

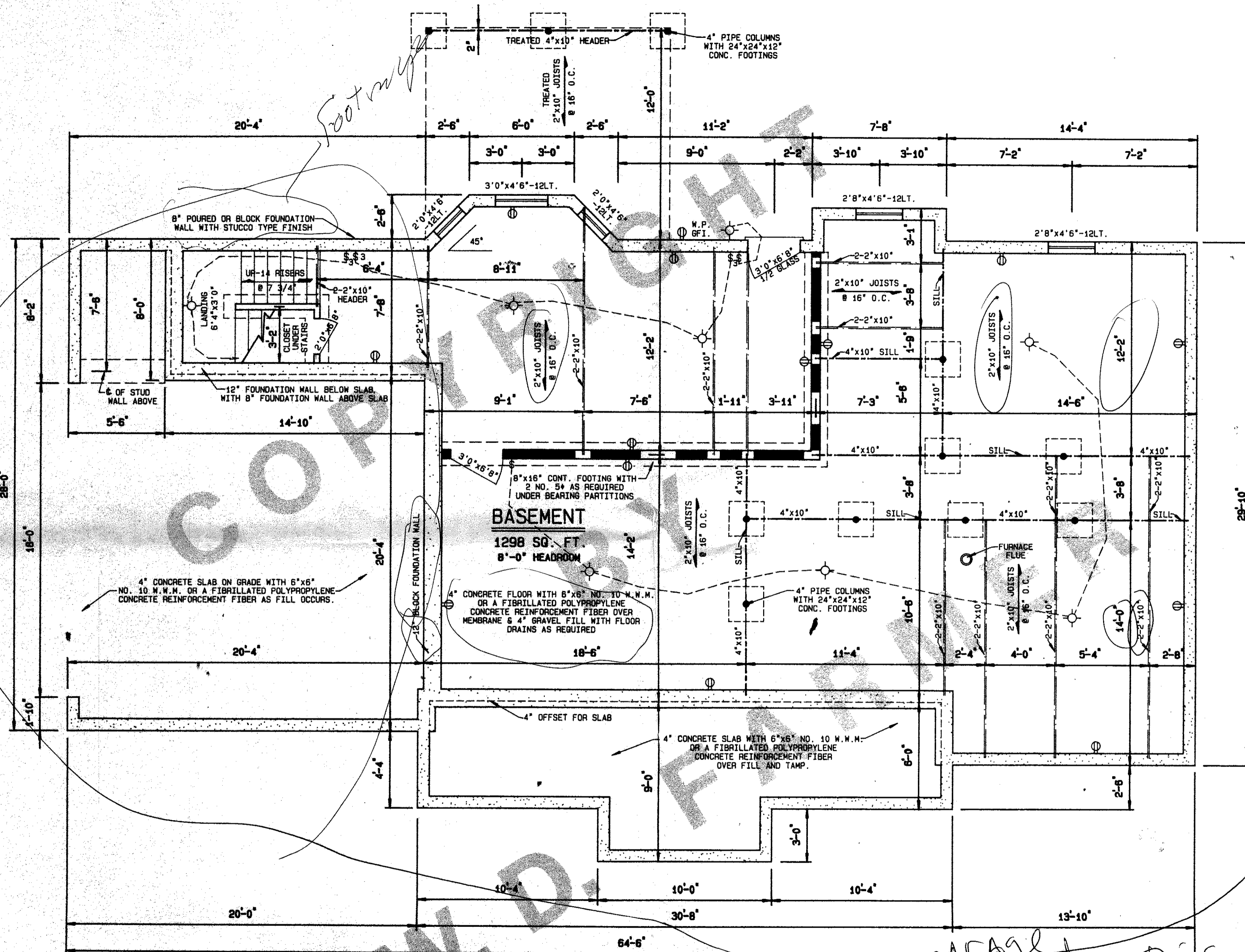
garage
on right side

garage door moved to
front instead of side

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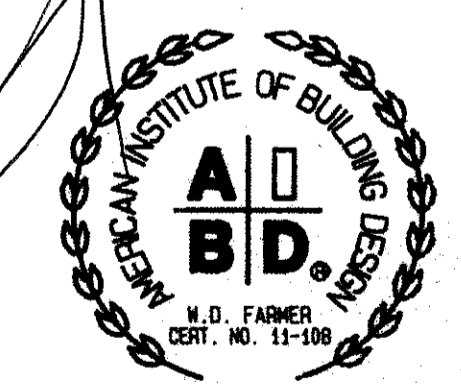
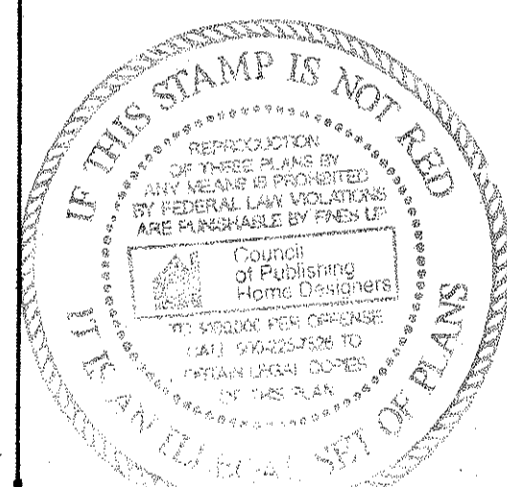
PLAN NO. **295**
 BY **W. D. FARMER, A.I.B.D.**
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 Area Code 404 - 934 - 7360
 SCALE PAGE NO.

NOTICE: CONTRACTOR MUST CHECK
ALL DIMENSIONS AT SITE



Footings

*Floor joists
2x10 @ 16" O.C. =
MAX SPAN
14'*



garage moved to this side of bldg

*30
13
2
48*

FOUNDATION PLAN

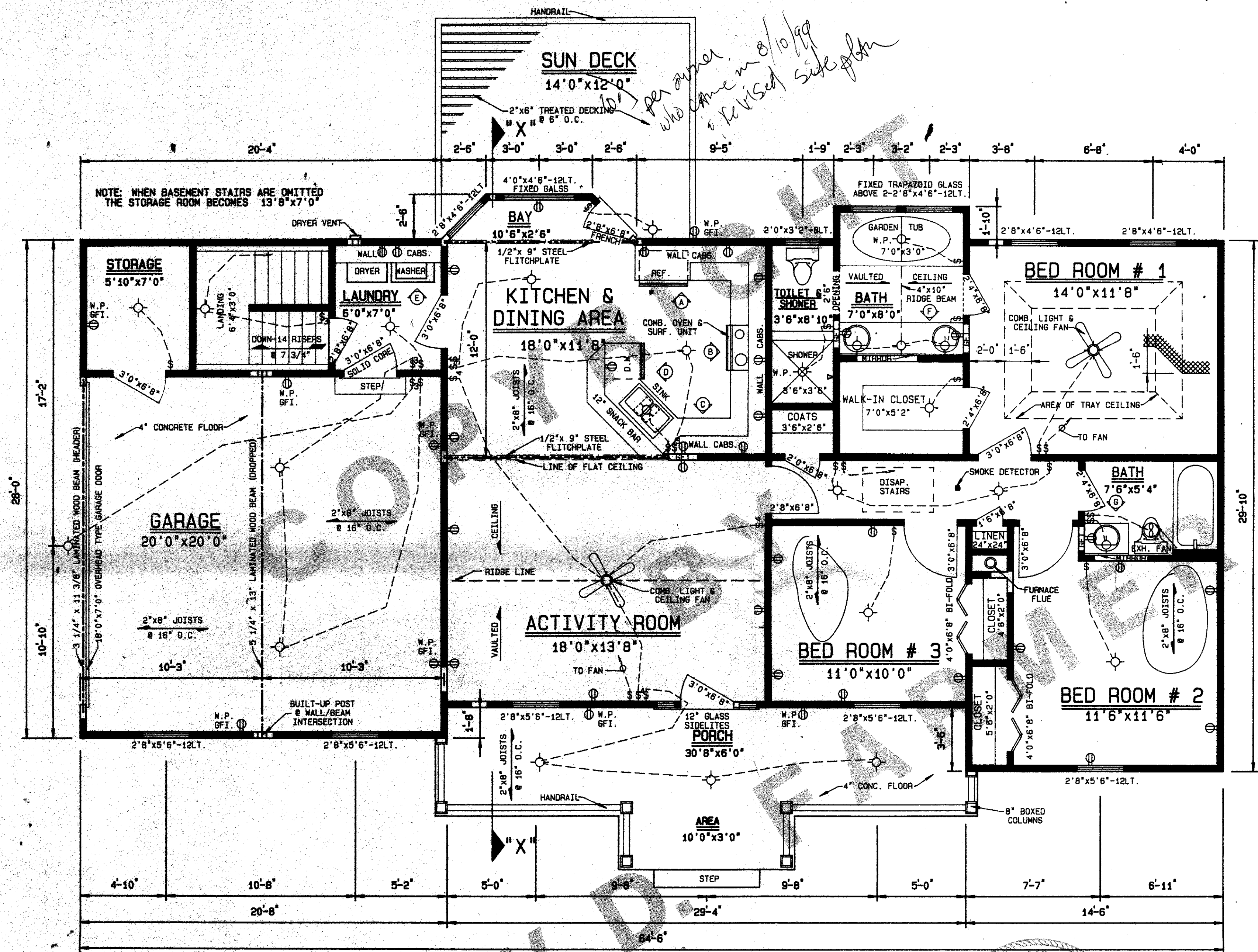
SCALE: 1/4" = 1'-0"

WARNING: CRITICAL INFORMATION ON THESE PRINTS MAY DISAPPEAR WHEN EXPOSED TO SUDDEN INTENSE LIGHT I.E. COPY MACHINE

NOTICE: CONTRACTOR MUST CHECK ALL DIMENSIONS AT SITE

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AREA CODE 404-934-7380
SCALE 1/4" = 1'-0" BASE. PAGE NO. 1



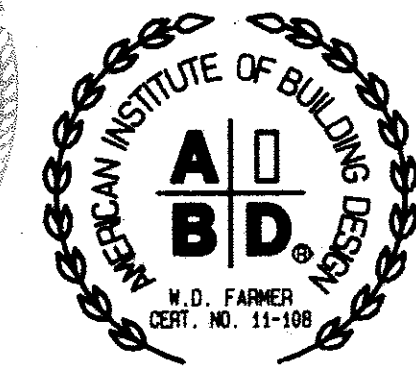
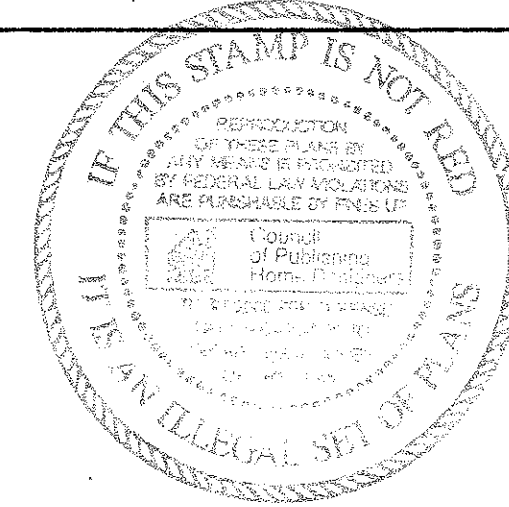
30

- NOTE:**
- THE MAKE, MODEL No., AND LOCATION OF THE FOLLOWING SELECTED BY OWNER:
 - A. CENTRAL VACUUM SYSTEM
 - B. MASTER RADIO-INTERCOM SYSTEM & STATIONS
 - C. SECURITY SYSTEM (BURGLAR & FIRE)
 - D. MASTER T.V. ANTENNA AND JACKS
 - E. EXTERIOR FLOODLIGHTS, ACCENT LIGHTING AND SWITCHING
 - F. TELEPHONE JACKS
 - G. ELECTRIC GARAGE DOOR OPENER
 - FLOOR, CEILING, AND RAFTER FRAMING BASED ON No. 2 S.Y.P. (KILN-DRIED)
 - FURNACE & WATER HEATER USING FOSSIL FUEL REQUIRES FRESH AIR VENT FROM OUTSIDE FOR COMBUSTION AIR AT THE RATE OF 1 SQ. IN. OF FREE AIR SPACE PER 1000 B.T.U.

AREAS:

HOUSE	1298 SQ. FT.
GARAGE & STORAGE	461 SQ. FT.
PORCH	211 SQ. FT.
SUN DECK	168 SQ. FT.
BASEMENT	1298 SQ. FT.

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

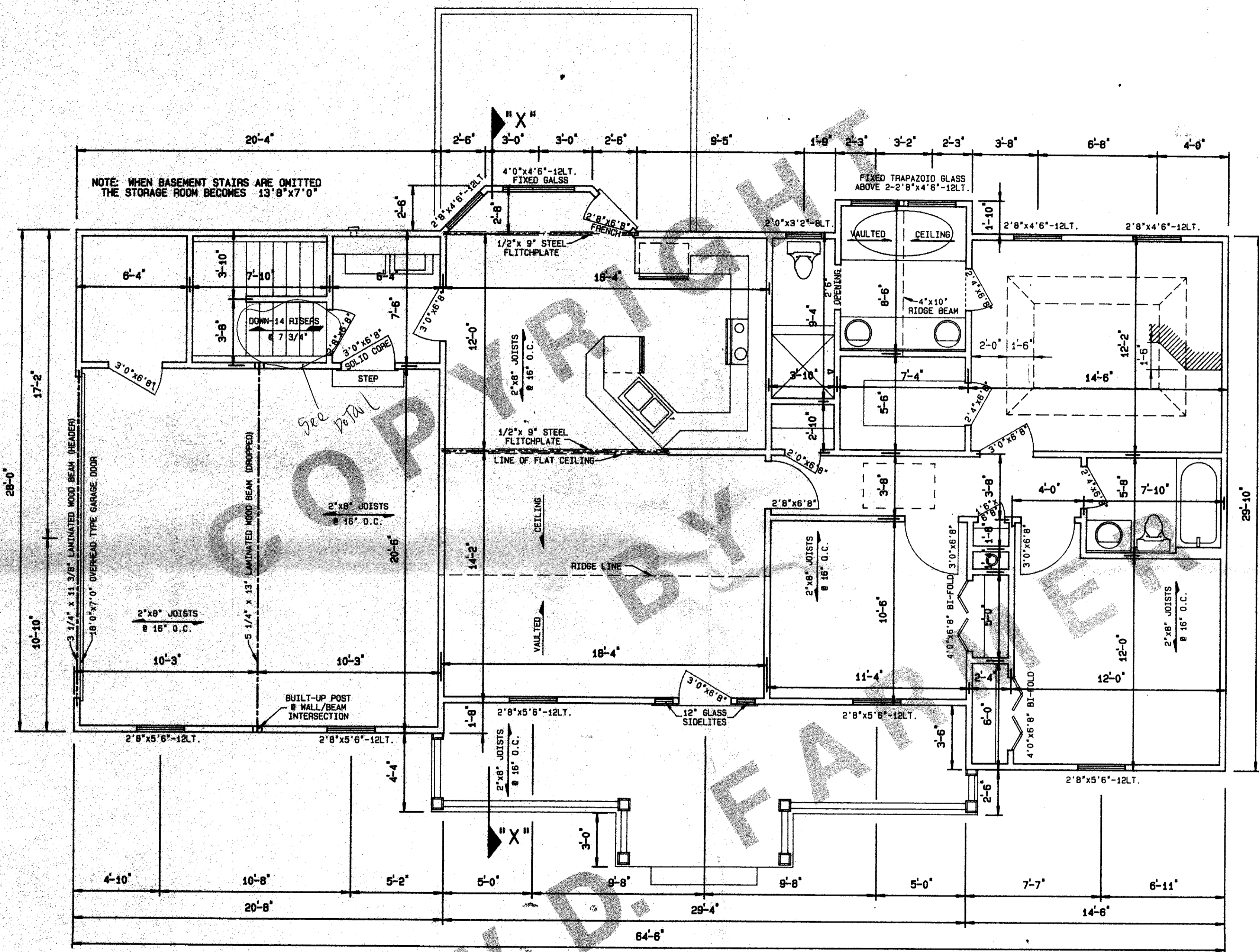


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SCALE 1/4" = 1'-0" AREA CODE 484-934-7380 PAGE NO. 2

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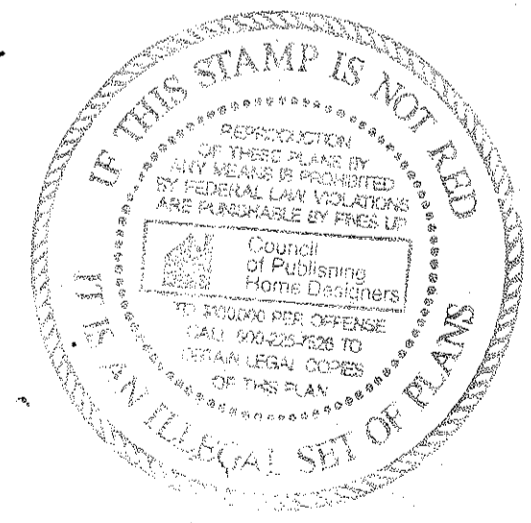


NOTE: WHEN BASEMENT STAIRS ARE OMITTED THE STORAGE ROOM BECOMES 13'8" x 7'0"

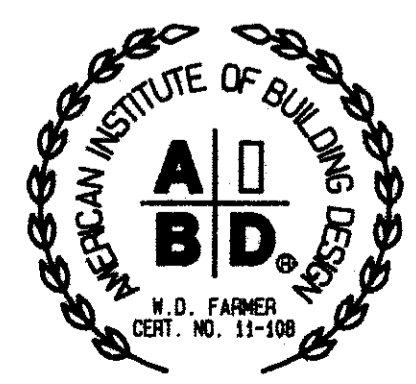
DIMENSIONING FLOOR PLAN

NOTICE: CONTRACTOR MUST CHECK ALL DIMENSIONS AT SITE

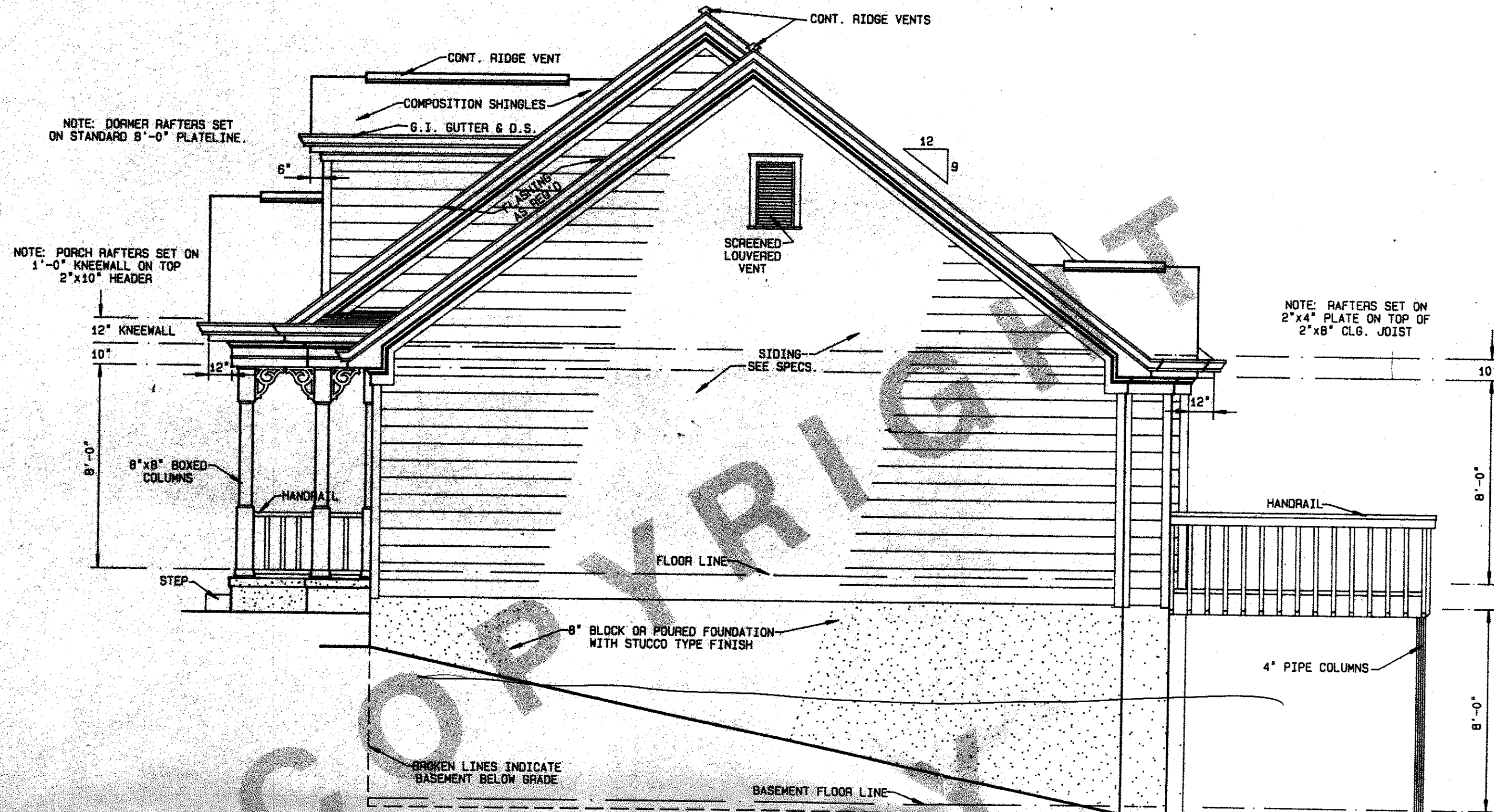
WARNING. CRITICAL INFORMATION ON THESE PRINTS MAY DISAPPEAR WHEN EXPOSED TO SUDDEN INTENSE LIGHT i.e. COPY MACHINE



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 PAGE NO. 3



RIGHT SIDE ELEVATION

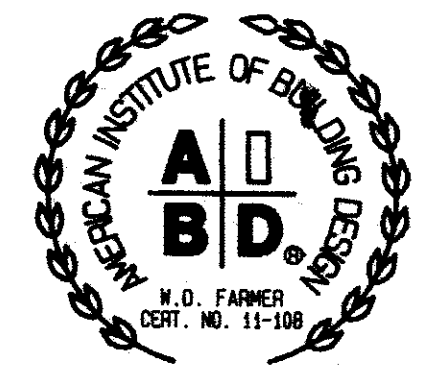


FRONT ELEVATION

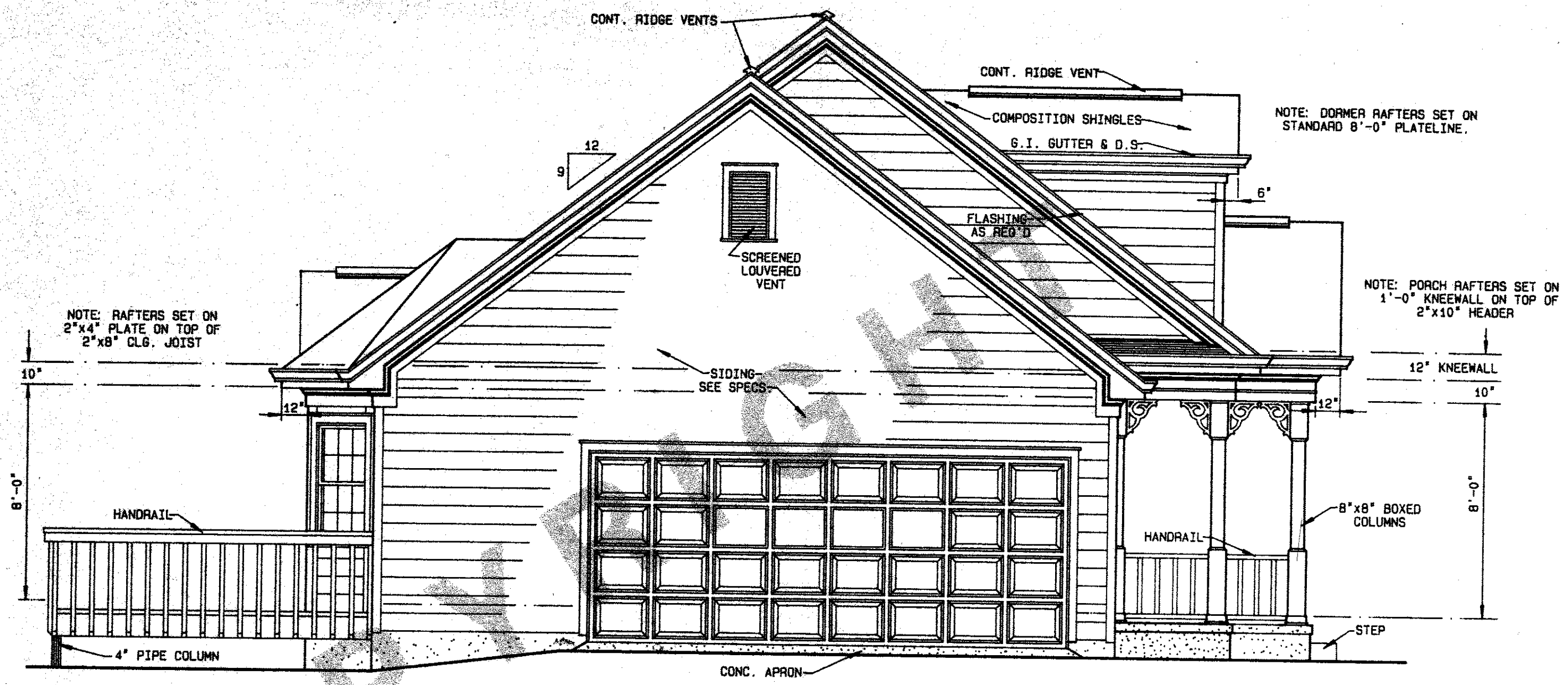
NOTICE: CONTRACTOR MUST CHECK ALL DIMENSIONS AT SITE

WARNING: CRITICAL INFORMATION ON THESE PRINTS MAY DISAPPEAR WHEN EXPOSED TO SUDDEN INTENSE LIGHT i.e. COPY MACHINE

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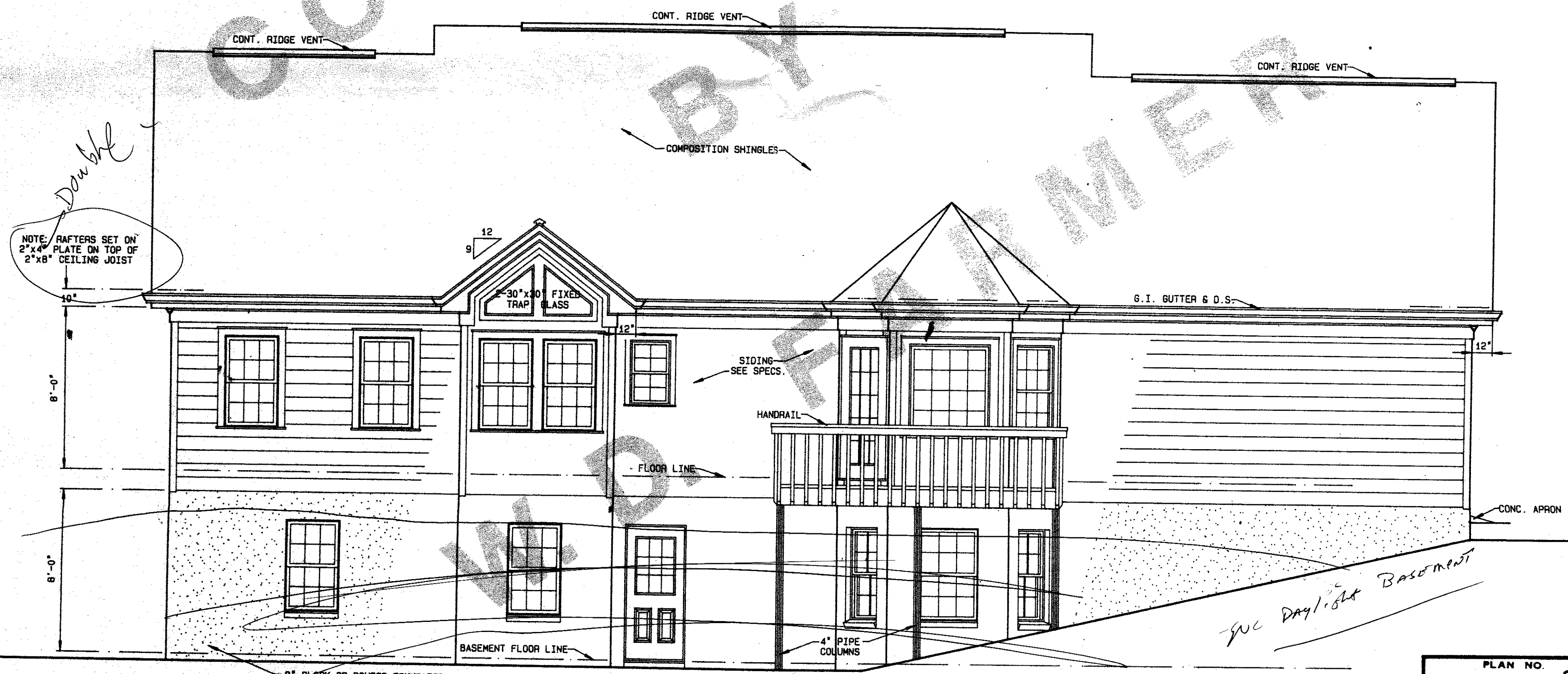
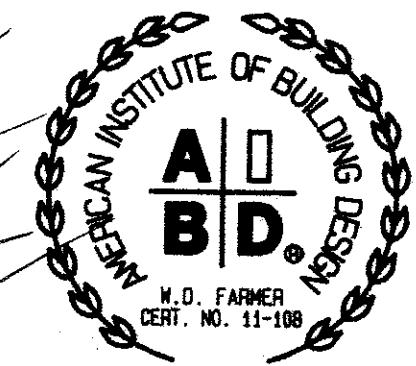


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 PAGE NO. **4**



LEFT SIDE ELEVATION

$81 = 9 \times 9$
 $144 = 12 \times 12$
 $\sqrt{225} = 15$
 125
 125



REAR ELEVATION

Double

NOTE: RAFTERS SET ON 2"x4" PLATE ON TOP OF 2"x8" CEILING JOIST

No Daylight Basement

NOTICE: CONTRACTOR MUST CHECK ALL DIMENSIONS AT SITE

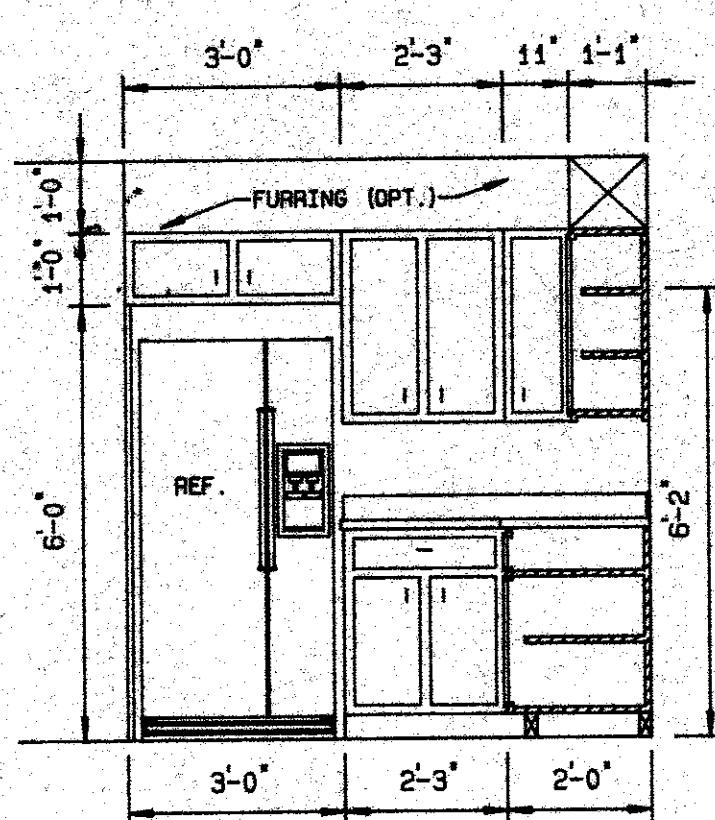
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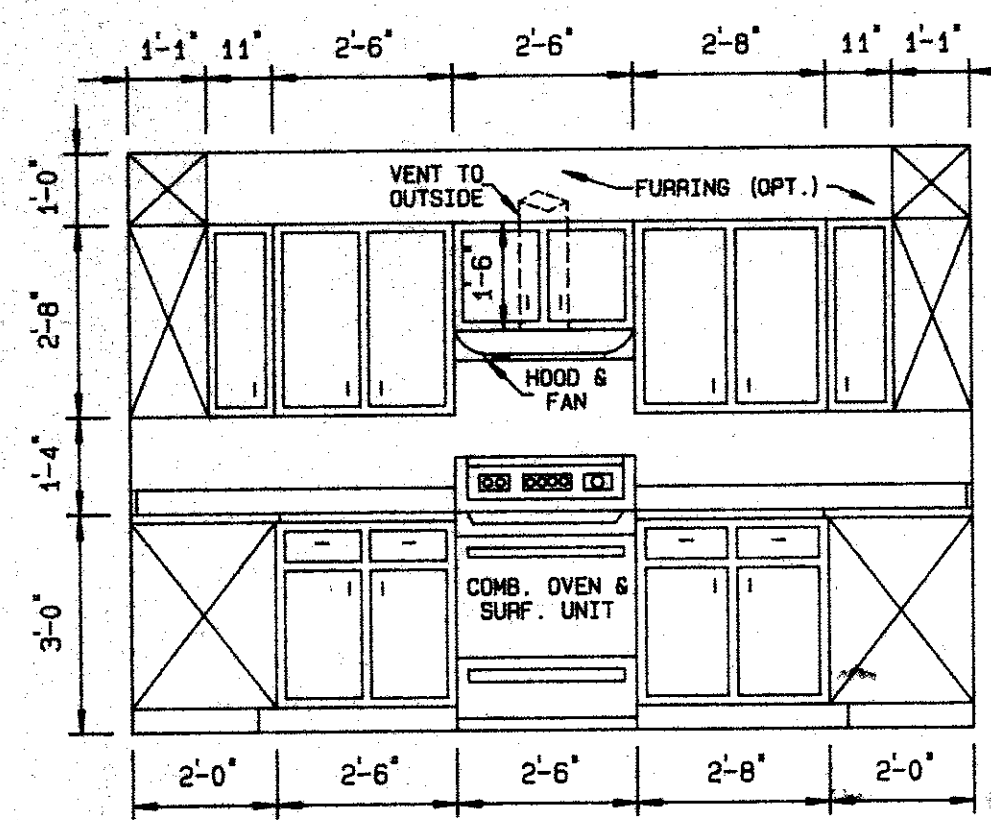
PLAN NO. **295**

