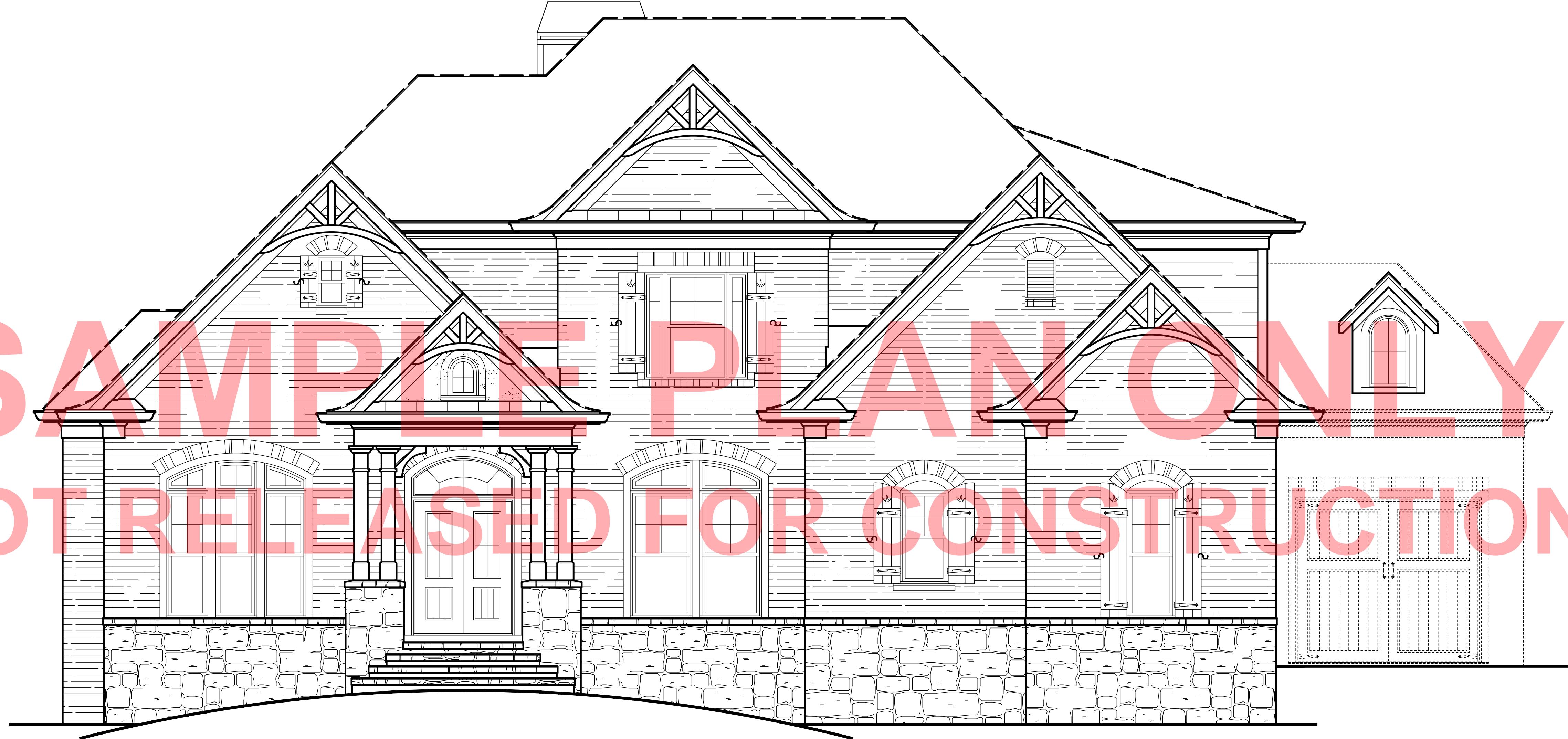


**SAMPLE PLAN ONLY
NOT RELEASED FOR CONSTRUCTION**



SAMPLE PLAN ONLY

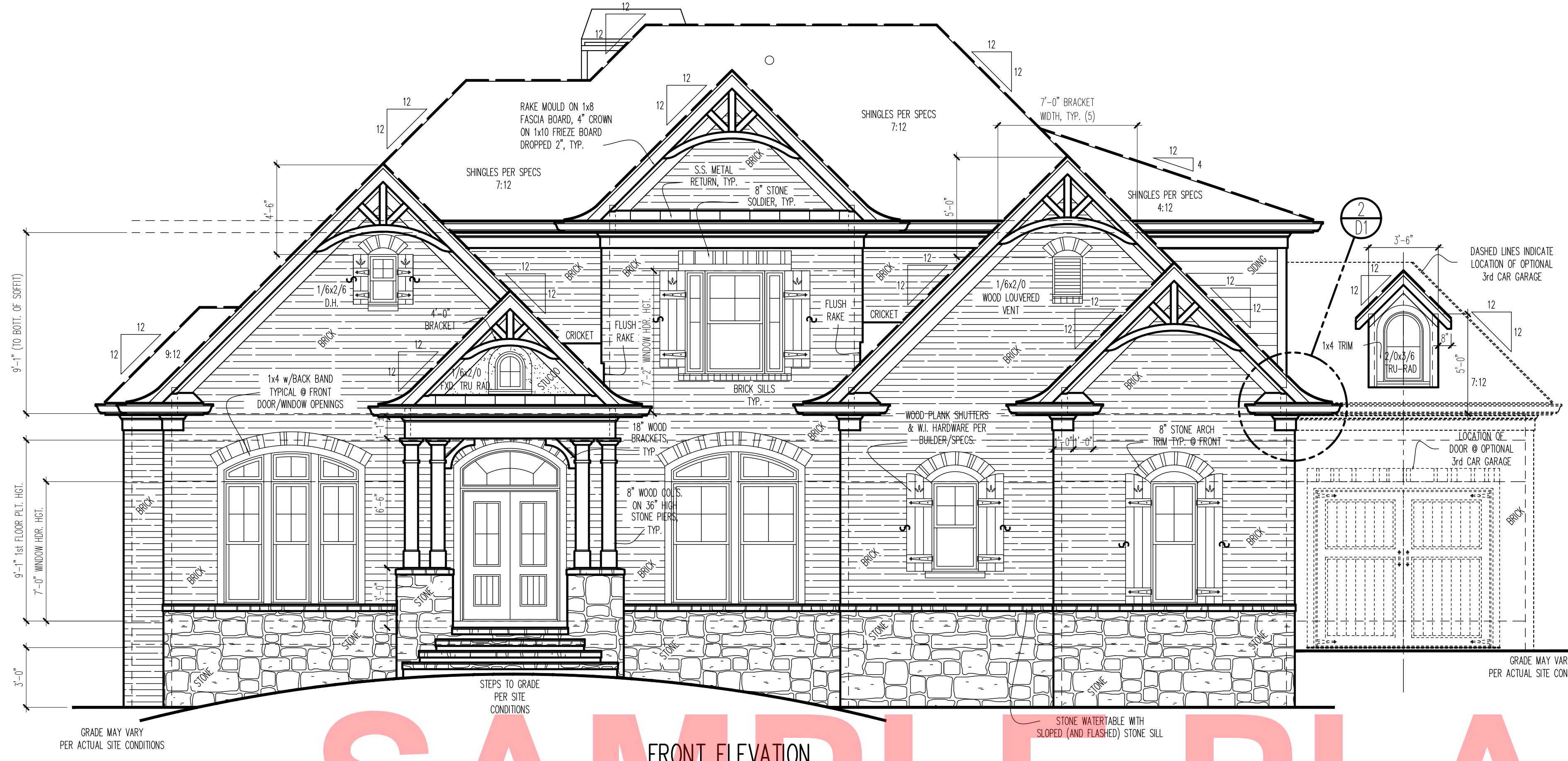
CRAWL FOUNDATION

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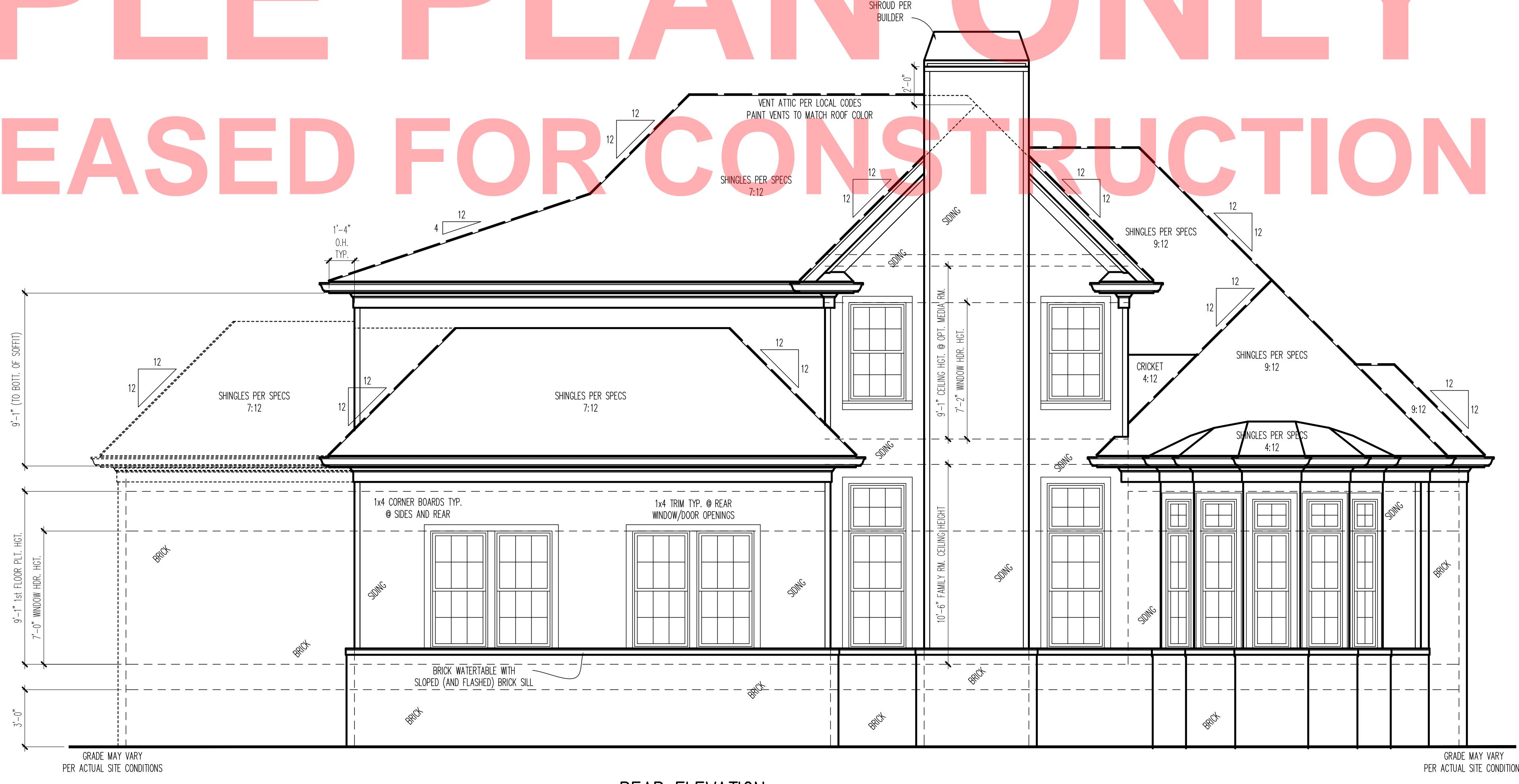


GENERAL NOTES

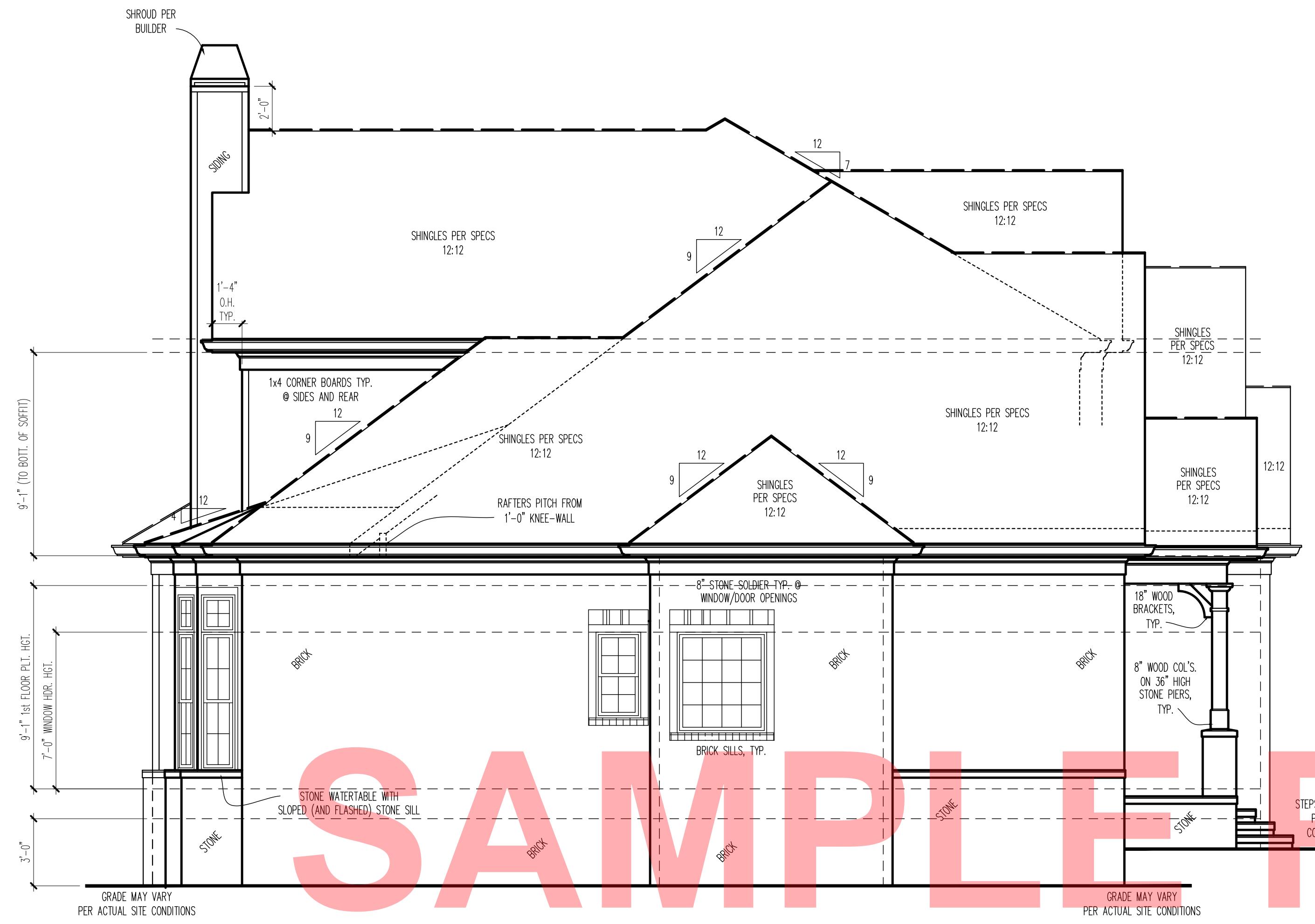
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
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3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FOREST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY A SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
11. ARCHIVAL DESIGNS, INC. IS THE SOLE OWNER OF THIS AND ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
13. THE DRAWINGS PREPARED BY ARCHIVAL DESIGNS, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

SAMPLE PLAN ONLY

NOT RELEASED FOR CONSTRUCTION



SQUARE FOOTAGE	
1ST FLOOR	1,967 SQ FT
2ND FLOOR	1,029 SQ FT
TOTAL HEATED	2,996 SQ FT
2-CAR GARAGE	472 SQ FT
OPT. GARAGE	258 SQ FT
OPT. MEDIA	253 SQ FT
FRONT PORCH	62 SQ FT
OPT. PORCH	328 SQ FT

