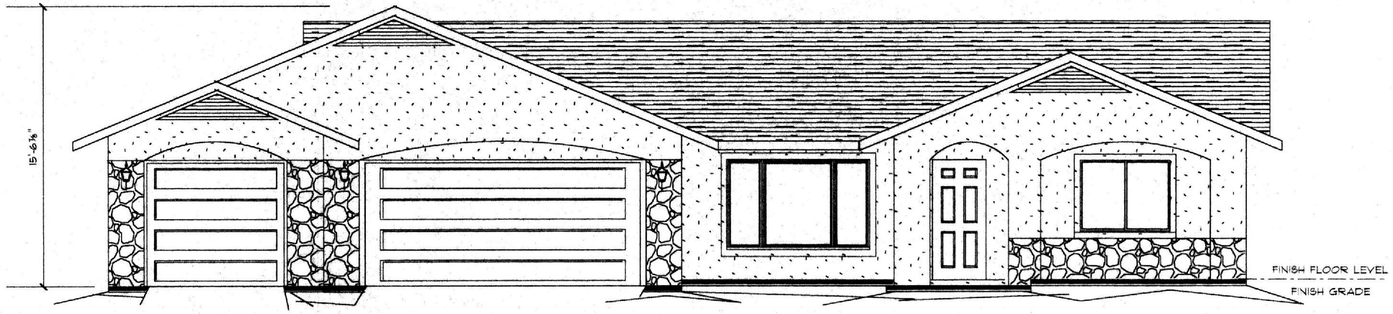
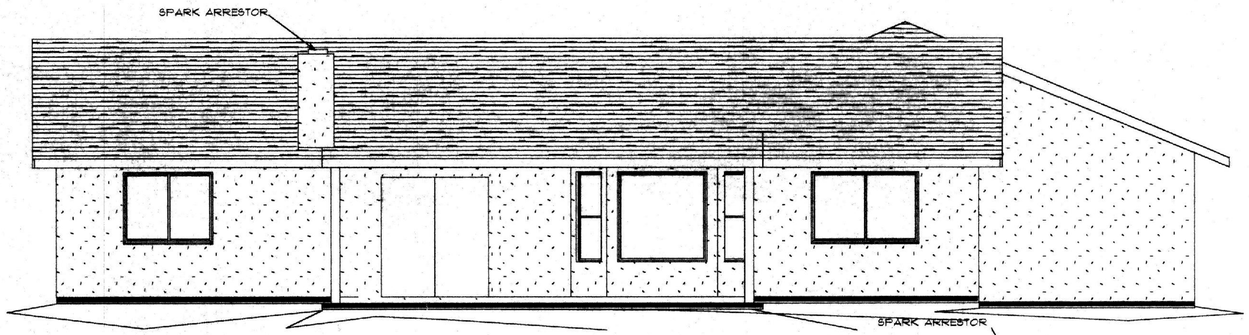
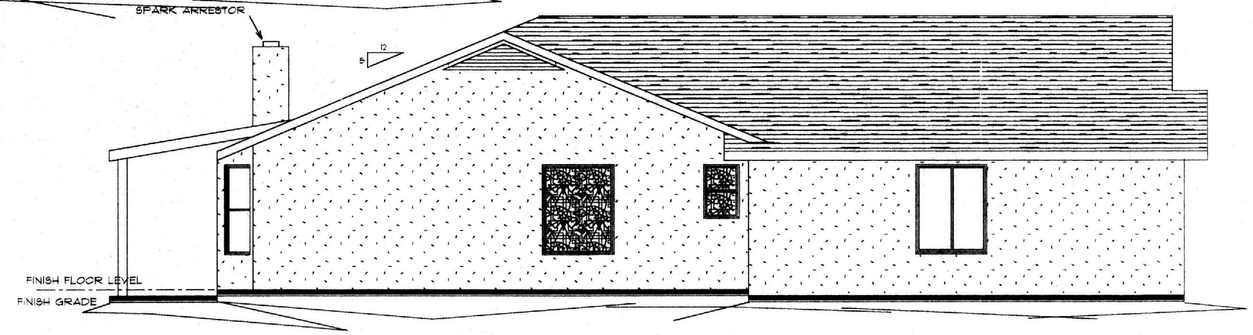


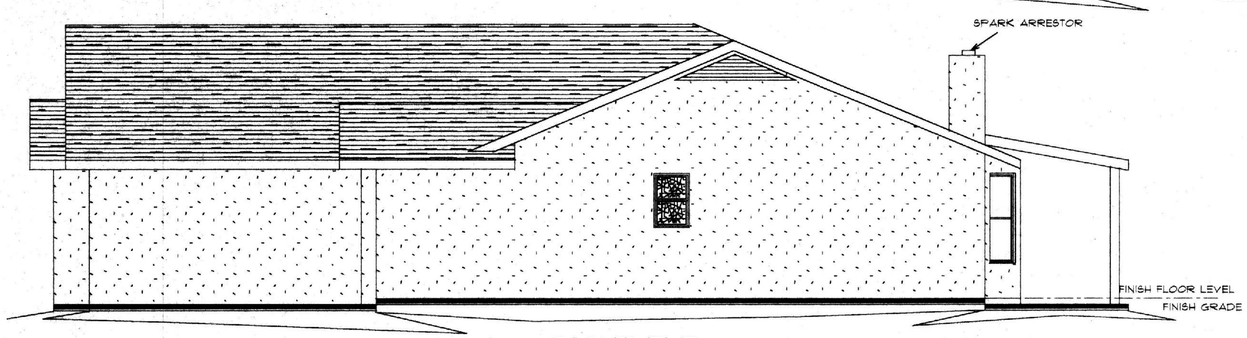
FRONT ELEV.



REAR



LEFT ELEV.



RIGHT ELEV.

NEAL KLEIN CONSTRUCTION, CORP.

3088 ROBERT ROAD PRESCOTT VALLEY AZ. 86314 (520) 772-4888

LICENSE # B-4428

BUYER SIGNATURE — DATE

BUYER SIGNATURE — DATE

BUILDER REPRESENTATIVE SIGNATURE — DATE 4-9-01

NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

SCALE: 1/8" = 1'0" (11" X 17") 1/4" = 1'0" (24" X 36")

JOB # 3849

S.F. 1530 LIVABLE

NAME: NKC SPEC

TITLE ELEV.

PRODUCTION APPROVAL BY: X DATE

DRAWN BY: BVB

DATE OF ORIG'N.

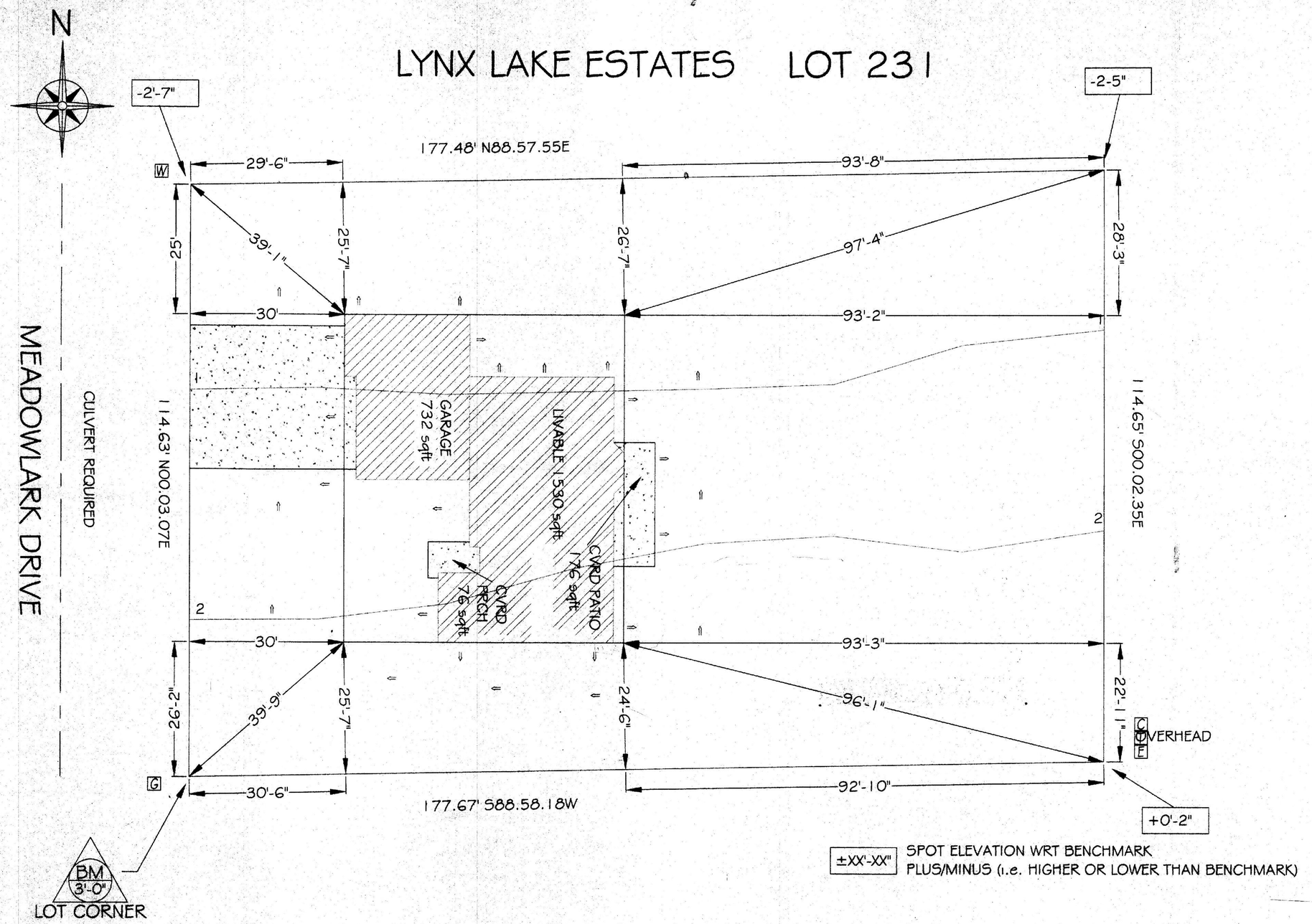
DID CHECK BY:

CHECK DATE 4/6/01

PLOT DATE & TIME: APR 13 08, 2001 01:45 PM

SHEET 7 OF 7

LYNX LAKE ESTATES LOT 231



Neal Klein Construction, Corp.
3088 ROBERT ROAD PRESCOTT VALLEY, AZ. 86314
(520) 772-4888 LICENSE # B44281

