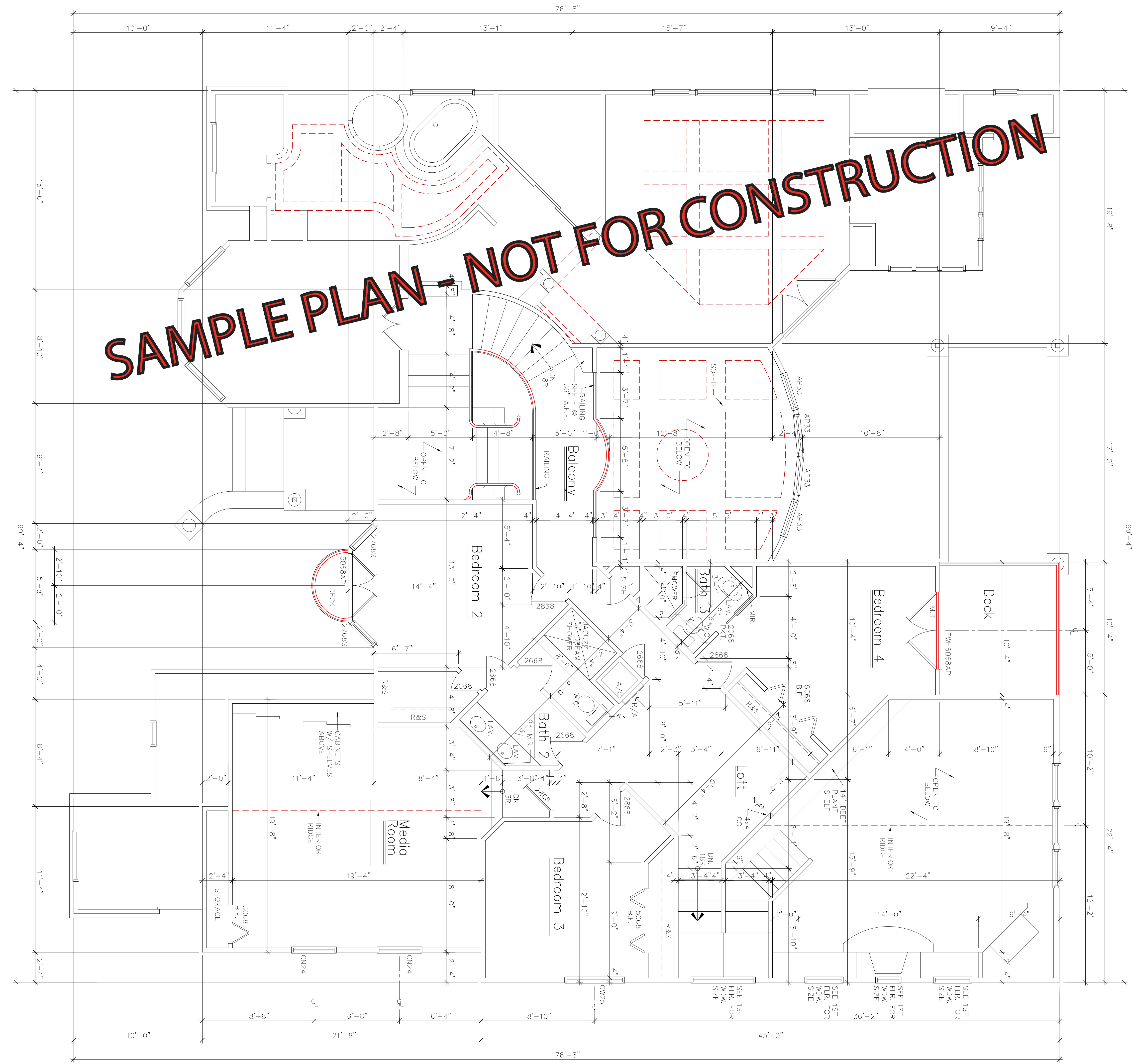


Area Tabulations	
Living:	
1st floor:	2899 SF
2nd floor:	1472 SF
powder rm. floor:	36 SF
Total Living:	4407 SF
entry:	63 SF
patio:	578 SF
garage:	687 SF
2nd floor balcony:	56 SF
pool bath/storage:	55 SF
Total Area:	5846 SF

First Floor Plan  
1/4"=1'-0"

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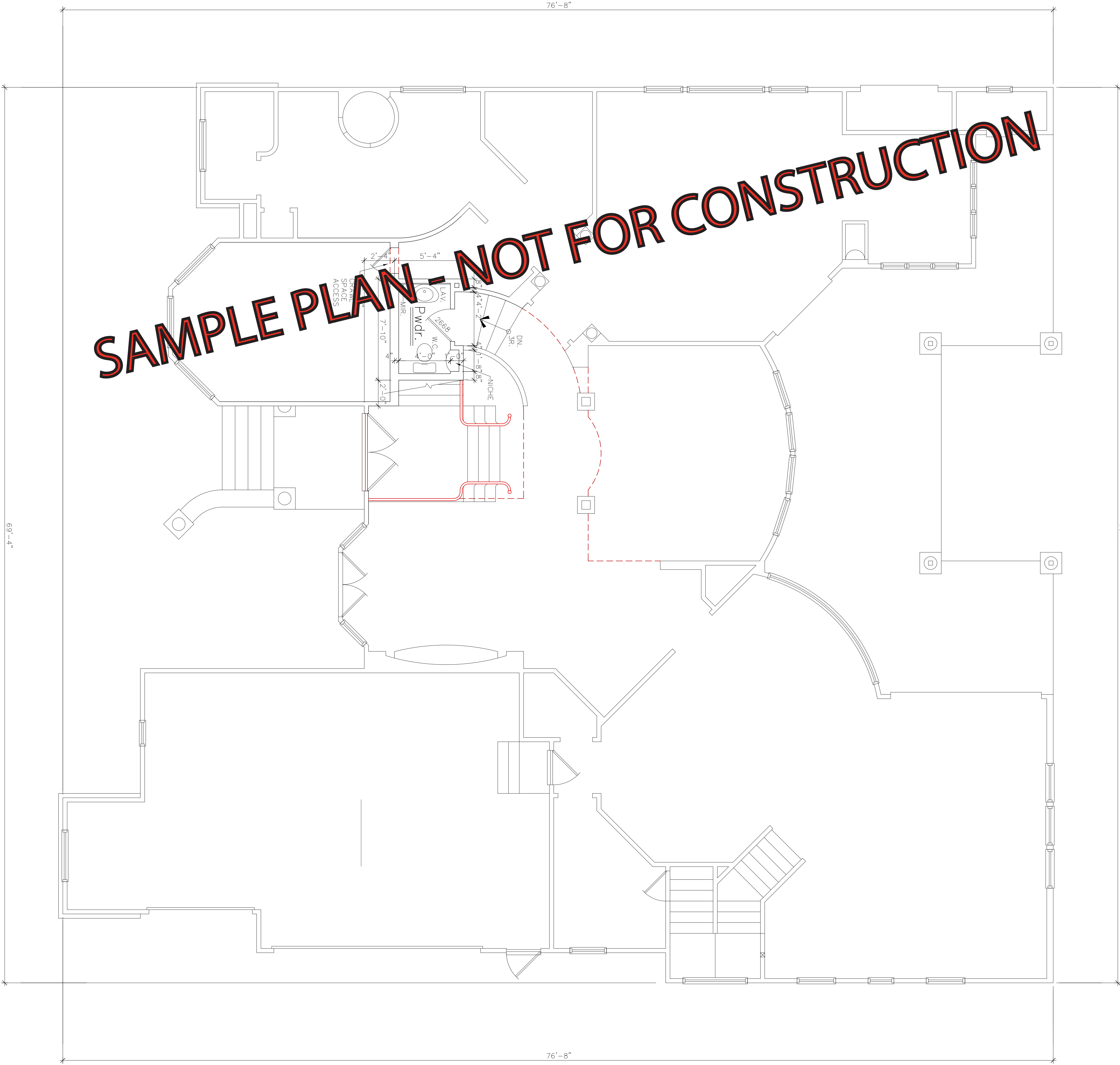
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**Second Floor Plan**

1/4"=1'-0"

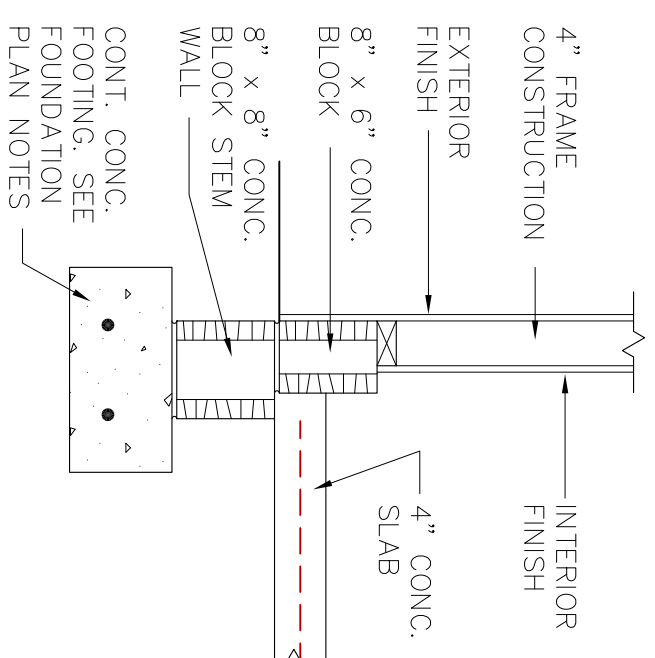
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**SAMPLE PLAN - NOT FOR CONSTRUCTION**

