

SHEET INDEX:

- 1/ COVER SHEET
- 2/ FIRST FLOOR PLAN
- 3/ ELEVATIONS
- 4/ ELEVATIONS, CROSS SECTIONS
- 5/ FOUNDATION PLAN - CRAWLSPACE
- 6/ ROOF PLAN
- 7/ LIGHTING LAY OUT
- 8/ 3D INTERIOR DRAWINGS

GENERAL NOTES:

THESE ARE STOCK PLANS.

INFORMATION PROVIDED IN THESE DRAWINGS REPRESENT BUILDING DESIGN ONLY AND WAS PREPARED IN ACCORDANCE WITH IRC 2018. LOCAL BUILDING AUTHORITY MAY REQUIRE ADDITIONAL DRAWINGS PREPARED BY REGISTERED ENGINEER OR OTHER DESIGN PROFESSIONAL TO ISSUE BUILDING PERMIT. DETAILED INFORMATION (NOT PART OF THESE DRAWINGS) SPECIFYING PROPOSED HOUSE SYSTEMS AND PRODUCTS SUCH AS ELECTRICAL, PLUMBING, HVAC, INSULATION, WINDOWS, DOORS ETC. MAY ALSO BE REQUIRED.

THE BUILDER SHALL, PRIOR TO CONSTRUCTION COMMENCEMENT, VERIFY THE PLANS SUITABILITY FOR THE CHOSEN BUILDING SITE. VERIFY ALL DIMENSIONS IN THESE DRAWINGS AND DETERMINE IF ANY MODIFICATIONS TO THESE DRAWINGS ARE NECESSARY TO MEET ALL APPLICABLE BUILDING CODES.

THE BUILDING DESIGN SHOWN IN THESE DRAWINGS UTILIZES STANDARD PLATFORM FRAMING TECHNOLOGY USING DIMENSIONAL LUMBER AND ENGINEERED LUMBER PRODUCTS AS AVAILABLE IN THE USA . ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO BEAMS, BEAM SUPPORTS, STEEL BEAM AND FLOOR JOIST HANGERS, ROOF BRACING AS WELL AS ALL FOUNDATION DETAILS SHALL BE VERIFIED, MODIFIED AND SPECIFIED AS NEEDED BY A QUALIFIED ENGINEER BASED ON SITE SPECIFIC TOPOGRAPHICAL, GEOLOGICAL, CLIMATE, SEISMIC AND FLOOD RISK CONDITIONS.

ALL CONSTRUCTION WORK MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE NATIONAL AND LOCAL BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND ENERGY CODES AND ANY OTHER CONDITIONS IMPOSED BY THE LOCAL BUILDING AUTHORITY.

IF THE HOME IS BEING CONSTRUCTED IN AN AREA UNDER NO BUILDING DEPARTMENT JURISDICTION IT IS STRONGLY RECOMMENDED THAT IRC 2018 IS FOLLOWED AS "BEST PRACTICES".

BUILDING CODES AT THE LOCATION OF THE CONSTRUCTION SITE SHALL GOVERN OVER ANY INFORMATION IN THESE DRAWINGS.

PRINTING INSTRUCTIONS:

THESE DRAWINGS ARE SET UP TO BE VIEWED IN A PDF VIEWER.

WHEN PRINTED COPY IS DESIRED, PRINT ON 24" X 36" SHEETS AT 100% SIZE SCALE OF DRAWINGS WILL BE AS NOTED.

NEVER SCALE DRAWINGS FOR CRITICAL DIMENSIONS.



GENERAL CONSTRUCTION NOTES:

THESE STOCK PLANS ARE INTENDED TO BE USED BY A PROFESSIONAL BUILDER FAMILIAR WITH STANDARD BUILDING TECHNIQUES AND WORK SEQUENCES, JOBSITE MANAGEMENT AND LOCAL BUILDING CODE REQUIREMENTS.

THE DESIGN IS USING STANDARD DIMENSIONAL LUMBER AND ENGINEERED LUMBER PRODUCTS SUCH AS FLYWOOD, LVL BEAMS AND TJI JOISTS AS AVAILABLE IN THE USA.

IT IS THE BUILDER'S RESPONSIBILITY TO REVIEW THESE PLANS PRIOR TO ANY CONSTRUCTION IS STARTED AND DETERMINE THE SUITABILITY FOR THE CHOSEN LOCATION.

SOME ADJUSTMENTS OR MODIFICATIONS TO THESE DRAWINGS MAY BE REQUIRED TO CONSTRUCT THE HOUSE ON SPECIFIC SITE. THE DETAILS SHOWN ARE GENERIC AND SOME MODIFICATIONS MAY BE REQUIRED BASED ON LOCAL BUILDING CODES AND SITE-SPECIFIC CONDITIONS SUCH AS SNOW LOADS, WIND LOADS, FLOOD RISK, SEISMIC CONDITIONS AND OTHERS.

SEE SEPARATE FOUNDATION NOTES ON FOUNDATION PLAN SHEET IN THIS SET.

THE BUILDER AND HIS/HER SUBCONTRACTORS SHALL BE FAMILIAR AND SKILLED IN BUILDING TECHNIQUES SPECIFIC TO THEIR REGION AND ABLE TO SPECIFY AND EXECUTE DETAILS AND SYSTEMS INCLUDING BUT NOT LIMITED TO FRAMING DETAILS OF WALLS, CEILING JOIST LAY OUT, ROOF AND ROOF BRACING, CORNICE, SHEATHING, INSULATION AND WATERPROOFING, HEATING AND AIR-CONDITIONING, ELECTRICAL SYSTEM AND PLUMBING. STANDARDS AND DETAILS FOR THESE SYSTEMS ARE NOT SHOWN IN THESE DRAWINGS. THEY ARE CONSIDERED INDUSTRY STANDARD OR BUILDER'S OPTION, VARY FROM REGION TO REGION AND ARE OFTEN SUBJECT TO UNIQUE, LOCAL CODE REQUIREMENTS. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE PROVISIONS FOR THESE AND ALL OTHER ASPECTS OF HOME BUILDING PRIOR TO START OF ANY CONSTRUCTION.

LOCAL BUILDING CODES GOVERN OVER ANY INFORMATION CONTAINED IN THESE DRAWINGS.

PLAN SPECIFIC FRAMING NOTES:

CONSTRUCTION TYPE: DIMENSIONAL LUMBER, SITE FRAMED, WALL STUDS 16" O.C., EXTERIOR WALLS 2X4, INTERIOR WALLS 2X4

ROOF STRUCTURE: DIMENSIONAL LUMBER, SITE FRAMED, 2x6 RAFTERS 16" O.C. BRACED EVERY 3'-0" HORIZONTALLY WITH PURLINS. FOLLOW ALL LOAD AND SPAN LIMITATIONS OF SPECIES OF WOOD USED AS PER I.R.C. GUIDELINES

FIRST FLOOR SYSTEM:

TJI 360 11 1/8" FLOOR JOISTS 16" ON CENTERS, 1 1/8" T&G FLYWOOD. MUST BE VERIFIED BY FLOOR SYSTEM MANUFACTURER'S AUTHORIZED ENGINEER AND INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

FIREPLACE:

THIS PLAN IS DESIGNED TO USE PRE-MANUFACTURED METAL FIREPLACE AS MADE BY SUPERIOR, MAJESTIC, HEAT-N-GLO AND OTHERS CAN BE ACCOMMODATED. FOR INSTALLATION AND FRAMING REQUIREMENTS FOLLOW MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS AS WELL AS LOCAL CODES. IF SOLID MASONRY FIREPLACE IS DESIRED, FOUNDATION MUST BE ENGINEERED ACCORDINGLY.

SHEATHING: ALL EXTERIOR WALLS ARE SHEATHED WITH CODE APPROVED 1/2" OSB

ROOF DECKING: CODE APPROVED 1/2" OSB

SIDING: HARDI PRODUCTS FIBER CEMENT SIDING OR EQUIVALENT - STYLE IS OWNER'S CHOICE

DIMENSIONS SHOWN ARE TO FRAMING, NOT VENEER OR SIDING SURFACES.

