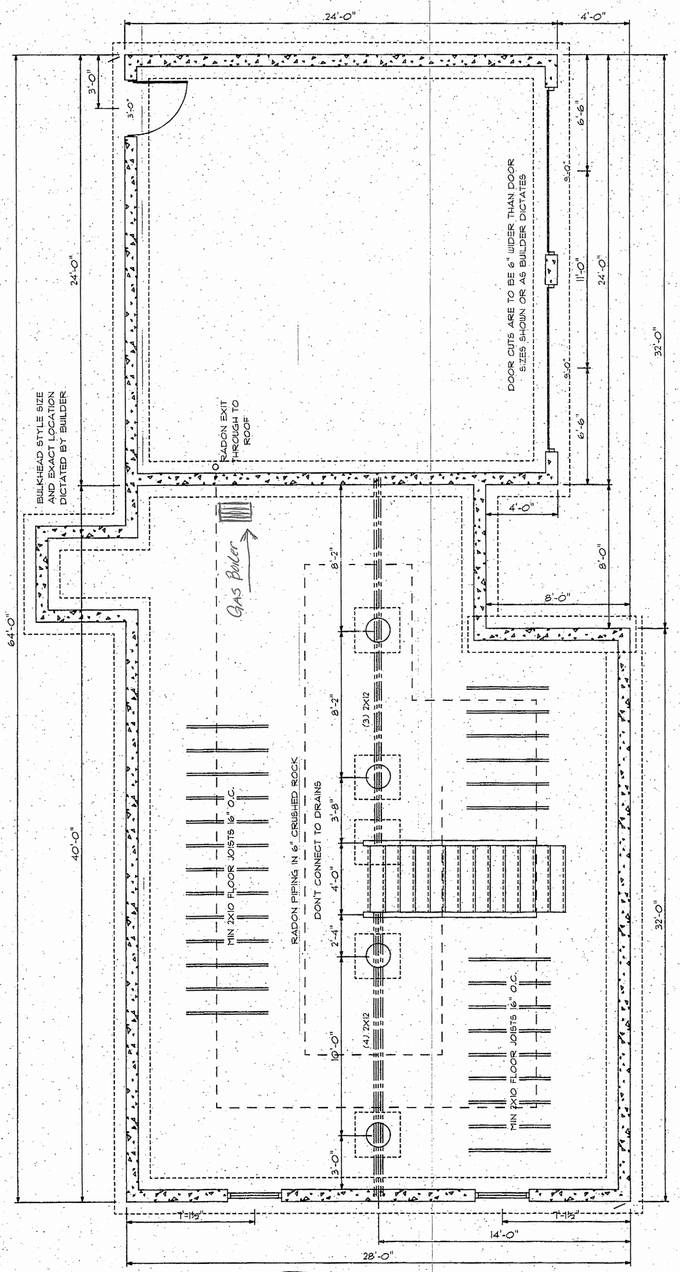
M.A.D.D. /GRABARZ



PLAN NOTES:
IT IS THE RESPONSIBILITY OF THE BUILDER OF THIS PROJECT TO SEE THAT IT IS BUILT IN COMPLIANCE WITH ALL OF THE STATE AND LOCAL CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.

THE BUILDER AND OWNER WILL MAKE THE DECISIONS ON ALL OPTIONS ON THE HOME SUCH AS SIDING, ROOFING, WINDOW AND DOOR STYLES AND SIZES, TRIM DETAILS, FLOOR COVERINGS, CABINETS, APPLIANCES, DECK OR PORCH STYLES AND MATERIALS, LANDSCAPING DETAILS AND/OR ANY ITEMS NOT SPECIFIED ON THESE PLANS.

WINDOW & DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DIRECTION OF THE BUILDER OR THE OWNER. THE KITCHEN WINDOW IS MEASURED FROM THE INSIDE OF THE KITCHEN WALL WITH ALLOWANCE FOR DRYWALL.

IF THE CABINETS ARE CHANGED, THE KITCHEN WINDOW WILL HAVE TO BE MOVED. J.C.D. RECOMMENDS AN AWNING WINDOW IN THE KITCHEN (NOT A CASEMENT). ALL BATHROOM WINDOWS MUST BE SAFETY GLASS. ALL BEDROOMS ARE TO HAVE AT LEAST (1) EGRESS WINDOW.

INSULATION MUST MEET THE MINIMUM OF STATE CODES AT THE TIME THE BUILDING IS BUILT.

ALL BEARING POINTS (CIRCLES MARKED BP) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRYING TIMBER SUPPORT POST. ALL OPENINGS OVER 6' ARE TO HAVE DOUBLE JACKS SUPPORTING THE HEADERS. THE HEADERS OVER THE WINDOWS AND DOORS IN BRG WALLS ARE TO BE (3) 2X10' UNLESS SPECIFIED DIFFERENTLY. ANY LAM BEAMS SHOWN ON THE PLAN ARE TO BE SPECIFIED BY THE SUPPLIER OR AN INDEPENDENT ENGINEER. TRUSSES ARE TO BE ENGINEERED THE MANUFACTURER AND ARE TO BE INSTALLED AND BRACED ACCORDING TO THE MANUFACTURERS DIRECTIONS.

