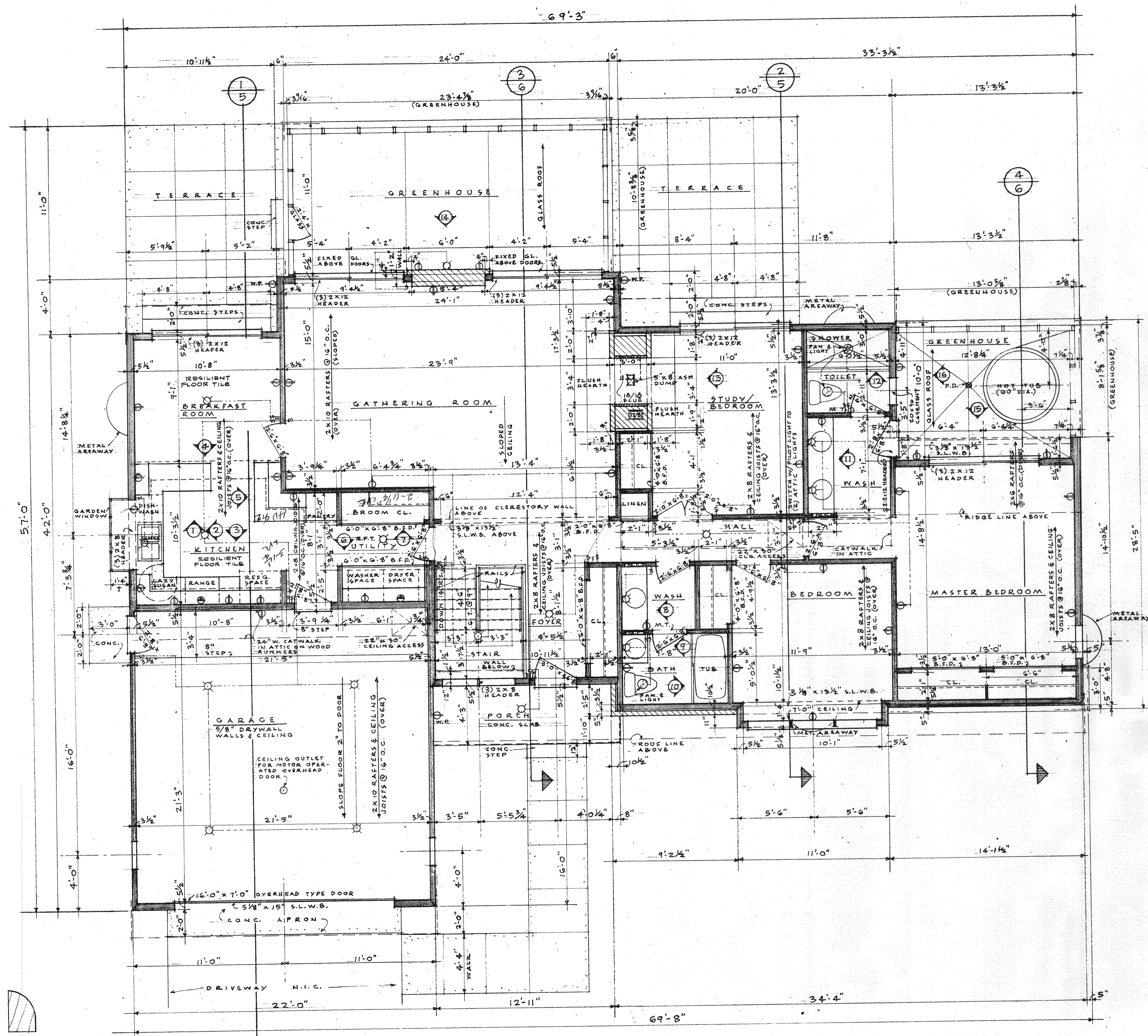


• FULL SIZE TRIM DETAILS •



LIVING AREA 1,733 SQ. FT.
 GREENHOUSE AREA 394 SQ. FT.
 LIVING AREA 2,127 SQ. FT.
 BUILDING VOLUME 39,056 CU. FT. (INCLUDES GREENHOUSE)

SCHEDULE OF ABBREVIATIONS

BEAM	CONCRETE	CEILING	DRYER	FRIDGE	GLASS	HEAD	INSULATION	JOIST	RAIL	ROOF	STAIR	TRIM	WALL	W.C.	W.H.	W.W.
...

