

NOTE:
4" CONCRETE SLAB W/6X6
10/10 WIRE MESH OVER .006
MIL. VAPOR BARRIER AND 4"
WASHED GRAVEL. GRADE
BEAMS UNDER ALL BEARING
WALLS. ENGINEER REQUIRED
FOR MONOLITHIC SLAB.

4" #300EFC CONG. OVER .006 MIL
VIGQUEEN MOISTURE BARRIER.

MEMBER
A BD
AMERICAN INSTITUTE OF
BUILDING DESIGN

Copyright by [REDACTED]
[REDACTED]
[REDACTED]

SCALE	As Shown	DATE	FILE
DRAWN BY	[REDACTED]	DESIGN BY	[REDACTED]
PLATE	[REDACTED]	PLATE	[REDACTED]
REV.	[REDACTED]	REV.	[REDACTED]
SHEET #	[REDACTED]	SHEET #	[REDACTED]

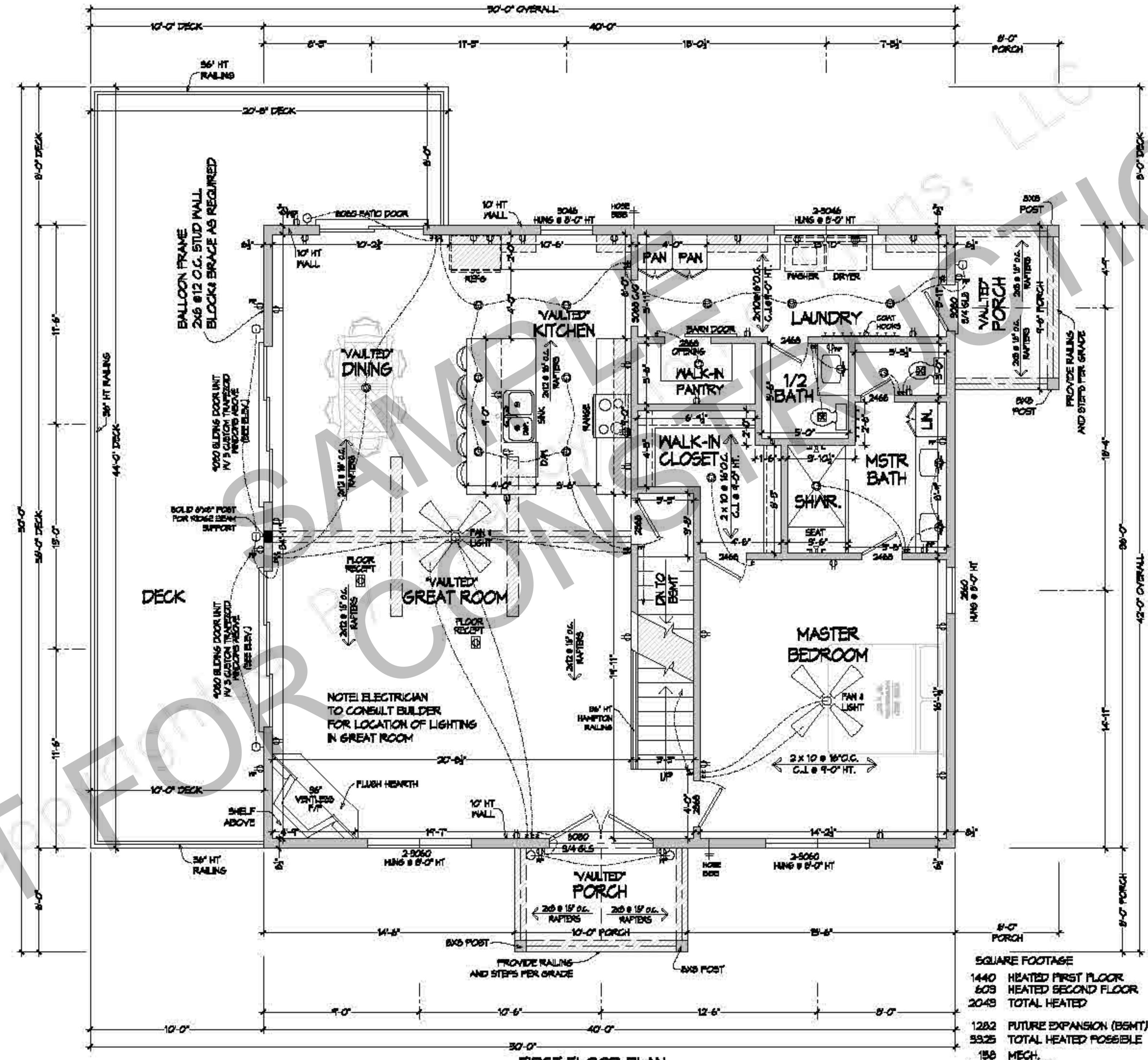
GENERAL NOTES

1. IT IS NOT THE INTENT OF THESE DOCUMENTS TO FULLY DETAIL ALL CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURES PROPER STRUCTURAL DETAILING AND SIZING, WEATHERPROOF DETAILING, AND QUALITY WORKMANSHIP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGAGE THE SERVICES OF QUALIFIED STRUCTURAL ENGINEERS TO REVIEW ALL NON-TYPICAL FOUNDATION OR FRAMING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES.
2. THIS PLAN HAS BEEN DESIGNED AS PER THE STANDARD BUILDING CODE. IT MUST BE CONSTRUCTED TO MEET THE MINIMUM SEISMIC REQUIREMENTS AS PER THE CODES DEPARTMENT WITH JURISDICTION. ALL JOIST AND RAPERS HAVE BEEN SIZED BASED ON THE SOUTHERN PINE SPAN TABLES PROVIDED BY THE SOUTHERN PINE COUNCIL USING THE 2013 S.P.I.B. STANDARD GRADING RULES FOR NO.2 VISUALLY GRADED. SEE SIZING TABLE.
3. DIMENSIONS ARE FROM FACE OF SHEETROCK TO FACE OF SHEETROCK(4.0" OR 8.0"). BRICK VENEER SHOWN 6 INCHES FROM SHEATHING. WINDOW HEADER HEIGHT: 8 FEET-8 INCHES UNLESS OTHERWISE NOTED. ALL ANGLE WALLS ARE 45 DEGREES L.L.D.N. OR DIMENSIONED. ALL STUDS TO BE AT 16 INCHES ON CENTER U.C.W.
4. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL WALLS. PROVIDE SOLID BRIDGING ON ALL FLOOR JOIST SPANS OVER 10 FEET AND AT INTERVALS NOT TO EXCEED 8 FEET. PROVIDE 2X4 STRONGBACKS AT 8 FEET ON CENTER WHEN JOIST OR PLYWOOD DECKING DOES NOT SPAN TIE RAFTER BEARING PLATES. HALF INCH PLYWOOD SUBFLOOR MAY BE SUBSTITUTED. PROVIDE FULL SOLID STUD BEARING UNDER ALL HEADERS AND BEAMS TO SOLID FOUNDATION BELOW.
5. ALL MANUFACTURED PRODUCTS, SYSTEMS OR APPLICATIONS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED ALL APPLICABLE CODES.
6. H.V.A.C. SUBCONTRACTOR SHALL COORDINATE COMPLETE SYSTEM REQUIREMENTS WITH SUPPLIER AND PROVIDE EQUIPMENT LAYOUT THAT MEETS LOCAL CLIMATE CONDITIONS AND BUILDING CODES.
7. THE ELECTRICAL EQUIPMENT SHOWN REPRESENTS CONCEPT ONLY AND THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING OWNERS INTENT WITH SAFETY REQUIREMENTS AND COMPLYING WITH ALL APPLICABLE CODES.
8. ALL WOOD FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. USE TREATED LUMBER AT ALL EXTERIOR PORCH DECK LOCATIONS.
9. TO MINIMIZE EXCESSIVE MOISTURE AND MOULD CONDITIONS, PROVIDE AN APPROVED VAPOR BARRIER UNDER FOOTINGS, SLABS, AND FLOOR JOISTS AT GROUND LEVEL. USE AN EXTERIOR SHEATHING WITH A SUFFICIENT PERM RATING ON ALL OUTSIDE WALLS. PROPERLY DESIGN AND SIZE HVAC SYSTEM AND INCLUDE A 10% FRESH AIR INTAKE.
10. ALL STANDARD, MINIMUM CODE CONNECTION AND FASTENING PRACTICES ARE TO BE ADHERED TO BY QUALIFIED FOUNDATION, FRAMING, DRYWALL, TRIM AND MASONRY CONTRACTORS.

