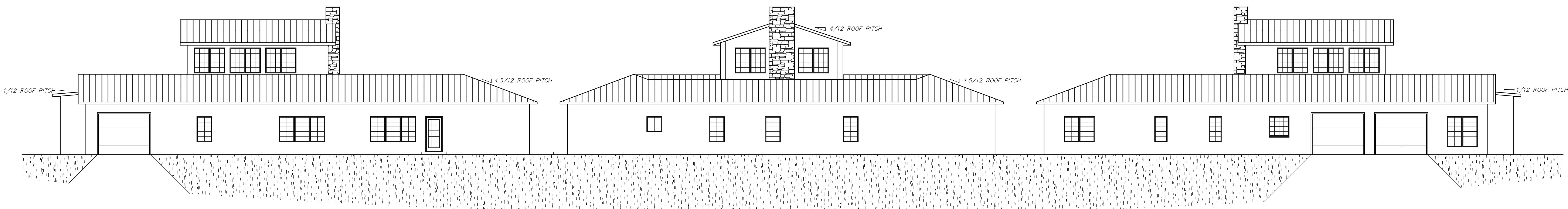




FRONT ELEVATION

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

NOTE:
SITE GRADING SHOWN ON ELEVATIONS IS ASSUMED
LIMITED INFORMATION AVAILABLE
TO BE VERIFIED ON-SITE BY CONTRACTOR
ADJUST AS SITE REQUIRES



ELEVATION GENERAL NOTES

(ALL ELEVATION SHEETS)

- A GRAPHIC SYMBOLS FOR EXTERIOR FINISHES IDENTIFY GENERAL EXTENT AND LOCATION ONLY. CONTRACTOR / OWNER TO VERIFY COLOR SELECTIONS, FINAL MATERIAL PATTERNS, ETC.
- B INSTALL MATERIALS PER MANUFACTURER'S RECOMMENDED GUIDELINES. CONTRACTOR SHALL VERIFY FLASHING OR CAULKING REQUIREMENTS BETWEEN DISSIMILAR MATERIALS.
- C CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL ADOPTED BUILDING CODES AND SAFETY STANDARDS (SUCH AS RAIL HEIGHT, SPACING, SAFETY GLAZING REQUIREMENTS, ETC.) WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS.
- D SEE THE FLOOR PLANS AND ROOF PLAN FOR ADDITIONAL INFORMATION. NOTIFY THE DESIGNER IF ANY DISCREPANCIES ARE FOUND. DIMENSIONAL INFORMATION ON PLAN VIEWS SHALL GOVERN UNLESS SPECIFICALLY NOTED OTHERWISE.

RIGHT ELEVATION

SCALE: 1/8"=1'-0"

GENERIC WIN SIZING - USE WINDOW ROUGH OPENING SIZE AS PROVIDED BY SUPPLIER

REAR ELEVATION

SCALE: 1/8"=1'-0"

NUMBER OF STEPS TO THE HOUSE DEPENDS ON FINAL SITE GRADING

LEFT ELEVATION

SCALE: 1/8"=1'-0"

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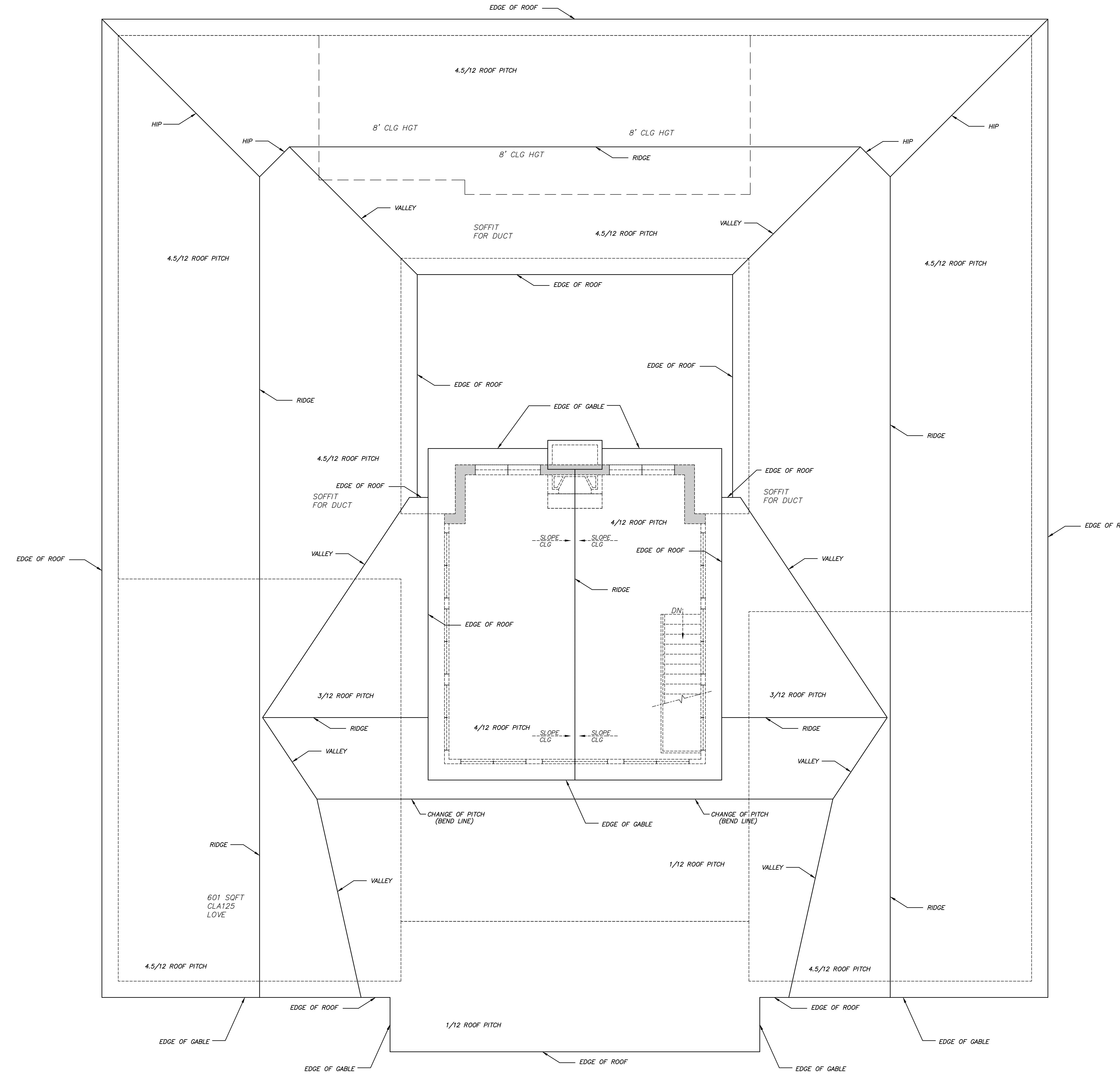
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VERIFY THAT ALL WINDOWS SATISFY CURRENT LOCAL BUILDING CODES, INCLUDING EGRESS, VENTILATION, AND SAFETY GLAZING REQUIREMENTS. VERIFY THAT THE ROUGH OPENING REQUIREMENT BY THE MOSEN WINDOW MANUFACTURER COORDINATE WITH AVAILABLE FRAMING AREAS.

