

**FIRST FLOOR PLAN**  
 1,982 SQ.FT. @ 1ST.FLOOR  
 2,901 SQ.FT. TOTAL

NOTE: SLOPED QUARTER WALL @ STAIR FOR RAILING

NOTE: 9'-1 1/8" HIGH WALLS AT THE FIRST FLOOR, (EXCEPT 14' TALL WALLS AT THE GREAT RM.)

TOTAL SIDE LENGTH = 72'  
 21' OF BRACING REQUIRED  
 22' OF BRACING PROVIDED

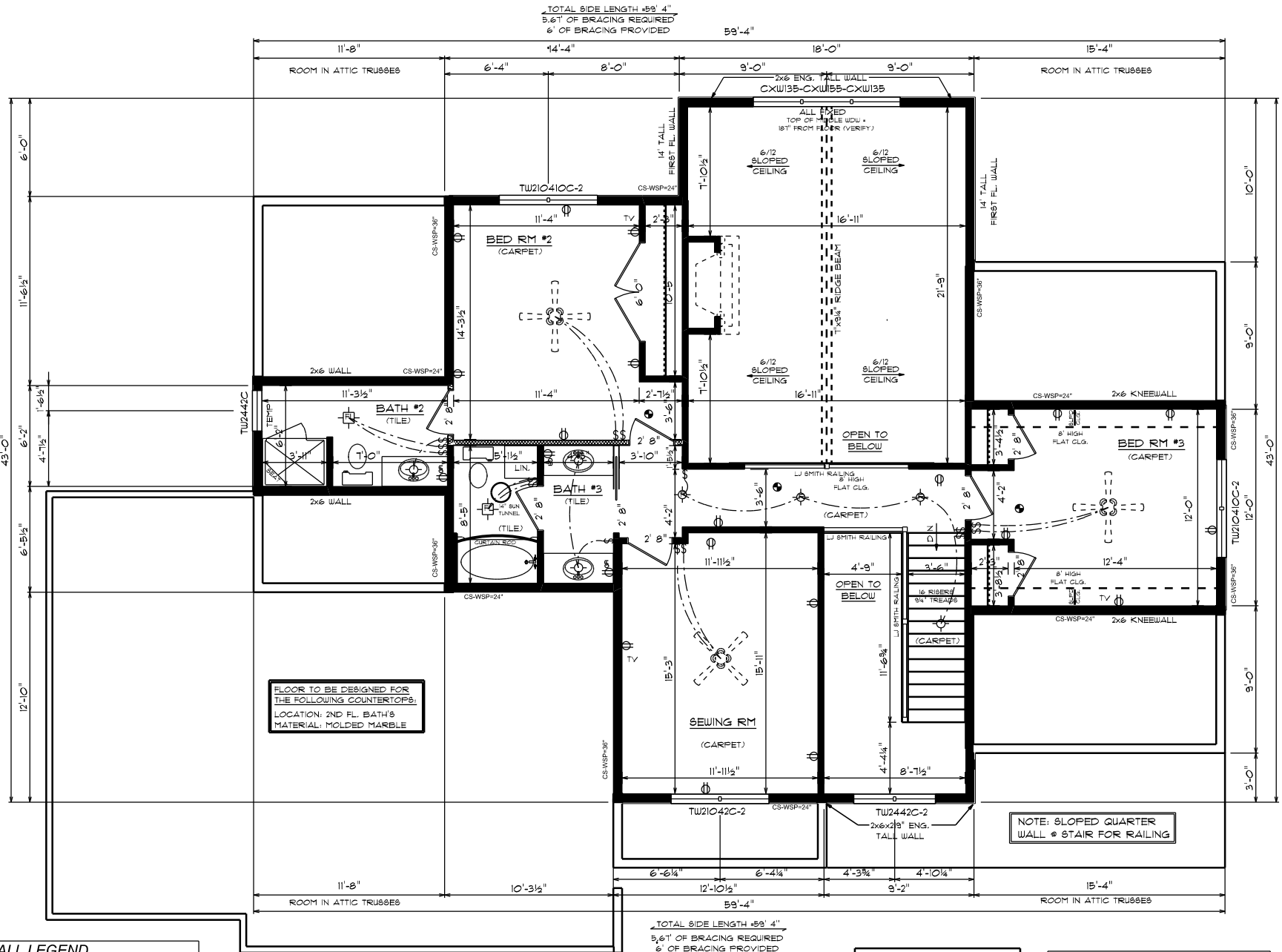
NOTE: PLAN IS DRAWN WITH CHANGES FROM ADDENDUM #1

NAME: DOWLING  
 LOCATION: ELLISON BAY  
 DATE: 4-1-16 REV: 5-11-16  
 DRAWN BY: ALAN SHEPCHIK  
 JOB NO: 610952  
 SCALE: 1/4" = 1'-0"  
 PAGE 1 OF 5

