

**FIRST FLOOR PLAN**

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

**AREAS:**

FIRST FLOOR :	2001 SF
SECOND FLOOR :	486 SF
TOTAL HEATED :	2487 SF
MEDIA RM :	250 SF
BONUS AREA :	840 SF
GARAGE :	899 SF
FRONT PORCH :	584 SF
LANAI :	402 SF
TOTAL COVERED AREA :	6432 SF
SLAB :	431 SF

**WALL TYPES**

- ==== 2x4 @ 16" O.C.
- ==== 2x4 @ 16" O.C. W/  
3 1/2" BATT INSUL.
- ==== 2x4 @ 16" O.C. W/  
5/8" GYP. BD. EACH SIDE
- ==== 2x6 @ 16" O.C. -  
BALLOON FRAME
- ==== 2x4 @ 16" O.C. W/  
BRICK VENEER

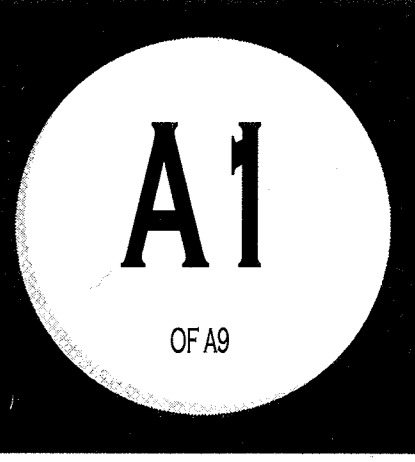
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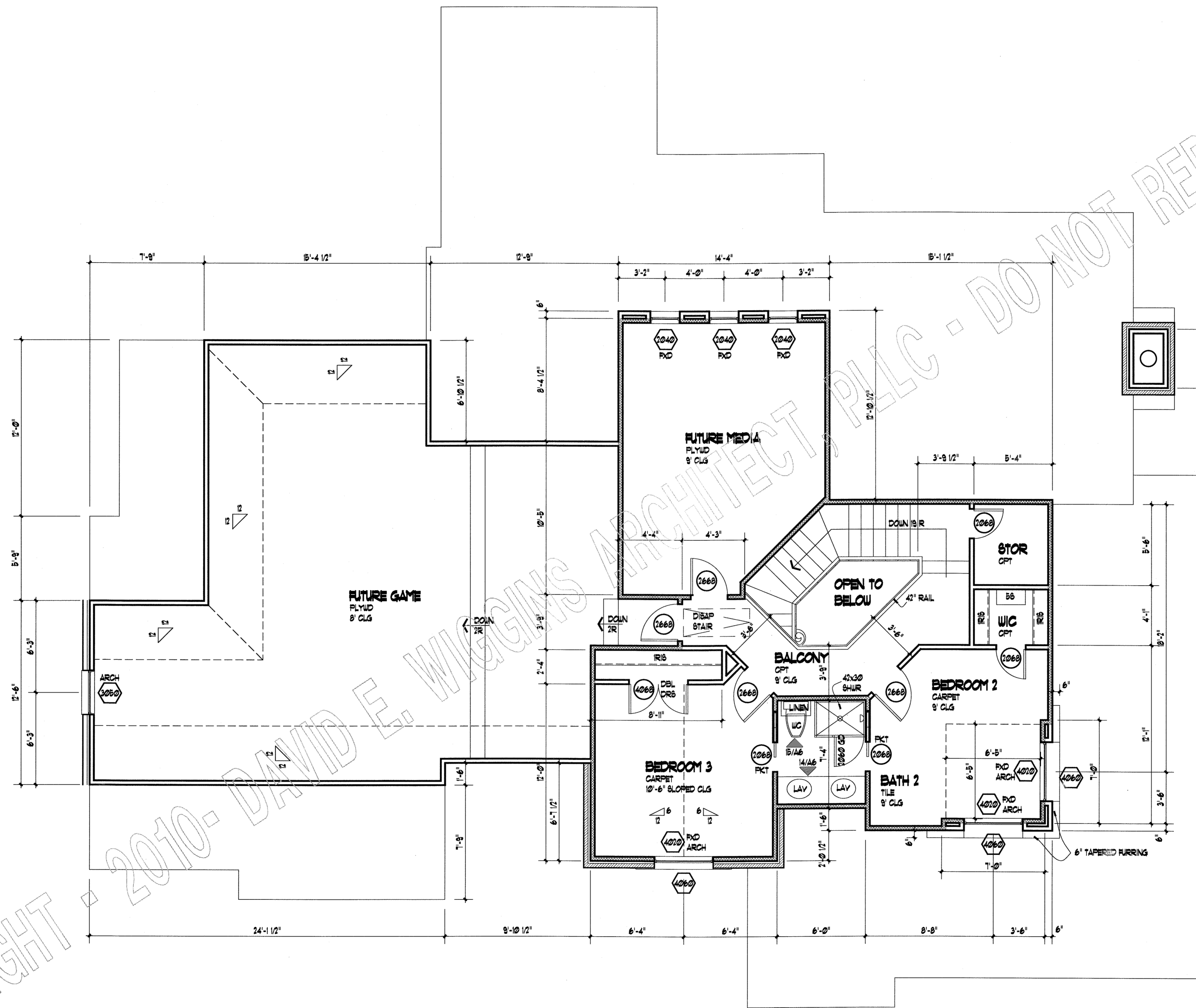
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**S'FONDARE ESTATE**  
PLAN 2487

