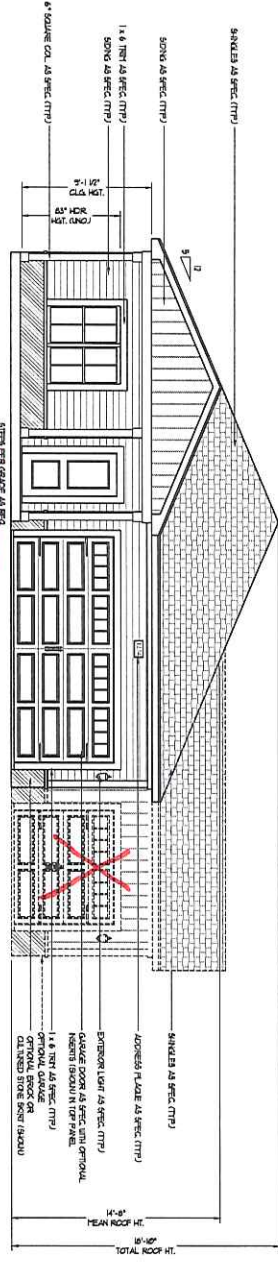
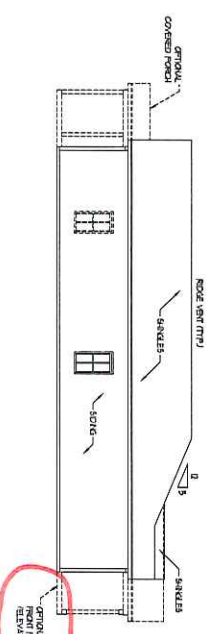


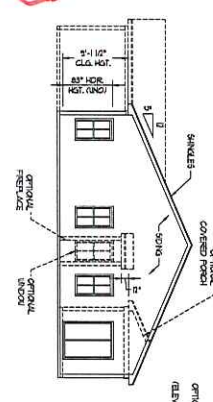
FRONT ELEVATION-B  
SCALE: 1/8" = 1'-0"



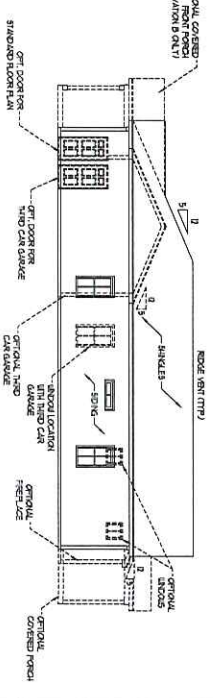
FRONT ELEVATION-B  
W/ OPTIONAL COVERED  
FRONT PORCH  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

