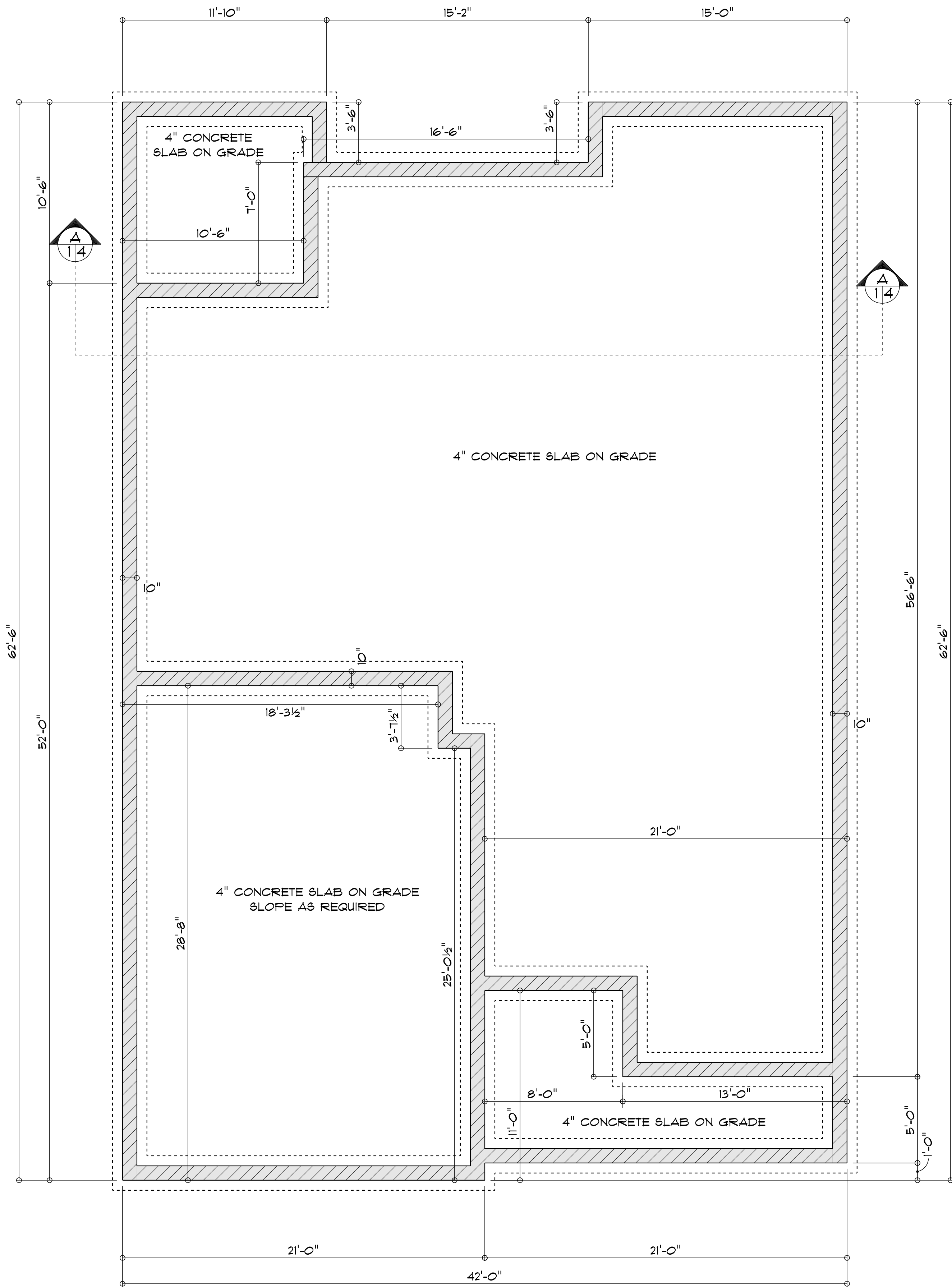
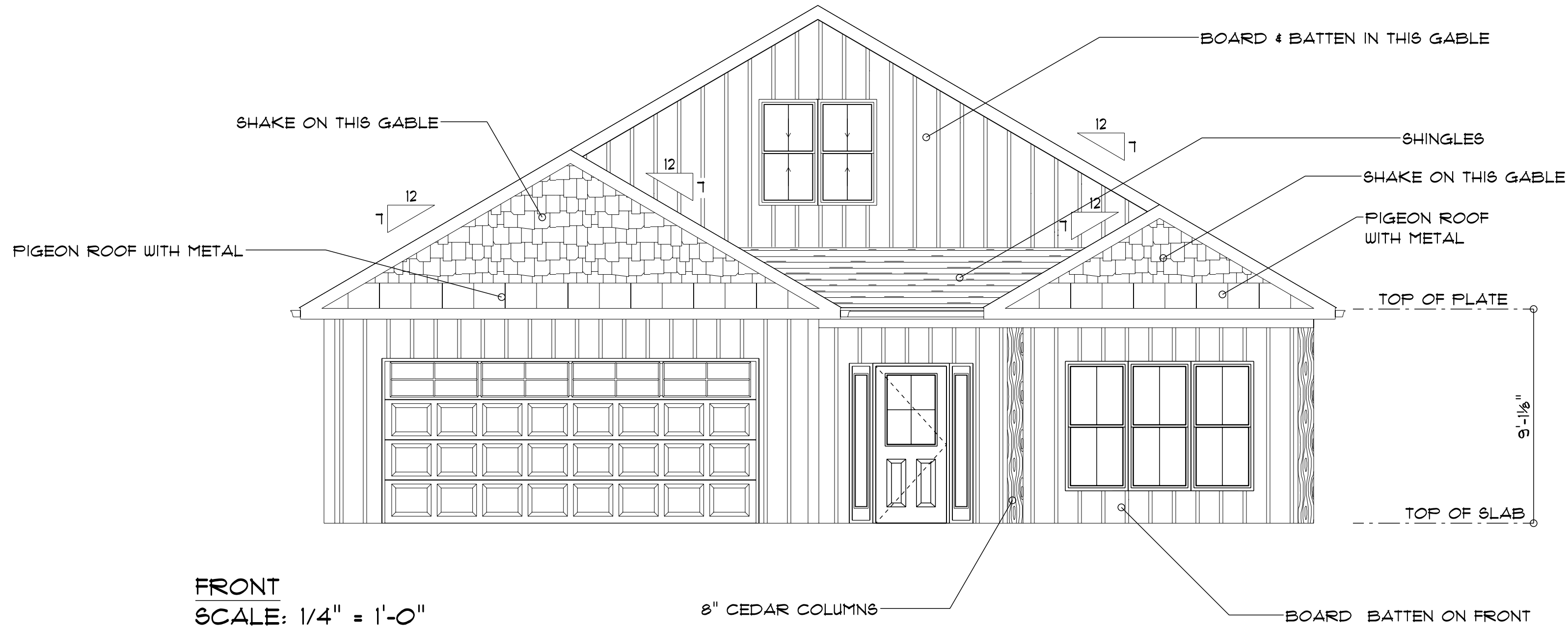
