

CUSTOM CHANGES

HOUSEPLANS.COM
504 REDWOOD BLVD, SUITE 110
NOVATO, CALIFORNIA 94947

ORIGINAL DESIGN

ALLISON RAMSEY ARCHITECTS
1003 Charles St
Houston, TX 77002
(281) 986-6559

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James E Mitchell
9807 Ricaby Drive
Houston, TX 77064

DATE	: OCT/29/2014
SCALE	: AS NOTED
DRAWN BY	: -----
PROJECT	: James E Mitchell
SHEET	

C1.0

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Table with 2 columns and 2 rows, empty cells.

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GLUED LAMINATED FLOOR AND ROOF BEAMS - SPAN DATA
SPAN DATA FOR GLUED LAMINATED ROOF BEAMS
MAXIMUM DEFLECTION 1/240 TH OF THE SPAN

Table with columns for BEAM SIZE (ACTUAL), WGT. OF BEAM PER LIN. FT. IN POUNDS, SPAN IN FEET (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32), and POUNDS PER LIN. FT. LOAD BEARING CAPACITY.

EXAMPLE : CLEAR SPAN = 20'-0"
BEAM SPACING = 10'-0"
DEAD LOAD 8 LBS. / SQ. FT. (ROOFING AND DECKING)
LIVE LOAD 20 LBS. / SQ. / FT. (SNOW)
TOTAL LOAD LIVE LOAD + DEAD LOAD X BEAM SPACING (20 + 8) X 10 = 280 LBS. / LIN. FT.
THE BEAM SIZE REQUIRED IS 3 1/4 X 12 1/2 WHICH SUPPORT 347 LBS. / LIN / FT. OVER A SPAN OF 20'-0".
BEAMS MAY BE DOUGLAS FIR, LARCH OR SOUTHERN YELLOW PINE.

GLUED LAMINATED FLOOR AND ROOF BEAMS - SPAN DATA
SPAN DATA FOR GLUED LAMINATED FLOOR BEAMS
MAXIMUM DEFLECTION 1/360 TH OF THE SPAN

Table with columns for BEAM SIZE (ACTUAL), WGT. OF BEAM PER LIN. FT. IN POUNDS, SPAN IN FEET (10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32), and POUNDS PER LIN. FT. LOAD BEARING CAPACITY.

EXAMPLE : CLEAR SPAN = 20'-0"
BEAM SPACING = 10'-0"
DEAD LOAD 7 LBS. / SQ. FT. (DECKING AND CARPET)
LIVE LOAD 40 LBS. / SQ. / FT. (FURNITURE AND OCCUPANTS)
TOTAL LOAD LIVE LOAD + DEAD LOAD X BEAM SPACING (40 + 7) X 10 = 470 LBS. / LIN. FT.
THE BEAM SIZE REQUIRED IS 5 1/4 X 15 WHICH SUPPORT 508 LBS. / LIN / FT. OVER A SPAN OF 20'-0".
BEAMS MAY BE DOUGLAS FIR, LARCH OR SOUTHERN YELLOW PINE.

FLOOR JOIST SPAN DATA
MODULUS OF ELASTICITY "E" IN 1,000,000 PSI. OR 1.0 IS EQUAL TO 1,000,000 PSI

Table for Douglas Fir - Larch - 30 lbs / Ft^2 - Live Load with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for Douglas Fir - Larch - 40 lbs / Ft^2 - Live Load with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for Southern yellow pine - 30 lbs./Ft^2 - Live Load with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for Southern yellow pine - 40 lbs./Ft^2 - Live Load with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for California Redwood - 30 lbs. Ft^2 Live Load with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for California Redwood - 40 lbs. Ft^2 Live Load with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

CEILING JOIST SPAN DATA
THE REQUIRED EXTREME FIBER STRESS IN BENDING "Fb" IN POUNDS / IN MODULUS OF ELASTICITY IN 1,000,000 PSI, WHERE 1.8 IS EQUAL TO 1,800,000 PSI

Table for Douglas Fir - Larch - 20 lbs / Ft^2 - Live Load with columns for "Fb", "E", and spans for 2 X 4, 2 X 6, 2 X 8, 2 X 10.

Table for Southern yellow pine - 20 lbs./Ft^2 - Live Load with columns for "Fb", "E", and spans for 2 X 4, 2 X 6, 2 X 8, 2 X 10.

ALLOWABLE RAFTER SPANS

Table for Douglas Fir - Larch - 20 lbs / Ft^2 with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for Southern yellow pine - 20 lbs./Ft^2 with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for Douglas Fir - Larch - 20 lbs / Ft^2 with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

Table for Southern yellow pine - 20 lbs./Ft^2 with columns for "Fb", "E", and spans for 2 X 6, 2 X 8, 2 X 10, 2 X 12.

GENERAL NOTES
In case of conflict between the General Notes below and the specifications the more rigid requirements shall govern unless amended in writing by the engineer.

- DESIGN DATA
1. Design codes - (All latest editions unless noted)
-American Concrete Institute (ACI)
-American Institute of Steel Construction (AISC)
-American Welding Society (AWS)
-Southern Standard Building Code (SSBC)
-American National Standards Institute, Inc (ANSI) A 58.1-1982)
Minimum Design Loads for Building and other Structures.
2. Material Specifications and Design Stresses
-Anchor Bolts and Embedded Steel.....Fy = 36,000 psi (ASTM A 36)
-Structural Steel UNO.....Fy = 36,000 psi (ASTM A 36)
-Cast - in - place Concrete
-Footings.....Fc = 3,000 psi at 28 - days
-Interior slabs - on - gradeFc = 3,000 psi at 28 - days
-Ext. exposed concrete (air entrained).....Fc = 4,000 psi at 28 - days
-Reinforcing SteelFy = 60,000 psi (ASTM A615, Grade 40)
2 and # 3 bar 3 only.....Fy = 60,000 psi (ASTM A615, Grade 40)
4 and larger bars.....Fy = 60,000 psi (ASTM A615, Grade 40)
3. Design Soil Bearing Pressures
-Reference Soil and Foundation Investigation by Grubbs, Garner, & Hoskyn, Inc.
Consulting Engineers, Little Rock, AR.
-Footings on natural soils are designed for a maximum soil bearing pressure of 2,000 psf.
-Footings on compacted engineered fill are designed for maximum soil bearing pressure of 2,000 psf.
-If the soil at the footing bearing elevations shown is of questionable bearing value, the Engineer or Architect shall be notified immediately.
-After footing excavations are completed and before placing concrete, the excavated area shall be inspected and approved by the owner selected independent testing laboratory as specified.

- GENERAL INFORMATION
1. All columns shall be centered on grid lines unless noted otherwise.
2. All column footings shall be centered on columns unless noted otherwise.
3. All wall footings shall be centered on walls unless noted otherwise.
4. For concrete reinforcing at corners, see typical corner bar detail.
5. For slab - on - grade construction joint detail, see typical slab - on - grade detail.
6. All fill materials under structure shall be sandy clay or clayey sand exhibiting a liquid limit less than 35. Fill material shall be placed in loose lifts not to exceed 8" and compacted to a density of not less than 95 % of Modified Proctor Maximum Dry Density (ASTM D-1557) at or slightly wet of optimum moisture content. In place moisture and density of each lift shall be determined by in - situ field tests prior to placing additional fill.
7. Where noted C.J. on plan provide Keyed Joint in floor slab.
8. A 6 - mil polyethylene film vapor barrier shall be placed below all interior slabs - on grade.
9. Provide 4 - inch clean medium to coarse sand or gravel compacted drainage fill below all interior slabs - on grade.

CAST - IN - PLACE CONCRETE

- 1. Arrangement and bending of reinforcing steel shall be in accordance with ACI detailing manual, latest edition.
2. Reinforcing steel shall be new and all bars over # 2 shall be deformed.
3. Where reinforcing bars shown continuous, lap bars 36 - bar diameters or 24 - bar diameters of tension or compression splices respectively (12" minimum)
4. Provide suitable wire spacers, chairs legs, etc. for supporting reinforcing steel in the proper position while placing concrete.
5. Concrete protective covering for reinforcement at surfaces not exposed directly to the ground shall be 3/4" for slabs, joists, and walls and 1 - 1/2" for beam stirrups and column ties or spirals.
6. Concrete protective covering for reinforcement at surfaces which will be exposed to the weather or be in contact with the ground shall be 2" for bars larger than # 5 and 1 - 1/2" for # 5 bars or smaller. Provide 3" cover below and at ends of footing bars.
7. Location and sizes of openings, sleeve, etc. required for other trades must be verified by these trades before placing concrete.

CONCRETE MASONRY UNITS

- 1. Place vertical reinforcing bars at corners, jambs of openings, below beam bearing, and in walls as indicated on the drawings.
2. Dowel vertical reinforcing bars out of the structure below with bars of the same size and spacing above.
3. Lap splice bars in masonry 40 bar diameters
4. Place horizontal bars in 8" deep bond units at TOP OF PLATE.
5. Continue bond beam units and reinforcing uninterrupted around corners and across wall intersections.
6. Metal masonry - course reinforcing shall be truss type conforming to ASTM A82, not less than 9H gauge, galvanized at exterior walls. Furnish material with prefabricated corners and tees. Reinforcing shall be used in all partitions, spaced 16" o.c., vertically joints lapped 6". Place reinforcing in first bed joint above and below all concrete slabs and wall openings.
7. Load bearing concrete masonry units shall conform to ASTM C 90, Grade N, Type I, with minimum average compressive strength on net area of 1,100 psi and minimum net area compressive strength of individual units shall be 1,500 psi.
8. Non - load bearing concrete masonry units shall conform to ASTM C 129, Type I.
9. Mortar shall be Type N conforming to property or protection requirements of ASTM C 476.
10. All masonry fill concrete shall have a minimum strength at 28 - days Fc = 3,000 psi. maximum aggregate shall be 3/8" and shall be placed in maximum lifts of 4'-0"
11. All grout shall conform to ASTM C 476, Fine Grout.

ARCHITECTURAL ABBREVIATIONS LEGEND

Table with 2 columns: ABBREV. and DESCRIPTION. Lists abbreviations for architectural elements like ARCH, B.F., BRD., COL., etc.

TABLE R 703.7.3
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

Table with columns for SIZE OF STEEL ANGLE (INCHES), NO STORY ABOVE, ONE STORY ABOVE, TWO STORY ABOVE, and NO OF 1 OR EQUIVALENT REINFORCING BARS.

