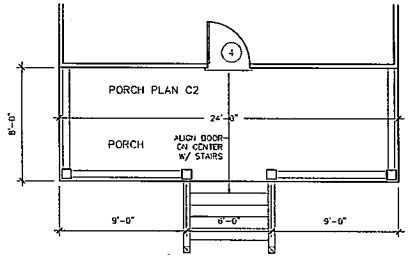
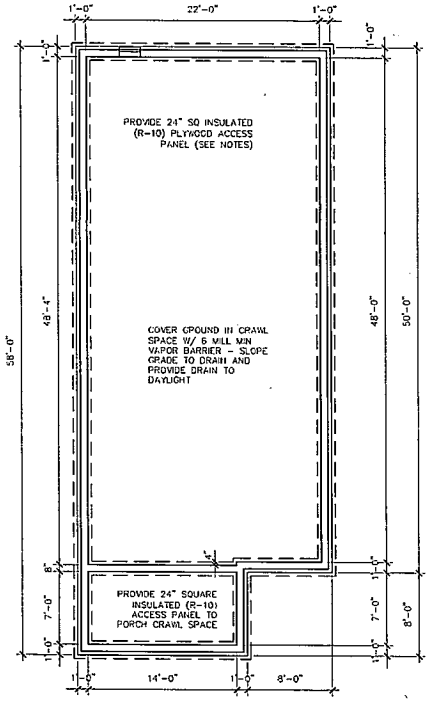
EXHIBIT "C" Michael O'Brien House Plans

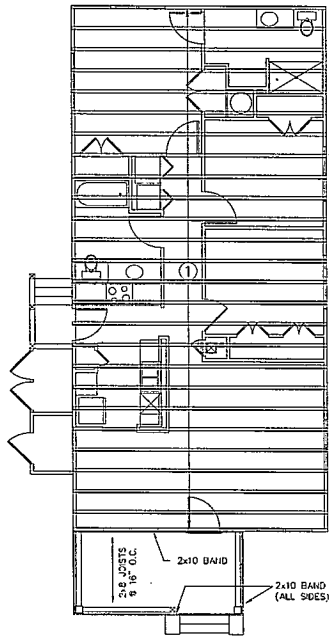


1 / PC1 ALTERNATE PORCH PLAN C2
3/16" = 1'-0"



NOTES:
1. WHERE FOUNDATION WALL EXCEEDS 30" HIGH ABOVE GRADE, CONTRACTOR MAY STEP MASONRY WALL & PROVIDE TREATED 2x4 FRAMED WALL BELOW FLOOR TRUSSES. STUDS TO BE @ 12" O.C., WITH A STUD DIRECTLY BELOW EACH FLOOR TRUSS. MIN STEP 10 BE 24" HIGH.
2. LOCATE CRAWL SPACE ACCESS DOOR AT SIDE OR REAR OF HOUSE WHERE GRADE ALLOWS. LOCATE 6" MIN ABOVE GRADE. FRAME WITH TREATED WOOD, PAINT ALL SIDES OF PLYWOOD. PAINT FACE TO MATCH SURROUNDING SURFACE. PROVIDE HINGES AND LOCK.
3. STEP FOUNDATION WALL UP 8" FOR PORCH.
4. SEE DETAILED PORCH FOUNDATION PLAN AND PORCH & CHEEK WALL FOUNDATION DETAIL.
5. CRAWL SPACE TO BE SEALED (NON-VENTED). SEE 8/A5 FOR DETAIL. SEAL LAPS IN VAPOR BARRIER AND CMU WALLS & COLUMNS PER CODE. CAULK AROUND ACCESS DOORS, SILL PLATES AND PENETRATIONS.

2 / PC1 FOUNDATION PLAN - PLAN C
3/16" = 1'-0" CI SHOWN - SEE ALTERNATE PORCH PLANS



NOTE: TRUSSES MARKED WITH * INDICATES SPECIAL LOADING CONDITION

NOTE:
* INDICATES HANGER
- PROVIDE BEAM POCKETS AS REQ'D - SEE PLAN
- CONFIRM BEAM SIZES BASED ON FINAL LAYOUT
- PROVIDE LADDER TRUSSES OVER BEARING WALLS
- SHADING INDICATES BEARING WALLS

