



① FRONT PERSPECTIVE



FRONT LEFT VIEW



③ FRONT RIGHT VIEW



④ REAR LEFT VIEW



⑤ REAR RIGHT VIEW



DORMER PLATE
26'-9 3/8"

2ND FLOOR 9'
PLATE
20'-9 3/8"

PLATE
1'-1 1/8"

2ND FLOOR
1'-1/4"

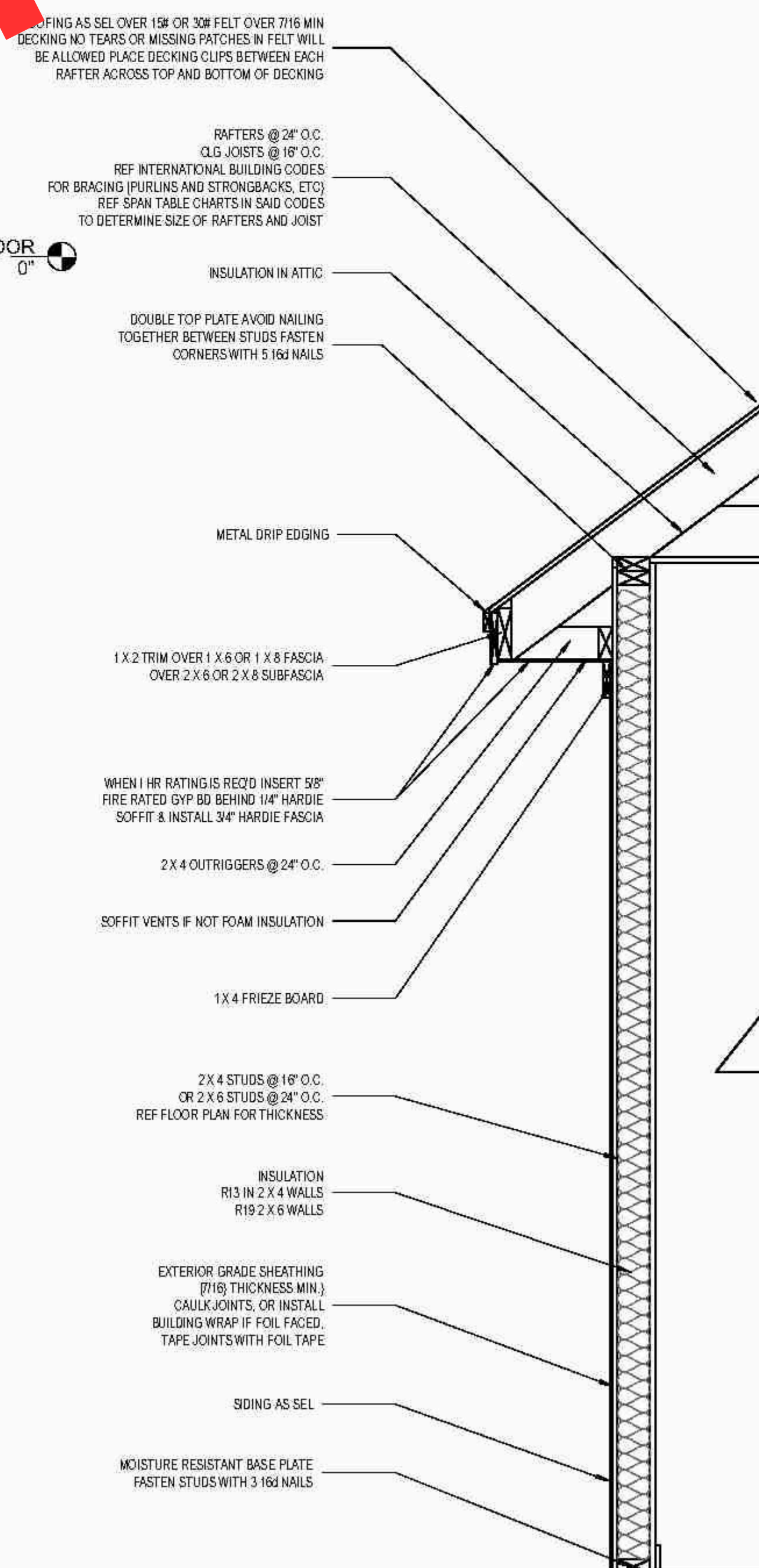
10'
10'

FINISHED FLOOR
0"

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



2 ELEVATION BACK
1/4" = 1'-0"



WALL - WOOD FRAMING WITH SIDING
1" = 1'-0"

NOT FOR CONSTRUCTION



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-0"

ROOFING AS SEL OVER 15# OR 30# FELT
OVER 7/16 MIN DECKING NO TEARS OR MISSING PATHCES
IN FELT WILL BE ALLOWED PLACE DECKING CLIPS BETWEEN
EACH RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES FOR BRACING (PURLINS
AND STRONGBACKS, ETC) REF SPAN TABLE CHARTS IN SAID
CODES TO DETERMINE SIZE OF RAFTERS AND JOISTS

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16# NAILS

TRIM CORNERS OR 1 X 2
2 X 6 OR 2 X 4 SFBACIA

OUTRIGGERS @

SPACERS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2/4 WALLS
R19 IN 2/6 WALLS

MASONRY, SIDING, OR STUCCO AS SELECTED OVER
EXTERIOR GRADE SHEATHING (7/16 THICKNESS MIN.)
CAULK JOINTS, OR INSTALL BUILDING WRAP IF FOIL
FACED, TAPE JOINTS WITH FOIL TAPE

16" OR 18" OPEN WEB ENGINEERED FLOOR JOISTS
LAYOUT TO BE DESIGNED BY JOIST ENGINEERS

MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16# NAILS

MEMBRANE FLASHING

DOOR SCHEDULE

Type Mark	DESCRIPTION
28	2'-4" X 6'-8" TEMPERED GLASS SHOWER DOOR
30	TWIN 2'-0" X 6'-8" HOLLOW CORE
98	9'-0" X 8'-0" METAL OVERHEAD DOOR
103	3' X 8' EXTERIOR
112	8'-0" X 8'-0" METAL OVERHEAD DOOR
172	3'-0" X 8'-0"
181	2'-4" X 8'-0"
185	3'-0" X 6'-8"
188	2'-4" X 6'-8"
193	3'-0" X 8'-0" FIRE RATED
195	Door-Modern 3 x 8
198	2'-0" X 8'-0"
205	VERIFY HOLLOW CORE
214	3'-0" X 8'-0" SHOWER DOOR
299	2'-4" X 6'-8" MODERN TWIN
311	8'-0" X 8'-0" METAL OVERHEAD DOOR

WINDOW SCHEDULE

TYPE MARK	WIDTH	HEIGHT	SILL HEIGHT	OPERATION	UNIT	TYPE	QTY
B2	3'-0"	6'-0"	2'-0"	SINGLE HUNG	SINGLE	DIVIDED LITE	2
B3	3'-0"	4'-0"	4'-0"	SINGLE HUNG	SINGLE	DIVIDED LITE	4
D1	3'-0"	5'-0"	2'-0"	FIXED	SINGLE	DIVIDED LITE	3
D19	4'-0"	2'-0"	6'-0"	FIXED	SINGLE	DIVIDED LITE	2
F2	3'-0"	6'-0"	2'-0"	SINGLE HUNG	TWIN	DIVIDED LITE	3
H5	3'-0"	4'-6"	3'-0"	FIXED	TWIN	DIVIDED LITE	3
H102	3'-0"	6'-0"	2'-0"	SINGLE HUNG	TRIPLE	DIVIDED LITE	2
H103	3'-0"	5'-0"	3'-0"	SINGLE HUNG	TRIPLE	DIVIDED LITE	1
H112	3'-0"	3'-0"	11'-4"	FIXED	TRIPLE	DIVIDED LITE	1
H350	5'-0"	5'-0"	3'-0"	FIXED	SINGLE	DIVIDED LITE	1
H357	3'-0"	5'-6"	2'-0"	SINGLE HUNG	TWIN	DIVIDED LITE	3
H358	3'-0"	5'-6"	2'-0"	FIXED	TRIPLE	DIVIDED LITE	1

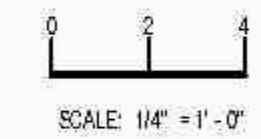
TOTAL PROJECT WINDOWS: 26

AREA SLAB

LOCATION:	SQ. FT.
1ST FLOOR LIVING:	2,756 SF
BACK PORCH:	659 SF
FRONT PORCH:	659 SF
GARAGE:	886 SF
SIDE PORCH:	108 SF
TOTAL SLAB:	5,068 SF

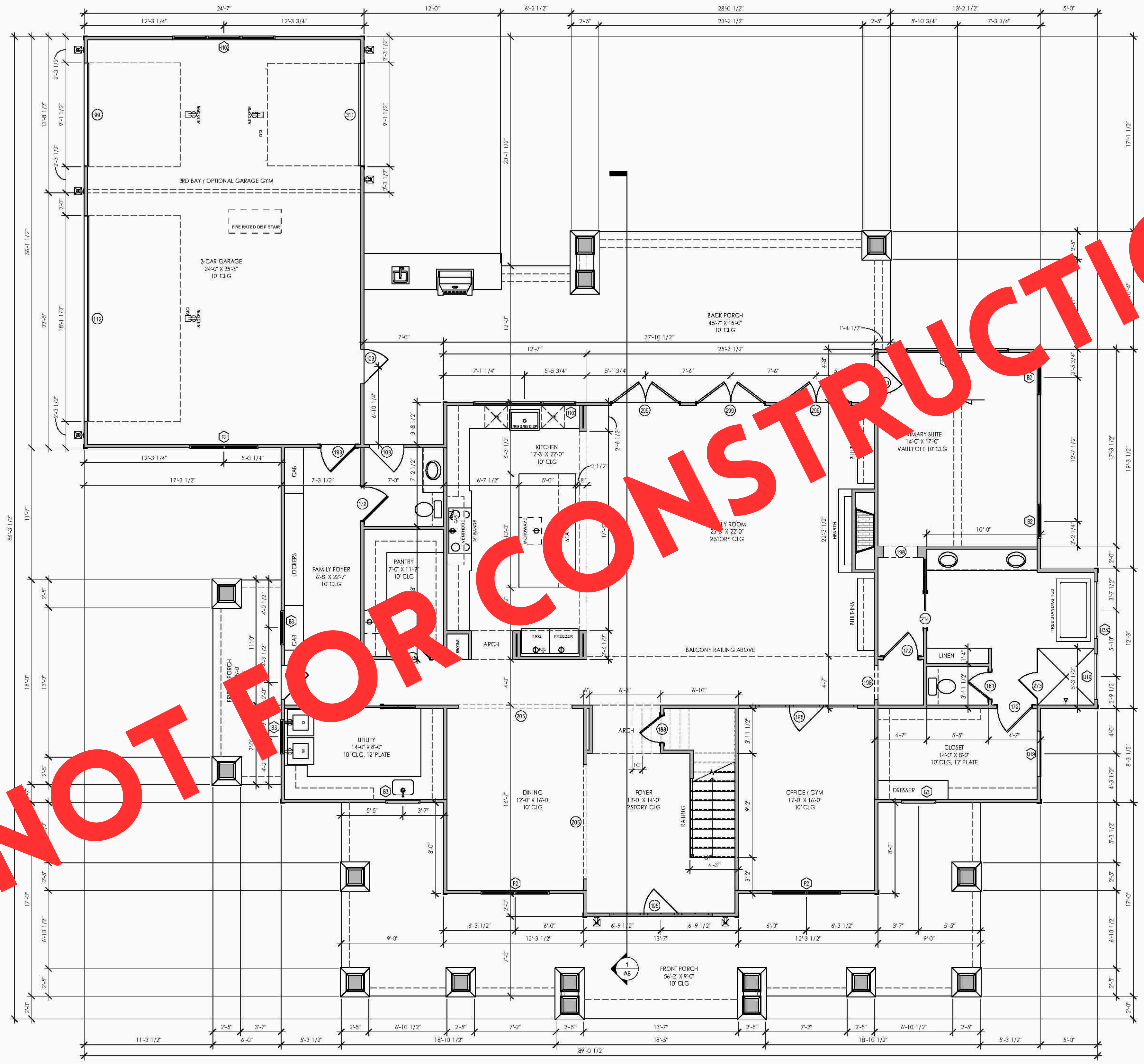
AREA LIVING

LOCATION:	SQ. FT.
1ST FLOOR LIVING:	2,756 SF
2ND FLOOR LIVING:	1,181 SF
TOTAL LIVING:	3,937 SF



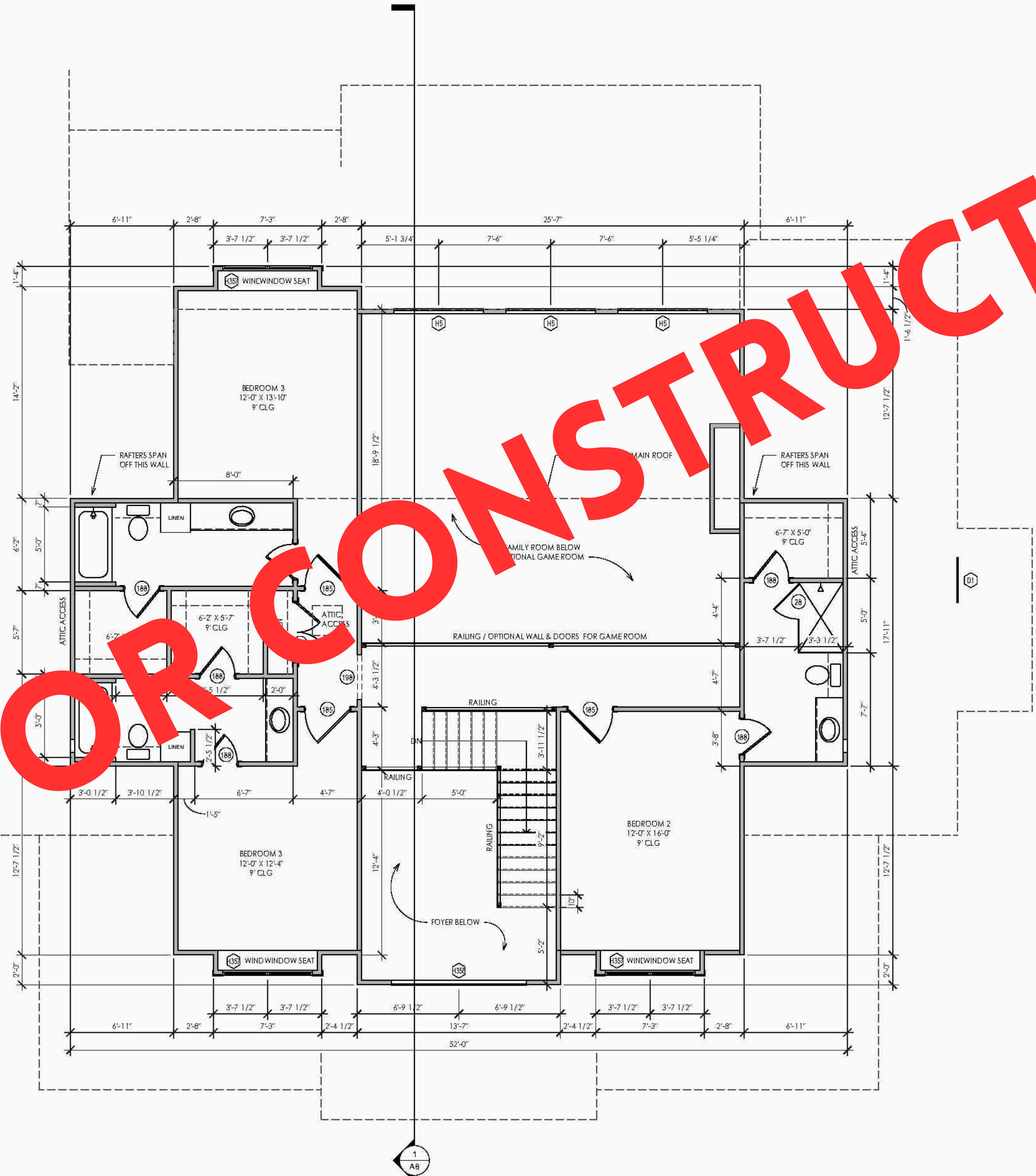
GENERAL NOTES:

- A.C. VENTS IN MASTER CLOSET.
- ALL SMOKE DETECTORS SHALL BE HARDWIRED.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH CITY OR COUNTY BUILDING CODES AND ORDINANCES.
- GENERAL & SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND EXISTING SITE CONDITIONS. STARTING OF WORK SHALL MEAN ACCEPTANCE OF SUCH CONDITIONS.
- LOCATION OF STORM SEWAGE, DRAINAGE, EASEMENTS, AND BUILDING SETBACKS VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ON EXTERIOR WALLS ARE FROM OUTSIDE OF FOUNDATION TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD.
- ALL DIMENSIONS ON INTERIOR WALLS ARE FROM FACE OF STUD TO FACE OF STUD.
- ALL DIMENSIONS TO OPENINGS ARE FROM FOUNDATION TO CENTER OF OPENING.
- ALL EXHAUST FANS IN WET AREAS SHALL BE VENTED OUTSIDE THE HOUSE.
- ALL WORK TO CONFORM TO DEED RESTRICTIONS IF APPLICABLE.
- PLANS TO BE REVIEWED BY ARCHITECTURAL CONTROL COMMITTEE.
- IF A/C IS IN ATTIC, A 3/4" PLYWOOD CATWALK SHALL GO FROM ACCESS HOLE TO UNIT, AND UNIT MUST BE WITHIN 20'.
- GENERAL AND SUBCONTRACTORS SHALL VERIFY ENGINEERED DRAWINGS AND ARCHITECTURAL DRAWINGS DO NOT HAVE DISCREPANCIES.
- LOCATION OF STORM DRAINAGE, EASEMENTS, AND BUILDING SETBACKS SHALL BE VERIFIED AT JOB SITE PRIOR TO CONSTRUCTION.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL OTHER TEMPERED GLASS LOCATIONS PER CODES.
- GENERAL AND SUBCONTRACTORS TO VERIFY ALL WINDOWS MEET EGRESS CODES IN APPLICABLE LOCATIONS.
- GENERAL AND SUBCONTRACTORS TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES AND COMPONENTS.