NOTICE OF COPYRIGHT  
 These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Fortide Builders Inc.

FLOOR TO BE DESIGNED FOR THE FOLLOWING COUNTERTOPS:  
 LOCATION: MSTR 4 1/2 BATH  
 MATERIAL: GRANITE  
 LOCATION: KITCHEN  
 MATERIAL: GRANITE

FLOOR TO BE DESIGNED FOR:  
 F.P. FACE HEIGHT: HALF  
 MATERIAL: CULT. STONE  
 HEARTH: RAISED  
 MATERIAL: CUT STONE



TOTAL SIDE LENGTH 44'  
8.0' OF BRACING REQUIRED  
9' OF BRACING PROVIDED

TOTAL SIDE LENGTH 44'  
8.0' OF BRACING REQUIRED  
9' OF BRACING PROVIDED

FLOOR TO BE DESIGNED FOR THE FOLLOWING COUNTERTOPS:  
LOCATION: 2ND FL. BATH'S  
MATERIAL: MOLDED MARBLE

NOTE: SLOPED QUARTER WALL @ STAIR FOR RAILING

**BRACED WALL LEGEND**  
NOTE: ALL EXT. WALLS HAVE 2/16" OSB SHTG  
TOP OF WALL TO RIDGE HGHT: 7.57' SEISMIC DESIGN: B  
EXTERIOR STUD SPACING: 16" o.c. WIND EXPOSURE CATEGORY: B  
CS-WSP = CONTINUOUS SHEATHED WSP, 3/8" FOR MAXIMUM 16" o.c. STUD SPACING,  
7/16" FOR MAXIMUM 24" o.c. STUD SPACING, FASTENED W/ MIN. 6d COMMON NAILS  
OR 6d BOX NAILS (2 1/2" LONG x 1 1/2" DIA., FASTENERS SPACED 6" EDGES & 12" FIELD.  
CS-PF = PORTAL FRAME, 12" MAX. HEIGHT, REFER TO FIGURE 321.25 (A) FOR MINIMUM  
PANEL WIDTH, MIN. FASTENERS & MAX. FASTENERS SPACING  
GB = GYPSUM BD. INSTALLED ON BOTH SIDES OF WALL, 1/2" FOR MAXIMUM 24" o.c.  
STUD SPACING, FASTENED W/ MIN. 5d COLLER NAILS OR #6 SCREWS, FASTENERS  
SPACED 7" EDGES, 7" FIELD (INCLUDING TOP & BOTTOM PLATES)  
\*Interpolation of table 321.25-J may be performed to achieve required bracing length\*

NOTE: 8'-1 1/8" HIGH WALLS  
AT THE SECOND FLOOR.

