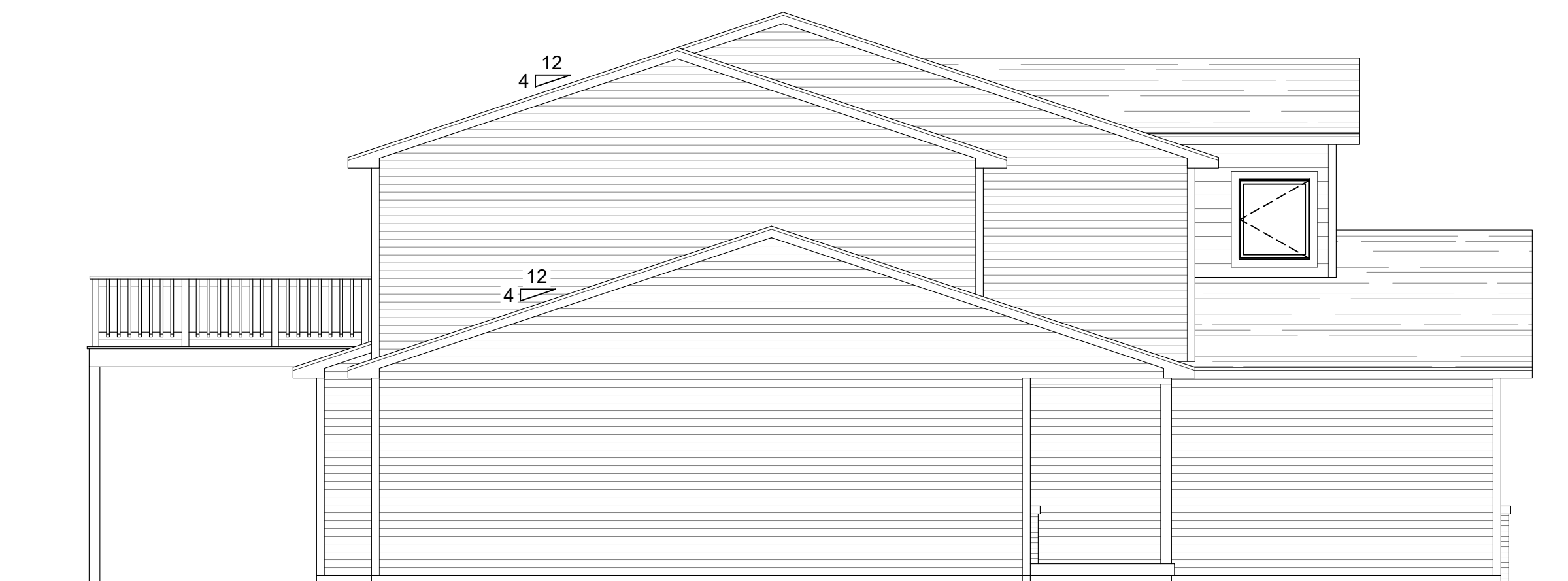
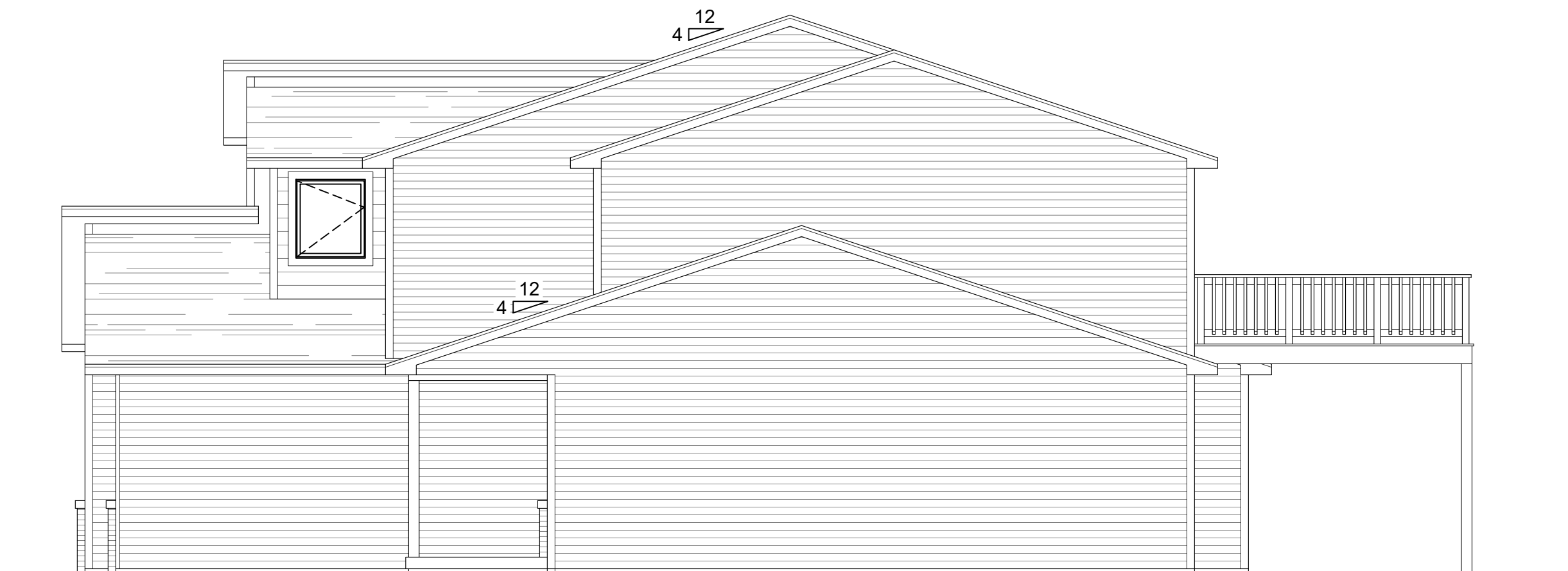


