

ROLL CALL
Joining Committee
Ankeny, IA

airperson
Secretary

ELECTRIC SYMBOLS

A0	Cover Page
A1	Elevation
A2	Elevation
A3	Foundation
A4	Main Floor
A5	Building Section
A6	Detail
E1	Electrical
F1	Floor Plans

FF FIRST FLOOR HOODS
PDL LINE ABOVE
STRUCTURAL FOUNDATION

1. **CONCLUSION**

- [illegible]

ACKNOWLEDGMENTS

- A. BUILDING AND STRUCTURE AND ALL FIRMS THEREOF, SHALL BE CONSIDERED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, WIND LOADS, FLOOR LOADS, CRUSHING LOADS, VIBRATION LOADS, AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE (MIS-1)

DATE OF SAR FILE	SAR FILE NO.	SAR FILE TITLE	SUBJECT TO DISCLOSURE				DATE SAR FILED	REASON FOR DISCLOSURE	SAR FILED BY	SAR FILED DATE	SAR FILED TIME
			DISCLOSURE DATE	DISCLOSURE TIME	DISCLOSURE BY	DISCLOSURE REASON					
2012	6	6	DISCLOSURE	AT	DISCLOSURE DATE	DISCLOSURE TIME	AT	BY	DISCLOSURE DATE	DISCLOSURE TIME	DISCLOSURE BY

- [illegible]

ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE BRACKETED TO THE ADJACENT DEFLECTION CURVE

8. SEND US ANY ADDITIONAL COMMENTS TO US HERE. ITEMS NOT ADMITTED TO THE 50 CONFERENCES ARE:

[illegible]

2. INTRODUCTION

- [illegible]

4. HOLDING SECURITY

- [illegible]

8. **VIDEO FRAMES**

- | | |
|-------------------------------------|--|
| A. ROOF, FLOOR, AND WALL SHEATHING: | APA-RATED SHEATHING. |
| B. WALL STUDS: | MINIMUM 2X4 SIPS OR DOUGLAS FIR LAMINATED. |
| C. WALL PLASTER: | MINIMUM 5/8" GIBBS BETTER. |
| D. EXTERIOR FINISHES: | W/DOUGLAS FIR OR BETTER. |
| E. DR. HANGERS: | 2X4 PLASTER HANGERS. |



THESE PLANS HAVE NOT BEEN APPROVED BY THE CIVIL CONSTRUCTION
DEPARTMENT OF THE DISTRICT OF COLUMBIA

DATA SUMMARY		DATA ANALYSIS									
DATA CATEGORY	SUB-CATEGORY	ANALYSIS RESULTS									
		ANALYSIS 1					ANALYSIS 2				
		UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT
DATA CATEGORY 1	DATA CATEGORY 1	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 1	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 1	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 1	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 1	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
DATA CATEGORY 2	DATA CATEGORY 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 2	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
DATA CATEGORY 3	DATA CATEGORY 3	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 3	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 3	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 3	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10
	DATA CATEGORY 3	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10

- [illegible]



PLAIN FEDERAL SERVICE, INC. ASSURES NO LIABILITY FOR STRUCTURAL OR DESIGN DEFECTS OR OMISSIONS, NOR ARE NOT A LEGALLY ENFORCEABLE WARRANTY. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AUTHORITY TO MODIFY AND/OR ADD JOISTS, GIRDERS, BRACINGS, SECONDARY AND FORMER PLATE AND CONNECTIONS, THE CONTRACTOR ASSUMES ALL RISK. SMALL QUANTITY PLAIN FEDERAL SERVICE, INC. AND SUBSIDIARY OF AMT FEDERAL CONTRACTORS. PERSONAL CONVICTIONS ARE NECESSARY PRIOR TO ANY TYPE OF CONTRACTING. FOR EXAMINATION OF COMPLAINTS AND/OR COMPLAINTS, SEE THE PLAIN FEDERAL SERVICE, INC. WEBSITE.

Classic Builders
Lincoln 55 Plan
Base Plan

PROJECT ID: PDS 1450

DATE: 10-21-2013
DATE: 11-05-2013
DATE: 11-06-2013
DATE:

Revisões:
 DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____

Cover Page
As indicated

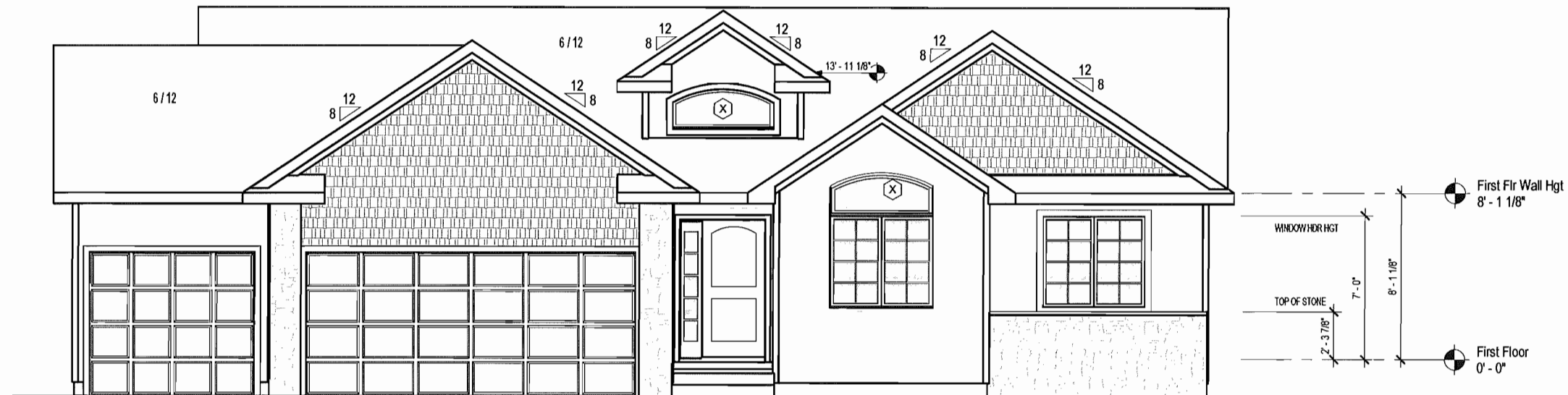
A.O



PLUM DESIGN SERVICES

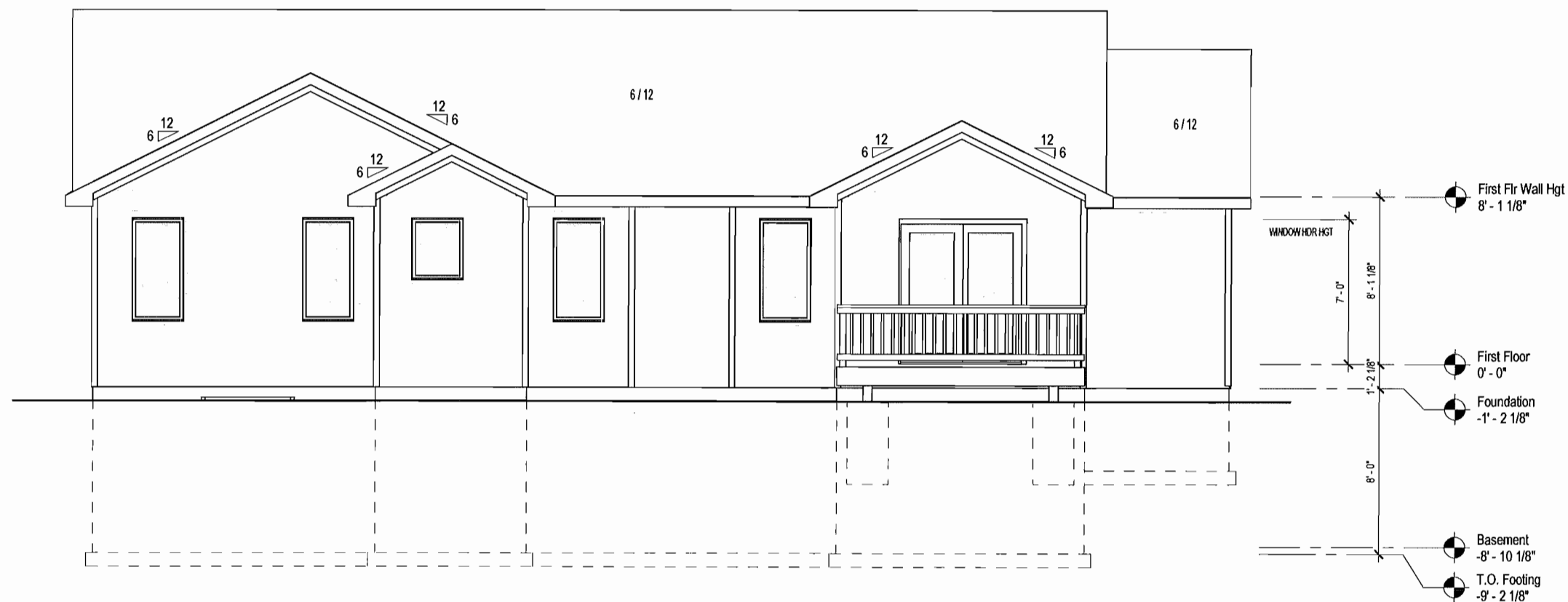
1000 ALICE'S ROAD, WAUKEE, WIS 53093-1000
TELEPHONE 515 978 6260 FAX 515 978 6261

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

ESTIMATED WALL CLADDING SF	
Lap Siding	2293 SF
Stone Veneer	81 SF



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

Classic Builders Lincoln 55 Plan Base Plan

PROJECT ID: PDS 1480

ISSUE DATE:

DATE: 10-21-2013

DATE: 11-05-2013

DATE: 11-06-2013

DATE:

REVISIONS:

DATE:

DATE:

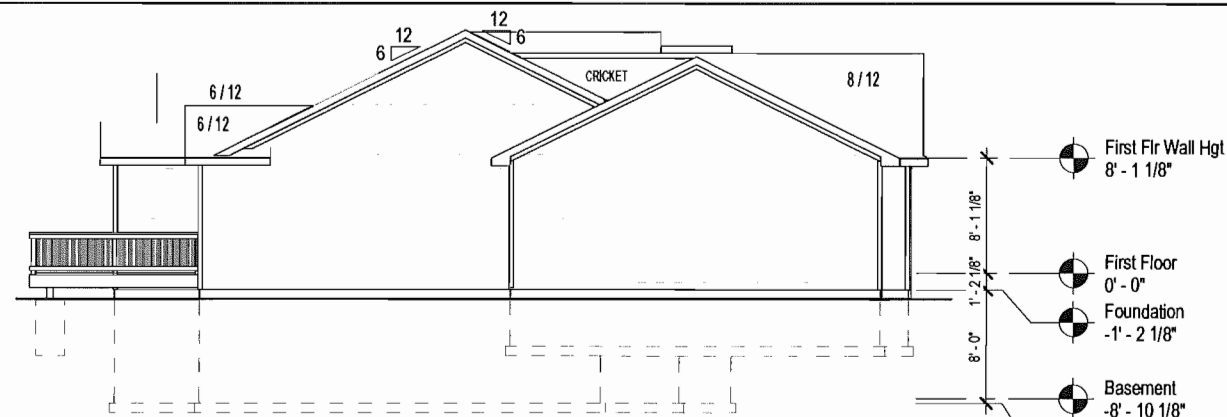
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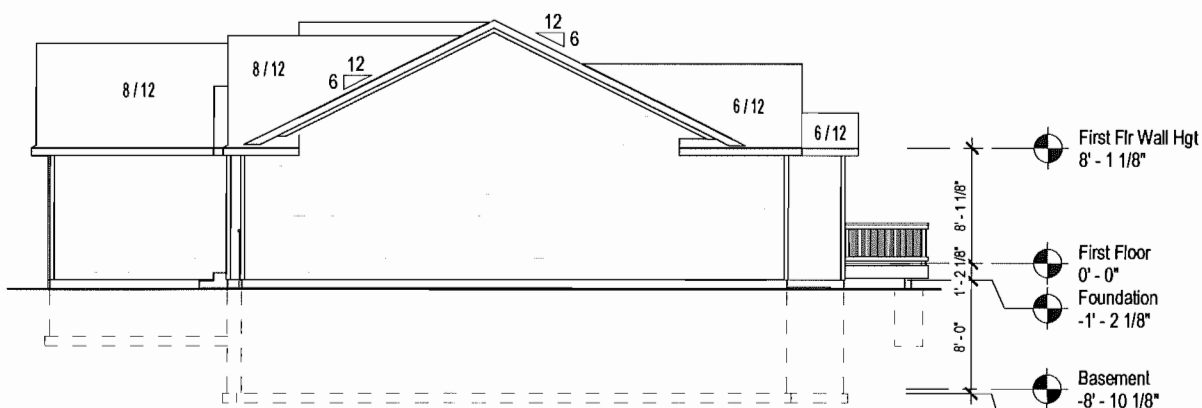
Elevations

1/4" = 1'-0"

A.1



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



2 RIGHT ELEVATION
Scale: 1/8" = 1'-0"

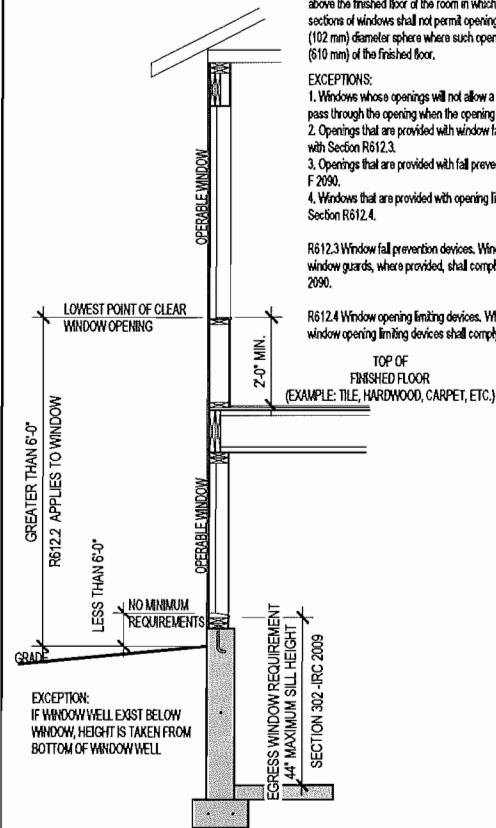
R612.2 WINDOW SILLS
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

EXCEPTIONS:

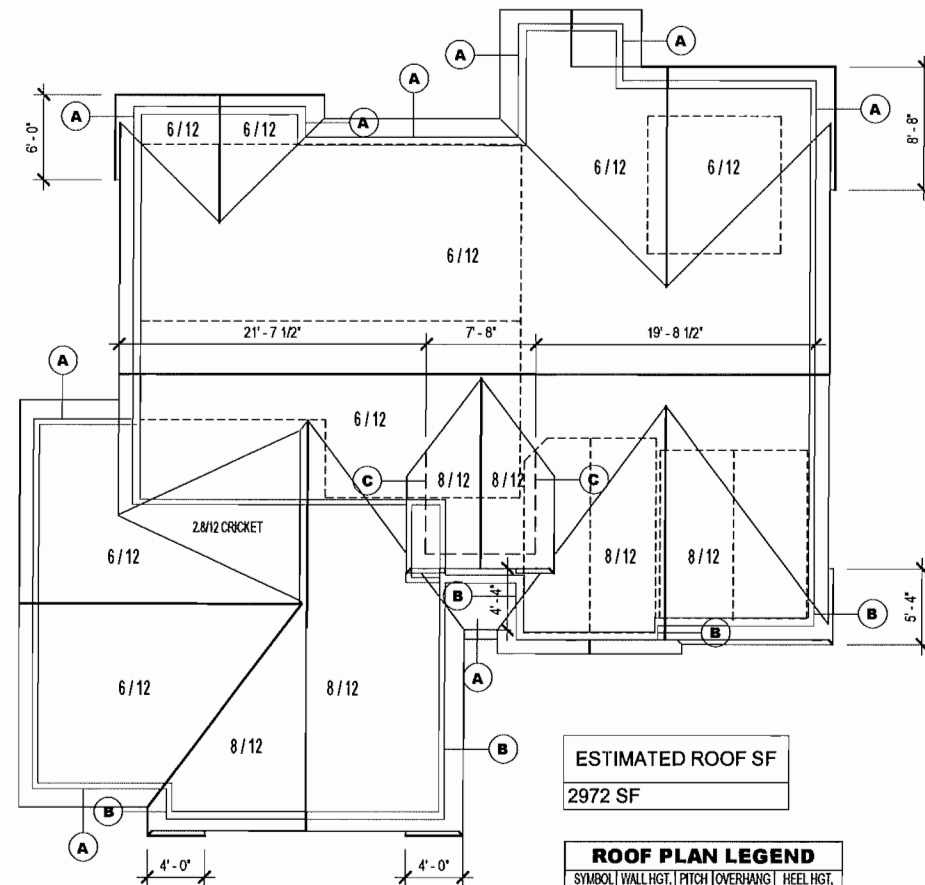
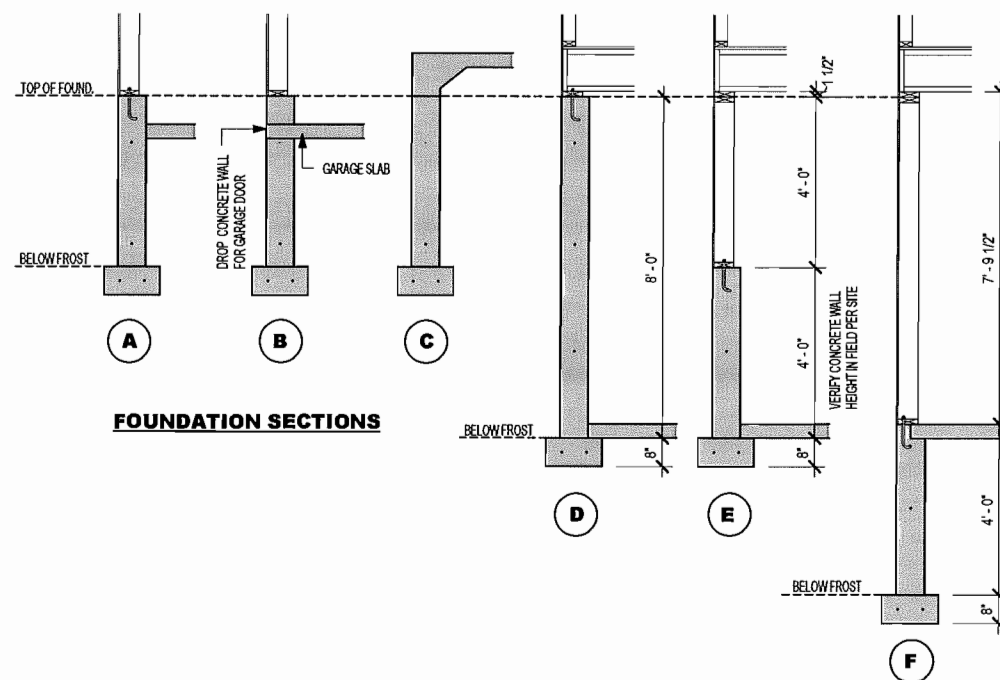
1. Windows whose openings will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with Section R612.3.
3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.
4. Windows that are provided with opening limiting devices that comply with Section R612.4.

R612.3 Window fall prevention devices. Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

R612.4 Window opening limiting devices. When required elsewhere in this code, window opening limiting devices shall comply with the provisions of this section.



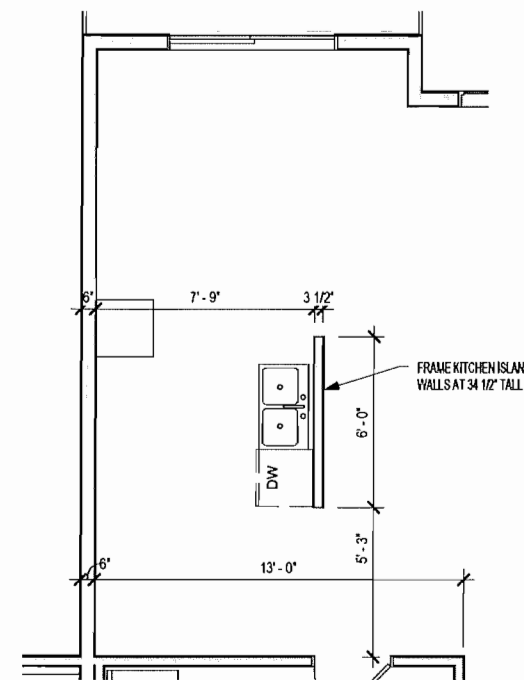
6 2009 IRC R612.2 Window Sills
Scale: 3/8" = 1'-0"



3 ROOF PLAN
Scale: 1/8" = 1'-0"

ROOF PLAN LEGEND				
SYMBOL	WALL HGT.	PITCH	OVERHANG	HEEL HGT.
A	8'-1 1/8"	6/12	1'-4"	7"
B	8'-1 1/8"	8/12	1'-4"	9 11/16"
C	13'-11 1/8"	8/12	1'-4"	4 7/16"

ALL RAKE OVERHANGS ARE 12" UNLESS NOTED



5 Kitchen Island Walls
Scale: 1/4" = 1'-0"



PLUM DESIGN SERVICES

1000 ALICE'S ROAD WAUKEE, IOWA 50263-1000
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**Classic Builders
Lincoln 55 Plan
Base Plan**

PROJECT ID: PDS 1480

ISSUE DATE:

DATE: 10-21-2013

DATE: 11-05-2013

DATE: 11-06-2013

DATE:

REVISIONS:

DATE:

DATE:

DATE:

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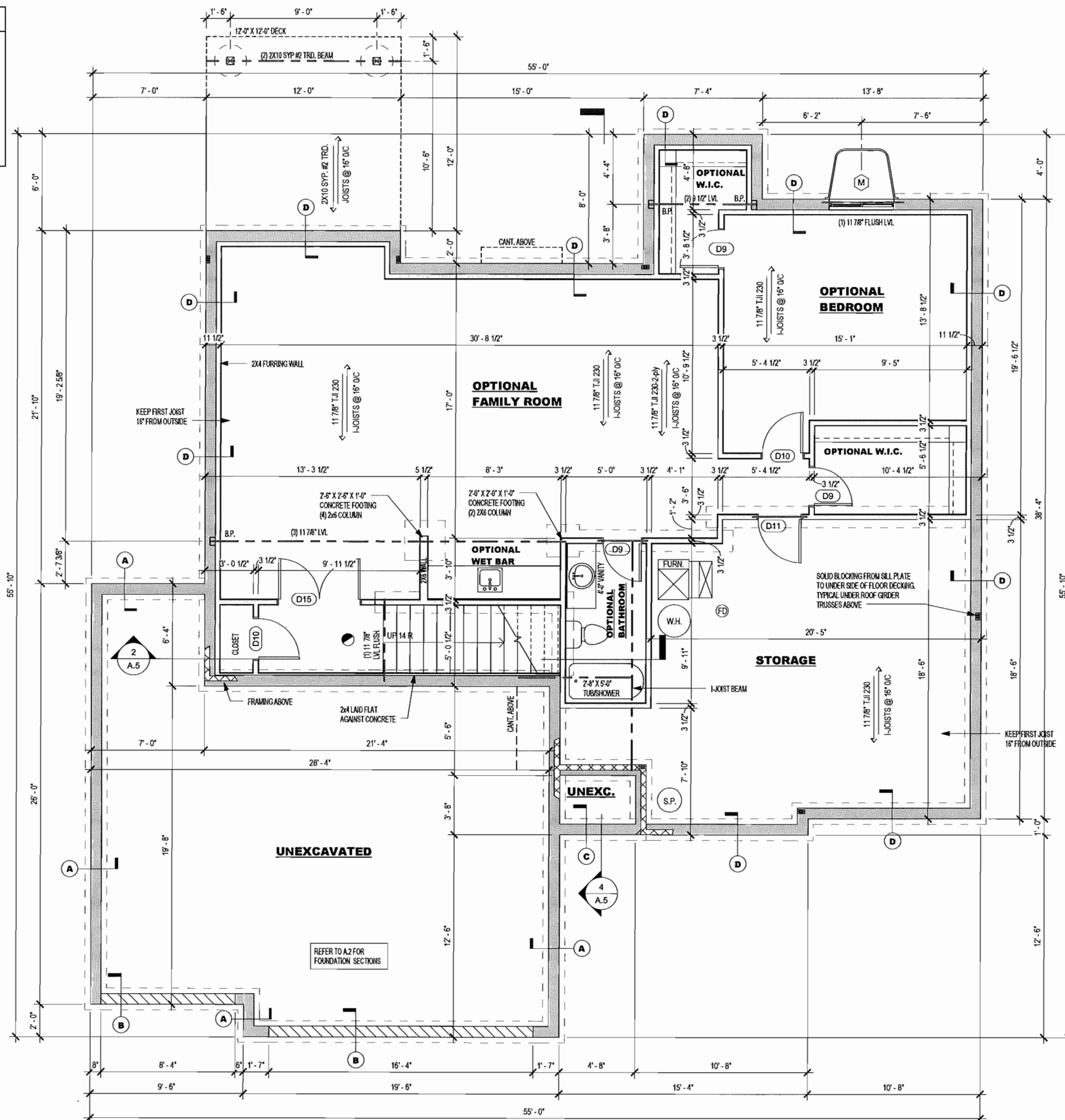
Elevations
As indicated

A.2

- 1) 8" X 8'4" POURED CONCRETE WALLS ON FOUNDATION.
- 2) 2X6 WALLS (8'-11 1/8" HGT.) ON MAIN FLOOR UNLESS OTHERWISE NOTED.
2X4 GARAGE WALLS.
- 3) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 4) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 5) ALL EXTERIOR HEADERS TO BE (2) 2X10 UNLESS NOTED OTHERWISE.
- 6) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECKPLATE UNLESS NOTED AS FLUSH.
- 7) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES FROM GARAGE AND LINKS AREAS.
- 8) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

AREA SCHEDULE	
NAME	SQ FT
Main Floor	1610 SF
	1610 SF
Basement- Optional Finish	1063 SF
Basement-Unfinished	487 SF
Garage	646 SF
	2195 SF

AREA SCHEDULE (4" FLATWORK)		
LOCATION	AREA	CUBIC YARDS
Floor: Garage Slab	614 SF	7.6 CY
Floor: Basement Slab	1478 SF	18.2 CY
Floor: Front Stoop	20 SF	0.2 CY



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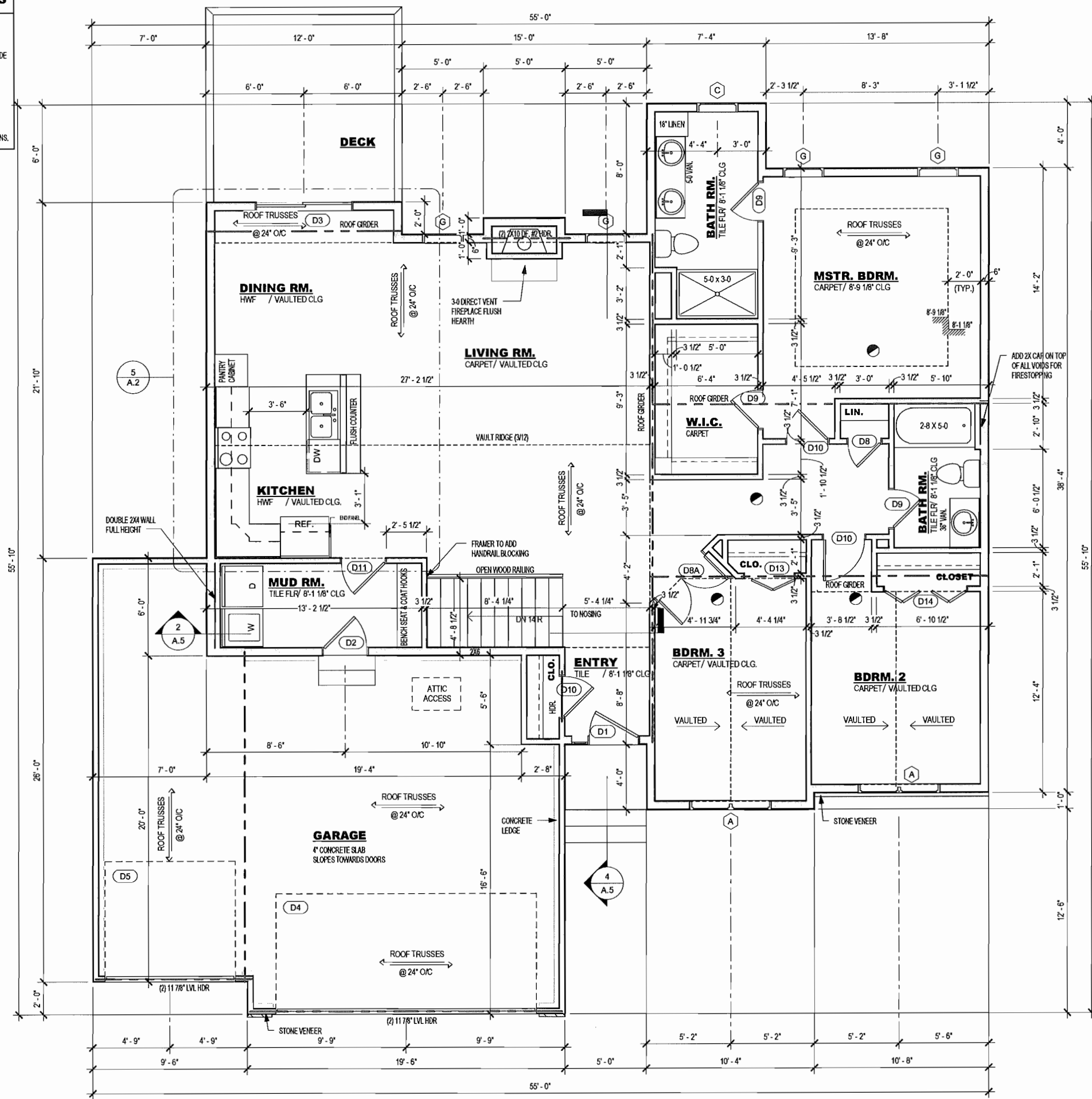
Foundation

$$1/4'' = 1'-0''$$

A.3

- GENERAL CONSTRUCTION NOTES**
- 1) 8" X 8" POURED CONCRETE WALLS ON FOUNDATION.
 - 2) 2X6 WALLS (8'-1 1/8" HGT.) ON MAIN FLOOR UNLESS OTHERWISE NOTED. 2X4 GARAGE WALLS.
 - 3) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 - 4) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - 5) ALL EXTERIOR HEADERS TO BE (2) 2X10 UNLESS NOTED OTHERWISE.
 - 6) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
 - 7) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
 - 8) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

AREA SCHEDULE	
NAME	SQ FT
Main Floor	1610 SF
	1610 SF
Basement-Optional Finish	1063 SF
Basement-Unfinished	487 SF
Garage	646 SF
	2195 SF



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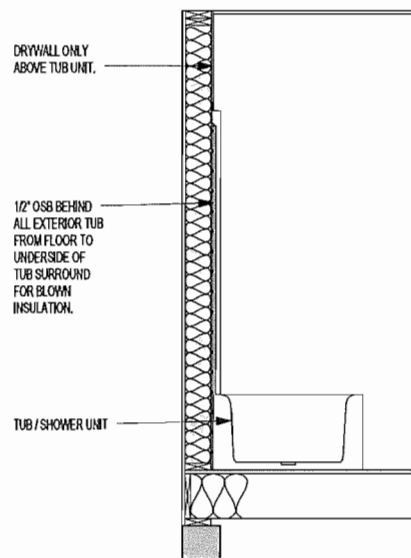
Classic Builders
Lincoln 55 Plan
Base Plan

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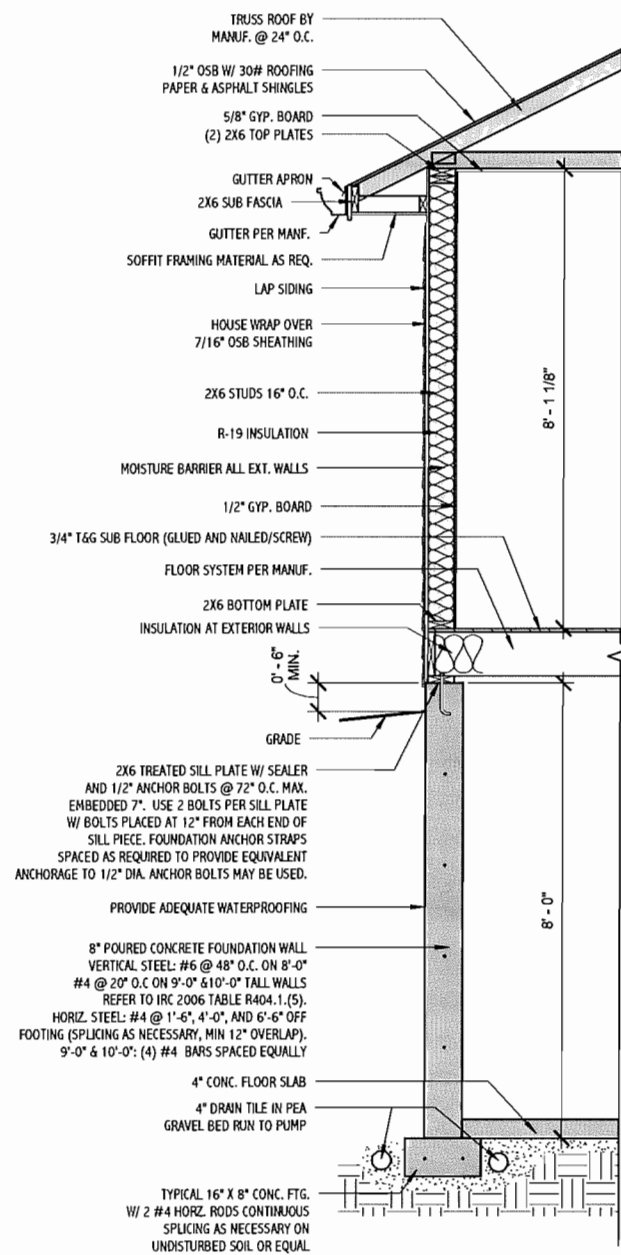
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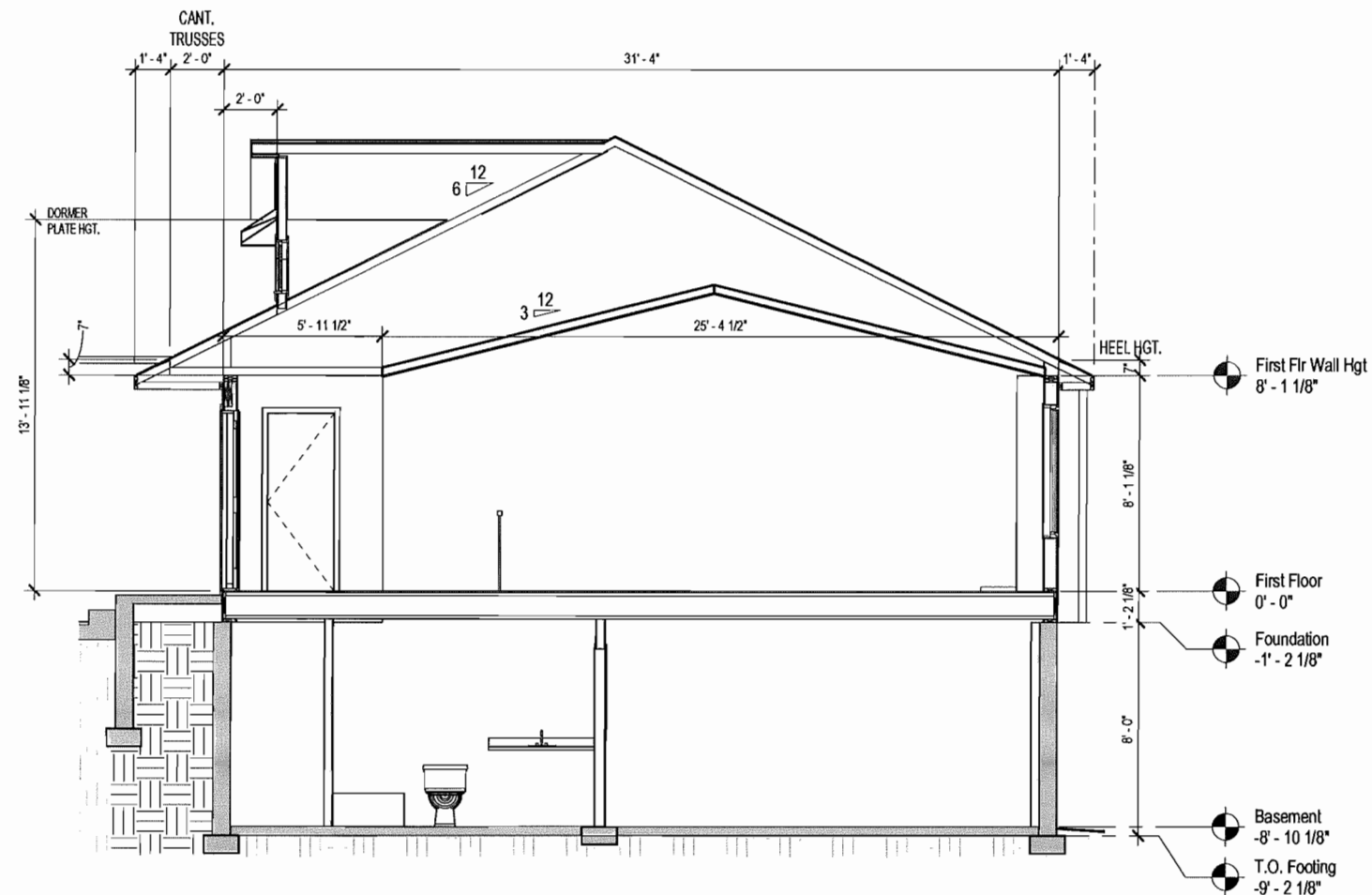
Main Floor
1/4" = 1'-0"



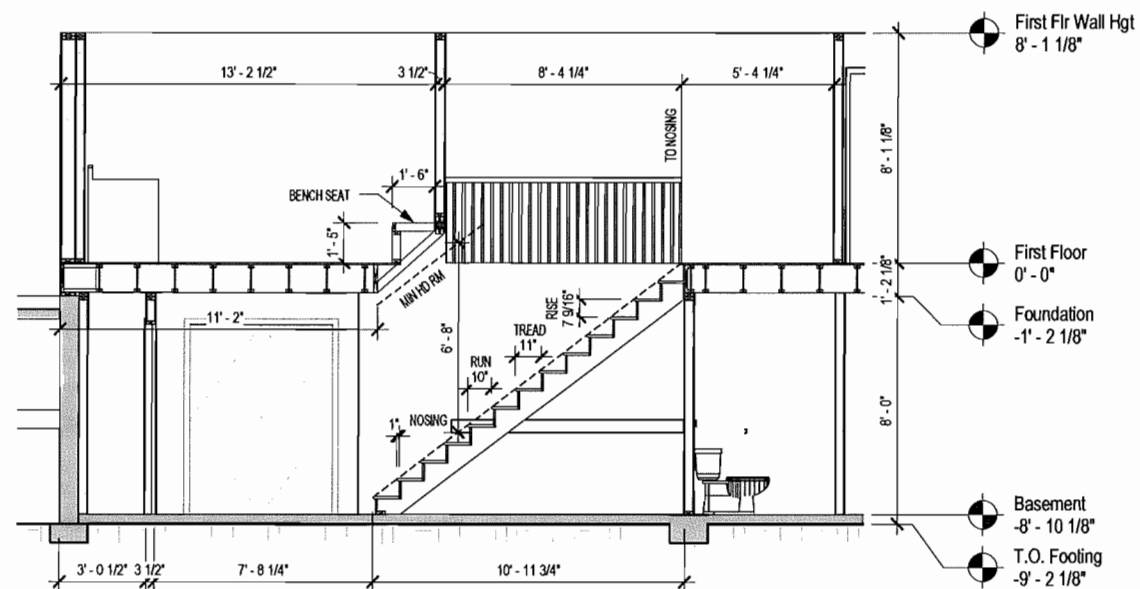
3 Bath Tub-OSB Insulation
Scale: 1/2" = 1'-0"



1 WALL SECTION
Scale: 1/2" = 1'-0"



4 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 STAIR SECTION
Scale: 1/4" = 1'-0"



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**Classic Builders
Lincoln 55 Plan
Base Plan**

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Building Sections

As indicated

A.5

PLUM DESIGN SERVICE, INC. ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. WE ARE NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS ARE PROVIDED ON AN "AS IS" BASIS AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND FLOOR PLANS PRIOR TO CONSTRUCTION. THE CONTRACTOR AND/OR OWNER SHALL NOTIFY PLUM DESIGN SERVICE, INC. IMMEDIATELY IF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION ARE IDENTIFIED PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE WITH THIS PLAN WITH APPLICABLE BUILDING CODES REQUIREMENTS ARE MADE.

Classic Builders
Lincoln 55 Plan
Base Plan

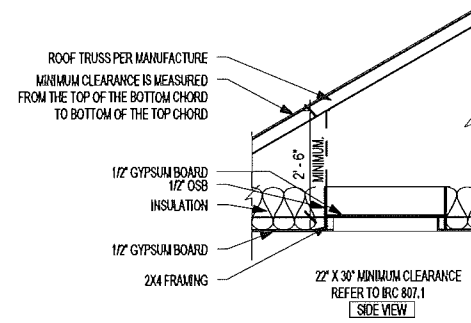
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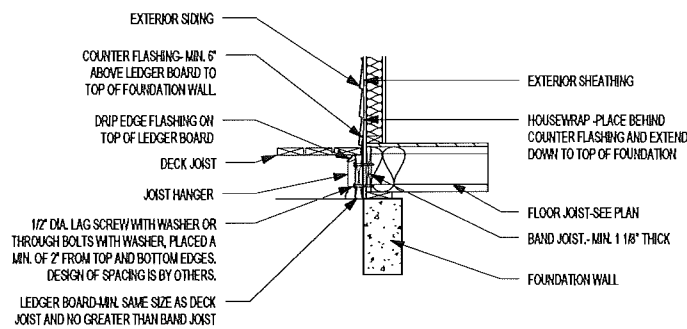
REVISIONS:
DATE:
DATE:
DATE:
DATE:

Details
As indicated

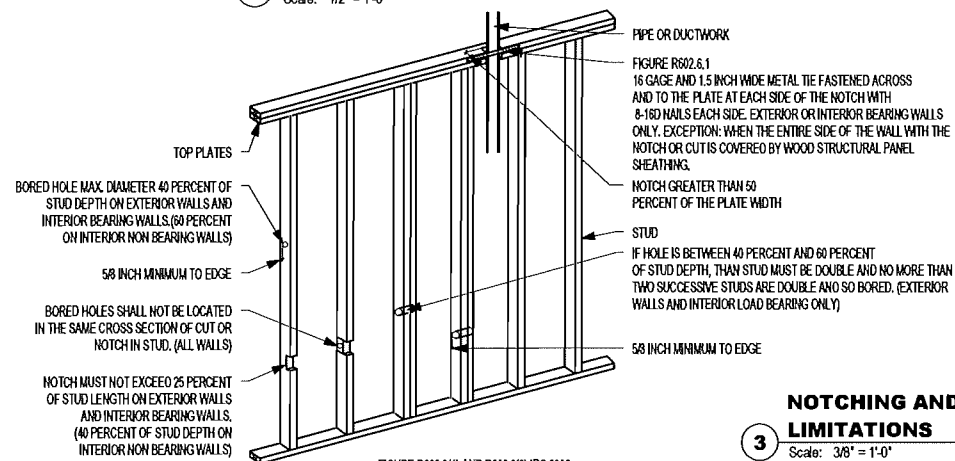
A.6



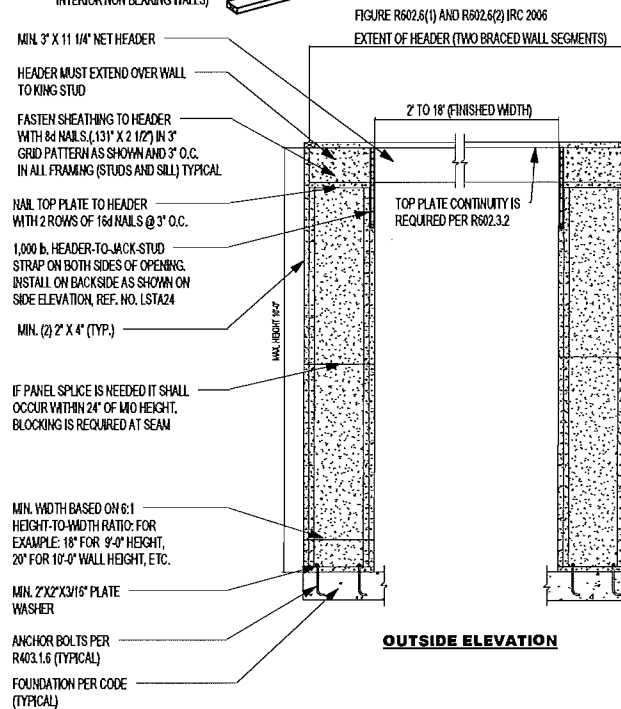
1 ATTIC ACCESS OPENING
Scale: 3/8" = 1'-0"



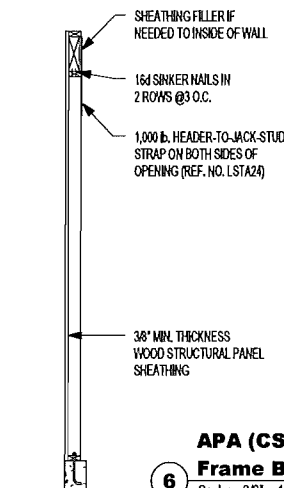
2 DECK LEDGER CONNECTION
Scale: 1/2" = 1'-0"



3 NOTCHING AND BORING HOLE LIMITATIONS
Scale: 3/8" = 1'-0"

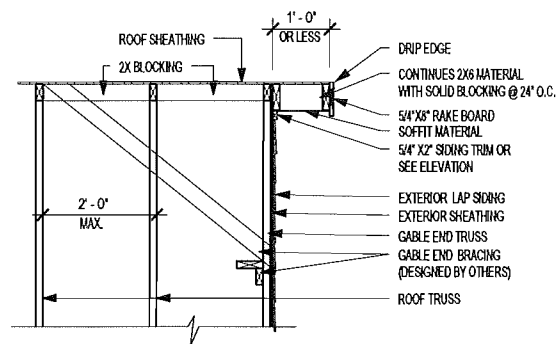


OUTSIDE ELEVATION

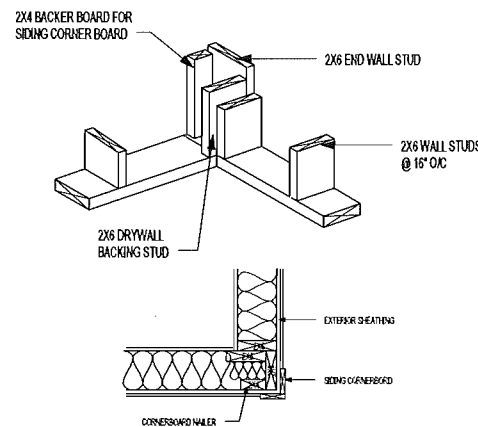


SIDE ELEVATION

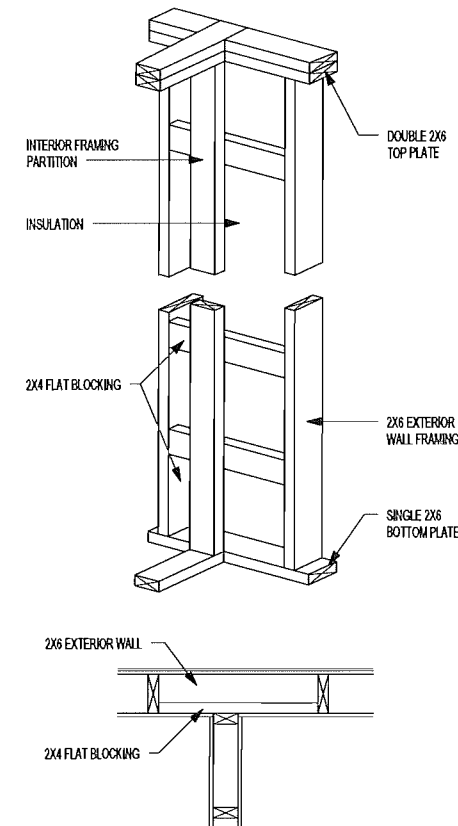
6 APA (CS-PF) Continuous Portal
Frame Brace Wall Panel
Scale: 3/8" = 1'-0"



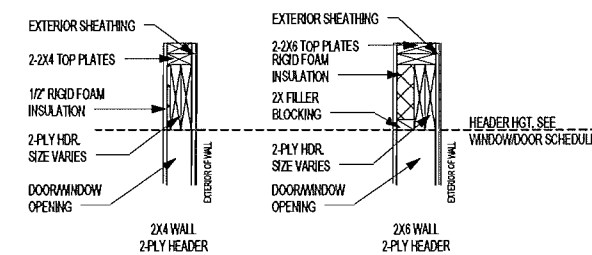
4 RAKE OVERHANG-WOOD
Scale: 1/2" = 1'-0"



7 Exterior Wall Corners
Scale: 3/4" = 1'-0"



8 Exterior Wall Ladder
Scale: 3/4" = 1'-0"



5 Energy Headers
Scale: 3/4" = 1'-0"

DOOR SCHEDULE						
DOOR ID	QTY.	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES	
			WIDTH	HEIGHT		
D1	1	3-0 x 6-8 SS200 W/ 12" S.L.	4' - 3 1/2"	6' - 10 1/2"	Therma Tru 2 Panel Arch	
D2	1	2-8 x 6-8 SS200	2' - 10 1/2"	6' - 10 7/8"	Therma Tru 2 Panel Arch	
D3	1	6-0 x 6-10 Patio Door	6' - 0"	6' - 10 7/8"	Windsor Patio Door	
D4	1	16'-0" x 7'-0" OHD	16' - 3"	7' - 1 1/2"	Garage Door	
D5	1	6'-0" x 7'-0" OHD	8' - 3"	7' - 1 1/2"	Garage Door	
D8	1	2-0 x 6-8	2' - 2"	6' - 10 1/2"		
D8A	1	(2) 2-0 x 6-8	4' - 2 1/2"	6' - 10 1/2"	French Doors	
D9	6	2-4 x 6-8	2' - 6"	6' - 10 1/2"		
D10	5	2-6 x 6-8	2' - 8"	6' - 10 1/2"		
D11	2	2-8 x 6-8	2' - 10"	6' - 10 1/2"		
D13	1	3-0 x 6-8	3' - 2"	6' - 10"	BI Fold	
D14	1	5-0 x 6-8	5' - 2"	6' - 10"	BI Fold	
D15	1	5-0 x 6-8	5' - 2 1/2"	6' - 10 1/2"	French Doors	

WINDSOR WINDOWS - NEXT DIMENSION - CASEMENT						
WINDOW ID	QTY.	TYPE	ROUGH OPENINGS		HEADER HEIGHT	SPECIAL NOTES
			WIDTH	HEIGHT		
A	2	3054-2	5' - 0"	4' - 6"	7' - 0"	Meets Egress
C	1	3036	2' - 6"	3' - 0"	7' - 0"	
G	4	3060	2' - 6"	5' - 0"	7' - 0"	Meets Egress
M	1	4848 SLIDER	4' - 0"	4' - 0"	7' - 0"	Meets Egress
X	2	60" x 24"				ARCH TOP

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Classic Builders
Lincoln 55 Plan
Base Plan

PROJECT ID: PDS 1480

ISSUE DATE:

DATE: 10-21-2013

DATE: 11-05-2013

DATE: 11-06-2013

DATE:

REVISIONS:

DATE:

DATE:

DATE:

DATE:

Electrical

1 : 80

E.1

Electrical Legend

- ⊕ Duplex Convenience Outlet
- ⊕ Duplex Convenience Outlet Above Counter
- ⊕ Weather Proof Duplex Outlet (G.F.I.)
- ⊕ Ground Fault Duplex Outlet (G.F.I.)
- ⊕ Half Switched Duplex Outlet
- ⊕ 220 Volt Outlet
- ⊕ Quad Receptacle Rear Outlet
- ⊕ Single Rear Outlet
- ⊕ Ceiling Outlet for Garage Door Opener
- ⊕ Wall Switch
- ⊕ 3 Way Wall Switch
- ⊕ 4 Way Wall Switch
- ⊕ Dimmer Switch
- ⊕ Ceiling Mounted Incandescent Light Fixture
- ⊕ Wall Mounted Incandescent Light Fixture
- ⊕ Recessed Incandescent Light Fixture
- ⊕ Pull-Chain Light Fixture
- ⊕ Track Light Fixture
- ⊕ Fluorescent Light Fixture
- ⊕ Stair Light
- ⊕ Exhaust Fan (Vent to Exterior)
- ⊕ Exhaust Fan Light Fixture (Vent to Exterior)
- ⊕ Panel Box
- ⊕ Disconnect Box AC Compressor
- ⊕ Electric Meter
- ⊕ Push Button Garage Door Opener
- ⊕ Television / Cable Connection
- ⊕ Phone Jack
- ⊕ Smoke Detector
- ⊕ Carbon Monoxide & Smoke Detector Combo

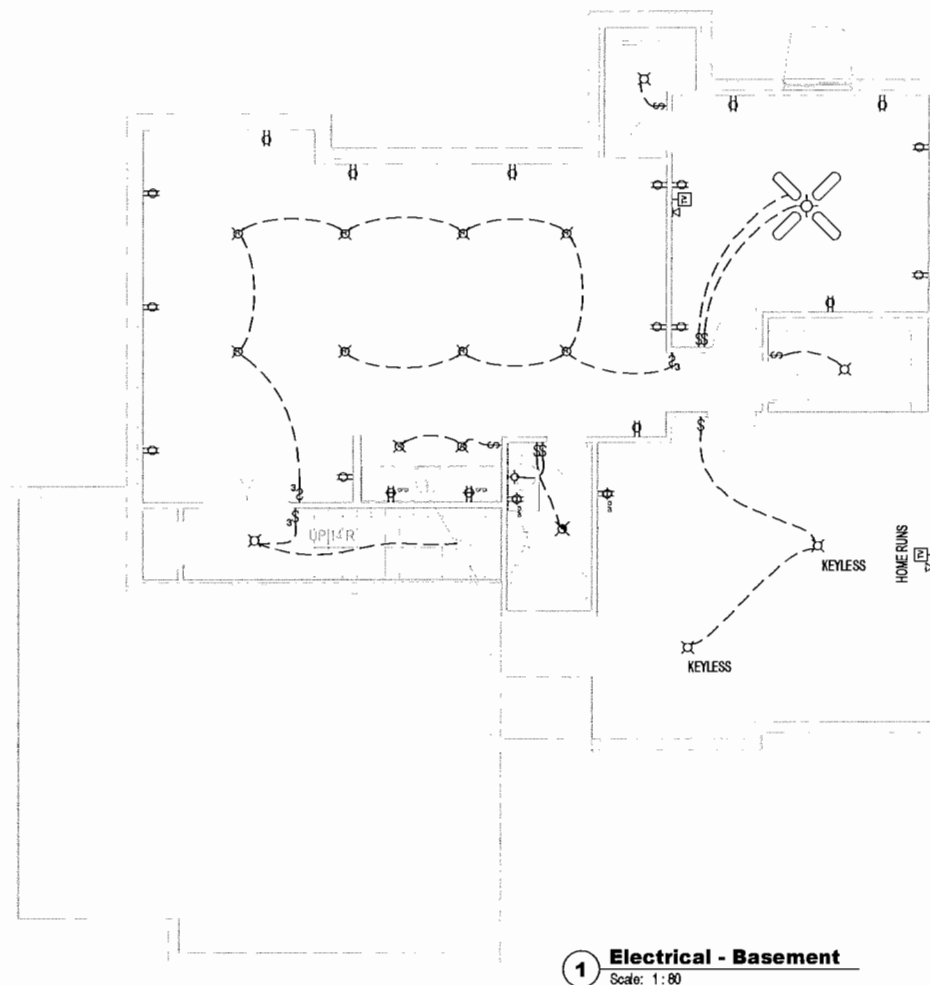
Note

1. Provide and install locally certified smoke detectors as required by the National Fire Protection Association (NFPA) and meeting the requirements of all governing codes. Smoke detectors shall be direct wired, 110 volt interconnected with a battery backup.
2. Provide and install Ground Fault Circuit Interrupters (GFI) as required by the National Electric Code (NEC) and meeting the requirements of all governing codes.
3. Unless otherwise indicated, install switches and receptacles at the following heights above finish floor:
Switches 42"
Outlets 16"
Telephone 16"
Television 16"
4. Provide duplex outlets on top of all interior pot/plant shelves to provide for uplighting.
5. If not shown, provide per minimum NEC and governing codes.

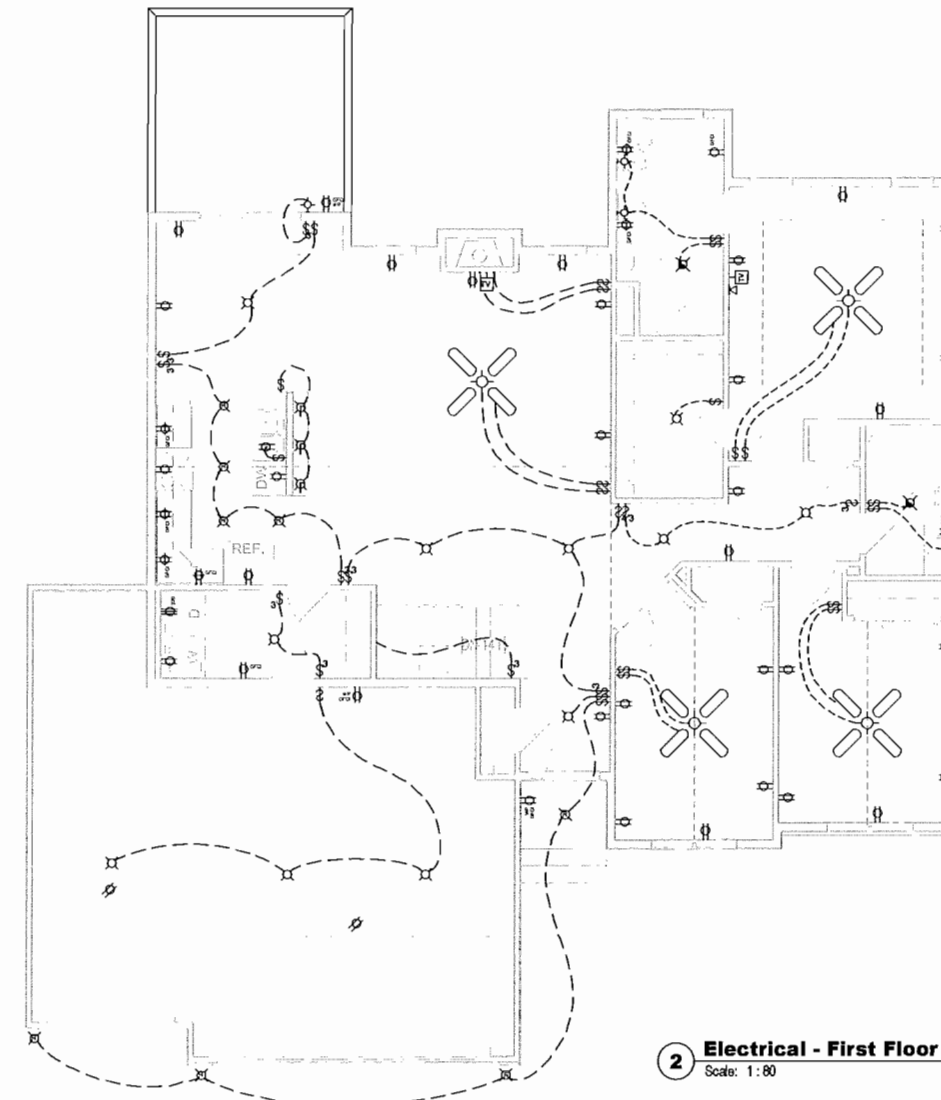
- ⊕ Ceiling Fan - Provide Adequate Support
- ⊕ Ceiling Fan/Light Combination Provide Adequate Support

Additional Note

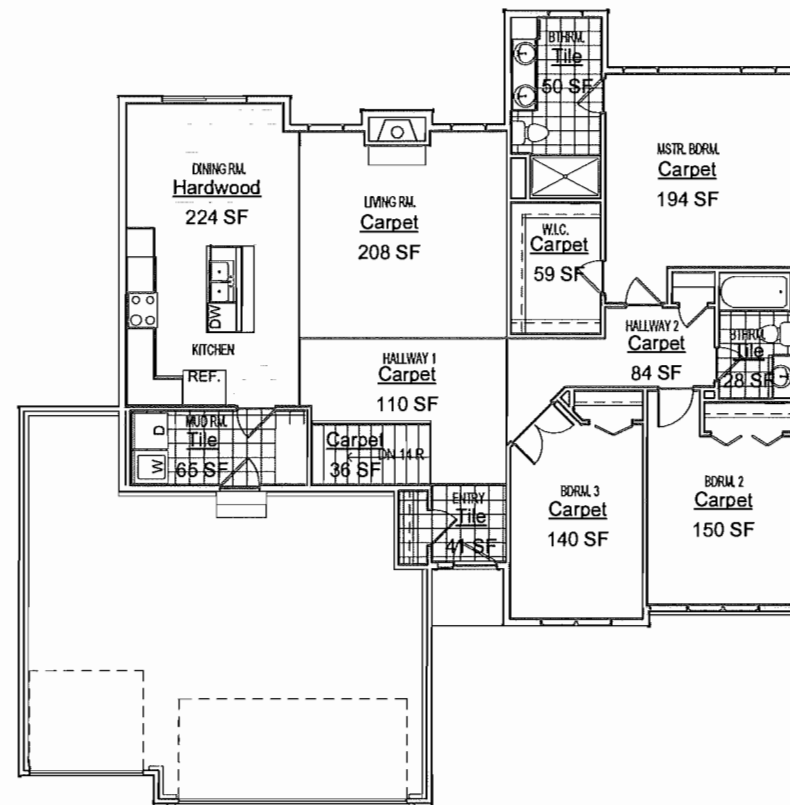
1. Phone on each finished level.
2. TV in Family Room and All Bedrooms.
3. Outlets per Code.



1 Electrical - Basement
Scale: 1 : 80



2 Electrical - First Floor
Scale: 1 : 80



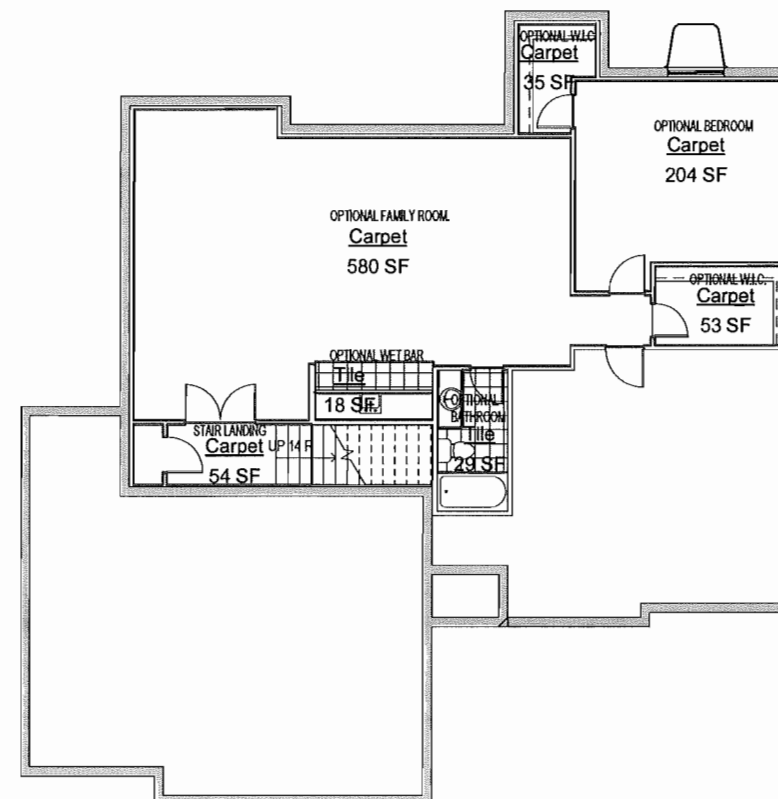
1 First Floor
Scale: 1/8" = 1'-0"

Floor Covering

- Carpet
- Hardwood
- Tile

AREA SCHEDULE (FLOOR COVERING)

Name	Area	Level
Carpet	925 SF	Basement
Tile	48 SF	Basement
Carpet	981 SF	First Floor
Hardwood	224 SF	First Floor
Tile	185 SF	First Floor



2 Basement
Scale: 1/8" = 1'-0"

Floor Covering

- Carpet
- Tile

Classic Builders Lincoln 55 Plan Base Plan

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Floor Covering

1/8" = 1'-0"

F.1

ABBREVIATIONS

ADJ	ADJUSTABLE
AWAL	AWNING
BTBL	BOTTOM
BSMT.	BASEMENT
BTW.	BETWEEN
CA	CASEMENT
CANT.	CANTILEVER
CAB.	CABINET
C	CENTER LINE
CLG	CEILING
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
D	DRYER
DIA	DIAMETER
DN	DOWN
DH	DOUBLE HUNG
DW	DISHWASHER
F.D.	FLOOR DRAIN
FLR	FLOOR
FT.	FEET
FURN.	FURNACE
HDR.	HEADER
HYD.	HARDWOOD
INSUL.	INSULATION
JST.	JOIST
LVL	LAMINATED VENEER LUMBER
LVL	LINEN
LIN.	LINEN
MAX.	MAXIMUM
MIN.	MINIMUM
OC	ON CENTER
O.H.D.	OVERHEAD DOOR
OPNG.	OPENING
PEL.	PEDESTAL
N.T.S.	NOT TO SCALE
REF	REFRIGERATOR
REQ.	REQUIRED
RO	ROUGH OPENING
RM	ROOM
SH	SINGLE HUNG
S & R	SHELF AND ROD
S.F.	SQUARE FEET
S.P.	SUMP PIT
STL	STEEL
TYP.	TYPICAL
TRANS.	TRANSOM
UNEX.	UNEXCAVATED
VAN.	VANITY
W	WASHER
W/H	WITH
W.H.	WATER HEATER

ELECTRIC SYMBOLS

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	SINGLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	240 VOLT RECEPTACLE
	PHONE OUTLET
	CABLE OUTLET
	EXHAUST FAN
	LIGHT WITH E. FAN
	SMOKE/HEAT DETECTOR
	GARAGE DOOR OPENER
	ELECTRIC PANEL
	CEILING MOUNTED LIGHT
	PULL CHAIN LIGHT
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	WALL MOTION DETECTOR LIGHT
	FLORESCENT LIGHT
	BAR LIGHT

MISC. SYMBOLS

	FROST PROOF HOSE BIB
	FLOOR LINE ABOVE
	STRUCTURAL BEAM/HEADER OR GIRDER/TRUSS

DRAWING LIST

A.0	Cover Page
A.1	Elevations
A.2	Elevations
A.3	Foundation
A.4	Main Floor
A.5	Second Floor
A.6	Building Sections
A.6.1	Building Section
A.7	Details
E.1	Electrical Plans
F.1	Floor Covering



NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED FOR FINAL CONSTRUCTION.
PLEASE CALL OR SEE OWNER FOR UPDATED PLANS



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Classic Builders
Jefferson Base Plan 2-Story

GENERAL CONSTRUCTION NOTES

1. GENERAL

- A. ALL CONSTRUCTION AND MATERIALS SHALL MEET OR EXCEED IRC 2006. LOCAL BUILDING CODES MAY HAVE DIFFERENT SPECIFICATIONS AND REQUIREMENTS THAN WHAT IS LISTED IN THE IRC 2006. THESE LOCAL REQUIREMENTS WILL SUPERSEDE THE IRC 2006. SEE THE LOCAL BUILDING DEPARTMENT FOR CHANGES.
- B. CONTRACTOR TO CONFIRM THE SIZES, SPACING AND SPECIES OF LUMBER OF ALL STRUCTURAL AND FRAMING MEMBERS. ANY STRUCTURAL AND FRAMING MEMBERS NOT INDICATED ARE TO BE SIZED BY OWNER/CONTRACTOR.
- C. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PREVENTIVE MEASURE OF THE BUILD UP OF MOISTURE OR MOLD.
- D. ALL PRODUCTS ARE TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- E. ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE DESIGNED BY OTHERS.

