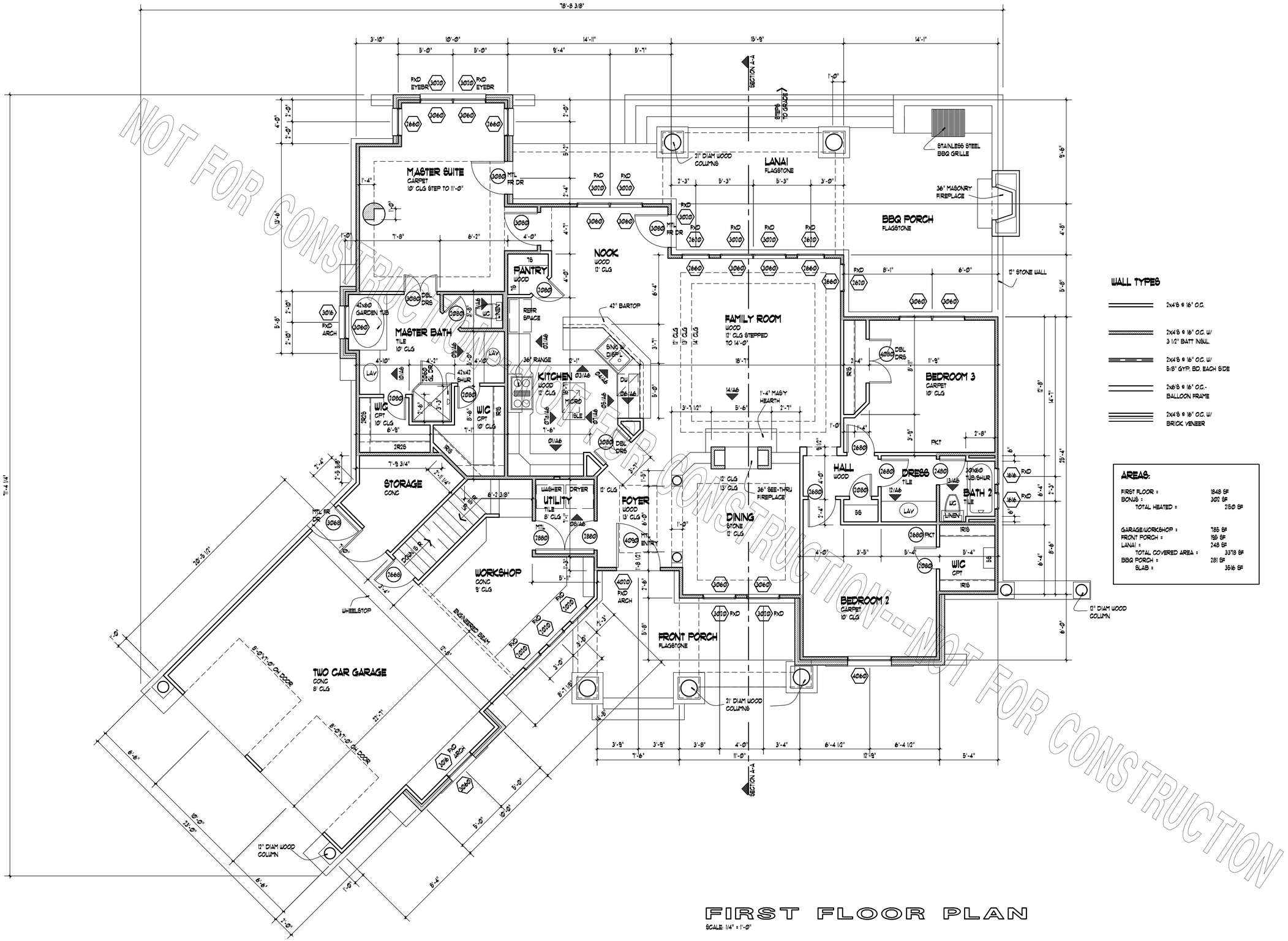


WALL TYPES

- 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

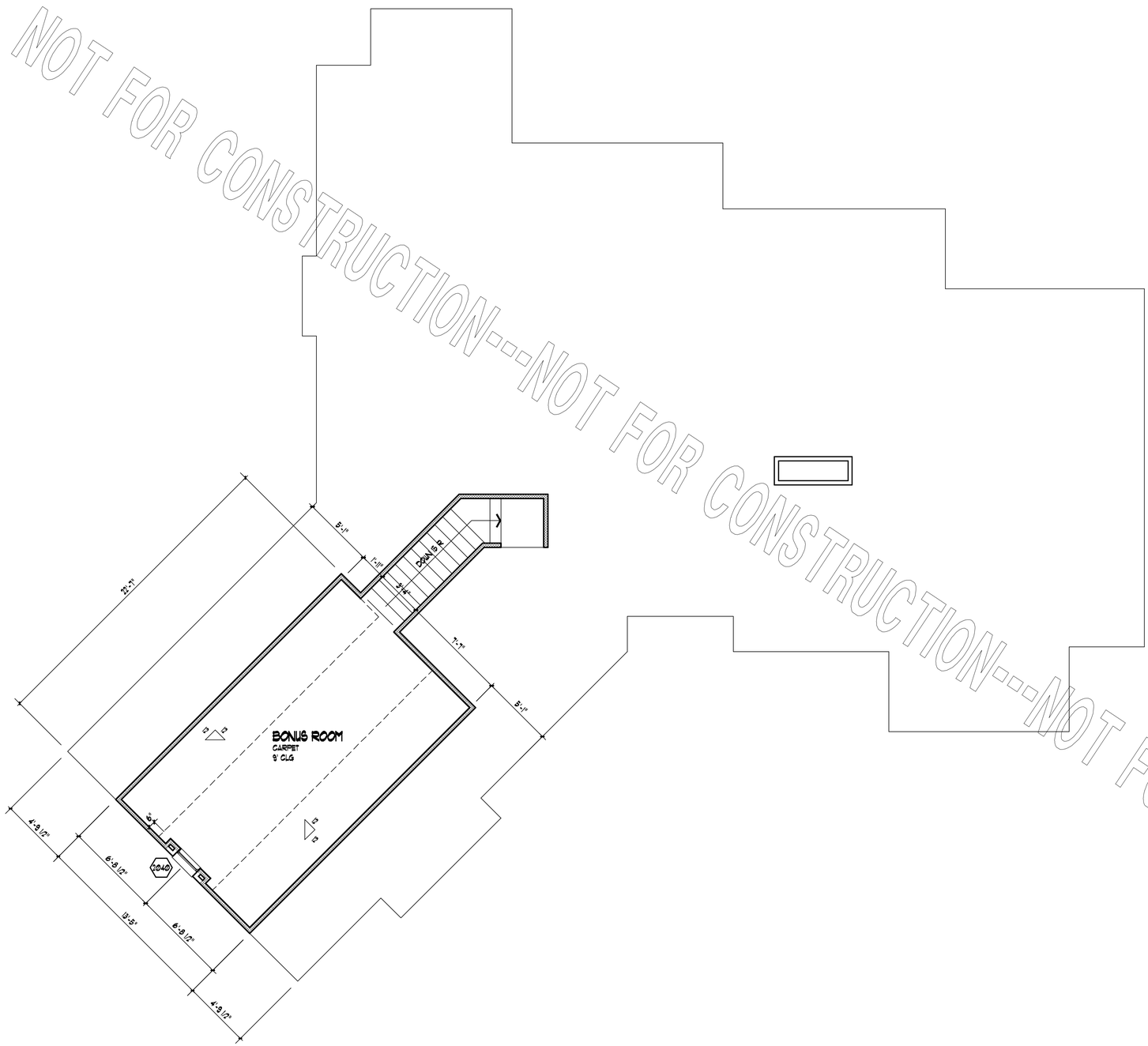
AREAS:

FIRST FLOOR :	1848 SF
BONUS :	302 SF
TOTAL HEATED :	2150 SF
GARAGE/WORKSHOP :	785 SF
FRONT PORCH :	155 SF
LANAI :	248 SF
TOTAL COVERED AREA :	3378 SF
BBQ PORCH :	281 SF
SLAB :	3516 SF

FIRST FLOOR PLAN

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

A1

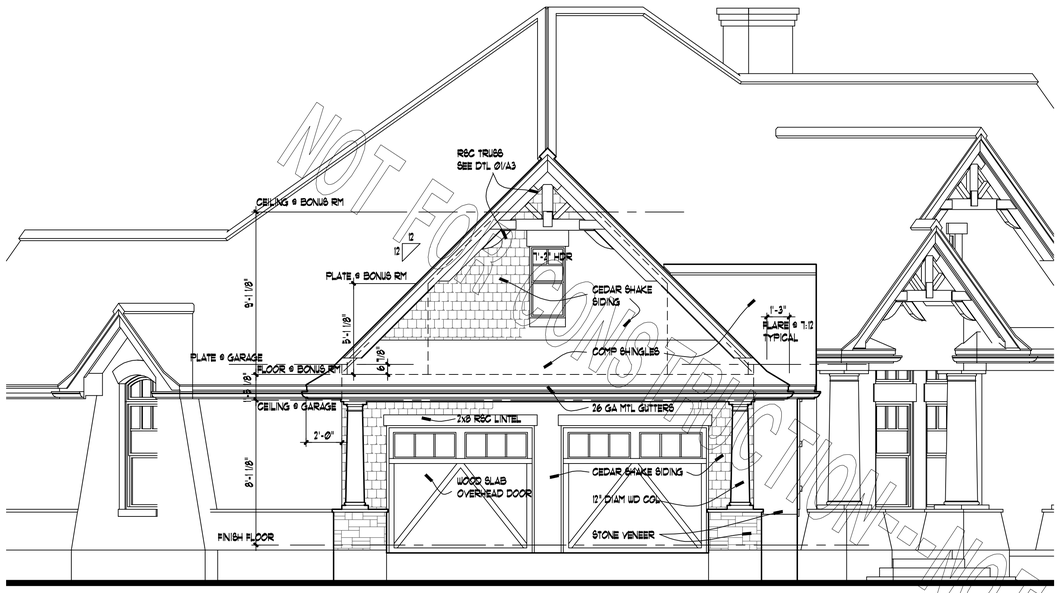


NOT FOR CONSTRUCTION---NOT FOR CONSTRUCTION---NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

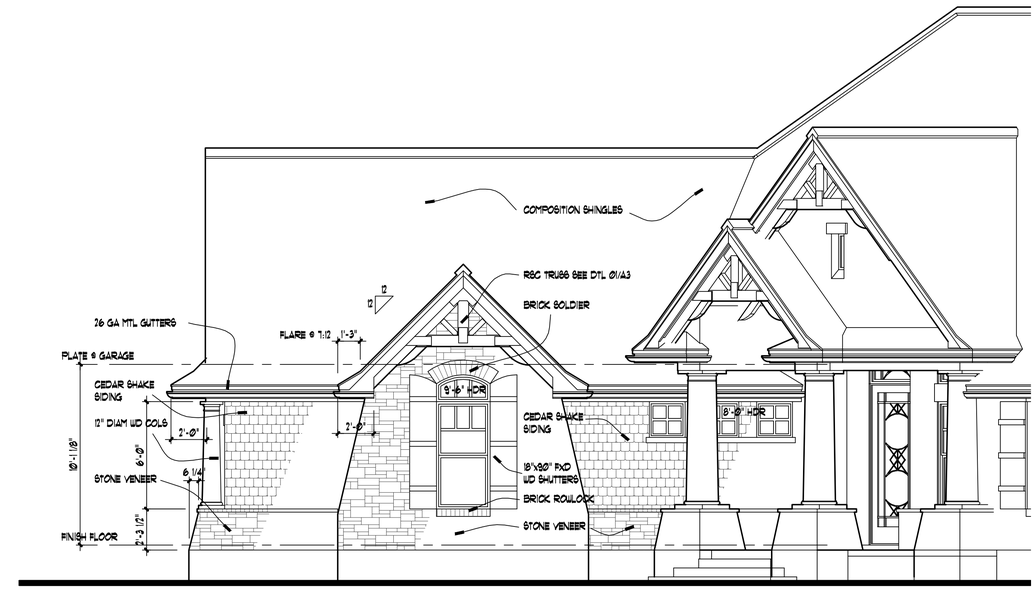
SCALE: 1/4" = 1'-0"

