

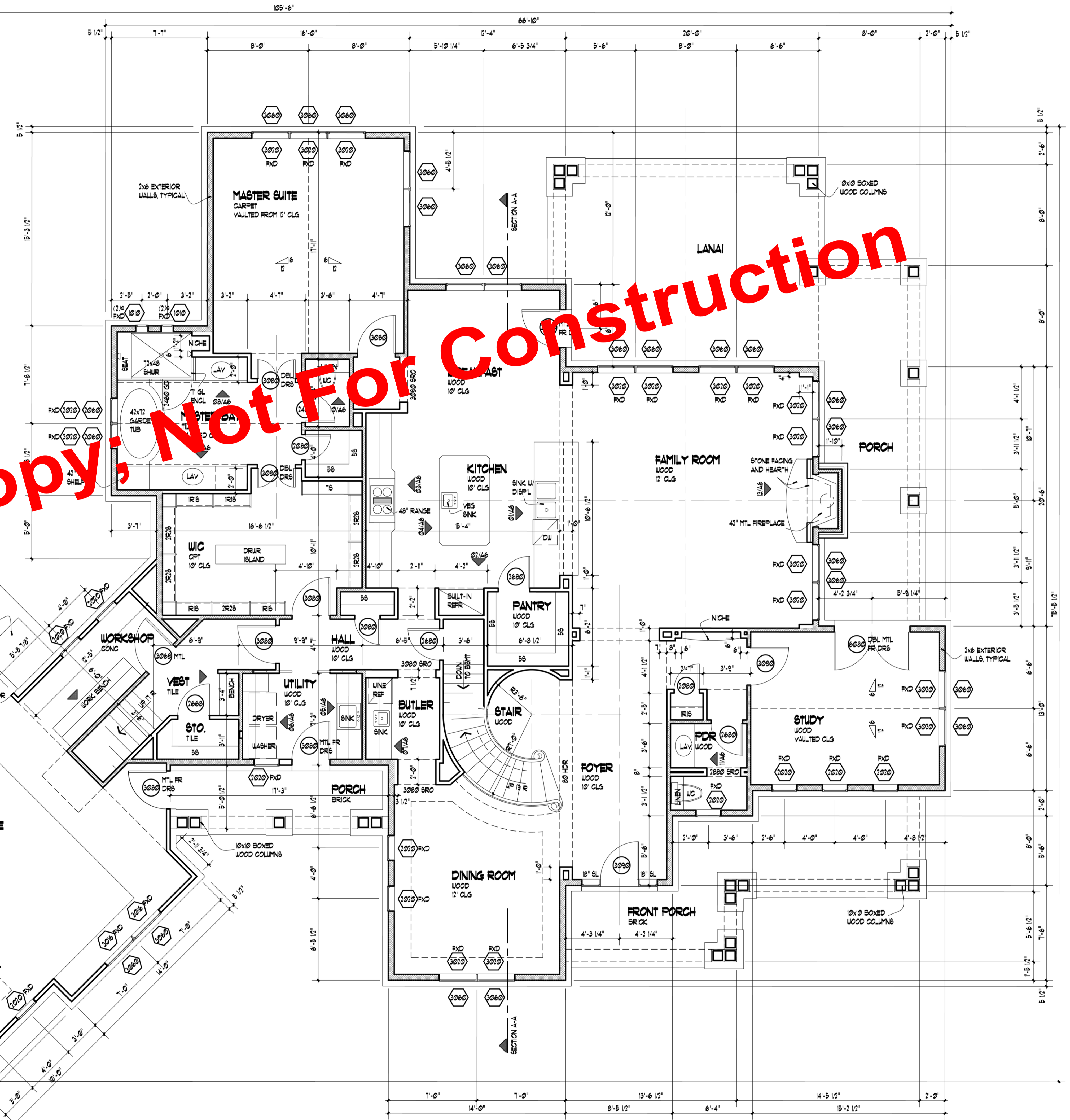
WALL TYPES

- ==== 2x4 S @ 16" O.C.
- ==== 2x4 S @ 16" O.C. W/
3 1/2" BATT INSUL.
- ==== 2x4 S @ 16" O.C. W/
5/8" GYP. BD. EACH SIDE
- ==== 2x6 S @ 16" O.C.-
BALLOON FRAME
- ==== 2x4 S @ 16" O.C. W/
BRICK VENEER

AREAS:

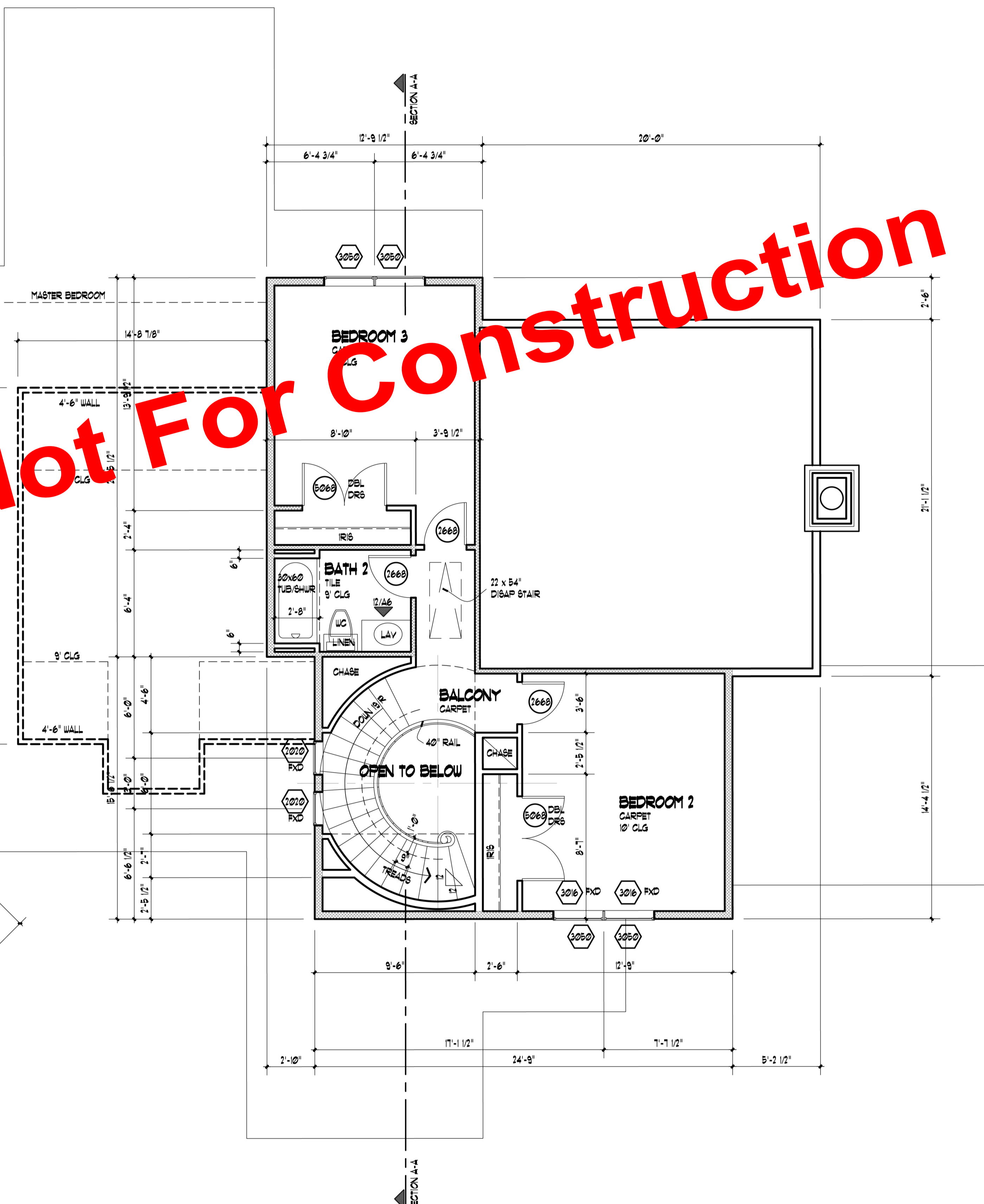
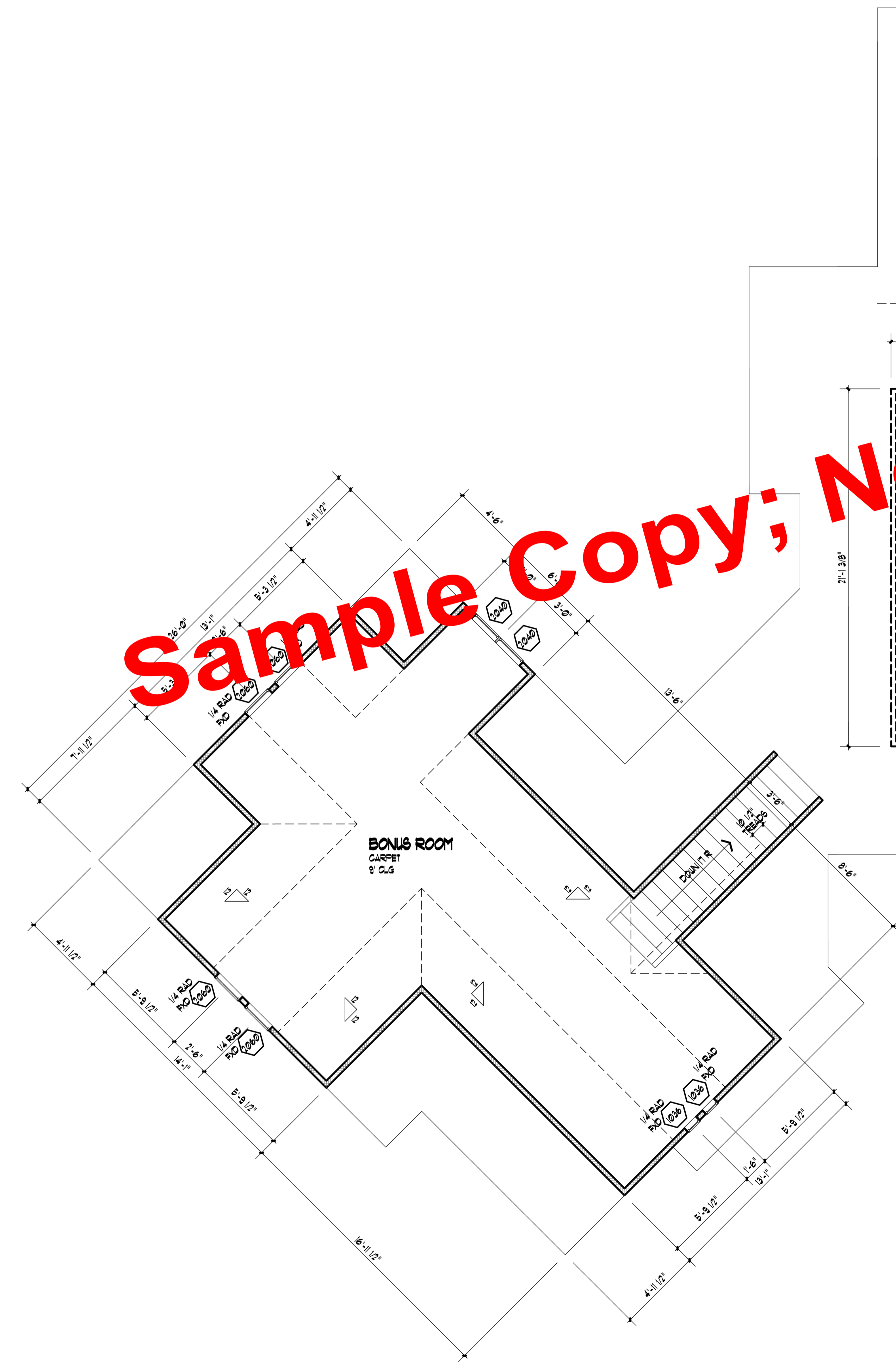
FIRST FLOOR:	2459 SF
SECOND FLOOR:	515 SF
TOTAL HEATED:	2974 SF
BONUS:	605 SF
GARAGE:	1153 SF
FRONT PORCH:	337 SF
LANAI:	592 SF
TOTAL COVERED AREA:	5066 SF
SLAB:	4684 SF

