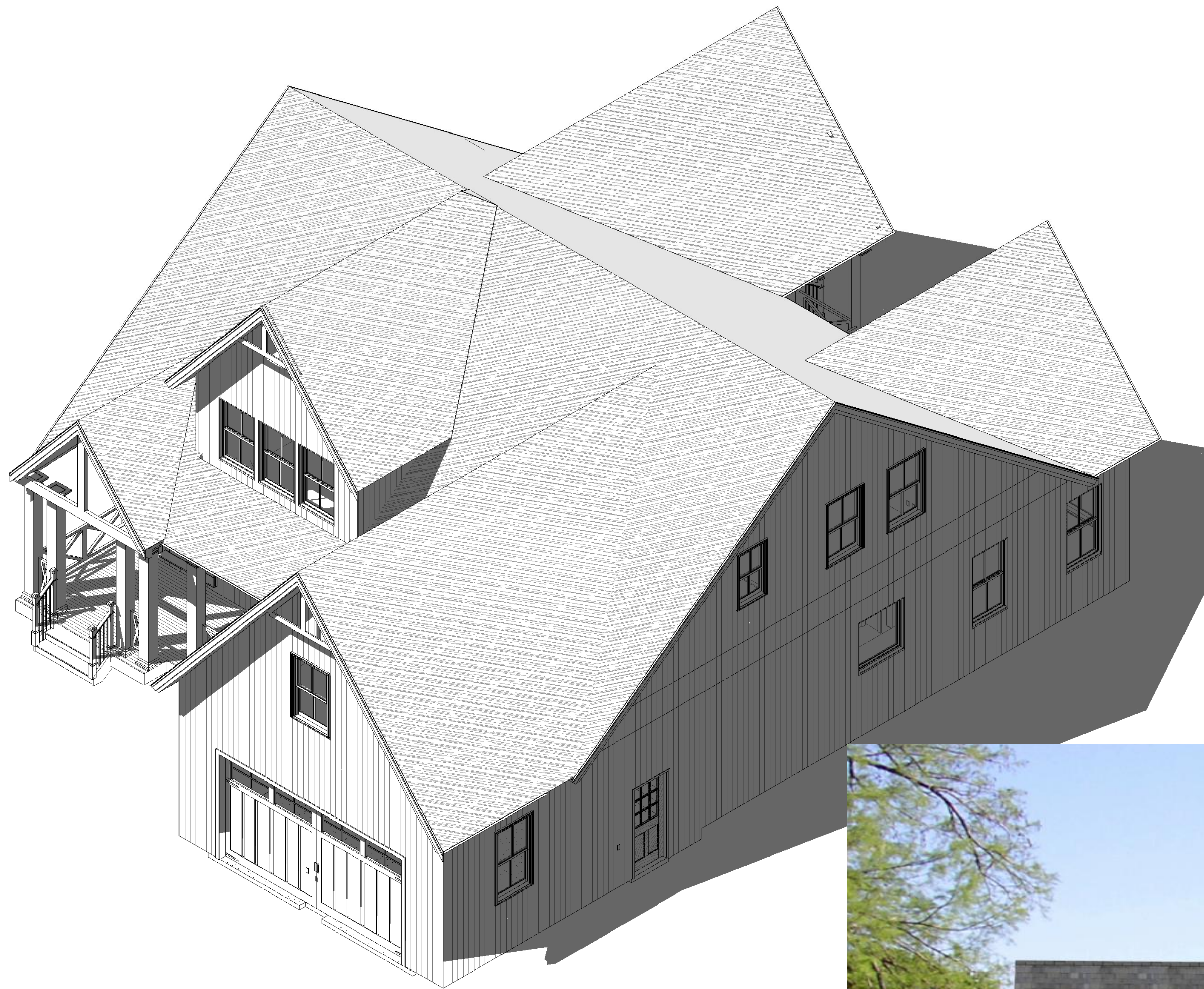


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1 AERIAL

FIRST FLOOR HEATED SF - 1,675 SF  
SECOND FLOOR HEATED SF - 797 SF  
BONUS SF - 332 SF

FRONT PORCH - 194 SF  
REAR PORCH - 197 SF

GARAGE - 521 SF



**dowds**  
DESIGN COLLECTION, LLC

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PHONE: 919-563-1818  
LAURADOWDS@LIVE.COM  
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BRIAN J. PILLING, AIA  
736 RIDGE POINT DRIVE  
COROLLA, NC 27927  
PHONE 252-202-7550

obxarchitect@gmail.com  
www.intelligenthouseplans.com

LOCAL PROFESSIONAL'S SEAL



PLAN #91818 - AMHERST

ARIAL VIEW

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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

CS

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LOCAL PROFESSIONAL'S SEAL

Door Schedule			
Mark	Type	Width	Height
1	5068 FRONT ENTRY	5' - 0"	6' - 8"
2	2668	2' - 6"	6' - 8"
3	2868	2' - 8"	6' - 8"
4	2668	2' - 6"	6' - 8"
5	3068	3' - 0"	6' - 8"
6	3068 ENTRY	3' - 0"	6' - 8"
8	16/0x8/0	16' - 0"	8' - 0"
9	2468	2' - 4"	6' - 8"
10	2868	2' - 8"	6' - 8"
11	2468	2' - 4"	6' - 8"
12	2468	2' - 4"	6' - 8"
13	2068	2' - 0"	6' - 8"
14	2468	2' - 4"	6' - 8"
15	BARN	2' - 4"	6' - 8"
16	2880 FRENCH	2' - 8"	8' - 0"
17	2868	2' - 8"	6' - 8"
18	4068 DOUBLE	4' - 0"	6' - 8"
19	2468	2' - 4"	6' - 8"
20	2668	2' - 6"	6' - 8"
21	2468	2' - 4"	6' - 8"
22	2068	2' - 0"	6' - 8"
23	2868	2' - 8"	6' - 8"
24	4068 DOUBLE	4' - 0"	6' - 8"

Window Schedule			
Type Mark	Rough Width	Rough Height	Type
A	5' - 0 1/2"	1' - 6 1/2"	5016 TRANSOM
B	3' - 2 1/8"	5' - 4 7/8"	3052 DOUBLE HUNG
C	3' - 2 1/8"	1' - 6 1/2"	3016 TRANSOM
D	3' - 2 1/8"	4' - 8 7/8"	3046 DOUBLE HUNG
E	2' - 10 1/8"	4' - 0 7/8"	28310 DOUBLE HUNG
F	4' - 0 1/2"	4' - 0 1/2"	4040 FIXED
G	2' - 6 1/8"	4' - 0 7/8"	24310 DOUBLE HUNG

**PLAN #91818 - AMHERST**  
 FIRST FLOOR PLAN

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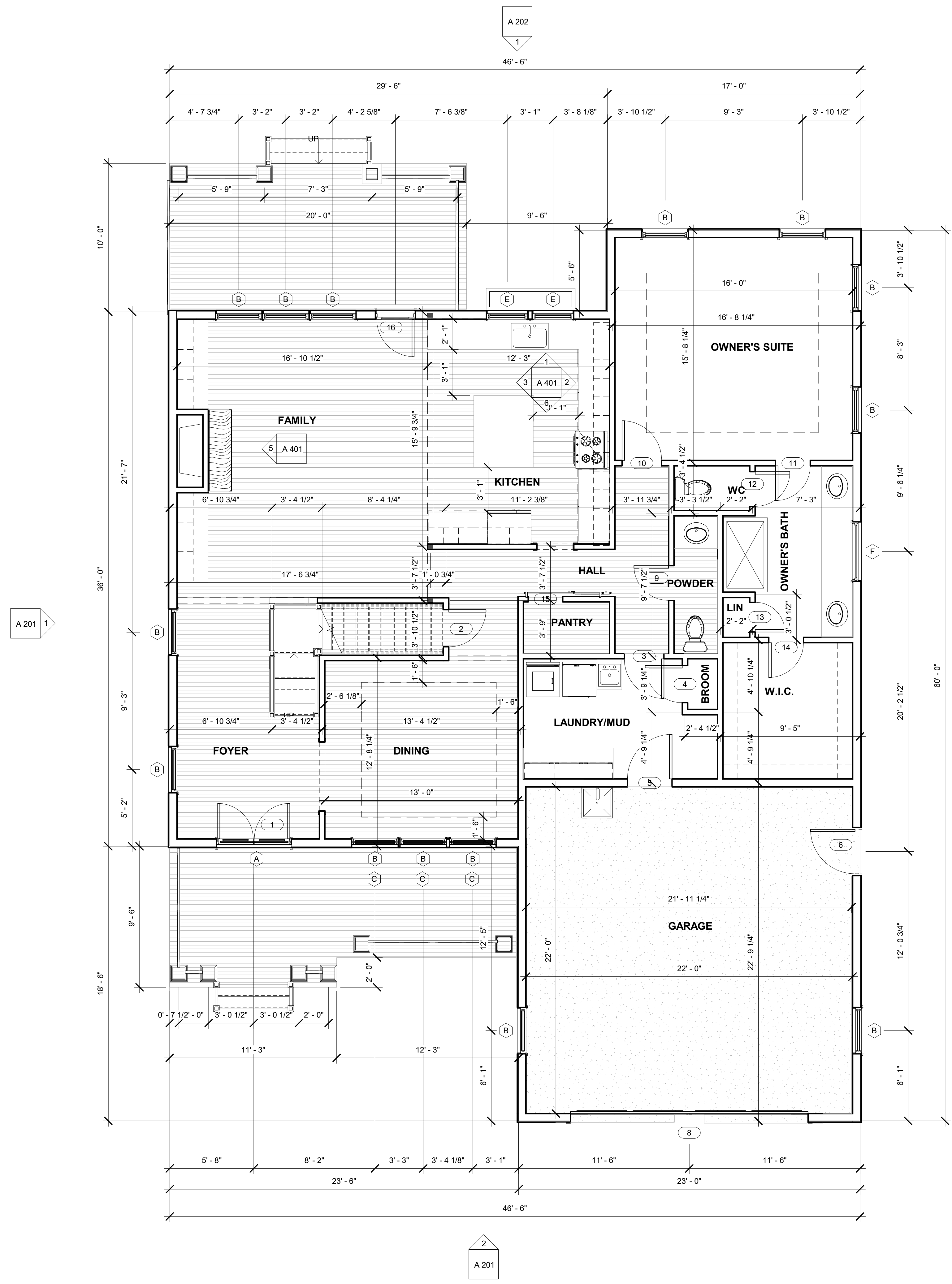
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REVISIONS	
NO	DATE/DESCRIPTION

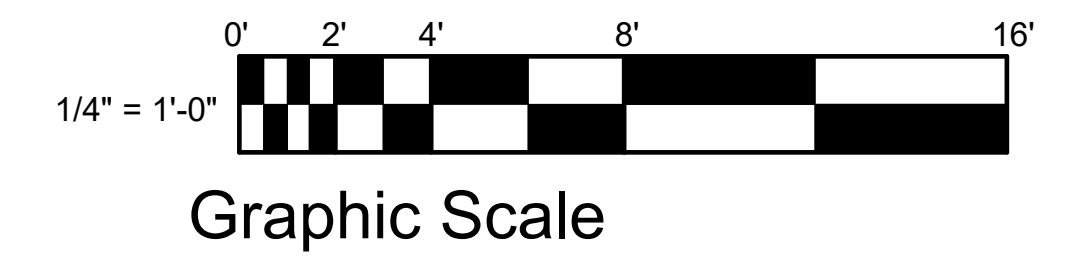
DATE  
PLAN NUMBER

SHEET NUMBER

A 101



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



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PLAN #91818 - AMHERST  
 SECOND FLOOR PLAN