NOT FOR CONSTRUCTION

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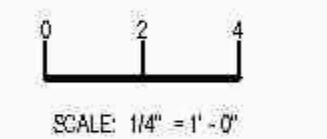
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IMPORTANT NOTE: REFERENCE THE ELEVATIONS WHEN ORDERING WINDOWS & DOORS

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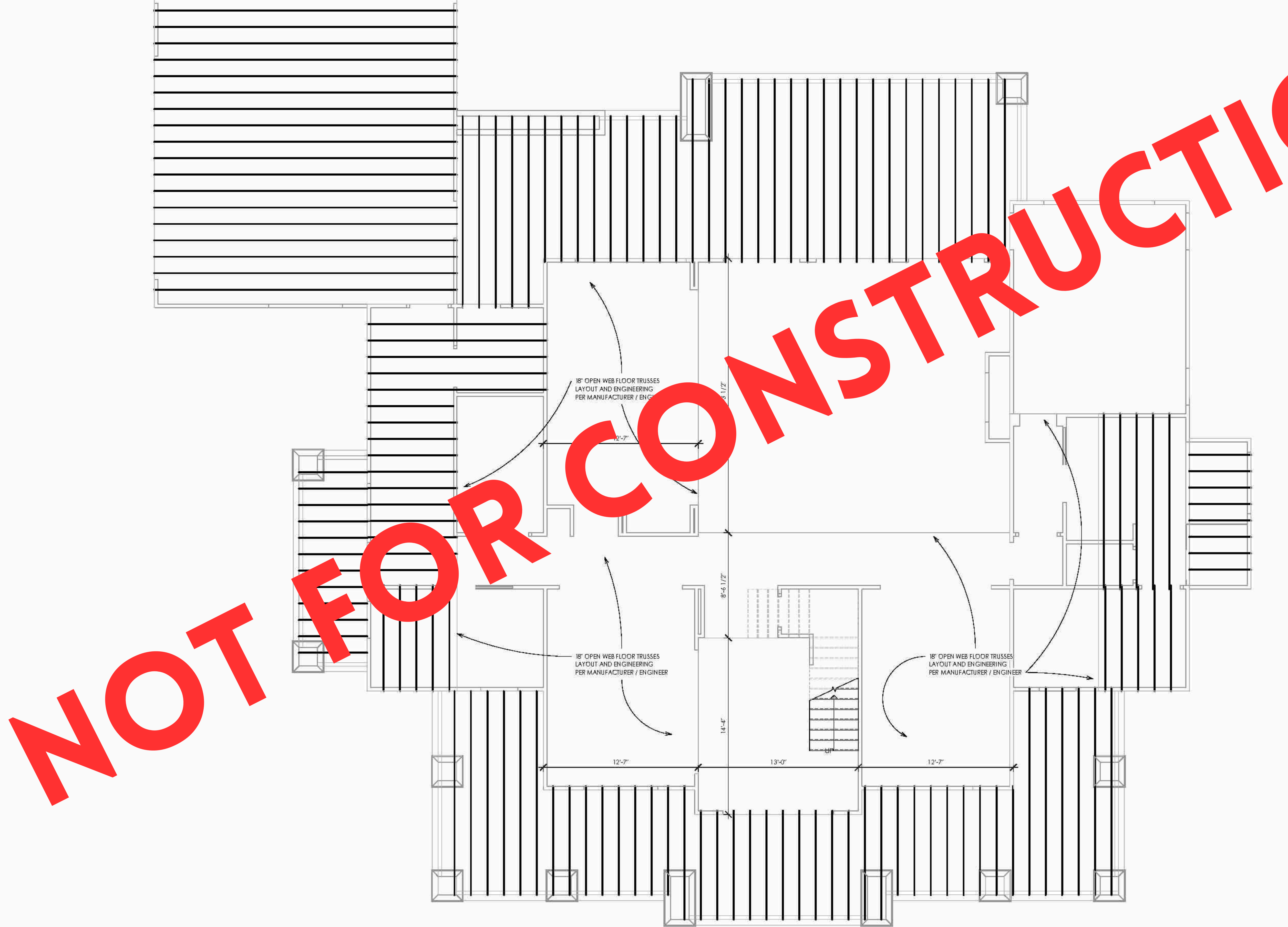
AREA SLAB		AREA LIVING	
LOCATION:	SQ. FT.	LOCATION:	SQ. FT.
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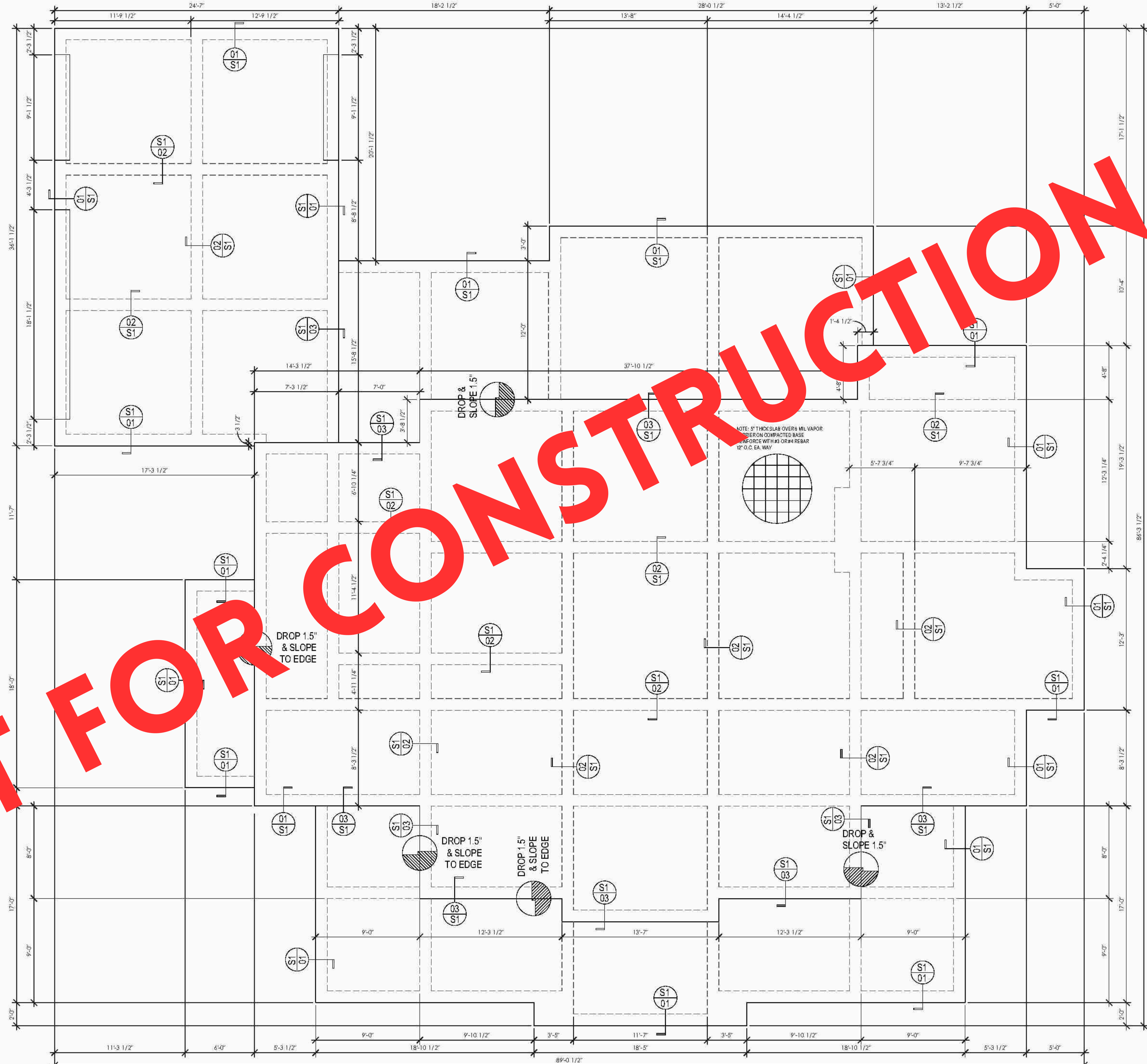
GENERAL NOTES:

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2. CONSULT ALL SPANS WITH LOCAL BUILDING CODES
3. ALL JOISTS & RAFTERS SHALL BE BRACED PER LOCAL BUILDING CODES
4. ALL FASTENERS, STRAPS, NAILS, ETC PER LOCAL BUILDING CODES
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6. JOIST HANGERS PER LOCAL BUILDING CODES
7. HEADERS PER LOCAL BUILDING CODES
8. ALL FLOOR TRUSSES IF APPLICABLE SHALL BE ENGINEERED BY TRUSS MANUFACTURER AND INSTALLED PER THEIR SPECIFICATIONS
9. ALL RAFTER / CEILING TRUSSES IF USED SHALL BE ENGINEERED BY MANUFACTURER AND INSTALLED PER THEIR SPECIFICATIONS
10. JOISTS ARE DRAWN AT 16" O.C. RAFTERS DRAWN AT 24" O.C.
11. SHAVE JOINT AT JOIST TO JOIST HANGERS SO BOTTOM OF HANGER METAL IS FLUSH WITH THE BOTTOM OF THE REST OF THE JOIST TO AVOID SHEETROCK ISSUES.
12. THIS IS A GENERAL LAYOUT. IT WILL NOT BE DETAILED ENOUGH TO CORRECTLY SHOW HOW TO HIT JOISTS, FRAME AROUND AND ETC.
13. ALL WOOD JOISTS DEPICTED ARE SHEETROCK INSTALLATION. MAKE SURE ALL JOISTS ALLOW FOR ATTACHING SHEETROCK.
14. ALL JOIST SPACING IS DESIGNED TO ALIGN TO THE SIDE OF THE RAFTERS, WITH THE FINAL RAFTER STARTING FLUSH WITH THE INSIDE FACE OF THE GABLE WALL. REFER ROOF FRAMING FOR DETAILS.
15. WHERE POSSIBLE, JOIST LAYOUT IS INTENDED TO ALLOW FOR A FULL SHEET OF SHEETROCK AT ONE END AND WORK IT'S WAY DOWN.
16. 16" O.C. SPACING IS INTENDED TO ALIGN WITH 24" RAFTER SPACING, AND ALLOW FOR 1/2" SHEETROCK. IF 24" JOIST SPACING IS USED, 5/8" SHEETROCK WILL BE NECESSARY.



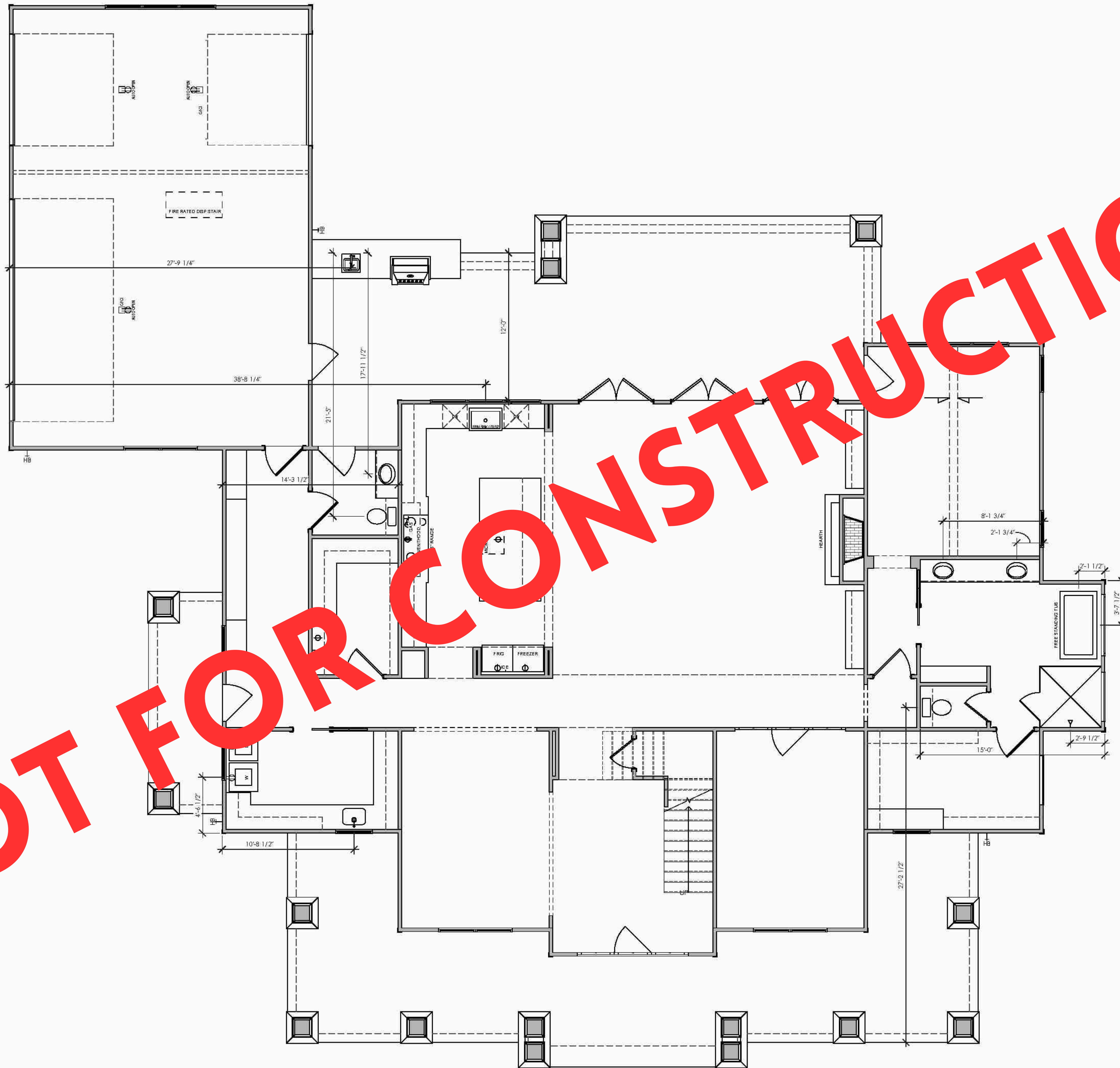
1 CEILING FRAMING PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION



1 FOUNDATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

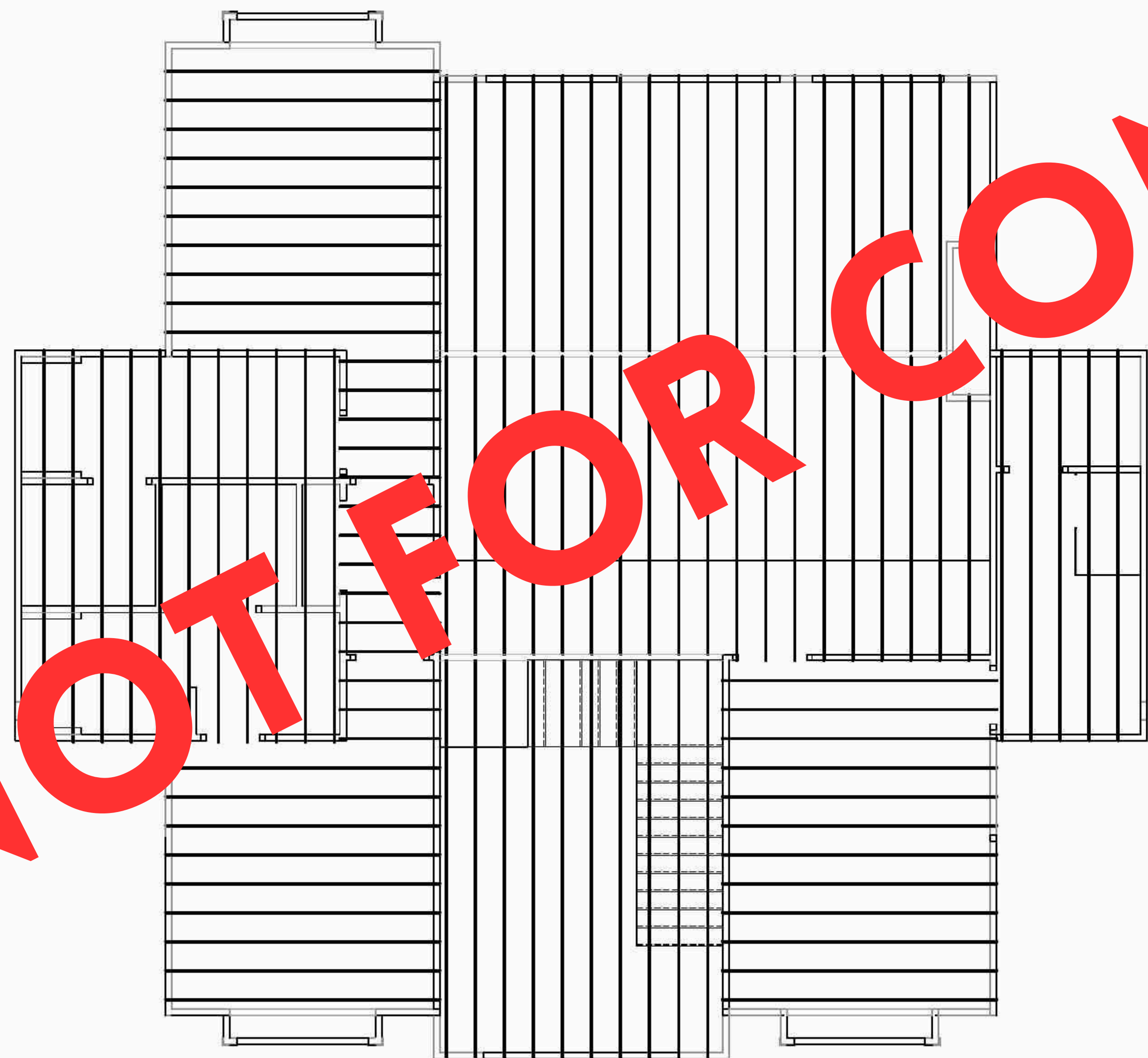


GENERAL NOTES:

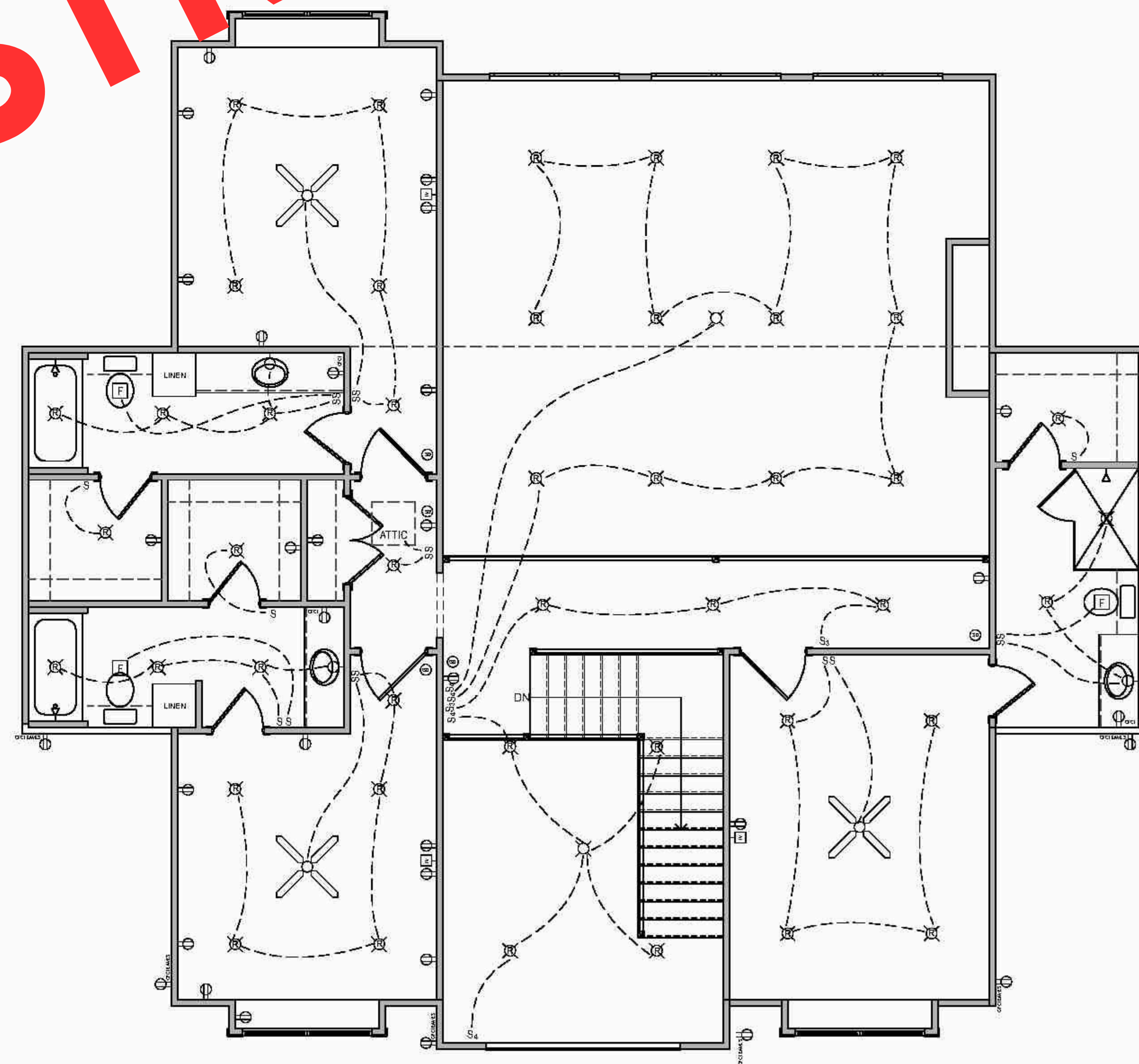
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12. THIS IS A GENERAL LAYOUT AND WILL NOT BE DETAILED ENOUGH TO CORRECT FOR RAFTER VALLEYS HITTING JOISTS. FRAME AROUND AS NECESSARY.
13. DEAD WOOD NOT DEPICTED FOR SHEETROCK INSTALLATION, ENSURE ALL CORNERS ALLOW FOR ATTACHING SHEETROCK.
14. AT EXTERIOR WALL LOCATIONS WHERE A GABLE FACE OCCURS, CEILING JOIST SPACING IS DESIGNED TO ALIGN TO THE SIDE OF THE RAFTERS, WITH THE FINAL RAFTER STARTING FLUSH WITH THE OUTSIDE FACE OF THE GABLE WALL. REFER ROOF FRAMING PLANS.
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SYMBOLS

