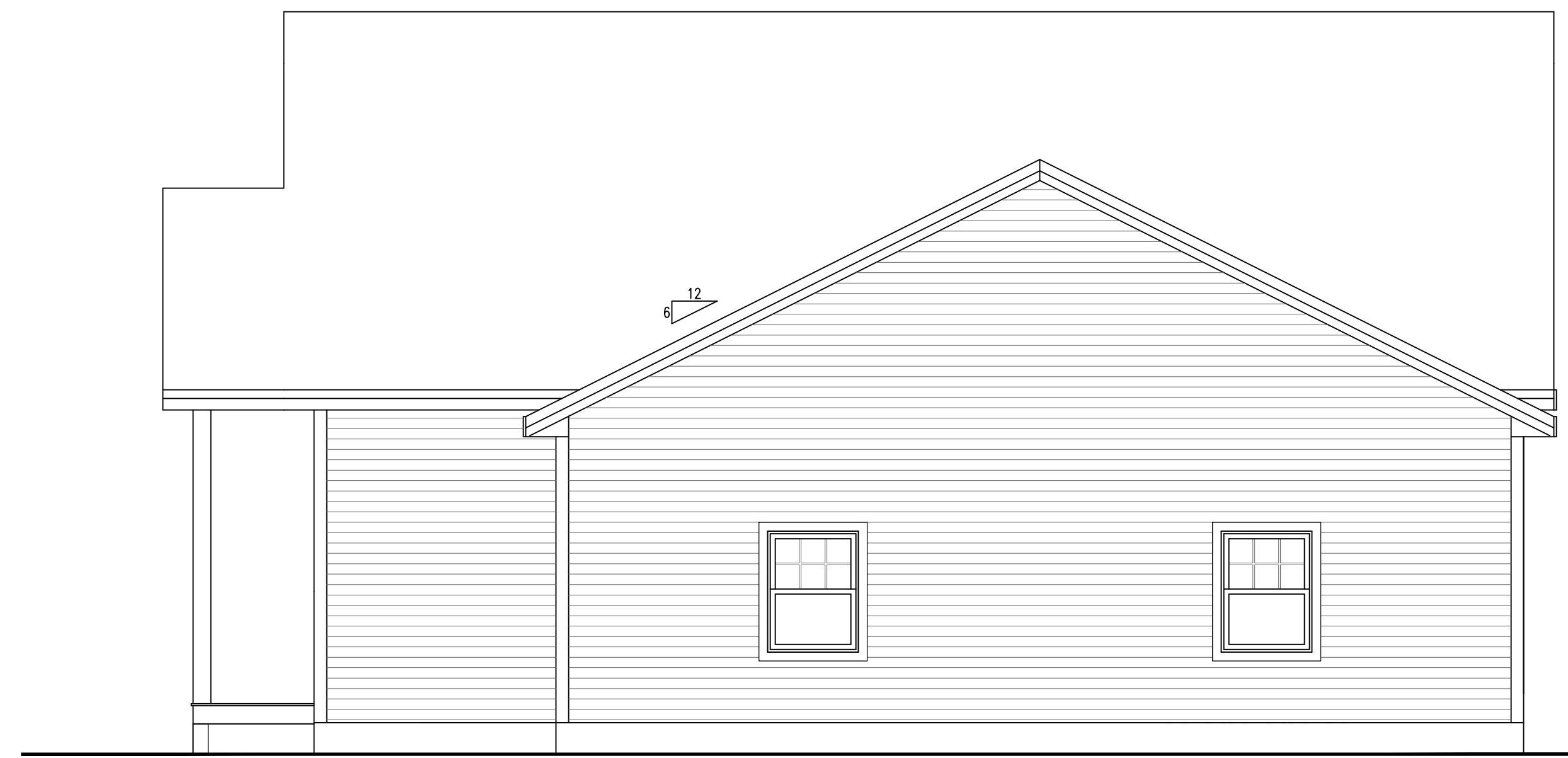


FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



T.J. Sylvester
noteworthy.j@gmail.com
207-240-4538
Designing homes
since 2000

ELEVATIONS