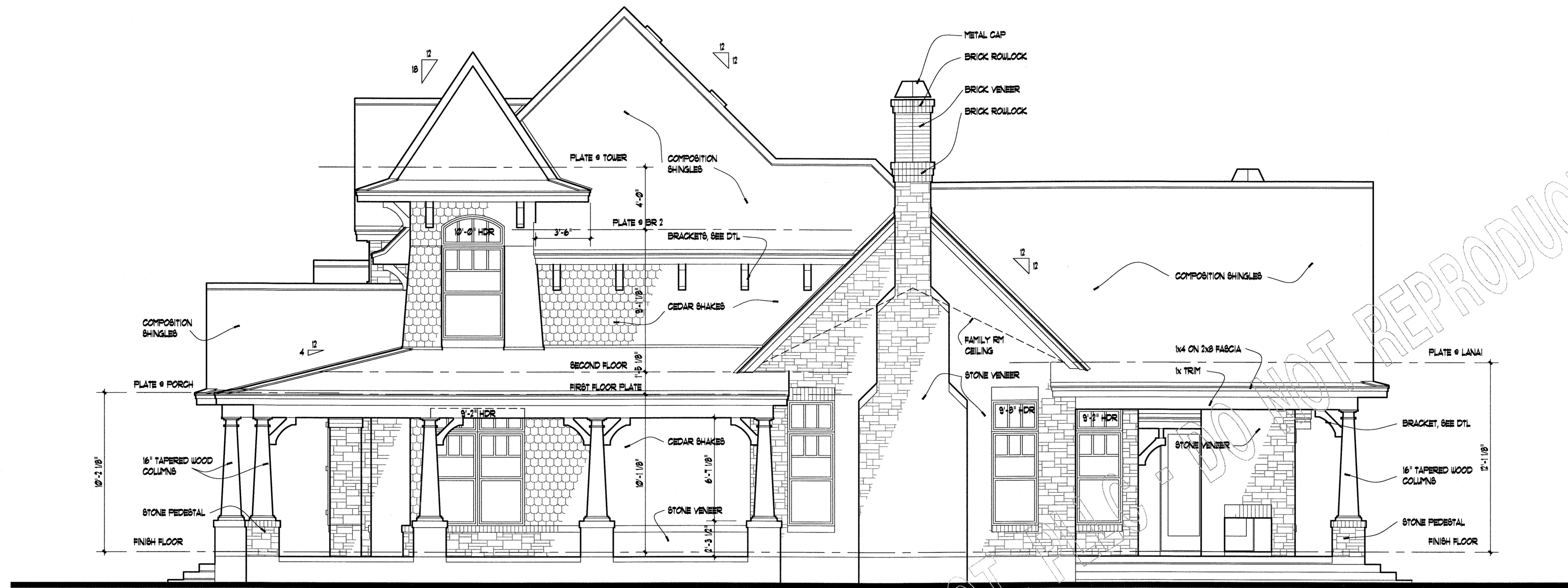


**SECOND FLOOR PLAN**

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

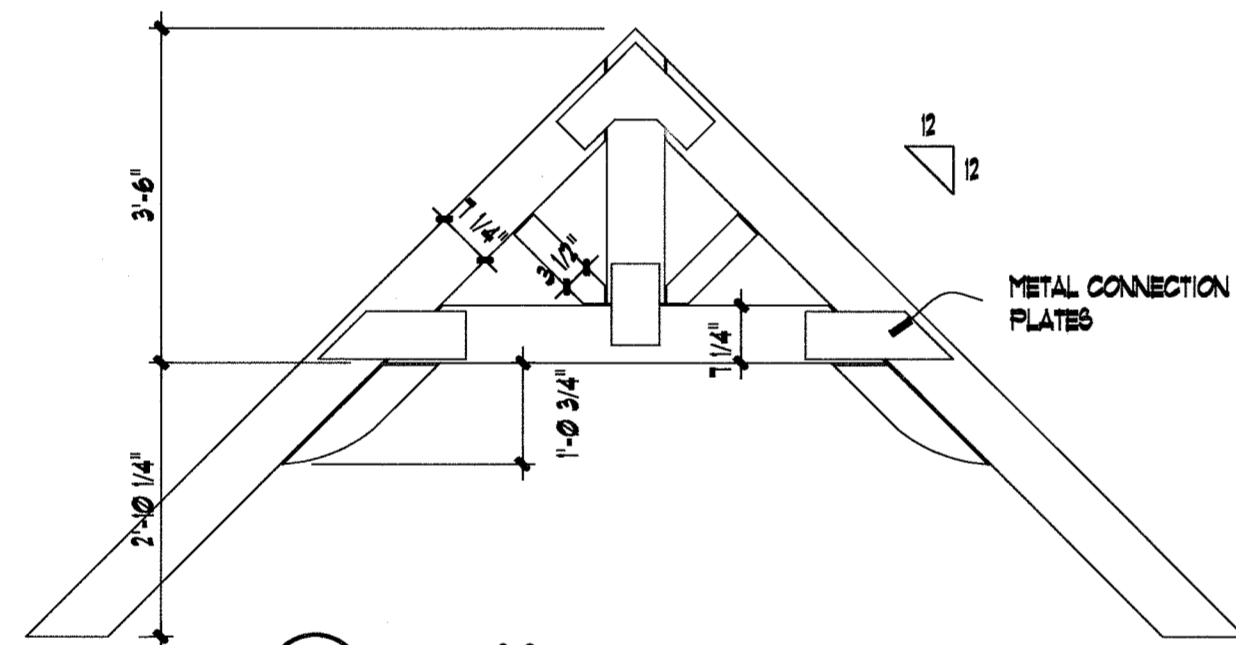
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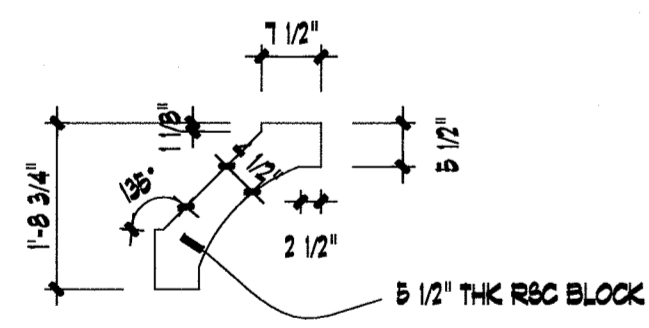


**RIGHT ELEVATION**

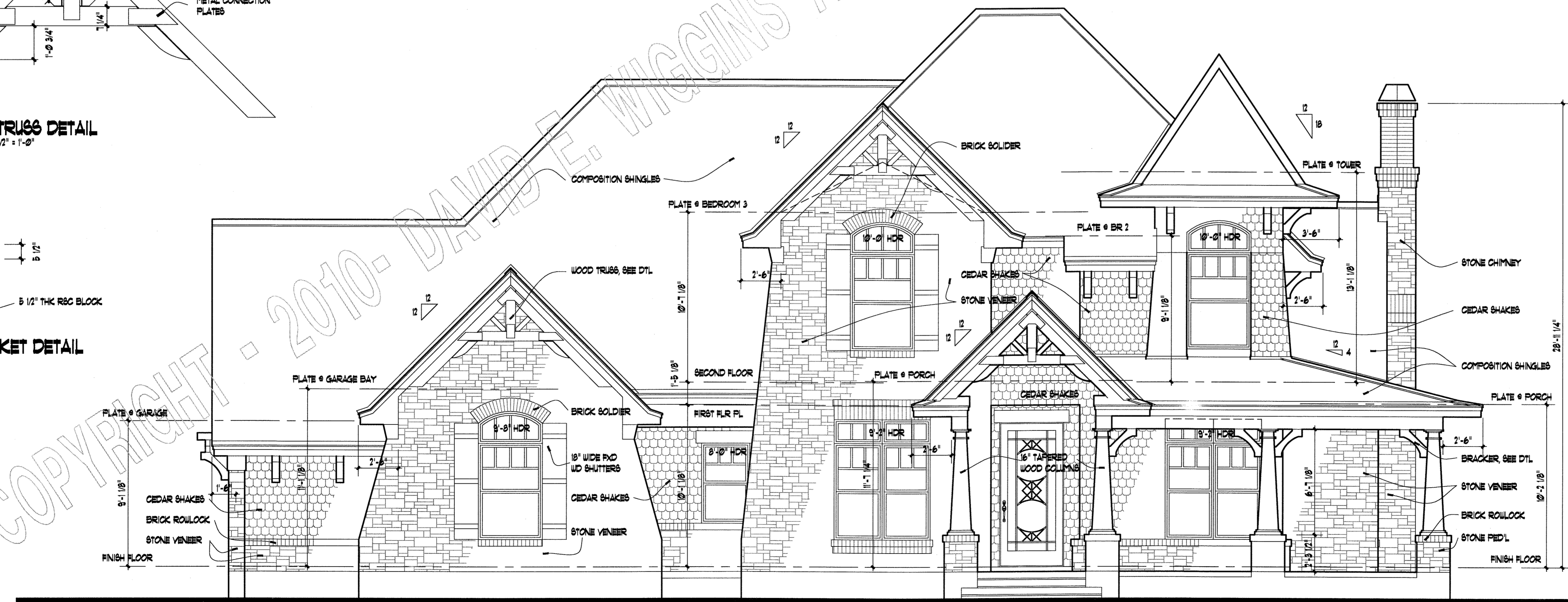
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**TRUSS DETAIL**  
1/2" = 1'-0"



