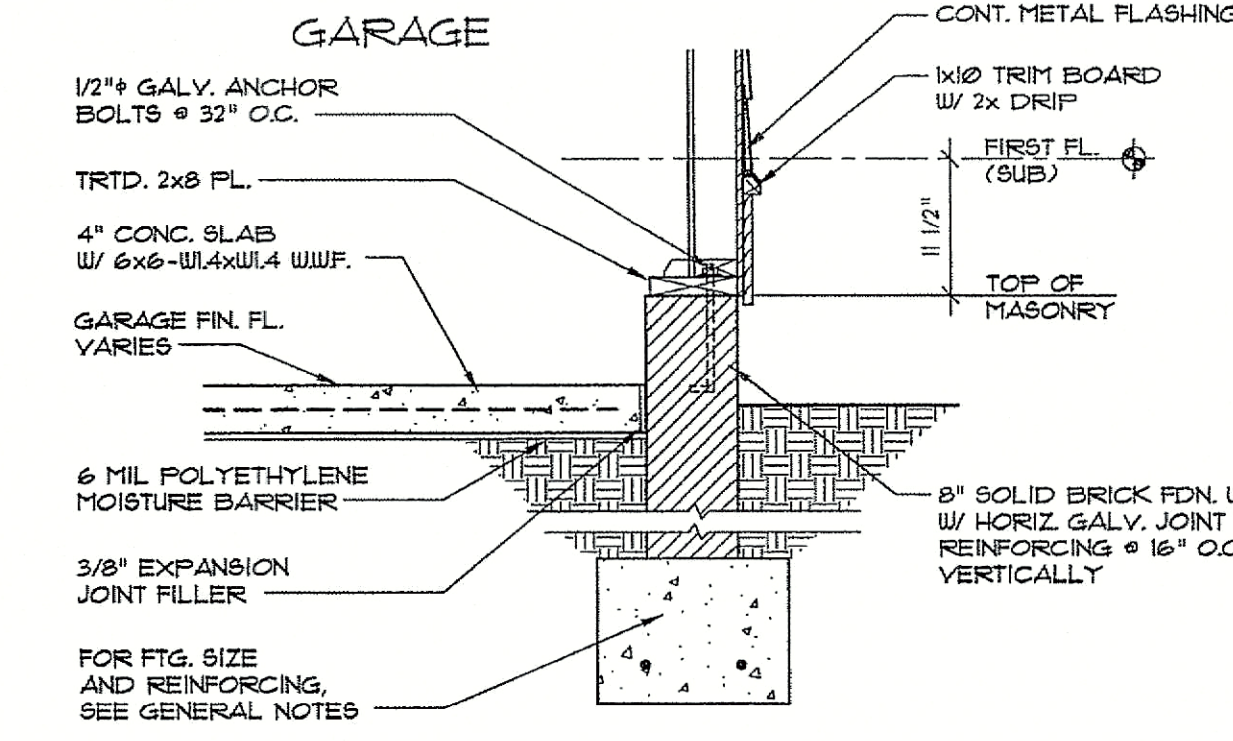
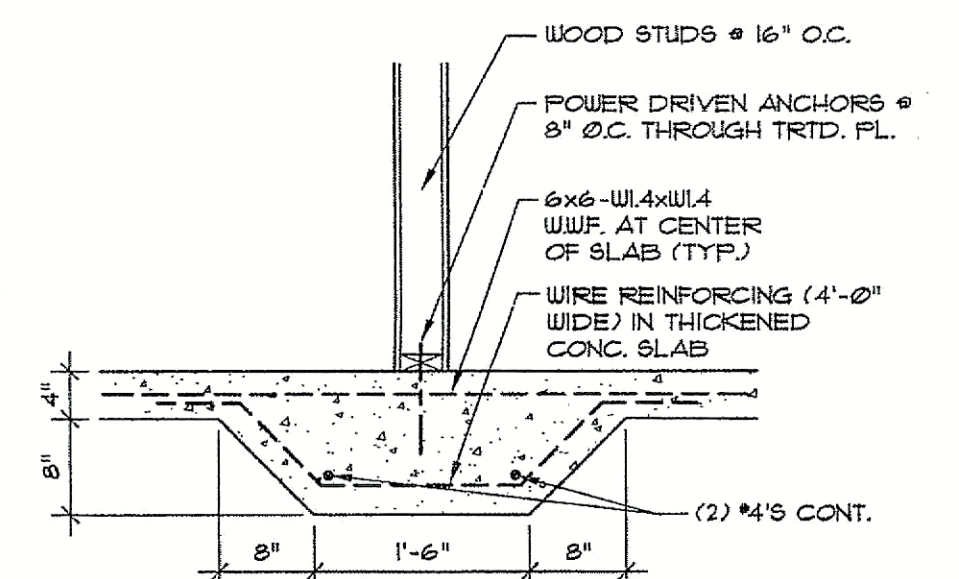