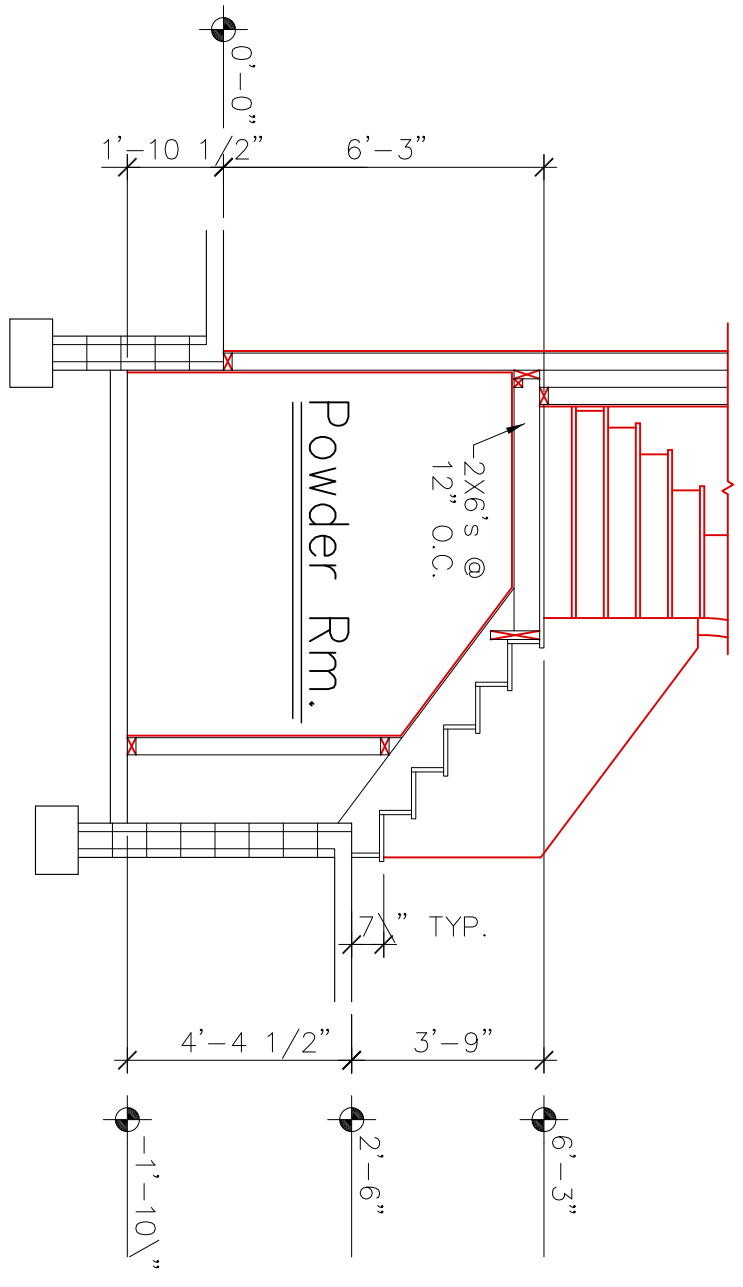


**Powder Rm. Floor**  
1/4"=1'-0"

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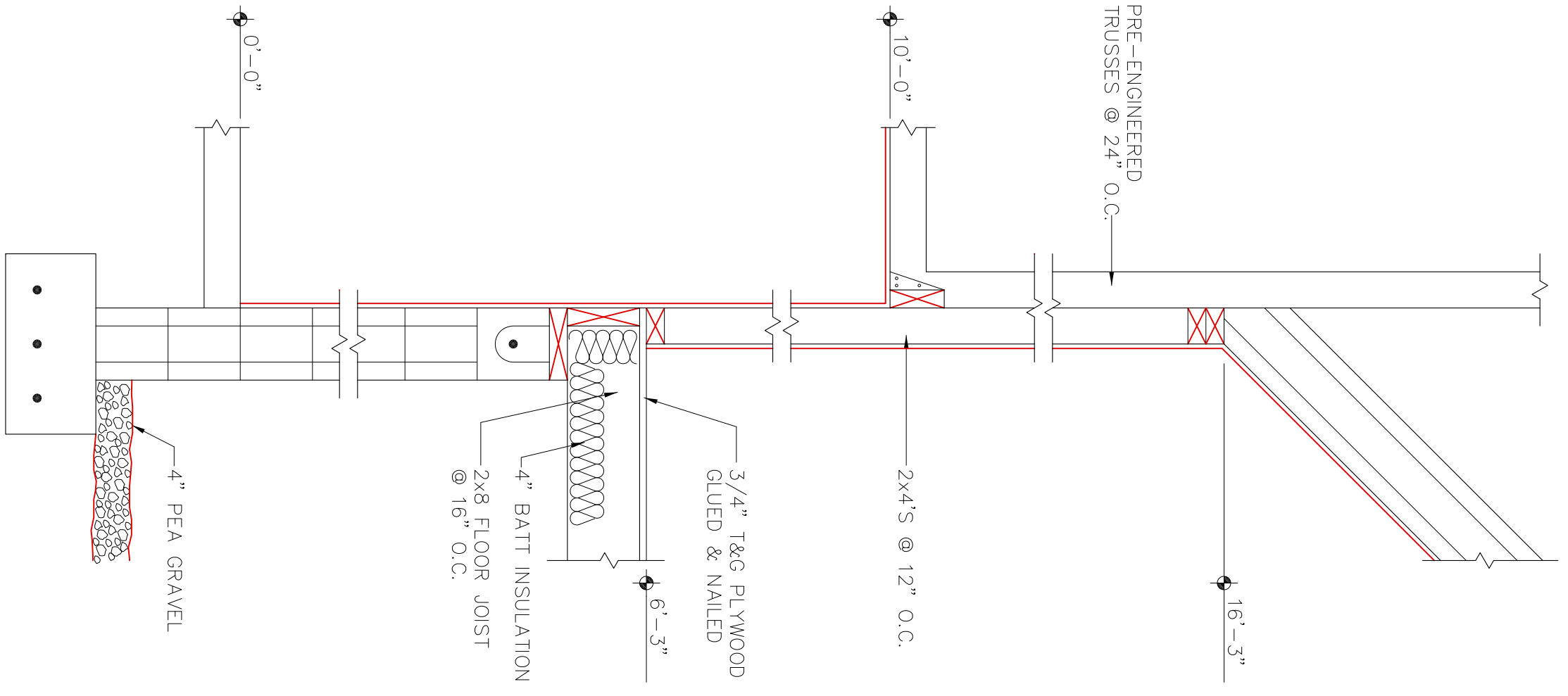


A Garage Footing Detail  
SCALE: 3/4" = 1'-0"

