



LERNER HOME



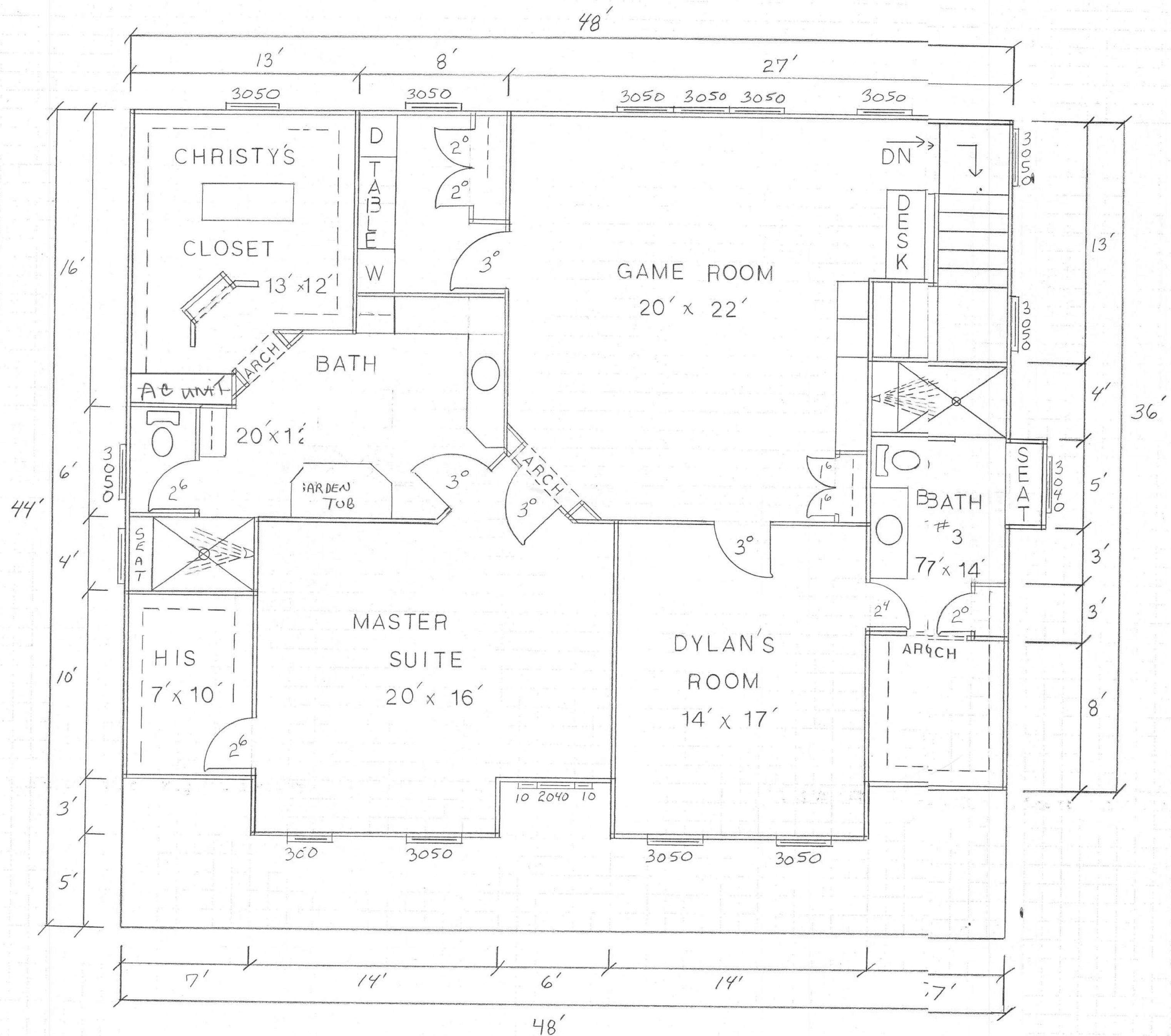
LOT 3 HERMITAGE / HIGH SPRINGS

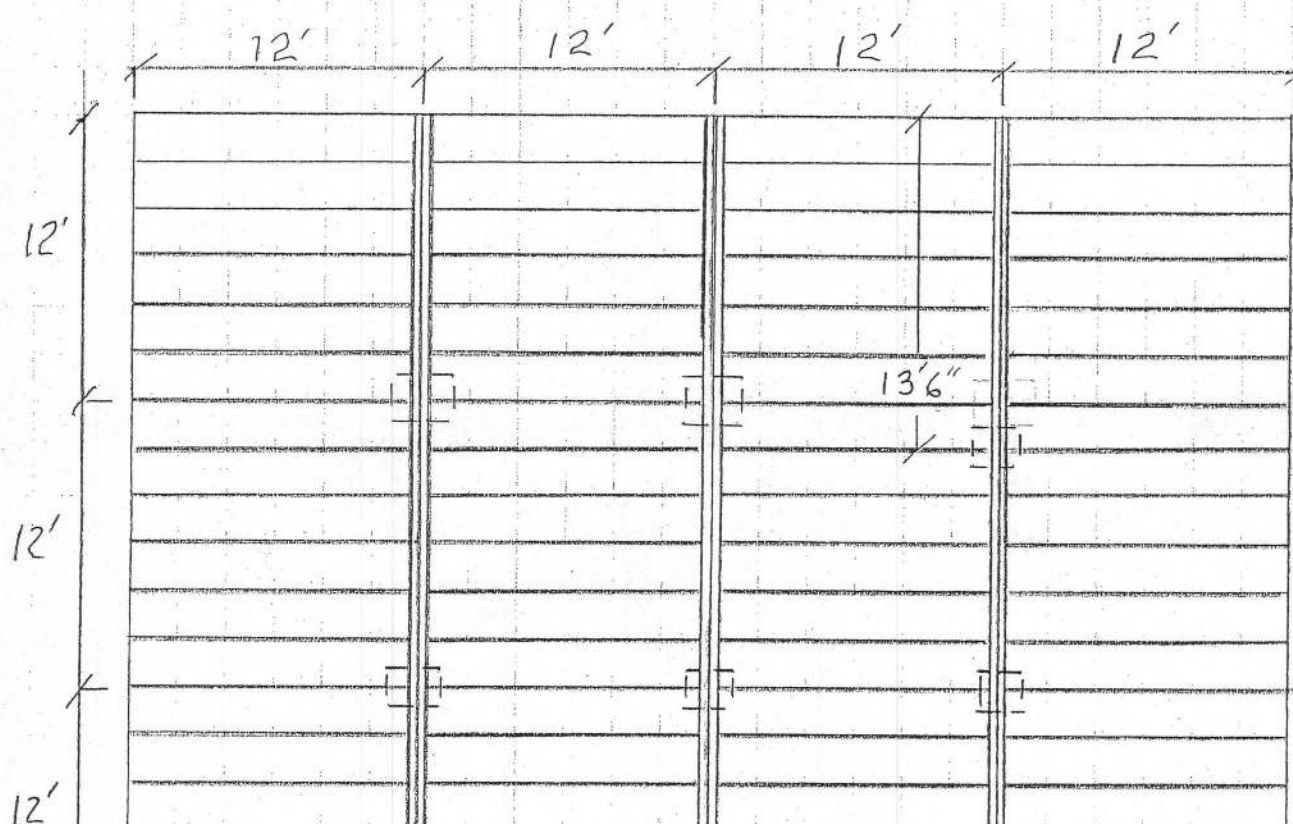
[Signature]
10/10/10

$$\frac{1}{4}'' = 1'$$

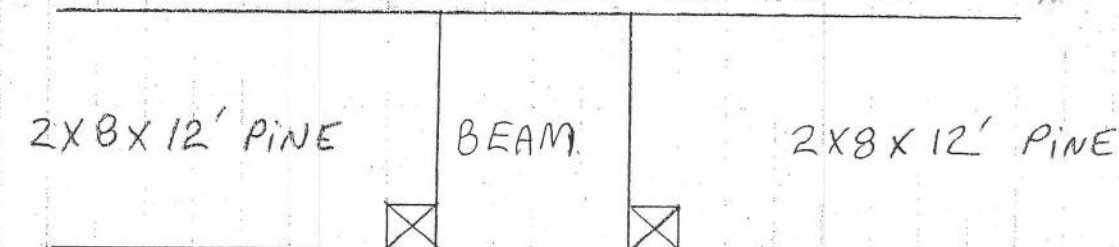

SECOND FLOOR PLAN

1/4" = 1'



