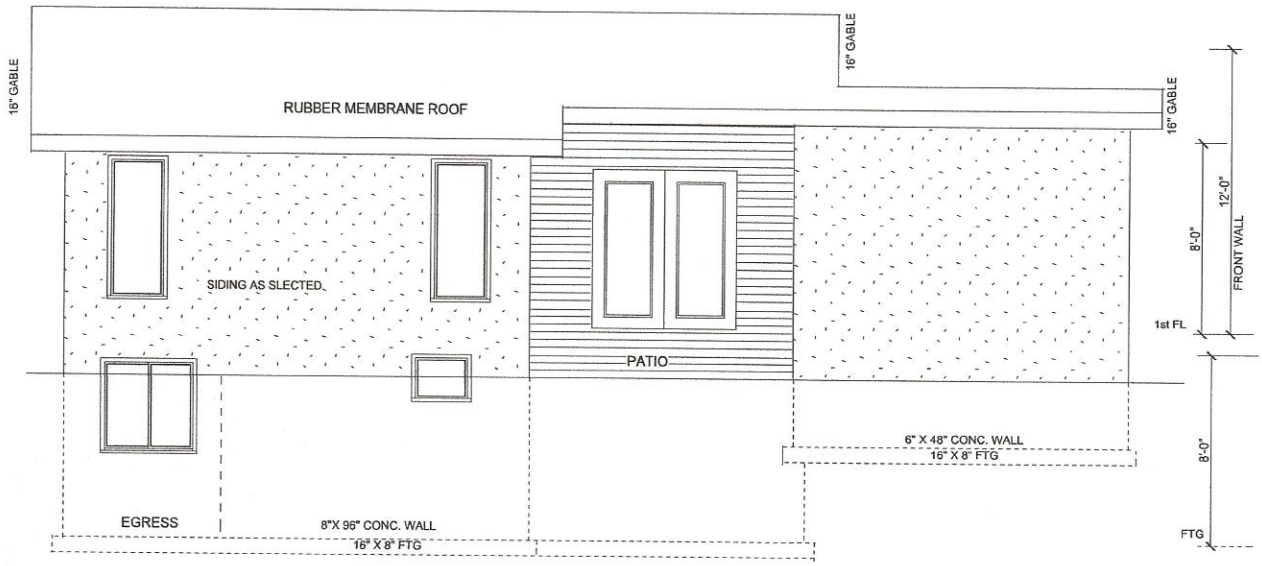
FRONT ELEVATION SCALE 1/8" = 1'-0"



REAR ELEVATION SCALE 1/8" = 1'-0"