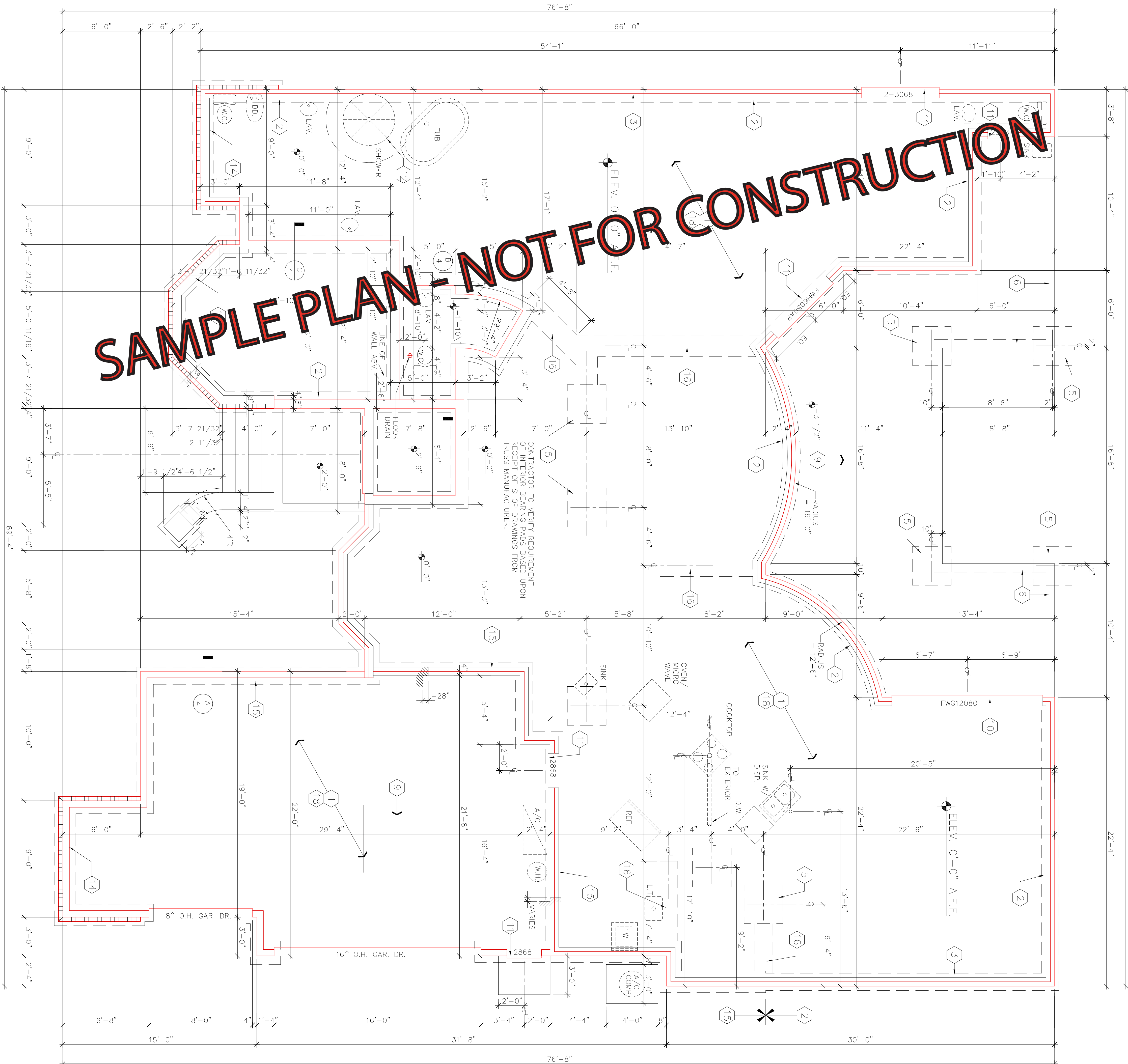


B Section  
SCALE: 1/4" = 1'-0"

C Section  
SCALE: 3/4" = 1'-0"



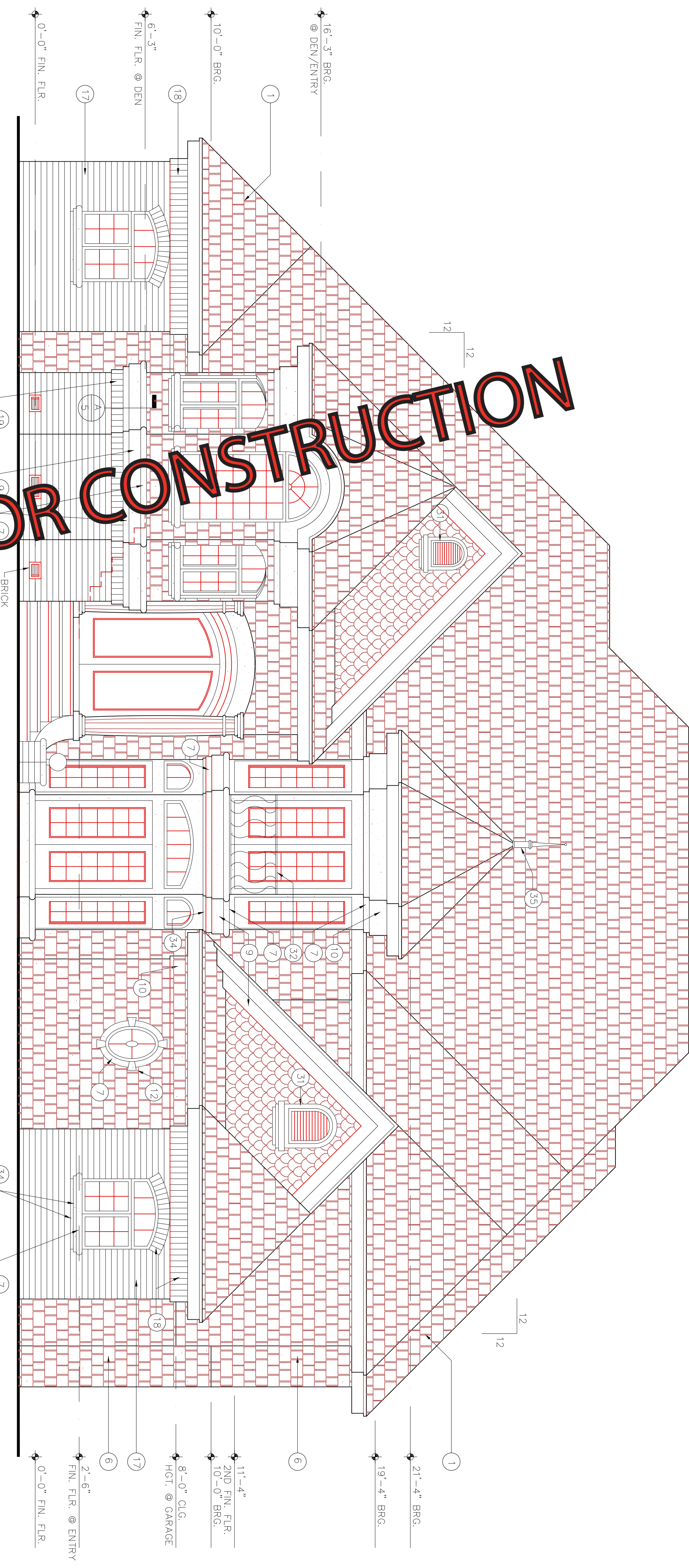
**SAMPLE PLAN - NOT FOR CONSTRUCTION**



**FOUNDATION NOTES:**  
(TYPICAL STEM WALL)

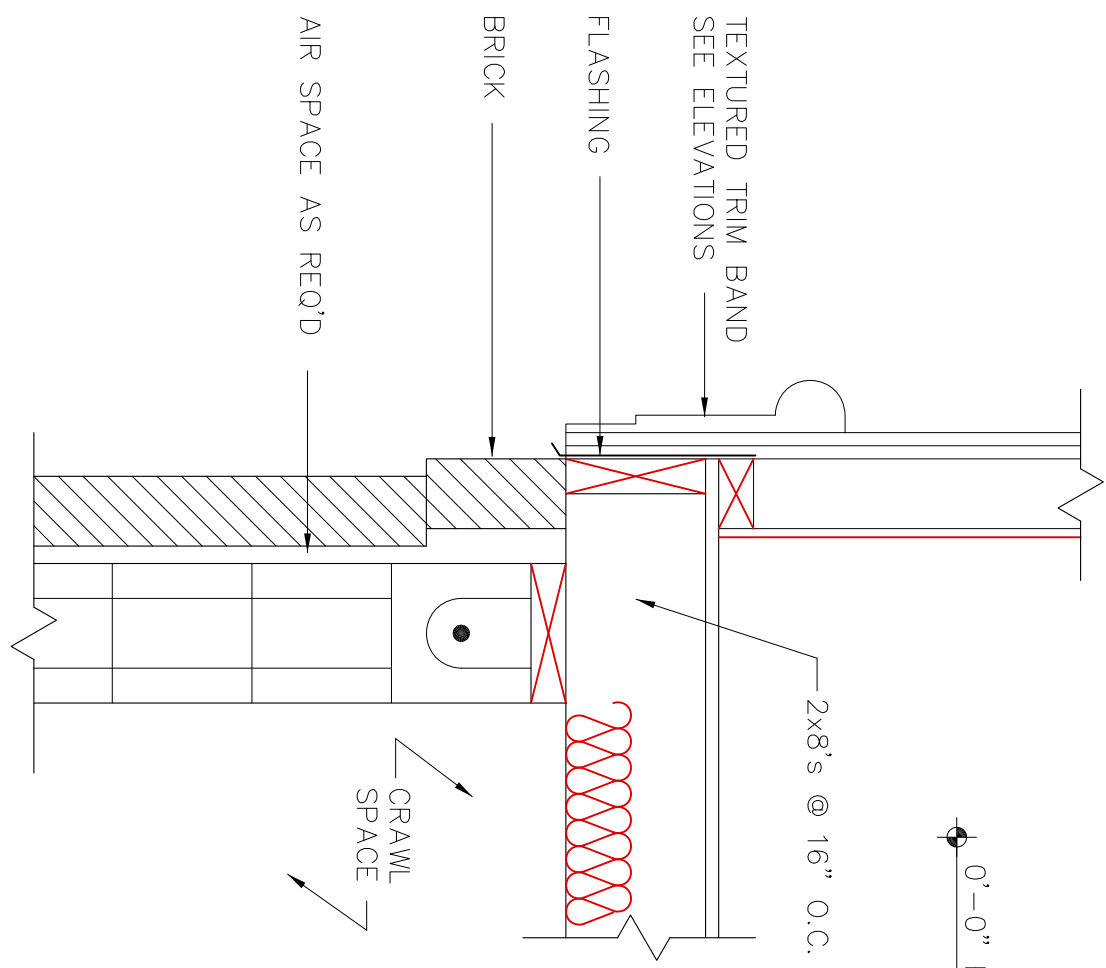
1. Verify location of building at site and adjust as grade requires.
2. Prepare soil to receive 4" concrete slab w/ #6 @ 10" w.w. mesh over 6 mil vapor treated fill. clean, well compacted, terminate.
3. All footers to be 16" W x 10" D w/ 2 #5 rebar continuous.
4. 8" L-block w/ 1/2" diameter anchor bolts at 72" o.c. w/ min. 6" coverage (or approved strapping).
5. All thickened slabs (wall footings) to be 16" W x 10" D w/ 3 #5 rebar continuous (place uplift strapping or anchors as may be required per code).
6. All column piers to be 3'-0" x 3'-0" x 16" D w/ 4 #9 rebar each way.
7. All thickened edge slabs to be 8" D x 8" W w/ (1) #5 rebar.
8. Thickened slab at floor elevation change is to be 8" D x 16" W continuous. see detail "H" on typical detail sheet.
9. Fill core with concrete and place (1) #5 rebar vertically from footing to tie-beam.
10. Pitch slab at grade at 1" in 10" typical (in direction of arrow).
11. Recess floor slab 3/4" at all sliding glass block face.
12. Extend slab edge at exterior doors 1 1/2" post block face.
13. Sunken showers to be 4" concrete recessed slab w/ 6" x 6" #10 w.w. mesh.
14. Air conditioner compressor pad shall be 3' x 4' x 4" placed 6" from wall, typical or as specified on plan.
15. All stone or brick veneer footings to be 22" W x 10" D w/ 3 #9 rebar continuous.
16. All footings for 2 story to be 20" W x 10" D w/ 3 #9 rebar continuous.
17. All thickened slabs (wall footings) w/ 2 story bearing to be 20" W x 10" D w/ 3 #9 rebar (place uplift strapping or anchors as may be required per code).
18. Thickened slab (wall footing) where at bearing wall occurs at change in floor elevation shall be a min. 10" D x 16" W detail sheet.
19. Soil bearing capacity shall be a min. of 2000 p.s.f., if not notify designer immediately for review of foundation design.

