

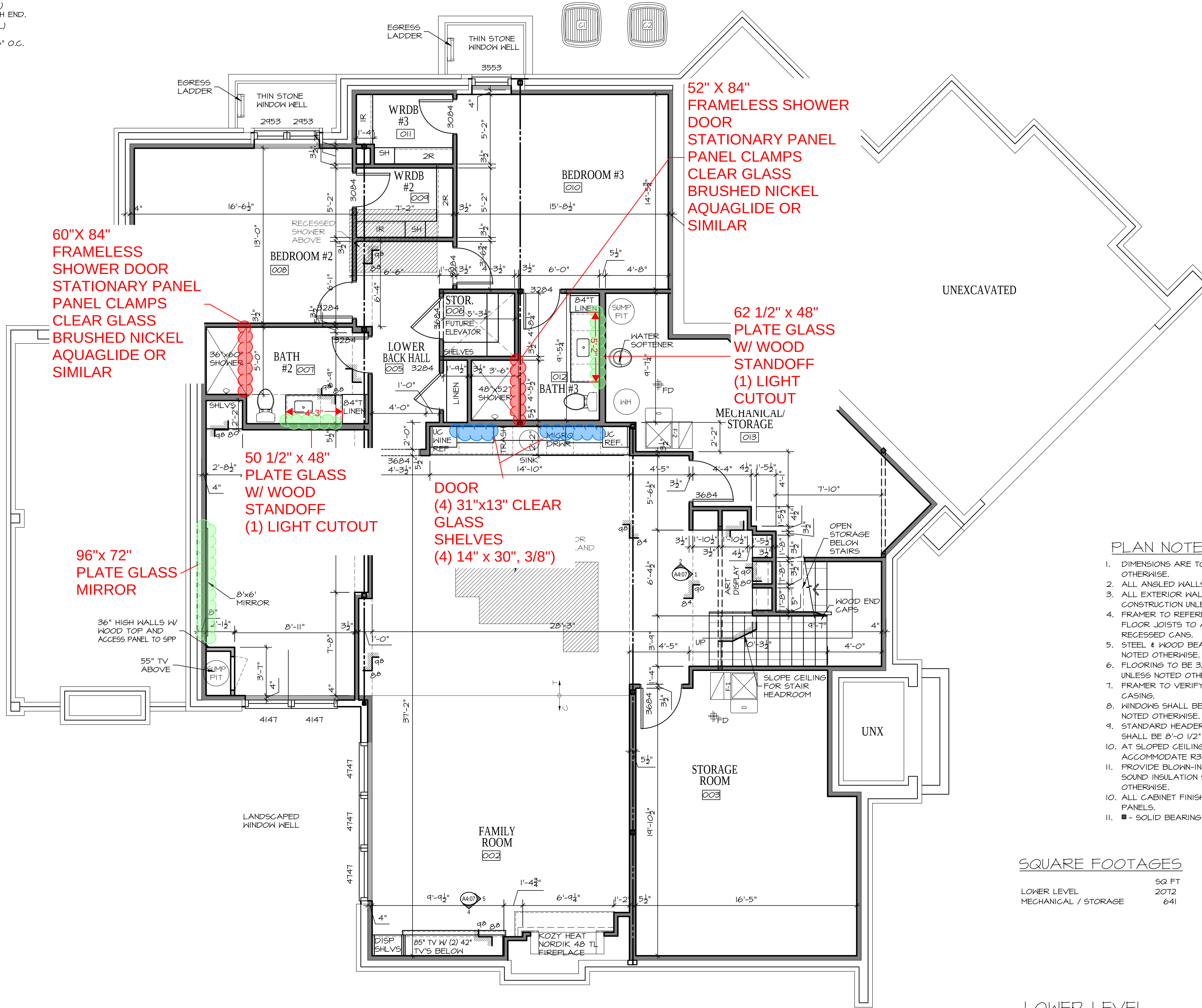
LINTEL SUPPORT:

- (L1) GALVANIZED L-4X4X5/16" (LONG LEG VERTICAL)
BRICK LEDGER ANGLE W/ 8" BEARING AT EACH END.
- (L2) GALVANIZED L-6X4X5/16" (LONG LEG VERTICAL)
BRICK LEDGER ANGLE W/ 8" BEARING AT EACH END.
- (L3) GALVANIZED L-7X4X3/8" (LONG LEG VERTICAL)
BRICK LEDGER ANGLE W/ 12" BEARING AT EACH END.
- (L4) GALVANIZED L-6X4X5/16" (LONG LEG VERTICAL)
BRICK LEDGER ANGLE W/ PAIRS OF SIMPSON
SDS-25000 WOOD SCREWS AT 3" GAGE AT 16" O.C.

STRUCTURAL HEADERS:

- (H-1) (2) 2X8 MIN.
- (H-2) (2) 2X10 MIN.
- (H-3) (2) 1 3/4" X 11 7/8" LVL'S MIN.
- (H-4) (2) 1 3/4" X 14" LVL'S MIN.
- (H-5) (2) 1 3/4" X 16" LVL'S MIN.

HEADERS WITHOUT NOTE ARE MIN. DOUBLE 2X6.
PROVIDE 2X6 TOP AND BOTTOM PLATE FOR ALL
HEADERS AND (1) JACK STUD AND (1) FULL HEIGHT
KING STUD AT EACH JAMB.



PLAN NOTES:

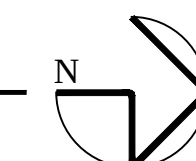
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE AT 45° UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALL FRAMING ON MAIN LEVEL TO BE 2X6 CONSTRUCTION UNLESS NOTED OTHERWISE.
- FRAMER TO REFERENCE ELECTRICAL PLANS AND ADJUST FLOOR JOISTS TO ACCOMMODATE PLACEMENT OF RECESSED CANS.
- STEEL & WOOD BEAMS ARE UNDER FLOOR SYSTEM UNLESS NOTED OTHERWISE.
- FLOORING TO BE 3/4" ADVANTECH T46 GLUED & NAILED UNLESS NOTED OTHERWISE.
- FRAMER TO VERIFY ALL CASED OPENINGS TO ACCEPT 4" CASING.
- WINDOWS SHALL BE PELLA LIFESTYLE OR EQUAL UNLESS NOTED OTHERWISE.
- STANDARD HEADER HEIGHT FOR LOWER LEVEL WINDOWS SHALL BE 8'-0" 1/2" UNO.
- AT SLOPED CEILING LOCATIONS PROVIDE 2X10'S MINIMUM TO ACCOMMODATE R30 BATT INSULATION.
- PROVIDE BLOWN-IN INSULATION IN ALL EXTERIOR WALLS. SOUND INSULATION SHALL BE BATT UNLESS NOTED OTHERWISE.
- ALL CABINET FINISHED ENDS TO HAVE DECORATIVE FINISHED PANELS.
- - SOLID BEARING THAT TERMINATES AT FOOTINGS.

SQUARE FOOTAGES

	SQ. FT.
LOWER LEVEL	2072
MECHANICAL / STORAGE	641

LOWER LEVEL
FLOOR PLAN

1/4" = 1'-0"



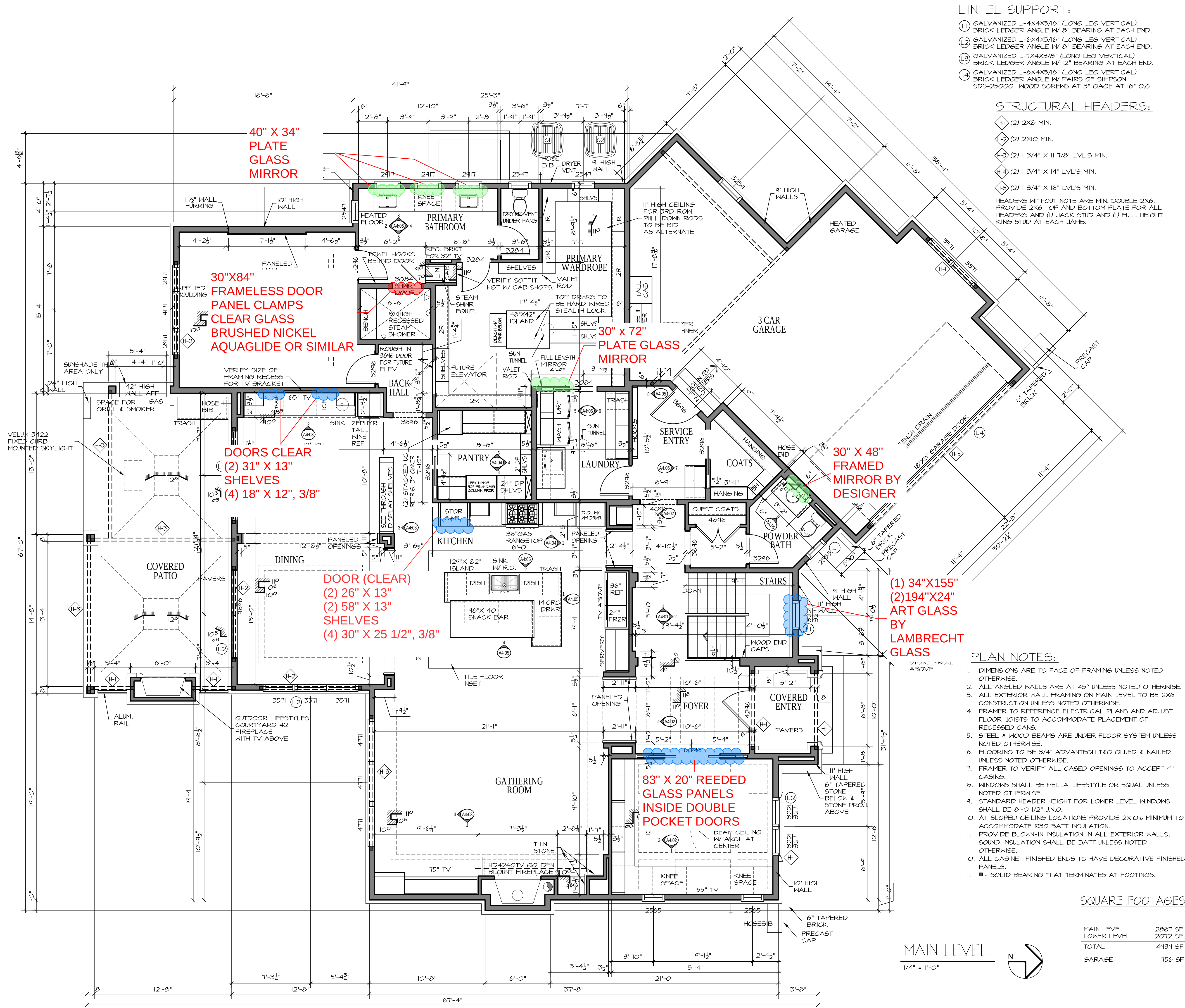
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PLAN DATE	06/16/2026
REV.	DATE

JOB NUMBER	15-2509
DESCRIPTION	LOWER LEVEL FLOOR PLAN
PLAN SHEET	A1.02

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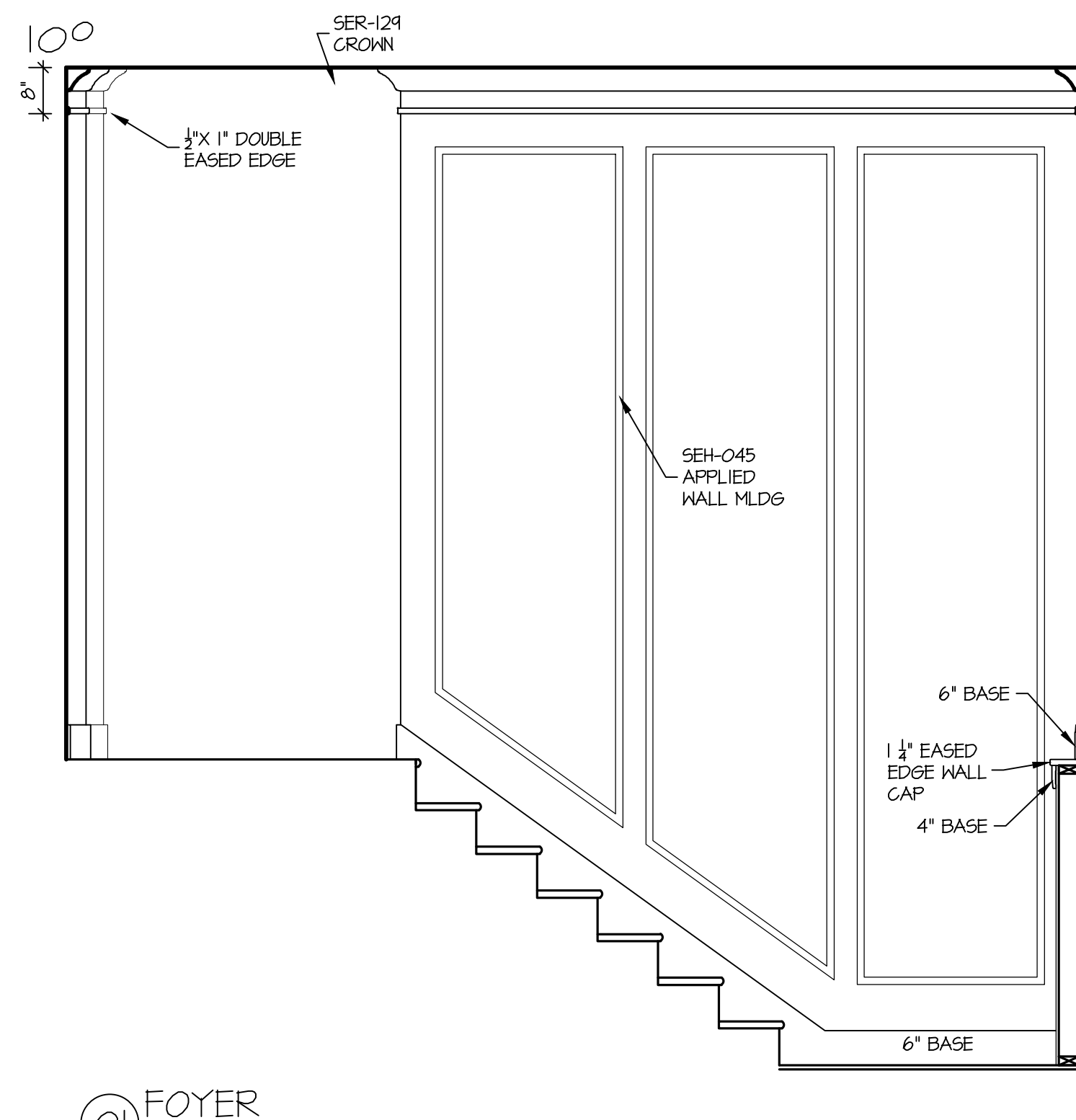
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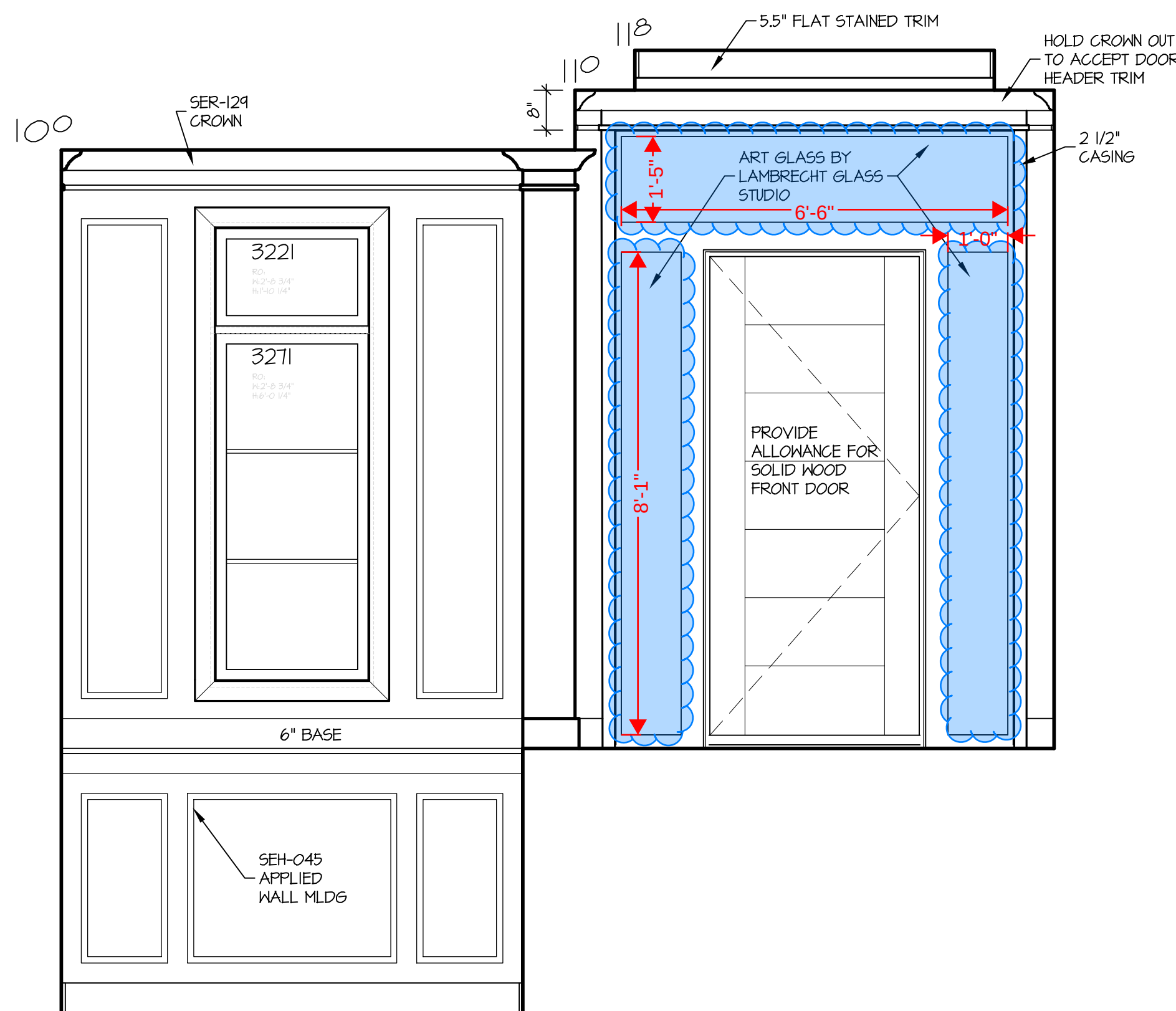
PLAN DATE
06/16/2026
REV. DATE

