

- WALL TYPES**
- 2x4 @ 16' O.C.
  - 2x4 @ 16' O.C. w/ 3/2" BATT INSUL.
  - 2x6 @ 16' O.C. w/ 5/2" BATT INSUL.
  - 2x4 @ 16' O.C. w/ 5/8" GYP. BD. EACH SIDE
  - 2x6 @ 16' O.C. - BALLOON FRAME
  - 2x6 @ 16' O.C. w/ BRICK VENEER

**AREAS:**

|                      |         |
|----------------------|---------|
| FIRST FLOOR :        | 2459 SF |
| HEATED AREA :        | 2459 SF |
| GARAGE :             | 632 SF  |
| FRONT PORCH :        | 204 SF  |
| REAR PORCH :         | 229 SF  |
| TOTAL COVERED AREA : | 3524 SF |
| BONUS ROOM :         | 261 SF  |

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

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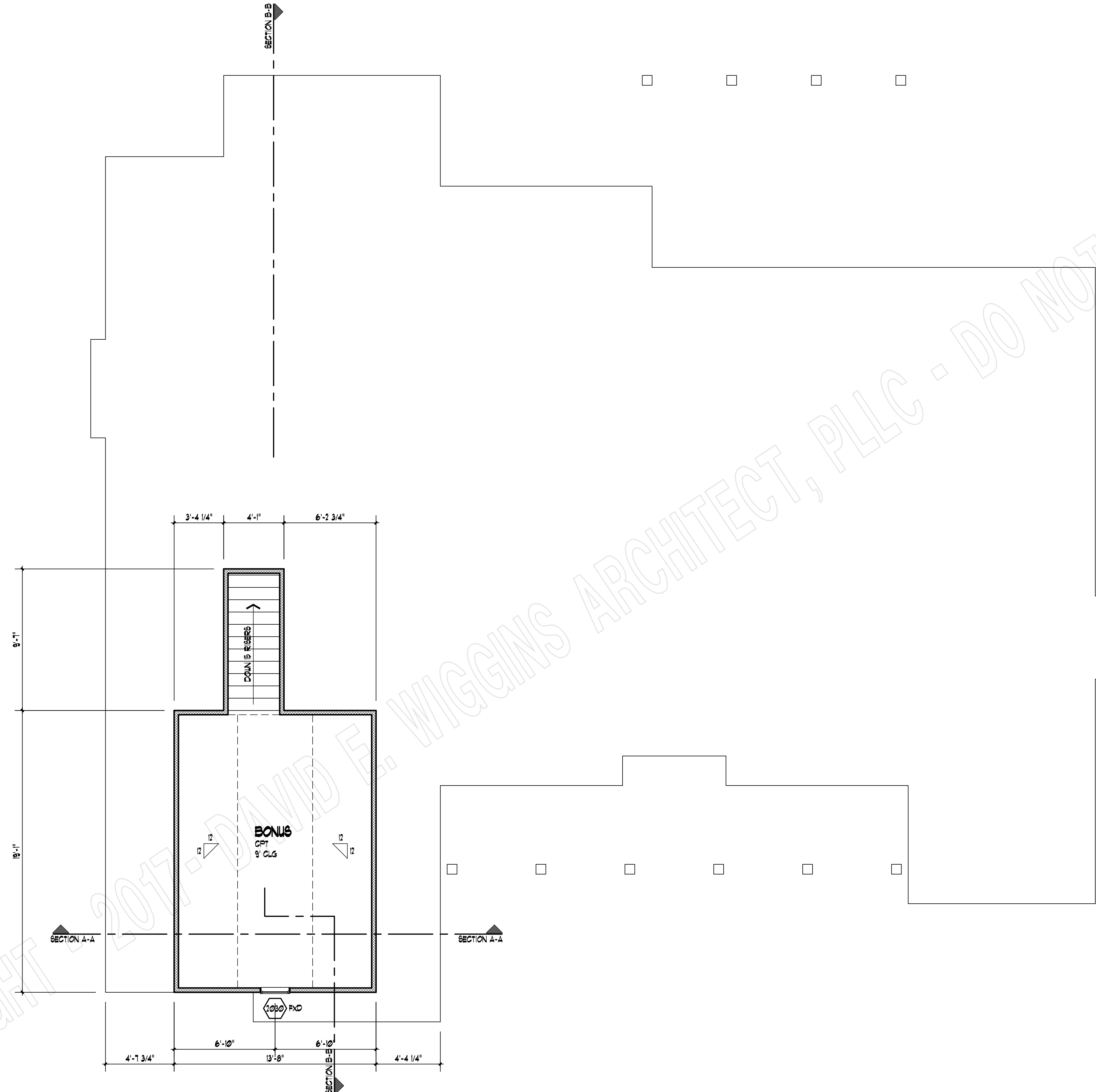
**WALNUT GROVE**  
PLAN 2459

PROJECT:

REVISIONS:

DATE:

MAY 13, 2019



**SECOND FLOOR PLAN**

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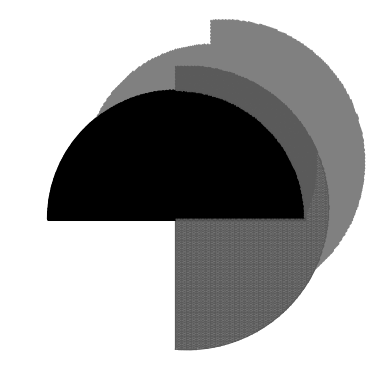
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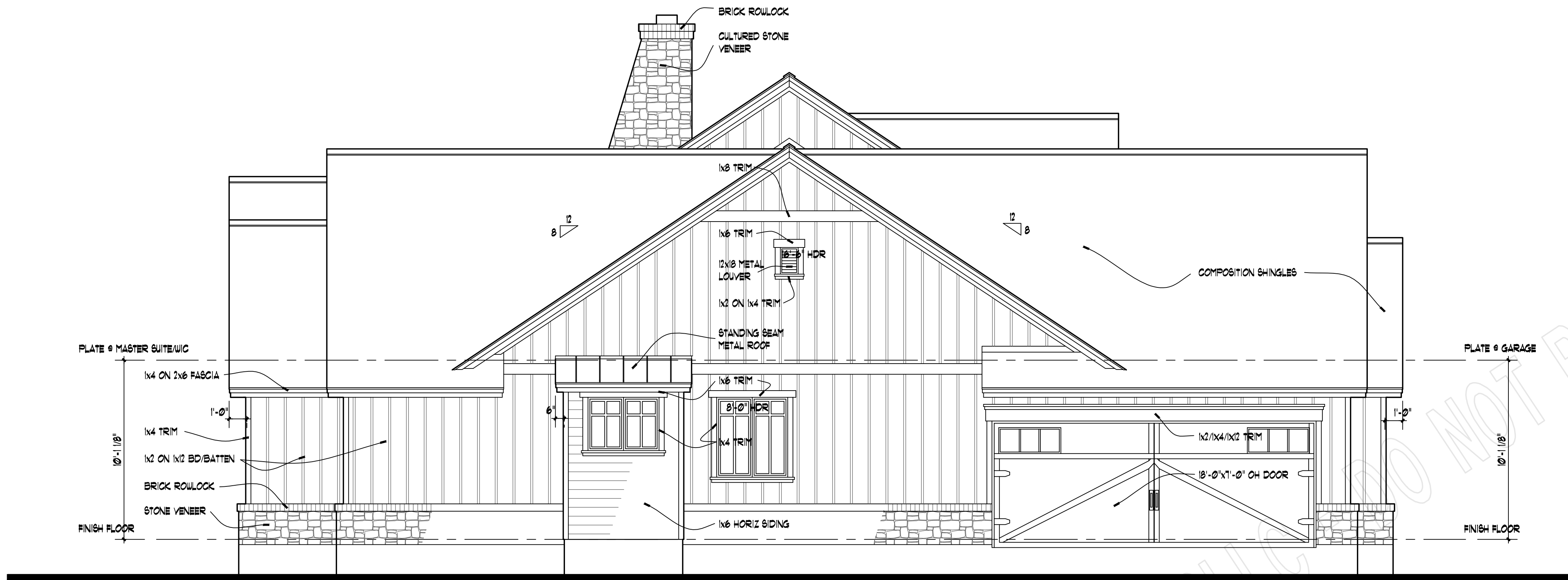
MAY 13, 2019

