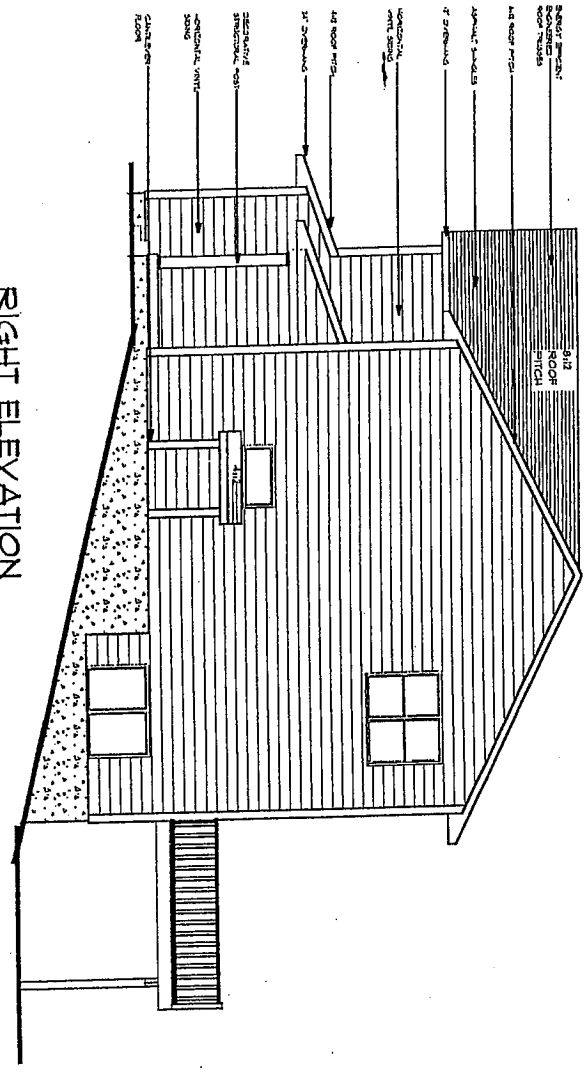
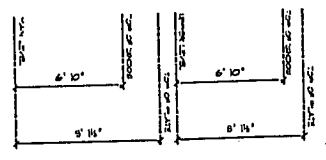
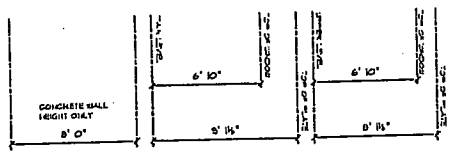