JUSTIN FLETCHER HOMES
3 BEDROOM SPEC, FREEPORT

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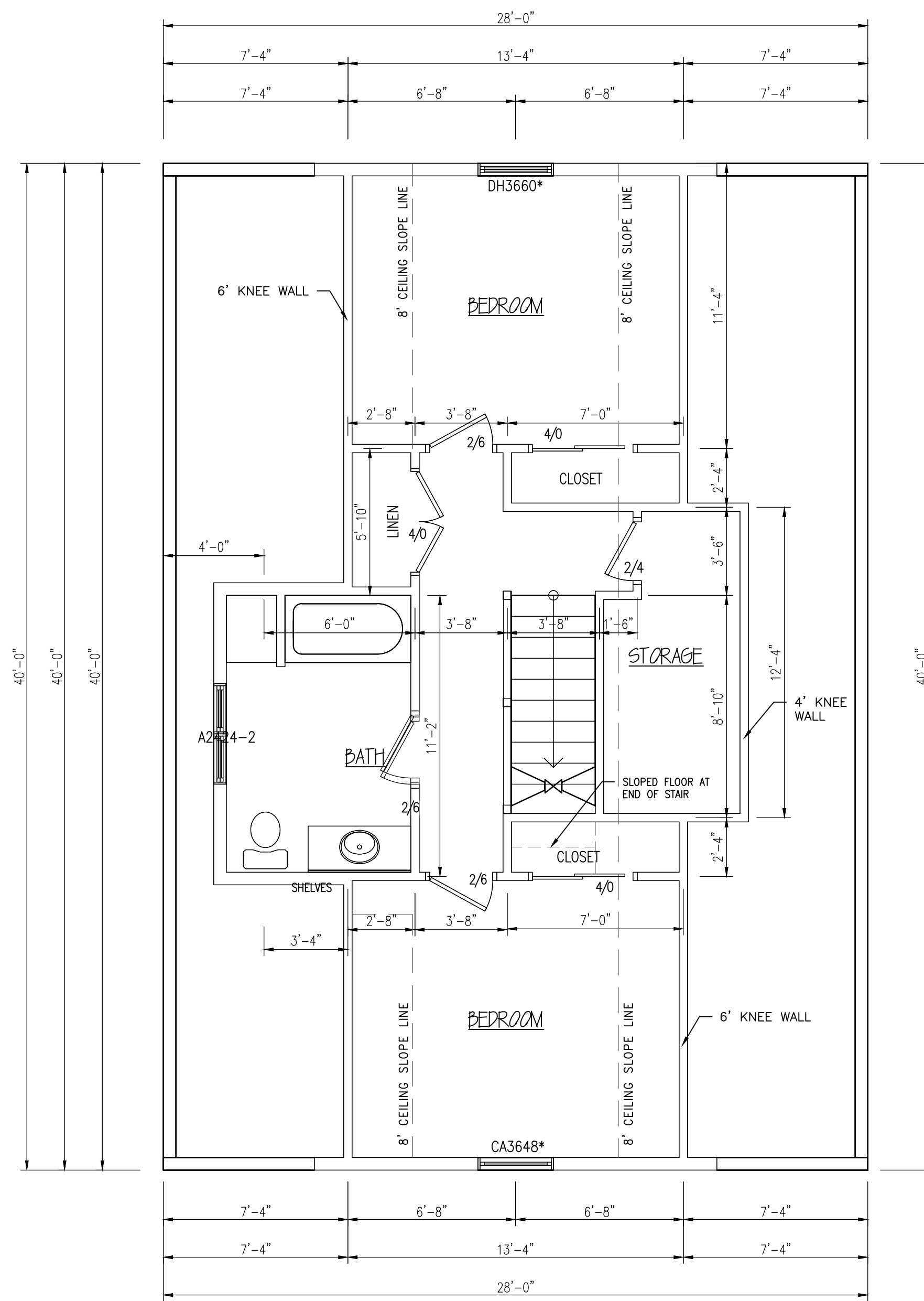
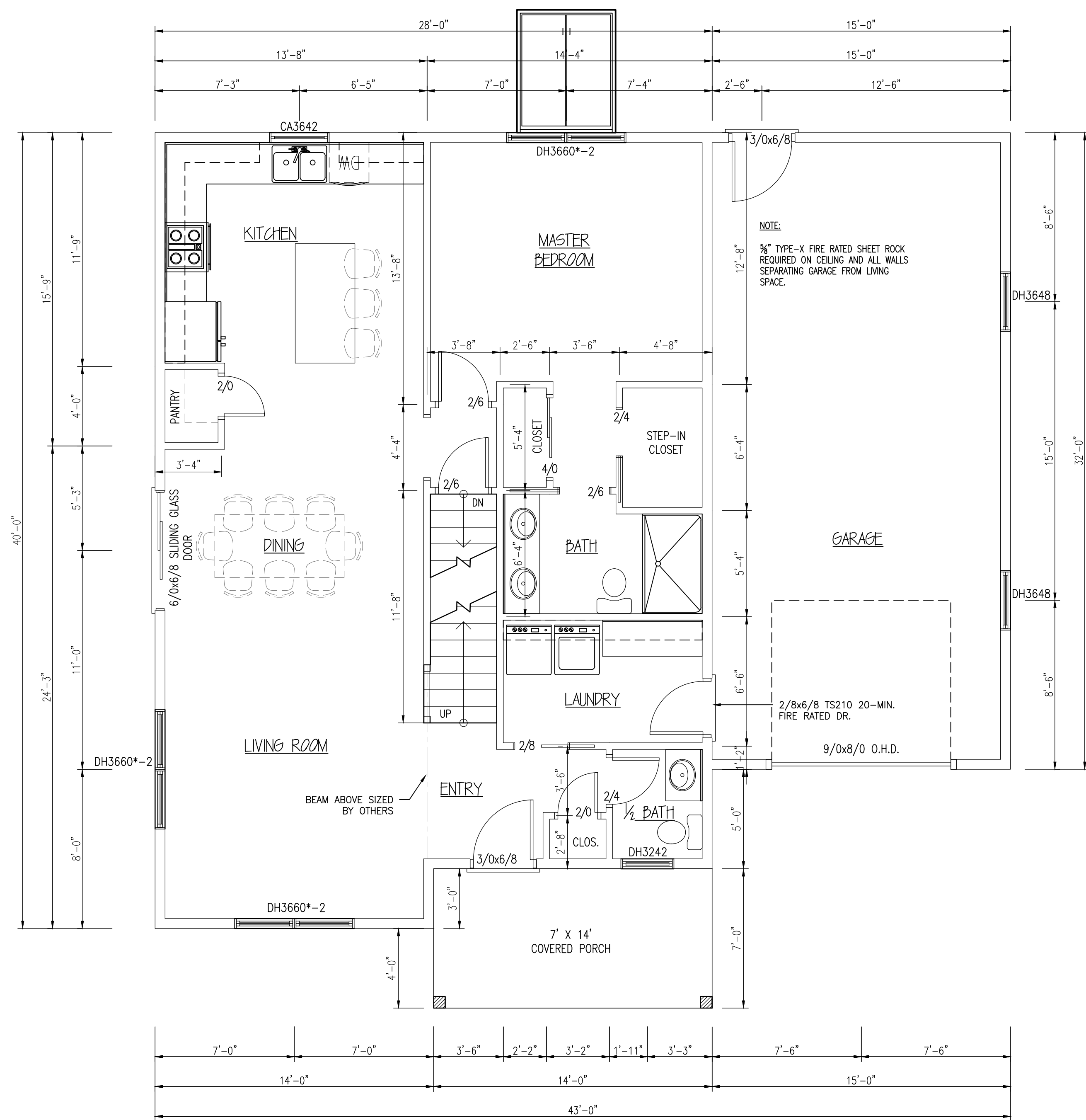


