ESTES DE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/04/15

1622 SQ. FT. LIVING SPACE
428 SQ. FT. GARAGE SPACE

THE FOUNDATION, FOOTINGS, FOOTING SIZES, REBAR, AND ANCHOR BOLT LOCATIONS, ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE TOWN OR STATE CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
FULL HEIGHT 8" OR 10" CONCRETE WALL AS SHOWN FOR HOUSE, 8" FROST WALL FOR GARAGE.
1/2" ANCHOR BOLTS 6' O.C. 2X6 P.T. SILLS EXCEPT WHERE 2X8 R.T. SILLS ARE SHOWN.
ANY CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER.
4" CONCRETE FLOOR OVER 6" CRUSHED ROCK WITH POLY LINER
HOUSE TO HAVE INTERIOR AND EXTERIOR POSITIVE DRAINS (EXT W/ DRAIN SOCK) OR DRAINS TO A SUMP HOLE.
J.C.D. RECOMMENDS RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM.
ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER.
ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.
BEAM POCKETS FOR CARRYING TIMBER/S SET AT BUILDERS DIRECTION.
ANY DAYLIGHT BASEMENT WALLS OR STEPPED WALLS ARE TO BE FIELD LOCATED.
ALL LALLY COLUMN PADS 12" X 30" X 30" UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
ALL FOOTINGS MIN 10" X 20" KEYED UNLESS SPECIFIED DIFFERENTLY BY TOWN C.E.O.
8" FROST WALL IN GARAGE, UNLESS TOWN REQUIREMENTS ARE DIFFERENT.
GARAGE OH AND ENTRY DOOR CUTS TO BE 6" WIDER THAN SIZES SHOWN OR AS THE BUILDER DICTATES.
VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION STARTS.
WE DO OUR BEST TO SEE THAT ALL DRAWINGS ARE ERROR FREE, HOWEVER, SHOULD ANY ERRORS BE FOUND J.C.D. WILL BE GLAD TO CORRECT THEM BEFORE FOUNDATION IS INSTALLED.

STATE OR LOCAL CODES MAY DICTATE THAT THE BASEMENT IS TO BE INSULATED. SINCE THERE ARE MANY DIFFERENT WAYS TO INSULATE A BASEMENT AND SINCE AT THIS POINT J.C.D. DOESN'T KNOW WHICH WAY IT IS TO BE DONE, THE BUILDER WILL SPECIFY BELOW THE MANNER IN WHICH IT WILL BE DONE.

BASEMENT INSULATION SHALL BE:

GRAPH SCALE
EACH BLOCK = 1'
10'

C.E.O.
SINCE JCD DOES NOT KNOW AT THIS POINT WHAT BRAND WINDOWS WILL BE USED IN THIS HOME, AND SINCE MANUFACTURER SIZES VARY A LITTLE BIT THE WINDOWS SIZES SHOWN ON THE FLOOR PLAN SHOULD BE WITHIN AN INCH OR SO OF THE SIZE USED. IF YOU NEED THE EXACT SIZE THE BUILDER OR OWNER WILL SUPPLY THAT INFORMATION.

WINDOWS SHOWN ON PLAN:
(A) AWNING, (B) DH, (C) DH, (D) CAS, (E) CAS/TEMPERED, (F) DH/EGRESS

WINDOW SCHEDULE :

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)			5
(B)			2
(C)			3
(D)			2
(E)			2
(F)			2

EXTERIOR DOOR SCHEDULE :

	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1)	3' ENTRY		1
(2)	6' SLIDER		1
(3)	3' HOUSE TO GARAGE FIRE DOOR		1
(4)	3' GARAGE SIDE DOOR		1
(5)	16' X 7' GARAGE O.H.		1

INTERIOR DOOR SCHEDULE :

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

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

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

THE BUILDER AND/OR THE 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 AND PORCH STYLES AND MATERIALS, LANDSCAPING DETAILS AND/OR ANY OTHER ITEMS NOT SPECIFIED ON THESE DRAWINGS.

THE WINDOW AND DOOR LOCATIONS AND SIZES SHOWN ARE RECOMMENDATIONS ONLY AND MAY BE CHANGED AT THE DIRECTION OF THE BUILDER OR THE OWNER (AS APPROVED BY THE C.E.O.).

THE KITCHEN WINDOW IS MEASURED FROM THE INSIDE OF THE KITCHEN WALL WITH ALLOWANCE FOR DRYWALL. IF THE CABINET SIZES ARE CHANGED, THE KITCHEN WINDOW MAY HAVE TO BE RELOCATED. J.C.D. RECOMMENDS A SLIDING OR AWNING WINDOW IN THE KITCHEN (NOT A CASEMENT). BATHROOM WINDOWS WITHIN 5' OF A TUB OR SHOWER MUST BE SAFETY GLASS. BEDROOMS ARE TO HAVE AT LEAST ONE EGRESS WINDOW. IF THERE ARE WINDOWS AT WINDOW SEATS, OR IN STAIRWAYS THEY MUST BE SAFETY GLASS.

INSULATION (INCLUDING THE BASEMENT) MUST MEET THE MINIMUM OF THE STATE AND/OR LOCAL CODES AT THE TIME OF CONSTRUCTION.

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 WINDOW AND DOOR HEADERS IN BRG WALLS ARE TO BE (3) 2X10' UNLESS SPECIFIED DIFFERENTLY ON THE FLOOR PLAN OR CROSS SECTION. ANY STEEL OR LAM BEAMS SHOWN ON THE PLAN ARE TO BE SPECIFIED BY THE SUPPLIER (SBS) OR AN INDEPENDENT ENGINEER. ROOF AND/OR FLOOR TRUSSES ARE TO BE ENGINEERED BY 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.

PERMIT SET OF DRAWINGS FOR THIS ONE HOME AT THE BELOW ADDRESS ONLY.

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SCALE	DRAWN BY
1/4" = 1'	J. CALL
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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.

ESTES DEV. SPEC
425 ALLEN AVE., PORTLAND, ME.

DRAWING
FLOOR PLAN AND FOUNDATION