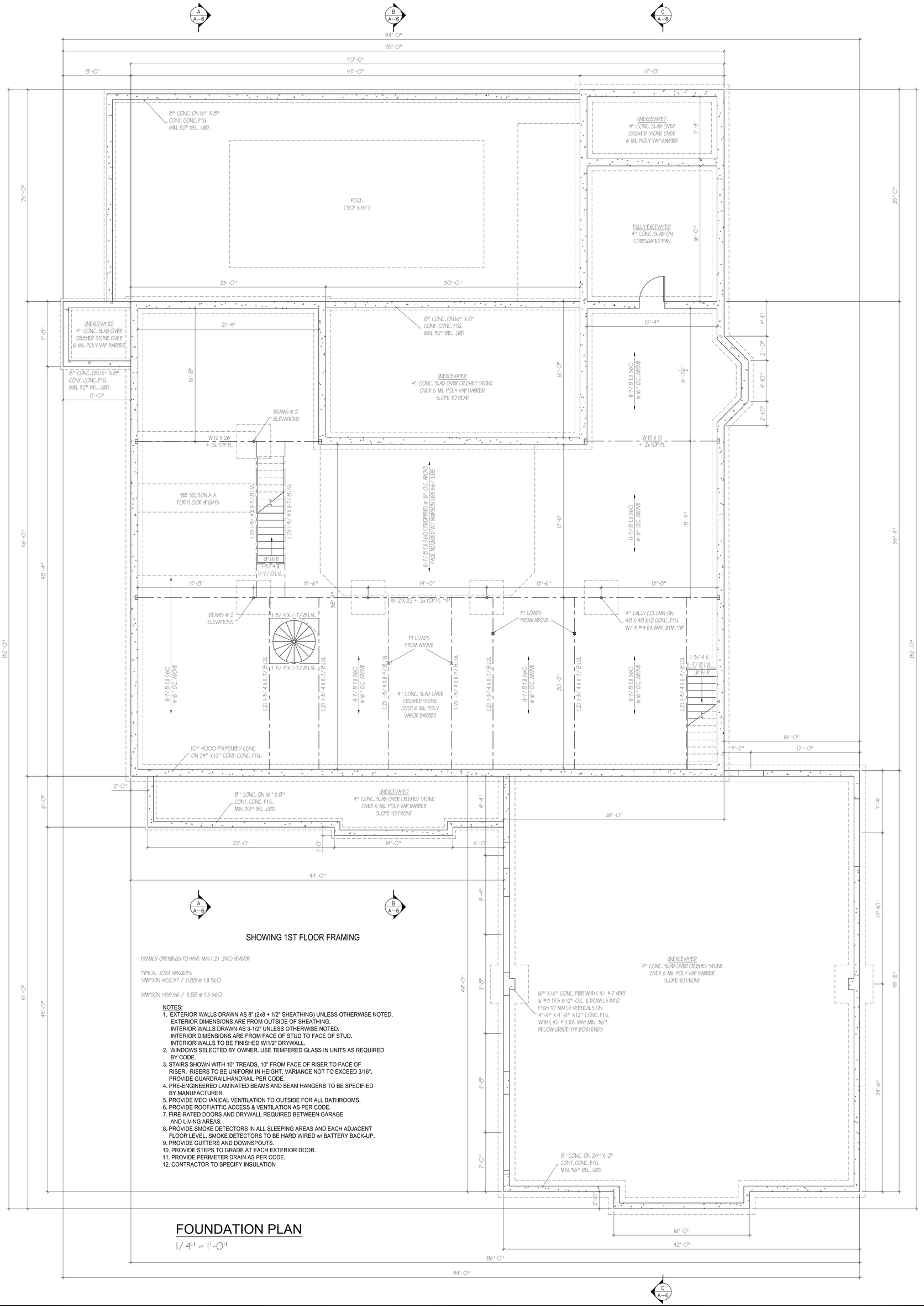


SHOWING 1ST FLOOR FRAMING

FRAMED OPENINGS TO HAVE MIN (2) 2X10 HEADER

TYPICAL JOIST HANGERS:
SIMPSON LH52.37 / 11.88 @ TJI 360

SIMPSON LH59.56 / 11.88 @ TJI 360

NOTES:

1. EXTERIOR WALLS DRAWN AS 8" (2x8 + 1/2" SHEATHING) UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF SHEATHING. INTERIOR WALLS DRAWN AS 3-1/2" UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. INTERIOR WALLS TO BE FINISHED W/1/2" DRYWALL.
2. WINDOWS SELECTED BY OWNER. USE TEMPERED GLASS IN UNITS AS REQUIRED BY CODE.
3. STAIRS SHOWN WITH 10" TREADS, 10" FROM FACE OF RISER TO FACE OF RISER. RISERS TO BE UNIFORM IN HEIGHT. VARIANCE NOT TO EXCEED 3/16". PROVIDE GUARDRAIL/HANDRAIL PER CODE.
4. PRE-ENGINEERED LAMINATED BEAMS AND BEAM HANGERS TO BE SPECIFIED BY MANUFACTURER.
5. PROVIDE MECHANICAL VENTILATION TO OUTSIDE FOR ALL BATHROOMS.
6. PROVIDE ROOF/ATTIC ACCESS & VENTILATION AS PER CODE.
7. FIRE-RATED DOORS AND DRYWALL REQUIRED BETWEEN GARAGE AND LIVING AREAS.
8. PROVIDE SMOKE DETECTORS IN ALL SLEEPING AREAS AND EACH ADJACENT FLOOR LEVEL. SMOKE DETECTORS TO BE HARD WIRED w/ BATTERY BACK-UP.
9. PROVIDE GUTTERS AND DOWNSPOUTS.
10. PROVIDE STEPS TO GRADE AT EACH EXTERIOR DOOR.
11. PROVIDE PERIMETER DRAIN AS PER CODE.
12. CONTRACTOR TO SPECIFY INSULATION

FOUNDATION PLAN

1/ 4" = 1'-0"