TABLE R502.5(1)
 GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS
 (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs)

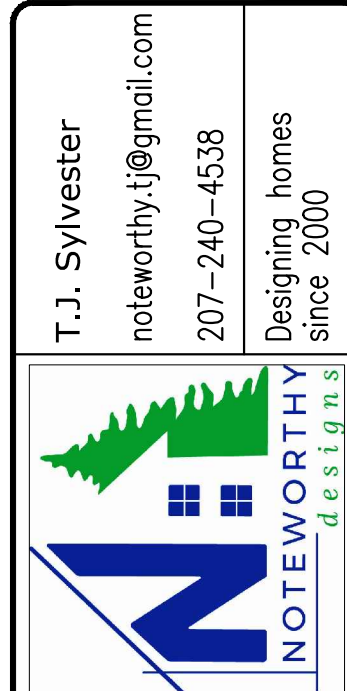
GIRDERS AND HEADERS SUPPORTING	SIZE	SIZE GROUND SNOW LOAD (psf)					
		Building Width (feet)					
		20		28		36	
Span	NJ ^a	Span	NJ ^a	Span	NJ ^a		
Roof and ceiling	2-2x4	3-2	1	2-9	1	2-6	1
	2-2x6	4-8	1	4-1	1	3-8	2
	2-2x8	5-11	2	5-2	2	4-7	2
	2-2x10	7-3	2	6-3	2	5-7	2
	2-2x12	8-5	2	7-3	2	6-8	2
	3-2x8	7-9	1	6-5	2	5-9	2
	3-2x10	9-1	2	7-10	2	7-0	2
	3-2x12	10-7	2	9-2	2	8-2	2
	4-2x8	8-4	1	7-5	1	6-8	1
	4-2x10	10-6	1	9-1	2	8-2	2
Roof, ceiling and over center-bearing floor	2-2x4	2-9	1	2-5	1	2-2	1
	2-2x6	4-1	1	3-7	2	3-3	2
	2-2x8	5-2	2	4-6	2	4-1	2
	2-2x10	6-4	2	5-6	2	5-0	2
	2-2x12	7-4	2	6-5	2	6-9	3
	3-2x8	6-5	2	5-8	2	5-1	2
	3-2x10	7-11	2	6-11	2	6-3	2
	3-2x12	9-2	2	8-0	2	7-3	2
	4-2x8	7-5	1	6-6	1	5-11	2
	4-2x10	9-7	2	8-0	2	7-2	2
Roof, ceiling and one clear span floor	2-2x4	2-7	1	2-3	1	2-0	1
	2-2x6	3-10	2	3-4	2	3-0	2
	2-2x8	4-7	2	4-0	2	3-8	2
	2-2x10	5-11	2	5-1	2	4-7	3
	2-2x12	6-10	2	5-11	3	5-4	3
	3-2x8	6-2	2	5-3	2	4-8	2
	3-2x10	7-5	2	6-2	2	5-8	2
	3-2x12	8-7	2	7-5	2	6-8	2
	4-2x8	7-0	1	6-1	2	5-5	2
	4-2x10	8-7	2	7-3	2	6-7	2
Roof, ceiling and two center-bearing floor	2-2x4	2-6	1	2-2	1	1-11	1
	2-2x6	3-8	2	3-2	2	2-10	2
	2-2x8	4-7	2	4-0	2	3-8	2
	2-2x10	5-8	2	4-11	2	4-5	3
	2-2x12	6-6	2	5-9	3	5-2	3
	3-2x8	5-9	2	5-1	2	4-7	2
	3-2x10	7-1	2	6-2	2	5-8	2
	3-2x12	8-2	2	7-2	2	6-5	3
	4-2x8	6-8	1	5-10	2	5-3	2
	4-2x10	8-2	2	7-2	2	6-5	2
Roof, ceiling and two clear span floor	2-2x4	2-0	1	1-8	1	1-5	2
	2-2x6	3-0	2	2-7	2	2-3	2
	2-2x8	3-10	2	3-4	2	2-11	3
	2-2x10	4-8	2	4-0	3	3-7	3
	2-2x12	5-5	3	4-8	3	4-2	3
	3-2x8	4-9	2	4-1	2	3-8	2
	3-2x10	5-10	2	5-0	2	4-6	3
	3-2x12	6-9	2	5-10	2	5-1	3
	4-2x8	5-6	2	4-8	2	4-3	2
	4-2x10	6-9	2	5-10	2	5-2	2

