

PLEASE NOTE, DUE TO EACH BUILDING LOT BEING UNIQUE AND EACH AREA OF THE COUNTRY HAVING DIFFERENT BUILDING CODES AND CONSTRUCTION PRACTICES, STRUCTURAL ENGINEERING WILL NEED TO BE PERFORMED AT THE LOCAL LEVEL FOR ALL ONLINE PLANS. PLANS REFLECT GENERAL STRUCTURAL SUGGESTED LOCATIONS, FINAL STRUCTURAL ALIGNMENT MAY VARY. ONLINE PLANS TYPICALLY HAVE MINIMAL AMOUNTS OF DETAIL DRAWINGS TO ALLOW FOR OWNER AND BUILDER DIRECT SPECIFICATION, AND BECAUSE EACH AREA OF THE COUNTRY MAY HAVE MANY VARIED STANDARDS FOR CONSTRUCTION.

USA-2678-FH 2,678 SF 1-STORY MODERN FARMHOUSE STYLE GARAGE LEFT-FRONT WALKOUT BASEMENT FOUNDATION



FRONT VIEW



BACK VIEW

AREA CALCULATIONS (ALL MEASUREMENTS IN SQUARE FEET)

BASEMENT	MAIN LEVEL	2ND FL/BONUS	TOTAL FINISHED	OUTDOOR SPACE	GARAGE
FINISHED	FINISHED	FINISHED	FINISHED	COVERED PORCH	1-CAR
1919	2678	NA	4598	292	---
UNFINISHED			FINISHED W/BONUS	PATIO	2-CAR
850			NA	346	---
TOTAL				COVERED PATIO	3-CAR
2769				346	877
				DECK	4-CAR
				---	---
BEDS	BATHS	FOUNDATION	ROOF / WALL / FLR INS.	COVERED DECK	
2+(2)	2 1/2+(2)	9' BASEMENT	R38 / R23 /R43	---	
BUILDING HT.	ROOF PITCH	DIMENSIONS	1ST/2ND CEILING HT		
24'-4"	7/12	69'-6" X 80'-10"	10' / NA		

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- GC TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL SUB-CONTRACTORS ARE TO WORK OFF OF FULL SETS OF DOCUMENTS.
- DIMENSIONS ARE FROM FACE OF STUD, FACE OF CONCRETE, CENTER LINE OF STRUCTURAL MEMBERS.
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. LOCAL CODES MAY SUPERSEDE NOTES LISTED HEREIN.
- PROVIDE OUTSIDE COMBUSTION AIR TO ALL FIRE BOXES PER CODE.
- ALL HAND AND GUARDRAILS SHALL COMPLY WITH APPLICABLE CODE.
- PROVIDE COMBUSTION AIR TO FURNACES AND WATER HEATER PER CODE.
- PROVIDE 1 HOUR FIRE PROTECTION AT ALL USEABLE SPACES UNDER STAIRS WITH 5/8" TYPE "X" GYP. BD. IF APPLICABLE.
- PROVIDE FLOOR BLOCKING, WALL BLOCKING, ROOF BLOCKING AND FIRE BLOCKING PER CODE.
- COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE BUILDER.
- ALL ELEVATION TARGETS ARE TO TOP OF SUBFLOOR, TOP OF PLATE OR TOP OF CONCRETE UNO.
- OWNER TO COORDINATE LOCATION OF GAS, WATER AND ELECTRICAL METER AS WELL AS PANEL LOCATIONS.
- ALL BUILDING SITES ARE UNIQUE AND REQUIRE LOCALLY LICENSED ENGINEERING FOR FOUNDATIONS, TRUSSES, MECHANICAL ETC., THESE PLANS ARE FOR ARCHITECTURAL PLANNING ONLY.**

DRAWING SHEET INDEX

LABEL	TITLE	DESCRIPTION	COMMENTS
1	COVER SHEET	-PROJECT INFORMATION-	
2	FLOOR PLAN	BASEMENT PLAN	
3	FLOOR PLAN	MAIN LEVEL PLAN	
4	ROOF PLAN	PLAN + NOTES	
5	LIGHTING PLAN	BASEMENT LEVEL	
6	LIGHTING PLAN	MAIN LEVEL	
7	EXTERIOR ELEVATIONS	FRONT + RIGHT	
8	EXTERIOR ELEVATIONS	BACK + LEFT	
9	BUILDING SECTIONS	LONG+CROSS SECTION	
10	BUILDING SECTIONS	LONG+CROSS SECTION	
11	ELEVATIONS+DETAILS	AS NECESSARY	

PLAN UPDATES

NUMBER	DATE	PLAN REVISIONS DESCRIPTION

DESIGNER STATEMENT: ALL ILLUSTRATIONS, NOTES AND/OR OTHER ITEMS SHOWN ON THESE PAGES ARE FOR OVERALL DESIGN DIRECTION ONLY. ARCHITECT AND/OR DESIGNER ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION CODE COMPLIANCE, CONSTRUCTION MEANS AND METHODS OR ANY PERCEIVED DEFICIENCIES WITHIN THIS SET OF DOCUMENTS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY AND THE RIGHT TO CONSTRUCT THIS AND ALL PROJECTS TO THEIR OWN CODE INTERPRETATIONS AND CONSTRUCTION MEANS AND METHODS OF CONSTRUCTION. NOTHING SHOWN OTHERWISE IN THIS SET SHALL OVERRIDE THIS STATEMENT.
IF THIS NOTE IS AFFIXED TO ONE SHEET, IT IS THE SAME AS BEING AFFIXED TO ALL SHEETS IN THIS SET.

PLEASE NOTE: THIS SET OF PLANS IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT AND/OR DESIGNER ACCEPTS NO RESPONSIBILITY FOR CONSTRUCTION CODE COMPLIANCE, CONSTRUCTION MEANS AND METHODS OR ANY PERCEIVED DEFICIENCIES WITHIN THIS SET OF DOCUMENTS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY AND THE RIGHT TO CONSTRUCT THIS AND ALL PROJECTS TO THEIR OWN CODE INTERPRETATIONS AND CONSTRUCTION MEANS AND METHODS OF CONSTRUCTION. NOTHING SHOWN OTHERWISE IN THIS SET SHALL OVERRIDE THIS STATEMENT.

PLAN REVISIONS	Number	Date	Description

COVER SHEET
-PROJECT INFORMATION-

GENERAL PLAN NOTES:

1. GC TO REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES OR INCONSISTENCIES SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CONSTRUCTION.
3. ALL SUB-CONTRACTORS ARE TO WORK OFF OF FULL SETS OF DOCUMENTS.
4. DIMENSIONS ARE TO ROUGH FRAMING UNLESS NOTED OTHERWISE.
5. GC TO VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
6. IN THE EVENT OF A DISCREPANCY BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS WILL ALWAYS SUPERSEDE ARCHITECTURAL.
7. IF TRUSSES USED, A STATE LICENSED TRUSS COMPANY MUST PROVIDE SHOP DRAWINGS TO STRUCTURAL ENGINEER AND GC FOR REVIEW PRIOR TO FABRICATION.
8. ALL VENTING SHALL BE ROUTED TO THE BACK SIDE (NON-STREET/ENTRY) SIDE OF THE ROOF RIDGE AND BE PAINTED TO MATCH BASE ROOF COLOR.

INSULATION NOTES:

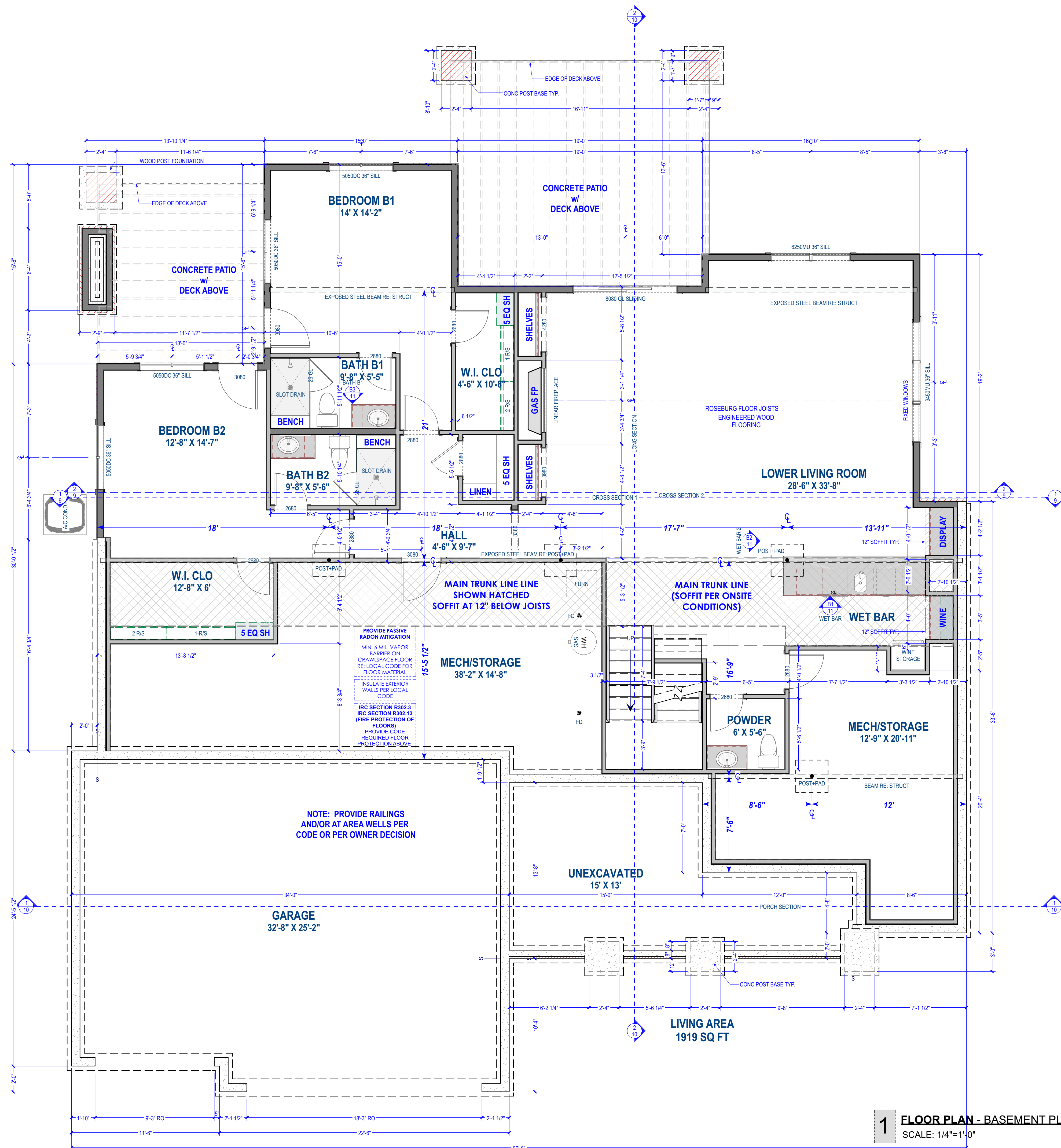
- | | |
|-----------------------|------|
| EXTERIOR WALLS | R-21 |
| VAULTED/DEAD CEILING | R-38 |
| BASEMENT WALLS | R-21 |
| GARAGE EXTERIOR WALLS | R-19 |
| CEILING AREA | R-50 |
| GARAGE CEILING AREA | R-19 |