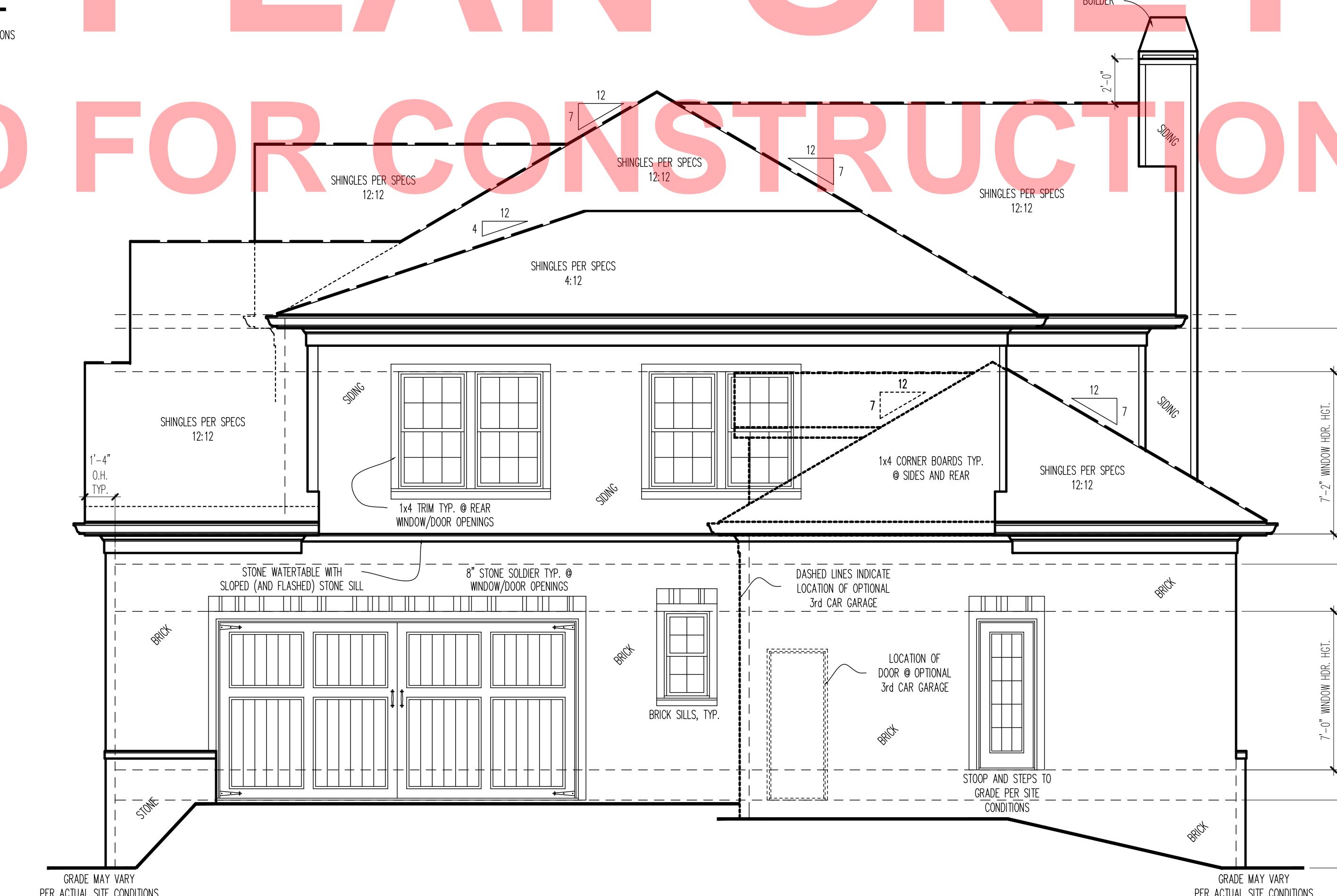


LEFT SIDE ELEVATION

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

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND STANDARDS.
2. CONTRACTORS SHALL VERIFY ALL CONDITIONS, SCHEDULES & DIMENSIONS AT SITE BEFORE BEGUNNING CONSTRUCTION. ANY DISCREPANCY SHALL BE NOTED TO ARCHIVAL DESIGNS, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ALL CONDITIONS NOT RECORDED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER ADDED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF SUPPORTING THE LOAD. LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SOIL TESTS.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH THE LOCAL SOIL AND LOCAL CODES.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL CONCRETE AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO VARIANCE IN LOCAL CODES. LOCAL ENGINEER TO DETERMINE FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR SHALL ADJUST DESIGN ACCORDINGLY VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND INSURE A QUALITY A SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL CONCRETE AND SOIL FRAMING SHOULD BE DESIGNED TO SUPPORT ALL LOADS AND SHOULD EXTEND DOWN THESE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER APPROPRIATE LEVELS AS DETERMINED BY LOCAL CODE.
10. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER PROPERTY.
11. ARCHIVAL DESIGNS, INC. IS THE SOLE OWNER OF THIS AND ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED DESIGN.
12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR SYSTEM DEPTH TO DESIGN CONSIDERATIONS. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
13. THESE DRAWINGS PROVIDED BY ARCHIVAL DESIGNS, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.



RIGHT SIDE ELEVATION

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

SQUARE FOOTAGE	
1ST FLOOR	1,967 SQ FT
2ND FLOOR	1,029 SQ FT
TOTAL HEATED	2,996 SQ FT
2-CAR GARAGE	472 SQ FT
OPT. GARAGE	258 SQ FT
OPT. MEDIA	253 SQ FT
FRONT PORCH	62 SQ FT
OPT. PORCH	328 SQ FT

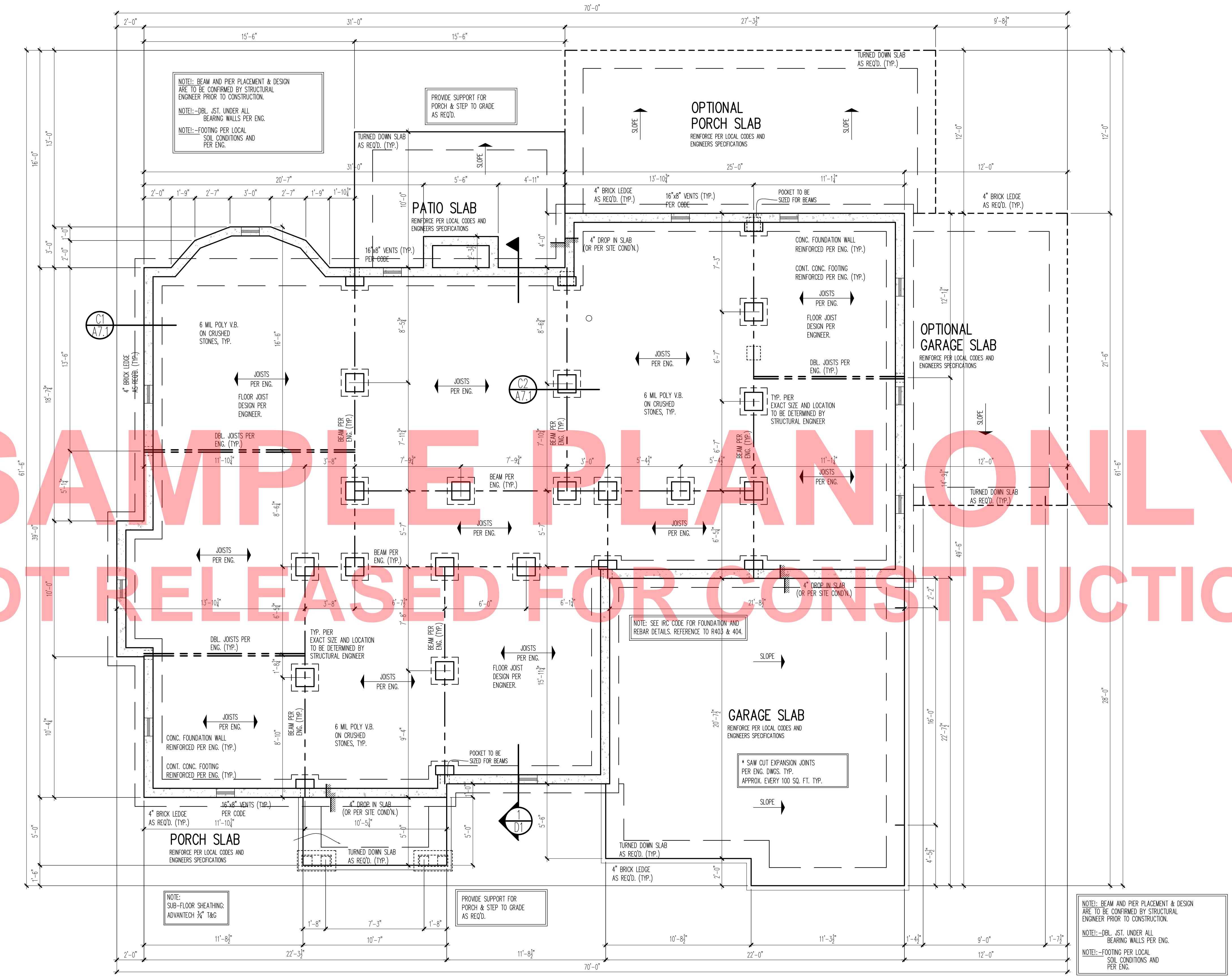
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2x10's WITH $\frac{1}{2}$ " PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOIST UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH $\frac{1}{2}$ " CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER $\frac{1}{3}$ OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE $\frac{1}{2}$ " CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR & ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