A2



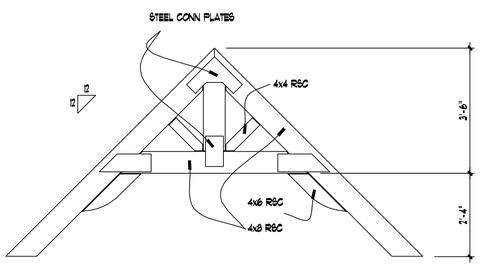
PARTIAL LEFT ELEVATION

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

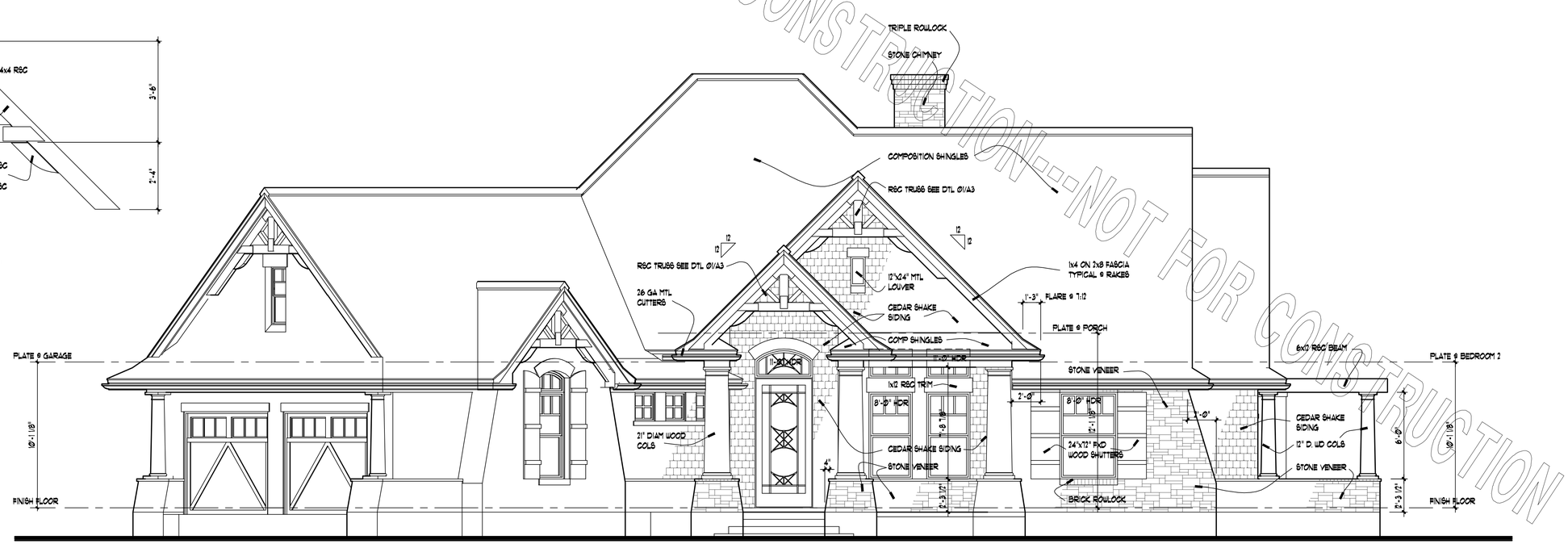


PARTIAL FRONT ELEVATION

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



01
A3
TRUSS DETAIL
3/8" = 1'-0"

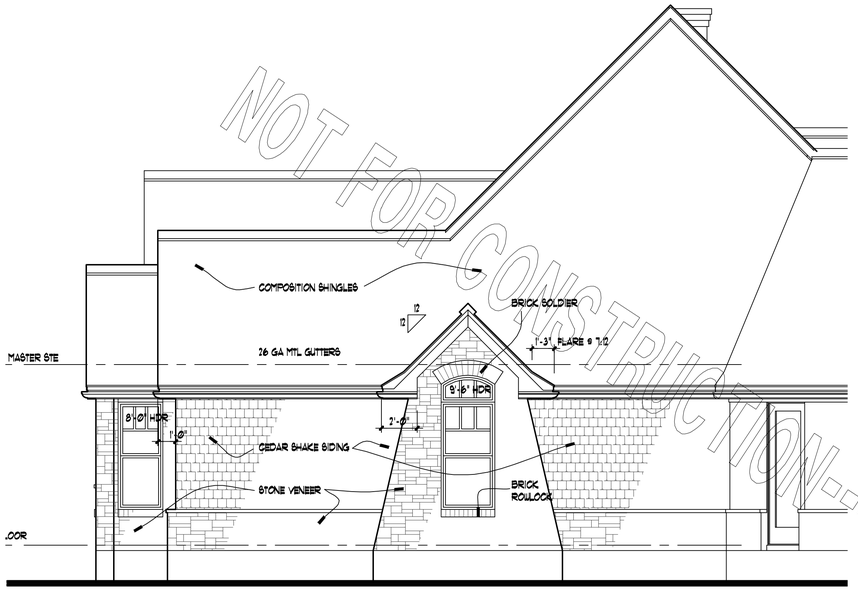


FRONT ELEVATION

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

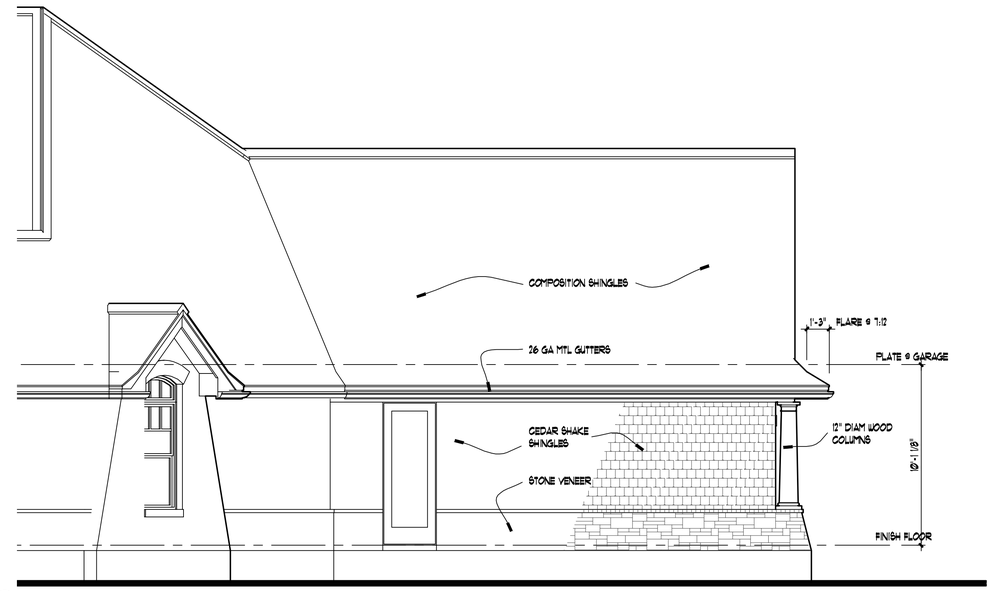
NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

A3



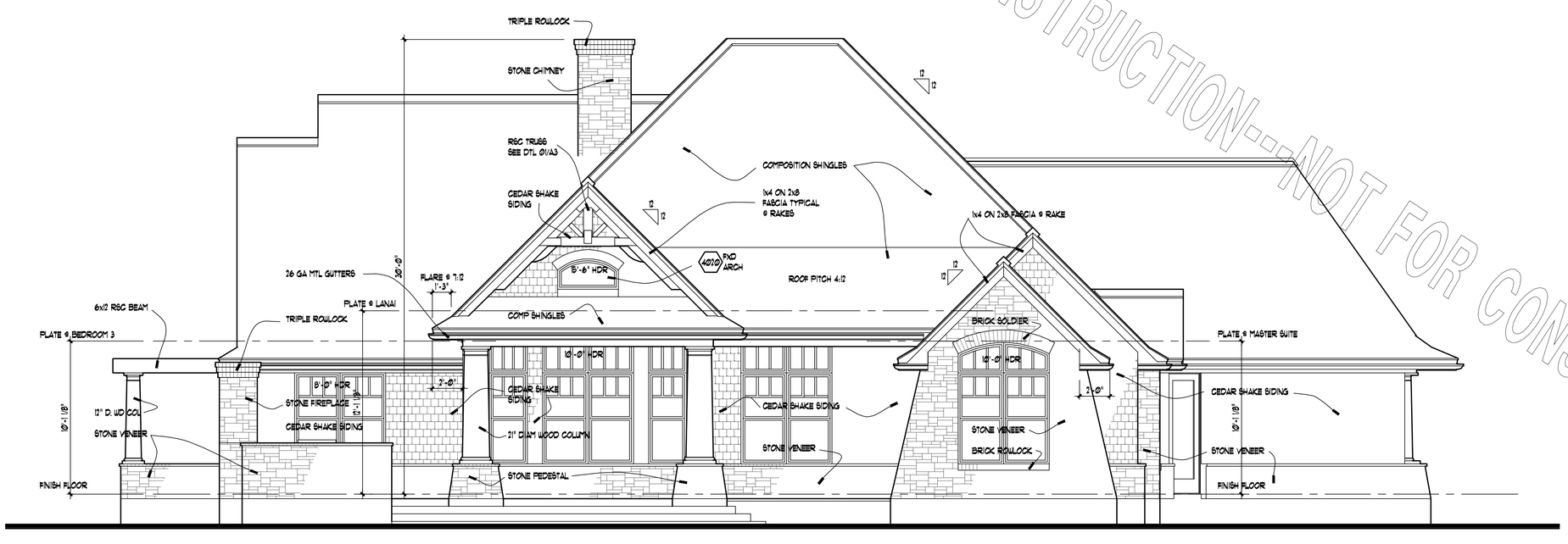
PARTIAL LEFT ELEVATION

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



PARTIAL REAR ELEVATION

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

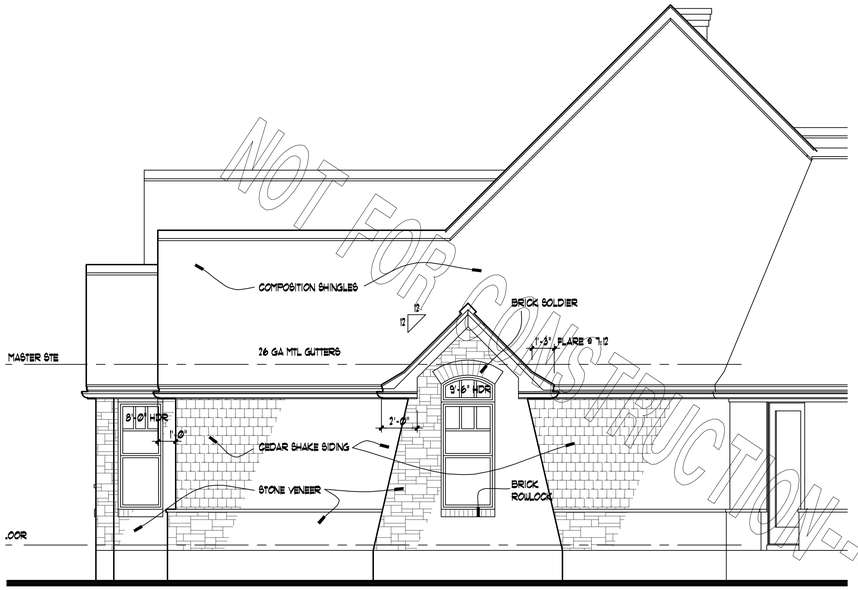


REAR ELEVATION

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

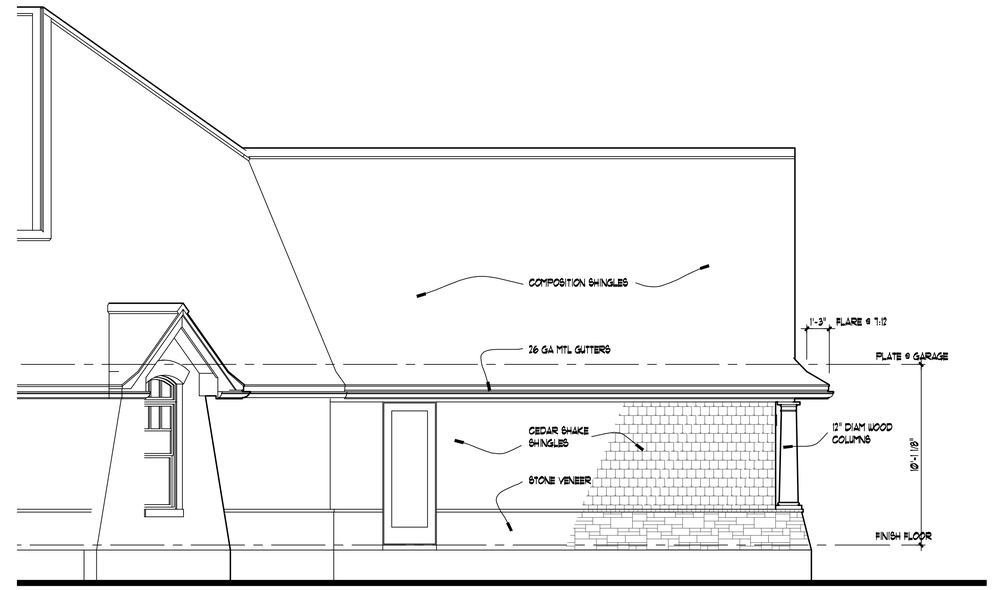
NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