2. DESIGN CRITERIA

- A. BUILDING AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS, AND SEISMIC LOADS AS PRESCRIBED BY THIS CODE (R301.1).
- B. TABLE 301.2(1) IRC 2006. VALUES BASED FROM THE CITY OF DES MOINES, IOWA.

GROUND SNOW LOAD 20 PSF	WIND SPEED 115	SEISMIC DESIGN CATEGORY A	SUBJECT TO DAMAGE FROM				WIND DESIGN TEMP. -4°F	ICE BARRIER OVERLAPMENT REQUIRED YES	FLOOD HAZARDS MAJOR 1% 100	SEA FREEZING INDEX 1000	MEAN ANNUAL TEMP. 41°F
			RECEPTIVE	PROSTITUTE	TERMINATE	DECAY					
			SEVERE	DOPT	SAFETY	SAFETY					

C. MINIMUM LIVE LOADS, (R301.5) IRC 2006

ATTIC WITH LIMITED STORAGE	20 PSF	MINIMUM ROOF LIVE LOADS (R301.6) IRC 2006	20 PSF
ATTIC WITHOUT STORAGE	10 PSF	ROOF TRUSS LIVE LOAD (L)	30 PSF
DECKS	40 PSF	GROUND SNOW (P)	24 PSF
EXTERIOR BALCONIES	60 PSF		
GUARDRAIL AND HANDRAILS	200 PSF	THERMAL CONDITION	C1 = 1.0
ROOM OTHER THAN SLEEPING ROOMS	40 PSF	TERRAIN EXPOSURE	B
SLEEPING ROOMS	30 PSF	DURATION OF LOAD-SNOW	1.15
STAIRS	40 PSF		

UNBALANCED AND SNOW DRIFT LOADING
ACCORDING TO ASCE 7-05

DEFLECTION CRITERIA		
FLOOR LIVE LOAD	L/480	
FLOOR TOTAL LOAD	L/360	
ROOF LIVE LOAD	L/360	
ROOF TOTAL LOAD	L/240	

ALL BEAMS SUPPORTING FLOOR OR ROOF LOADS ARE TO BE DESIGNED WITH THE ABOVE DEFLECTION CRITERIA

D. DEAD LOADS, ANY ADDITIONAL OR CHANGES TO MATERIAL NEEDS TO BE ADJUSTED TO THE BELOW CALCULATIONS.

FLOOR-TOP CHORD		ROOF-TOP CHORDS	
CARPET AND PAD	1.5 PSF	ROOFING-SHINGLES (220 LBS) 2 LAYER	4.40 PSF
3/8" CERAMIC TILE 1/2" BACKER BD.	10 PSF	30 LBS. FELT	0.30 PSF
3/4" HARDWOOD FLOOR	4.0 PSF	1/2" OSB OR COM. PLYWOOD	1.65 PSF
SUBFLOOR-3/4" OSB OR COM. PLYWOOD	2.0 PSF	1/2" ROOF TRUSS-2X4	1.10 PSF
1/2" FLOOR TRUSS-JOIST SYSTEM	1.5 PSF	CORRECTION FOR SLOPE (12/12)	1.55 PSF

TOTAL WITH CARPET/PAD	5.5 PSF	TOTAL	9.00 PSF
TOTAL WITH TILE/BACKER BD.	13.5 PSF		
TOTAL WITH HARDWOOD FLOOR	7.5 PSF		

FLOOR-BOTTOM CHORD		ROOF-BOTTOM CHORDS	
1/2" FLOOR TRUSS-JOIST SYSTEM	1.5 PSF	1/2" ROOF TRUSS-2X4	1.10 PSF
5/8" GYPBOARD	2.8 PSF	5/8" GYPBOARD	2.8 PSF
MINIMUM FOR MSC MECHANICAL/ELEC.	0.7 PSF	MINIMUM FOR MSC MECHANICAL/ELEC.	1.5 PSF
		15" BATT/LOFT INSULATION	1.60 PSF

TOTAL	5.0 PSF	TOTAL	7.00 PSF
-------	---------	-------	----------

3. ROOM REQUIREMENTS

- A. CEILING HEIGHT (R304.1) HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOM/LAUNDRY ROOMS, AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. THE REQUIRED HEIGHT IS MEASURED FROM FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
- EXCEPTION 1. BEAMS AND GIRDERS SPACED LESS THAN 4 FEET ON CENTER MAY PROJECT NOT MORE THAN 6 INCHES BELOW THE REQUIRED CEILING HGT.
2. CEILING IN BASEMENT WITHOUT HABITABLE SPACES MAY PROJECT WITHIN 6 FEET 8 INCHES OF FINISHED FLOOR.
3. FOR ROOMS WITH SLOPED CEILING, AT LEAST 50 PERCENT OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7 FEET AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT, OF LESS THAN 5 FEET.
4. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES OVER THE FRONT OF THE FIXTURE.
- B. ROOM DIMENSIONS (R304.3) THE MINIMUM LENGTH OR WIDTH OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 7'-0" CLEAR IN ANY HORIZONTAL DIMENSION. THE MINIMUM AREA OF ANY HABITABLE ROOM SHALL NOT BE LESS THAN 70 SQ. FEET, EXCEPT KITCHEN (R304.2).
- C. LIGHT AND VENTILATION (R303) IN HABITABLE ROOMS, PROVIDE NATURAL LIGHT AND VENTILATION WITH OPERABLE WINDOWS. WINDOWS SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF EACH ROOM. 1/2 THE REQUIRED WINDOW AREA SHALL BE OPERABLE TO THE EXTERIOR FOR VENTILATION. BATHROOMS MAY HAVE AN OPERABLE WINDOW OF 3 S.F. IN AREA, NON-HABITABLE ROOMS, INCLUDING BATHROOMS, MAY BE VENTILATED WITH EXHAUST FANS AND ARTIFICIAL LIGHT.
- D. EMERGENCY ESCAPE WINDOWS (R310) BASEMENT AND EACH SLEEPING AREA SHALL HAVE AN EMERGENCY ESCAPE WINDOW THAT IS AT LEAST 20" IN WIDTH (NET), 24" IN HEIGHT (NET) WHEN OPEN AND HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQUARE FEET IN AREA. ESCAPE WINDOWS SHALL BE INSTALLED WITH A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR. EGRESS WINDOW WELLS MUST PROJECT A MINIMUM OF 36" AND PROVIDED OVER 9 SQ. FT. OF NET CLEAR AREA. LADDERS ARE REQUIRED IF THE WELL IS OVER 44" DEEP. LADDERS SHALL BE A MIN. OF 12" WIDE.

4. BUILDING REQUIREMENTS

- A. ATTIC ACCESS (R807) PROVIDE ACCESS TO ATTIC SPACE WITH AN ACCESS DOOR AT LEAST 22" X 30" IN SIZE. LOCATE THE ACCESS DOOR WHERE THERE IS AT LEAST 30" OF CLEAR HEAD SPACE.
- B. ATTIC MUST BE VENTILATED WITH TOTAL AREA OF ATTIC VENTS AT LEAST 1.0 S.F. (NET) FOR EACH 150 S.F. OF ATTIC AREA TO BE VENTILATED. ATTIC VENTS ARE NOT SHOWN ON THE PLAN (R806.2).
- C. SMOKE ALARMS ARE REQUIRED IN ALL BEDROOMS, AT ALL HALLWAYS LEADING TO BEDROOMS, AND AT EACH LEVEL INCLUDING THE BASEMENT. ADDITIONAL ALARMS MAY BE REQUIRED IN SEPARATED SPACE OF THE BASEMENT, SEE BUILDING DEPARTMENT. SMOKE ALARMS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACK UP (R313).
- D. STAIRWAY ARE TO BE A MINIMUM OF 36" WIDE (FINISHED) (R311.5.1) WITH A MINIMUM HEADROOM OF 6 FEET 8 INCHES (R311.5.2). THE MAXIMUM RISER IS 7 3/4" (R311.5.3.1) WITH A MINIMUM RUN OF 10" (R311.5.3.2) HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS (R311.5.6). A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOORS OR LANDINGS (R311.5.4).
- E. PROVIDE G.L. GUTTERS, DOWN SPOUTS, AND SPLASH BLOCKS AS NECESSARY.

5. FOUNDATION/CONCRETE

- A. IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER A SOIL TEST IS REQUIRED. (R401.4) A SOIL CAPACITY OF 2000 PSI IS ASSUMED.
- B. CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 psi AT 28 DAYS. GARAGE FLOOR SLABS SHALL BE 3,500 AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER SHALL BE 3,500 psi AT 28 DAYS (R402.2). CONCRETE SHALL BE AIR ENTRAINED WITH 5%-%2% TYP. AIR CONTENT.
- C. ALL FOOTING SHALL BE PLACED ON UNDISTURBED SOIL OR CONTROLLED COMPACTED FILL. MINIMUM FOOTING TO BE 16" WIDE X 8" DEEP FOR A 2 STORY BUILDING AND 18" WIDE X 8" DEEP FOR A 3 STORY BUILDING (TABLE 403.1) BOTH WITH 2 CONTINUOUS HORIZONTAL #4 REBAR.
- D. ALL ANCHOR BOLTS SHALL BE 1/2" IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE. USE TWO BOLTS PER SILL PLATE WITH BOLTS SPACED AT A MAXIMUM OF 6 FEET ON CENTER WITH A MINIMUM OF ONE BOLT NOT MORE THAN 12 INCHES FROM THE END BUT AT LEAST 3 1/2 INCHES FROM END OF SILL PLATE (R403.1.6). ALTERNATE FOUNDATION STRAPS MAY BE USED. SPECIFICATION TO PROVIDE EQUIVALENT ANCHOR TO A 1/2" DIAMETER ANCHOR BOLTS.
- F. CONCRETE FOUNDATION WALLS SHALL BE CONSTRUCTED AS SET FORTH IN TABLE R404.1 (5). REFER TO TYPICAL WALL SECTION IN THIS PLAN FOR SPECIFICATION.

6. WOOD FRAMING

- A. ROOF, FLOOR, AND WALL SHEATHING: APA RATED SHEATHING.
- B. WALL STUDS: MINIMUM SPF STUD OR DOUGLAS FIR LARCH STUD.
- C. WALL PLATES: MINIMUM SPF #2 OR BETTER.
- D. DIMENSIONAL HEADERS: #2 DOUGLAS FIR OR BETTER.
- E. LVL HEADERS: 3950 FIVE OR MINIMUM.

- F. JOIST UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. (R502.4)
- G. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON CONCRETE. (R502.6)
- H. HOOD TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI TP-1. REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR WEB BRACING AND MULTI-CONNECTION OF GIRDERS. BSCI 1-03 SHOULD BE REFER TO FOR HANDLING INSTALLATION AND BRACING OF METAL PLATE TRUSSES.
- I. NO CUTS, NOTCHES, AND HOLES BORED INTO TRUSSES, STRUCTURAL COMPOSITE LUMBER, GLUE LAMINATED MEMBERS, OR JOIST ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATION OR DESIGN BY PROFESSIONAL. (R502.2.2)
- J. TRUSSES SHALL BE CONNECTED TO WALL BY USE OF APPROVED CONNECTORS HAVING A RESISTANCE TO UPLIFT OF NOT LESS THAN 175 POUNDS AND PER THE MANUFACTURE SPECIFICATIONS.
- K. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. (R602.8)
- L. ALL EXTERIOR WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10, MINIMUM 3/8" PANEL SHEATHING.
- M. THE ALLOWABLE SPANS OF GIRDERS/HEADERS FABRICATED FROM DIMENSIONAL LUMBER ON EXTERIOR WALLS SHALL NOT EXCEED THE VALUES OF TABLE R502.5(1)

ORDERS AND HEADERS SUPPORTING	GROUND SNOW LOAD 20 PSF					
	BUILDING WIDTH (ft)					
	SIZE	SPAN	NU	SPAN	NU	SPAN
ROOF AND CEILING	R502.1	8'0"	1	5'11"	1	5'4"
	R502.1	9'5"	1	7'2"	1	5'6"
	R502.1	10'10"	1	8'5"	1	7'4"
	R502.1	11'4"	1	9'5"	1	8'1"
	R502.1	12'10"	1	10'10"	1	8'10"
ROOF, CEILING AND ONE CENTER BEARING FLOOR	R502.1	10'0"	2	6'10"	2	6'10"
	R502.1	11'0"	2	7'0"	2	7'0"
	R502.1	12'0"	2	8'0"	2	8'0"
	R502.1	13'0"	2	9'0"	2	9'0"
	R502.1	14'0"	2	10'0"	2	10'0"
ROOF, CEILING AND ONE CLEAR SPAN FLOOR	R502.1	10'0"	2	6'10"	2	6'10"
	R502.1	11'0"	2	7'0"	2	7'0"
	R502.1	12'0"	2	8'0"	2	8'0"
	R502.1	13'0"	2	9'0"	2	9'0"
	R502.1	14'0"	2	10'0"	2	10'0"

ORDERS AND HEADERS SUPPORTING	GROUND SNOW LOAD 20 PSF					
	BUILDING WIDTH (ft)					
	SIZE	SPAN	NU	SPAN	NU	SPAN
ROOF, CEILING AND TWO CLEAR SPAN FLOOR	R502.1	8'0"	1	4'0"	1	3'6"
	R502.1	9'5"	1	5'1"	1	4'7"
	R502.1	10'10"	1	5'10"	1	5'7"
	R502.1	11'4"	1	5'10"	1	6'4"
	R502.1	12'10"	1	6'4"	1	6'10"
ROOF, CEILING AND TWO CENTER BEARING FLOORS	R502.1	10'0"	2	5'4"	2	5'4"
	R502.1	11'0"	2	6'1"	2	6'1"
	R502.1	12'0"	2	6'10"	2	6'10"
	R502.1	13'0"	2	7'10"	2	7'10"
	R502.1	14'0"	2	8'10"	2	8'10"

A. SPANS ARE CENTER-TO-CENTER AND POKES
B. TABLE ASSUMES #1 GRADE LUMBER
C. MAXIMUM OF JACK STUDS TO SUPPORT EXISTING
TABLE ASSUMES NEW OR IN FULL TABLE TRUSS
IN THE POKES

N. PROTECTION FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATION BY THE USE OF NATURALLY DURABLE OR PRESERVATIVE TREATED LUMBER. (R319.1)

1. ALL WOOD FRAMING THAT REST ON CONCRETE EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GRADING.
2. SILLS AND SLEEPERS ON A CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
3. THE ENDS OF WOOD GIRDER ENTERING EXTERIOR CONCRETE WALLS HAVING CLEARANCE OF LESS THAN 5 INCH ON TOPS, SIDES AND ENDS.
4. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND.
5. ALL LUMBER IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES (R319.1.2).
- D. ALL RIM AND BOX JOIST SPACES BETWEEN TOP OF THE FOUNDATION WALL AND FLOOR/ROOF LINE SHALL BE INSULATED WITH THE SAME MATERIAL USED FOR EXTERIOR WALLS. ALL EXTERIOR CORNERS AND INTERIOR PARTITIONS TO EXTERIOR WALLS THAT ARE CLOSED OFF TO FUTURE INSULATION MUST BE INSULATED DURING FRAMING OF WALL.
- P. ALL NAILING AND FASTENING SHOULD COMPLY WITH THE IRC TABLE R602.5(1) "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS"

7. STRUCTURAL STEEL

- A. ALL STRUCTURAL STEEL SHALL CONFORM WITH ASTM SPECIFICATION A992 GRADE-50 OR EQUAL AND SHALL HAVE BRIDGE CLIPPING AT 4 FEET ON CENTER TO RESIST LATERAL DEFLECTION.
- B. ALL FRAMING TO BE ATTACHED TO STRUCTURAL STEEL IN ACCORDANCE WITH GOVERNING CODES.

PROJECT ID: PDS 1649

ISSUE DATE:

DATE: 04-29-16

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DATE:

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REVISIONS:

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DATE:

DATE:

Cover Page

As indicated

A.0



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Classic Builders Jefferson Base Plan 2-Story

PROJECT ID: PDS 1649

ISSUE DATE:

DATE: 04-29-16

DATE:

DATE:

DATE:

REVISIONS:

DATE:

DATE:

DATE:

DATE:

Elevations

1/4" = 1'-0"

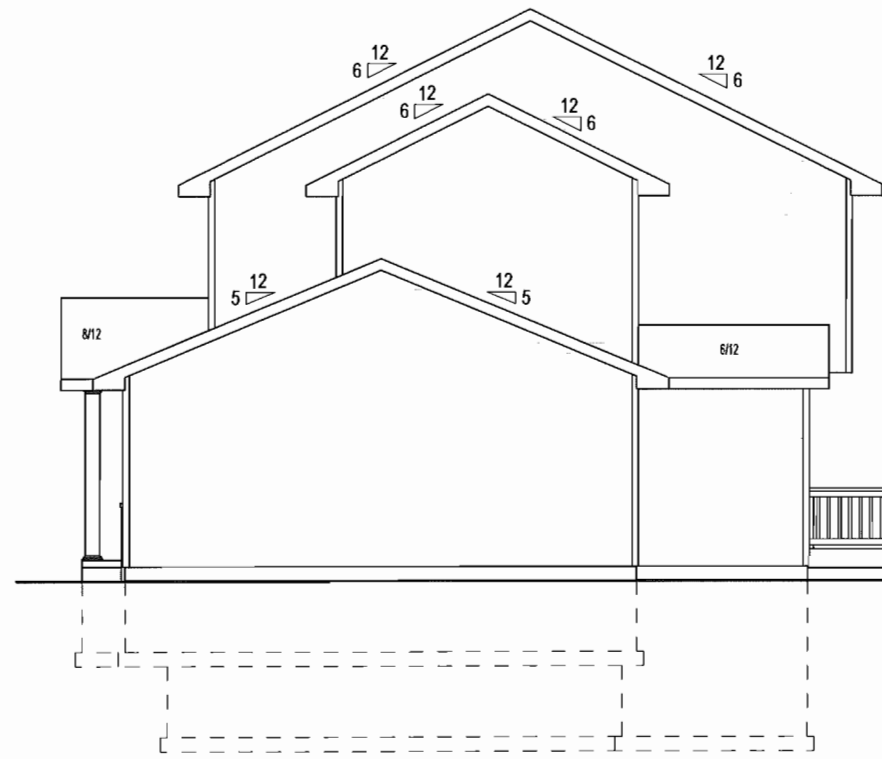
A.1



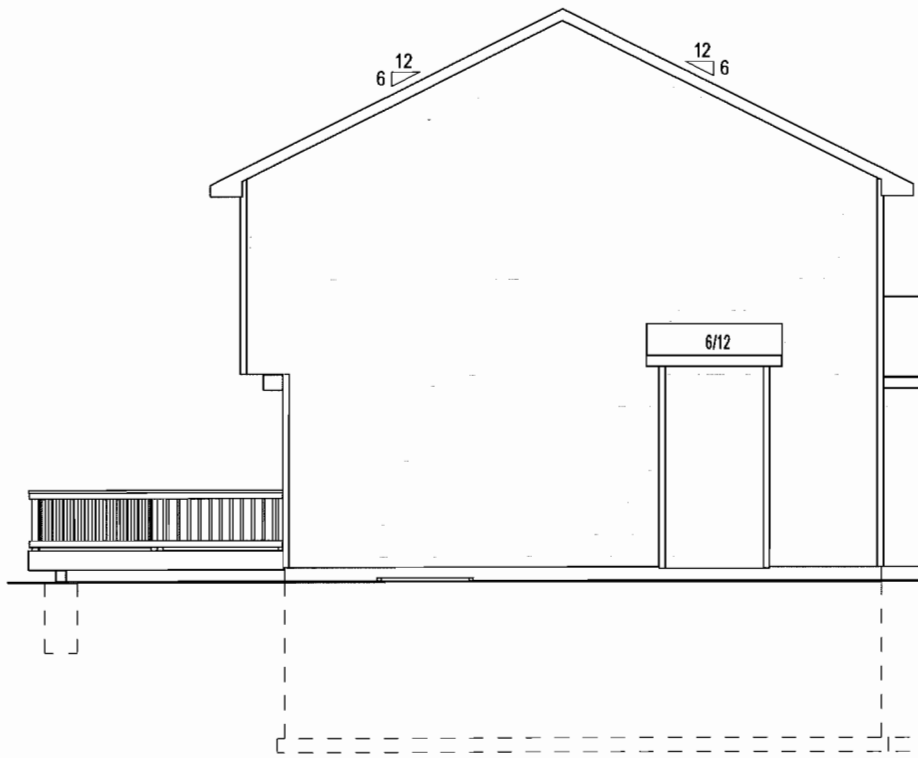
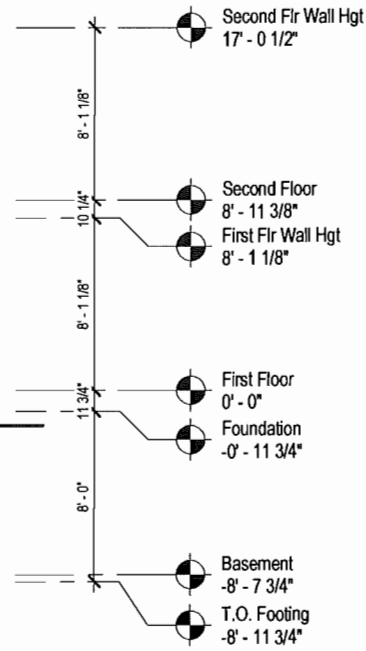
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



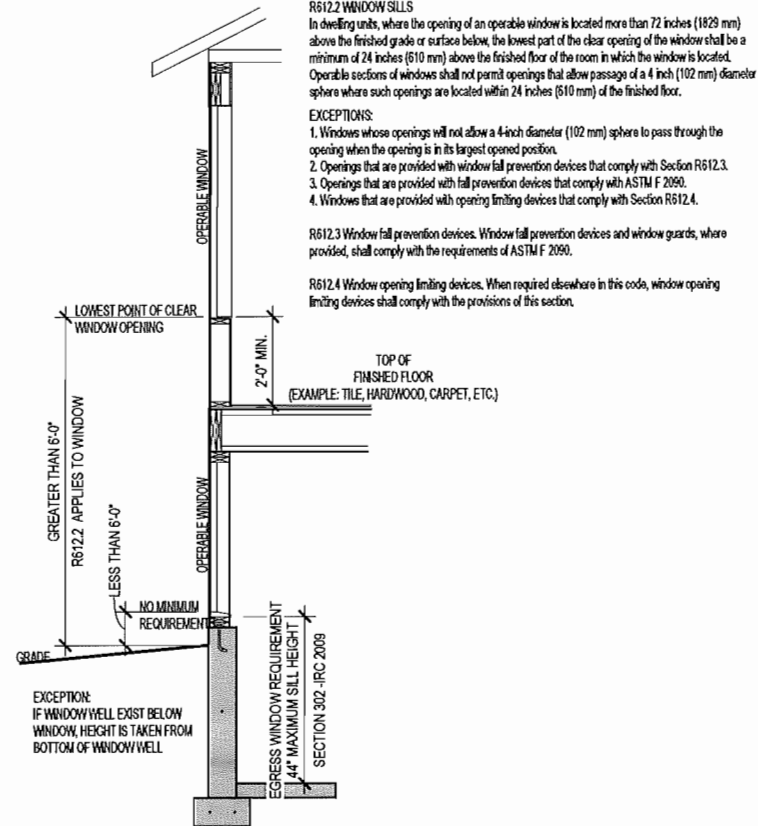
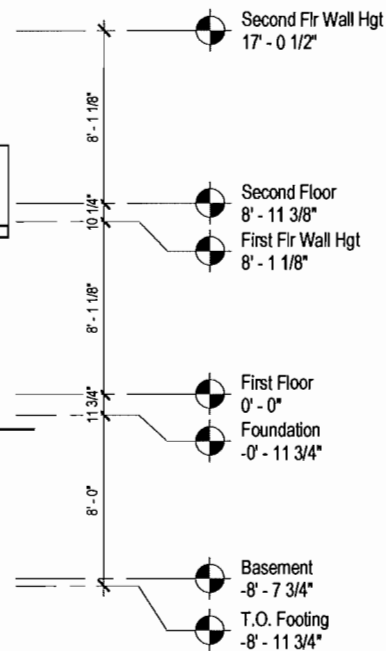
2 REAR ELEVATION
Scale: 1/4" = 1'-0"



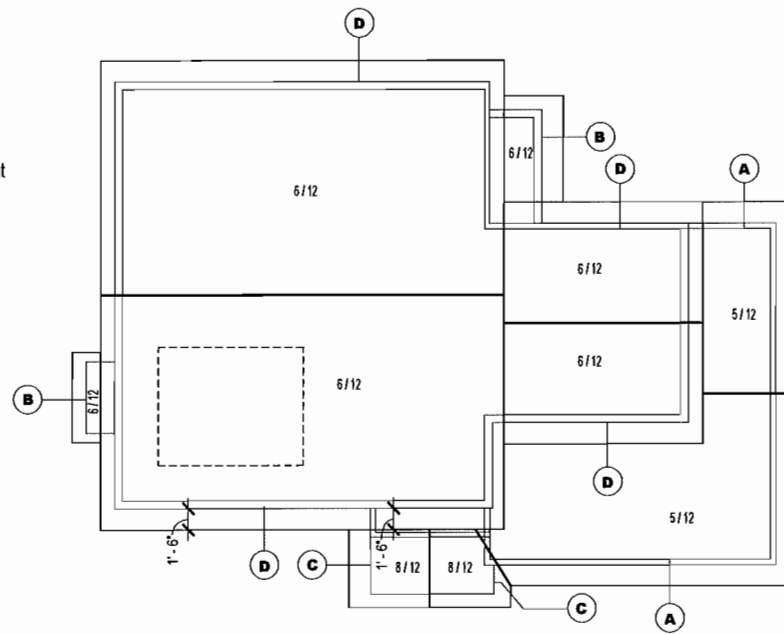
2 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



1 LEFT ELEVATION
Scale: 3/16" = 1'-0"



4 2009 IRC R612.2 Window Sills
Scale: 3/8" = 1'-0"



3 ROOF PLAN
Scale: 1/8" = 1'-0"

Roof Square Footage
1857 SF

ROOF PLAN LEGEND			
SYMBOL	WALL HGT.	PITCH	OVERHANG
A	8'-1 1/8"	5/12	1'-6"
B	8'-1 1/8"	6/12	1'-6"
C	8'-1 1/8"	8/12	1'-4"
D	17'-0 1/2"	6/12	1'-6"
E	22'-0 1/2"	8/12	1'-4"
ALL RAKE OVERHANGS ARE 12" UNLESS NOTED			



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Classic Builders
Jefferson Base Plan 2-Story

PROJECT ID: PDS 1649

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DATE:

Elevations
As indicated

DOOR SCHEDULE					
DOOR ID	QTY.	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES
			WIDTH	HEIGHT	
D1	1	3-0 x 6-8 / 1-12" Sidelight	4'-3 1/2"	6'-11 1/4"	Entry Door
D2	1	2-8 x 6-8 Steel F	2'-10 1/2"	6'-11 1/4"	20 Min Fire Rated
D3	1	6-0 x 6-8 Patio Door	6'-0"	6'-9"	Patio Door
D4	1	16'-0" x 7'-0" OHID	16'-3"	7'-1 1/2"	Garage Door
D9	6	2-4 x 6-8	2'-6"	6'-10 1/2"	
D10	4	2-6 x 6-8	2'-8"	6'-10 1/2"	
D11	2	2-8 x 6-8	2'-10"	6'-10 1/2"	
D14	2	5-0 x 6-8	5'-1 1/2"	6'-10"	BI Fold
D15	1	6-0 x 6-8	6'-1 1/2"	6'-10"	BI Fold

WINDOW SCHEDULE					
WINDOW ID	QTY	TYPE	ROUGH OPENINGS		SPECIAL NOTES
			ROUGH WIDTH	ROUGH HEIGHT	
A	1	3042 - CA	2'-6"	3'-6"	7'-0"
B	2	3030 - F	2'-6"	2'-6"	7'-0"
C	1	3642 - SH	3'-0"	3'-6"	7'-0"
D	4	3660 - SH	3'-0"	5'-0"	7'-0"
E	3	6048 SLIDER	5'-0"	4'-0"	7'-0"
Z	1	Basement Egress Window			Meets Egress

GENERAL CONSTRUCTION NOTES

- 1) 8" X 8'-0" POURED CONCRETE WALLS ON FOUNDATION.
- 2) 2X6 WALLS (8'-1 1/8" HGT.) ON MAIN FLOOR UNLESS OTHERWISE NOTED.
- 3) 2X6 WALLS (8'-1 1/8" HGT.) ON SECOND FLOOR UNLESS OTHERWISE NOTED.
- 4) 2X4 GARAGE WALLS.
- 5) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 6) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 7) ALL EXTERIOR HEADERS TO BE (2) 2X10 UNLESS NOTED OTHERWISE.
- 8) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
- 9) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 10) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

CONCRETE FLATWORK SCHEDULE		
LOCATION	SQUARE FEET AREA	CUBIC YARDS W/ 4" CONCRETE
Floor: Basement Slab	715 SF	8.82 CY
Floor: Front Stoop	33 SF	0.41 CY
Floor: Garage Slab	445 SF	5.5 CY

AREA SCHEDULE	
NAME	SQ FT
Main Floor	802 SF
Second Floor	963 SF
	1765 SF
Basement-Optional Finished	501 SF
Basement-Unfinished	292 SF
Garage	479 SF
	1272 SF

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Classic Builders Jefferson Base Plan 2-Story

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Foundation

1/4" = 1'-0"

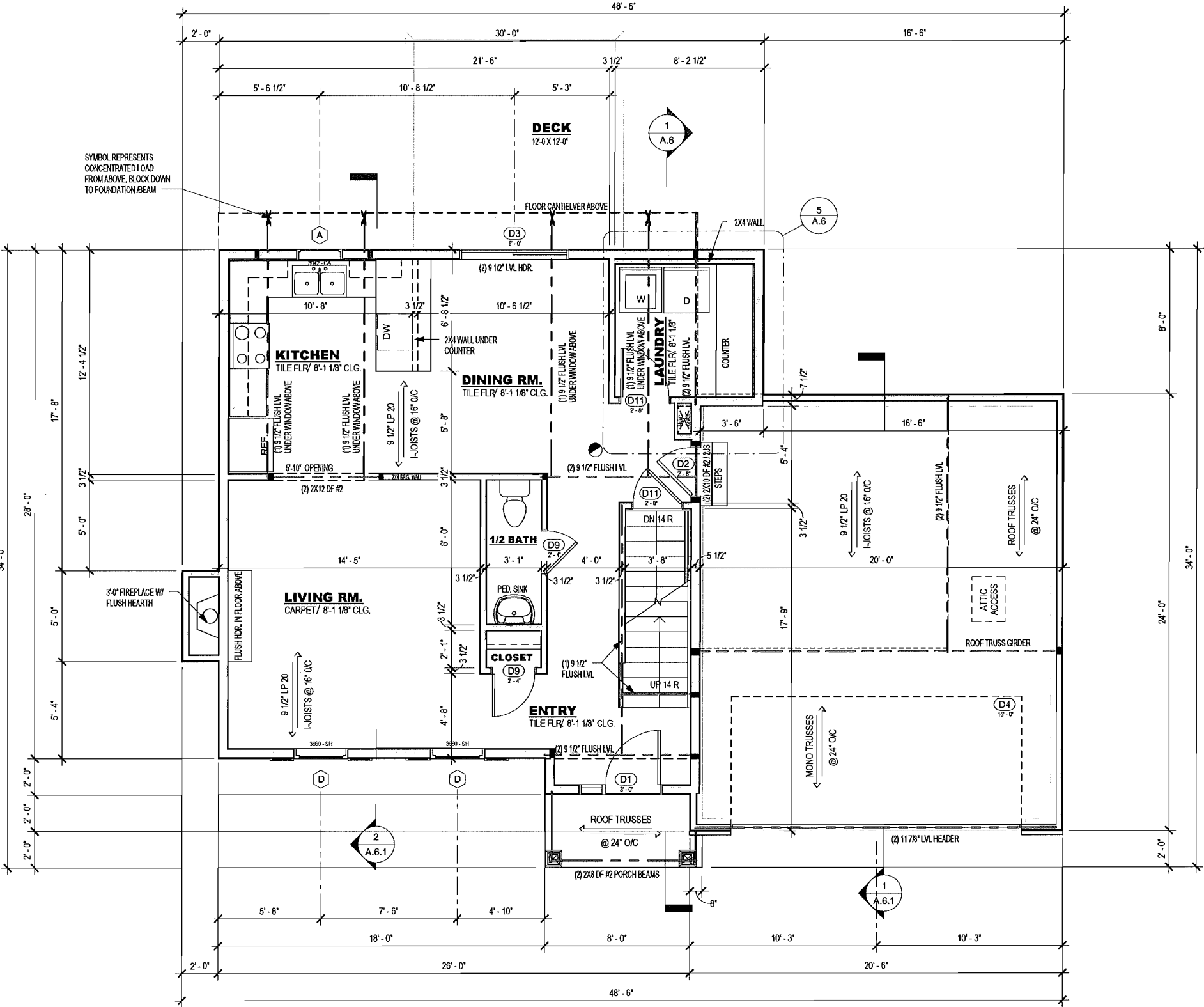
A.3

DOOR SCHEDULE					
DOOR ID	QTY.	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES
			WIDTH	HEIGHT	
D1	1	3-0 x 6-8 / 1-12" Sidelight	4' - 3 1/2"	6' - 11 1/4"	Entry Door
D2	1	2-8 x 6-8 Steel F	2' - 10 1/2"	6' - 11 1/4"	20 Min Fire Rated
D3	1	6-0 x 6-8 Patio Door	6' - 0"	6' - 9"	Patio Door
D4	1	16'-0" x 7'-0" OHD	16' - 3"	7' - 1 1/2"	Garage Door
D9	6	2-4 x 6-8	2' - 6"	6' - 10 1/2"	
D10	4	2-6 x 6-8	2' - 8"	6' - 10 1/2"	
D11	2	2-8 x 6-8	2' - 10"	6' - 10 1/2"	
D14	2	5-0 x 6-8	5' - 1 1/2"	6' - 10"	Bi Fold
D15	1	6-0 x 6-8	6' - 1 1/2"	6' - 10"	Bi Fold

WINDOW SCHEDULE						
WINDOW ID	QTY	TYPE	ROUGH OPENINGS		HEADER HEIGHT	SPECIAL NOTES
			ROUGH WIDTH	ROUGH HEIGHT		
A	1	3042 - CA	2' - 6"	3' - 6"	7' - 0"	
B	2	3030 - F	2' - 6"	2' - 6"	7' - 0"	Fixed
C	1	3642 - SH	3' - 0"	3' - 6"	7' - 0"	
D	4	3660 - SH	3' - 0"	5' - 0"	7' - 0"	Meets Egress
E	3	6048 SLIDER	5' - 0"	4' - 0"	7' - 0"	Meets Egress
Z	1	Basement Egress Window			7' - 0"	Meets Egress

- GENERAL CONSTRUCTION NOTES**
- 8" X 8'-0" POURED CONCRETE WALLS ON FOUNDATION.
 - 2X6 WALLS (8'-1 1/8" HGT.) ON MAIN FLOOR UNLESS OTHERWISE NOTED. 2X6 WALLS (8'-1 1/8" HGT.) ON SECOND FLOOR UNLESS OTHERWISE NOTED. 2X4 GARAGE WALLS.
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 - REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.

AREA SCHEDULE	
NAME	SQ FT
Main Floor	802 SF
Second Floor	963 SF
	1765 SF
Basement-Optional Finished	501 SF
Basement-Unfinished	292 SF
Garage	479 SF
	1272 SF



PLUM DESIGN SERVICES
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Classic Builders
Jefferson Base Plan 2-Story

PROJECT ID: PDS 1649

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Main Floor
1/4" = 1'-0"

A.4

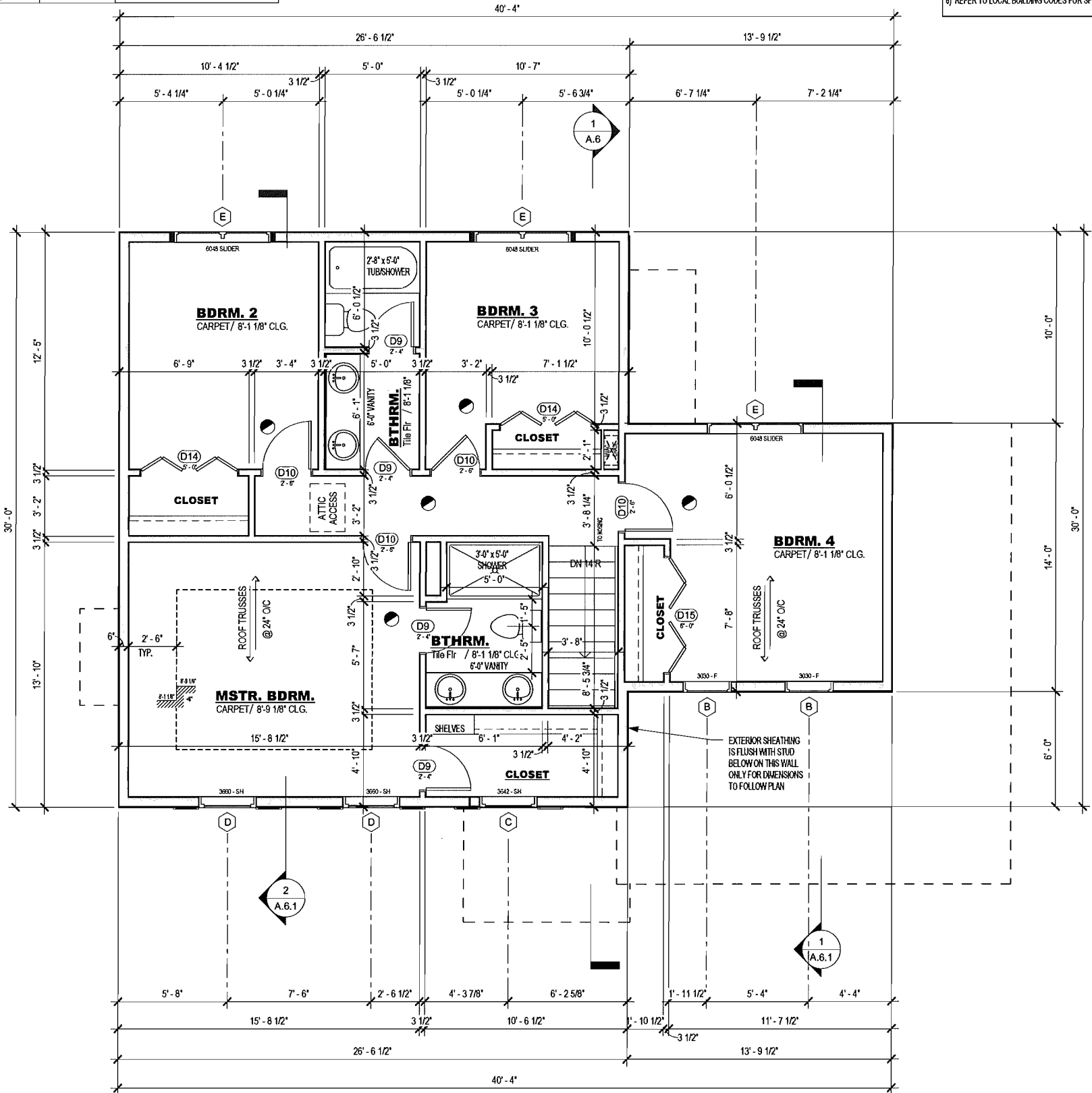
DOOR SCHEDULE					
DOOR ID	QTY.	DOOR SIZE	ROUGH OPENINGS		SPECIAL NOTES
			WIDTH	HEIGHT	
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WINDOW SCHEDULE						
WINDOW ID	QTY	TYPE	ROUGH OPENINGS		HEADER HEIGHT	SPECIAL NOTES
			ROUGH WIDTH	ROUGH HEIGHT		
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AREA SCHEDULE	
NAME	SQ FT
Main Floor	802 SF
Second Floor	963 SF
	1765 SF
Basement-Optional Finished	501 SF
Basement-Unfinished	292 SF
Garage	479 SF
	1272 SF



PLUM DESIGN SERVICES

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Classic Builders
Jefferson Base Plan 2-Story

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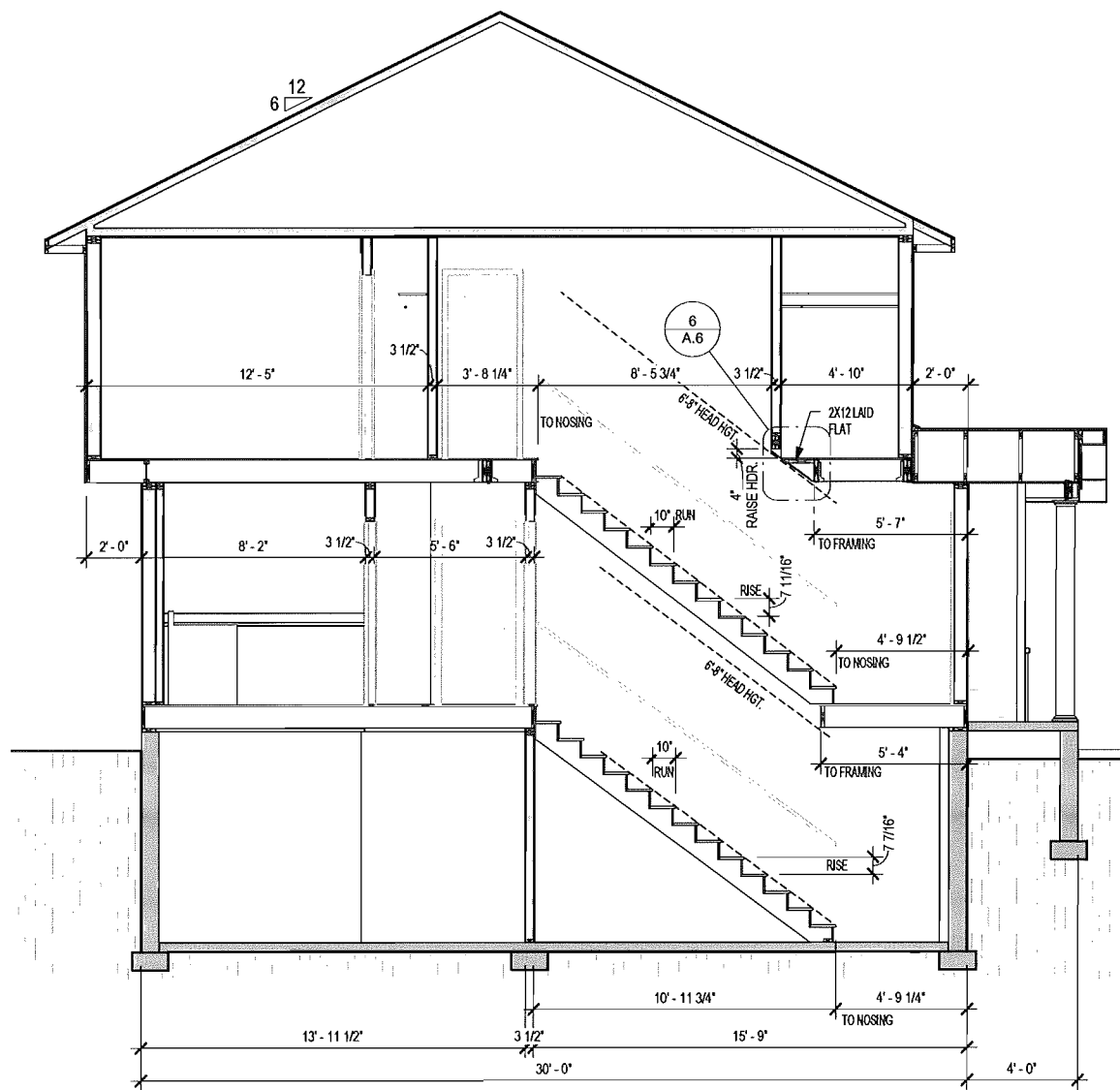
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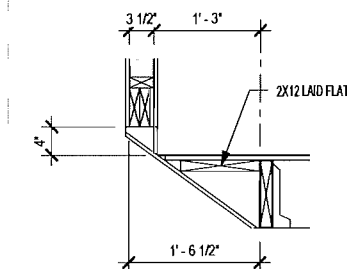
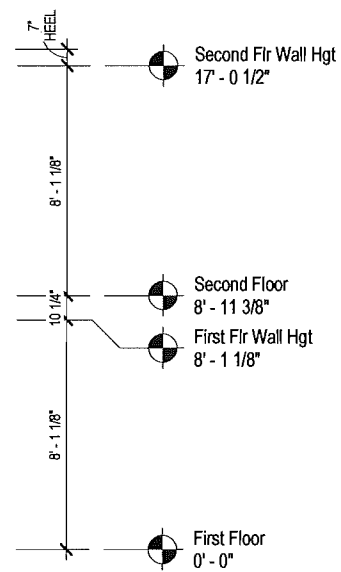
Second Floor

1/4" = 1'-0"

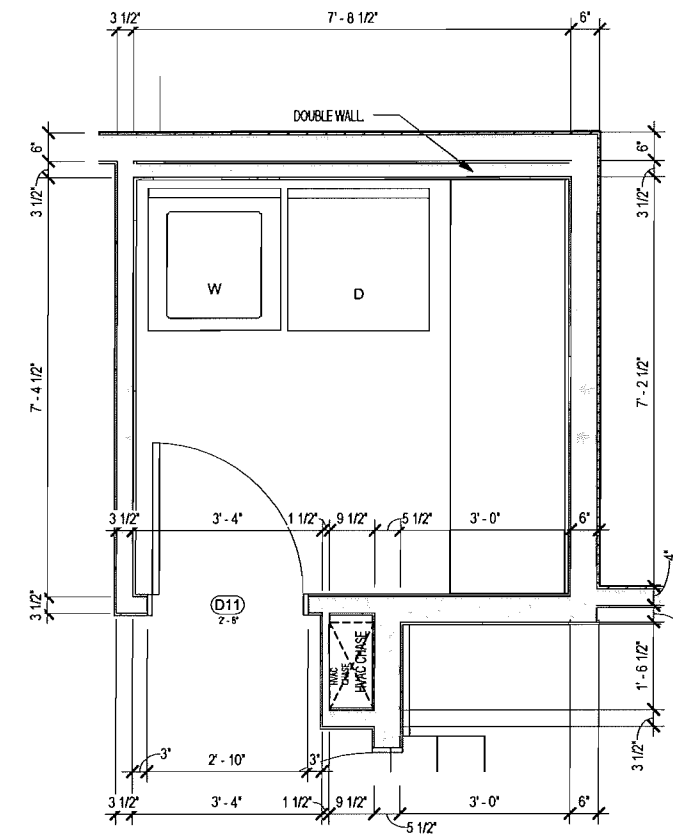
A.5



1 STAIR SECTION
Scale: 1/4" = 1'-0"



6 STAIR SECTION-1
Scale: 3/4" = 1'-0"

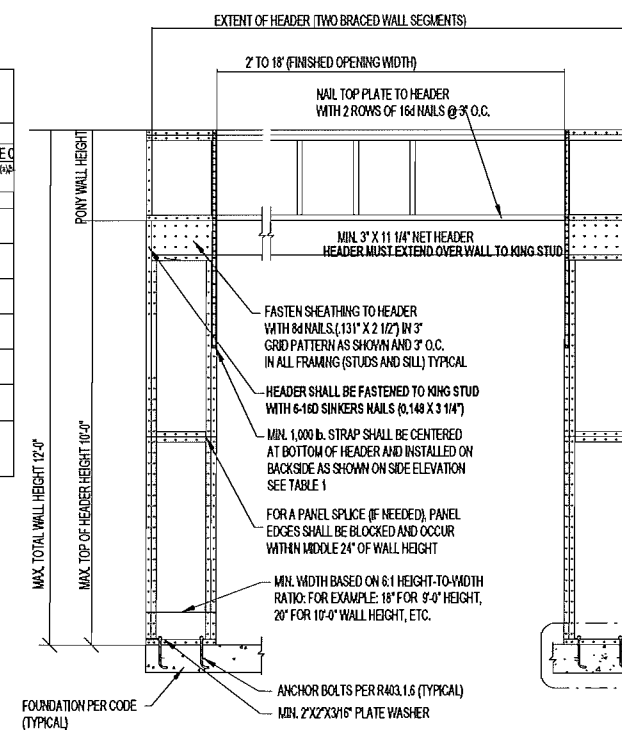


5 Laundry Enlarge Plan
Scale: 1/2" = 1'-0"

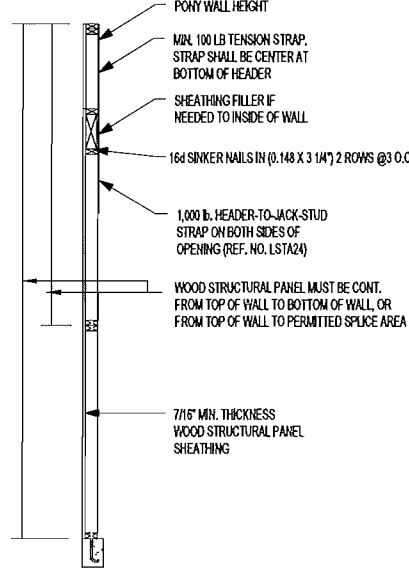
TABLE 1 TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURE PENDICULAR TO 0.1 ASPECT RATIO WALLS					
MINIMUM WALL STUD FRAMING SIZE AND GRADE	MAXIMUM PONY WALL TOTAL HEIGHT (ft)	MAXIMUM OPENING WIDTH (ft)	MAXIMUM BASIC WIND SPEED 90 EXPOSURE B TENSION STRAP CAPACITY (lb) REQUIRED	EXPOSURE C TENSION STRAP CAPACITY (lb) REQUIRED	EXPOSURE D TENSION STRAP CAPACITY (lb) REQUIRED
2X4 NO. 2 GRADE	0	10	18	1000	1000
	1	10	9	1000	1000
	2	10	9	1000	2325
	2	12	9	1000	1550
	4	12	9	2025	3900
2X6 NO. 2 GRADE	2	12	9	1200	2750
	4	12	9	2350	NP
	4	12	9	2650	NP
2X6 NO. 2 GRADE	2	12	9	1000	1750
	4	12	9	2050	3550
	4	12	9	1500	2775

(a) NP = NOT PERMITTED
(b) STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S
RECOMMENDATIONS

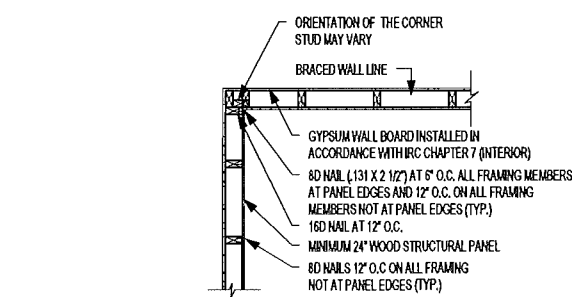
2 APA (CS-PF) Portal Frame-Pony Wall
Scale: 3/8" = 1'-0"



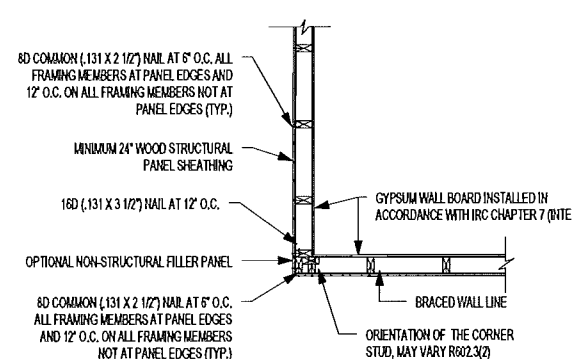
OUTSIDE ELEVATION



SIDE ELEVATION



3 APA (CS-WSP) Inside corner
Scale: 1/2" = 1'-0"



4 APA (CS-WSP) Outside corner
Scale: 1/2" = 1'-0"



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Classic Builders
Jefferson Base Plan 2-Story

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Building Sections

As indicated

A.6

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Jefferson Base Plan 2-Story

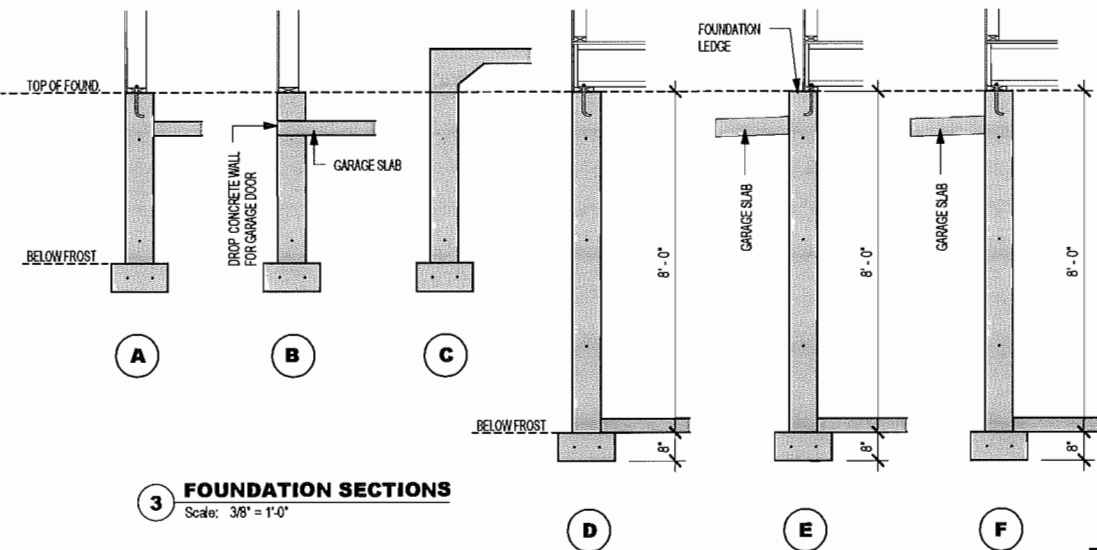
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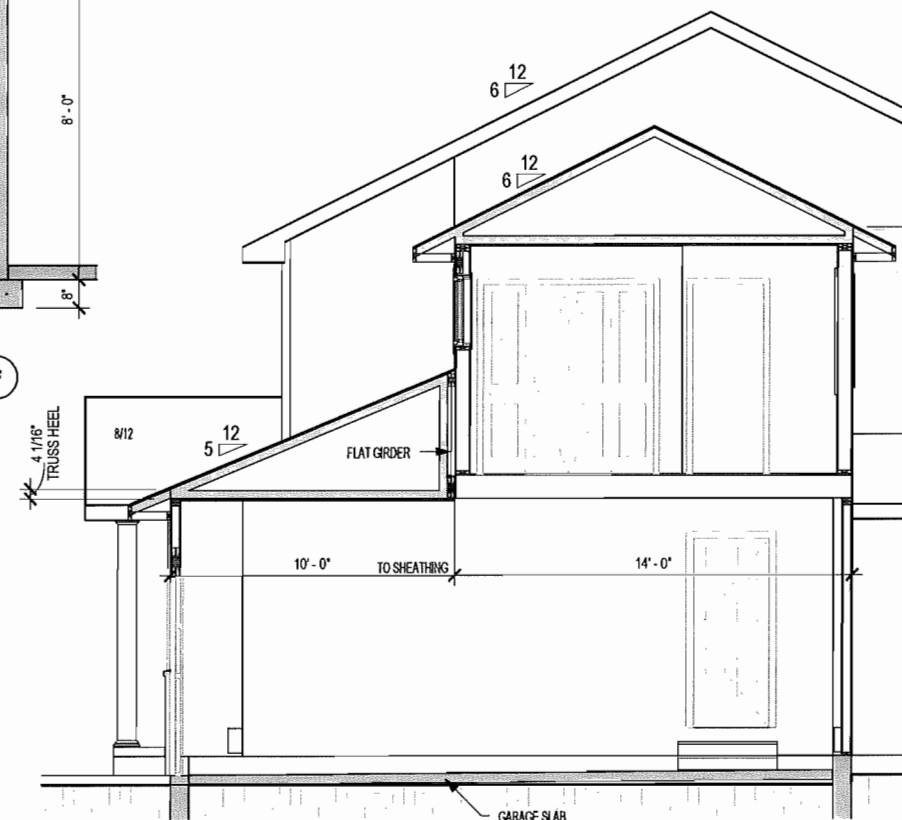
REVISIONS:
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Building Section
As indicated

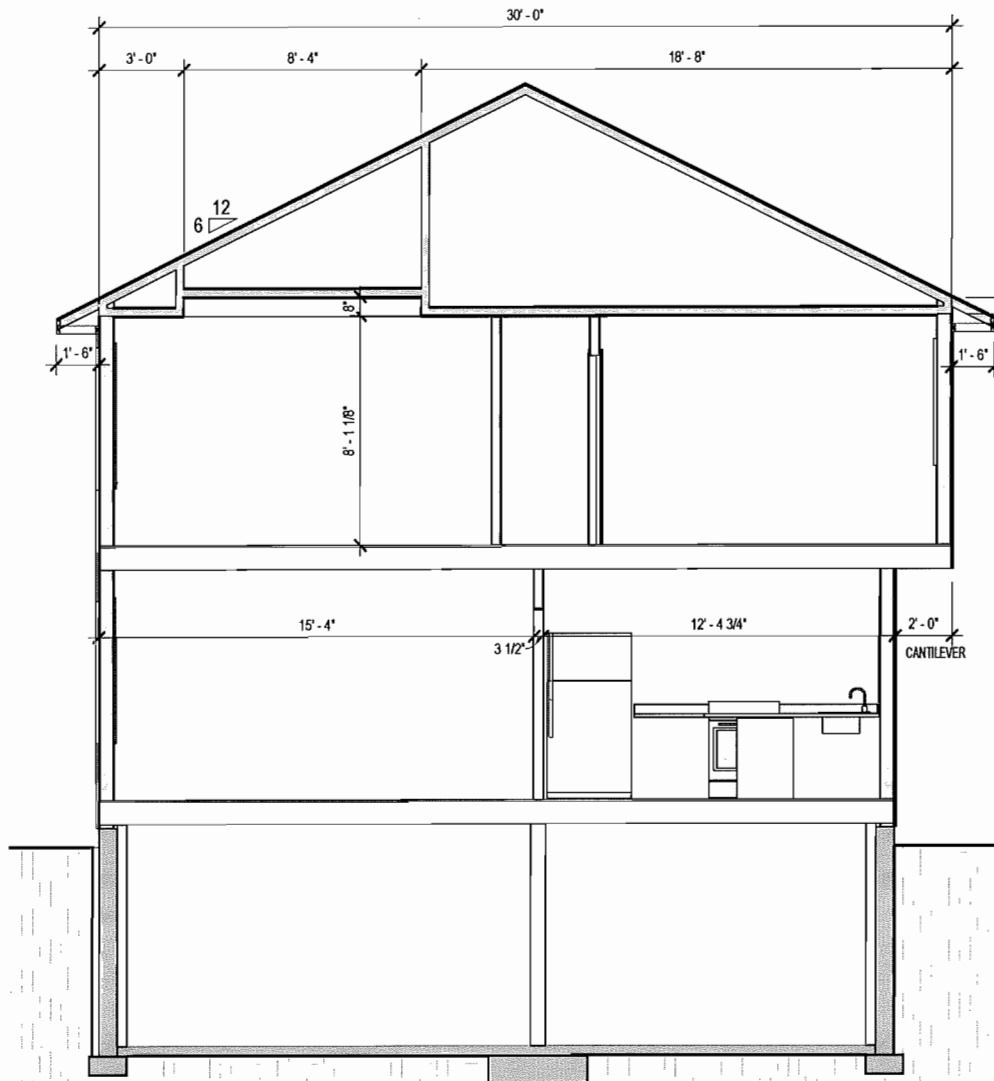
A.6.1



3 FOUNDATION SECTIONS
Scale: 3/8" = 1'-0"

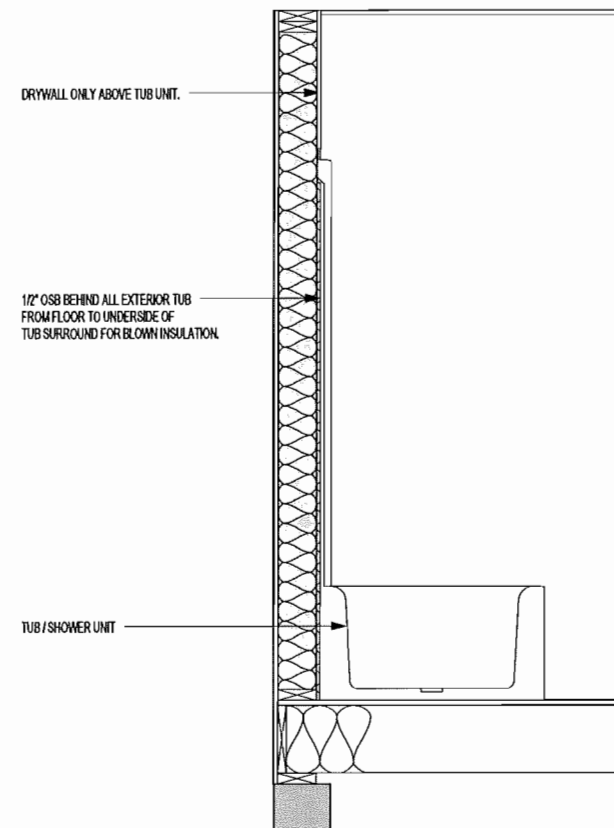


1 Garage Section
Scale: 1/4" = 1'-0"

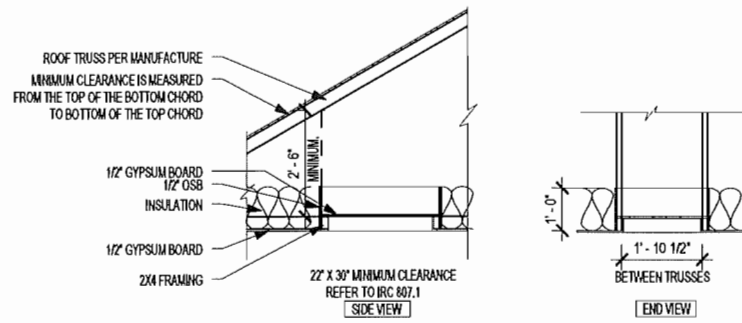


2 Building Section
Scale: 1/4" = 1'-0"

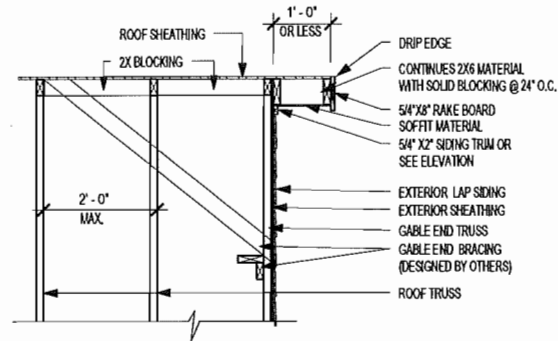
- Second Fir Wall Hgt
17' - 0 1/2"
- Second Floor
8' - 11 3/8"
- First Fir Wall Hgt
8' - 1 1/8"
- First Floor
0' - 0"
- Foundation
-0' - 11 3/4"
- Basement
-8' - 7 3/4"
- T.O. Footing
-8' - 11 3/4"



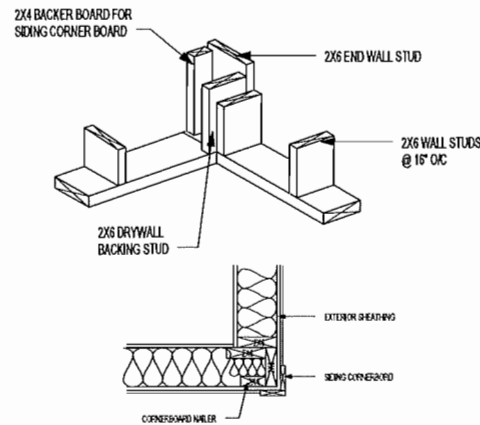
4 Bath Tub-OSB Insulation
Scale: 3/4" = 1'-0"



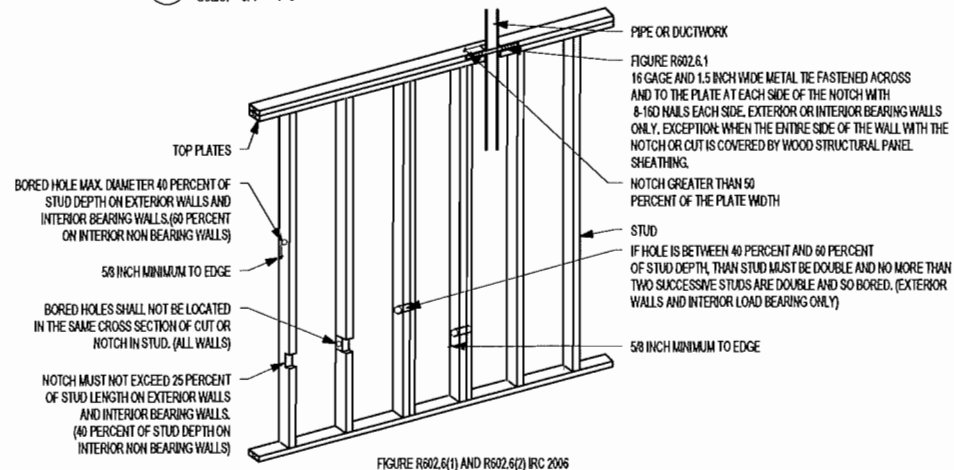
1 ATTIC ACCESS OPENING
Scale: 3/8" = 1'-0"



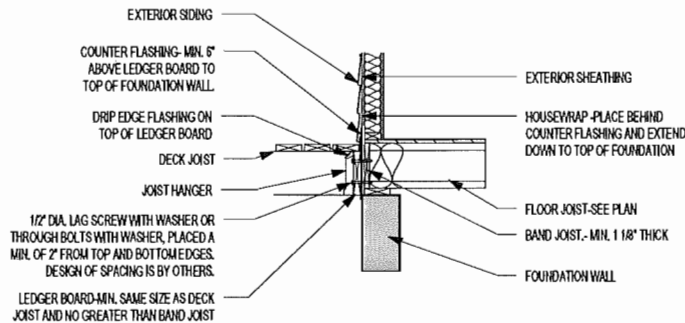
4 RAKE OVERHANG-WOOD
Scale: 1/2" = 1'-0"



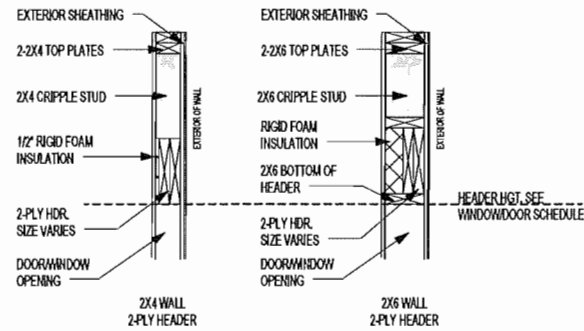
7 Exterior Wall Corners
Scale: 3/4" = 1'-0"