KEN INNES CONST.	
772 CONTEMPORARY RANCH	
224 NORTH 28th ST	
FRONT - REAR ELEVATION	
APPROVED BY	

SAYER DRAFTING AND DESIGN
BY PAUL SAYER

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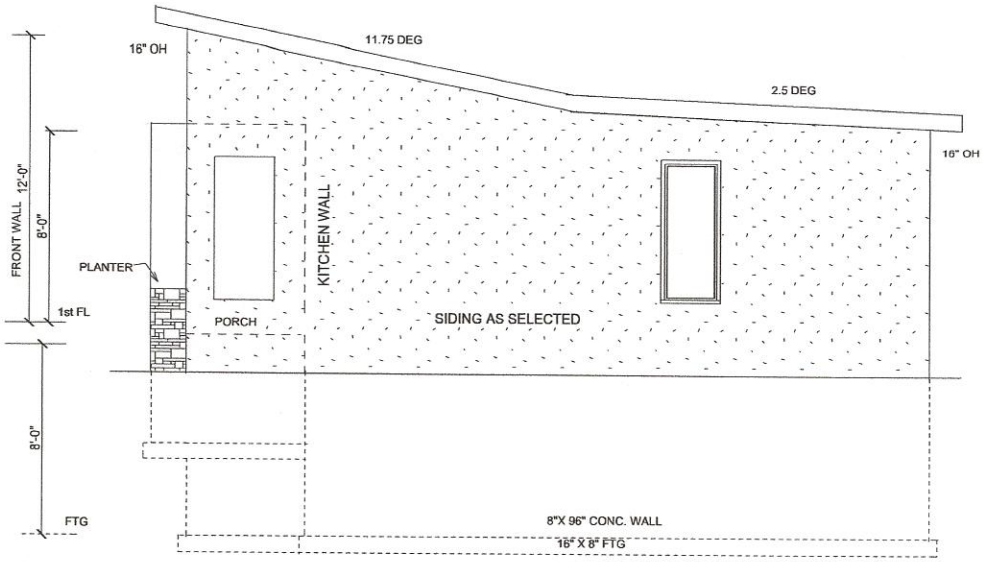
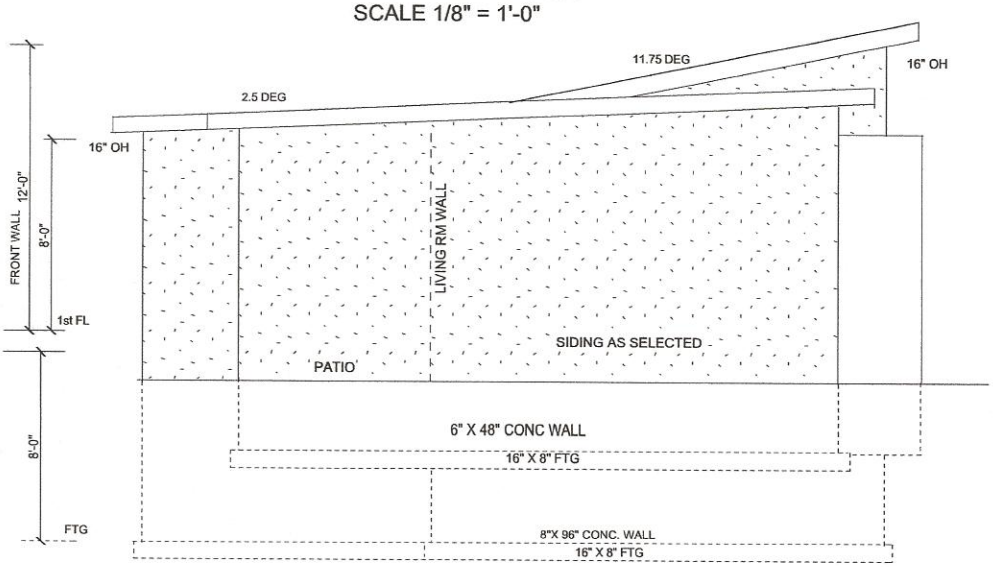


RIGHT ELEVATON
SCALE 1/8" = 1'-0"



LEFT ELEVATON
SCALE 1/8" = 1'-0"