For S1: 1 inch=25.4mm, 1 pound per square foot=0.0479kN/m²

- Spans are given in feet and inches.
- Tabulated values assume #2 grade lumber.
- Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.
- NJ-Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.
- Use 30psf ground snow load for cases in which ground snow load is less than 30psf and the roof live load is equal to or less than 20psf

TABLE R502.5(2)
 GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS
 (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs)

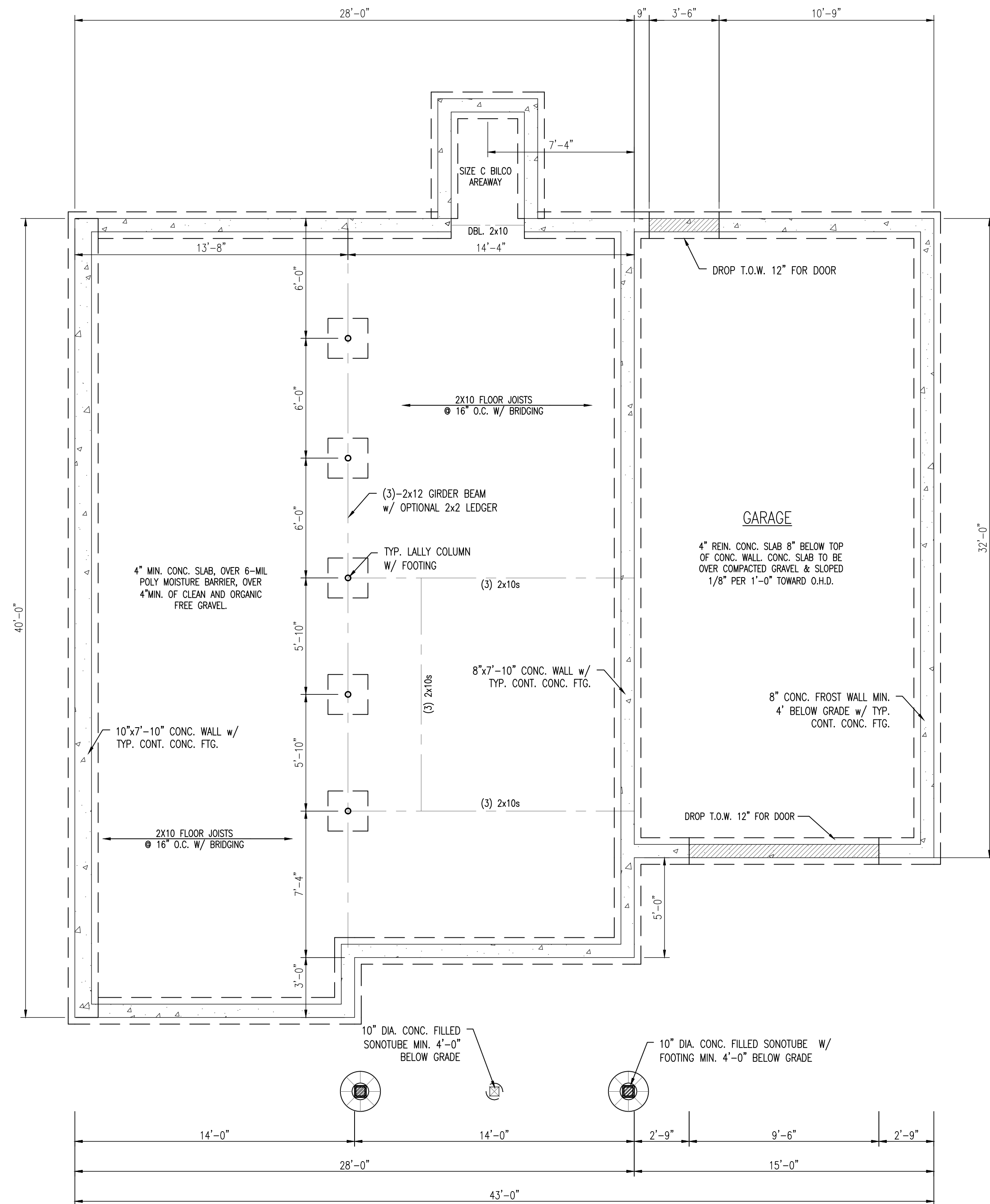
HEADERS AND GIRDERS SUPPORTING	SIZE	Building Width (feet)					
		20					
		28		36			
Span	NJ ^a	Span	NJ ^a	Span	NJ ^a		
One floor only	2-2x4	3-11	1	2-8	1	2-5	1
	2-2x6	4-6	1	3-11	1	3-8	1
	2-2x8	5-9	1	5-0	2	4-5	2
	2-2x10	7-0	2	6-1	2	5-5	2
	2-2x12	8-1	2	7-0	2	6-3	2
	3-2x8	7-2	1	6-3	1	5-7	2
	3-2x10	8-9	1	7-7	2	6-9	2
	3-2x12	10-2	2	8-10	2	7-10	2
	4-2x8	9-10	1	8-1	2	6-8	2
	4-2x10	10-1	1	8-9	1	7-10	2
TWO floor only	2-2x4	11-9	1	10-2	2	9-1	2
	2-2x6	12-2	1	11-10	1	11-7	1
	2-2x8	13-2	2	12-9	2	12-5	2
	2-2x10	14-1	2	13-6	2	13-2	2
	2-2x12	15-9	2	14-3	2	14-0	3
	3-2x8	12-1	2	11-1	2	10-11	3
	3-2x10	14-2	2	13-4	2	12-10	2
	3-2x12	16-2	2	15-7	2	14-7	3
	4-2x8	14-2	2	13-7	2	13-2	2
	4-2x10	16-2	2	15-7	2	14-7	2