A2  
OF A9

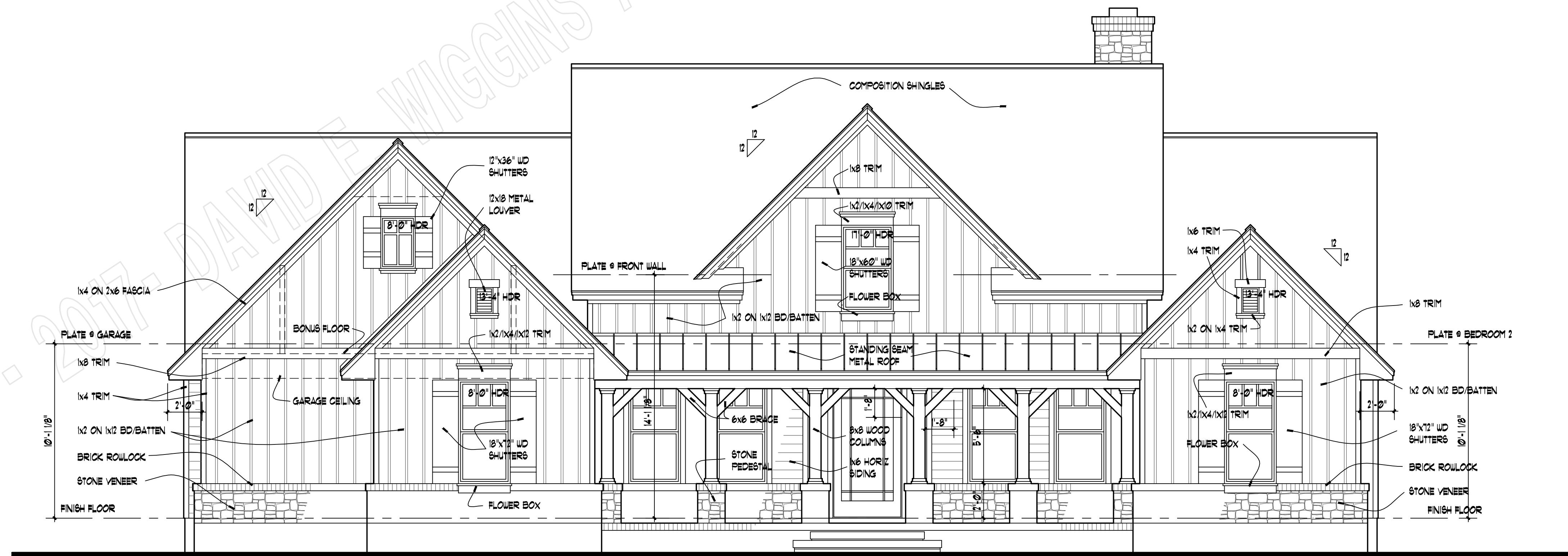
**WALNUT GROVE**  
PLAN 2459

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



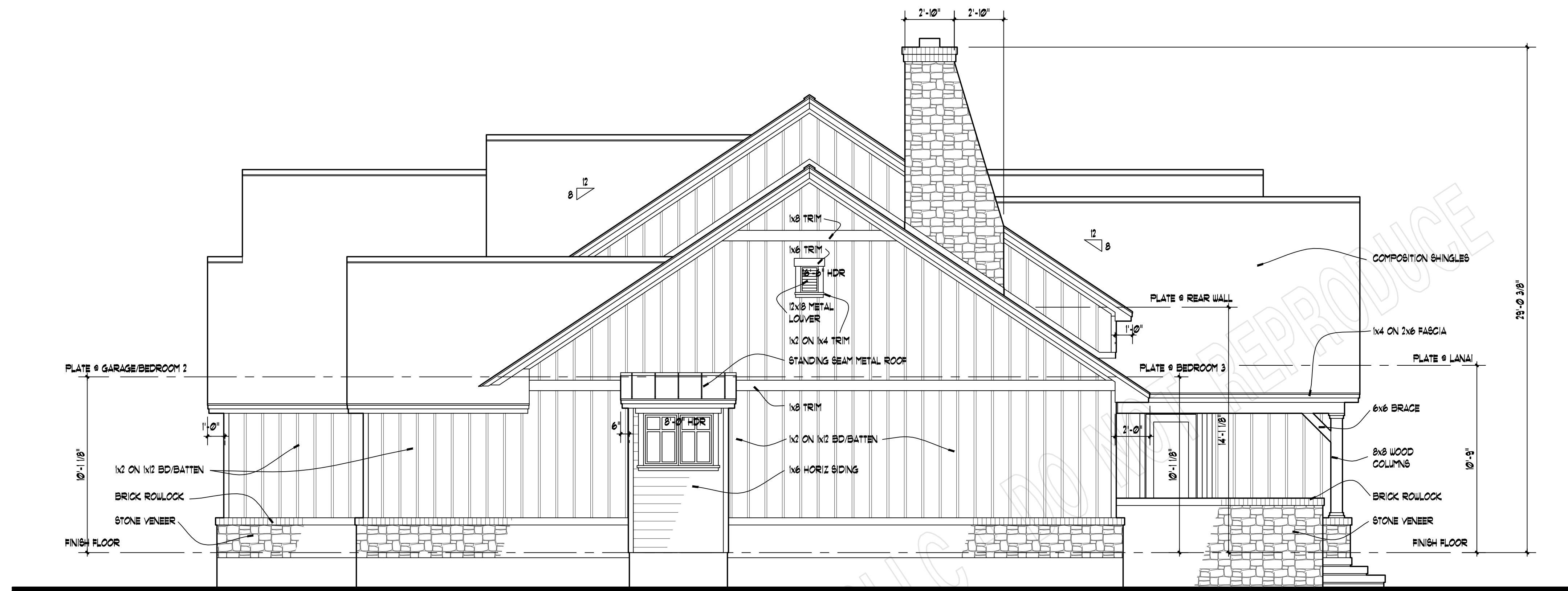
**FRONT ELEVATION**  
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PROJECT:

REVISIONS:

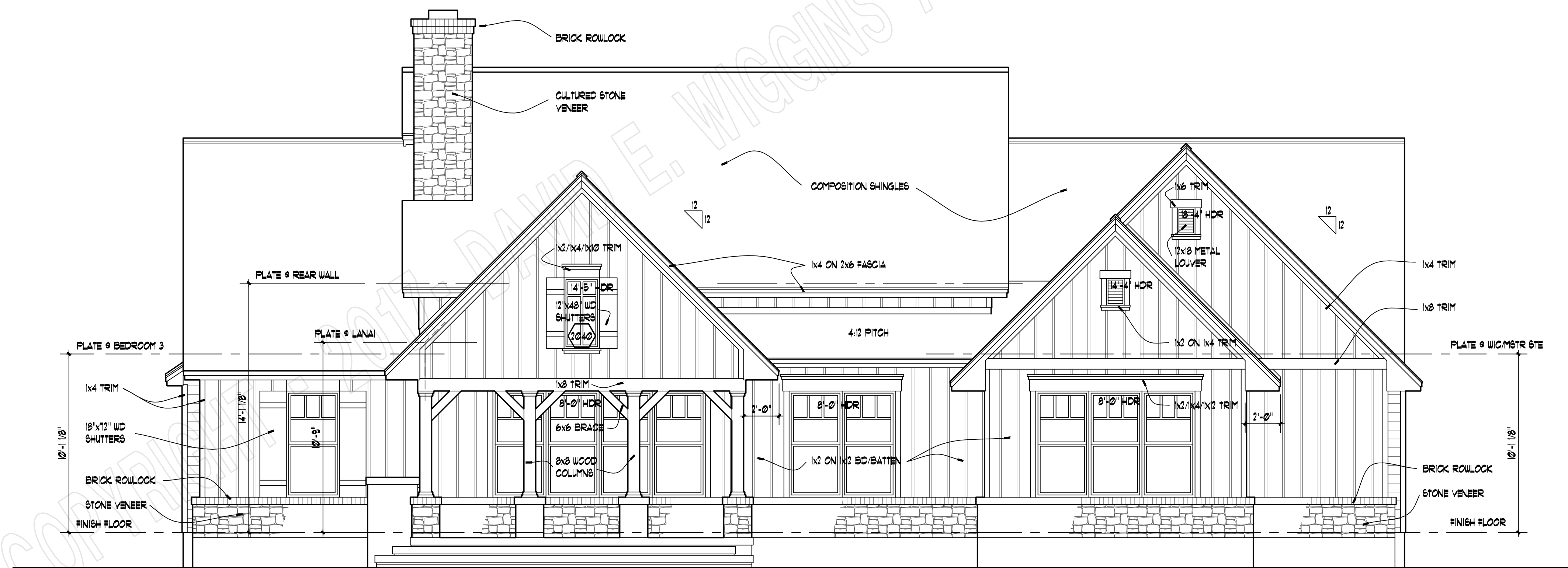
DATE:

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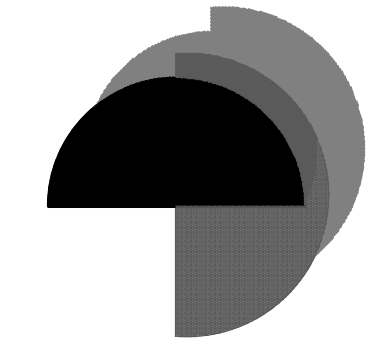
**RIGHT ELEVATION**

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



**REAR ELEVATION**

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



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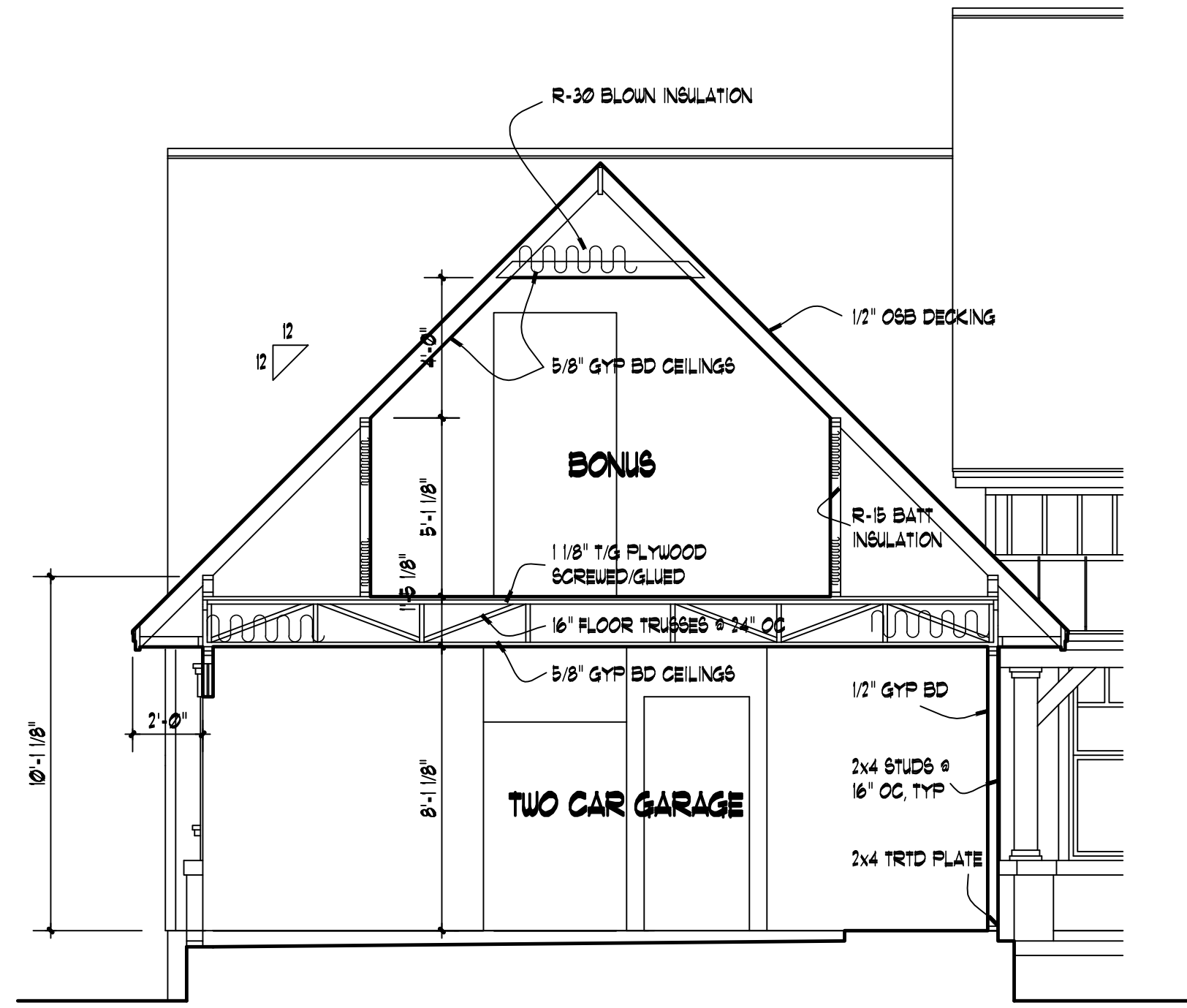
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DATE:

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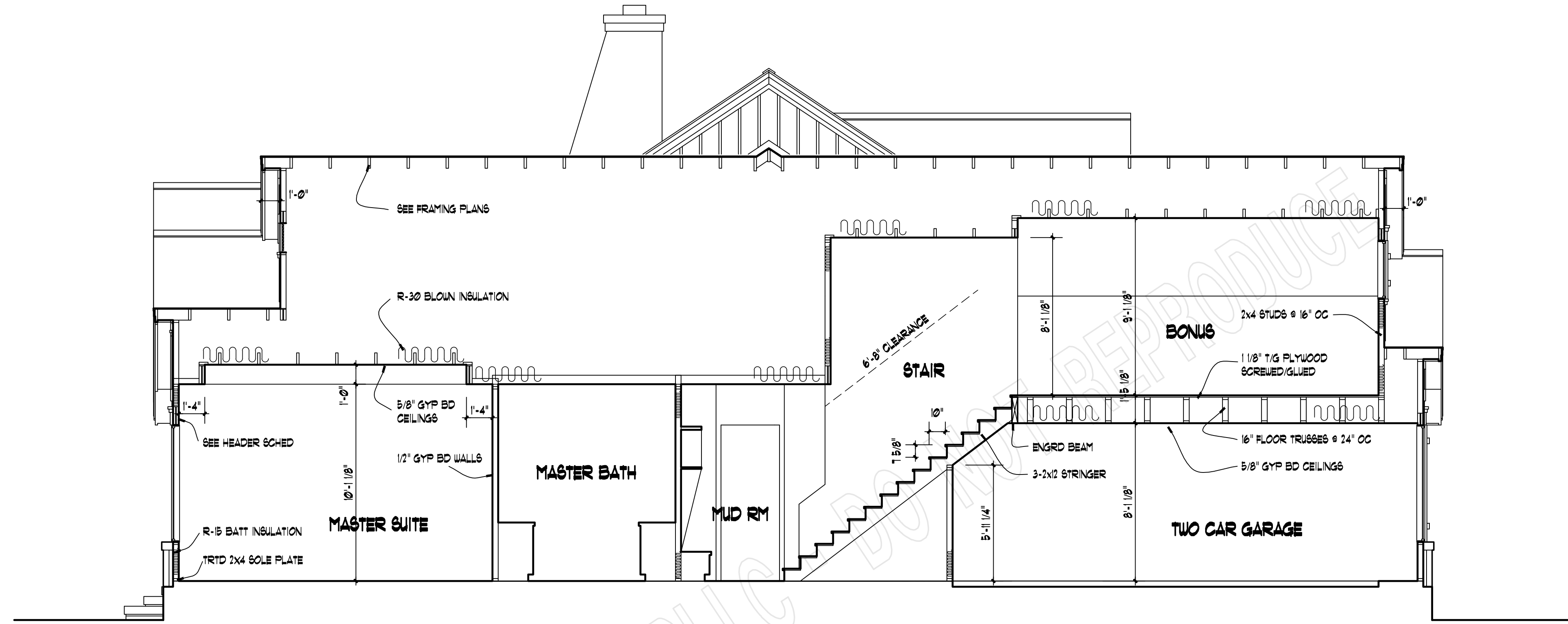