KEN INNES CONST.	SAYER DRAFTING AND DESIGN BY PAUL SAYER	
772 CONTEMPORARY RANCH		
224 NORTH 28th ST		
RIGHT - LEFT ELEVATION		
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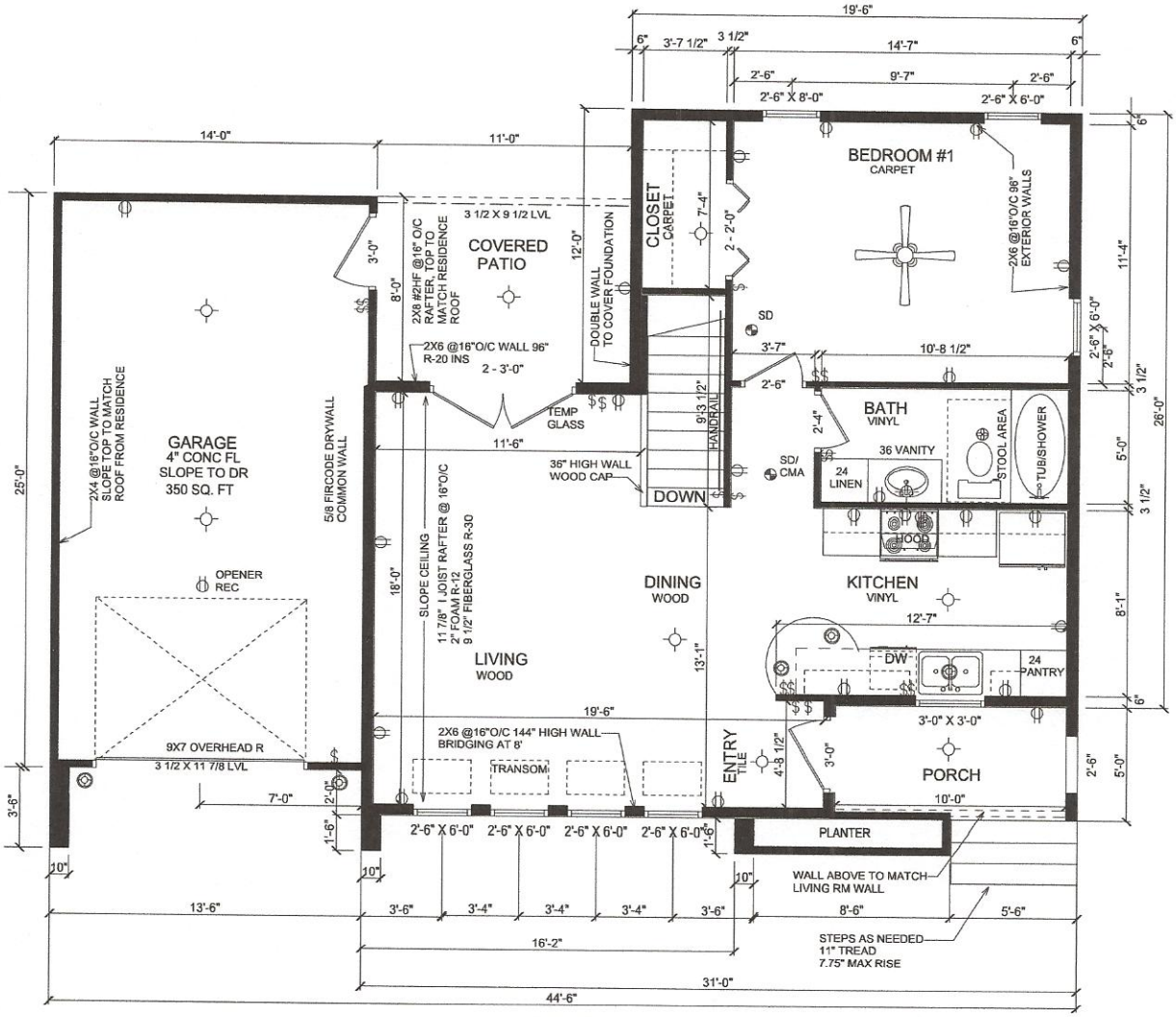

FIRST FLOOR 772 SQ.FT. SCALE 1/8" = 1'0"