Sample Copy, Not For Construction

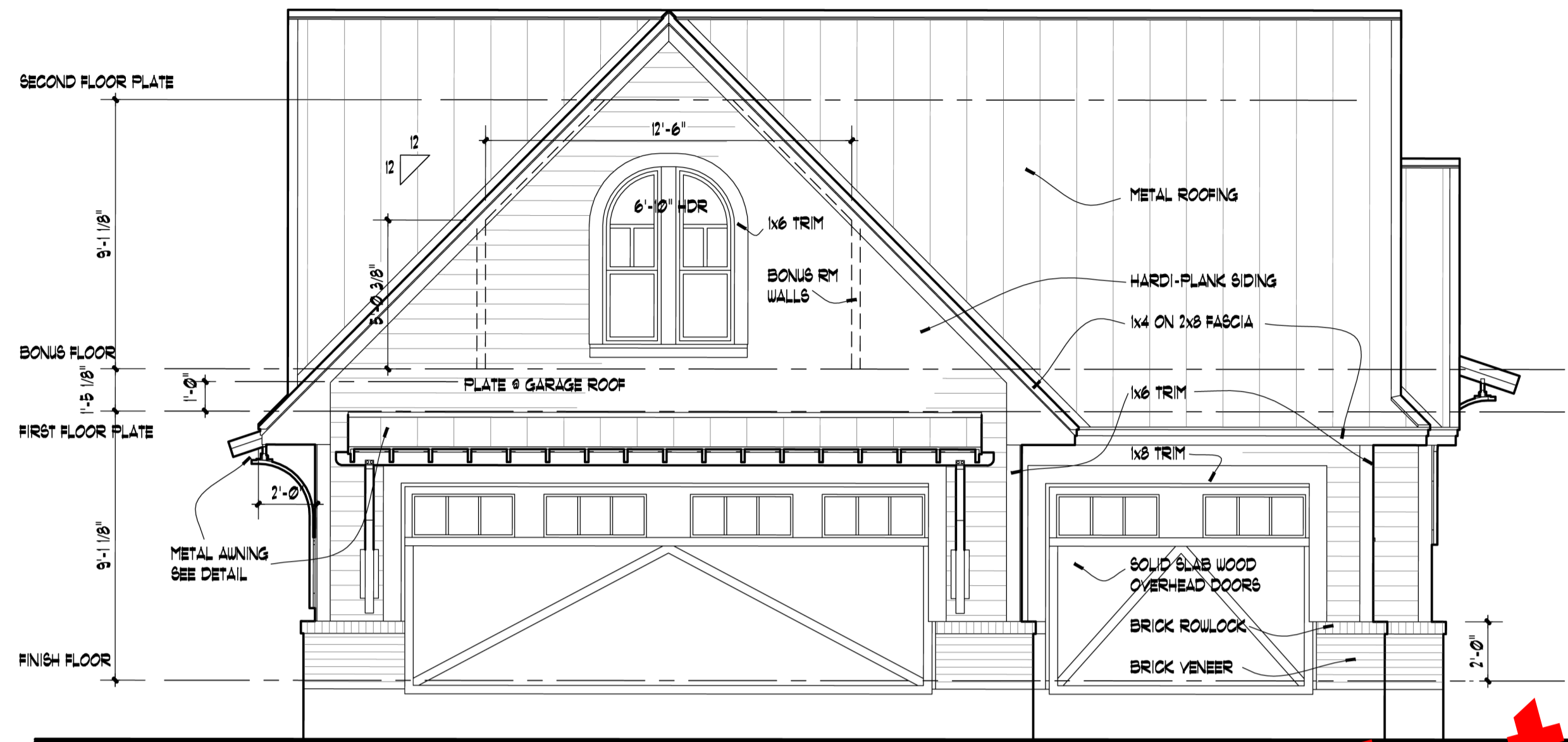


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

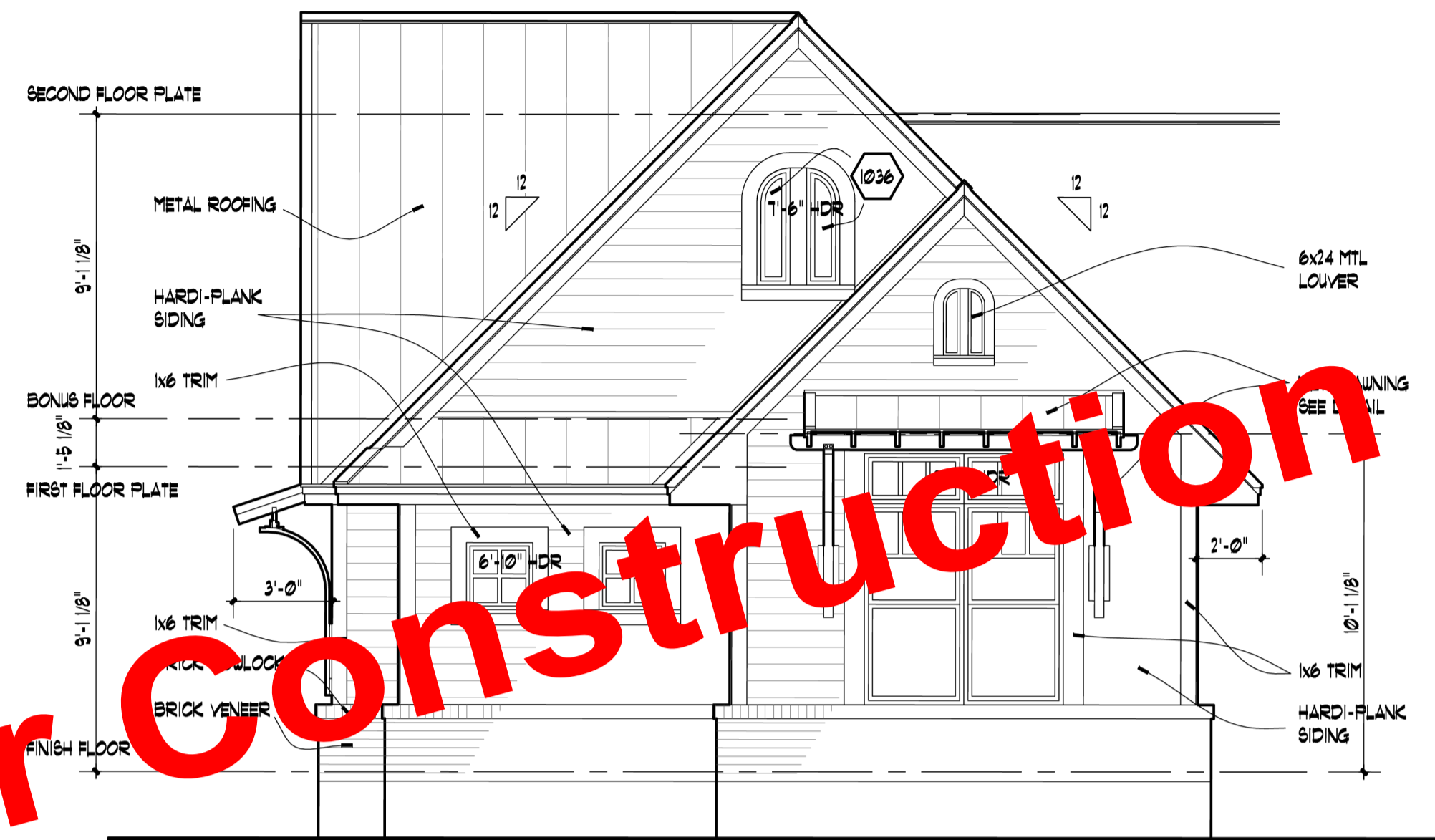
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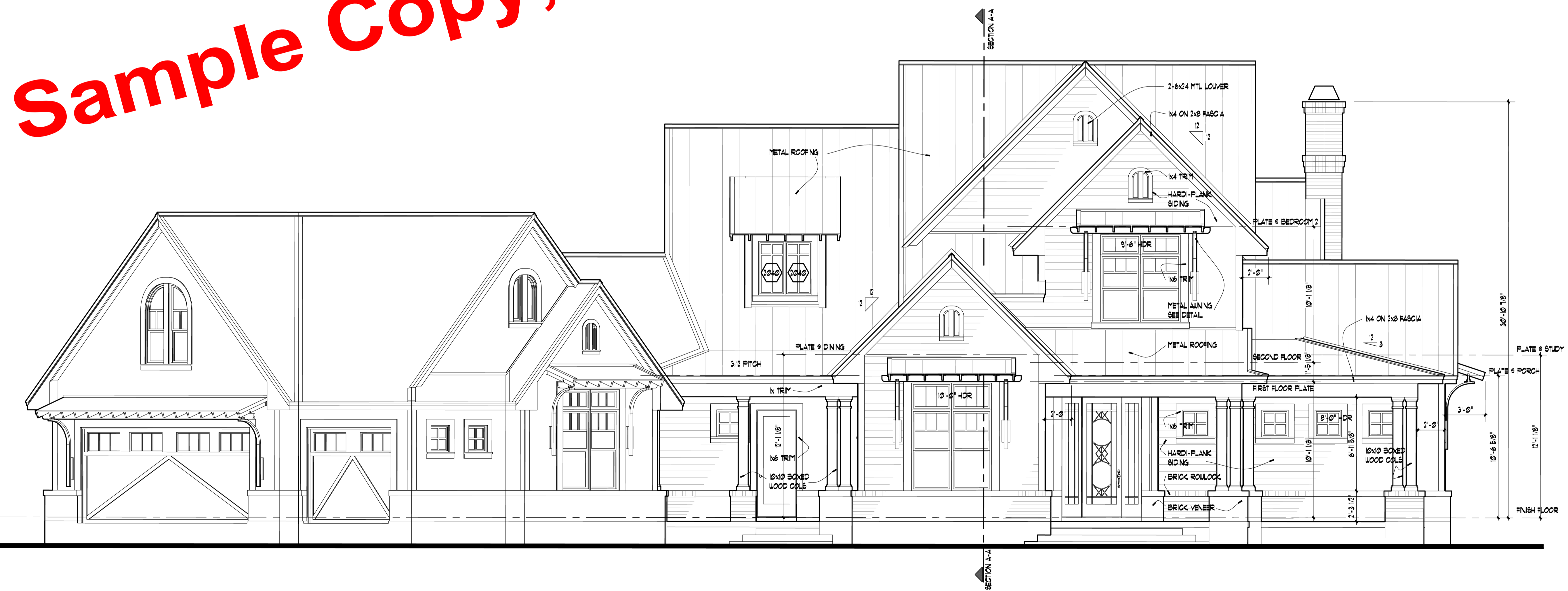
SECTION A-A
SECTION B-B
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"