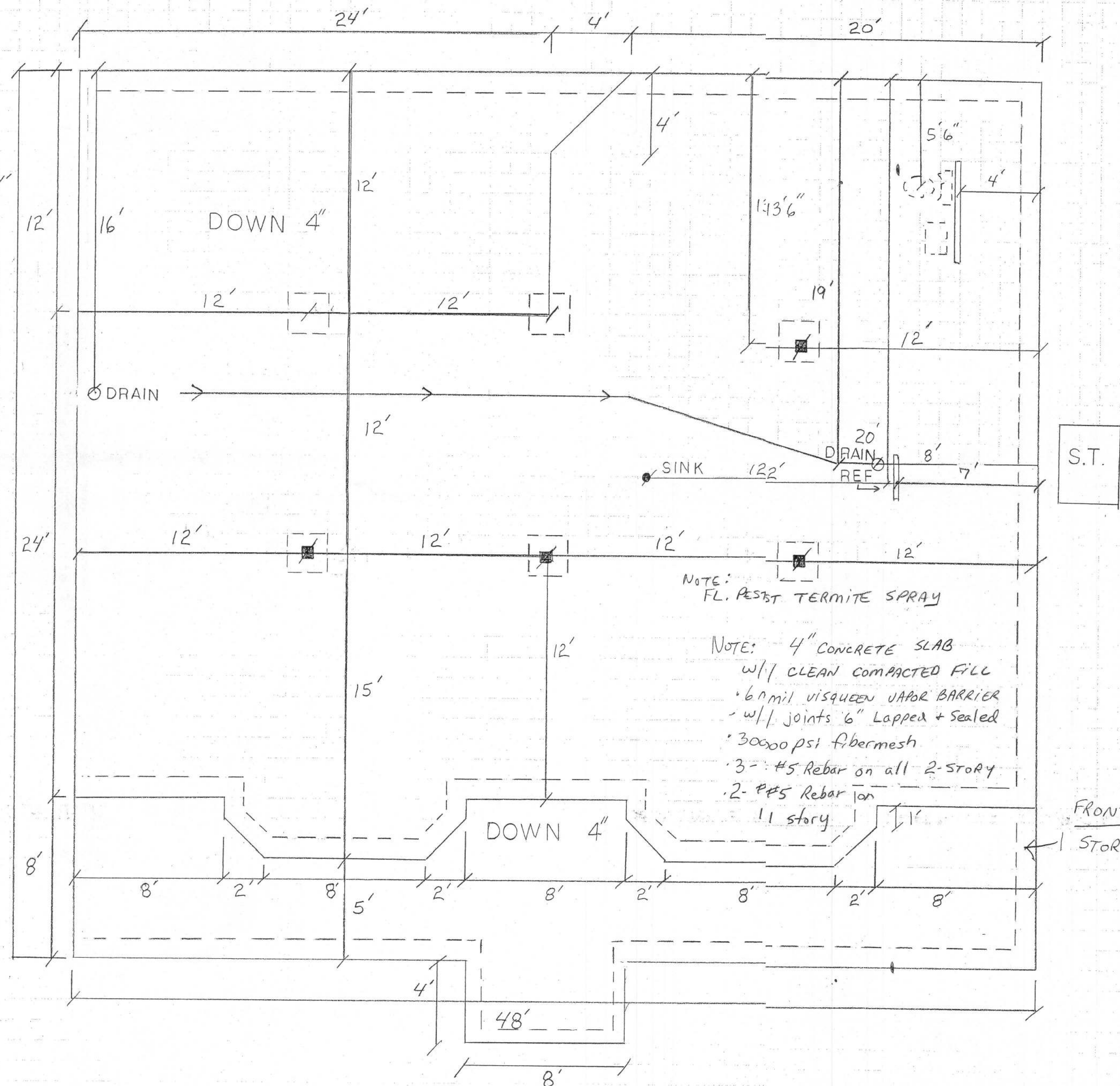
$$\frac{1}{8}'' = 1'$$


BEAM TO JOIST DETAIL



NOTE: NOTCH OUT $1\frac{1}{2}" \times 1\frac{1}{2}"$ AND BEAR ON LEDGER

TOE NAIL JOISTS w/ 3 16d nails
on each side

$$\frac{1}{4}'' = 1'$$


S.T.

NOTE: FL. RESIST TERMITE SPRAY

NOTE: 4" CONCRETE SLAB
w/ CLEAN COMPACTED FILL
• 6 mil VISQUEEN VAPOR BARRIER
- w/ joints 6" Lapped + Sealed
• 30000 psi FiberMesh
• 3- #5 Rebar on all 2-STORY
• 2- #5 Rebar for
1 story, 1' 1' 1'