LEFT ELEVATION

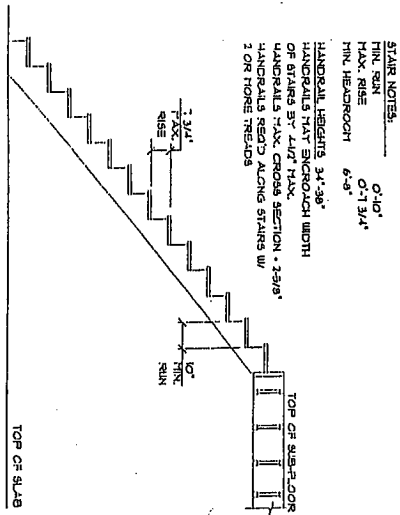


RIGHT ELEVATION



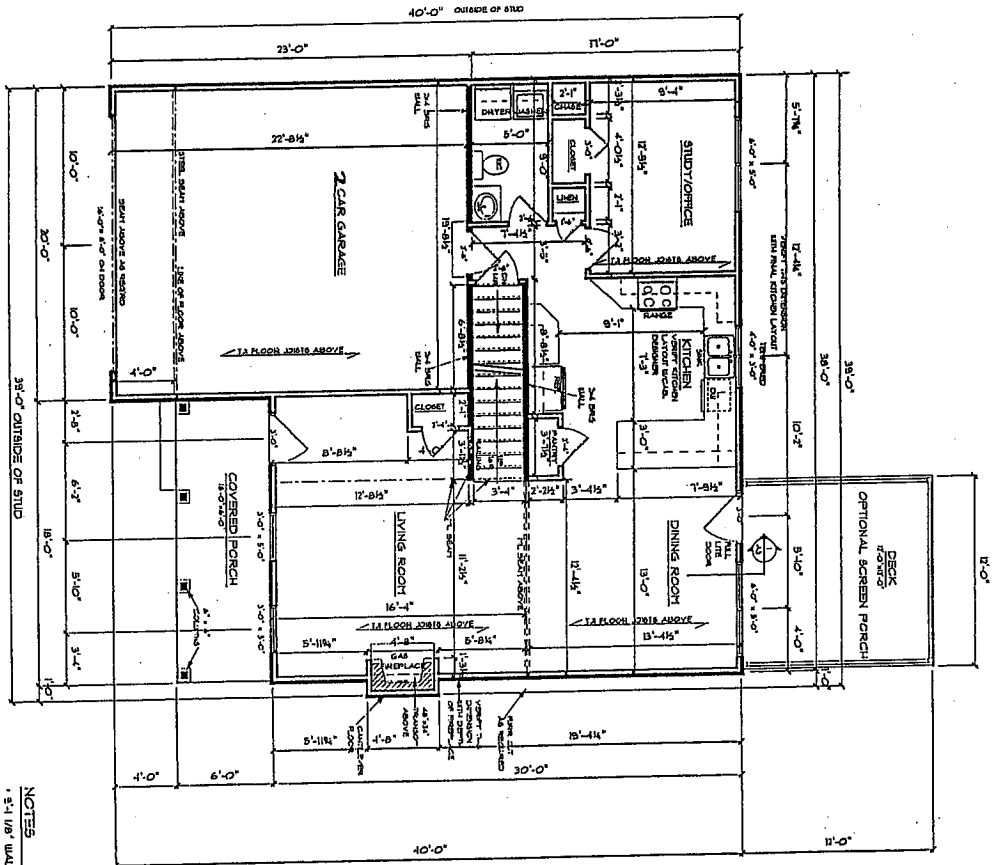
<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 02/20/2004</p> <p>DRAWN BY: CDM</p> <p>CHECKED BY: CDM</p> <p>PROJECT NUMBER: 04R302</p>	<p>LANCASTER</p> <hr/> <p>SOUTHGATE DEVELOPMENT</p>		<p>DESIGN ELEMENTS</p> <p>REVISIONS</p> <p>DATE: 02/20/2004</p> <p>BY: CDM</p> <p>DESCRIPTION:</p>	<p>REV. NO.</p> <p>DATE</p> <p>DESCRIPTION</p>
	<p>A2</p>			
	<p>CONCRETE WALL HEIGHT 0'11"</p>			
	<p>9' 11"</p>			
	<p>6' 10"</p>			

TYPICAL STAIR SECTION



STAIR NOTES:
 MIN. STAIR RISE 7'-9 1/2"
 MIN. HEADROOM 6'-8"
 HANDRAIL HEIGHTS 34'-38"
 HANDRAILS MUST ENCLOSE WIDTH OF STAIRS BY 1/4" MAX.
 HANDRAILS MAX. CROSS SECTION = 2 3/8"
 HANDRAILS MUST BE LOCATED 1" OR MORE FROM

