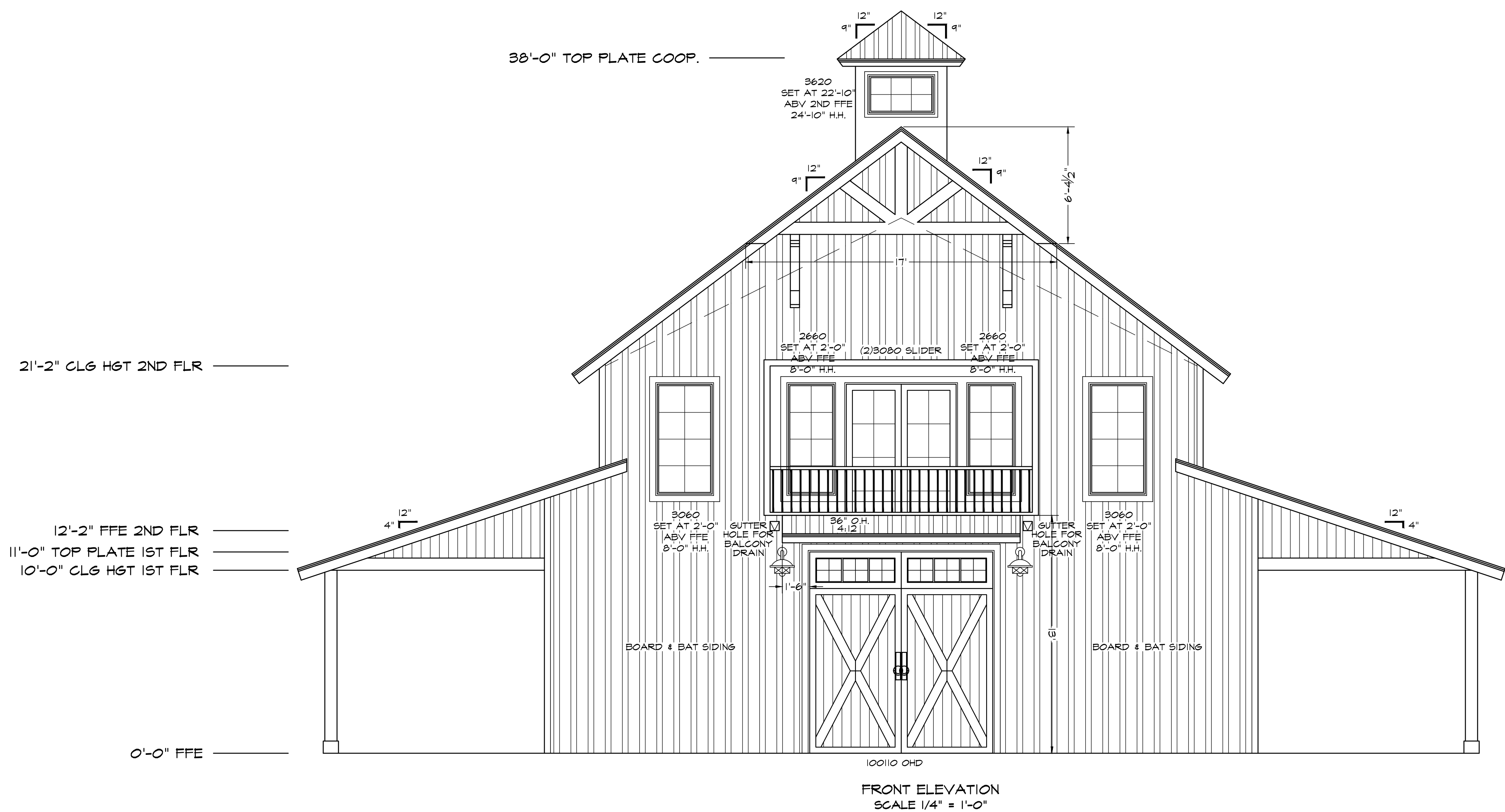
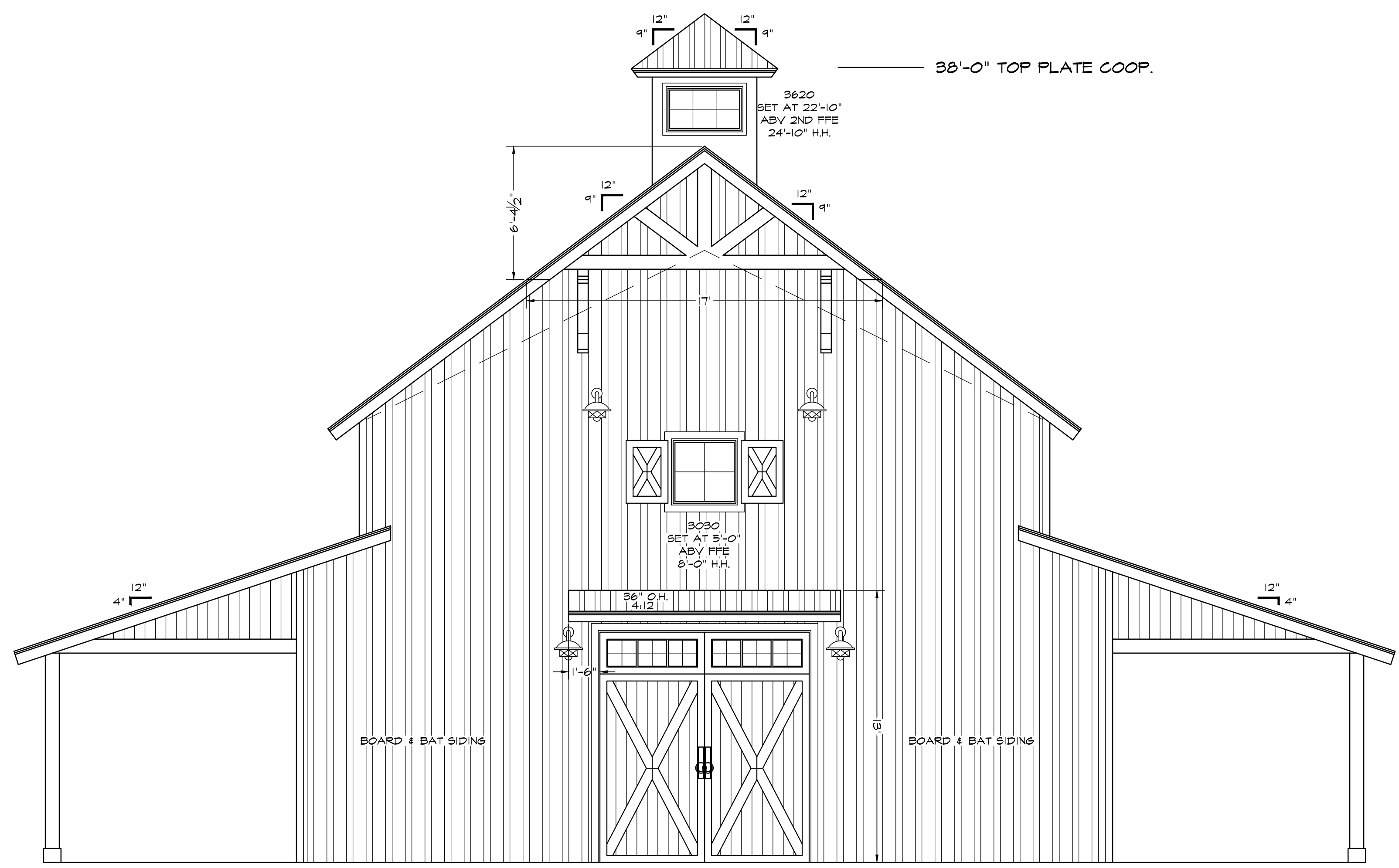