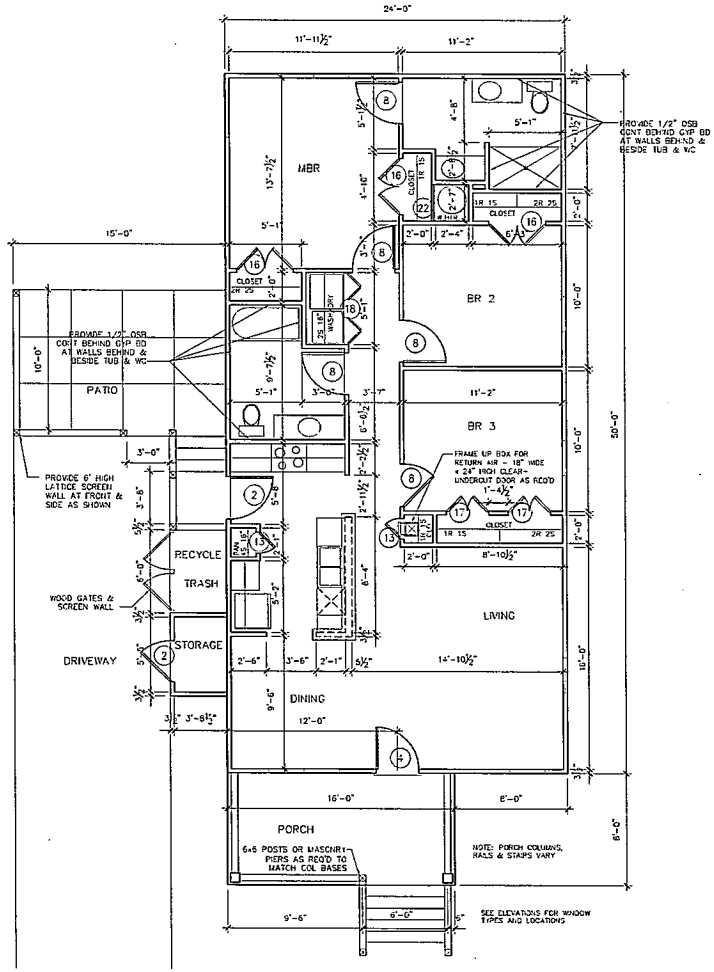
3 / PC1 FLOOR FRAMING PLAN - PLAN C
3/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
2. WHEN EAST PLAN IS REVERSED, WASHER AND DRYER HOOK-UPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT.
3. SEE SPECS FOR BATHROOM ACCESSORIES. PROVIDE MIRROR FOR FULL WIDTH OF EACH VANITY.
4. PROVIDE 20"x30" ATTIC ACCESS PANEL IN HALL

FLOOR PLAN LEGEND

1R 1S 1B	SHELF AND ROD CONFIGURATION AND SIZE (DEFAULT = 12") SEE ALSO CABINETRY DETAILS ON SCHEDULE SHEET
MC	MEDICINE CHEST SET BOTTOM OF MC 54" A.F.F. TO ALLOW FOR ELEC OUTLET



4 / PC1 FLOOR PLAN - PLAN C1
1/4" = 1'-0"

THE REVITALIZATION OF SOUTHSIDE
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Date: APRIL 3, 2012
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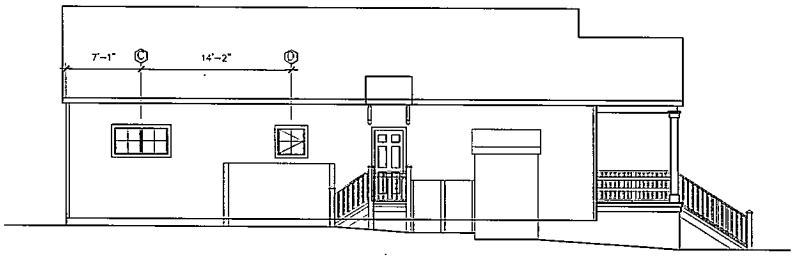
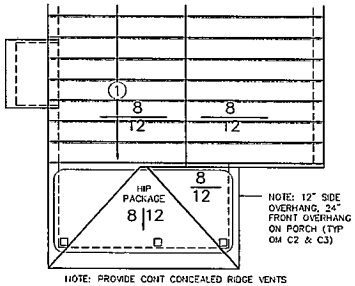
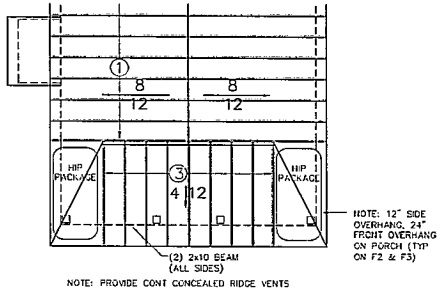
Rev. 4 Date: Re:
Title: PLAN C PLANS
Sheet Number: PC1 of Plate



