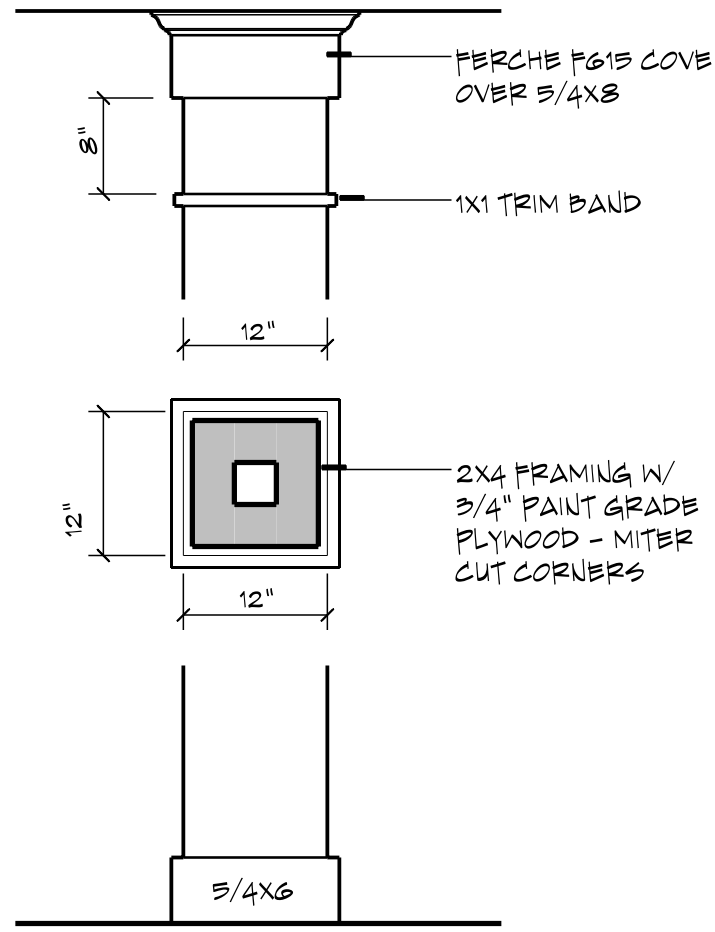
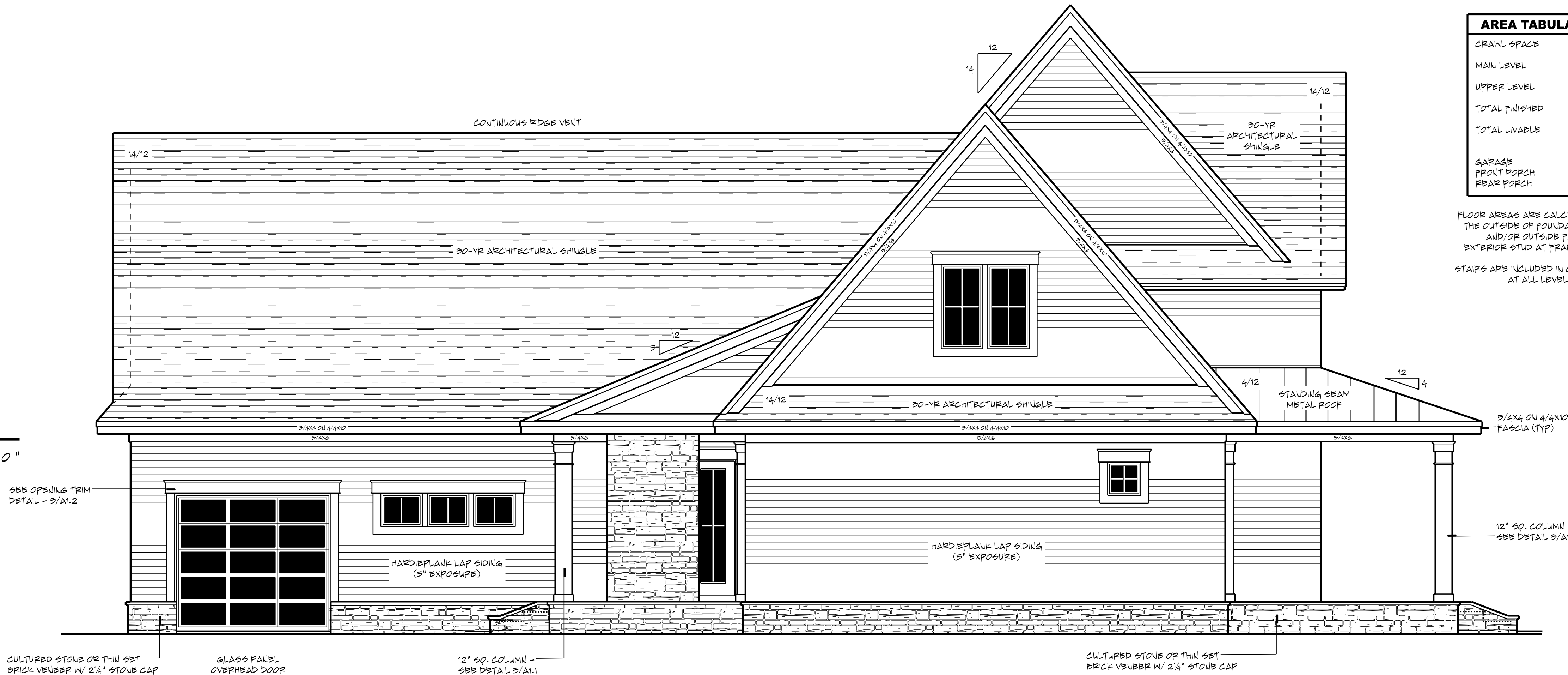




3 COLUMN
A1.1

SCALE: 3/4" = 1' 0"



2 LEFT ELEVATION
A1.1

SCALE: 1/4" = 1' 0"



1 FRONT ELEVATION
A1.1

SCALE: 1/4" = 1' 0"

AREA TABULATION	
CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	6774 SF
TOTAL LIVABLE	6774 SF
GARAGE	
FRONT PORCH	846 SF
REAR PORCH	430 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS
- 4 DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

WINDOWS

- INTEGRITY ALL ULTREX SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIEPLANK LAP SIDING
- 5" EXPOSURE
- THIN SET BRICK VENEER OR CULTURED STONE W/ 2 1/4" ROCK FACE STONE CAP
- HARDIE TRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

*** STRUCTURAL NOTICE ***

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.



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THE RUTH ANN
CRAWL SPACE - 2x4 EXTERIOR
3-CAR SIDE - STANDARD



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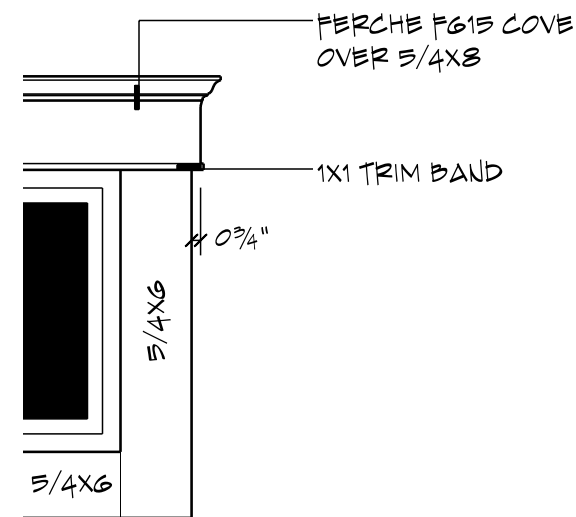
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EXTERIOR ELEVATIONS
COLUMN DETAIL



OPENING TRIM

SCALE: 3/4" = 1' 0"



AREA TABULATION

CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	3952 SF
TOTAL LIVABLE	3952 SF
GARAGE	846 SF
FRONT PORCH	678 SF
REAR PORCH	430 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACES OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

RIGHT ELEVATION

SCALE: 1/4" = 1' 0"



GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
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WINDOWS

- INTEGRITY ALL ULTREX SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS.