B AND G DRAFTING INC.
2104 S. STEWART AVE.
SPRINGFIELD, MO 65804
www.bgdrafting.com DATE: 02-26-25

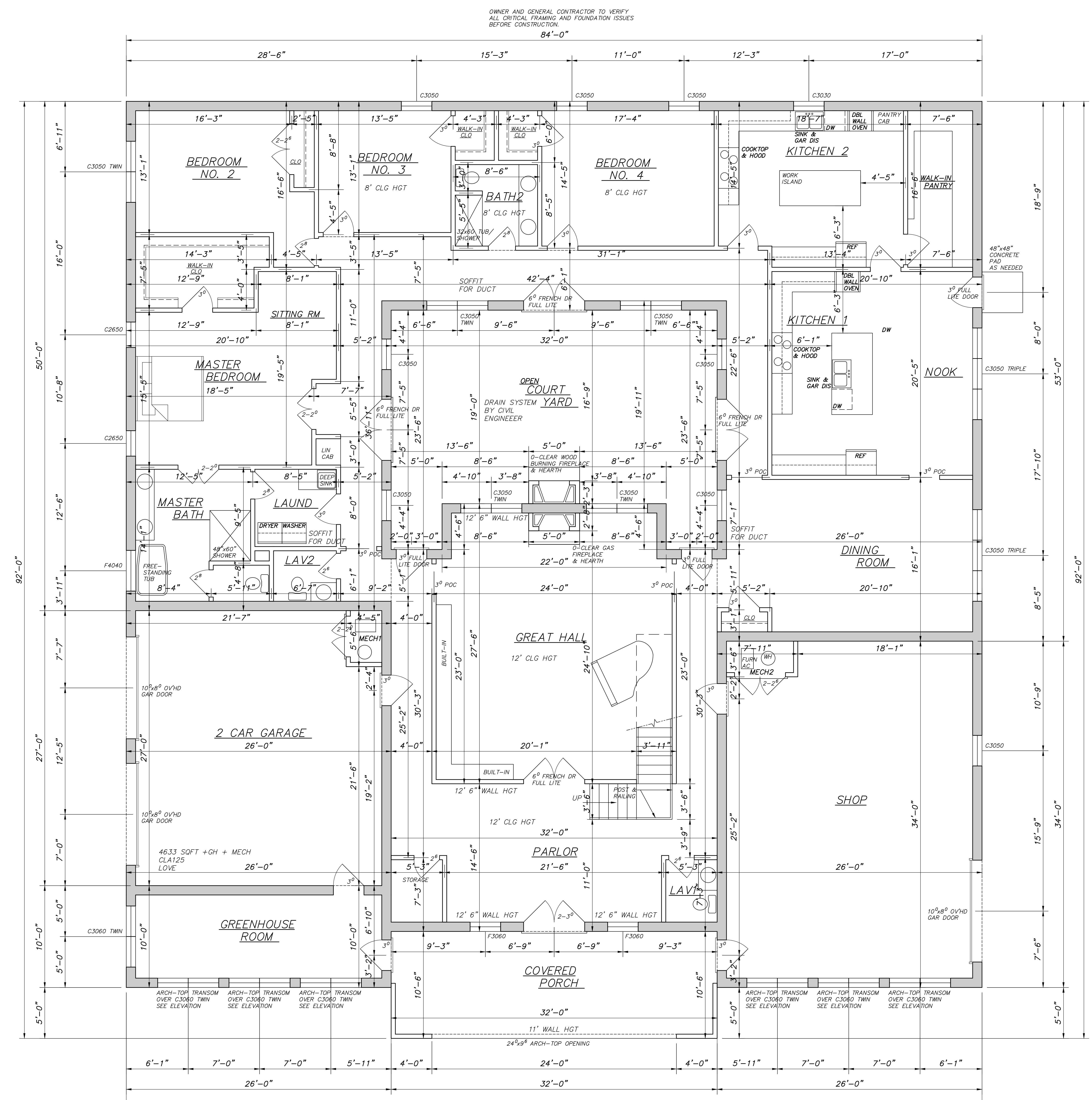
CHARLES LOVE
CLIA25



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UNLESS NOTED OTHERWISE

ROOF PLAN
 $1/4''=1'-0''$
4.5/12 ROOF PITCH
4/12 ROOF PITCH
3/12 ROOF PITCH
1/12 ROOF PITCH

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NOTE:
SPECIAL EXTERIOR WALL SYSTEM
AS SELECTED BY OWNER - CONSTRUCTED
TO MEET STRUCTURE SPEC & BUILDING CODE
REQUIREMENTS. SIP PANELS BUILDING SYSTEM -
SEE OWNER FOR DETAILS.

ICF WALLS - SEE MANUFACTURER
FOR DETAILS

WINDOWS AS SELECTED BY OWNER
SEE SUPPLIER FOR ROUGH OPENINGS
& INSTALLATION DETAILS

VERIFICATION REQUIREMENT FOR INSTALLATION
WITH ICF WALL SYSTEM

DIMENSIONS SHOWN TO FND/FRAME LINE
ADD ON FOR BRICK LEDGE TYPICAL
WHERE NEEDED

WINDOW KEY
FIXED

WINDOW KEY
GENERIC

WINDOW KEY
CASEMENT

WINDOW KEY
GENERIC

NOTE:
WINDOW SIZE GIVEN
IN FEET & INCHES
EXAMPLE F3050 EQUALS
TO 3'-0" x 5'-0"

NOTE:
WINDOW SIZE GIVEN
IN FEET & INCHES
EXAMPLE C2650 EQUALS
TO 2'-6" x 5'-0"

NOTE:
CONTRACTOR TO VERIFY
WINDOW ROUGH OPG W/
WINDOWS PURCHASED
BEFORE FRAMING

NOTE:
CONTRACTOR TO VERIFY
WINDOW ROUGH OPG W/
WINDOWS PURCHASED
BEFORE FRAMING

NOTE:
ALL OPERABLE WINDOWS 6'
ABOVE GND FLOOR FINISHED
GRADE SURFACE THAT
ARE LESS THAN 24" FROM
FINISHED INTERIOR FLOOR