FLOOR PLAN GENERAL NOTES:

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL CODE REFERENCES IN THESE DOCUMENTS REFER TO THE LATEST VERSION OF THE INTERNATIONAL RESIDENTIAL CODE AND OVERRULE ALL CONFLICTING DESIGNER(S) NOTE(S).
2. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD. NOTIFY ARCHITECT AND BUILDING OFFICIALS OF ANY DISCREPANCIES AND CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. BUILDER TO CONSULT COMPLETE SUBDIVISION PLANS FOR SPECIFIC UTILITY EASEMENTS AND OTHER PERTINENT INFORMATION.
4. BUILDER TO FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS, HOSE BIBS AND OTHER ASSOCIATED ITEMS. BUILDER IS TO HAVE ALL EXISTING UTILITIES LOCATED BY ITS RESPECTIVE AUTHORITY, AND CONNECTIONS TO THOSE UTILITIES SHOULD TAKE THE MOST DIRECT ROUTE TO THE BUILDING.
5. IF A GEOTECHNICAL REPORT HAS BEEN PREPARED, IT HAS BEEN PROVIDED TO THE OWNER BY THEIR CONSULTANT. IF APPLICABLE, THE REPORT IS AVAILABLE FOR REVIEW AS AN AID IN PLANNING AND EXECUTING ALL AREAS OF WORK FOR THE PROJECT. THE REPORT DATA IS PROVIDED FOR REFERENCE ONLY AND IS NOT TO BE CONSIDERED A PART OF THESE CONTRACT DOCUMENTS. WHILE IT IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND/OR COMPLETENESS IS NOT GUARANTEED BY THE ARCHITECT.
6. BUILDER TO COORDINATE TOP OF FOUNDATION WALL ELEVATIONS WITH ELEVATION FROM STRUCTURAL DRAWINGS AND FINAL GRADING.
7. COORDINATE LANDSCAPE IRRIGATION SUPPLY AND REQUIRED SLEEVE LOCATIONS WITH THE BUILDER.
8. ALL WINDOWS TO BE DOUBLE PANED AND "LOW E" TECHNOLOGY UNO OR PER BUILDER SPEC. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE. TEMPERED GLASS IS TO BE PROVIDED PER CODE.
9. STRUCTURAL DESIGN AND TRUSS AND FLOOR FRAMING DESIGN BY OTHERS.
10. CABINET DESIGN AND RELATED MILLWORK DRAWINGS ARE TO BE PROVIDED BY OTHERS. ANY CABINET ELEVATIONS SHOWN ARE FOR REFERENCE ONLY.
11. ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ARE TO BE WEATHER-STRIPPED.
12. VERIFY WITH BUILDER IF GYP BOARD CORNERS ARE TO BE RADIUS PRIOR TO DRYWALL INSTALLATION. FRAMING AT CABINETS TO BE COORDINATED TO ALLOW FOR THE RADIUS TO TERMINATE AT OR BEFORE THE FACE OF CABINET.
13. TAKE CARE TO PROTECT ALL NEIGHBORING PROPERTY ENHANCEMENTS.
14. DO NOT SCALE DOCUMENTS.
15. ALL FLUES AND WALLS TO BE FIRE-STOPPED.
16. MANUFACTURERS INSTALLATION INSTRUCTIONS ARE TO BE STRICTLY FOLLOWED FOR THE INSTALLATION OF ALL FIREPLACES. PROVIDE COMBUSTION AIR TO ALL FIREPLACES.
17. USE SELF-CLOSING, TIGHT FITTING AND FIRE RATED GARAGE TO HOUSE DOORS ONLY. MEET LOCAL CODE.
18. ALL STAR ASSEMBLIES OF 36" IN WIDTH OR GREATER SHALL HAVE A MINIMUM OF THREE STRINGERS.
19. PROVIDE GUTTERS AND DOWNSPOUTS (OR CHAINS PER PLANS), ON DOWNSPOUTS A MINIMUM 4'-0" EXTENSION IS REQUIRED. SPLASH BLOCKS MAY ALSO BE USED, BUT MUST BE A MINIMUM OF 36" IN LENGTH. MATCH ANY EXISTING NEIGHBORHOOD STANDARDS THAT MIGHT EXIST.
20. ALL STONE TO BE THIN CUT REAL STONE OR PREMANUFACTURED STONE. RE: ELEVATION DRAWINGS. PROVIDE STONE OR STUCCO PROFILE "LINTEL" ABOVE AND BELOW "SILL" WINDOW, AND AS NOTED ON EXTERIOR ELEVATIONS.
21. ALL BRICK TO HAVE ROWLOCK OR SOLDIER COURSE BRICK CAP WITH FLASHING AND TRIM OVER ROWLOCK OR SOLDIER U.N.O.

WINDOW NOTES: (FINAL SPEC PER BUILDER UNO)

1. WINDOWS FINISH BY BUILDER SPEC.
2. PROVIDE LOW-E GLASS ON ALL WINDOWS SUBJECT TO OPINION OF WINDOW SUPPLIER.
3. GC AND WINDOW SUPPLIER TO VERIFY EGRESS REQUIREMENTS AND TEMPERED GLASS NEEDS.
4. GC AND WINDOW SUPPLIER TO VERIFY FINAL ROUGH OPENINGS.
5. PROVIDE ALL FLASHING AND COUNTER FLASHING, MEMBRANE WRAP AND SEALANT.
6. REF. BUILDING ELEVATIONS FOR WINDOW OPERATION.
7. BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW PER CODE.
8. TEMPER GLASS WHEN: (AND/OR AS DIRECTED PER LOCAL CODE)
 - LOCATION IS WITHIN A 24" ARC OF A DOOR, EITHER CLOSED OR OPEN.
 - AREAS SUBJECT TO IMPACT BY HUMANS OR ANIMALS.
 - GLASS USED IN DOORS.
 - PLACED LESS THAN 18" AFF AND GREATER THAN 9" SF IN SIZE.
 - AT BATHUB AND SHOWER LOCATIONS.



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

PLEASE REFER TO THE PLAN NUMBER OF THE ORIGINAL SET OF DRAWINGS FOR ANY REVISIONS TO THIS PLAN. THIS PLAN IS A REVISION TO THE ORIGINAL SET OF DRAWINGS AND IS NOT TO BE USED SEPARATELY FROM THE ORIGINAL SET OF DRAWINGS.

PLAN REVISIONS	Description	Number	Date

FLOOR PLAN
BASEMENT PLAN



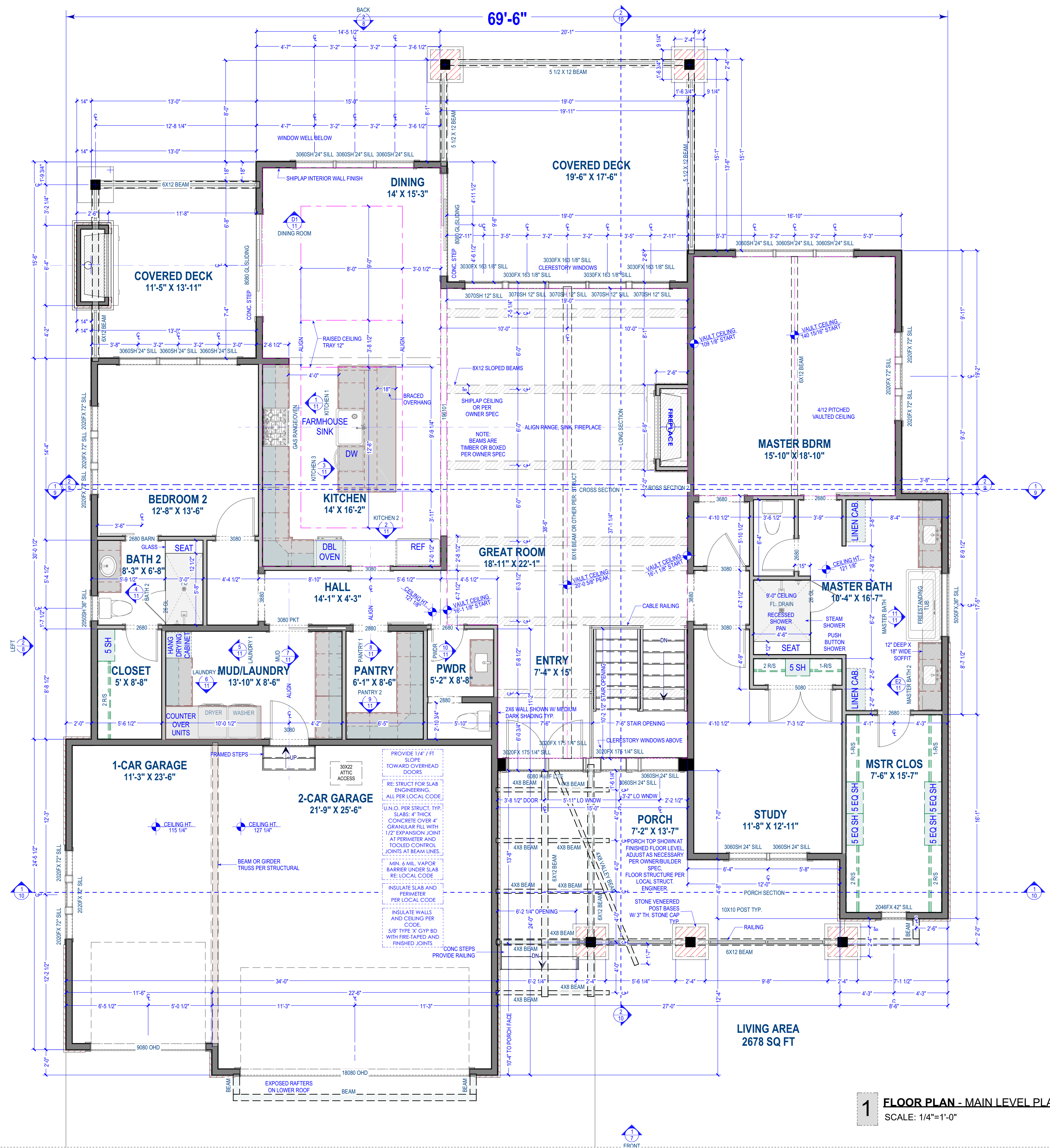
USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:	3/5/2024
TOTAL SHTS:	2 of 11
SHEET:	2

