

GEMCRAFT HOMES

2205 COMMERCE ROAD
FOREST HILL, MD 21050

TELEPHONE (410) 893-8458
FAX (410) 803-9025

VISTA DESIGN GROUP, LLC EXPRESSLY RESERVES ITS COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER.

**HAMILTON - "AMERICANA SERIES"
shamil IRC 2012 2X4 WALL CONSTRUCTION
SQUARE FOOTAGE REVERSED PLAN**

SQUARE FOOTAGE			
FIRST FLOOR	810 SQ. FT.	OPT. 2' PEST FLOOR	84 SQ. FT.
SECOND FLOOR	1068 SQ. FT.	REAR EXTENSION	84 SQ. FT.
TWO-CAR GARAGE	414 SQ. FT.	EIGHT SIDE EXTENSION	64 SQ. FT.
UNFINISHED BASEMENT	825 SQ. FT.	LEFT SIDE EXTENSION	75 SQ. FT.
TOTAL (FINISHED)	1915 SQ. FT.	OPT. FINISHED BASEMENT	530 SQ. FT.
		OPT. GARAGE W/PLATFORM	454 SQ. FT.
		OPT. ATTIC/STORAGE	451 SQ. FT.
		OPT. SUNROOM	124 SQ. FT.
OVERALL WIDTH 36'-0"	OVERALL DEPTH 36'-0"		

THIS IS TO CERTIFY THAT THESE DRAWINGS AND
SPECIFICATIONS MEET OR EXCEED ALL APPLICABLE
LOCAL ORDINANCES, REGULATIONS AND CODES.

REVISIONS

DATE	COMMENTS
07/15/10	REV. #1 - IRC 2009 UPDATE
04/21/11	REV. #2 - GARAGE SECTION CLARIFICATIONS
07/21/12	REV. #3 - GENERAL DIMENSION CORRECTIONS WITH 2' EXTENSION
01/07/13	REV. #4 - ADD STONE FRONT TO ELEVATION 'C'
03/20/13	REV. #5 - CLARIFY SUPER BATH W/2' EXTENSION STANDARD

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013 Vista Design Group, LLC

DRAWING INDEX

ELECTRICAL SYMBOLS	SHEET	DRAWING TITLE
	1.0	GENERAL NOTES
	3.1	ELEVATION "A"
	3.2	REAR ELEVATIONS
	3.3	ELEVATION "B" W/ PARTIAL PLANS
	3.4	ELEVATION "C" W/ PARTIAL PLANS
	3.4.1	ELEVATION "C" W/ PARTIAL PLANS & STONE FRONT
	3.5	PARTIAL FOUNDATION PLAN W/ ELEV. "B" & "C"
	3.6	LEFT & RIGHT SIDE ELEVATIONS
	4.1	FOUNDATION/BASEMENT PLAN
	4.2	OPT. FINISHED BASEMENT PLAN
	5.1	FIRST FLOOR PLAN
	6.1	SECOND FLOOR PLAN
	7.1	OPT. SUNROOM DETAILS
	8.1	TYPICAL WALL SECTIONS
	8.1A	TYPICAL WALL SECTIONS
	8.2	BUILDING SECTION A-A/ B-B W/BASEMENT
	8.3	WALL BRACING DETAIL
	E1.1	BASEMENT ELECTRICAL PLAN
	E1.2	FINISHED BASEMENT ELECTRICAL PLAN
	E1.3	FIRST FLOOR ELECTRICAL PLAN
	E2.1	SECOND FLOOR ELECTRICAL PLAN
	S1.1	FIRST FLOOR FRAMING PLANS
	S1.1S	FIRST FLOOR SHEAR WALL PLAN
	S1.1SV	FIRST FLOOR SHEAR WALL PLAN-VIRGINIA
	S2.1	SECOND FLOOR FRAMING PLANS
	S2.1S	SECOND FLOOR SHEAR WALL PLAN
	S2.1SV	SECOND FLOOR SHEAR WALL PLAN-VIRGINIA
	S3.1	ROOF FRAMING PLAN W/ ELEVATIONS "A"
	S3.2	ROOF FRAMING PLAN W/ ELEVATIONS "B"
	S3.3	ROOF FRAMING PLAN W/ ELEVATIONS "C"
	D01.00	STANDARD DETAILS
	D02.00	STANDARD DETAILS
	D03.00	STANDARD DETAILS
	D06.00	STANDARD DETAILS
		
		
		
		
		
		
		
		
		



COVER SHEET **REVERSED 2012 IRC**
GEMCRAFT HOMES-HAMILTON shamil

DRAWN BY:	
DWB	
02/22/10	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

COVER

2012 INTERNATIONAL ENERGY CONSERVATION CODE

- 301.1 Climate zone 4A
- 401.2 Compliance Method:
 Mandatory and Prescriptive Provisions
 Performance method using an approved third party rater company for testing.
- 401.1.1 Exterior Frame Wall Construction:
 2x4 studs at 16" o.c.
 R-15 BLOWN insulation
 7/16" OSB (Continuous)
 R-4.1 DOW 5/8" R-Board
 Housewrap
- 402.1.1 Attic Insulation:
 R-38, minimum 12" heel height at wall intersection
- 402.1.1 Basement Wall Insulation:
 R-10 Foil Faced Continuous, uninterrupted Blanket Full Height
- 402.1.1 Crawl Space Wall Insulation:
 R-11 Foil Faced Continuous Blanket Full Height extending from floor above to finish grade level and then vertically or horizontally on additional 2'-0".
- 402.1.1 Floor Insulation over Unconditioned Space:
 R-30 batt insulation face down, or fill cavity.
- 402.1.1 Window U-Value/
 SHGC:
 0.30 (U-Value)
 0.26 (SHGC)
 0.49 (LT-Value)
- 402.1.1 Slab on Grade Floors Less Than 12" Below Grade:
 R-10 Rigid Foam Board Under Slab extending either 2'-0" Horizontally or 2'-0" Vertically.
- 402.2.4 Attic Access:
 Attic access scuttle will be weatherstripped and insulated R-38.
- 402.4.1.1 Building Thermal Envelope (air leakage):
 Exterior walls and penetrations will be sealed per this section of the 2012 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material.
- 402.4.1.2 Envelope Tightness Test Option:
 Building envelope tightness and insulation must meet the inspection criteria listed in table 402.4.1.1. A "Blower Door Air Infiltration Test" shall be performed in all units.
- 402.4.2 Fireplaces:
 All wood burning masonry fireplaces will have gasketed doors and outdoor combustion air. Gasketed doors are not for prefabricated fireplace units.
- 402.4.4 Recessed Lighting:
 Recessed luminaries installed in the building thermal envelope shall be sealed to limit air leakage.
- 403.1.1 Thermostat:
 All dwelling units will have at least (1) programmable thermostat for each separate heating and cooling system per 2012 IECC section 403.1.
- 403.2.1 Mechanical Duct Insulation:
 Supply Ducts in Attic R-8 minimum
 Supply Ducts outside of conditioned spaces R-8 minimum
 All other ducts except those located completely inside the building thermal envelope R-6 minimum. Ducts located under concrete slabs must be R-6 minimum.
- 403.2.2 Duct Sealing:
 All ducts, air handlers, filter boxes will be sealed. Joints and seams will comply with section M1601.4.1 of the IRC.
 A duct tightness test ("Duct Blaster" duct total leakage test) will be performed on all homes and shall be verified by either a post construction test or a rough-in test. Duct tightness test is not required if the air handler and all ducts are located within the conditioned space.
- 403.5 Mechanical Ventilation:
 Outdoor (make-up) air will be brought into the home through a duct with automatic or gravity damper.
- 403.6 Equipment Sizing:
 All furnaces will be min. 92% efficient furnaces.
- 404.1 Lighting Equipment:
 A minimum of 75% of all lamps (lights) must be "High-efficiency" lamps.
- Water Heater:
 Minimum efficiency established by NAECA.
- Mechanical Testing:
 All mechanical testing to be performed by a Certified Mechanical Contractor.
 This Contractor is also responsible for generating the Certificate of Compliance and affixing it to the electrical panel as per code.

Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional Engineer under the laws of the State of Maryland

License number _____
 Expiration Date _____



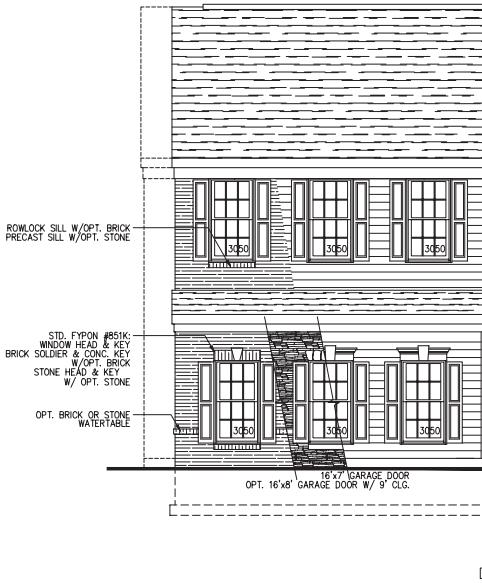
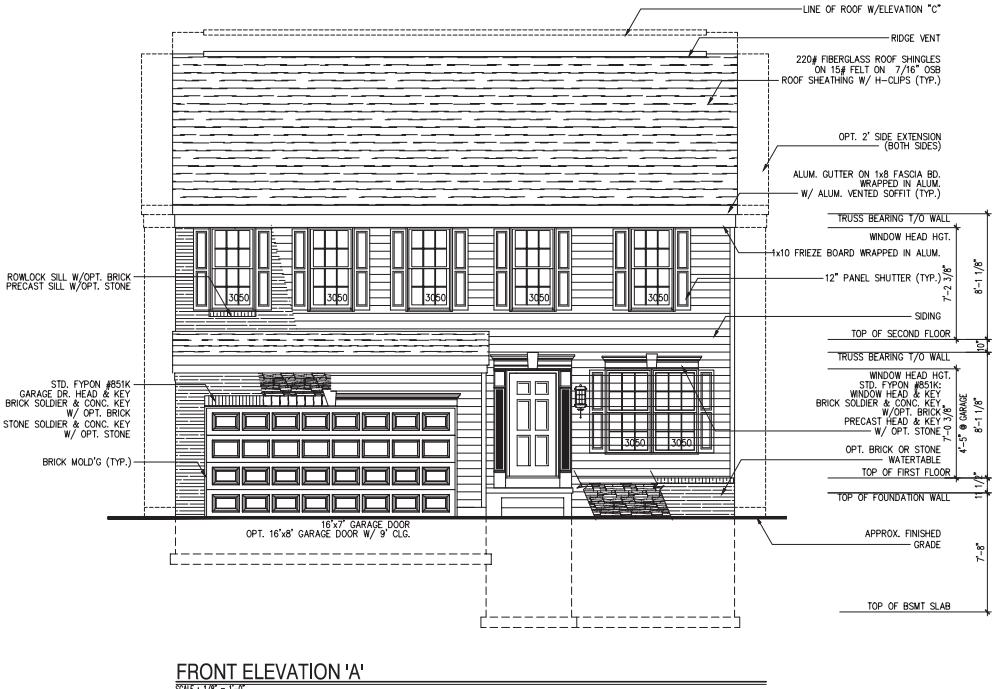
35 River Lane * Suite 100 * Belle Vernon, PA 15012
724.552.7397 * Fax 724.503.2214 * Email: www.wisaksa19@gmail.com

SHEET/TITLE: **FRONT ELEVATION "A"**

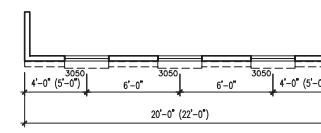
FRONT ELEVATION "A" **REVERSED 2012 IRC**
GEMCRAFT HOMES-HAMILTON shamil
C L E I R F O R D A M I T I O N

DRAWN BY:	
DWB	
02/22/10	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

3_1GSV0080401



**FRONT ELEVATION 'A'
W/SIDE LOAD GARAGE**



PART. PLAN
W/SIDE LOAD GARAGE
SCALE : 1/8" = 1'-0"

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.



35 Ryan Lane * Suite 100 * Bala Cynwyd, PA 19012
24.552.7397 * Fax 24.501.2214 * Email: www.wizakoski@gmail.com

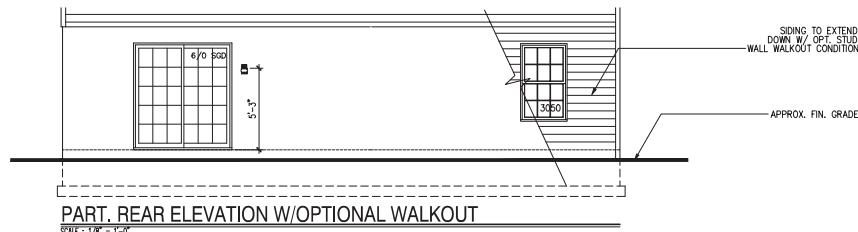
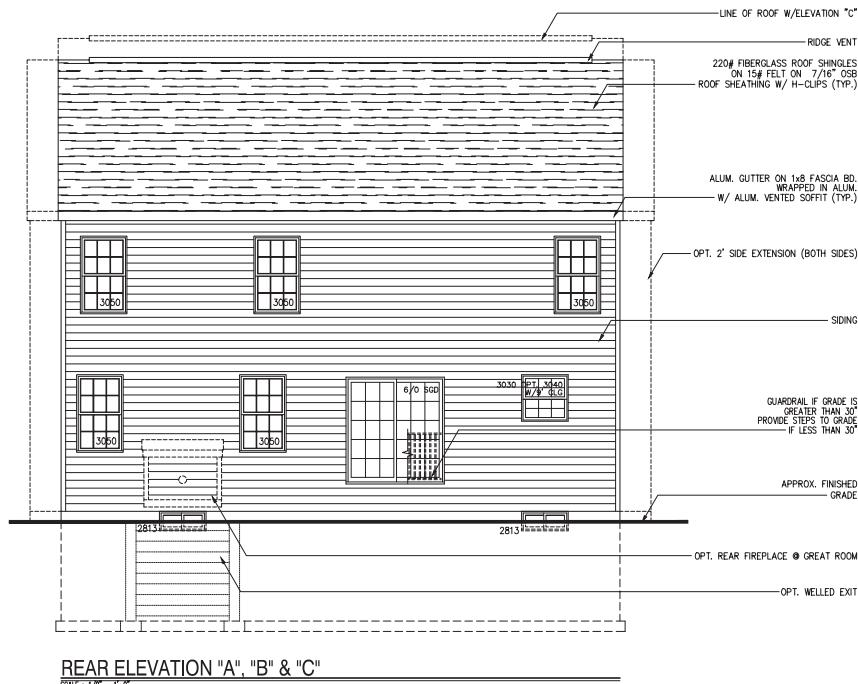
24552797 * Fax 724.301.2214 * Email: www.wisdomgroup.com

REAR ELEVATIONS **REVERSED 2012 IRC**
GEMCRAFT HOMES-HAMILTON shamil

DRAWN BY:	
DWB	
02/22/10	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

SHEET No.