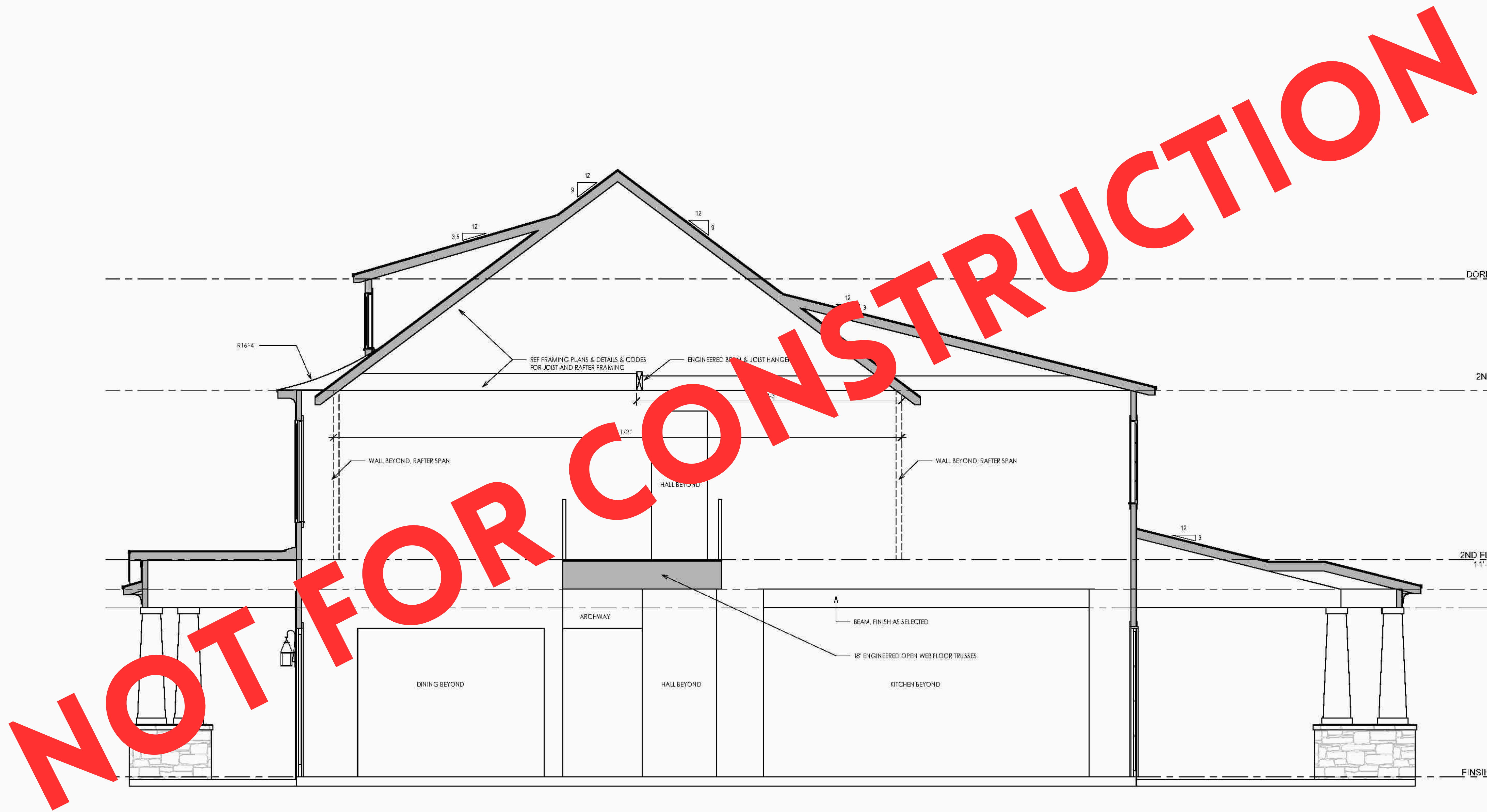
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2 2ND FLOOR CEILING FRAMING
1/4" = 1'-0"



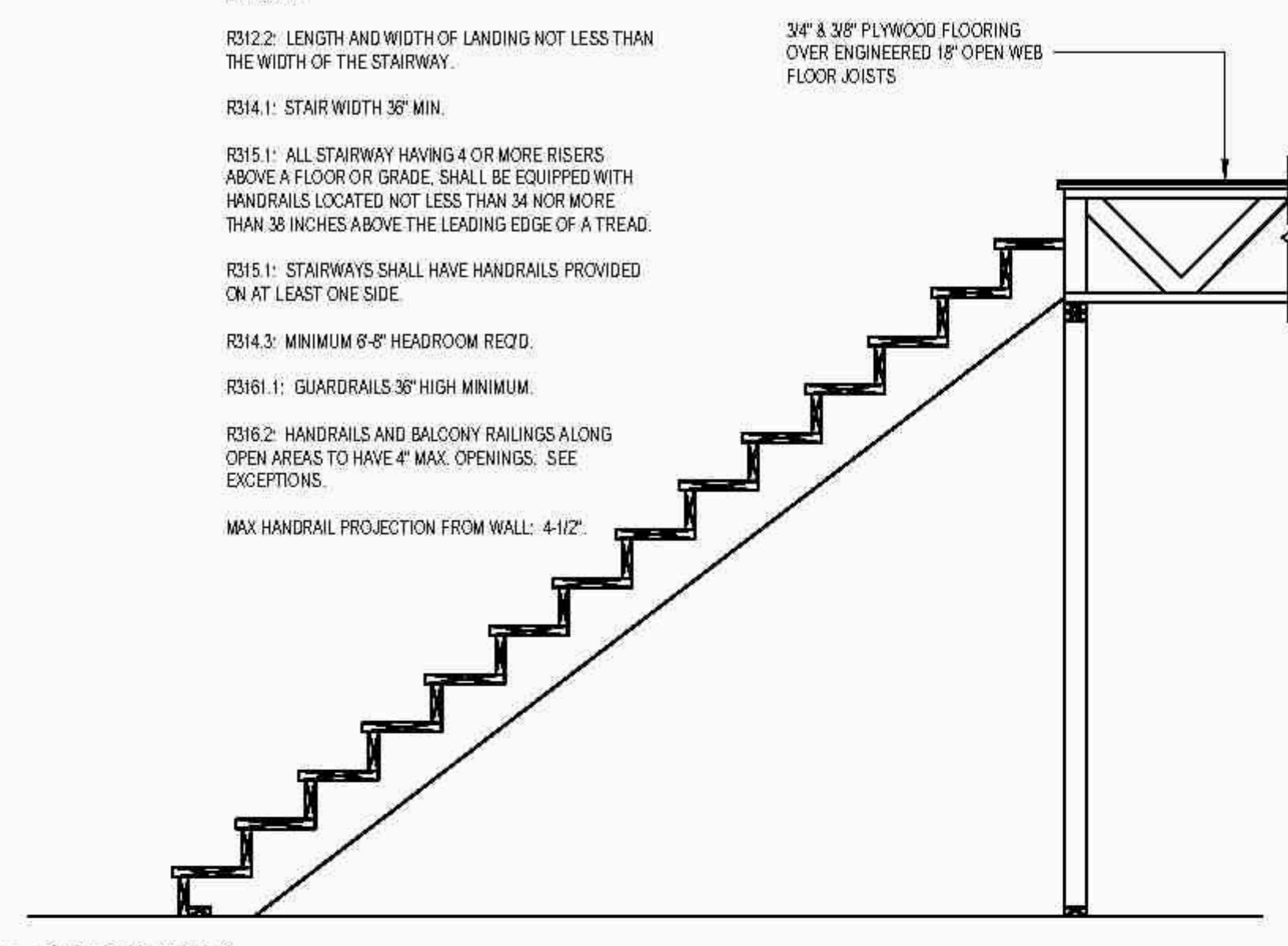
1 2ND FLOOR ELECTRICAL
1/4" = 1'-0"



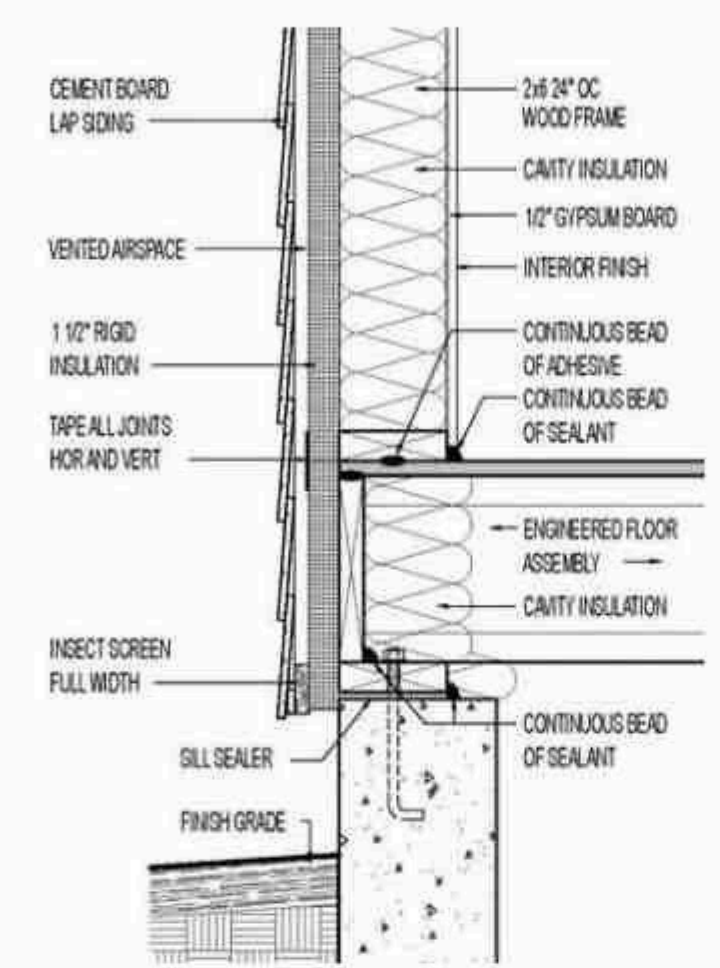
① Section 1
3/8" = 1'-0"

NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

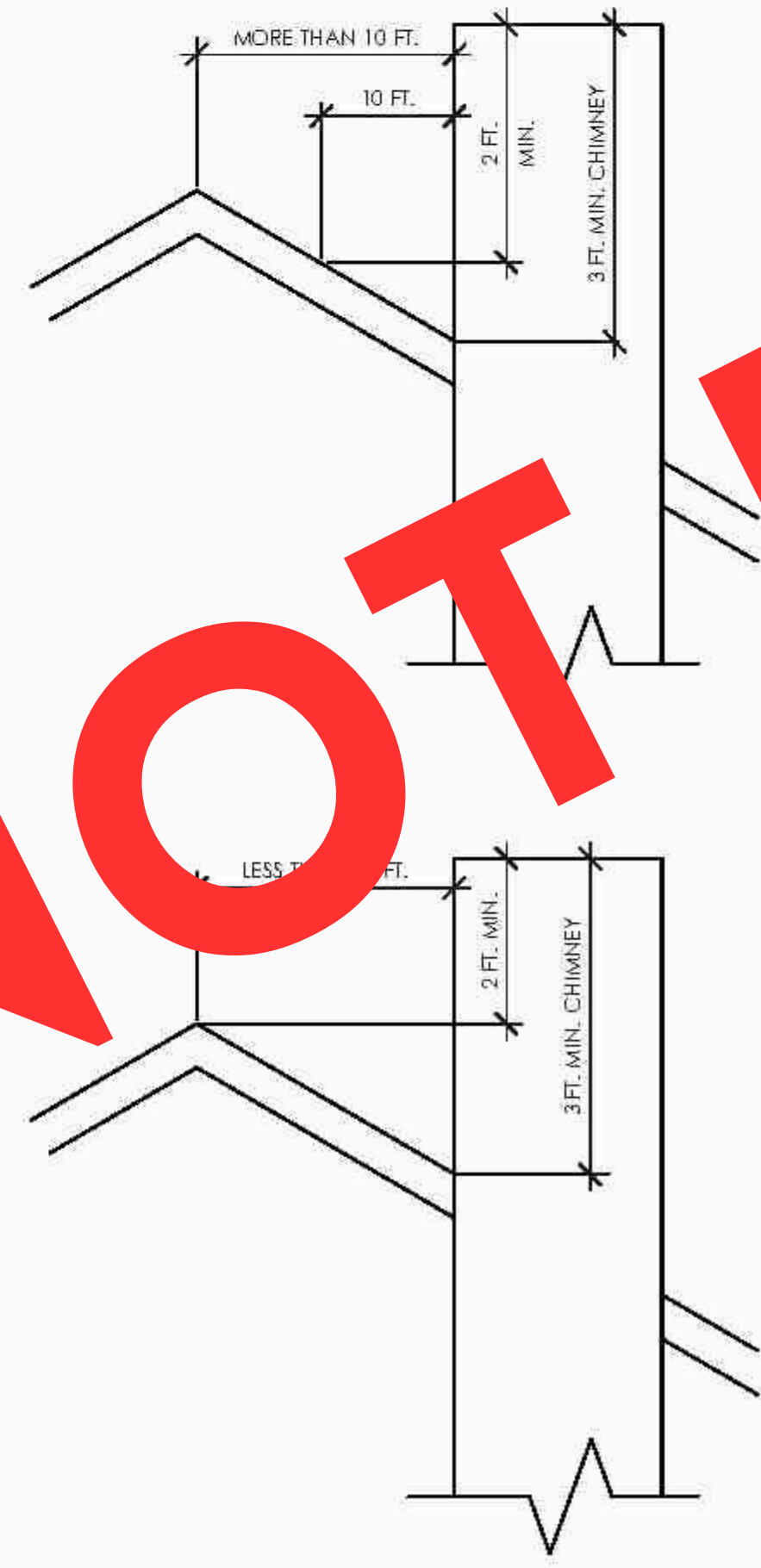
NOTES:
 R314.2: TREAD WIDTH 10" MIN. WITH A 1" NOSING. RISER HEIGHT 7-3/4" MAX. TREADS AND RISERS SHALL BE UNIFORM.
 R312.2: LENGTH AND WIDTH OF LANDING NOT LESS THAN THE WIDTH OF THE STAIRWAY.
 R314.1: STAIR WIDTH 36" MIN.
 R315.1: ALL STAIRWAY HAVING 4 OR MORE RISERS ABOVE A FLOOR OR GRADE, SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF A TREAD.
 R315.1: STAIRWAYS SHALL HAVE HANDRAILS PROVIDED ON AT LEAST ONE SIDE.
 R314.3: MINIMUM 6'-6" HEADROOM REQ'D.
 R316.1: GUARDRAILS 36" HIGH MINIMUM.
 R316.2: HANDRAILS AND BALCONY RAILINGS ALONG OPEN AREAS TO HAVE 4" MAX. OPENINGS. SEE EXCEPTIONS.
 MAX HANDRAIL PROJECTION FROM WALL: 4-1/2"



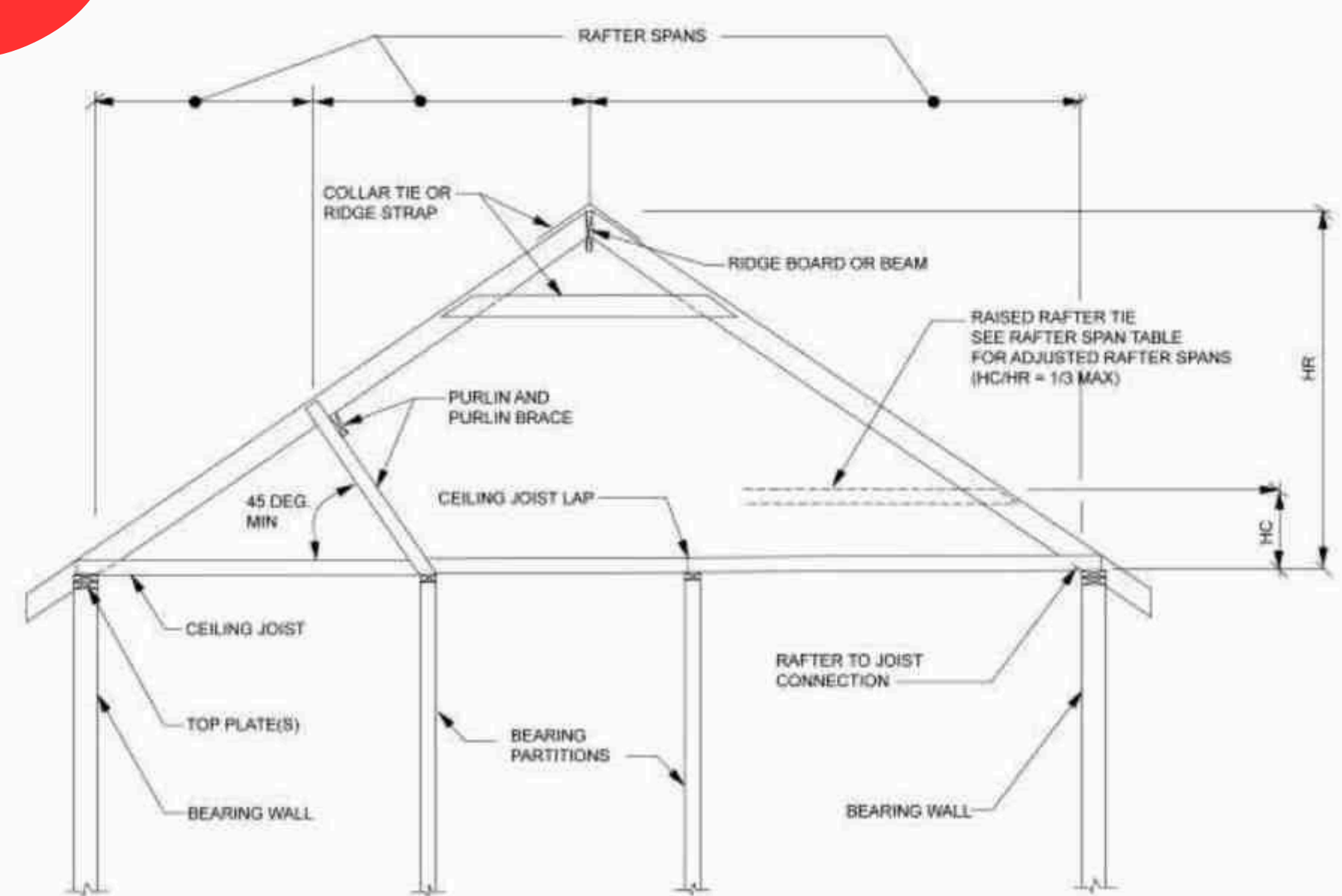
STAIR DETAILS
 1/2" = 1'-0"