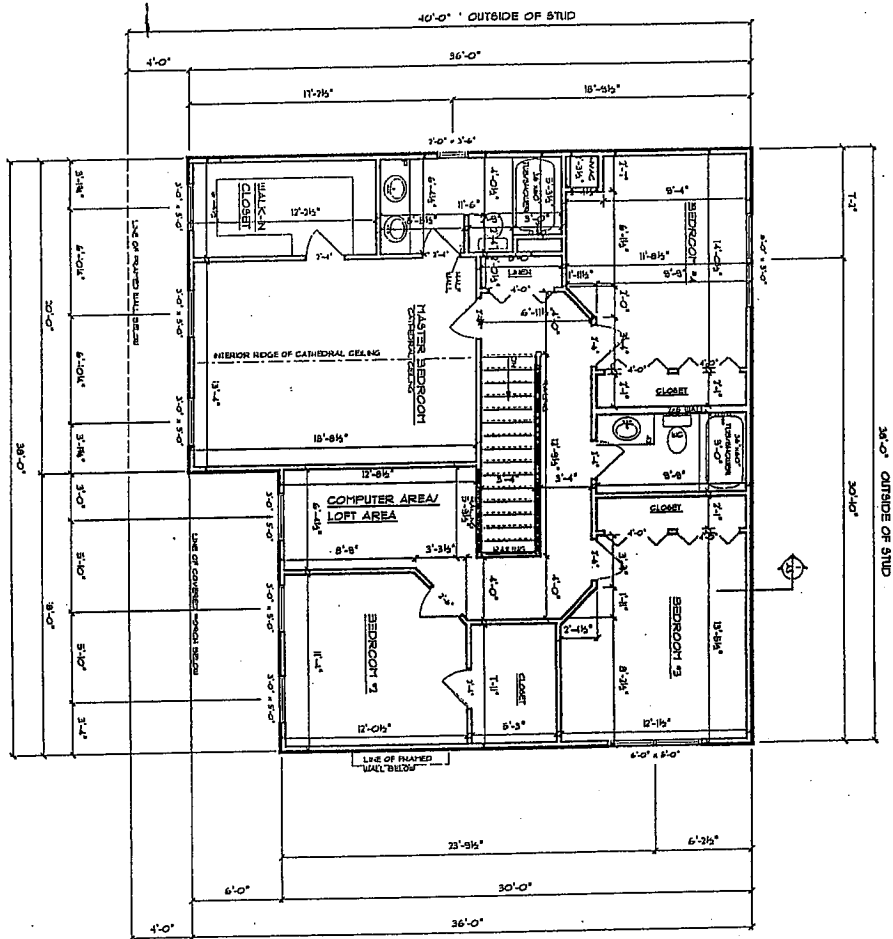
MAIN LEVEL FLOOR PLAN
 UPPER LEVEL FINISHED SQ. FT.: 1260 SQ. FT.
 MAIN LEVEL FINISHED SQ. FT.: 906 SQ. FT.
 TOTAL FINISHED SQ. FT.: 2166 SQ. FT.



- NOTES**
- 1. 3 1/2" WALL HEIGHTS UNLESS NOTED UNLESS NOTED
 - 2. GROUND SINKING UNLESS - VERIFY SIZES
 - 3. ALL DIMENSIONS ARE FINISH TO FINISH UNLESS NOTED
 - 4. ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONNECTICUT
 - 5. INTERIOR WALLS ARE 2x4'S AT 16" O.C.
 - 6. FLOOR JOISTS AND BEAMS SIZES ARE TO BE DETERMINED BY SUPPLIER
 - 7. 3/4" PLUMBING WALLS AS REQUIRED
 - 8. 2" CLEARANCE IN FRONT OF WATER CLOSET STAIRS - FINL RISE 1 3/4"
 - 9. LOCATION OF KITCHEN ACCESS TO BE DETERMINED BY CONTRACTOR