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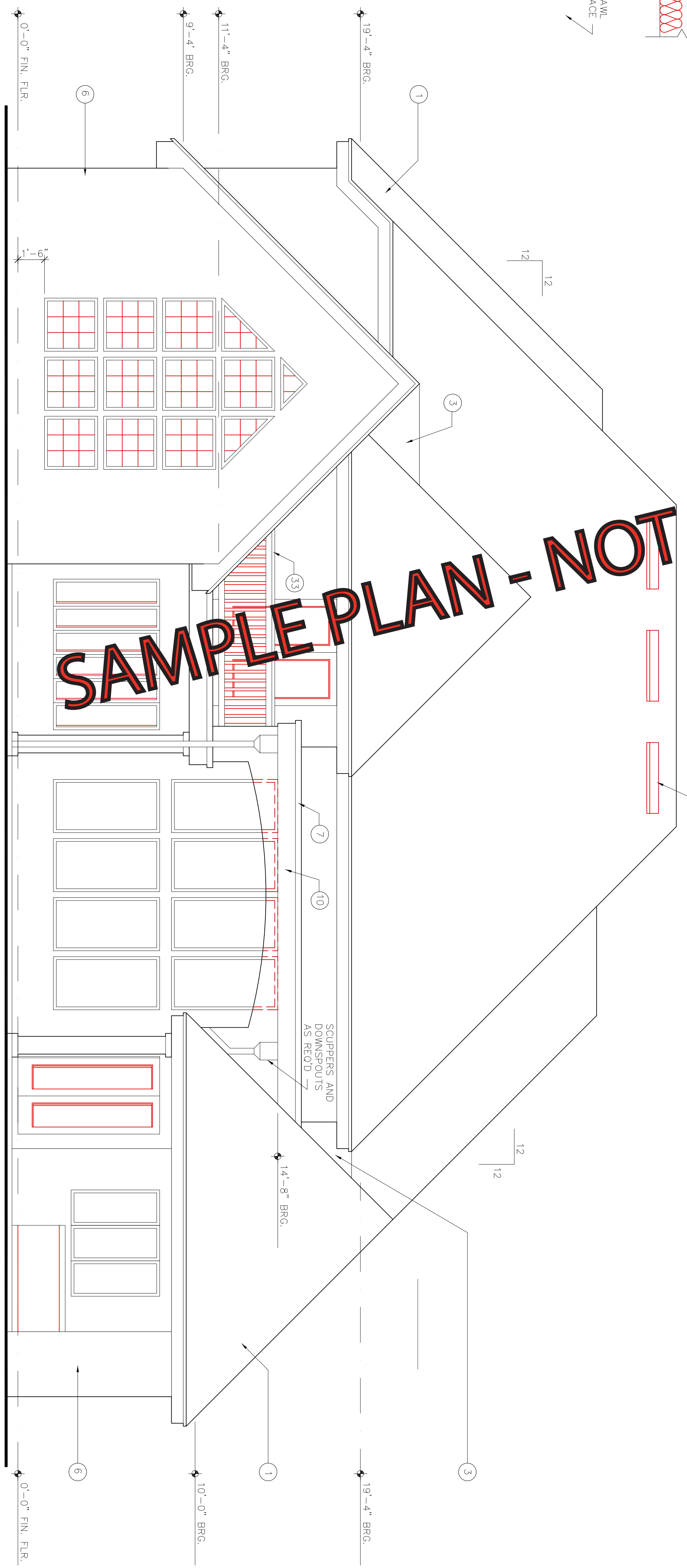
Front Elevation

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



Section A-A

SCALE: 1" = 1'-0"



Rear Elevation

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

**EXTERIOR FINISHING NOTES**

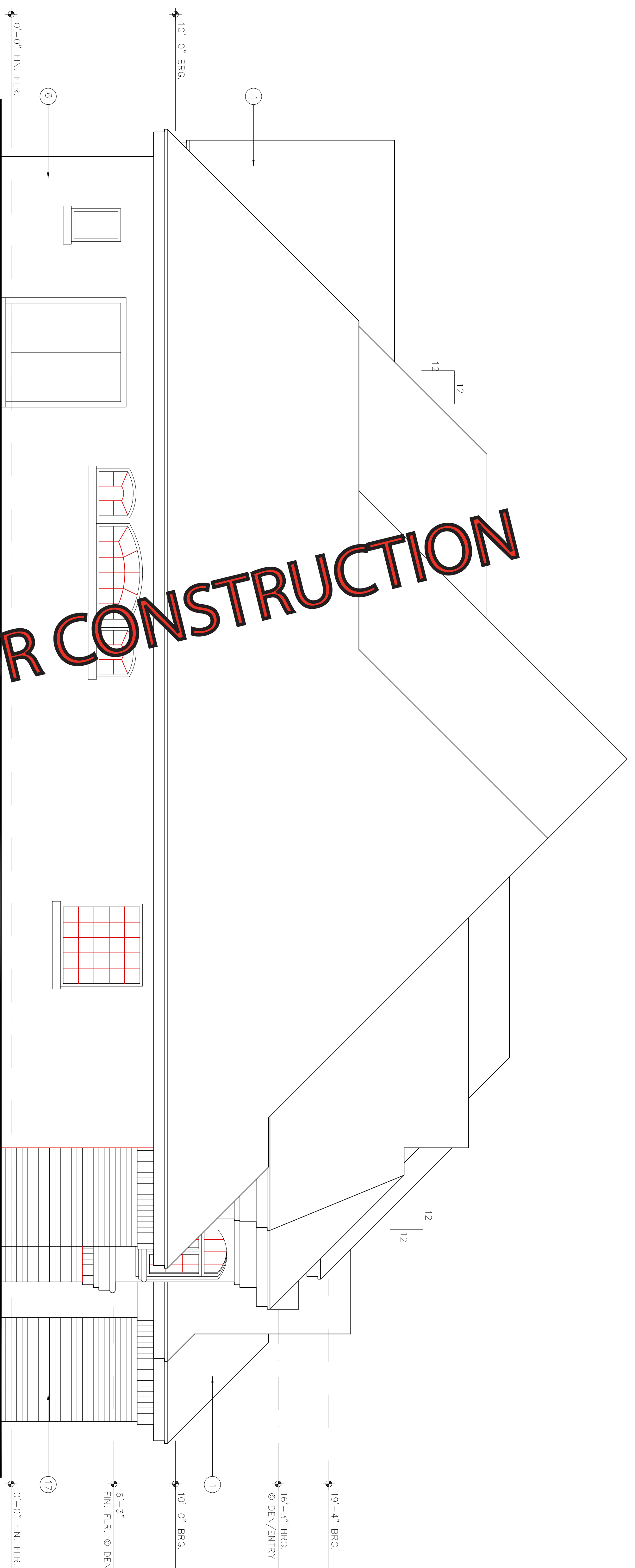
1. Composition shingles over #15 felt on 1/2" plywood sheathing.
2. Concrete: the rest included as per manufacturer's schedule.
3. Crickets as condition req.
4. Roof eave.
5. Chimney Cap/Spoke Arrestor
6. Wood Shingles
7. 4" Smooth Textured Trim/Band
8. 6" Smooth Textured Trim/Band
9. 8" Smooth Textured Trim/Band
10. 12" Smooth Textured Trim/Band
11. Raised Panel
12. Key Stone
13. Quares (brick or Textured Finish)
14. 4" Freeze Trim
15. 6" Freeze Trim
16. 2" Freeze Trim
17. Brick
18. Soldier Course
19. Rowlock Course
20. Light Conc. Mortar Wash
21. Cont. Ridge Vent, as req.
22. Off Ridge Vent, as req.
23. R.S. Cedar
24. R.S. Plywood
25. 4" Wood Trim
26. 6" Wood Trim
27. 8" Wood Trim
28. 1-1/1" Siding
29. 4" Lap Siding
30. 8" Lap Siding
31. Wood Louver Vent
32. Wood Louver Siding
33. Tongue and Groove Siding
34. 2" Smooth Textured Trim/Band
35. Field