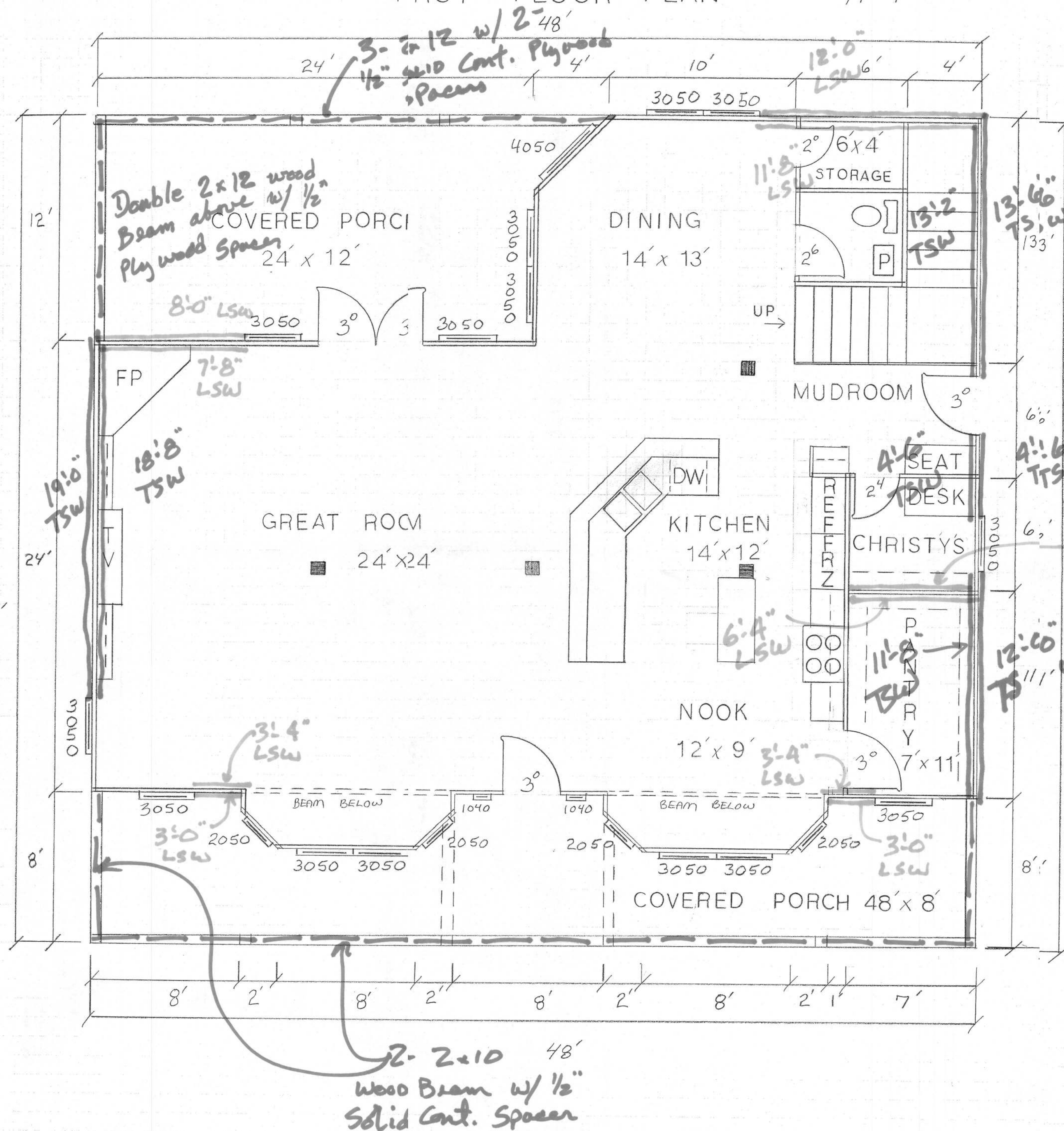
FRONT PORCH
STORY SECTION
ONLY

FRST FLOOR PLAN

1/4" = 1'

Shear Walls - First Floor.

TSW = 97'-0"
LSW = 64'-8"