For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Long leg of the angle shall be placed in a vertical position.
b. Depth of reinforced lintels shall not be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall not less than 8 inches into the support.
c. Steel members indicated are adequate typical examples, other steel members meeting structural design requirements may be used.
R 703.7.3 Lintels
Masonry veneer shall not support any vertical load other than the dead load of the veneer above.
Veneer above openings shall be supported on lintels of non - combustible materials and the allowable span shall not exceed the values set forth in table R 703.7.3
The lintels shall have a length of bearing of not less than 4 inches (102 mm)

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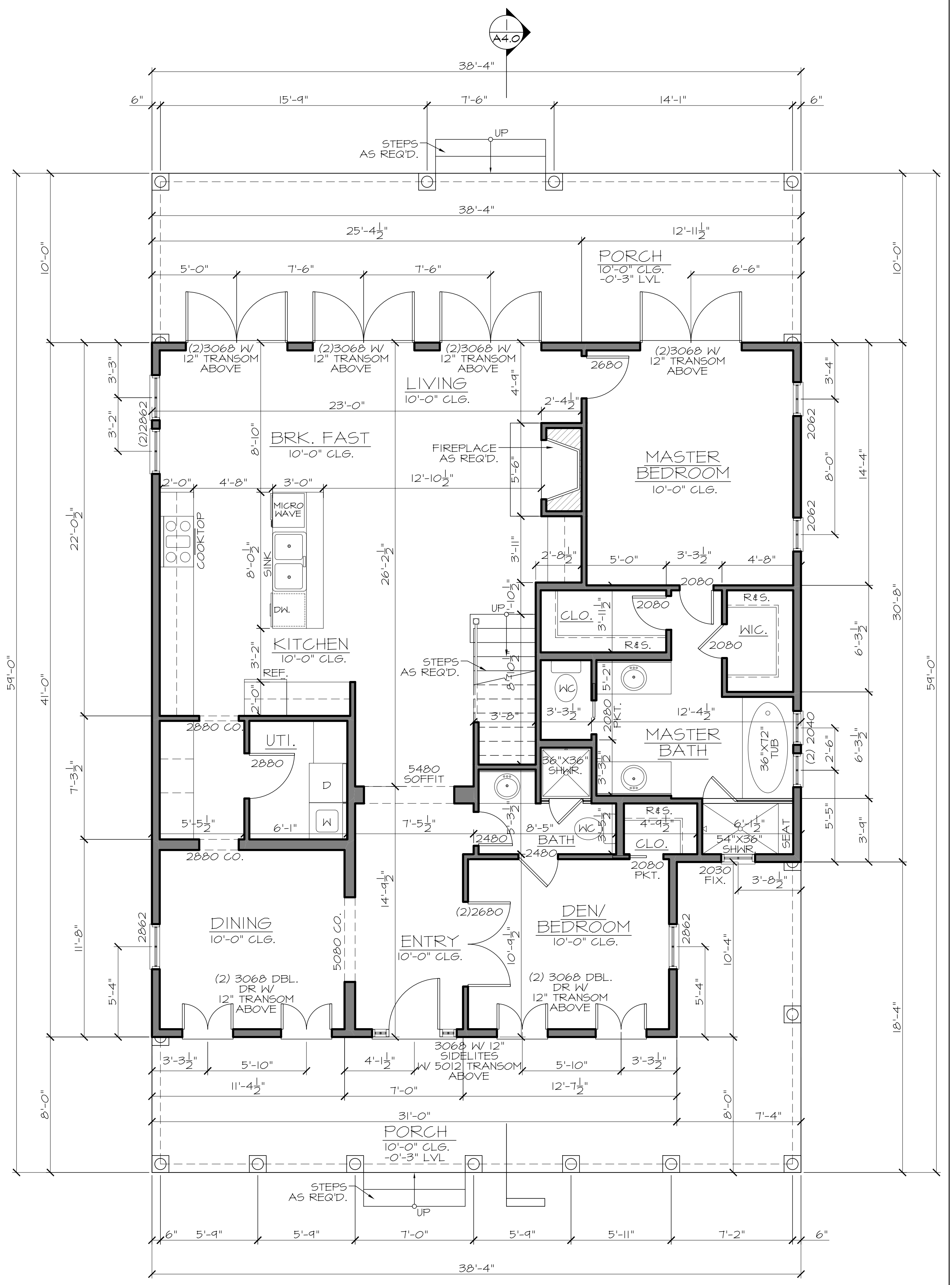
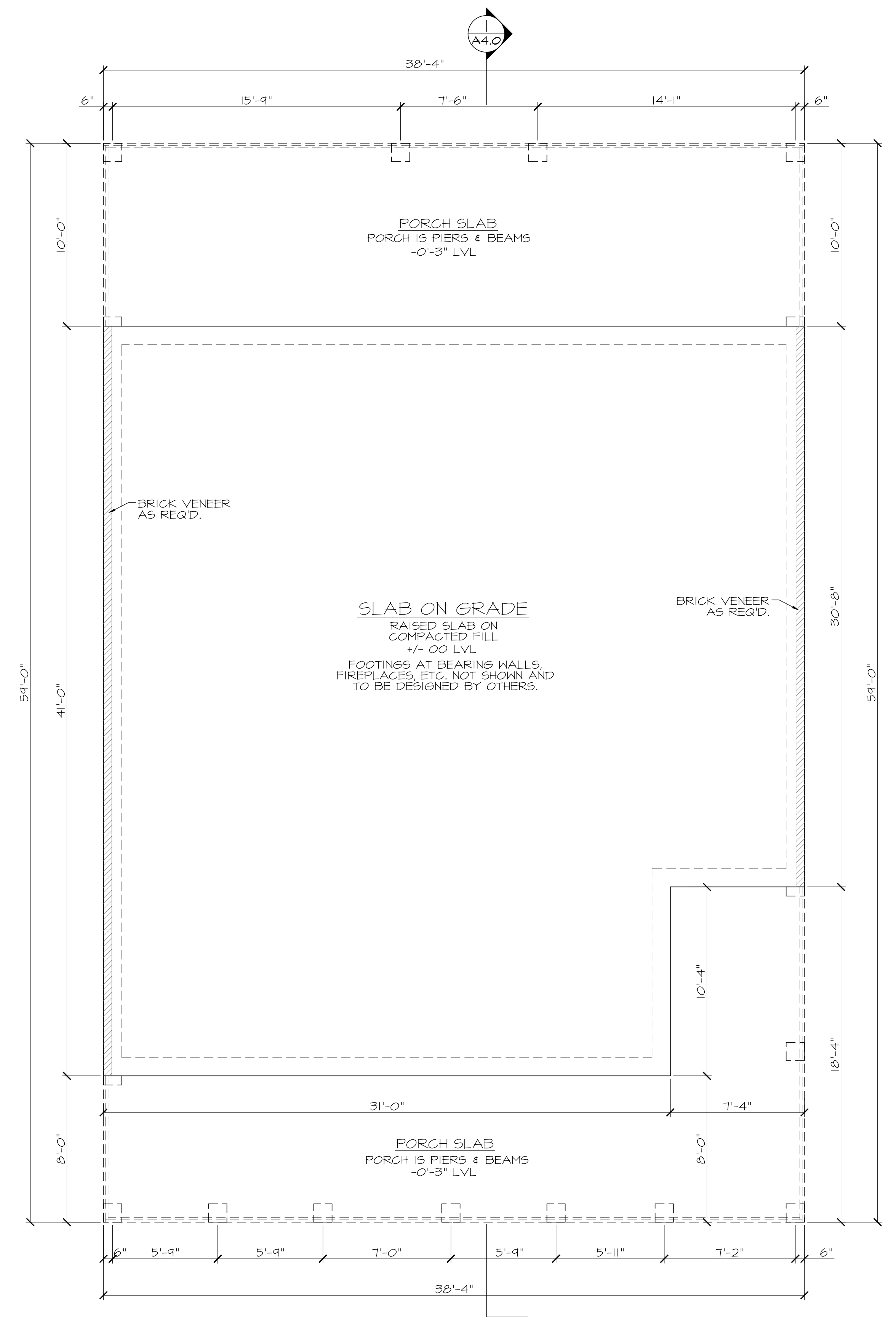
A1.0

GENERAL STRUCTURAL NOTES

1. OWNER IS RESPONSIBLE TO VERIFY THIS HOUSE IS BUILT IN COMPLIANCE WITH ALL LOCAL ORDINANCES. HOUSEPLANS.COM IS NOT RESPONSIBLE FOR SITE CONDITIONS AND/OR THE USE OF THE DRAWINGS DURING CONSTRUCTION.
2. BUILDER MUST VERIFY ALL STRUCTURAL ELEMENTS FOR DESIGN AND SIZE WITH A LOCAL ENGINEER AND BUILDING OFFICIALS.
3. EXACT SPECIFICATION FOR ALL CONCRETE FOUNDATIONS (i.e. SIZE & REINFORCEMENT MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ALL CODES THAT APPLY LOCALLY. VERIFY STRUCTURAL DESIGN WITH LOCAL ENGINEER.
4. STRUCTURAL LIABILITY: THE STRUCTURAL FRAMING SYSTEMS (STRUCTURAL ELEMENTS SUCH AS BUT NOT LIMITED TO FOOTINGS, FOUNDATION WALLS, REINFORCED CONCRETE, FRAMING WALLS, STRUCTURALLY INSULATED PANEL WALLS & ROOF BEAMS, CONNECTIONS, HEADERS, JOISTS, RAFTERS AND TRUSSES), FOR THIS HOUSE IS FOR REFERENCE PURPOSE ONLY. A LOCAL STRUCTURAL ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION.

AREA CALCULATION

FIRST FLOOR LIVING	= 1496 SQ.FT.
SECOND FLOOR LIVING	= 508 SQ.FT.
TOTAL	= 2004 SQ.FT.
STORAGE	= 231 SQ.FT.
FRONT PORCH	= 383 SQ.FT.
FRONT PORCH	= 383 SQ.FT.
TOTAL	= 497 SQ.FT.



