



FRONT ELEVATION



REAR ELEVATION

GARAGE LEFT

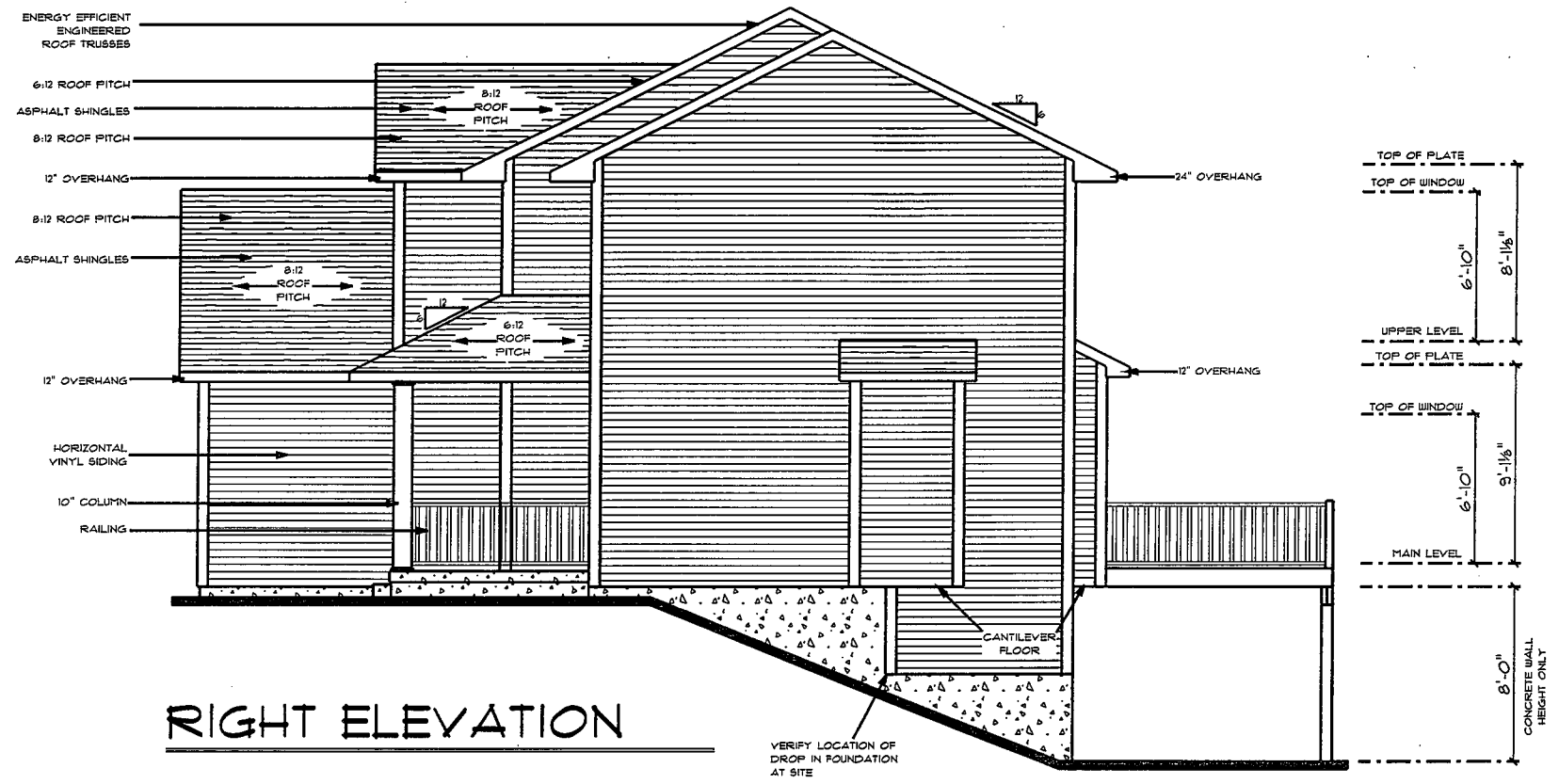
THE "CAMBRIDGE-II" BY  
SOUTHGATE DEVELOPMENT

