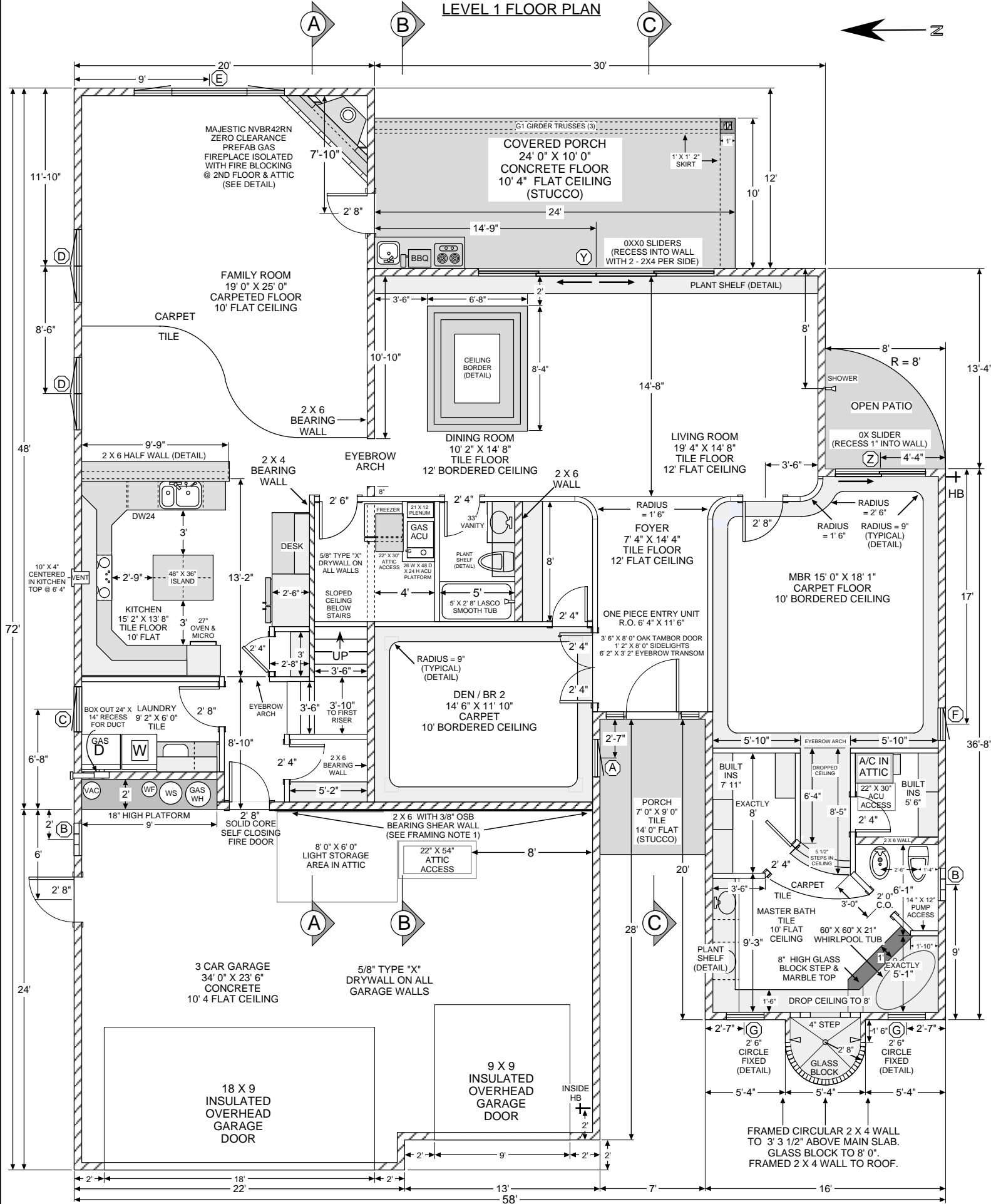
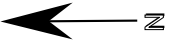


LEVEL 1 FLOOR PLAN



MAJESTIC NVBR42RN
ZERO CLEARANCE
PREFAB GAS
FIREPLACE ISOLATED
WITH FIRE BLOCKING
@ 2ND FLOOR & ATTIC
(SEE DETAIL)

COVERED PORCH
24' 0" X 10' 0"
CONCRETE FLOOR
10' 4" FLAT CEILING
(STUCCO)

FAMILY ROOM
19' 0" X 25' 0"
CARPETED FLOOR
10' FLAT CEILING

DINING ROOM
10' 2" X 14' 8"
TILE FLOOR
12' BORDERED CEILING

LIVING ROOM
19' 4" X 14' 8"
TILE FLOOR
12' FLAT CEILING

OPEN PATIO
0X SLIDER
(RECESS 1" INTO WALL)