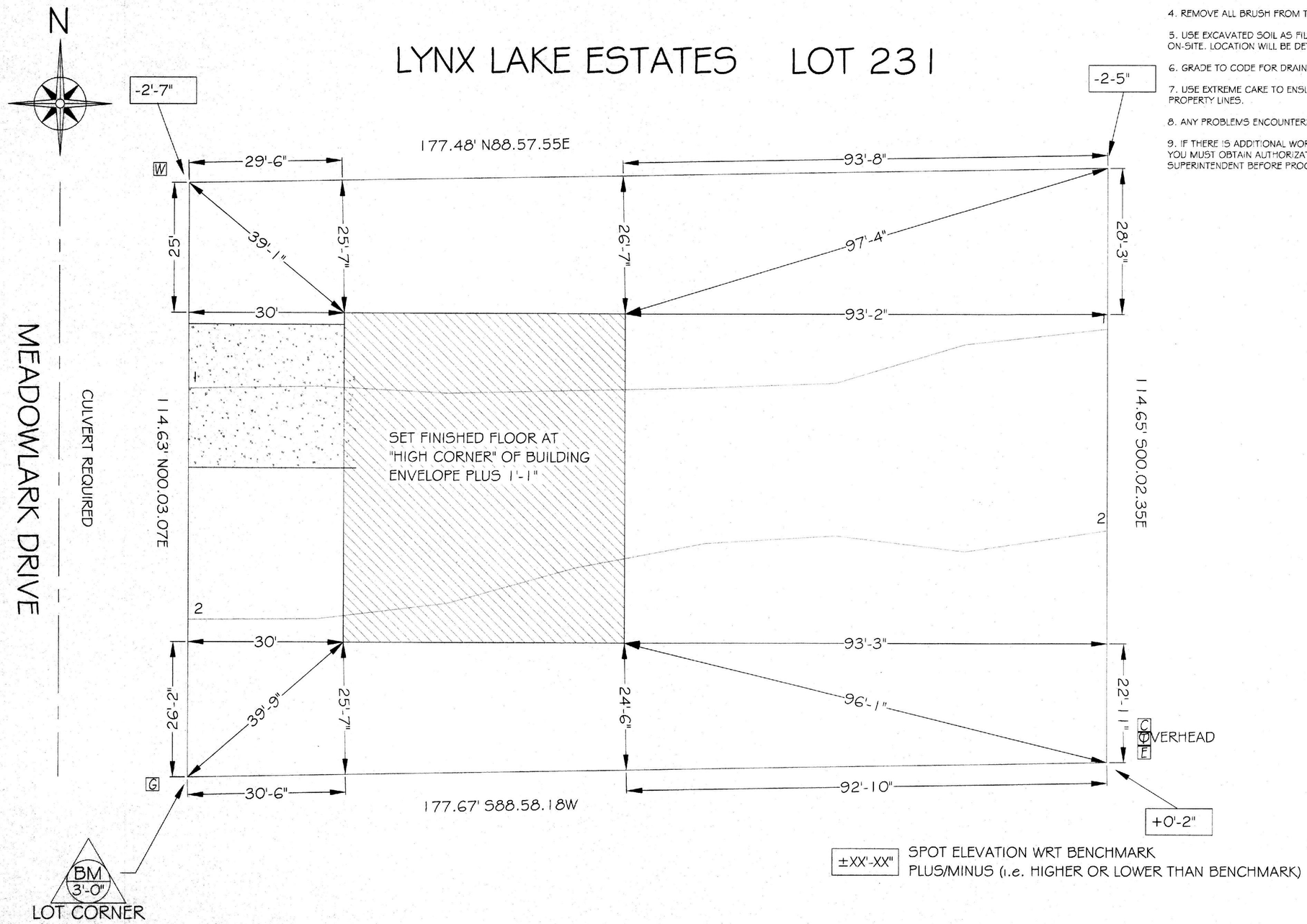
BUYER SIGNATURE: DATE:
BUYER SIGNATURE: DATE:
BUILDER REPRESENTATIVE SIGNATURE: DATE: 4-4-01
NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

SCALE: 1" = 10'/20'
JOB # 3849
PRODUCTION APPROVAL BY:
DATE:
LIVABLE
SPEC
D & D APPROVAL BY:
DATE: 4/6/01
DATE OF ORIGIN: 2 FEB 01
PLOT DATE & TIME:
TITLE: PLOT
SHEET 1 OF 7

CONSTRUCTION FILE
PRODUCTION PACKAGE
FILE # 3849
JOB # 3849

Haskins Electric
Willbilt Tin
Gutters
Bob Gelinas
Fountain-Galbraith
Raeder Screen.

LYNX LAKE ESTATES LOT 231



GRADING INSTRUCTIONS:

1. VERIFY ADDRESS AND LOT LINES PRIOR TO PERFORMING ANY WORK. IF YOU ENCOUNTER ANY PROBLEMS, YOU MUST CONTACT THE BUILDING SUPERINTENDENT BEFORE PROCEEDING.

2. DO NOT CUT. SET MAIN STRUCTURE FINISHED FLOOR AT "HIGH CORNER" OF BUILDING ENVELOPE PLUS 1'-1".

3. GRADE DRIVEWAY TO FOLLOW NATURAL TERRAIN FROM DRAINAGE SWALE LINE TO PROPERTY LINE.

4. REMOVE ALL BRUSH FROM THE GRADING ENVELOPE AS REQUIRED.

5. USE EXCAVATED SOIL AS FILL WHERE REQUIRED. RETAIN ANY EXCESS EXCAVATED SOIL ON-SITE. LOCATION WILL BE DETERMINED BY BUILDING SUPERINTENDENT.

6. GRADE TO CODE FOR DRAINAGE ALONG THE STRUCTURE.

7. USE EXTREME CARE TO ENSURE NO EXCAVATING OR GRADING EXTENDS BEYOND THE PROPERTY LINES.

8. ANY PROBLEMS ENCOUNTERED MUST BE REPORTED TO THE BUILDING SUPERINTENDENT.

9. IF THERE IS ADDITIONAL WORK REQUIRED BUT NOT SPECIFIED IN THESE INSTRUCTIONS, YOU MUST OBTAIN AUTHORIZATION TO PERFORM THE WORK FROM THE BUILDING SUPERINTENDENT BEFORE PROCEEDING.

Neal Klein Construction, Corp.
3088 ROBERT ROAD PRESCOTT VALLEY, AZ. 86314
(520) 772-4888 LICENSE # B44281

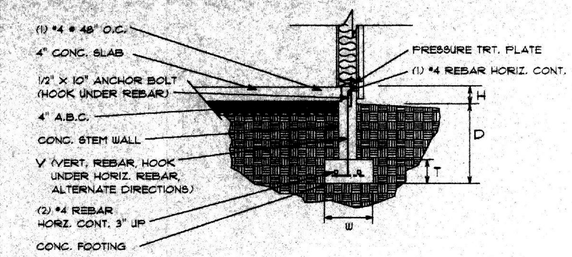
BUYER SIGNATURE: DATE:

BUYER SIGNATURE: DATE:

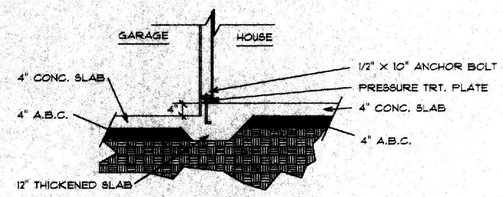
BUILDER REPRESENTATIVE SIGNATURE: DATE: 4-4-01

NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

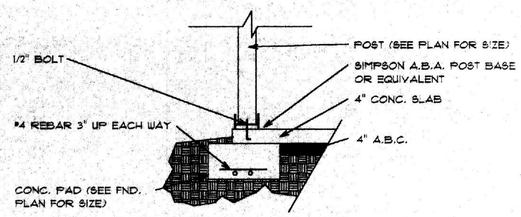
S.F.: 1530 LIVABLE	SCALE: 1" = 10'/20'
NAME: NKCC SPEC	JOB # 3849
TITLE: GRADING	PRODUCTION APPROVAL BY:
D & D APPROVAL BY:	DATE:
DATE OF ORIGIN: 6 APR 01	
PLOT DATE & TIME:	
SHEET 2 OF 7	



TYPICAL FOOTING DETAIL



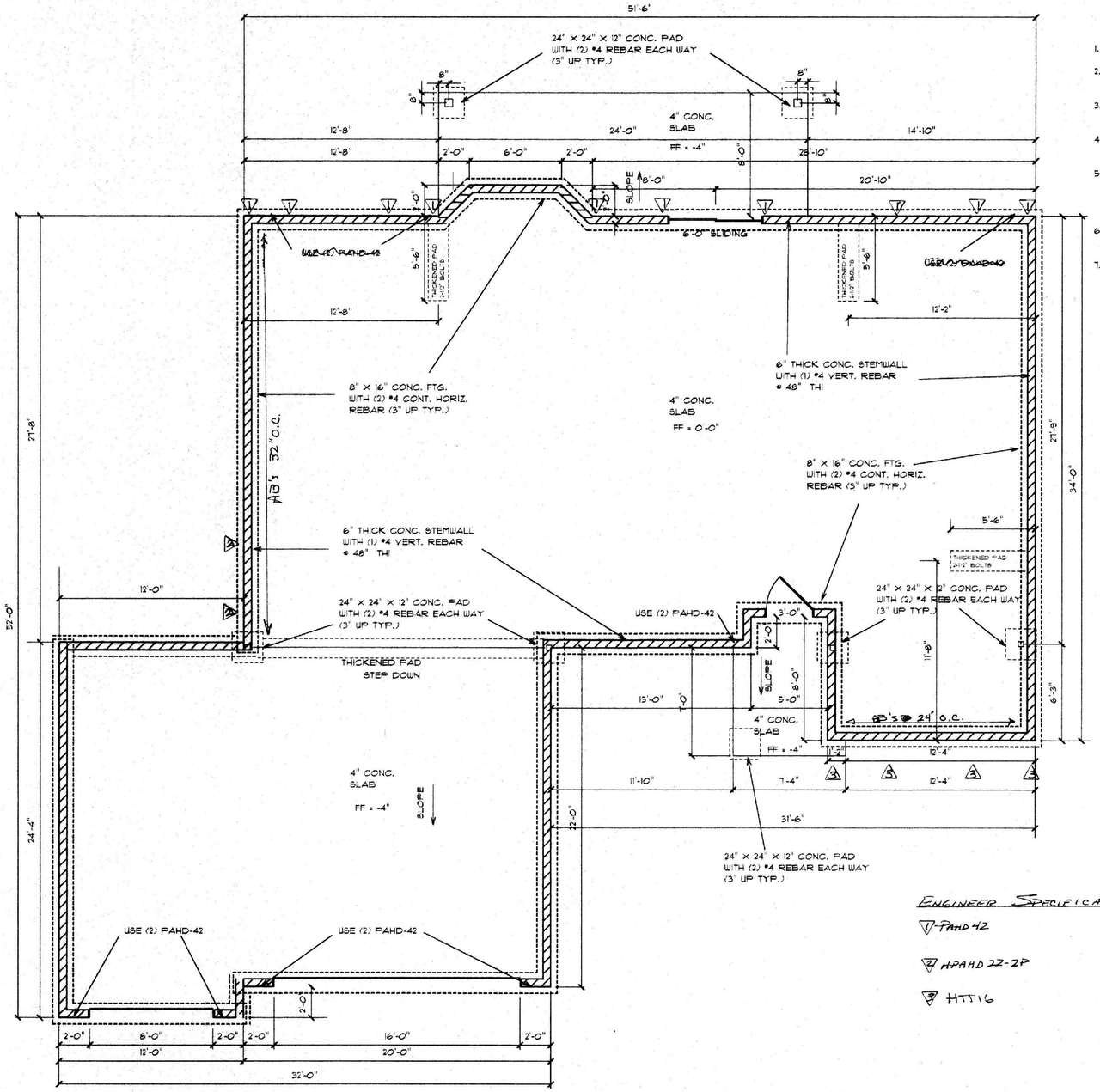
TYPICAL STEP DOWN AT GARAGE (NON BEARING)



