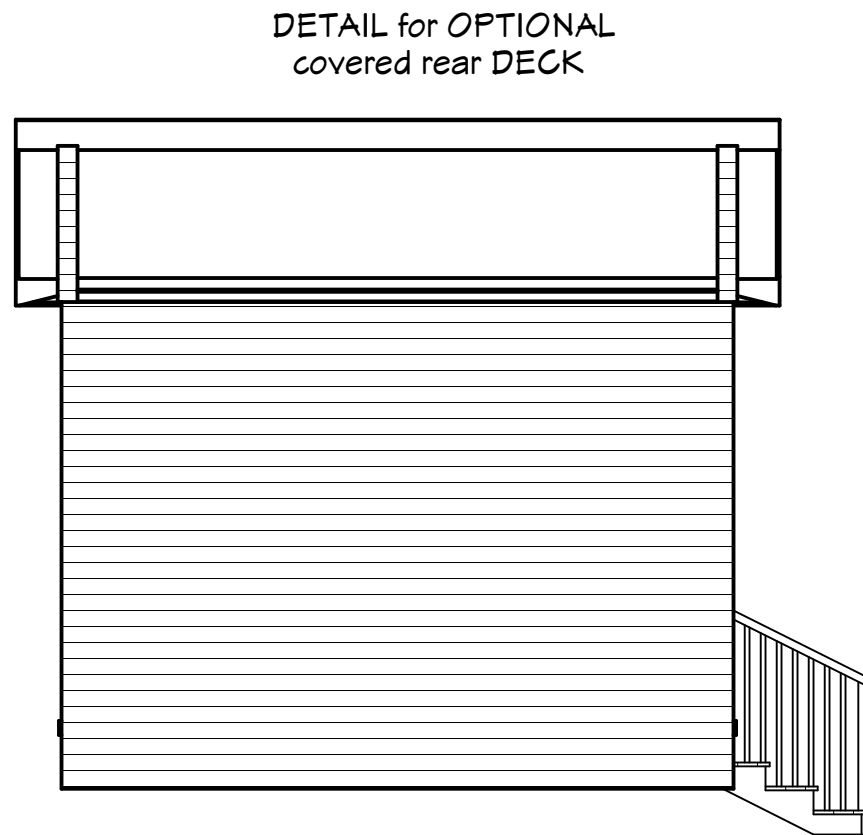
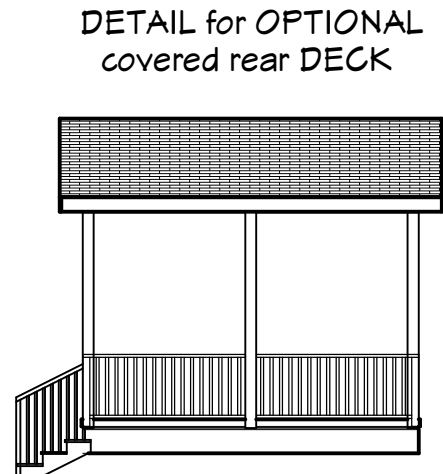




NOTES: Grade per SITE conditions per BUILDER, CRAWLSPACE Masonry FOUNDATION, ELEVATION set by BUILDER to SITE conditions, Steps and Railings per site CONDITIONS per BUILDER, VINYL siding, STACKED STONE elevation per GRADE and adjusted by BUILDER

SCALE 1/4"=1'



SCALE 1/8"=1'

DATE:
03/27/2025
SCALE:
1/4"=1'
SHEET:

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PLAN 2L-2621
design PJK

EXTERIOR ELEVATIONS

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION

1st FLOOR PLAN

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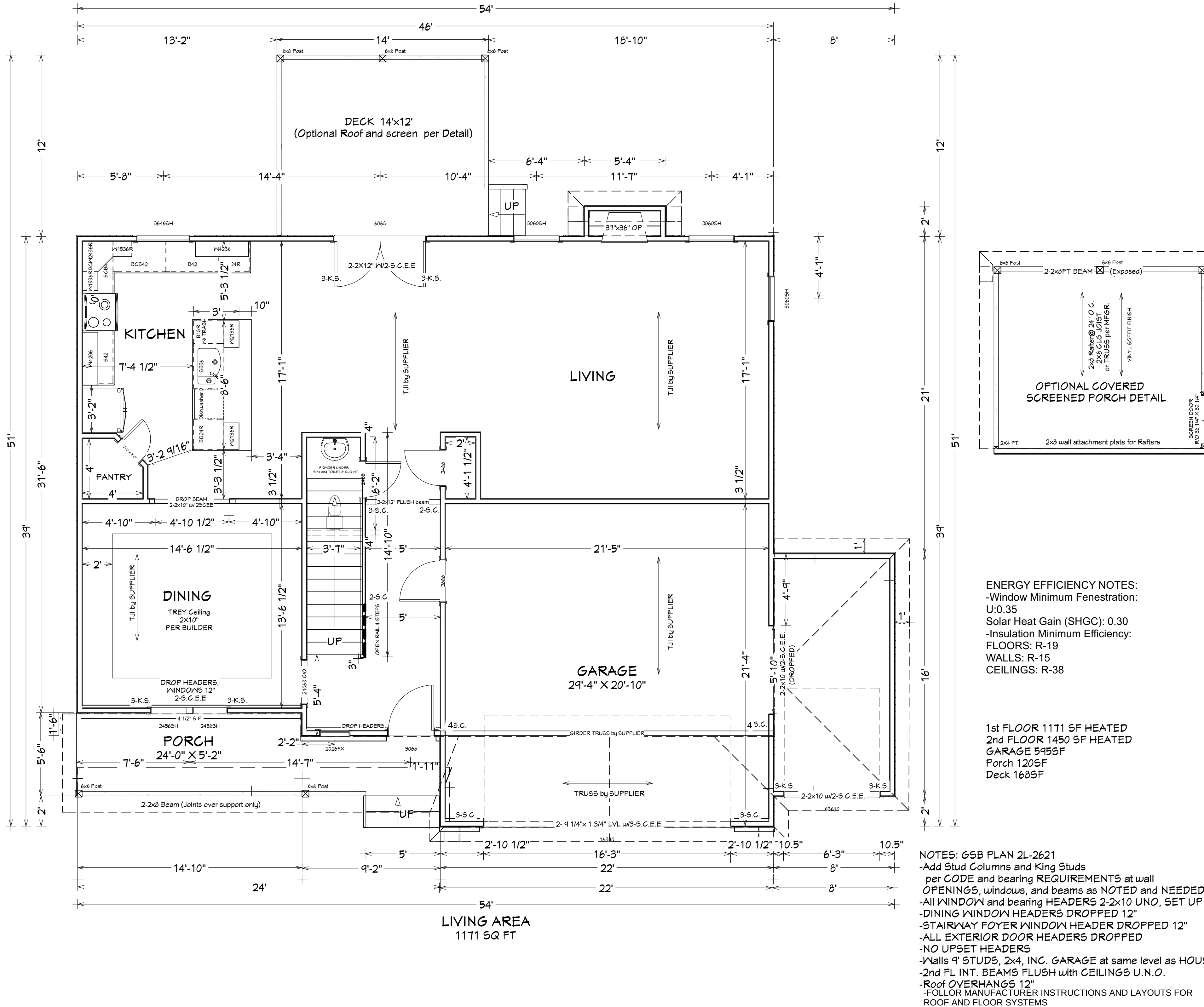
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03/27/2025