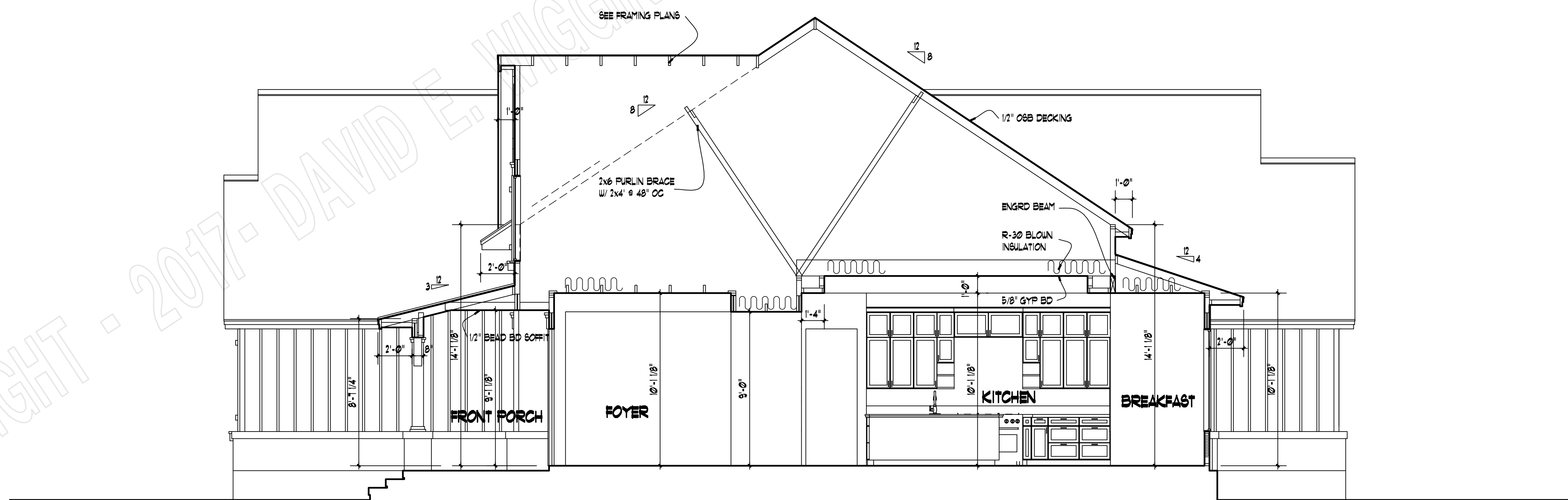
**BUILDING SECTION A-A**

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



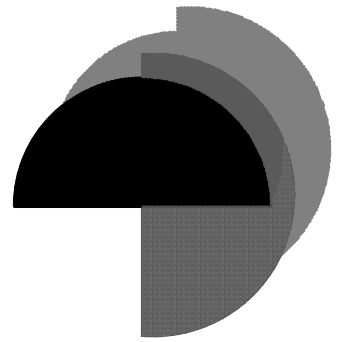
**BUILDING SECTION B-B**

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



**BUILDING SECTION C-C**

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



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**WALNUT GROVE**  
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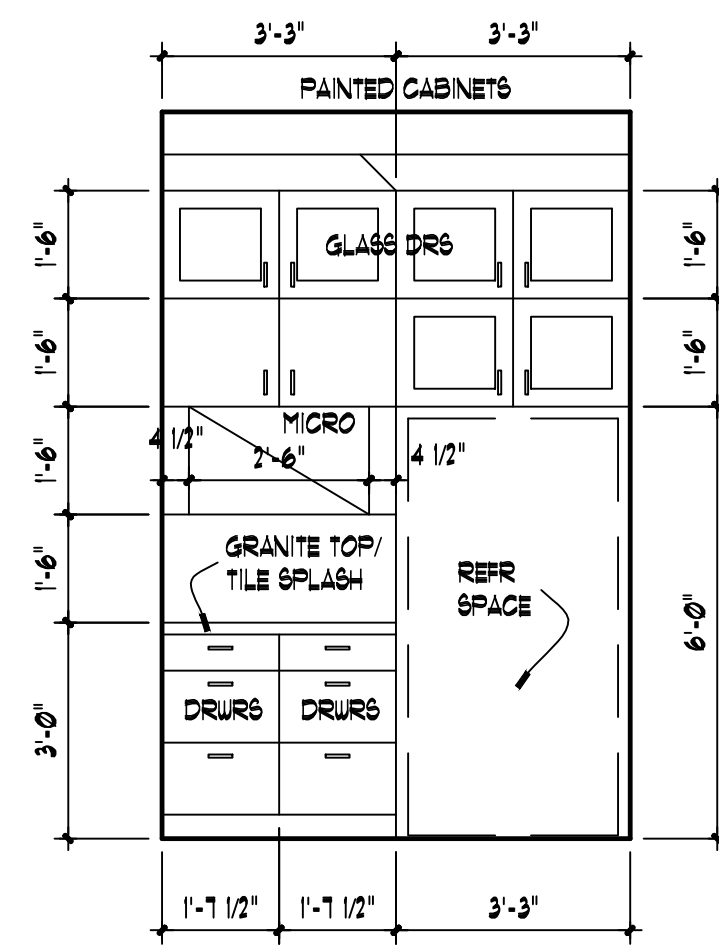
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REVISIONS:

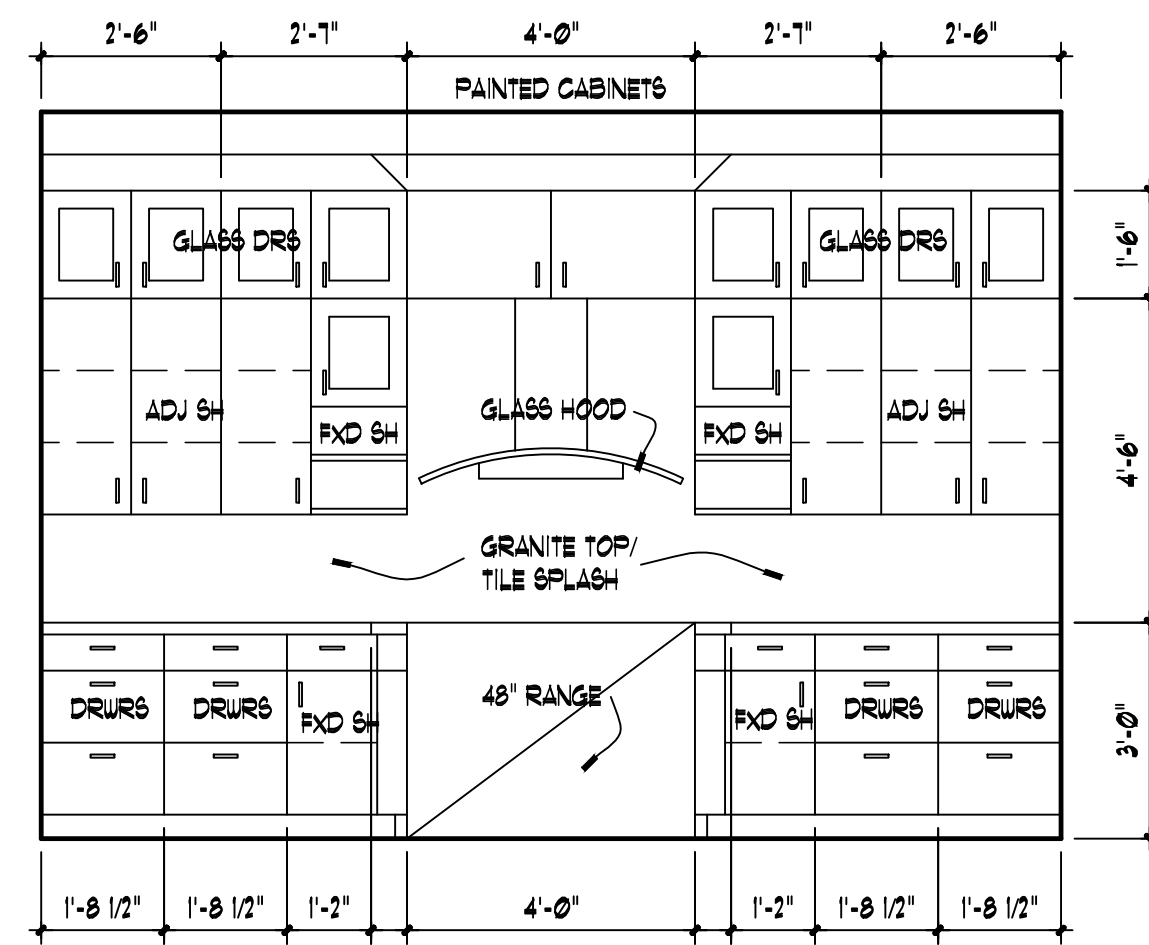
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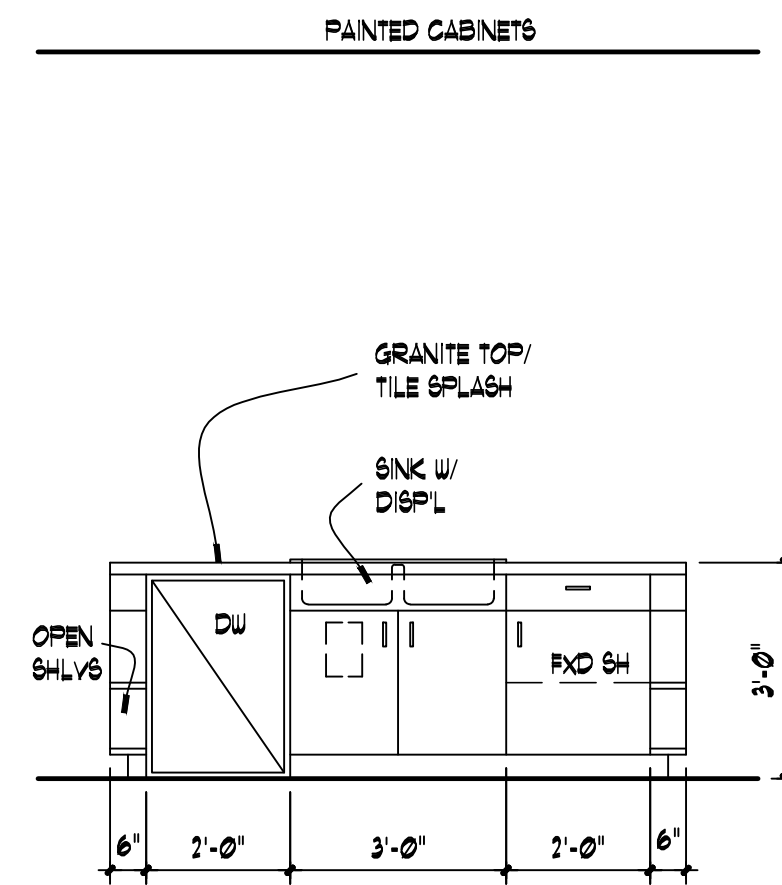