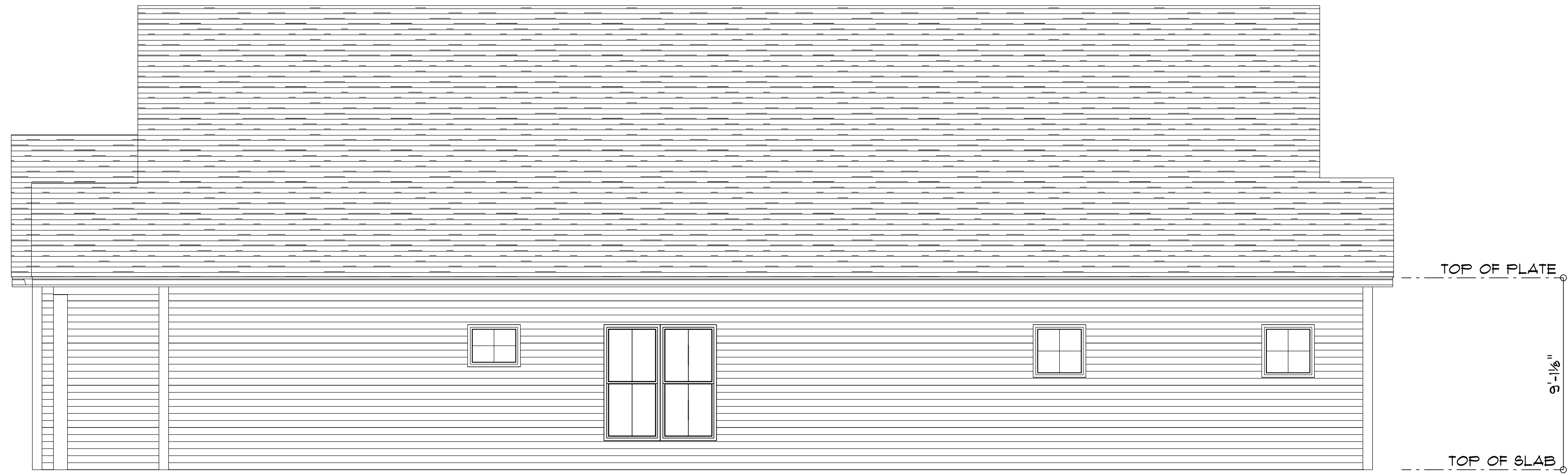