1 / PC2 LEFT SIDE ELEVATION - PLAN C1
3/16" = 1'-0" OTHER UNITS SIMILAR

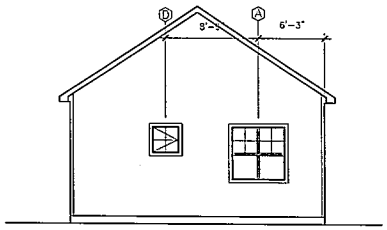


2 / PC1 ROOF PLAN - PLAN C3
3/16" = 1'-0" SHOWING VARIATION FROM PLAN C1

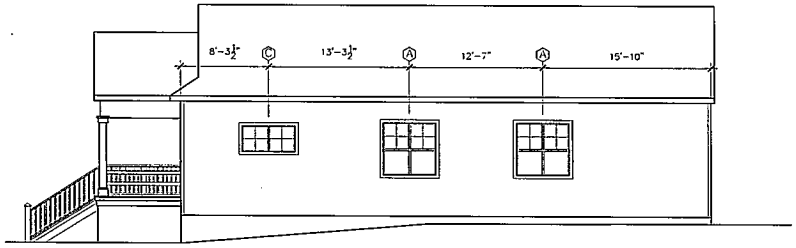


3 / PC2 ROOF PLAN PLAN C2
3/16" = 1'-0" SHOWING VARIATION FROM C1

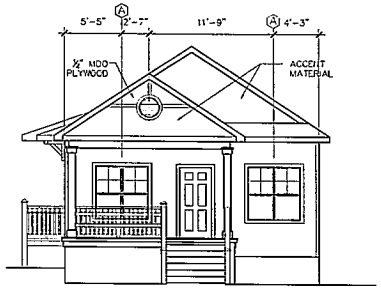
ATTIC VENTILATION
(NOTE: NON-VENTED ATTIC OPTIONAL)
RIDGE VENT 50'x2" = 1200 SQ IN
SOFFIT VENTS 108'x2" = 2592 SQ IN
TOTAL VENT AREA = 3792 SQ FT
TOTAL ROOF AREA = 1467 SQ FT
REQ'D VENT AREA = 1468 SQ IN



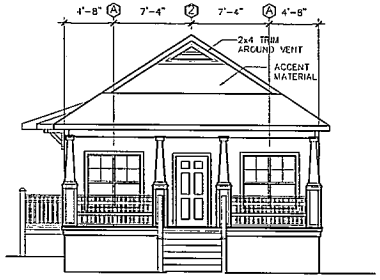
4 / PC2 REAR ELEVATION - PLAN C
3/16" = 1'-0"



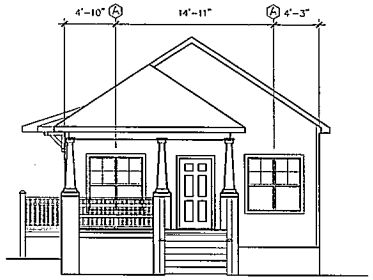
5 / PC2 RIGHT SIDE ELEVATION - PLAN C1
3/16" = 1'-0" (OTHER PLANS SIMILAR)



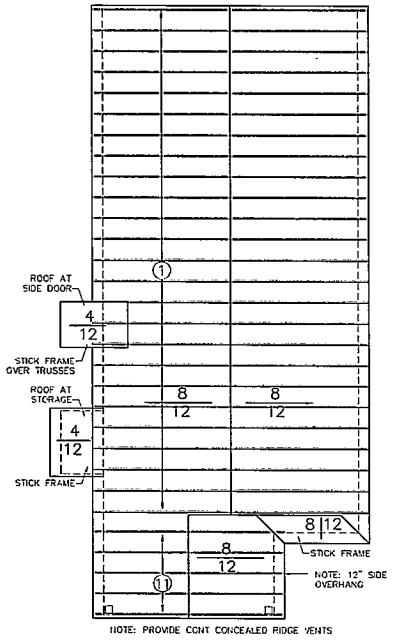
6 / PC2 FRONT ELEVATION PLAN C1
3/16" = 1'-0"



7 / PC2 FRONT ELEVATION PLAN C2
3/16" = 1'-0"



8 / PC2 FRONT ELEVATION PLAN C3
3/16" = 1'-0"



9 / PC2 ROOF PLAN - PLAN C1
3/16" = 1'-0"

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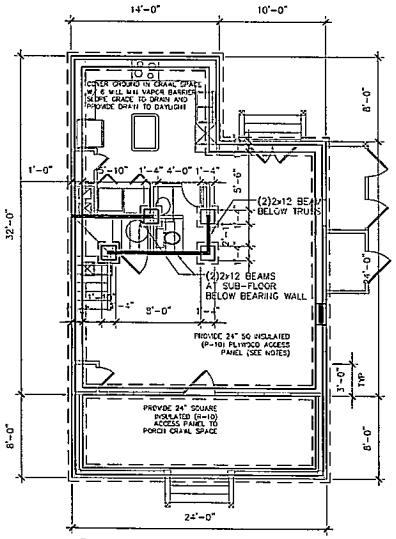
Re:

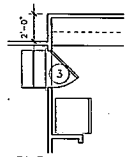
Title:
PLAN C
ELEVS &
ROOF PLANS

Sheet Number: of
PC2
Plate

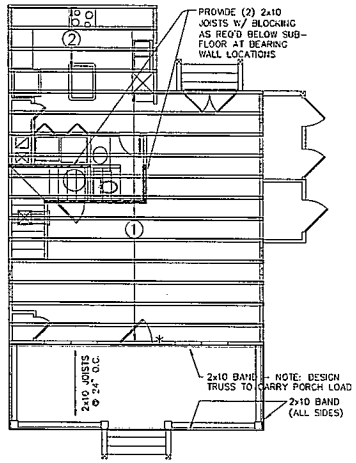


1 PG1 FOUNDATION PLAN – UNIT G
3/16" = 1'-0" G1 SHOWN – SEE ALTERNATE PORCH PLANS

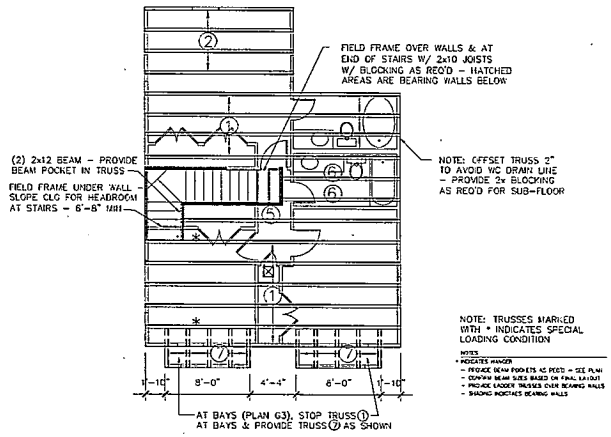
NOTES:
1. WHERE FOUNDATION WALL EXCEEDS 30" HIGH ABOVE GRADE, CONTRACTOR MAY STEP MASONRY WALL & PROVIDE TREATED 2x4 FRAMED WALL BELOW FLOOR TRUSSES. STUDS TO BE @ 12" O.C., WITH A STUD DIRECTLY BELOW EACH FLOOR TRUSS. MIN STEP TO BE 24" HIGH.
2. LOCATE CRAWL SPACE ACCESS DOOR AT SIDE OR REAR OF HOUSE WHERE GRADE ALLOWS. LOCATE 6" MIN ABOVE GRADE. FRAME WITH TREATED WOOD. PAINT ALL SIDES OF PLYWOOD. PAINT FACE TO MATCH SURROUNDING SURFACE. PROVIDE HINGES AND LOCK.
3. STEP FOUNDATION WALL UP 8" FOR PORCH.
4. SEE DETAILED PORCH FOUNDATION PLAN AND PORCH & CHECK WALL FOUNDATION DETAIL.
5. CRAWL SPACE TO BE SEALED (NON-VENTED). SEE 8/A5 FOR DETAIL. SEAL LAPS IN VAPOR BARRIER AND ONTO WALLS & COLUMNS PER CODE. CAULK AROUND ACCESS DOORS, SILL PLATES AND PENETRATIONS.



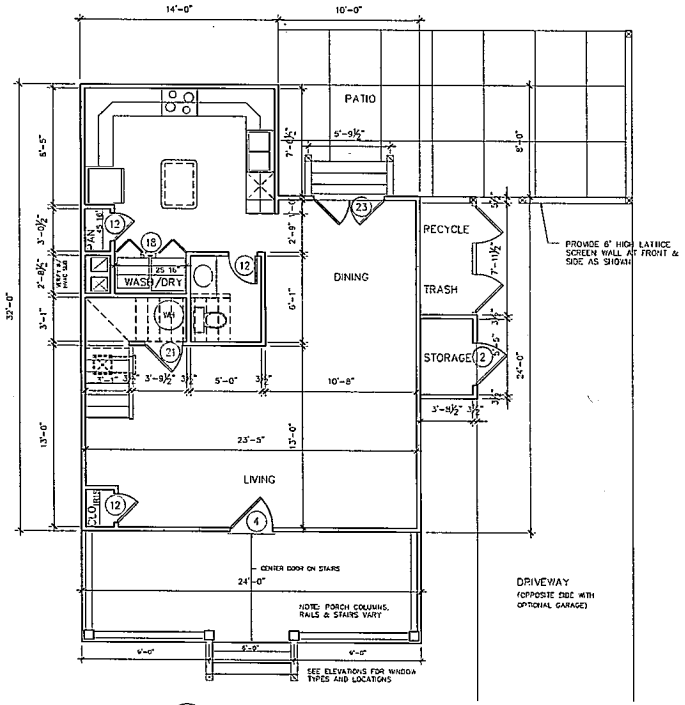
KITCHEN SIDE DOOR AT ATTACHED GARAGE



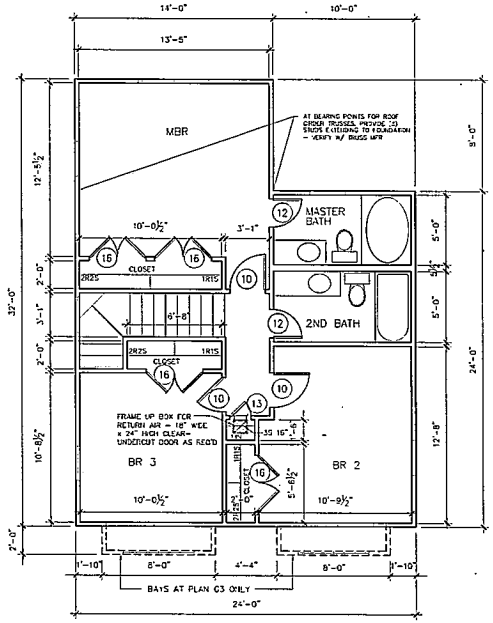
2 PG1 1ST FLOOR FRAMING PLAN – UNIT G
3/16" = 1'-0"