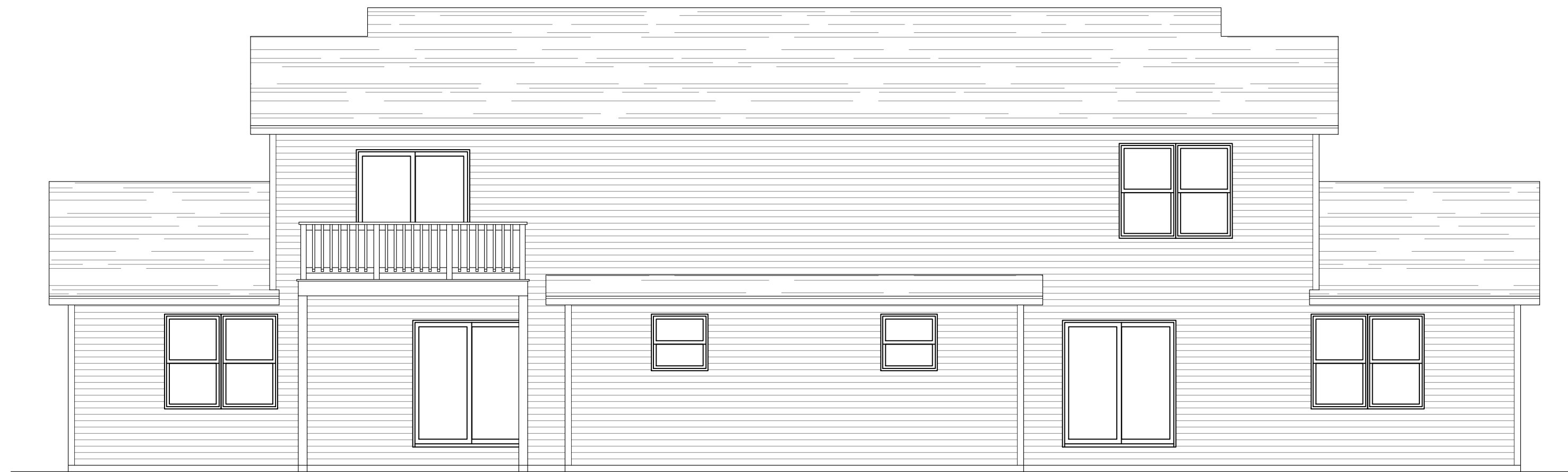
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"



4 REAR ELEVATION
SCALE: 3/16"=1'-0"

WALL NOTES:
1. ALL FOUNDATION WALLS MEASURE 8".
2. ALL 2x6 WALLS MEASURE 5-1/2".
3. ALL 2x4 WALLS MEASURE 3-1/2".

GENERAL NOTES:
1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW THE CONSTRUCTION PLANS PRIOR TO CONSTRUCTION TO VERIFY ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL MATERIALS WORK AS DESIGNED.
3. ANY STUD FRAMED WALL OVER 12'-0" IN HEIGHT MAY NEED TO BE STAMPED BY A LICENSED STRUCTURAL ENGINEER IN ORDER TO MEET CODE ENFORCEMENT.
4. VERIFY WINDOW CALL-OUTS AND ROUGH OPENINGS WITH GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
5. GRADE LINES ON THIS DRAWING ARE ESTIMATES BASED ON INFORMATION PROVIDED BY THE GENERAL CONTRACTOR. ACTUAL GRADE MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

SHEET:

1

SCALE:

AS NOTED

PLAN #:

22-115

REVISIONS:

5/11/22	3/20/23
2/13/23	4/13/23
2/21/23	
3/14/23	

ADDRESS:

744-736 KRISTIN DR.

LOT NUMBER:

68-69 FRANKLIN HEIGHTS

DRAWING OF:

ELEVATIONS

DRAWN BY:

INNOVATIVE DRAFTING SERVICES

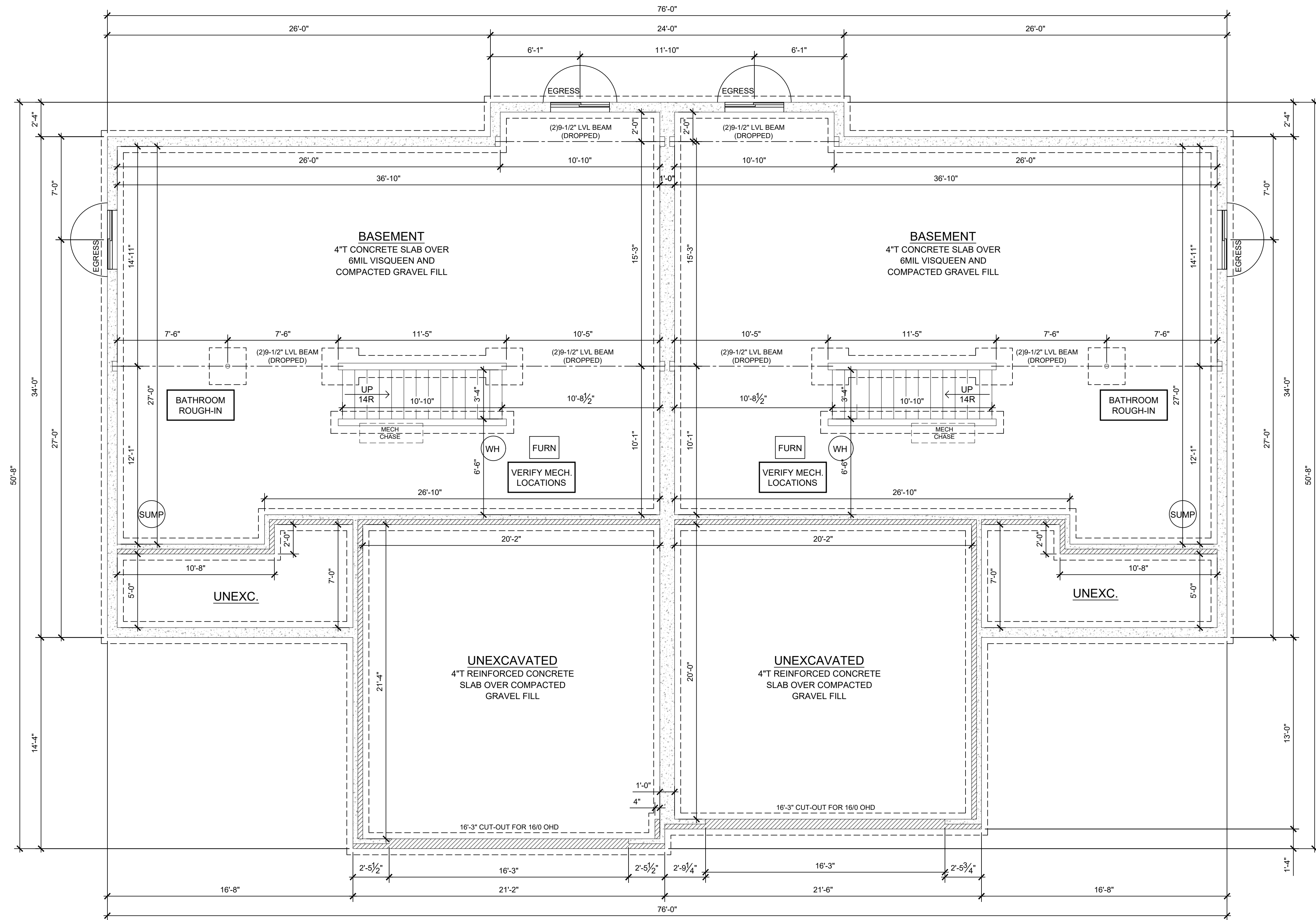
DATE:

5/5/22

AVIAR BUILDERS, LLC

VIJAY GOVINDARAJAN
(309) 750-1082

INNOVATIVE
DRAFTING
SERVICES
DAVID CURRENT (309) 621-1470



1 FOUNDATION PLAN
2

FOUNDATION NOTES:

1. FOUNDATION WALLS TO BE 8"Wx8'-0"H POURED CONCRETE
2. FOUNDATION WALLS OF UNEXCAVATED AREAS TO BE 8"Wx4'-0"H POURED CONCRETE.
3. ALL EXTERIOR FOOTINGS TO BE 18"Wx8'D POURED CONCRETE (MIN. FOOTING DEPTH TO BE 32" BELOW GRADE).
4. ALL FOUNDATION WALLS ADJACENT TO FINISHED AREAS TO BE SPRAYED WITH WATER-PROOFING MEMBRANE.
5. 6 MIL VISQUEEN WITH MIN. 12" OVERLAPPED SEAMS TO BE INSTALLED BELOW BASEMENT SLAB.
6. ALL PLATE MATERIAL IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

SHEET:

2

SCALE:

1/4"=1'-0"

PLAN #:

22-115

REVISIONS:

5/11/22	3/20/23
2/13/23	4/13/23
2/21/23	
3/14/23	

ADDRESS:

744-736 KRISTIN DR.

LOT NUMBER:

68-69 FRANKLIN HEIGHTS

DRAWING OF:

FOUNDATION PLAN

DRAWN BY:

INNOVATIVE DRAFTING SERVICES

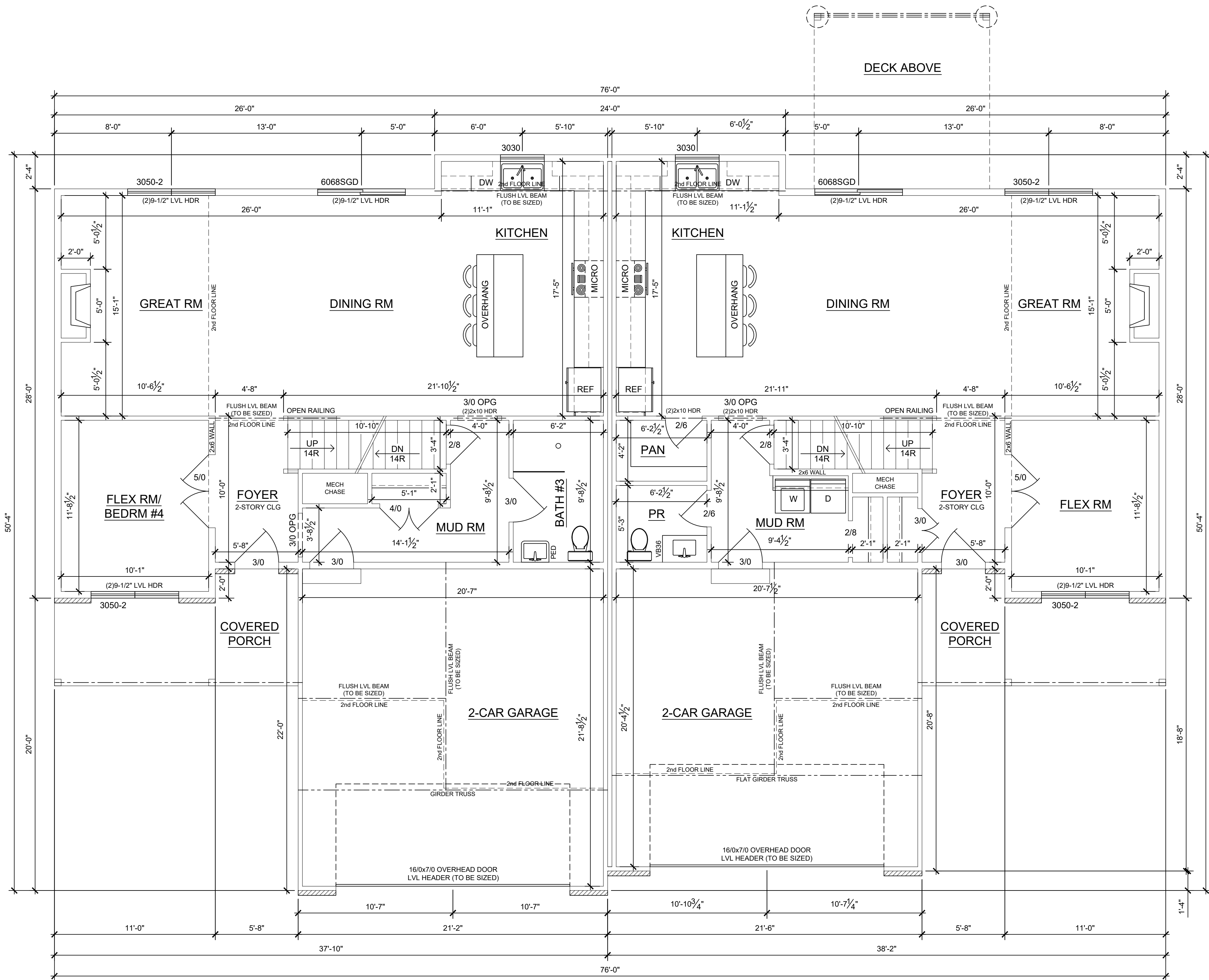
DATE:

5/5/22

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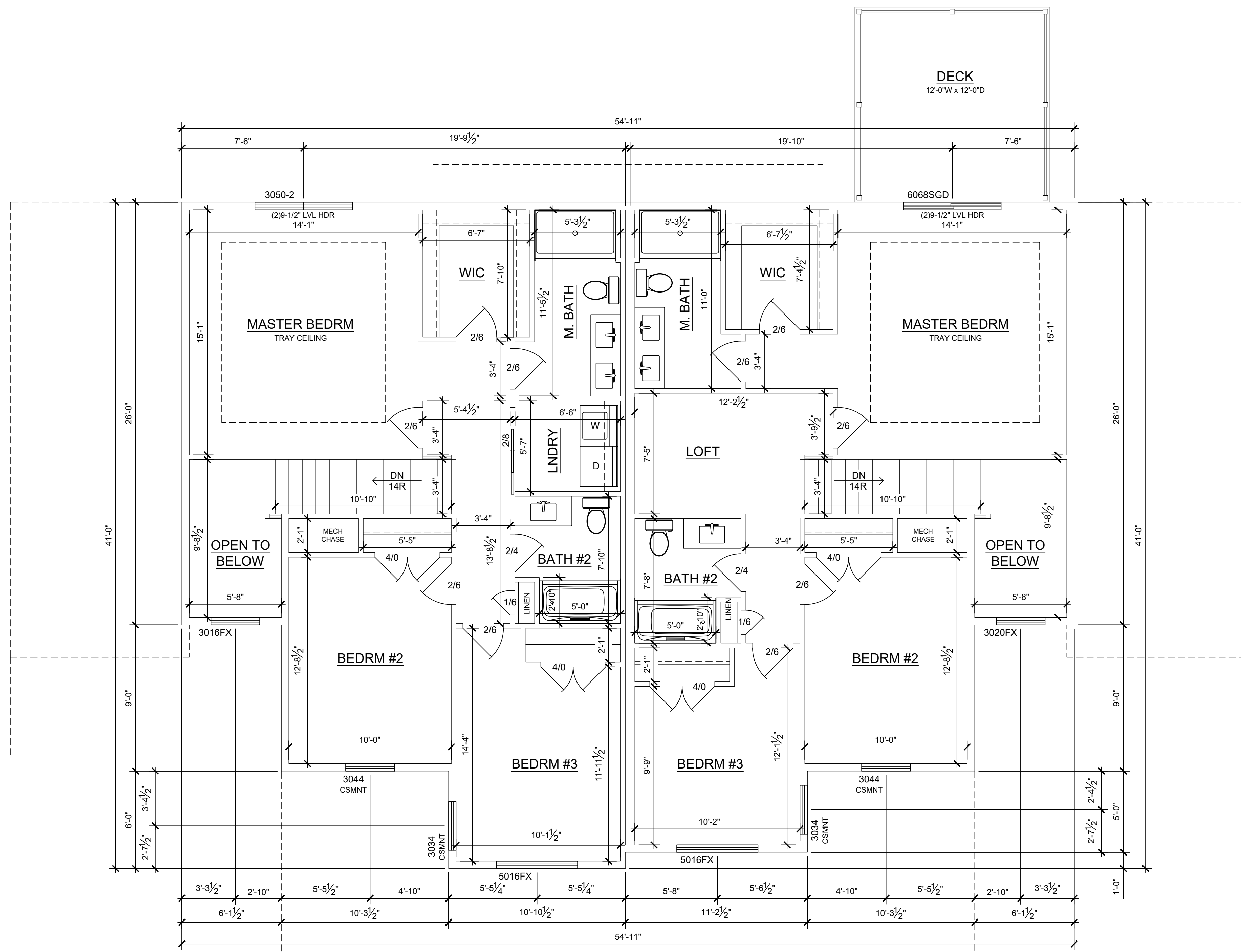
1 FIRST FLOOR PLAN
3 1,041 SQ. FT. (EACH SIDE)

FIRST FLOOR NOTES:
1. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS.
2. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS.
3. ALL EXTERIOR HOUSE WALLS TO BE CONSTRUCTED OF 2x6 STUDS AT 16" OC WITH 7/16" OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).
4. ALL EXTERIOR GARAGE WALLS TO BE CONSTRUCTED OF 2x4 STUDS AT 16" OC WITH 7/16" OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).
5. ALL INTERIOR WALLS TO BE CONSTRUCTED OF 2x4 STUDS AT 16" OC (UNLESS OTHERWISE NOTED).
6. ALL CEILINGS TO BE 8'-1 1/8" HIGH (UNLESS OTHERWISE NOTED).

SHEET: 3	SCALE: 1/4"=1'-0"	REVISIONS:		ADDRESS:	744-736 KRISTIN DR.
	PLAN #: 22-115	5/11/22	3/20/23	LOT NUMBER:	68-69 FRANKLIN HEIGHTS
		2/13/23	4/13/23	DRAWING OF:	FIRST FLOOR PLAN
		2/21/23		DRAWN BY:	INNOVATIVE DRAFTING SERVICES
		3/14/23		DATE:	5/5/22

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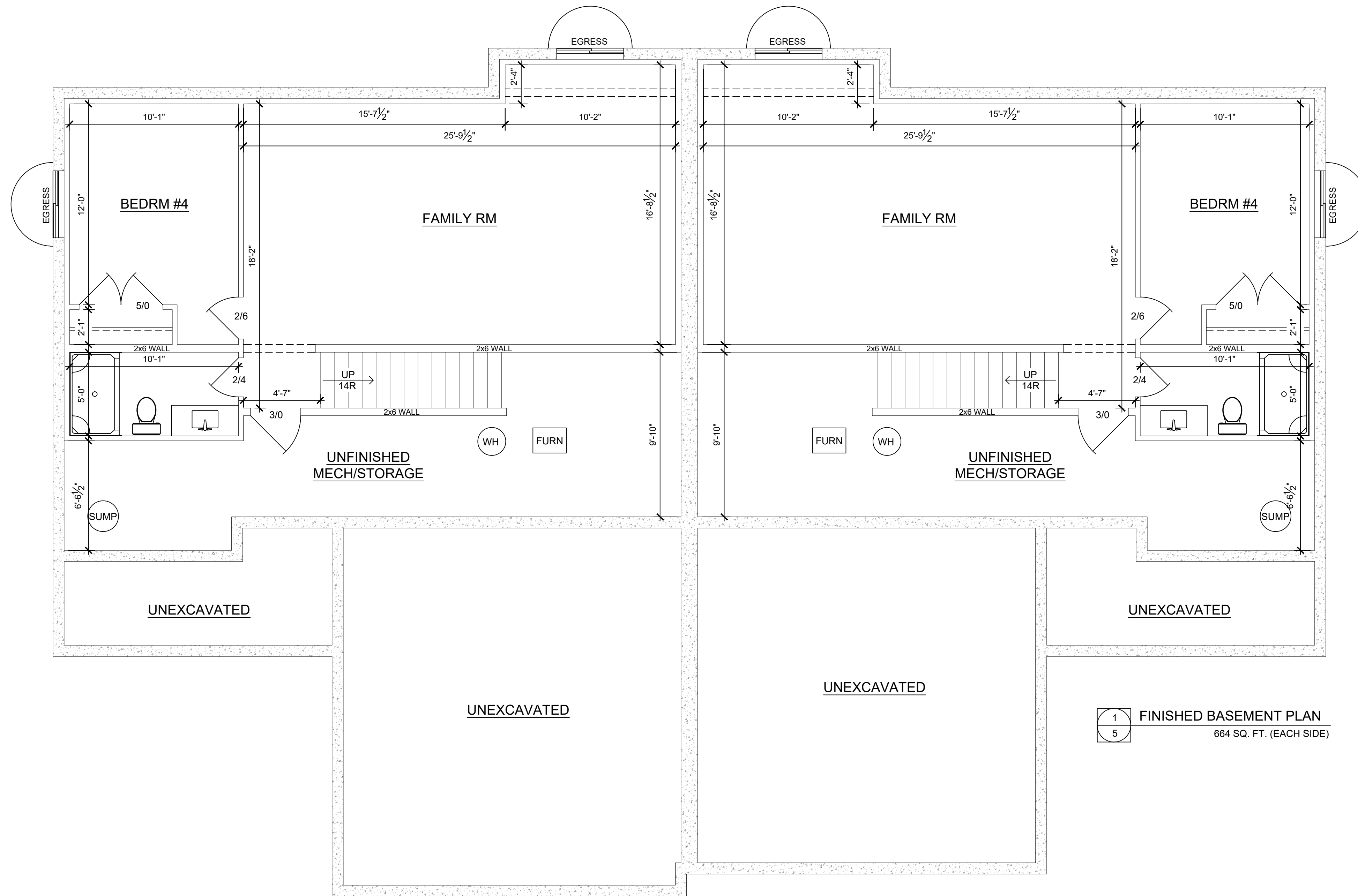
1 SECOND FLOOR PLAN
4 873 SQ. FT. (EACH SIDE)