JOB NUMBER
15-2504
DESCRIPTION
MAIN LEVEL
FLOOR PLAN
PLAN SHEET
A1.03

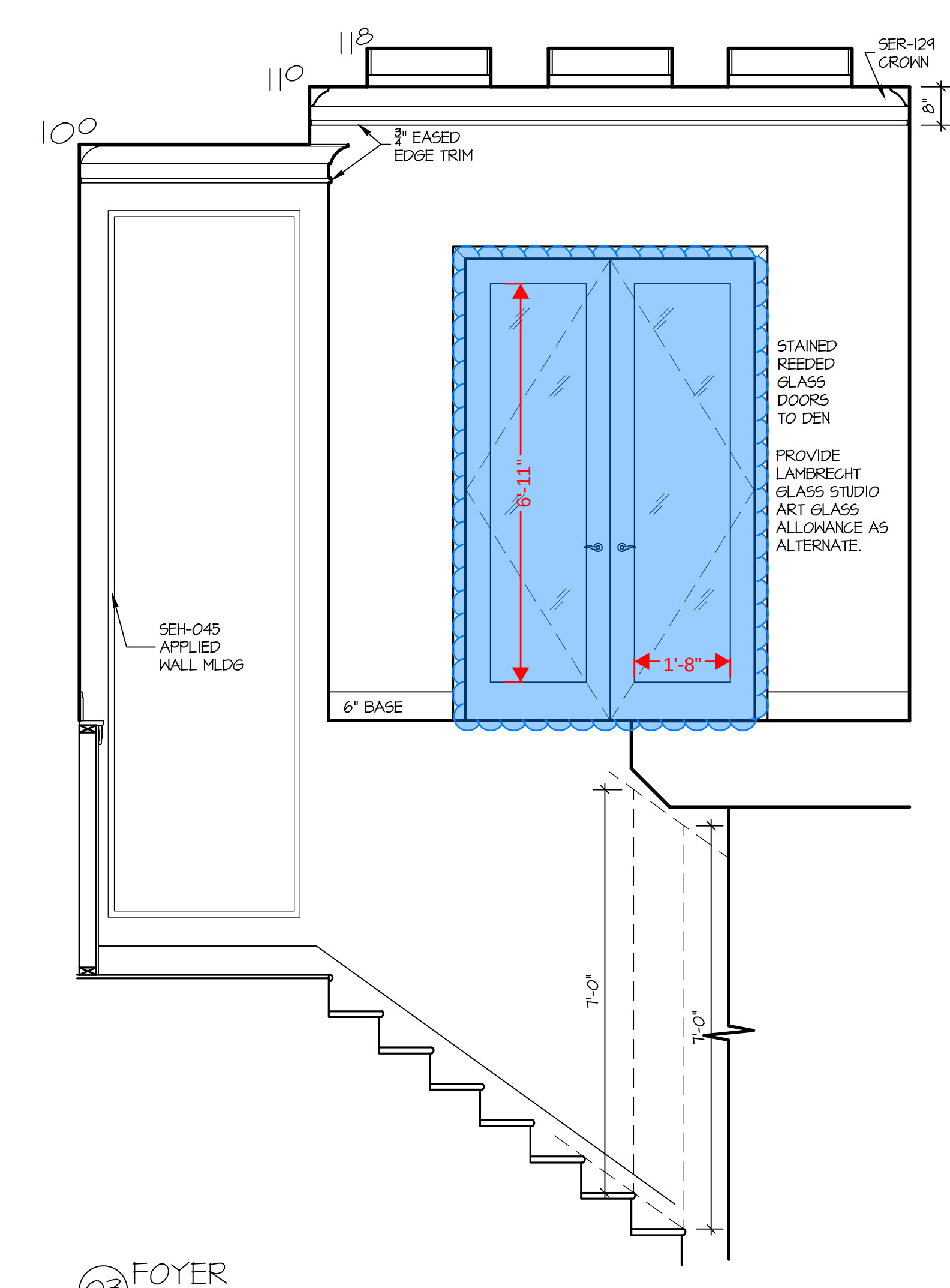
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01 FOYER
1/2" SCALE



02 FOYER
1/2" SCALE



03 FOYER
1/2" SCALE

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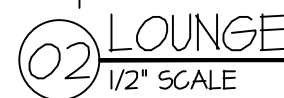


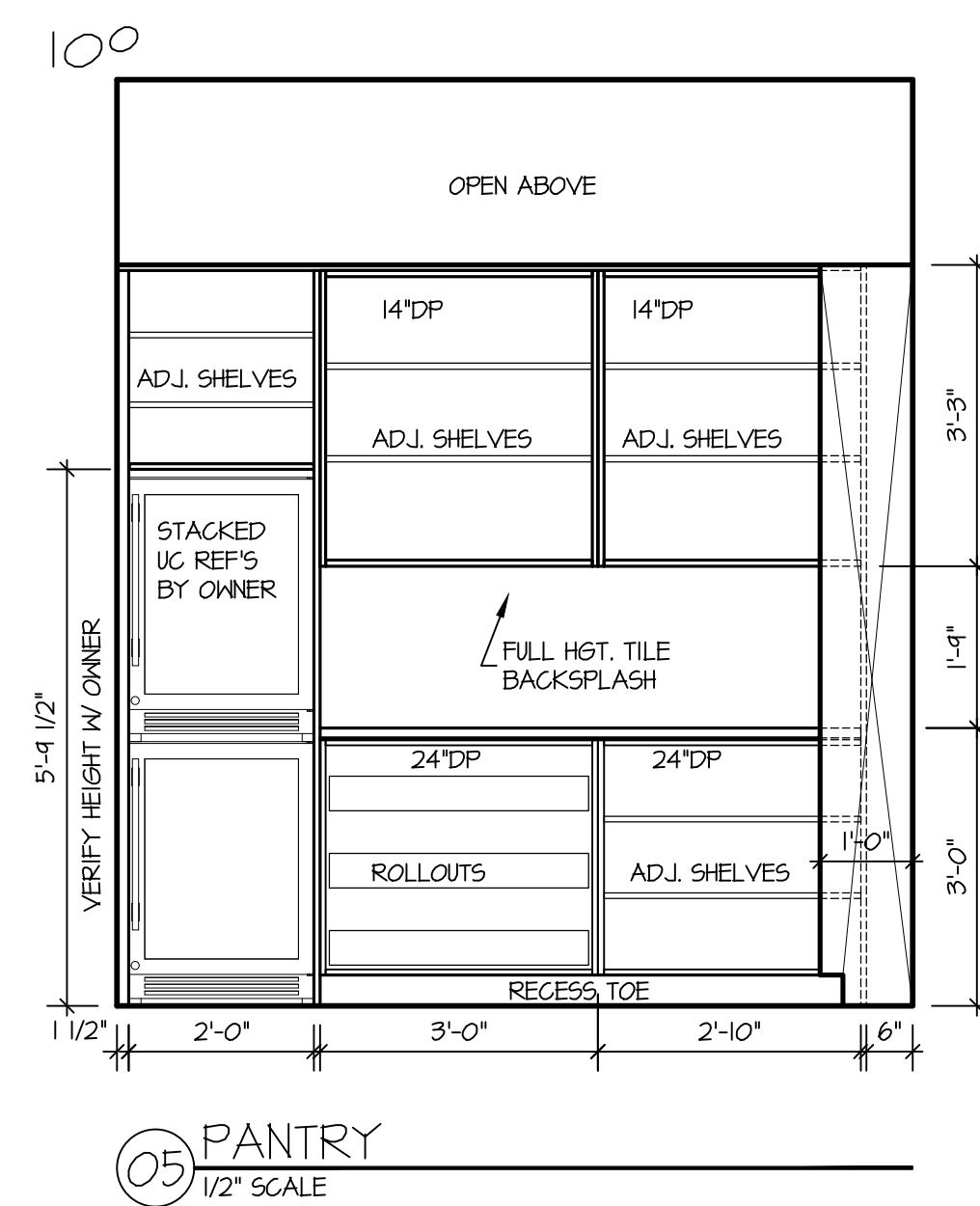
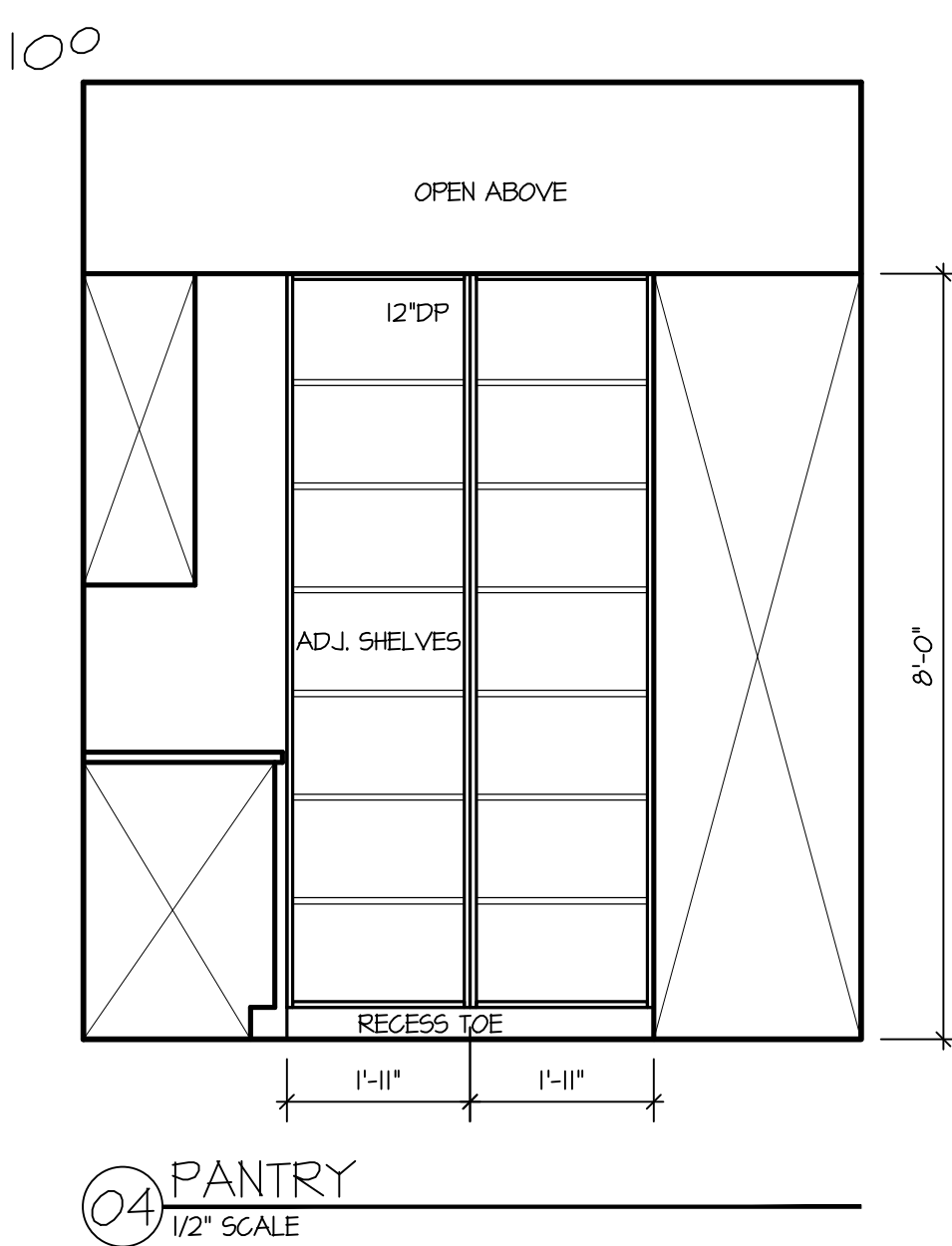
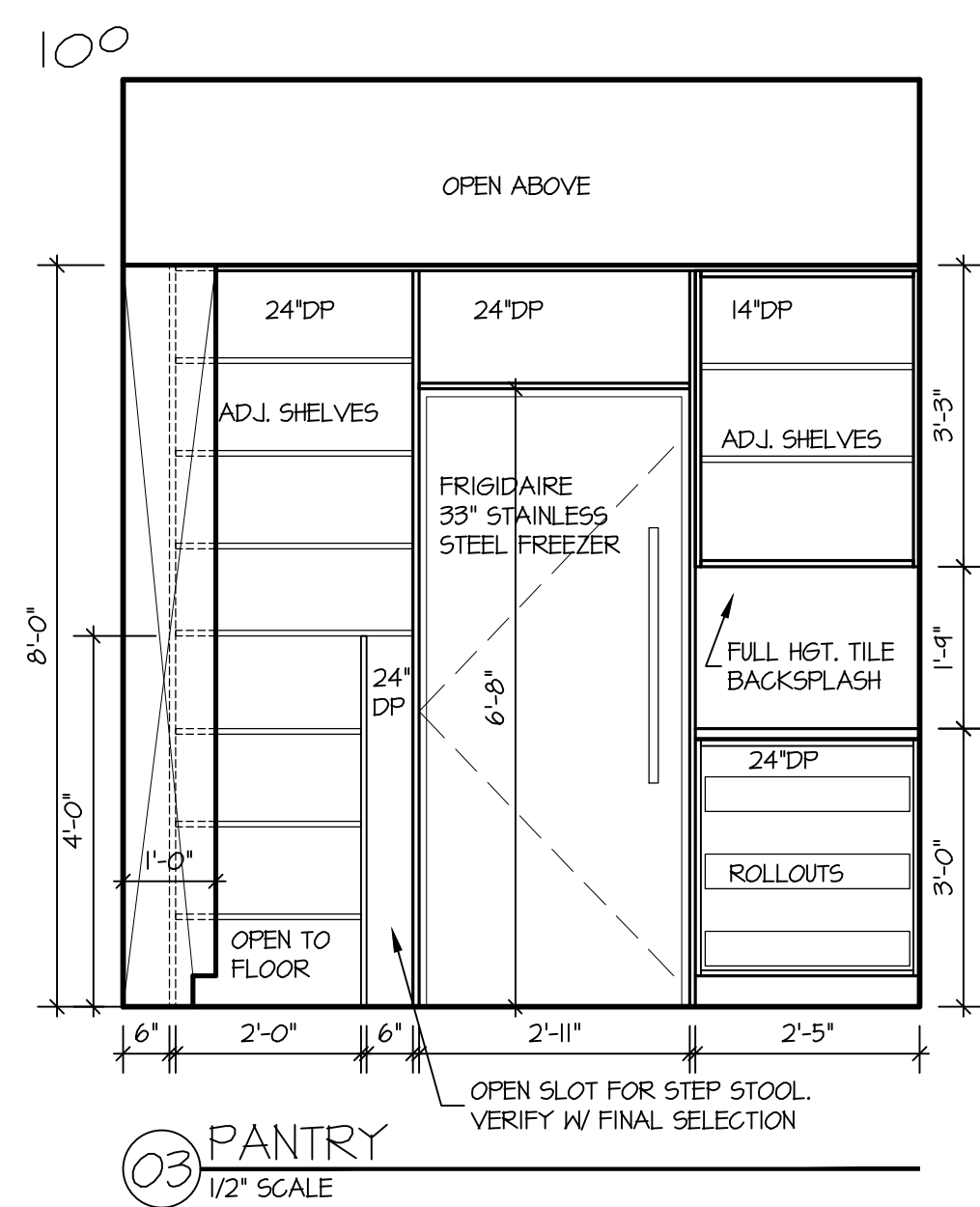
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REV.	DATE