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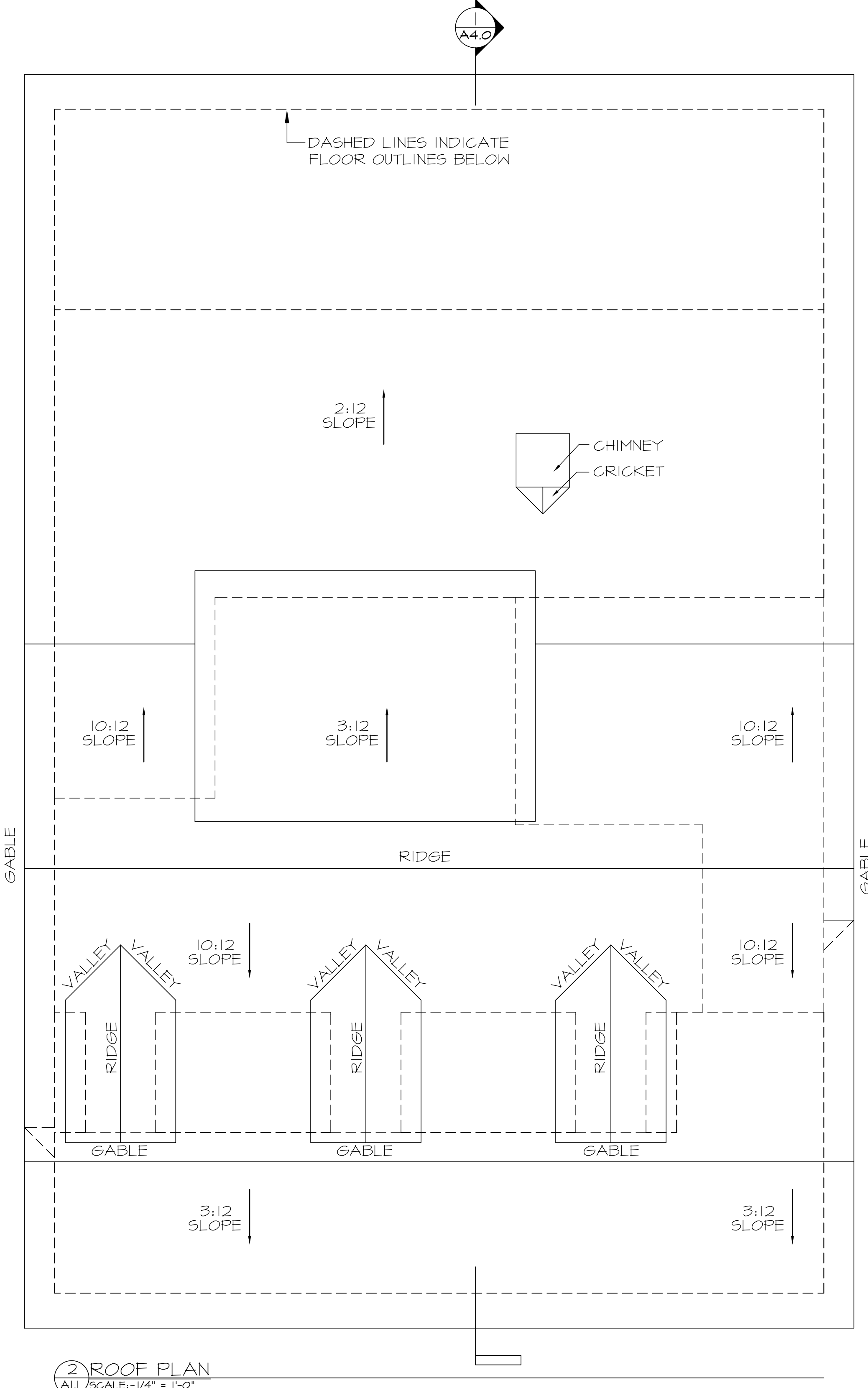
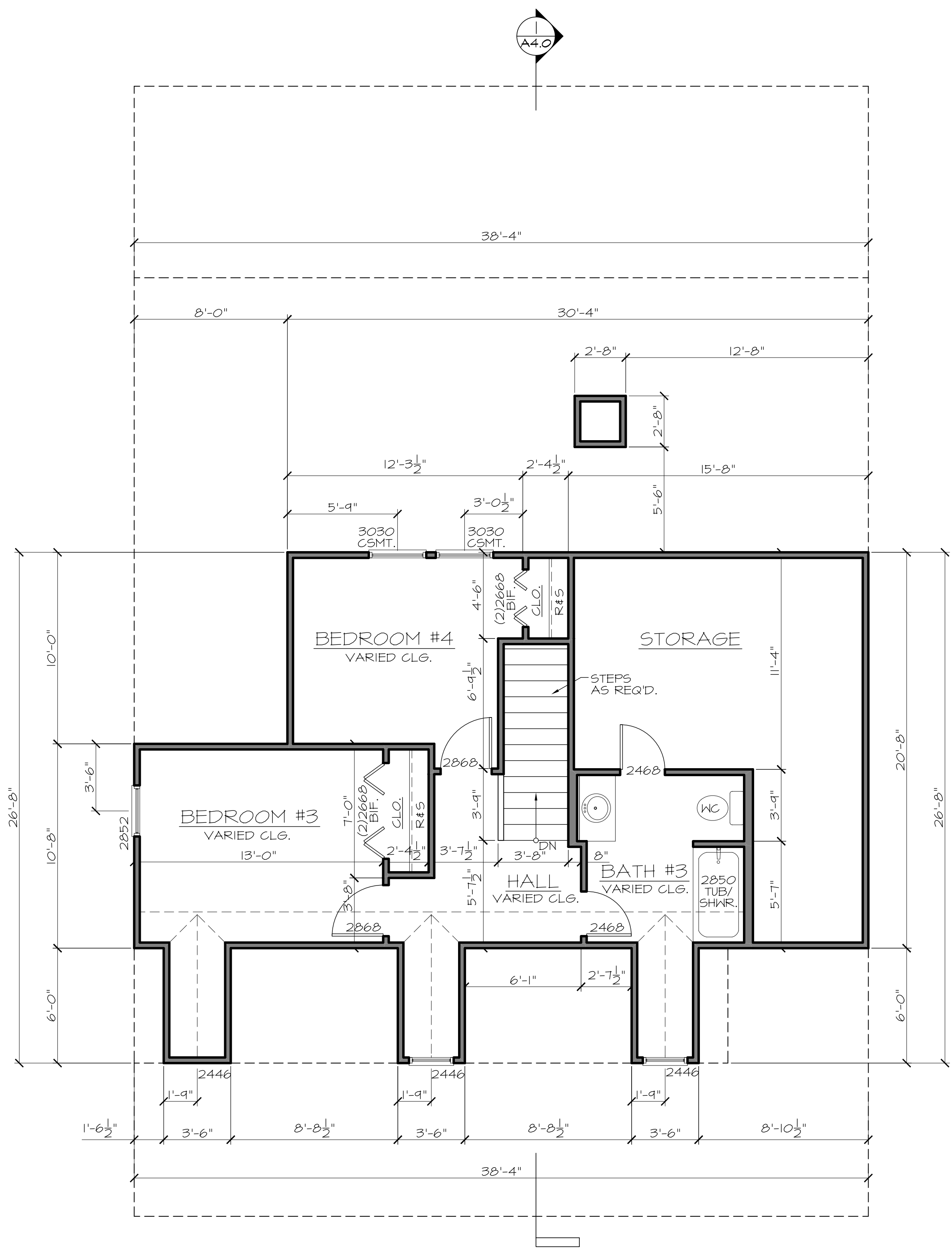
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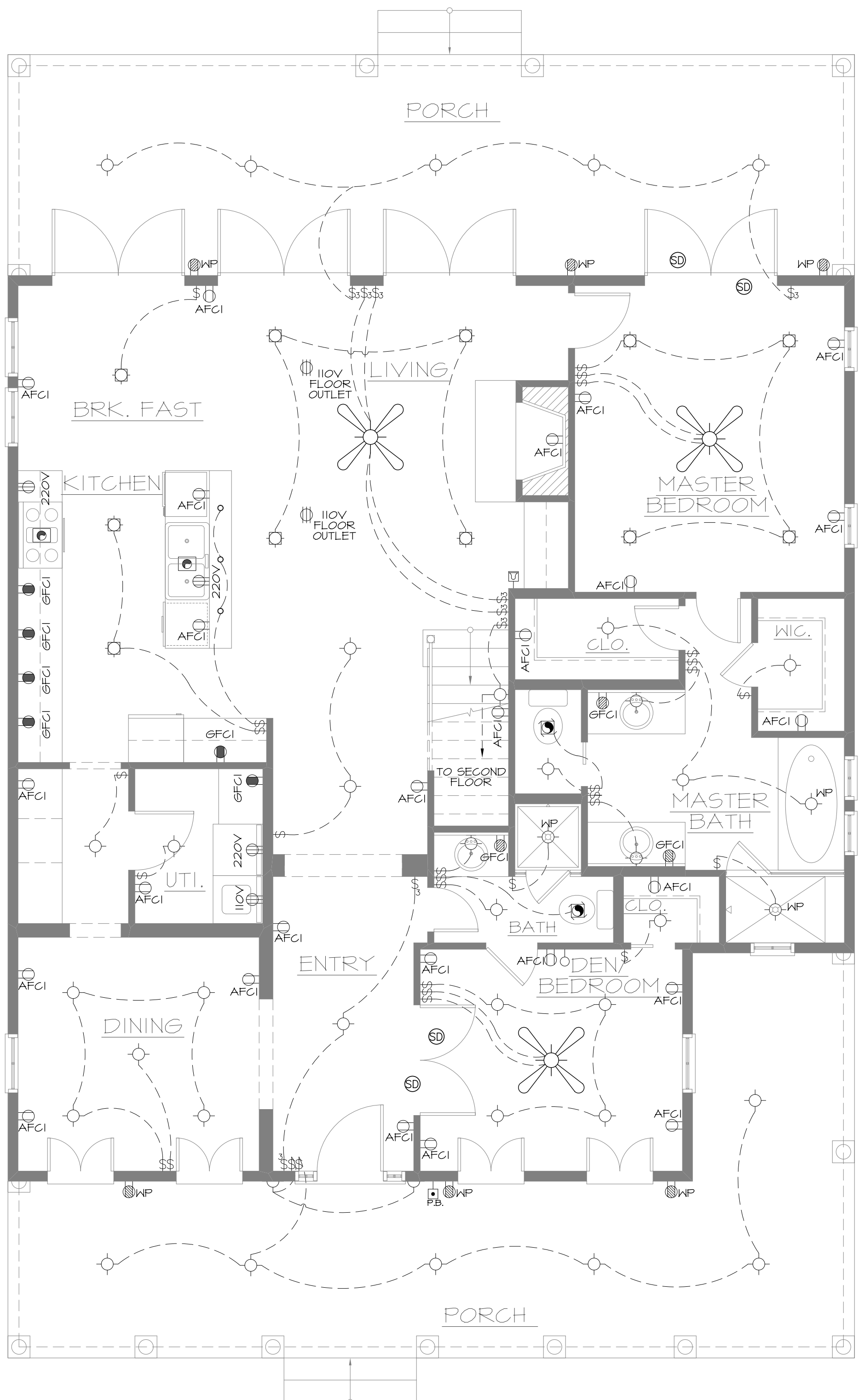
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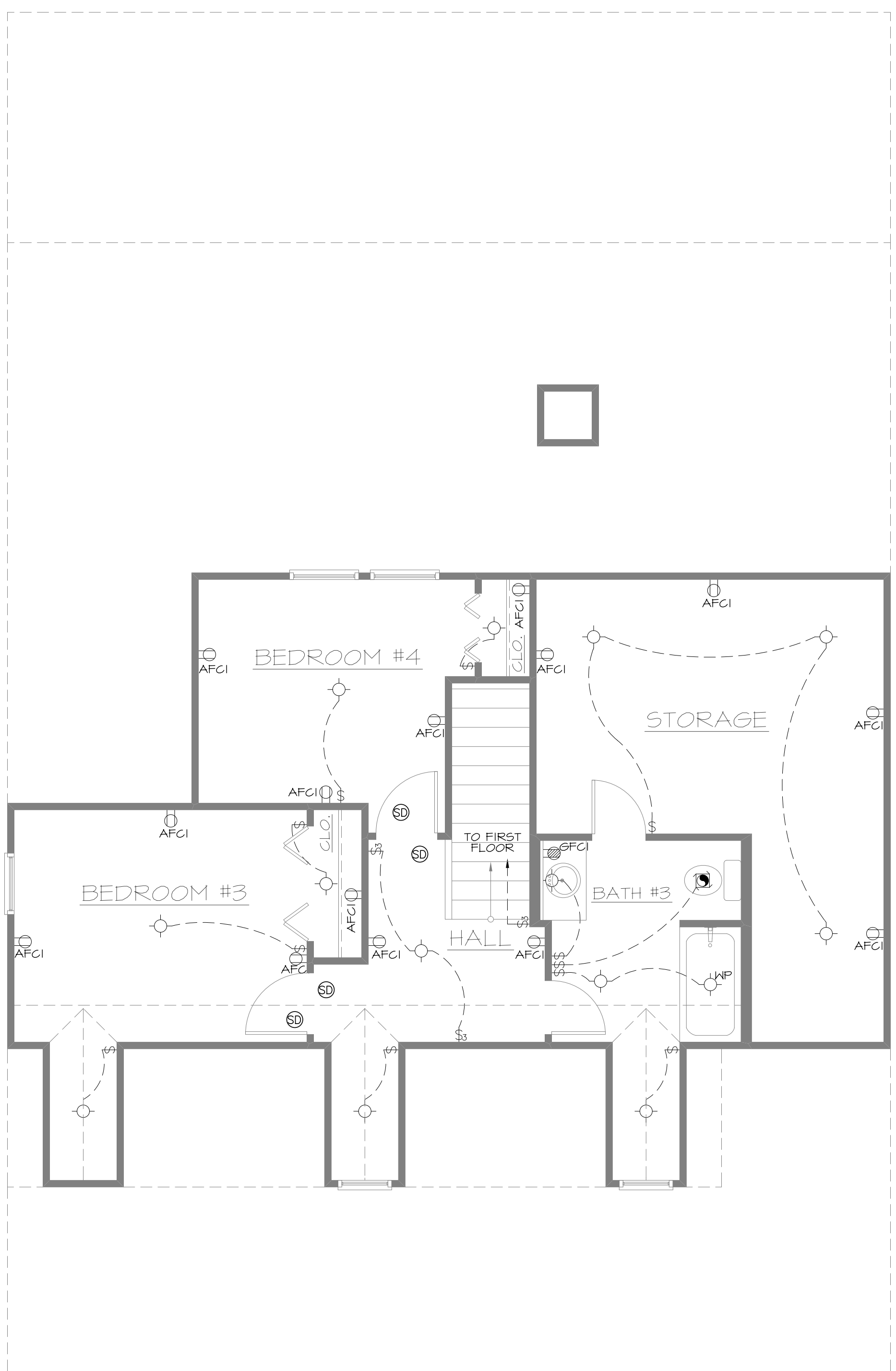
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1 FIRST FLOOR ELECTRICAL PLAN
A2.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
A2.0 SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	110 VOLT FLOOR OUTLET
	CEILING LIGHT FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED BRACKET LIGHT
	RECESSED CAN LIGHT
	FLUORESCENT LIGHT
	FLUORESCENT LIGHT (SINGLE STRIP)
	LANDERNS LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	TELEPHONE OUTLET (VERIFY LOCATIONS W/ OWNER)
	TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
	DOORBELL BUTTON
	DOORBELL
	CEILING EXHAUST FAN W/ LIGHT
	CEILING EXHAUST FAN
	EXHAUST FAN
	GARBAGE DISPOSAL
	CEILING FAN W/ LIGHT
	CEILING FAN