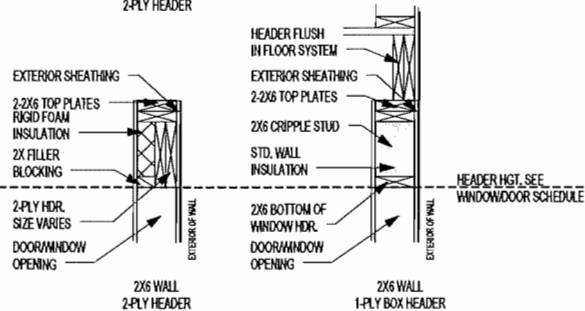
3 NOTCHING AND BORING HOLE LIMITATIONS
Scale: 3/8" = 1'-0"



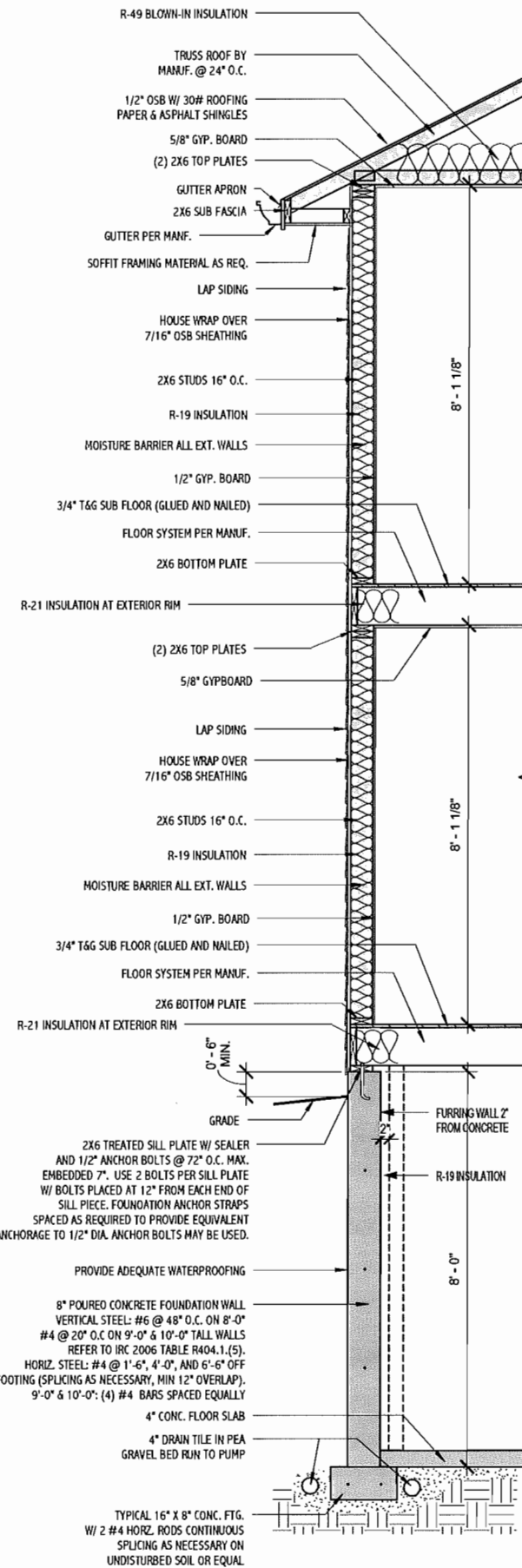
2 DECK LEDGER CONNECTION
Scale: 1/2" = 1'-0"



5 Energy Headers
Scale: 3/4" = 1'-0"



8 Exterior Wall Ladder
Scale: 3/4" = 1'-0"



6 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



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Classic Builders
Jefferson Base Plan 2-Story

PROJECT ID: PDS 1649

ISSUE DATE:
DATE: 04-29-16
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Details
As indicated

A.7



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Classic Builders
Jefferson Base Plan 2-Story

PROJECT ID: PDS 1649

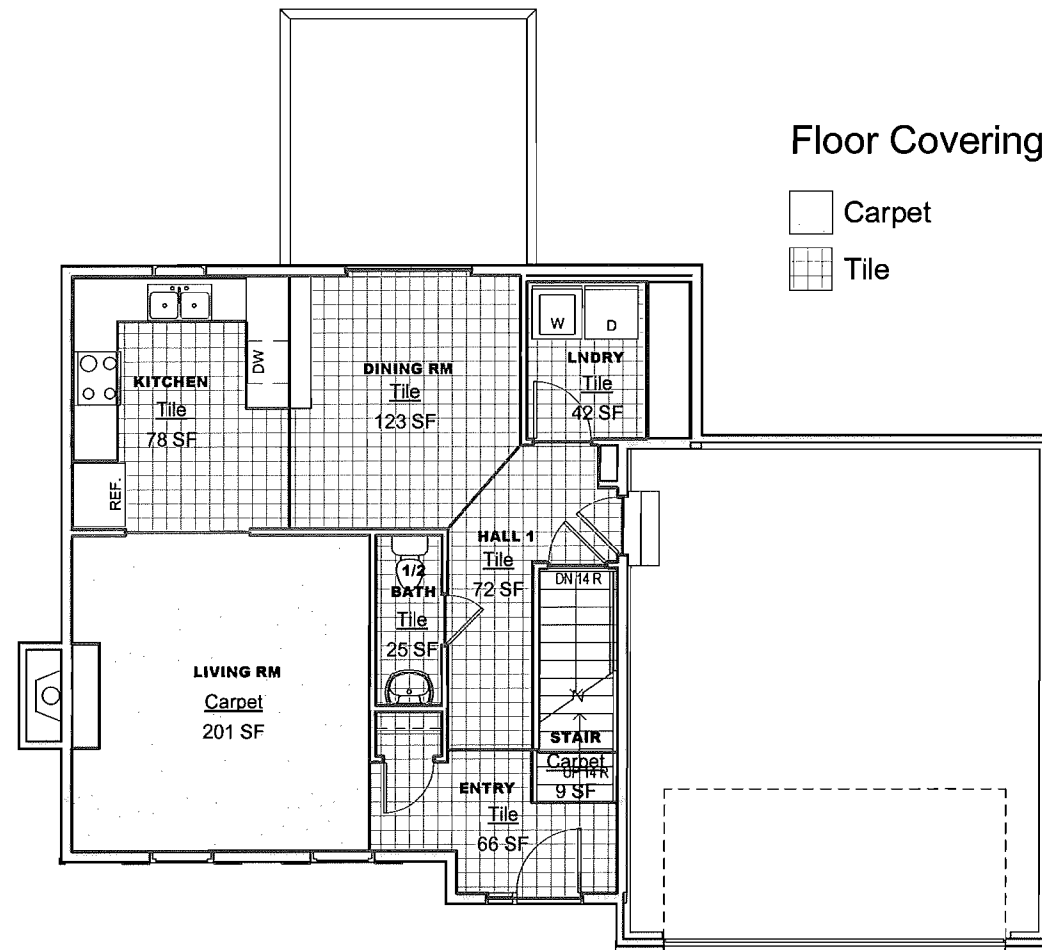
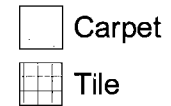
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Floor Covering
3/16" = 1'-0"

F.1

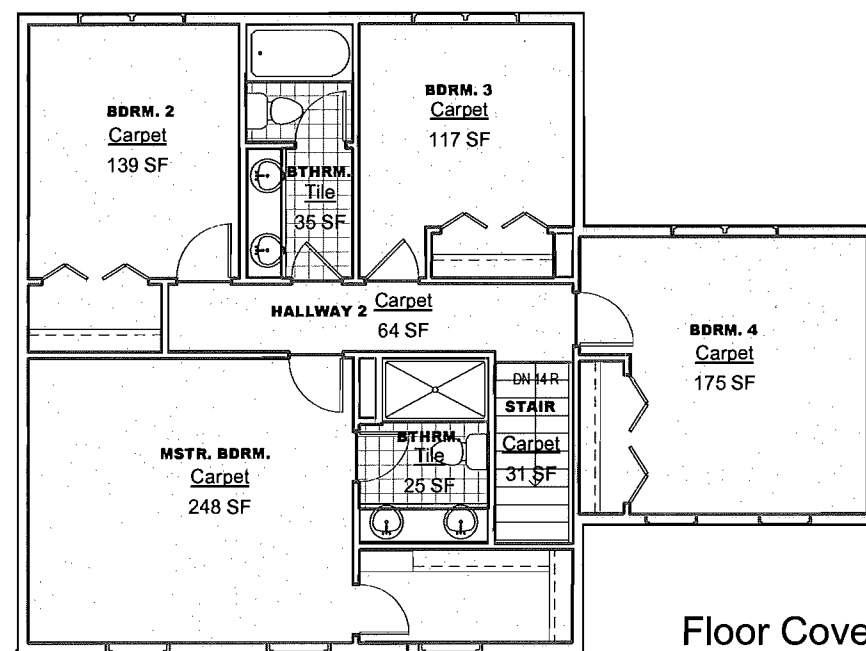
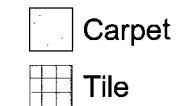
Floor Covering



1 First Floor
Scale: 3/16" = 1'-0"

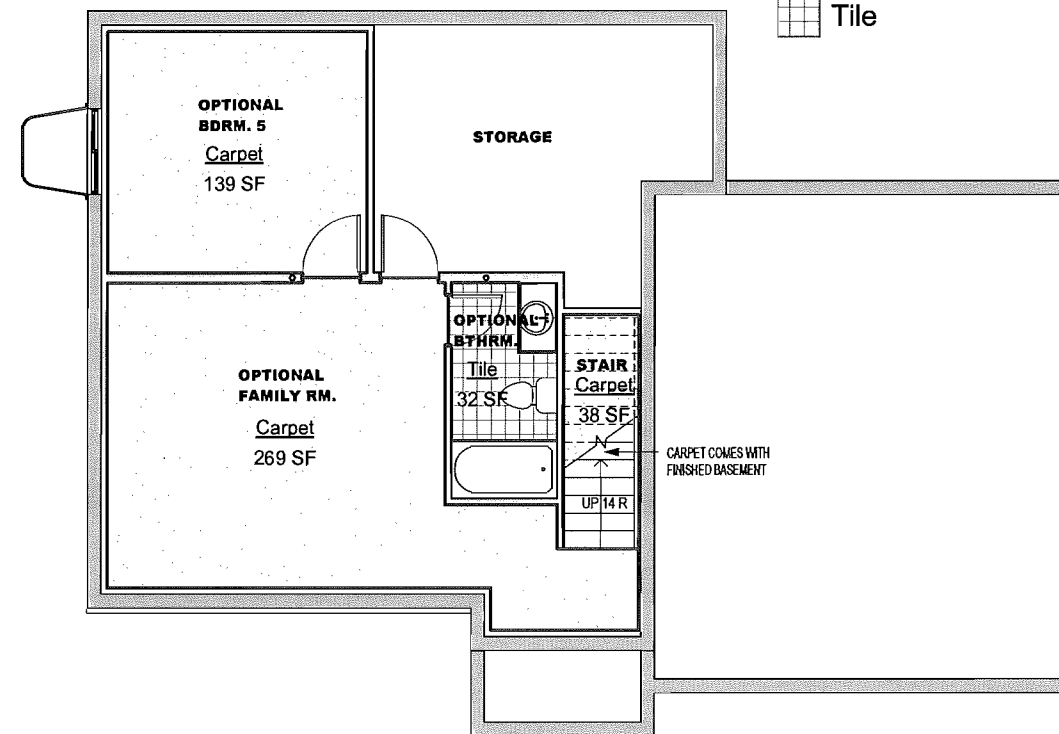
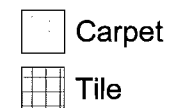
AREA SCHEDULE (FLOOR COVERING)		
Name	Area	Level
Carpet	446 SF	Basement
Tile	32 SF	Basement
Carpet	210 SF	First Floor
Tile	407 SF	First Floor
Carpet	774 SF	Second Floor
Tile	61 SF	Second Floor

Floor Covering

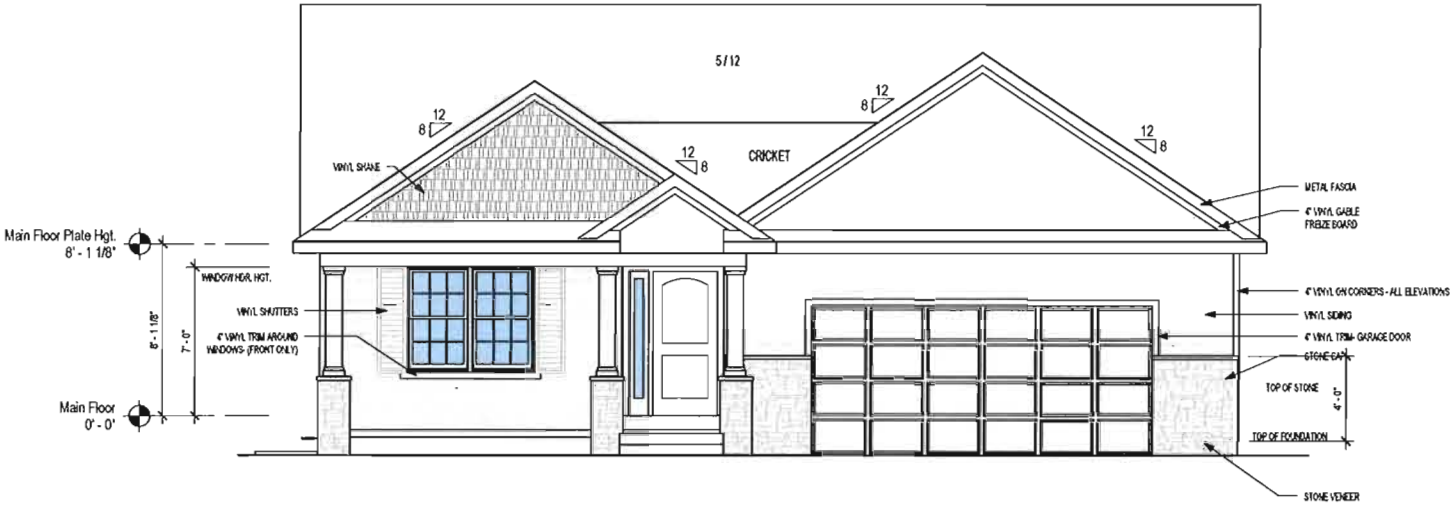


2 Second Floor
Scale: 3/16" = 1'-0"

Floor Covering



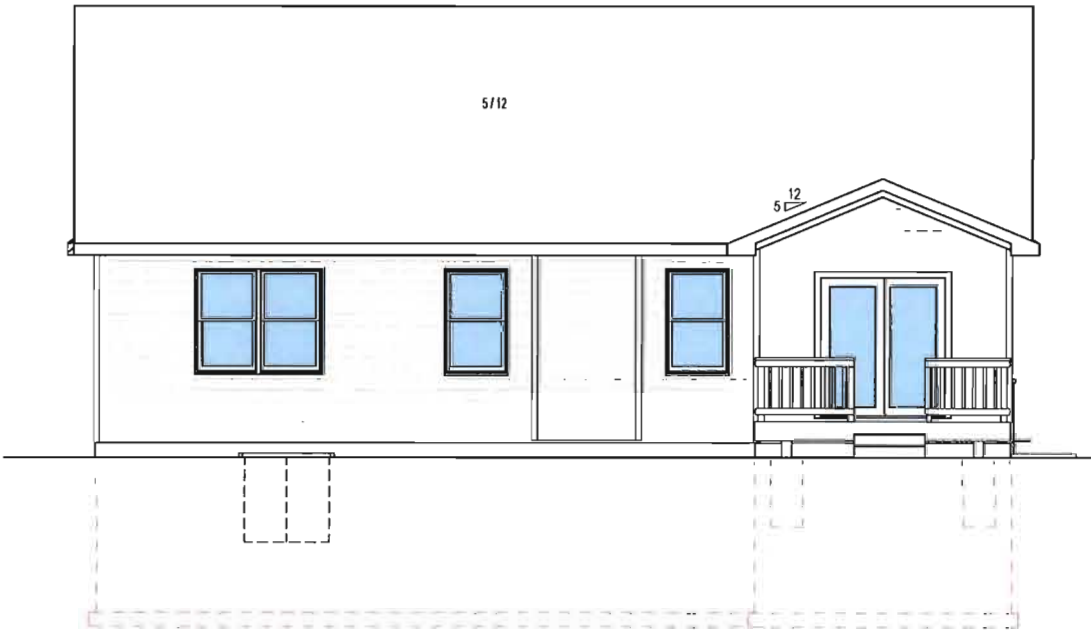
3 Basement
Scale: 3/16" = 1'-0"



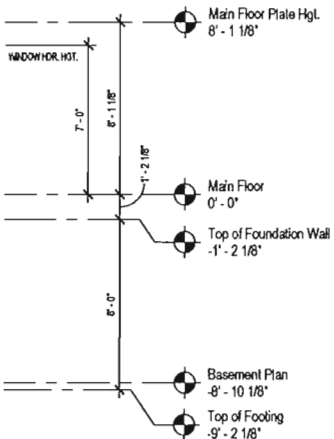
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

ESTIMATED AREA - WALL CLADDING			
MATERIAL TYPE	MATERIAL SF	MATERIAL %	MATERIAL ELEVATION
Lap Siding	1363 SF	90.0%	
Lap Siding	128 SF	9.0%	Front
Stone Veneer	61 SF	13.0%	Front
Stone Veneer	61 SF	17.3%	Front

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.



2 REAR ELEVATION
Scale: 1/4" = 1'-0"



Classic Builders
Madison Base Plan

PROJECT ID:
PDS 1904

ISSUE DATE:
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Elevations
1/4" = 1'-0"

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Classic Builders
Madison Base Plan

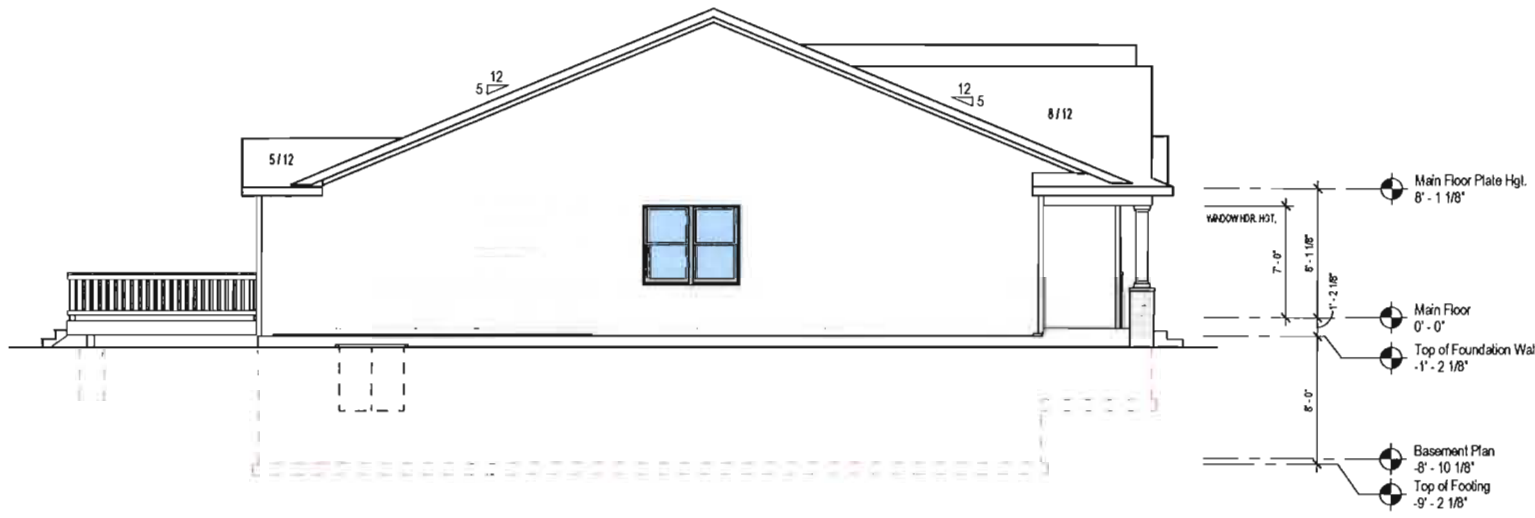
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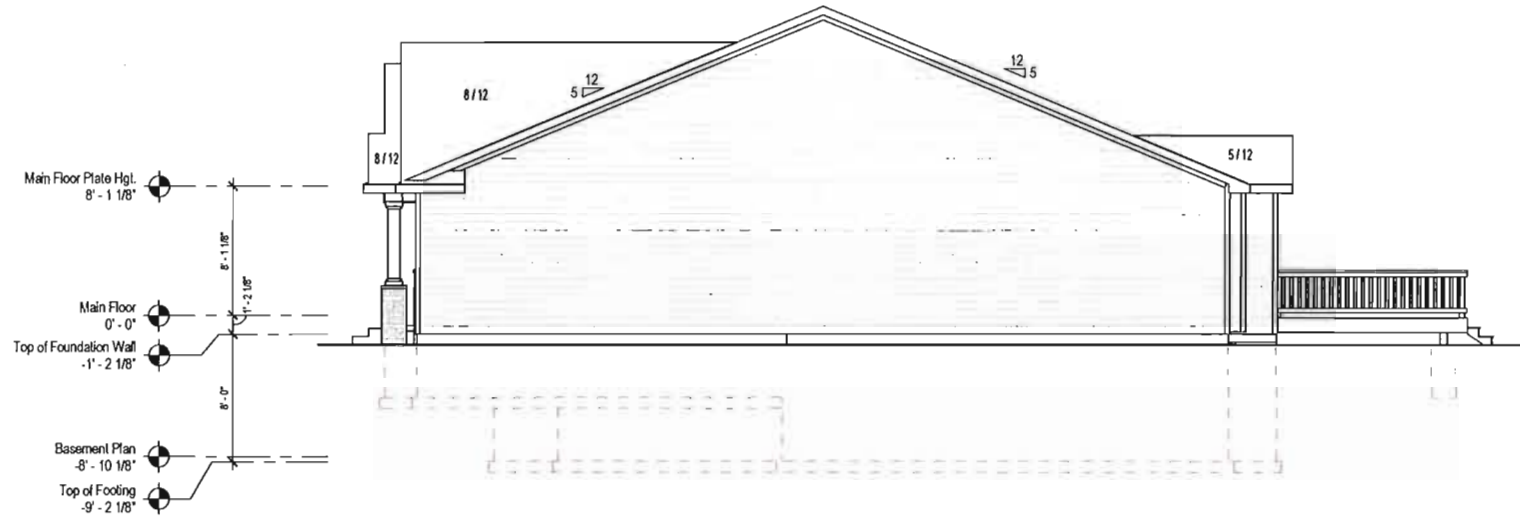
Elevations
As indicated

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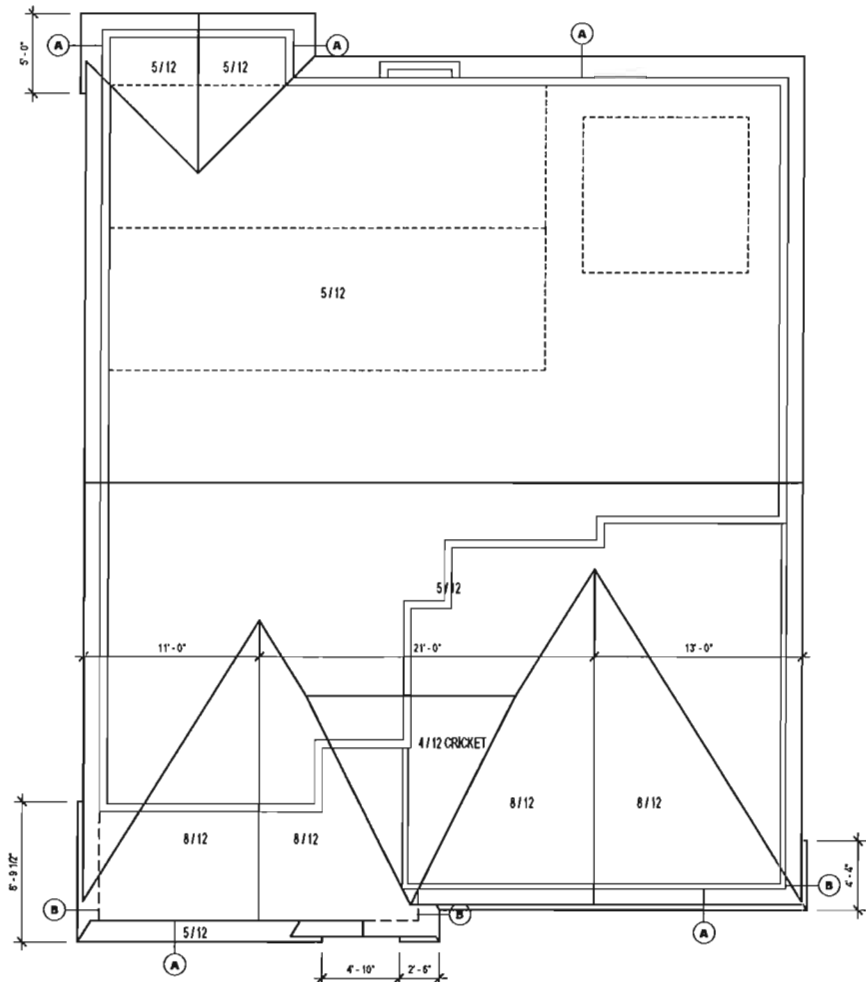
A.2



1 LEFT ELEVATION
Scale: 3/16" = 1'-0"



2 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



3 ROOF PLAN
Scale: 3/16" = 1'-0"

| ROOF PLAN LEGEND | | | | |
|------------------|-----------|-------|----------|-----------|
| SYMBOL | WALL HGT. | PITCH | OVERHANG | WALL HGT. |
| A | 8'-1 1/8" | 12/5 | 1'-0" | 7' |
| B | 8'-1 1/8" | 8/12 | 1'-0" | 11' |

ALL RAKE OVERHANGS ARE 12" UNLESS NOTED

| ESTIMATED ROOF SF | |
|-------------------|--|
| 2843 SF | |

1. 15% RESERVE OF ROOF AREA FOR OVERHANGS AND FLASHING SURFACES OF 14" DIA.
2. THE AREA OF ROOF FLASHING SURFACES IS NOT INCLUDED.
3. THE AREA OF ROOF FLASHING SURFACES IS NOT INCLUDED.

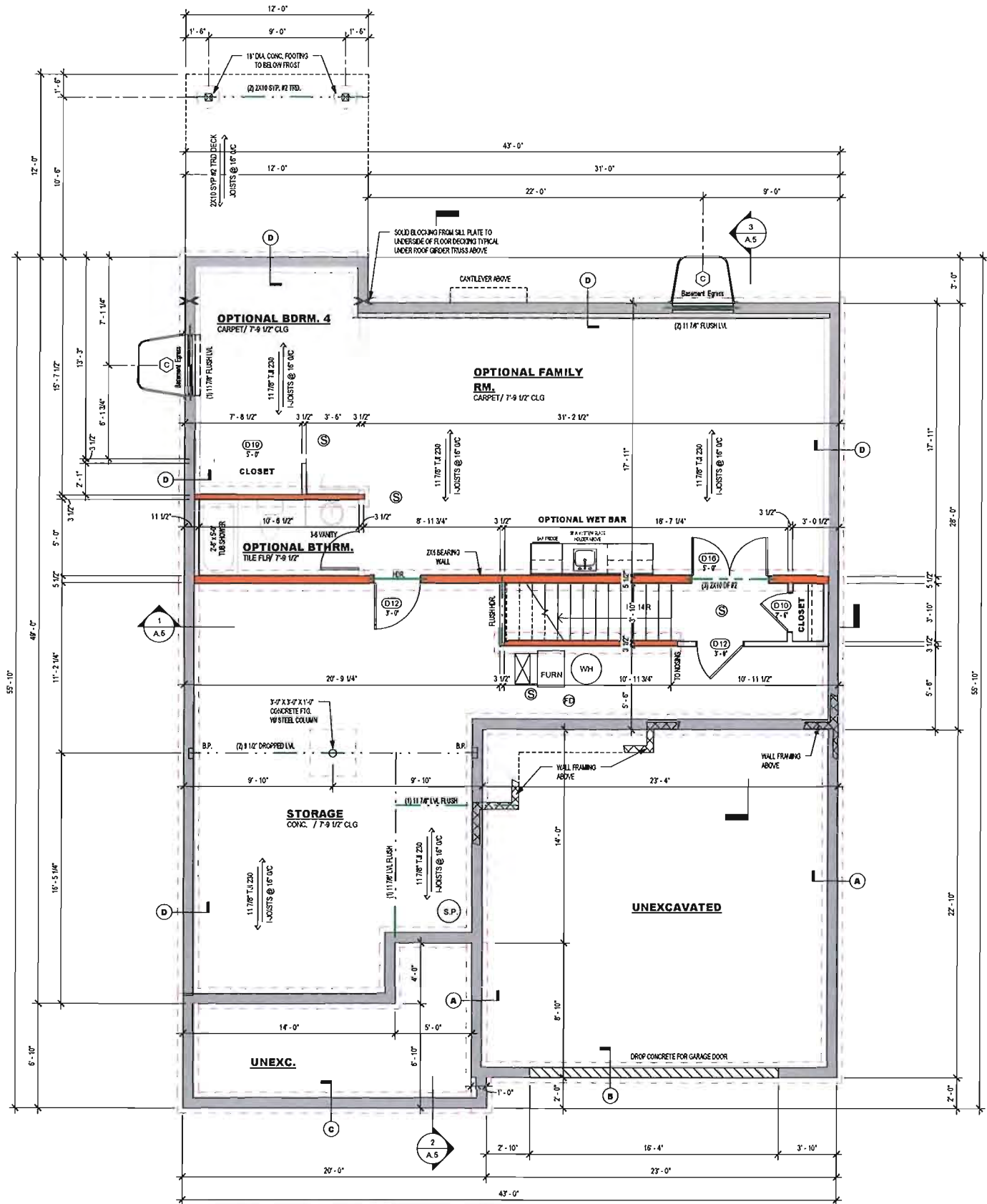
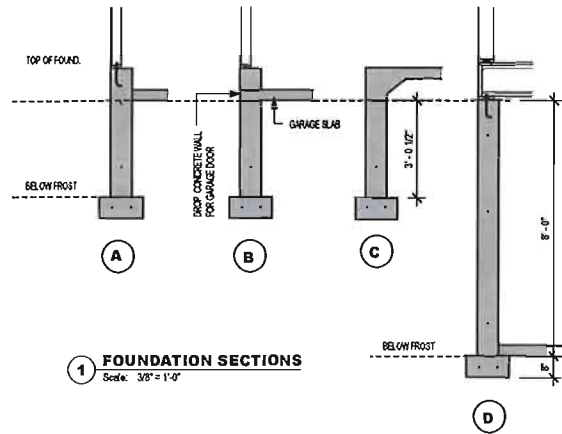
| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|-----------------|----------------------|-----------------------|---------------|---|---------------|
| WINDOW ID | QTY | TYPE | ROUGH OPENINGS WIDTH | ROUGH OPENINGS HEIGHT | HEAD R HEIGHT | SPECIAL NOTES | Level |
| C | 2 | Basement Egress | 4'-0" | 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company | Basement Plan |
| A | 3 | 3600-2 SH | 6'-0" | 5'-0" | 7'-0" | Meets Egress | Main Floor |
| B | 2 | 3600 SH | 3'-0" | 5'-0" | 7'-0" | Meets Egress | Main Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|----------------------------------|----------------------|------------|-----------------------------------|------------------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS WIDTH | HEIGHT | SPECIAL NOTES | Level |
| D10 | 3 | 2-8 x 6-8 | 2'-8" | 6'-10 1/2" | | Basement Plan |
| D12 | 2 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | | Basement Plan |
| D16 | 1 | 5-0 x 6-8 | 5'-2" | 6'-10 1/2" | Double Door | Basement Plan |
| D19 | 1 | 5-0 X 6-8 | 5'-1 1/2" | 6'-10" | BF Fold Door | Basement Plan |
| D4 | 1 | 16-0 x 7-0 OHMD | 16'-3" | 7'-1 1/2" | Wayne Dalton 9100-Colonial | Top of Foundation Wall |
| D1 | 1 | 3-0 x 6-8 S200W 1-1/2" Sidelight | 4'-3 1/2" | 6'-11 1/4" | Therma Tru S200 w/ 1/2" Sidelight | Main Floor |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated | Main Floor |
| D3 | 1 | 6-0 x 6-8 | 6'-0" | 6'-9" | 2-Panel Slider | Main Floor |
| D8 | 1 | 2-0 x 6-8 | 2'-2" | 6'-10 1/2" | | Main Floor |
| D9 | 4 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | | Main Floor |
| D10 | 3 | 2-8 x 6-8 | 2'-8" | 6'-10 1/2" | | Main Floor |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | | Main Floor |
| D19 | 2 | 5-0 X 6-8 | 5'-1 1/2" | 6'-10" | BF Fold Door | Main Floor |
| D26 | 2 | 2-4 x 6-8 | 4'-9" | 7'-1" | Pocket Door - Verify RO | Main Floor |

| GENERAL CONSTRUCTION NOTES | |
|----------------------------|---|
| 1) | EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY. |
| 2) | INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD. |
| 3) | ALL EXTERIOR HEADERS TO BE (2) 2X10 OR #2 UNLESS NOTED OTHERWISE. USE 1 JACK (AS 1 1/2" DIA) STUD ON EACH END UNLESS NOTED OTHERWISE. |
| 4) | ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH. |
| 5) | 22 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS. |
| 6) | ALL EXTERIOR DOOR ROUGH OPENING INCLUDED FWD UNDER SILL. |
| 7) | REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS. |
| 8) | GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD. |
| 9) | ■ SYMBOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD. |
| 10) | ✕ SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW. |

| AREA SCHEDULE | |
|----------------------------|---------|
| NAME | SQ FT |
| Main Floor | 1595 SF |
| Basement | 1595 SF |
| Basement-Optional Finished | 817 SF |
| Basement-Unfinished | 754 SF |
| Garage | 515 SF |
| | 2086 SF |

| CONCRETE SCHEDULE (4" CONCRETE) | | |
|---------------------------------|------------------|-------------|
| LOCATION | SQUARE FEET AREA | CUBIC YARDS |
| Floor: Front Porch | 152 SF | 1.9 CY |
| Floor: Basement Slab | 1450 SF | 17.9 CY |
| Floor: Garage Slab | 513 SF | 6.3 CY |



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Classic Builders
Madison Base Plan

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Foundation Plan
As indicated

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A.3

| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|-----------------|----------------------|-----------------------|---------------|---|---------------|
| WINDOW ID | QTY | TYPE | ROUGH OPENINGS WIDTH | ROUGH OPENINGS HEIGHT | HEAD R HEIGHT | SPECIAL NOTES | Level |
| C | 2 | Basement Egress | 4'-0" | 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company | Basement Plan |
| A | 3 | 3660-2 SH | 5'-0" | 5'-0" | 7'-0" | Meets Egress | Main Floor |
| B | 2 | 3660 SH | 3'-0" | 5'-0" | 7'-0" | Meets Egress | Main Floor |

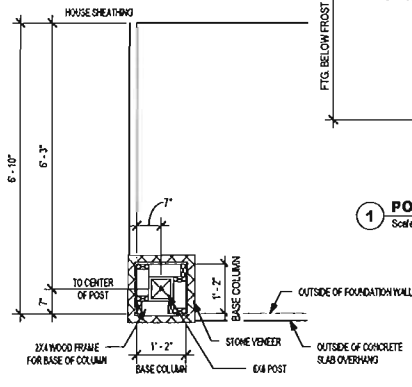
| DOOR SCHEDULE | | | | | |
|---------------|-----|----------------------------------|----------------------|------------|--|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS WIDTH | HEIGHT | SPECIAL NOTES |
| D10 | 3 | 2-6 x 6-8 | 7'-8" | 6'-10 1/2" | |
| D12 | 2 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | |
| D16 | 1 | 5-0 x 6-8 | 5'-2" | 6'-10 1/2" | Double Door |
| D19 | 1 | 5-0 x 6-8 | 5'-1 1/2" | 6'-10" | BF Fold Door |
| D4 | 1 | 16-0 x 7-0 CHD | 16'-3" | 7'-1 1/2" | Wayne Dehon 9100-Colonial Top of Foundation Wall |
| D1 | 1 | 3-0 x 6-8 S2009 1-1/2" Sidelight | 4'-3 1/2" | 6'-11 1/4" | Therma Tru S200 w/ 12" Sidelight |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated |
| D3 | 1 | 5-0 x 6-8 | 6'-0" | 6'-9" | 2-Panel Slider |
| D6 | 1 | 2-0 x 6-8 | 2'-2" | 6'-10 1/2" | |
| D9 | 4 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | |
| D10 | 3 | 2-8 x 6-8 | 2'-8" | 6'-10 1/2" | |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | |
| D12 | 2 | 5-0 x 6-8 | 5'-1 1/2" | 6'-10" | BF Fold Door |
| D26 | 2 | 2-4 x 6-8 | 4'-9" | 7'-1" | Pocket Door - Verify RO |

GENERAL CONSTRUCTION NOTES

- EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- ALL EXTERIOR HEADERS TO BE (2) 2X10 OR (2) UNLESS NOTED OTHERWISE, USE 1 JACK (16) 1 1/2" (16) STUD ON EACH END UNLESS NOTED OTHERWISE.
- ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
- 20 MINUTE FIRE DOOR IN SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREA.
- ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDED FIND UNDER SILL.
- REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- GARAGE WALLS AND CEILING TO HAVE SPY TYPE X ON BOARD.
- SYMBOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
- SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

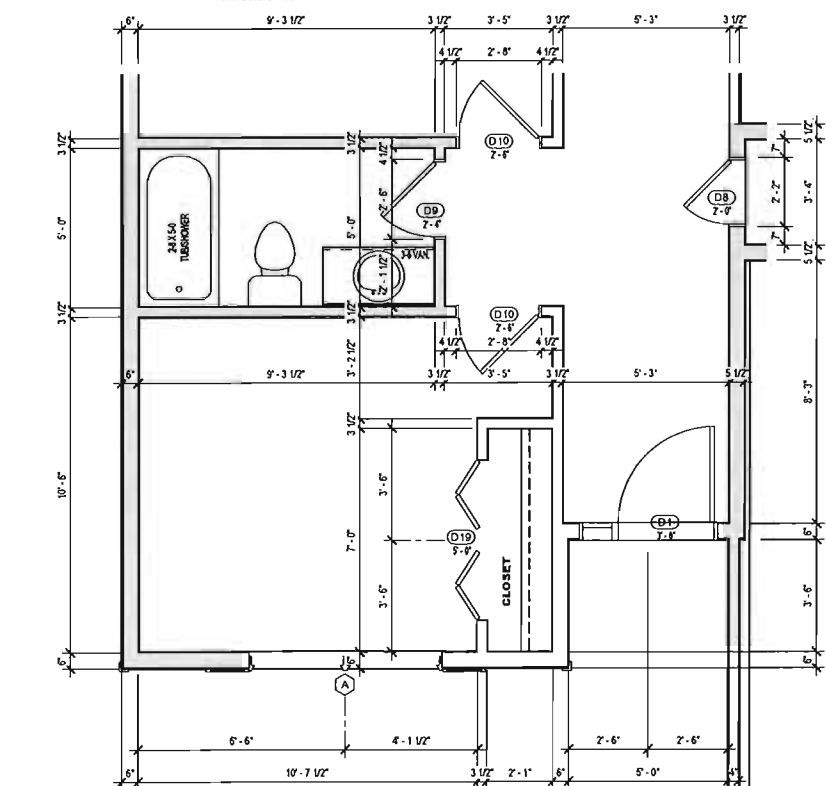
| AREA SCHEDULE | | ESTIMATED AREA - CEILING | | |
|----------------------------|---------|--------------------------|------------------|---------|
| NAME | SQ FT | LEVEL | CEILING TYPE | AREA |
| Main Floor | 1595 SF | Basement Plan | Ceiling - House | 787 SF |
| Basement-Optional Finished | 817 SF | Main Floor Plate | Ceiling - Garage | 482 SF |
| Basement-Unfinished | 754 SF | Main Floor Plate | Ceiling - House | 1513 SF |
| Garage | 515 SF | | | 2773 SF |
| | 2086 SF | | | |

2X4 WOOD FRAMING FOR BASE OF COLUMN
1-2" BASE COLUMN
STONE VENEER
6X4 POST
OUTSIDE OF CONCRETE SLAB OVERLAYING



2 Stone Column

Scale: 1/2" = 1'-0"



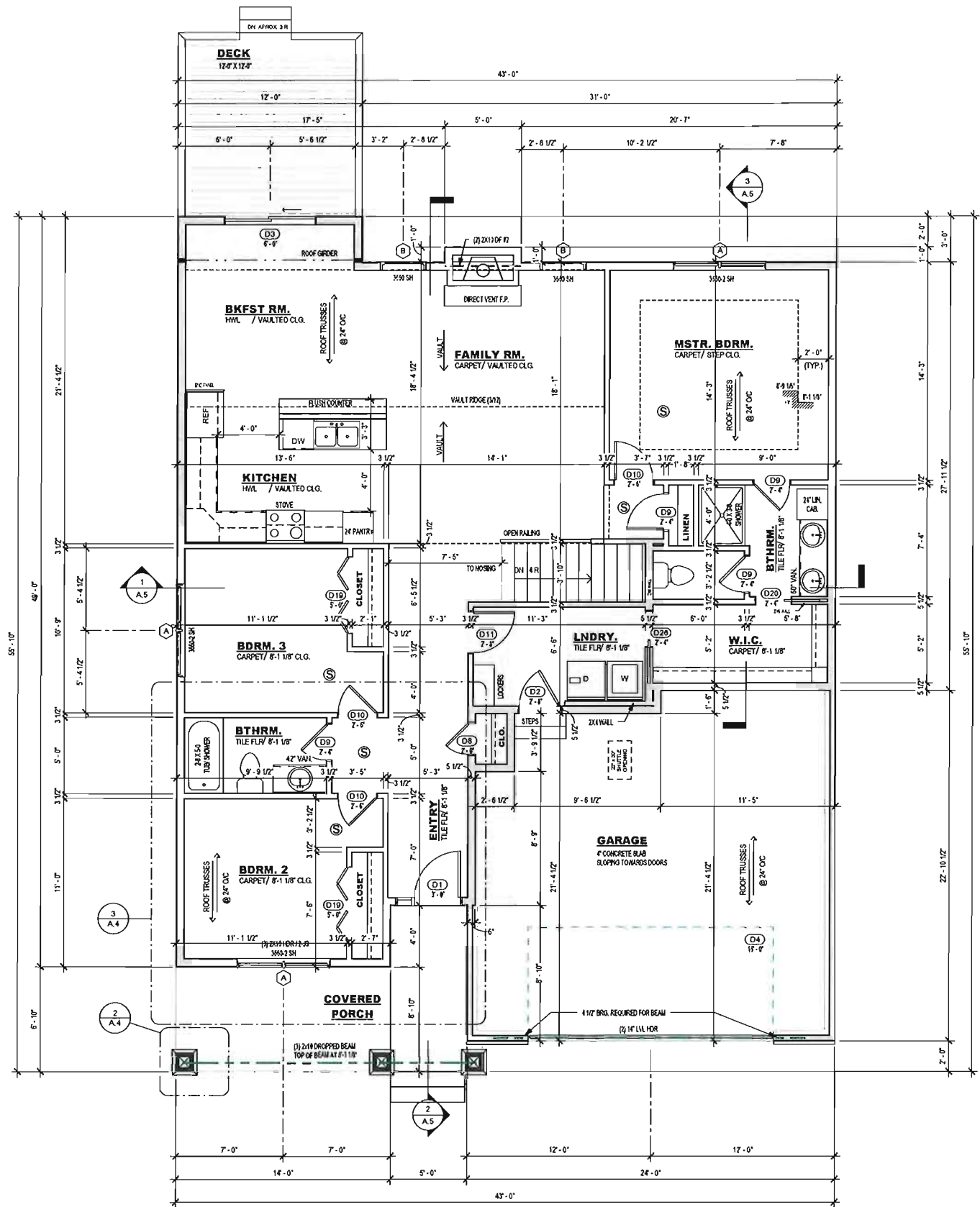
3 ENLARGED ENTRY

Scale: 3/8" = 1'-0"

1 PORCH/COLUMN DETAIL

Scale: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"



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Classic Builders
Madison Base Plan

PROJECT ID:
PDS 1904

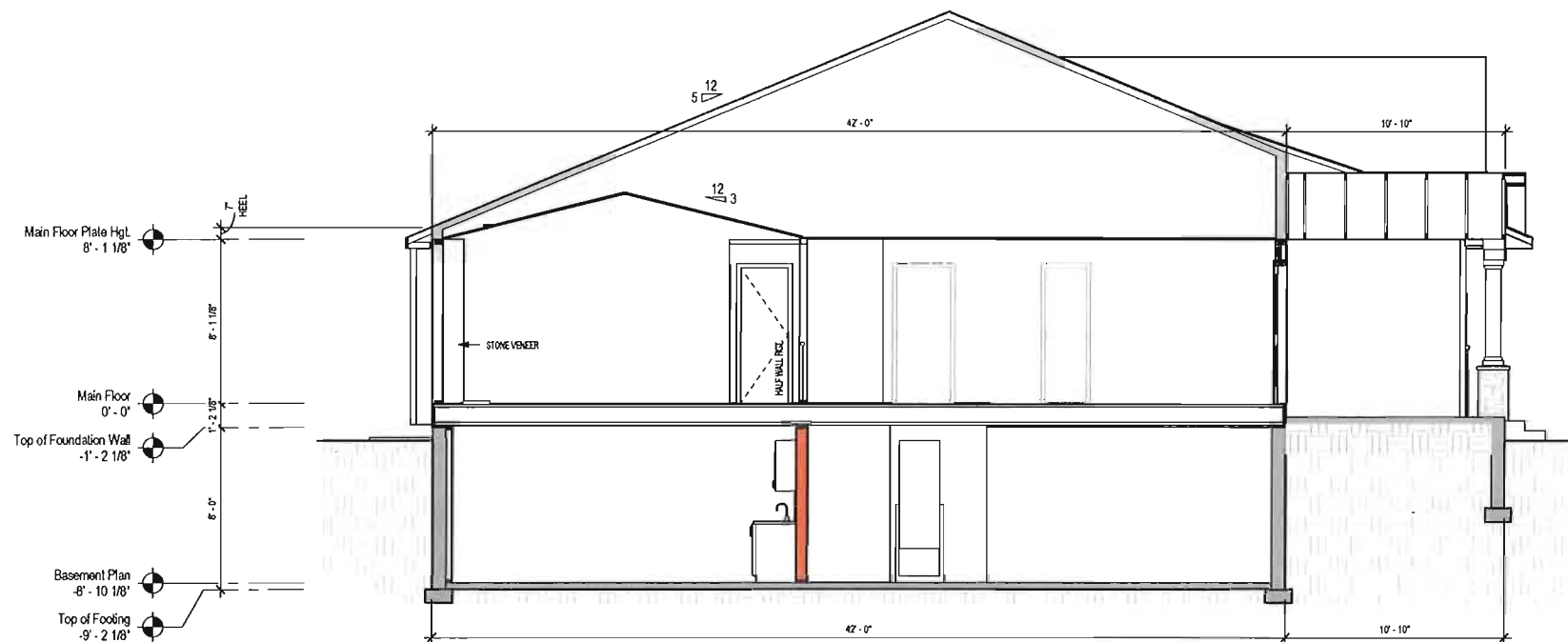
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Main Floor Plan

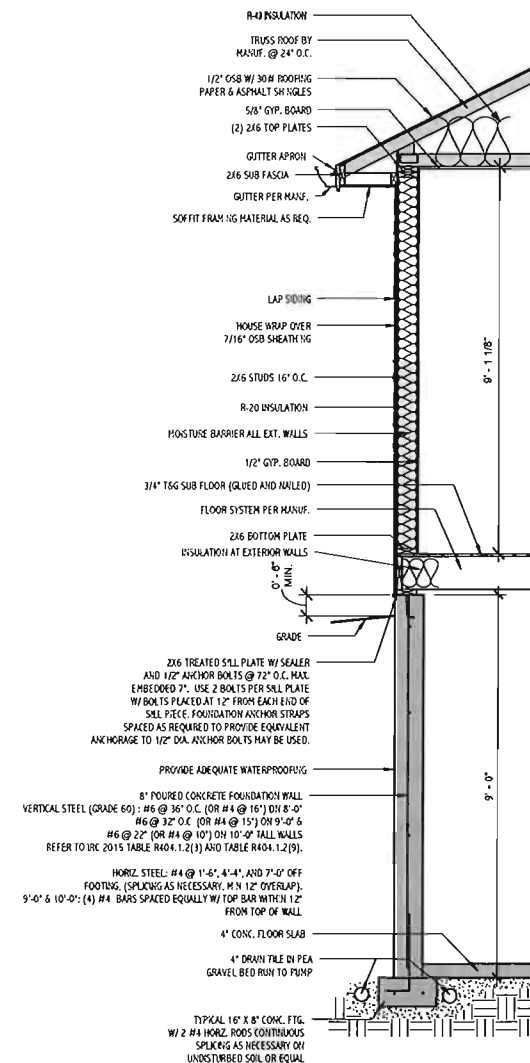
As indicated

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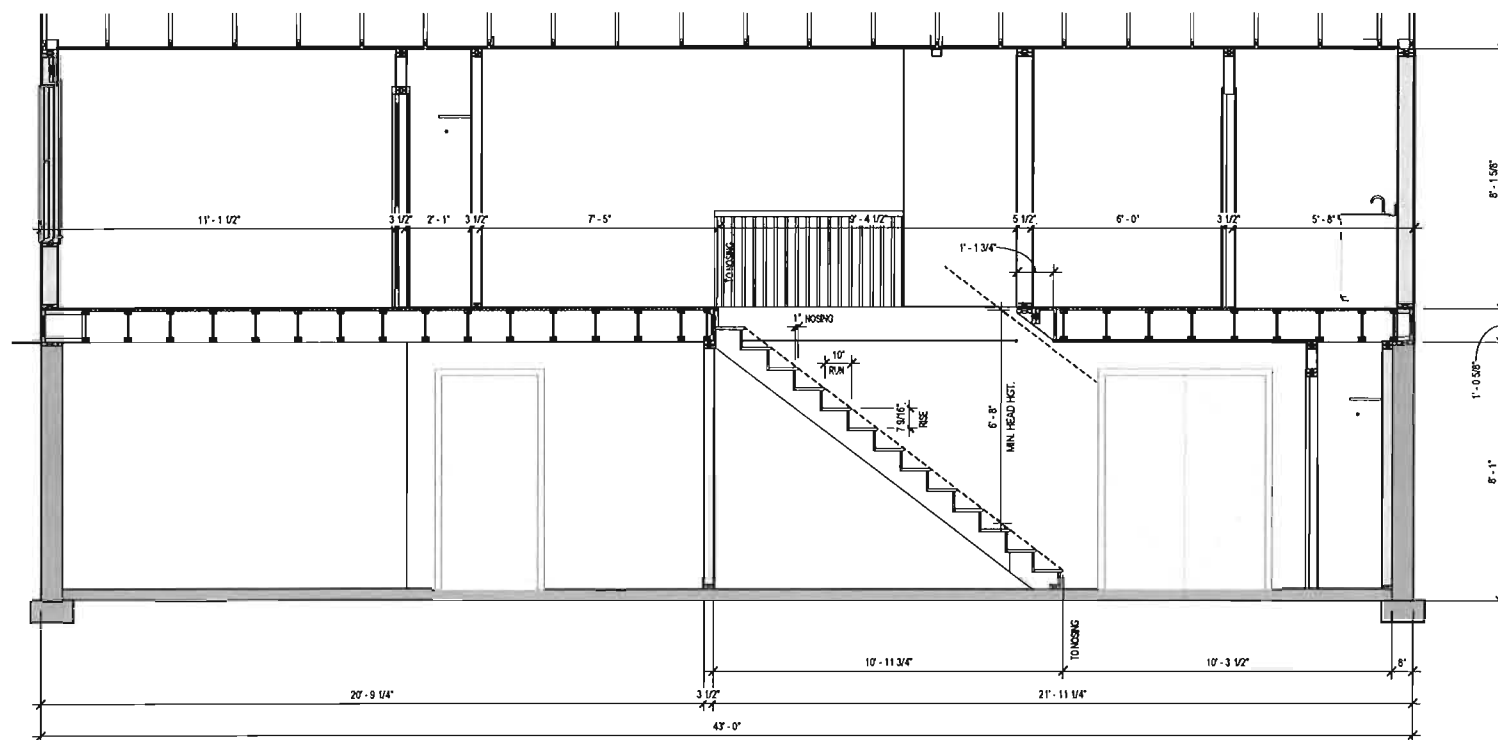
A.4



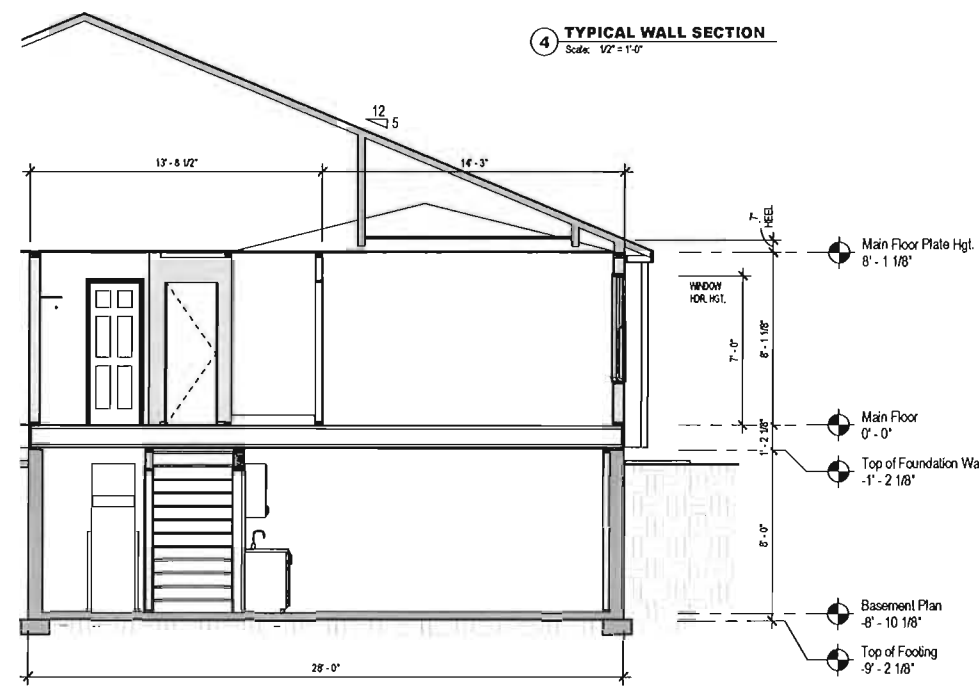
2 FAMILY ROOM
Scale: 1/4\" = 1'-0"



4 TYPICAL WALL SECTION
Scale: 1/2\" = 1'-0"



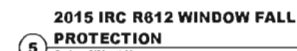
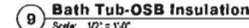
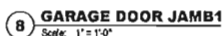
1 STAIR SECTION
Scale: 3/8\" = 1'-0"



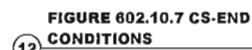
3 MASTER BEDROOM
Scale: 1/4\" = 1'-0"



7 LIMITATIONS1
Scale: $3/8" = 1'-0"$



11 **APA (CS-PF) PORTAL FRAME - PONY WALL**
Scale: 1/2" = 1'-0"





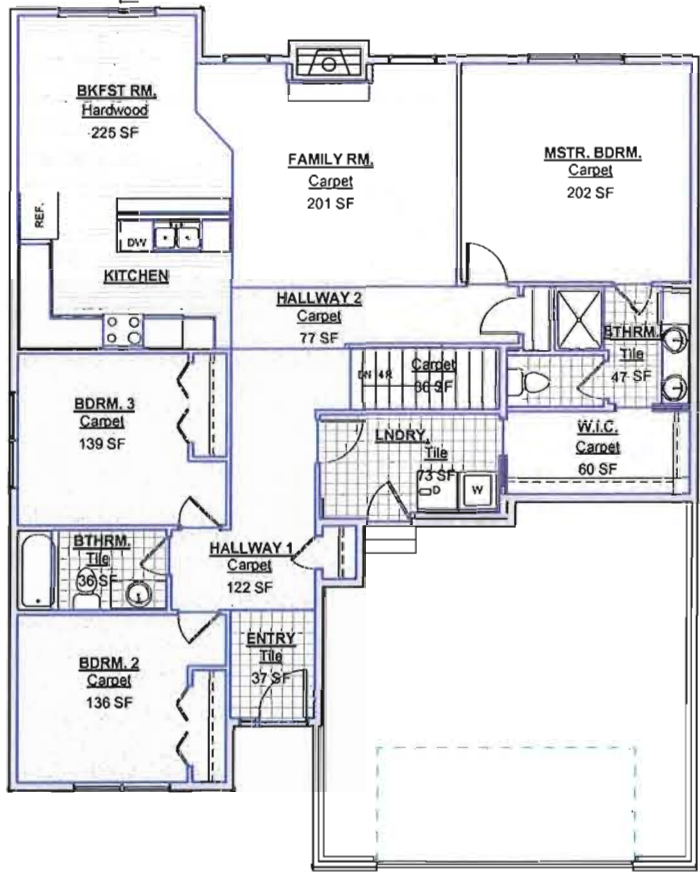
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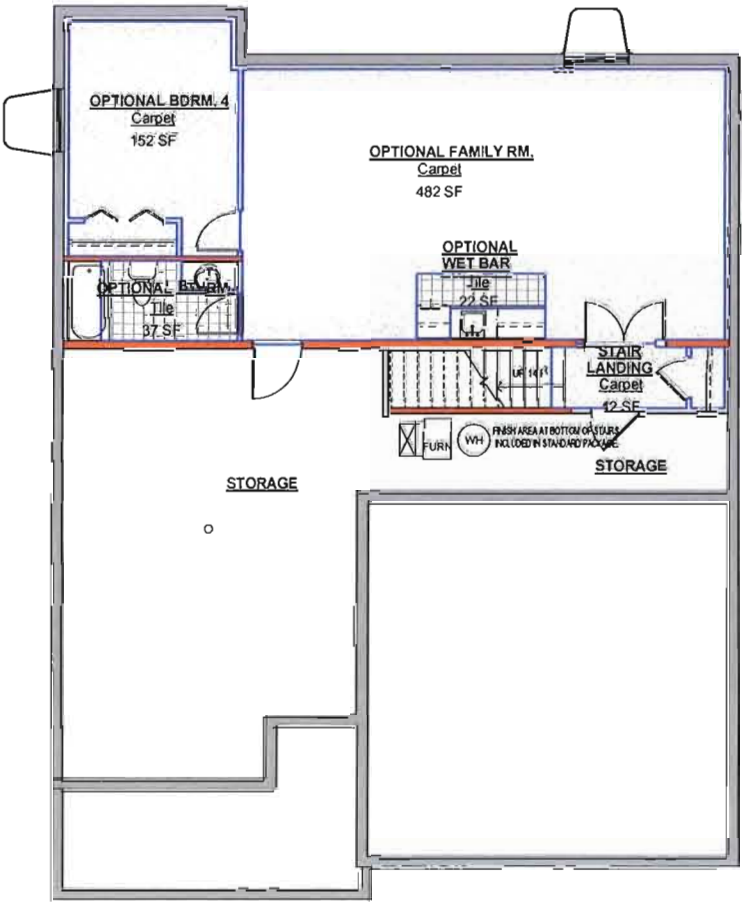


1 Main Floor
Scale: 3/16" = 1'-0"

Floor Covering

- Carpet
- Hardwood
- Tile

| AREA SCHEDULE (FLOOR COVERING) | | |
|--------------------------------|--------|---------------|
| Name | Area | Level |
| Carpet | 677 SF | Basement Plan |
| Tile | 58 SF | Basement Plan |
| Carpet | 972 SF | Main Floor |
| Hardwood | 225 SF | Main Floor |
| Tile | 192 SF | Main Floor |



Floor Covering

- Carpet
- Tile

2 Basement Plan
Scale: 3/16" = 1'-0"

Classic Builders
Madison Base Plan

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Floor Covering

3/16" = 1'-0"

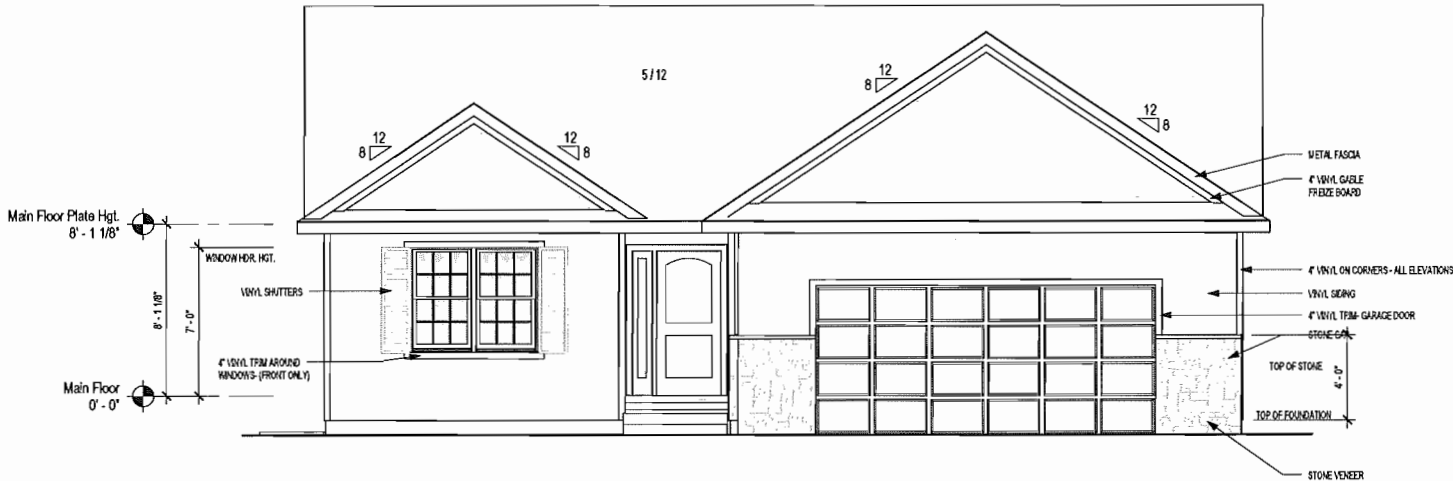
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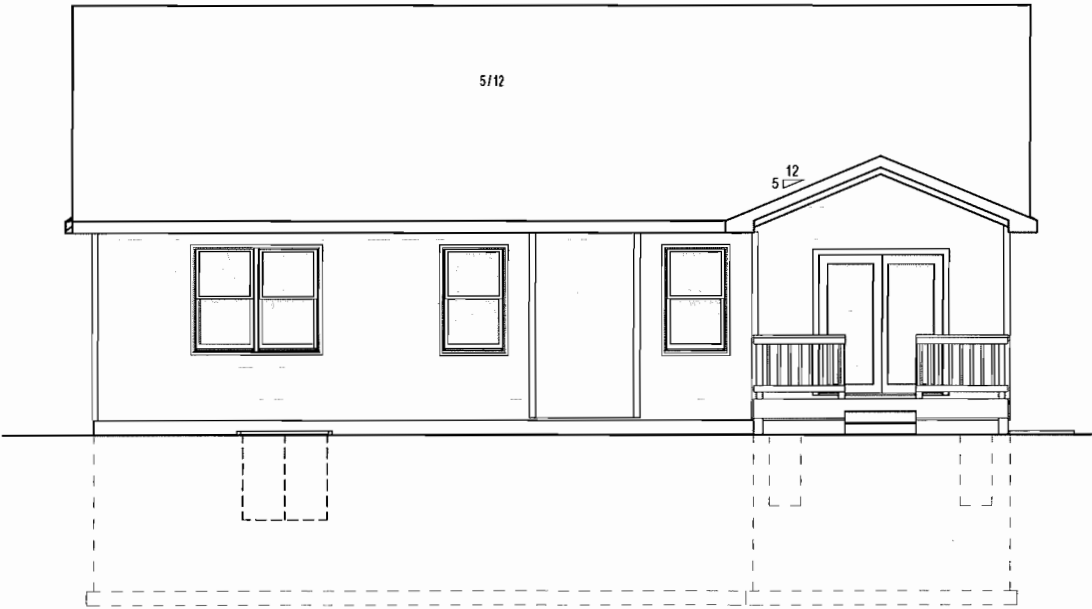
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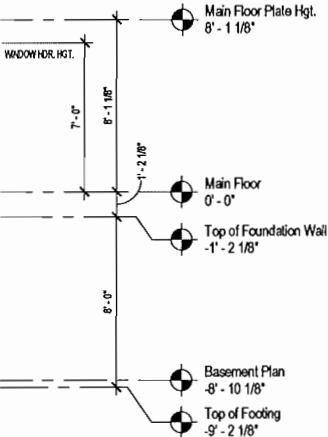
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

| ESTIMATED AREA - WALL CLADDING | | | |
|--------------------------------|-------------|------------|--------------------|
| MATERIAL TYPE | MATERIAL SF | MATERIAL % | MATERIAL ELEVATION |
| Lap Siding | 1524 SF | 100.0% | |
| Lap Siding | 347 SF | 95.5% | Front |
| Stone Veneer | 35 SF | 8.5% | Front |

1. CLAUDED PORCHES OF CLAUDED PORCHES ARE INCLUDED IN THE COVERED SURFACE OF THE WALL.
2. THE AREA INCLUDED IN THE CLAUDED PORCHES IS INCLUDED IN THE COVERED SURFACE OF THE WALL.
3. THE AREA INCLUDED IN THE CLAUDED PORCHES IS INCLUDED IN THE COVERED SURFACE OF THE WALL.