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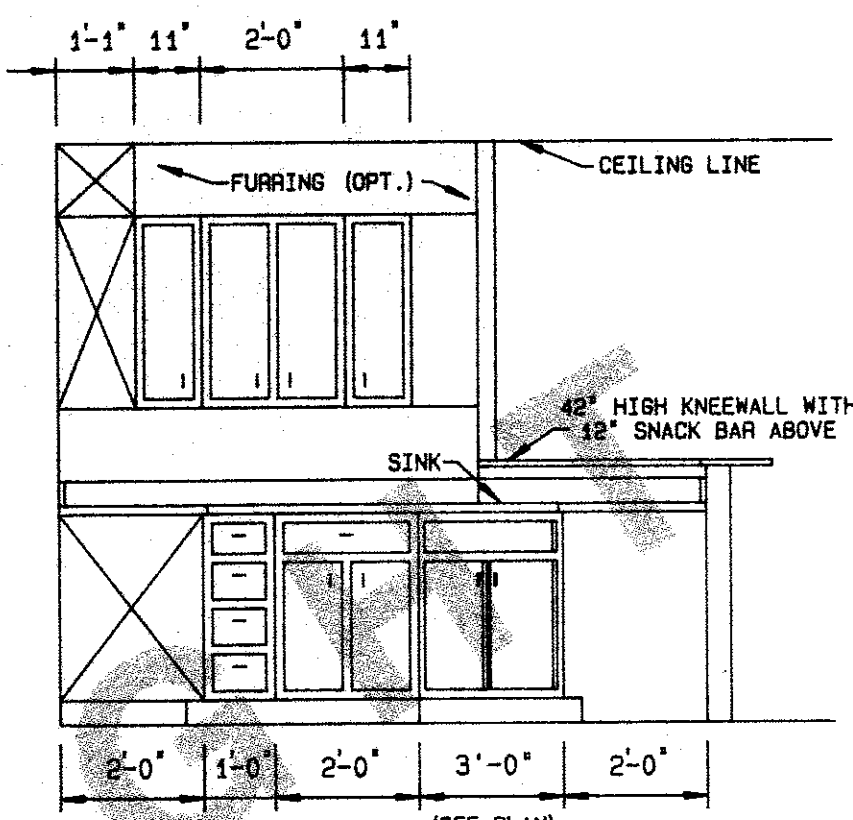
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 SCALE $\frac{1}{4} = 1'-0"$ PAGE NO. 5



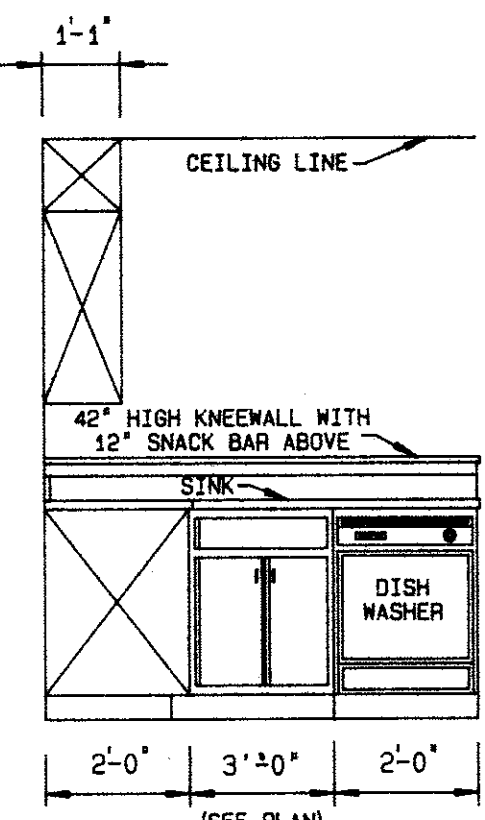
ELEVATION "A"



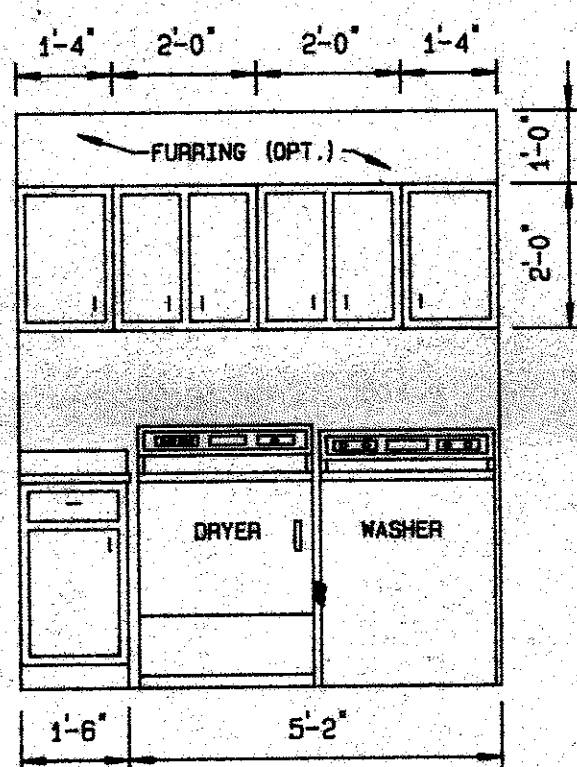
ELEVATION "B"



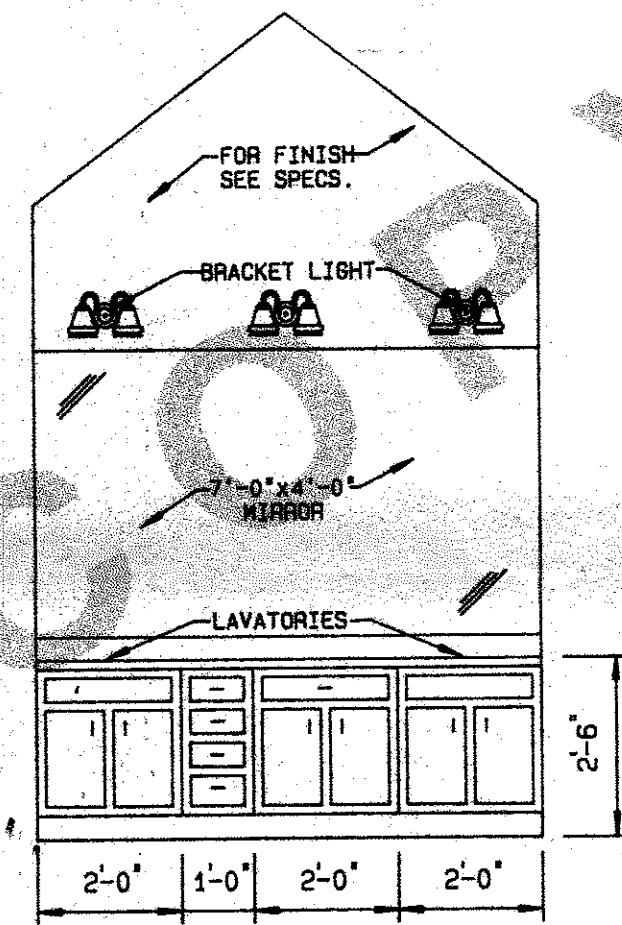
ELEVATION "C"



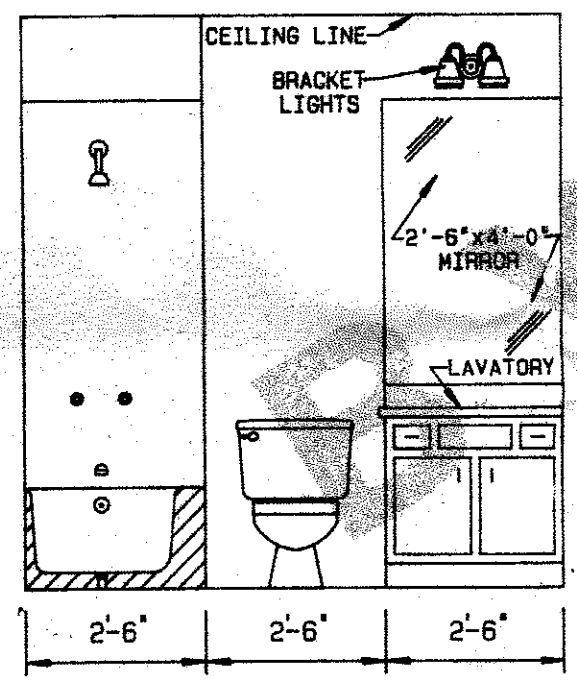
ELEVATION "D"



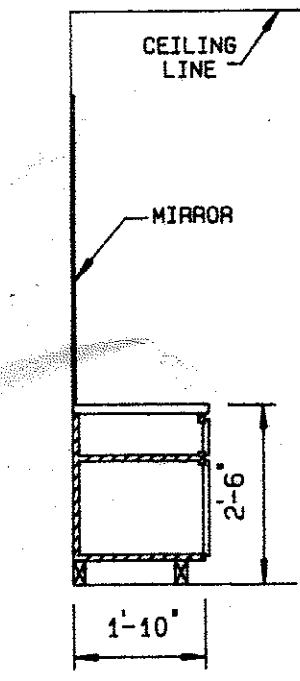
ELEVATION "E"



ELEVATION "F"



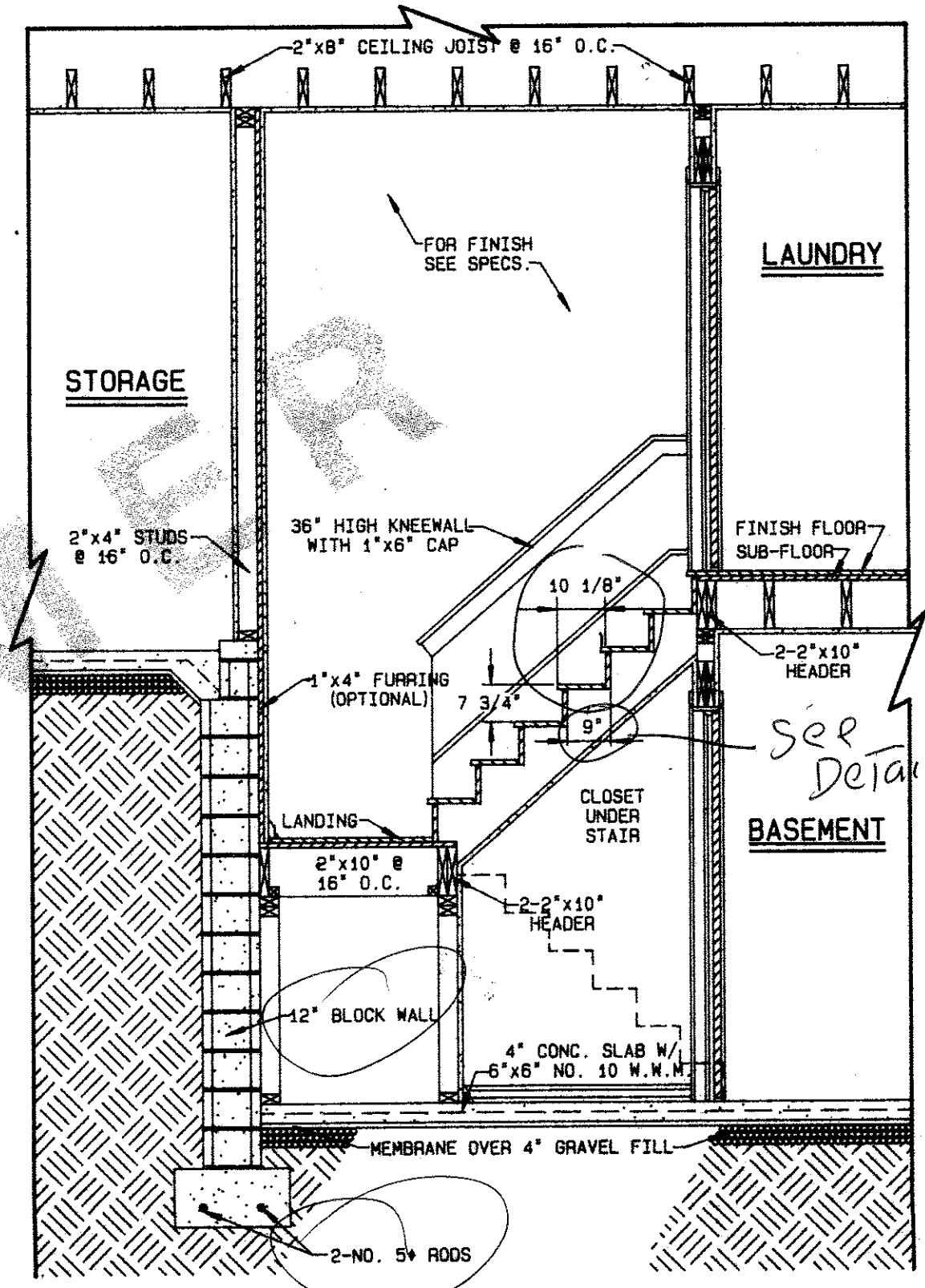
ELEVATION "G"



SECTION
(TYP. VANITY CAB.)

CABINET DETAILS

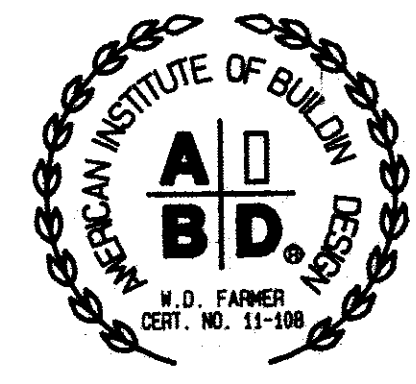
SCALE: 3/8" = 1'-0"



STAIR SECTION

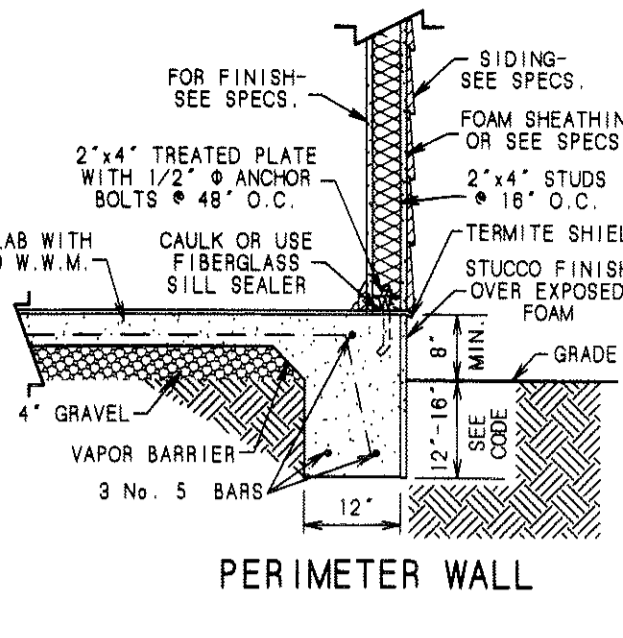
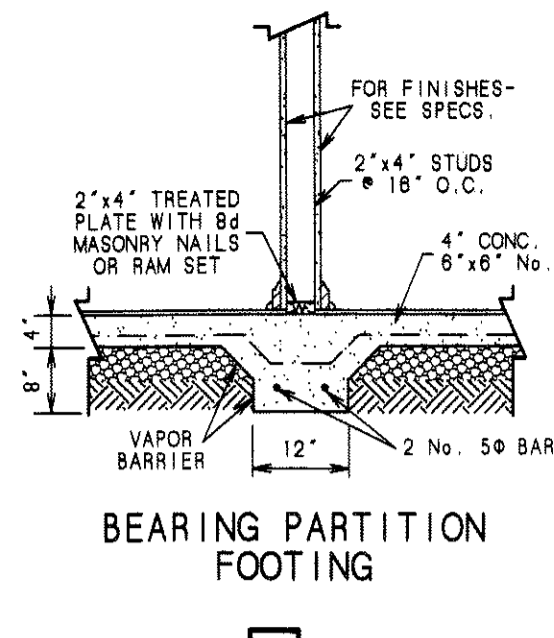
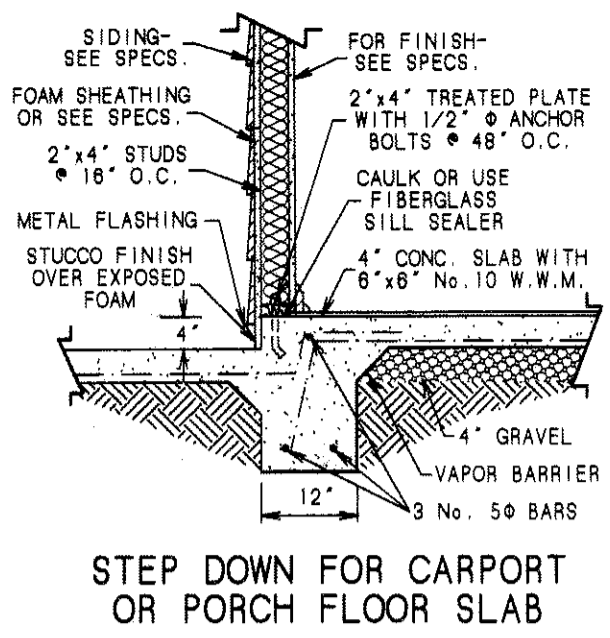
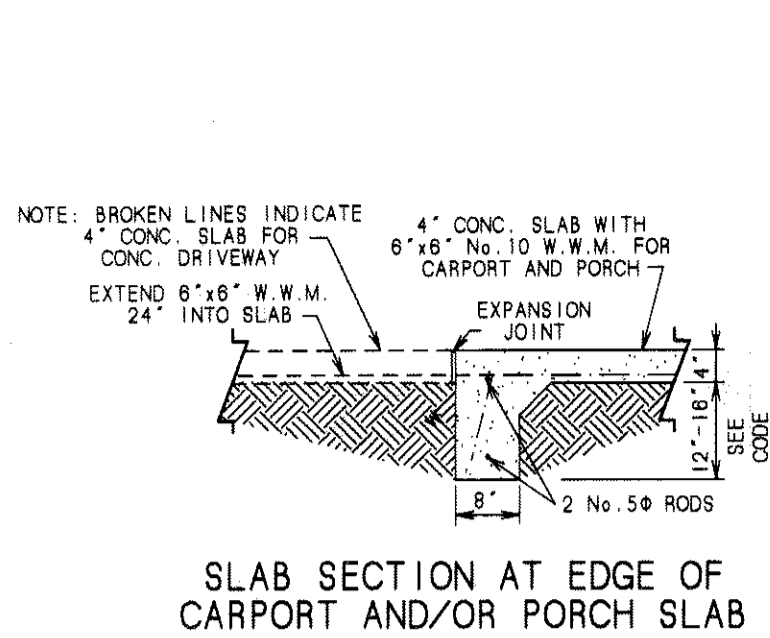
SCALE: 3/8" = 1'-0"

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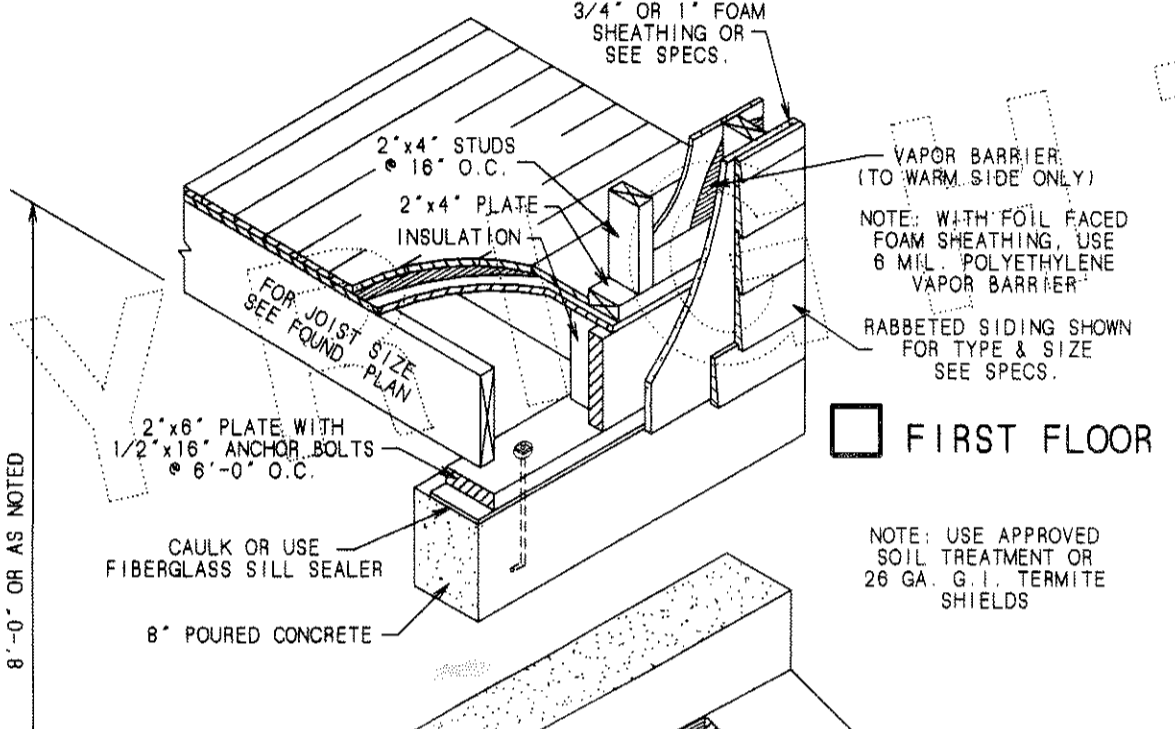
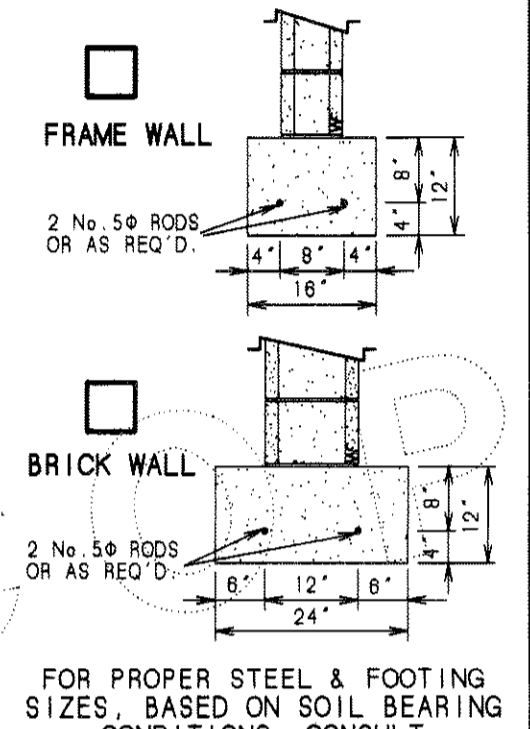
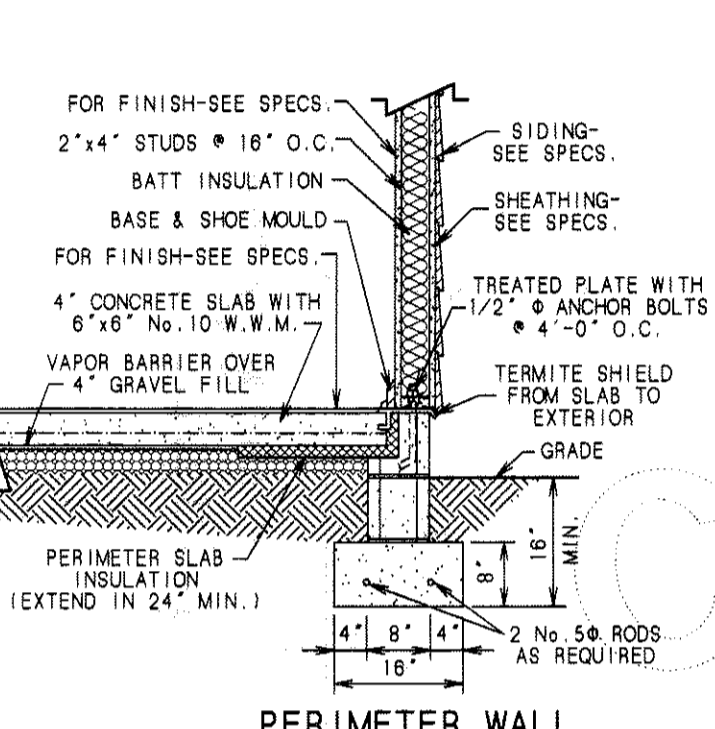
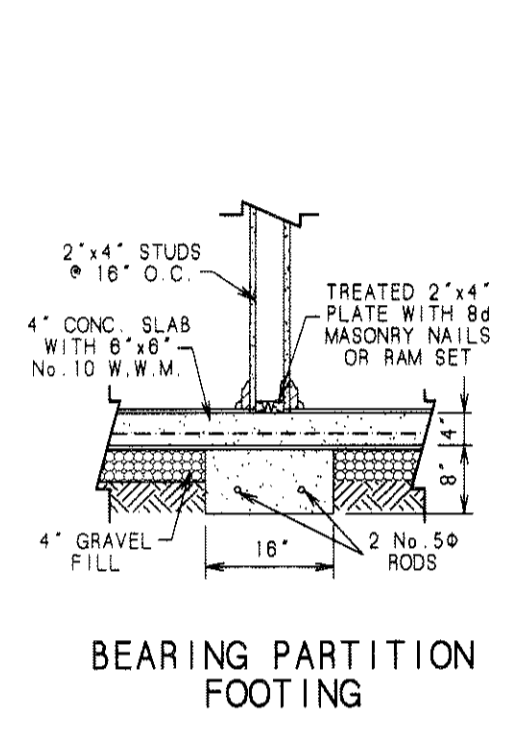


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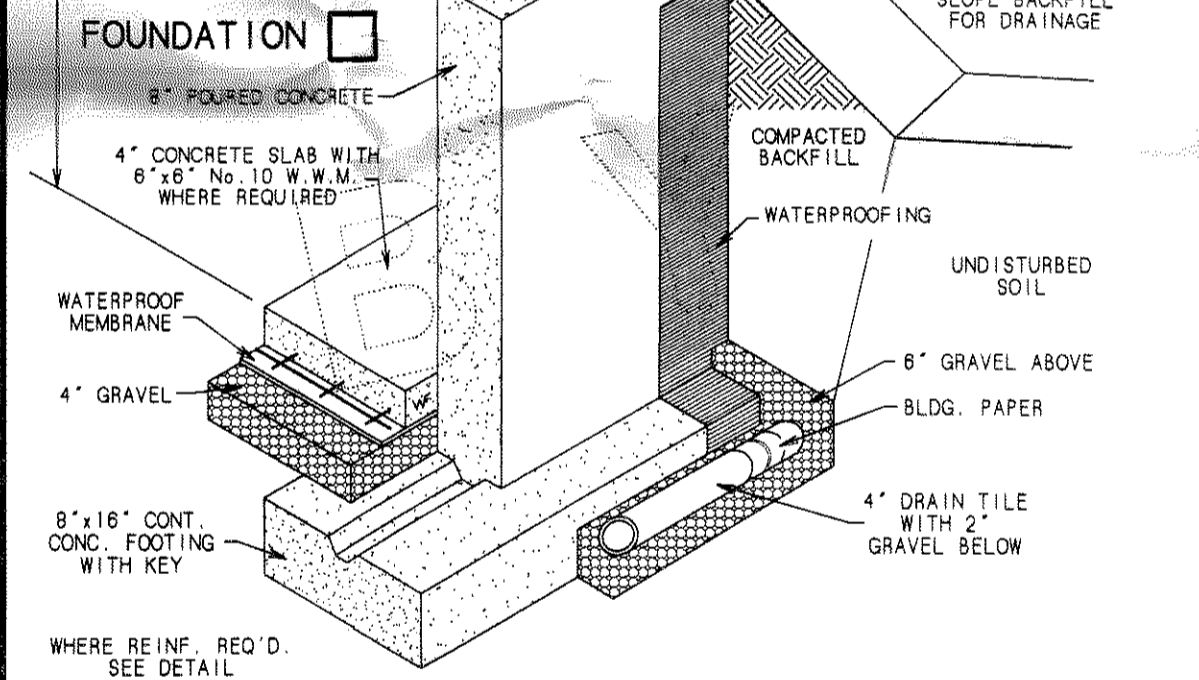
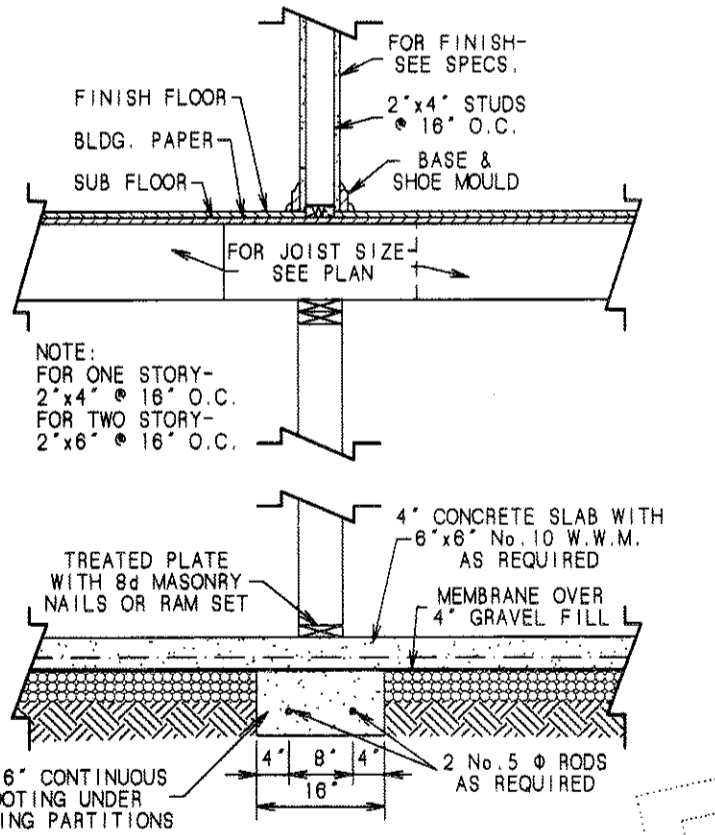
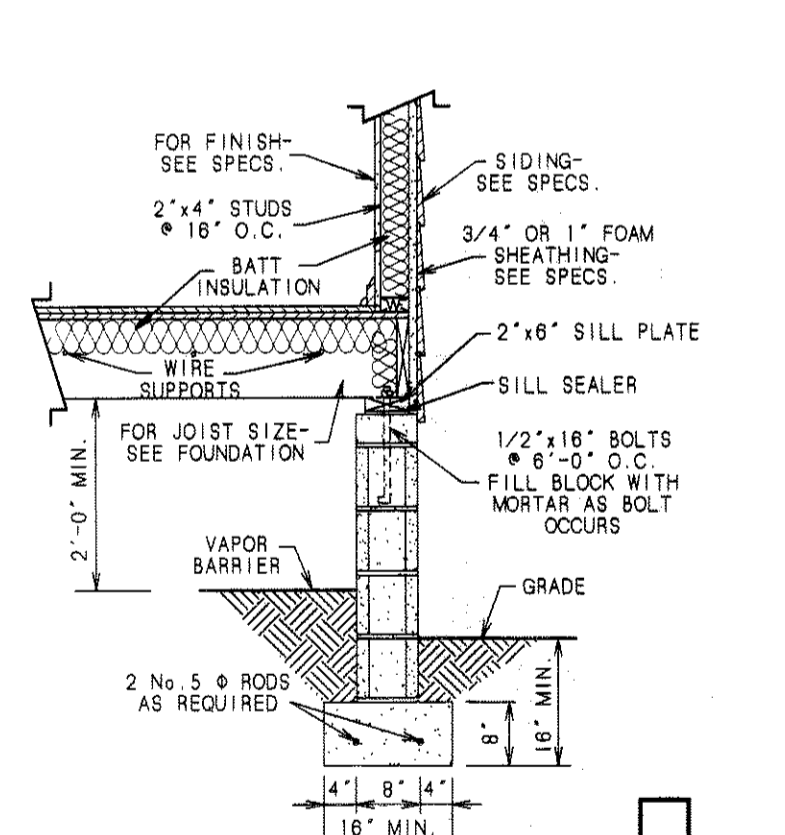
MONOLITHIC SLAB