NOTE:
ALL SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP

- ELECTRICAL**
- ELECTRICAL INFORMATION PROVIDED ON THESE PLANS ARE FOR DESIGN PURPOSES ONLY. FOR POWER AND CABLING DISTRIBUTION, CIRCUITING AND CIRCUIT LOADS AND ALL RELATED INFORMATION CONCERNING ELECTRICAL WORK REFER TO ELECTRICAL SUB-CONTRACTORS. ELECTRICAL WORK TO CONFORM TO ALL LOCAL AND STATE LAWS AND TO BE PERFORMED BY A LICENSED ELECTRICIAN.
 - ALL LIGHTING CIRCUITS SHALL BE CIRCUITS DEDICATED TO LIGHTING ONLY.
 - SMOKE DETECTORS SHALL BE CONNECTED TO A LIGHTING CIRCUIT. TO BE 110V WITH BATTERY BACKUP AND ARE AUDIBLE IN ALL SLEEPING AREAS.
 - AT ALL BATHROOMS ONE 20 AMP BRANCH CIRCUIT SHALL SUPPLY ALL BATHROOM WALL OR COUNTER-TOP OUTLETS ONLY.
 - PROVIDE TWO 20 AMP BRANCH CIRCUITS TO THE KITCHEN. THESE CIRCUITS SHALL BE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS WITHIN THE KITCHEN. THESE CIRCUITS SHALL NOT BE USED FOR LARGE APPLIANCES.
 - ALL BEDROOM ELECTRICAL RECEPTACLES SHALL BE OF THE ARC-FAULT CIRCUIT INTERRUPTER TYPE, TYP.
 - THE FOLLOWING APPLIANCES SHALL BE ON A DEDICATED CIRCUIT:
 - Refrigerator
 - Ovens
 - Garbage Disposal
 - Dishwasher
 - Microwave
 - Washing Machine
 - Kitchen Hood
 - Cooktop
 - Furnace
 - Spa Equipment
 - A SEPARATE DEDICATED 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLET.
 - LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL HAVE "SUITABLE FOR DAMP LOCATIONS" LABEL. IF IN COMBINATION WITH EXHAUST FAN FIXTURE, EXHAUST FAN MUST PROVIDE MINIMUM OF 5 AIR CHANGES PER HOUR.
 - ELECTRICAL GROUNDING SYSTEM SHALL BE PER ALL APPLICABLE CODES. CONTRACTOR AND/OR ELECTRICAL SUB-CONTRACTOR SHALL SELECT GROUNDING METHOD MOST COMPATIBLE WITH FOUNDATION SYSTEM.

James E Mitchell
9807 Ricaby Drive
Houston, TX 77064

DATE	: OCT/29/2014
SCALE	: AS NOTED
DRAWN BY	: -----
PROJECT	: James E Mitchell
SHEET	

A2.0

CUSTOM CHANGES

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504 REDWOOD BLVD, SUITE 110
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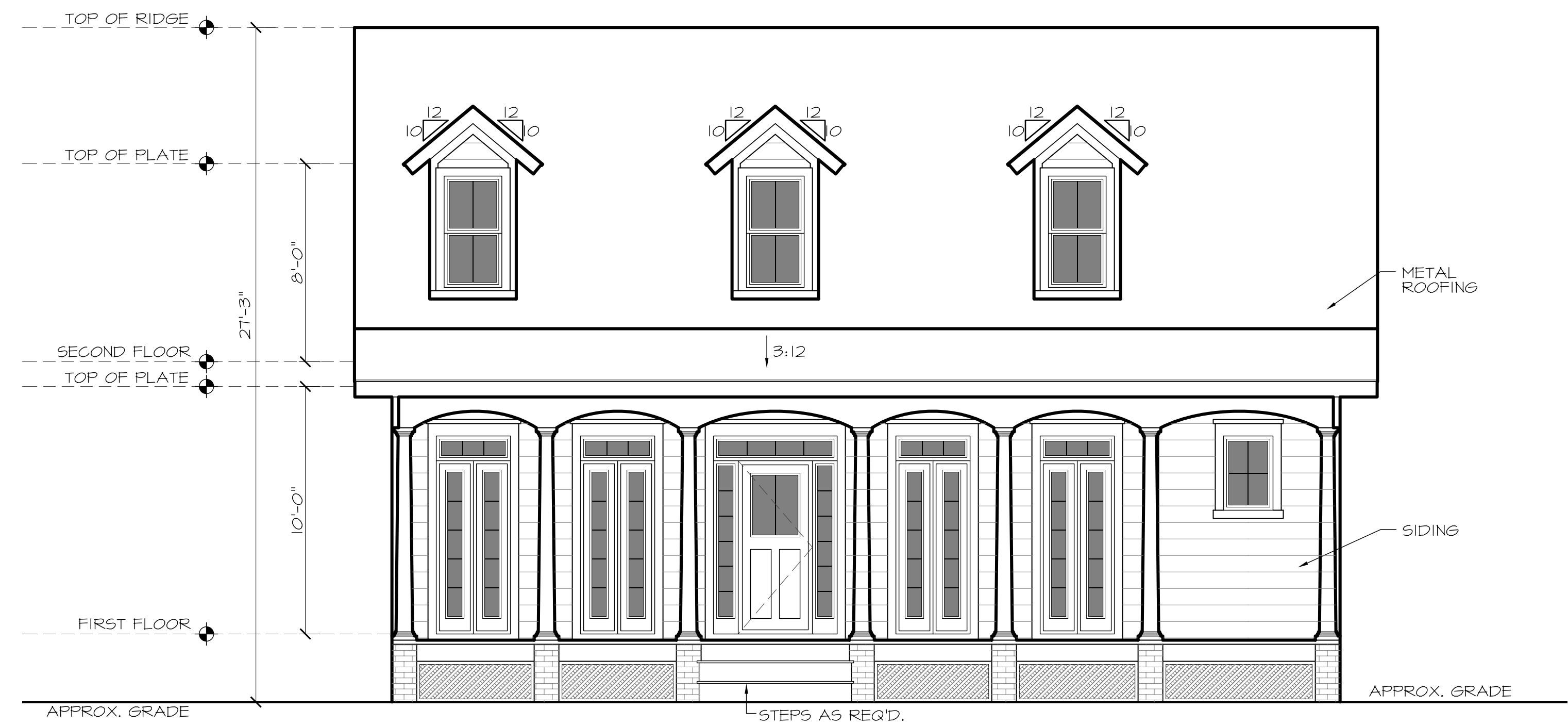
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1 FRONT ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

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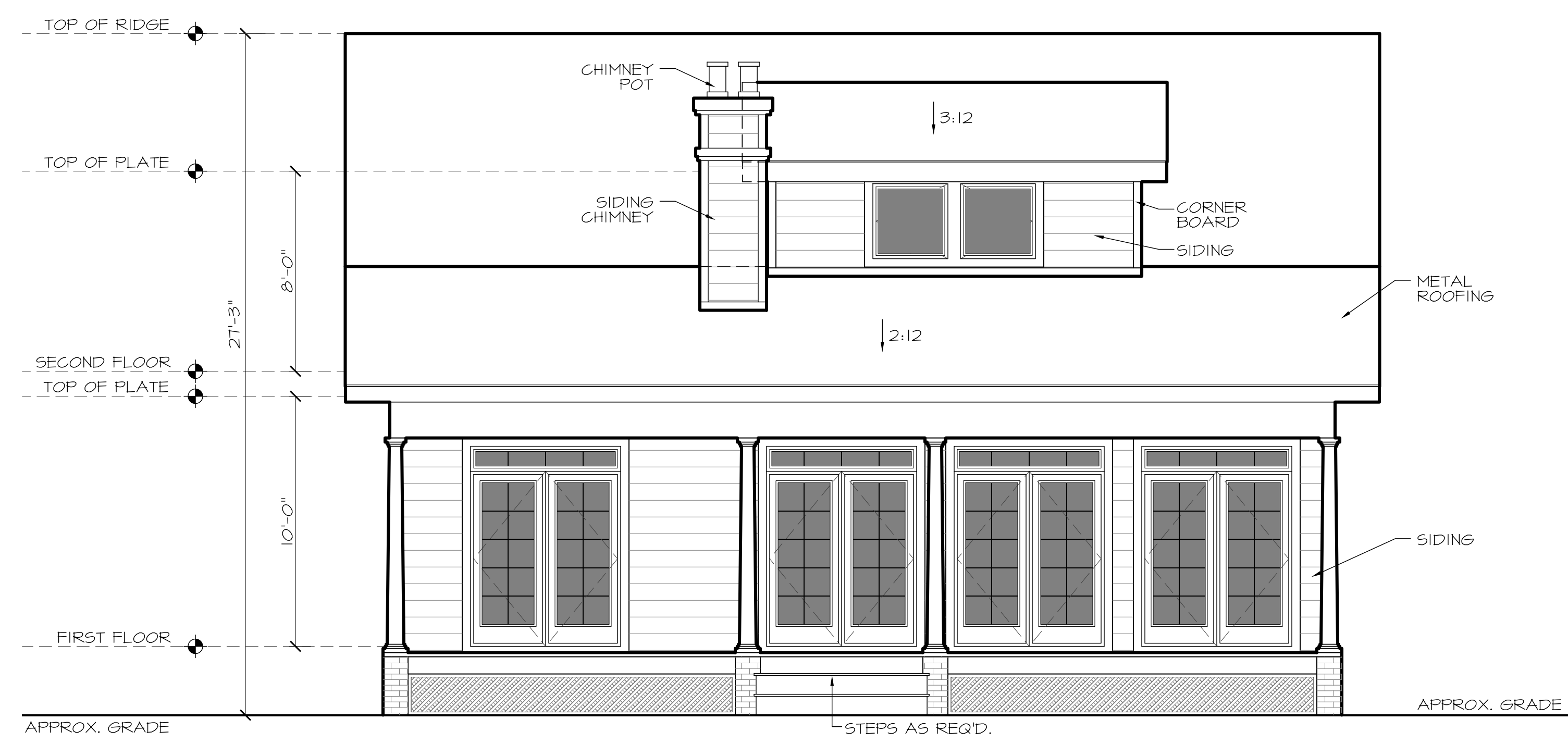
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1 REAR ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

CHIMNEY NOTE:
CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN A 10 FOOT RADIUS, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