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 - AT BATHTUB AND SHOWER LOCATIONS.



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

PLAN REVISIONS

Number	Date	Description

FLOOR PLAN
MAIN LEVEL PLAN



USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

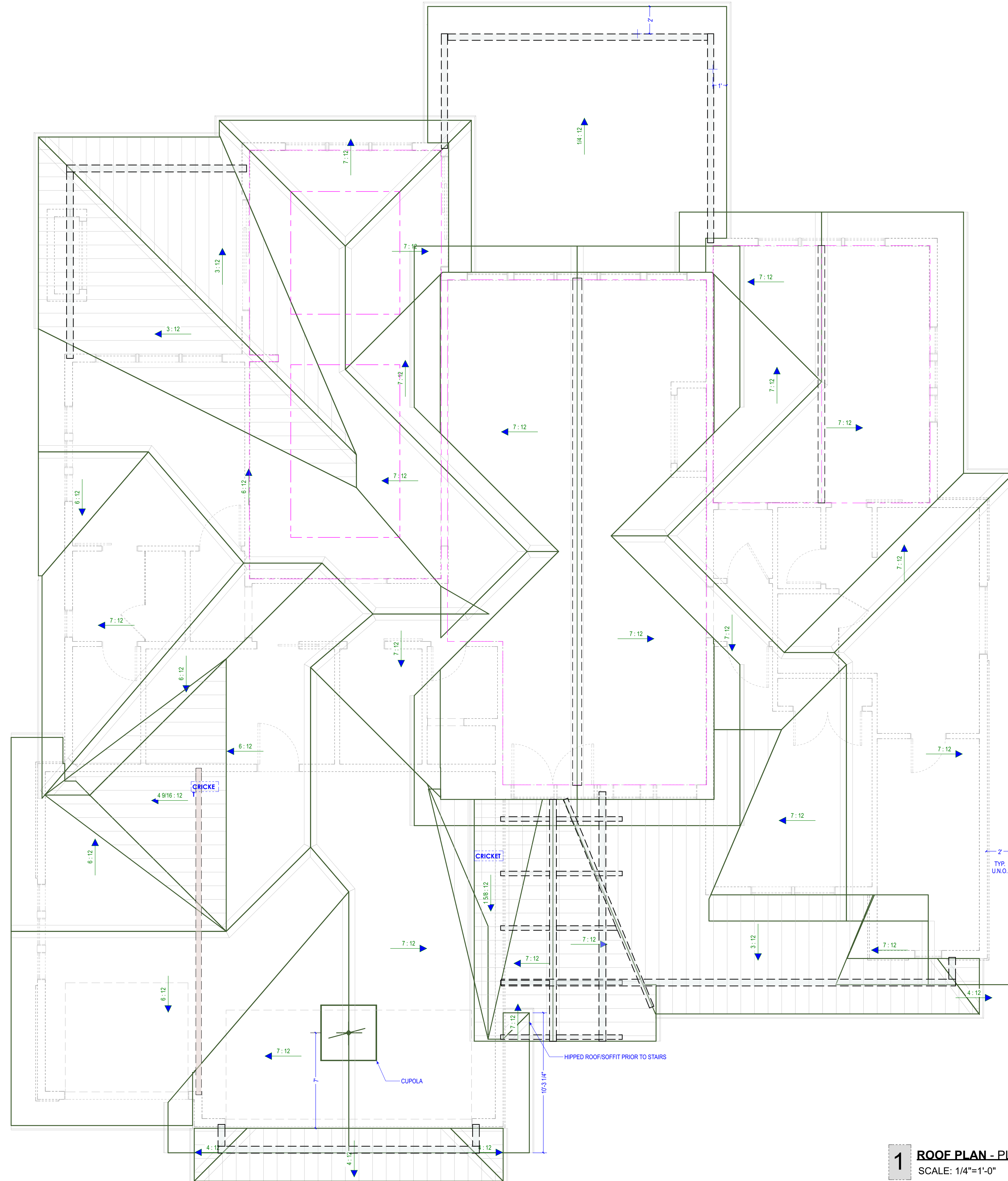
DATE:
3/5/2024

TOTAL SHTS:
3 of 11

SHEET:
3

ROOF NOTES:

- BUILDER SPEC AND LOCAL CODES
OVERALL ALL NOTES:**
1. ALL ROOF FRAMING 24" O.C. UNO
 2. ALL OVERHANGS 24" UNO
 3. ATTIC VENTILATION: REQUIRED PER CODE, BY BUILDER
 4. WALL HEADERS: (2) 2 X 10 OF 2 TYP. UNO-PER STRUCTURAL
 5. HIGH PROFILE ASPHALT SHINGLES. RE: ROOF PLAN FOR ADDITIONAL ROOFING MATERIALS. INSTALL PER MANUFACTURERS SPECIFICATIONS.
 6. APPLY ICE & WATER SHIELD AT ALL EAVES, RIDGES, AND VALLEYS. DEFER TO LOCAL CODE OTHERWISE.
 7. TITANIUM FELT UNDERLAYMENT. TYPICAL THROUGHOUT ROOF.
 8. ROUTE ALL ROOF PENETRATIONS THROUGH NON-STREET SIDE OF ROOF.
 9. EXTRUDED GALVALUME. GUTTER AND DOWNSPOUT (TYP.)
 10. MOST ROOF SLOPES TO BE: 7:12 UNLESS NOTED OTHERWISE
 11. PROVIDE ROOF CRICKETS AS NECY. FOR DRAINAGE.

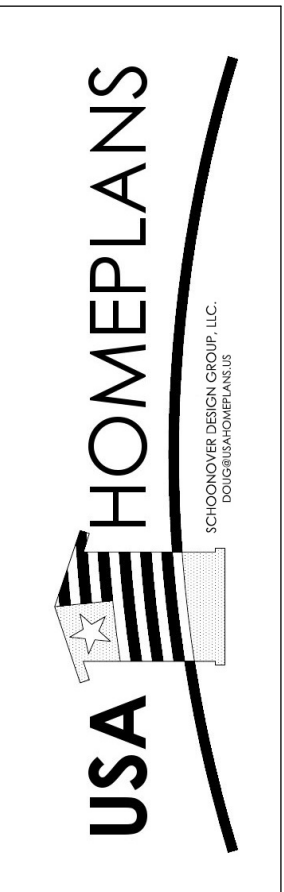


1 ROOF PLAN - PLAN + NOTES
SCALE: 1/4"=1'-0"

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PLAN REVISIONS	Description
Number	Date

**ROOF PLAN
PLAN + NOTES**



USA-2678-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:

3/5/2024

TOTAL SHTS:

4 of 11

SHEET:

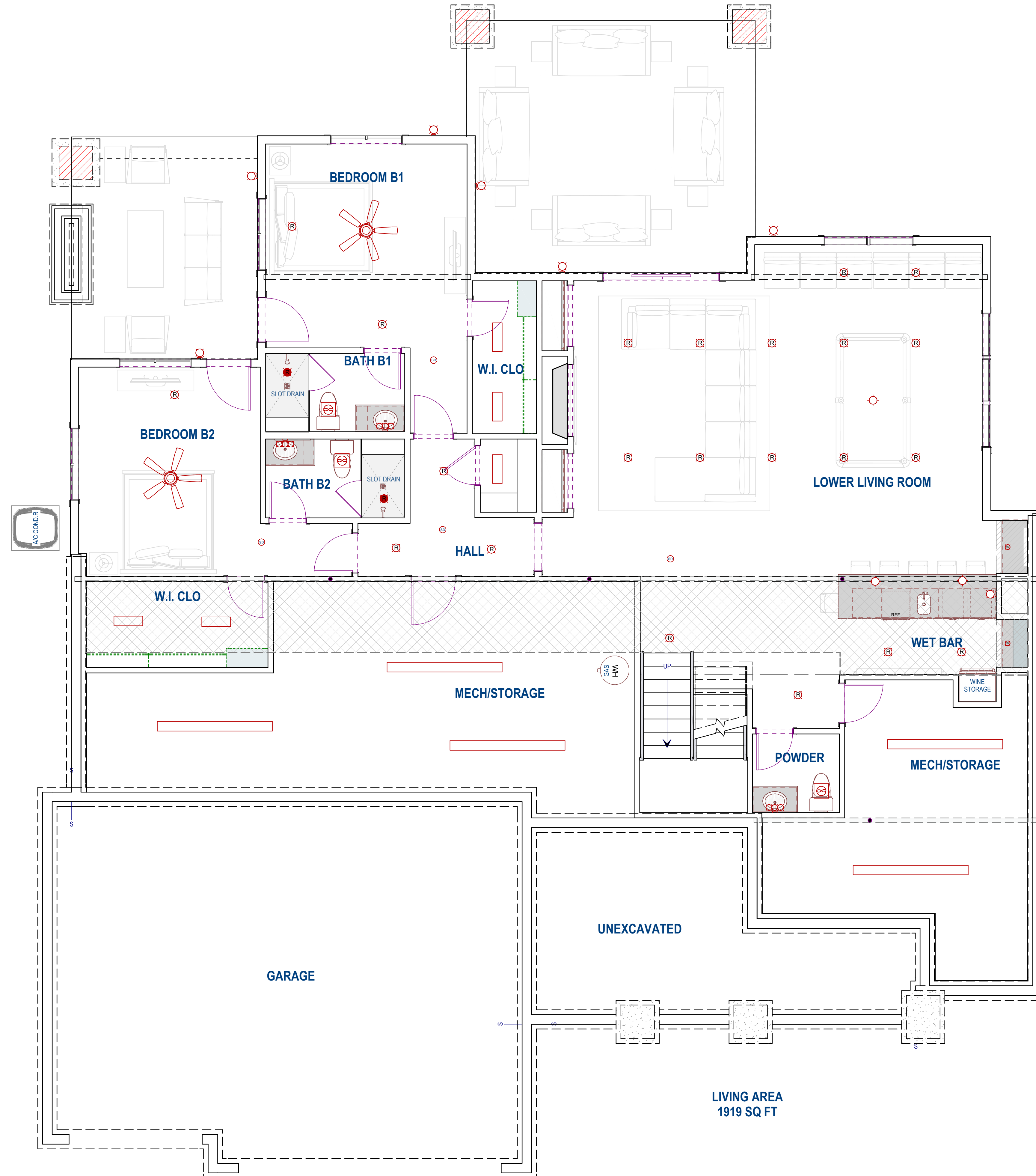
4

ELECTRICAL, DATA, & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH SLEEPING ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH BUILDER.
5. FIXTURES TO BE SELECTED BY BUILDER.



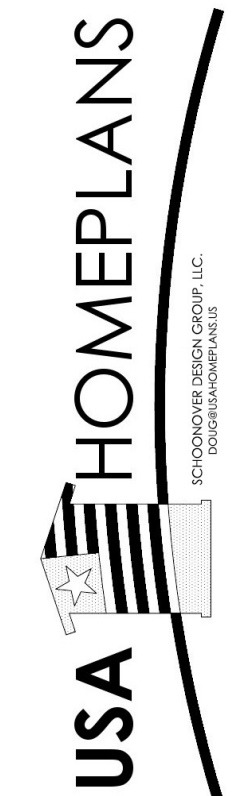
ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, WATER VAPOR PROOF, LOW VOLTAGE
	CEILING MOUNTED FIXTURES: FLUSH TRADITIONAL ROUNDED.
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURES
	FLUORESCENT LIGHT FIXTURE
	FLUORESCENT LIGHT UNDER CABINET
	220V RECEPTACLE
	110V RECEPTACLES: DUPEX, WEATHER PROOF, GFC/GFCI
	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
	UTILITY LIGHTING: KEYED FIXTURE, PULL SWITCH
	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
	SMOKE+ CO DETECTORS: CEILING + WALL MOUNTED
	ELECTRICAL BREAKER PANEL

1 LIGHTING PLAN - BASEMENT LEVEL
SCALE: 1/4"=1'-0"

PLEASE NOTE: THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN, WHETHER SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY NEGLIGENCE OR OTHERWISE.

PLAN REVISIONS	Number	Date	Description

LIGHTING PLAN
BASEMENT LEVEL



USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

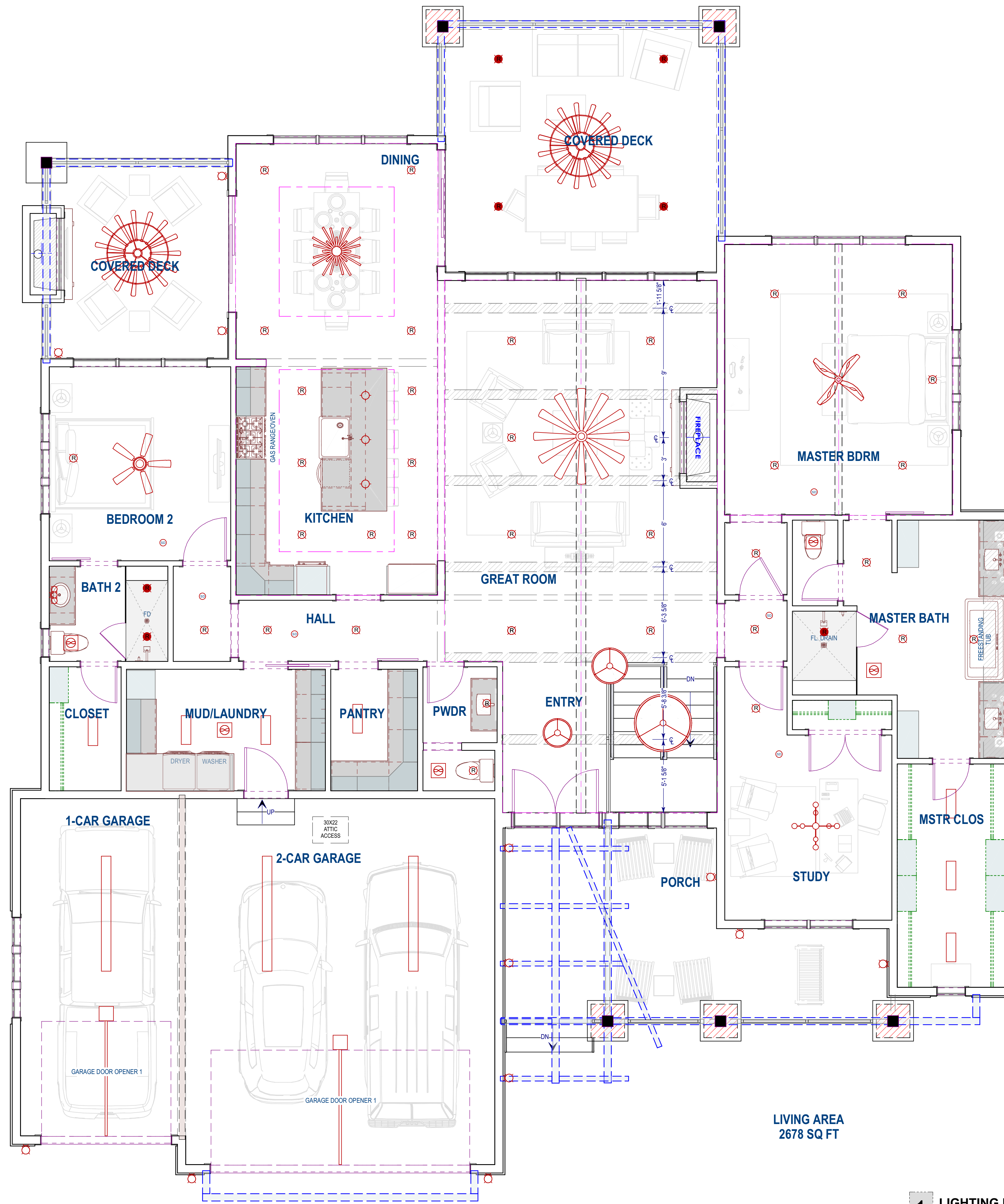
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ELECTRICAL, DATA, & AUDIO NOTES:

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3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH BUILDER.
5. FIXTURES TO BE SELECTED BY BUILDER.



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FANS: CEILING MOUNTED, WALL MOUNTED
	CEILING MOUNTED LIGHT FIXTURES: SURFACE/PENDANT, RECESSED, WATER VAPOR PROOF, LOW VOLTAGE
	CEILING MOUNTED FIXTURES: FLUSH TRADITIONAL ROUNDED.
	WALL MOUNTED LIGHT FIXTURES: FLUSH MOUNTED, WALL SCONCE
	CHANDELIER LIGHT FIXTURES
	FLUORESCENT LIGHT FIXTURE
	FLUORESCENT LIGHT UNDER CABINET
	220V RECEPTACLE
	110V RECEPTACLES: DUPLX, WEATHER PROOF, GFC/GFCI
	SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4-WAY
	UTILITY LIGHTING: KEYED FIXTURE, PULL SWITCH
	WALL JACKS: CAT5, CAT5 + TV, TV/CABLE
	TELEPHONE JACK
	INTERCOM
	THERMOSTAT
	DOOR CHIME, DOOR BELL BUTTON
	SMOKE+ CO DETECTORS: CEILING + WALL MOUNTED
	ELECTRICAL BREAKER PANEL

1 LIGHTING PLAN - MAIN LEVEL
SCALE: 1/4"=1'-0"

PLEASE REFER TO THE PROJECT'S SPECIFICATIONS FOR THE LATEST REVISIONS TO THIS PLAN. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE MADE TO THE ORIGINAL PLAN AND APPROVED BY THE ARCHITECT.