32

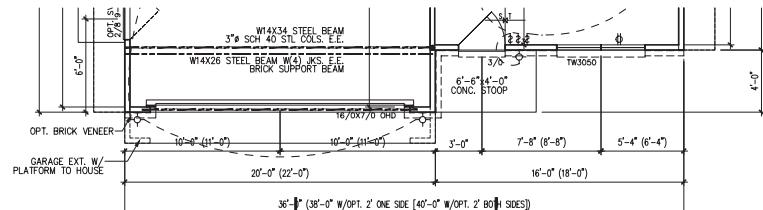


Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.



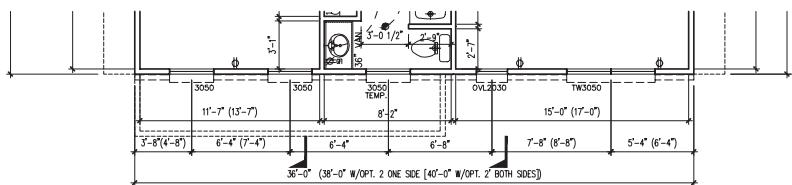
FRONT ELEVATION 'B'

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



PART, FIRST FLOOR PLAN W/ELEVATION 'B'

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



PART, SECOND FLOOR PLAN W/ELEVATION 'B'

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

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

vista
TIT Group India

85 River's Edge Suite 100 Hale Vernon PA 15012
tel 724.552.7397 * fax 724.503.2214 * Email: www.videosbygrouptv.com

FRONT ELEVATION "B"

*REVERSED 2012 IRC
AMILTON shamil*

DRAWN BY:	DWB
02/22/10	
REV No.	DATE
1	03/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

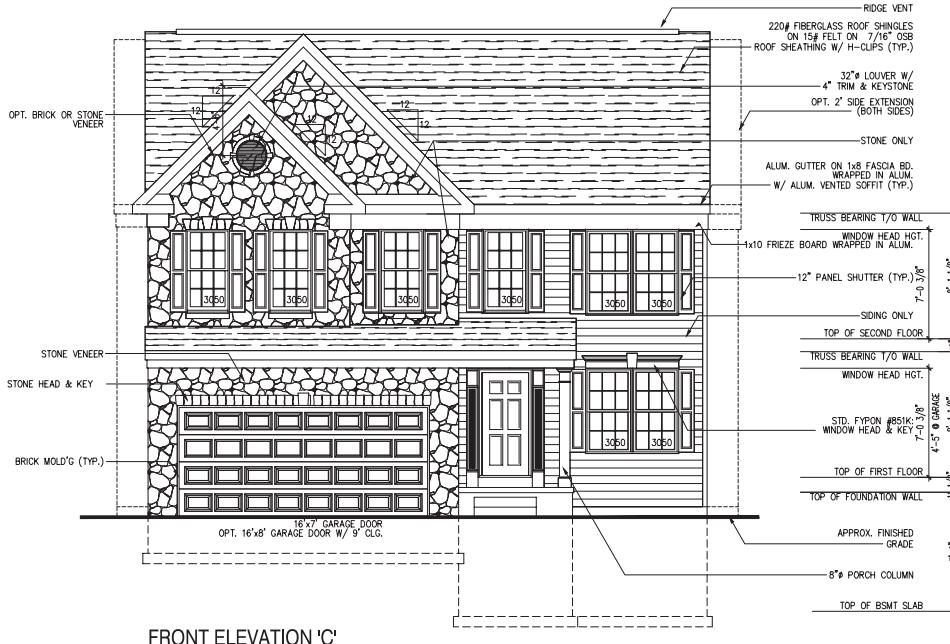
SHEET No.



85 RENTS Line * Suite 100 * Erie Vernon, PA 15012
244-552-7393 * Fax: 224-503-2214 * Email: www.wisdom1999.com

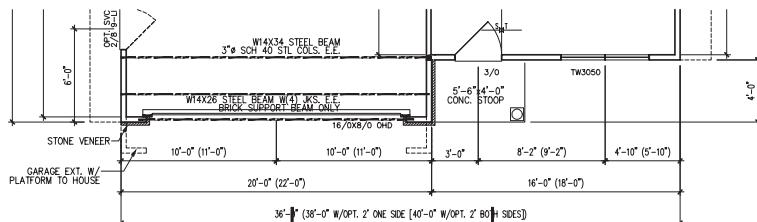
FRONT ELEVATION "C" W/STONE FRONT
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET No.
3.4.1



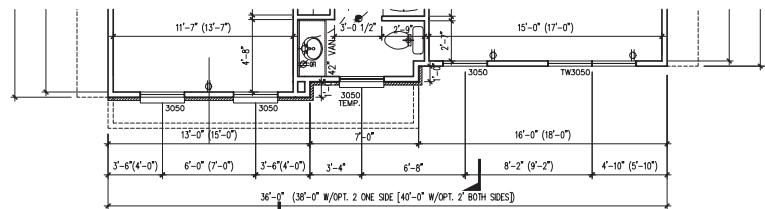
FRONT ELEVATION 'C'

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



PARTIAL FIRST FLOOR PLAN W/ELEV. 'C'

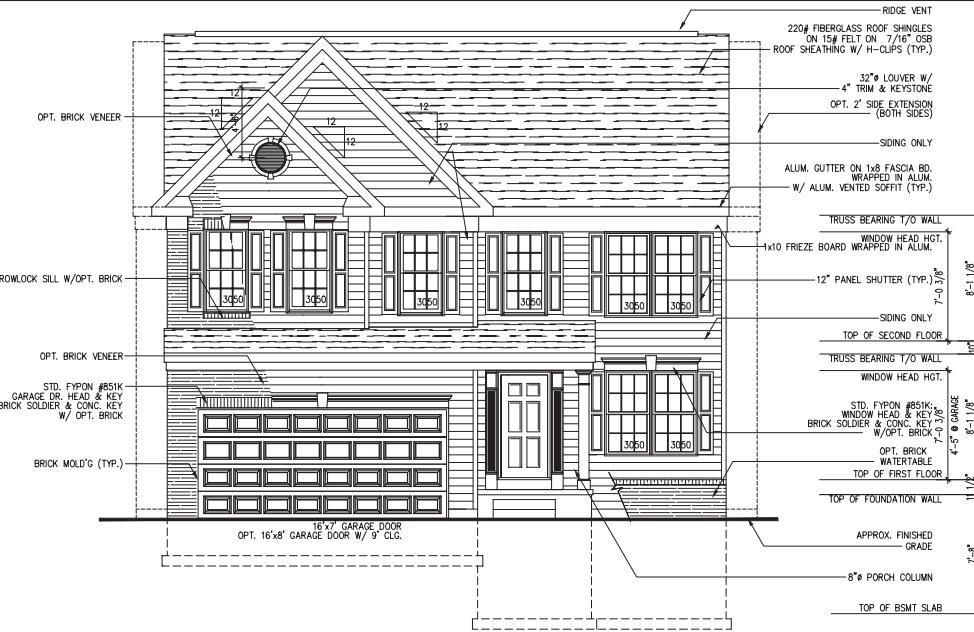
SCALE : 1/8" = 1'-0"



PARTIAL SECOND FLOOR PLAN W/ELEV. 'C'

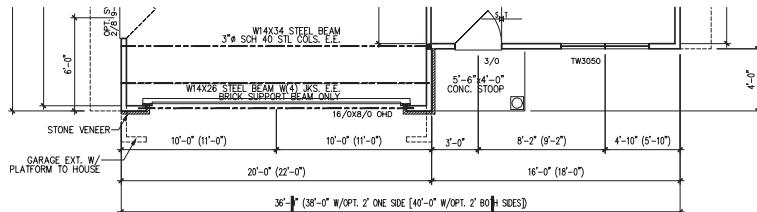
SCALE : 1/8" = 1'-0"

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.



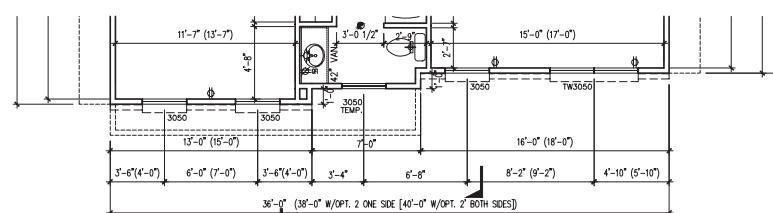
FRONT ELEVATION 'C'

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



PARTIAL FIRST FLOOR PLAN W/ELEV. 'C'

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



PARTIAL SECOND FLOOR PLAN W/ELEV. 'C'

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

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

FRONT ELEVATION "C"

REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

vista

INCA
Engineering LLC
35 River Lane • Suite 100 • Bellmawr, NJ 08031
215.522.7997 • Fax: 215.503.2214 • Email: www.vivisysgroupinc.com

CASHIER BY:	
DWB	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

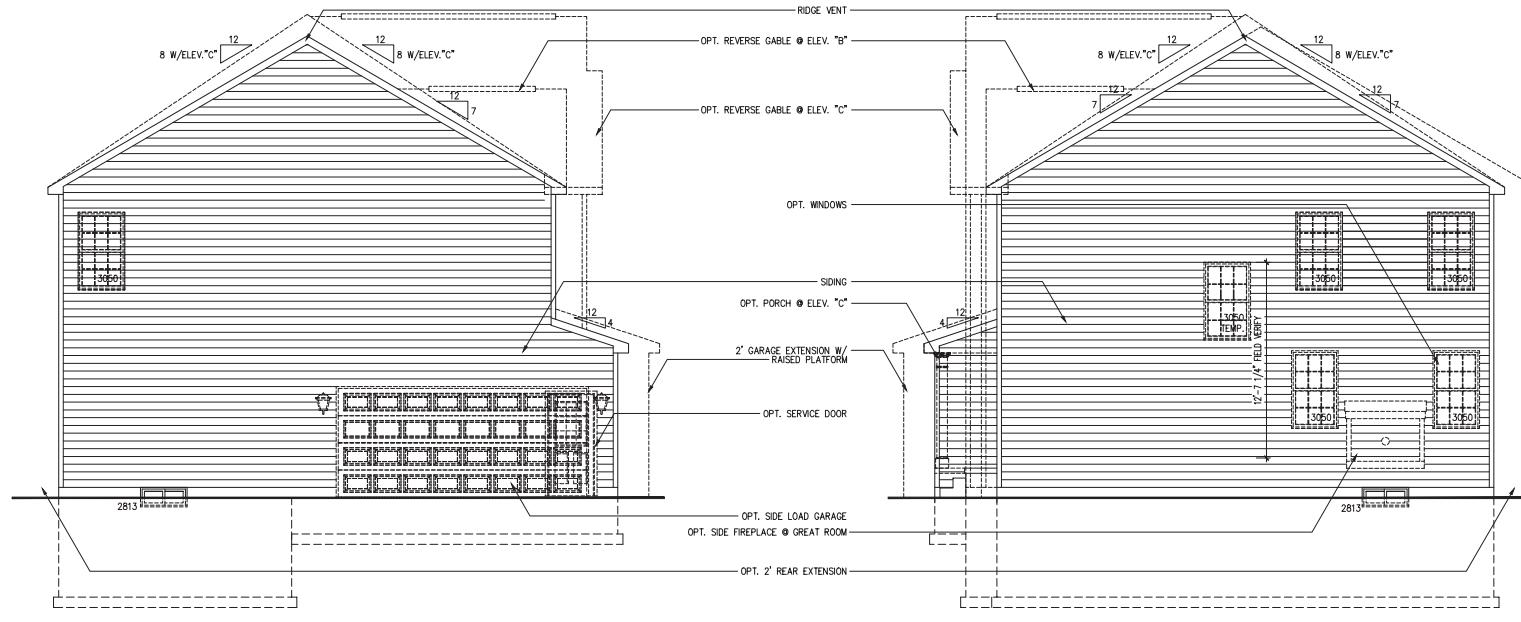
SHEET No

vista

Design Group LLC

85 Main Line • Suite 100 • Blue Bell, PA 19422

LEFT & RIGHT SIDE ELEVATIONS
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil



Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

DRAWING	
DWB	
022270	
PRINT	PRINT
1	03/05/10
2	04/20/11
3	01/21/12
4	01/07/13
5	03/09/13

3400000000
SHEET NO.

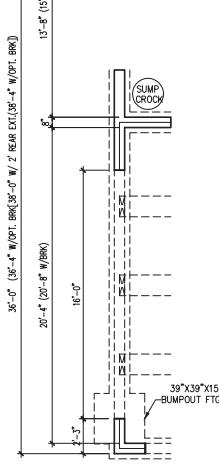
36

GENERAL NOTES:

1. LOUVERED DOOR REQUIRED ON ALL MECHANICAL EQUIPMENT CLOSETS ENCLOSING GAS APPLIANCE & VENTILATION SYSTEMS LOCATED LOCAL BUILDING CODE.
2. FUR DOWN CEILING TO BOTTOM OF BEAM @ ALL BAY & BOW WINDOWS.