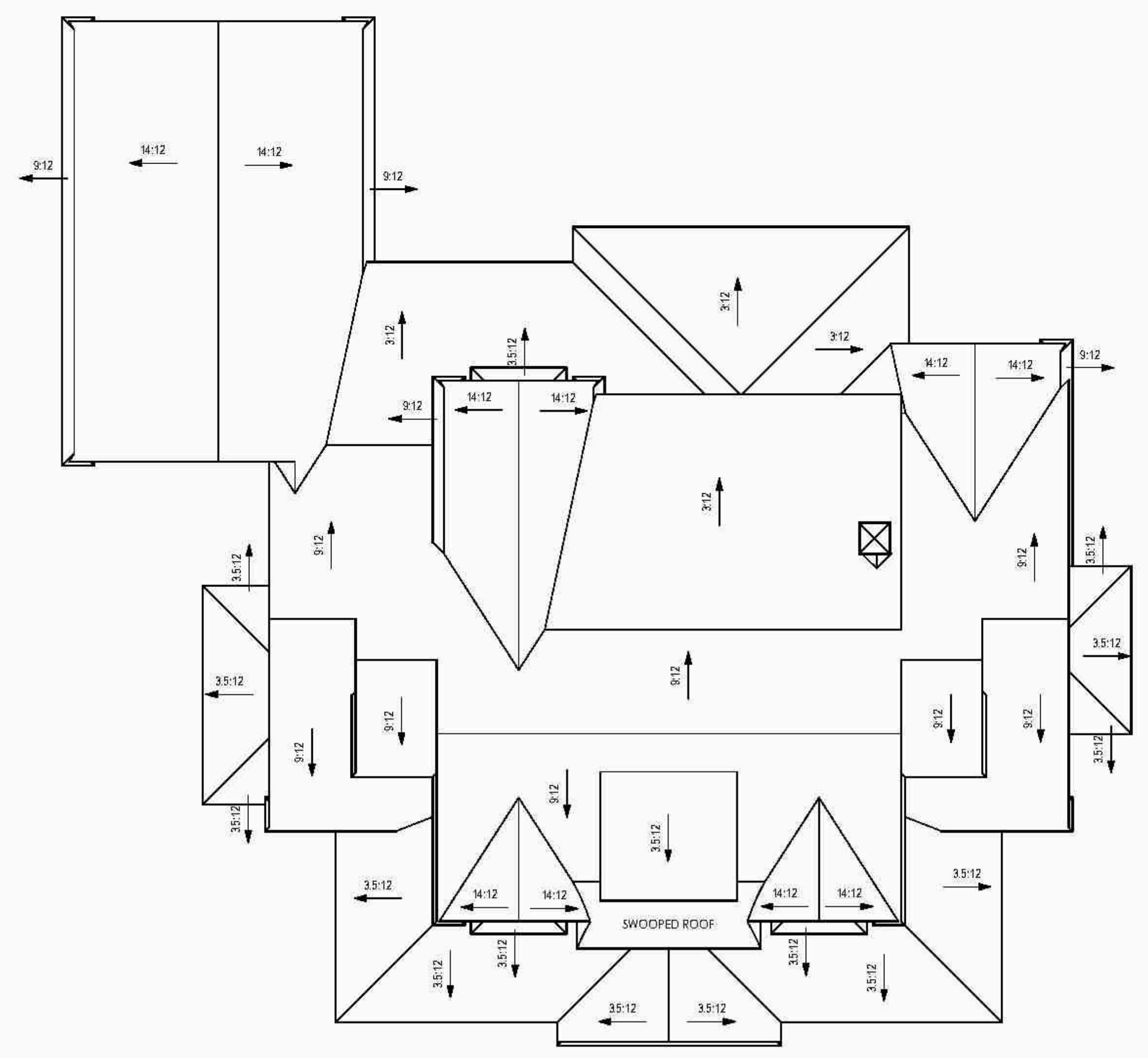
OPTIONAL ADVANCED FRAMING WITH RAIN SCREEN
 1/2" = 1'-0"



CHIMNEY REQUIREMENTS
 1/2" = 1'-0"



PURLIN FRAMING IRC R802.4.5
 1/2" = 1'-0"



ROOF PLAN
 1/8" = 1'-0"

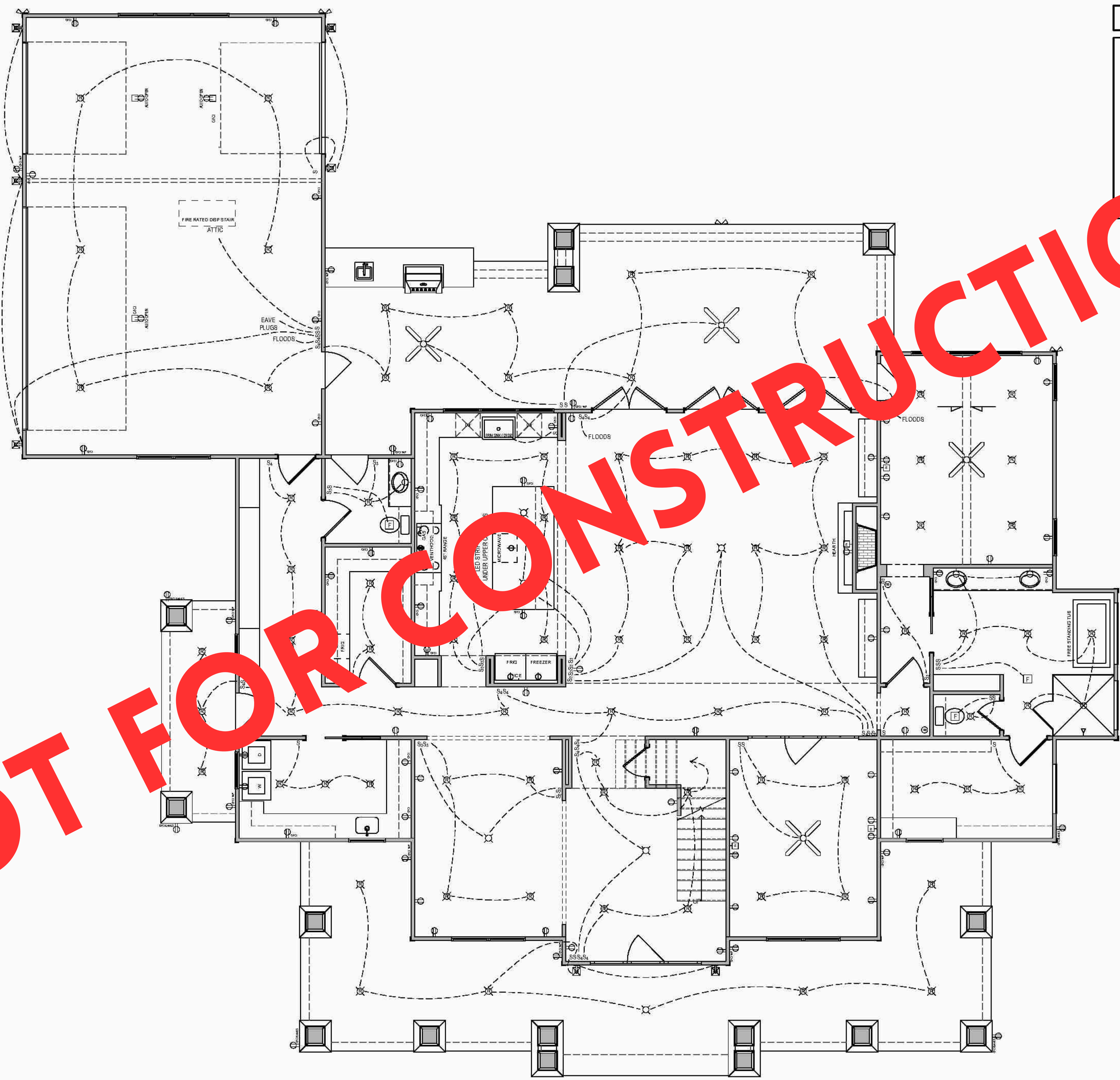
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12. THIS IS A GENERAL ROOF FRAMING PLAN. IT IS NOT BEING DETAILED ENOUGH TO BE USED AS A CONSTRUCTION DOCUMENT. IT IS INTENDED TO BE USED AS A GUIDE FOR THE ROOF JOISTS, FRAME AND TRUSSES.
13. DEAD WEIGHT NOT DETAIL FOR SHEETROCK INSTALLATION, ENSURE CORNERS ARE REINFORCED FOR ATTACHING SHEETROCK.
14. AT EXTERIOR WALL LOCATIONS WHERE A GABLE FACE OCCURS, CEILING JOIST SPACING IS DESIGNED TO ALIGN TO THE SIDE OF THE RAFTER WITH THE FINAL RAFTER STARTING FLUSH WITH THE GABLE FACE OF THE GABLE WALL. REFER ROOF FRAMING PLAN FOR GABLE WALL DETAIL.
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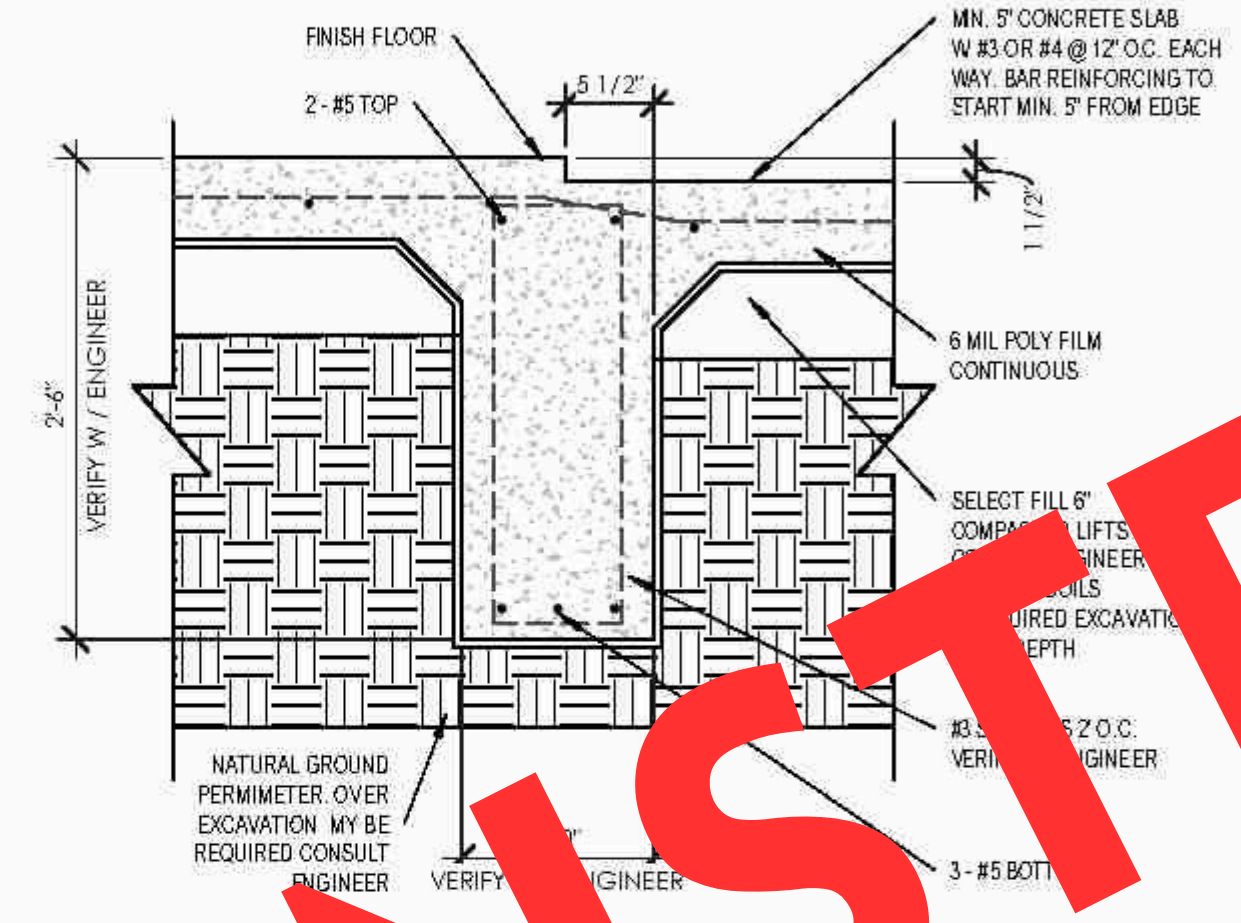


SYMBOLS			
⊕	120V DUPLEX RECEPTACLE	⊙	WALL MOUNT LIGHT FIXTURE
⊖	120V / 20A SINGLE RECEPTACLE	⊗	RECESSED LIGHT FIXTURE
⊕⊕	QUADRUPLUX RECEPTACLE	⊗	LIGHT FIXTURE
⊕⊕	240V / 1.5A RECEPTACLE	⊗	FLOOD LIGHT
⊕⊕	120V GFCI DUPLEX RECEPTACLE	—	FLUORESCENT LIGHT FIXTURE
⊕	120V GFCI SINGLE RECEPTACLE	△	TELEPHONE
⊕	120V WEATHER PROOF RECEPTACLE	□	TELEVISION
⊕	120V SWITCHED EAVE RECEPTACLE	□	FAN VENTED OUTSIDE
S	SINGLE SWITCH	⊕	SPEAKER
S	3-WAY SWITCH	⊕	SMOKE & CARBON MONOXIDE DETECTOR COMBO
S	4-WAY SWITCH	⊕	HOSE BIB

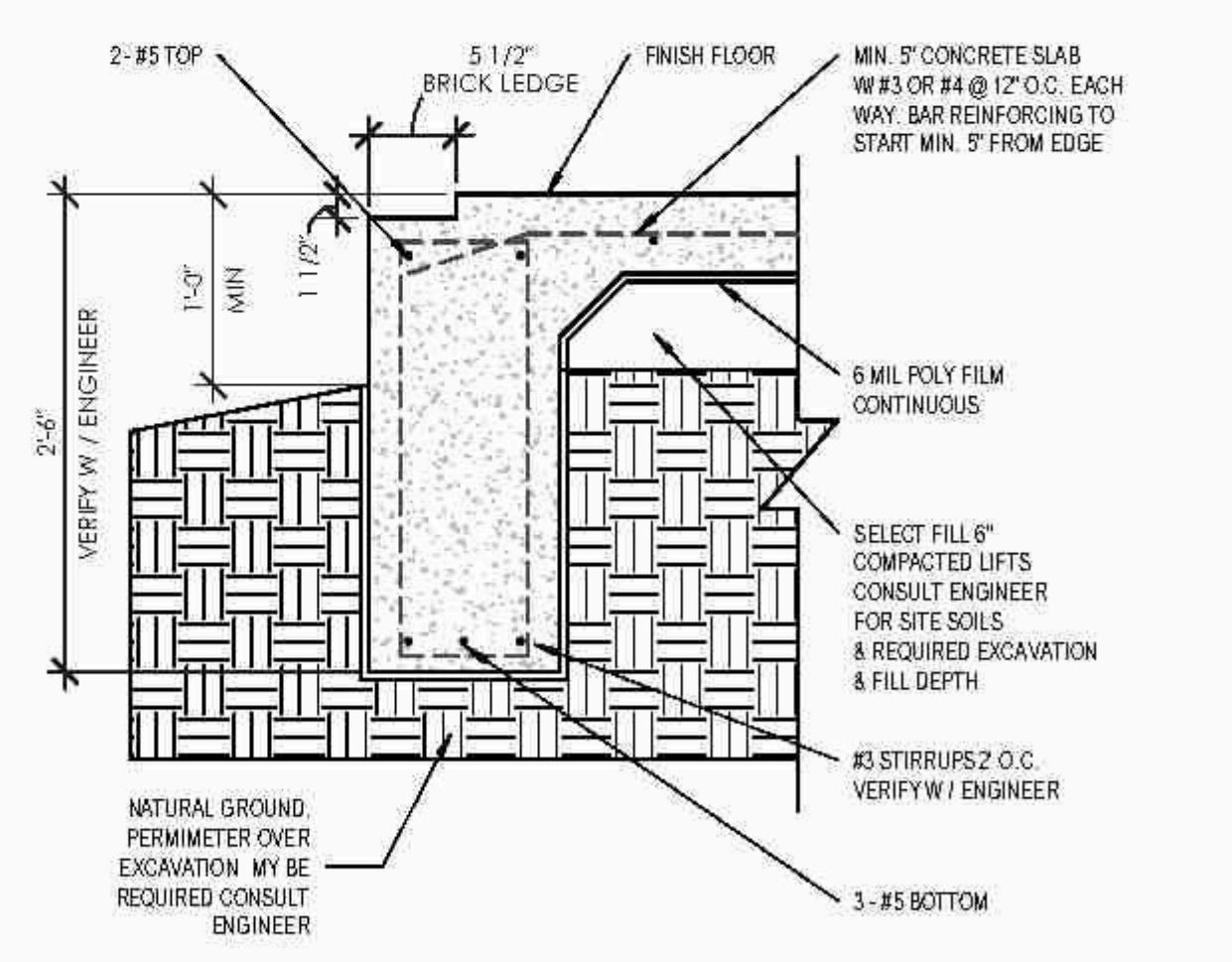
0 2 4
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

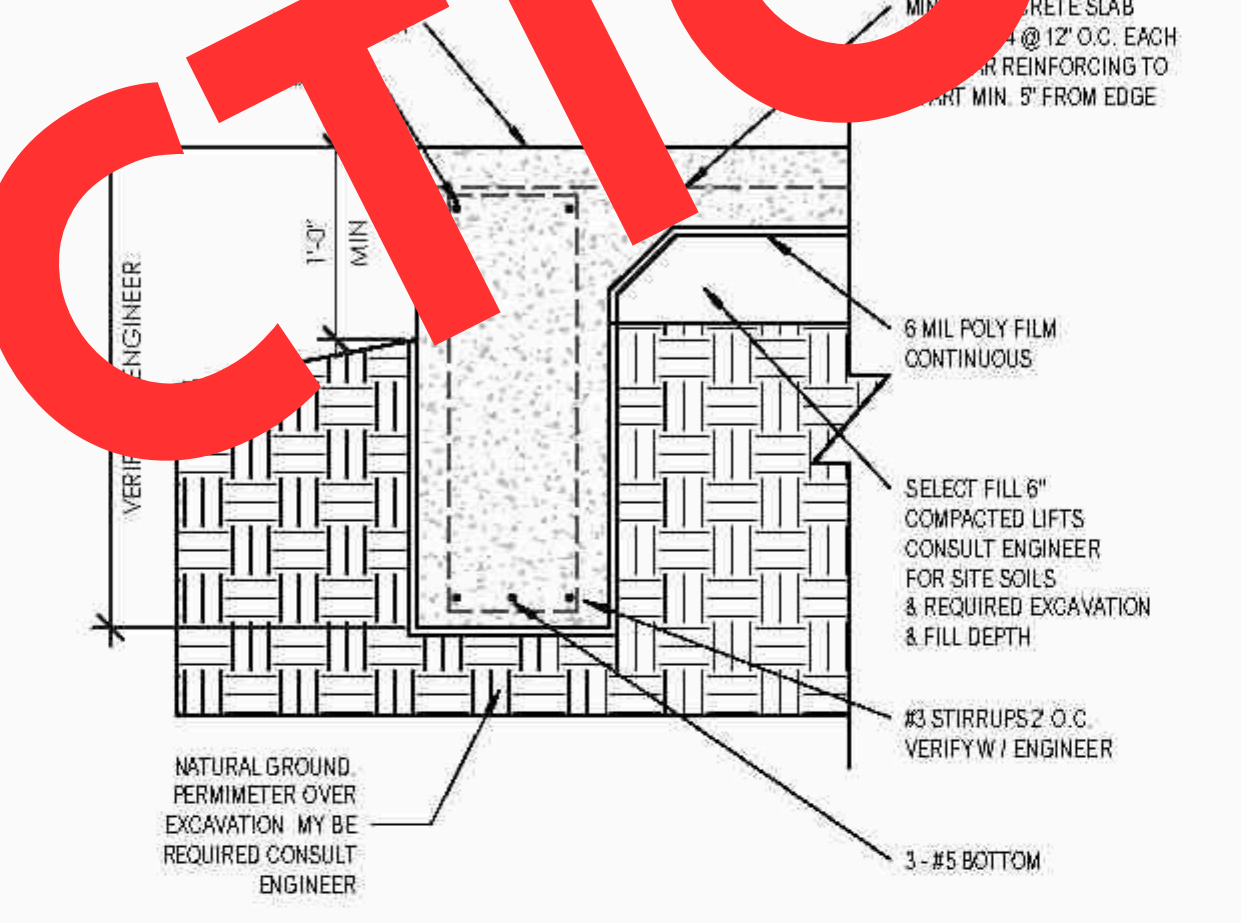
- GENERAL NOTES:**
- FOUNDATION DESIGN IS GENERAL AND NOT SPECIFIC FOR PARTICULAR SITE CONDITIONS. THEREFORE, BUILDER SHALL ASSUME RESPONSIBILITY FOR APPLICABILITY OF THIS FOUNDATION DESIGN. LOCAL CODES SUPERCEDE THIS DESIGN. IT IS HIGHLY RECOMMENDED A STRUCTURAL ENGINEER BE CONSULTED AND SOILS TEST BE PERFORMED. THERE MAY BE EXPANSIVE SOILS OR LACK OF STABLE ROCK REQUIRING PIERS, EXCAVATION AND SOIL REPLACEMENT, AND OTHER MEASURES TO CONTROL EXPANSION AND MOVEMENT OF SOILS.
 - CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS OF ALL FIXED EQUIPMENT, ELECTRICAL RECEPTACLES, CONDUIT, PLUMBING LOCATIONS, AND THRESHOLD BLOCKOUTS.
 - REMOVE 6" MIN ROOTS, TOPSOIL, DEBRIS UNIFORMLY THROUGHOUT THE SITE.
 - GROUND SURFACE SHALL BE GRADED TO ENSURE ADEQUATE DRAINAGE OF SURFACE WATER AWAY FROM THE FOUNDATION. IN NO INSTANCE SHOULD WATER BE ALLOWED TO POND IN THE VICINITY OF THE FOUNDATION EITHER DURING OR AFTER CONSTRUCTION.
 - VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
 - BOTTOMS OF ALL BEAMS SHALL EXTEND INTO UNDISTURBED SOIL.
 - ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI.
 - HEAD-END BEAMS SHALL BE GRADED TO MATCH EXISTING GRADE.
 - BEAM REINFORCING SHALL EXTEND TO MIN 1.5' OF EXTERIOR WALLS.
 - ALL REINFORCING SHALL BE TIED & SUPPORTED BY 3'-0" MIN. BRICK LEDGES.
 - ALL BAR REINFORCING SHALL BE 40 DIAMETERS.
 - ALL REINFORCING SHALL BE CONTINUOUS.
 - ALL REINFORCING SHALL HAVE MIN OF 1.5" CONCRETE COVER.
 - FINISHED FLOOR SHALL BE MIN. 12" ABOVE EXISTING GRADE.
 - MIN. 5" CONCRETE SLAB W/ #3 OR #4 @ 12" ON CENTER EACH WAY. BAR DIAMETERS TO START MIN. 5" FROM EDGE.