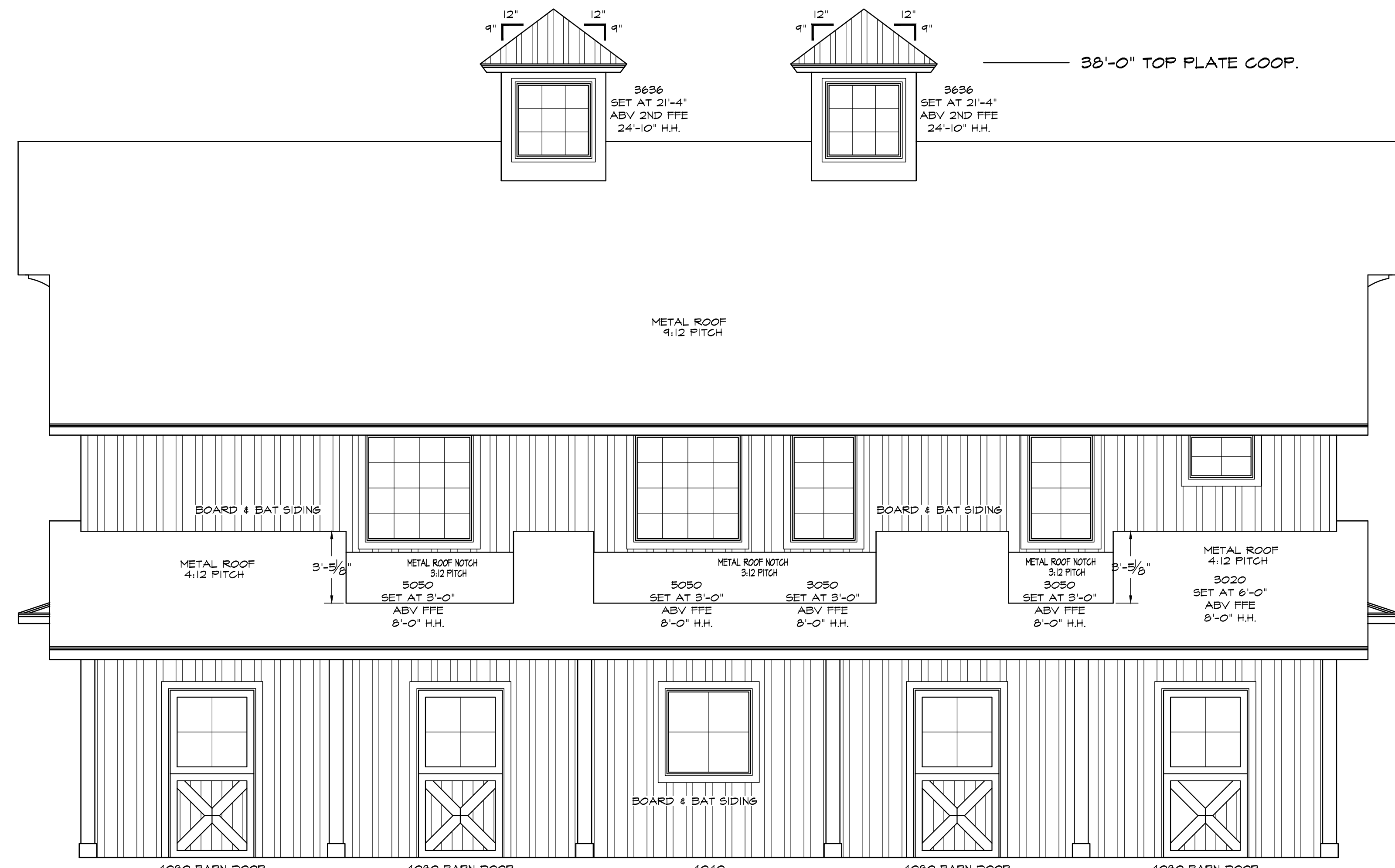




