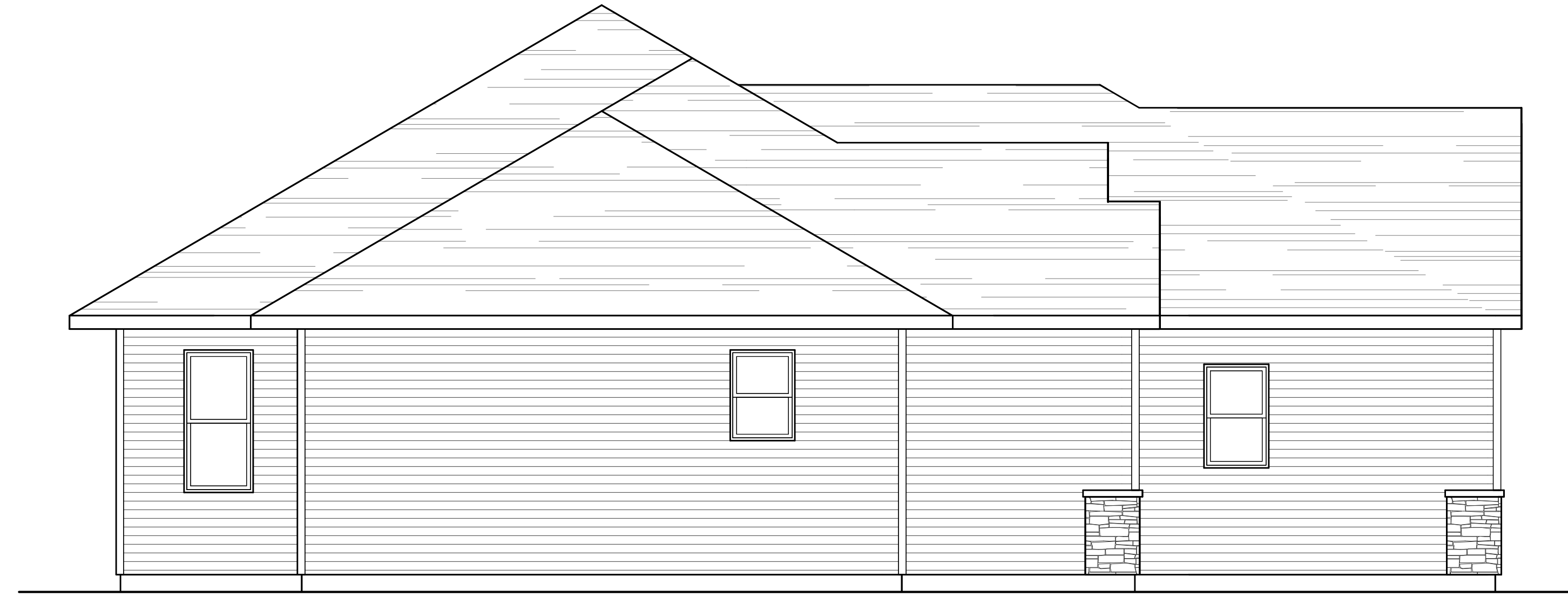


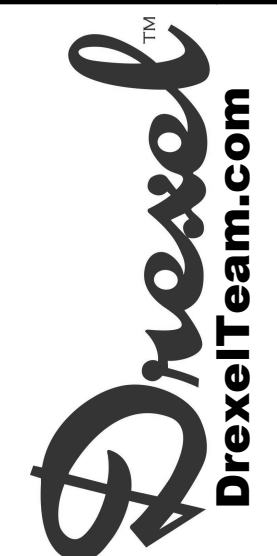


REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

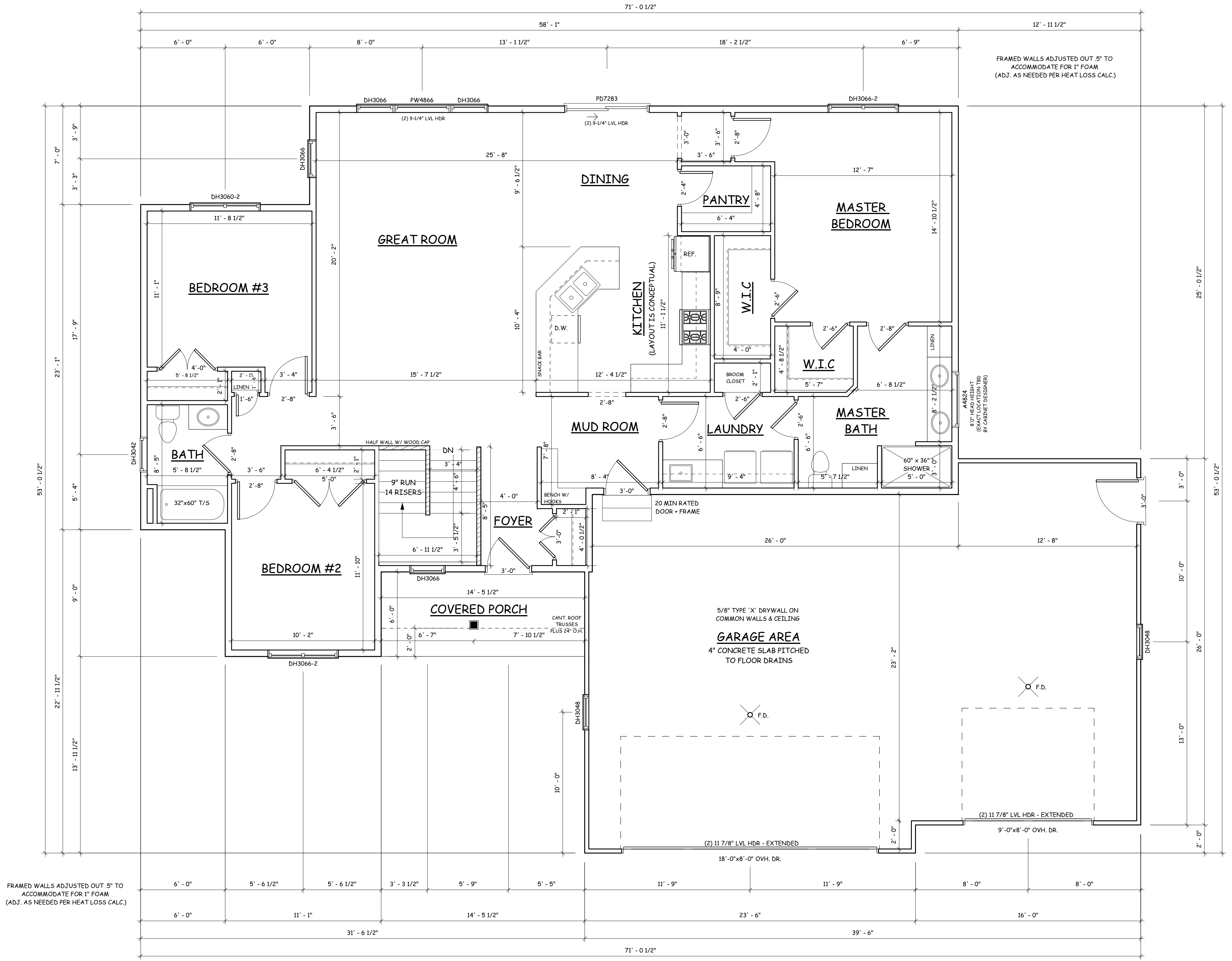
BID PLAN - FOR BIDDING PURPOSES ONLY

DRAWN BY: L. HARMON SCALE: 1/4" = 1'-0" SHEET NO: A2 PROJECT NO: R22-165-NB	 DrexelTeam.com	MYLES MODEL POSTHUMA HOMES	PRELIMINARY PLAN REVISION 1 REVISION 2 REVISION 3	9/25/2022 1/4/2023 1/6/2023 1/11/2023	LH TJP TJP TJP
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NEW HOME PLAN SPECIFICATIONS

- FOUNDATION INFORMATION**
- HOUSE FOUNDATION: 8" x 8" POURED CONCRETE WALL
 - GARAGE FOUNDATION: 6" x 4" POURED CONCRETE WALL
 - PORCH/PATIO FOUNDATION (UNEXCAVATED): 6" x 4" POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY. MASON/CONTRACTOR TO VERIFY.
 - FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR
 - MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
 - WINDOWS/DOORS TO BE SET IN CONCRETE WALL- MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.
- WALL INFORMATION**
- HOUSE EXTERIOR: FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - HOUSE INTERIOR: FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
 - GARAGE: WALL HEIGHT: 2 x 4 x 10' 3 1/4" (UNLESS NOTED/SHOWN OTHERWISE)
 - STUDS @ 16" O.C. (UNLESS NOTED/SHOWN OTHERWISE)
- FLOOR SYSTEMS**
- BASEMENT: 4" CONCRETE SLAB
 - FIRST FLOOR: 1 1/8" T-JOIST @ 16" O.C.
 - STANDARD LOADING (PER SQ. FT.): 40' LL, 15' DL
 - ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE): 10" DL FOR TILE FLOOR, 13" DL FOR GYPCRETE (1 1/2" THICK), 20" DL FOR FIREPLACE FACE, 20" DL FOR FIREPLACE HEARTH, 20" DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, DL=L/360