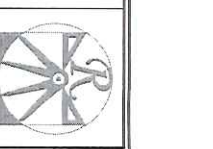


RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

DATE: APRIL 2, 2010  
REV: \_\_\_\_\_  
SCALE: AS NOTED  
DRAWN BY: A&G  
ENGINEERED BY: NBB  
REVIEWED BY: NBS

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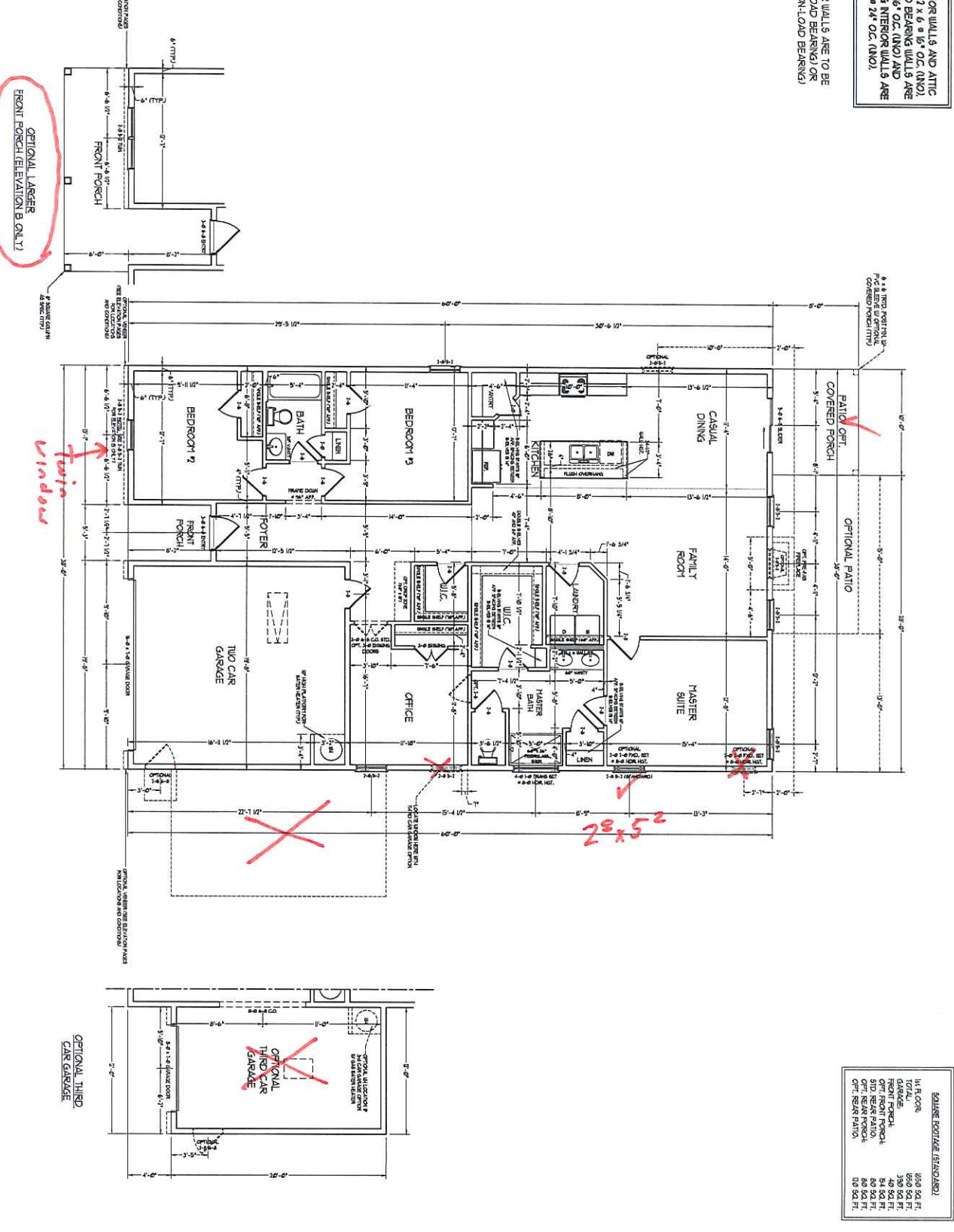


NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (N.O.). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (N.O.) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (N.O.).

\* SHADED INTERIOR WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING)

SQUARE FOOTAGE (SQUARED)

1st FLOOR	1850 SQ. FT.
TOTAL	1850 SQ. FT.
SHADED	370 SQ. FT.
OPTIONAL PATIO	54 SQ. FT.
OPTIONAL FRONT PORCH	80 SQ. FT.
OPTIONAL REAR PORCH	100 SQ. FT.
OPTIONAL THIRD CAR GARAGE	100 SQ. FT.



DATE: APRIL 2, 2009  
 REV.  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: J. M. C.  
 CHECKED BY: J. M. C.  
 ESTIMATED BY: J. M. C.  
 FIRST FLOOR PLAN  
 A-4

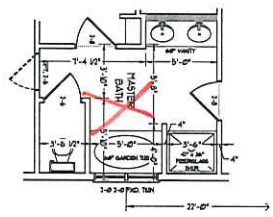
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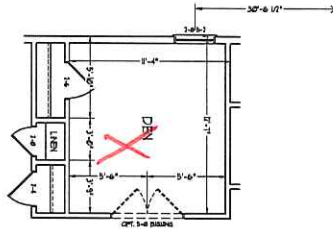


JOHN THOMPSON  
 LICENSED ARCHITECT  
 1000 W. 10TH ST., SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.A&GARCHITECTS.COM