MAIN FLOOR OPTION 1  
SCALE: 1/4" = 1'-0"

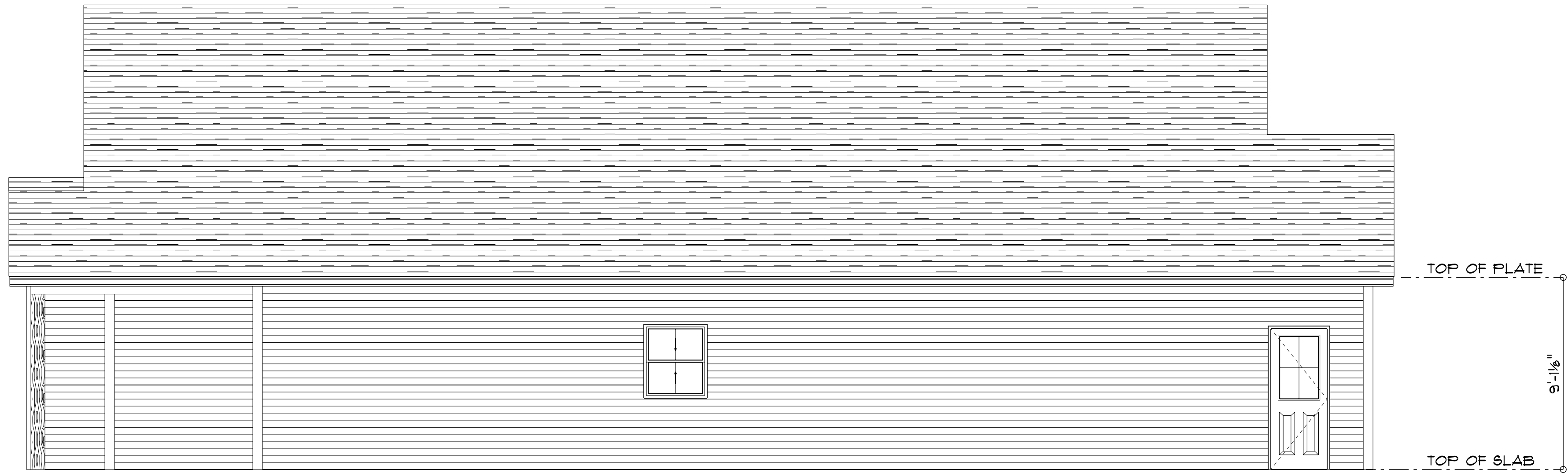




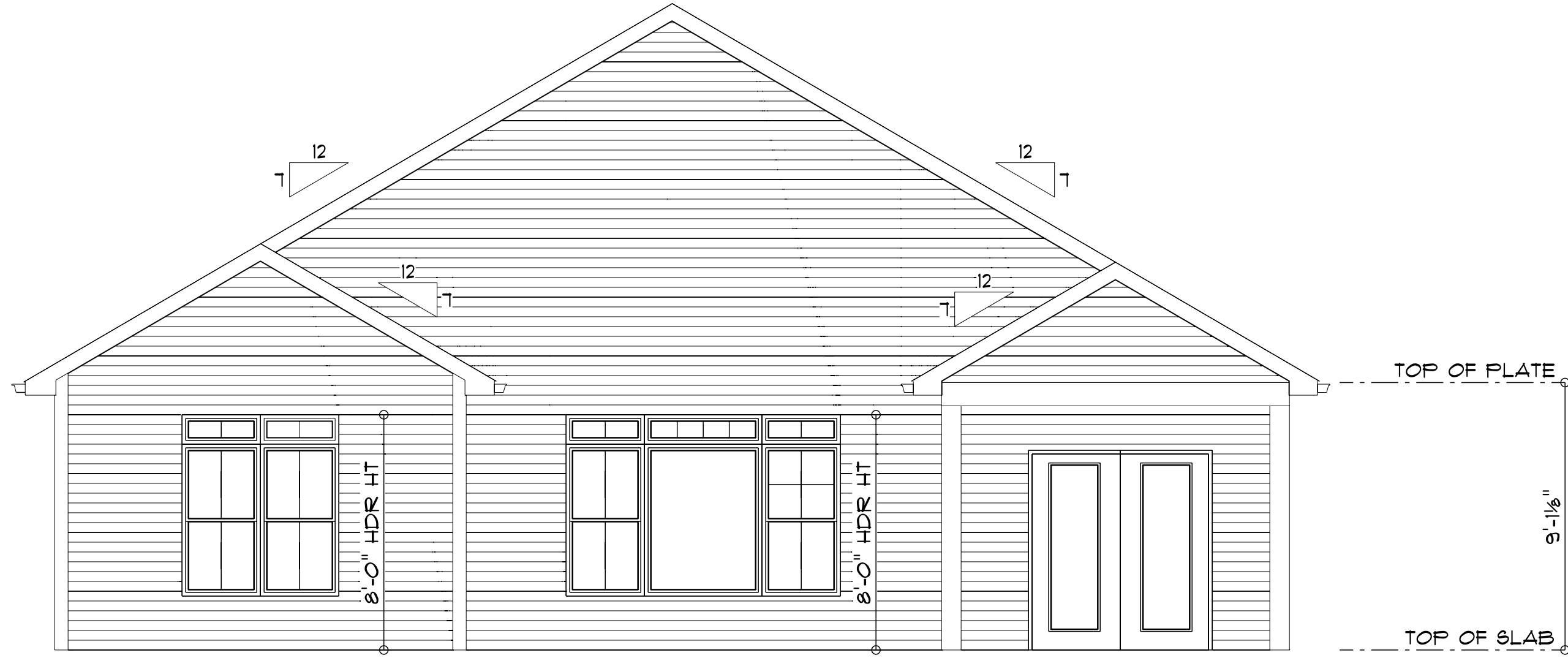
FRONT  
SCALE: 1/4" = 1'-0"



