

PLAN NOTES:
-VERIFY ALL LOCAL CODES, ENERGY TYPES
AND SITE CONDITIONS PRIOR TO
CONSTRUCTION
-REVIEW SUB CONTRACTORS LOCATIONS
OF HVAC(S) AND WATER HEATER(S)
PRIOR TO CONSTRUCTION
ALL INTERIOR WALLS ARE 3 1/2" UNLESS
DIMENSIONED OTHERWISE

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HOMEDSIGN

JONES, Y
Alan L.

<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 100px; border: 1px solid black; margin-right: 10px;"></div> <div> <p style="font-size: 24px; margin: 0;">A1</p> <p style="font-size: 12px; margin: 0;">SCALE</p> </div> </div>	DATE	1/4" = 1'-0"
	JOB #	12/9/2024
	DRAWN BY	

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



8/12

1' = 4"

12/6

12/6

12/6

3060

3060

P3070

P3070

P3070

P3070

3080 F.G.

P3070

P3070

P3070

9'-11"

APPROXIMATE GRADE

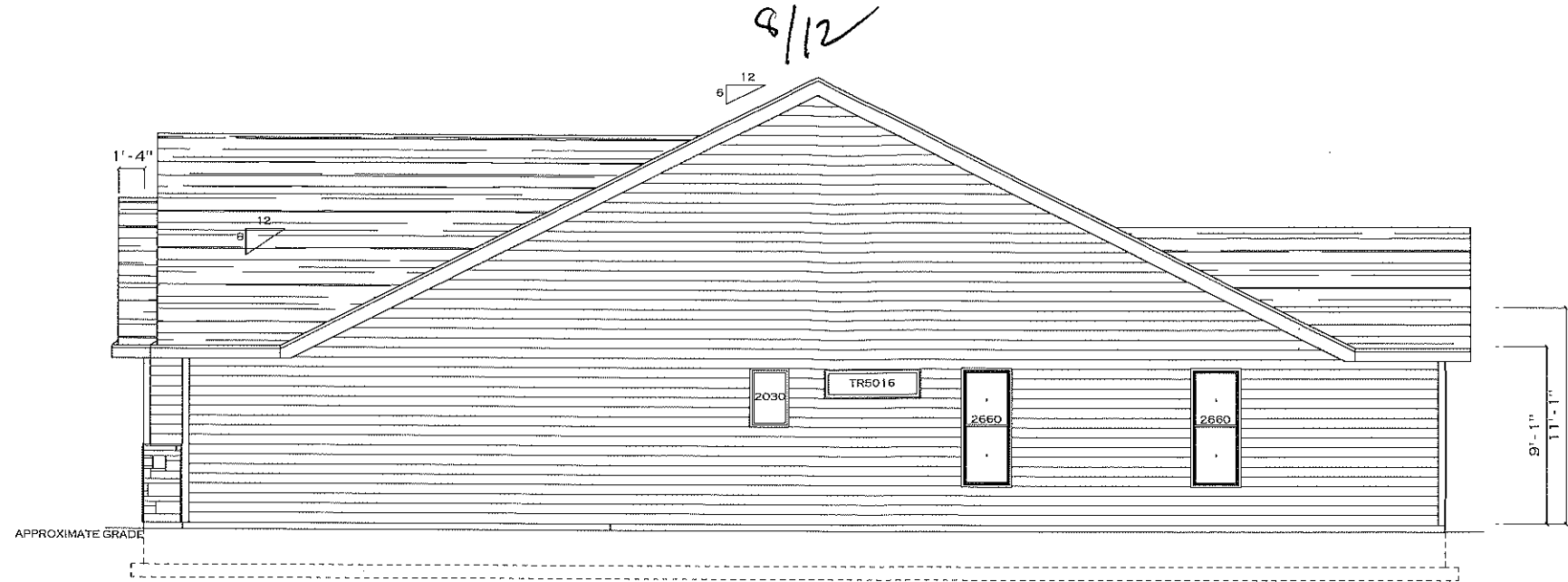
SCALE: 1/4"=1'-0"

