

FRAMING NOTES

CONVENTIONAL FRAMING

1. ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER.
2. BRACING: STRUCTURAL GRADE T-PLY.
3. PROVIDE MINIMUM 2-2x12 BEARING HEADERS AT FIRST FLOOR ON ALL TWO STORY PLANS.
4. PROVIDE 2-2x4 VERTICAL SUPPORT (MINIMUM) UNDER ALL STRUCTURAL BEAMS GREATER THAN 5'-0" UNLESS NOTED OTHERWISE (U.N.O.).
5. MASON TO PROVIDE NON-CORROSIVE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE AND ASSURE THAT LINTEL BEARS 6" ON EACH SIDE OF OPENING. ALL LINTELS SHALL BE DESIGNED TO SUPPORT MASONRY INDEPENDENT OF OTHER STRUCTURE.
6. PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONCEALED SPACES; I.E. SOFFITS, DROP CEILINGS, COVE CEILINGS ETC.
7. PROVIDE ATTIC VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTED, AT LEAST 3'-0" ABOVE EAVE OR CORNICE JOIST. APPLY ALL VENTS TO REAR OF RESIDENCE.
8. PROVIDE A 3/4" OSB CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS POINT.
9. HVAC PLATFORM SHALL BE A MINIMUM OF 12" CAVITY TO ACCOMMODATE R-30 BATT INSULATION AS REQUIRED BY THE INTERNATIONAL MODEL ENERGY CODE.
10. PROVIDE ADEQUATE FRAMING TO SUPPORT WATER HEATER INSTALLED IN THE ATTIC (600 lbs w/ water). PROVIDE DRAIN PAN W/ OVERFLOW DRAIN TO EXTERIOR PER CODE.
11. EXTERIOR HEADERS TO HAVE INSULATED FOAM BOARD CENTERS.
12. FRAME ALL EXTERIOR WALL INTERSECTIONS TO INTERIOR WALLS WITH "LADDER T BLOCKING".
13. ENCAPSULATE ATTIC SIDE OF ALL PONY WALLS COMMON TO CONDITIONED SPACES.

REVISED 01/MAY/2014

GENERAL NOTES

1. THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF JIMMY JACOBS HOMES. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT OF JIMMY JACOBS HOMES IS STRICTLY PROHIBITED.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTORS TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN THESE PLANS TO BE BROUGHT TO THE ATTENTION OF JIMMY JACOBS HOMES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND OR TO FACILITATE MECHANICAL, ELECTRICAL, PLUMBING INSTALLATION AND OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING BY JIMMY JACOBS HOMES.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL INFORMATION IN THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL SURVEY THE PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO THE BUILDING SITE AND SOIL BEARING.
6. SLIDING GLASS DOORS AND ALL GLAZED AREAS SUBJECT TO HUMAN IMPACT MUST BE SAFETY GLAZED IN ACCORDANCE WITH CODE. HAZARDOUS LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: ABOVE TUB DECKS IN BATHS, WITH 24" RADIUS OF A CLOSED DOOR, SLIDING GLASS DOOR, BOTTOM EDGE OF GLAZING BELOW 18" A.F.F., GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
7. ANY WINDOW LOCATED IN A NON-CONDITIONED SPACE SHALL NOT BE OF LOW-E RATING. ANY WINDOW LOCATED IN A NON-CONDITIONED DORMER OR GABLE SHALL ALSO BE BLACKENED OR TINTED.
8. GARAGE DOOR ENTRANCE TO THE HOUSE SHALL BE A SOLID CORE DOOR. DOOR SHALL HAVE SELF CLOSING HINGE WHERE REQUIRED BY CODE.
9. WATER HEATER(S) - PER PLAN LOCATED IN ATTIC.
10. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS AND MASONRY WALLS.
11. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
12. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

AREA TABULATIONS		
ELEVATION - A		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	554	581
COVERED PORCHES	227	227
TOTAL FRAMED	3886	3981
TOTAL SLAB		2777

AREA TABULATIONS		
ELEVATION - B		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	554	581
COVERED PORCHES	227	227
TOTAL FRAMED	3886	3981
TOTAL SLAB		2777

AREA TABULATIONS		
ELEVATION - C		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	565	592
COVERED PORCHES	221	221
TOTAL FRAMED	3891	3986
TOTAL SLAB		2782

JIMMY  
JACOBS  
Homes

3613 WILLIAMS DRIVE, STE 204 GEORGETOWN, TX 78628  
PHONE: 512-930-4041 FAX: 512-869-1906  
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PLAN NAME: **BELMONT** SUBDIVISION: **ROUGH HOLLOW**  
Release Date: 07/23/2015



Front Elevation "A"

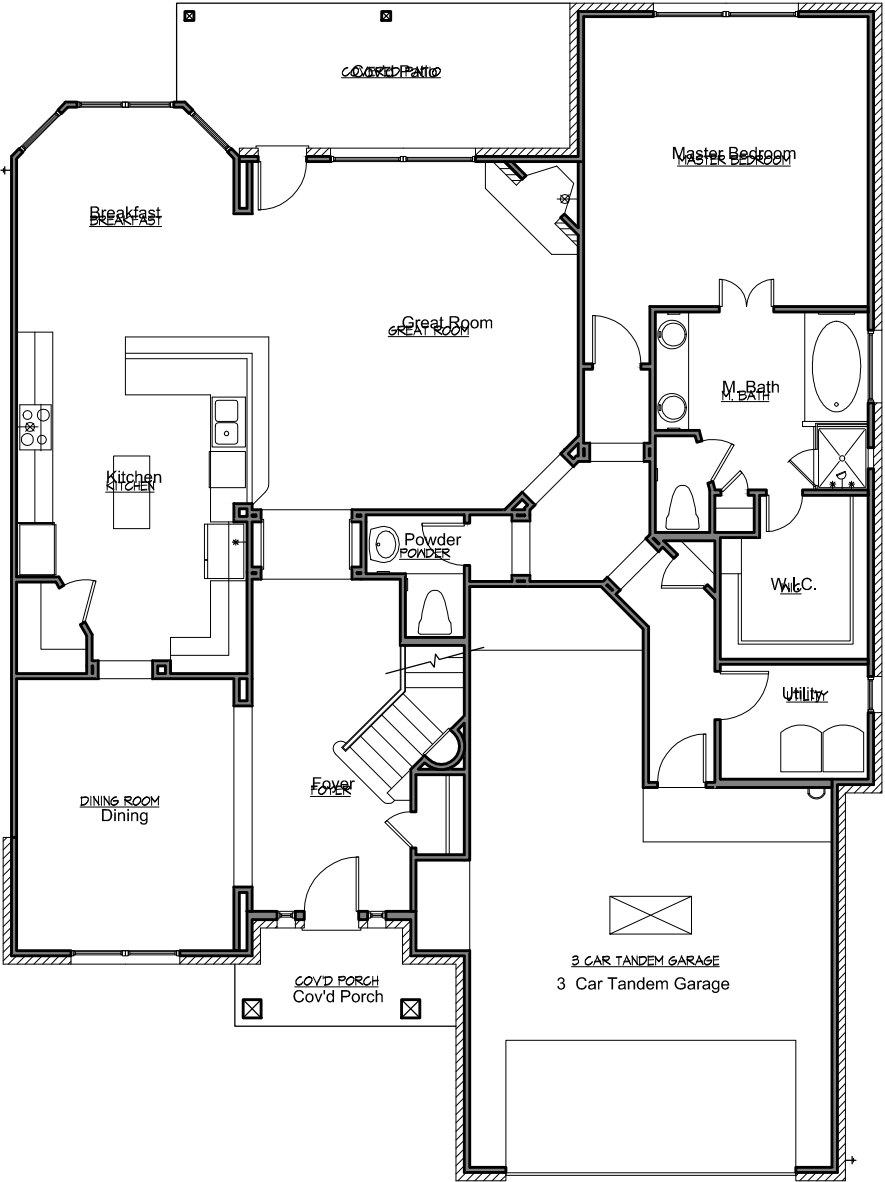


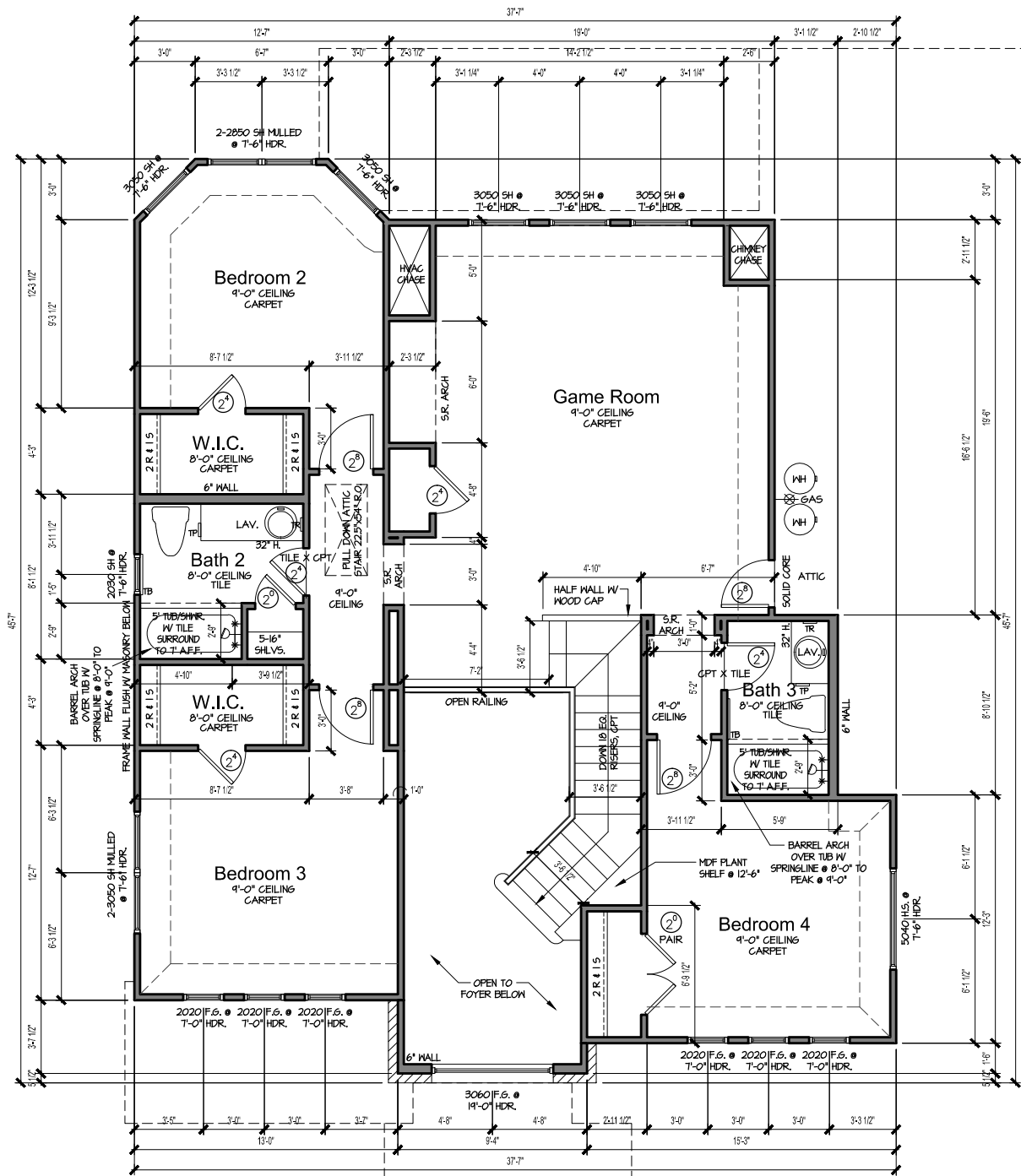
Front Elevation "B"



Front Elevation "C"

REVISIONS		
DATE	DESCRIPTION	DR/FR
07/06/14	DIRECT VENT/GARAGE VENTING/TRELLIS	PM
7/23/2015	LIVING BUILT-IN, UTILITY BUILT-IN, BATH 2 SHOWER ilo. TUB, DELETED F/P OPT. 3 & 4	LA
8/10/2015	CHANGED OPTION #6 NAME TO "UTILITY EXTENSION OPTION"	LA
8/12/2015	DELETED "ENLARGED MASTER CLOSET OPTION"	LA

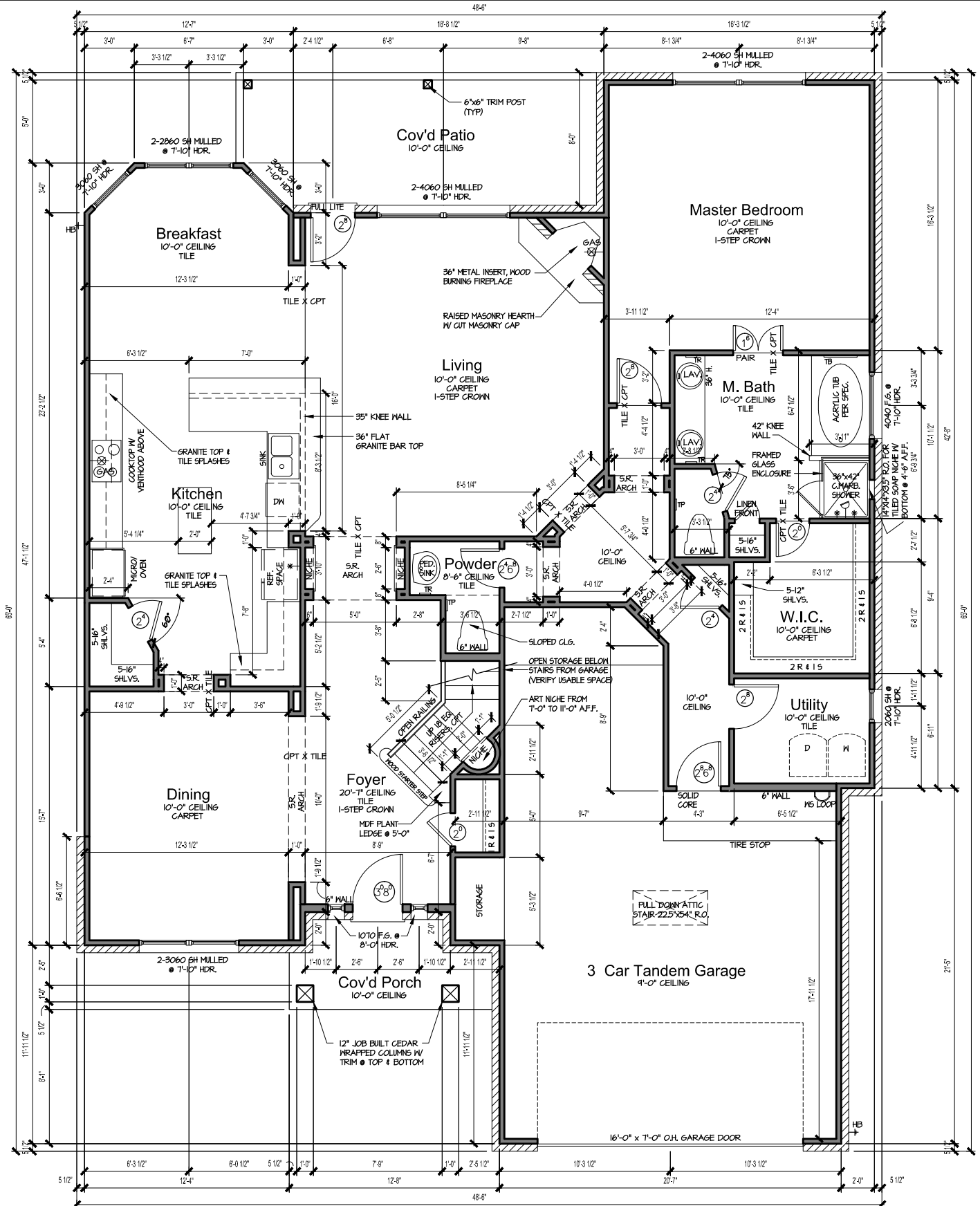




NOTE:  
FRONT WINDOW CALL OUTS ARE FOR ELEVATION "A". REFER  
TO ELEVATION "B" & "C" FOR THEIR SPECIFIC WINDOWS.