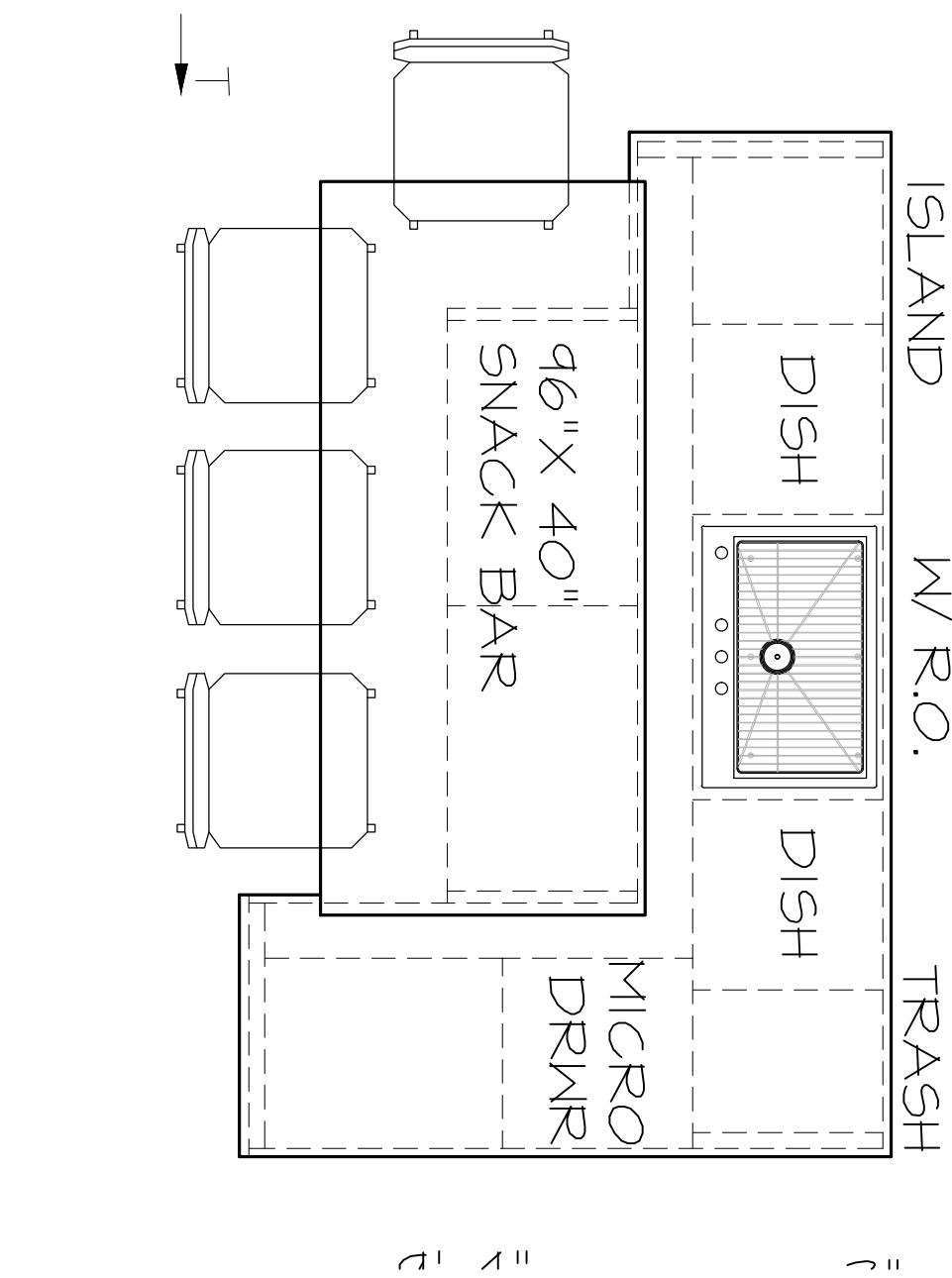
JOB NUMBER
15-2509
DESCRIPTION
INTERIOR ELEVATIONS
PLAN SHEET

A4.01

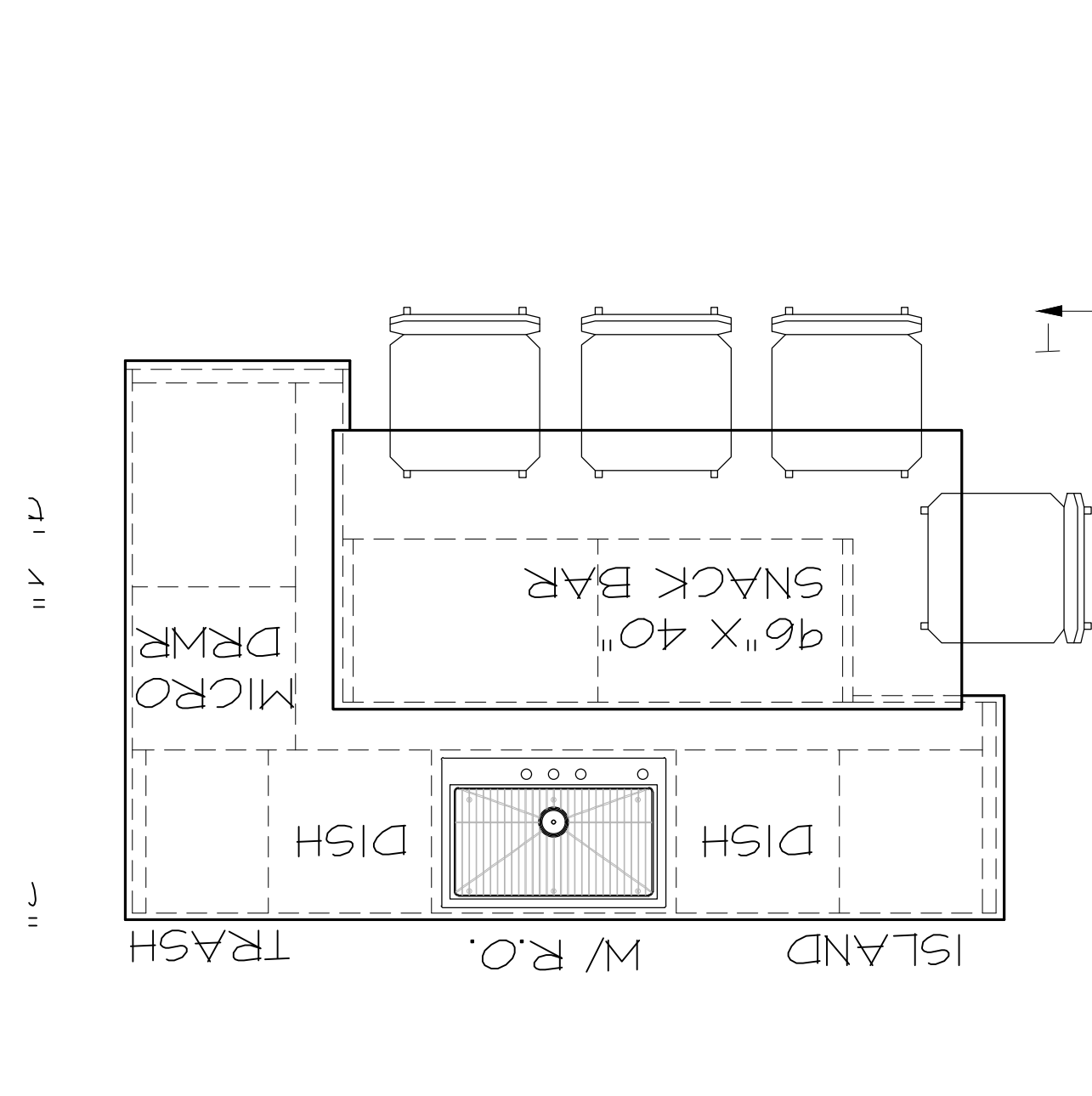
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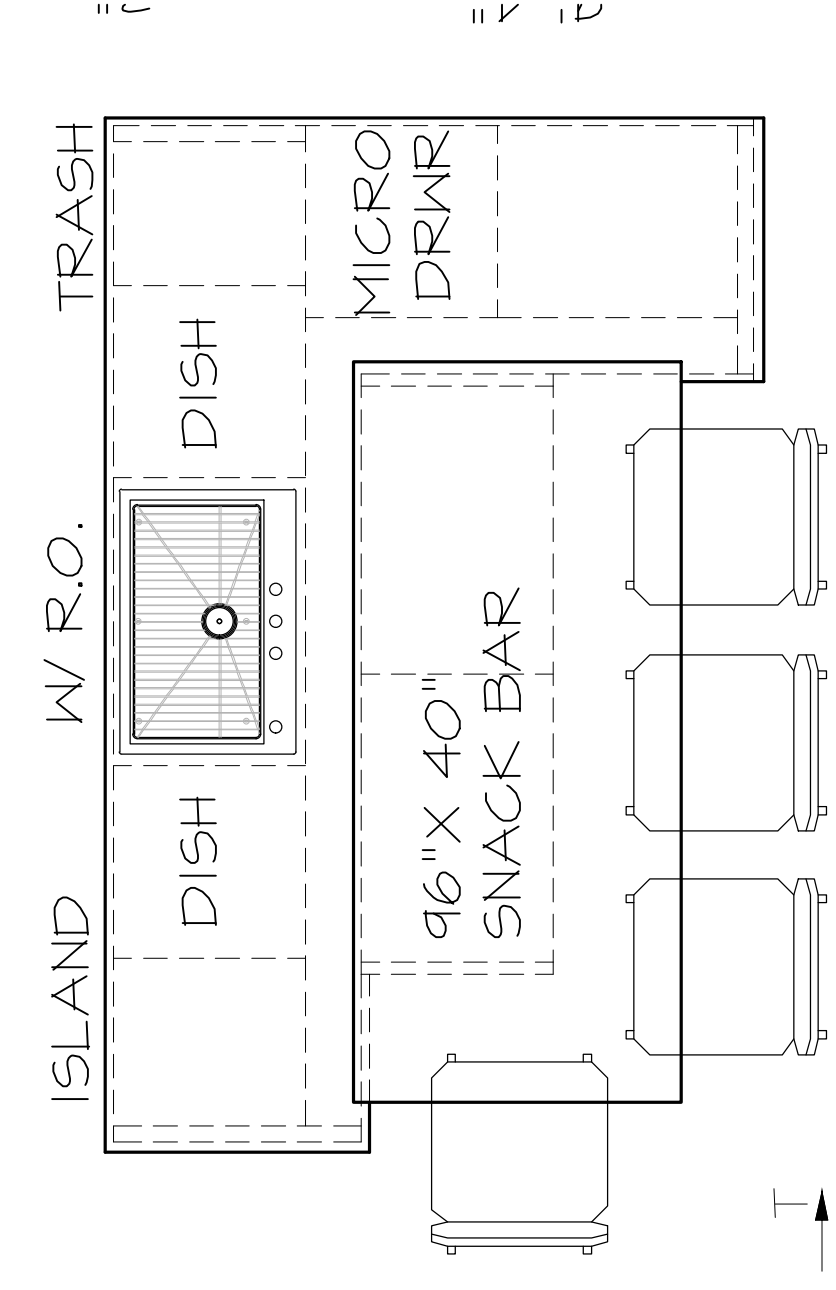