DIMENSIONS ARE ROUNDED TO NEAREST HALF INCH. MAKE TWO OR MORE DIMENSIONS EQUAL WHERE "EQ" FOLLOWS THE NUMBER. VERIFY FRAMING REQUIREMENTS OF ALL FIXTURES AND APPLIANCES PRIOR TO CONSTRUCTION. INCLUDING BUT NOT LIMITED TO: FIREPLACES, APPLIANCES, BATH TUBS, HEAT AND AIR UNITS, RETURN AIR AND DUCTING.

FLOOR SYSTEM FRAMING NOTE:

FLOOR JOIST LAY OUT IN THESE DRAWINGS IS ONLY SCHEMATIC AND IS BASED ON MEYERHAUSER (OR EQUIVALENT) ENGINEERED PRODUCTS

FACTORY AUTHORIZED ENGINEERED FLOOR SYSTEM DRAWINGS GOVERN OVER ANY INFORMATION SHOWN IN THESE DRAWINGS

TJI (tm) FLOOR SYSTEM MUST BE DESIGNED BY FACTORY AUTHORIZED ENGINEER.

ASSURE ALL LOAD BEARING WALLS REST ON TOP OF DOUBLE FLOOR JOISTS OR LVL BEAMS AS SPECIFIED IN ENGINEERED LAY OUT DRAWINGS (BY OTHERS).

ASSURE CONTINUOUS LOAD PATHS TO FOUNDATION BY BLOCKING FLOOR CAVITY SOLID UNDER ALL BEAM SUPPORT POINT LOADS.

ENGINEERING NOTES:

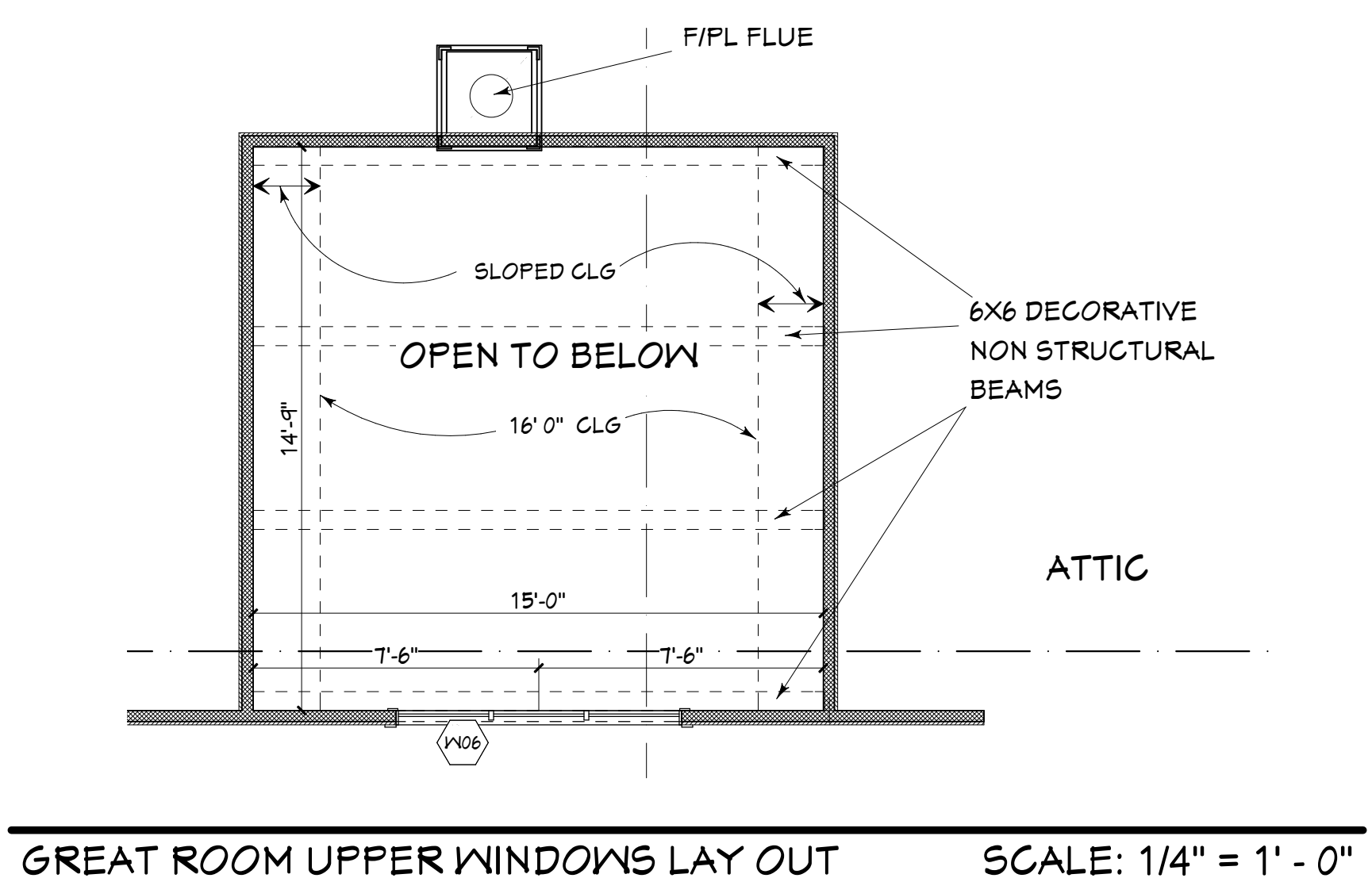
ALL ENGINEERED STRUCTURAL MEMBERS SUCH AS BEAMS AND STEEL BEAM SUPPORTS, STEEL BEAM HANGERS, ANCHORS, FLOOR TRUSSES, ROOF STRUCTURE AND BRACING FOR CONCRETE OR CLAY ROOFING TILE MUST BE DESIGNED OR SPECIFIED BY QUALIFIED STRUCTURAL ENGINEER. SOME MODIFICATIONS OF SUCH STRUCTURAL MEMBERS SHOWN IN THESE DRAWINGS MAY BE NECESSARY BASED ON SPECIFIC LOCAL CONDITIONS AND CIRCUMSTANCES.

IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO SECURE ALL ENGINEERING SERVICES AS NEEDED PRIOR TO CONSTRUCTION AND TO VERIFY ALL DIMENSIONS IN THESE DRAWINGS.

AREA INFORMATION:

FIRST FLOOR A/C AREA:	1,697 SQ. FT.
TOTAL LIVING AREA:	1,697 SQ. FT.
BACK PORCH:	152 SQ. FT.
FRONT PORCH:	300 SQ. FT.
DETACHED GARAGE:	694 SQ. FT.
TOTAL AREA UNDER ROOF:	2,830 SQ. FT.

NOTE:
SCREEN PORCH ENCLOSURE FRAMING MAY VARY BASED ON SYSTEM USED. ONLY THE BASIC LAY OUT IS SHOWN IN THESE DRAWINGS. INDIVIDUAL PANEL FRAMES OR TRIM IS NOT SHOWN. RECOMMENDED MATERIAL IS CEDAR WOOD. USE FULL DIMENSION SUCH AS 2X4" NOT 1 1/2" X 3 1/2". ADJUST AS NEEDED.