REVISIONS

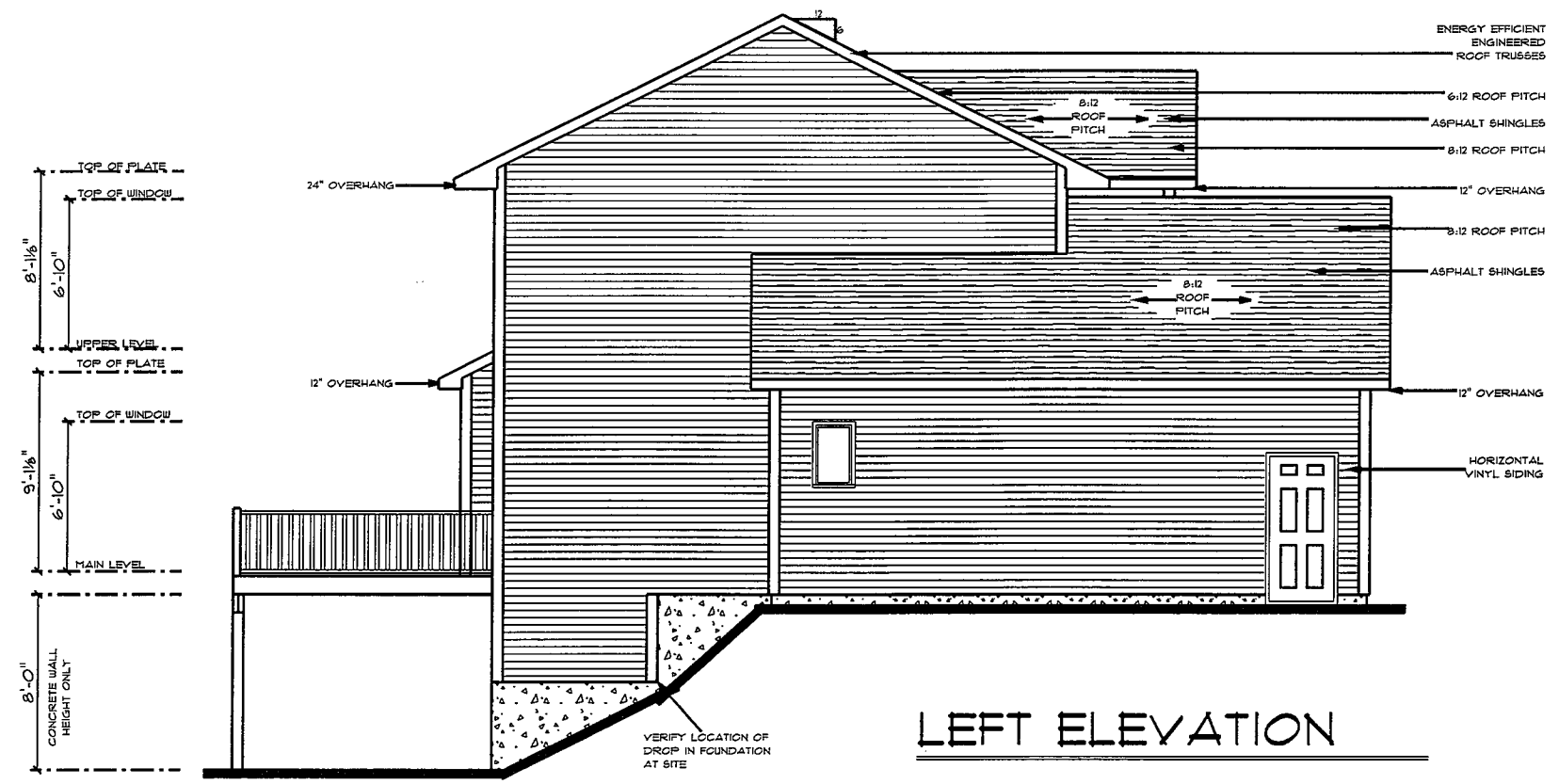
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RESIDENTIAL LIGHT COMMERCIAL DRAFTING  
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39-654 4570  
CHRISTINA@DESIGNELEMENTS.COM

SCALE: 1/8" = 1'-0"  
DATE: 08/20/2007  
DRAWN BY: JAC  
CHECKED BY: CDM  
PROJECT NUMBER: 06R693

DESIGN ELEMENTS IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD FIRST BE REVIEWED BY A CONSTRUCTION PROFESSIONAL. THE CLIENT AND BUILDER OF THIS PLAN RELEASES DESIGN ELEMENTS FROM ANY CLAIM OR LIABILITY THAT COULD BE INCURRED OR SUFFERED BY THE CLIENT OR BUILDER. IN CONCLUSION ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.