HEIGHT SHALL HAVE A 4"
LIMIT CONTROL DEVICE
AS PER CODE R312.2

NOTE:
ALL OPERABLE WINDOWS 6'
ABOVE GND FLOOR FINISHED
GRADE SURFACE THAT
ARE LESS THAN 24" FROM
FINISHED INTERIOR FLOOR
HEIGHT SHALL HAVE A 4"
LIMIT CONTROL DEVICE
AS PER CODE R312.2

NOTE:
EMERGENCY & ESCAPE RESCUE
OPENINGS SHALL HAVE A NET
CLEAR OPENING OF 57" OR LESS
THAN 5.7 SQUARE FEET,
NET CLEAR HEIGHT OPENING
NOT LESS THAN 24" & NET
CLEAR WIDTH NOT LESS THAN
20" - AS PER CODE R310.2

NOTE:
EMERGENCY & ESCAPE RESCUE
OPENINGS SHALL HAVE A NET
CLEAR OPENING OF 57" OR LESS
THAN 5.7 SQUARE FEET,
NET CLEAR HEIGHT OPENING
NOT LESS THAN 24" & NET
CLEAR WIDTH NOT LESS THAN
20" - AS PER CODE R310.2

NOTE:
MANUFACTURER DESIGNATED
GLAZING FOR HAZARDOUS
AREAS AS PER CODE REQ.

NOTE:
MANUFACTURER DESIGNATED
GLAZING FOR HAZARDOUS
AREAS AS PER CODE REQ.

ALL 10' CEILING HGT THIS LEVEL
UNLESS NOTED OTHERWISE

FLOOR PLAN
MAIN LEVEL
SCALE: 1/4" = 1'-0"

B AND G
DRAFTING INC.

CHARLES LOVE

2104 S. STEWART AVE.
SPRINGFIELD, MO 65804
www.bgdrafting.com
DATE:
CLIA125

OWNER AND GENERAL CONTRACTOR TO VERIFY
ALL CRITICAL FRAMING AND FOUNDATION ISSUES
BEFORE CONSTRUCTION.

VERIFY THAT ALL WINDOWS SATISFY CURRENT LOCAL
BUILDING CODES, INCLUDING EGRESS, VENTILATION,
AND SAFETY GLASS REQUIREMENTS. VERIFY
THE REQUIREMENTS REQUIRED BY THE
WINDOW MANUFACTURER COORDINATE WITH
AVAILABLE FRAMING AREAS.