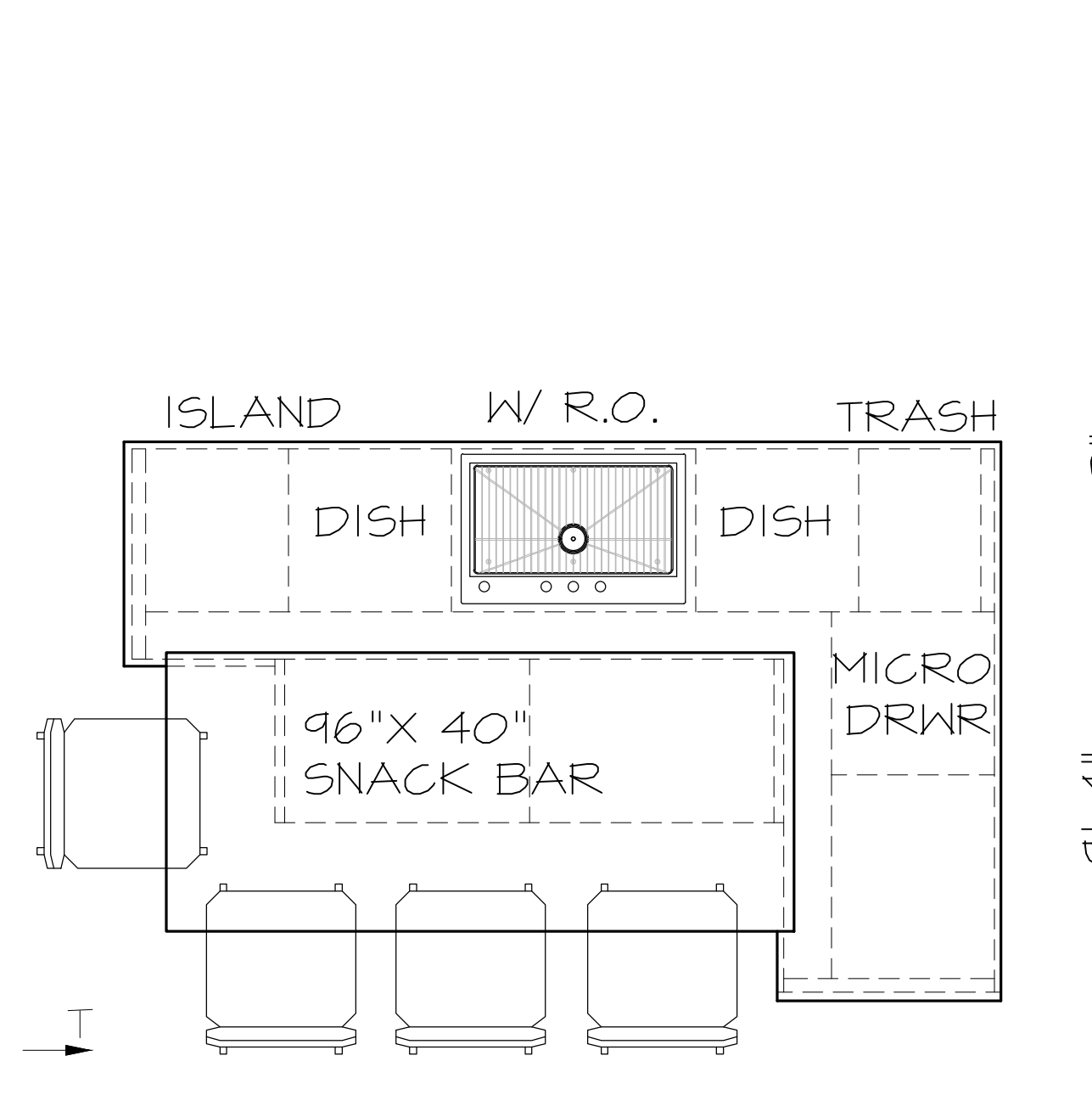
01 KITCHEN ISLAND
1/2" SCALE



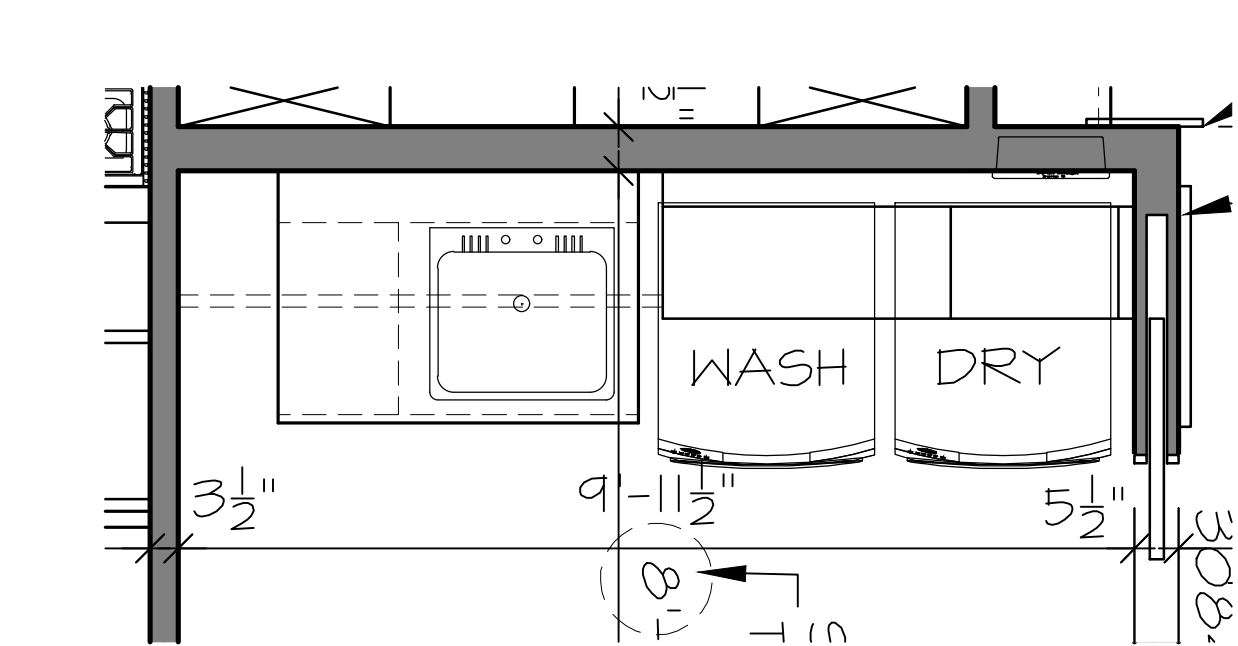
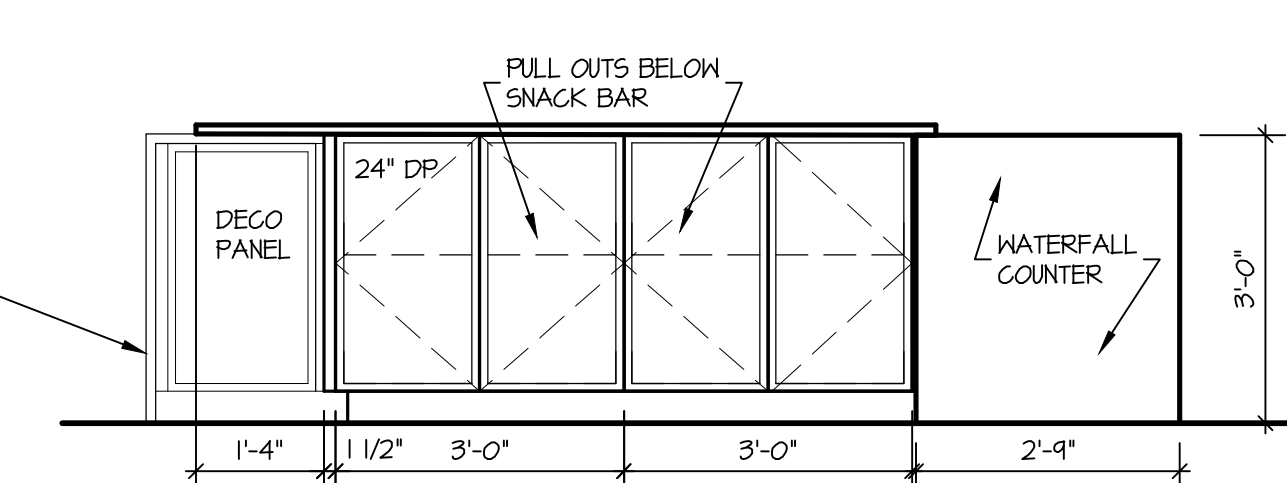
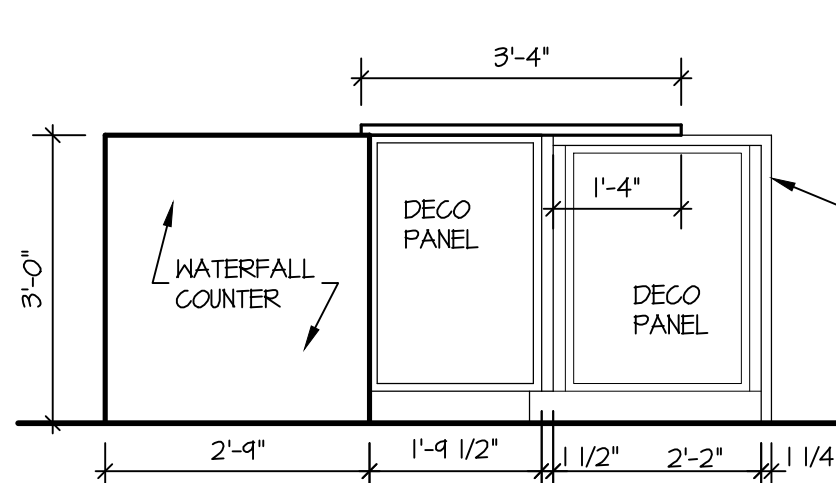
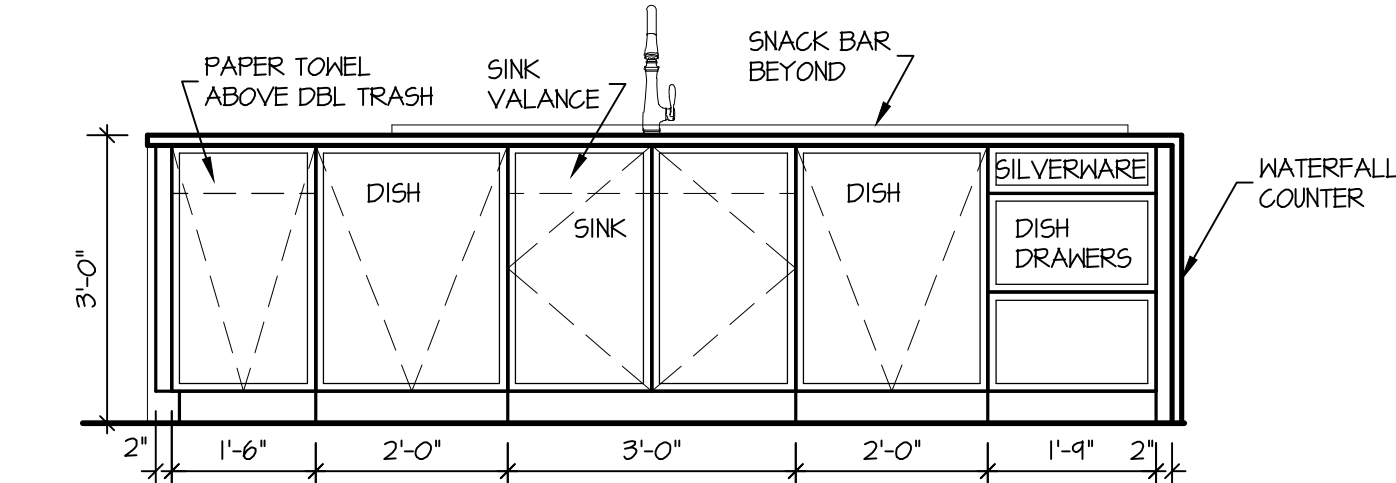
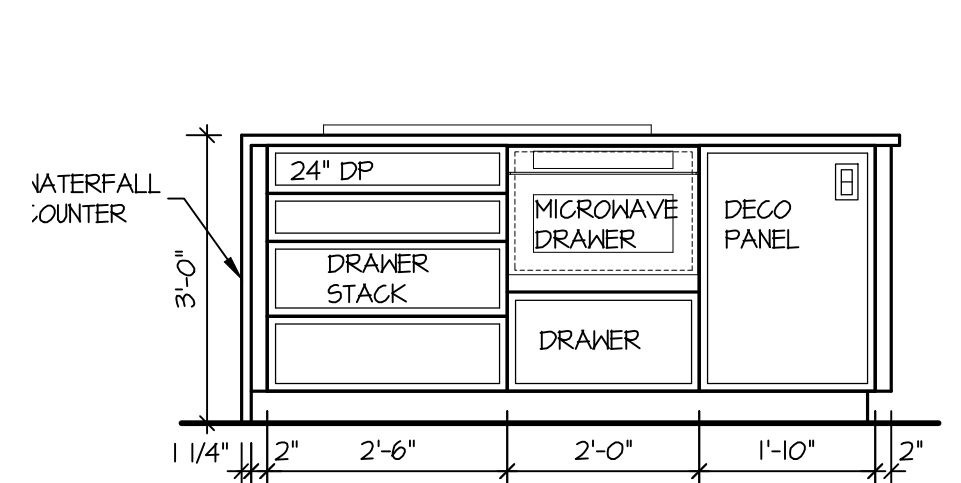
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1/2" SCALE