TYPICAL POST SUPPORT DETAIL

FOOTING & STEM SIZING (1 STORY/ SLAB ON GRADE)						
H	W	D	T	A	V (CMU)	V (CONC.)
UNDER 4'	1'-4"	12"	8"	6'	#4 @ 24"	#4 @ 48"
4'	1'-6"	24"	8"	6'	#4 @ 24"	#4 @ 48"
6'	1'-6"	30"	8"	6'	#4 @ 18"	#4 @ 12"
8'	2'-4"	30"	10"	6'	#5 @ 16"	#5 @ 16"
10'	2'-4"	36"	12"	4'	#6 @ 16"	#6 @ 12"

H - HEIGHT OF STEM WALL ABOVE GRADE
D - DEPTH OF FOOTER FLOOR INTO UNDISTURBED SOIL
W - FOOTER WIDTH
T - FOOTER THICKNESS
VCMU - SPACE OF VERTICAL REINFORCING IN CMU STEMWALL
VCONC - SPACING OF VERTICAL REINFORCING IN CONCRETE STEMWALL
A - EMBEDDED ANCHOR BOLTS (1/2" X 10")



FOUNDITION PLAN

1. FOOTINGS TO BE A MIN. OF 8" THICK IN 12" UNDISTURBED SOIL.
2. FOOTINGS AND INTERIOR/ ROOFED FLATWORK TO BE MIN. 2500 P.S.I. MIN. COMPRESSIVE STRENGTH AT 28 DAYS.
3. ALL EXTERIOR FLATWORK TO BE 3000 P.S.I. MIN. COMPRESSIVE STRENGTH AT 28 DAYS.
4. FOUNDATION SUPPORTED WOOD TO EXTEND MIN. 6" ABOVE FINISH GRADE.
5. FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO FOUNDATION WITH MIN. 1/2" BOLTS 6" O.C., 12" FROM CORNERS AND EMBEDDED 7" INTO FOUNDATION WALL (PER SEC.2907 U.B.C.)
6. EXTERIOR FLATWORK SLOPE TO BE 1/4" PER FOOT (PER U.B.C. CONCRETE MANUAL 16.1.1)
7. CONTRACTOR TO EMBED 20' OF G.A. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND.

ENGINEER SPECIFICATIONS

1 PAHD 42

2 HPAHD 22-2P

3 HTT16

NEAL KLEIN CONSTRUCTION, CORP.
3088 ROBERT ROAD PRESCOTT VALLEY, AZ. 86314 (520) 772-4888
LICENSE # B44281

BUYER SIGNATURE — DATE
BUYER SIGNATURE — DATE
BUILDER REPRESENTATIVE SIGNATURE — DATE 4-8-01

NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

S.F.: 1530 LIVABLE
NAME: NKC SPEC
TITLE: FOUNDATION PLAN

SCALE: 1/8" = 1'0" (11" X 17") 1/4" = 1'0" (24" X 36")
JOB # 3849

PRODUCTION APPROVAL BY: X DATE:
DRAWN BY: SVB
DATE OF ORIGIN:
DID CHECK BY:
CHECK DATE: 4/6/01
PLOT DATE & TIME: April 06, 2001 01:18 PM

SHEET 3 OF 7

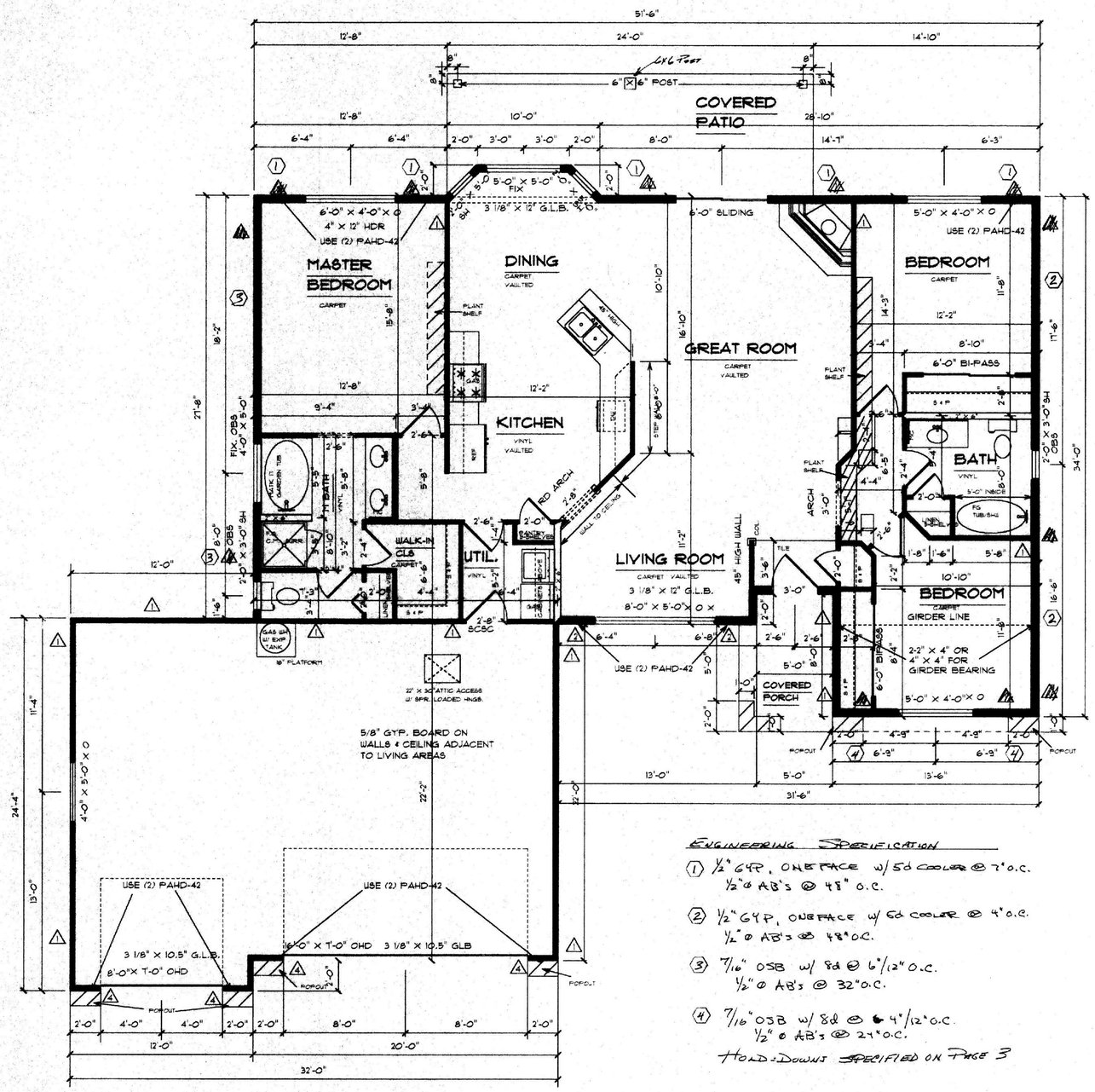
NOTE:

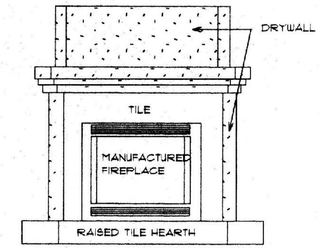
1. ALL WINDOW AND DOOR HEADERS ON LOAD BEARING WALLS TO BE (2) 2" X 10" NAILED TOGETHER OR EQUIVALENT UNLESS NOTED OTHERWISE.
2. REFERENCES TO THE 1997 U.B.C. HAVE BEEN VERIFIED TO MEET OR EXCEED PREVIOUS U.B.C. VERSIONS.

SHEAR SCHEDULE

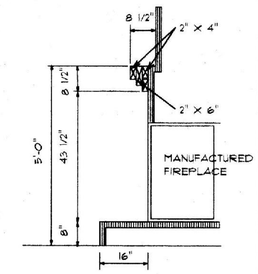
1. APPROVED BRACE PANELS PER 2320.11.3 1997 U.B.C.
   A. WOOD STRUCTURAL PANEL, 1/2" (48" MIN. PANEL WIDTH).
   B. GYPSUM BOARD, 1/2" (48" MIN. PANEL WIDTH).
   C. STRUCTURAL THERMAPLY PANELS (48" MIN. PANEL WIDTH).
2. ALTERNATE BRACE PANEL PER 2320.11.4 U.B.C. 7/16" O.S.B. OR PLYWOOD SHEATHING (MIN. 32" PANEL WIDTH). SECURE WITH 8D COMMON NAILS, 6" O.C. EDGE AND 12" O.C. FIELD (TABLE 23-II-B-1). INSTALL (2) SIMPSON PAHD-42, ONE AT EACH END OF PANEL PER MANUFACTURER SPECS.
3. SEE ATTACHED DETAIL (YAVAPAI COUNTY ONLY)
4. SEE ATTACHED ENGINEERING.

WHERE BRACE WALL FALLS DIRECTLY ABOVE PARALLEL FLOOR JOIST, NAIL BRACE WALL 6" O.C. TO JOIST. WHERE BRACE WALL IS PARALLEL TO JOIST, BUT DOES NOT ALIGN DIRECTLY ABOVE JOIST, EITHER INSTALL AN ADDITIONAL JOIST TO ALIGN WITH BRACE WALL OR BLOCK 3'O.C. AND NAIL BRACE WALL TO BLOCKING. WHERE BRACE WALL IS PERPENDICULAR TO AN UNDERLYING SUPPORT JOIST, BLOCK 6" O.C. AND NAIL BRACE WALL TO BLOCKING.

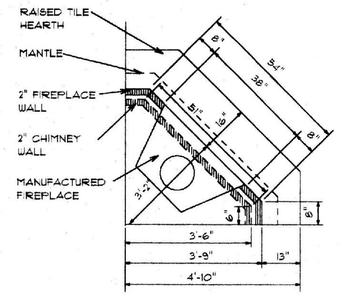




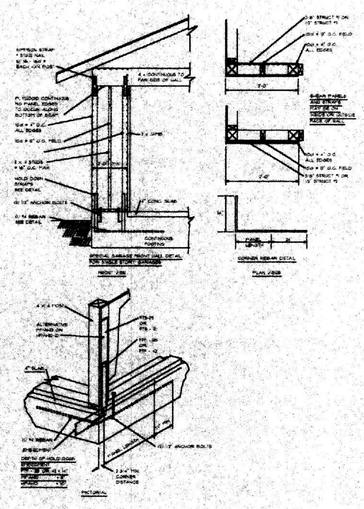
FIREPLACE A (FRONT)



FIREPLACE A (SIDE)



FIREPLACE A (TOP)



ENGINEERING SPECIFICATION

1. 1/2" GYP. ONE FACE w/ 5d COOLER @ 7" O.C. 1/2"ø AB'S @ 48" O.C.
2. 1/2" GYP. ONE FACE w/ 6d COOLER @ 4" O.C. 1/2" ø AB'S @ 48" O.C.
3. 7/16" OSB w/ 8d @ 6"/12" O.C. 1/2" ø AB'S @ 32" O.C.
4. 7/16" OSB w/ 8d @ 4"/12" O.C. 1/2" ø AB'S @ 24" O.C.