3 PG1 2ND FLOOR FRAMING PLAN – UNIT G
3/16" = 1'-0"



4 PG1 1ST FLOOR PLAN – UNIT G
1/4" = 1'-0"



5 PG1 2ND FLOOR PLAN – UNIT G
1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL UNDESIGNATED DIMENSIONS WALLS TO BE 3 1/2" WOOD STUD.
2. WHEN LINEN PLANTS REVERSED, WASHER AND DRYER HOOK-UPS TO REMAIN ORIENTED WITH WASHER ON LEFT AND DRYER ON RIGHT.
3. SEE SPECS FOR BATHROOM ACCESSORIES. PROVIDE MIRROR FOR FULL WIDTH OF EACH VANITY.
4. PROVIDE 22"x30" ATTIC ACCESS PANEL IN 2ND FLOOR HALL

FLOOR PLAN LEGEND

SF 15 18"	SHELF AND ROD CONFIGURATION AND SIZE DEFAULT = 12") SEE ALSO SHELVING DETAILS ON SCHEDULE SHEET
WC	WEEKDIE CHEST SET BOTTOM OF WC 54" A.F.F. TO ALLOW FOR ELEC OUTLET

THE REVITALIZATION OF SOUTHSIDE

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Submitted:
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Rev. 3 Date:
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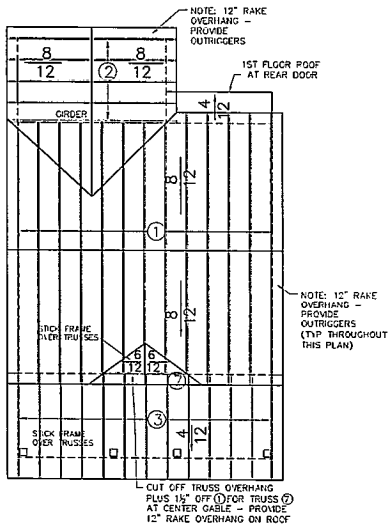
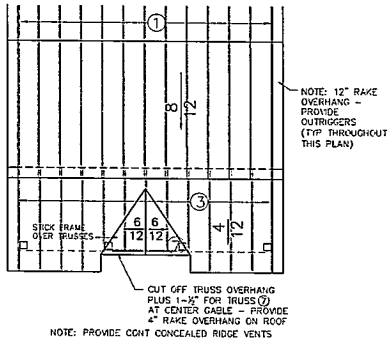
Re:

Title:
UNIT G PLANS

Sheet Number: of
PG1
Plate

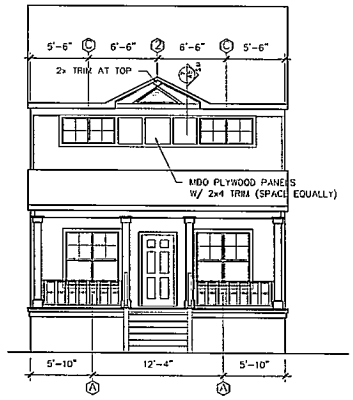


1 PG2 ROOF PLAN - UNIT G1
3/16" = 1'-0"

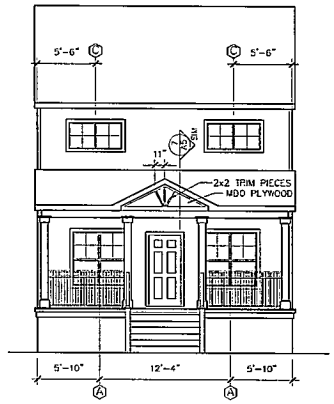


5 PG2 ROOF PLAN - UNIT G2
3/16" = 1'-0"

ATTIC VENTILATION
RIDGE VENT 39'x2' = 936 SQ IN
SOFFIT VENTS 50'x2' = 1200 SQ IN
TOTAL VENT AREA = 2136 SQ IN
TOTAL ROOF AREA = 1038 SQ FT
REQ'D VENT AREA = 996 SQ IN