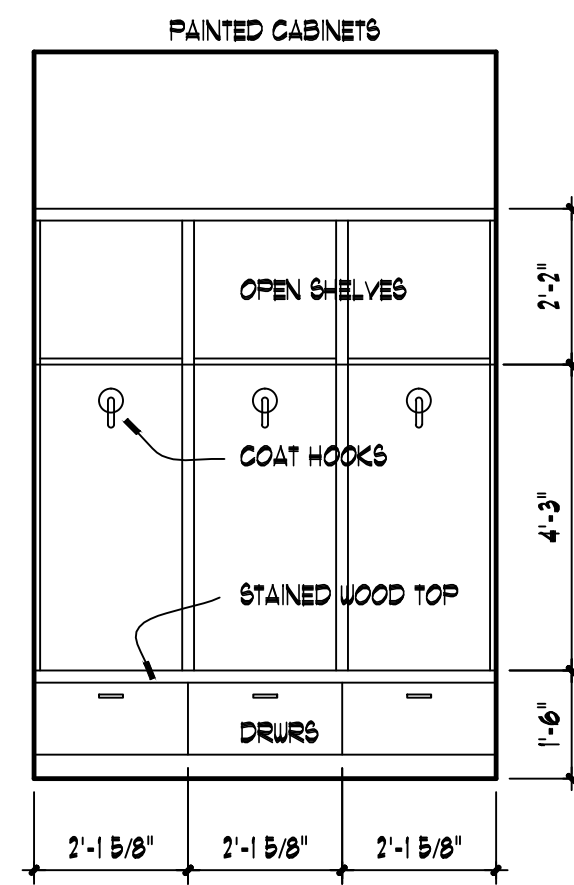
01  
A6  
**KITCHEN**  
3/8" = 1'-0"



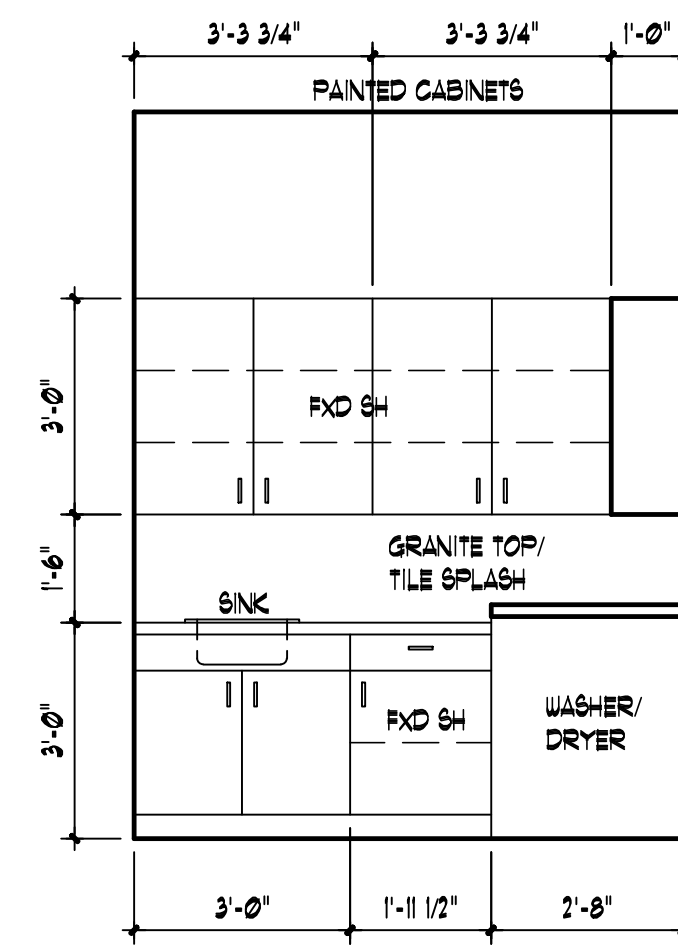
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**KITCHEN**  
3/8" = 1'-0"



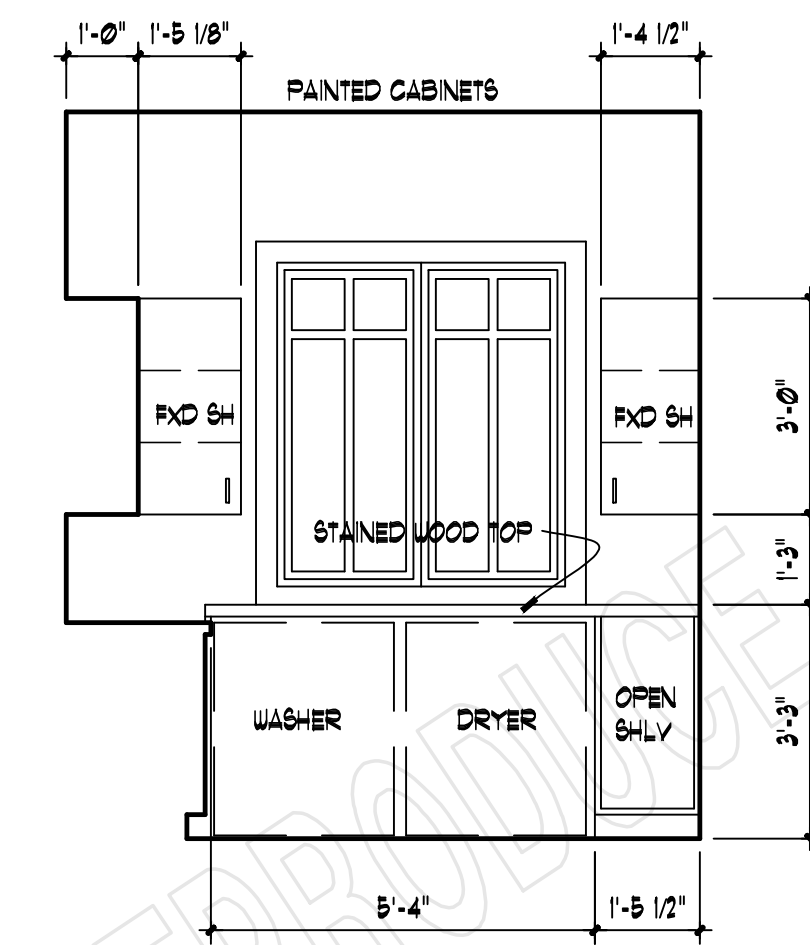
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**KITCHEN**  
3/8" = 1'-0"



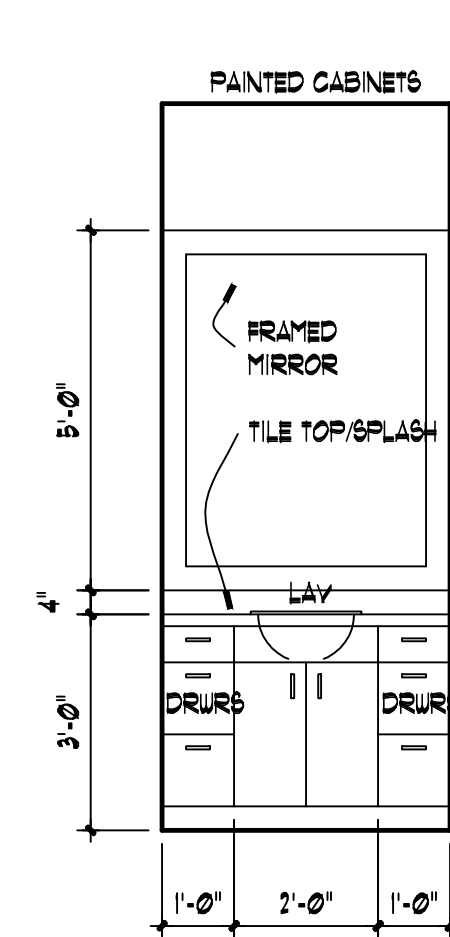
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**MUD ROOM**  
3/8" = 1'-0"



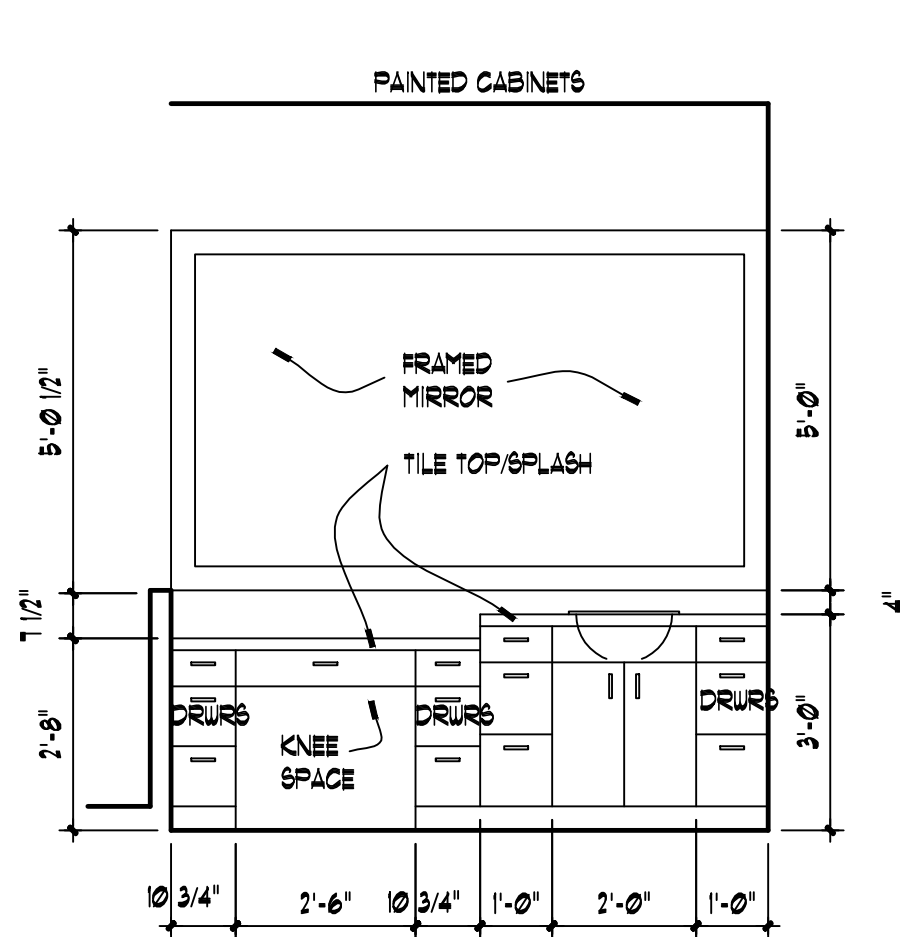
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**UTILITY**  
3/8" = 1'-0"



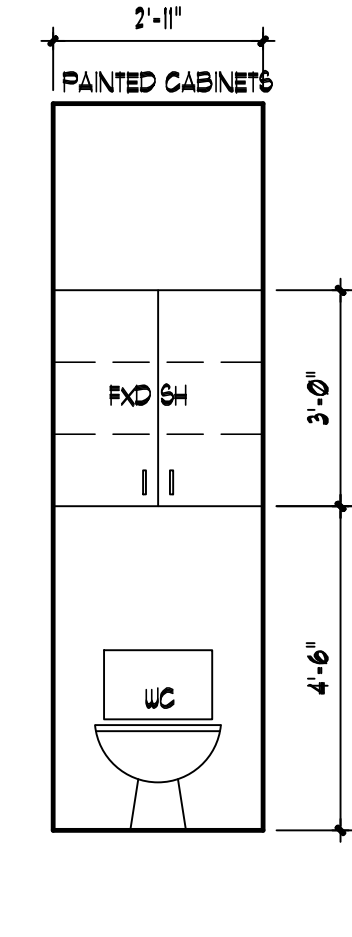
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**UTILITY**  
3/8" = 1'-0"