RIGHT ELEVATION



LEFT ELEVATION

GARAGE LEFT

REVISIONS

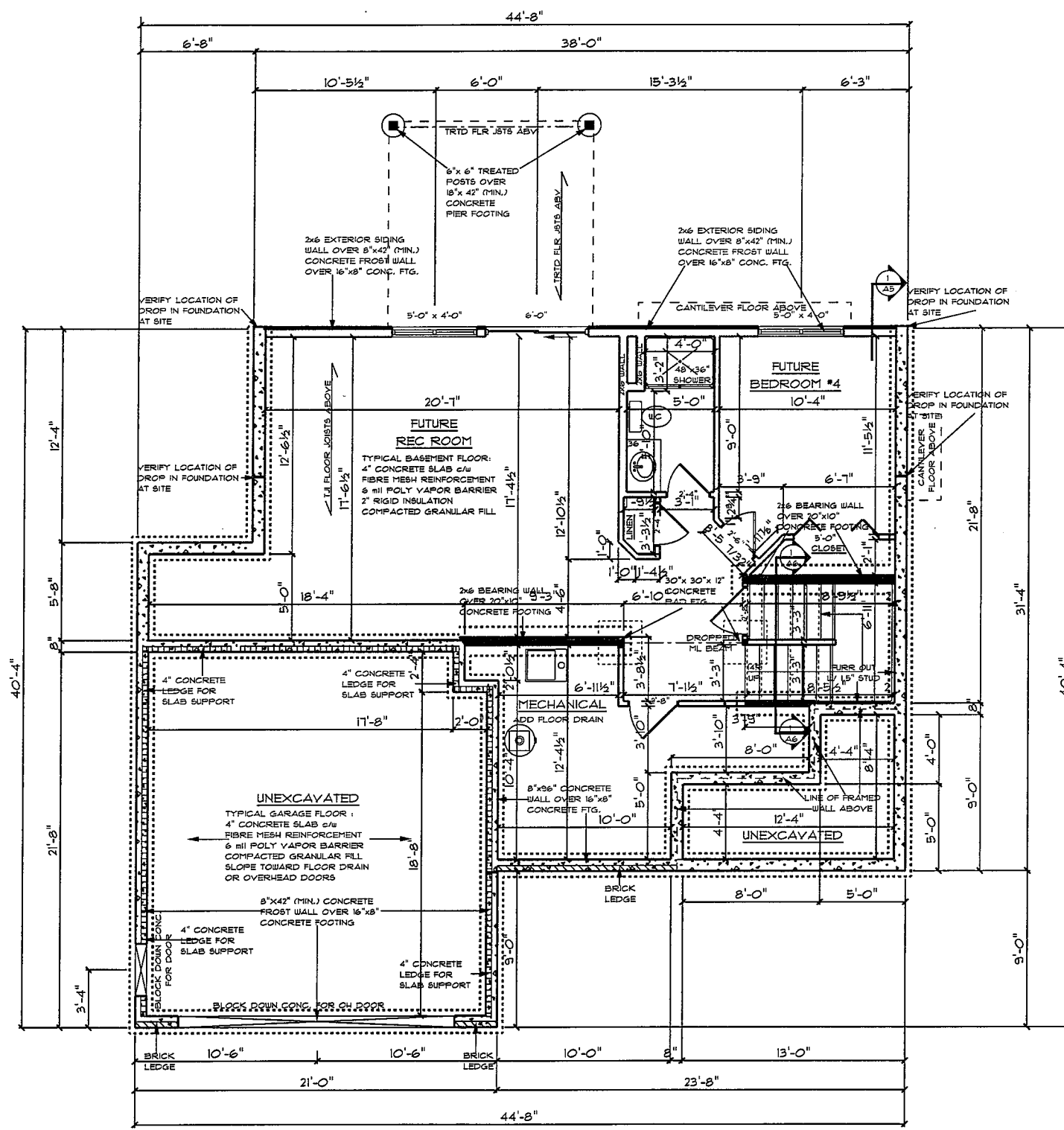
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THE "CAMBRIDGE-II" BY  
 SOUTHGATE DEVELOPMENT

SCALE: 1/8" = 1'-0"  
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• A2 •

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**LOWER LEVEL / FOUNDATION PLAN**  
 MAIN LEVEL SF: 938 SQ. FT.  
 UPPER LEVEL SF: 903 SQ. FT.  
 TOTAL FINISHED SF: 1841 SQ. FT.