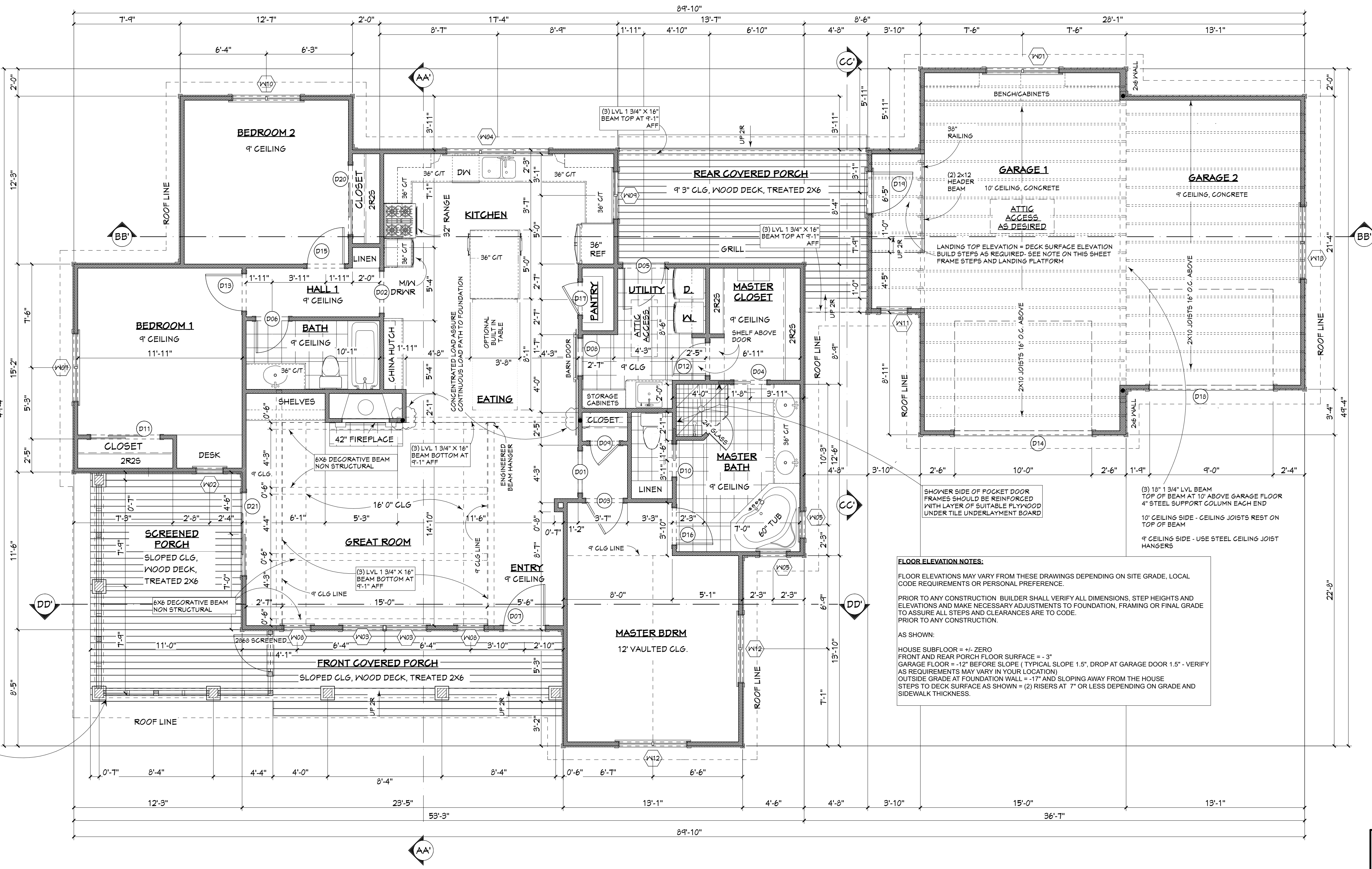


USE 6'-8" DOOR IF 7'-0" ARE NOT AVAILABLE

NUMBER	ROOM NAME	DOOR SCHEDULE	DESCRIPTION	COMMENTS
D01	ENTRY/KITCHEN	1 3070	DOORWAY	
D02	KITCHEN/HALL 1	1 3070	DOORWAY	
D03	ENTRY/MASTER BDRM	1 2470 R IN	HINGED DOOR F04	
D04	MASTER BATH/MASTER CLOSET	1 2470 L	POCKET DOVERED	
D05	UTILITY/REAR COVERED PORCH	1 3070 R EX	EXT. HINGED DOOR E20	
D06	BATH/HALL 1	1 2470 R IN	HINGED DOOR F04	
D07	ENTRY/FRONT COVERED PORCH	1 3070 R EX	EXT. HINGED DOOR E20	
D08	UTILITY/KITCHEN	1 2470	DOORWAY	
D09	ENTRY/COAT CLOSET	1 2470 L IN	HINGED DOOR F04	
D10	MASTER BATH/MASTER BATH	1 2470 R	POCKET DOOR F04	
D11	BEDROOM 1/BEDROOM 1	1 3070 L IN	SLIDER DOOR F04	
D12	UTILITY/MASTER CLOSET	1 2470 L IN	HINGED DOOR F04	
D13	HALL 1/BEDROOM 1	1 2470 R IN	HINGED DOOR F04	
D14	GARAGE 1	1 10050	GARAGE-GARAGE DOOR	
D15	BEDROOM 2/HALL 1	1 2470 R IN	HINGED DOOR F04	
D16	MASTER BATH/MASTER BDRM	1 2470 R IN	HINGED DOOR F04	
D17	PANTRY/KITCHEN	1 2470 L IN	HINGED GLASS PANEL	
D18	GARAGE 2	1 4070	GARAGE-GARAGE DOOR	
D19	GARAGE 1/REAR COVERED PORCH	1 3070 L EX	EXT. HINGED DOOR	
D20	CLOSET/BEDROOM 2	1 3070 L IN	SLIDER DOOR F04	
D21	GREAT ROOM/FRONT COVERED PORCH	1 6070 L EX	EXT. SLIDER-GLASS PANEL	

VERIFY EGRESS REQUIREMENTS

NUMBER	ROOM NAME	FLOOR	DOOR SCHEDULE	DESCRIPTION	COMMENTS
W01	GARAGE 1	1	1 5436DC	DOUBLE CASEMENT-L/H/L	
W02	BEDROOM 1/FRONT COVERED PORCH	1	1 2030FX	FIXED GLASS	
W03	GREAT ROOM/FRONT COVERED PORCH	1	2 3050FX	FIXED GLASS	
W04	KITCHEN	1	1 7636TC	TRIPLE CASEMENT-L/H/L	
W05	MASTER BATH	1	2 4030FX	FIXED GLASS	
W06	MASTER BATH	2	1 1634TC	TRIPLE CASEMENT	GREAT ROOM UPPER
W07	BEDROOM 1	1	1 5050DC	DOUBLE CASEMENT-L/H/L	
W08	GREAT ROOM/FRONT COVERED PORCH	1	2 2050FX	FIXED GLASS	
W09	KITCHEN/REAR COVERED PORCH	1	1 3636LS	LEFT SLIDING	
W10	BEDROOM 2	1	1 5050DC	DOUBLE CASEMENT-L/H/L	
W11	GARAGE 1	1	1 2030FX	FIXED GLASS	
W12	MASTER BDRM	1	2 5050DC	DOUBLE CASEMENT-L/H/L	
W13	GARAGE 2	1	1 5440DC	DOUBLE CASEMENT-L/H/L	



FLOOR ELEVATION NOTES:

FLOOR ELEVATIONS MAY VARY FROM THESE DRAWINGS DEPENDING ON SITE GRADE, LOCAL CODE REQUIREMENTS OR PERSONAL PREFERENCE.

PRIOR TO ANY CONSTRUCTION BUILDER SHALL VERIFY ALL DIMENSIONS, STEP HEIGHTS AND ELEVATIONS AND MAKE NECESSARY ADJUSTMENTS TO FOUNDATION, FRAMING OR FINAL GRADE TO ASSURE ALL STEPS AND CLEARANCES ARE TO CODE.

