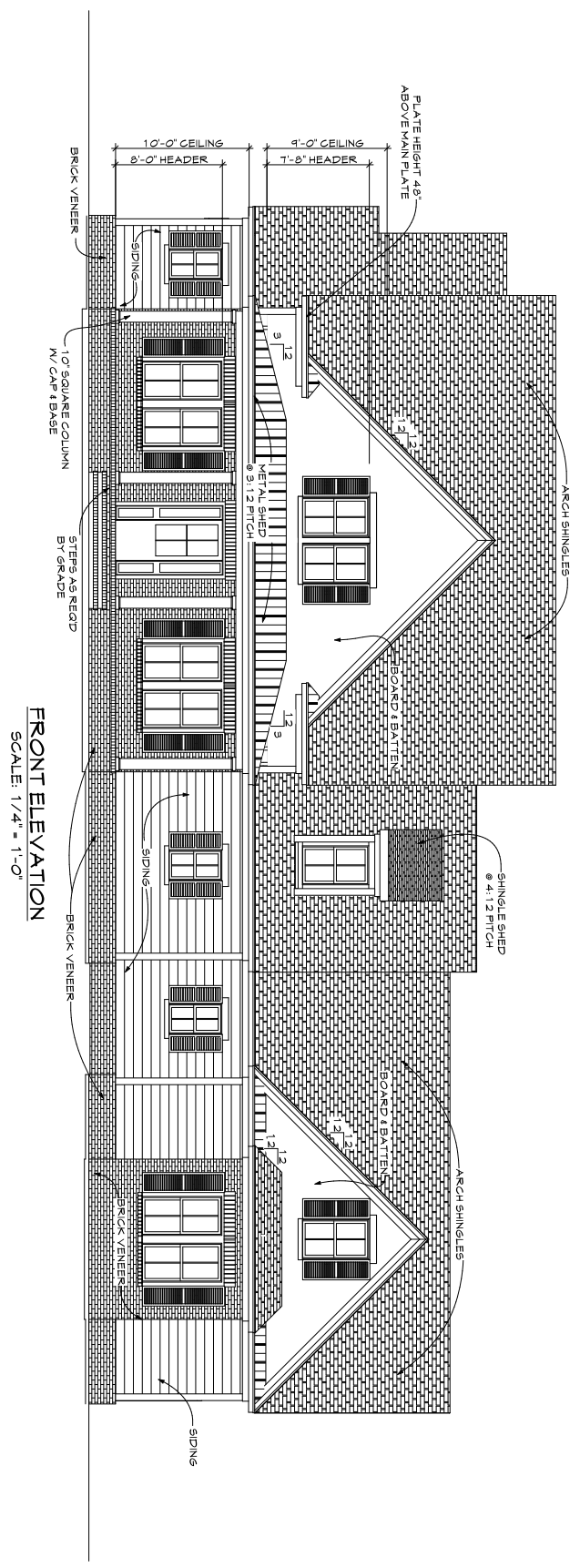


LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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

