



PROJECT DATA

APPLICANT -

PROPERTY OWNER -

SITE ADDRESS -

APN -

LEGAL DESCRIPTION -

PROPOSED USE -

BUILDING CRITERIA

BUILDING CODE:
 RESIDENTIAL CODE:
 GREEN BUILDING CODE:
 MECHANICAL CODE:
 PLUMBING CODE:
 ELECTRICAL CODE:
 ENERGY CODE:
 FIRE CODE:
 LOCAL ORDINANCE:

OCCUPANCY:
 BUILDING ZONE:
 LAND USE DESIGNATION:
 SEISMIC ZONE:
 TYPE CONSTRUCTION:
 FIRE SPRINKLERS:

1. ALL WORK SHALL MEET TITLE 24 CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE AS LISTED. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

AREA TABULATIONS

Covered Patio Area	365 SF
Covered Porch Area	95 SF
Garage Area	967 SF
Living Area	3524 SF
Grand total	4951 SF

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REV. #	DATE	COMMENTS

PROJECT ADDRESS:

SCALE:

DATE:

PROJECT NAME:

PROJECT: Custom Home Project
 DRAWN BY: Mark Gulizia
 DATE: 01/00/0000
 SHEET: COVER PAGE

A001

FLOOR PLAN NOTES

- A. CONTRACTOR / BUILDER TO VERIFY ALL DETAILS & DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY PLAN PREPARER AND STRUCTURAL ENGINEER IF ANY DISCREPANCIES ARE FOUND IN THE PLANS.
- B. ALL PERIMETER WALLS AT DWELLING TO BE 2x4 W/ R. 13 (R-13 @ 2x6) F.G. BATT INSULATION. ALL CEILING AT DWELLINGS TO HAVE R-30 F.G. BATT INSULATION UNLESS NOTED OTHERWISE ON PLANS AND ENERGY CALCULATIONS.
- C. ALL EXHAUST SYSTEMS TO HAVE DAMPER CONTROLS. (AUTOMATIC BACK DRAFT CONTROL, DAMPER)
- D. ALL ROUGH HARDWARE CALLED OUT TO BE BY SIMPSON STRONG TIE CO.™
- E. BEAMS AND HEADERS TO BE DOUG. FIR #1 UNLESS NOTED OTHERWISE ON PLANS. WALL STUD GRADE TO BE 5/16 GRADE STUDS AT 16" O.C. MAX. ALL ROOF RAFTERS TO BE DOUG. FIR #1 OR BETTER UNLESS NOTED OTHERWISE ON PLANS.
- F. ALL HEADERS THAT ARE EQUAL OR GREATER THAN A 4x8 SHALL REQUIRE DOUBLE TRIMMER STUDS
- G. INSTALL MIN. 2X UNDER ALL SINGLE PLY GIDER TRUSS (U.N.C.). INSTALL MIN. 4X UNDER ALL DUAL (OR GREATER) PLY GIDER TRUSS (U.N.C.). INSTALL POST(S) TO FOUNDATION OR SUPPORTING HEADER.

FLOOR PLAN LEGEND

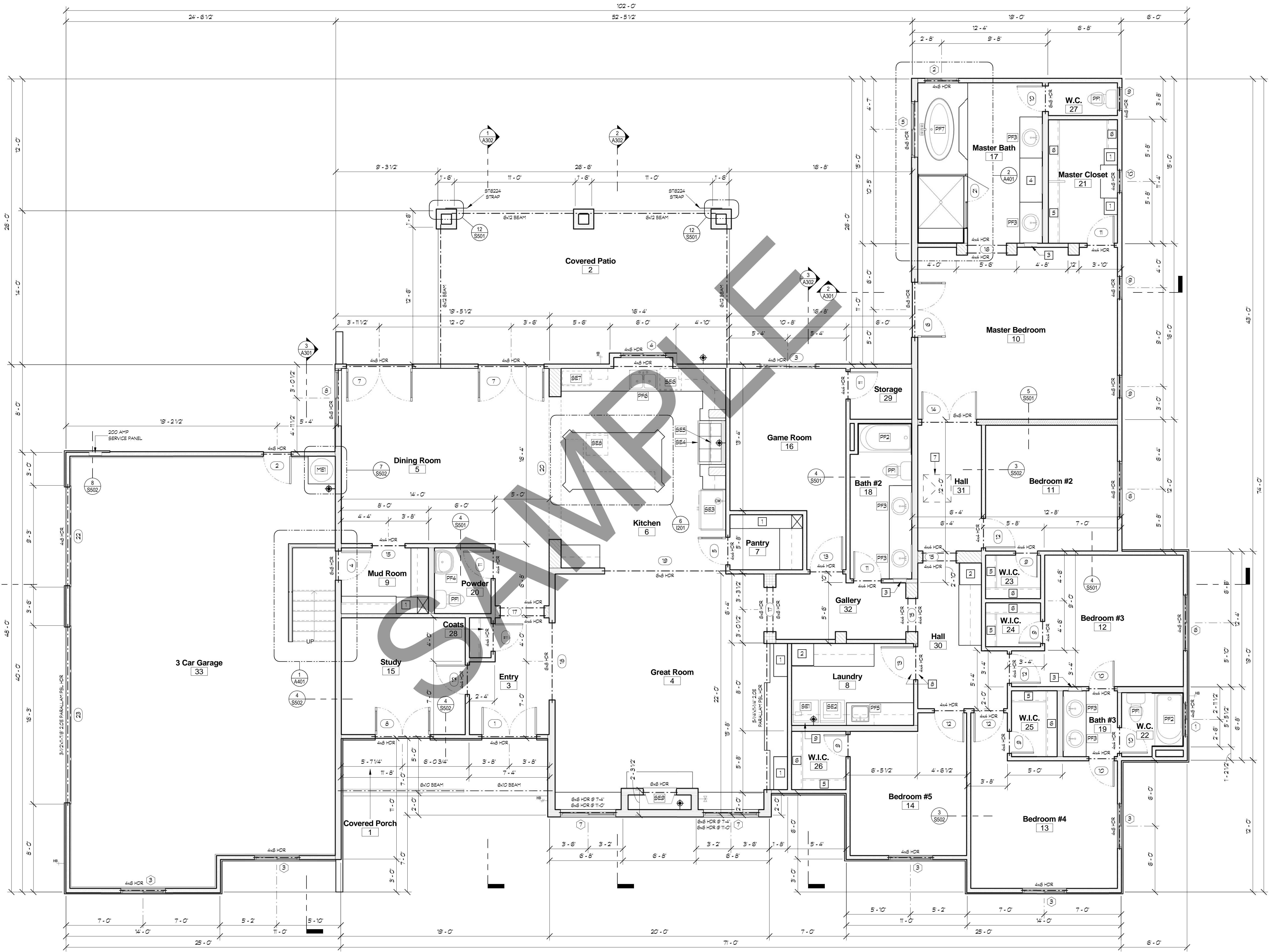
- 1. SHELVING
- 2. LINEN CABINET
- 3. MEDICINE CABINET
- 4. VANITY
- 5. SHELF & POLE
- 6. DOUBLE SHELF & POLE
- 7. 30"X30" ATTIC ACCESS
- 8. PROVIDE A BAG AIR REGISTER COVER ON EACH SIDE OF THE WALL ABOVE THE DOORWAY FOR MAKEUP AIR
- 9. DOMESTIC CLOTHES DRYER TO BE 26 GAGE STEEL DUCT AND SHALL BE PROVIDED WITH A MIN. 4" DIAMETER EXHAUST DUCT AND TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. THE MAX TOTAL VERTICAL AND HORIZONTAL LENGTH SHALL NOT EXCEED 14 FT. INCLUDING TWO 90 DEGREE ELBOWS.

WALL LEGEND

- [Symbol] = 2x4 STUD WALL @ 16" O.C.
- [Symbol] = 2x6 STUD WALL @ 16" O.C.
- [Symbol] = 2x6 STUD WALL @ 12" O.C. (SOUND RATED)
- [Symbol] = 12" THICK 2x4 STUD WALL @ 16" O.C.
- [Symbol] = 12" THICK 2x6 STUD WALL @ 16" O.C.

Area Schedule (Gross Building)

Name	Area
Living Area	3524 SF
Covered Patio Area	365 SF
Garage Area	967 SF
Covered Porch Area	95 SF
Grand total	4951 SF



1 FLOOR PLAN
1/4" = 1'-0"

<p>PROJECT ADDRESS:</p> <p>SCALE:</p> <p>DRAWN BY:</p> <p>DATE:</p> <p>REVISIONS:</p>	<p>COMMENTS:</p>
<p>Gulizia Graphics GRAPHIC ARCHITECTS 35565 PHEASANT HOLLOW LANE MORENO VALLEY, CA 92555 (951) 242-6020 - www.guliziagraphics.com</p>	
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<p>PROJECT: Custom Home Project PREPARED BY: Mark Gulizia DATE: 01/00/0000 DRAWN BY: Mark Gulizia SCALE: 1/4" = 1'-0" SHEET: FLOOR PLAN</p>	
<p>A102</p>	

Roof Ventilation Calculations				
Name	Area	Ventable ⁽¹⁾	Required Ventilation	Ventilation Shown ^(2,3)
Covered Patio Area	371 SF	300 SF	1.24	2
Main Living Area	3627 SF	300 SF	12.09	13.7
Garage Area	953 SF	300 SF	3.18	3.8

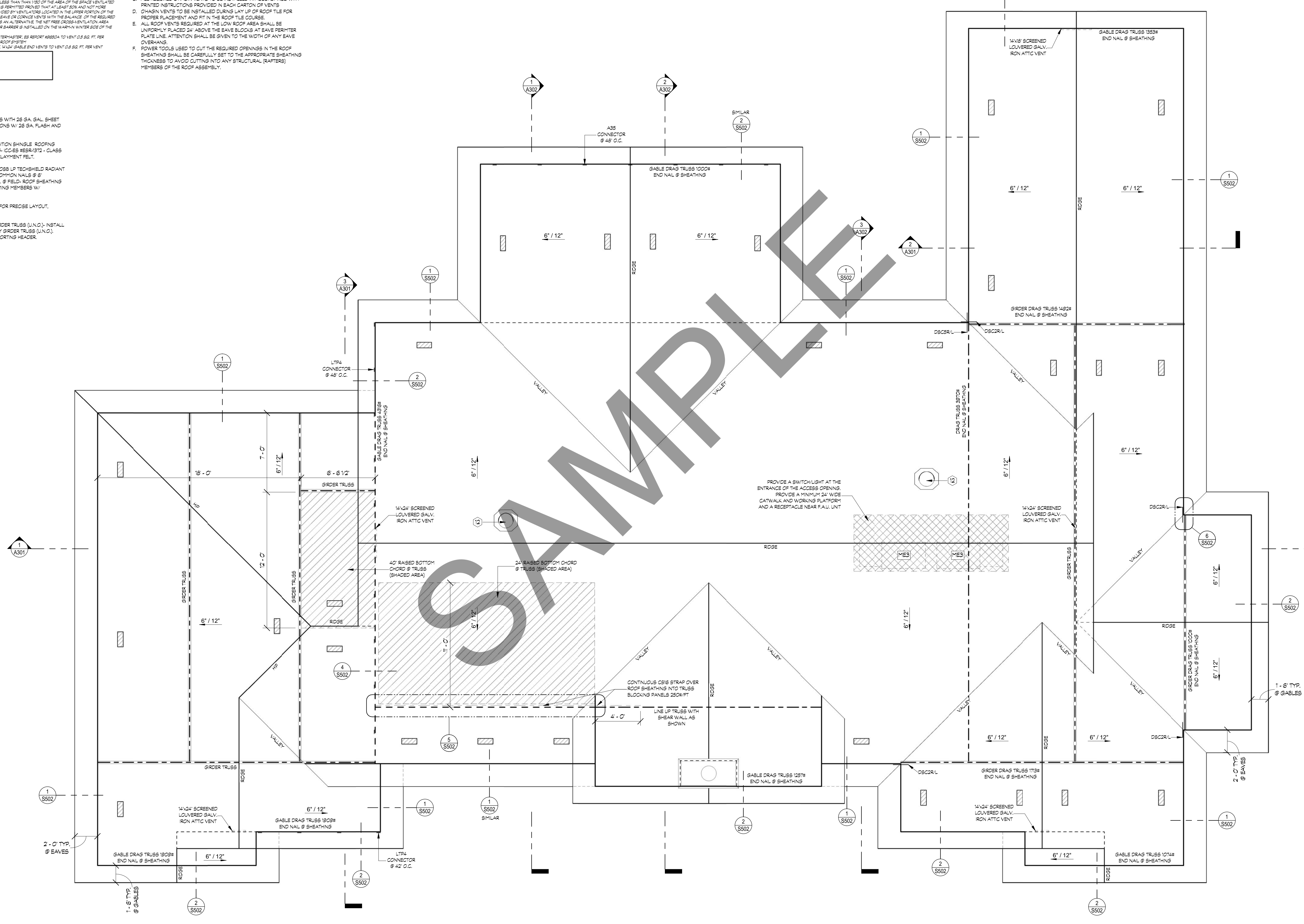
- THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNER VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNER VENTS. AS AN ALTERNATIVE THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A 1/4" OR 1/2" WIDE BARRIER IS INSTALLED ON THE HORIZONTAL INTERSECTIONS OF THE CEILING (20" O.C. SCALE).
- CHIMNEY VENTS (SEE NOTE) MODE, CHIMNEY HEIGHT: REPORT AREA TO VENT 0.8 SQ. FT. PER VENT. CORNER TO BE 1/4" SPACED THROUGH OUT ROOF 8" MIN.
- 1/4" SHIELD END VENTS TO VENT 0.8 SQ. FT. PER VENT. 1/4" SHIELD END VENTS TO VENT 0.8 SQ. FT. PER VENT.

LEGEND
 = OHAGIN ATTIC VENT

- ALL GALVANIZED SURFACE AREAS OF VENTS (NOT APPLICABLE FOR COPPER) TO BE PAINTED SHALL BE PRIMED WITH A GALVANIZED PRIMER OR LIBERALLY WASHED WITH ACETIC ACID, ALLOWED TO DRY AND UNIFORMLY PAINTED WITH A QUALITY MATTE FINISH METAL PAINT ONE SHADE DARKER THAN THE ROOF SHINGLE COLOR OR AS SELECTED BY OWNER. SAME PAINT SHALL BE USED IN PAINTING OF ALL EXPOSED ROOF FLASHINGS AND FLASHING VENTS.
- MINIMUM 22"x30" OPENINGS SHALL BE PROVIDED AT ALL ROOF RILL/FRAME ASSEMBLIES FOR REQUIRED ACCESS AND AIR. WHERE RILL/FRAME CONDITIONS DO NOT PERMIT REQUIRED OPENINGS, A 12"x12" OPENING SHALL BE PROVIDED AT THE UPPER PORTION OF THE RILL/FRAME AREA.
- ALL REQUIRED OHAGIN VENTS TO BE INSTALLED IN ACCORDANCE WITH PRINTED INSTRUCTIONS PROVIDED IN EACH CARTON OF VENTS.
- OHAGIN VENTS TO BE INSTALLED DURING LAY UP OF ROOF TILE FOR PROPER PLACEMENT AND FIT IN THE ROOF TILE COURSE.
- ALL ROOF VENTS REQUIRED AT THE LOW ROOF AREA SHALL BE UNIFORMLY PLACED 24" ABOVE THE EAVE BLOCKS AT EAVE PERIMTER PLATE LINE. ATTENTION SHALL BE GIVEN TO THE WIDTH OF ANY EAVE OVERHANGS.
- POWER TOOLS USED TO CUT THE REQUIRED OPENINGS IN THE ROOF SHEATHING SHALL BE CAREFULLY SET TO THE APPROPRIATE SHEATHING THICKNESS TO AVOID CUTTING INTO ANY STRUCTURAL (RAFTERS) MEMBERS OF THE ROOF ASSEMBLY.

ROOF PLAN NOTES

- SHEET METAL SYSTEM: FLASH ALL VALLEYS WITH 26 GA. GAL. SHEET METAL. FLASH ALL ROOF WALL INTERSECTIONS W/ 26 GA. FLASH AND COUNTER FLASH (TYP).
- ROOF SYSTEM: OWENS CORNING COMPOSITION SHINGLE ROOFING OVER 1/2" FELT. TYPICAL ROOF COVERING: ICCES ESR-1372 - CLASS "A" OVER (1) LAYER OF 1/2" ROOFING UNDERLAYMENT FELT.
- ROOF SHEATHING: 1/2" (32/16 SPAN RATED) OSB LP TECHSHIELD RADIANT BARRIER ROOF SHEATHING NAILED W/ #4 COMMON NAILS @ 6" BOUNDARY, @ O.C. @ EDGES AND @ 12" O.C. @ FIELD. ROOF SHEATHING TO BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS W/ STAGGERED EDGES (TYPICAL).
- SEE TRUSS MANUFACTURE TRUSS DESIGN FOR PRECISE LAYOUT, ASSEMBLY, & HANGER SCHEDULE.
- INSTALL MIN. 2X UNDER ALL SINGLE PLY GIDER TRUSS (U.N.O.). INSTALL MIN. 1X UNDER ALL DUAL (OR GREATER) PLY GIDER TRUSS (U.N.O.). INSTALL POST(S) TO FOUNDATION OR SUPPORTING HEADER.