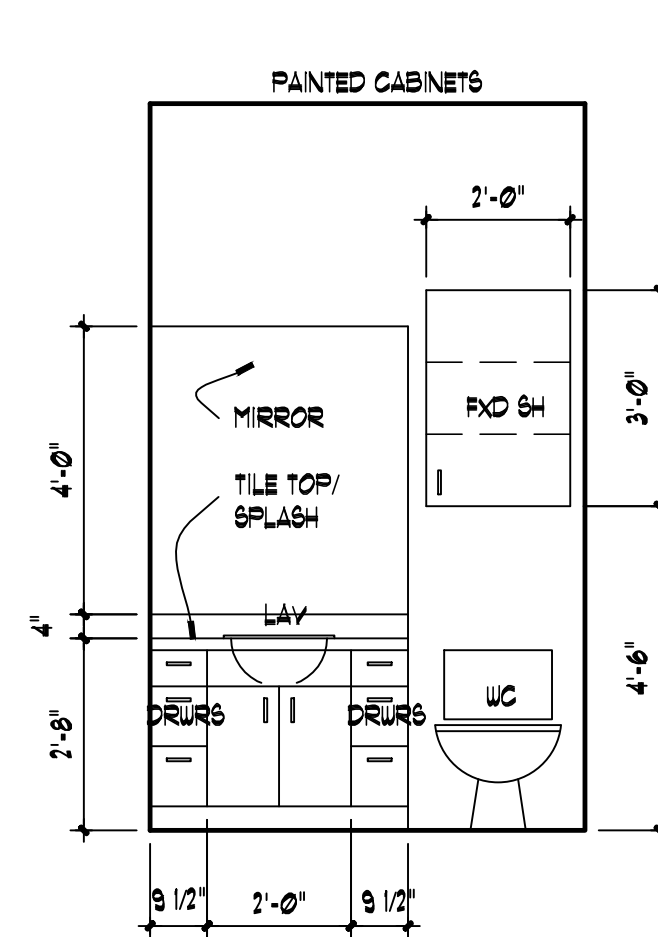
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**MASTER BATH**  
3/8" = 1'-0"



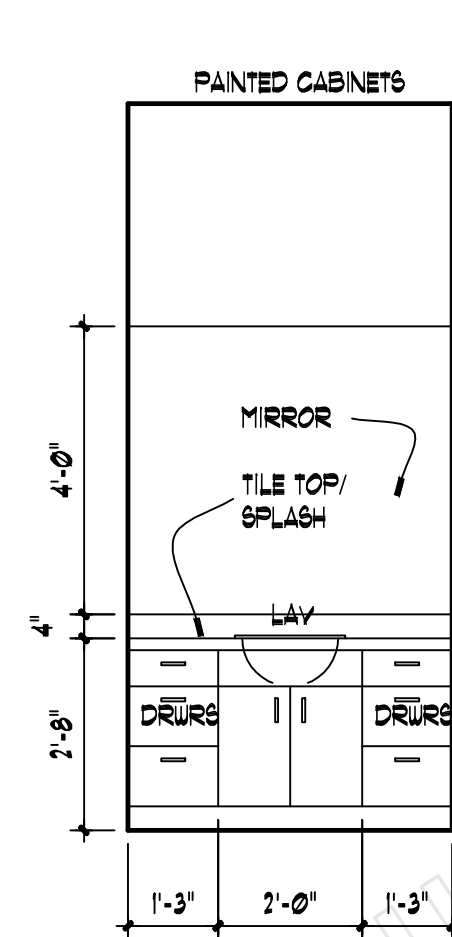
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**MASTER BATH**  
3/8" = 1'-0"



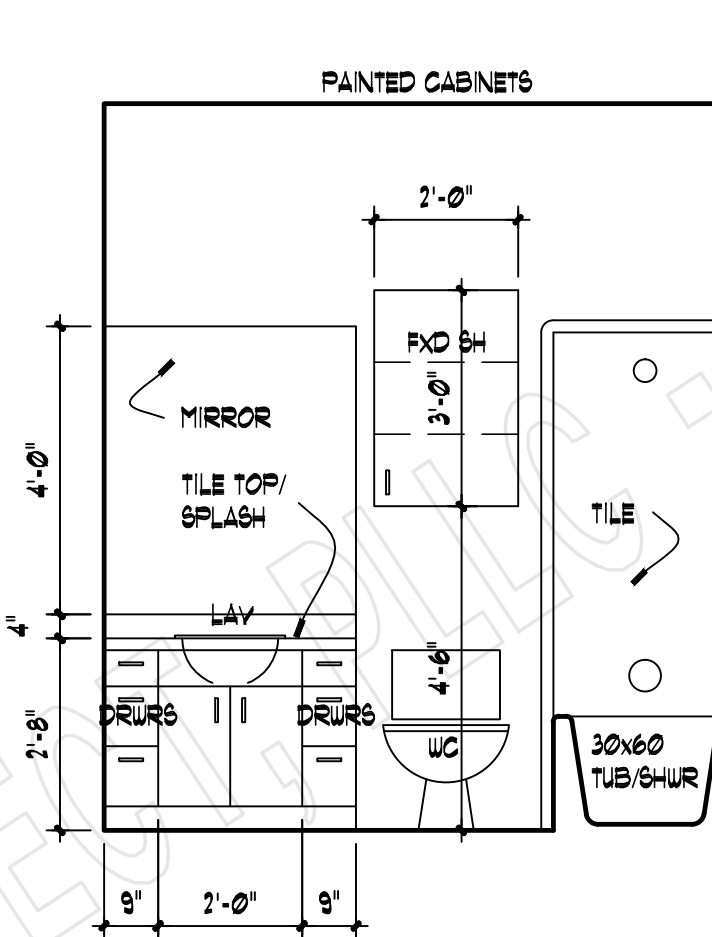
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**MASTER BATH**  
3/8" = 1'-0"



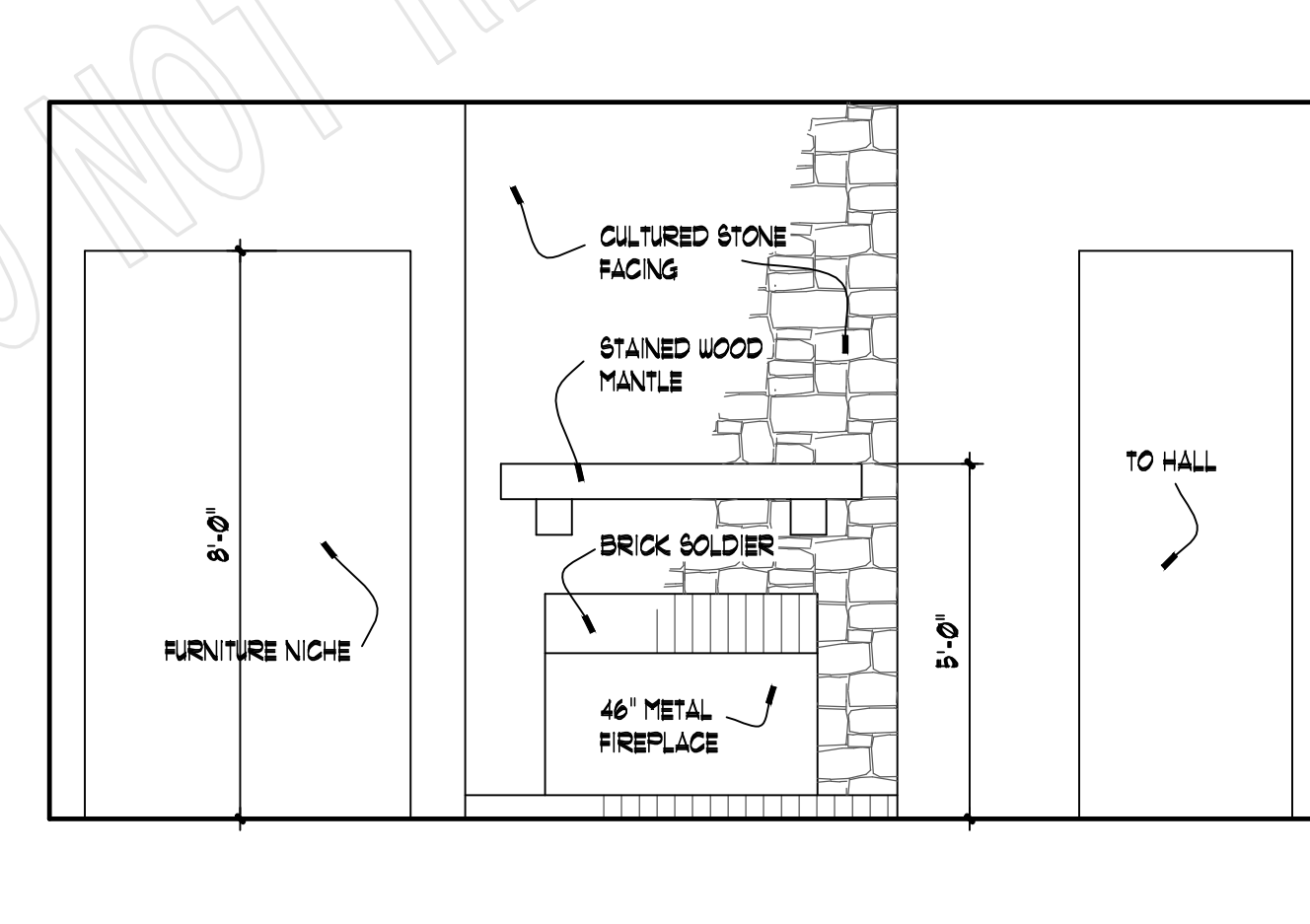
10  
A6  
**BATH 2**  
3/8" = 1'-0"