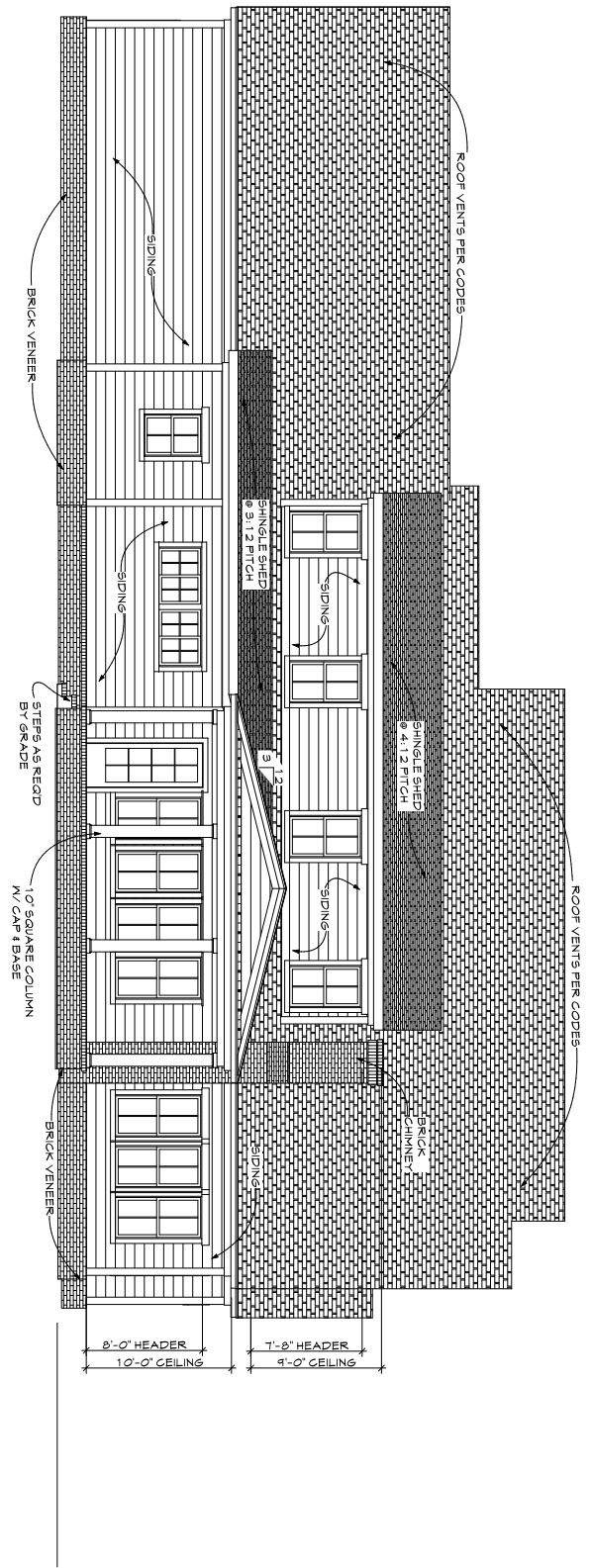
J & C HOMES

SHEET NO.  
1 OF 10

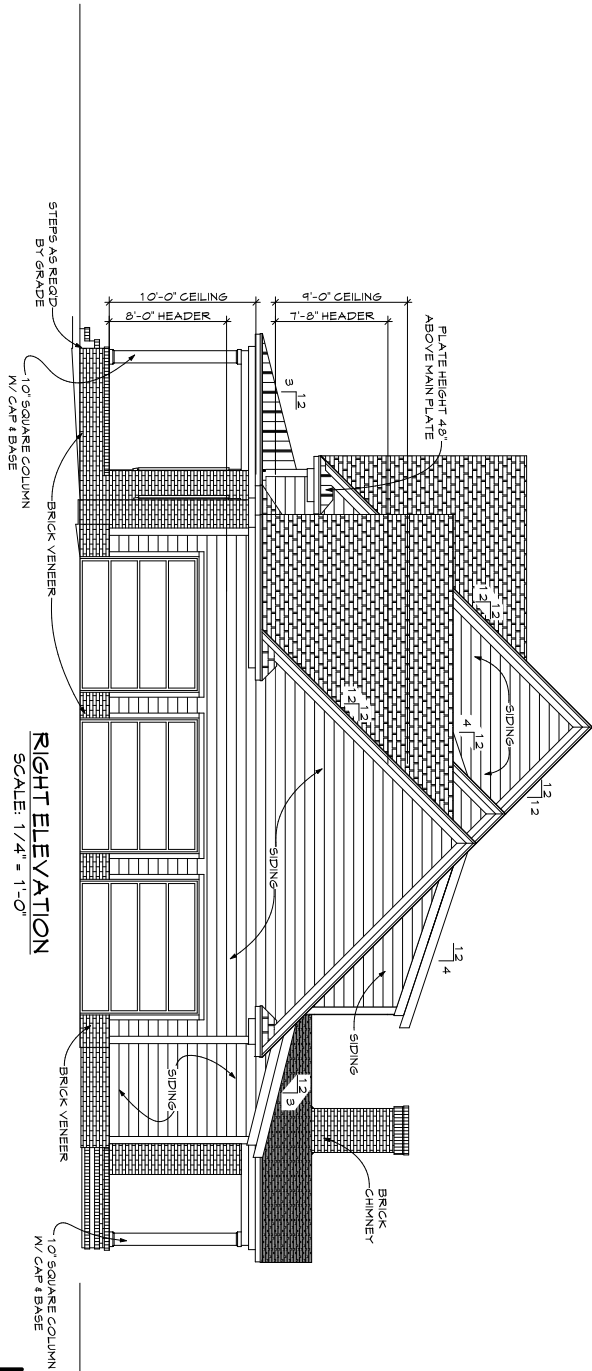
PLAN # 3609  
DATE 6/27/2023  
DRAWN BY SB/DM

PRO-DRAFT HOUSE PLANS  
DAVID D. McARTHUR C.P.B.D.  
CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.  
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR LIAISON AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.  
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.  
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.  
PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.