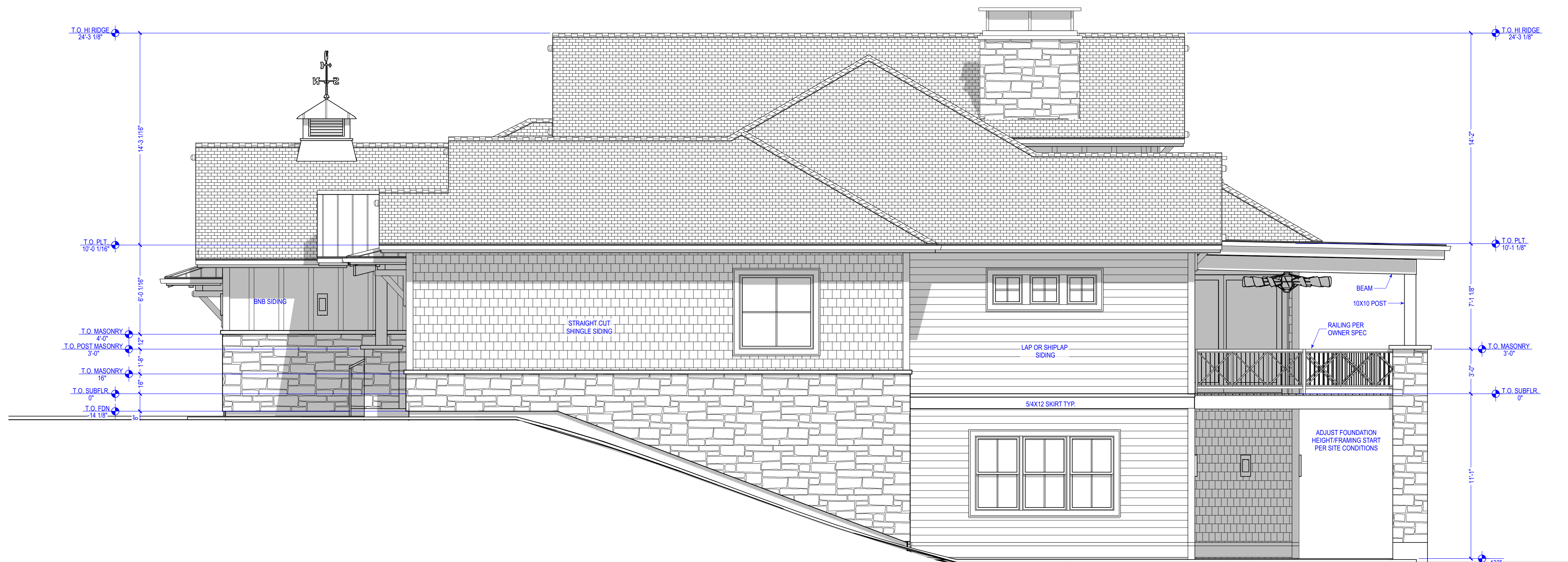
PLAN REVISIONS	Number	Date	Description

LIGHTING PLAN
MAIN LEVEL



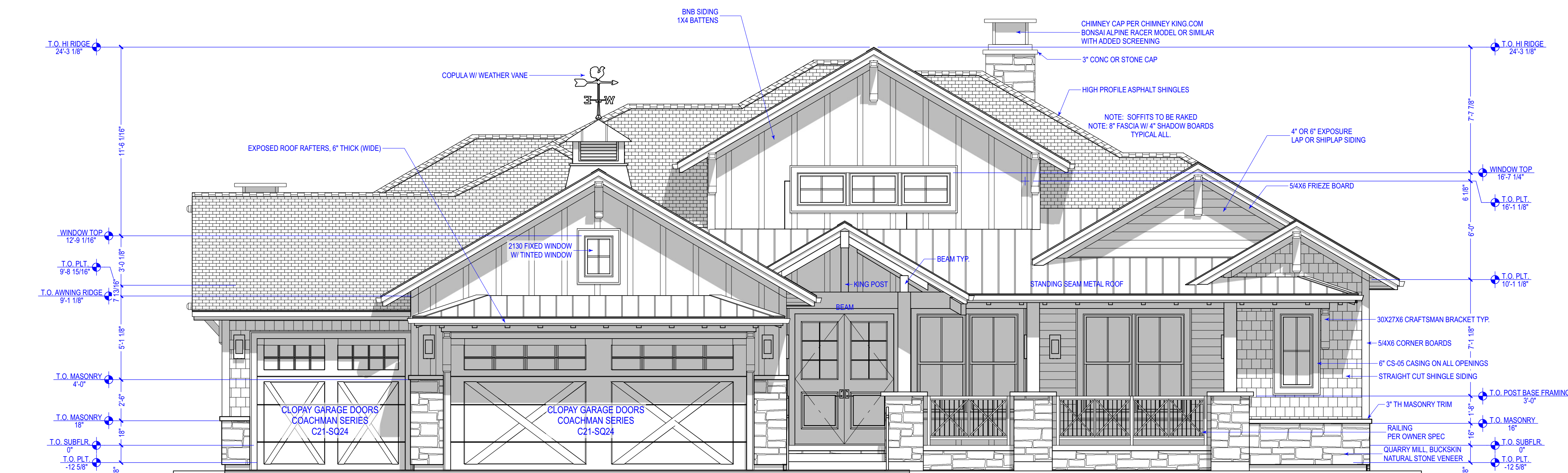
USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:	3/5/2024
TOTAL SHTS:	6 of 11
SHEET:	6



RIGHT

2 EXTERIOR ELEVATIONS - FRONT + RIGHT
SCALE: 1/4"=1'-0"



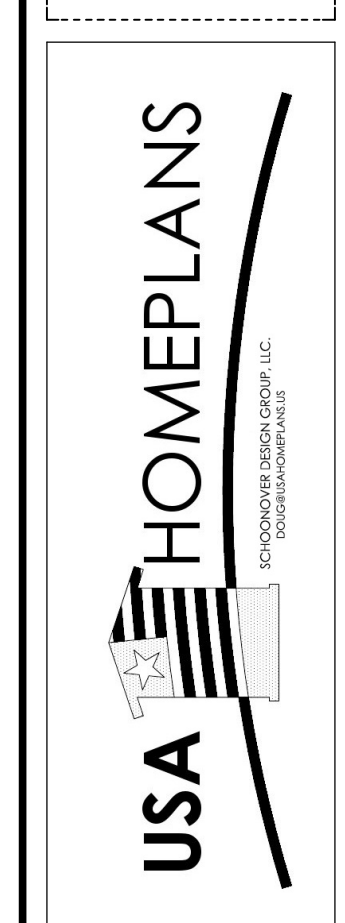
FRONT

1 EXTERIOR ELEVATIONS - FRONT + RIGHT
SCALE: 1/4"=1'-0"

PLEASE READ THE ENTIRE PROJECT SET BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY CHANGES TO THE DRAWINGS SHALL BE MADE IN WRITING AND SIGNED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COST INCREASES DUE TO UNFORESEEN CONDITIONS OR CHANGES IN MATERIALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE FOUNDATION OR STRUCTURE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE LANDSCAPE OR SITEWORK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE INTERIORS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE FINISHES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE INSTALLATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MAINTENANCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE OPERATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE SAFETY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE ENVIRONMENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE HEALTH. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE WELL-BEING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE QUALITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE QUANTITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE VALUE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE COST. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE TIME. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE EFFORT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE SKILL. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE KNOWLEDGE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE EXPERIENCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE REPUTATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CREDIT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE HONOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE RESPECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DIGNITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE INTEGRITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE FAITH. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE HOPE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CHARITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE PATIENCE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE KINDNESS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE GENTLENESS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MILDNESS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE MEANNESS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE SMALLNESS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE LITTENESS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE TRIFLITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE VANITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE PRIDE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE ENVIY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE JEALOUSY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE RIVALRY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE STRIFE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE CONTENTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DISSENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DISCORD. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DISSENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DISCORD. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DISSENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OF THE DISCORD.

PLAN REVISIONS	Number	Date	Description

EXTERIOR ELEVATIONS
FRONT + RIGHT

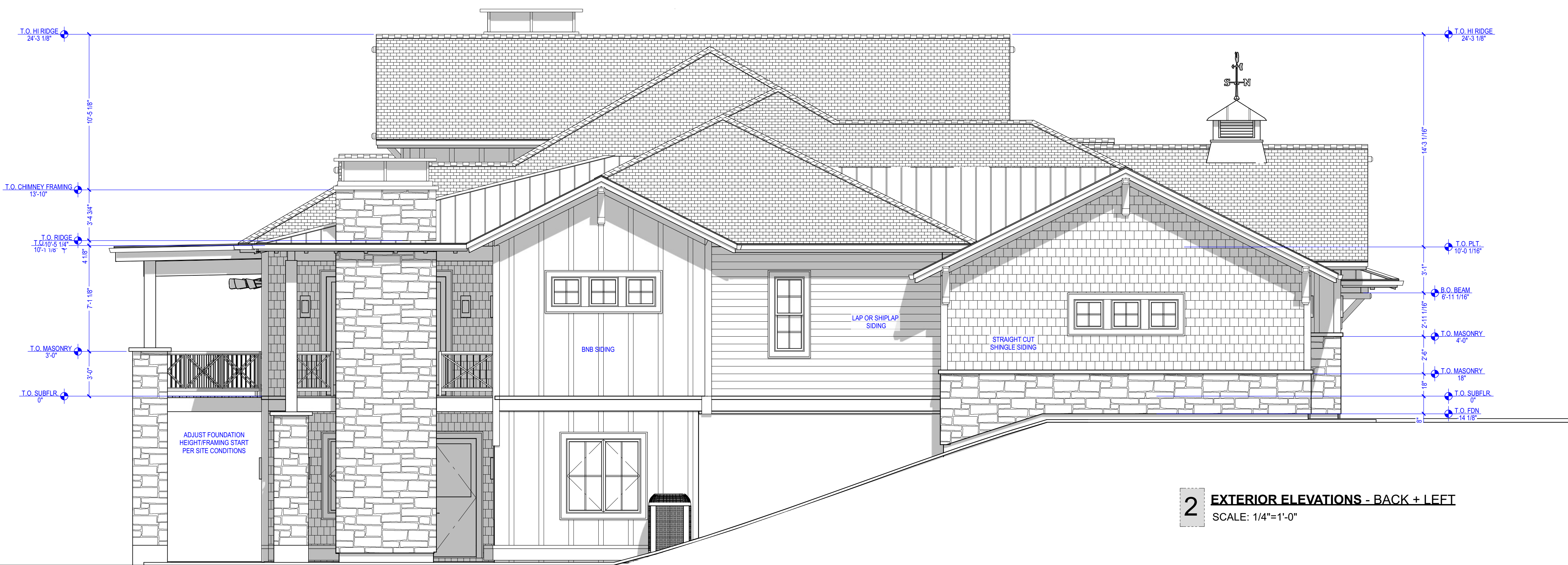


USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:
3/5/2024

TOTAL SHTS:
7 of 11

SHEET:
7



2 EXTERIOR ELEVATIONS - BACK + LEFT
SCALE: 1/4"=1'-0"

LEFT



1 EXTERIOR ELEVATIONS - BACK + LEFT
SCALE: 1/4"=1'-0"

BACK

PLEASE REFER TO THE PLAN VIEW OF THE HOUSE AND THE FOUNDATION PLAN FOR THE LOCATION OF THE CHIMNEY AND THE POSITION OF THE ROOF RIDGE. THE HOUSE IS TO BE CONSTRUCTED ON A LEVEL SITE. THE FOUNDATION IS TO BE CONSTRUCTED ON A LEVEL SITE. THE HOUSE IS TO BE CONSTRUCTED ON A LEVEL SITE. THE FOUNDATION IS TO BE CONSTRUCTED ON A LEVEL SITE.

