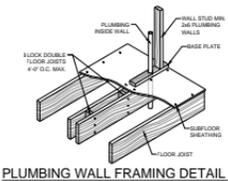
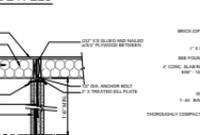
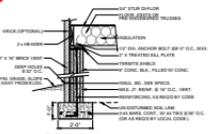
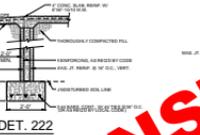
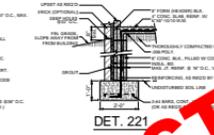
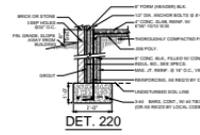
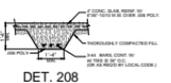
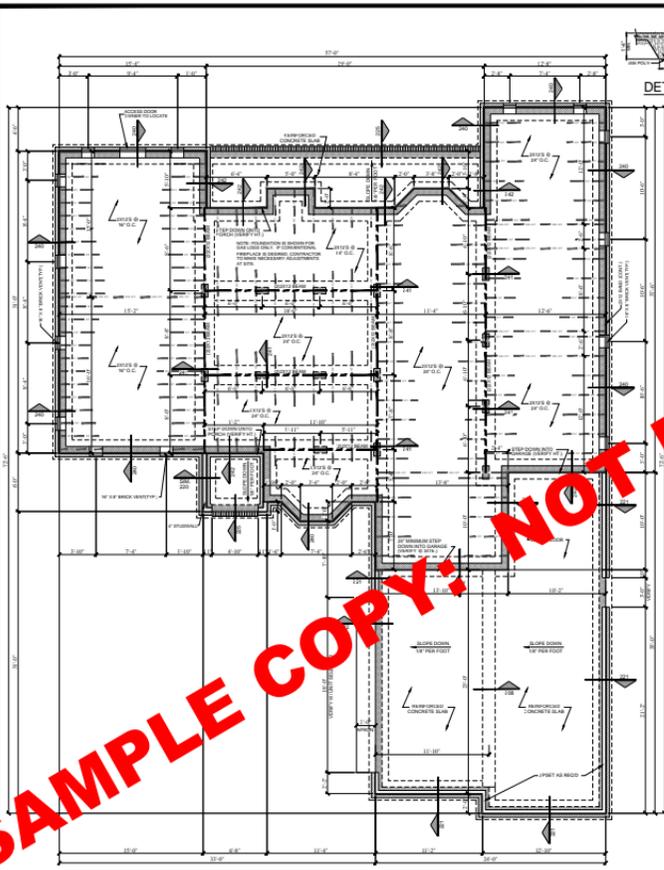




SAMPLE COPY: NOT FOR CONSTRUCTION

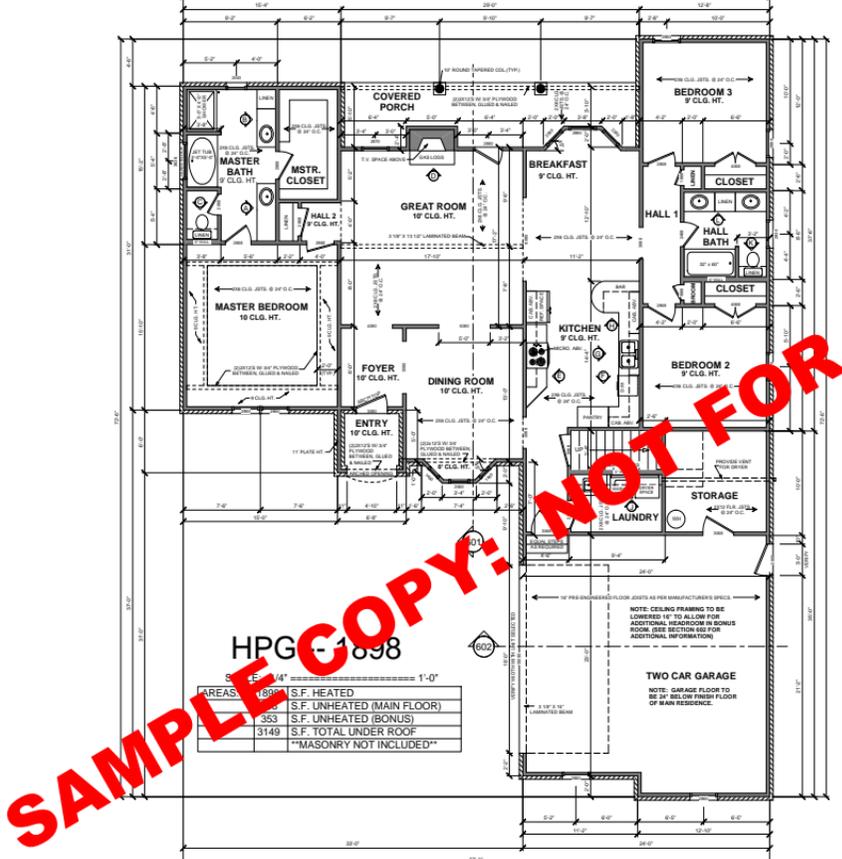


CRAWLSPACE FOUNDATION
SCALE: 1/4" = 1'-0"