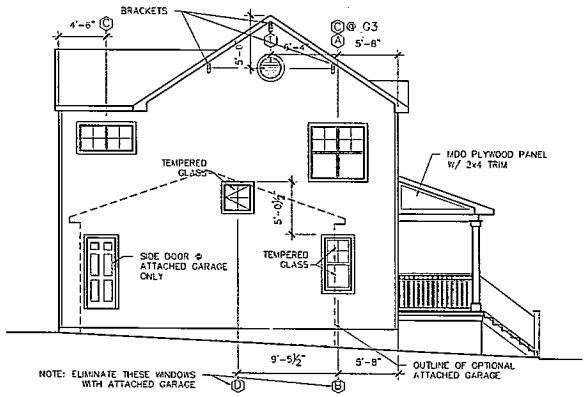


2 PG2 FRONT ELEVATION - UNIT G1
3/16" = 1'-0"

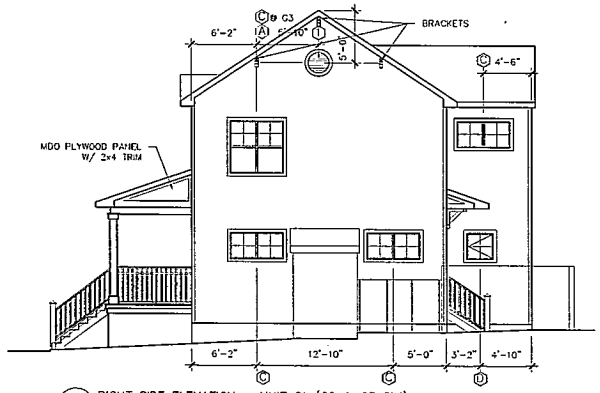


3 PG2 FRONT ELEVATION - UNIT G2
3/16" = 1'-0"

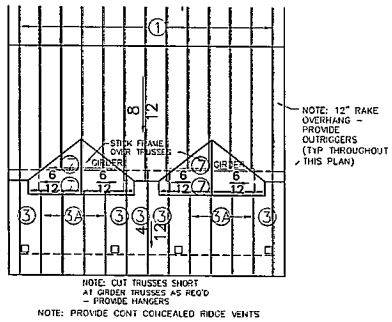
4 PG2 FRONT ELEVATION - UNIT G3
3/16" = 1'-0"



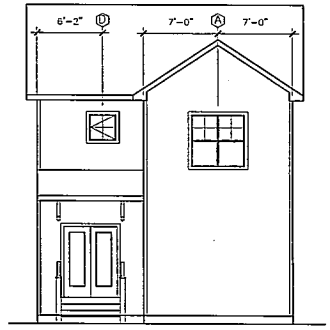
6 PG2 LEFT SIDE ELEVATION - UNIT G1 (OTHERS SIM)
3/16" = 1'-0"



7 PG2 RIGHT SIDE ELEVATION - UNIT G1 (G2 & G3 SIM)
3/16" = 1'-0"



8 PG2 ROOF PLAN - UNIT G3
3/16" = 1'-0"



9 PG2 REAR ELEVATION
3/16" = 1'-0"

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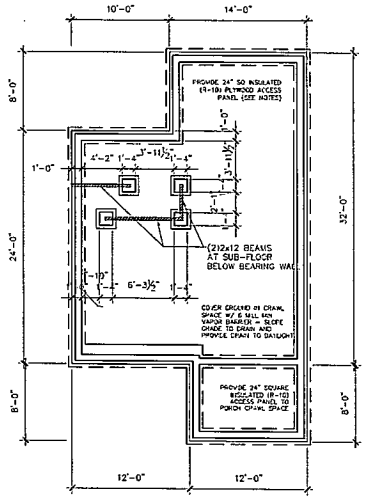
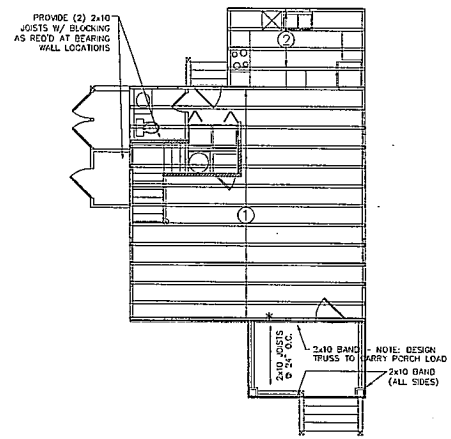
Title: UNIT G ELEVS & ROOF PLANS

Sheet Number: PG2 of Plate

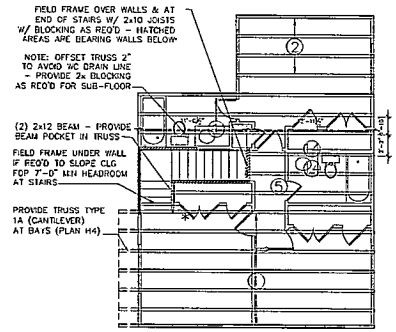


1 PH1 PLAN H FOUNDATION PLAN
3/16" = 1'-0" H1 SHOWN - SEE ALTERNATE PLANS

NOTES:
1. WHERE FOUNDATION WALL EXCEEDS 30" HIGH ABOVE GRADE, CONTRACTOR MAY STEP MASONRY WALL & PROVIDE TREATED 2x4 FRAMED WALL BELOW FLOOR TRUSSES. STUDS TO BE @ 12" O.C., WITH A STUD DIRECTLY BELOW EACH FLOOR TRUSS. MIN STEP TO BE 24" HIGH.
2. LOCATE CRAWL SPACE ACCESS DOOR AT SIDE OR REAR OF HOUSE WHERE GRADE ALLOWS. LOCATE 6" MIN ABOVE GRADE. FRAME WITH TREATED WOOD. PAINT ALL SIDES OF PLYWOOD. PAINT FACE TO MATCH SURROUNDING SURFACE. PROVIDE HINGES AND LOCK.
3. STEP FOUNDATION WALL UP 8" FOR PORCH.
4. SEE DETAILED PORCH FOUNDATION PLAN AND PORCH & CHEEK WALL FOUNDATION DETAIL.
5. CRAWL SPACE TO BE SEALED (NON-VENTED). SEE 8/A5 FOR DETAIL. SEAL LAPS IN VAPOR BARRIER AND CMU WALLS & COLUMNS PER CODE. CAULK AROUND ACCESS DOORS, SILL PLATES AND PENETRATIONS.