FINE SIZING TABLE

	LIC	ORG	ORG	DET.	LIC
	END	END	END	END	END
FLOOR, KAREN	88888	88888	10	88888	88888
FLOOR, KAREN	88888	88888	10	88888	88888
COONEY, JOSEPH	88888	88888	88888	88888	88888
COONEY, JOSEPH	88888	88888	10	88888	88888
WATKINS, ROBERT	88888	88888	88888	88888	88888
WATKINS, ROBERT	88888	88888	10	88888	88888

**30PSF GROUND SNOW LOAD
USED TO CALCULATE ROOF
STRUCTURE FOR THIS PLAN**



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

SQUARE FOOTAGE
 1440 HEATED FIRST FLOOR
 609 HEATED SECOND FLOOR
 2049 TOTAL HEATED
 1282 FUTURE EXPANSION (BSMT)
 59.25 TOTAL HEATED POSSIBLE
 158 MECH.
 1002 PORCHES
 1160 TOTAL UNHEATED
 4485 TOTAL SQ. FT.

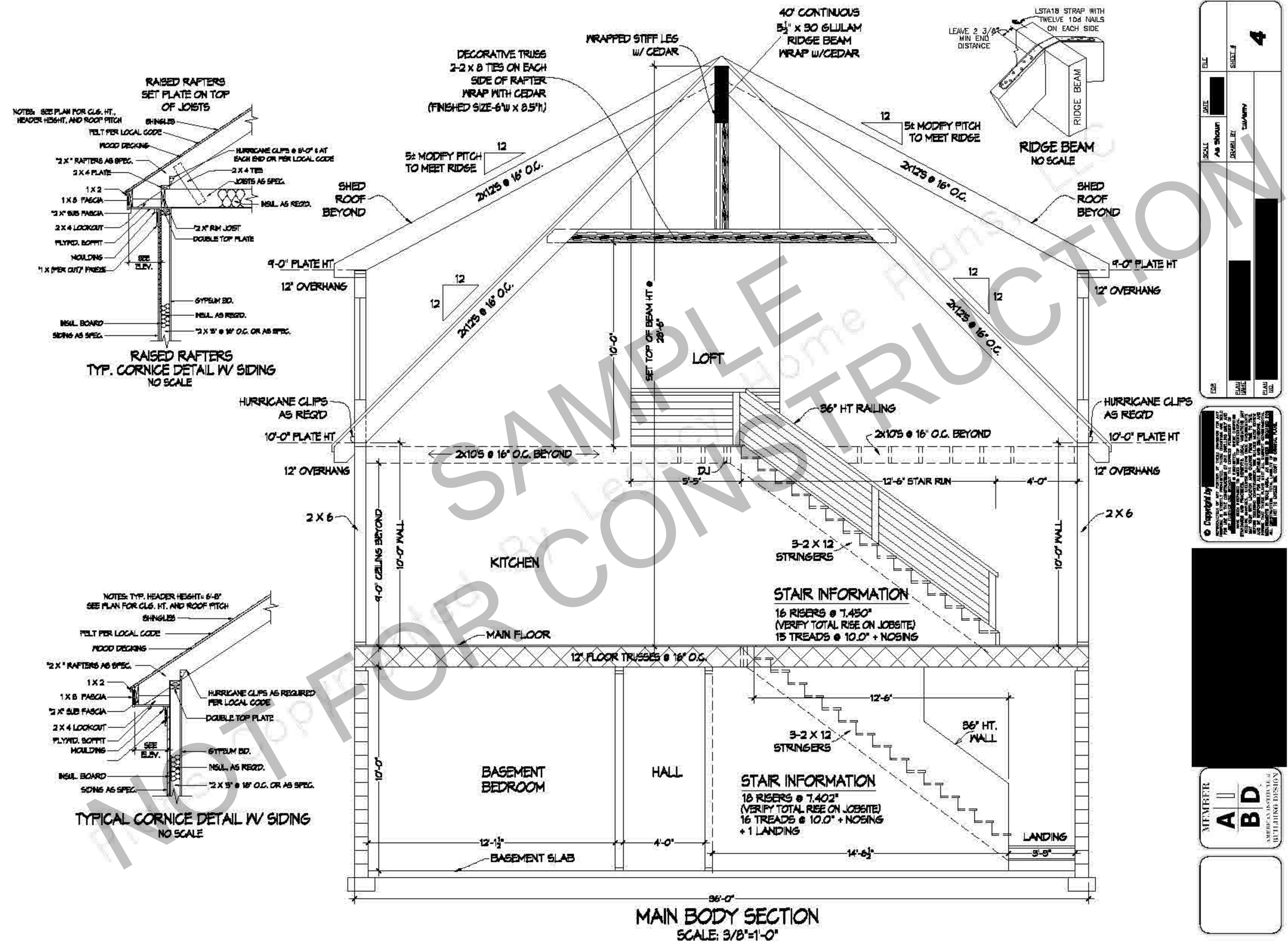
This detailed architectural drawing shows the Second Floor Plan of a house. The plan includes the following features and dimensions:

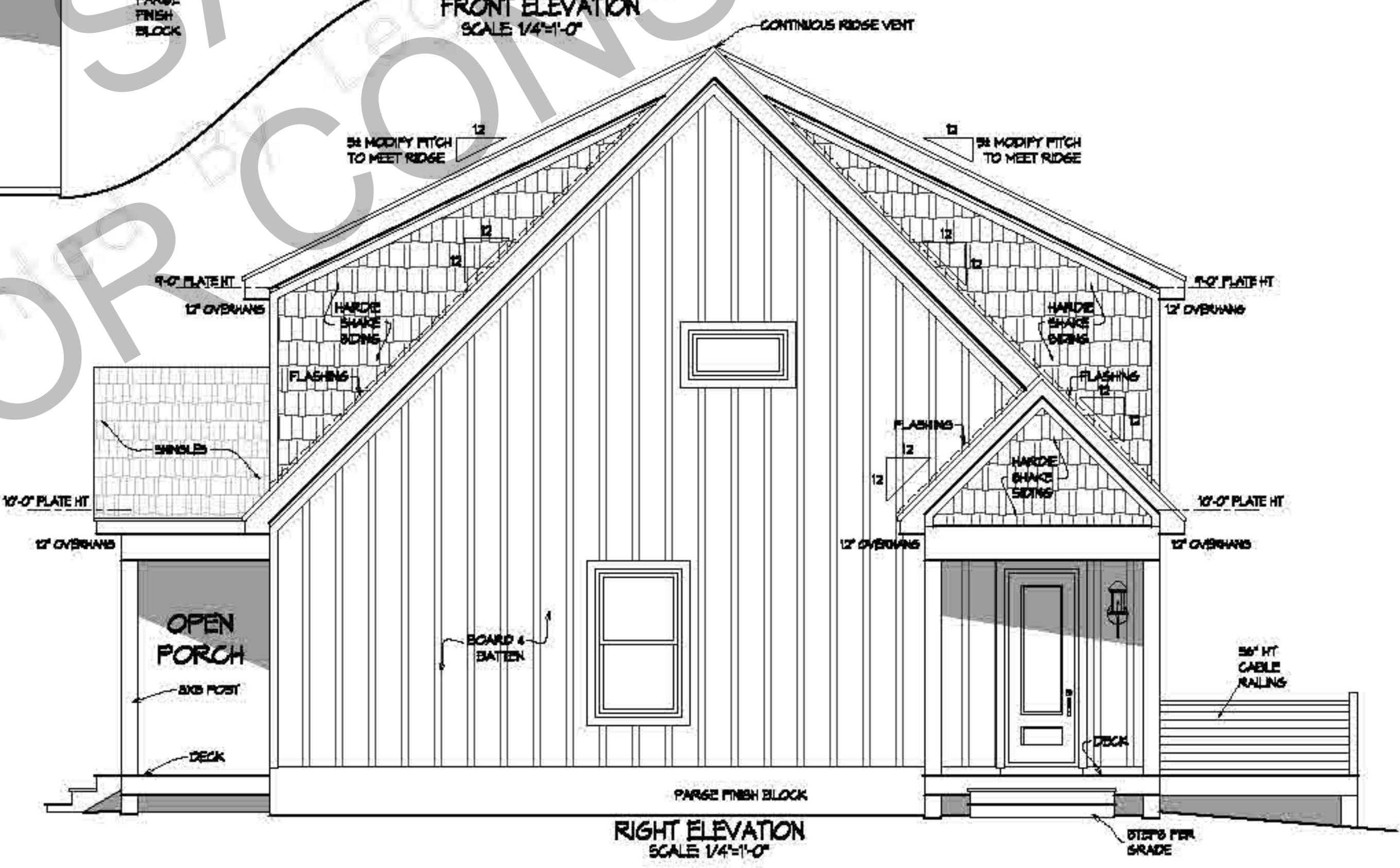
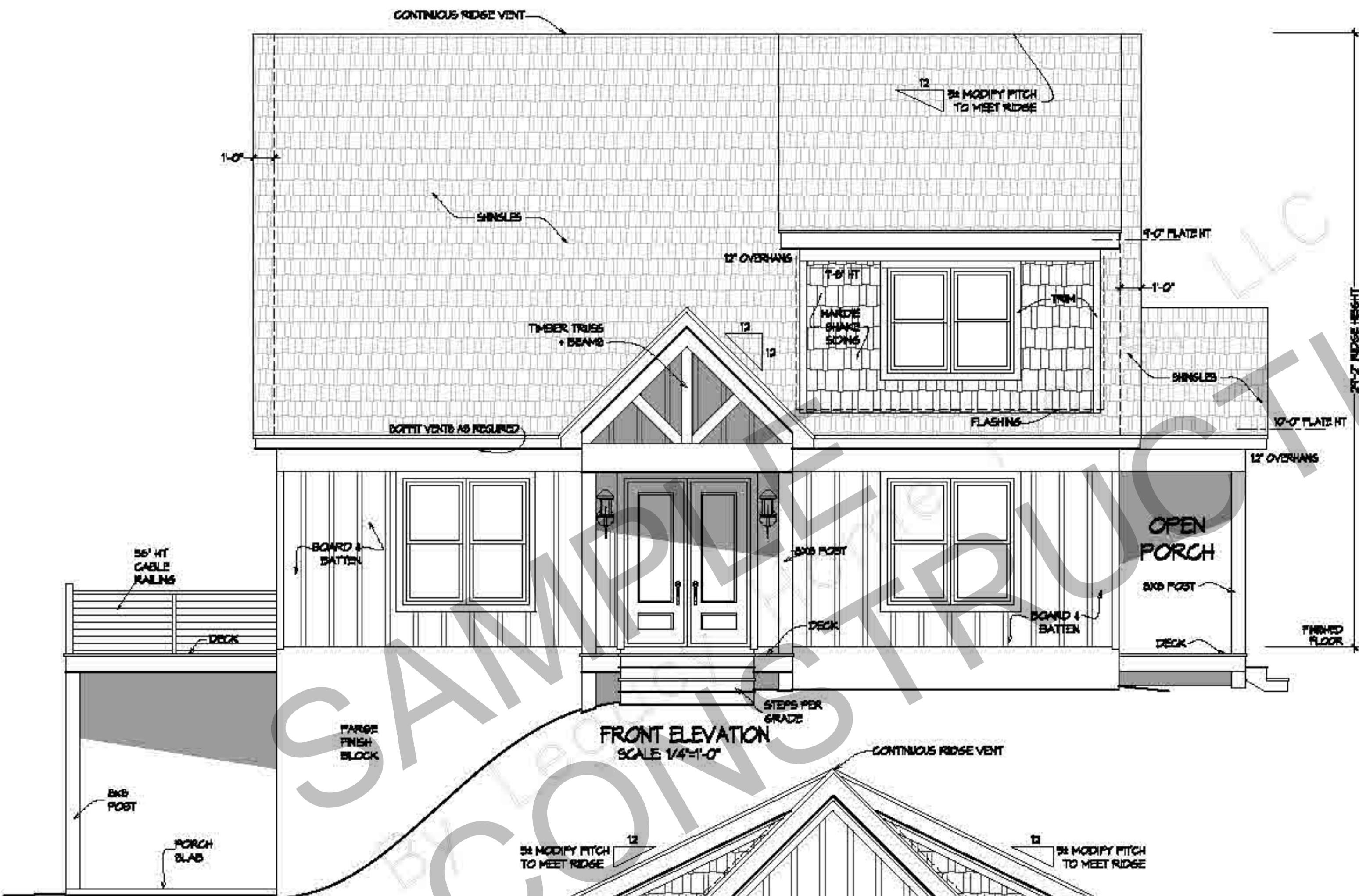
- Overall Dimensions:** The main structure is 20'-0" wide by 18'-0" deep.
- Rooms:** SLOPED BEDROOM 2, SLOPED BEDROOM 3, VAULTED BATH #2, LINEN CLOSET, and a central VAULTED LOFT.
- Staircase:** A central staircase with a HAMPTON RAILING connects the second floor to the first floor.
- Exterior and Porches:** The plan shows OUTSIDE FRAME BELOW on the left and right sides, and VAULTED PORCH BELOW on the bottom left and right.
- Windows and Light Fixtures:** Numerous windows are indicated with cross-hatching, and light fixtures are shown with fan symbols.
- Structural Notes:** The plan includes a note for a BALLOON FRAME 2x6 @12 O.C. STUD WALL with BLOCK & BRACE AS REQUIRED. It also specifies a 40' CONTINUOUS 5 1/2" x 90 GLULAM RIDGE BEAM WRAP W/ CEDAR.
- Other Labels:** F/P SHELF, CENTER IN GABLE, and various ELEVATION and RAFTERS labels.