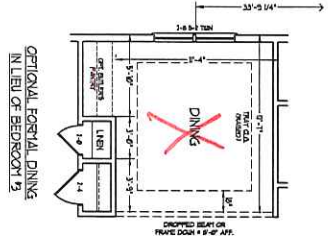




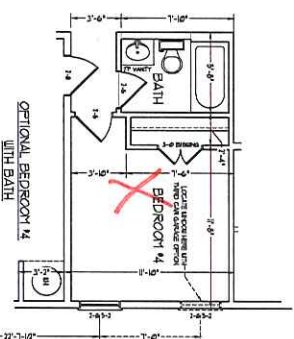
OPTIONAL MASTER BATH #1



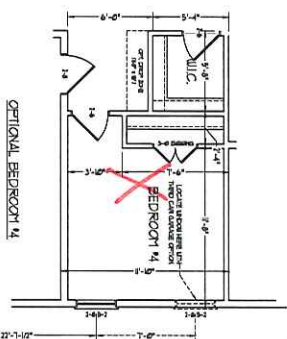
OPTIONAL DEN IN LEVEL OF BEDROOM #3



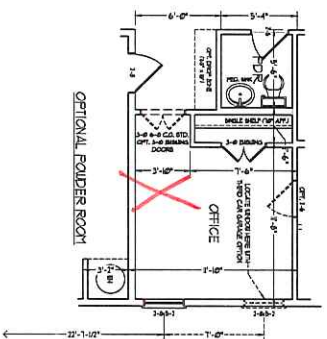
OPTIONAL FORMAL DINING IN LEVEL OF BEDROOM #3



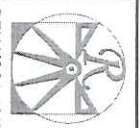
OPTIONAL BEDROOM #4 WITH BATH



OPTIONAL BEDROOM #4



OPTIONAL POWDER ROOM



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DATE: APRIL 2, 2023  
REV:  
SCALE: 1/8"=1'-0"  
DRAWN BY: JAU  
ENGINEERED BY: WJR  
REVIEWED BY: MGS  
FIRST FLOOR  
PLAN OPTIONS  
A-4.1





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DENVER, CO 80202

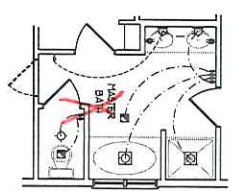
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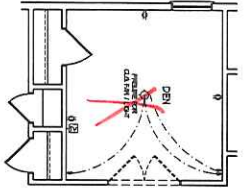
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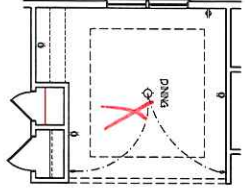
DATE: JANUARY 2020  
REV: 1  
SCALE: 1/8" = 1'-0"  
DRAWN BY: J.S. THOMPSON  
CHECKED BY: J.S. THOMPSON  
DESIGNED BY: J.S. THOMPSON  
FIRST FLOOR ELECTRICAL PLAN OPTIONS  
E-1.1