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

REV. #	DATE	COMMENTS

PROJECT NUMBER:	
SCALE:	

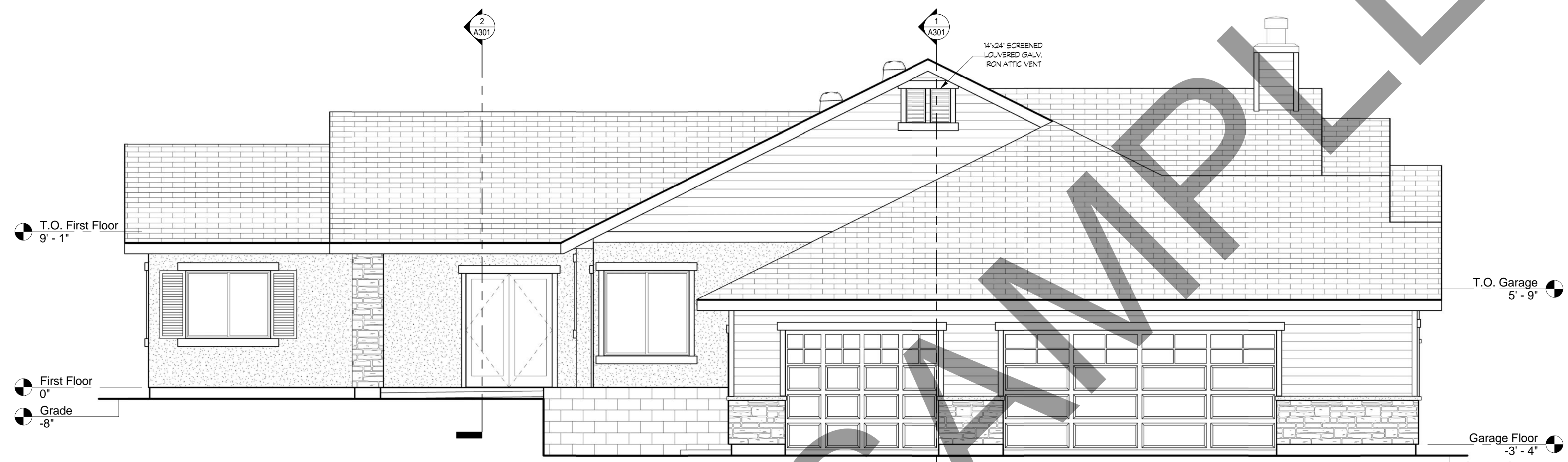
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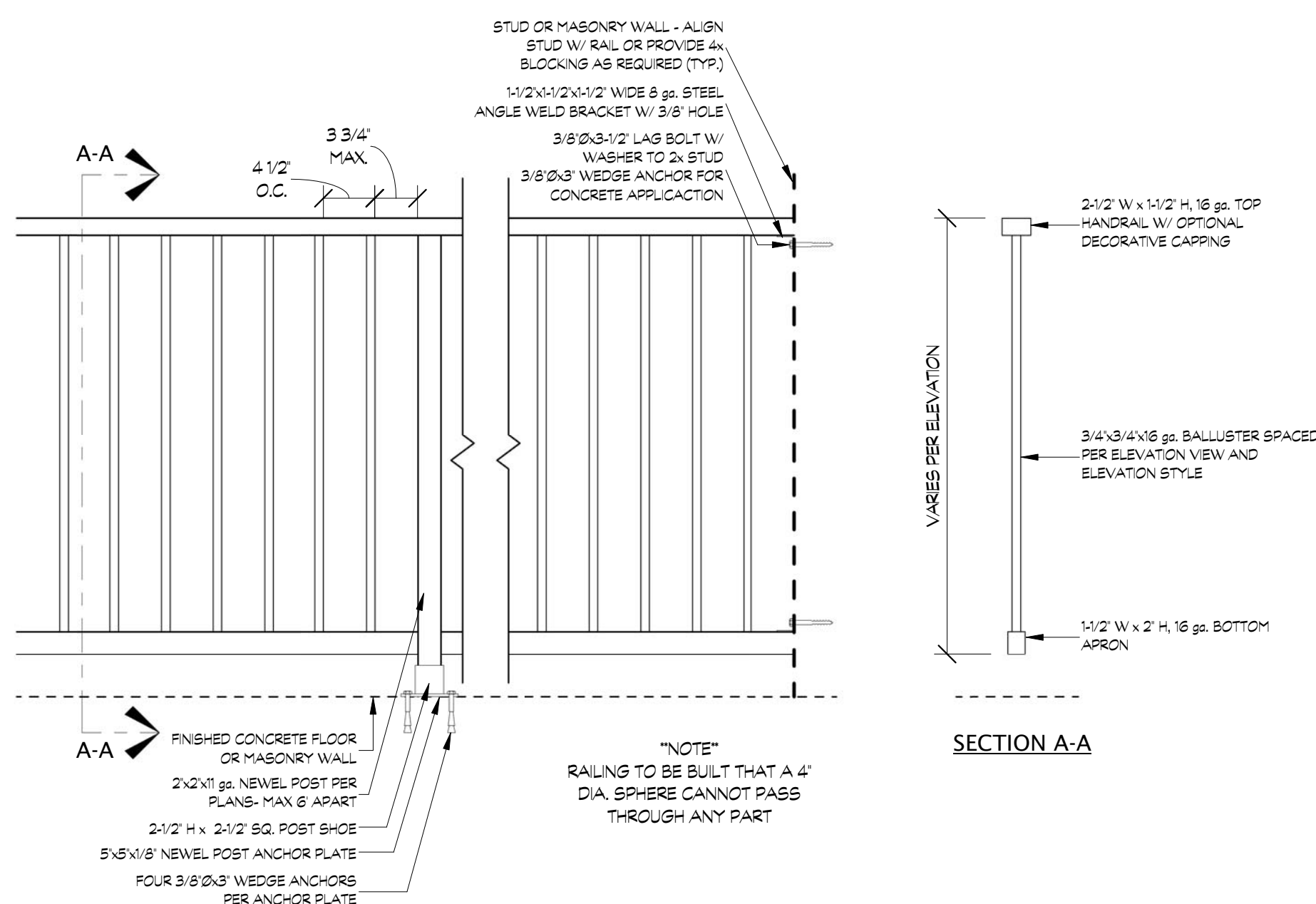
Custom Home Project
 PROJECT: **Mark Gulizia**
 DRAWN BY: **Mark Gulizia**
 SCALE: **1/4" = 1'-0"**
 DATE: **01/00/0000**
ROOF PLAN
 SHEET: **A103**



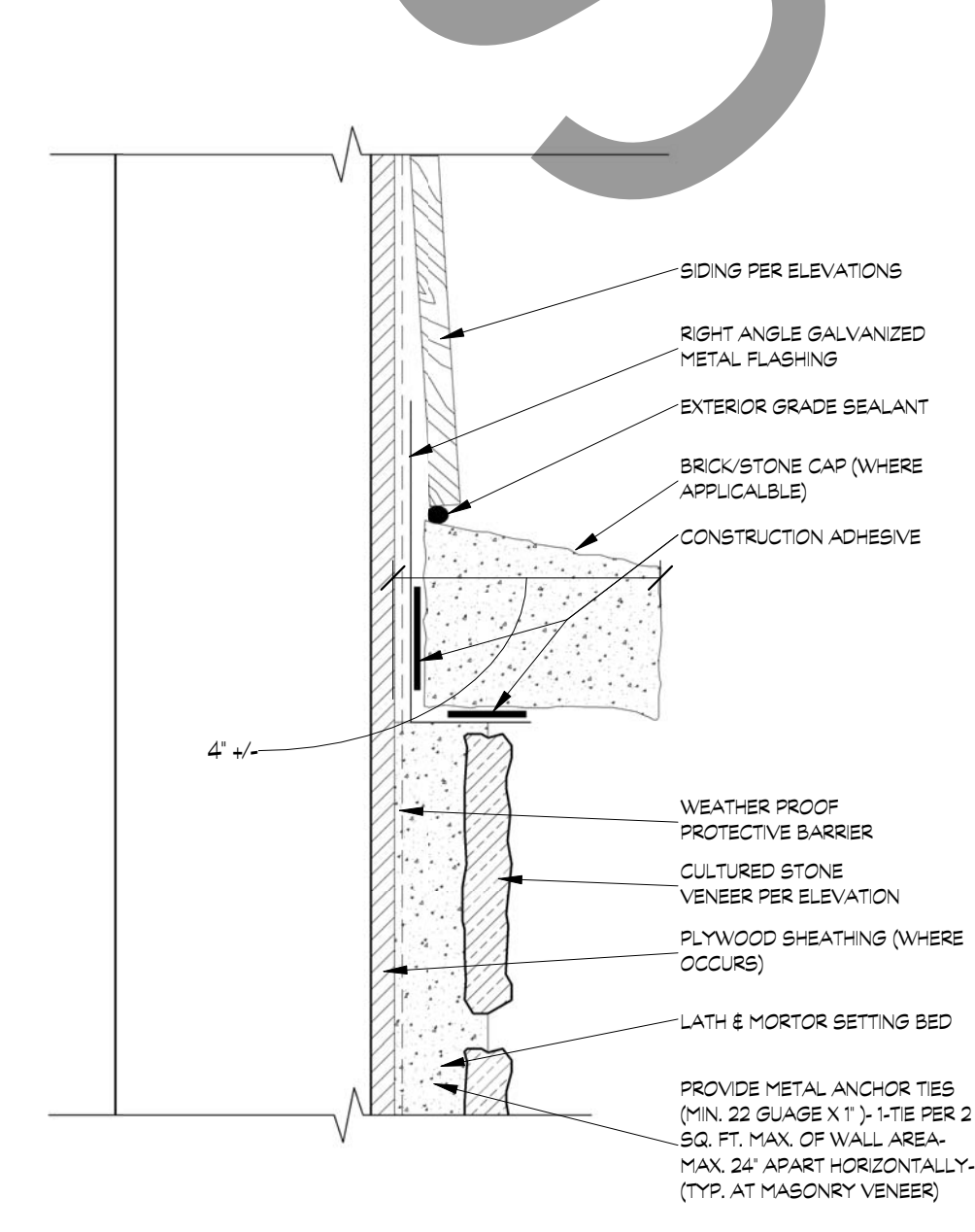
1 FRONT EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"



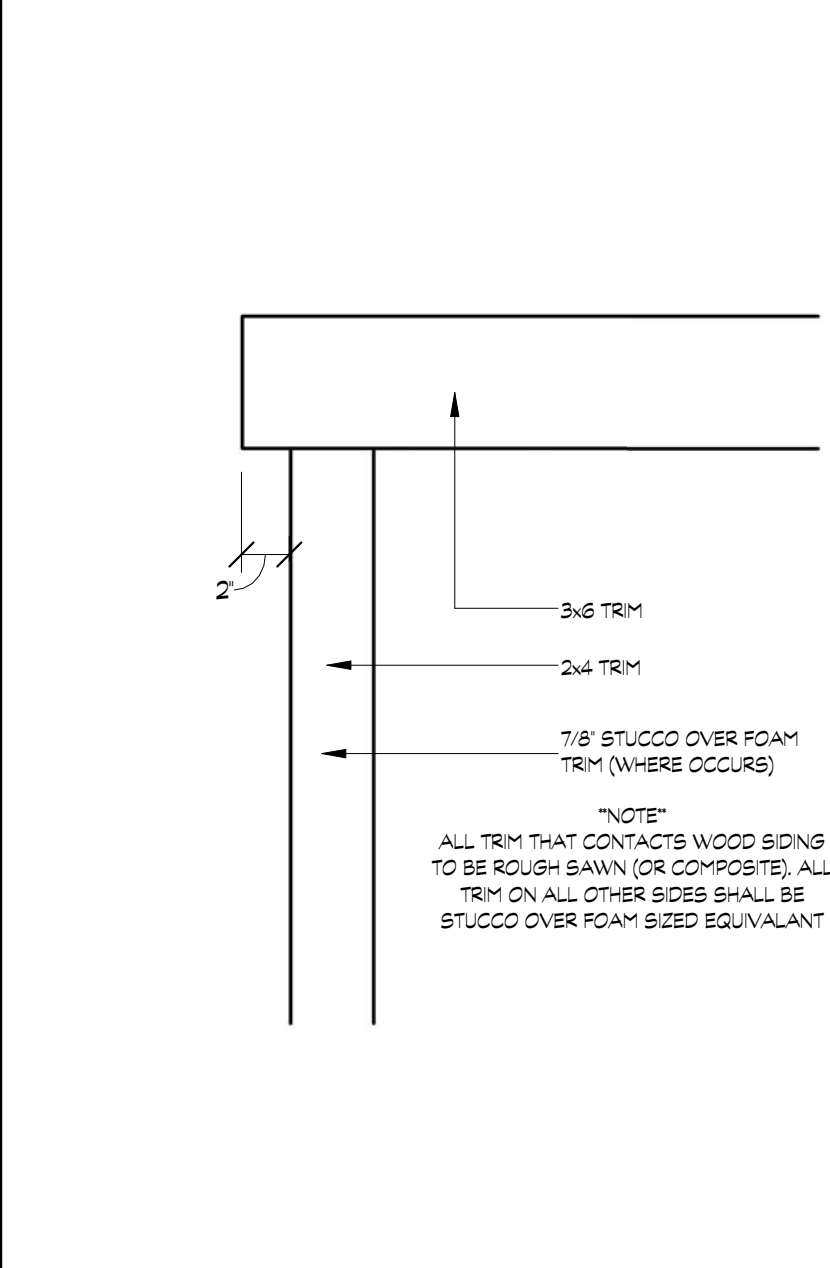
2 LEFT EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"



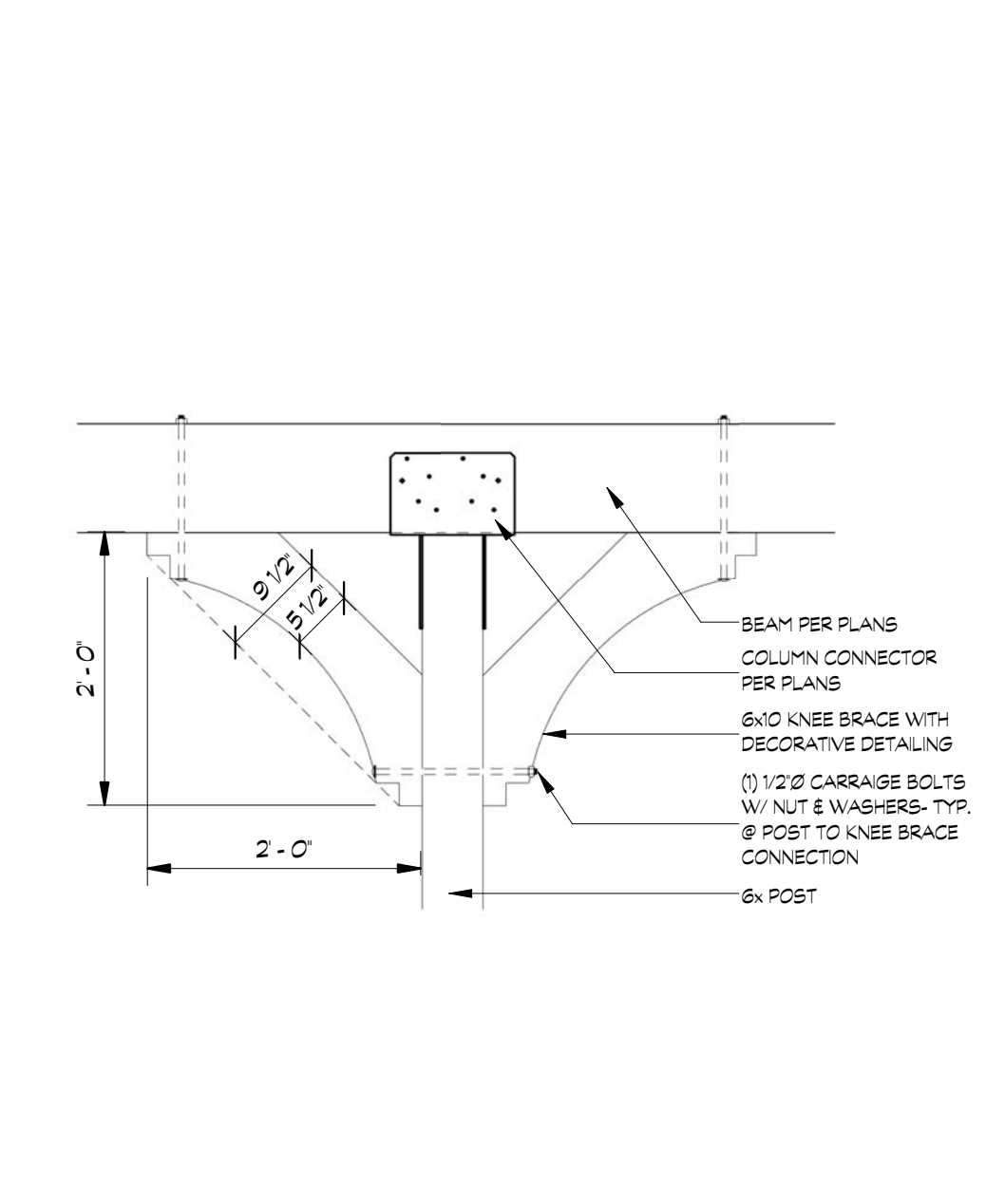
3 DETAIL
1" = 1'-0"



