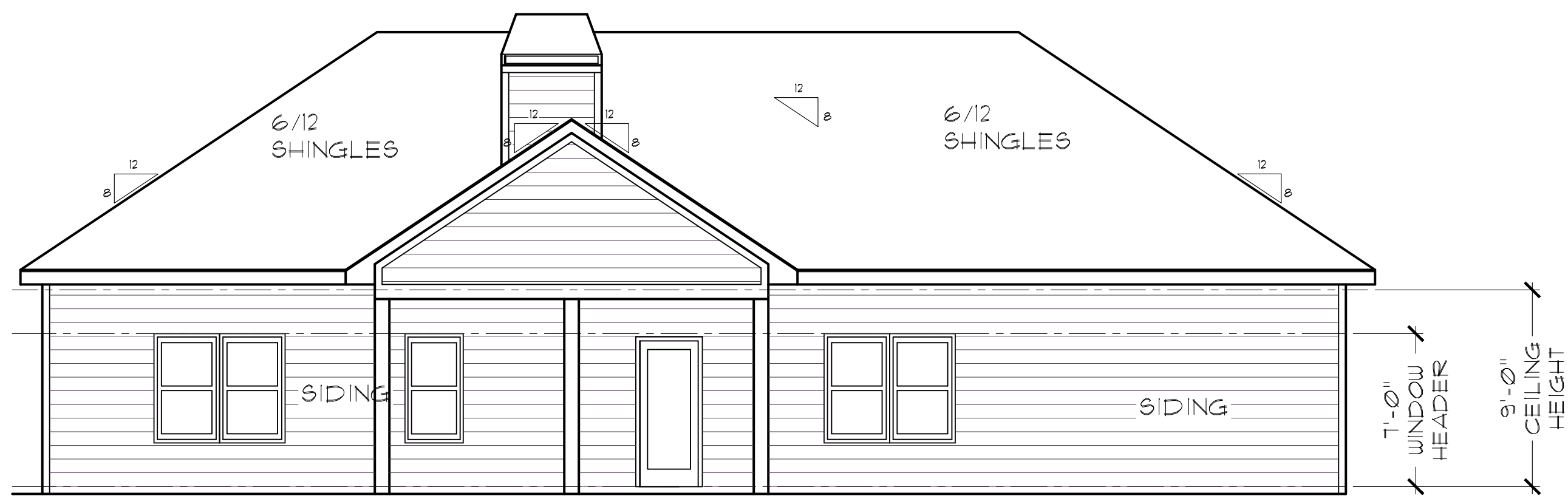
PROJECT: THE MORGAN 2 VEITCH CONST.
DRAWING: FRONT ELEVATION
DRAWN BY: RIEDE
DRWG. DATE: 9/15/21
SCALE: 1/4" = 1'-0"
PLAN NUMBER: BRD220011
DRWG. NO. A-1