B & G DRAFTING INC. has performed basic
structural calculations for this
project. The information on this sheet describes
the structure as requested by the party listed below.

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contractor who is thoroughly familiar with all
local building codes and regulations in the
project's jurisdiction. The presence of structural
or code-related information on this page does not
constitute a waiver of responsibility for the contractor
prior to material purchases or construction of any
structure. The contractor and architect are jointly
responsible for material selections, construction
means and methods, and coordination
with all other professionals involved in the project.
Walls and stem wall heights. Changes to any portion of
this drawing must be made by the architect.

No warranties, expressed or implied, are given or
intended by the preparation of these drawings. A
qualified professional in the field of architecture and
life-safety requirements, whether or not indicated,
should be performed by a qualified professional in
the field of life-safety requirements. It is the responsibility
of the architect to verify that the plans meet all applicable
code requirements elsewhere in the design. The original
drawings have been slightly distorted by reprographic equipment.

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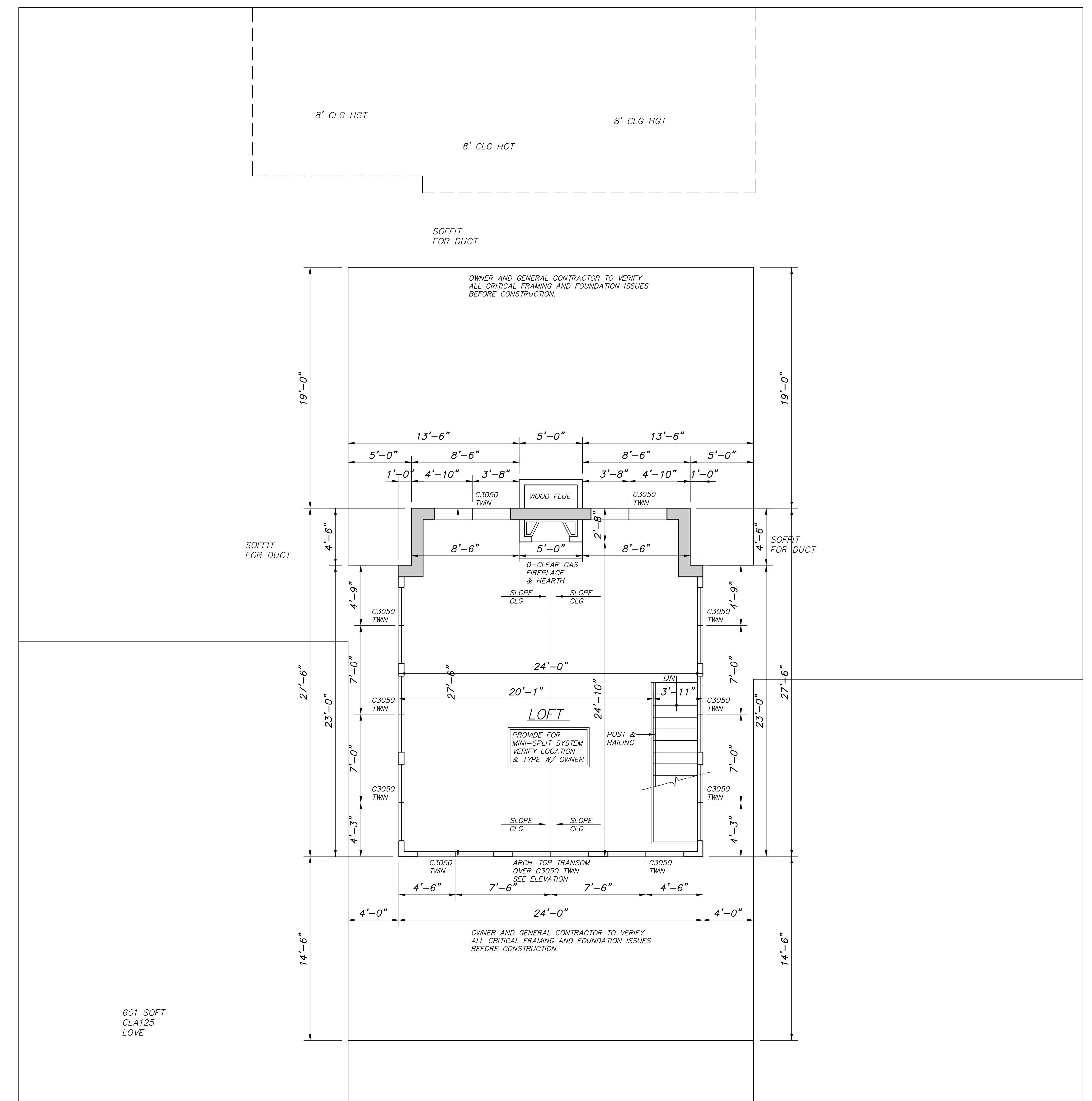
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3 sheet 7



NOTE:
**SPECIAL EXTERIOR WALL SYSTEM
AS SELECTED BY OWNER- CONSTRUCTED
TO MANUFACTURES SPECS. & BUILDING CODE
REQUIREMENTS- SIPS PANELS BUILDING SYSTEM-
SEE OWNER FOR DETAILS**