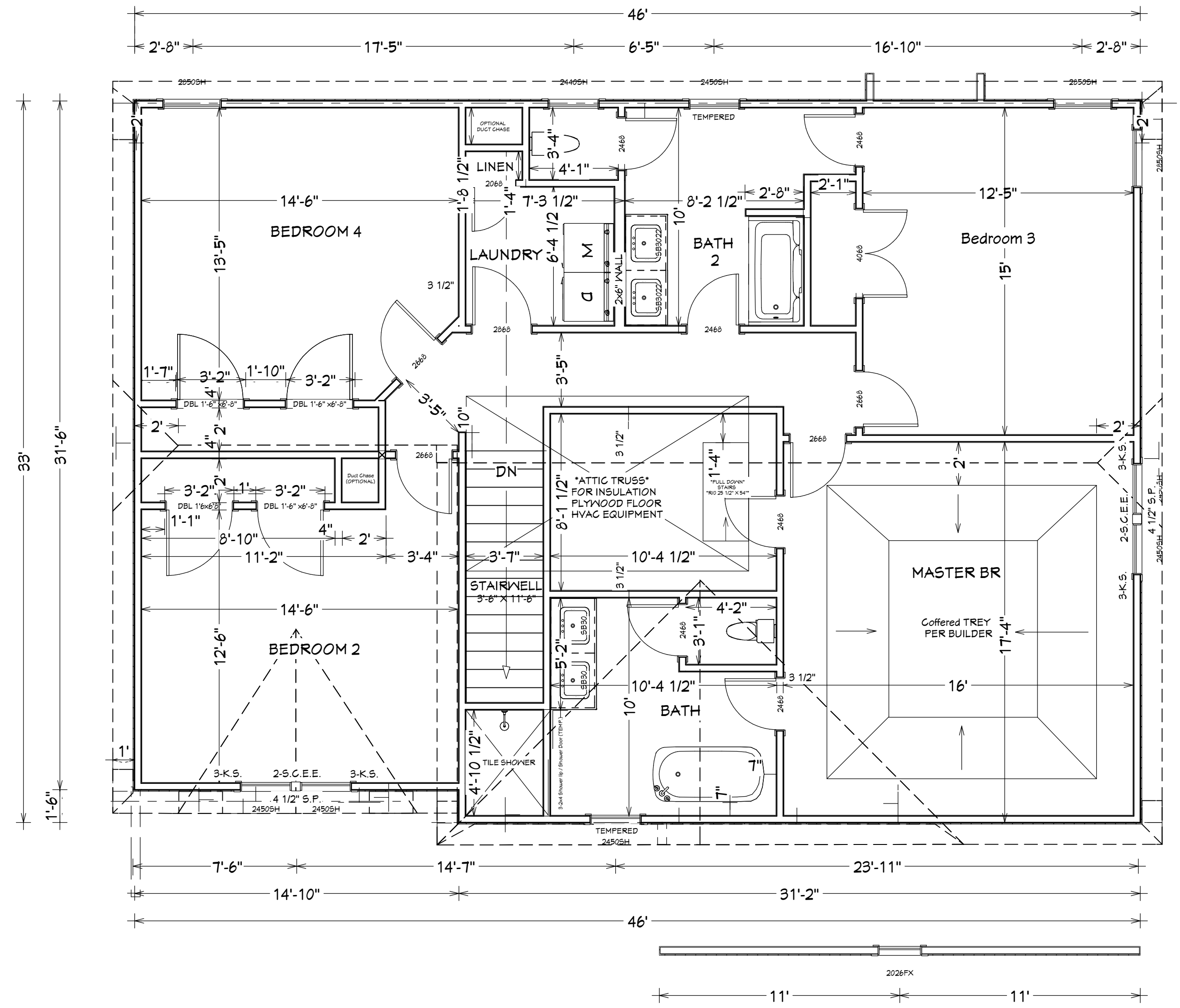
SCALE:

1/4"=1'

SHEET:



Working Plan View



ENERGY EFFICIENCY NOTES:
-Window Minimum Fenestration:
U:0.35
Solar Heat Gain (SHGC): 0.30
-Insulation Minimum Efficiency:
FLOORS: R-19
WALLS: R-15
CEILING: R-38