HOLD-DOWNS SPECIFIED ON PAGE 3

FLOOR PLAN

NEAL KLEIN CONSTRUCTION, CORP.
3088 ROBERT ROAD PRESCOTT VALLEY, AZ. 86314 (520) 772-4888
LICENSE • B44281

BUYER SIGNATURE — DATE
BUYER SIGNATURE — DATE
BUILDER REPRESENTATIVE SIGNATURE — DATE 4-4-01

NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

S.F. 1530 LIVABLE
NAME: NKC SPEC
TITLE FLOOR PLAN

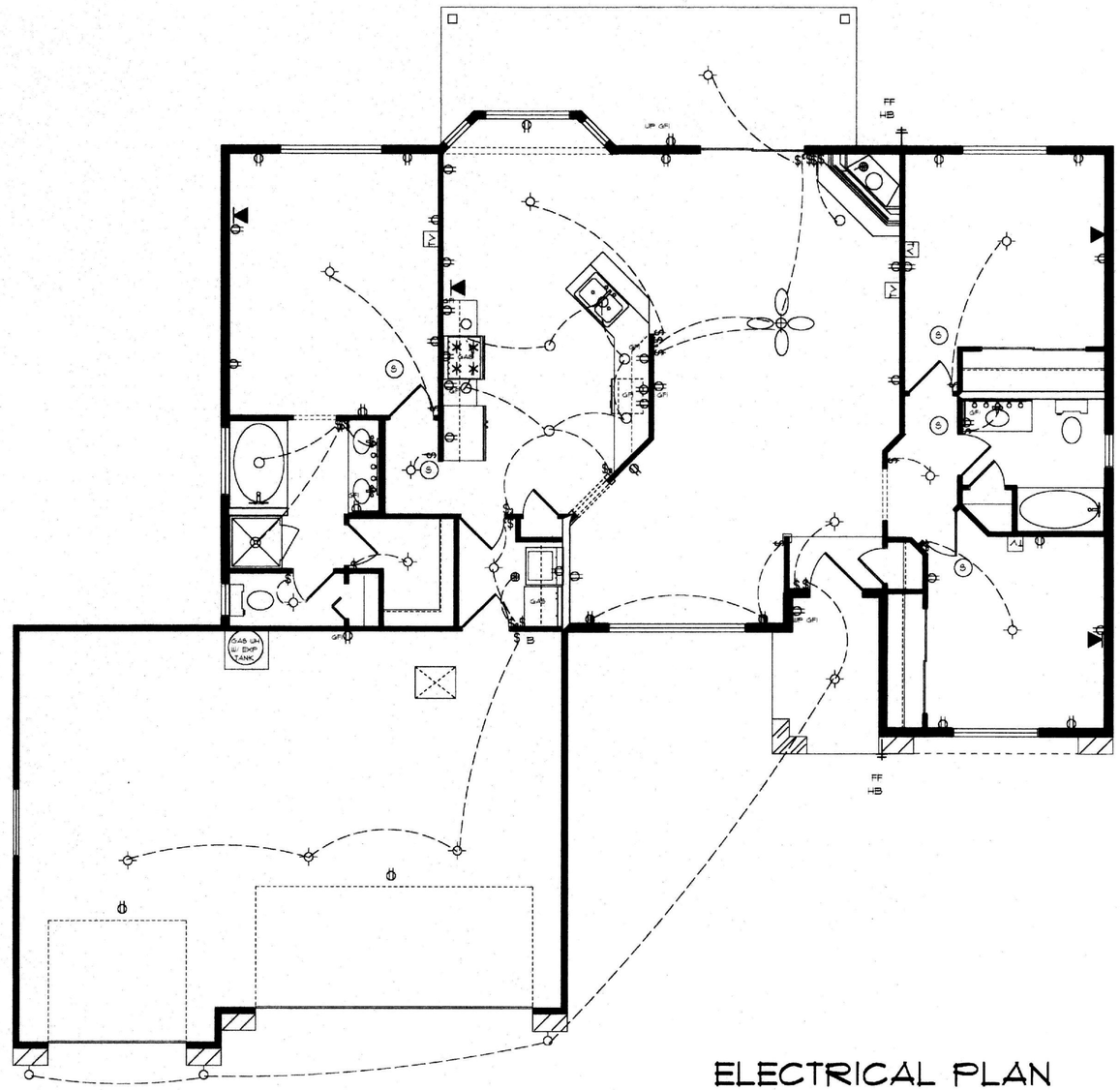
SCALE 1/8" = 1'0" (11" X 17") 1/4" = 1'0" (24" X 36")
JOB # 3849

PRODUCTION APPROVAL BY: X DATE
DRAWN BY: BVB
DATE OF ORIGIN
DID CHECK BY:
CHECK DATE 4/6/01
PLOT DATE & TIME: APR 11 06, 2001 01:22 PM

SHEET 4 OF 7

ELECTRICAL SYMBOLS LEGEND

- T.V. OUTLET
- PHONE OUTLET
- EXAUST FAN
- SMOKE DETECTOR
- SWITCH
- 3-WAY SWITCH
- BUTTON
- RECEPTACLE
- GROUND FAULT INTURRUPTER
- WATER PROOF G.F.I.
- SPLIT RECEPTACLE
- 220-V RECEPTACLE
- RECESSED JUNCTION BOX
- LIGHT
- RECESSED LIGHT
- 2-LAMP FLOOD LIGHT
- TRACK LIGHT
- LIGHT BAR
- FLUORESCENT LIGHT
- FAN & LIGHT
- FROST FREE HOSE B/B
- GAS VALVE OUTLET



ELECTRICAL PLAN

1. KITCHEN, FAMILY ROOM, AND OTHER HABITABLE ROOMS SHALL BE PROVIDED WITH A RECEPTACLE AS PER SEC. 210.52(a) 1993 N.E.C.
2. BATHROOM, GARAGE AND OUTSIDE RECEPTACLES SHALL BE PROTECTED BY G.F.C.I. AS PER SEC. 210-8 N.E.C.
3. SMOKE DETECTORS SHALL BE PROVIDED AT ACCESS TO ALL SLEEPING ROOMS AS PER SEC. 310.9.1 1994 U.B.C.
4. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AS PER SEC. 310.9.1.3 1994 U.B.C.
5. PROVIDE ELECTRIC OUTLET TO WASHING MACHINE ON SEPARATE 20 AMP CIRCUIT.
6. PROVIDE 30" MINIMUM WIDTH WORKING SPACE IN FRONT OF ELECTRIC PANEL BOARD.
7. BATHROOMS NOT SERVED BY NATURAL VENTILATION SHALL BE PROVIDED WITH MECHANICAL AS PER SEC. 1203.3 U.B.C.
8. CONTRACTOR TO EMBED 20' OF G.A. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND.

NEAL KLEIN CONSTRUCTION, CORP.
3088 ROBERT ROAD PRESCOTT VALLEY, AZ. 86314 (520) 772-4888
LICENSE # B44281

BUYER SIGNATURE — DATE
BUYER SIGNATURE — DATE
BUILDER REPRESENTATIVE SIGNATURE — DATE 4-9-01

NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

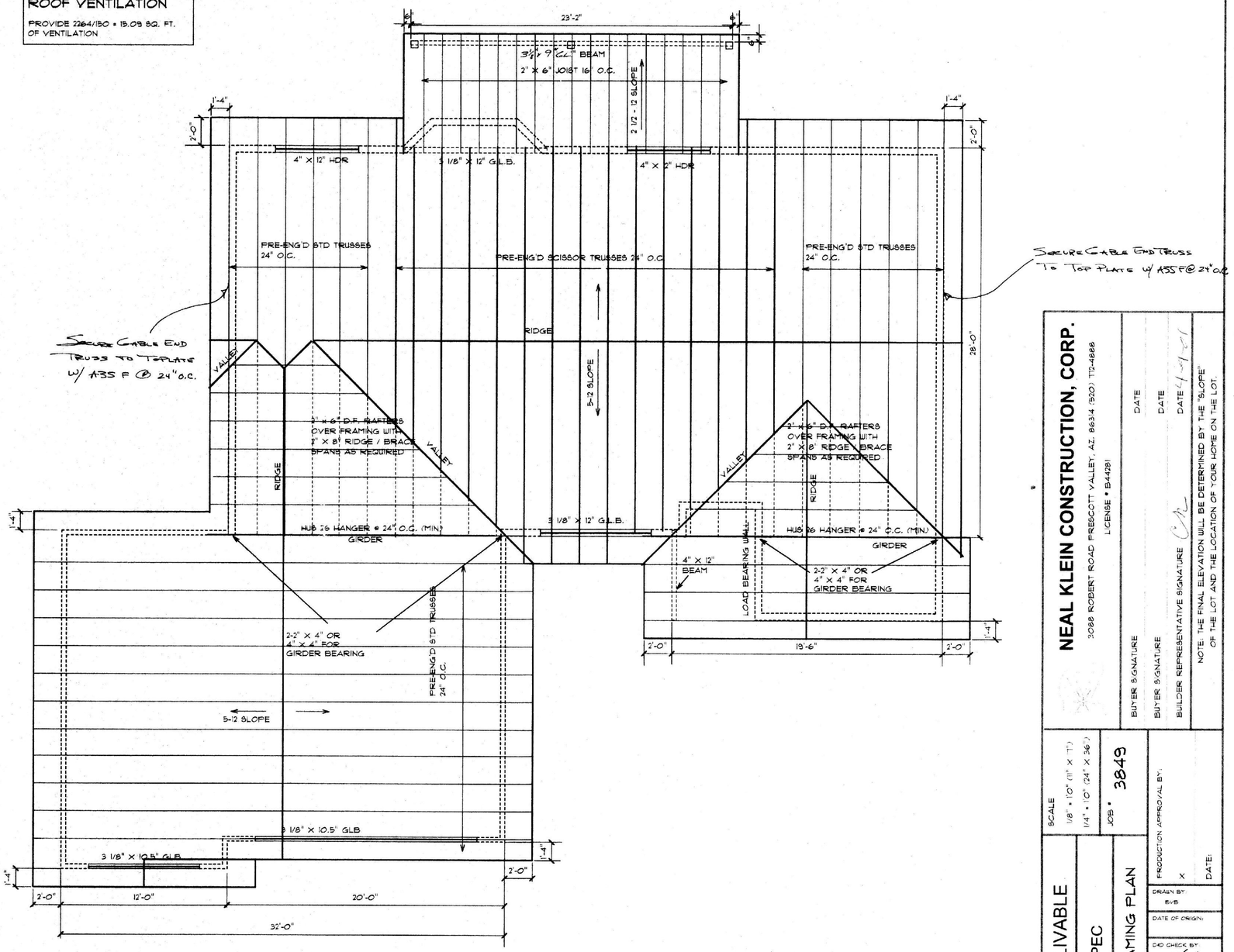
S.F.	1530 LIVABLE
NAME:	NKC SPEC
TITLE	ELEC
SCALE	1/8" = 1'0" (11" X 17") 1/4" = 1'0" (24" X 36")
JOB #	3849
PRODUCTION APPROVAL BY: X DATE	
DRAWN BY:	BVB
DATE OF ORIGIN:	
DID CHECK BY:	
CHECK DATE:	4/6/01
PLOT DATE & TIME:	April 06, 2001 01:26 PM
SHEET	5 OF 7