A4



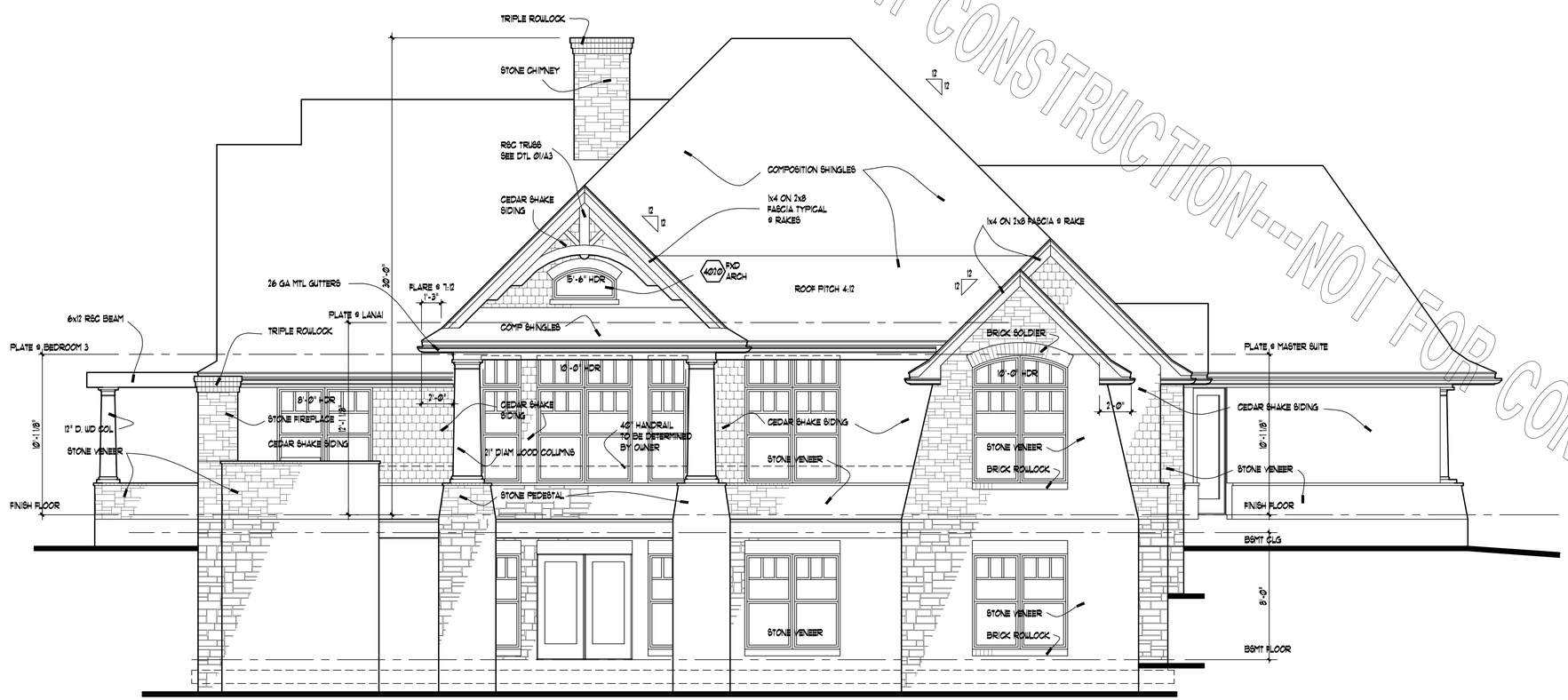
PARTIAL LEFT ELEVATION

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



PARTIAL REAR ELEVATION

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

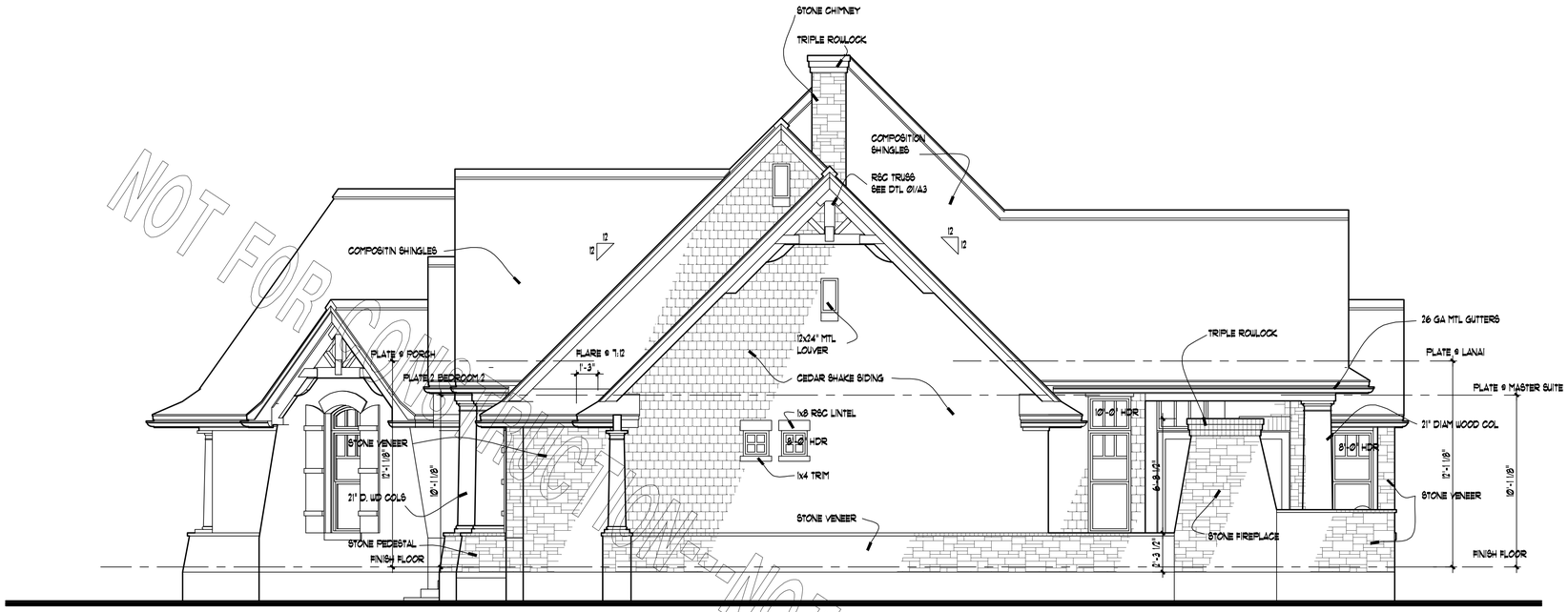


REAR ELEVATION

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

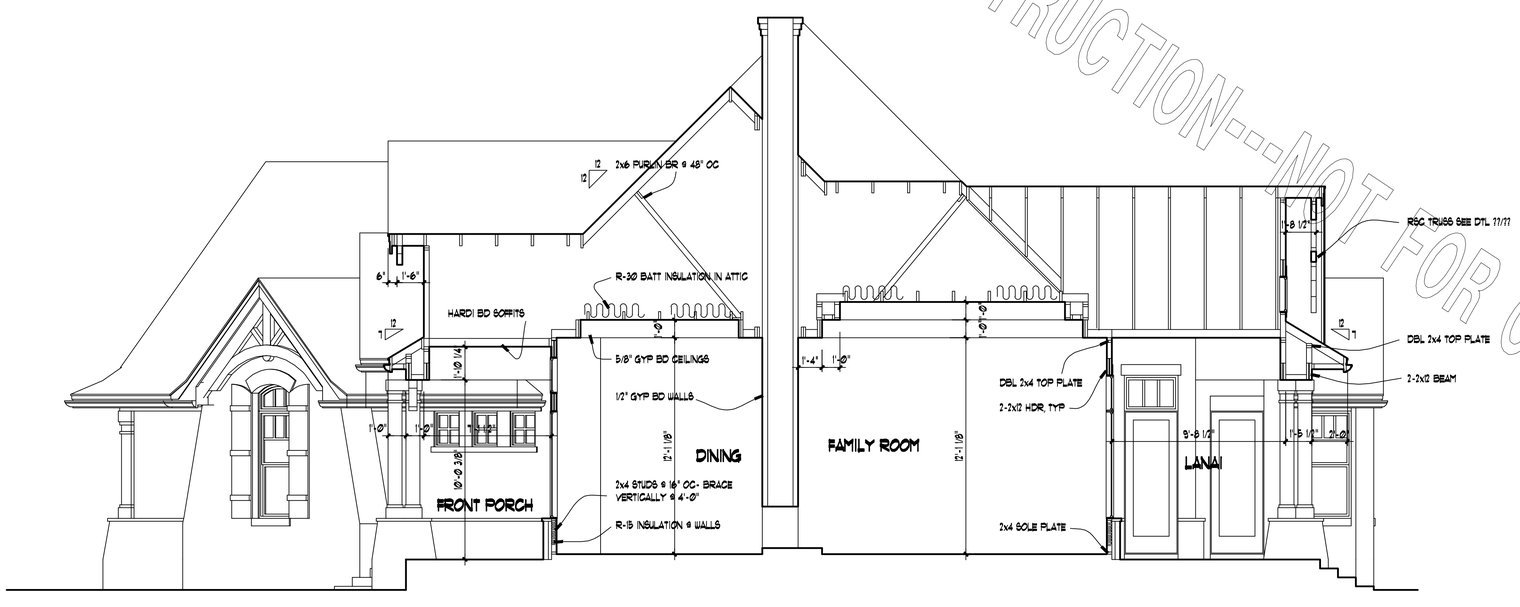
NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

A4



RIGHT ELEVATION

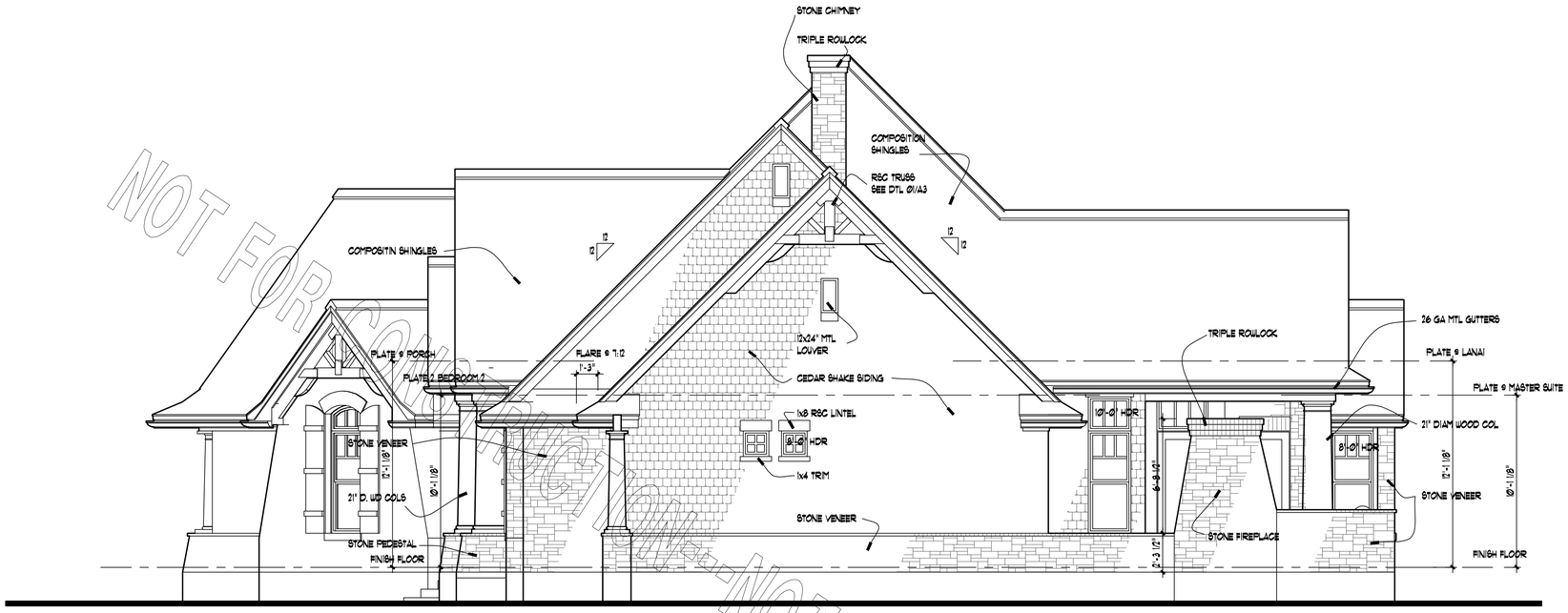
SCALE: 1/4" = 1'-0"



BUILDING SECTION A-A

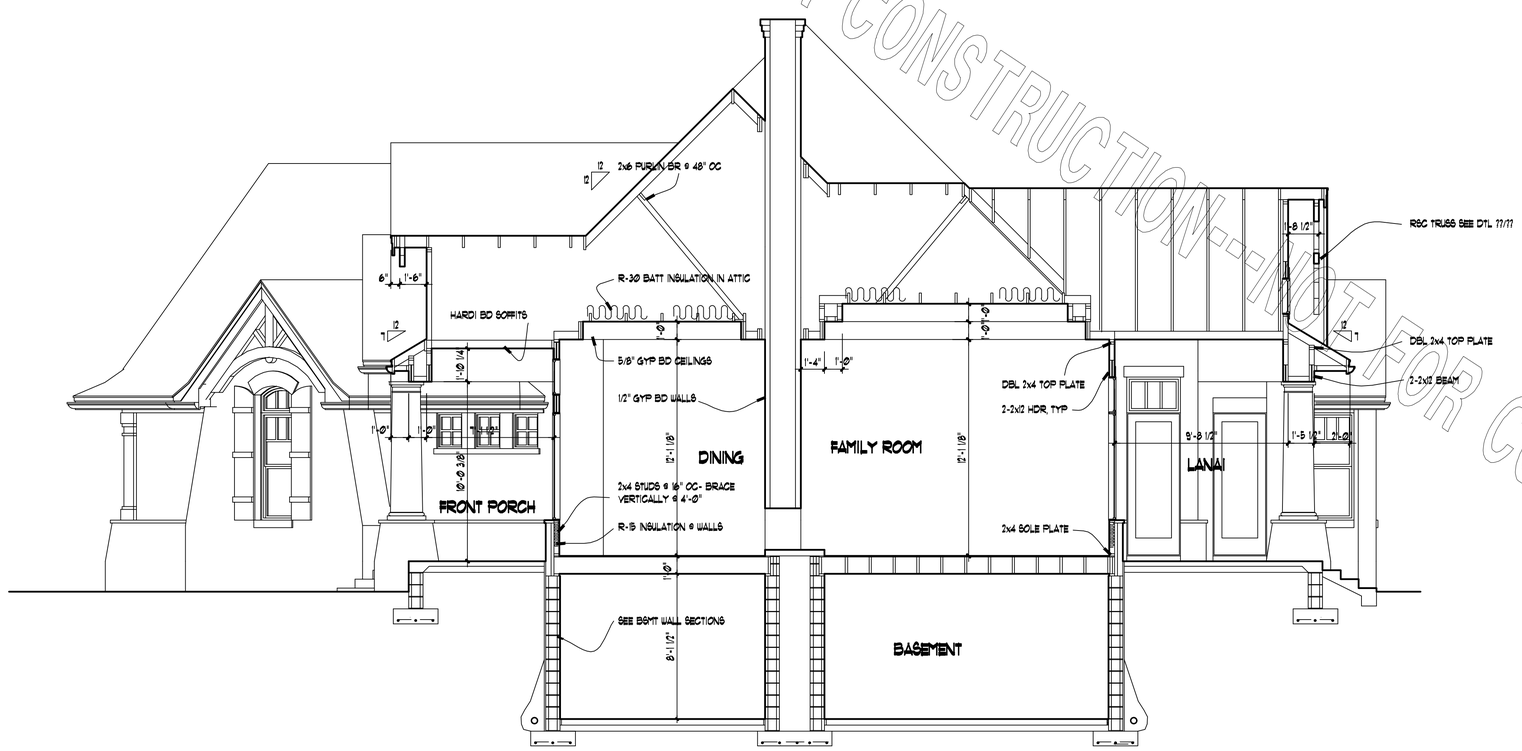
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION



RIGHT ELEVATION

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

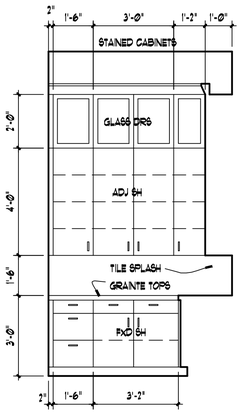


BUILDING SECTION A-A

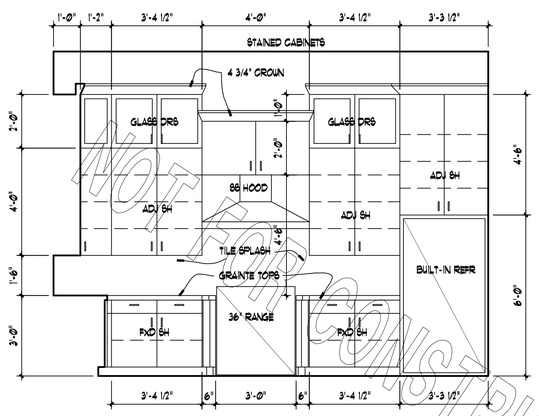
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

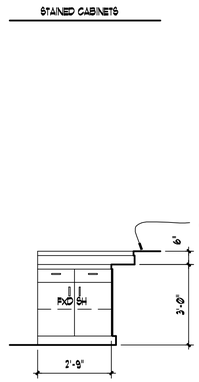
A5



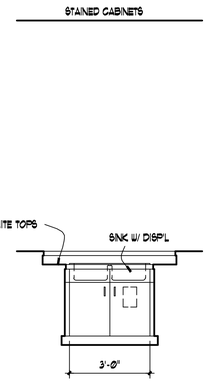
01 A6 KITCHEN
3/8" = 1'-0"



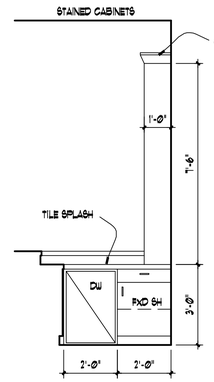
02 A6 KITCHEN
3/8" = 1'-0"



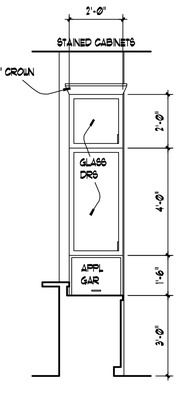
03 A6 KITCHEN
3/8" = 1'-0"



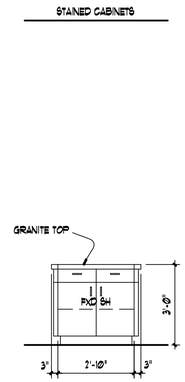
04 A6 KITCHEN
3/8" = 1'-0"



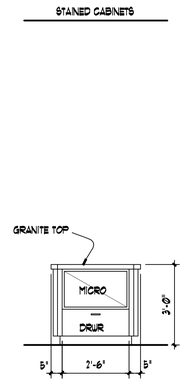
05 A6 KITCHEN
3/8" = 1'-0"



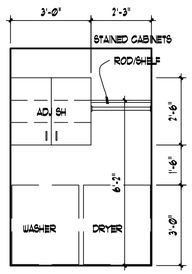
06 A6 KITCHEN
3/8" = 1'-0"



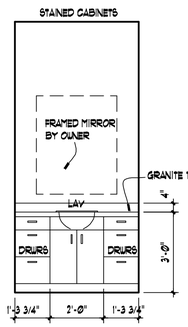
07 A6 KITCHEN
3/8" = 1'-0"



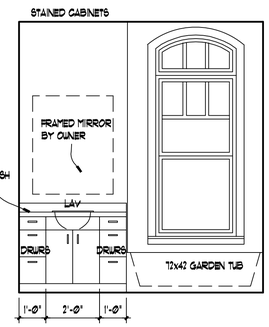
07a A6 KITCHEN
3/8" = 1'-0"



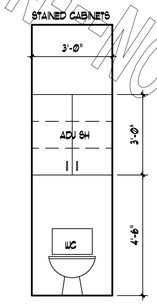
08 A6 UTILITY
3/8" = 1'-0"



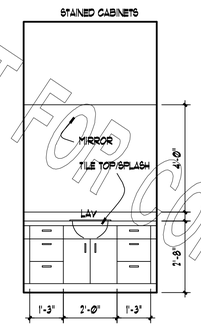
09 A6 MASTER BATH
3/8" = 1'-0"



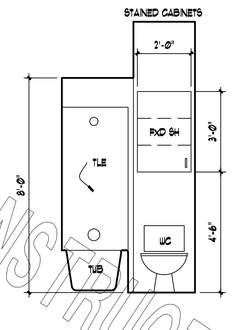
10 A6 MASTER BATH
3/8" = 1'-0"



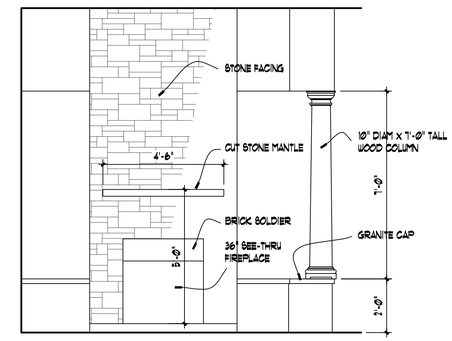
11 A6 MASTER BATH
3/8" = 1'-0"



12 A6 BATH 2
3/8" = 1'-0"



13 A6 BATH 2
3/8" = 1'-0"



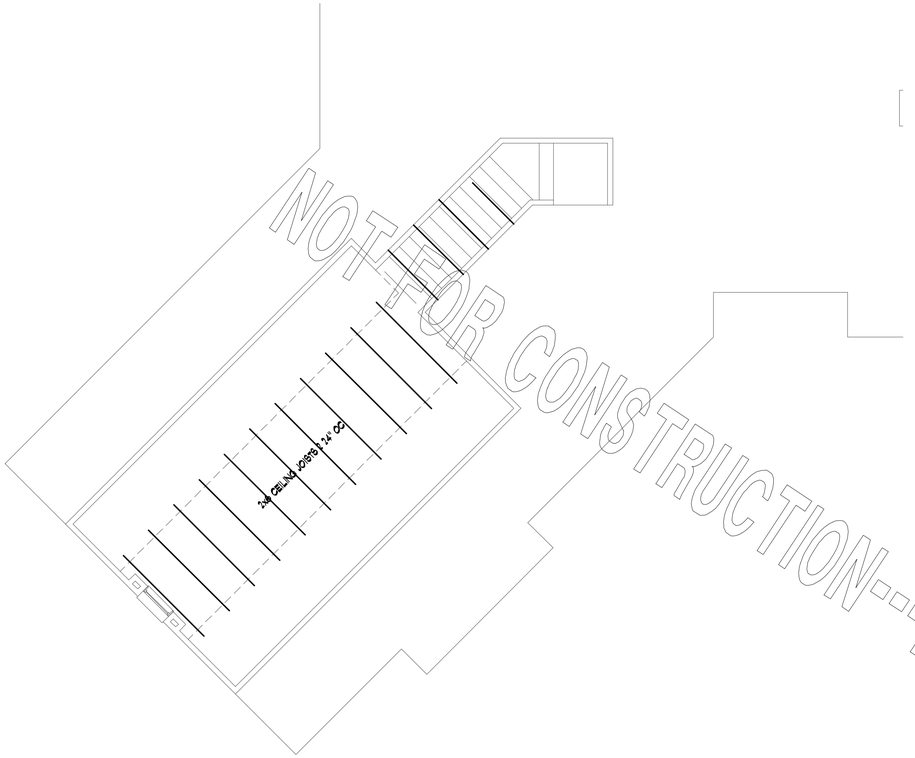
14 A6 FAMILY ROOM
3/8" = 1'-0"

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

CABINET ELEVATIONS

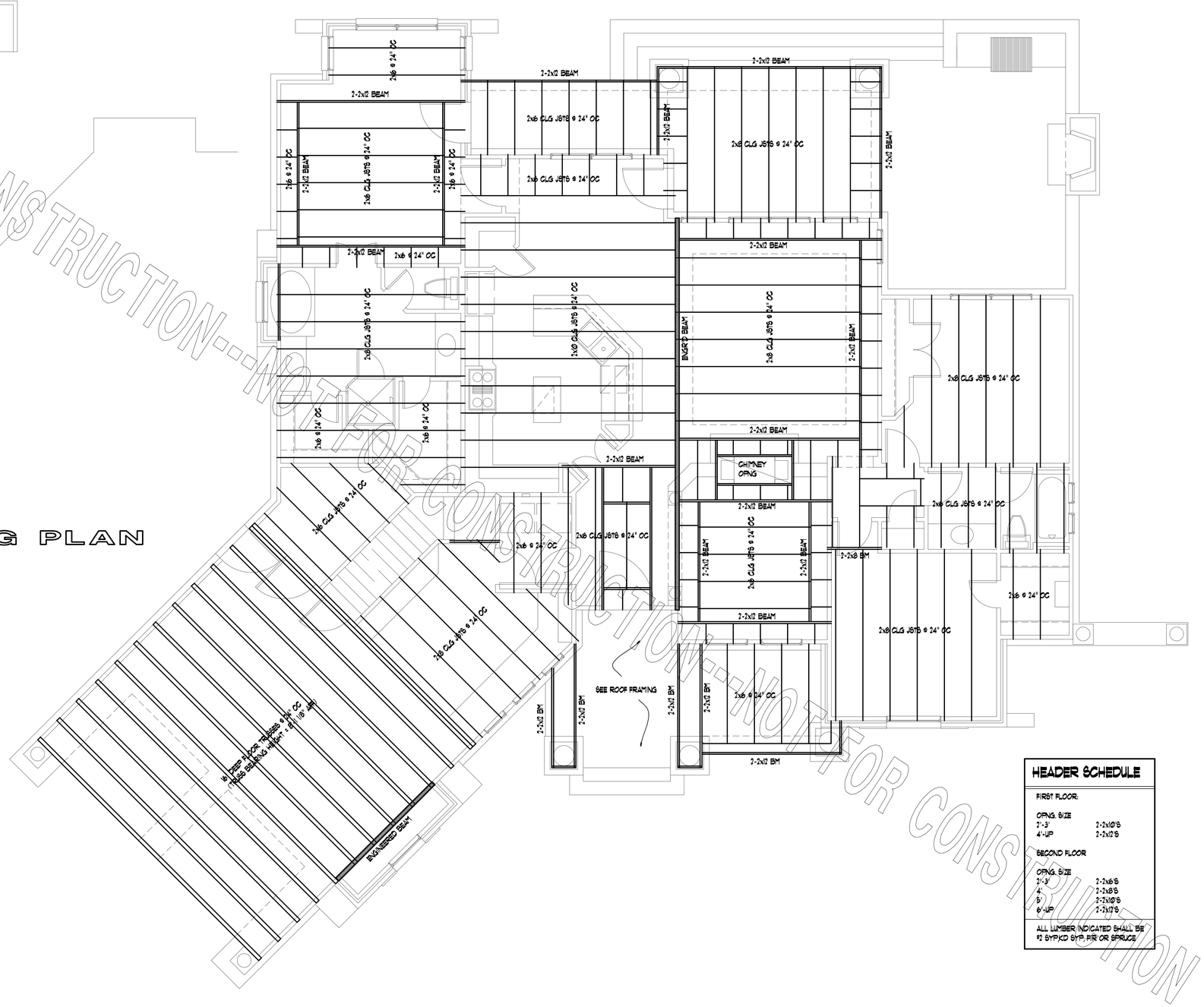
SCALE: 3/8" = 1'-0"

A6



BONUS CEILING FRAMING PLAN

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



FIRST FLOOR CEILING FRAMING PLAN

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

HEADER SCHEDULE

FIRST FLOOR:

OPNG. SIZE	
2'-3'	2-2X10'S
4'-UP	2-2X12'S

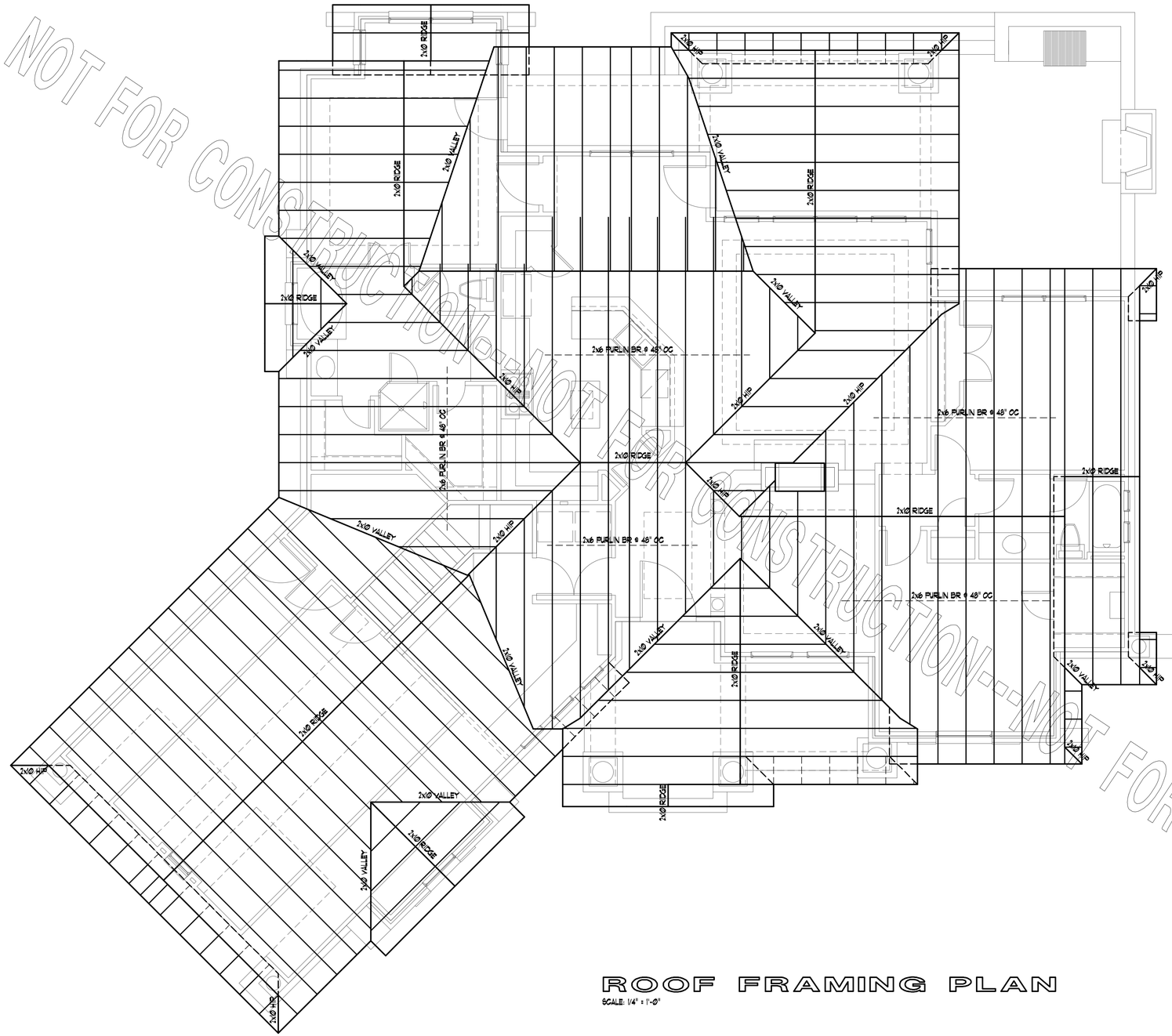
SECOND FLOOR

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

NOT FOR CONSTRUCTION

A7



FRAMING NOTES:

1. ALL MEMBERS SHALL BE NO. 2 GRADE SYP OR SPF LUMBER.

2. ALL FASCIAS ARE 2x8 GROOVED SPF OR BETTER.

3. ALL RAFTERS ARE 2x6 @ 24" O.C..

4. BRACE ALL INTERSECTIONS OF RIDGE, HIP, OR VALLEYS DOWN TO LOAD BEARING WALLS.

5. ALL TRUSSES SHALL BE DESIGNED BY A LOCAL ENGINEER, PREFERABLY A TRUSS MANUFACTURER.

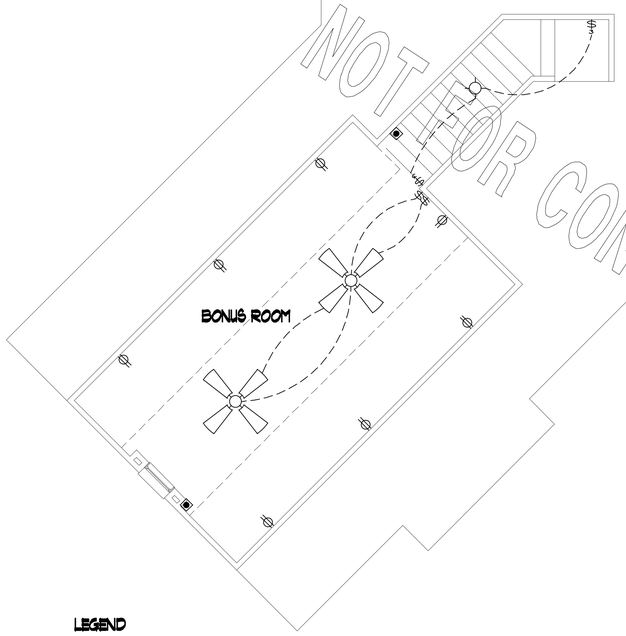
ROOF FRAMING PLAN

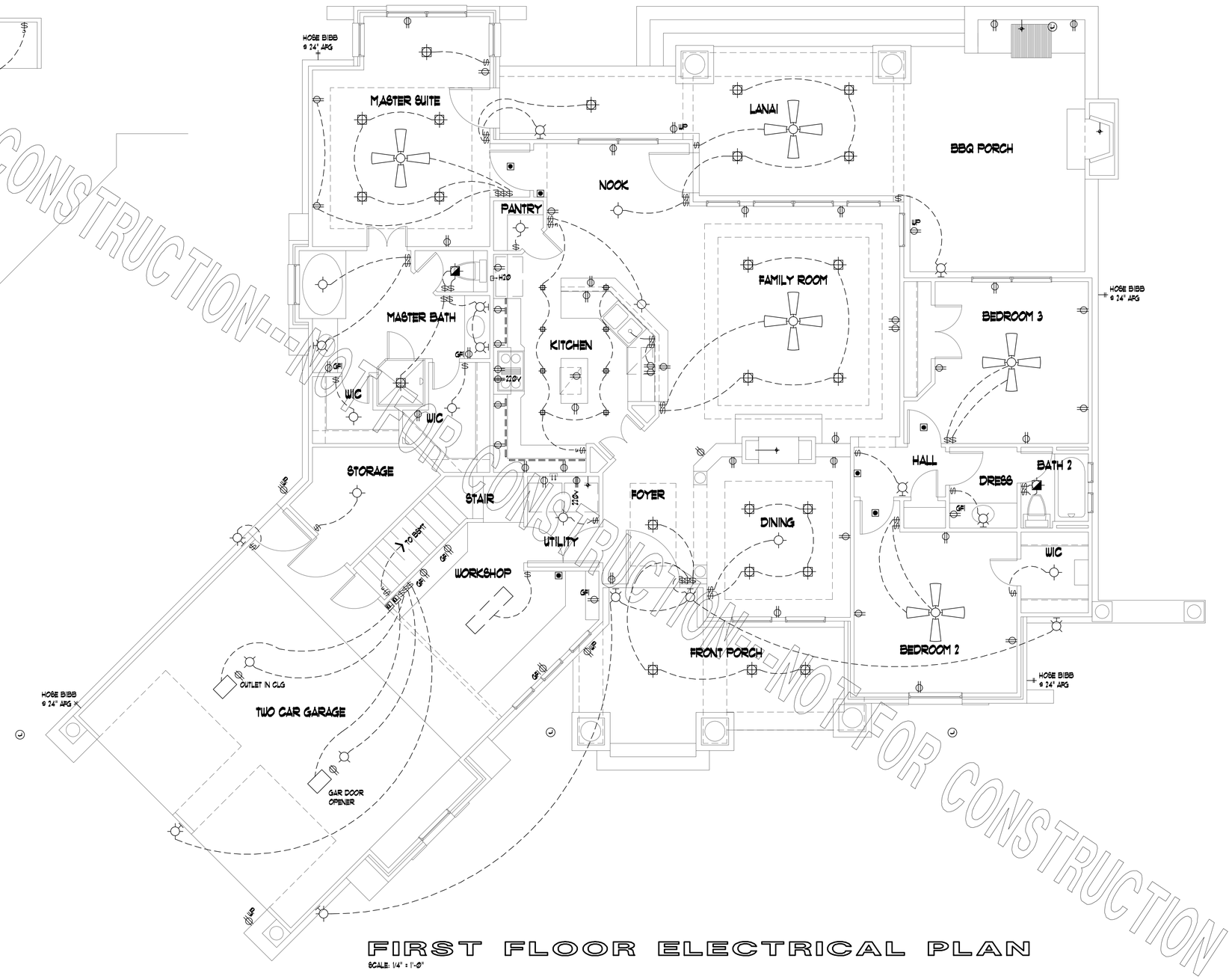
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

BONUS ELECTRICAL PLAN

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





LEGEND

- 110v. FLOOR OUTLET
- 110v. DUPLEX OUTLET
- WP WATERPROOF OUTLET
- GFI GROUND FAULT INSULATED
- 220 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
- CABLE TV
- THERMOSTAT
- PUSH BUTTON
- MINI RECESSED CAN LTG.

FIRST FLOOR ELECTRICAL PLAN

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

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

E1

NOTES:

1. ALL FRAMING MEMBERS SHALL BE #2 SYP, FIR OR SPRUCE AND SHALL BE TREATED MAT'L @ ALL CRAWL SPACE AREAS.

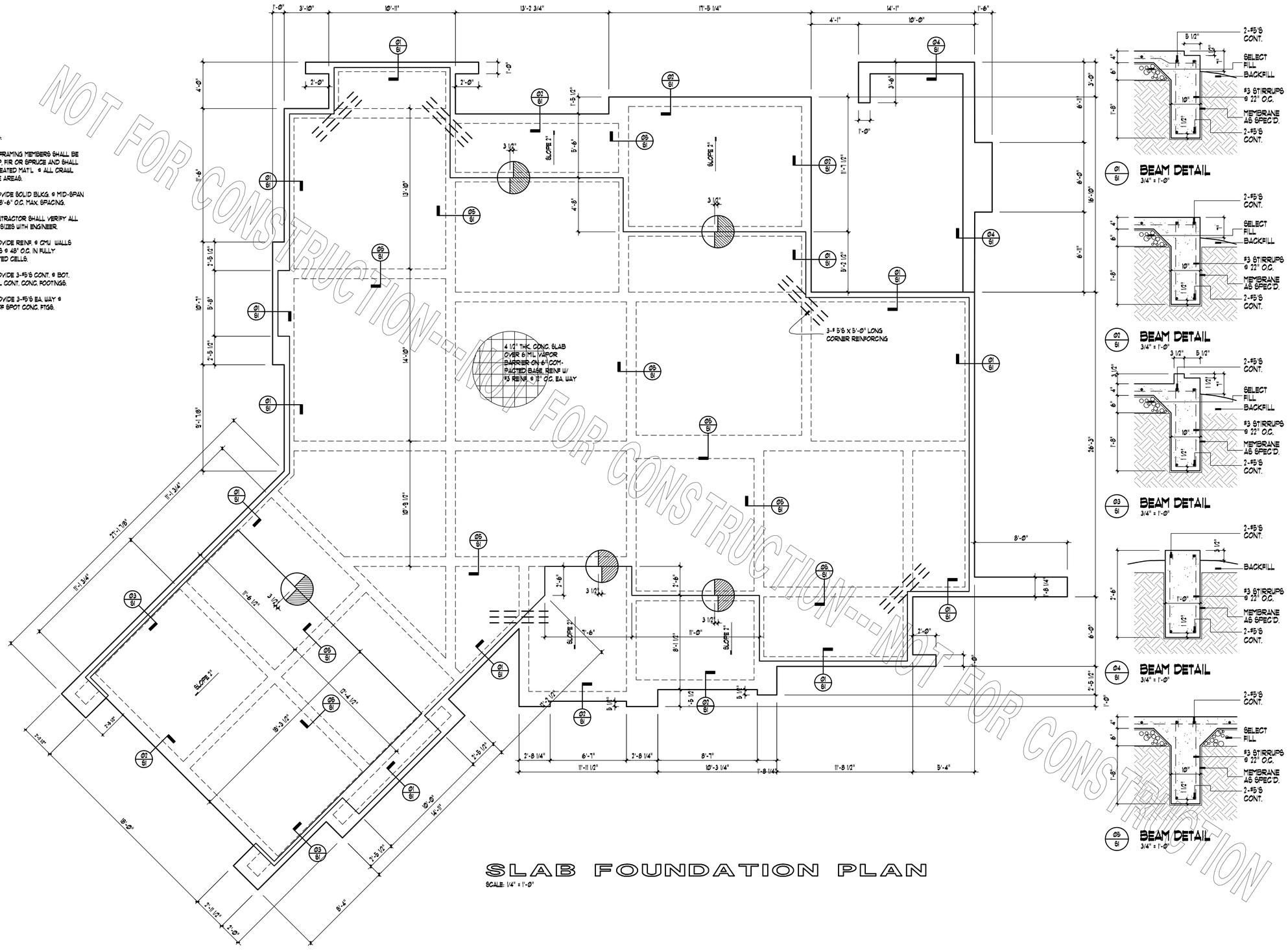
2. PROVIDE SOLID BLKG. @ MID-SPAN OR @ 8'-6" O.C. MAX. SPACING.