## PLAN NOTES:

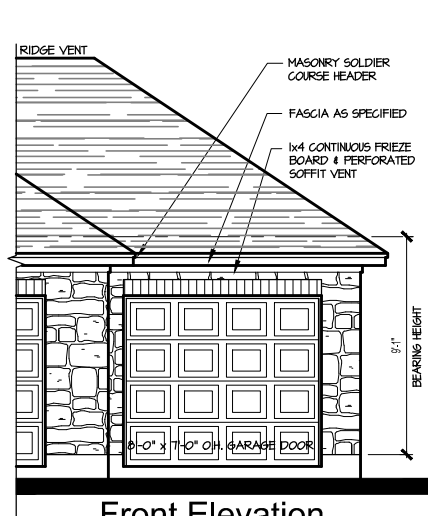
- UNLESS NOTED OTHERWISE : ALL FIRST FLR. PLATE HEIGHTS TO BE 10'-1". ALL SECOND FLR. PLATE HEIGHTS TO BE 9'-1".
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- U.N.O. ALL ANGLED WALLS TO BE @ 45 DEGREES.
- ALL DIMENSIONS TO BE VERIFIED ON JOBSITE BY CONTRACTOR.
- COMPLY WITH STANDARD BUILDING CODE SPAN CHARTS.
- ALL DBL. 2 x BEAMS AND HEADERS TO HAVE PLYWOOD & GLUE.
- PROVIDE PLYWOOD DECKING AND WALKWAY @ ATTIC STAIRS AND HVAC UNITS PER CODE.
- PROVIDE 2 SHEETS OSB BOARD AT ATTIC FOR STORAGE.
- WRAP ALL INTERIOR COLUMNS WITH OSB.
- REPORT ANY DISCREPANCIES TO BUILDER BEFORE PROCEEDING.
- UNLESS NOTED OTHERWISE: ALL DOORS ON THE FIRST FLOOR SHALL BE 8'-0". ALL DOORS ON THE SECOND FLOOR SHALL BE 6'-8".
- PROVIDE GAS TO HVAC, WATER HEATER(S), COOKTOP & FIREPLACE PER SPEC.
- INSTALL GARAGE DOOR OPENER(S) PER SPEC.
- INSULATE ALL PLUMBING WALLS PER SPEC.
- PROVIDE BLOCKING FOR WALL MOUNTED T.V. ON LIVING WALL @ 48"-12" A.F.F.
- DRYER VENT NOT TO EXCEED 25' PER IRC M1502.4.4.
- PLANS TO BE BUILT IN COMPLIANCE W/ 2012 IRC, IPC, IMC.



AREA TABULATIONS ELEVATION - A		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	554	581
COVERED PORCHES	221	221
TOTAL FRAMED	3886	3981
TOTAL SLAB		2177

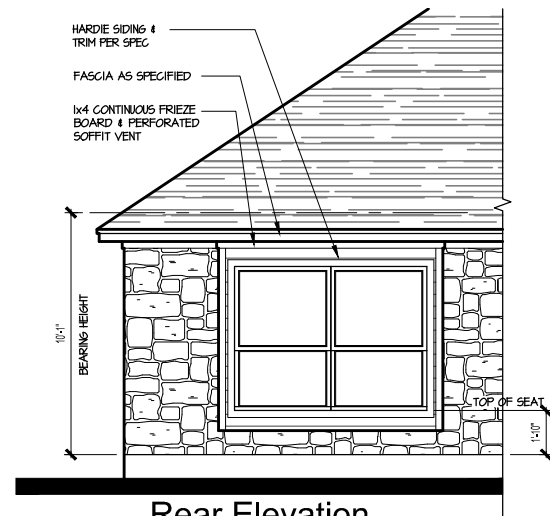
AREA TABULATIONS ELEVATION - B		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	554	581
COVERED PORCHES	221	221
TOTAL FRAMED	3886	3981
TOTAL SLAB		2177

AREA TABULATIONS ELEVATION - C		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	565	542
COVERED PORCHES	221	221
TOTAL FRAMED	3891	3886
TOTAL SLAB		2182