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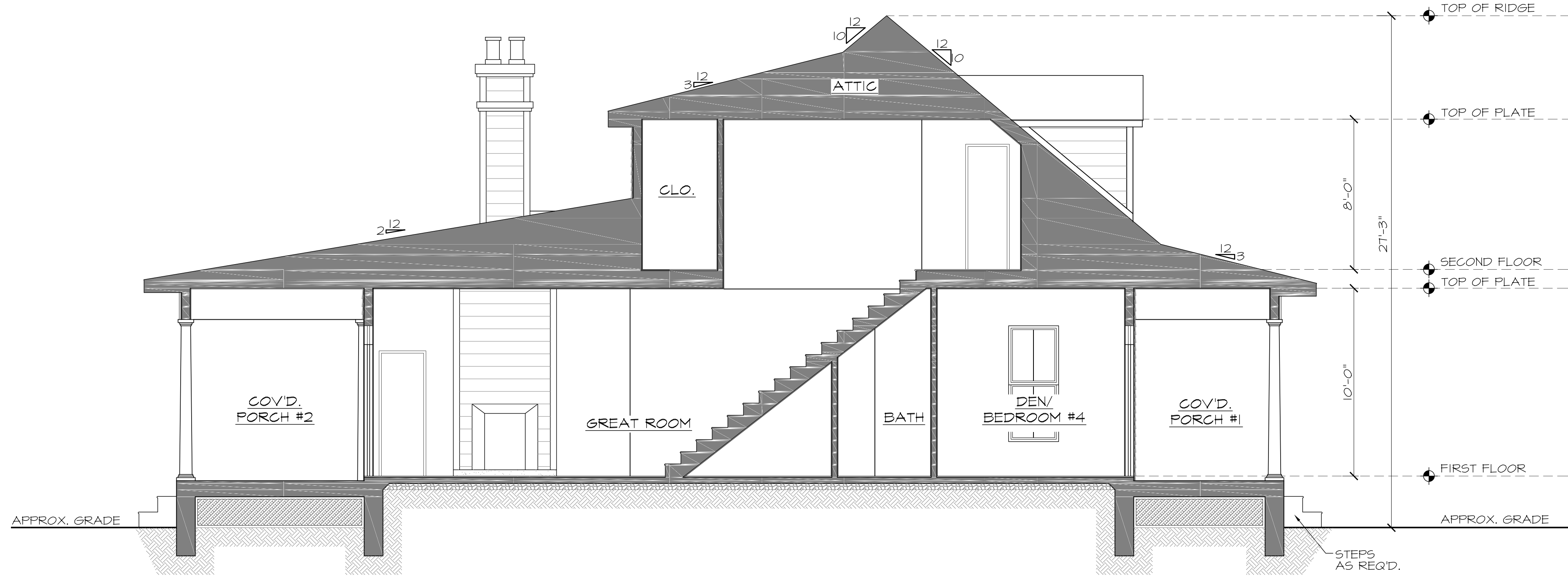
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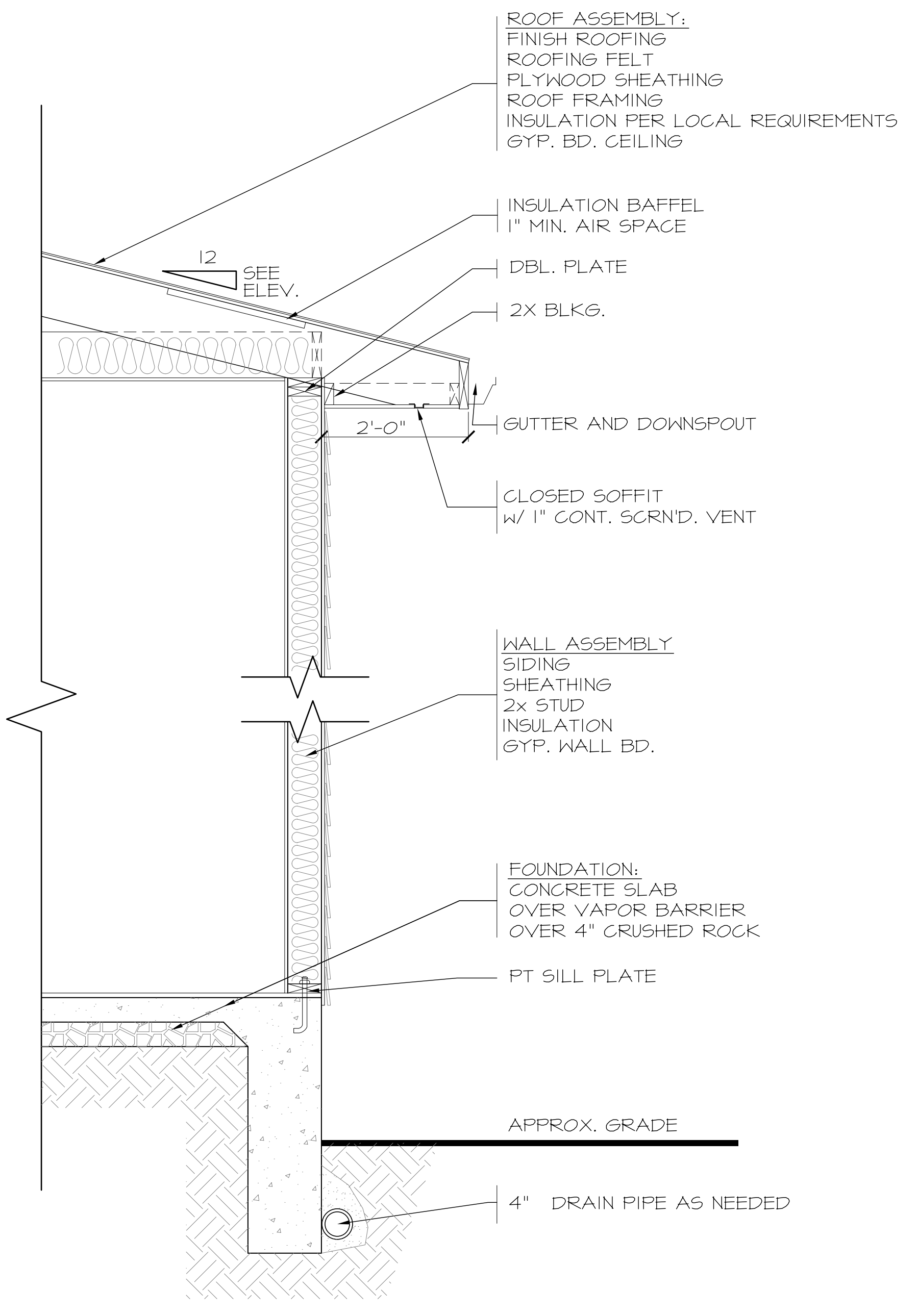
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1 BUILDING SECTION
A4.0 SCALE: - 1/4" = 1'-0"