FOUNDATION AND FLOOR FRAMING PLAN

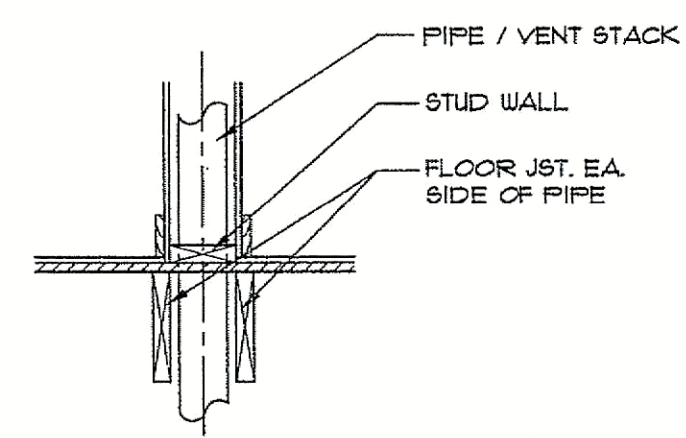
1/4" = 1'-0"



SECTION 3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



DETAIL AT THICKENED SLAB 3/4" = 1'-0"



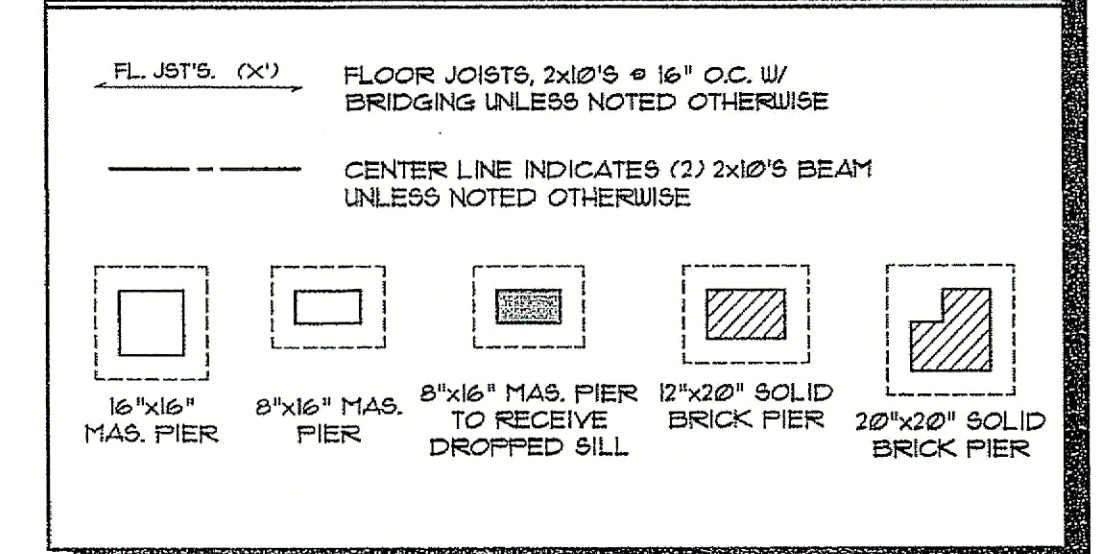
TYPICAL PIPE THRU FLOOR 3/4" = 1'-0"

"Reverse Plan" Notes:
 1) 3-sides brick w/ rear vinyl
 2) elevated slab
 3) vinyl in gables as marked

GENERAL NOTES

- A. GENERAL:**
- AT THE TIME OF CREATION, PLAN IS DESIGNED TO BE CONSISTENT WITH THE "INTERNATIONAL RESIDENTIAL CODE", HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 - CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
 - ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
 - CONTRACTOR SHALL INSTALL GROUND-FULT AND ARC-FAULT CIRCUIT INTERRUPTER OUTLETS AS PER CODE.
 - INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE. (INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, DRIP EDGE, AND FASTENING DEVICES)
 - HEARTH DIMENSIONS ARE TO BE DETERMINED BY CODE.
 - VERIFY ALL HANDRAIL STYLES WITH OWNER PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE DETERMINED BY CODE.
 - INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
- B. FRAMING:**
- STUD AND JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
 - PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
 - PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
 - SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) USE 8d NAILS SPACED 6" O.C. AT PERIMETER SHEETS AND 12" O.C. AT INTERIOR MEMBERS.
- C. VENTILATION:**
- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE DOUBLE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
 - PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF GLOFED ROOFS AND VERTICAL WALLS.
 - THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR-JOISTS, AND THE EARTH (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EA. 100 SQ. FT. OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. UNDER A CLASS 1 VAPOR RETARDER MATERIAL, USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 100 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING.
- D. FOOTINGS:**
- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
 - A. 16" x 12" FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS
 - B. 24" x 12" FOOTING FOR 12" OR 13" FOUNDATION WALL WITH (2) #4 REINF. RODS CONTINUOUS.
- E. PIER FOOTINGS:**
- PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)
- PROVIDE 1'-8"x2'-4"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
 - PROVIDE 2'-4" SQUARE x 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
 - PROVIDE 2'-0"x2'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 12"x20" MASONRY PIERS.
 - PROVIDE 2'-8"x2'-8"x1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REINF. RODS EACH WAY UNDER 20" SQUARE MASONRY PIERS.
 - FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYP.
 - HEIGHT OF PIERS:
 - A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8"x16" OR AS NOTED ON FOUNDATION PLAN.
 - B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
 - C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.
- F. CHIMNEY CONSTRUCTION:**
- USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
 - SPlice ONLY ONE CORNER STUD AT ANY SPlice. STAGGER SPlices AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
 - USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - PROVIDE BLOCKING BETWEEN STUDS @ 4'-0" INTERVALS.
 - CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