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3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FOREST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY A SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVEL BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
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13. THE DRAWINGS PREPARED BY ARCHIVAL DESIGNS, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.



CRAWL FOUNDATION PLATE

SCALE: $1/4'' = 1'$

SQUARE FOOTAGE	
1ST FLOOR	1,967 SQ FT
2ND FLOOR	1,029 SQ FT
TOTAL HEATED	2,996 SQ FT
CAR GARAGE	472 SQ FT
OPT. GARAGE	258 SQ FT
OPT. MEDIA	253 SQ FT
FRONT PORCH	62 SQ FT
OPT. PORCH	328 SQ FT

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS. LOCAL BUILDING CODES PER REQUIREMENT. PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL STUDS AND RAFTERS SHALL BE ALIGNED OVER STUDS.
3. ALL HEADERS SHALL BE 2-2X10's WITH 1/2" PLYWOOD FACING. ALL RAFTERS SHALL BE 2-2X10'S.
4. FRAMER TO INSTALL DOUBLE FLOOR JOIST UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. ALL FLOOR JOISTS SHALL BE SPANNED AT MID SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INTERIOR AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. CORNERS SCHEDULE SHALL BE 8d COMMONS AT 8"-0" O.C. AT ALL EDGES AND 8d COMMONS AT 12"-0" O.C. AT ALL DIAGONAL CORNER BRACES, BOTH DIRECTIONS AT ALL CORNERS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN TO THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE COLLAR TIES AT SPANNED SPANS FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPRIGHT & VERTICAL RAFTERS, AND RIDGE BOARD AND CEILING JOISTS AT 4"-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE INCH THICK.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED FLOOR & ROOF TRUSSES ARE USED, THE CONTRACTOR SHALL REFER TO THE MANUFACTURER'S DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL EXTERIOR WALLS SHALL BE DESIGNED TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE ON THE GROUND FLOOR AND SUPPORTED BY A THICKENED SLAB GRADE BEAM.
14. ALL EXTERIOR WALLS SHALL BE DESIGNED TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD.
15. ALL EXTERIOR COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL LOCAL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES.

2. CONTRACTORS SHALL VERIFY ALL CONDITIONS, SCHEDULES & DIMENSIONS HAVE BEEN READ BEFORE COMMENCING ANY DISPARANCES SHALL BE REFERRED TO ARCHIVAL DESIGNS, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ERRORS THAT ARE NOT RECORDED.

3. ALL DIMENSIONS SHALL BE READ AND CALCULATED AND NOT ADDED OR SUBTRACTED.

4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HAVING A MINIMUM OF 3000 PSI. SEE LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.

5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING IN THE STATE IN WHICH IT IS BUILT.

6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.

7. ALL EXTERIOR & STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS TO OCCUR DUE TO THE VARIANCE IN LOCAL CODES, BEARING CONDITIONS, FOREST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY A SAFE STRUCTURE.

8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.

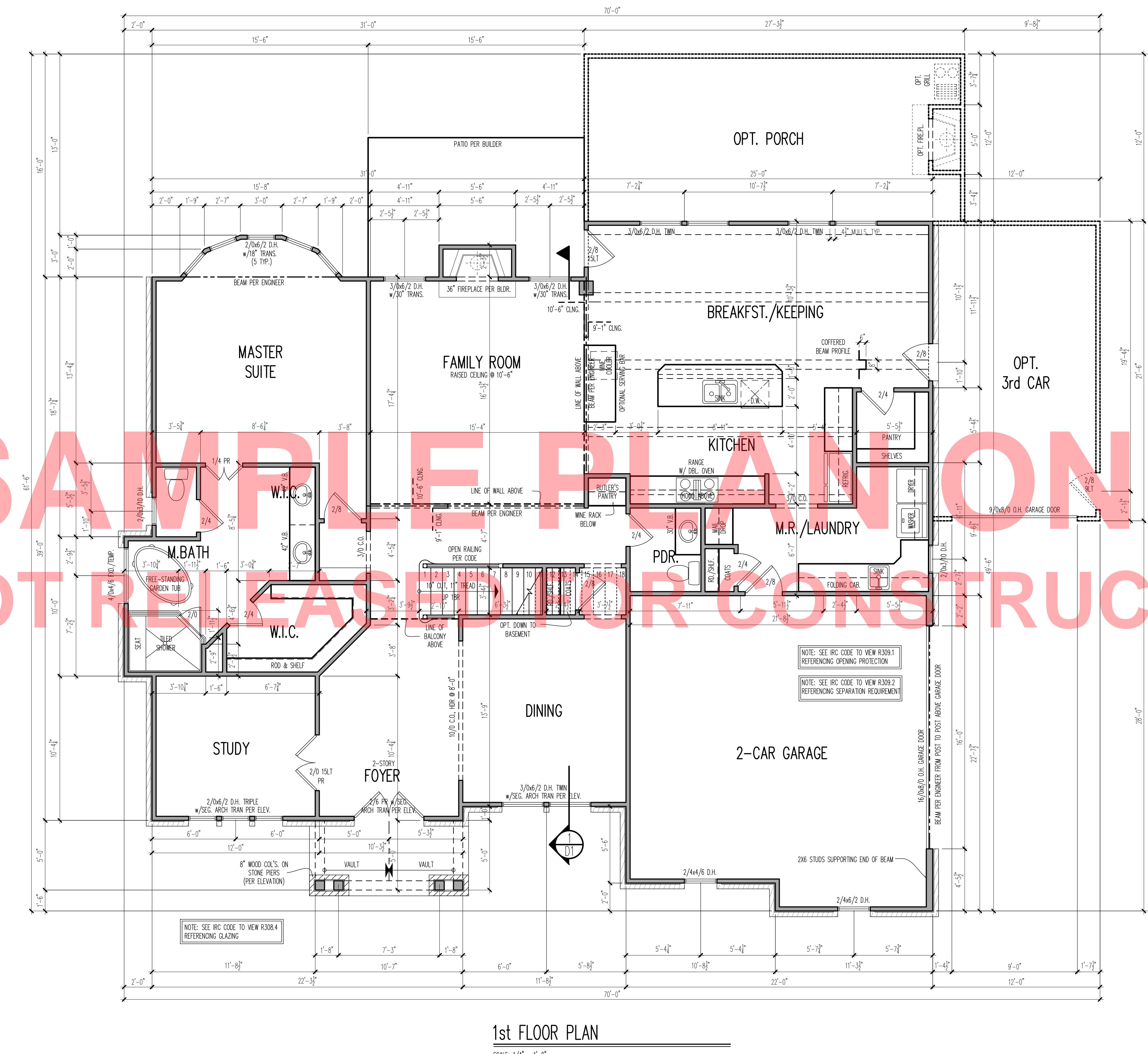
9. ALL EXTERIOR & SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER APPROPRIATE POINTS.

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12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER TO RELATE FLOOR SYSTEM DEPTH TO CODE AND DESIGN ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.

