

76'-8"

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Firs : 1/4"=	WRITTEN DIN OVER SCALL and be resp of the job be notified dimensions, on these pl	Total						Total			(Area Living:	
irst Floor '4"=1'-0"	MENSIONS SH E DIMENSION and Home [in writing o conditions ans.	Area:	pool_bath/s	2nd floor b	garage:	patio:	entry:	Living:	powder rm.	2nd floor:	1st floor:	Tabulations	
Plan	HALL HAVE PRECE S. Contractors sh dimensions and c Design Services, In f any variation frc and specifications		storage:	balcony:					floor:			0	
	ECEE shc d cc d cc frot frot ons	5846	ហ	56	687	578	53	4407	36	1472	2899		
	DENCE all verify onditions c. must m the appearing	St	St	St	J S	St	St	S T	St	St	St		



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RECEDENCE s shall verify nd conditions s, Inc. must n from the tions appearing

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of the job and Home Design Services, Inc. 1 be notified in writing of any variation from dimensions, conditions and specifications ap on these plans. Powder Rm. Floor 1/4"=1'-0"







°f ⊂ L HAVE PRECEDENCE Contractors shall verify nensions and conditions gn Services, Inc. must ny variation from the specifications appearing

H

6'-8"

9'-0"

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N,

4

_____ .00 pearing capacity shall be a min. p.s.f., if not notify designer diately for review of foundation of

17. continuous, detail sheet. ing , ation ned slab (bell footing g wall occurs at chai on shall be a min. 1 uous, see detail "l" c ing) where at nange in floor 10°D × 16°W on typical

15'-0"

- may Li. e per code).
- 6 thicken (pl slabs (bell f to be 20"w footings) w x 10"D strapping (ωN

8[^] O.H. GAR. DR.

8'-0"

- ____ ப All footings for 2 story to be 20"W \times 10"D w/ 3 #5 rebars continuous.

 - 14 All stone or brick veneer 22"W x 10"D w/ 3 #5 reb · footings to be ebars continuous.

 - ιA ir conditioner compress × 4' × 4" placed 8" as specified on plan. 0res from wall, nall be typical
- 12. unken showers to be 4" ab w/ 6 x 6 #10 w.w. I ' concrete recessed mesh.

- Extend slab edge past block face. at 1 1/2"

- 10. ecess floor slab por and extend s ock face. slab out all sliding glass 1 1/2" past
- Pitch slab at grade at 1" (in direction of arrow). ⊒. 10' typical
- .9

16[^] O.H. GAR. DR.

16'-0"

- $\tilde{\mathbf{0}}$ Fill core with cc rebar vertically concrete and y from footing d place(1)#5 ng to tie-beam

- ickened slab at floor elevation to be 8"D x 16"W continuous, tail "H" on typical detail sheet. change see
- \neg

- All thickened edge w/ (1) #5 rebar. slabs to be W"8 × 0"8

16'-4"

₩. H.)

VARIES

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↓2'-0"

3'-4"

4

All thickened slabs (bell 16"W x 10"D w/ 2 #5 re (place uplift strapping or be required per code).

pell footings) to be 5 rebars continuous 7 or anchors as may

31'-8"

СЛ

All column pads to be 3'-O" \times 16"D w/ 4 #5 rebars each way.

· 3'-0"

 \times

2868

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A COMP

4'-0"

FOUNDATION NOTES: (TYPICAL STEM WALL)

ify location crete footin grade requir

, slabs, landings, and steps

7,

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4'-4"

epare soil to receive 4 / 6x6 #10 w.w. mesh arrier and clean, well c eated fill.

4" concrete h over 6 mil v compacted, t

vapor termite

slab

76'-8"

2.2

All footers to be 16"W \times 10"D w/2 #5 rebars continuous.