4 DETAIL
3" = 1'-0"



5 DETAIL
1 1/2" = 1'-0"



6 DETAIL
3/4" = 1'-0"

REV. #	DATE	COMMENTS

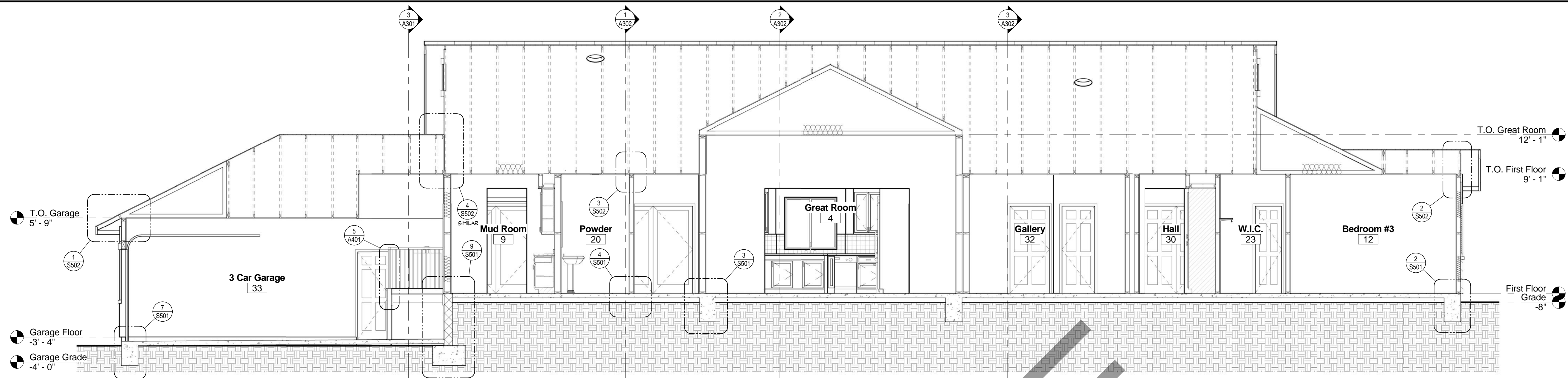
PROJECT NUMBER: _____
SCALE: _____

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

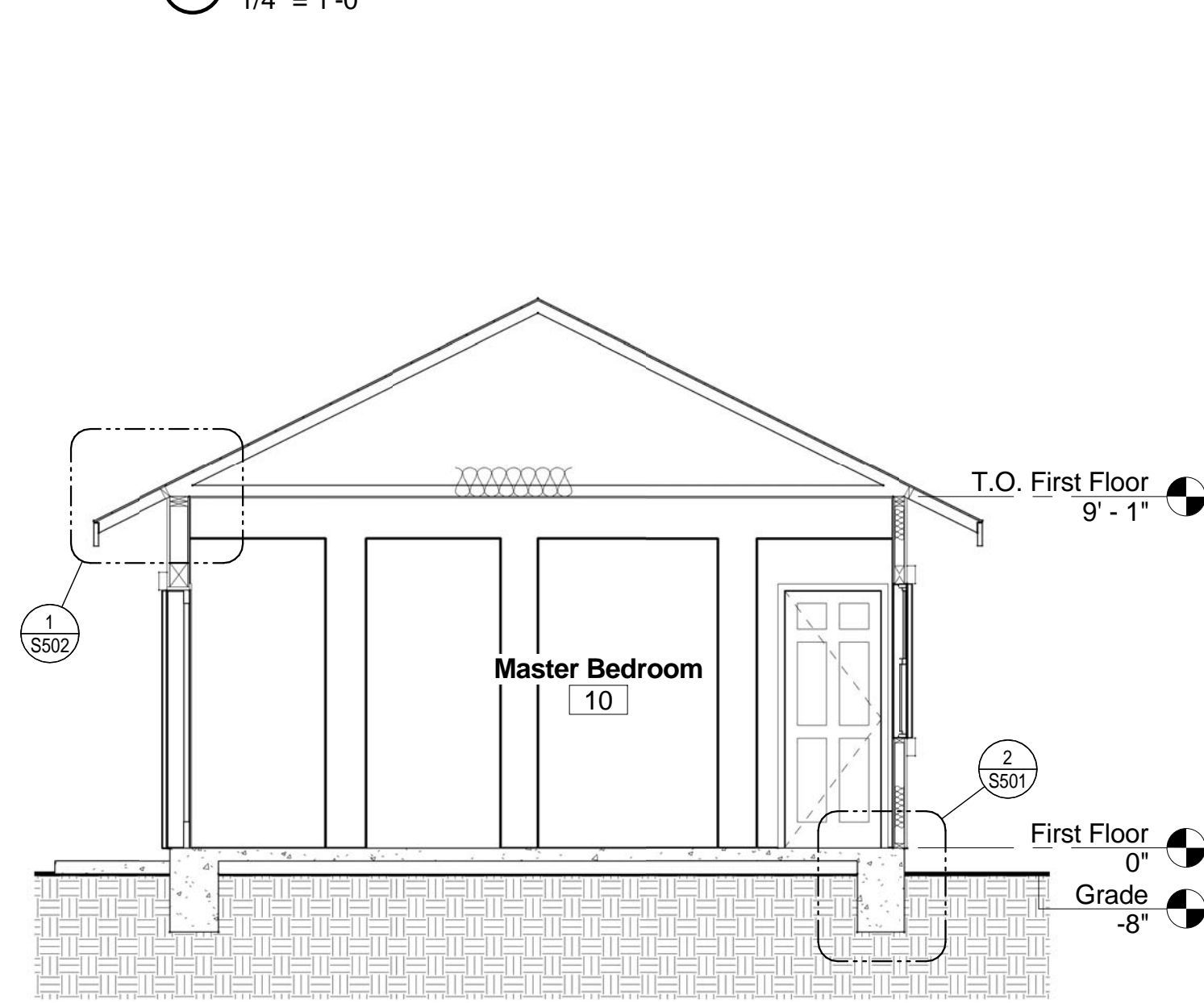

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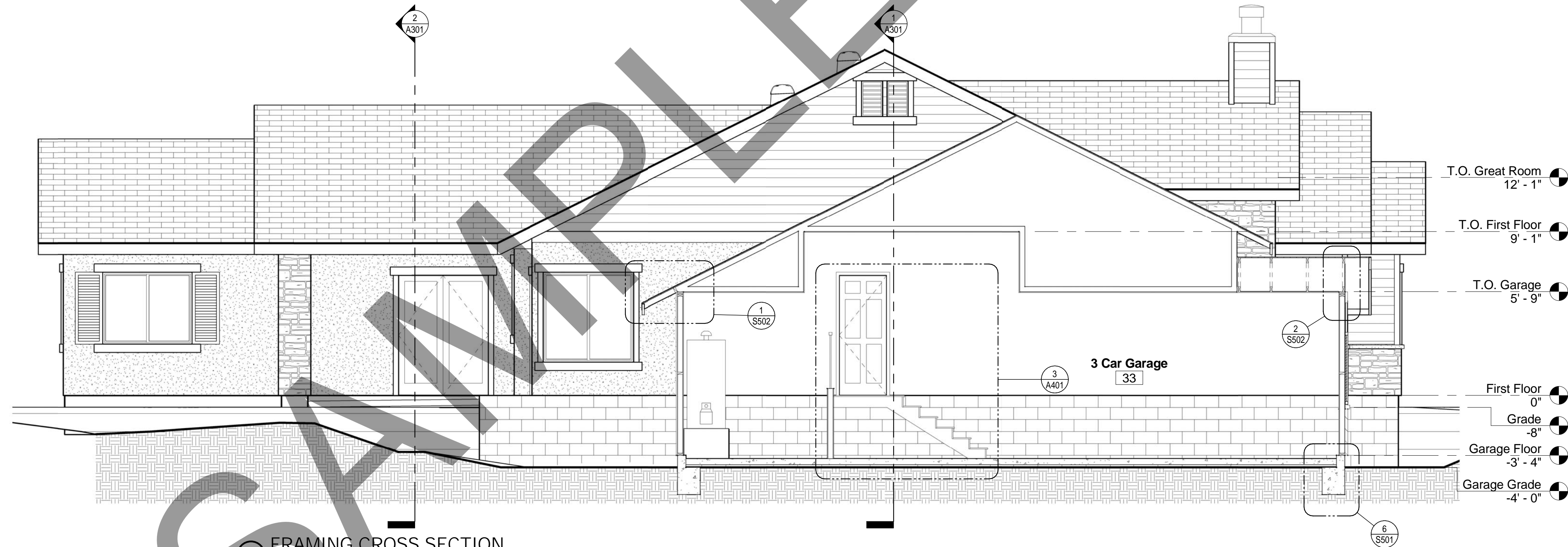
Custom Home Project
 PREPARED BY: Mark Gulizia
 DATE: 01/00/0000
 DRAWN BY: Mark Gulizia
EXTERIOR BUILDING ELEVATIONS
 SHEET # **A201**



1 FRAMING CROSS SECTION
1/4" = 1'-0"



2 FRAMING CROSS SECTION
1/4" = 1'-0"



3 FRAMING CROSS SECTION
1/4" = 1'-0"

REV. #	DATE	COMMENTS

PROJECT ADDRESS:

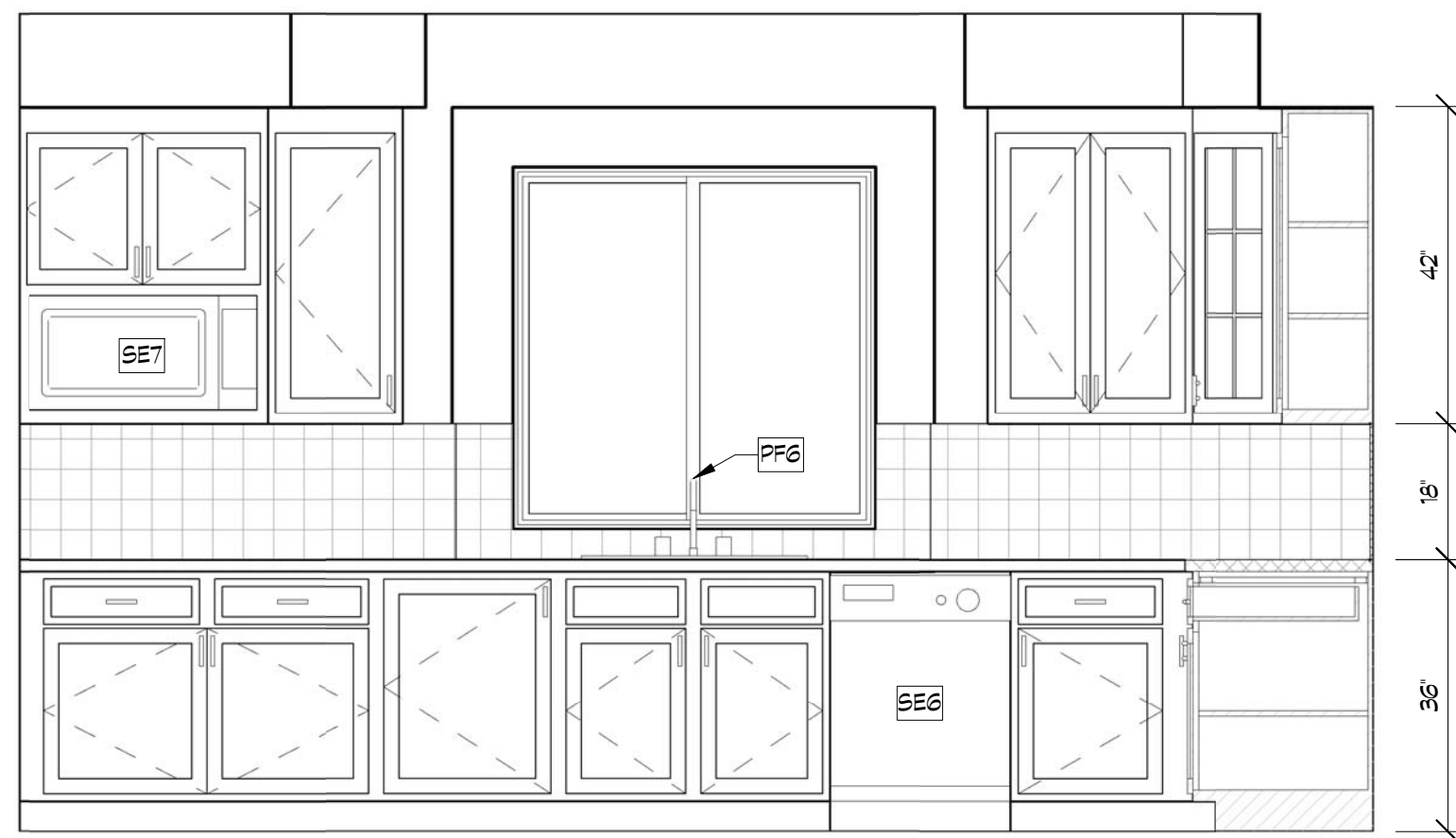
SCALE:



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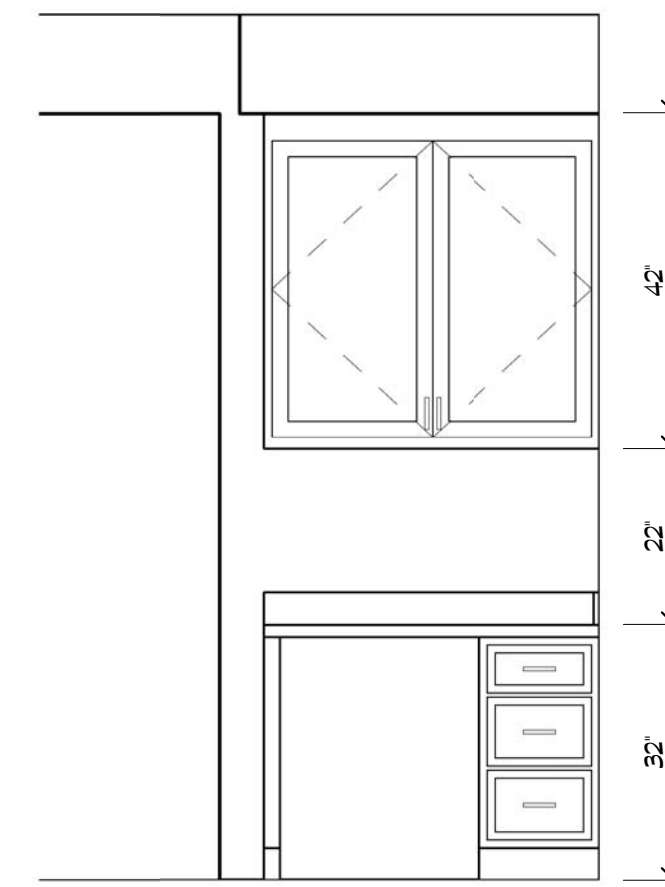
PROJECT:	Custom Home Project
SCALE:	1/4" = 1'-0"
DATE:	01/01/2000
DRAWN BY:	Mark Gulizia
CHECKED BY:	Mark Gulizia



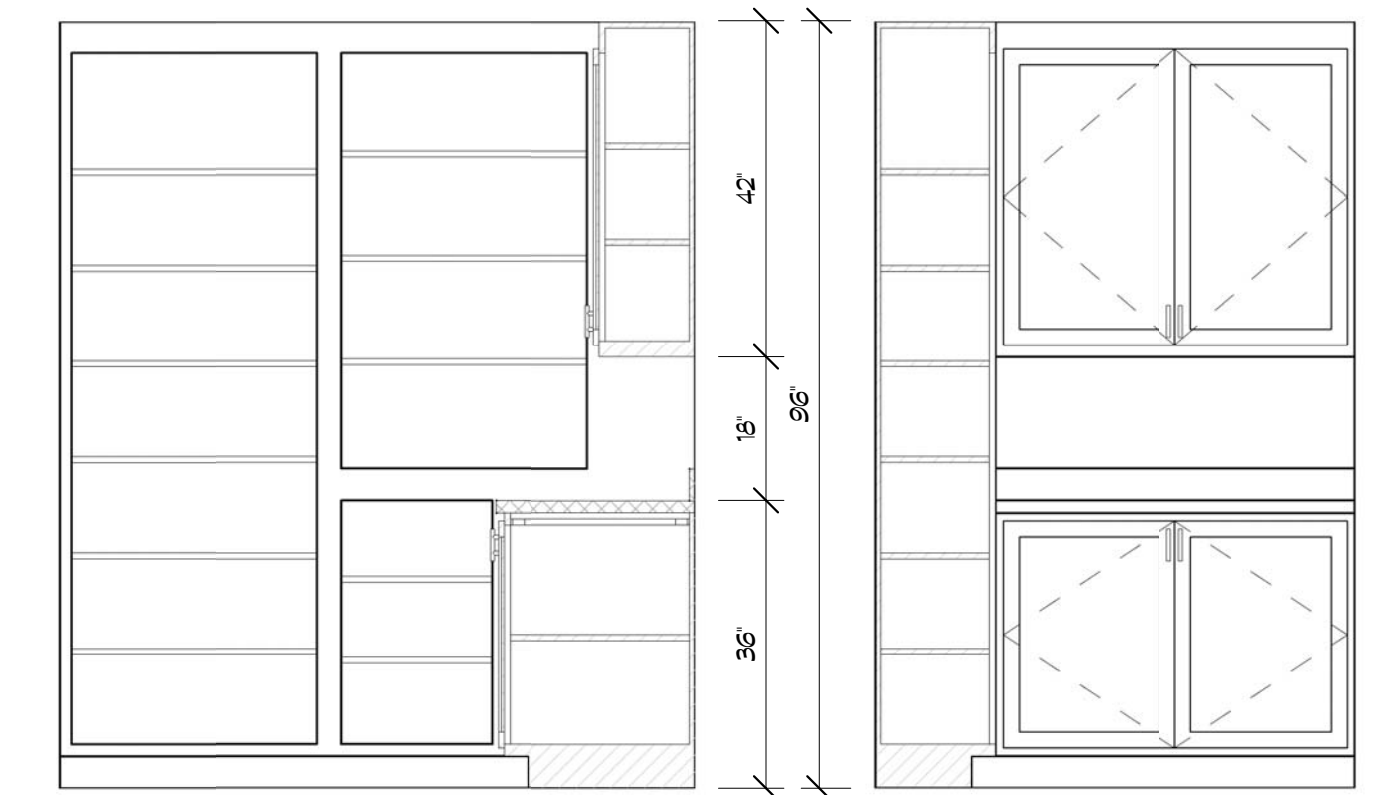
① KITCHEN SINK CABINETS
1/2" = 1'-0"



② KITCHEN RANGE CABINETS
1/2" = 1'-0"

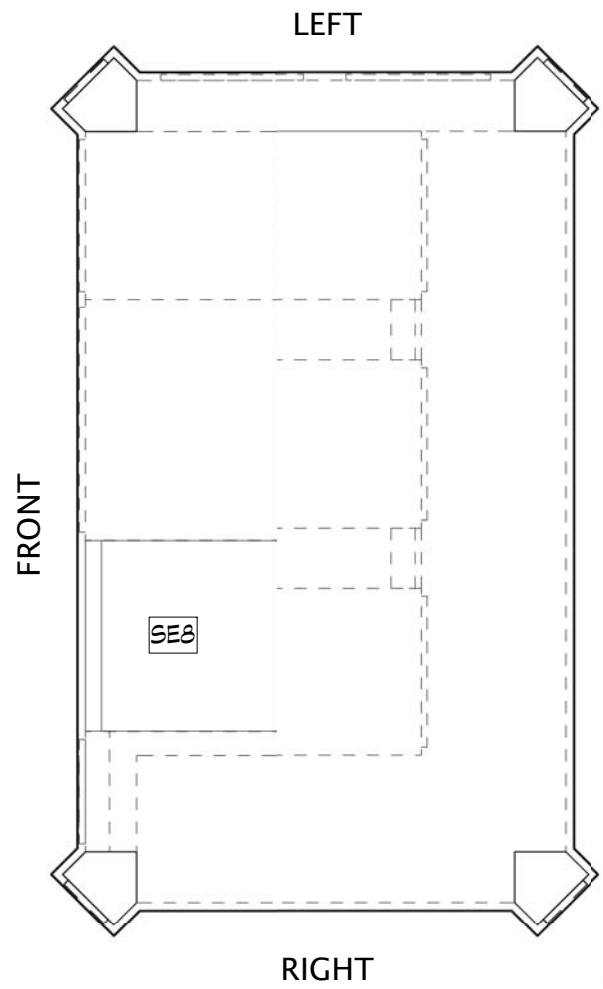


③ KITCHEN DESK CABINETS
1/2" = 1'-0"

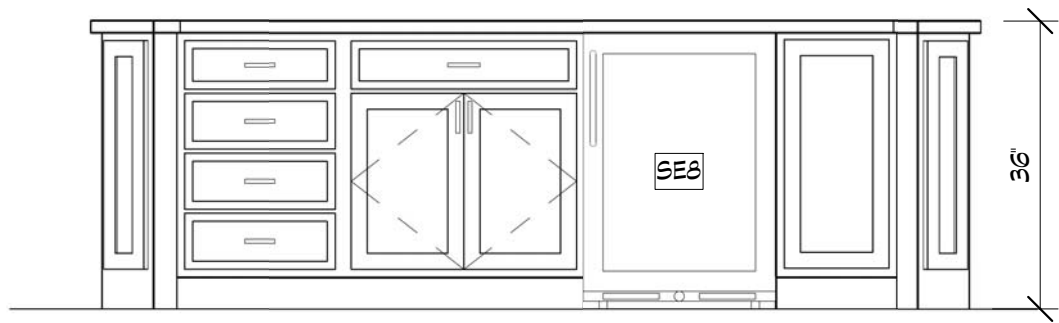


④ PANTRY SHELVES
1/2" = 1'-0"