FIRST FLOOR HEATED
1496 SF

FRONT PORCH 320 SF
BACK PORCH 296 SF

SECOND FLOOR HEATED
1812 SF

TOTAL HEATED 3308 SF

TOTAL UNDER ROOF 3924 SF

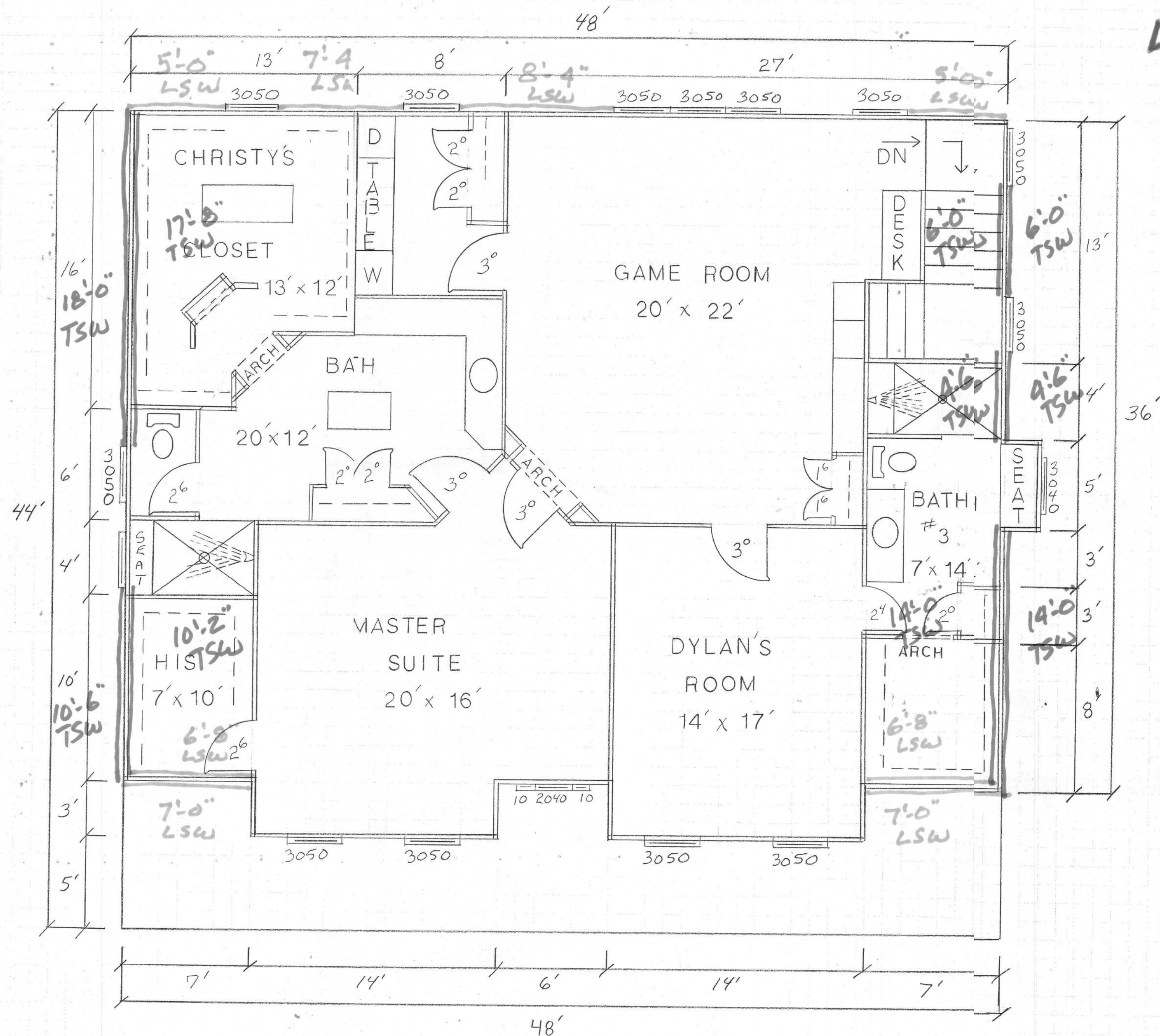
SECOND FLOOR PLAN

1/4" = 1'

Shear Walls - 2nd Floor

TSW = 106'-4"

LSW = 53'-0"





NOTE: USE 2x4's @
ceiling level from
exterior wall to BEAM
SUPPORTING TRUSSES.

INSTEAD OF BALCON
FRAMING:

2x4 outriggers @ ceiling
level to be 36" @ 32" O.C.
for hinge point.

NOTE: VALLEY FRAMING

- USE 2x6 VALLEY SEAT
- USE 2x6 VALLEY RAFTERS @ 24" O.C.
- COLLAR TIE W/ 2x6 @ 1/3 DOWN
- STRAP TO TRUSSES UNDER W/ 18" MTS

NOTE:

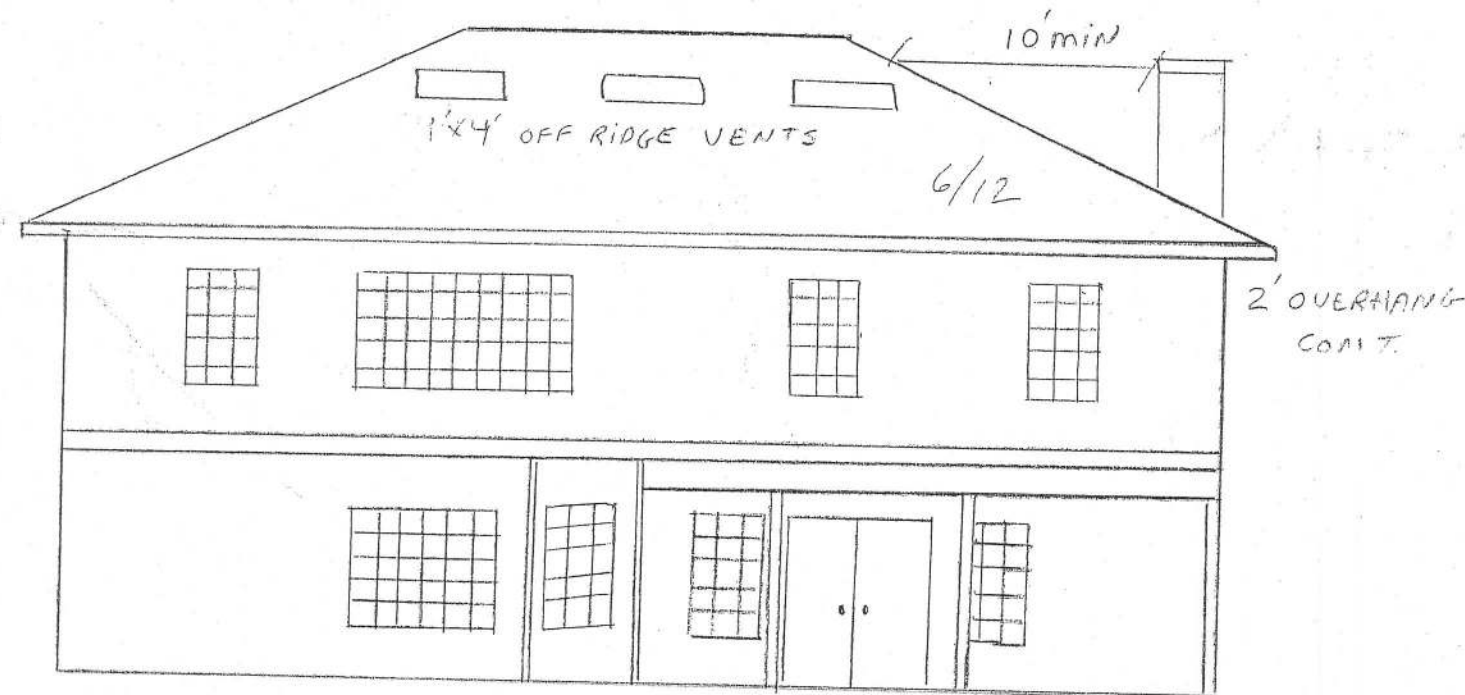
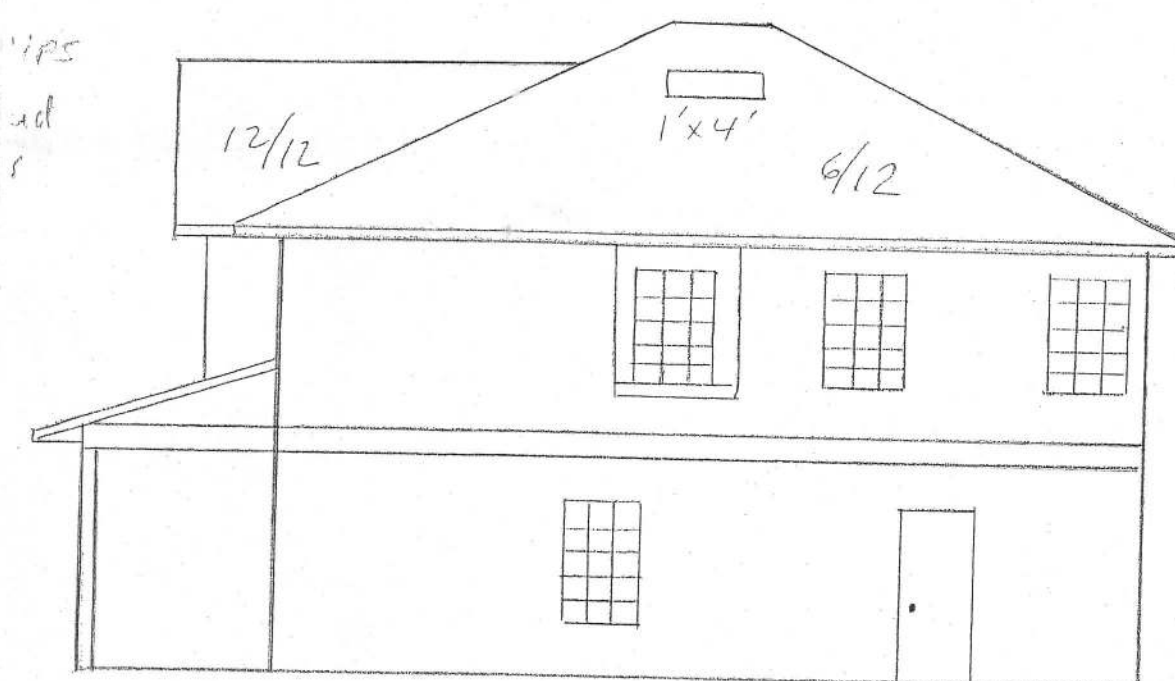