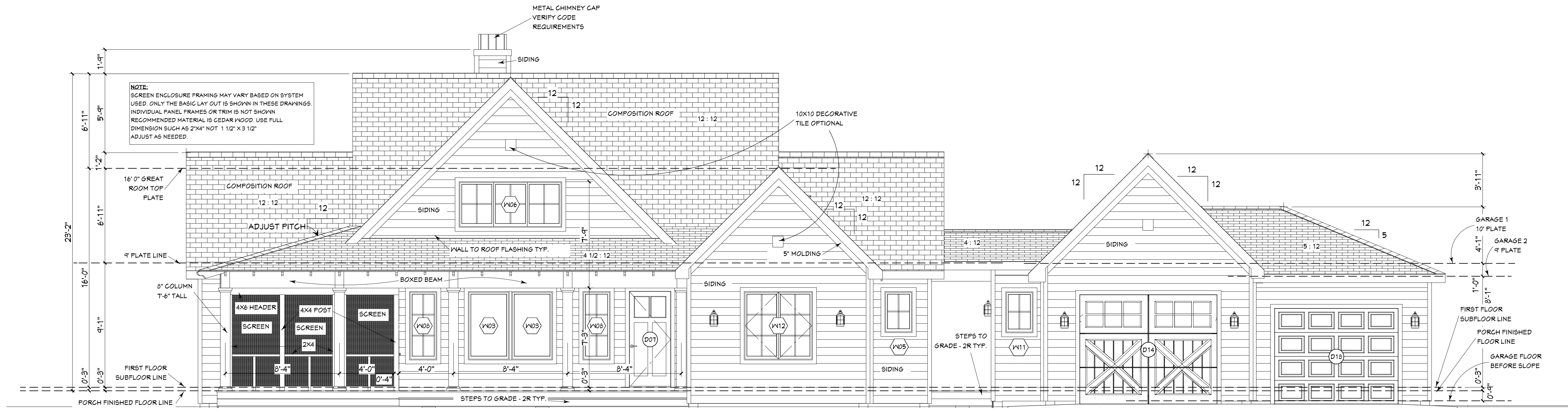
PRIOR TO ANY CONSTRUCTION:

AS SHOWN:

HOUSE SUBFLOOR = +/- ZERO
FRONT AND REAR PORCH FLOOR SURFACE = -3"
GARAGE FLOOR = -12" BEFORE SLOPE (TYPICAL SLOPE 1.5", DROP AT GARAGE DOOR 1.5". VERIFY AS REQUIREMENTS MAY VARY IN YOUR LOCATION)
OUTSIDE GRADE AT FOUNDATION WALL = -17" AND SLOPING AWAY FROM THE HOUSE
STEPS TO DECK SURFACE AS SHOWN = (2) RISERS AT 7" OR LESS DEPENDING ON GRADE AND SIDEWALK THICKNESS.

FIRST FLOOR PLAN

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



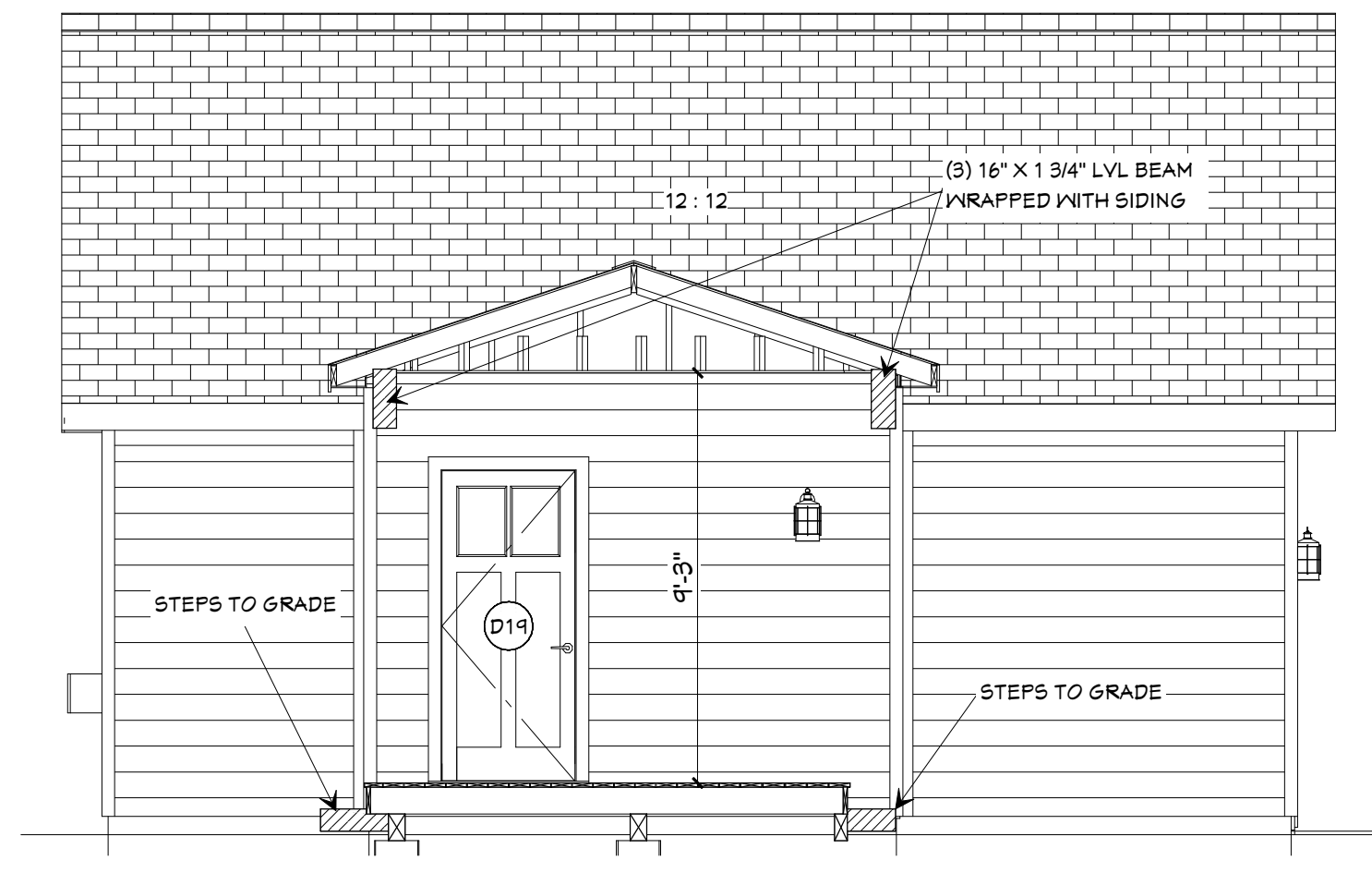
FRONT ELEVATION

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



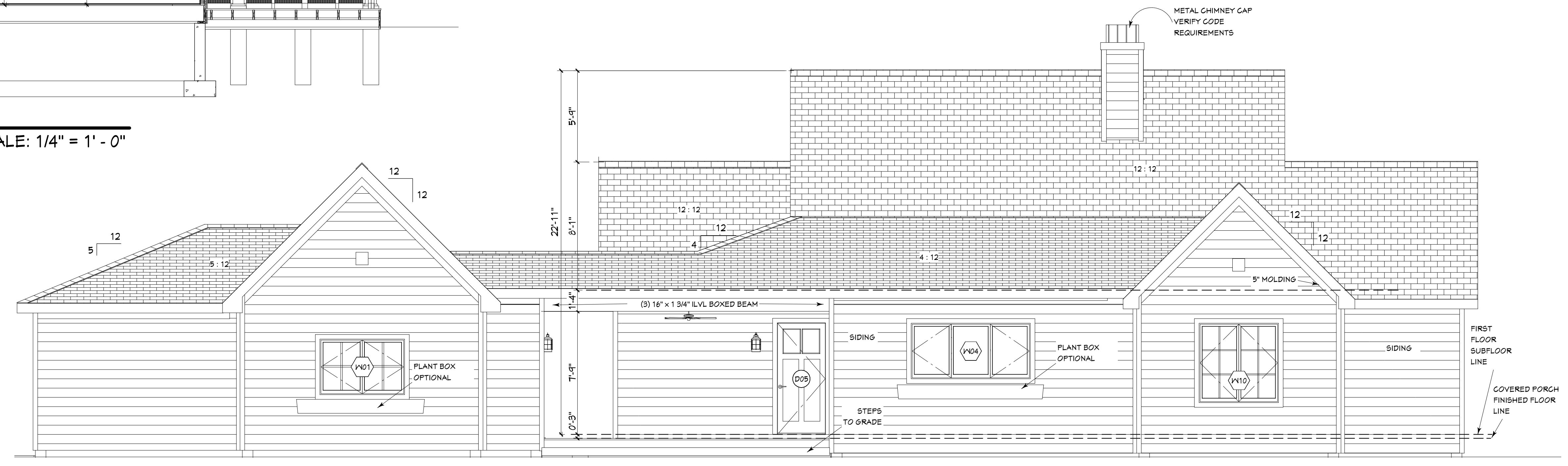
SECTION DD'