2 REAR ELEVATION
Scale: 1/4" = 1'-0"



Classic Builders
Madison Base Plan No Porch

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Elevations

1/4" = 1'-0"

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A.1



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Madison Base Plan No Porch

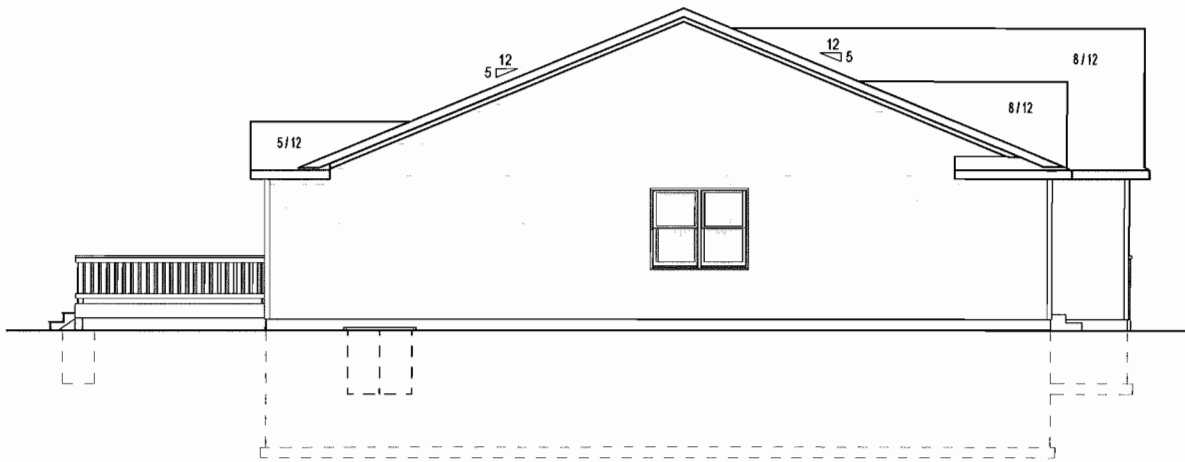
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Elevations
As indicated

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A.2



1 LEFT ELEVATION
Scale: 3/16" = 1'-0"

Main Floor Plate Hgt.
8' - 1 1/8"

Main Floor
0' - 0"

Top of Foundation Wall
-1' - 2 1/8"

Basement Plan
-8' - 10 1/8"

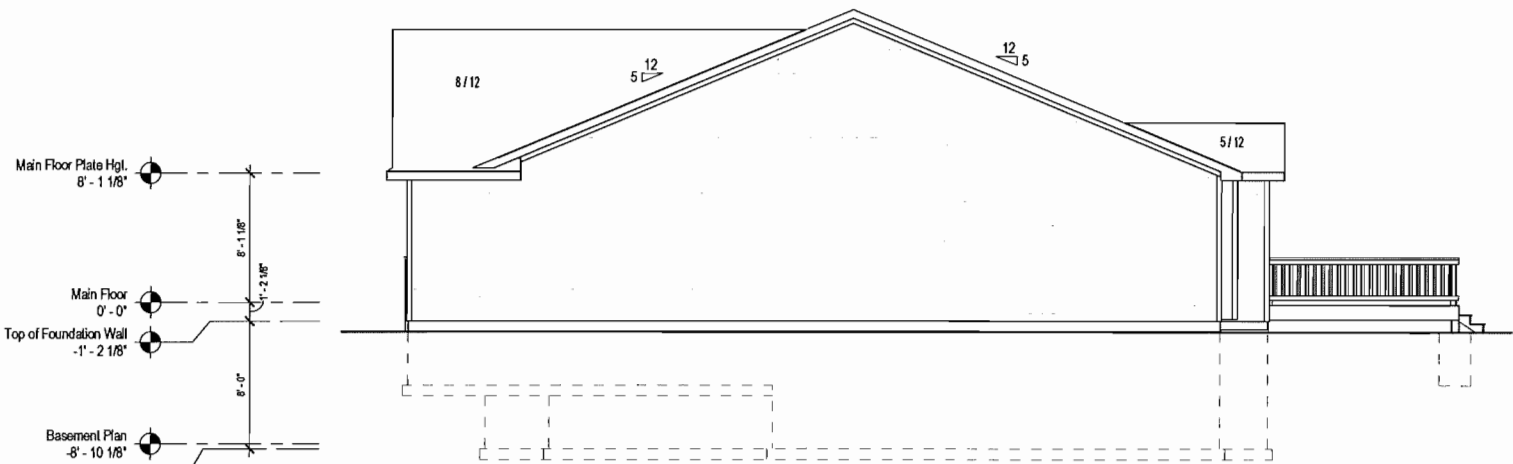
Top of Footing
-9' - 2 1/8"

WINDOW HGT.
7'-0"

8'-1 1/8"

1'-2 1/8"

8'-0"



2 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

Main Floor Plate Hgt.
8' - 1 1/8"

Main Floor
0' - 0"

Top of Foundation Wall
-1' - 2 1/8"

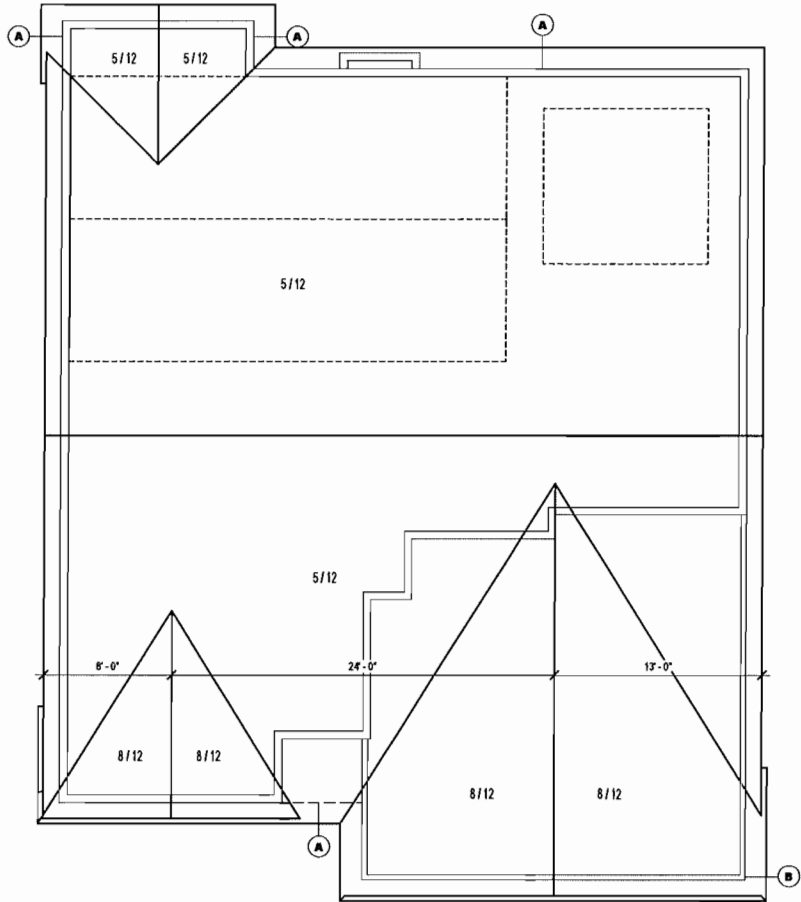
Basement Plan
-8' - 10 1/8"

Top of Footing
-9' - 2 1/8"

8'-1 1/8"

1'-2 1/8"

8'-0"



3 ROOF PLAN
Scale: 3/16" = 1'-0"

| ROOF PLAN LEGEND | | | | |
|------------------|-----------|-------|----------|-----------|
| SYMBOL | WALL HGT. | PITCH | OVERHANG | FEET HGT. |
| A | 8'-1 1/8" | 5/12 | 1'-4" | 7' |
| B | 8'-1 1/8" | 8/12 | 1'-4" | 11' |

ALL RAISE OVERHANGS ARE 12" UNLESS NOTED

ESTIMATED ROOF SF

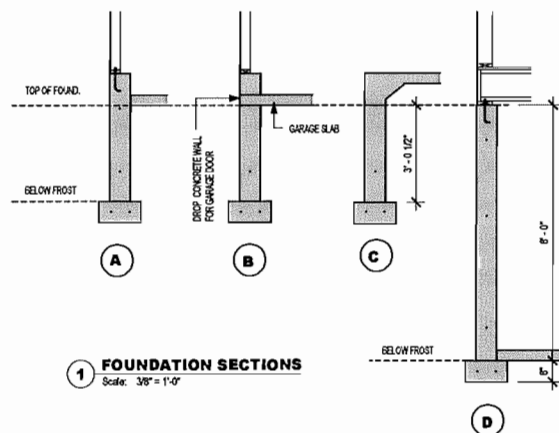
2781 SF

* SQUARE FOOTAGE OF ROOF IS IN ADDITION TO THE EXPOSED SURFACE OF THE ROOF.
1. THE ROOF IS TO BE COVERED WITH 1/2" THICK GYPSUM BOARD.
2. VENTILATION IS TO BE PROVIDED.

| DOOR SCHEDULE | | | | | | |
|---------------|-----|---------------------------------|----------------|------------|----------------------------------|------------------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS | | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | |
| D10 | 3 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | | Basement Plan |
| D12 | 2 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | | Basement Plan |
| D16 | 1 | 5-0 x 6-8 | 5'-2" | 6'-10 1/2" | Double Door | Basement Plan |
| D19 | 1 | 5-0 X 6-8 | 5'-1 1/2" | 6'-10" | BI Fold Door | Basement Plan |
| D4 | 1 | 16-0 x 7-0 CHD | 16'-3" | 7'-1 1/2" | Garage Door | Top of Foundation Wall |
| D1 | 1 | 3-0 x 6-8 S200W 1-12" Sidelight | 4'-3 1/2" | 6'-11 1/4" | Therma Tru S200 w/ 12" Sidelight | Main Floor |
| D2 | 1 | 2-6 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated | Main Floor |
| D3 | 1 | 6-0 x 6-8 | 6'-0" | 6'-9" | 2-Panel Slider | Main Floor |
| D8 | 1 | 2-0 x 6-8 | 2'-2" | 6'-10 1/2" | | Main Floor |
| D9 | 4 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | | Main Floor |
| D10 | 3 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | | Main Floor |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | | Main Floor |
| D19 | 2 | 5-0 X 6-8 | 5'-1 1/2" | 6'-10" | BI Fold Door | Main Floor |
| D26 | 2 | 2-4 x 6-8 | 4'-8" | 7'-1" | Pocket Door - Verify RO | Main Floor |

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (2) 2X10 OF #2 UNLESS NOTED OTHERWISE. USE 1 JACK (J) & 1 KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
- 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLOOR.
- 5) 2X6 MAXIMUM DIMENSION TO SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREA.
- 6) ALL EXTERIOR DOOR HOUGH OPENING EXCLUDED PA UNDER SILL.
- 7) PREFER TO LOCAL BUILDING CODES FOR SPECIFIC SCAFFOLD ALLOWANCES.
- 8) GARAGE WALLS AND CEILING TO HAVE 5/8" STEEL T & GYP BOARD.
- 9) SYMBOL REPRESENTS SOLID FLOORING FROM CONCENTRATED LOAD TO FOUNDATION OR BEAM HEADER RES. ON.
- 10) SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER RES. ON.

| CONCRETE SCHEDULE (4" CONCRETE) | | |
|---------------------------------|------------------------|----------------|
| LOCATION | SQUARE
FEET
AREA | CUBIC
YARDS |
| Floor: Basement Slab | 1450 SF | 17.9 CY |
| Floor: Garage Slab | 513 SF | 6.3 CY |
| Floor: Front Porch | 20 SF | 0.2 CY |



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| | |
|---|---|
| A | I |
| B | D |

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Foundation Plan

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A.3

| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|-----------------|----------------|--------|---------------|---|---------------|
| ID | QTY | TYPE | ROUGH OPENINGS | | HEADER HEIGHT | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | | |
| C | 2 | Basement Egress | 4'-0" | 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company | Basement Plan |
| A | 3 | 3660-2 SH | 6'-0" | 5'-0" | 7'-0" | Meets Egress | Main Floor |
| B | 2 | 3660 SH | 3'-0" | 5'-0" | 7'-0" | Meets Egress | Main Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|---------------------------------|----------------|------------|----------------------------------|------------------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS | | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | |
| D10 | 3 | 2-4 x 6-8 | 2'-8" | 6'-10 1/2" | | Basement Plan |
| D12 | 2 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | | Basement Plan |
| D18 | 1 | 5-0 x 6-8 | 5'-2" | 6'-10 1/2" | Double Door | Basement Plan |
| D19 | 1 | 5-0 X 6-8 | 5'-1 1/2" | 6'-10" | Bi Fold Door | Basement Plan |
| D4 | 1 | 16-0 x 7-0 OHD | 16'-3" | 7'-1 1/2" | Garage Door | Top of Foundation Wall |
| D1 | 1 | 3-0 x 6-8 S200V 1-12" Sidelight | 4'-3 1/2" | 6'-11 1/4" | Therma Tru S200 w/ 12" Sidelight | Main Floor |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated | Main Floor |
| D3 | 1 | 6-0 x 6-8 | 6'-0" | 6'-9" | 2-Panel Slider | Main Floor |
| D8 | 1 | 2-0 x 6-8 | 2'-2" | 6'-10 1/2" | | Main Floor |
| D9 | 4 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | | Main Floor |
| D10 | 3 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | | Main Floor |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | | Main Floor |
| D19 | 2 | 5-0 X 6-8 | 5'-1 1/2" | 6'-10" | Bi Fold Door | Main Floor |
| D26 | 2 | 2-4 x 6-8 | 4'-9" | 7'-1" | Pocket Door - Verify RO | Main Floor |

GENERAL CONSTRUCTION NOTES

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- 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
- 5) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER SILL.
- 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE K GYP BOARD.
- 9) SMOKE REPRESENTATION: SOLID BLOCKING FROM CONCENTRATED LOAD.
- 10) SMOKE REPRESENTATION: CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

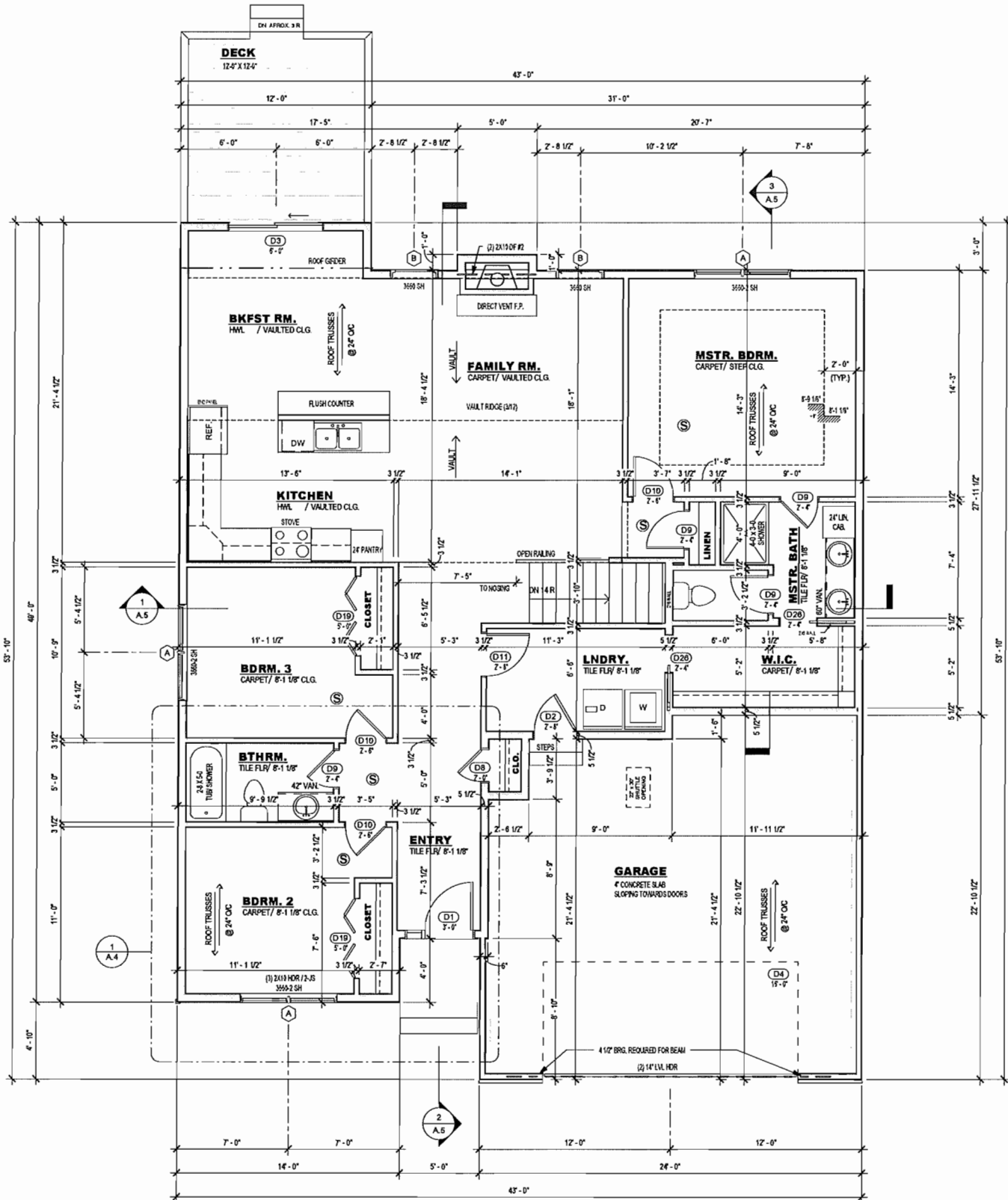
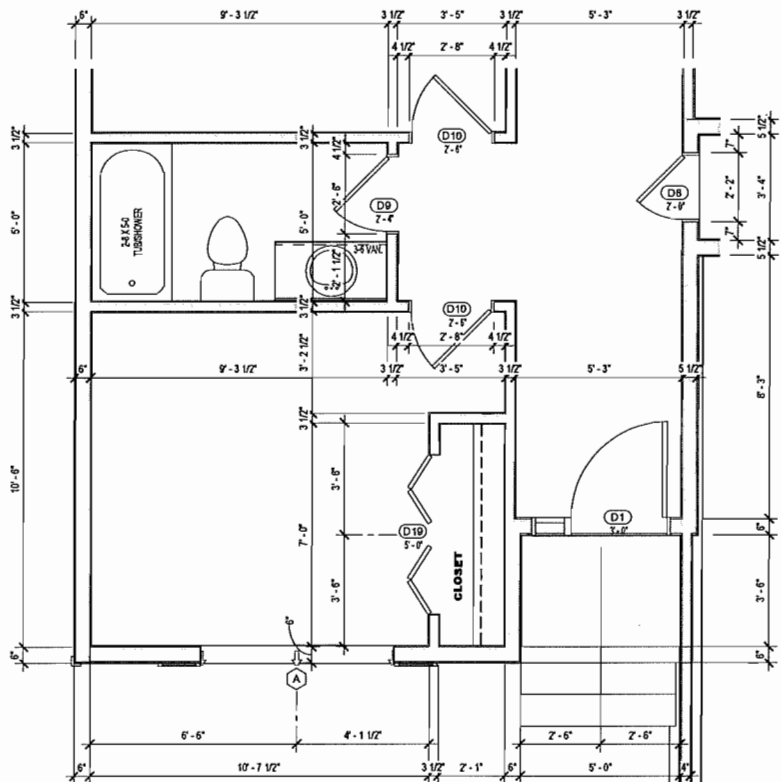
AREA SCHEDULE

| NAME | SQ FT |
|------------|---------|
| Main Floor | 1595 SF |
| Basement | 1595 SF |
| Foundation | 1571 SF |
| Garage | 515 SF |
| | 2066 SF |

ESTIMATED AREA - CEILING

| LEVEL | CEILING TYPE | AREA |
|---------------|------------------|---------|
| Basement Plan | Ceiling - House | 770 SF |
| Main Floor | Ceiling - Garage | 493 SF |
| Main Floor | Ceiling - House | 1487 SF |
| | | 2750 SF |

* SQUARE FOOTAGE OF CEILING IS BASED ON THE SIZE OF EXTERIOR WALLS.
1. THE AREA INCLUDED ALL VENT UNDER ALL EXTERIOR WALLS.
2. IN ADDITION, THIS AREA INCLUDES FLOORS.
3. NO ADJUSTMENT FOR LINEN INCLUDED.



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Classic Builders
Madison Base Plan No Porch

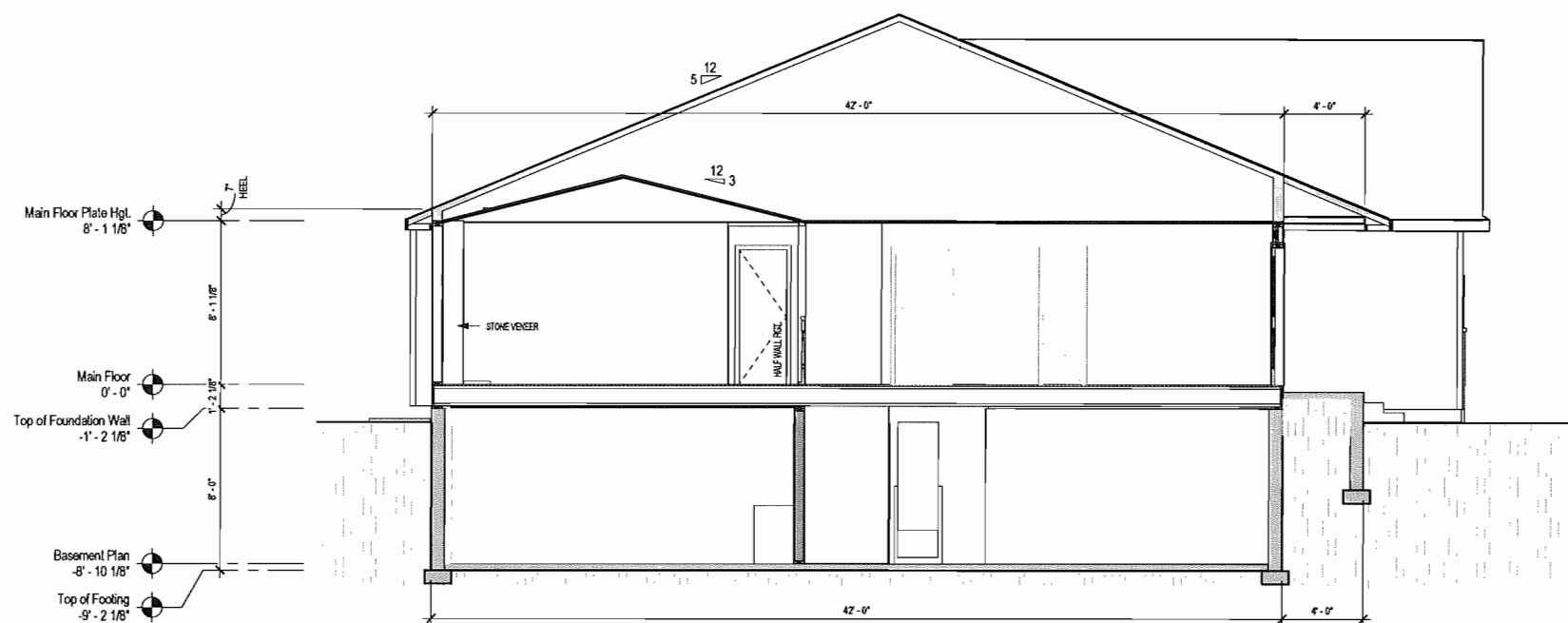
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PDS 1904

ISSUE DATE:
DATE: 02-02-16
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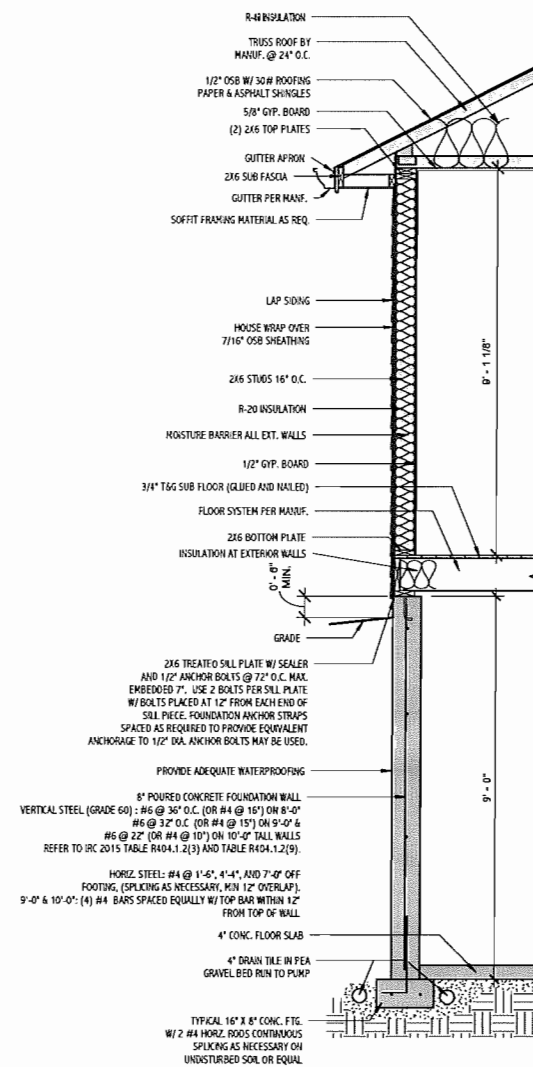
Main Floor Plan
As indicated

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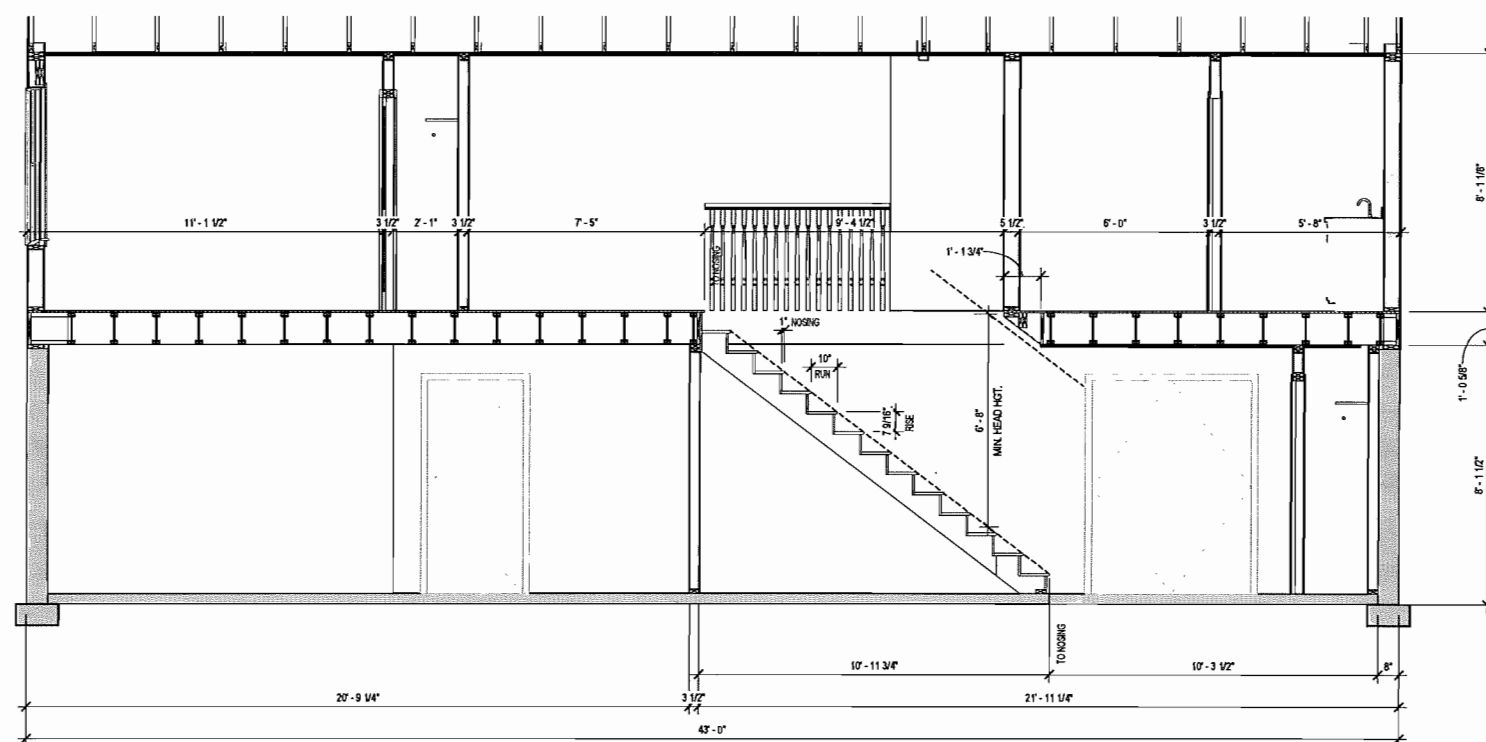
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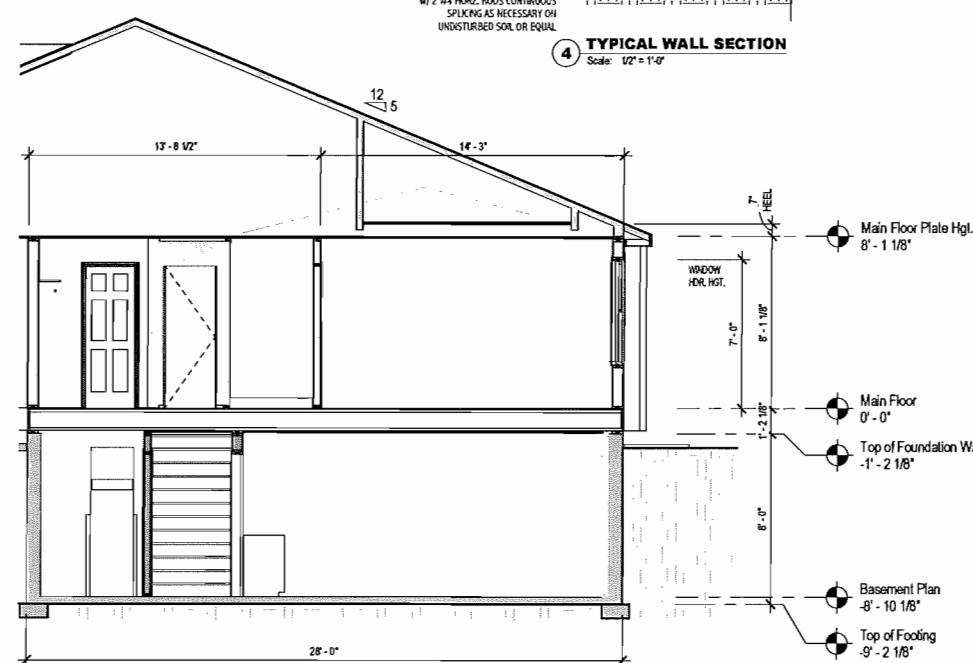
2 FAMILY ROOM
Scale: 1/4" = 1'-0"



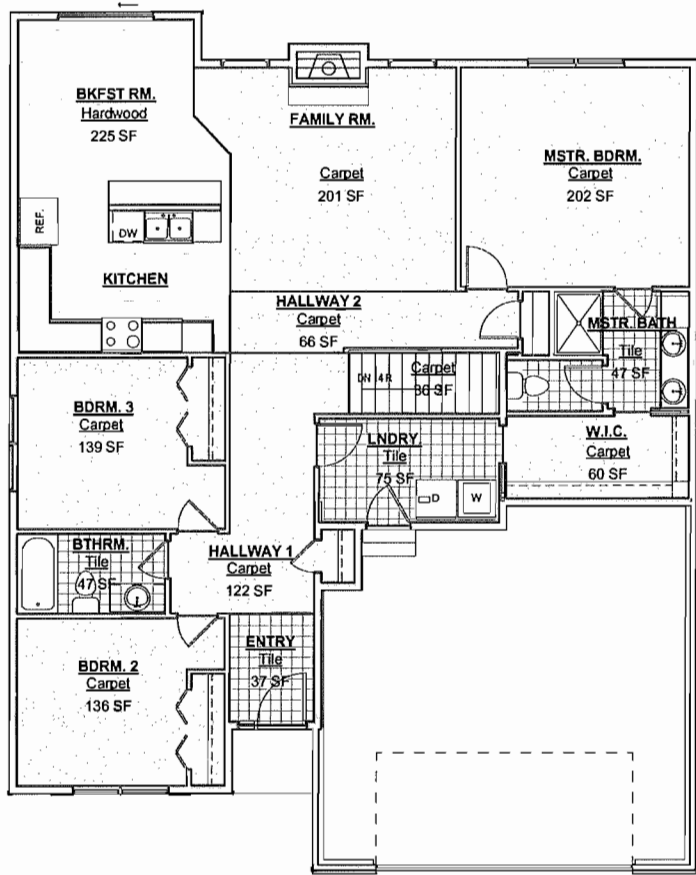
4 TYPICAL WALL SECTION
Scale: 1/2" = 1'-0"



1 STAIR SECTION
Scale: 3/8" = 1'-0"



3 MASTER BEDROOM
Scale: 1/4" = 1'-0"

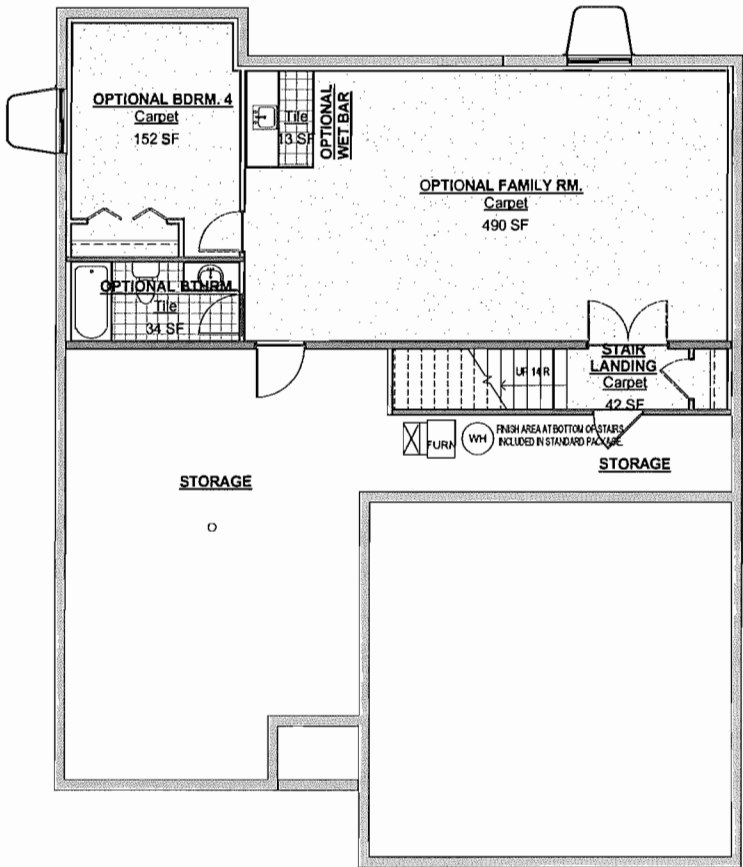


1 Main Floor
Scale: 3/16" = 1'-0"

Floor Covering

- Carpet
- Hardwood
- Tile

| AREA SCHEDULE (FLOOR COVERING) | | |
|--------------------------------|--------|---------------|
| Name | Area | Level |
| Carpet | 684 SF | Basement Plan |
| Tile | 47 SF | Basement Plan |
| Carpet | 962 SF | Main Floor |
| Hardwood | 225 SF | Main Floor |
| Tile | 205 SF | Main Floor |



2 Basement Plan
Scale: 3/16" = 1'-0"



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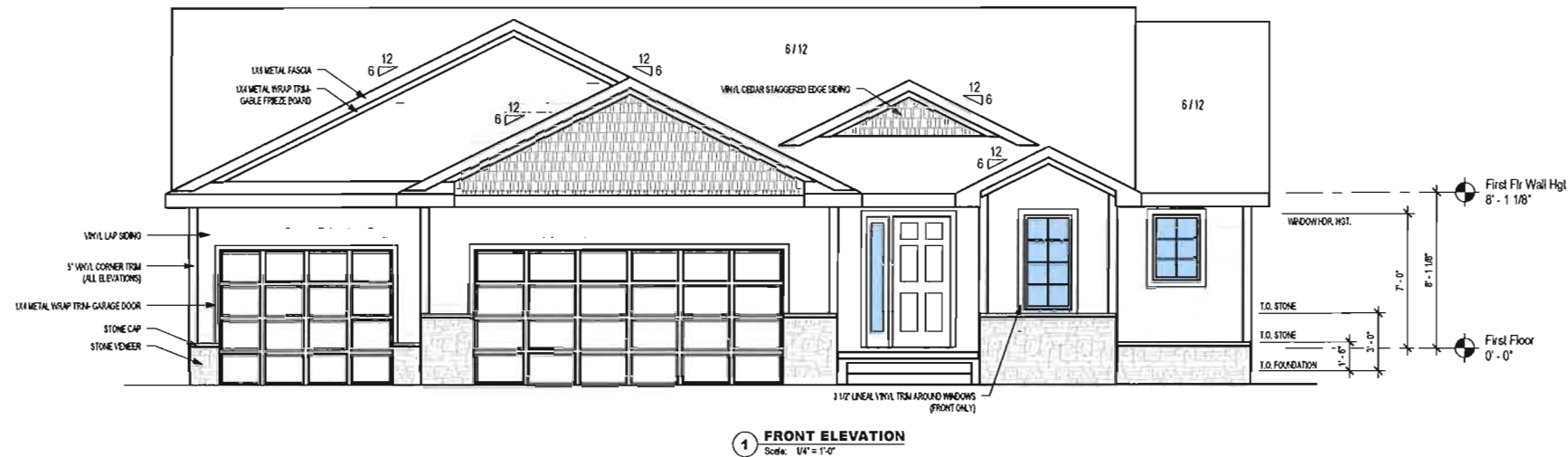
Classic Builders
Madison Base Plan No Porch

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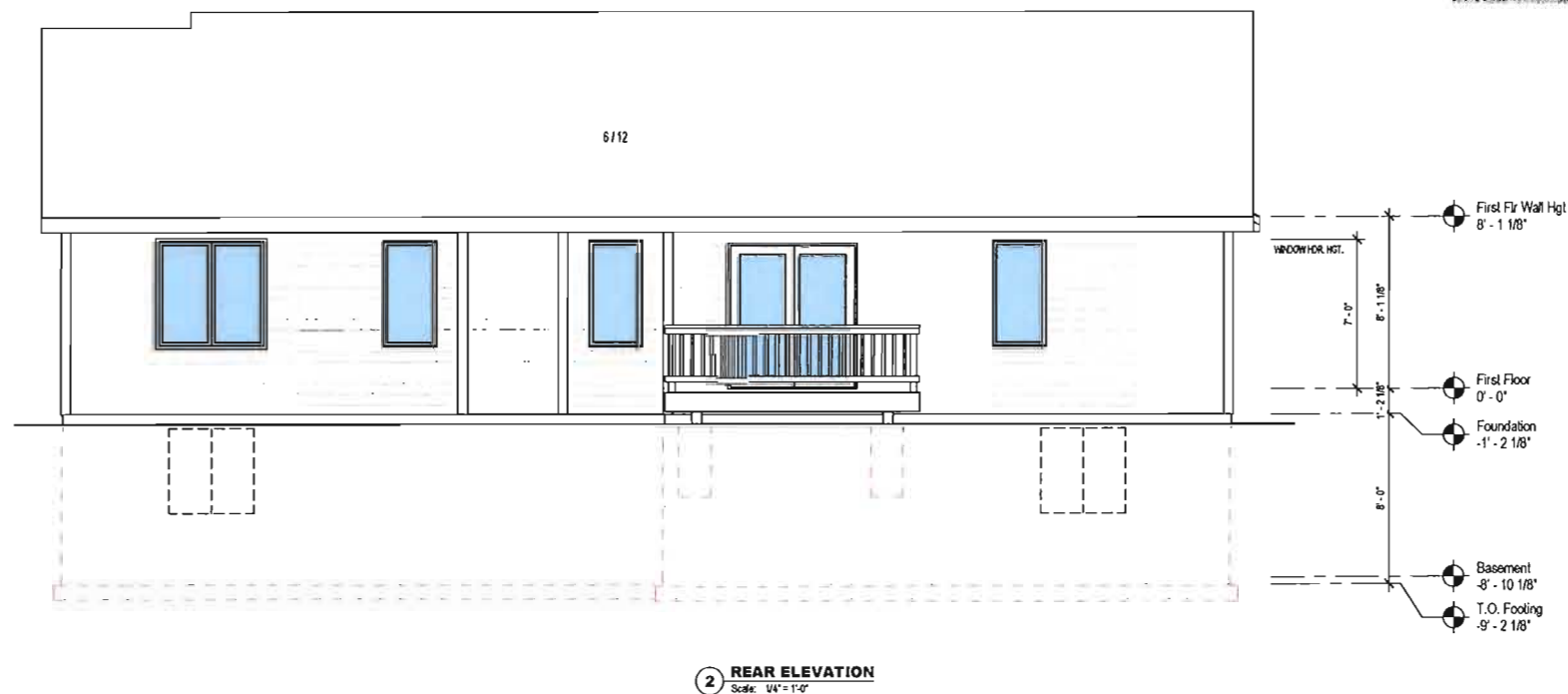
Floor Covering
3/16" = 1'-0"

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| ESTIMATED AREA - WALL CLADDING | | | |
|--------------------------------|-------------|------------|--------------------|
| MATERIAL TYPE | MATERIAL SF | MATERIAL % | MATERIAL ELEVATION |
| Lap Siding | 1765 SF | 100.0% | |
| Lap Siding | 355 SF | 68.4% | Front |
| Stone Material | 78 SF | 14.2% | Front |
| Stone Veneer | 74 SF | 15.4% | Front |
| Stone Veneer - Interior Finish | 57 SF | 100.0% | Interior |

QUANTITIES ARE BASED ON THE ASSUMED FINISHES AND CONDITIONS OF THE WALL. IF THE FINISHES OR CONDITIONS ARE DIFFERENT, THE QUANTITIES WILL BE ADJUSTED. THE FINISHES AND CONDITIONS ARE BASED ON THE ASSUMED FINISHES AND CONDITIONS OF THE WALL.



Classic Builders
Reagan Base XL 55

PROJECT ID:
PDS 1481

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Elevations

1/4" = 1'-0"

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A.1



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Reagan Base XL 55

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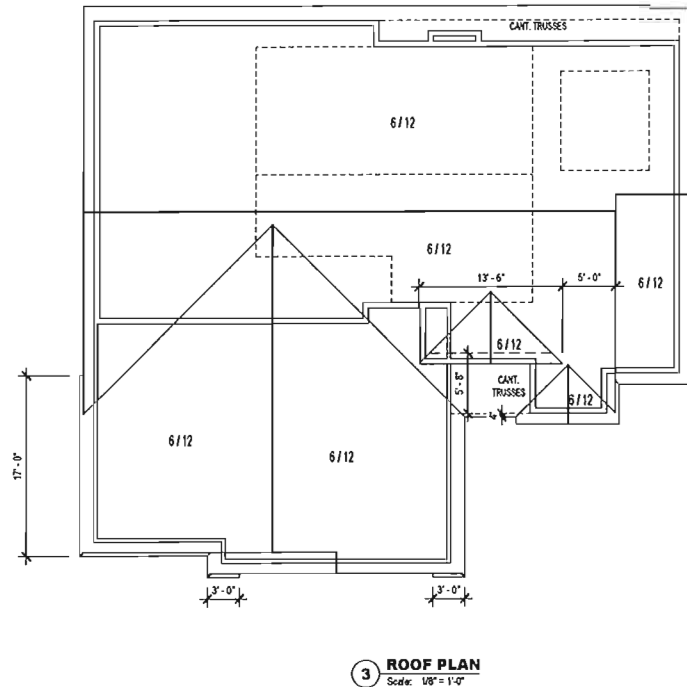
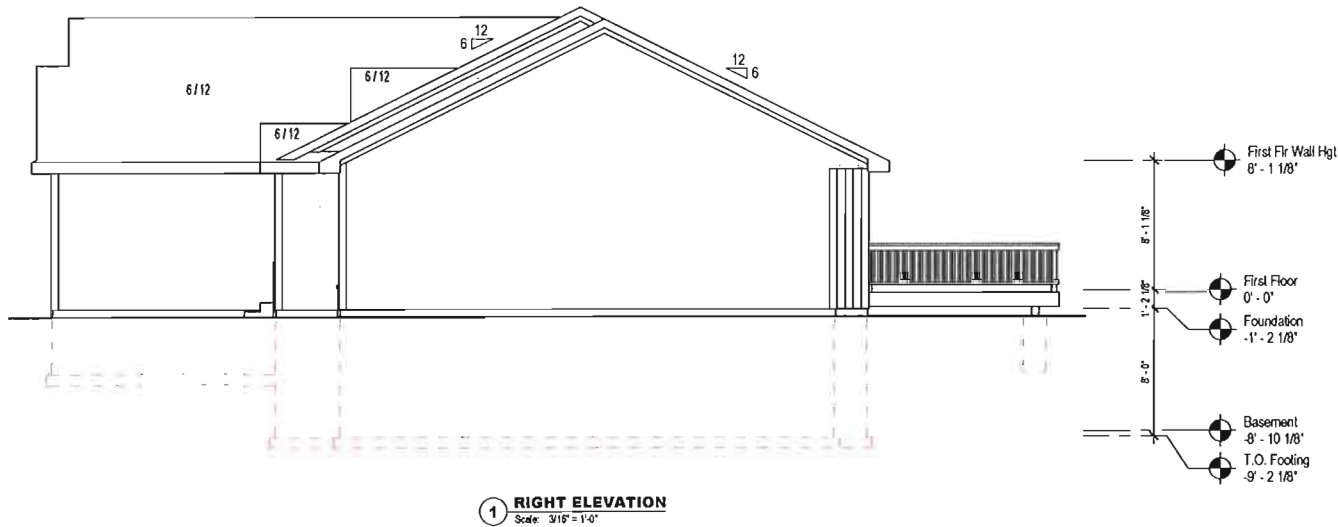
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Elevations

As indicated

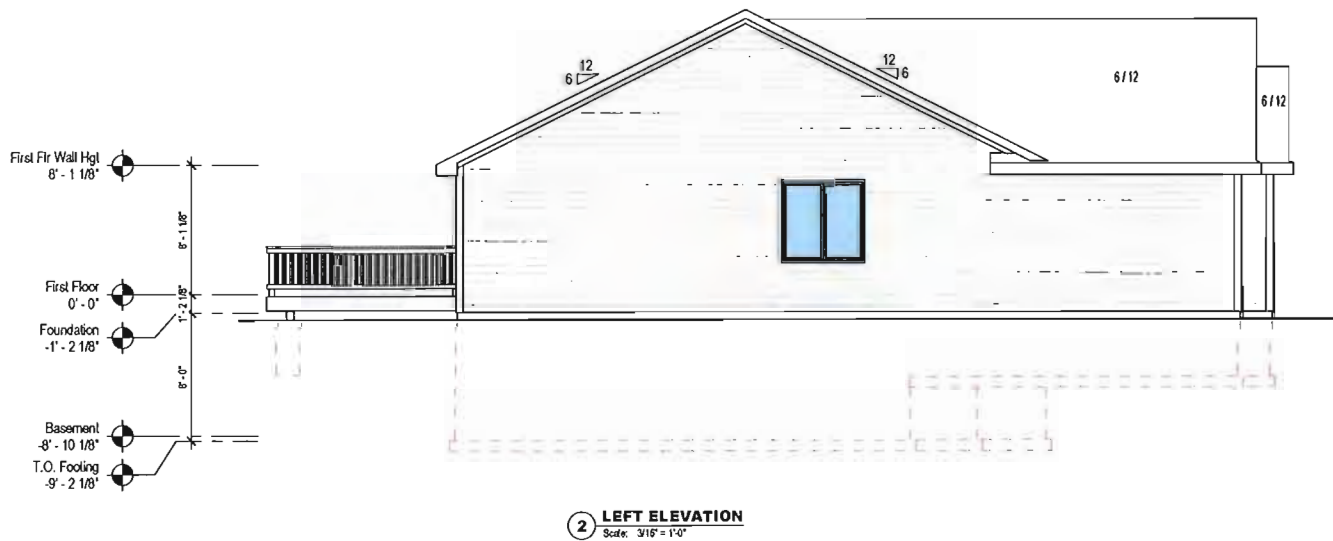
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A.2



| Roof Square Footage |
|---------------------|
| 3076 SF |

| ROOF PLAN LEGEND | | | | |
|---|-----------|-------|----------|-----------|
| SYMBOL | WALL HGT. | PITCH | OVERHANG | HEEL HGT. |
| ALL | 8'-1 1/8" | 12/6 | 1'-4" | 3" |
| ALL RAVE OVERHANGS ARE 12" UNLESS NOTED | | | | |



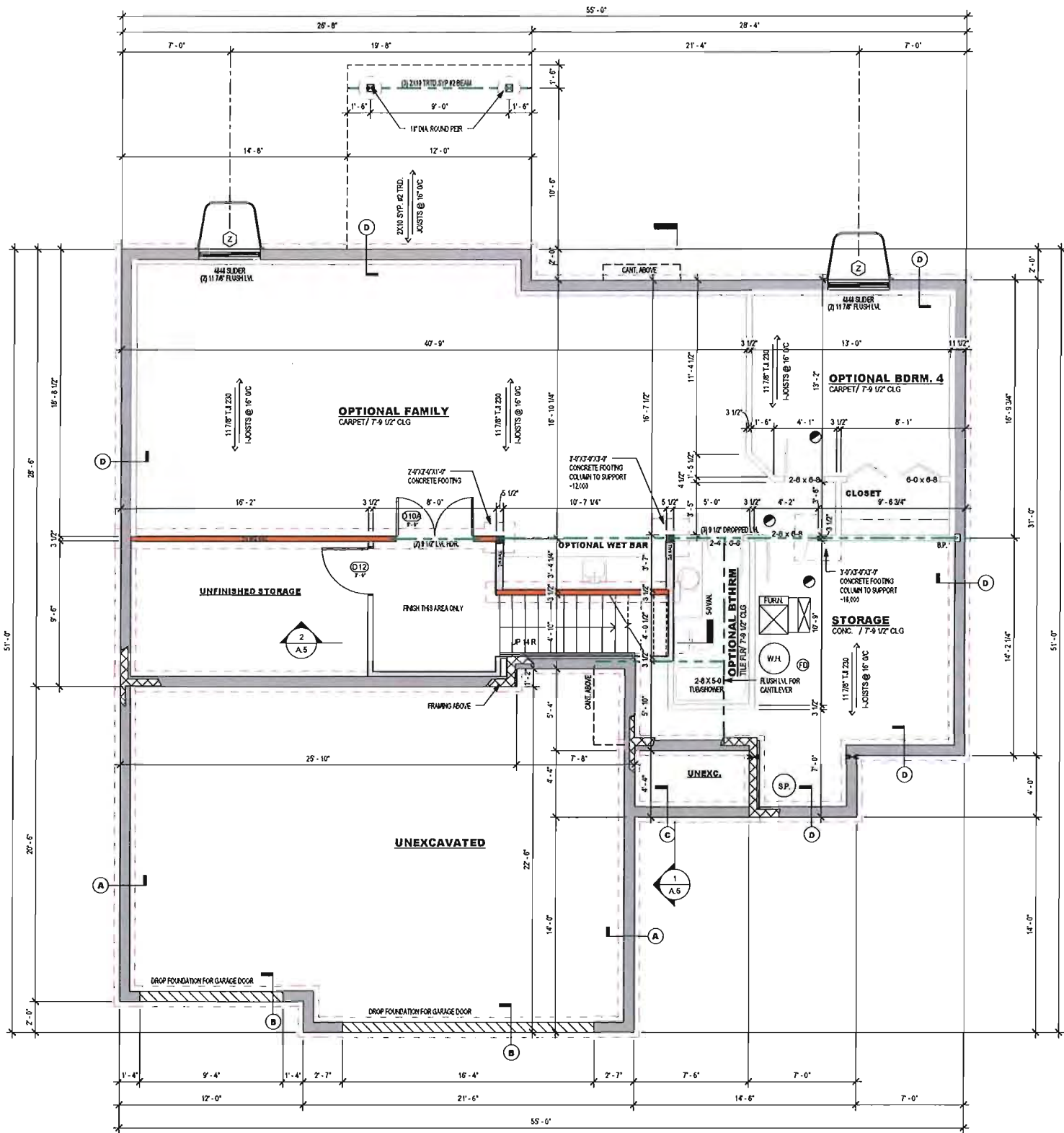
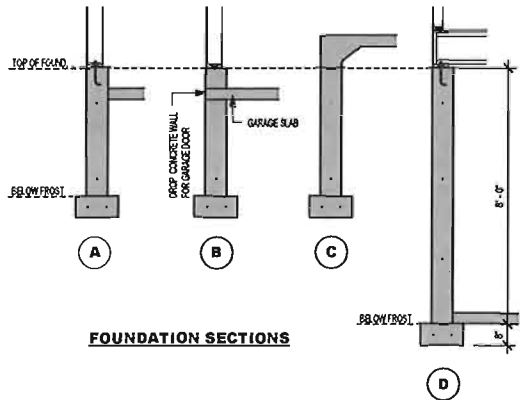
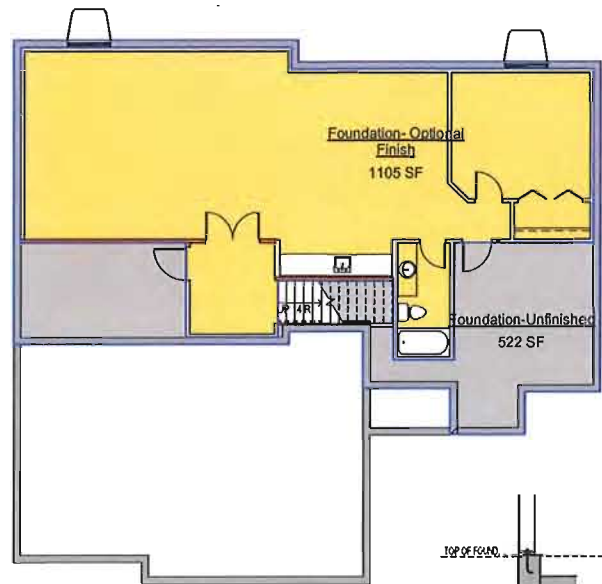
| WINDOW SCHEDULE | | | | | | | |
|-----------------|-----|-------------|----------------|--------|---------------|---------------|-------------|
| ID | QTY | TYPE | ROUGH OPENINGS | | HEADER HEIGHT | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | | |
| Z | 2 | 4848 SLIDER | 4'-0" | 4'-0" | 7'-0" | Meets Egress | Basement |
| A | 1 | 3042 CA | 2'-6" | 3'-6" | 7'-0" | | First Floor |
| B | 2 | 6060 SLDR | 5'-0" | 5'-0" | 7'-0" | Meets Egress | First Floor |
| C | 4 | 3060 CA | 2'-6" | 5'-0" | 7'-0" | Meets Egress | First Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|---------------------------------|----------------|------------|----------------------------------|-------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS | | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | |
| D9 | 1 | 2-4 x 6-8 | 2'-6" | 5'-10 1/2" | | Basement |
| D10 | 1 | 2-6 x 6-8 | 2'-8" | 5'-10 1/2" | | Basement |
| D10A | 1 | 5-0 x 6-8 | 5'-2" | 5'-10 1/2" | Double Door | Basement |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 5'-10 1/2" | | Basement |
| D12 | 1 | 3-0 x 6-8 | 3'-2" | 5'-10 1/2" | | Basement |
| D13 | 1 | 6-0 x 6-8 | 6'-1 1/2" | 5'-10" | Bl Fold | Basement |
| D4 | 1 | 16'-0" x 7'-0" CHD | 16'-3" | 7'-1 1/2" | Garage Door | Foundation |
| D5 | 1 | 8'-0" x 7'-0" CHD | 8'-3" | 7'-1 1/2" | Garage Door | Foundation |
| D1 | 1 | 3-0 x 6-8 S200V 1-12" Sidelight | 4'-3 1/2" | 5'-11 1/4" | Therma Tru S200 w/ 12" Sidelight | First Floor |
| D2 | 1 | 2-8 x 6-8 S200 | 2'-10 1/2" | 5'-11 1/4" | Therma Tru 2 Panel Arch | First Floor |
| D3 | 1 | 6-0 x 6-10 Patio Door | 6'-0" | 5'-11" | Patio Door | First Floor |
| D5A | 1 | 4-0 x 6-8 | 4'-2" | 5'-10 1/2" | Double Door | First Floor |
| D9 | 6 | 2-4 x 6-8 | 2'-5" | 5'-10 1/2" | | First Floor |
| D10 | 2 | 2-6 x 6-8 | 2'-8" | 5'-10 1/2" | | First Floor |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 5'-10 1/2" | | First Floor |
| D12 | 1 | 3-0 x 6-8 | 3'-2" | 5'-10 1/2" | | First Floor |
| D16 | 2 | 5-0 x 6-8 | 5'-1 1/2" | 5'-10" | Bl Fold | First Floor |
| D19 | 1 | 3'-0" x 6'-8" | 6'-1" | 7'-1" | Pocket Door/Verify RO | First Floor |
| D21 | 2 | 2'-4" x 6'-8" | 4'-9" | 7'-1" | Pocket Door/Verify RO | First Floor |

- GENERAL CONSTRUCTION NOTES**
- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 - 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - 3) ALL EXTERIOR HEADERS TO BE (U) 2X12 OF #2 UNLESS NOTED OTHERWISE. USE 1 JACK (J) & 1 KING (K) STUD ON EACH END UNLESS NOTED OTHERWISE.
 - 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
 - 5) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
 - 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER SILL.
 - 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
 - 8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYPSUM BOARD.
 - 9) S (SMOKE) REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
 - 10) S (SMOKE) REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|----------------------------|---------|
| NAME | SQ FT |
| Foundation-Optional Finish | 1105 SF |
| Main Floor | 1632 SF |
| | 2738 SF |
| Foundation-Unfinished | 522 SF |
| Garage | 729 SF |
| Porch | 35 SF |
| | 1286 SF |
| Grand Total: 5 | 4024 SF |

| CONCRETE FLATWORK SCHEDULE | | |
|----------------------------|------------------|----------------------------|
| LOCATION | SQUARE FEET AREA | CUBIC YARDS W/ 4" CONCRETE |
| Floor, Garage | 704 SF | 8.69 CY |
| Floor, Basement | 1505 SF | 18.58 CY |
| Floor, Front Porch | 35 SF | 0.43 CY |



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Classic Builders
Reagan Base XL 55

PROJECT ID:
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Foundation
As indicated

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| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|-----------|--------------------------------|------------------|---------------|-------------|
| ID | QTY | TYPE | ROUGH OPENINGS
WIDTH HEIGHT | HEADER
HEIGHT | SPECIAL NOTES | Level |
| Z | 2 | 4848 SLDR | 4'-0" 4'-0" | 7'-0" | Meets Egress | Basement |
| A | 1 | 3042 CA | 2'-6" 3'-6" | 7'-0" | | First Floor |
| B | 2 | 6060 SLDR | 5'-0" 5'-0" | 7'-0" | Meets Egress | First Floor |
| C | 4 | 3060 CA | 2'-6" 3'-6" | 7'-0" | Meets Egress | First Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-----------------------------------|----------------|------------|-----------------------------------|-------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS | | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | |
| D9 | 1 | 2'-4 x 6 | 2'-6" | 6'-10 1/2" | | Basement |
| D10 | 1 | 2'-6 x 6 | 2'-8" | 6'-10 1/2" | | Basement |
| D10A | 1 | 5'-0 x 6 | 5'-2" | 6'-10 1/2" | Double Door | Basement |
| D11 | 1 | 2'-8 x 6 | 2'-10" | 6'-10 1/2" | | Basement |
| D12 | 1 | 3'-0 x 6 | 3'-2" | 6'-10 1/2" | | Basement |
| D13 | 1 | 6'-0 x 6 | 6'-1 1/2" | 6'-10" | BI Fold | Basement |
| D4 | 1 | 16'-0" x 7'-0" OHD | 16'-3" | 7'-1 1/2" | Garage Door | Foundation |
| D5 | 1 | 9'-0" x 7'-0" OHD | 9'-3" | 7'-1 1/2" | Garage Door | Foundation |
| D1 | 1 | 3'-0 x 6-8 S200V 1-1/2" Sidelight | 4'-3 1/2" | 6'-11 1/4" | Therma Tru S200 w/ 1/2" Sidelight | First Floor |
| D2 | 1 | 2'-6 x 6-8 S200V | 2'-10 1/2" | 6'-11 1/4" | Therma Tru 2 Panel Arch | First Floor |
| D3 | 1 | 6'-0 x 6-8 Pketo Door | 6'-0" | 6'-11" | Pketo Door | First Floor |
| D8A | 1 | 4'-0 x 6-8 | 4'-2" | 6'-10 1/2" | Double Door | First Floor |
| D9 | 6 | 2'-4 x 6-8 | 2'-6" | 6'-10 1/2" | | First Floor |
| D10 | 2 | 2'-6 x 6-8 | 2'-8" | 6'-10 1/2" | | First Floor |
| D11 | 1 | 2'-8 x 6-8 | 2'-10" | 6'-10 1/2" | | First Floor |
| D12 | 1 | 3'-0 x 6-8 | 3'-2" | 6'-10 1/2" | | First Floor |
| D16 | 2 | 5'-0 x 6-8 | 5'-1 1/2" | 6'-10" | BI Fold | First Floor |
| D19 | 1 | 3'-0" x 6'-8" | 6'-1" | 7'-1" | Pocket Door/Verify RO | First Floor |
| D21 | 2 | 2'-4" x 6'-8" | 4'-9" | 7'-1" | Pocket Door/Verify RO | First Floor |

GENERAL CONSTRUCTION NOTES

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (D) 2X11 OF #2 UNLESS NOTED OTHERWISE. USE 1 JACK (JS) & 1 KING (KJ) STUD ON EACH END UNLESS NOTED OTHERWISE.
- 4) ALL HEADERS AND BEAMS ARE UNGRADED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
- 5) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER SILL.
- 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 8) GARAGE WALLS AND CEILING TO HAVE MFT TYPE KG1P BOARD.
- 9)  SYMBOL REPRESENTS SOLID BLOOMING FROM CONCENTRATED LOAD.
- 10)  SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
- 11)  SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

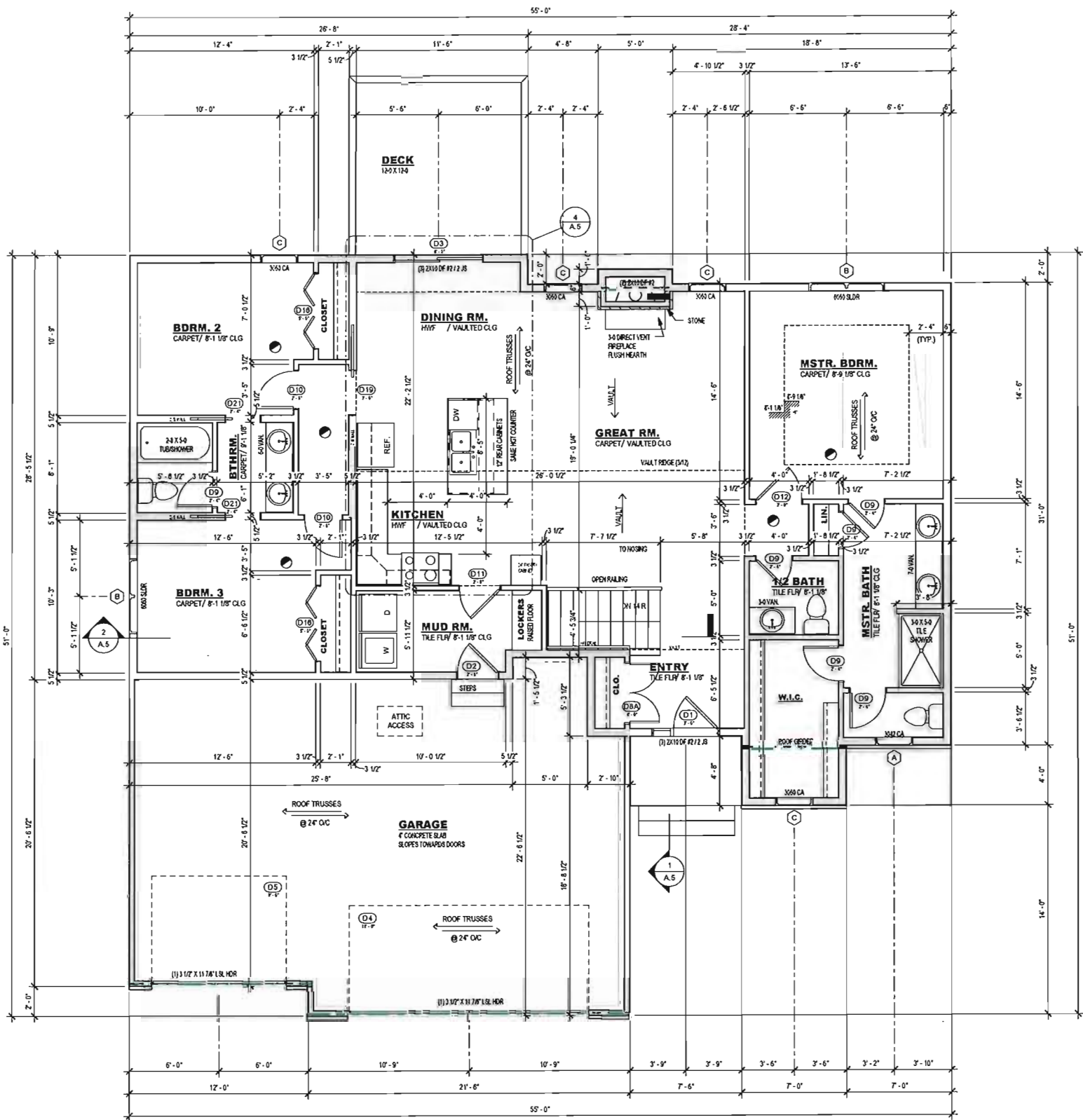
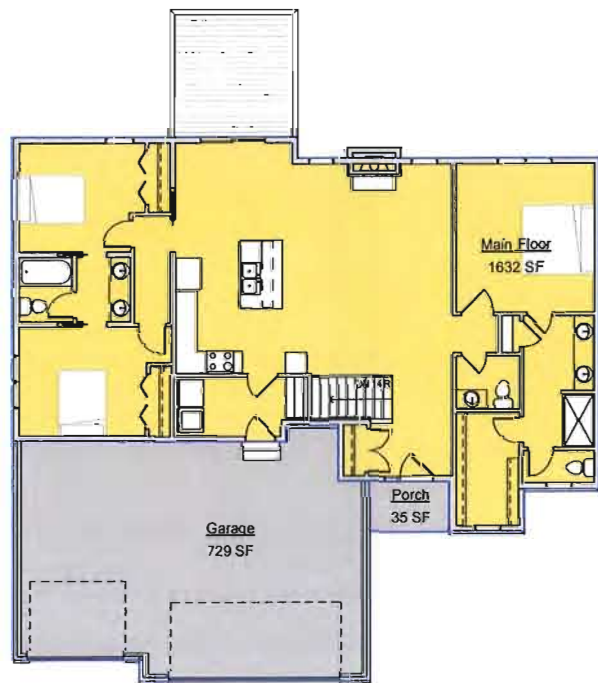
AREA SCHEDULE

| NAME | SQ FT |
|----------------------------|---------|
| Foundation-Optional Finish | 1105 SF |
| Main Floor | 1632 SF |
| Foundation-Unfinished | 522 SF |
| Garage | 729 SF |
| Porch | 35 SF |
| Grand total: 5 | 4024 SF |

ESTIMATED AREA - CEILING

| LEVEL | CEILING TYPE | AREA |
|--------------------|------------------|---------|
| Basement | Ceiling - House | 990 SF |
| First Flr Wall Hgt | Ceiling - Garage | 698 SF |
| First Flr Wall Hgt | Ceiling - House | 1561 SF |
| | | 3250 SF |

*SQUARE FOOTAGE OF GARAGE IS BASED ON 4" CONCRETE SLAB.
 1" 1/4" MINIMUM JOIST HANGERS ALLOWED ALL INTERIOR WALLS.
 2" 1/4" MINIMUM JOIST HANGERS ALLOWED ALL EXTERIOR WALLS.
 1/4" MINIMUM JOIST HANGERS ALLOWED ALL EXTERIOR WALLS.