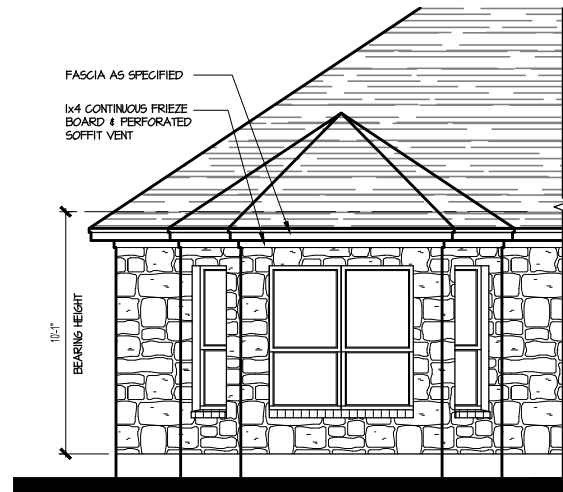
**Front Elevation**

3rd CAR GARAGE OPTION  
ELEVATION "A", "B" & "C" SIMILAR



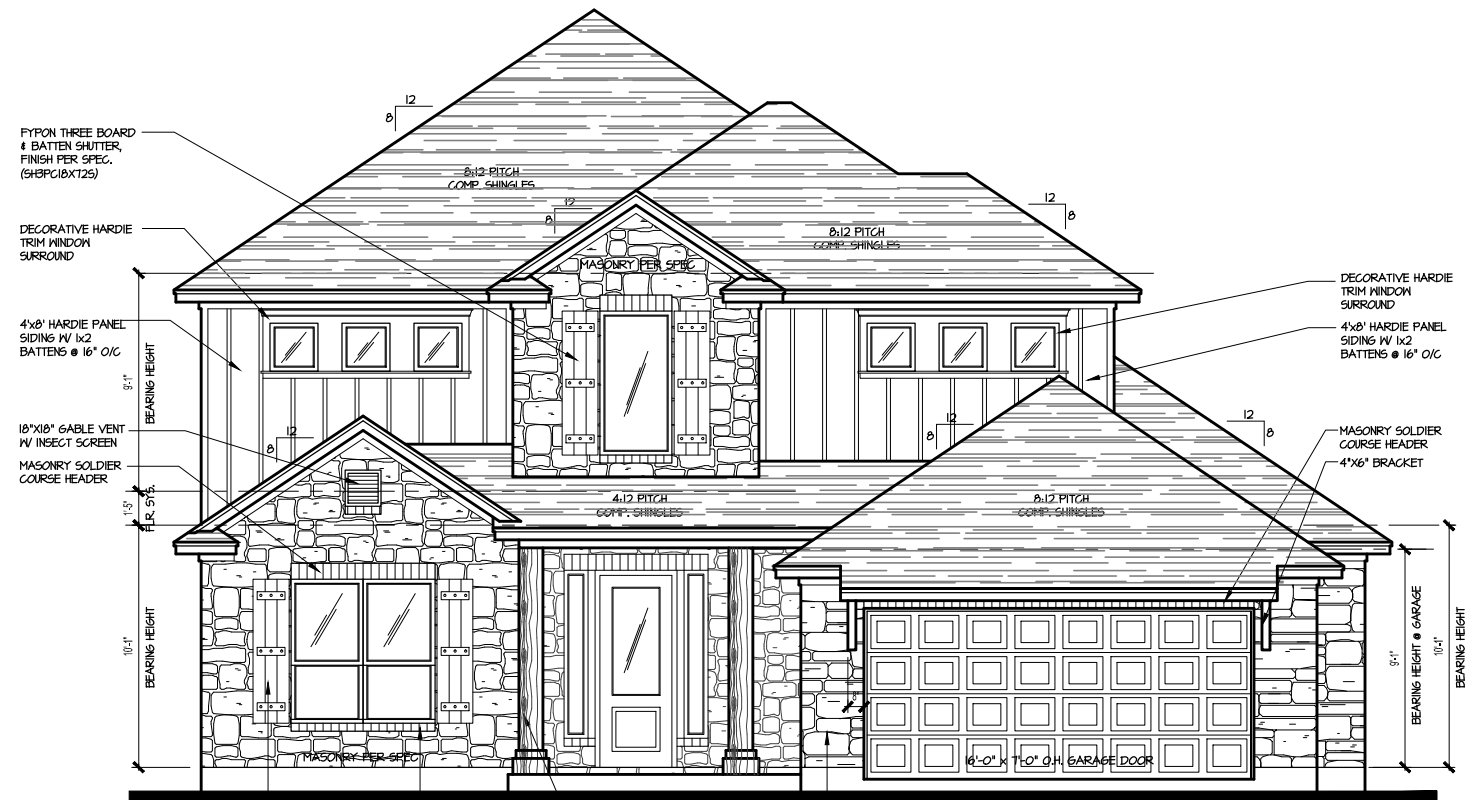
**Rear Elevation**

WINDOW BOX OPTION @ MASTER  
WINDOW BOX OPTION @ KITCHEN SIMILAR

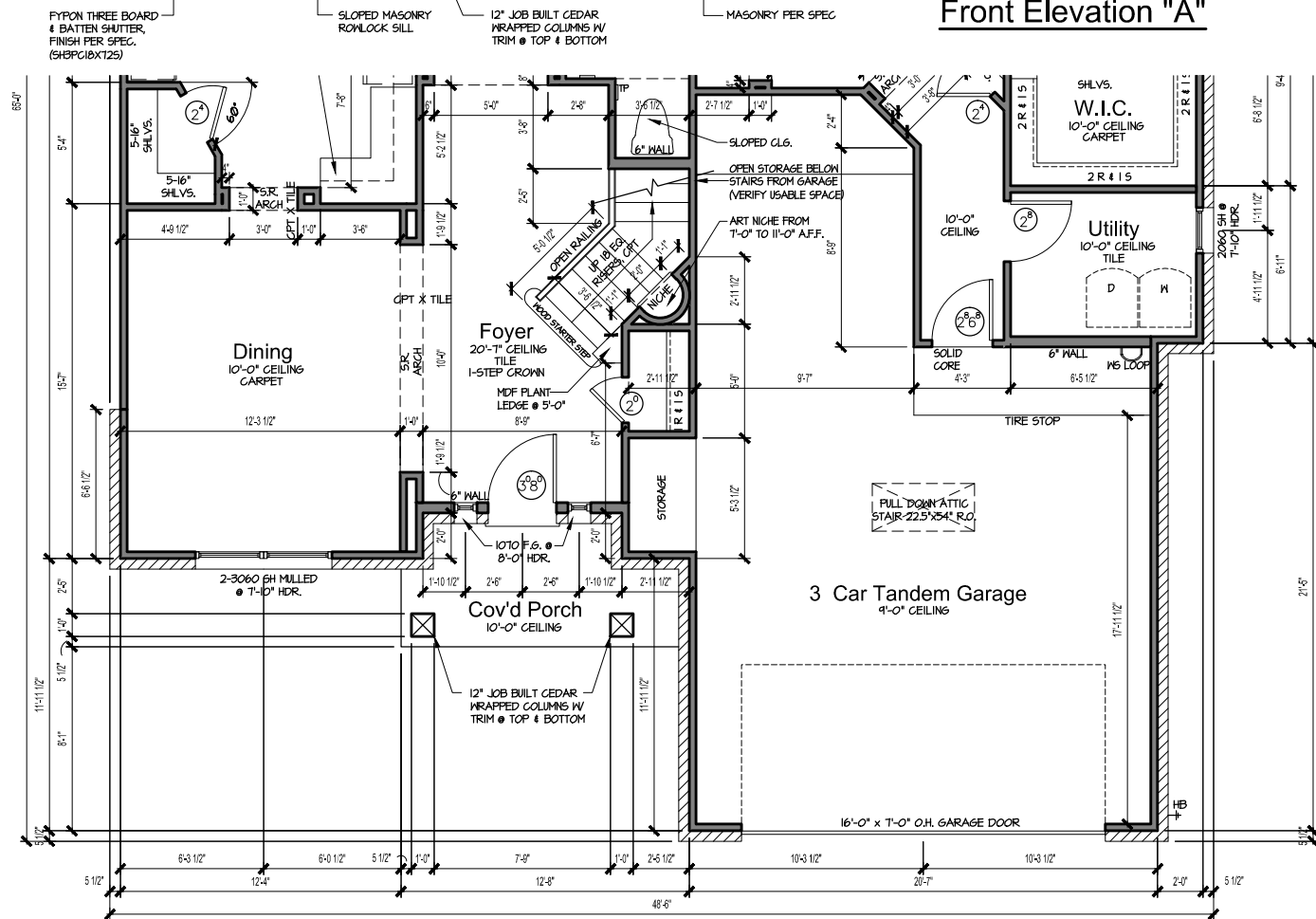


**Rear Elevation**

BAY WINDOW OPTION @ MASTER  
ELEVATION "A", "B" & "C" SIMILAR

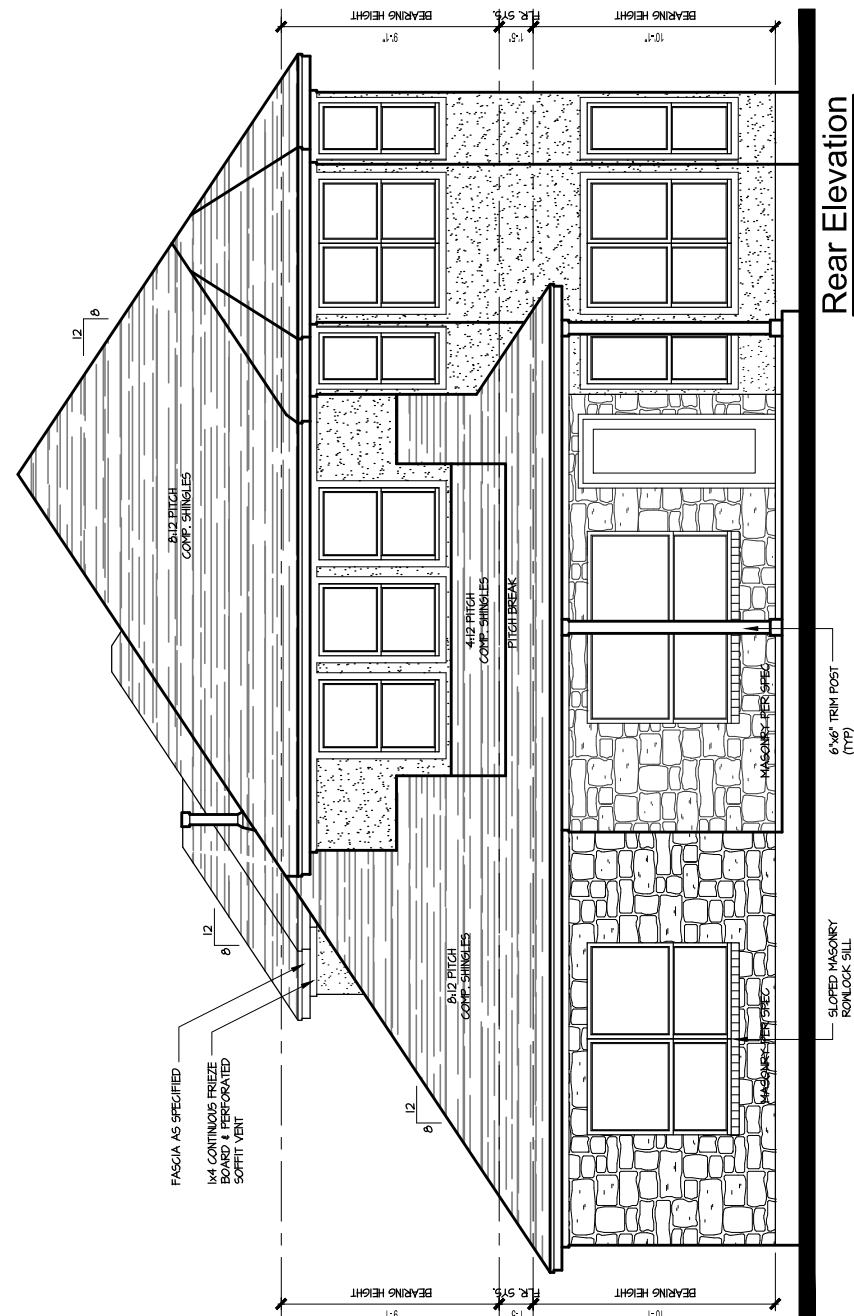


**Front Elevation "A"**

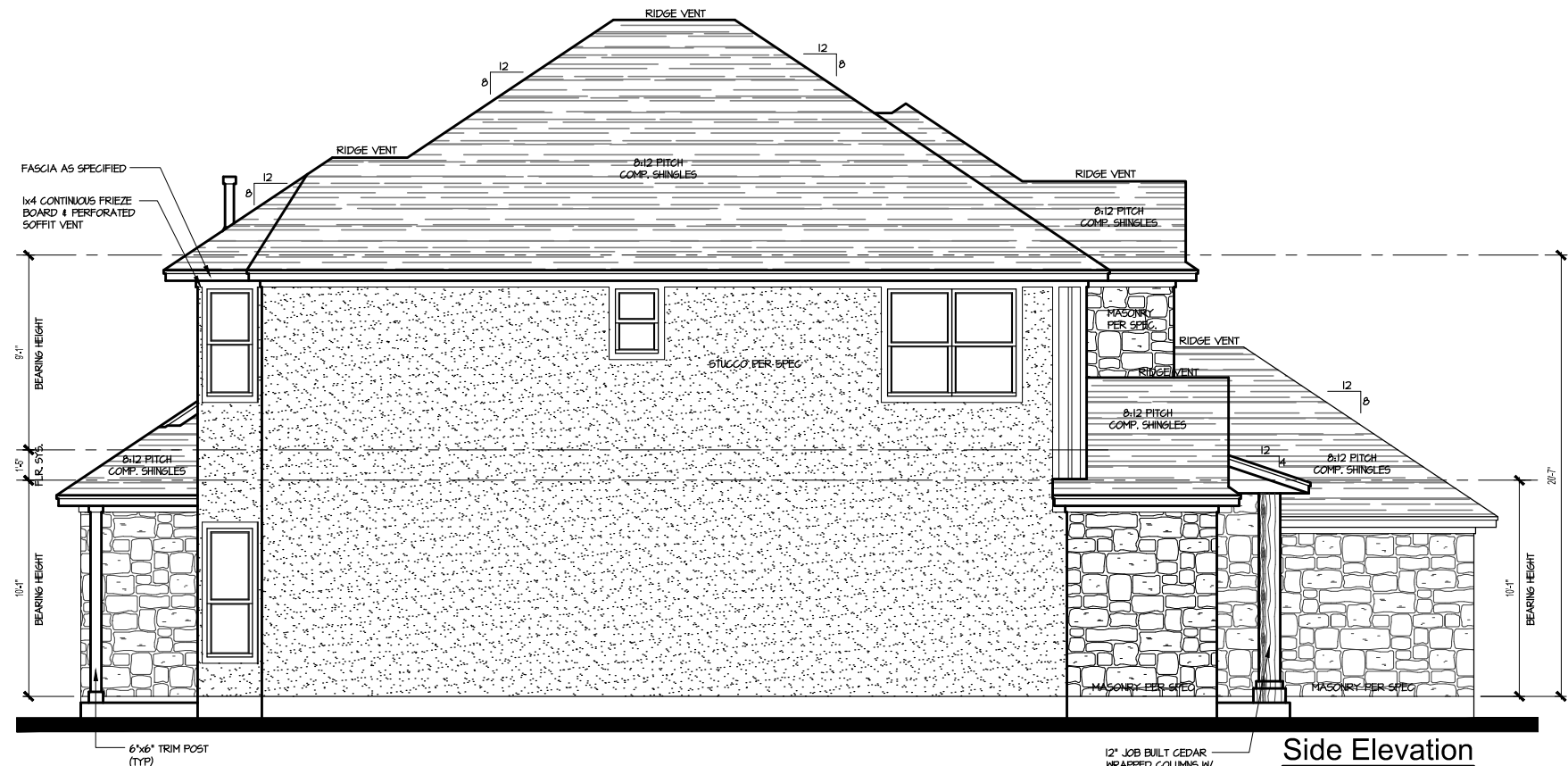


AREA TABULATIONS		
ELEVATION - A		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	554	581
COVERED PORCHES	227	227
TOTAL FRAMED	3886	3981
TOTAL SLAB		2171

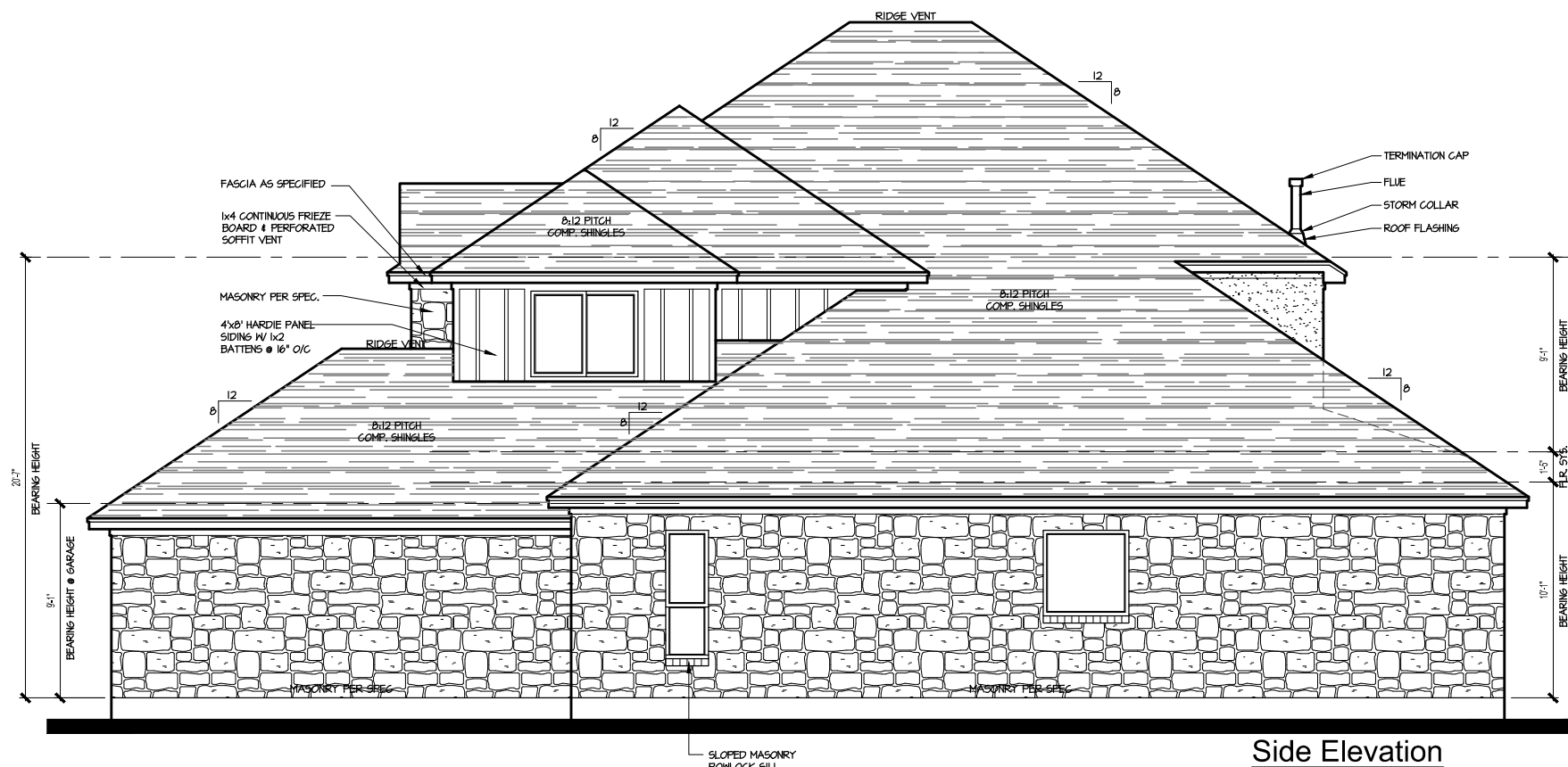
**Partial Floor Plan "A"**



**Rear Elevation**



**Side Elevation**



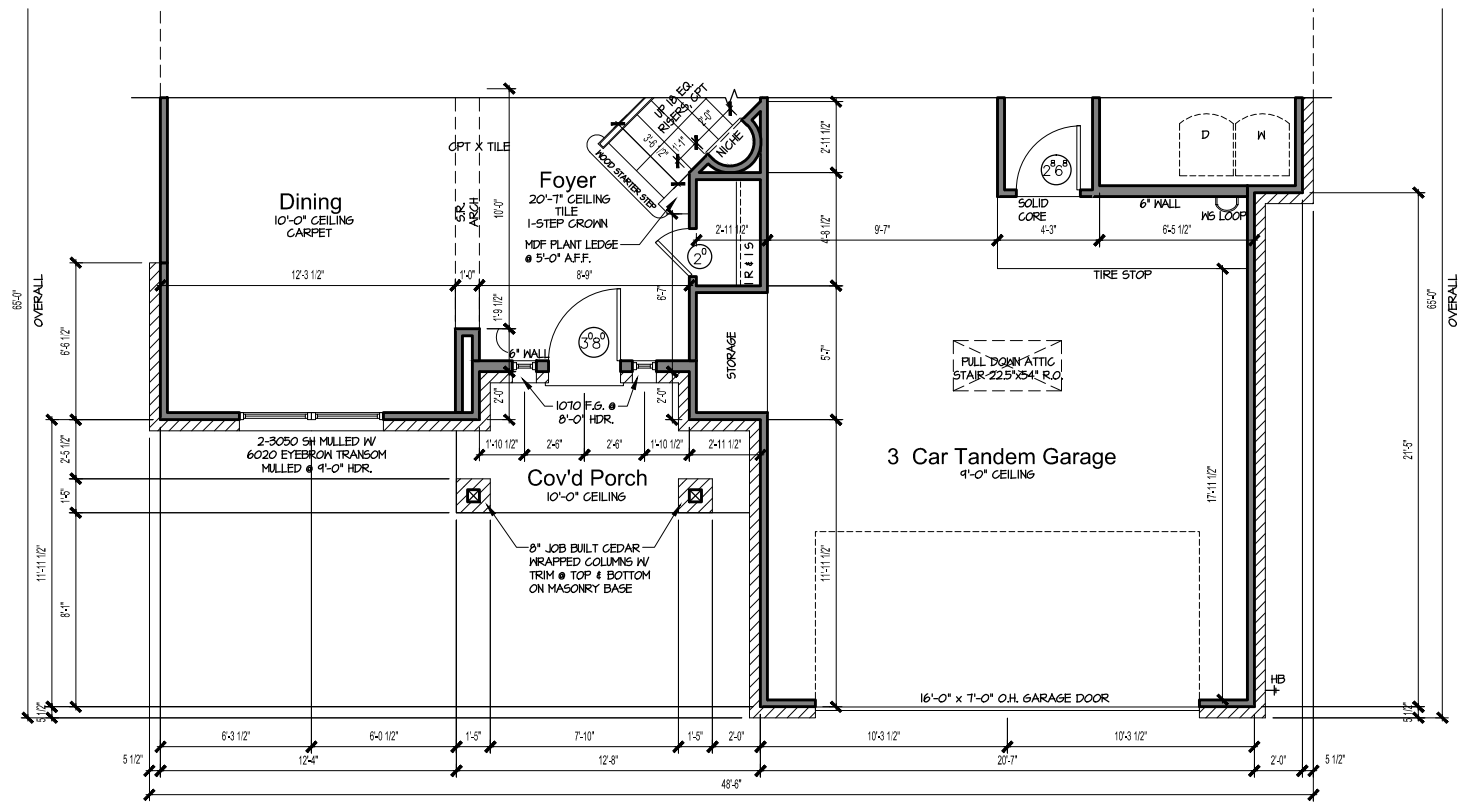
**Side Elevation**

"A" Elevations



Front Elevation "B"

AREA TABULATIONS ELEVATION - B		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1969
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	554	581
COVERED PORCHES	227	227
TOTAL FRAMED	3886	3981
TOTAL SLAB		2717



Partial Floor Plan "B"

PLAN NAME:

BELMONT

JIMMY JACOBS

Homes

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Rev. Date: 08/12/2015

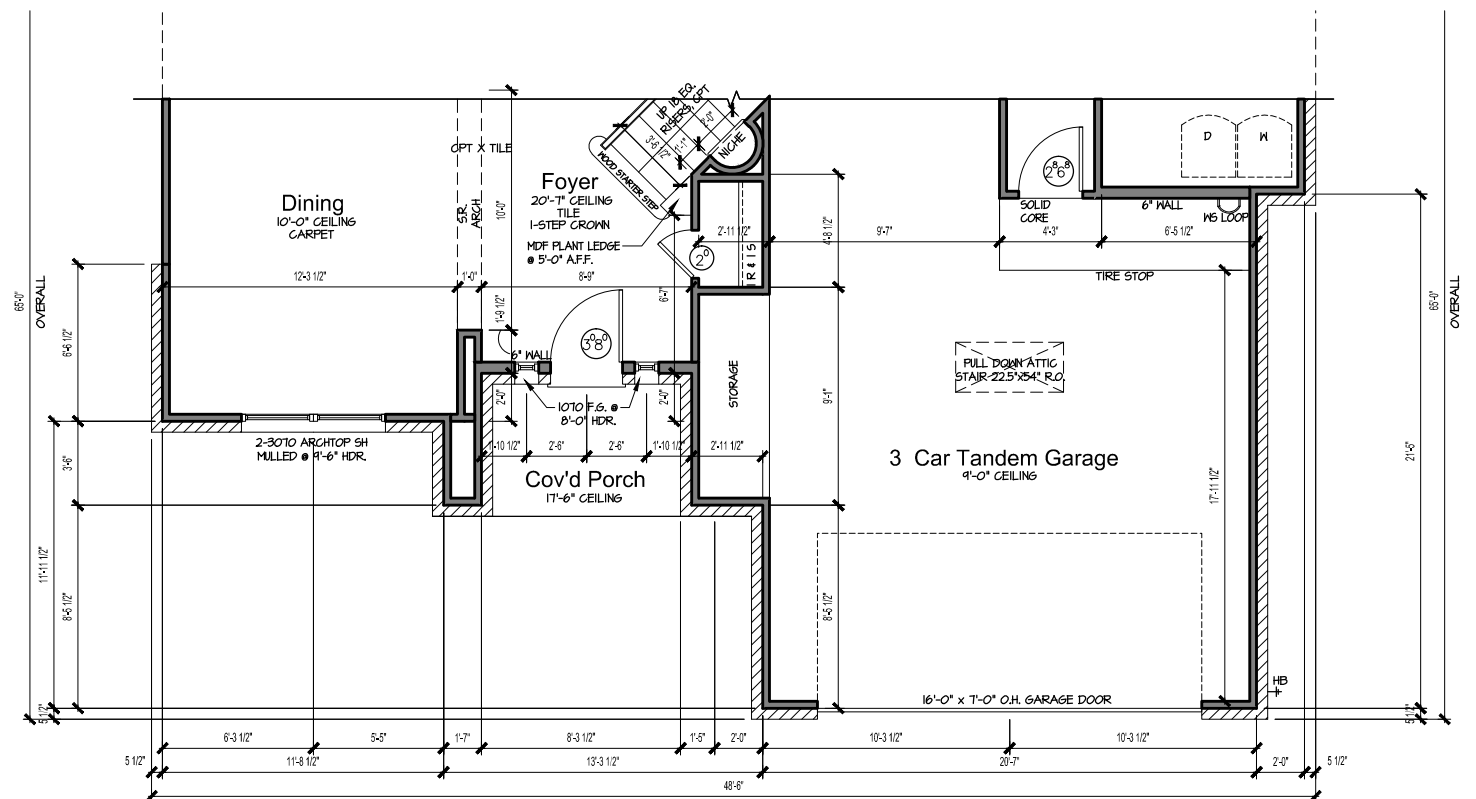
SHEET

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AREA TABULATIONS		
ELEVATION - C		
AREA	FRAME	WITH MASONRY
1st FLR. LIVING	1914	1469
2nd FLR. LIVING	1191	1204
TOTAL LIVING	3105	3173
GARAGE	565	542
COVERED PORCHES	221	221
TOTAL FRAMED	3891	3486
TOTAL SLAB		2182

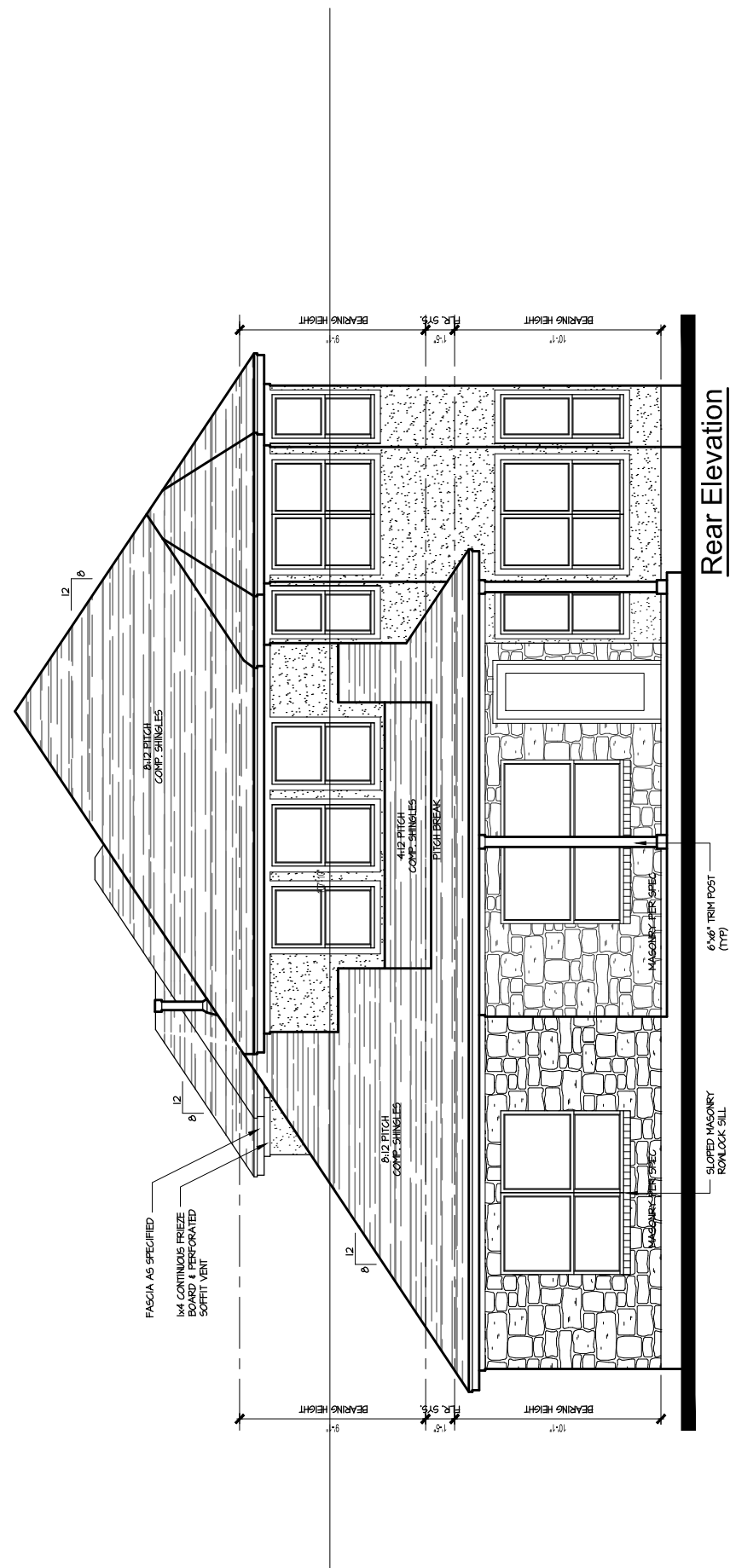


**JIMMY  
JACOBS**  
Homes

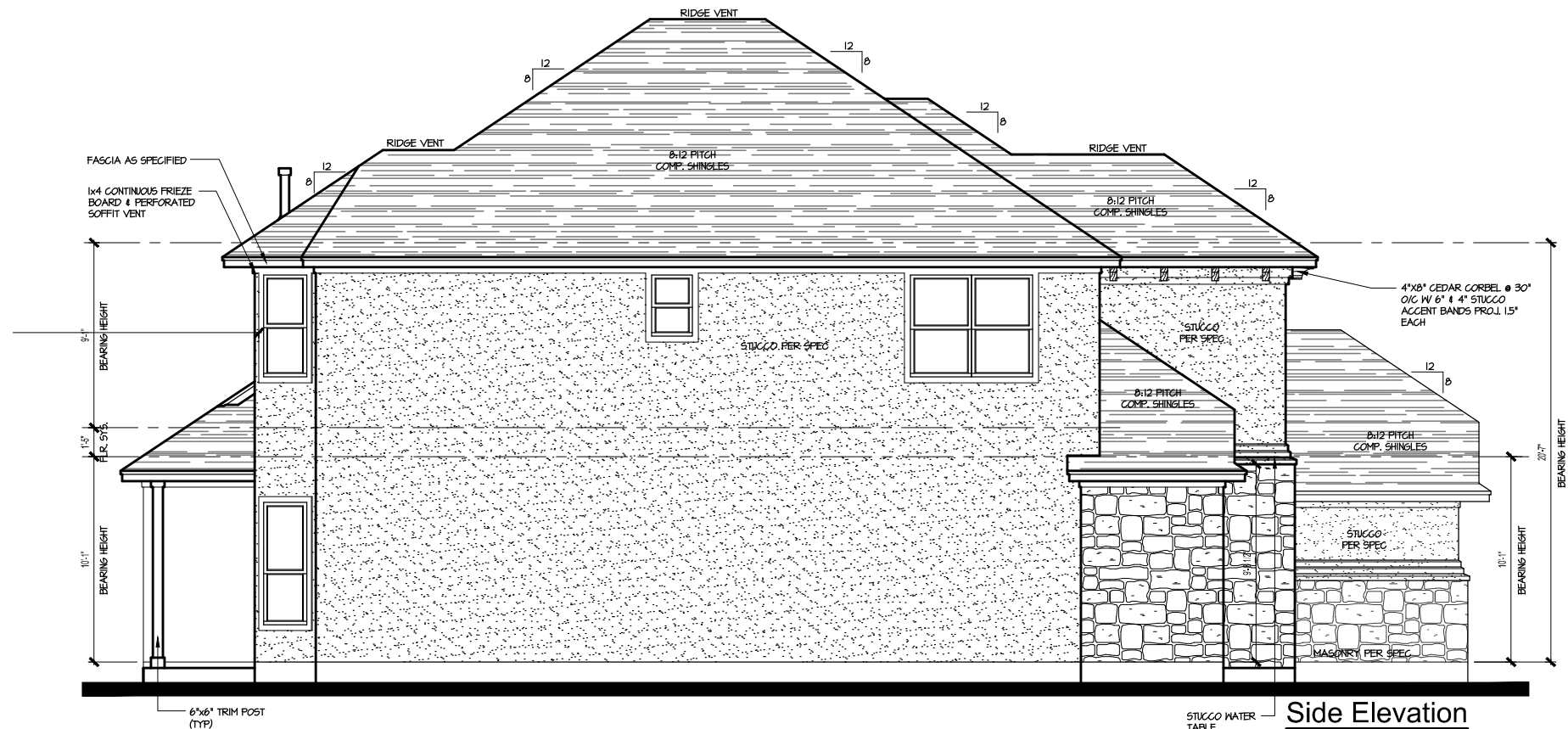
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Rev. Date: 08/12/2015