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



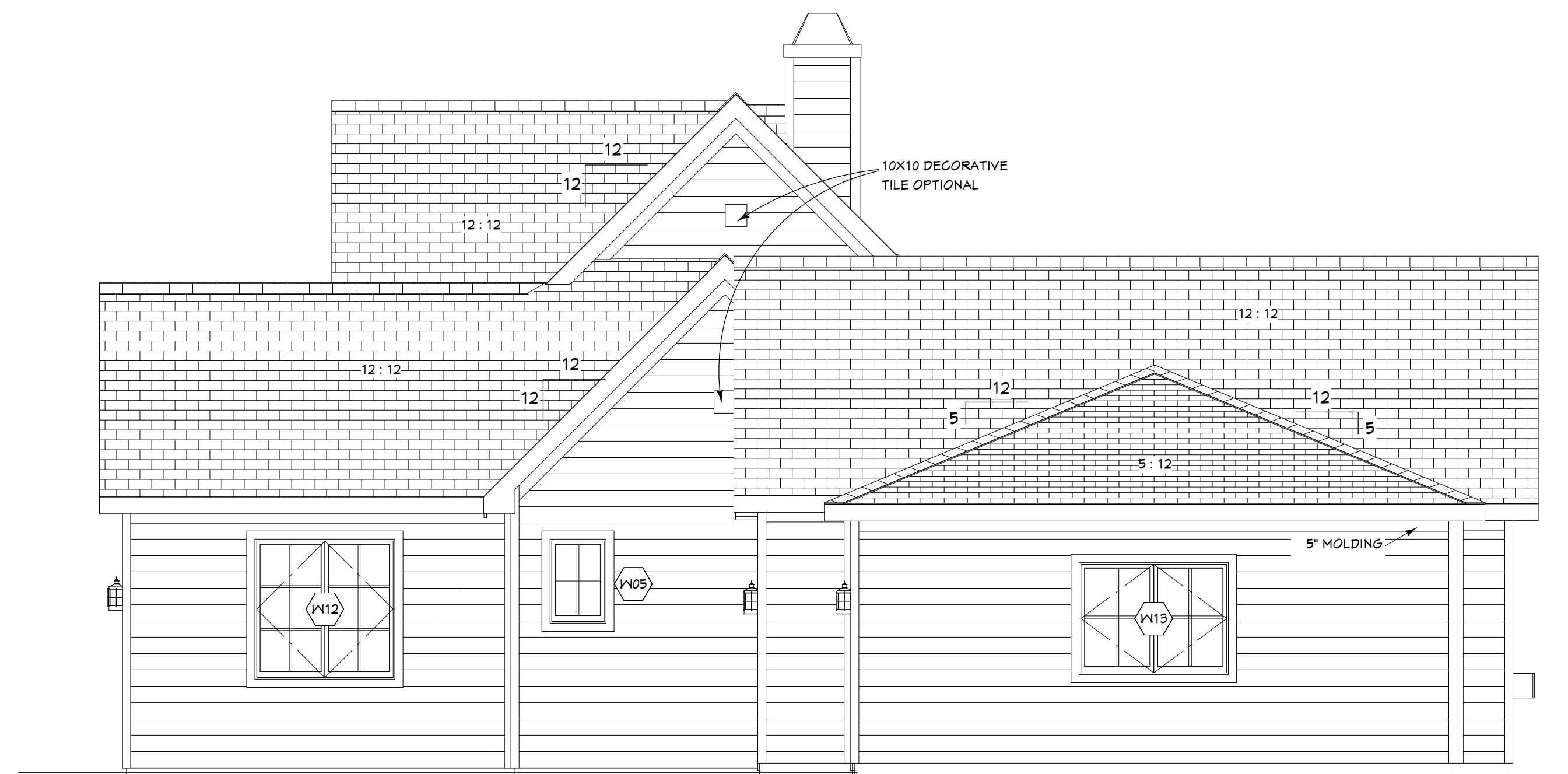
SECTION CC'