**NOTES**

- 8'-0" BASEMENT WALL HEIGHT
- SLIDING WINDOWS - VERIFY SIZES
- ALL DIMENSIONS ARE FRAME TO FRAME
- ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- EXTERIOR WALLS ARE 2x4'S AT 16" O.C.
- INTERIOR WALLS ARE 2x4'S AT 16" O.C.
- FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
- 2x6 PLUMBING WALLS AS REQUIRED
- 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
- 21" CLEARANCE IN FRONT OF WATER CLOSET
- STAIRS - MIN. RUN 10" - MAX RISE 7 3/4"
- LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

**FOUNDATION NOTES**

- 2000 PSF SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3000 PSI CONCRETE (TYPICAL)
- DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXTEND FOOTING DEPTH
- FOOTINGS ARE TO MEET LOCAL FROST FOOTING REQUIREMENTS

GARAGE LEFT

THE "CAMBRIDGE-II" BY  
 SOUTHGATE DEVELOPMENT

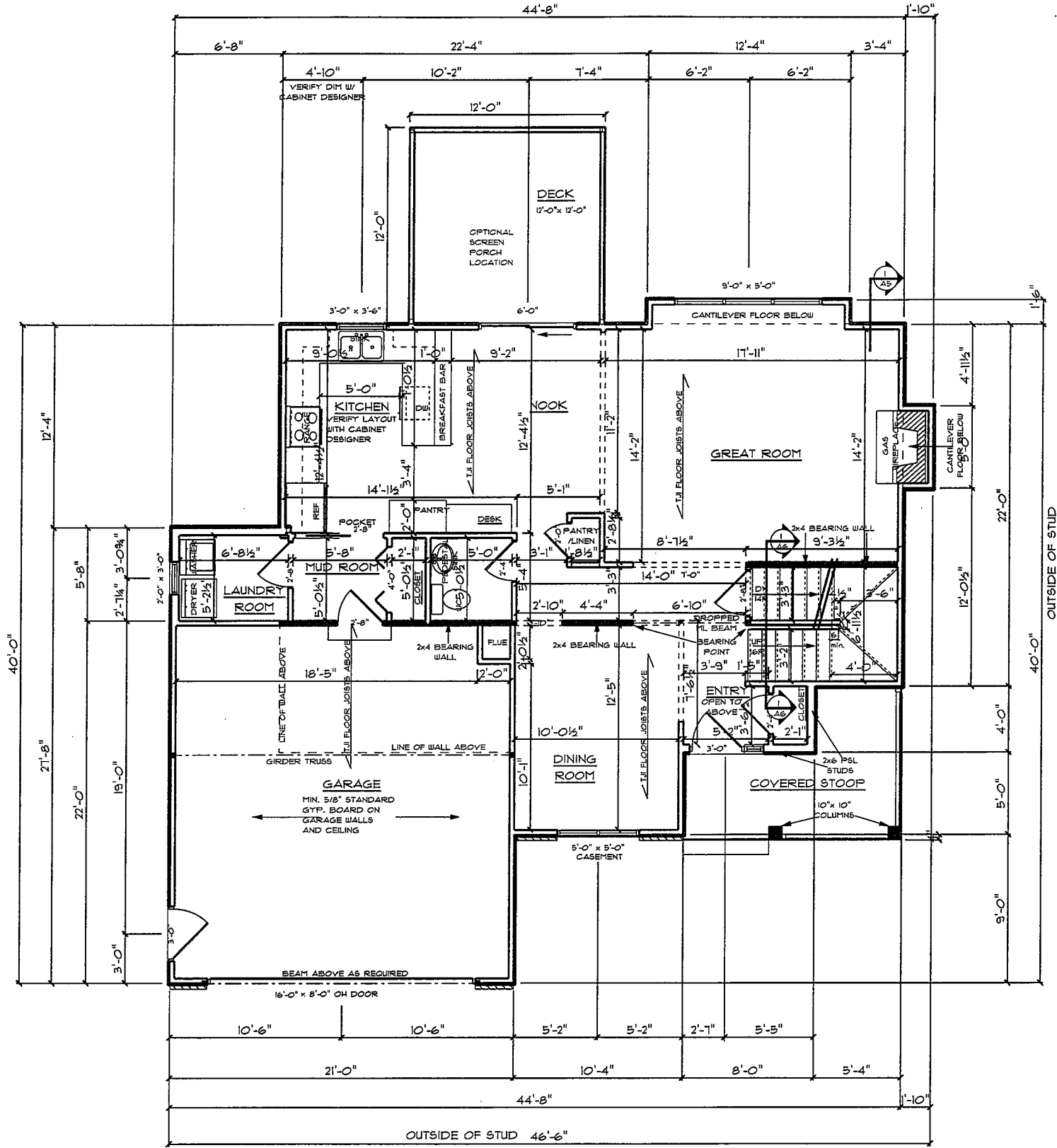
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• A3 •

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MAIN LEVEL FLOOR PLAN  
 MAIN LEVEL SF: 938 SQ. FT.  
 UPPER LEVEL SF: 903 SQ. FT.  
 TOTAL FINISHED SF: 1841 SQ. FT.

