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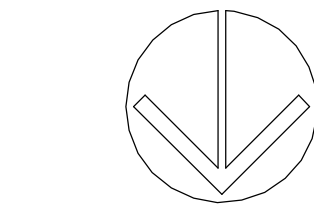


Fox Sparrow 2 - North / Front Elevation

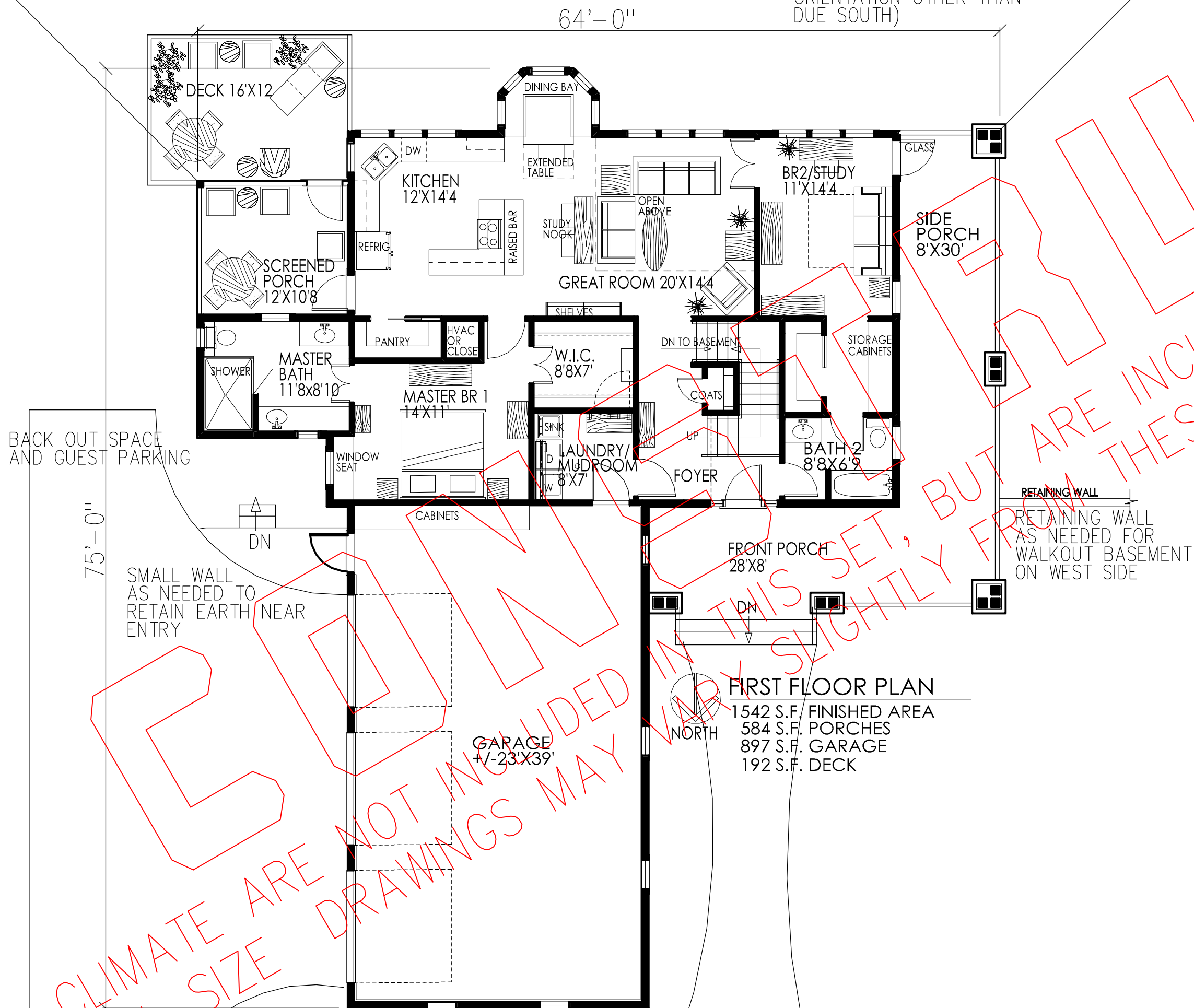


SOLAR EASEMENT, KEEP SHADE PRODUCING ITEMS OUT OF THIS AREA IT IS CRITICAL THAT THE HOUSE BE LOCATED ON THE LOT IN RELATION TO THE NORTH ARROW AS INDICATED. IF TREES OR OTHER OBJECTS SHADE THE SOUTH WINDOWS IN DECEMBER AND JANUARY (WHEN THE SUN IS THE LOWEST) THEN THEY SHOULD BE REMOVED TO OPTIMIZE PASSIVE SOLAR GAIN.

TRUE NORTH



(VERIFY PER SURVEYOR. SEE SPECS FOR MAGNETIC DEVIATION FOR YOUR AREA. SEE CUSTOM ENERGY SPECS WHICH MAY INCLUDE A RECOMMENDATION FOR ORIENTATION OTHER THAN DUE SOUTH)



FIRST FLOOR PLAN

1542 S.F. FINISHED AREA
584 S.F. PORCHES
897 S.F. GARAGE
192 S.F. DECK

SCHEMATIC SITE PLAN

COORDINATE WITH OWNER FOR EXACT LAYOUT OF HOUSE, DRIVES AND WALKS

FOX SPARROW 2

INDEX TO DRAWINGS

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2. DAYLIGHT BASEMENT PLAN
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10. SCHEMATIC BASEMENT ELECTRICAL
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15. SCHEMATIC ROOF FRAMING

SQUARE FOOTAGES

1542 S.F. FIRST FLOOR
336 S.F. LOFT (PLUS ATTIC STORAGE)
1878 S.F. TOTAL FINISHED AREA
897 S.F. GARAGE
584 S.F. PORCHES
1356 S.F. BASEMENT FINISHED
192 S.F. DECK
SOUTH GLASS IS 6% OF LIVING AREA (FOR BOTH FP1&FP2, AND BASEMENT)

GENERAL NOTES

- 1) THESE DRAWINGS WERE DEVELOPED UNDER A LIMITED SERVICE AGREEMENT WITH THE ORIGINAL CLIENT AND ARE NOT INTENDED TO PROVIDE COMPREHENSIVE DETAILING OF THE ENTIRE STRUCTURE. CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL CODES AND COORDINATE WITH SITE CONDITIONS.
- 2) THESE DRAWINGS SHALL BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER FOR CONFORMANCE TO LOCAL CODES. THE STRUCTURAL ENGINEER SHALL PROVIDE ADDITIONAL INFORMATION AND DRAWINGS AS NECESSARY BASED ON LOCAL WIND, SEISMIC, SNOW, AND SOIL LOADS AND CONDITIONS, AND INDICATE REINFORCING, CONNECTORS, & ANCHOR SYSTEMS TO PROVIDE CONTINUOUS LOAD PATH TRANSFER OF FORCES DOWN TO THE FOUNDATION.
- 3) PURCHASE OF THIS PLAN ALLOWS THE BUYER TO CONSTRUCT THE HOME ONE TIME. PLEASE CONTACT US FOR PERMISSION TO BUILD FROM IT AGAIN.
- 4) REFER TO SUPPLEMENTAL NOTES & SPECIFICATIONS ATTACHED TO THESE DRAWINGS WHICH ARE A PART OF THE CONSTRUCTION DOCUMENTS. ALSO REFER TO ANY SPECIFICATIONS THAT MAY BE FURNISHED BY THE OWNER.
- 5) THESE HOUSE PLANS WERE ORIGINALLY CREATED UNDER CUSTOM DESIGN SERVICES BASED ON THE REQUESTS OF THE SUN PLAN'S CLIENT REGARDING THEIR FAMILY, SITE, CLIMATE, AND MISC. OTHER PARTICULAR REQUIREMENTS INCLUDING IMPORTANCE THAT THEY PLACED ON PASSIVE SOLAR AND ENERGY EFFICIENCY. ALTHOUGH THE CUSTOM ENERGY SPECS RECOMMEND CLIMATE ADAPTATIONS TO THE DESIGN, SUN PLANS ENCOURAGES YOU TO BE OPEN TO SUGGESTIONS OF YOUR LOCAL BUILDING PROFESSIONALS IN ADAPTING THE PLANS TO BEST MEET YOUR NEEDS.

ABBREVIATIONS

AFF = ABOVE FINISHED FLOOR
BFF = BELOW FINISHED FLOOR
B.O. = BY OWNER
CDD = COOLING DEGREE DAYS (SEE DEFINITION IN BOOK)
CMU = CONCRETE MASONRY UNIT
DEAD LOAD = PERMANENT WEIGHT OF CONSTRUCTION MATERIALS
EPS = EXPANDED POLYSTYRENE
FF = FINISHED FLOOR
GFI = GROUND FAULT INTERRUPTOR
HDD = HEATING DEGREE DAYS (SEE DEFINITION IN BOOK)
ICF'S = INSULATED CONCRETE FORMS
LIVE LOAD = TEMP. LOADS - PEOPLE, FURNITURE, WIND, SNOW, ETC.
LVL = LAMINATED VENEER LUMBER (MUCH STRONGER THAN 2X)
MASONRY = REFERS TO EITHER BRICK OR CONCRETE BLOCK.
M.C. = MEDICINE CABINET
O.C. = ON CENTER
PLF = POUNDS PER LINEAR FOOT - STRUCTURAL LOADS ON A BEAM
PSF = POUNDS PER SQUARE FOOT - STRUCTURAL LOAD ON AN AREA
PUR = POLYURETHANE
PV = PHOTOVOLTAIC
REIN = REINFORCED
SF = SQUARE FOOT
SIP'S = STRUCTURAL INSULATED PANELS
SHGC = SOLAR HEAT GAIN COEFFICIENT
S.O.G. = SLAB ON GRADE
SPECS = SPECIFICATIONS
T&G = TONGUE AND GROOVE
TJ = TRUSS/JOIST INC., WOOD I-BEAM JOISTS, OTHER MFG. OK
TYP. = TYPICAL
W.P. = WATERPROOF

BECAUSE THE DRAWINGS IN THIS SET WERE PRINTED ELECTRONICALLY, THERE MAY BE SOME SLIGHT INCONSISTENCIES BETWEEN THE SCALE DRAWN BELOW AND TYPICAL ARCHITECTURAL SCALES. REFER TO DIMENSIONS ON PLANS FOR SIZES OF BUILDING ELEMENTS.

0 2 4 6 8 10 12
SCALE

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PROJECT	FOX SPARROW 2
DRAWING NAME	SCHEMATIC SITE PLAN
SHEET NO.	1 OF 15
DATE	28 MAR 2017

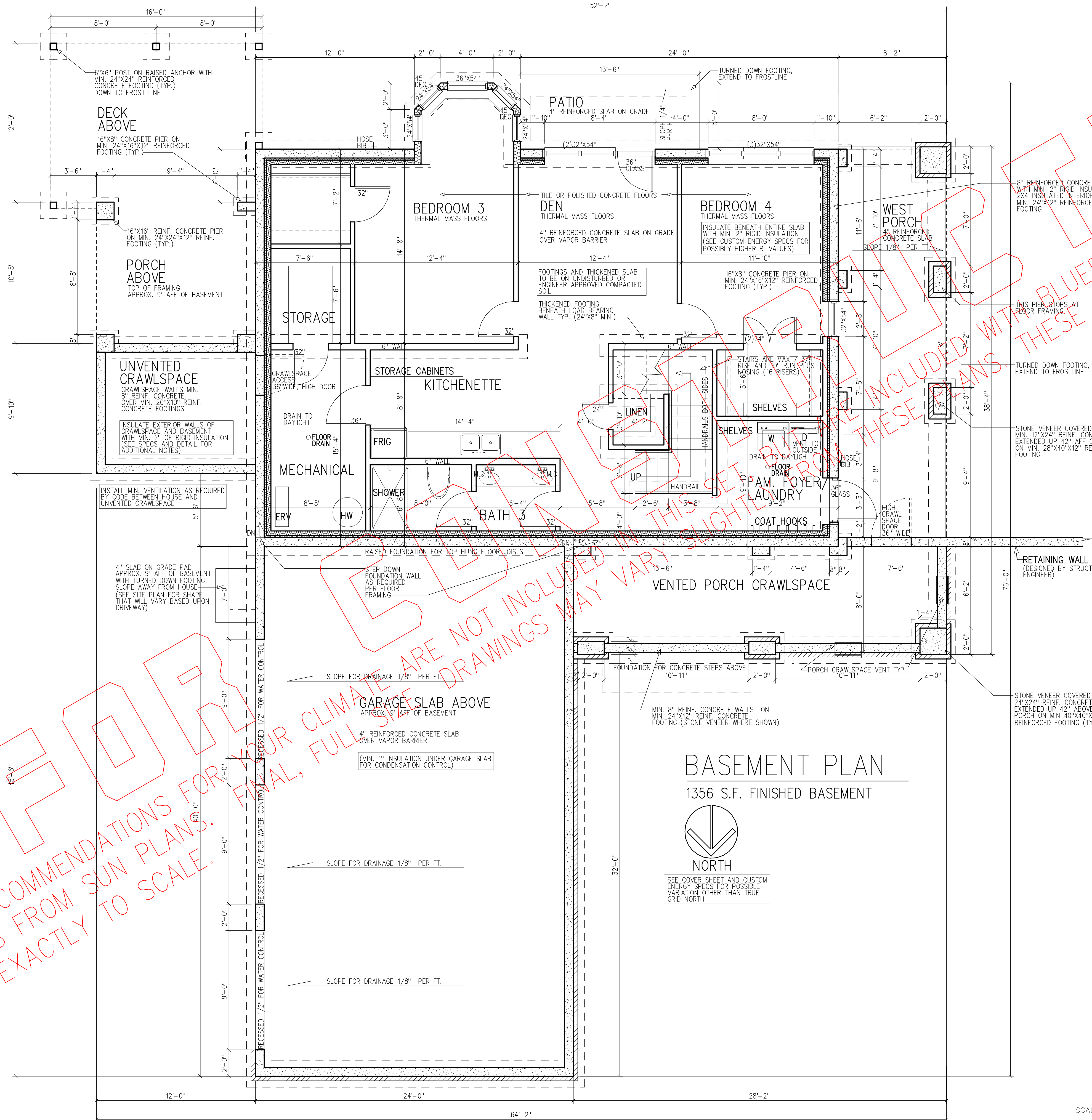
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NOT

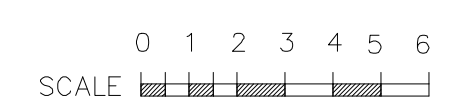
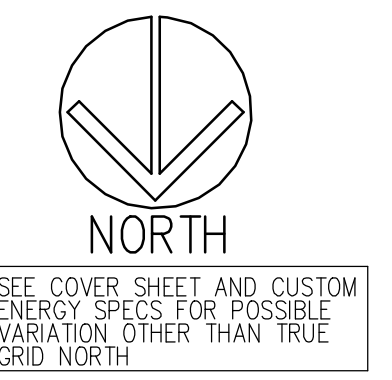
CUSTOM ENERGY RECOMMENDATIONS FOR YOUR CLIMATE ARE NOT INCLUDED IN THIS SET. FINAL, FULL SIZE DRAWINGS MAY VARY SLIGHTLY FROM THESE REDUCED DRAWINGS.