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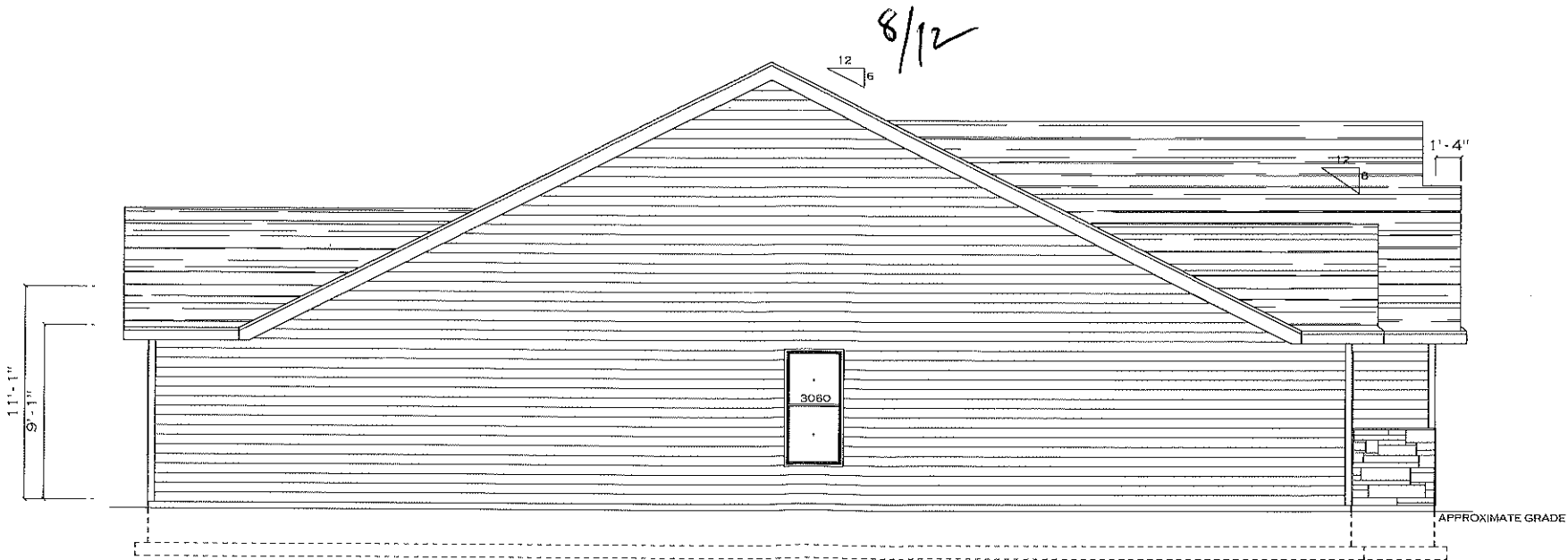
RIGHT ELEVATION

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



WINDOWS, MATERIALS & FINISHES TO BE DETERMINED PRIOR TO CONSTRUCTION
CONSULT BUILDER W/ QUESTIONS

DUAL PITCH ROOF -
STUDY ALL ELEVATIONS
& ROOF PLAN



LEFT ELEVATION

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

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NOTE: EVERY EFFORT WAS MADE
DURING THE DESIGN PROCESS TO AVOID
CONFLICTS WITH EXISTING CONDITIONS.
ARCHITECT NOT AN ENGINEER AND ASSUMES
NO RESPONSIBILITY FOR ANY ENGINEERING
FAILURES DUE TO OMISSIONS AND/OR ERRORS
IN THE DESIGN. THE ARCHITECT'S
CONTRACTOR ON THE JOB MUST VERIFY ALL
LOCAL BUILDING CODES. THANK YOU

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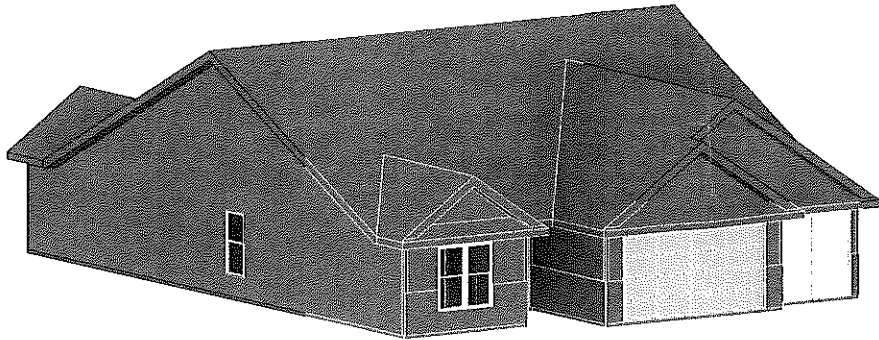
J. JONES