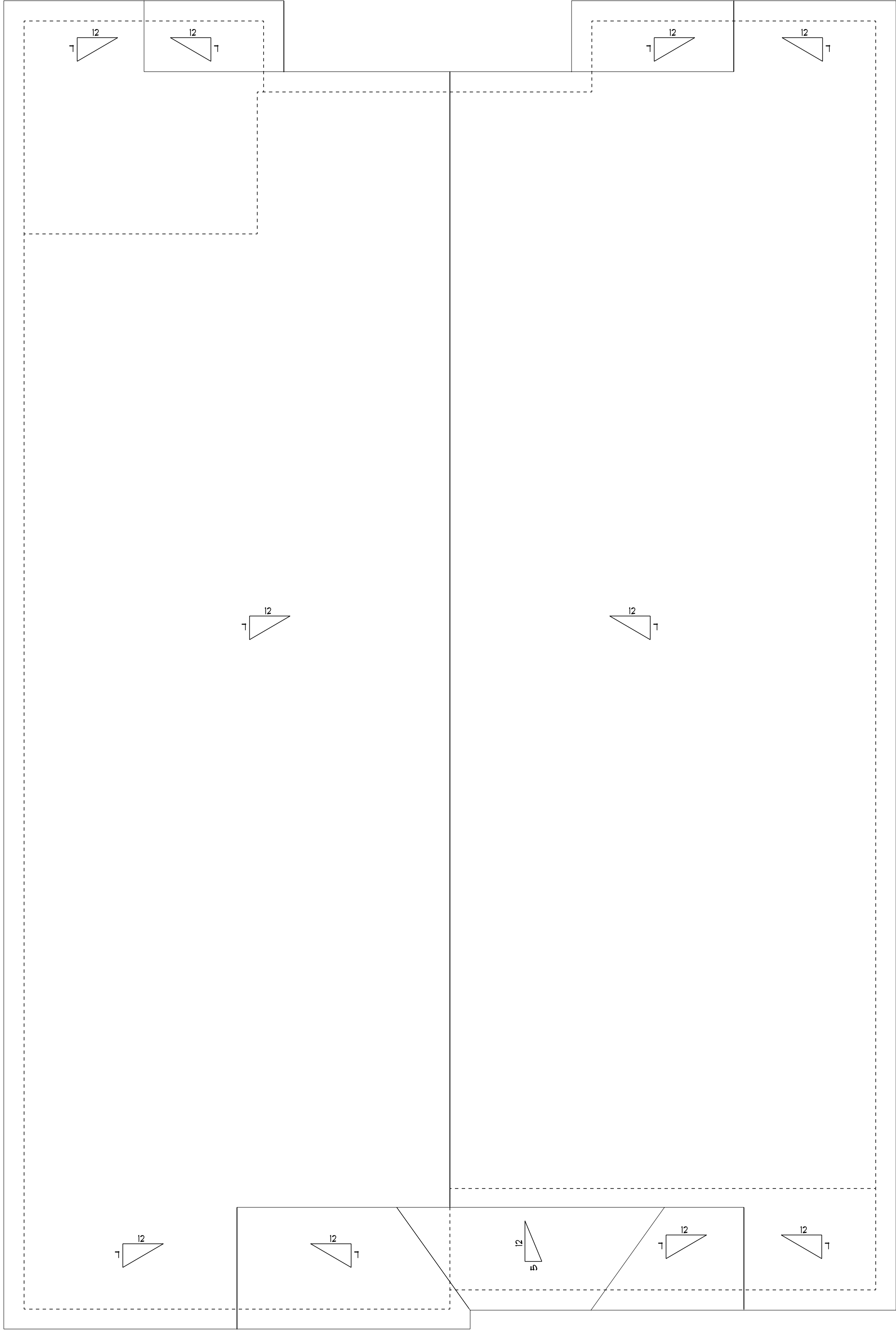
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