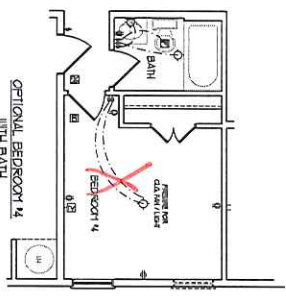
OPTIONAL MASTER BATH #1



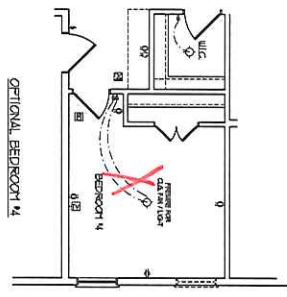
OPTIONAL DEN IN LEVEL OF BEDROOM #3



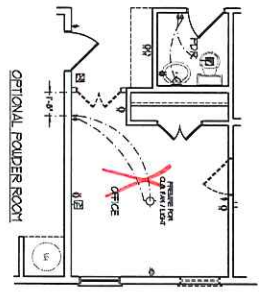
OPTIONAL FORMAL DINING IN LEVEL OF BEDROOM #2



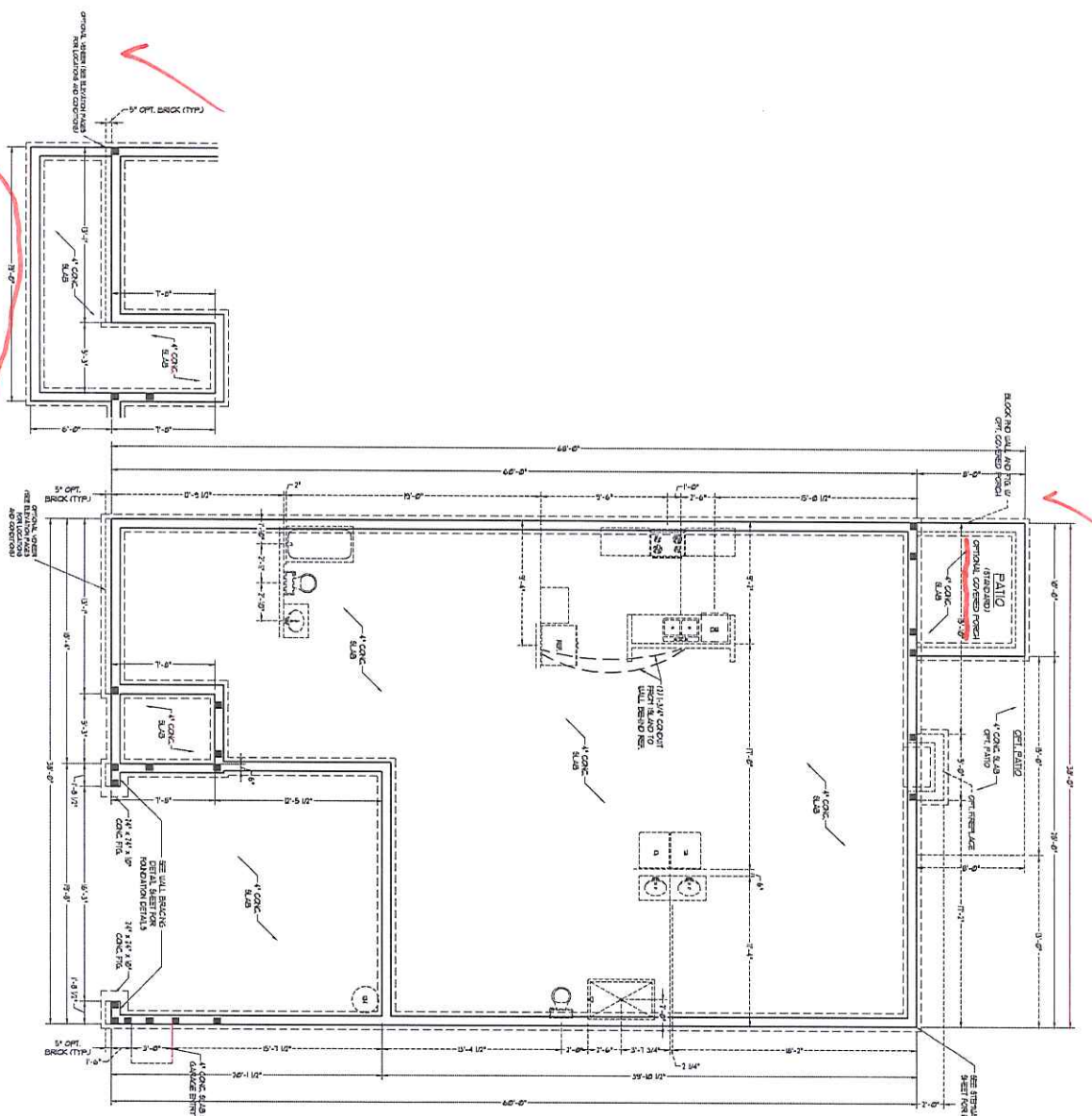
OPTIONAL BEDROOM #4 WITH BATH



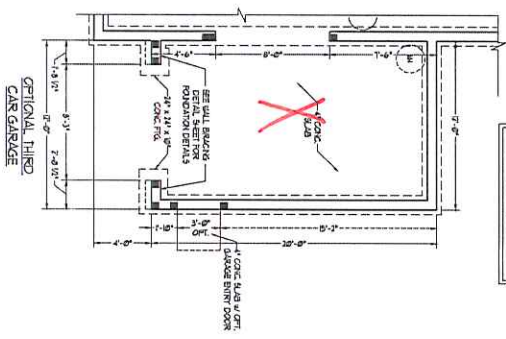
OPTIONAL BEDROOM #4



OPTIONAL POWDER ROOM



OPTIONAL LARGER FRONT PORCH (ELEVATION B ON L1)



- FOR METAL TRIM, CEILING AND SHIMS**
1. METAL TRIM, CEILING AND SHIMS
  2. METAL TRIM, CEILING AND SHIMS
  3. METAL TRIM, CEILING AND SHIMS
  4. METAL TRIM, CEILING AND SHIMS
  5. METAL TRIM, CEILING AND SHIMS
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  18. METAL TRIM, CEILING AND SHIMS
  19. METAL TRIM, CEILING AND SHIMS
  20. METAL TRIM, CEILING AND SHIMS

- FOR METAL TRIM, CEILING AND SHIMS**
1. METAL TRIM, CEILING AND SHIMS
  2. METAL TRIM, CEILING AND SHIMS
  3. METAL TRIM, CEILING AND SHIMS
  4. METAL TRIM, CEILING AND SHIMS
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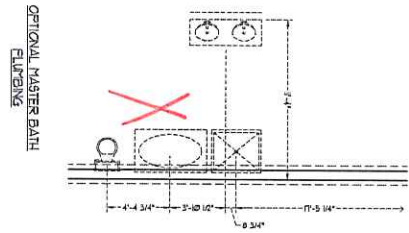
S-1  
 PLAN  
 STENWALL SLAB  
 FOUNDATION  
 ENGINEERED BY  
 TRANSON INC.  
 SCALE 1/4" = 1'-0"