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**Elevations**

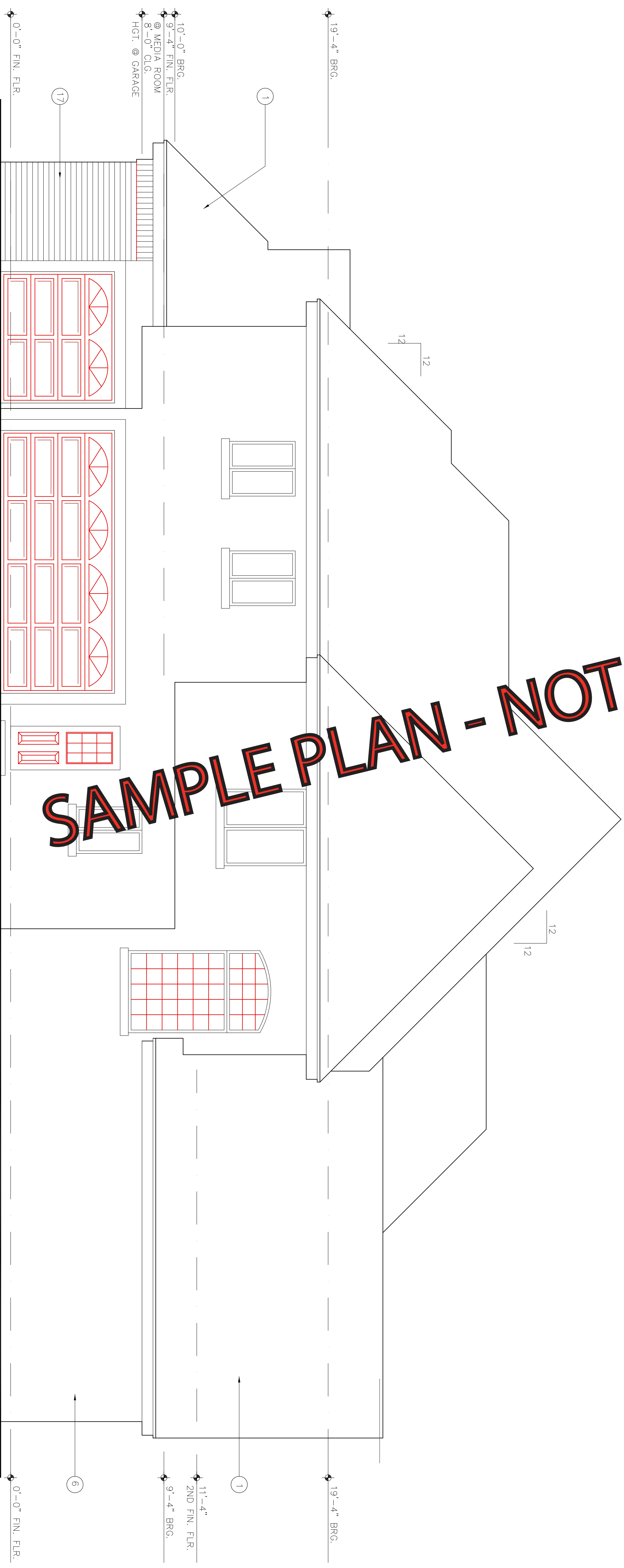
SCALE AS NOTED

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Left Side Elevation

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



Right Side Elevation

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

**EXTERIOR FINISHING NOTES**

1. Composition shingles over #15 felt on 1/2" plywood sheathing.
2. Concrete the roof installed as per manufacturer's specifications.
3. Cricket as condition req.
4. Roof window
5. Guttering Cap/Slope Arrestor
6. 1/2" Smooth Textured Trim/Band
7. 4" Smooth Textured Trim/Band
8. 6" Smooth Textured Trim/Band
9. 8" Smooth Textured Trim/Band
10. 12" Smooth Textured Trim/Band
11. Raised Panel
12. Key Stone
13. Quoin (Brick or Textured Finish)
14. 4" Frieze Trim
15. 8" Frieze Trim
16. 12" Frieze Trim
17. Brick Veneer
18. Solder Coursing
19. Rowlock Coursing
20. 1/2" Right Angle Metal Mesh
21. 1/2" Right Angle Metal Mesh
22. Off Ridge Vent, as req.
23. R.S. Cedar
24. R.S. Plywood
25. 4" Wood Trim
26. 6" Wood Trim
27. 8" Wood Trim
28. 1"-11" Sliding
29. 4" Lap Sliding
30. 8" Lap Sliding
31. Wood Lower Vent
32. Wrought Iron Rolling
33. Treated Wood Hand Rolling

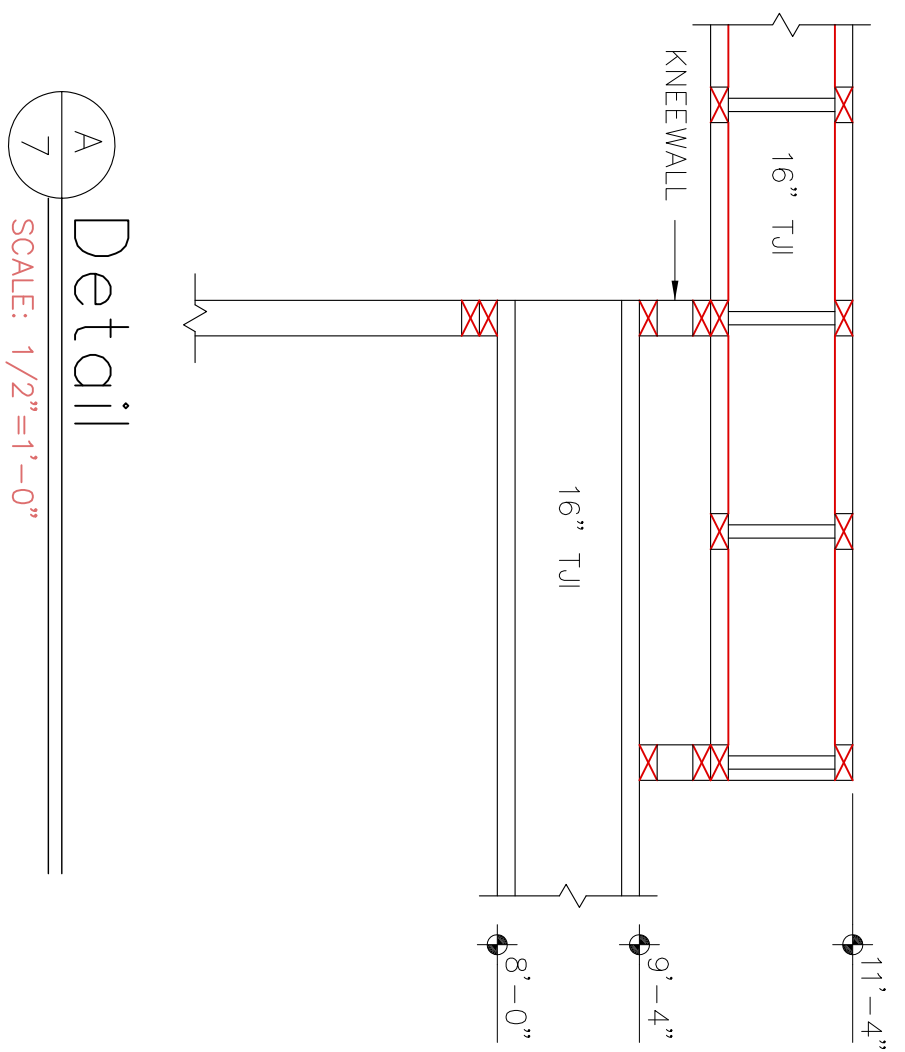
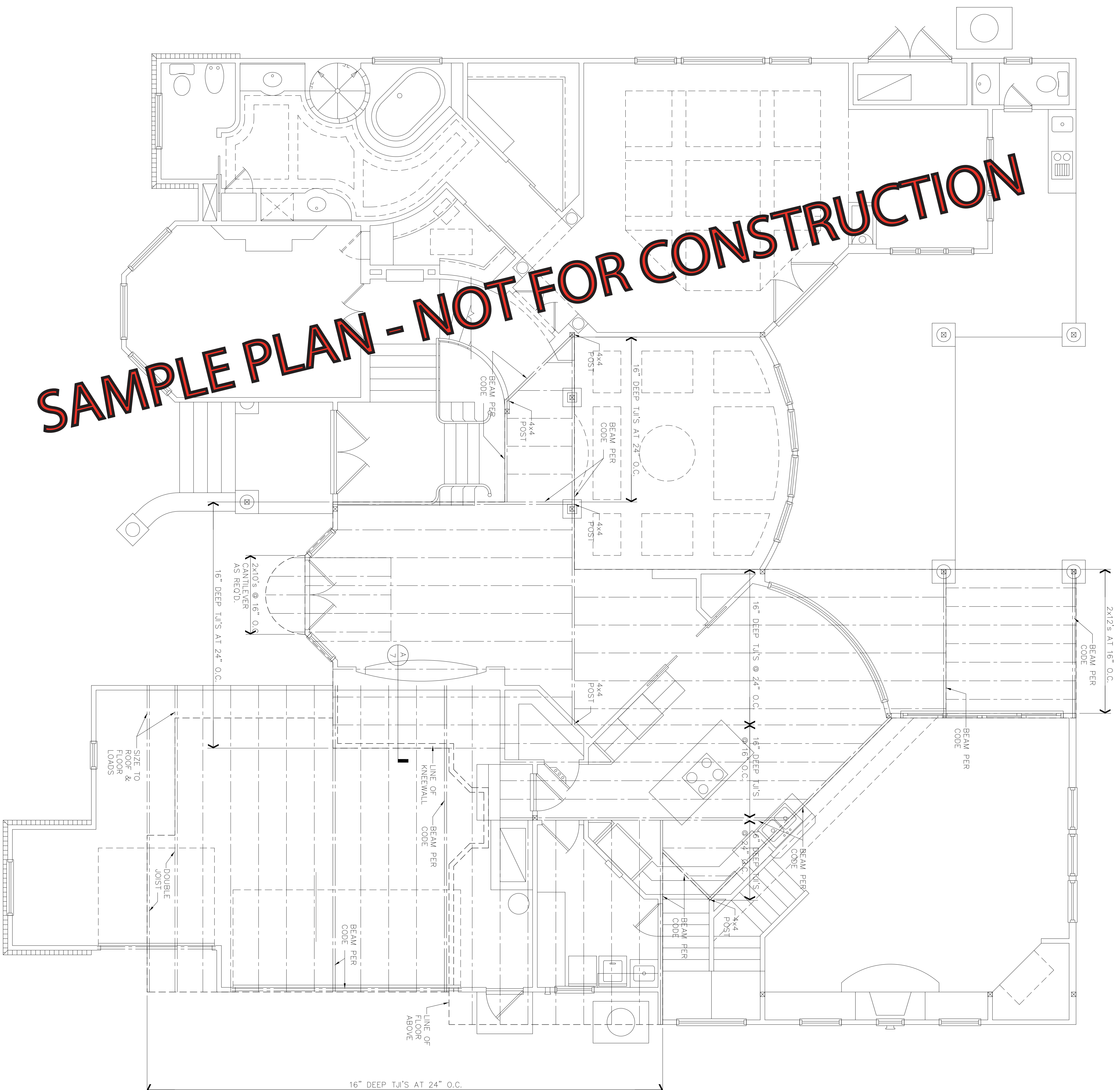
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**Elevations**