**BRACKET DETAIL**  
1/2" = 1'-0"



**FRONT ELEVATION**

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

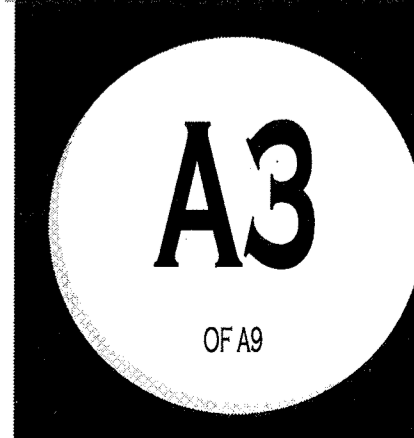
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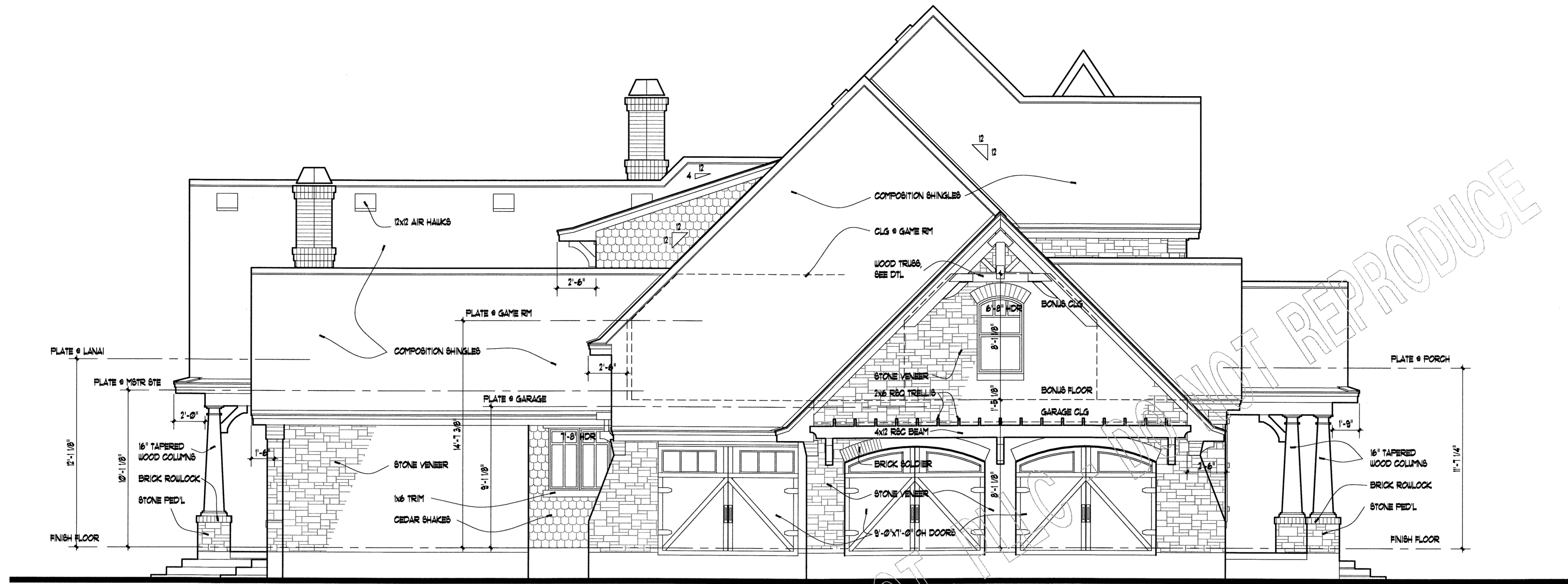
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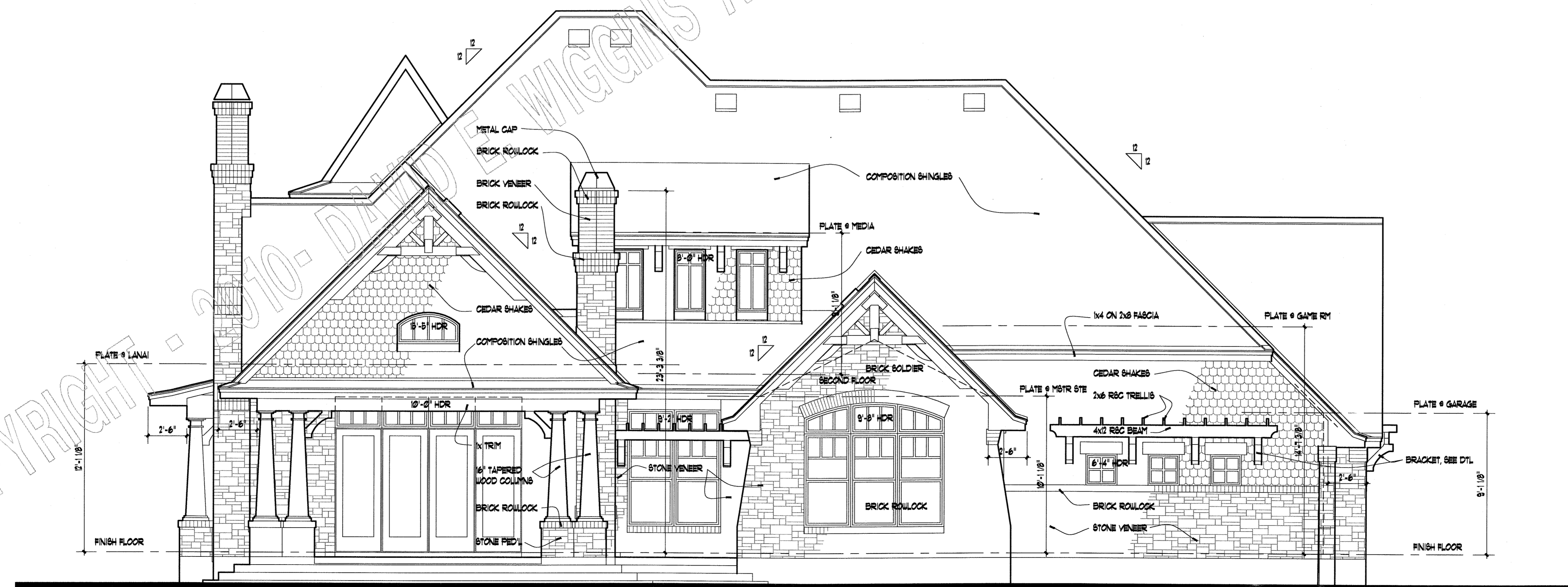






