

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 MANUFACTURER'S DIRECTIONS.

STAIRS ARE TO BE MAX 1 3/4" RISE AND MIN 10" TREAD N.T.N. 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.

SINCE ALL DOOR COMPANIES MAKE THE SAME SIZE DOORS, WE SHOW THE DOOR SIZES IN THE DOOR SCHEDULE(S) BELOW. BUT SINCE WINDOW SIZES DIFFER DEPENDING ON BRAND BY ONE OR TWO INCHES, THE WINDOWS SHOWN AND SIZED ON THESE DRAWINGS ARE CLOSE BUT ONLY APPROXIMATE. WE THEREFORE LEAVE THE WINDOW SCHEDULE BELOW BLANK SO THAT THE BUILDER OR THE OWNER CAN FIT IT IN BEFORE CONSTRUCTION (OR PERMITS IF THE C.E.O. NEEDS IT).

WINDOWS SHOWN ON PLAN: A) DH/EGRESS, B) CASMT/TEMPERED, C) DH, D) AWNING OR DH.

WINDOW SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)		6
(B)		2
(C)		1
(D)		1

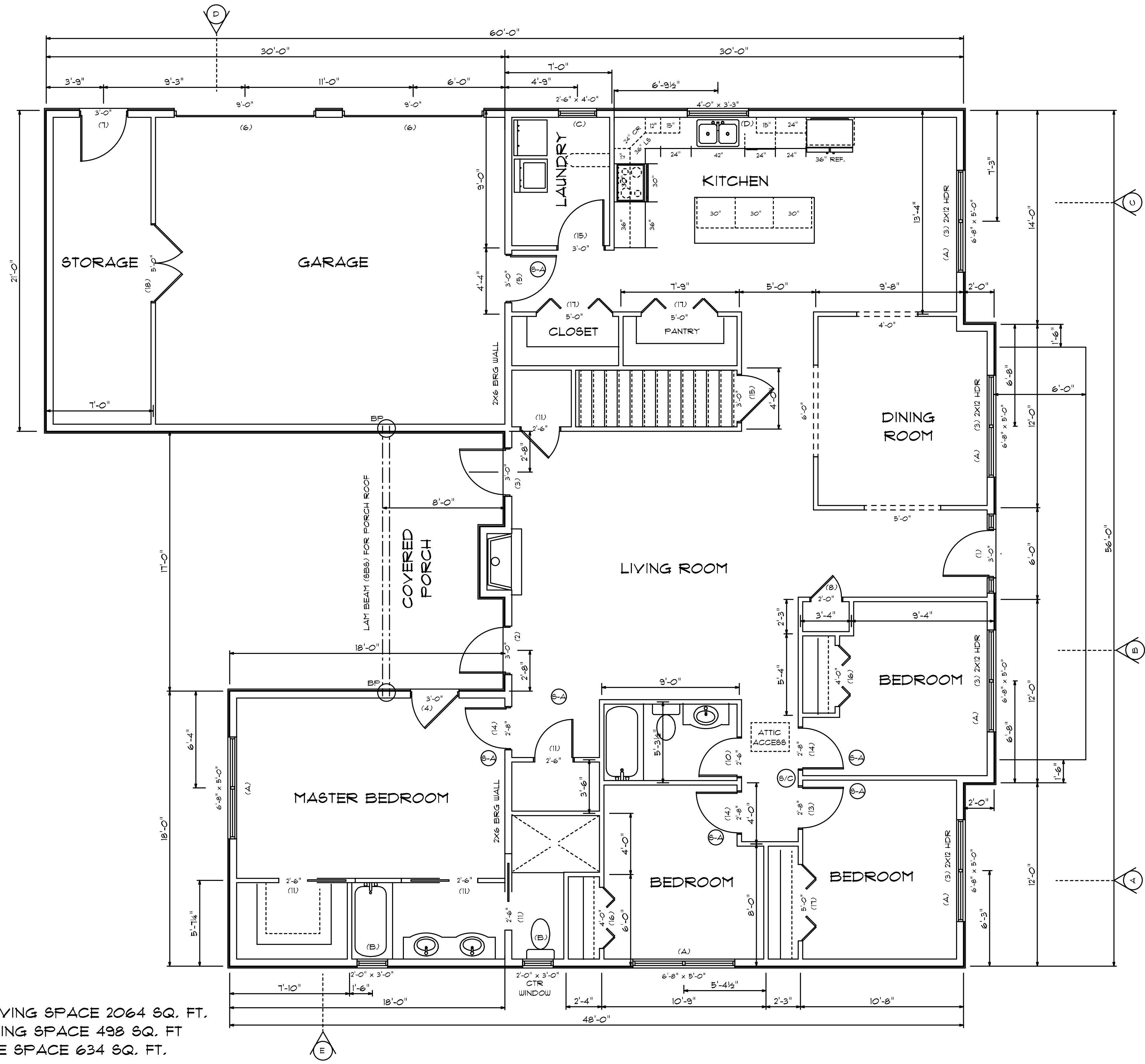
EXTERIOR DOOR SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1) 3' FRONT ENTRY W/SIDELITES		1
(2) 3' OUTSWING L FULL OR PARTIAL GLASS		1
(3) 3' OUTSWING R FULL OR PARTIAL GLASS		1
(4) 3' L FULL OR PARTIAL GLASS		1
(5) 3' BACK HALL TO GARAGE FIRE DOOR		1
(6) 8'X8 GARAGE O.H.		2
(7) 3' R GARAGE STORAGE DOOR		1

INTERIOR DOOR SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(8) 2'-0" L		1
(9) 2'-4" L		1
(10) 2'-6" L		1
(11) 2'-6" R		2
(12) 2'-6" PKT		3
(13) 2'-8" L		1
(14) 2'-8" R		5
(15) 3'-0" R		2
(16) 4'-0" BF		3
(17) 5'-0" BF		3
(18) 5'-0" DBL SOLID CORE		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.



1ST FLOOR LIVING SPACE 2064 SQ. FT.
 BASMT LIVING SPACE 498 SQ. FT
 GARAGE SPACE 634 SQ. FT.

C.E.O. - THIS IS A PERMIT SET OF DRAWINGS FOR ONE HOME AT THE BELOW ADDRESS.
 PLEASE DO NOT COPY THESE FOR ANYONE WITHOUT PERMISSION FROM J.C.D.

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: 1/4" = 1'
 DRAWN BY: J. CALL
 DATE: 1/2016
 PAGE: 2 OF 4

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.
 LOT 6 ICE POND RD. PORTLAND, ME.
 FLOOR PLANS