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Classic Builders
 Reagan Base XL 55

PROJECT ID:

PDS 1481

ISSUE DATE:

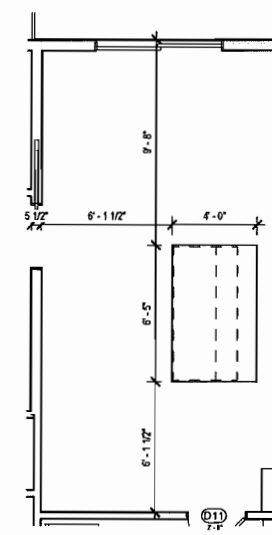
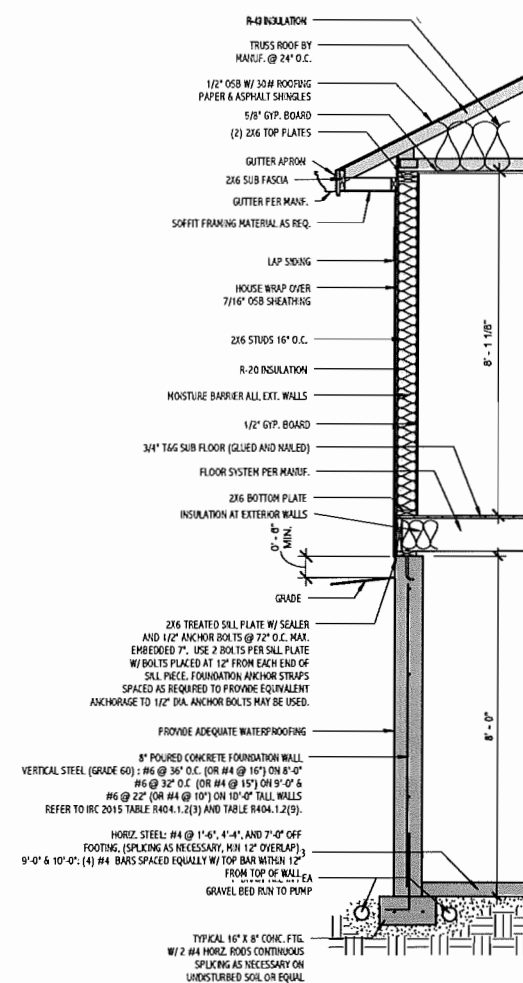
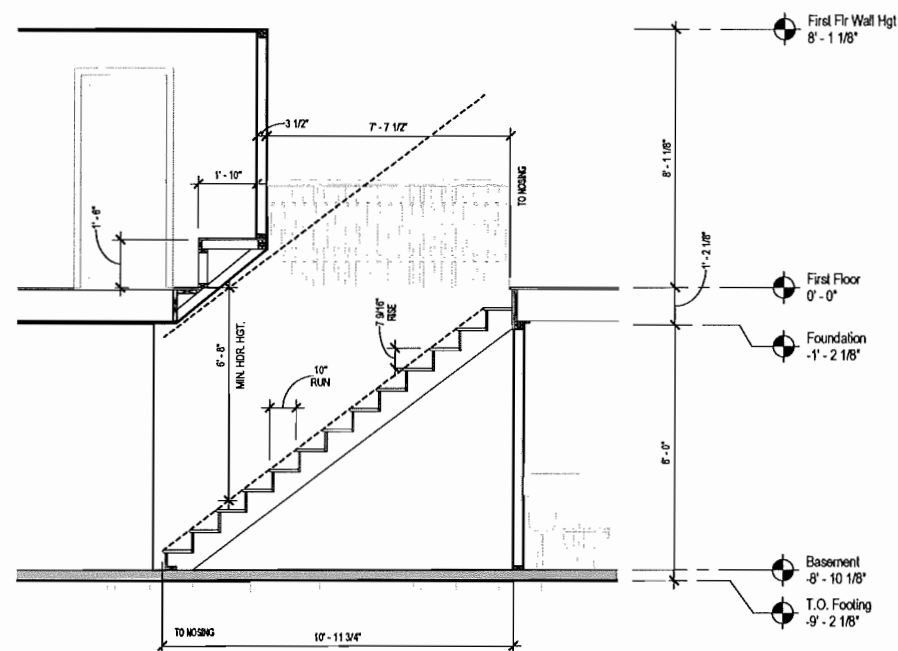
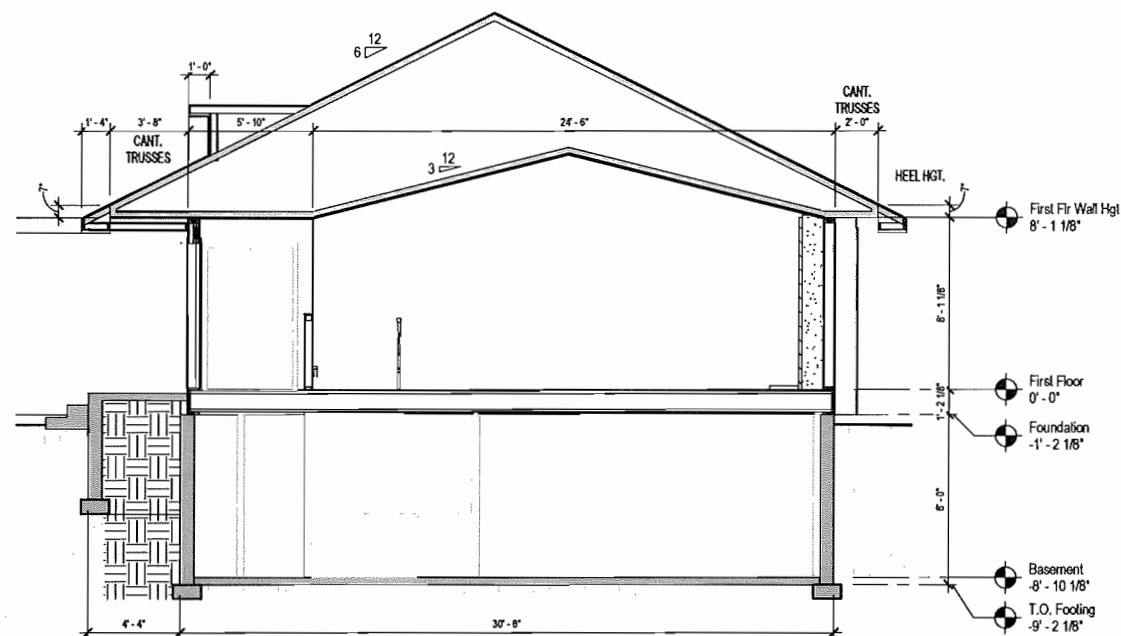
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Main Floor

As indicated

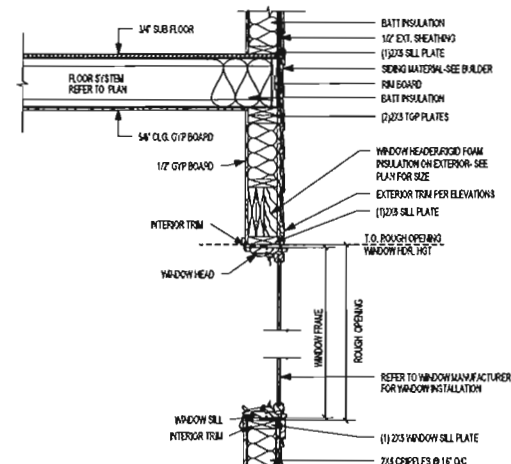
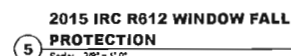
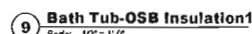
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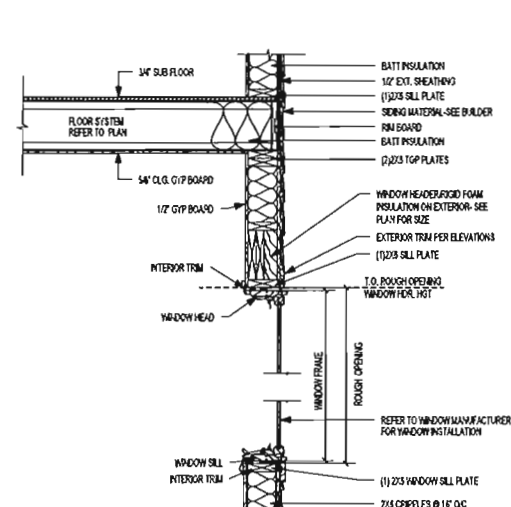
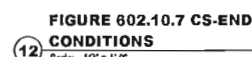




NOTCHING AND BORING HOLE LIMITATIONS¹



APA (CS-PF) PORTAL FRAME
CONCRETE WALL

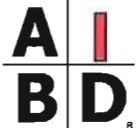




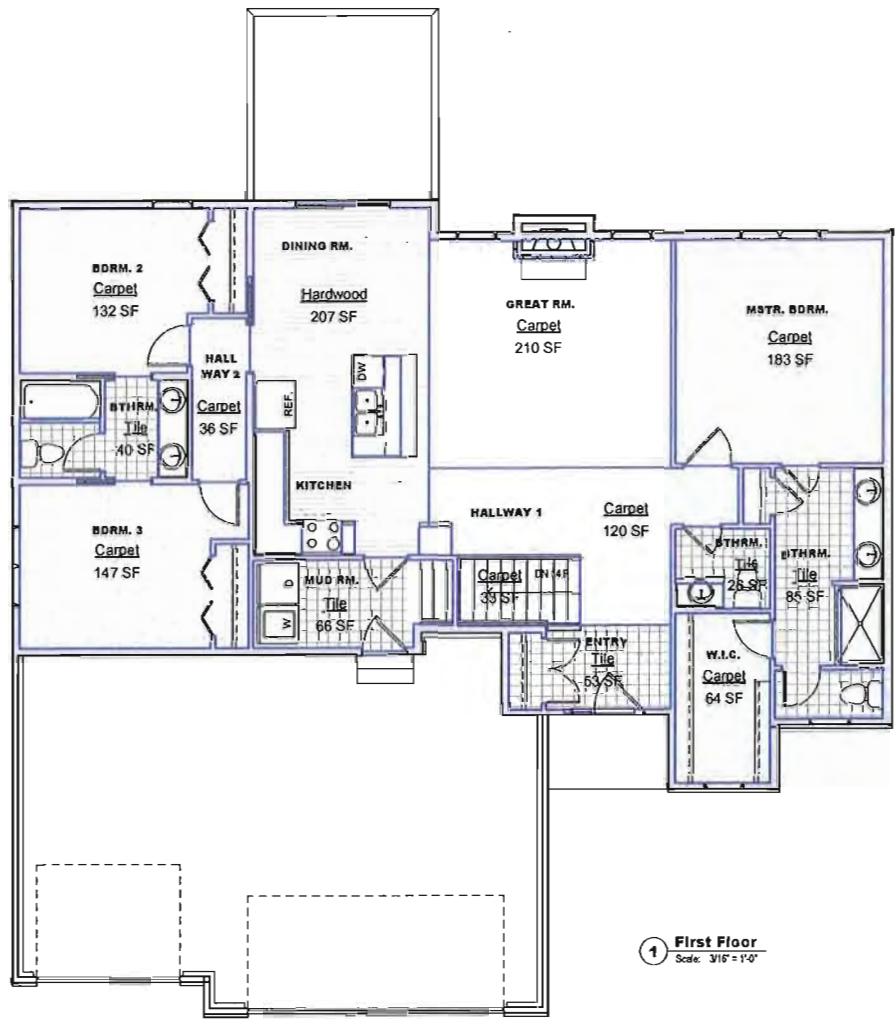
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1100 SE ALKES ROAD, WALKER, MN 56263
TELEPHONE 515 938 6260 FAX 515 938 6261

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MEMBER



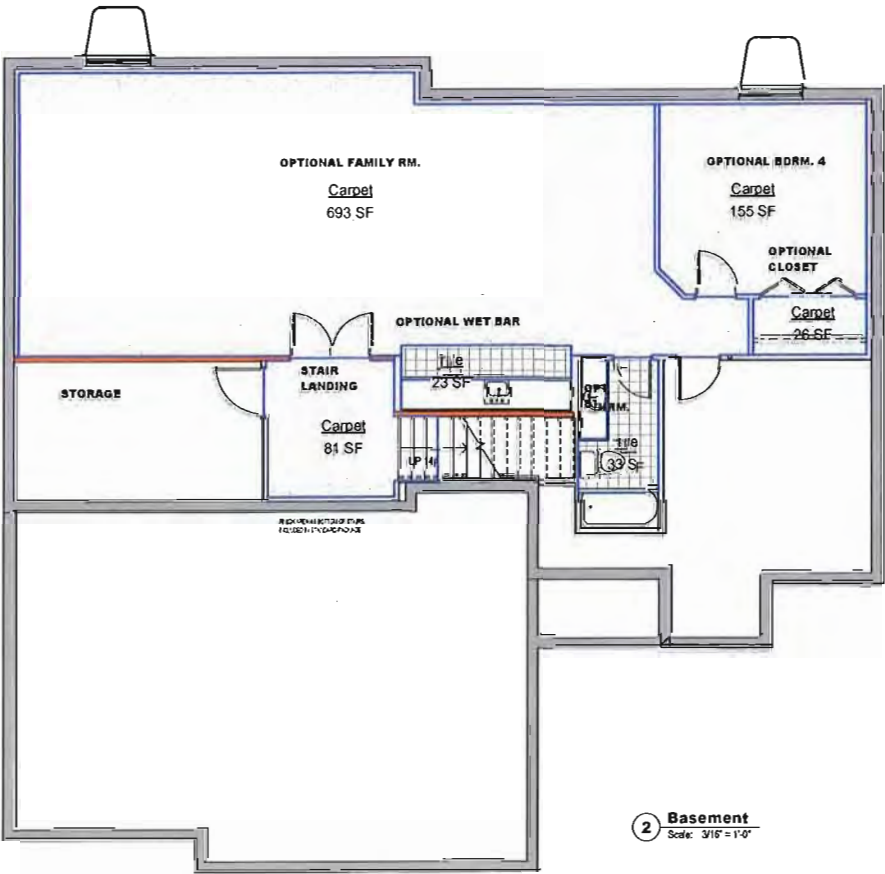
AMERICAN INSTITUTE of
BUILDING DESIGN
Creating where people live



Floor Covering

- Carpet
- Hardwood
- Tile

| AREA SCHEDULE (FLOOR COVERING) | | |
|--------------------------------|--------|-------------|
| Name | Area | Level |
| Carpet | 954 SF | Basement |
| Tile | 56 SF | Basement |
| Carpet | 926 SF | First Floor |
| Hardwood | 207 SF | First Floor |
| Tile | 268 SF | First Floor |



Floor Covering

- Carpet
- Tile

Classic Builders
Reagan Base XL 55

PROJECT ID:
PDS 1481

ISSUE DATE:
DATE: 06-03-16
DATE: 07-07-16
DATE:
DATE:
DATE:
DATE:
DATE:

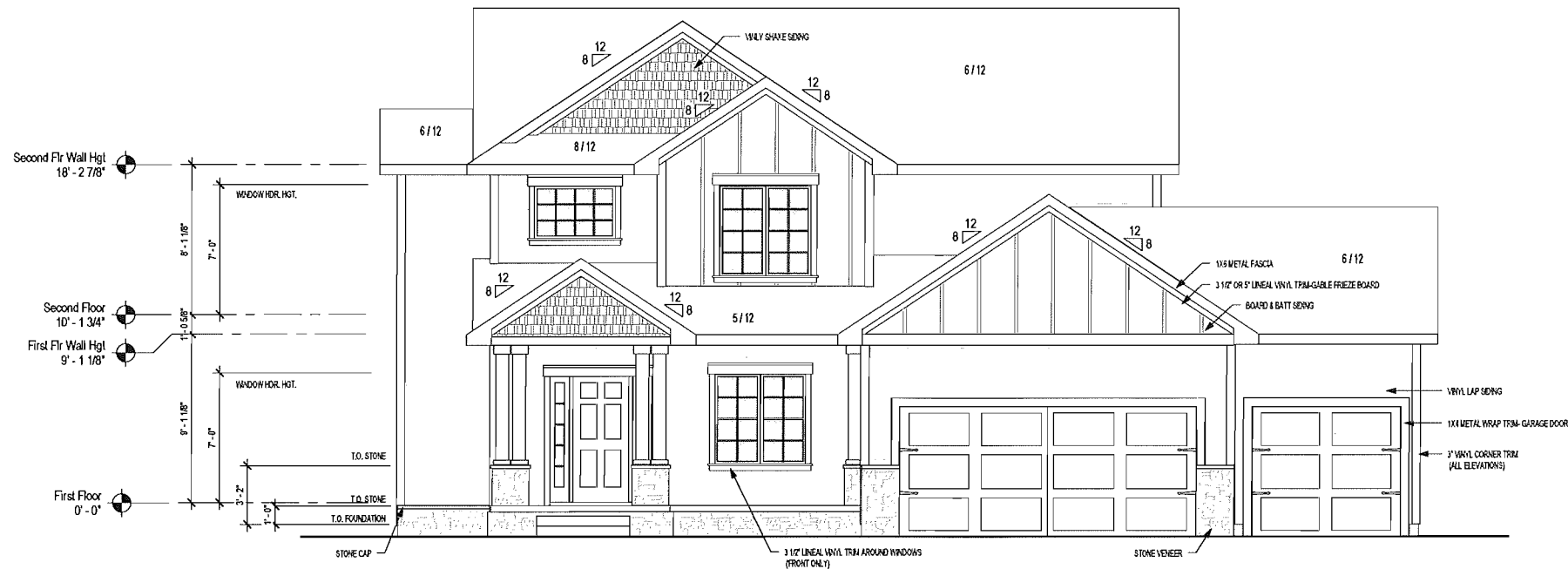
Floor Covering

3/16" = 1'-0"

THIS PAGE IS INTENDED TO BE PRINTED ON
24"X36" PAPER TO BE TO SCALE

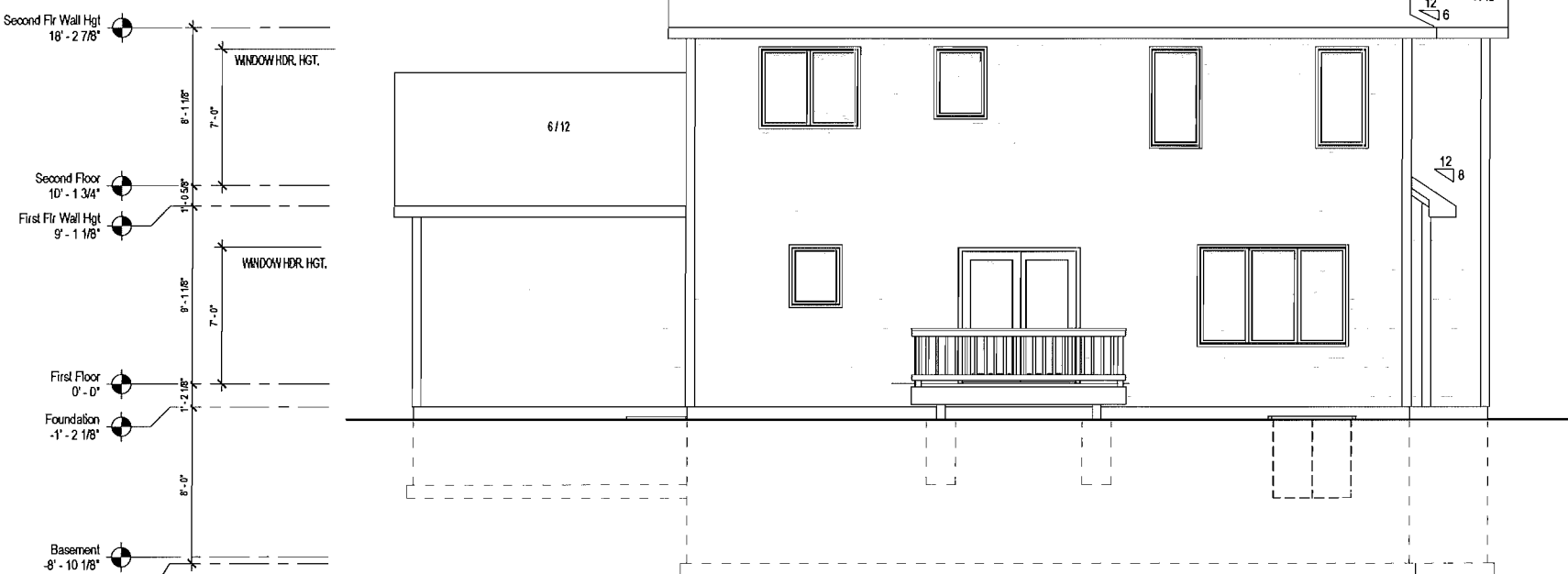
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1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

| ESTIMATED WALL... | |
|--|---------|
| 24" Board & Batten | 167 SF |
| Lap Siding | 3295 SF |
| Shake Material | 64 SF |
| Stone Veneer (estimated) 68 SF (the exposed surface of the wall) | |
| 1. THE ABOVE ESTIMATES ARE BASED ON THE ASSUMPTIONS OF THE WALL. | |
| 2. THE ABOVE ESTIMATES ARE BASED ON THE ASSUMPTIONS OF THE WALL. | |



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

Classic Builders
Roosevelt 2200 Base Plan

PROJECT ID: PDS 2487

ISSUE DATE:

DATE: 04-25-14

DATE: 04-30-14

DATE: 11-05-14

DATE: 11-28-14

REVISIONS:

DATE: 07-25-16

DATE: 09-12-16

DATE:

DATE:

Elevations

1/4" = 1'-0"

A.1

Classic Builders
Roosevelt 2200 Base Plan

PROJECT ID: PDS 2487

ISSUE DATE:

DATE: 04-25-14

DATE: 04-30-14

DATE: 11-05-14

DATE: 11-28-14

REVISIONS:

DATE: 07-25-16

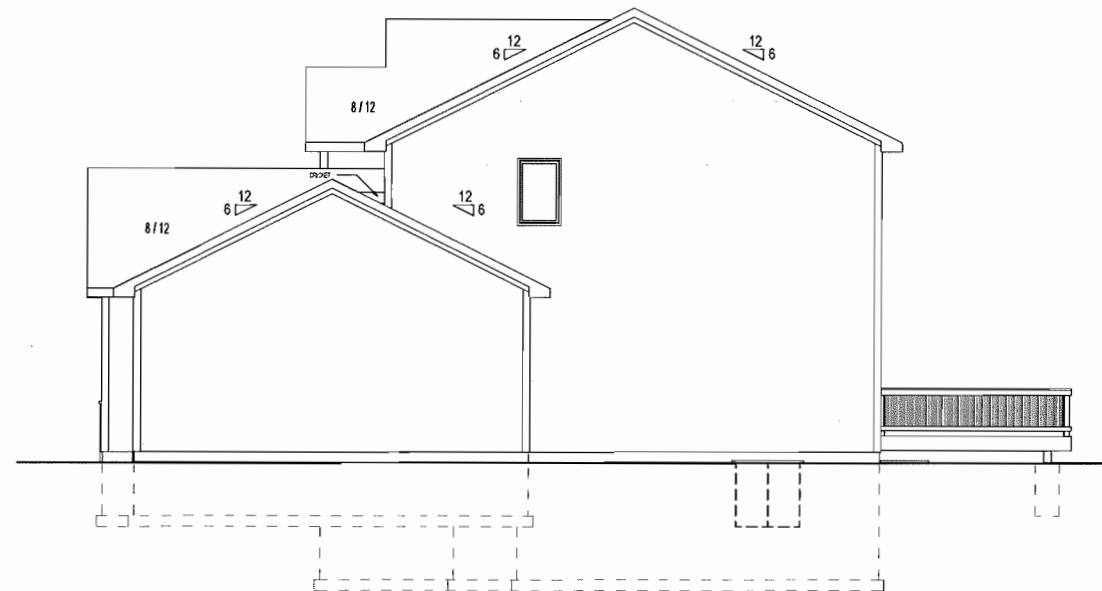
DATE: 09-12-16

DATE:

DATE:

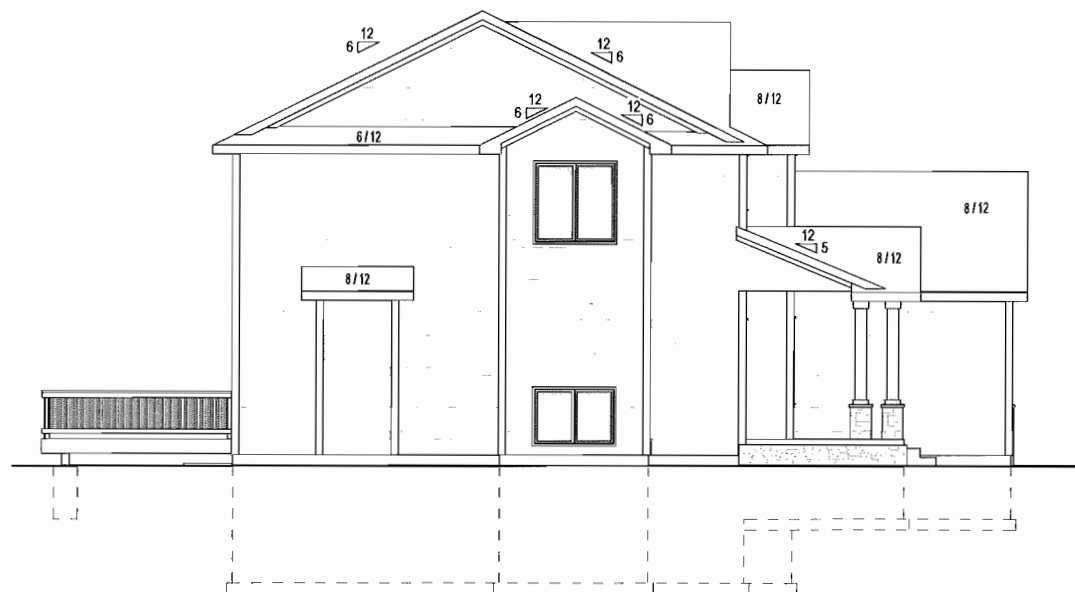
Elevations
As indicated

A.2



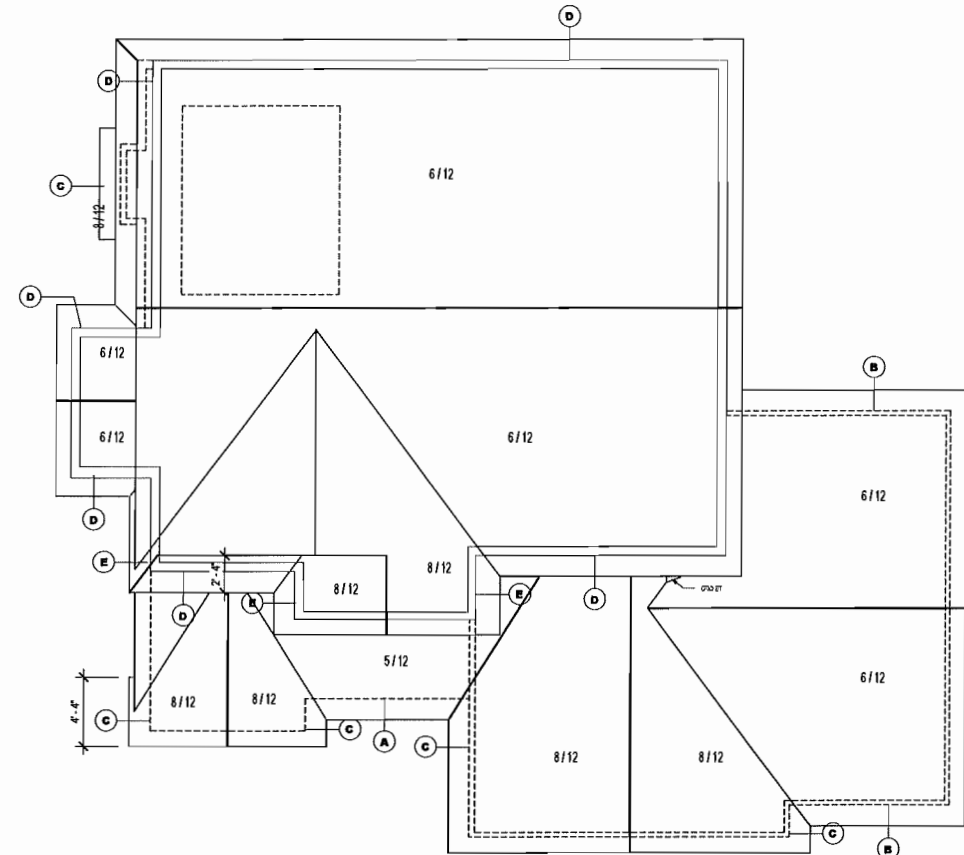
1 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

| | | |
|---------------------|-------------|-----------|
| WINDOW HOR. HGT. | 7'-0" | 8'-1 1/8" |
| Second Flr Wall Hgt | 18'-2 7/8" | |
| Second Floor | 10'-1 3/4" | |
| First Flr Wall Hgt | 9'-1 1/8" | |
| First Floor | 0'-0" | |
| Foundation | -1'-2 1/8" | |
| Basement | -8'-10 1/8" | |
| T.O. Footing | -9'-2 1/8" | |



2 LEFT ELEVATION
Scale: 3/16" = 1'-0"

| | | |
|---------------------|-------------|-----------|
| WINDOW HOR. HGT. | 7'-0" | 8'-1 1/8" |
| Second Flr Wall Hgt | 18'-2 7/8" | |
| Second Floor | 10'-1 3/4" | |
| First Flr Wall Hgt | 9'-1 1/8" | |
| First Floor | 0'-0" | |
| Foundation | -1'-2 1/8" | |
| Basement | -8'-10 1/8" | |
| T.O. Footing | -9'-2 1/8" | |



3 ROOF PLAN
Scale: 3/16" = 1'-0"

| SYMBOL | PLATE NOTE | PITCH | OVERHANG | HEEL HGT. |
|--------|------------|-------|----------|-----------|
| A | 8'-1 1/8" | 5/12 | 1'-4" | 5'-3 1/4" |
| B | 8'-1 1/8" | 5/12 | 1'-4" | 7" |
| C | 8'-1 1/8" | 5/12 | 1'-4" | 9'-5 1/4" |
| D | 18'-2 7/8" | 5/12 | 1'-4" | 7" |
| E | 18'-2 7/8" | 5/12 | 1'-4" | 9'-5 1/4" |

ALL RAISE OVERHANGS ARE 12" UNLESS NOTED

ESTIMATED ROOF SF
2809 SF

* RELATED PICTURE OF ROOF PLAN IS IN BLUE FROM THE EXISTING SURFACE OF THE ROOF.
1. THE AREA CLIMBED WHEN THE ROOF IS IN VALLEY.
2. ROOF AREA IS NOT TO BE INCLUDED.

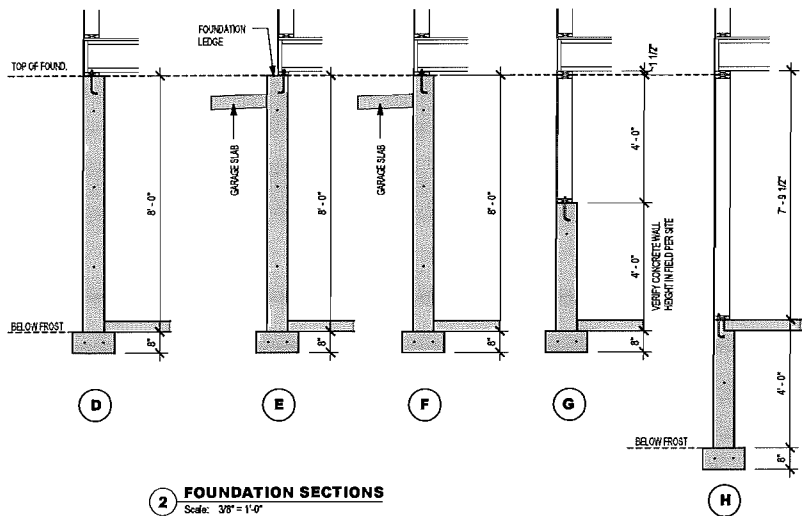
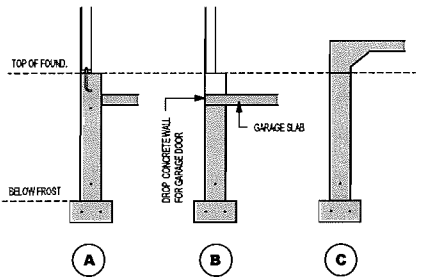
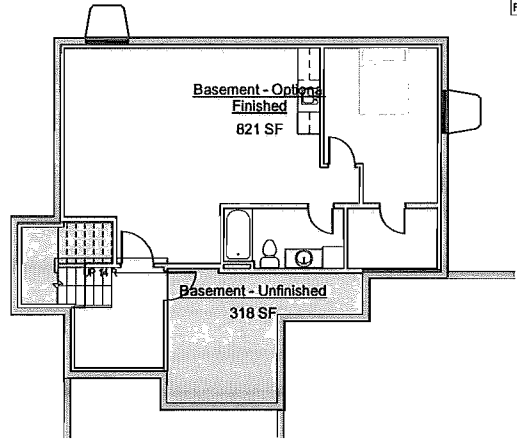
| WINDOW SCHEDULE | | | | | |
|-----------------|-----|------------------------|--------------------------------|------------------|---------------|
| ID | QTY | TYPE | ROUGH OPENINGS
WIDTH HEIGHT | HEADER
HEIGHT | SPECIAL NOTES |
| A | 1 | 3036 CA | 2'-6" | 3'-0" | |
| C | 1 | 3042-2 CA | 5'-0" | 3'-6" | |
| D | 3 | 6060 SLIDERS | 5'-0" | 5'-0" | Meets Egress |
| E | 1 | 5436-F | 4'-6" | 3'-0" | Fixed |
| F | 1 | 3048 CA | 2'-6" | 4'-0" | Meets Egress |
| G | 2 | 3060 CA | 2'-6" | 5'-0" | Meets Egress |
| H | 1 | 6048 SLIDERS | 5'-0" | 4'-0" | Meets Egress |
| I | 1 | 3060-3 CA | 7'-6" | 5'-0" | Meets Egress |
| L | 1 | 3042 CA | 2'-6" | 3'-6" | |
| Z | 2 | Basement Egress Window | | 7'-0" | |

| DOOR SCHEDULE | | | | | |
|---------------|-----|------------------------------|----------------|------------|-----------------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS | | SPECIAL NOTES |
| | | | WIDTH | HEIGHT | |
| D1 | 1 | 3-0 x 6-8 / 2-12" Sidelights | 5'-4 1/2" | 6'-11 1/4" | Entry Door |
| D2F | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated |
| D3 | 1 | 6-0 x 6-10 | 6'-0" | 6'-11" | 2-Panel Slider |
| D4 | 1 | 6'-0" x 7'-0" | 6'-3" | 7'-1 1/2" | Garage Door |
| D5 | 1 | 16-0 x 7'-0" | 16'-3" | 7'-1 1/2" | Garage Door |
| D8A | 1 | (2) 2-0 x 6-8 | 4'-2" | 6'-10 1/2" | |
| D9 | 9 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | |
| D9A | 2 | (2) 2-4 x 6-8 | 4'-10" | 6'-10 1/2" | |
| D10 | 5 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | |
| D11 | 3 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | |
| D12 | 1 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | |
| D14 | 1 | 2-4 x 6-8 | 4'-9" | 7'-1" | Pocket Door/Verify RO |

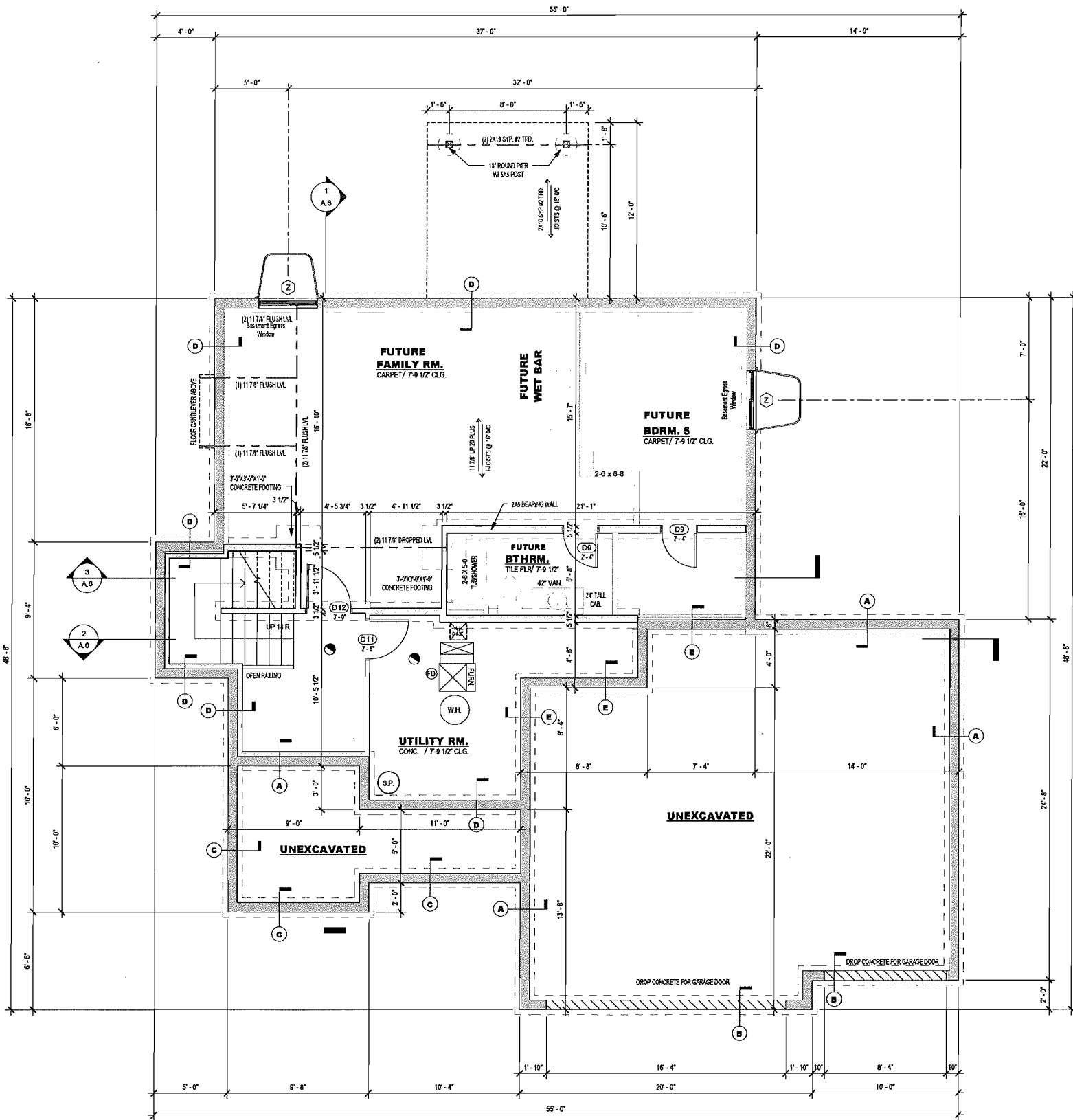
- GENERAL CONSTRUCTION NOTES**
- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 - 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - 3) ALL EXTERIOR HEADERS TO BE 12" X 10" OF #1 UNLESS NOTED OTHERWISE.
 - 4) USE 1" LUCKY (10#) 1" KING (10#) STUD ON EACH END UNLESS NOTED OTHERWISE.
 - 5) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
 - 6) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREA.
 - 7) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER SILL.
 - 8) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SHOVE ALIAS LOCATIONS.
 - 9) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE K GYP BOARD.
 - 10) SYMBOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD TO FOUNDATION OR BEAM HEADER BELOW.
 - 11) SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|------------------------------|---------|
| NAME | SQ. FT. |
| Basement - Optional Finished | 821 SF |
| Main Floor | 1133 SF |
| Second Floor | 1157 SF |
| Basement - Unfinished | 3111 SF |
| Garage | 735 SF |
| | 1063 SF |

| AREA SCHEDULE (4" FLATWORK) | | |
|-----------------------------|---------|-------------|
| LOCATION | AREA | CUBIC YARDS |
| Floor: Basement | 1026 SF | 12.7 CY |
| Floor: Front Porch | 146 SF | 1.8 CY |
| Floor: Basement | 891 SF | 8.5 CY |



2 FOUNDATION SECTIONS
Scale: 3/8" = 1'-0"



PLUM DESIGN SERVICES
1100 ALICE'S ROAD, WAUKESHA, WIS 53083-1100
TELEPHONE 515 978 6260 FAX 515 978 6261

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Classic Builders Roosevelt 2200 Base Plan

PROJECT ID: PDS 2487

ISSUE DATE:

DATE: 04-25-14

DATE: 04-30-14

DATE: 11-05-14

DATE: 11-28-14

REVISIONS:

DATE: 07-25-16

DATE: 09-12-16

DATE:

DATE:

Foundation
As indicated

A.3

Classic Builders Roosevelt 2200 Base Plan

PROJECT ID: PDS 2487

ISSUE DATE:
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DATE: 04-30-14
DATE: 11-05-14
DATE: 11-28-14

REVISIONS:
DATE: 07-25-16
DATE: 09-12-16
DATE:
DATE:

Main Floor
As indicated

A.4

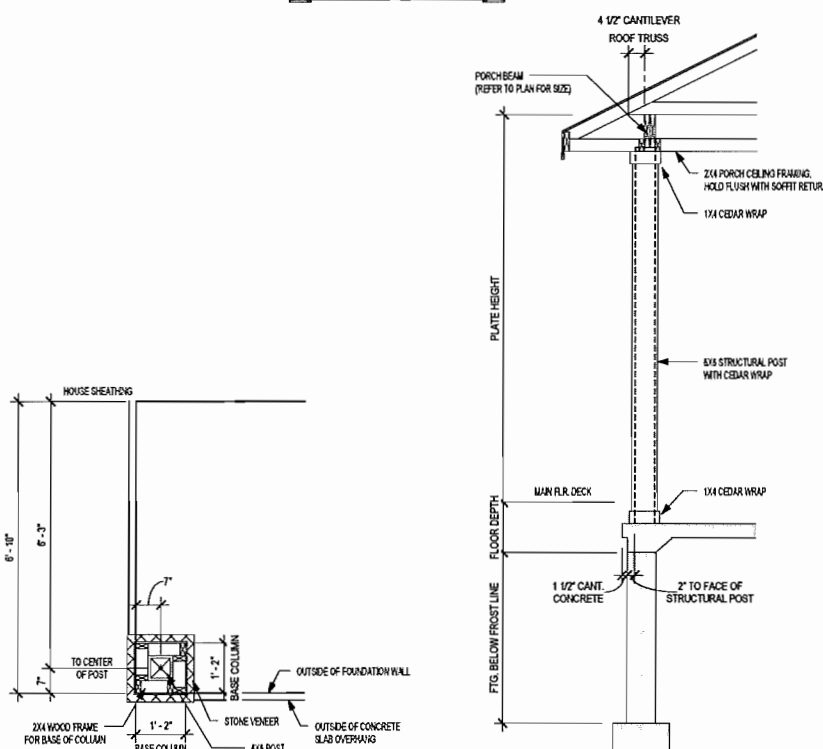
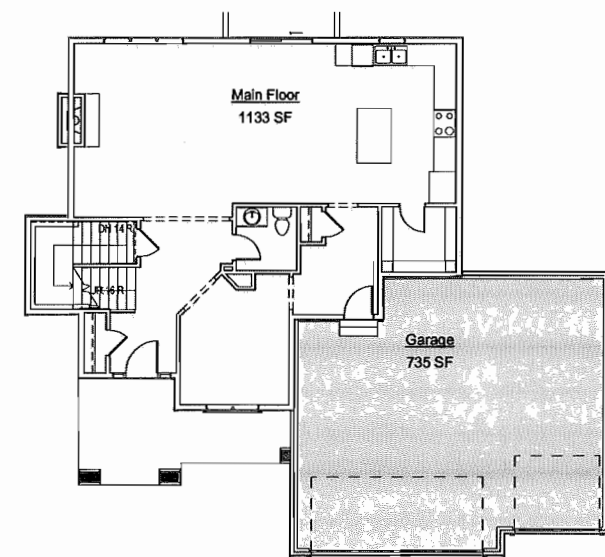
| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|------------------------|--------------------------------|------------------|---------------|--------------|
| ID | QTY | TYPE | ROUGH OPENINGS
WIDTH HEIGHT | HEADER
HEIGHT | SPECIAL NOTES | |
| A | 1 | 3036 CA | 2'-6" | 3'-0" | 7'-0" | |
| C | 1 | 3042-2 CA | 5'-0" | 3'-6" | 7'-0" | |
| D | 3 | 6060 SLIDERS | 5'-0" | 5'-0" | 7'-0" | Meets Egress |
| E | 1 | 5436 F | 4'-6" | 3'-0" | 7'-0" | Fixed |
| F | 1 | 3048 CA | 2'-6" | 4'-0" | 7'-0" | Meets Egress |
| G | 2 | 3060 CA | 2'-6" | 5'-0" | 7'-0" | Meets Egress |
| H | 1 | 6048 SLIDERS | 5'-0" | 4'-0" | 7'-0" | Meets Egress |
| I | 1 | 3060-3 CA | 7'-6" | 5'-0" | 7'-0" | Meets Egress |
| L | 1 | 3042 CA | 2'-6" | 3'-6" | 7'-0" | |
| Z | 2 | Basement Egress Window | 4'-8" | 7'-1" | | |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-----------------------------|--------------------------------|---------------|-----------------------|--|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS
WIDTH HEIGHT | SPECIAL NOTES | | |
| D1 | 1 | 3-0 x 6-8 / 2-12 Sidelights | 5'-4 1/2" | 6'-11 1/4" | Entry Door | |
| D2F | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated | |
| D3 | 1 | 6-0 x 6-10 | 6'-0" | 6'-11" | 2-Panel Slider | |
| D4 | 1 | 6'-0" x 7'-0" | 6'-3" | 7'-1 1/2" | Garage Door | |
| D5 | 1 | 16-0 x 7-0 | 16'-3" | 7'-1 1/2" | Garage Door | |
| D6A | 1 | (2) 2-0 x 6-8 | 4'-2" | 6'-10 1/2" | | |
| D9 | 9 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | | |
| D9A | 2 | (2) 2-4 x 6-8 | 4'-10" | 6'-10 1/2" | | |
| D10 | 5 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | | |
| D11 | 3 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | | |
| D12 | 1 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | | |
| D14 | 1 | 2-4 x 6-8 | 4'-8" | 7'-1" | Pocket Door/Verify RD | |

GENERAL CONSTRUCTION NOTES

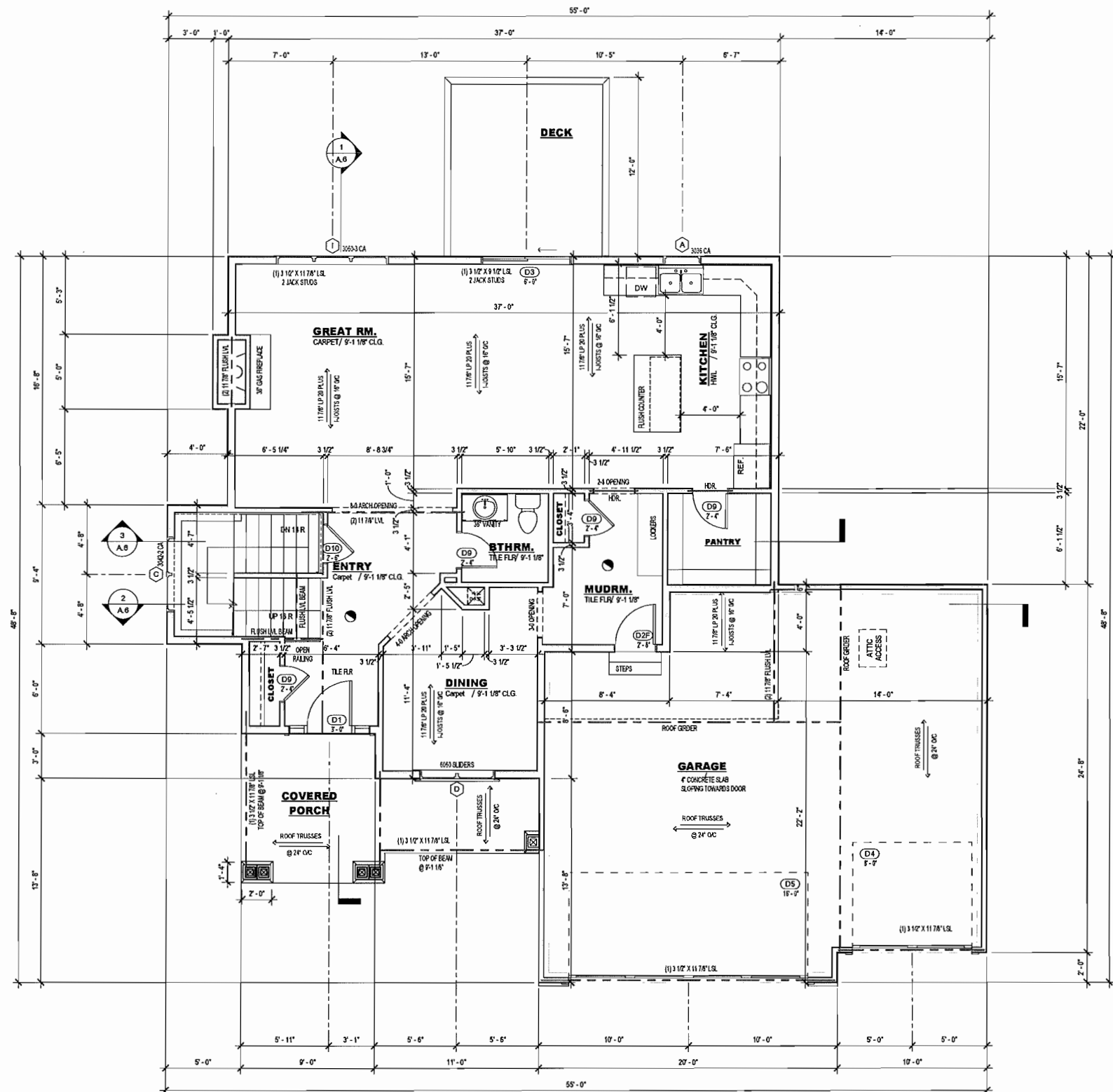
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- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (J) 2X10 OR 4R UNLESS NOTED OTHERWISE. USE 1 JACK (JS) & 1 KING (KS) STUD ON EACH END UNLESS NOTED OTHERWISE.
- 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
- 5) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER SILL.
- 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GIP BOARD.
- 9) SYMBOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
- 10) SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|------------------------------|---------|
| NAME | SQ. FT. |
| Basement - Optional Finished | 821 SF |
| Main Floor | 1133 SF |
| Second Floor | 1157 SF |
| | 3111 SF |
| Basement - Unfinished | 318 SF |
| Garage | 735 SF |
| | 1053 SF |



1 Stone Column
Scale: 1/2" = 1'-0"

2 PORCH COLUMN DETAIL
Scale: 1/2" = 1'-0"



Classic Builders Roosevelt 2200 Base Plan

PROJECT ID: PDS 2487

ISSUE DATE:

DATE: 04-25-14

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REVISIONS:

DATE: 07-25-16

DATE: 09-12-16

DATE:

DATE:

Second Floor
As indicated

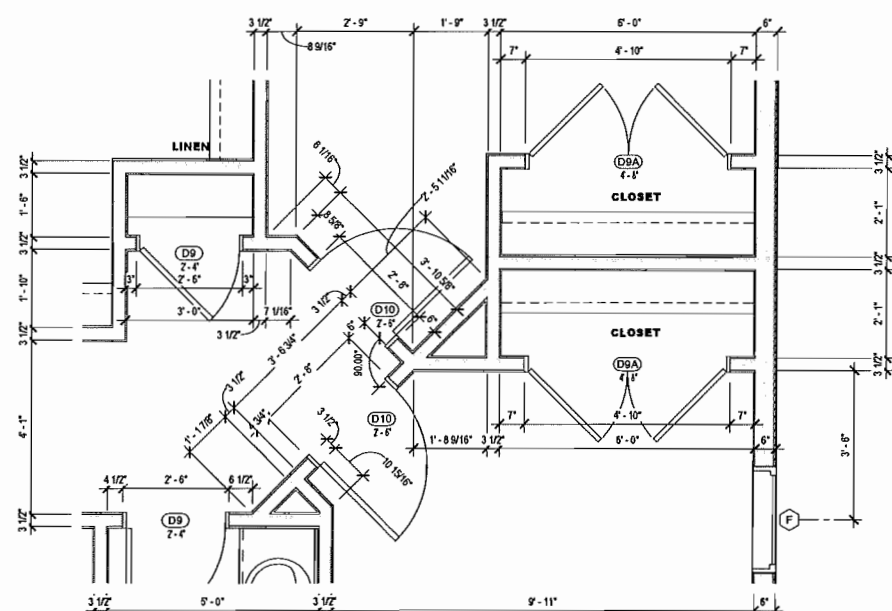
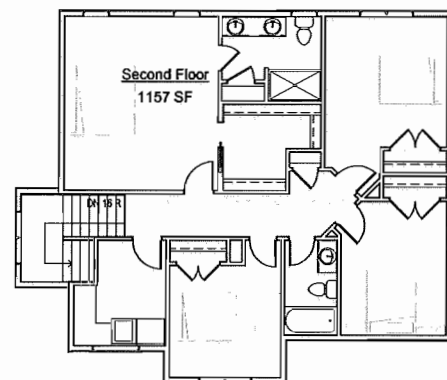
A.5

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|------------------------|-------------------------|--------|------------------|---------------|
| ID | QTY | TYPE | ROUGH OPENINGS
WIDTH | HEIGHT | HEADER
HEIGHT | SPECIAL NOTES |
| A | 1 | 3036 CA | 2'-6" | 3'-0" | 7'-0" | |
| C | 1 | 3042-2 CA | 5'-0" | 3'-6" | 3'-0" | |
| D | 3 | 6060 SLIDERS | 5'-0" | 5'-0" | 7'-0" | Meets Egress |
| E | 1 | 5436 F | 4'-6" | 3'-0" | 7'-0" | Fixed |
| F | 1 | 3048 CA | 2'-6" | 4'-0" | 7'-0" | Meets Egress |
| G | 2 | 3050 CA | 2'-6" | 5'-0" | 7'-0" | Meets Egress |
| H | 1 | 6048 SLIDERS | 5'-0" | 4'-0" | 7'-0" | Meets Egress |
| I | 1 | 3050-3 CA | 7'-6" | 5'-0" | 7'-0" | Meets Egress |
| L | 1 | 3042 CA | 2'-6" | 3'-6" | 7'-0" | |
| Z | 2 | Basement Egress Window | | | 7'-0" | |

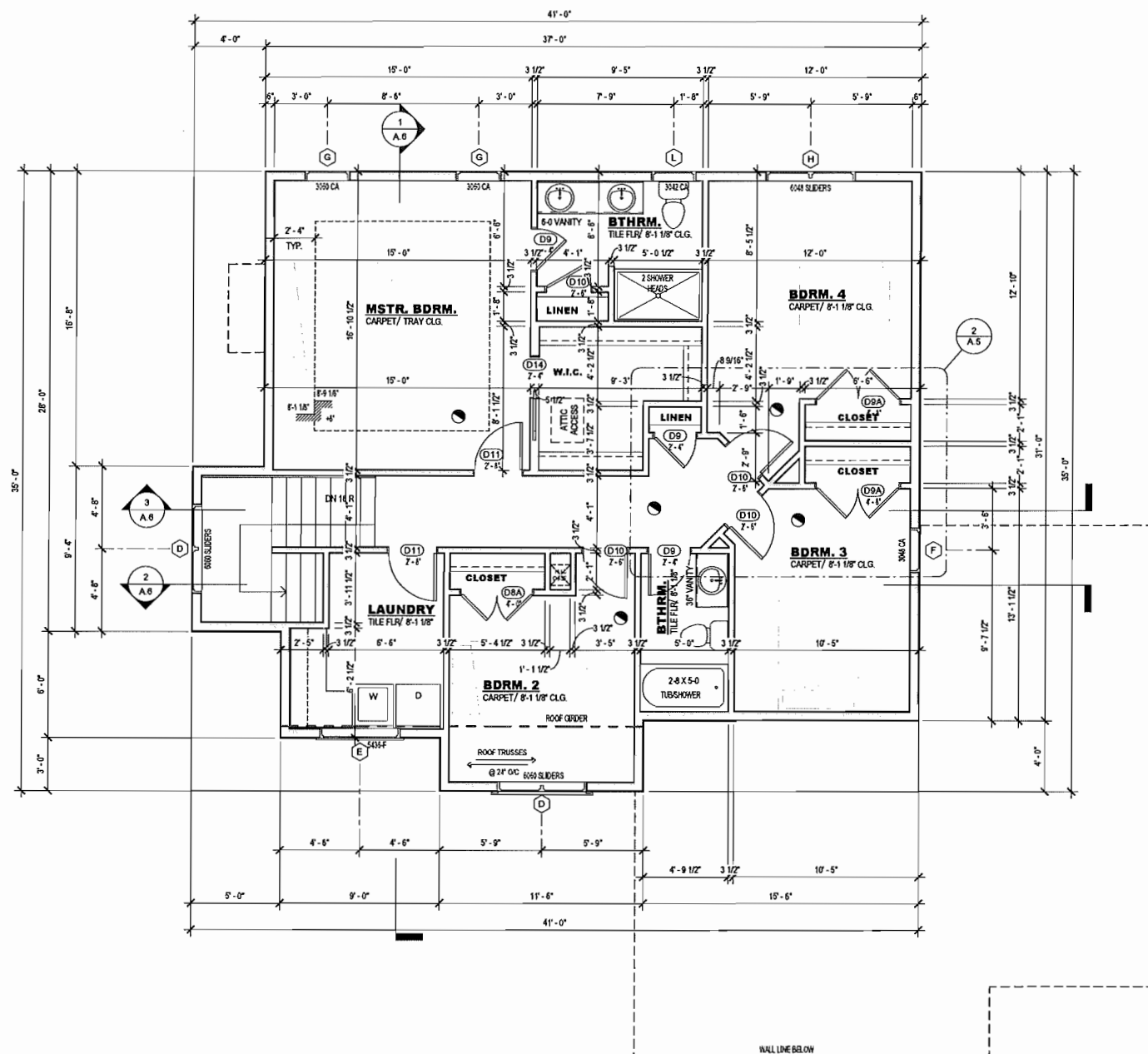
| DOOR SCHEDULE | | | | | | |
|---------------|-----|------------------------------|-------------------------|------------|-----------------------|--|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS
WIDTH | HEIGHT | SPECIAL NOTES | |
| D1 | 1 | 3-0 x 6-8 / 2-12" Sidelights | 5'-4 1/2" | 6'-11 1/4" | Entry Door | |
| D2F | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated | |
| D3 | 1 | 6-0 x 6-10 | 6'-0" | 6'-11" | 2-Panel Slider | |
| D4 | 1 | 6-0" x 7'-0" | 6'-3" | 7'-1 1/2" | Garage Door | |
| D5 | 1 | 16-0 x 7-0 | 16'-3" | 7'-1 1/2" | Garage Door | |
| D8A | 1 | (2) 2-0 x 6-8 | 4'-2" | 6'-10 1/2" | | |
| D9 | 9 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | | |
| D10A | 2 | (2) 2-4 x 6-8 | 4'-10" | 6'-10 1/2" | | |
| D10 | 5 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | | |
| D11 | 3 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | | |
| D12 | 1 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | | |
| D14 | 1 | 2-4 x 6-8 | 4'-9" | 7'-1" | Pocket Door/Verify RO | |

| GENERAL CONSTRUCTION NOTES | |
|----------------------------|---|
| 1) | EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY. |
| 2) | INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD. |
| 3) | ALL EXTERIOR HEADERS TO BE (2) 2X10 IF #2 UNLESS NOTED OTHERWISE. |
| 4) | USE 1 JACK (S) & 1 KING (S) STUD ON EACH END UNLESS NOTED OTHERWISE. |
| 5) | ALL HEADERS AND BEAMS ARE DROPPED BELOW DECKPLATE UNLESS NOTED AS FLUSH. |
| 6) | 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS. |
| 7) | ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER SILL. |
| 8) | REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS. |
| 9) | GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD. |
| 10) | SYMBOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD. |
| 11) | SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW. |

| AREA SCHEDULE | |
|------------------------------|---------|
| NAME | SQ FT |
| Basement - Optional Finished | 821 SF |
| Main Floor | 1133 SF |
| Second Floor | 1157 SF |
| | 3111 SF |
| Basement - Unfinished | 318 SF |
| Garage | 735 SF |
| | 1053 SF |



2 ENLARGED HALLWAY
Scale: 1/2" = 1'-0"





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Classic Builders
Roosevelt 2200 Base Plan

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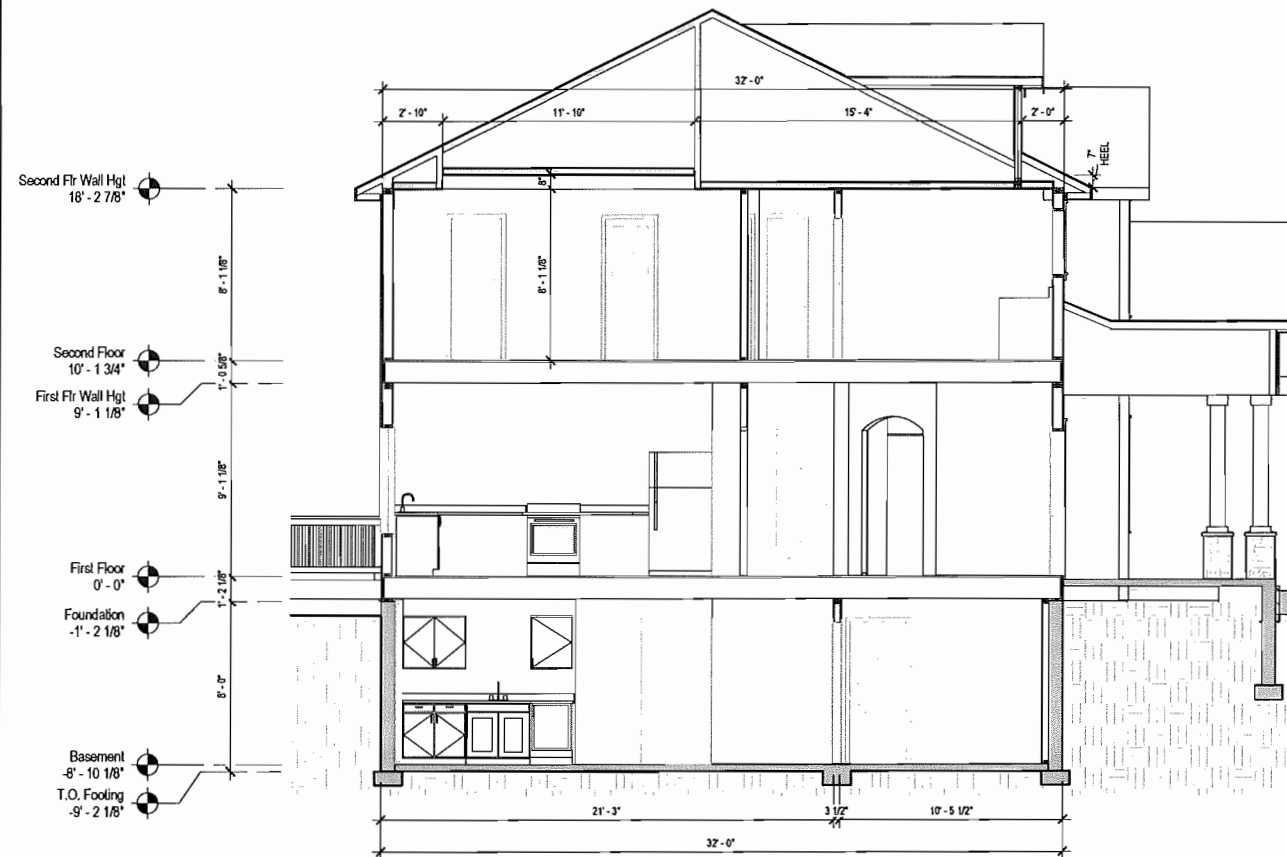
REVISIONS:

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DATE:
DATE:

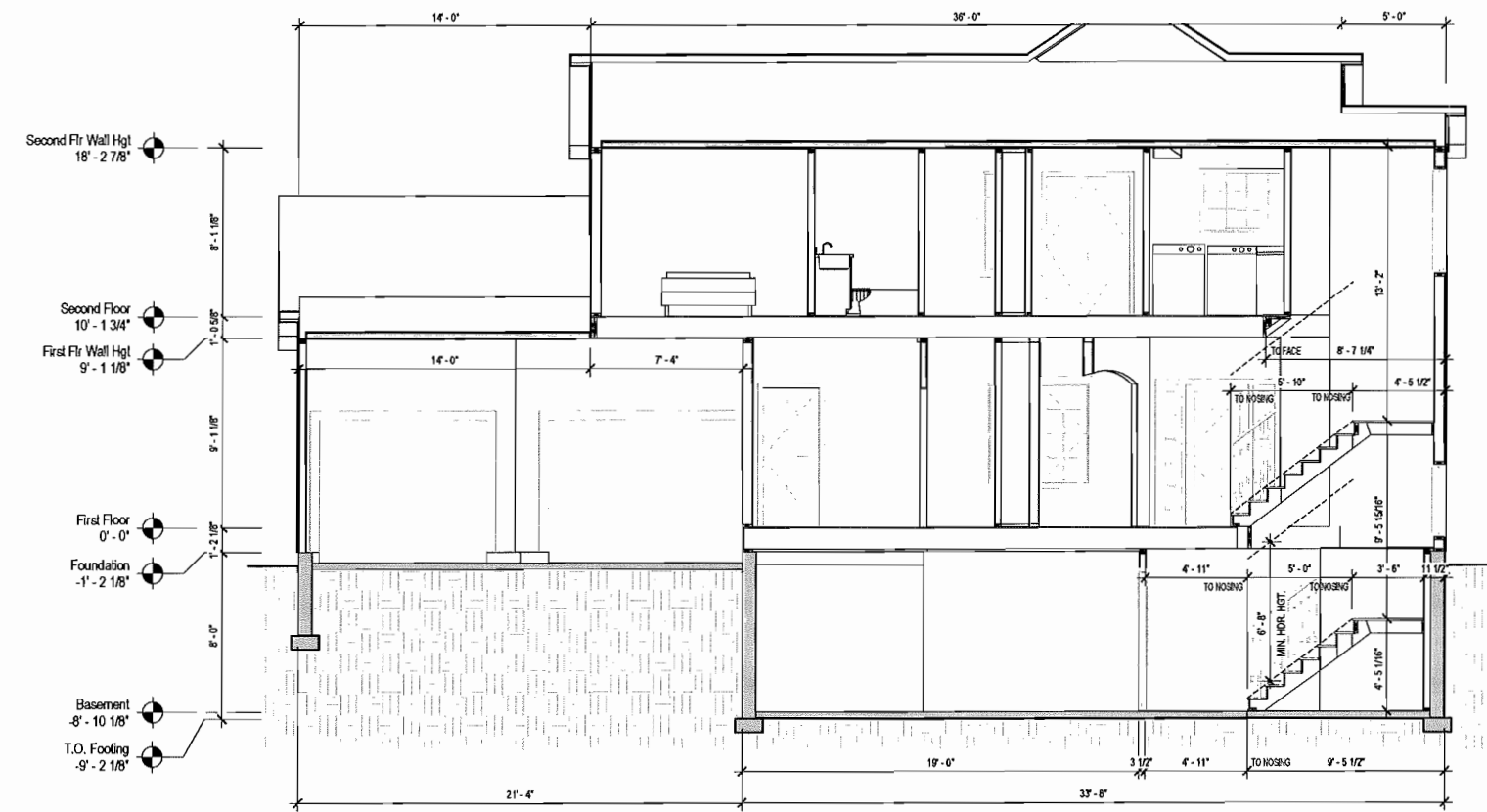
Building Sections

As indicated

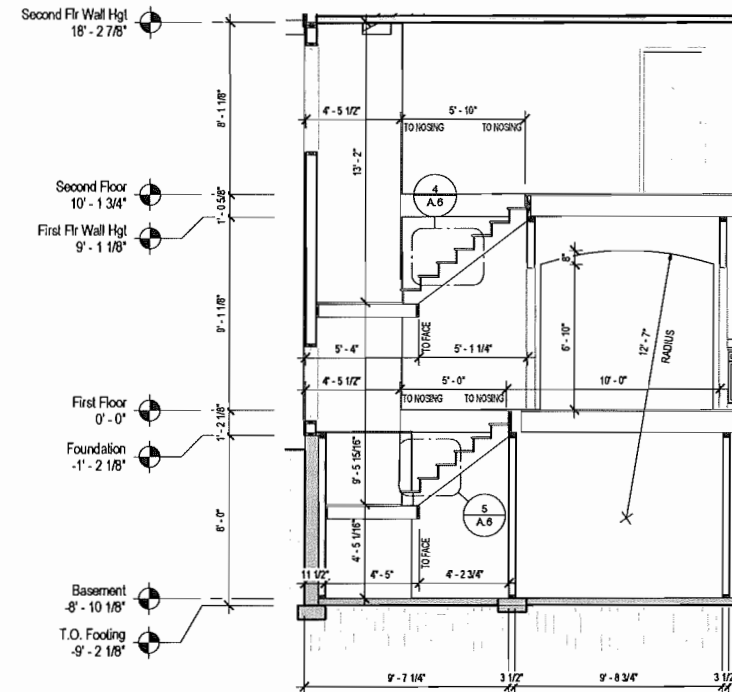
A.6



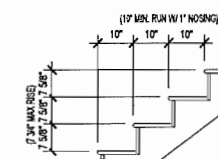
1 MASTER BEDROOM SECTION
Scale: 1/4" = 1'-0"