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIBLANK LAP SIDING
- 5" EXPOSURE
- THIN SET BRICK VENEER OR CULTURED STONE W/ 2 1/4" ROCK FACE STONE CAP
- HARDIBLANK LAP SIDING
- THICKNESS AND WIDTH AS NOTED

*** STRUCTURAL NOTICE ***

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

REAR ELEVATION

SCALE: 1/4" = 1' 0"



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EXTERIOR ELEVATIONS
OPENING TRIM DETAIL

2 A1.2 9

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3-CAR SIDE - STANDARD



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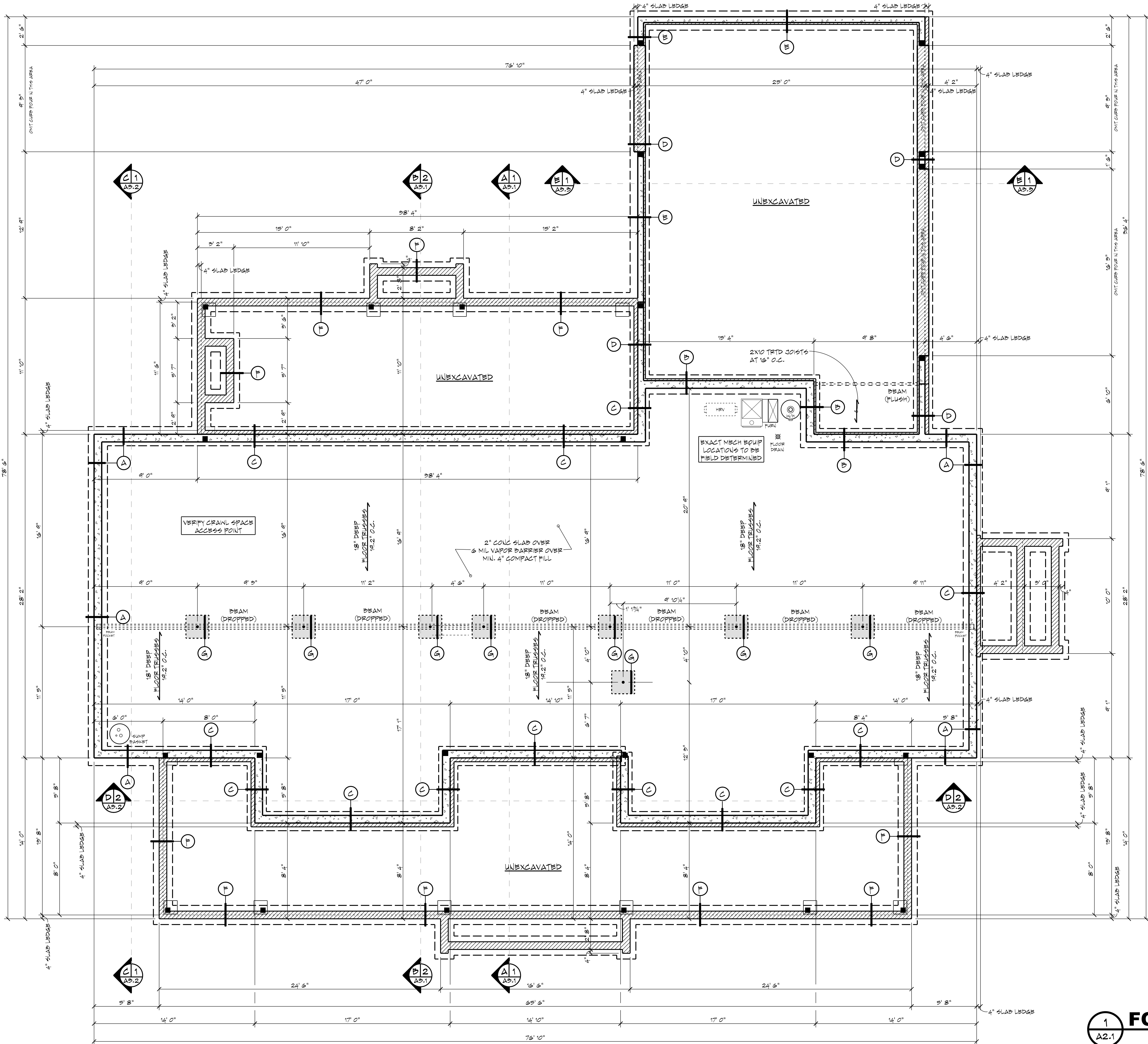
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FOUNDATION PLAN

3

A2.1

9



AREA TABULATION

CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	3952 SF
TOTAL LIVABLE	3952 SF
GARAGE	846 SF
FRONT PORCH	678 SF
REAR PORCH	420 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

FOUNDATION LEGEND

- A 8" X 8" H POURED ON 20" X 8" CONC FOOTING
- B 8" X 8" H POURED ON 10" X 4" H POURED ON 20" X 8" CONC FOOTING - 2" X 8" H EXT. LEDGE
- C 8" X 8" H POURED ON 12" X 4" H POURED ON 20" X 8" CONC FOOTING - 4" X 8" H EXT. LEDGE
- D 6" X 8" H POURED ON 12" X 4" H POURED ON 20" X 8" CONC FOOTING - 4" X 8" H EXT. LEDGE 2" X 8" H INT. LEDGE
- E 6" X 8" H POURED ON 8" X 4" H POURED ON 20" X 8" CONC FOOTING - 2" X 8" H INT. LEDGE
- F 8" X 4" H POURED ON 20" X 8" CONC FOOTING
- G 3" O ADJUSTABLE STEEL COLUMN ON SPREAD FOOTING, SIZE AND REINFORCING BY OTHERS
- H 2X4 BEARING WALL ON 4" X 4" H POURED CONC CURB ON 16" X 8" CONC FOOTING

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF CONCRETE FOUNDATION WALLS AND CENTERLINE OF INTERIOR BEARING WALLS, POSTS AND BEAMS.
- FOUNDATION CONTRACTOR TO VERIFY ALL ROUGH-IN PLUMBING LOCATIONS AND ANY OTHER PENETRATIONS THRU CONCRETE FLOOR PRIOR TO CONSTRUCTION.
- BUILDER/FOUNDATION CONTRACTOR TO VERIFY FOOTING SIZE AND REINFORCEMENT REQUIREMENTS BASED ON EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION.
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES, ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

FLOOR SYSTEM

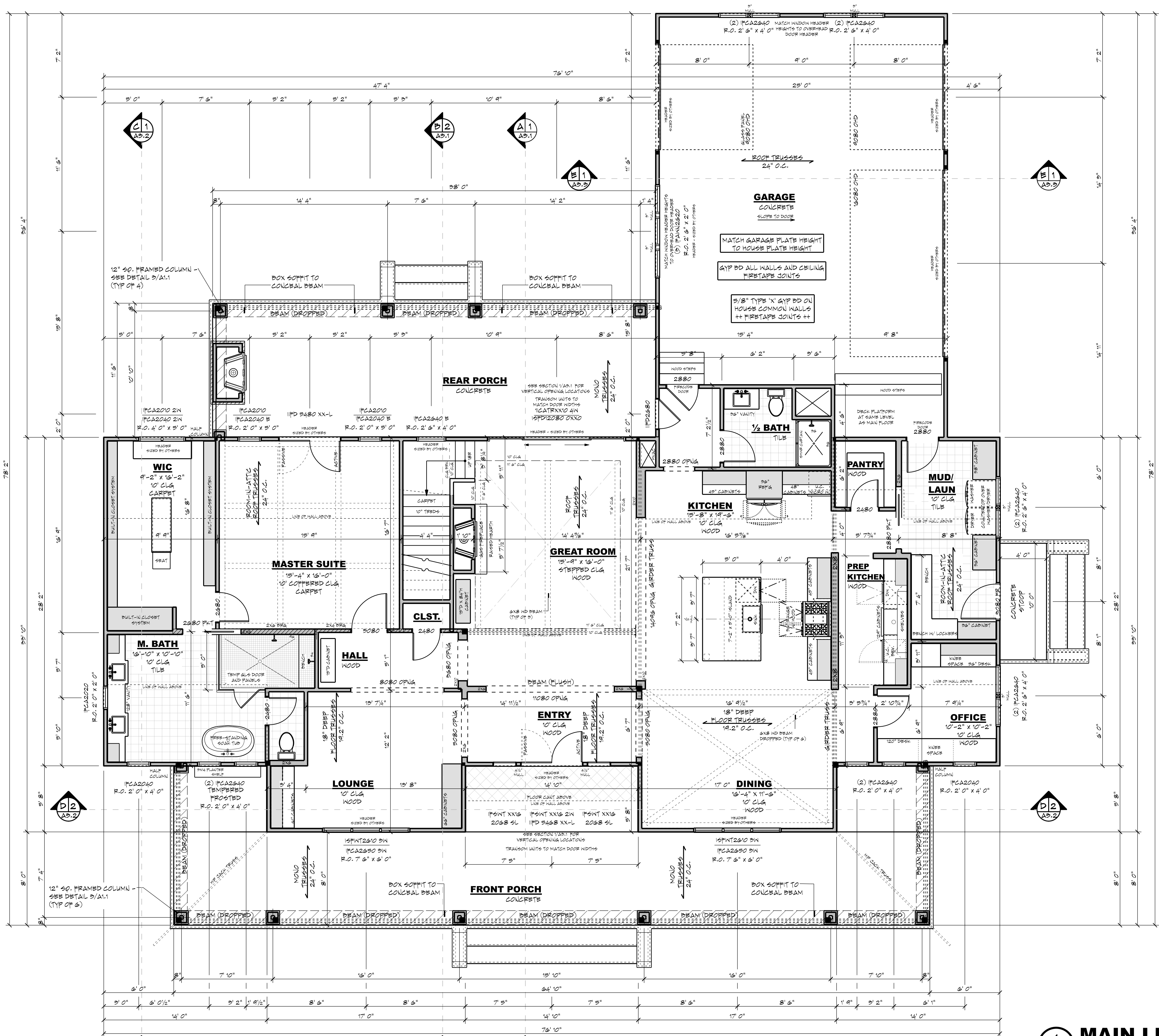
- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MEET DEFLECTION OF LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 4" 1 1/2" ROUGH CEILING HEIGHT
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

+++ STRUCTURAL NOTICE +++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.