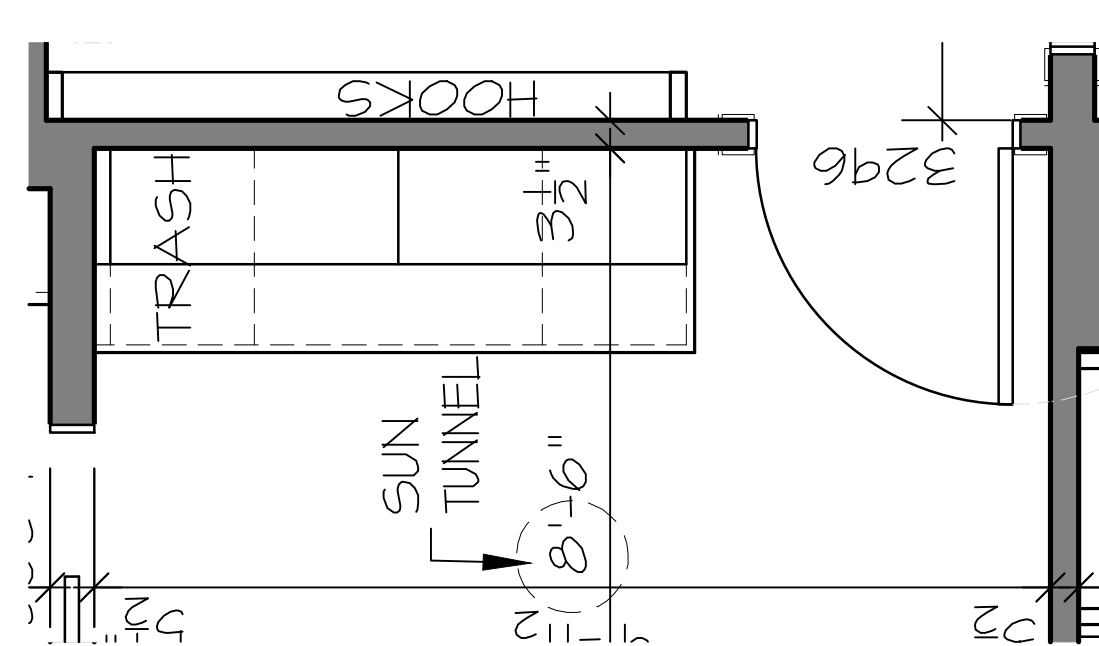
03 KITCHEN ISLAND
1/2" SCALE



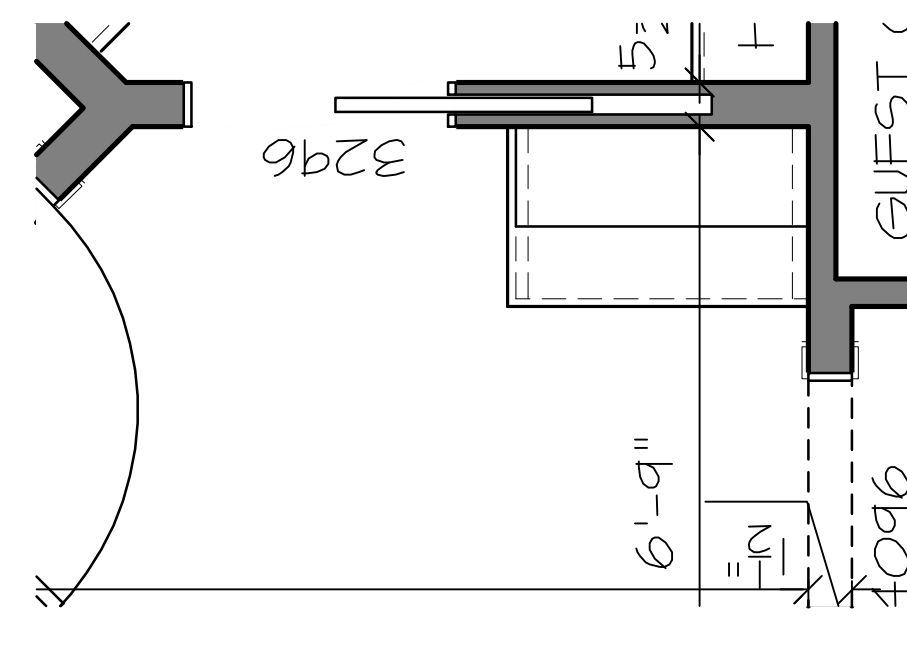
04 KITCHEN ISLAND
1/2" SCALE



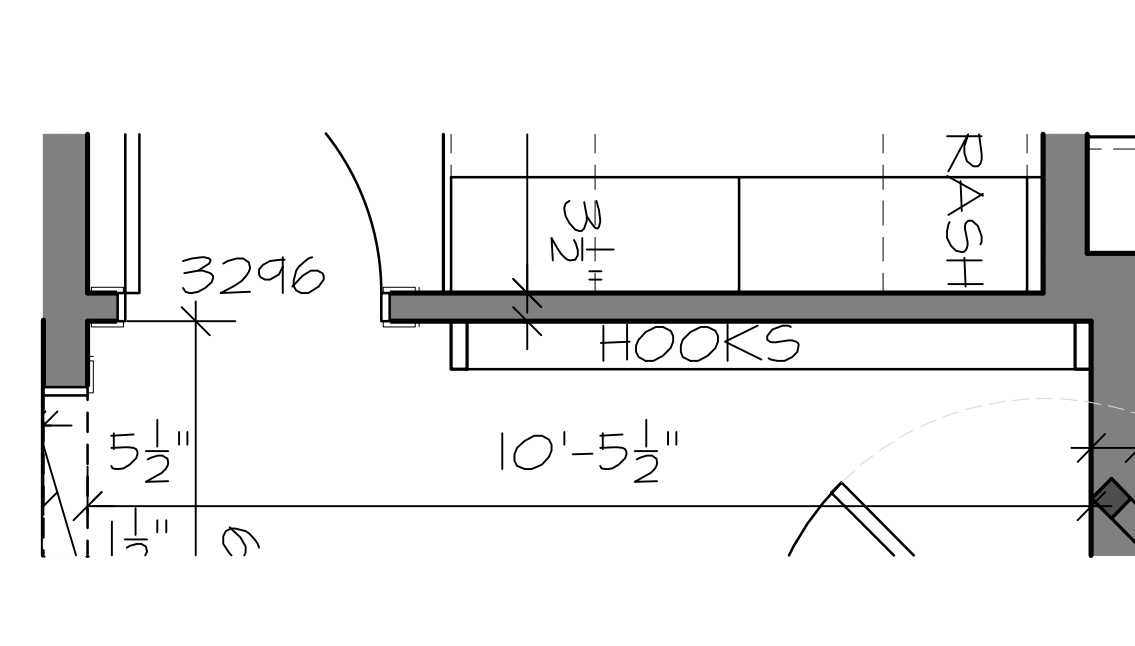
05 LAUNDRY
1/2" SCALE



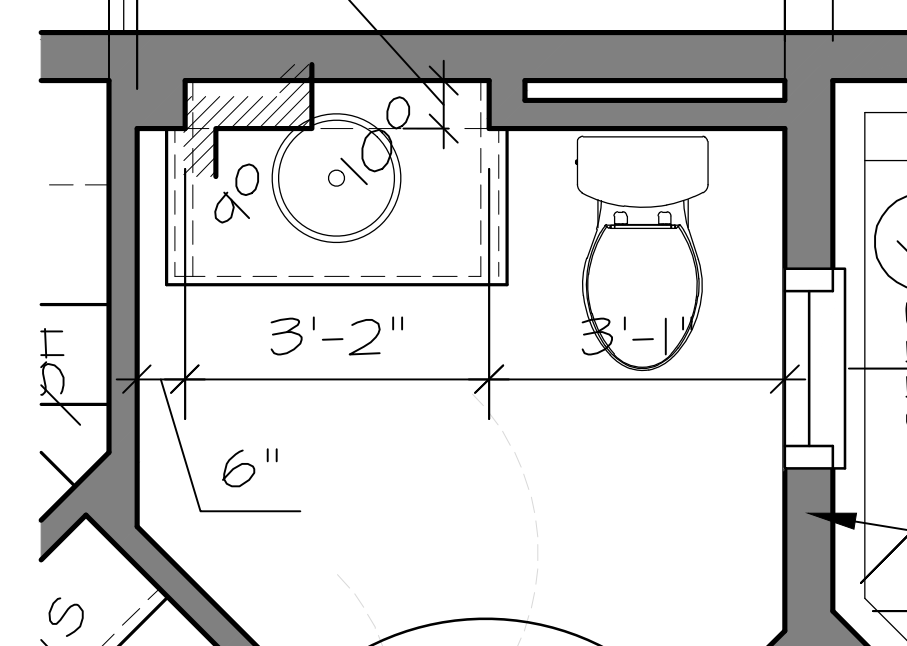
06 LAUNDRY
1/2" SCALE



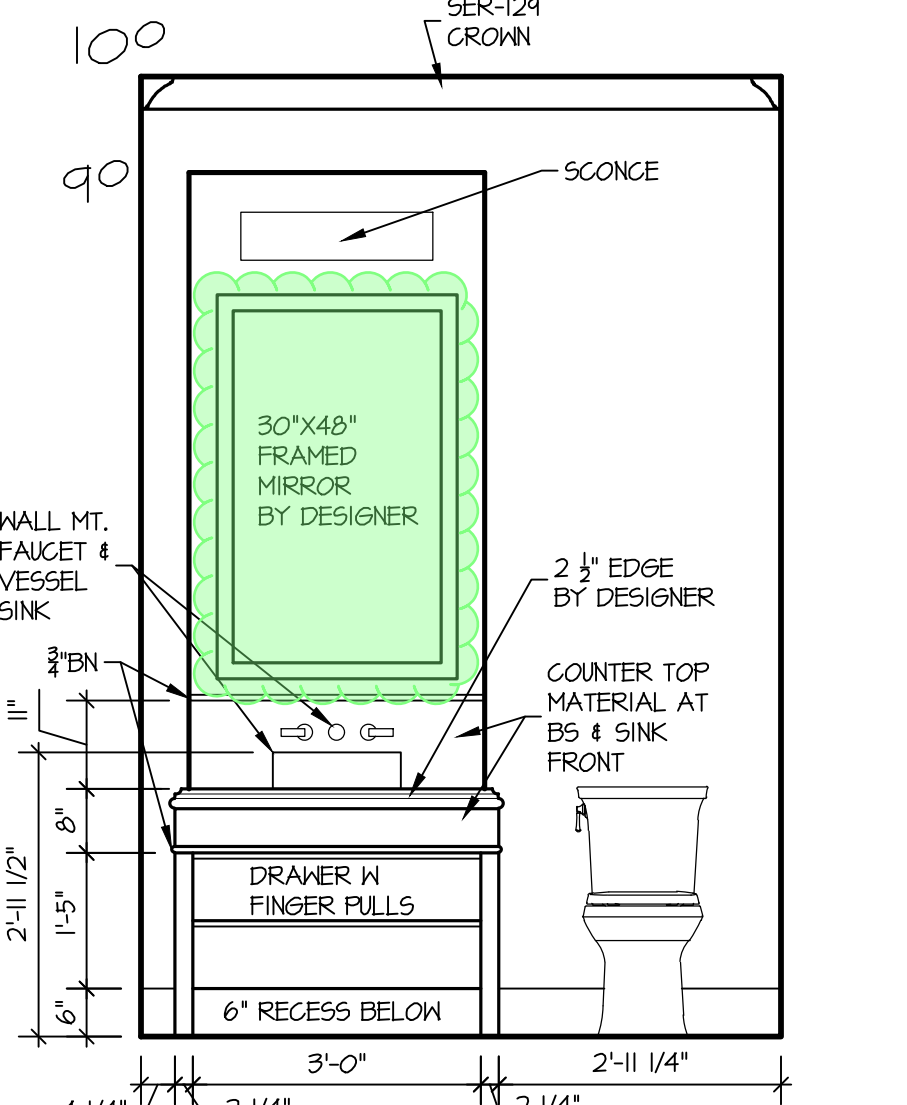
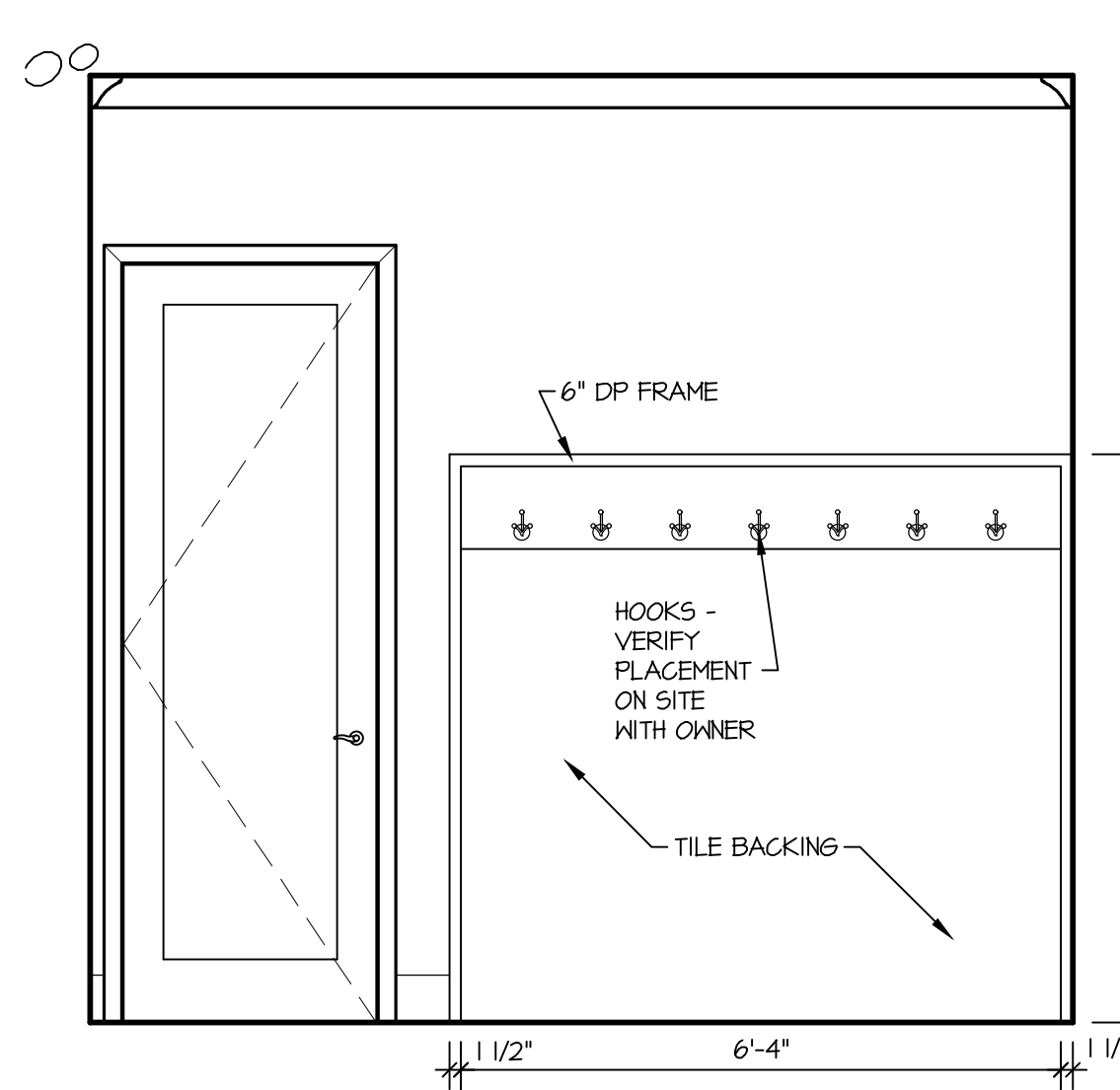
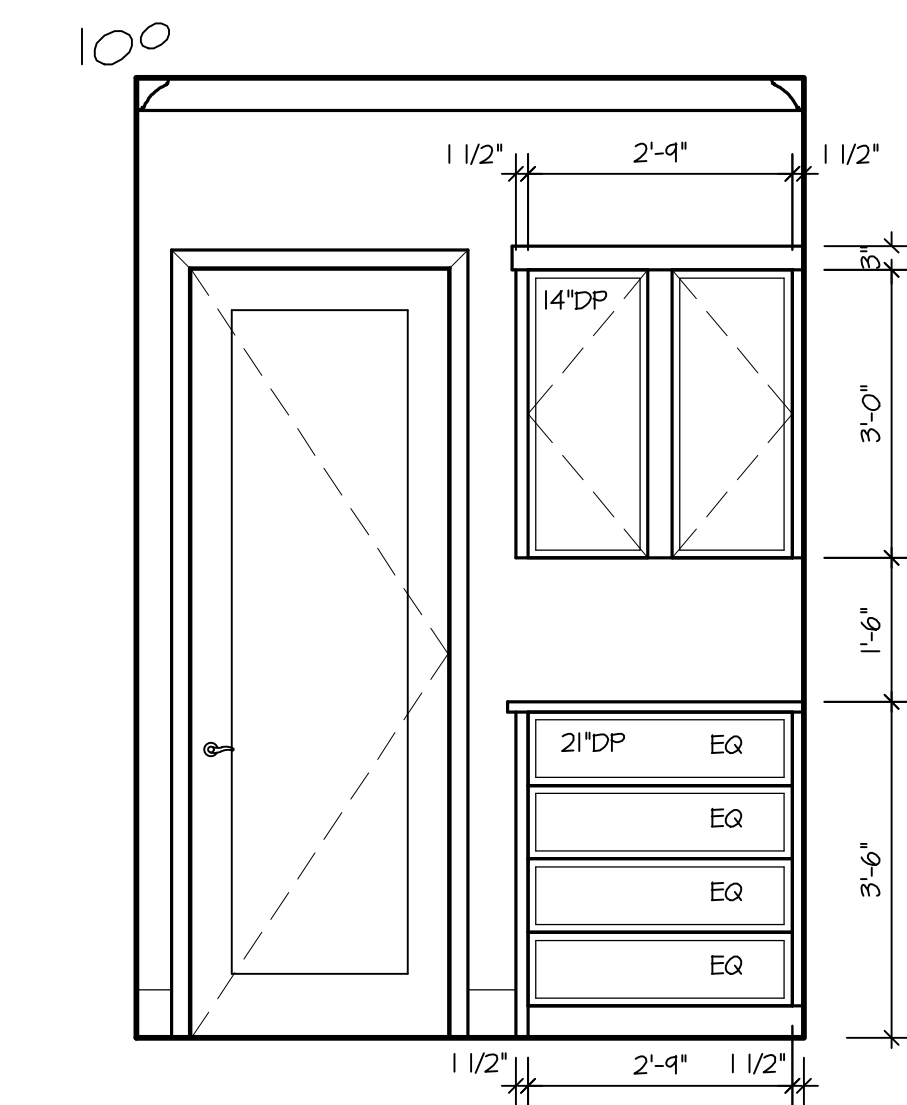
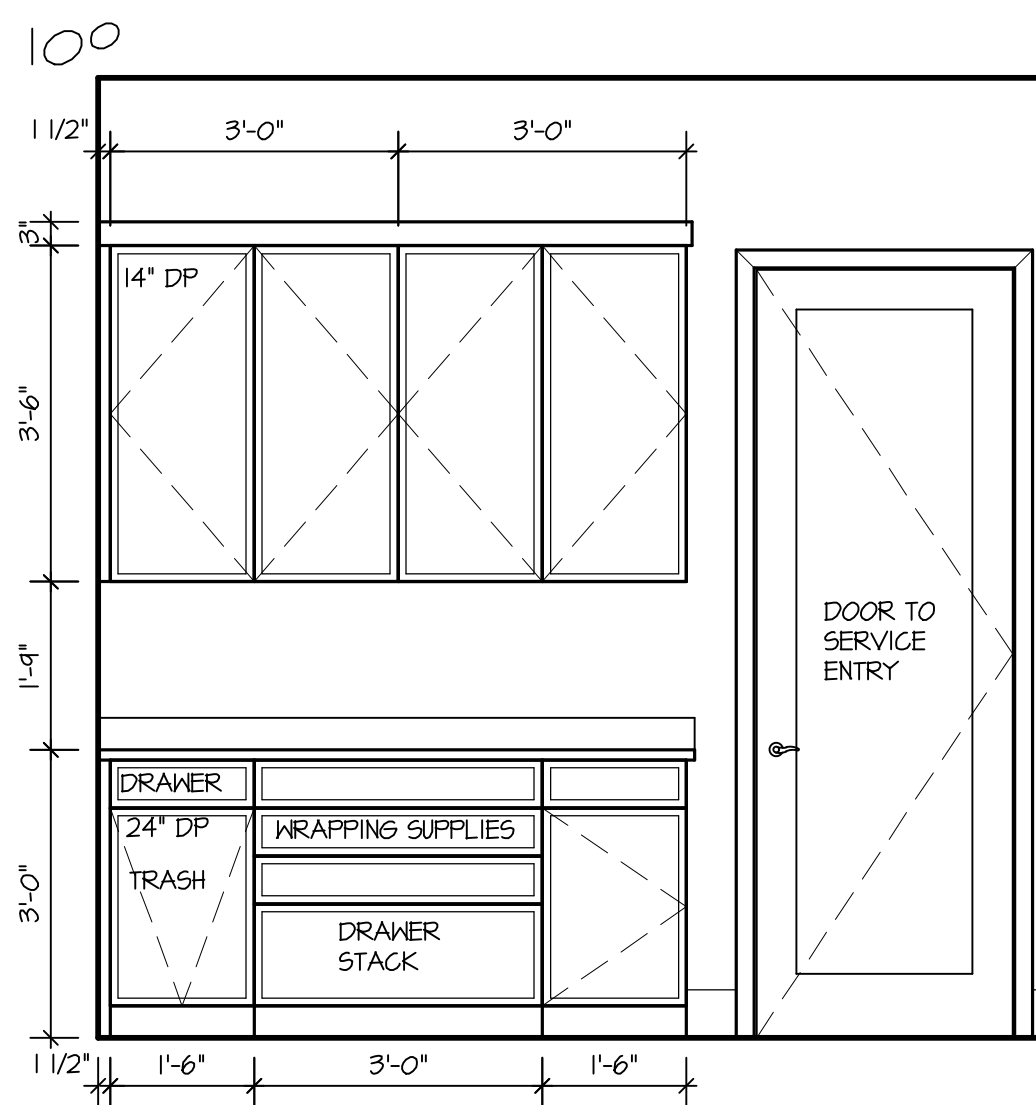
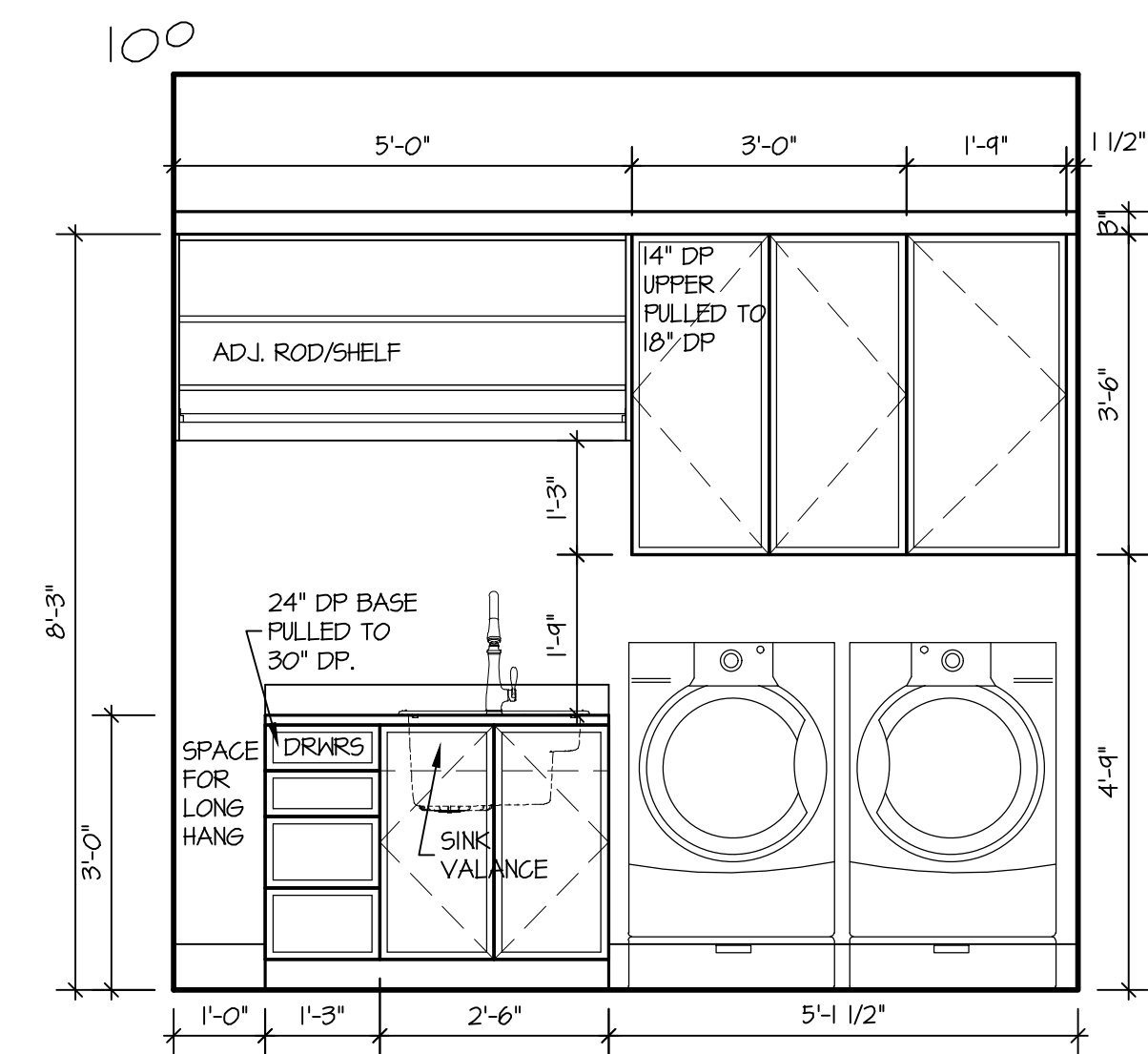
07 SERVICE ENTRY
1/2" SCALE