- SECOND FLOOR NOTES:
1. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS.
 2. ALL INTERIOR DIMENSIONS ARE TO THE FACE OF THE STUDS.
 3. ALL EXTERIOR HOUSE WALLS TO BE CONSTRUCTED OF 2x6 STUDS AT 16" OC WITH 7/16" OSB SHEATHING AND HOUSE WRAP (UNLESS OTHERWISE NOTED).
 4. ALL INTERIOR WALLS TO BE CONSTRUCTED OF 2x4 STUDS AT 16" OC (UNLESS OTHERWISE NOTED).
 5. ALL CEILINGS TO BE 8'-1 1/8" HIGH (UNLESS OTHERWISE NOTED).

SHEET: 4	SCALE: 1/4"=1'-0"	REVISIONS:		ADDRESS:	744-736 KRISTIN DR.
	PLAN #:	5/11/22	3/20/23	LOT NUMBER:	68-69 FRANKLIN HEIGHTS
	22-115	2/13/23	4/13/23	DRAWING OF:	SECOND FLOOR PLAN
		3/14/23		DRAWN BY:	INNOVATIVE DRAFTING SERVICES
				DATE:	5/5/22

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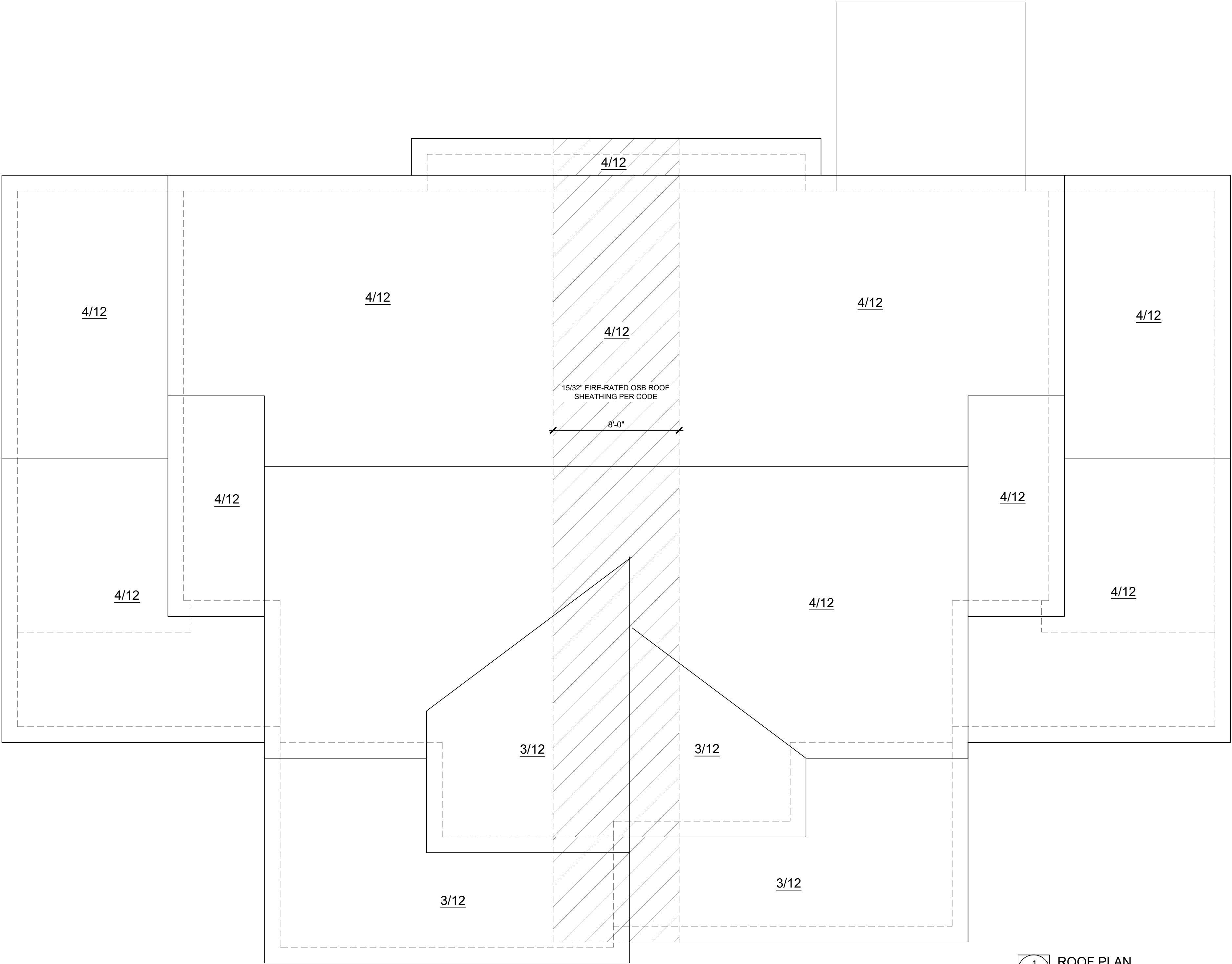