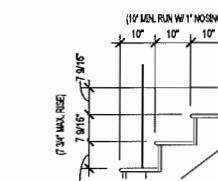
2 STAIR SECTION
Scale: 1/4" = 1'-0"



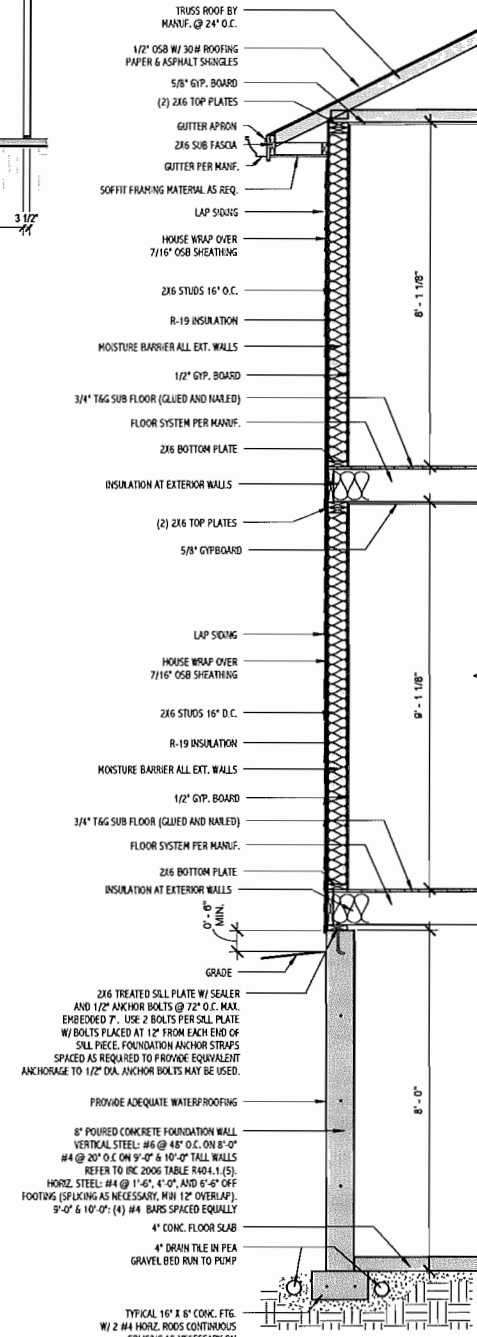
3 STAIR SECTION 1
Scale: 1/4" = 1'-0"



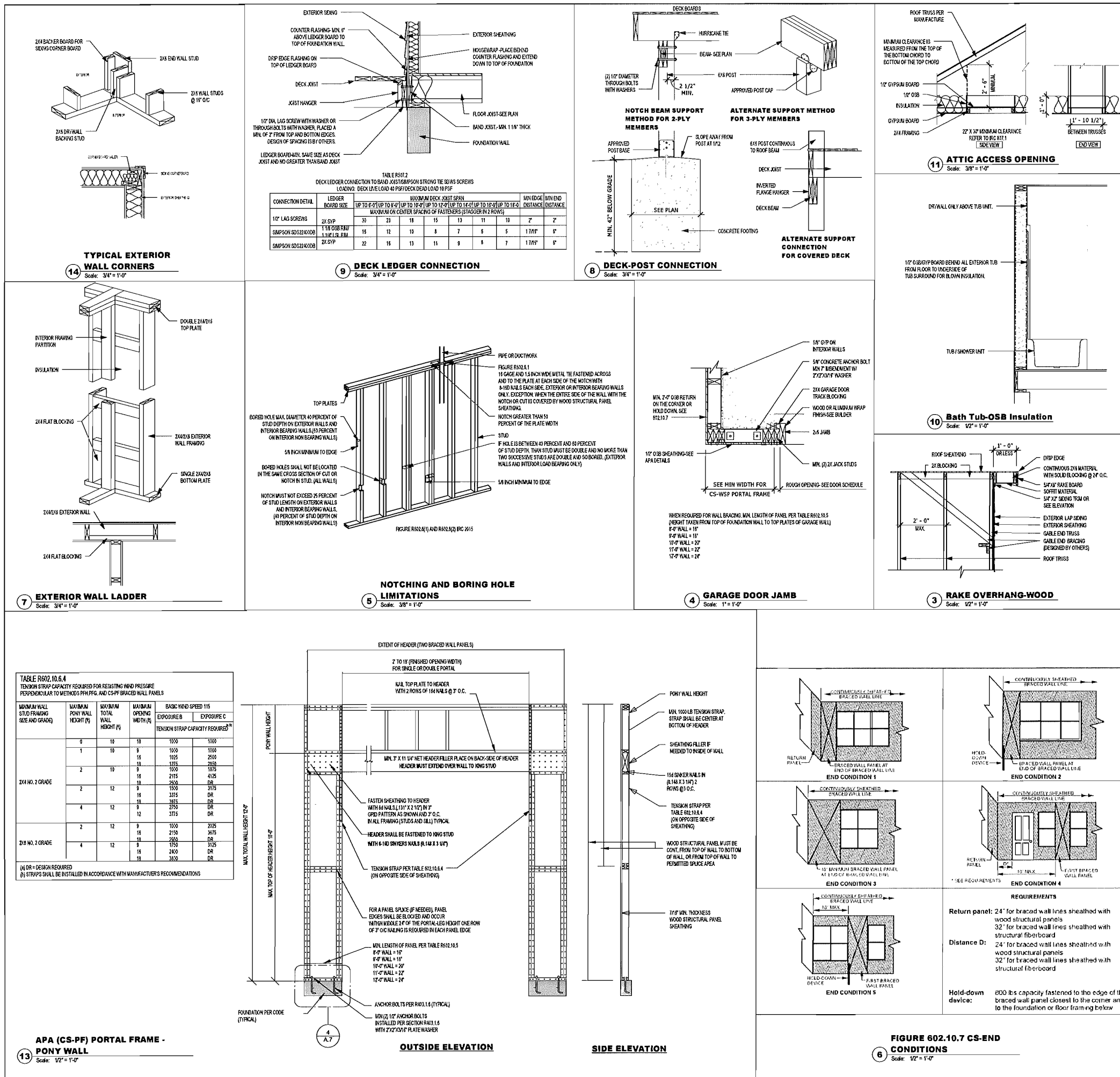
4 UPPER STAIRS CALLOUT
Scale: 1/2" = 1'-0"



5 LOWER STAIRS CALLOUT
Scale: 1/2" = 1'-0"



6 TYPICAL WALL DETAIL
Scale: 1/2" = 1'-0"





PLUM DESIGN SERVICES
1100 ALKE'S ROAD, WAUKEG, IOWA 50263-1100
TELEPHONE 515 978 6260 FAX 515 978 6261

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Classic Builders
Roosevelt 2200 Base Plan

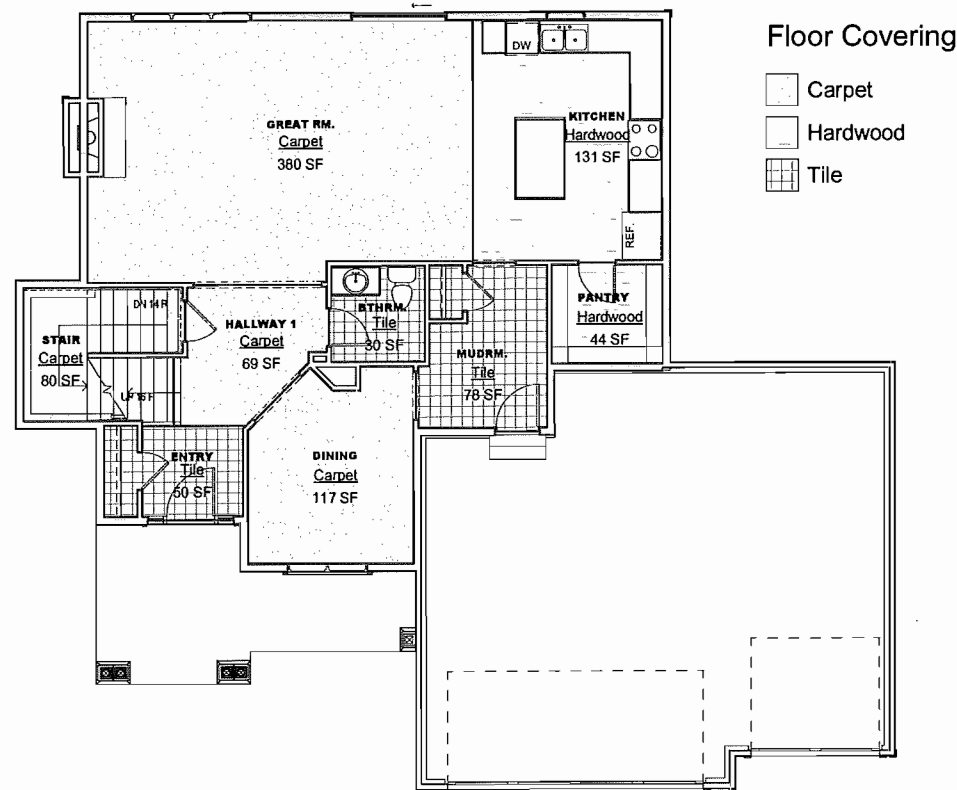
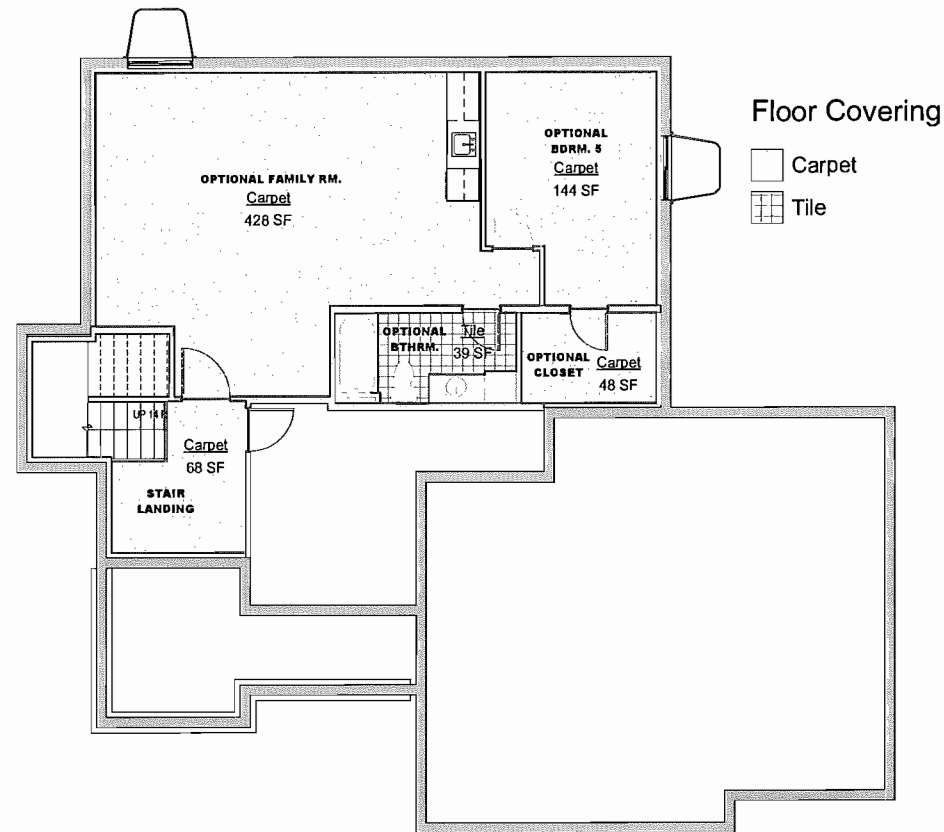
PROJECT ID: PDS 2487

ISSUE DATE:
DATE: 04-25-14
DATE: 04-30-14
DATE: 11-05-14
DATE: 11-28-14

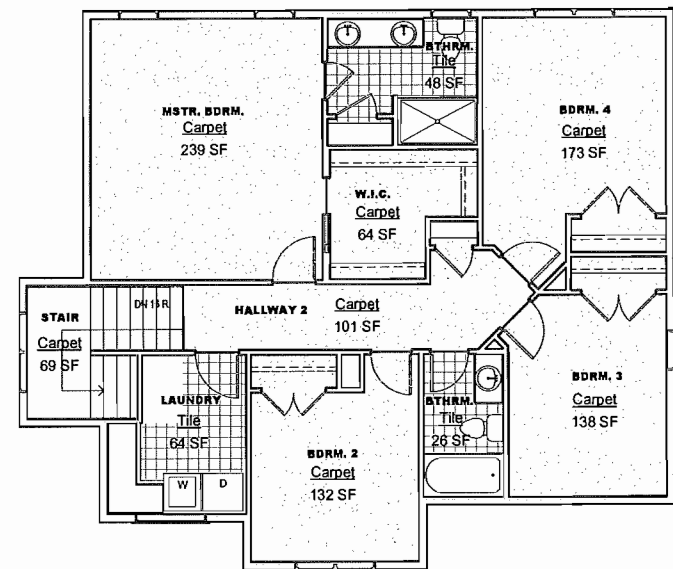
REVISIONS:
DATE: 07-25-16
DATE: 09-12-16
DATE:
DATE:

Floor Coverings
3/16" = 1'-0"

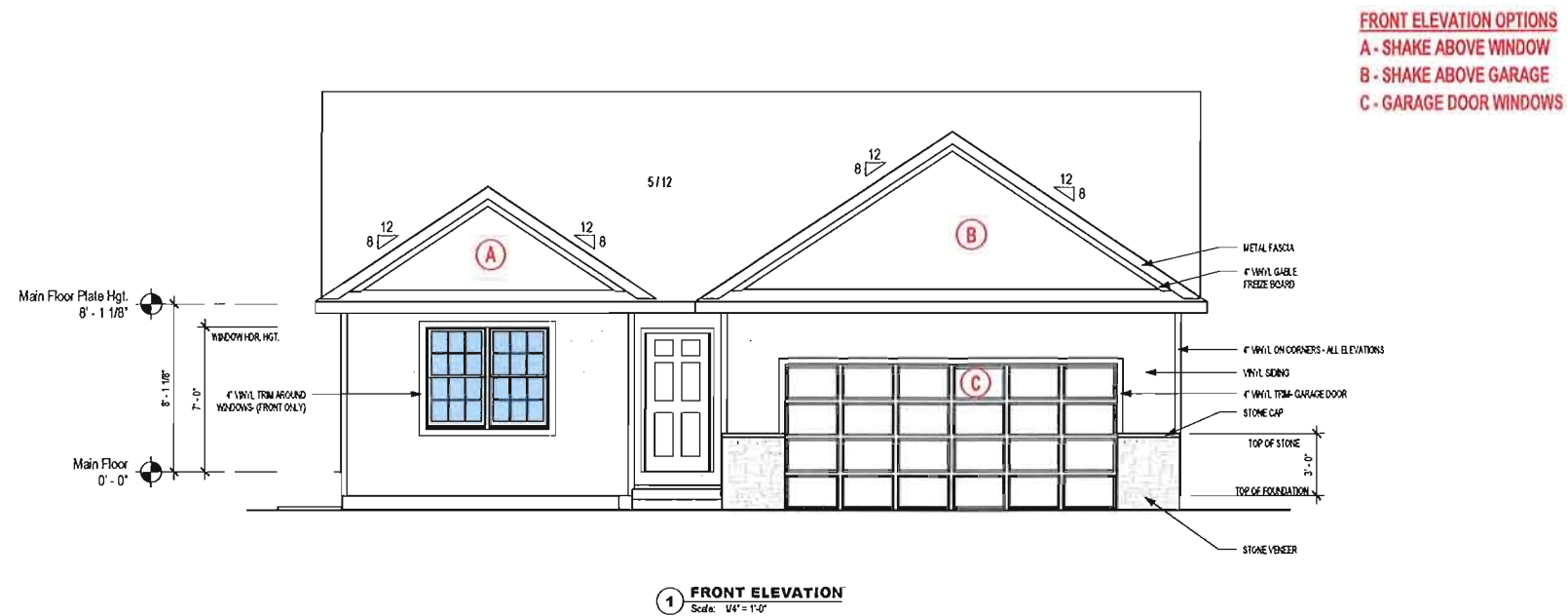
F.1



| AREA SCHEDULE (FLOOR COVERING) | | |
|--------------------------------|--------|--------------|
| Name | Area | Level |
| Carpet | 688 SF | Basement |
| Tile | 39 SF | Basement |
| Carpet | 646 SF | First Floor |
| Hardwood | 174 SF | First Floor |
| Tile | 157 SF | First Floor |
| Carpet | 915 SF | Second Floor |
| Tile | 138 SF | Second Floor |



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| ESTIMATED WALL CLADDING SF | |
|----------------------------|---------|
| Stone Veneer | 23 SF |
| Vinyl Siding | 2052 SF |

* SQUARE FOOTAGE OF GLASS IS BASED ON THE FOLLOWING: (1) PICTURE WINDOW OF 5'6" H x 6' L (2) 4'0" x 6'0" GLASS GARAGE DOOR (3) 6'0" x 6'0" GLASS GARAGE DOOR WINDOW (4) 6'0" x 6'0" GLASS GARAGE DOOR WINDOW



Classic Builders
Stonehaven Hamilton - NP

PROJECT ID: PDS 3301

ISSUE DATE:

DATE: 06-30-16

DATE:

DATE:

DATE:

REVISIONS:

DATE:

DATE:

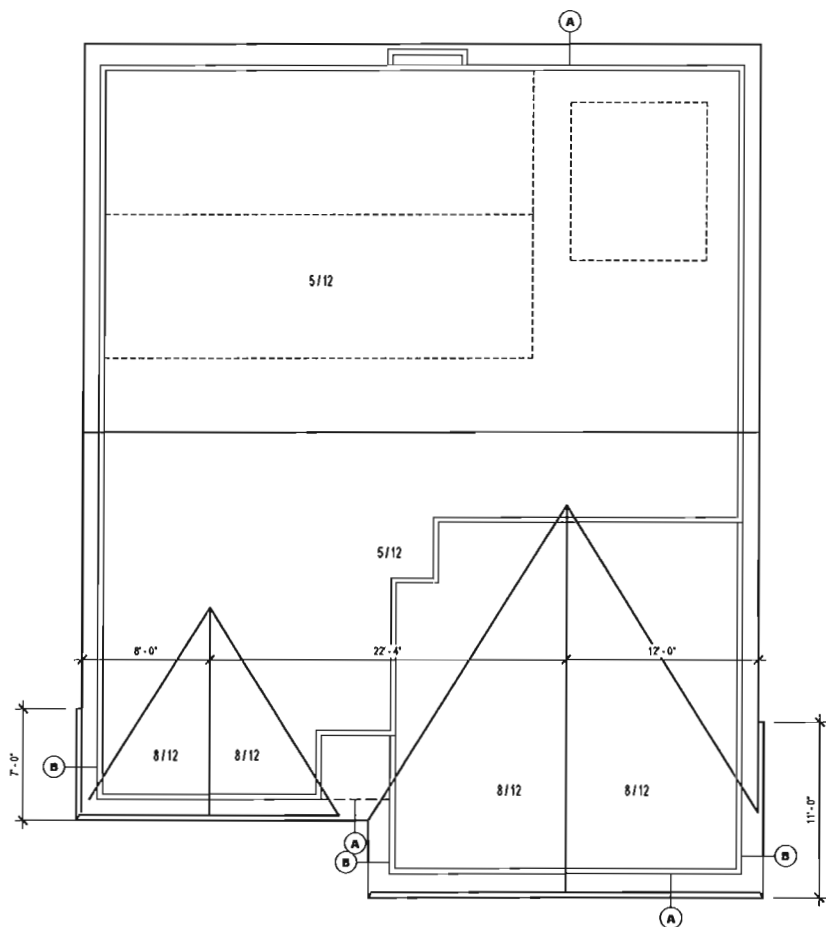
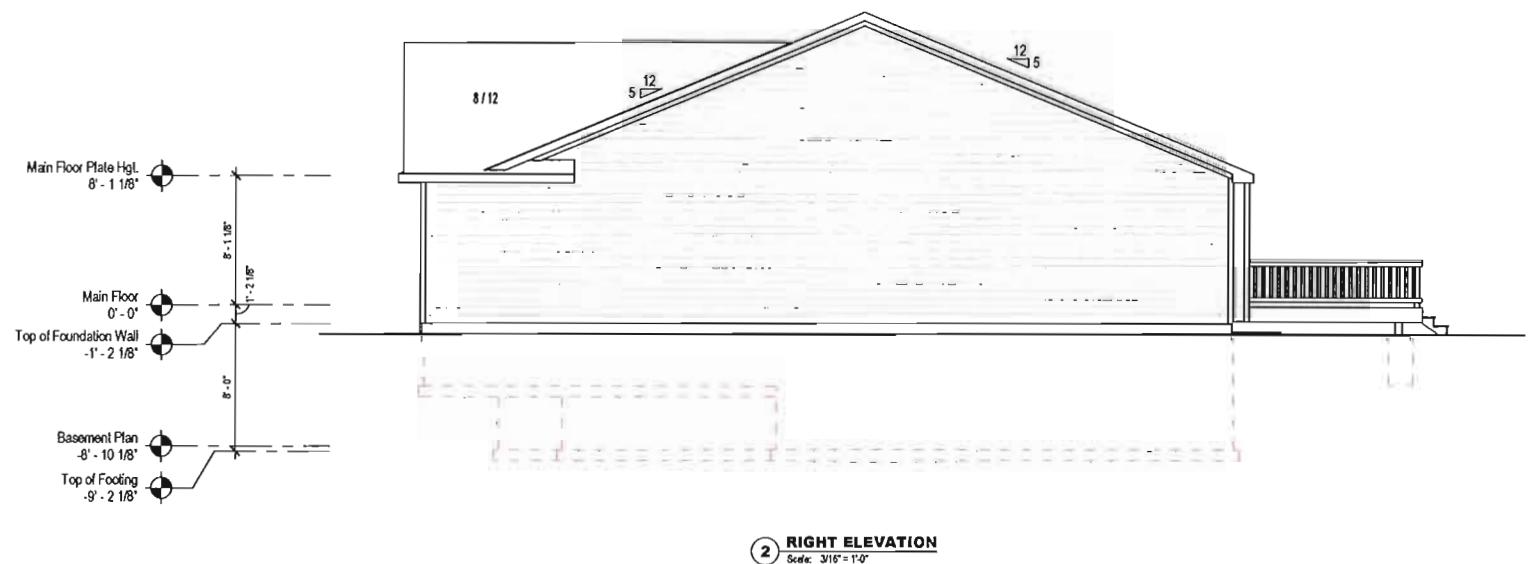
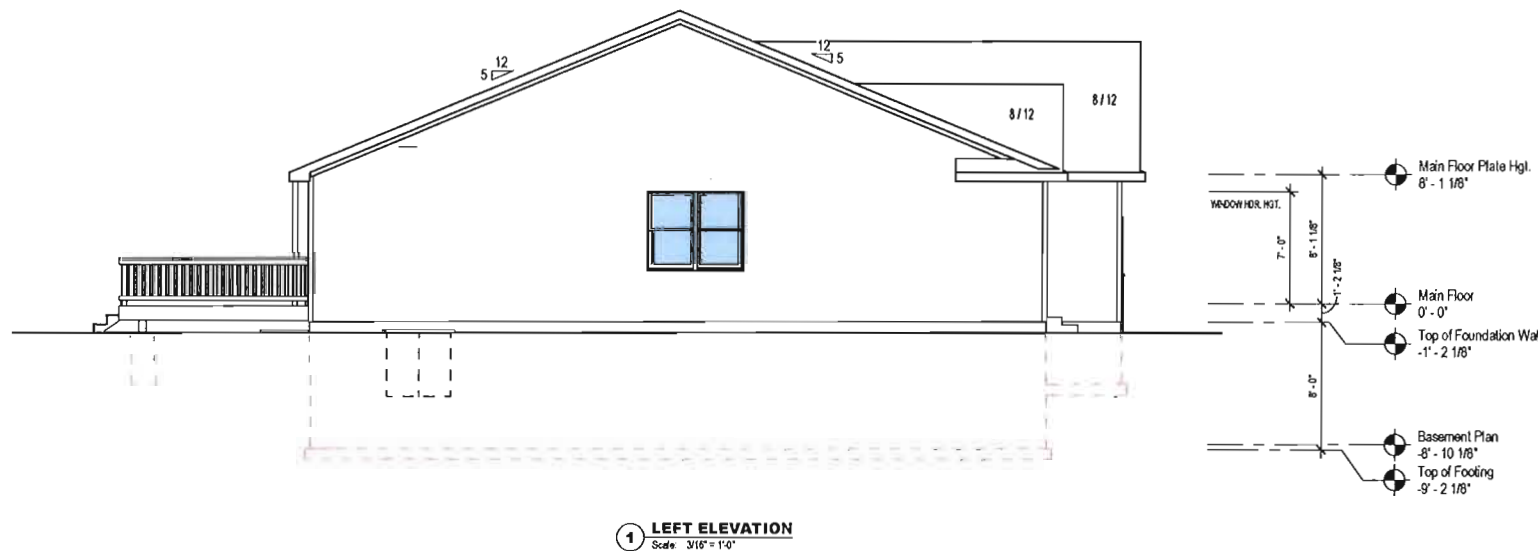
DATE:

DATE:

Elevations

1/4" = 1'-0"

A.1



| ROOF PLAN LEGEND | | | | |
|------------------|-----------|-------|----------|-----------|
| SYMBOL | WALL HGT. | PITCH | OVERHANG | HEEL HGT. |
| A | 8'-1 1/8" | 5/12 | 1'-4" | 7" |
| B | 8'-1 1/8" | 5/12 | 1'-4" | 11" |

ALL RAISE OVERHANGS ARE 12" UNLESS NOTED

| ESTIMATED ROOF SF | |
|-------------------|--|
| 2580 SF | |

- TO AVOID OVERLAP OF ROOF WITH EXISTING ROOF, THE EXISTING ROOF OF THE FLOOR, 1" HAS BEEN INCLUDED IN THE TOTAL ROOF AREA. 2" HAS BEEN INCLUDED IN THE TOTAL ROOF AREA.

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|-----------------|----------------------|-----------------------|---------------|---|
| WINDOW ID | QTY | TYPE | ROUGH OPENINGS WIDTH | ROUGH OPENINGS HEIGHT | HEADER HEIGHT | SPECIAL NOTES |
| A | 3 | 3660-2 SH | 6'-0" | 5'-0" | 7'-0" | Meets Egress |
| B | 2 | 3660 SH | 5'-0" | 5'-0" | 7'-0" | Meets Egress |
| C | 2 | Basement Egress | 4'-0" | 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company |

| DOOR SCHEDULE | | | | |
|---------------|-----|-------------------|----------------------|-----------------------|
| DOOR ID | QTY | DOOR SIZE | ROUGH OPENINGS WIDTH | ROUGH OPENINGS HEIGHT |
| D1 | 1 | 3-0 x 6-8 Entry | 3'-2 1/2" | 5'-11 1/4" |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" | 5'-11 1/4" |
| D3 | 1 | 6-0 x 6-10 | 6'-0" | 6'-11" |
| D4 | 1 | 16-0 x 7-0 OH | 16'-3" | 7'-1 1/2" |
| D5 | 1 | 2-0 x 6-8 | 2'-2" | 5'-10 1/2" |
| D6 | 2 | 2-4 x 6-8 | 2'-6" | 5'-10 1/2" |
| D7 | 4 | 2-6 x 6-8 | 2'-8" | 5'-10 1/2" |
| D8 | 1 | 2-8 x 6-8 | 2'-10" | 5'-10 1/2" |
| D9 | 2 | 3-0 x 6-8 | 3'-2" | 5'-10 1/2" |
| D10 | 1 | 2-8 x 6-8 | 2'-10" | 5'-10 1/2" |
| D11 | 2 | 3-0 x 6-8 | 3'-2" | 5'-10 1/2" |
| D12 | 2 | 3-0 x 6-8 | 3'-2" | 5'-10 1/2" |
| D13 | 1 | 5-0 x 6-8 | 5'-2" | 5'-10 1/2" |
| D14 | 2 | 5-0 x 6-8 | 5'-1 1/2" | 5'-10" |
| D15 | 2 | 2-4 x 6-8 | 4'-9" | 7'-1" |

GENERAL CONSTRUCTION NOTES

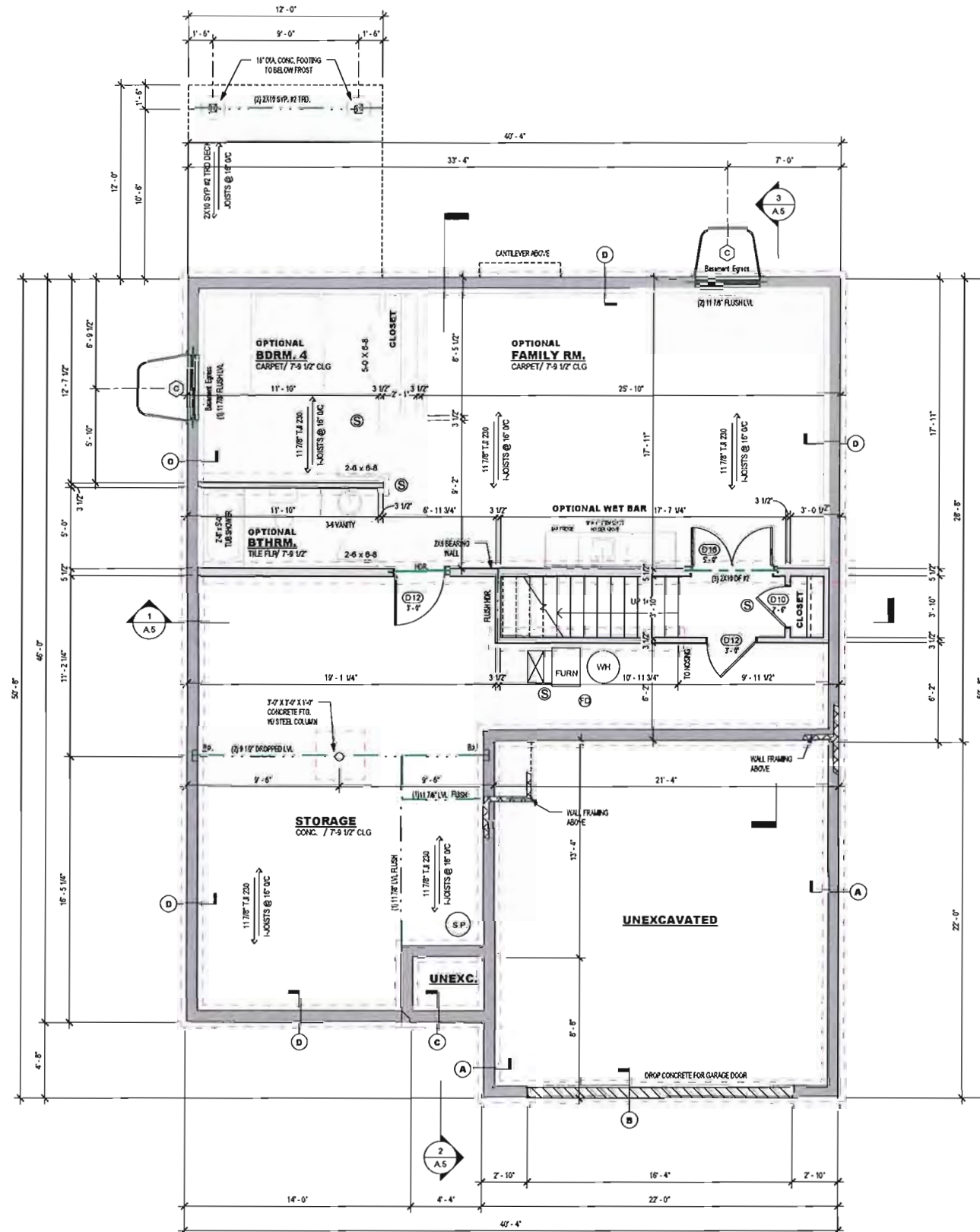
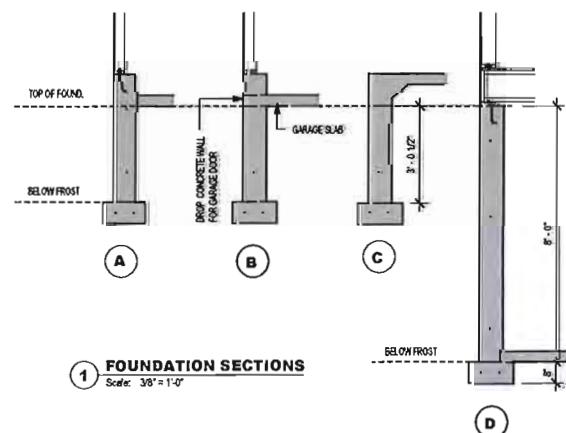
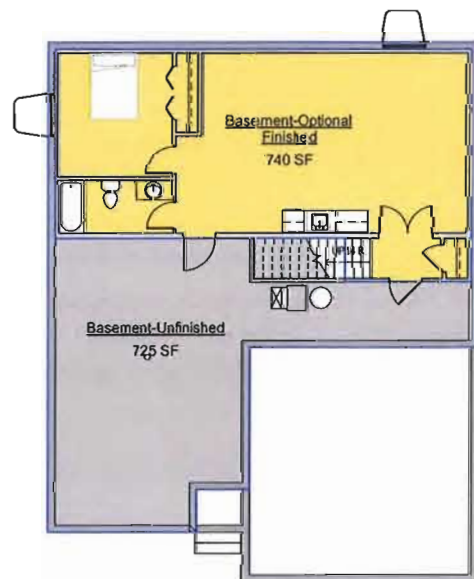
- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (2) 2X10 OF #1 UNLESS NOTED OTHERWISE. USE 1 INCH (2) 1X12 JOIST ON EACH END UNLESS NOTED OTHERWISE.
- 4) ALL HEADINGS AND BEAMS ARE SHIPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
- 5) 20 MINUTE FIRE DOOR IN SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED AND UNDER SILL.
- 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
- 9) S/M/CL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
- 10) S/M/CL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

AREA SCHEDULE

| NAME | SQ FT |
|----------------------------|---------|
| Basement-Optional Finished | 740 SF |
| Main Floor | 1470 SF |
| | 2211 SF |
| Basement-Unfinished | 725 SF |
| Garage | 470 SF |
| | 1195 SF |
| Grand total: 4 | 3406 SF |

CONCRETE SCHEDULE (4" CONCRETE)

| LOCATION | SQUARE FEET AREA | CUBIC YARDS |
|---------------------|------------------|-------------|
| Floor Front Porch | 17 SF | 0.2 CY |
| Floor Basement Slab | 1352 SF | 16.3 CY |
| Floor Garage Slab | 455 SF | 5.6 CY |

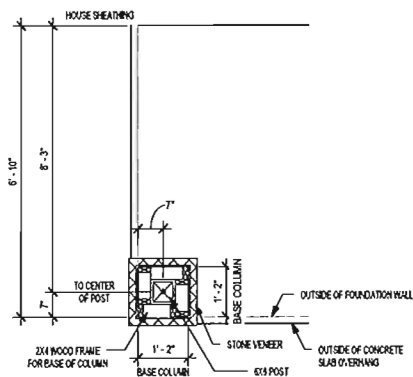
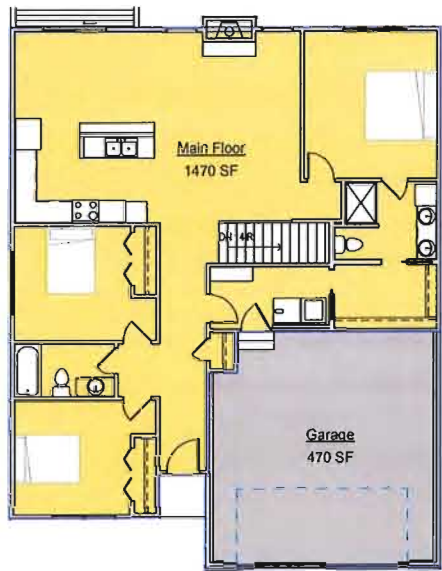


| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|-----------------|-------------|--------------|---------------|---|
| WINDOW ID | QTY | TYPE | ROUGH WIDTH | ROUGH HEIGHT | HEADER HEIGHT | SPECIAL NOTES |
| A | 3 | 3600-2 SH | 6'-0" | 5'-0" | 7'-0" | Meets Egress |
| B | 2 | 3600 SH | 3'-0" | 5'-0" | 7'-0" | Meets Egress |
| C | 2 | Basement Egress | 4'-0" | 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company |

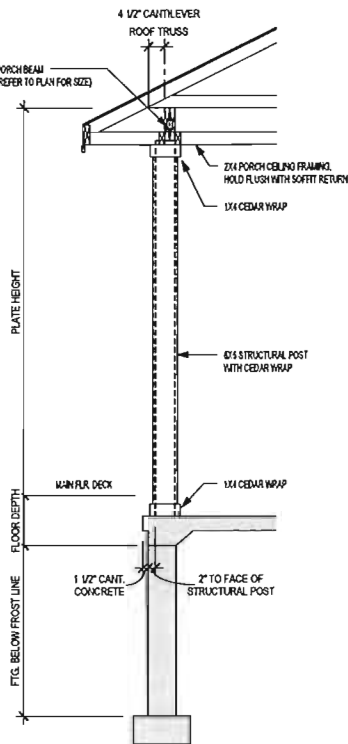
| DOOR SCHEDULE | | | | | |
|---------------|-----|-------------------|----------------------|-----------------------|----------------------------|
| DOOR ID | QTY | DOOR SIZE | ROUGH OPENINGS WIDTH | ROUGH OPENINGS HEIGHT | SPECIAL NOTES |
| D1 | 1 | 3-0 x 6-8 Entry | 3'-2 1/2" | 6'-11 1/4" | |
| D2 | 1 | 2-6 x 6-8 Steel F | 2'-10 1/2" | 6'-11 1/4" | 20 Min Fire Rated |
| D3 | 1 | 6-0 x 6-10 | 6'-0" | 6'-11" | 2-Panel Slider |
| D4 | 1 | 16-0 x 7-0 CHD | 16'-3" | 7'-1 1/2" | Wayne Dalton 9100-Colonial |
| D8 | 1 | 2-0 x 6-8 | 2'-2" | 6'-10 1/2" | |
| D9 | 2 | 2-4 x 6-8 | 2'-6" | 6'-10 1/2" | |
| D10 | 4 | 2-6 x 6-8 | 2'-8" | 6'-10 1/2" | |
| D11 | 1 | 2-8 x 6-8 | 2'-10" | 6'-10 1/2" | |
| D12 | 2 | 3-0 x 6-8 | 3'-2" | 6'-10 1/2" | |
| D18 | 1 | 5-0 x 6-8 | 5'-2" | 6'-10 1/2" | Double Door |
| D19 | 2 | 5-0 x 6-8 | 5'-1 1/2" | 6'-10" | Bk Fold Door |
| D26 | 2 | 2-4 x 6-8 | 4'-9" | 7'-1" | Pocket Door - Varsity RD |

- GENERAL CONSTRUCTION NOTES**
- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 - 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - 3) ALL EXTERIOR HEADERS TO BE (2) 2X10 OR 4X12 UNLESS NOTED OTHERWISE. USE 1 JACK (4) 1 1/2" DIA. STUDS ON EACH END UNLESS NOTED OTHERWISE.
 - 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECKPLATE UNLESS NOTED AS FLUSH.
 - 5) 2X WHITE PINE DOOR NO SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
 - 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAO UNDER SILL.
 - 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
 - 8) GARAGE WALLS AND CEILING TO HAVE 5/8" 1" PEX G/P BOARD.
 - 9) SYMBOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
 - 10) SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.
 - 11) SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|----------------------------|---------|
| NAME | SQ FT |
| Basement-Optional Finished | 740 SF |
| Main Floor | 1470 SF |
| | 2211 SF |
| Basement-Unfinished | 725 SF |
| Garage | 470 SF |
| | 1195 SF |
| Grand total 4 | 3406 SF |

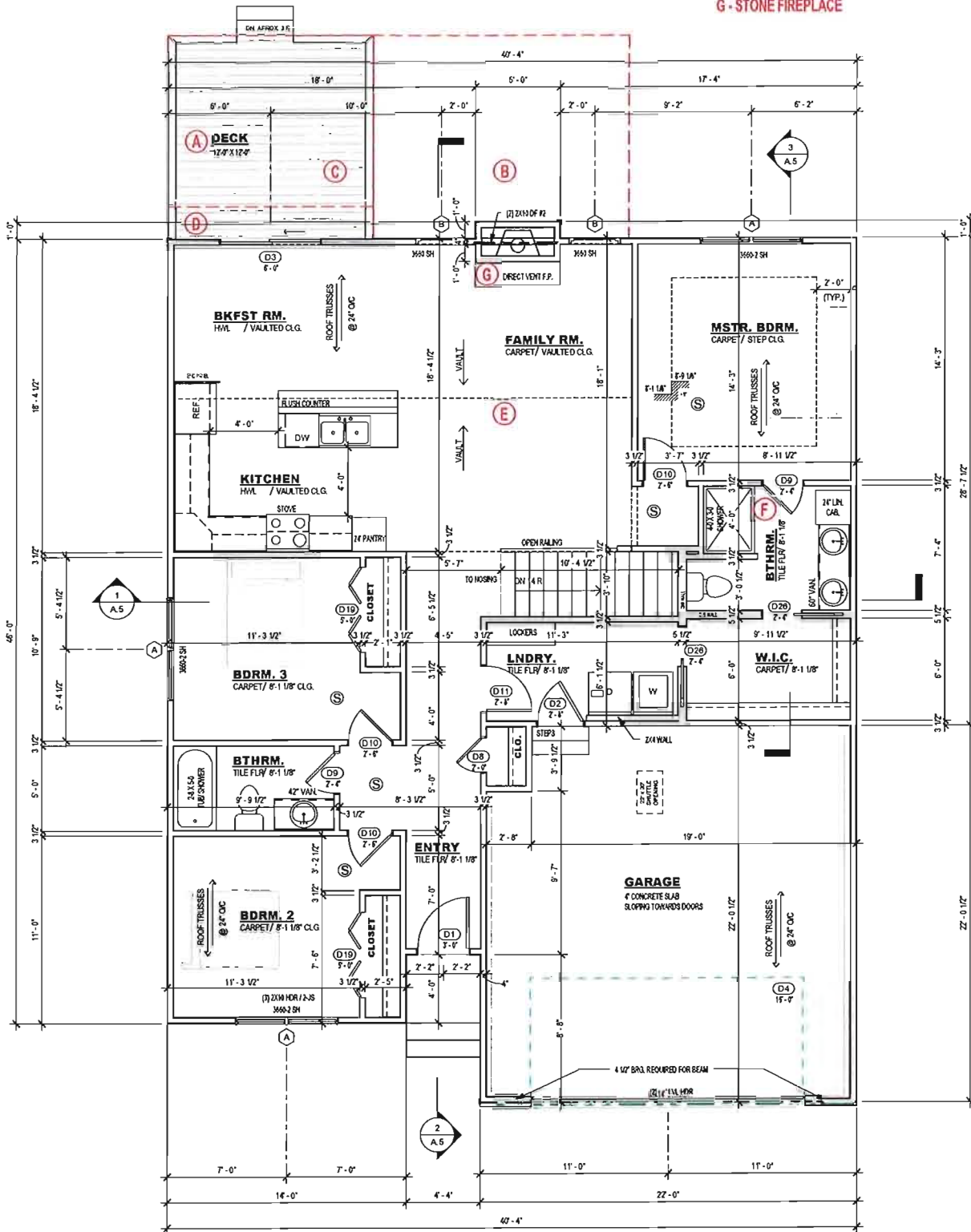


2 Stone Column
Scale: 1/2" = 1'-0"



1 PORCH/COLUMN DETAIL
Scale: 1/2" = 1'-0"

- MAIN FLOOR OPTIONS**
- A - COVERED DECK
 - B - 4 SEASONS BEHIND FAMILY RM.
 - C - 4 SEASONS BEHIND BREAKFAST RM.
 - D - 2' DINING RM. ADDITION
 - E - 9' CEILING WITH TRAY IN FAMILY RM.
 - F - TILE SHOWER
 - G - STONE FIREPLACE



PLUM DESIGN SERVICES
1100 ALKE'S ROAD, WAUKESHA, WIS. 53093-1100
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Classic Builders
Stonehaven Hamilton - NP

PROJECT ID: PDS 3301

ISSUE DATE:
DATE: 06-30-16
DATE:
DATE:
DATE:

REVISIONS:
DATE:
DATE:
DATE:
DATE:

Main Floor Plan
As indicated

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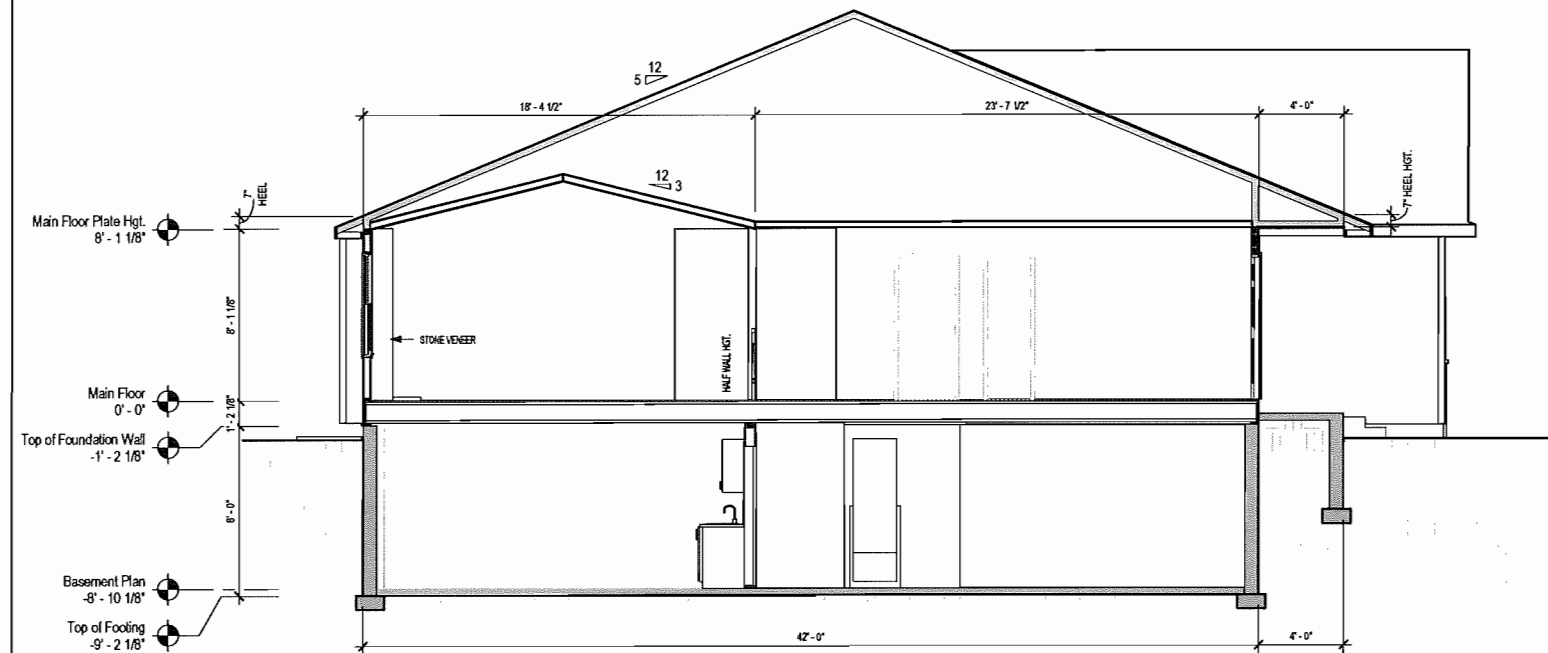
Classic Builders
Stonehaven Hamilton - NP

PROJECT ID: PDS 3301

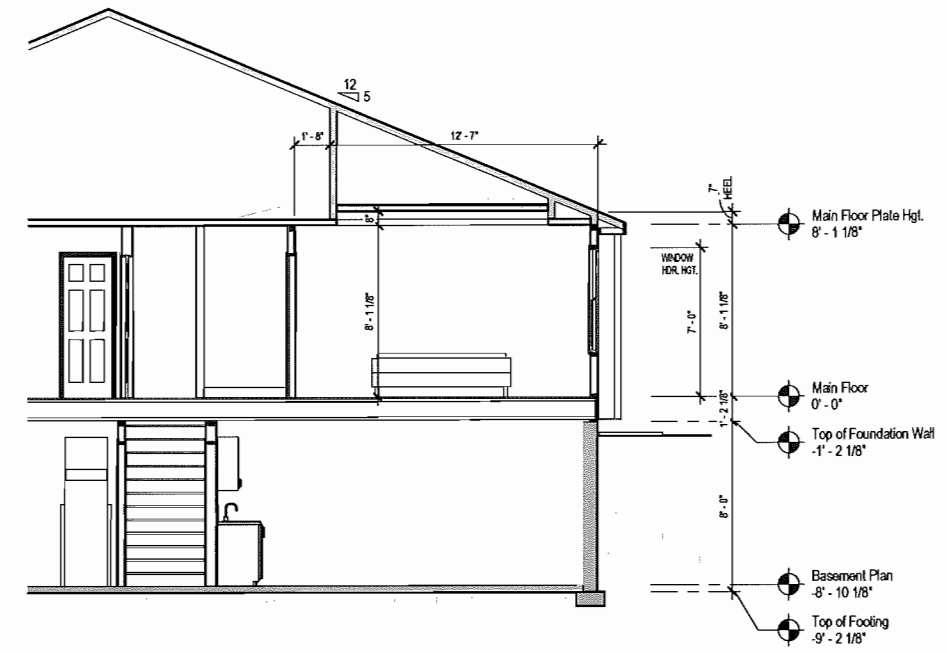
ISSUE DATE:
DATE: 06-30-16
DATE:
DATE:
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REVISIONS:
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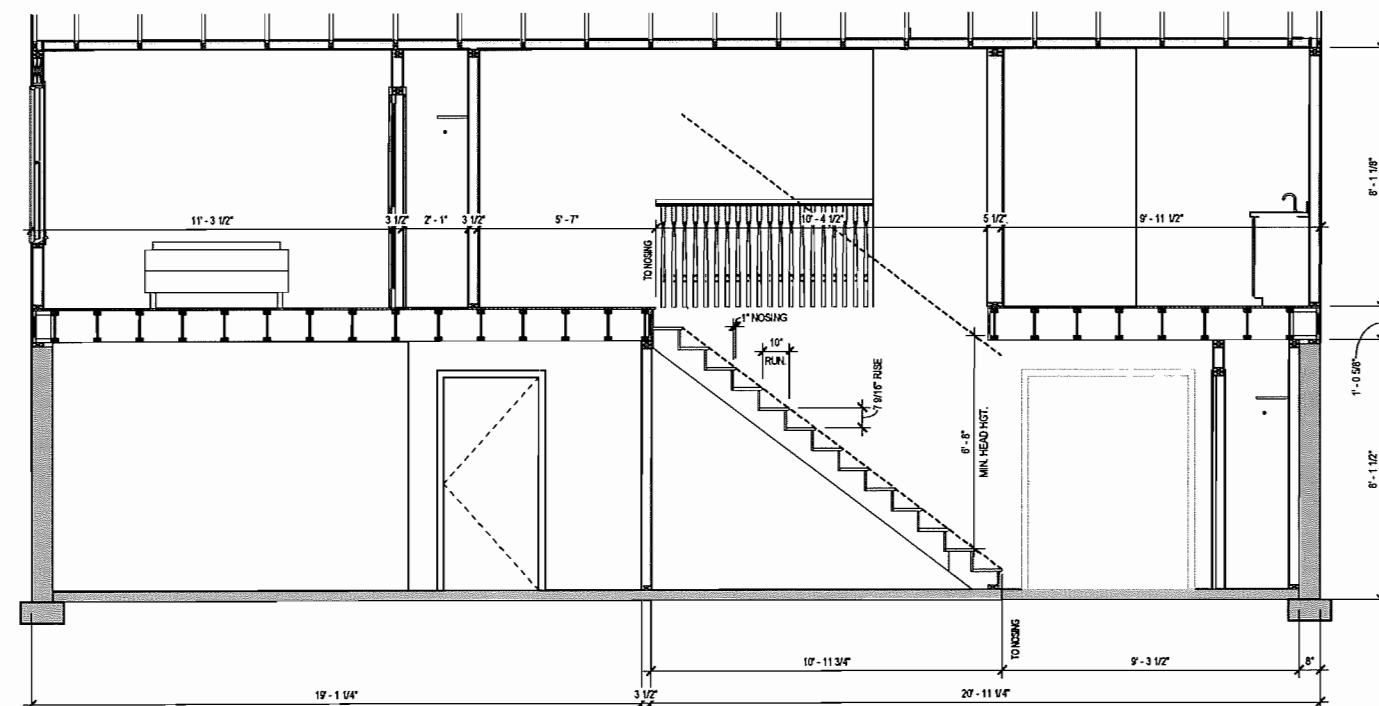
Building Sections
As indicated



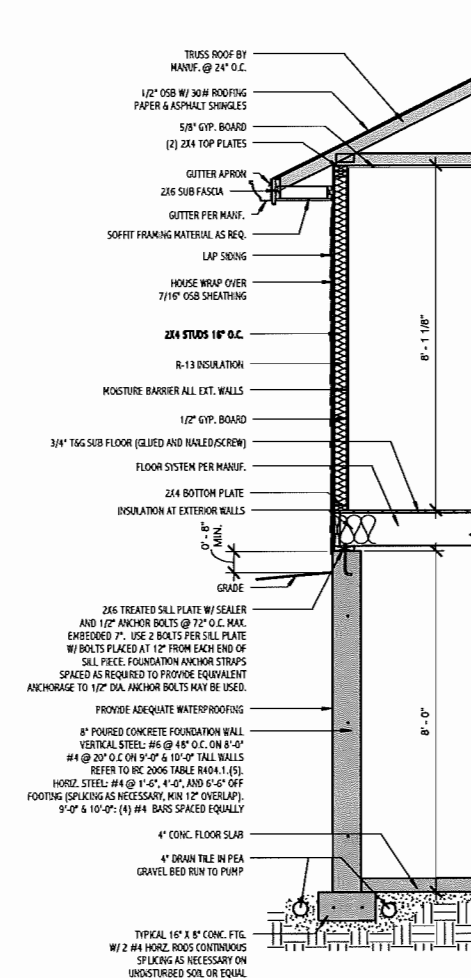
2 FAMILY ROOM
Scale: 1/4" = 1'-0"



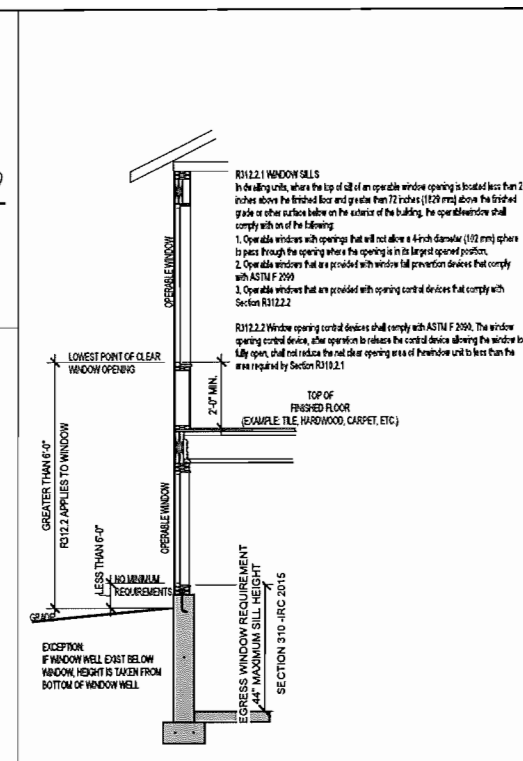
3 MASTER BEDROOM
Scale: 1/4" = 1'-0"



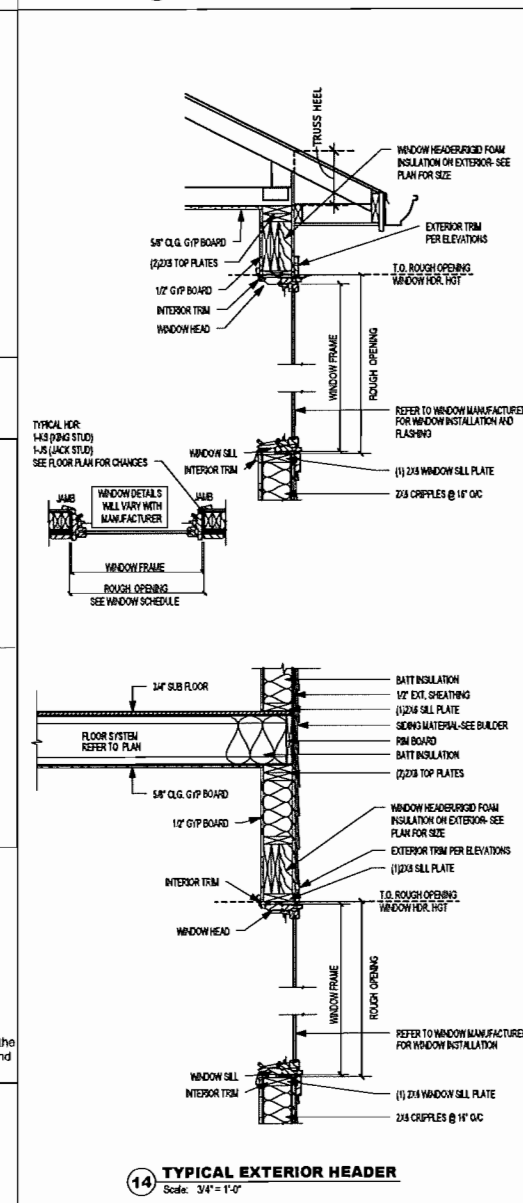
1 STAIR SECTION
Scale: 3/8" = 1'-0"



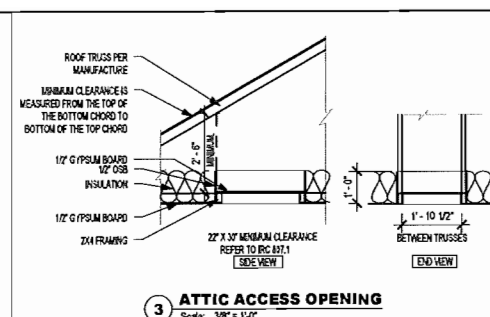
4 2x4 F8 MB
Scale: 1/2" = 1'-0"



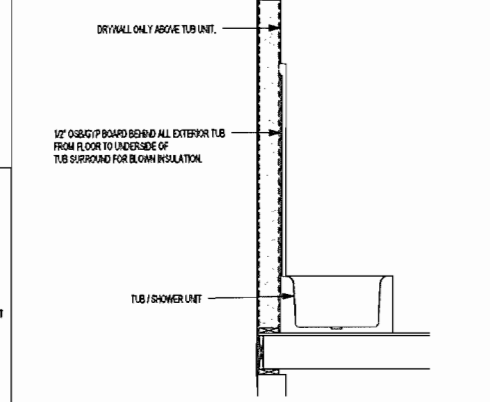
1 2009 IRC R612.2 Window Sills
Scale: 3/8" = 1'-0"



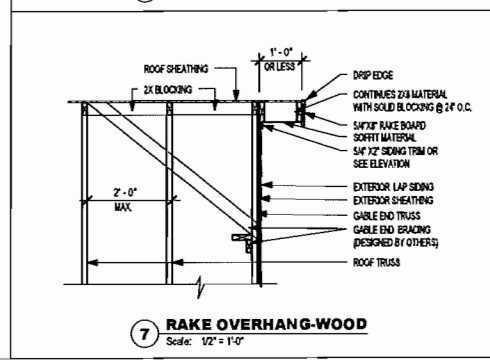
14 TYPICAL EXTERIOR HEADER
Scale: 3/4" = 1'-0"



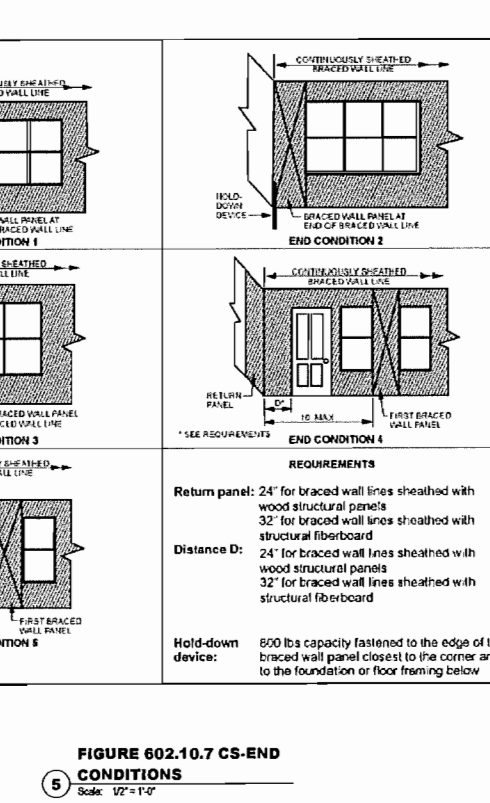
3 ATTIC ACCESS OPENING
Scale: 3/8" = 1'-0"



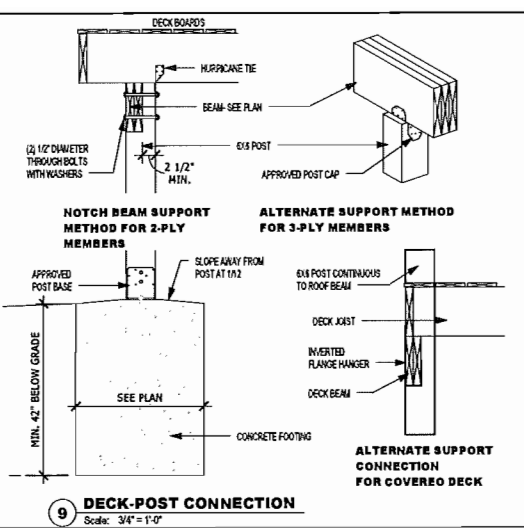
10 Bath Tub-OSB Insulation
Scale: 1/2" = 1'-0"



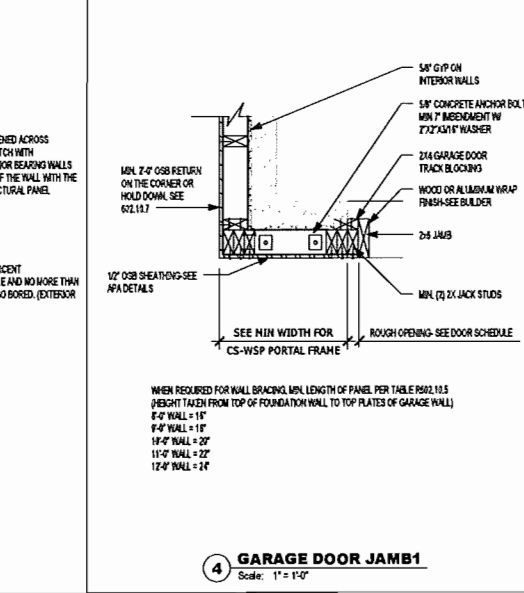
7 RAKE OVERHANG-WOOD
Scale: 1/2" = 1'-0"



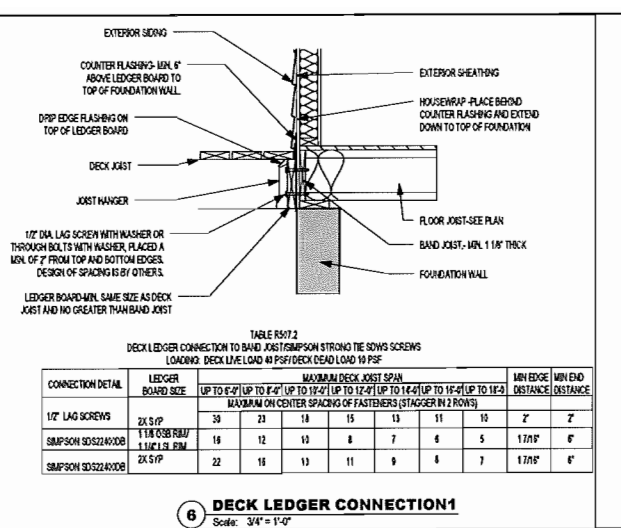
5 FIGURE 602.10.7 CS-END CONDITIONS
Scale: 1/2" = 1'-0"



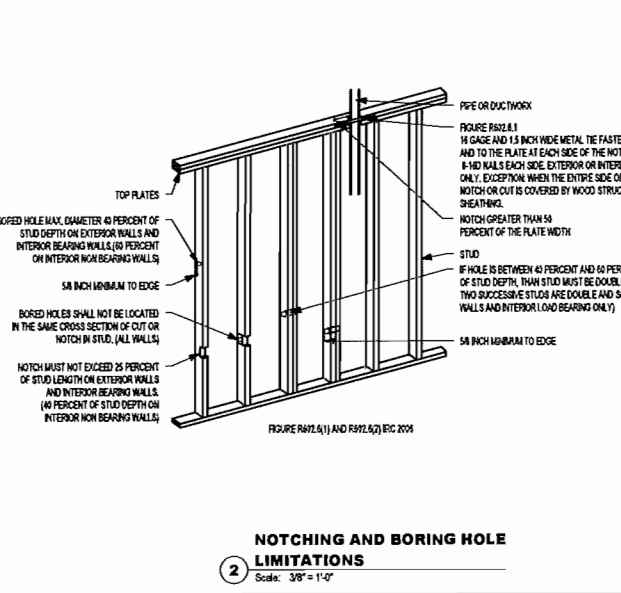
9 DECK-POST CONNECTION
Scale: 3/4" = 1'-0"