AREA TABULATION	
CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	3952 SF
TOTAL LIVABLE	3952 SF
GARAGE	
FRONT PORCH	846 SF
REAR PORCH	678 SF
	490 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS.
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
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WINDOWS

- MARVIN INTEGRITY ALL ULTREX SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH "T" TO HAVE TENSORED GLASS
- WINDOWS DESIGNATED WITH "H" MUST BE HARDWARE CODES
- WINDOW HEADER HEIGHTS SET TO 8'-11-5/8" (ENTRY/GREAT ROOM)
- WINDOW HEADER HEIGHTS SET TO 7'-11-5/8" (U.N.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/480 DEFLECTION OR LESS
- TRUSSES MANUFACTURED TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSSES MANUFACTURED TO VERIFY FRAMING AT CAULDEVERS FOR POINT LOADS FROM ABOVE
- TRUSSES MANUFACTURED TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS USED

FRAMING

- 10'-1-1/8" PLATE HEIGHT (U.N.O.)
- 2X6 WALLS AT ALL POCKET DOORS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

+++ STRUCTURAL NOTICE +++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

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THE RUTH ANN
CRAWL SPACE - 2x4 EXTERIOR
3-CAR SIDE - STANDARD



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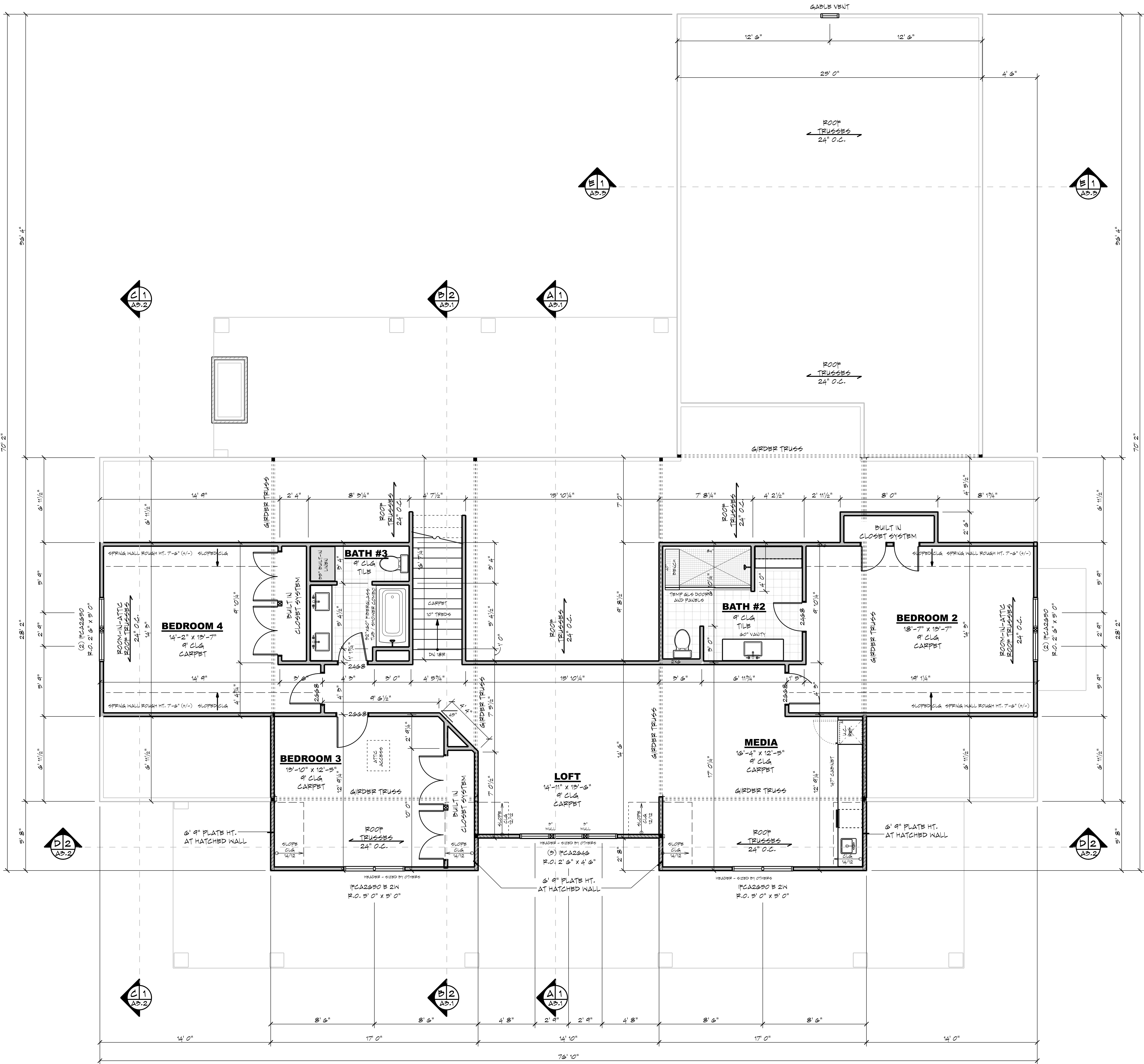
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MAIN LEVEL FLOOR PLAN



AREA TABULATION	
CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	3952 SF
TOTAL LIVABLE	3952 SF
GARAGE	
FRONT PORCH	846 SF
REAR PORCH	678 SF
REAR PORCH	490 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
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WINDOWS

- MARVIN INTEGRITY ALL ULTRIX SERIES
- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH IT TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'B' MEET ENERGY CODES
- WINDOW HEADER HEIGHTS SET TO 7' 11-5/8" (U.N.C.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

FLOOR SYSTEM

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/80 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CAULKERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRAVITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

FRAMING

- 9' 1-1/8" PLATE HEIGHT (U.N.C.)
- 2X6 WALLS AT ALL POCKET DOORS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS

- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

+++ STRUCTURAL NOTICE +++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

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THE RUTH ANN
CRAWL SPACE - 2x4 EXTERIOR
3-CAR SIDE - STANDARD



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UPPER LEVEL FLOOR PLAN

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEBEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION

ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BD PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

+++ STRUCTURAL NOTICE +++
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++ FOUNDATION ENGINEERING ++
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

++ FOOTING FROST DEPTH: ++
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.

AREA TABULATION	
CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	3952 SF
TOTAL LIVABLE	3952 SF
GARAGE	846 SF
FRONT PORCH	678 SF
REAR PORCH	430 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

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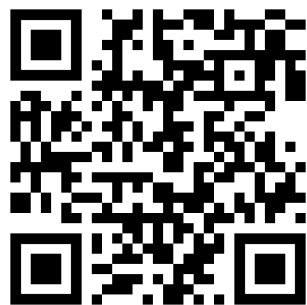
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CRAWL SPACE - 2x4 EXTERIOR