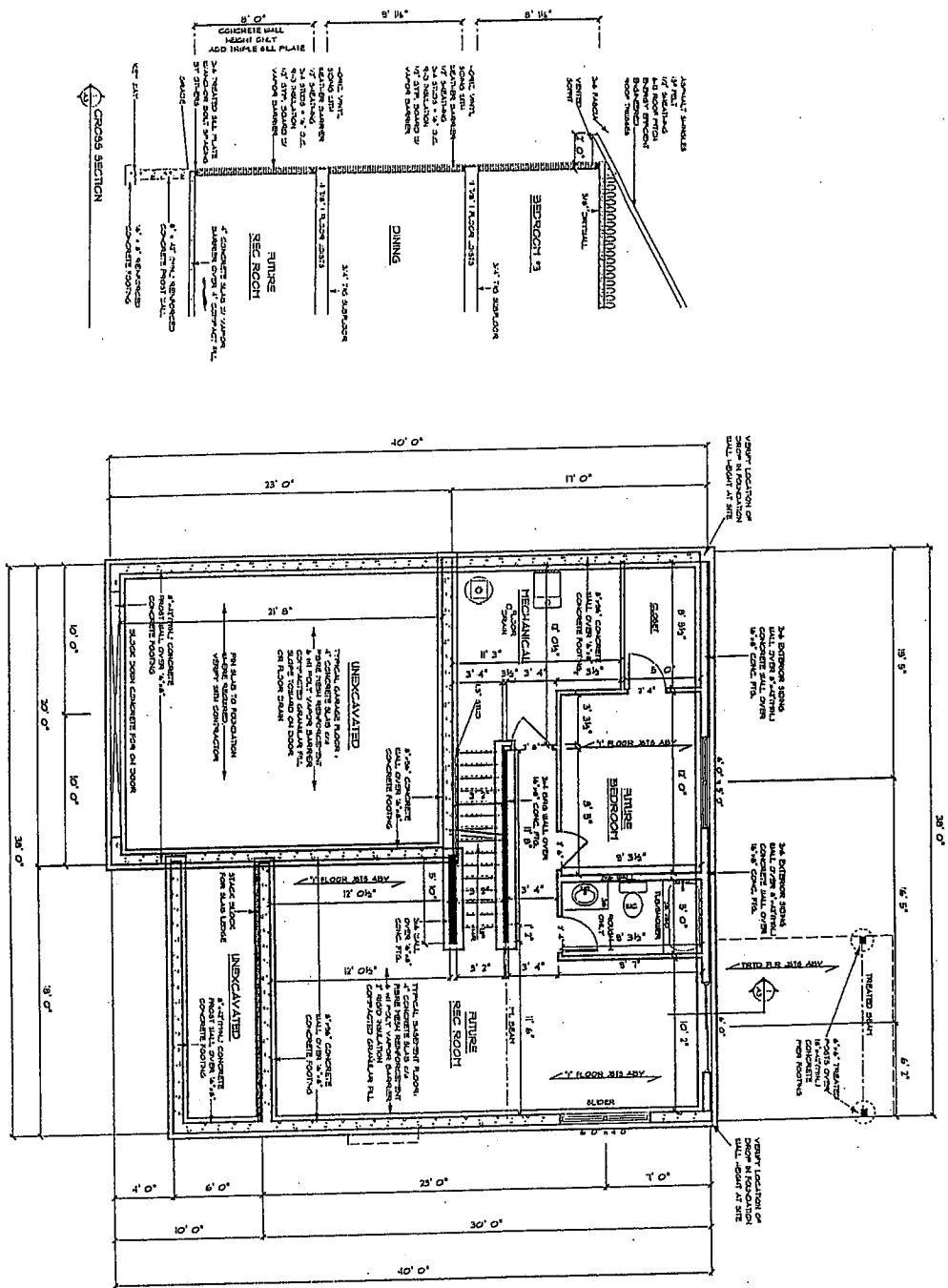
<p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 01/20/2004</p> <p>DRAWN BY: CDW</p> <p>CHECKED BY: CDW</p> <p>PROJECT NUMBER: 02R302</p>	<p>LANCASTER</p> <p>SOUTHGATE DEVELOPMENT</p>	<p>DESIGN ELEMENTS</p> <p>100% COMPLETE</p> <p>55255</p> <p>1/20/04</p> <p>01/20/04</p> <p>100%</p>	<p>REVISIONS</p>
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UPPER LEVEL FLOOR PLAN
 UPPER LEVEL FINISHED SQ. FT.: 1260 SQ. FT.
 MAIN LEVEL FINISHED SQ. FT.: 906 SQ. FT.
 TOTAL FINISHED SQ. FT.: 2166 SQ. FT.