3. CONTRACTOR SHALL VERIFY ALL BEAM SIZES WITH ENGINEER.

4. PROVIDE REINF. @ CMU WALLS OF #5'S @ 48" O.C. IN FULLY GROUTED CELLS.

5. PROVIDE 3-#5'S CONT. @ BOT. OF ALL CONT. CONC. FOOTINGS.

6. PROVIDE 3-#5'S EA. WAY @ BOT. OF SPOT CONC. FTGS.

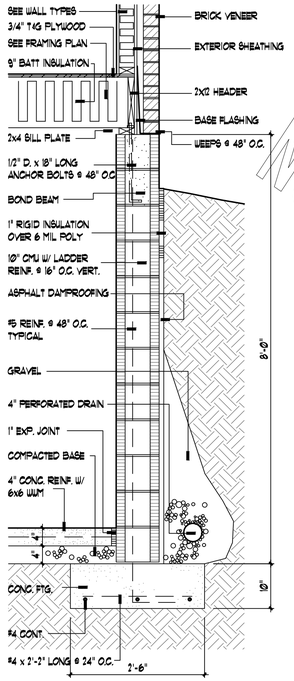


SLAB FOUNDATION PLAN

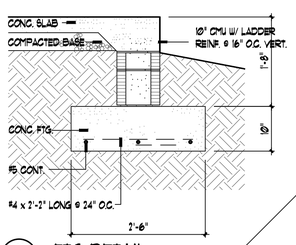
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

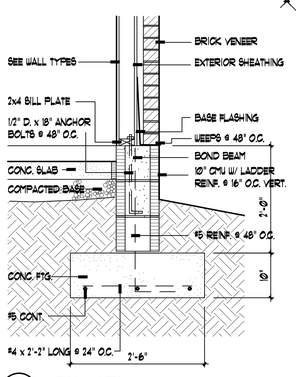
S1



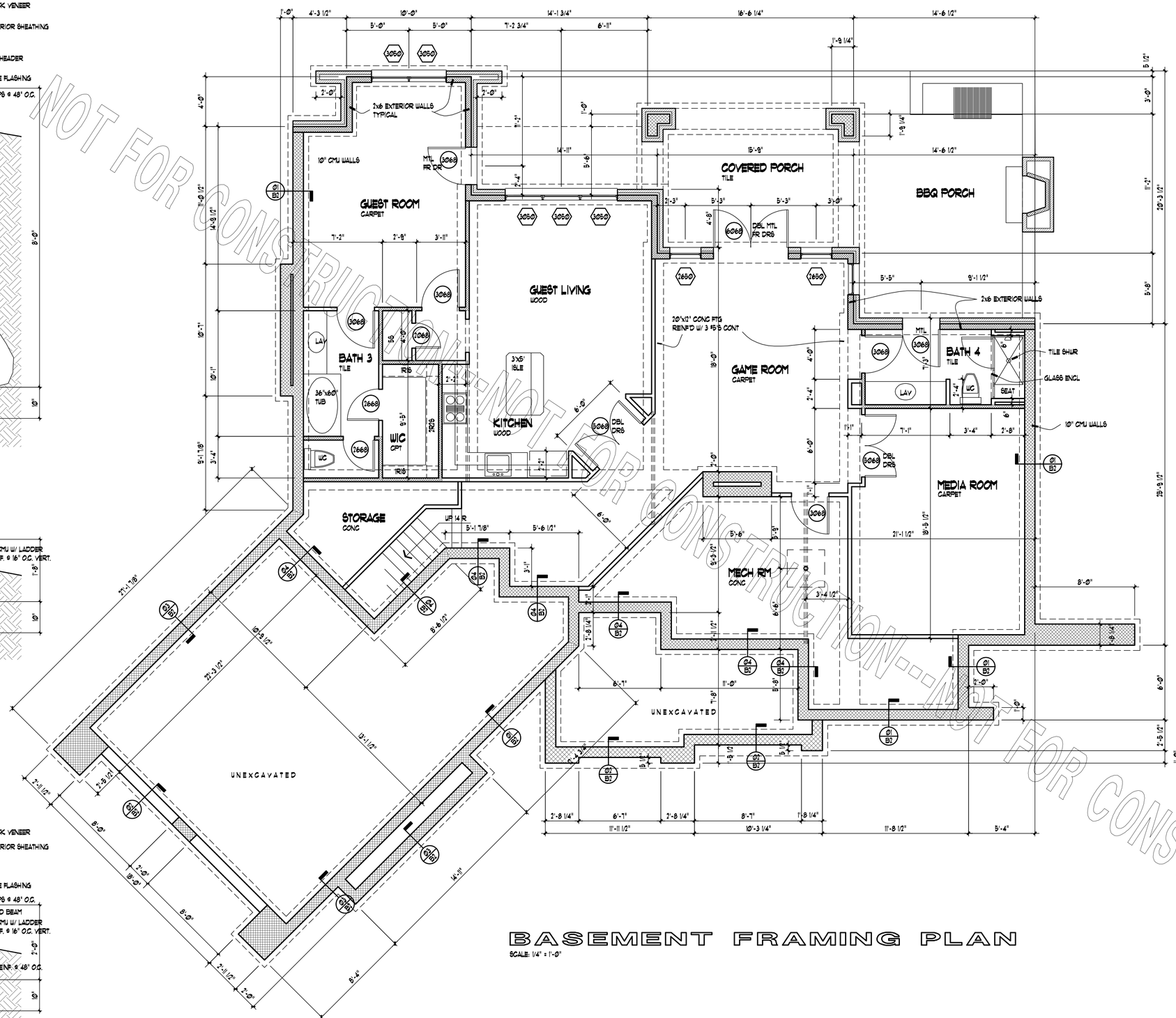
01/S1 FTG DETAIL
3/4" = 1'-0"



02/S1 FTG DETAIL
3/4" = 1'-0"



03/S1 FTG DETAIL
3/4" = 1'-0"

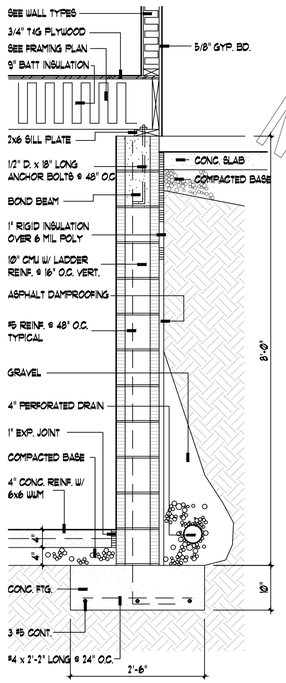


BASEMENT FRAMING PLAN

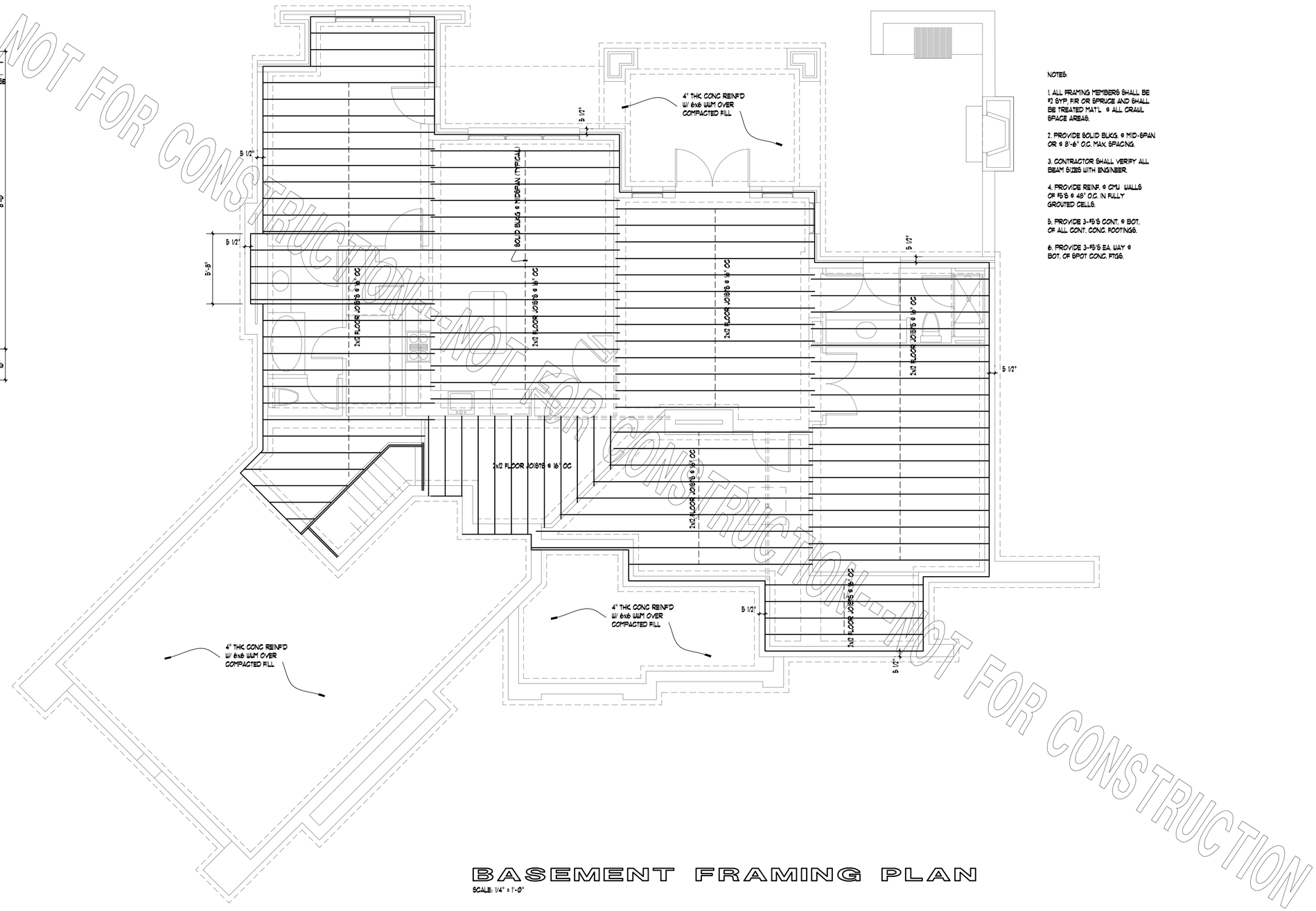
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION...NOT FOR CONSTRUCTION...NOT FOR CONSTRUCTION

B1



04 / S2 FTG DETAIL
3/4" = 1'-0"



NOTES:

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2. PROVIDE SOLID BLKG. @ MID-SPAN OR @ 8'-6" O.C. MAX SPACING.

3. CONTRACTOR SHALL VERIFY ALL BEAM SIZES WITH ENGINEER.

4. PROVIDE REINF. @ CMU WALLS OF #5'S @ 48" O.C. IN FULLY GROUTED CELLS.

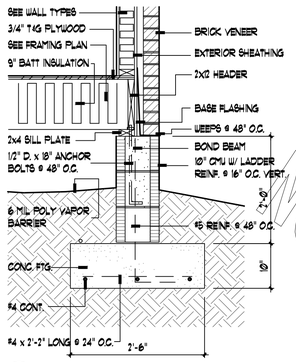
5. PROVIDE 3-#5'S CONT. @ BOT. OF ALL CONT. CONC. FOOTINGS.