A-1

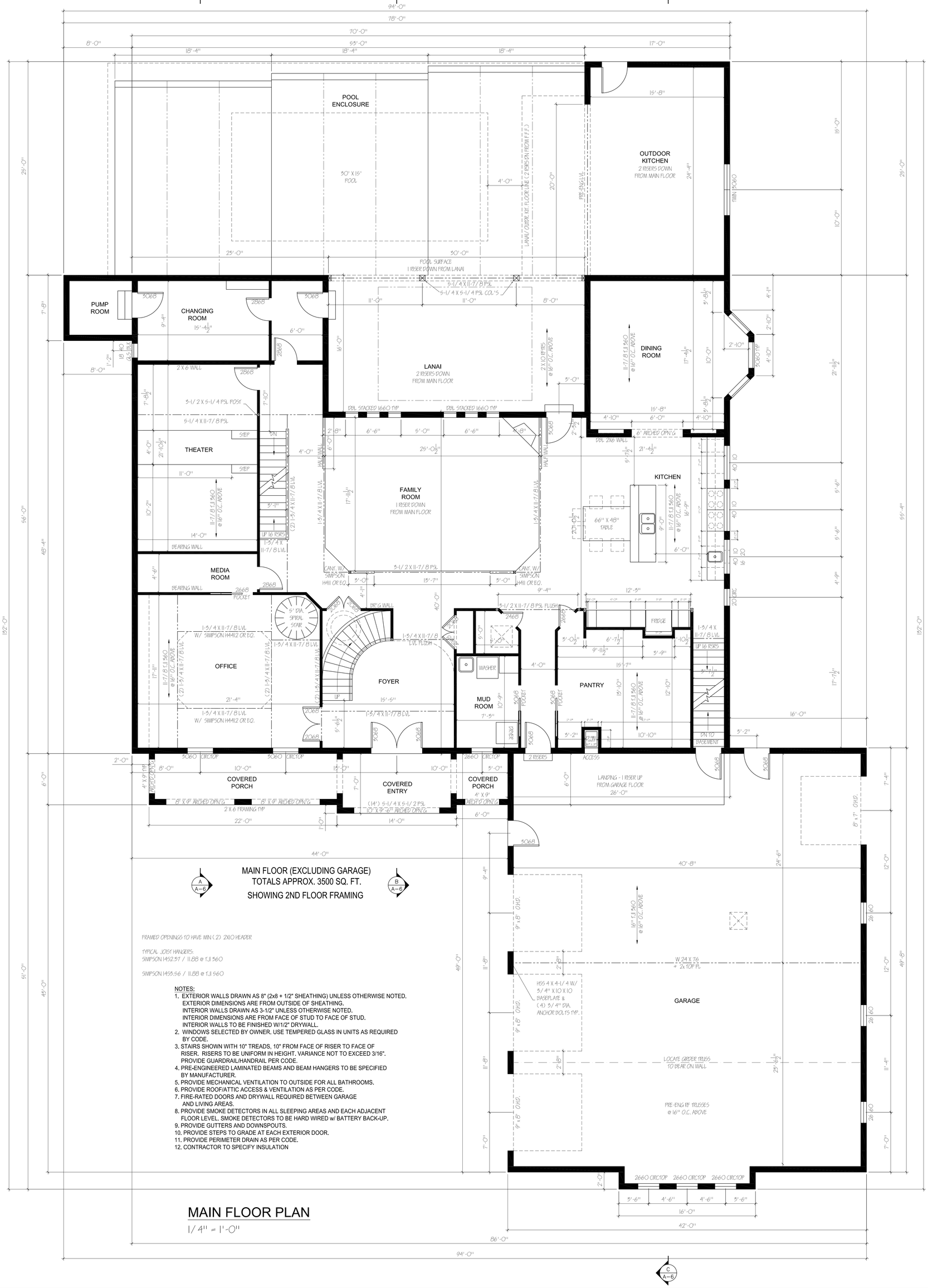
FOUNDATION PLAN

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

NO.	REVISIONS	DATE

PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net



MAIN FLOOR (EXCLUDING GARAGE)
TOTALS APPROX. 3500 SQ. FT.
SHOWING 2ND FLOOR FRAMING

NOTES:

1. EXTERIOR WALLS DRAWN AS 8" (2x8 + 1/2" SHEATHING) UNLESS OTHERWISE NOTED.
   EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF SHEATHING.
   INTERIOR WALLS DRAWN AS 3-1/2" UNLESS OTHERWISE NOTED.
   INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
   INTERIOR WALLS TO BE FINISHED W/1/2" DRYWALL.
2. WINDOWS SELECTED BY OWNER. USE TEMPERED GLASS IN UNITS AS REQUIRED BY CODE.
3. STAIRS SHOWN WITH 10" TREADS, 10" FROM FACE OF RISER TO FACE OF RISER. RISERS TO BE UNIFORM IN HEIGHT. VARIANCE NOT TO EXCEED 3/16". PROVIDE GUARDRAIL/HANDRAIL PER CODE.
4. PRE-ENGINEERED LAMINATED BEAMS AND BEAM HANGERS TO BE SPECIFIED BY MANUFACTURER.
5. PROVIDE MECHANICAL VENTILATION TO OUTSIDE FOR ALL BATHROOMS.
6. PROVIDE ROOF/ATTIC ACCESS & VENTILATION AS PER CODE.
7. FIRE-RATED DOORS AND DRYWALL REQUIRED BETWEEN GARAGE AND LIVING AREAS.
8. PROVIDE SMOKE DETECTORS IN ALL SLEEPING AREAS AND EACH ADJACENT FLOOR LEVEL. SMOKE DETECTORS TO BE HARD WIRED w/ BATTERY BACK-UP.
9. PROVIDE GUTTERS AND DOWNSPOUTS.
10. PROVIDE STEPS TO GRADE AT EACH EXTERIOR DOOR.
11. PROVIDE PERIMETER DRAIN AS PER CODE.
12. CONTRACTOR TO SPECIFY INSULATION

MAIN FLOOR PLAN

1/4" = 1'-0"