FOUNDATION LEGEND



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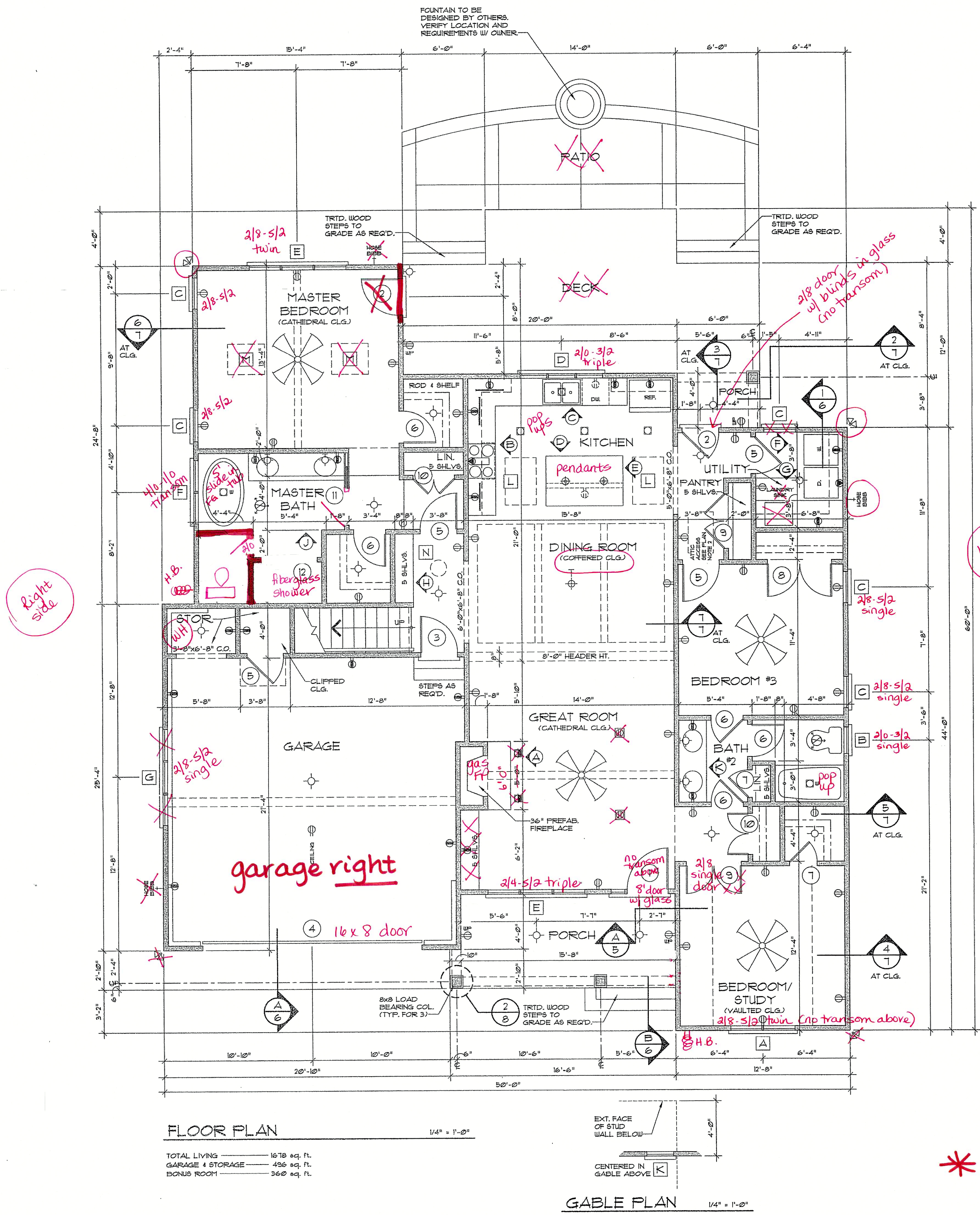
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FILLION
 DESIGN NO. 1519
 SHEET OF 2 DR JAG
 FOUNDATION PLAN



FLOOR PLAN 1/4" = 1'-0"

TOTAL LIVING 1678 sq. ft.
 GARAGE & STORAGE 496 sq. ft.
 BONUS ROOM 366 sq. ft.

GABLE PLAN 1/4" = 1'-0"

MARK	SIZE	QUAN.	DESCRIPTION	SYMBOL
1	3'-0" x 6'-0"	1	EXT. THREE-QUARTER GLASS W/ 12" SIDELITE & 12" TRANSOM #	1
2	2'-0" x 6'-0"	2	EXT. FULL GLASS W/ 12" TRANSOM #	2
3	2'-0" x 6'-0"	1	EXT. 1 HOUR FIRE-RATED	3
4	16'-0" x 8'-0"	1	GARAGE	4
5	2'-0" x 6'-0"	5	INT.	5
6	2'-4" x 6'-0"	5	INT.	6
7	2'-0" x 6'-0"	2	INT.	7
8	(2) 2'-4" x 6'-0"	1	INT.	8
9	(2) 2'-0" x 6'-0"	2	INT.	9
10	(2) 1'-6" x 6'-0"	2	INT.	10
11	2'-0" x 6'-0"	1	INT. POCKET DOOR	11
12	2'-0" x 6'-0"	1	INT. POCKET DOOR	12