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



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

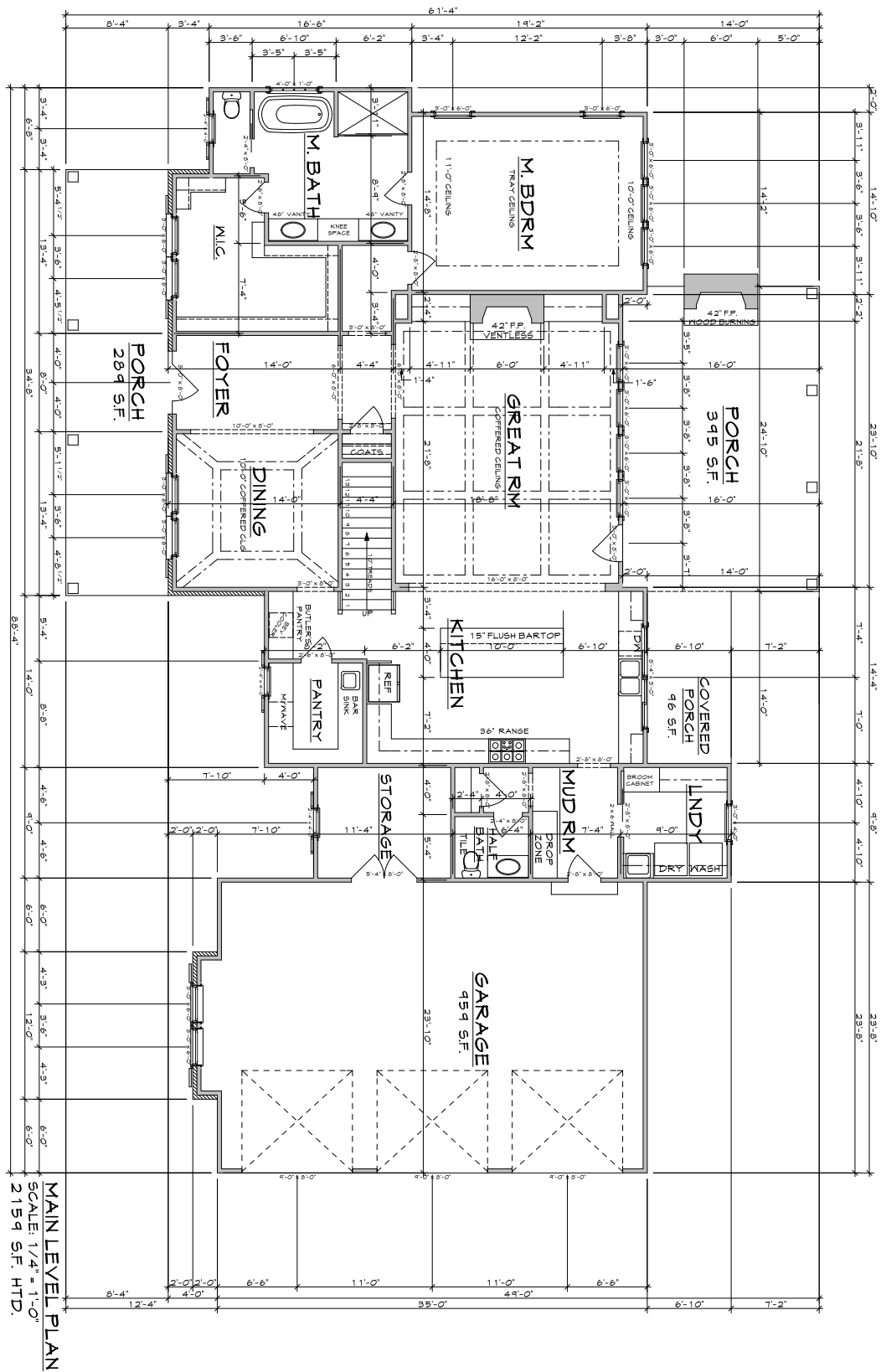
**J & C HOMES**

**PRO-DRAFT HOUSE PLANS**

DAVID D. MCARTHUR C.P.B.D.  
CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
  2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
  3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
  4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND RETROFITTING SIZES.
  5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.
- PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.