<u>WINDOW KEY</u> FIXED	GENERIC	<u>WINDOW KEY</u> CASEMENT	GENERIC
<u>NOTE:</u>			<u>NOTE:</u>
WINDOW SIZE GIVEN IN FEET & INCHES EXAMPLE F3050 EQUATES TO 3'-0" x 5'-0"			WINDOW SIZE GIVEN IN FEET & INCHES EXAMPLE C2650 EQUATES TO 2'-6" x 5'-0"
<u>NOTE:</u> CONTRACTOR TO VERIFY WINDOW ROUGH OPG W/ WINDOWS PURCHASED BEFORE FRAMING			<u>NOTE:</u> CONTRACTOR TO VERIFY WINDOW ROUGH OPG W/ WINDOWS PURCHASED BEFORE FRAMING
<u>NOTE:</u> ALL OPERABLE WINDOWS 6' ABOVE EXTERIOR FINISHED GRADE SURFACE THAT ARE LESS THAN 24" FROM FINISHED INTERIOR FLOOR HEIGHT SHALL HAVE A 4" LIMIT CONTROL DEVICE AS PER CODE R312.2			<u>NOTE:</u> ALL OPERABLE WINDOWS 6' ABOVE EXTERIOR FINISHED GRADE SURFACE THAT ARE LESS THAN 24" FROM FINISHED INTERIOR FLOOR HEIGHT SHALL HAVE A 4" LIMIT CONTROL DEVICE AS PER CODE R312.2
<u>NOTE:</u> EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, NET CLEAR HEIGHT OPENING NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20" - AS PER CODE R310.2			<u>NOTE:</u> EMERGENCY & ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET, NET CLEAR HEIGHT OPENING NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20" - AS PER CODE R310.2
<u>NOTE:</u> MANUFACTURER DESIGNATED GLAZING FOR HAZARDOUS AREAS AS PER CODE REQ.			<u>NOTE:</u> MANUFACTURER DESIGNATED GLAZING FOR HAZARDOUS AREAS AS PER CODE REQ.

G DRAFTING, INC. has performed basic
cal drafting and design services for this
t. The information on this sheet describes
atic design information and geometry for a
ure as requested by the party listed below.

drawing is for the use of a professional architect who is thoroughly familiar with all codes and other legal requirements in the state's jurisdiction. The presence of structural or related information on this page does not mean a consistent documentation of any similar element elsewhere in the design. The original of this document may have been slightly altered by reprographic equipment.

warranties, expressed or implied, are given or
ed by the preparation of these drawings. A
ugh code review, including all structural and
afety requirements, whether or not indicated,
ll be performed by a qualified professional in
unction with the respective code administrator
to material purchases or construction of any
n of this design. The parties using this
ment are responsible for material selections,

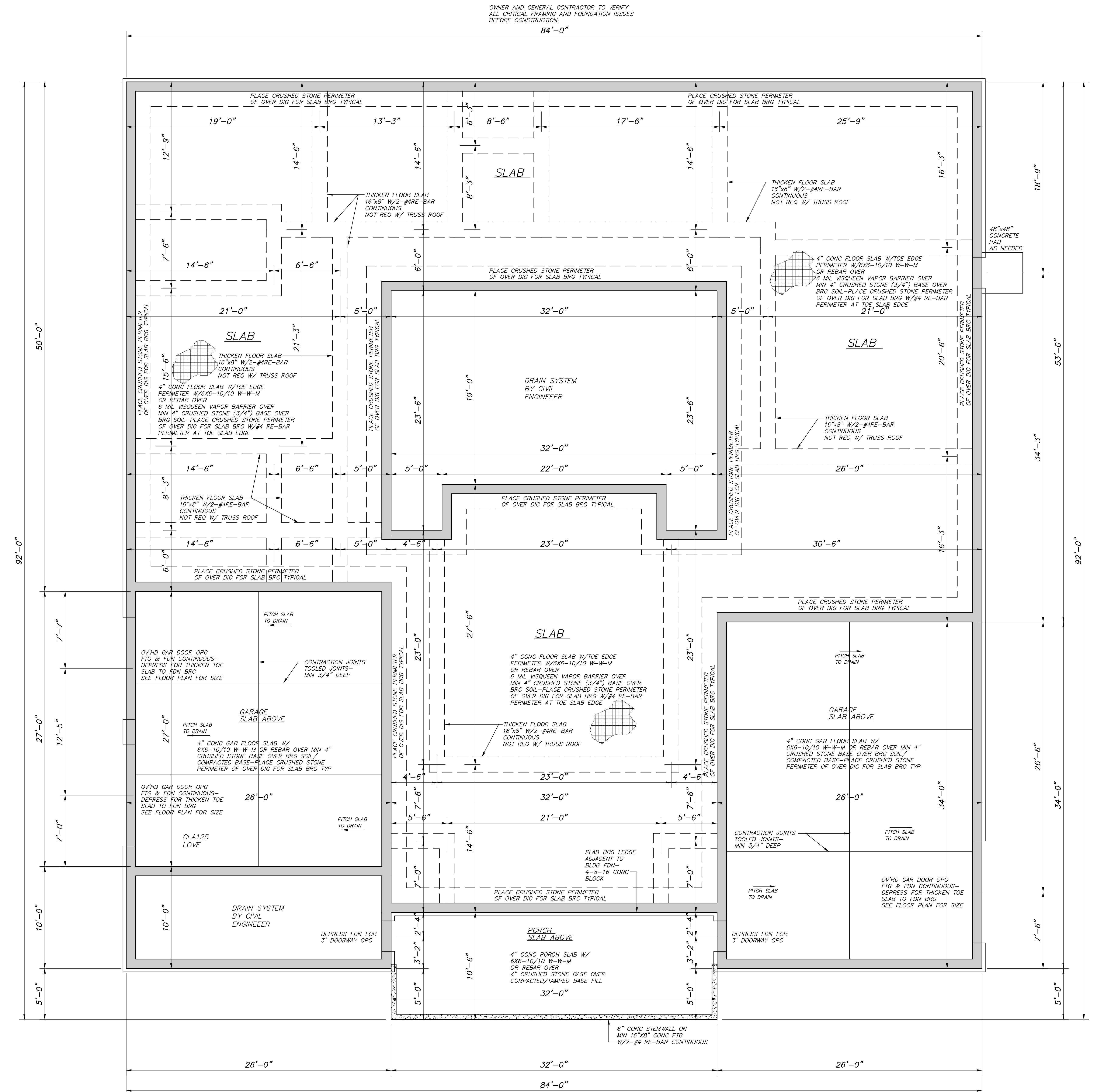
right are responsible for material selections, construction means and methods, and coordination of conditions, including grading, retaining walls, stem wall heights. Changes to any portion of design may adversely affect other portions.