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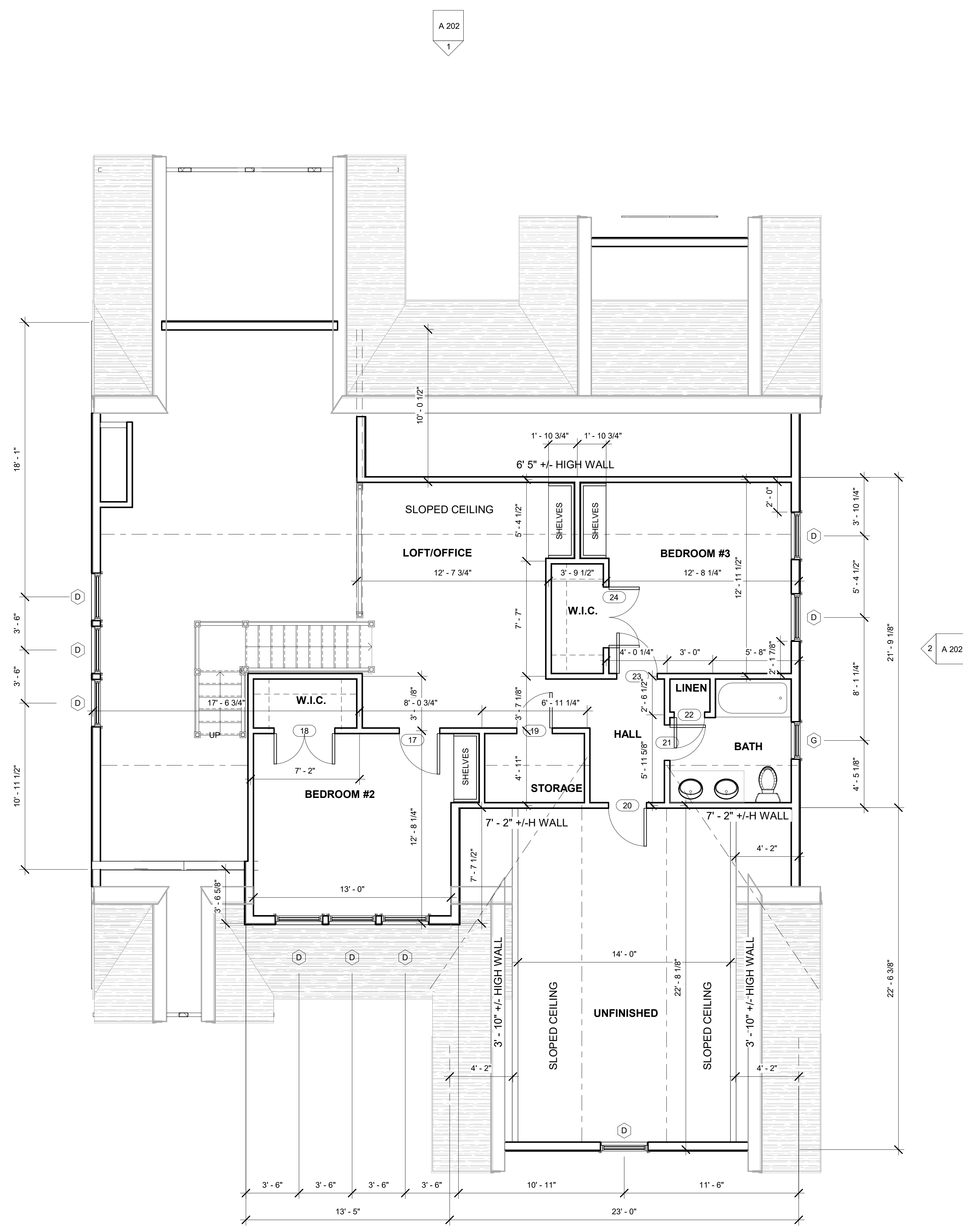
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REVISIONS	
NO	DATE/DESCRIPTION

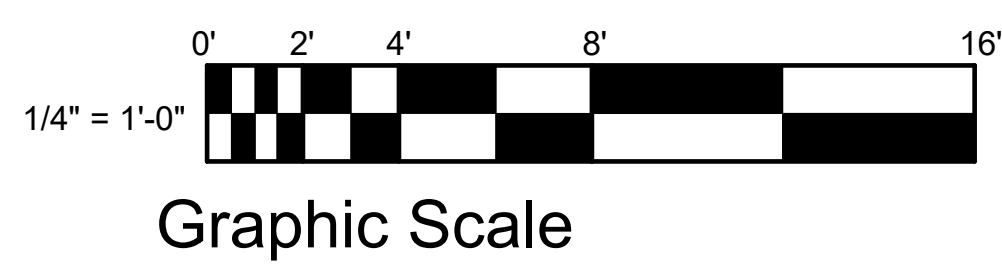
DATE  
 PLAN NUMBER

SHEET NUMBER

A 102



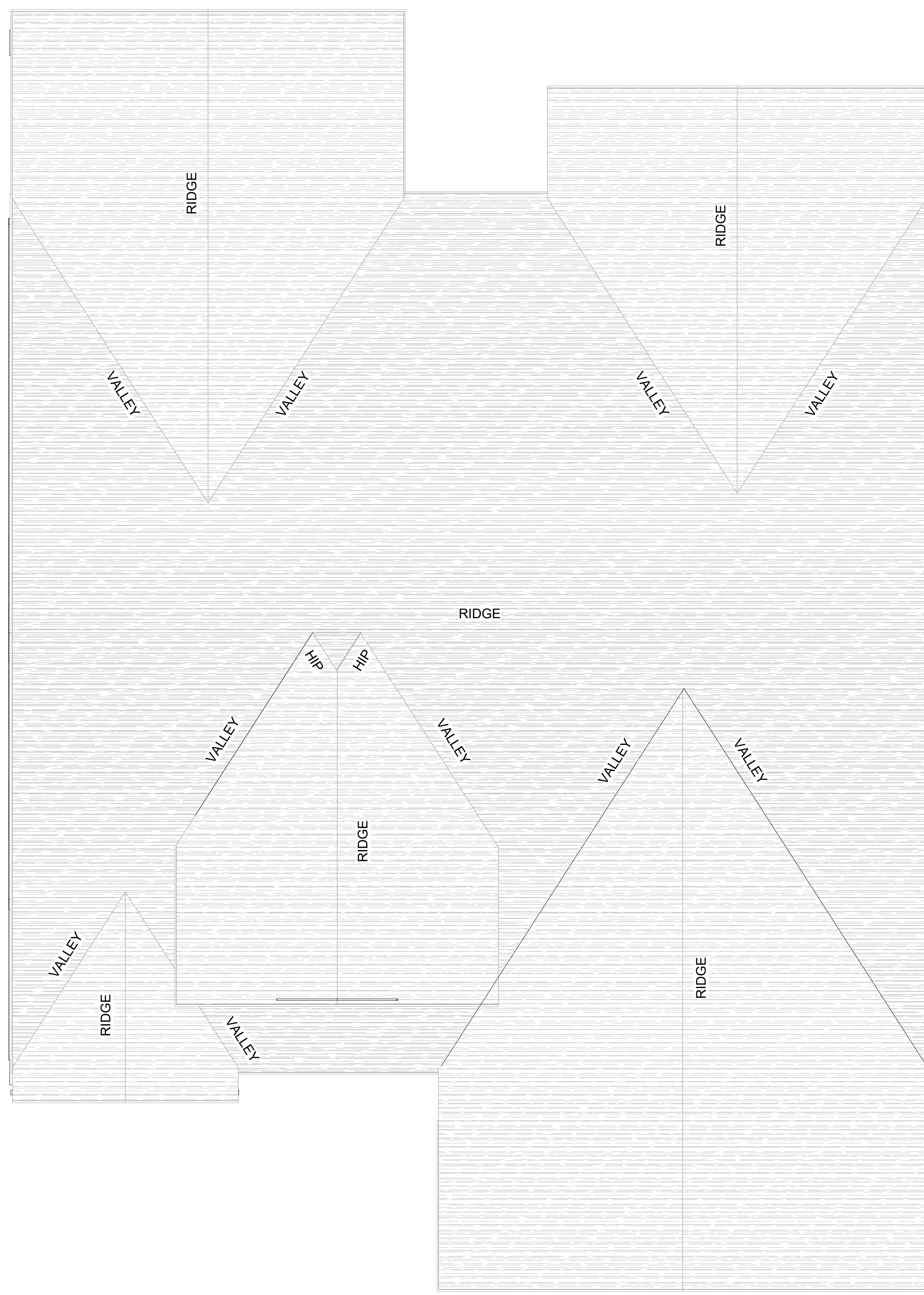
1 SECOND FLOOR  
 1/4" = 1'-0"



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LOCAL PROFESSIONAL'S SEAL



A 202  
1

A 201  
1

2 A 202

2  
A 201

1 ROOF PLAN  
1/4" = 1'-0"

**FIRE BLOCKING**  
 PROVIDE FIRE/DRAFTSTOPPING AS PER BUILDING CODE  
 MAXIMUM AREA OF CONCEALED SPACE IS TO ME 1000 SQ. FT.  
 PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUDS  
 VERTICALLY AT CEILING AND FLOOR LEVELS  
 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' - 0"  
 AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES  
 IN SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN  
 AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVELS

**NOTE:**  
 ALL RIDGE, VALLEY AND RAFTER BRACING  
 TO BEAR ON LOAD BEARING WALLS  
 DESIGNED TO CARRY LOAD THROUGH ALL  
 LEVELS AND TERMINATE AT FOUNDATION  
 DESIGNED TO CARRY LOAD.

**NOTE:**  
 SEE SHEET S105 FOR ROOF  
 FRAMING SIZES (STICK BUILT)

**NOTE:**  
 FIELD VERIFY ALL BEARING HEIGHTS

**NOTE:**  
 ROOF OVERHANG IS 1'- 4"  
 UNLESS NOTED OTHERWISE

**NOTE:**  
 VENTILATION SHALL COMPLY WITH CODE.  
 ENCLOSED ATTICS AND ENCLOSED  
 RAFTER SPACES FORMED WHERE CEILINGS  
 ARE APPLIED DIRECTLY TO THE UNDERSIDE  
 OF ROOF RAFTERS SHALL HAVE CROSS  
 VENTILATION FOR EACH SEPARATE SPACE  
 BY VENTILATION OPENINGS PROTECTED  
 AGAINST THE ENTRANCE OF RAIN OR SNOW.  
 VENTILATING OPENINGS SHALL BE PROVIDED  
 WITH CORROSION-RESISTANT WIRE MESH.

**NOTE:**  
 PROVIDE RIDGE VENTS AS  
 CALCULATED TO MEET CODE

**PLAN #91818 - AMHERST**  
**ROOF PLAN**

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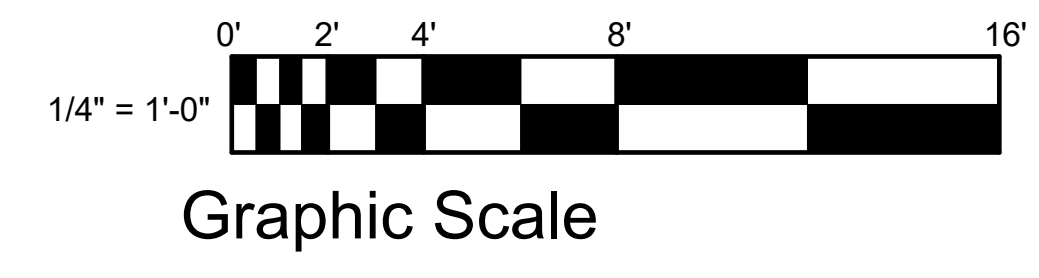
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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

A 103



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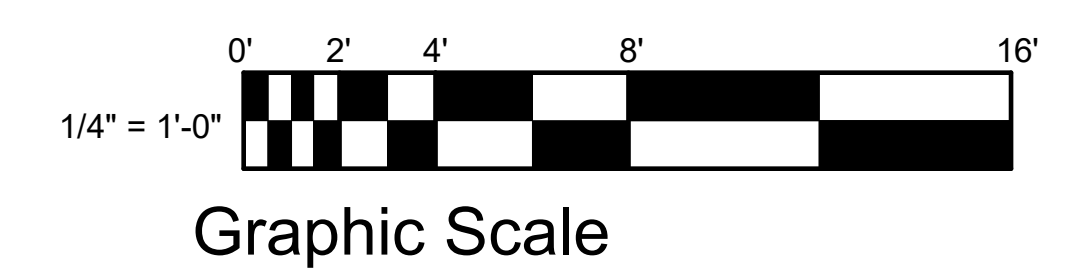


2 FRONT ELEVATION  
1/4" = 1'-0"



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

Window Schedule			
Type Mark	Rough Width	Rough Height	Type
A	5' - 0 1/2"	1' - 6 1/2"	5016 TRANSOM
B	3' - 2 1/8"	5' - 4 7/8"	3052 DOUBLE HUNG
C	3' - 2 1/8"	1' - 6 1/2"	3016 TRANSOM
D	3' - 2 1/8"	4' - 8 7/8"	3046 DOUBLE HUNG
E	2' - 10 1/8"	4' - 0 7/8"	28310 DOUBLE HUNG
F	4' - 0 1/2"	4' - 0 1/2"	4040 FIXED
G	2' - 6 1/8"	4' - 0 7/8"	24310 DOUBLE HUNG



PLAN #91818 - AMHERST  
EXTERIOR ELEVATIONS

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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

A 201

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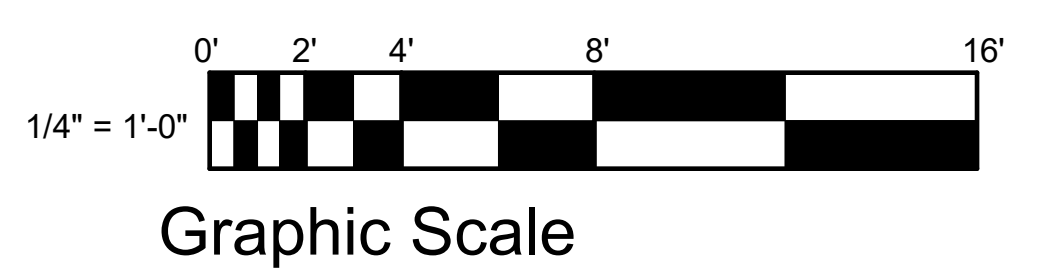
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① REAR ELEVATION  
1/4" = 1'-0"



② RIGHT ELEVATION  
1/4" = 1'-0"



LOCAL PROFESSIONAL'S SEAL

**PLAN #91818 - AMHERST**  
EXTERIOR ELEVATIONS

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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