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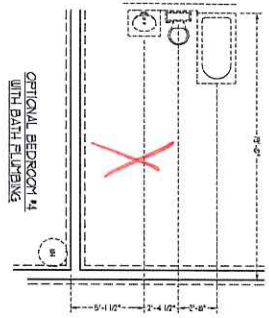
PRICES PROMOTIONS INCLUDES FEATURES OFFERS  
 FLOORING, F. EXTERIOR DESIGN MATERIALS AND  
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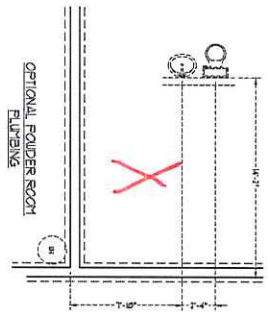
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OPTIONAL MASTER BATH  
WITH BATH FLUTING



OPTIONAL BEDROOM 14  
WITH BATH FLUTING



OPTIONAL POWDER ROOM  
WITH BATH FLUTING



DATE: APRIL 5, 2020  
 REV: \_\_\_\_\_  
 SCALE: 1/4"=1'-0"  
 TOWN: AND  
 ENGINEERED BY: JSM  
 REVIEWED BY: JSM  
 FOUNDATION:  
 STEINWALL SLAB  
 PLAN OPTIONS

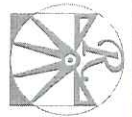
S-1.1

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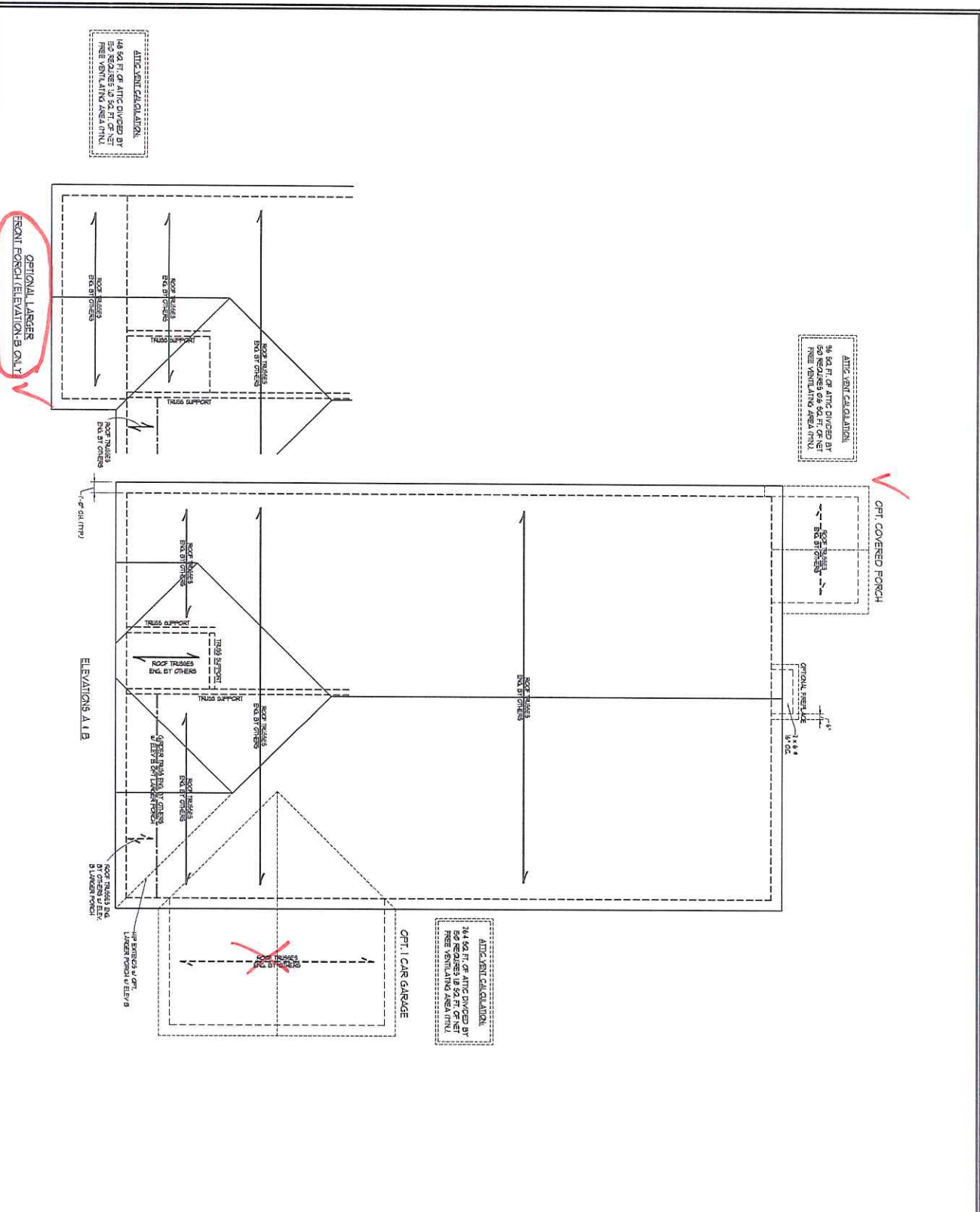