DESIGN LOADS

LOAD	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD CARPET OR R.P.T.	CERAMIC TILE SLATE ON STONE	SPACED DECK
DEAD LOAD (PSF)	15	25	15	15	25	7
LIVE LOAD (PSF)	30	30	30	40	40	60
TOTAL (PSF)	45	55	45	55	65	67

DESIGN CRITERIA

YARD LUMBER	STRUCT. LAM. WD. DIM.
F _b = 1,900 PSI	F _b = 2,200 PSI
F _v = 120 PSI	F _v = 160 PSI
E = 1,760,000 PSI	E = 1,800,000 PSI

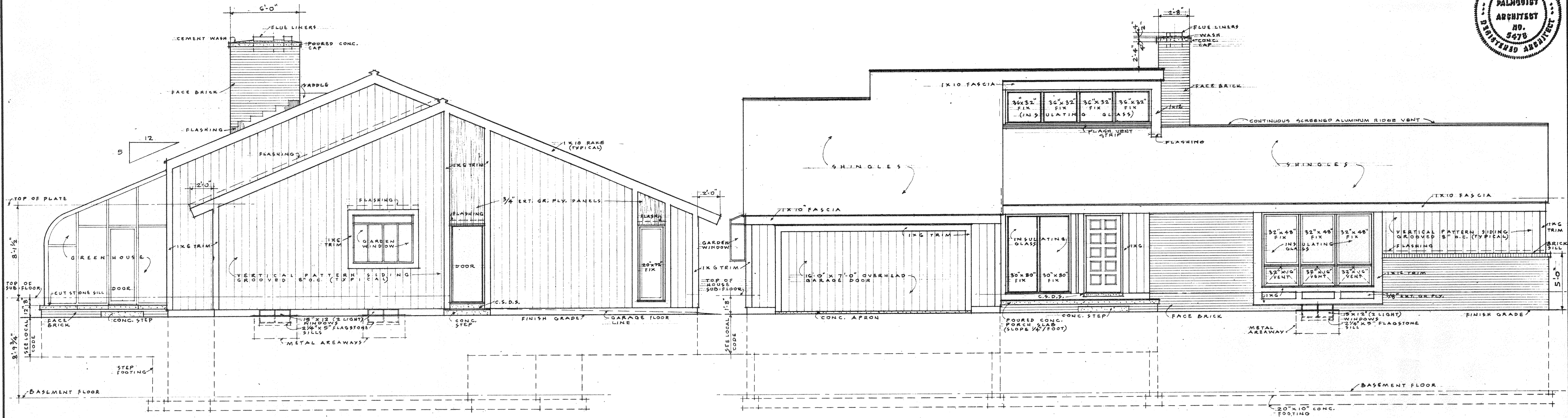
MINIMUM SOIL BEARING PRESSURE = 3,000 PSF

NOTE: SHOULD SOIL AND/OR WEATHER CONDITIONS BE UNUSUAL, HURRICANE, EARTHQUAKE, BROWN ETC. CAUSE LOADS OTHER THAN INDICATED, IT IS RECOMMENDED THAT A LOCAL ARCHITECT OR STRUCTURAL ENGINEER BE CONSULTED.

NOTE: GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THE DESIGN AND ENGINEERING OF THESE PLANS AND BLUEPRINTS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-THE-SPOT" CONSULTATION, SUPERVISION, AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND/OR BEING OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS, AND OTHER LOCAL BUILDING AND WEATHER CONDITIONS, HOME PLANNERS, INC. ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS, IN-ACCURACIES, OR ERRORS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT. IT IS RECOMMENDED THAT YOU CONSULT WITH YOUR LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE, AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS, PRIOR TO START OF ACTUAL CONSTRUCTION.