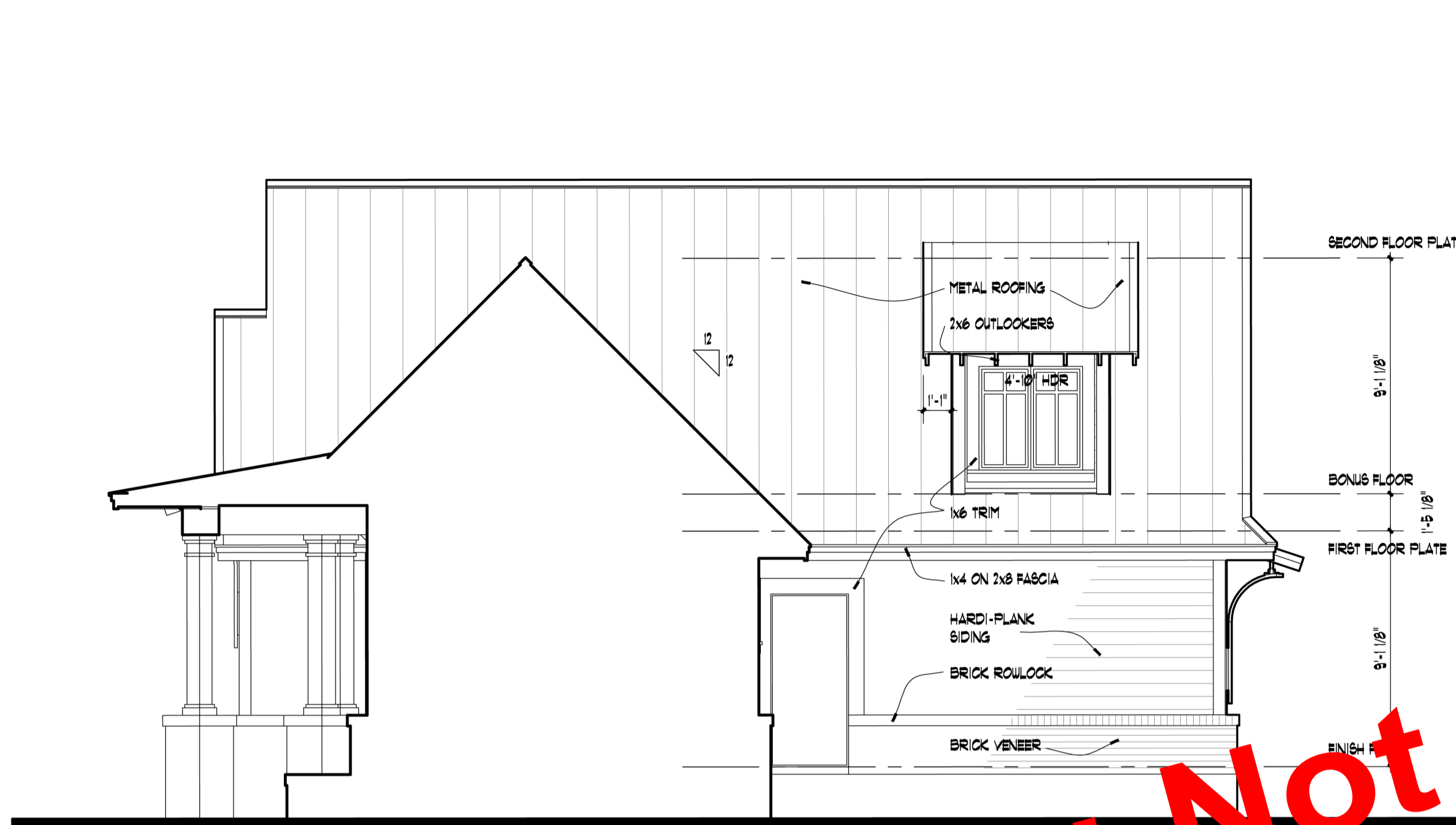


GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

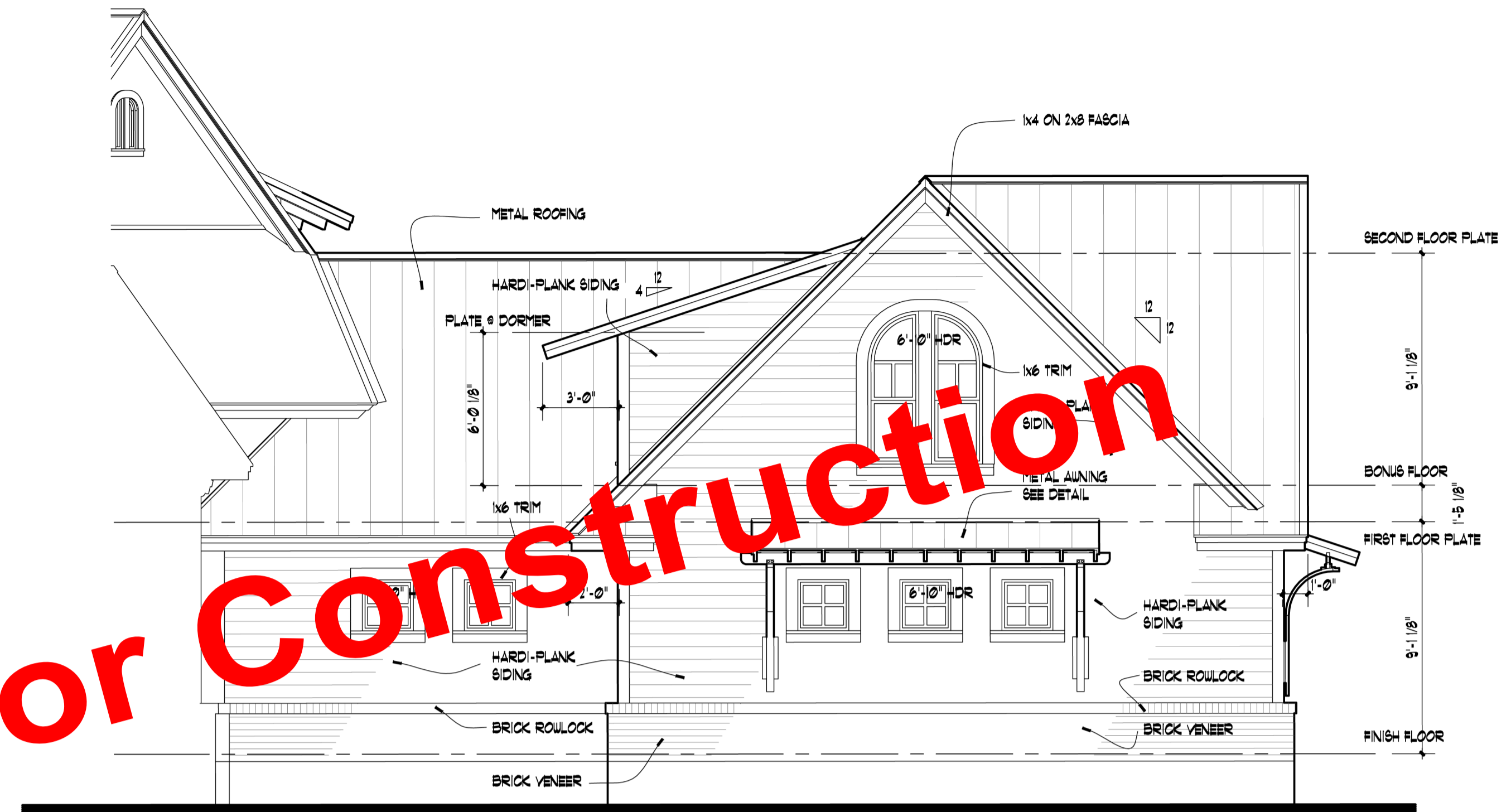


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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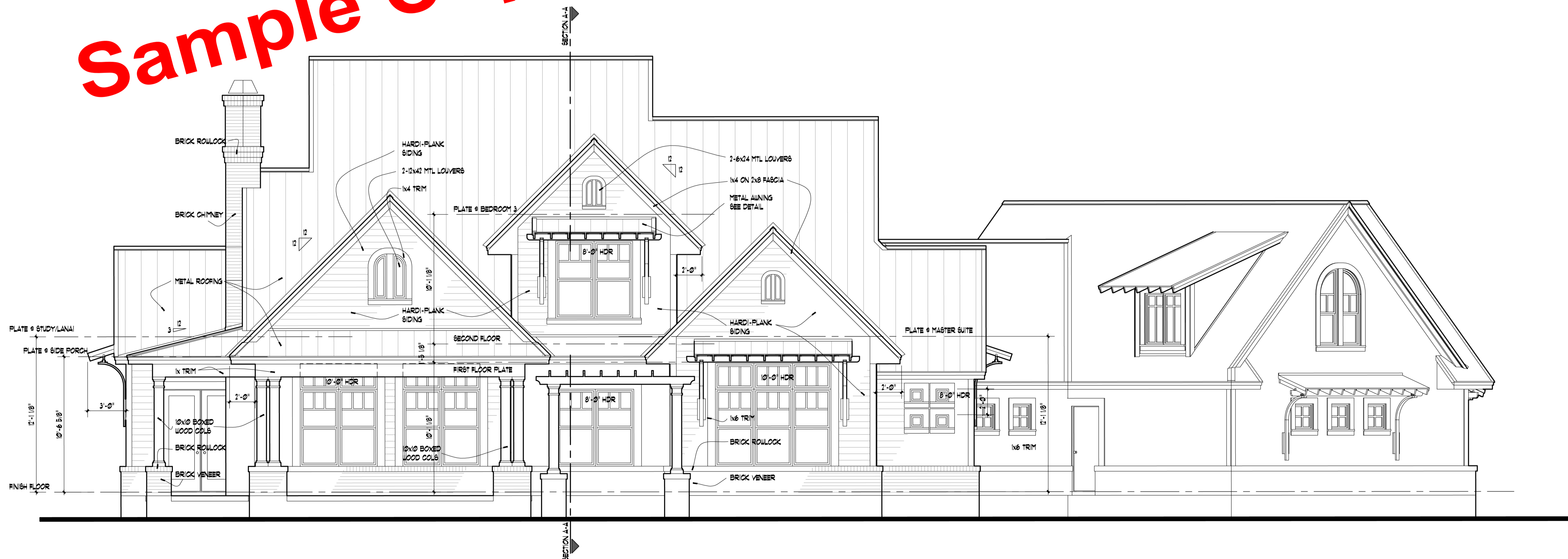


GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

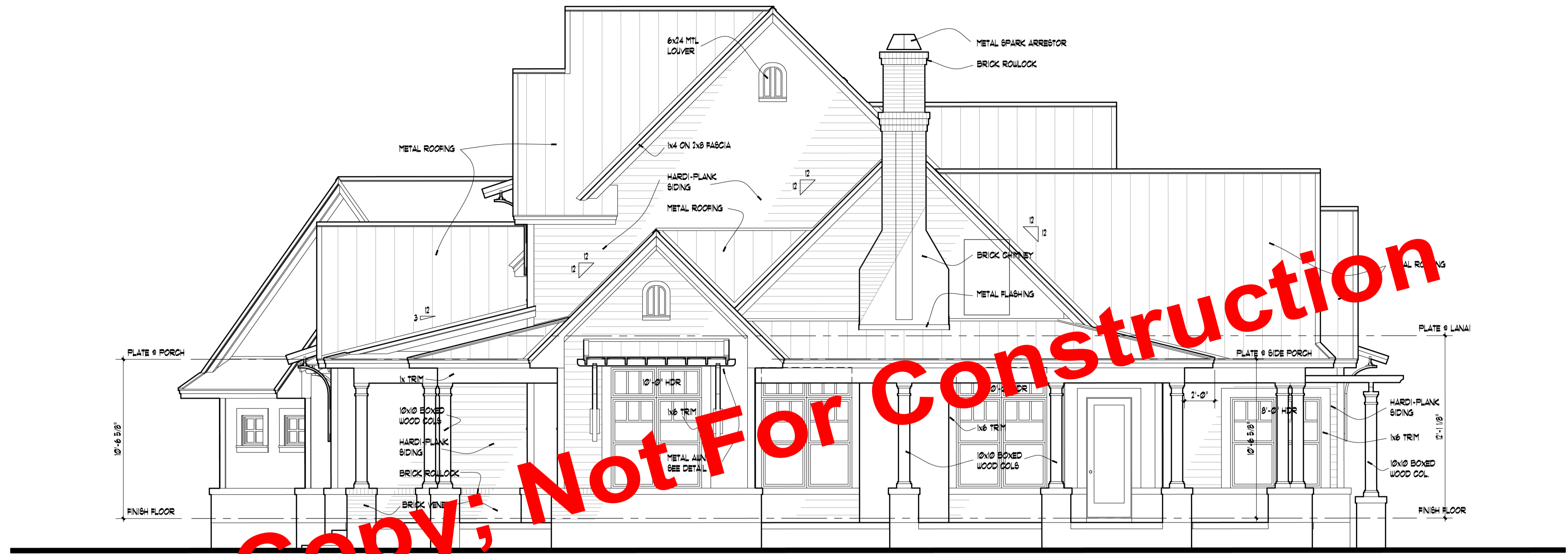


GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"

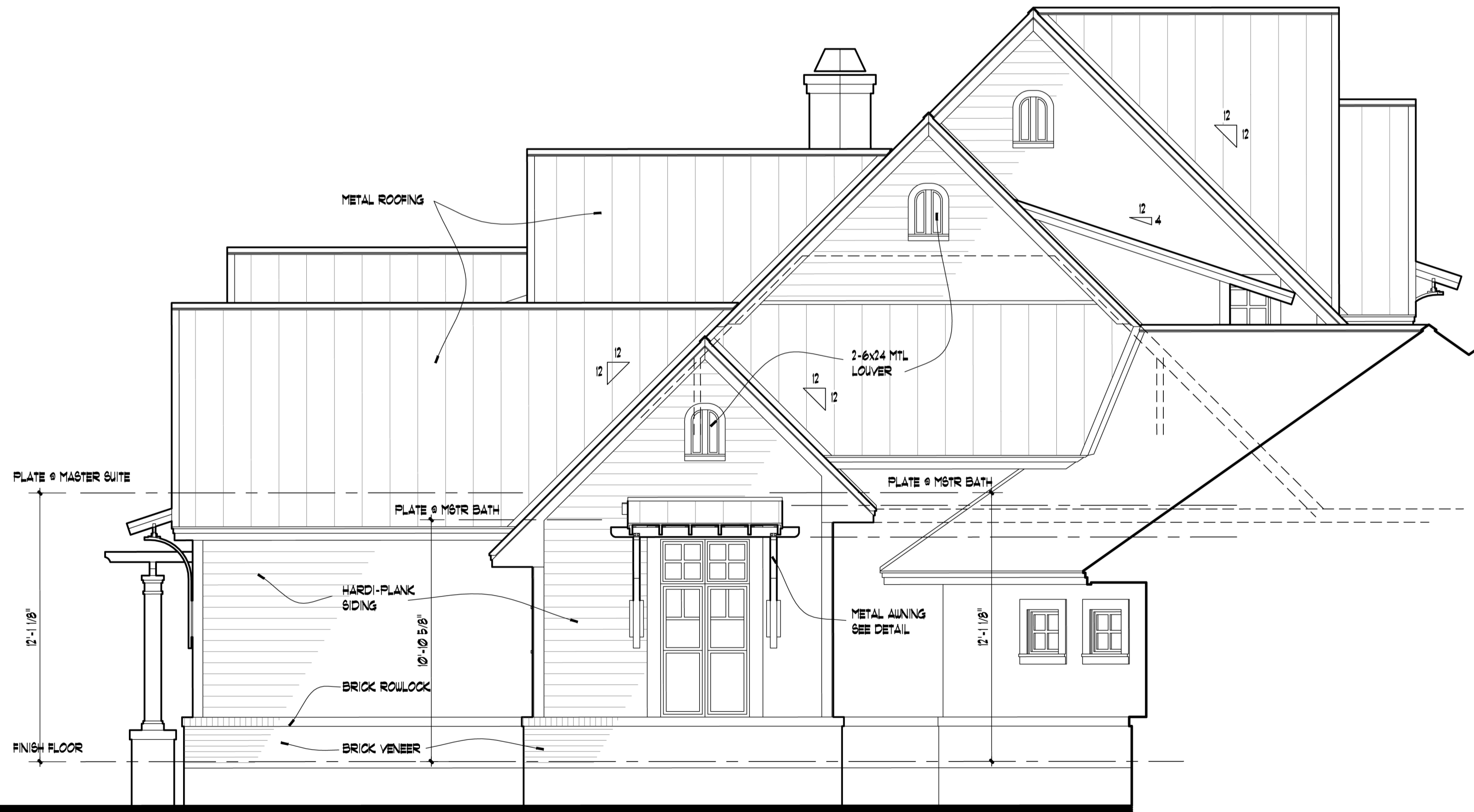
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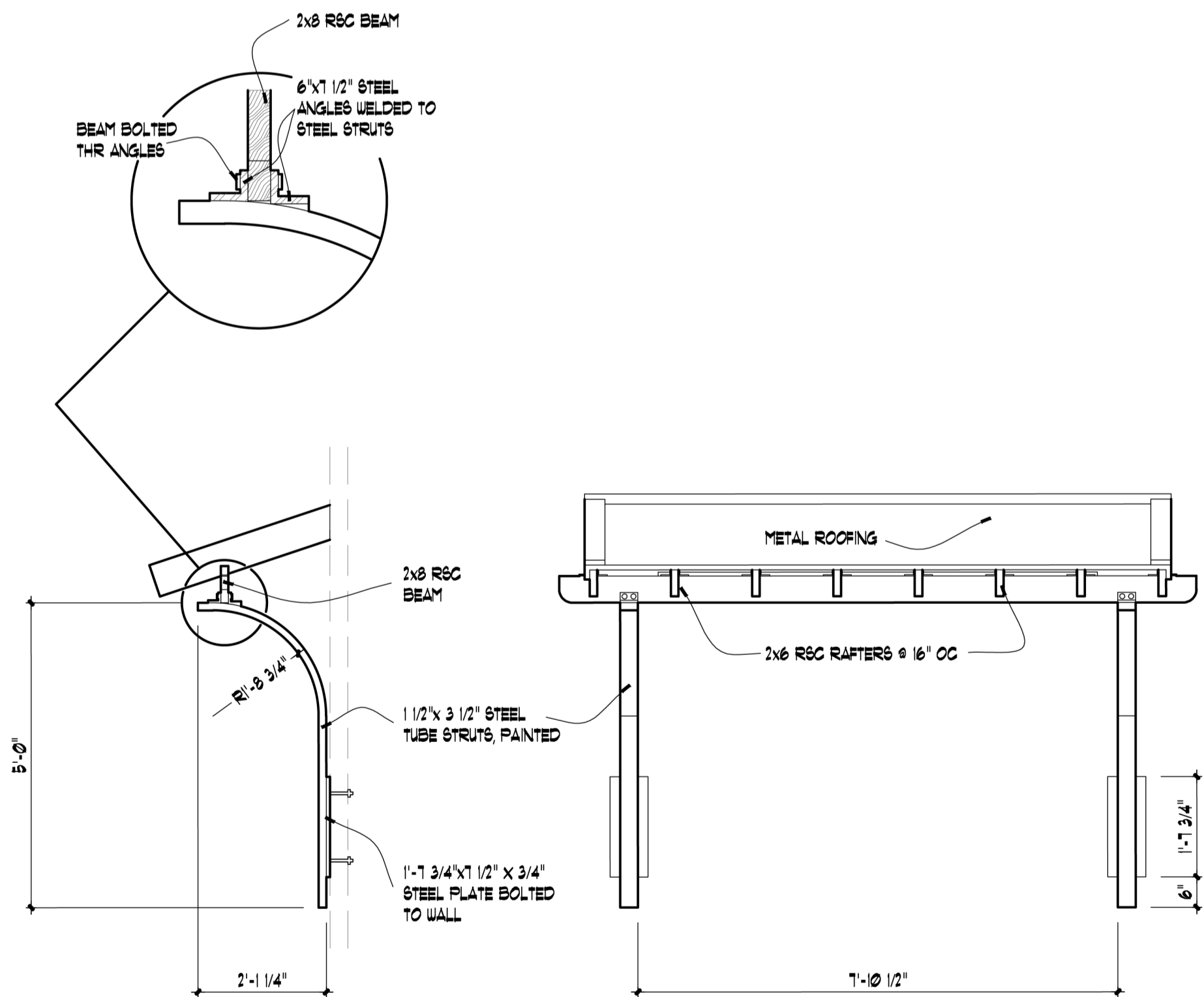
REAR ELEVATION
SCALE: 1/4" = 1'-0"