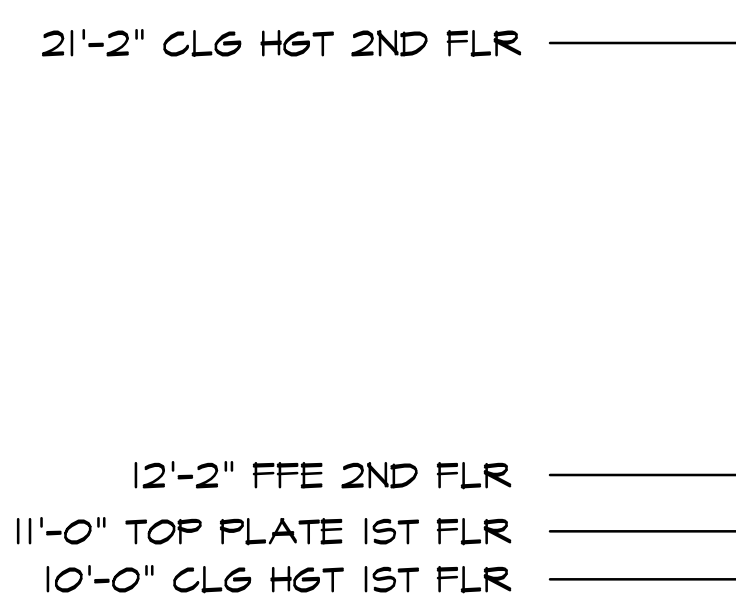
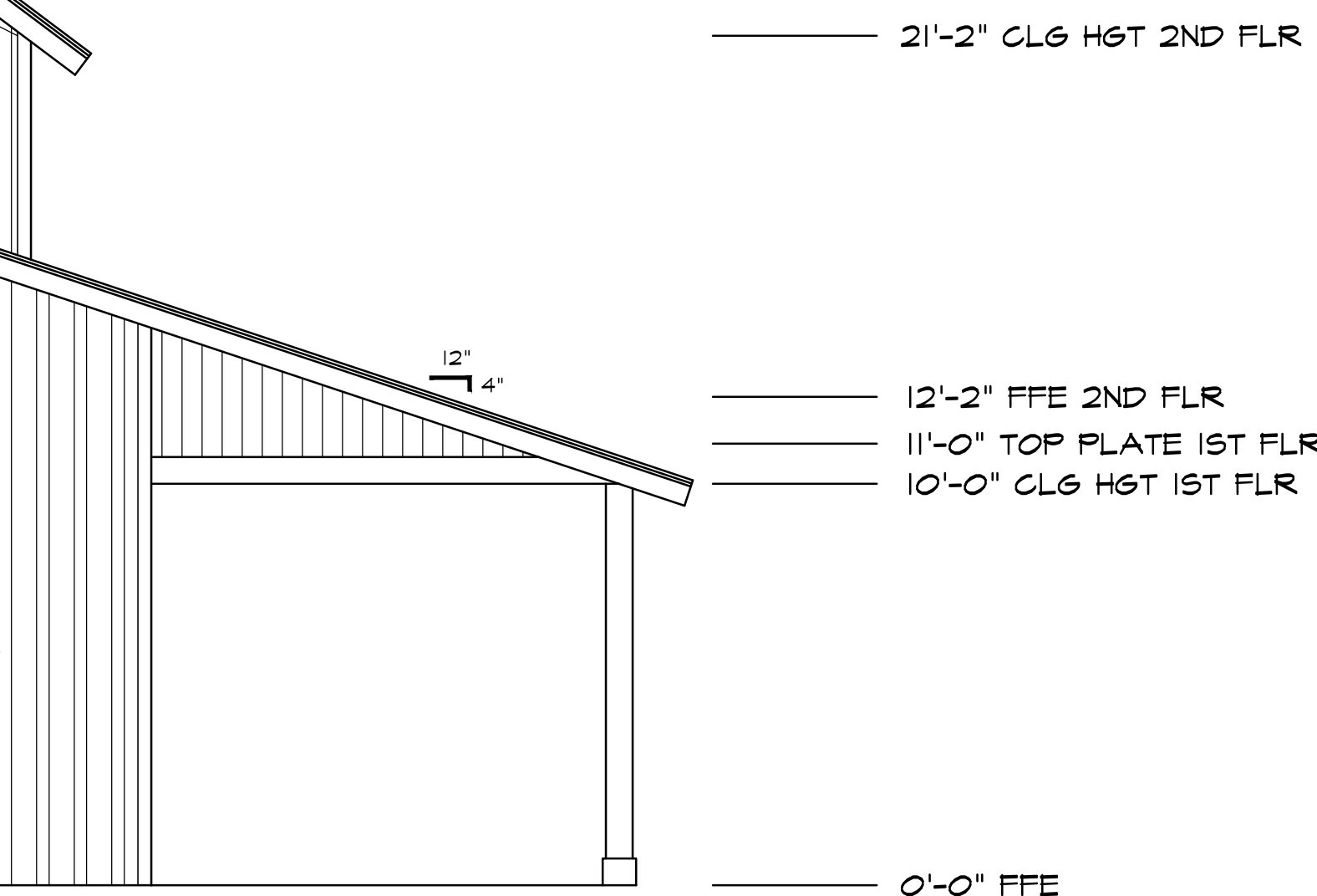
FRONT ELEVATION
SCALE 1/4" = 1'-0"