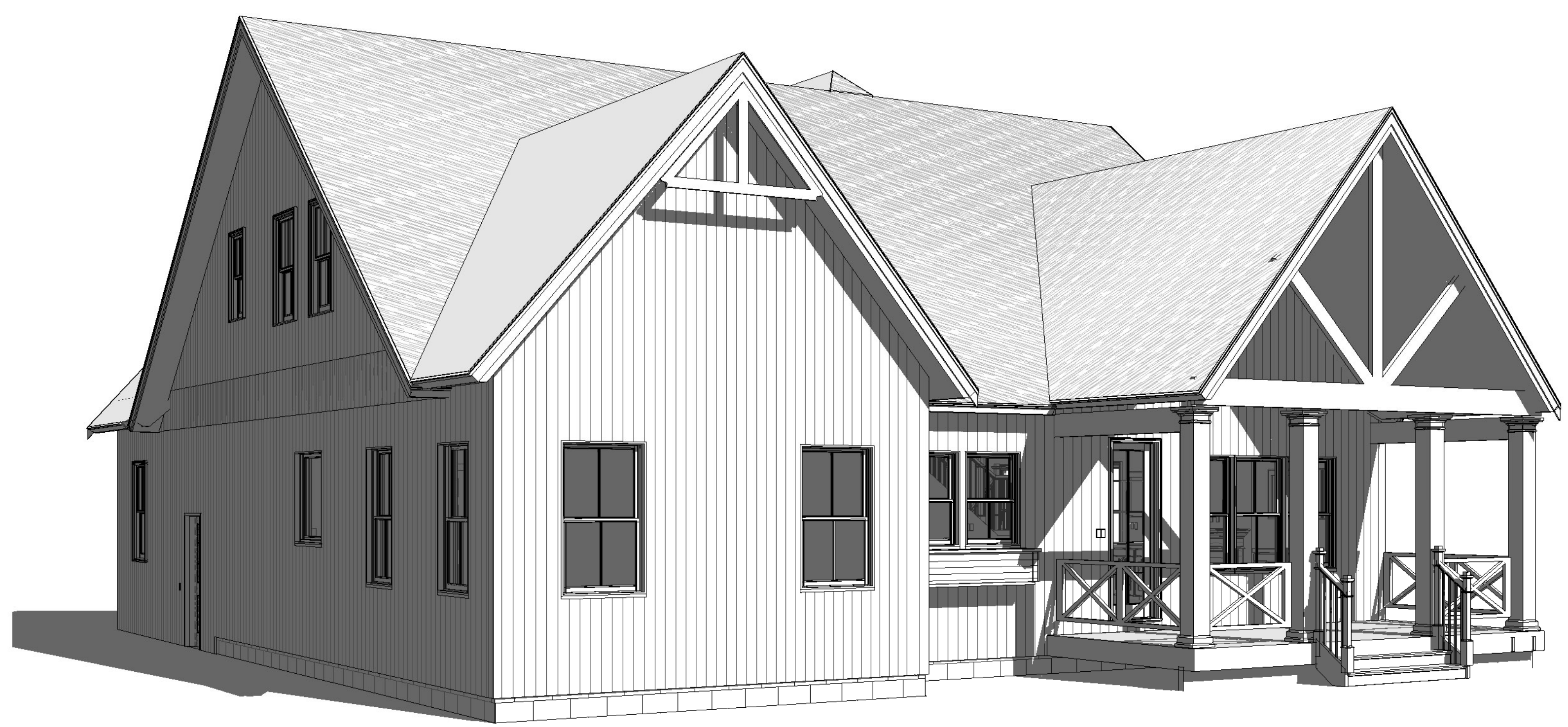
**A 202**

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1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE

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EXTERIOR PERSPECTIVES

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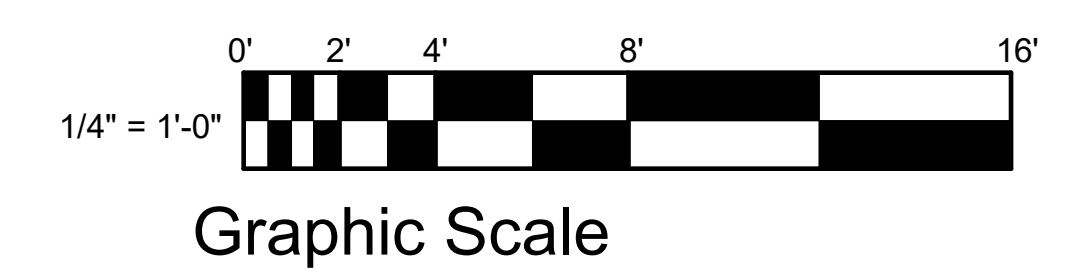
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NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

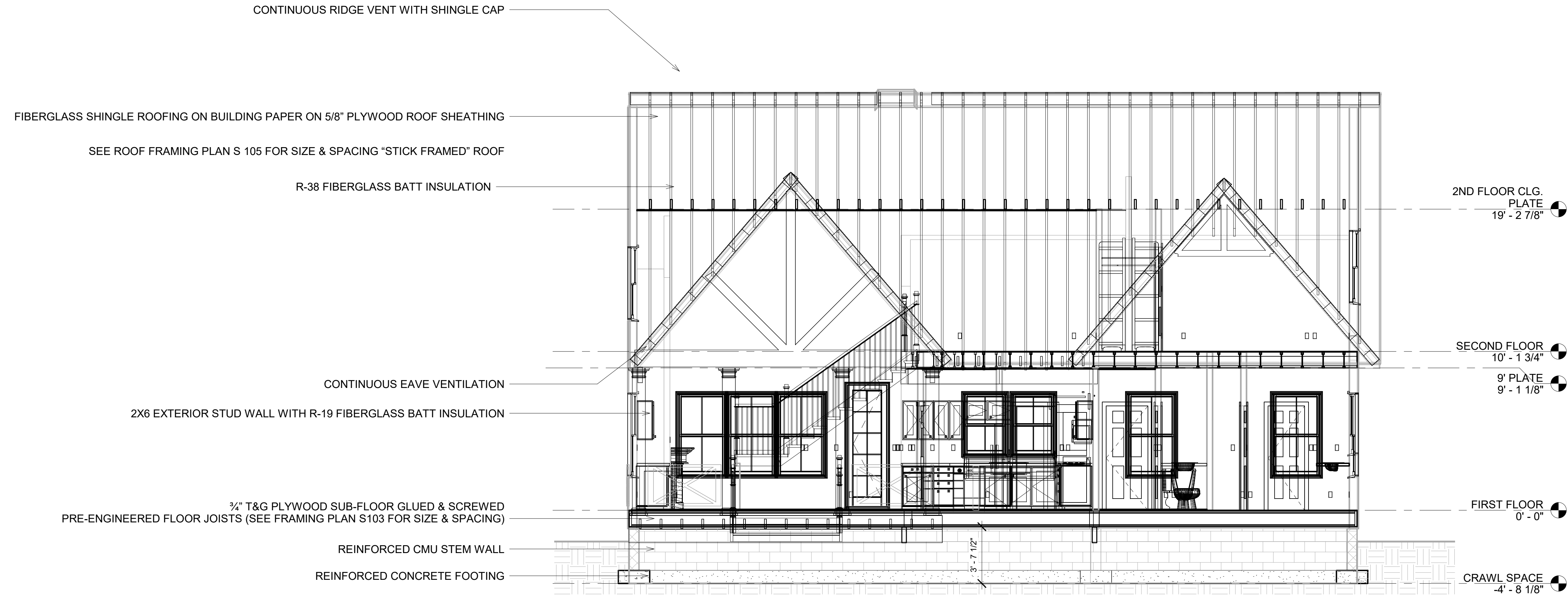
A 203



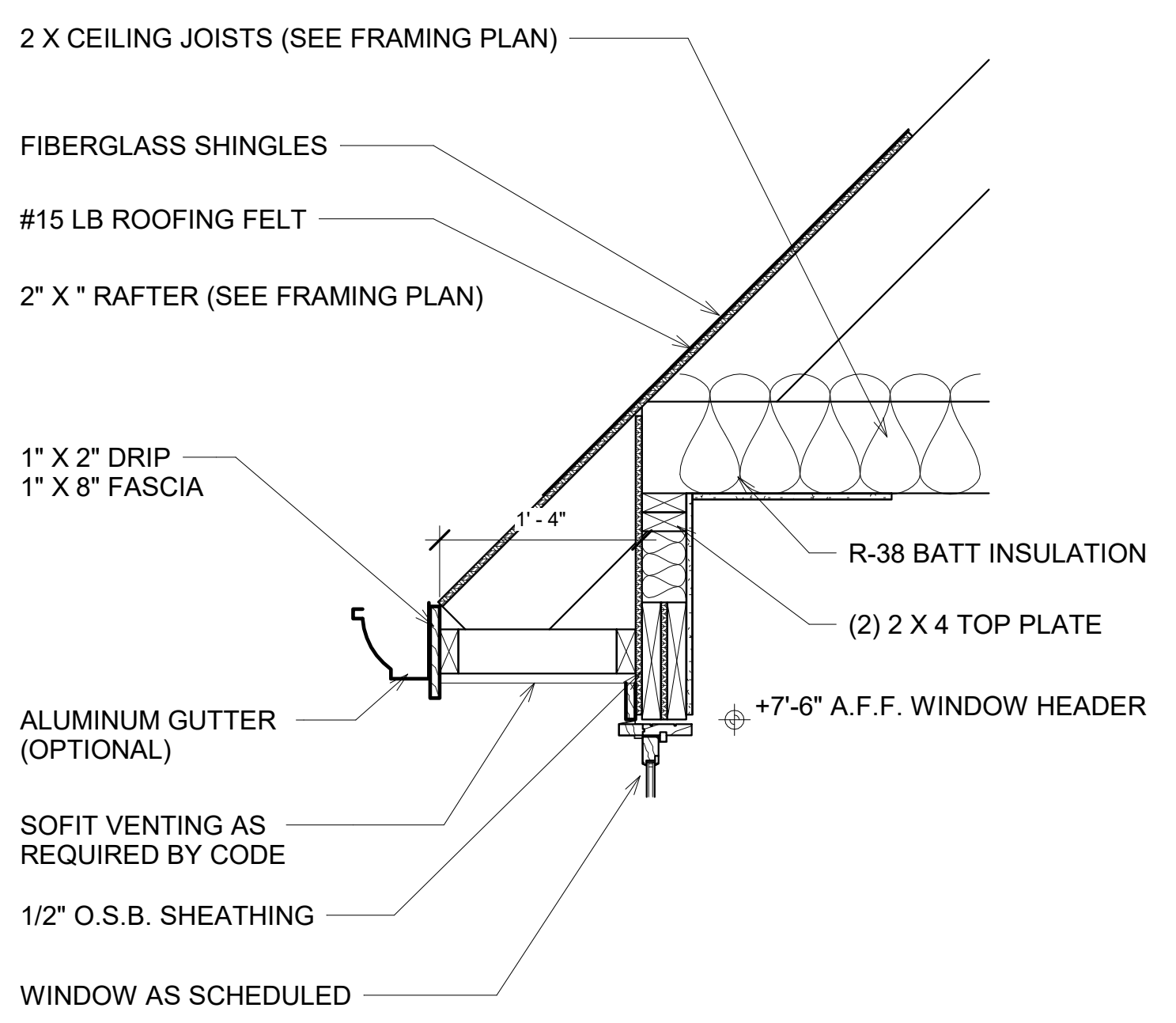
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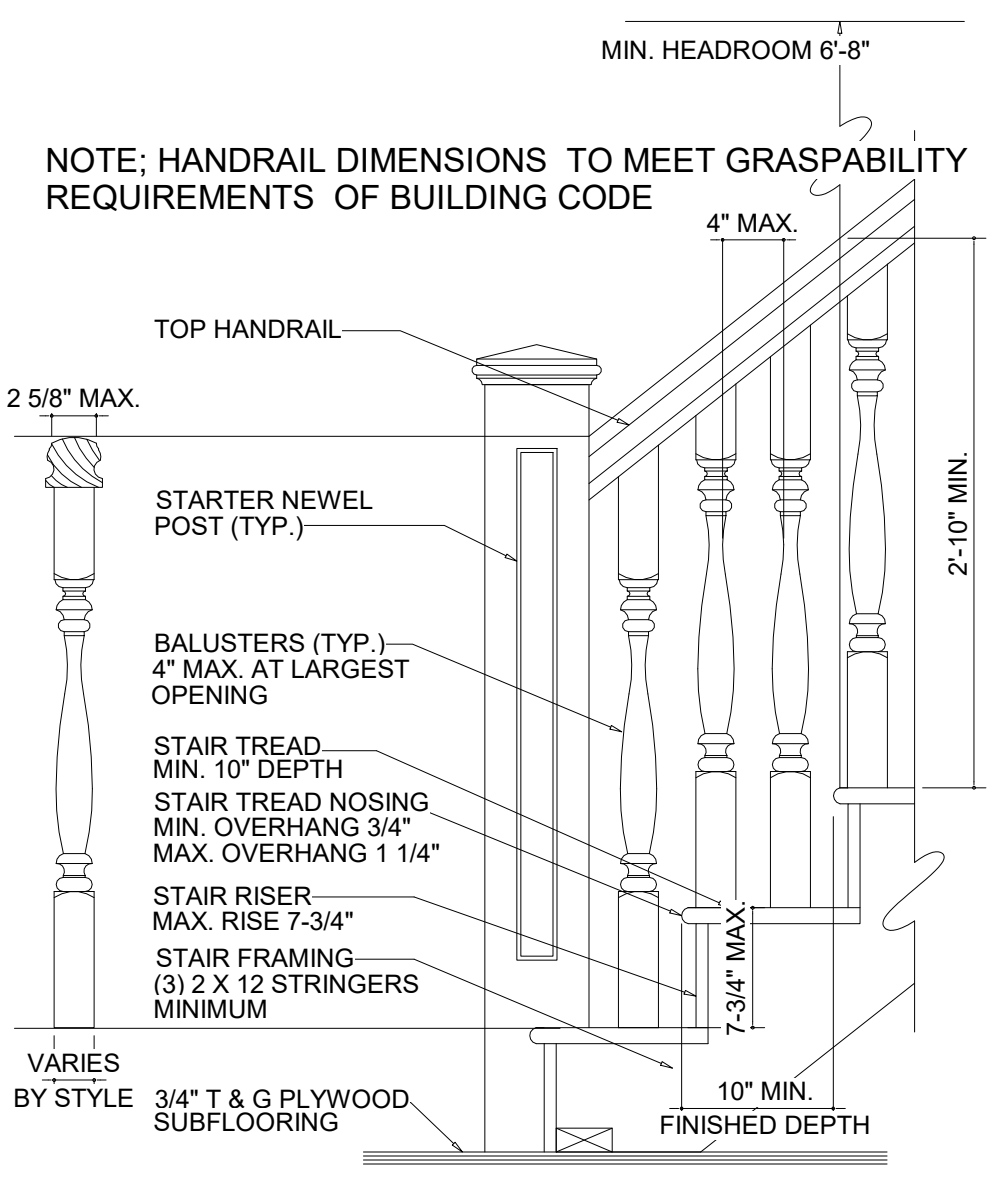
LOCAL PROFESSIONAL'S SEAL