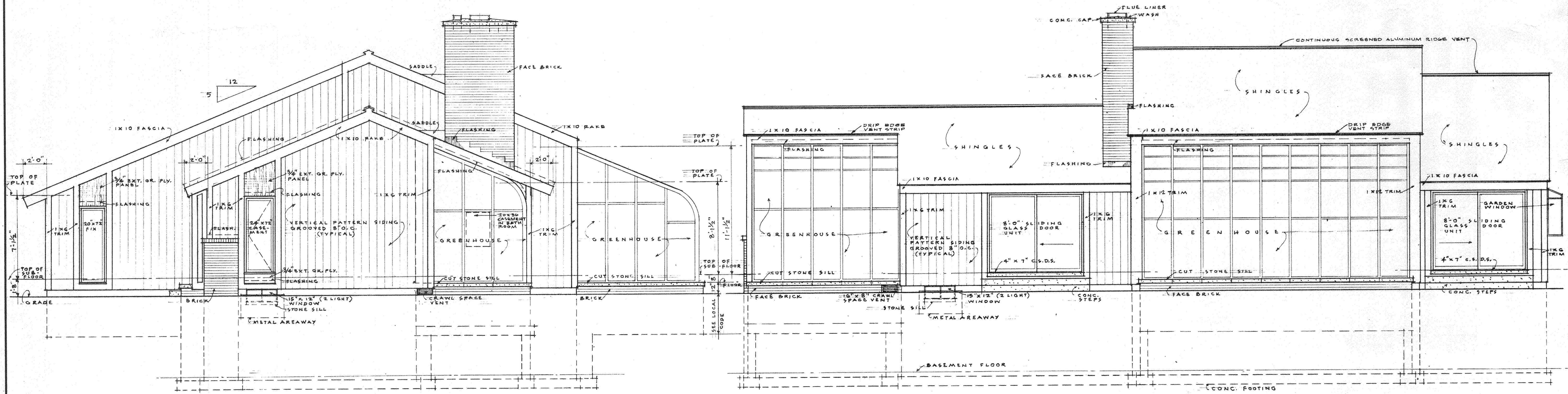
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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

SCHEDULE OF ABBREVIATIONS

BB	BEAM	D.H.	DOUBLE HUNG	M.C.	MARBLE THRESHOLD
BP.D.	BIFOLD DOOR	EXT. BR. PLY.	EXTERIOR GRADE PLYWOOD	M.C.	MEDICINE CABINET
C.D.	CASE OPENING	F.D.	FLOOR DRAIN	M.C.	MOLDING
CL.	CERAMIC TILE	GL.	GLASS	N.C.	NOT IN CONTRACT
CLC.	CLOSET	H.R.	HEARER	O.C.	ON CENTER
COL.	COLUMN	H.S.	HOSE BIB	P.L.C. & S.	PLASTIC LAMINATED COUNTER & SPLASH
CONC.	CONCRETE	L.V.	LAVATORY	P.L.	PULLY TICH
C.S.D.S.	CUT STONE DOOR SILL	LAV	LAVATORY	R.H.	REINFORCED
DI.	DIAMETER	LINE	LINE	REFR.	REFRIGERATOR
				REINP.	REINFORCED
				R.F.T.	RESILIENT FLOOR TILE
				R.F.T.	RUBER
				S.L.N.S.	STRUCTURAL LAMINATED WOOD BEAM
				T.S.	TONGUE & GROOVE
				T.C.S.	WATER CLOSET
				W.C.	WATER HEATER
				W.W.R.N.	WELDED WIRE REINFORCING MESH
				WD	WOOD

DESIGN LOADS

	WOOD OR ASPHALT SHINGLES	MISSION TILE	BUILT-UP	WOOD, CERAMIC TILE, SLATE OR STONE	SPACED DECK
DEAD LOAD (PSF)	15	25	19	25	7
LIVE LOAD (PSF)	30	30	30	40	60
TOTAL (PSF)	45	55	49	65	67