BACK ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"



SIDE ELEVATION
SCALE 1/4" = 1'-0"

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

NOTES:

ELEVATIONS

GALVANIZED FLASHING AT ALL VALLEYS, HES, AND RIDGES. PROVIDE FOR VENTILATION PROJECTIONS THROUGH ROOF WITH FLANGES.

PROVIDE ATTIC VENTILATION WITH LOUVERED VENTS AT GABLE ENDS, SOFFIT VENTS, AND OR RIDGE VENT EQUAL TO 1 SQ.FT. PER 150 SF.FT. OF ATTIC.

CHIMNEY TERMINATION TO BE MIN. 24" ABOVE ANY ROOF SURFACE WITH A 10'-0" RADIUS.

PROVIDE CHIMNEY FLUE SPARK ARRESTORS WITH MAX. 1/2" GAP MESH WHICH COMPLIES WITH I.R.C. REQUIREMENTS (VERIFY APPLICABLE CODE).

ROOF GUTTERS AND DOWN SPOUTS PER BUILDER.

CONTINUOUS GALVANIZED IRON EAVE FLASHING.

ROOF PLATE HEIGHTS SHOWN ARE AT EXTERIOR FRAME WALL CONDITIONS. ADJUST ROOF PLATE HEIGHT FROM HEIGHT SHOWN AT CONDITIONS WHERE THE ROOF IS SUPPORTED BY BEAMS CENTERED OVER LOAD BEARING COLUMNS.

IF APPLICABLE PROJECT ALL STUCCO BANDING IN 1" INCREMENTS.

IF APPLICABLE ALL STONE ON PLAN TO BE "CULTURED STONE" OR COMPARABLE MANUFACTURER. PREPARE EXTERIOR ACCORDINGLY.

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DESIGNED BY:

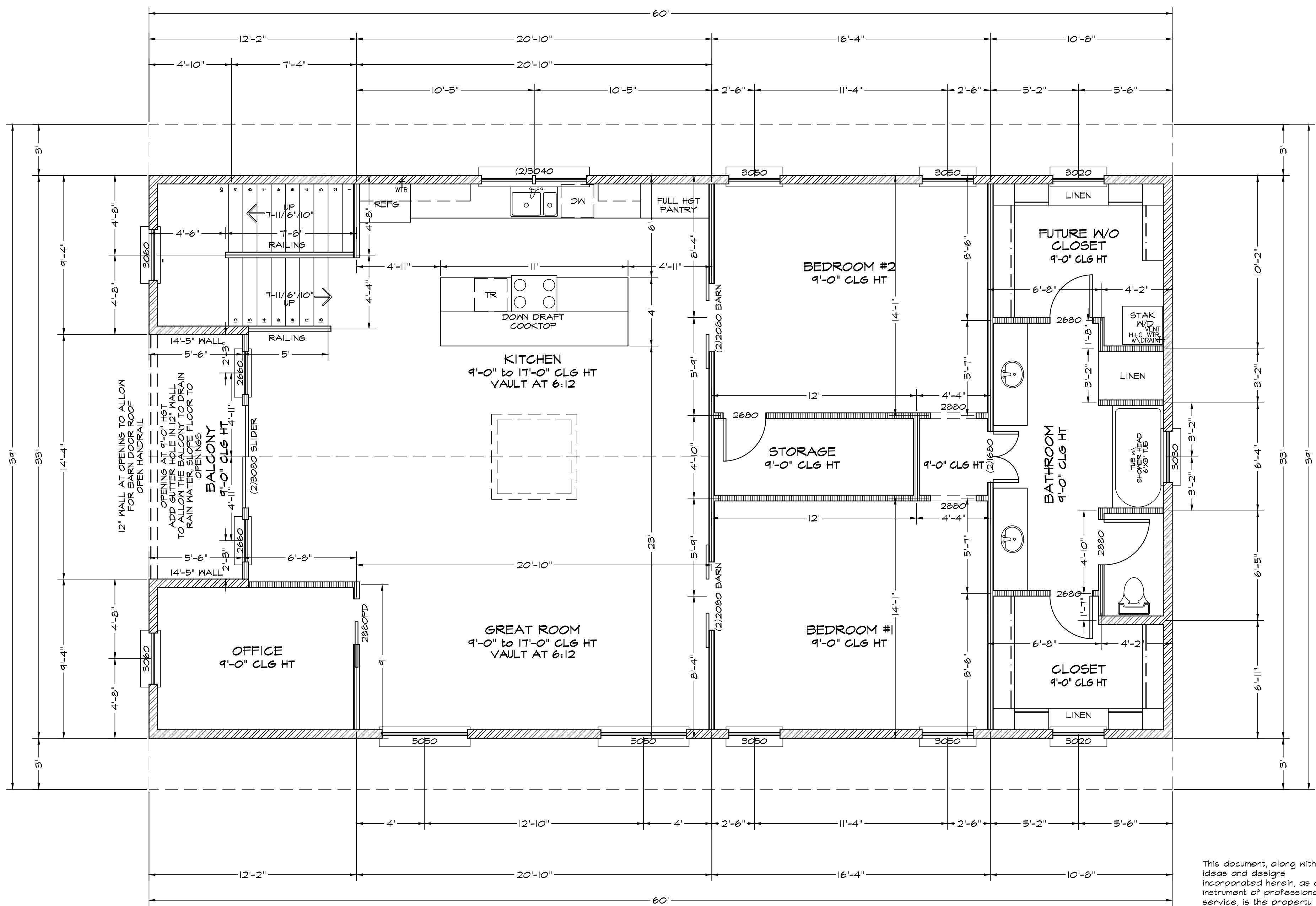
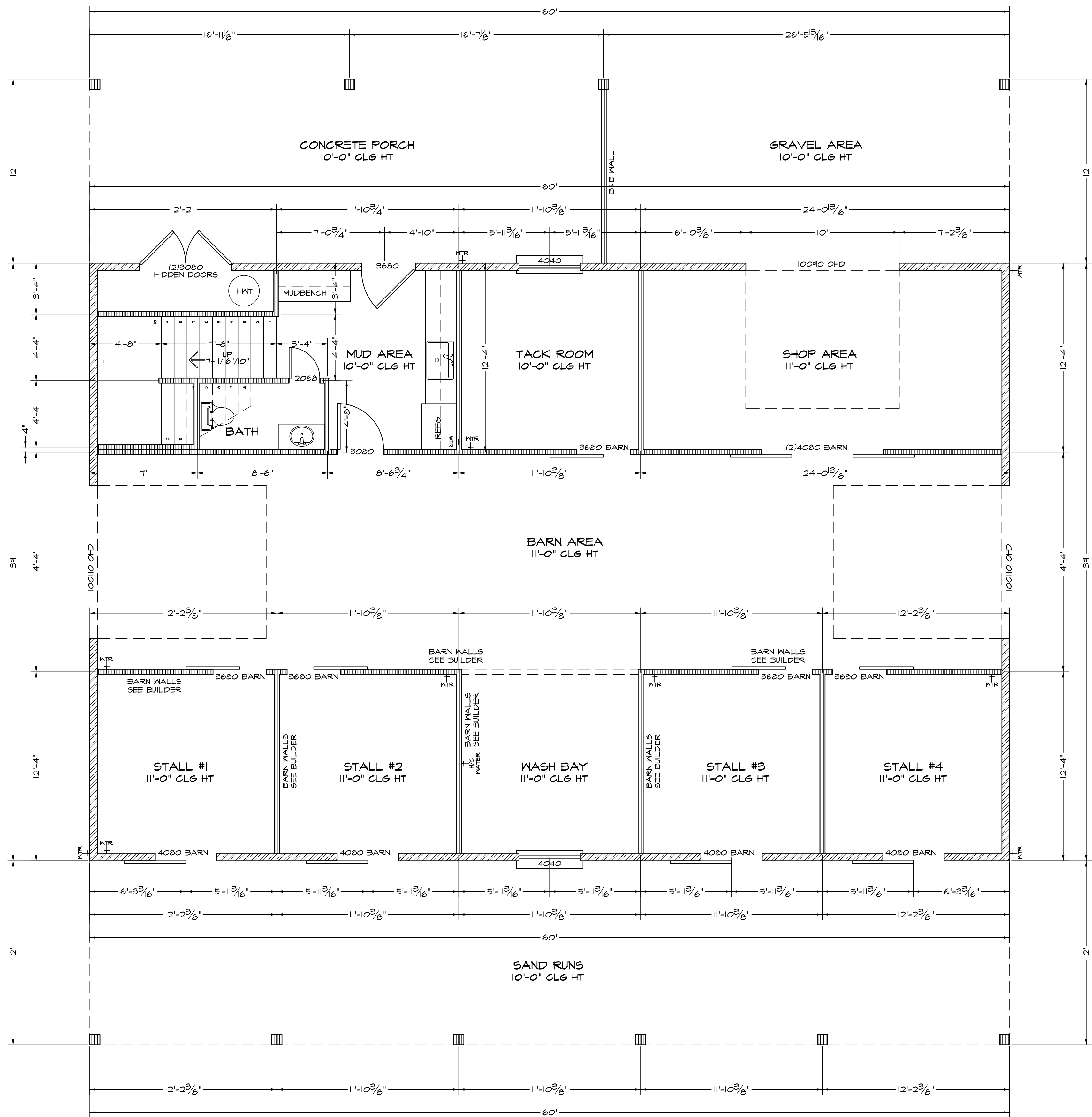
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HOUSE SQUARE FOOTAGE:

1ST FLOOR	302 SF
2ND FLOOR	1791 SF
BALCONY	80 SF
TOTAL LIVING	2173 SF
HORSE STABLE	2037 SF
CONCRETE PORCH	404 SF
GRAVEL AREA	316 SF
SAND RUNS	720 SF
TOTAL COVERED	5650 SF

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BUILDER AND THE OWNERS
EXCLUSIVELY AND ARE NOT
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HOUSE SQUARE FOOTAGE:

1ST FLOOR	202 SF
2ND FLOOR	171 SF
BALCONY	80 SF
TOTAL LIVING	2173 SF
HORSE STABLE	2031 SF
CONCRETE PORCH	404 SF
GRAVEL AREA	316 SF
SAND RUNS	720 SF
TOTAL COVERED	5650 SF

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SHEET NUMBER
2
FLOOR PLANS
ISSUE DATE
09/12/2018

DRAWN BY:
Adam C. Miller

160-DSB-009

FRAMING ROOF PLAN
SCALE 1/4" = 1'-0"

FRAMING PLAN.

NOTE:
BUILDER TO VERIFY SIZE AND LOCATION OF ALL BEAMS.
THESE DRAWINGS FOR THIS FRAMING PLAN HAVE BEEN PREPARED AS A SCHEMATIC REFERENCE ONLY.
A LICENSED ENGINEER MUST MODIFY AND REDRAW ACCORDINGLY TO MAKE RIGHT AND SOUND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND OTHER LOCAL REQUIREMENTS.

ENGINEERING OF THE FOUNDATION, SUPERSTRUCTURE AND STAIRS DOES NOT FALL UNDER THE SCOPE OF THE WORK PERFORMED BY ACM DESIGNS & ADAM C. MILLER CUSTOM SIGNATURE ORIGINALS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO HAVE THIS PERFORMED. IF AN ENGINEER SEAL OR PRESENT UPON THESE DRAWINGS THE ENGINEER OF RECORD SHALL BE FULLY RESPONSIBLE FOR ALL ENGINEERING MATTERS RELATED TO THE FOUNDATION, SUPERSTRUCTURE, AND STAIRS.

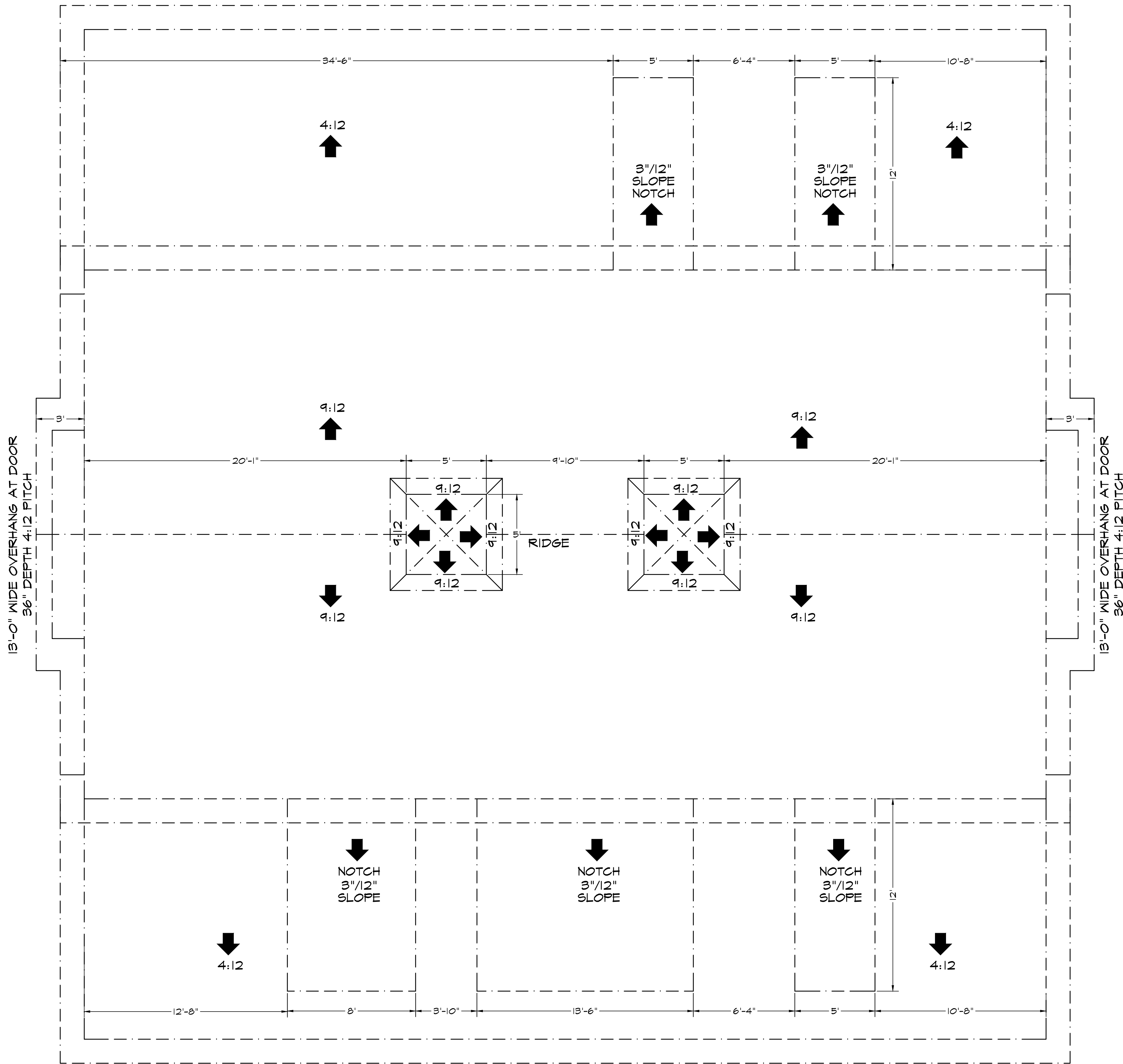
THESE DRAWINGS, FOR THIS DESIGN HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OF REFERENCE TO A SPECIFIC GEOGRAPHIC LOCATION. THEREFORE SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER AND HIS BUILDER(S) RESPONSIBILITY FOR THE FOLLOWING MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH BUILDING CRAFT TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHICAL AREA IN WHICH THIS HOUSE IS TO BE BUILT.