1st FLOOR 1171 SF HEATED
2nd FLOOR 1450 SF HEATED
GARAGE 595SF
Porch 120SF
Deck 168SF

NOTES: GSB PLAN 2L-2621
-TEMPERED glass in HALL BATH, MASTER BATH wind
-NOTE windows in GARAGE and ATTIC GABLES (2'-0"X
-Frame BATHTUB at 5'-0"
-All walls 2x4, 8' nominal, use PRECUT studs
-ALL Exterior and bearing headers 2-2x8 U.N.O.
-SET WINDOW HEADERS UP TO TOP PLATE
-NO UPSET HEADERS
-ALL Non load bearing headers 2-2x6
-ROOF Fitch MAIN 8/12, GARAGE 8/12,
PORCH 3/12, GABLES 8/12, SMALL GABLE 12/12
-FACIA" 2x6" all GABLES only, 2x4" all FLAT areas
-Overhangs 12"
-FOLLOW MANUFACTURER INSTRUCTIONS FOR
ROOF AND FLOOR SYSTEMS

Working Plan View

REVISION TABLE	
NUMBER	DATE

2nd FLOOR PLAN

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SCALE:
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REVISION TABLE		REVISION BY	
NUMBER	DATE	REVISION	DESCRIPTION

MASONRY CRAWLSPACE
FOUNDATION PLAN

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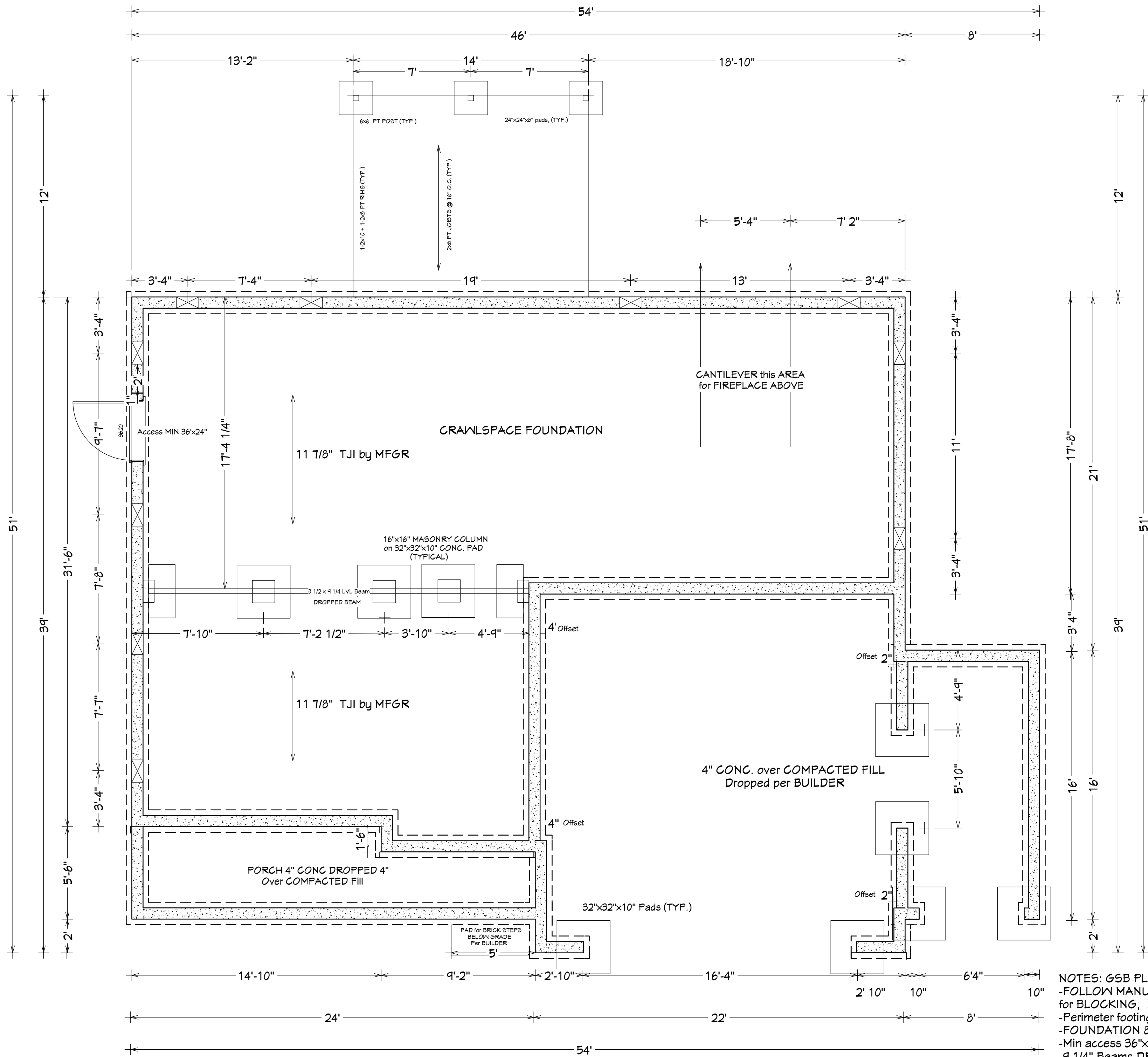
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03/27/2025