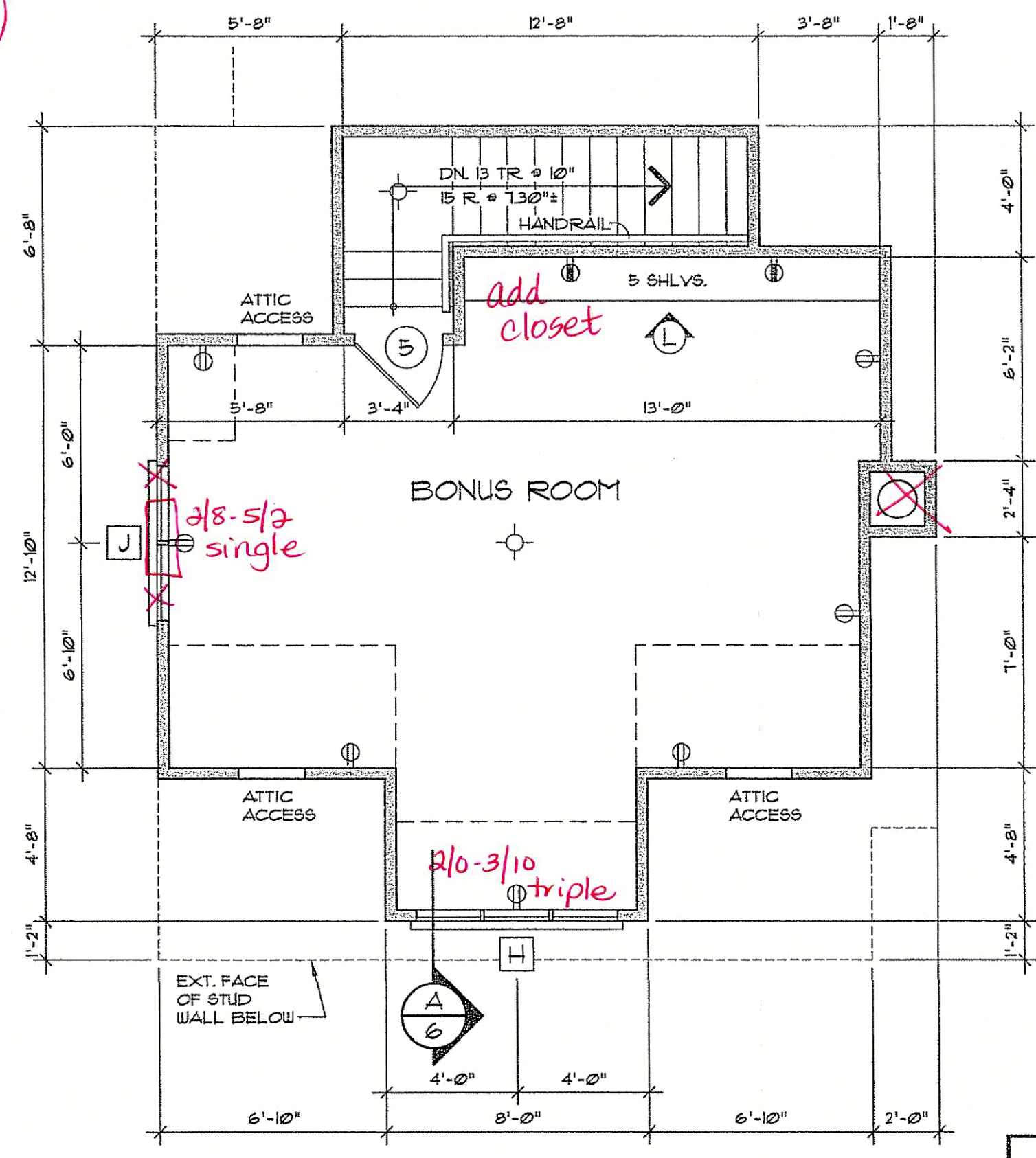
MARK	SIZE	QUAN.	DESCRIPTION	SYMBOL
A	(2) 2'-4" x 6'-2"	1	D.H. W/ (2) 28" TRANSOMS #	A
B	2'-0" x 4'-6"	1	D.H.	B
C	2'-4" x 6'-2"	5	D.H.	C
D	(3) 2'-0" x 4'-2"	1	D.H.	D
E	(3) 2'-4" x 6'-2"	2	D.H.	E
F	(2) 2'-4" x 5'-2"	1	D.H.	F
G	(3) 2'-4" x 5'-2"	1	D.H.	G
H	(3) 2'-1" x 3'-11"	1	CASEMENT, CENTER FIXED	H
J	(2) 2'-5" x 4'-5"	1	CASEMENT	J
K	2'-1" x 3'-11"	1	FIXED	K
L	2'-6 3/16" x 4'-6 15/16"	2	VELUX SKYLIGHT V58-M28 **	L
M	2'-6 3/16" x 3'-10 1/4"	2	VELUX SKYLIGHT V58-M26 **	M
N	14" DIA.	1	VELUX SUN TUNNEL TLR-014 **	N

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
 VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
 WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
 VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
 VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPASH.
 ** SEE ELEVATION FOR TRANSOM.
 ** VERIFY SKYLIGHT AND SUN TUNNEL INSTALLATION REQUIREMENTS BEFORE CONSTRUCTION. IF CURB INSTALLATION IS RECOMMENDED DUE TO CLIMATIC CONDITIONS, MODEL NUMBER AND/OR ROUGH OPENING SIZE MAY VARY.