DATE	6/27/2023
DRAWN BY	SB/DM
PLAN #	3609



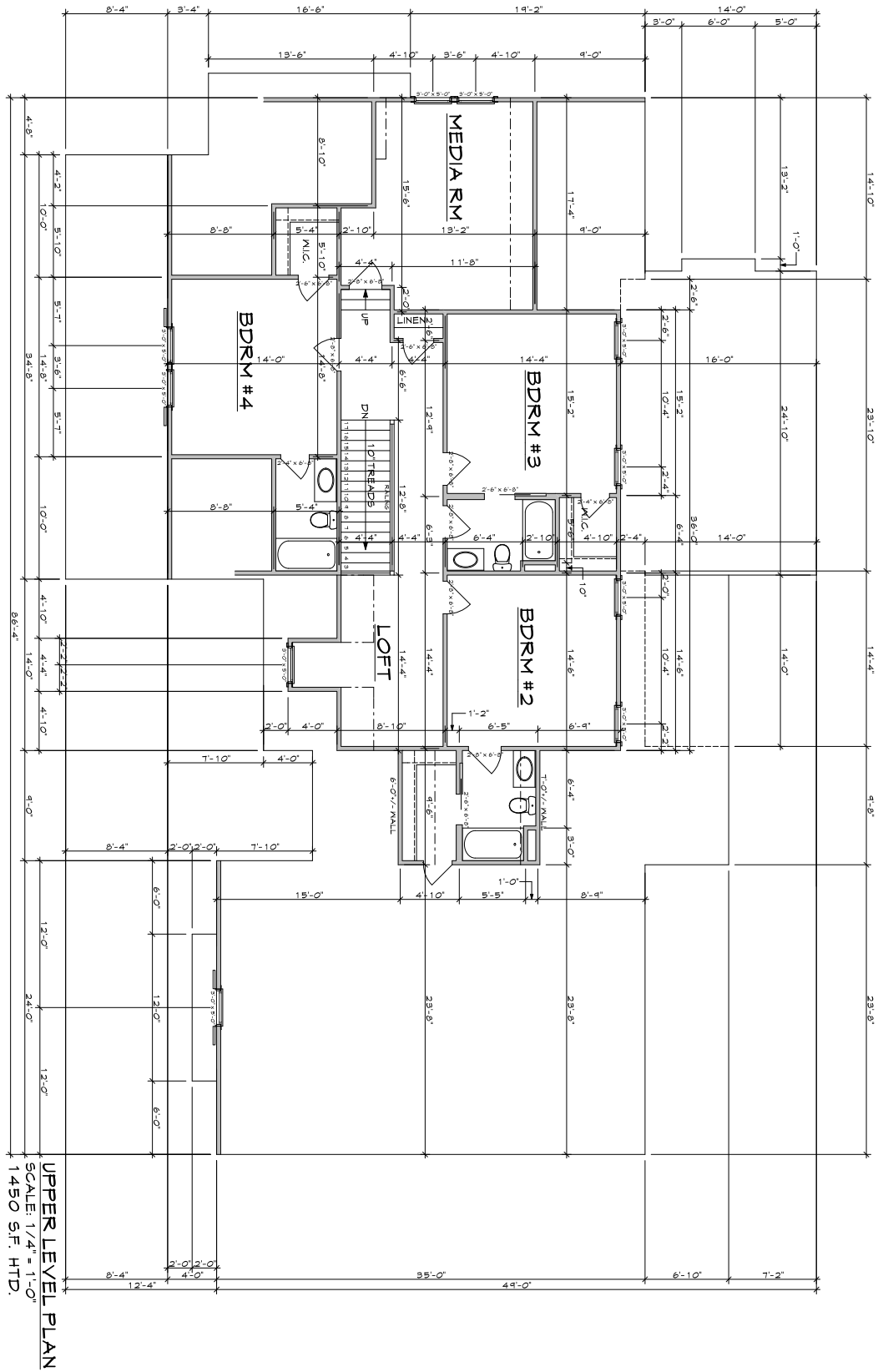
**J & C HOMES**

3 OF 10

DATE: 6/27/2023  
 DRAWN BY: SB/DM  
 PLAN # 3609

**PRO-DRAFT HOUSE PLANS**  
 DAVID D. McARTHUR C.P.B.D.  
 CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.  
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
 3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEARLY SCALED.  
 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING'S LOADS. LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.  
 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
 6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.  
 PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
 THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.



UPPER LEVEL PLAN  
SCALE: 1/4" = 1'-0"  
1450 SF. HTD.