ALL 8' CEILING HGT THIS LEVEL
UNLESS NOTED OTHERWISE

FLOOR PLAN

UPPER LEVEL

CHARLES LOVE



NOTE:
SPECIAL EXTERIOR WALL SYSTEM
AS SELECTED BY OWNER- CONSTRUCTED
TO MANUFACTURER SPEC & BUILDING CODE
REQUIREMENTS- SIP PANELS BUILDING SYSTEM-
SEE OWNER FOR DETAILS

ICF WALLS - SEE MANUFACTURER
FOR DETAILS

WINDOWS AS SELECTED BY OWNER
SEE SUPPLIER FOR ROUGH OPENINGS
& INSTALLATION DETAILS

VERIFICATION REQUIREMENT FOR INSTALLATION
WITH ICF WALL SYSTEM

DIMENSIONS SHOWN TO FND/FRAME LINE
ADD ON FOR BRICK LEDGE TYPICAL
WHERE NEEDED

NOTE:
PROVIDE FOR SILL PLATE ANCHOR BOLTS
1/2" X MIN 7" EMBEDDED-LOC MAX 6' OC,
MAX 12" FROM EACH CORNER, MIN 2 PER
SILL PLATE PIECE W/2" OD WASHER & NUT

PROVIDE FOR SILL PLATE SEALER INSUL STRIP

PROVIDE FOR TREATED SILL PLATE

PROVIDE FOR PERIMETER FOUNDATION INSUL
AS PER LOCAL CODE REQUIREMENTS

PROVIDE TERMITE TREATMENT PERIMETER EXTERIOR
AFTER FINAL BACKFILL PLACEMENT & FINISH GRADING

ALL FOUNDATION INFORMATION ON PLANS
IS FROM CURRENT IRC CODE AND PROVIDED AS A GUIDE
ACTUAL SITE CONDITION MAY REQUIRE ADJUSTMENT
CONSULT ENGINEER AS NEEDED

NOTE:
ALL FOUNDATION SIZING FROM IRC CODE ARE BASED ON
ASSUMPTIONS ABOUT THE SITE. FOUNDATION SIZING MUST
BE ADJUSTED AS NEEDED BASED ON THE OFFICIAL BUILDING CODE
OFFICIAL ACCORDING TO THE ACTUAL SITE, GRADE,
SOIL STRENGTH, VARIATIONS IN FRAMING, OR A MATERIAL
SELECTION. CODE INFORMATION MAY NOT REFLECT THE
MINIMUM. IN SOME CASES, THIS MAY SHOW CODE FOR WORSE
CASE SITUATIONS. ADJUSTMENTS FROM CODE MAY REQUIRE
PROFESSIONAL ENGINEERING

NOTE:
DIMENSIONS SHOWN TO FND/FRAME LINE
ADD ON FOR BRICK LEDGE TYPICAL

NOTE:
PROVIDE TERMITE TREATMENT FULL COVERAGE
UNDER SLAB PRIOR TO CONC PLACEMENT
PROVIDE TERMITE TREATMENT PERIMETER
EXTERIOR AFTER FINAL BACKFILL PLACEMENT & FINISH GRADING