CRAWLSPACE FOUNDATION NOTES:

- OWNER SHALL HAVE ALL FOOTING SIZES VERIFIED BY A LICENSED STRUCTURAL ENGINEER, BASED ON SOILS ANALYSIS AT SITE, PRIOR TO CONSTRUCTION.
- FOUNDATION SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS WITH FOUNDATION PLAN AND MAKE NECESSARY ADJUSTMENTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER DRAINAGE TO FLOOR FRAMING AND NAIL SECURELY W/ RING-SHANK NAILS.
- ALL FOUNDATION DETAILS ARE TYPICAL. SOME VARIATIONS MAY OCCUR. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS AT SITE.
- CONTRACTOR TO PROVIDE ACCESS DOOR @ SITE WITH CHIMNEY & GARAGE AWAY FROM RESIDENCE FOR PROPER DRAINAGE.
- CONTRACTOR TO LOCATE ACCESS DOOR @ SITE WITH CHIMNEY.
- ALL CONCRETE SLABS TO BE 4" THICK (3000 psi MIN.) REINFORCED W/ #4 - 1019 W.M.
- PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO FLOOR JOISTS.





NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION.

DOOR & WINDOW SIZES ARE GIVEN IN FEET & INCHES IN MONTH & HEIGHT RESPECTIVELY.
DOOR EXAMPLE: 36" x 78" MEAN BY 24"

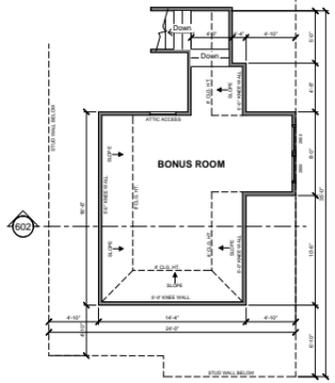
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND TOLERANCES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS OF THE WORKMENTIONED ABOVE.

CONTRACTOR SHALL PROVIDE ALL NECESSARY TOLERANCES FOR EXTERIOR FINISHES.

CONTRACTOR SHALL PROVIDE ALL NECESSARY TOLERANCES FOR ROUGH DIMENSIONS, FOR DOORS AND WINDOWS.

ALL BEAM SIZES TO BE VERIFIED BY STRUCTURAL ENGINEER.

CONTRACTOR SHALL MAKE ALL NECESSARY MODIFICATIONS DURING CONSTRUCTION PROCESS TO COMPLY WITH I.C.I. INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION, OR APPLICABLE CODES AT SITE.

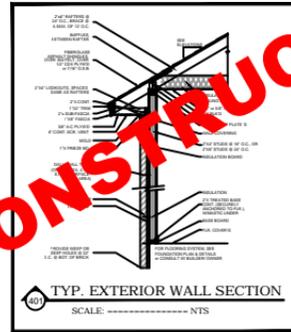


SAMPLE COPY: NOT FOR CONSTRUCTION



FRONT ELEVATION

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

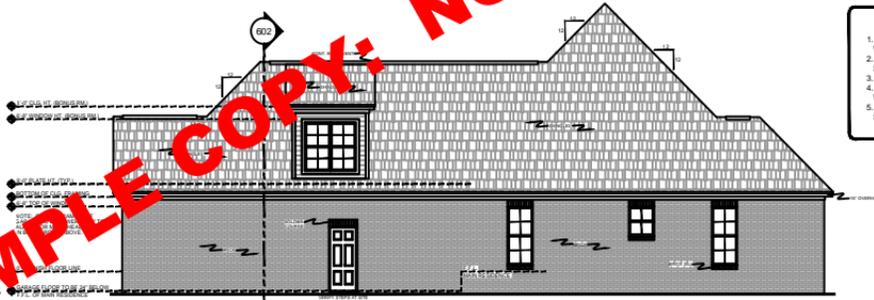


TYP. EXTERIOR WALL SECTION

SCALE: ----- NTS

NOTES

1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
2. VERIFY ALL STEPS REQUIRED @ SITE.
3. ALL GROUND LINES ARE APPROX.
4. VERIFY ALL EXTERIOR MATERIALS W/ OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL FRAMING SECTION FOR FRAMING STYLE.



RIGHT ELEVATION

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

SAMPLE COPY: NOT FOR CONSTRUCTION





LEFT ELEVATION

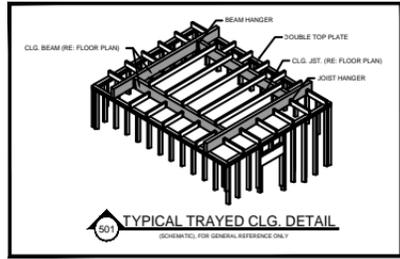
SCALE: 1/4" = 1'-0"

OWNER TO SELECT ALL DOOR & WINDOW STYLES.
 2. VERIFY ALL STEPS REQUIRED @ SITE.
 3. ALL GROUND LINES ARE APPROX.
 4. VERIFY ALL EXTERIOR MATERIALS W/ OWNER PRIOR TO CONSTRUCTION.
 6. REFER TO TYPICAL WALL FRAMING SECTION FOR FRAMING STYLE.