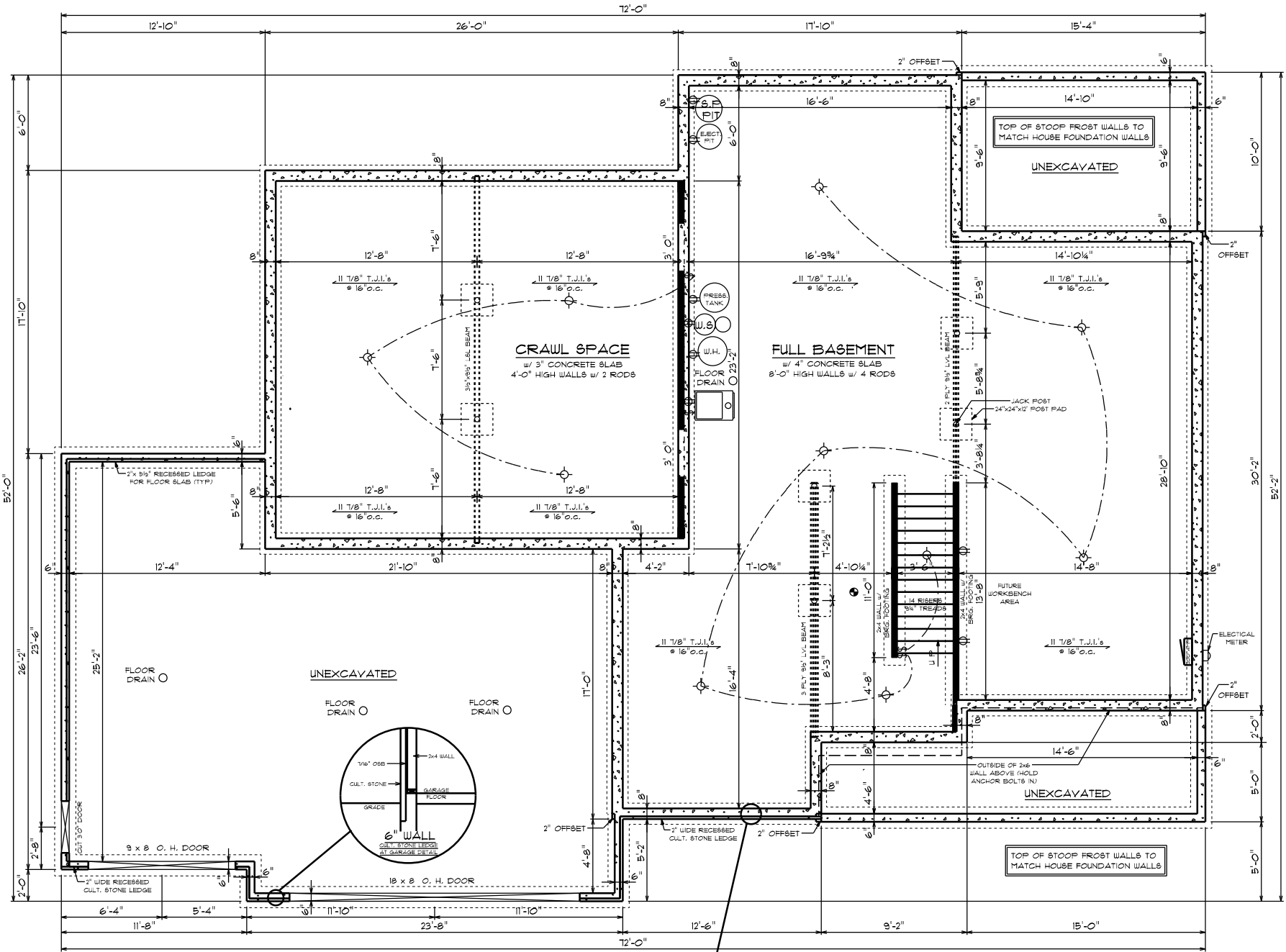
NOTE: 12" FLOOR TRUSSES  
@ 19.2' O.C. AT SECOND FLOOR.

NOTE: PLAN IS DRAWN  
WITH CHANGES FROM  
ADDENDUM #1

**SECOND FLOOR PLAN**  
919 SQ.FT. @ 2ND.FLOOR

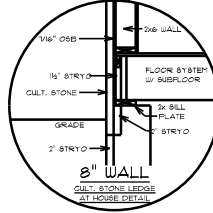
NAME: DOWLING  
LOCATION: ELLISON BAY  
DATE: 4-1-16 REV: 5-17-16  
DRAWN BY: ALAN SHEFCHIK  
JOB NO: 610952  
SCALE: 1/4" = 10'  
PAGE 2 OF 5

NOTICE OF COPYRIGHT  
These plans are copyrighted and are subject to copyright  
protection as an "architectural work" under Sec. 102 of the  
Copyright Act, 17 U.S.C. as amended December 1990 and  
know as Architectural Works Copyright Protection Act of 1990.  
The protection includes but is not limited to the overall form as  
well as the arrangement and composition of spaces and elements  
of the design. Under such protection, unauthorized use of  
these plans, work or building represented, can legally result in  
the cessation of construction or buildings being seized and/or  
monetary compensation to Portlata Builders Inc.



