

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'

1

REVISION	DATE	REVISION	DATE

EXTERIOR ELEVATIONS

PLAN 2L-2621  
design PJK

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DATE:

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SCALE:

1/4"=1'

SHEET:

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## 1st FLOOR PLAN

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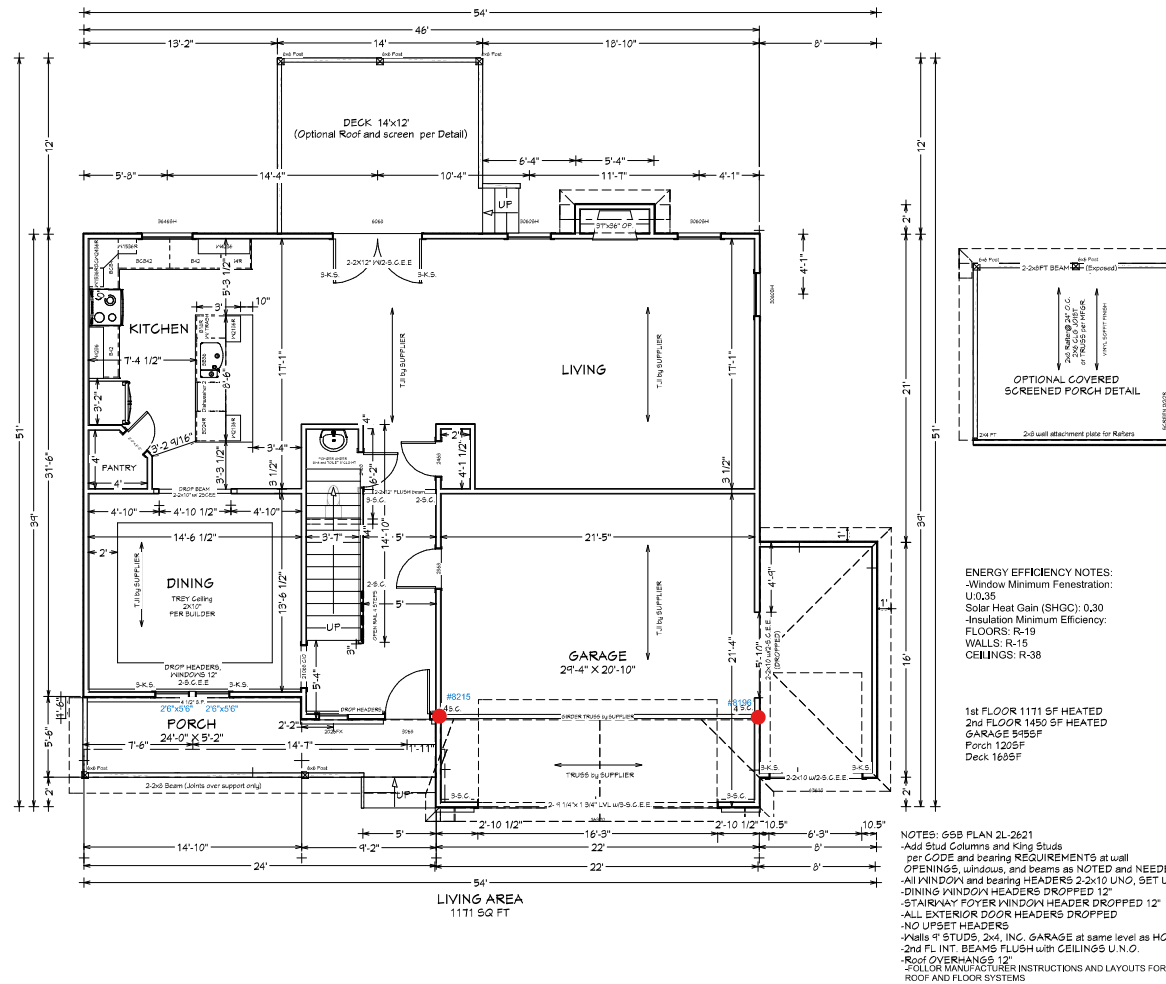
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## 2nd FLOOR PLAN