6. PROVIDE 3-#5'S EA. WAY @ BOT. OF SPOT CONC. FTGS.

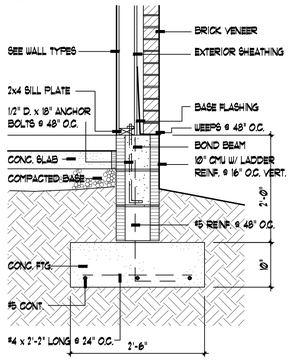
BASEMENT FRAMING PLAN

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

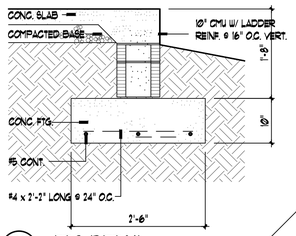
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION



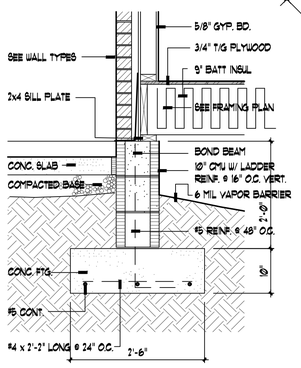
01/C1 FTG DETAIL
3/4" = 1'-0"



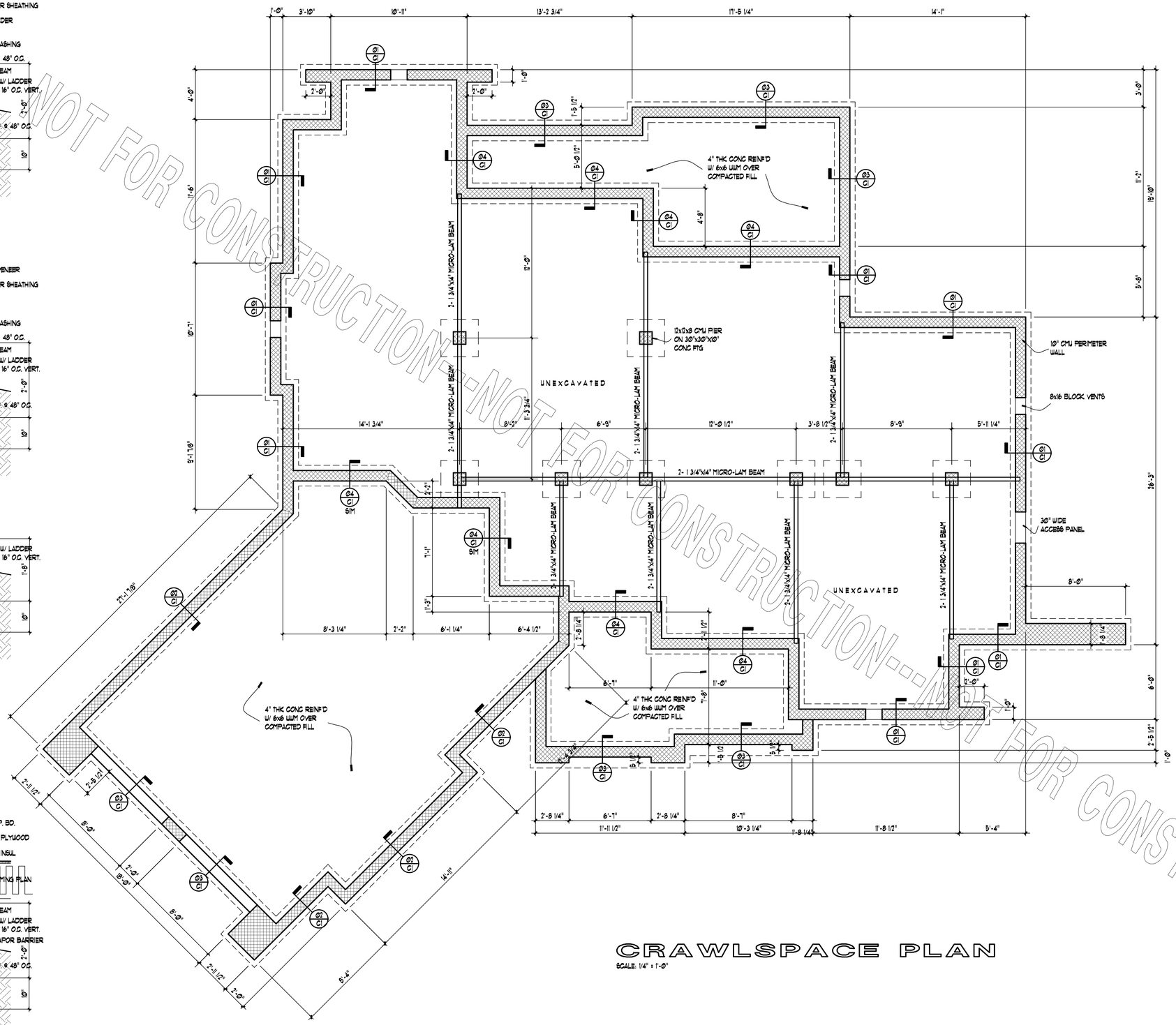
02/C1 FTG DETAIL
3/4" = 1'-0"



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



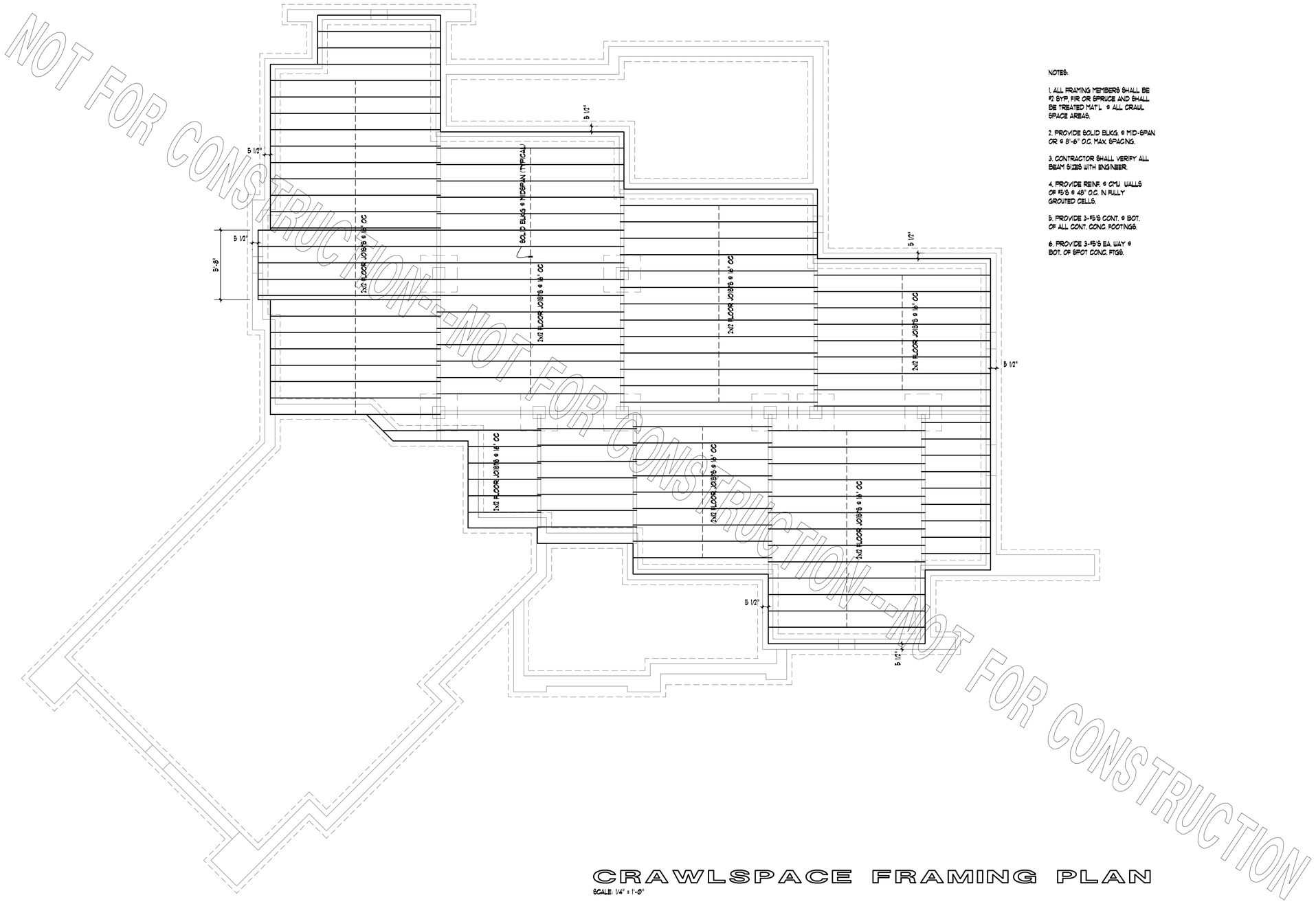
04/C1 FTG DETAIL
3/4" = 1'-0"



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

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

C1



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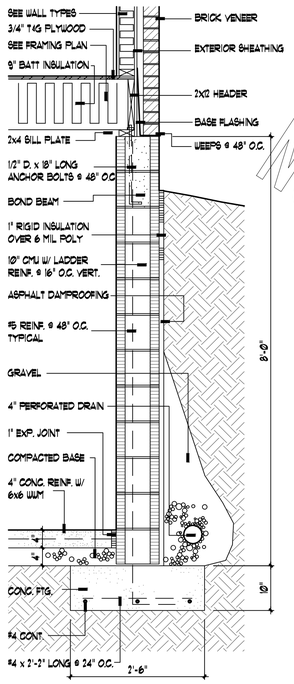
6. PROVIDE 3-#5'S EA. WAY @ BOT. OF SPOT CONC. FTGS.

NOT FOR CONSTRUCTION

CRAWLSPACE FRAMING PLAN

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

C2



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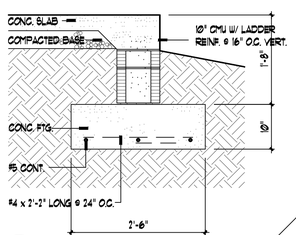
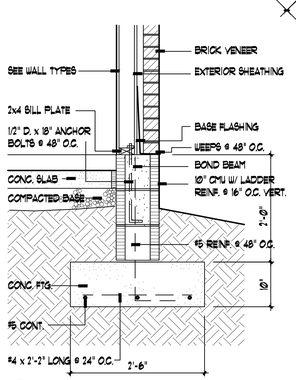
3/4" = 1'-0"



02/S1 FTG DETAIL
3/4" = 1'-0"



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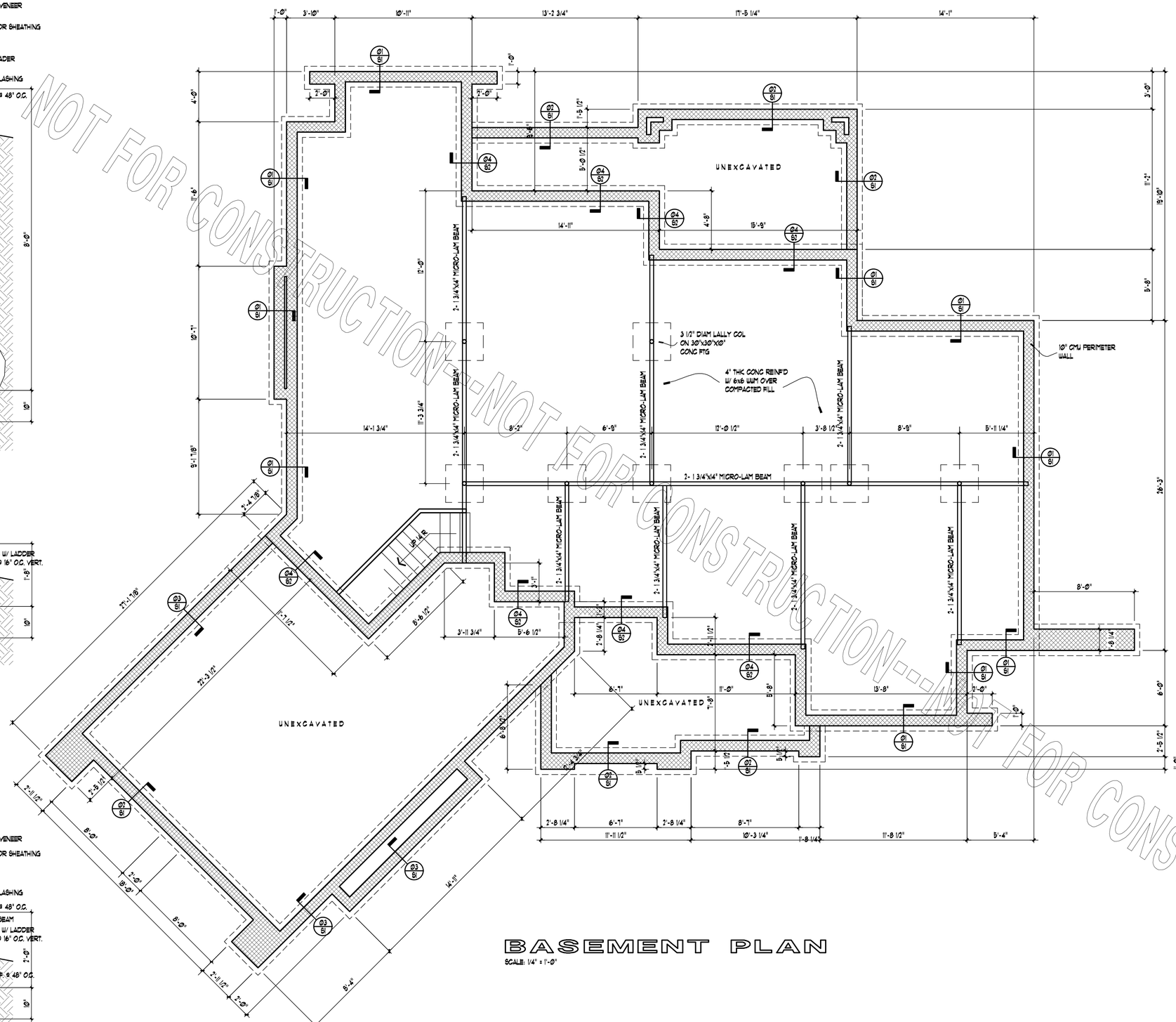
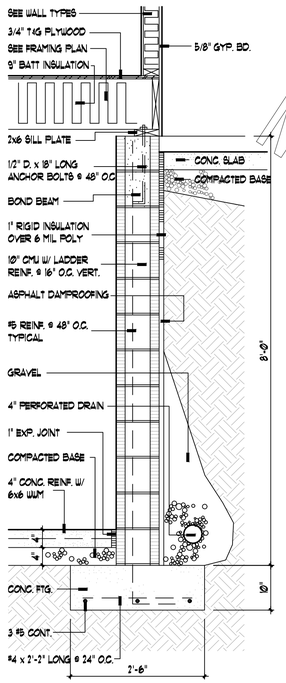
3/4" = 1'-0"