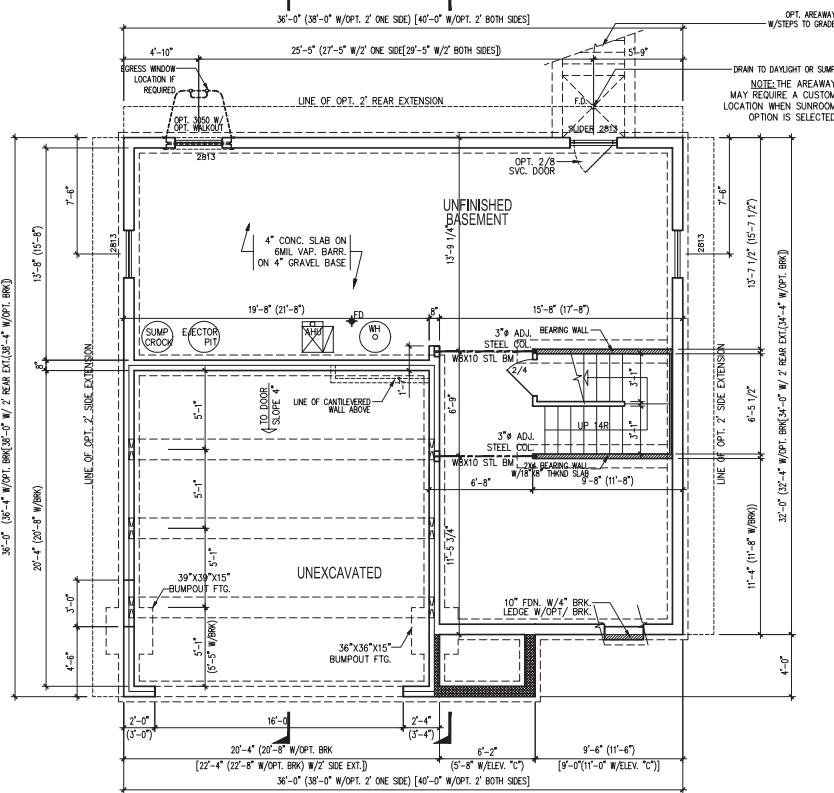
AVBEL ENGINEERING 43 RIVERWOOD DRIVE MCGOWAN, PA 724-746-0965	
F24	= 24' x 24' x 12" CONC FTG
F30	= 30' x 30' x 15" CONC FTG
F31	= 30' x 30' x 15" CONC FTG
F39	= 39' x 35' x 15" CONC FTG
F42	= 42' x 42' x 18" CONC FTG
F48	= 48' x 48' x 18" CONC FTG
F54	= 54' x 54" x 21" CONC FTG
H1	(2) 2x6 H#
H2	(2) 2x8
H3	(2) 2x10
H4	(2) 2x12
H5	(2) 1 1/2" x 7/8" LVL
H5.1	(2) 1 1/2" x 9/8" LVL
H6	(2) 1 1/2" x 11" LVL
H7	(2) 1 1/2" x 14" LVL
H8	(2) 1 1/2" x 16" LVL
H9	(2) 1 1/2" x 18" LVL
B1	(3) 2x6 B#
B2	(3) 2x8
B3	(3) 2x10
B4	(3) 2x12
B5	(3) 1 1/2" x 7/8" LVL
B5.1	(3) 1 1/2" x 9/8" LVL
B6	(3) 1 1/2" x 11" LVL
B7	(3) 1 1/2" x 14" LVL
B8	(3) 1 1/2" x 16" LVL
B9	(3) 1 1/2" x 18" LVL
P1	(1) 2x4 JACKS w/(1) KING STUD (Default if not designated)
P2	(2) 2x4 JACKS w/(1) KING STUD
P3	(3) 2x4 JACKS w/(1) KING STUD
P4	(4) 2x4 JACKS w/(1) KING STUD
P5	(5) 2x4 JACKS w/(1) KING STUD
P6	(1) 35' x 35' x 5" PSL POST
P7	(1) 35' x 35' x 5" PSL POST
P8	(1) 35' x 95" PSL POST
P9	(1) 35' x 95" PSL POST
P10	(1) 35' x 11ga PSL POST
P14	(1) 5x5" x 5" PSL POST
P31	3" #11ga ADJ STL COL
P340	3" SCHED 40 PIPE COL
P351	3" #11ga ADJ STL COL
P3540	3" SCHED 40 PIPE COL

PART. FOUNDATION PLAN
W/SIDE ENTRY GARAGE

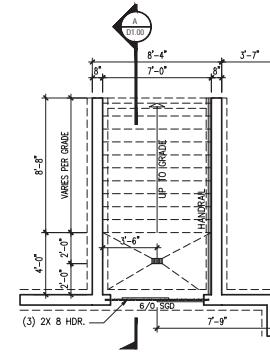


BASEMENT FOUNDATION PLAN

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



PART. FOUNDATION PLAN
W/REAR WELLLED EXIT



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

BASEMENT FOUNDATION PLAN
REVERSED 2012IRC
GEMCRAFT HOMES-HAMILTON shamil

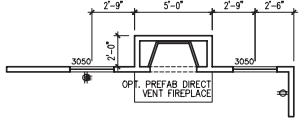
DRAWING BY	
DWB	02/22/10
REVISED	DATE
1	03/05/10
2	04/20/11
3	04/21/12
4	01/07/13
5	03/09/13

4.1

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

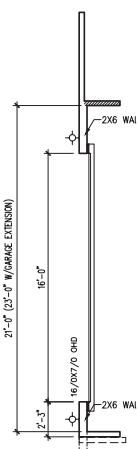
GENERAL NOTES:

1. LOUVERED DOOR REQUIRED ON ALL MECHANICAL EQUIPMENT CLOSETS ENCLOSING GAS APPLIANCES. VENTILATION PROVIDED PER LOCAL BUILDING CODE.
2. FUR DOWN CEILING TO BOTTOM OF BEAM @ ALL BAY & BOW WINDOWS.



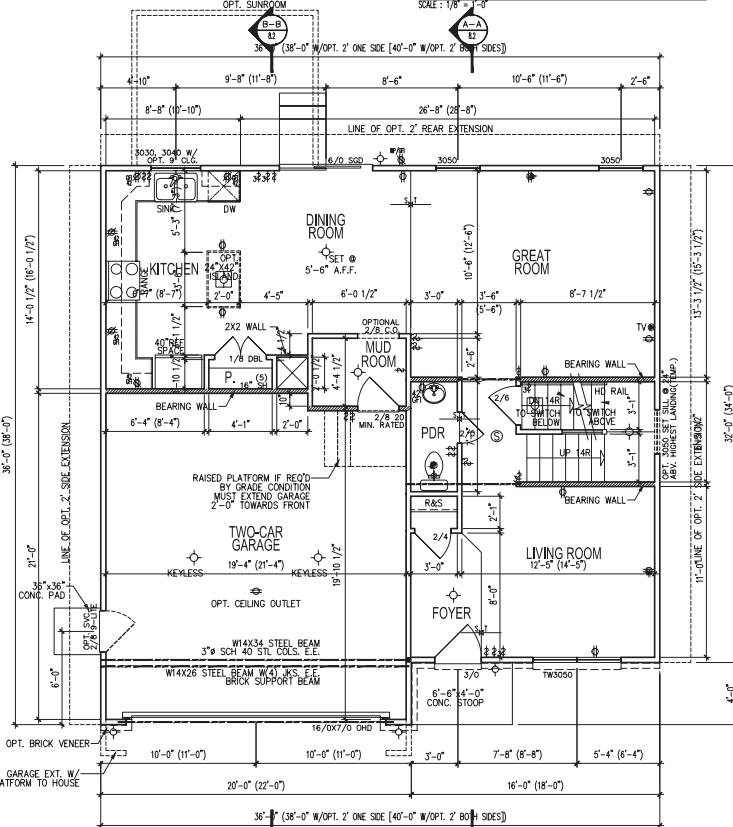
PART. PLAN W/FAMILY RM
REAR FIREPLACE

SCALE : 1/8 = 1'-0"



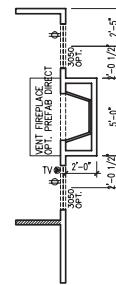
PART. PLAN W/
W/SIDE ENTRY GARAGE

SCALE : 1/8 = 1'-0"



FIRST FLOOR PLAN

SCALE : 1/8 = 1'-0"



PART. PLAN W/FAMILY RM
SIDE FIREPLACE

SCALE : 1/8 = 1'-0"

PART. PLAN W/
W/SIDE ENTRY GARAGE

SCALE : 1/8 = 1'-0"

A AVBEL ENGINEERING
43 RIDGEWOOD DRIVE MCGOVERN, PA
724-746-0965

F24 = 24"x 24"x 12" CONC FTG
F30 = 30"x 30"x 15" CONC FTG
F31 = 30"x 30"x 15" CONC FTG
F39 = 39"x 35"x 15" CONC FTG
F42 = 42"x 42"x 18" CONC FTG
F48 = 48"x 48"x 18" CONC FTG
F54 = 54"x 54"x 21" CONC FTG

H1 (2) 2x6 H#
H2 (2) 2x8
H3 (2) 2x10
H4 (2) 2x12
H5 (2) 1 1/2" x 7 1/2" LVL
H5.1 (2) 1 1/2" x 9 1/2" LVL
H6 (2) 1 1/2" x 12" LVL
H7 (2) 1 1/2" x 14" LVL
H8 (2) 1 1/2" x 16" LVL
H9 (2) 1 1/2" x 18" LVL

B1 (3) 2x6
B2 (3) 2x8
B3 (3) 2x10
B4 (3) 2x12
B5 (3) 1 1/2" x 7 1/2" LVL
B5.1 (3) 1 1/2" x 9 1/2" LVL
B6 (3) 1 1/2" x 12" LVL
B7 (3) 1 1/2" x 14" LVL
B8 (3) 1 1/2" x 16" LVL
B9 (3) 1 1/2" x 18" LVL

P1 (1) 2x4 JACKS w/(1) KING STUD
(Default if not designated)
P2 (2) 2x4 JACKS w/(1) KING STUD
P3 (3) 2x4 JACKS w/(1) KING STUD
P4 (4) 2x4 JACKS w/(1) KING STUD
P5 (5) 2x4 JACKS w/(1) KING STUD
P6 (1) 35"x 35"x 54" PSL POST
P7 (1) 35"x 34" PSL POST
P8 (1) 35"x 95" PSL POST
P9 (1) 35"x 95" PSL POST
P10 (1) 35"x 11ga PSL POST
P14 (1) 5x8"x 5x4" PSL POST
P311 3"x 11ga ADJ STL COL
P340 3"x SCHED 40 PIPE COL
P3511 3"x 11ga ADJ STL COL
P3540 3"x SCHED 40 PIPE COL

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

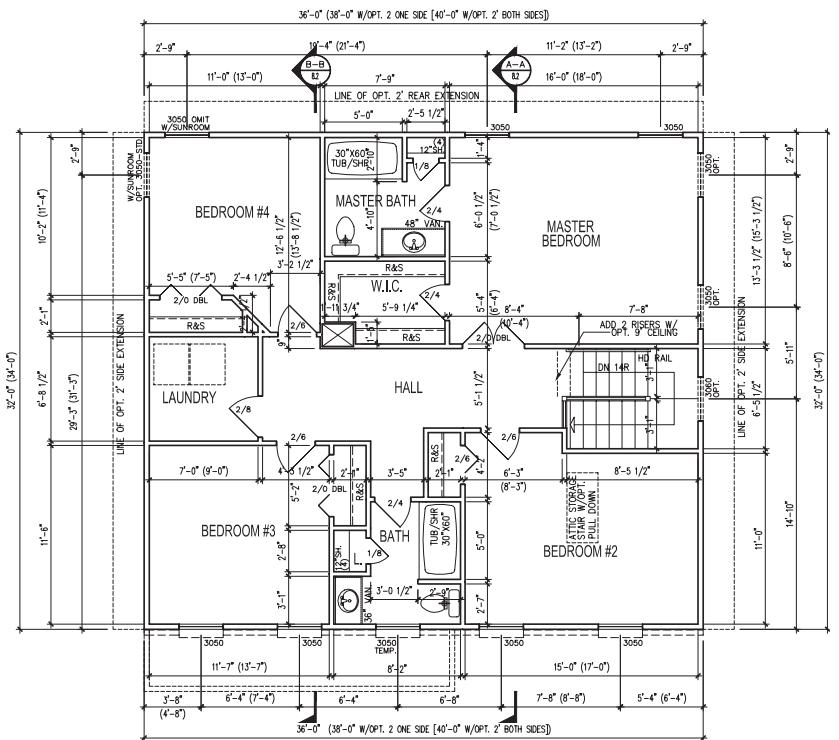
FIRST FLOOR PLAN REVERSED 2012IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NUMBER	
DWB	022270
REV'D.	Date
1	03/05/10
2	04/20/11
3	04/21/12
4	01/07/13
5	03/09/13

5.1

GENERAL NOTES:

1. LOUVERED DOOR REQUIRED ON ALL MECHANICAL EQUIPMENT CLOSETS ENCLOSING GAS APPLIANCES. MINIMUM VENTILATION REQUIRED PER LOCAL BUILDING CODE.
2. FURR DOWN CEILING TO BOTTOM OF BEAM @ ALL BAY & BOW WINDOWS.



SECOND FLOOR PLAN ELEVATION

P1 (2) 2x JACKS w/(1) KING STUD
 (Default if not designated)

P2 (2) 2x JACKS w/(1) KING STUD

P3 (2) 2x JACKS w/(1) KING STUD

P4 (2) 2x JACKS w/(1) KING STUD

P5 (2) 2x JACKS w/(1) KING STUD

P6 (1) 35% 32% PSL POST

P7 (1) 35% 54% PSL POST

P8 (1) 35% 7% PSL POST

P9 (1) 35% 92% PSL POST

P10 (1) 35% 11% PSL POST

P11 (1) 5% 54% PSL POST

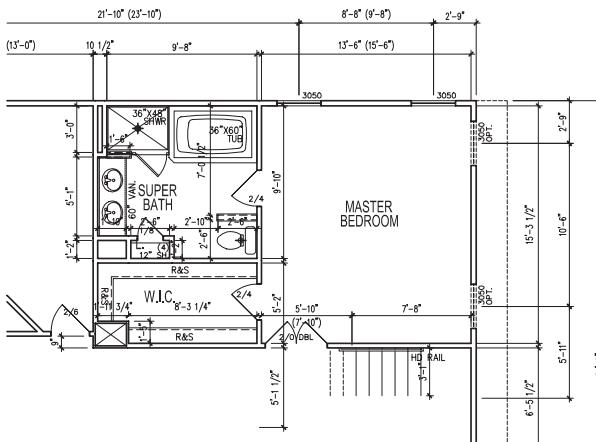
P311 3rd 11gnd ADJ STL COL

P340 3rd SCHED 40 PIPE COL

P351 3rd 11gnd ADJ STL COL

P3540 3rd SCHED 40 PIPE COL

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

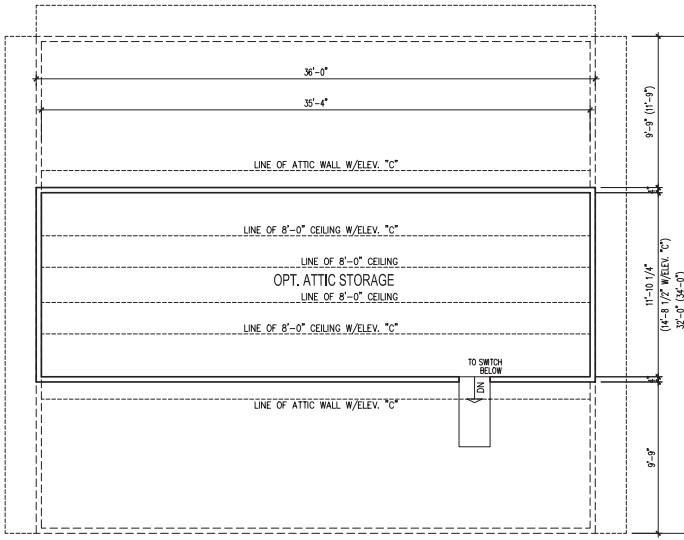


PART, SECOND FLOOR PLAN
W/SUPER BATH, 2' REAR EXTENSION IS REQUIRED
SCALE - 1/8" = 1'-0"

6.1

GENERAL NOTES:

1. LOUVERED DOOR REQUIRED ON ALL MECHANICAL EQUIPMENT CLOSETS ENCLOSING GAS APPLIANCES AND VENTILATION EQUIPMENT AS LOCAL BUILDING CODE.
2. FUR DOWN CEILING TO BOTTOM OF BEAM @ ALL BAY & BOW WINDOWS.