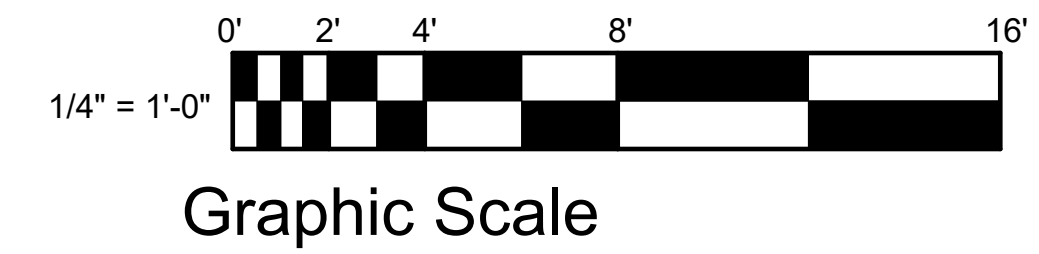
1 BUILDING SECTION  
1/4" = 1'-0"



2 EAVE DETAIL  
1" = 1'-0"



3 TYPICAL STAIR DETAIL  
1" = 1'-0"



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BUILDING SECTION

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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

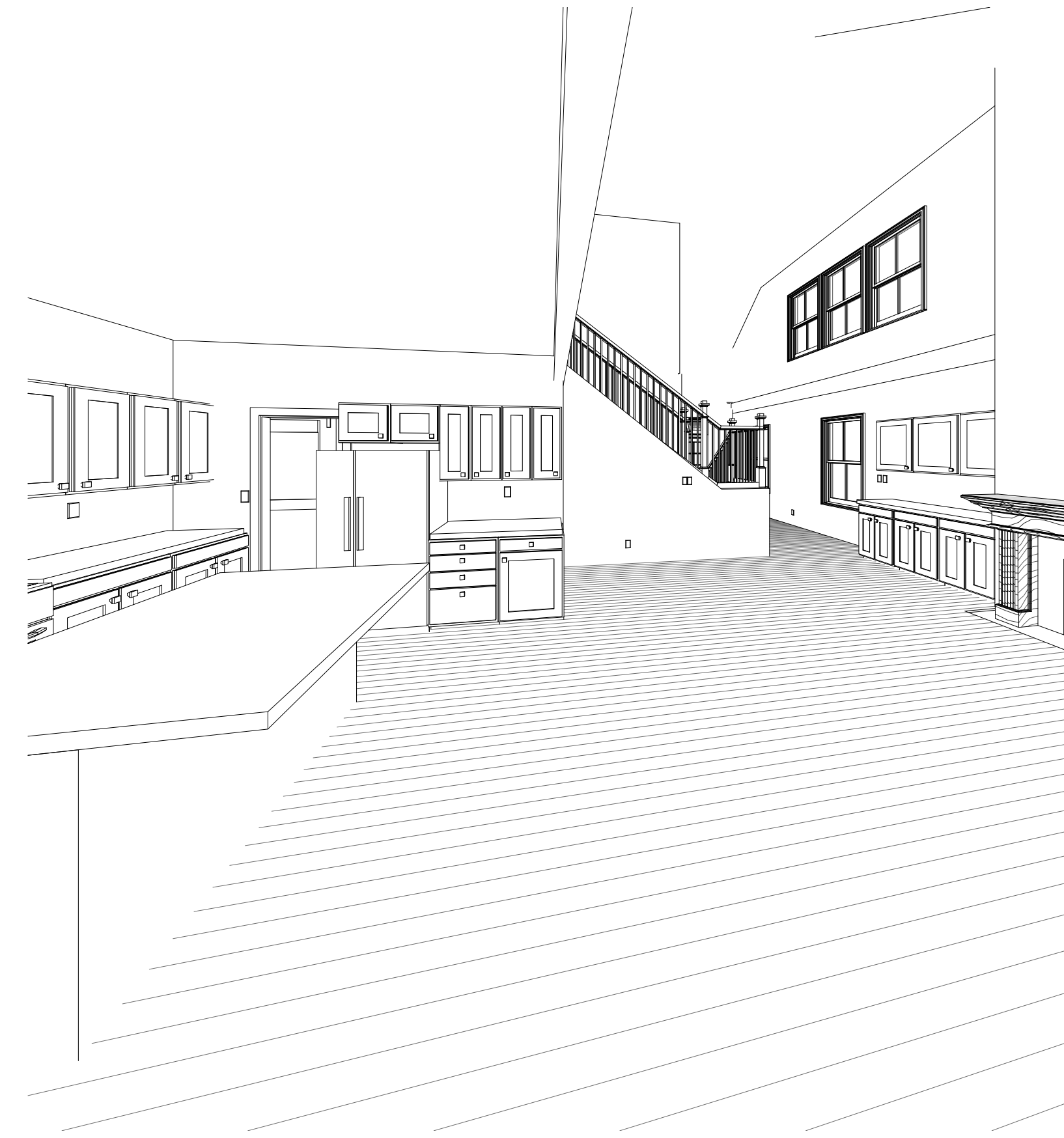
A 301

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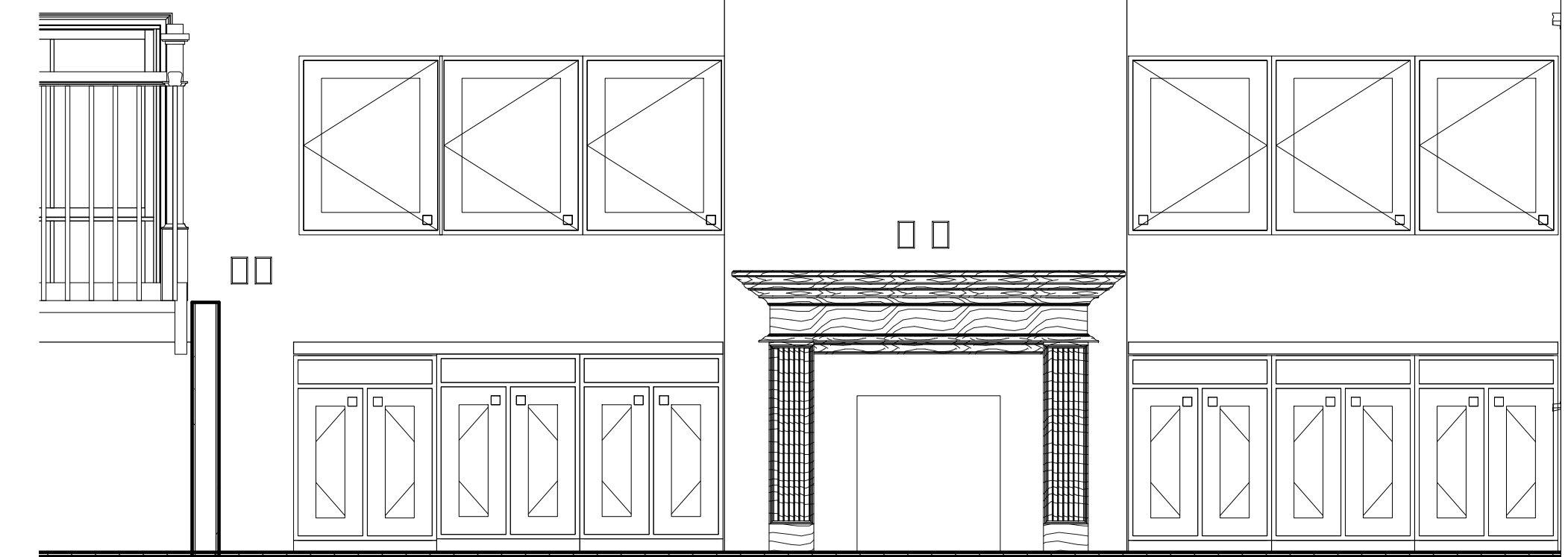
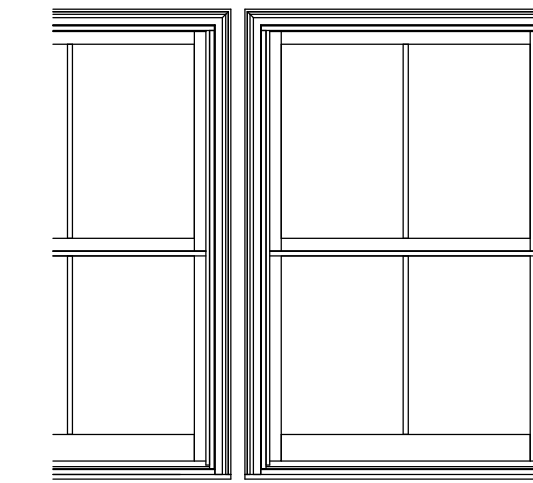
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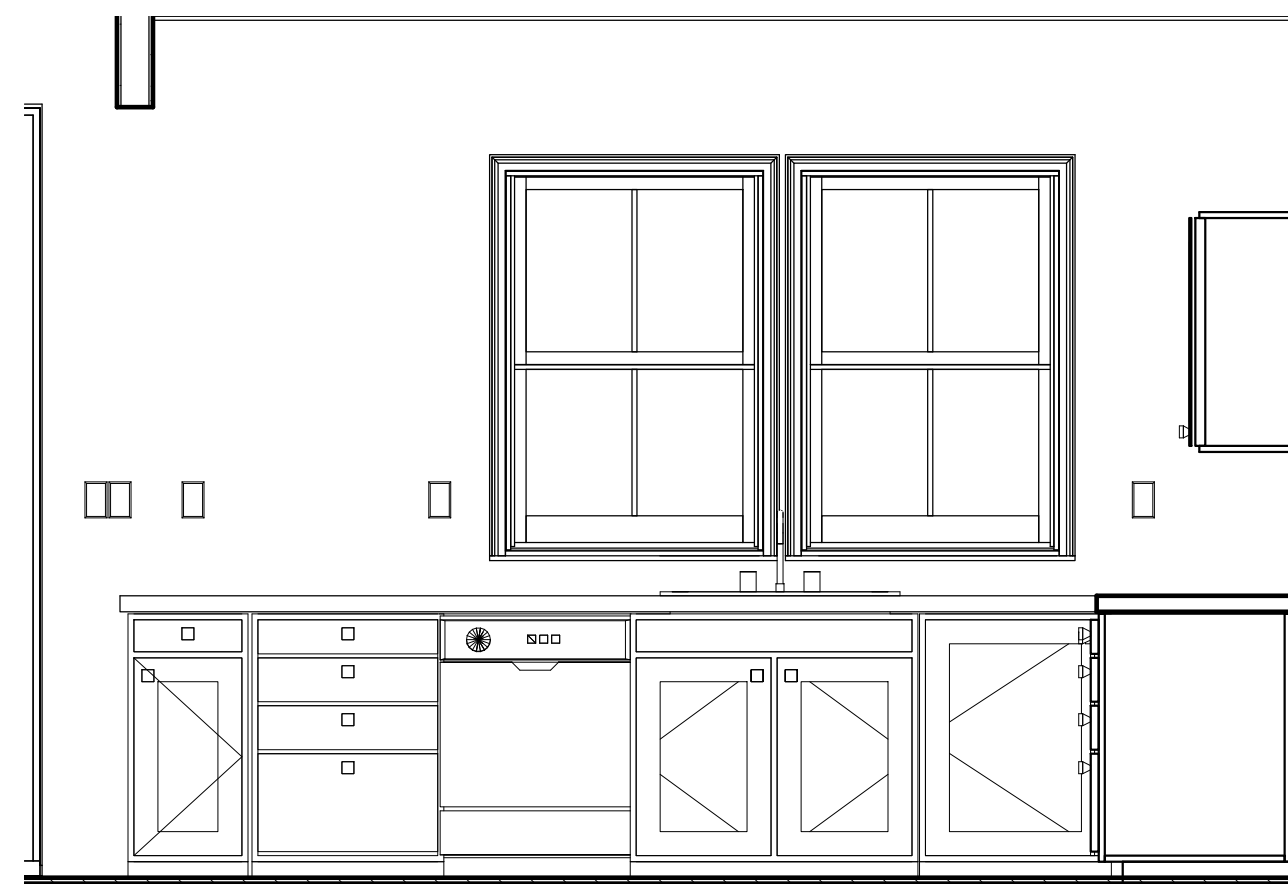
4 INTERIOR PERSPECTIVE - FAMILY ROOM