NOTES

- COORDINATE WITH OTHER DRWGS., NOTES, AND SPECS IN THIS SET.
- SLOPE DECKS, PORCHES, PATIOS, & SLABS A MIN. OF 1/8" PER FOOT AWAY FROM HOUSE.
- THE TOP OF DECKS, PORCHES, PATIOS, AND SLABS SHALL BE 1/2" BELOW FINISHED FLOOR OF HOUSE DUE TO WHEELCHAIR ACCESSIBILITY. COORDINATE WITH OWNER FOR OTHER POSSIBILITIES.
- DECK AND PORCH FRAMING TO BE ROT RESISTANT.
- INSTALL ISOLATION JOINTS WHERE STEP DOWNS IN ANY CONCRETE SLABS OCCUR.
- EXTERIOR STEPS SHALL BE 7" RISE AND 11" RUN.
- EXTERIOR FOUNDATION DIMENSIONS ARE FLUSH WITH THE EXT. FACE OF SHEATHING ON STUD WALLS ABOVE.
- A LOCAL STRUCTURAL ENGINEER SHALL REVIEW THE DESIGN FOR CONFORMANCE TO LOCAL DESIGN CONDITIONS SUCH AS WIND, SNOW, EARTHQUAKE, AND SOIL CONDITIONS.
- NO STRUCTURAL TIES HAVE BEEN SPECIFIED, BUT THE FRAMING MEMBERS SHALL STILL BE SECURED TO EACH OTHER AND THE WALLS AND FOUNDATION BELOW ACCORDING TO LOCAL CODE REQUIREMENTS.
- COORDINATE WITH OWNER FOR EXACT LOCATION OF PATIOS & WALKS.
- DECKS MAY BE CONSTRUCTED AS CONCRETE PATIOS INSTEAD IF APPROVED BY OWNER AND IF SO ENGINEERED.
- INSTALL MIN. 36" HIGH GUARDRAIL AROUND PORCHES, DECKS & PATIOS IF SURFACE IS >30" ABOVE GRADE. MIN. 42" HIGH IF SURFACE IS >72" ABOVE GRADE.
- INSULATE AROUND THE PERIMETER CRAWL SPACES AND BETWEEN UNHEATED AREAS AS A MINIMUM. SEE SPECS FOR R-VALUE AND OTHER POSSIBILITIES.
- FRAMING SIZES ARE MINIMUM. LARGER SIZES MAY BE USED FOR VISUAL OR OTHER CONSTRUCTION REASONS.
- ENGINEER TO REVIEW FOUNDATION DESIGN IN CONJUNCTION WITH ANY TRUSS SHOP DRAWINGS FOR POSSIBLE INTERIOR LOAD BEARING AREAS.

BASEMENT PLAN
1356 S.F. FINISHED BASEMENT



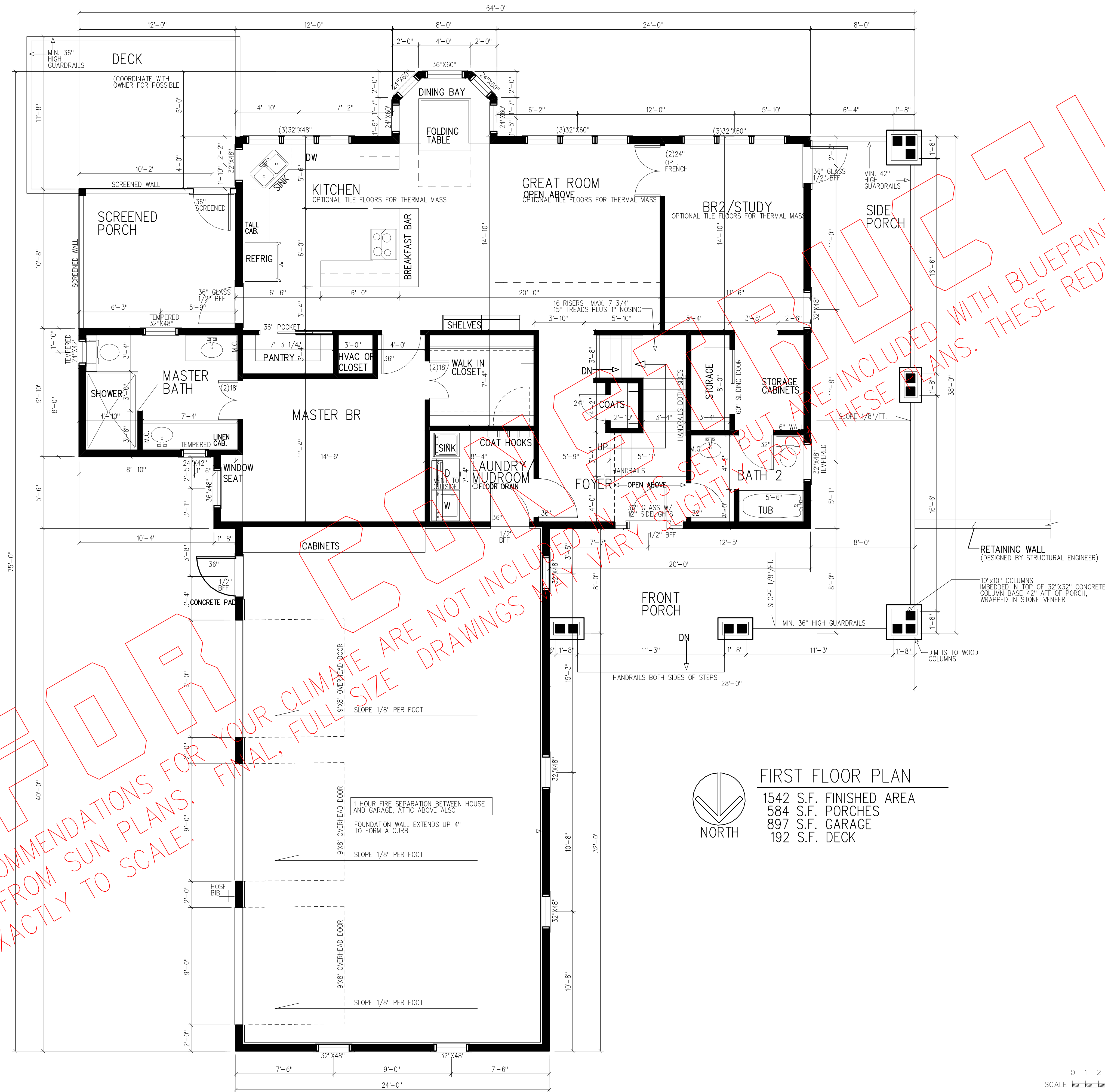
PROJECT	FOX SPARROW 2
DRAWING NAME	FOUNDATION PLAN
SHEET NO.	2 OF 15
DATE	28 MAR 2017

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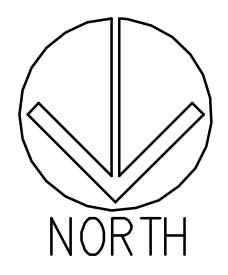
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FIRST FLOOR PLAN

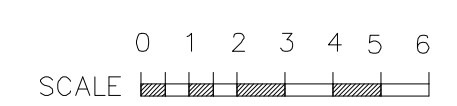
1542 S.F. FINISHED AREA
584 S.F. PORCHES
897 S.F. GARAGE
192 S.F. DECK



NOTES

- COORDINATE WITH OTHER DRWGS., SPECS, AND NOTES IN THIS SET.
- START THE SHOWN FRAMING DIMENSIONS EVEN WITH THE OUTSIDE OF FOUNDATION.
- EXTERIOR WALLS ARE DRAWN AS 6" (SEE SPECS FOR OPTIONS INCLUDING SIPs AND OTHER.)
- INTERIOR WALLS ARE 4" (EXCEPT PLUMBING WALLS.)
- VERIFY REQUIRED SIZES OF WINDOWS, PLUMBING FIXTURES, CABINETS, OR OTHER EQUIPMENT.
- WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO BE DESIGNED BY STRUCTURAL ENGINEER.
- KEEP COMBUSTIBLE MATERIALS AT LEAST 2" AWAY FROM CHIMNEY.
- INSTALL THICK BEAD OF CAULK BETWEEN FOUNDATION & BOTTOM PLATE OF EXTERIOR WALLS IN ADDITION TO SEAL SILL.
- INSTALL CONTINUOUS BEAD OF CAULK (APPROX. 3/8") BEHIND WINDOW & DOOR FLANGES BEFORE SETTING.
- CAULK BETWEEN TOP PLATES OF WALL. CAULK WHERE ELECTRICAL & PLUMBING PENETRATES TOP PLATES.
- WINDOW AND DOOR SIZES ARE SHOWN IN INCHES. VERIFY WITH WINDOW MANUFACTURER THAT THE SIZE SHOWN MEETS EGRESS REQUIREMENTS FOR THEIR PARTICULAR WINDOW AND USE EGRESS HARDWARE IF NECESSARY FOR BEDROOMS.
- CONSULT WITH LOCAL BUILDING INSPECTOR AND WINDOW SUPPLIER FOR TEMPERED GLASS REQUIREMENTS
- INSTALL MIN. 36" HIGH GUARDRAILS AROUND DECKS, PORCHES, BALCONIES, LOFTS, & STAIRS > 30" HIGH OR ABOVE GRADE. IF > 6' HIGH OR ABOVE GRADE, INSTALL 42" HIGH GUARDRAILS. ALL SIZES IN STRICT ACCORDANCE WITH CODES AND ENGINEERING REQUIREMENTS.
- SEE SPECS AND WALL DETAIL FOR THERMAL MASS OPTIONS FOR FLOORS AND/OR WALLS. ALTHOUGH THERMAL MASS FLOORS ARE NOT NEEDED FOR THE FIRST FLOOR, TILE FLOORS CAN HELP PREVENT WINTER OVERHEATING.
- EXTERIOR PATIOS AND DECKS SHOWN AT 1/2" BFF (BELOW FINISHED FLOOR) DUE TO WHEELCHAIR ACCESSIBILITY. COORDINATE WITH OWNER FOR OTHER POSSIBILITIES OF MAKING THE ENTIRE FLOOR WHEELCHAIR ACCESSIBLE.
- STRUCTURAL ENGINEER TO REVIEW THE PLANS AND SPECIFY NECESSARY CONNECTIONS TO MEET THE LOCAL WIND, SOIL, SEISMIC, AND SNOW LOADS
- HEATING AND AIR CONDITIONING SUBCONTRACTOR TO REVIEW DESIGN & RECOMMEND ANY ADDITIONAL CHANGES THAT MAY NEED TO BE MADE TO ACCOMMODATE DUCTWORK & EQUIPMENT. COORDINATE WITH FRAMING PLAN AND CONTRACTOR.

PROJECT	FOX SPARROW 2
DRAWING NAME	FIRST FLOOR PLAN
SHEET NO.	3 OF 15
DATE	28 MAR 2017

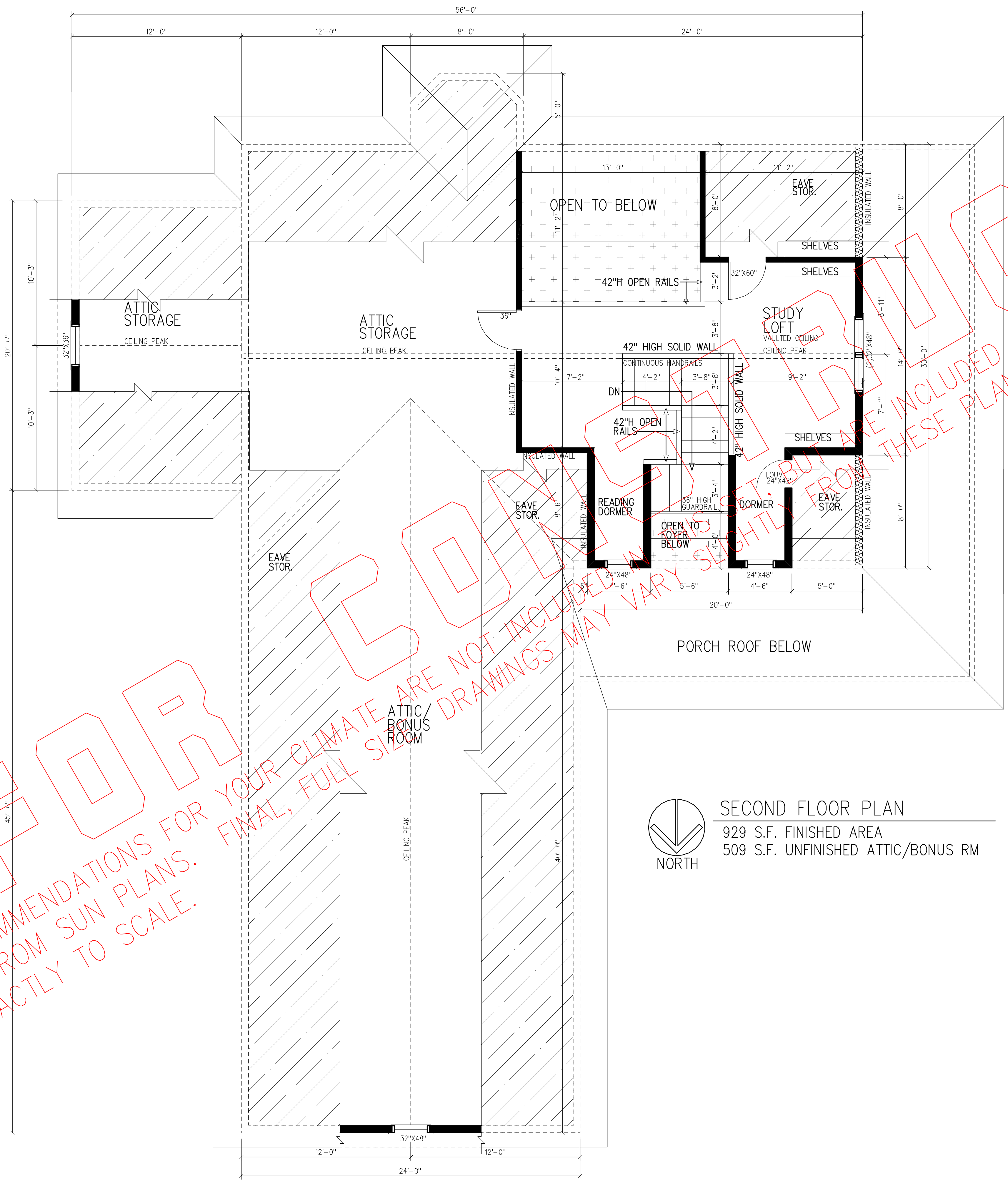


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NOT FOR CONSTRUCTION

NOTES

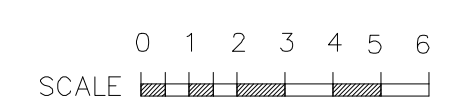
- COORDINATE WITH OTHER DRWGS., SPECS. AND NOTES IN THIS SET.
- START THE SHOWN FRAMING DIMENSIONS EVEN WITH THE OUTSIDE OF FOUNDATION.
- EXTERIOR WALLS ARE DRAWN AS 6" (SEE SPECS FOR OPTIONS INCLUDING SIPs AND OTHER.)
- INTERIOR WALLS ARE 4" (EXCEPT PLUMBING WALLS.)
- VERIFY REQUIRED SIZES OF WINDOWS, PLUMBING FIXTURES, CABINETS, OR OTHER EQUIPMENT.
- WINDOW AND DOOR HEADERS IN LOAD BEARING WALLS TO BE DESIGNED BY STRUCTURAL ENGINEER.
- KEEP COMBUSTIBLE MATERIALS AT LEAST 2" AWAY FROM CHIMNEY.
- INSTALL THICK BEAD OF CAULK BETWEEN FOUNDATION & BOTTOM PLATE OF EXTERIOR WALLS IN ADDITION TO SEAL SILL.
- INSTALL CONTINUOUS BEAD OF CAULK (APPROX. 3/8") BEHIND WINDOW & DOOR FLANGES BEFORE SETTING.
- CAULK BETWEEN TOP PLATES OF WALL. CAULK WHERE ELECTRICAL & PLUMBING PENETRATES TOP PLATES.
- WINDOW AND DOOR SIZES ARE SHOWN IN INCHES. VERIFY WITH WINDOW MANUFACTURER THAT THE SIZE SHOWN MEETS EGRESS REQUIREMENTS FOR THEIR PARTICULAR WINDOW AND USE EGRESS HARDWARE IF NECESSARY FOR BEDROOMS.
- CONSULT WITH LOCAL BUILDING INSPECTOR AND WINDOW SUPPLIER FOR TEMPERED GLASS REQUIREMENTS
- INSTALL MIN. 36" HIGH GUARDRAILS AROUND DECKS, PORCHES, BALCONIES, LOFTS, & STAIRS > 30" HIGH OR ABOVE GRADE. IF > 8" HIGH OR ABOVE GRADE, INSTALL 42" HIGH GUARDRAILS. ALL SIZES IN STRICT ACCORDANCE WITH CODES AND ENGINEERING REQUIREMENTS.
- STRUCTURAL ENGINEER TO REVIEW THE PLANS AND SPECIFY NECESSARY CONNECTIONS TO MEET THE LOCAL WIND, SOIL, SEISMIC, AND SNOW LOADS
- HEATING AND AIR CONDITIONING SUBCONTRACTOR TO REVIEW DESIGN & RECOMMEND ANY ADDITIONAL CHANGES THAT MAY NEED TO BE MADE TO ACCOMMODATE DUCTWORK & EQUIPMENT. COORDINATE WITH FRAMING PLAN AND CONTRACTOR.