TRUSS HOLD-DOWN SCHEDULE

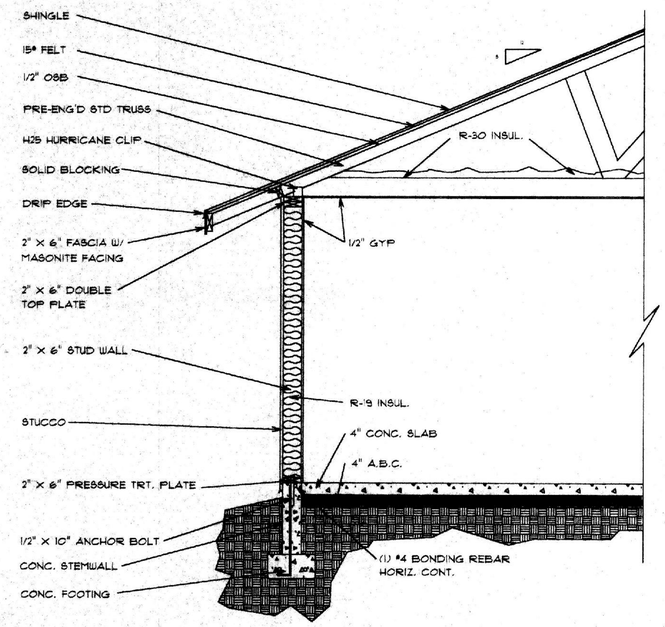
REFERENCE	HOLD-DOWN TYPE	MAX UPLIFT (LBS.)	REMARKS
1	TOENAIL W/ 16d (1 EACH SIDE)1	160	
2	SIMPSON H2.5	365	
3	(2) SIMPSON H2.5	730	
4	(2) SIMPSON TBE-4	850	TRUSS BEARING ENHANCER ALWAYS INSTALL IN PAIRS
5	(2) SIMPSON TBE-6	935	TRUSS BEARING ENHANCER ALWAYS INSTALL IN PAIRS
6	SIMPSON H-7	800	
7	(2) SIMPSON H-7	1600	
8	SIMPSON H3	320	
9	(2) SIMPSON H3	640	
10	OTHER		
HOD-DOWNS MAY BE COMBINED TO INCREASE TOTAL HOD-DOWN CAPABILITY e.g. SPECIFY 4 AND 7 FOR A TOTAL UPLIFT RESISTANCE OF 2450 LBS			

ROOF VENTILATION

PROVIDE 2264/150 = 15.09 SQ. FT. OF VENTILATION



ROOF PLAN



TYPICAL 2" x 6" WALL SECTION (STUCCO/ SLAB FLOOR)

1. ALL TRUSSES TO BE ENGINEERED BY MANUFACTURER.
2. ROOF SHEATHING TO BE 1/2" O.S.B.
3. SUPPORTED MEMBERS OF G.L.B. & GIRDERS OR OTHER CONCENTRATED LOADS SUPPORTED BY WALL OR PIER SHALL HAVE BEARING AT LEAST 3" AS PER CODE (SEC. 2517 (C)).
4. ROOF PITCH 5:12 (TYP.) U.N.O.
5. OVERHANGS TO BE 24" U.N.O.
6. FASCIA TO BE 2" x 6" WITH 1/2" MASONITE FACING U.N.O.

NEAL KLEIN CONSTRUCTION, CORP.
3088 ROBERT ROAD PRESCOTT VALLEY, AZ. 86314 (520) 772-4888
LICENSE # B44281

BUYER SIGNATURE DATE
BUYER SIGNATURE DATE
BUILDER REPRESENTATIVE SIGNATURE DATE 4-4-01

NOTE: THE FINAL ELEVATION WILL BE DETERMINED BY THE "SLOPE" OF THE LOT AND THE LOCATION OF YOUR HOME ON THE LOT.

S.F.	1530 LIVABLE
NAME:	NKC SPEC
TITLE	ROOF FRAMING PLAN
SCALE	1/8" = 1'0" (11" x 17") 1/4" = 1'0" (24" x 36")
JOB #	3849
PRODUCTION APPROVAL BY:	X DATE:
DRAWN BY:	BVB
DATE OF ORIGIN:	
CAD CHECK BY:	
CHECK DATE:	4/6/01
PLOT DATE & TIME:	April 06, 2001 01:35 PM
SHEET	6 OF 7

DAVE | GARAGE | MIKE HANKEY | WO: P403-2 | TI: A1 | QTY:21

TOP CHORDS: 2x4 SPF 1650F-1.5E
BOT CHORDS: 2x4 SPF 1650F-1.5E
WEBS: 2x4 SPF STUD (G)
All COMPRESSION chords are assumed to be continuously braced unless noted otherwise.

NonConcurrent Live load of 10 p.s.f. has been applied to the bottom chord per TPI-1995 Sec. 6.5.3.
MULTIPLE LOADS: This design is the composite result of multiple loads.
Wind analysis based on: ASCE-Combined, V= 80 MPH, I=1.00, Mean Hgt.=15.0 ft, Exp. Cat. C, Internal pressure coef. I, interior zone.
Wind analysis chord dead load = 10.0 psf.

PROVIDE UPLIFT CONNECTION PER SCHEDULE:
Support 1 213#
Support 2 213#
MAXIMUM LIVE LOAD DEFLECTION:
L/999
L=-0.14" D=-0.08" T=-0.22"
MAX HORIZONTAL DEFLECTION:
T= 0.07"

TC	FORCE	AXL	BND	CSI
1- 2	-2318	0.04	0.41	0.46
2- 3	-2041	0.04	0.41	0.45
3- 4	-2041	0.04	0.41	0.45
4- 5	-2318	0.04	0.41	0.46

BC	FORCE	AXL	BND	CSI
10- 9	2064	0.20	0.36	0.55
9- 8	1382	0.13	0.36	0.49
8- 7	1382	0.13	0.36	0.49
7- 6	2064	0.20	0.36	0.55

WEB	FORCE	WEB	FORCE
2- 9	-459	3- 7	678
3- 9	678	4- 7	-459

RWB = 1.15

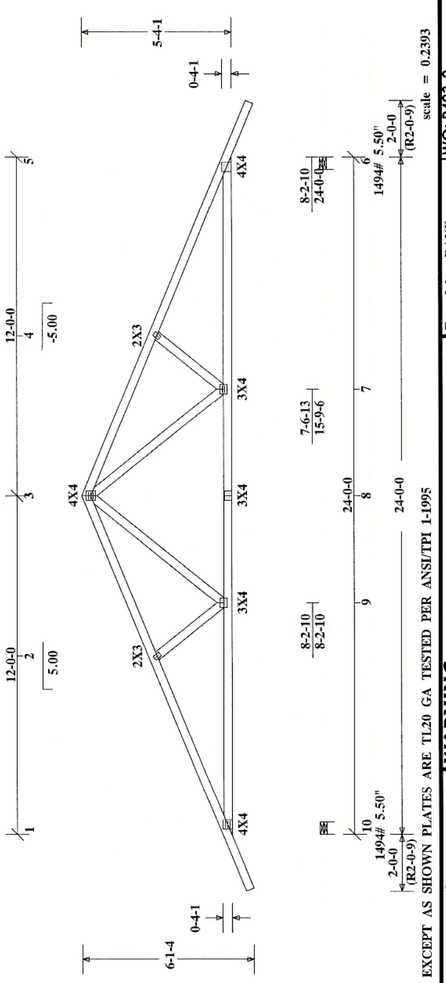
==========Joint Locations==========			
1) 0- 0- 0	5) 24- 0- 0	9) 8- 2-10	
2) 6- 3-14	6) 24- 0- 0	10) 0- 0- 0	
3) 12- 0- 0	7) 15- 9- 6		
4) 17- 8- 2	8) 12- 0- 0		

---------- TOTAL DESIGN LOADS ----------

Uniform	PLF From	PLF To
TC Vert L+D -140	-2- 0- 0	-140 0- 2-12
TC Vert L+D -140	0- 2-12	-140 23- 9- 4
TC Vert L+D -140	23- 9- 4	-140 26- 0- 0
BC Vert L+D -20	0- 0- 0	-20 24- 0- 0

----MAX. REACTIONS PER BEARING LOCATION----

X-Loc	Vert	Horiz	Uplift	Y-Loc	Type
0- 2-12	1493	0	-213	BOT	PIN
23- 9- 4	1493	0	-213	BOT	H-ROLL



EXCEPT AS SHOWN PLATES ARE TL20 GA TESTED PER ANSI/TPI 1-1995

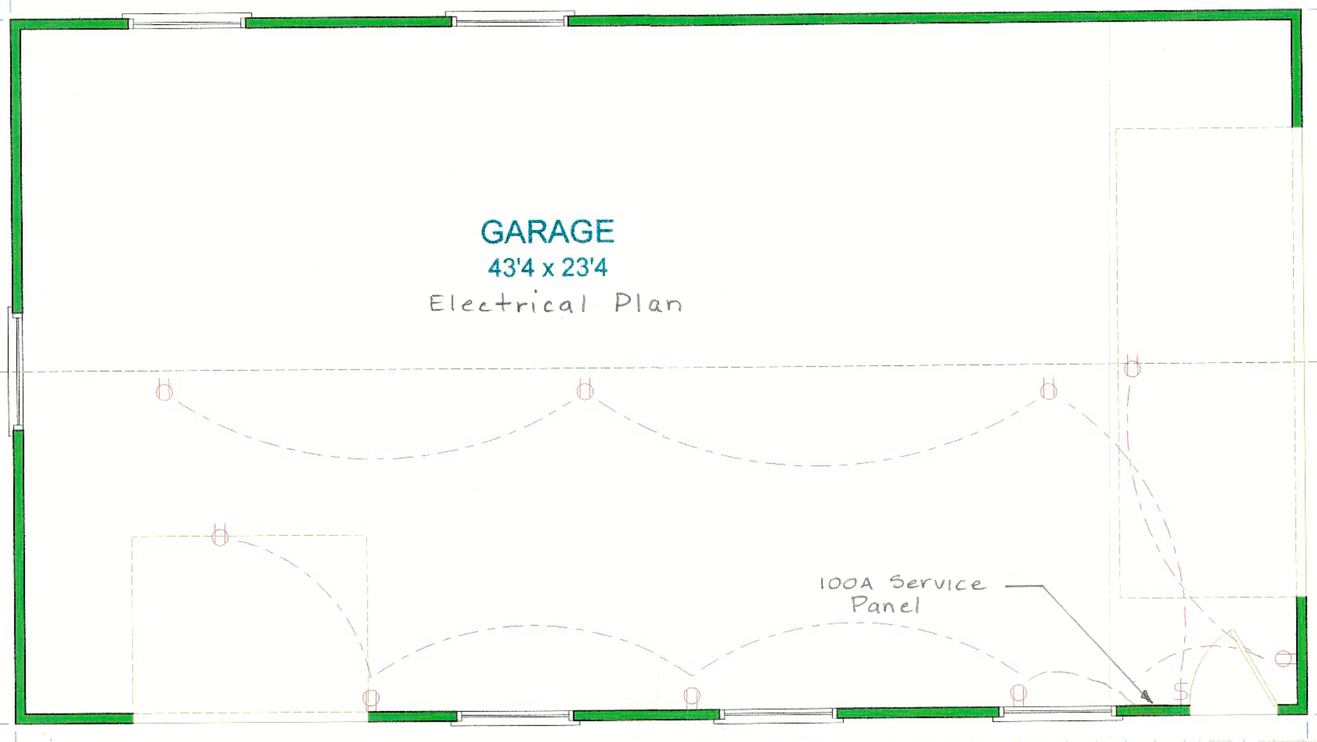
WARNING: READ ALL NOTES ON THIS SHEET.
A COPY OF THIS DRAWING TO BE GIVEN TO ERECTING CONTRACTOR.