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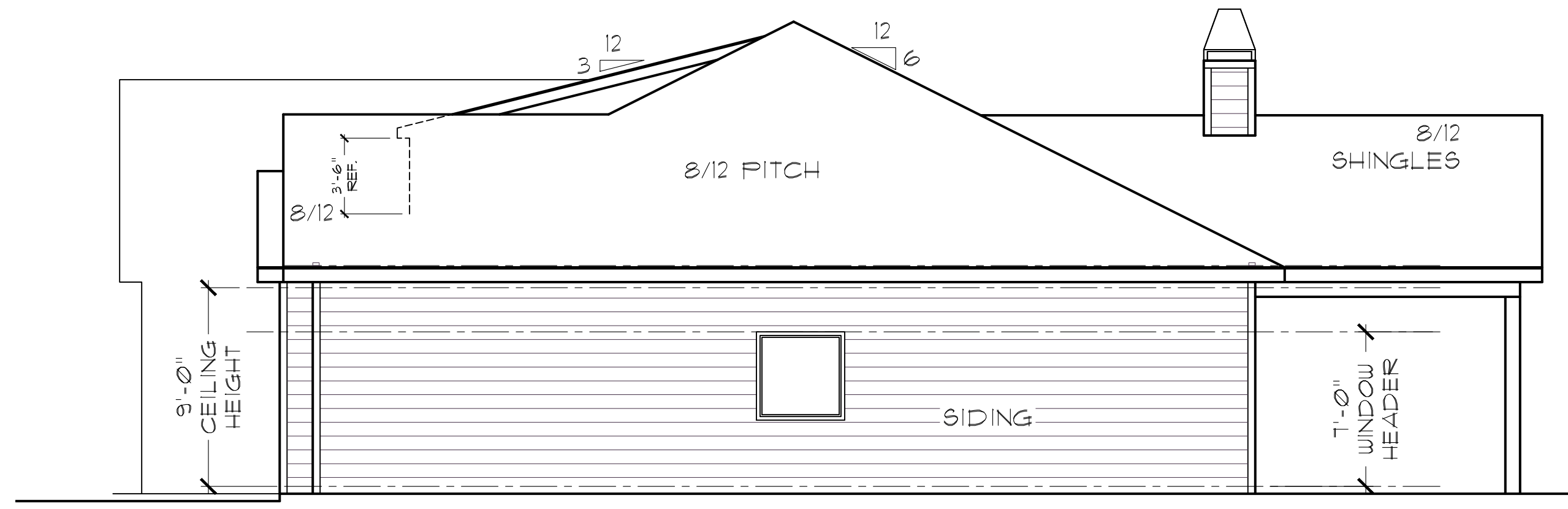
LEFT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"

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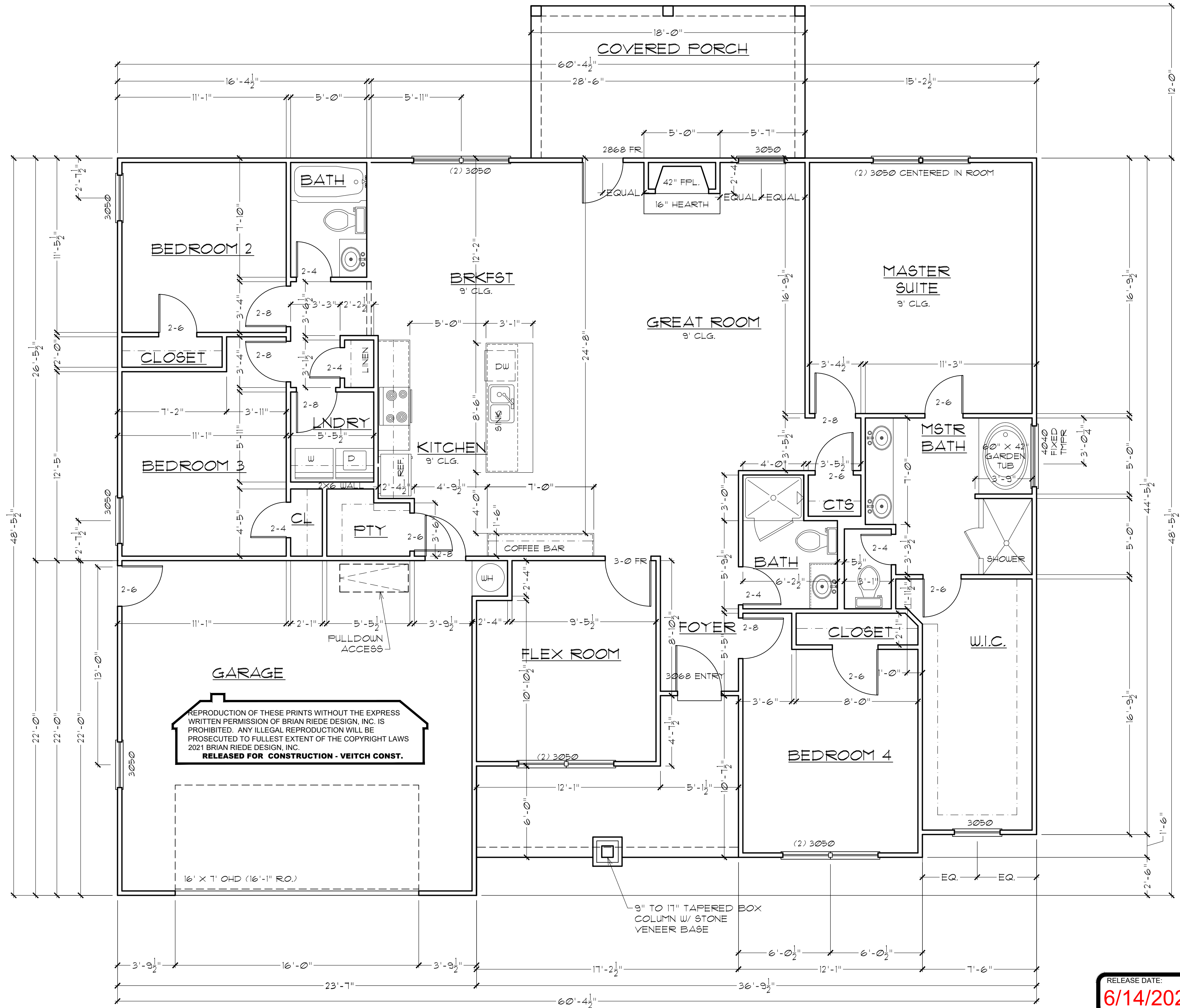
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PROJECT:	THE MORGAN 2 VEITCH CONST.
DRAWN BY:	RIEDE
DRWG. DATE.:	9/15/21
SCALE:	1/4" = 1'-0"
PLAN NUMBER:	BRD220011
DRWG. NO.	A-2