RIGHT/LEFT
SCALE: 1/4"=1'-0"
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GENERAL NOTES

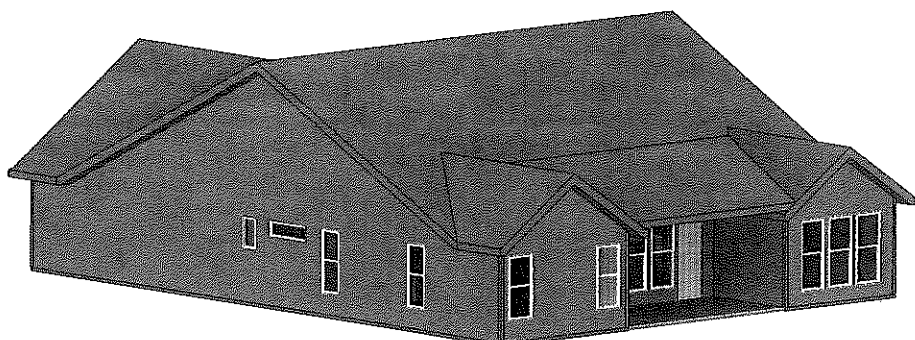
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES & REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AND ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMN OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY
10. STUDY ALL ELEVATIONS FOR ROOF PLANS
11. STUDY ELEVATIONS FOR WINDOW PLACEMENT
12. ALL 60" TALL WINDOWS ARE 8'-0" HEADER HEIGHT
13. TRANSOM WINDOWS AT 2'-6" HEADER OFF CEILING
14. VERIFY ALL LOCAL CODES, ENERGY TYPES AND SITE CONDITIONS PRIOR TO CONSTRUCTION
15. REVIEW SUB-CONTRACTORS LOCATIONS OF HVAC(S) AND WATER HEATER(S) PRIOR TO CONSTRUCTION
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.



FRONT PERSPECTIVE

SCALE: 1/8" = 1'-0"



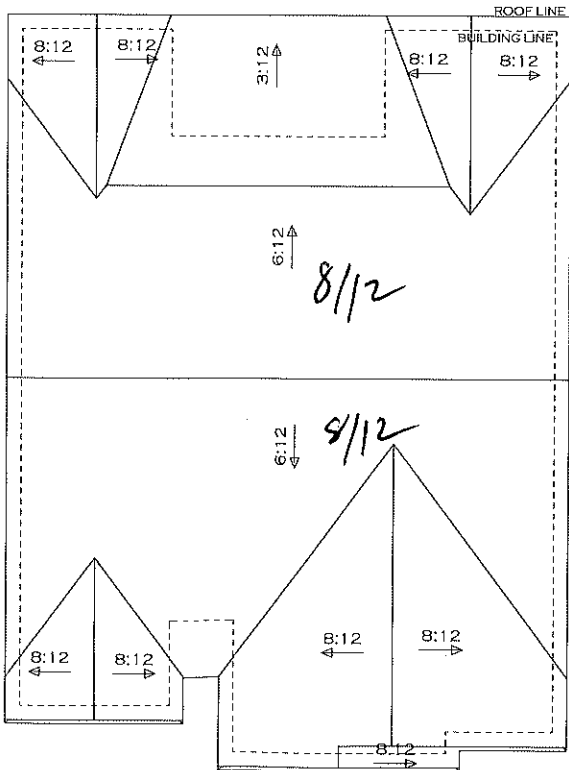
REAR PERSPECTIVE

SCALE: 1/8" = 1'-0"

GENERAL FRAMING NOTES

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1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1X4 CROSS BRIDGING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.)
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



ROOF PLAN

SCALE: 1/8" = 1'-0"

DUAL PITCH ROOF -
STUDY ALL ELEVATIONS
& ROOF PLAN

NOTE: EVERY EFFORT WAS MADE DURING THE DESIGN PROCESS TO AVOID CONFLICTS BETWEEN THE ARCHITECT'S INTENT AND ASSUMES. THE DESIGNER HAS CONDUCTED VISUAL CHECKS AND CONFIRMED THE PROJECT WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DETAILS AND DIMENSIONS CONFORM WITH LOCAL BUILDING CODES. (10/10/2024)

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MICHAEL



J. JONES
Y

DETAILS
A4

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