сч .

app at 8,

" L-block w/ 1/2" (t 72" o.c. w/ min. (pproved strapping).

diameter anchor 6" coverage (or

bolt

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30'-0"

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Elevations SCALE AS NOTED 333333 \sim noti .ĭď. , e job fied on nney Cap cal Texti et iding Siding ouver Vent t Iron Railing Wood Hand Rail in wi (Brick e Trim e Trim vood Trim Trim Trim tion shingles over # sheathing. tile roof installed o oth th th ē Textured Textured Textured Textured condition req. ن, Vent, +, as ed y q oark Arrestor I Finish ured Trim/Banv ured Trim/Banv ured Trim/Banv e for ome tions S SHALL HAVE PRECEDENCE SIONS. Contractors shall verify for dimensions and conditions ne Design Services, Inc. must ng of any variation from the ons and specifications appearing Textured Finish) req. ash req. #15 SD per felt man

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EXTERIOR FINISHING NOTES

- on 1/2"
- ufactur rer's





Floor Framing Dlan	Floor Frami SCALE: 1/4"=1'-0"
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify and be responsible for dimensions and conditions of the job and Home Design Services, Inc. must be notified in writing of any variation from the dimensions, conditions and specifications appearing on these plans.	
8. All wall and floor framing to comply with SBCC 1701 thru 1711.	
7. All openings over 8'0" wide to have headers and lintels designed by truss manufacturer.	
6. Secure each floor truss at each end as required by building code.	
5. Floor truss spacing shall be 16" or 24" o.c. as load conditions dictate, or as specified.	
4. Plate heights may vary. See building sections, wall sections, and elevations for bearing heights.	
3. Truss manufacturer to verify all floor truss spans, bearing points and dimensions <u>before</u> fabrication. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO HOME DESIGN SERVICES, INC. FOR FINAL APPROVAL <u>BEFORE</u> FABRICATION.	
2. All floor trusses shall be designed and certified by truss manufacturer's registered engineer. All hangers and anchors shall be specified by a registered engineer.	
 This floor framing plan is not intended to serve as a truss design. It is to indicate floor truss direction and intended beaming. 	
FLOOR FRAMING NOTES	

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oof Plan/4"=1'-0"	ITEN DIMENSIONS SHALL H R SCALE DIMENSIONS. Cor be responsible for dimen he job and Home Design notified in writing of any ensions, conditions and sl these plans.	b: Attic located HVAC units plans.	. Truss manufacturer to insure to the following additional lo a: All ceiling hung soft cabinets as shown	All wall and roof framing to SBCC 1701 to 1711.	. All openings over 8'0" wide to lintels designed by truss manu	Align trusses and hand framing wall board to be continuous fror	. Frame walls up to underside of all non-bearing walls and at vo otherwise noted.	 Overhangs will vary. See roof plan elevations. All overhangs greater t be tacked on in the field. 	Plywood roo	Truss manufacturer to provide trusses with intermediate stud	Secure each truss at each end building code.	Truss spacing shall be 24" o.c. noted. Conventional framing sha as otherwise noted.	. Top plate heights vary. See building sections, and elevations for bearing	. All roof pitches are to be set as and elevations.	TRUSS MANUFACTURER TO VERI SLOPES, BEARING POINTS, AND FABRICATION. ALSO, TRUSS MAN PROVIDE SHOP DRAWINGS TO H INC. FOR FINAL APPROVAL BEFI	All trusses shall be designed an manufacturer's registered engin anchors shall be specified by a	This roof plan is not intended design. It is to indicate roof, heights only.	OOF PLAN NOTES
	- HAVE PRECEDENCE Contractors shall verify ensions and conditions gn Services, Inc. must y variation from the specifications appearing	ts as shown on	e design consideration ads: fits and soffits w/ on plans.	comply with	have headers and facturer.	so as all gypsum m floor to ceiling.	of roof trusses at volume area unless	an and exterior • than 18" shall	ed.	all gable end members 16" o.c.	as required by	unless otherwise II be 16" o.c. or		indicated on plans	FY ALL TRUSS SPANS, DIMENSIONS BEFORE NUFACTURER TO OME DESIGN SERVICES, DRE FABRICATION.	nd certified by truss eer. All hangers and registered engineer.	d to serve as a truss ceiling slopes and	

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$\frac{\text{Cross Section}}{1/4"=1"-0"}$