11  
A6  
**DRESS**  
3/8" = 1'-0"



12  
A6  
**BATH 3**  
3/8" = 1'-0"



13  
A6  
**FAMILY ROOM**  
3/8" = 1'-0"

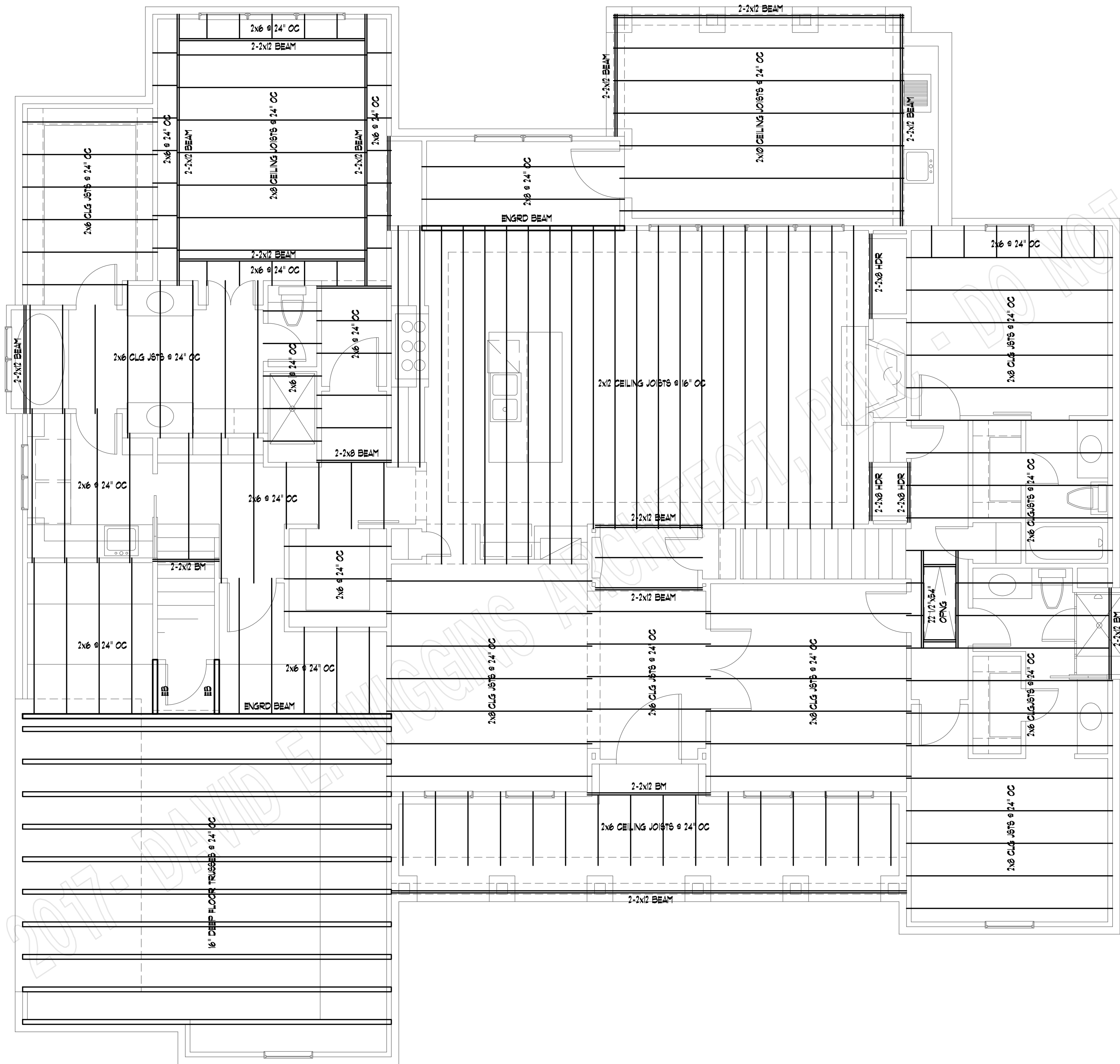
**CABINET ELEVATIONS**  
SCALE: 3/8" = 1'-0"

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| HEADER SCHEDULE  |          |
|--|----------|
| FIRST FLOOR:   |          |
| OPNG. SIZE   |          |
| 2'-3"  | 2-2x10'S |
| 4'-UP  | 2-2x12'S |
| SECOND FLOOR:  |          |
| OPNG. SIZE   |          |
| 2'-3"  | 2-2x6'S  |
| 4'   | 2-2x8'S  |
| 5'   | 2-2x10'S |
| 6'-UP  | 2-2x12'S |
| ALL LUMBER INDICATED SHALL BE #2 SYP/KD SYP, FIR OR SPRUCE |          |

**FLOOR FRAMING PLAN**

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

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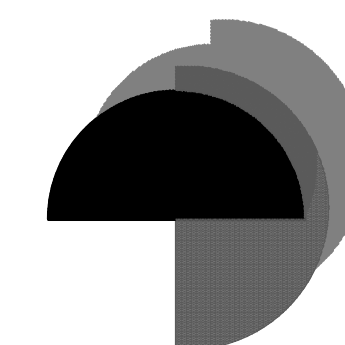
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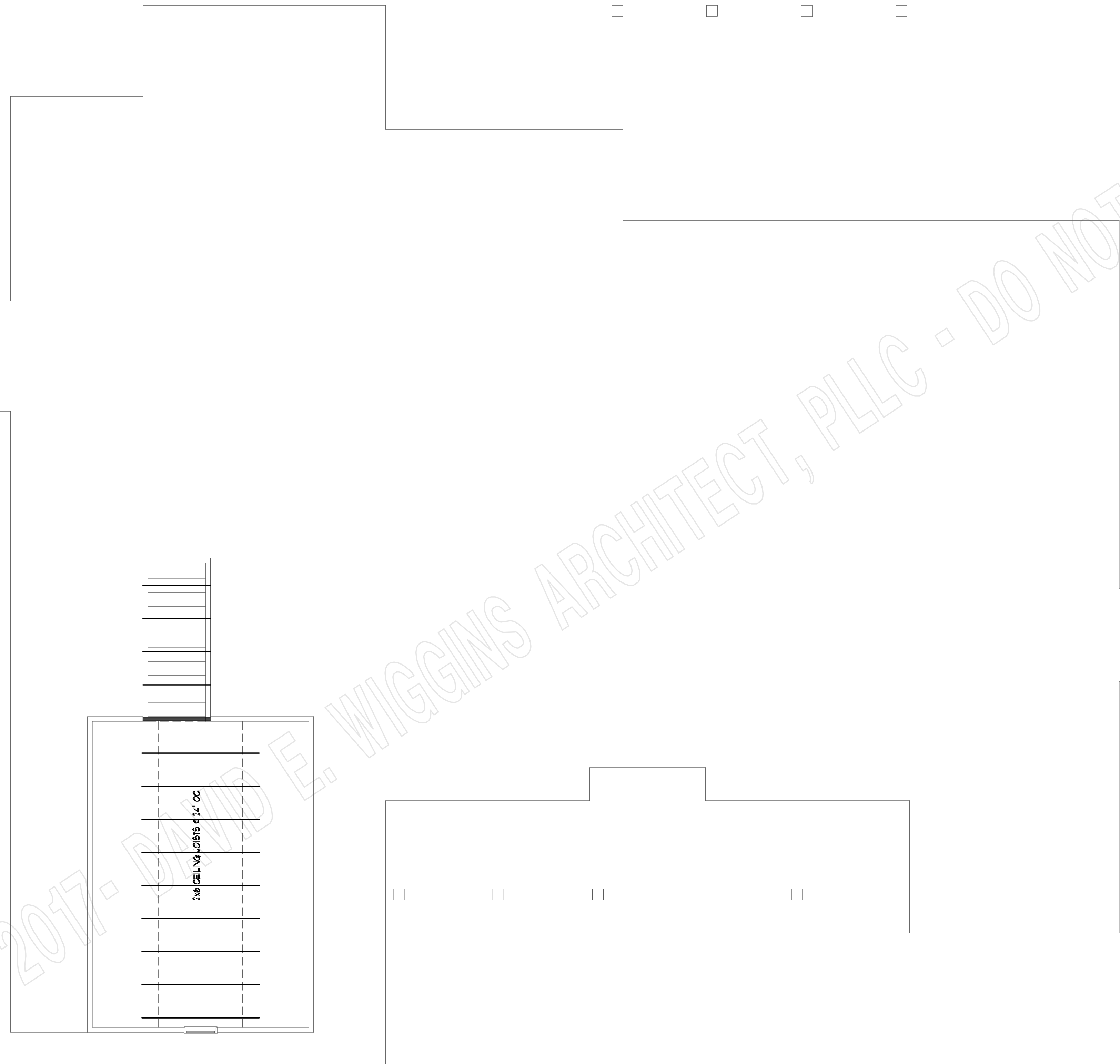


**WALNUT GROVE**  
PLAN 2459

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**CEILING FRAMING PLAN**

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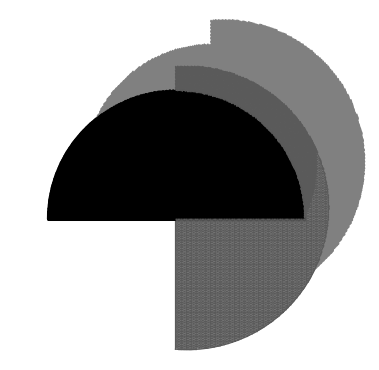
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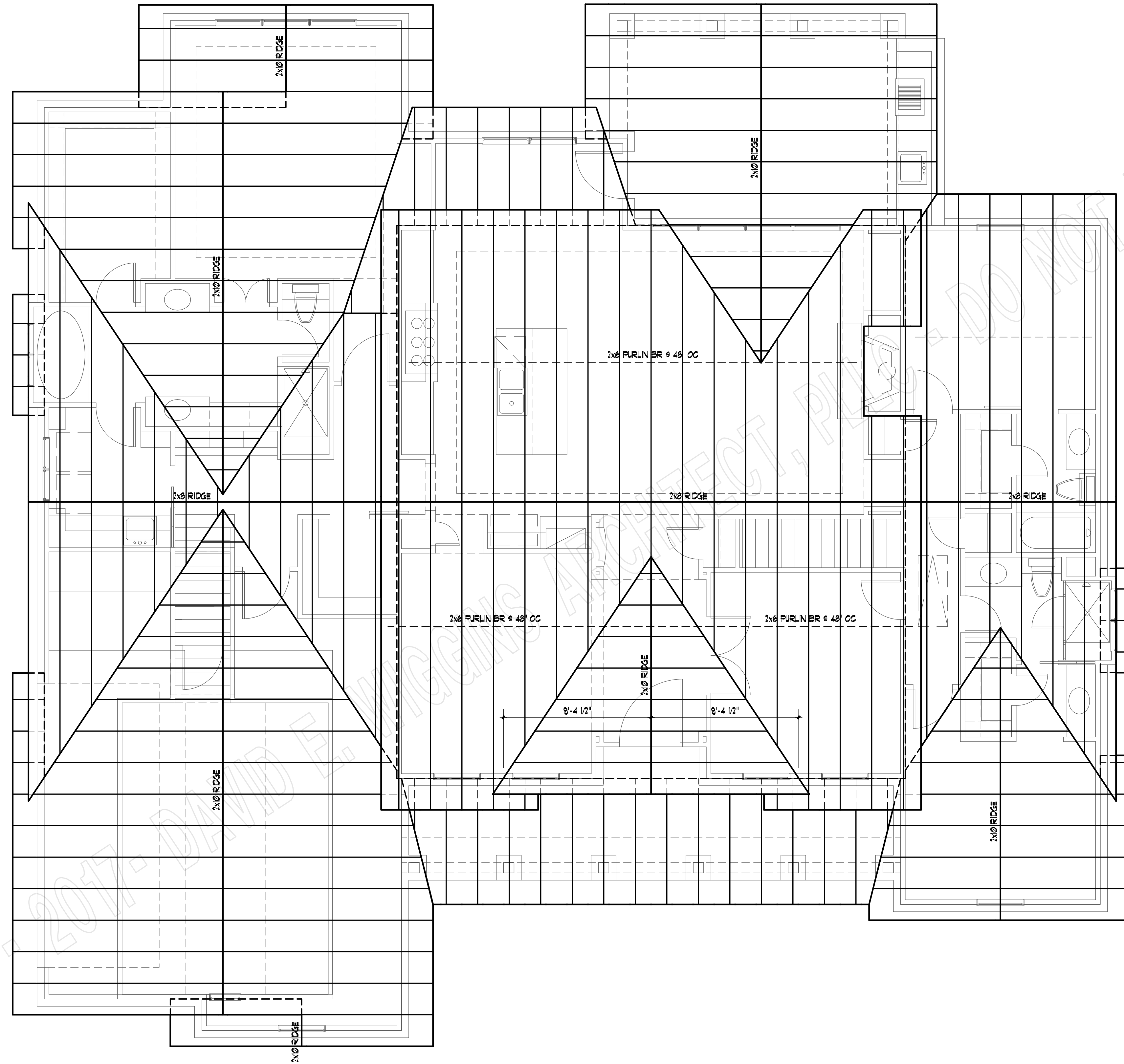
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A8  
OF A9

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**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**FRAMING NOTES:**

1. ALL MEMBERS SHALL BE NO. 2 GRADE SYP OR SFP LUMBER.
2. ALL FASCIAS ARE 2x8 GROOVED SFP OR BETTER.
3. ALL RAFTERS ARE 2x6 @ 24' O.C.
4. BRACE ALL INTERSECTIONS OF RIDGE, HIP OR VALLEYS DOWN TO LOAD BEARING WALLS.
5. ALL TRUSSES SHALL BE DESIGNED BY A LOCAL ENGINEER, PREFERABLY A TRUSS MANUFACTURER.