SCALE:

1/4"=1'

SHEET:



Working Plan View

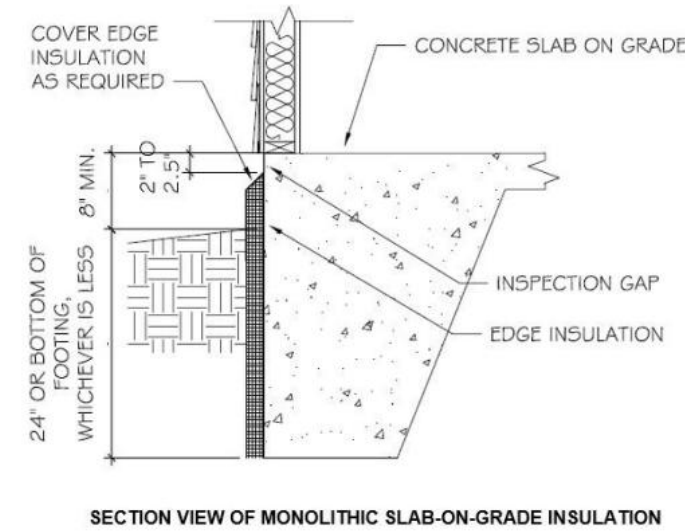
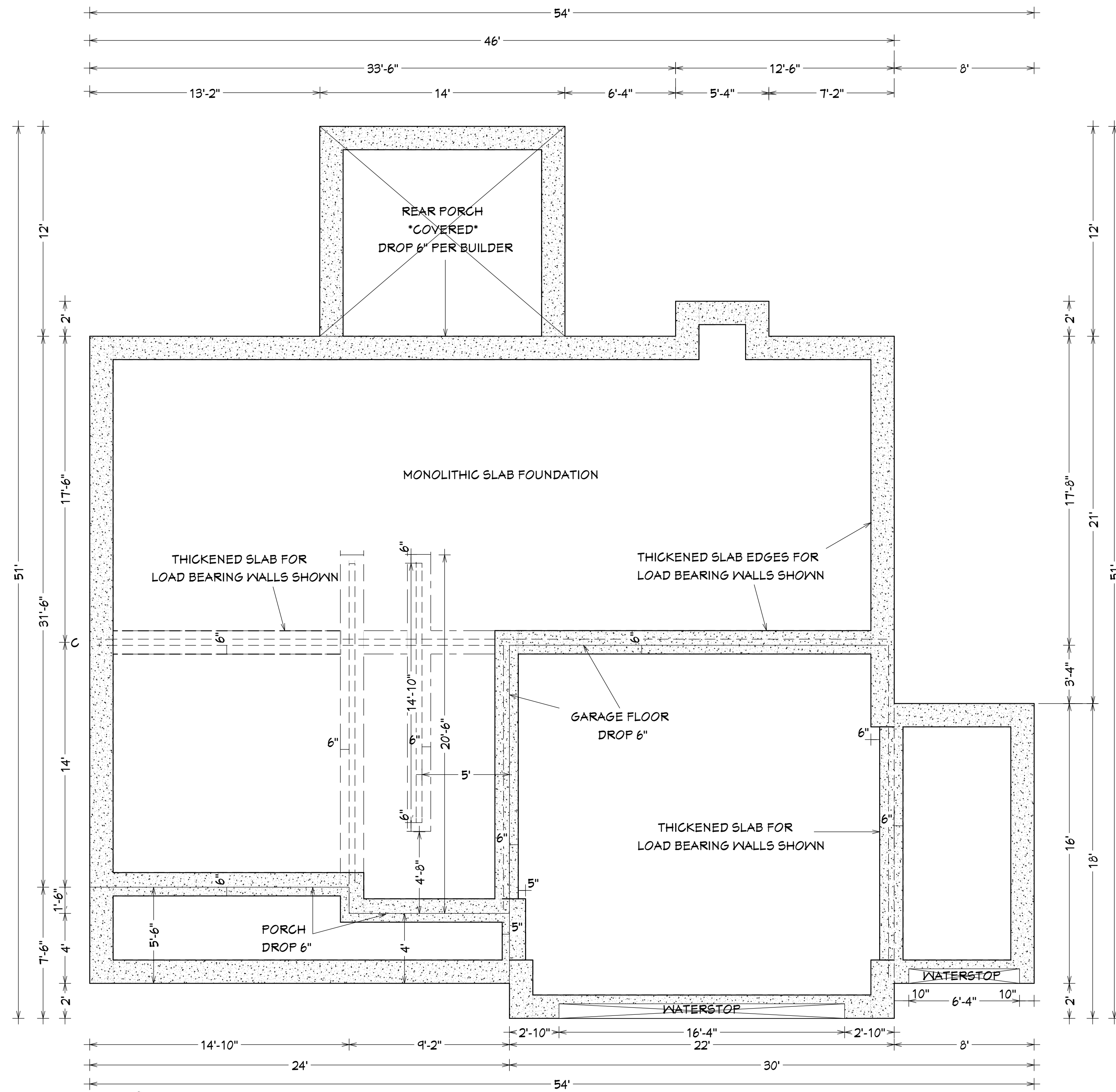


FIGURE O-3 FRAME WALL

- NOTES: GSB PLAN 2L-2621
- MONOLITHIC CONCRETE FOUNDATION ON MIN 2000PSF SOILS
 - MIN 3000PSI CONCRETE MIX
 - 4" SLAB FLOORS WITH THICKENED EDGES AND BEARING POINTS BOTTOM MIN 12" WIDE AND MIN. 12" BELOW FINISHED GRADE PER CODE
 - FOOTING DEPTH MINIMUM 8" PER CODE
 - ANCHOR BOLTS: 1/2" X 10" SPACED 6" O.C. AND 12" MIN CORNERS
 - NO BOLTS ON FRONT OR REAR PORCHES
 - SLAB ON GRADE/ COMPACTED FILL WITH 6MIL VISQUEEN MINIMUM
 - INSULATE PERIMETER OF HEATED LIVING SPACE ONLY, R-5 PER CODE
 - DROP GARAGE AND PORCH FLOORS 6" PER BUILDER
 - FRAMING NOTE USE 10' STUDS IN GARAGE DUE TO DROPPED FLOOR (TOP OF WALLS EVEN WITH MAIN HOUSE)

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

MONOLITHIC SLAB
FOUNDATION PLAN

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Working Plan View