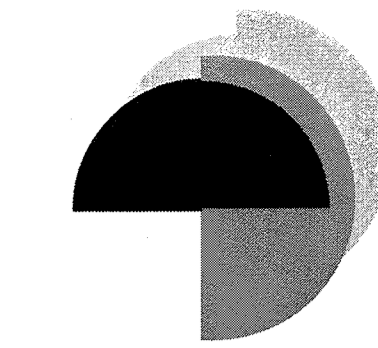
**LEFT ELEVATION**

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



**REAR ELEVATION**

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



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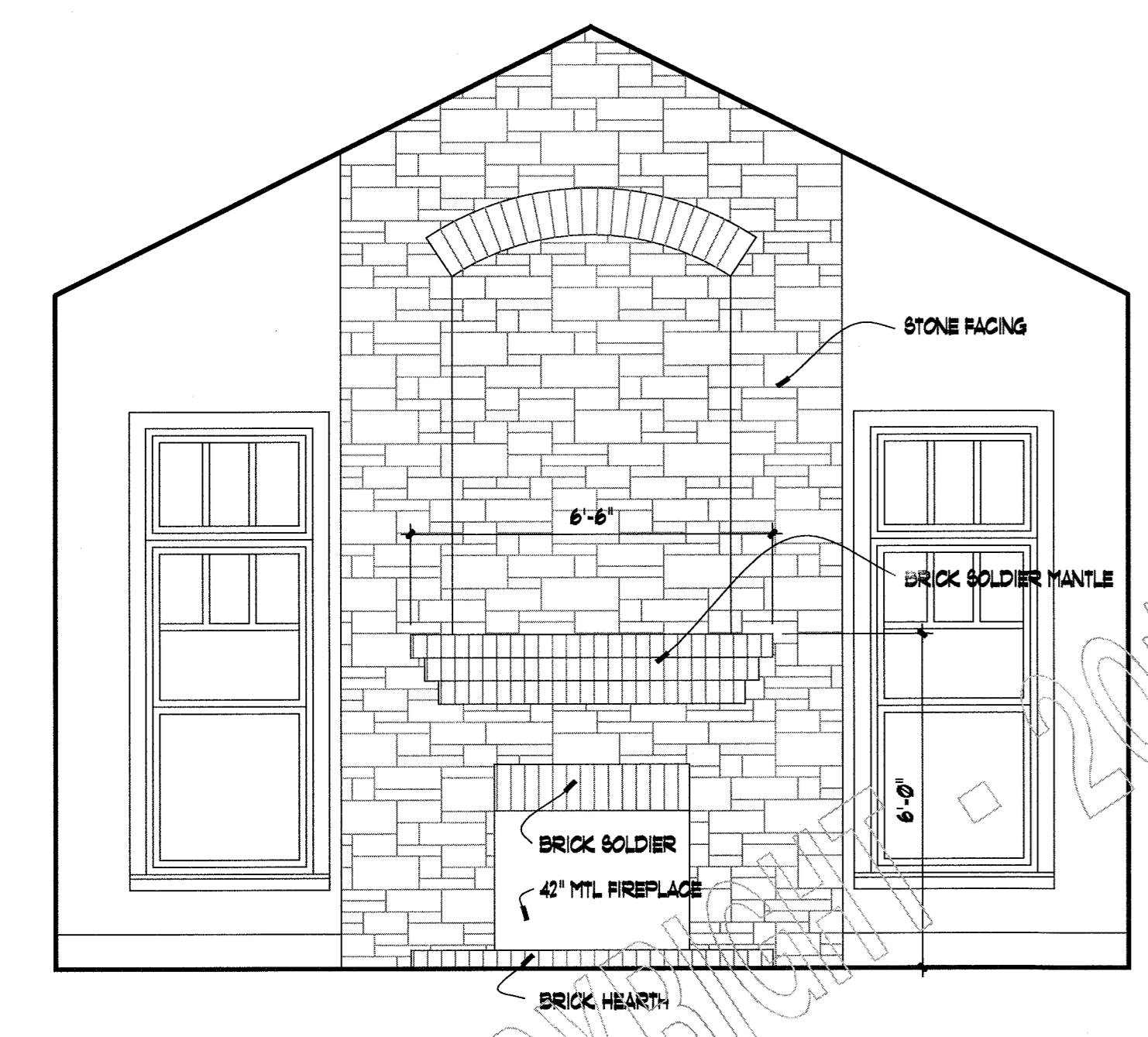
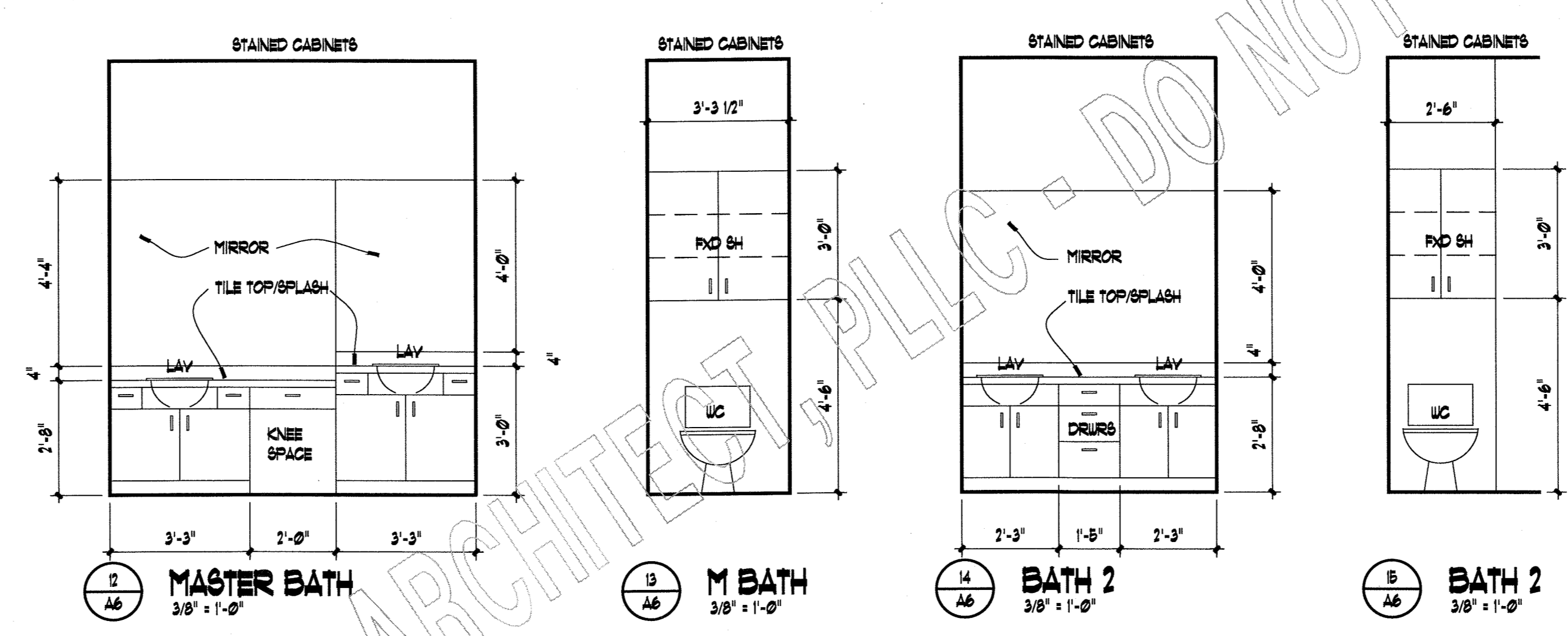
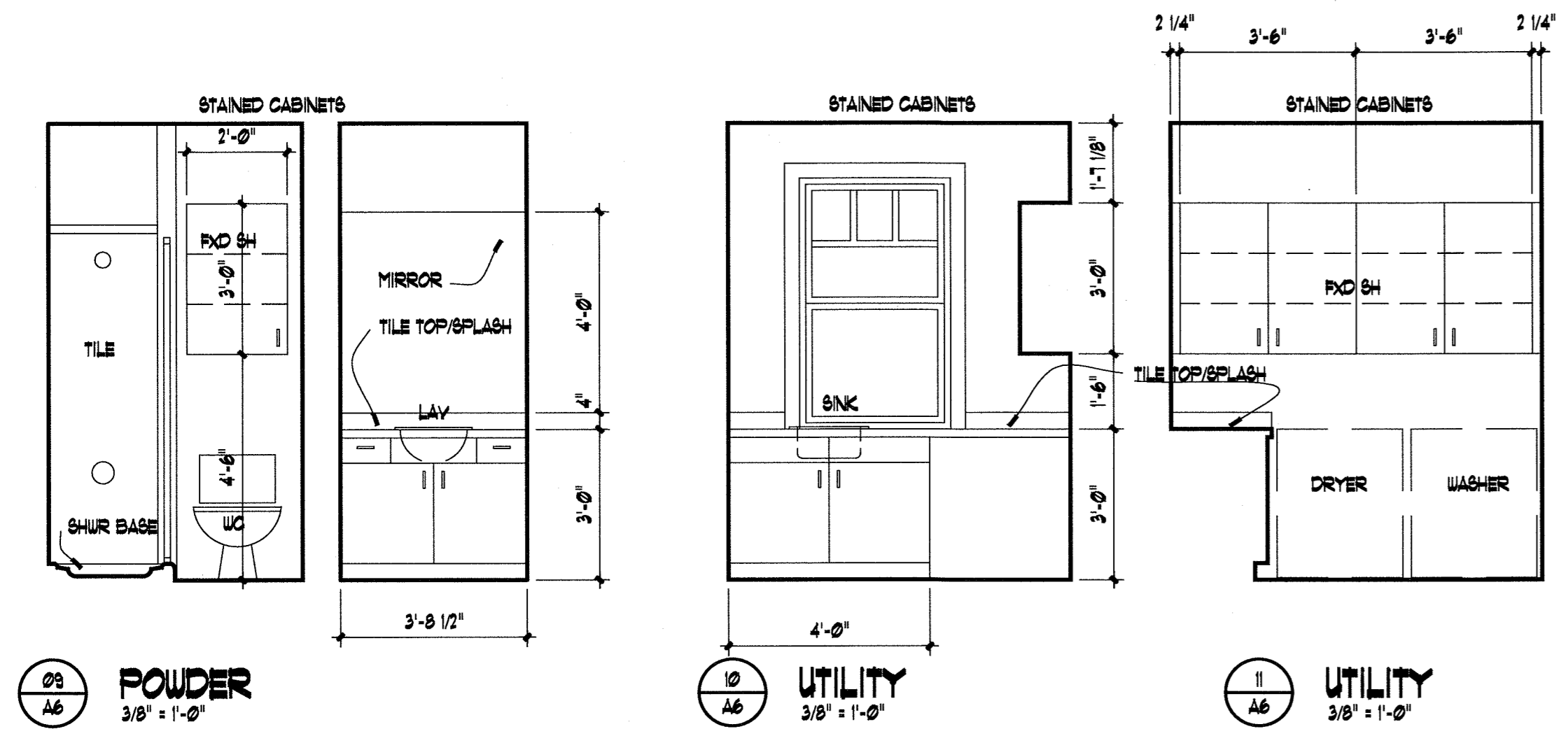
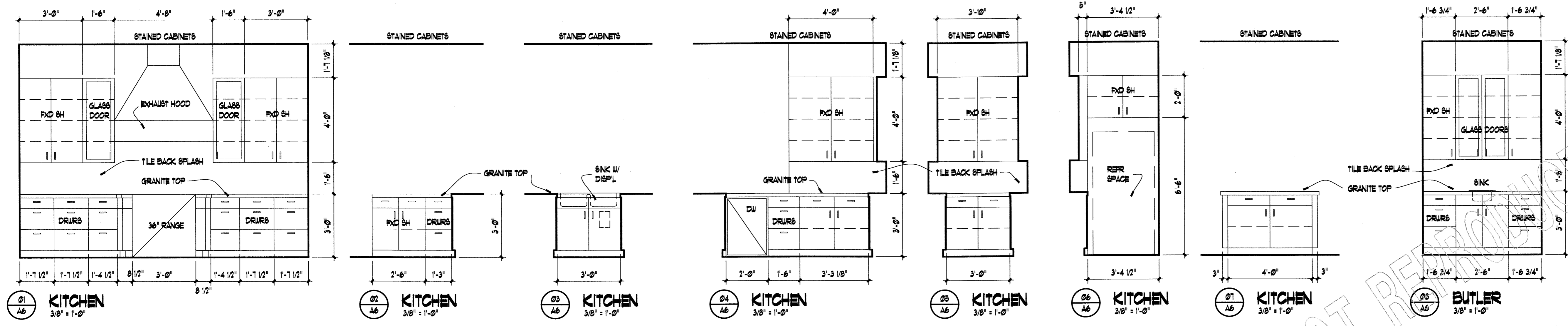
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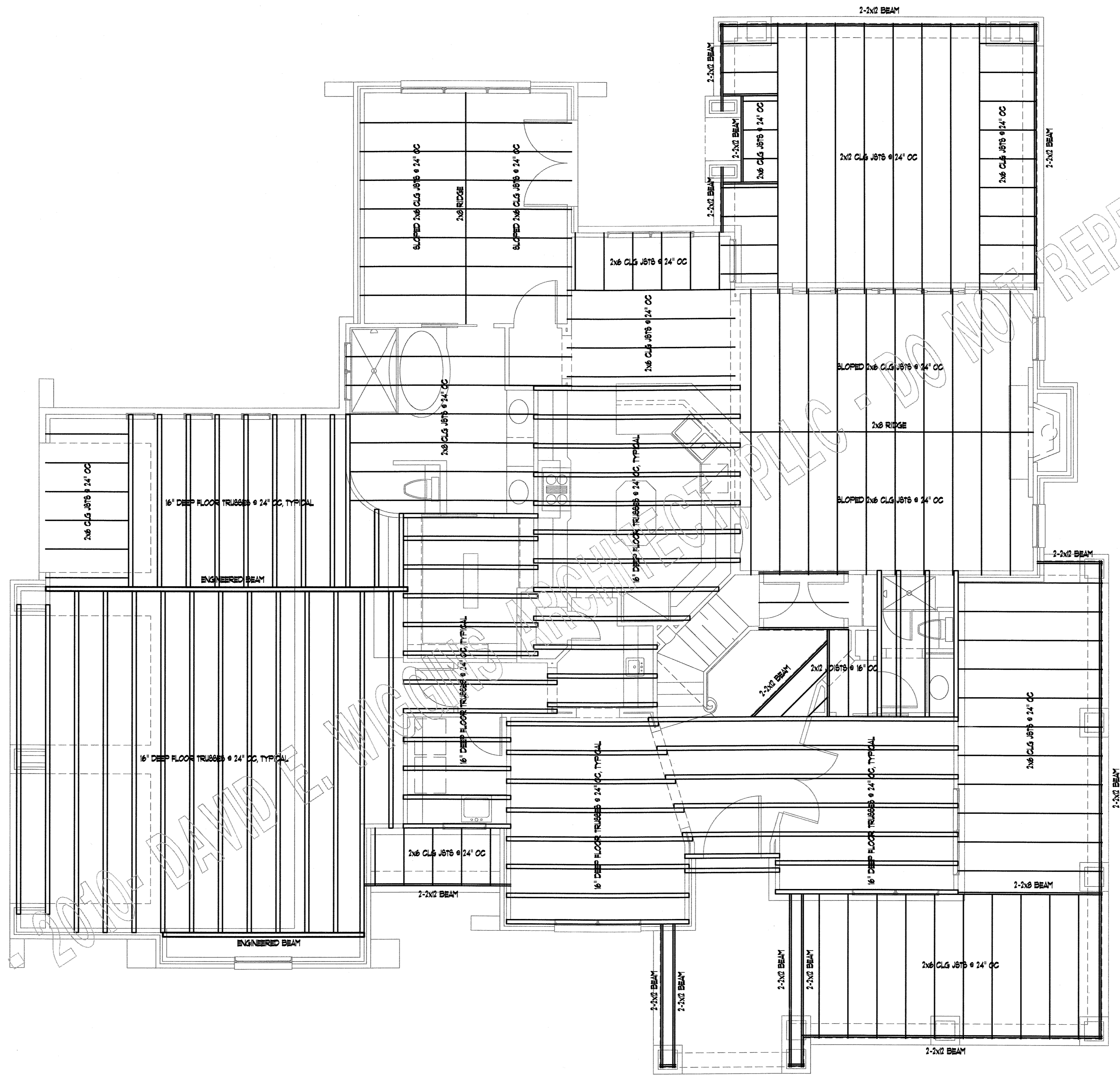
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**S'FONDARE ESTATE**  
PLAN 2487