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PROJECT:	THE MORGAN 2
DRAWN BY:	RIEDE
DRWG. DATE:	9/15/21
SCALE:	1/4" = 1'-0"
PLAN NUMBER:	BRD220011
DRWG. NO.	A-3

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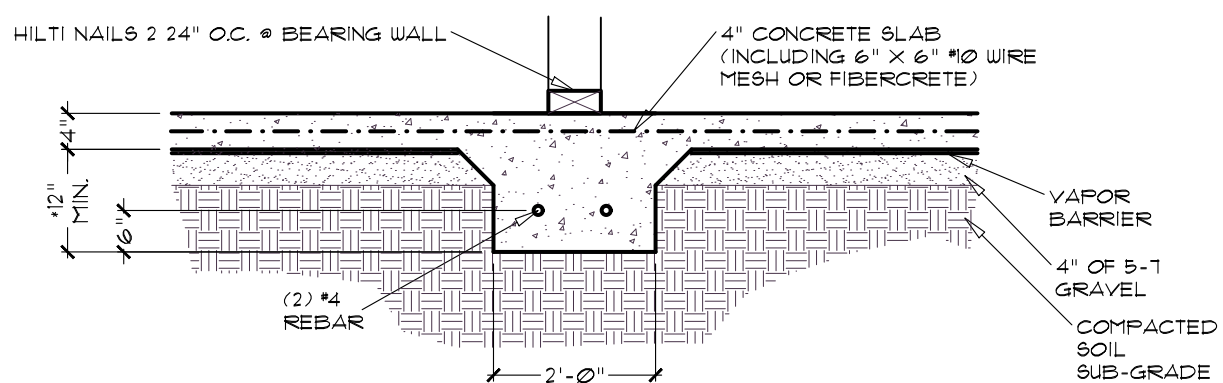
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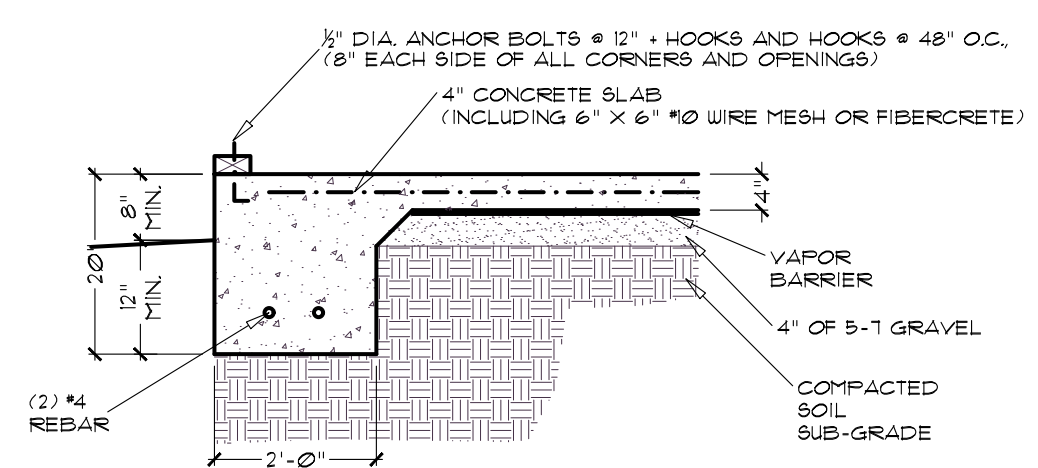
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 678-361-2356 bmriede@yahoo.com