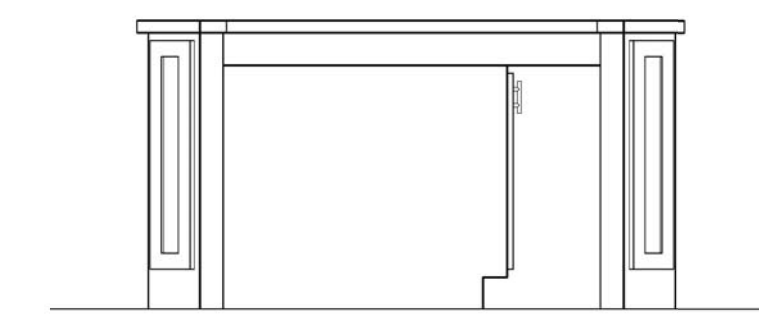
⑤ PANTRY CABINETS
1/2" = 1'-0"



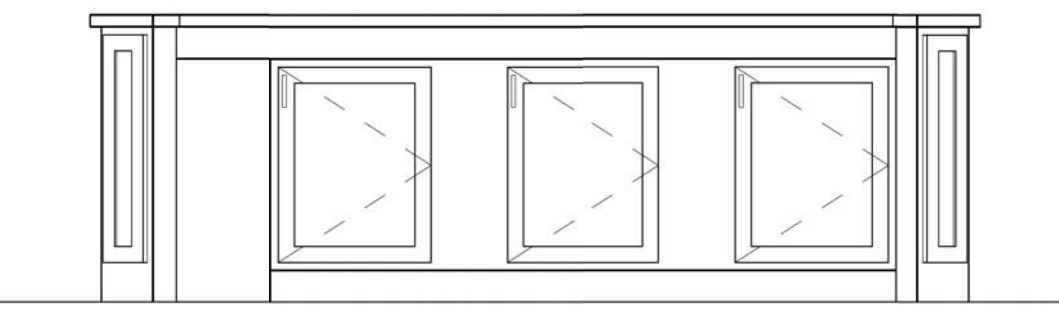
⑥ KITCHEN ISLAND PLAN
1/2" = 1'-0"



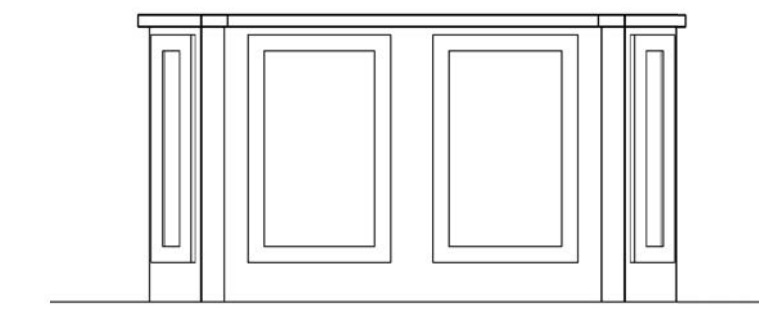
⑦ KITCHEN ISLAND - FRONT
1/2" = 1'-0"



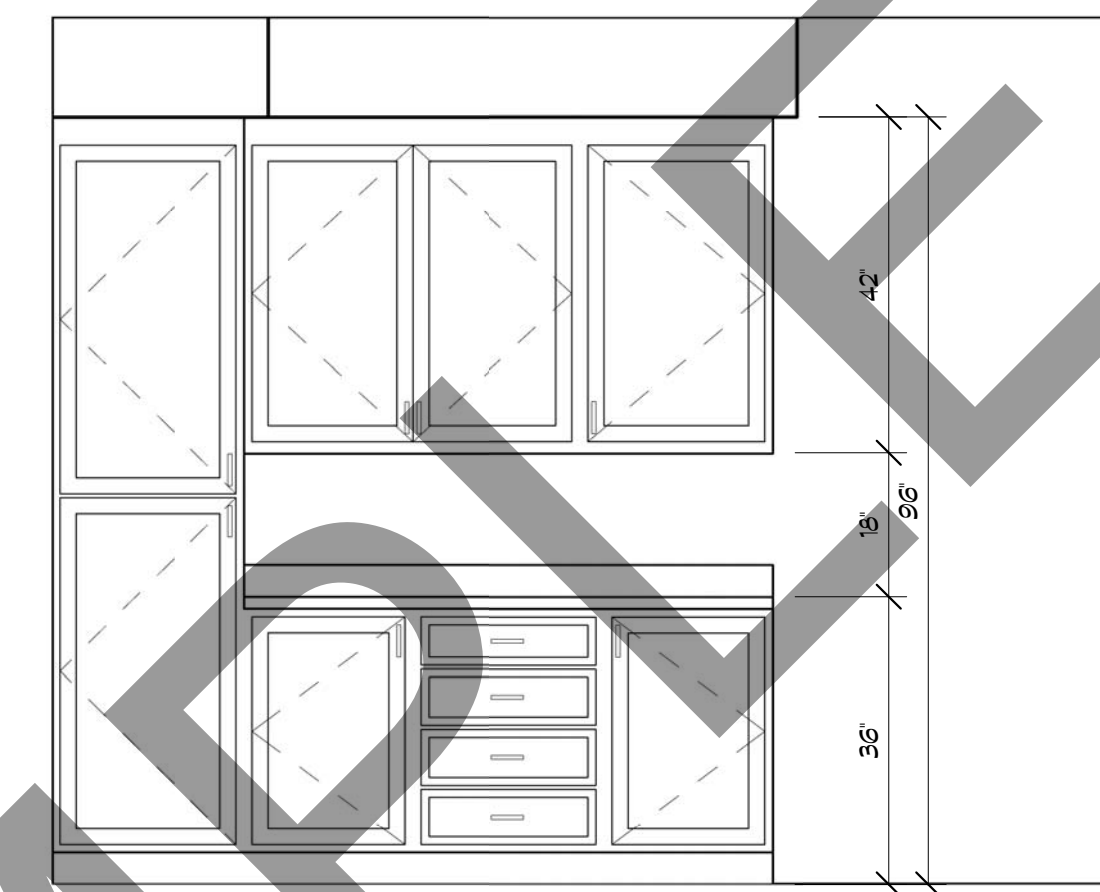
⑧ KITCHEN ISLAND - RIGHT
1/2" = 1'-0"



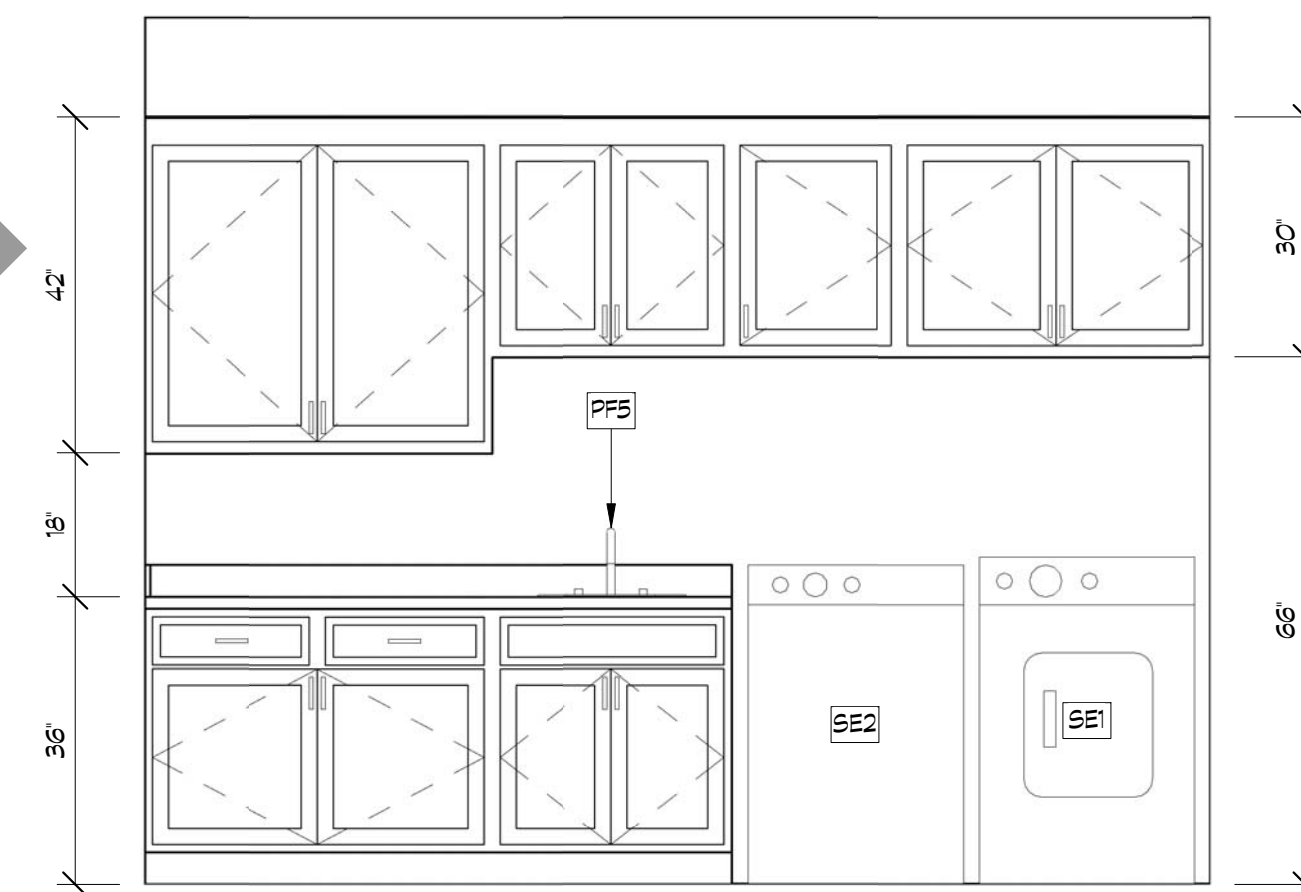
⑨ KITCHEN ISLAND - REAR
1/2" = 1'-0"



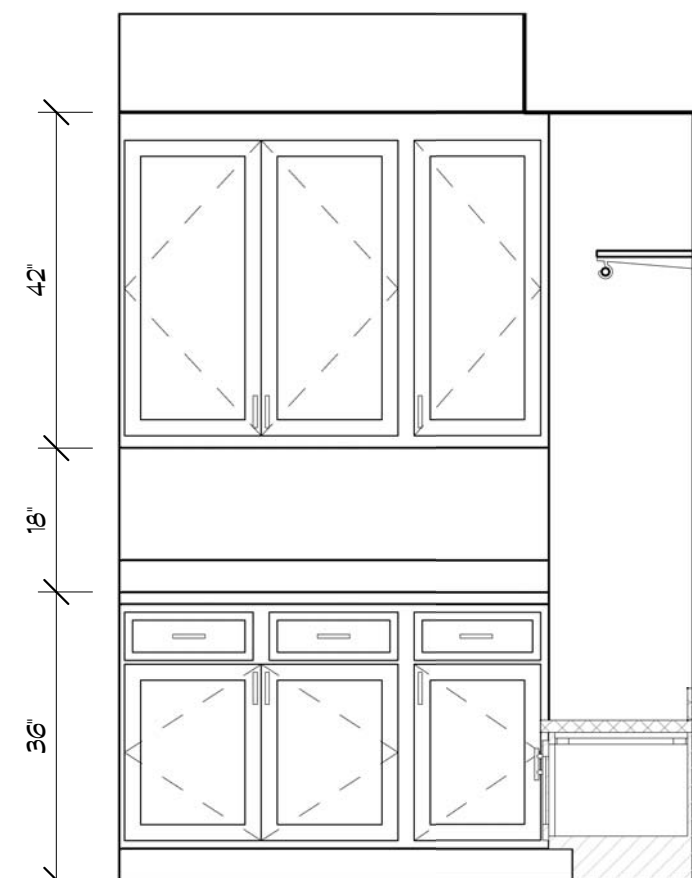
⑩ KITCHEN ISLAND - LEFT
1/2" = 1'-0"



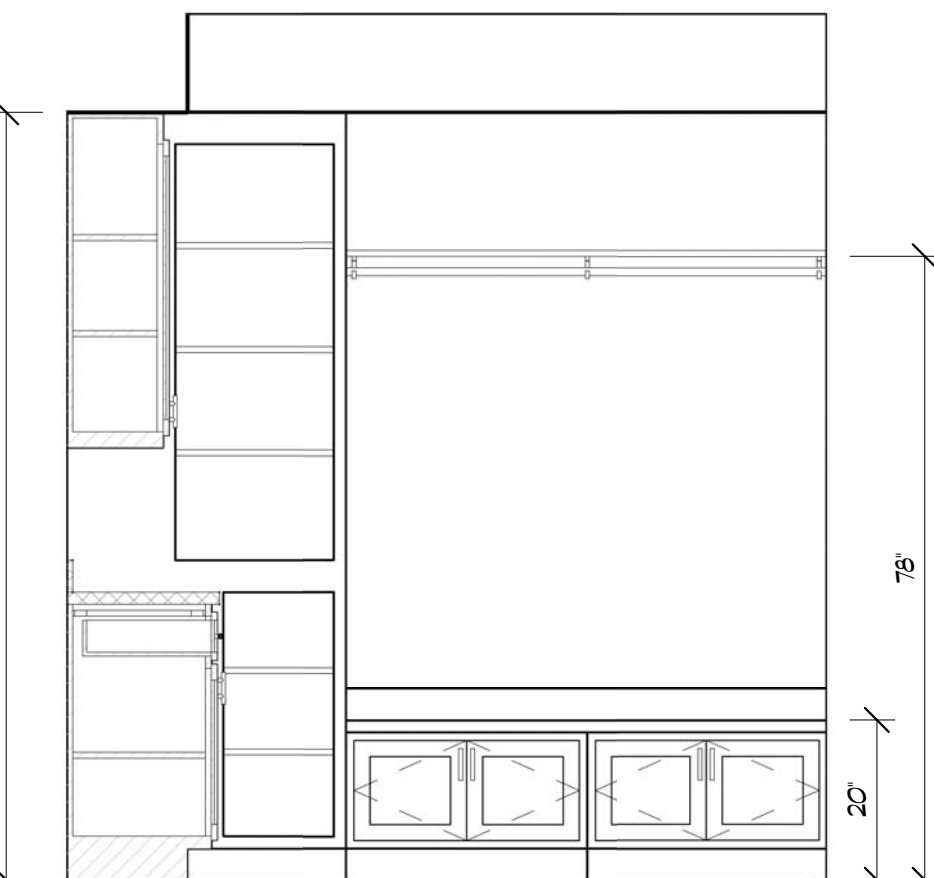
⑪ LAUNDRY CABINETS
1/2" = 1'-0"



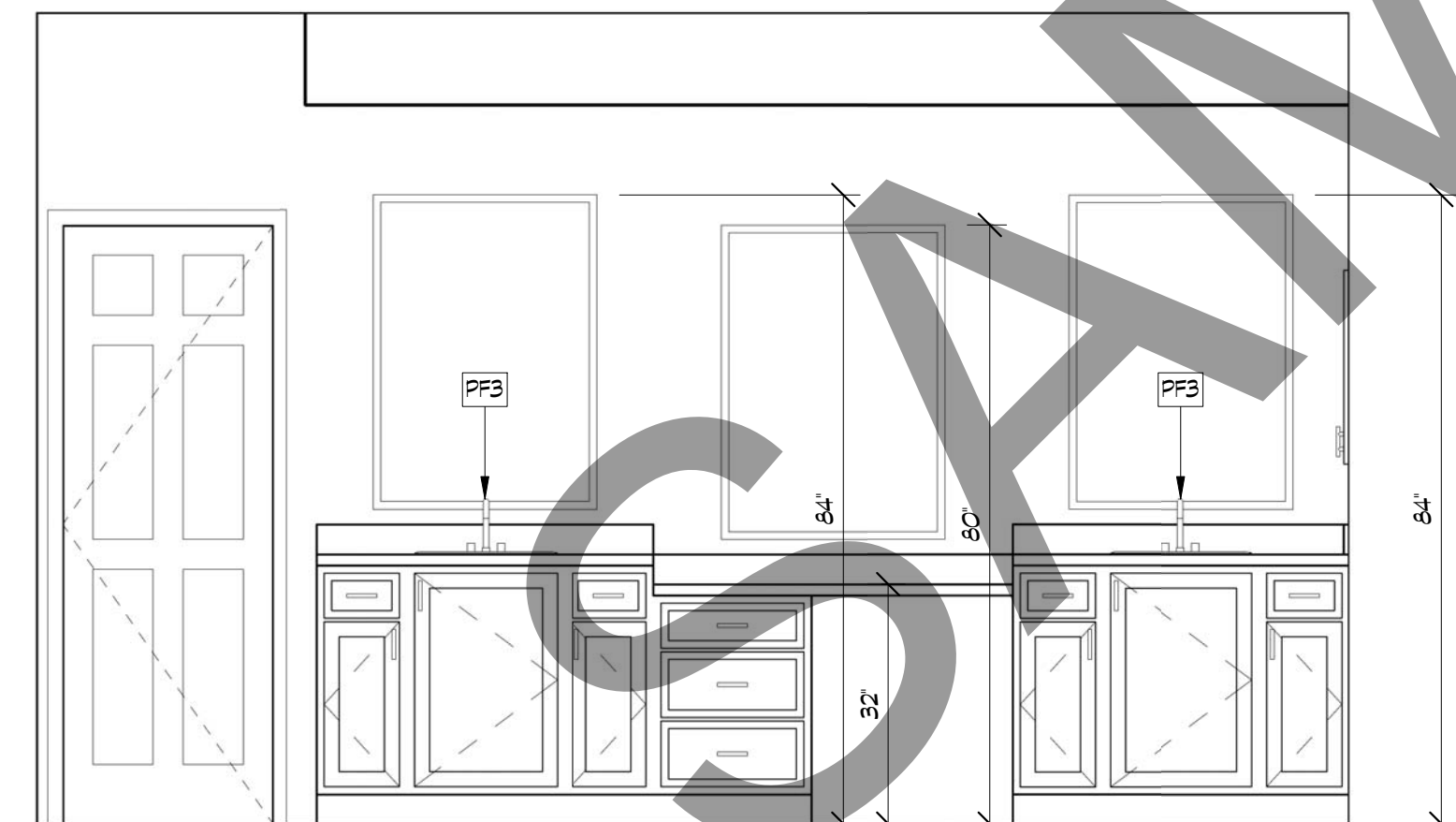
⑫ LAUNDRY EQUIPMENT CABINETS
1/2" = 1'-0"