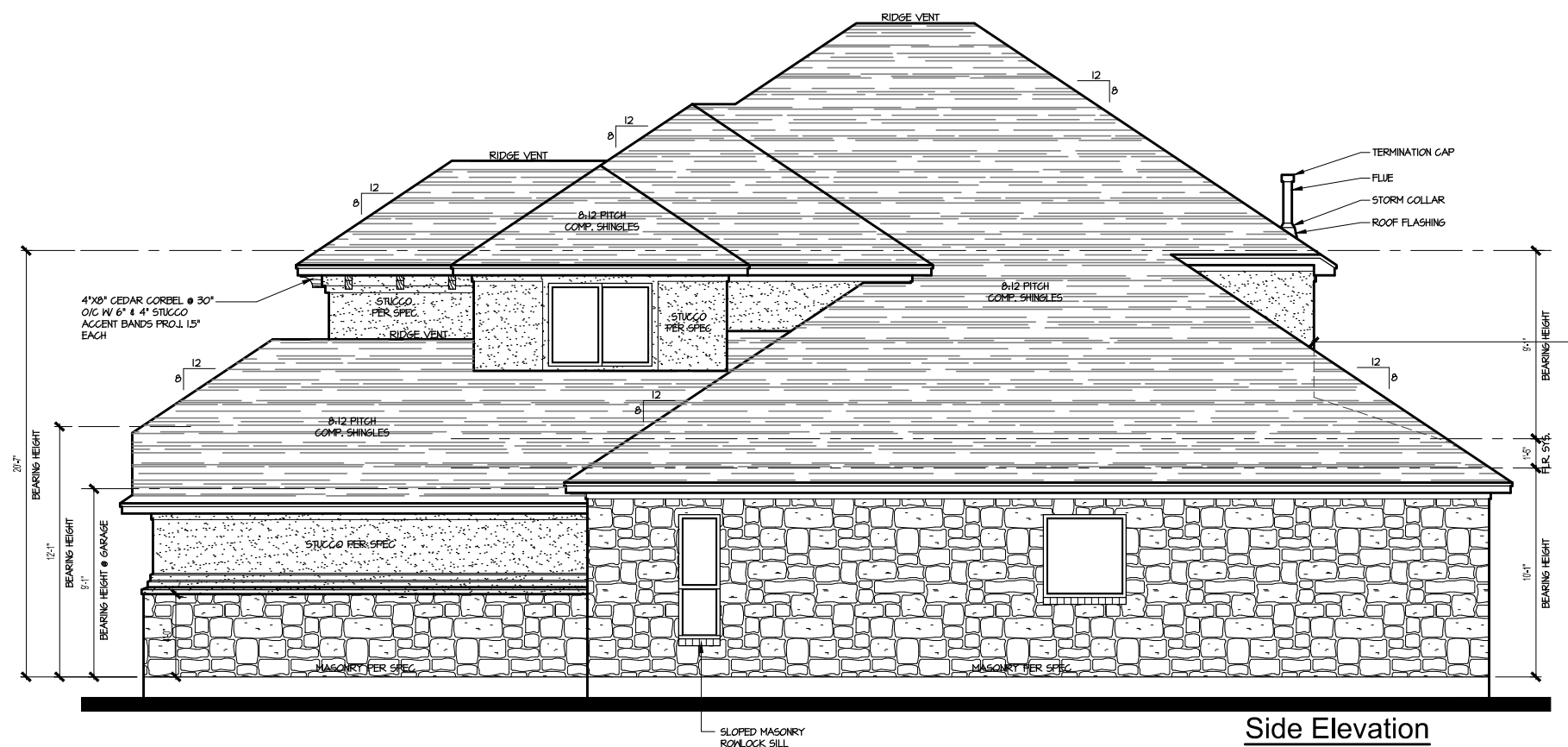
SHEET  
6 of 18



Rear Elevation



Side Elevation



Side Elevation

"C" Elevations

PLAN NAME:  
**BELMONT**

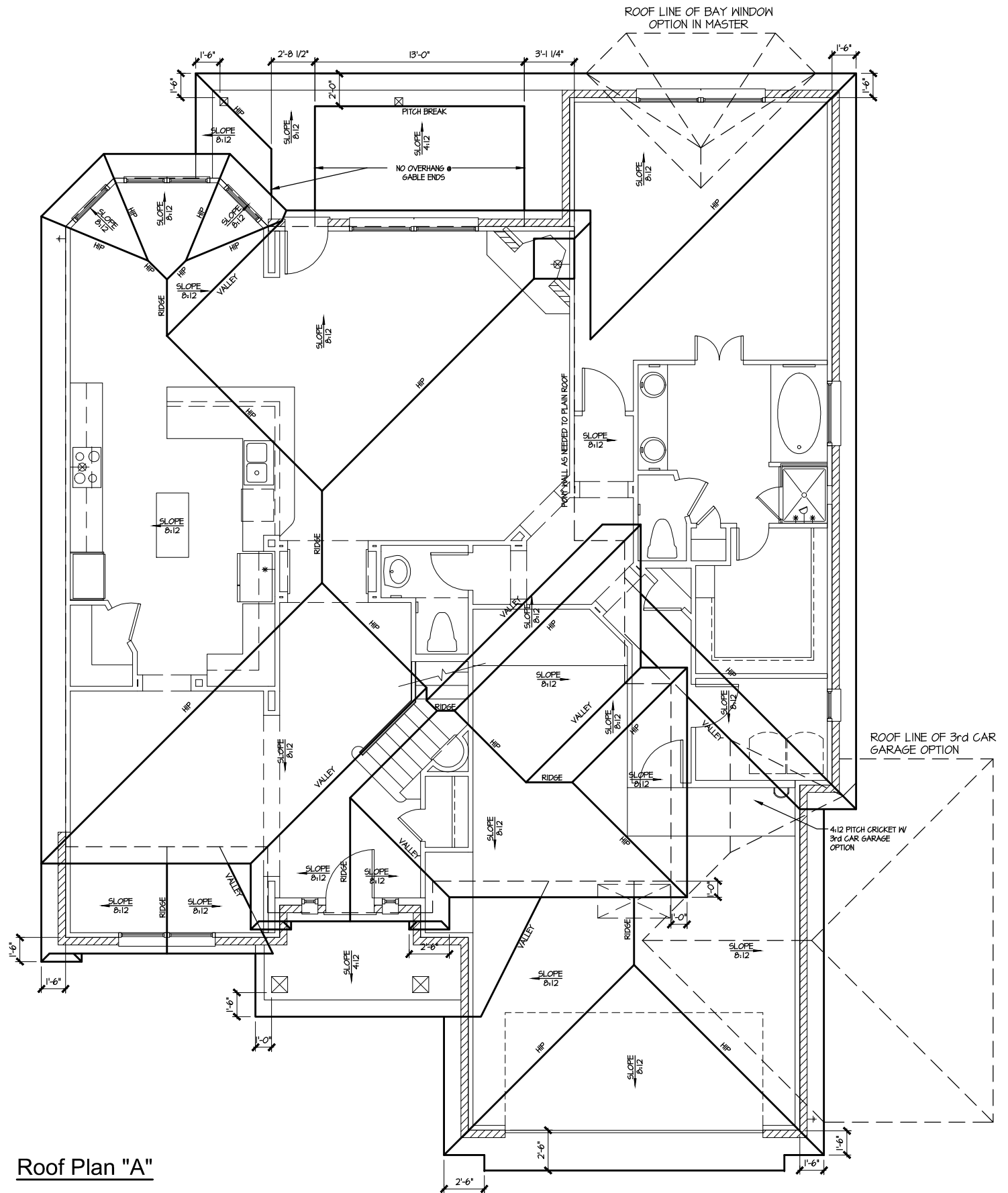
**JIMMY JACOBS**  
Homes

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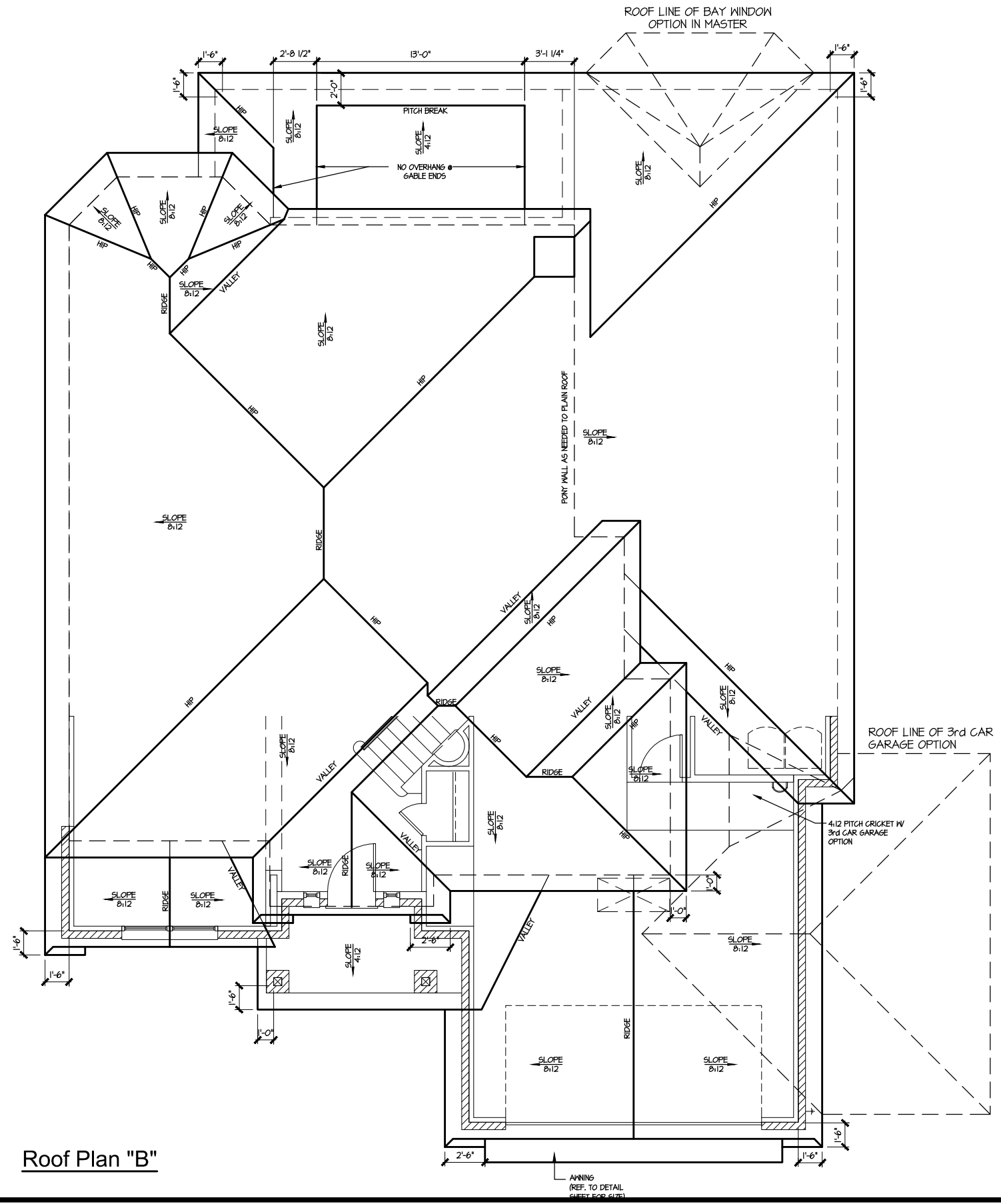
Release Date: 07/23/2015  
Rev. Date: 08/12/2015

SHEET  
7 of 18





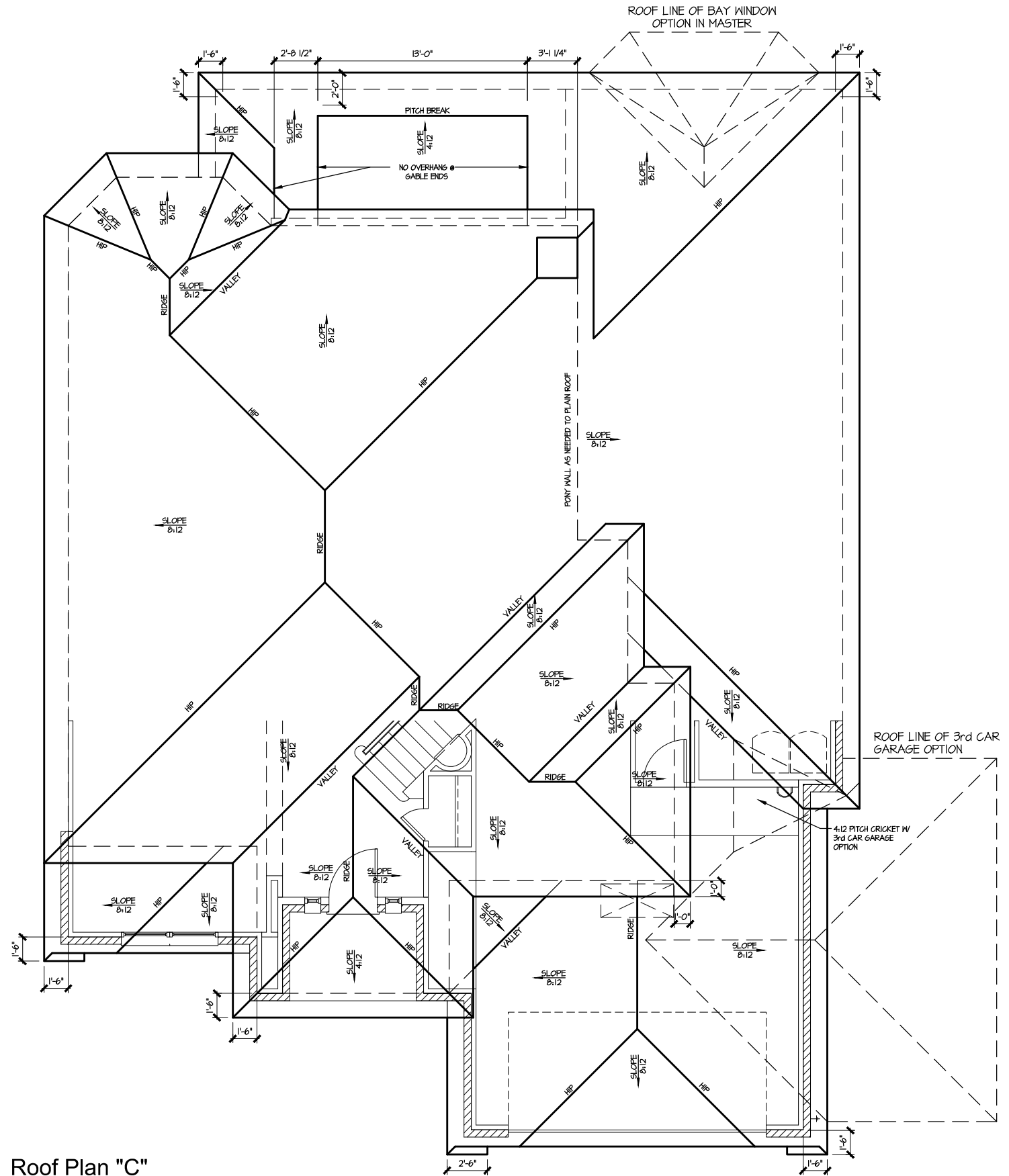
Roof Plan "A"



Roof Plan "B"

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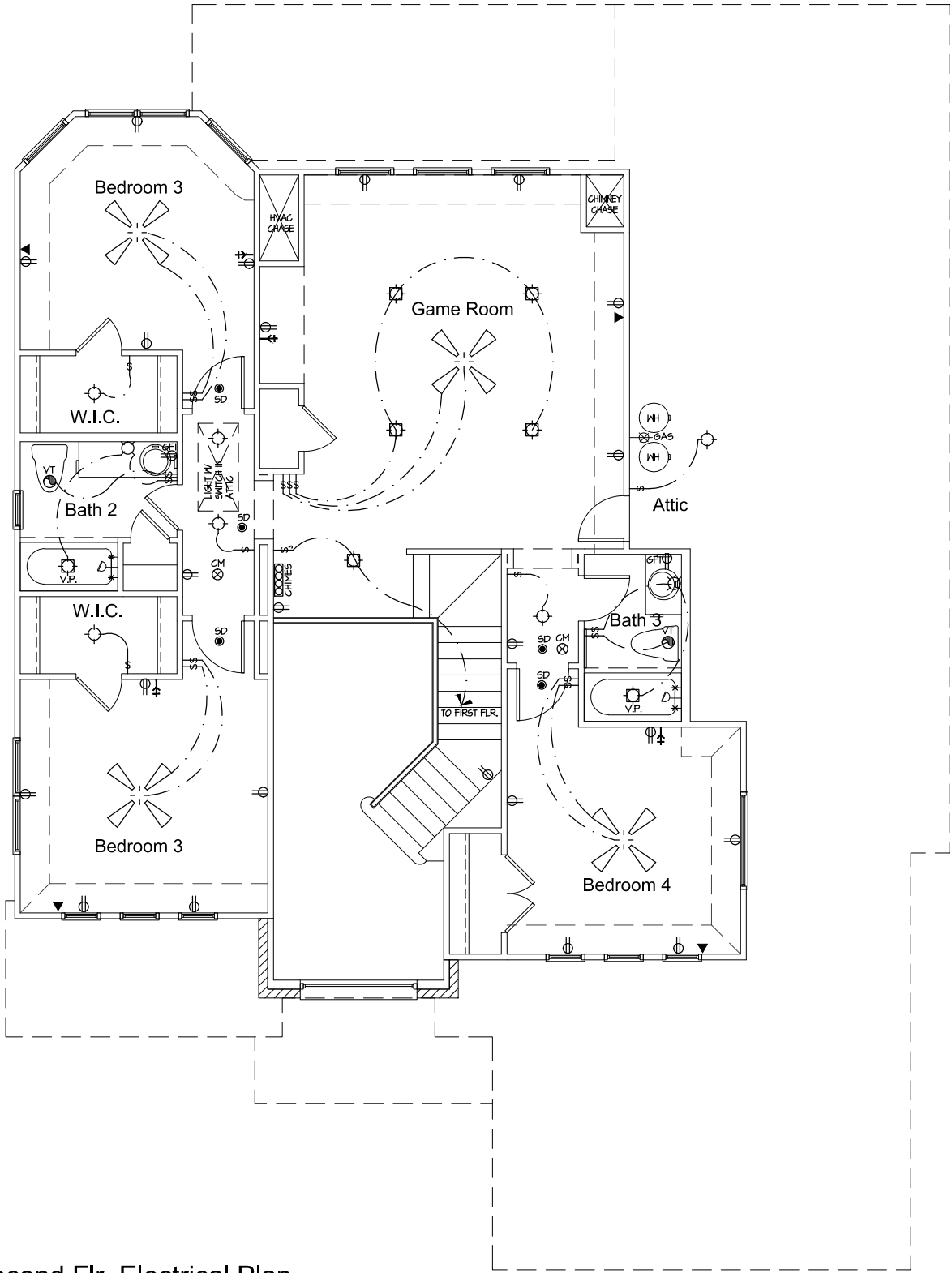
Roof Plan "C"