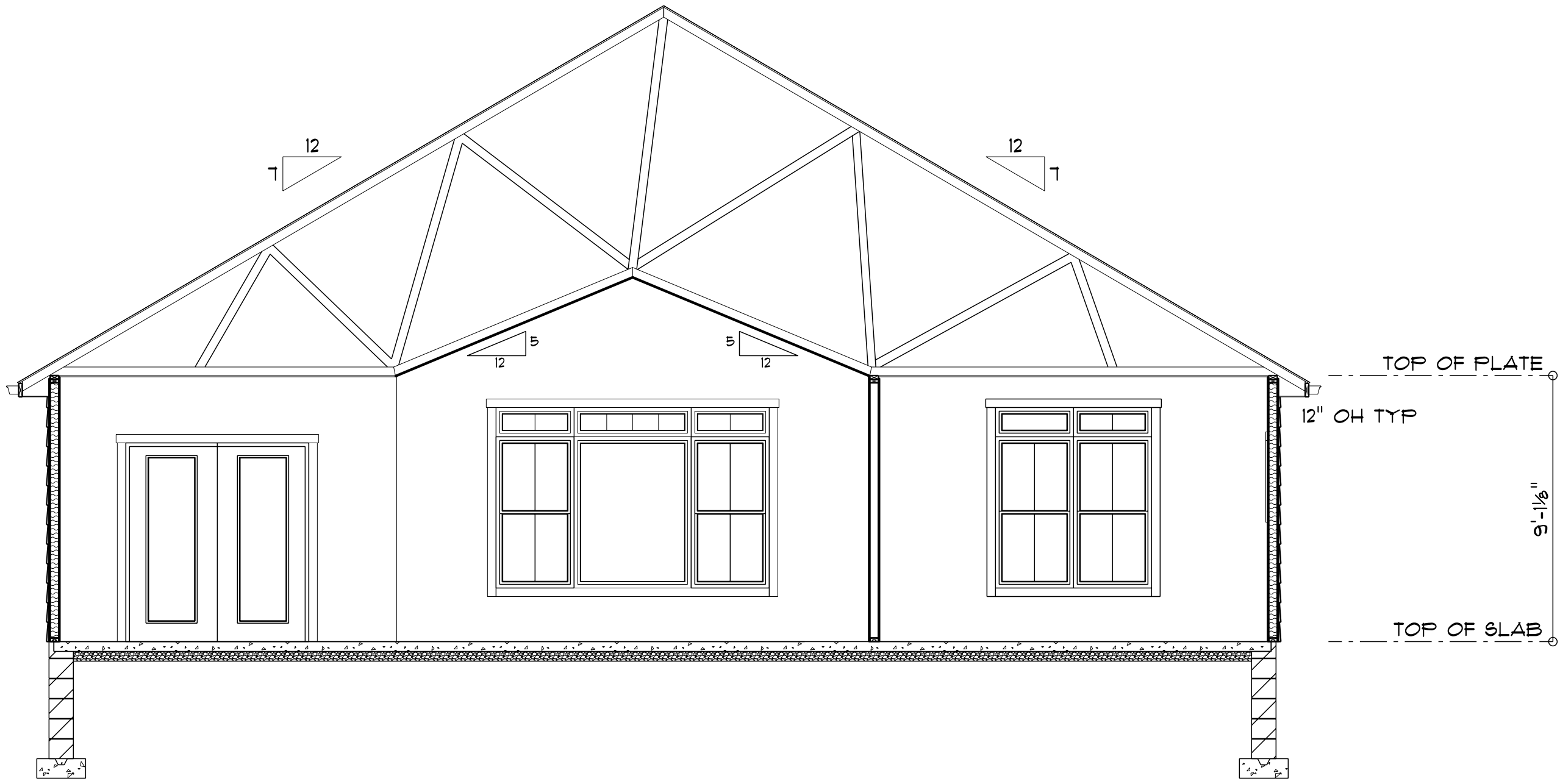
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



CROSS SECTION A  
SCALE: 1/4" = 1'-0"



RELIABILITY STATEMENT:

ALPHIN DESIGN GROUP, LLC HAS ACCURATELY DRAWN, DIMENSIONED, AND LABELED THIS SET OF PLANS TO THE BEST OF THEIR ABILITY. THE OWNER/CONTRACTOR OF THESE PLANS IS SOLELY RESPONSIBLE FOR VERIFYING THE CONTENT OF THESE PLANS BEFORE BEGINNING CONSTRUCTION. ALPHIN DESIGN GROUP, LLC IS NOT RESPONSIBLE FOR ANY COSTS THAT MAY ARISE, EITHER ENGINEERING OR CONSTRUCTION, ERRORS, OR SITE CONDITIONS THAT MAY COME FORTH FROM THESE PLANS.

GENERAL NOTES:

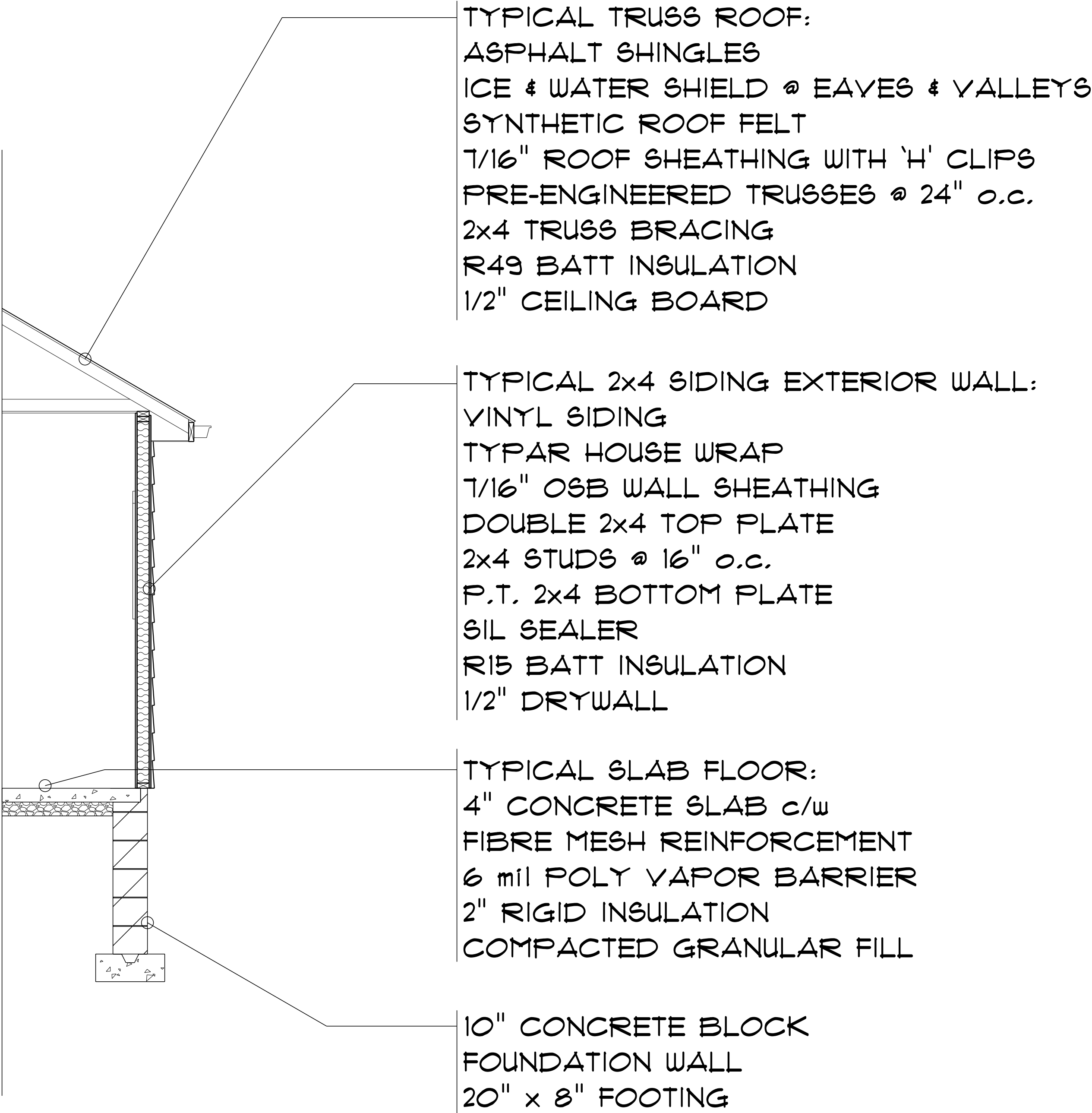
- CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. REPORT ANY DISCREPANCIES TO ALPHIN DESIGN GROUP, LLC FOR CORRECTION BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS WILL ASSUME FULL RESPONSIBILITY FOR ANY ISSUES THAT GO UNREPORTED.
- DIMENSIONS ARE NEVER TO BE SCALED. THEY ARE EITHER TO BE READ OR CALCULATED.
- PRIOR TO CONSTRUCTION, ALL FINISHES, BOTH INTERIOR AND EXTERIOR, ARE TO BE VERIFIED WITH THE OWNER. THIS INCLUDES ALL DOOR AND WINDOW STYLES AND SIZES. ROUGH OPENING SIZES ARE TO BE SUPPLIED BY MANUFACTURER.
- PRIOR TO CONSTRUCTION, THE CLEARANCES OF ALL DOORS, WINDOWS AND ANY OTHER ITEMS THAT ARE CRITICAL ARE TO BE VERIFIED BY THE CONTRACTOR.
- THE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS, CODE REQUIREMENTS AND ENERGY TYPES ARE THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. CODES VARY DEPENDING ON JURISDICTION, COMPLIANCE IS NOT WARRANTED WITH ANY SPECIFIC REGULATIONS. SOLE RESPONSIBILITY BELONGS TO THE PURCHASER OF THIS PLAN AND/OR THE BUILDER OF THE PLAN TO ENSURE THAT THE BUILDING IS IN COMPLIANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL MUNICIPAL CODES. LOCAL BUILDINGS OFFICIALS MAY BE CONTACTED TO DETERMINE THE SUITABILITY OF THE PLAN TO THE