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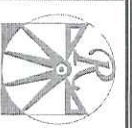






ATLIC VENT CALCULATION  
 1440 SQ. FT. OF ATTIC DIVIDED BY 144 REQUIRES 10.0 SQ. FT. OF NET FREE VENTILATING AREA (FNU)

- STRUCTURAL NOTES**
1. ALL MEMBER UNLESS NOTED TO BE #
  2. ROOF RAFTERS OVER FINISHED FLOOR ARE TO BE 12" x 12" W/ALUMINUM BRACKETS AT 12" o.c. AND 12" x 12" W/ALUMINUM BRACKETS AT 12" o.c.
  3. RAFTERS IN ALL VALLEYS TO BE 12" x 12" W/ALUMINUM BRACKETS AT 12" o.c. AND 12" x 12" W/ALUMINUM BRACKETS AT 12" o.c.
  4. REFER TO SECTION 9000 OF THE SPECIFICATIONS FOR THE ROOFING SYSTEM AND TRUSSES, RAFTERS AND SPILL BEAMS FOR ADDITIONAL STRUCTURAL INFORMATION.



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 15 THOMPSON DRIVE  
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 TEL: 978.335.1111  
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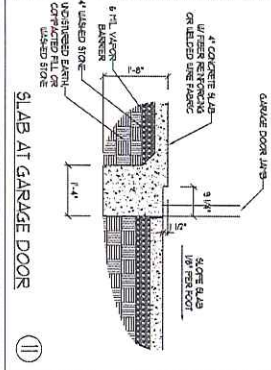
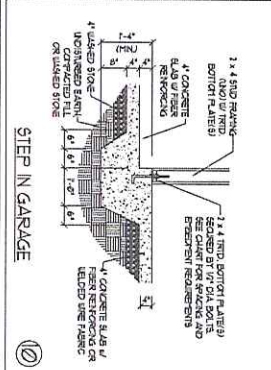
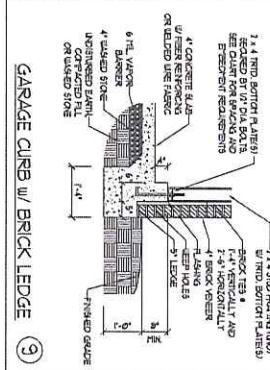
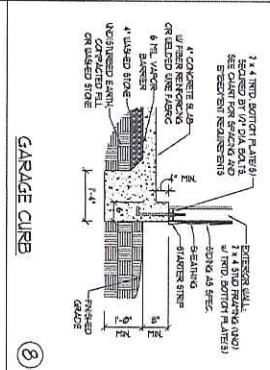
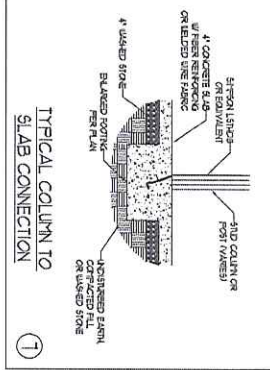
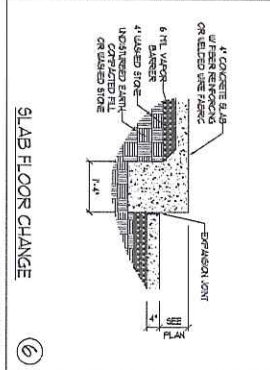
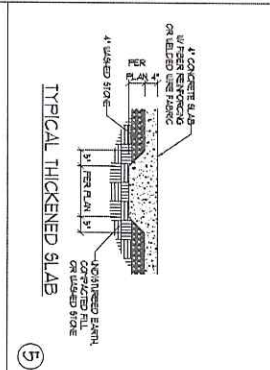
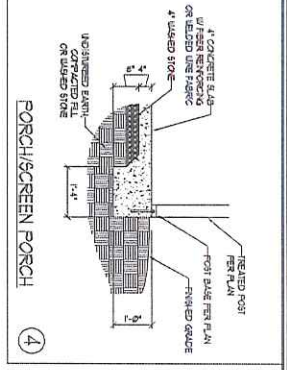
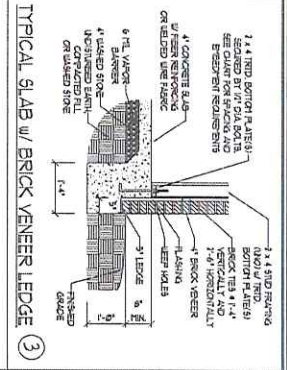
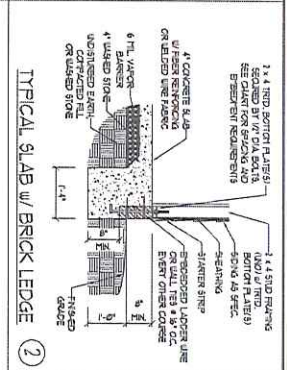
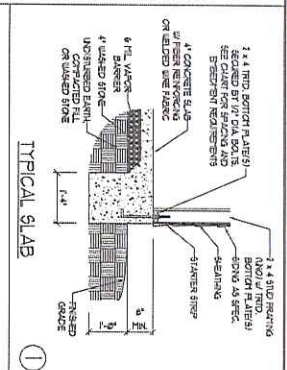