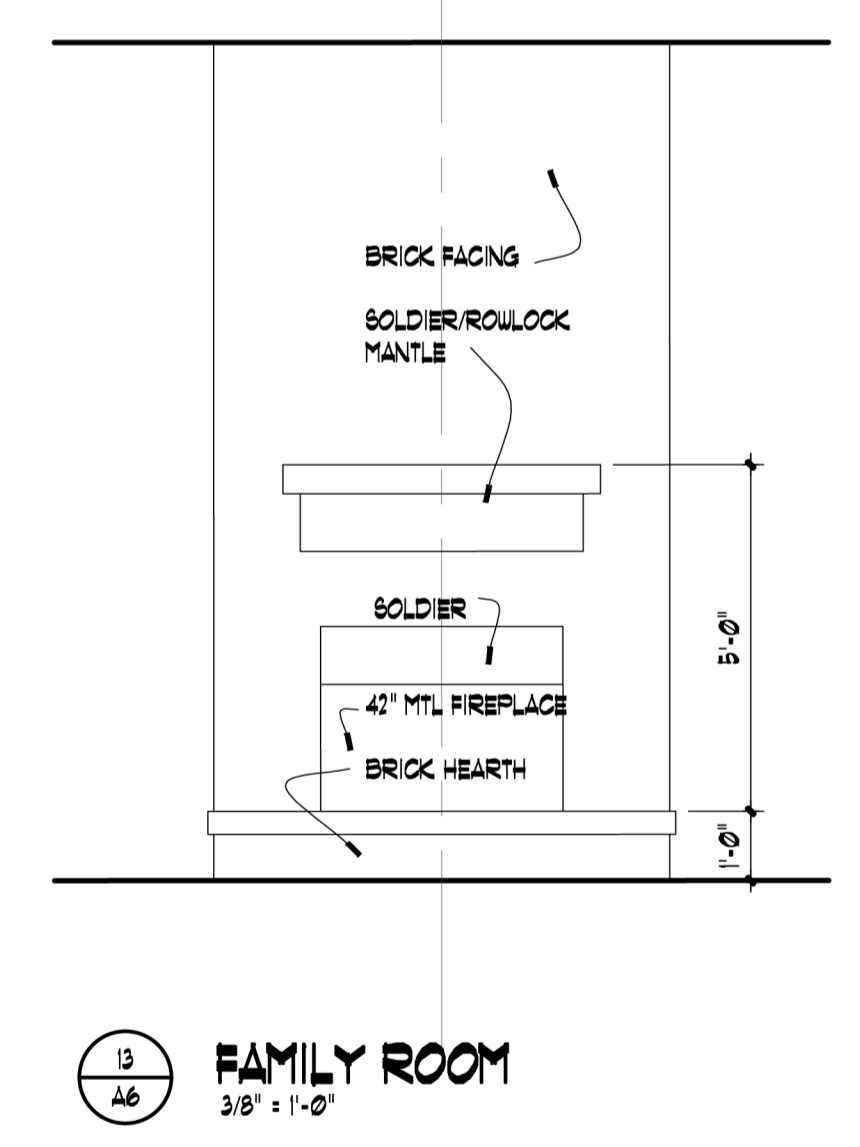
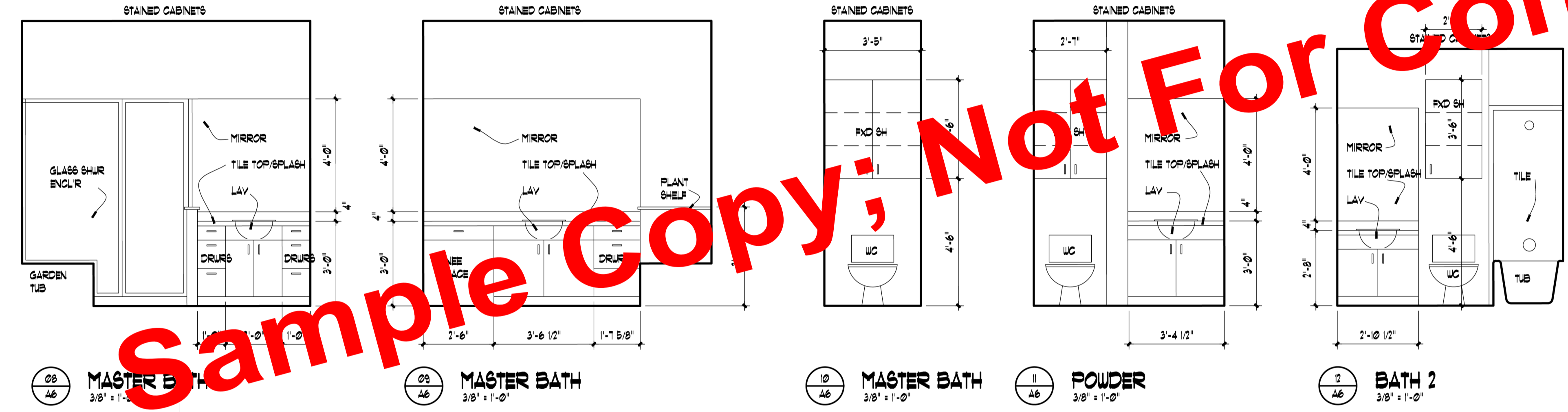
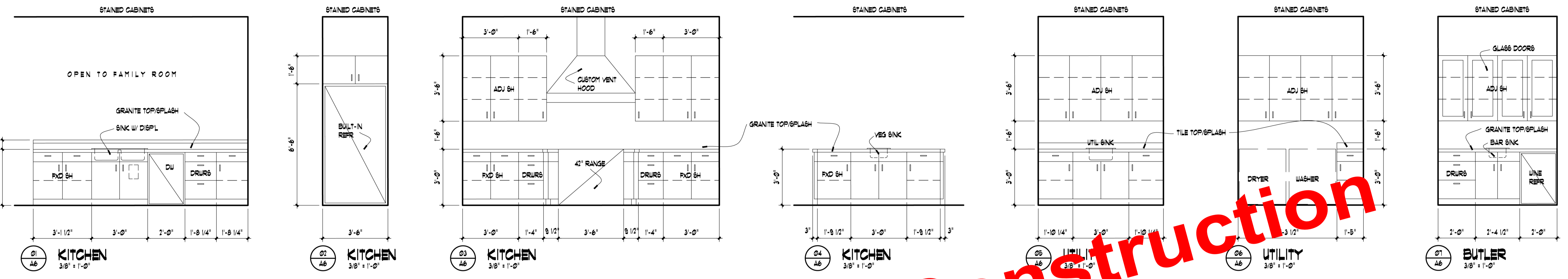
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



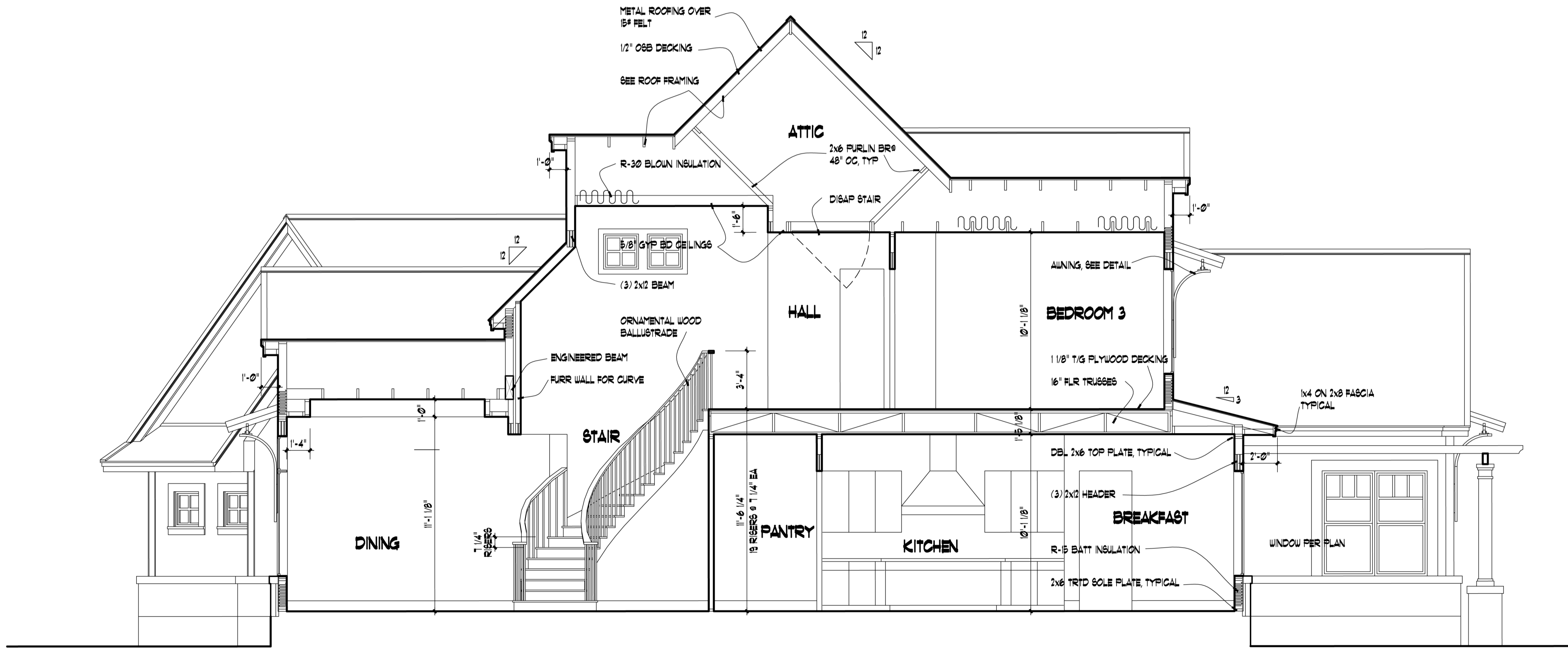
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



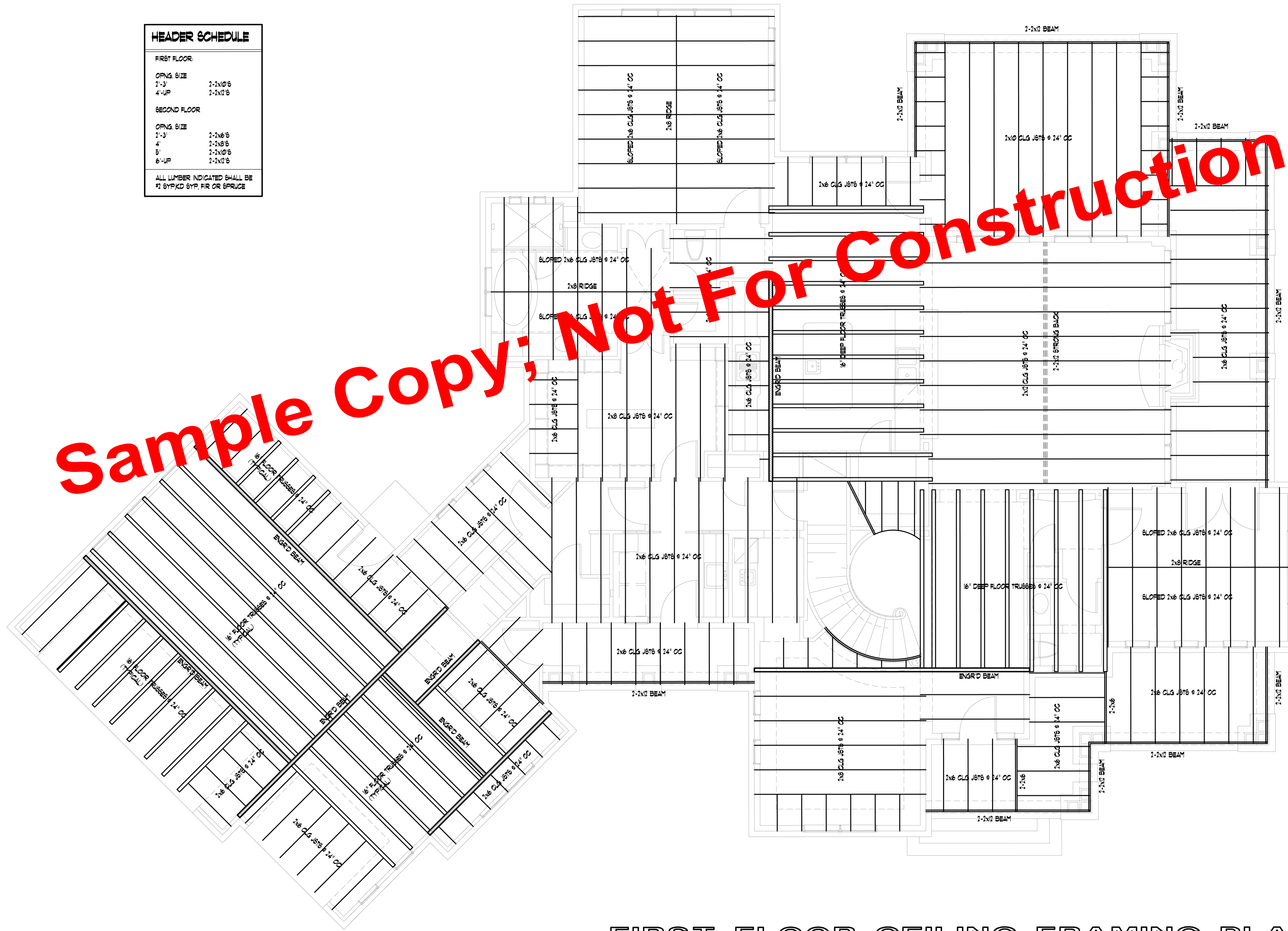
AWNING DETAIL
1/2" = 1'-0"



CABINET ELEVATIONS
SCALE: 3/8" = 1'-0"



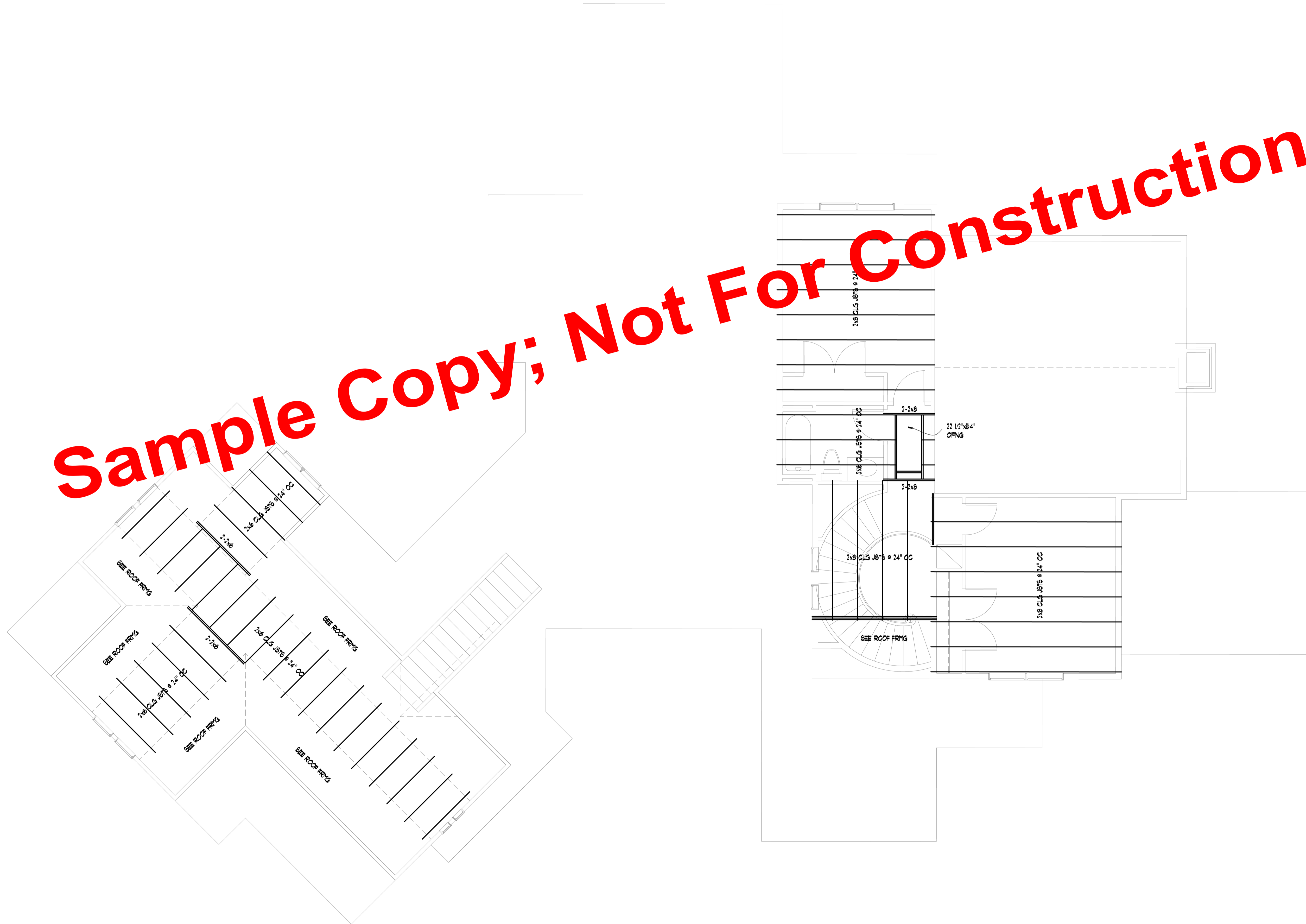
HEADER SCHEDULE	
FIRST FLOOR:	
OPNG. SIZE	
2'-3"	2-2x10'S
4'-UP	2-2x12'S
SECOND FLOOR:	
OPNG. SIZE	
2'-3"	2-2x6'S
4'	2-2x8'S
5'	2-2x10'S
6'-UP	2-2x12'S
ALL LUMBER INDICATED SHALL BE #2 SYP/KD SYP, FIR OR SPRUCE	