ATTIC STORAGE PLAN

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

A AVBEL ENGINEERING
43 BUCKWOOD DRIVE MCGOVERN, PA
724-746-1968

F24 = 24"x 24"x 12" CONC FTG
F30 = 30"x 30"x 15" CONC FTG
F31 = 30"x 30"x 15" CONC FTG
F39 = 39"x 30"x 15" CONC FTG
F42 = 42"x 42"x 18" CONC FTG
F48 = 48"x 48"x 18" CONC FTG
F54 = 54"x 54"x 21" CONC FTG

H#
H1 (2) 2x6
H2 (2) 2x8
H3 (2) 2x10
H4 (2) 2x12
H5 (2) 1 1/2" x 7 1/2" LVL
H5.1 (2) 1 1/2" x 9 1/2" LVL
H6 (2) 1 1/2" x 12 1/2" LVL
H7 (2) 1 1/2" x 14" LVL
H8 (2) 1 1/2" x 16" LVL
H9 (2) 1 1/2" x 18" LVL B#
B1 (3) 2x6
B2 (3) 2x8
B3 (3) 2x10
B4 (3) 2x12
B5 (3) 1 1/2" x 7 1/2" LVL
B5.1 (3) 1 1/2" x 9 1/2" LVL
B6 (3) 1 1/2" x 12 1/2" LVL
B7 (3) 1 1/2" x 14" LVL
B8 (3) 1 1/2" x 16" LVL
B9 (3) 1 1/2" x 18" LVL

P1 (1) 2x4 JACKS w/(1) KING STUD
(Default if not designated).
P2 (2) 2x4 JACKS w/(1) KING STUD
P3 (3) 2x4 JACKS w/(1) KING STUD
P4 (4) 2x4 JACKS w/(1) KING STUD
P5 (5) 2x4 JACKS w/(1) KING STUD
P6 (1) 35"x 35" PSL POST
P7 (1) 35"x 34" PSL POST
P8 (1) 35"x 92" PSL POST
P9 (1) 35"x 92" PSL POST
P10 (1) 35"x 112" PSL POST
P14 (1) 5K"x 5K" PSL POST
P311 3" #11ga ADJ STL COL
P340 3" SCH40 40 PIPE COL
P3511 3" #11ga ADJ STL COL
P3540 3" #8 SCH40 40 PIPE COL

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

ATTIC STORAGE PLAN REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NO.		DRAWING NO.	
		DWB	
		022270	
1		02705/0	
2		04201/11	
3		02101/2	
4		01070/3	
5		03291/3	
		E:\\2013\\08\\08\\03	
		SHEET NO.	
		6.2020000000	

62

vista

Design Software
85 Main Line • Suite 100 • Blue Bell, PA 19422
Ph: 484.357.1700 • Fax: 484.357.1701 • Email: www.vistadesigngroup.com

A AVBEL ENGINEERING
43 RIDGEWOOD DRIVE MCDONALD, PA
15057
724-745-1966

F24 = 24"x 24"x 12" CONC FTG
F30 = 30"x 30"x 15" CONC FTG
F36 = 36"x 36"x 15" CONC FTG
F39 = 39"x 39"x 15" CONC FTG
F42 = 42"x 42"x 18" CONC FTG
F48 = 48"x 48"x 18" CONC FTG
F54 = 54"x 54"x 21" CONC FTG

H1	(2) 2x6	H #
H2	(2) 2x8	
H3	(2) 2x10	
H4	(2) 2x12	
H5	(2) $1\frac{1}{2}''$ x $7\frac{1}{2}''$ LVL	
H5.1	(2) $1\frac{1}{4}''$ x $9\frac{1}{4}''$ LVL	
H6	(2) $1\frac{1}{4}''$ x $11\frac{1}{8}''$ LVL	
H7	(2) $1\frac{1}{4}''$ x $14''$ LVL	
H8	(2) $1\frac{1}{4}''$ x $16''$ LVL	
H9	(2) $1\frac{1}{4}''$ x $18''$ LVL	
P1	(3) 2x6	B #

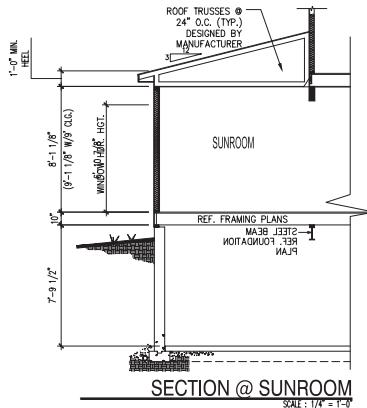
B2 (3) 2x6
 B3 (3) 2x10
 B4 (3) 2x12
 B5 (3) $1\frac{3}{4}''$ x $7\frac{1}{2}''$ LVL
 B5.1 (3) $1\frac{3}{4}''$ x $9\frac{1}{4}''$ LVL
 B6 (3) $1\frac{3}{4}''$ x $11\frac{1}{2}''$ LVL
 B7 (3) $1\frac{3}{4}''$ x 14" LVL
 B8 (3) $1\frac{3}{4}''$ x 16" LVL
 B9 (3) $1\frac{3}{4}''$ x 18" LVL

P1 (1) 20 JACKS w/(1) KING STU
 (P-6, f-6, h-6, i-6, j-6, k-6, l-6)

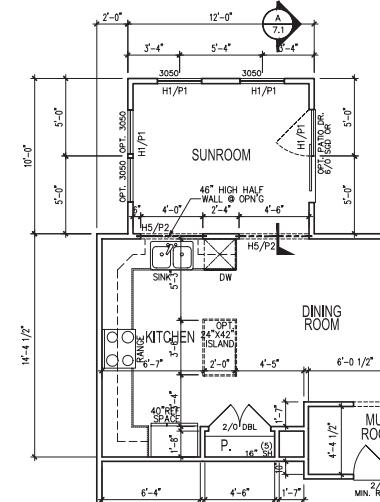
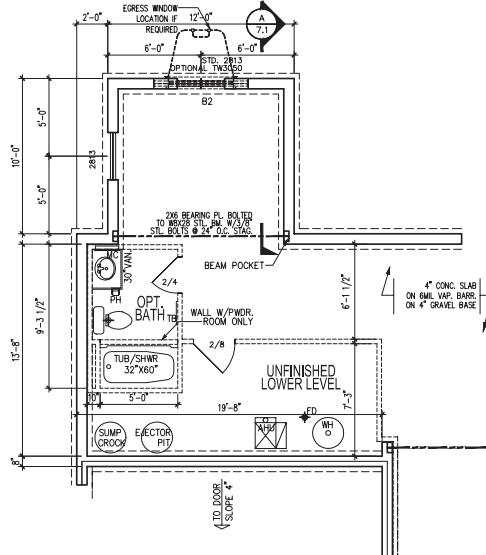
(Default if not designated)

P2	(2) 2x4 JACKS w/(1) KING STU
P3	(3) 2x4 JACKS w/(1) KING STU
P4	(4) 2x4 JACKS w/(1) KING STU
P5	(5) 2x4 JACKS w/(1) KING STU
P6	(1) $3\frac{1}{2}'' \times 3\frac{1}{2}''$ PSL POST
P7	(1) $3\frac{1}{2}'' \times 5\frac{1}{4}''$ PSL POST
P8	(1) $3\frac{1}{2}'' \times 7''$ PSL POST
P9	(1) $3\frac{1}{2}'' \times 9\frac{1}{4}''$ PSL POST
P10	(1) $3\frac{1}{2}'' \times 11\frac{1}{4}''$ PSL POST
P11	(1) $5\frac{1}{2}'' \times 5\frac{1}{4}''$ PSL POST
P311	3" 11ga ADJ ST. COL
P340	3" SCHED 40 PIPE COL
P3511	3" 11ga ADJ STL COL
P3540	3" SCHED 40 PIPE COL

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

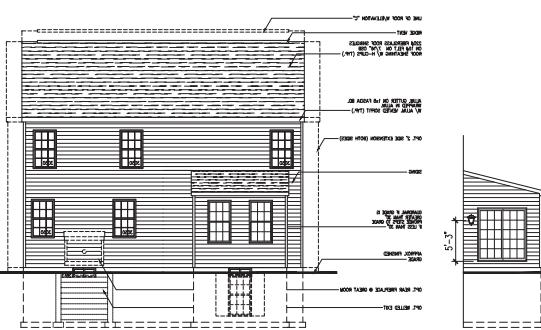


SECTION @ SUNROOM



RIGHT SIDE

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



LEFT SIDE

SCALE : 1/8" = 1'

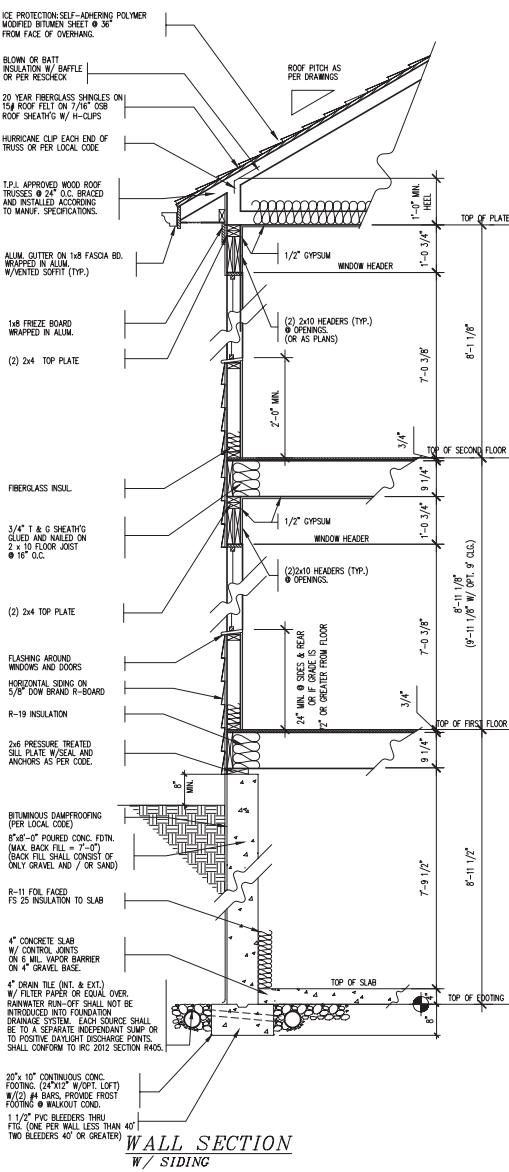
OPTIONAL SUNROOM DETAILS

vista

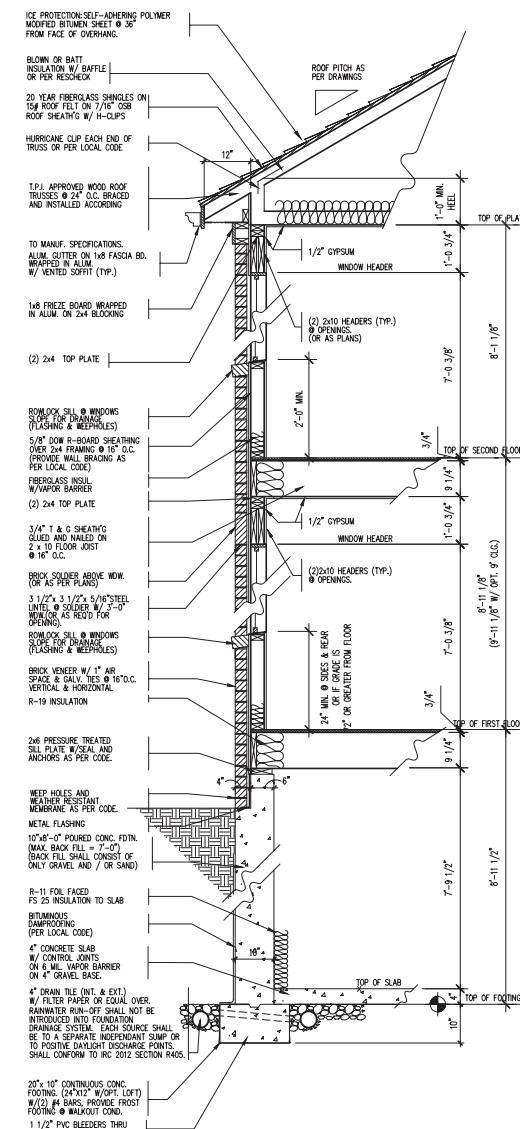
VINCA
Design Group, LLC
35 Evans Lane • Suite 100 • Belle Vernon, PA 15012
248.552.7997 • Fax: 729.503.2214 • Email: www.vinca-designgroup.com

7.1

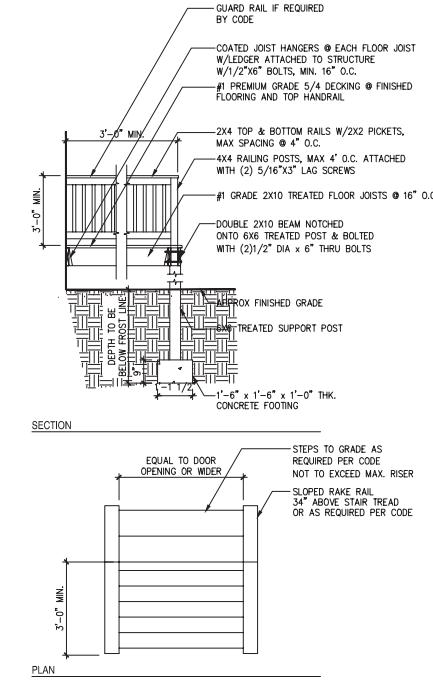
WALL SECTIONS FOR IRC 2012 ONLY



WALL SECTION



WALL SECTION
W/ BRICK VENEER



EXTERIOR PLATFORM DETAIL

NOTE:
ALL EXTERIOR WALLS ARE TO HAVE TOTAL R-VALUE OF R-20 OR
TOTAL R-18 WITH R-5 CONTINUOUS INSULATION.