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



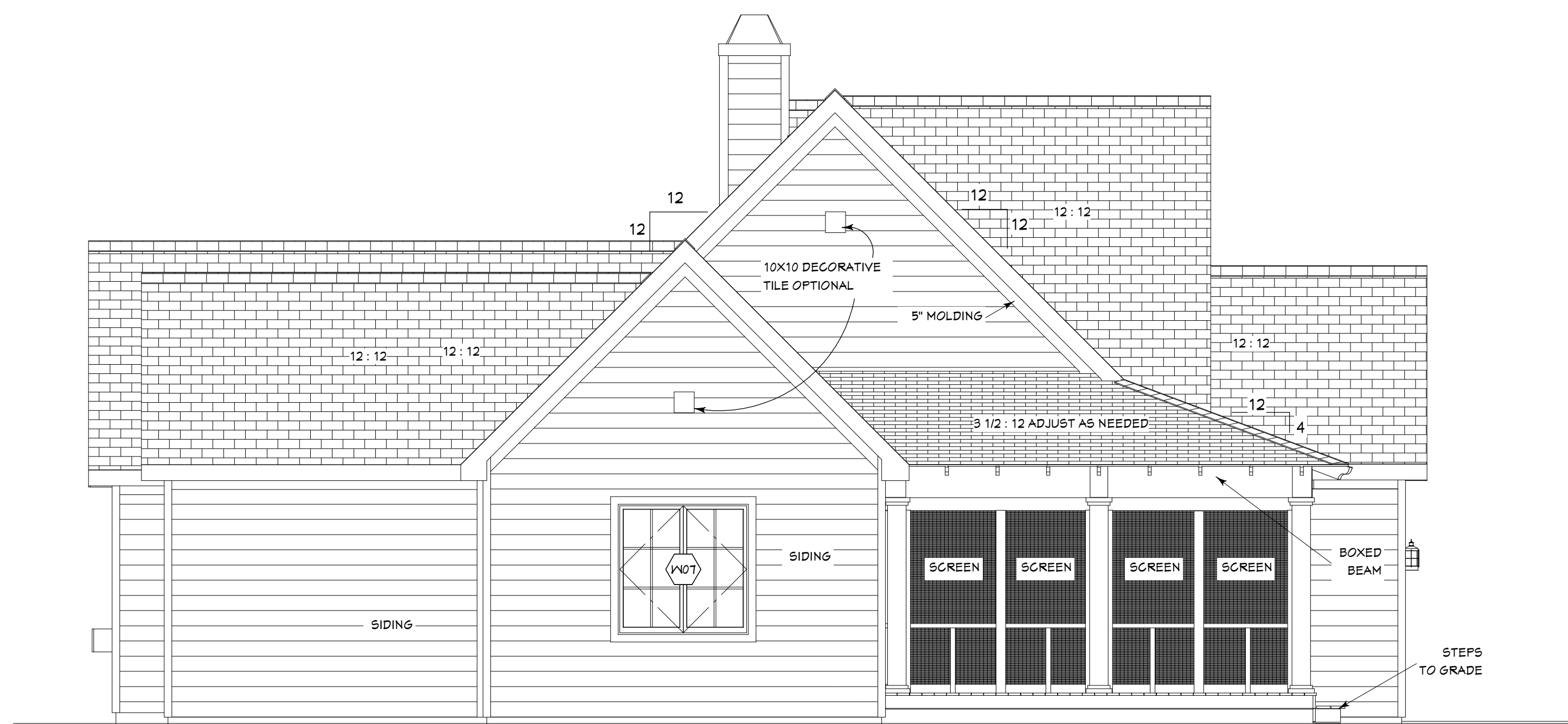
REAR ELEVATION

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



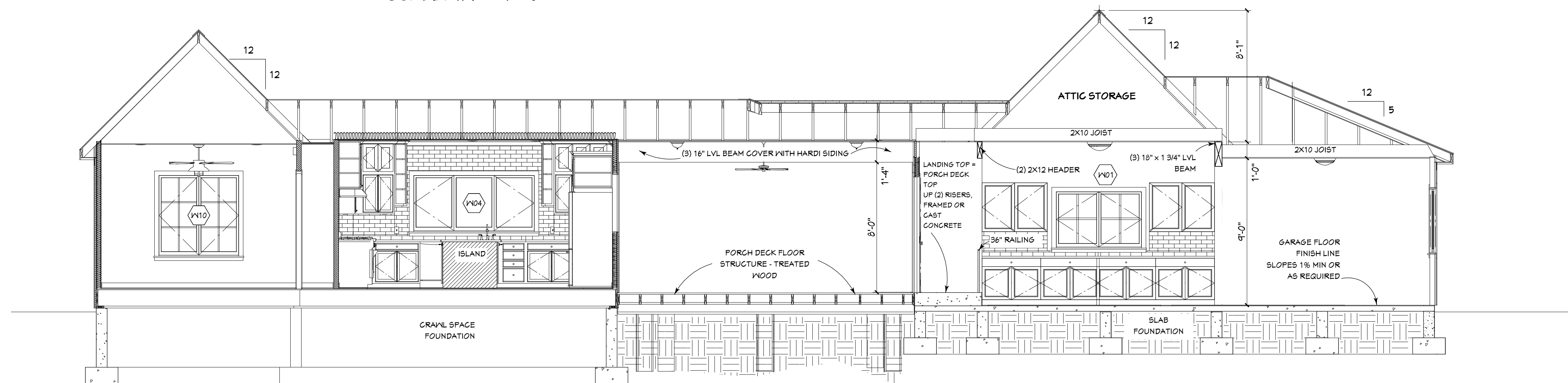
RIGHT ELEVATION

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



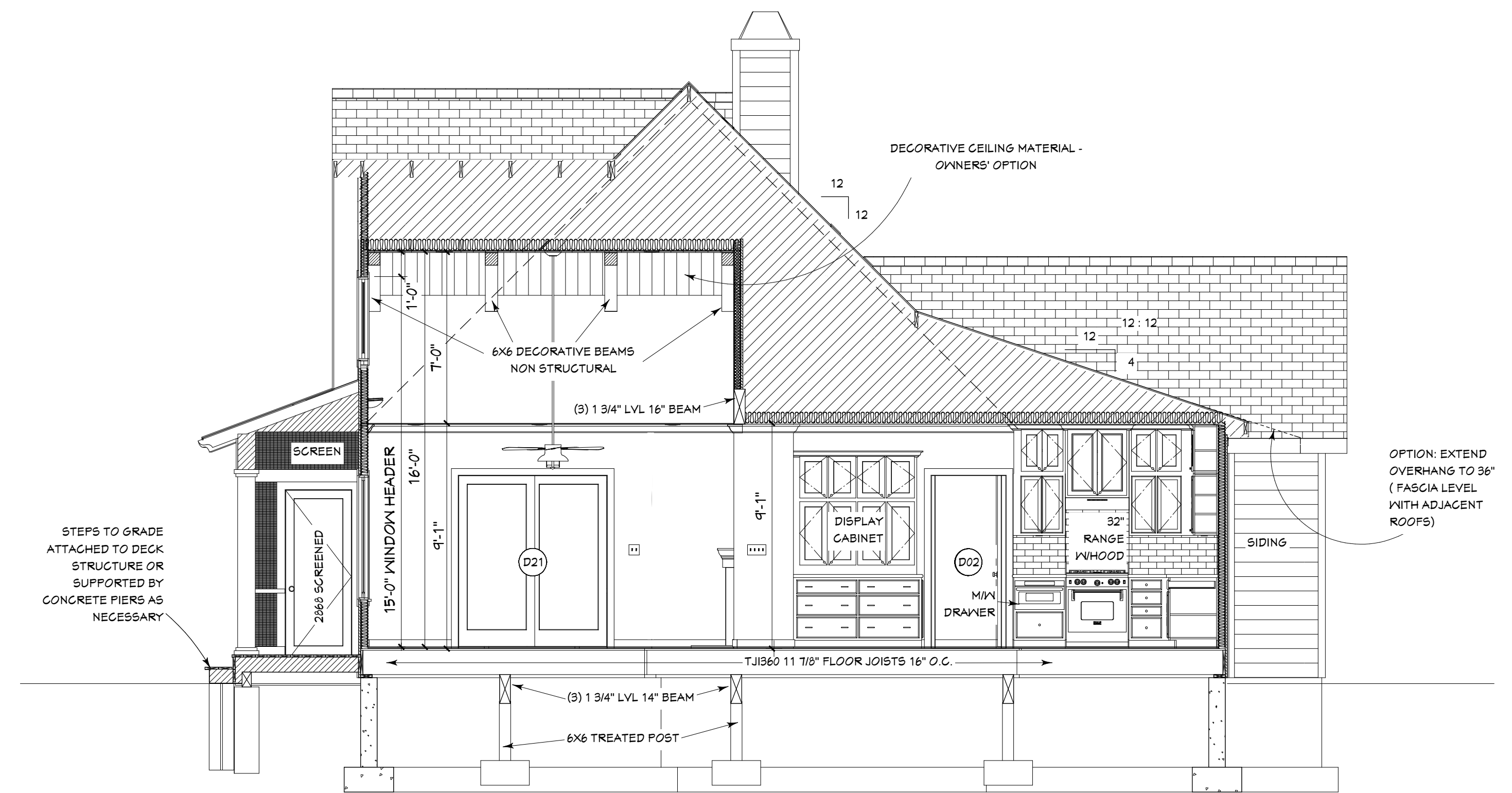
LEFT ELEVATION

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



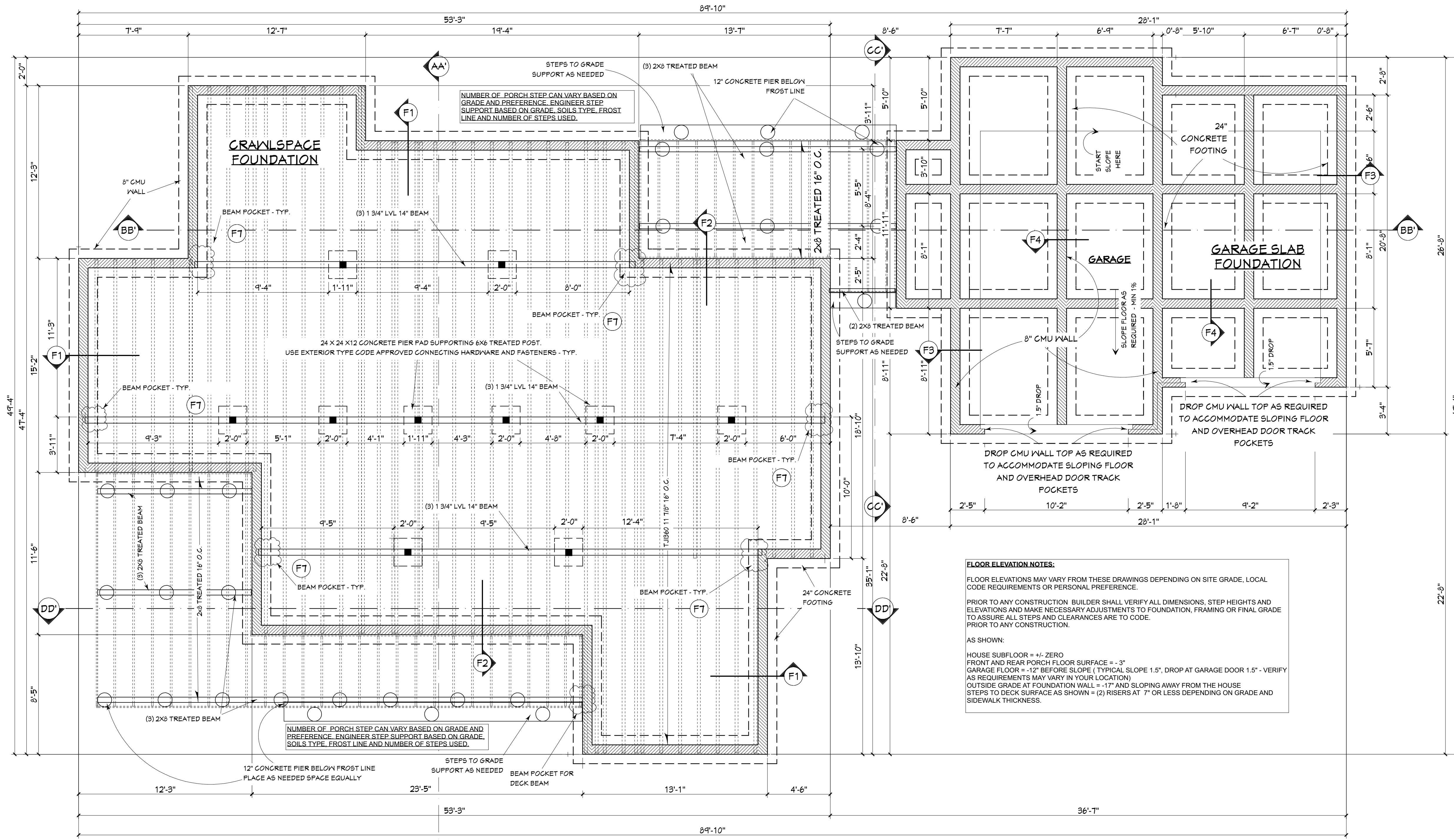
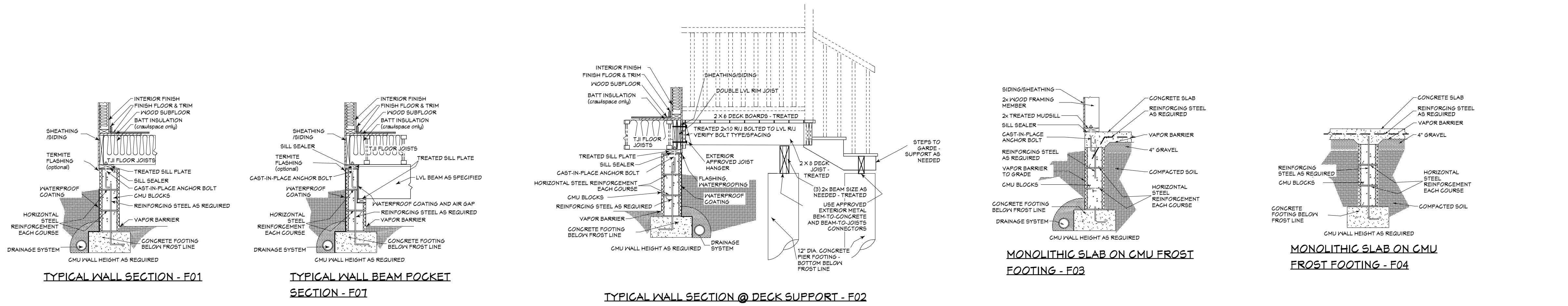
CROSS SECTION BB'

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



CROSS SECTION AA'

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



NOTE:

THIS IS A GENERIC FOUNDATION PLAN. IT MUST BE REVIEWED AND MODIFIED AS NECESSARY BY QUALIFIED STRUCTURAL ENGINEER BASED ON SITE-SPECIFIC CONDITIONS. SUCH ENGINEER'S SPECIFICATIONS AND LOCAL BUILDING CODE GOVERN OVER ANY INFORMATION PROVIDED IN THESE DRAWINGS.

GENERAL NOTES:

THIS IS A GENERIC FOUNDATION PLAN. OWNER / BUILDER SHALL HAVE THIS PLAN VERIFIED BY LICENSED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE THIS PLAN'S SUITABILITY FOR CONDITIONS SPECIFIC TO THE BUILDING SITE.

BASED ON GEOTECHNICAL INVESTIGATION ON SITE SOME MODIFICATIONS OR ADJUSTMENTS MAY BE NECESSARY. STRUCTURAL ENGINEER SHALL, IF NECESSARY, MAKE SUCH RECOMMENDATIONS OR CHANGES.

BUILDER / CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

BUILDER / CONTRACTOR SHALL PROVIDE SUFFICIENT GRADING AND DRAINAGE AWAY FROM THE FOUNDATION.

PROVIDE CRAWL SPACE ACCESS AS REQUIRED - NOT SHOWN IN THESE DRAWINGS.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES.