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FIRST FLOOR CEILING FRAMING PLAN
 SCALE: 1/4" = 1'-0"

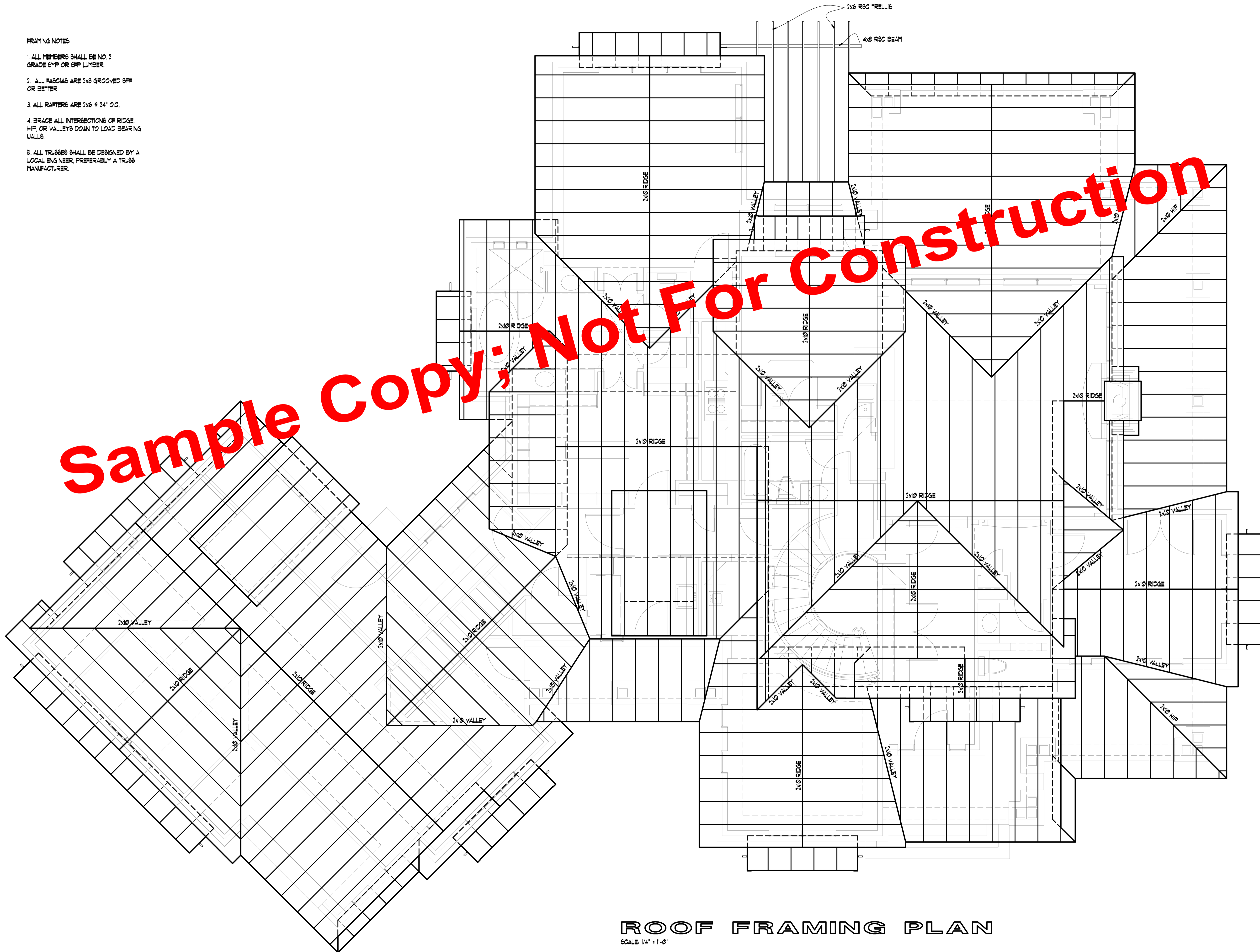
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CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES:

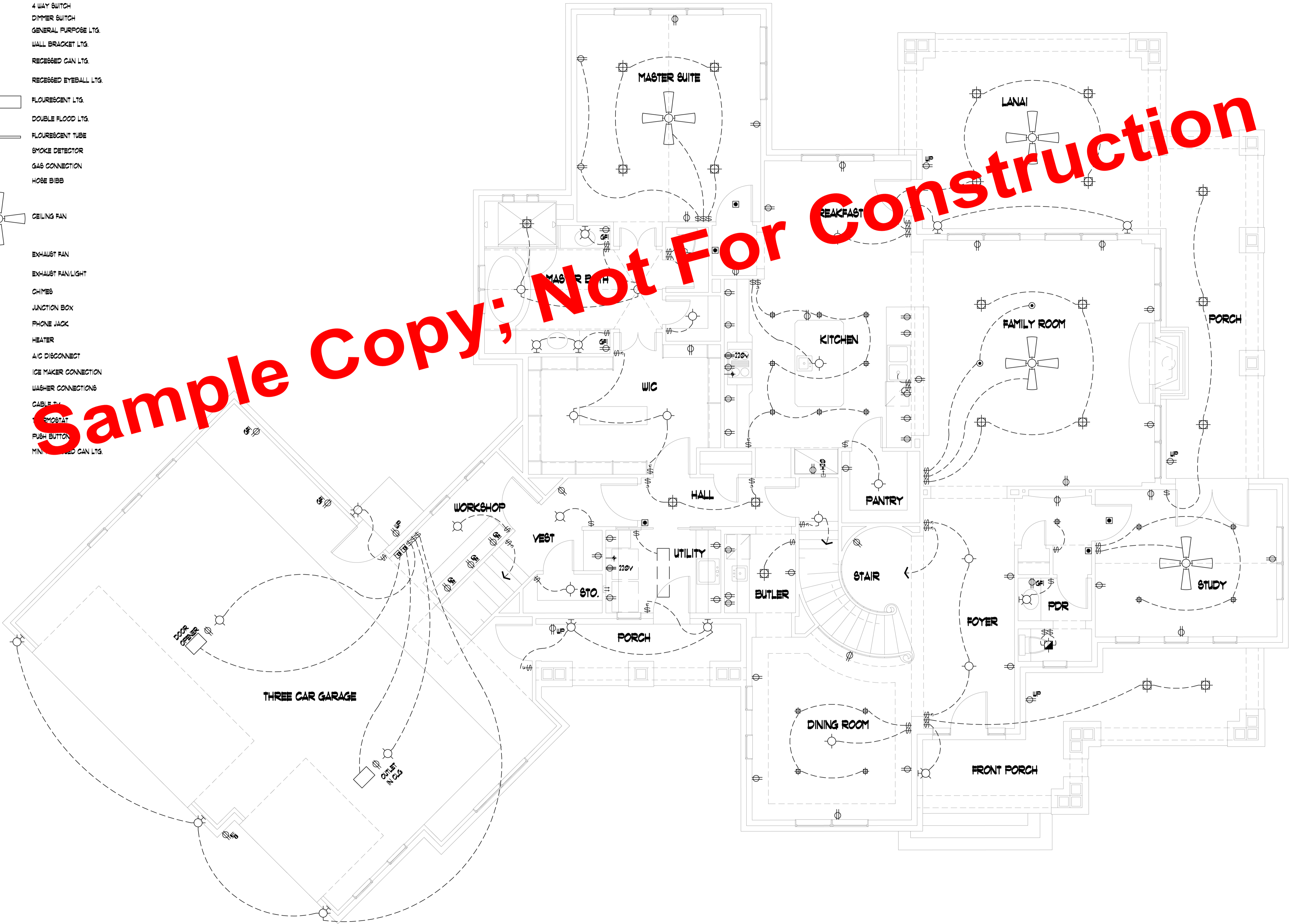
1. ALL MEMBERS SHALL BE NO. 2 GRADE SYP OR SPF LUMBER.
2. ALL FASCIAS ARE 2x6 GROOVED SPF OR BETTER.
3. ALL RAFTERS ARE 2x6 @ 24" O.C.
4. BRACE ALL INTERSECTIONS OF RIDGE, HIP, OR VALLEY DOWN TO LOAD BEARING WALLS.
5. ALL TRUSSES SHALL BE DESIGNED BY A LOCAL ENGINEER, PREFERABLY A TRUSS MANUFACTURER.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- ⊙ 110V. FLOOR OUTLET
- ⊕ 110V. DUPLEX OUTLET
- ⊕ W
- ⊕ GFI
- ⊕ 220
- ⊕ 2 WAY SWITCH
- ⊕ 3 WAY SWITCH
- ⊕ 4 WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ GENERAL PURPOSE LTG.
- ⊕ WALL BRACKET LTG.
- ⊕ RECESSED CAN LTG.
- ⊕ RECESSED EYEBALL LTG.
- ⊕ FLOURESCENT LTG.
- ⊕ DOUBLE FLOOD LTG.
- ⊕ FLOURESCENT TUBE
- ⊕ SMOKE DETECTOR
- ⊕ GAS CONNECTION
- ⊕ HOSE BIBB
- ⊕ CEILING FAN
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT
- ⊕ CHIMES
- ⊕ JUNCTION BOX
- ⊕ PHONE JACK
- ⊕ HEATER
- ⊕ A/C DISCONNECT
- ⊕ ICE MAKER CONNECTION
- ⊕ WASHER CONNECTIONS
- ⊕ CABLE TV
- ⊕ THERMOSTAT
- ⊕ PUSH BUTTON
- ⊕ MINI RECESSED CAN LTG.



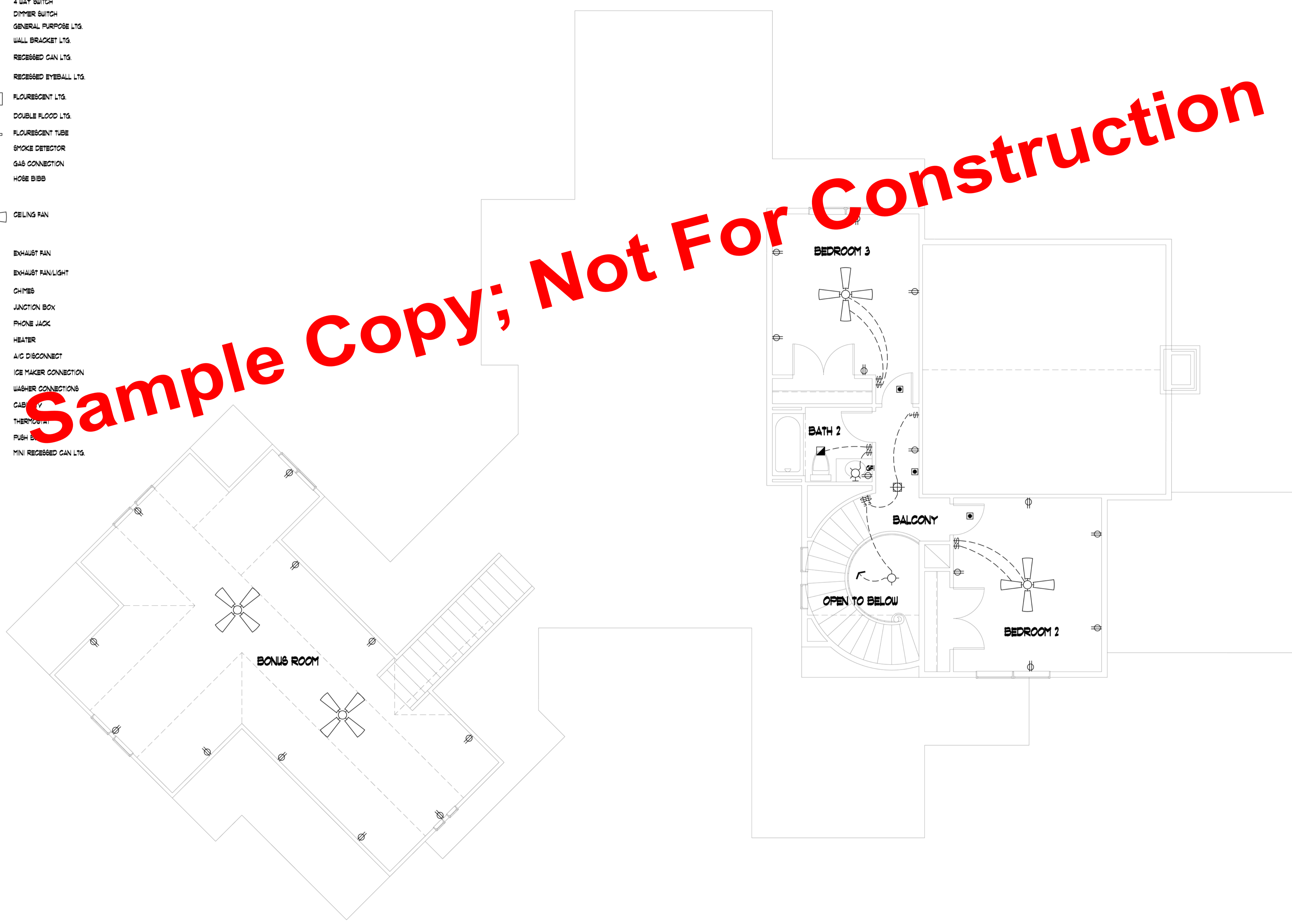
Sample Copy; Not For Construction

FIRST FLOOR ELECTRICAL PLAN

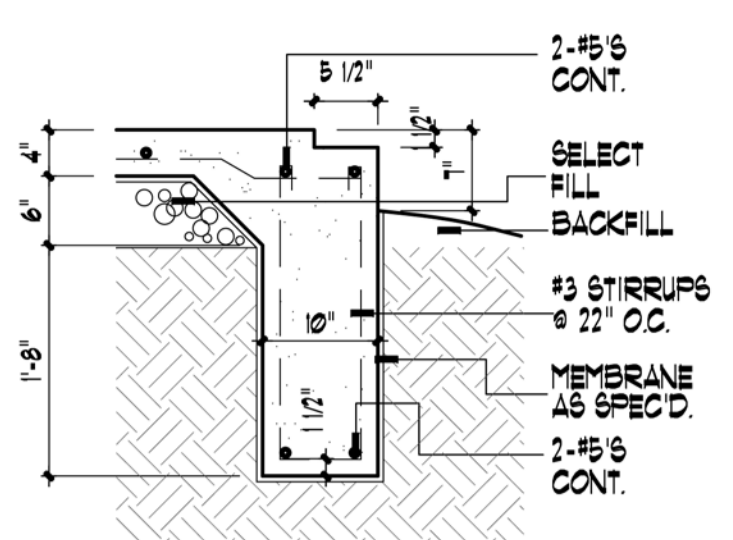
SCALE: 1/4" = 1'-0"