J & C HOMES

4 OF 10

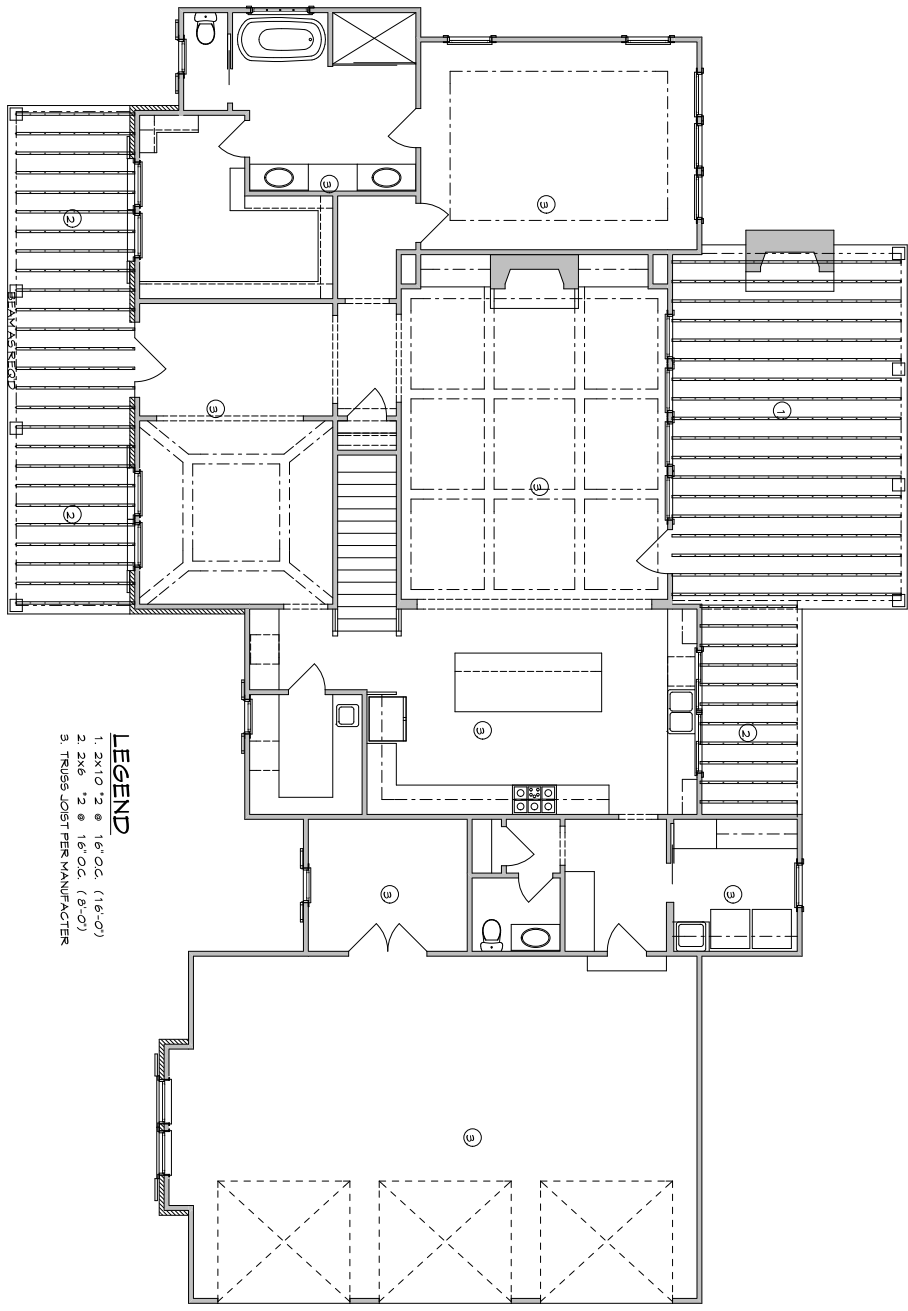
DATE: 6/27/2023  
DRAWN BY: SB/DM  
PROJECT NO: # 3609  
PLAN

**PRO-DRAFT HOUSE PLANS**  
DAVID D. MCARTHUR C.P.B.D.  
CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.  
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND RECHECKED.  
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.  
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.  
PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.







CEILING JOIST LAYOUT  
SCALE: 1/4" = 1'-0"