KEN INNES CONST.	
772 CONTEMPORARY RANCH	
224 NORTH 28th ST	
FIRST FLOOR	
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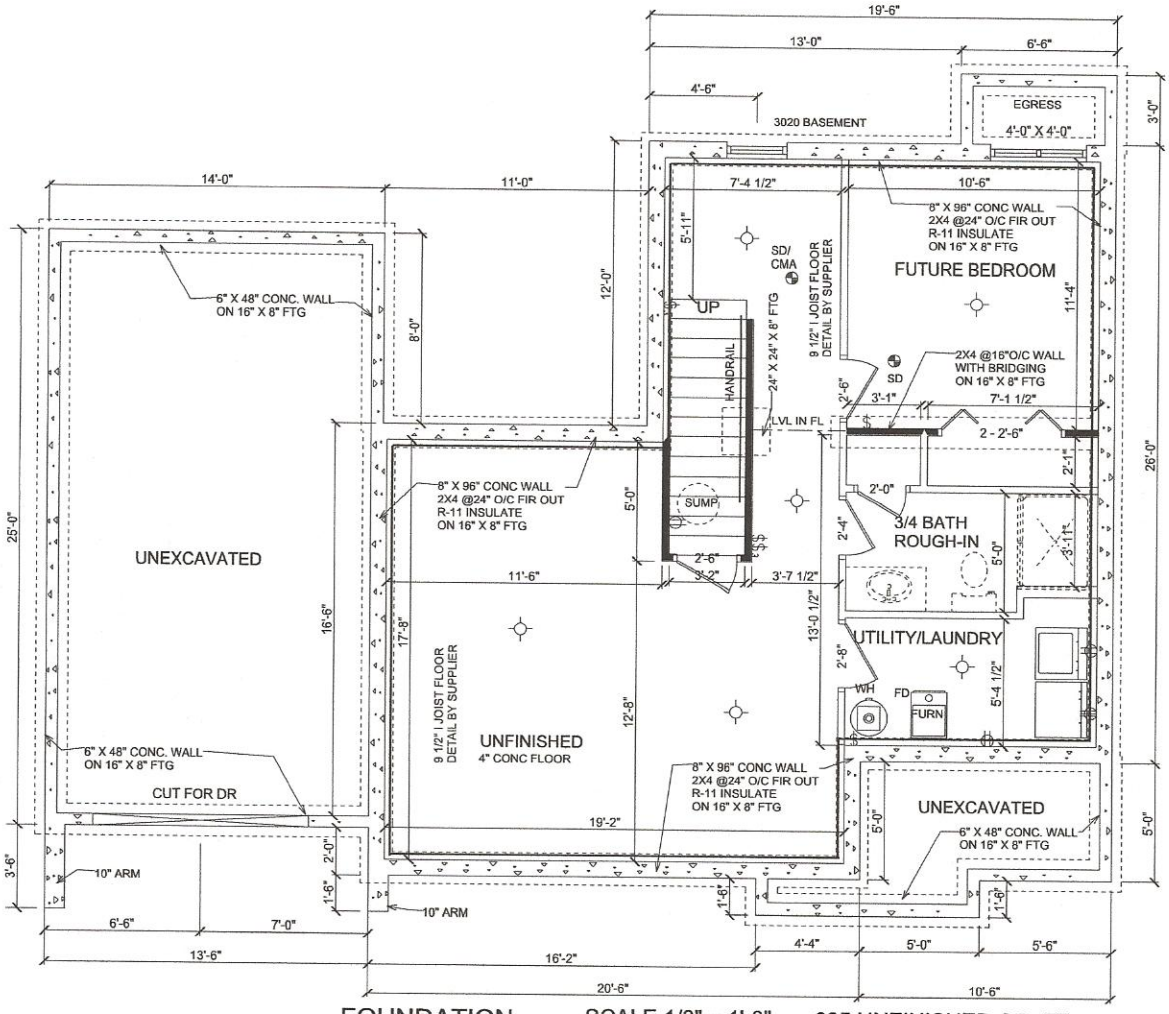

FOUNDATION SCALE 1/8" = 1'-0" 685 UNFINISHED SQ. FT.

KEN INNES CONST.	
772 CONTEMPORARY RANCH	
224 NORTH 28th ST	
FOUNDATION	
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BY PAUL SAYER

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DATE 2015

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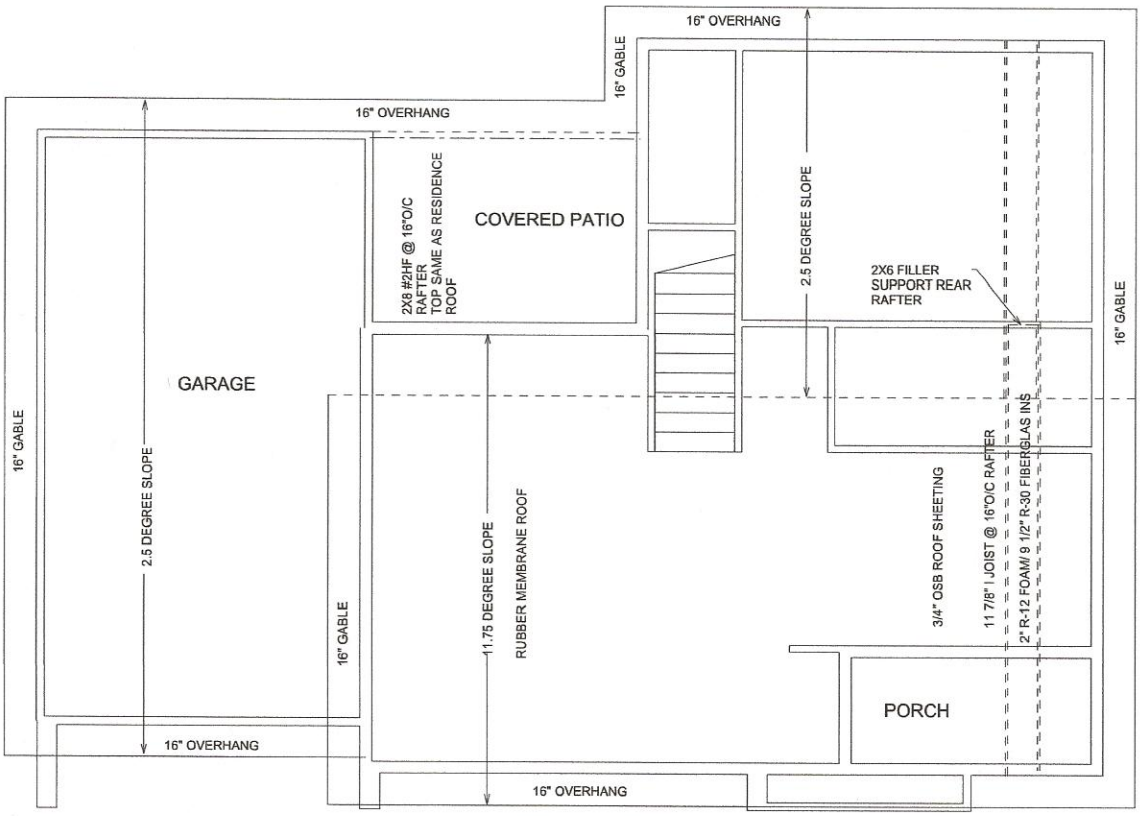