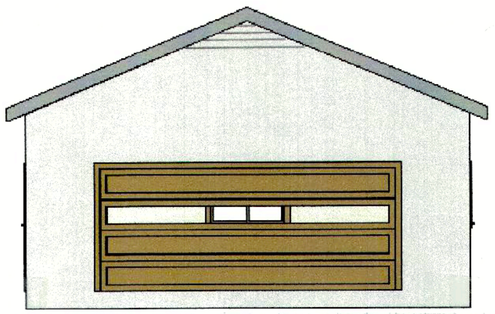
BRACING WARNING:
Bracing shown on this drawing is not erection bracing, wind bracing, partial bracing or stabilizer bracing. It is part of finished building design and must be incorporated into building design by others. Bracing shown is for lateral support of truss members only to reduce buckling length. Provisions must be made to anchor lateral bracing at ends and specified locations determined by the building designer. Additional bracing of the overall structure may be required. See HIS-1, or HIS, Handbook for Housing Construction Standards, BCSI-1, or BCSI, Building Component Safety Information, (Truss Plate Institute, TPI, is locate at 583 D'Onofrio Drive, Madison, Wisconsin 53719).

Ballard
TRUSS COMPANY
(928) 772-2192 Fax (928) 772-2194

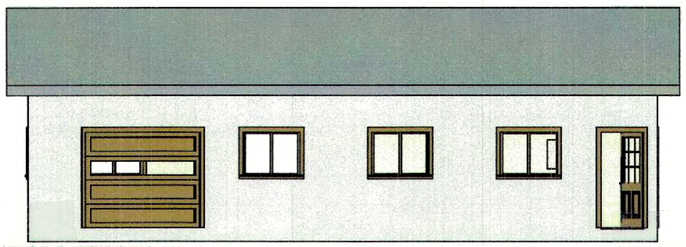
Eng. Job: DAVE			WO: P403-2
Dwg:			Truss ID: A1
Dsgnr: DFD		Chk: CEY	Date: 4-03-02
TC Live	30.0	psf	DurFac - Lbr: 1.15
TC Dead	10.0	psf	DurFac - Plt: 1.15
BC Live	0.0	psf	O.C. Spacing: 24.0"
BC Dead	10.0	psf	Design Criteria: UBC
TOTAL	50.0	psf	Code Desc: UBC97/ANSI
			V:06.29.00- 44740- 0

Design: Mark Analysis
JOB PATH: C:\TEE-LOK\O085\P403-2
HCS: 06.27.00

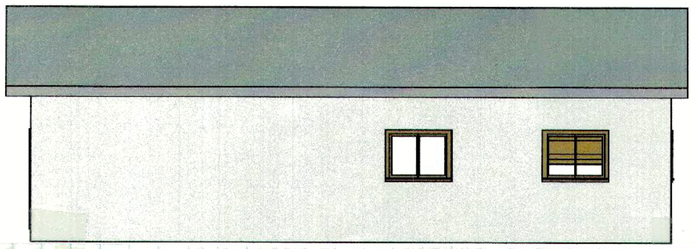




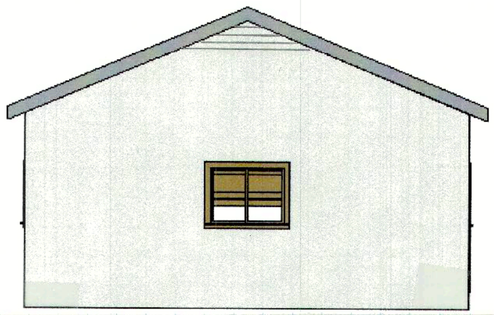
FRONT



NORTH SIDE



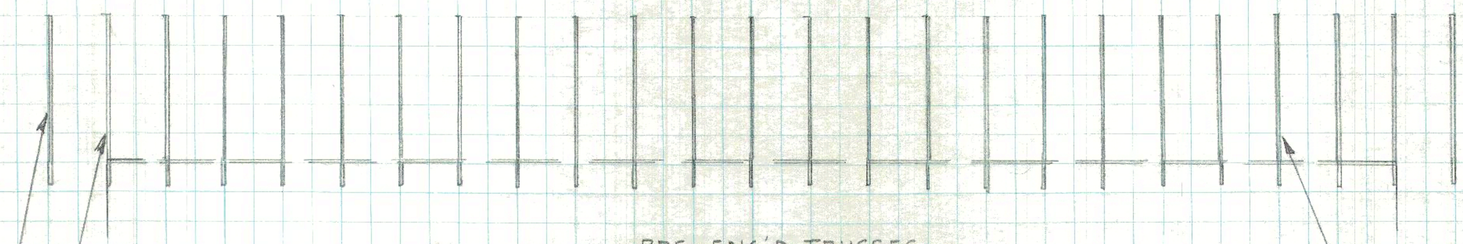
SOUTH SIDE



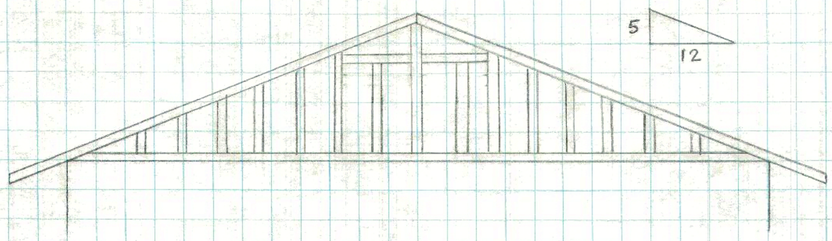
REAR

ELEVATIONS

ELEVATIONS, ELEC. PLAN
TRUSS CALCS
DETACHED GARAGE
3375 N MEADOWLARK DR
MIKE HANKEY



ROOF DETAIL



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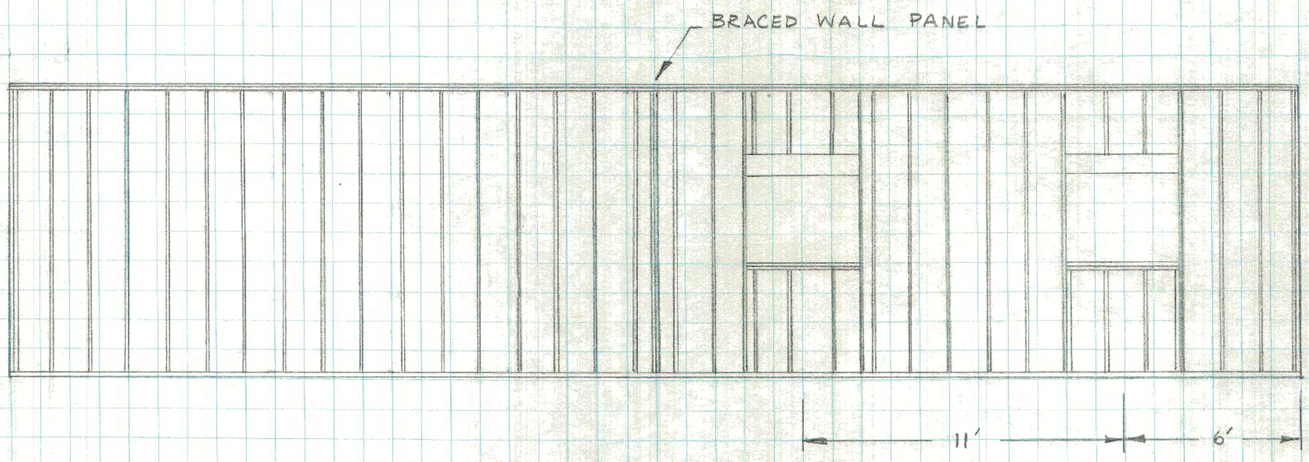
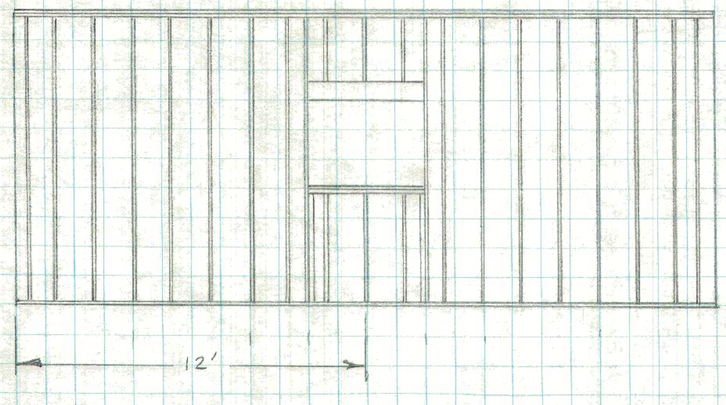


RIGHT FRAMING DETAIL



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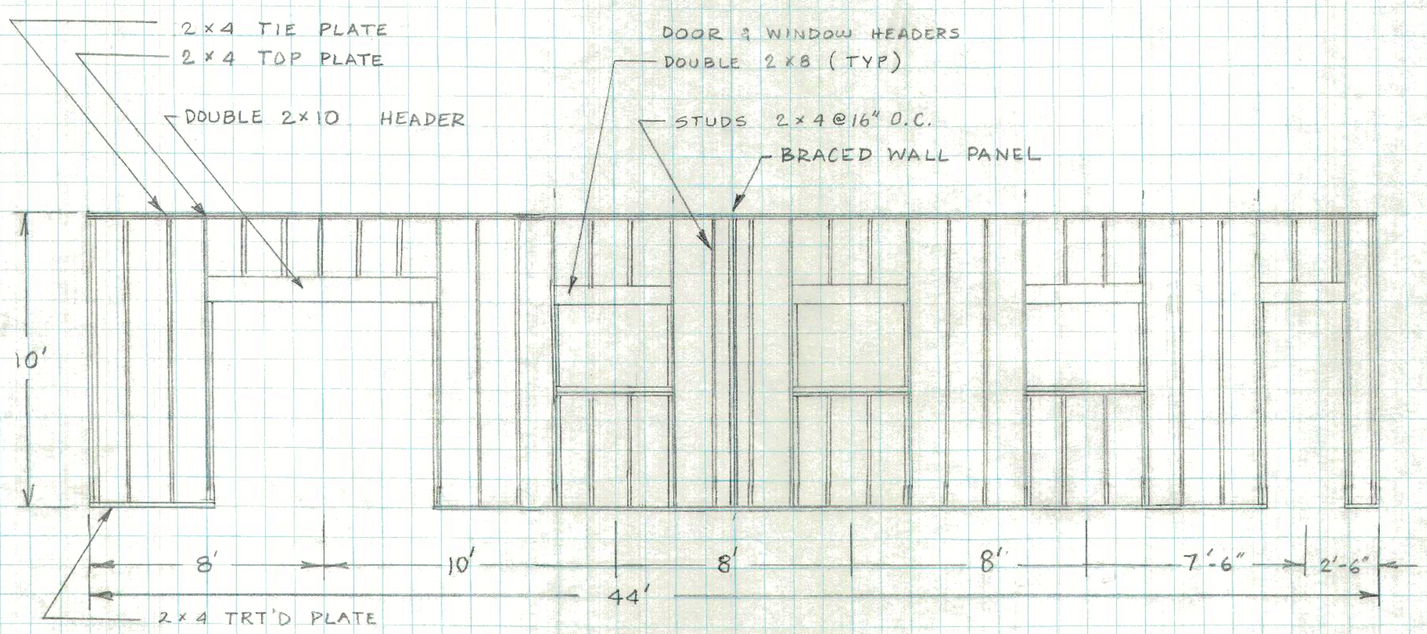