NOTES:

FOUNDATION DETAILS SHOWN ARE TYPICAL AND MAY BE REVISED BY THE STRUCTURAL ENGINEER BASED ON SITE SPECIFIC CONDITIONS AND LOCAL BUILDING CODE REQUIREMENTS.

WALL FOOTINGS MUST BE SET BELOW THE LOCAL FROST LINE.

REINFORCEMENT (TYPICAL) SUBJECT TO STRUCTURAL ENGINEER'S APPROVAL.

FOOTING - (2) #5 REBAR MINIMUM
CMU WALL - FOLLOW ENGINEER'S SPECIFICATIONS, LOCAL CODE REQUIREMENTS AND MANUFACTURER'S GUIDELINES

FIRST FLOOR SYSTEM:

TJI 360 11 1/8" FLOOR JOISTS 16" ON CENTERS, 1 1/8" T&G PLYWOOD, SEE DRAWING BY FLOOR SYSTEM MANUFACTURER'S AUTHORIZED ENGINEER

PORCH DECK:

TREATED PINE OR EQUIVALENT EXTERIOR DECKING MATERIAL
USE ALL EXTERIOR GRADE FASTENERS AND HARDWARE

DIMENSIONS ARE ROUNDED OFF TO NEAREST INCH FOR CLARITY

FLOOR ELEVATION NOTES:

FLOOR ELEVATIONS MAY VARY FROM THESE DRAWINGS DEPENDING ON SITE GRADE, LOCAL CODE REQUIREMENTS OR PERSONAL PREFERENCE.

PRIOR TO ANY CONSTRUCTION BUILDER SHALL VERIFY ALL DIMENSIONS, STEP HEIGHTS AND ELEVATIONS AND MAKE NECESSARY ADJUSTMENTS TO FOUNDATION, FRAMING OR FINAL GRADE TO ASSURE ALL STEPS AND CLEARANCES ARE TO CODE. PRIOR TO ANY CONSTRUCTION.

AS SHOWN:

HOUSE SUBFLOOR = +/- ZERO
FRONT AND REAR PORCH FLOOR SURFACE = -3"
GARAGE FLOOR = -12" BEFORE SLOPE (TYPICAL SLOPE 1.5", DROP AT GARAGE DOOR 1.5" - VERIFY AS REQUIREMENTS MAY VARY IN YOUR LOCATION)
OUTSIDE GRADE AT FOUNDATION WALL = -17" AND SLOPING AWAY FROM THE HOUSE
STEPS TO DECK SURFACE AS SHOWN = (2) RISERS AT 7" OR LESS DEPENDING ON GRADE AND SIDEWALK THICKNESS.