PROJECT: THE MORGAN 2
 VEITCH CONST.
 DRAWING: DETAILS

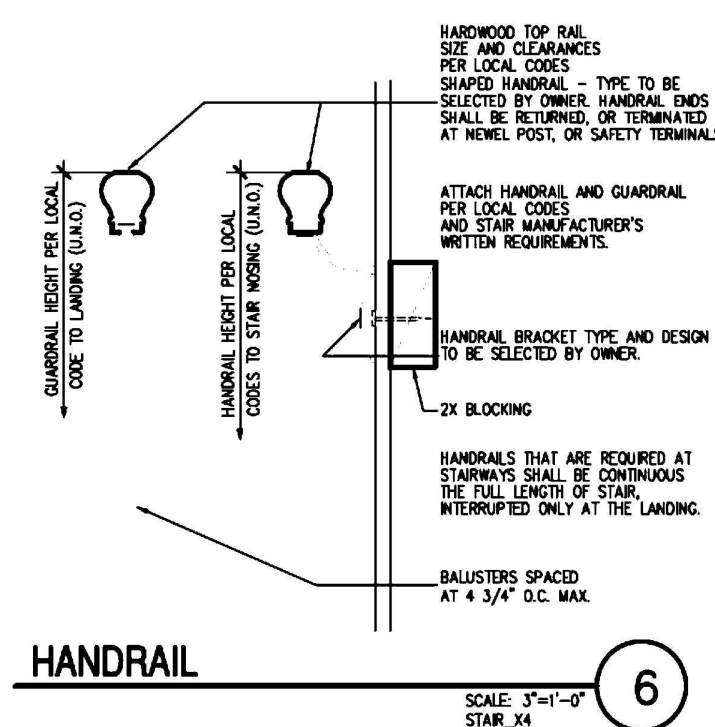
DRAWN BY: RIEDE
 DRWG. DATE: 9/15/21
 SCALE: 1/4" = 1'-0"
 PLAN NUMBER: BRD220011
 DRWG. NO. $\Delta = 4$