3-CAR SIDE - STANDARD



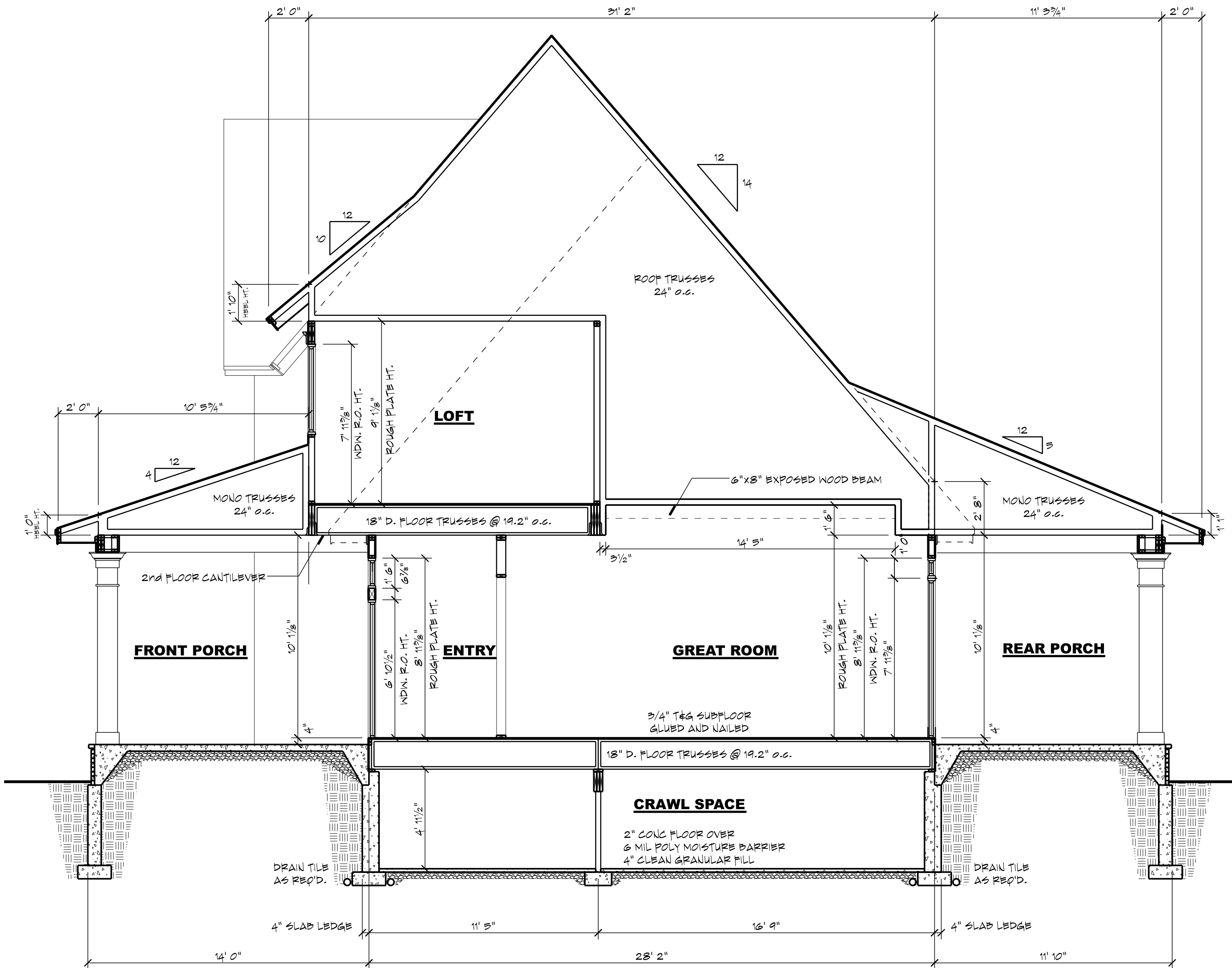
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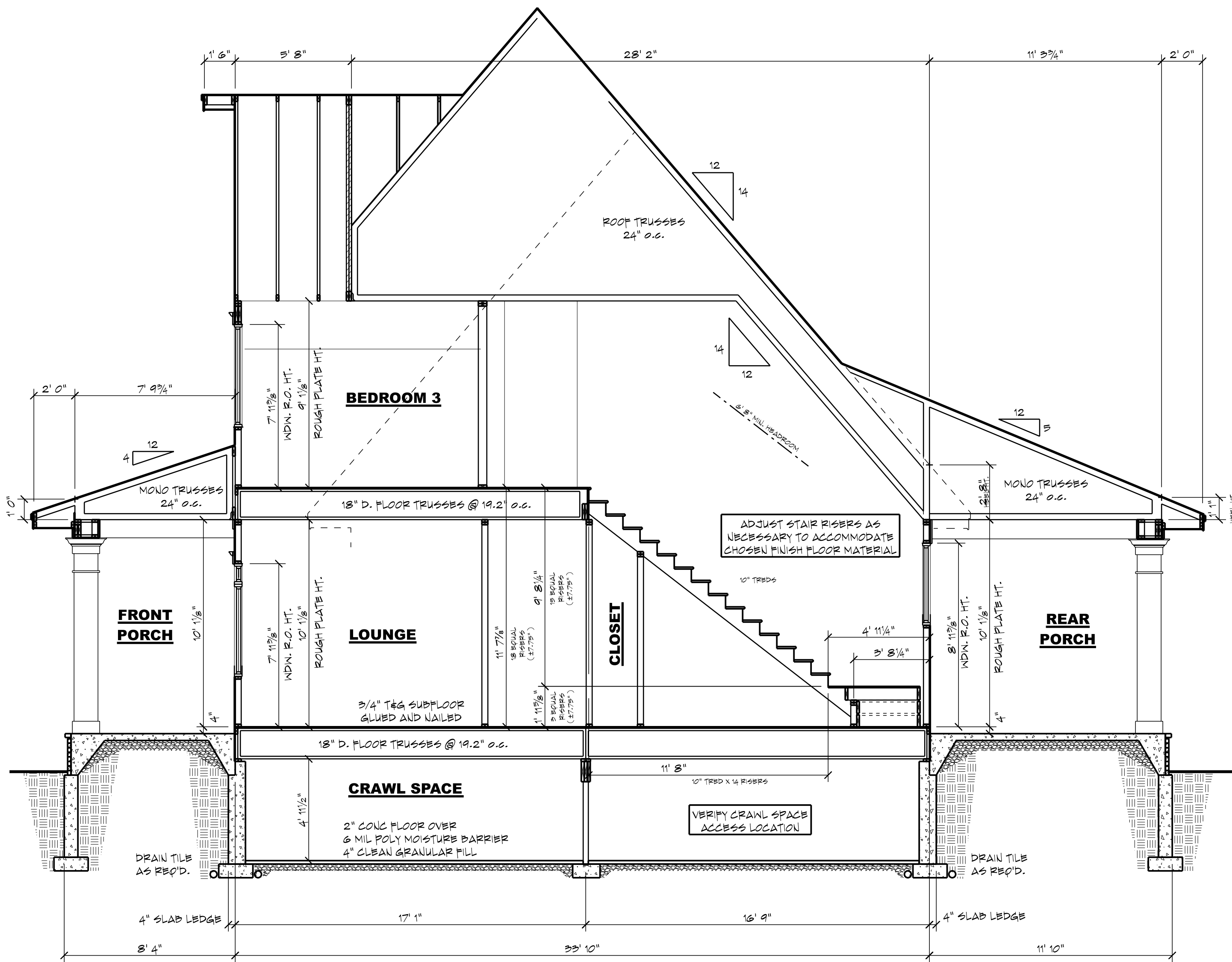
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BUILDING SECTIONS



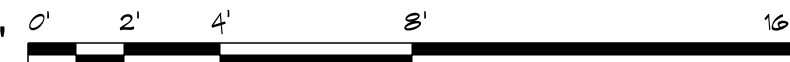
1 BUILDING SECTION "A"

SCALE : 1/4" = 1' 0"



2 BUILDING SECTION

SCALE : 1/4" = 1' 0"



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OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.

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MAIN LEVEL	2422 SF
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GARAGE	846 SF
FRONT PORCH	678 SF
REAR PORCH	430 SF