A-2

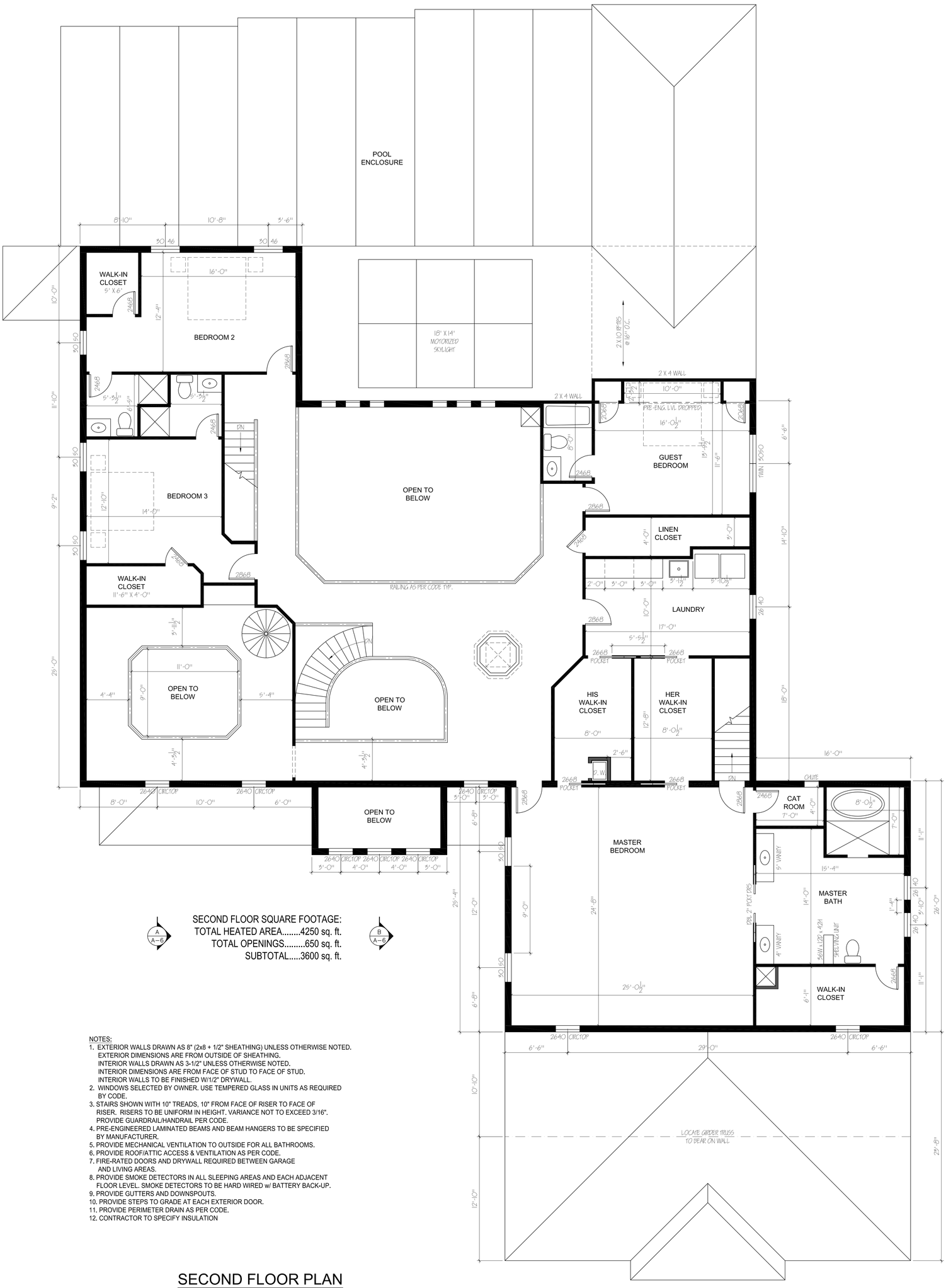
MAIN FLOOR PLAN

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

NO.	REVISIONS	DATE

PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net



SECOND FLOOR SQUARE FOOTAGE:
TOTAL HEATED AREA.....4250 sq. ft.
TOTAL OPENINGS.....650 sq. ft.
SUBTOTAL.....3600 sq. ft.