 - DURATION OF LOAD: 100%
- ROOF SYSTEMS**
- ENGINEERED WOOD TRUSSES @ 24" O.C. DESIGNED FOR ZONE 2
 - STD. LOADING (PER SQ. FT.): 30# TOL, 10# TCDL, 10# BCCL
 - DEFLECTION: LL=L/240, DL=L/180
 - DURATION OF LOAD: 115%
- HEADERS**
- STANDARD HEADER: ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10 HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
 - TOP OF WINDOW R.O.S.
 - FIRST FLOOR @ 7'-4" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
 - MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER
- GENERAL INFORMATION**
- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
 - 2X6 WALLS @ 16" O.C., 2X4 WALLS @ 12" O.C.
 - ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
 - GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE): FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PUMP, FURNACE, GAS/LP LINE, BASEMENT WINDOWS, ETC.
 - ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
 - DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE W1 UNIFORM DWELLING
 - ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
 - ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR AREA	1743 SF
TOTAL AREA	1743 SF
GARAGE FLOOR AREA	= 1004 SF

BID PLAN - FOR BIDDING PURPOSES ONLY

DRAWN BY: L. HARMON SCALE: 1/4" = 1'-0" SHEET NO: A3 PROJECT NO: R22-165-NB	PRELIMINARY PLAN REVISION 1 REVISION 2 REVISION 3	DATE: 9/25/2022 DATE: 1/4/2023 DATE: 1/6/2023 DATE: 1/11/2023	BY: TJP BY: TJP BY: TJP
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	ALL DIMENSIONS AND NOTES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.		

MYLES MODEL

POSTHUMA HOMES



