



1st FLOOR

- NOTES:
- CHECK ALL CEILING & PLATE HTS
 - HEADER HTS 6'-10" UNLESS NOTED OTHERWISE
 - CHECK PLAN FOR DIFFERENT ROOF PITCHES
 - CHECK WITH BUILDER FOR WINDOW ROUGH OPENING FRAMING SIZES

1. You the (Homeowner and or Builder) are responsible for ensuring compliance with local building codes. Local building jurisdictions may require lateral analysis or other engineering services to be performed. Such services are best handled by those familiar with your local building codes. Only qualified personnel should undertake any revisions to these house plan sets. It is the responsibility of the builder to assure all work is in accordance with the latest edition of all applicable National, State & Local Building Codes. It is the builder's responsibility to ensure all work is conducted in accordance with the latest edition of all applicable Construction Standards.

2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The foundation plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee should have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, or departments may require the designers plans to be stamped by an engineer and for an architect. Revisions to these plans required by local building department or codes are not included in the sale these plans.

3. Every attempt have been made in the preparation of drawings and specifications to avoid mistakes. It is responsibility of the builder to verify all dimensions and details for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.

1st FLOOR LIVING	1684 sf
2nd FLOOR LIVING	1344 sf
BONUS ROOM	784 sf
PORCHES	820 sf
GARAGE	816 sf
TOTAL AREA	5432 sf

FLOOR PLAN 1st FLOOR

HICKS RESIDENCE



DATE:
3/7/2014

SCALE:
1/4" = 1'

SHEET:
A-3