SPECIFIC SITE. THE PLAN DESIGNER IS RELEASED FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING THE CONSTRUCTION OF THE BUILDING OR ANYTIME THEREAFTER BY BOTH THE PURCHASER OF THIS PLAN AND/OR THE BUILDER OF THIS PLAN.
- ALL FOOTINGS MUST REST ON UNDISTURBED SOIL SUITED FOR HANDLING THE STRUCTURE AND MUST BE BELOW THE FROST LINE DICTATED BY LOCAL CODE.
- DUE TO VARIANCE IN GEOLOGICAL AND WEATHER CONDITIONS, SOIL BEARING CONDITIONS, FROST LINE DEPTH, AND LOCAL CODES IN DIFFERENT AREAS, ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS TAKING PLACE TO ENSURE THE SAFETY AND QUALITY OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL STRUCTURAL ELEMENTS AND CONDITIONS TO MEET ALL LOCAL CODES. PROPER CONTROL AND EXPANSION JOINTS ARE TO BE PROVIDED AS PER LOCAL CODE.
- UNLESS OTHERWISE NOTED, A TYPICAL WALL IS 2x4's @ 16" O.C.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATIONAL WALL, IT IS TO BE REINFORCED ACCORDING TO LOCAL CODE. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL BRACED PROPERLY.
- UNLESS OTHERWISE DENOTED, ALL FOUNDATION WALLS AND SLABS ON GRADE WILL BE 3000 PSI, 28-DAY COMPRESSIVE CONCRETE
- ALL INTERIOR SLABS ON GRADE WILL HAVE 4" COMPACTED GRANULAR FILL WITH 6 MIL. POLYETHYLENE VAPOR BARRIER UNDERNEATH.