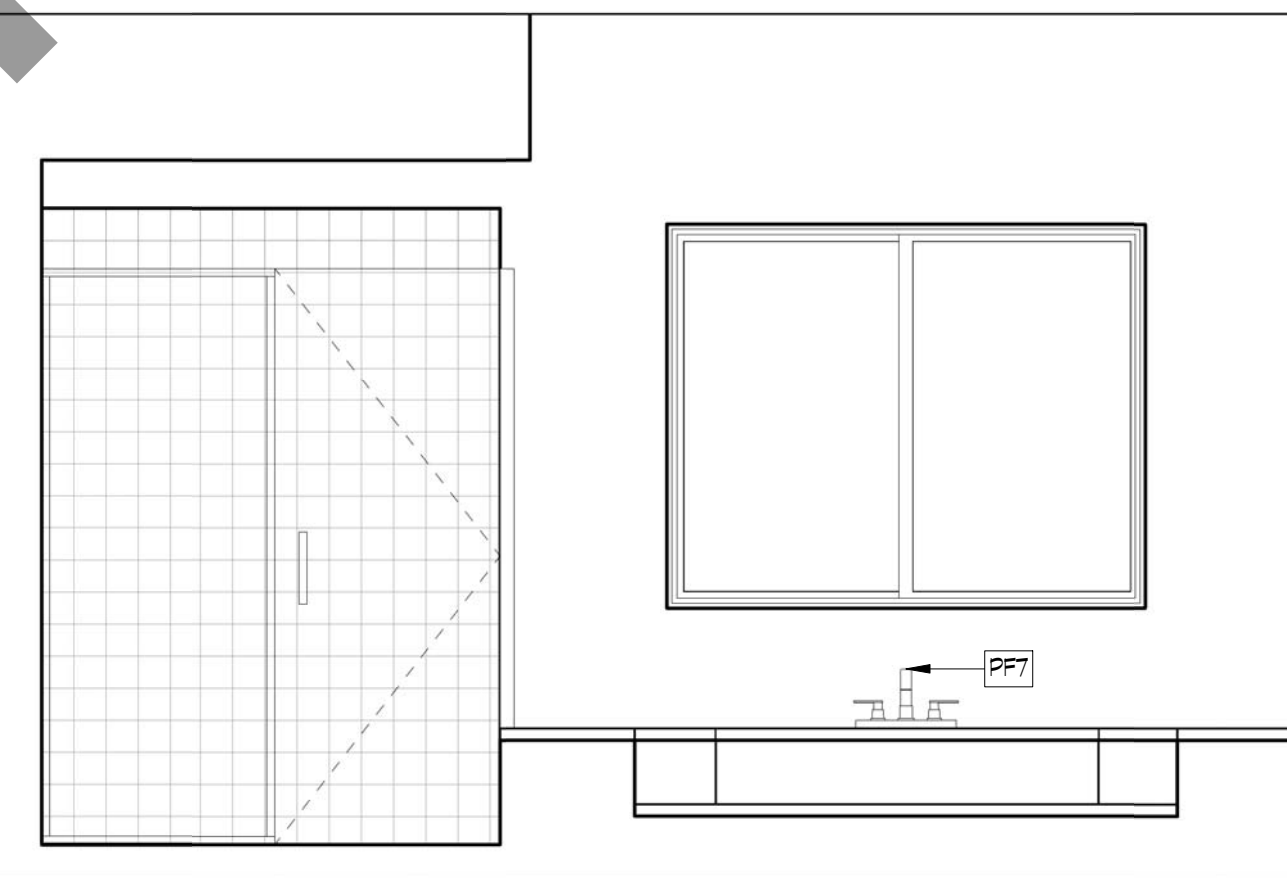
⑬ MUD ROOM CABINETS
1/2" = 1'-0"



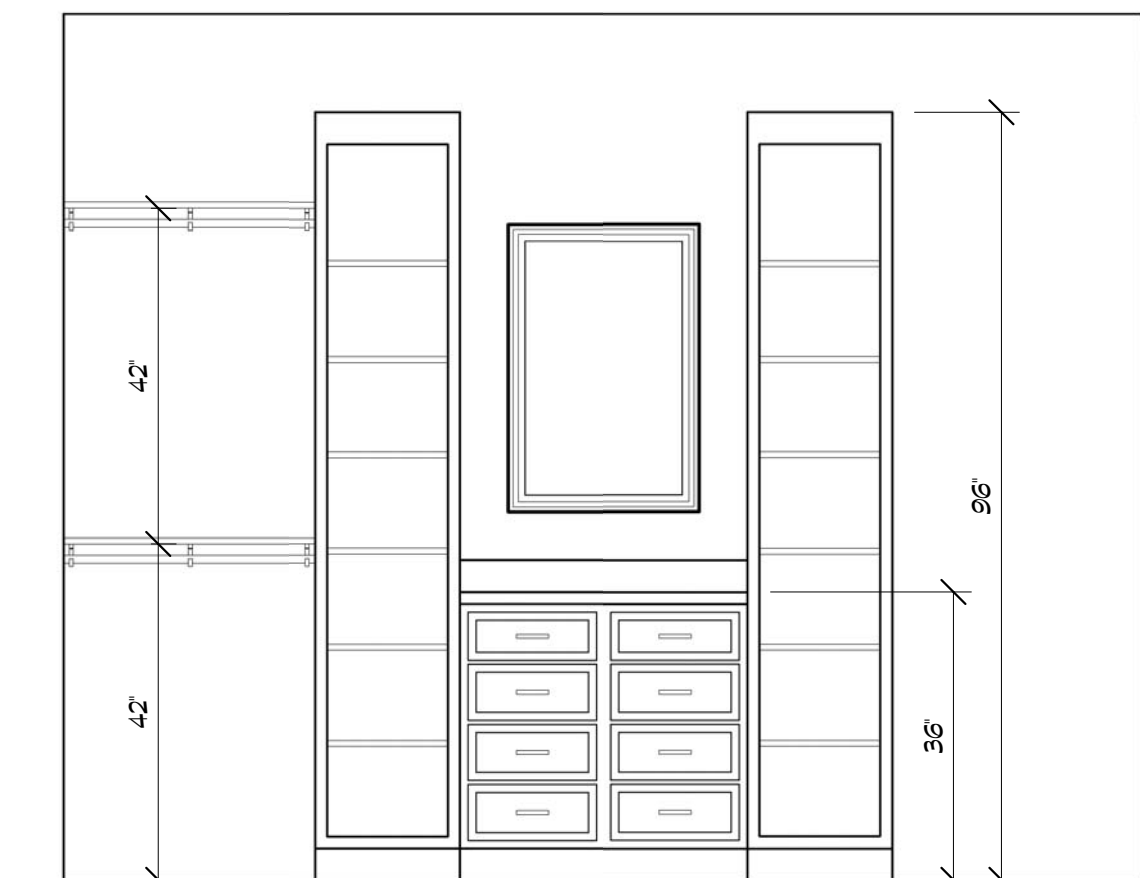
⑭ MUD ROOM SHELVES
1/2" = 1'-0"



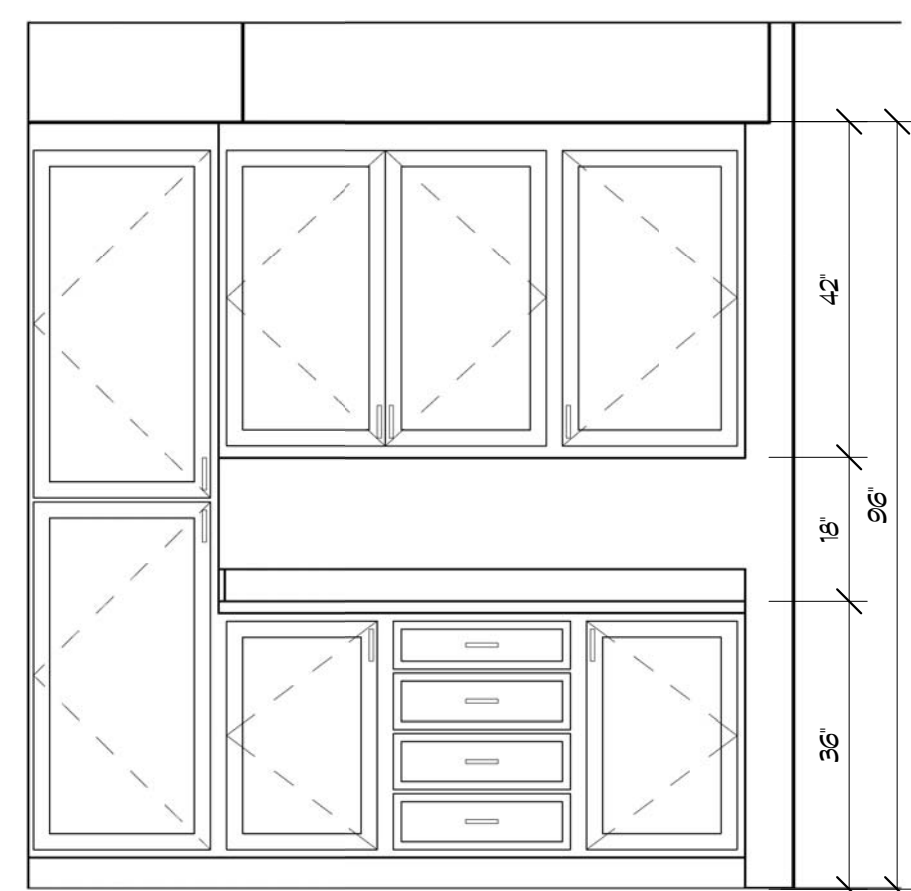
⑮ MASTER BATH CABINETS
1/2" = 1'-0"



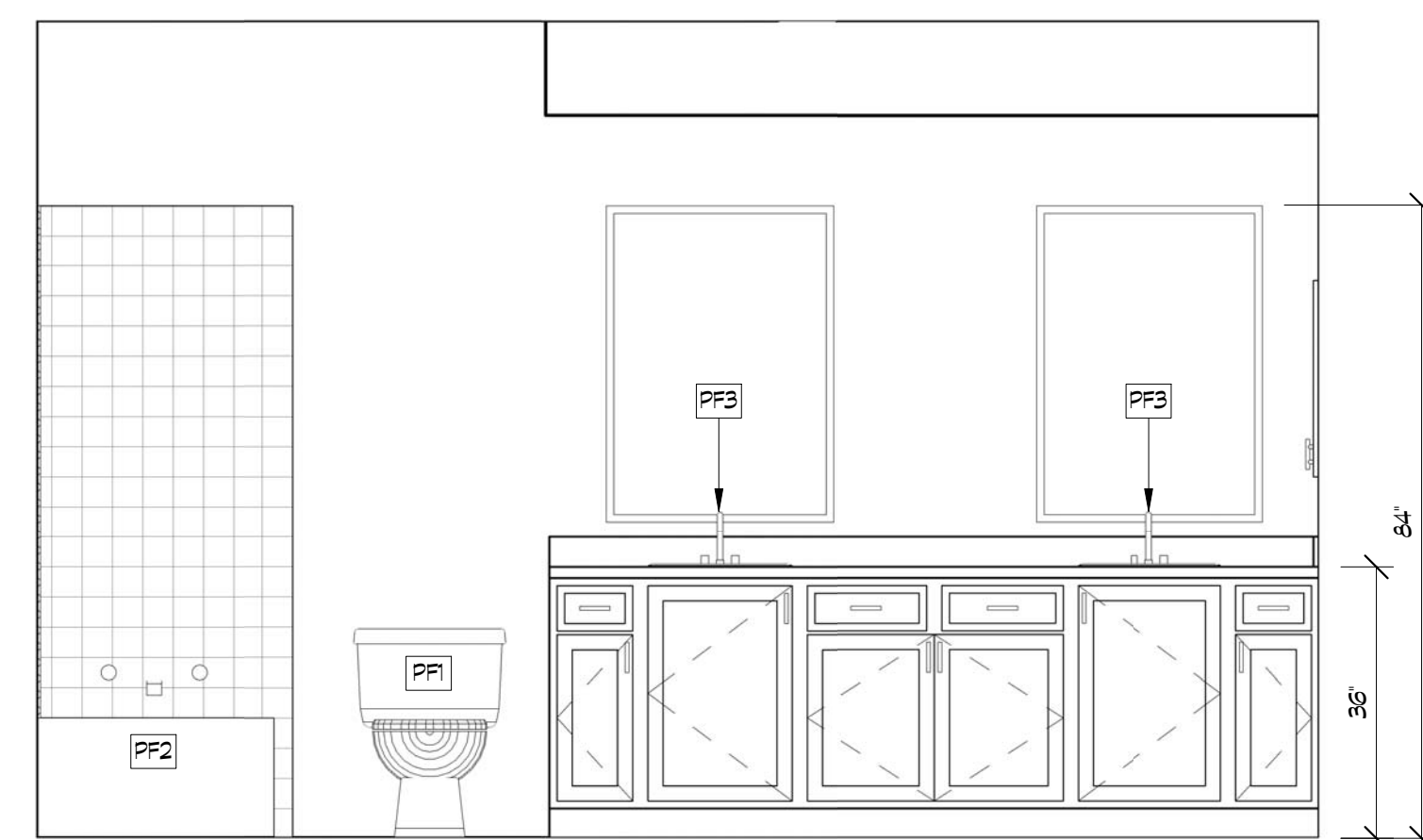
⑯ MASTER BATH TUB & SHOWER
1/2" = 1'-0"



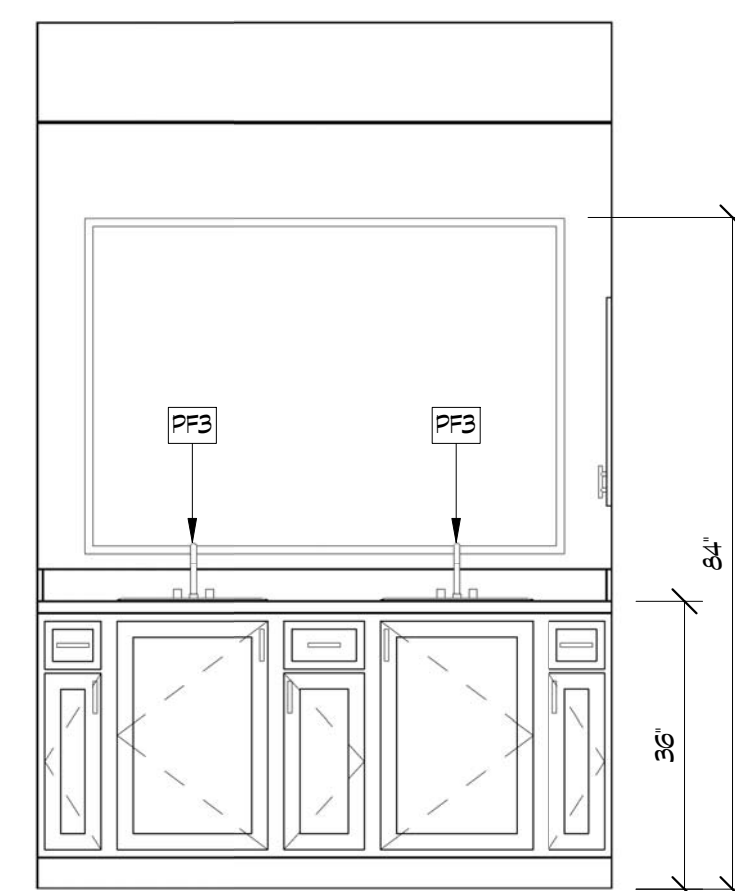
⑰ MASTER CLOSET CABINETS
1/2" = 1'-0"



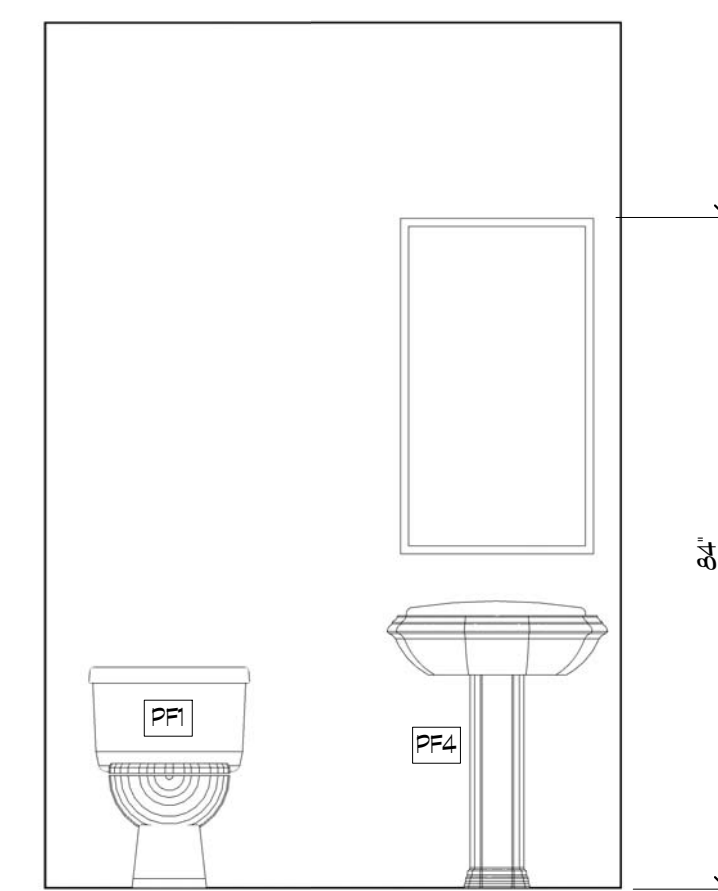
⑱ HALL CABINETS (RM #30)
1/2" = 1'-0"



⑲ BATH #2 CABINETS
1/2" = 1'-0"



⑳ BATH #3 CABINETS
1/2" = 1'-0"



㉑ POWDER CABINETS
1/2" = 1'-0"