- PLAN NOTES:**
- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE.
 - REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
 REVIEW SUB-CONTRACTOR'S LOCATIONS OF THE WATER HEATER AND HVAC UNITS WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.
 H.V.A.C. EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 27"x36".
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - INSULATE AROUND ALL BATHS AND UTILITY ROOM.
 - TYPICAL WALL, 2x4'S @ 16" OC, UNLESS OTHERWISE DIMENSIONED.
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
 - PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET (GROUNDED TYPE)
⊕	WEATHER PROOF DUPLEX OUTLET
⊕	ABOVE COUNTER LOCATION
⊕	ABOVE COUNTER-WATER PROOF DUPLEX OUTLET
⊕	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
⊕	220 VOLT OUTLET OR CONNECTION
⊕	CEILING MOUNTED LIGHT FIXTURE
⊕	WALL BRACKET MOUNTED LIGHT FIXTURE
⊕	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
⊕	SUSPENDED CEILING MOUNTED PENDANT LIGHT
⊕	SUN TUNNEL W/ LIGHT KIT
⊕	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
⊕	RECESSED CEILING LIGHT FIXTURE
⊕	RECESSED LIGHT FOR WET AREA
⊕	UNDER CABINET FLUORESCENT LIGHT
⊕	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
⊕	CEILING MOUNTED PADDLE FAN W/ LIGHT
⊕	CEILING MOUNTED FAN - EXHAUST
⊕	CEILING MOUNTED FAN AND HEATER
⊕	CEILING MOUNTED FAN AND LIGHT



BONUS ROOM FLOOR PLAN 1/4" = 1'-0"

- Notes:**
- 1) elevated slab
 - 2) 3-sides brick, rear vinyl
 - 3) vinyl in gables as marked

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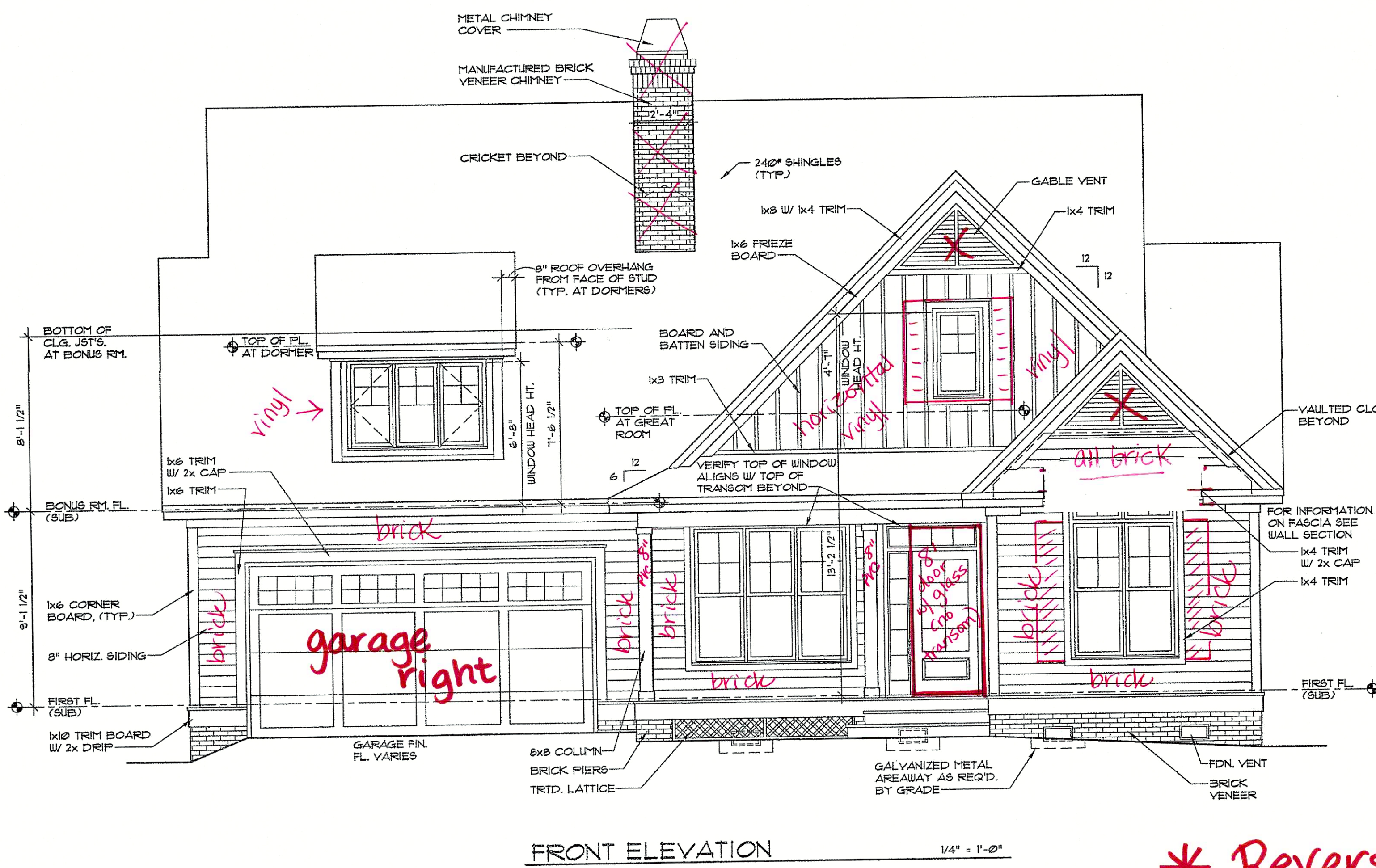
*** Reverse Plan ***