CONTAINED SLAB

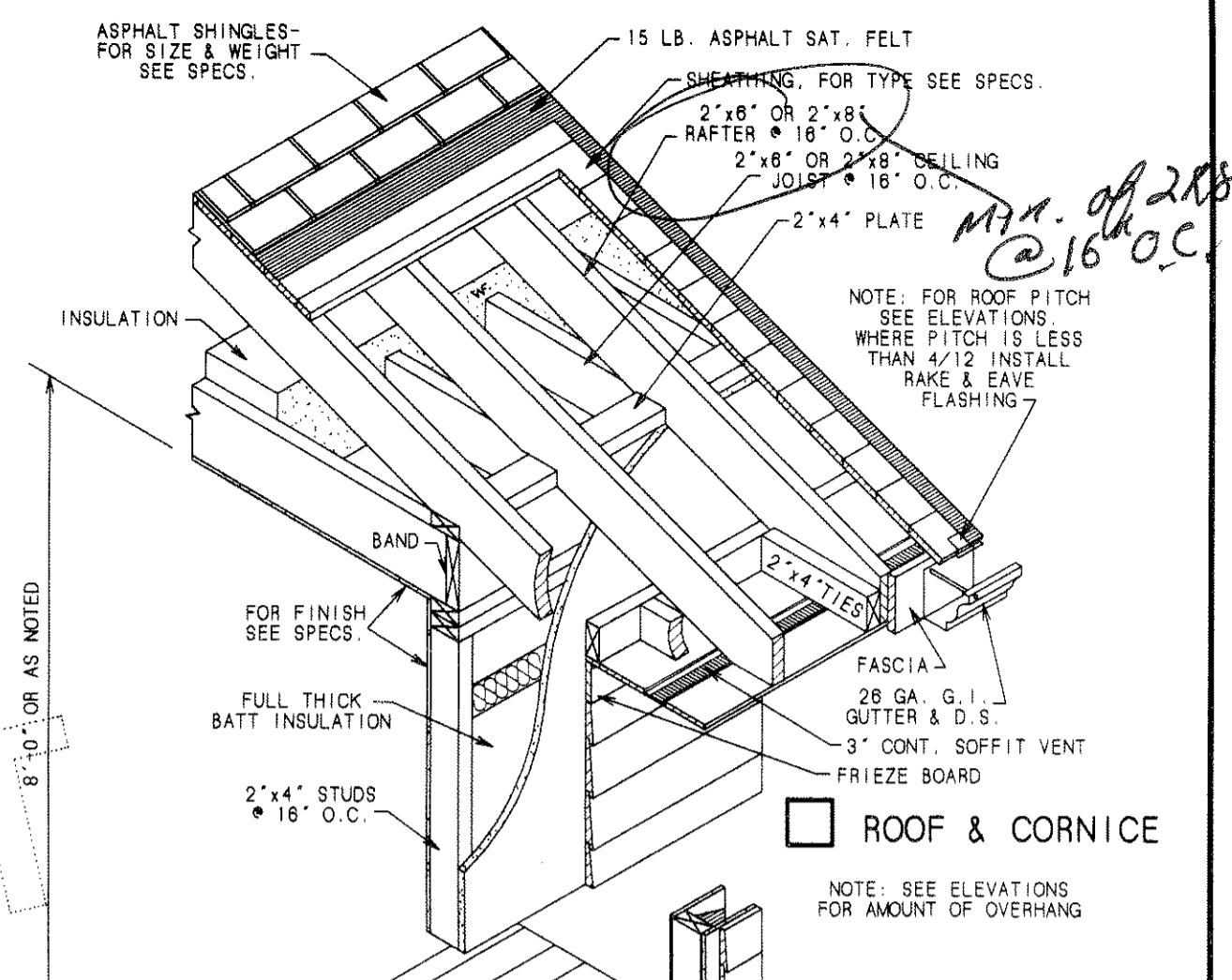
REINFORCED FOOTINGS

FIRST FLOOR

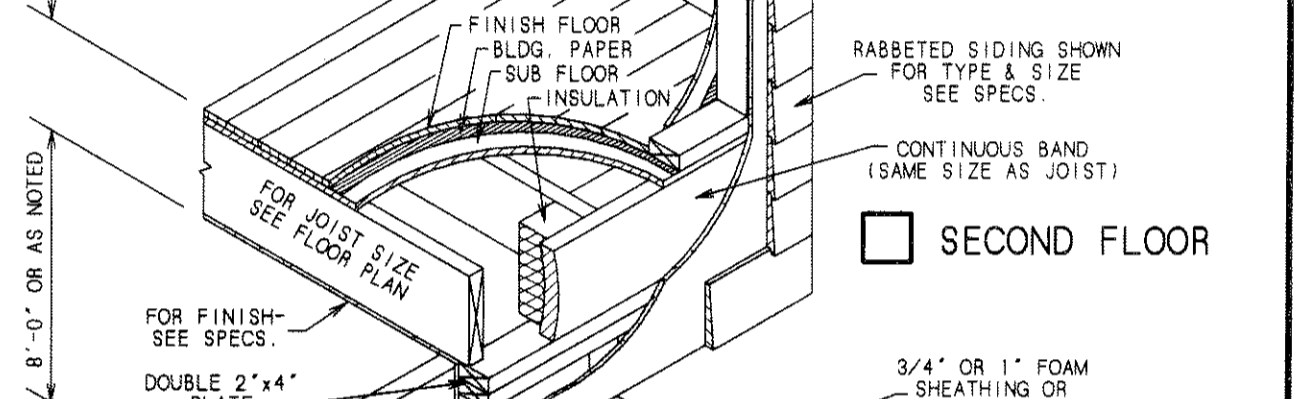


ISOMETRIC SECTION OF TYPICAL FRAME WALL CONSTRUCTION WITH Poured CONC. FOUNDATION

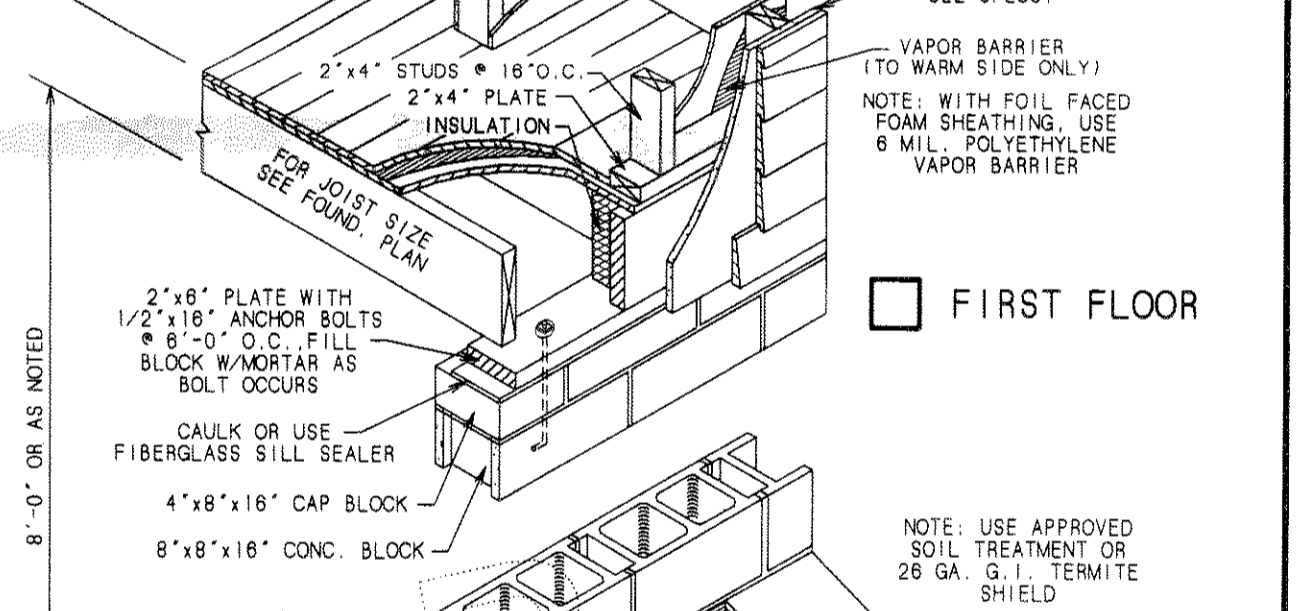
DESIGN CONDITIONS:
 FLOOR, CEILING AND RAFTER FRAMING BASED ON No. 2 S.Y.P. (KILN-DRIED) CONFORMING TO DEPARTMENT OF COMMERCE PS20-70 WITH "E" VALUE OF 1.6
 DESIGN VALUES BASED ON:
 FLOOR JOISTS: 40 psf. LIVE LOAD, 10 psf. DEAD LOAD
 CEILING JOISTS: 20 psf. LIVE LOAD, 10 psf. DEAD LOAD
 RAFTERS: 20 psf. LIVE LOAD, 15 psf. DEAD LOAD
 EXTERIOR BALCONIES & DECKS: 60 psf. LOAD
 SNOW: 10 psf. LOAD
 WIND: 80 M.P.H. BASIC WIND SPEED



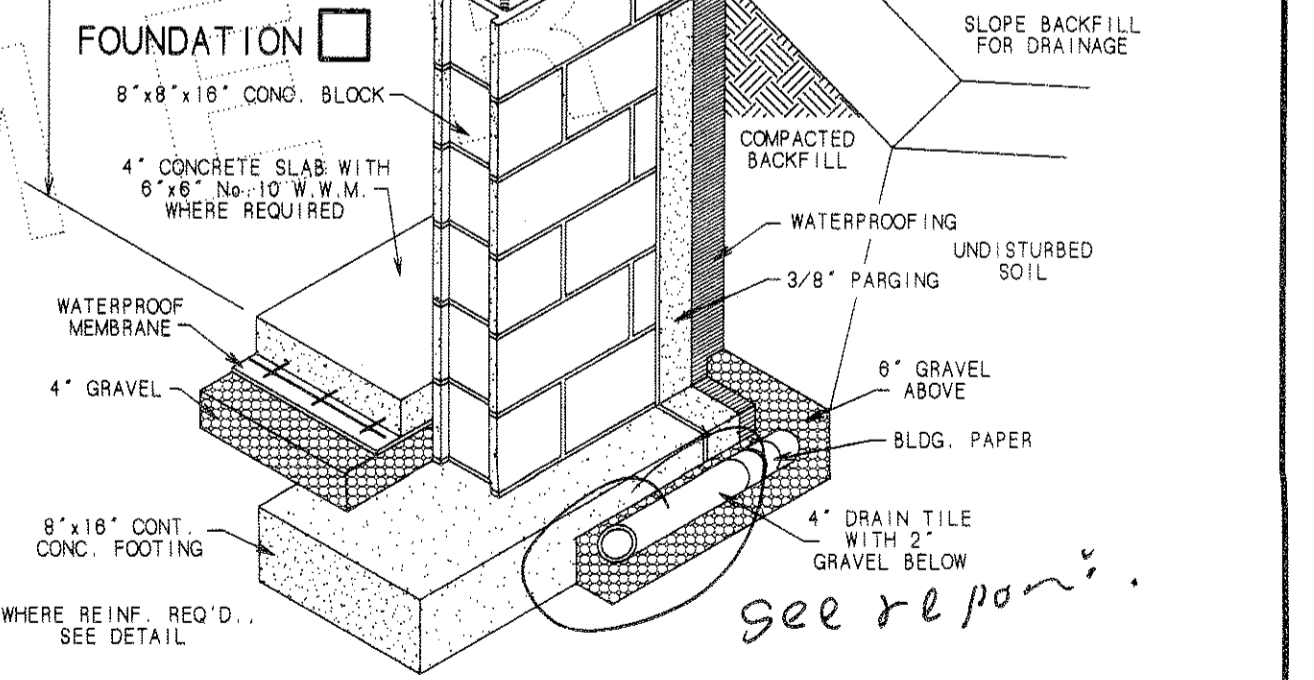
ROOF & CORNICE



SECOND FLOOR



FIRST FLOOR



ISOMETRIC SECTION OF TYPICAL FRAME WALL CONSTRUCTION

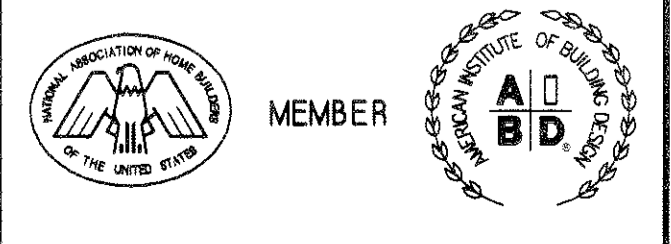
ELECTRICAL SYMBOLS

	CEILING FIXTURE		DUPLEX RECEPTACLE
	CEILING FIXTURE WITH PULL CHAIN		WEATHERPROOF RECEPTACLE
	RECESSED CEILING FIXTURE		220 VOLT RECEPTACLE
	FLUORESCENT FIXTURE		GROUND FAULT INTERRUPTER RECEPTACLE
	WALL SWITCH		TELEPHONE JACK
	THREE WAY SWITCH		EXHAUST FAN
	SMOKE DETECTOR		CEILING PADDLE FAN

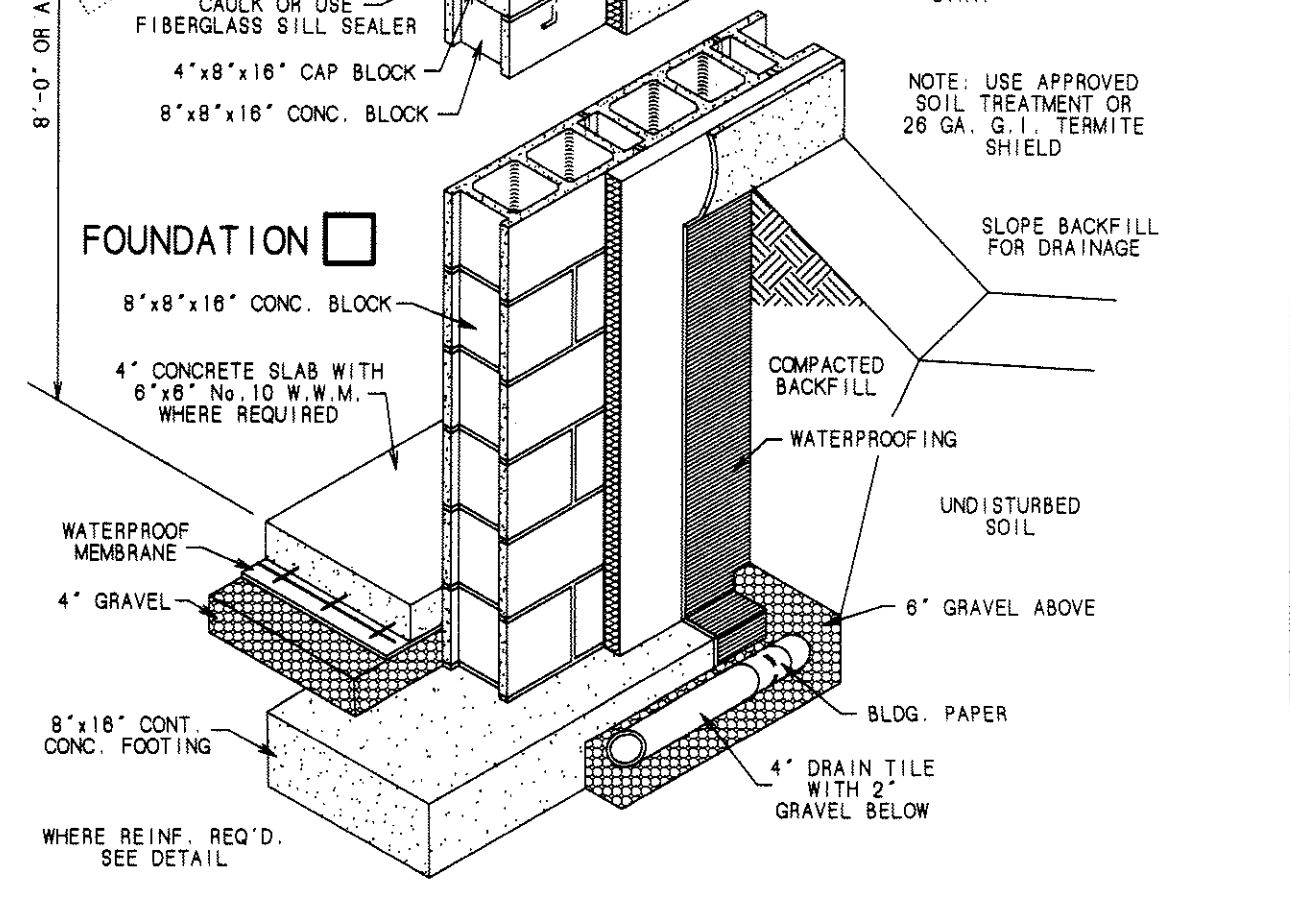
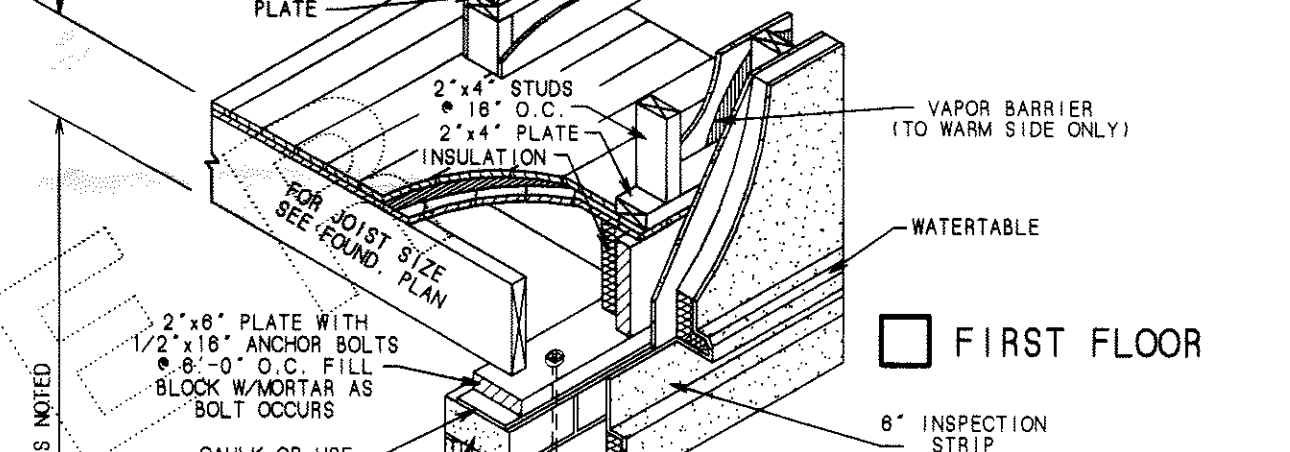
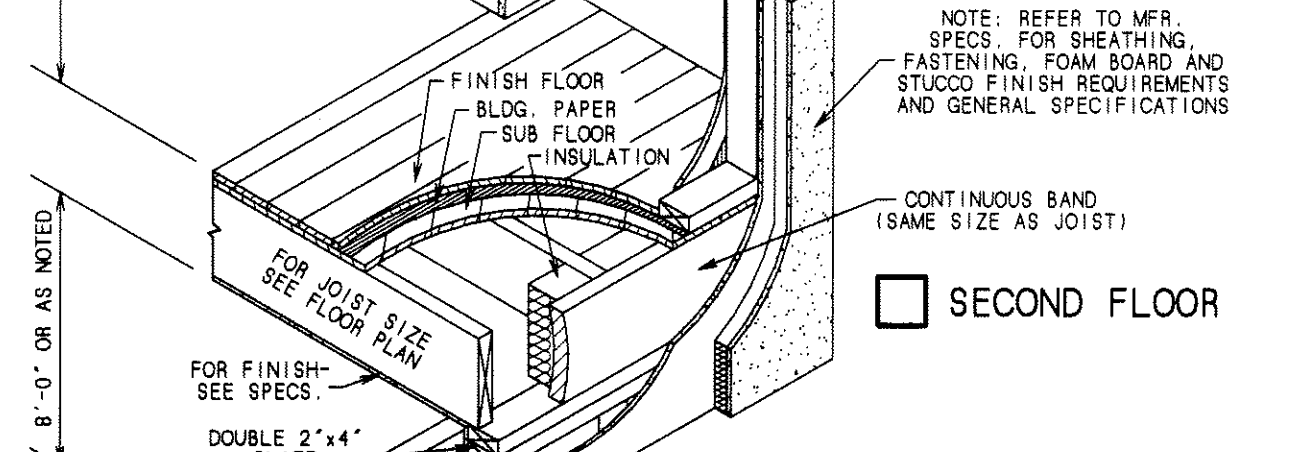
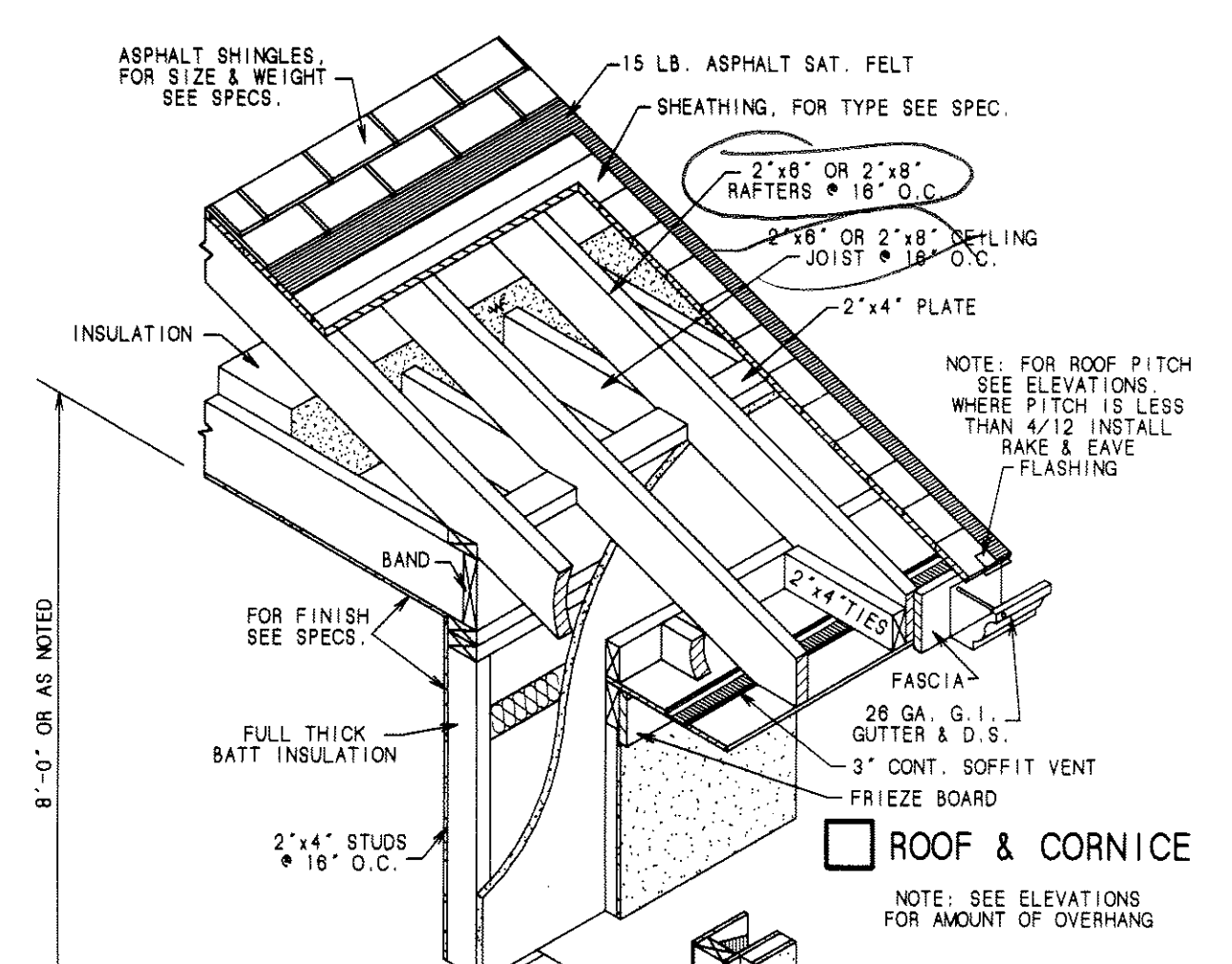
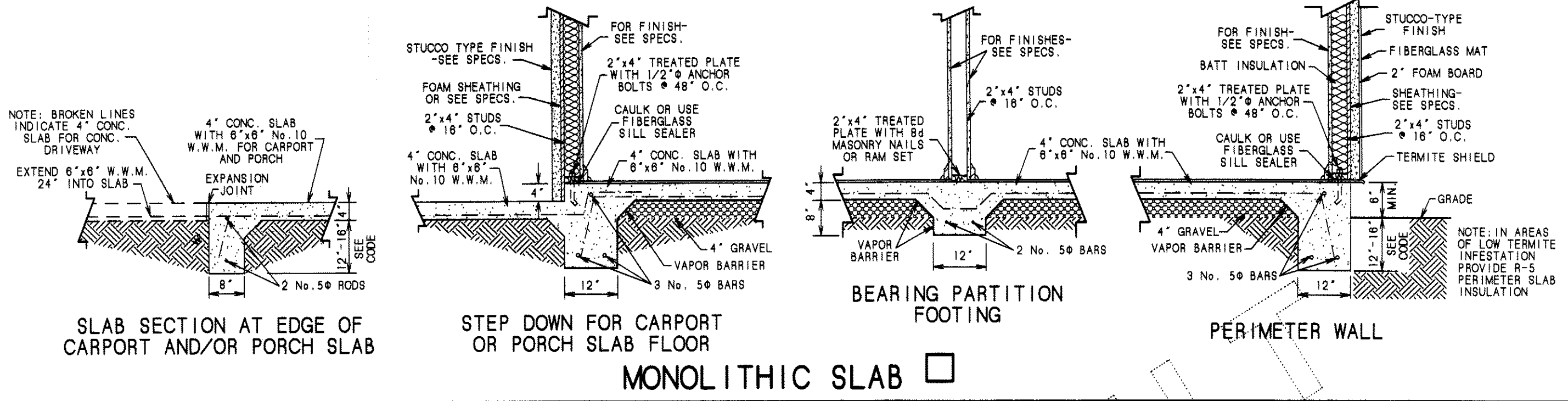
NOTE:
 W.D. FARMER RESIDENCE DESIGNER, INC. HAS PREPARED THESE CONSTRUCTION DETAILS TO MEET THE C.A.B.O. (COUNCIL OF AMERICAN BUILDING OFFICIALS) ONE AND TWO FAMILY DWELLING CODE. THIS IS THE ONE AND TWO FAMILY PORTIONS OF B.O.C.A. (NATIONAL BUILDING CODE), S.B.C.C.I. (STANDARD BUILDING CODE) AND I.C.B.O. (UNIFORM BUILDING CODE). INASMUCH AS THERE IS A WIDE VARIANCE IN LOCAL CODES AND SOIL, GEOLOGICAL AND WEATHER CONDITIONS, STRUCTURAL ADJUSTMENTS IN THESE PLANS MAY BE NECESSARY WITH REGARD TO FROST LINE DEPTH, SOIL BEARING CONDITIONS, WIND AND SNOW LOADS, HURRICANE AND SEISMIC CONDITIONS. SINCE IT IS IMPOSSIBLE TO PREPARE A SET OF PLANS TO MEET ALL CODES AND PHYSICAL CONDITIONS, **THE BUILDER MUST ASSUME THE RESPONSIBILITY OF MAKING SUCH CHANGES IN CONSTRUCTION DETAILS AS MAY BE NEEDED TO ADJUST FOR LOCAL CODES AND CONDITIONS.**
 W.D. FARMER RESIDENCE DESIGNER, INC., ASSUMES NO RESPONSIBILITY FOR IMPROPER CONSTRUCTION.

NOTE:
 1. ALL FOOTINGS TO BE LOCATED BELOW FROST LINE (SEE LOCAL CODE), ON HARD PAN, UNDISTURBED SOIL (MIN. 2,500 LB. TEST).
 2. IF BACKFILL EXCEEDS 4', REINFORCE FOUNDATION WALL AS PER CODE.
 3. FOR MASONRY BASEMENT WALLS ABOVE GRADE, USE 1" THICK BATTIS OR POLYSTYRENE INSULATION BETWEEN 1"x2" FURRING STRIPS. COVER WITH VAPOR BARRIER AND PLYWOOD OR DRYWALL.

NOTICE:
 CONTRACTOR MUST INDICATE EACH PHASE OF CONSTRUCTION TO BE USED BY PLACING A CHECK MARK IN THE SPACE PROVIDED (☑)



CONSTRUCTION DETAILS
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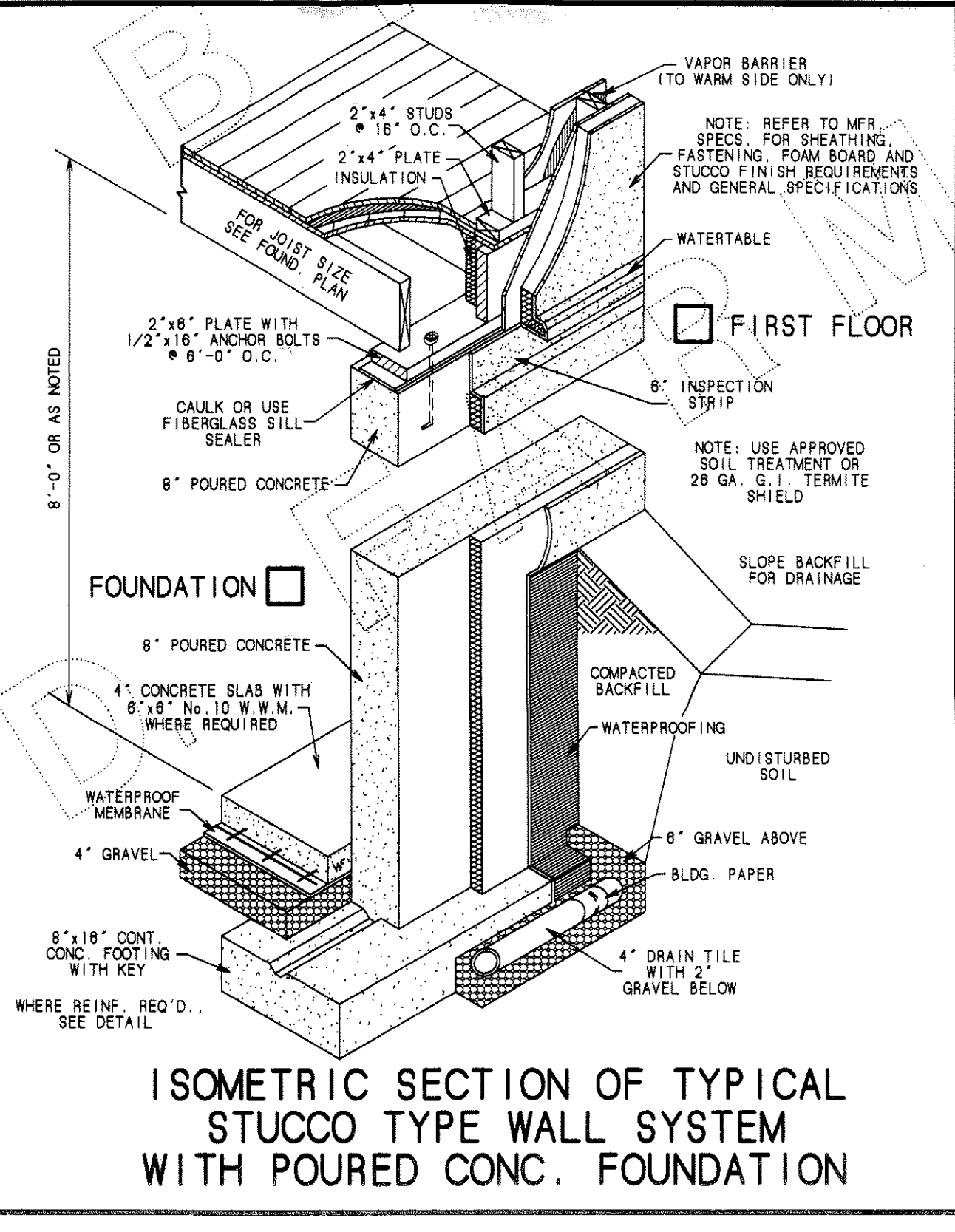
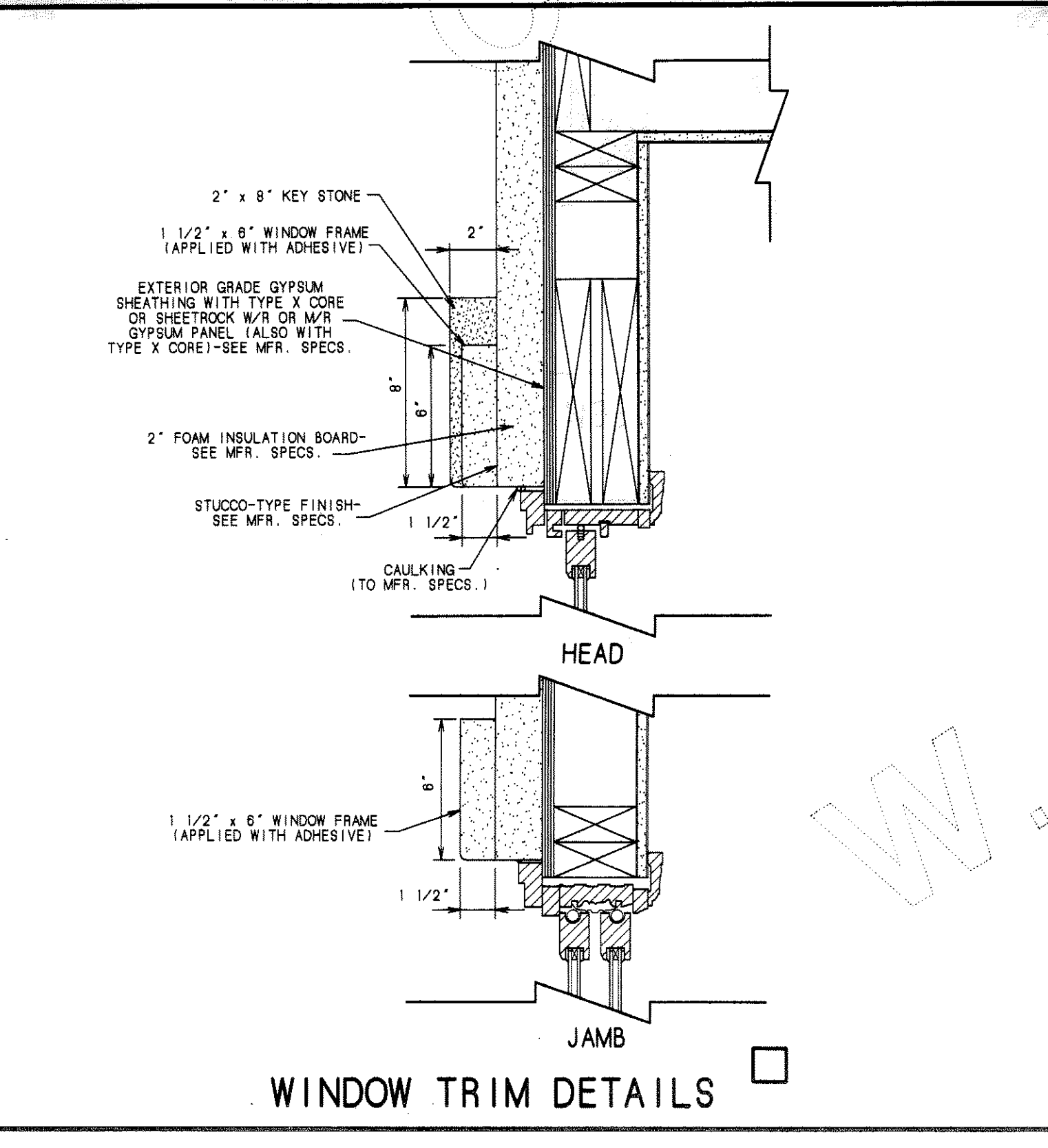
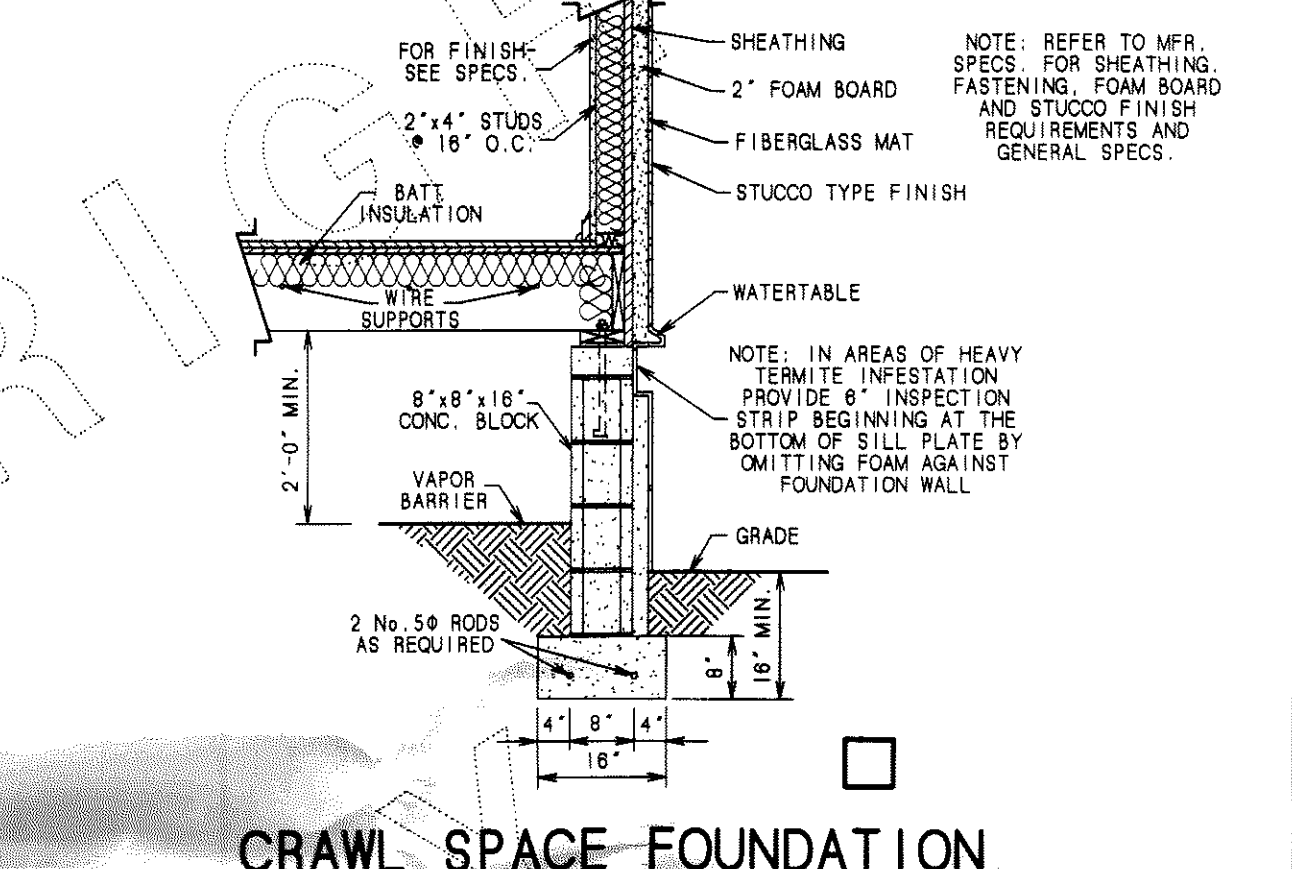
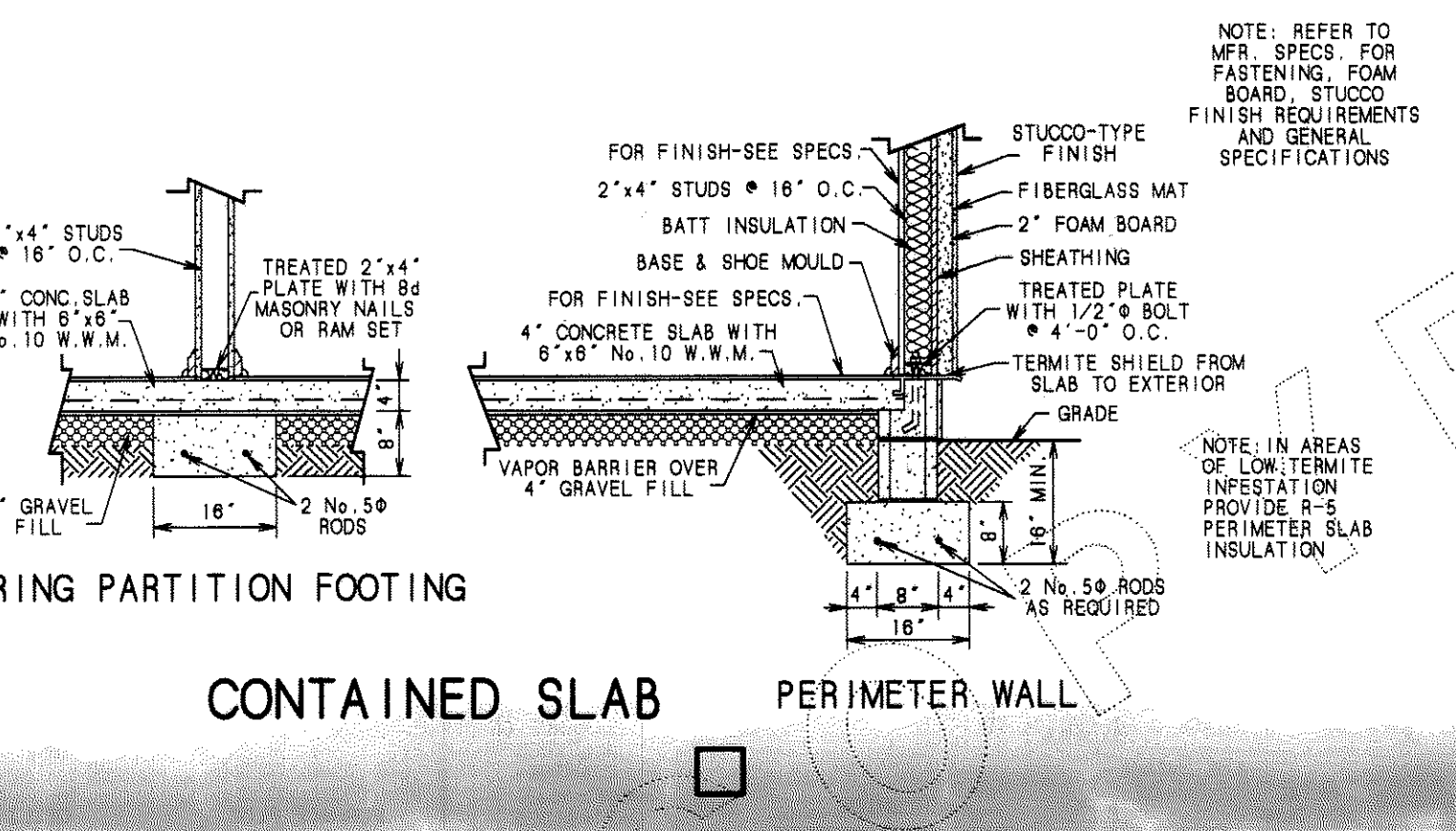
ISOMETRIC SECTION OF TYPICAL STUCCO TYPE WALL SYSTEM