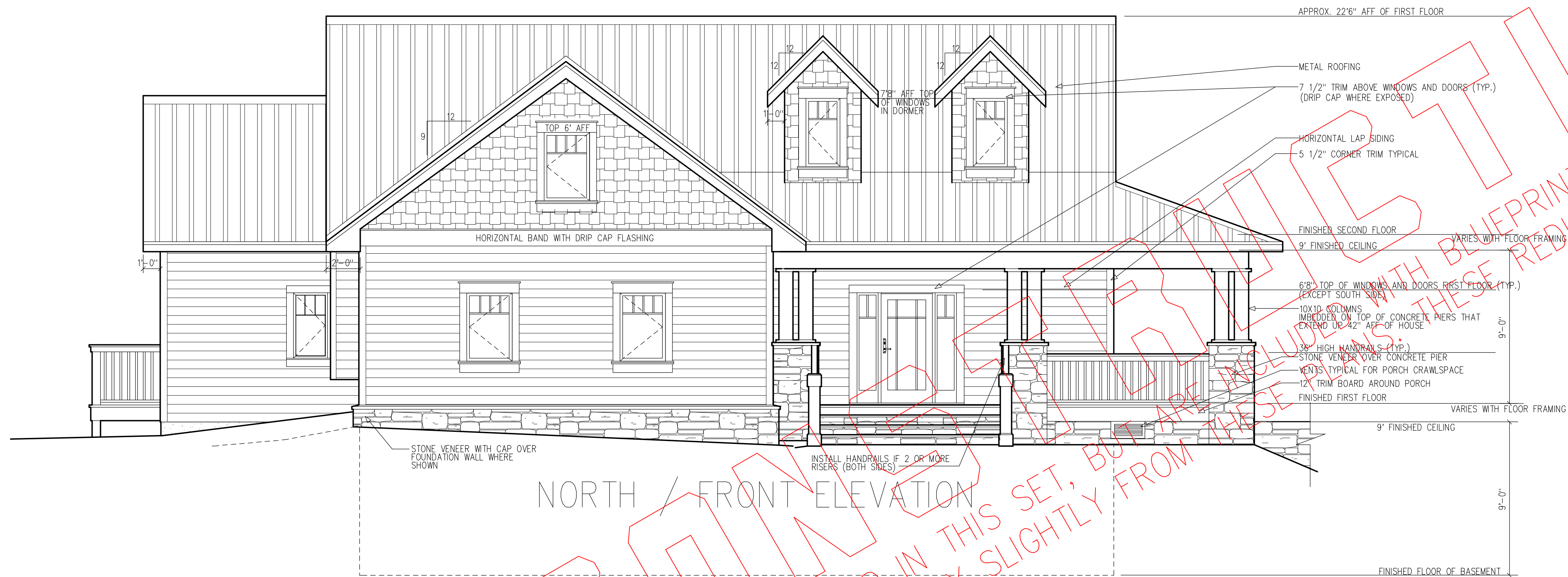
- INDICATES AREAS UNDER 5'-0" HEADROOM
- INDICATES AREAS THAT ARE OPEN TO BELOW



SECOND FLOOR PLAN
 929 S.F. FINISHED AREA
 509 S.F. UNFINISHED ATTIC/BONUS RM

PROJECT	FOX SPARROW 2
DRAWING NAME	SECOND FLOOR PLAN
SHEET NO.	4 OF 15
DATE	28 MAR 2017



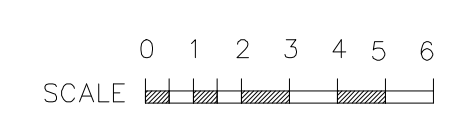


- NOTES
- 1) COORDINATE WITH OTHER DRWGS., SPECS, AND NOTES IN THIS SET.
 - 2) MOST NOTES ON THE ELEVATIONS ARE TYPICAL AND ARE TO APPLY TO OTHER ELEVATIONS.
 - 3) COORDINATE W/ SITE CONDITIONS FOR ACTUAL GRADE CONDITIONS. DRAWINGS MAY NOT REFLECT ACTUAL GRADES.
 - 4) INSTALL MIN. 36" HIGH GUARDRAILS ON PORCHES, DECKS, PATIOS, STAIRS, ETC. BOTH INSIDE & OUT IF GREATER THAN 30" ABOVE ADJACENT GRADE OR FLOOR. MIN. 42" GUARDRAILS IF CHANGE IN FLOOR HT IS GREATER THAN 6 FEET.
 - 5) INSTALL GUTTERS AND DOWNSPOUTS ALONG EAVES. SIZE THEM ACCORDING TO LOCAL RAINFALL DATA.
 - 6) SEE SPECS FOR ANY VARIATIONS IN OVERHANG LENGTHS.
 - 7) IF TWO OR MORE STEPS, INSTALL HANDRAIL.
 - 8) FLASH ABOVE DOORS AND WINDOWS.

NORTH / FRONT ELEVATION



SOUTH ELEVATION

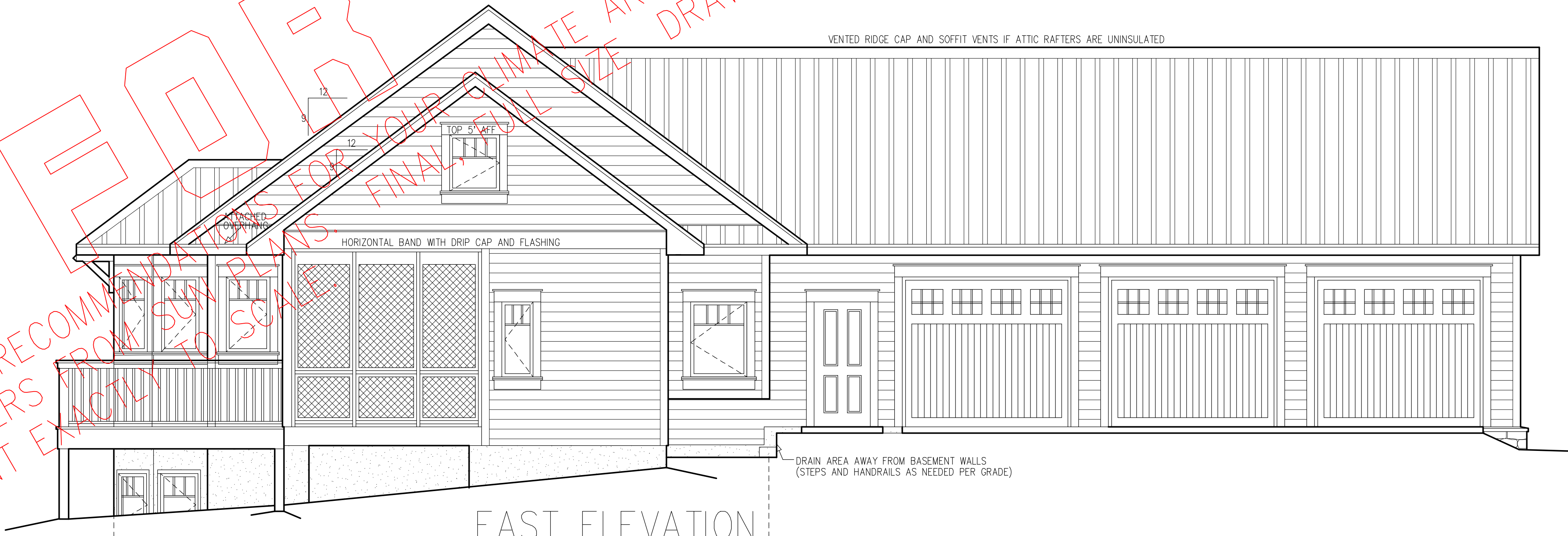


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CAD FILES ORDERS FROM SUN PLANS. FINAL, FULL SIZE DRAWINGS MAY VARY SLIGHTLY FROM THESE REDUCED DRAWINGS

PROJECT	FOX SPARROW 2
DRAWING NAME	ELEVATIONS- FRONT & BACK
SHEET NO.	5 OF 15
DATE	28 MAR 2017



WEST ELEVATION



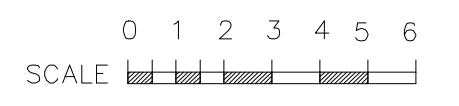
EAST ELEVATION

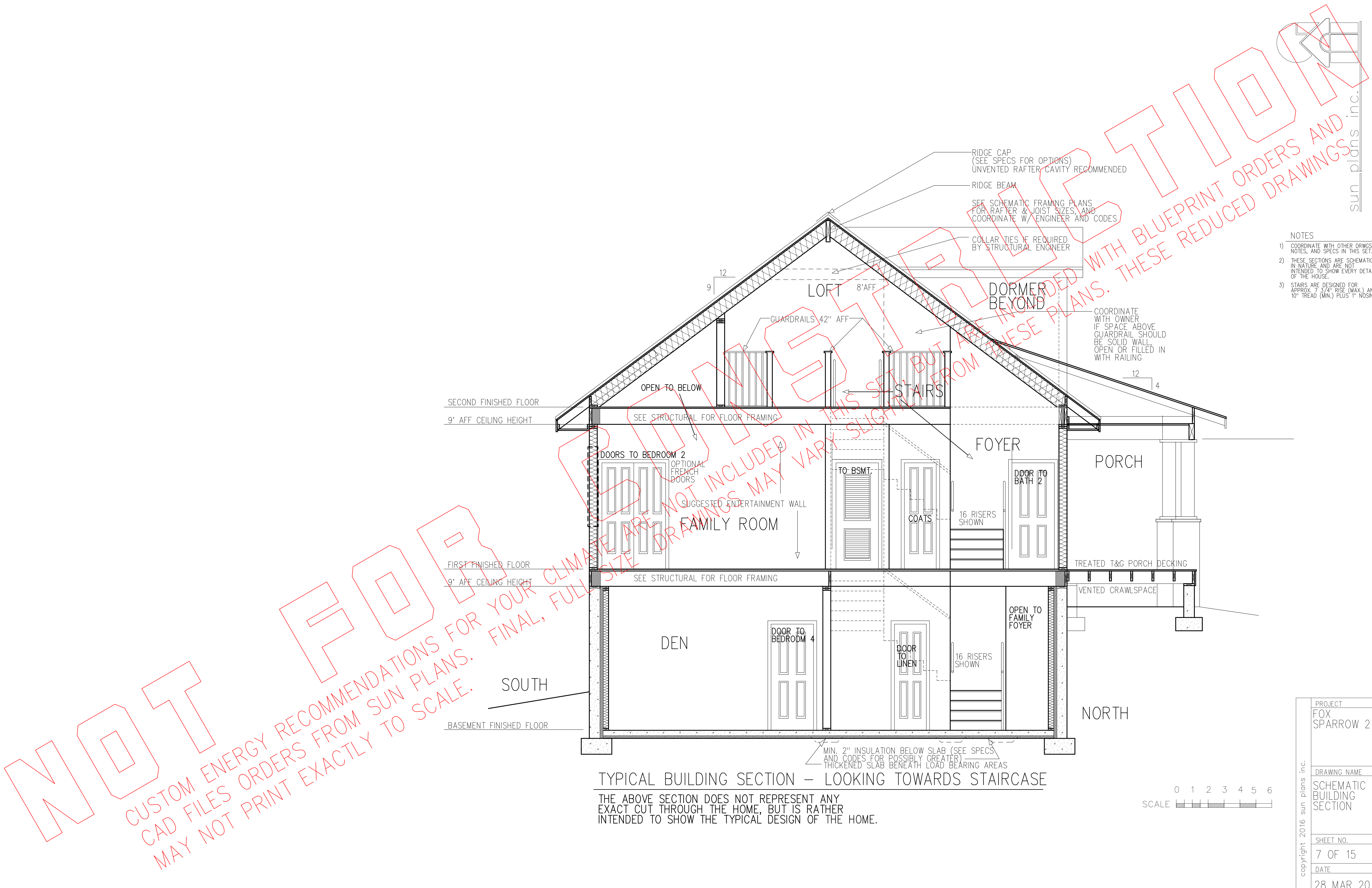
NOTES

- 1) COORDINATE WITH OTHER DRWS., SPECS, AND NOTES IN THIS SET.
- 2) MOST NOTES ON THE ELEVATIONS ARE TYPICAL AND ARE TO APPLY TO OTHER ELEVATIONS.
- 3) COORDINATE W/ SITE CONDITIONS FOR ACTUAL GRADE CONDITIONS. DRAWINGS MAY NOT REFLECT ACTUAL GRADES.
- 4) INSTALL MIN. 36" HIGH GUARDRAILS ON PORCHES, DECKS, PATIOS, STAIRS, ETC. BOTH INSIDE & OUT IF GREATER THAN 30" ABOVE ADJACENT GRADE OR FLOOR. MIN. 42" GUARDRAILS IF CHANGE IN FLOOR HT IS GREATER THAN 6 FEET.
- 5) INSTALL GUTTERS AND DOWNSPOUTS ALONG EAVES. SIZE THEM ACCORDING TO LOCAL RAINFALL DATA.
- 6) SEE SPECS FOR ANY VARIATIONS IN OVERHANG LENGTHS.
- 7) IF TWO OR MORE STEPS, INSTALL HANDRAIL.
- 8) FLASH ABOVE DOORS AND WINDOWS.

