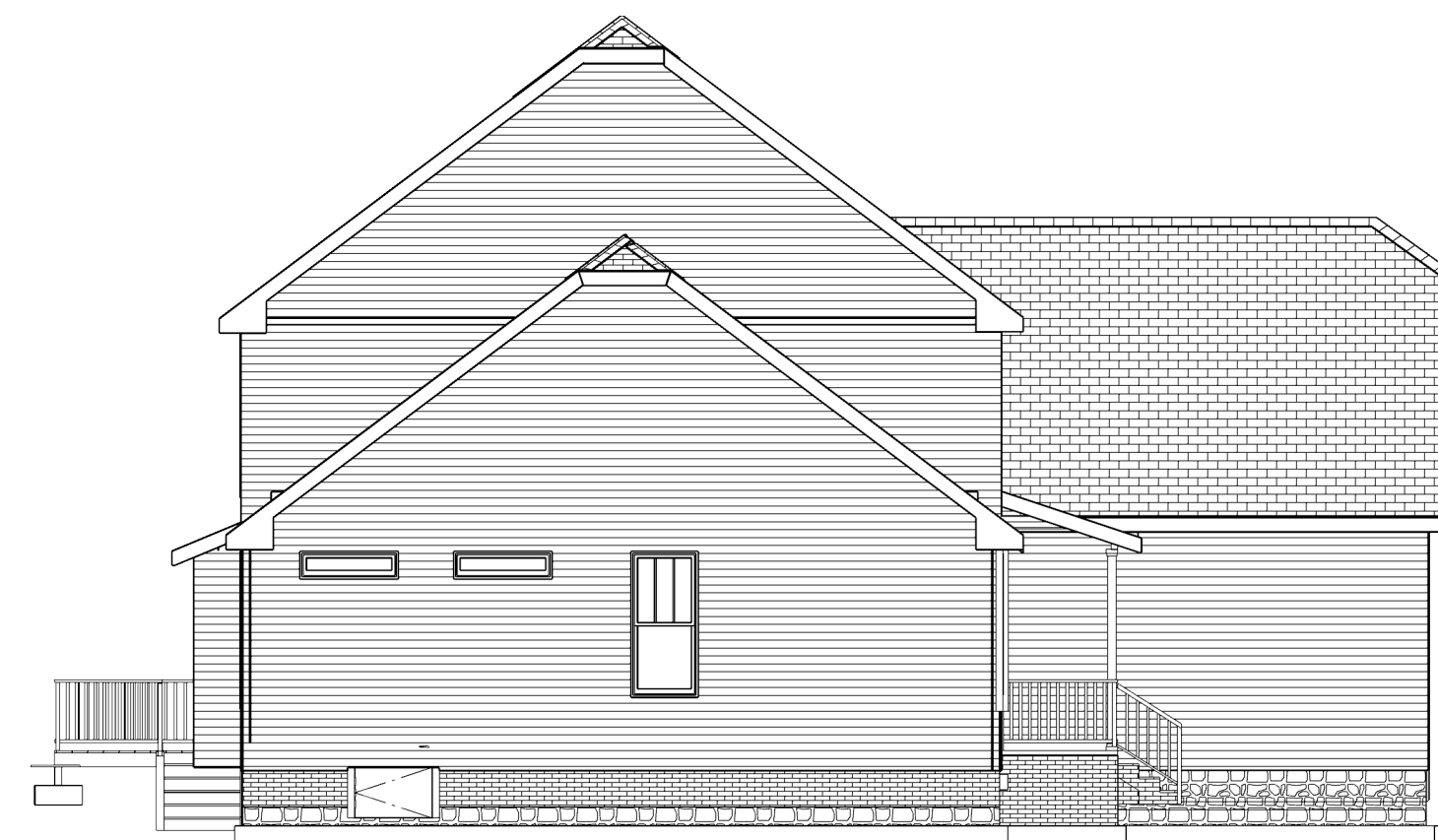




SCALE: 1/4"=1'  
Exterior Elevation Front

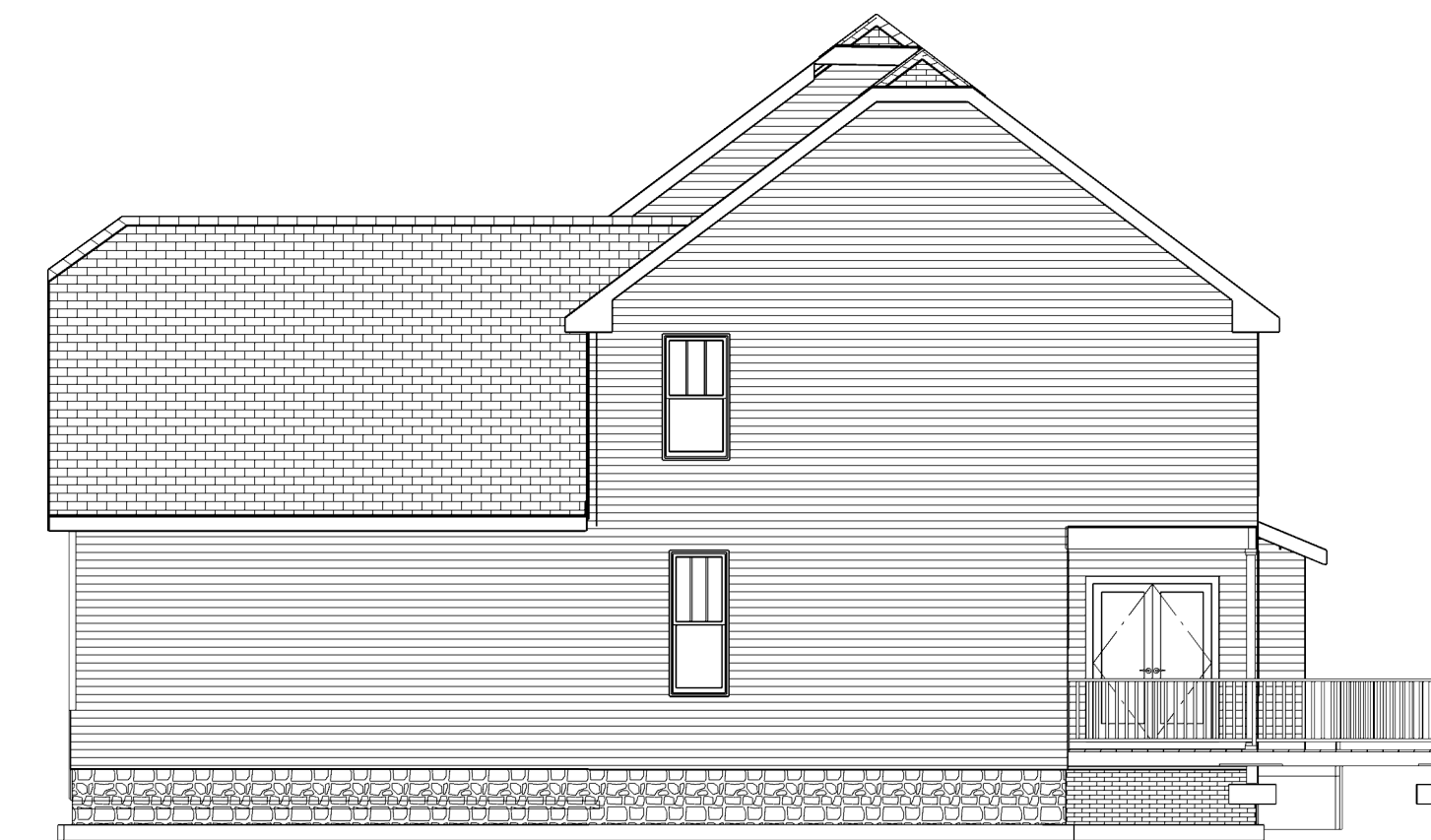
NOTES: Grade per SITE conditions, related STEPS and RAILINGS per BUILDER to CODES. Masonry CRAWLSPACE foundation, elevation set by BUILDER to SITE conditions. STACKED STONE facade per BUILDER to elevations, balance VINYL siding. SHAKES on FAÇADE GABLES per BUILDER



Exterior Elevation Left



SCALE: 1/8"=1'  
Exterior Elevation Back



Exterior Elevation Right

| NUMBER | DATE | REVISIONS BY | DESCRIPTION |
|--------|------|--------------|-------------|
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ELEVATIONS  
PLAN 2L-2873  
design pj