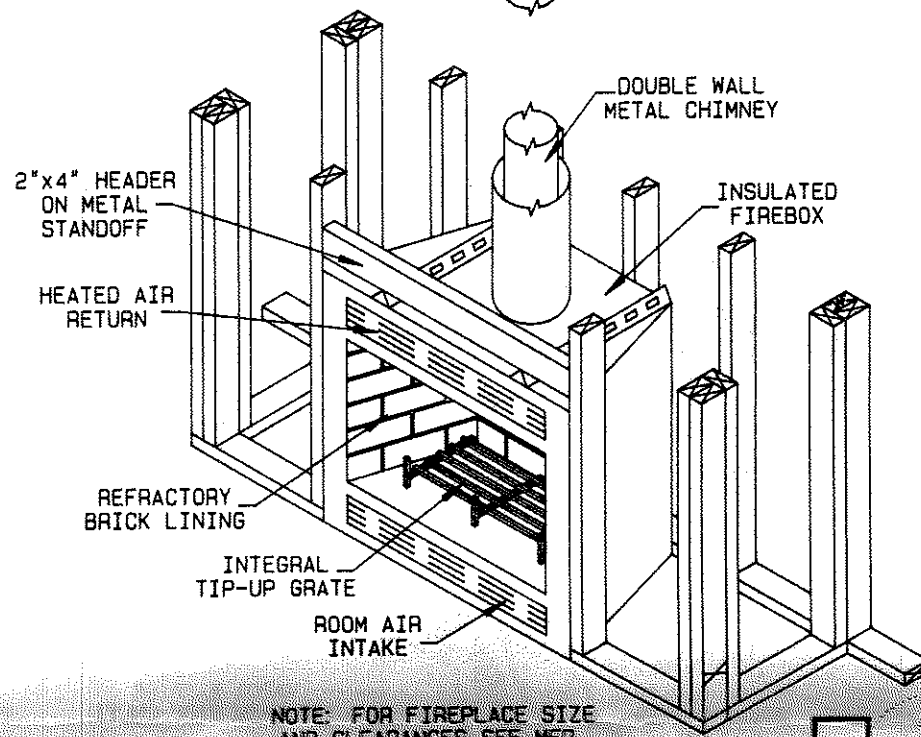
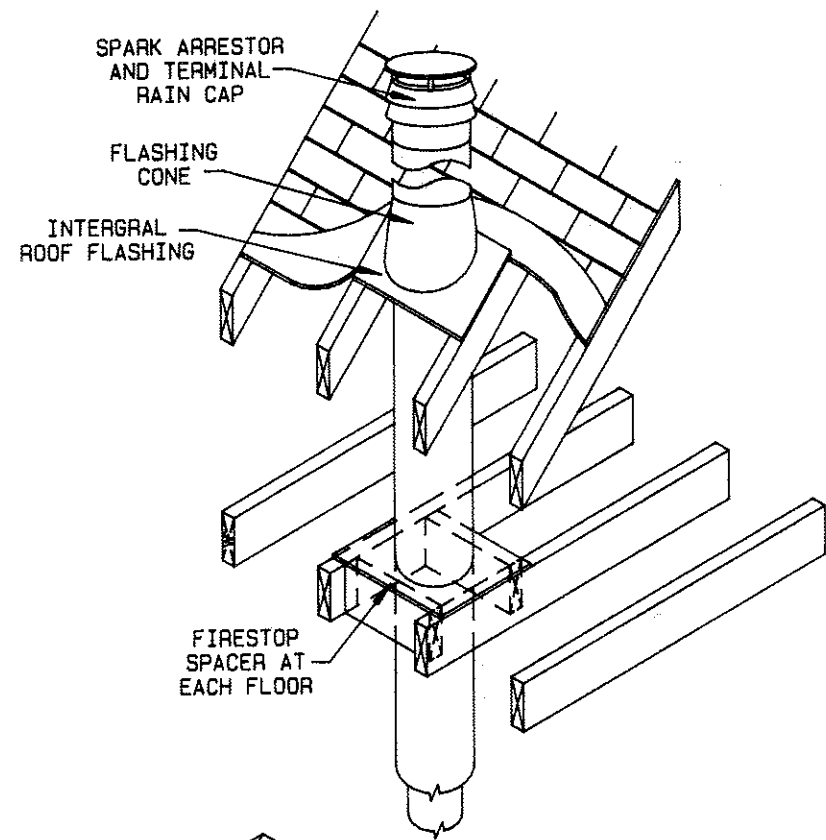
NOTICE: CONTRACTOR MUST INDICATE EACH PHASE OF CONSTRUCTION TO BE USED BY PLACING A CHECK MARK IN THE SPACE PROVIDED ()

CONSTRUCTION DETAILS BY **W. D. FARMER, F.A.I.B.D.** RESIDENCE DESIGNER INC.

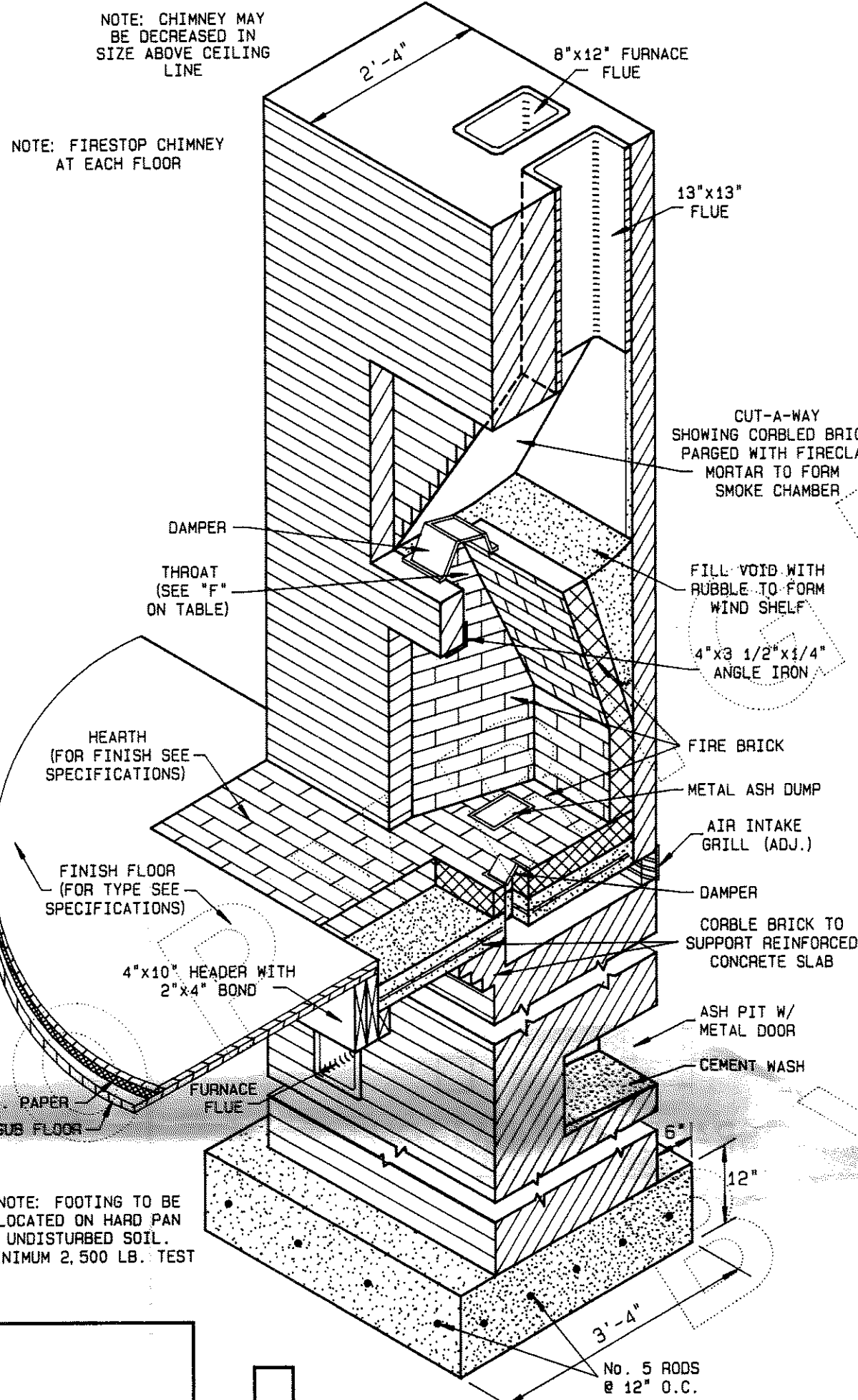
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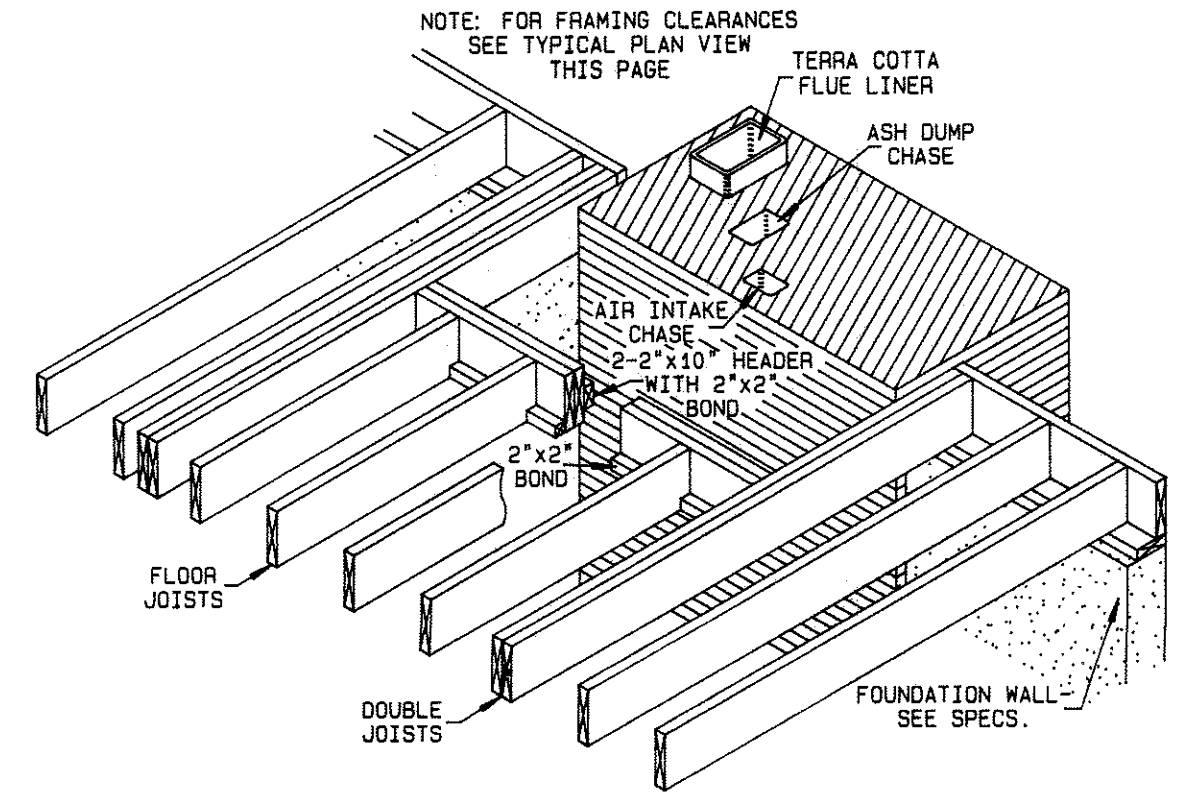
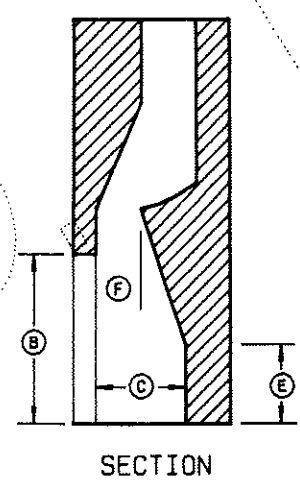
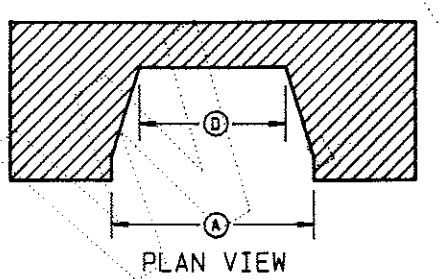
PREFABRICATED FIREPLACE DETAIL



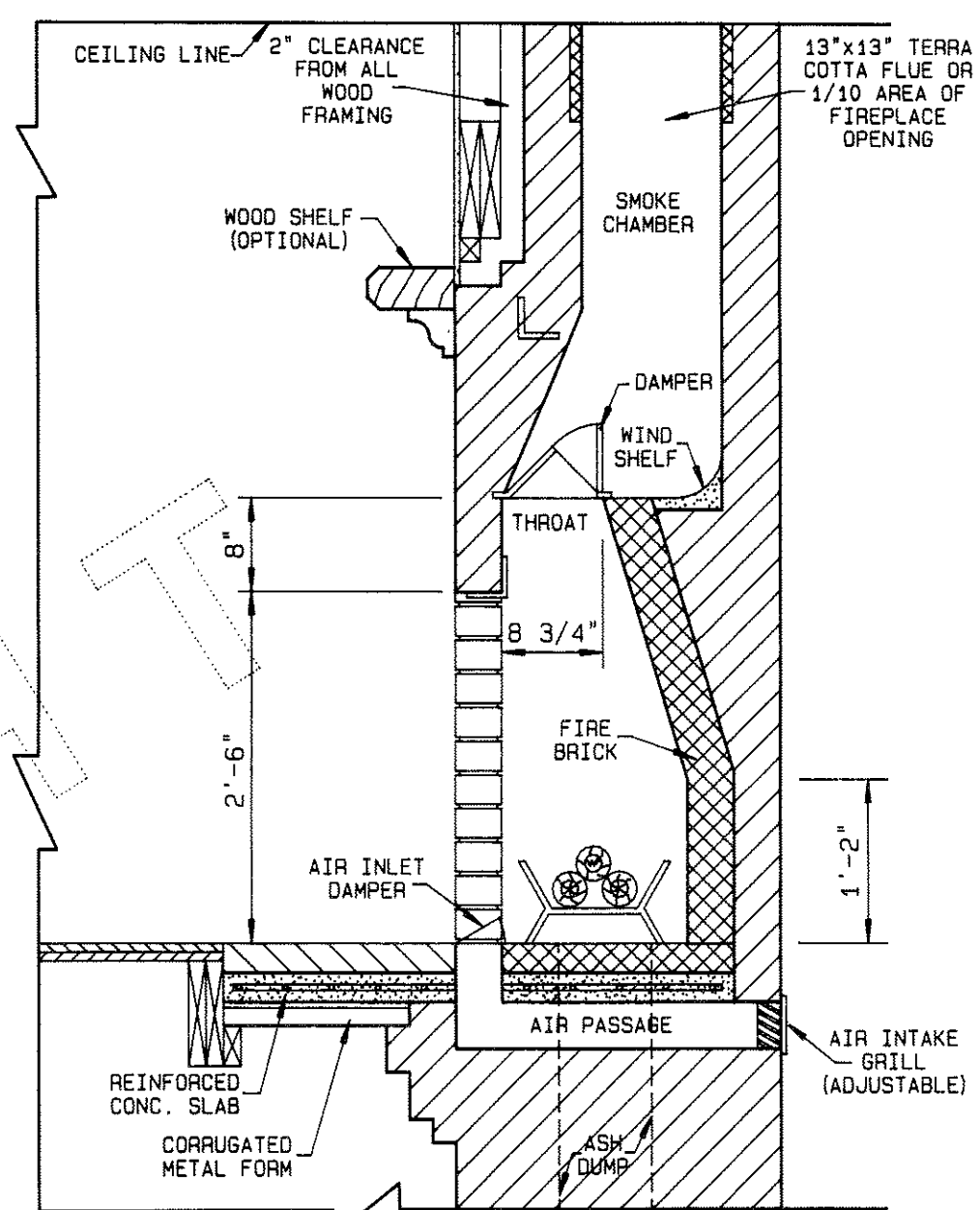
ISOMETRIC SECTION OF MASONRY FIREPLACE

NOTE: USE THIS TABLE WHEN FIREPLACE OPENING WIDTH IS INCREASED. (INCREASE OVERALLS PROPORTIONATELY)

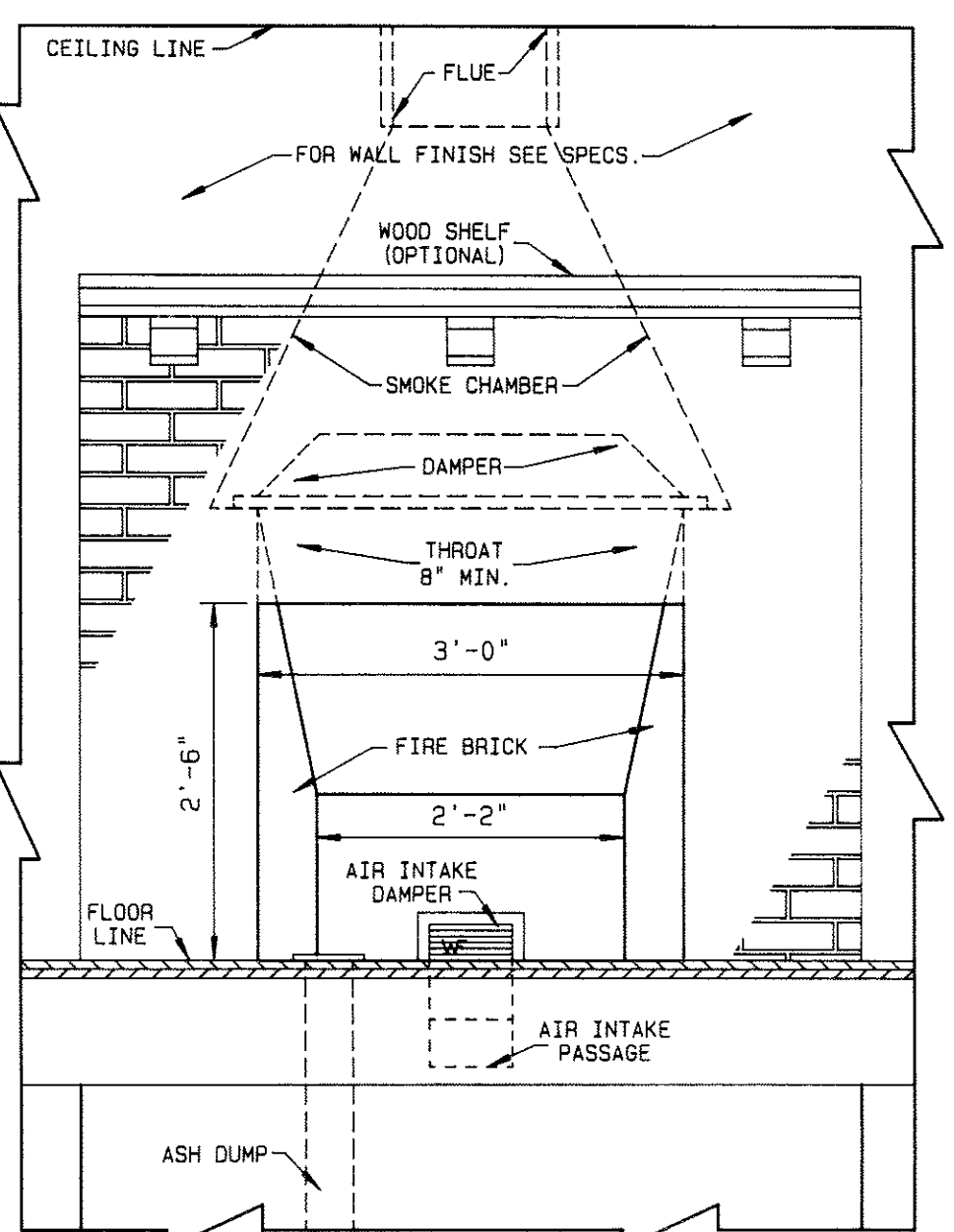
DIMENSIONS TABLE					
A	B	C	D	E	F
36"	30"	16"	26"	14"	8 3/4"
42"	30"	16"	33"	14"	8 3/4"
48"	33"	18"	36"	14"	8 3/4"
54"	36"	20"	40"	14"	13"
60"	39"	22"	45"	14"	13"



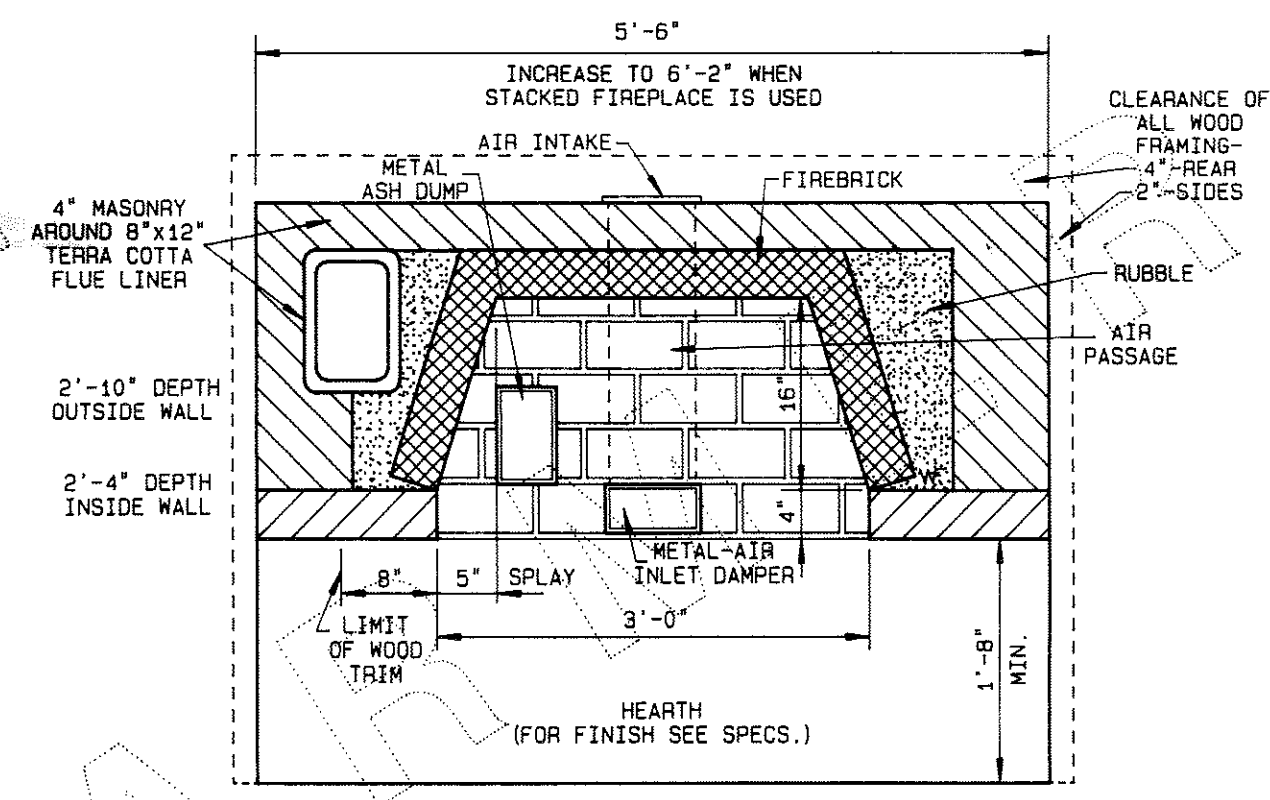
HEARTH FRAMING DETAIL



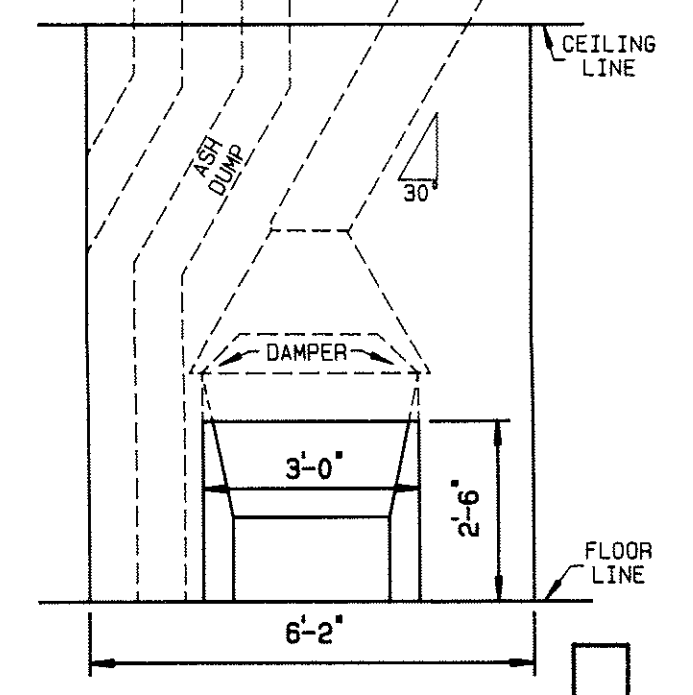
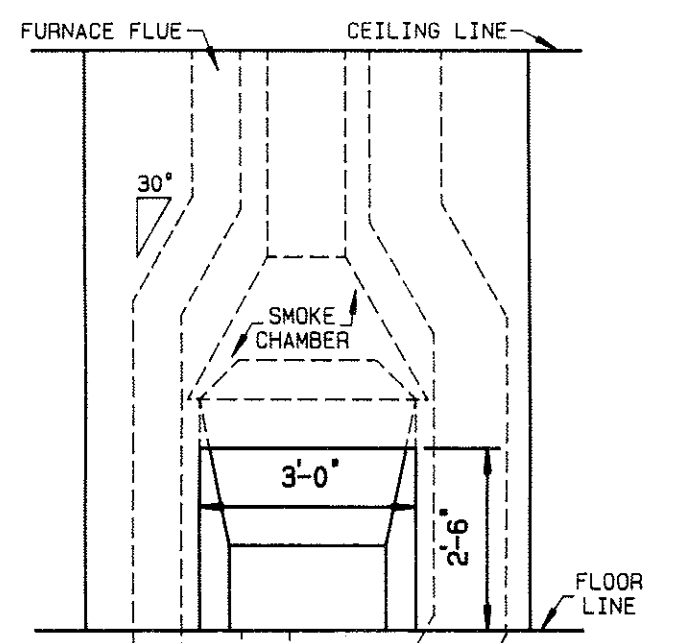
FIREPLACE SECTION