B Kitchen

Isometric

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ELECTRIC,	ICAL LEGEND
	Ceiling Mounted Light Pull Chain Light
R – (PC	bg I
W	Wall Mounted Light
9	Wall Wash Recessed Duplex Receptacle
<u>ل</u> (/ Re
•	1/2 hot, 1/2 switched
₩P	Water Proof Receptacle
Ф	Floor Receptacle
	Pre-Wire for Clg. Fan
GFI	Ground Fault Interupt
÷ ↔	
$\rightarrow \qquad \qquad$	3-Way Switch
▲ f	Door Switch Telephone Jack
$\overline{\vee}$	Cable Jack
	Pre-Wire Garage Door Opener
Щ Ш	Flourescent Light
	Electrical Panel
0	Chime
]	Door Bell/Garage Door Switch
• S.D.	moke D
	Ceiling Fan
	Wall Sconce
000	Chandelier
Z ō	Intercom
A	Spot Light
	Flush Mount Fluorescent Light
	Fan/Light Combination
\bigcirc	Motor
c Ø	Speaker Junction Box
	, <u>'</u>
	Theatrical Strip
NOTES:	
1. Owner to in field.	verify exact location of floor outlets
2. Location of	fixtures and/or outlets are s nd meet most local code real
locations Additions Owner ar Services,	nd meet most local code rec r adjustments may be made Builder in the field, or by Hc c. as additional services.
	EN DIMENSIONS SHALL HAVE PRECEDENCE SCALE DIMENSIONS. Contractors shall verify e responsible for dimensions and conditions i job and Home Design Services, Inc. must
dimensions, on these pl	conditions and specifications appearing ans.
Electr	trical Plan
1/4 =1 -	

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Ceiling Mounted Light Pull Chain Light Recessed Light Wall Mounted Light Wall Mounted Light Wall Mounted Light Upplex Receptacle 220 V Receptacle Floor Receptacle Floor Receptacle Pre-Wire for Clg. Fan Graund Fault Interupt Walter Proof Receptacle Pre-Wire for Clg. Fan Graund Fault Interupt Wall Switch Door Switch Door Switch Door Switch Electrical Panel Chime Fran/Light Combination Motor Speaker Speaker Flush Mount Fluorescent Light Electrical Panel Chime Fran/Light Combination Motor Spot Light Electrical Panel Chime Chandelier Intercom Spot Light Ceiling Fan Speaker Spot Light Chime Chandelier Intercom Spot Light Chime Chandelier Null Sconce Chandelier Door Bell/Garage Door Switch Disconnect Switch Chandelier Null Sconce Chandelier Null Sconce Chandelier Null Sconce Chandelier Null Sconce Chandelier Null Sconce Chandelier Null Sconce Chandelier Null Sconce Spot Light Speaker Spot Light Chime Chandelier Null Sconce Chandelier Null Sconce Chandelier Speaker Spot Light Chime Chandelier Chandelier Chandelier Speaker	_	on these p
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of fixtures and/or outlets and meet most local code or adjustments may be m d Builder in the field, or b inc. as additional services.	2. Location (locations Additions Owner and Services,
• • • verify exact location of floor outlets	NOTES: 1. Owner to in field.
Theatrical Strip	000
Track Lighting	
Junction Box	
Motor	
Fan/Light Combination	
Flush Mount Fluorescent Light	
Spot Light	$\mathcal{A} = \frac{Z}{z}$
Chandelier	Z 00
Wall	
Ceil	
. Smoke Detector	
Electrical Meter	
Disconnect Switch	
Door Bell/Garage Door Switch	•
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Electrical Panel	
Pre-Wire Garage Door Opener Flourescent Liaht	
Cable Jack	
Telephone Jack	
Door Switch	b
3-Way Switch	<mark>6</mark> 6
Ground Fault Interupt	+ GFI
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Floor Receptacle	\square
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Wall Wash Recessed Duplex Receptacle	₿ []
Wall Mounted Light	
Recessed Light	R -
Pull Chain Light	
Ceiling Mounted Light	

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