# FOUNDATION PLAN

NOTE: PLAN IS DRAWN WITH CHANGES FROM ADDENDUM #1



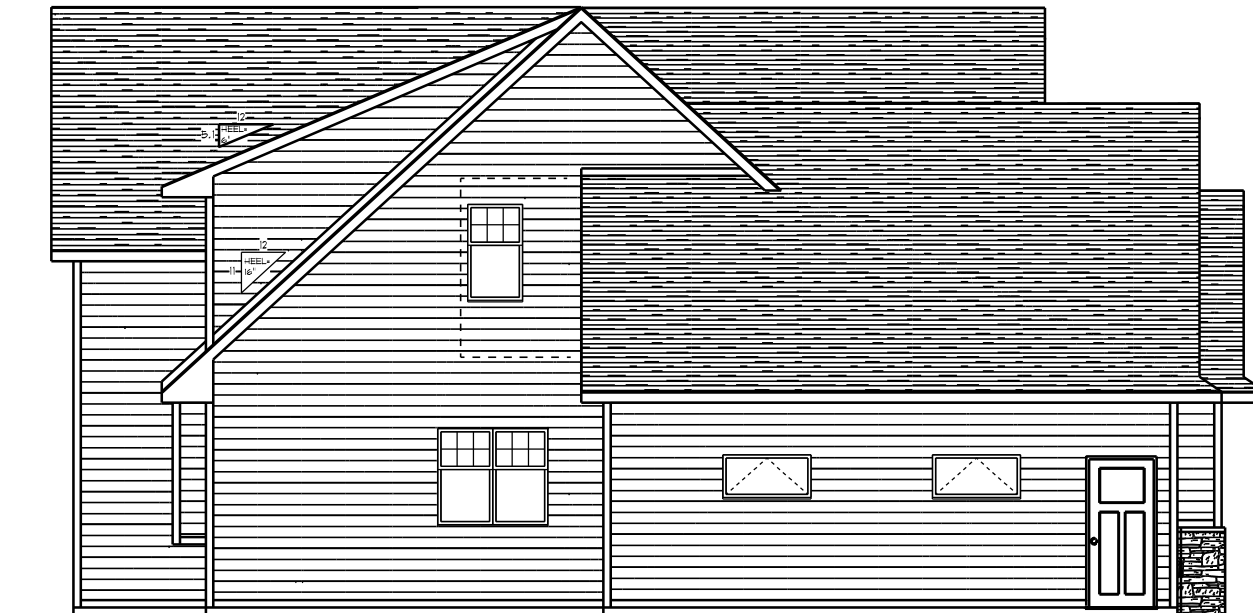
NAME: DOWLING  
 LOCATION: ELLISON BAY  
 DATE: 4-1-16 REV: 5-17-16  
 DRAWN BY: ALAN SHEPCHUK  
 JOB NO: 610352  
 SCALE: 1/4" = 1'-0"  
 PAGE 3 OF 5



NOTICE OF COPYRIGHT  
 These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 11 U.S.C. as amended December 1980 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Riverside Builders Inc.



FRONT ELEVATION



LEFT SIDE ELEVATION

NOTE:  
24" OVERHANGS • EAVES  
12" OVERHANGS • GABLES

NOTE: PLAN IS DRAWN  
WITH CHANGES FROM  
ADDENDUM #1

NAME: DOWLING  
LOCATION: ELLISON BAY  
DATE: 4-1-16 REV: 5-11-16  
DRAWN BY: ALAN SHEPCHIK  
JOB NO: 610952  
SCALE: 1/4" = 1'-0"  
PAGE 4 OF 5



NOTICE OF COPYRIGHT  
These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Paradise Builders Inc.



BACK ELEVATION




RIGHT SIDE ELEVATION

NOTE:  
24" OVERHANGS @ EAVES  
12" OVERHANGS @ GABLES

NOTE: PLAN IS DRAWN  
WITH CHANGES FROM  
ADDENDUM #1

NAME: DOWLING  
LOCATION: ELLISON BAY  
DATE: 4-1-16 REV: 5-11-16  
DRAWN BY: ALAN SHEPCHIK  
JOB NO: 610952  
SCALE: 1/4" = 1'-0"  
PAGE 5 OF 5



NOTICE OF COPYRIGHT  
These plans are copyrighted and are subject to copyright protection as an architectural work under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1980 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection unauthorized use of these plans, work or building represented can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Potomac Builders Inc.