MASTER BATH EXHAUST FAN TO BE BROAN BRAND SSQTXE110
WITH A TIMER.

ALL HOT WATER LINES ARE TO BE INSULATED PER CODE

NOTE: DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE

NOTE: DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSURE, INLETABLE OR USABLE SPACES, WHETHER THEY ARE GRAVEL, STONE, DIRT, ETC., AND ALSO AROUND STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT LEAST BELOW THE AREA TO BE PROTECTED AND FOR DISCHARGE BY GRAVITY. MECHANICAL METHODS INCLUDING APPLIED PLASTIC COATINGS, THERMOPLASTIC COATINGS OR STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH A MINIMUM OF ONE INCH OF WASHED GRAVEL OR ONE QUARTER OF AN INCH OF DRAINS SHALL BE SHALLOWLY MEMBRANED AND Joints of drains shall be sealed. Membrane shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed stone, at least one size sieve larger than the tile joint opening or perforation and covered with not less than 6" of the same material.

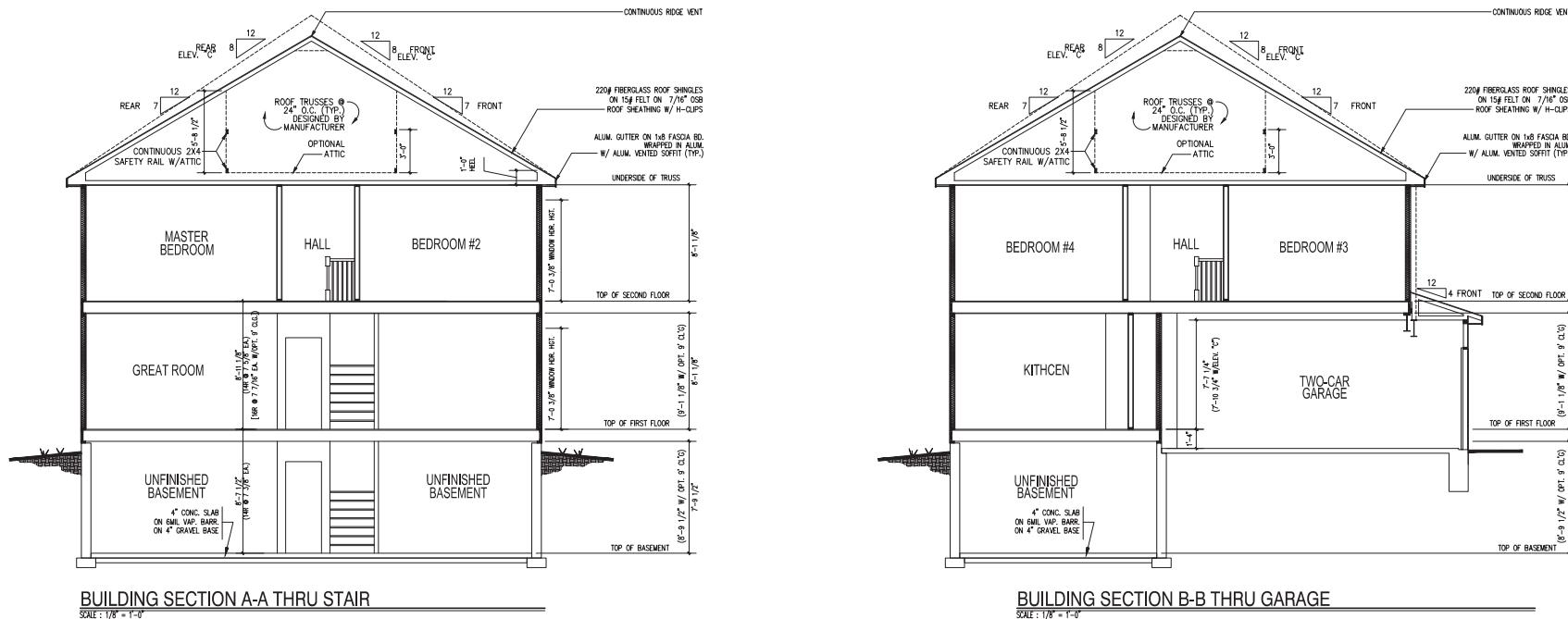
vista

Design Group LLC
85 Main Line • Suite 100 • Blue Bell, PA 19422
Ph: 484/352-1700 Fax: 484/352-2211 E-mail: www.vistadesigngroup.com

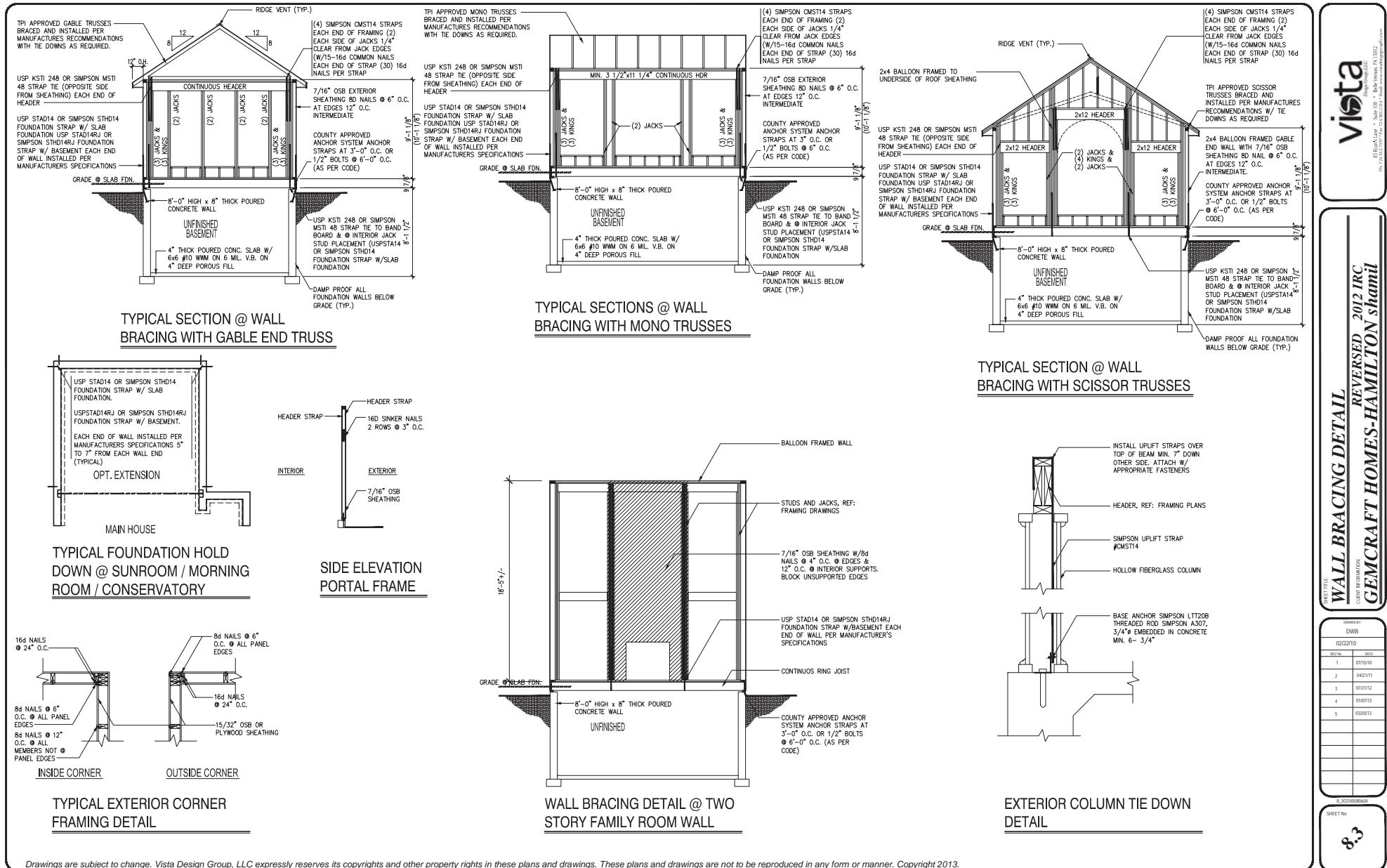
**BUILDING SECTIONS REVERSED 2012IRC
GEMCRAFT HOMES-HAMILTON shamil**

DRAWING:	
DWB	022270
REV:	Date
1	03/19/13
2	04/20/11
3	03/21/12
4	03/07/13
5	03/09/13

8.JC20130060
SHEET NO. C8



Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.



Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

vista

85 Main Line • Suite 100 • Blue Bell, PA 19422
Ph: 484.395.1700 • Fax: 484.395.2221 • Email: www.vistagroup.com

FIRST FLOOR FRAMING PLAN
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NO.	
DWB	022270
REV'D.	DATE
1	03/05/10
2	04/20/11
3	01/21/12
4	01/07/13
5	03/09/13

E-102000000

SHEET NO.

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

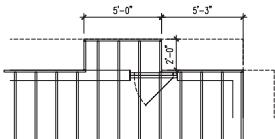
1

1

1

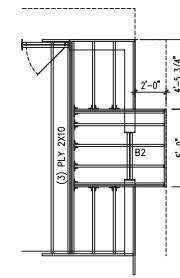
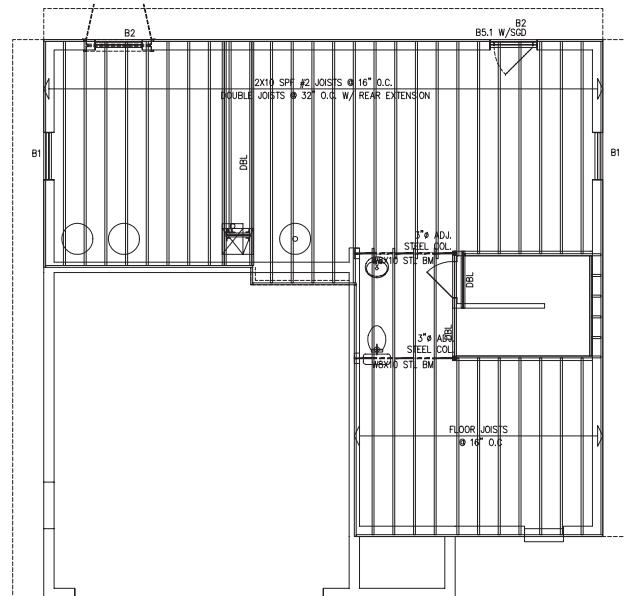
1

1



PART. PLAN W/FAMILY RM
REAR FIREPLACE

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



PART. PLAN W/FAMILY RM
SIDE FIREPLACE

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

A
AVBEL ENGINEERING
43 RIDGEWOOD DRIVE MCGOWAN, PA
724-746-0065

F24 = 24" x 24" x 12" CONC FTG
F30 = 30" x 30" x 15" CONC FTG
F31 = 30" x 30" x 18" CONC FTG
F39 = 39" x 39" x 15" CONC FTG
F42 = 42" x 42" x 18" CONC FTG
F48 = 48" x 48" x 18" CONC FTG
F54 = 54" x 54" x 21" CONC FTG

H1 (2) 2x6 H#
H2 (2) 2x8
H3 (2) 2x10
H4 (2) 2x12
H5 (2) 1 1/2" x 7 1/2" LVL
H5.1 (2) 1 1/2" x 9 1/2" LVL
H6 (2) 1 1/2" x 12 1/2" LVL
H7 (2) 1 1/2" x 14" LVL
H8 (2) 1 1/2" x 16" LVL
H9 (2) 1 1/2" x 18" LVL B#

B1 (3) 2x6
B2 (3) 2x8
B3 (3) 2x10
B4 (3) 2x12
B5 (3) 1 1/2" x 7 1/2" LVL
B5.1 (3) 1 1/2" x 9 1/2" LVL
B6 (3) 1 1/2" x 11 1/2" LVL
B7 (3) 1 1/2" x 13" LVL
B8 (3) 1 1/2" x 16" LVL
B9 (3) 1 1/2" x 18" LVL

P1 (1) 2x4 JACKS w/(1) KING STUD (Default if not designated).
P2 (2) 2x4 JACKS w/(1) KING STUD
P3 (3) 2x4 JACKS w/(1) KING STUD
P4 (4) 2x4 JACKS w/(1) KING STUD
P5 (5) 2x4 JACKS w/(1) KING STUD
P6 (1) 35" x 35" PSL POST
P7 (1) 35" x 34" PSL POST
P8 (1) 35" x 95" PSL POST
P9 (1) 35" x 95" PSL POST
P10 (1) 35" x 114" PSL POST
P14 (1) 5X8 x 5X4 PSL POST
P31 3" #11ga ADJ STL COL
P340 3" SCH40 40 PIPE COL
P351 3" #11ga ADJ STL COL
P3540 3" #8 SCH40 40 PIPE COL

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

vista

Design Software • Suite 100 • 800.733.0211 • www.vistadesign.com

**SECOND FLOOR FRAMING PLAN
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil**

Sheet Title:

DWB

Date Entered:

02/22/10

Rev No:

1

Date Entered:

02/25/10

Rev No:

2

Date Entered:

04/20/11

Rev No:

3

Date Entered:

01/07/13

Rev No:

4

Date Entered:

03/06/13

Rev No:

5

Date Entered:

03/06/13

Rev No:

6

Date Entered:

03/06/13

Rev No:

7

Date Entered:

03/06/13

Rev No:

8

Date Entered:

03/06/13

Rev No:

9

Date Entered:

03/06/13

Rev No:

10

Date Entered:

03/06/13

Rev No:

11

Date Entered:

03/06/13

Rev No:

12

Date Entered:

03/06/13

Rev No:

13

Date Entered:

03/06/13

Rev No:

14

Date Entered:

03/06/13

Rev No:

15

Date Entered:

03/06/13

Rev No:

16

Date Entered:

03/06/13

Rev No:

17

Date Entered:

03/06/13

Rev No:

18

Date Entered:

03/06/13

Rev No:

19

Date Entered:

03/06/13

Rev No:

20

Date Entered:

03/06/13

Rev No:

21

Date Entered:

03/06/13

Rev No:

22

Date Entered:

03/06/13

Rev No:

23

Date Entered:

03/06/13

Rev No:

24

Date Entered:

03/06/13

Rev No:

25

Date Entered:

03/06/13

Rev No:

26

Date Entered:

03/06/13

Rev No:

27

Date Entered:

03/06/13

Rev No:

28

Date Entered:

03/06/13

Rev No:

29

Date Entered:

03/06/13

Rev No:

30

Date Entered:

03/06/13

Rev No:

31

Date Entered:

03/06/13

Rev No:

32

Date Entered:

03/06/13

Rev No:

33

Date Entered:

03/06/13

Rev No:

34

Date Entered:

03/06/13

Rev No:

35

Date Entered:

03/06/13

Rev No:

36

Date Entered:

03/06/13

Rev No:

37

Date Entered:

03/06/13

Rev No:

38

Date Entered:

03/06/13

Rev No:

39

Date Entered:

03/06/13

Rev No:

40

Date Entered:

03/06/13

Rev No:

41

Date Entered:

03/06/13

Rev No:

42

Date Entered:

03/06/13

Rev No:

43

Date Entered:

03/06/13

Rev No:

44

Date Entered:

03/06/13

Rev No:

45

Date Entered:

03/06/13

Rev No:

46

Date Entered:

03/06/13

Rev No:

47

Date Entered:

03/06/13

Rev No:

48

Date Entered:

03/06/13

Rev No:

49

Date Entered:

03/06/13

Rev No:

50

Date Entered:

03/06/13

Rev No:

51

Date Entered:

03/06/13

Rev No:

52

Date Entered:

03/06/13

Rev No:

53

Date Entered:

03/06/13

Rev No:

54

Date Entered:

03/06/13

Rev No:

55

Date Entered:

03/06/13

Rev No:

56

Date Entered:

03/06/13

Rev No:

57

Date Entered:

03/06/13

Rev No:

58

Date Entered:

03/06/13

Rev No:

59

Date Entered:

03/06/13

Rev No:

60

Date Entered:

03/06/13

Rev No:

61

Date Entered:

03/06/13

Rev No:

62

Date Entered:

03/06/13

Rev No:

63

Date Entered:

03/06/13

Rev No:

64

Date Entered:

03/06/13

Rev No:

65

Date Entered:

03/06/13

Rev No:

66

Date Entered:

03/06/13

Rev No:

67

Date Entered:

03/06/13

Rev No:

68

Date Entered:

03/06/13

Rev No:

69

Date Entered:

03/06/13

Rev No:

70

Date Entered:

03/06/13

Rev No:

71

Date Entered:

FIRST FLOOR SHEAR WALL PLAN

2012IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NUMBER	
DRAWING NO.	
DWB	
02/22/10	
REV. NO.	DATE
1	03/05/10
2	04/20/11
3	07/21/12
4	01/07/13
5	03/09/13
SHEET NO.	
S1.1S	

LEGEND	
BWL XX	BRACE WALL LINE ID
—	BRACE WALL LINE
—	HOUSE WALL
—	BRACED WALL PANEL
WSP	WOOD STRUCTURAL PANEL
WSP (SIS)	STRUCTURAL INSULATED SHEATHING
GB	GYPSUM BOARD
CS-WSP	CONTINUOUS SHEATHING— WOOD STRUCTURAL PANEL
CS-WSP (SIS)	CONTINUOUS SHEATHING—STRUCTURAL INSULATED SHEATHING
CS-PF	CONTINUOUS SHEATHING—PORTAL FRAME
ENG	ENGINEERED DESIGN
●	2-800# TIE DOWN (LSTA15) UNLESS OTHERWISE NOTED
△	2-4200# TIE DOWN (HTTS) UNLESS OTHERWISE NOTED

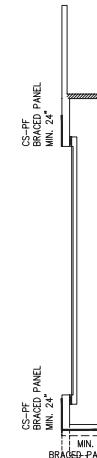
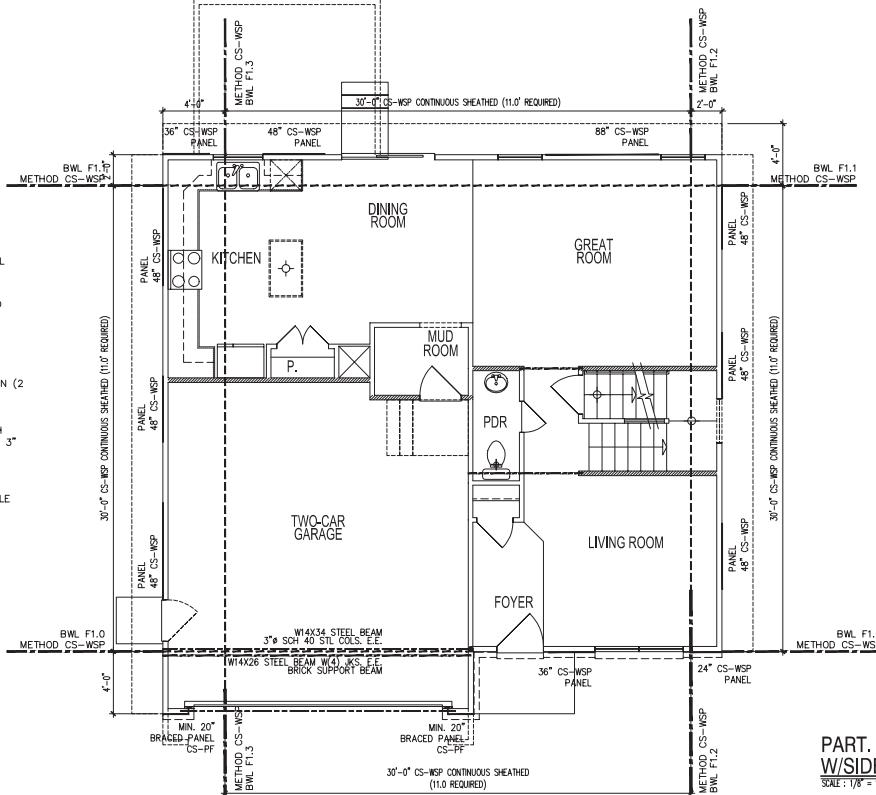
NOTE: WALL BRACING SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, 2012, SECTION R602.10.2, WIND SPEED OF 90 MPH, INTERMITTENT BRACED WALL METHOD. IF REQUIRED, THE ALTERNATE BRACED WALL METHOD SHALL BE IN ACCORDANCE WITH THE 2012, SECTION R602.10.4 AS REQUIRED BY DESIGN. STRUCTURAL INSULATED SHEATHING (SIS), SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. REFER TO REPORT FOR FASTENER SIZE AND SPACING.

CONNECTION CRITERIA SHALL COMPLY WITH IRC R602.10.2

CS-WSP METHOD: 1 1/2" GALVANIZED ROOFING NAILS OR 8d COMMON (2 1/2"X0.13 NAILS AT 3" SPACING (PANEL EDGES) AT 6" SPACING (INTERMEDIATE SUPPORTS))

WSP (SIS) METHOD: 1/2" OR 1" CROWN, NO. 16 GAGE STAPLES, WITH MINIMUM 1 3/4 INCH EMBEDMENT INTO FRAMING, FASTENERS SPACED 3" ON CENTER ON PANEL EDGES AND 6" SPACING IN THE FIELD.

GB METHOD: NAILS OR SCREWS AT 8" SPACING AT PANEL EDGES INCLUDES TOP AND BOTTOM PLATES; FOR ALL BRACED WALL PANEL LOCATIONS FOR EXTERIOR SHEATHING NAIL OR SCREW SIZE, SEE TABLE R602.3(1); FOR INTERIOR GYPSUM BOARD NAIL OR SCREW SIZE, SEE TABLE R702.3.5

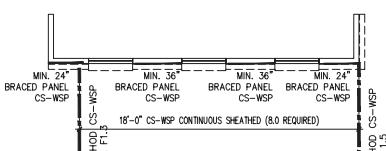


PART. FIRST FLOOR SHEAR WALL PLAN
W/SIDE ENTRY GARAGE

SCALE : 1/8 = 1'-0"

FIRST FLOOR SHEAR WALL PLAN

SCALE : 1/8 = 1'-0"



PART. FIRST FLOOR SHEAR WALL PLAN
W/SIDE ENTRY GARAGE

SCALE : 1/8 = 1'-0"

LEGEND	
BWL XX	BRACE WALL LINE ID
	BRACE WALL LINE
	HOUSE WALL
	BRACED WALL PANEL
	WOOD STRUCTURAL PANEL
WSP	STRUCTURAL INSULATED SHEATHING
WSP (SIS)	
	GYPSUM BOARD
GB	
CS-WSP	CONTINUOUS SHEATHING—WOOD STRUCTURAL PANEL
CS-WSP (SIS)	CONTINUOUS SHEATHING—STRUCTURAL INSULATED SHEATHING
CS-PF	CONTINUOUS SHEATHING—PORTAL FRAME
	ENGINEERED DESIGN
	2-800# TIE DOWN (LST45) UNLESS OTHERWISE NOTED
	2-4200# TIE DOWN (HTHS) UNLESS OTHERWISE NOTED

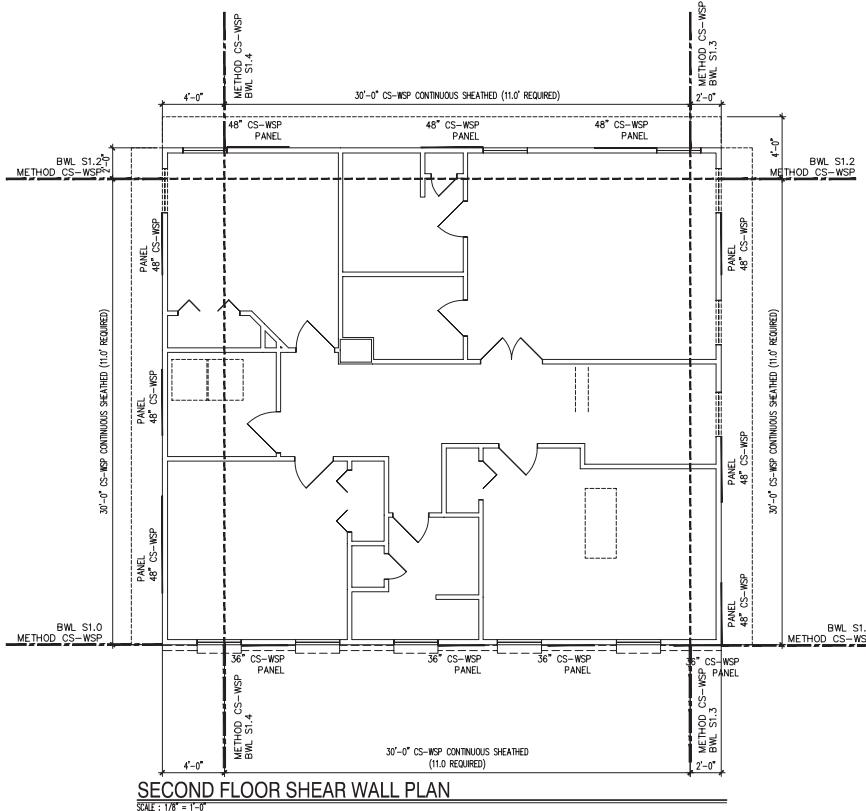
NOTE: WALL BRACING SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, 2009, SECTION R602.10.2, WIND SPEED OF 90 MPH, INTERMITTENT BRACED WALL METHOD. IF REQUIRED, THE ALTERNATE BRACED WALL METHOD SHALL BE IN ACCORDANCE WITH IRC, 2009, SECTION R602.10.4 AS REQUIRED BY DESIGN. STRUCTURAL INSULATED SHEATHING (SIS), SHALL BE FASTENED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. REFER TO REPORT FOR FASTENER SIZE AND SPACING.

CONNECTION CRITERIA SHALL COMPLY WITH IRC R602.10.2

CS-WSP METHOD: 1 1/2" GALVANIZED ROOFING NAILS OR 8d COMMON (2 1/2"X0.131 NAILS AT 3" SPACING (PANEL EDGES) AT 6" SPACING (INTERMEDIATE SUPPORTS)

WSP (SIS) METHOD: 1/2" OR 1" CROWN, NO. 16 GAGE STAPLES, WITH
MINIMUM 1 3/4 INCH EMBEDMENT INTO FRAMING, FASTENERS SPACED 3"
ON CENTER ON PANEL EDGES AND 6" SPACING IN THE FIELD.

GB METHOD: NAILS OR SCREWS AT 7" SPACING AT PANEL EDGES
INCLUDING TOP AND BOTTOM PLATES; FOR ALL BRACED WALL PANEL
LOCATIONS FOR EXTERIOR SHEATHING NAIL OR SCREW SIZE, SEE TABLE
R602.3(1); FOR INTERIOR GYPSUM BOARD NAIL OR SCREW SIZE, SEE
TABLE R702.3.5



Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

vista Engineering LLC
35 Ryan Lane • Suite 100 • Bellmawr, NJ 08031
85 Ryan Lane • Suite 100 • Bellmawr, PA 15012
85 Ryan Lane • Suite 100 • Bellmawr, PA 15012

SECOND FLOOR SHEAR WALL PLAN **REVERSED 2012 IRC**
GEMCRAFT HOMES-HAMILTON Shambles

DRAWN BY:	
DWB	
02/22/10	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

SHEET No.
S2.1SV

vista

Design Group LLC
85 Main Line • Suite 100 • Blue Bell, PA 19422
Ph: 484.395.1700 • Fax: 484.395.2211 • Email: www.vistadesigngroup.com

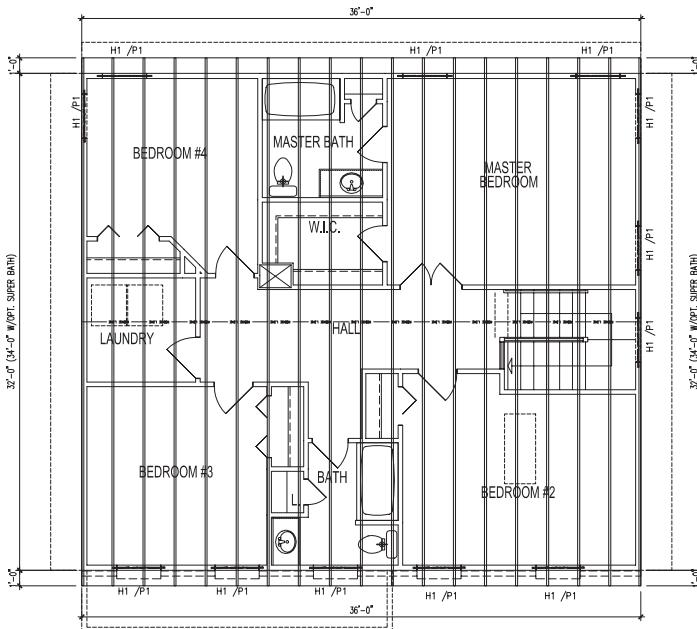
ROOF FRAMING PLAN W/ ELEV. 'A'
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NO.	
DWB	022270
REV'D.	DATE
1	03/05/10
2	04/21/11
3	01/07/12
4	01/07/13
5	03/09/13

DRAWING NO.	
DWB	022270
REV'D.	DATE
1	03/05/10
2	04/21/11
3	01/07/12
4	01/07/13
5	03/09/13

50-31020008901
SHEET NO.