1 FINISHED BASEMENT PLAN
5 664 SQ. FT. (EACH SIDE)

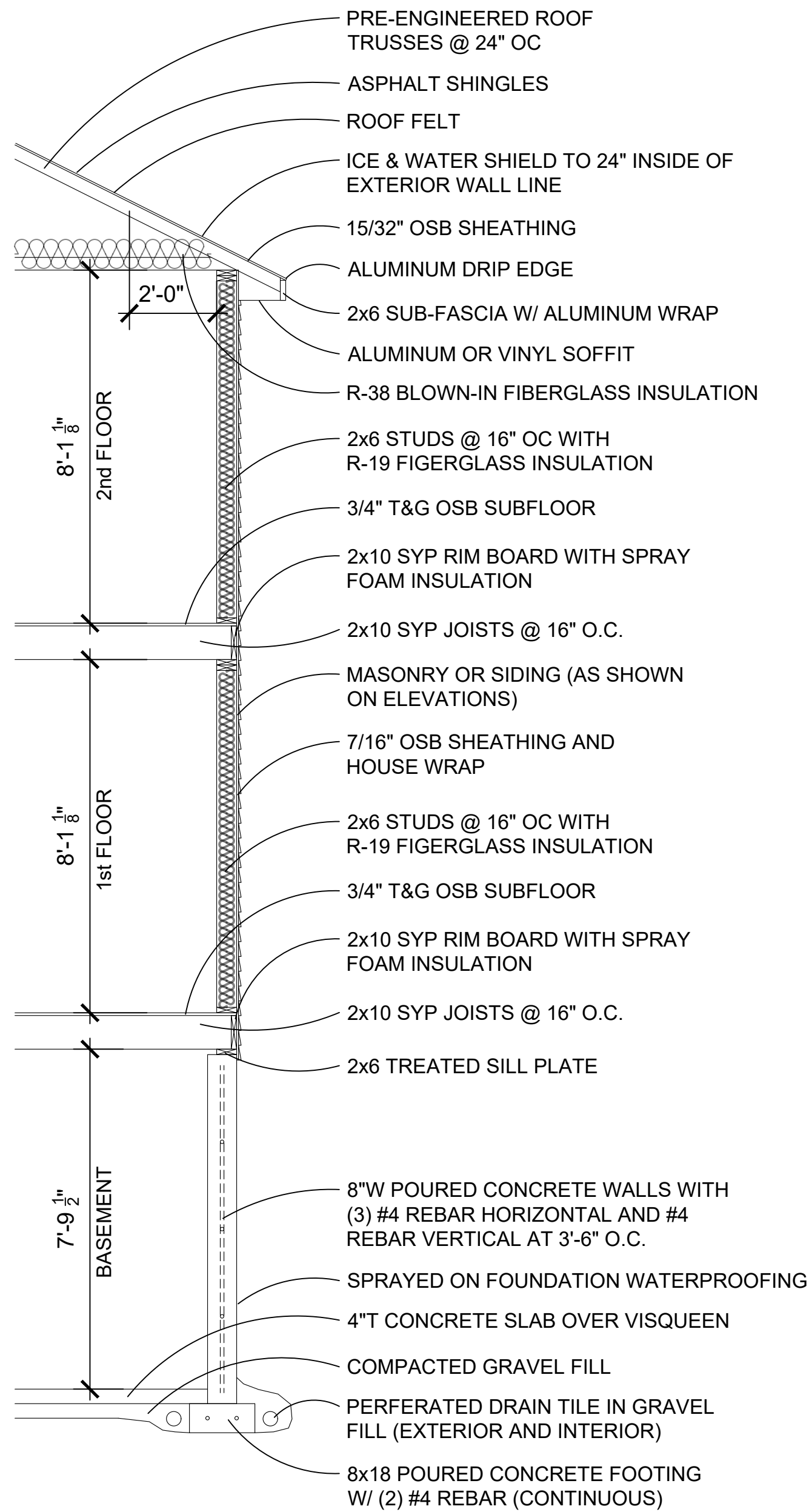
SHEET: 5	SCALE: 1/4"=1'-0"	REVISIONS:		ADDRESS:	744-736 KRISTIN DR.
	PLAN #: 22-115	5/11/22	3/20/23	LOT NUMBER:	68-69 FRANKLIN HEIGHTS
		2/13/23	4/13/23	DRAWING OF:	FINISHED BASEMENT PLAN
		2/21/23		DRAWN BY:	INNOVATIVE DRAFTING SERVICES
		3/14/23		DATE:	5/5/22

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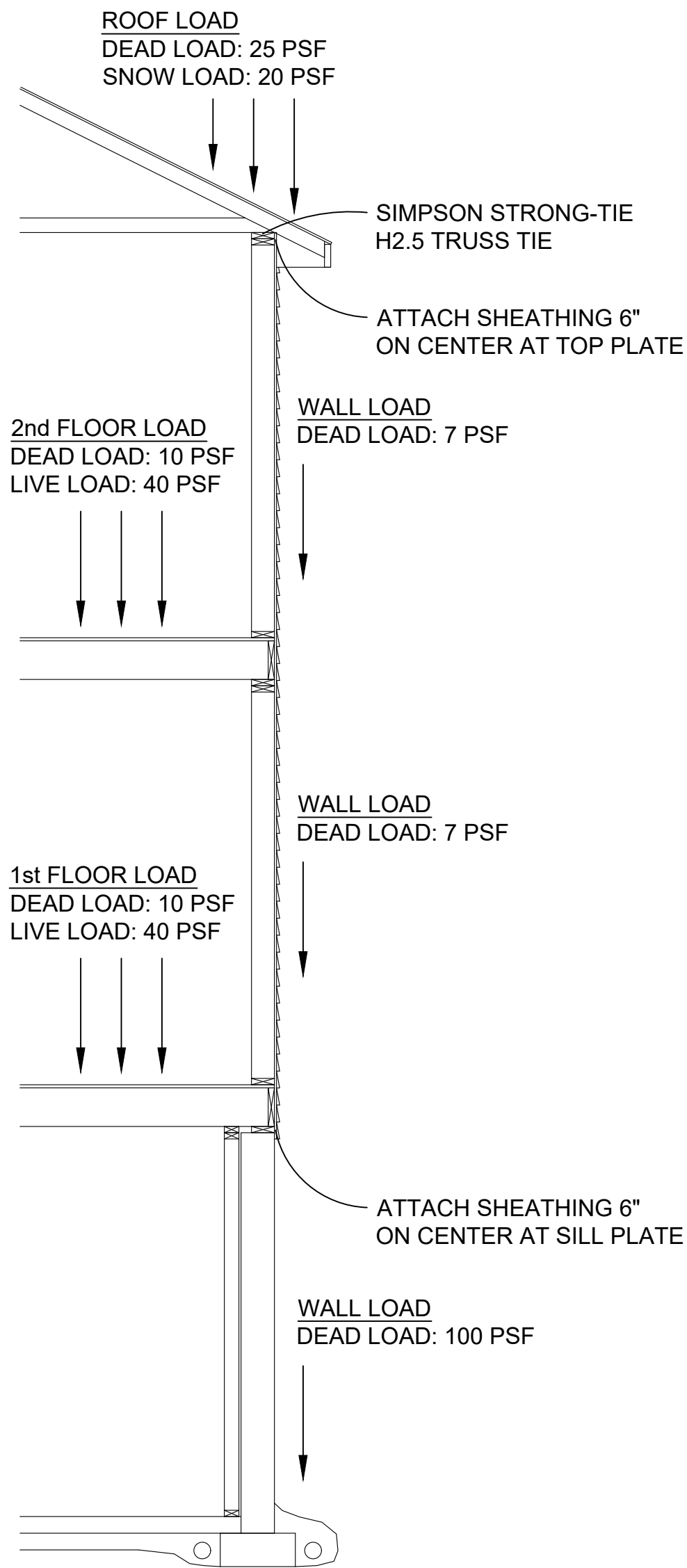