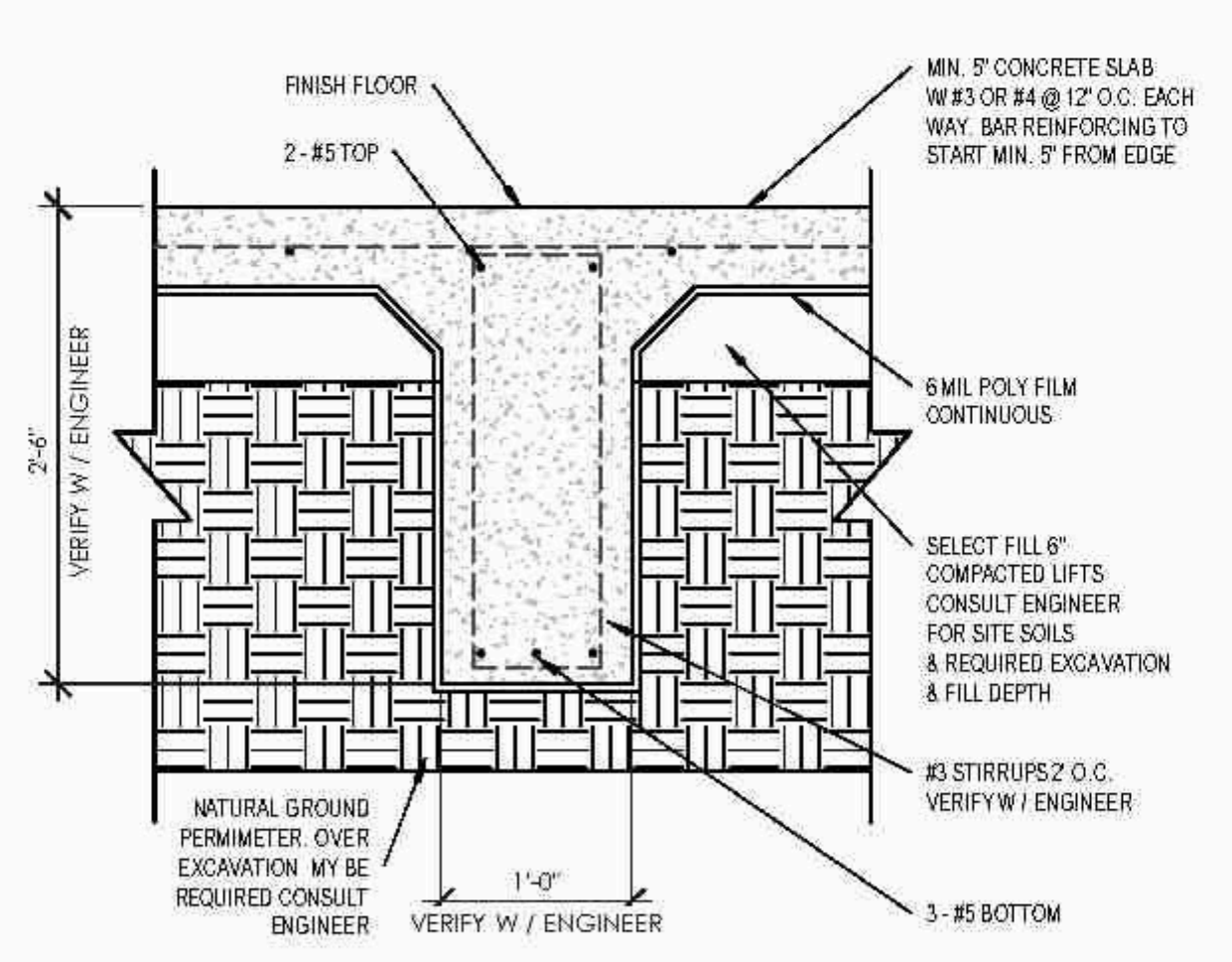
03 TYPICAL INTERIOR BEAM
1" = 1'-0"



04 TYPICAL PERIMETER BEAM WITH MASONRY
1" = 1'-0"



01 TYPICAL PERIMETER BEAM
1" = 1'-0"



02 TYPICAL INTERIOR BEAM
1" = 1'-0"

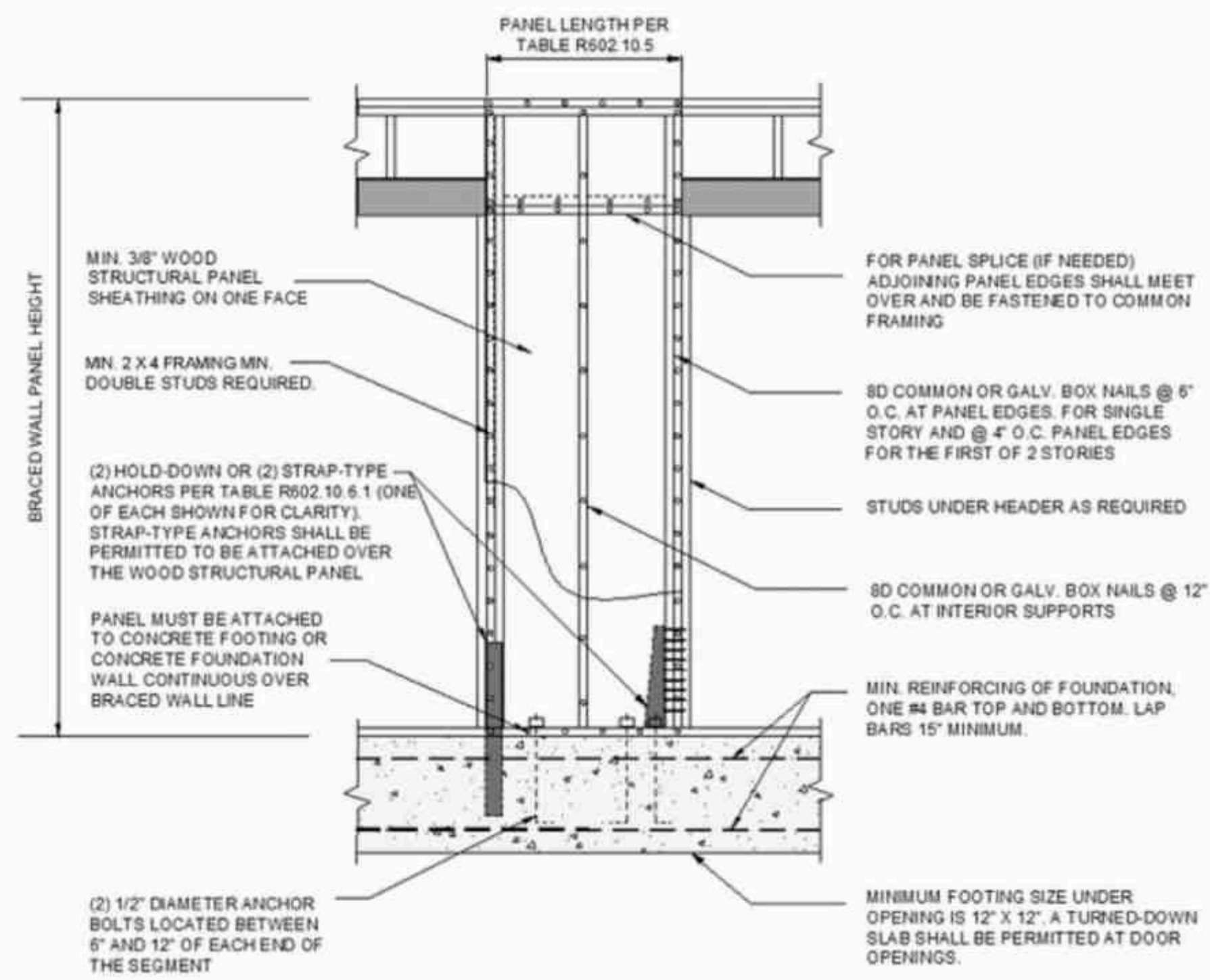
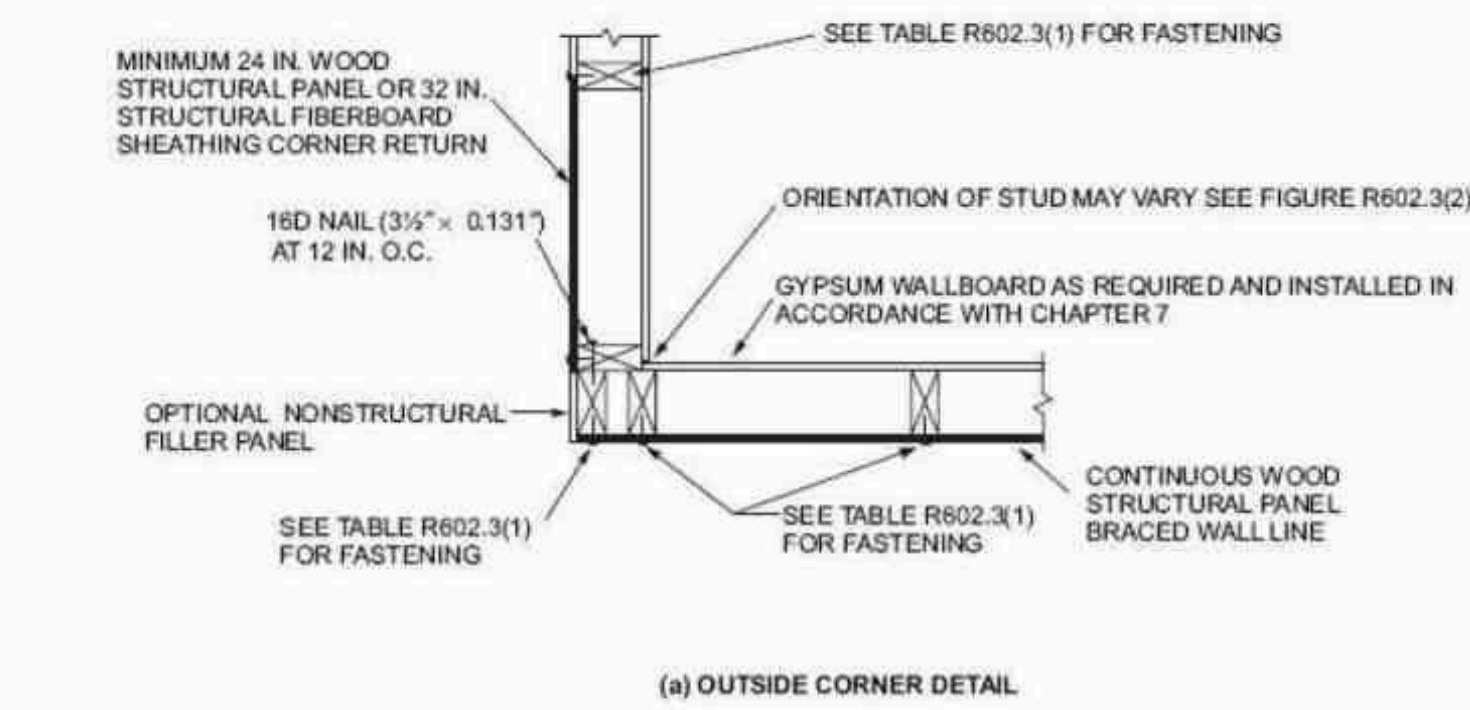
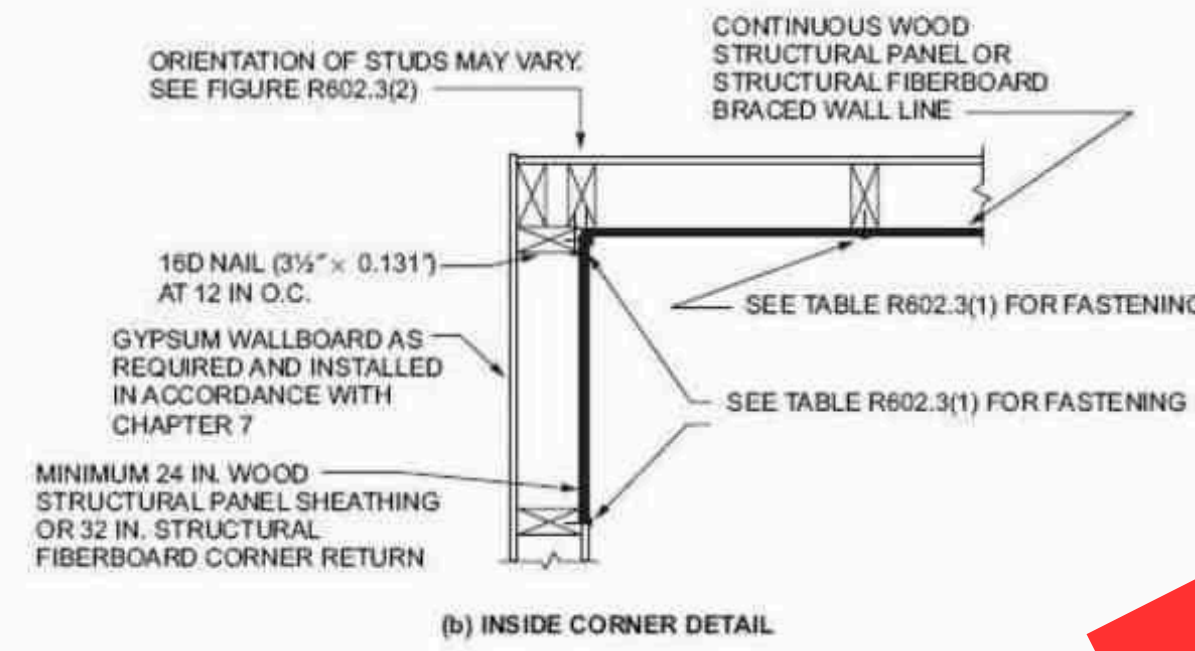


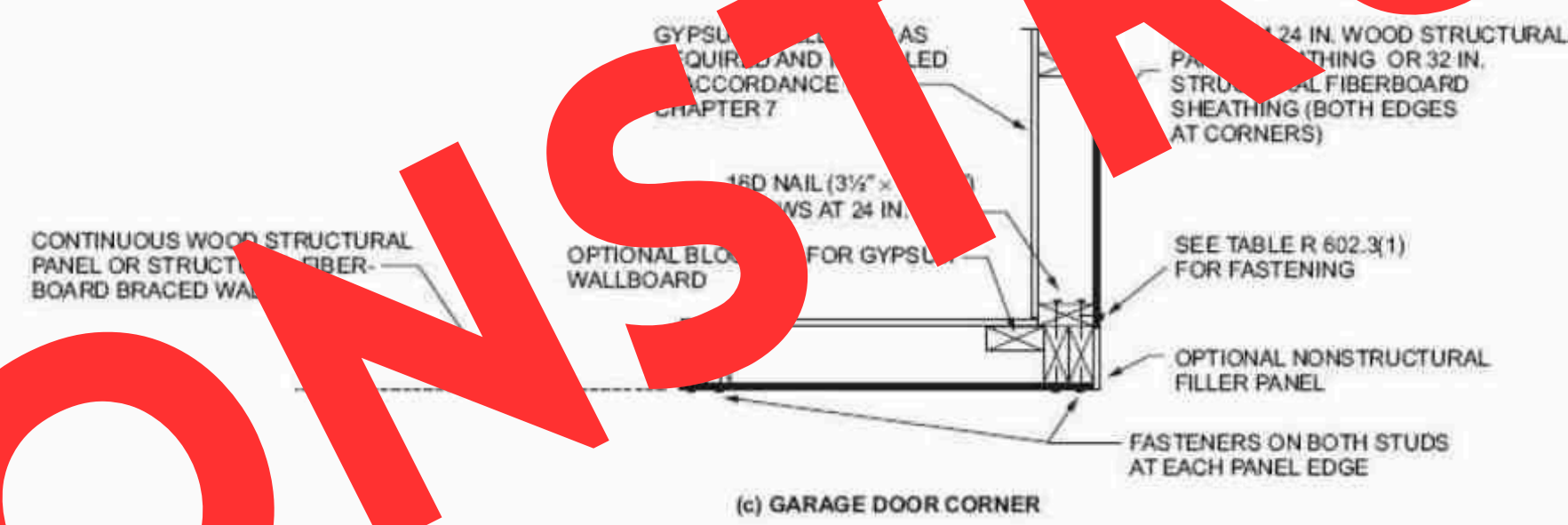
FIGURE R602.10.6.1 METHOD ABW—ALTERNATE BRACED WALL PANEL



(a) OUTSIDE CORNER DETAIL



(b) INSIDE CORNER DETAIL



(c) GARAGE DOOR CORNER

FIGURE R602.10.4.4(1)