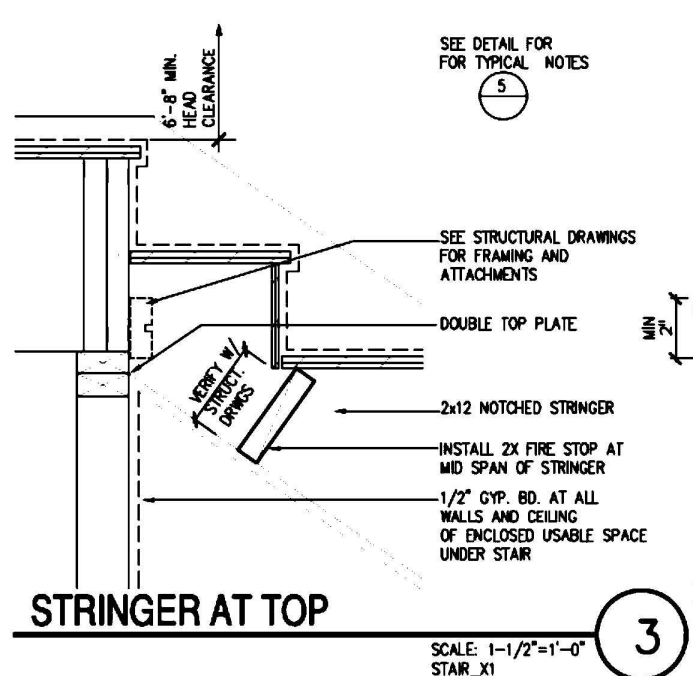
DETAIL @ INTERIOR FOOTING



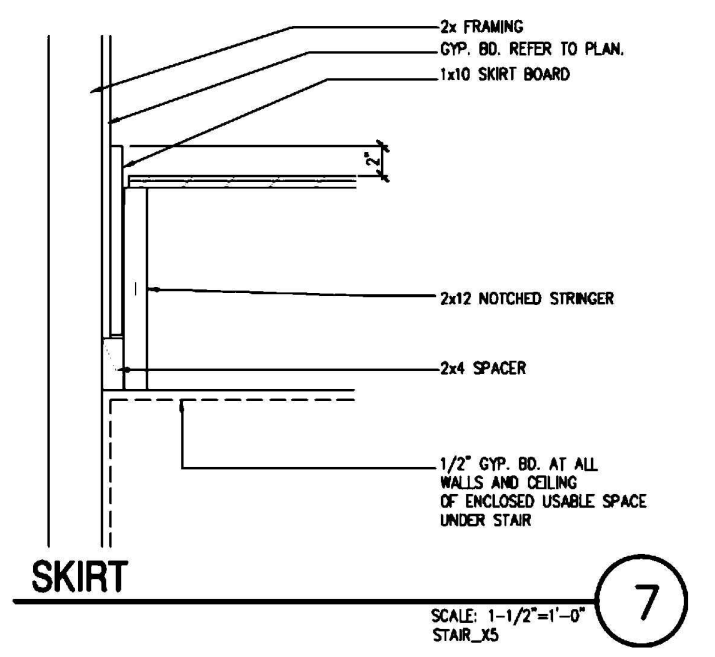
DETAIL @ EXTERIOR FOOTING



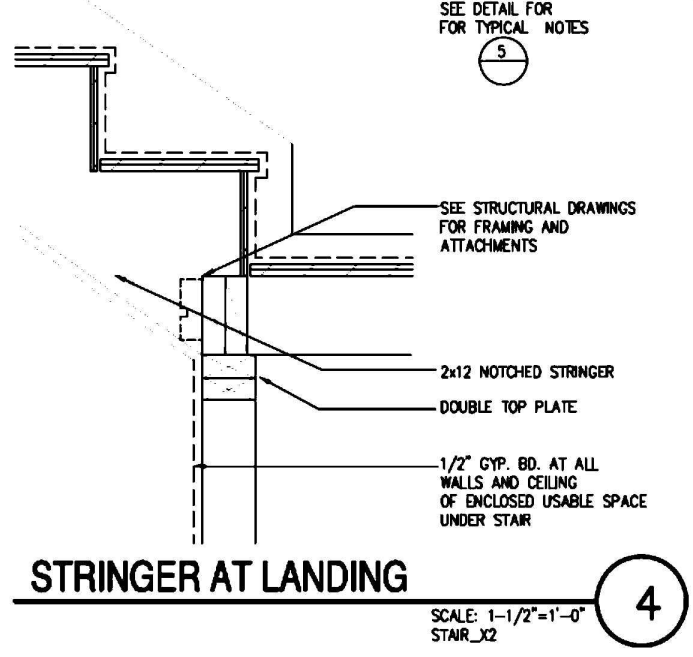
HANDRAIL
 SCALE: 3/8"=1'-0"
 STAIR_X4 6



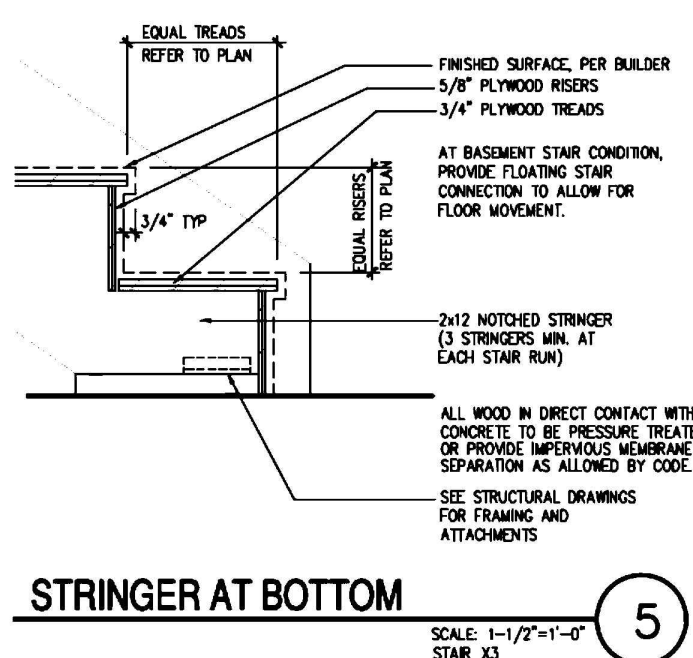
STRINGER AT TOP
 SCALE: 1-1/2"=1'-0"
 STAIR_X1 3