1
6 ROOF PLAN



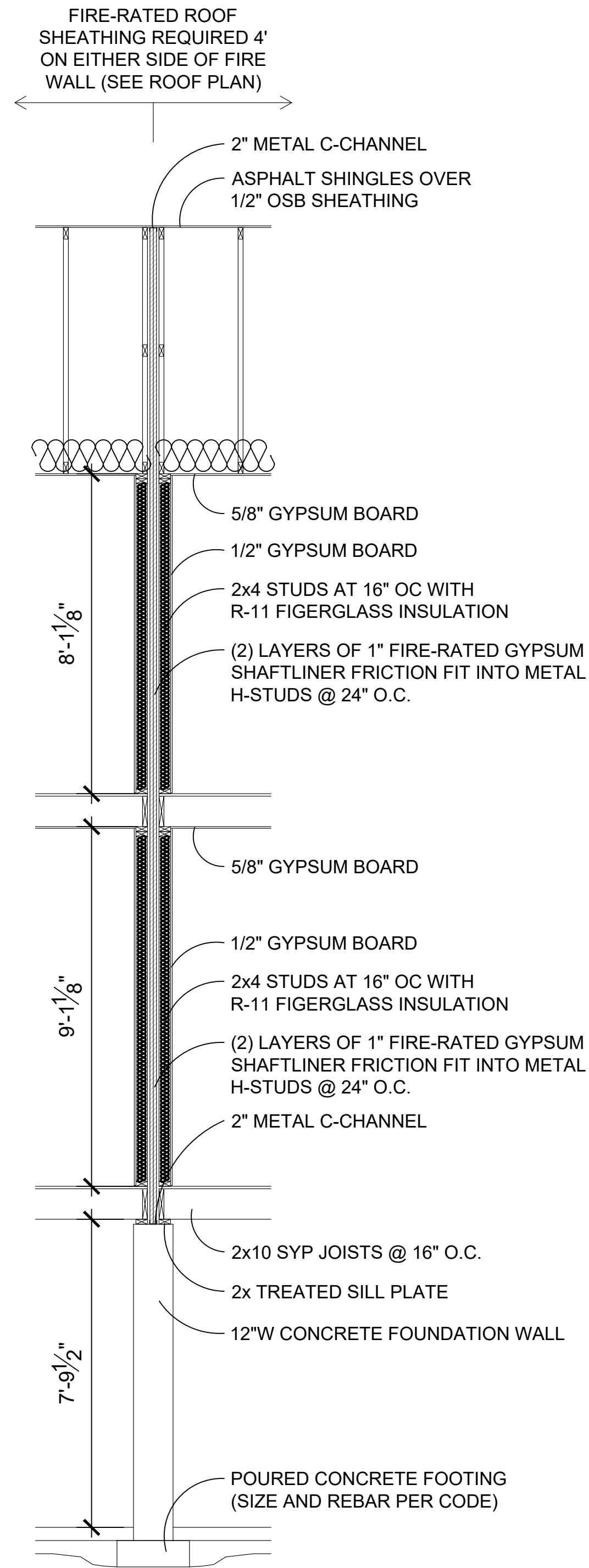
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7