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THE RUTH ANN

CRAWL SPACE - 2x4 EXTERIOR

3-CAR SIDE - STANDARD

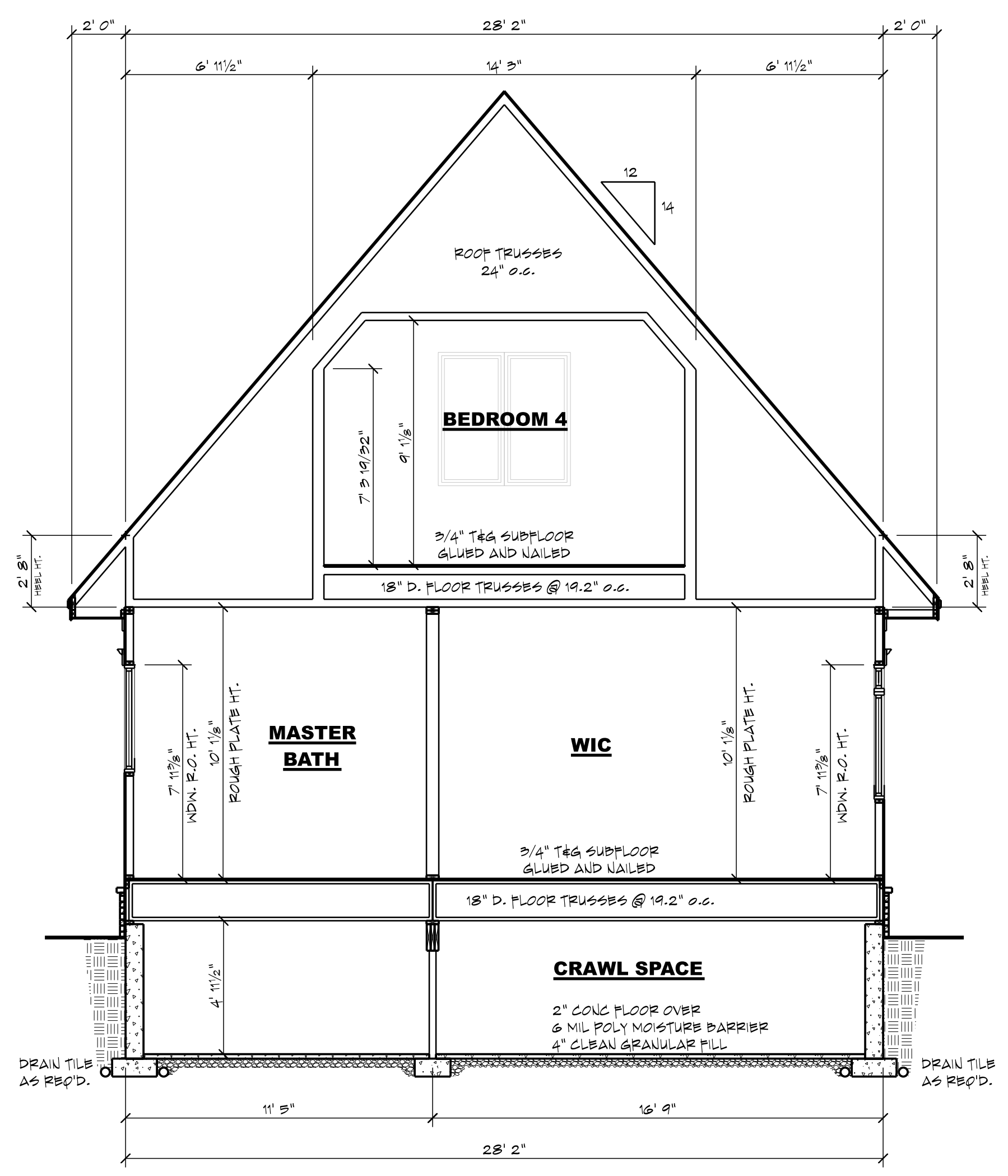


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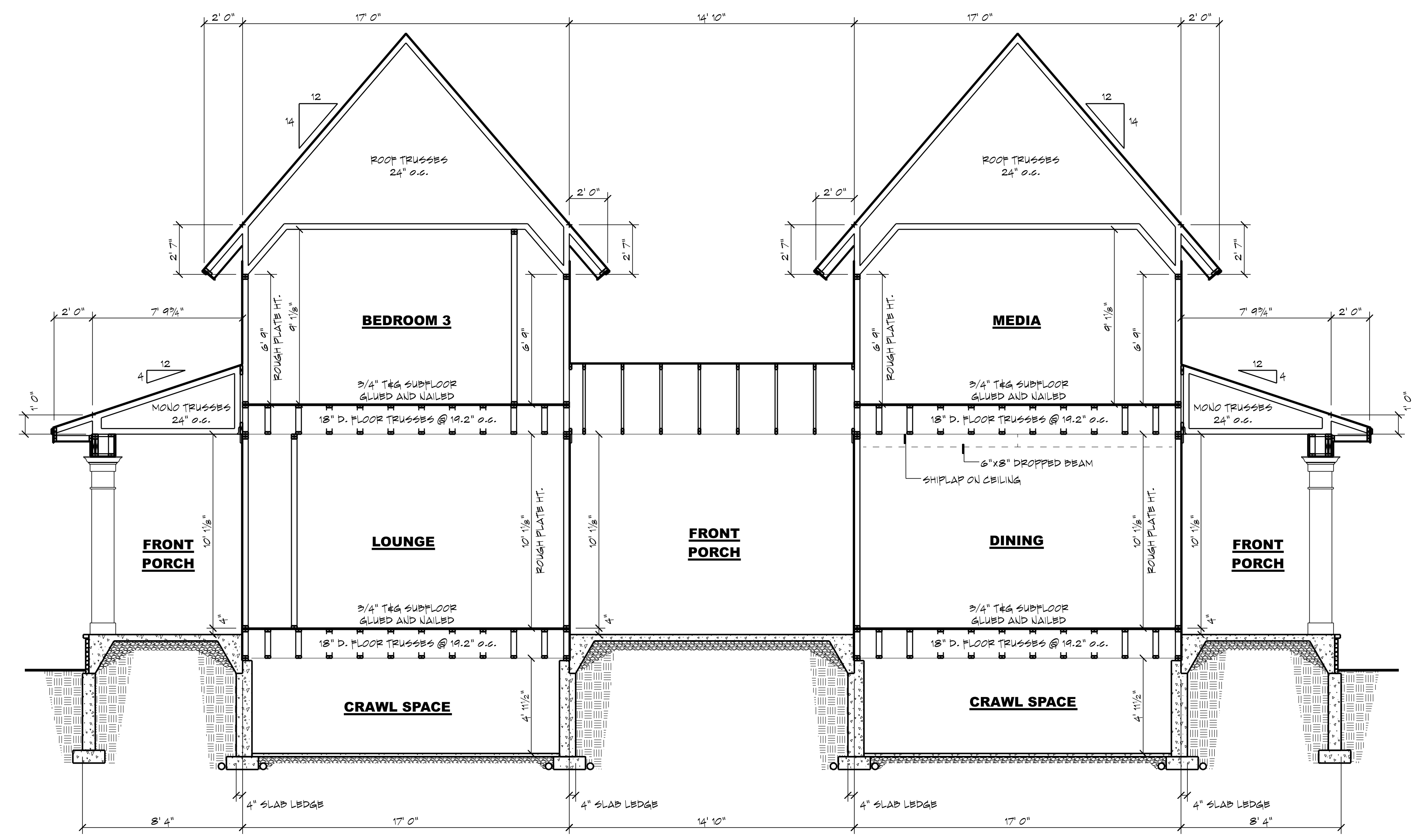
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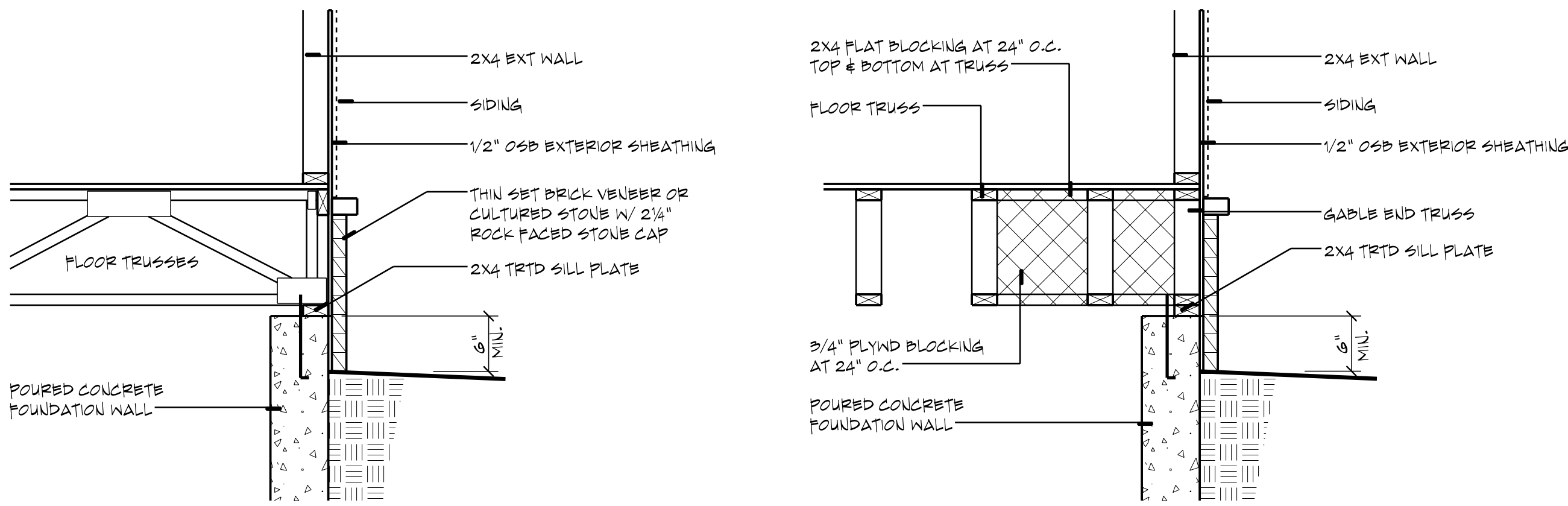
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1 BUILDING SECTION "C"
A3.2 SCALE : 1/4" = 1' 0"