LEGEND

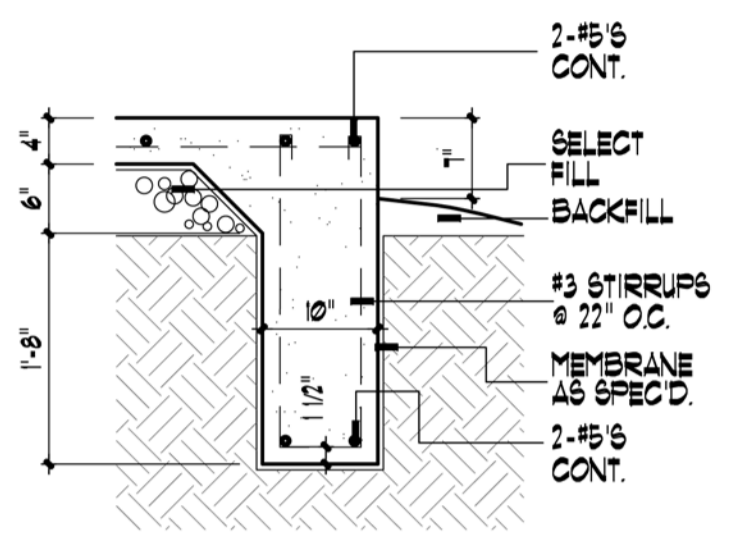
- 110V. FLOOR OUTLET
- ⊕ 110V. DUPLEX OUTLET
- ⊕ UP WATERPROOF OUTLET
- ⊕ GFI GROUND FAULT INSULATED
- ⊕ 220V. OUTLET
- ⊕ 2-WAY SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- GENERAL PURPOSE LTG.
- WALL BRACKET LTG.
- ⊕ RECESSED CAN LTG.
- ⊕ RECESSED EYEBALL LTG.
- ▭ FLOURESCENT LTG.
- ⊕ DOUBLE FLOOD LTG.
- FLOURESCENT TUBE
- SMOKE DETECTOR
- GAS CONNECTION
- ⊕ HOSE BIBB
- ⊕ CEILING FAN
- EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT
- ⊕ CHIMES
- ⊕ JUNCTION BOX
- ⊕ PHONE JACK
- ⊕ HEATER
- ⊕ A/C DISCONNECT
- ⊕ ICE MAKER CONNECTION
- ⊕ WASHER CONNECTIONS
- ⊕ CABINETS
- ⊕ THERMOSTAT
- ⊕ PUSH B
- ⊕ MINI RECESSED CAN LTG.



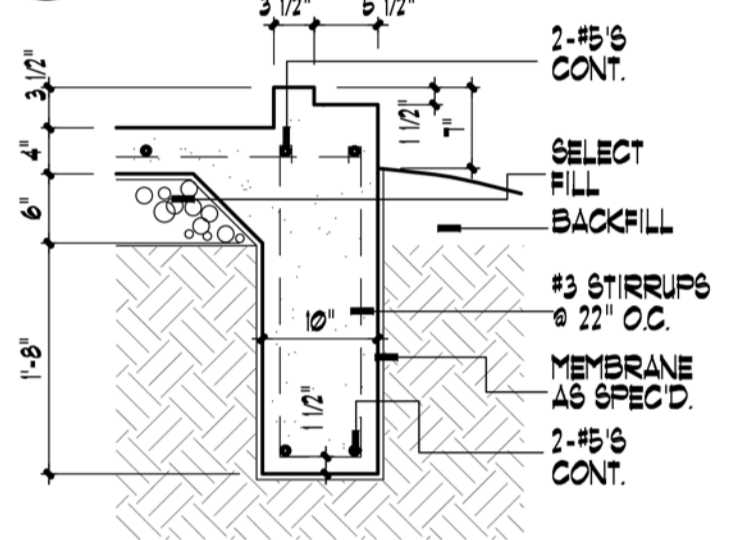
SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



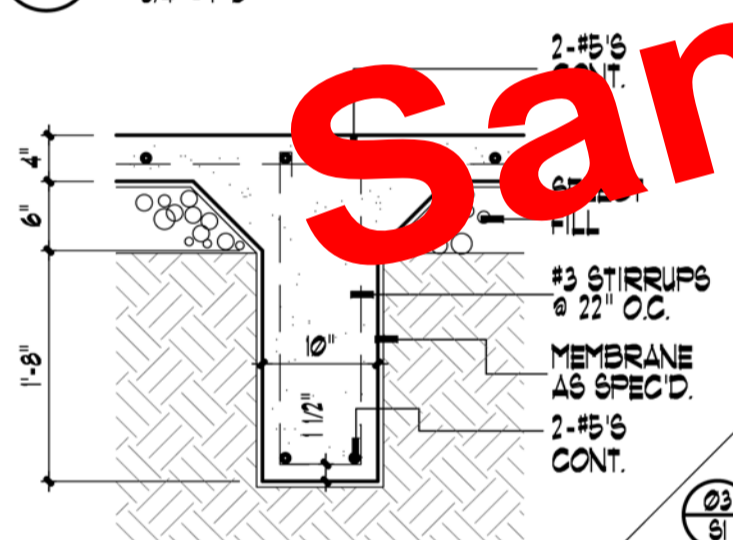
01 BEAM DETAIL
3/4" = 1'-0"



02 BEAM DETAIL
3/4" = 1'-0"

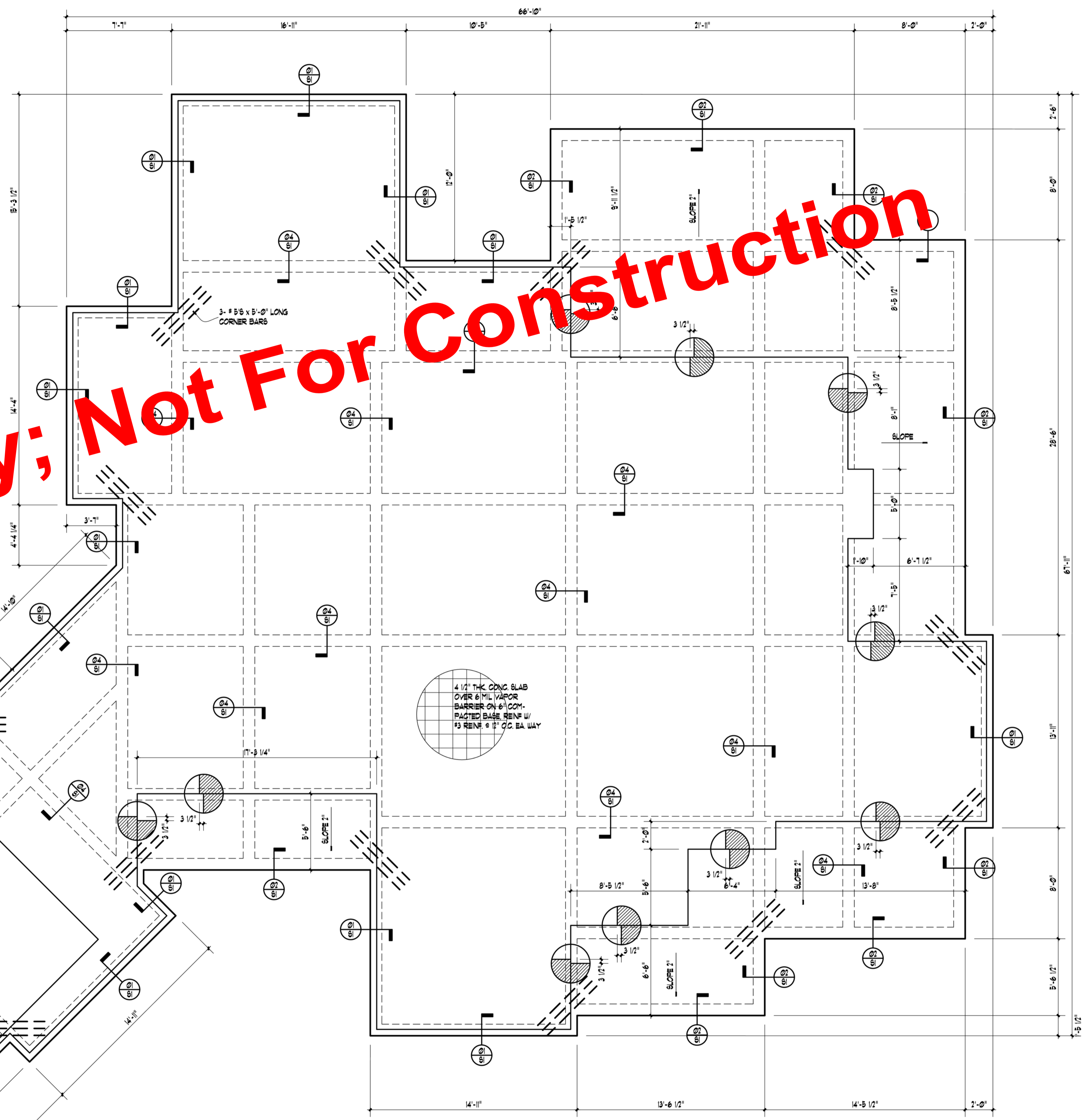


03 BEAM DETAIL
3/4" = 1'-0"



04 BEAM DETAIL
3/4" = 1'-0"

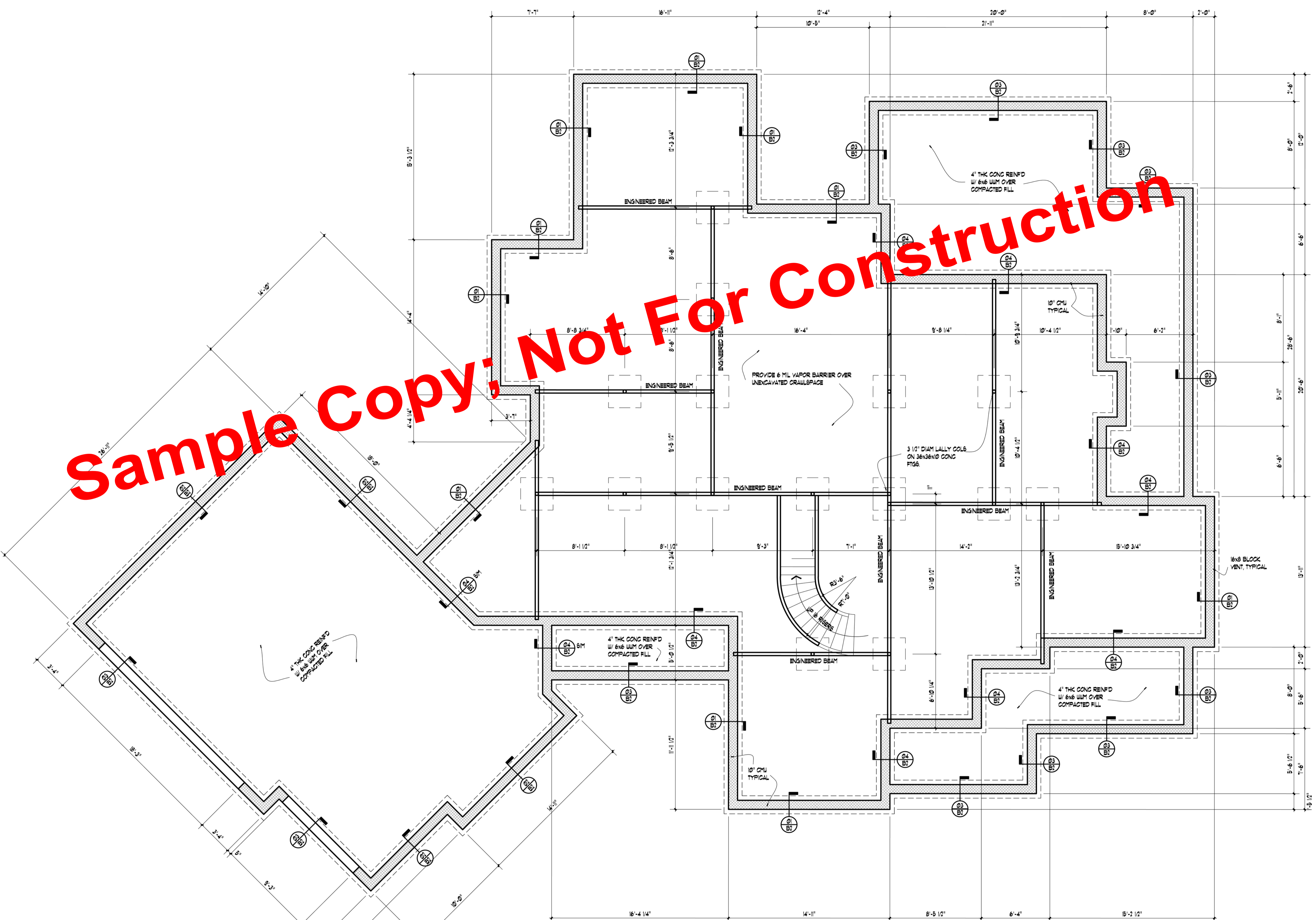
- NOTES:
1. ALL BEAMS TO PENETRATE A MIN. OF 6" INTO UNDISTURBED SOIL.
 2. LAPS OR SPLICES TO BE A MIN. OF 24 BAR DIAMETERS.
 3. PROVIDE 6 CORNER BARS IN ALL CORNERS OF ALL PERIMETER OR EXTERIOR BEAMS. INSTALL ONE AT TOP OUTSIDE AND ONE AT BOTTOM OUTSIDE.
 4. FOUNDATION DESIGN IS GENERAL AND NOT SPECIFIC FOR PARTICULAR SITE CONDITIONS. THEREFORE, BUILDER SHALL ASSUME RESPONSIBILITY FOR APPLICABILITY OF THIS FOUNDATION DESIGN.
 5. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS OF ALL FIXED EQUIPMENT, ELECTRICAL RECEPTACLES AND CONDUIT, PLUMBING LOCATIONS AND THRESHOLD BLOCKOUTS.