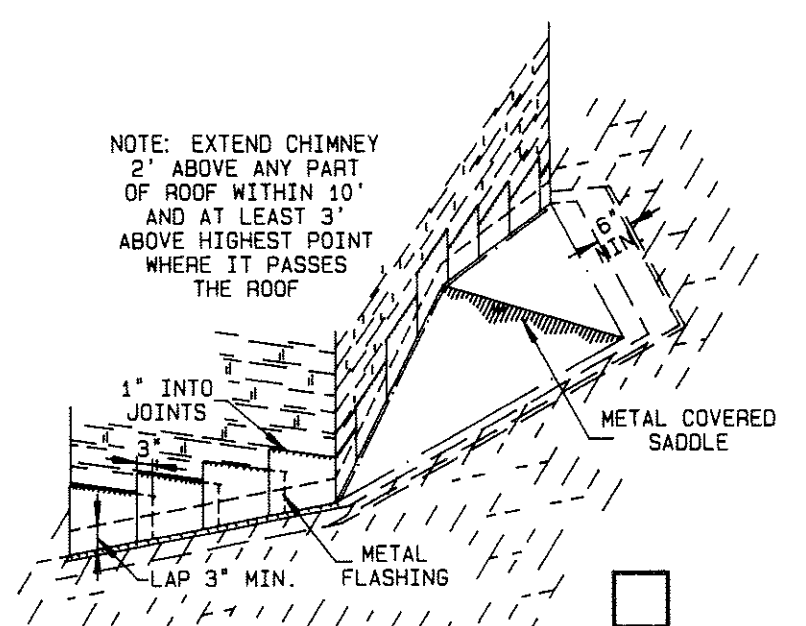
FIREPLACE ELEVATION



FIREPLACE PLAN VIEW



STACKED ELEVATION

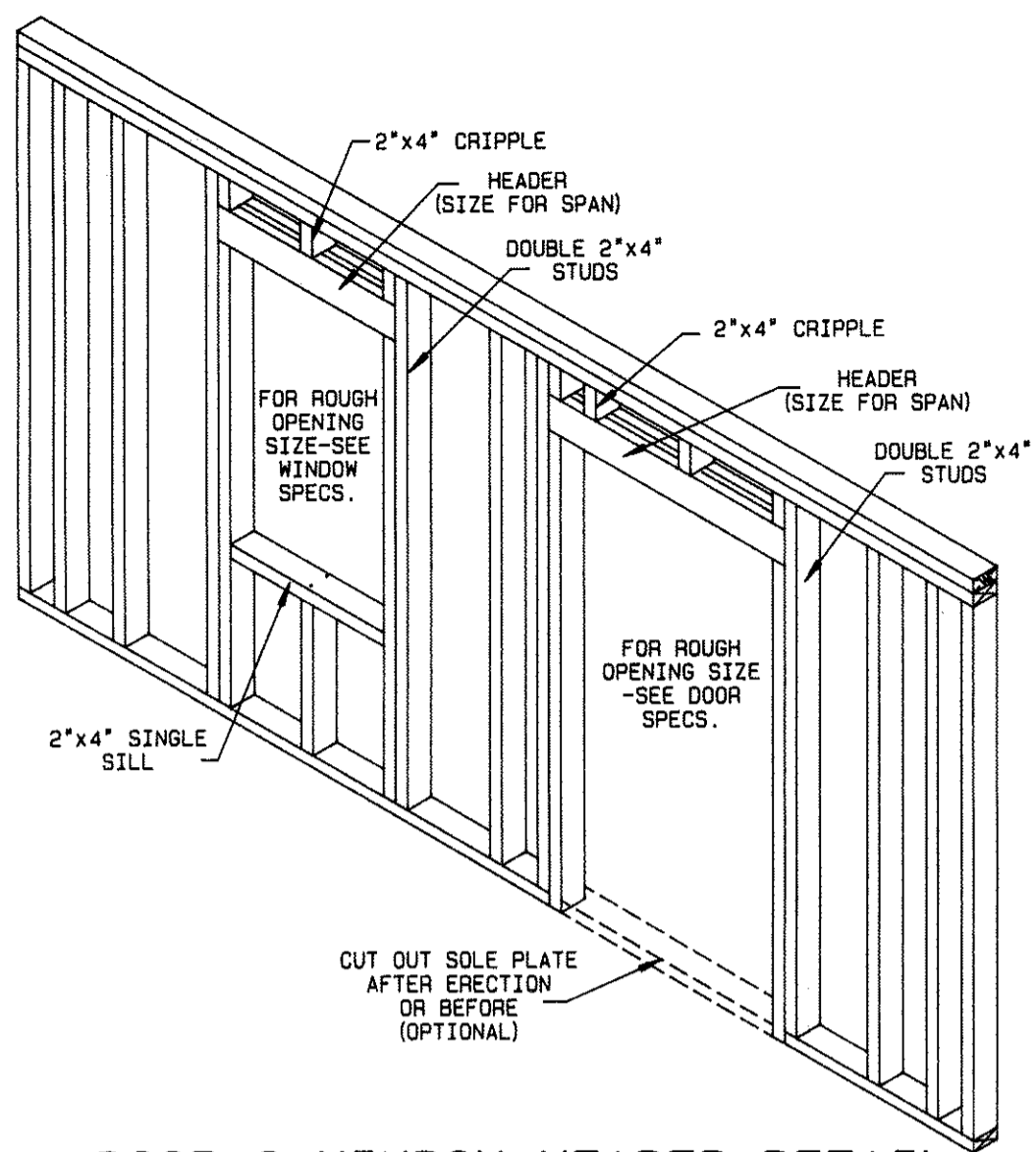


CHIMNEY FLASHING

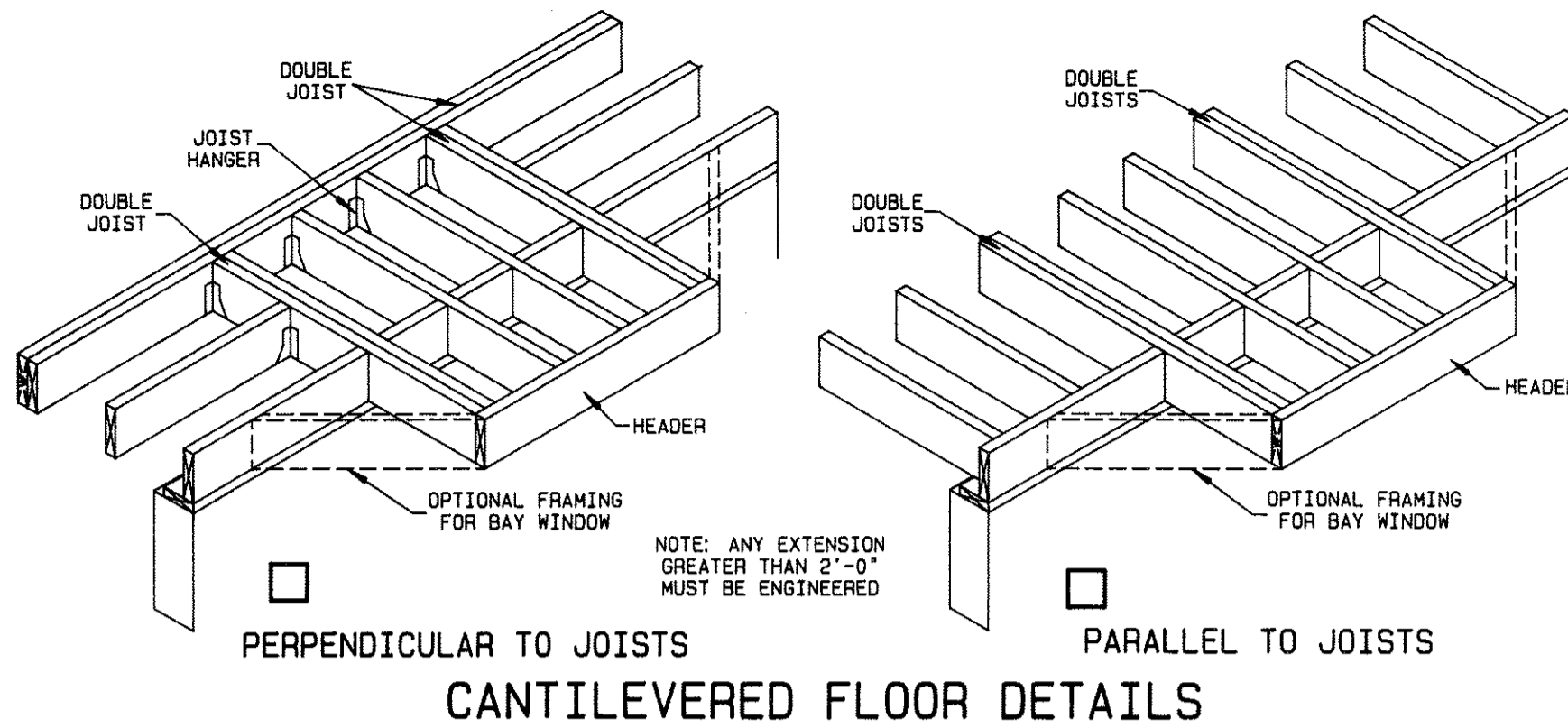
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NOTICE:
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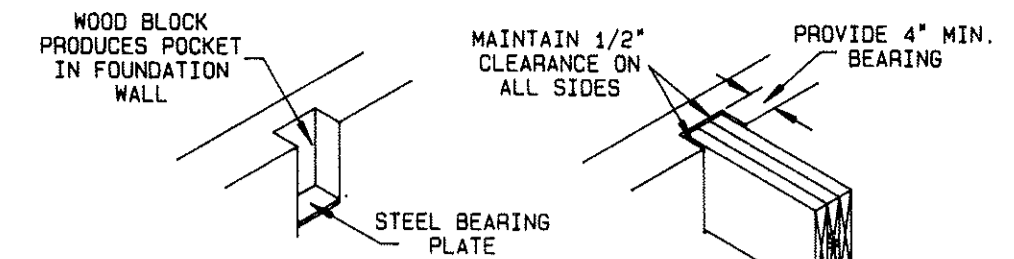
ENERGY EFFICIENT FIREPLACE
NOTE: THE ENERGY EFFICIENT FIREPLACE HAS TWO ADVANTAGES. IT USES OUTSIDE AIR FOR COMBUSTION AND TO GENERATE DRAFT, AND IT CUTS DOWN ON INFILTRATION OF COLD AIR CREATED BY THE REPLACEMENT OF HEATED AIR USED FOR COMBUSTION. TO KEEP THE ENERGY EFFICIENT FIREPLACE FROM BECOMING A SOURCE OF INFILTRATION WHEN NOT IN USE, TIGHT FITTING DAMPERS, TIGHT CLOSING GRILL LOUVERS, AND TIGHTLY SEALED GLASS FIRE SCREENS WITHOUT VENTS SHOULD BE USED.



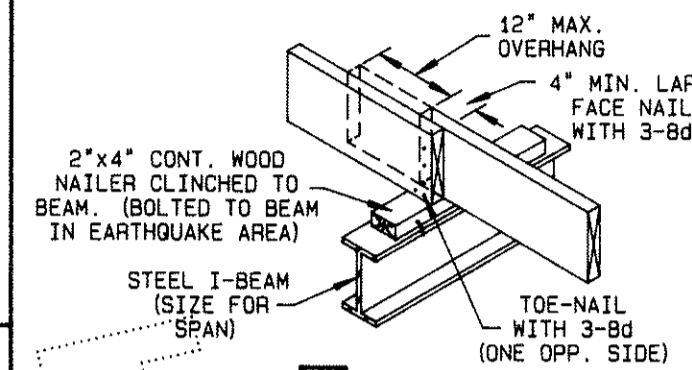
DOOR & WINDOW HEADER DETAIL



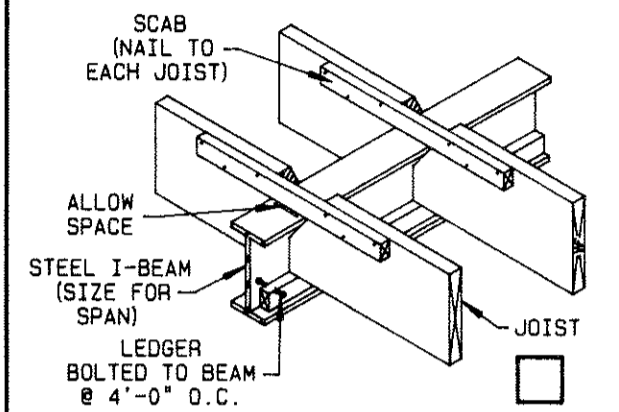
CANTILEVERED FLOOR DETAILS



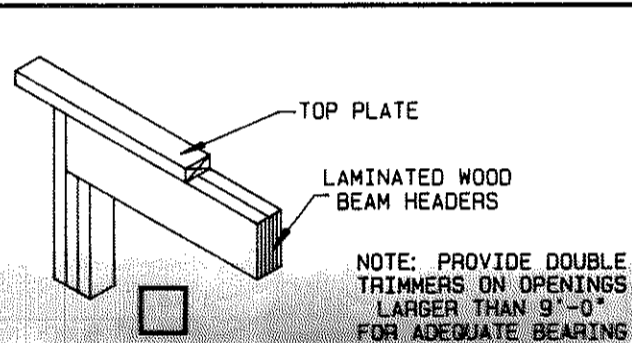
BEAM SUPPORT DETAIL



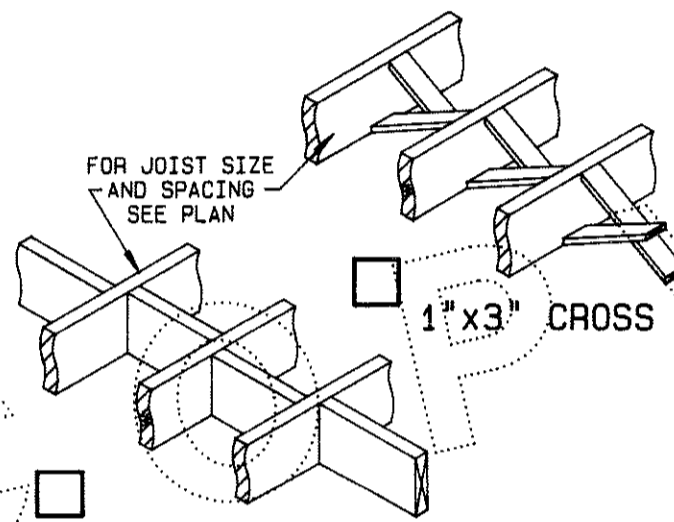
JOIST FRAMING OVER I-BEAM



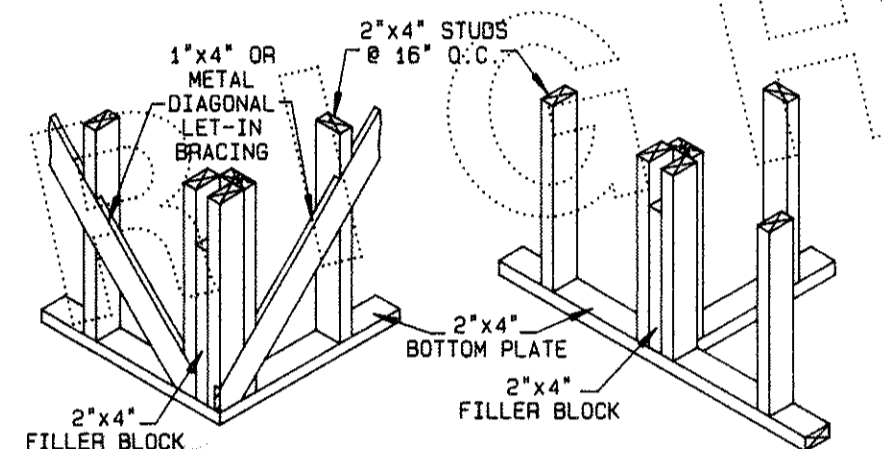
JOIST FRAMING INTO SIDE OF I-BEAM



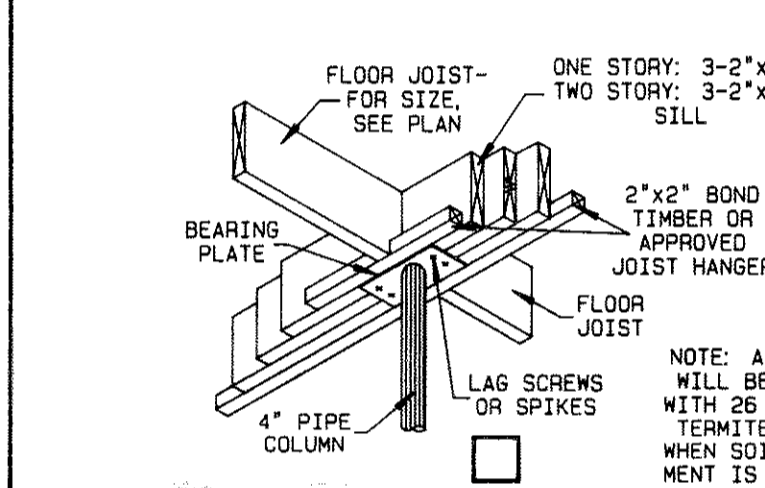
FITCH PLATE DETAIL



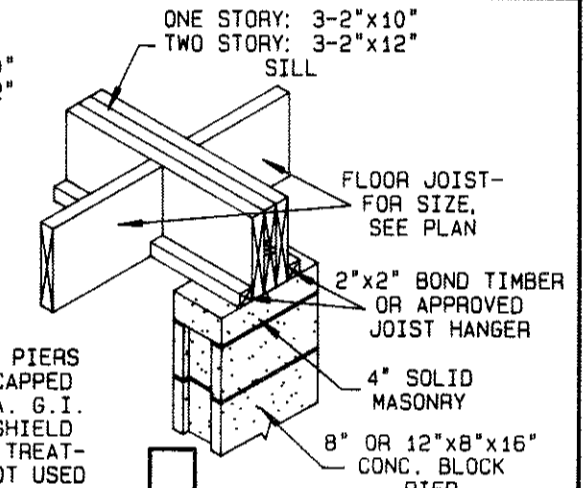
SOLID BLOCK ALTERNATE BRIDGING



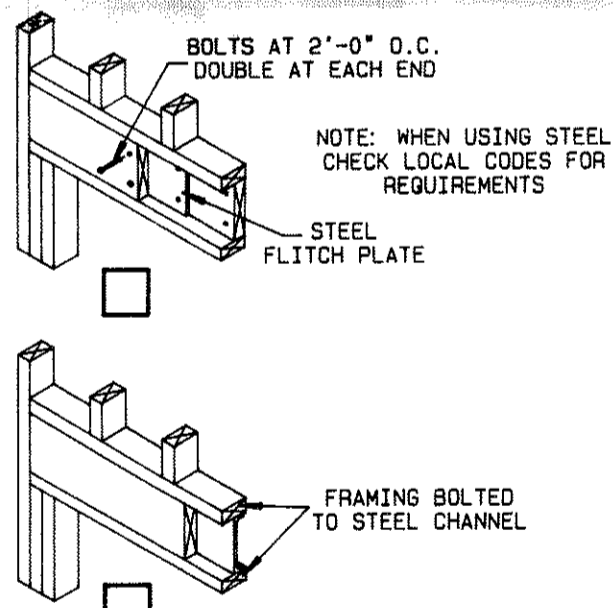
BUILT-UP CORNER POST



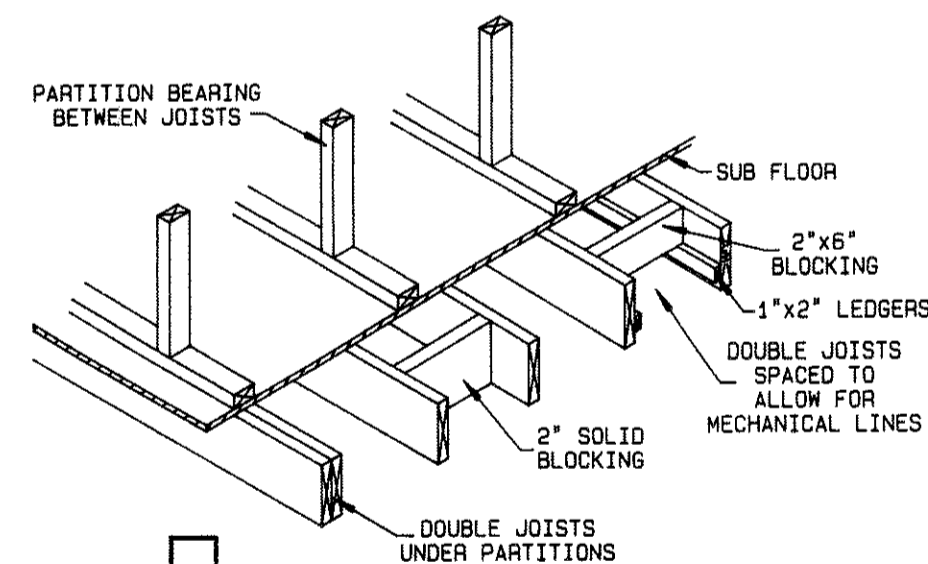
DETAILS OF SILL WITH BOND TIMBER



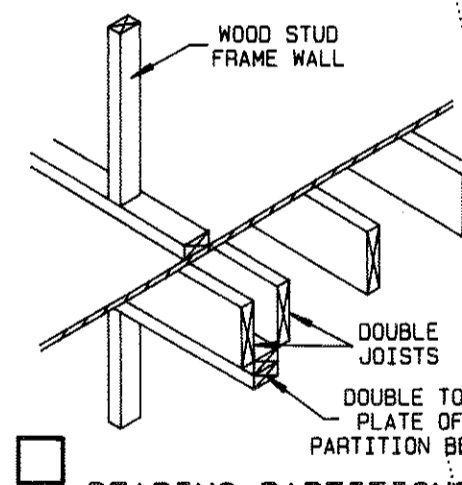
DETAILS OF DROP SILL



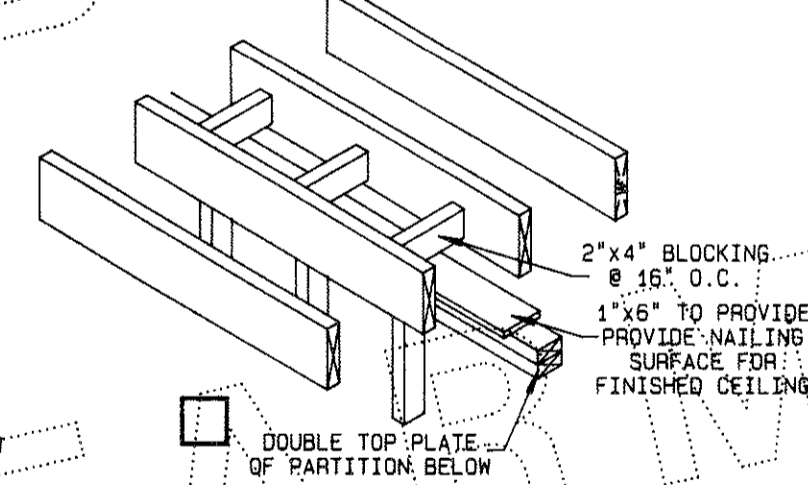
LINTEL DETAIL FOR WIDE OPENINGS



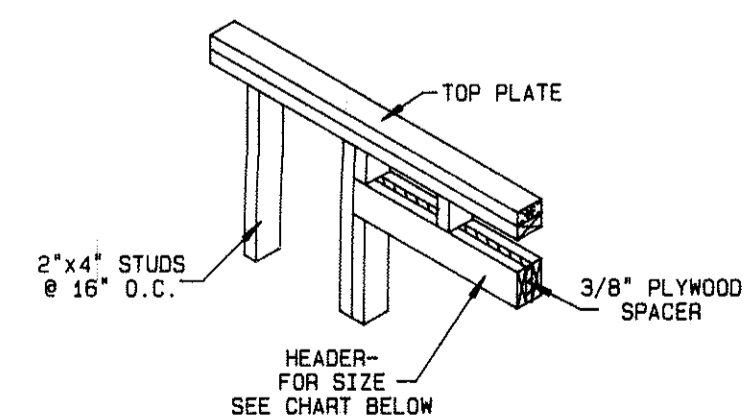
NON-BEARING PARTITIONS NO PARTITION BELOW



INTERIOR PARTITIONS PARALLEL TO JOISTS



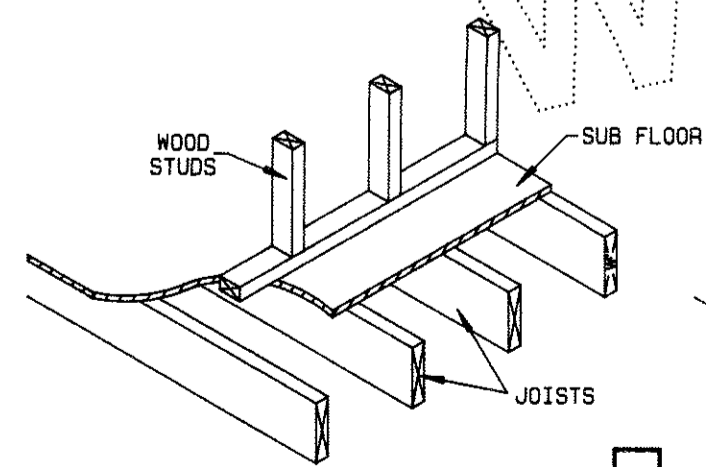
NON-BEARING PARTITIONS NO PARTITION ABOVE



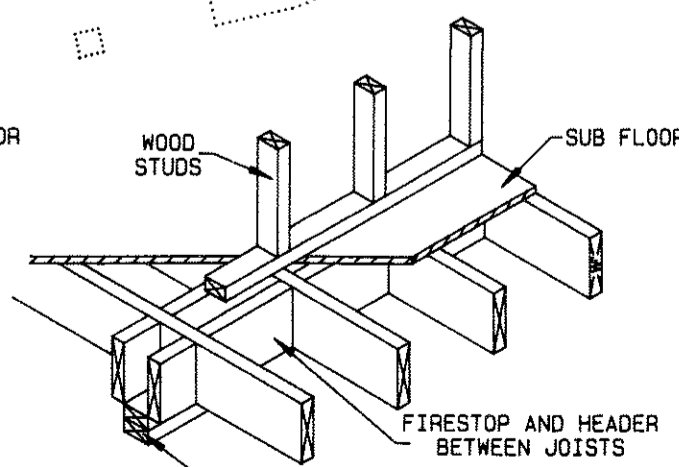
MAXIMUM SPACING	2-2"x4"	2-2"x6"	2-2"x8"	2-2"x10"	2-2"x12"
	3'	4'	5'	6'	6' TO 8'

MAX. WOOD HEADER LENGTHS FOR NORMAL RESIDENTIAL LOADS

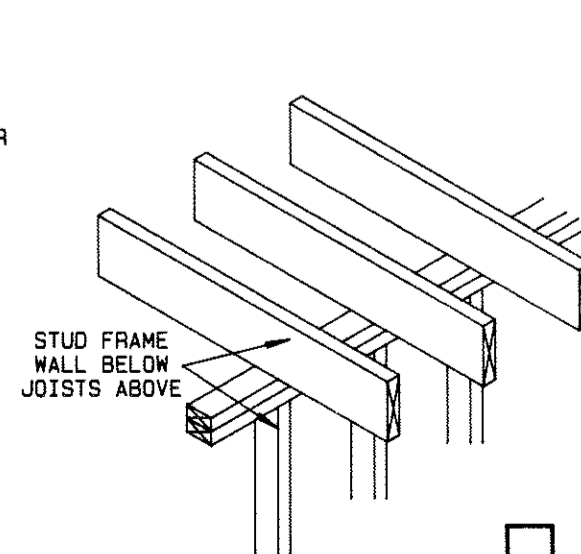
HEADER FRAMING DETAIL



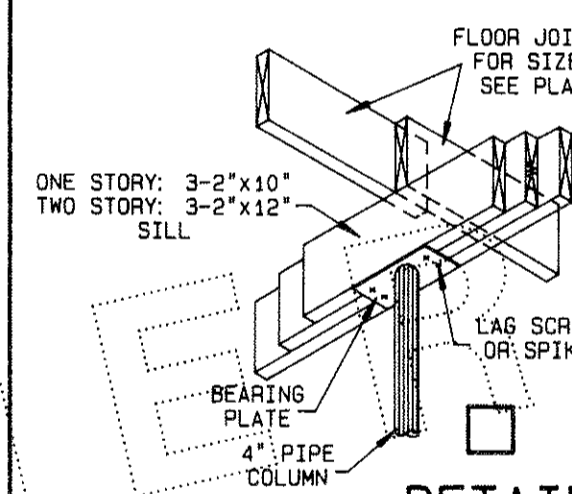
NON-BEARING PARTITIONS NO PARTITION BELOW



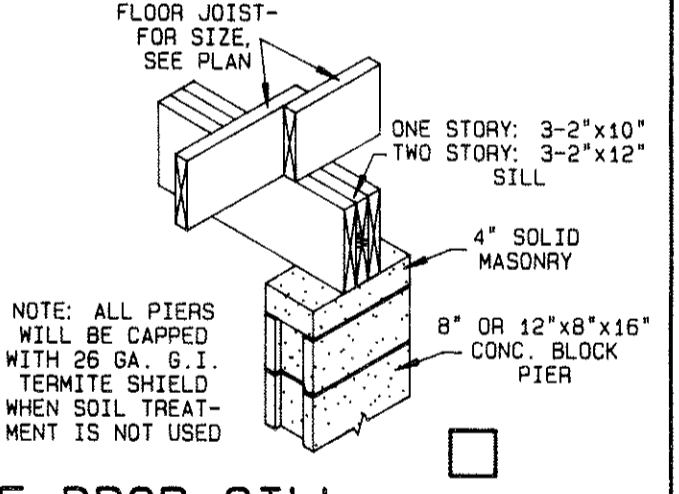
BEARING PARTITIONS INTERIOR PARTITIONS PARALLEL TO JOISTS



NON-BEARING PARTITIONS NO PARTITION ABOVE



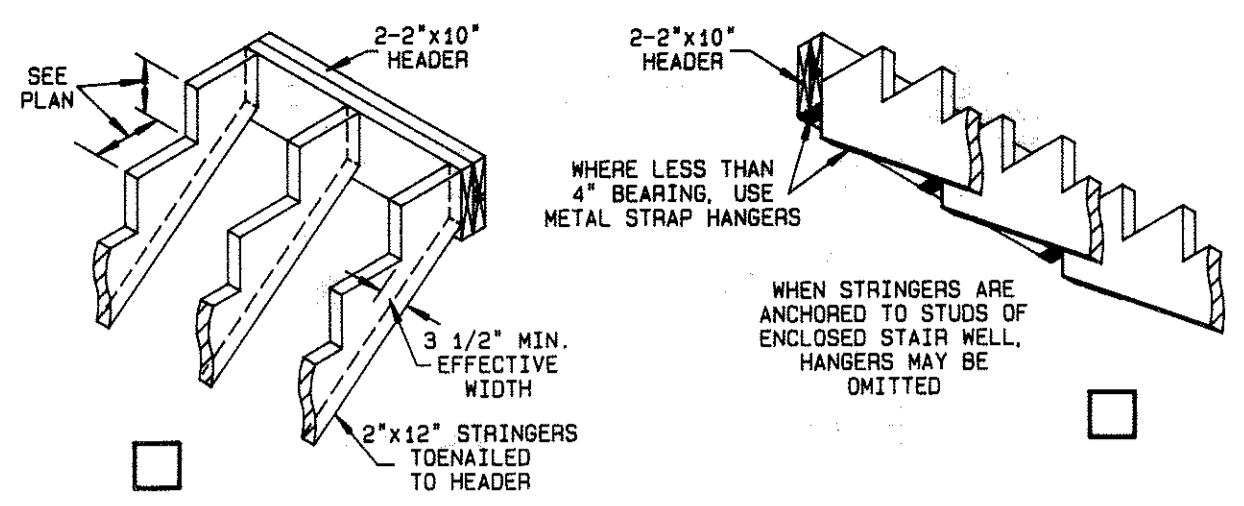
PIPE COLUMN FOOTING



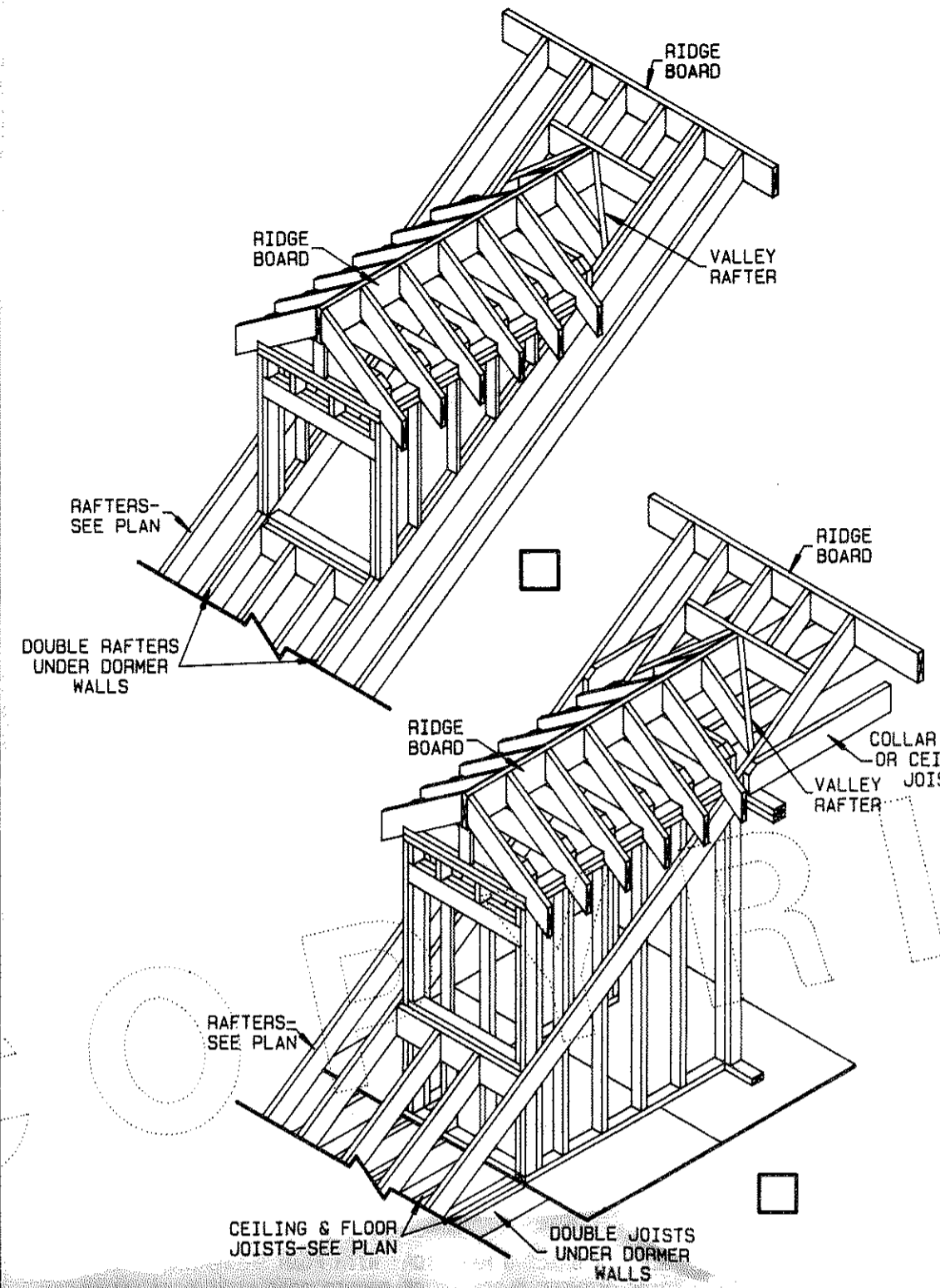
PIER FOOTING

NOTICE:
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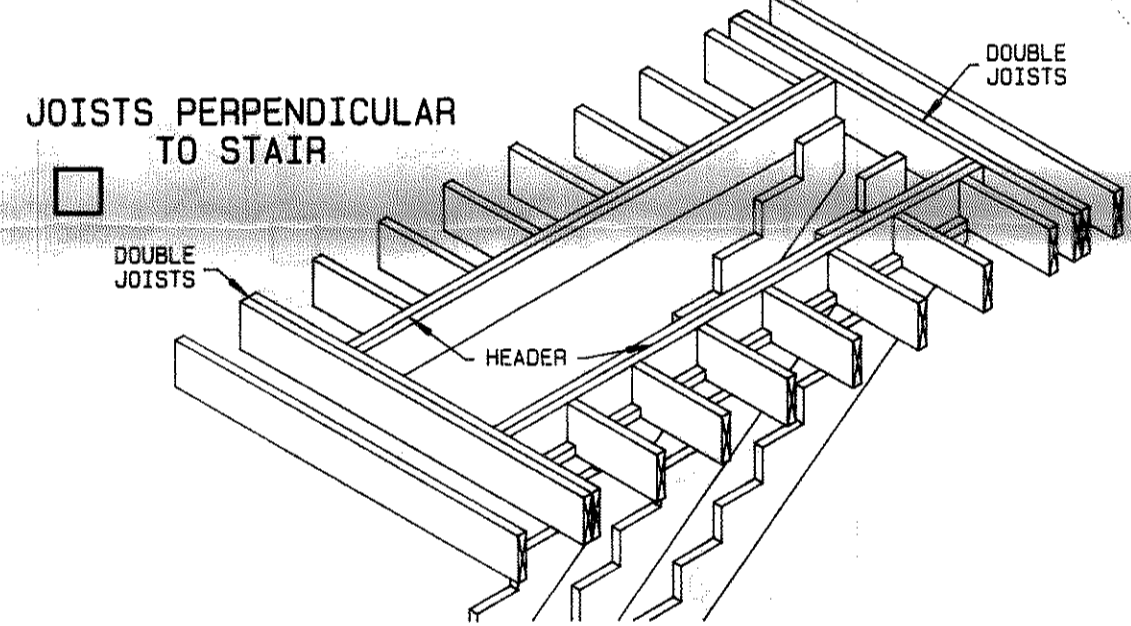
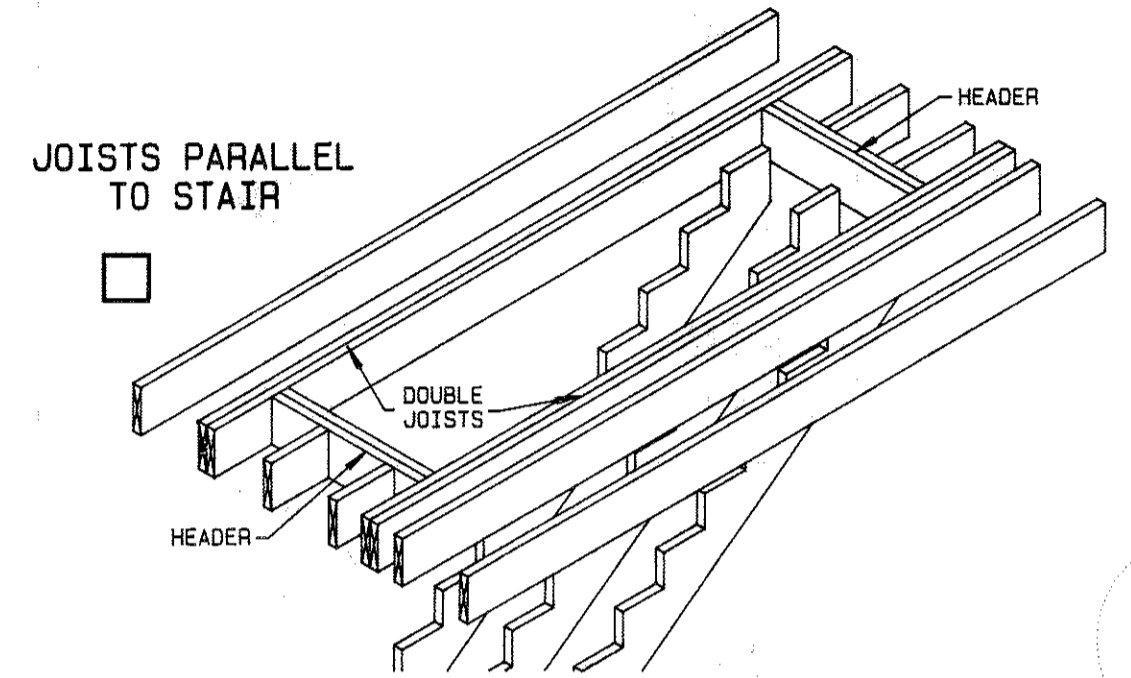
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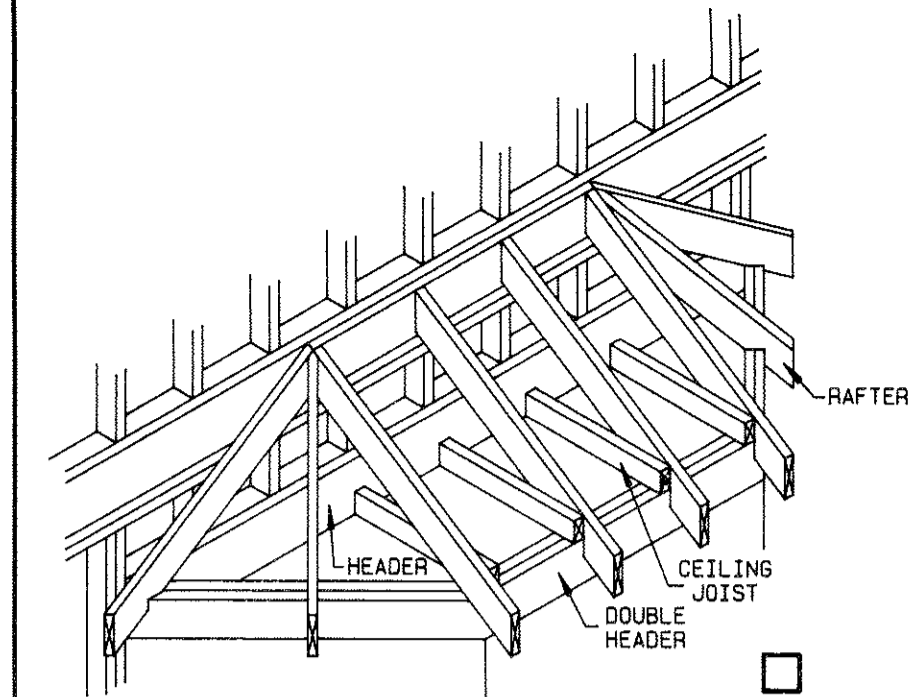
DETAILS OF STRINGER CONNECTIONS