2 TYP. EXT. WALL SECTION DETAIL
A4.0 SCALE: - 3/4" = 1'-0"

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A4.0

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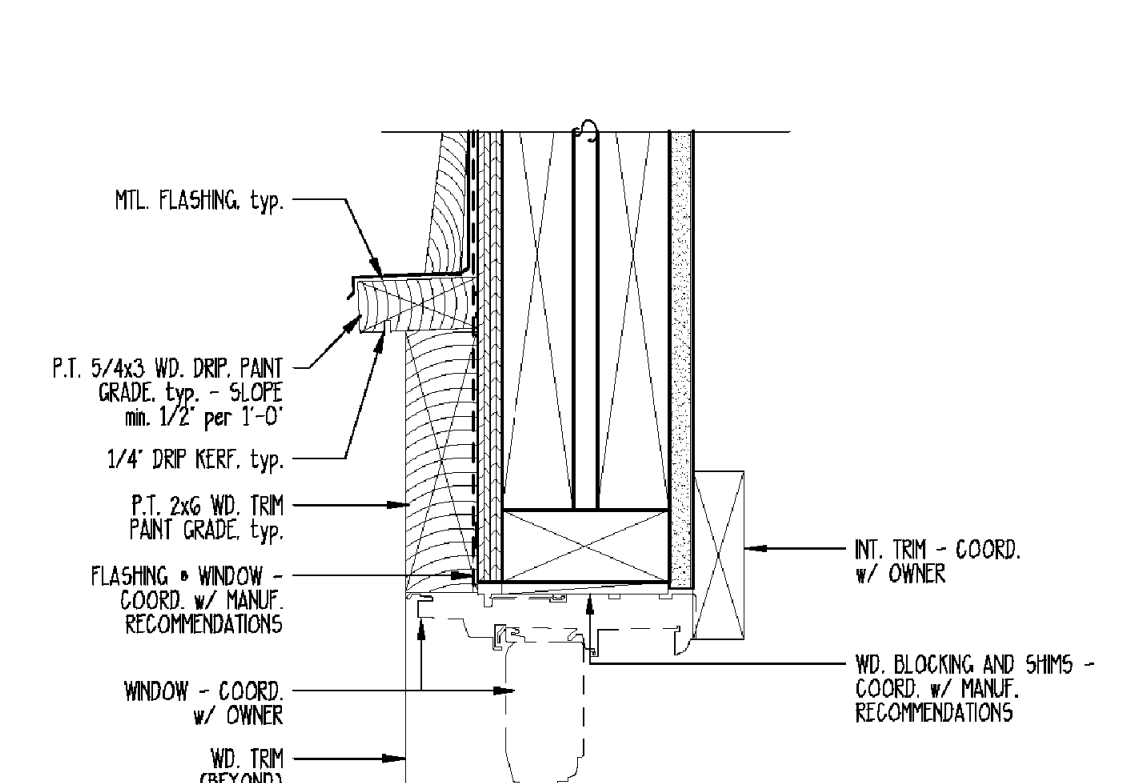
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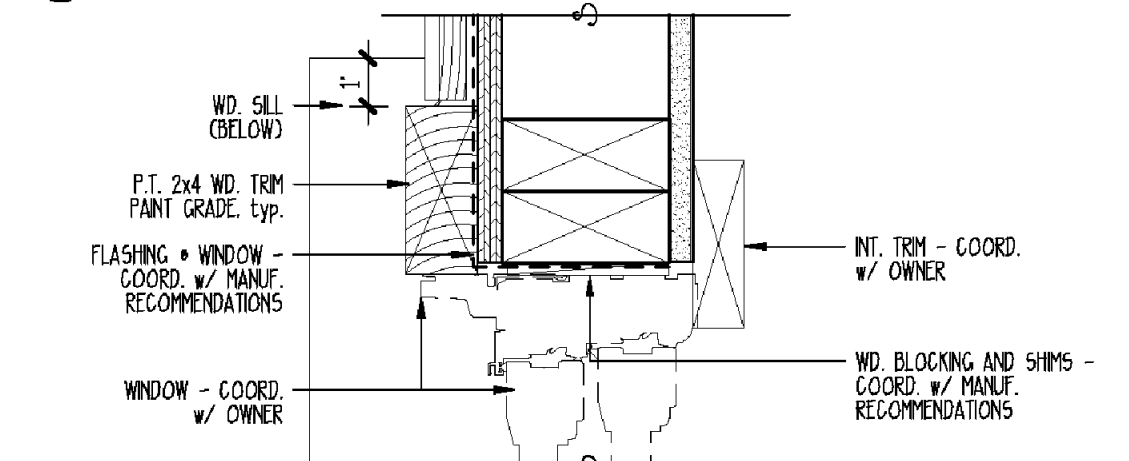
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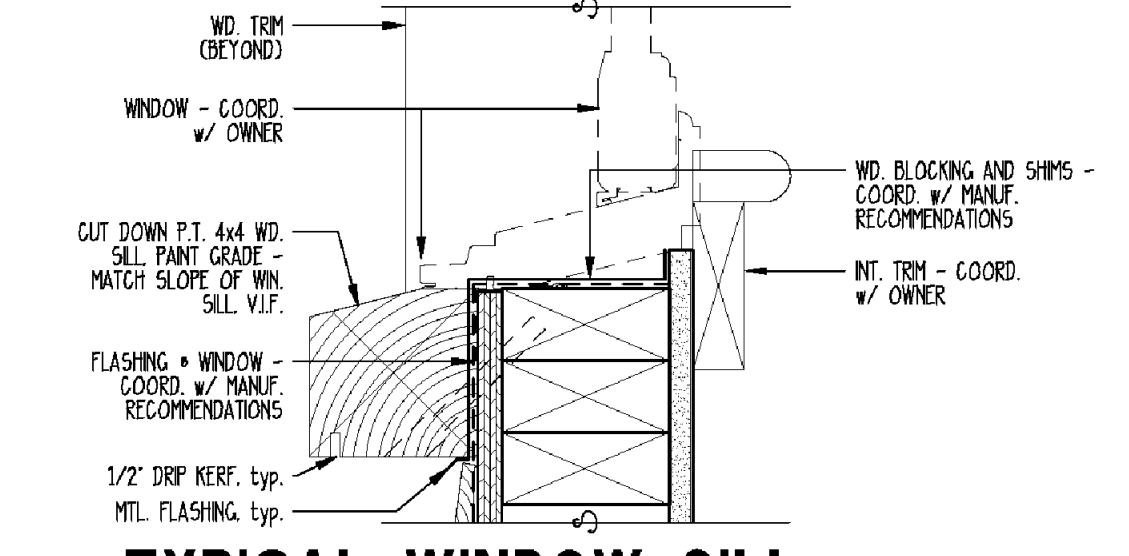
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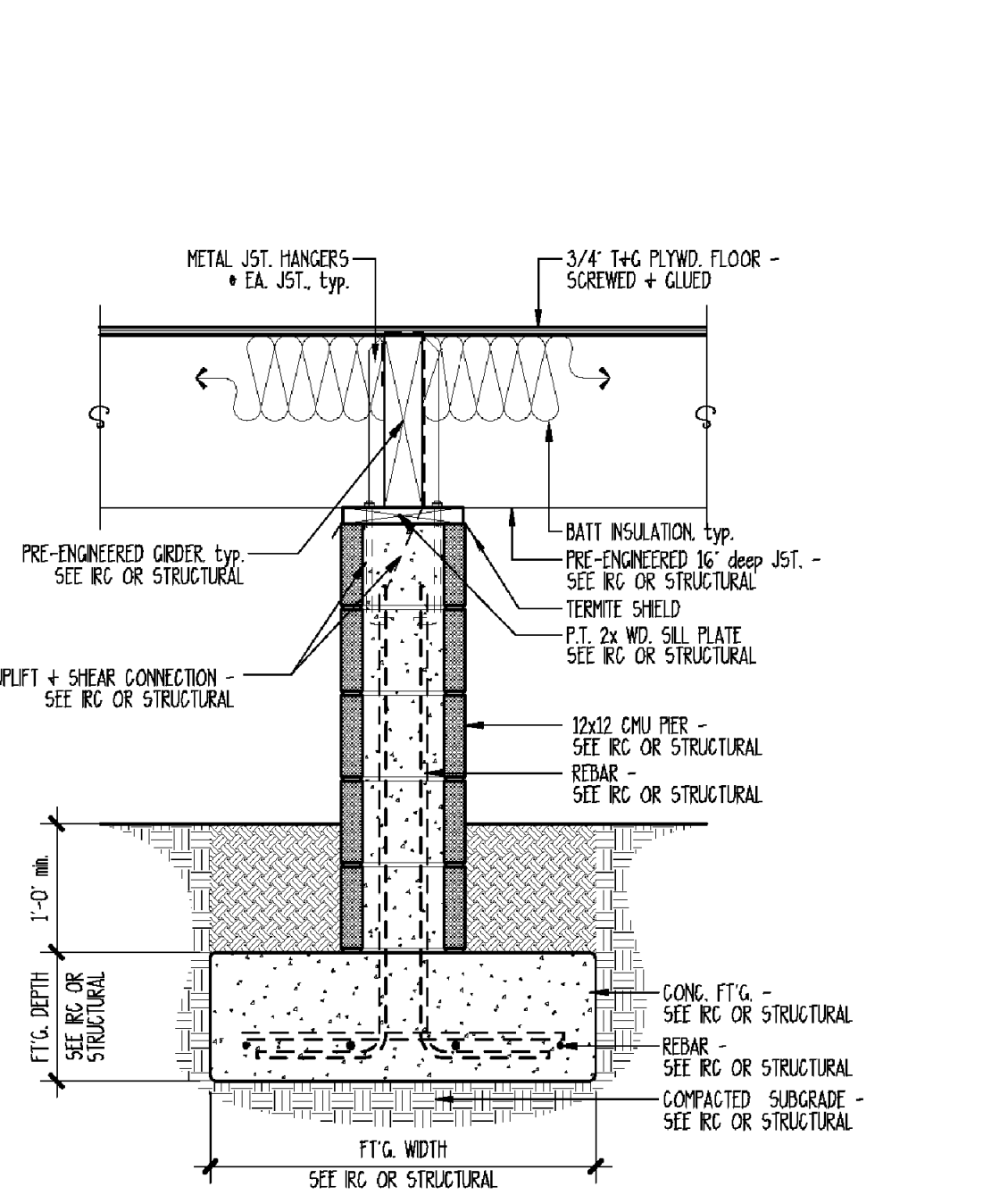
6 TYPICAL WINDOW & DOOR HEAD
 SCALE: 3" = 1'-0"



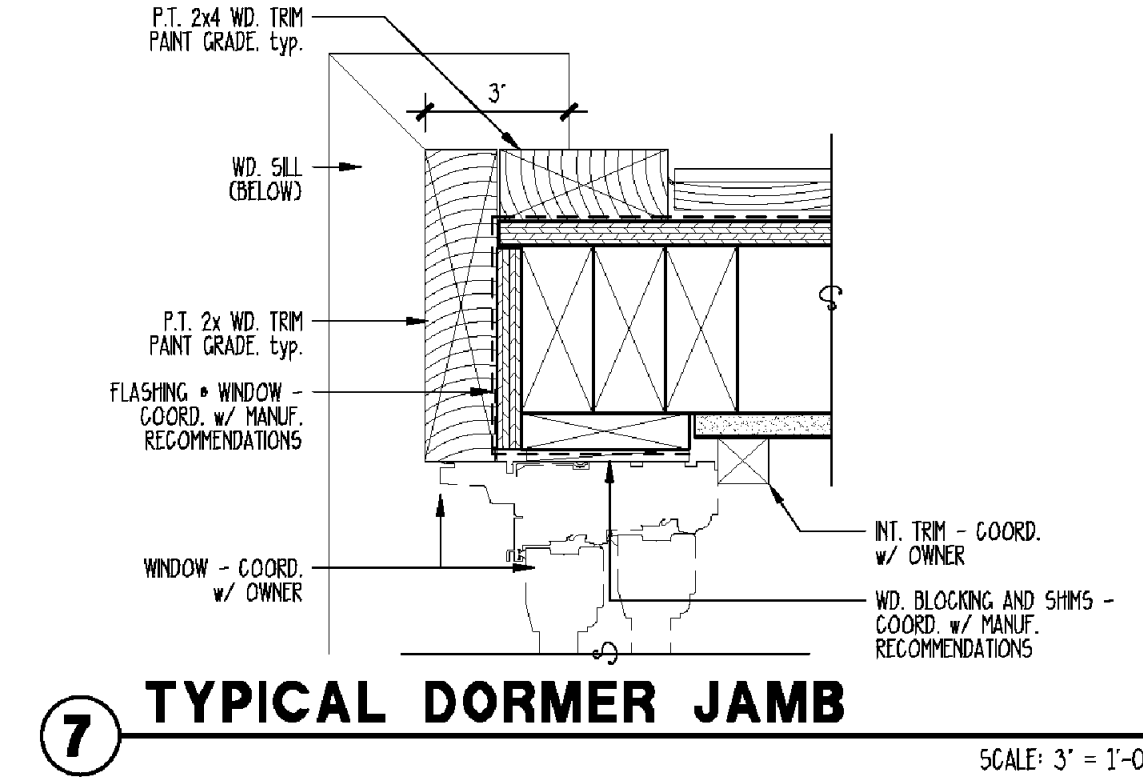
5 TYPICAL WINDOW & DOOR JAMB
 SCALE: 3" = 1'-0"



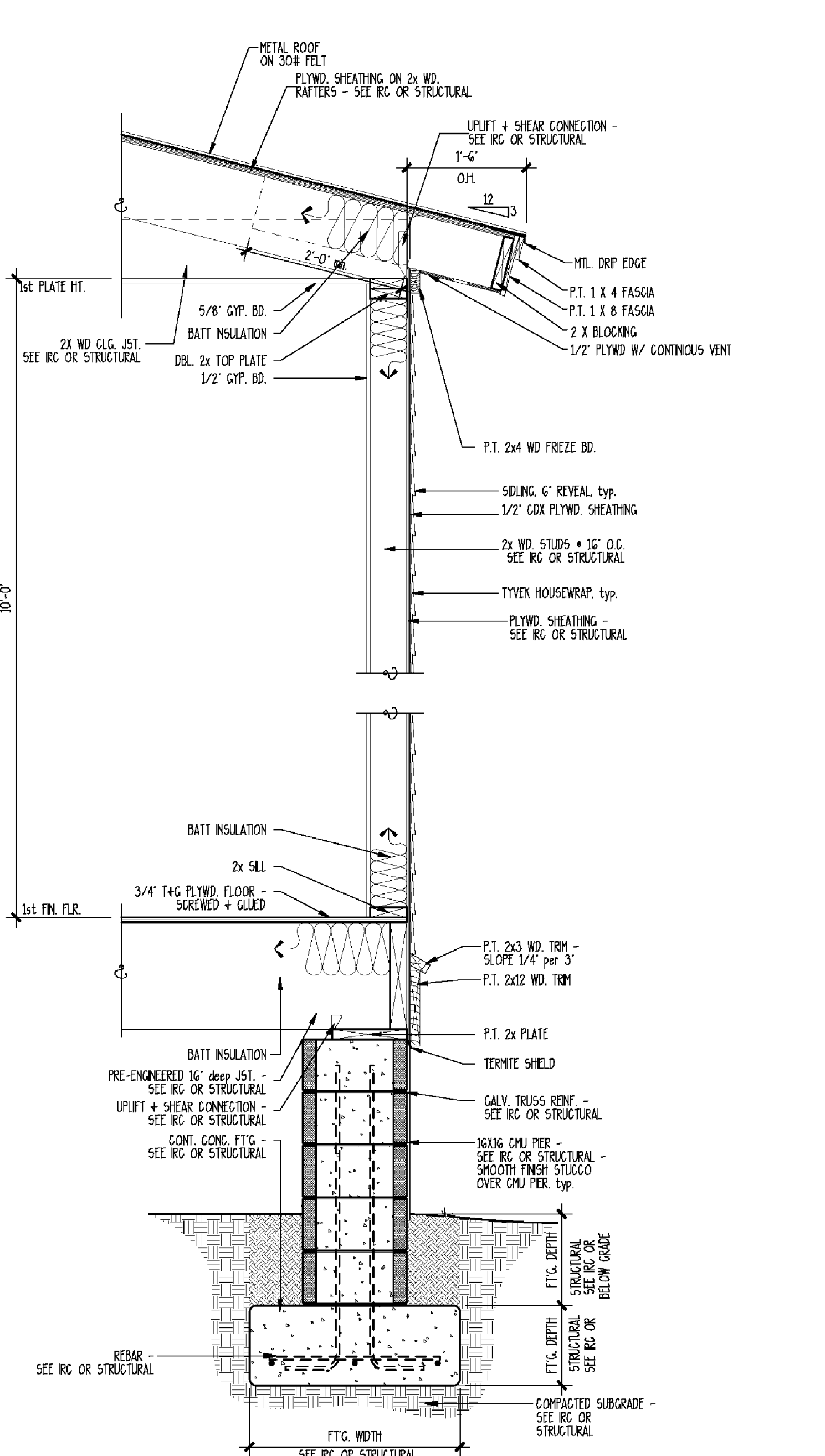
4 TYPICAL WINDOW SILL
 SCALE: 3" = 1'-0"