NOTES:
1. EXTERIOR WALLS DRAWN AS 8" (2x8 + 1/2" SHEATHING) UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF SHEATHING. INTERIOR WALLS DRAWN AS 3-1/2" UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. INTERIOR WALLS TO BE FINISHED W/1/2" DRYWALL.
2. WINDOWS SELECTED BY OWNER. USE TEMPERED GLASS IN UNITS AS REQUIRED BY CODE.
3. STAIRS SHOWN WITH 10" TREADS, 10" FROM FACE OF RISER TO FACE OF RISER. RISERS TO BE UNIFORM IN HEIGHT. VARIANCE NOT TO EXCEED 3/16". PROVIDE GUARDRAIL/HANDRAIL PER CODE.
4. PRE-ENGINEERED LAMINATED BEAMS AND BEAM HANGERS TO BE SPECIFIED BY MANUFACTURER.
5. PROVIDE MECHANICAL VENTILATION TO OUTSIDE FOR ALL BATHROOMS.
6. PROVIDE ROOF/ATTIC ACCESS & VENTILATION AS PER CODE.
7. FIRE-RATED DOORS AND DRYWALL REQUIRED BETWEEN GARAGE AND LIVING AREAS.
8. PROVIDE SMOKE DETECTORS IN ALL SLEEPING AREAS AND EACH ADJACENT FLOOR LEVEL. SMOKE DETECTORS TO BE HARD WIRED w/ BATTERY BACK-UP.
9. PROVIDE GUTTERS AND DOWNSPOUTS.
10. PROVIDE STEPS TO GRADE AT EACH EXTERIOR DOOR.
11. PROVIDE PERIMETER DRAIN AS PER CODE.
12. CONTRACTOR TO SPECIFY INSULATION

SECOND FLOOR PLAN

1/4" = 1'-0"