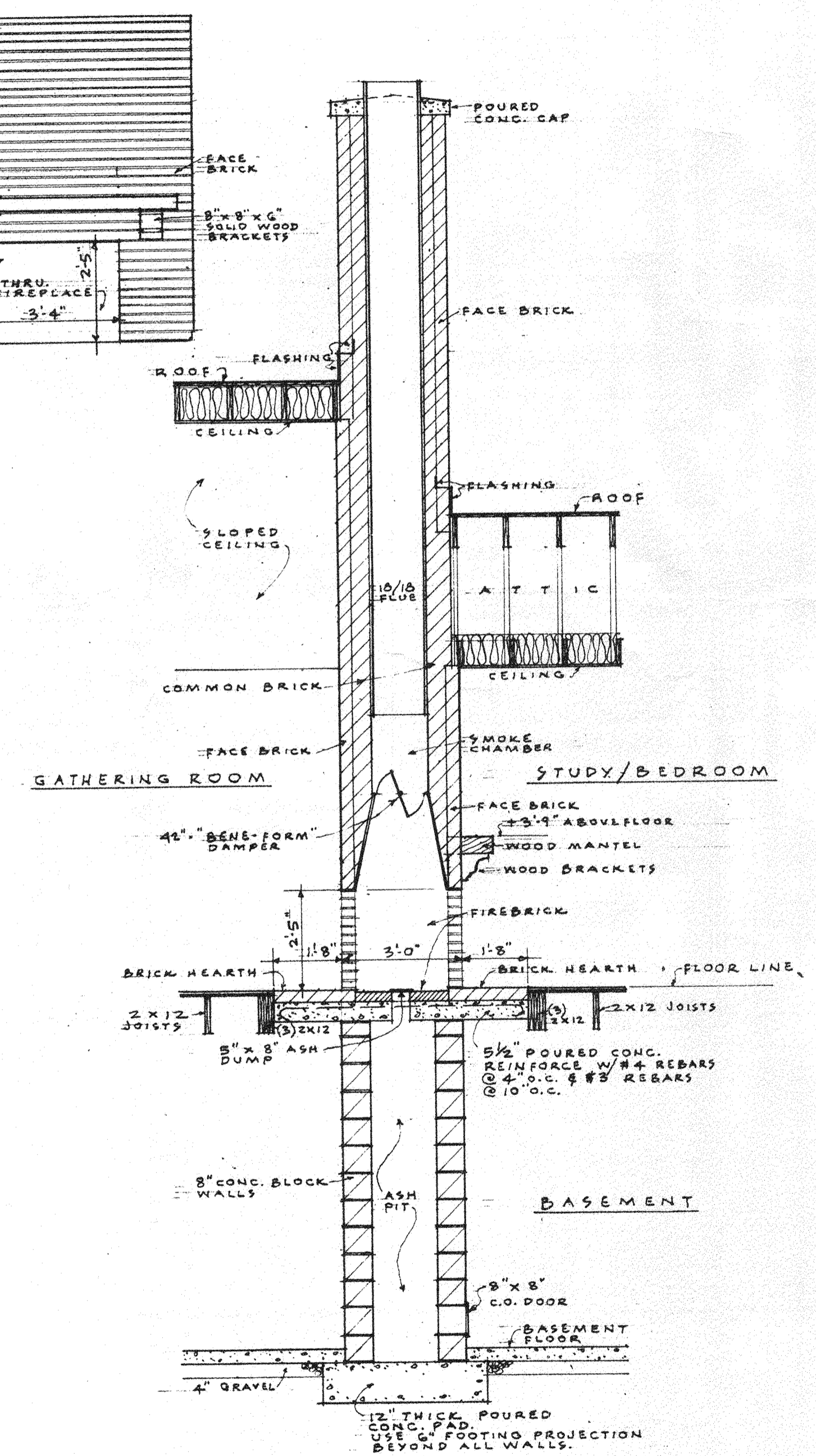
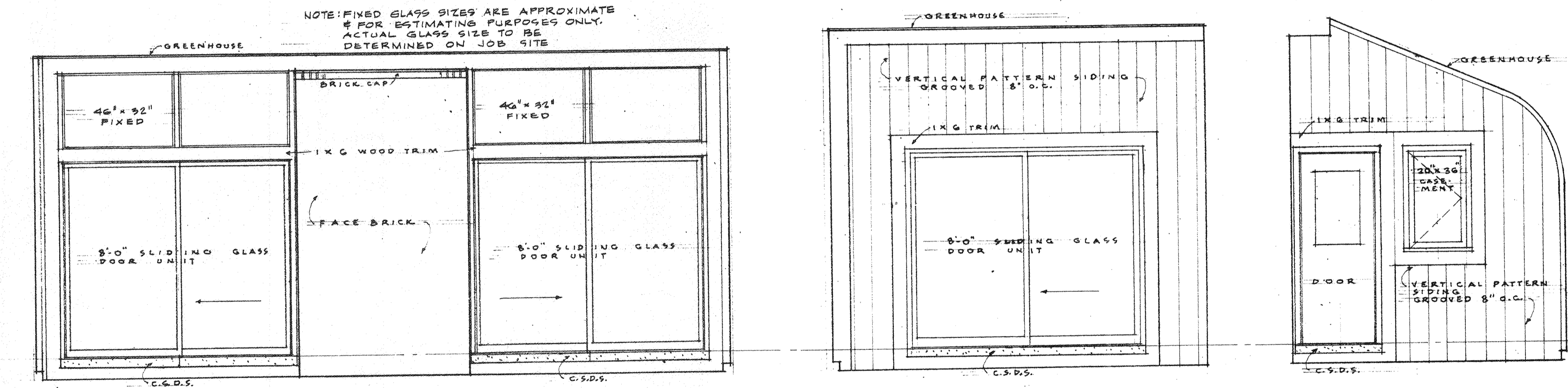