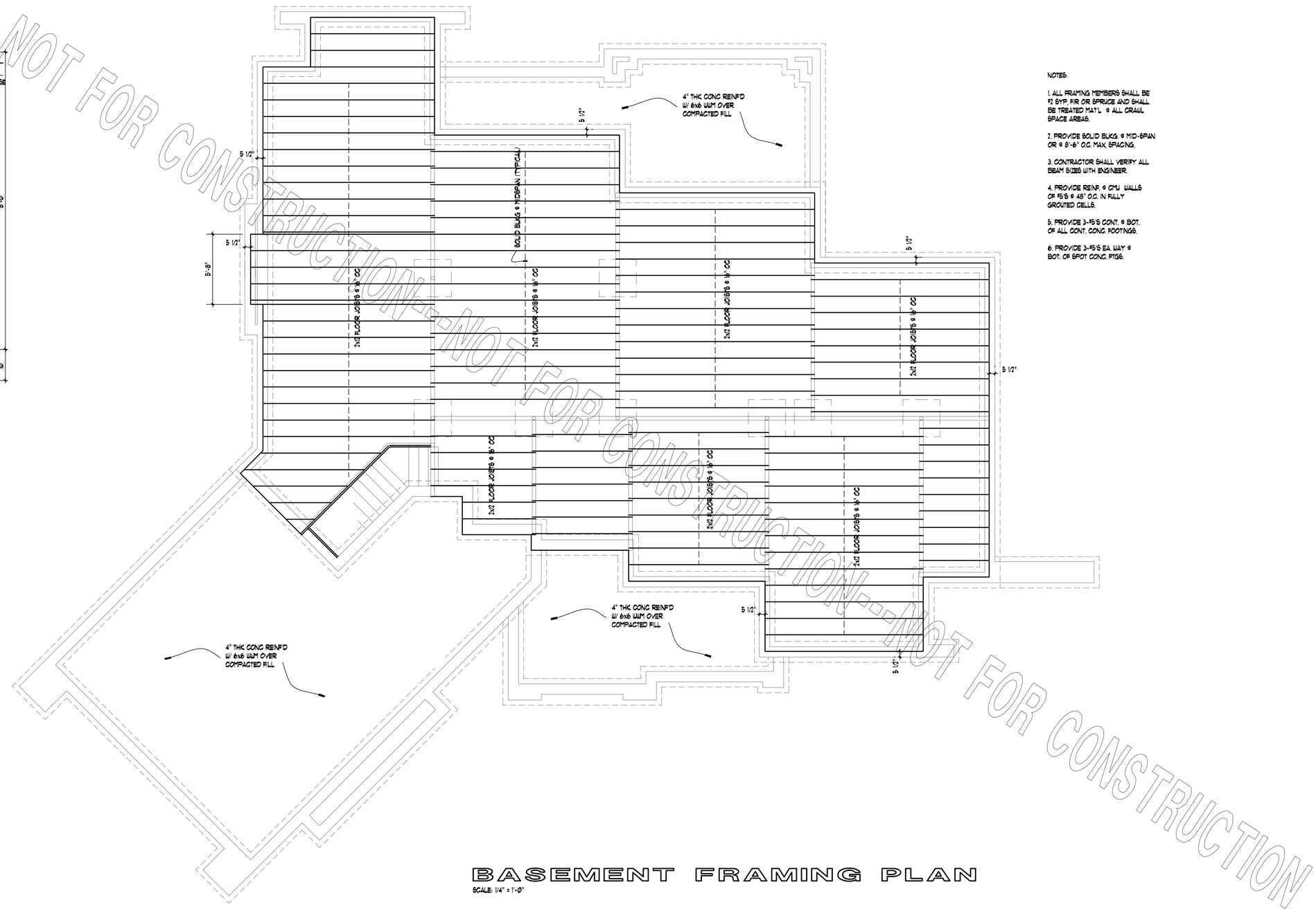
BASEMENT PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

B1



04/S2 **FTG DETAIL**
3/4" = 1'-0"



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NOT FOR CONSTRUCTION

BASEMENT FRAMING PLAN

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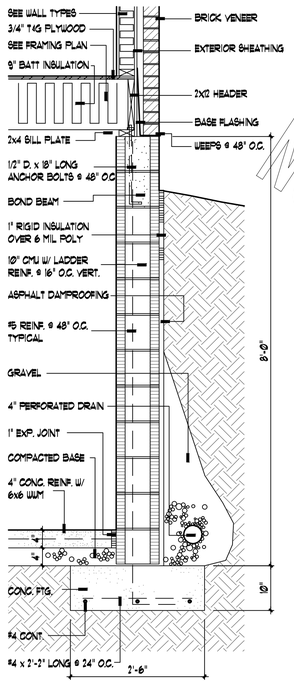

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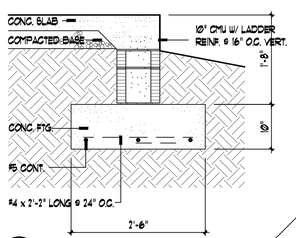

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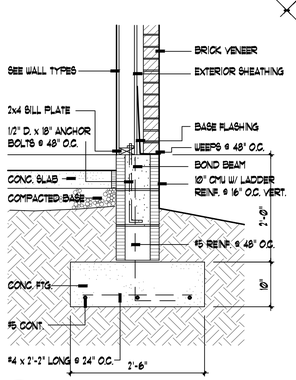

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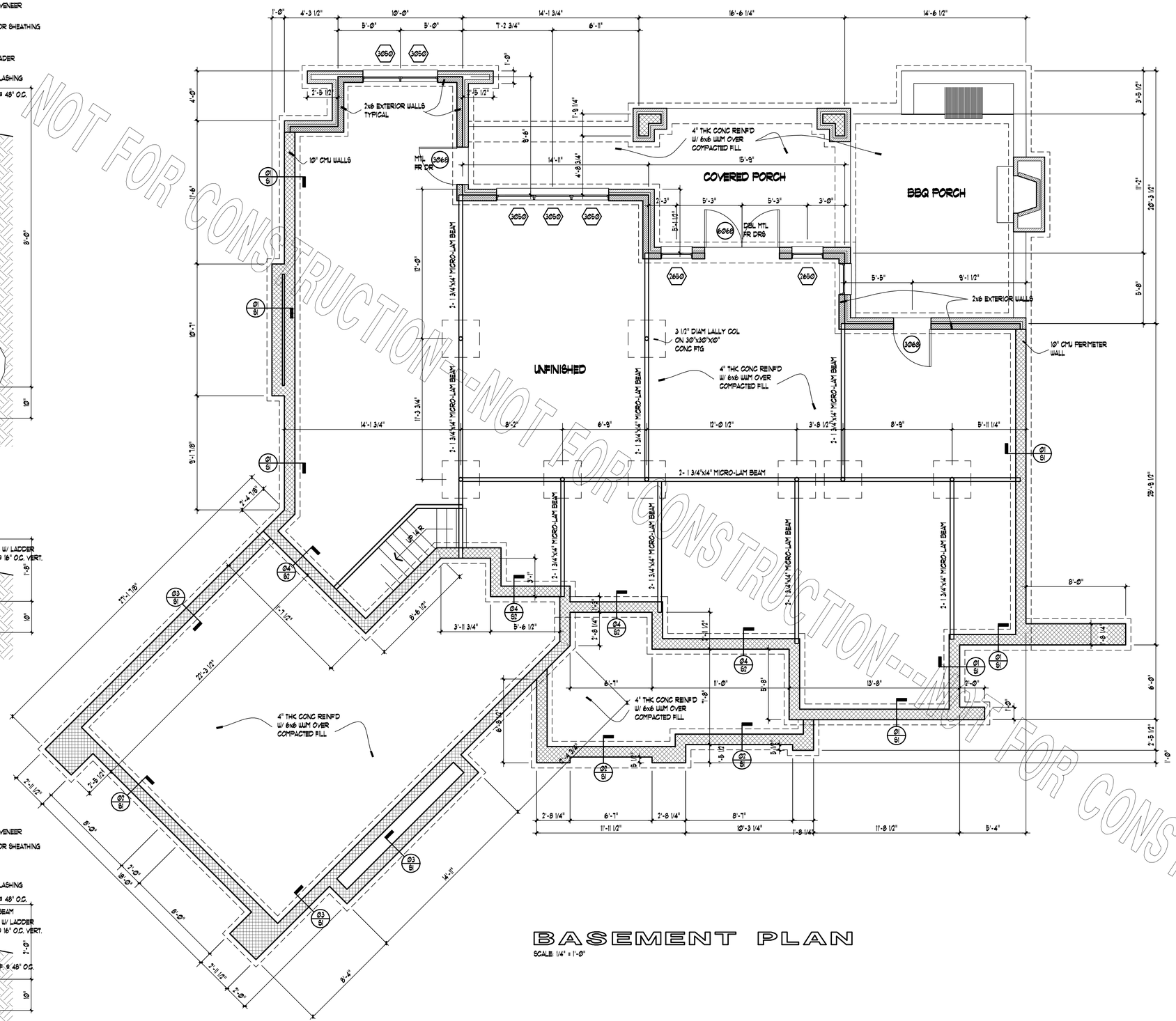
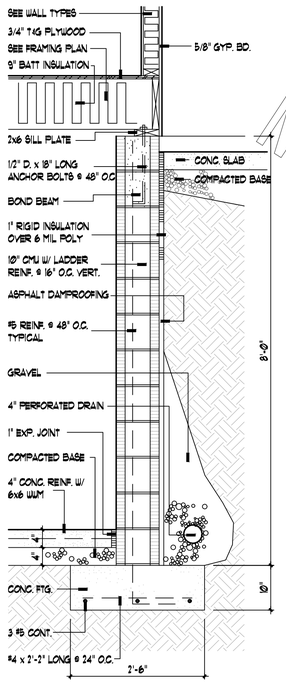


BASEMENT PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION--NOT FOR CONSTRUCTION

B1



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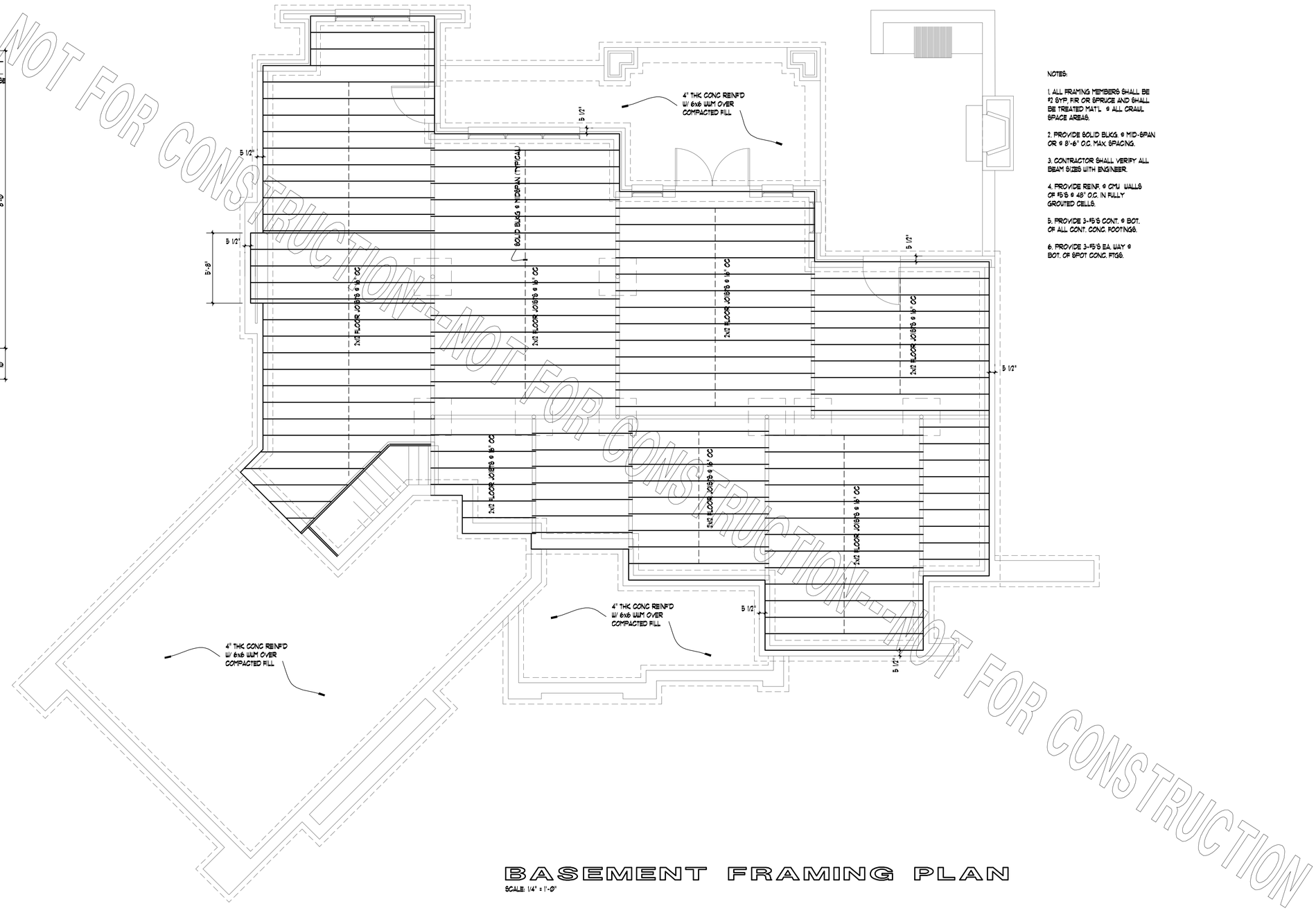

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