S3.1



ROOF FRAMING PLAN - ELEVATION "A"

A AVBEL ENGINEERING
43 BUCKWOOD DRIVE MCGOWAN, PA
724-746-1968

F24 = 24"x 24"x 12" CONC FTG
F30 = 30"x 30"x 15" CONC FTG
F31 = 30"x 30"x 15" CONC FTG
F39 = 39"x 39"x 15" CONC FTG
F42 = 42"x 42"x 18" CONC FTG
F48 = 48"x 48"x 18" CONC FTG
F54 = 54"x 54"x 21" CONC FTG

H1 (2) 2x6 H#
H2 (2) 2x8
H3 (2) 2x10
H4 (2) 2x12
H5 (2) 1 1/2" x 7/8" LVL
H5.1 (2) 1 1/2" x 9/8" LVL
H6 (2) 1 1/2" x 12" LVL
H7 (2) 1 1/2" x 14" LVL
H8 (2) 1 1/2" x 16" LVL
H9 (2) 1 1/2" x 18" LVL B#

B1 (3) 2x6
B2 (3) 2x8
B3 (3) 2x10
B4 (3) 2x12
B5 (3) 1 1/2" x 7/8" LVL
B5.1 (3) 1 1/2" x 9/8" LVL
B6 (3) 1 1/2" x 12" LVL
B7 (3) 1 1/2" x 14" LVL
B8 (3) 1 1/2" x 16" LVL
B9 (3) 1 1/2" x 18" LVL

P1 (1) 2x4 JACKS w/(1) KING STUD
(Default if not designated).
P2 (2) 2x4 JACKS w/(1) KING STUD
P3 (3) 2x4 JACKS w/(1) KING STUD
P4 (4) 2x4 JACKS w/(1) KING STUD
P5 (5) 2x4 JACKS w/(1) KING STUD
P6 (1) 36"x 36"x 54" PSL POST
P7 (1) 36"x 36"x 54" PSL POST
P8 (1) 36"x 92" PSL POST
P9 (1) 36"x 92" PSL POST
P10 (1) 36"x 112" PSL POST
P14 (1) 54"x 54" PSL POST
P311 3"dia 11ga ADJ STL COL
P340 3"dia SCH40 40 PIPE COL
P3511 3"dia 11ga ADJ STL COL
P3540 3"dia SCH40 40 PIPE COL

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

AVBEL ENGINEERING
43 RIDGEWOOD DRIVE MCDONALD, PA 15057
724-745-1965

11	(2) 2x6	H1
12	(2) 2x8	H5 /P3
13	(2) 2x10	
14	(2) 2x12	
15	(2) 1¾" x 9½" LVL	
16	(2) 1¾" x 7¾" LVL	
17	(2) 1¾" x 11½" LVL	
18	(2) 1¾" x 11½" LVL	
19	(2) 1¾" x 14" LVL	
20	(2) 1¾" x 14" LVL	
21	(2) 1¾" x 16" LVL	
22	(2) 1¾" x 18" LVL	
		B1
		B2 /P1
11	(2) 2x6	
12	(2) 2x8	
13	(2) 2x10	
14	(2) 2x12	
15	(2) 1¾" x 9½" LVL	
16	(2) 1¾" x 9½" LVL	
17	(2) 1¾" x 11½" LVL	
18	(2) 1¾" x 11½" LVL	
19	(2) 1¾" x 14" LVL	
20	(2) 1¾" x 16" LVL	
21	(2) 1¾" x 18" LVL	

Note: For built-up columns, match wall dimension. Example: P3 = (3) 2x6 in a 2x6 frame wall.

King studs req'd @ dropped bearings
(1) King stud w/P1-P3
(2) King studs min w/all other posts

P1 (D) 2x4 Jack Studs
 (Default, if not designated)

P2 (D) 2x4 Jack Studs

P3 (3) 2x4 Jack Studs

P4 (4) 2x4 Jack Studs

P5 (5) 2x4 Jack Studs

P6 (1) 3½" x 3½" PSL Post

P7 (1) 3½" x 3½" PSL Post

P8 (2) 3½" x 7" PSL Post

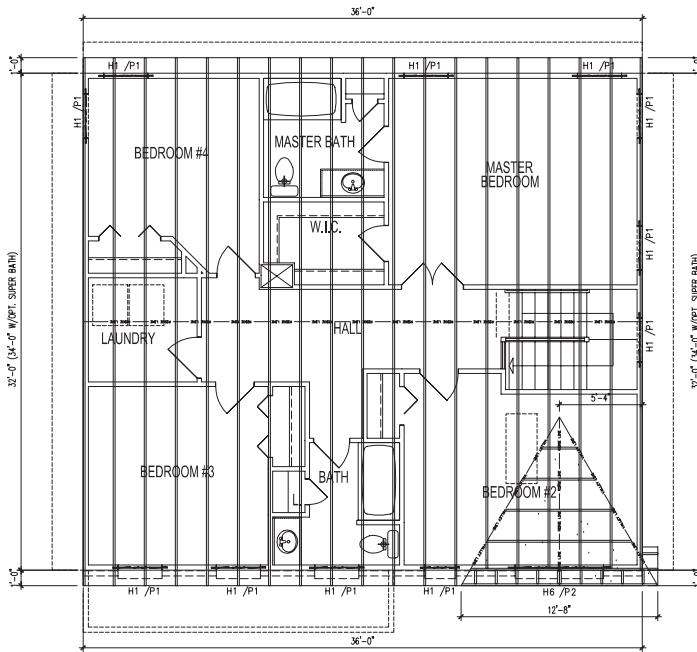
P9 (1) 3½" x 9½" PSL Post

P10 (1) 3½" x 11½" PSL Post

P11 (1) 5¼" x 5" PSL Post

P44 (C) 3½" x 3½" SYP PT Post

P56 (D) 5½" x 5½" SYP PT Post



ROOF FRAMING PLAN - ELEVATION "B"

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

ROOF FRAMING PLAN W/ ELEV. 'B'

DRAWN BY:	DWB
02/22/10	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

३

AVBEL ENGINEERING
43 RIDGEWOOD DRIVE McDonald, PA 15057
724-745-1965

H1 (2) 2x6	H1
H2 (2) 2x8	
H3 (2) 2x10	H5 /P3
H4 (2) 2x12	
H5 (2) 1¾" x 9¾" LVL	
H6 (2) 1¾" x 7¾" LVL	
H7 (2) 1¾" x 11¾" LVL	
H8 (2) 1¾" x 11¾" LVL	
H9 (2) 1¾" x 14" LVL	
H10 (2) 1¾" x 16" LVL	
H11 (2) 1¾" x 18" LVL	
B1 (3) 2x6	B1 /P1
B2 (3) 2x8	
B3 (3) 2x10	
B4 (3) 2x12	
B5 (3) 1¾" x 9¾" LVL	
B6 (3) 1¾" x 9¾" LVL	
B7 (3) 1¾" x 11¾" LVL	
B8 (3) 1¾" x 11¾" LVL	
B9 (3) 1¾" x 14" LVL	
B10 (3) 1¾" x 16" LVL	
B11 (3) 1¾" x 18" LVL	

Note: For built-up columns, match wall dimension. Example P3 = (3) 2x6 in a 2x8 frame wall.

King studs req'd @ dropped bearings
(1) King stud w/P1-P3
(2) King studs min w/all other posts

P1 (1) 2x4 Jack Studs
(Default, if not designated)

P2 (2) 2x4 Jack Studs

P3 (3) 2x4 Jack Studs

P4 (4) 2x4 Jack Studs

P5 (5) 2x4 Jack Studs

P6 (1) 3¾" x 3¾" PSL Post

P7 (1) 3¾" x 5¾" PSL Post

P8 (1) 3¾" x 7¾" PSL Post

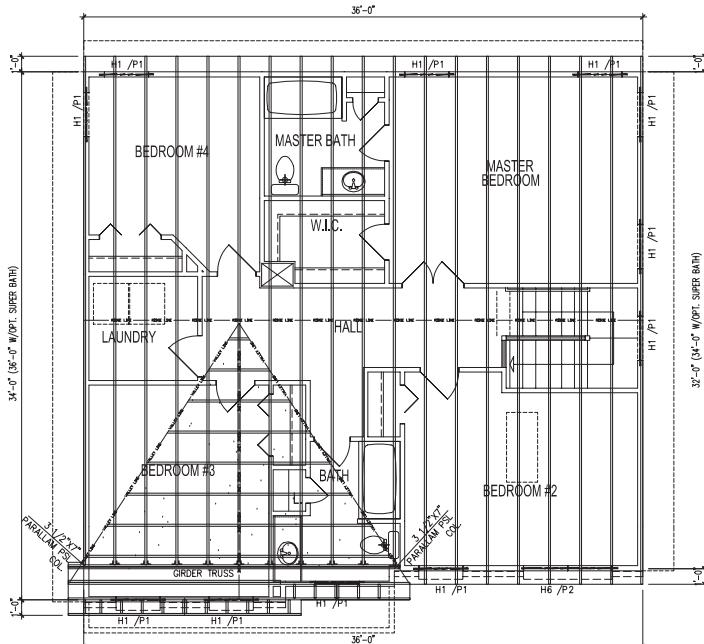
P9 (1) 3¾" x 9¾" PSL Post

P10 (1) 3¾" x 11¾" PSL Post

P14 (1) 5¾" x 5¾" PSL Post

P44 (1) 3¾" x 3¾" SYP PT Post

P66 (1) 5¾" x 5¾" SYP PT Post



ROOF FRAMING PLAN - ELEVATION "C"

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

ROOF FRAMING PLAN W/ ELEV. 'C'
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NO.	
DBW	022270
REV'D	04/20/12
1	03/19/12
2	04/20/11
3	03/19/12
4	03/07/13
5	03/09/13

50-33200008901

SHEET NO.

S33

vista
Design Group, LLC
855.370.1770 • 800.330.2271 • www.vistadesigngroup.com

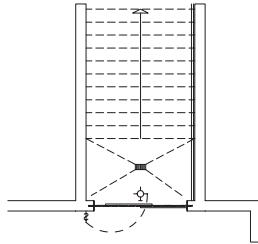
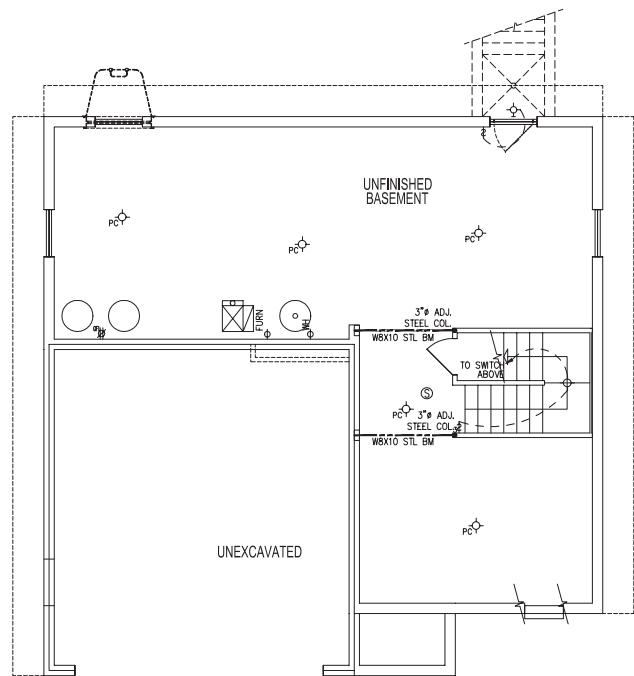
855.370.1770 • 800.330.2271 • www.vistadesigngroup.com

ELECTRICAL SYMBOLS

	DUPLEX OUTLET 10 A.F.C.		GROUND FAULT INTERCEPTER 42 A.F.C.		FAN/LIGHT COMBO		FLOOD LIGHTS		GARBAGE DISPOSAL
	DUPLEX OUTLET 220 VOLT DUPLEX OUTLET		WATERPROOF RECEPTACLE		GROUND FAULT INTERCEPTER 42 A.F.C.		LIGHT FIXTURE CEILING MOUNTED		SMOKE DETECTOR
	DUPLEX OUTLET HALF SWITCHED		WALL SWITCH 3-WAY WALL SWITCH		LIGHT FIXTURE ROSESED LIGHT		THERMOSTAT JUNCTION BOX		ELECTRIC PANEL
	DUPLEX OUTLET 220 VOLT DUPLEX OUTLET		DIMMER WALL SWITCH		PULL CHAIN		DOOR CHIME		ELECTRIC METER
	DUPLEX OUTLET EXHAUST FAN		FLUORESCENT LIGHT FIXTURE		TELEPHONE JACK		TELEVISION JACK		INTERCOM
	DUPLEX OUTLET EXHAUST FAN		INTERCOM CONSOLE						INTERCOM CONSOLE

PROVIDE SMOKE DETECTORS AS REQUIRED BY LOCAL CODE. WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SMOKE ALARM ACTIVATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK. THE ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND APPLICABLE STATE, COUNTY, CITY, TOWNSHIP AND MUNICIPAL CODES. FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.