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

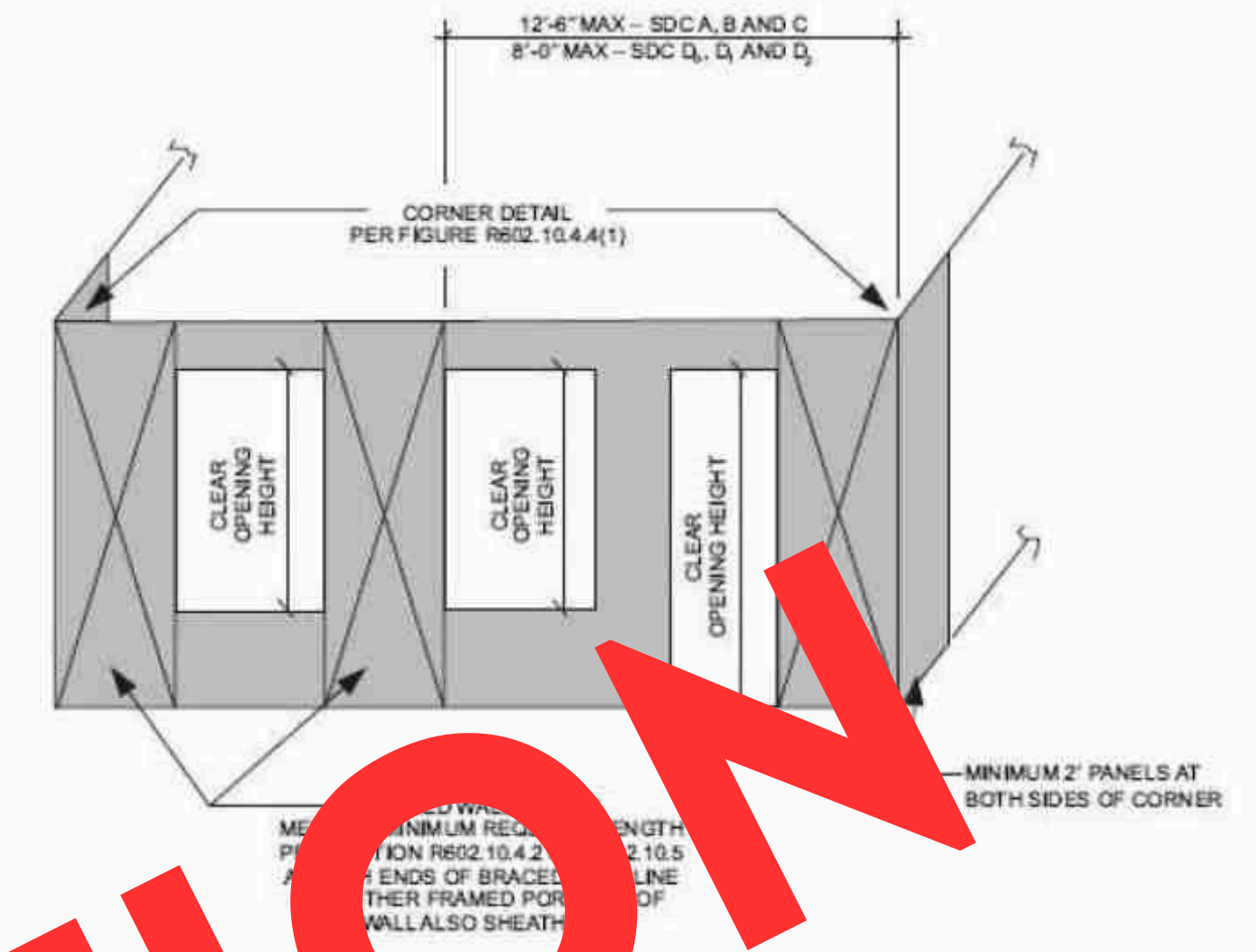


FIGURE R602.10.4.4(4)

BRACED WALL LINE WITH CONTINUOUS SHEATHING FIRST BRACED WALL PANEL AWAY FROM END OF WALL LINE WITHOUT TIE DOWN

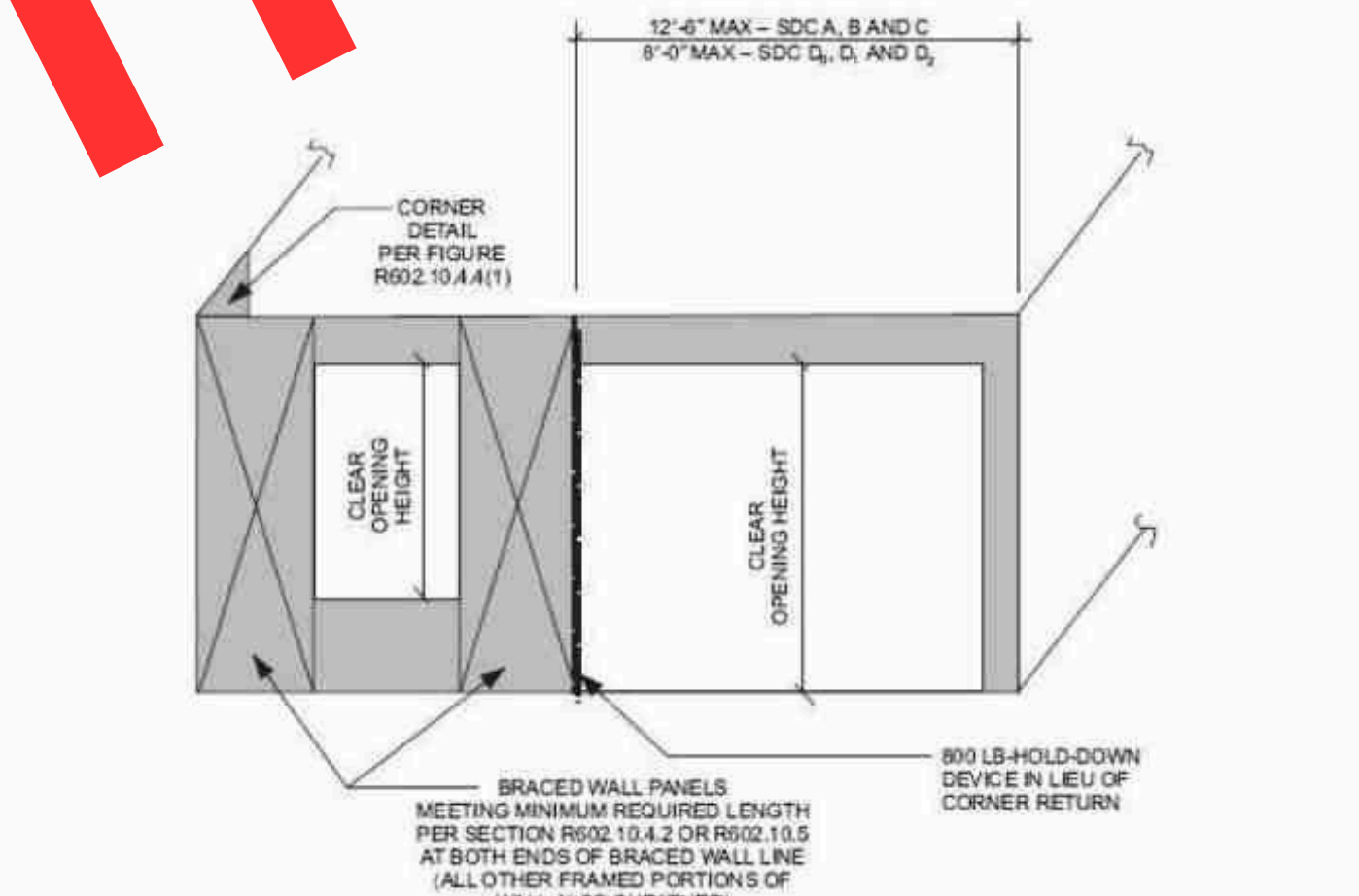


FIGURE R602.10.4.4(5)

BRACED WALL LINE WITH CONTINUOUS SHEATHING—FIRST BRACED WALL PANEL AWAY FROM END OF WALL LINE WITH HOLD-DOWN

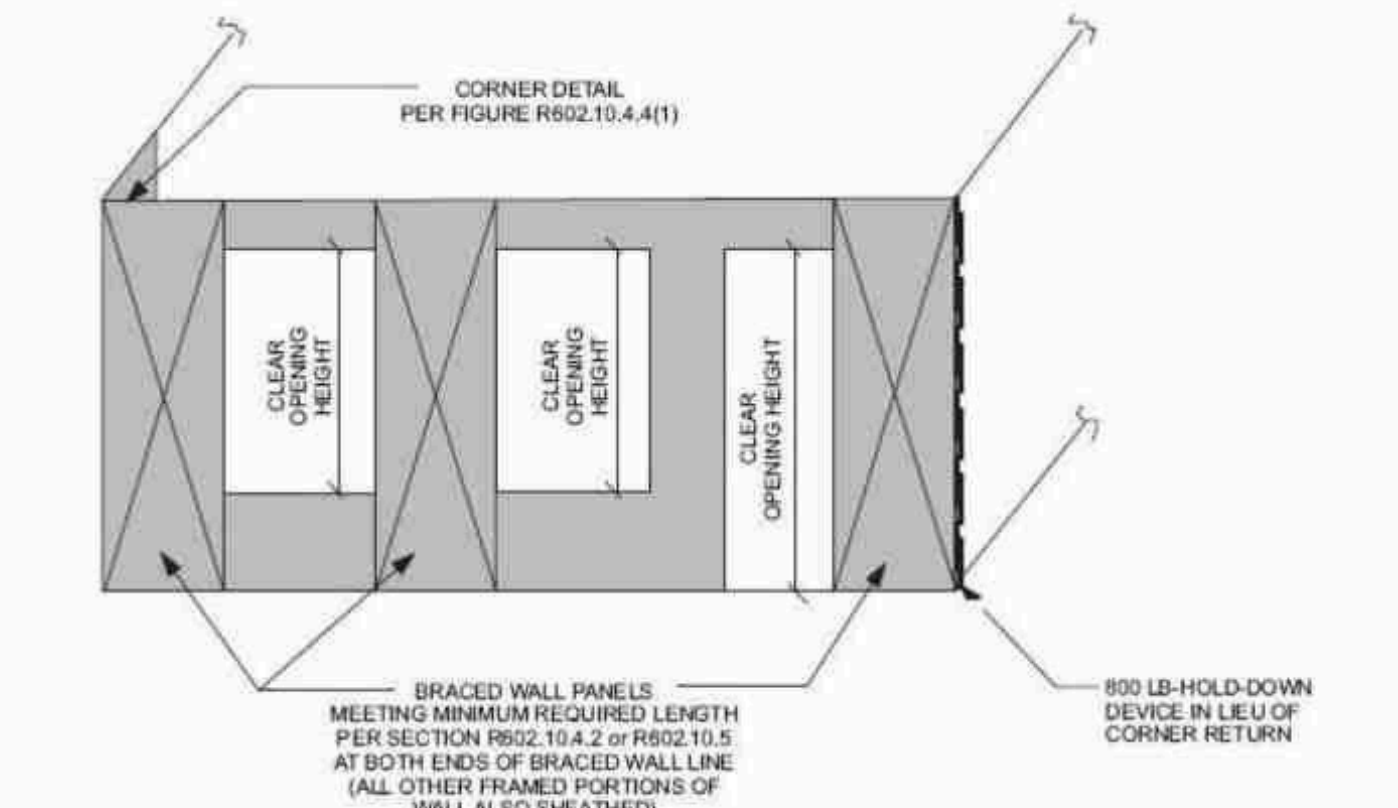


FIGURE R602.10.4.4(3)

BRACED WALL LINE WITH CONTINUOUS SHEATHING WITHOUT CORNER RETURN PANEL

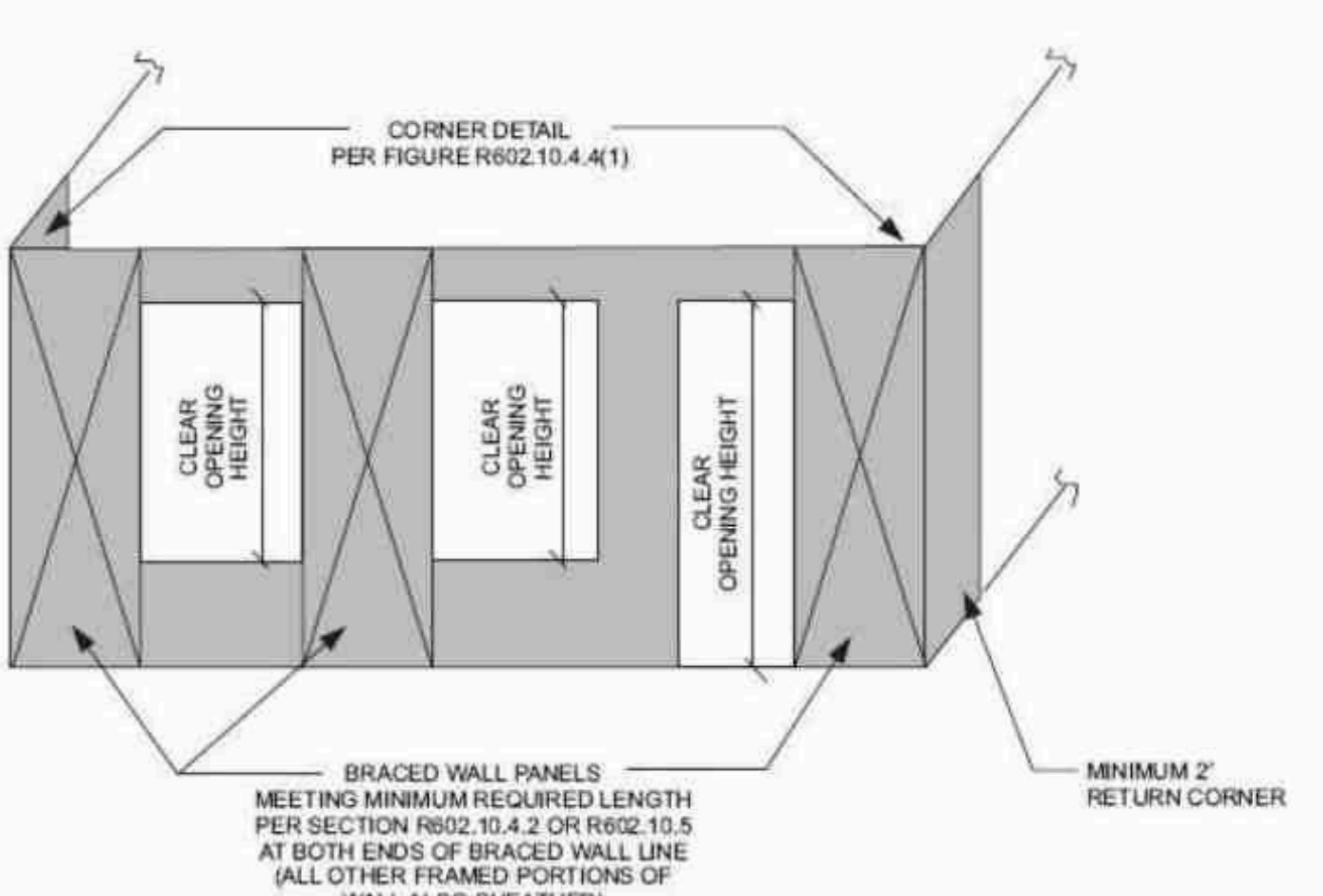


FIGURE R602.10.4.4(2)