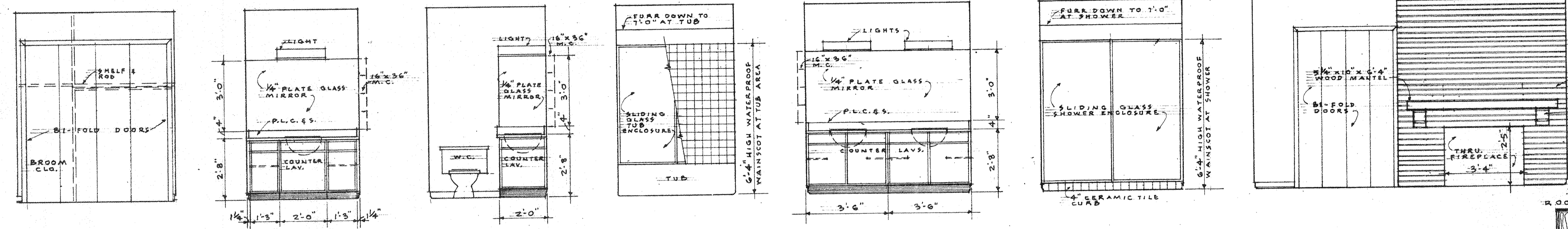
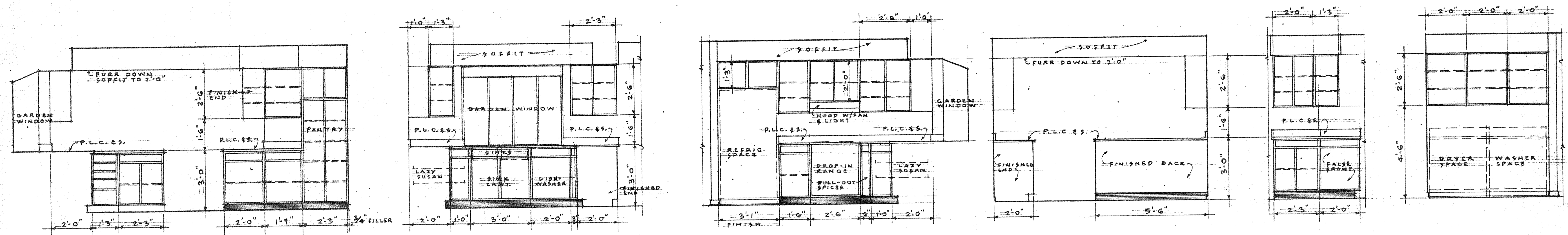
DESIGN CRITERIA