A-3

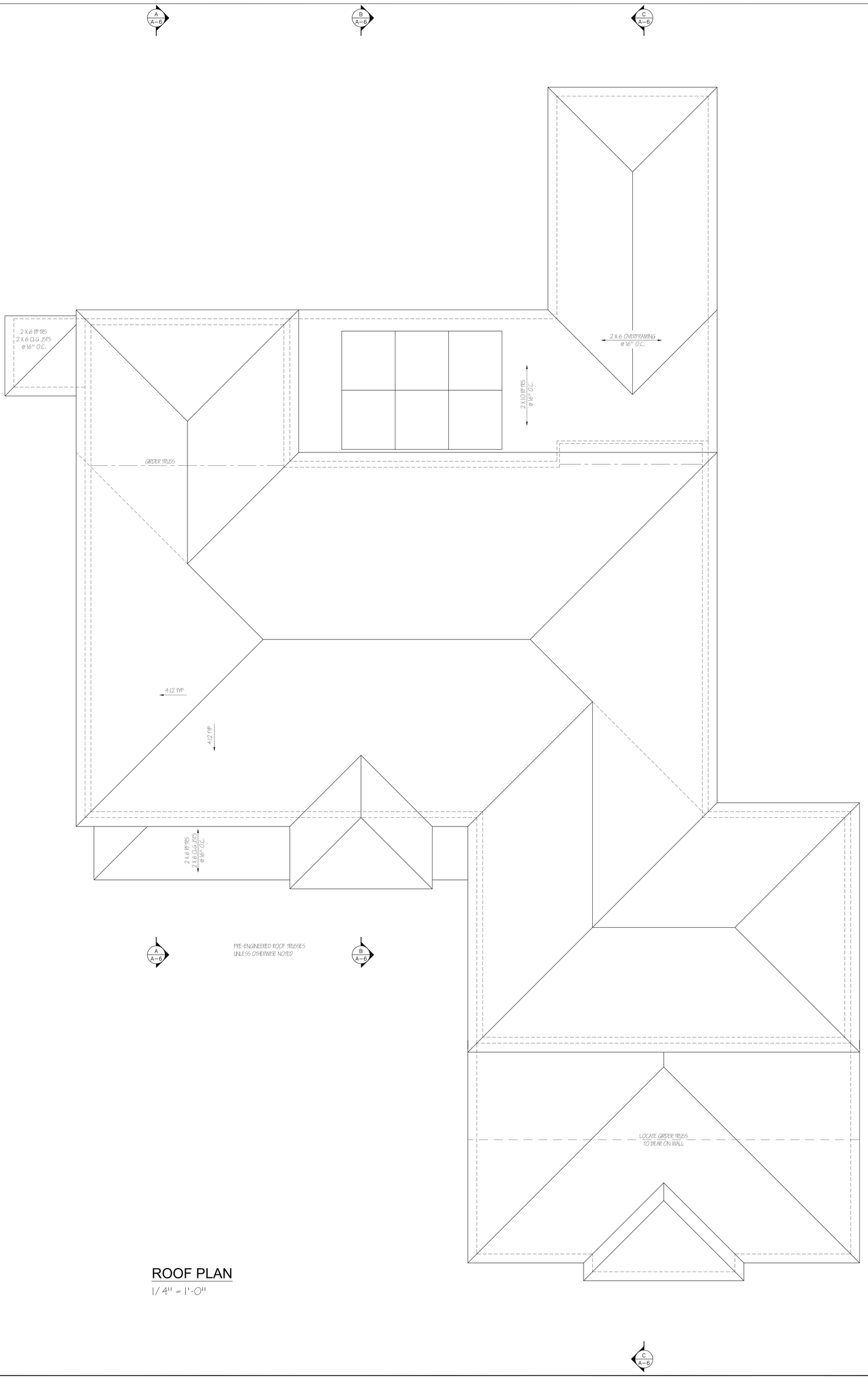
2ND FLOOR PLAN

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

NO.	REVISIONS	DATE

PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net



ROOF PLAN

1/ 4'' = 1'-0''

A-4

ROOF PLAN

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

NO.	REVISIONS	DATE

PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net

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

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

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net

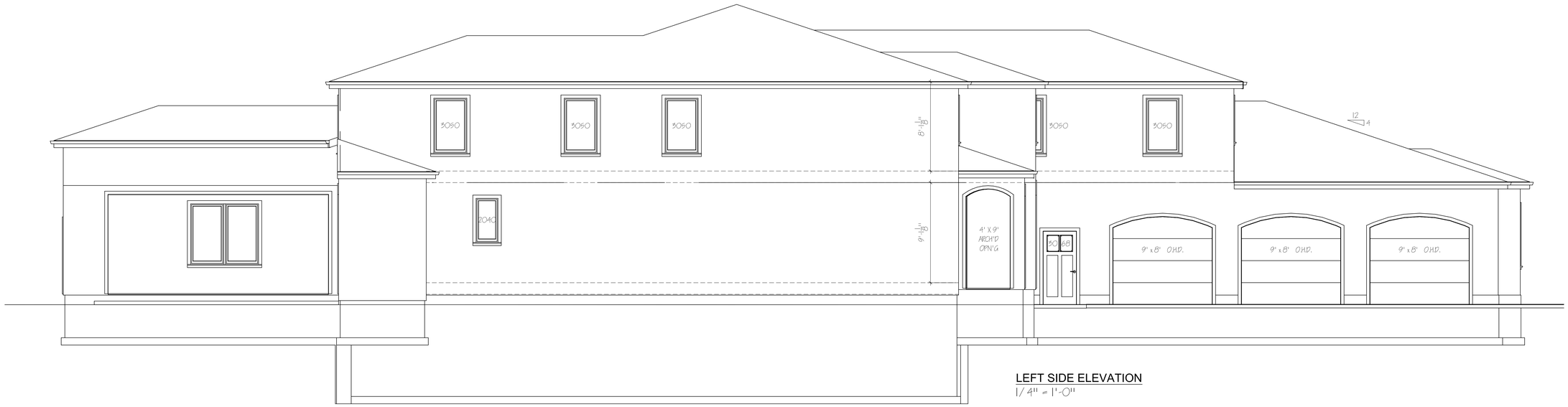
PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