REV. #	DATE	COMMENTS

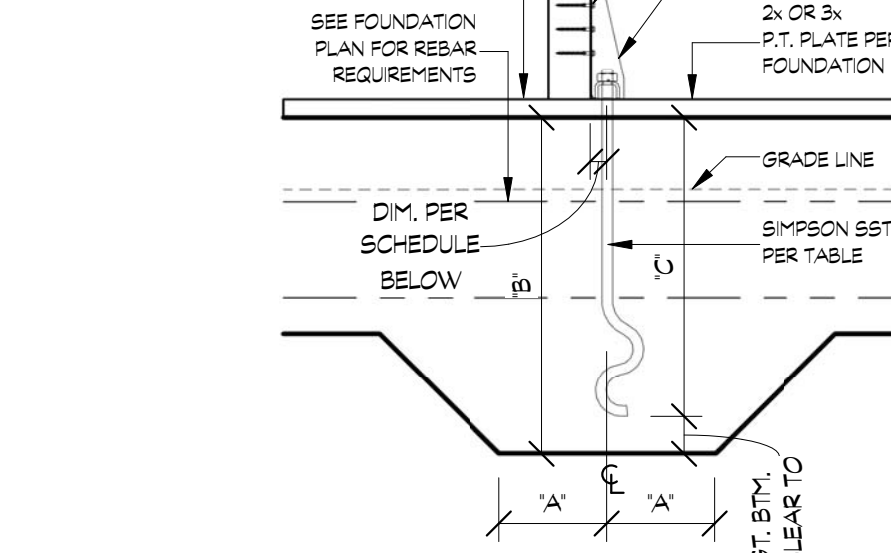
DESIGNED BY: **Gulizia Graphics**
 10151 D. H. C. ST.
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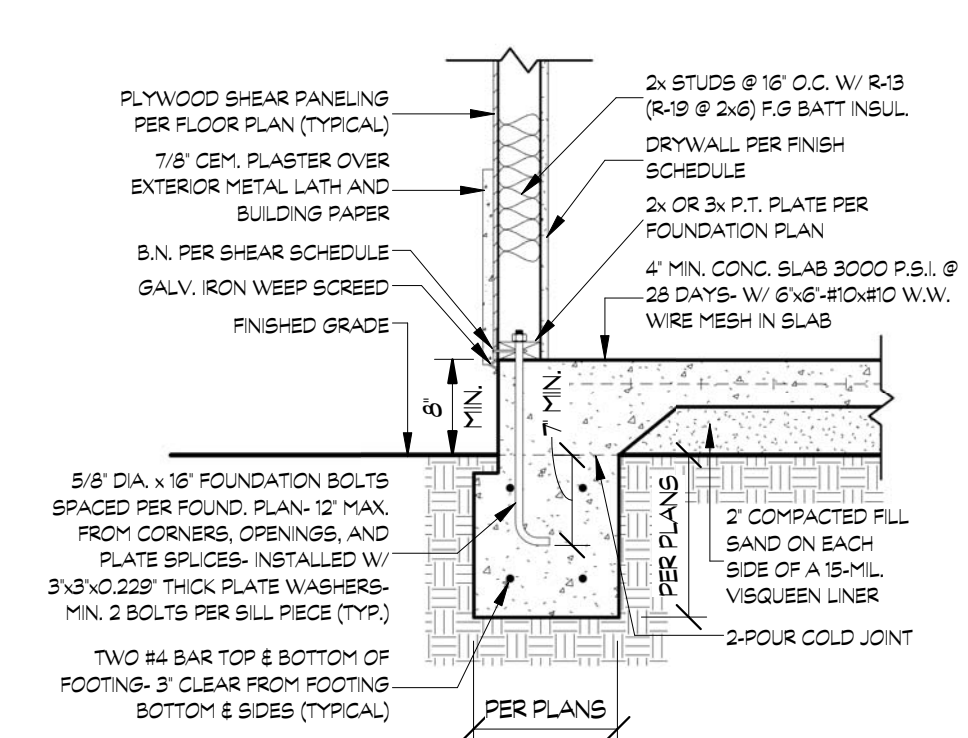
PROJECT: Custom Home Project
 CLIENT: Mark Gulizia
 DATE: 01/00/0000
 DRAWN BY: Mark Gulizia

HOLDOWN BOLT SCHEDULE						
SIMPSON MODEL No.	MIN. POST OR STUD SIZE	DIM FOR BOLT PLACEMENT (C)	FASTENERS		SIMPSON SDS WOOD SCREWS	SIMPSON SDS WOOD SCREWS
			HOLDOWN ANCHOR DIA. (A)	APPLICABLE SSBTS @ 2x, 3x, 4x OR 6x BATT INSUL.		
HD12	4x	16-0"	5/8"	SSBTS	SSBTS	6-00S 1/4x2 1/2
HD14	4x	16-0"	5/8"	SSBTS	SSBTS	14-00S 1/4x2 1/2
HD16	4x	16-0"	5/8"	SSBTS	SSBTS	14-00S 1/4x2 1/2
HD18	4x	13-0"	7/8"	SSBTS	SSBTS	20-00S 1/4x2 1/2
HD20	4x	14-0"	7/8"	SSBTS	SSBTS	20-00S 1/4x3

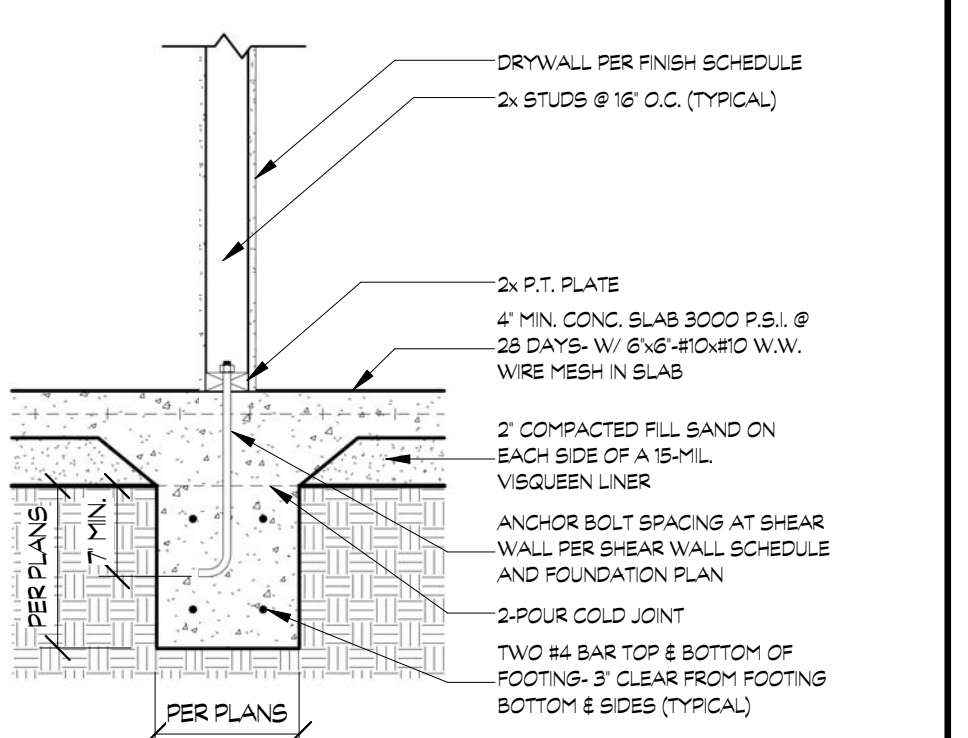
SIMPSON SSBT No.	FOOTING SIZES		
	'A'	'B'	'C'
SSBTS	8"	12"	12"
SSBTS	8"	12"	12"
SSBTS	12"	20"	20"
SSBTS	12"	20"	20"
SSBTS	12"	24"	24"
SSBTS	12"	24"	24"



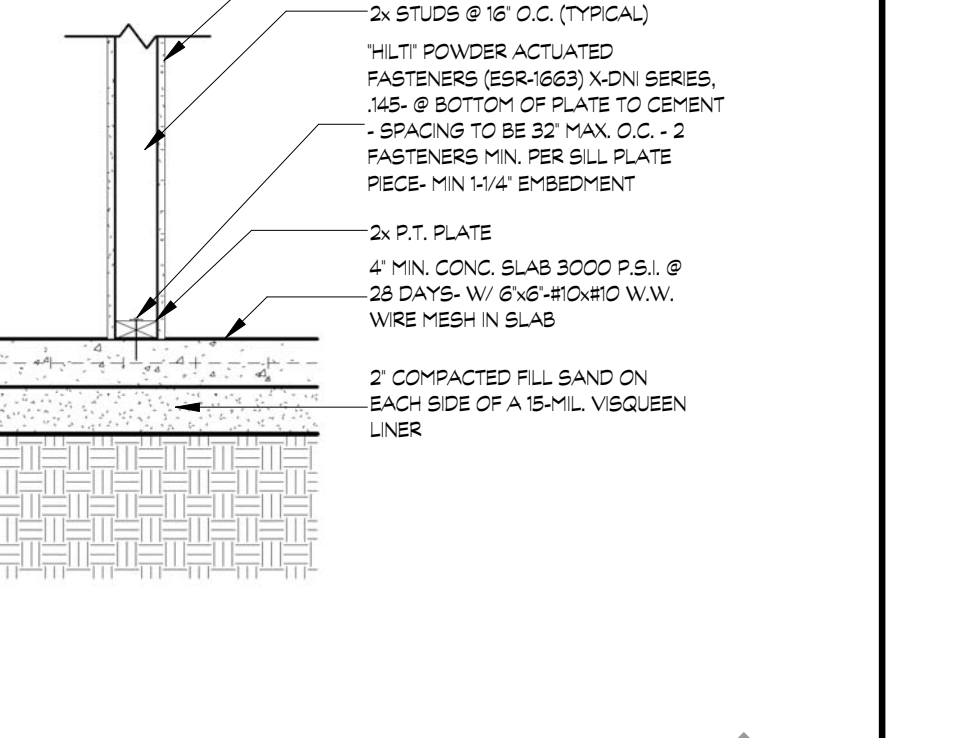
1 DETAIL
3/4" = 1'-0"



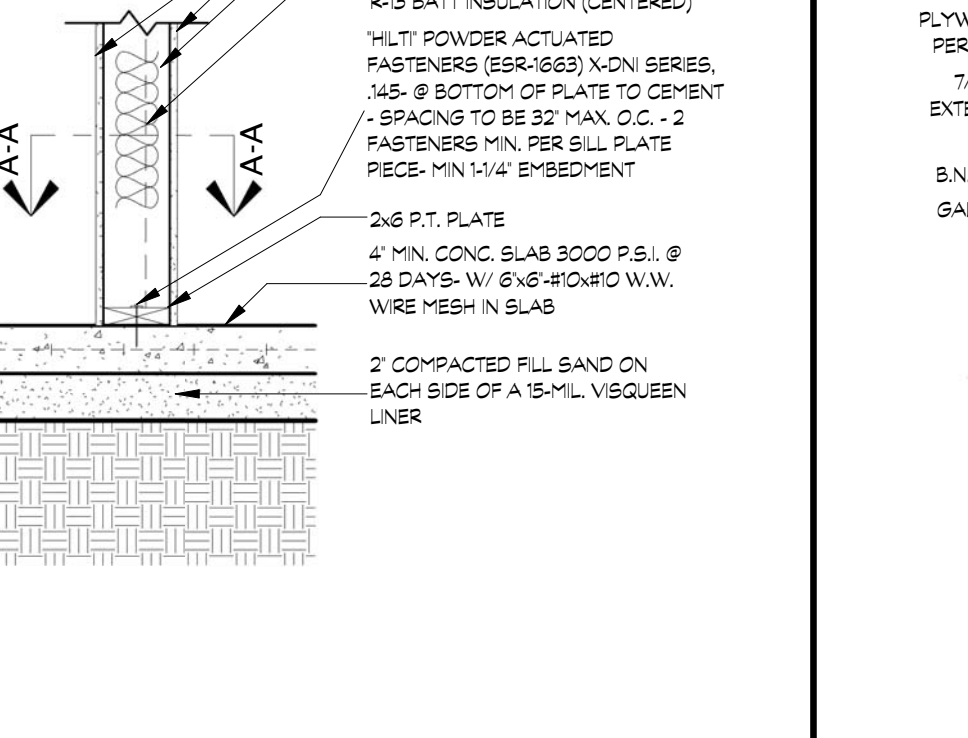
2 DETAIL
3/4" = 1'-0"



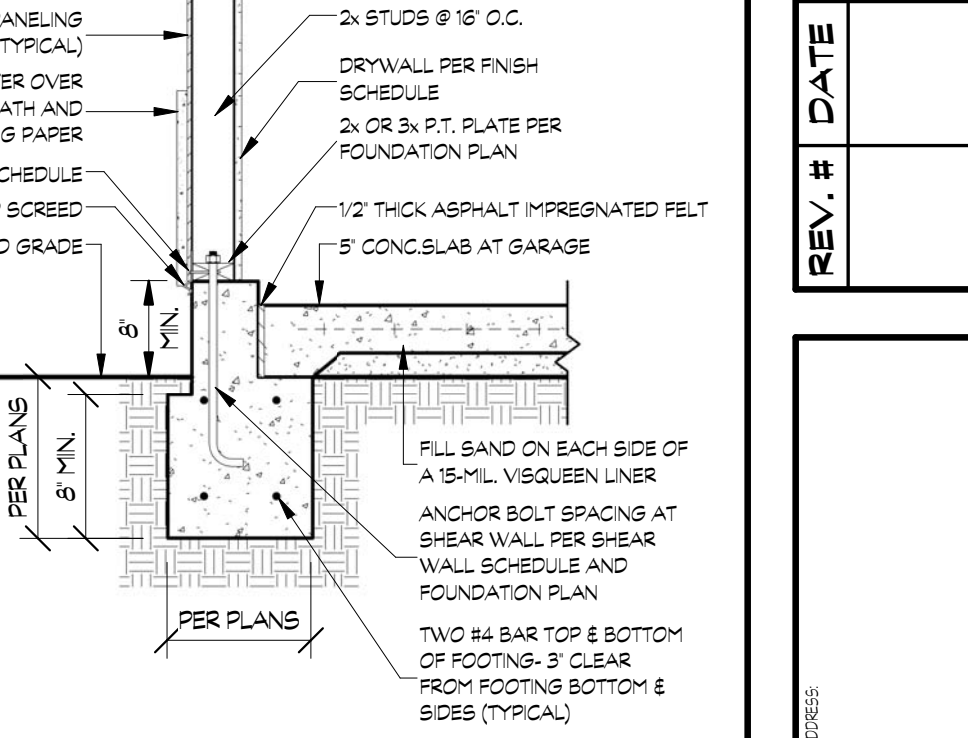
3 DETAIL
3/4" = 1'-0"



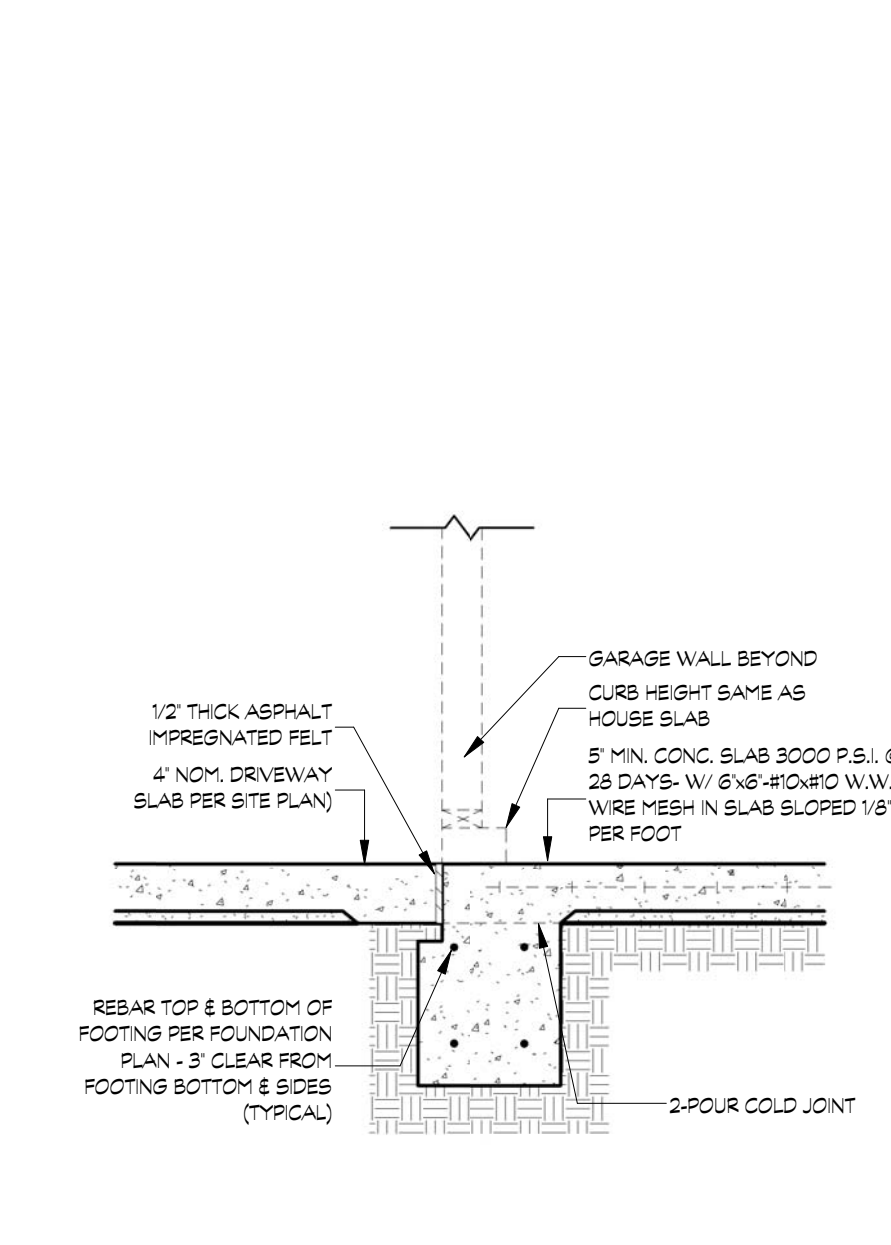
4 DETAIL
3/4" = 1'-0"



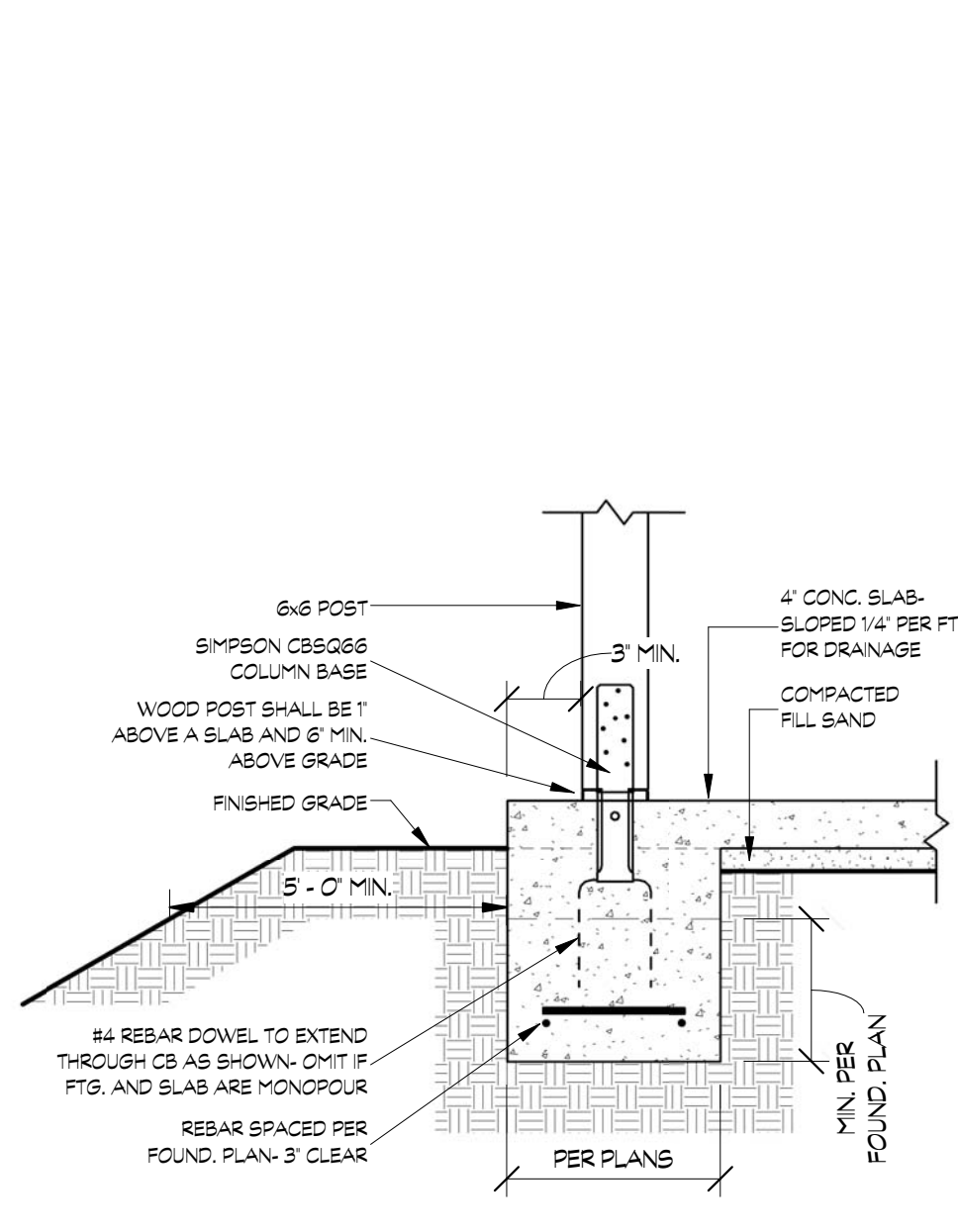
5 DETAIL
3/4" = 1'-0"