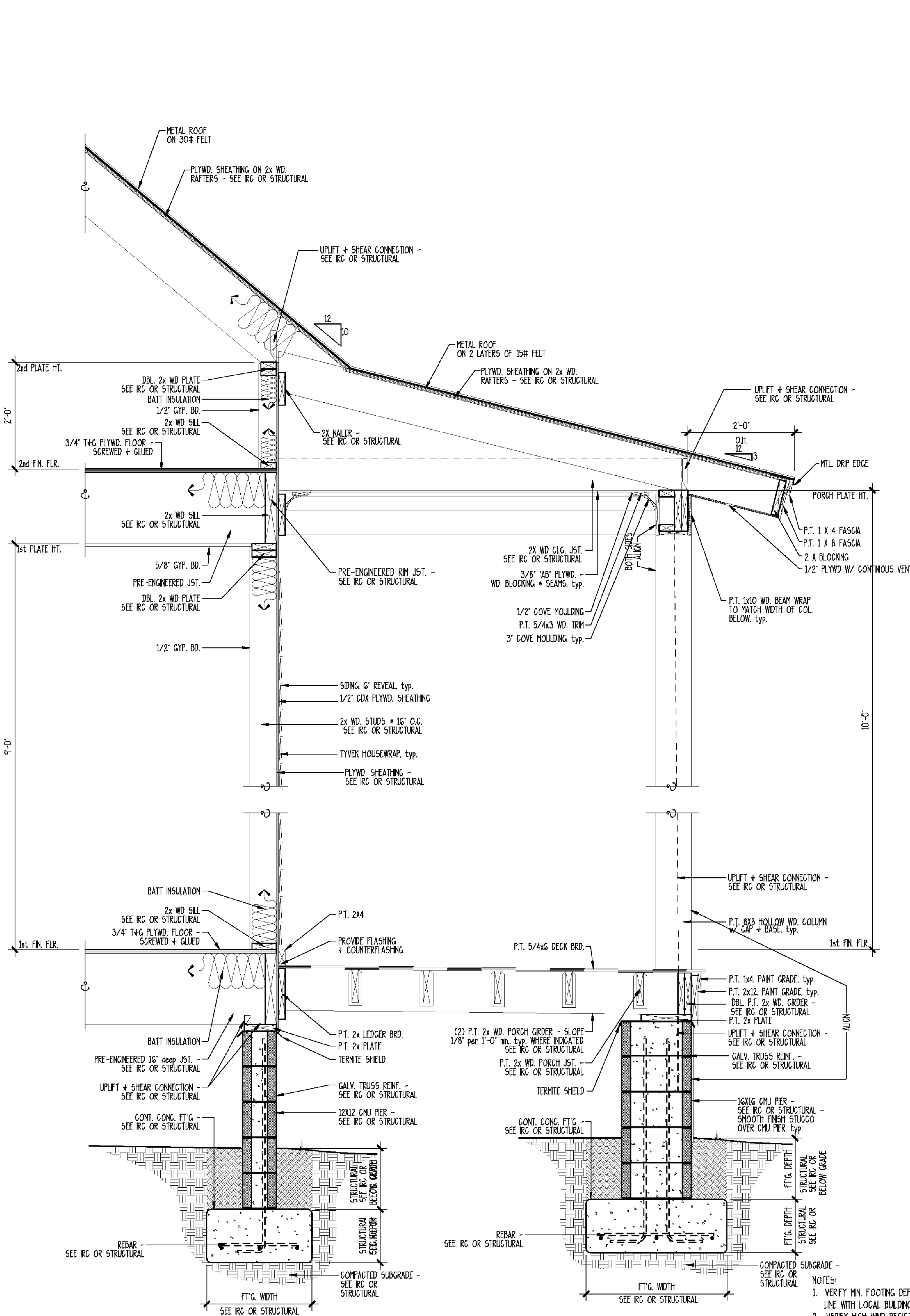
3 TYPICAL INTERIOR PIER
 SCALE: 3/4" = 1'-0"



7 TYPICAL DORMER JAMB
 SCALE: 3" = 1'-0"



2 WALL SECTION
 SCALE: 3/4" = 1'-0"



1 TYPICAL WALL SECTION • PORCHES
 SCALE: 3/4" = 1'-0"

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- NOTES:
 1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
 2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

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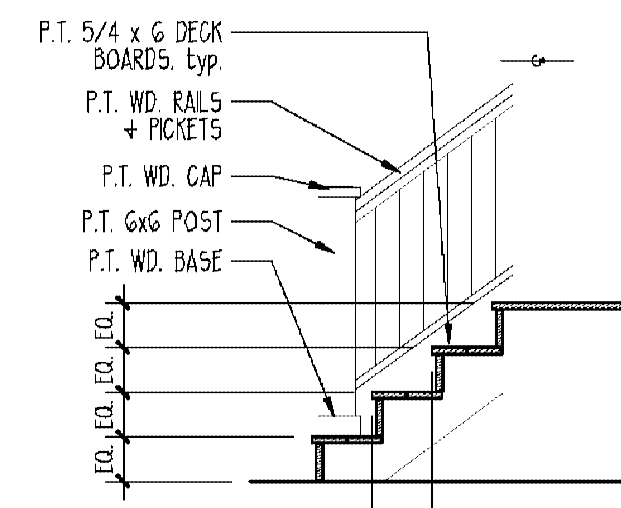
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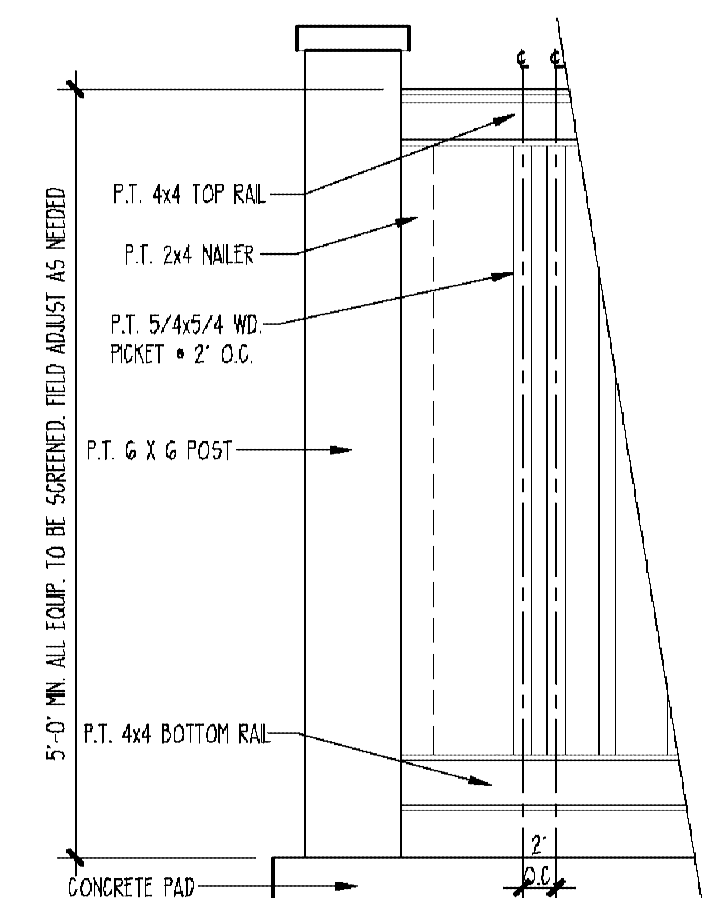
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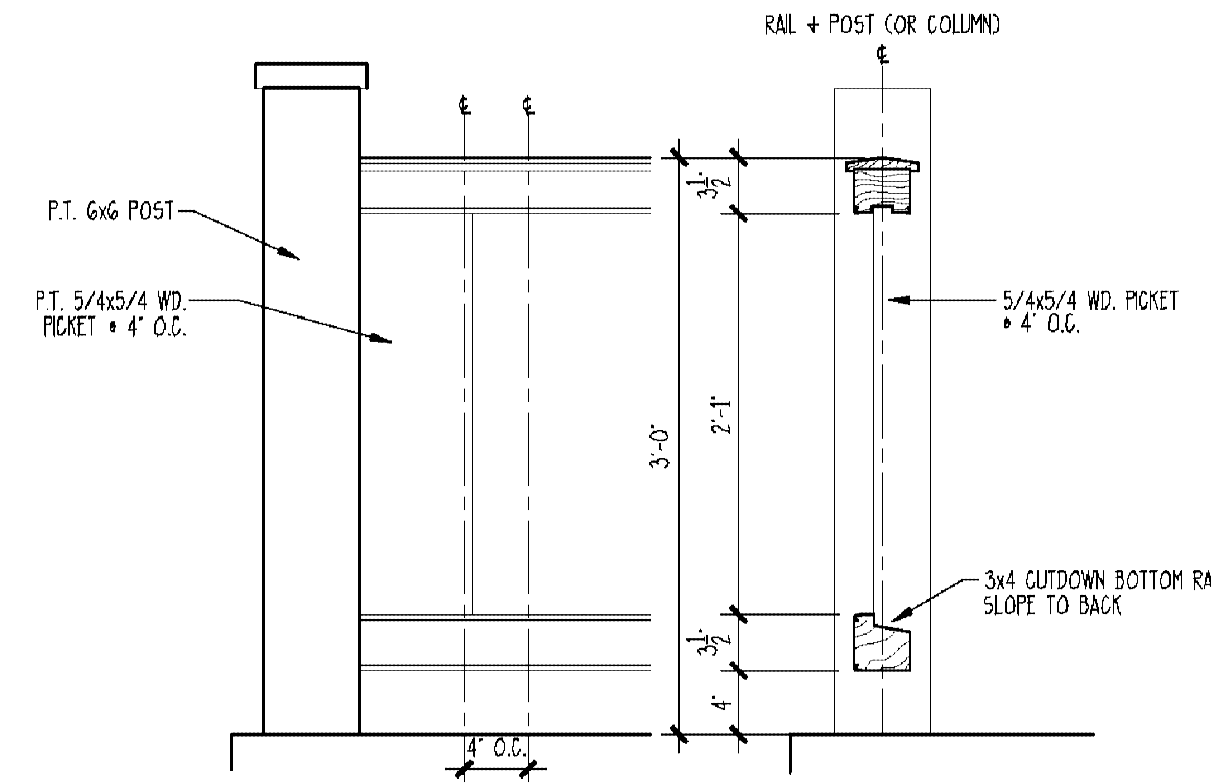
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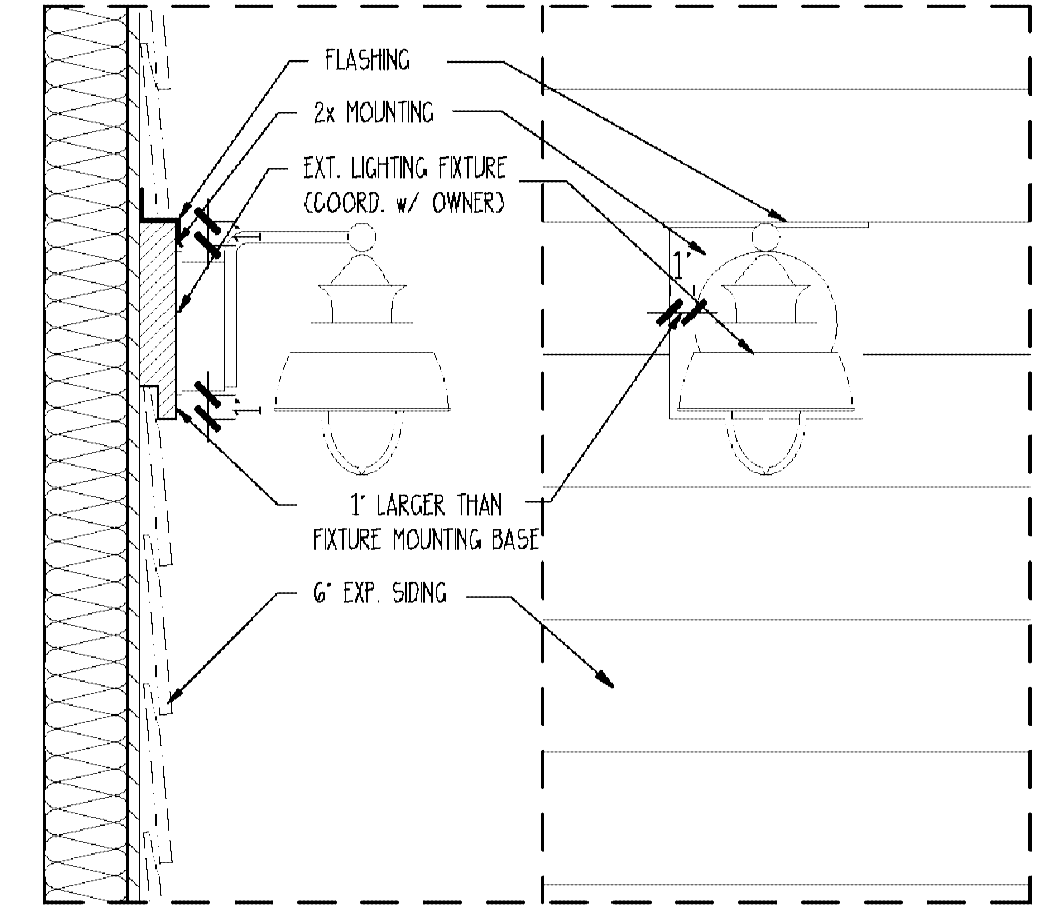
DETAIL • EXT. STAIRS
SCALE: 3/8" = 1'-0"