NO.	REVISIONS	DATE

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

ELEVATIONS

A-5



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

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

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net

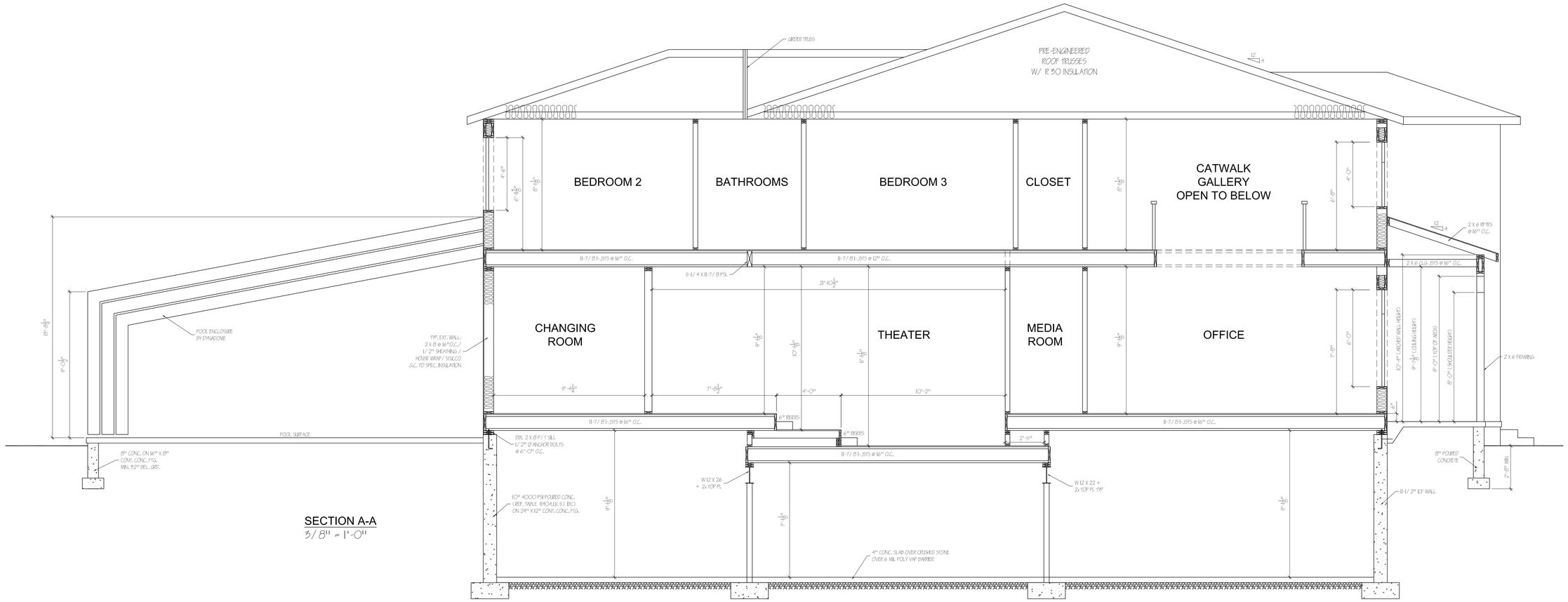
PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

NO.	REVISIONS	DATE

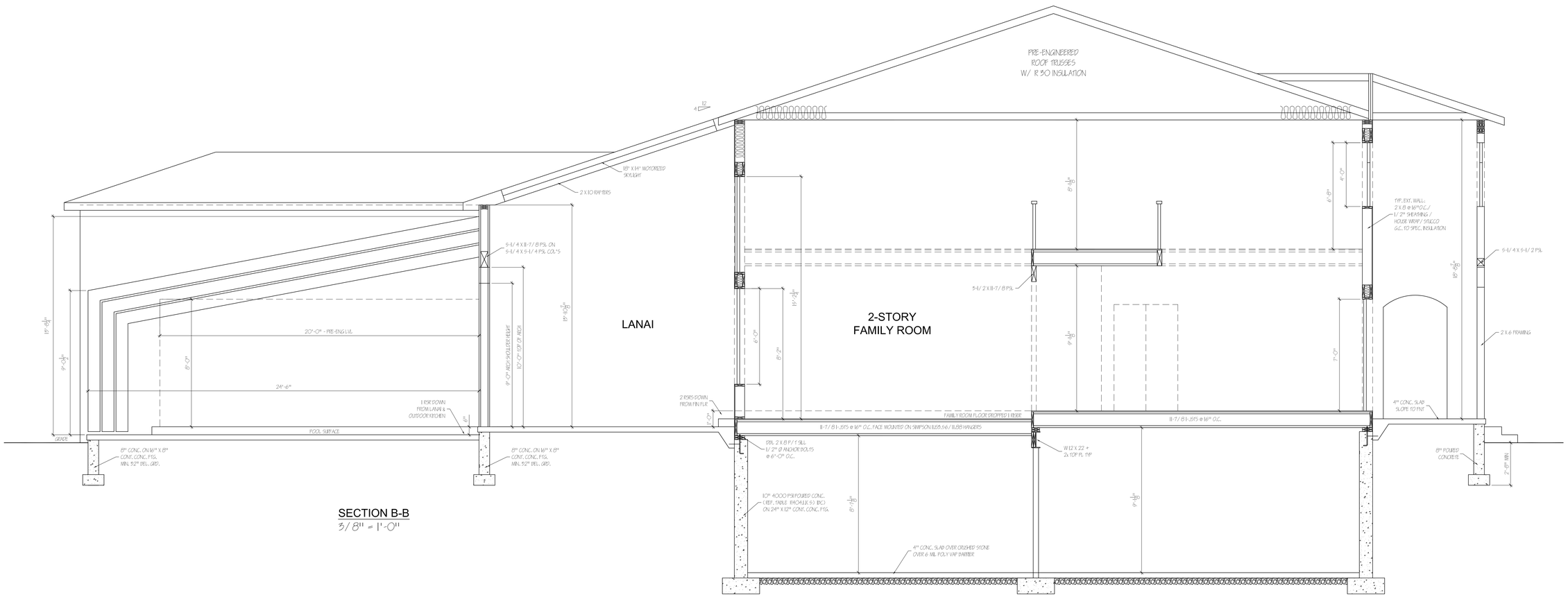
DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