PLAN REVISIONS	Description
Number	Date

EXTERIOR ELEVATIONS
BACK + LEFT



USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:
3/5/2024
TOTAL SHTS:
8 of 11
SHEET:
8

ASSEMBLY TYPES:

AA Typical Exterior Wall:
Exterior finish per elevation on 30# felt waterproof membrane or tyvek type house wrap on exterior sheathing per structural on 2x framing per structural with R-21 batt insulation. Provide vapor barrier at inside face of framing with 1/2" gyp. Board.

BB Typical Interior Wall:
2x framing with R-13 acoustic batt infill (as shown on drawing or as instructed by client) with 1/2" gyp. bd at each side.

CC Typical Foundation Wall:
Rigid insulation and drain system (as needed per soils report) over damproofing over reinforced concrete foundation wall per structural plans. 2x4 furring and 1/2" gyp. bd. at interior finish locations.

DD Typical Roof:
Roofing material per elevation on WR Grace Ice and Water Shield waterproof membrane, on exterior sheathing per structural on cold roof framing on plywood sheathing on TJI rafters or premanufactured roof trusses per structural with R-38 insulation. Provide vapor barrier at warm face of framing with 5/8" gyp. bd. UNO or per builder specs.

EE Typical Main Level Floor:
Finished floor material per plan on lightweight concrete topping slab assembly over 3/4" T & G plywood subfloor on 11 7/8" TJI joists per structural with 5/8" gyp. bd. ceiling. Provide R-38 insulation over unfinished spaces.

FF Typical Lower Level Floor:
Finished floor material per plan over concrete slab per structural over insulation and waterproof membrane over (per soil testing results).

GG Typical Soffit Const: Provide 1x8 Fascia board, 1x6 subfascia, gutter and downspouts, 2x4 kicker nailer, 5/8" painted hardboard soffit board with 8"x16" vents at 8'-0" OC.

JJ Typical Slab:
Concrete slab per structural, slope at 1/8" per 1'-0" minimum to drain.

KK Typical Timber Components:
S4S RFKD Douglas Fir SS FOHC, columns and brackets per structural and per timber shop drawings.

KKA1 Typical Timber Components (ALTERNATE 1):
S4S WESTERN RED CEDAR (WRC) FOHC GREEN #2/BETTER appearance grade beams, columns and brackets per structural and per timber shop drawings.

Note: Exterior structural wood (non-timber) beams, PSL Wolmanized and Pressurized, wrapped in WRC trim.

Note: Ceiling finish at wood trusses (interior) by builder.

Note: Ceiling finish at wood trusses (exterior) by builder.

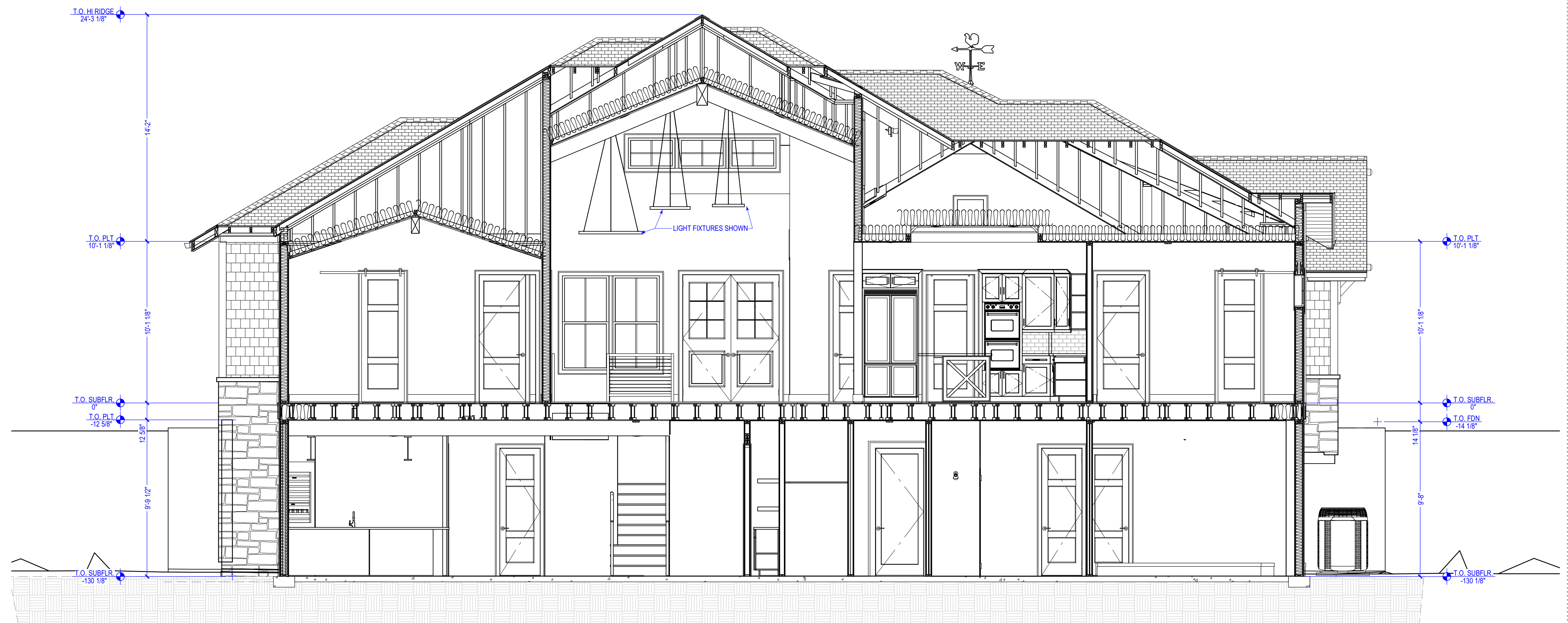
structural plans NOTE:

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CROSS SECTION 2

2 BUILDING SECTIONS - LONG+CROSS SECTION
SCALE: 1/4"=1'-0"



CROSS SECTION 1

1 BUILDING SECTIONS - LONG+CROSS SECTION
SCALE: 1/4"=1'-0"

PLEASE REFER TO THE PROJECT'S SPECIFICATIONS FOR MATERIALS, FINISHES, AND CONSTRUCTION METHODS. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE.

PLAN REVISIONS

Number	Date	Description

BUILDING SECTIONS
LONG+CROSS SECTION

USA HOMEPLANS
RESIDENTIAL ARCHITECTURE, INC.

USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:
3/5/2024

TOTAL SHTS:
9 of 11

SHEET:

9

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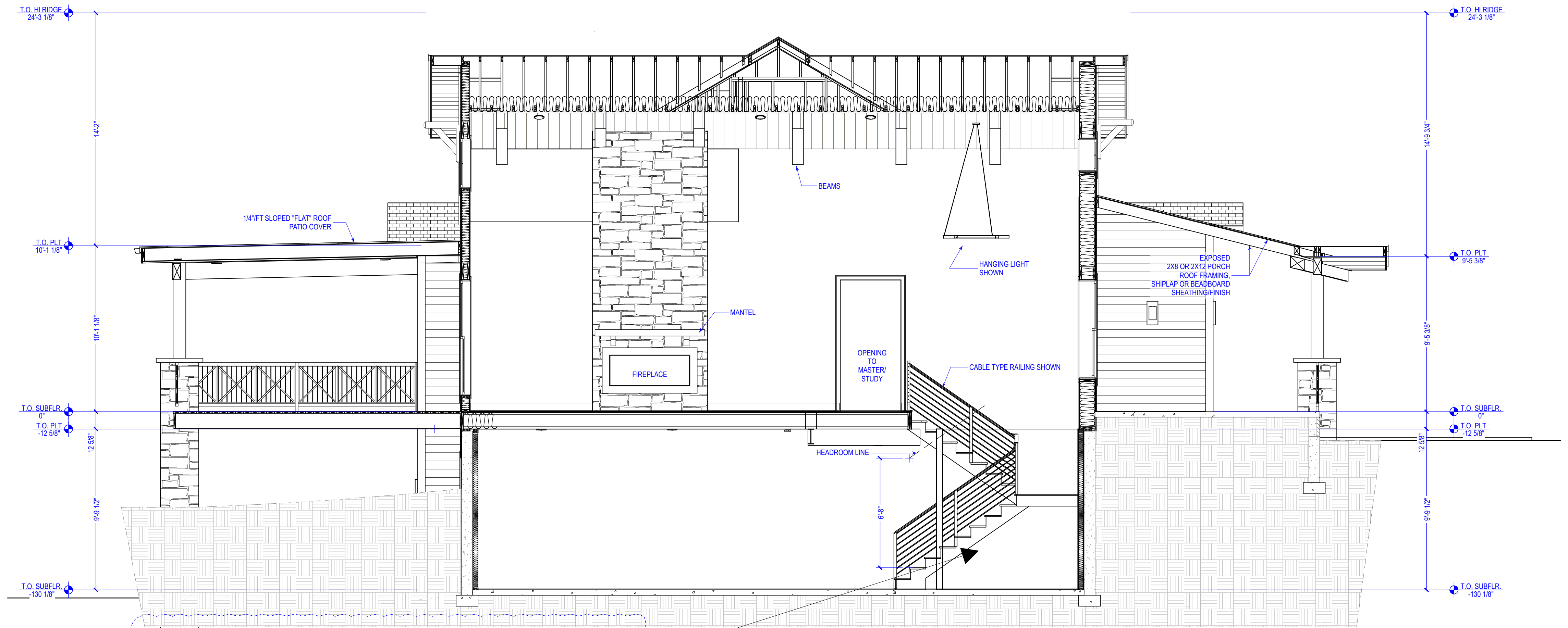
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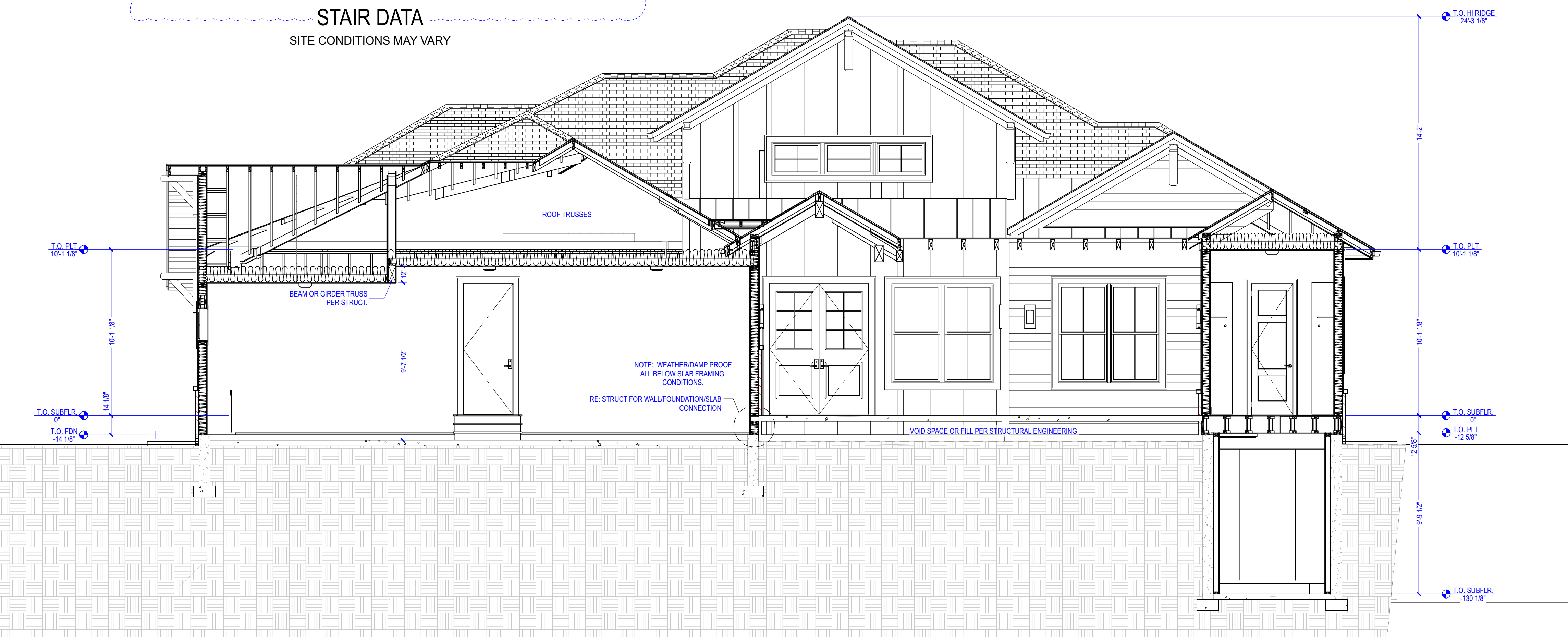


Section Number	Length	Width	Tread Depth	Treads	Bottom Height	Top Height	Riser Height
1	88"	42"	11"	8	-129 1/4"	-60 3/8"	7 5/8"
2	77"	42"	11"	7	-60 3/8"	7/8"	7 5/8"

STAIR DATA
SITE CONDITIONS MAY VARY

LONG SECTION

2 BUILDING SECTIONS - LONG+CROSS SECTION
SCALE: 1/4"=1'-0"



PORCH SECTION

1 BUILDING SECTIONS - LONG+CROSS SECTION
SCALE: 1/4"=1'-0"

USA HOMEPLANS
INCORPORATED

USA-2478-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

DATE:
3/5/2024

TOTAL SHTS:
10 of 11

SHEET:
10

PLAN REVISIONS

Number	Date	Description

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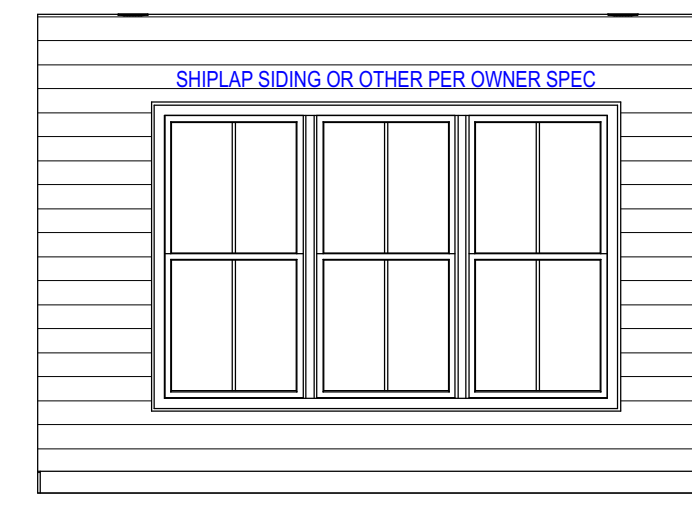
PLAN REVISIONS	Number	Date	Description

**ELEVATIONS+DETAILS
AS NECESSARY**

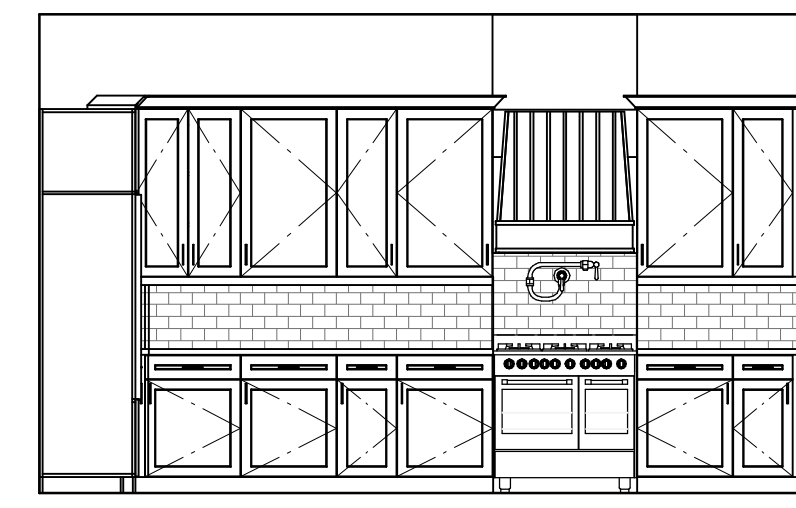


USA-2678-FH
2,678 SF
1-STORY MODERN FARMHOUSE STYLE
GARAGE LEFT-FRONT
WALKOUT BASEMENT FOUNDATION

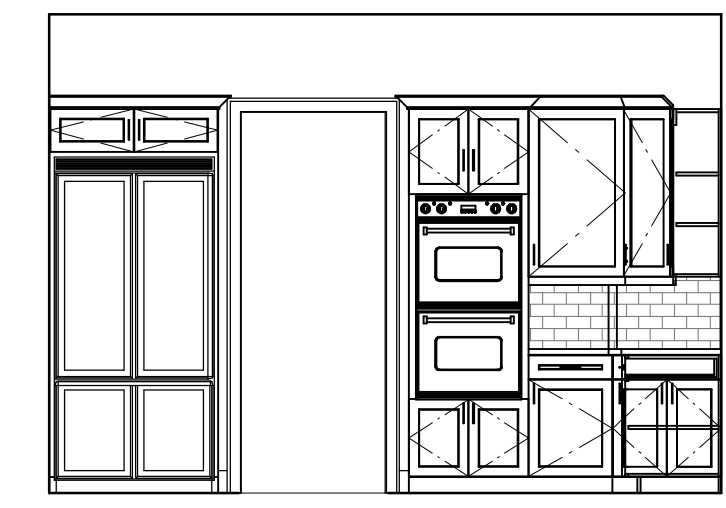
DATE:	3/5/2024
TOTAL SHTS:	11 of 11
SHEET:	11