PART. FOUNDATION PLAN
W/REAR WELLED EXIT

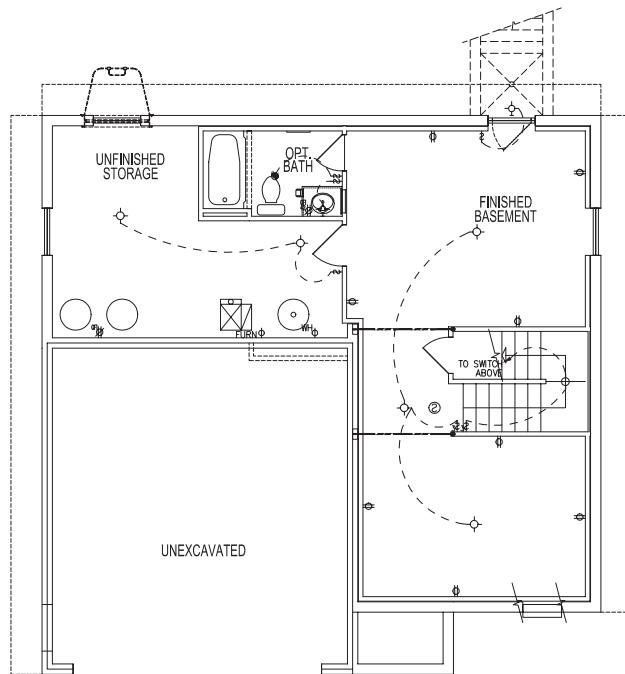
SCALE: 1/8" = 1'-0"

REVISED 2012IRC
GEMCRAFT HOMES-HAMILTON shamil

DRAWN BY: DWB
02/22/10
REVISIONS: Date
1 03/05/10
2 04/20/11
3 07/21/12
4 01/07/13
5 03/09/13

10-1102500001000

SHEET NO. E1.1



FINISHED BASEMENT PLAN

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

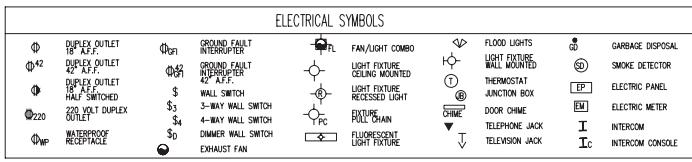
GENERAL NOTES:

1. LOUVERED DOOR REQUIRED ON ALL MECHANICAL EQUIPMENT CLOSETS ENCLOSING GAS APPLIANCES. MINIMUM VENTILATION REQUIRED PER LOCAL BUILDING CODE.
2. FURR DOWN CEILING TO BOTTOM OF BEAM @ ALL BAY & BOW WINDOWS.

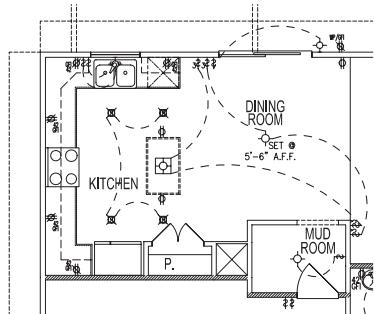
OPT. FIN. BASEMENT ELECTRICAL PLAN
REVERSED 2012 IRC
CLIENT OF RECORD:
GEMCRAFT HOMES-HAMILTON shamil

DRAWN BY:	
DWB	
02/22/10	
REV No.	DATE
1	07/15/10
2	04/21/11
3	07/21/12
4	01/07/13
5	03/20/13

E1.2

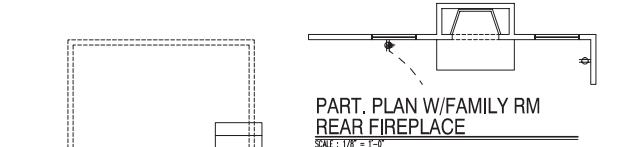


PROVIDE SMOKE DETECTORS AS REQUIRED BY LOCAL CODE, WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION.
THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES. THESE DRAWINGS AND PLANS ARE PREPARED BY THE BUILDER AND SHALL BE UG APPROVED.



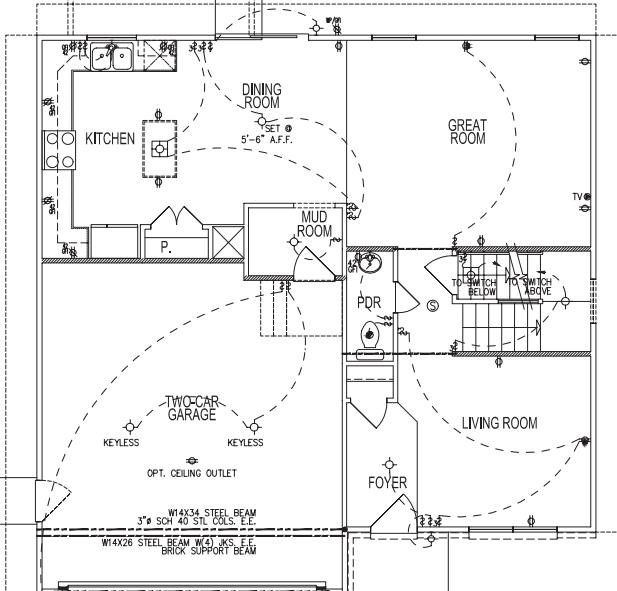
OPTIONAL KITCHEN RECESSED LIGHTING PLAN

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



PART, PLAN W/FAMILY RM
REAR FIREPLACE

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

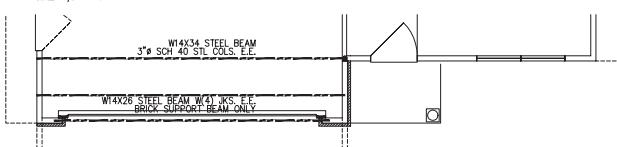


PART, PLAN W/FAMILY RM
SIDE FIREPLACE

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

PART, FIRST FLOOR PLAN
W/SIDE ENTRY GARAGE

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



FIRST FLOOR PLAN ELEVATION "A" & "B"

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



FIRST FLOOR PLAN ELEVATION "C"

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

Drawings are subject to change. Vista Design Group, LLC expressly reserves its copyrights and other property rights in these plans and drawings. These plans and drawings are not to be reproduced in any form or manner. Copyright 2013.

FIRST FLOOR ELECTRICAL PLAN
2012IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NUMBER
DRAWN BY
DWG
02/22/10
REVISED DATE
1 03/05/10
2 04/21/11
3 07/21/12
4 01/07/13
5 03/09/13

10-11G200801020

SHEET NO.

E1.3

vista
Engineering
85 Main Lane • Suite 100 • Erie, Pennsylvania 16502
Ph: 815/865-1700 • Fax: 815/865-2221 • Email: www.vistodesigngroup.com

vista
Design Group LLC

85 Park Lane • Suite 100 • Blue Bell, PA 19422
Ph: 484/391-1400 Fax: 484/391-2221
www.vistadesigngroup.com

SECOND FLOOR ELECTRICAL PLAN
REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil

SHEET NO.

DWG. NO.

DATE

PAGE

REV.

1

03/05/10

2

04/20/11

3

07/21/12

4

01/07/13

5

03/09/13

10_21020000100

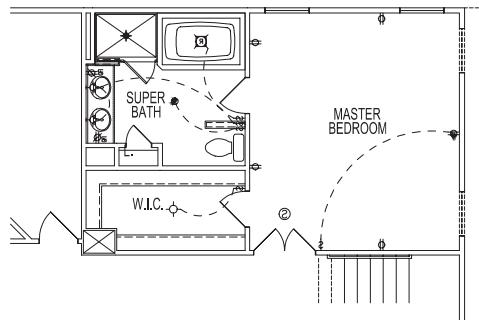
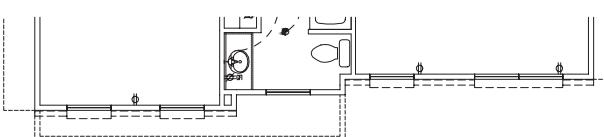
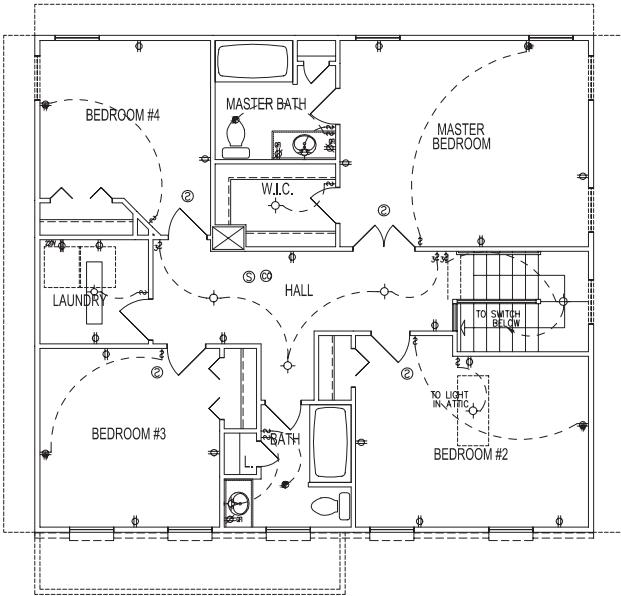
SHEET NO.

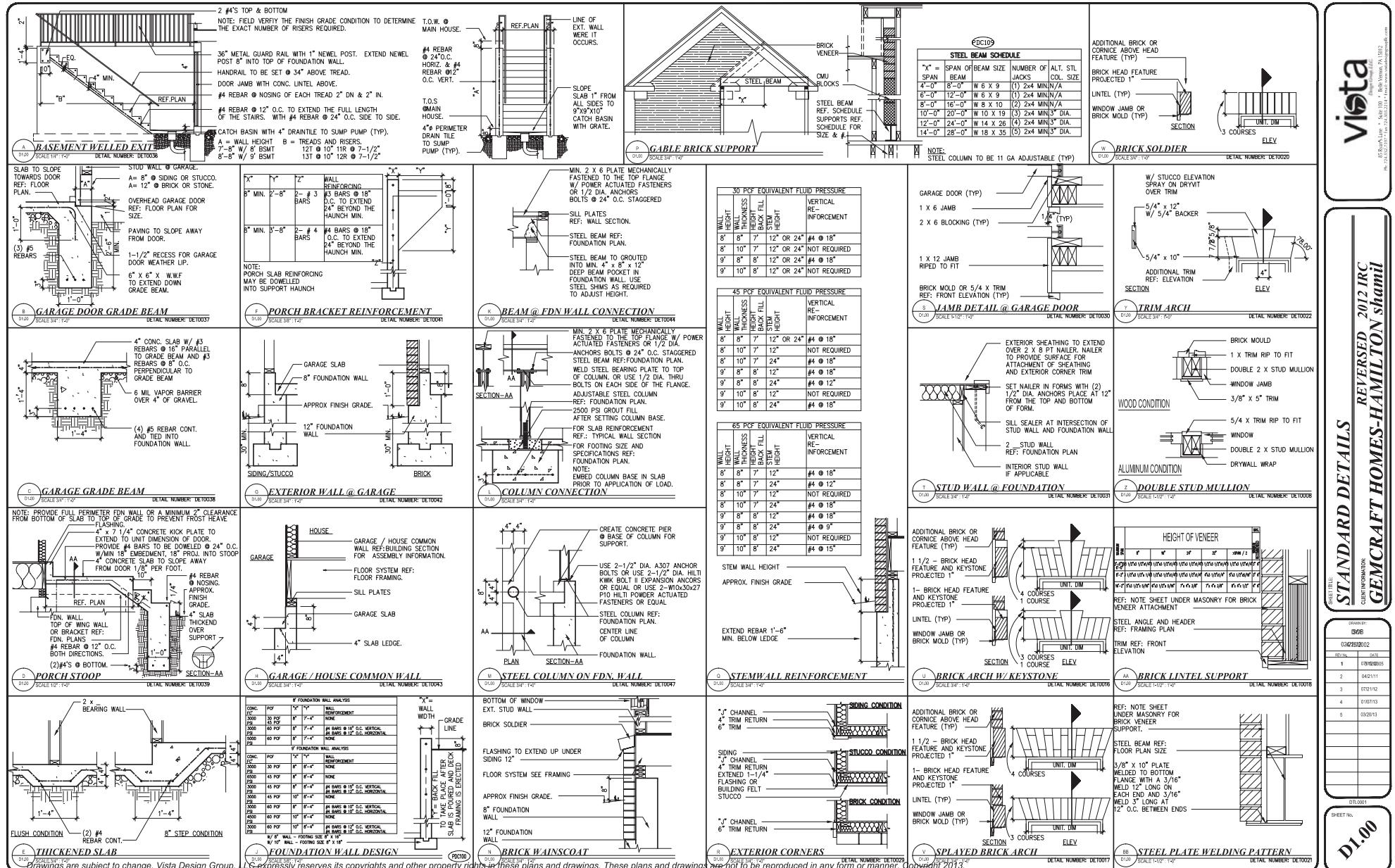
E2.1

ELECTRICAL SYMBOLS	
Φ	DUPLEX OUTLET 10 A.F.F.
Φ ⁴²	DUPLEX OUTLET 42 A.F.F.
Φ	DUPLEX OUTLET
Φ	HALF SWITCHED
Φ220	220 VOLT DUPLEX OUTLET
ΦWP	WATERPROOF RECEPTACLE
ΦGFI	GROUND FAULT INTERRUPTER
ΦGFI	GROUND FAULT INTERRUPTER 42 A.F.F.
\$	WALL SWITCH
\$3	3-WAY WALL SWITCH
\$4	4-WAY WALL SWITCH
\$D	DIMMER WALL SWITCH
	EXHAUST FAN
FL	FAN/LIGHT COMBO
	LIGHT FIXTURE
	CEILING MOUNTED
	LIGHT FIXTURE RECESSED LIGHT
	EXHAUSE PULL CHAIN
	JUNCTION BOX
	CHIME
	TELEPHONE JACK
	TELEVISION JACK
	FLOOD LIGHTS
	WALL MOUNTED
	THERMOSTAT
	DOOR CHIME
	SMOKE DETECTOR
	ELECTRIC PANEL
	ELECTRIC METER
	INTERCOM
	INTERCOM CONSOLE

PROVIDE SMOKE DETECTORS AS REQUIRED BY LOCAL CODE. WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SMOKE ALARM ACTUATION.

THESE DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK. THE ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND APPLICABLE STATE, LOCAL FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.





**STANDARD DETAILS REVERSED 2012 IRC
GEMCRAFT HOMES-HAMILTON shamil**

CLASS NO. 0606
SHEET NO. D2.00

D2.00