NOTE: REVIEW WITH OWNER CABINETS & COUNTERTOP SELECTIONS FOR FINISHES STYLES & ACCESSORIES

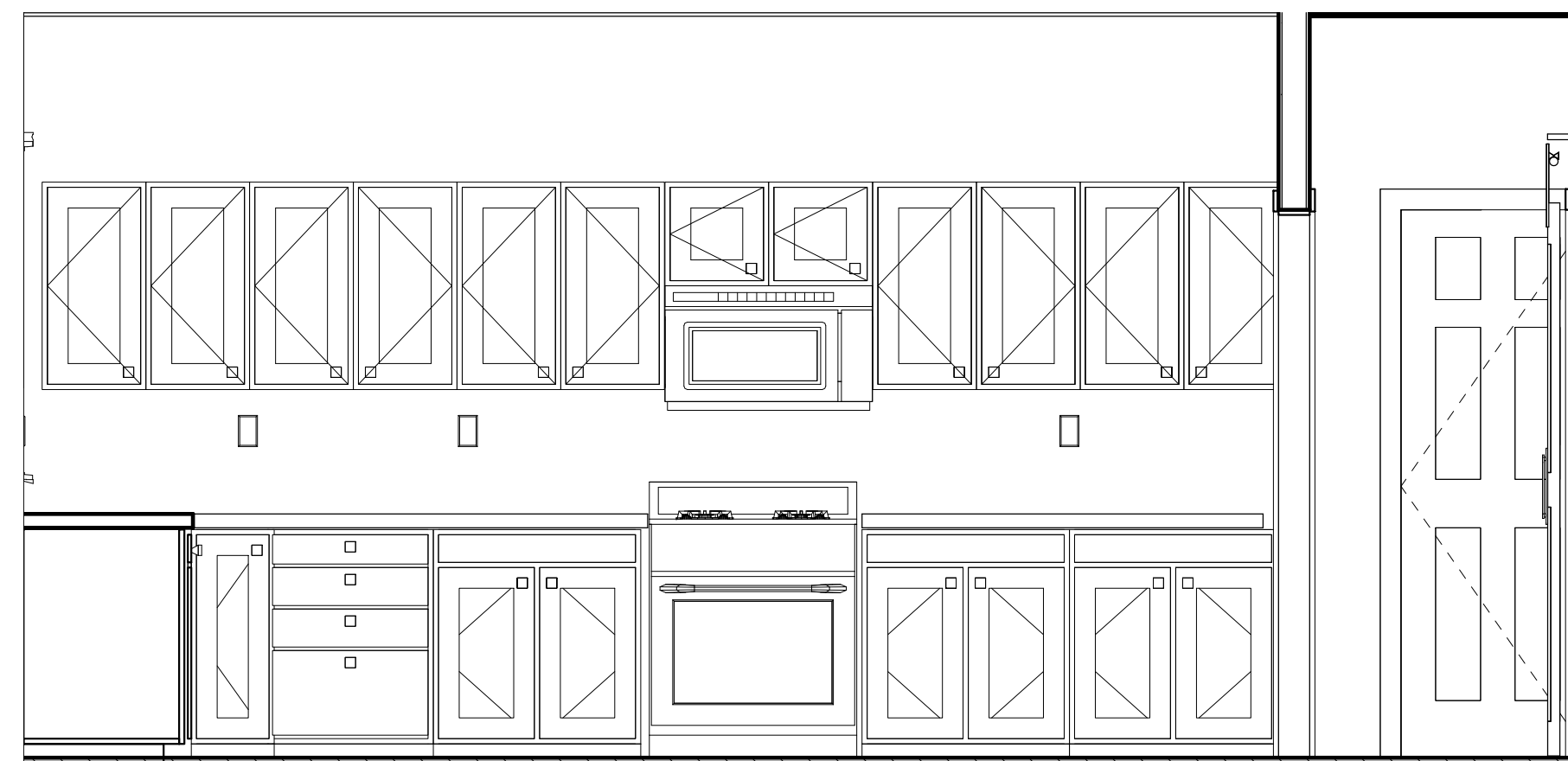
NOTE: REVIEW WITH OWNER LOCATIONS FOR CROWN MOLDING, WAINSCOT, CHAIR RAIL, BUILT-INS & SIMILAR ITEMS



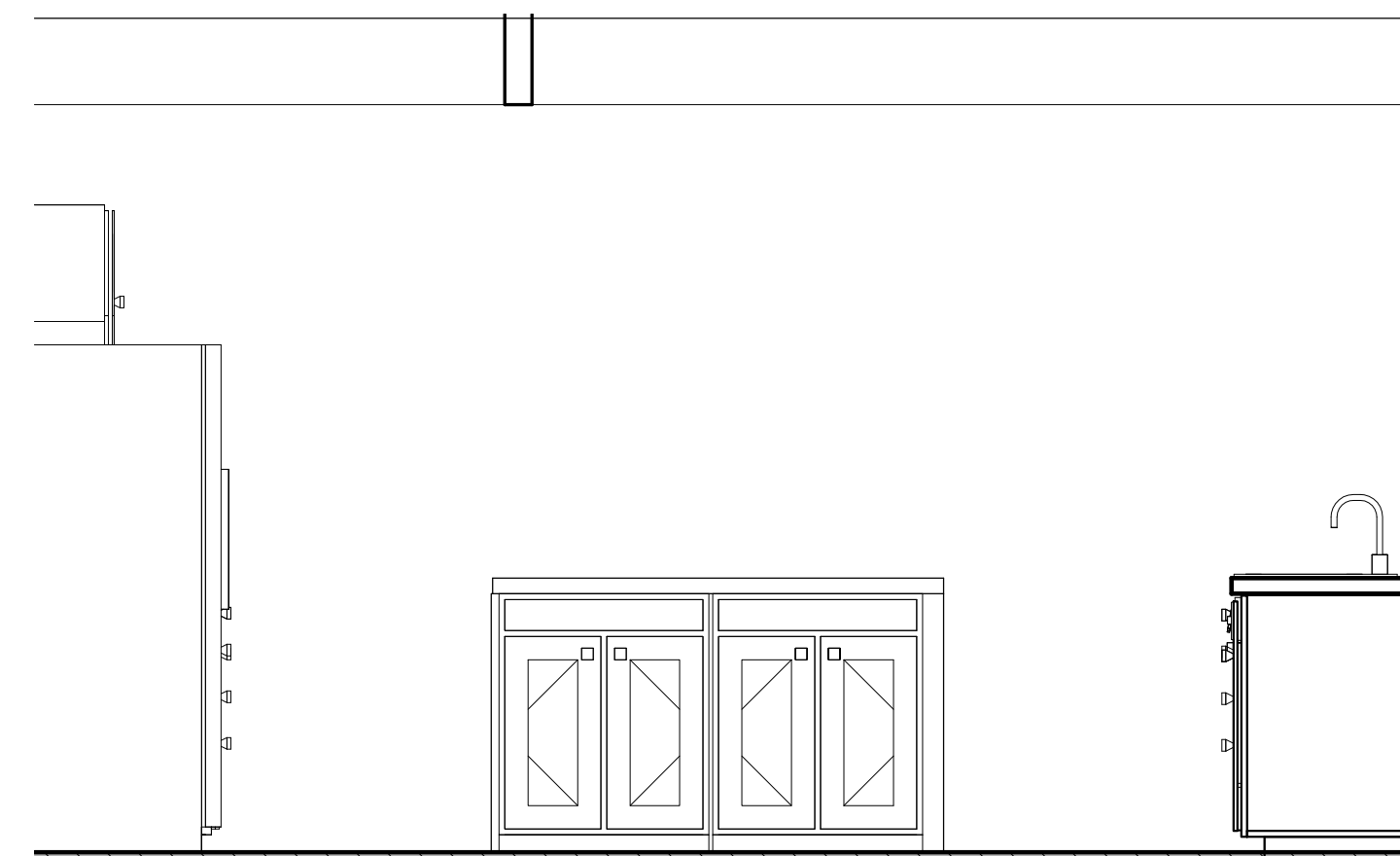
5 INTERIOR ELEVATION - FAMILY ROOM  
1/2" = 1'-0"



1 KITCHEN ELEVATION "A"  
1/2" = 1'-0"



2 KITCHEN ELEVATION "B"  
1/2" = 1'-0"



3 KITCHEN ELEVATION "C"  
1/2" = 1'-0"



6 KITCHEN ELEVATION "D"  
1/2" = 1'-0"

PLAN #91818 - AMHERST  
INTERIOR ELEVATIONS & PERSPECTIVES

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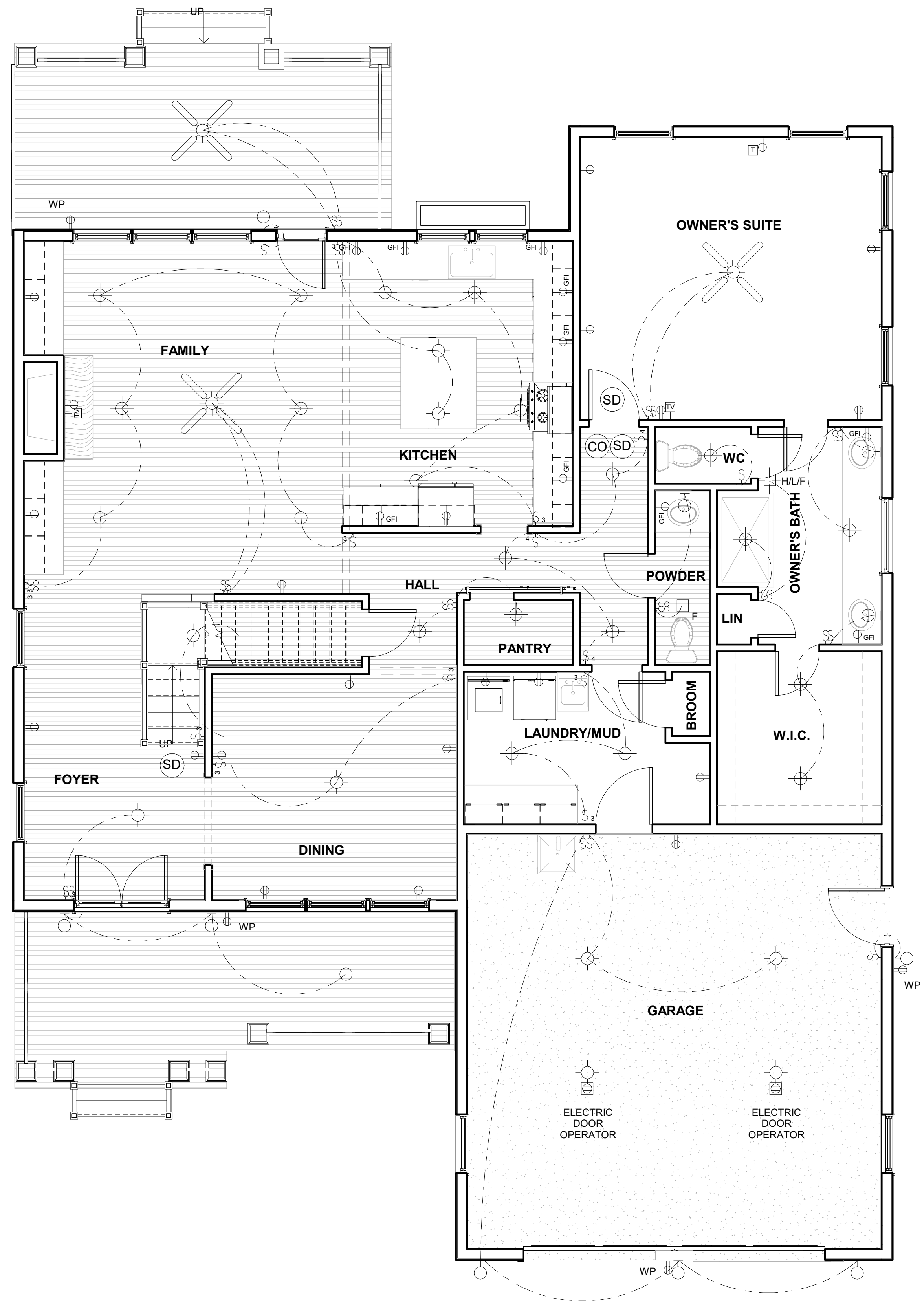
REVISIONS	
NO	DATE/DESCRIPTION