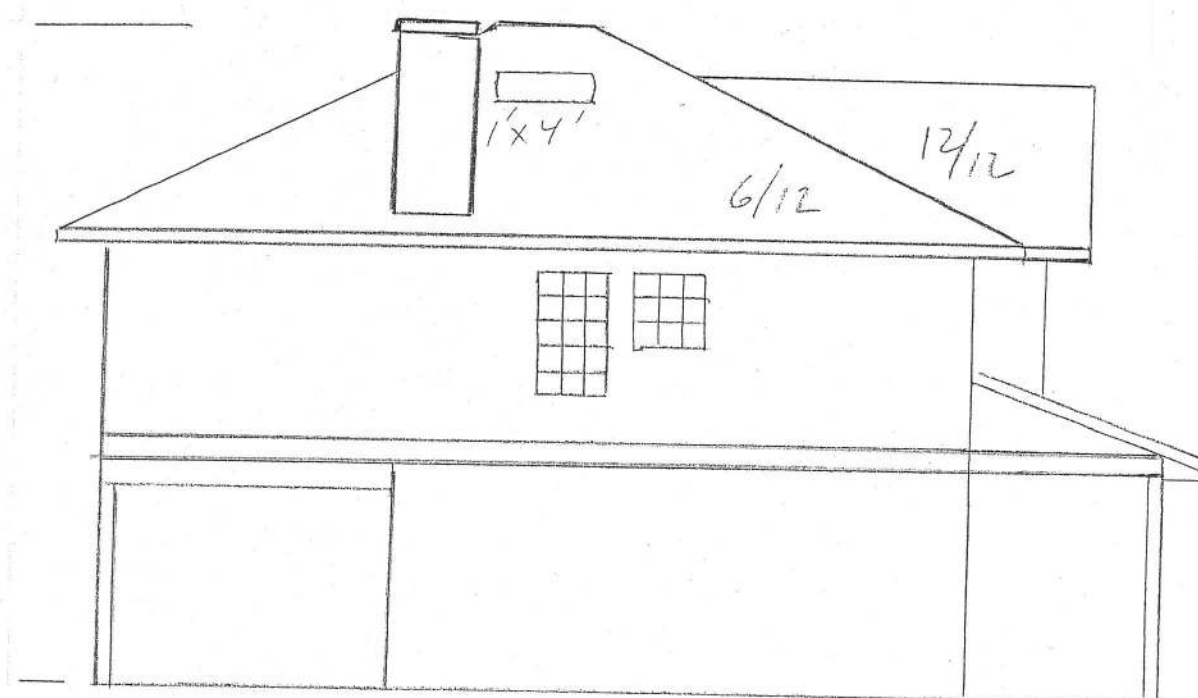
STAIRCASE