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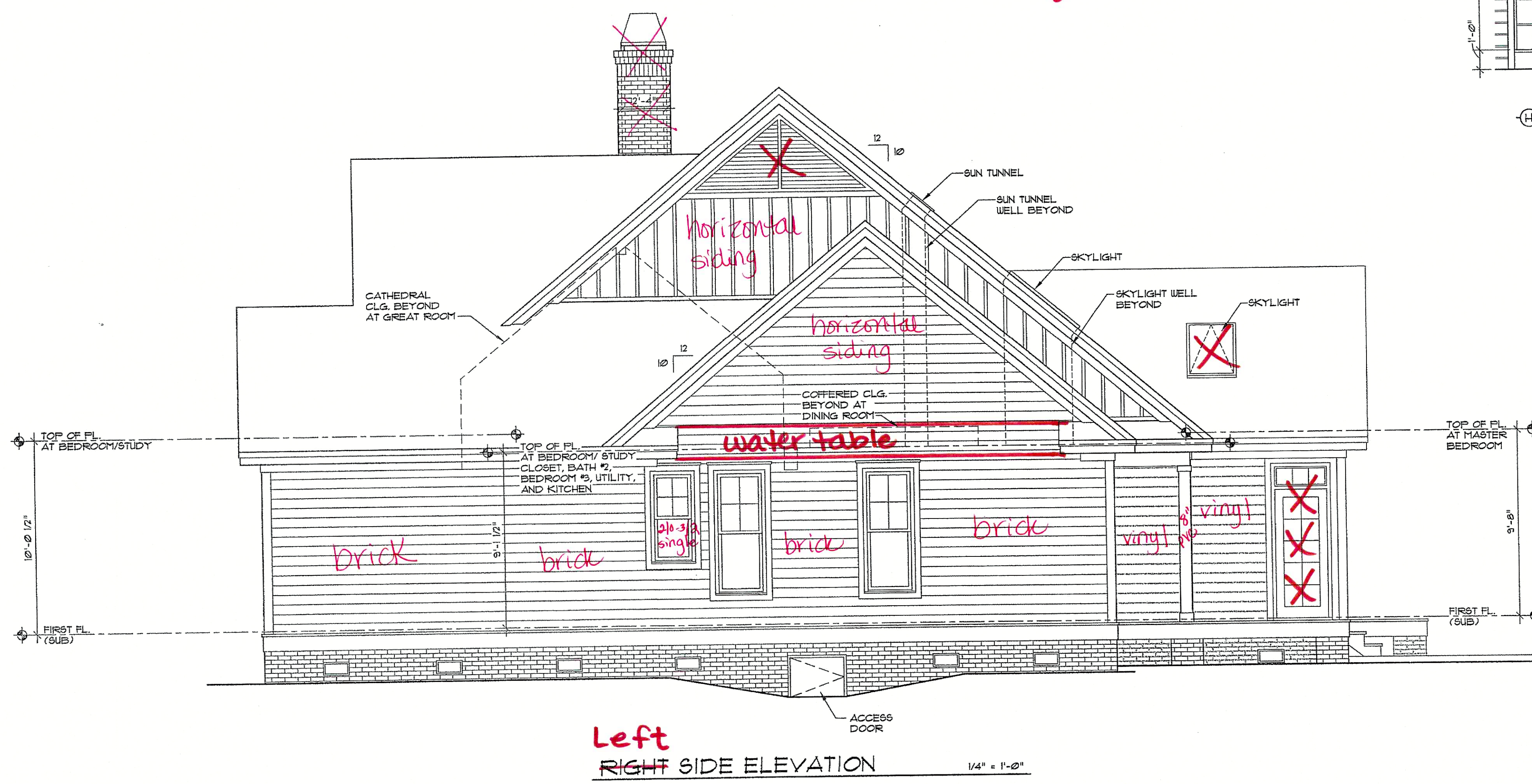
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 SHEET OF 3 OF 8
 DR. JAG
 FLOOR PLAN