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DATE:

8/29/2020

SCALE:

1/4"=1'

SHEET:

P-1

| NUMBER | DATE | REVISION BY | DESCRIPTION |
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1ST FLOOR LAYOUT

PLAN 2L-2873  
design pj

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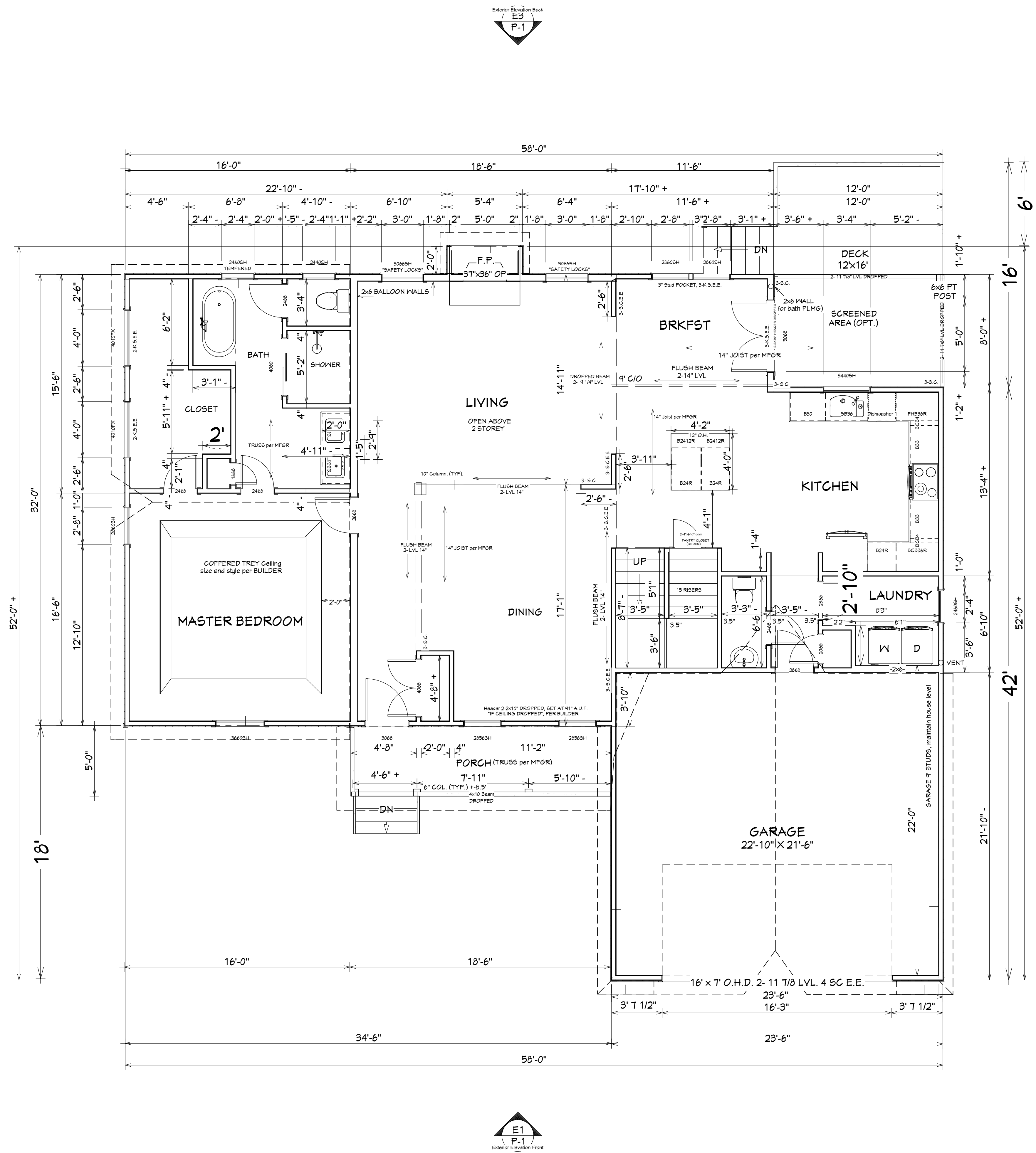
DATE:

8/29/2020

SCALE:

1/4"=1'