NOT
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PROJECT	FOX SPARROW 2
DRAWING NAME	ELEVATIONS-SIDE
SHEET NO.	6 OF 15
DATE	28 MAR 2017

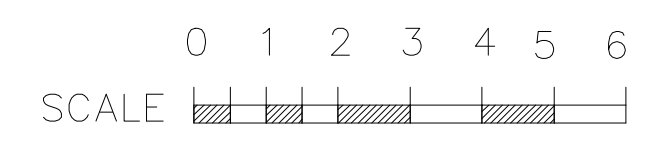




- NOTES
- 1) COORDINATE WITH OTHER DRWGS., NOTES, AND SPECS IN THIS SET.
 - 2) THESE SECTIONS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF THE HOUSE.
 - 3) STAIRS ARE DESIGNED FOR APPROX. 7 3/4" RISE (MAX.) AND 10" TREAD (MIN.) PLUS 1" NOSING.

TYPICAL BUILDING SECTION – LOOKING TOWARDS STAIRCASE

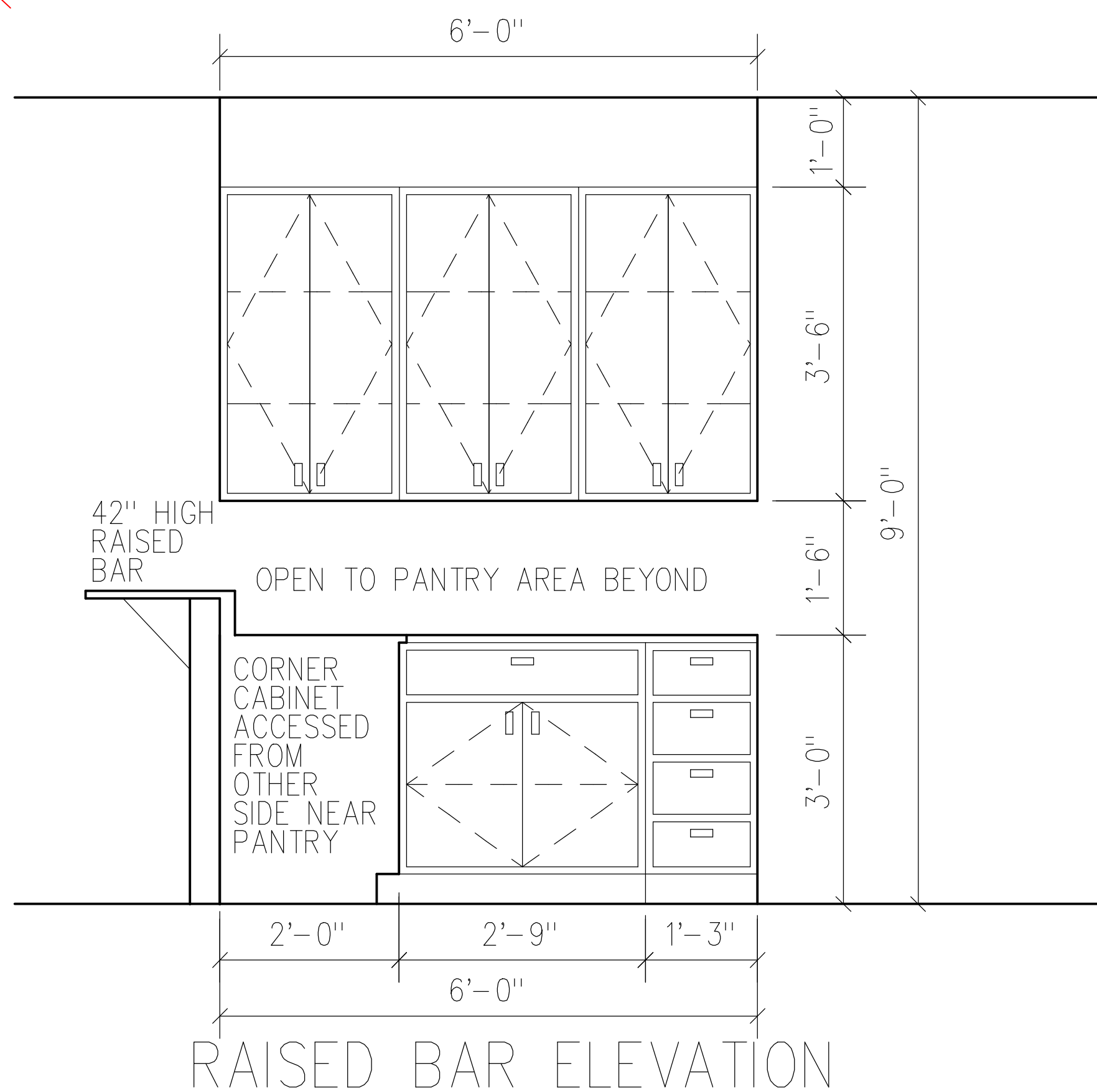
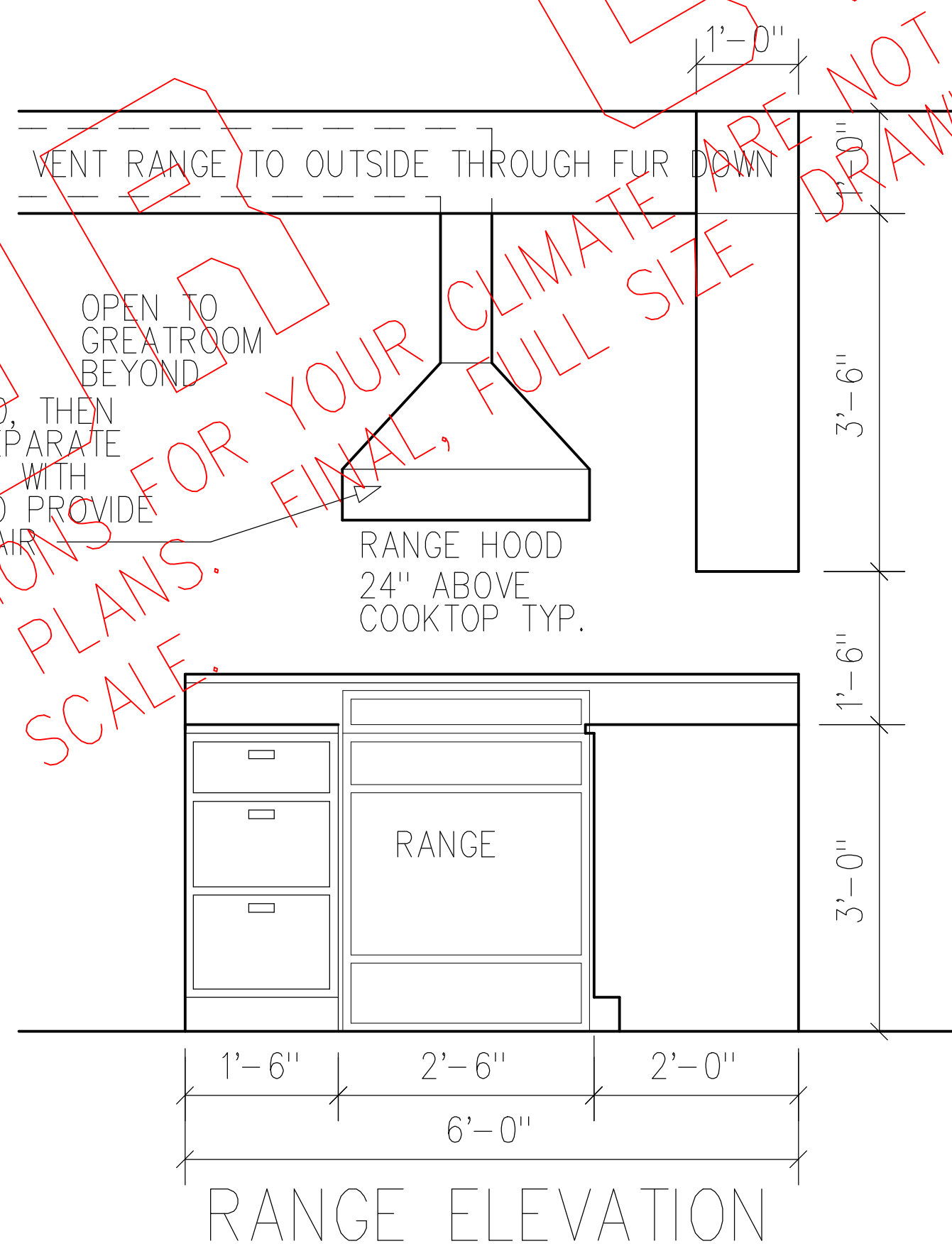
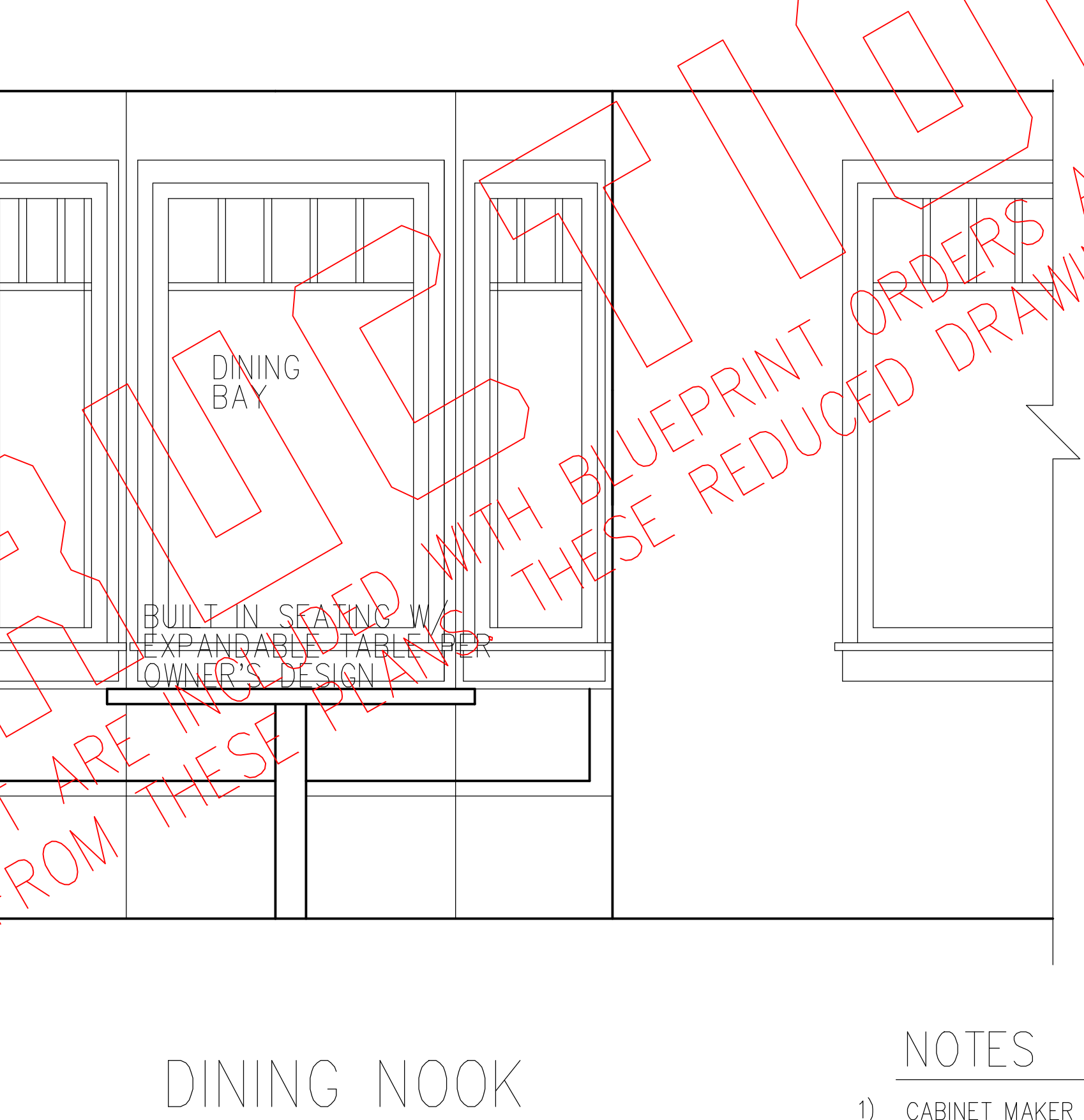
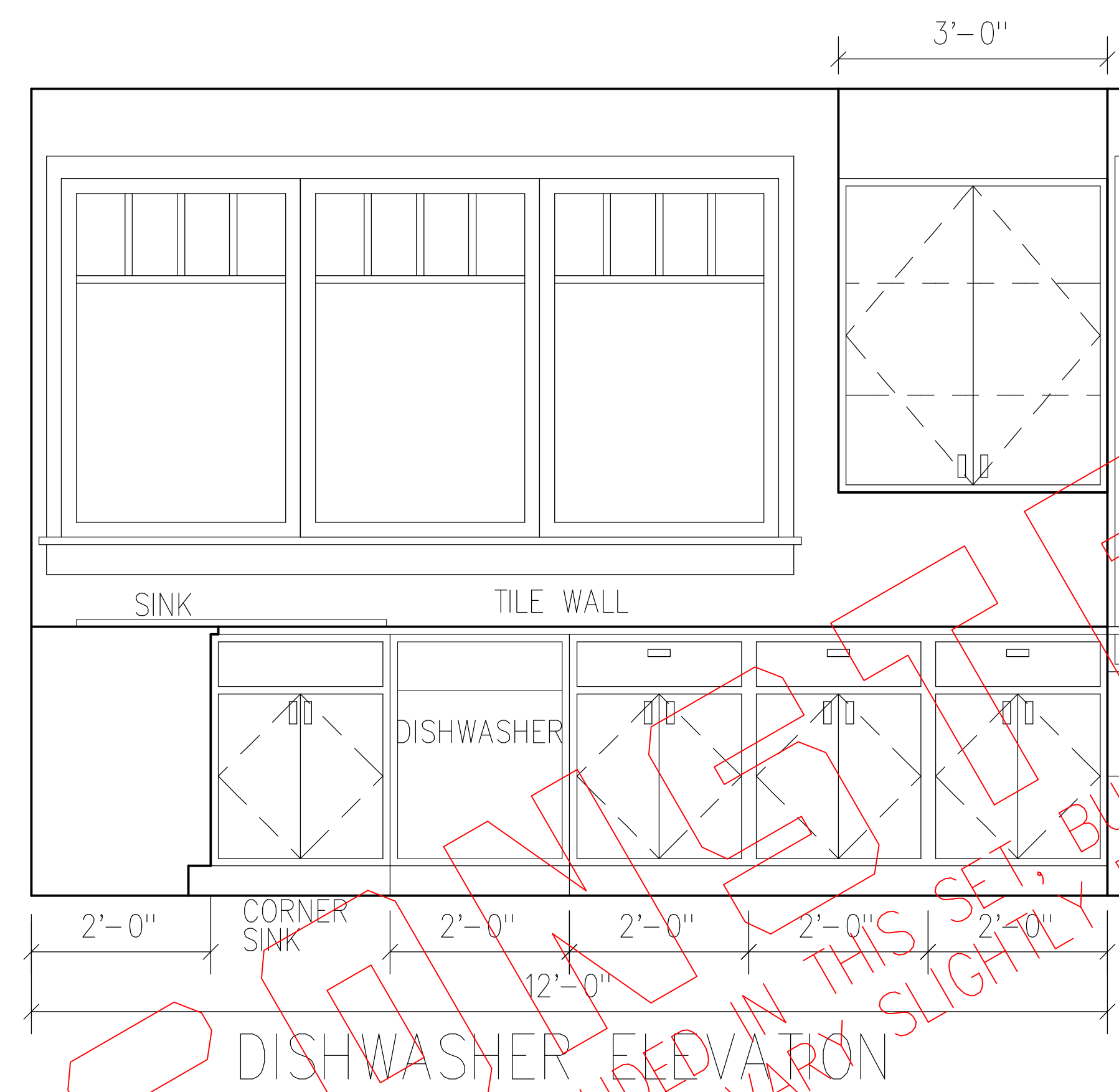
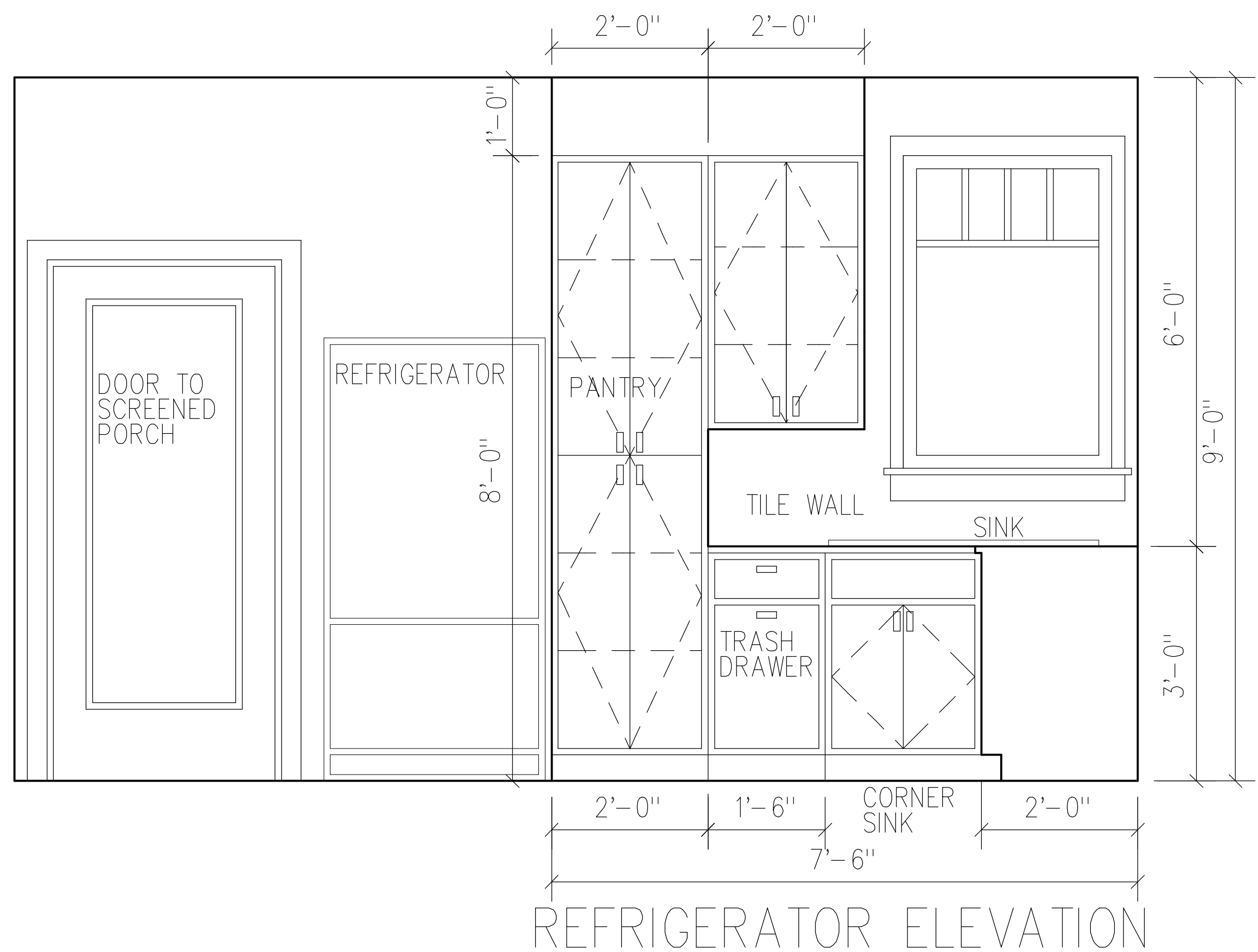
THE ABOVE SECTION DOES NOT REPRESENT ANY EXACT CUT THROUGH THE HOME, BUT IS RATHER INTENDED TO SHOW THE TYPICAL DESIGN OF THE HOME.