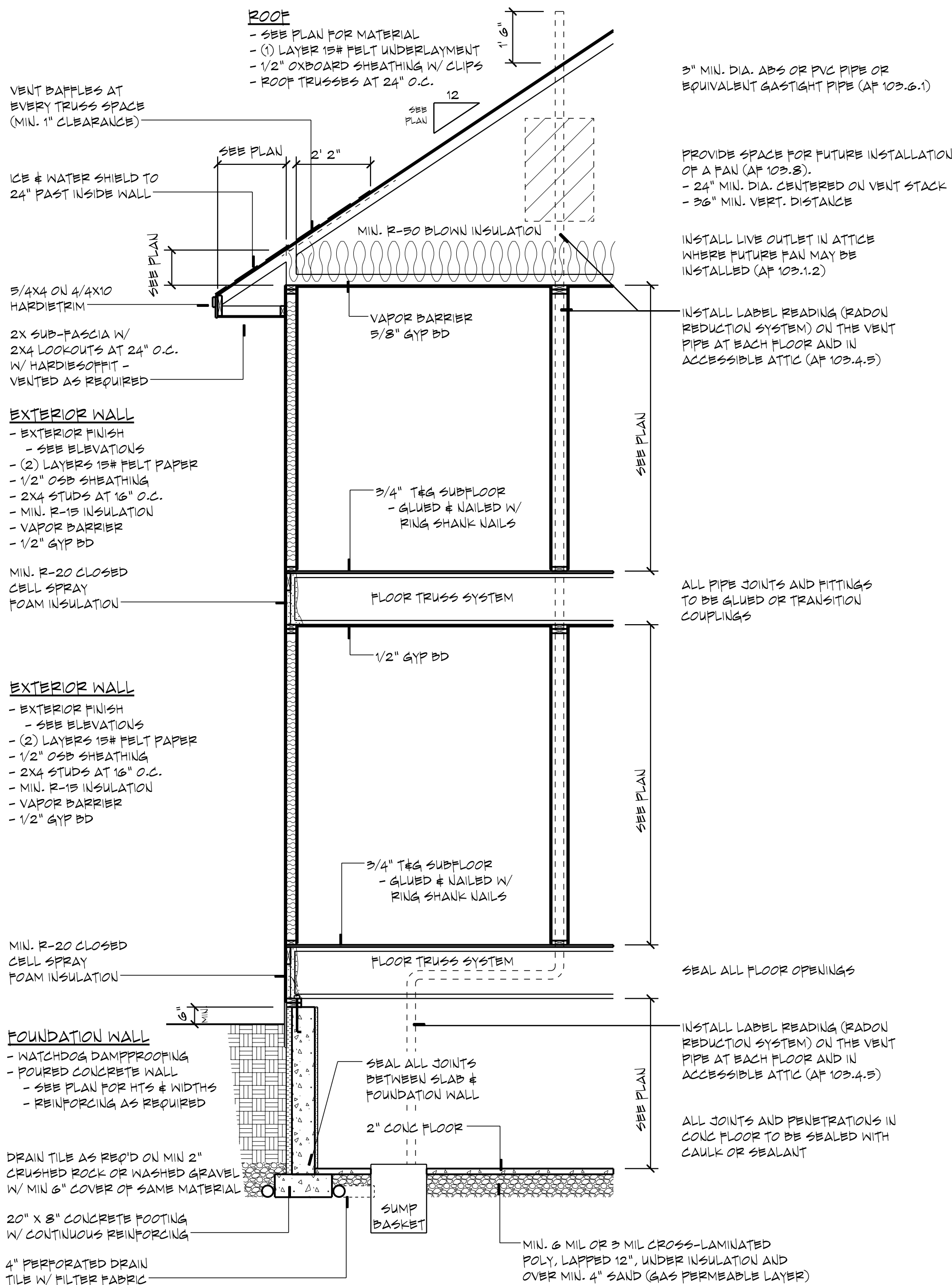
2 BUILDING SECTION "D"
A3.2 SCALE : 1/4" = 1' 0"



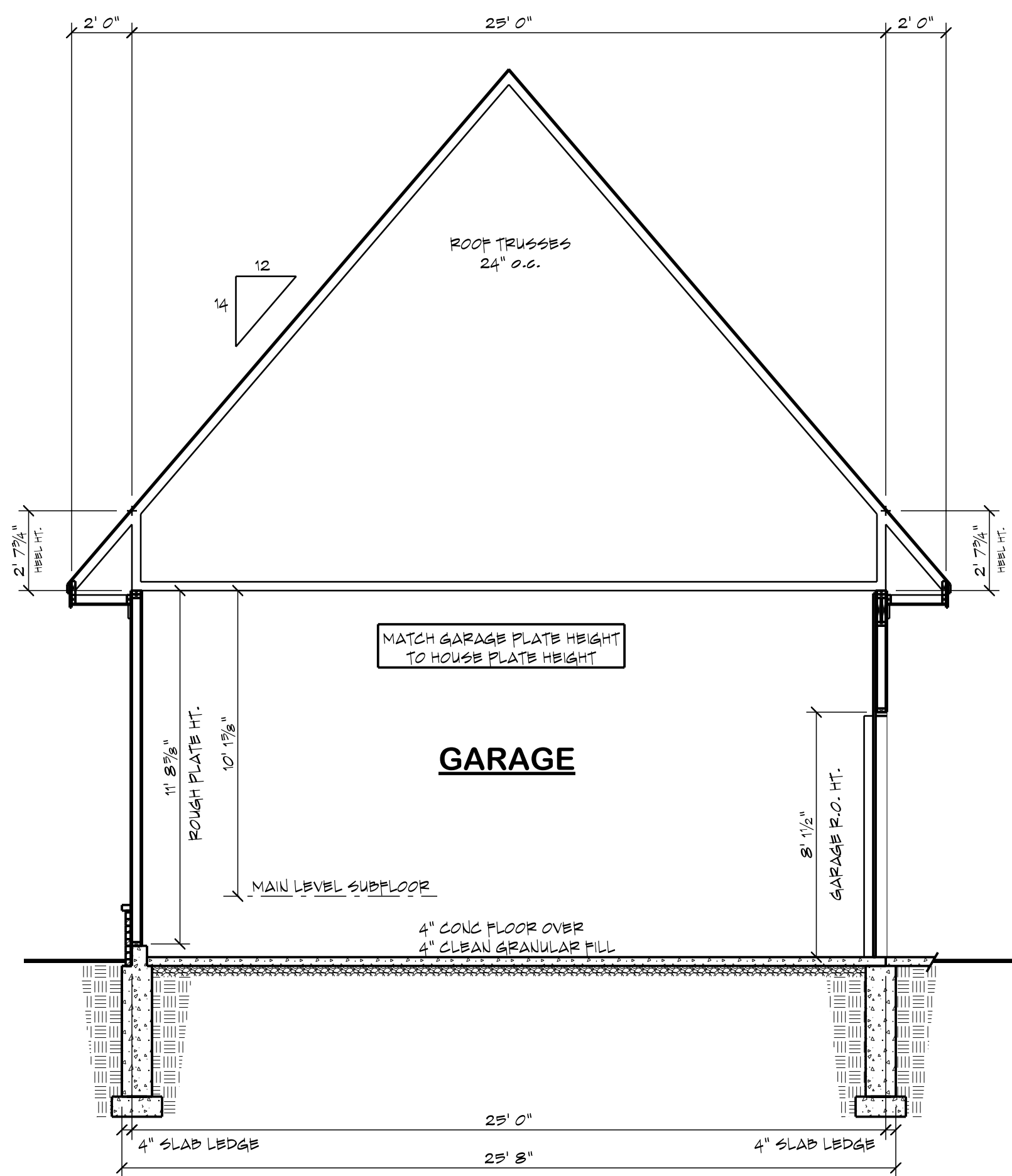
FLOOR TRUSSES - PERPENDICULAR

FLOOR TRUSSES - PARALLEL

3 FLOOR FRAMING DETAILS
SCALE : 3/4" = 1' 0"



4 TYPICAL WALL SECTION
SCALE : 3/8" = 1' 0"



1 BUILDING SECTION "E"
SCALE : 1/4" = 1' 0"

TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION

ANY STRUCTURAL COMPONENTS THAT MAY BE NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER

+++ STRUCTURAL NOTICE +++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

++ FOUNDATION ENGINEERING ++

ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

++ FOOTING FROST DEPTH: ++

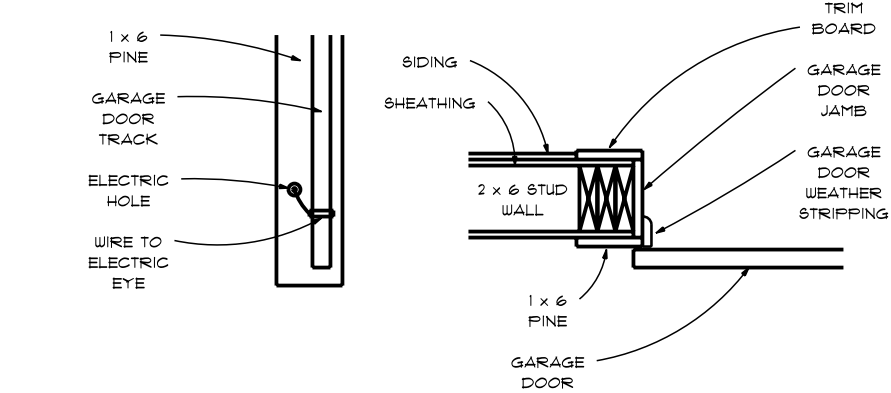
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK FOOTINGS TO MEET LOCAL CODES.