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DATE: APRIL 8, 2020  
 SCALE: 1/4" = 1'-0"  
 DRAWING NO.:  
 ENGINEERED BY: VAM  
 REVIEWED BY: SWS  
 ROOF PLAN  
 ELEVATIONS  
 A&B  
**S3**





ANCHOR SPACING AND EMBEDMENT	
WIND ZONE	120 MPH
SPACING	6\"/>
EMBEDMENT	1\"/>

NOTE:  
 THE ADDED ROD WITH EPOXY SIPSPEC TITEN LD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2\"/>

1/4\"/>

**J.S. THOMPSON ENGINEERING, INC.**  
 800 WALK AVE. SUITE 104 • BALDWIN, NY 11710  
 PHONE: (609) 784-9949 • FAX: (609) 784-9421  
 SALES LICENSE NO. C-4735

MONOLITHIC SLAB FOUNDATION DETAILS

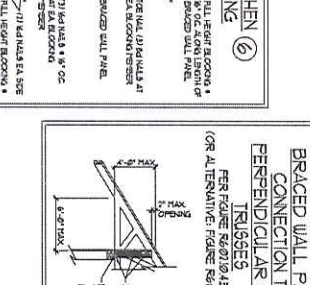
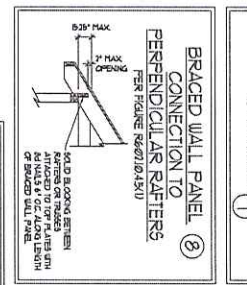
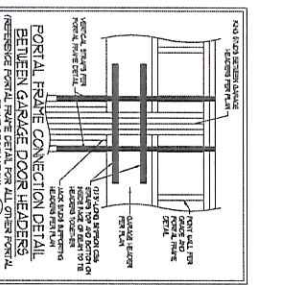
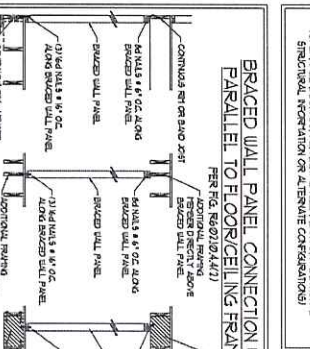
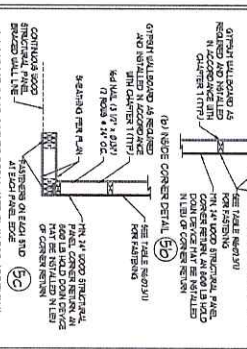
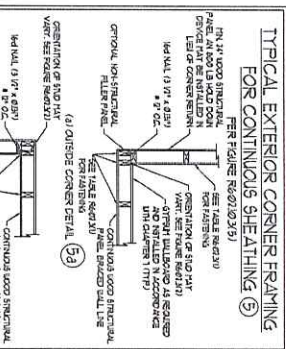
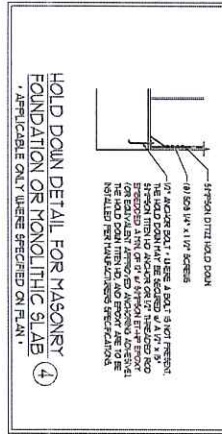
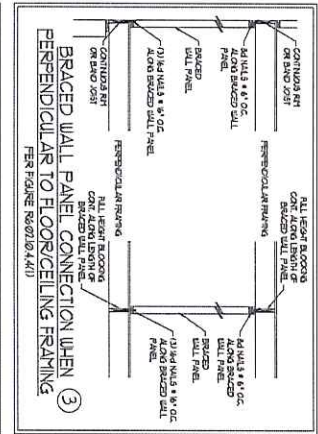
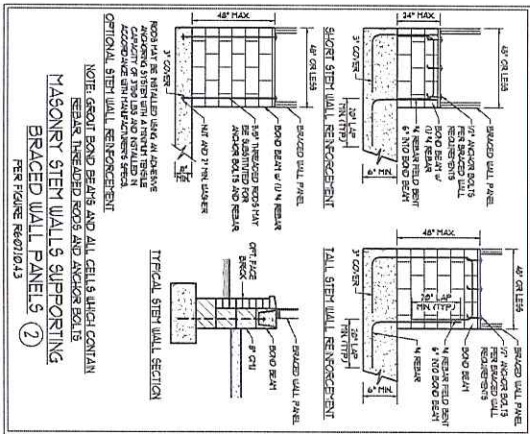
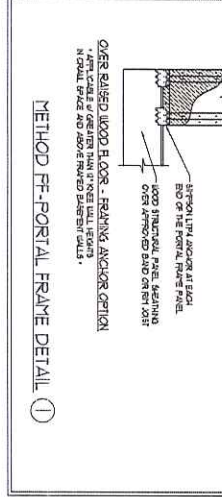
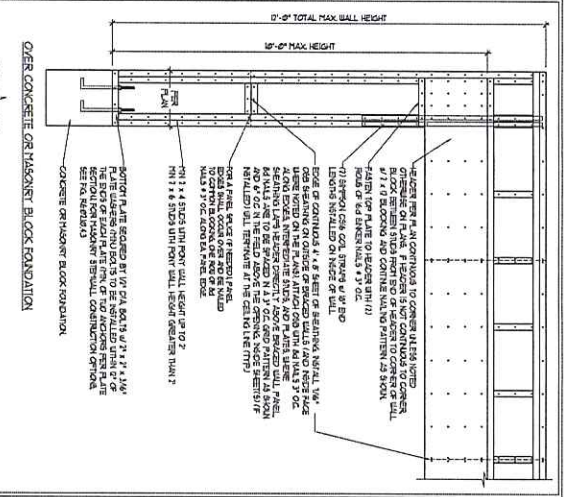
FOUNDAION DETAILS