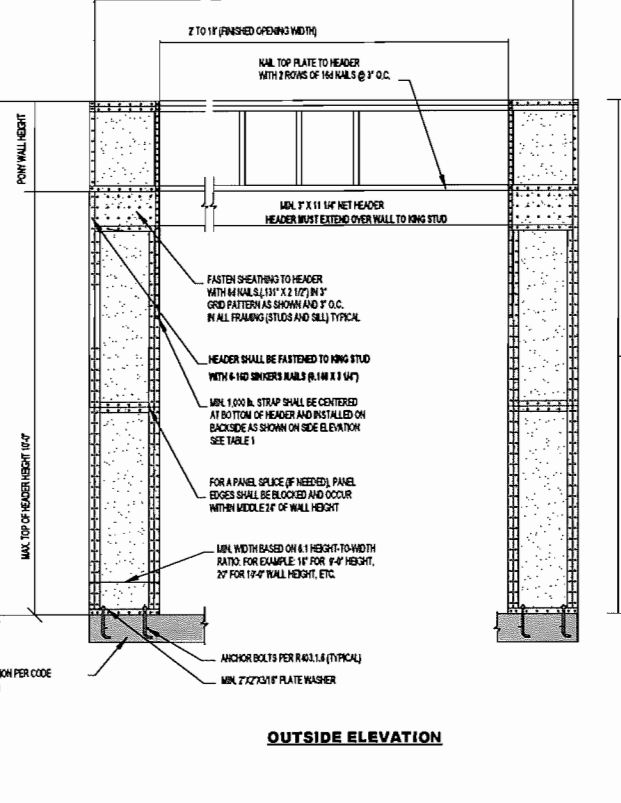
4 GARAGE DOOR JAMB
Scale: 1" = 1'-0"



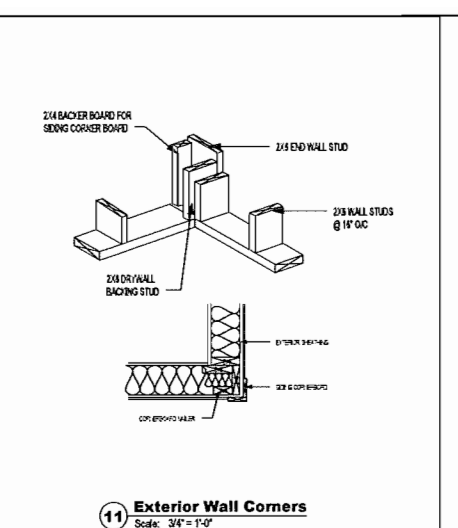
6 DECK LEDGER CONNECTION
Scale: 3/4" = 1'-0"



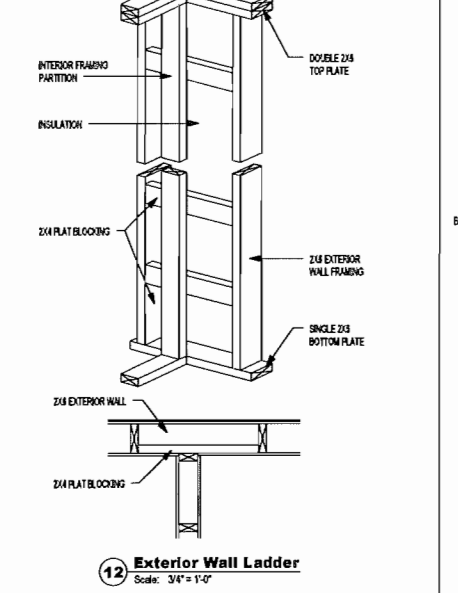
2 NOTCHING AND BORING HOLE LIMITATIONS
Scale: 3/8" = 1'-0"



8 APA (CS-PF) PORTAL FRAME - PONY WALL
Scale: 1/2" = 1'-0"



11 Exterior Wall Corners
Scale: 3/4" = 1'-0"



12 Exterior Wall Ladder
Scale: 3/4" = 1'-0"

TABLE 1
TENSION STRAP CAPACITY REQUIRED FOR RESISTING WIND PRESSURE PERPENDICULAR TO 4:1 ASPECT RATIO WALLS

| MINIMUM WALL STUD FRAMING SIZE AND GRADE | MAXIMUM PONY WALL HEIGHT (ft) | MAXIMUM TOTAL WALL HEIGHT (ft) | MAXIMUM OPENING WIDTH (ft) | BASIC WIND SPEED (ft/min) | |
|--|-------------------------------|--------------------------------|----------------------------|---------------------------|------------|
| | | | | EXPOSURE B | EXPOSURE C |
| 2x4 NO. 2 GRADE | 0 | 18 | 18 | 1000 | 1000 |
| | 1 | 18 | 18 | 1000 | 1000 |
| | 2 | 18 | 18 | 1000 | 1000 |
| | 2 | 12 | 9 | 1000 | 1000 |
| 2x6 NO. 2 GRADE | 0 | 18 | 18 | 1000 | 1000 |
| | 1 | 18 | 18 | 1000 | 1000 |
| | 2 | 18 | 18 | 1000 | 1000 |
| | 2 | 12 | 9 | 1000 | 1000 |

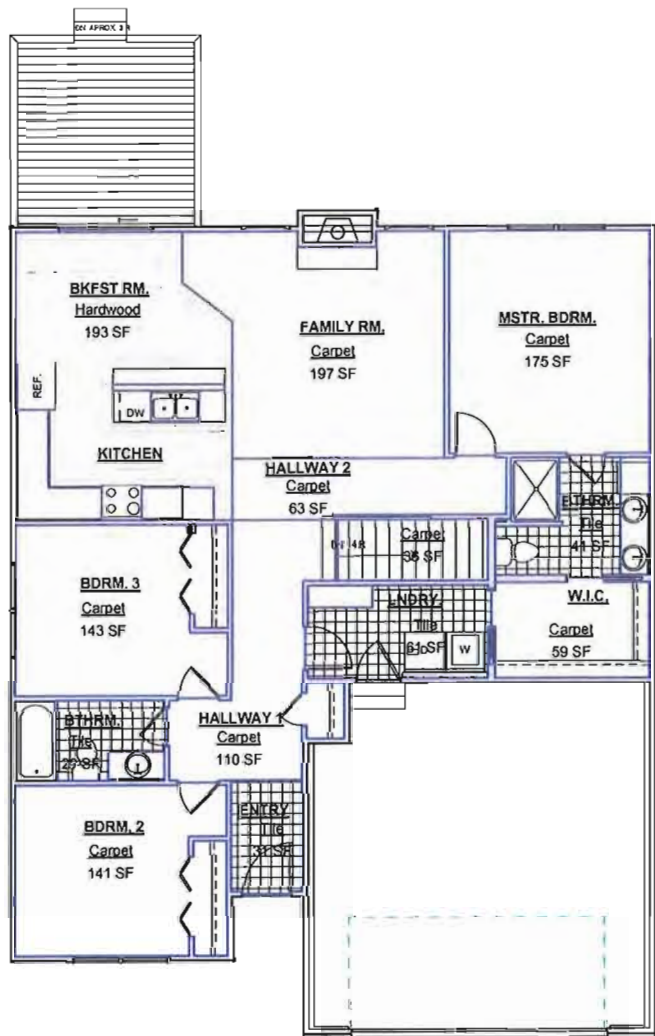
(a) NP = NOT PERMITTED
(b) STRAPS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

8 APA (CS-PF) PORTAL FRAME - PONY WALL
Scale: 1/2" = 1'-0"



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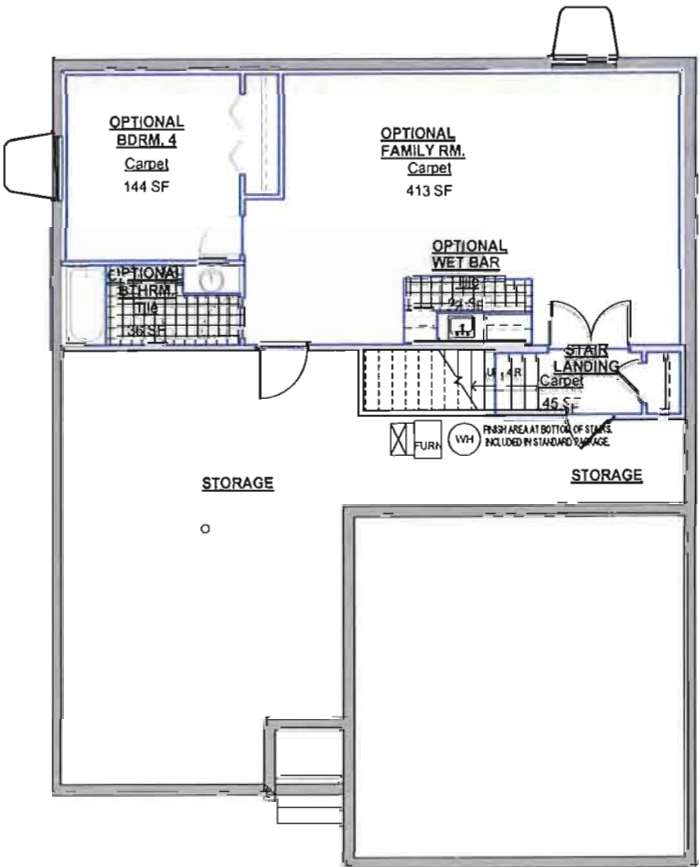


1 Main Floor
Scale: 3/16" = 1'-0"

Floor Covering

- Carpet
- Hardwood
- Tile

| AREA SCHEDULE (FLOOR COVERING) | | |
|--------------------------------|--------|---------------|
| Name | Area | Level |
| Carpet | 602 SF | Basement Plan |
| Tile | 58 SF | Basement Plan |
| Carpet | 923 SF | Main Floor |
| Hardwood | 193 SF | Main Floor |
| Tile | 162 SF | Main Floor |



2 Basement Plan
Scale: 3/16" = 1'-0"

Floor Covering

- Carpet
- Tile

Classic Builders
Stonehaven Hamilton - NP

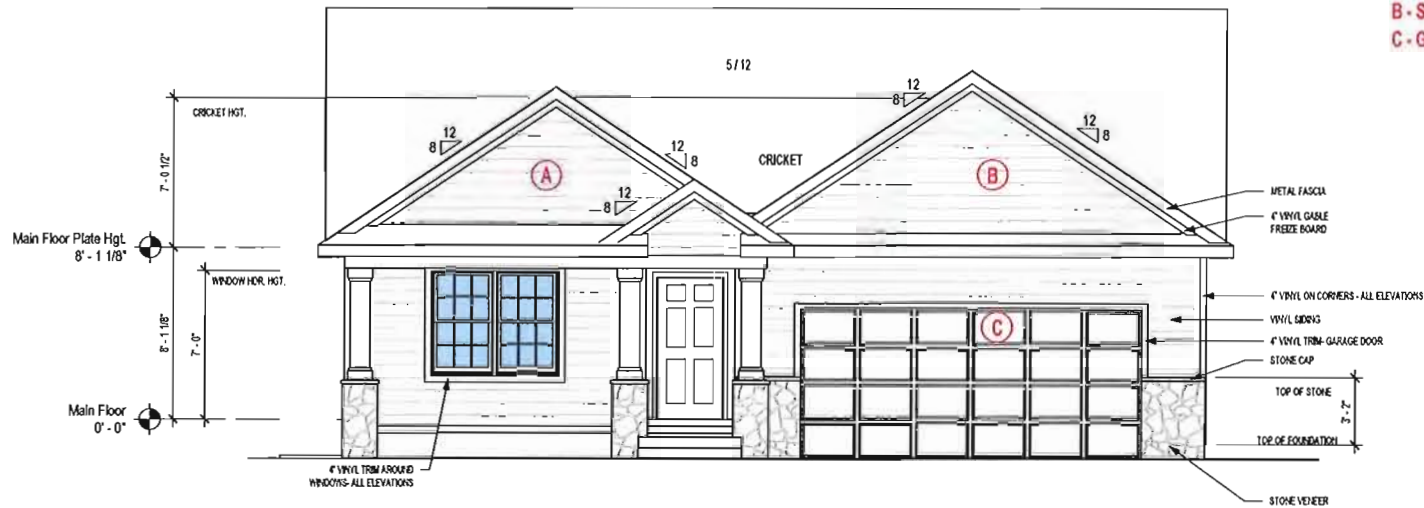
PROJECT ID: PDS 3301

ISSUE DATE:
DATE: 06-30-16
DATE:
DATE:

REVISIONS:
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DATE:
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DATE:

Floor Covering
3/16" = 1'-0"

FRONT ELEVATION OPTIONS
A - SHAKE ABOVE PORCH
B - SHAKE ABOVE GARAGE
C - GARAGE DOOR WINDOWS



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

| ESTIMATED AREA - WALL CLADDING | | | |
|--------------------------------|-------------|------------|--------------------|
| MATERIAL TYPE | MATERIAL SF | MATERIAL % | MATERIAL ELEVATION |
| Lap Siding - F | 1811 SF | 97.2% | Front |
| Stone Veneer | 52 SF | 2.8% | Front |
| Lap Siding - R | 357 SF | 92.4% | Front |
| Stone Veneer | 30 SF | 7.6% | Front |

1. VOLUME OF QUANTITIES IS IN ACCORDANCE WITH THE ESTIMATED SURFACE OF THE WALL.
2. THE ABOVE QUANTITIES ARE BASED ON THE ESTIMATED SURFACE OF THE WALL.
3. THE ABOVE QUANTITIES ARE BASED ON THE ESTIMATED SURFACE OF THE WALL.



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

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Classic Builders
Stonehaven Hamilton - Porch
Garage Right
Full Foundation

PROJECT ID: PDS 3301

ISSUE DATE:

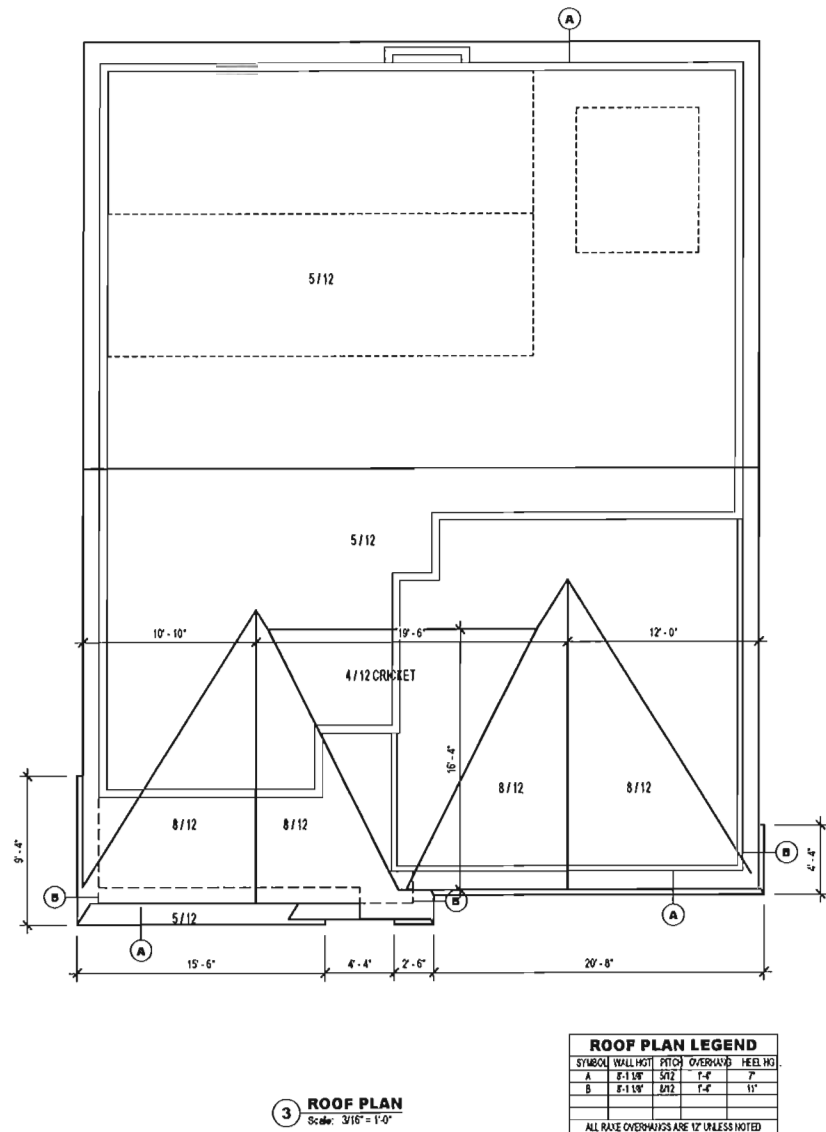
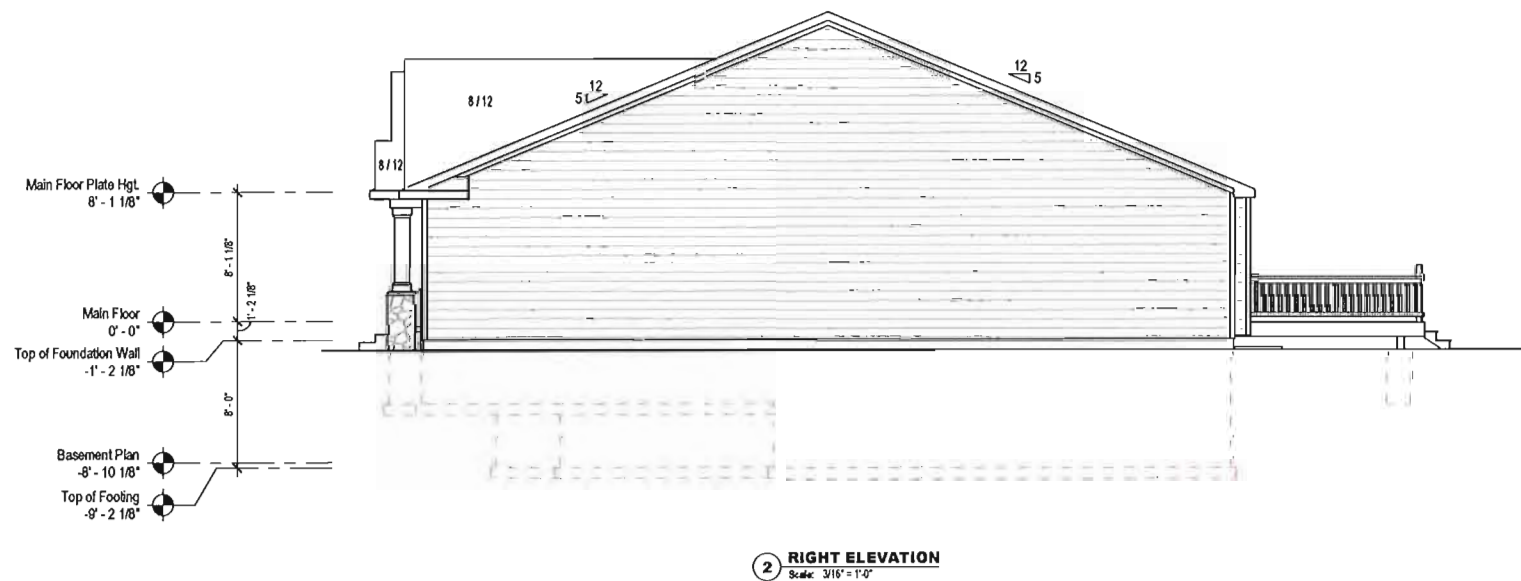
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REVISIONS:

DATE: _____
DATE: _____
DATE: _____
DATE: _____

Elevations
As indicated

A.2



| ROOF PLAN LEGEND | | | | |
|------------------|-----------|-------|----------|----------|
| SYMBOL | WALL HGT. | PITCH | OVERHANG | HEEL NO. |
| A | 8'-1 1/8" | 5/12 | 1'-4" | 7 |
| B | 8'-1 1/8" | 8/12 | 1'-4" | 15 |

| ESTIMATED ROOF SF | |
|-------------------|--|
| 2711 SF | |



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Classic Builders
Stonehaven Hamilton - Porch
Garage Right
Full Foundation

PROJECT ID: PDS 3301

ISSUE DATE:

DATE: _____
DATE: _____
DATE: _____
DATE: _____

REVISIONS:

DATE: _____
DATE: _____
DATE: _____
DATE: _____

Foundation Plan
As indicated

A.3

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|-----------------|--------------------------------|------------------|---|--|
| WINDOW ID | QTY | TYPE | ROUGH OPENINGS
WIDTH HEIGHT | HEAD R
HEIGHT | SPECIAL NOTES | |
| A | 3 | 3660-2 SH | 6'-0" 5'-0" | 7'-0" | Meets Egress | |
| B | 2 | 3660 SH | 3'-0" 5'-0" | 7'-0" | Meets Egress | |
| C | 2 | Basement Egress | 4'-0" 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company | |

| DOOR SCHEDULE | | | | |
|---------------|-----|-------------------|--------------------------------|----------------------------|
| DOOR ID | QTY | DOOR SIZE | ROUGH OPENINGS
WIDTH HEIGHT | SPECIAL NOTES |
| D1 | 1 | 30 x 6-8 Entry | 3'-2 1/2" 6'-11 1/4" | 20 Min Fire Rated |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" 5'-11 1/4" | 20 Min Fire Rated |
| D3 | 1 | 6-0 x 6-10 | 6'-0" 5'-11" | 2 Panel Slider |
| D4 | 1 | 16-0 x 7-0 CHD | 16'-3" 7'-1 1/2" | Wayne Dalton 9100-Colonial |
| D8 | 1 | 2-0 x 6-8 | 2'-2" 5'-10 1/2" | |
| D9 | 2 | 2-4 x 6-8 | 2'-6" 5'-10 1/2" | |
| D10 | 4 | 2-6 x 6-8 | 2'-8" 5'-10 1/2" | |
| D11 | 1 | 2-8 x 6-8 | 2'-10" 5'-10 1/2" | |
| D12 | 2 | 3-0 x 6-8 | 3'-2" 5'-10 1/2" | |
| D16 | 1 | 5-0 x 6-8 | 5'-2" 6'-10 1/2" | Double Door |
| D26 | 2 | 2-4 x 6-8 | 4'-9" 7'-1" | Pocket Door - Vanity RO |
| D32 | 2 | 5-0 x 6-8 Bifold | 5'-2" 6'-10" | 4-Panel Bifold |

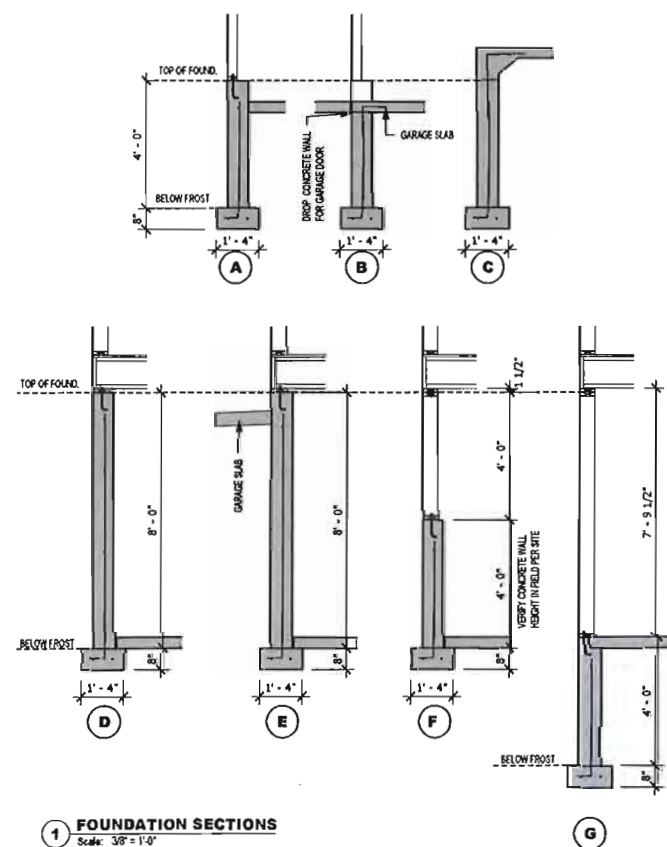
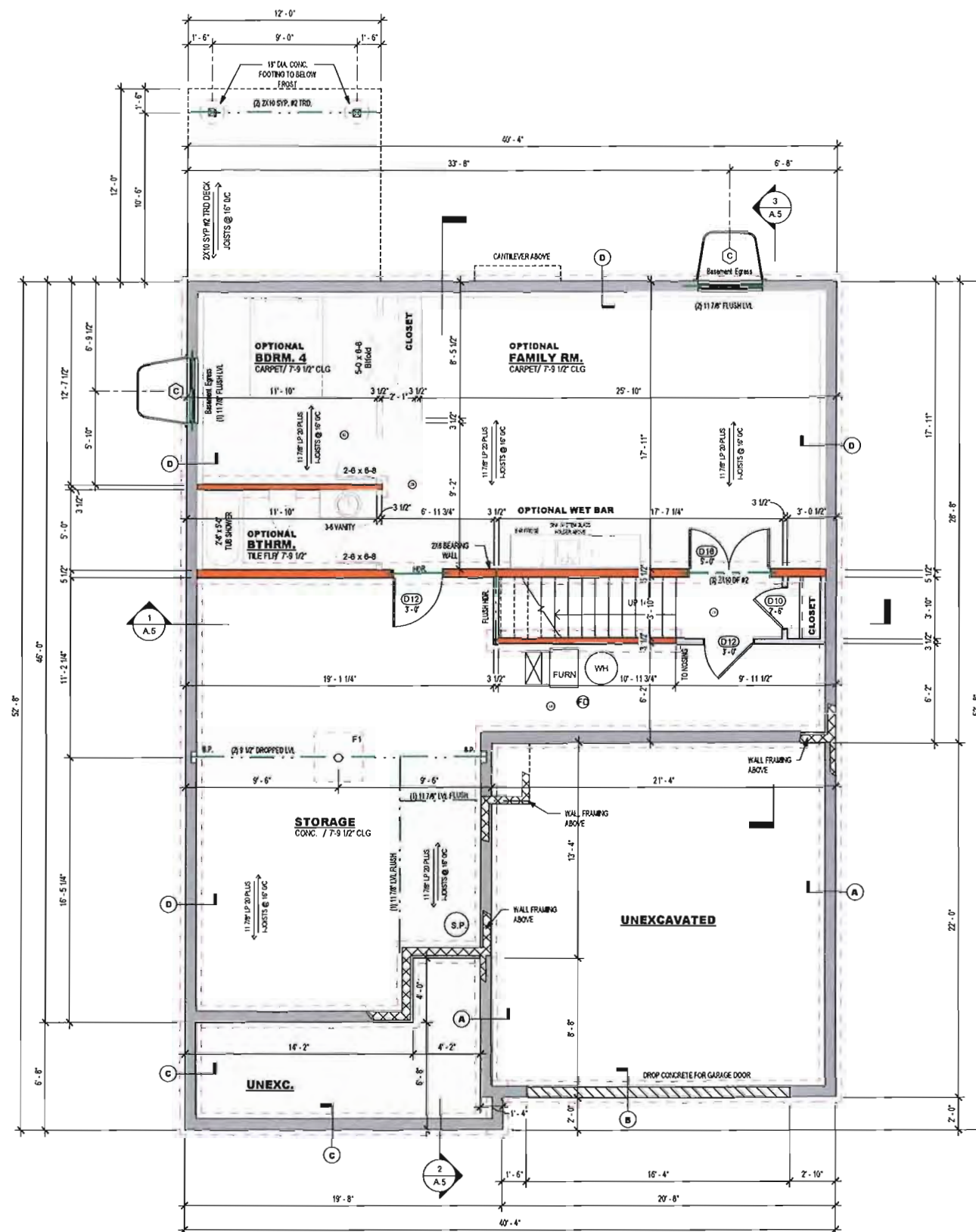
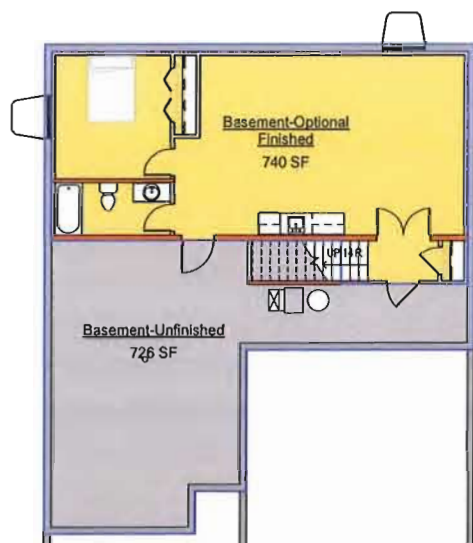
| FOOTING SCHEDULE | | | |
|------------------|-----------------|---------------------------|-------|
| MARK | DIMENSIONS | REINFORCEMENT | NOTES |
| F1 | 36" x 36" x 12" | #4s @ 7" O.C. EW (S) min. | |

GENERAL CONSTRUCTION NOTES

- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASSWALL TO FACE OF MASSWALL.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (2) 2X10 OF #2 UNLESS NOTED OTHERWISE.
- 4) USE 1 JACK (JS) & 1 STUD (S) STUD ON EACH END UNLESS NOTED OTHERWISE.
- 5) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECKPLATE UNLESS NOTED AS FLUSH.
- 6) 20 MINUTE FIRE DOOR IN SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 7) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDED PAD UNDER SKILL.
- 8) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 9) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
- 10) [Symbol] REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
- 11) [Symbol] REPRESENTS CONCENTRATED LOAD FROM ABOVE. SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|----------------------------|---------|
| NAME | SQ FT |
| Basement-Optional Finished | 740 SF |
| Main Floor | 1470 SF |
| Basement-Unfinished | 726 SF |
| Garage | 467 SF |
| Porch | 145 SF |
| | 1339 SF |
| Grand total S | 3549 SF |

| CONCRETE SCHEDULE (4" CONCRETE) | | |
|---------------------------------|------------------|-------------|
| LOCATION | SQUARE FEET AREA | CUBIC YARDS |
| Floor: Front Porch | 145 SF | 1.8 CY |
| Floor: Basement Slab | 1357 SF | 16.8 CY |
| Floor: Garage Slab | 455 SF | 5.6 CY |



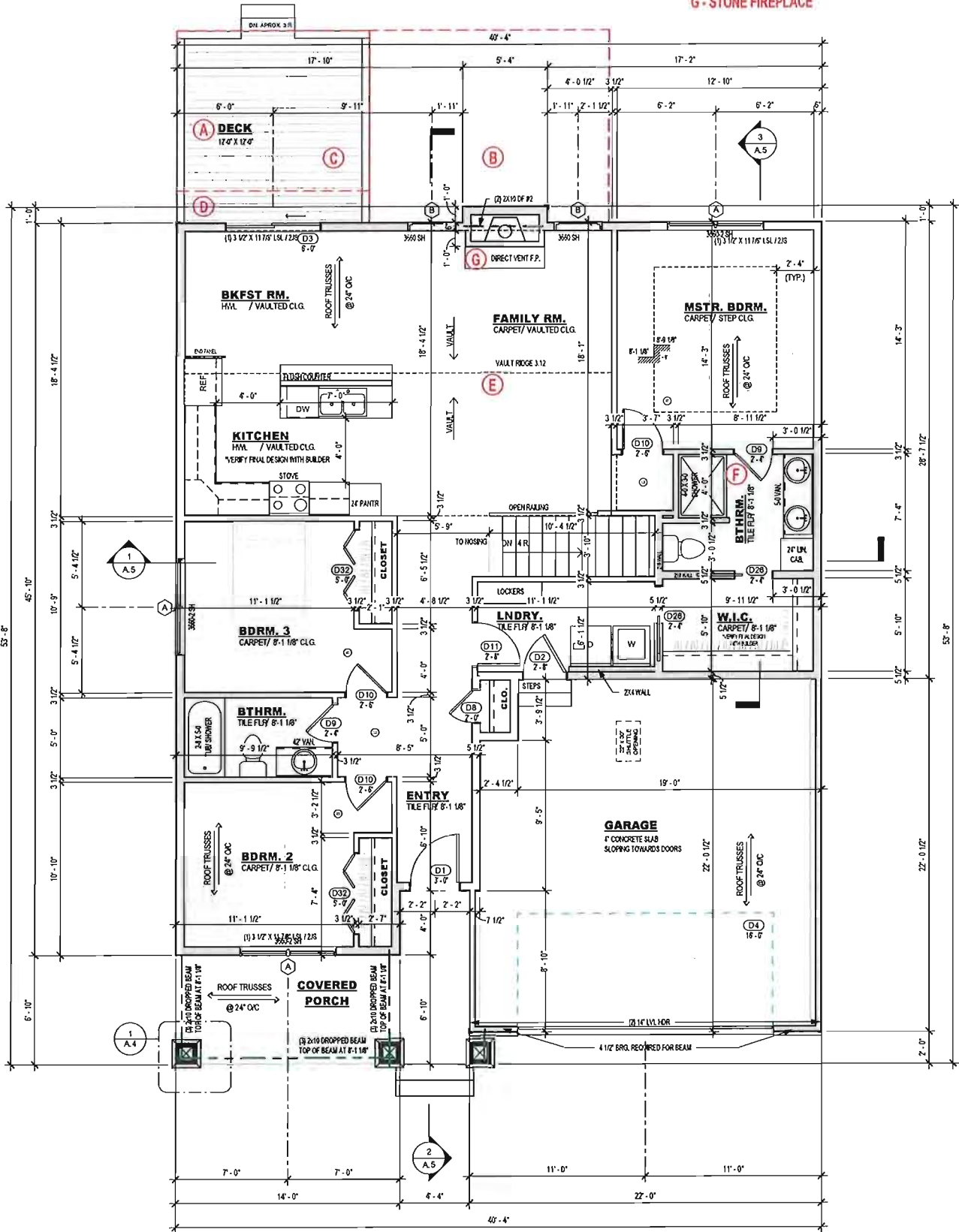
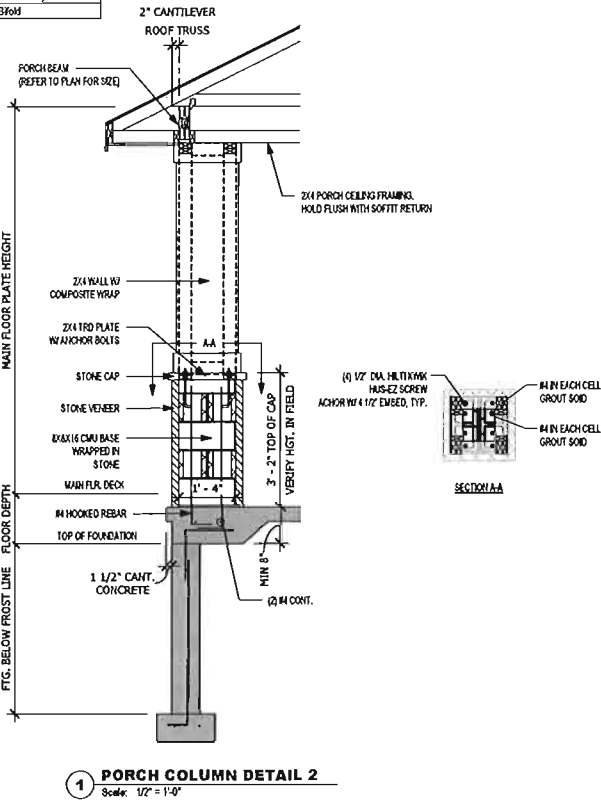
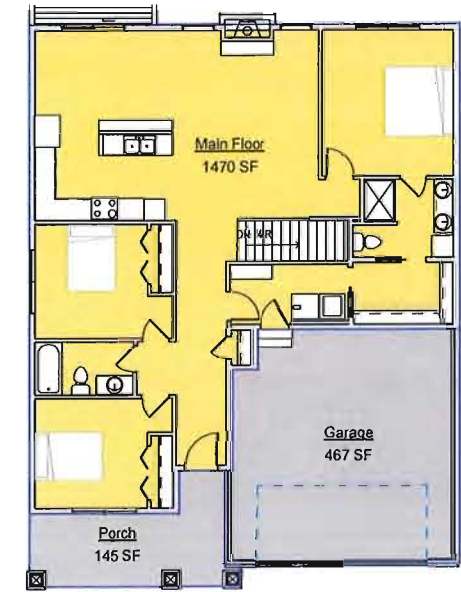
1 FOUNDATION SECTIONS
Scale: 3/8" = 1'-0"

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|-----------------|----------------|--------------|---------------|---|
| WINDOW ID | QTY | TYPE | ROUGH OPENINGS | | HEAD R HEIGHT | SPECIAL NOTES |
| | | | ROUGH WIDTH | ROUGH HEIGHT | | |
| A | 3 | 3600-2 SH | 6'-0" | 5'-0" | 7'-0" | Meets Egress |
| B | 2 | 3600 SH | 3'-0" | 5'-0" | 7'-0" | Meets Egress |
| C | 2 | Basement Egress | 4'-0" | 4'-0" | 7'-0" | Meets Egress-Supplied From Concrete Company |

| DOOR SCHEDULE | | | | |
|---------------|-----|-------------------|--------------------------------|----------------------------|
| DOOR ID | QTY | DOOR SIZE | ROUGH OPENINGS
WIDTH HEIGHT | SPECIAL NOTES |
| D1 | 1 | 30 x 6-6 Entry | 3'-2 1/2" 6'-11 1/4" | |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'-10 1/2" 6'-11 1/4" | 20 Min Fire Rated |
| D3 | 1 | 6-0 x 6-10 | 6'-0" 6'-11" | 2-Panel Slider |
| D4 | 1 | 16-0 x 7-0 OHIO | 16'-3" 7'-1 1/2" | Wayne Dalton 9100-Colonial |
| D8 | 1 | 2-0 x 6-8 | 2'-2" 6'-10 1/2" | |
| D9 | 2 | 2-4 x 6-8 | 2'-6" 6'-10 1/2" | |
| D10 | 4 | 2-6 x 6-8 | 2'-8" 6'-10 1/2" | |
| D11 | 1 | 2-8 x 6-8 | 2'-10" 6'-10 1/2" | |
| D12 | 2 | 3-0 x 6-8 | 3'-2" 6'-10 1/2" | |
| D16 | 1 | 5-0 x 6-8 | 5'-2" 6'-10 1/2" | Double Door |
| D26 | 2 | 2-4 x 6-8 | 4'-9" 7'-1" | Pocket Door - Verify RD |
| D32 | 2 | 5-0 x 6-8 Bifold | 5'-2" 6'-10" | 4-Panel Bifold |

- GENERAL CONSTRUCTION NOTES**
- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
 - 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - 3) ALL EXTERIOR HEADERS TO BE (Q) 2X12 OR #1 UNLESS NOTED OTHERWISE. USE 1 JACK (JS) & 1 VYNO (VS) STUD ON EACH END UNLESS NOTED OTHERWISE.
 - 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
 - 5) SUMMIT FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
 - 6) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDED PAD UNDER SILL.
 - 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
 - 8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
 - 9) ■ SYMBOL REPRESENTS S SLOD BLOCCING FROM CONCENTRATED LOAD
 - 10) ■ SYMBOL REPRESENTS S CONCENTRATED LOAD FROM ABOVE. SLOD BLOCC TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|----------------------------|---------|
| NAME | SQ FT |
| Basement-Optional Finished | 740 SF |
| Main Floor | 1470 SF |
| Basement-Unfinished | 2211 SF |
| Garage | 726 SF |
| Porch | 145 SF |
| Grand total | 3549 SF |



- MAIN FLOOR OPTIONS**
- A - COVERED DECK
 - B - 4 SEASONS BEHIND FAMILY RM.
 - C - 4 SEASONS BEHIND BREAKFAST
 - BM2' DINING RM. ADDITION
 - E - 9' CEILING WITH TRAY IN FAMILY RM.
 - F - TILE SHOWER
 - G - STONE FIREPLACE



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Classic Builders
Stonehaven Hamilton - Porch
Garage Right
Full Foundation

PROJECT ID: PDS 3301

ISSUE DATE:
DATE: _____
DATE: _____
DATE: _____
DATE: _____

REVISIONS:
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DATE: _____
DATE: _____
DATE: _____

Main Floor Plan
As indicated

Classic Builders
Stonehaven Hamilton - Porch
Garage Right
Full Foundation

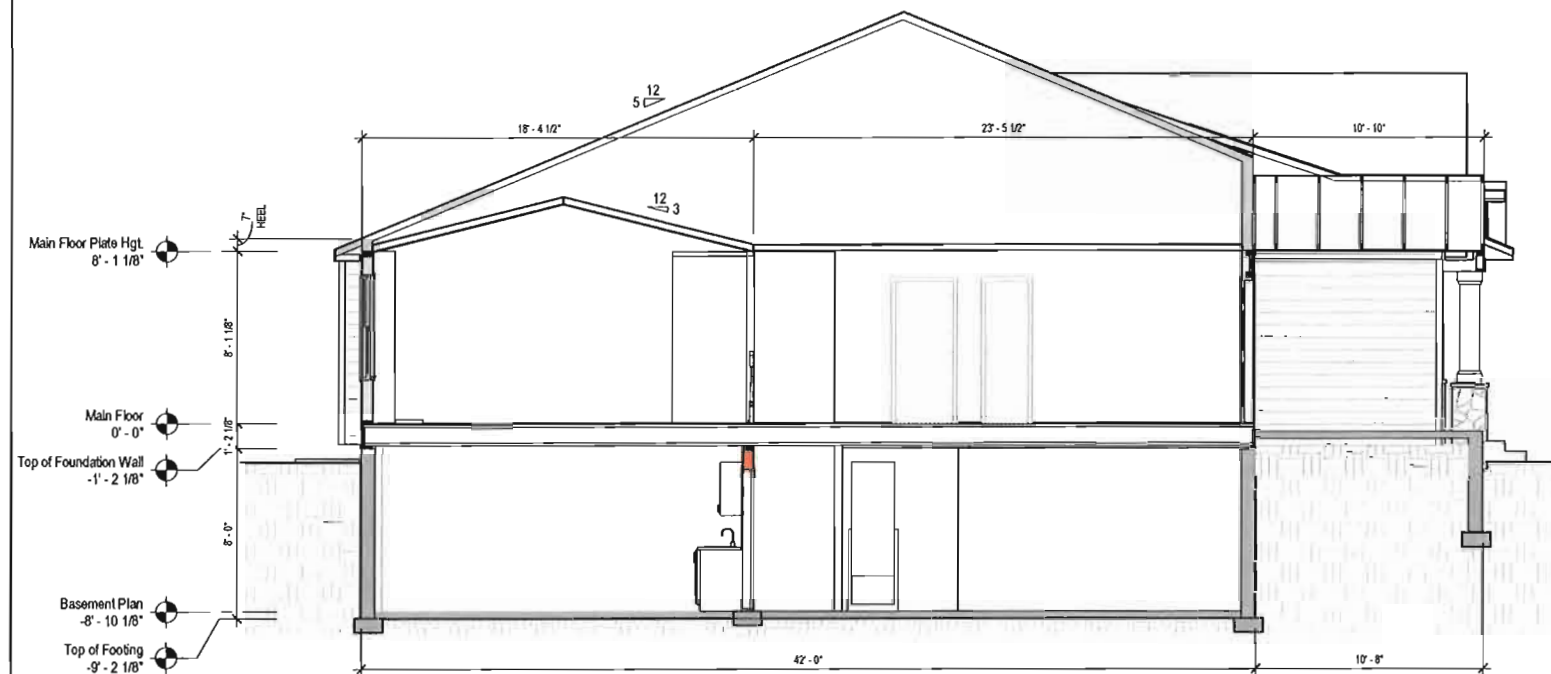
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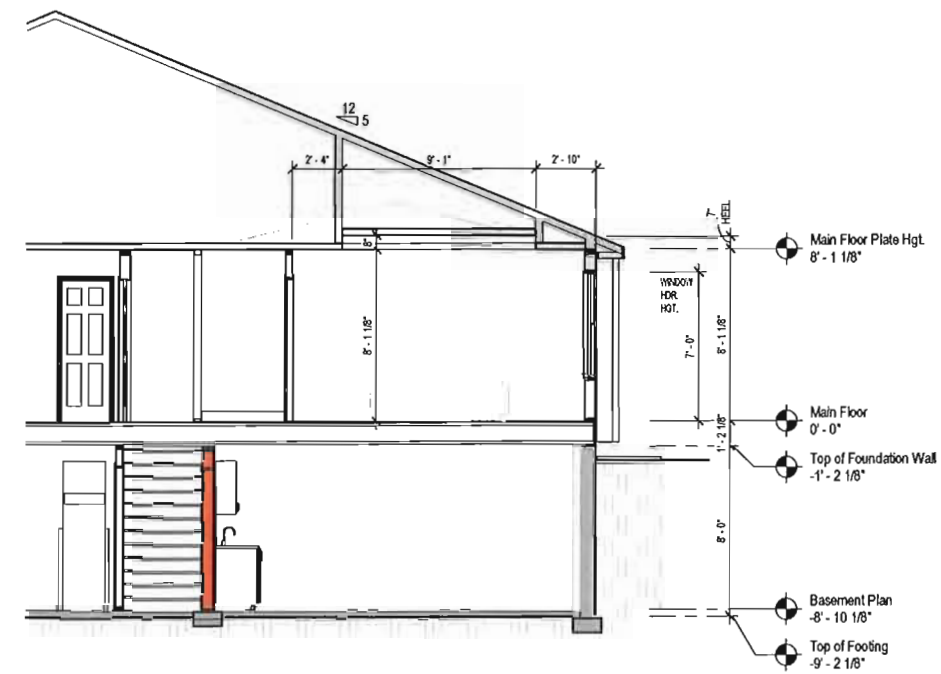
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Building Sec.
As indicated

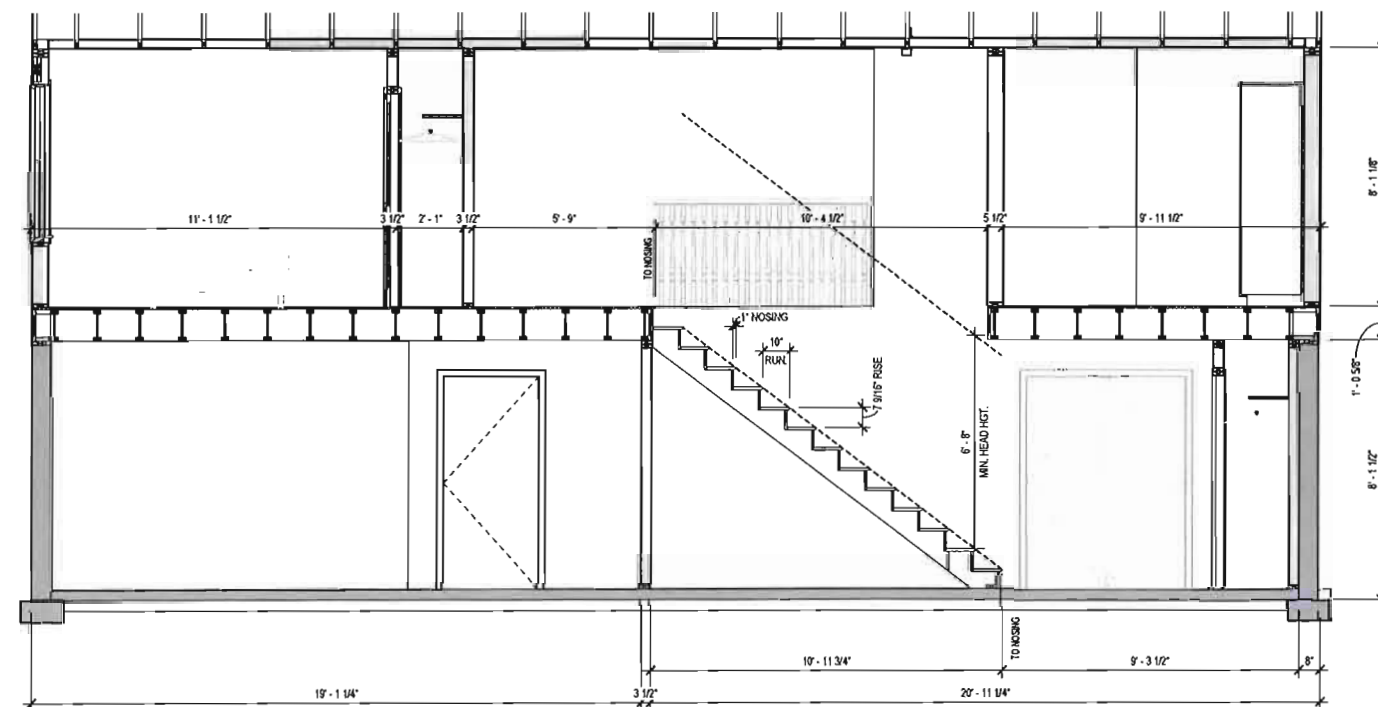
A.5



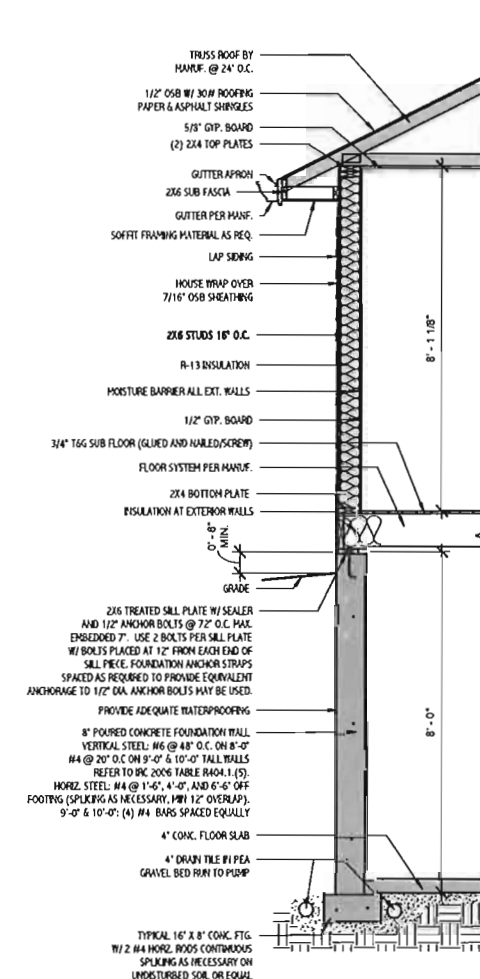
2 FAMILY ROOM
Scale: 1/4" = 1'-0"



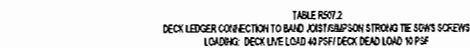
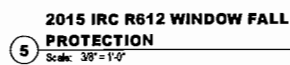
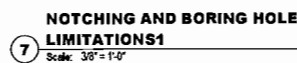
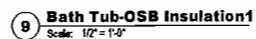
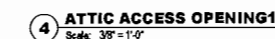
3 MASTER BEDROOM
Scale: 1/4" = 1'-0"



1 STAIR SECTION
Scale: 3/8" = 1'-0"

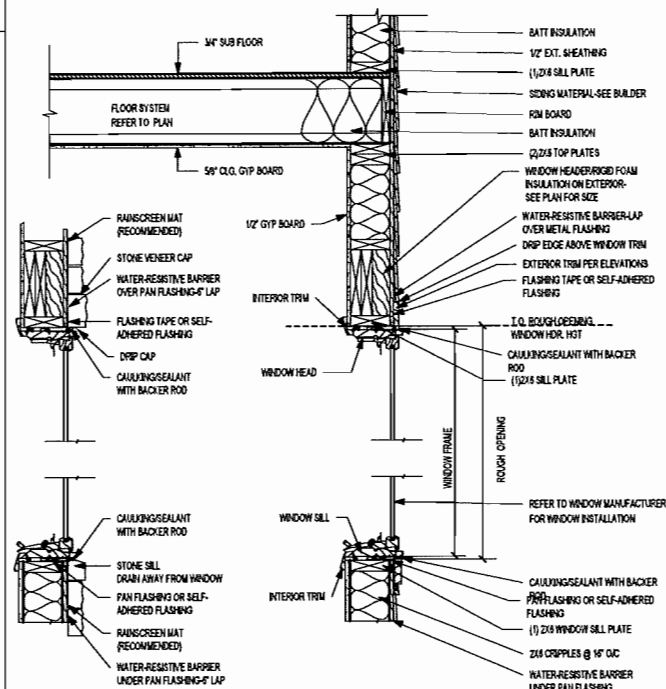


4 TYP. WALL DETAIL
Scale: 1/2" = 1'-0"



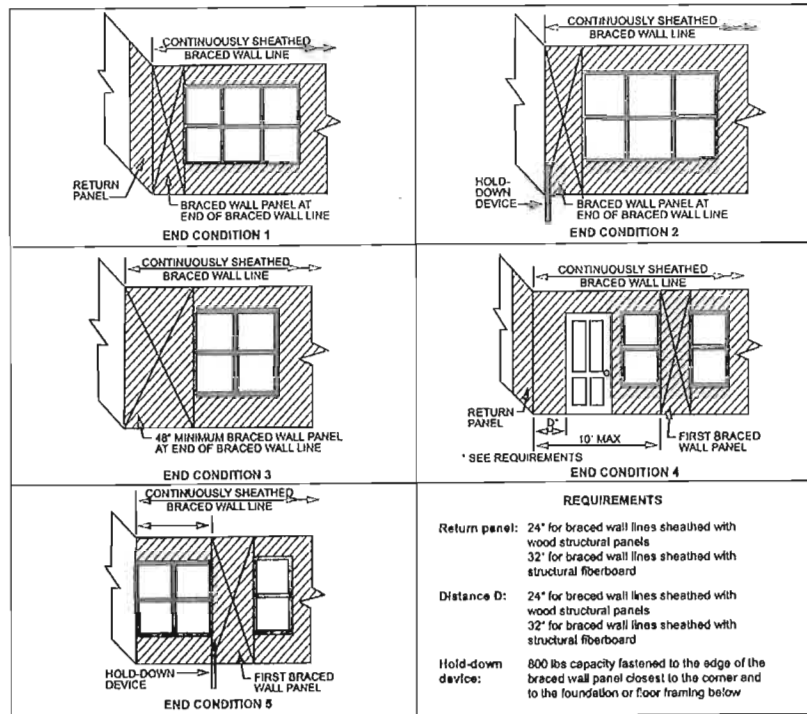
| CONNECTION DETAIL | LEDGER BOARD SIZE | MAXIMUM DECK JOIST SPAN | | | | | | | | MIN EDGE DISTANCE | MIN END DISTANCE |
|-------------------|------------------------------|--|--------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------|------------------|
| | | 1 P TO 2" E" | 1 P TO 2" E" | 1 P TO 12" E" | 1 P TO 12" E" | 1 P TO 12" E" | 1 P TO 12" E" | 1 P TO 12" E" | 1 P TO 12" E" | | |
| | | MAXIMUM ON CENTER SPACING OF FASTENERS (STAGGER IN 2 ROWS) | | | | | | | | | |
| 1/2" LAG SCREWS | 2X SYP | 30 | 23 | 18 | 15 | 13 | 11 | 10 | 2" | 2" | |
| SIMPSON SDS24X40B | 1 1/8 OSB RM / 1 1/2" LSL RM | 16 | 12 | 10 | 8 | 7 | 6 | 5 | 1 7/8" | 6" | |
| SIMPSON SDS24X40B | 2X SYP | 22 | 16 | 13 | 11 | 9 | 8 | 7 | 1 7/8" | 6" | |

2 DECK LEDGER CONNECTION2



13 TYPICAL EXTERIOR HEADER
Scale: 1" = 1'-0"

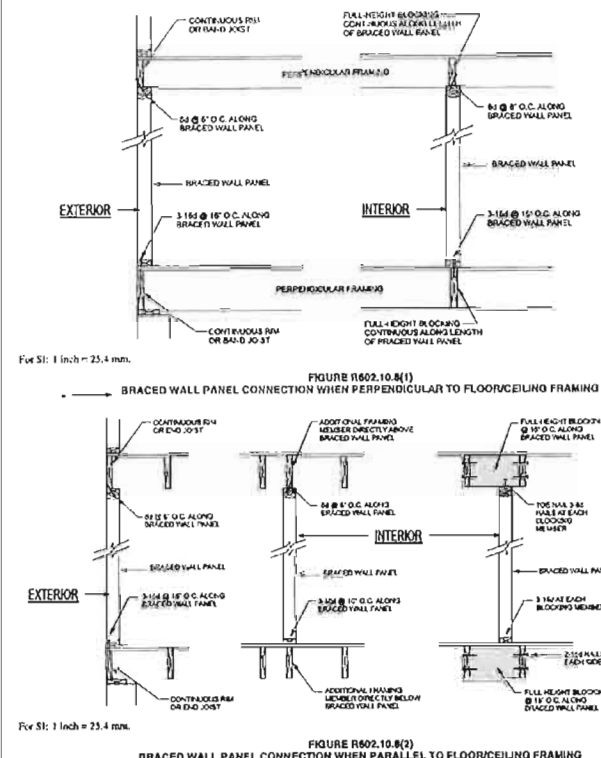




For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

1 CS-END CONDITIONS
Scale: 1/4" = 1'-0"



2 BRACED WALL PANEL CONNECTION
Scale: 1/4" = 1'-0"

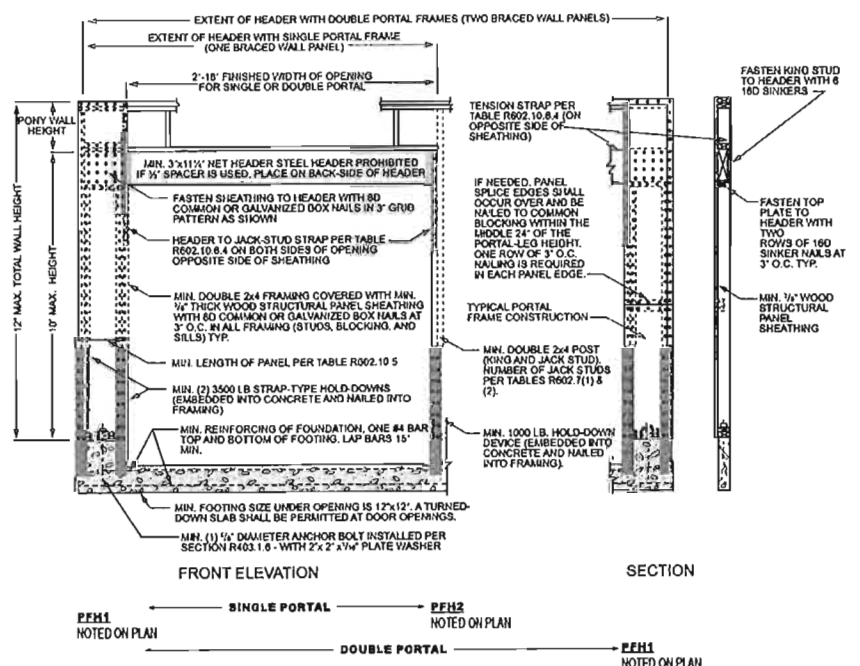
| Method, Material | Minimum Thickness | Figure | Fasteners | Spacings |
|---|-------------------|--------|---|---|
| CS-WSP
Continuously sheathed wood structural panel | 3/8" | | Exterior sheathing see Table R602.3(3)
Interior sheathing see Table R602.3(1) or Table R602.3(2) | 6" spacing (panel edges); 12" spacing (intermediate supports)
Varies by fastener |

a. Adhesive application of wall sheathing, including Method GB, shall not be permitted in Seismic Design Categories C, D, U, and V.

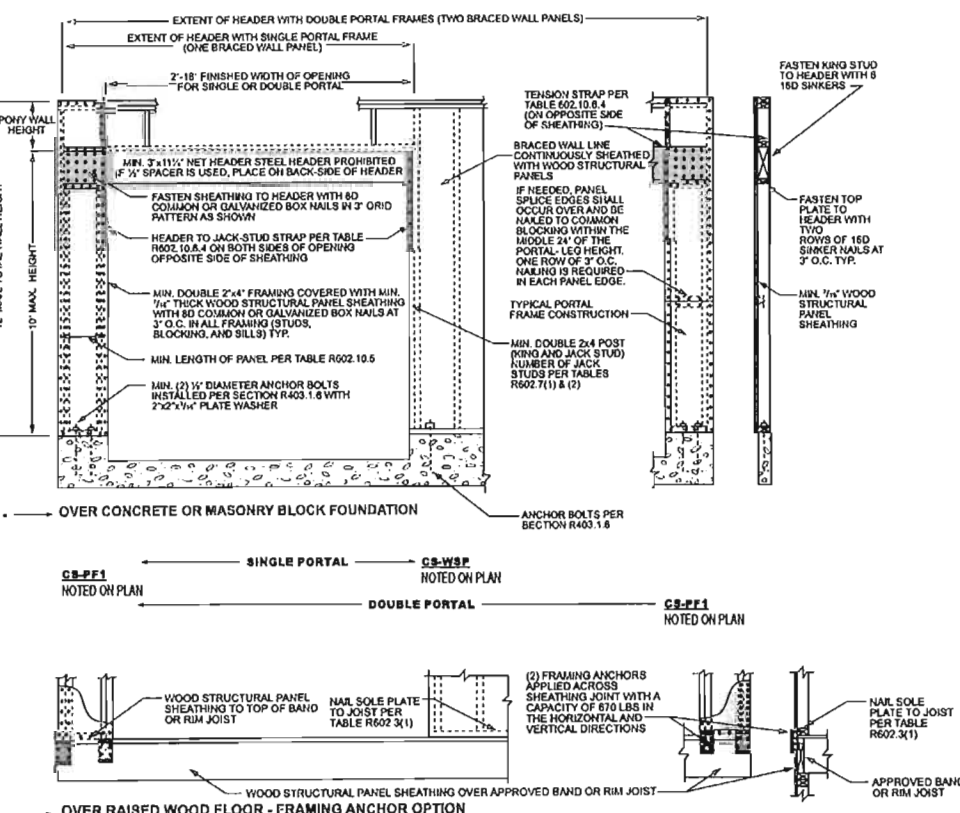
| Minimum length per IRC Table R602.10.5 (TABLE 3.2B) | Adjacent clear opening height (in.) | Wall Height (in.) | Contributing Length (in.) |
|---|-------------------------------------|-------------------|---------------------------|
| | 8 ft | 9 ft | 10 ft |
| | 11 ft | 12 ft | |
| | 14 ft | 16 ft | |
| | 18 ft | 20 ft | |
| | 22 ft | 24 ft | |
| | 26 ft | 28 ft | |
| | 30 ft | 32 ft | |
| | 34 ft | 36 ft | |
| | 38 ft | 40 ft | |
| | 42 ft | 44 ft | |
| | 46 ft | 48 ft | |
| | 50 ft | 52 ft | |
| | 54 ft | 56 ft | |
| | 58 ft | 60 ft | |
| | 62 ft | 64 ft | |
| | 66 ft | 68 ft | |
| | 70 ft | 72 ft | |

b. Linear interpolation shall be permitted.
c. Use actual length when it is greater than or equal to the minimum length.

6 BRACING METHOD CS-WSP
Scale: 1/4" = 1'-0"



3 BRACING METHOD PFH
Scale: 1/4" = 1'-0"

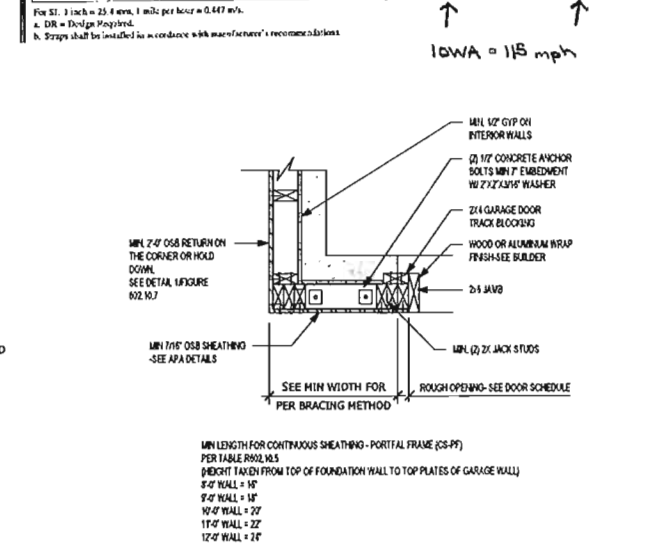


4 BRACING METHOD CS-PF
Scale: 1/4" = 1'-0"

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFH AND CS-PF BRACED WALL PANELS

| MINIMUM WALL STUD FRAME HEIGHT (ft) | MAXIMUM PORTAL WALL HEIGHT (ft) | MAXIMUM TOTAL WALL HEIGHT (ft) | MAXIMUM OPENING WIDTH (ft) | TENSION STRAP CAPACITY (lb) | | | |
|-------------------------------------|---------------------------------|--------------------------------|----------------------------|-----------------------------|-------|-------|-------|
| | | | | 110 | 120 | 130 | 140 |
| 2 x 4 No. 2 Grade | 0 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 1 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 2 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 3 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 4 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 5 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 6 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 7 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 8 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 9 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 10 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| | 11 | 10 | 18 | 1,800 | 1,000 | 1,000 | 1,000 |
| 2 x 6 Stud Grade | 0 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 1 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 2 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 3 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 4 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 5 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 6 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 7 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 8 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 9 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 10 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |
| | 11 | 10 | 18 | 2,250 | 1,250 | 1,250 | 1,250 |

For S1: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. DR = Design Regard.
b. Straps shall be installed in accordance with manufacturer's recommendations.