2-STORY WALL SECTION



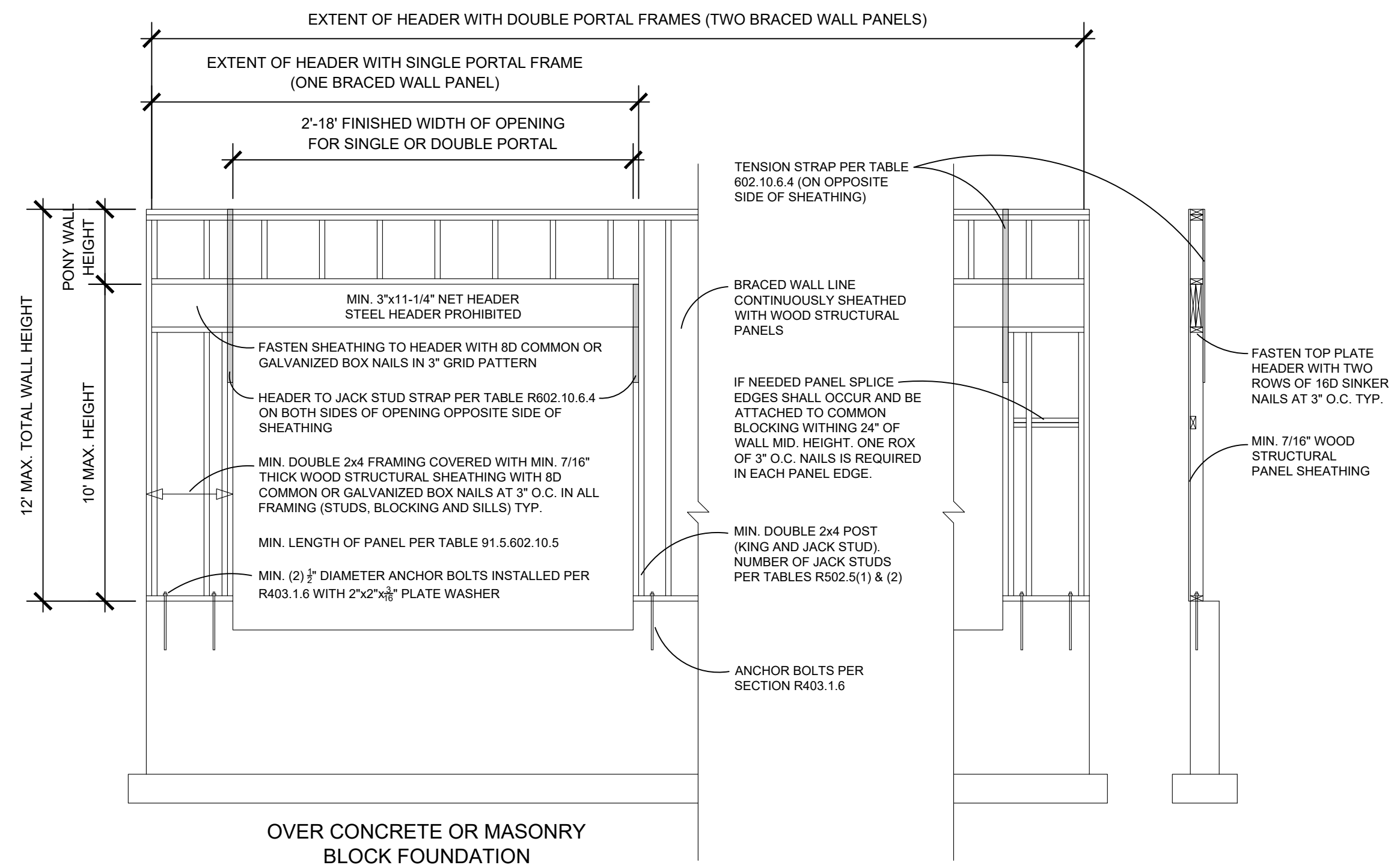
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7

2-STORY LOAD PATH



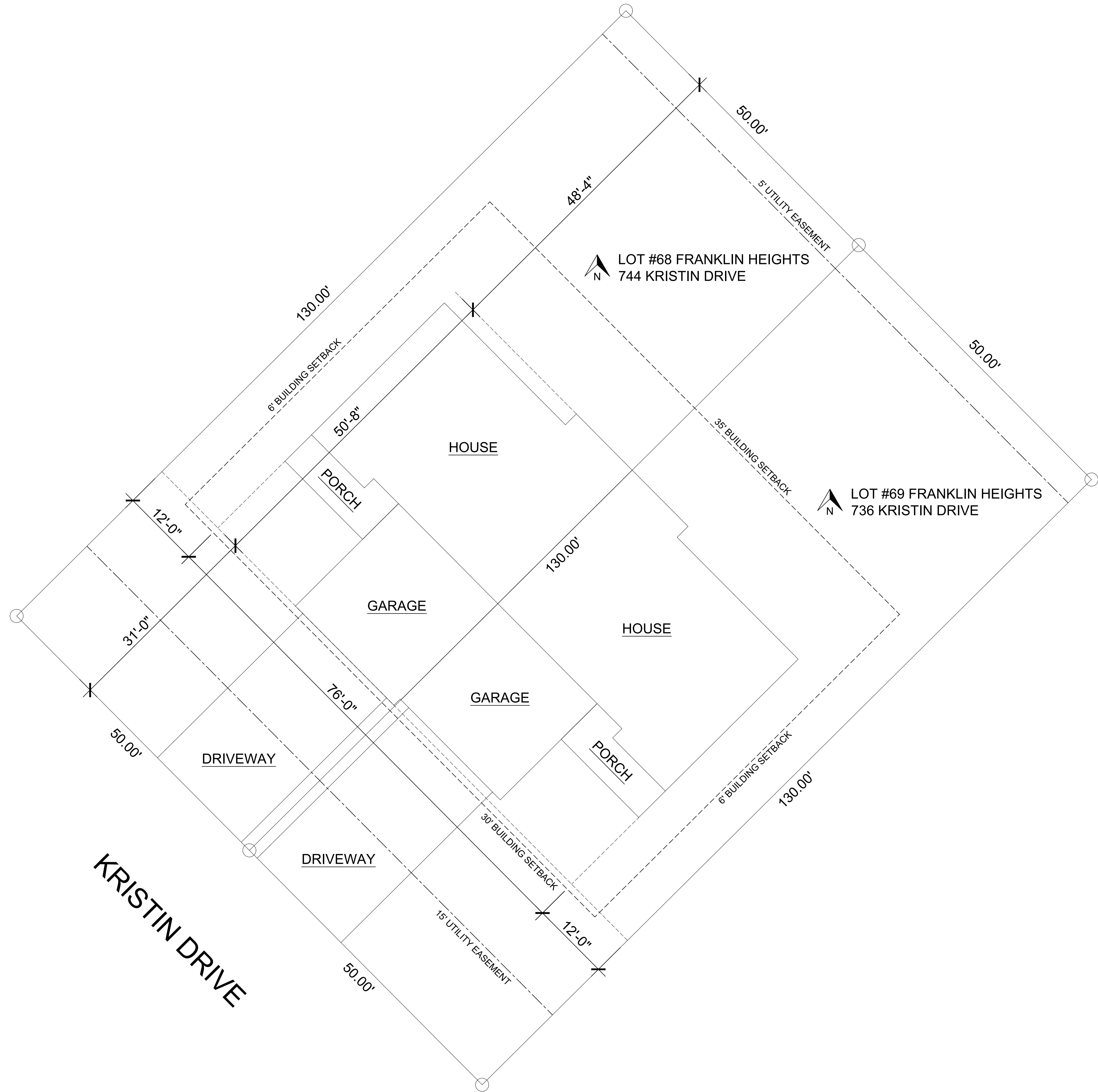
3
7

SHAFT WALL DETAIL



4
7

PORTAL FRAME DETAIL



SHEET: 8	SCALE: 1/8"=1'-0"	REVISIONS:		ADDRESS:	744-736 KRISTIN DR.
	PLAN #: 22-115	5/11/22	3/20/23	LOT NUMBER:	68-69 FRANKLIN HEIGHTS
		2/13/23	4/13/23	DRAWING OF:	SITE PLAN
		2/21/23		DRAWN BY:	INNOVATIVE DRAFTING SERVICES
		3/14/23		DATE:	5/5/22

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