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HEADER SCHEDULE	
FIRST FLOOR	
OPNG. SIZE	2-2x10'S
2'-3"	2-2x10'S
4'-UP	2-2x12'S
SECOND FLOOR	
OPNG. SIZE	2-2x6'S
2'-3"	2-2x6'S
4'	2-2x6'S
5'	2-2x10'S
6'-UP	2-2x12'S
ALL LUMBER INDICATED SHALL BE #2 SYPKD SYP, FIR OR SPRUCE	

**FIRST FLOOR CEILING FRAMING PLAN**

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

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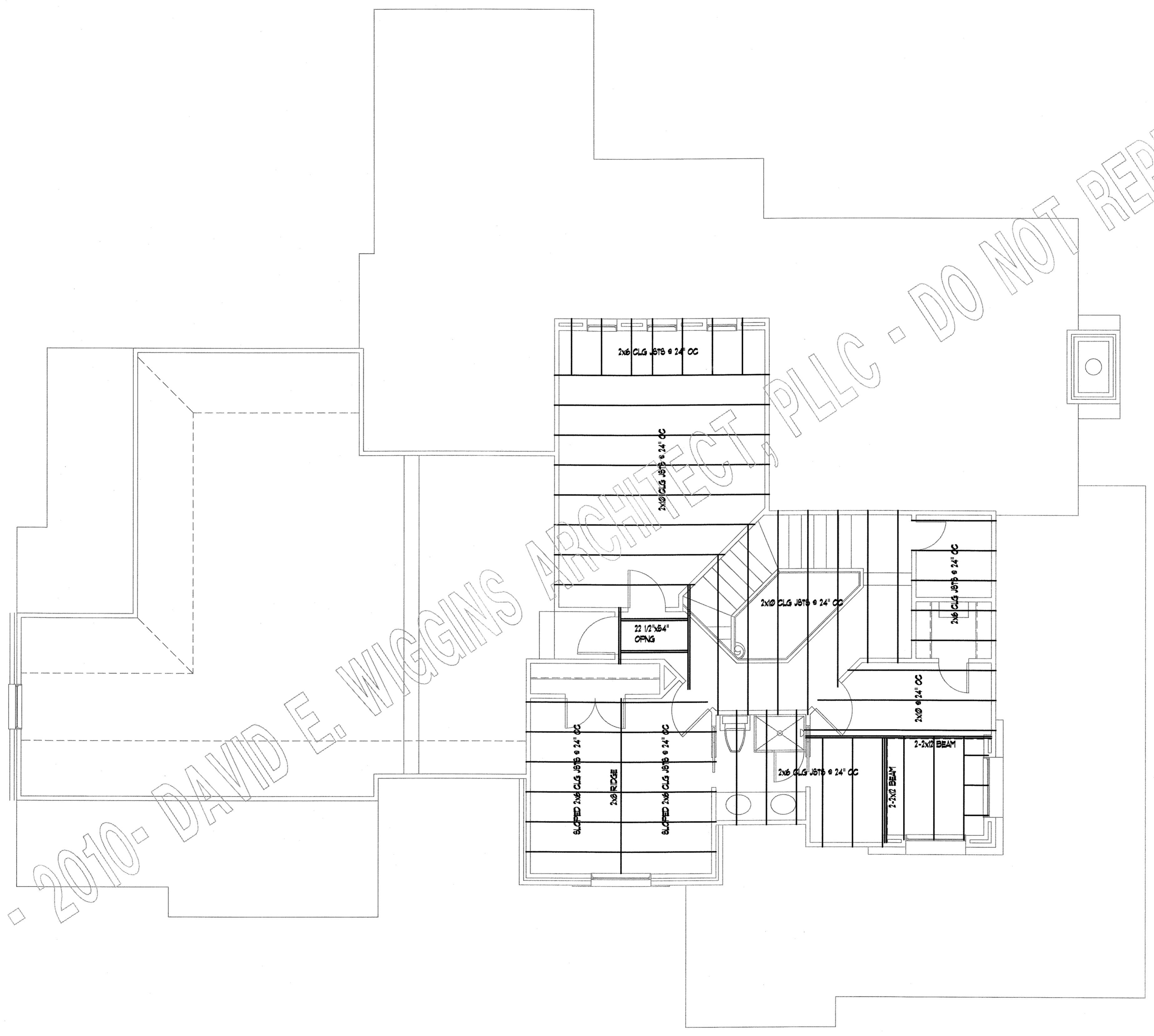
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**SECOND FLOOR CEILING FRAMING PLAN**