- NOTES
- 9'-1 1/2" WALL HEIGHTS UNLESS NOTED
 - GASKET SINGLE-PANING WINDOWS - VERIFY SIZES
 - UNLESS NOTED
 - ALL DIMENSIONS ARE RELATIVE TO FINISH
 - ROOF TRUSSES ARE TO BE DESIGNED AND
 - CERTIFIED BY AN ENGINEER LICENSED IN
 - THE STATE OF CALIFORNIA AT 1/4" O.C.
 - INTERIOR WALLS ARE 3/4" AT 16" O.C.
 - FLOOR JOISTS AND BEAM SIZES ARE TO
 - BE DETERMINED BY SUPPLIER
 - 24" CLEARANCE IN FRONT OF OPENING
 - TO 4' CLEARANCE IN FRONT OF WATER CLOSET
 - STAIRS - FIN. RUN OF - MAX. ROVER IN 31"
 - LOCATION OF ANY ACCESS TO BE DETERMINED
 - BY CONSULTATION

PROJECT NUMBER: 042302 SCALE: 1/8" = 1'-0" DATE: 02/20/2004 DRAWN BY: CDM CHECKED BY: CDM PROJECT NUMBER: 042302	"LANCASTER" <hr/> SOUTHGATE DEVELOPMENT	DESIGN ELEMENTS REVISIONS LINC TITLE # 244 - 2225 246 24 4570 CINCINNATI, OHIO 45220	ELVINGS



LOWER LEVEL / FOUNDATION PLAN
 UPPER LEVEL FINISHED SQ. FT.: 1260 SQ. FT.
 MAIN LEVEL FINISHED SQ. FT.: 906 SQ. FT.
 TOTAL FINISHED SQ. FT.: 2166 SQ. FT.

FOUNDATION NOTES

- 1. 3000 PSI SOIL BEARING PRESSURE ASSUMED FOR FOOTING DESIGN. MODIFY AS NEEDED IF DIFFERENT CONDITIONS ARE ENCOUNTERED
- 2. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR IS IN PLACE
- 3. 2000 PSI CONCRETE (TYPICAL)
- 4. DO NOT PLACE ANY FOOTINGS ON DISTURBED SOIL - IF ENCOUNTERED, OVER EXCAVATE AND EXPOSE FOOTING DEPTH
- 5. FOOTINGS ARE TO BE IN LOCAL ROCK REQUIREMENTS

NOTES

- 1. 8" O.C. CONCRETE WALL HEIGHT
- 2. DESIGN AND DIMENSIONS - VERIFY SIZES
- 3. ALL DIMENSIONS ARE FINISH TO FRAME
- 4. ROOF TRUSSES ARE TO BE DESIGNED AND CERTIFIED BY AN ENGINEER LICENSED IN THE STATE OF CONSTRUCTION
- 5. EXTERIOR WALLS ARE 2x4'S AT 16" O.C.
- 6. INTERIOR WALLS AND BEAMS ARE TO BE DETERMINED BY CONTRACTOR
- 7. 2x4 CLEARANCE IN FRONT OF OPENING TO SHOWER
- 8. 1" CLEARANCE IN FRONT OF WATER CLOSET STAIRS - 2" IN FRONT OF 1 1/2"
- 9. LOCATION OF ATIC ACCESS TO BE DETERMINED BY CONTRACTOR

SCALE: 1/8" = 1'-0"

DATE: 01/20/2004

DRAWN BY: CDM

CHECKED BY: CDM

PROJECT NUMBER: 04R202

LANCASTER

SOUTHGATE DEVELOPMENT

DESIGN ELEMENTS

REVISIONS

DATE: 01/20/04

BY: CDM

REVISIONS