5 GARAGE DOOR JAMB - BRACING METHOD CS-PF
Scale: 1" = 1'-0"

plum
BUILDING SYSTEMS, LLC

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Classic Builders
Stonehaven Hamilton - Porch
Garage Right
Full Foundation

PROJECT ID:
PDS 3301

ISSUE DATE:
DATE: _____
DATE: _____
DATE: _____
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DATE: _____
DATE: _____

Wall Bracing
As indicated

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A.8



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Classic Builders
Stonehaven Hamilton - Porch
Garage Right
Full Foundation

PROJECT ID: PDS 3301

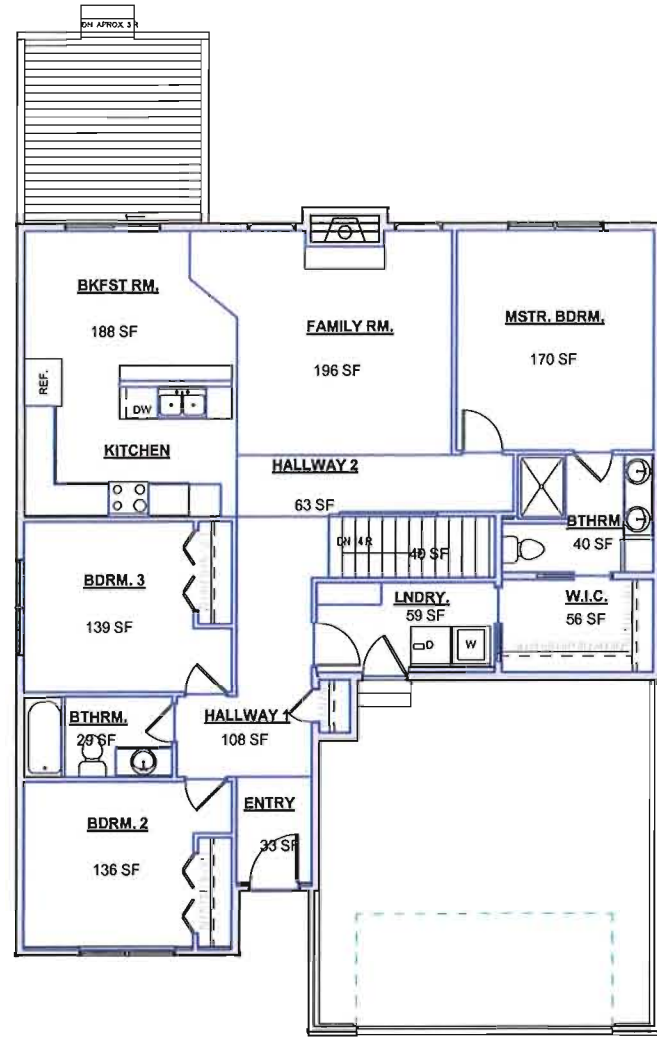
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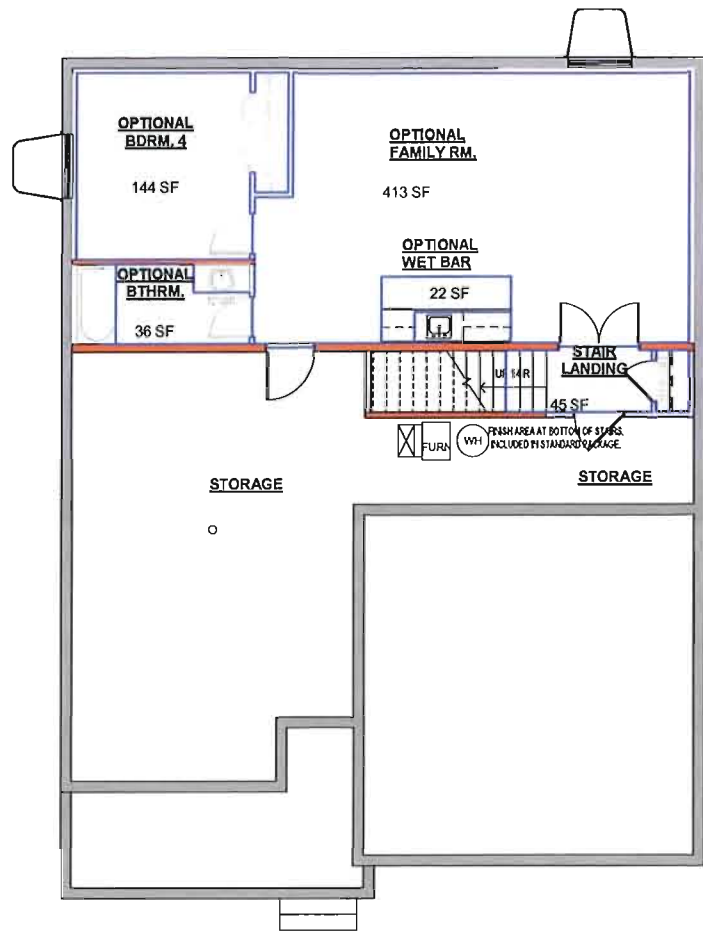
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Floor Covering
3/16" = 1'-0"



① Main Floor
Scale: 3/16" = 1'-0"



② Basement Plan
Scale: 3/16" = 1'-0"



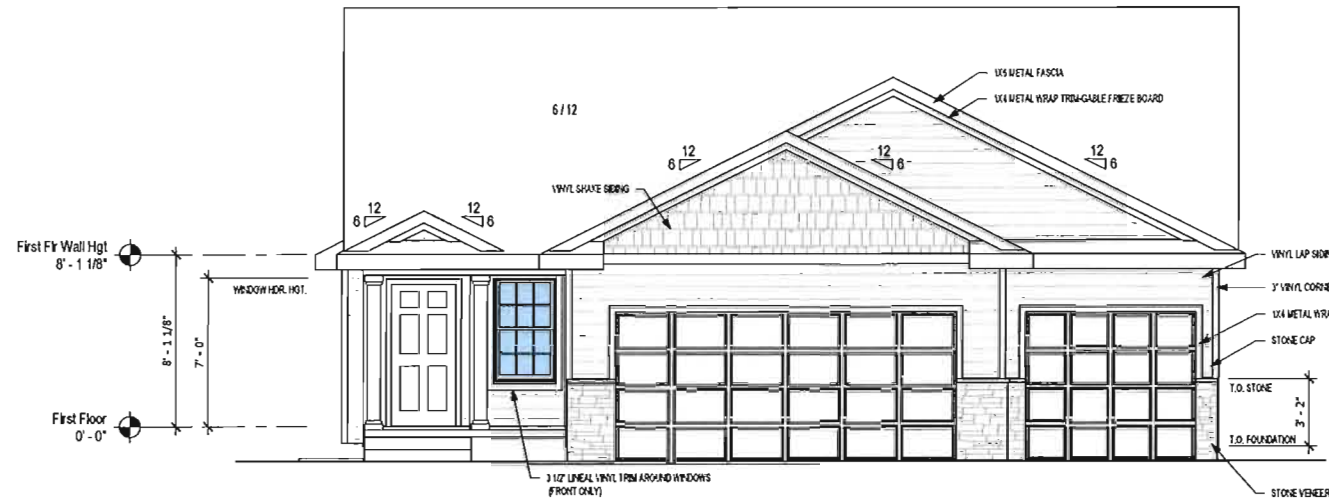
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TELEPHONE: 515.978.0260 FAX: 515.978.0261

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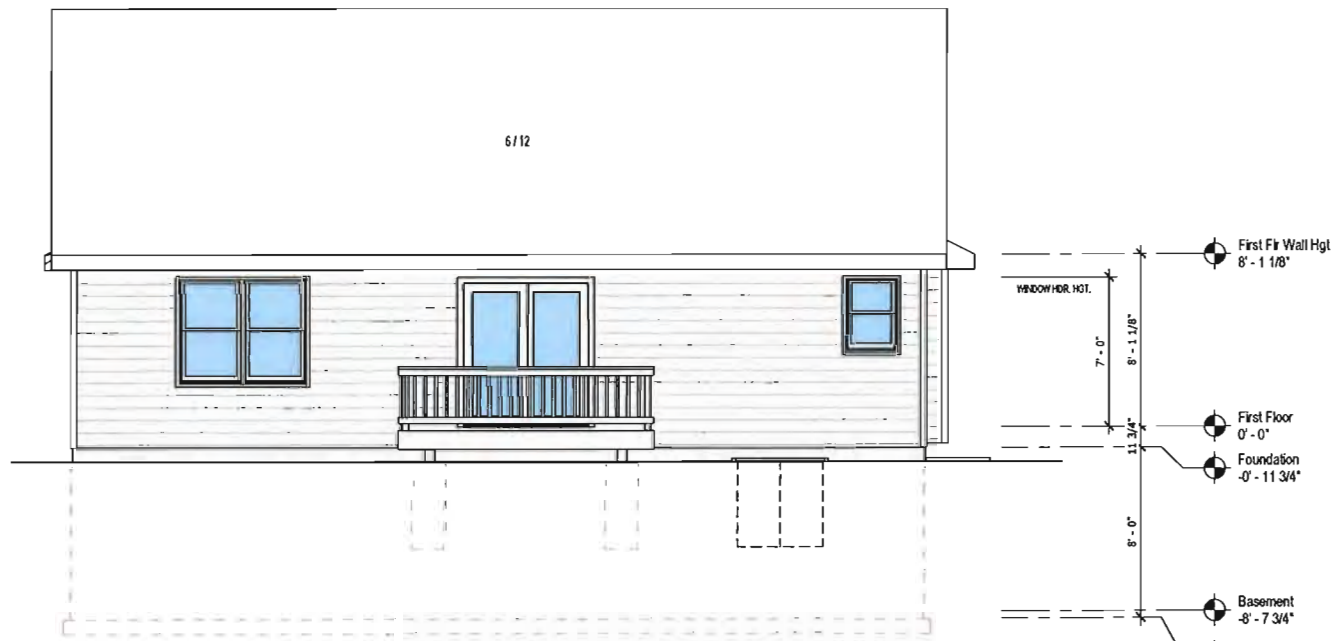
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1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

| ESTIMATED AREA - WALL CLADDING | | | |
|--------------------------------|-------------|------------|--------------------|
| MATERIAL TYPE | MATERIAL SF | MATERIAL % | MATERIAL ELEVATION |
| Lap Siding - 8" | 1875 SF | 100.0% | |
| Lap Siding - 8" | 222 SF | 60.6% | Front |
| Shake Material - Straight Edge | 54 SF | 17.1% | Front |
| Stone Veneer | 42 SF | 13.3% | Front |

1. PLUMBING AND MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING AND MECHANICAL CODES.
2. THE AREA OF THE GARAGE DOOR IS NOT INCLUDED IN THE TOTAL AREA.



2 REAR ELEVATION
Scale: 1/4" = 1'-0"

Classic Builders
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Garage Right
Full Foundation

PROJECT ID:
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Elevations

1/4" = 1'-0"

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A.1



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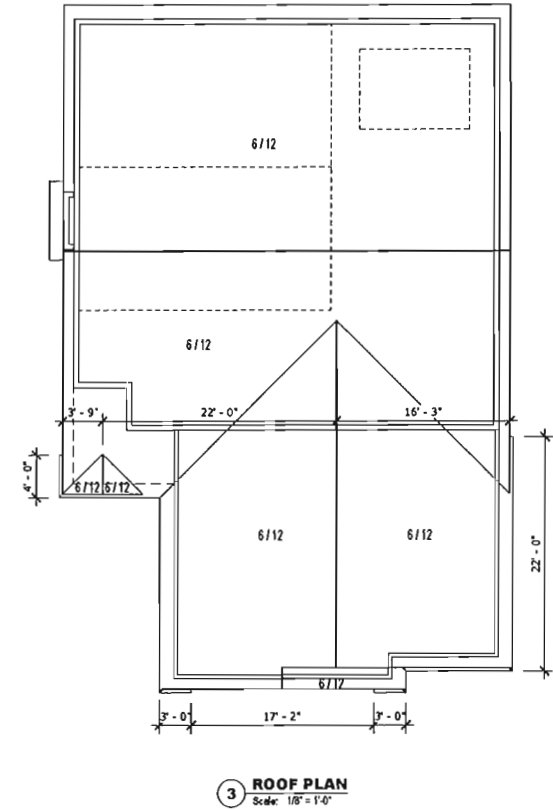
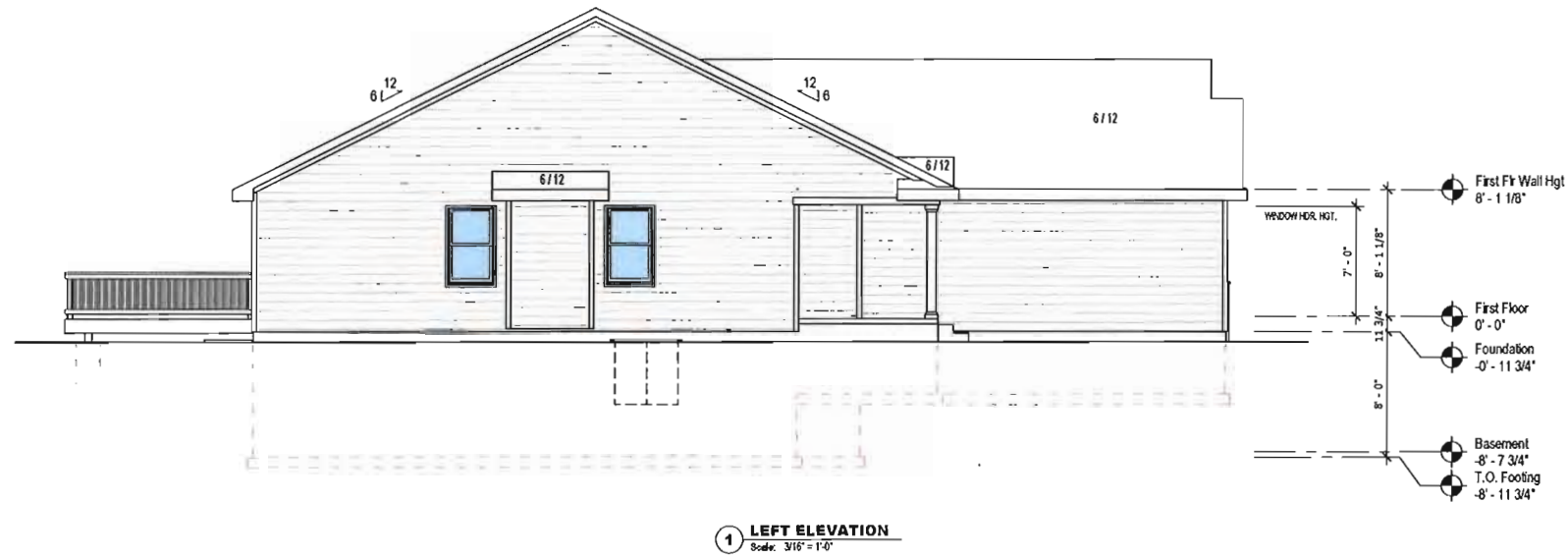
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Elevations

As indicated

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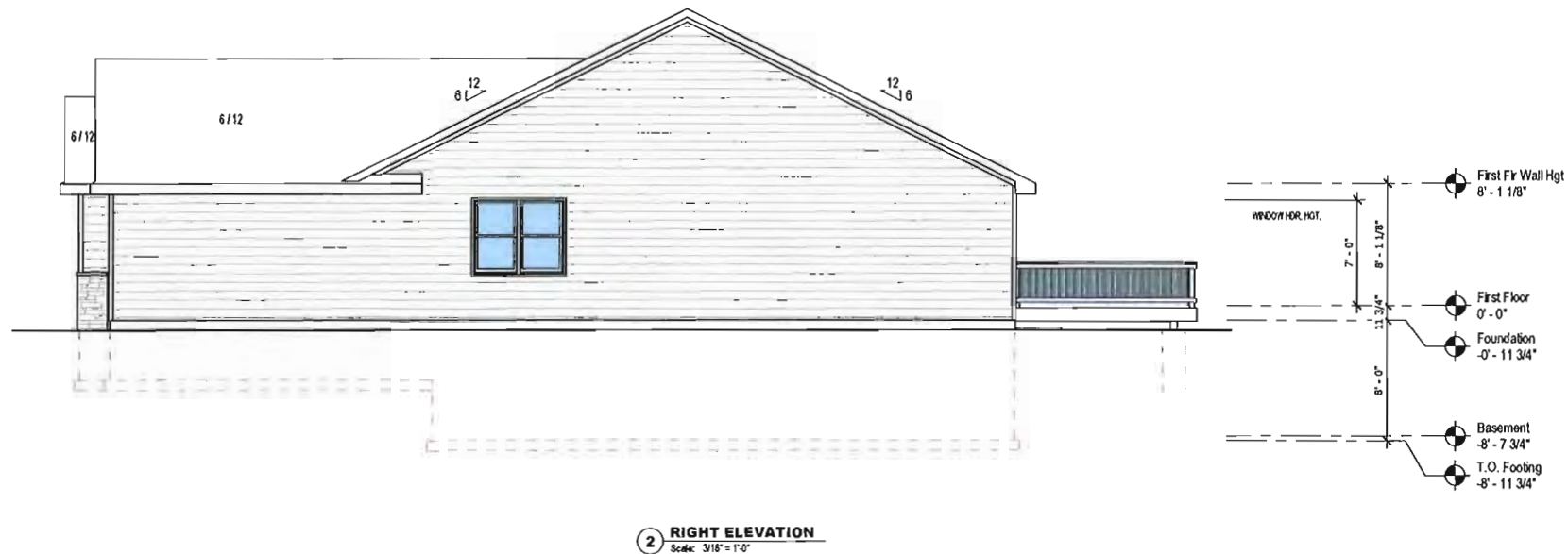
A.2



| ROOF PLAN LEGEND | | | | |
|------------------|------------|-------|----------|-----------|
| SYMBOL | PLATE HGT. | PITCH | OVERHANG | HEEL HGT. |
| ALL | 6'-1 1/8" | 6/12 | 1'-4" | 7" |

| ESTIMATED AREA - ROOF | |
|-----------------------|--|
| 2921 SF | |

DO NOT REMOVE OR REUSE FROM THE EXPRESS PURPOSE OF THE PLAN.
1. THE AREA IS TO BE USED FOR THE PURPOSES OF THE PLAN.
2. NO PART OF THE PLAN IS TO BE REPRODUCED.



| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|--------------------|--------------------------------|------------------|---------------|-------------|
| ID | QTY | TYPE | ROUGH OPENINGS
WIDTH HEIGHT | HEADER
HEIGHT | SPECIAL NOTES | Level |
| Z | 2 | 4.0 x 4.0 Basement | | 7'-0" | Meets Egress | Basement |
| A | 2 | 3660-2 SH | 8'-0" 5'-0" | 7'-0" | Meets Egress | First Floor |
| B | 3 | 3660 SH | 3'-0" 5'-0" | 7'-0" | Meets Egress | First Floor |
| C | 1 | 3642 SH | 2'-6" 3'-6" | 7'-0" | Meets Egress | First Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-------------------|--------------------------------|---------------------------|--|-------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS
WIDTH HEIGHT | SPECIAL NOTES | | Level |
| D4 | 1 | 16.0 x 7.0 OHID | 18'-3" 7'-1 1/2" | Overhead Garage Door | | Foundation |
| D5 | 1 | 8.0 x 7.0 OHID | 8'-3" 7'-1 1/2" | Overhead Garage Door | | Foundation |
| D1 | 1 | 3.0 x 6.8 Steel | 3'-2 1/2" 6'-11 1/4" | 20 Min Fire Rated | | First Floor |
| D2 | 1 | 2.8 x 6.8 Steel F | 2'-10 1/2" 6'-11 1/4" | 2-Panel Slider | | First Floor |
| D3 | 1 | 6.0 x 6.10 Slider | 6'-0" 6'-11" | | | First Floor |
| D7 | 1 | 1.6 x 6.8 | 1'-8" 6'-10 1/2" | | | First Floor |
| D9 | 2 | 2.4 x 6.8 | 2'-6" 6'-10 1/2" | | | First Floor |
| D10 | 2 | 2.6 x 6.8 | 2'-8" 6'-10 1/2" | | | First Floor |
| D12 | 1 | 3.0 x 6.8 | 3'-2" 6'-10 1/2" | | | First Floor |
| D15 | 1 | 5.0 x 6.8 | 5'-2" 6'-10 1/2" | Double Door | | First Floor |
| D20 | 2 | 2.4 x 6.8 Pocket | 4'-9" 7'-1" | Pocket Door - Verify R.O. | | First Floor |
| D32 | 1 | 5.0 x 6.8 Bifold | 5'-1 1/2" 6'-10" | 4-Panel Bifold | | First Floor |

| FOOTING SCHEDULE 1 | | | |
|--------------------|-----------------|---------------------------|-------|
| MARK | DIMENSIONS | REINFORCEMENT | NOTES |
| F2 | 24" x 24" x 12" | #4 @ 8" O.C. E/W (2) min. | |
| F3 | 30" x 30" x 12" | #4 @ 7" O.C. E/W (4) min. | |
| F3 | 30" x 30" x 12" | #4 @ 7" O.C. E/W (4) min. | |
| F3 | 30" x 30" x 12" | #4 @ 7" O.C. E/W (4) min. | |
| F4 | 36" x 36" x 12" | #4 @ 7" O.C. E/W (5) min. | |

GENERAL CONSTRUCTION NOTES

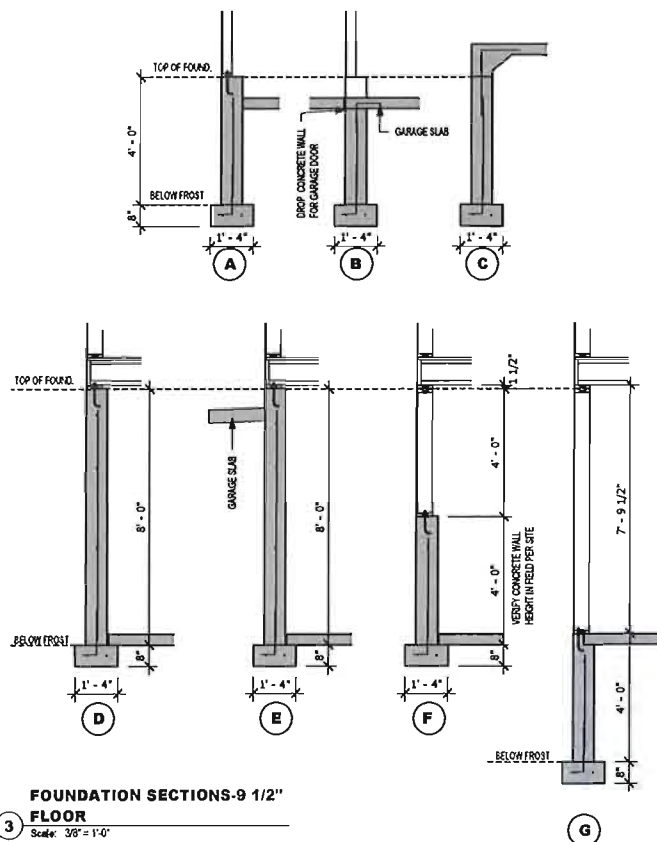
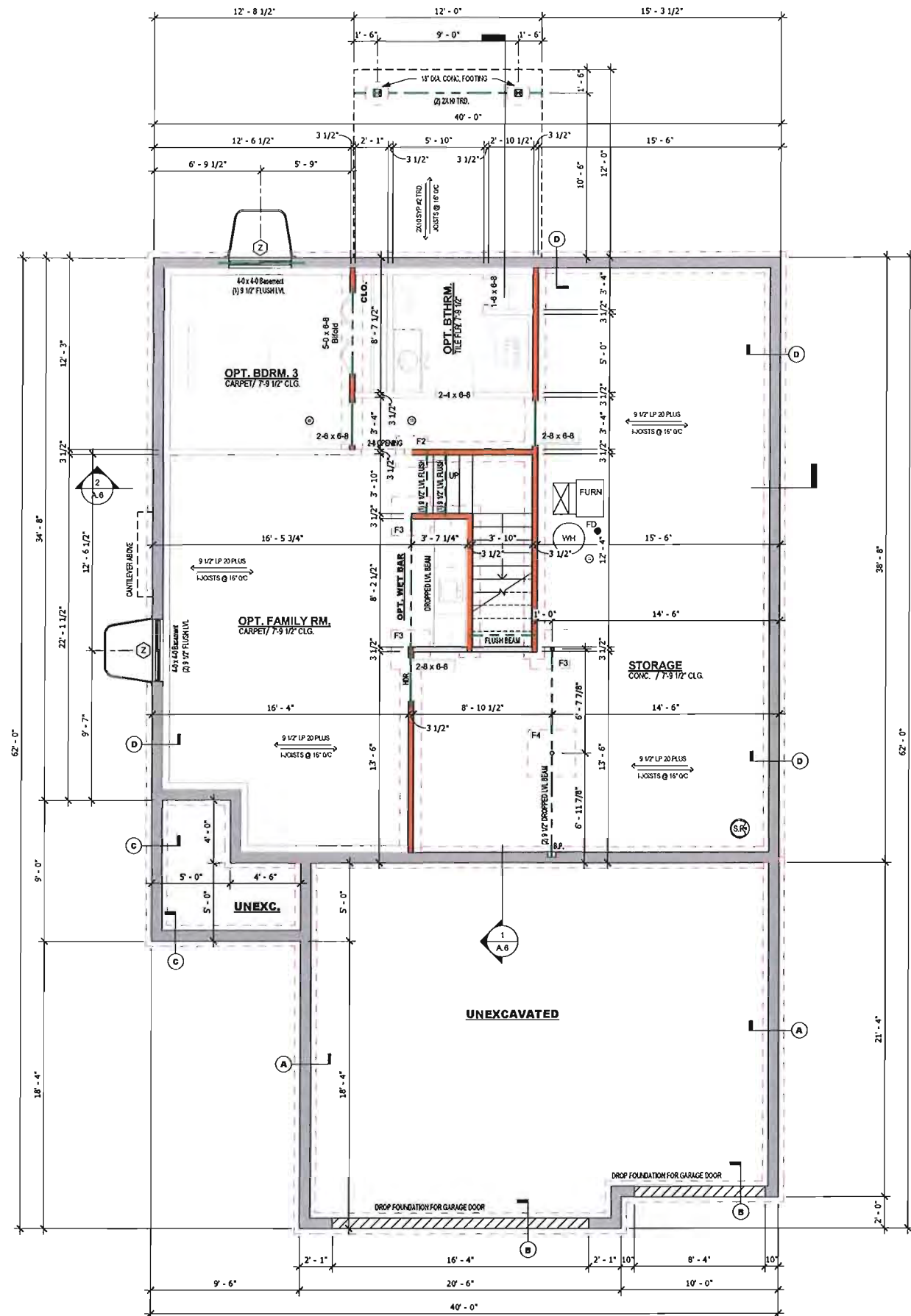
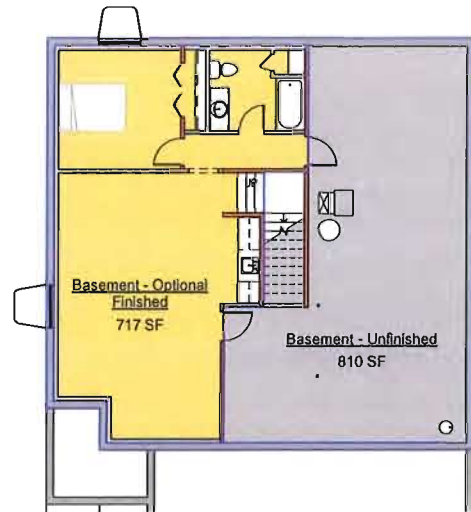
- 1) EXTERIOR DIMENSIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (2) 2X10 OR (2) 2X12 UNLESS NOTED OTHERWISE.
- 4) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK PLATE UNLESS NOTED AS FLUSH.
- 5) 20 MINUTE FIRE DOOR HAS SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 6) ALL EXTERIOR DOOR ROUGH OPENING INCLUDED PAD UNDER MILL.
- 7) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 8) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
- 9) SYMBOL REPRESENTS SOIL BLOODING FROM CONCENTRATED LOAD.
- 10) SYMBOL REPRESENTS CONCENTRATED LOAD FROM ABOVE, SOIL BLOOD TO FOUNDATION OR BEAM HEADER BELOW.

| AREA SCHEDULE | |
|------------------------------|---------|
| NAME | SQ FT |
| Basement - Optional Finished | 717 SF |
| Main Floor | 1525 SF |
| Basement - Unfinished | 810 SF |
| Garage | 693 SF |
| Porch | 68 SF |
| Grand Total | 3813 SF |

| ESTIMATED AREA - 4" FLATWORK | | |
|------------------------------|---------|-------------|
| LOCATION | AREA | CUBIC YARDS |
| Floor Front Porch | 68 SF | 0.8 CY |
| Floor Basement | 1424 SF | 17.6 CY |
| Floor Garage | 658 SF | 8.1 CY |

| ESTIMATED AREA - CEILING | | |
|--------------------------|------------------|---------|
| LEVEL | CEILING TYPE | AREA |
| First Flr Wall Hgt | Ceiling - Garage | 863 SF |
| First Flr Wall Hgt | Ceiling - House | 1464 SF |
| | | 2127 SF |

1. SQUARE FOOTAGE OF CEILING TO BE FROM THE INSIDE OF EXTERIOR WALLS.
2. THE AREA OF CEILING SHALL BE FOR ALL INTERIOR WALLS.
3. IN ADDITION, ONLY 11.6 SQUARE FEET OF CEILING SHALL BE FACTORED INTO THE TOTAL AREA.
4. THE AREA OF CEILING SHALL BE FOR ALL INTERIOR WALLS.



FOUNDATION SECTIONS-9 1/2"
FLOOR
Scale: 3/8" = 1'-0"

1 Basement
Scale: 1/4" = 1'-0"



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Main Floor

As indicated

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A.4

| WINDOW SCHEDULE | | | | | | |
|-----------------|-----|--------------------|--------------------------------|------------------|---------------|-------------|
| ID | QTY | TYPE | ROUGH OPENINGS
WIDTH HEIGHT | HEADER
HEIGHT | SPECIAL NOTES | Level |
| Z | 2 | 4-0 x 4-0 Basement | | 7'-0" | Meets Egress | Basement |
| A | 2 | 3660-2 SH | 6'-0" 5'-0" | 7'-0" | Meets Egress | First Floor |
| B | 3 | 3660 SH | 3'-0" 5'-0" | 7'-0" | Meets Egress | First Floor |
| C | 1 | 3042 SH | 2'-6" 3'-6" | 7'-0" | | First Floor |

| DOOR SCHEDULE | | | | | | |
|---------------|-----|-------------------|----------------|-------------|---------------------------|-------------|
| ID | QTY | DOOR SIZE | ROUGH OPENINGS | | SPECIAL NOTES | Level |
| | | | WIDTH | HEIGHT | | |
| D4 | 1 | 16-0 x 7-0 OHD | 16'- 3" | 7'- 1 1/2" | Overhead Garage Door | Foundation |
| D5 | 1 | 8-0 x 7-0 OHD | 8'- 3" | 7'- 1 1/2" | Overhead Garage Door | Foundation |
| D1 | 1 | 3-0 x 6-8 Steel | 3'- 2 1/2" | 6'- 11 1/4" | | First Floor |
| D2 | 1 | 2-8 x 6-8 Steel F | 2'- 10 1/2" | 6'- 11 1/4" | 20 Min Fire Rated | First Floor |
| D3 | 1 | 6-0 x 6-10 Slider | 6'- 0" | 6'- 11" | 2-Panel Slider | First Floor |
| D7 | 1 | 1-6 x 6-8 | 1'- 8" | 6'- 10 1/2" | | First Floor |
| D9 | 2 | 2-4 x 6-8 | 2'- 6" | 6'- 10 1/2" | | First Floor |
| D10 | 2 | 2-6 x 6-8 | 2'- 8" | 6'- 10 1/2" | | First Floor |
| D12 | 1 | 3-0 x 6-8 | 3'- 2" | 6'- 10 1/2" | | First Floor |
| D15 | 1 | 5-0 x 6-8 | 5'- 2" | 6'- 10 1/2" | Double Door | First Floor |
| D20 | 2 | 2-4 x 6-8 Pocket | 4'- 9" | 7'- 1" | Pocket Door - Verify R.O. | First Floor |
| D32 | 1 | 5-0 x 6-8 Bifold | 5'- 1 1/2" | 6'- 10" | 4-Panel Bifold | First Floor |

GENERAL CONSTRUCTION NOTES

- 1) EXTERIOR DIVISIONS ARE FROM THE OUTSIDE OF SHEATHING TO OUTSIDE OF SHEATHING OR FROM FACE OF MASONRY TO FACE OF MASONRY.
- 2) INTERIOR DIVISIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
- 3) ALL EXTERIOR HEADERS TO BE (2) 2X10 OR (4) UNLESS NOTED OTHERWISE.
- 4) USE 1 JACK (2) & 1 KNOY (2) STUD ON EACH END UNLESS NOTED OTHERWISE.
- 5) ALL HEADERS AND BEAMS ARE DROPPED BELOW DECK/PLATE UNLESS NOTED AS FLUSH.
- 6) 20 MINUTE FIRE DOOR W/ SELF CLOSING HINGES BETWEEN GARAGE AND LIVING AREAS.
- 7) ALL EXTERIOR DOOR ROUGH OPENINGS INCLUDED PAD UNDER SILL.
- 8) REFER TO LOCAL BUILDING CODES FOR SPECIFIC SMOKE ALARM LOCATIONS.
- 9) GARAGE WALLS AND CEILING TO HAVE 5/8" TYPE X GYP BOARD.
- 10) S YAWOL REPRESENTS SOLID BLOCKING FROM CONCENTRATED LOAD.
- 11) S YAWOL REPRESENTS CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.

AREA SCHEDULE

| NAME | SQ FT |
|------------------------------|---------|
| Basement - Optional Finished | 717 SF |
| Main Floor | 1525 SF |
| | 2242 SF |
| Basement - Unfinished | 810 SF |
| Garage | 693 SF |
| Porch | 68 SF |
| Grand total 5 | 3813 SF |

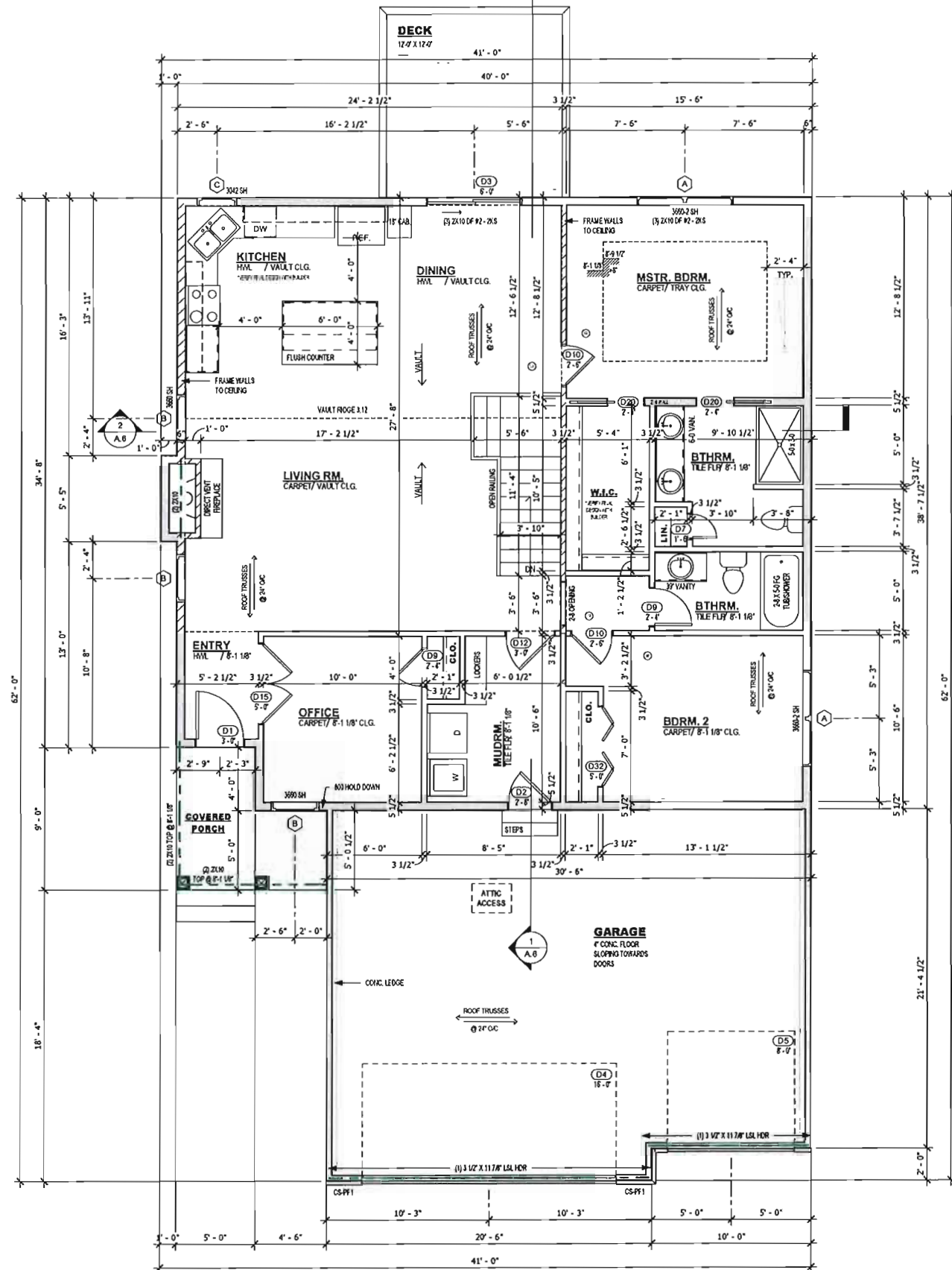
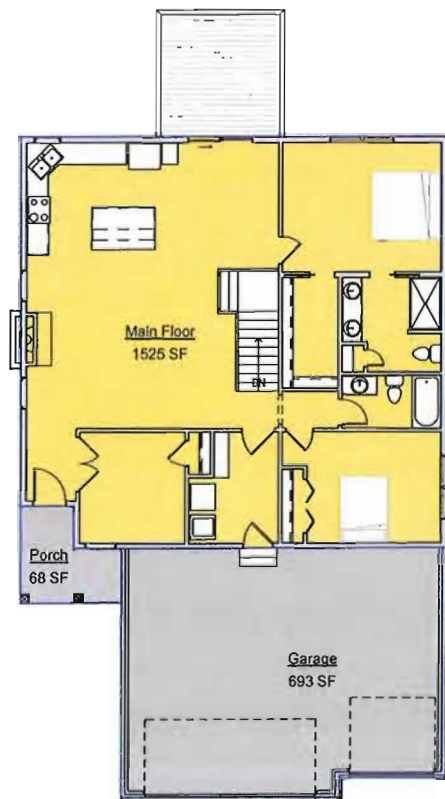
ESTIMATED AREA - 4" FLATWORK

| LOCATION | AREA | CUBIC YARDS |
|--------------------|---------|-------------|
| Floor: Front Porch | 68 SF | 0.8 CY |
| Floor: Basement | 1424 SF | 17.6 CY |
| Floor: Garage | 693 SF | 8.1 CY |

ESTIMATED AREA - CEILING

| LEVEL | CEILING TYPE | AREA |
|--------------------|------------------|---------|
| First Flr Wall Hgt | Ceiling - Garage | 663 SF |
| First Flr Wall Hgt | Ceiling - House | 1464 SF |
| | | 2127 SF |

1) SOLID BLOCKING OF SOLID BLOCKING FROM CONCENTRATED LOAD.
2) S YAWOL REPRESENTS CONCENTRATED LOAD FROM ABOVE, SOLID BLOCK TO FOUNDATION OR BEAM HEADER BELOW.



3 First Floor
Scale: 1/4" = 1'-0"

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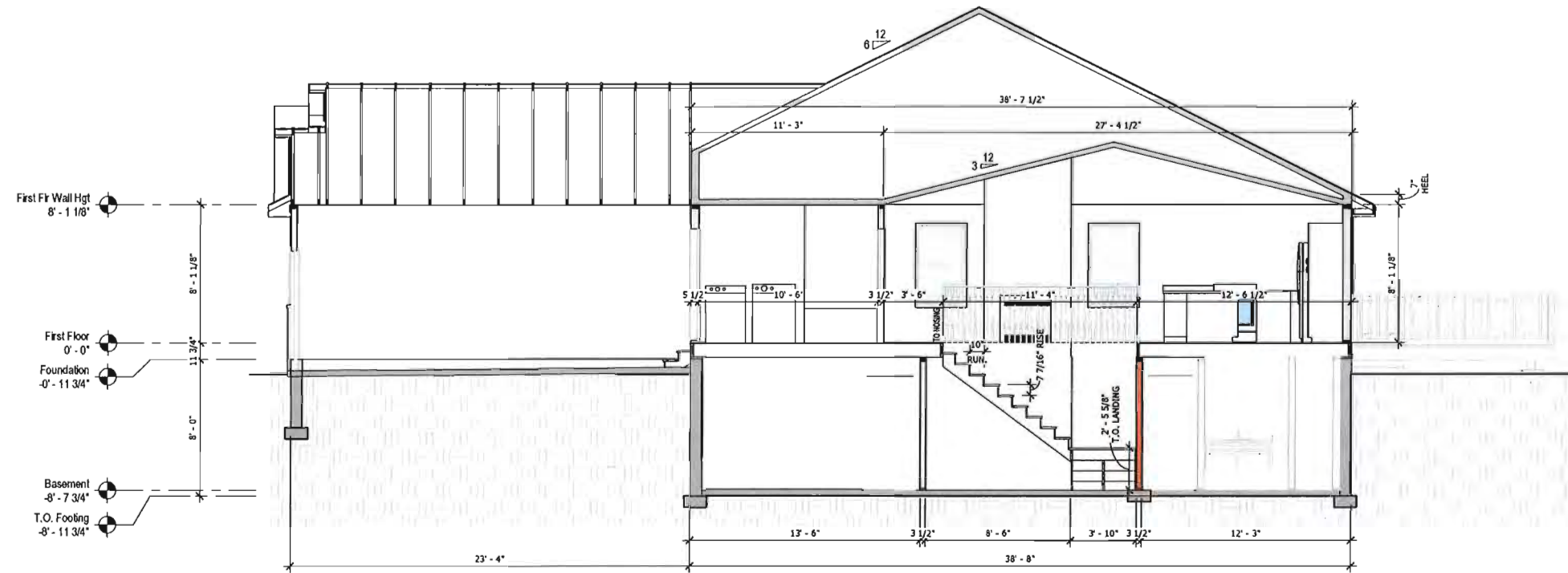
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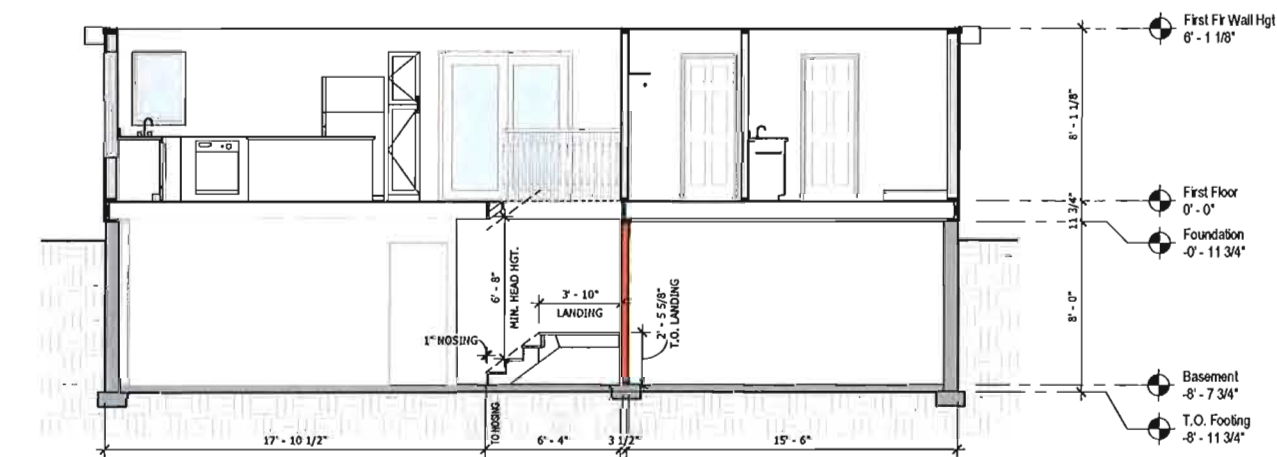
Building
Sections

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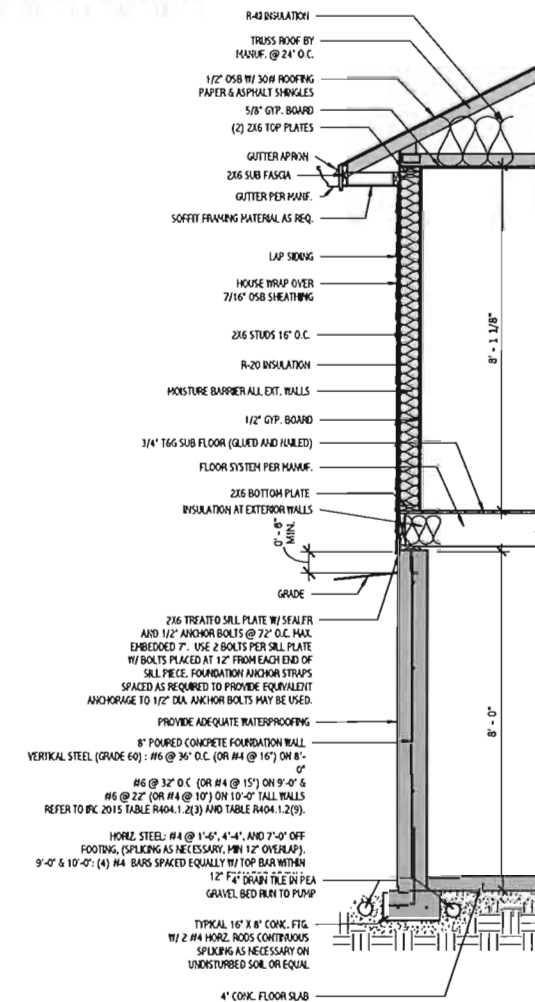
A.6



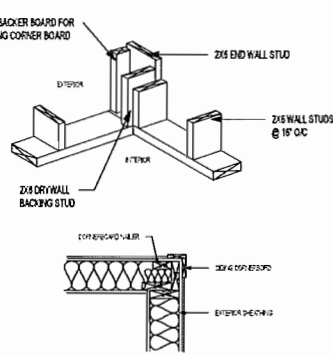
1 BUILDING SECTION A
Scale: 1/4" = 1'-0"



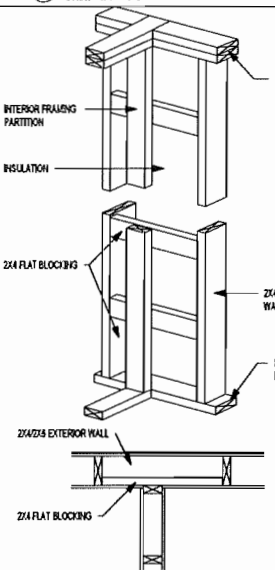
2 BUILDING SECTION B
Scale: 1/4" = 1'-0"



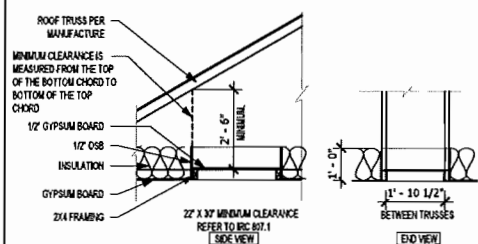
3 TYPICAL WALL SECTION - RANCH
Scale: 1/2" = 1'-0"



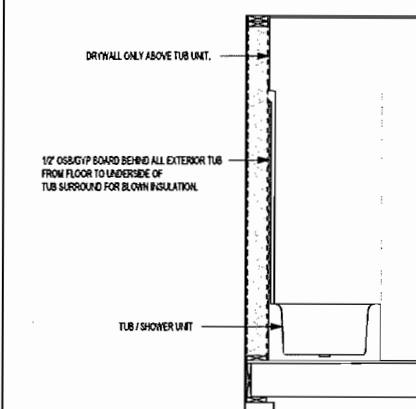
1 TYPICAL EXTERIOR WALL CORNERS
Scale: 3/4\" = 1'-0\"



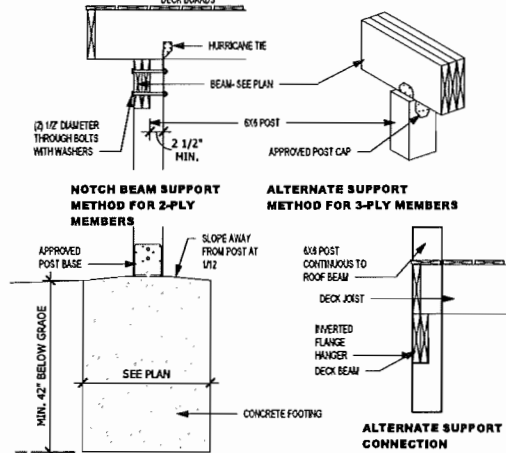
6 EXTERIOR WALL LADDER
Scale: 3/4\" = 1'-0\"



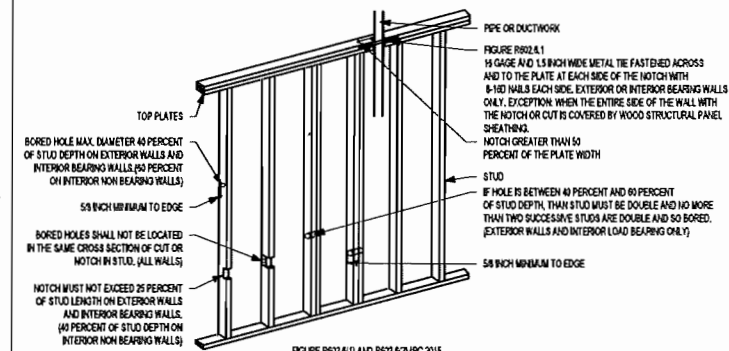
4 ATTIC ACCESS OPENING
Scale: 3/8\" = 1'-0\"



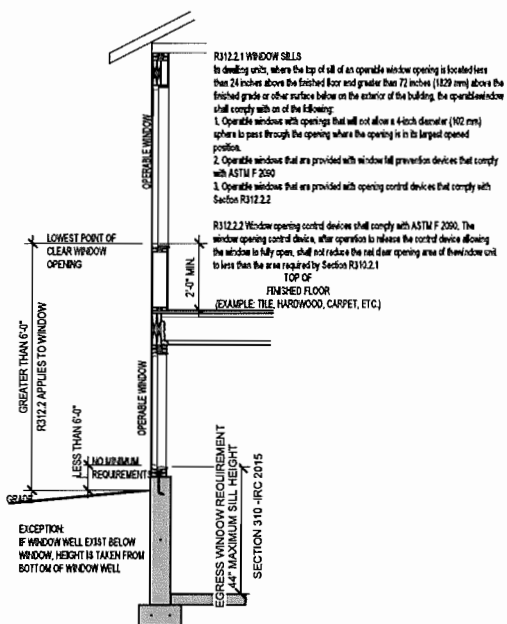
9 Bath Tub-OSB Insulation
Scale: 1/2\" = 1'-0\"



3 DECK-POST CONNECTION
Scale: 3/4\" = 1'-0\"



7 NOTCHING AND BORING HOLE LIMITATIONS
Scale: 3/8\" = 1'-0\"



5 2015 IRC R612 WINDOW FALL PROTECTION
Scale: 3/8\" = 1'-0\"

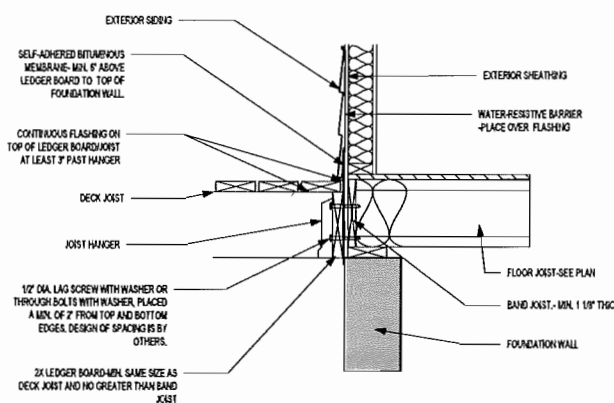
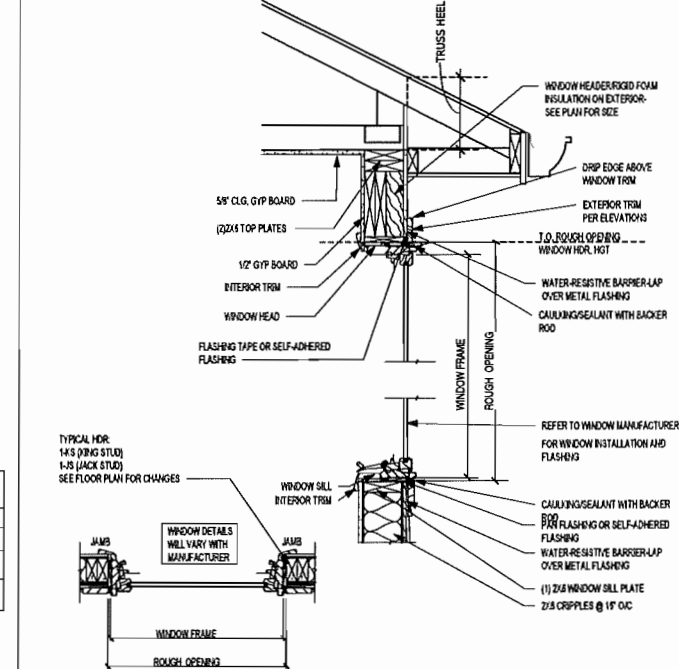


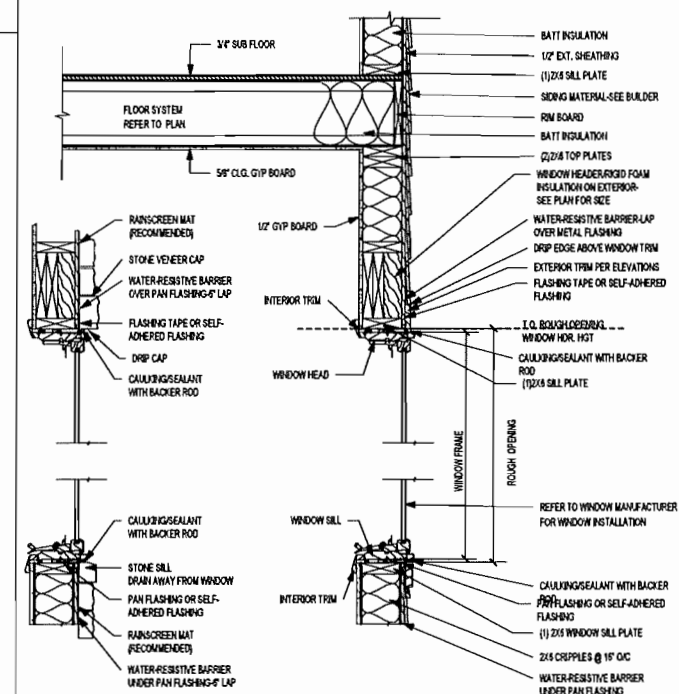
TABLE RS07.2
DECK LEDGER CONNECTION TO BAND JOIST/RAMP/STRONG TIE BEAM SCREWS
LOADING: DECK LIVE LOAD 40 PSF/DECK DEAD LOAD 10 PSF

| CONNECTION DETAIL | LEDGER BOARD SIZE | UP TO 6'-0" | UP TO 8'-0" | UP TO 10'-0" | UP TO 12'-0" | UP TO 14'-0" | UP TO 16'-0" | UP TO 18'-0" | UP TO 24'-0" | MIN EDGE DISTANCE | MIN END DISTANCE |
|-----------------------|---------------------------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------|------------------|
| 12\" LAG SCREWS | 2x 6YP | 33 | 23 | 18 | 15 | 13 | 11 | 10 | 7 | 2" | 2" |
| 5/8\" RAMP/STRONG TIE | 1 1/4\" OSB PSB/1 1/4\" LSL PSB | 16 | 12 | 10 | 8 | 7 | 6 | 5 | 5 | 1 7/8" | 6" |
| 5/8\" RAMP/STRONG TIE | 2x 6YP | 22 | 16 | 13 | 11 | 9 | 8 | 7 | 7 | 1 7/8" | 6" |

2 DECK LEDGER CONNECTION
Scale: 1\" = 1'-0\"



13 TYPICAL EXTERIOR HEADER
Scale: 1\" = 1'-0\"



10 RAKE OVERHANG-WOOD
Scale: 3/4\" = 1'-0\"



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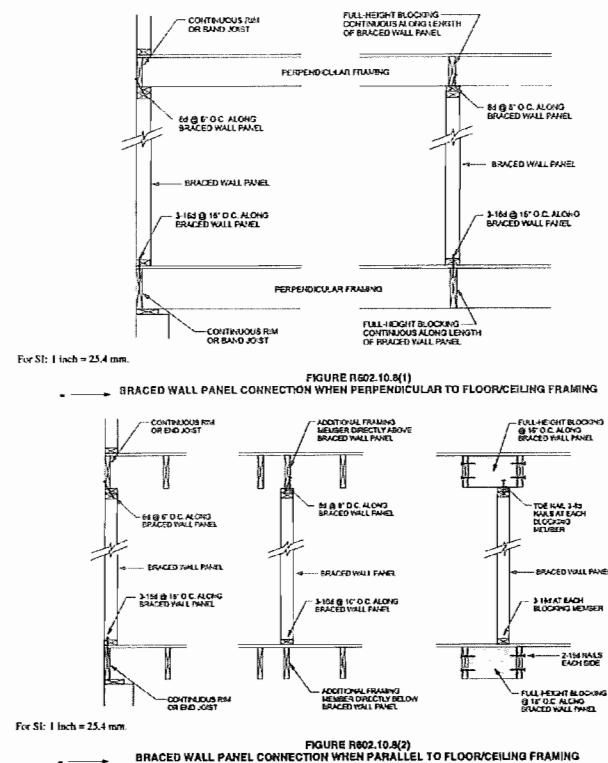
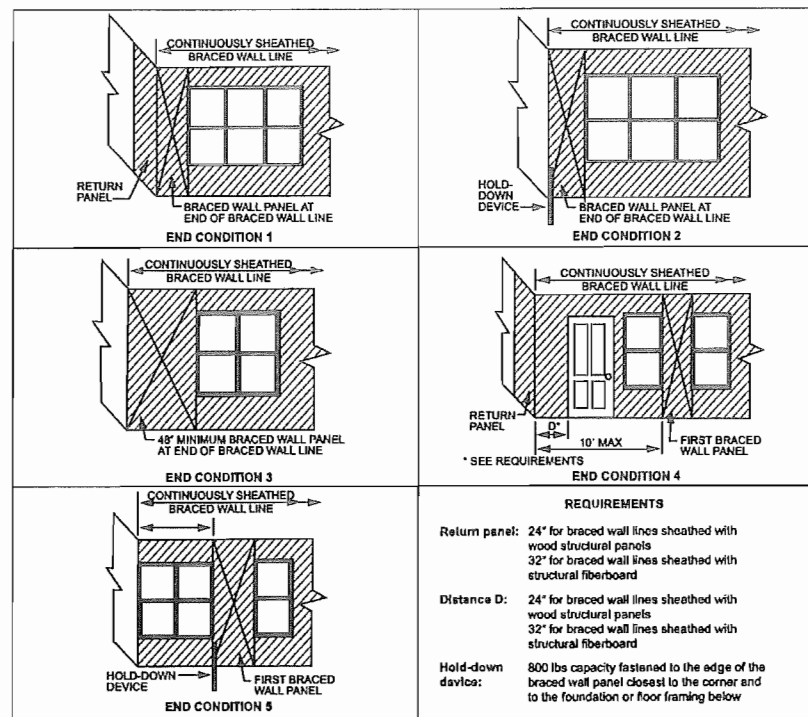
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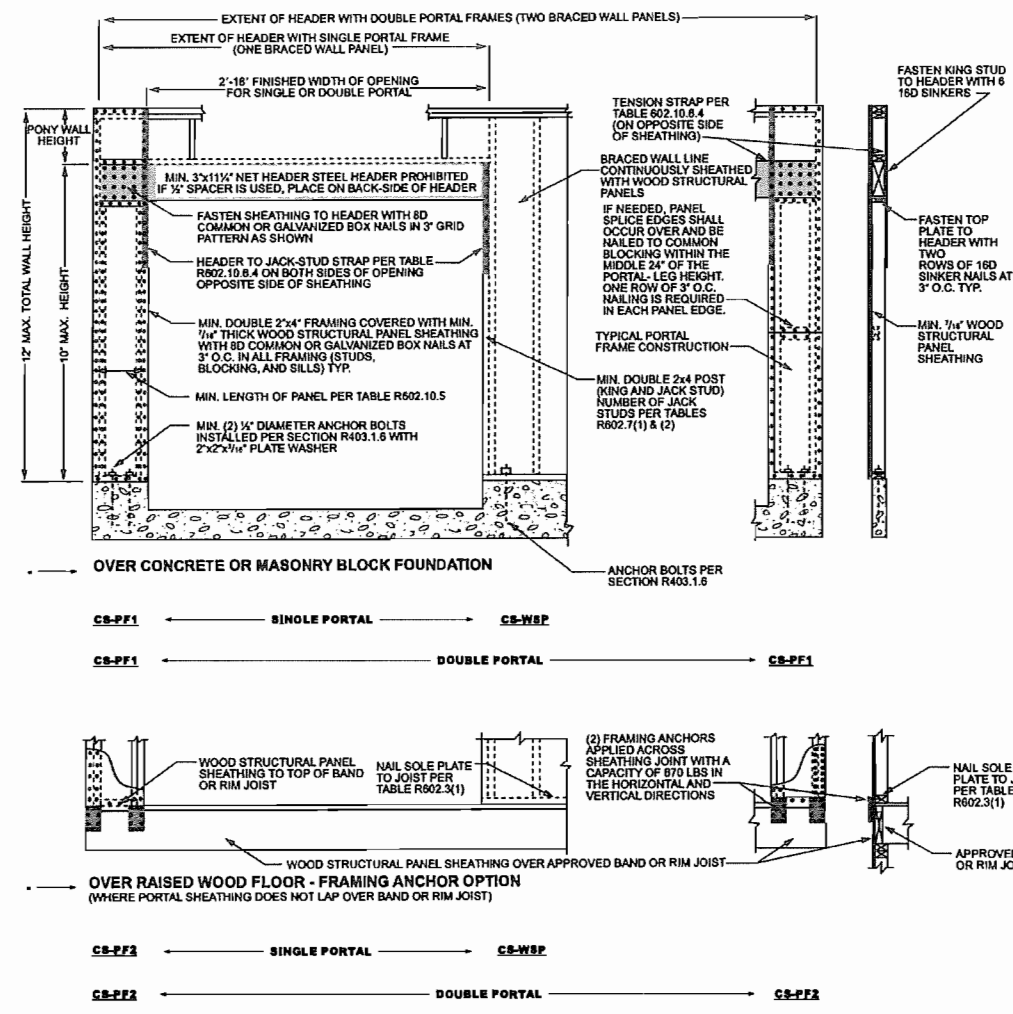
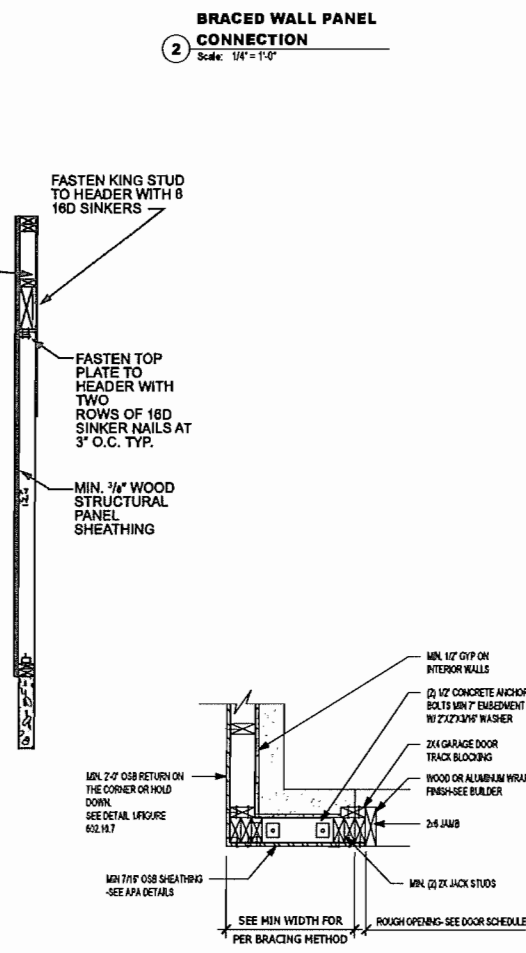
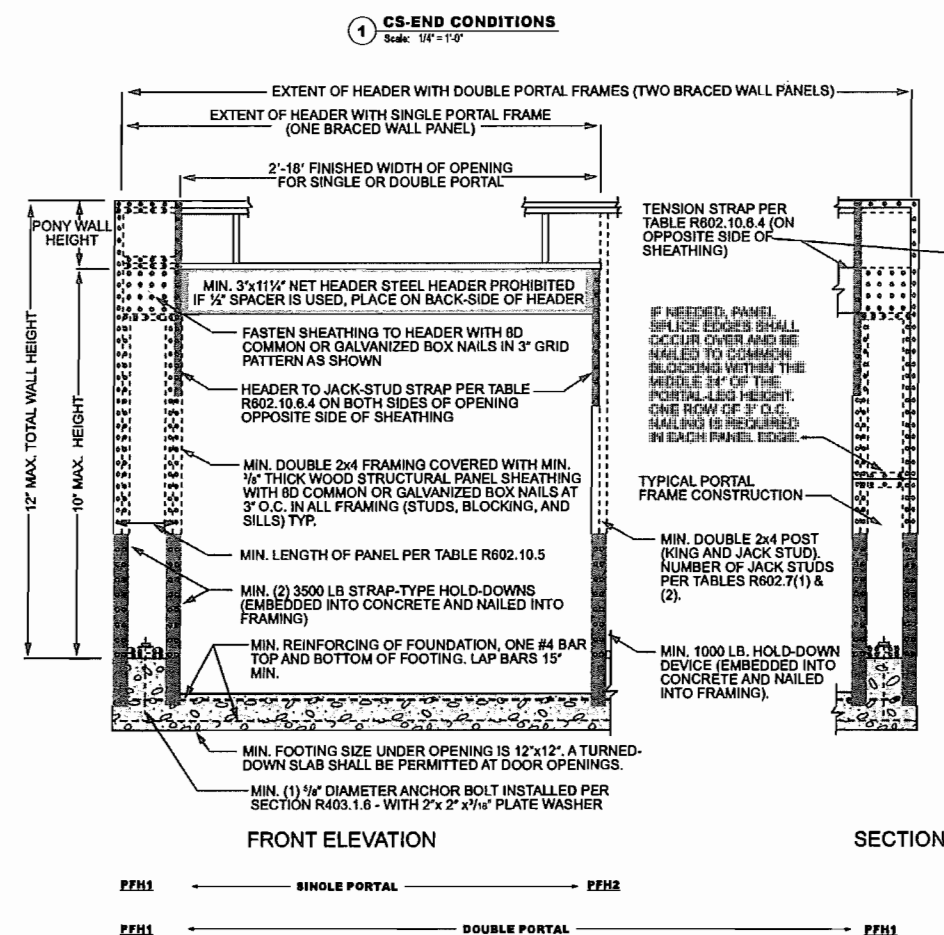
A.7



| MINIMUM WALL STUD
FRAMING NOMINAL SIZE AND
GRADE | MAXIMUM PONY
WALL HEIGHT
(feet) | MAXIMUM
TOTAL WALL
HEIGHT
(feet) | MAXIMUM
OPENING
WIDTH
(feet) | TENSION STRAP CAPACITY REQUIRED (pounds)* | | | | | |
|--|---------------------------------------|---|---------------------------------------|--|-------|-------|------------|-------|-------|
| | | | | Ultimate Design Wind Speed V_{ult} (mph) | | | | | |
| | | | | 110 | 115 | 130 | 110 | 115 | 130 |
| | | | | Exposure B | | | Exposure C | | |
| 2 x 4 No. 2 Grade | 0 | 10 | 18 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,050 |
| | | | 9 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,175 |
| | | | 16 | 1,000 | 1,025 | 2,850 | 2,075 | 2,500 | 3,950 |
| | 1 | 10 | 18 | 1,000 | 1,275 | 2,375 | 2,400 | 2,850 | DR |
| | | | 9 | 1,000 | 1,000 | 1,475 | 1,500 | 1,875 | 3,125 |
| | | | 16 | 1,175 | 2,175 | 3,425 | 3,350 | 4,125 | DR |
| | 2 | 10 | 18 | 2,075 | 2,500 | 3,950 | 3,975 | DR | DR |
| | | | 9 | 1,500 | 1,500 | 2,850 | 2,875 | 3,175 | DR |
| | | | 16 | 2,375 | 3,375 | DR | DR | DR | DR |
| | 2 | 12 | 18 | 3,425 | 3,975 | DR | DR | DR | DR |
| | | | 9 | 2,275 | 2,750 | DR | DR | DR | DR |
| | | | 12 | 3,225 | 3,775 | DR | DR | DR | DR |
| | 4 | 12 | 9 | 1,000 | 1,000 | 1,700 | 1,700 | 2,025 | 1,050 |
| | | | 16 | 1,825 | 2,150 | 3,425 | 3,225 | 3,675 | DR |
| | | | 18 | 2,200 | 2,550 | 3,725 | 3,750 | DR | DR |
| 2 x 6 Stud Grade | 2 | 12 | 9 | 1,450 | 1,750 | 2,700 | 2,725 | 3,125 | DR |
| | | | 16 | 2,050 | 2,400 | DR | DR | DR | DR |
| | | | 18 | 3,350 | 3,800 | DR | DR | DR | DR |

b. Straps shall be installed in accordance with manufacturer's recommendations.

IOWA = 1/5 mph



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Flooring
3/16" = 1'-0"

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F.1