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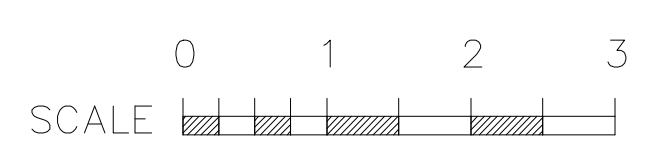
PROJECT	FOX SPARROW 2
DRAWING NAME	SCHEMATIC BUILDING SECTION
SHEET NO.	7 OF 15
DATE	28 MAR 2017

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- NOTES
- 1) CABINET MAKER TO FIELD VERIFY AREAS WHERE CABINETS ARE TO BE CONSTRUCTED.
 - 2) VERIFY WITH OWNER SIZE AND LAYOUT OF CABINETS.
 - 3) VERIFY APPLIANCE SIZES
 - 4) CABINET STYLE MAY VARY FROM WHAT IS SHOWN. COORDINATE WITH OWNER FOR STYLE OF CABINETS.
 - 5) INSTALL ANY FURDOWNS IN INSULATED CEILINGS AFTER SHEETROCK HAS BEEN INSTALLED.

NOT
 CUSTOM ENERGY RECOMMENDATIONS FOR YOUR CLIMATE ARE NOT INCLUDED IN THIS SET, BUT ARE INCLUDED WITH BLUEPRINT ORDERS AND CAD FILES ORDERS FROM SUN PLANS. MAY NOT PRINT EXACTLY TO SCALE.
 FINAL, FULL SIZE DRAWINGS MAY VARY SLIGHTLY FROM THESE PLANS

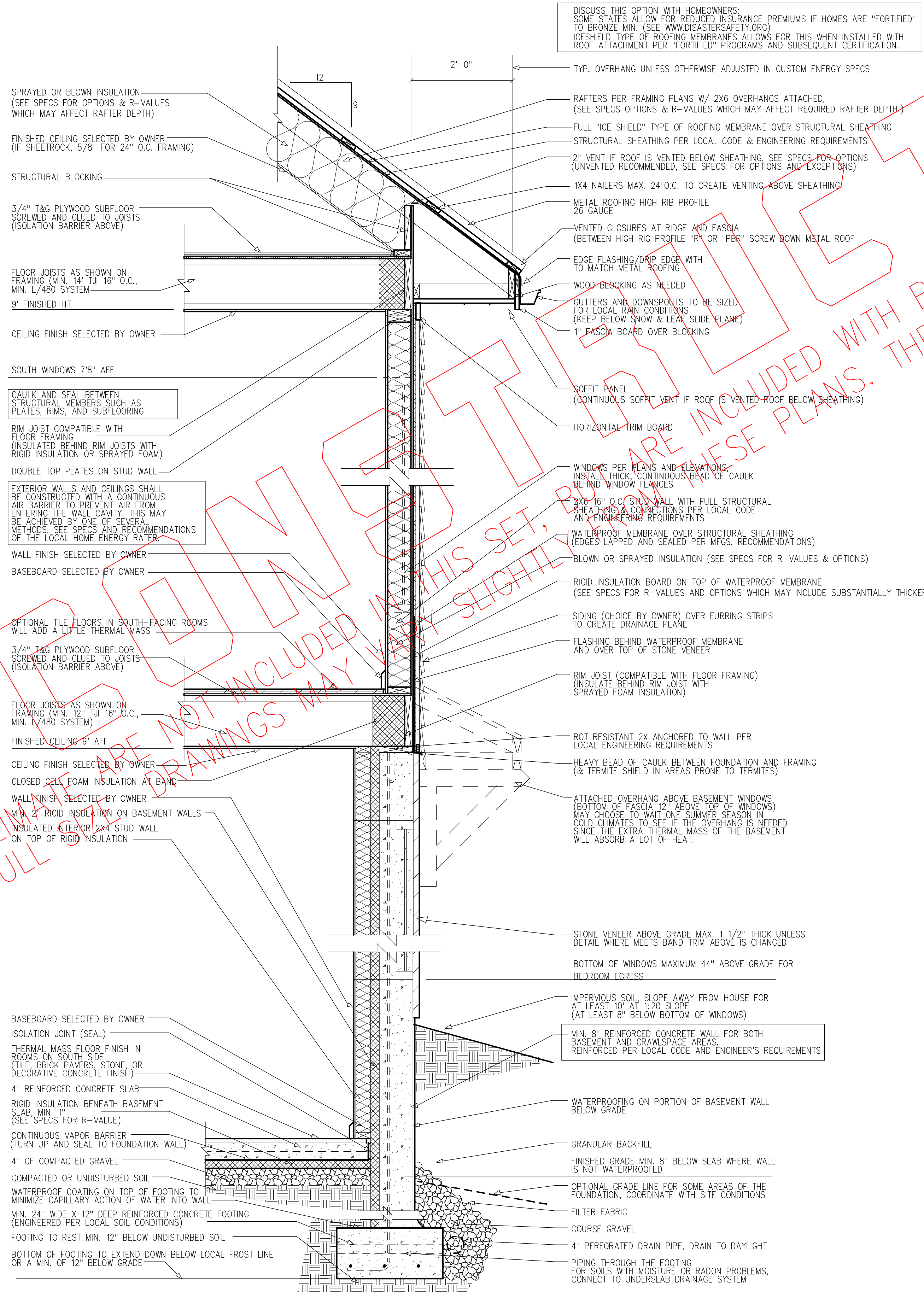


PROJECT	FOX SPARROW 2
DRAWING NAME	KITCHEN ELEVATIONS
SHEET NO.	8 OF 15
DATE	28 MAR 2017

NOT

CUSTOM ENERGY RECOMMENDATIONS FOR YOUR CLIMATE ARE NOT INCLUDED IN THIS SET, BUT ARE INCLUDED WITH BLUEPRINT ORDERS AND CAD FILES ORDERS FROM SUN PLANS. MAY NOT PRINT EXACTLY TO SCALE.

FINAL, FULL DRAWINGS MAY VARY SLIGHTLY

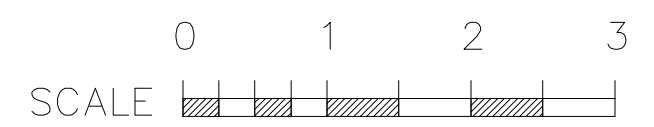


DISCUSS THIS OPTION WITH HOMEOWNERS. SOME STATES ALLOW FOR REDUCED INSURANCE PREMIUMS IF HOMES ARE "FORTIFIED" TO BRONZE MIN. (SEE WWW.DISASTERSAFETY.ORG) ICE SHIELD TYPE OF ROOFING MEMBRANES ALLOWS FOR THIS WHEN INSTALLED WITH ROOF ATTACHMENT PER "FORTIFIED" PROGRAMS AND SUBSEQUENT CERTIFICATION.

NOTES

- COORDINATE WITH OTHER DRGWS., NOTES, AND SPECS IN THIS SET.
- THE DETAIL IS SCHEMATIC IN NATURE AND IS NOT INTENDED TO SHOW ALL MATERIALS AND FASTENERS.
- A LOCAL STRUCTURAL ENGINEER SHALL REVIEW THE PLANS AND SPECIFY THE CONNECTIONS SO THAT THE VARIOUS STRUCTURAL ELEMENTS CREATE A CONTINUOUS LOAD PATH TRANSFER OF FORCES FROM ROOF TO THE FOUNDATION BASED ON THE LOCAL SOILS, WIND, SNOW AND SEISMIC ACTIVITY.
- EXTERIOR STUD WALLS MAY BE SUBSTITUTED W/ SIP (STRUCTURAL INSULATED PANEL) WALL, OR ICF (INSULATED CONCRETE FORMS) IF SO ENGINEERED. ICF AND SIP MANUFACTURERS TO ENGINEER THEIR SYSTEMS TO MEET LOCAL CONDITIONS. THIS MAY INCLUDE CHANGES TO THIS DETAIL.
- COORDINATE WITH SPECIFICATIONS FOR VARIATIONS IN INSULATION AND FRAMING THICKNESS AS WELL AS OVERHANG ADJUSTMENTS NECESSARY DUE TO CLIMATE ADAPTATIONS AND CONSTRUCTION OPTIONS.

TYPICAL WALL DETAIL

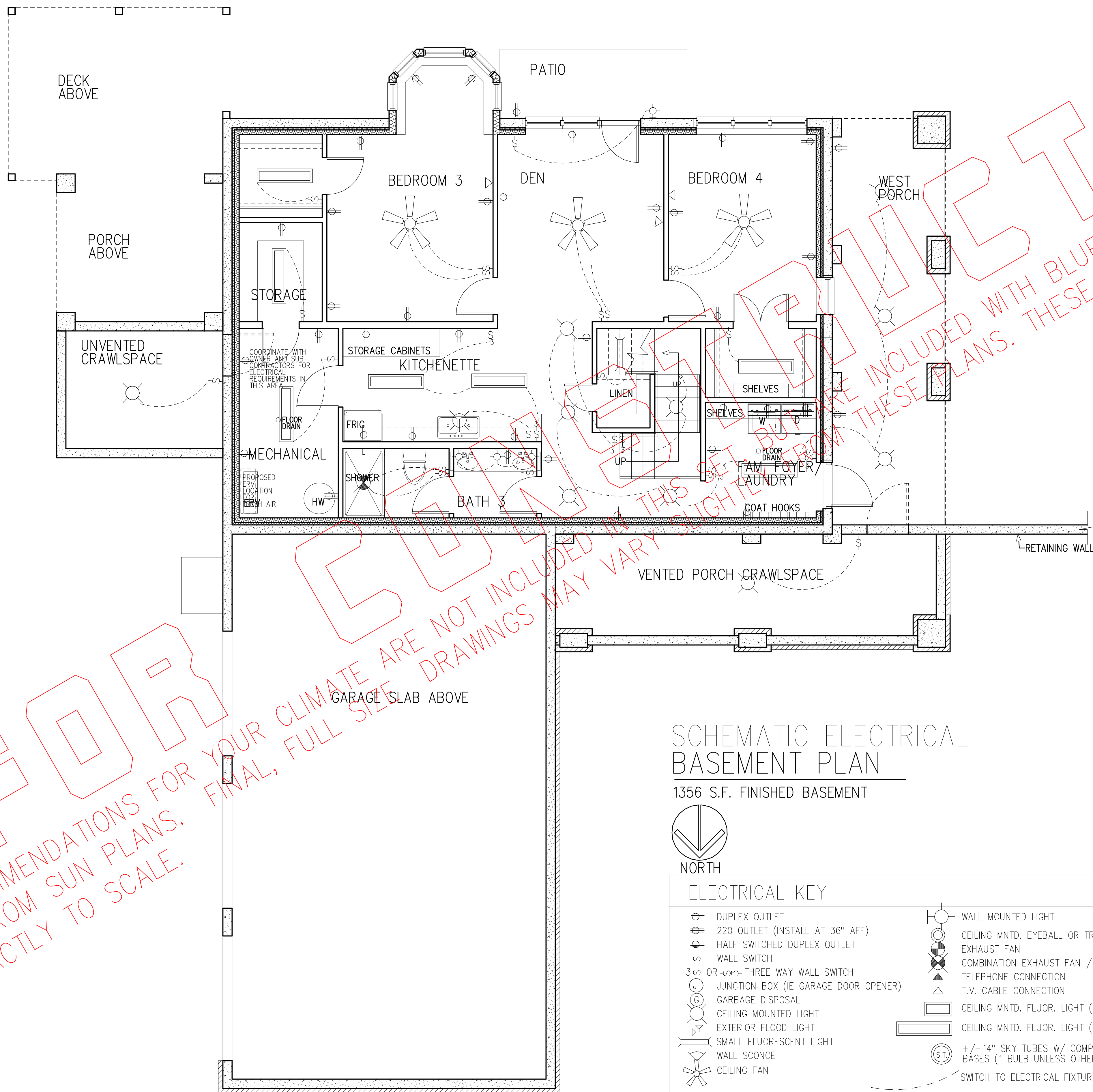


PROJECT	FOX SPARROW 2
DRAWING NAME	TYPICAL WALL DETAIL
SHEET NO.	9 OF 15
DATE	28 MAR 2017

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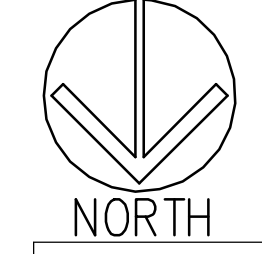
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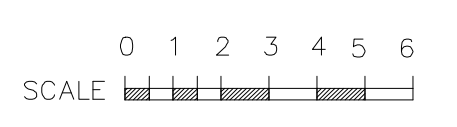