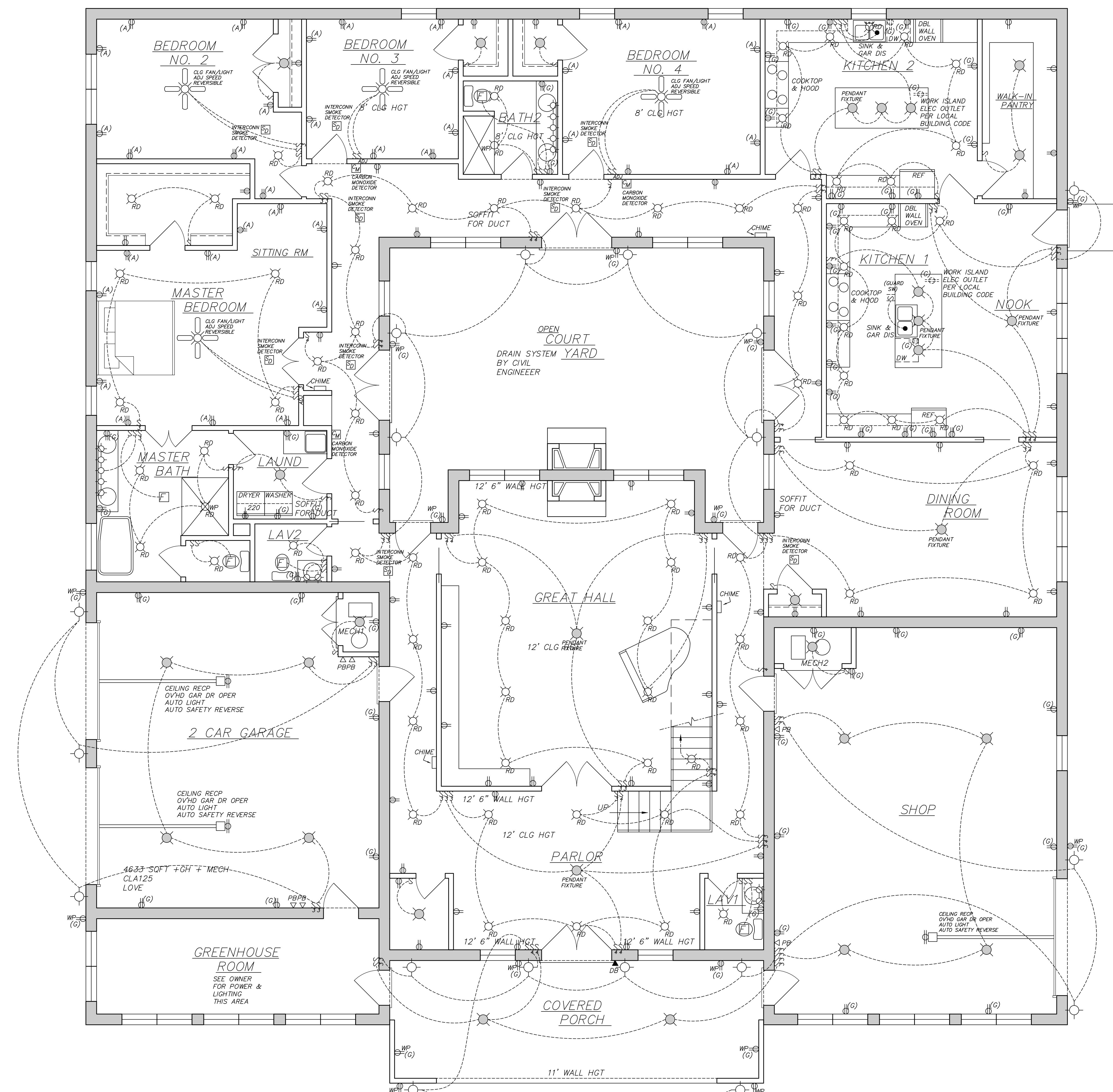
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project. The information on this sheet describes
the structural system selected for the
structure as requested by the party listed below.
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contractor who is thoroughly familiar with all
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project's jurisdiction. The presence of structural
or code-related information on this page does not
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for any deviation from the code or any other
requirement elsewhere in the design. The original
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life-safety requirements, whether or not indicated,
should be performed by a qualified professional in
accordance with the applicable codes and regulations
prior to material purchases or construction of any
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and all contractors, subcontractors, suppliers, and
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**SLAB
FOUNDATION PLAN**

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



<u>ELECTRICAL SYMBOLS</u>	
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET WEATHERPROOF – GFCI
	DRYER RECEPTACLE OUTLET 220V/30A
S	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	ADJUSTABLE SPEED SWITCH
	LOW VOLTAGE DOOR BELL SWITCH
	LOW VOLTAGE PUSH BUTTON SWITCH
	EXHAUST FAN – TYP FOR BATHROOM
<u>LIGHT FIXTURE SYMBOLS</u>	
	SURFACE MOUNTED LED FIXTURE OR SHOP LIGHT
	RECESSED DOWNLIGHTS
	WALL MOUNTED SCONCE FIXTURE
	CEILING FIXTURE SURFACE MOUNTED

B & G DRAFTING, INC. has performed basic technical drafting and design services for this project. The information on this sheet describes schematic design information and geometry for a structure as requested by the party listed below.