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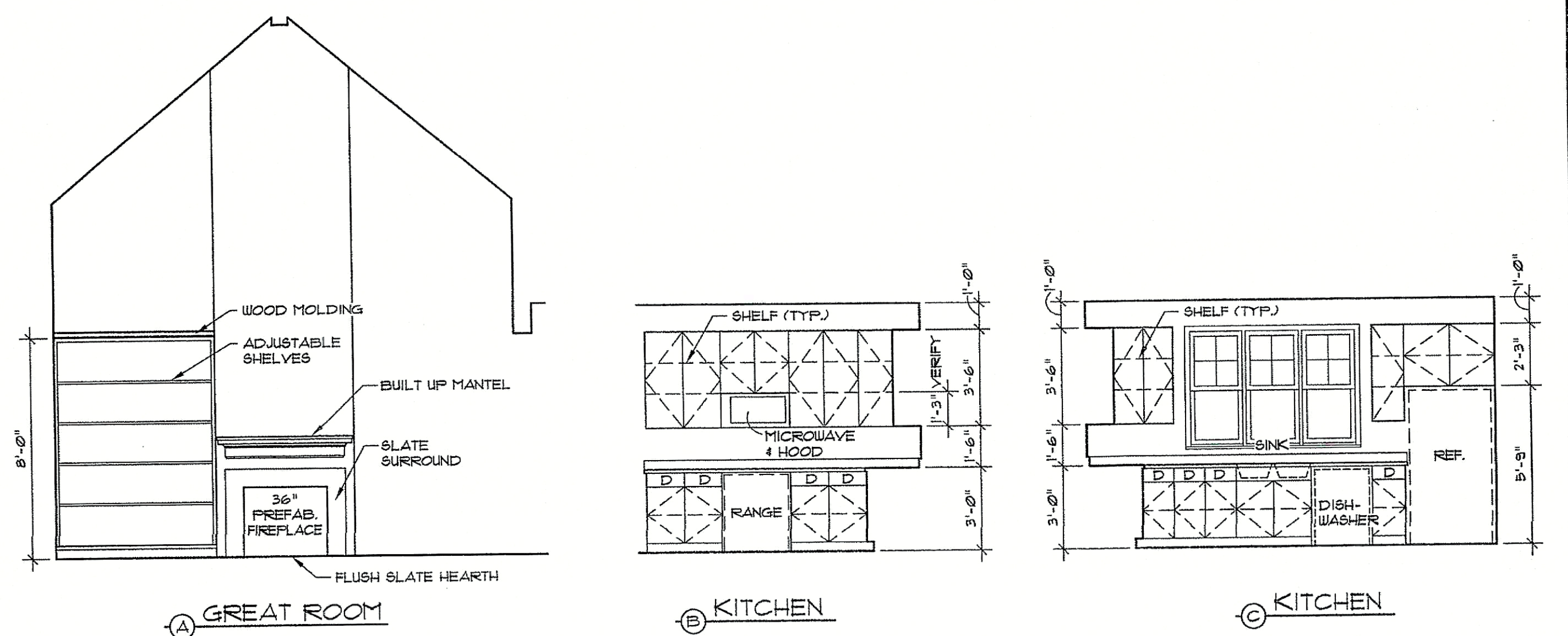


FRONT ELEVATION 1/4" = 1'-0"

* Reverse plan: garage right *



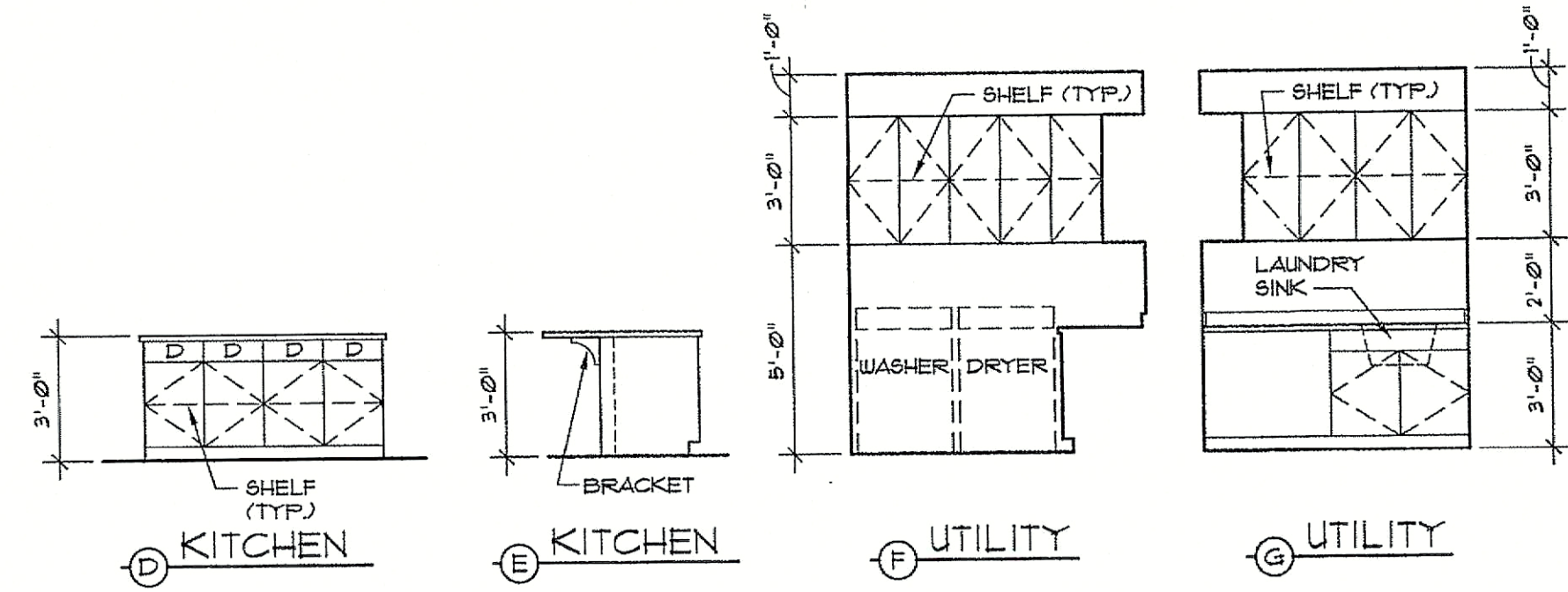
Left RIGHT SIDE ELEVATION 1/4" = 1'-0"