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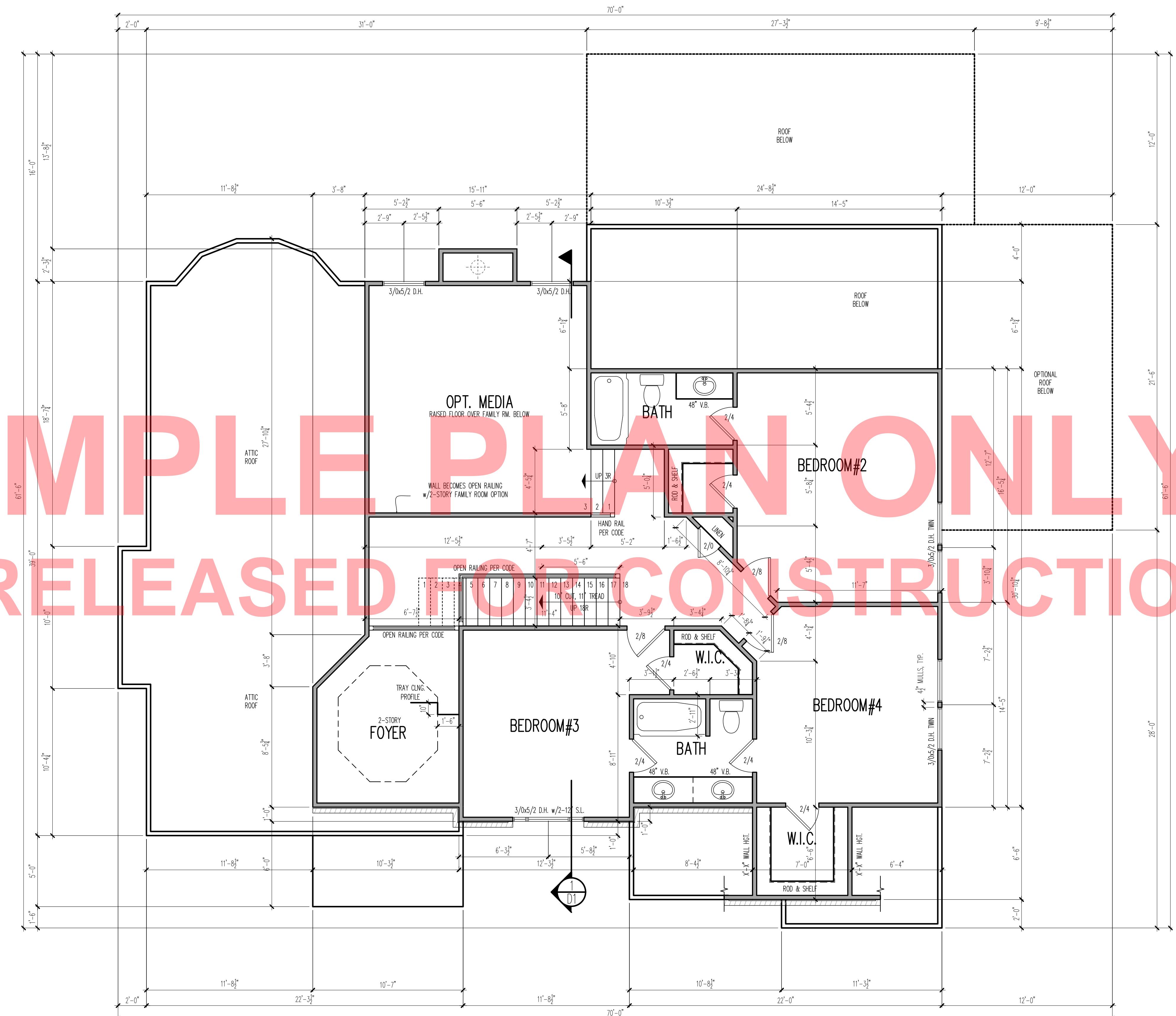
GENERAL FRAMING NOTES

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1. PROVIDE PURING AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS.
3. ALL HEADERS SHALL BE 2x4's WITH $\frac{3}{8}$ " PLYWOOD FUTCH PLATES, UNLESS OTHERWISE NOTED.
4. FUTCH PLATES SHALL BE PLACED FLUSH WITH THE UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1x4" X 12" BRIDGING AT MID POINT OF SPAN OR 8'-0" MAXIMUM ON ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULED AS PER CODE. ALL CORNERS SHALL BE BRACED, ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTIONAL APPROVED DIAGONAL CORNERS) ALL CORNERS SHALL BE BRACED, ALL CORNERS.
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR OR BEAR ON A BEARING POINT DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x6 STRONGBACK AT MID SPAN FOR COLUMNS AND BEAMS OVER 12'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
11. ROOF RAFTERS SHALL BE 2x6 PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR & ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS AND CONSTRUCTION DETAILS FOR LOCAL ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL RAFTERS, JOISTS AND RAFTER BRACERS TO LEAN ON LOAD BEARING POINTS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BEAR ON A BEARING POINT DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 x 4 STUDS UNLESS OTHERWISE NOTED.

GENERAL NOTES

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2. CONTRACTOR SHALL VERIFY ALL CONDITIONS, SCHEDULES & DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCY SHALL BE NOTED IN THE CONSTRUCTION DRAWINGS, NO FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS AND OMISSIONS.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FLOOR LEVELS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROBLEMS RELATED TO SOIL.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF CONTRACTOR POURS CONCRETE AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO WIDE VARIANCE IN SOIL CONDITIONS, SOIL DEPTH, GEOPHYSICAL PROFILE, DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL FOUNDATION AND STRUCTURAL MEMBERS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY & SAFE STRUCTURE.
8. ALL FOUNDATION, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY THE LOAD OF THE FLOOR AND CEILING LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. THIS DESIGN IS THE PROPERTY OF THE CONTRACTOR, THE STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
11. ARCHITECTURAL DESIGN IS THE SOLE OWNER OF THIS AND ANY DERIVATIVE MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO FLOOR DESIGN AND MODIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
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2ND FLOOR	1,029 SQ FT
TOTAL HEATED	2,996 SQ FT
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NOTE:
ROOF SHEATHING:
USE $\frac{5}{8}$ " PLYWOOD WITH
VERASHIELD UNDERLayment
OR ADVANCED $\frac{5}{8}$ "
SHEATHING.