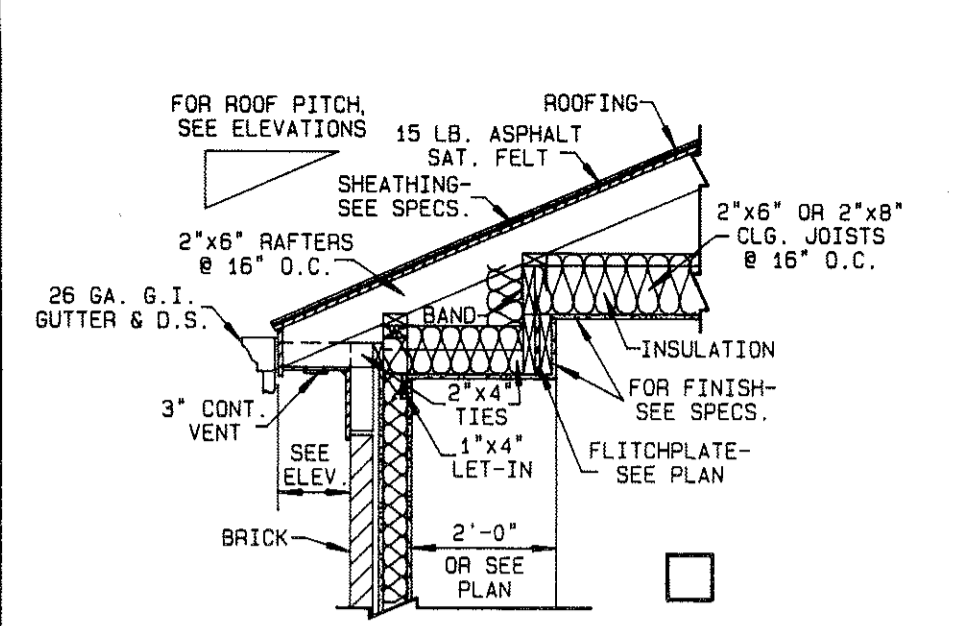
DORMER FRAMING DETAILS



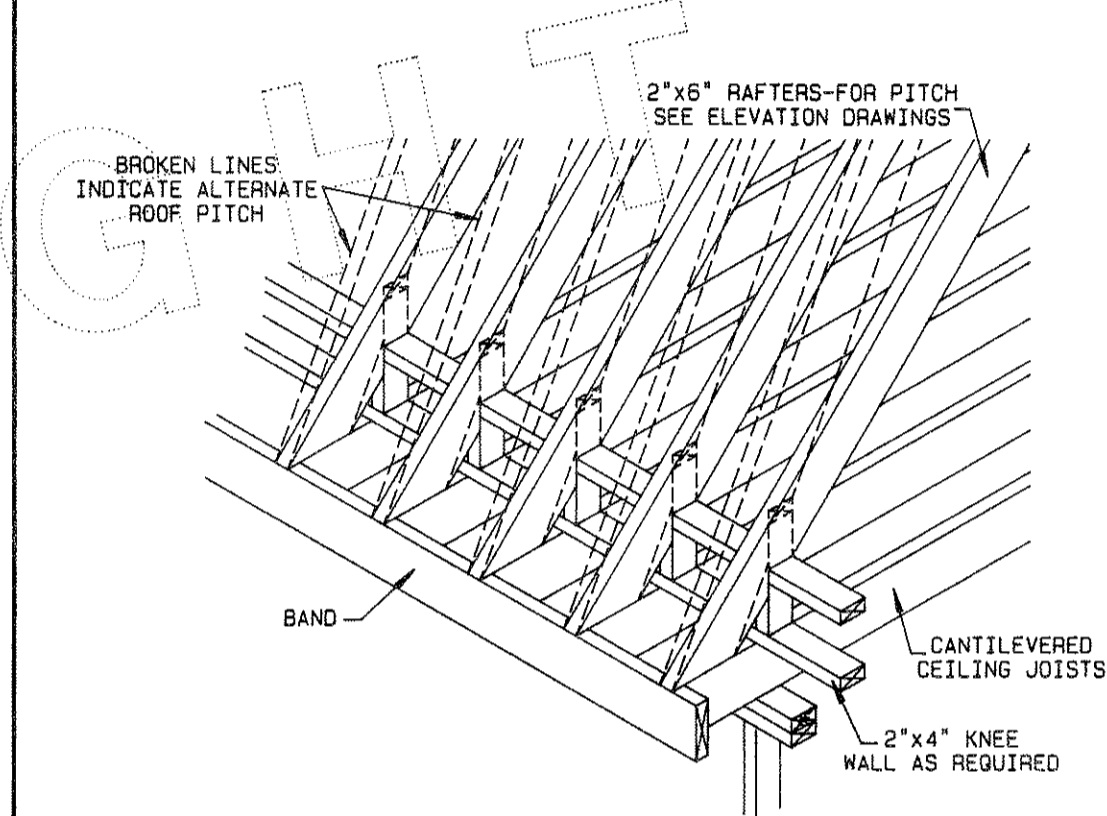
STAIR FRAMING DETAIL



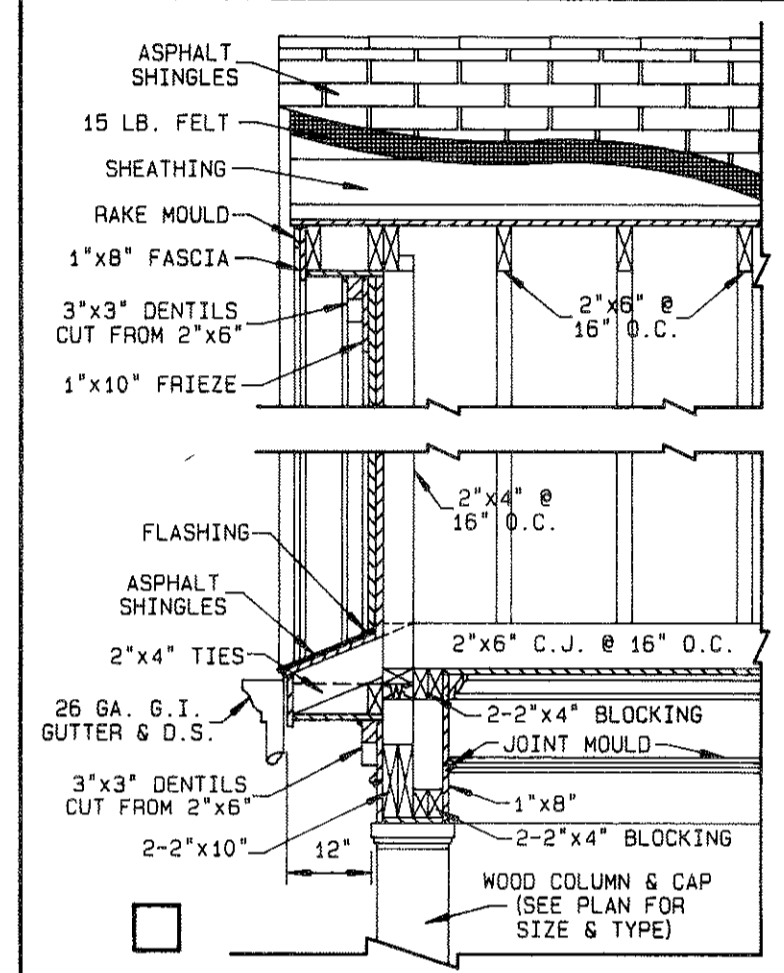
BAY WINDOW ROOF FRAMING



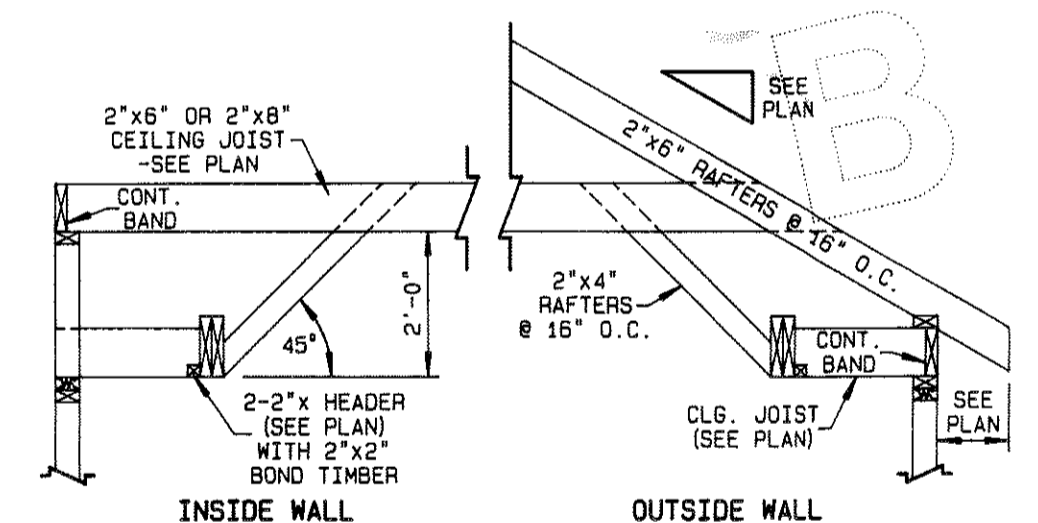
DROP CEILING DETAIL (IN BAY AREA)



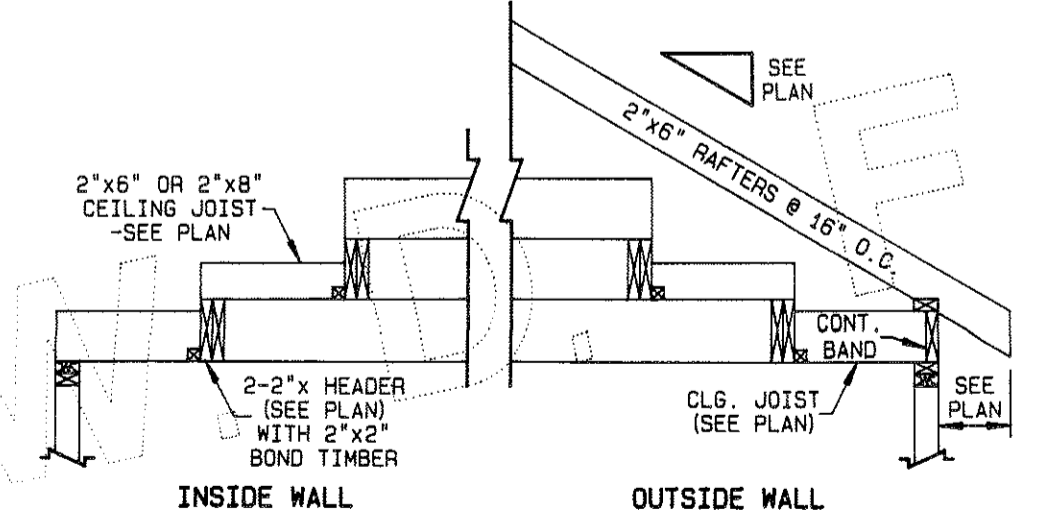
CORNICE DETAIL FOR VARYING ROOF PITCHES



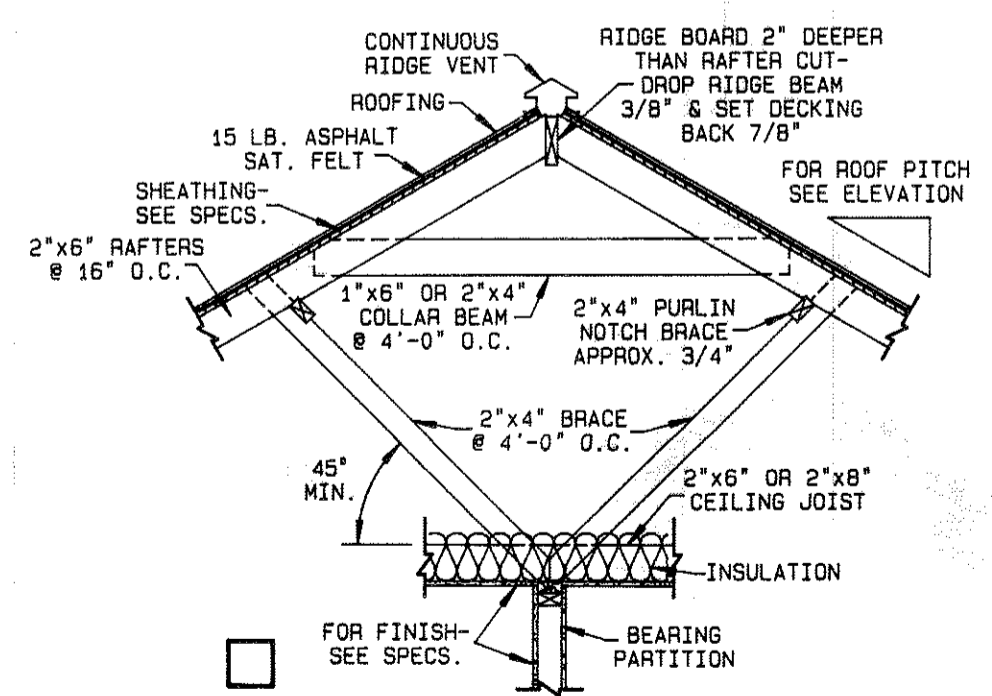
DETAIL OF COLONIAL PORCH CORNICE



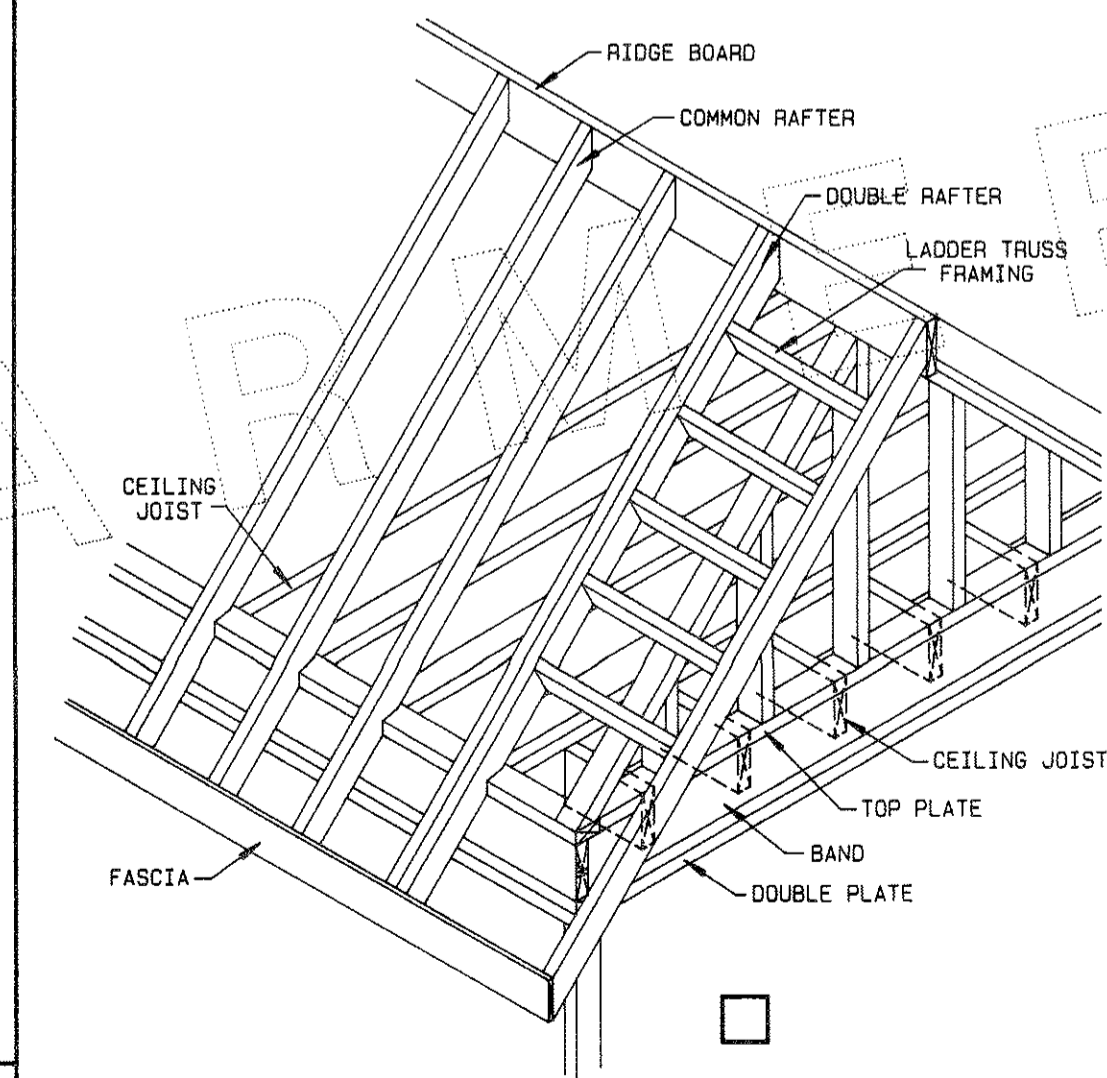
SLOPED TRAY CEILING



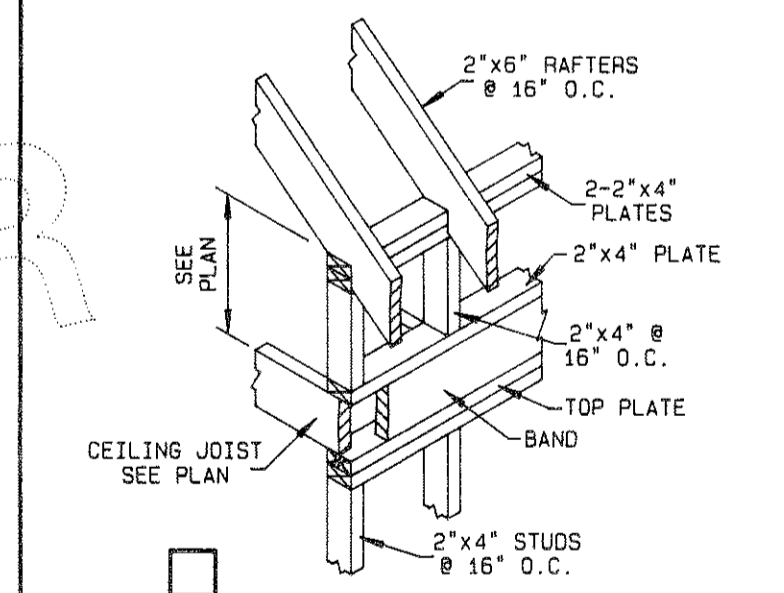
STEPPED TRAY CEILING



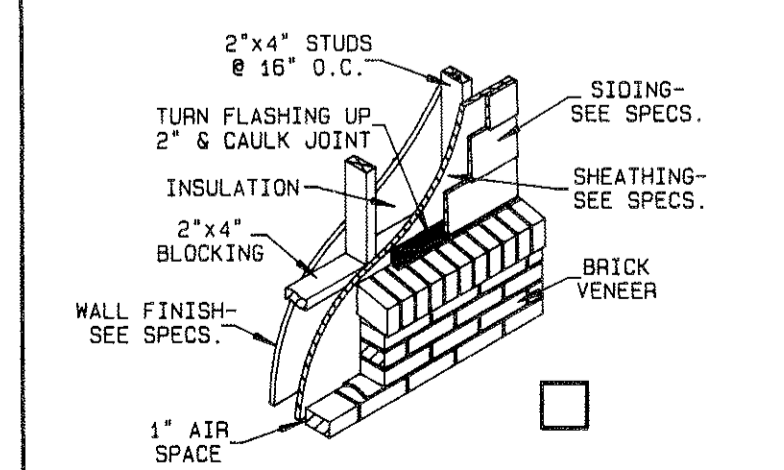
TYPICAL ROOF BRACING



GABLE ROOF FRAMING DETAIL WITH OVERHANG



RAISED CORNICE DETAIL

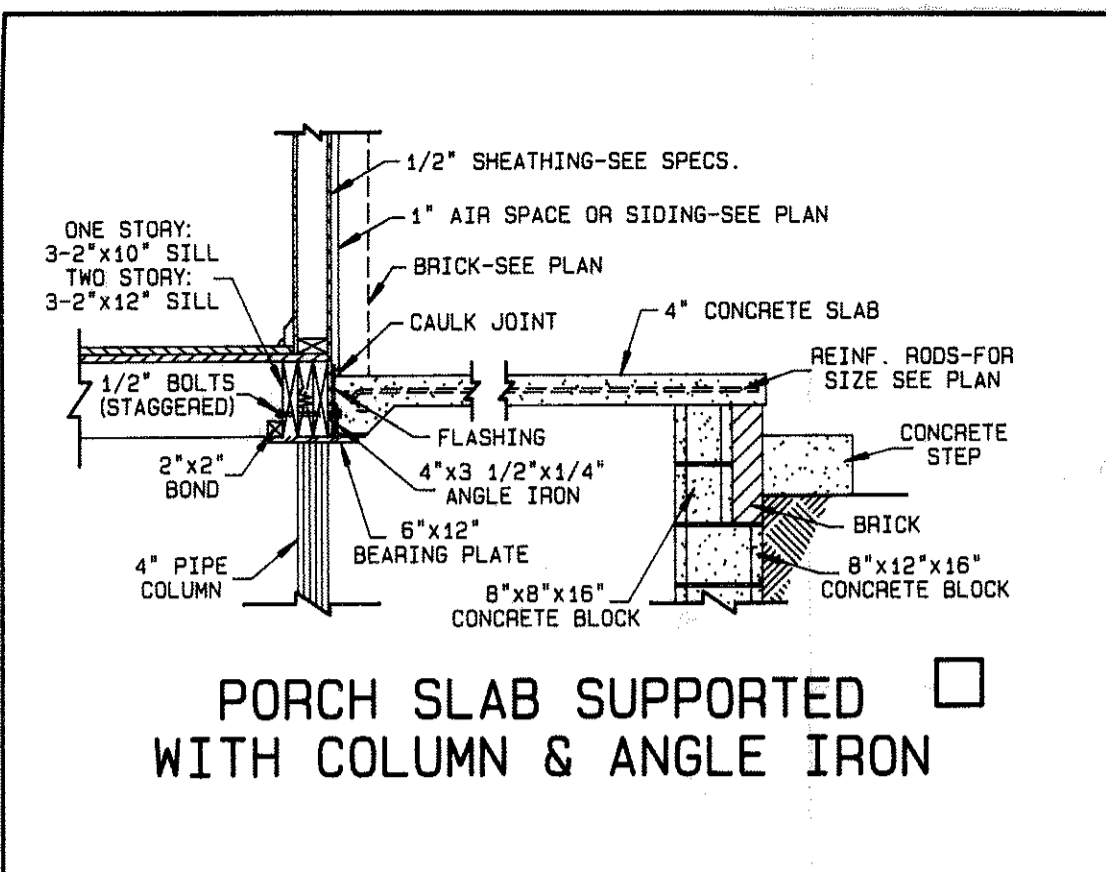


EXTERIOR WALL INTERSECTION OF DIFFERENT MATERIALS

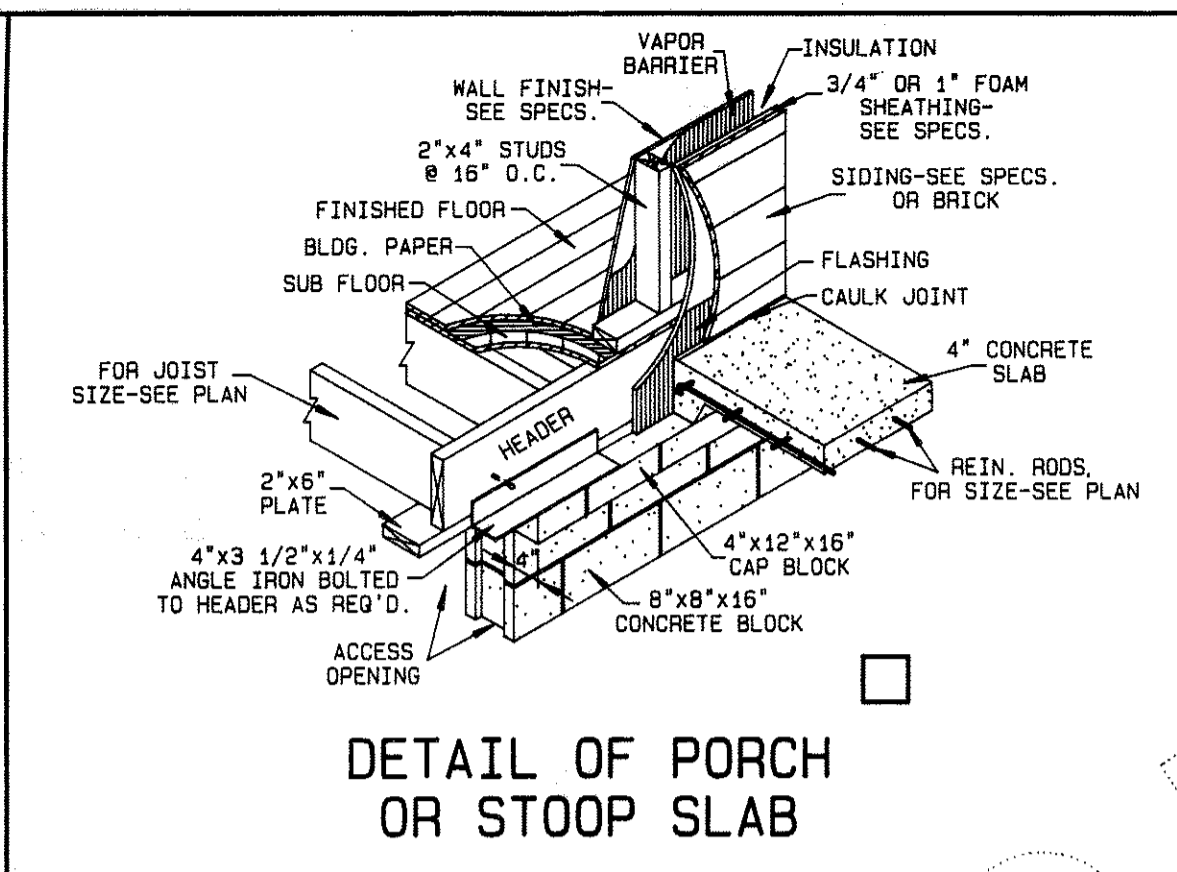
FRAMING NOTES:
1. ALL FRAMING LUMBER SHALL BE GRADE MARKED. CEILING & FLOOR JOIST AND RAFTER SIZES & SPACING SHOWN ARE BASED ON No. 2 K.D. SOUTHERN YELLOW PINE. ANY SUBSTITUTION OF GRADE OR SPECIES MUST BE ADEQUATE FOR SPANS. SIZE & SPACING MAY HAVE TO VARY.
2. THE ROOF FRAMING SHOWN IN THESE DETAILS ARE FOR CONVENTIONAL RAFTERS & CEILING JOISTS. IF TRUSS RAFTERS ARE USED OBTAIN TRUSS DETAILS FROM LOCAL SUPPLIER.

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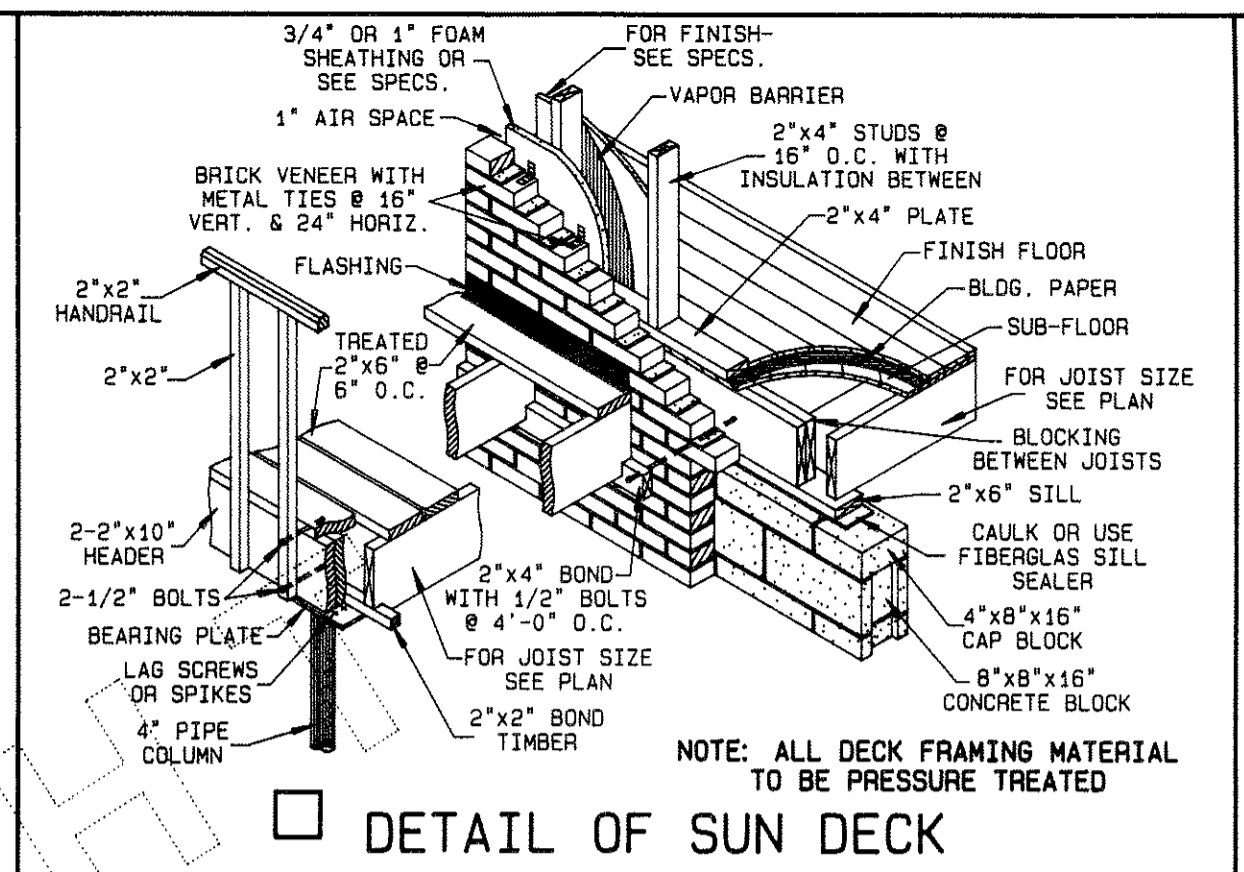
NOTICE:
CONTRACTOR MUST INDICATE EACH PHASE OF CONSTRUCTION TO BE USED BY PLACING A CHECK MARK IN THE SPACE PROVIDED ()



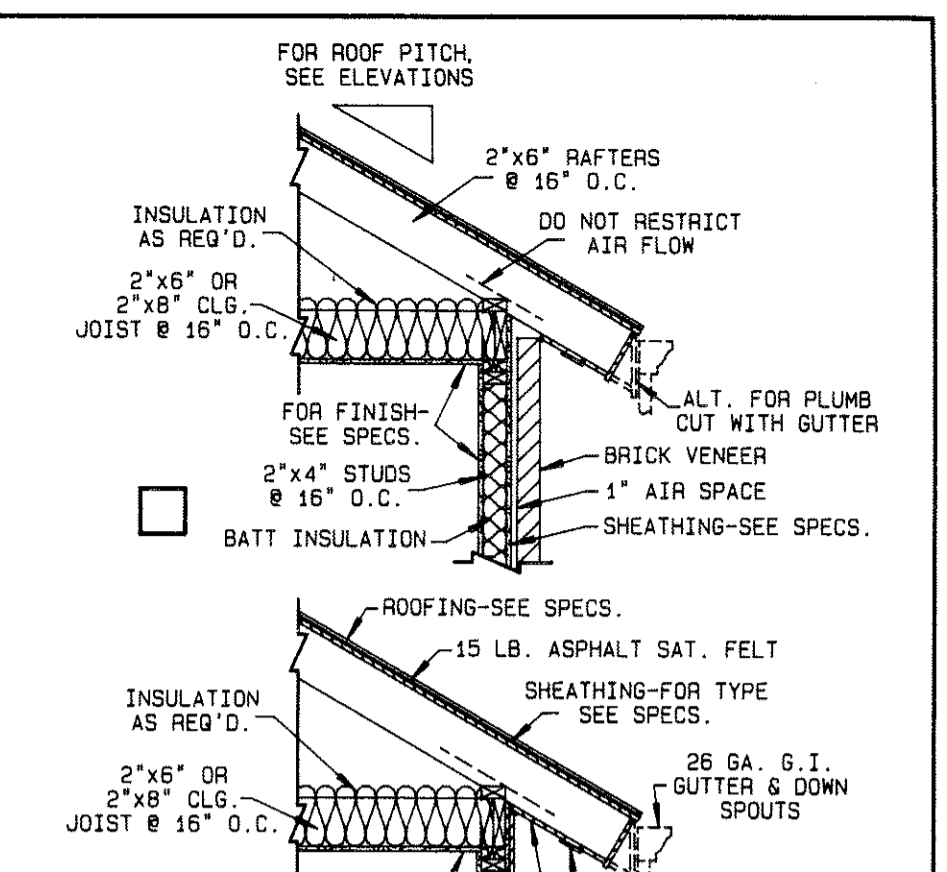
PORCH SLAB SUPPORTED WITH COLUMN & ANGLE IRON