BRACED WALL LINE WITH CONTINUOUS SHEATHING WITH CORNER RETURN PANEL

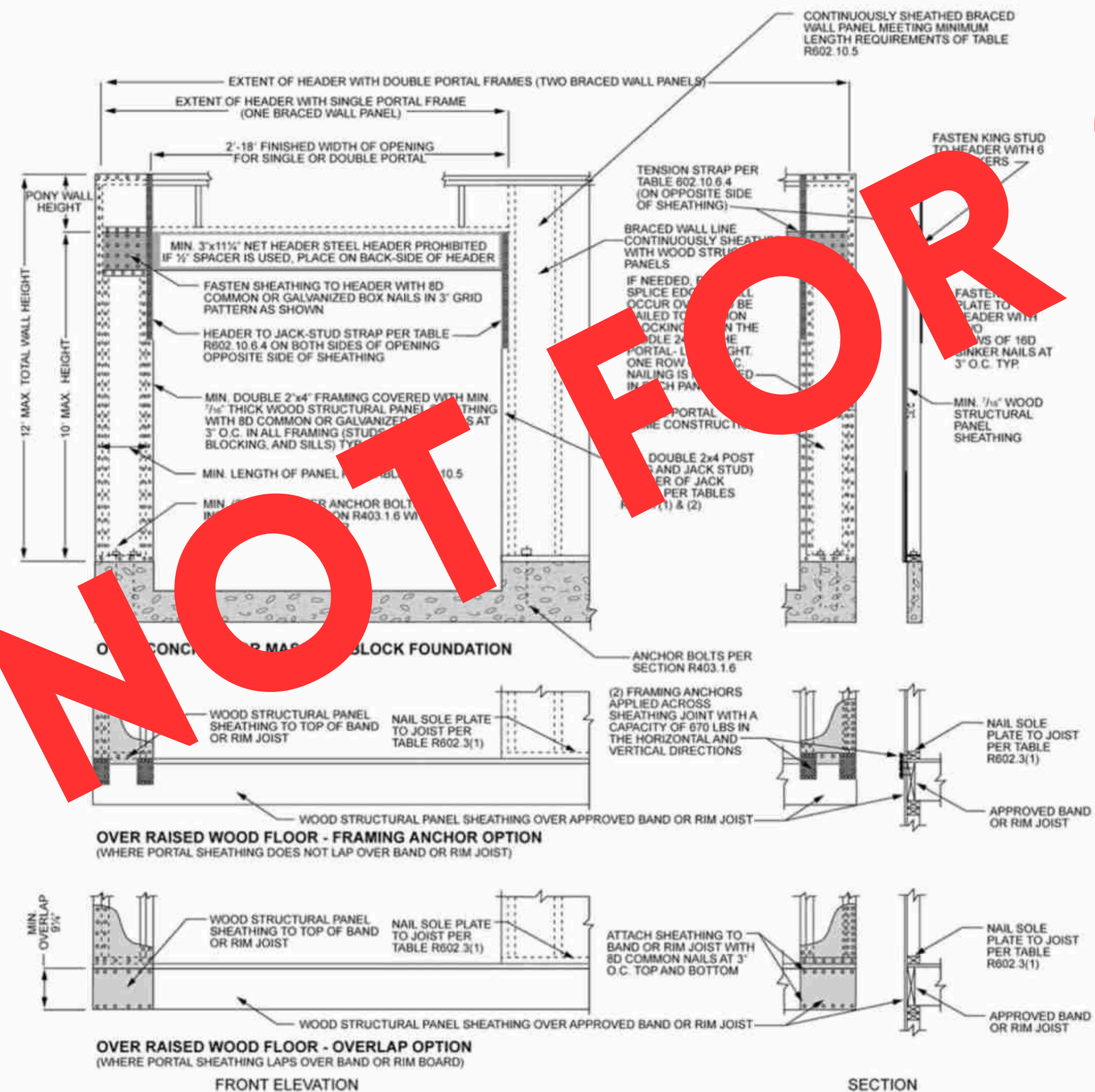


FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME CONSTRUCTION

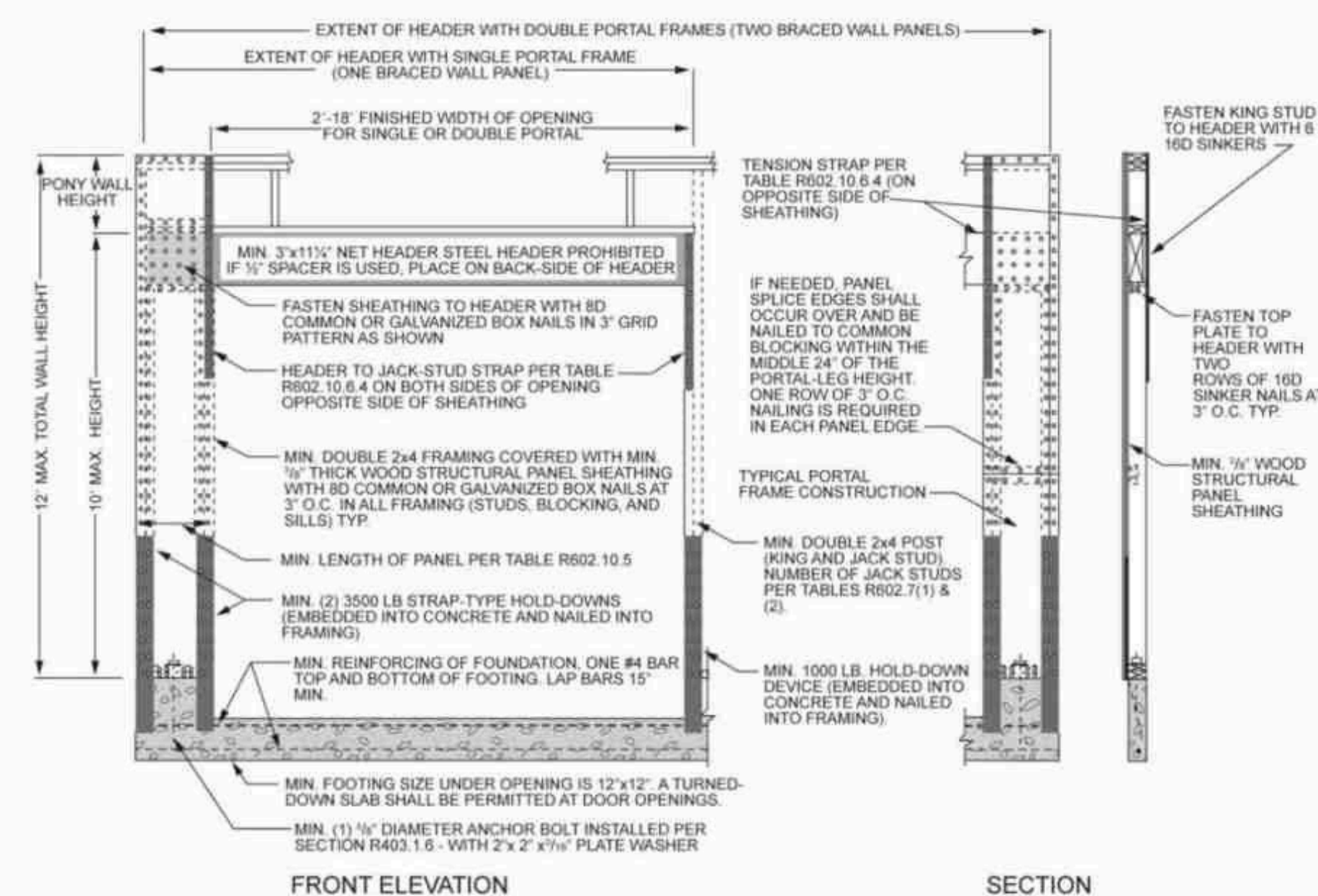
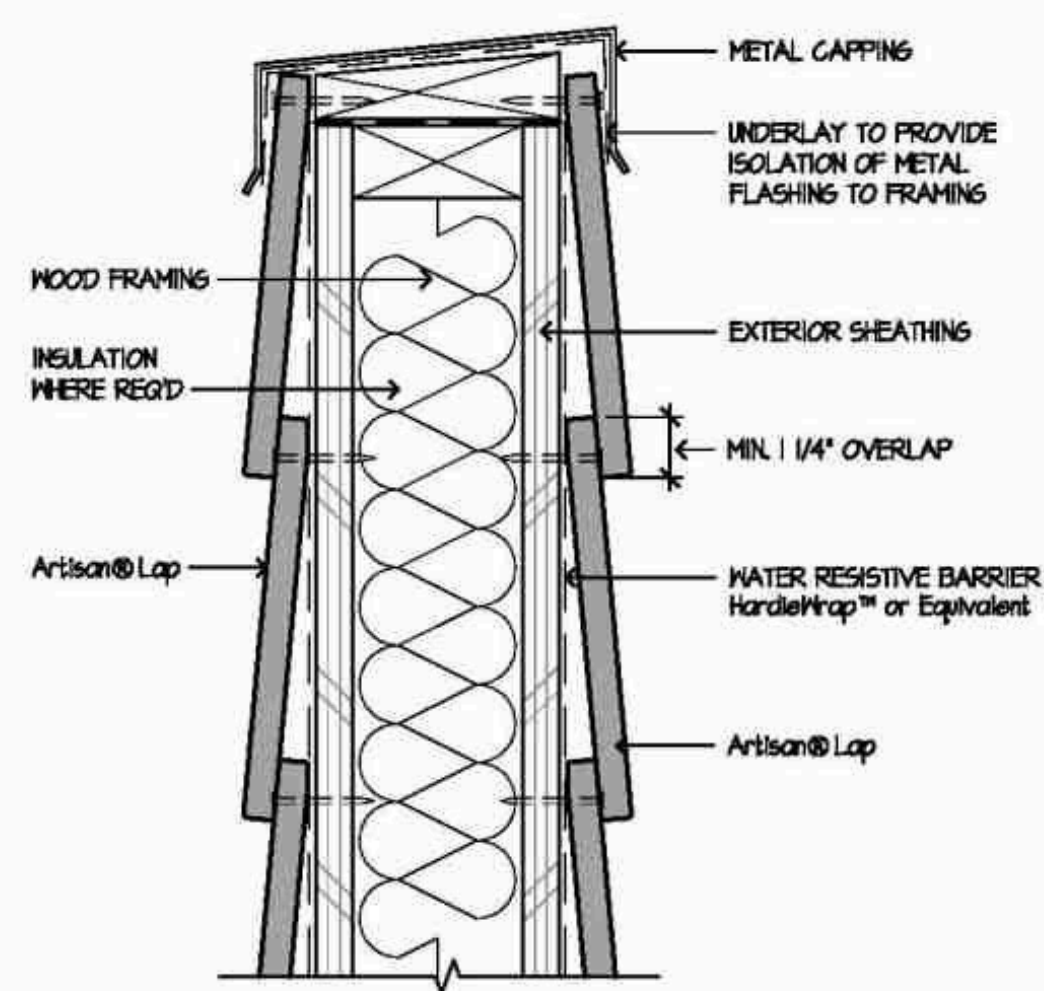
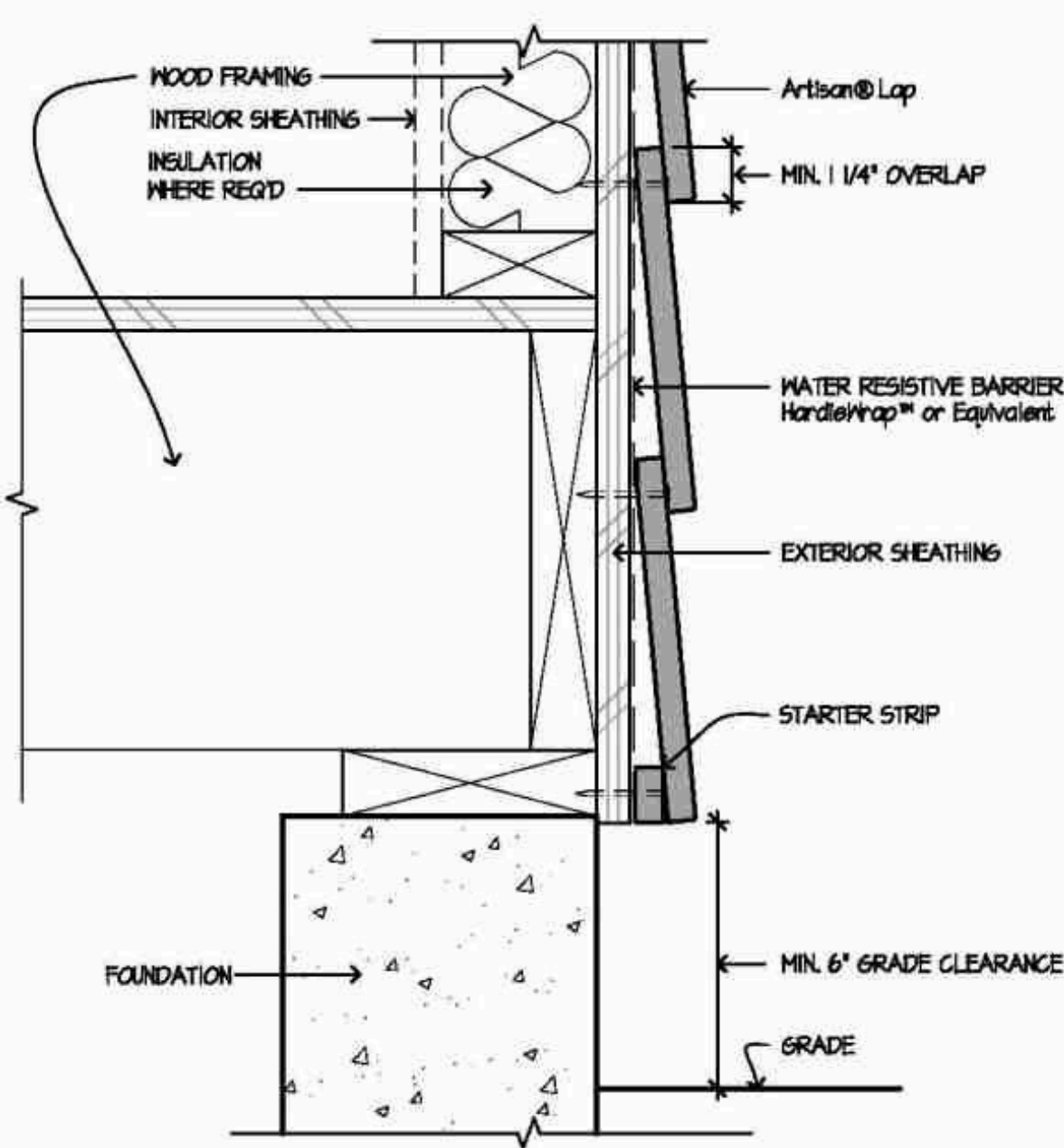


FIGURE R602.10.6.2 METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

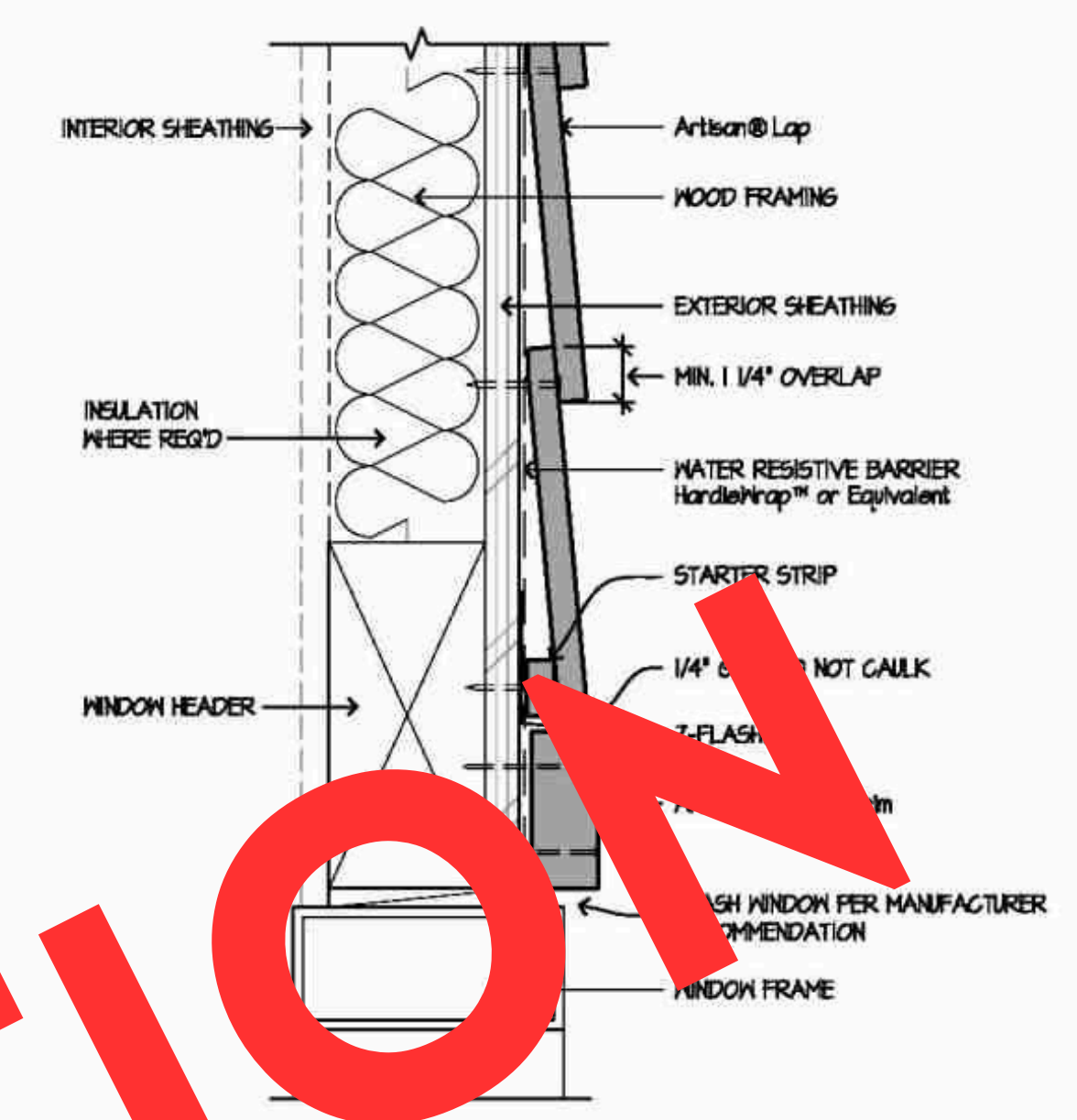
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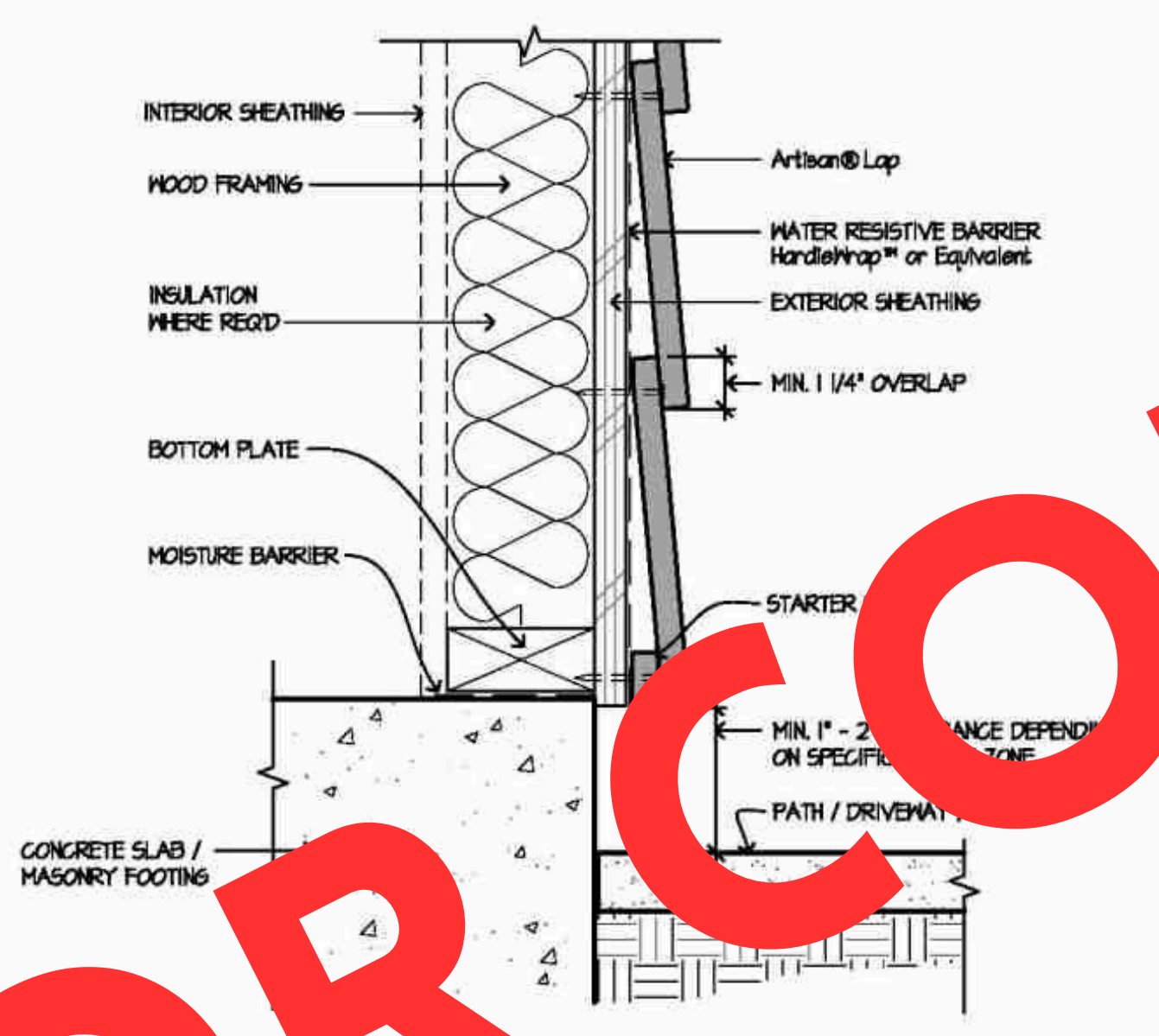
9 PARAPET
SCALE: 3/4"=1'-0"



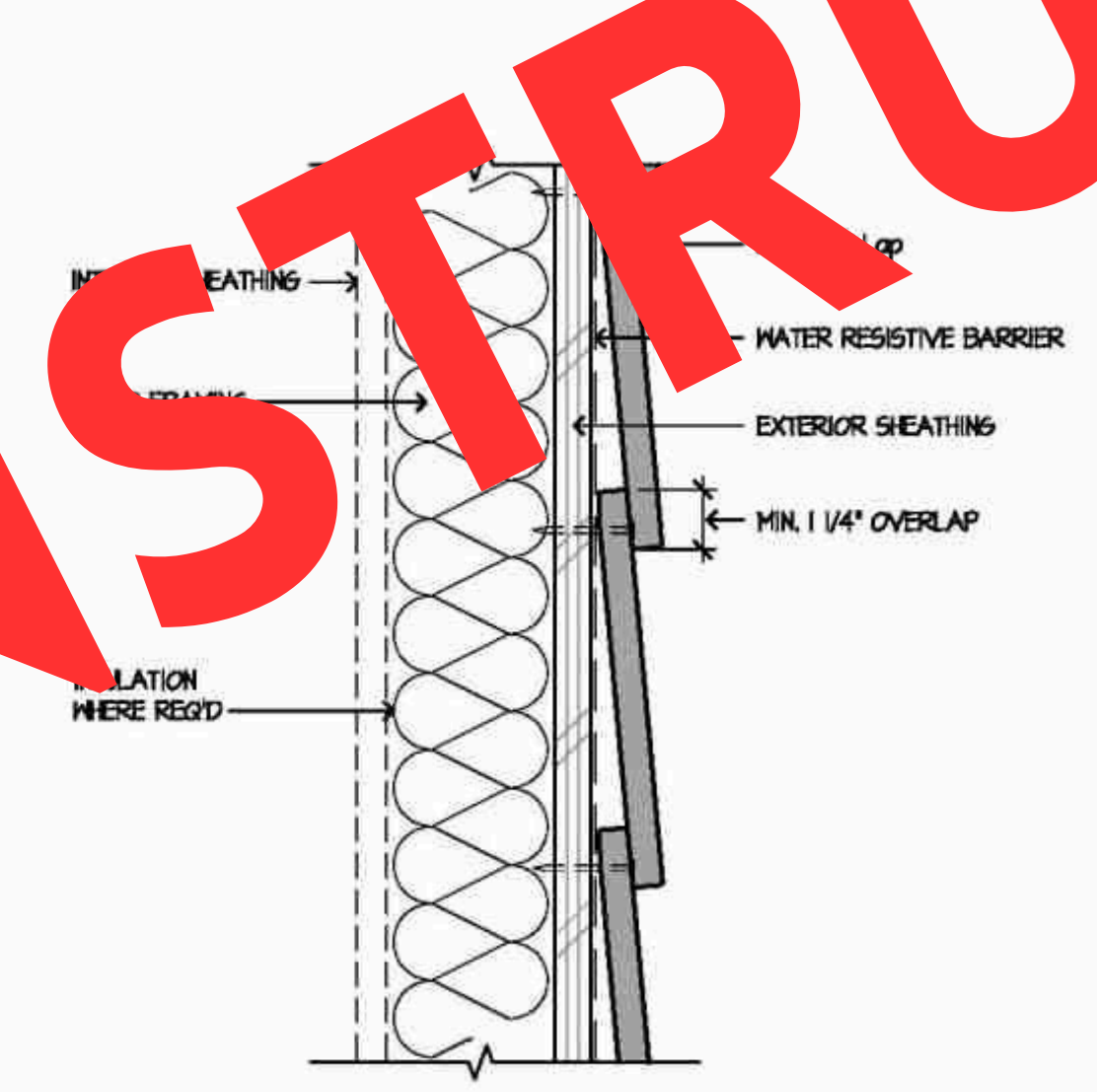
6 GRADE CLEARANCE
SCALE: 3/4"=1'-0"