- NOTES
- 9'-1 1/8" WALL HEIGHTS UNLESS NOTED
  - SLIDING WINDOWS TO BE USED UNLESS NOTED
  - ALL DIMENSIONS ARE FRAME TO FRAME
  - ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
  - EXTERIOR WALLS ARE 2x4'S AT 16" O.C.
  - INTERIOR WALLS ARE 2x4'S AT 16" O.C.
  - FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
  - 2x6 PLUMBING WALLS AS REQUIRED
  - 24" CLEARANCE IN FRONT OF OPENING TO SHOWER
  - 21" CLEARANCE IN FRONT OF WATER CLOSET
  - STAIRS - MIN. RUN 10" - MAX RISE 1 3/4"
  - LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

GARAGE LEFT

THE "CAMBRIDGE-II" BY  
 SOUTHGATE DEVELOPMENT

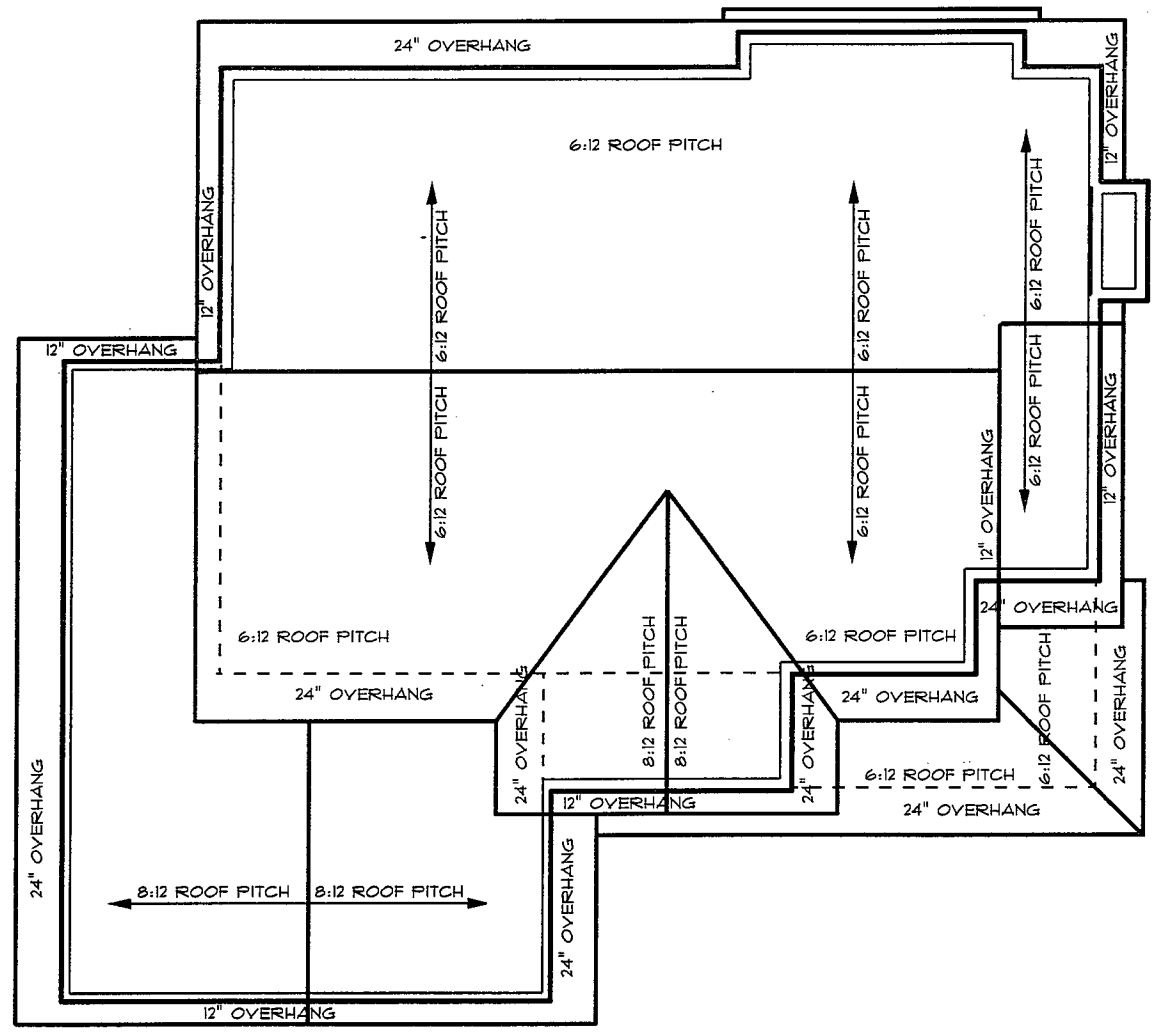
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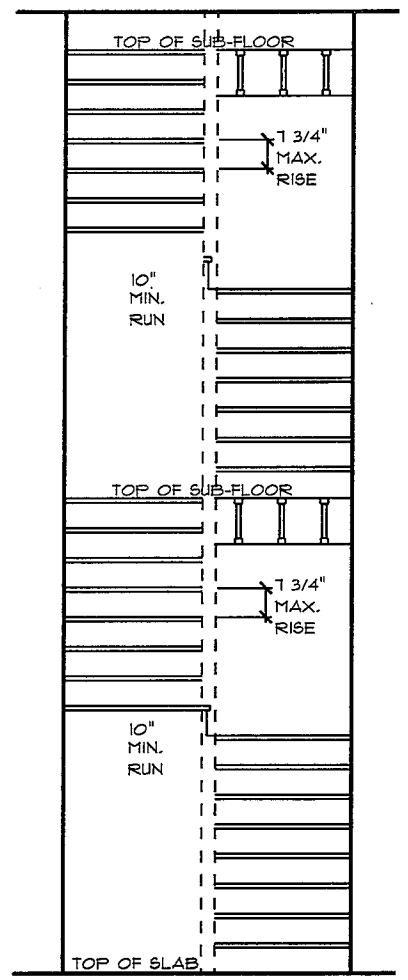