GENERAL FRAMING NOTES:

- PURLINS ARE PROVIDED AT MID HEIGHT OF ALL WALLS TALLER THAN 10'.
- UNLESS OTHERWISE NOTED, ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS.
- COLLAR TIES AT PROVED AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARDS AND CEILING JOINTS AT 4'-0" O.C. MAXIMUM.
- UNLESS OTHERWISE NOTED, HEADERS SHALL BE 2-2x10's WITH 1/2" OSB FLITCH PLATE.
- ANY CEILING JOISTS AND RAFTER BRACING THAT WILL BEAR ON LOAD BEARING WALLS ARE DESIGNED TO CARRY LOAD THROUGH ALL LEVELS, STOP AT THE BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OF FOOTING TO CARRY LOAD.
- ALL RIDGE BOARDS, HIP, AND VALLEY RAFTERS ARE TO BE ONE "2X" LARGER THAN RAFTERS.
- THERE IS A MINIMUM CLEARANCE OF 6'-8" HIGH FOR HEADROOM AT STAIRS.
- UNLESS OTHERWISE NOTED, ALL ANGLED WALLS IN THE PLAN ARE AT A 45 DEGREE ANGLE.
- ANY WALLS 12'0" OR HIGHER WILL BE 2x6 AND BALLOON FRAMED.

DESIGN LOADS:

- SOIL BEARING CAPACITY IS -2000 PSF
  - CEILING: 10 PSF LIVE, 10 PSF DEAD
  - ROOF: 30 PSF LIVE, 10 PSF DEAD
  - FLOOR: 40 PSF LIVE, 15 PSF DEAD
- ALL LOADS AND CONDITIONS: LATERAL, WIND, SNOW, LIVE AND DEAD, AS WELL AS SEISMIC ZONING ARE TO BE VERIFIED BEFORE CONSTRUCTION AND PLANS ARE TO BE ADJUSTED ACCORDINGLY.



**WALL SECTION**  
SCALE: 1/2" = 1'-0"