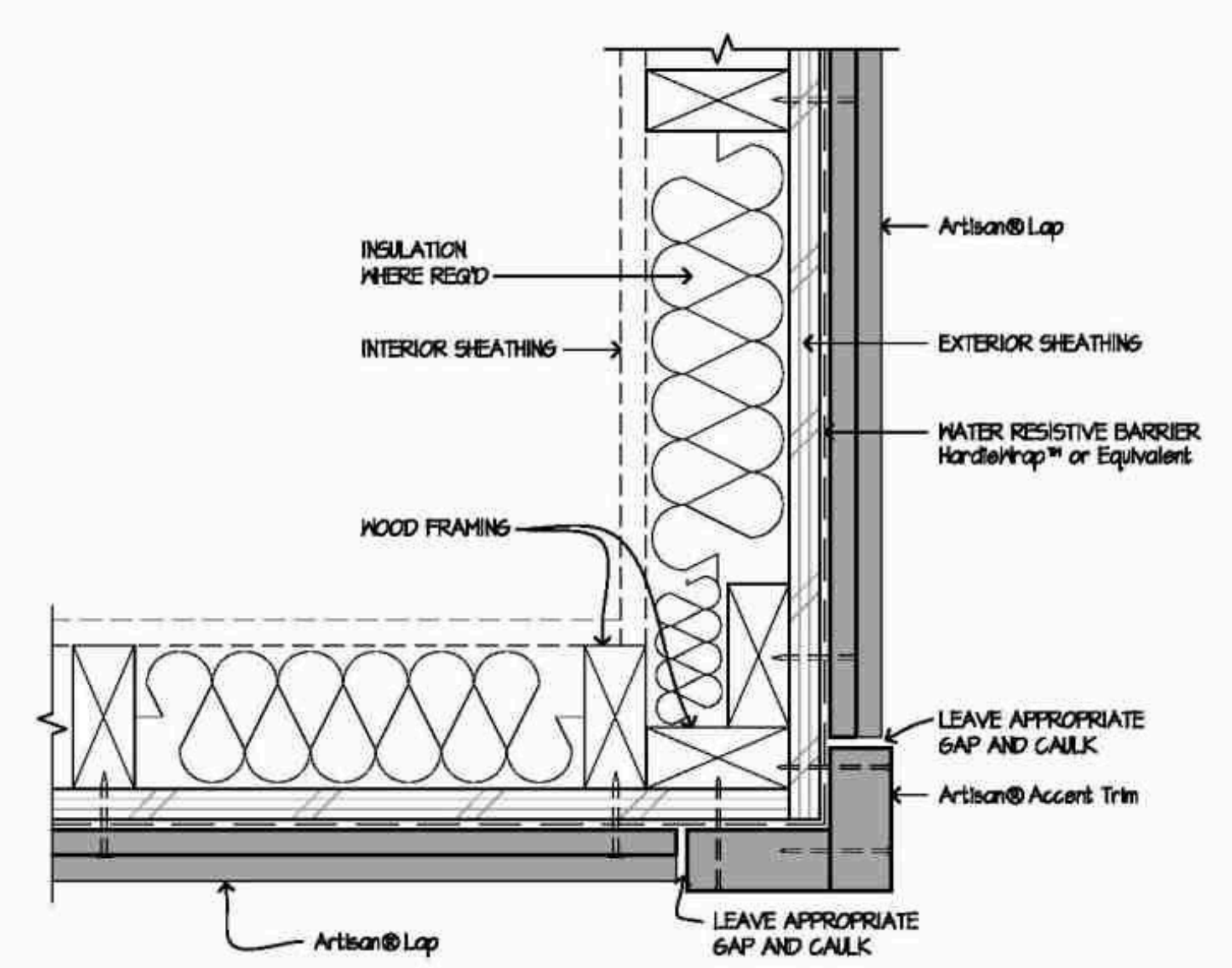
3 WINDOW/DOOR HEAD
SCALE: 3/4"=1'-0"



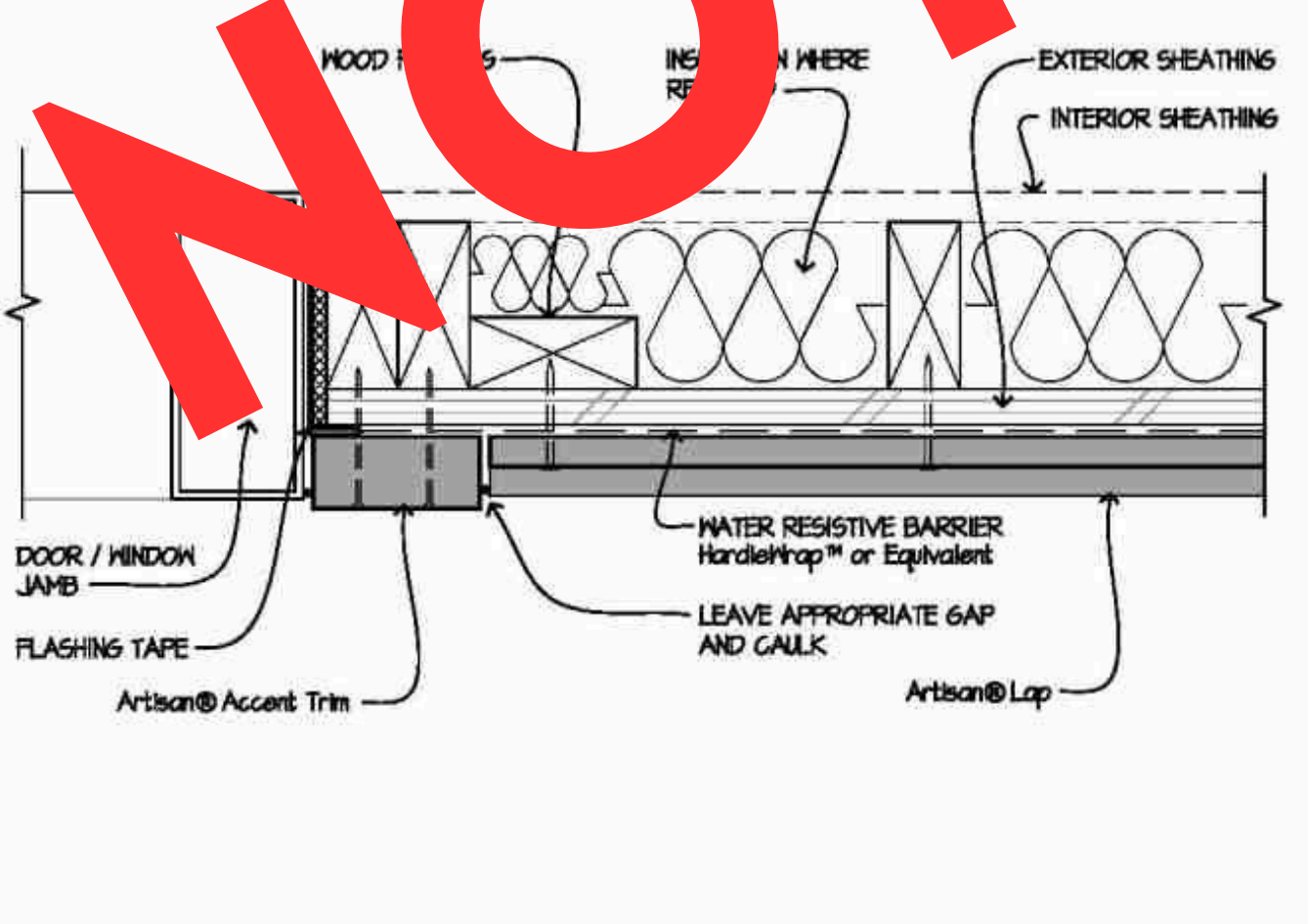
8 LANDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



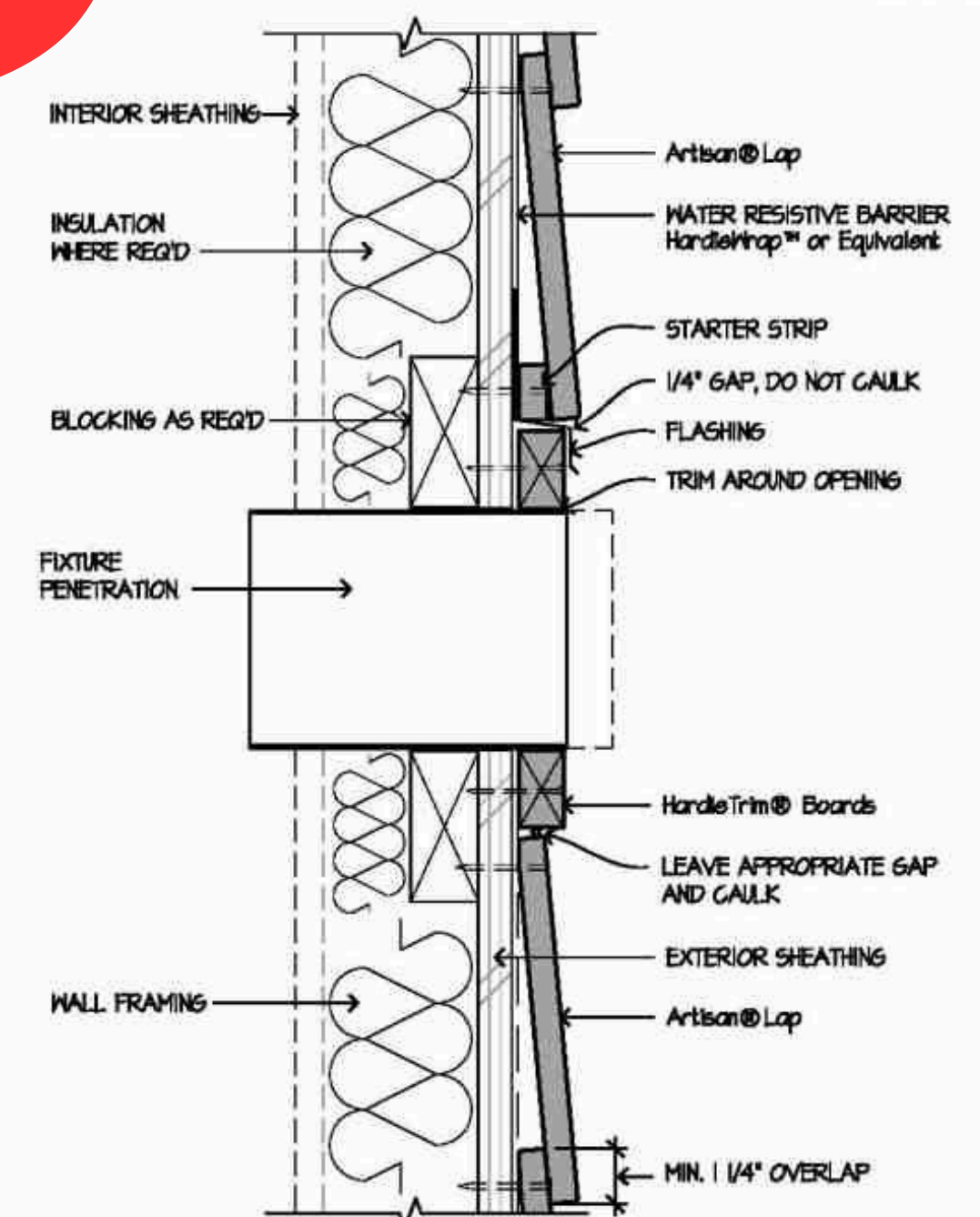
5 HORIZONTAL LAP VIEW
SCALE: 3/4"=1'-0"



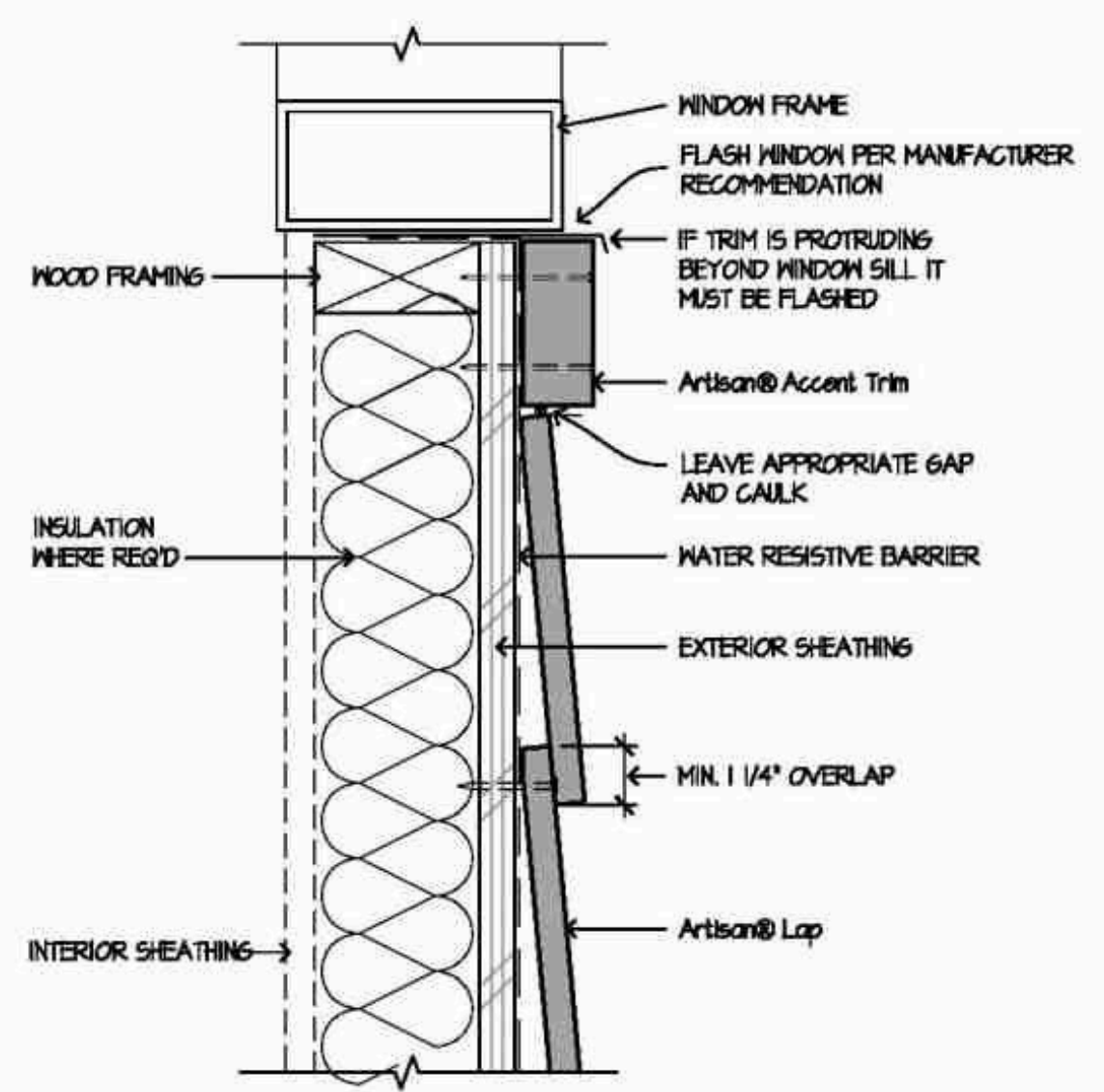
2 OUTSIDE CORNER
SCALE: 3/4"=1'-0"



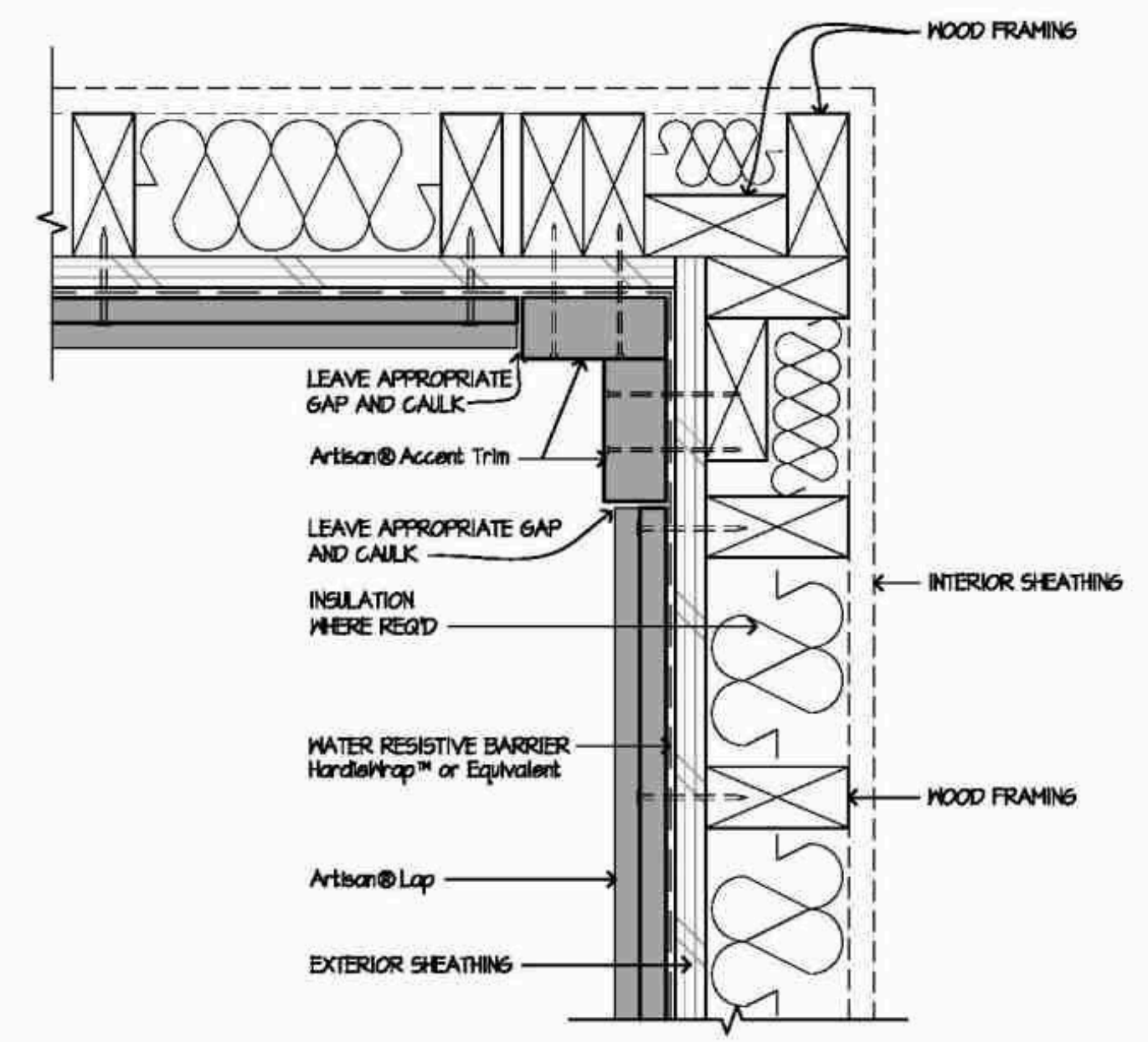
10 DOOR / WINDOW JAMB
SCALE: 3/4"=1'-0"



7 FIXTURE PENETRATION
SCALE: 3/4"=1'-0"



4 WINDOW SILL
SCALE: 3/4"=1'-0"



1 INSIDE CORNER
SCALE: 3/4"=1'-0"

NOT FOR CONSTRUCTION