FOYER
7' 4" X 14' 4"
TILE FLOOR
12' FLAT CEILING

MBR 15' 0" X 18' 1"
CARPET FLOOR
10' BORDERED CEILING

DEN / BR 2
14' 6" X 11' 10"
CARPET
10' BORDERED CEILING

KITCHEN
15' 2" X 13' 8"
TILE FLOOR
10' FLAT

LAUNDRY
9' 2" X 6' 0"
TILE

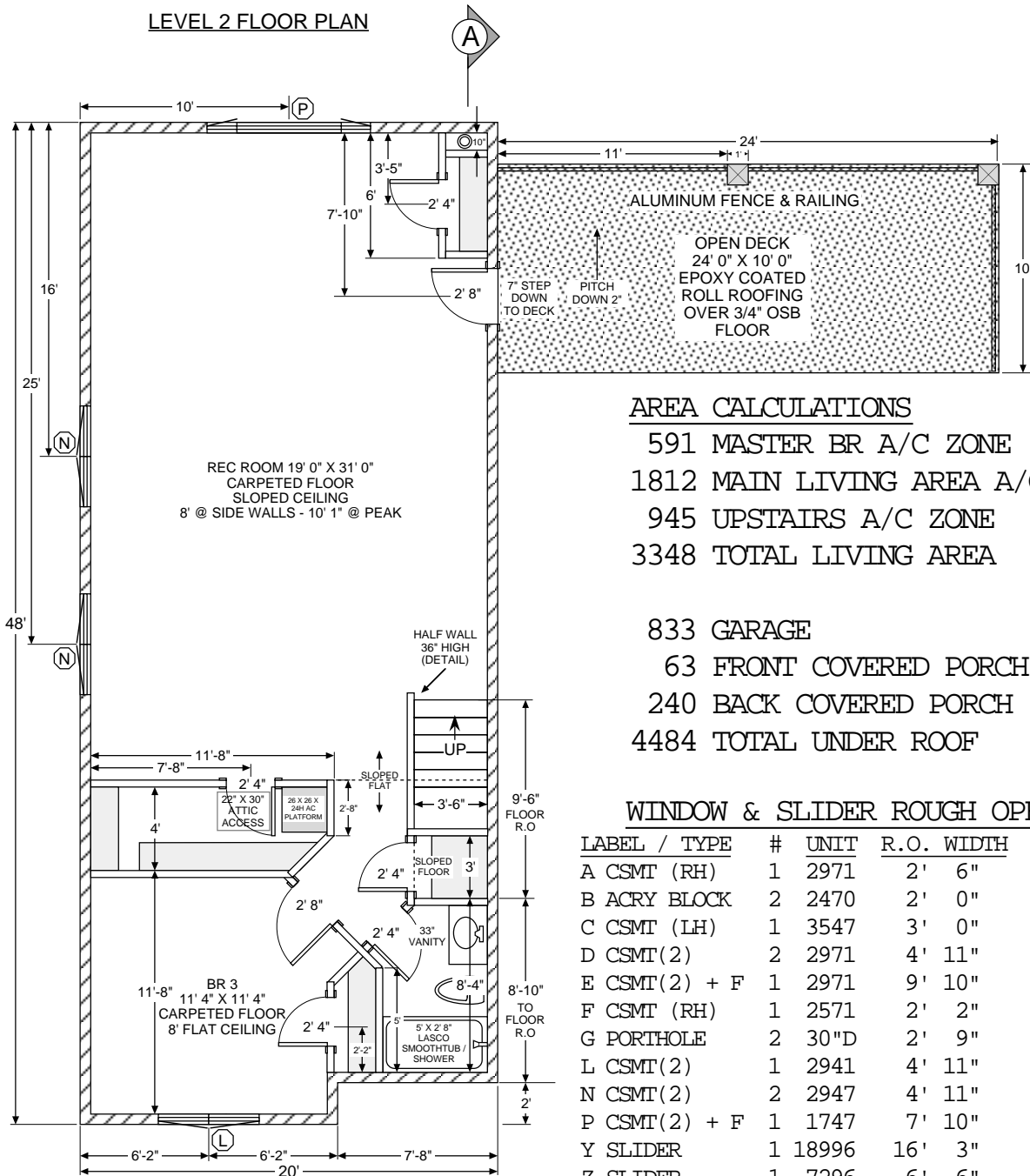
3 CAR GARAGE
34' 0" X 23' 6"
CONCRETE
10' 4" FLAT CEILING

18 X 9
INSULATED
OVERHEAD
GARAGE
DOOR

9 X 9
INSULATED
OVERHEAD
GARAGE
DOOR

FRAMED CIRCULAR 2 X 4 WALL
TO 3' 3 1/2" ABOVE MAIN SLAB.
GLASS BLOCK TO 8' 0".
FRAMED 2 X 4 WALL TO ROOF.