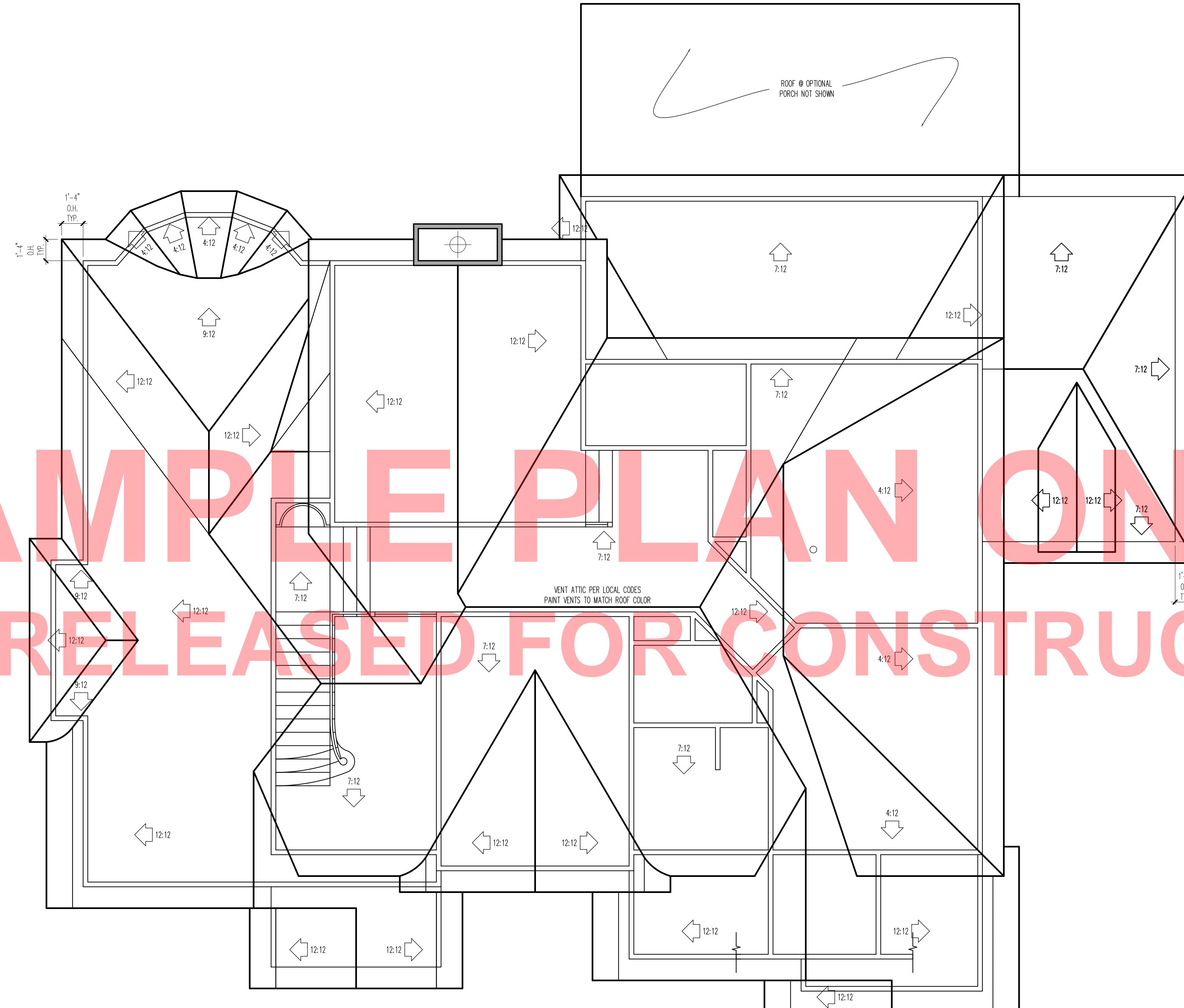
UNDERLayment:
APPROVED
ASPHALT-SATURATED
ORGANIC FELT MUST BE
INSTALLED UNDER SHINGLES.
UNDERLayment MUST HAVE
OVERLAPS AS FOLLOWS:
1. SLOPES OF AT LEAST
2:12 AND LESS THAN 4:12
REQUIRE TWO LAYERS
WITH 19" OVERLAPS
2. SLOPES OF 4:12 OR
GREATER REQUIRE A
SINGLE LAYER WITH A
HORIZONTAL LAP OF AT
LEAST 2;
3. END LAPS ARE OFFSET
AT LEAST 6'-0".

NOTE:
DRIP EDGE:
1. MIN. LAP OF 2 IN.
2. MIN. 0.25 IN. EXTENSION
PAST ROOF
3. MIN. 2 IN. EXTENSION ONTO
ROOF SHEATHING
4. MAXIMUM 12 IN. SPACING
FASTNERS
5. UNDERLayment OVER DRIP
EDGE AT EAVES
6. UNDERLayment UNDER
DRIP EDGE AT GABLES
(RAKES)

NOTE:
VALLEYS:
APPROVED VALLEY LININGS
MUST MEET ONE OF THE
FOLLOWING REQUIREMENTS:
1. METAL VALLEY LINING AT
LEAST 24" WIDE FOR OPEN
OR CLOSED VALLEY
2. TWO PLIES OF MINERAL
SURFACED ROLL ROOFING
(10" BOTTOM, 36" TOP
LAYER) FOR OPEN OR
CLOSED VALLEY.

NOTE:
SIDEWALL FLASHING:
STEP FLASHING OR
CONTINUOUS FLASHING TO BE
LEAST 4" WIDE BY 4" HIGH.
FLASHING AT LOWER END MUST
TURN OUT TO DIRECT WATER
AWAY FROM WALL.

NOTE:
ALL CEILING JOISTS AND
RAFTERS BRACING TO BEAR
ON LOAD BEARING WALLS
DESIGNED TO CARRY THE
LOAD THROUGH ALL LEVELS



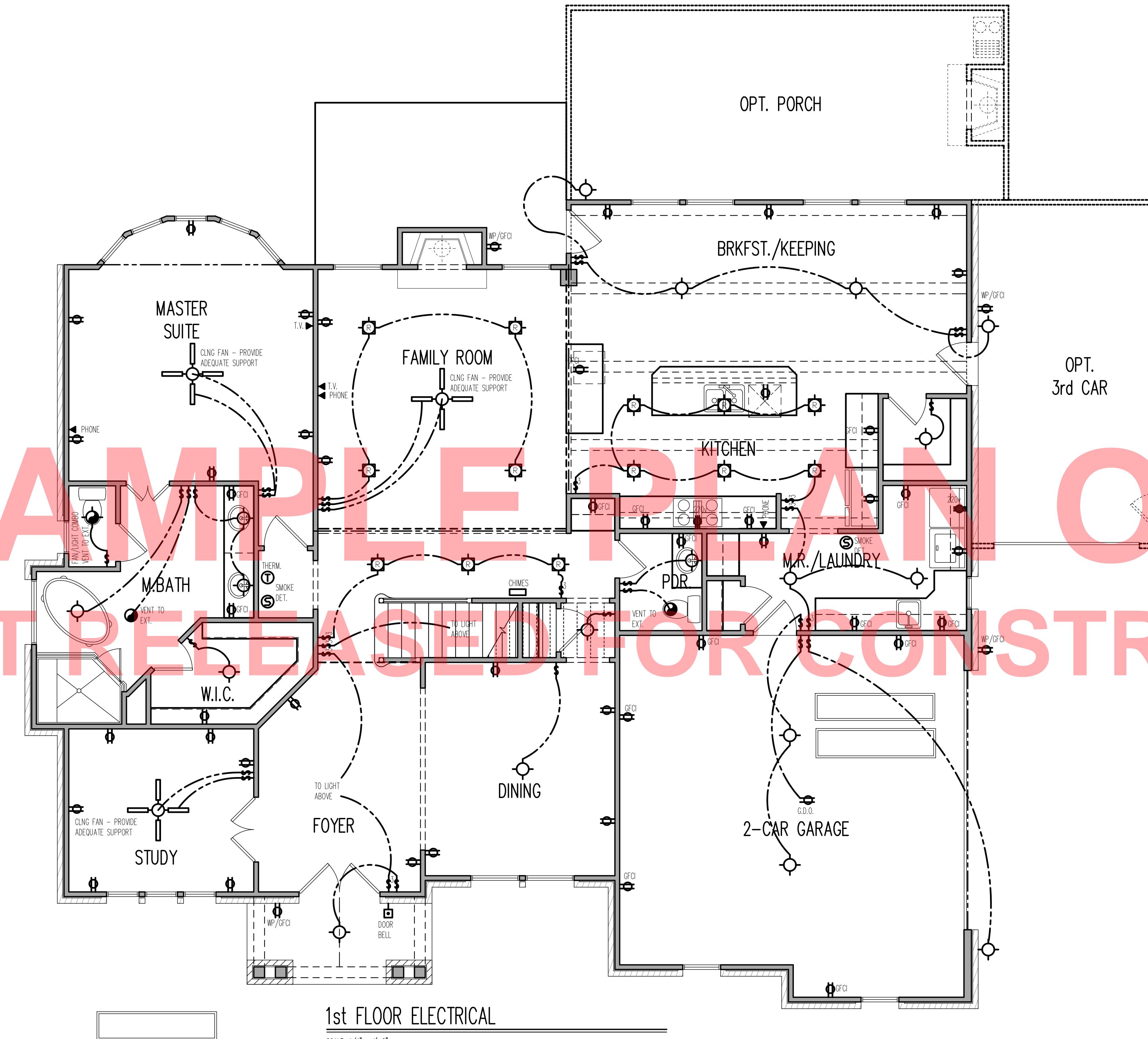
ROOF PLA

SCALE: 1/4" = 1'

SQUARE FOOTAGE	
1ST FLOOR	1,967 SQ FT
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CAR GARAGE	472 SQ FT
OPT. GARAGE	258 SQ FT
OPT. MEDIA	253 SQ FT
FRONT PORCH	62 SQ FT
OPT. PORCH	328 SQ FT