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

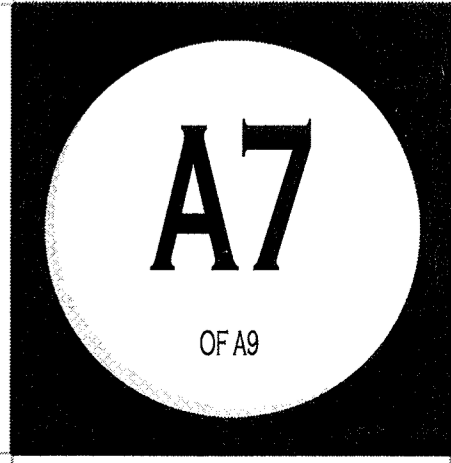
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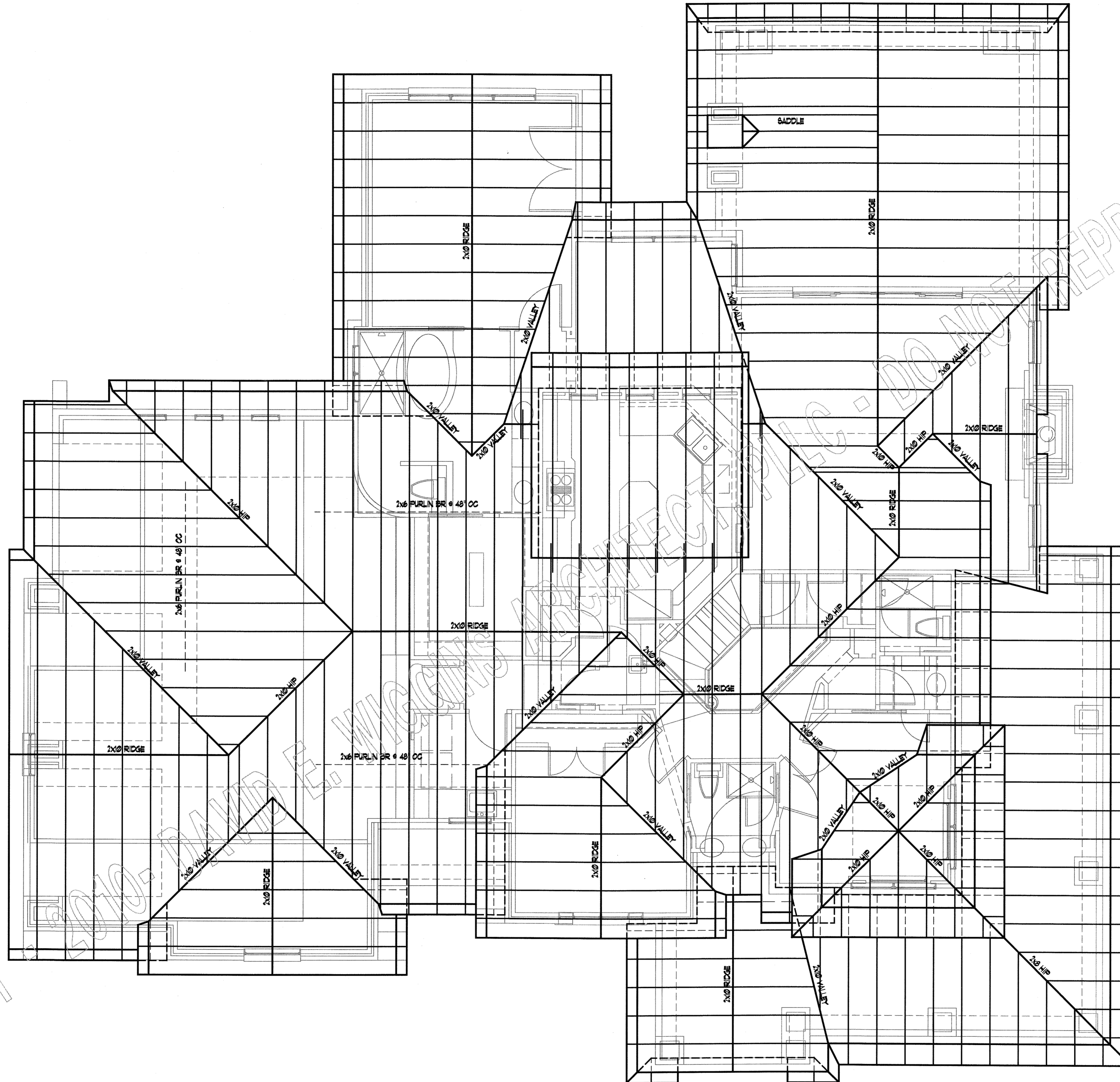


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FRAMING NOTES:

1. ALL MEMBERS SHALL BE NO. 2 GRADE SYP OR SPF LUMBER.
2. ALL FACIAS ARE 2x8 GROOVED SPF OR BETTER.
3. ALL RAFTERS ARE 2x6 @ 24" O.C.
4. BRACE ALL INTERSECTIONS OF RIDGE, HIP, OR VALLEYS DOWN TO LOAD BEARING WALLS.
5. ALL TRUSSES SHALL BE DESIGNED BY A LOCAL ENGINEER, PREFERABLY A TRUSS MANUFACTURER.

ROOF FRAMING PLAN

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

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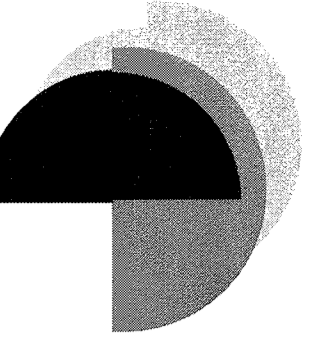
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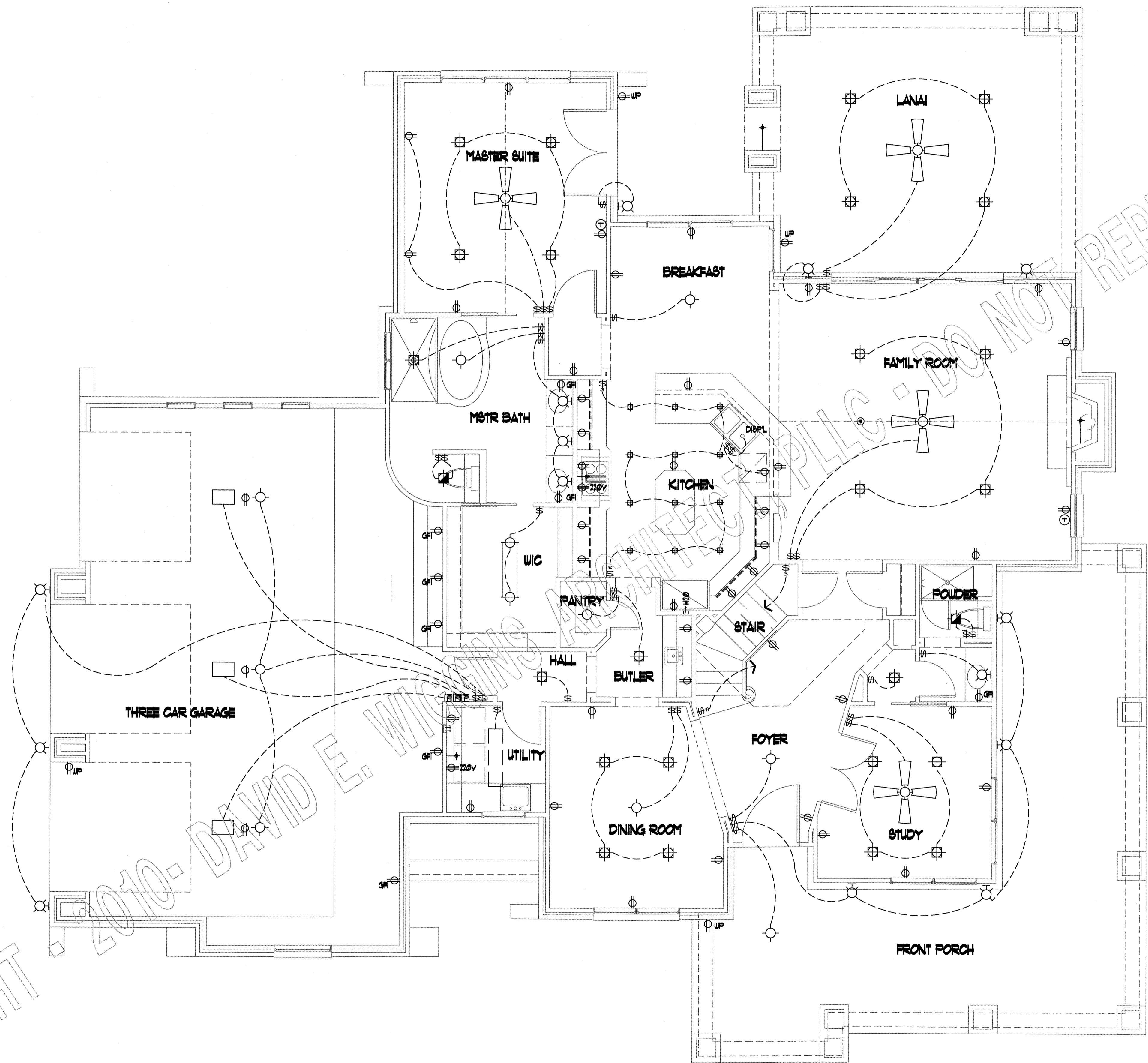
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- LEGEND**
- ⊙ 110V. FLOOR OUTLET
  - ⊕ 110V. DUPLEX OUTLET
  - ⊕ WP WATERPROOF OUTLET
  - ⊕ GFI GROUND FAULT INSULATED
  - ⊕ 220 220V. OUTLET
  - ⊕ 2 2 WAY SWITCH
  - ⊕ 3 3 WAY SWITCH
  - ⊕ 4 4 WAY SWITCH
  - ⊕ DIM DIMMER SWITCH
  - ⊕ GFL GENERAL PURPOSE LTG.
  - ⊕ WBL WALL BRACKET LTG.
  - ⊕ REC RECESSED CAN LTG.
  - ⊕ REB RECESSED EYEBALL LTG.
  - ⊕ FLU FLOURESCENT LTG.
  - ⊕ DFL DOUBLE FLOOD LTG.
  - ⊕ FT FLOURESCENT TUBE
  - ⊕ SD SMOKE DETECTOR
  - ⊕ GC GAS CONNECTION
  - ⊕ HB HOSE BIBB
  - ⊕ CF CEILING FAN
  - ⊕ EF EXHAUST FAN
  - ⊕ EFL EXHAUST FAN/LIGHT
  - ⊕ CH CHIMB
  - ⊕ JB JUNCTION BOX
  - ⊕ PJ PHONE JACK
  - ⊕ H HEATER
  - ⊕ A/C A/C DISCONNECT
  - ⊕ IMC ICE MAKER CONNECTION
  - ⊕ WC WASHER CONNECTIONS
  - ⊕ CTV CABLE TV
  - ⊕ T THERMOSTAT
  - ⊕ PB PUSH BUTTON
  - ⊕ MRC MINI RECESSED CAN LTG.