**LEGEND**  
 1. 2x10 @ 16" OC (16'-0")  
 2. 2x6 @ 16" OC (8'-0")  
 3. TRUSS JOIST PER MANUFACTURER

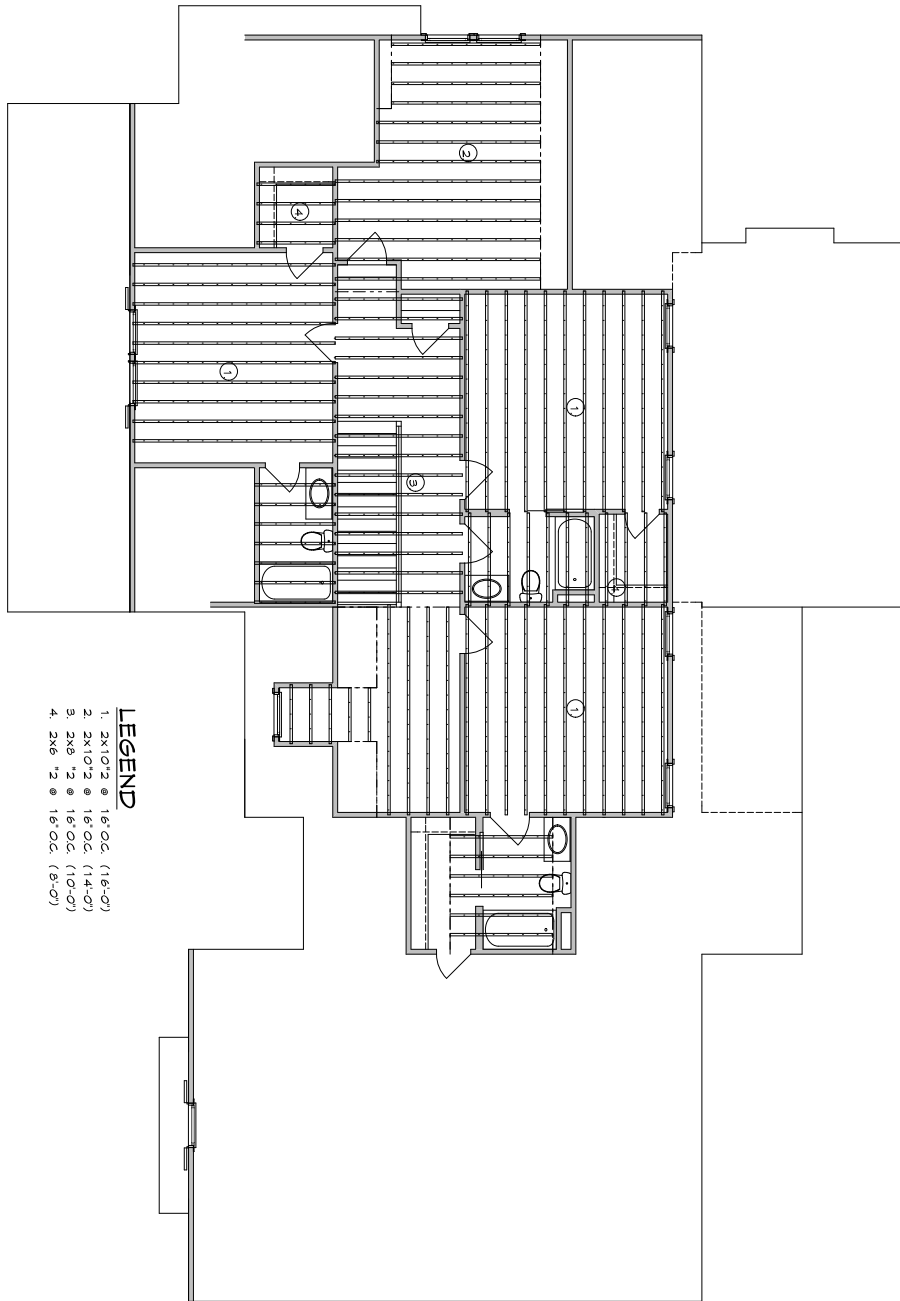
J & C HOMES

7 OF 10

PLAN # 3609  
 DATE 6/27/2023  
 DRAWN BY SB / DM

**PRO-DRAFT HOUSE PLANS**  
 DAVID D. MCARTHUR C.P.B.D.  
 CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.  
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
 3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.  
 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING'S LOADS. LOCAL ENGINEER FOR PROPER FOOTING AND REDUCTIONS SIZES.  
 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
 6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.  
 PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
 THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.



**CEILING JOIST LAYOUT**  
SCALE: 1/4" = 1'-0"

- LEGEND**
- 1. 2X10 @ 16" O.C. (16'-0")
  - 2. 2X10 @ 16" O.C. (14'-0")
  - 3. 2X8 @ 16" O.C. (10'-0")
  - 4. 2X6 @ 16" O.C. (8'-0")