ELECTRICAL NOTES:

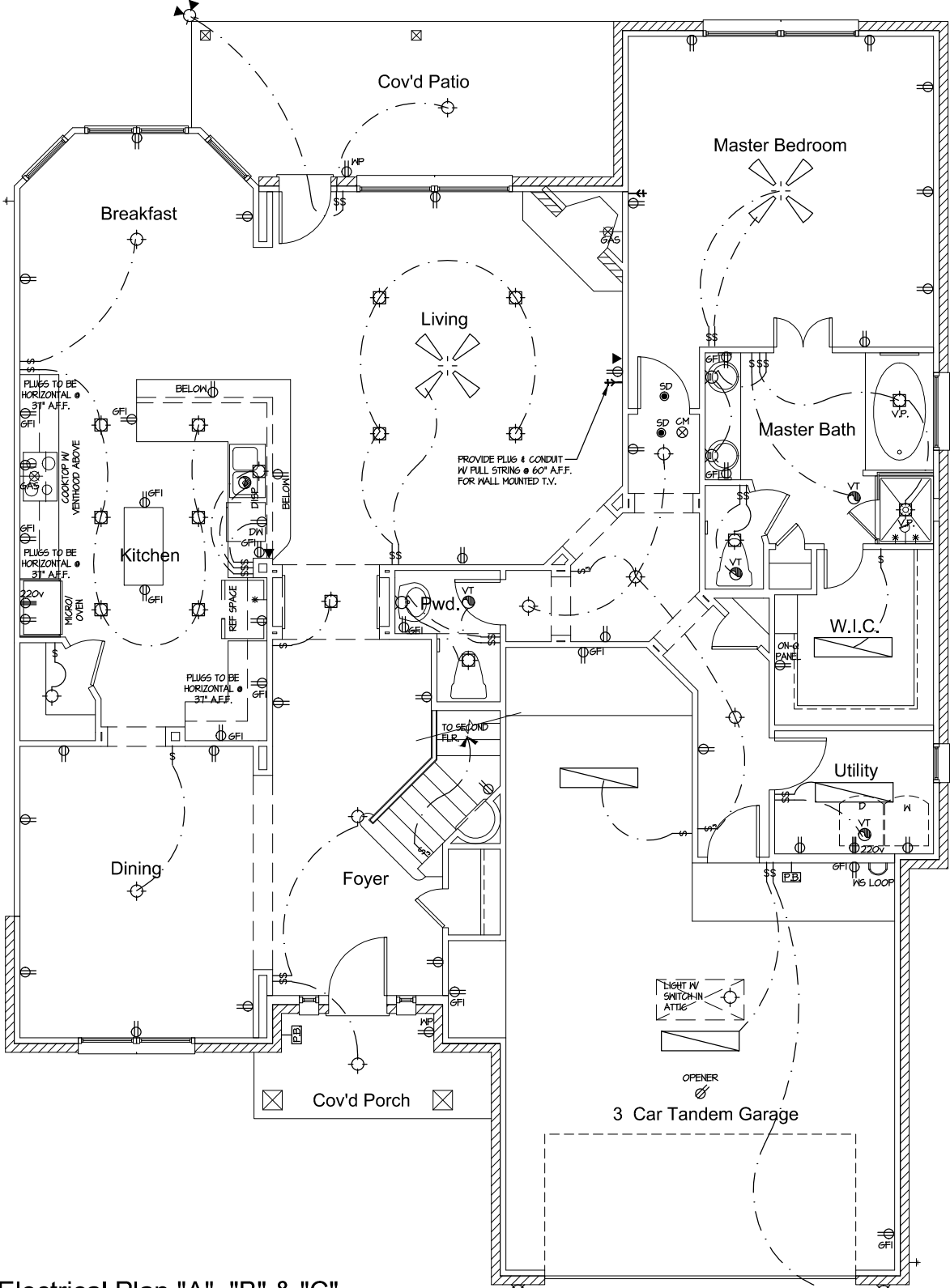
- 1) ALL SMOKE DETECTORS TO BE ON CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
- 2) PREWIRE ALL EXTERIOR DOORS AND OPERABLE WINDOWS ON THE FIRST FLOOR FOR SECURITY SYSTEM.
- 3) ALL WORK SHALL COMPLY WITH THE N.E.C. AND LOCAL CODES.
- 4) WALL SWITCHES LOCATED AT 42" A.F.F..
- 5) KITCHEN SPLASH OUTLETS @ 42" A.F.F. ISLAND OUTLETS @ 38" A.F.F. TURNED HORIZONTAL.
- 6) GARAGE OUTLETS @ 42" A.F.F..
- 7) BATH MIRROR HEIGHT @ 42" ABOVE SPLASH.
- 8) PROVIDE LIGHT & OUTLET AT H.V.A.C. LOCATION(S) PER CODE.
- 9) PROVIDE LIGHT IN ATTIC @ GARAGE ACCESS.
- 10) PROVIDE G.F.I. OUTLETS AS REQUIRED BY CODE.
- 11) PROVIDE OUTLET IN "ON-Q" PANEL LOCATED IN MASTER CLOSET U.N.O.
- 12) PROVIDE GARAGE DOOR OPENER PRE WIRE.
- 13) BATH VANITY HEIGHTS: 36" IN MASTER, 32" IN SECONDARY BATHS.

ELECTRICAL SYMBOLS LEGEND

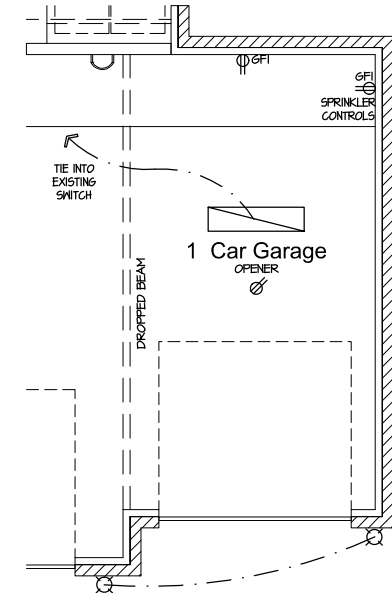
CLG. LIGHT	FLUORESCENT FIXTURE	110V OUTLET, GFI PER CODE	SMOKE DETECTOR
WALL LIGHT	U/C LIGHT	110V OUTLET, WATER PROOF	CABLE T.V. OUTLET
RECESSED CAN LIGHT	UNDER COUNTER LIGHT FIXTURE	220V OUTLET	PHONE
RECESSED CAN LIGHT V.P.	DBL. FLOOD	SWITCH	SPEAKER PREWIRE
RECESSED EYEBALL LT.	CEILING FAN, BLOCK & WIRE	3-WAY SWITCH	CHIMES
GARBAGE DISPOSAL		4-WAY SWITCH	PUSH BUTTON
EXHAUST VENT FAN			JUNCTION BOX
			CM CARBON MONOXIDE DETECTOR



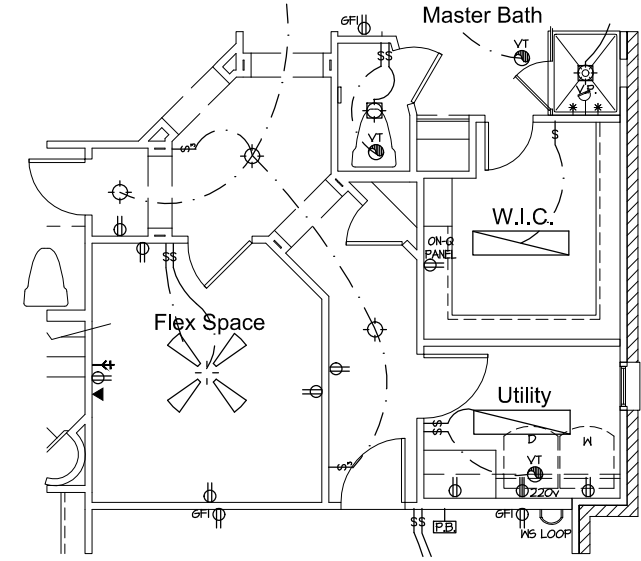
Second Flr. Electrical Plan



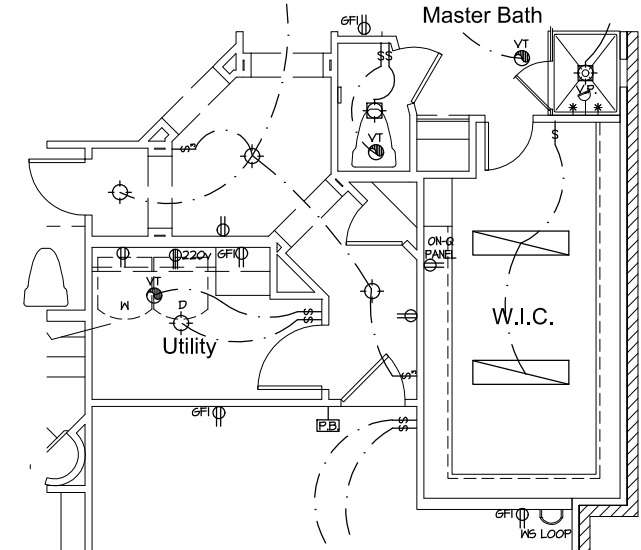
Electrical Plan "A", "B" & "C"



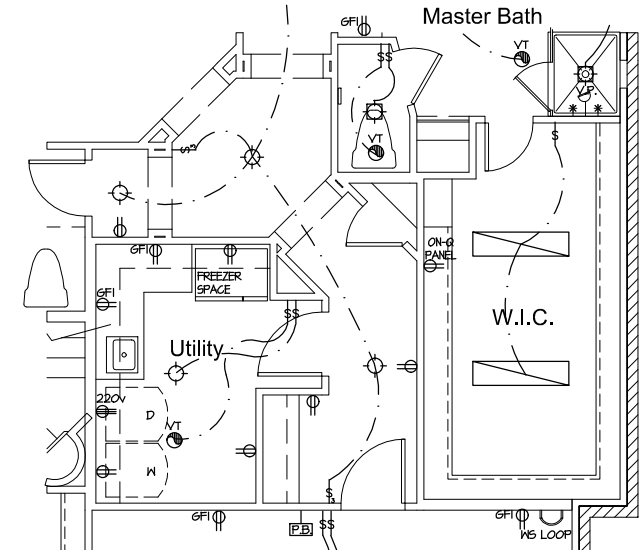
3rd Car Garage Electrical Plan



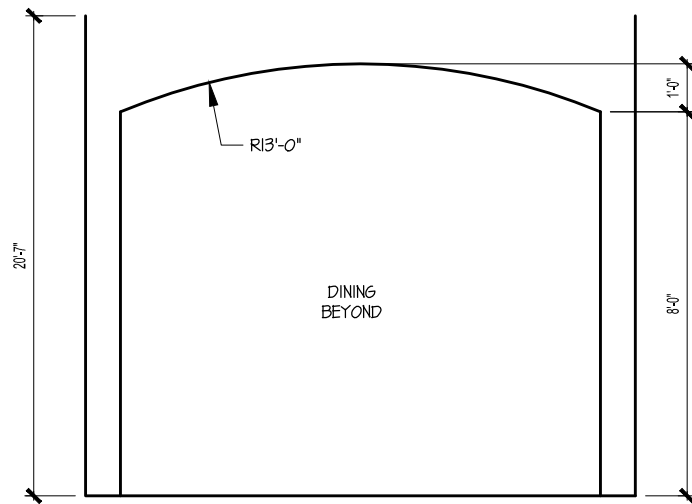
Flex Space Electrical Plan



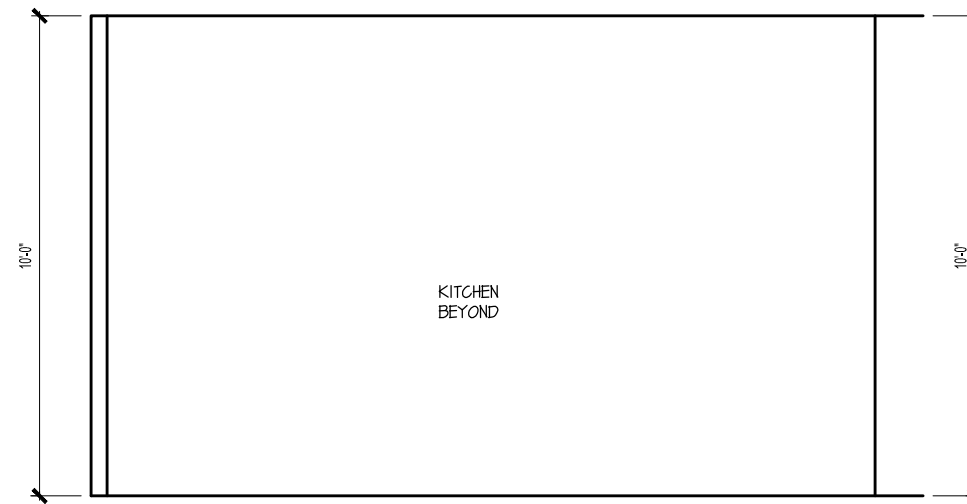
Enlarged Master Closet Electrical Plan



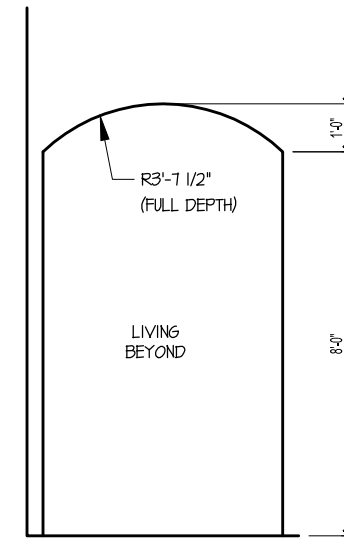
Enlarged Utility/ Enlarged M. WIC Electrical Plan