ROOF

KEN INNES CONST.	SAYER DRAFTING AND DESIGN BY PAUL SAYER THESE PLANS ARE THE PROPERTY OF THE OWNER LISTED ABOVE OWNER TO VERIFY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION OWNER ASSUMES ALL LIABILITIES OF DESIGN AND CONSTRUCTION THEREOF. OWNER TO BE SURE CONSTRUCTION CONFORMS TO ALL BUILDING CODES.
772 CONTEMPORARY RANCH	
224 NORTH 28th ST	
ROOF	
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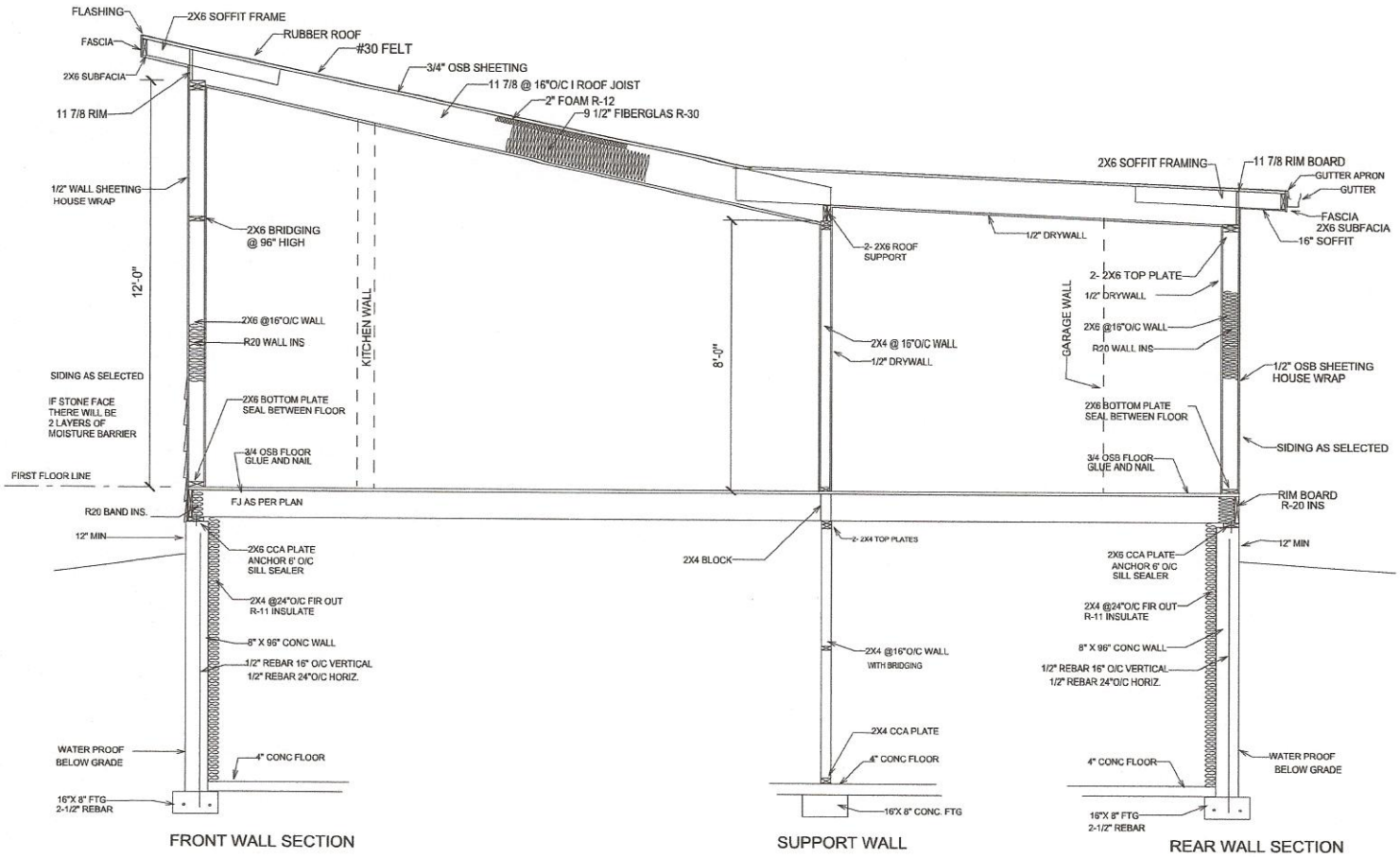