**J & C HOMES**

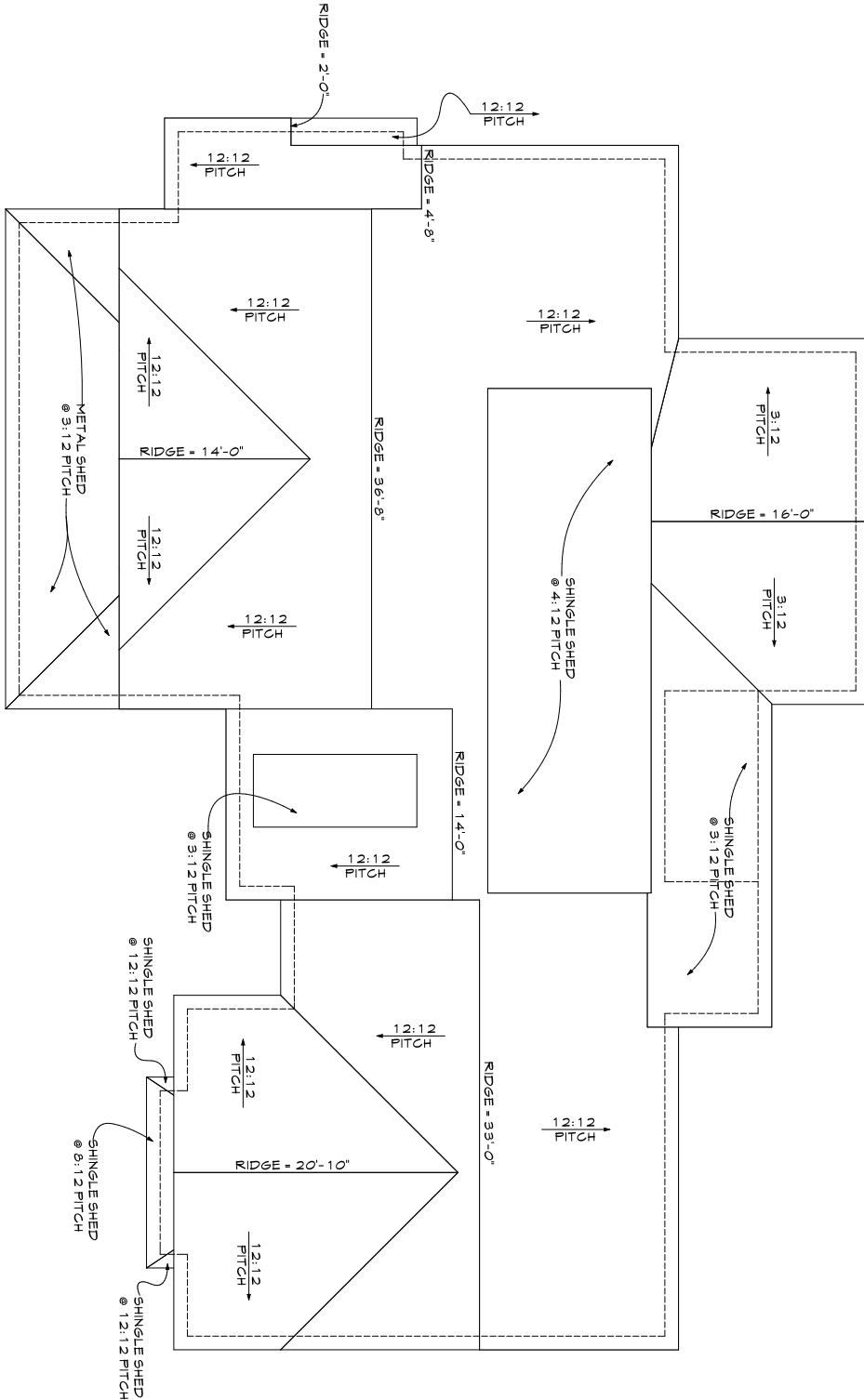
PLAN NO.  
**# 3609**

DATE  
**6/27/2023**

DESIGNED BY  
**SB / DM**

**PRO-DRAFT HOUSE PLANS**  
DAVID D. MCARTHUR C.P.B.D.  
CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.  
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.  
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. LOCAL ENGINEER FOR PROPER FOOTING AND REDUCTIONS SIZES.  
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.  
PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.