DATE  
PLAN NUMBER

SHEET NUMBER

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LOCAL PROFESSIONAL'S SEAL



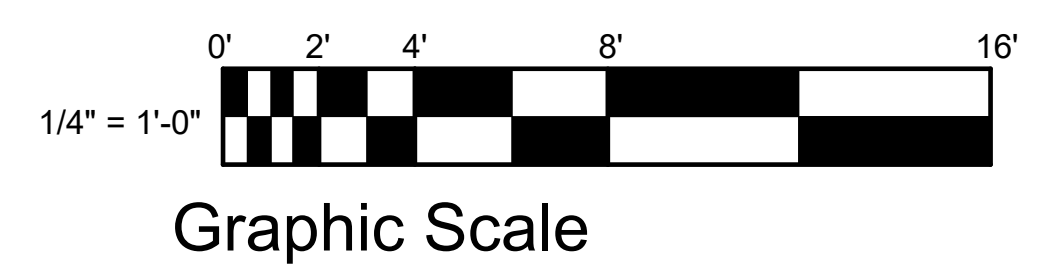
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- RECESSED "CAN" LIGHT FIXTURE
- SURFACE MOUNTED FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- HEAT/FAN/LIGHT
- FLOOR OUTLET
- FAN/LIGHT

A 201 1

A 202 2

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

A 201 2



**PLAN #91818 - AMHERST**  
 FIRST FLOOR ELECTRICAL PLAN

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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
 PLAN NUMBER

SHEET NUMBER

**E 101**

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**PLAN #91818 - AMHERST**  
**SECOND FLOOR ELECTRICAL PLAN**

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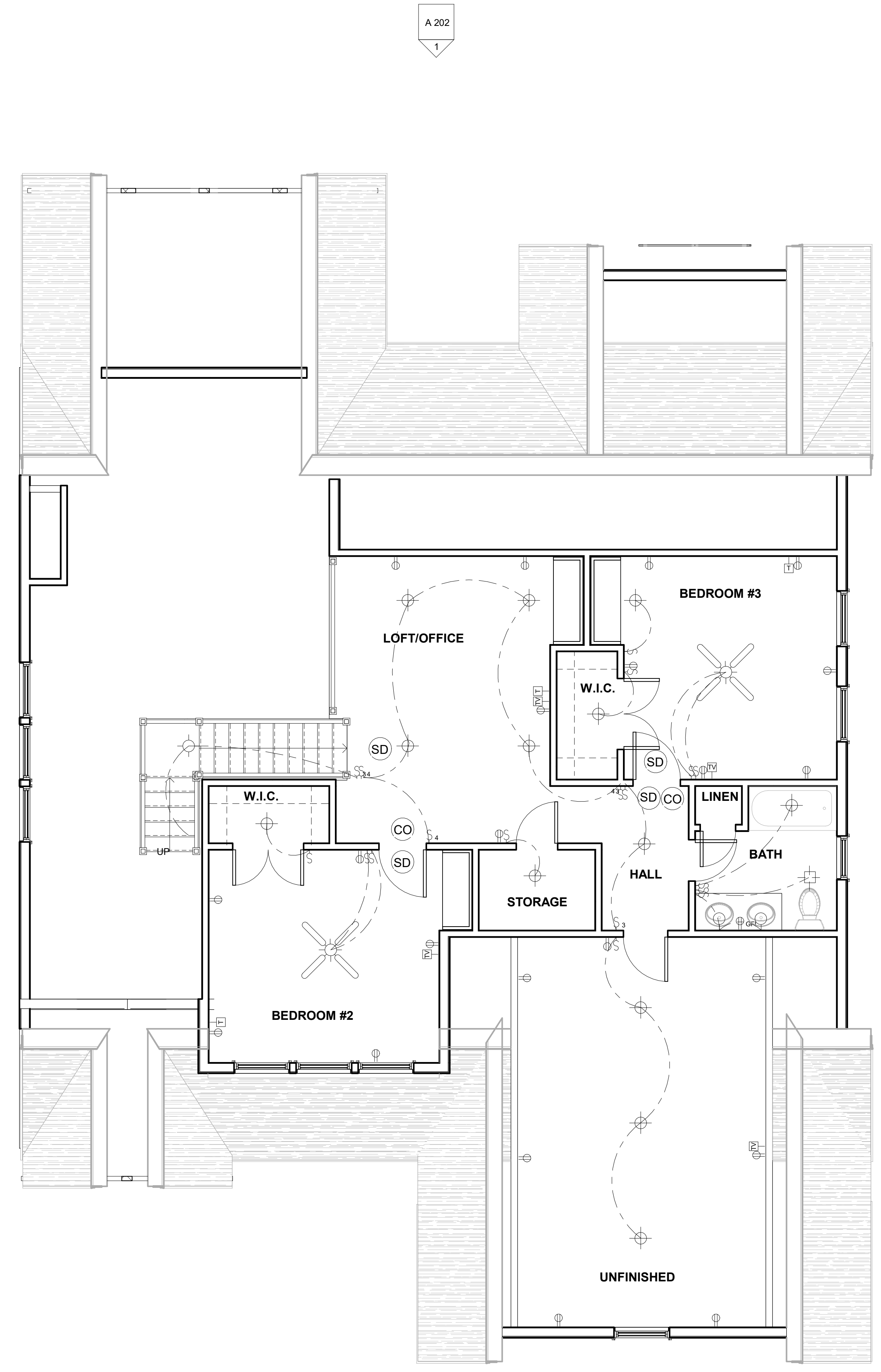
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REVISIONS	
NO	DATE/DESCRIPTION

DATE  
 PLAN NUMBER

SHEET NUMBER

**E 102**



- ⊙ CO CARBON MONOXIDE DETECTOR
- ⊙ SD SMOKE DETECTOR
- ⊕ RECESSED "CAN" LIGHT FIXTURE
- ⊖ SURFACE MOUNTED FIXTURE
- ⊖ WALL MOUNTED LIGHT FIXTURE
- ⊕ HEAT/FAN/LIGHT
- ⊖ FLOOR OUTLET
- ⊕ FAN/LIGHT

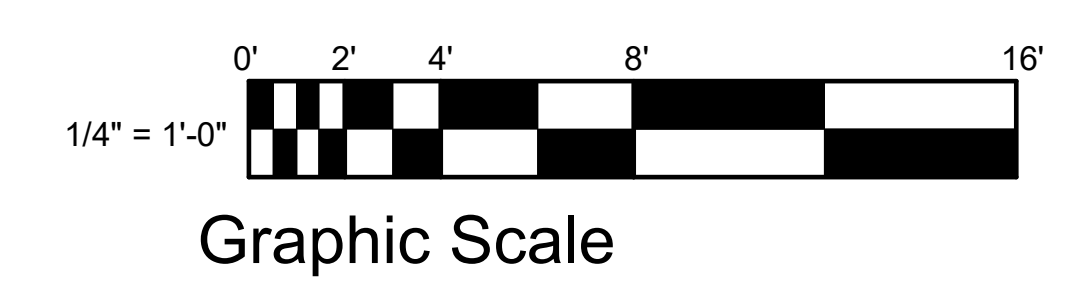
A 201 1

A 202 1

2 A 202

2 A 201

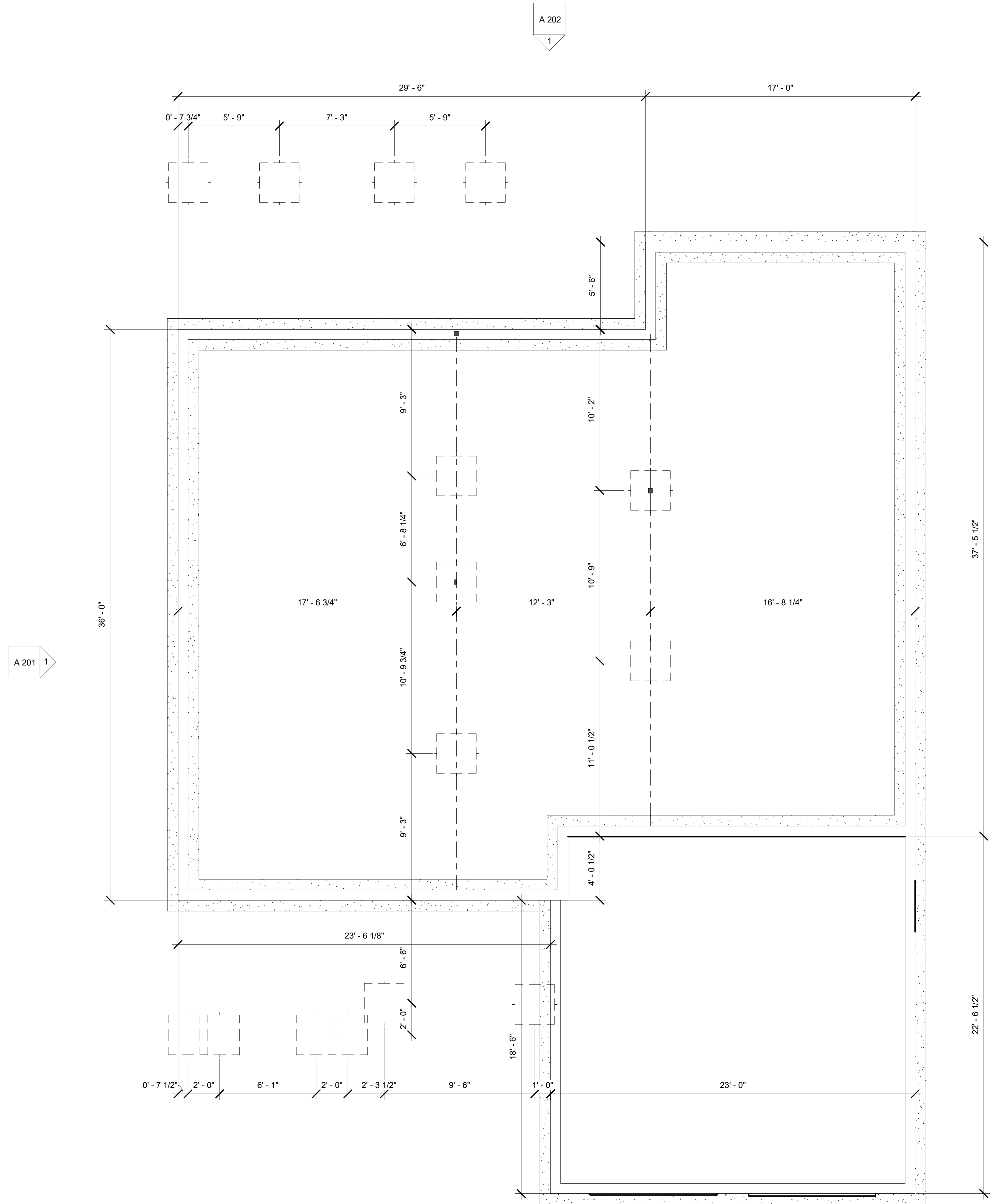
1 SECOND FLOOR ELECTRICAL PLAN  
 1/4" = 1'-0"