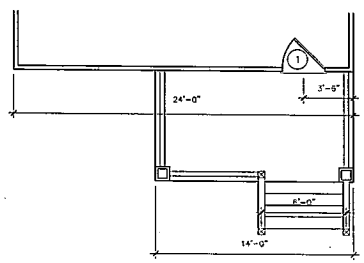
2 PH2 PLAN H 1ST FLOOR FRAMING PLAN
3/16" = 1'-0"



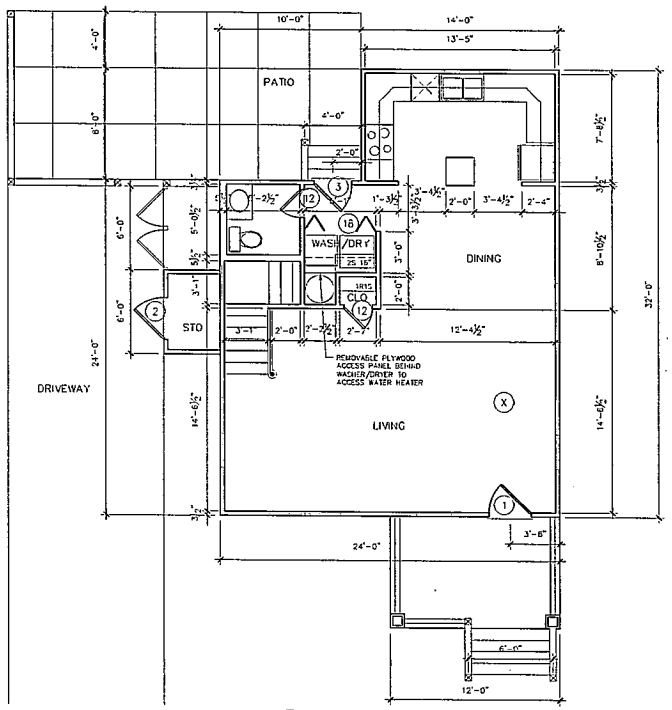
NOTE: TRUSSES MARKED WITH * INDICATES SPECIAL LOADING CONDITION

NOTES
* INDICATES HANGER
- PROVIDE BEAM POCKETS AS NEED - SEE PLAN
- CONFIRM BEAM SIZES BASED ON FINAL LAYOUT
- PROVIDE LADDER TRUSSES OVER BEARING WALLS
- SHADING INDICATES BEARING WALLS

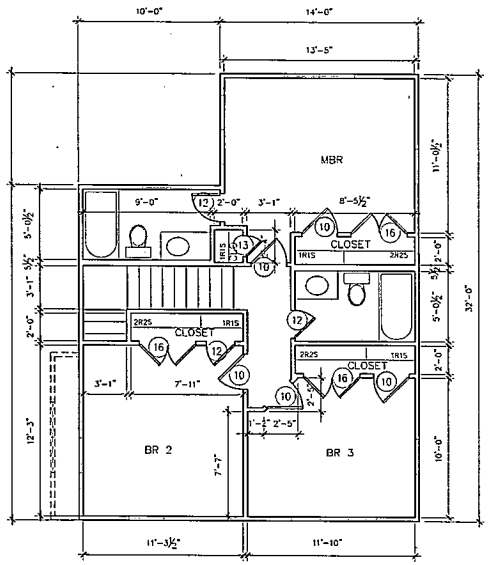
3 PH2 PLAN H 2ND FLOOR FRAMING PLAN
3/16" = 1'-0"



4 PH2 PLAN H2 PORCH PLAN
1/4" = 1'-0"



5 PH2 PLAN H1 1ST FLOOR PLAN
1/4" = 1'-0"



6 PH2 PLAN H 2ND FLOOR PLAN
1/4" = 1'-0"

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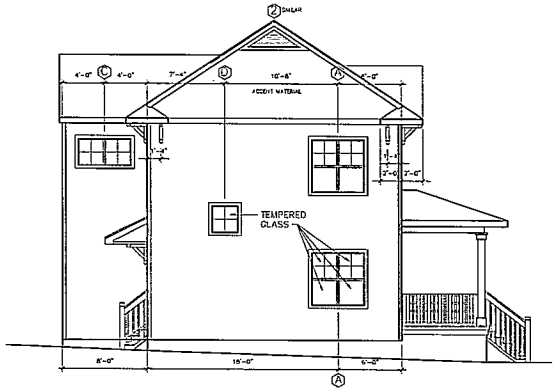
Title: PLAN H FLOOR PLANS