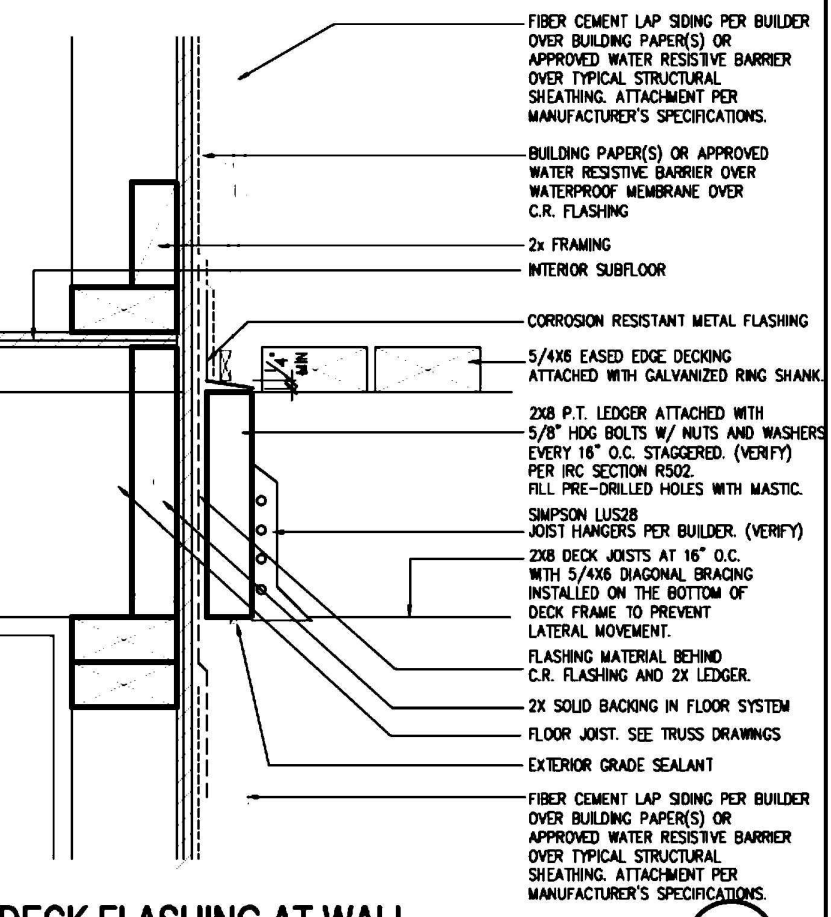
SKIRT
 SCALE: 1-1/2"=1'-0"
 STAIR_X5 7



STRINGER AT LANDING
 SCALE: 1-1/2"=1'-0"
 STAIR_X2 4

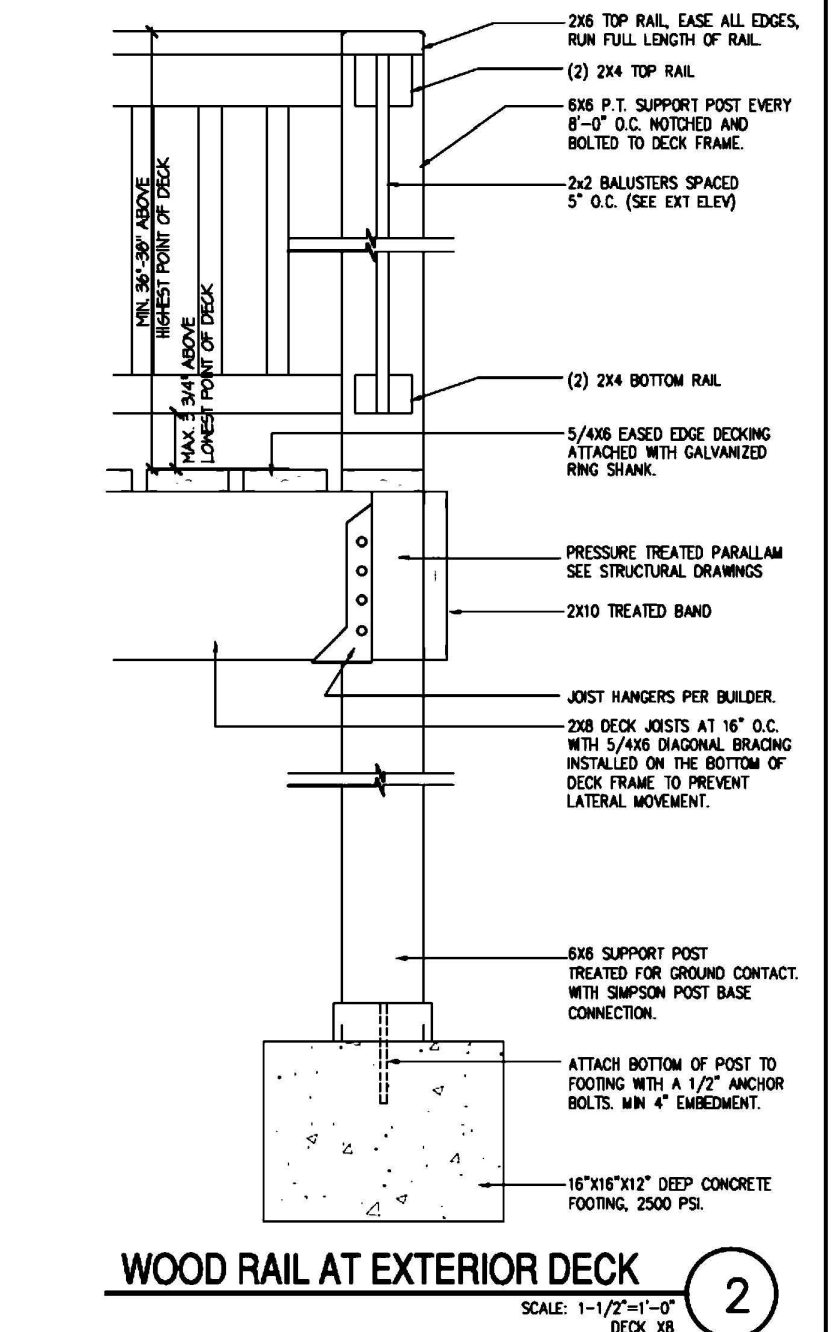


STRINGER AT BOTTOM
 SCALE: 1-1/2"=1'-0"
 STAIR_X3 5



DECK FLASHING AT WALL
 SCALE: 3/8"=1'-0"
 DECK_X7 1

1. ALL RAILS LEVEL.
2. ALL DECK MATERIAL TO BE TREATED TO RESIST ROT AND DECAY PER CODE.
3. ALL FASTENERS TO BE HOT DIPPED GALVANIZED TO RESIST RUSTING.
4. GUARDRAILS TO BE DESIGNED PER IRC SECTION R312 AND TABLE R301.5 AND SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.



WOOD RAIL AT EXTERIOR DECK
 SCALE: 1-1/2"=1'-0"
 DECK_X8 2

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