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

J & C HOMES

PRO-DRAFT HOUSE PLANS

DAVID D. MCARTHUR C.P.B.D.  
CERTIFIED PROFESSIONAL BUILDING DESIGNER

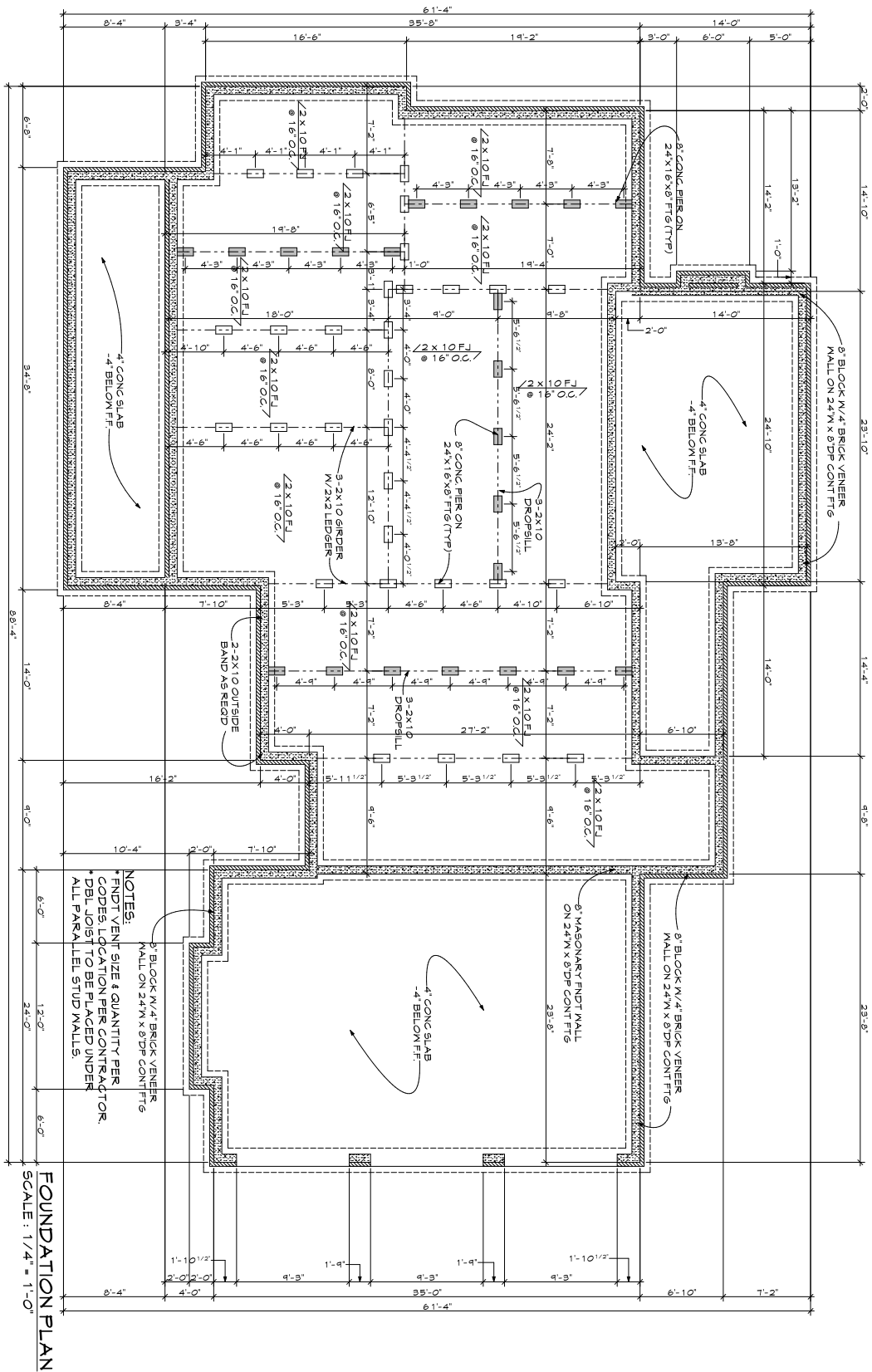
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.
  2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
  3. ALL DIMENSIONS SHALL BE READY OR CALCULATED AND NEVER SCALED.
  4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
  5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
  6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.
- PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.

PLAN # 3609

DATE 6/27/2023

DESIGNED BY SB / DM

SHEET NO. 9 OF 10



NOTES:  
 \* FNDT VENT SIZE & QUANTITY PER CODES, LOCATION PER CONTRACTOR  
 \* DBL JOIST TO BE PLACED UNDER ALL PARALLEL STUD WALLS

FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

J & C HOMES

10 OF 10

PLAN # 3609  
 DATE 6/27/2023  
 DRAWN BY SB/DM

**PRO-DRAFT HOUSE PLANS**  
 DAVID D. MCARTHUR C.P.B.D.  
 CERTIFIED PROFESSIONAL BUILDING DESIGNER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND ORDINANCES.  
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO PRO-DRAFT FOR INVESTIGATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.  
 3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.  
 4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODES) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING LOADS. LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.  
 5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.  
 6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODES.  
 PRO-DRAFT ASSUMES NO LIABILITY FOR ANY CHANGES MADE TO THESE PLANS BY OTHERS.  
 THIS DRAWING IS THE PROPERTY OF PRO-DRAFT HOUSE PLANS, INC. AND CANNOT BE USED WITHOUT WRITTEN CONSENT.