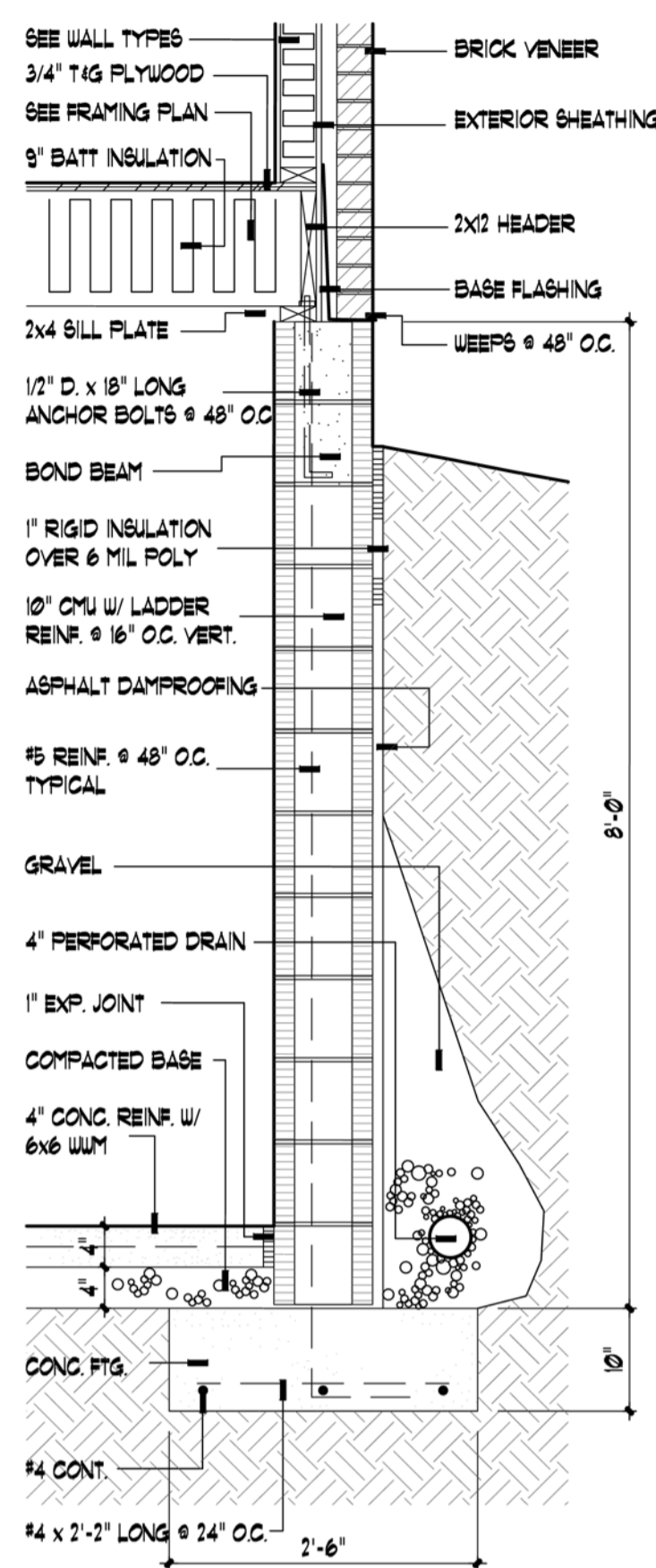
SLAB FOUNDATION PLAN

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

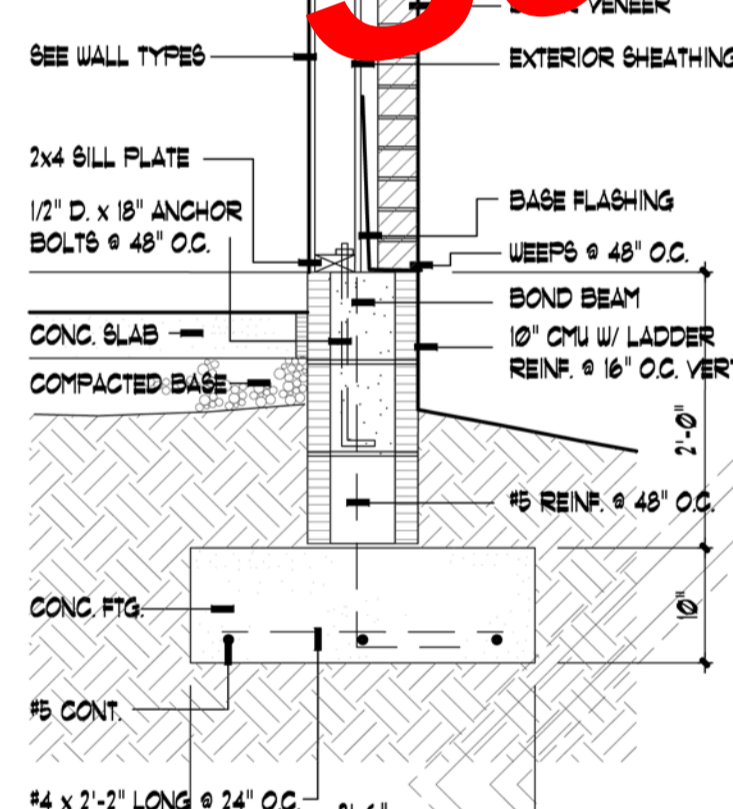
Sample Copy; Not For Construction



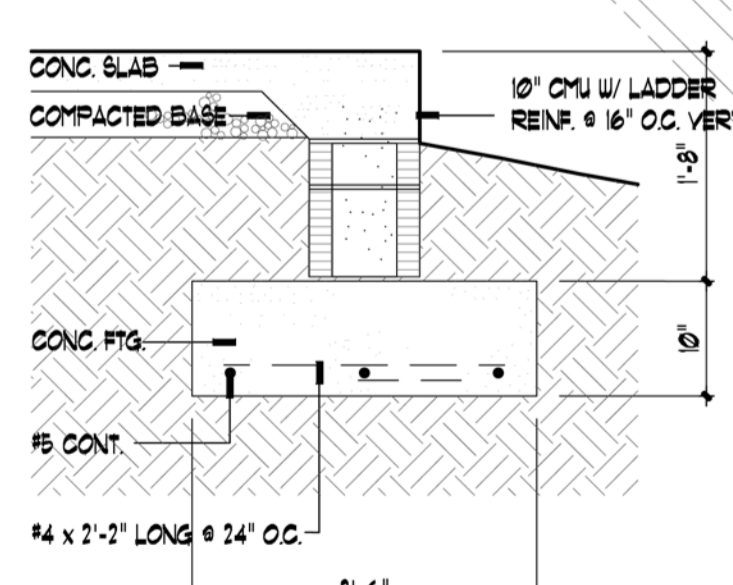
BASEMENT FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



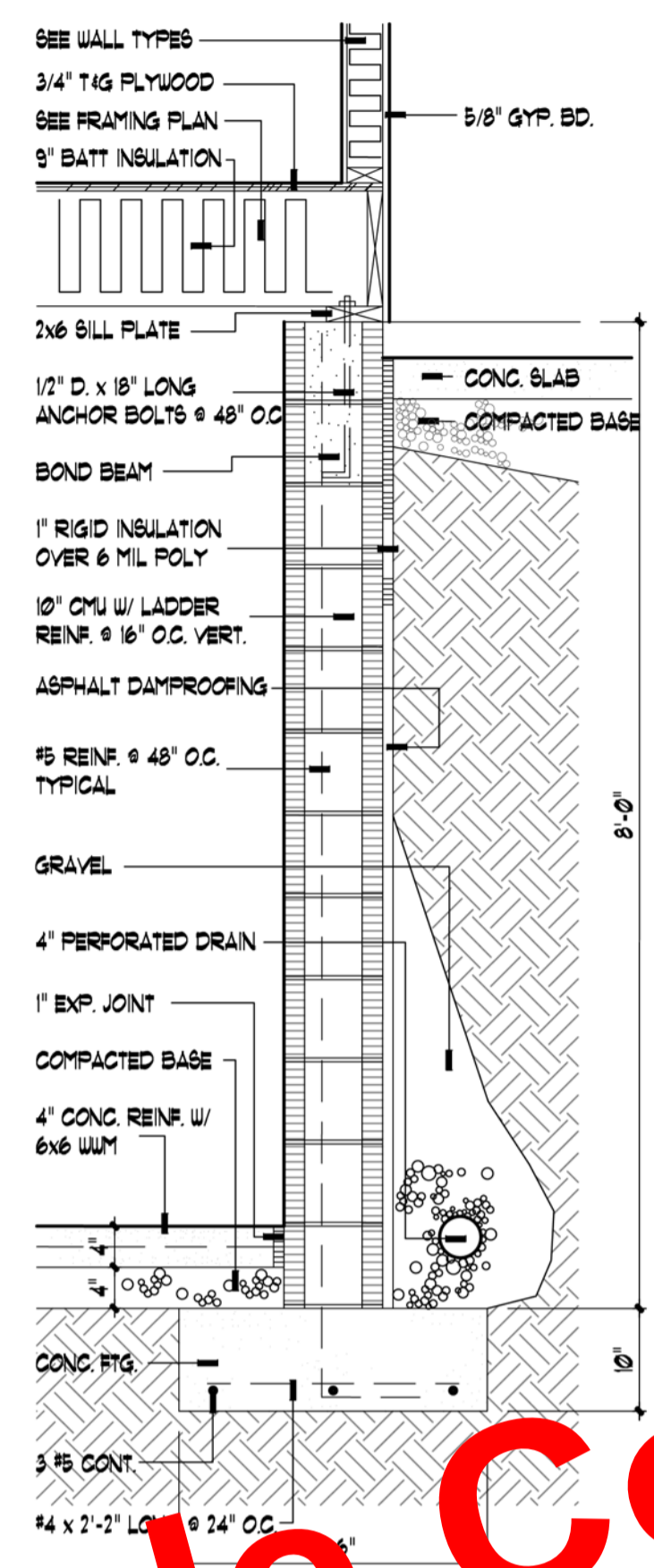
01
B1
FTG DETAIL
3/4" = 1'-0"



02
B1
FTG DETAIL
3/4" = 1'-0"

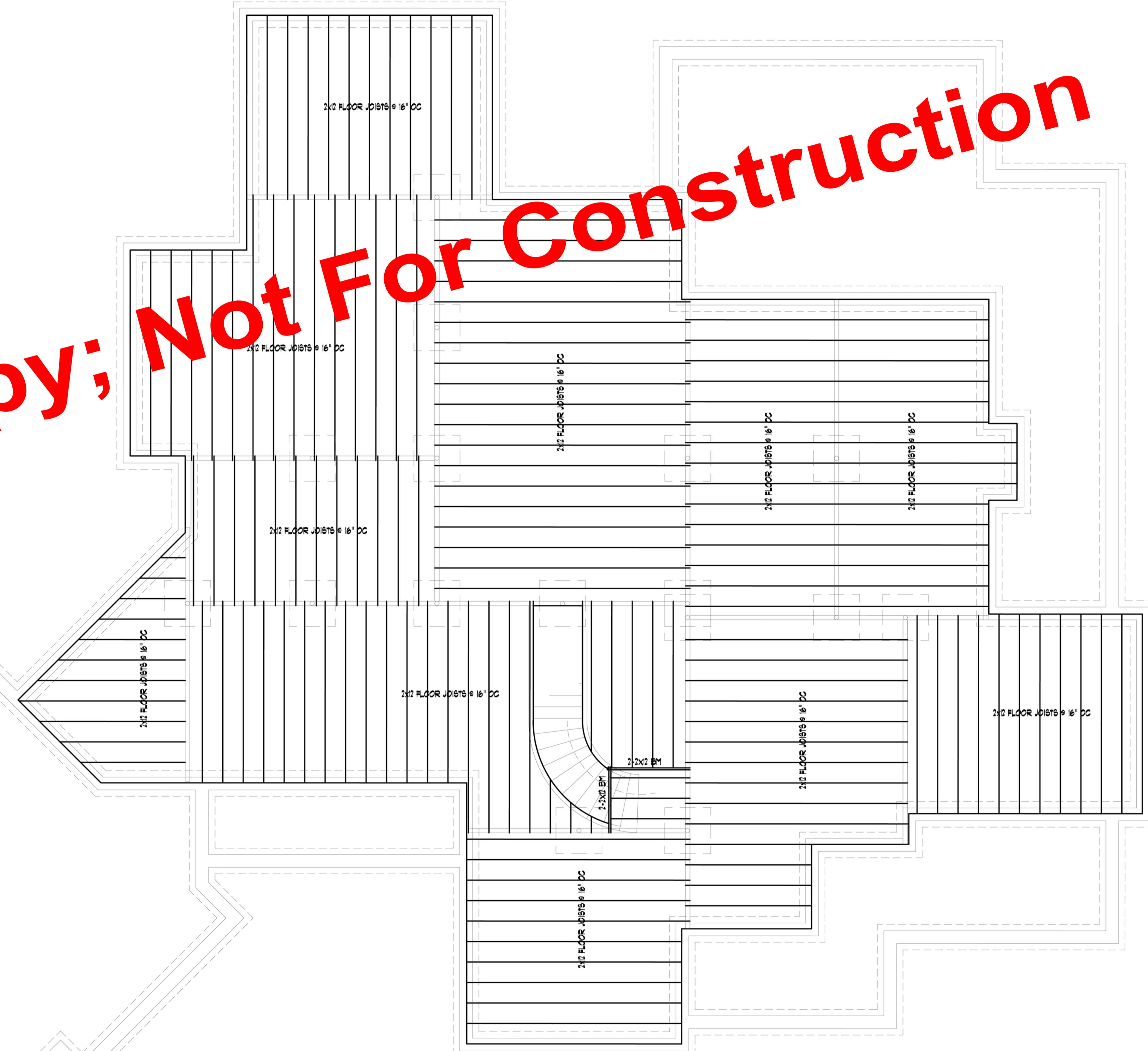


03
B1
FTG DETAIL
3/4" = 1'-0"



04
B1
FTG DETAIL
3/4" = 1'-0"

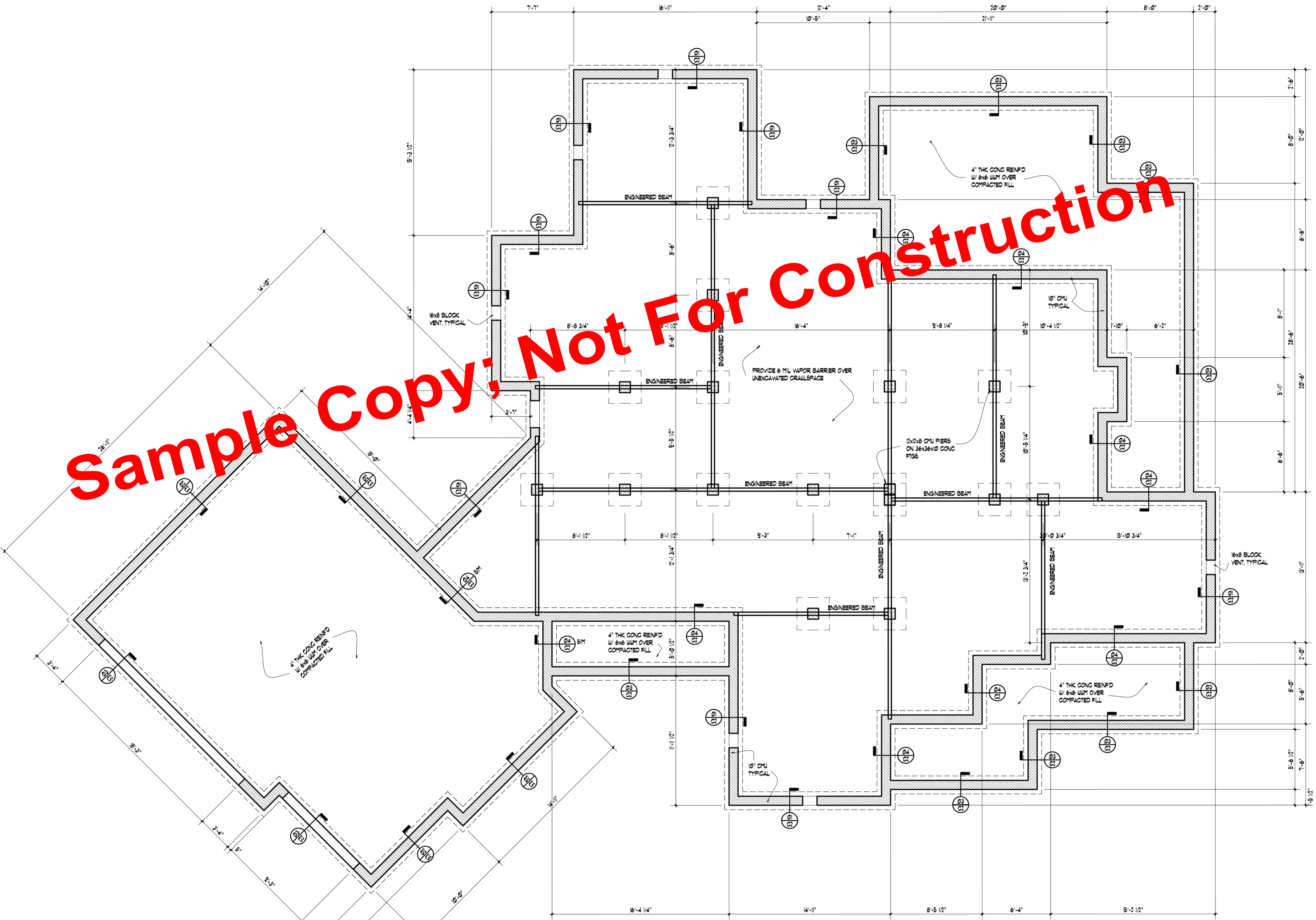
- NOTES:
1. ALL FRAMING MEMBERS SHALL BE #2 GYP. FIR OR SPRUCE AND SHALL BE TREATED MAT'L. @ ALL GRAUL. SPACE AREAS.
 2. PROVIDE SOLID BULKS @ MID-SPAN OR @ 8'-6" O.C. MAX SPACING.
 3. CONTRACTOR SHALL VERIFY ALL BEAM SIZES WITH ENGINEER.
 4. PROVIDE REINF. @ CMU WALLS OR #5 @ 48" O.C. IN FULLY GROUTED CELLS.
 5. PROVIDE 3-#5 CONT. @ BOT. OF ALL CONT. CONC. FOOTINGS.
 6. PROVIDE 3-#5 @ EA WAY @ BOT. OF SPOT CONC. FTGS.