**SCHEMATIC ELECTRICAL
 BASEMENT PLAN**

1356 S.F. FINISHED BASEMENT



ELECTRICAL KEY	
	DUPLEX OUTLET
	220 OUTLET (INSTALL AT 36" AFF)
	HALF SWITCHED DUPLEX OUTLET
	WALL SWITCH
	OR THREE WAY WALL SWITCH
	JUNCTION BOX (IE GARAGE DOOR OPENER)
	GARBAGE DISPOSAL
	CEILING MOUNTED LIGHT
	EXTERIOR FLOOD LIGHT
	SMALL FLUORESCENT LIGHT
	WALL SCONCE
	CEILING FAN
	WALL MOUNTED LIGHT
	CEILING MNTD. EYEBALL OR TRACK LIGHT (NOT RECESSED)
	EXHAUST FAN
	COMBINATION EXHAUST FAN / LIGHT (2 SWITCHES)
	TELEPHONE CONNECTION
	T.V. CABLE CONNECTION
	CEILING MNTD. FLUOR. LIGHT (DBL TUBE) 2'
	CEILING MNTD. FLUOR. LIGHT (DBL TUBE) 4'
	+/- 14" SKY TUBES W/ COMPACT FLUORESCENT PIN-TYPE BASES (1 BULB UNLESS OTHERWISE NOTED)
	SWITCH TO ELECTRICAL FIXTURE



NOTES

- COORDINATE WITH OTHER DRWGS., NOTES, AND SPECS IN THIS SET.
- INSTALL RECESSED LIGHTING ONLY IN CEILINGS WHICH HAVE NO INSULATION.
- COORDINATE WITH CONTRACTOR FOR AREAS THAT ARE TO HAVE OUTLETS INSTALLED HIGHER THAN NORMAL DUE TO CABINETS, ETC.
- COORDINATE WITH LOCAL CODES FOR ELECTRICAL REQUIREMENTS, WIRING, PANEL LOCATION, AND SIZING.
- OUTLETS IN OR NEAR WET AREAS SUCH AS BATHS, KITCHENS, LAUNDRY, GARAGES, ETC TO BE GFI.
- EXTERIOR SWITCHES AND OUTLETS TO BE GFI, WP.
- COORDINATE WITH OWNER AND CONTRACTOR FOR HOT WATER HEATER AND HEATING/COOLING SYSTEM REQUIREMENTS.
- INSTALL FLUORESCENT LIGHTS FOR AS MANY FIXTURES AS POSSIBLE & COMPACT FLUORESCENT BULBS IN FIXTURES WITH SCREW-IN SOCKETS.
- OUTLETS IN KITCHENS, BATHS, & BUILT-IN DESKS TO BE 42" AFF.
- INSTALL SMOKE / CO2 DETECTORS IN SLEEPING AREAS, KITCHENS, ROOMS WITH FIREPLACES, WOODSTOVES, AND OTHER LOCATIONS AS REQUIRED BY LOCAL CODES.
- VENT RANGE HOODS, EXHAUST FANS, & DRYER TO OUTSIDE.
- NOTE THAT THE OWNER MAY INSTALL A PHOTOVOLTAIC SYSTEM. COORDINATE WITH THE OWNER FOR TYPE OF PV SYSTEM AND WHETHER OR NOT IT IS TO INCLUDE BOTH 12 VOLT AND 110 VOLT SYSTEMS. VERIFY APPLIANCE LOAD WITH OWNER.
- COORDINATE WITH THE OWNER FOR WHICH APPLIANCES IF ANY ARE GAS. INSTALL CARBON MONOXIDE DETECTOR IF GAS APPLIANCES ARE INSTALLED.
- DO NOT INSTALL RECESSED LIGHTING IN INSULATED ROOFS OR CEILINGS EVEN IF FIXTURES ARE RATED TO BE COVERED WITH INSULATION. USE SURFACE MOUNTED.

PROJECT	FOX SPARROW 2
DRAWING NAME	BASEMENT SCHEMATIC ELECTRICAL
SHEET NO.	10 OF 15
DATE	28 MAR 2017

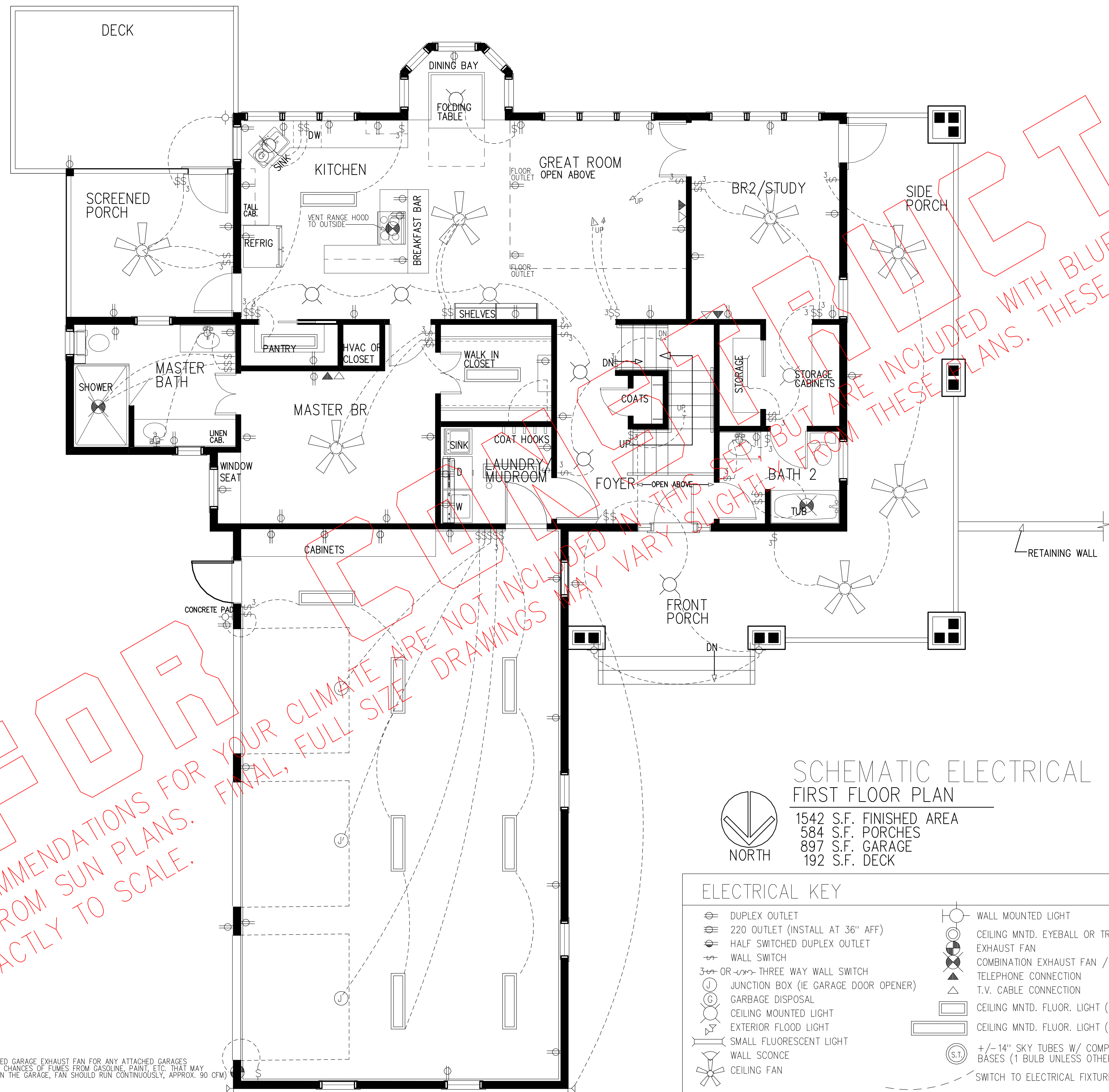
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NOT

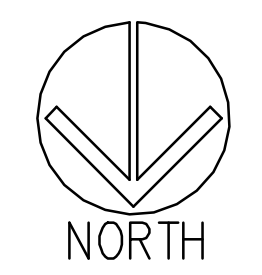
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WALL MOUNTED GARAGE EXHAUST FAN FOR ANY ATTACHED GARAGES (TO MINIMIZE CHANCES OF FUMES FROM GASOLINE, PAINT, ETC. THAT MAY BE STORED IN THE GARAGE, FAN SHOULD RUN CONTINUOUSLY, APPROX. 90 CFM)



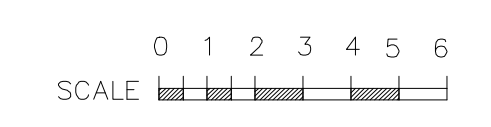
SCHEMATIC ELECTRICAL FIRST FLOOR PLAN

1542 S.F. FINISHED AREA
 584 S.F. PORCHES
 897 S.F. GARAGE
 192 S.F. DECK



ELECTRICAL KEY

	DUPLEX OUTLET		WALL MOUNTED LIGHT
	220 OUTLET (INSTALL AT 36" AFF)		CEILING MNTD. EYEBALL OR TRACK LIGHT (NOT RECESSED)
	HALF SWITCHED DUPLEX OUTLET		EXHAUST FAN
	WALL SWITCH		COMBINATION EXHAUST FAN / LIGHT (2 SWITCHES)
	OR THREE WAY WALL SWITCH		TELEPHONE CONNECTION
	JUNCTION BOX (IE GARAGE DOOR OPENER)		T.V. CABLE CONNECTION
	GARBAGE DISPOSAL		CEILING MNTD. FLUOR. LIGHT (DBL TUBE) 2'
	CEILING MOUNTED LIGHT		CEILING MNTD. FLUOR. LIGHT (DBL TUBE) 4'
	EXTERIOR FLOOD LIGHT		+/- 14" SKY TUBES W/ COMPACT FLUORESCENT PIN-TYPE BASES (1 BULB UNLESS OTHERWISE NOTED)
	SMALL FLUORESCENT LIGHT		SWITCH TO ELECTRICAL FIXTURE
	WALL SCONCE		
	CEILING FAN		



NOTES

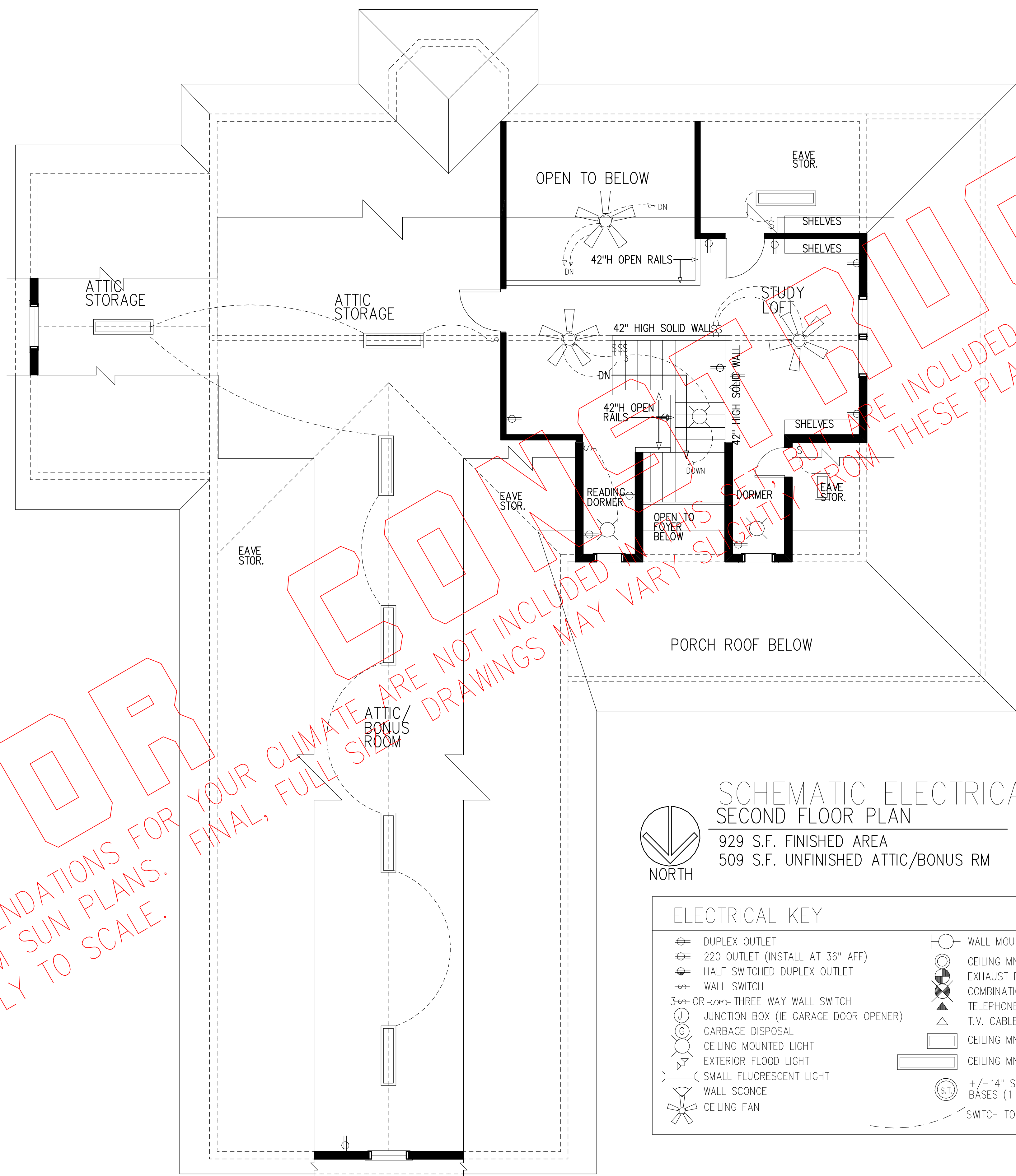
- COORDINATE WITH OTHER DRWS., NOTES, AND SPECS IN THIS SET.
- INSTALL RECESSED LIGHTING ONLY IN CEILINGS WHICH HAVE NO INSULATION.
- COORDINATE WITH CONTRACTOR FOR AREAS THAT ARE TO HAVE OUTLETS INSTALLED HIGHER THAN NORMAL DUE TO CABINETS, ETC.
- COORDINATE WITH LOCAL CODES FOR ELECTRICAL REQUIREMENTS, WIRING, PANEL LOCATION, AND SIZING.
- OUTLETS IN OR NEAR WET AREAS SUCH AS BATHS, KITCHENS, LAUNDRY, GARAGES, ETC TO BE GFI.
- EXTERIOR SWITCHES AND OUTLETS TO BE GFI, WP.
- COORDINATE WITH OWNER AND CONTRACTOR FOR HOT WATER HEATER AND HEATING/COOLING SYSTEM REQUIREMENTS.
- INSTALL FLUORESCENT LIGHTS FOR AS MANY FIXTURES AS POSSIBLE & COMPACT FLUORESCENT BULBS IN FIXTURES WITH SCREW-IN SOCKETS.
- OUTLETS IN KITCHENS, BATHS, & BUILT-IN DESKS TO BE 42" AFF.
- INSTALL SMOKE / CO2 DETECTORS IN SLEEPING AREAS, KITCHENS, ROOMS WITH FIREPLACES, WOODSTOVES, AND OTHER LOCATIONS AS REQUIRED BY LOCAL CODES.
- VENT RANGE HOODS, EXHAUST FANS, & DRYER TO OUTSIDE.
- NOTE THAT THE OWNER MAY INSTALL A PHOTOVOLTAIC SYSTEM. COORDINATE WITH THE OWNER FOR TYPE OF PV SYSTEM AND WHETHER OR NOT IT IS TO INCLUDE BOTH 12 VOLT AND 110 VOLT SYSTEMS. VERIFY APPLIANCE LOAD WITH OWNER.
- COORDINATE WITH THE OWNER FOR WHICH APPLIANCES IF ANY ARE GAS. INSTALL CARBON MONOXIDE DETECTOR IF GAS APPLIANCES ARE INSTALLED.
- DO NOT INSTALL RECESSED LIGHTING IN INSULATED ROOFS OR CEILINGS EVEN IF FIXTURES ARE RATED TO BE COVERED WITH INSULATION. USE SURFACE MOUNTED.