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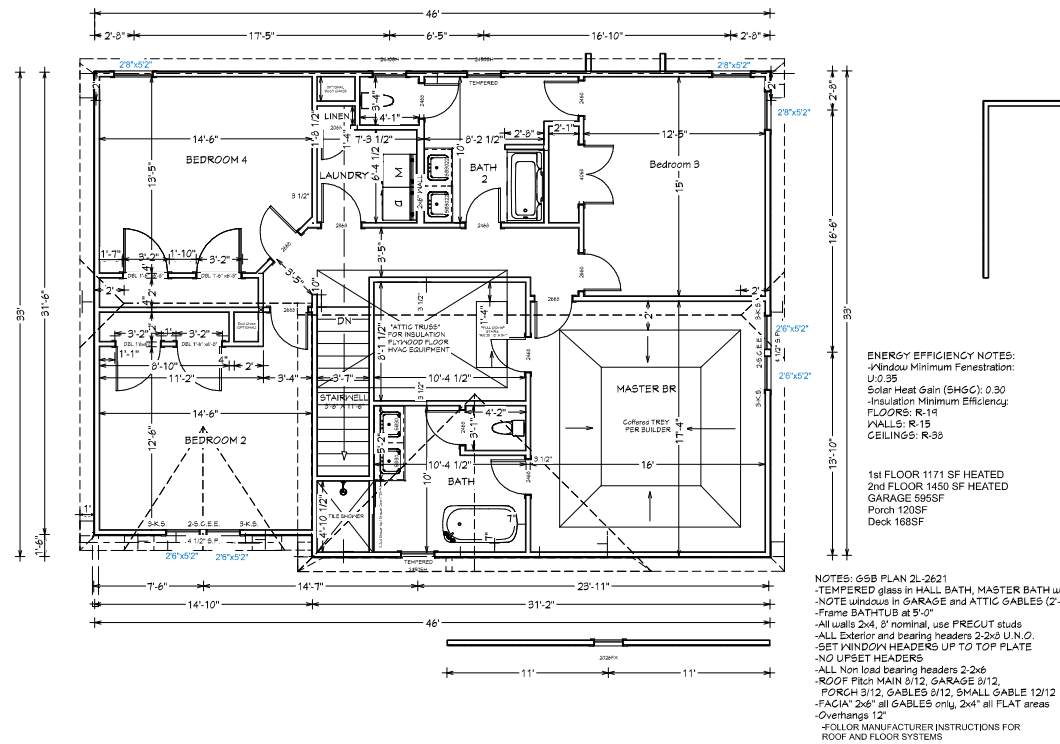
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Working Plan View

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MASONRY CRAWLSPACE  
FOUNDATION PLANPLAN 2L-2621  
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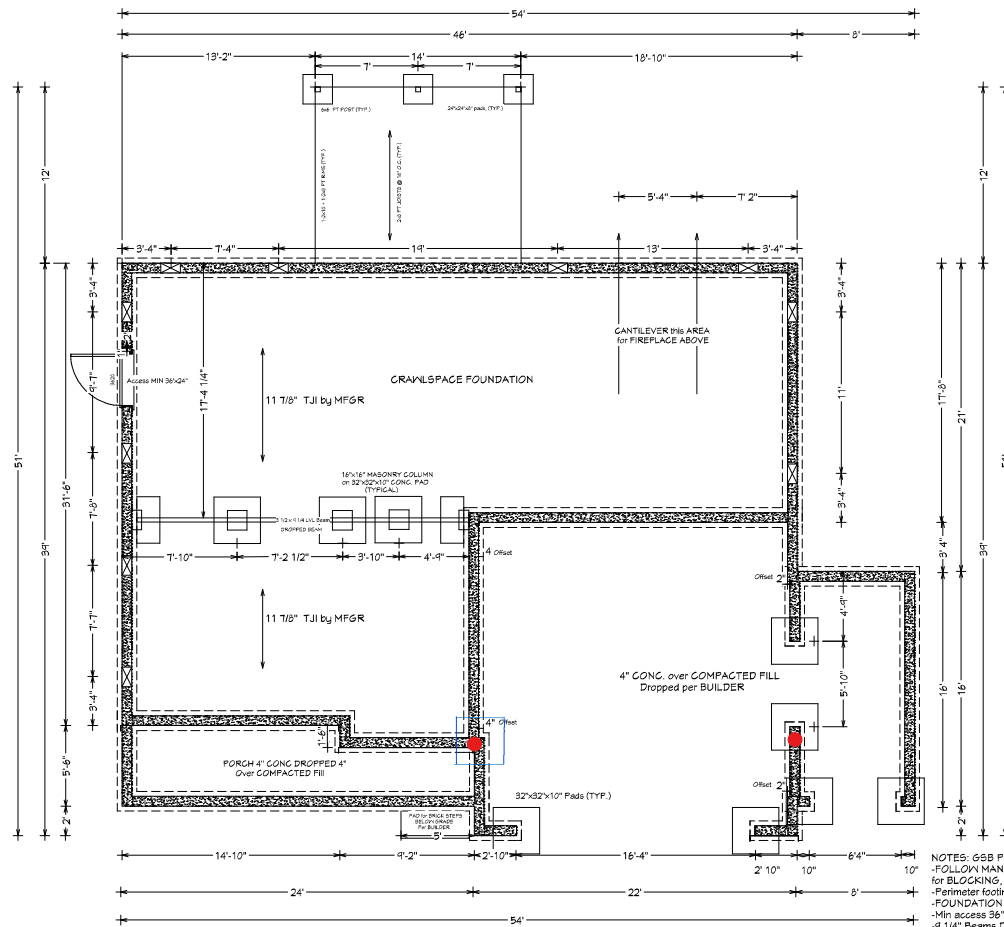
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SCALE:

1/4"=1'

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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  
CEILINGS: R-38

NOTES: GSB PLAN 2L-2621  
-FOLLOW MANUFACTURER INSTRUCTIONS, LAYOUTS, and PL  
for BLOCKING, BEAMS, and JOISTS  
-Perimeter footings 16"x8" 3000PSI Concrete  
-FOUNDATION 8" C.M.U.  
-Min access 36"x24" locate per BUILDER  
-4 1/4" Beams DROPPED, GARAGE walls same LEVEL  
-Porch ELEVATED for +15' F.F.E. (-4") = +11"  
-Piers: TYP. 16"x16" CMU Column on 32"x32"x10" CONG. PAD  
-Anchor Bolts: 1/2"x10" spaced 8' O.C. and 12" from CORNERS  
-VENT Gals: 11T1 SF CRAWLSPACE/1500= 0.75 SF REQUIRED  
W/ 6MIL POLY and Locate (1) vent within 3' of each CORNER

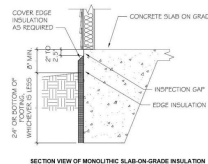
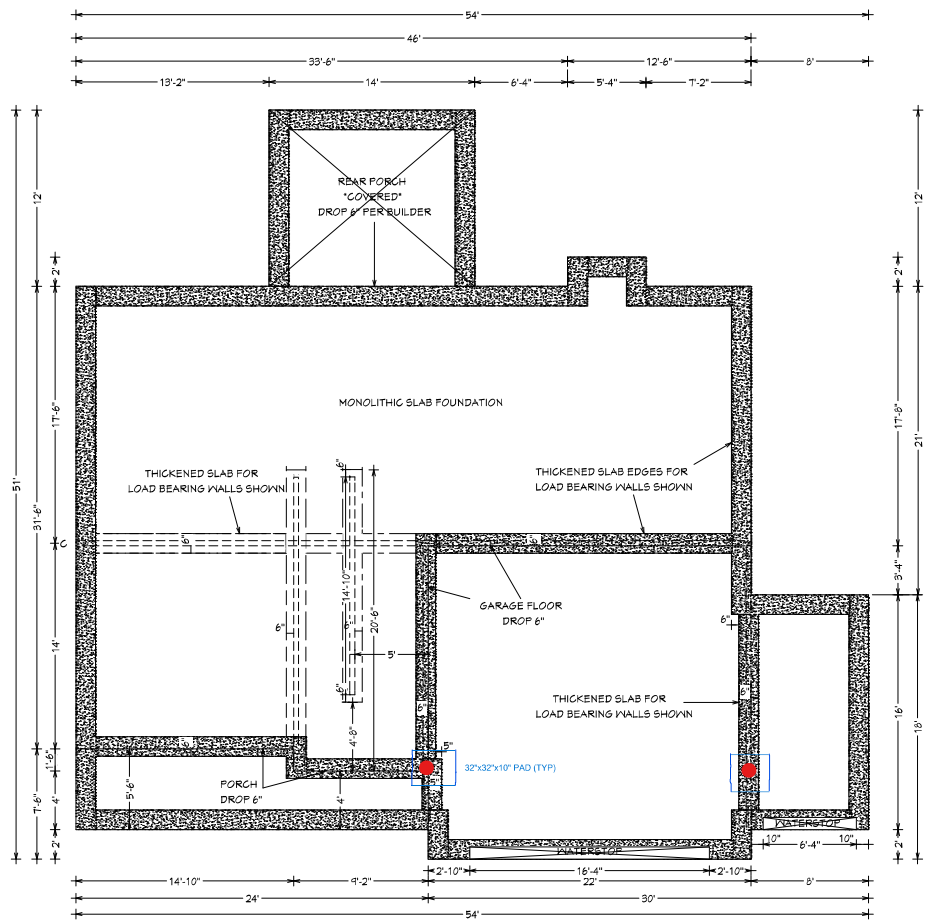


FIGURE D-3 FRAME WALL

- 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)

5

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MONOLITHIC SLAB  
FOUNDATION PLAN

PLAN 2L-2621  
design PJK

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