A large, diagonal watermark reading "NOT FOR CONSTRUCTION" is overlaid across the plan. The drawing is signed "MFMFR" and "AMERICAN INSTITUTE OF ARCHITECTS" in the bottom right corner.

SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

NOTE!
ALL EXTERIOR WALLS ARE 6 1/2"
ALL INTERIOR WALLS ARE 4 1/2"
UNLESS NOTED OTHERWISE

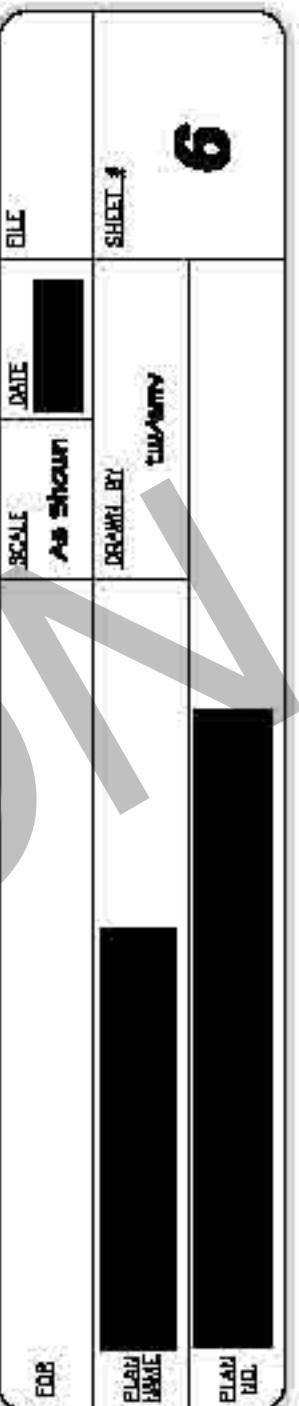
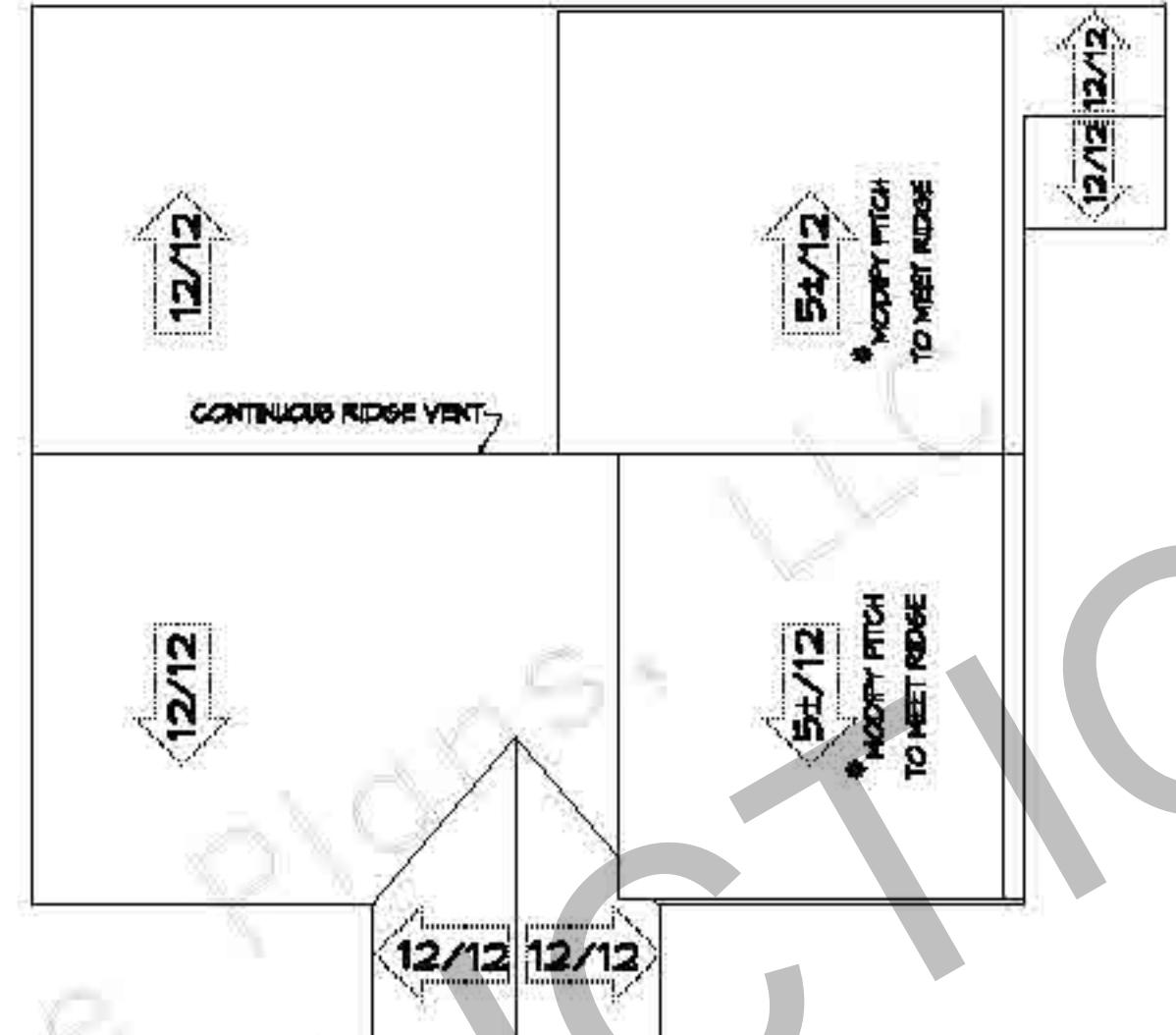
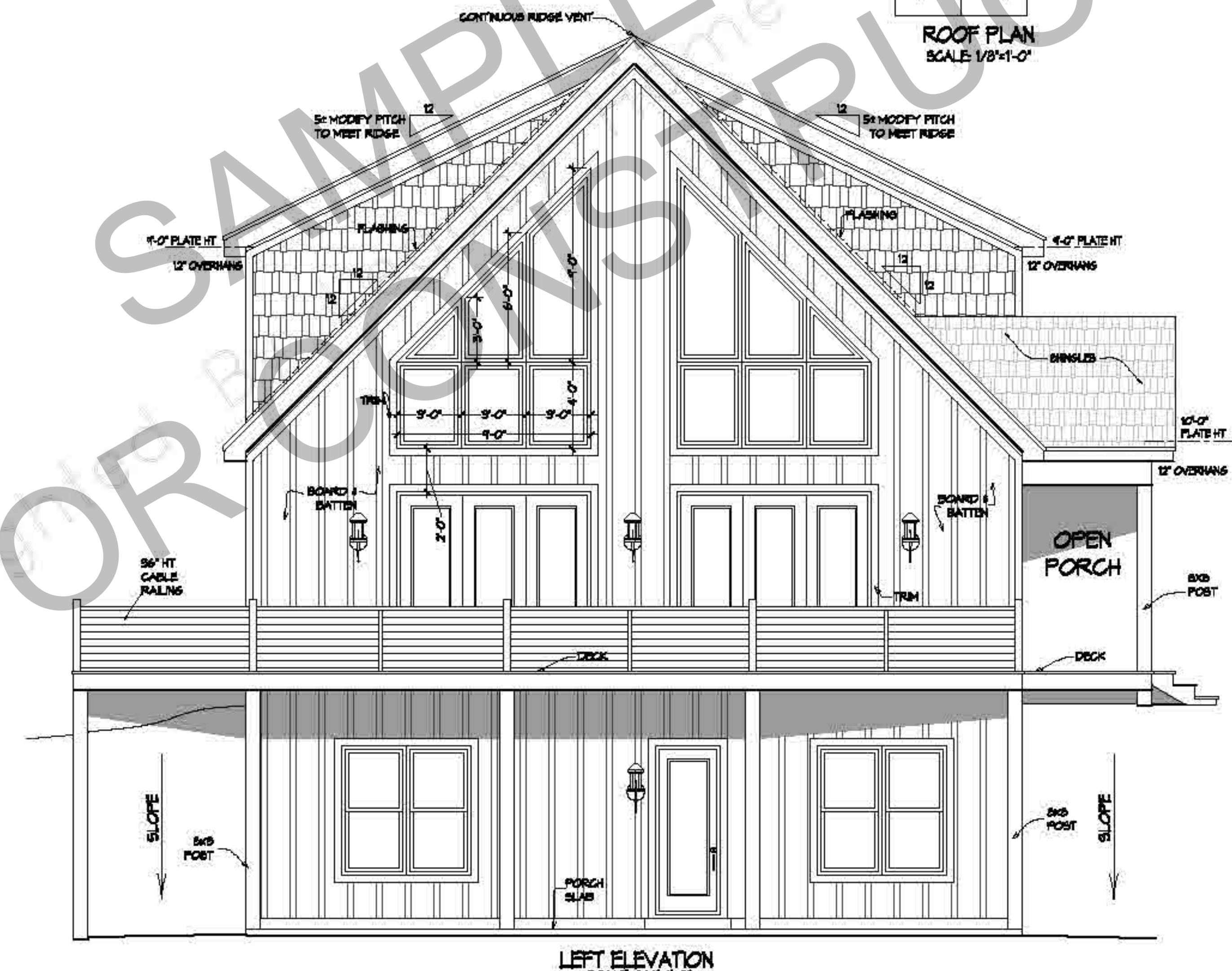