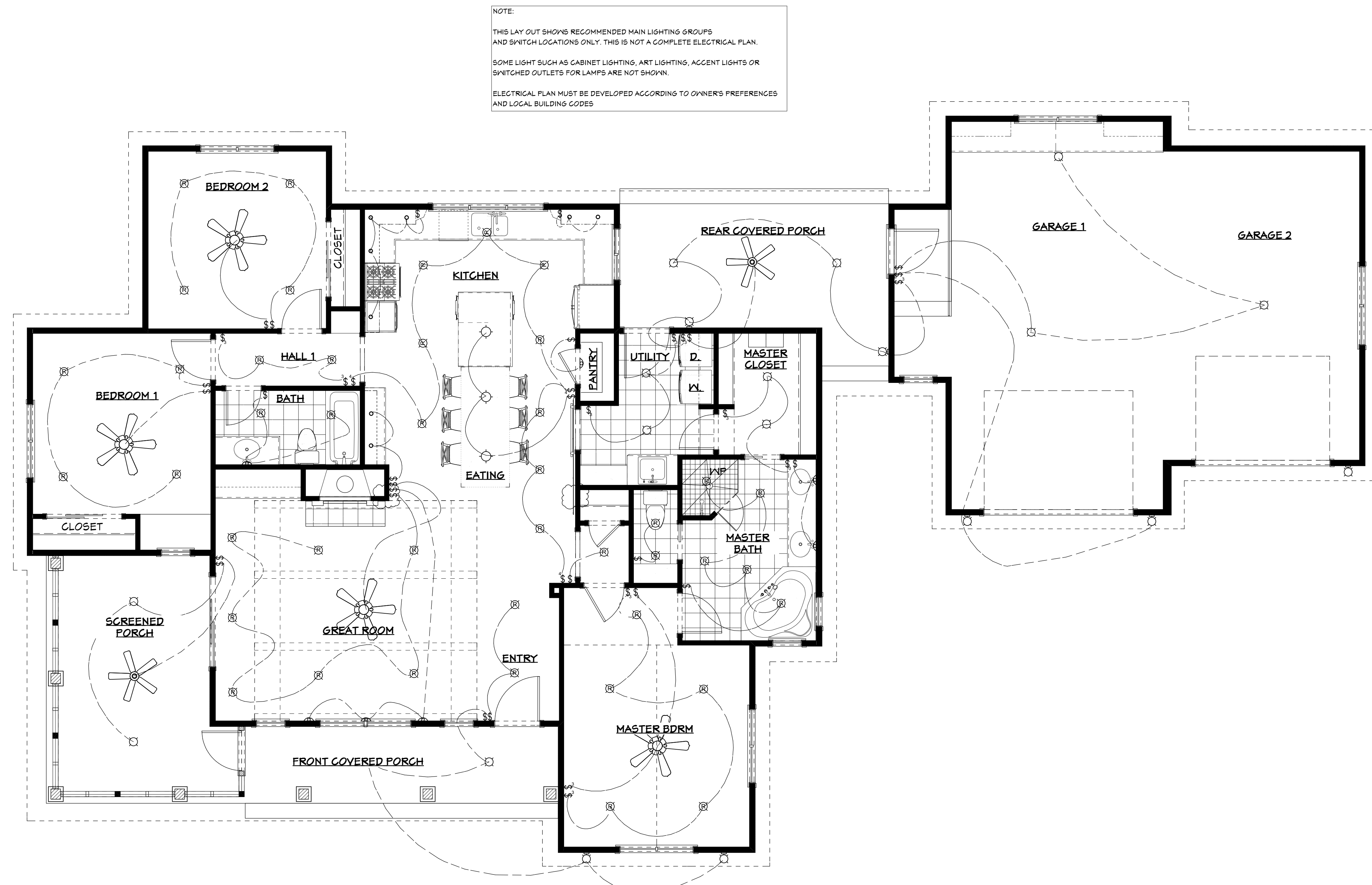
NOTE:

PROVIDE GARAGE FLOOR DRAINS OR SLOPE AS REQUIRED BY CODE.

PROVIDE CRAWLSPACE ACCESS

LIGHTING AND SWITCH LOCATION LAY OUT

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



PLAN GLC169B GR

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LIGHTING LAY OUT scale: 1/4" = 1' - 0"
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LAST UPDATE 10/24/2018

SHEET 7 of 08

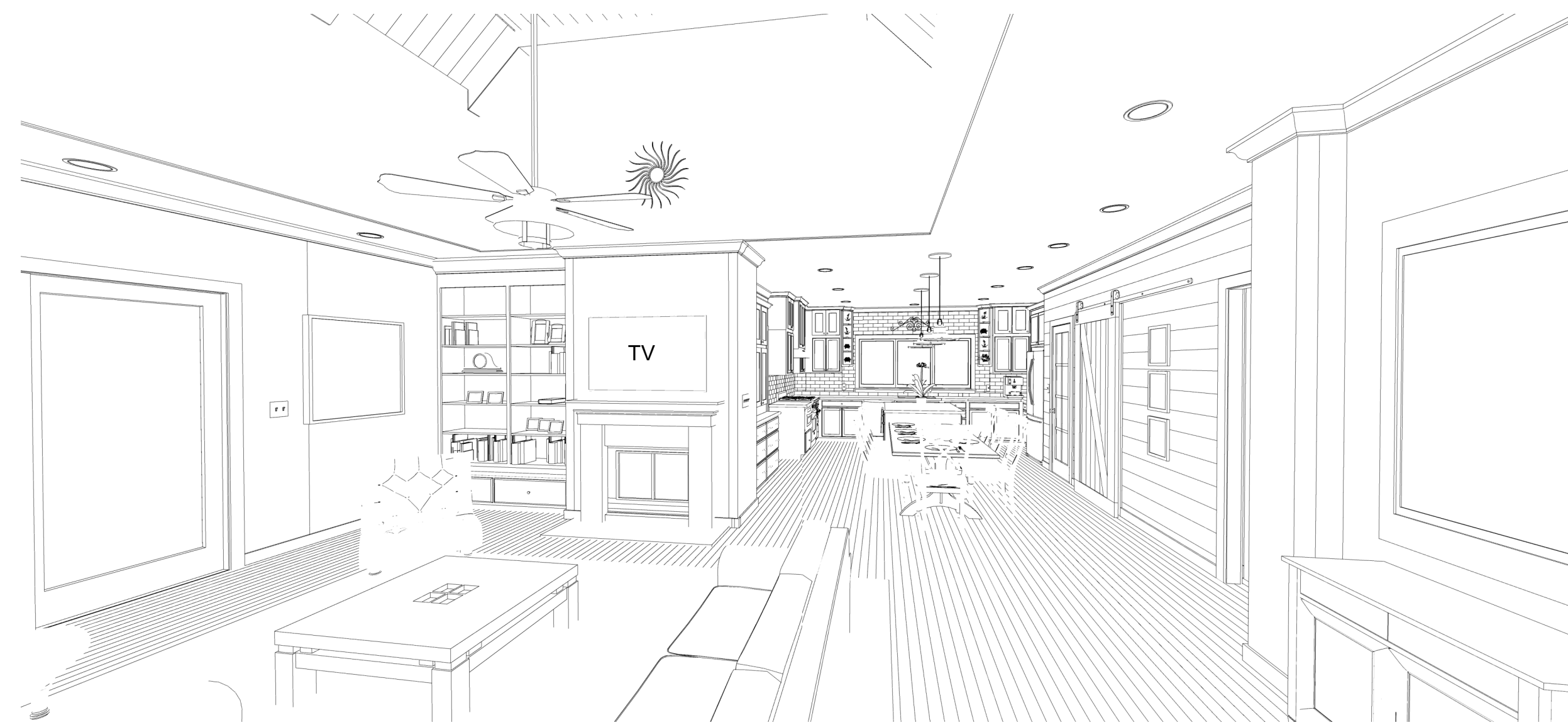
910/2



FROM KITCHEN TO GREAT ROOM



FROM GREAT ROOM TO KITCHEN



FROM ENTRY

3D VIEWS - FOR VISUALIZATION ONLY. SOME DETAILS MAY VARY OR BE MISSING



PLAN GLC169B GR

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3D VIEW DRAWINGS - NO SCALE

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10/24/2018

SHEET

8 of 08

910/2