PROJECT	FOX SPARROW 2
DRAWING NAME	FIRST FLOOR SCHEMATIC ELECTRICAL
SHEET NO.	11 OF 15
DATE	28 MAR 2017

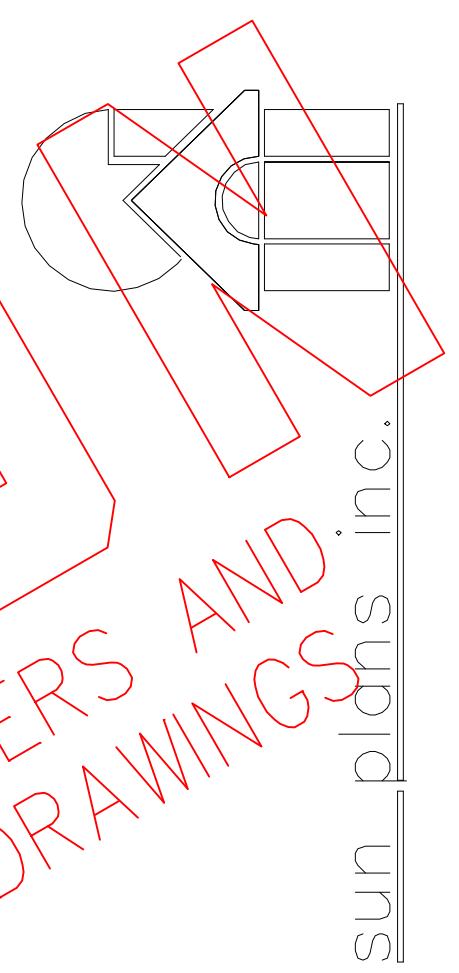
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NOT FOR FINAL, FULL SIZE DRAWINGS
 YOUR CLIMATE ARE NOT INCLUDED IN THIS SET, BUT ARE INCLUDED WITH BLUEPRINT ORDERS AND
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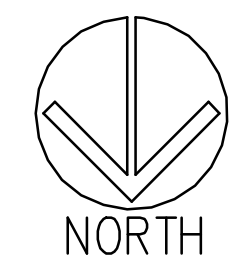
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NOTES

- 1) COORDINATE WITH OTHER DRWGS., NOTES, AND SPECS IN THIS SET.
- 2) DO NOT INSTALL RECESSED LIGHTING IN INSULATED ROOFS OR CEILINGS EVEN IF FIXTURES ARE RATED TO BE COVERED WITH INSULATION. USE SURFACE MOUNTED.
- 3) COORDINATE WITH CONTRACTOR FOR AREAS THAT ARE TO HAVE OUTLETS INSTALLED HIGHER THAN NORMAL DUE TO CABINETS, ETC.
- 4) COORDINATE WITH LOCAL CODES FOR ELECTRICAL REQUIREMENTS, WIRING, PANEL LOCATION, AND SIZING.
- 5) OUTLETS IN OR NEAR WET AREAS SUCH AS BATHS, KITCHENS, LAUNDRY, GARAGES, ETC TO BE GFI.
- 6) EXTERIOR SWITCHES AND OUTLETS TO BE GFI, WP.
- 7) COORDINATE WITH OWNER AND CONTRACTOR FOR HOT WATER HEATER AND HEATING/COOLING SYSTEM REQUIREMENTS.
- 8) INSTALL LED OR FLUORESCENT LIGHTS FOR AS MANY FIXTURES AS POSSIBLE & LED OR COMPACT FLUORESCENT BULBS IN FIXTURES WITH SCREW-IN SOCKETS.
- 9) OUTLETS IN KITCHENS, BATHS, & BUILT-IN DESKS TO BE 42" AFF.
- 10) INSTALL SMOKE / CO2 DETECTORS IN SLEEPING AREAS, KITCHENS, ROOMS WITH FIREPLACES, WOODSTOVES, AND OTHER LOCATIONS AS REQUIRED BY LOCAL CODES.
- 11) VENT RANGE HOODS, EXHAUST FANS, & DRYER TO OUTSIDE.
- 12) NOTE THAT THE OWNER MAY INSTALL A PHOTOVOLTAIC SYSTEM. COORDINATE WITH THE OWNER FOR TYPE OF PV SYSTEM AND WHETHER OR NOT IT IS TO INCLUDE BOTH 12 VOLT AND 110 VOLT SYSTEMS. VERIFY APPLIANCE LOAD WITH OWNER.
- 13) COORDINATE WITH THE OWNER FOR WHICH APPLIANCES IF ANY ARE GAS. INSTALL CARBON MONOXIDE DETECTOR IF GAS APPLIANCES ARE INSTALLED.

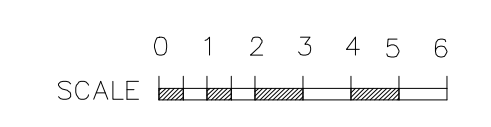
**SCHEMATIC ELECTRICAL
 SECOND FLOOR PLAN**

929 S.F. FINISHED AREA
 509 S.F. UNFINISHED ATTIC/BONUS RM



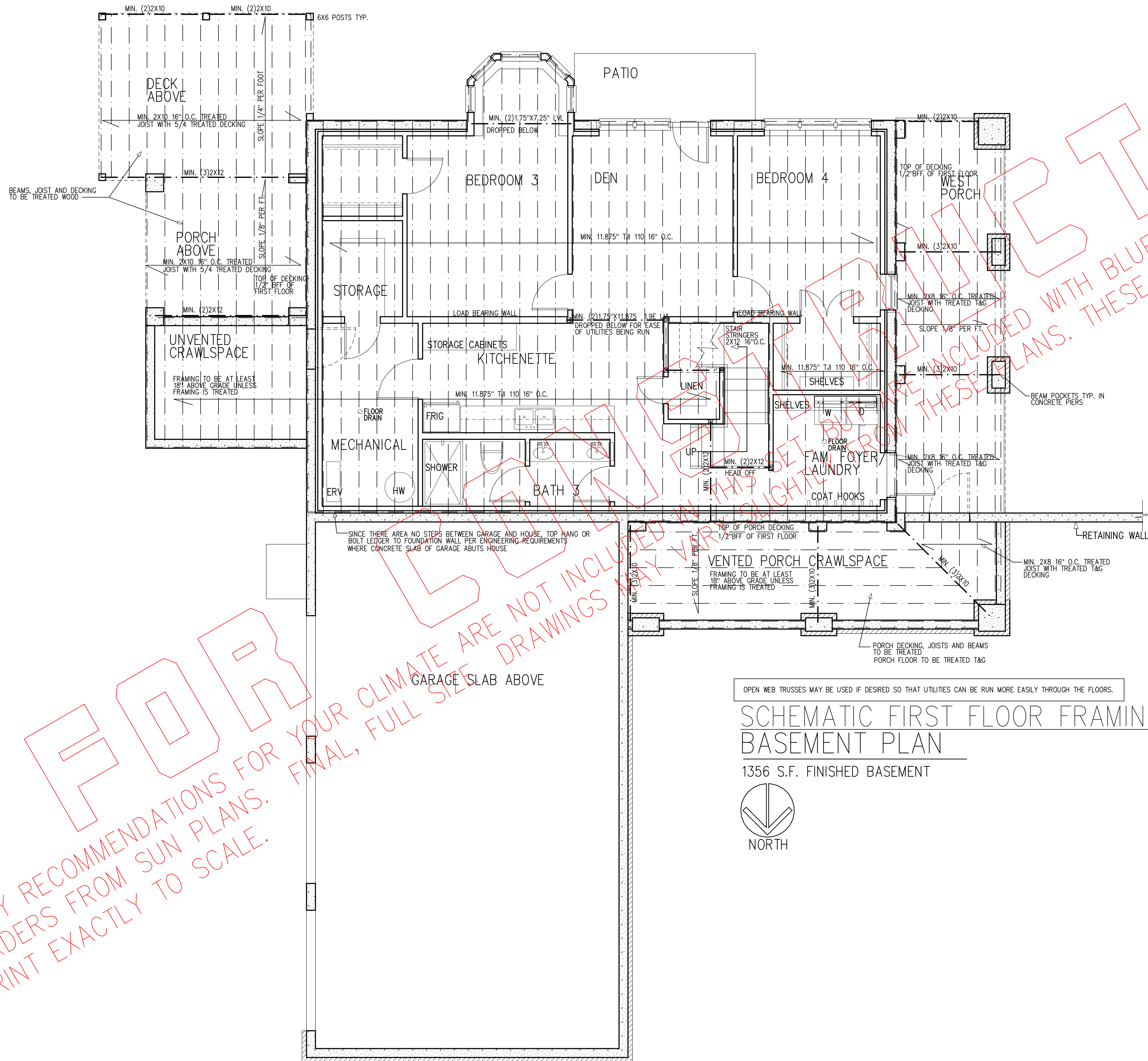
ELECTRICAL KEY

DUPLEX OUTLET	WALL MOUNTED LIGHT
220 OUTLET (INSTALL AT 36" AFF)	CEILING MNTD. EYEBALL OR TRACK LIGHT (NOT RECESSED)
HALF SWITCHED DUPLEX OUTLET	EXHAUST FAN
WALL SWITCH	COMBINATION EXHAUST FAN / LIGHT (2 SWITCHES)
OR THREE WAY WALL SWITCH	TELEPHONE CONNECTION
JUNCTION BOX (IE GARAGE DOOR OPENER)	T.V. CABLE CONNECTION
GARBAGE DISPOSAL	CEILING MNTD. FLUOR. LIGHT (DBL TUBE) 2'
CEILING MOUNTED LIGHT	CEILING MNTD. FLUOR. LIGHT (DBL TUBE) 4'
EXTERIOR FLOOD LIGHT	+/-14" SKY TUBES W/ COMPACT FLUORESCENT PIN-TYPE BASES (1 BULB UNLESS OTHERWISE NOTED)
SMALL FLUORESCENT LIGHT	SWITCH TO ELECTRICAL FIXTURE
WALL SCONCE	
CEILING FAN	



PROJECT	FOX SPARROW 2
DRAWING NAME	SECOND FLOOR SCHEMATIC ELECTRICAL
SHEET NO.	12 OF 15
DATE	28 MAR 2017

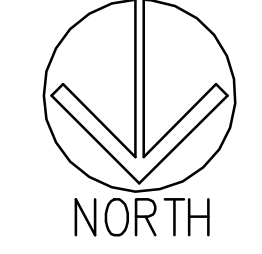
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OPEN WEB TRUSSES MAY BE USED IF DESIRED SO THAT UTILITIES CAN BE RUN MORE EASILY THROUGH THE FLOORS.

SCHEMATIC FIRST FLOOR FRAMING BASEMENT PLAN

1356 S.F. FINISHED BASEMENT



NOTES

- 1) COORDINATE WITH OTHER DRWS., AND NOTES IN THIS SET.
- 2) NO STRUCTURAL TIES HAVE BEEN SPECIFIED, BUT THE FRAMING MEMBERS SHALL STILL BE SECURED TO EACH OTHER AND THE WALLS AND FOUNDATION BELOW ACCORDING TO STRUCTURAL ENGINEER'S & LOCAL CODES REQUIREMENTS.
- 3) A LOCAL STRUCTURAL ENGINEER SHALL REVIEW THE DESIGN FOR CONFORMANCE TO LOCAL DESIGN CONDITIONS SUCH AS WIND, SNOW, EARTHQUAKE, AND SOIL CONDITIONS & REDESIGN AS NECESSARY.
- 4) FRAMING SIZES ARE MINIMUM. LARGER SIZES MAY BE USED FOR VISUAL OR OTHER CONSTRUCTION REASONS.
- 5) THE FOLLOWING DESIGN GRAVITY LOADS HAVE BEEN USED TO SIZE THE JOISTS, RAFTERS, AND BEAMS: (VERIFY WITH LOCAL CODES & ENGINEER)
 - A) DEAD LOAD OF 20 PSF (VERIFY BASED ON LOADS OF SOLAR PANELS, FLOORING MATERIALS, ETC.)
 - B) LIVE LOADS OF:
 - ROOF 30 PSF
 - LIVING AREAS 40 PSF
 - BEDROOMS 30 PSF
 - ATTIC AND STORAGE 20 PSF
 - DECKS 40 PSF
- 6) BEAMS TO BEAR ON SOLID FRAMING.
- 7) KEEP COMBUSTIBLE MATERIALS AT LEAST 2" AWAY FROM ANY CHIMNEY.
- 8) FRAMING METHODS MAY BE SUBSTITUTED WITH OTHER FRAMING IF DESIGNED BY STRUCTURAL ENGINEER.
- 9) HEADERS IN LOAD BEARING WALLS TO BE ENGINEERED.
- 10) THIS FRAMING PLAN IS SCHEMATIC, ENGINEER & TRUSS MFG. TO PREPARE DETAILING FOR CONSTRUCTION.
- 11) ANY TRUSSES TO BE DESIGNED BY TRUSS MFG. TRUSS SHOP DRAWINGS TO SHOW LOADS REQUIRED TO ALLOW CONTRACTOR TO SELECT PROPER TIE DOWNS AND CONNECTORS.
- 12) FLOOR FRAMING TO HAVE MID SPAN BLOCKING.
- 13) DOUBLE UP ON JOISTS PARALLEL & BELOW STUD WALLS ABOVE.