STAIRS ARE TO BE MAX 7 3/4" RISE AND MIN 10" TREAD N.TN. WITH RAILINGS AT 36" OR AS LOCAL CODES DICTATE.

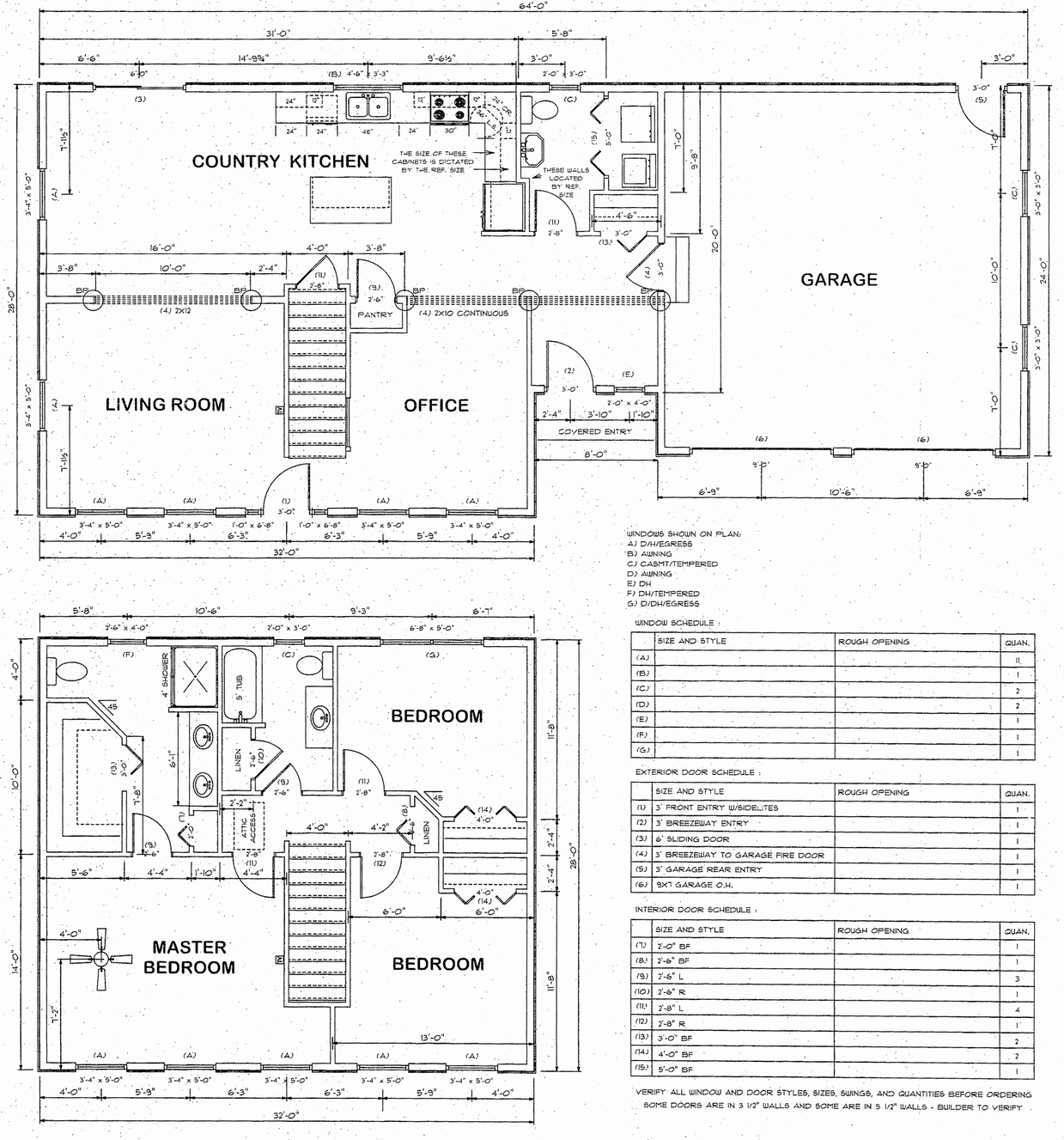
THE BUILDER WILL GO OVER THESE DRAWINGS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND THAT THE MEASUREMENTS ARE WHAT THEY WANT. SHOULD ANY CHANGES BE NEEDED WE WILL BE GLAD TO DO THEM BEFORE ANY CONSTRUCTION STARTS.

WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE, HOWEVER, IF ANY ERRORS ARE FOUND WE WILL BE HAPPY TO CORRECT THEM BEFORE ANY CONSTRUCTION STARTS.