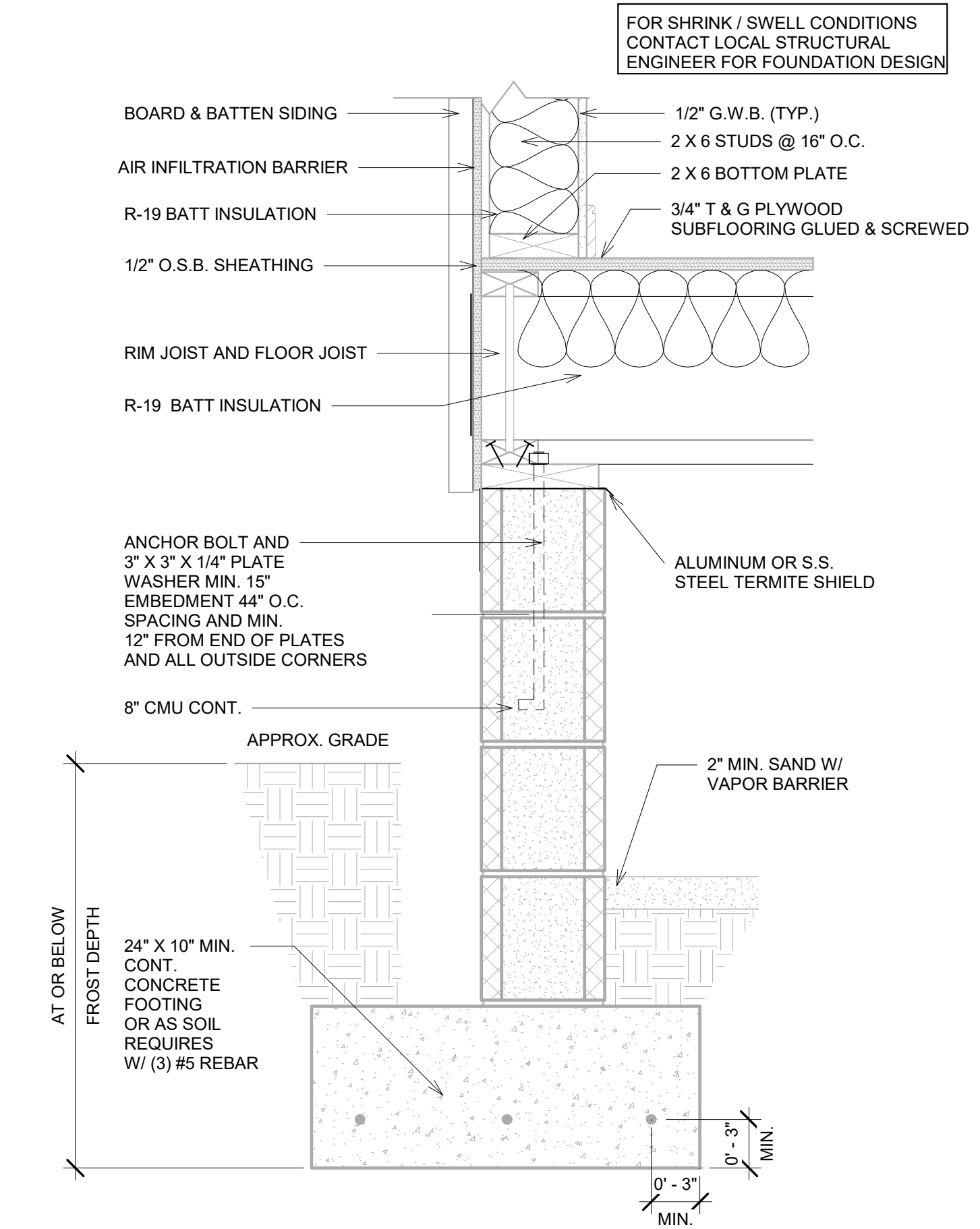
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② CRAWL SPACE  
 1/4" = 1'-0"



① FOUNDATION DETAILS  
 1 1/2" = 1'-0"

**PLAN #91818 - AMHERST**  
 FOUNDATION PLAN

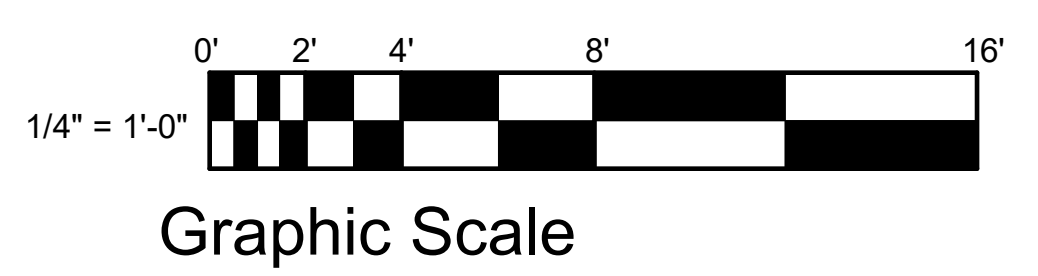
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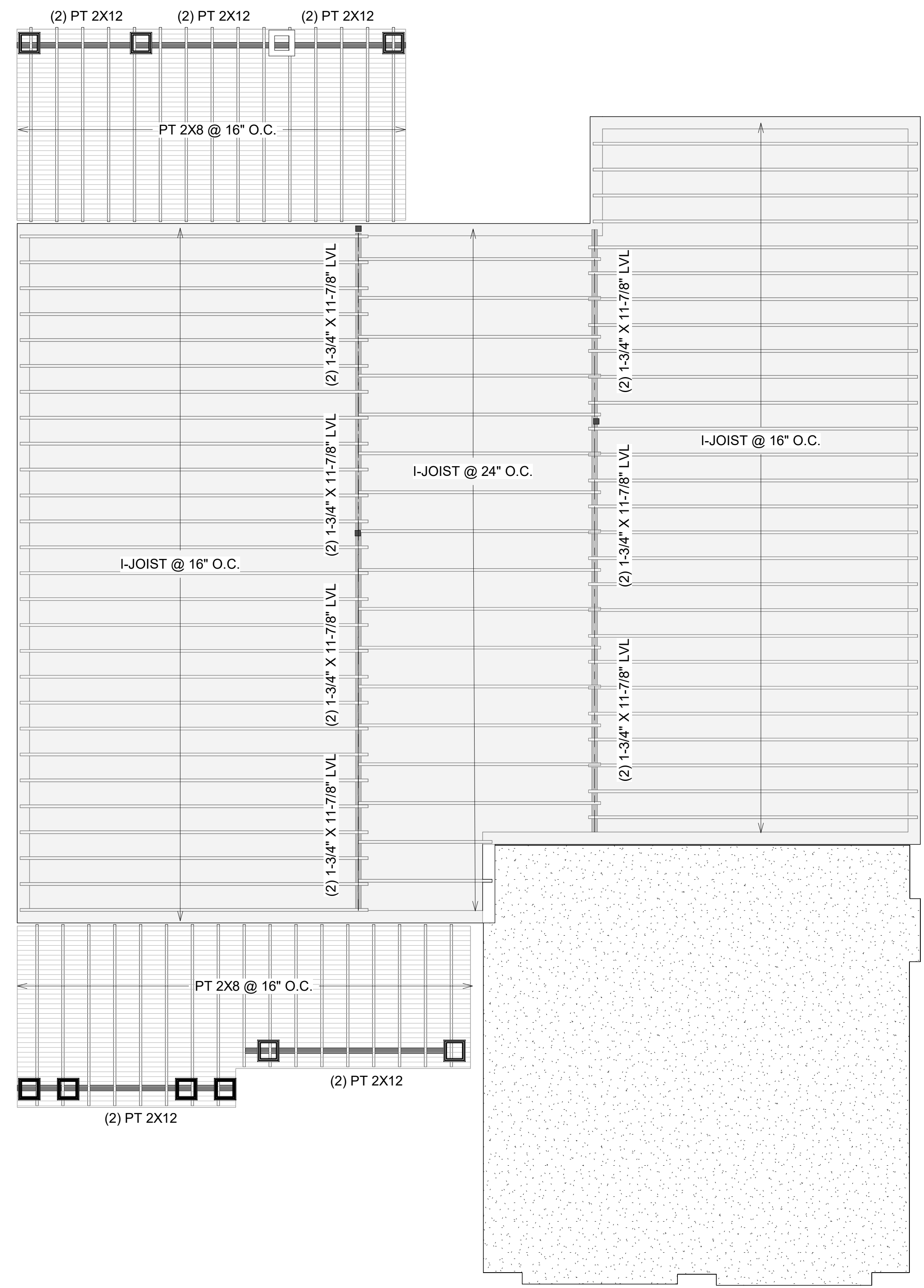
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**L/480 Live Load Deflection**

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	110	16'-11"	15'-6"	14'-7"	13'-7"	16'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11 1/4"	110	20'-2"	18'-5"	17'-4"	15'-9" <sup>(D)</sup>	20'-2"	17'-8"	16'-1" <sup>(D)</sup>	14'-4" <sup>(D)</sup>
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9" <sup>(D)</sup>
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7" <sup>(D)</sup>
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" <sup>(D)</sup>
14"	110	22'-10"	20'-11"	19'-2"	17'-2" <sup>(D)</sup>	22'-2"	19'-2"	17'-6" <sup>(D)</sup>	15'-0" <sup>(D)</sup>
	210	23'-11"	21'-10"	20'-8"	18'-10" <sup>(D)</sup>	23'-11"	21'-1"	19'-2" <sup>(D)</sup>	16'-7" <sup>(D)</sup>
	230	24'-8"	22'-6"	21'-2"	19'-9" <sup>(D)</sup>	24'-8"	22'-2"	20'-3" <sup>(D)</sup>	17'-6" <sup>(D)</sup>
	360	26'-0"	23'-8"	22'-4"	20'-9" <sup>(D)</sup>	26'-0"	23'-8"	22'-4" <sup>(D)</sup>	17'-10" <sup>(D)</sup>
16"	110	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4" <sup>(D)</sup>	20'-11" <sup>(D)</sup>
	210	26'-6"	24'-3"	22'-6" <sup>(D)</sup>	19'-11" <sup>(D)</sup>	26'-0"	22'-6" <sup>(D)</sup>	20'-7" <sup>(D)</sup>	16'-7" <sup>(D)</sup>
	230	27'-3"	24'-10"	23'-6"	21'-1" <sup>(D)</sup>	27'-3"	23'-9"	21'-8" <sup>(D)</sup>	17'-6" <sup>(D)</sup>
	360	28'-9"	26'-3"	24'-8" <sup>(D)</sup>	21'-5" <sup>(D)</sup>	28'-9"	26'-3" <sup>(D)</sup>	22'-4" <sup>(D)</sup>	17'-10" <sup>(D)</sup>

**L/360 Live Load Deflection (Minimum Criteria per Code)**

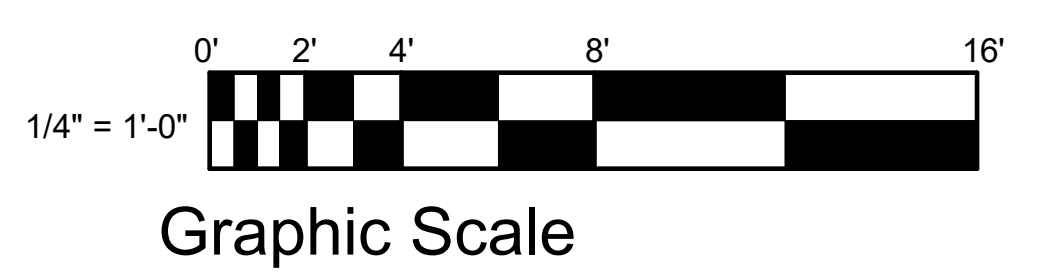
Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	110	18'-9"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	20'-3"	18'-1"	16'-6"	14'-9"
11 1/4"	110	22'-3"	19'-4"	17'-8"	15'-9" <sup>(D)</sup>	20'-5"	17'-8"	16'-1" <sup>(D)</sup>	14'-4" <sup>(D)</sup>
	210	23'-4"	21'-2"	19'-4"	17'-3" <sup>(D)</sup>	22'-4"	19'-4"	17'-8"	15'-9" <sup>(D)</sup>
	230	24'-0"	21'-11"	20'-5"	18'-3"	23'-7"	20'-5"	18'-7"	16'-7" <sup>(D)</sup>
	360	25'-4"	23'-2"	21'-10"	20'-4" <sup>(D)</sup>	25'-4"	23'-2"	21'-10" <sup>(D)</sup>	17'-10" <sup>(D)</sup>
14"	110	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"	20'-11" <sup>(D)</sup>
	210	24'-4"	21'-0"	19'-2"	17'-2" <sup>(D)</sup>	22'-2"	19'-2"	17'-6" <sup>(D)</sup>	15'-0" <sup>(D)</sup>
	230	26'-6"	23'-1"	21'-1"	18'-10" <sup>(D)</sup>	24'-4"	21'-1"	19'-2" <sup>(D)</sup>	16'-7" <sup>(D)</sup>
	360	27'-3"	24'-4"	22'-2"	19'-10" <sup>(D)</sup>	25'-8"	22'-2"	20'-3" <sup>(D)</sup>	17'-6" <sup>(D)</sup>
16"	110	32'-8"	29'-9"	28'-0"	25'-2" <sup>(D)</sup>	32'-8"	29'-9"	26'-3" <sup>(D)</sup>	20'-11" <sup>(D)</sup>
	210	28'-6"	24'-8"	22'-6" <sup>(D)</sup>	19'-11" <sup>(D)</sup>	26'-0"	22'-6" <sup>(D)</sup>	20'-7" <sup>(D)</sup>	16'-7" <sup>(D)</sup>
	230	30'-1"	26'-0"	23'-9"	21'-1" <sup>(D)</sup>	27'-5"	23'-9"	21'-8" <sup>(D)</sup>	17'-6" <sup>(D)</sup>
	360	31'-10"	29'-0"	26'-10" <sup>(D)</sup>	21'-5" <sup>(D)</sup>	31'-10"	26'-10" <sup>(D)</sup>	22'-4" <sup>(D)</sup>	17'-10" <sup>(D)</sup>

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5 1/4" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

• Long-term deflection under dead load, which includes the effect of creep, has not been considered. **Italic** spans reflect initial dead load deflection exceeding 0.33".