YARD LUMBER	FD = 1,500 PSI FV = 150 PSI E = 1,780,000 PSI	STRUCT. LAM. WD. B.M.	FD = 2,200 PSI FV = 180 PSI E = 1,800,000 PSI
MINIMUM SOIL BEARING PRESSURE = 3,000 PSF			

NOTE: GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THE DESIGN AND ENGINEERING OF THESE PLANS AND SPECIFICATIONS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR UNEXPECTED CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS, AND OTHER LOCAL BUILDING AND WEATHER CODES, HOME PLANNERS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES, DUE TO ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR SPECIFICATIONS. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE, AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS, PRIOR TO START OF ACTUAL CONSTRUCTION.

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IRVING E. PALMQUIST, ARCHITECT
HOME PLANNERS, INC.
23761 RESEARCH DRIVE, FARMINGTON HILLS, MICHIGAN 48024



TYPICAL INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

FIRE PLACE SECTION
SCALE: 3/8" = 1'-0"

SCHEDULE OF ABBREVIATIONS

SP. B.	SPRINKLED DOOR	S.D.	SEMI-DUTY	W.C.	WATER CLOSET
G.W.	GARDEN WINDOW	P.D.	PLYED DOOR	M.C.	MIRROR
C.T.	CERAMIC TILE	GL.	GLASS	H.C.	HARDWARE
CL.	CLOSET	HD.	HOLE DRILL	P.S.	PULL SWITCH
CONC.	CONCRETE	L.T.	LAUNDRY TRAY	R.	RADIATOR
C.L.S.	C. L. S. S. STY. STONE DOOR SILL	LAV.	LAUNDRY	W.	WOOD
DA.	DARKWOOD	FIN.	FINISH		

DESIGN LOADS

LOAD	WOOD OR SHINGLES	MASONRY	BUILT-UP	WOOD, CARPET OR R.P.T.	CERAMIC TILE, SLATE OR STONE	SPACED DECK
DEAD LOAD (PSF)	15	25	18	15	25	60
LIVE LOAD (PSF)	30	35	30	40	40	60
TOTAL (PSF)	45	60	48	55	65	120

DESIGN CRITERIA

WIND	F _w = 1,500 PSF	STRUCT. LAM. WD. BR.	F _w = 2,250 PSF
SEISMIC	F _v = 150 PSF		F _v = 180 PSF
	S = 1,700,000 PSF		S = 1,000,000 PSF

MINIMUM SOIL BEARING PRESSURE - 3,000 PSF

NOTE: SHOULD SOIL AND/OR WEATHER CONDITIONS (IE. MURKIN, EARTHQUAKE, SNOW ETC.) CAUSE LOADS OTHER THAN INDICATED, IT IS RECOMMENDED THAT A LOCAL ARCHITECT OR STRUCTURAL ENGINEER BE CONSULTED.

NOTE: GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THIS DESIGN AND EXPENSIVE AND CAREFUL CONSTRUCTION IS REQUIRED. BECAUSE OF THE COMPLEXITY OF PROVIDING ANY PERSONAL AND "HOMER-OWN" CONSTRUCTION, HOME PLANNERS, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INJURY OR WEATHER DAMAGE TO LOCAL RESIDENTS WHOSE HOMES ARE DAMAGED BY THE DESIGN OR CONSTRUCTION OF THIS DESIGN. IT IS RECOMMENDED THAT YOU CONSULT A LOCAL ARCHITECT OR ENGINEER OF YOUR CHOICE, AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS, PRIOR TO START OF ACTUAL CONSTRUCTION.