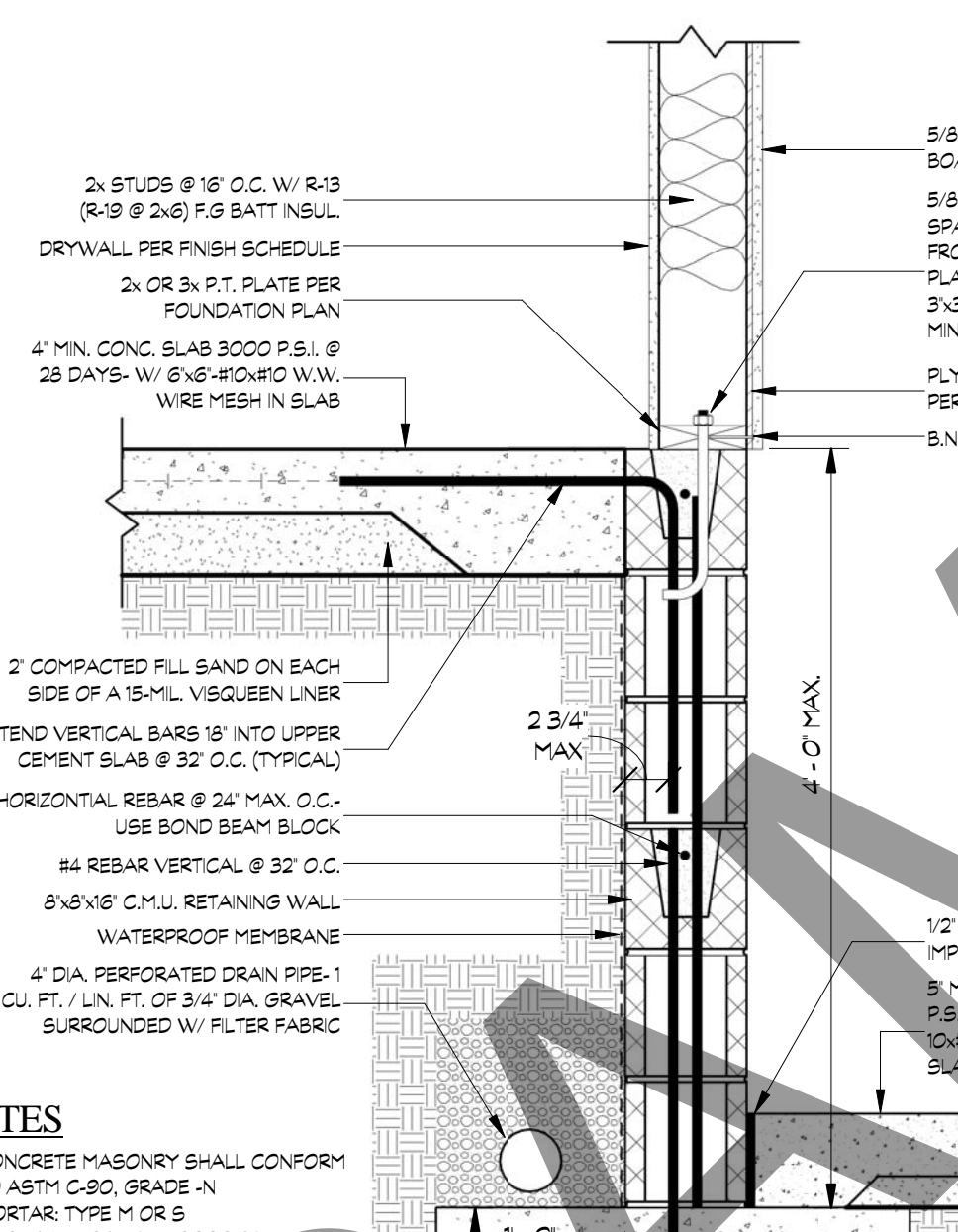
6 DETAIL
3/4" = 1'-0"



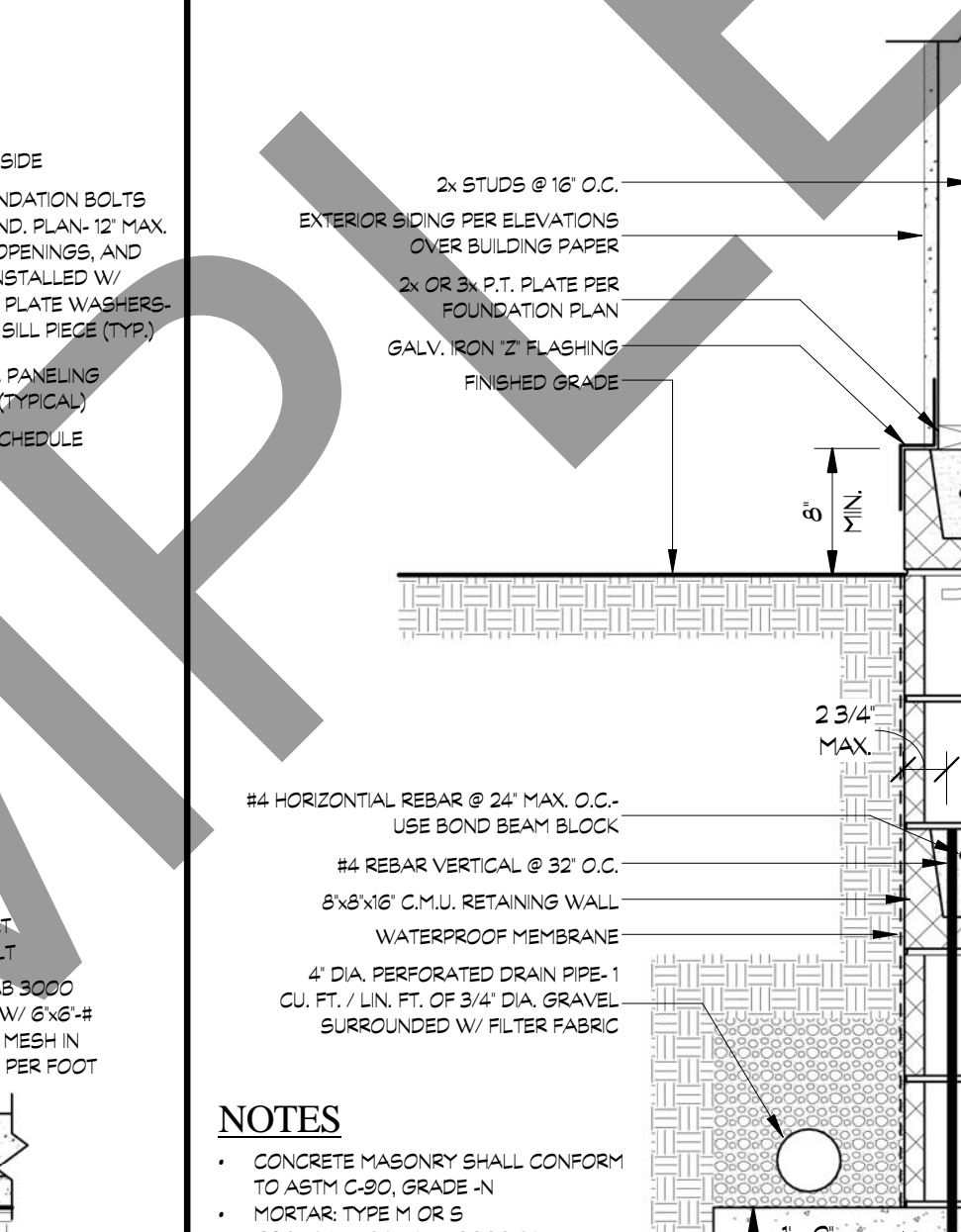
7 DETAIL
3/4" = 1'-0"



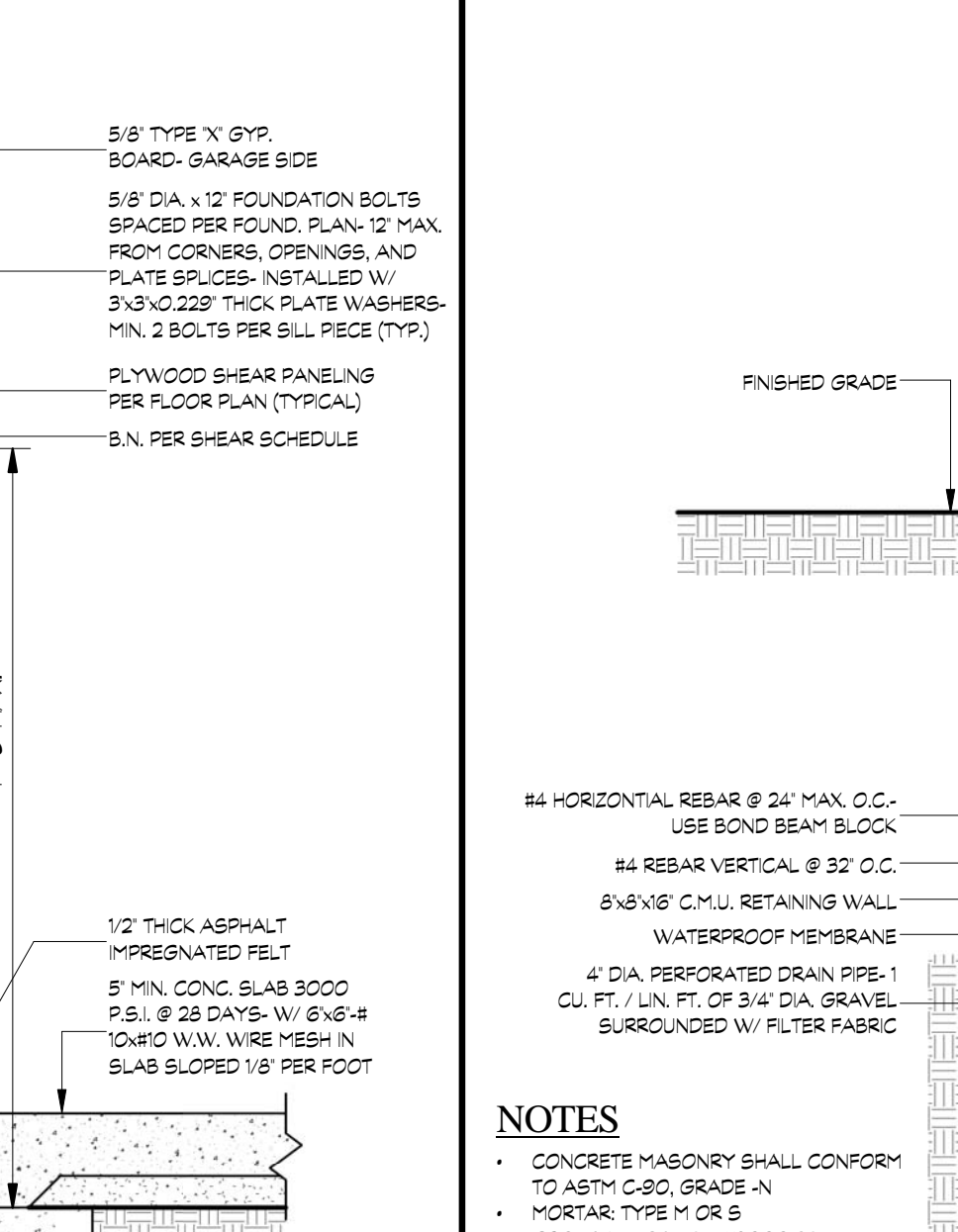
8 DETAIL
3/4" = 1'-0"



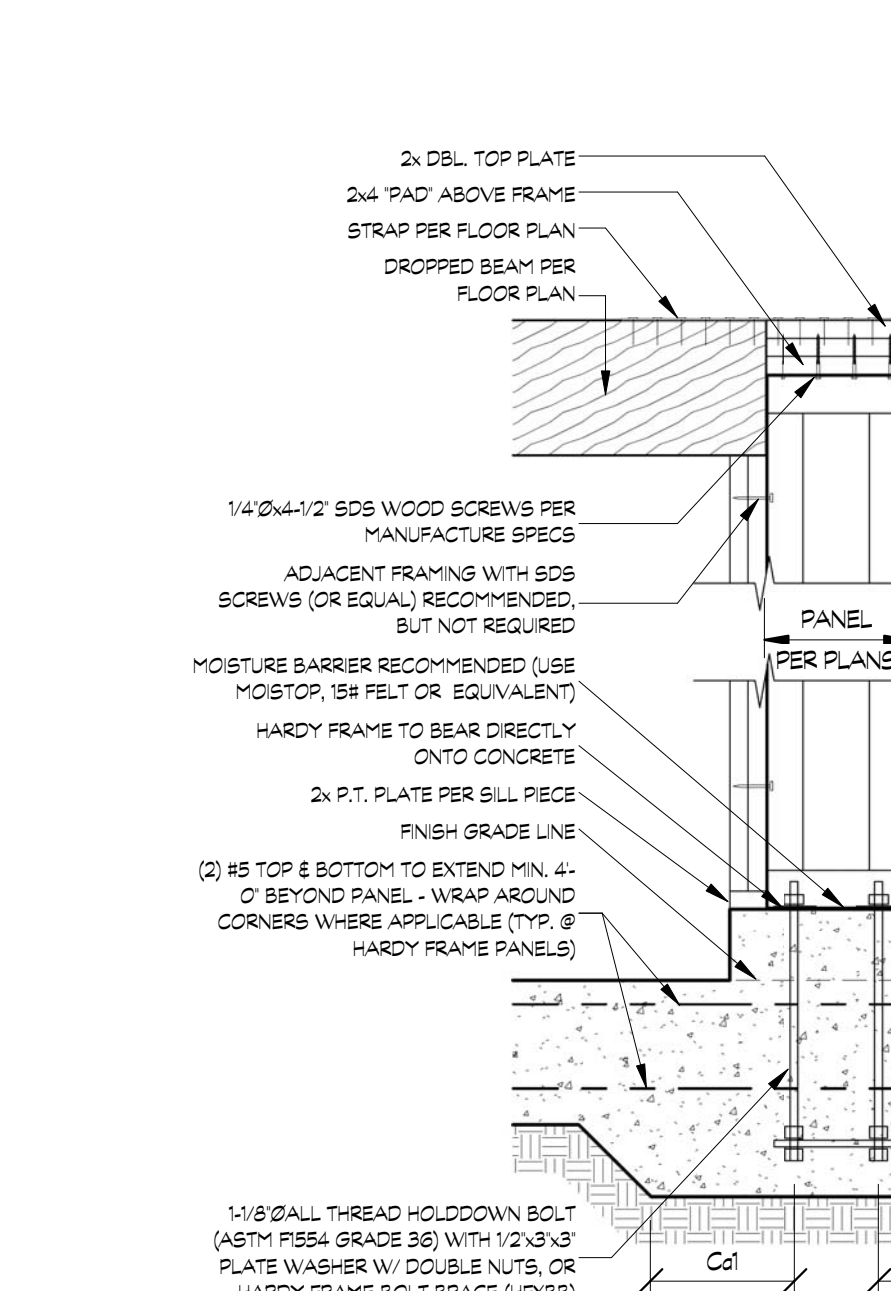
9 DETAIL
1" = 1'-0"



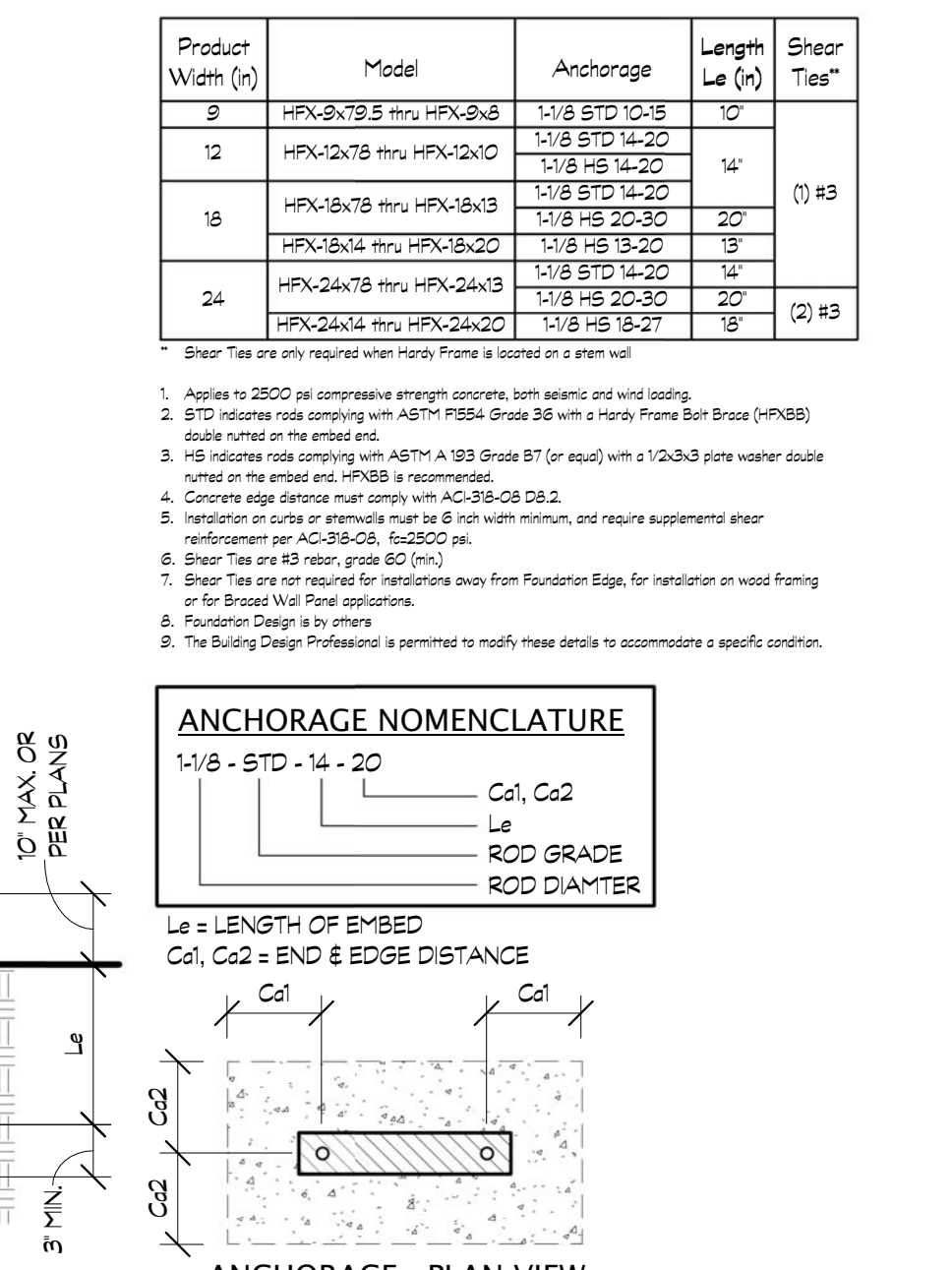
10 DETAIL
1" = 1'-0"