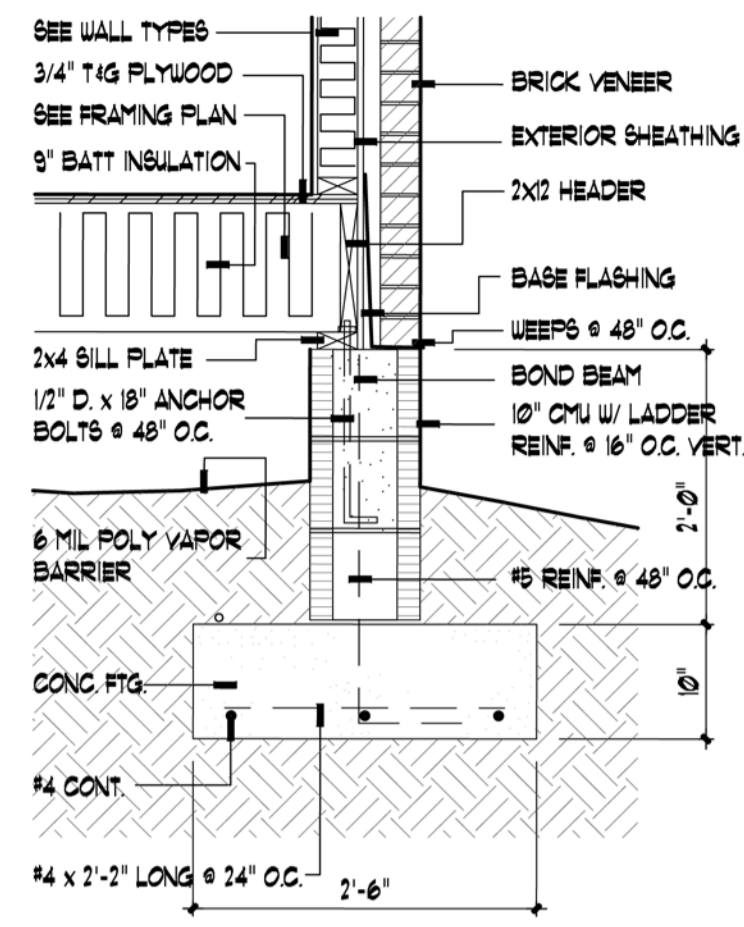
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BASEMENT FRAMING PLAN
SCALE: 1/4" = 1'-0"

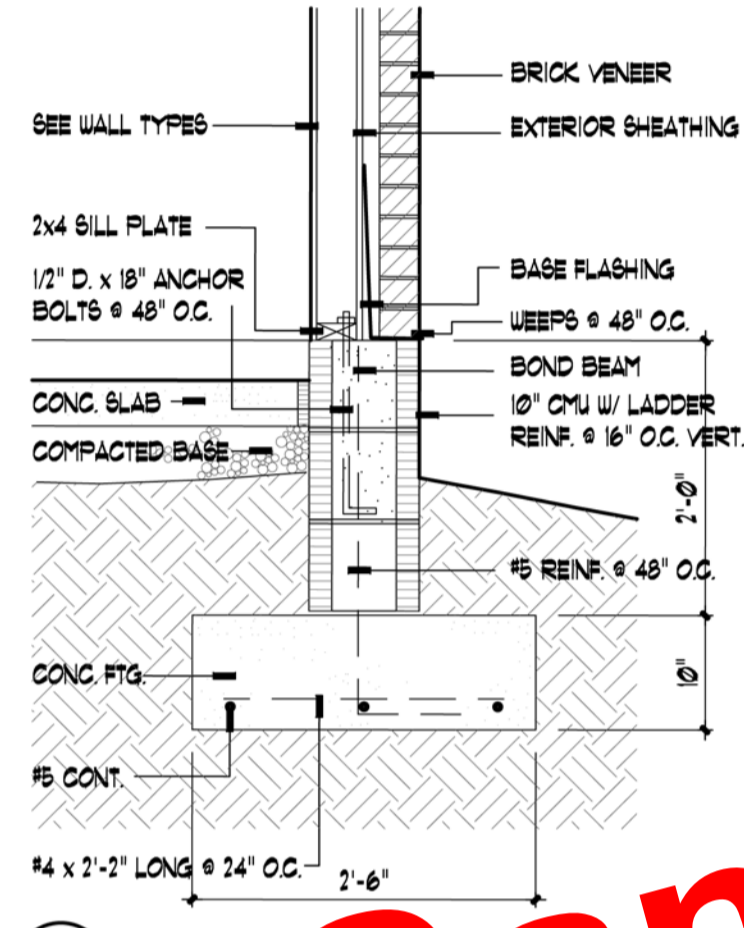
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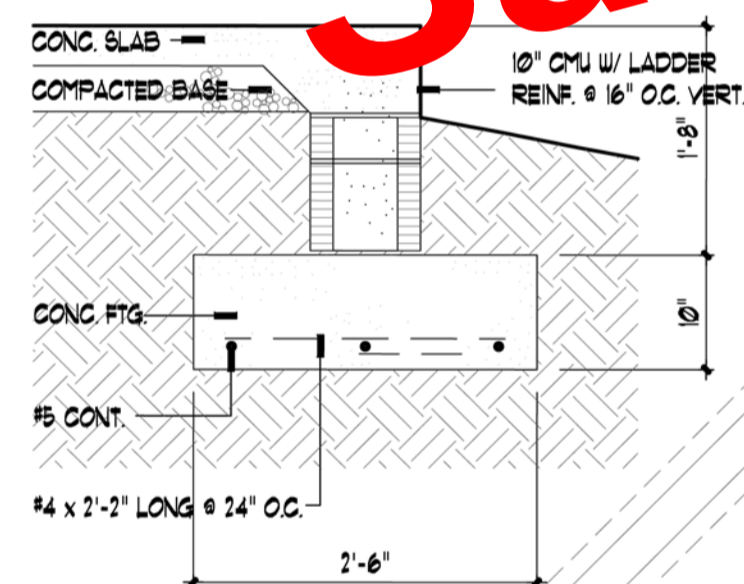
CRAWLSPACE PLAN
SCALE: 1/4" = 1'-0"



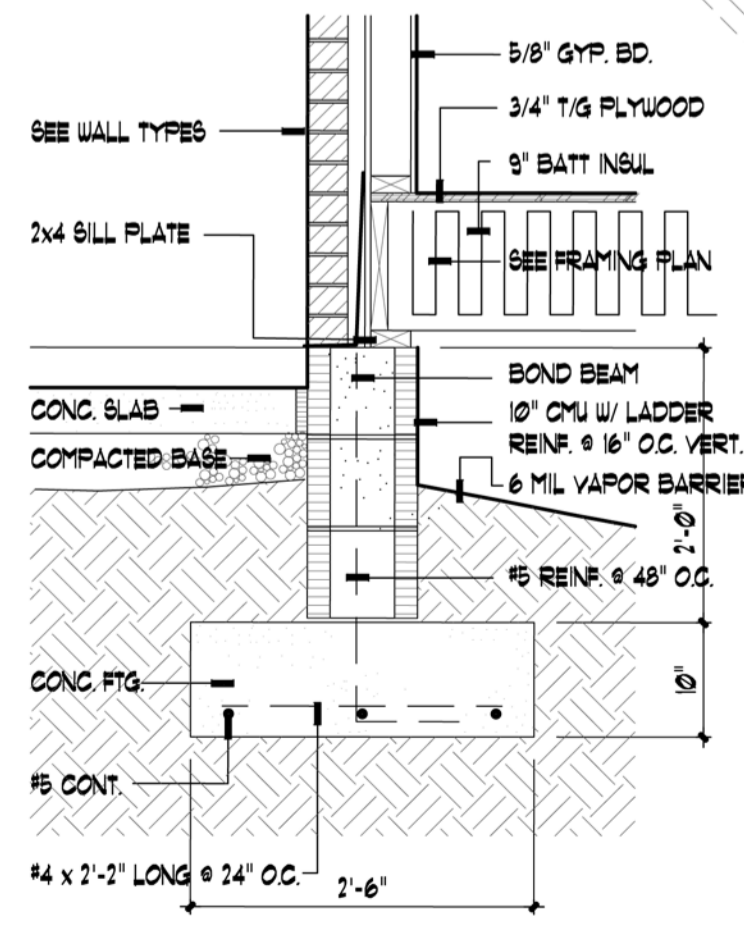
01
C1
FTG DETAIL
3/4" = 1'-0"



02
C1
FTG DETAIL
3/4" = 1'-0"



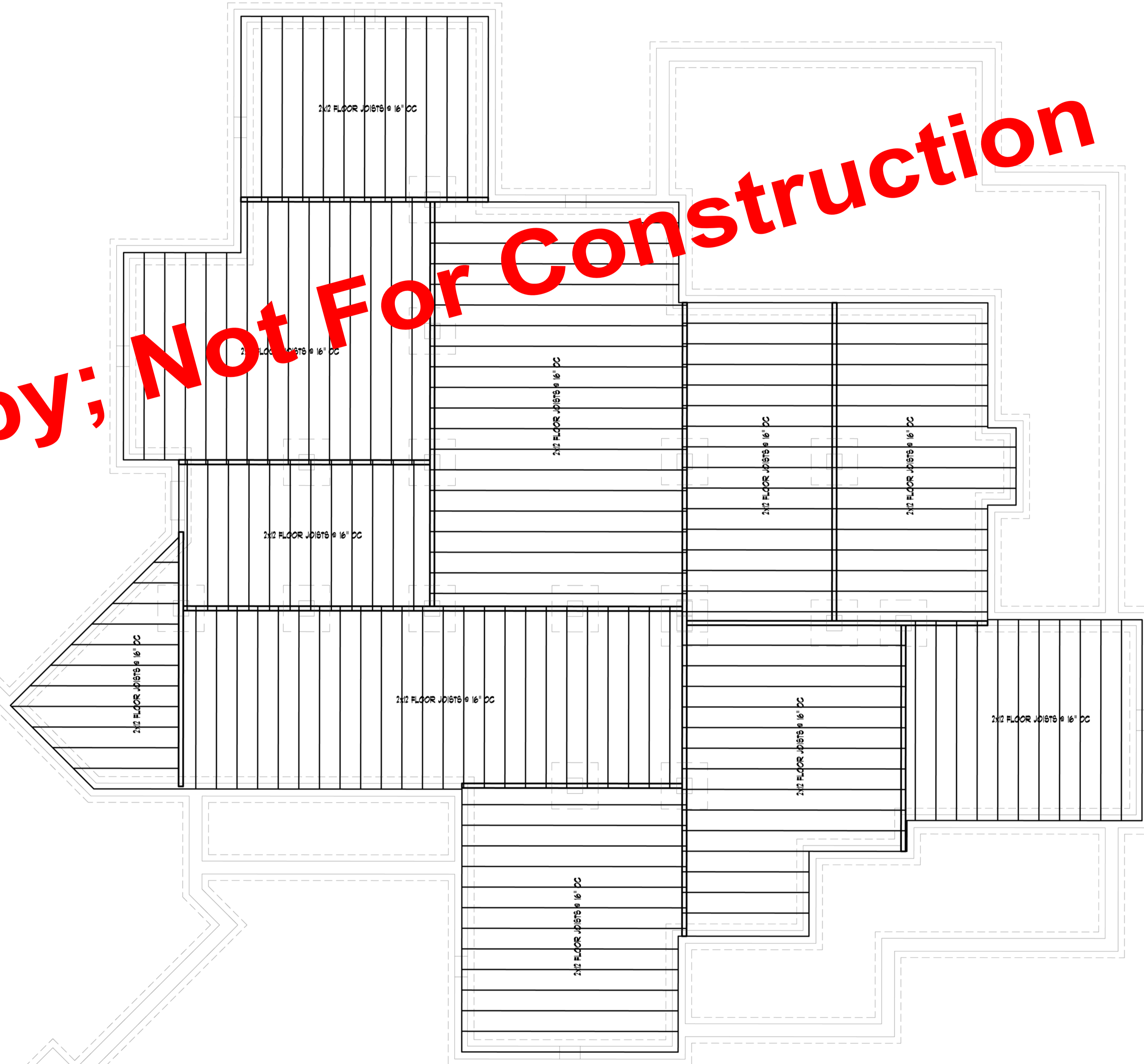
03
C1
FTG DETAIL
3/4" = 1'-0"



04
C1
FTG DETAIL
3/4" = 1'-0"

NOTES:

1. ALL FRAMING MEMBERS SHALL BE #2 GYP. FIR OR SPRUCE AND SHALL BE TREATED MAT'L. @ ALL CRAWL SPACE AREAS.
2. PROVIDE SOLID BLKS. @ MID-SPAN OR @ 8'-6" O.C. MAX SPACING.
3. CONTRACTOR SHALL VERIFY ALL BEAM SIZES WITH ENGINEER.
4. PROVIDE REINF. @ CMU WALLS OF F5 @ 48" O.C. IN FULLY GROUTED CELLS.
5. PROVIDE 3-F5 @ CONT. @ BOT. OF ALL CONT. CONC. FOOTINGS.
6. PROVIDE 3-F5 @ EA. WAY @ BOT. OF SPOT CONC. FTGS.



FLOOR FRAMING PLAN

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