SCALE AS NOTED

**SAMPLE PLAN - NOT FOR CONSTRUCTION**

**SAMPLE PLAN - NOT FOR CONSTRUCTION**



**Detail A**  
SCALE: 1/2"=1'-0"

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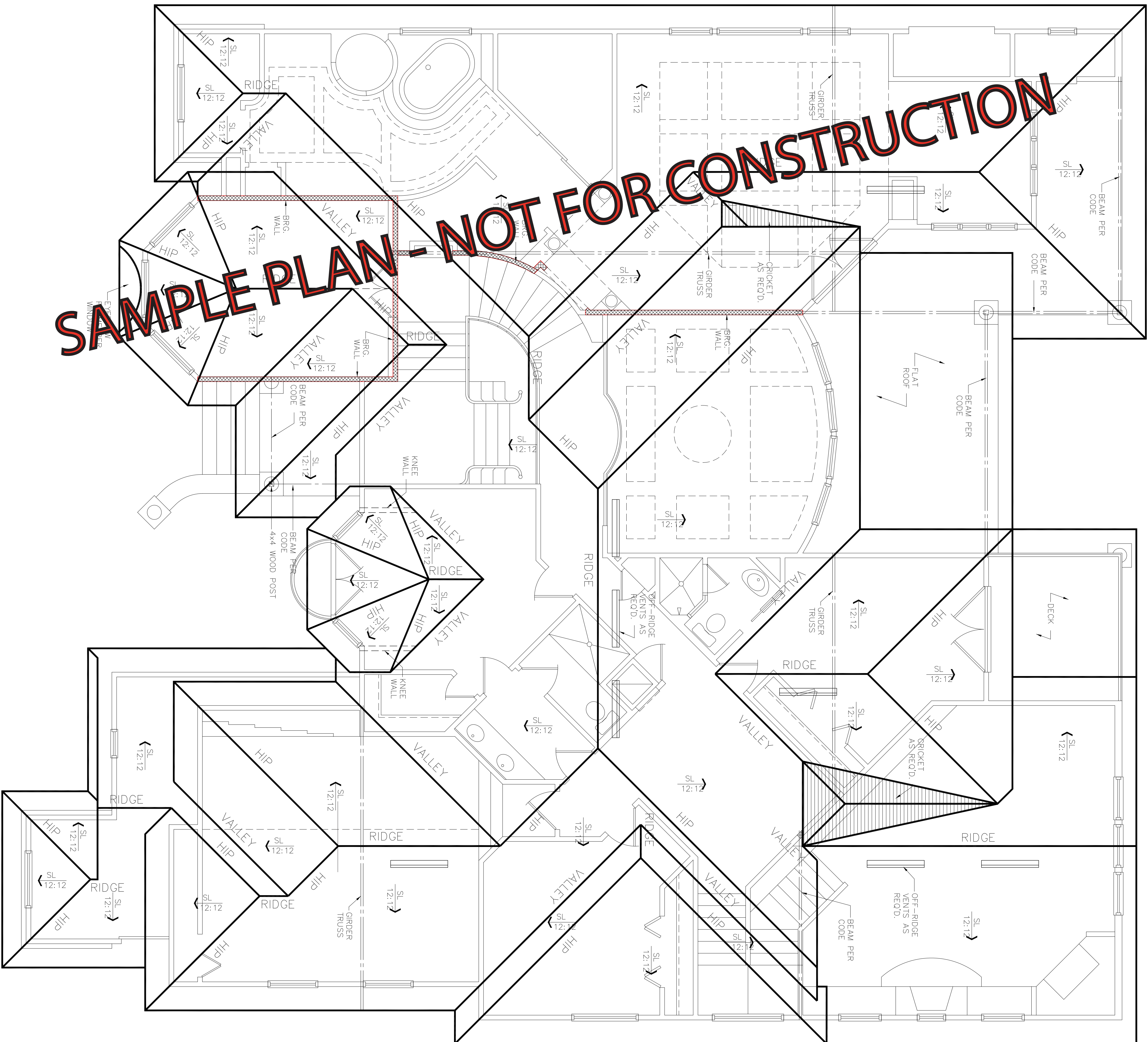
**FLOOR FRAMING NOTES**

1. This floor framing plan is not intended to serve as a truss design. It is to indicate floor truss direction and intended beaming.
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.
3. Truss manufacturer to verify all floor truss spans, bearing points and dimensions before fabrication. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO HOME DESIGN SERVICES, INC. FOR FINAL APPROVAL BEFORE FABRICATION.
4. Pile heights may vary. See building sections, wall sections, and elevations for bearing heights.
5. Floor truss spacing shall be 16" or 24" o.c. as load conditions dictate, or as specified.
6. Secure each floor truss at each end as required by building code.
7. All openings over 80" wide to have headers and lintels designed by truss manufacturer.
8. All wall and floor framing to comply with SBC 1701 thru 1711.

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**Floor Framing Plan**

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



**ROOF PLAN NOTES**

1. This roof plan is not intended to serve as a truss design. It is to indicate roof, ceiling slopes and heights only.
2. All trusses shall be designed and certified by truss manufacturer's registered engineer. All hangers and anchors shall be specified by a registered engineer.
3. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SPANS, SLOPES, BEARING POINTS, AND DIMENSIONS BEFORE FABRICATION. ALSO, TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS TO HOME DESIGN SERVICES, INC. FOR FINAL APPROVAL BEFORE FABRICATION.
4. All roof pitches are to be set as indicated on plans and elevations.
5. Top plate heights vary. See building sections, wall sections, and elevations for bearing heights.
6. Truss spacing shall be 24" o.c. unless otherwise noted. Conventional framing shall be 16" o.c. or as otherwise noted.
7. Secure each truss at each end as required by building code.
8. Truss manufacturer to provide all gable end trusses with intermediate stud members 16" o.c.
9. Plywood roof decking as specified.
10. Overhangs will vary. See roof plan and exterior elevations. All overhangs greater than 18" shall be locked on in the field.
11. Frame walls up to underside of roof trusses at all non-bearing walls and at volume area unless otherwise noted.
12. Align trusses and hand framing so as all gypsum wall board to be continuous from floor to ceiling.
13. All openings over 80" wide to have headers and lintels designed by truss manufacturer.
14. All wall and roof framing to comply with SBCC 1701 to 1711.
15. Truss manufacturer to have design consideration to the following additional loads:
  - a. All ceiling hung soffits and soffits w/ cabinets as shown on plans.
  - b. Attic located HVAC units as shown on plans.