① FIRST FLOOR FRAMING  
1/4" = 1'-0"



LOCAL PROFESSIONAL'S SEAL

PLAN #91818 - AMHERST  
FIRST FLOOR FRAMING PLAN

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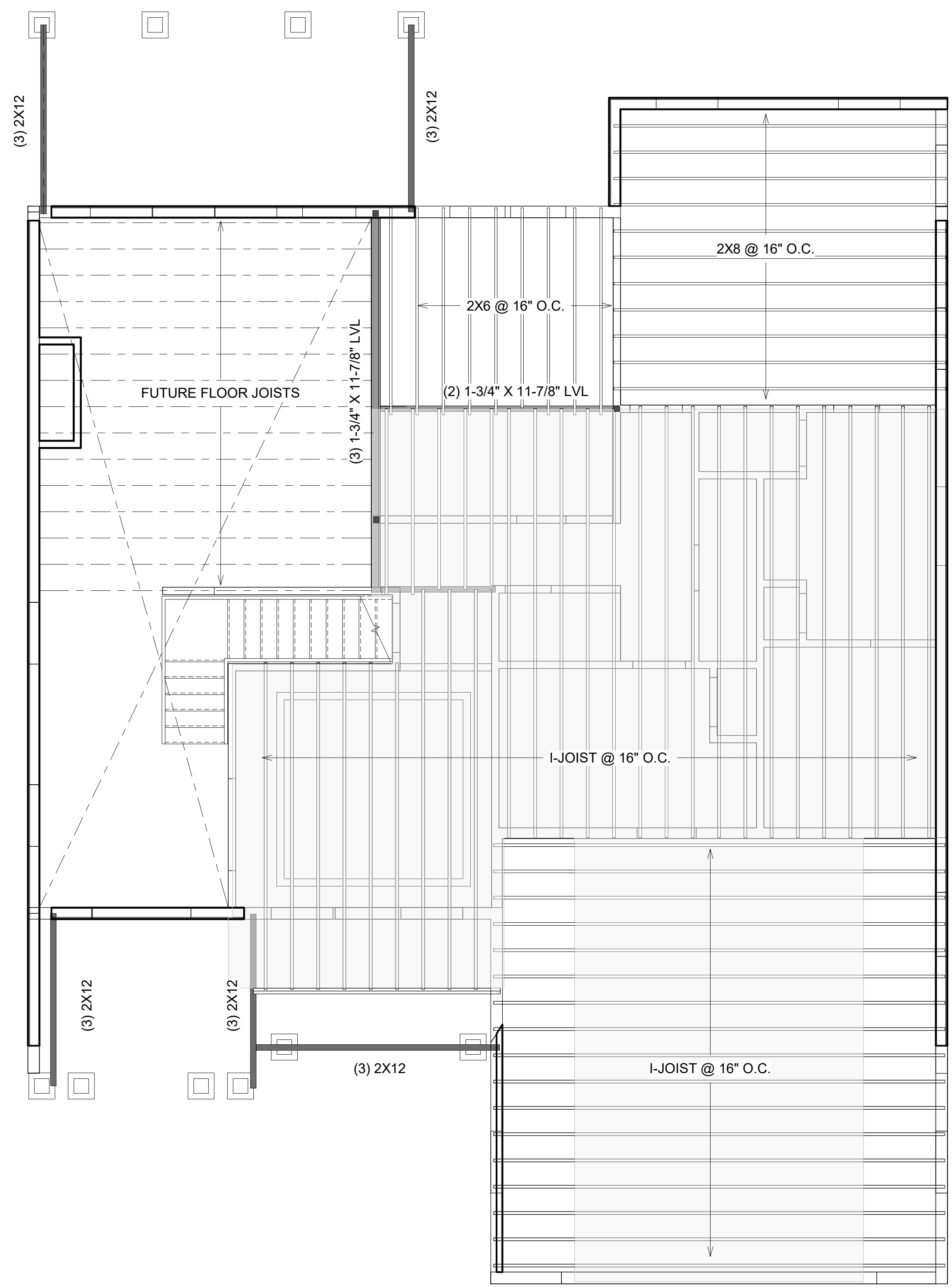
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MEBANE, NC 27302  
PHONE: 919-563-1818  
LAURADOWDS@LIVE.COM  
WWW.DOWDSDESIGNCOLLECTION.COM



1 SECOND FLOOR FRAMING  
1/4" = 1'-0"

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### SECOND FLOOR FRAMING PLAN

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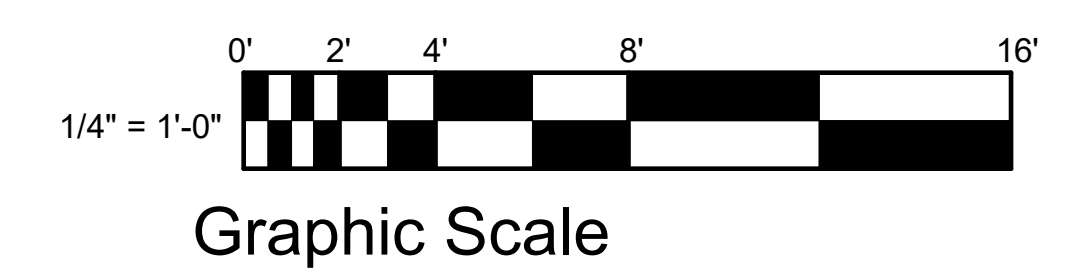
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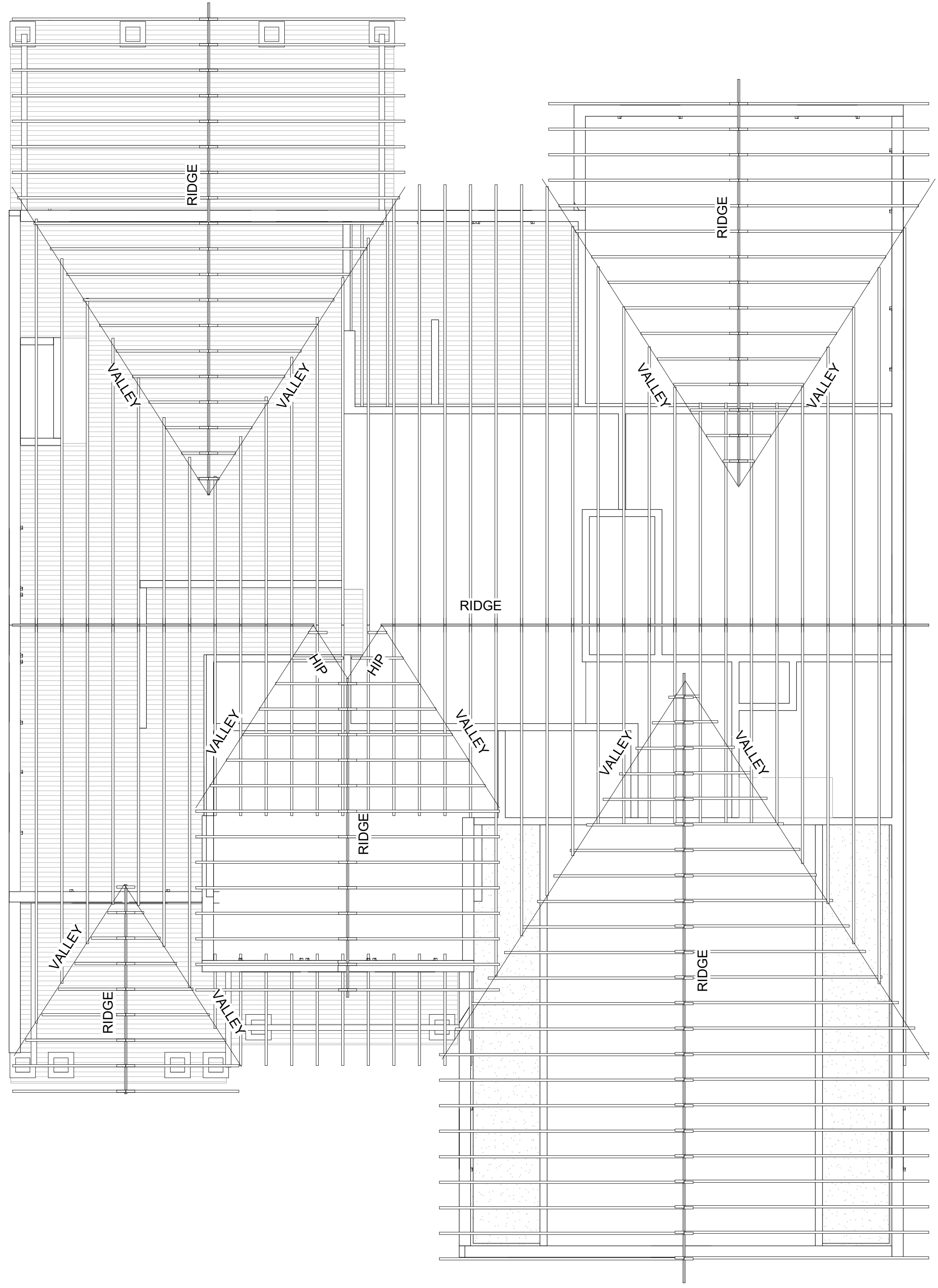
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LOCAL PROFESSIONAL'S SEAL



**ROOF RAFTERS**

**20# SNOW LOAD 15# DEAD LOAD L/360**

**Design Criteria:** Strength - 20 lbs. per sq. ft. snow load, plus 15 lbs. per sq. ft. dead load.  
 Deflection - Limited in span in inches divided by 360 for live load only.

Table RR-41

Species or Group	Grade	Span (feet and inches)															
		2 x 6				2 x 8				2 x 10				2 x 12			
		12'	16'	19.2'	24'	12'	16'	19.2'	24'	12'	16'	19.2'	24'	12'	16'	19.2'	24'
<b>Douglas Fir-Larch</b>	Sel. Struc.	14-4	13-0	12-3	11-4	18-10	17-2	16-1	15-0	24-1	21-10	20-7	19-1	29-3	26-7	25-0	23-3
	No.1 & Btr.	14-1	12-9	12-0	11-2	18-6	16-10	15-10	14-8	23-8	21-6	20-2	18-9	28-9	26-1	24-5	21-10
	No.1	13-9	12-6	11-9	10-11	18-2	16-6	15-6	14-1	23-2	21-1	19-3	17-3	28-2	24-5	22-4	20-0
	No.2	13-6	12-3	11-7	10-7	17-10	16-2	14-11	13-4	22-9	20-0	18-3	16-4	26-9	23-2	21-2	18-11
	No.3	11-5	9-10	9-0	8-1	14-5	12-6	11-5	10-3	17-8	15-3	13-11	12-6	20-5	17-9	16-2	14-6
<b>Douglas Fir-South</b>	Sel. Struc.	12-11	11-9	11-1	10-3	17-0	15-6	14-7	13-6	21-9	19-9	18-7	17-3	26-5	24-0	22-7	21-0
	No.1	12-7	11-5	10-9	10-0	16-7	15-1	14-2	13-2	21-2	19-3	18-1	16-7	25-9	23-5	21-6	19-2
	No.2	12-3	11-2	10-6	9-9	16-2	14-8	13-10	12-10	20-8	18-9	17-8	15-10	25-1	22-6	20-7	18-5
	No.3	11-2	9-8	8-10	7-10	14-1	12-2	11-2	10-0	17-3	14-11	13-7	12-2	20-0	17-3	15-9	14-1
<b>Hem-Fir</b>	Sel. Struc.	13-6	12-3	11-7	10-9	17-10	16-2	15-3	14-2	22-9	20-8	19-5	18-0	27-8	25-1	23-7	21-11
	No.1 & Btr.	13-3	12-0	11-4	10-6	17-5	15-10	14-11	13-10	22-3	20-2	19-0	17-8	27-1	24-7	23-1	20-11
	No.1	13-3	12-0	11-4	10-6	17-5	15-10	14-11	13-10	22-3	20-2	19-0	17-0	27-1	24-2	22-0	19-9
	No.2	12-7	11-5	10-9	10-0	16-7	15-1	14-2	13-0	21-2	19-3	17-9	15-10	25-9	22-6	20-7	18-5
	No.3	11-2	9-8	8-10	7-10	14-1	12-2	11-2	10-0	17-3	14-11	13-7	12-2	20-0	17-3	15-9	14-1
<b>Spruce-Pine-Fir (South)</b>	Sel. Struc.	12-7	11-5	10-9	10-0	16-7	15-1	14-2	13-2	21-2	19-3	18-1	16-10	25-9	23-5	22-1	20-6
	No.1	12-3	11-2	10-6	9-9	16-2	14-8	13-10	12-10	20-8	18-9	17-8	16-1	25-1	22-10	20-11	18-8
	No.2	11-11	10-10	10-2	9-6	15-9	14-3	13-5	12-5	20-1	18-3	16-11	15-2	24-5	21-6	19-8	17-7
	No.3	10-7	9-2	8-4	7-6	13-4	11-7	10-7	9-5	16-4	14-2	12-11	11-7	18-11	16-5	15-0	13-5
<b>Western Woods</b>	Sel. Struc.	12-3	11-2	10-6	9-9	16-2	14-8	13-10	12-10	20-8	18-9	17-8	16-4	25-1	22-10	21-2	18-11
	No.1	11-11	10-10	10-2	9-2	15-9	14-2	12-11	11-7	20-0	17-4	15-10	14-2	23-2	20-1	18-4	16-5
	No.2	11-7	10-6	9-10	9-2	15-3	13-10	12-11	11-7	19-5	17-4	15-10	14-2	23-2	20-1	18-4	16-5
	No.3	9-6	8-4	7-7	6-10	12-2	10-7	9-8	8-8	14-11	12-11	11-9	10-7	17-3	15-0	13-6	12-3

1 ROOF FRAMING PLAN  
 1/4" = 1'-0"

**PLAN #91818 - AMHERST**  
 ROOF FRAMING PLAN

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