LEVEL 2 FLOOR PLAN



AREA CALCULATIONS

- 591 MASTER BR A/C ZONE
- 1812 MAIN LIVING AREA A/C ZONE
- 945 UPSTAIRS A/C ZONE
- 3348 TOTAL LIVING AREA

- 833 GARAGE
- 63 FRONT COVERED PORCH
- 240 BACK COVERED PORCH / DECK
- 4484 TOTAL UNDER ROOF

WINDOW & SLIDER ROUGH OPENINGS

LABEL / TYPE	#	UNIT	R.O. WIDTH	R.O. HEIGHT
A CSMT (RH)	1	2971	2' 6"	6' 0"
B ACRY BLOCK	2	2470	2' 0"	5' 10"
C CSMT (LH)	1	3547	3' 0"	4' 0"
D CSMT (2)	2	2971	4' 11"	6' 0"
E CSMT (2) + F	1	2971	9' 10"	6' 0"
F CSMT (RH)	1	2571	2' 2"	6' 0"
G PORTHOLE	2	30"D	2' 9"	2' 9"
L CSMT (2)	1	2941	4' 11"	3' 6"
N CSMT (2)	2	2947	4' 11"	4' 0"
P CSMT (2) + F	1	1747	7' 10"	4' 0"
Y SLIDER	1	18996	16' 3"	8' 3"
Z SLIDER	1	7296	6' 6"	8' 3"

- EXT. WALL HEIGHTS (ALL 2 X 6 @ 16" O.C.)**
1. LEVEL 1 LR / DR WALLS = 12' 0"
 2. LEVEL 1 OTHER = 10' 0"
 3. LEVEL 2 = 8' 0"
 4. GARAGE = 10' 0" ABOVE MAIN SLAB

FRAMING & SHEAR WALL NOTES:

1. EXTERIOR WALLS AND INTERIOR SHEAR WALLS ARE 2 X 6, 16" O.C. & 100% SHEATHED WITH 3/8" OSB, (ALL EDGES BLOCKED WITH 2 X 6) NAILED AS FOLLOWS: 8d @ 4" O.C. EN, BN 8d @ 12" O.C. FN (NO STAPLES).
2. INTERIOR WALLS ARE 2 X 4, (2 X 6 WHERE SHOWN), SPACED 16" ON CENTER.
3. ROOF TRUSSES ARE 2 X 4 SPACED 24" O.C. AND SHEATHED WITH 1/2" OSB.
4. FLOOR TRUSSES ARE 2 X 4 SPACED 24" O.C. & DECKED WITH 1 1/8" PARTICLE BOARD.
5. FRAMING DIMENSIONS ARE EDGE TO EDGE OF 2 X 4 (3 1/2") OR 2 X 6 (5 1/2") STUDS.
6. ROOM DIMENSIONS ARE TO FRAMING (FINISHED DRYWALL DIMENSIONS ARE APPROXIMATELY 1" LESS).
7. UNSPECIFIED DOORS ARE PLACED 2 STUDS AWAY FROM HINGE WALL (DOOR CASING TO BE 3 1/4" WIDE).
8. FIRST FLOOR DOORS ARE 8' HIGH. SECOND FLOOR DOORS & SIDE GARAGE DOOR ARE 6' 8" HIGH.
9. ALL ANGLES ARE EITHER 90 OR 45 DEGREES.

BLOCKING NOTES:

1. FIRE BLOCKING VERTICAL AND HORIZONTAL (PER SECTION 708 OF 1997 UBC).
2. ADD 2 X 4/6 BLOCKS BEHIND KITCHEN CABINETS (TOP @ 8') AND LAUNDRY CABINETS (TOP @ 7').
3. ADD 2 X 4/6 BLOCKS BEHIND LIGHT FIXTURES, HARDWARE, & GARAGE OPENERS (TO BE MARKED ON SITE).
4. ADD 2 X 4 BLOCKS (35" - 41") NEXT TO DOORWAYS FOR SWITCHES (TO BE MARKED ON SITE).
5. ADD 2 X 4 BLOCKING ON 4 SIDES OF ALL AIR REGISTERS.

WINDOW & SLIDER NOTES:

1. MOUNT ALL WINDOWS ON OSB SHEATHING.
2. MOUNT SLIDERS ON DOUBLE 2 X 4 JACKS, RECESSED 1".
3. SLIDER R.O. INCLUDES EXTRA 3" / SIDE FOR JACKS.
4. 1ST FL HEADERS @ 8' 0" ("G" PORTHOLES @ 7' 8").
5. 2ND FL HEADERS @ 6' 10" .