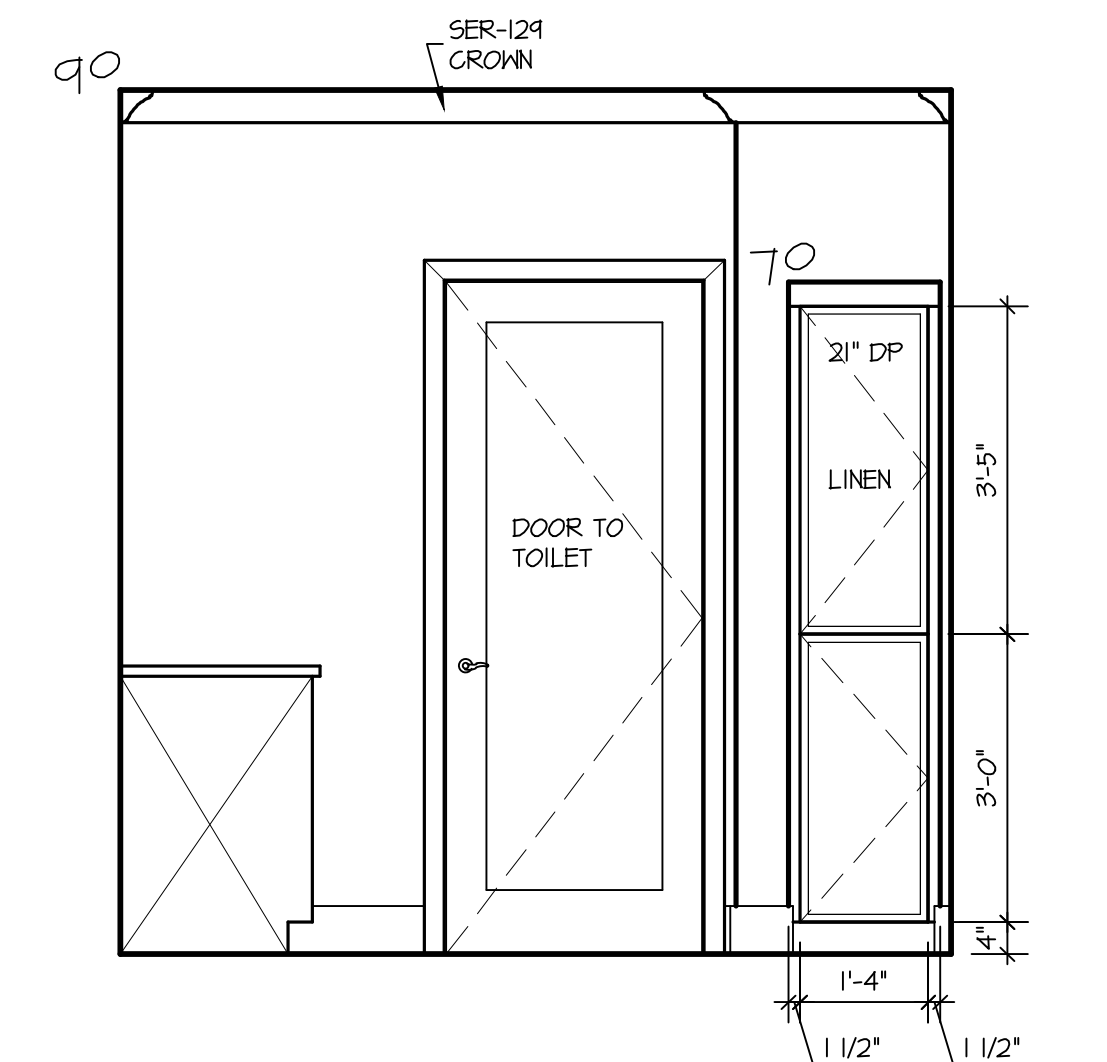
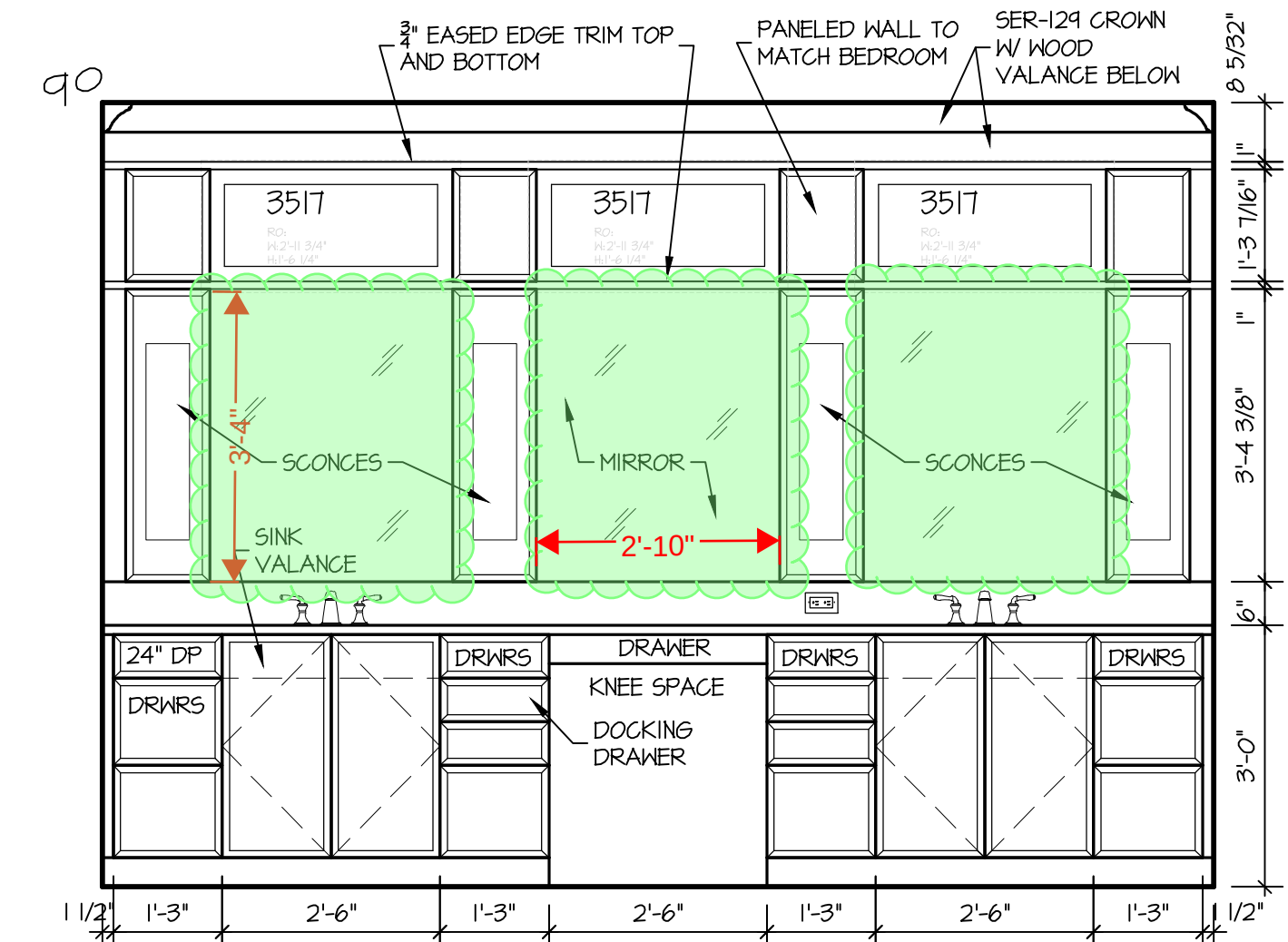
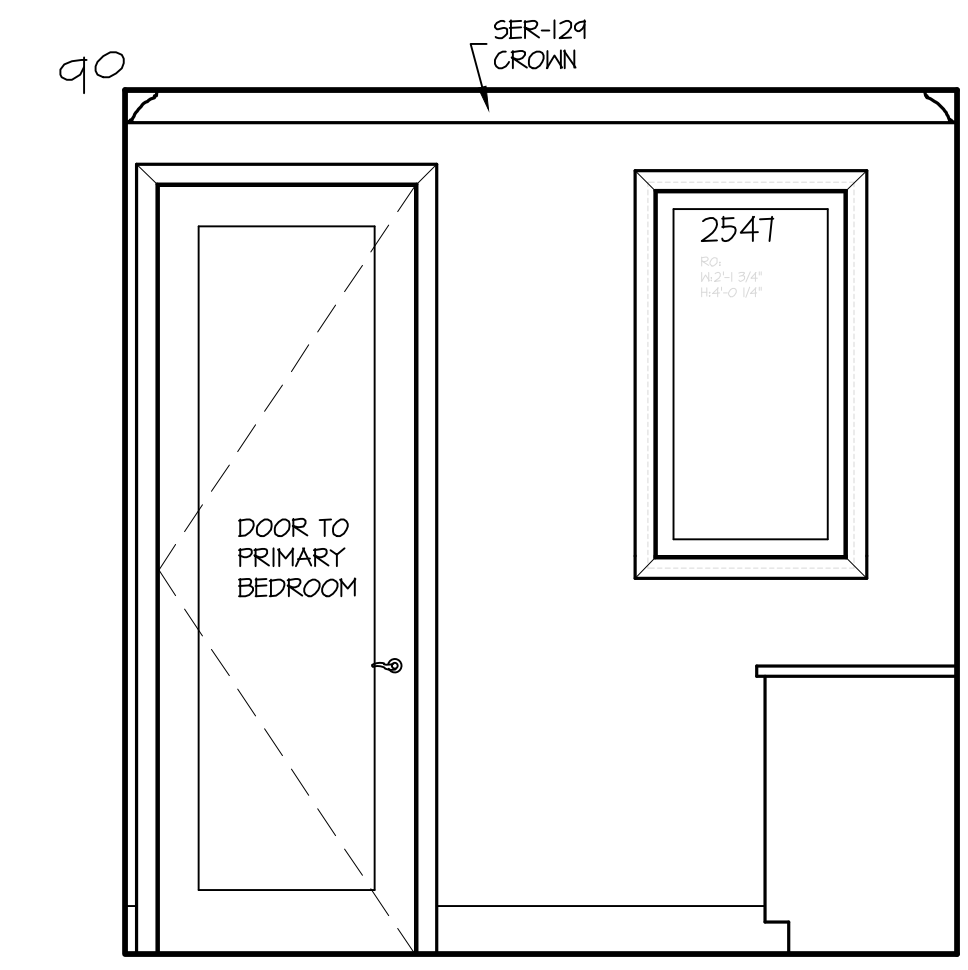
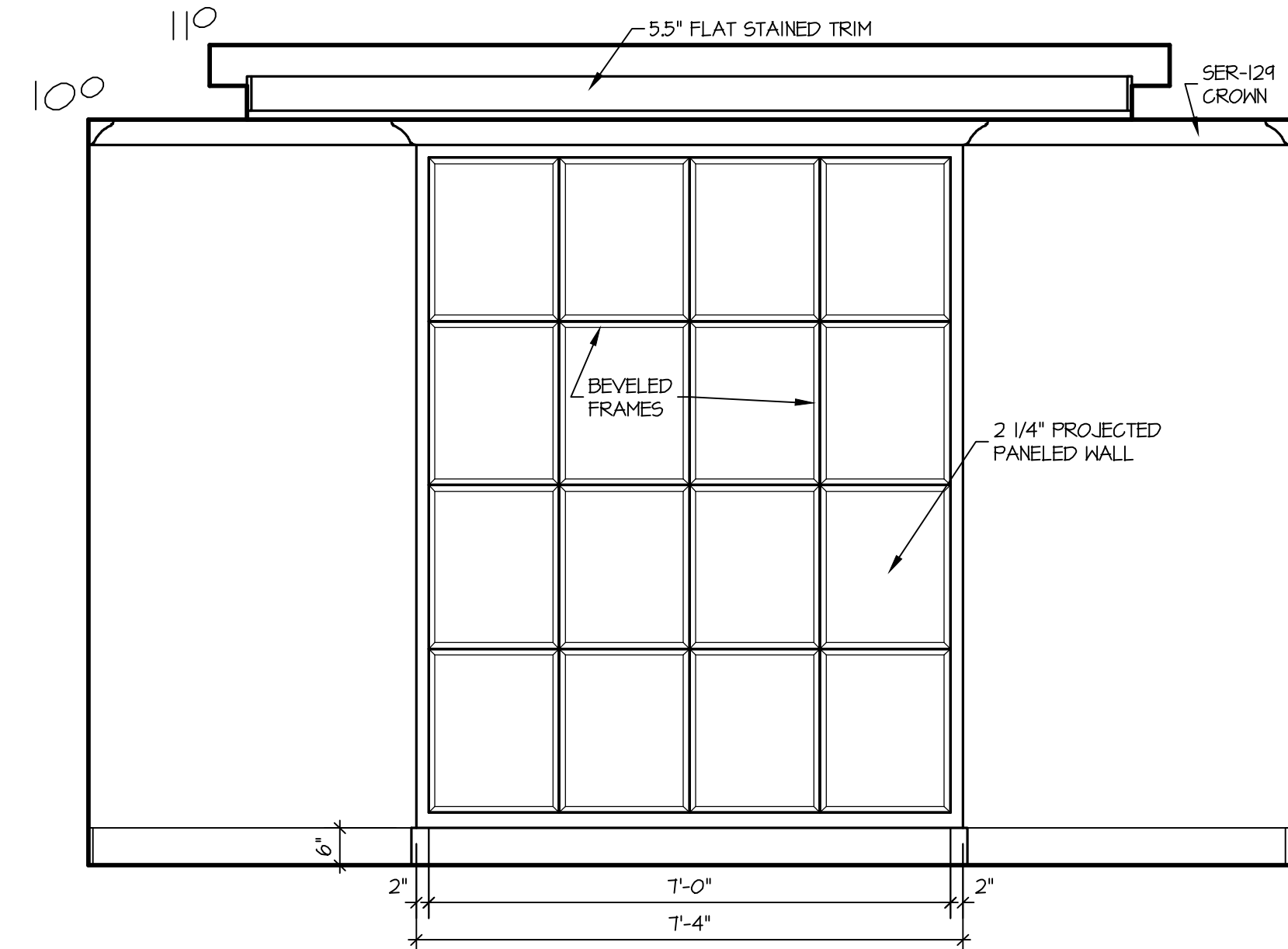
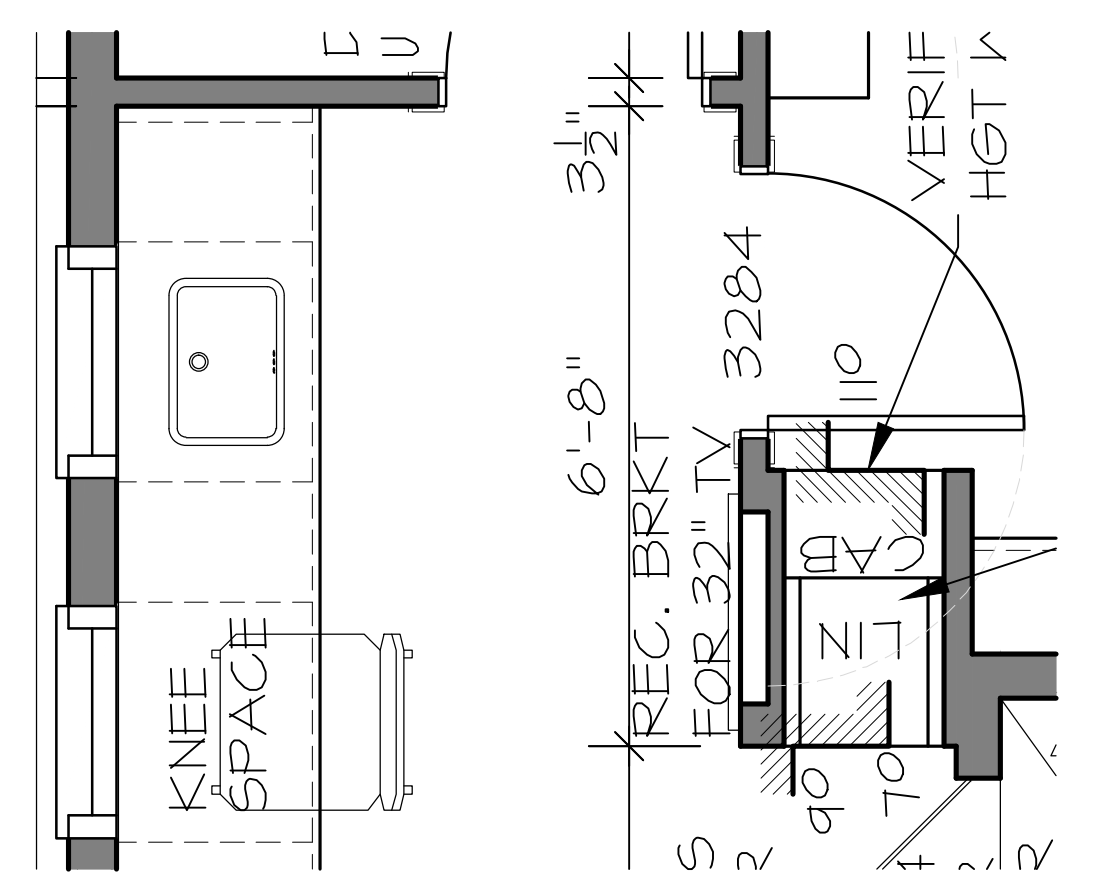
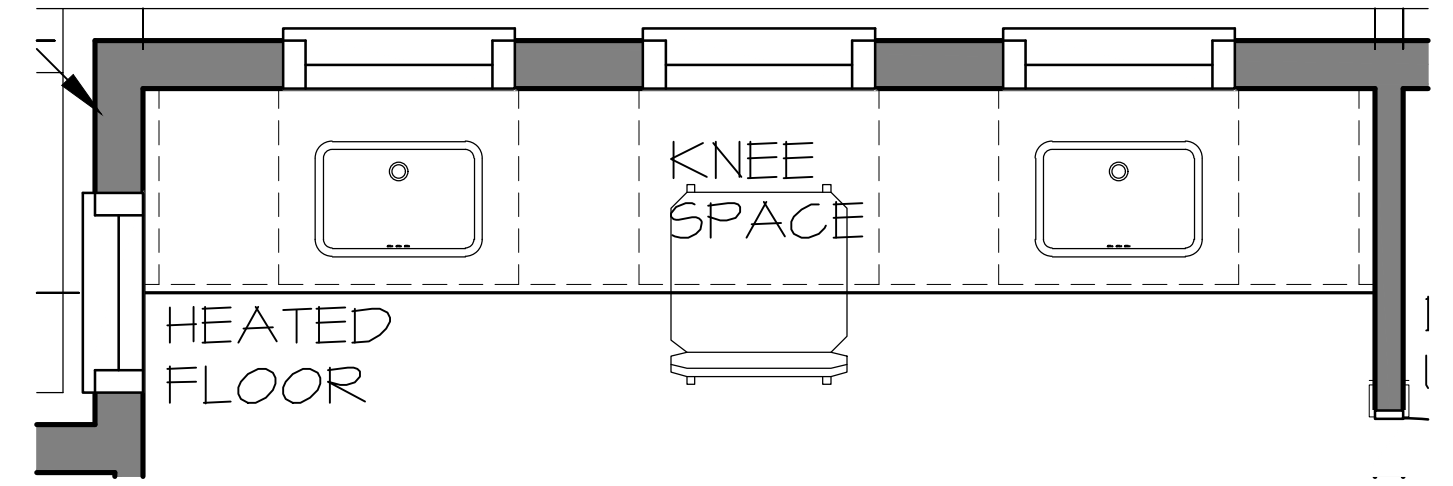
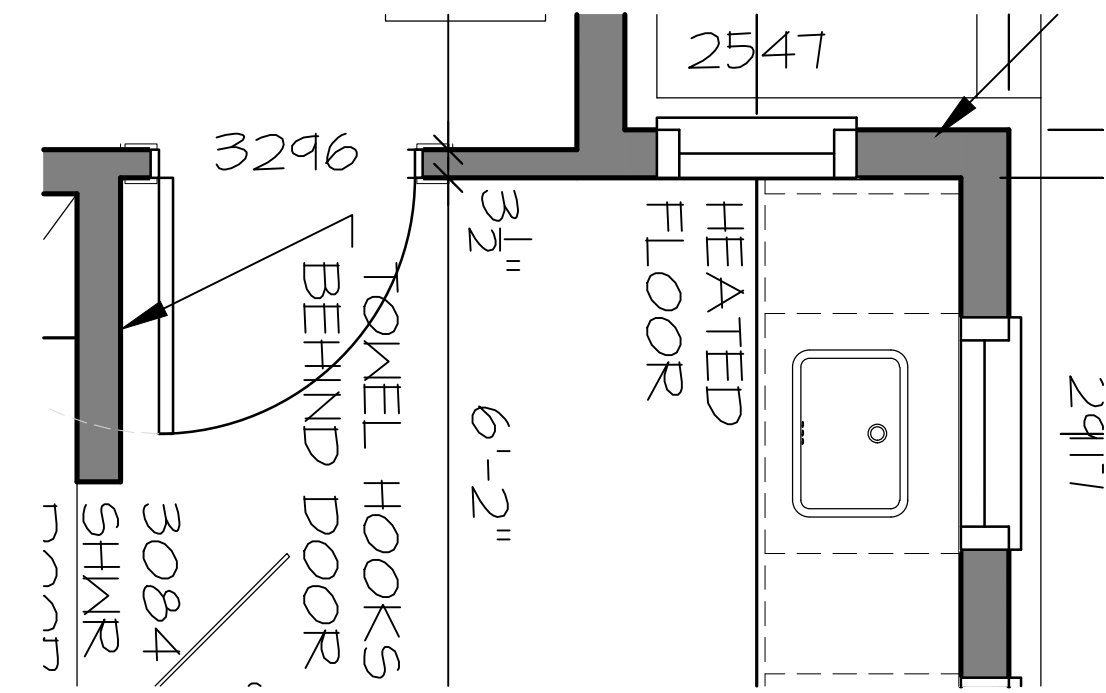
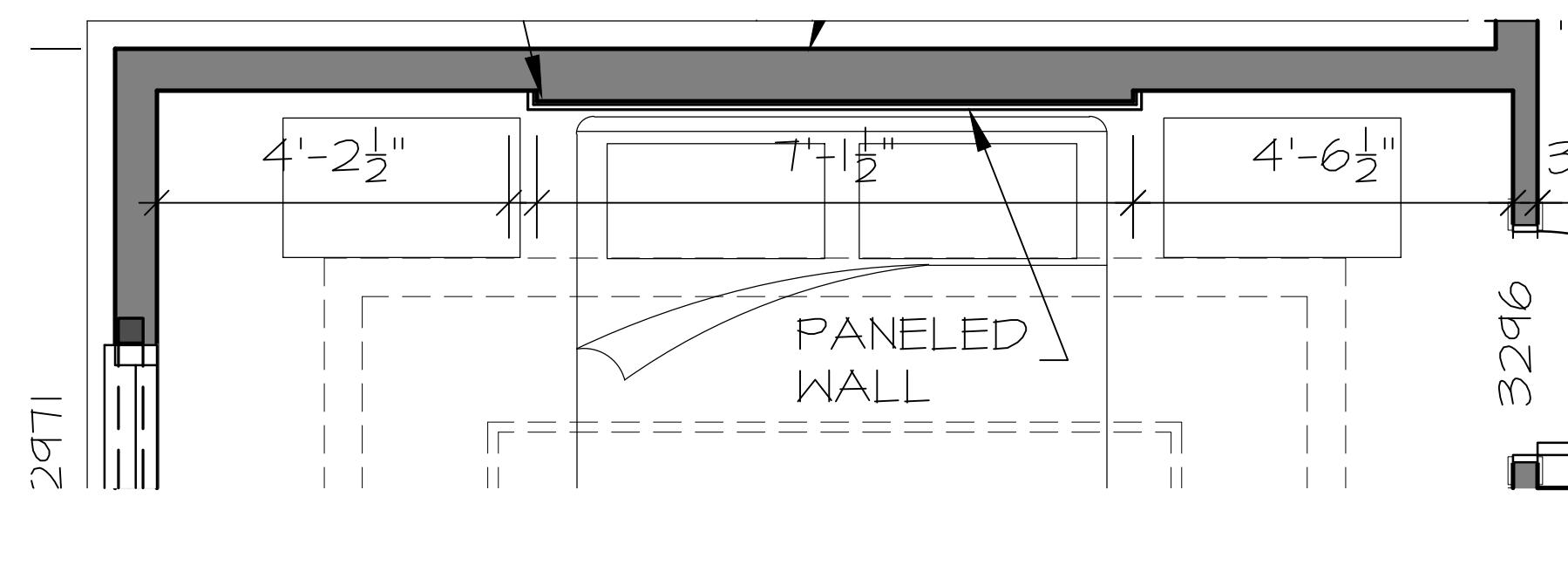