GENERAL NOTES - ROOF PLAN

- TYPICAL OVERHANG DIMENSIONS (U.S.O.)
- EAVES = 24"
- GABLES = 18" OR 12" W/ 24" RETURN
- ROOF VENTING TO BE 1/200 OF ATTIC AREA
- 50% IN BAY 50% IN ROOF
- KEEP ROOF PENETRATIONS ON REAR SIDE OF ROOF AS MUCH AS POSSIBLE
- TRUSS MANUFACTURER TO VERIFY ALL PITCHES, OVERHANGS, HEEL HEIGHTS, EXTENDED CHORDS AND KNEEWALL HEIGHTS
- BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
- ICE & WATER SHIELD AT EAVES TO POINT OF 2' 0" BACK FROM INSIDE EDGE OF EXTERIOR WALL
- FULL ICE & WATER SHIELD ON ROOF PITCHES LESS THAN 4/12
- ROOFING CONTRACTOR TO INSTALL KICKOUT FLASHING AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING

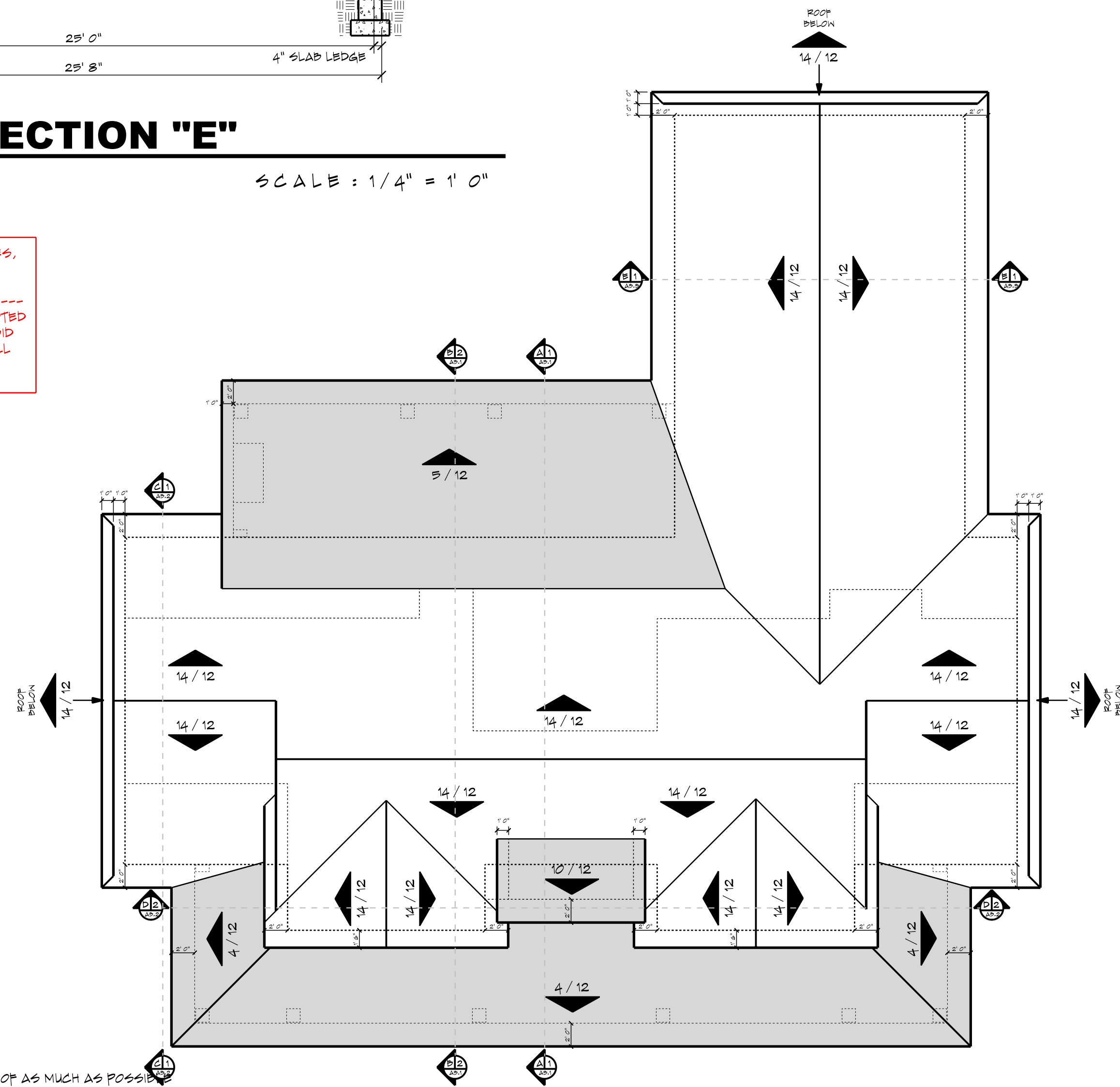
2 ROOF PLAN
SCALE : 1/8" = 1' 0"

100% SCALE @ 36"x24"



GARAGE DOOR JAMB

GARAGE DOOR BACKER



SHADED AREA INDICATES LOCATION OF STANDING SEAM METAL ROOFING



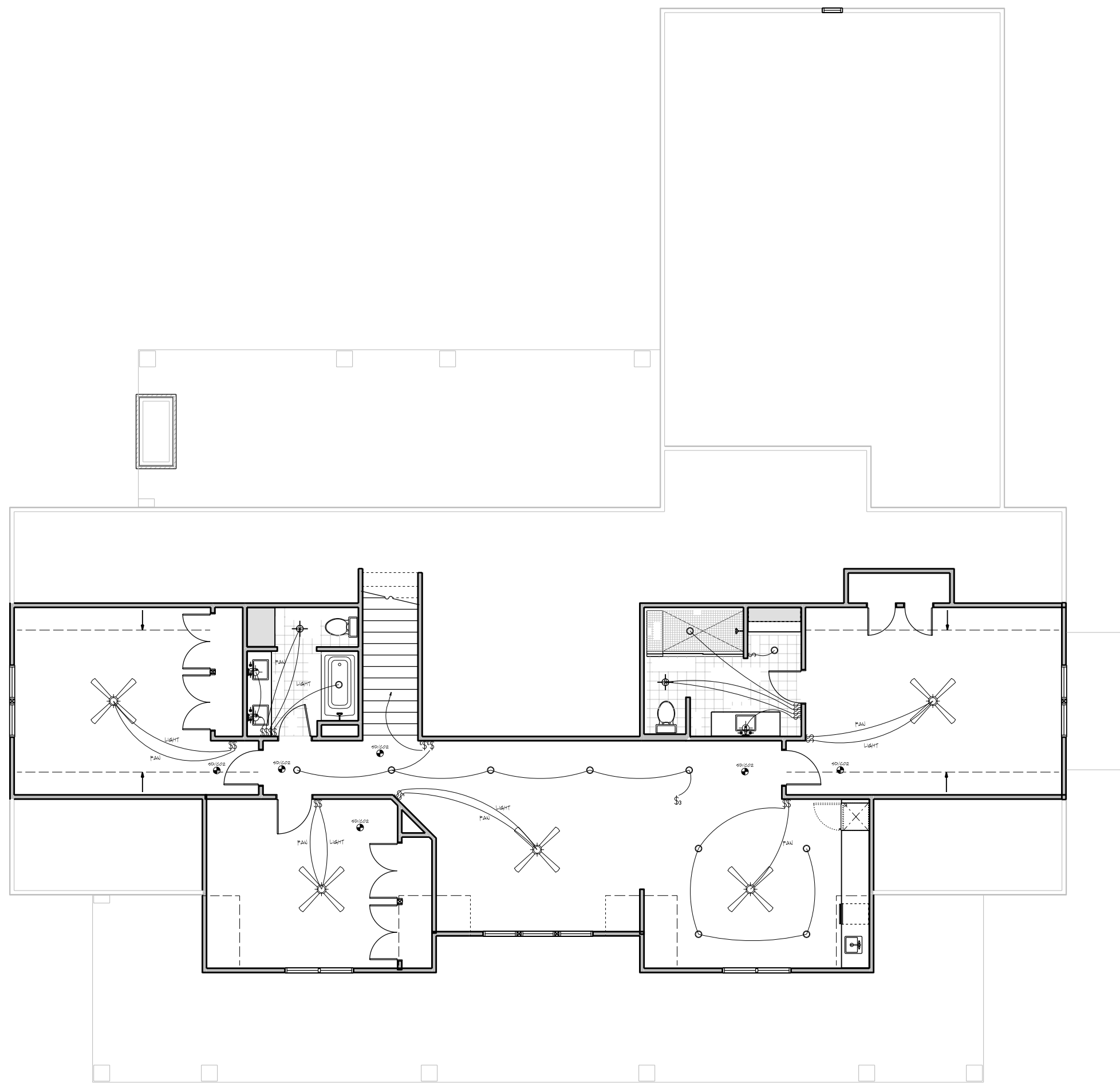
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www.royaloaksdesign.com
to see more of our plans or
to request modifications.