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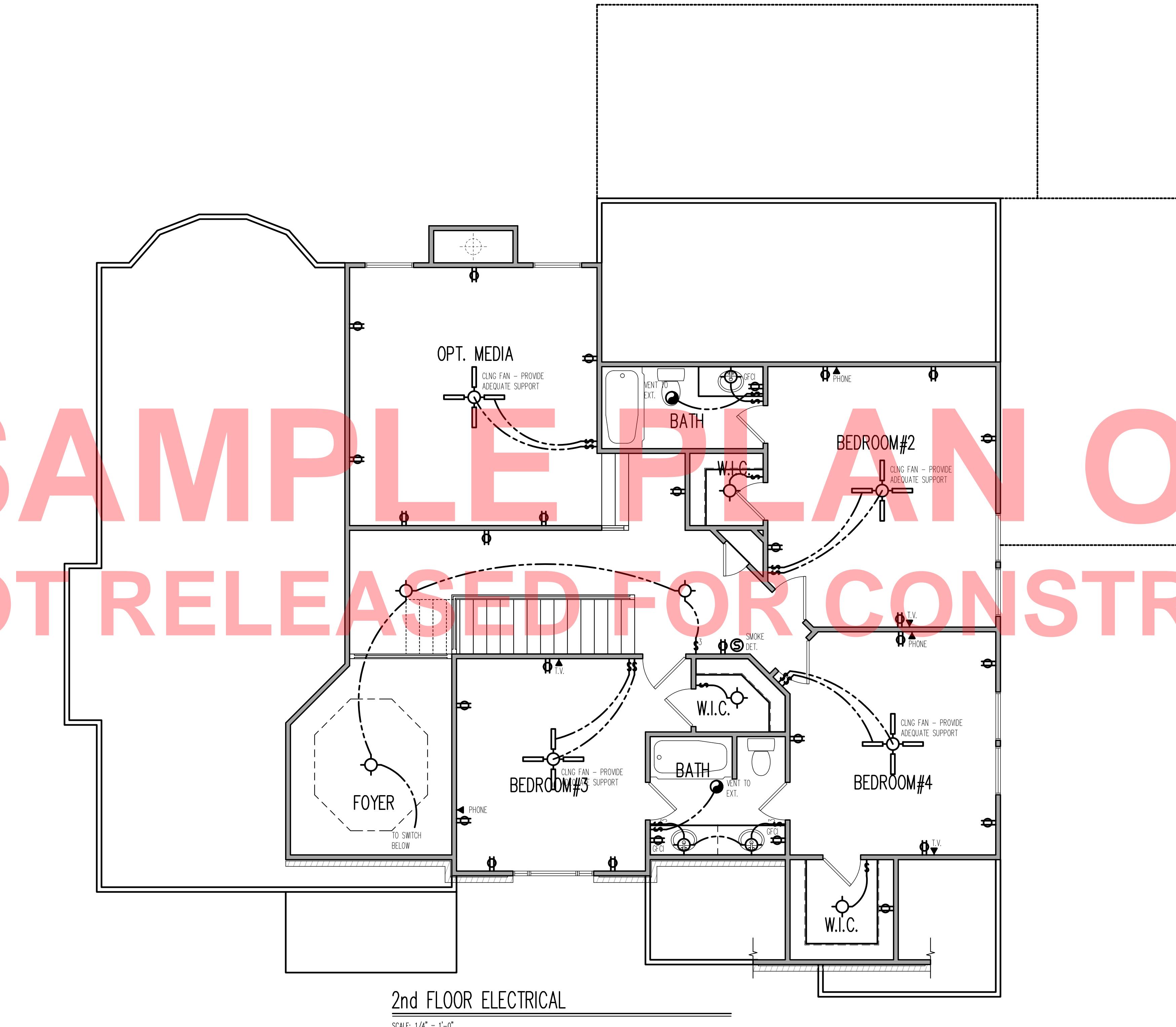


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- ALL FOUNDATIONS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROBLEMS RELATED TO FOUNDATIONS.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF REINFORCED CONCRETE, REINFORCE ANY FOUNDATION WALL, REINFORCE AS PER CODE.
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**SAMPLE PLAN ONLY
NOT RELEASED FOR CONSTRUCTION**



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Approved Asphalt Shingles and Underlayment per Specs.
On 1/2" Ext. Grade Roof Sheathing.
Vent Roof per Local Code.
Roof Vents to be Painted

12

7

ENGINEERED ROOF TRUSSES OR STICK BUILT ROOF FRAMING PER BUILDER.

CEILING JOISTS PER ENG.

CEILING JOISTS PER ENG.

2-2x4 TOP PLATE (TYP.)

16" PLATE HEIGHT

9'-1" 2nd FLOOR PLATE HEIGHT

2x4 BOTTOM PLATE (TYP.)

16" PLATE HEIGHT

9'-1" 2nd FLOOR PLATE HEIGHT

2x4 INTERIOR FRAMING TYP. @ 1st & 2nd FLOOR, @ 16" ON CENTER

HANDRAIL PER CODE/BUILDER

FLOOR SYSTEM PER ENGINEER

3

2

1

RIM JOIST

9'-1" MEDIA RM. CEILING HEIGHT

10'-6" FAMILY RM. CEILING HEIGHT

18-7" RISERS
11" TREADS, 10" CUT
2x12 STRINGERS TYP.

FLOOR SYSTEM PER ENGINEER

FLOOR SYSTEM PER ENGINEER

CONCRETE FOUNDATION AND FOOTING PER STR. ENG.

BEAM PER ENG. (TYP.)

2x P.T. PLT.

PIER TYP. EXACT SIZE AND LOCATION TO BE DETERMINED BY STRUCTURAL ENGINEER

BRICK VENEER PER Specs. (TO CONFORM TO B.I.A. STANDARDS)

WEEP HOLES PER B.I.A.

SAMPLE PIA

NOT RELEASED FOR CO

CROSS SECTION

1 D1

SCALE: 3/8" = 1' 0"

ASPHALT SHINGLES
PER Specs.

1/2" EXT. GRADE SHEATHING

2' - 3" ±

12/12 RAFTERS

2x8 w/ TOP CUT
RADIUS OF 3'-2"
(ARC DEPTH=3")

1x8 FASCIA BOARD
w/ Ogee PROFILE
GUTTER AND DRIP EDGE

2x6

2x4 BLOCKING

1/2" PLYWOOD SOFFIT
w/ 2" CONTINUOUS VENT

2x8 CEILING JOISTS

3 5/8" CROWN ON
1x8 FRIEZE BOARD
DROPPED 2"

2-2x4 TOP PLATE

1/2" SHEATHING

BRICK VENEER

1" AIRSPACE

2x4 FRAMING @ 16" ON CENTER

INSULATION PER Specs.

SWOOPED RAFTER DETAIL (TYP.)

PLAN

24"

24"

16"

16"

2 BLOCKS

24"

16"

PIER DETAIL

CAP BLOCK

2-8" x 8" x 16" BLOCK

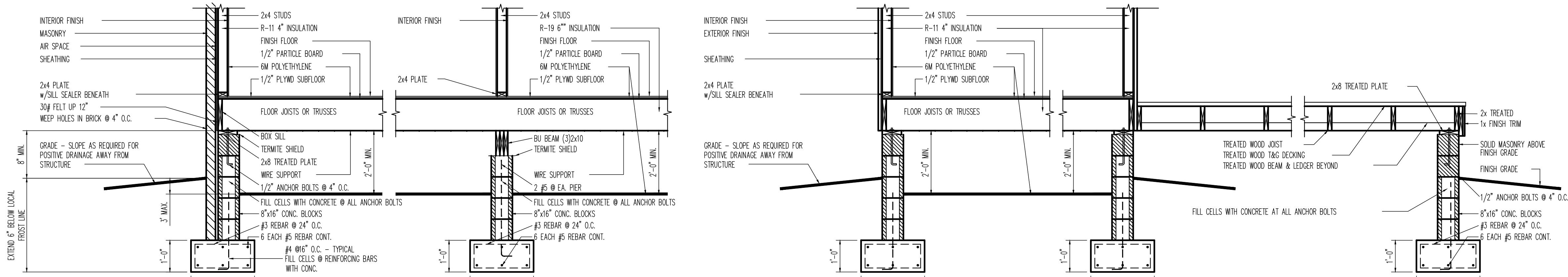
ROTATE EACH COURSE

12" MIN.