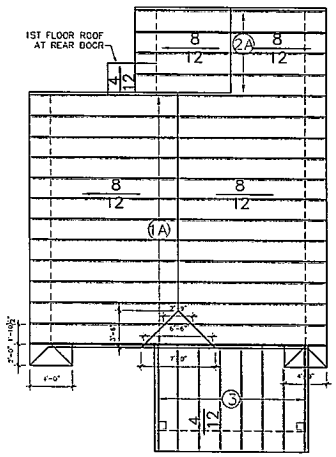
Sheet Number: PH1 of Plate



1 PH2 LEFT ELEVATION – PLAN H2
3/16" = 1'-0"

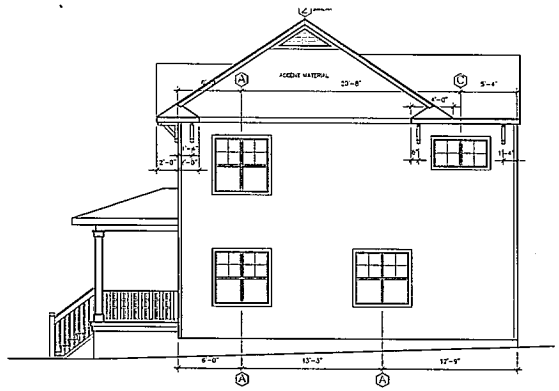
2 PH2 FRONT ELEVATION – PLAN H2
3/16" = 1'-0"

3 PH2 FRONT ELEVATION – PLAN H1
3/16" = 1'-0"

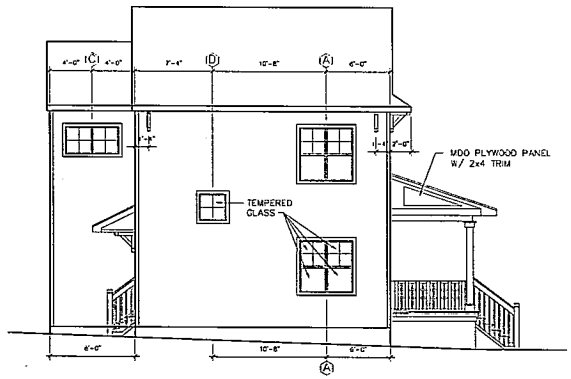


NOTE: PROVIDE CONT CONCEALED RIDGE VENTS

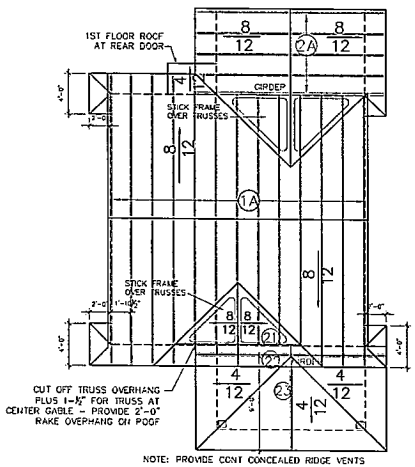
4 PH2 ROOF PLAN – PLAN H1
3/16" = 1'-0"



5 PH2 RIGHT ELEVATION – PLAN H2
3/16" = 1'-0"

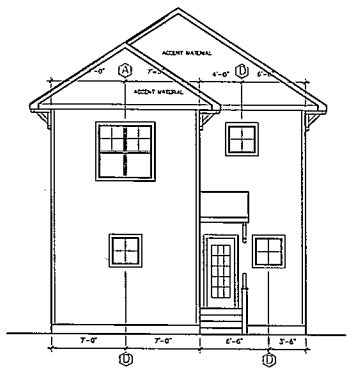


6 PH2 LEFT ELEVATION – PLAN H1
3/16" = 1'-0"

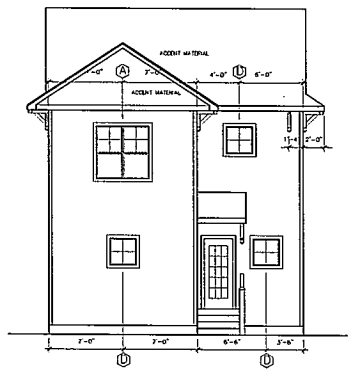


NOTE: PROVIDE CONT CONCEALED RIDGE VENTS

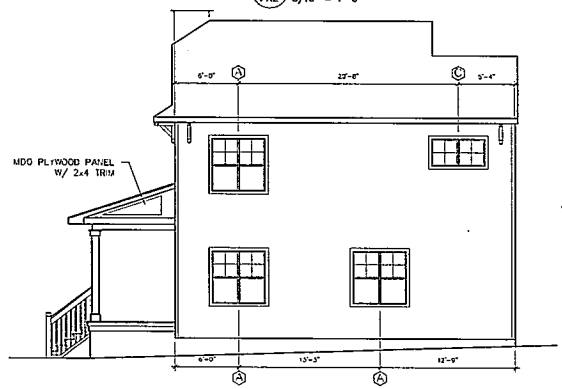
7 PH2 ROOF PLAN – PLAN H2
3/16" = 1'-0"



8 PH2 REAR ELEVATION – PLAN H1
3/16" = 1'-0"



9 PH2 REAR ELEVATION – PLAN H2
3/16" = 1'-0"



10 PH2 RIGHT ELEVATION – PLAN H1
3/16" = 1'-0"

THE REVITALIZATION OF SOUTHSIDE

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NOT FOR CONSTRUCTION

Submittal: PROPOSAL SET

Date: OCTOBER 26, 2012

Drawn: Checked:

Rev. 1 Date:
Re:

Rev. 2 Date:
Re:

Rev. 3 Date:
Re:

Rev. 4 Date:
Re:

Title: PLAN H ELEVATIONS

Sheet Number: of

PH2

Place