SHEET:



**BUILDING AREA:**  
 1st FLOOR 1670SF  
 2nd FLOOR 1203SF  
 GARAGE 513SF  
 PORCH 92SF  
 DECK 192SF

**ENERGY EFFICIENCY NOTES:**  
 -WINDOW MINIMUM FENESTRATION:  
 U: 0.35  
 Solar Heat Gain (SHGC): 0.30  
 -INSULATION MINIMUM EFFICIENCY:  
 FLOORS: R-19  
 WALLS: R-15  
 CEILINGS: R-38

- NOTES:** SSI Plan# 2873
- FOLLOW 2nd FLOOR LAYOUT sheet for MFGR INSTRUCTIONS
  - ADD STUD COLUMNS per CODE and bearing REQUIREMENTS at wall OPENINGS, WINDOWS, and BEAMS as NOTED and NEEDED
  - All WINDOW HEADERS 2-2x10 UNO, RAISED TO TOP PLATE U.N.O.
  - DINING WINDOW HEADERS DROPPED, SET AT 91" A.U.F. OPTIONAL PER BLD
  - ALL EXTERIOR DOOR HEADERS 2-2x10" DROPPED
  - NO UPSET HEADERS
  - All NON-BEARING headers (2)-2x6"
  - Walls 9' STUDS, 2x4, INC. GARAGE at same level as HOUSE
  - TEMP GLASS Master Bath WDO only
  - BALLOON FRAME LIVING REAR and LEFT Living/ Foyer WALLS, 2x6 framing
  - NOTE: BREAKFAST RIGHT EXT, LAUNDRY wall is 2x6 for plumbing AS SHOWN

Working Plan View

| REVISION TABLE | NUMBER | DATE | REVISED BY | DESCRIPTION |
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|                |        |      |            |             |
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2ND FLOOR LAYOUT

PLAN 2L-2873  
design pj

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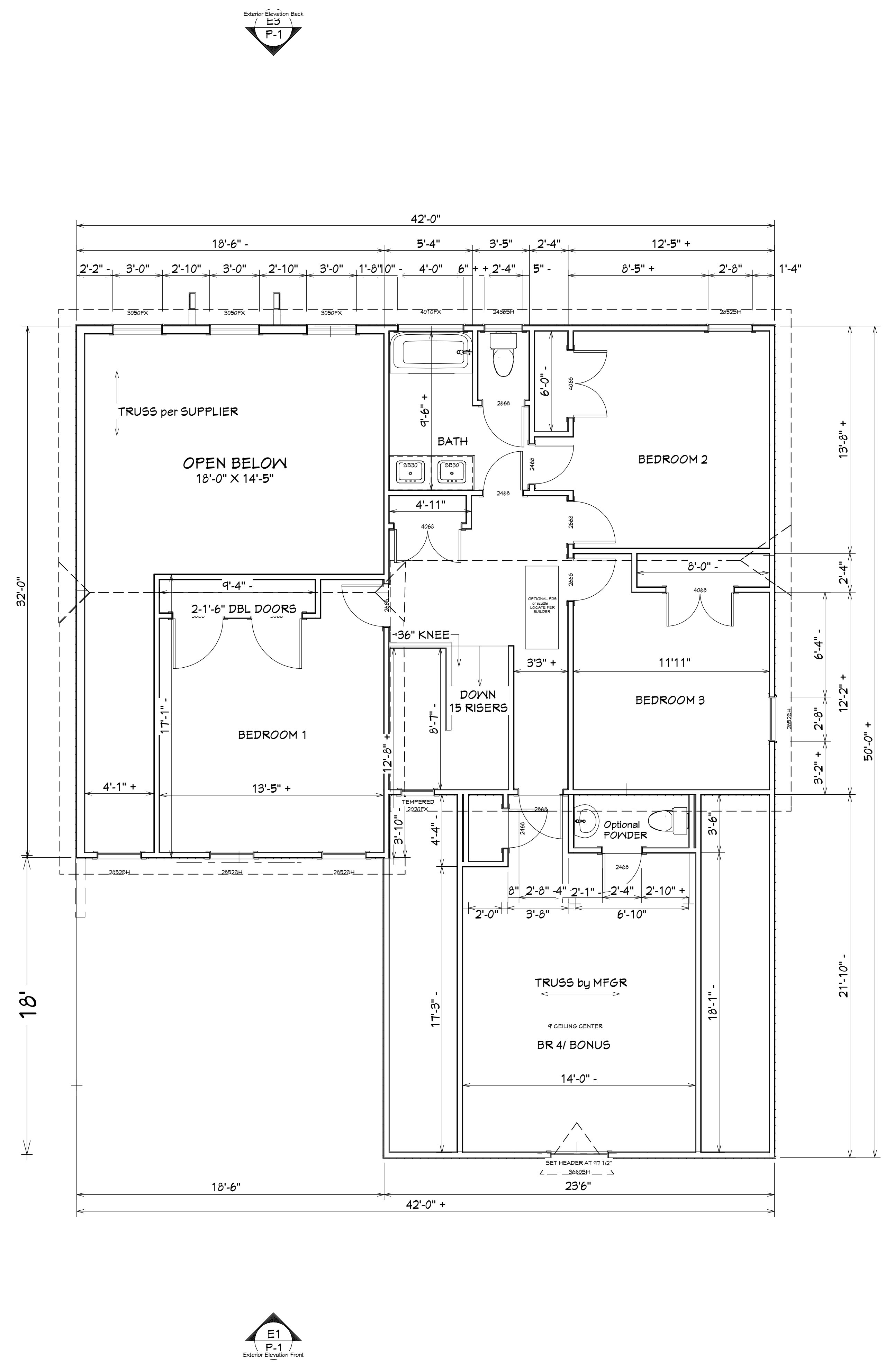
DATE:

8/29/2020

SCALE:

1/4"=1'

SHEET:



**BUILDING AREA:**  
 1st FLOOR 1670SF  
 2nd FLOOR 1203SF  
 GARAGE 513SF  
 PORCH 92SF  
 DECK 192SF

**ENERGY EFFICIENCY NOTES:**  
 -WINDOW MINIMUM FENESTRATION:  
 U: 0.35  
 Solar Heat Gain (SHGC): 0.30  
 -INSULATION MINIMUM EFFICIENCY:  
 FLOORS: R-19  
 WALLS: R-15  
 CEILINGS: R-38

**NOTES: 2ND FL SSI Plan#2873**  
 -FOLLOW ROOF LAYOUT sheet and TRUSS DRAWINGS for specific MFGR INSTRUCTIONS  
 -TEMPERED glass in STAIRWELL window, SAFETY LOCKS BONUS  
 -All walls 2x4, 8' nominal, use PRECUT studs  
 -Window HEADER HEIGHT (2)-2X8) RAISED TO TOP PLATE U.N.O. (\*BONUS HEADER SET AT 97 1/2" A.U.F.\*)  
 -ALL Non load bearing headers 2-2x6  
 -FACIA" 2x6" all GABLES only, 2x4" all FLAT areas  
 -FRAME BATHTUBS at 5'-0"  
 -ROOF Pitch MAIN 10/12, GARAGE 12/12, PORCH 3/12  
 -ROOF OVERHANGS 12"

Working Plan View

| REVISION TABLE | NUMBER | DATE | REVISED BY | DESCRIPTION |
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FOUNDATION PLAN