A GREAT ROOM

B KITCHEN

C KITCHEN

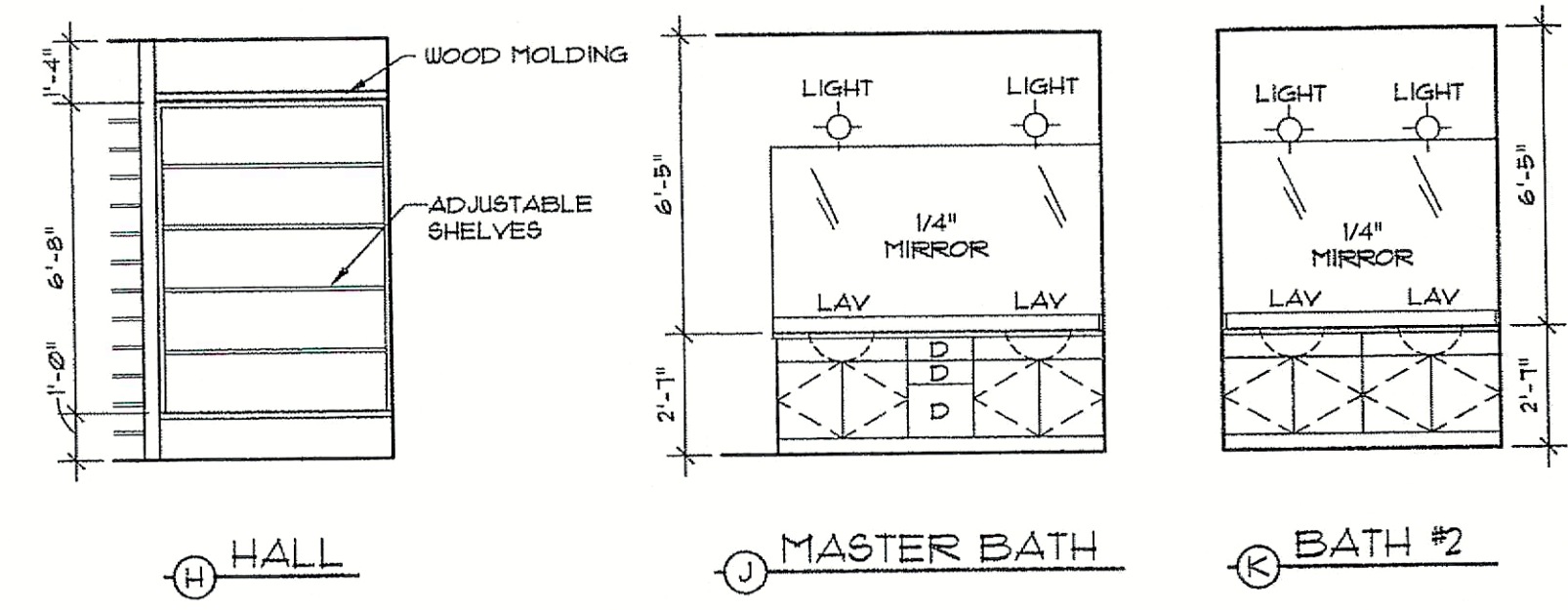


D KITCHEN

E KITCHEN

F UTILITY

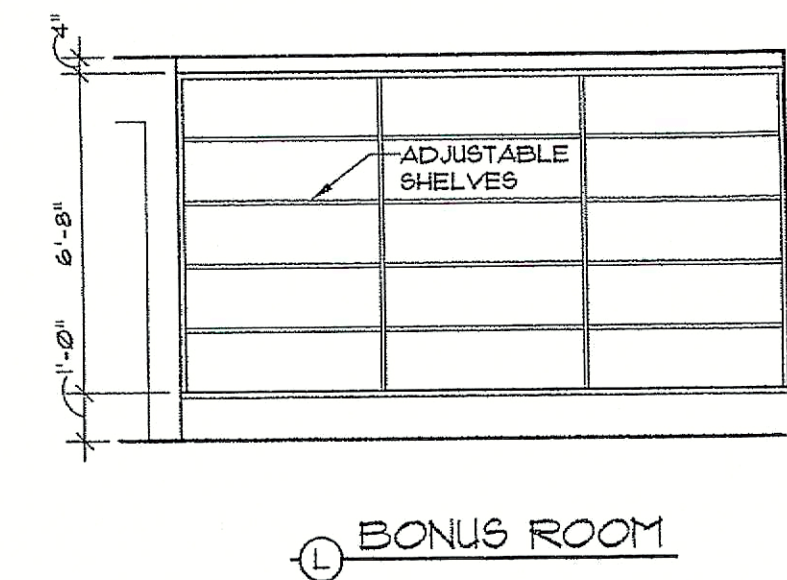
G UTILITY



H HALL

J MASTER BATH

K BATH #2



L BONUS ROOM

INTERIOR ELEVATIONS 1/4" = 1'-0"

Notes:
 1) brick 3-sides, vinyl on rear
 2) vinyl in gables as marked

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FILLION
 DESIGN NO. 1519
 SHEET OF 4
 DR JAG
 8
 ELEVATIONS AND INTERIOR ELEVATIONS

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