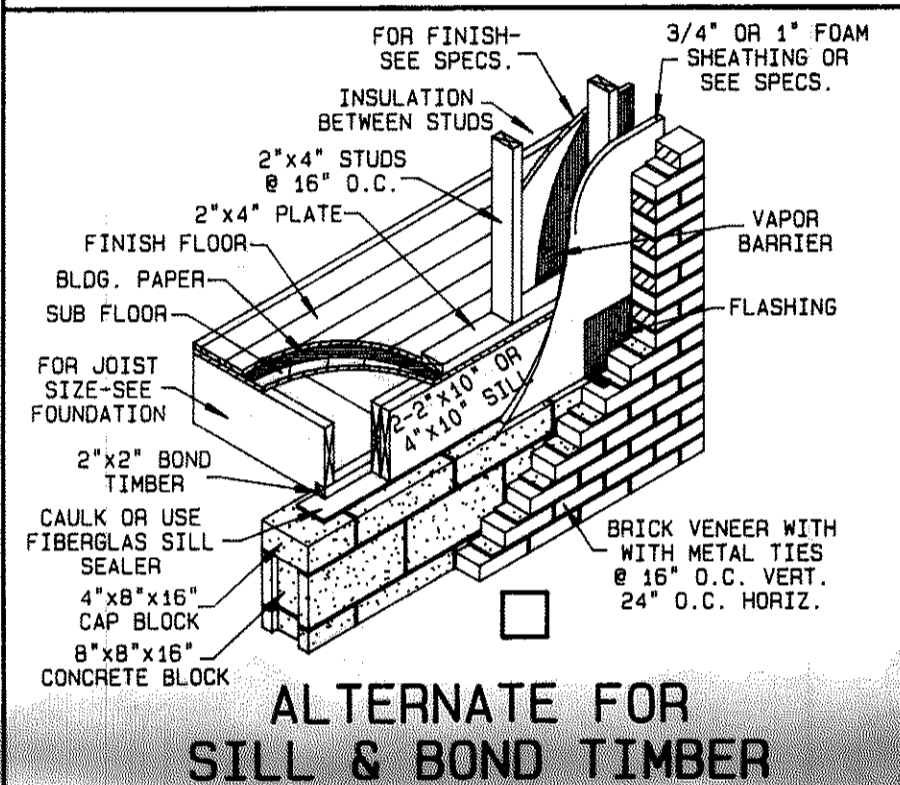
DETAIL OF PORCH OR STOOP SLAB



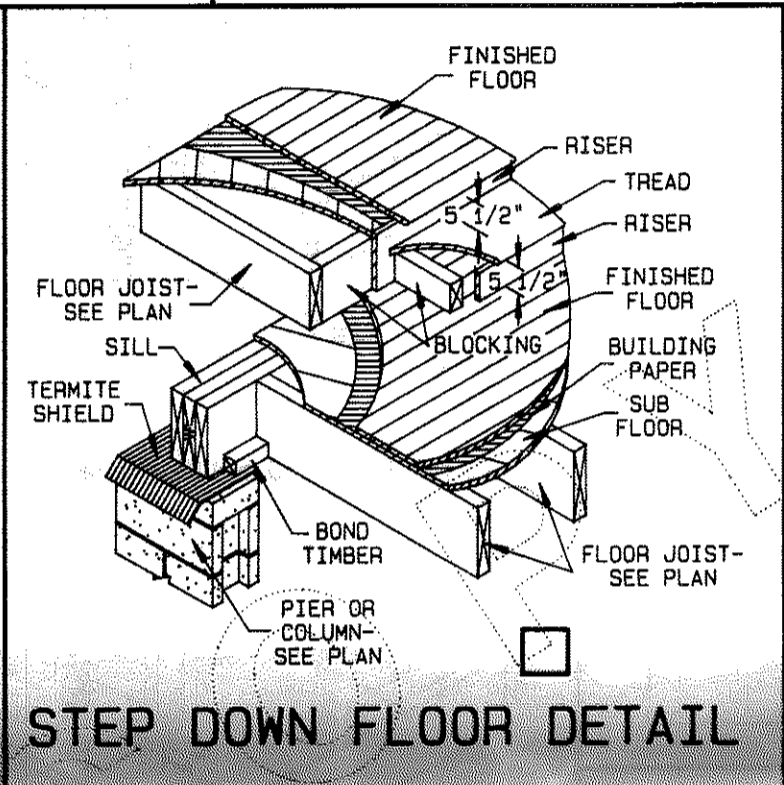
DETAIL OF SUN DECK



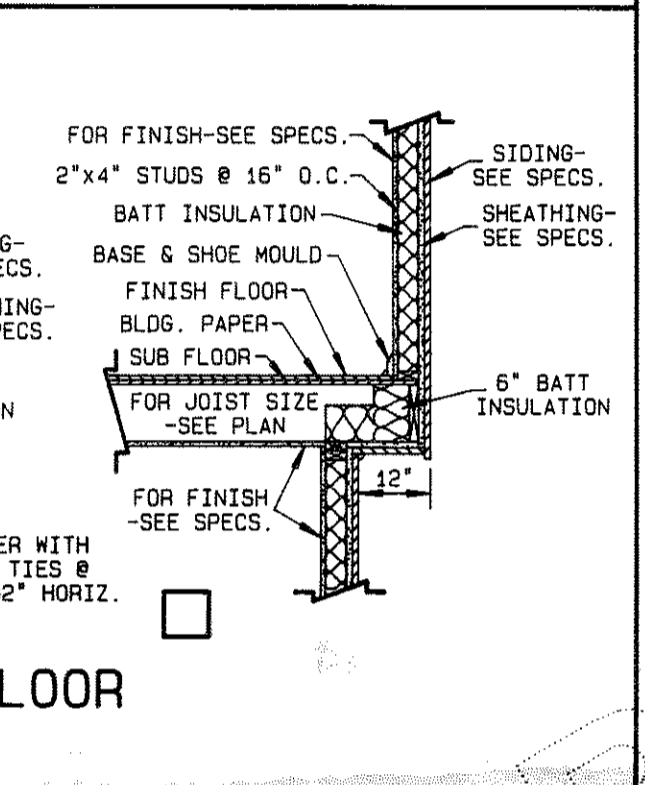
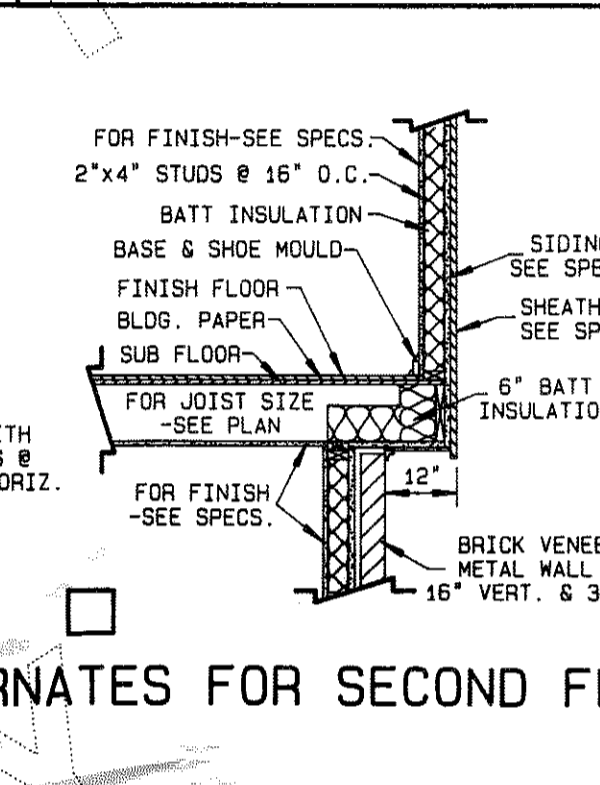
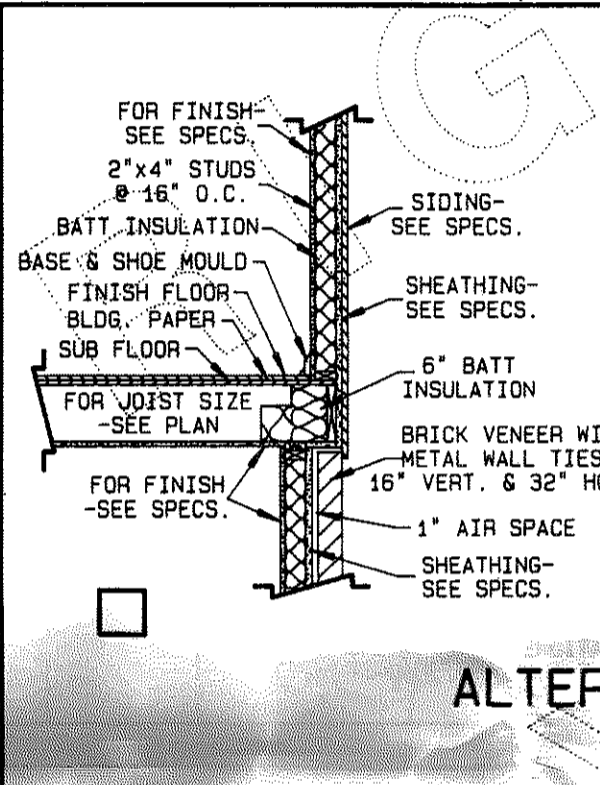
ALTERNATE CORNICE DETAILS



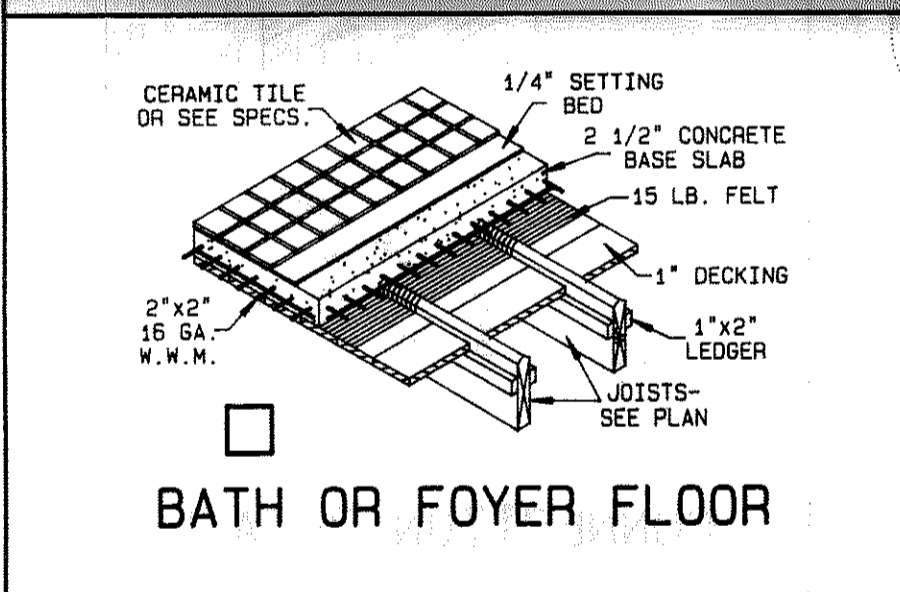
ALTERNATE FOR SILL & BOND TIMBER



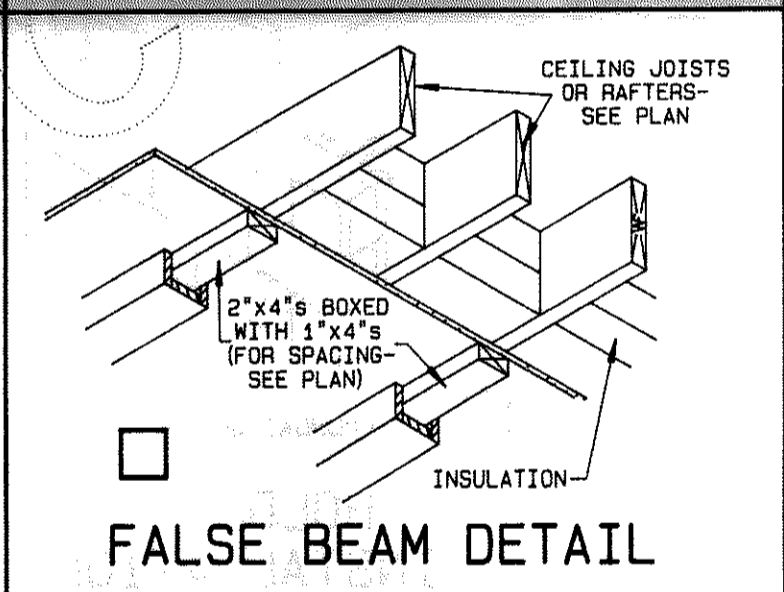
STEP DOWN FLOOR DETAIL



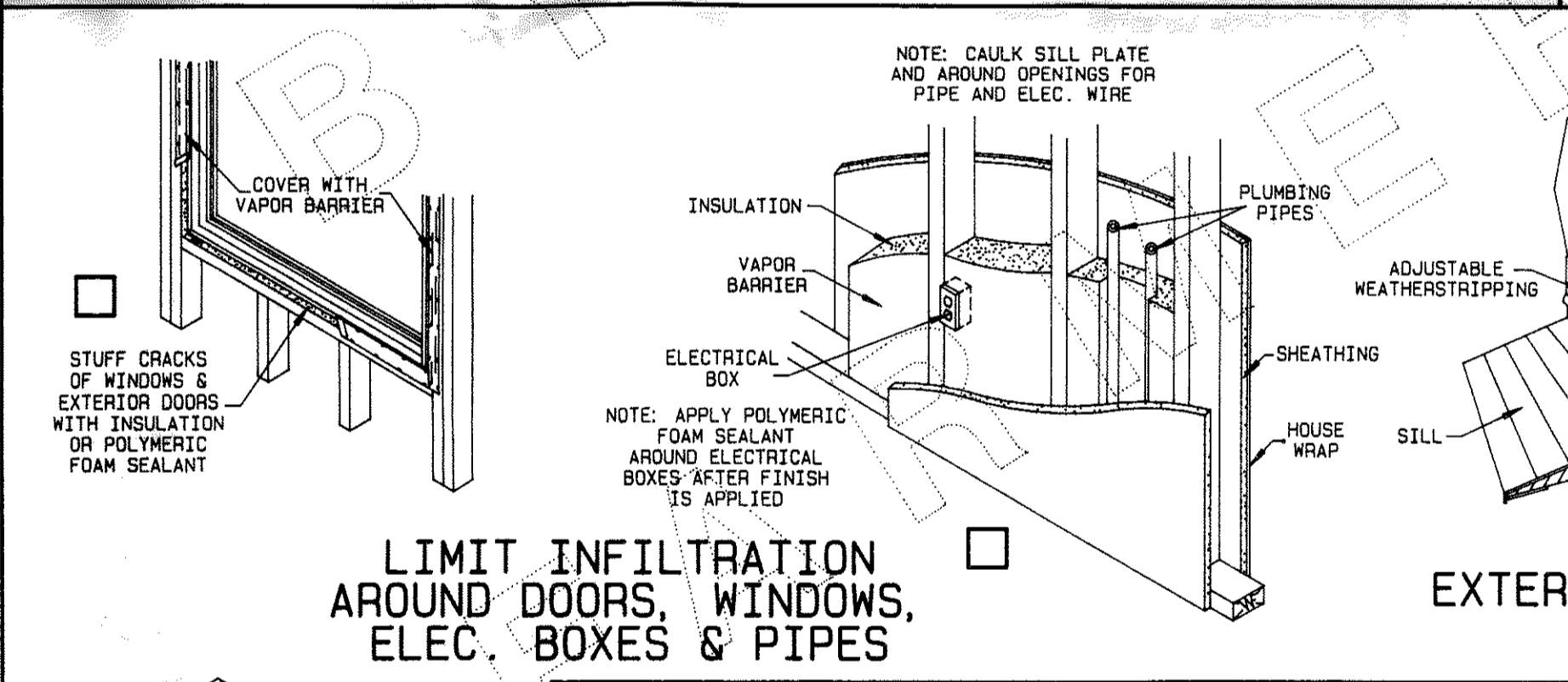
ALTERNATES FOR SECOND FLOOR



BATH OR FOYER FLOOR

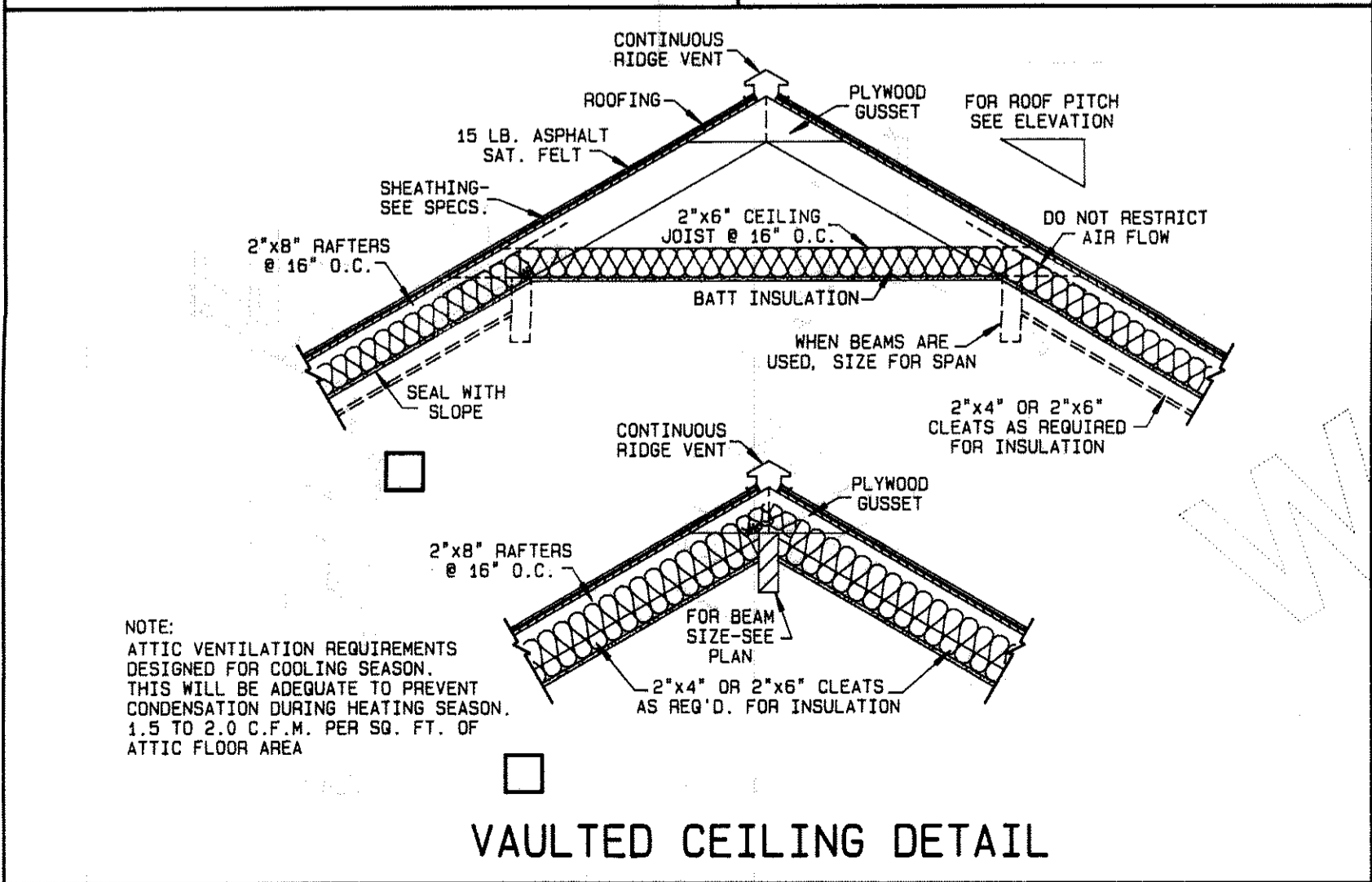


FALSE BEAM DETAIL

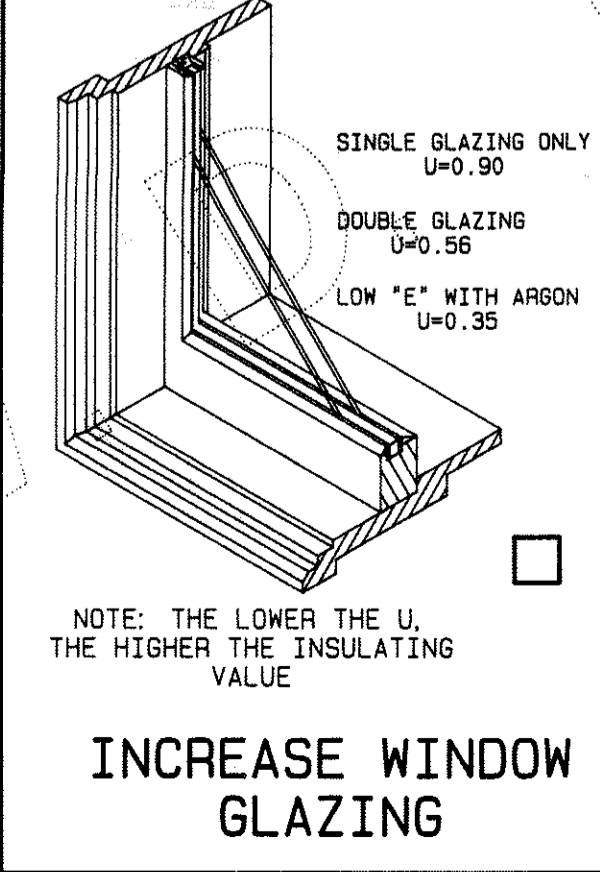


LIMIT INFILTRATION AROUND DOORS, WINDOWS, ELEC. BOXES & PIPES

EXTERIOR THERMAL DOOR SYSTEMS



VAULTED CEILING DETAIL

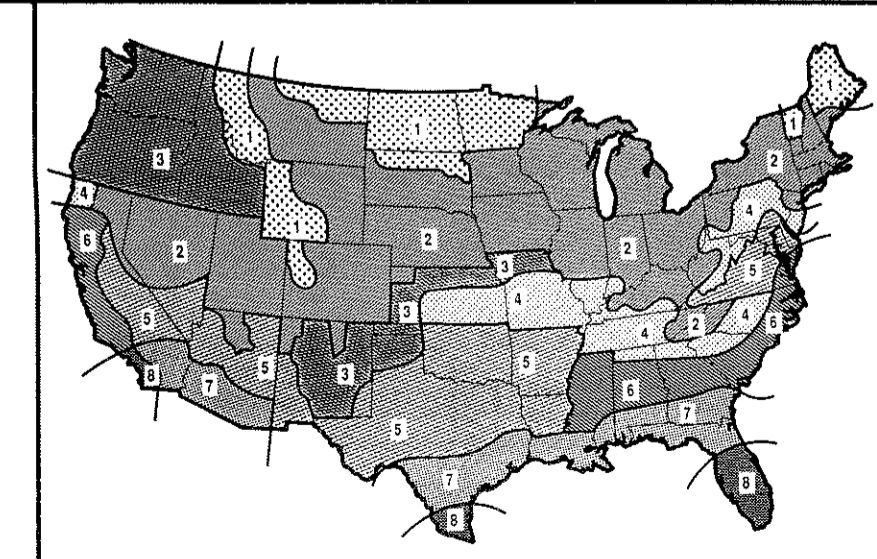


INCREASE WINDOW GLAZING

NOTE:

- THESE CONSTRUCTION DETAILS WERE DESIGNED TO ACHIEVE THE MOST COST EFFECTIVE ENERGY EFFICIENT HOME POSSIBLE.
- ECONOMICAL CONSTRUCTION METHODS COMBINED WITH PROPER ATTENTION TO INSULATION AND ORIENTATION WILL RESULT IN GREATLY REDUCING HEAT LOSS AND HEAT GAIN.
- FOR THE RECOMMENDED AMOUNTS OF INSULATION FOR YOUR REGION, SEE CHART. RESTRICT GLASS AREA ON NORTH AND WEST SIDE OF HOUSE AS MUCH AS POSSIBLE.
- THE DEGREE OF ENERGY EFFICIENCY IS DEPENDENT ON BOTH QUALITY OF WORKMANSHIP AND QUALITY OF INSULATION.
- SOME OF THE SPECIFICATIONS ON THESE DETAILS MAY SHOW GREATER REQUIREMENTS THAN THE CONSTRUCTION PRINTS. IN THAT CASE, THE INFORMATION ON THESE DETAILS SHOULD TAKE PRECEDENCE.

ENERGY EFFICIENT DETAILS

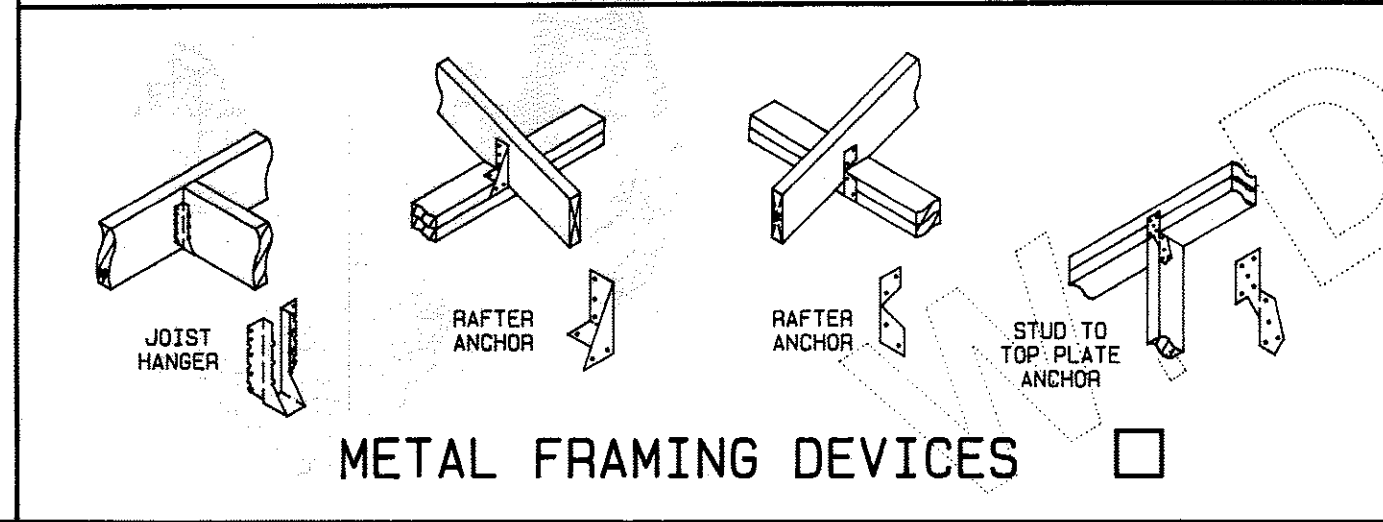
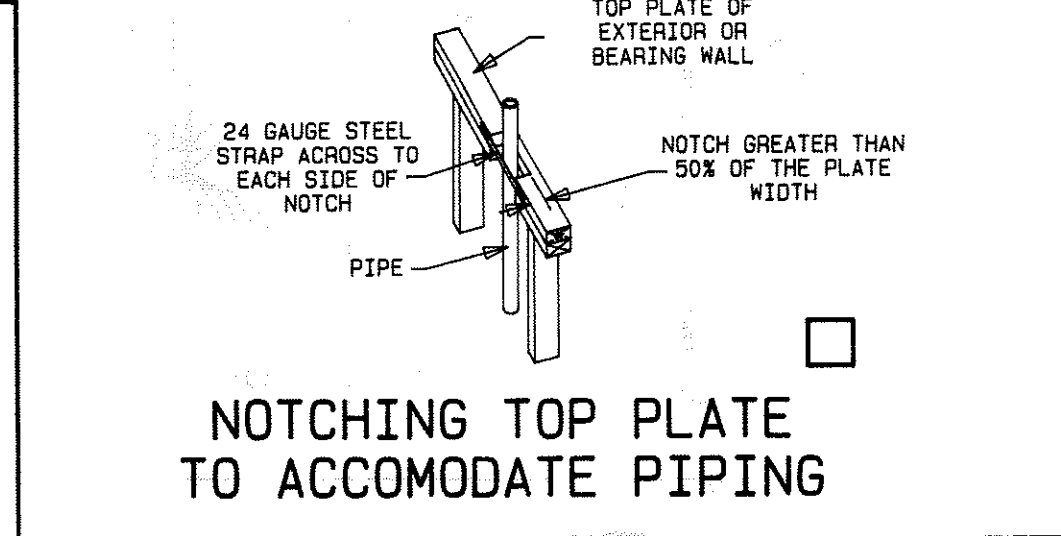
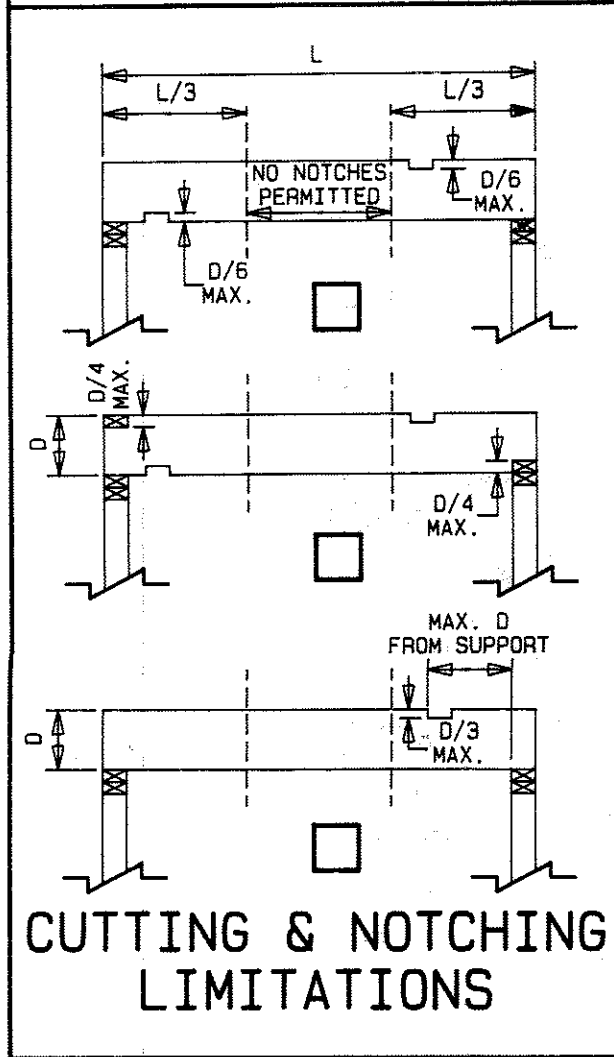
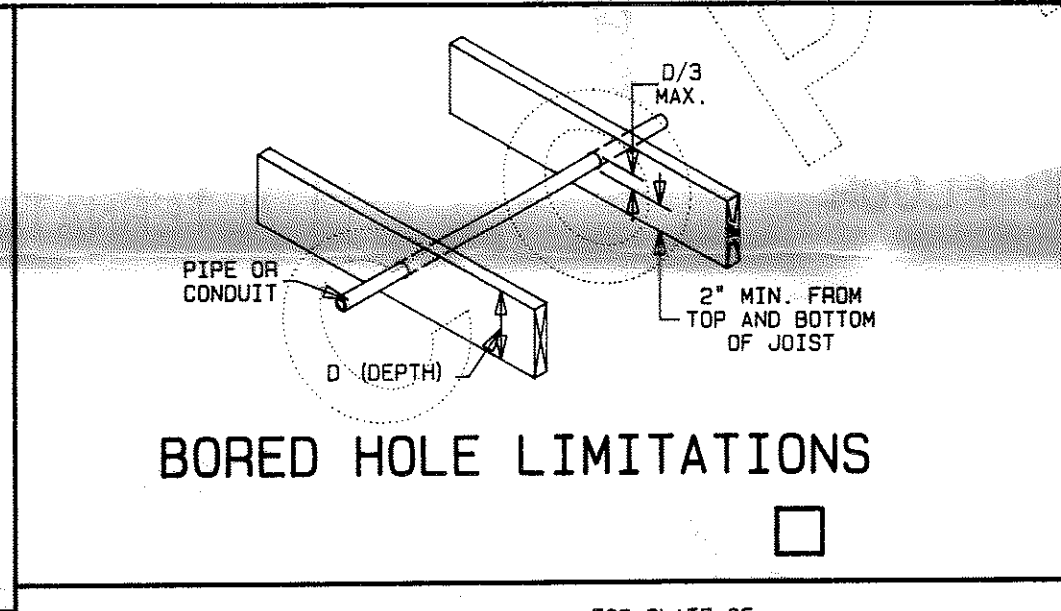
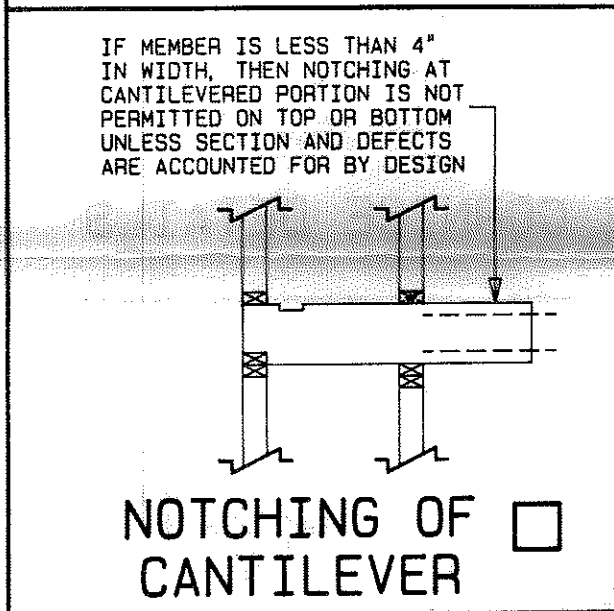
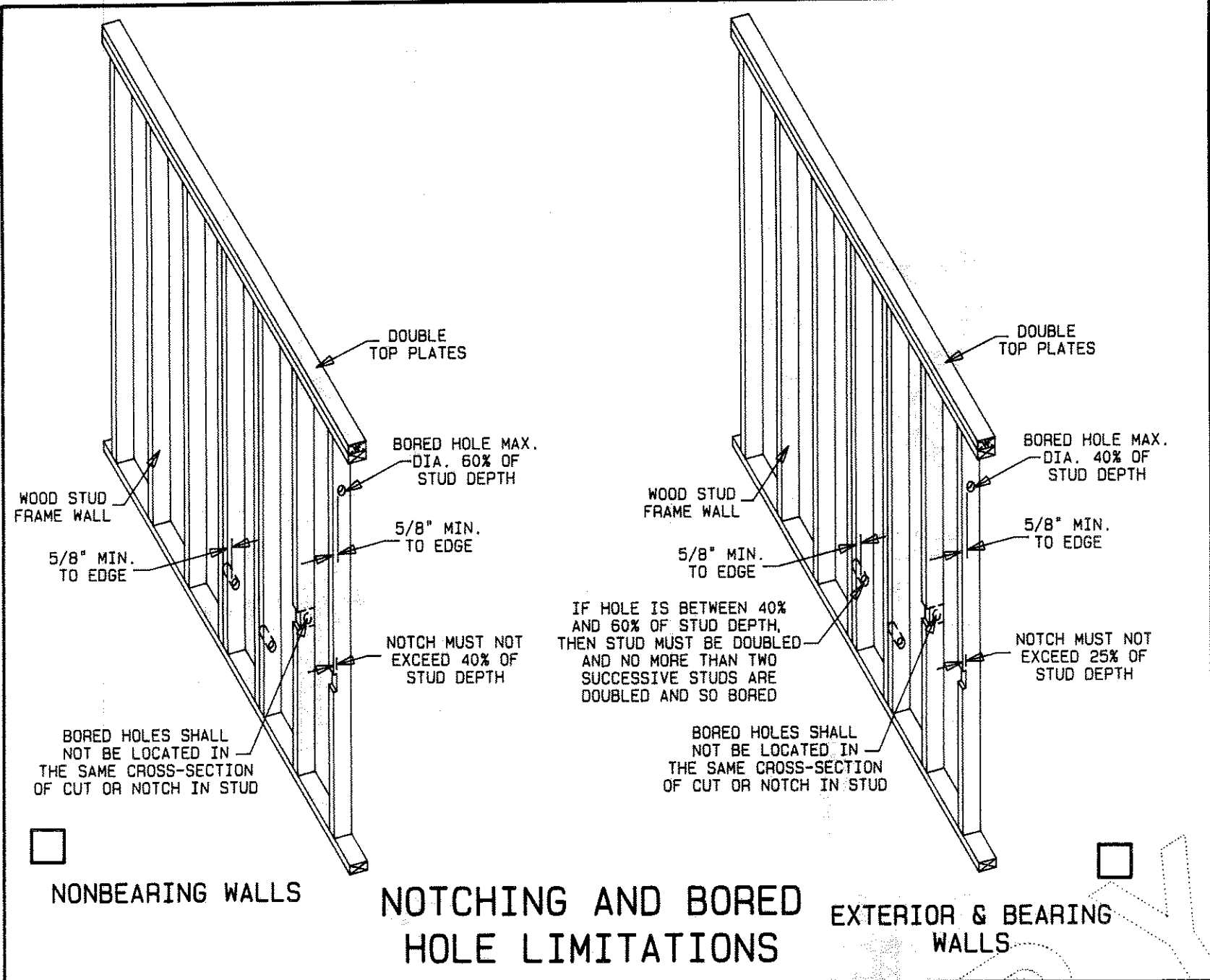