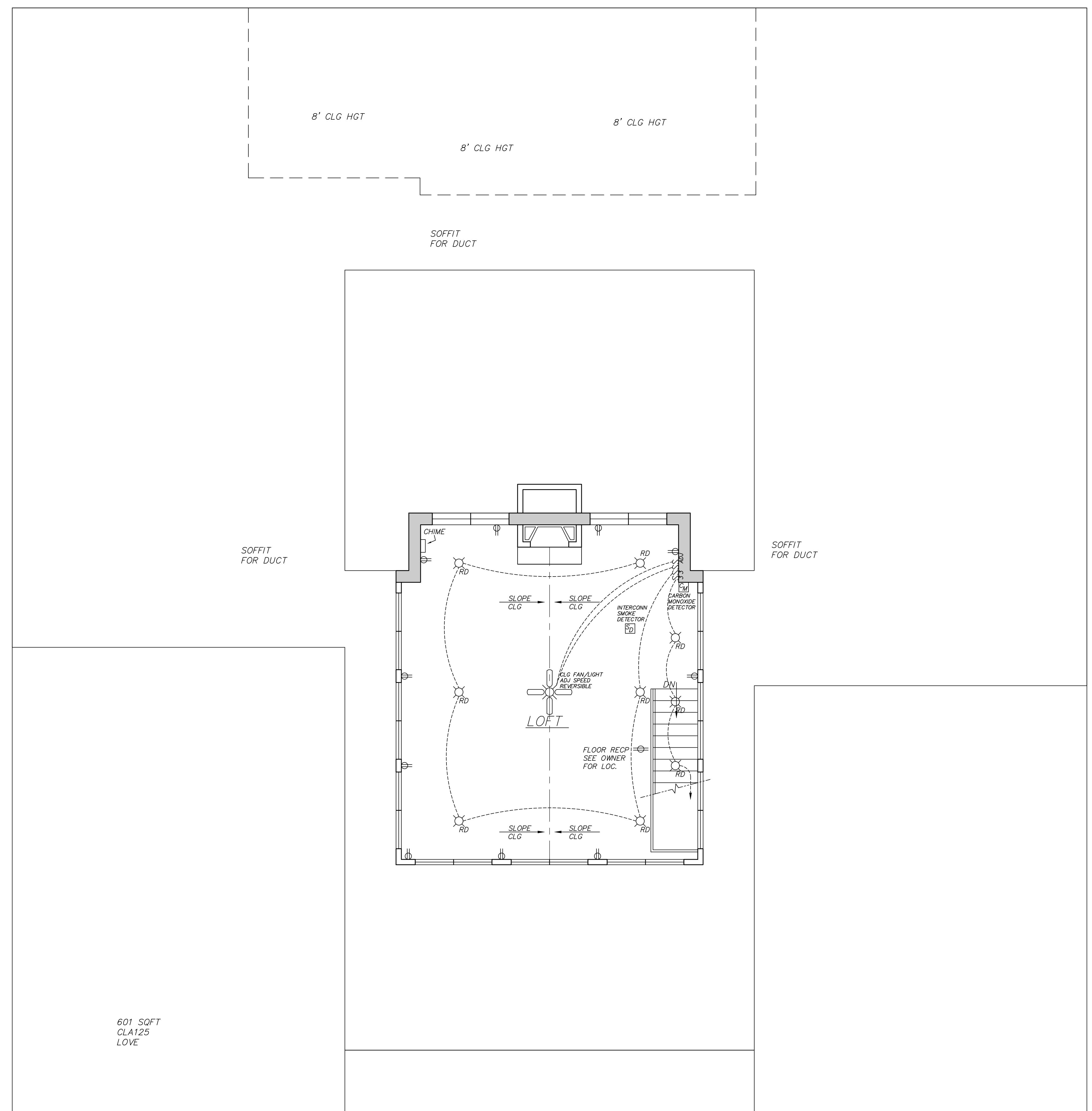
This drawing is for the use of a professional contractor who is thoroughly familiar with all building codes and other legal requirements in the

*ALL 10' CEILING HGT THIS LEVEL
UNLESS NOTED OTHERWISE*

ELECTRIC LAYOUT

FLOOR PLAN

MAIN LEVEL



NOTE:
ALL ELECTRIC WORK TO CONFORM TO LATEST NATIONAL ELECTRIC CODE, LOCAL ORDINANCES & UTILITY REGULATIONS.

VERIFY FIXTURE SELECTION W/ OWNER/CONTR.
SMOKE DETECTORS TO BE INTERCONNECTED
(VERIFY W/ LOCAL REQUIREMENTS)
MAY REQUIRE ADDITIONAL SMOKE SENSORS)

PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS AND ARC FAULT INTERRUPTERS AS PER CODE

PROVIDE CARBON MONOXIDE DETECTOR PER CODE

PRE-WIRE FOR TELEPHONES

RECEPTACLE KEYED NOTES:
(A) = RECEPTACLE REQUIRED TO BE ON AN ARC-FAULT PROTECTED CIRCUIT
(G) = RECEPTACLE REQUIRED TO BE ON A GFCI PROTECTED CIRCUIT

ELECTRICAL SYMBOLS	
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET WEATHERPROOF - GFCI 220V/30A
	DRYER RECEPTACLE OUTLET 220V/30A
	SINGLE POLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	ADJUSTABLE SPEED SWITCH
	LOW VOLTAGE DOOR BELL SWITCH
	LOW VOLTAGE PUSH BUTTON SWITCH
	EXHAUST FAN - TYP FOR BATHROOM

LIGHT FIXTURE SYMBOLS	
	SURFACE MOUNTED LED FIXTURE OR SHOP LIGHT
	RECESSED DOWNLIGHTS
	WALL MOUNTED SCONCE FIXTURE
	CEILING FIXTURE SURFACE MOUNTED

B & G DRAFTING, INC. has performed basic engineering services for the project. The information on this sheet describes a structure as requested by the party listed below.

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ALL 8' CEILING HGT THIS LEVEL UNLESS NOTED OTHERWISE

ELECTRIC LAYOUT
FLOOR PLAN
UPPER LEVEL

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