**FIRST FLOOR ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

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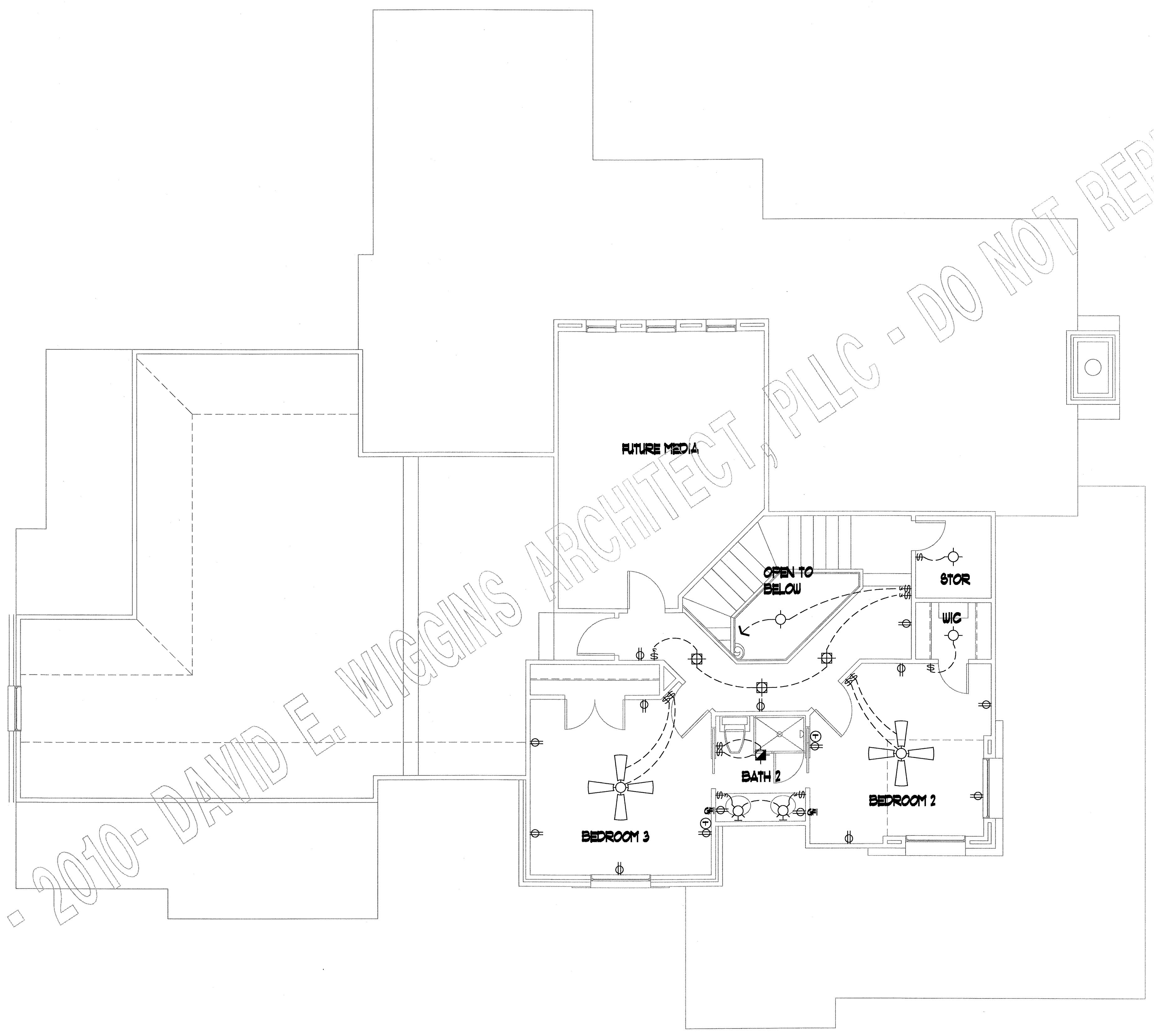
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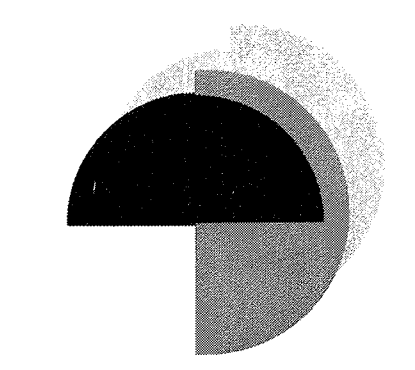
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**SECOND FLOOR ELECTRICAL PLAN**