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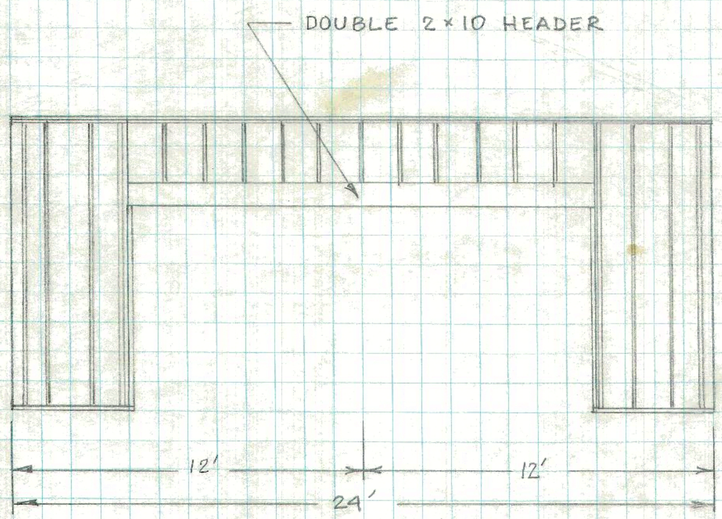
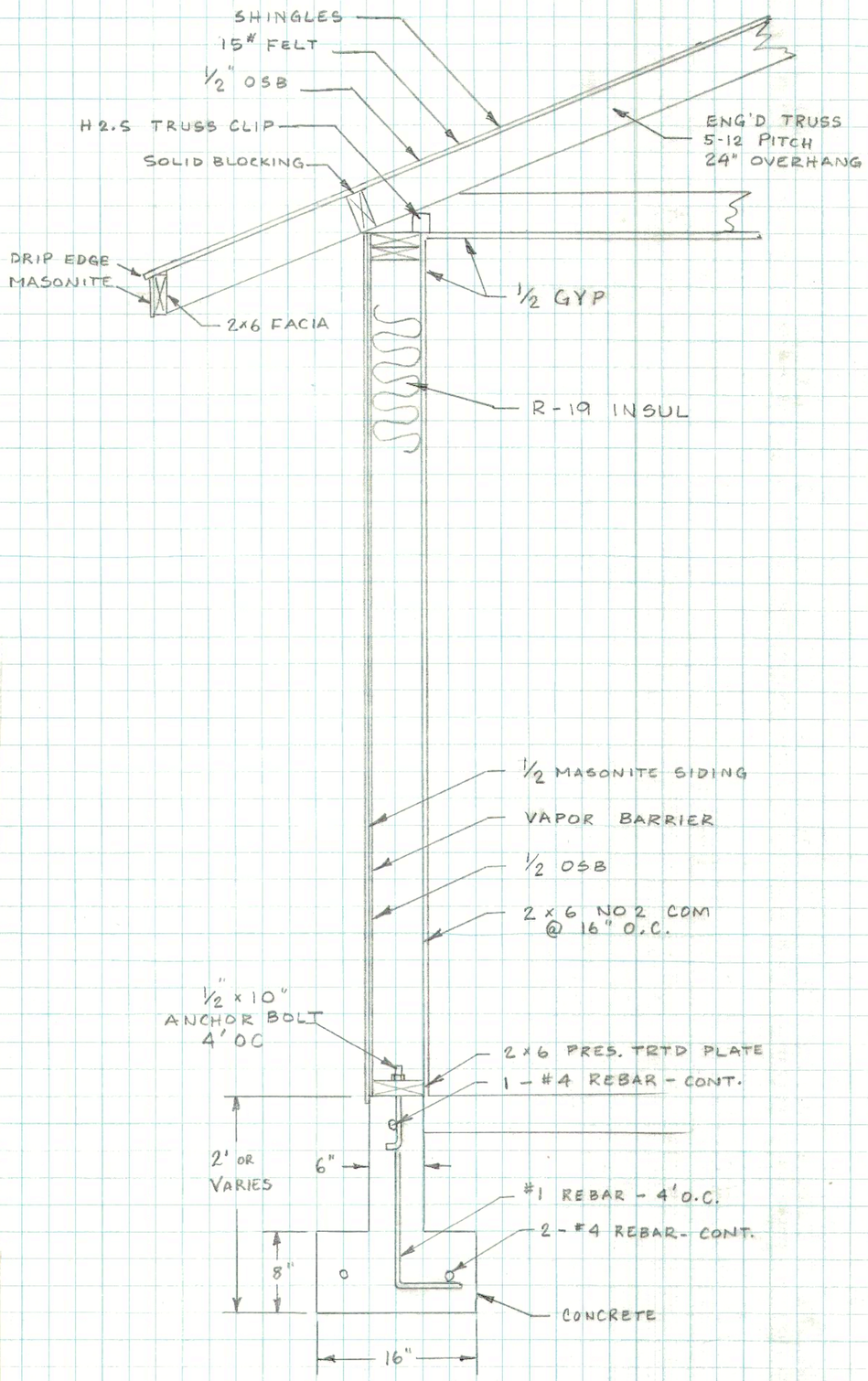
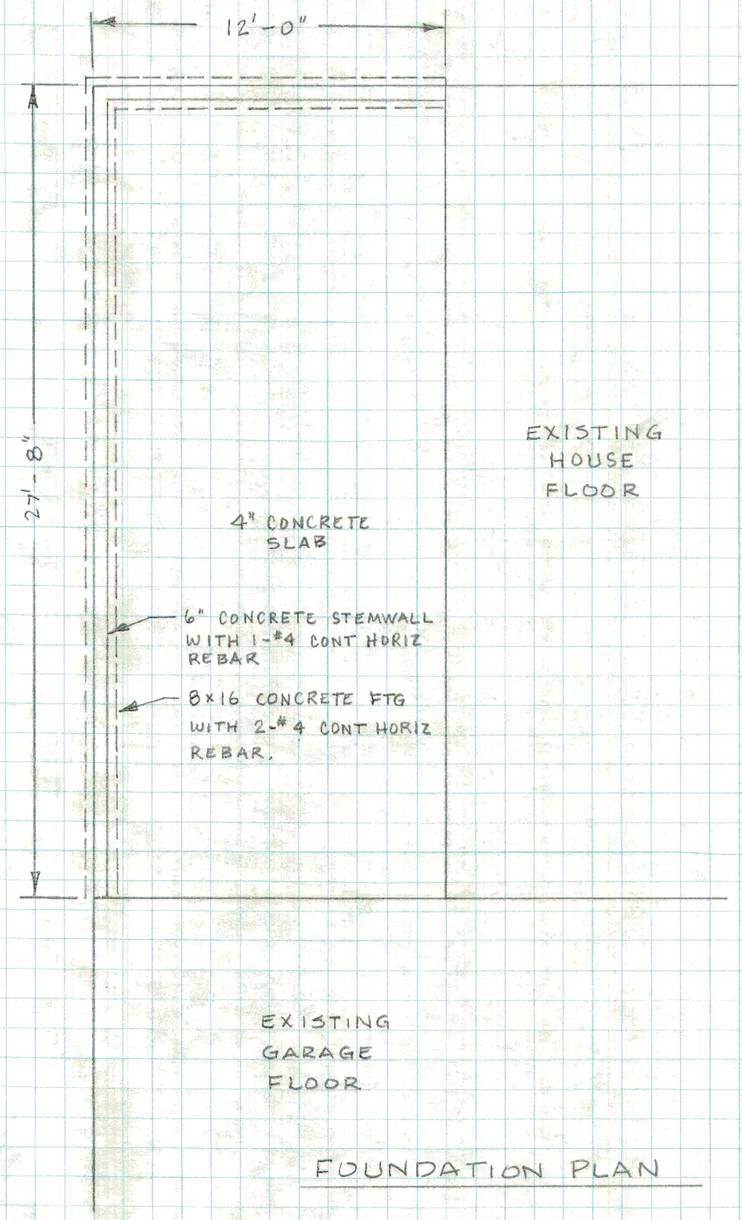