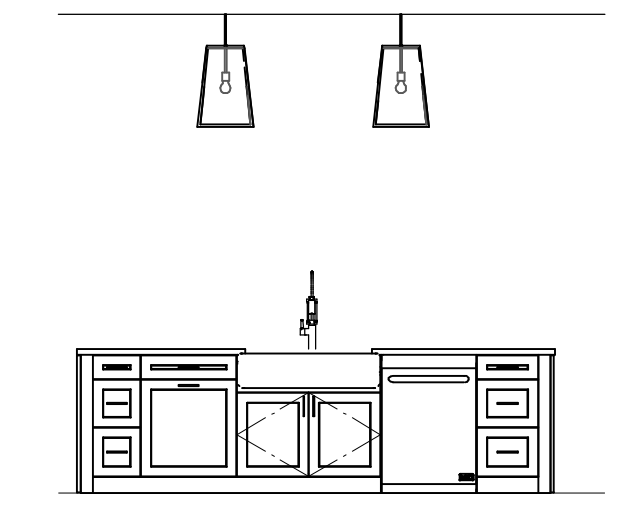
DINING ROOM



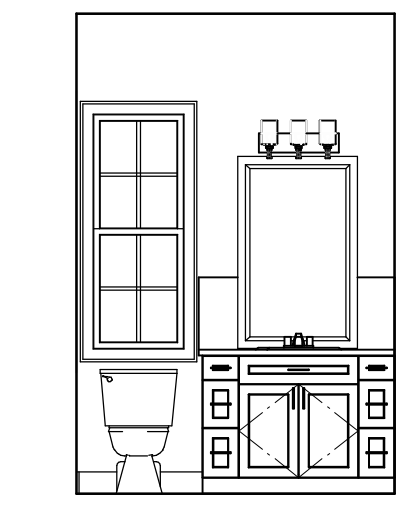
KITCHEN 1



KITCHEN 2



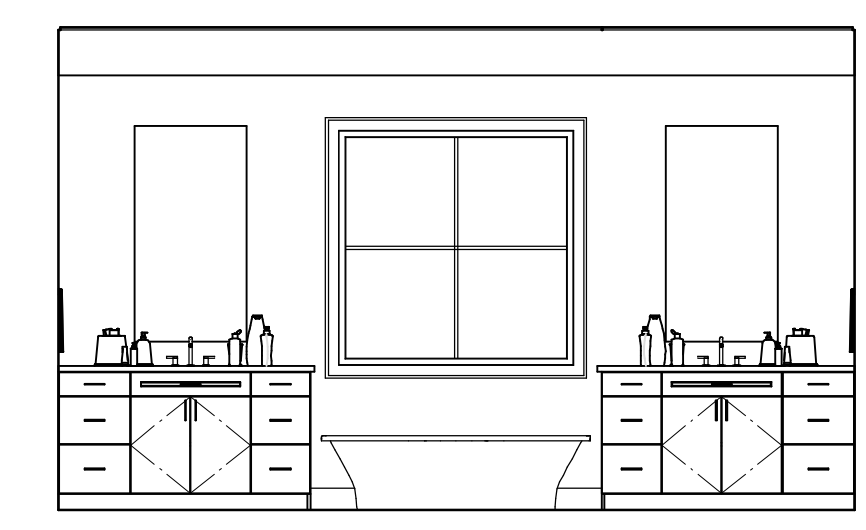
KITCHEN 3



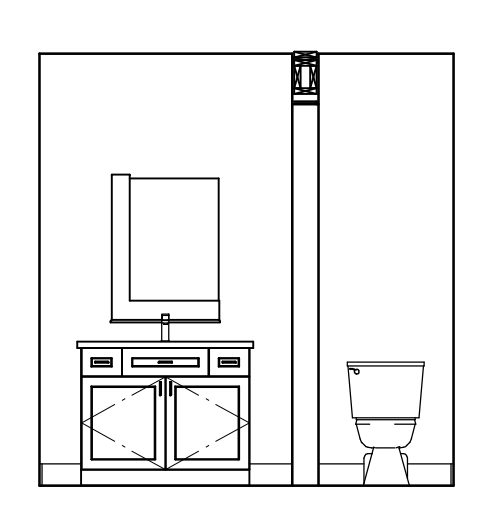
BATH 2



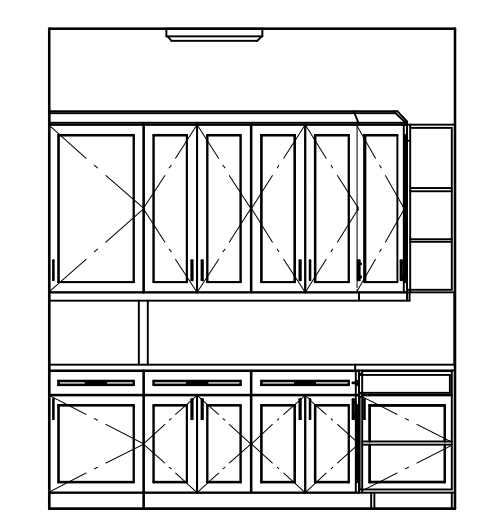
MASTER BATH 2



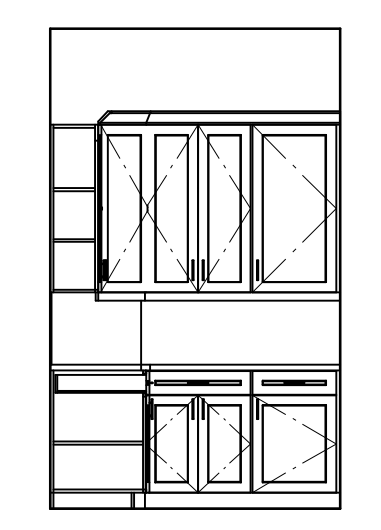
MASTER BATH



PWDR



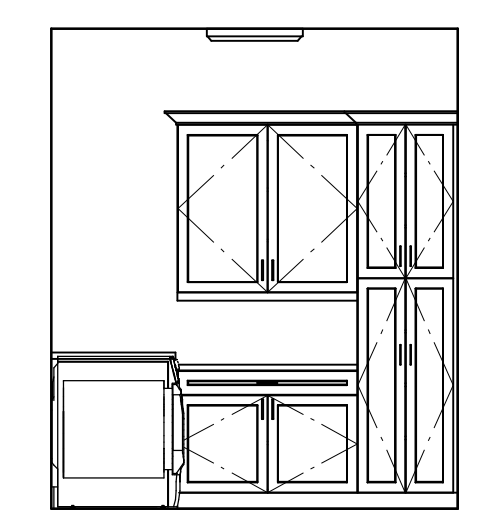
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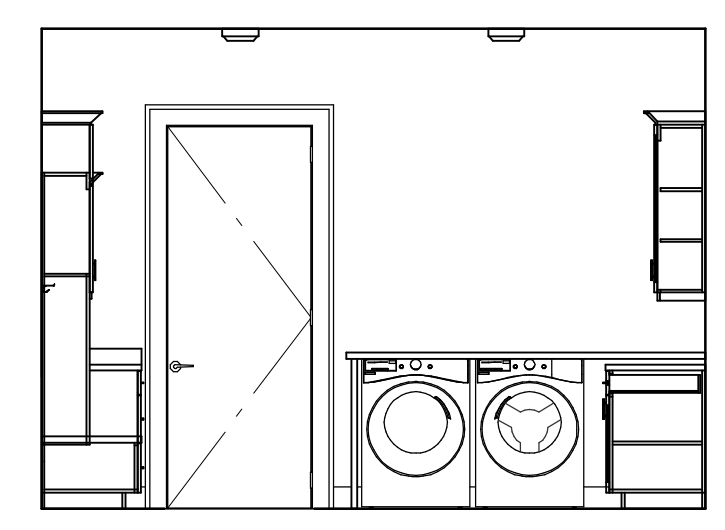
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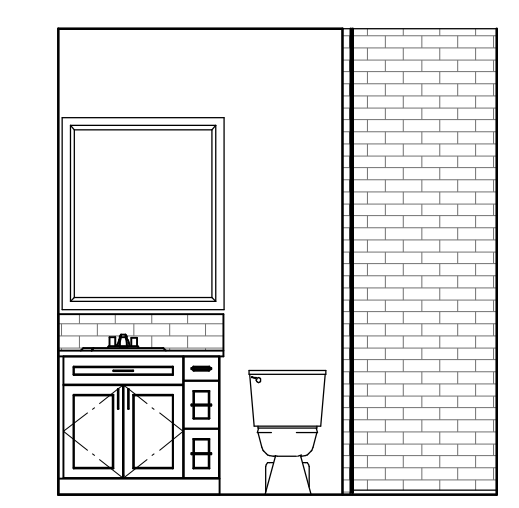
MUD



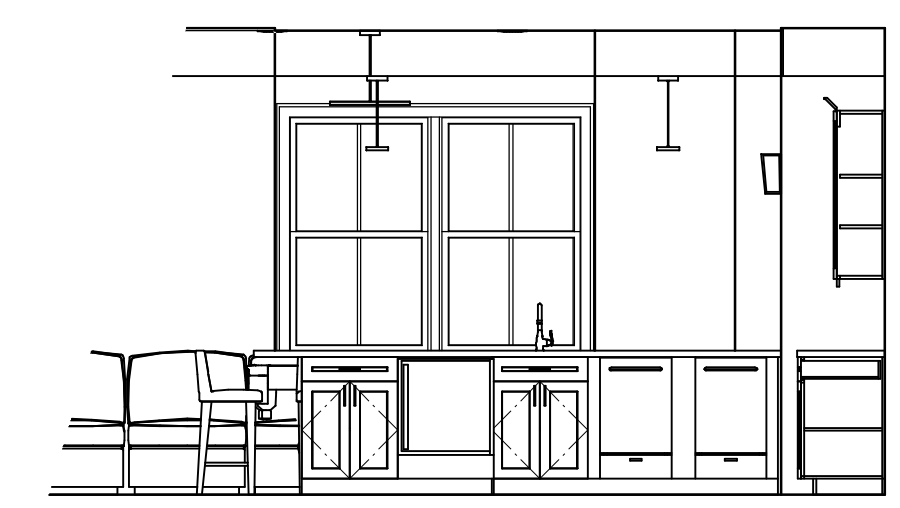
LAUNDRY 1



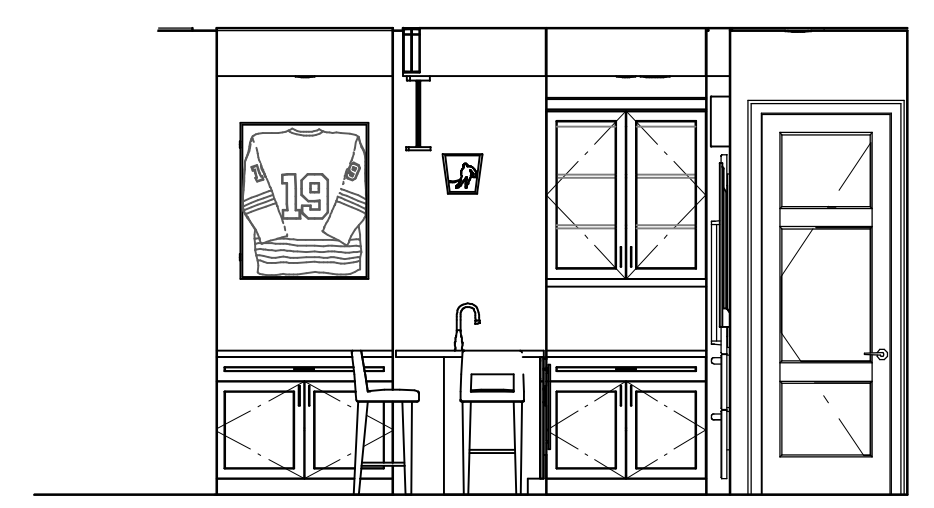
LAUNDRY 2



BATH B1



WET BAR



WET BAR 2

1 ELEVATIONS+DETAILS - AS NECESSARY
SCALE: 1/4"=1'-0"