08 SERVICE ENTRY
1/2" SCALE



09 POWDER BATH
1/2" SCALE



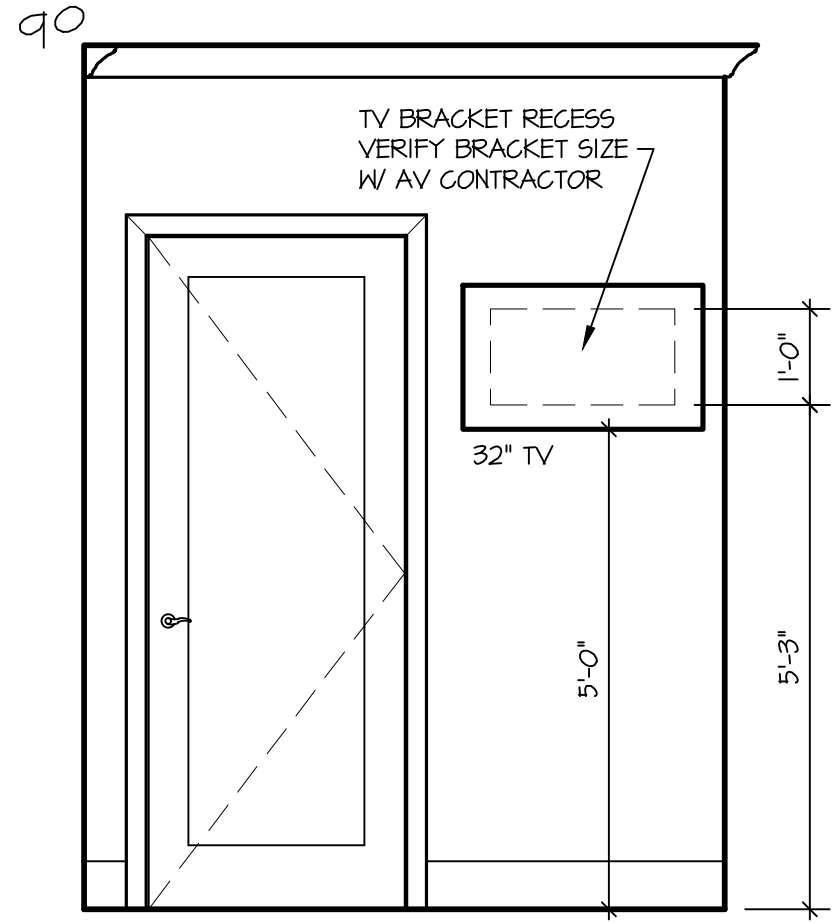
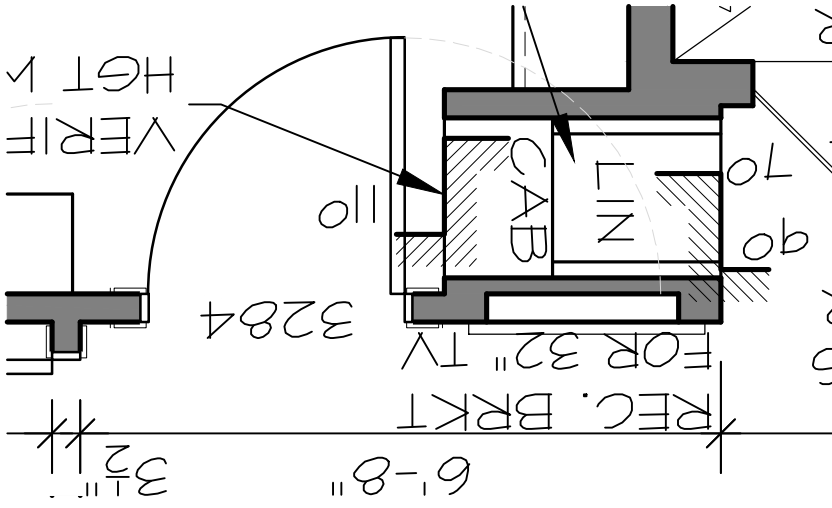