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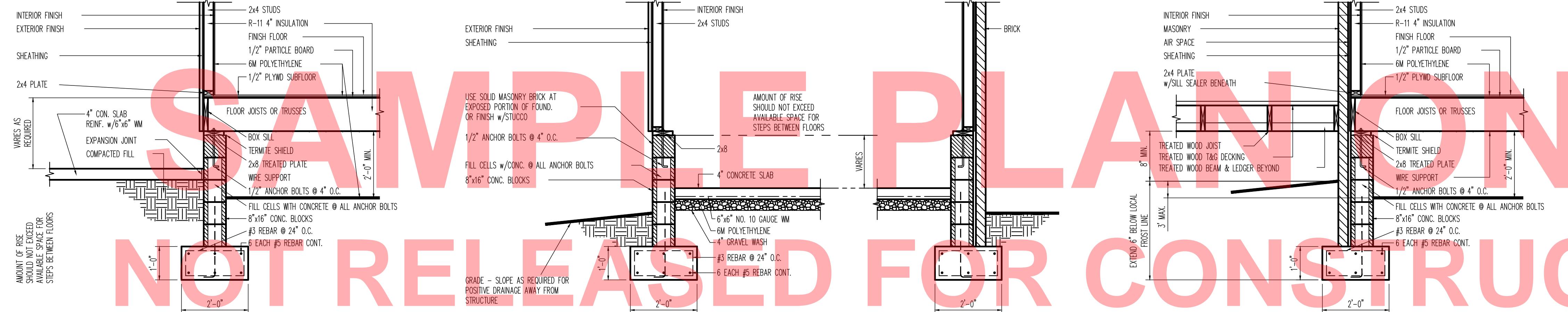
C1
A7.1

C2
A7.1

C3
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C4
A7.1

C5
A7.1



C6
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C7
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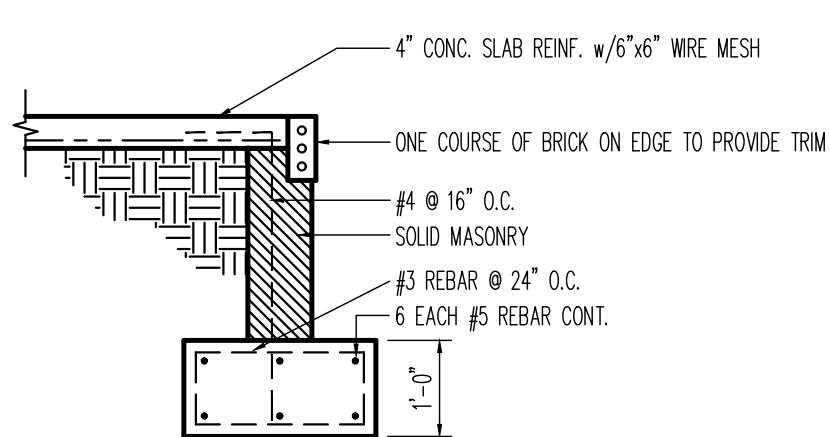
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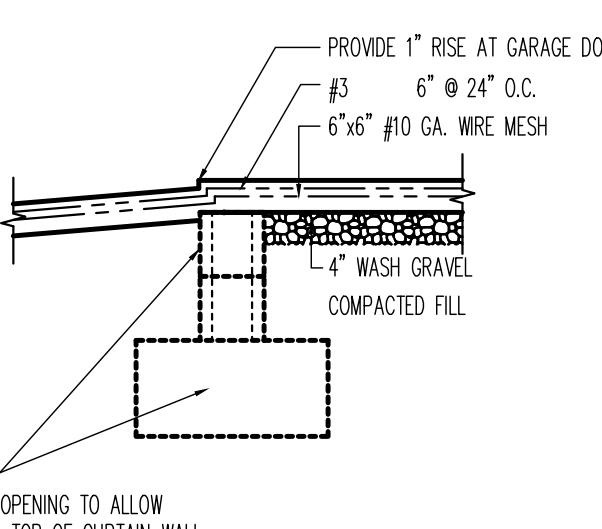
FOUNDATION FOOTING DETAILS

SCALE 1" = 1'-0"
NOTE: FOOTINGS HAVE BEEN DESIGNED FOR UNIVERSAL CONDITIONS AND DO NOT ADDRESS A SPECIFIC SITE. SOIL SAMPLES SHOULD BE TAKEN AT THE SITE BY A PROFESSIONAL SOIL TESTING LABORATORY AND IF NECESSARY, FOOTINGS SHOULD BE MODIFIED AS REQUIRED BY A STRUCTURAL ENGINEER FAMILIAR WITH LOCAL CONDITIONS.

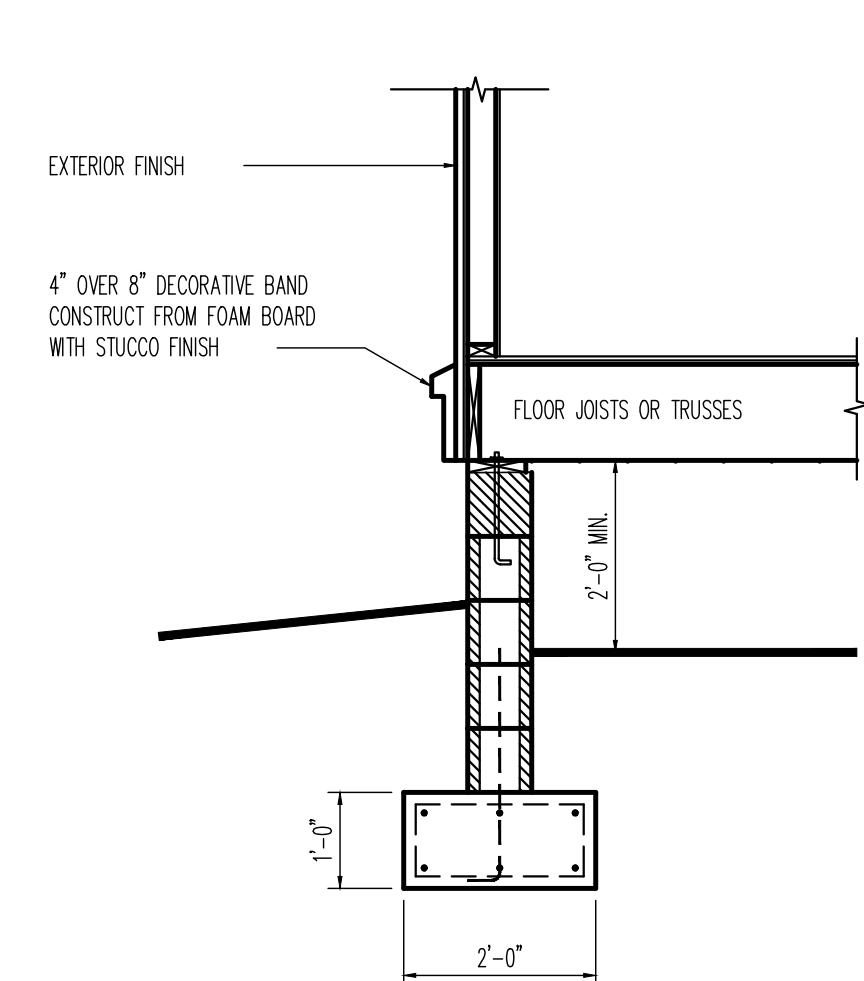
THIS PLAN MAY BE AVAILABLE WITH MORE THAN ONE FOUNDATION TYPE. DETAILS ARE AS FOLLOWS:
S DETAILS ARE FOR MONOLITHIC CONCRETE SLAB CONSTRUCTION
C DETAILS ARE FOR CRAWL SPACE FOUNDATION CONSTRUCTION
B DETAILS ARE FOR BASEMENT CONSTRUCTION
SOME DETAILS MAY HAVE IDENTIFICATION NUMBERS AND MAY BE INTENDED FOR MULTIPLE FOUNDATION TYPES.
USE ONLY THOSE DETAILS APPLICABLE TO THE FOUNDATION TYPE THAT YOU ARE USING AND SPECIFIED ON THE FOUNDATION PLAN.



CB
A7.1



CB
A7.1



C10
A7.1

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