REAR ELEVATION

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



SAMPLE COPY: NOT FOR CONSTRUCTION



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

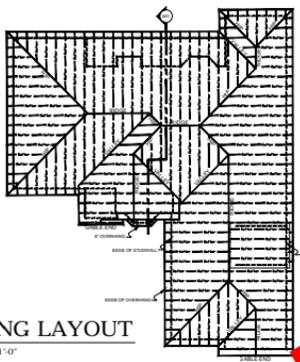
CROSS SECTION NOTES:

1. ALL ROOM SHALL BE FLOORING WITH ALL APPLICABLE BUILDING CODES. (REFER TO SPEC.)
2. ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE OF STUD WALL, UNLESS OTHERWISE NOTED.
3. ALL ROOF BEAMS, HP PARTIAL & VALLEY PARTIES ARE TO BE CUT FROM 1" X 12" 2x12 @ 24" O.C.
4. ALL PARTIES EXTERIOR ARE TO BE CUT FROM 2" X 4" 2x4 @ 24" O.C.
5. CONTRACTOR TO PROVIDE ALL INSULATION NECESSARY TO MEET ALL APPROPRIATE CODES AT SITE.
6. ALL ROOFING INTERSECTIONS & VALLEYS TO BE PROTECTED WITH 1" X 4" FROM OUTSIDE FACE STUD WALLS.
7. ALL COLLARS JOISTS BEING TO MEET "SOUTHERN PINE CONCRETE" BRISTLE JANE LISTS, 10' P.P. GRAND CODE, WITH CORNER CONNECTION.
8. ALL COLLARS JOISTS ARE 1" X 4" FROM OUTSIDE FACE STUD WALLS.
9. ALL BEAM SIZES TO BE IDENTIFIED WITH A LEANED STRUCTURAL SYMBOL.
10. CONTRACTOR TO VERIFY ALL LUMBER SIZES AND SPACING TO MEET ALL LOCAL AND NATIONAL CODES APPLICABLE @ SITE.

ROOF FRAMING NOTES:

1. ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE OF STUD WALL, UNLESS OTHERWISE NOTED.
2. ALL ROOF BEAMS, HP PARTIAL & VALLEY PARTIES ARE TO BE CUT FROM 1" X 12" 2x12 @ 24" O.C.
3. ALL PARTIES EXTERIOR ARE TO BE CUT FROM 2" X 4" 2x4 @ 24" O.C.
4. ALL ROOM SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AT THE SITE. REFER TO ALL INTERNATIONAL BUILDING CODES.
5. ALL ROOF/WALL INTERSECTIONS & VALLEYS TO BE PROTECTED WITH 1" X 4" FROM OUTSIDE FACE STUD WALLS.

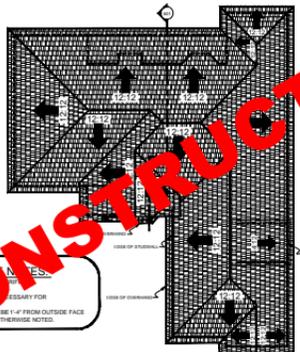
ROOF FRAMING LAYOUT
SCALE: ----- 1/8" = 1'-0"



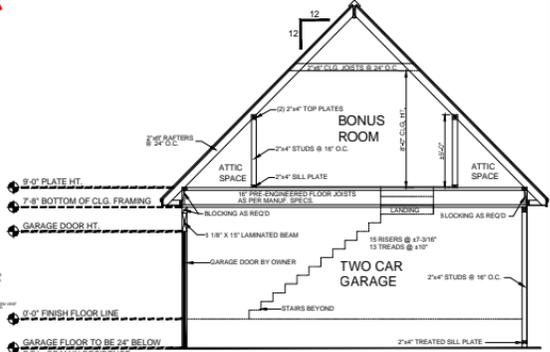
ROOF DRAINAGE NOTES:

1. ALL ROOMS SHALL BE TO MEET ALL APPLICABLE BUILDING CODES.
2. ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE STUD WALLS, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE TO BE 1'-4" FROM OUTSIDE FACE STUD WALLS, UNLESS OTHERWISE NOTED.

ROOF DRAINAGE LAYOUT
SCALE: ----- 1/8" = 1'-0"



601 CROSS SECTION
(SCHEMATIC, FOR GENERAL REFERENCE ONLY)
SCALE: ----- 3/8" = 1'-0"



NOTE: THIS SECTION DEPICTS THE LOWERING OF THE GARAGE CLG. FRAMING TO ALLOW FOR ADDITIONAL HEADROOM IN THE BONUS ROOM.

602 GARAGE SECTION
(SCHEMATIC, FOR GENERAL REFERENCE ONLY)
SCALE: ----- 3/8" = 1'-0"

SAMPLE COPY: NOT FOR CONSTRUCTION