11 DETAIL
1" = 1'-0"

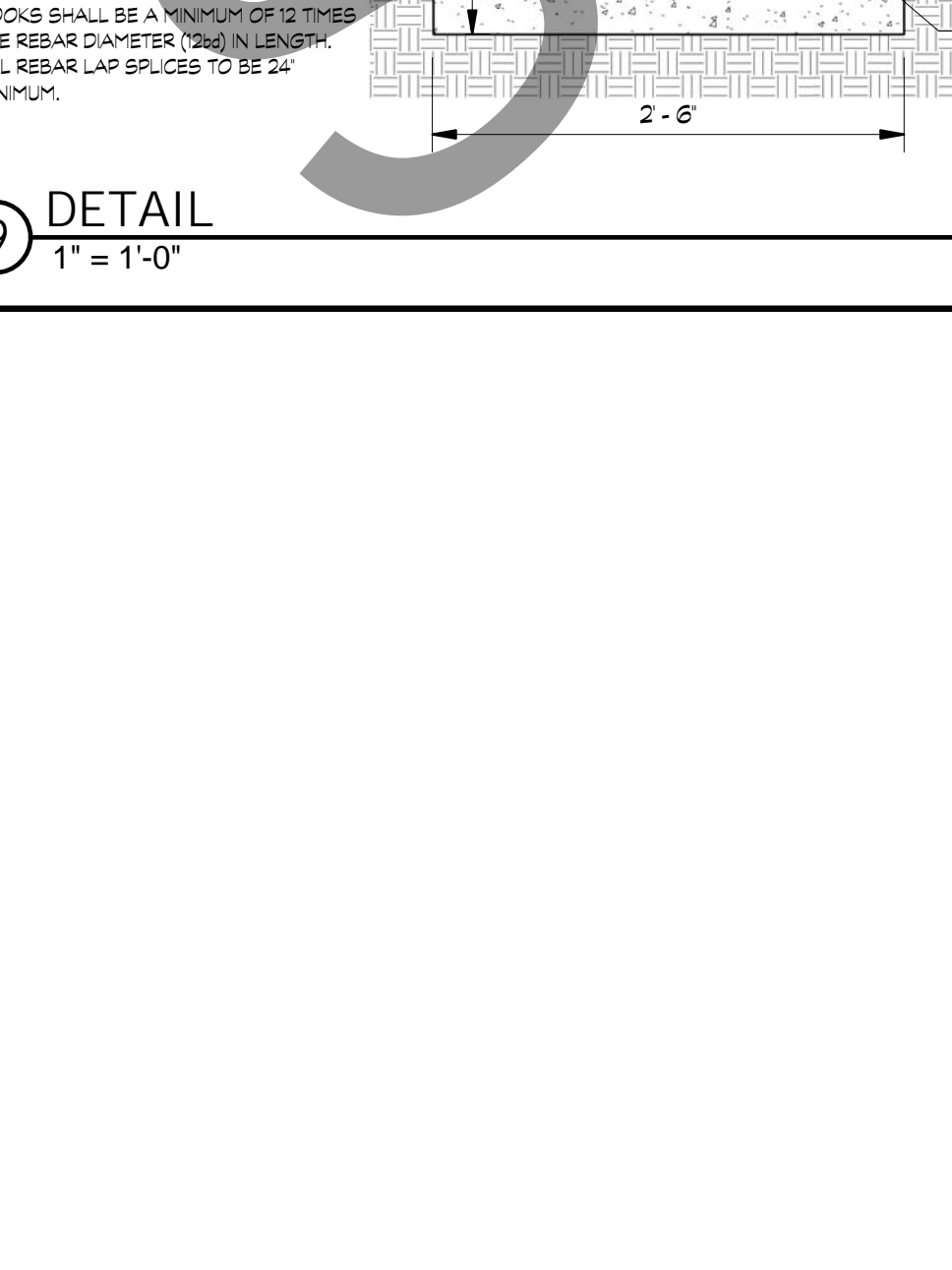


12 DETAIL
3/4" = 1'-0"

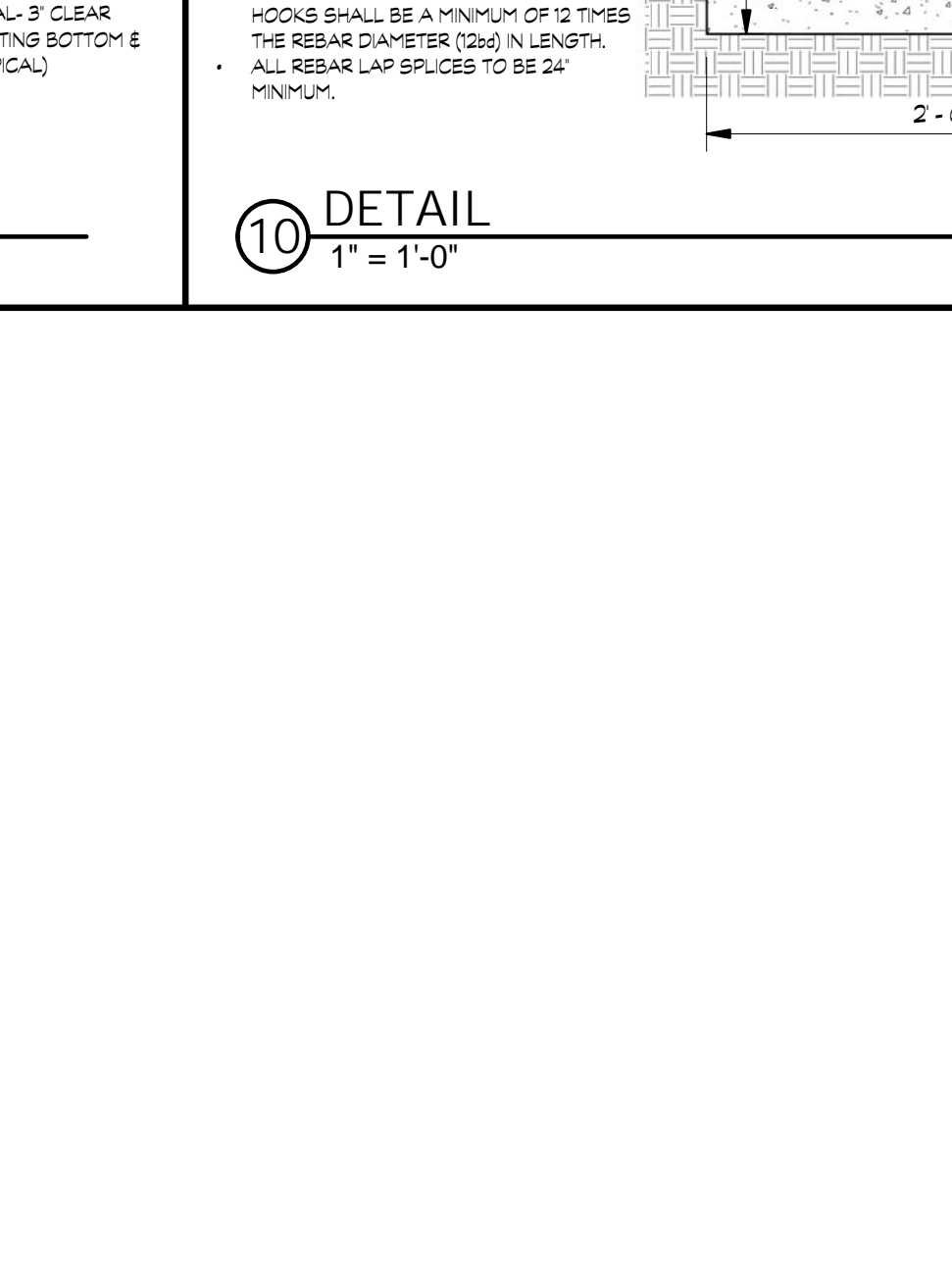


Product Width (in)	Model	Anchorage	Length Le (in)	Shear Ties
8	HPX-8x7.5 thru HPX-8x8	1-1/8" STD 10-15"	10"	
12	HPX-12x7.5 thru HPX-12x10	1-1/8" STD 10-20"	14"	
16	HPX-16x7.5 thru HPX-16x13	1-1/8" STD 10-20"	20"	(1) #3
	HPX-16x14 thru HPX-16x20	1-1/8" HS 20-30"	18"	
	HPX-16x14 thru HPX-16x24	1-1/8" STD 10-20"	14"	
24	HPX-24x7.5 thru HPX-24x13	1-1/8" HS 20-30"	20"	(2) #3
	HPX-24x14 thru HPX-24x20	1-1/8" HS 15-21"	18"	

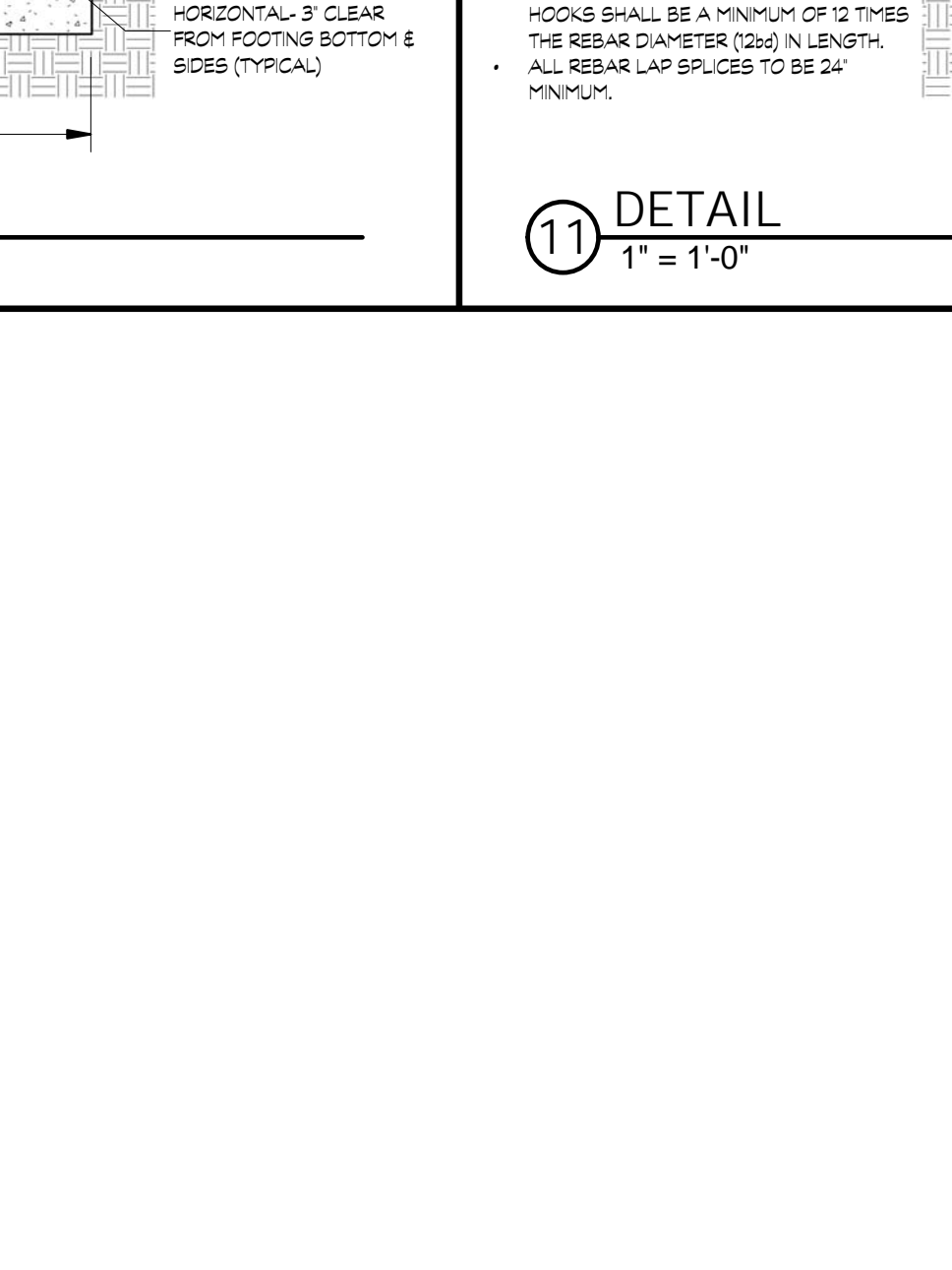
- Apply to 2500 psi compressive strength concrete, both seismic and wind loading.
- STD indicates steel complying with ASTM F1554 Grade 36 with a Heavy Frame Bolt (HFB) double nut on the embed end.
- HS indicates steel complying with ASTM A 193 Grade B7 (or equiv) with a 1/2x3/8 zinc water-wash double nut on the embed end. HFB is recommended.
- Concrete edge distance must comply with ACI 308-08 D6.2. Repetition or cut-off or embedment must be 8" not with minimum, and require supplemental shear reinforcement per ACI 308-08, Section 16.4.
- Shear Ties are #3 rebar, grade 60 (ksi).
- Shear Ties are not required for transitions away from Foundation Edge, for installation on wood framing or for Braced Wall Frame applications.
- Foundation Design is by others.
- The Building Design Professional is permitted to modify these details to accommodate a specific condition.



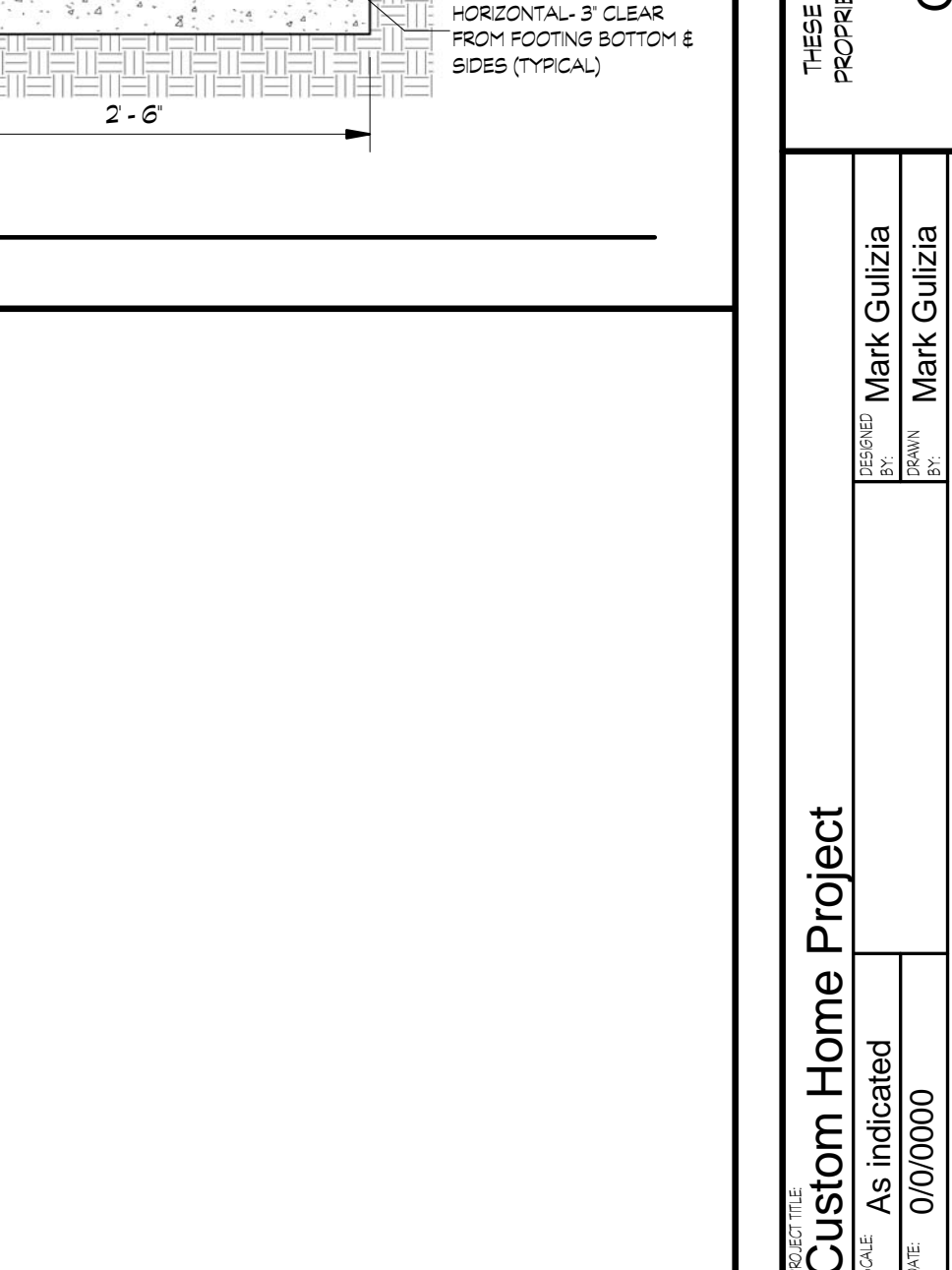
9 DETAIL
1" = 1'-0"



10 DETAIL
1" = 1'-0"



11 DETAIL
1" = 1'-0"



12 DETAIL
3/4" = 1'-0"

COMMENTS

REV. #

DATE

PROJECT CODE:

SCALE:

DATE:

DESIGNED BY:

MARK GUZZIA

CHECKED BY:

MARK GUZZIA

DATE:

01/00/00

PROJECT TITLE:

DETAILS

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PROJECT: Custom Home Project

DATE: As indicated

SCALE: 01/00/00

PROJECT TITLE: DETAILS

PROJECT CODE: S501