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



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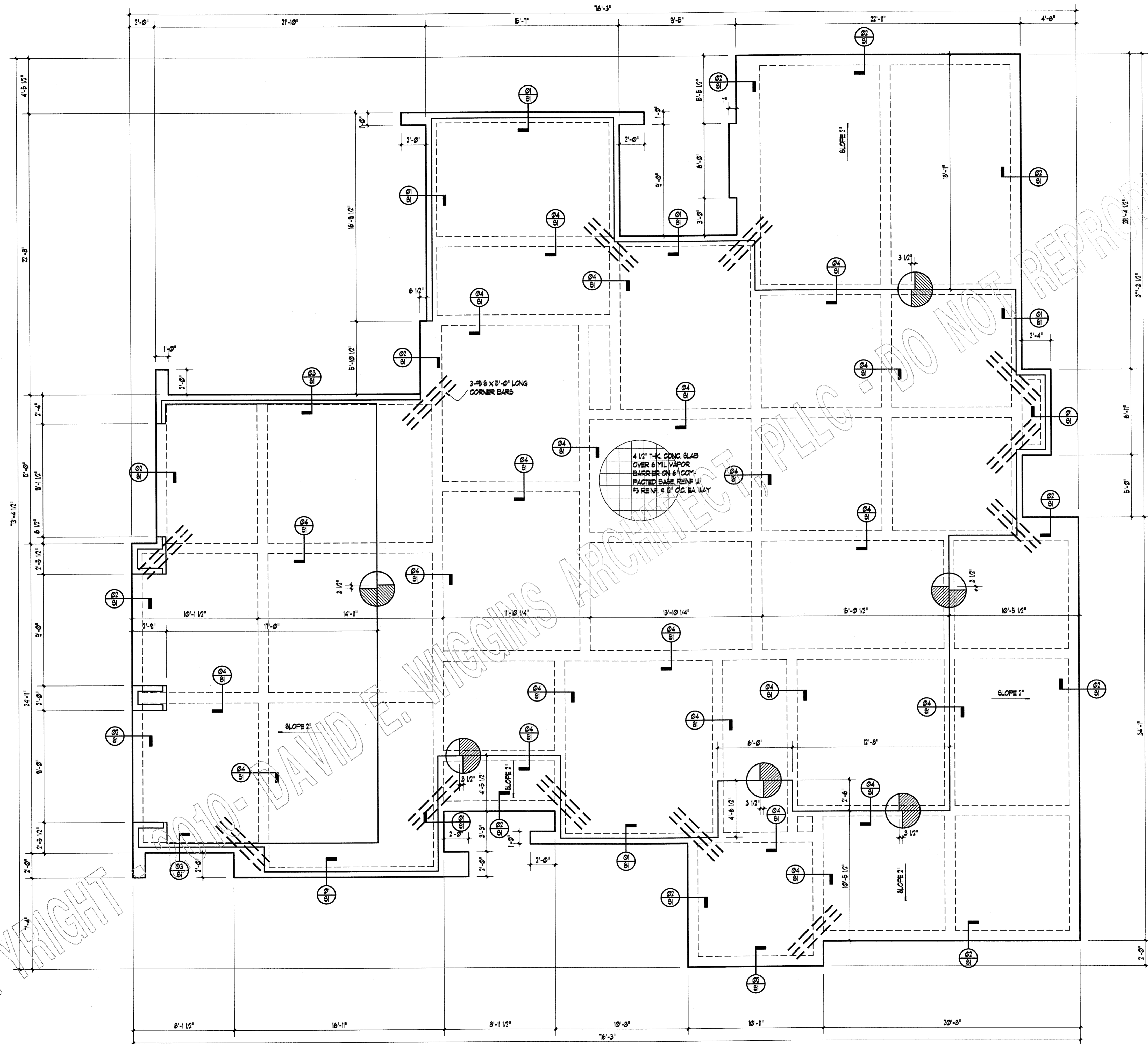
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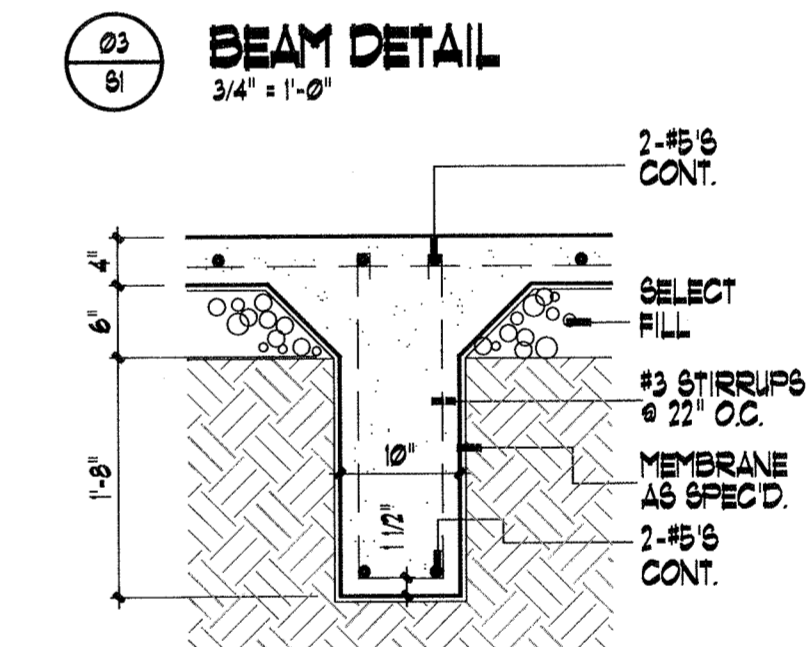
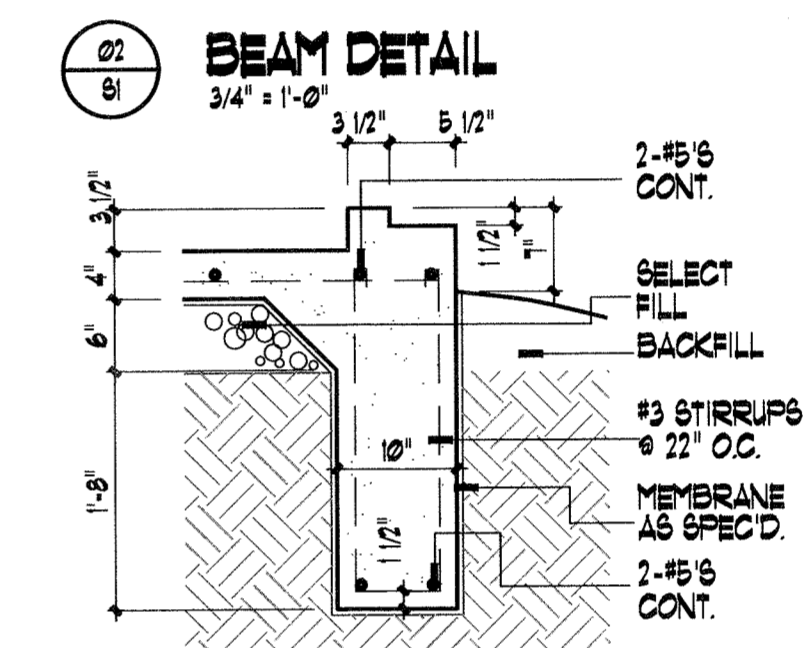
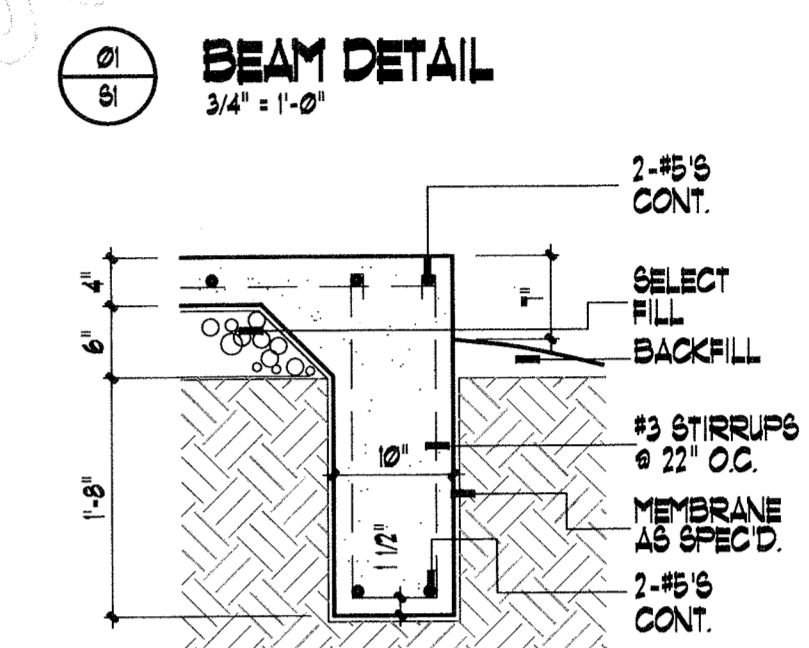
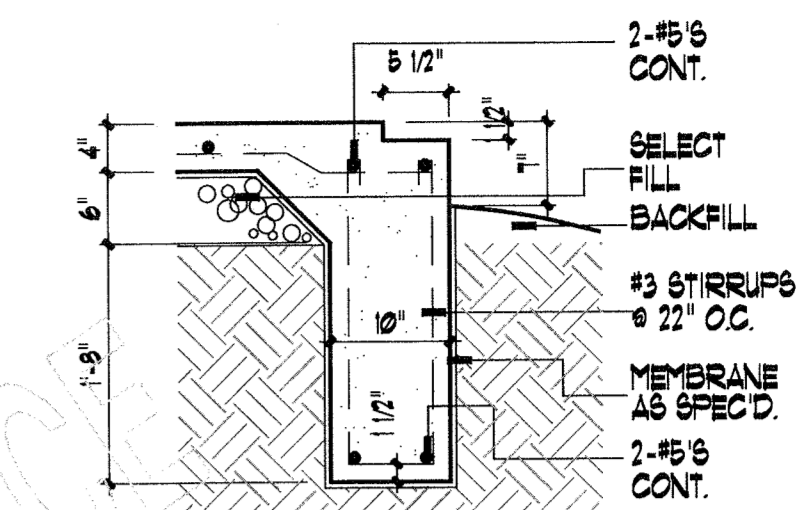


**S'FONDARE ESTATE**  
PLAN 2487





**SLAB FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**BEAM DETAIL**  
3/4" = 1'-0"

**NOTES:**

1. ALL BEAMS TO PENETRATE A MIN. OF 6" INTO UNDISTURBED SOIL.
2. LAPS OR SPLICES TO BE A MIN. OF 24 BAR DIAMETERS.
3. PROVIDE 6 CORNER BARS IN ALL CORNERS OF ALL PERIMETER OR EXTERIOR BEAMS. INSTALL ONE AT TOP OUTSIDE AND ONE AT BOTTOM OUTSIDE.
4. FOUNDATION DESIGN IS GENERAL AND NOT SPECIFIC FOR PARTICULAR SITE CONDITIONS. THEREFORE, BUILDER SHALL ASSUME RESPONSIBILITY FOR APPLICABILITY OF THIS FOUNDATION DESIGN.
5. CONTRACTOR SHALL VERIFY AND COORDINATE LOCATIONS OF ALL FIXED EQUIPMENT, ELECTRICAL RECEPTACLES AND CONDUIT, PLUMBING LOCATIONS AND THRESHOLD BLOCKOUTS.

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