FOUNDATION NOTES
FULL HEIGHT 8" WALL IN THE HOUSE - 8" FROST WALL IN THE GARAGE, UNLESS TOWN REQUIREMENTS ARE DIFFERENT.
ANY CELLAR WINDOW LOCATIONS TO BE VERIFIED BY THE BUILDER OR OWNER.
ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.
BEAM POCKETS FOR CARRYING TIMBER/S AT BUILDERS DIRECTION.
ANY DAYLIGHT BASEMENT WALLS OR STEPPED WALLS ARE TO BE FIELD DICTATED.
1/2" ANCHOR BOLTS 1' IN FROM ENDS AND 6' O.C. REBAR AS THE TOWN REQUIRES.
ALL FOOTINGS 12" X 24" KEYED UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
ALL LALLY PADS 12" X 30" X 30" UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
INTERIOR AND EXTERIOR POSITIVE DRAINS (EXT W/ DRAIN SOCK) OR DRAINS TO A SUMP HOLE.
J.C. RECOMMENDS RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO THE DRAIN SYSTEM.
4" CONCRETE FLOORS IN THE HOUSE AND GARAGE (POLY LINER IN HOUSE)
GARAGE OH AND ENTRY DOOR CUTS TO BE 6" WIDER THAN SIZES SHOWN OR AS THE BUILDER DICTATES.
ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS TO BE VERIFIED BY BUILDER.
BASEMENT TO BE INSULATED AS REQUIRED BY CODES

SINCE THERE ARE A VARIETY OF WAYS TO INSULATE THE BASEMENT AND J.C.D. DOES NOT AT THIS TIME KNOW HOW THE OWNER AND/OR BUILDER PLAN ON DOING IT, THE BUILDER WILL SPECIFY BELOW HOW IT IS TO BE DONE.

BUILDER OR OWNER TO FILL IN HOW THE FOUNDATION WILL BE INSULATED:



WINDOWS SHOWN ON PLAN:
A) DH/EGRESS
B) AWNING
C) CASMT/TEMPERED
D) AWNING
E) DH
F) DH/TEMPERED
G) D/DH/EGRESS

WINDOW SCHEDULE :

	SIZE AND STYLE	ROUGH OPENING	QUAN.
(A)			11
(B)			1
(C)			2
(D)			2
(E)			1
(F)			1
(G)			1

EXTERIOR DOOR SCHEDULE :

	SIZE AND STYLE	ROUGH OPENING	QUAN.
(1)	3' FRONT ENTRY W/SIDELITES		1
(2)	3' BREEZEWAY ENTRY		1
(3)	6' SLIDING DOOR		1
(4)	3' BREEZEWAY TO GARAGE FIRE DOOR		1
(5)	3' GARAGE REAR ENTRY		1
(6)	9X7 GARAGE O.H.		1

INTERIOR DOOR SCHEDULE :

	SIZE AND STYLE	ROUGH OPENING	QUAN.
(7)	2'-0" BF		1
(8)	2'-6" BF		1
(9)	2'-6" L		3
(10)	2'-6" R		1
(11)	2'-8" L		4
(12)	2'-8" R		1
(13)	3'-0" BF		2
(14)	4'-0" BF		2
(15)	5'-0" BF		1

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS, AND QUANTITIES BEFORE ORDERING
SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY

THESE PLANS ARE FOR BIDS APPRAISAL OR CONSTRUCTION FOR THIS ONE PROJECT ONLY FOR THE ORIGINAL NAME OR ADDRESS ON THESE PLANS
THEY ARE NOT TO BE USED FOR BUILDING PERMITS

IF THIS STAMP IS NOT RED THIS IS AN ILLEGAL SET OF PLANS
USE OR REPRODUCTION OF THESE PLANS WITHOUT PERMISSION IS PROHIBITED BY FEDERAL LAW. VIOLATIONS ARE PUNISHABLE BY FINES OF UP TO $ 100,000
TO OBTAIN LEGAL COPIES OF THIS PLAN CONTACT JOHN OR DONNA CALL
151 ROOSEVELT TRAIL, WINDHAM ME. 207-892-2810

© J.CALL DESIGN
THESE DRAWINGS ARE TO BE USED FOR THE CONSTRUCTION OF 1 PROJECT ONLY FOR THE CLIENT AND ADDRESS NAMED ON THEM. ANY USE OR REPRODUCTION OF THEM VIOLATES FEDERAL COPYRIGHT LAWS. DO NOT COPY THESE DRAWINGS FOR ANYONE WITHOUT PERMISSION FROM J. CALL DESIGN.

J. CALL DESIGN
PLANNING AND DESIGN SERVICES FOR RESIDENTIAL AND COMMERCIAL
151 ROOSEVELT TRAIL, WINDHAM, ME. 207-892-2810

SCALE	DRAWN BY
1/4" = 1'	J. CALL
10/2012 DATE	2 OF 3 PAGE

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY, THEY FURTHER UNDERSTAND THAT J CALL DESIGN IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS PROJECT IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, JCD WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

GRABARZ RESIDENCE
25 HAVERTY'S WAY, PORTLAND, ME.

DRAWING
FLOOR PLANS & FOUNDATION