01 PRIMARY BEDROOM
1/2" SCALE

02 PRIMARY BATHROOM
1/2" SCALE

03 PRIMARY BATHROOM
1/2" SCALE

04 PRIMARY BATHROOM
1/2" SCALE

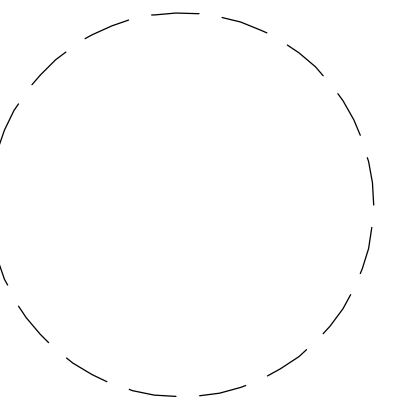


05 PRIMARY BATHROOM
1/2" SCALE

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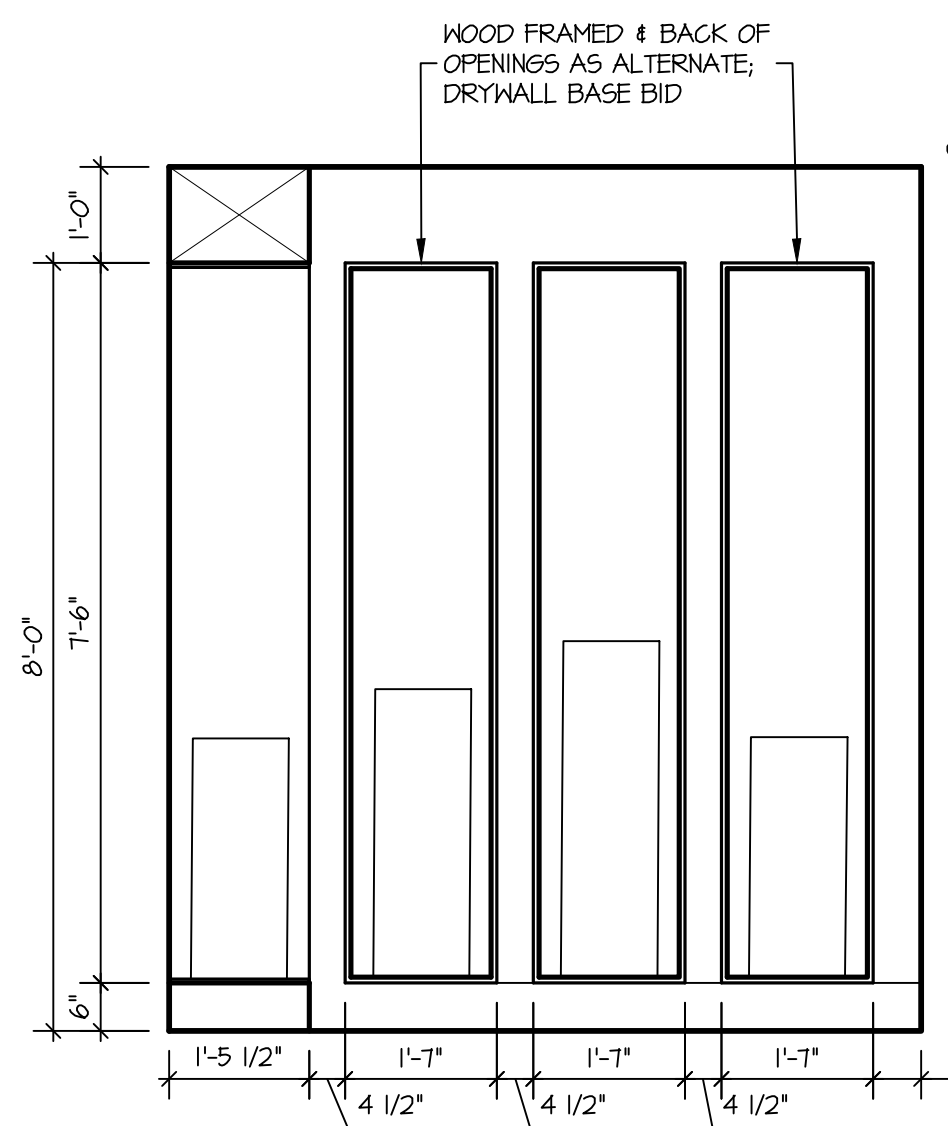
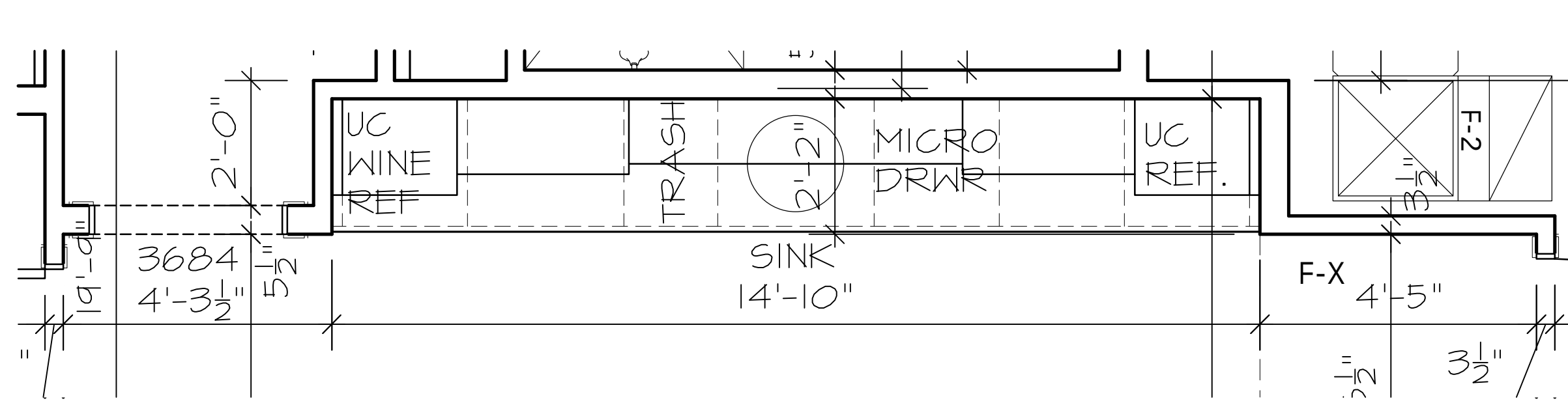
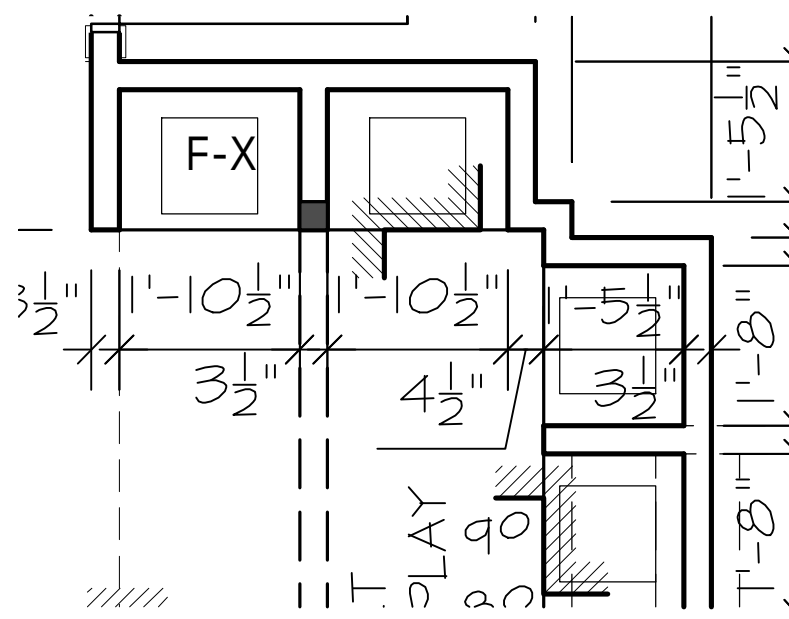
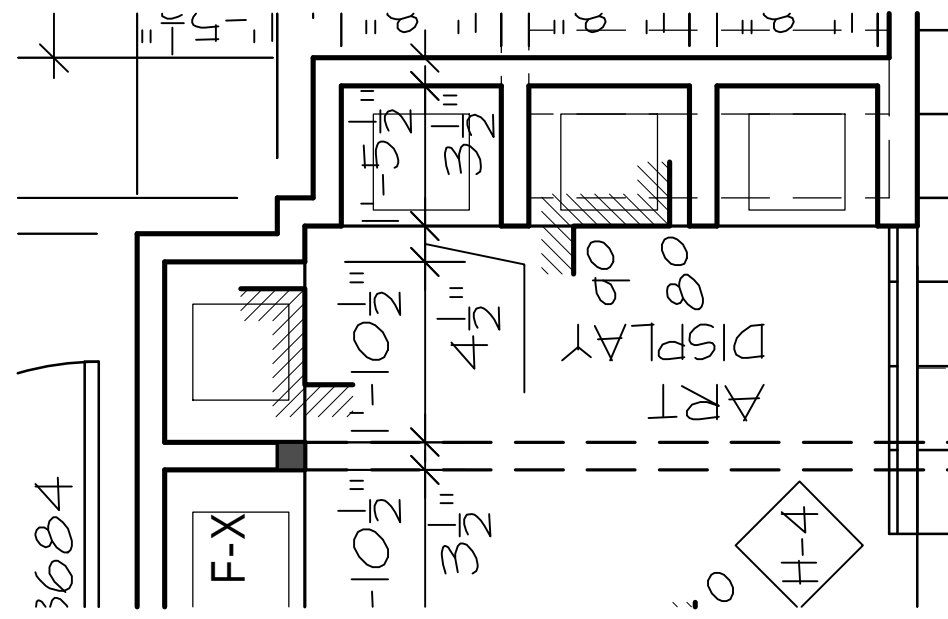
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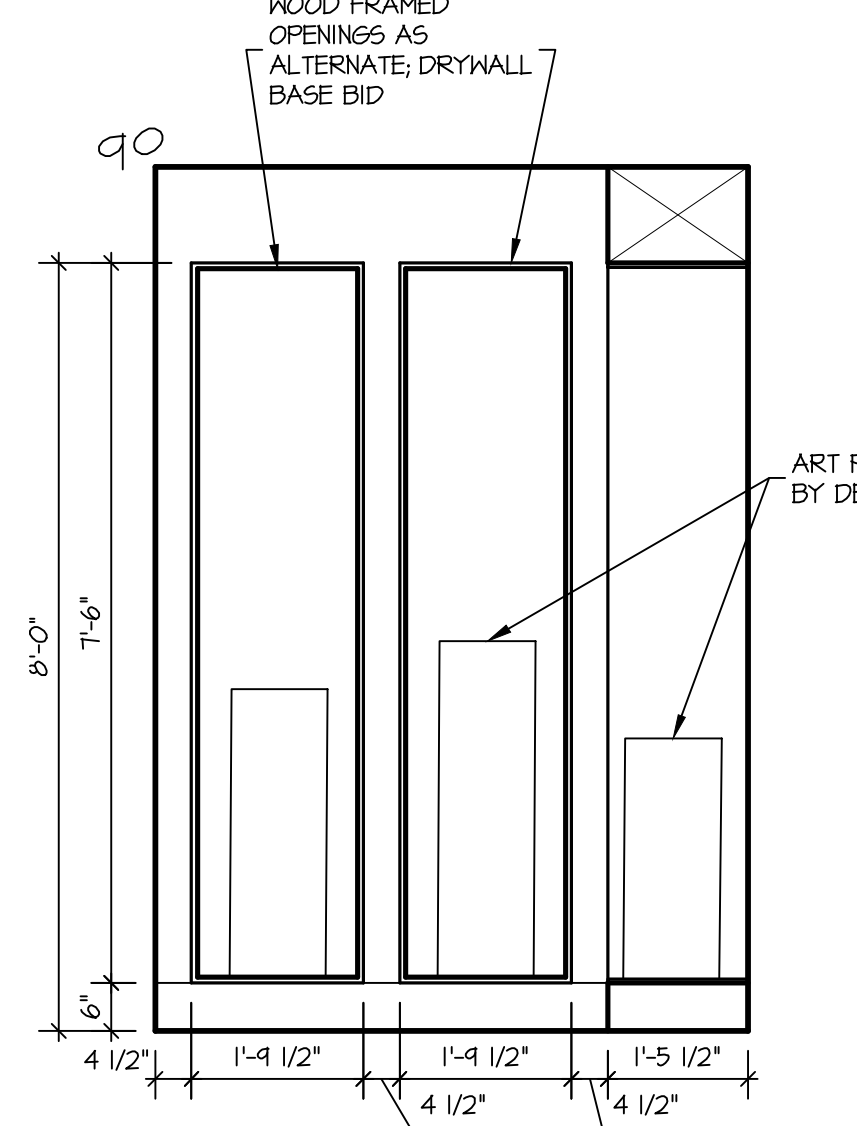


JOB NUMBER	15-2509
DESCRIPTION	INTERIOR ELEVATIONS
PLAN SHEET	A4.06

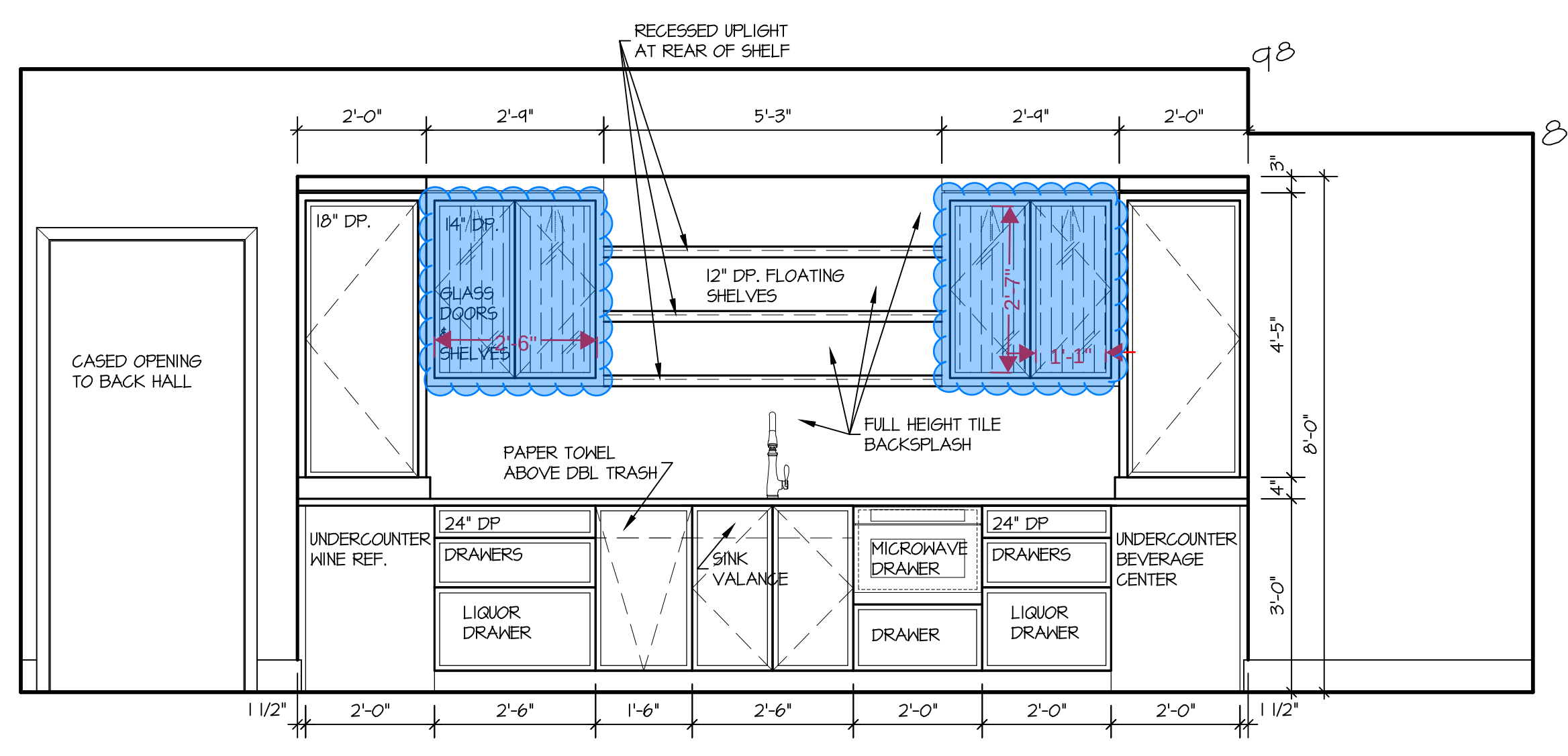
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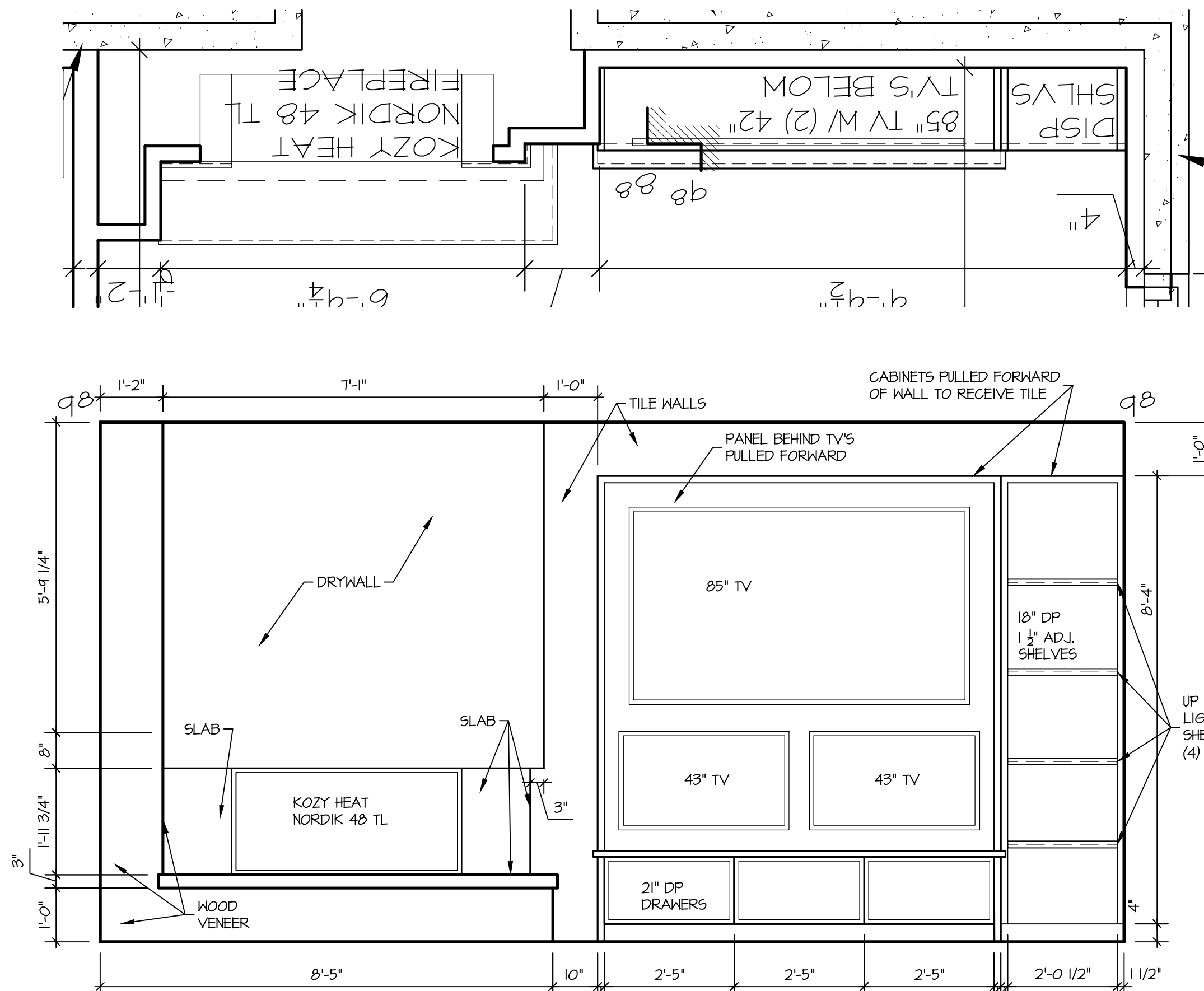
01 ART DISPLAY
1/2" SCALE



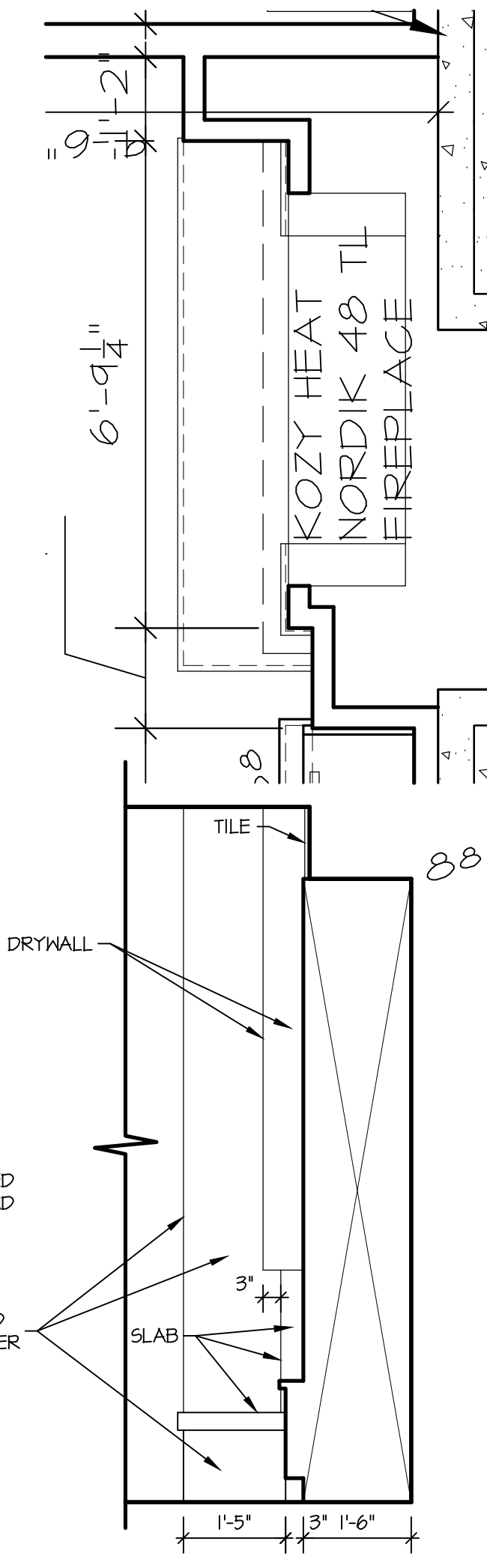
02 ART DISPLAY
1/2" SCALE



03 LOWER LEVEL BAR
1/2" SCALE



04 FAMILY ROOM FIREPLACE
1/2" SCALE



05 FAMILY ROOM FP
1/2" SCALE