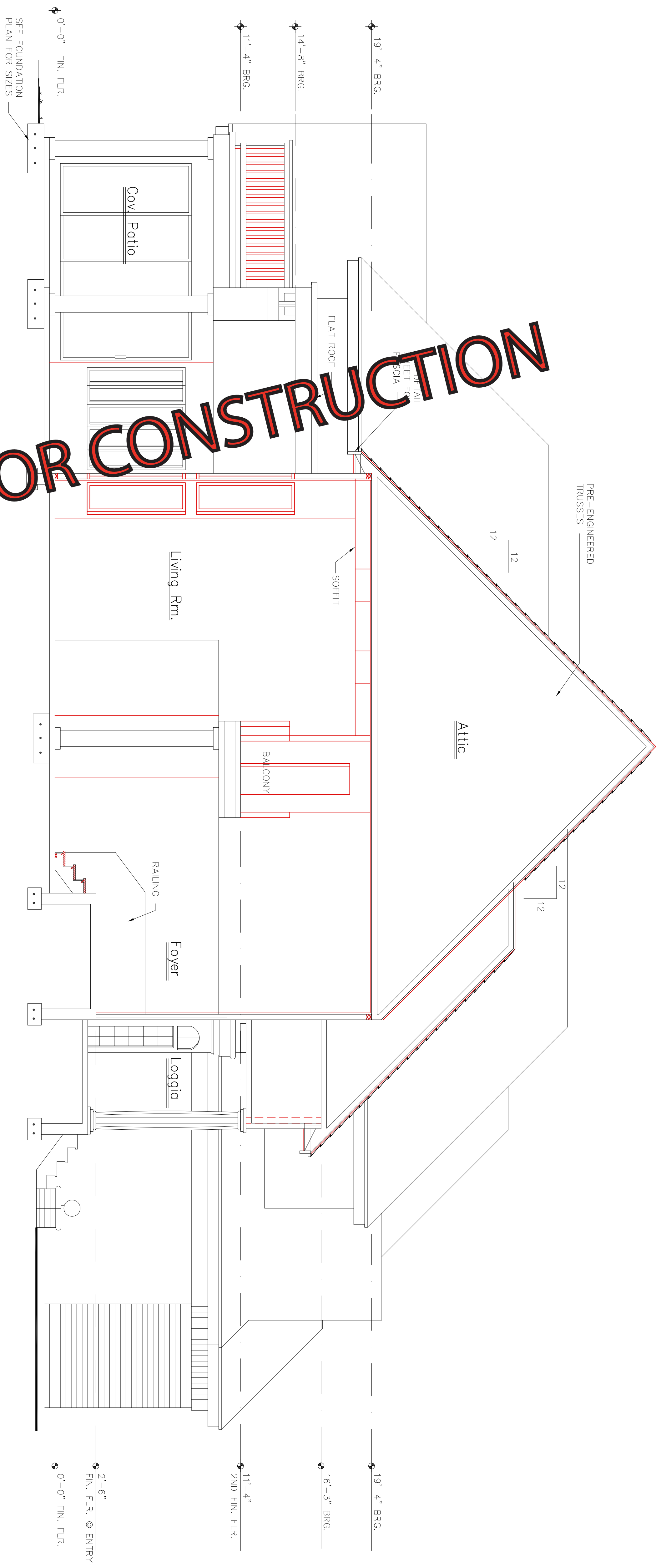
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**Roof Plan**

1/4"=1'-0"



**SAMPLE PLAN - NOT FOR CONSTRUCTION**



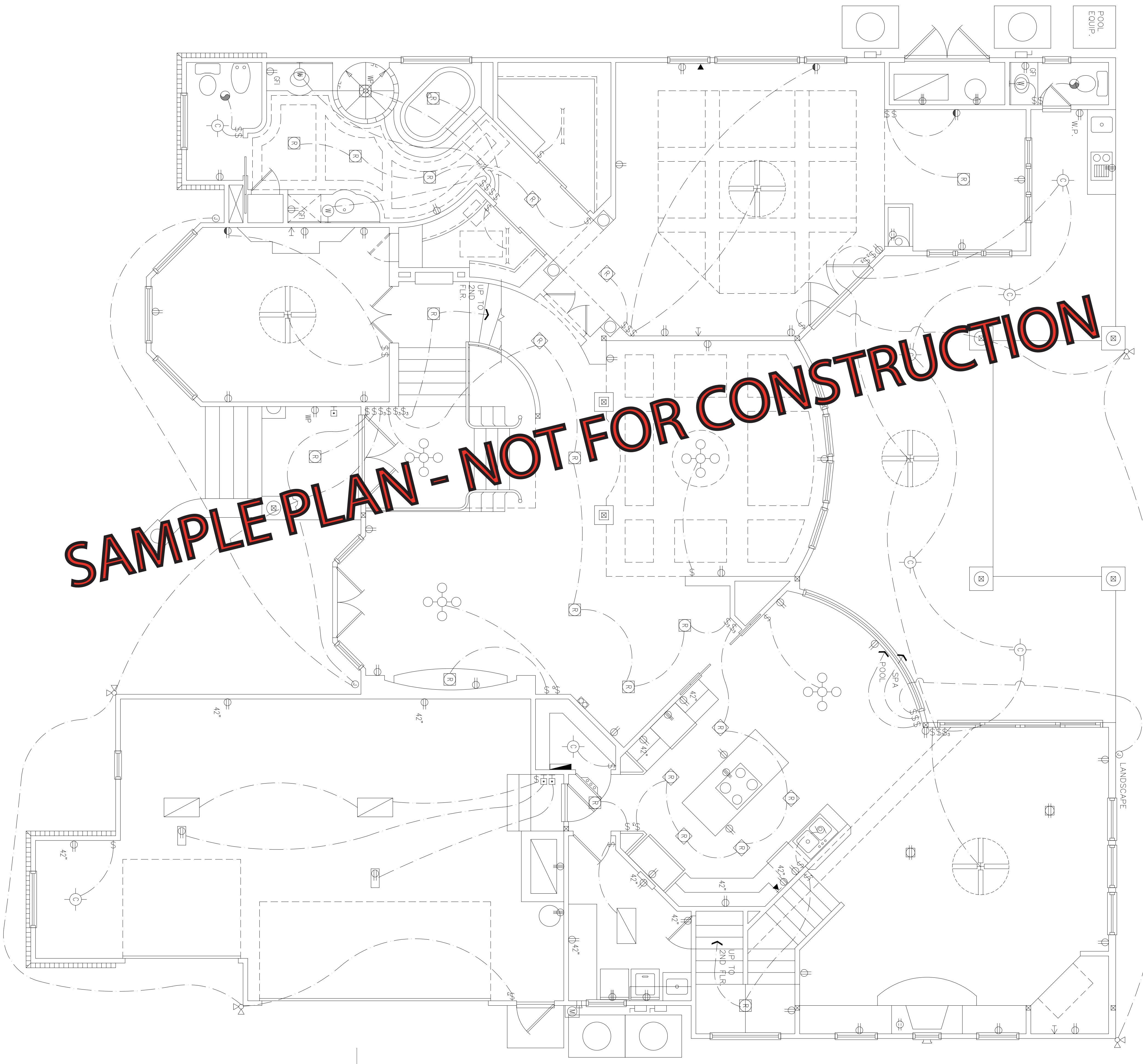
**A** Cross Section  
SCALE: 1/4" = 1'-0"

**B** Kitchen Isometric  
SCALE: N.T.S.

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**Cross Section**  
1/4"=1'-0"