PLAN 2L-2873  
design pjk

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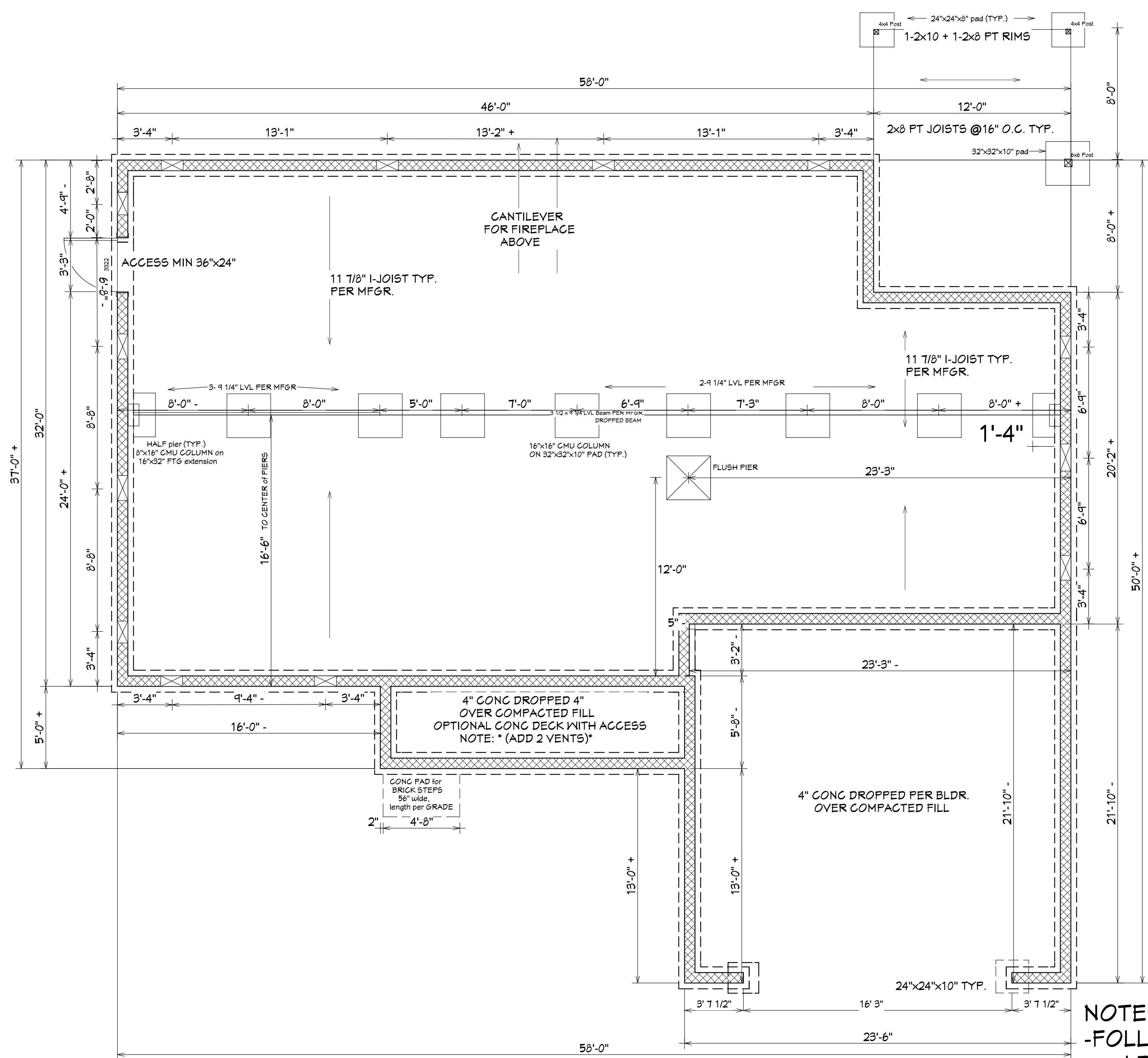
DATE:

8/29/2020

SCALE:

1/4"=1'

SHEET:



**ENERGY EFFICIENCY NOTES:**  
 -WINDOW MINIMUM FENESTRATION:  
 U: 0.35  
 Solar Heat Gain (SHGC): 0.30  
 -INSULATION MINIMUM EFFICIENCY:  
 FLOORS: R-19  
 WALLS: R-15  
 CEILINGS: R-38

**NOTES:** SSI PLAN 2L-2873  
 -FOLLOW Manufacturers LAYOUT for BEAM, JOIST, and BLOCKING placement and instructions  
 -Perimeter footings 16"x8" 3000 PSI Concrete  
 -8" MASONRY foundation WALLS  
 -Min access 24"x36" locate per BUILDER  
 -9 1/4" BEAMS DROPPED, 11 7/8 BEAMS FLUSH per MFGR, GARAGE WALLS SAME LEVEL, PORCH ELEVATED FOR +15" F.F. EL. (-4")=+11"  
 -Piers: TYP. 32"x32"x10" w/ 16"x16" CMU column  
 -Anchor bolts: 1/2"x10" spaced 6' O.C. and 12" from CORNERS.  
 -Vent Calcs: 16855F CRAWLSPACE/1500=1.1235F TOTAL REQ. W/ 6 mil POLY, locate (1) within 3' of each CORNER

Working Plan View