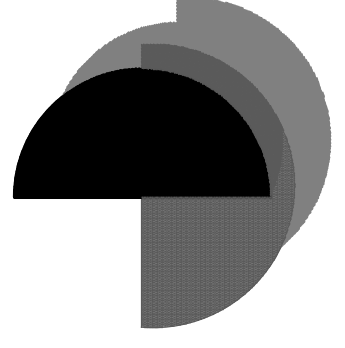
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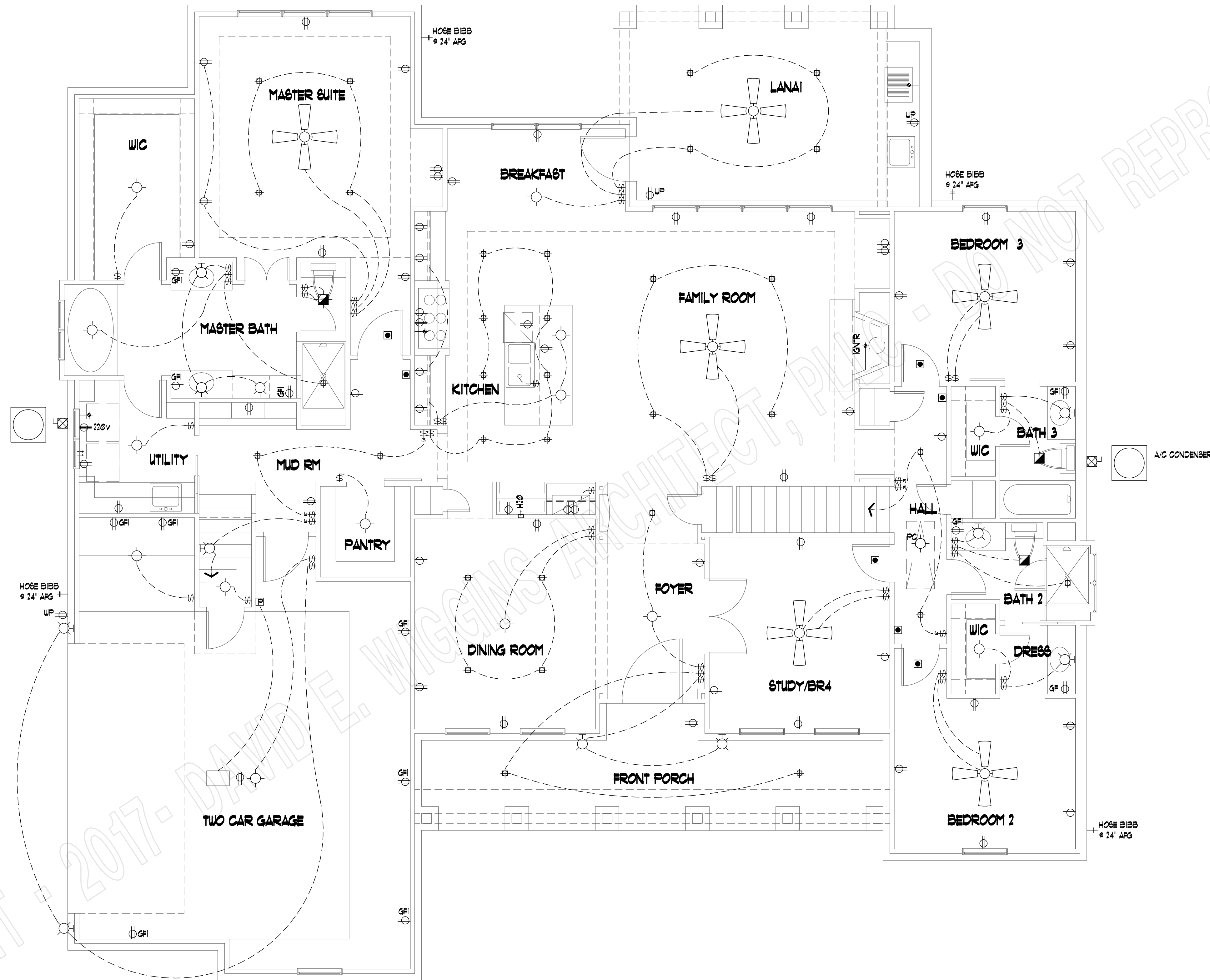
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DATE:

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- LEGEND**
- 110V. FLOOR OUTLET
  - ⊕ 110V. DUPLEX OUTLET
  - ⊕ WATERPROOF OUTLET
  - ⊕ GFI
  - ⊕ 220
  - ⊕ 2 WAY SWITCH
  - ⊕ 3 WAY SWITCH
  - ⊕ 4 WAY SWITCH
  - ⊕ DIMMER SWITCH
  - ⊕ GENERAL PURPOSE LTG.
  - ⊕ WALL BRACKET LTG.
  - ⊕ RECESSED CAN LTG.
  - ⊕ RECESSED EYEBALL LTG.
  - ⊕ FLUORESCENT LTG.
  - ⊕ DOUBLE FLOOD LTG.
  - ⊕ FLUORESCENT TUBE
  - ⊕ SMOKE DETECTOR
  - ⊕ GAS CONNECTION
  - ⊕ HOSE BIBB
  - ⊕ CEILING FAN
  - ⊕ EXHAUST FAN
  - ⊕ EXHAUST FAN/LIGHT
  - ⊕ CHIMES
  - ⊕ JUNCTION BOX
  - ⊕ PHONE JACK
  - ⊕ HEATER
  - ⊕ A/C DISCONNECT
  - ⊕ ICE MAKER CONNECTION
  - ⊕ WASHER CONNECTIONS
  - ⊕ CABLE TV
  - ⊕ THERMOSTAT
  - ⊕ PUSH BUTTON
  - ⊕ MINI RECESSED CAN LTG.

**FIRST FLOOR ELECTRICAL PLAN**

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

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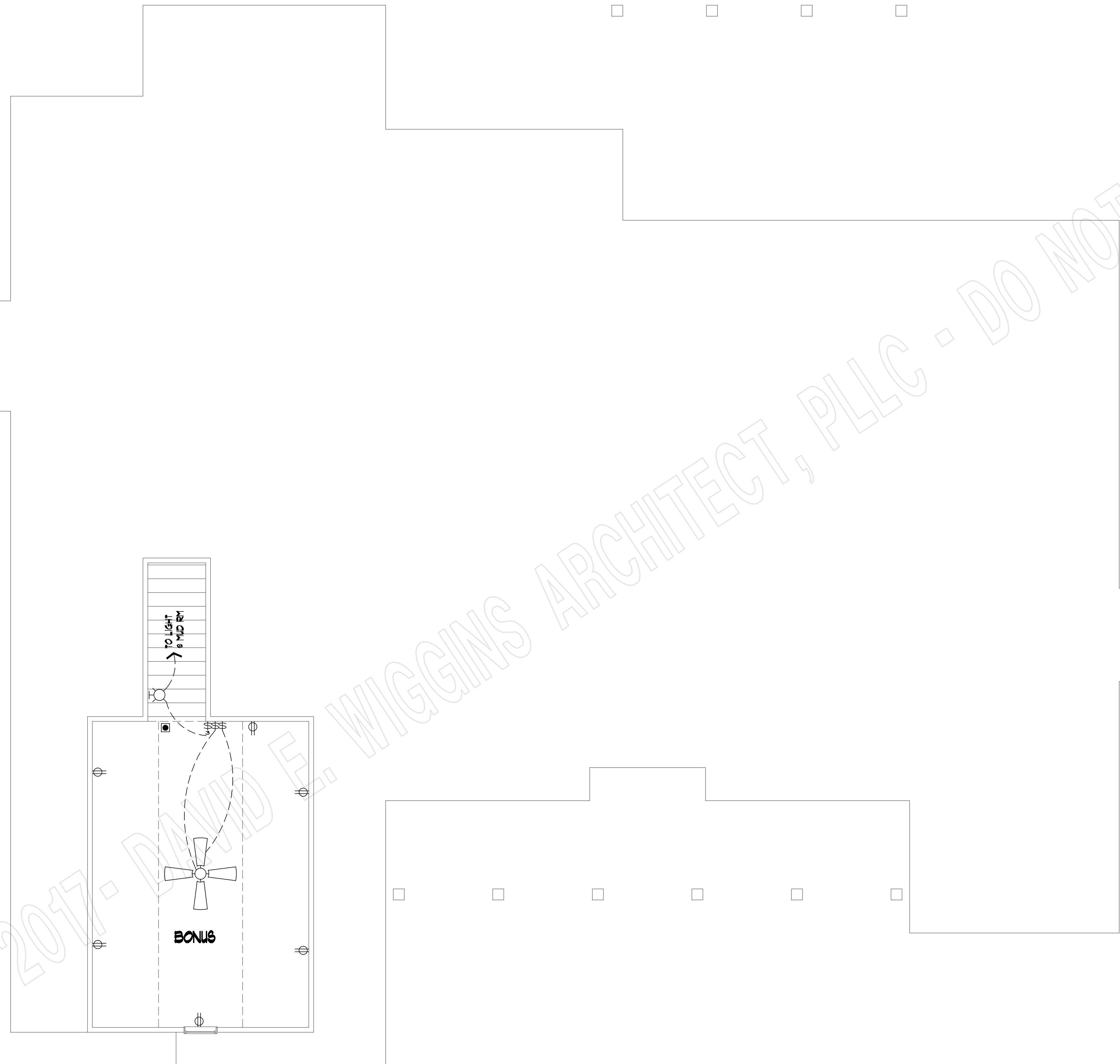
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**SECOND FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

- LEGEND**
- 110v. FLOOR OUTLET
  - ⊕ 110v. DUPLEX OUTLET
  - ⊕ WP WATERPROOF OUTLET
  - ⊕ GFI GROUND FAULT INSULATED
  - ⊕ 220 220v. OUTLET
  - ⊕ 2 2 WAY SWITCH
  - ⊕ 3 3 WAY SWITCH
  - ⊕ 4 4 WAY SWITCH
  - ⊕ DIM DIMMER SWITCH
  - ⊕ GFL GENERAL PURPOSE LTG.
  - ⊕ WB WALL BRACKET LTG.
  - ⊕ RCN RECESSED CAN LTG.
  - ⊕ REB RECESSED EYEBALL LTG.
  - ▭ FLOURESCENT LTG.
  - ⊕ DF DOUBLE FLOOD LTG.
  - FLOURESCENT TUBE
  - ⊕ SD SMOKE DETECTOR
  - GAS CONNECTION
  - + HOSE BIBB
  - ⊕ CF CEILING FAN
  - ⊕ EF EXHAUST FAN
  - ⊕ EFL EXHAUST FAN/LIGHT
  - ⊕ CH CHIMES
  - ⊕ JB JUNCTION BOX
  - ⊕ PJ PHONE JACK
  - ⊕ H HEATER
  - ⊕ A/C A/C DISCONNECT
  - ⊕ IC ICE MAKER CONNECTION
  - ⊕ WC WASHER CONNECTIONS
  - ⊕ CTV CABLE TV
  - ⊕ T THERMOSTAT
  - ⊕ PB PUSH BUTTON
  - ⊕ MR MINI RECESSED CAN LTG.