FLOOR PLANS
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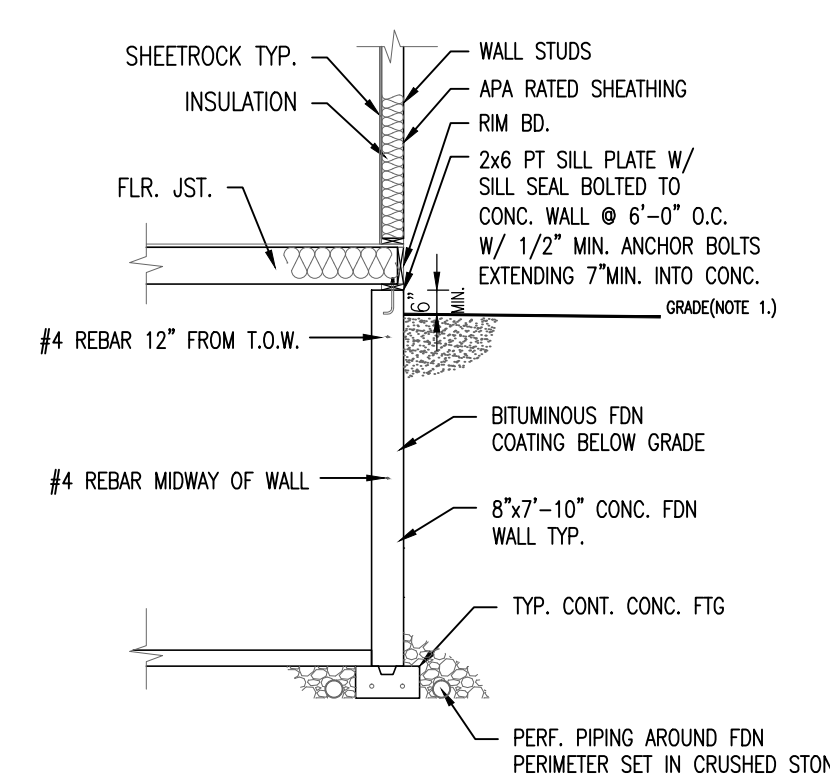
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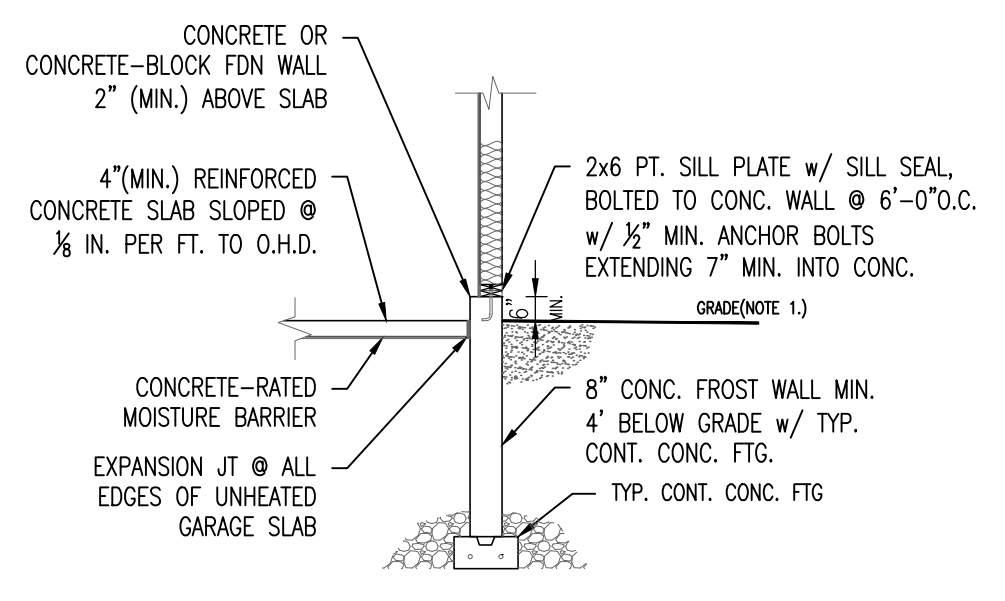
FOUNDATION PLAN