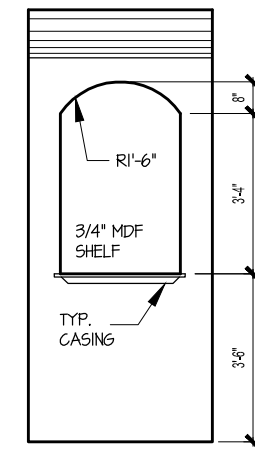
ARCHED OPENING @ FOYER/ DINING



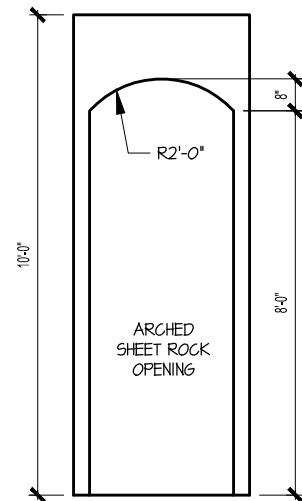
ARCHED OPENING @ KITCHEN/ LIVING



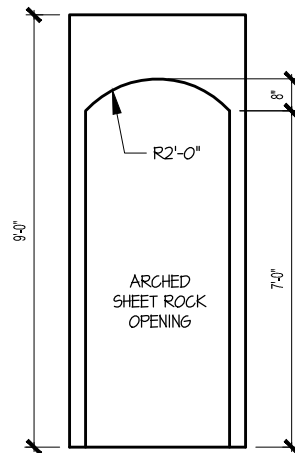
ARCHED OPENING @  
FOYER/ LIVING



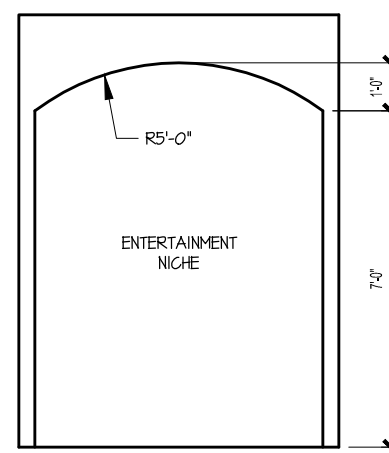
NICHES @ FOYER/  
LIVING



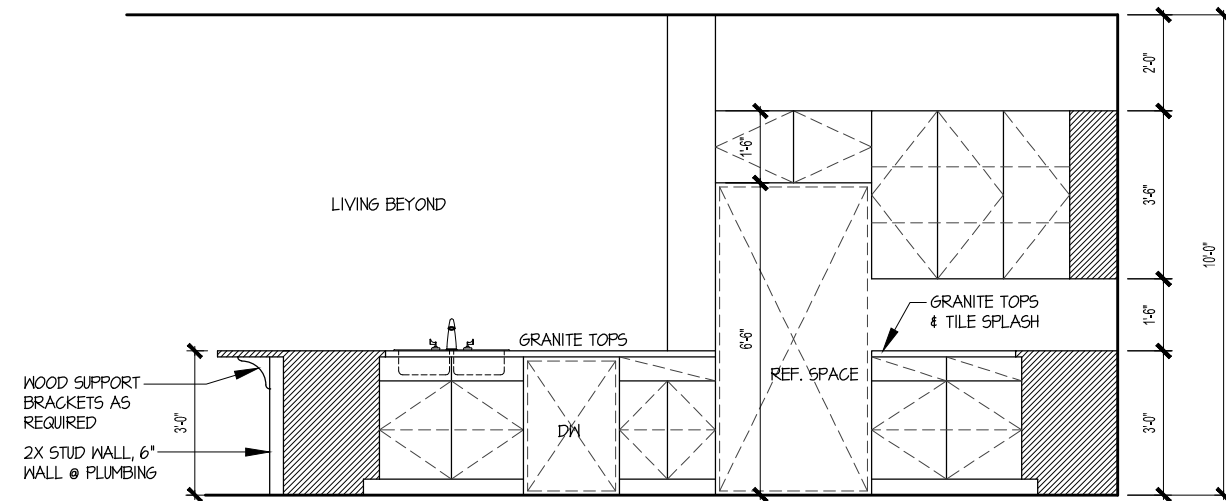
ARCHED OPENING  
@ 10' CLG.



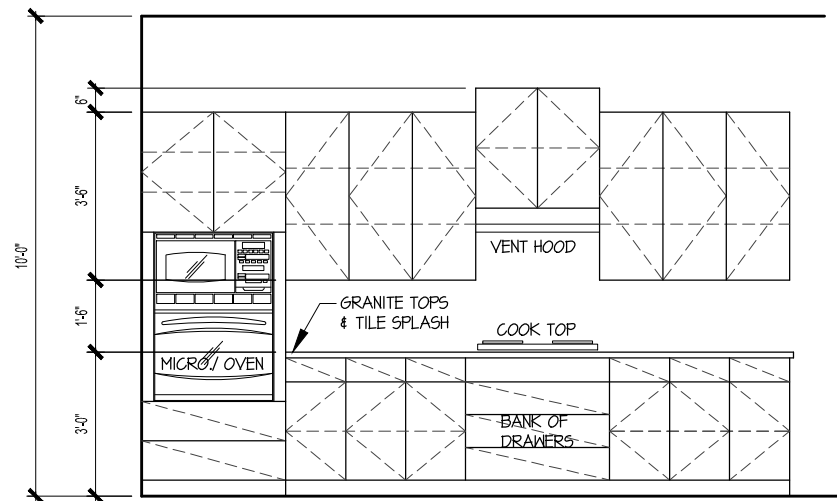
ARCHED OPENING  
@ 9' CLG.



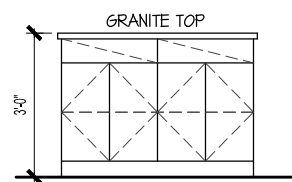
ARCHED NICHE @ GAME ROOM



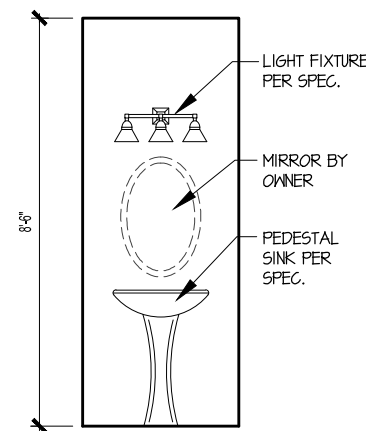
KITCHEN



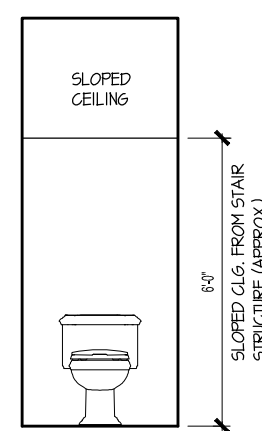
KITCHEN



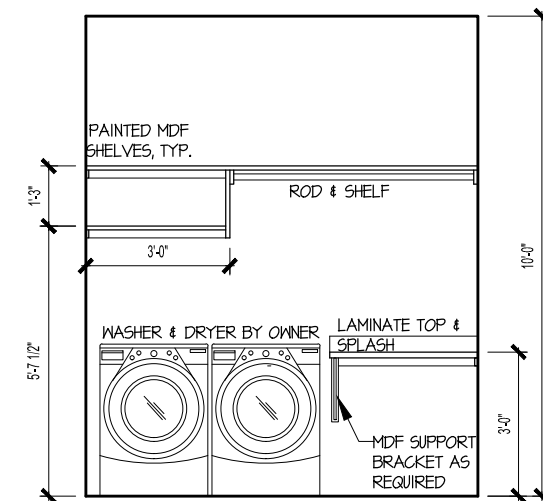
KITCHEN ISLAND



POWDER BATH



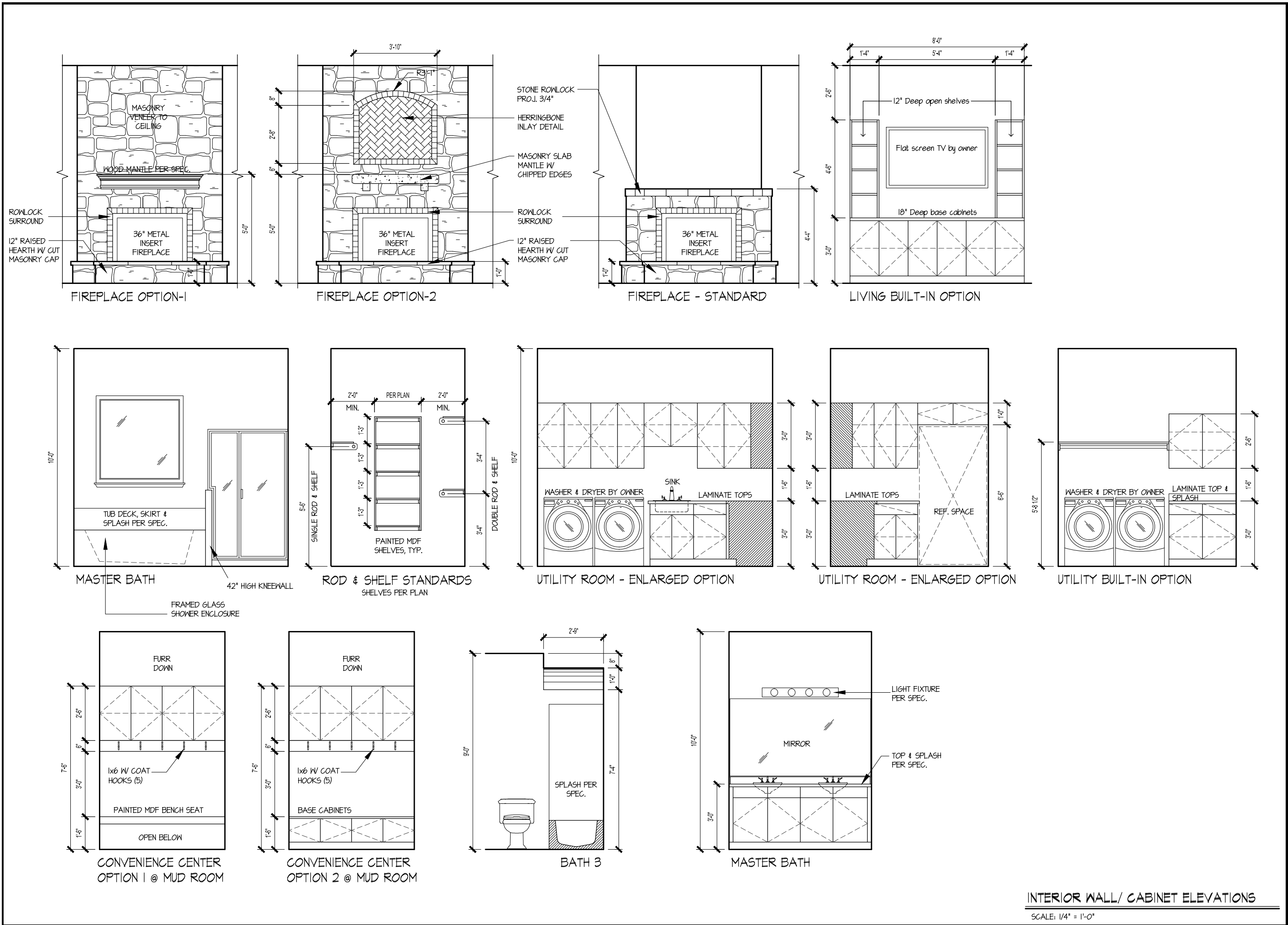
POWDER BATH

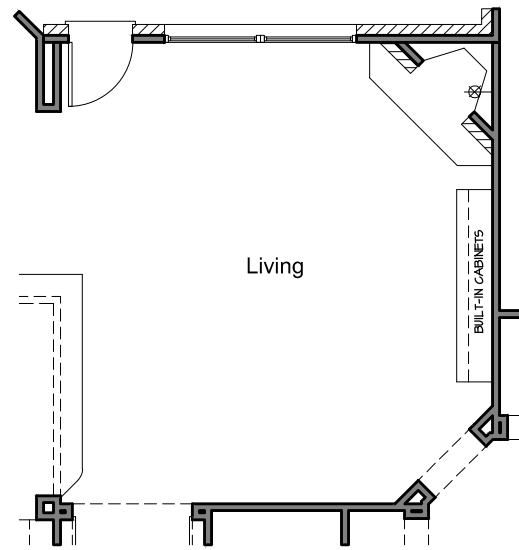


UTILITY ROOM

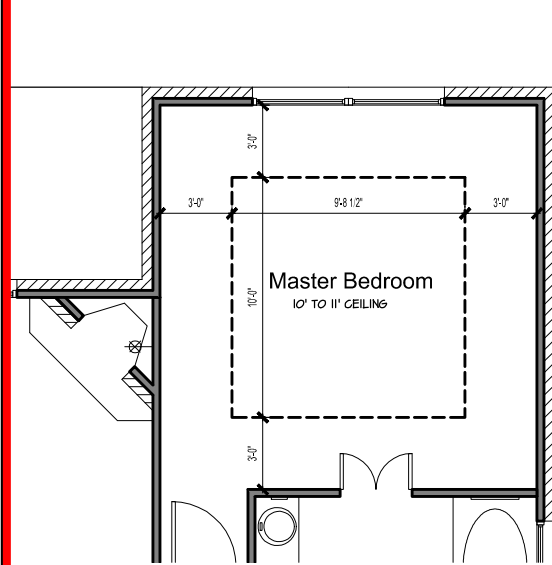
# INTERIOR WALL/ CABINET ELEVATIONS

SCALE: 1/4" = 1'-0"

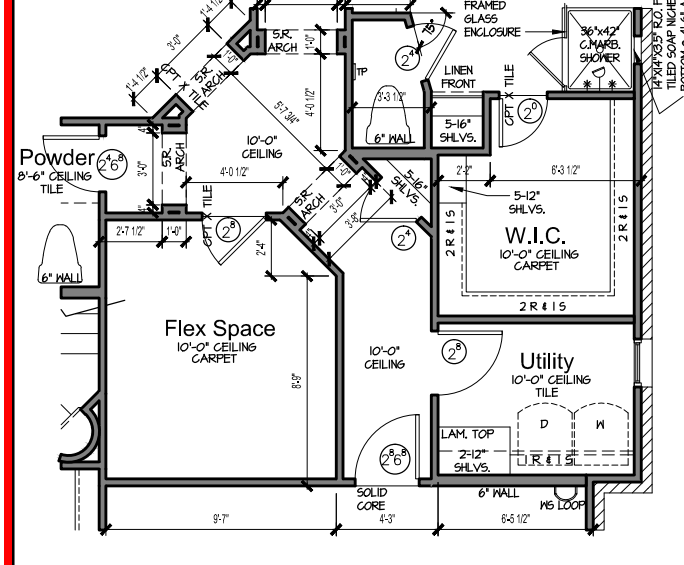




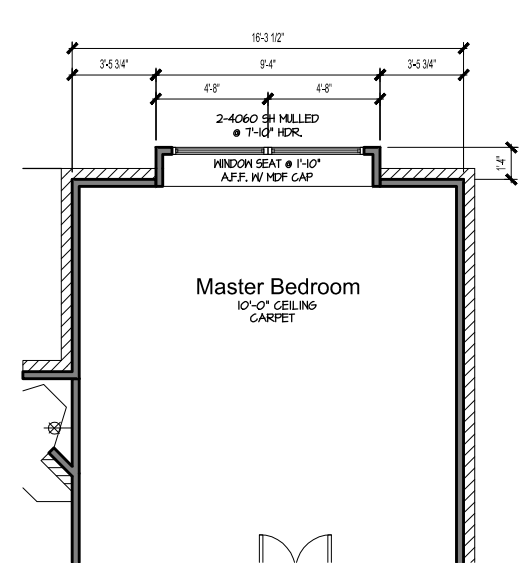
**10** LIVING BUILT-IN OPTION.  
SCALE: 1/8" = 1'-0"



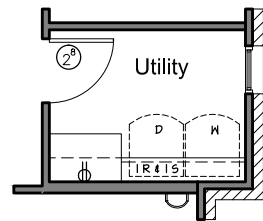
**07** TRAY CEILING @ MASTER BED RM.  
SCALE: 1/8" = 1'-0"



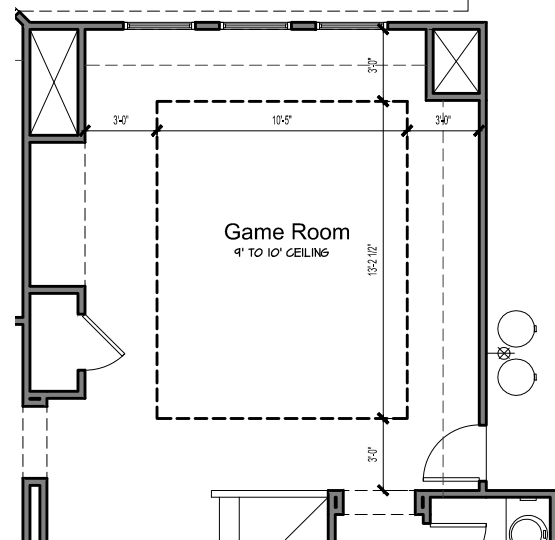
**04** FLEX SPACE OPTION  
SCALE: 1/8" = 1'-0" ADDS 104 SQ.FT.