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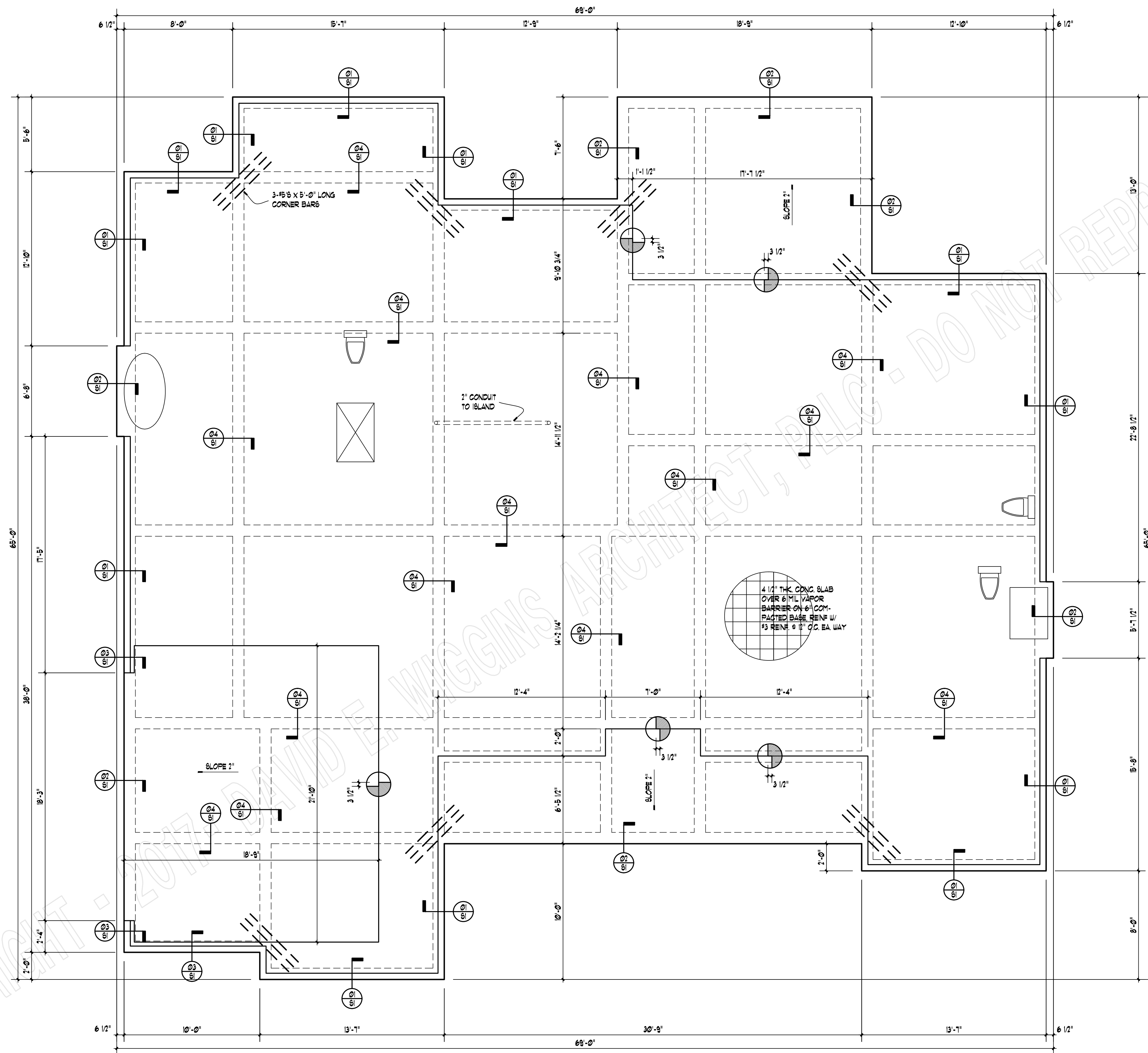
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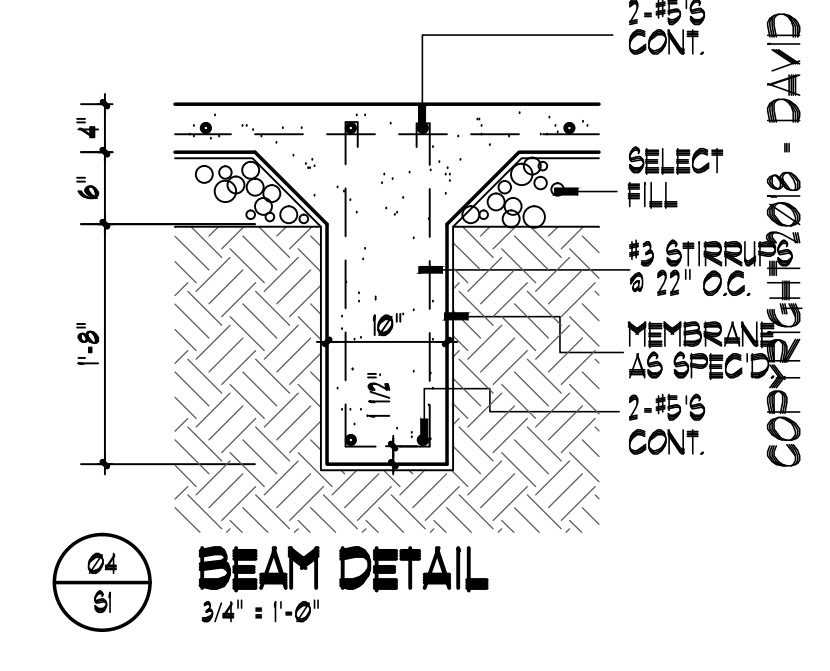
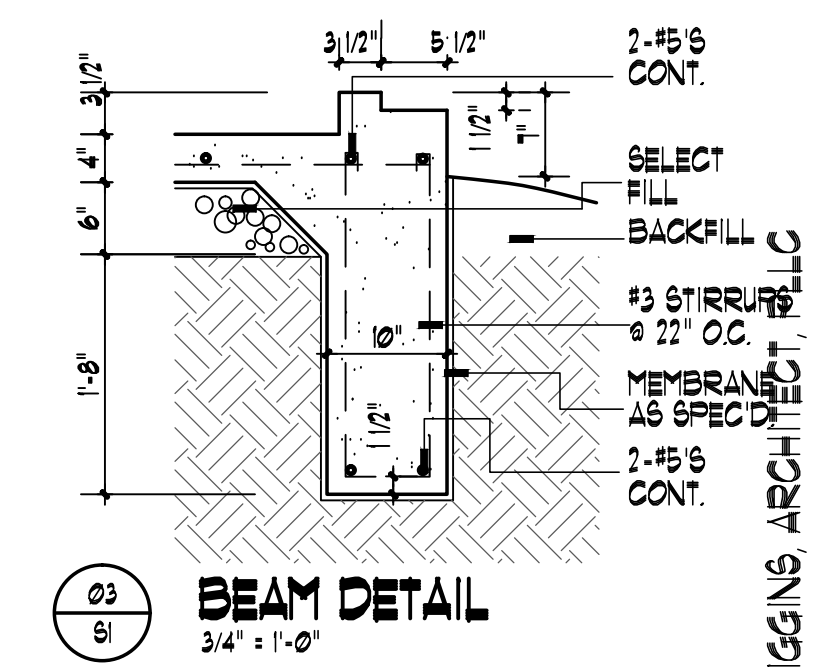
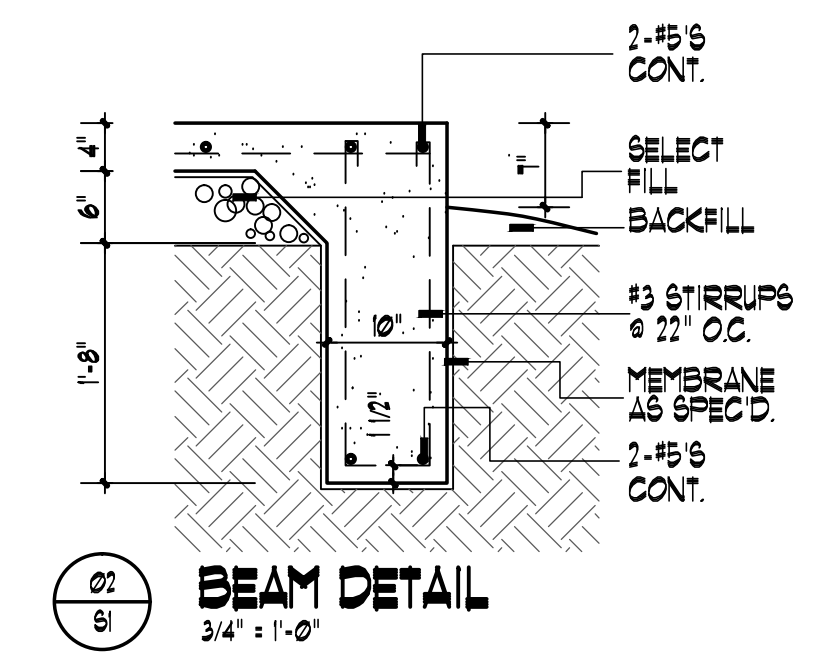
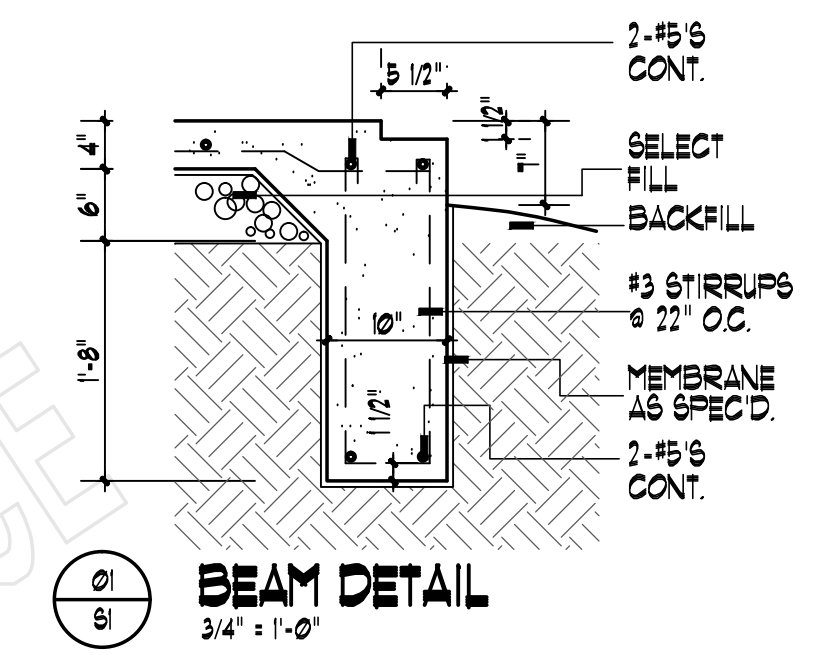
DATE:

MAY 13, 2019



# SLAB FOUNDATION PLAN

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



**NOTES:**

1. ALL BEAMS TO PENETRATE A MIN. OF 6" INTO UNDISTURBED SOIL.
2. LAPS OR SPLICES TO BE A MIN. OF 24 BAR DIAMETERS.
3. PROVIDE 6 CORNER BARS IN ALL CORNERS OF ALL PERIMETER OR EXTERIOR BEAMS. INSTALL ONE AT TOP OUTSIDE AND ONE AT BOTTOM OUTSIDE.
4. FOUNDATION DESIGN IS GENERAL AND NOT SPECIFIC FOR PARTICULAR SITE CONDITIONS. THEREFORE, BUILDER SHALL ASSUME RESPONSIBILITY FOR APPLICABILITY OF THIS FOUNDATION DESIGN.
5. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS OF ALL FIXED EQUIPMENT ELECTRICAL RECEPTACLES AND CONDUIT PLUMBING LOCATIONS AND THRESHOLD BLOCKOUTS.