- NOTES:
SMOKE ALARMS SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS
1. EACH SLEEPING AREA
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 4. FIRE SEPARATION PER TOWN AND LOCAL CODE WHEN REQUIRED
- * DENOTES EGRESS WINDOW

- FOUNDATION NOTES:
1. 4" DIA. CONTINUOUS PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
 2. ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
 3. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
 4. DECK SUPPORTS ASSUMED TO BE 10" DIA. SONOTUBES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
 5. FOR PLUMBING LOCATION/LAYOUT, SEE GROUND FLOOR PLAN.
 6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FND/FTGS AS REQUIRED PER GRADE AND SOIL CONDITIONS
 7. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.



TYPICAL FOUNDATION WALL DETAIL
1/4" = 1'-0"



- NOTE:
1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.

TYPICAL GARAGE SLAB / FDN WALL DETAIL
1/4" = 1'-0"

FOUNDATION PLAN
JUSTIN FLETCHER HOMES
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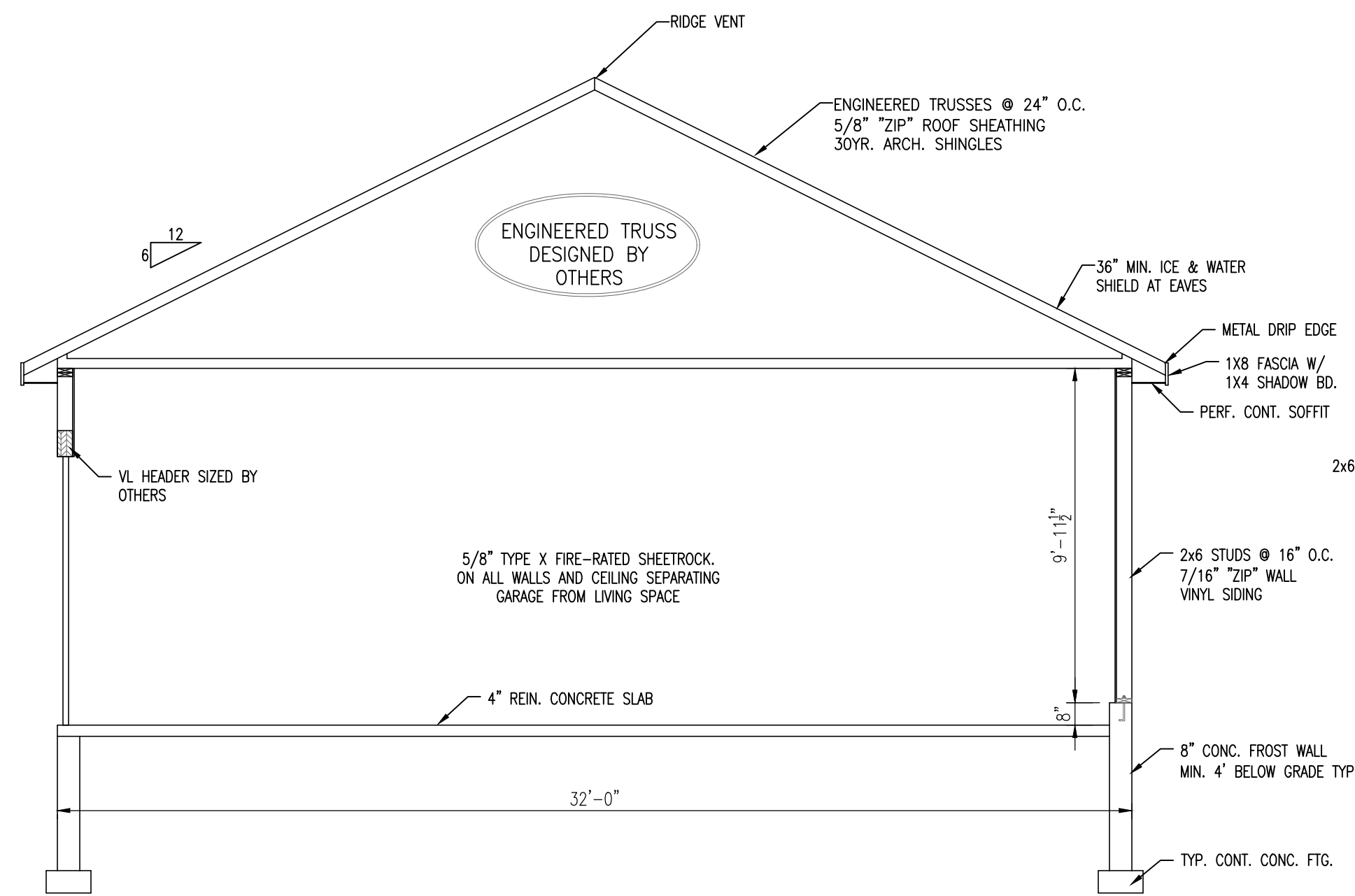
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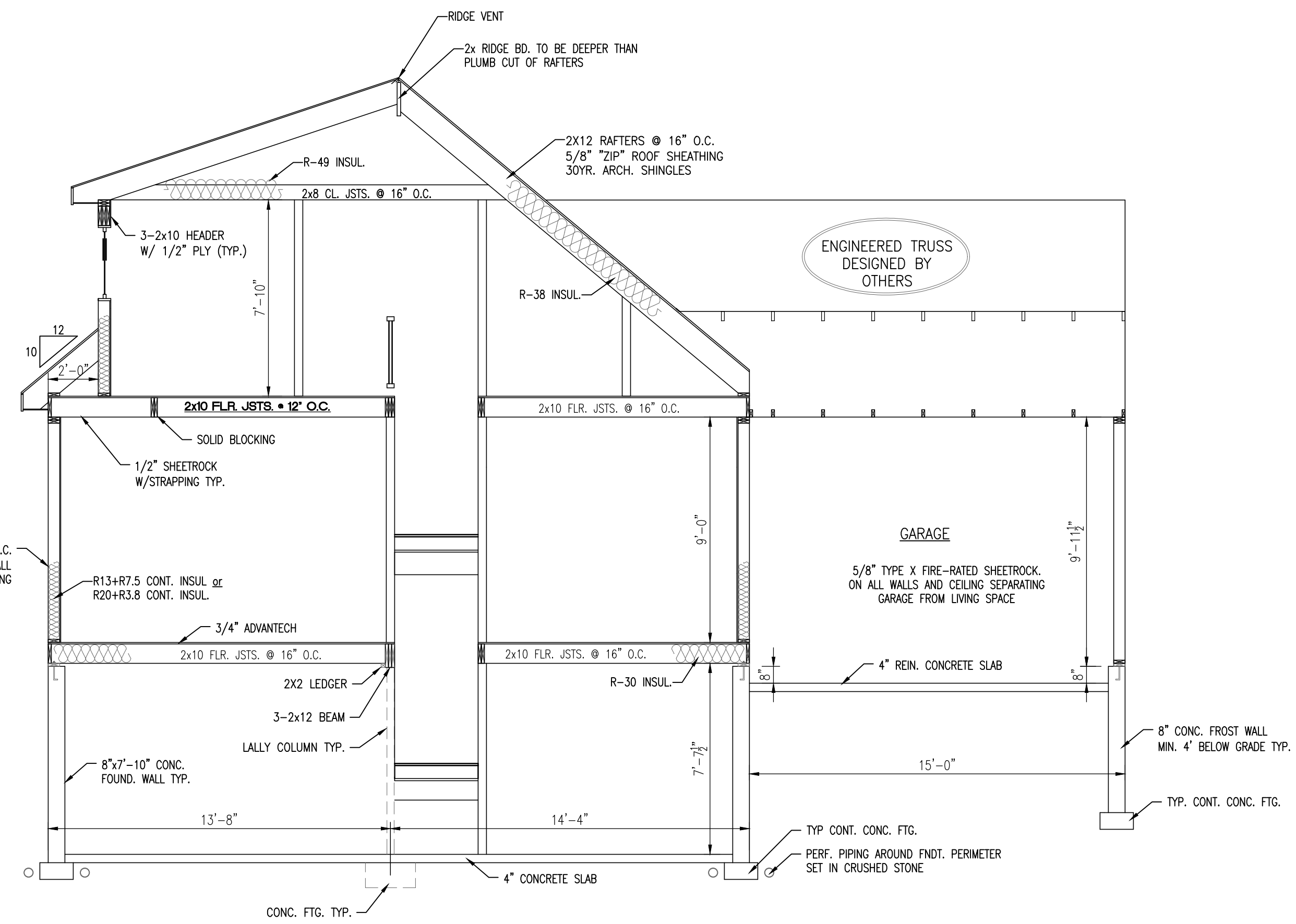
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GARAGE CROSS-SECTION