FILE #	5	
SCALE	DATE	
AS SHOWN		
DRAWN BY		W. H. HAN
EOP		
PLAN NAME		
PLAN ID		

The logo consists of the word "MEMBER" in a vertical column on the left. To its right is a grid divided into four quadrants by a vertical and horizontal line. The top-left quadrant contains a double slash (//). The bottom-left quadrant contains the letter "A". The bottom-right quadrant contains the letter "B". The top-right quadrant contains the letter "D". To the right of the grid, the text "TEXAS INSTITUTE OF PUBLISHING DESIGN" is written vertically.

This is an architectural drawing of a two-story house. The front elevation features a central entrance with a double door. Above the entrance is a balcony with a board-and-batten railing. The house has a gabled roof with a continuous ridge vent. The roof pitch is indicated as 5:12. A note on the drawing specifies 'MODIFY PITCH TO MEET RIDGE'. The drawing also shows '1'-0" PLATE HT' and '12" OVERHANG'. A '96" HT CABLE RAILING' is shown on the balcony. The drawing is annotated with 'NOT FOR SAMPLE' in large, diagonal text. Other labels include 'SLOPE' and 'BAS POST'.



The image shows an architectural elevation drawing of a two-story house. The upper level features a brick facade with a central entrance flanked by two windows. The roof is a gabled design with a continuous ridge vent. The lower level has a horizontal board-and-batten siding. A large open porch with square columns spans the width of the lower level. The drawing includes various dimensions and construction details, such as '10'-0" PLATE HT', '12' OVERHANG', 'SHINGLES', 'TRIM', 'PLAQUING', 'HARDIE BOARD & SIDING', 'SOFFIT VENTS AS REQUIRED', '1'-0" PLATE HT', '1'-0" OVERHANG', 'OPEN PORCH', 'EX POST', 'DECK', 'BOARD & BATTEN', '56' HT CABLE RAILING', and '1'-0"'. A large, semi-transparent watermark reading 'SAMPLE CONSTRUCTION' is overlaid across the drawing. In the top right corner, there is a vertical column of text and logos, including 'NOT FOR CONSTRUCTION', 'Copyright by [redacted]', 'MFMFR', 'A', 'B', 'D', 'AMERICAN DESIGN', 'BUILDING DESIGN', and '5x5 POST'.

REAR ELEVATION
SCALE 1/4"-1'-0"

WFMFR
A **B** **D**
 INSTITUTE OF
 BUILDING DESIGN

DATE	
SCALE	AS SHOWN
DETAILED BY	

SCALE	DATE	FILE
As Shown		
DRAWN BY		SHEET 4 7
CITY/STATE		
PLAN NO.		
PLAN DATE		