**01** WINDOW BOX OPTION @ MASTER BED RM.  
SCALE: 1/8" = 1'-0" ADDS 13 SQ.FT., NO SLAB ADDED

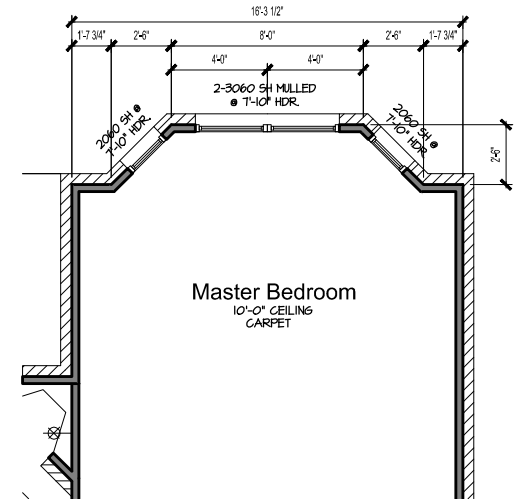


**11** UTILITY BUILT-IN OPTION.  
SCALE: 1/8" = 1'-0"

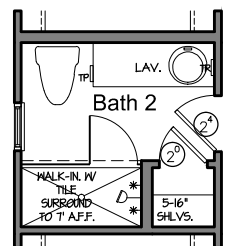


**08** TRAY CEILING @ GAME RM.  
SCALE: 1/8" = 1'-0"

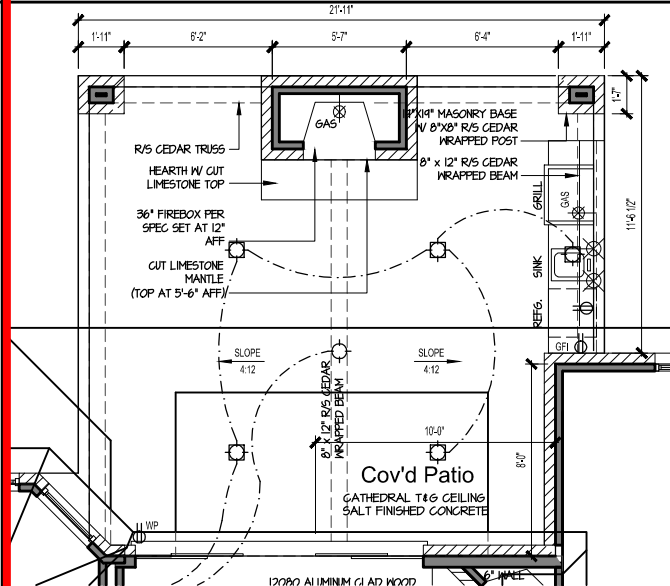
**05** BLANK  
SCALE: 1/8" = 1'-0" ADDS 46 SQ.FT.



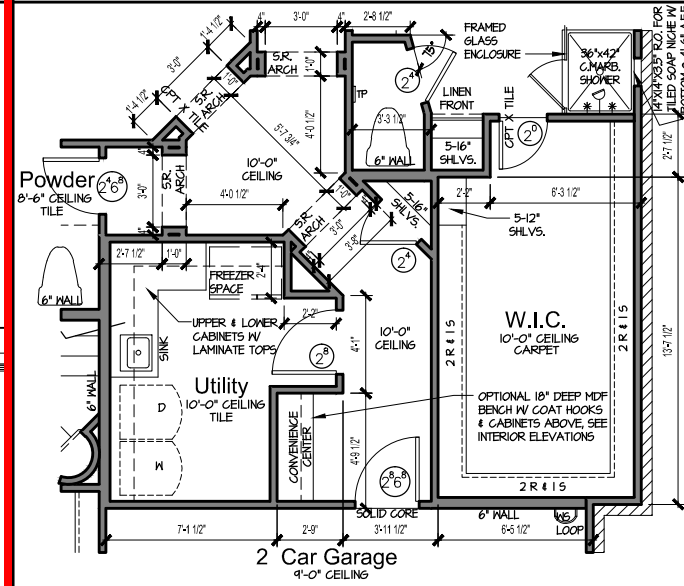
**02** MASTER BEDROOM BAY WINDOW OPTION  
SCALE: 1/8" = 1'-0" ADDS 21 SQ.FT.



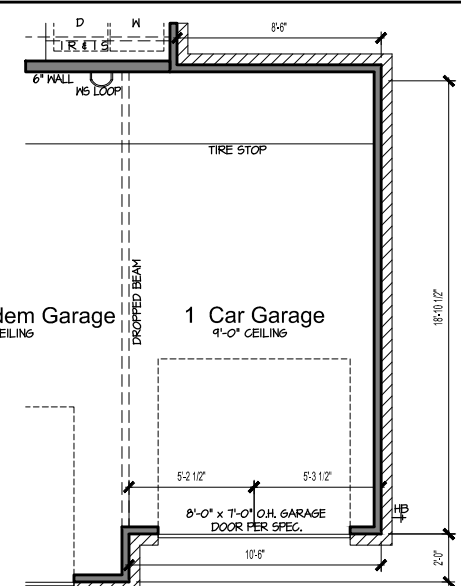
**12** BATH 2 SHOWER & TUB OPTION.  
SCALE: 1/8" = 1'-0"



**09** OUTDOOR LIVING OPTION  
SCALE: 1/8" = 1'-0" ADDS 242 SQ.FT.

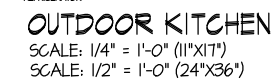


**06** UTILITY EXTENSION OPTION  
SCALE: 1/8" = 1'-0" ADDS 104 SQ.FT.



**03** 3rd CAR GARAGE OPTION  
SCALE: 1/8" = 1'-0" ADDS 214 SQ.FT.





## OUTDOOR LIVING OPTION

SCALE: 1/8" = 1'-0" (11"X17")  
SCALE: 1/4" = 1'-0" (24"X36")

ADDS 242 SQ.FT.

**JIMMY  
JACOBS**  
Homes

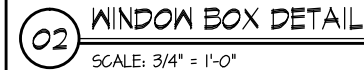
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Release Date: 07/23/2015  
Rev. Date: 08/12/2015

SHEET  
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05 HALF WALL WOOD CAP DETAIL  
SCALE: 1 1/2" = 1'-0"

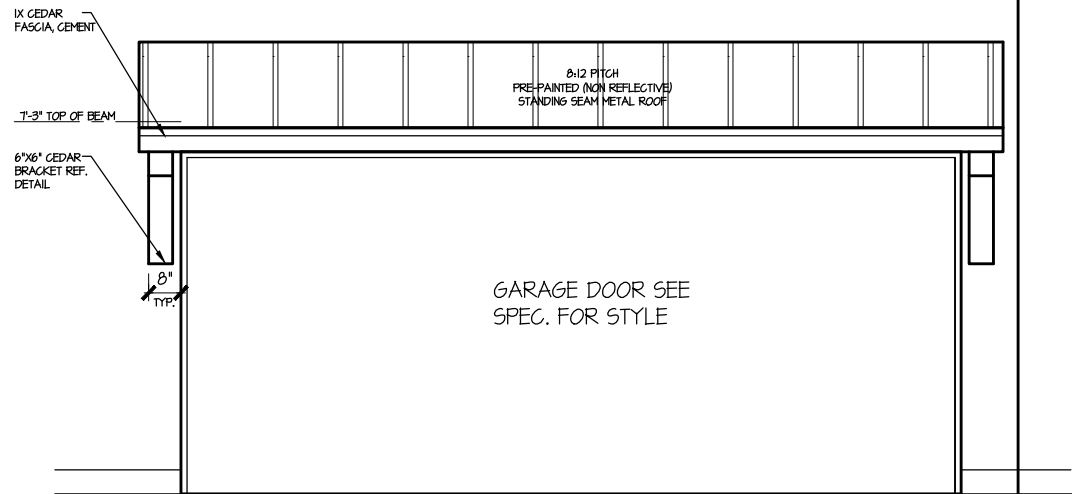


07 PERGOLA DETAIL @ GARAGE  
SCALE: 1" = 1'-0"



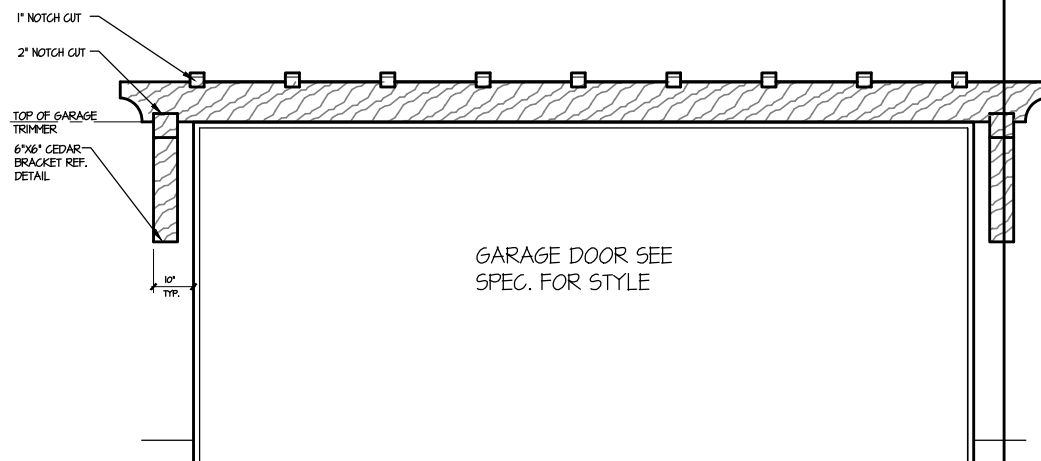
08 WOOD CORBEL DETAIL @ EAVE  
SCALE: 1" = 1'-0"





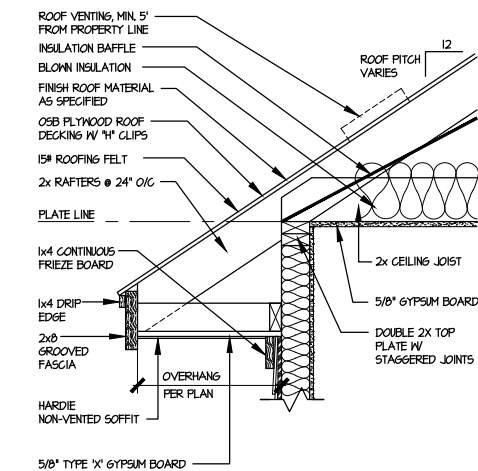
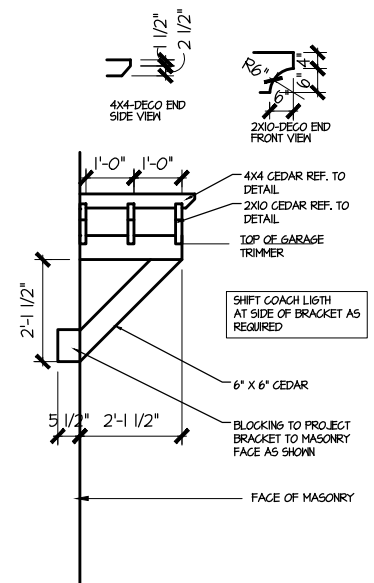
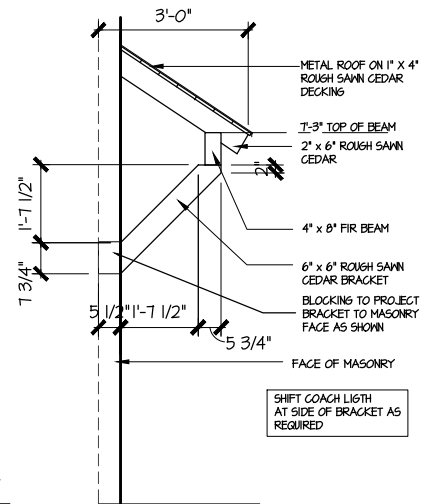
### DECO CEDAR AWNING - RAKE STYLE

SCALE: 1/4" = 1'-0" @ 11" X 17"  
SCALE: 1/2" = 1'-0" @ 24" X 36"



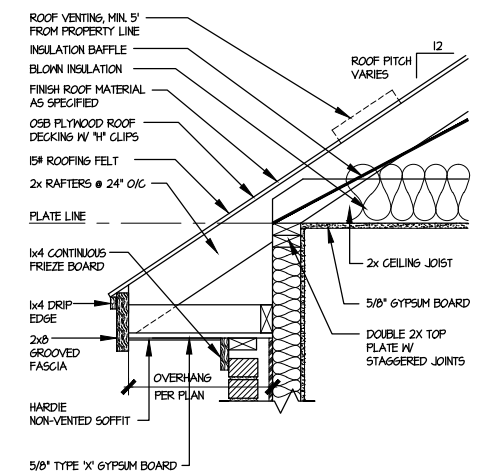
### TRELLIS AT GARAGE

SCALE: 1/4" = 1'-0" @ 11" X 17"  
SCALE: 1/2" = 1'-0" @ 24" X 36"



### 11 1-HR RATED OVERHANG at SIDING

SCALE: 1/2" = 1'-0"



### 10 1-HR RATED OVERHANG at MASONRY

SCALE: 1/2" = 1'-0"