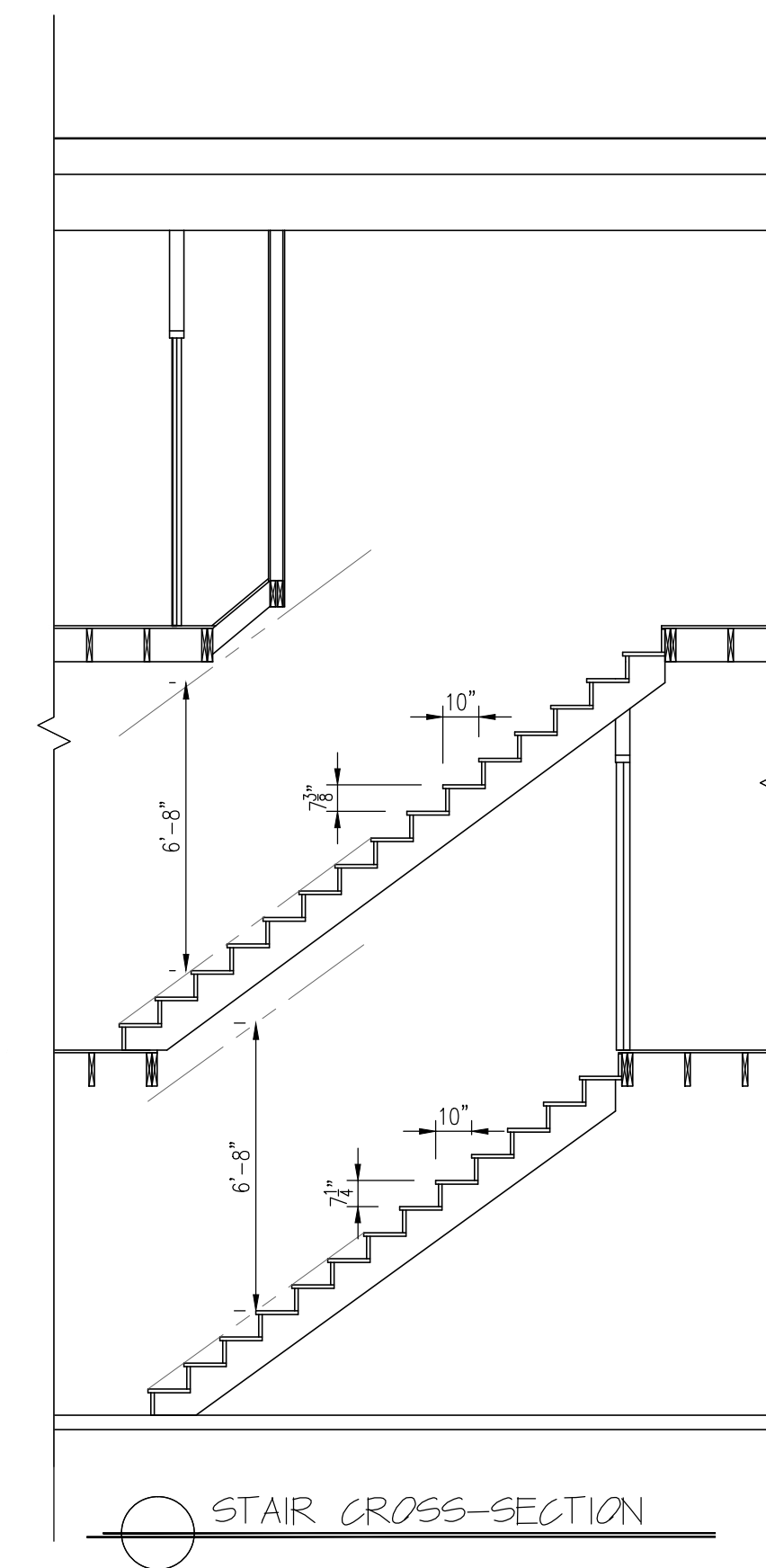
HOUSE CROSS-SECTION

GRADING/ FOUNDATION NOTE:

CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.

CONSTRUCTION NOTE:

CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.



STAIR CROSS-SECTION

CROSS-SECTIONS
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