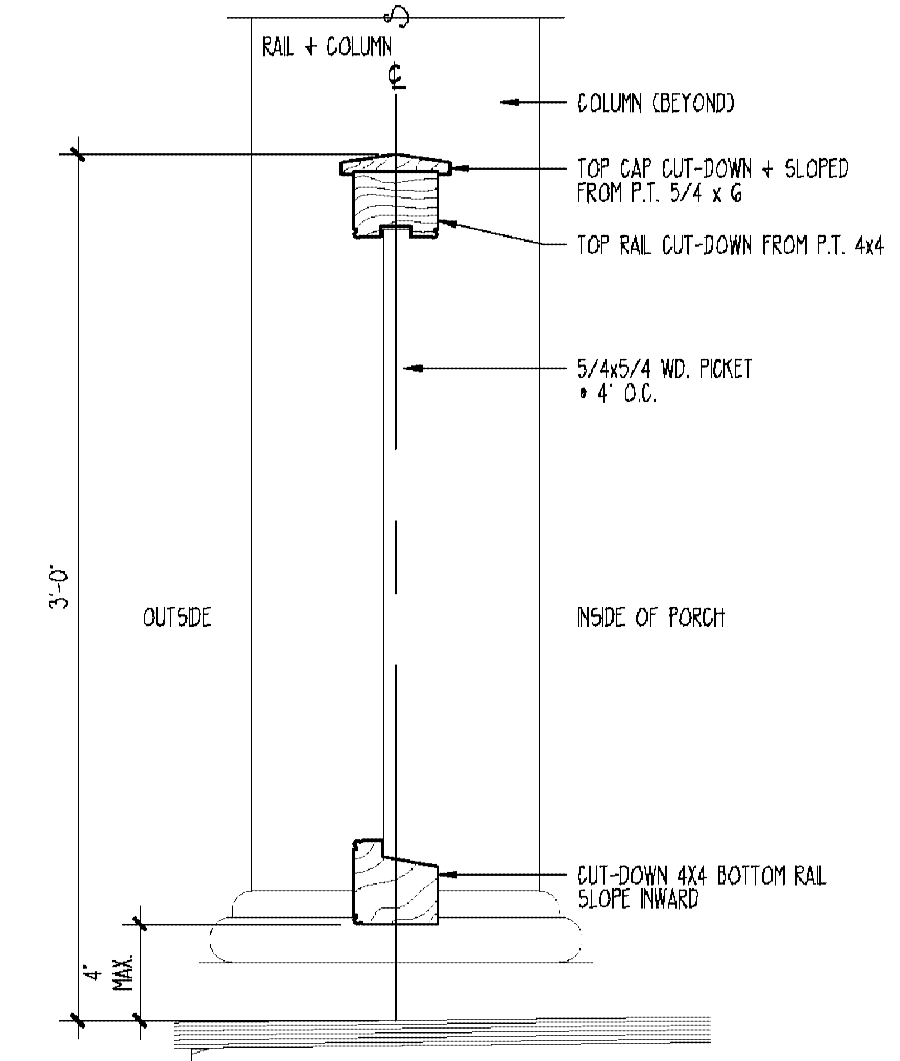
SERVICE COURT DETAIL
NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING TO BE PRESSURE TREATED PINE OR BETTER. SCALE: 1" = 1'-0"



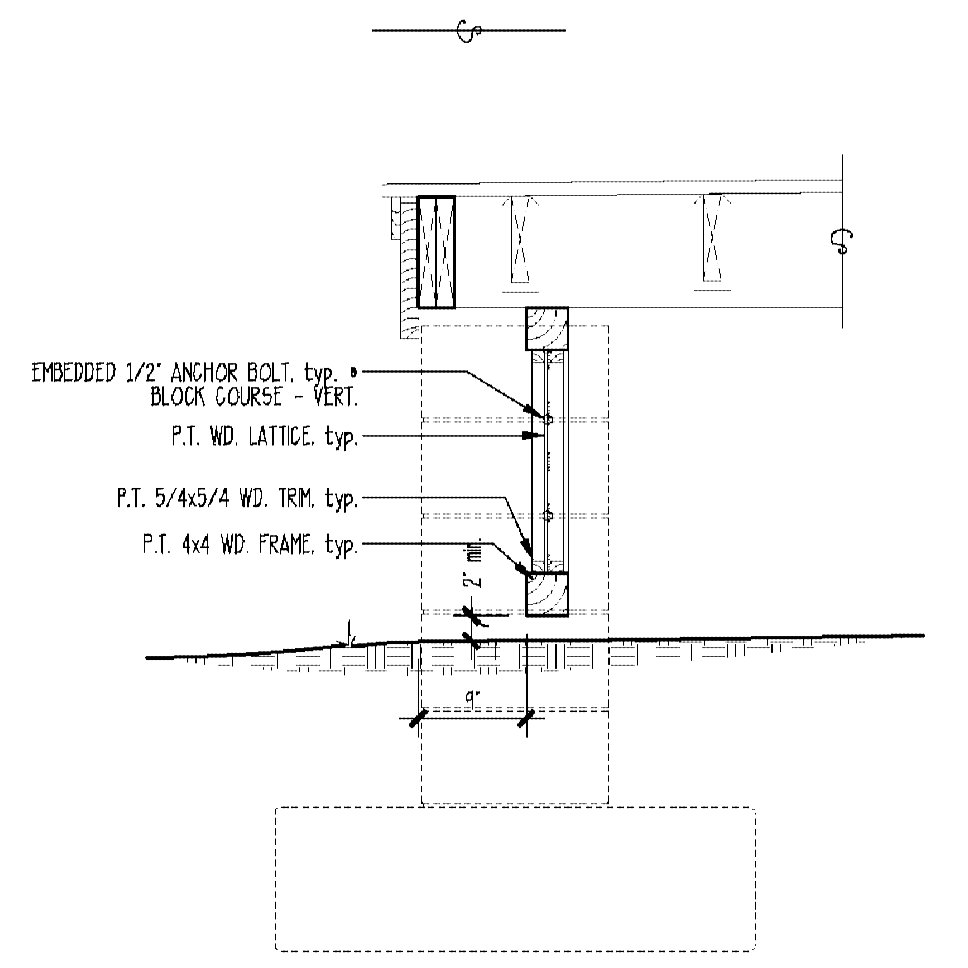
6X6 POST & PICKET DETAIL
NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING TO BE PRESSURE TREATED PINE OR BETTER. SCALE: 1" = 1'-0"



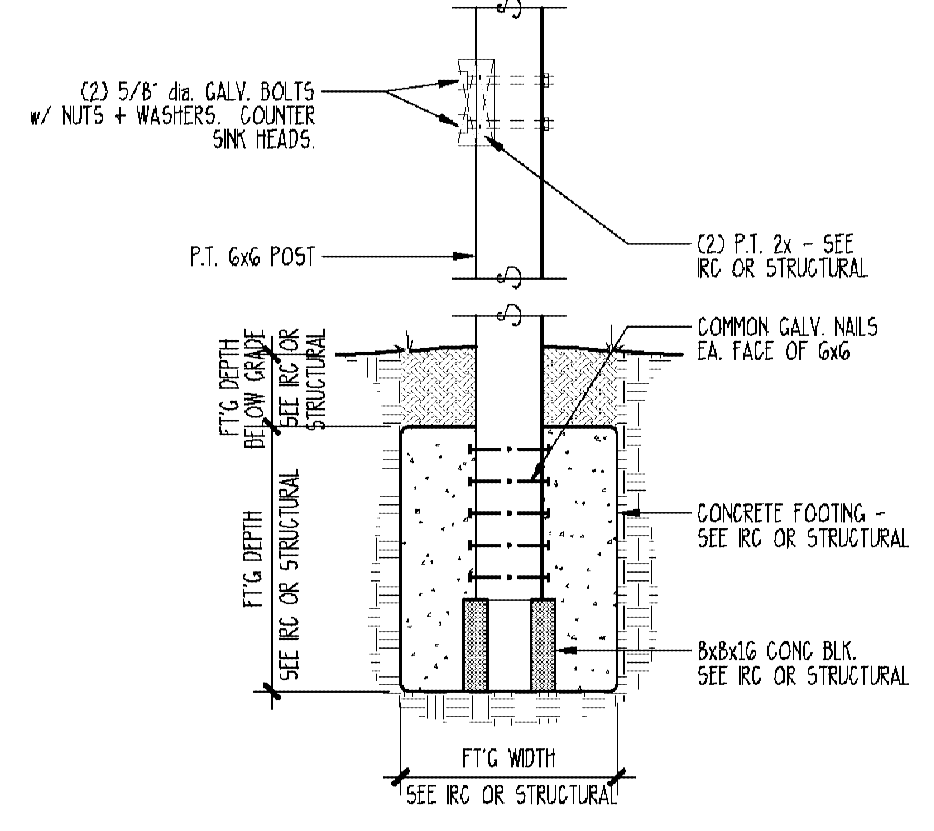
EXTERIOR LIGHTING MOUNT DETAIL
NOTE: ALL EXTERIOR WOOD TRIM AND DETAILING TO BE PRESSURE TREATED PINE OR BETTER. OWNER/BUILDER TO SUBMIT MANUFACTURER'S CUT SHEET PRIOR TO CONSTRUCTION. SCALE: 1 1/2"



PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



WD. LATTICE DETAIL
SCALE: 3/4" = 1'-0"



6x6 POST DETAIL
SCALE: 3/4" = 1'-0"

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