**SAMPLE PLAN - NOT FOR CONSTRUCTION**



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**ELECTRICAL LEGEND**

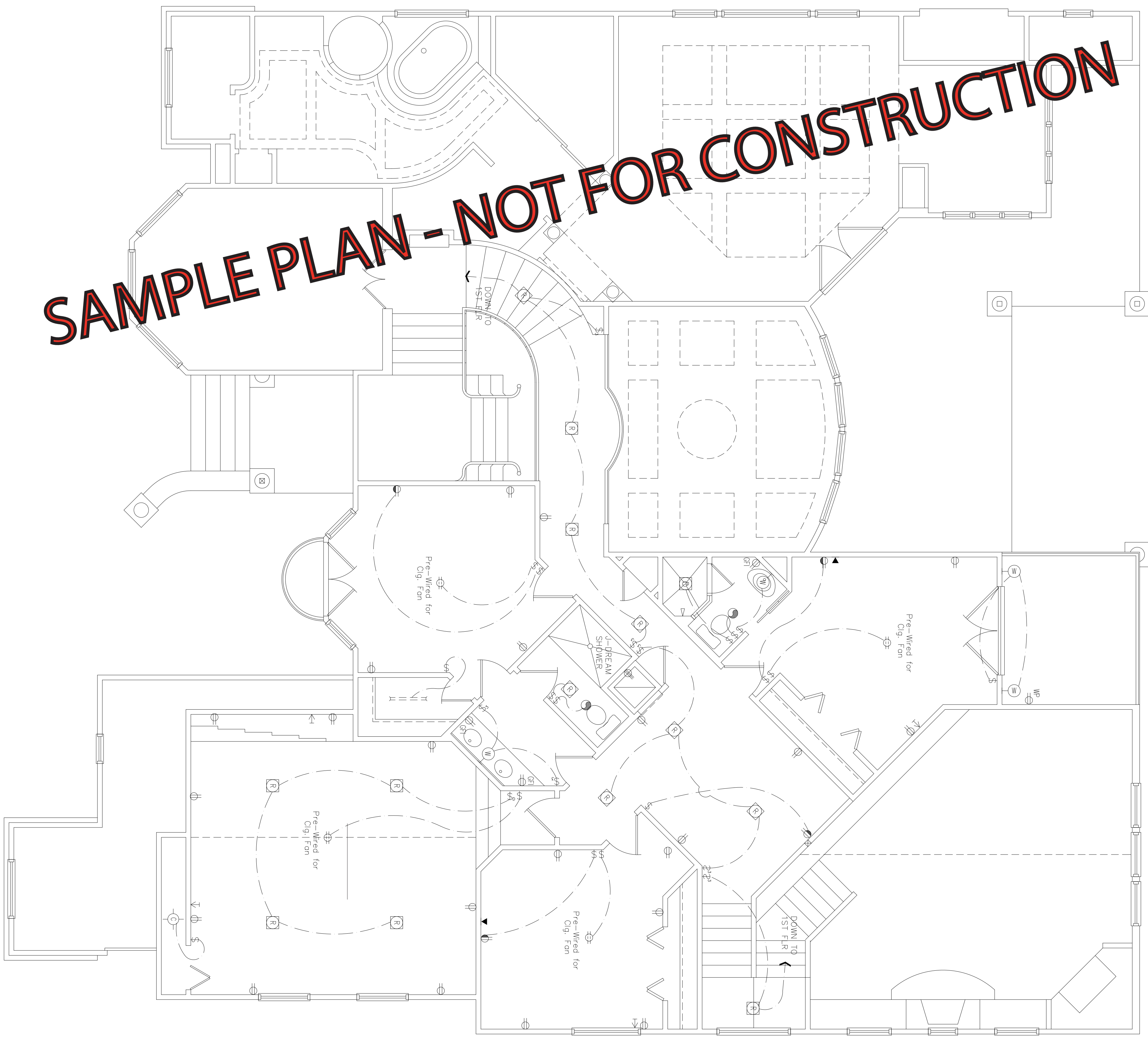
- Ceiling Mounted Light
- Pull Chain Light
- Recessed Light
- Wall Mounted Light
- Wall Wash Recessed
- Duplex Receptacle
- 220 V Receptacle
- 1/2 hot, 1/2 switched
- Water Proof Receptacle
- Floor Receptacle
- Pre-Wire for Cig. Fan
- Ground Fault Interrupt
- Wall Switch
- 3-Way Switch
- Door Switch
- Telephone Jack
- Cable Jack
- Pre-Wire Garage Door Opener
- Fluorescent Light
- Electrical Panel
- Chime
- Door Bell/Garage Door Switch
- Disconnect Switch
- Electrical Meter
- S.D. Smoke Detector
- Ceiling Fan
- Wall Sconce
- Chandelier
- Intercom
- Spot Light
- Flush Mount Fluorescent Light
- Fan/Light Combination
- Motor
- Speaker
- Junction Box
- Track Lighting
- Theoretical Strip

**NOTES:**

1. Owner to verify exact location of floor outlets in field.
2. Location of fixtures and/or outlets are suggested locations and meet most local code requirements. Additions or adjustments may be made between Owner and Builder in the field, or by Home Design Services, Inc. as additional services.

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**ELECTRICAL LEGEND**

	Ceiling Mounted Light
	Pull Chain Light
	Recessed Light
	Wall Mounted Light
	Wall Wash Recessed
	Duplex Receptacle
	220 V Receptacle
	1/2 hot, 1/2 switched
	Water Proof Receptacle
	Floor Receptacle
	Pre-Wire for Cfg. Fan
	Ground Fault Interrupt
	Wall Switch
	3-Way Switch
	Door Switch
	Telephone Jack
	Cable Jack
	Pre-Wire Garage Door Opener
	Fluorescent Light
	Electrical Panel
	Chime
	Door Bell/Garage Door Switch
	Disconnect Switch
	Electrical Meter
	S.D. Smoke Detector
	Ceiling Fan
	Wall Sconce
	Chandelier
	Intercom
	Spot Light
	Flush Mount Fluorescent Light
	Fan/Light Combination
	Motor
	Speaker
	Junction Box
	Track Lighting
	Theatrical Strip

**NOTES:**

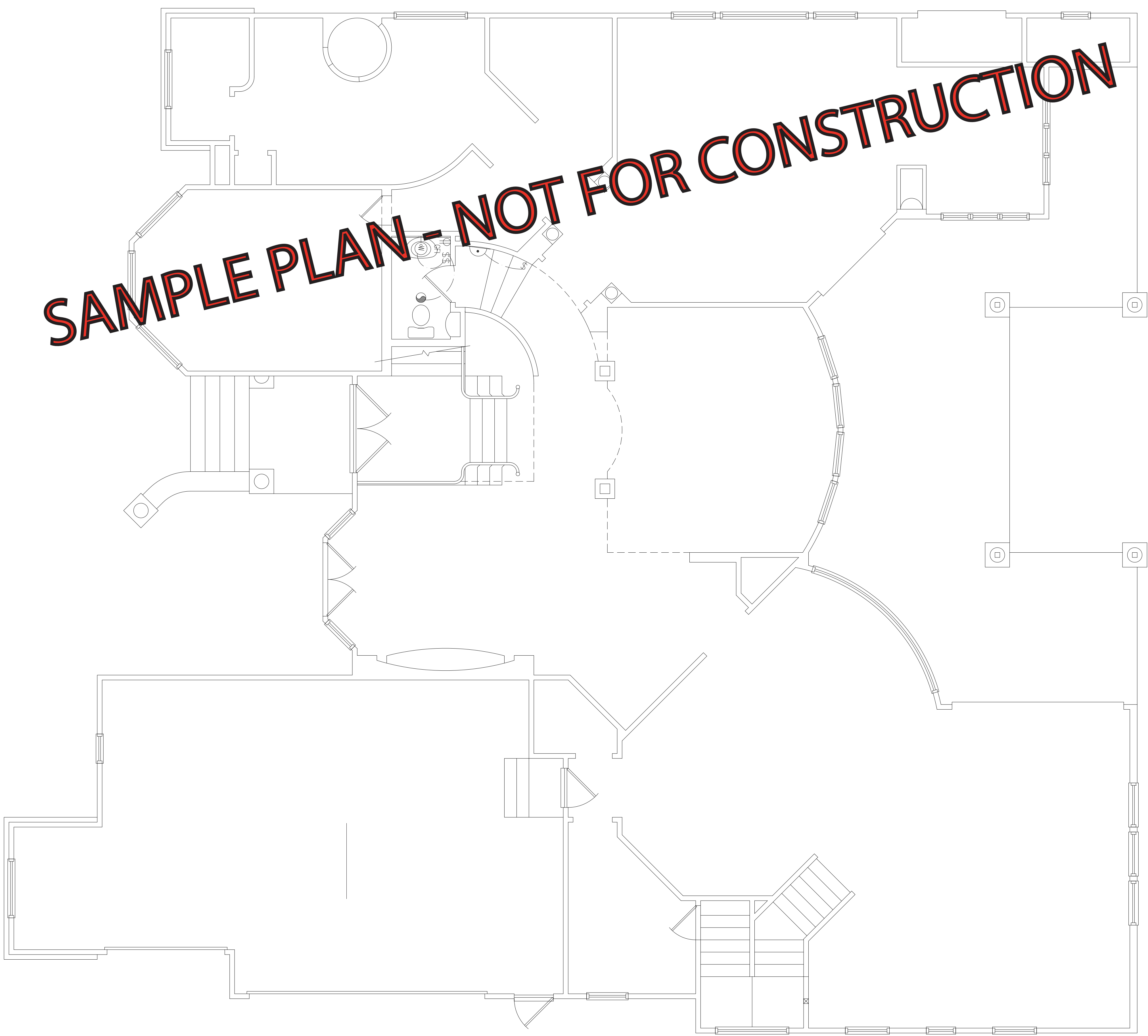
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**Electrical Plan**

1/4"=1'-0"

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**ELECTRICAL LEGEND**

	Ceiling Mounted Light
	Pull Chain Light
	Recessed Light
	Wall Mounted Light
	Wall Wash Recessed
	Duplex Receptacle
	220 V Receptacle
	1/2 hot, 1/2 switched
	Water Proof Receptacle
	Floor Receptacle
	Pre-Wire for Dtg. Fan
	Ground Fault Interrupt
	Wall Switch
	3-Way Switch
	Door Switch
	Telephone Jack
	Cable Jack
	Pre-Wire Garage Door Opener
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	Electrical Meter
	S.O. Smoke Detector
	Ceiling Fan
	Wall Sconce
	Chandelier
	Intercom
	Spot Light
	Flush Mount Fluorescent Light
	Fan/Light Combination
	Motor
	Speaker
	Junction Box
	Track Lighting
	Theatrical Strip

**NOTES:**

1. Owner to verify exact location of floor outlets in field.
2. Location of fixtures and/or outlets are suggested locations and meet most local code requirements. Additions or adjustments may be made between Owner and Builder in the field, or by Home Design Services, Inc. as additional services.

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