**ROOF PLAN**

**STAIR NOTES:**  
 MIN. RUN 0'-10"  
 MAX. RISE 0'-1 3/4"  
 MIN. HEADROOM 6'-8"

HANDRAIL HEIGHTS 34"-38"  
 HANDRAILS MAY ENCR OACH WIDTH OF STAIRS BY 4-1/2" MAX.  
 HANDRAILS MAX. CROSS SECTION = 2-5/8"  
 HANDRAILS REQ'D ALONG STAIRS W/ 2 OR MORE TREADS



**STAIR SECTION**  
 NOT TO SCALE

**GARAGE LEFT**

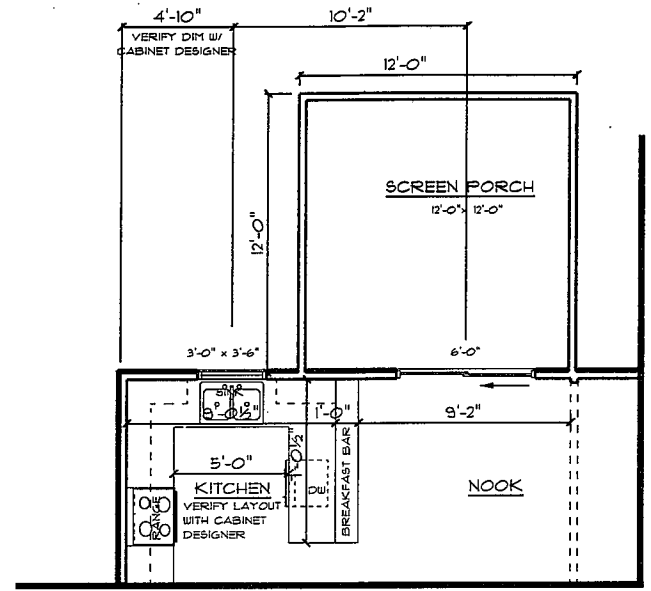
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OPTIONAL SCREEN PORCH



REAR ELEVATION

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  - LOCATION OF ATTIC ACCESS TO BE DETERMINED BY CONTRACTOR

GARAGE LEFT  
SCREEN PORCH OPTION

THE "CAMBRIDGE-II" BY  
SOUTHGATE DEVELOPMENT

REVISIONS

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