**GENERAL WALL BRACING NOTES:**

1. WALL BRACING PROVIDED IN ACCORDANCE WITH CHAPTER 6 OF THE 2006 INTERNATIONAL BUILDING CODE (IBC).
2. SEE SECTION 05110 FOR GENERAL NOTES PERTAINING TO THE BRACING FOR ADDITIONAL INFORMATION ON BRACING.
3. BRACED EXTERIOR WALLS SHOWN IN ROOF FRAMES AND WALLS INCLUDING GABLES SHALL BE TYPICAL FOR WALLS WITH AND HEADWORKS IN ACCORDANCE WITH ACCEPTED BUILDING PRACTICES.
4. THE BRACING SYSTEMS SHOWN FOR WALLS LOCATED ON EXTERIOR WALLS FROM TIME AND LOCATION BRACED WALL OR HEADWORKS SHALL BE TYPICAL FOR WALLS WITH AND HEADWORKS.
5. BRACING SYSTEMS SHOWN FOR WALLS LOCATED ON INTERIOR WALLS SHALL BE TYPICAL FOR WALLS WITH AND HEADWORKS.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" MINIMUM INSULATION USING RIGID THERMO BREAK SYSTEMS.
7. BRACING SHALL BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED TO CONCRETE SLABS. THE BRACING SHALL BE 1" CLEAR FROM THE CONCRETE SLAB. CONCRETE SLABS SHALL BE BRACED WITH 1" X 4" BRACING SYSTEMS.
8. BRACING SHALL BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED TO CONCRETE SLABS. THE BRACING SHALL BE 1" CLEAR FROM THE CONCRETE SLAB. CONCRETE SLABS SHALL BE BRACED WITH 1" X 4" BRACING SYSTEMS.
9. BRACING SHALL BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED TO CONCRETE SLABS. THE BRACING SHALL BE 1" CLEAR FROM THE CONCRETE SLAB. CONCRETE SLABS SHALL BE BRACED WITH 1" X 4" BRACING SYSTEMS.



This detail may be used in conjunction with a full plan or elevation by J.S. Thompson Engineering Inc. as a reference for design. It is not intended to be a substitute for a professional engineer's design. A professional seal is required for all construction documents.



DATE: 01/11/2011	BY: J.S. THOMPSON
DESIGNED BY: J.S. THOMPSON	CHECKED BY: J.S. THOMPSON
CONTRACT NO.:	PROJECT NO.:
CLIENT NAME:	CLIENT ADDRESS:

**WALL BRACING NOTES AND DETAILS**

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