FRONT WALL SECTION

SUPPORT WALL

REAR WALL SECTION

NOTES:

FROST FOOTINGS SHALL BE 36" MIN. BELOW GRADE.

ALL PLATES IN CONTACT WITH CONC. WALLS SHALL BE CCA TREATED.

SILL PLATES SHALL BE ANCHORED 6'-0" O/C. WITH 1/2" X 7" BOLTS

PROVIDE SILL SEALER BETWEEN FOUNDATION AND SILL PLATE.

ONE LAYER OF WATER-RESISTIVE BARRIER (HOUSE WRAP) SHALL BE APPLIED OVER SHEATING OF ALL EXTERIOR WALLS

TOP OF ALL EXTERIOR FOUNDATION WALLS SHALL BE A MINIMUM OF 12 INCHES HIGHER THAN THE FINISH GRADE ELEVATION

DESIGN LOADS:

FLOOR: 40 PSI LIVE LOAD
10 PSI DEAD LOAD

ROOF: 30 PSI LIVE LOAD
10 PSI DEAD LOAD

HEADER SCHEDULE

ALL EXTERIOR HEADERS SHALL BE A MIN. OF 2-2X10 #2HF WITH 1/2" PLY.

INTERIOR LOAD BEARING HEADERS:
0-5' 2- 2X6 #2SPF
6-8' 2- 2X8 #2HF
8-10' 2- 2X10 #2HF
THESE ARE ALL MIN. SIZES.

JOB SITE DIMENSIONS TO TAKE PRECEDENCE OVER PLAN.

CONTRACTOR TO INSURE THAT ALL CONSTRUCTION CONFORMS TO BUILDING CODES.

MAXIMUM STAIR RISE SHALL BE 7.75"

MINIMUM TREAD SHALL BE 10" NOSE TO NOSE
MAX NOSE SHALE BE 1"
MINIMUM HEADROOM SHALL BE 6'-8"
HANDRAILS SHALL NOT BE LESS THAN 30" OR 36" ABOVE STAIR NOSE, WITH A DIAMETER OF 1 1/4" TO 2".