CONTRACTORS AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS AND/OR SPECIFICATIONS TO AVOID MISTAKES. ACM DESIGNS & ADAM C. MILLER SIGNATURE CUSTOM ORIGINALS WILL NOT BE LIABLE FOR ERRORS AFTER CONSTRUCTION HAS STARTED.

ROOF PLAN

THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR CONSULTING WITH A LICENSED PROFESSIONAL ENGINEER REGARDING THE FOUNDATION, SUPERSTRUCTURE AND SITE DRAINAGE. ACM DESIGNS & ADAM C. MILLER SIGNATURE CUSTOM ORIGINALS IS A BUILDING DESIGN COMPANY, NOT A ENGINEERING FIRM AND CONSEQUENTLY IS NOT QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. ACM DESIGNS & ADAM C. MILLER CUSTOM SIGNATURE ORIGINALS WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY OR WITH ANY PROBLEM ASSOCIATED WITH THE ENGINEERING ASPECTS OF THE STRUCTURE.

THE ENGINEER NOTES SHALL, WHEN MORE RIGOROUS, SUPERSEDE THE ABOVE.
PROVIDE ATTIC VENTILATION WITH LOUVERED VENTS AT GABLE ENDS, SOFFIT VENTS, AND OR RIDGE VENT EQUAL TO 1 SQ.FT. PER 150 SF.FT. OF ATTIC.



MAIN ROOF PITCHES TO BE 4:12
ALTERNATE PITCHES TO BE 4:12
WITH 18" ROOF OVERHANGS
MEASURED FROM OUTSIDE EDGE OF FRAME
UNLESS OTHERWISE NOTED

THESE PLANS ARE CUSTOM HOME PLANS AND ARE PREPARED FOR THE BUILDER AND THE OWNERS EXCLUSIVELY AND ARE NOT TO BE REPRODUCED OR COPIED WITHOUT CONSENT BY THE HOME OWNER. ACM DESIGNS & ADAM C. MILLER CUSTOM SIGNATURE ORIGINALS IS NOT TO BE HELD RESPONSIBLE FOR ANY PART OF THIS PLANS DESIGN. ALL DIMENSIONS SHOULD BE VERIFIED BY THE BUILDER.

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SHEET NUMBER
3
FRAMING ROOF PLAN
ISSUE DATE
03/12/2018
DRAWN BY:
Adam C. Miller
160-DSB-009