ELEVATIONS

A-6



SECTION A-A
3/8" = 1'-0"



SECTION B-B
3/8" = 1'-0"

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net

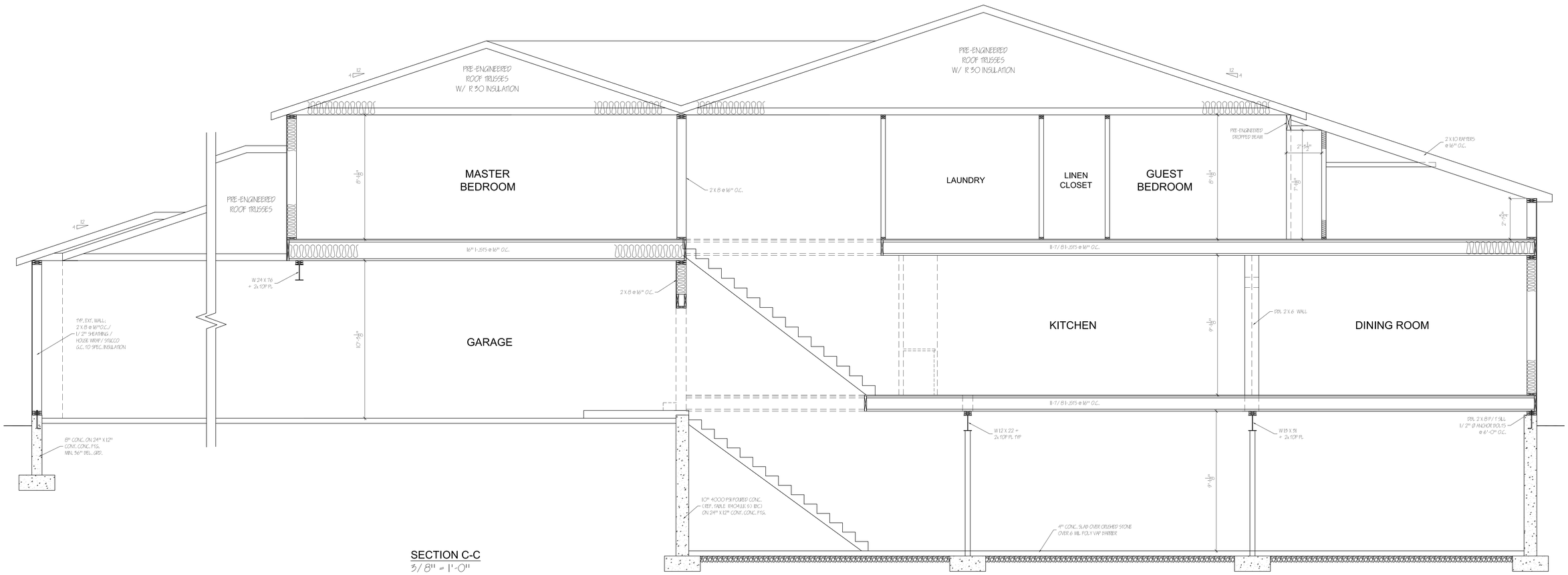
PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

NO.	REVISIONS	DATE

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

SECTIONS A-A & B-B

A-7



SECTION C-C
3/8" = 1'-0"

DRAWINGS FURNISHED BY
DelRes Design
6 High Ridge Court
Newark, Delaware 19711
302-650-5185
delresdesign@verizon.net

PIRAINO RESIDENCE
PROPOSED CONSTRUCTION
MIDDLETOWN,
DELAWARE

NO.	REVISIONS	DATE

DATE: NOV 2010
DRAWN BY: BEC
SCALE: AS NOTED

SECTION C-C

A-8