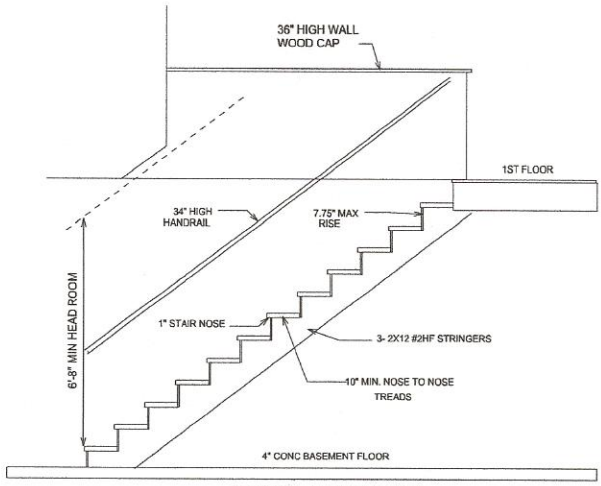
GUARDRAILS SHALL BE NO LESS THAN 36" HTG.
SPINDELS AT 4" MAX. SPACE BETWEEN

WATER CLOSETS SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" WIDTH, AND NOT LESS THAN 24" IN FRONT OF WATER CLOSET.

WALLS OVER 10' TALL SHALL HAVE FIRESTOP EVERY 10' OF HEIGHT

SD SMOKE DETECTORS MINIMUM OF ONE PER FLOOR. EACH BEDROOM MUST HAVE DETECTOR. ALL TO BE WIRED TOGETHER.

CMA ONE CARBON MONOXIDE ALARM PER FLOOR



TYPICAL STAIR DETAIL

KEN INNES CONST.	SAYER DRAFTING AND DESIGN BY: PAUL SAYER	DATE 2015
772 CONTEMPORARY RANCH		
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DETAIL		
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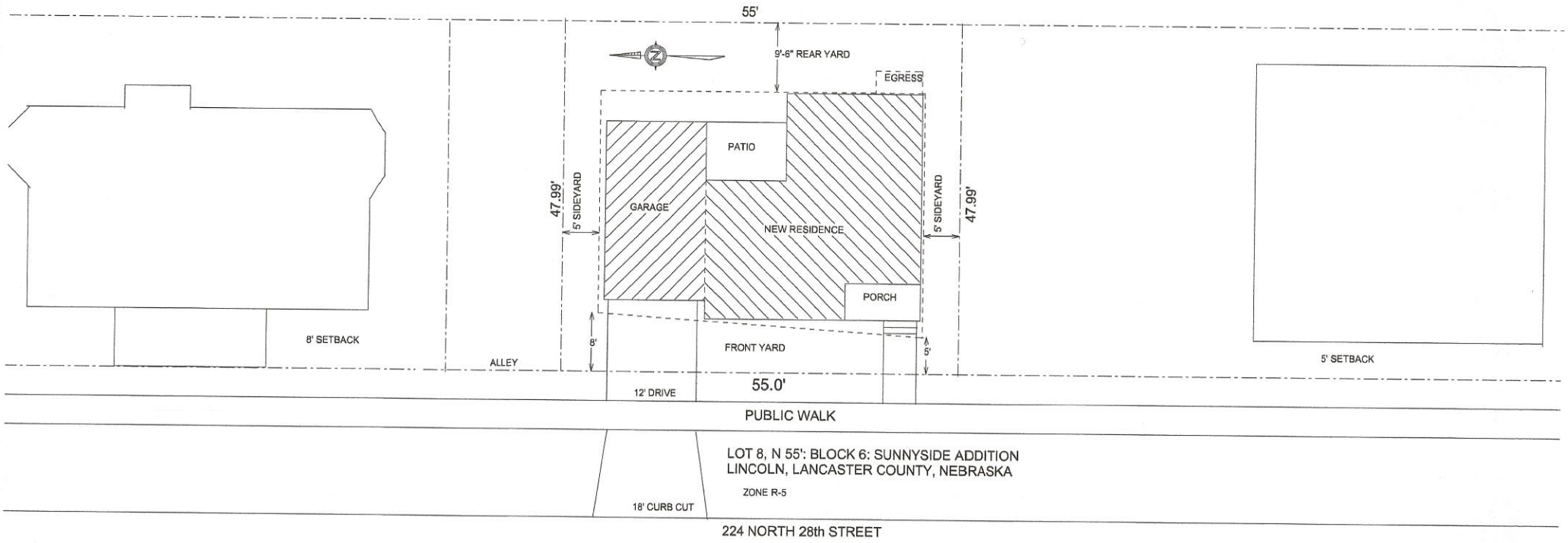

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