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4/25/2024
Document Phase:

Drawn by: DML

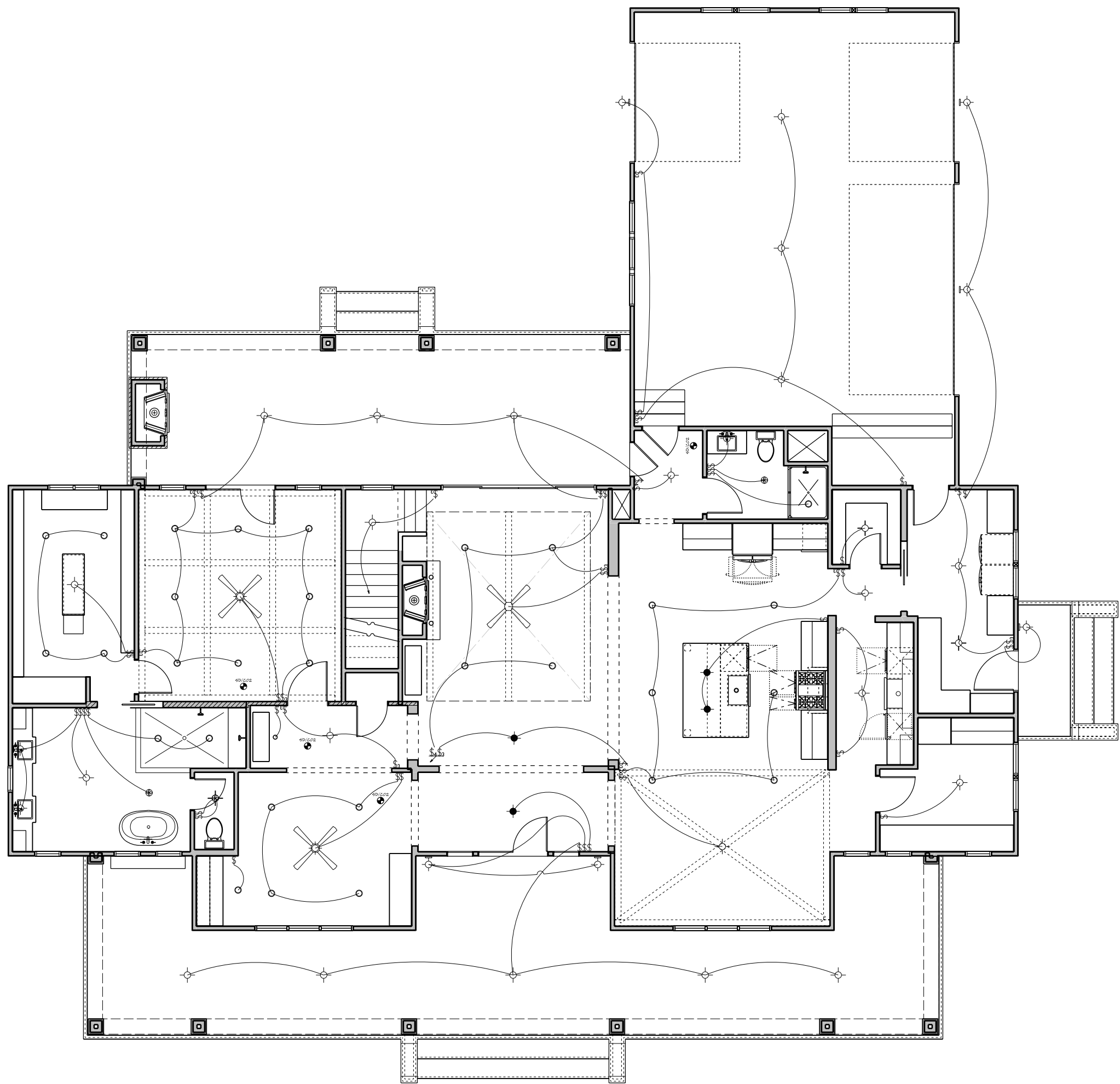
ISSUE	DATE	REMARK
01	07/02/21	BDTS CA, A3R

BUILDING SECTION
ROOF PLAN
FLOOR FRAMING DETAILS
TYPICAL WALL SECTION



3 UPPER LEVEL LIGHTING PLAN

SCALE : 1/8" = 1' 0"



2 MAIN LEVEL LIGHTING PLAN

SCALE : 1/8" = 1' 0"

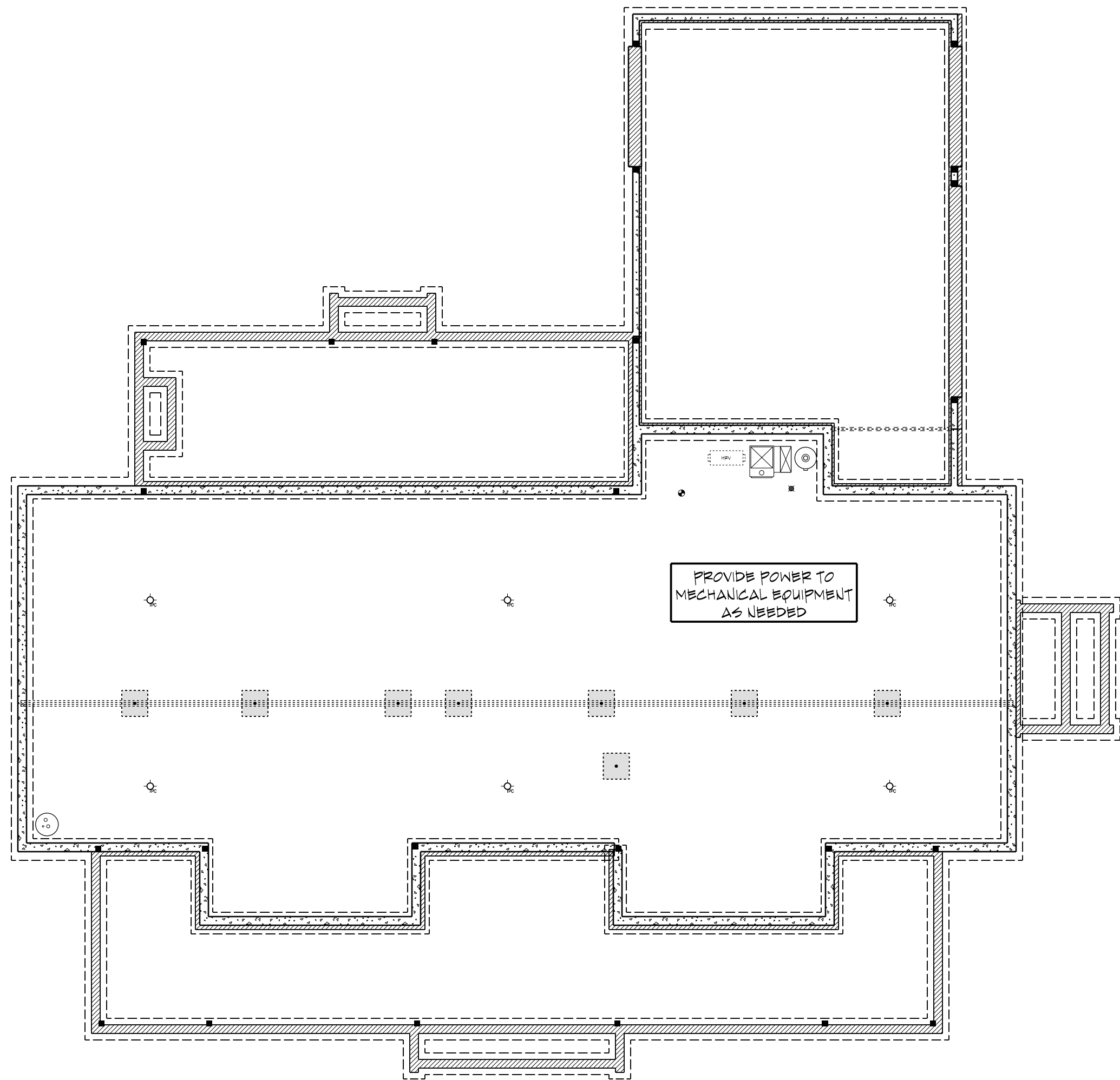
ELECTRICAL LEGEND	
	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	BATH EXHAUST FAN
	COMBO LIGHT / BATH EXHAUST FAN
	SWITCH
	SWITCH - 3-WAY
	SWITCH - 4-WAY
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FAN/LIGHT COMBO FIXTURE

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE TO THE LATEST NATIONAL AND LOCAL CODES

AREA TABULATION	
CRAWL SPACE	2422 SF
MAIN LEVEL	2422 SF
UPPER LEVEL	1930 SF
TOTAL FINISHED	3952 SF
TOTAL LIVABLE	3952 SF
GARAGE	846 SF
FRONT PORCH	678 SF
REAR PORCH	430 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.



1 CRAWL SPACE LIGHTING PLAN

SCALE : 1/8" = 1' 0"

100% SCALE @ 36"x24"



Please scan or visit www.royaloaksdesign.com to see more of our plans or to request modifications.

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Document Phase:

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ELECTRICAL PLANS