- 2x12 STRINGERS
- 7/4 RISE
- 10" RUN
- GRASPABLE HANDRAIL
@ 36" FROM NEAREST
NOSING
- OAK TREADS

NOTE:

FIREPLACE

- WOOD BURNING
- PRE FAB
- 48"
- 24" HEARTH
- MANTLE
- STONE SURROUND



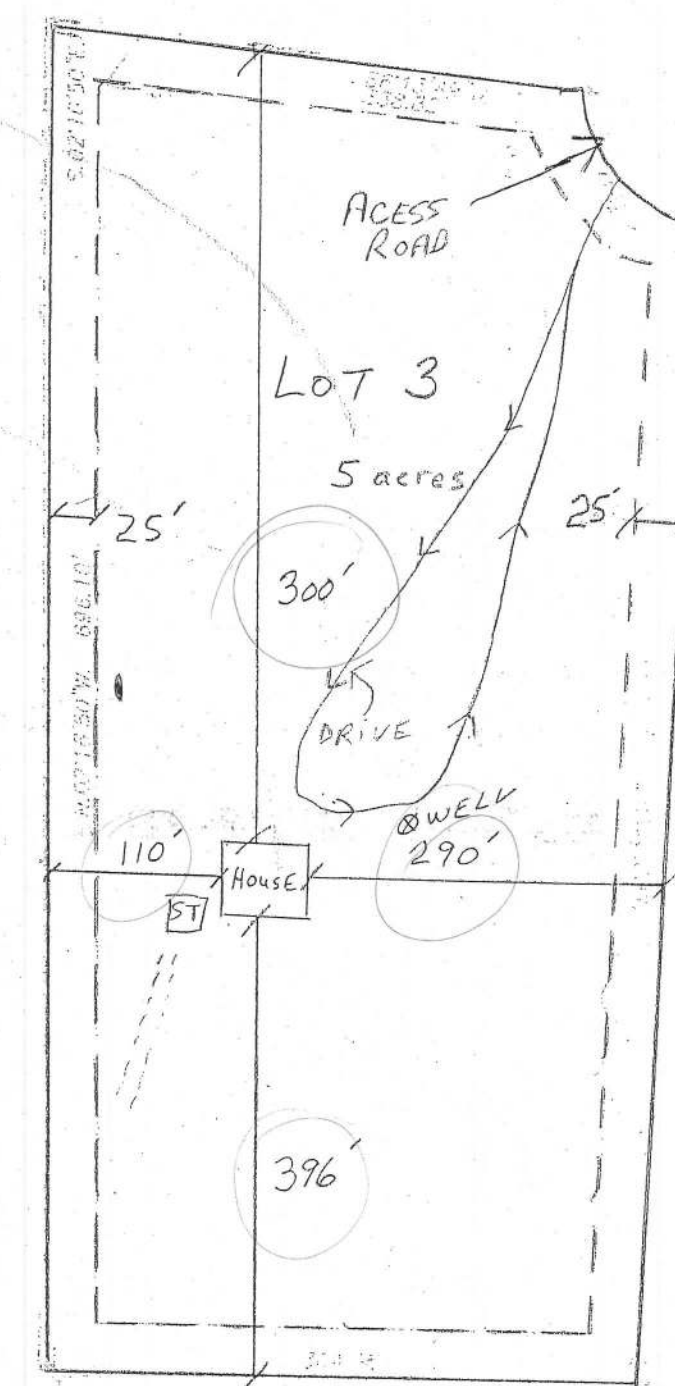
TYPICAL WALL SECTION

EAVES DRIP
1x8 PT FASCIA
2x6 sub fascia
VENTED SOFFIT

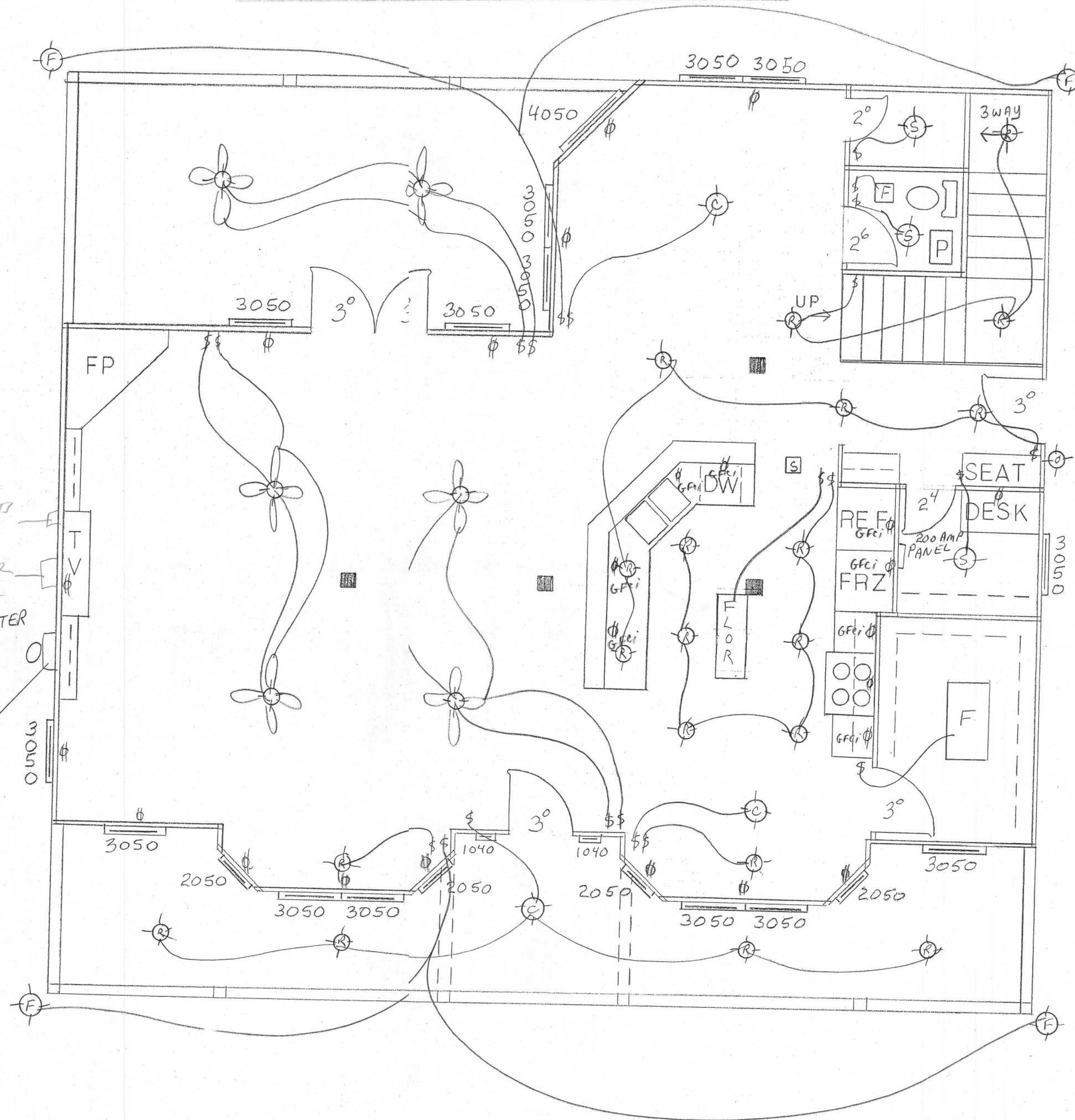
3016 FELT UNDERLAYMENT
25 YR. FIBERGLASS SHINGLES
7/16 OSB DECKING
BLOWN R-30 INSULATION
PRE-ENGINEERED TRUSS
Hurricane CLIPS
2x4 Double Top Plate
R13 BLOWN INSULATION
1/2" DRYWALL & PLASTER
2x4x104 5/8" SPRUCE STUDS @ 16" O.C.
2x4 BOTTOM PLATE
3/4" PLYWOOD T & G FLOOR
2x8x12 PINE FLOOR JOIST
1/2" DRYWALL & PLASTER
2x4 Double Top Plate

R13 BLOWN INSULATION
1/2" DRYWALL & PLASTER
2x4x104 5/8" SPRUCE STUDS @ 16" O.C.
2x4 PT. BOTTOM PLATE
4" CONCRETE SLAB
3-#5 REBAR

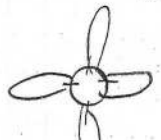
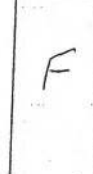
SITE PLAN



FIRST FLOOR ELECTRICAL PLAN



LEDGEND

-  FAN w/ LITE KIT
-  RECESSED CAN
-  SURFACE MOUNT
-  HANGING
-  EXHAUST FAN
-  FLORESCENT
-  FLOOD LITE
-  WALL MOUNT
-  SMOKE DETECTOR

SECOND FLOOR ELECTRICAL PLAN