FRONT FRAMING DETAIL

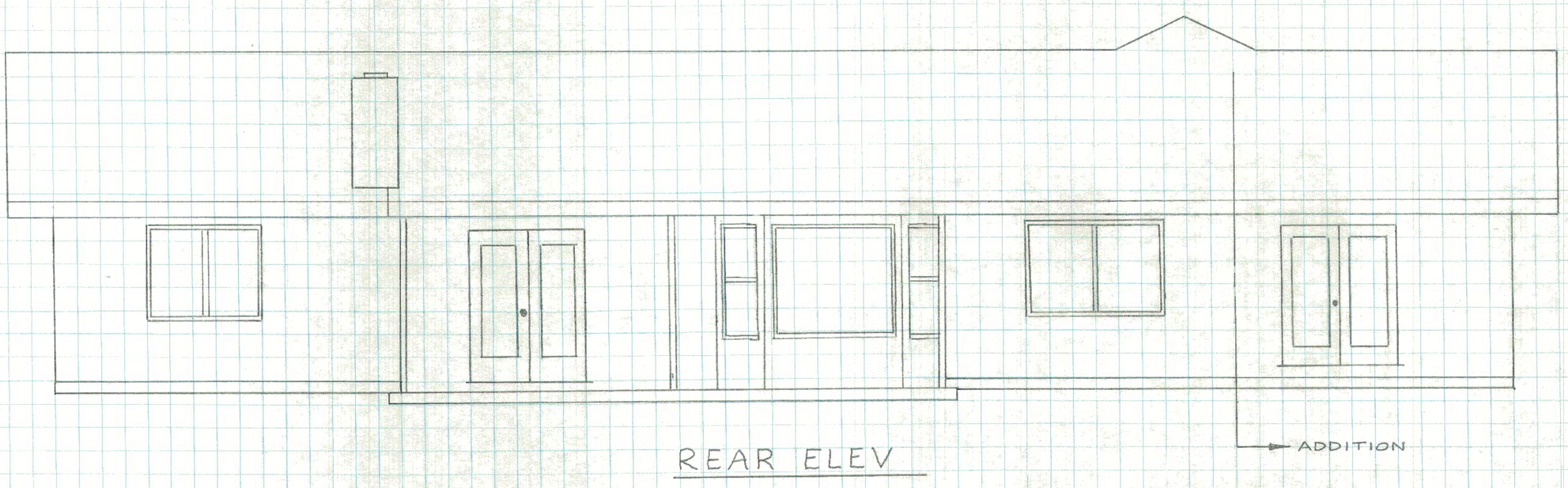
3375 N. MEADOWLARK
MIKE HANKEY



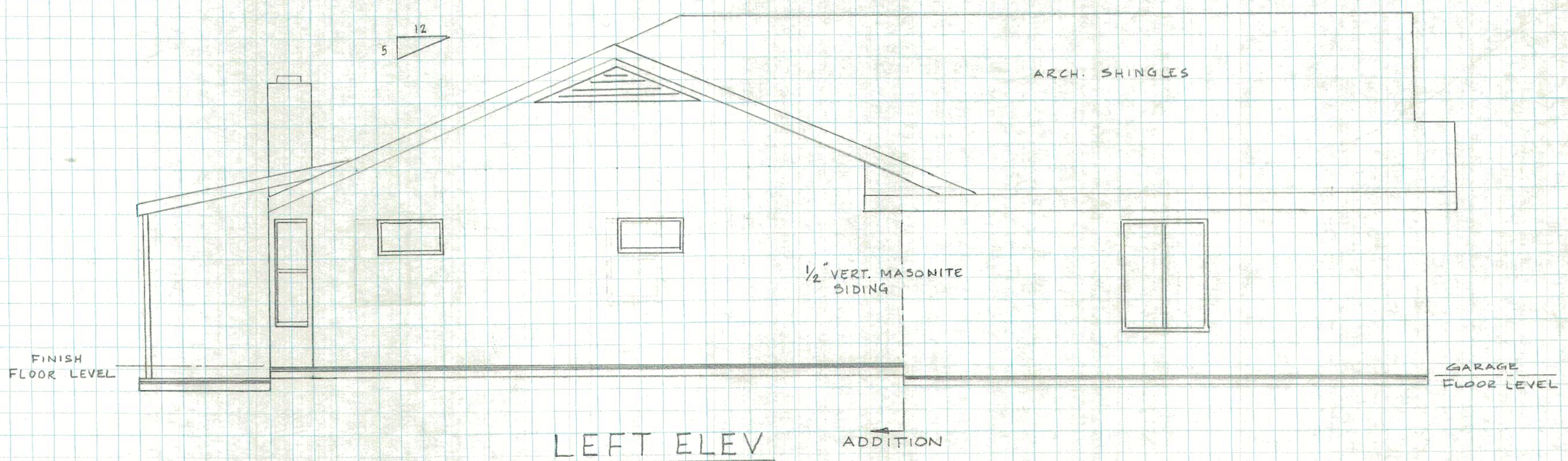
WALL & FLOOR PLAN
FOR ADDITION OF 336 SF TO
3375 N MEADOWLARK DR
OWNER: MIKE HANKEY
03-31-03



FOUNDATION PLAN



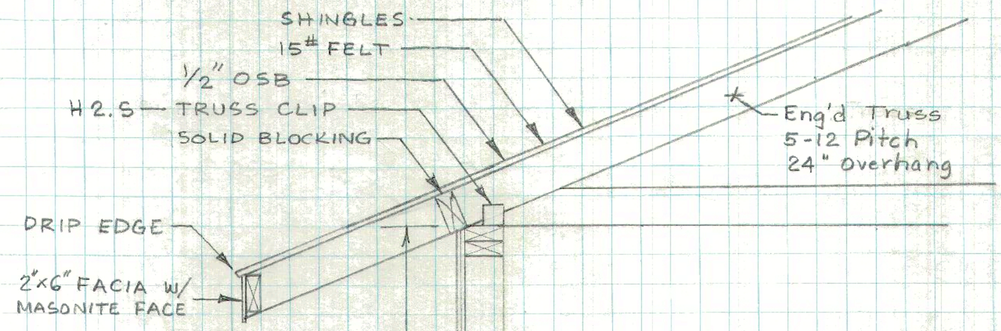
REAR ELEV

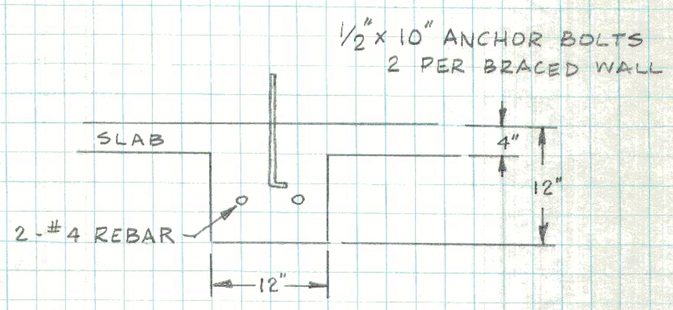


LEFT ELEV

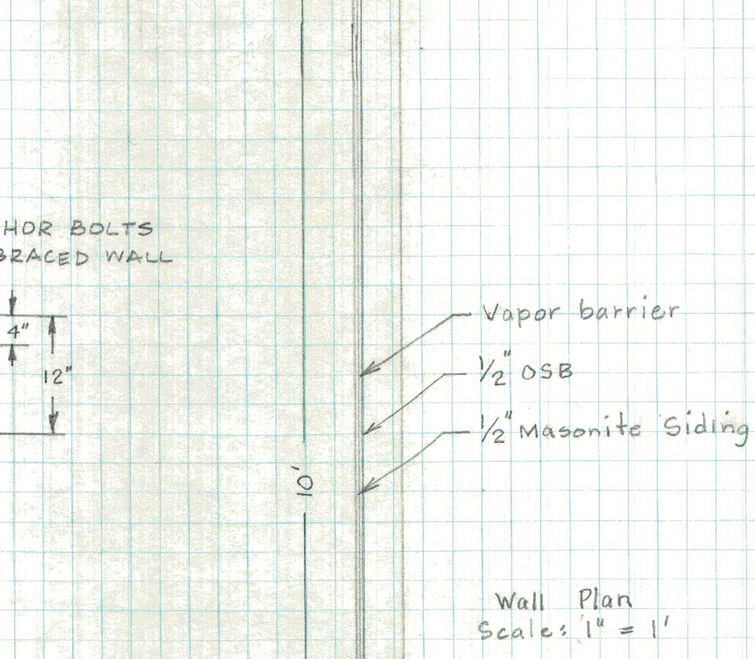
3375 N Meadowlark Dr
Addition to residence

Owner: Mike Hankey
3-31-03

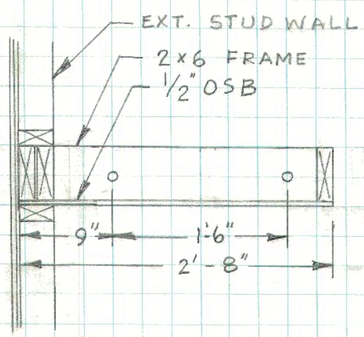




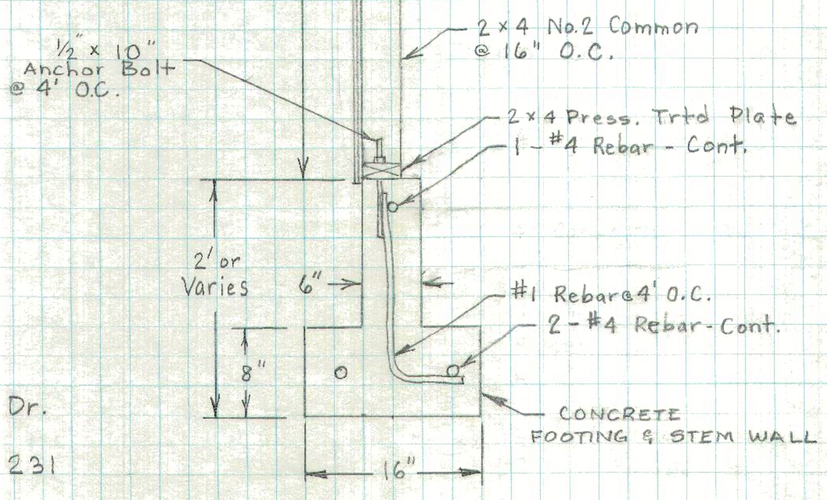
BRACED WALL
FOUNDATION DETAIL

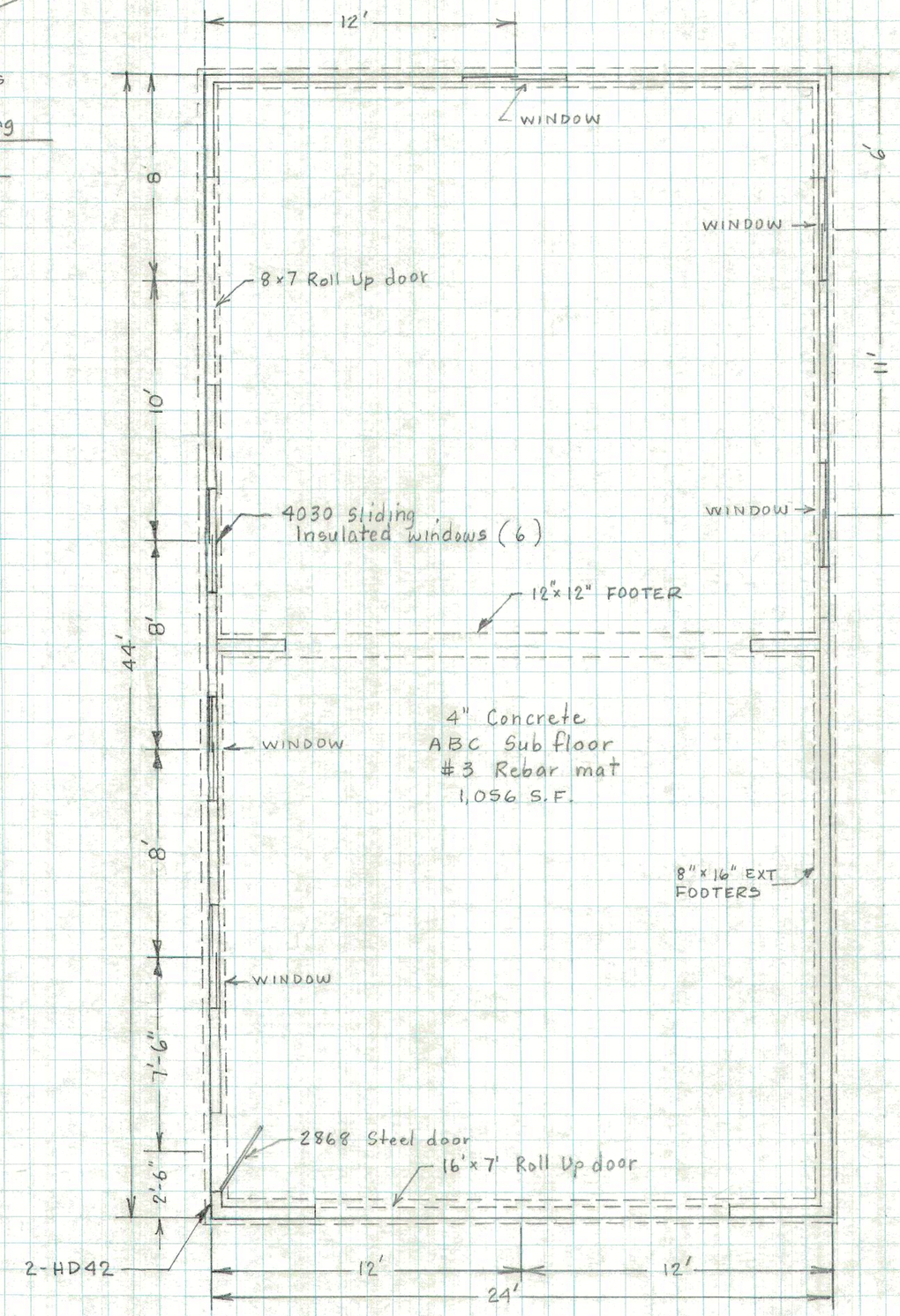


Wall Plan
Scale: 1" = 1'



BRACED WALL
PANEL DETAIL





Floor Plan
Scale: 1/4" = 1'

Wall Plan & Floor Plan
for Detached Garage
at 3375 N. Meadowlark Dr.

Lynx Lake Estates - Lot 231
Owner: Mike Hankey