INSULATION STANDARDS (TOTAL R-VALUE) *RECOMMENDED BY THE U.S. DEPARTMENT OF ENERGY

REGION	CEILING	WALLS	FLOORS
ZONE #1	49	19	19
ZONE #2	38	19	19
ZONE #3	38	19	19
ZONE #4	38	19	19
ZONE #5	30	19	19
ZONE #6	30	19	19
ZONE #7	30	19	—
ZONE #8	19	11	—

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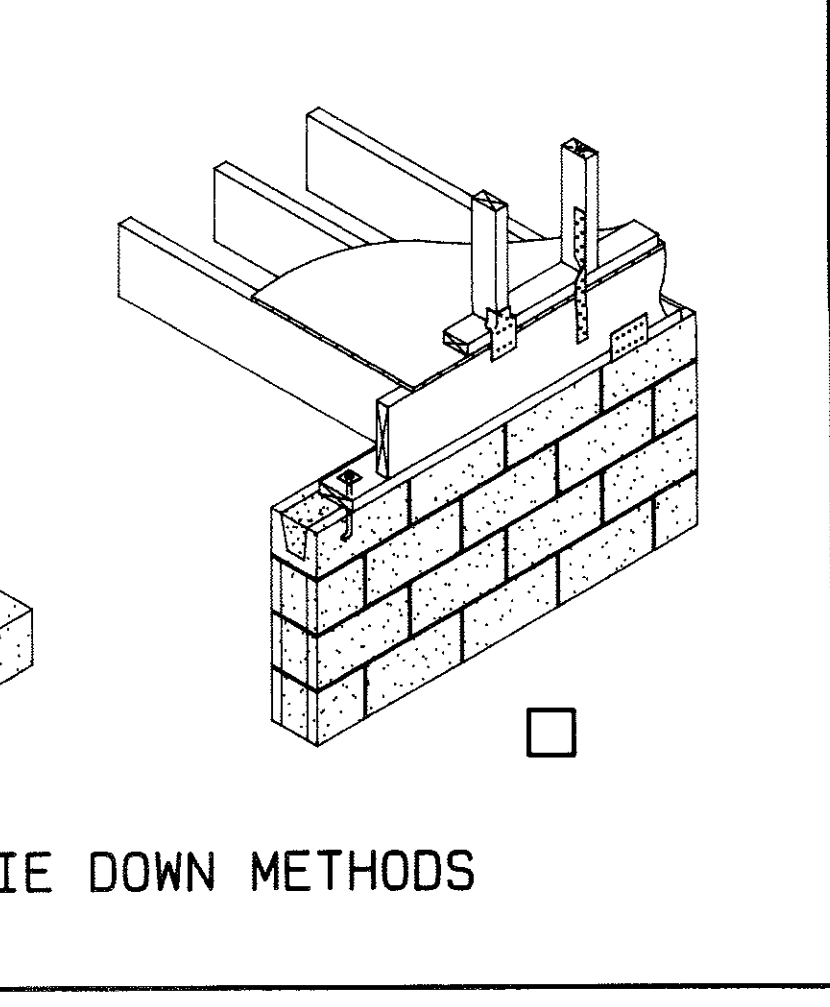
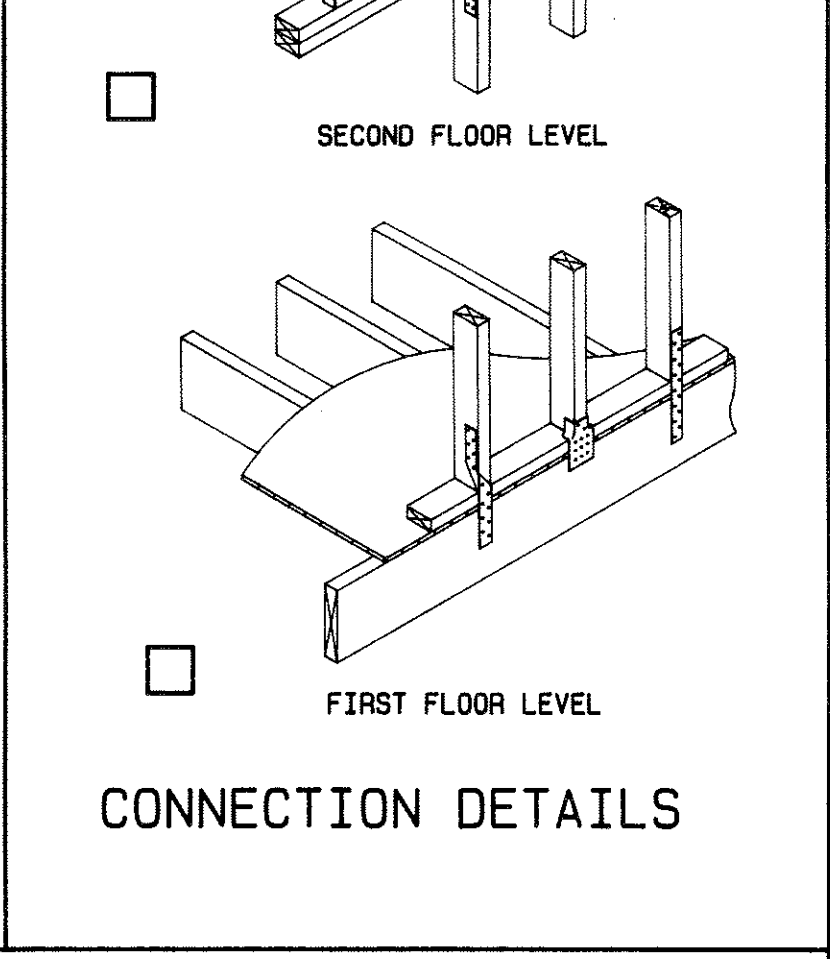
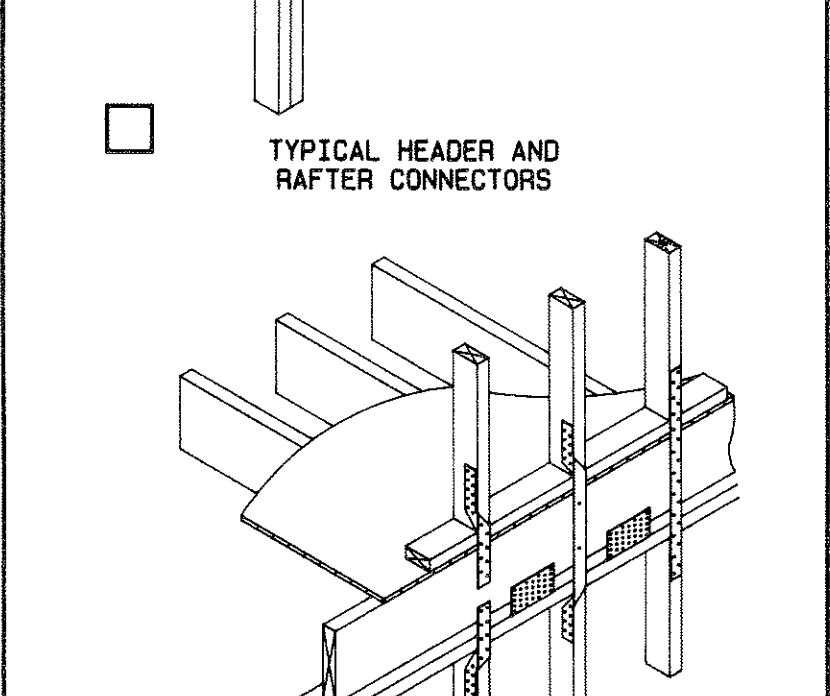
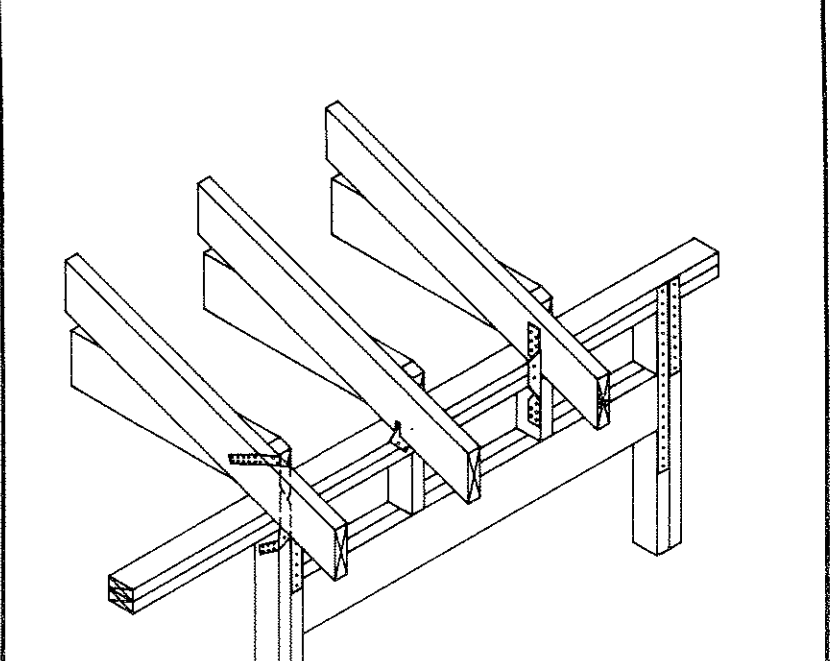
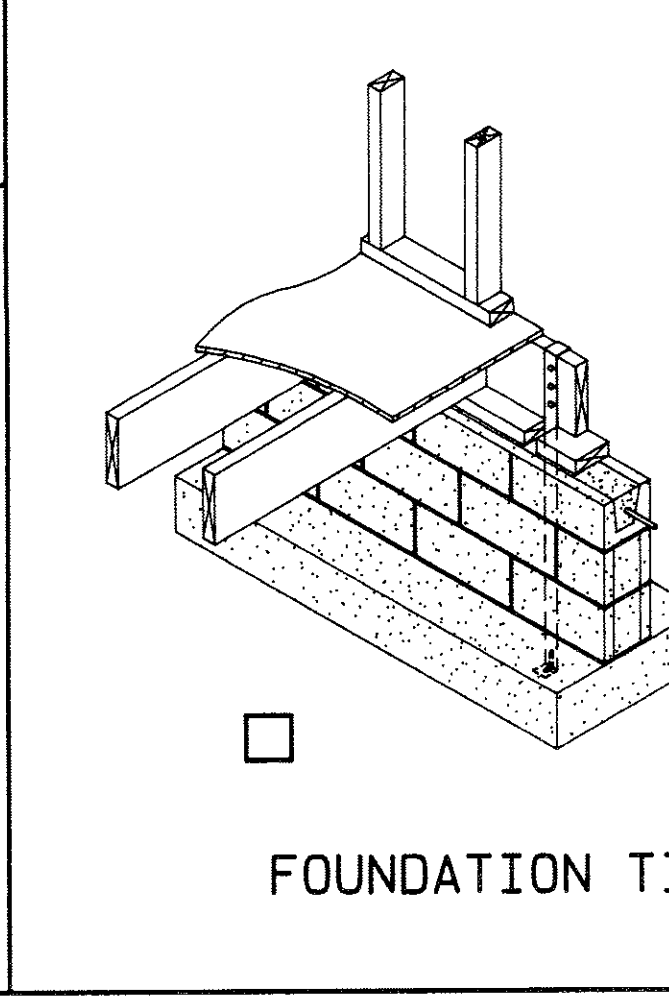
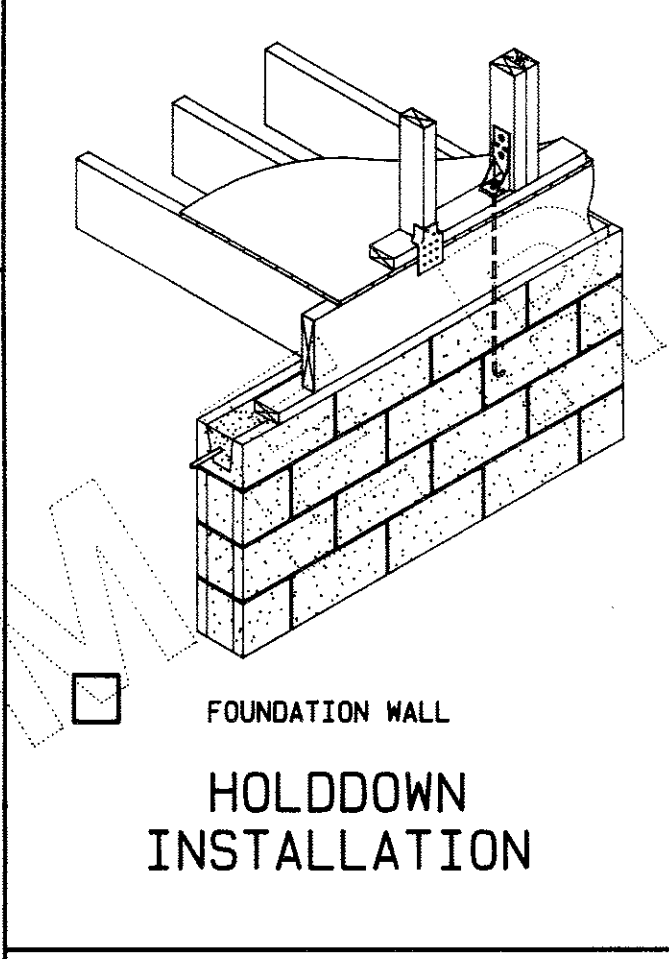
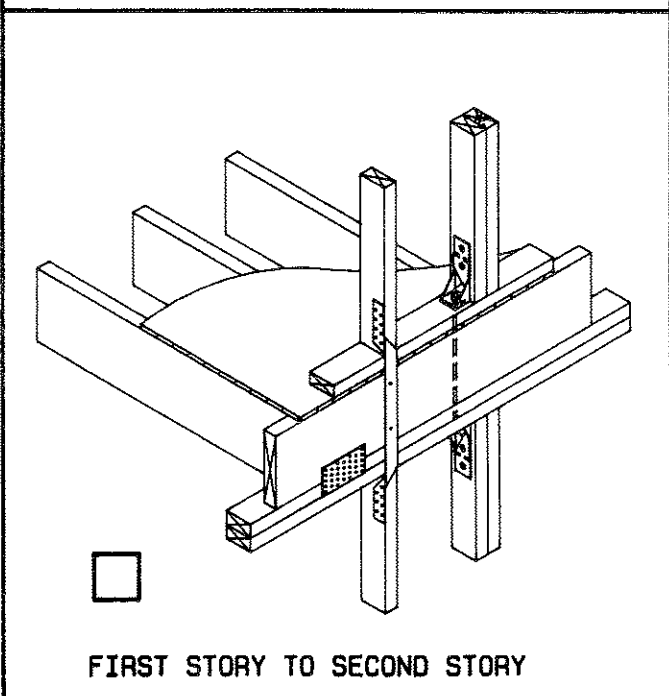
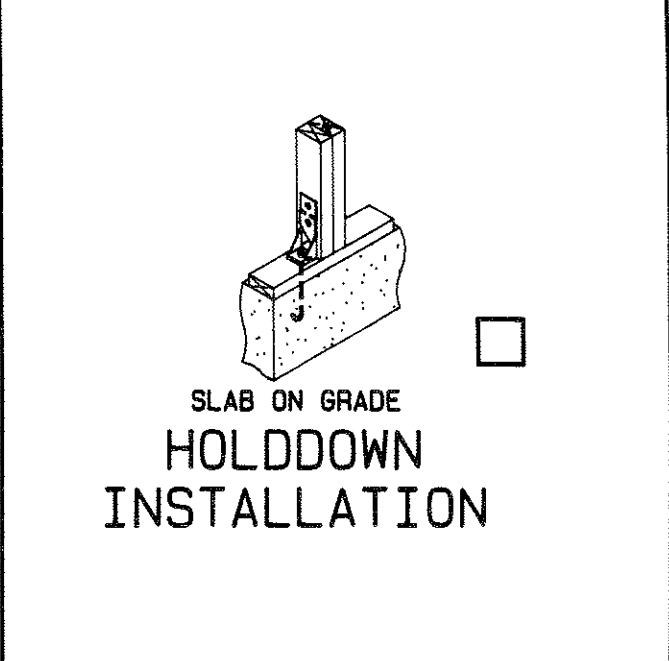
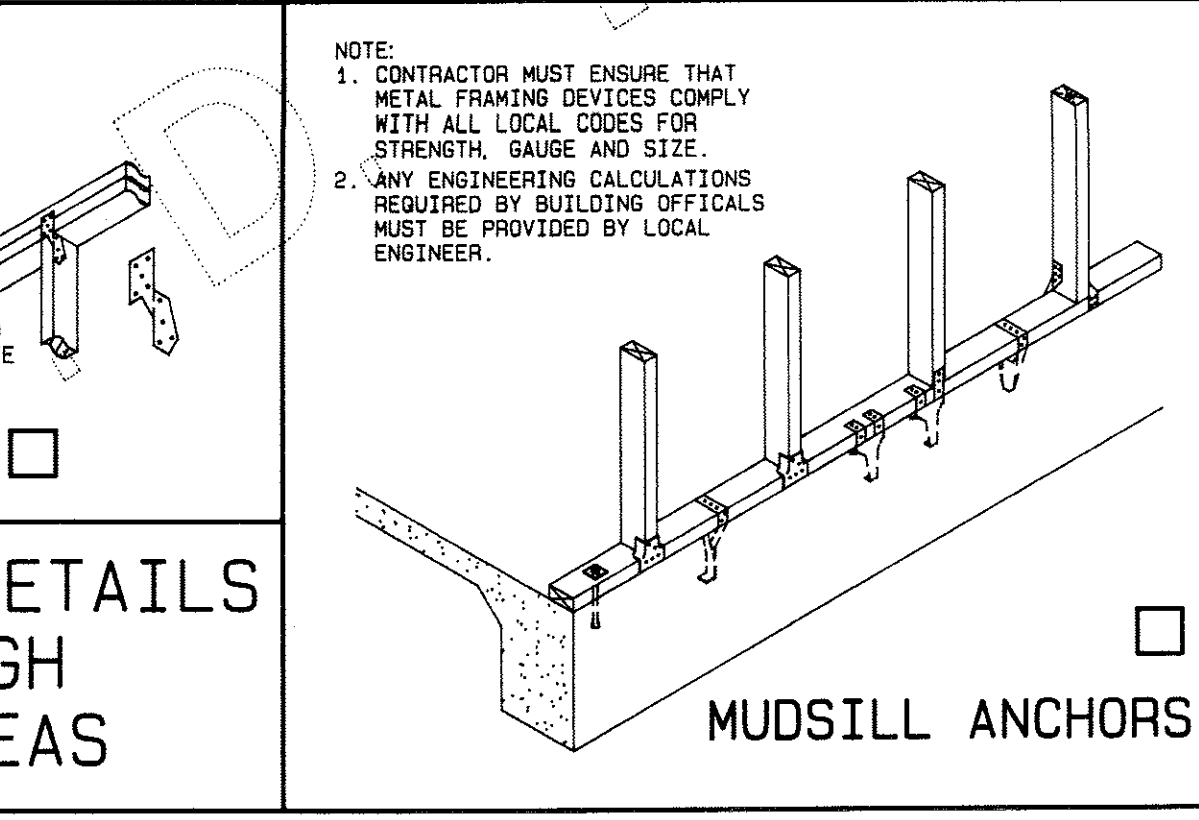
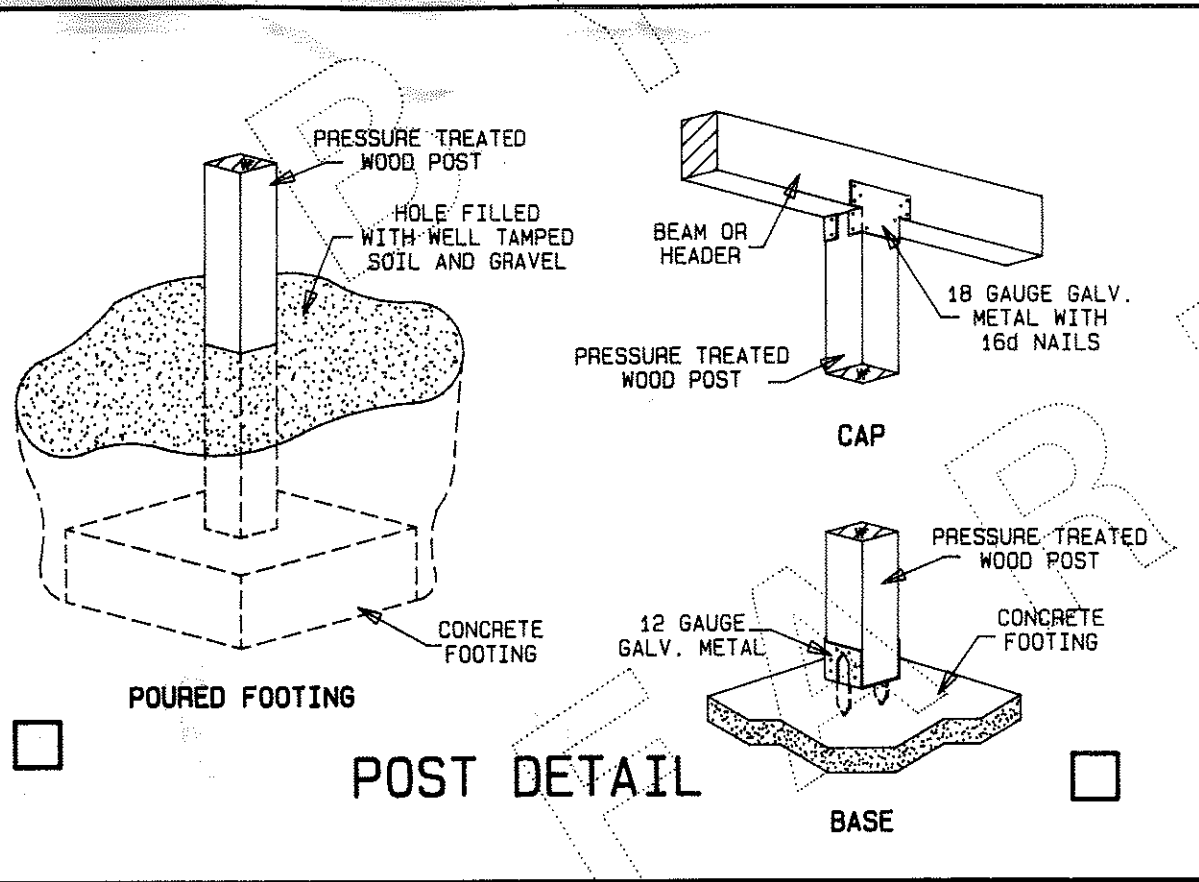
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BASIC NAILING SCHEDULE

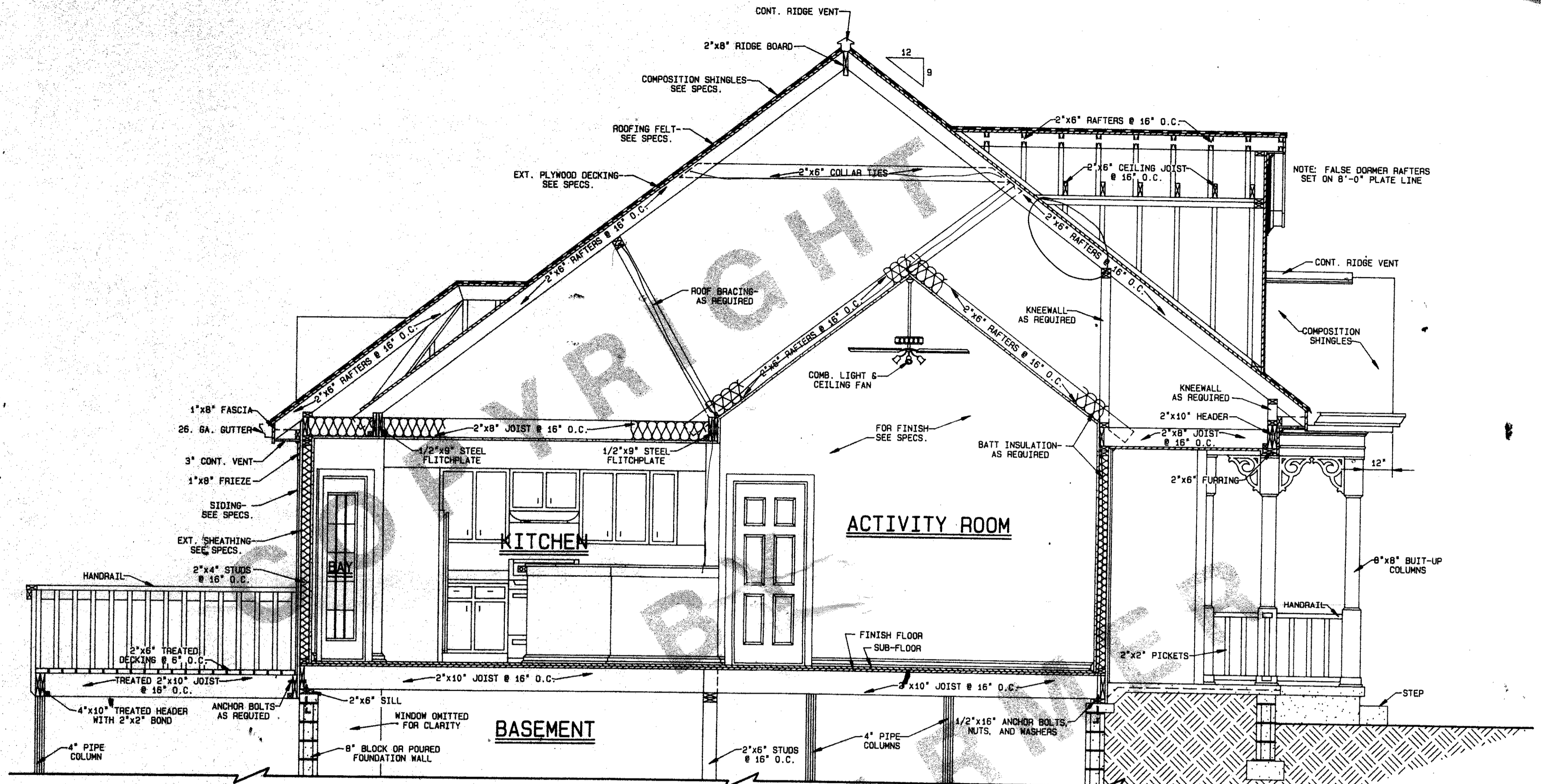
DESCRIPTION OF BUILDING MATERIALS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
1. JOIST TO HEADER OR BAND, FACE NAIL	2 or 3-16d	-
2. JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	-
3. BRIDGING TO JOIST, EACH END	2-8d	-
4. SUBFLOOR TO JOIST (a) 1"x6" OR LESS TO EACH JOIST, FACE NAIL (b) WIDER THAN 1"x6" TO EACH JOIST, FACE NAIL (c) 2" SUBFLOOR TO JOIST OR GIRDER, BLIND OR FACE NAIL (d) PLYWOOD SUBFLOOR TO JOIST OR GIRDER	2-8d 3-8d 2-16d 6d 8d 10d	FOR PLYWOOD: EDGES @ 6" O.C. INTERMEDIATE SUPPORTS @ 12" O.C.
5. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
6. TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	-
7. STUD TO SOLE PLATE, TOE NAIL	2-16d	-
8. DOUBLE STUDS, FACE NAIL	16d	-
9. BUILT-UP CORNER STUDS	16d	16" O.C.
10. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d	-
11. DOUBLE TOP PLATES, FACE NAIL	16d	16" O.C.
12. TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	2-16d	-
13. CONTINUOUS HEADER, TWO PIECES	16d	ALONG EDGE @ 16" O.C.
14. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	-
15. CEILING JOISTS TO PLATE, TOE NAIL	3-8d	-
16. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d	-
17. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d	-
18. RAFTER TO PLATE, TOE NAIL	2-16d	-
19. SHEATHING FOR WALLS & ROOF (a) 1"x6" TO 1"x8" SHEATHING TO EACH BEARING (b) OVER 1"x8" SHEATHING TO EACH BEARING (c) PLYWOOD 5/16" TO 1/2" 19/32" TO 1" 1 1/8" TO 1 1/4" (d) FIBERBOARD (SEE LOCAL BUILDING CODE)	2-8d 3-8d 6d 8d 10d	FOR PLYWOOD: EDGES @ 6" O.C. INTERMEDIATE SUPPORTS @ 12" O.C.
20. ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS TOE NAIL FACE NAIL	4-16d 3-16d	-
21. RAFTER TIES TO RAFTERS, FACE NAIL	3-8d	-
22. ASPHALT SHINGLES (a) OVER 3/8" PLYWOOD (b) OVER 1/2" PLYWOOD	7/8" 1"	-
23. INTERIOR FINISH		

DUE TO INTERIOR TRIM VARIATIONS CHECK WITH LOCAL SUPPLIER FOR THE TYPE AND LENGTH OF FINISH NAILS TO BE USED.



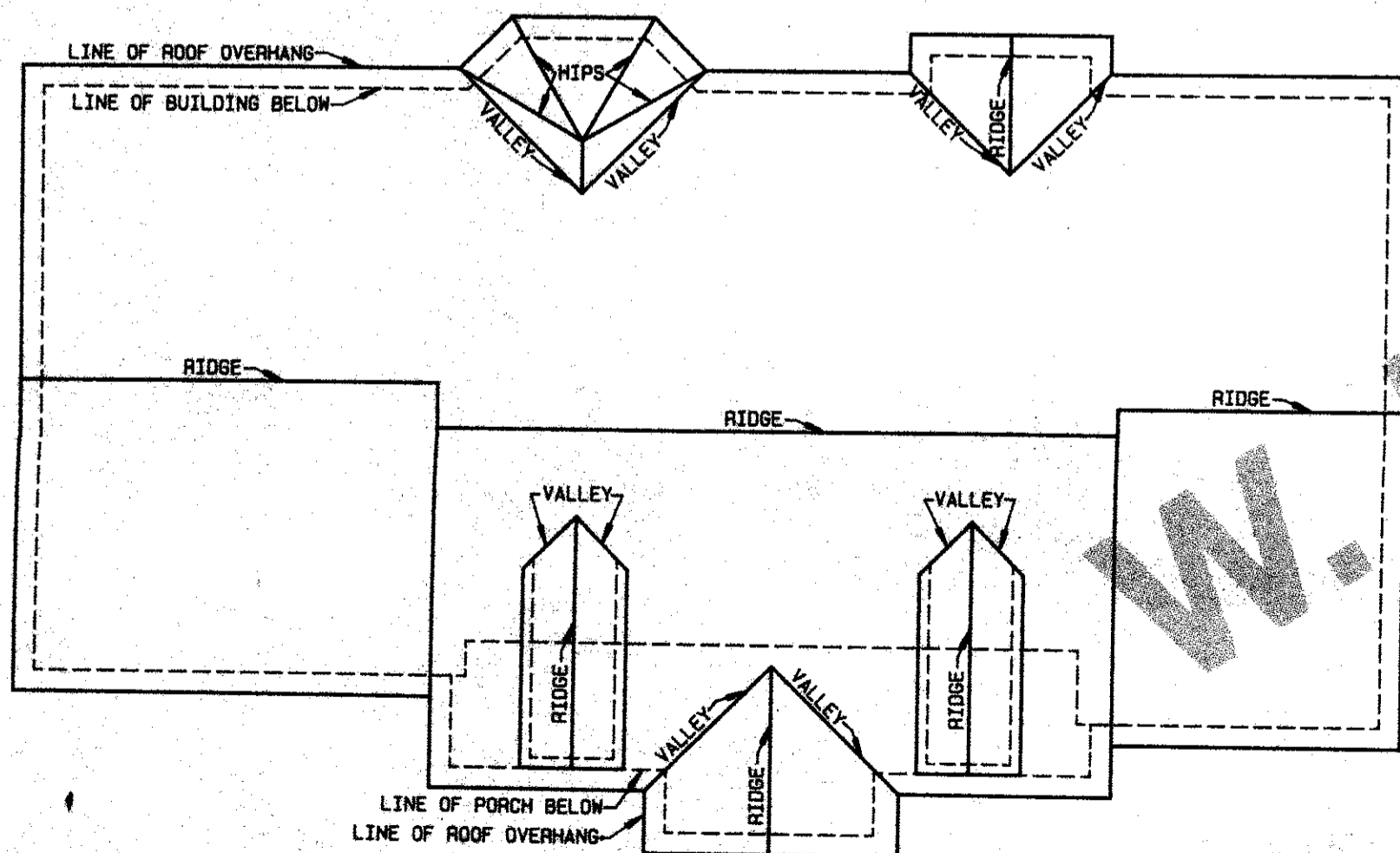
NOTICE:
 CONTRACTOR MUST INDICATE EACH PHASE OF CONSTRUCTION TO BE USED BY PLACING A CHECK MARK IN THE SPACE PROVIDED (☑)

ANCHORING DETAILS FOR HIGH WIND AREAS



SECTION "X" - "X"

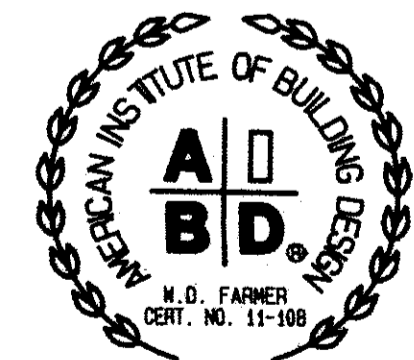
SCALE: 3/8" = 1'-0"



ROOF PLAN

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

WARNING: CRITICAL INFORMATION ON THESE PRINTS MAY DISAPPEAR WHEN EXPOSED TO SUDDEN INTENSE LIGHT i.e. COPY MACHINE



NOTICE: CONTRACTOR MUST CHECK ALL DIMENSIONS AT SITE

NEW AREA CODE
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FAX (770) 934-1700

PLAN NO. 295
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