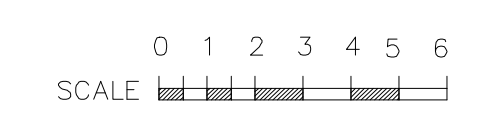
NOT FOR CONSTRUCTION

CUSTOM ENERGY RECOMMENDATIONS FOR YOUR CLIMATE ARE NOT INCLUDED IN THIS SET BUT ARE INCLUDED IN THE FULL SIZE DRAWINGS. FINAL, FULL SIZE DRAWINGS MAY VARY SLIGHTLY FROM THESE PLANS.

NOT FOR CONSTRUCTION

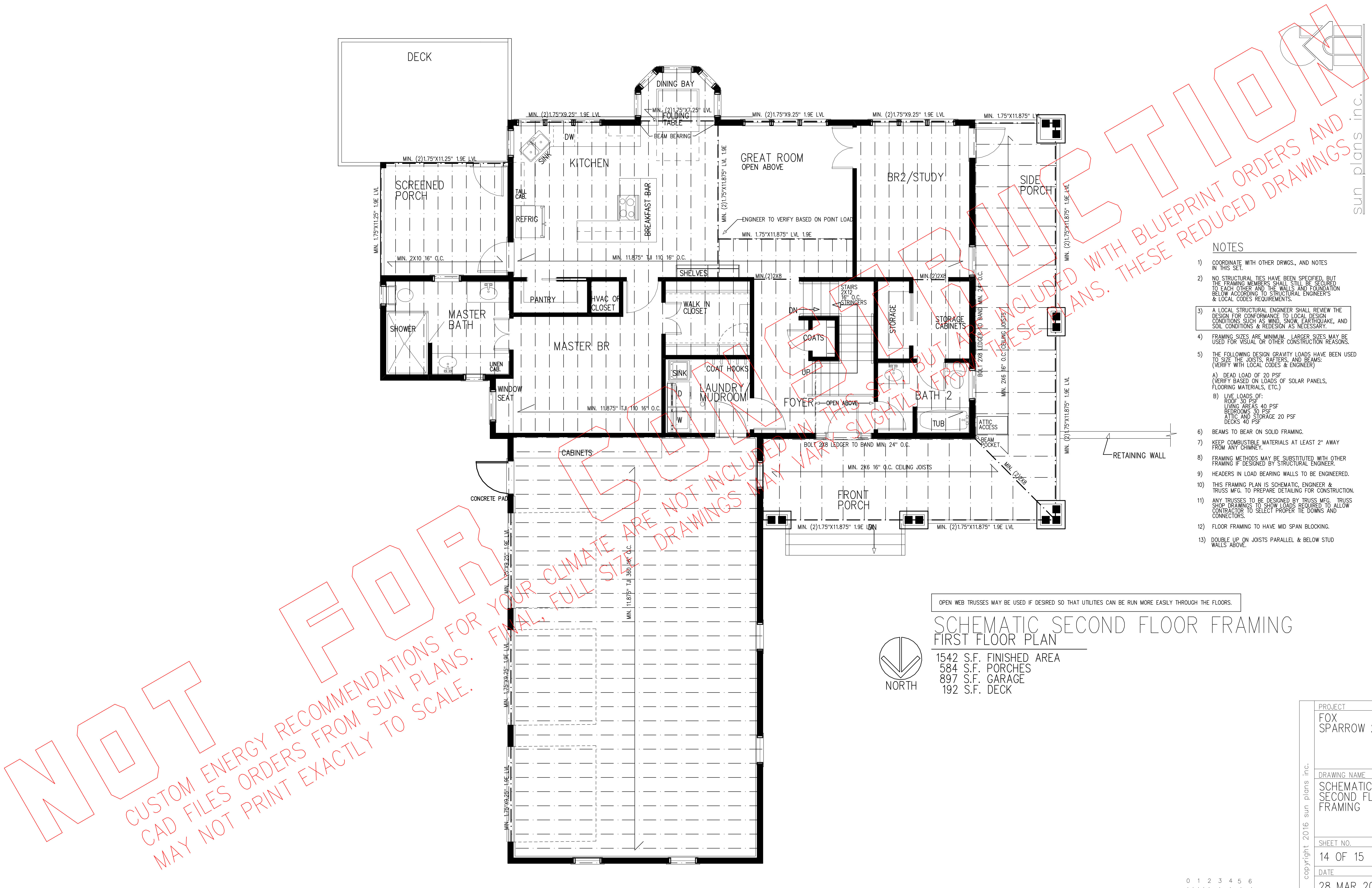
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PROJECT	FOX SPARROW 2
DRAWING NAME	SCHEMATIC FIRST FLOOR FRAMING
SHEET NO.	13 OF 15
DATE	28 MAR 2017



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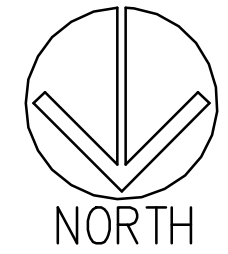
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- NOTES**
- COORDINATE WITH OTHER DRWS., AND NOTES IN THIS SET.
 - NO STRUCTURAL TIES HAVE BEEN SPECIFIED, BUT THE FRAMING MEMBERS SHALL STILL BE SECURED TO EACH OTHER AND THE WALLS AND FOUNDATION BELOW ACCORDING TO STRUCTURAL ENGINEER'S & LOCAL CODES REQUIREMENTS.
 - A LOCAL STRUCTURAL ENGINEER SHALL REVIEW THE DESIGN FOR CONFORMANCE TO LOCAL DESIGN CONDITIONS SUCH AS WIND, SNOW, EARTHQUAKE, AND SOIL CONDITIONS & REDESIGN AS NECESSARY.
 - FRAMING SIZES ARE MINIMUM. LARGER SIZES MAY BE USED FOR VISUAL OR OTHER CONSTRUCTION REASONS.
 - THE FOLLOWING DESIGN GRAVITY LOADS HAVE BEEN USED TO SIZE THE JOISTS, RAFTERS, AND BEAMS: (VERIFY WITH LOCAL CODES & ENGINEER)
 - A) DEAD LOAD OF 20 PSF (VERIFY BASED ON LOADS OF SOLAR PANELS, FLOORING MATERIALS, ETC.)
 - B) LIVE LOADS OF:
 - ROOF 30 PSF
 - LIVING AREAS 40 PSF
 - BEDROOMS 30 PSF
 - ATTIC AND STORAGE 20 PSF
 - DECKS 40 PSF
 - BEAMS TO BEAR ON SOLID FRAMING.
 - KEEP COMBUSTIBLE MATERIALS AT LEAST 2" AWAY FROM ANY CHIMNEY.
 - FRAMING METHODS MAY BE SUBSTITUTED WITH OTHER FRAMING IF DESIGNED BY STRUCTURAL ENGINEER.
 - HEADERS IN LOAD BEARING WALLS TO BE ENGINEERED.
 - THIS FRAMING PLAN IS SCHEMATIC, ENGINEER & TRUSS MFG. TO PREPARE DETAILING FOR CONSTRUCTION.
 - ANY TRUSSES TO BE DESIGNED BY TRUSS MFG. TRUSS SHOP DRAWINGS TO SHOW LOADS REQUIRED TO ALLOW CONTRACTOR TO SELECT PROPER TIE DOWNS AND CONNECTORS.
 - FLOOR FRAMING TO HAVE MID SPAN BLOCKING.
 - DOUBLE UP ON JOISTS PARALLEL & BELOW STUD WALLS ABOVE.

OPEN WEB TRUSSES MAY BE USED IF DESIRED SO THAT UTILITIES CAN BE RUN MORE EASILY THROUGH THE FLOORS.

SCHEMATIC SECOND FLOOR FRAMING
FIRST FLOOR PLAN



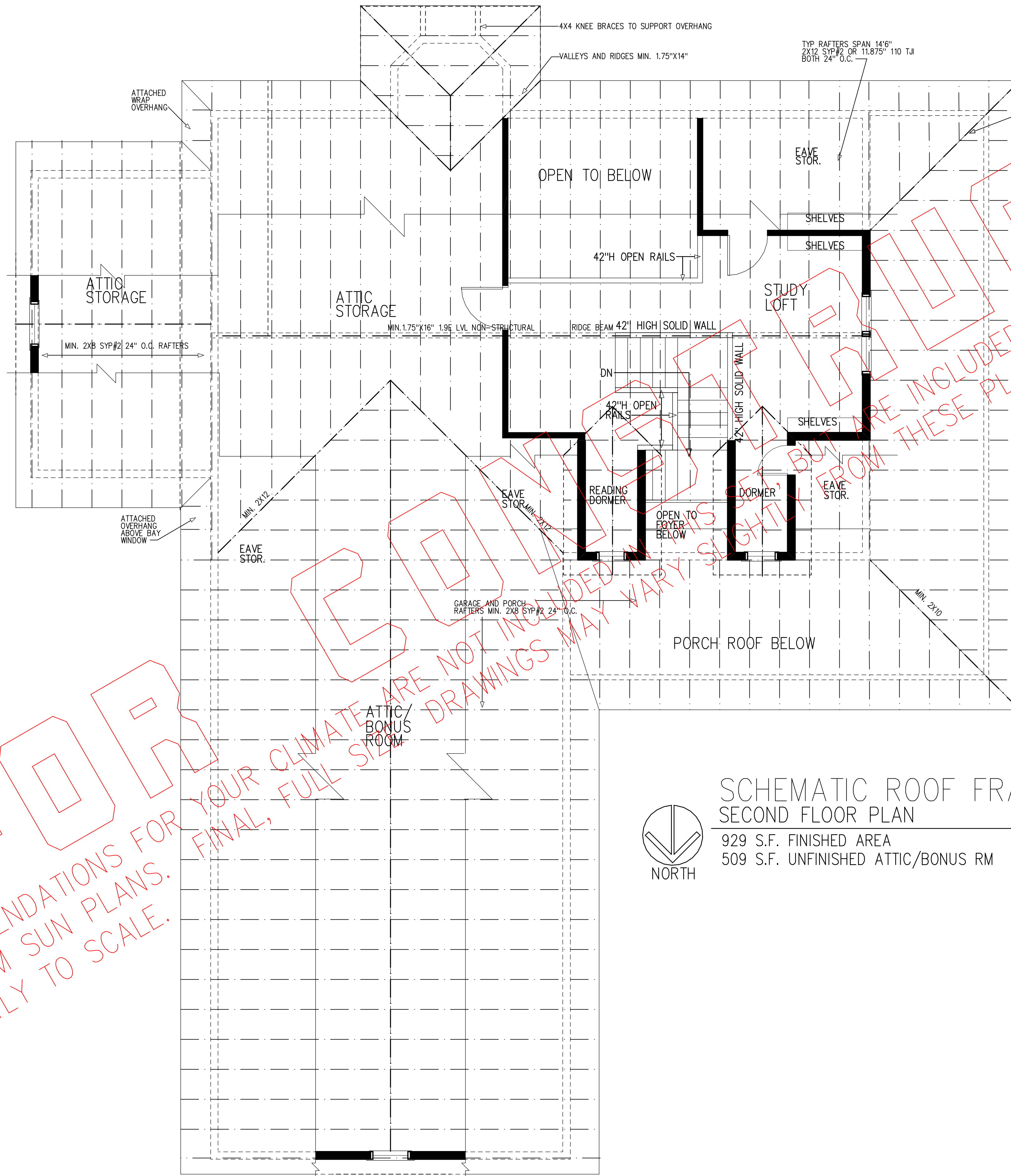
1542 S.F. FINISHED AREA
584 S.F. PORCHES
897 S.F. GARAGE
192 S.F. DECK

NOT FOR CONSTRUCTION

CUSTOM ENERGY RECOMMENDATIONS FOR YOUR CLIMATE ARE NOT INCLUDED IN THIS SET BUT ARE SLIGHTLY FROM THESE PLANS. FINAL, FULL SIZE DRAWINGS MAY VARY SLIGHTLY FROM THESE PLANS.

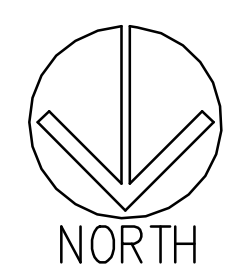
PROJECT	FOX SPARROW 2
DRAWING NAME	SCHEMATIC SECOND FL. FRAMING
SHEET NO.	14 OF 15
DATE	28 MAR 2017

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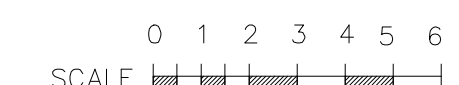


- NOTES**
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 - A LOCAL STRUCTURAL ENGINEER SHALL REVIEW THE DESIGN FOR CONFORMANCE TO LOCAL DESIGN CONDITIONS SUCH AS WIND, SNOW, EARTHQUAKE, AND SOIL CONDITIONS & REDESIGN AS NECESSARY.
 - FRAMING SIZES ARE MINIMUM. LARGER SIZES MAY BE USED FOR VISUAL OR OTHER CONSTRUCTION REASONS.
 - THE FOLLOWING DESIGN GRAVITY LOADS HAVE BEEN USED TO SIZE THE JOISTS, RAFTERS, AND BEAMS: (VERIFY WITH LOCAL CODES & ENGINEER)
 - A) DEAD LOAD OF 20 PSF (VERIFY BASED ON LOADS OF SOLAR PANELS, FLOORING MATERIALS, ETC.)
 - B) LIVE LOADS OF:
 ROOF 30 PSF
 LIVING AREAS 40 PSF
 BEDROOMS 30 PSF
 ATTIC AND STORAGE 20 PSF
 DECKS 40 PSF
 - BEAMS TO BEAR ON SOLID FRAMING.
 - KEEP COMBUSTIBLE MATERIALS AT LEAST 2" AWAY FROM ANY CHIMNEY.
 - FRAMING METHODS MAY BE SUBSTITUTED WITH OTHER FRAMING IF DESIGNED BY STRUCTURAL ENGINEER.
 - HEADERS IN LOAD BEARING WALLS TO BE ENGINEERED.
 - THIS FRAMING PLAN IS SCHEMATIC, ENGINEER & TRUSS MFG. TO PREPARE DETAILING FOR CONSTRUCTION.

**SCHEMATIC ROOF FRAMING
 SECOND FLOOR PLAN**



929 S.F. FINISHED AREA
 509 S.F. UNFINISHED ATTIC/BONUS RM



PROJECT	FOX SPARROW 2
DRAWING NAME	SCHEMATIC ROOF FRAMING
SHEET NO.	15 OF 15
DATE	28 MAR 2017

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