



PARAGON
HOME DESIGNS

809-A OAKHURST DR.
EVANS, G.A. 30809
OFFICE: 706-364-8554
FAX: 706-955-7945

Revision Table	
Date	Description

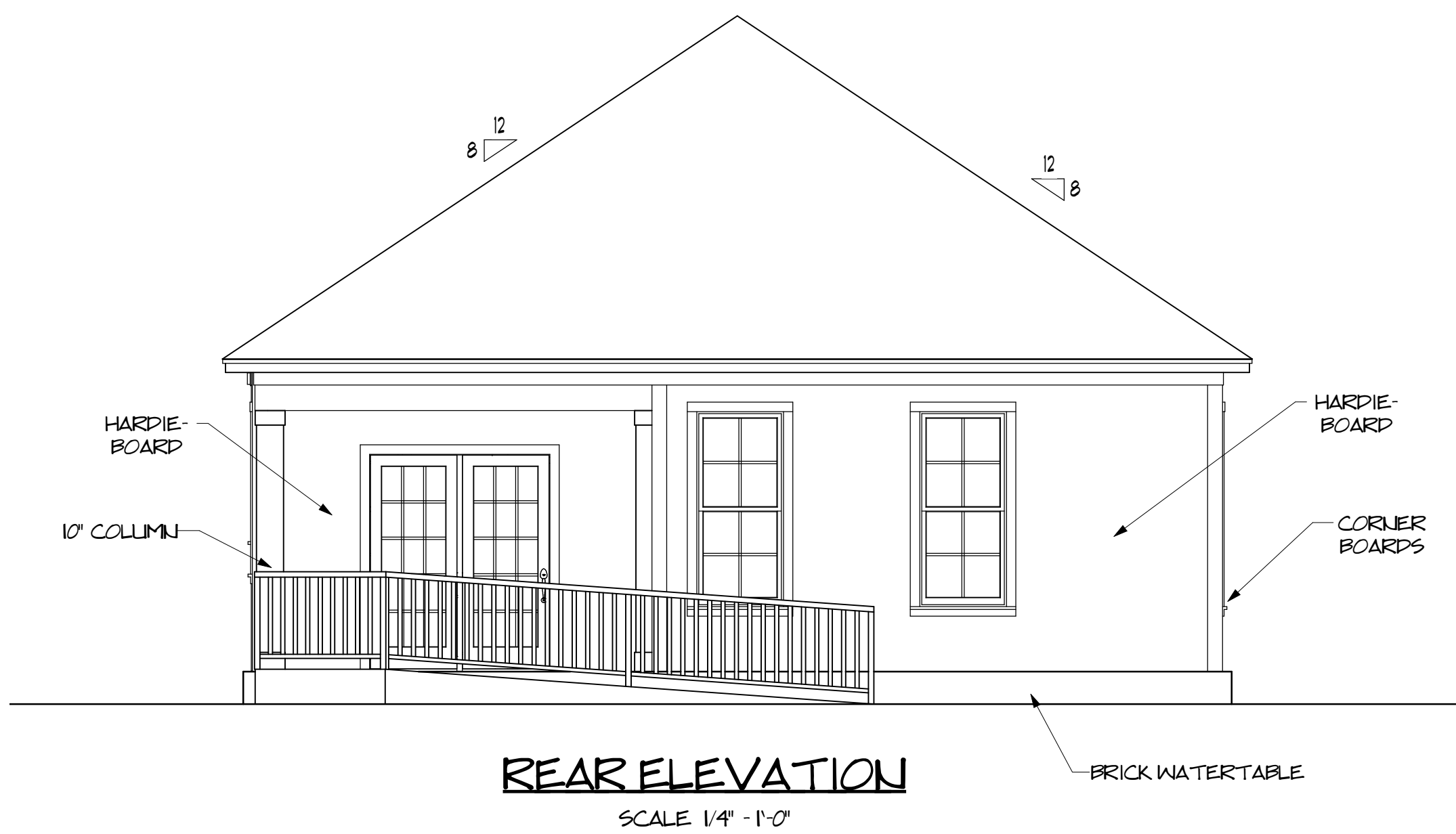
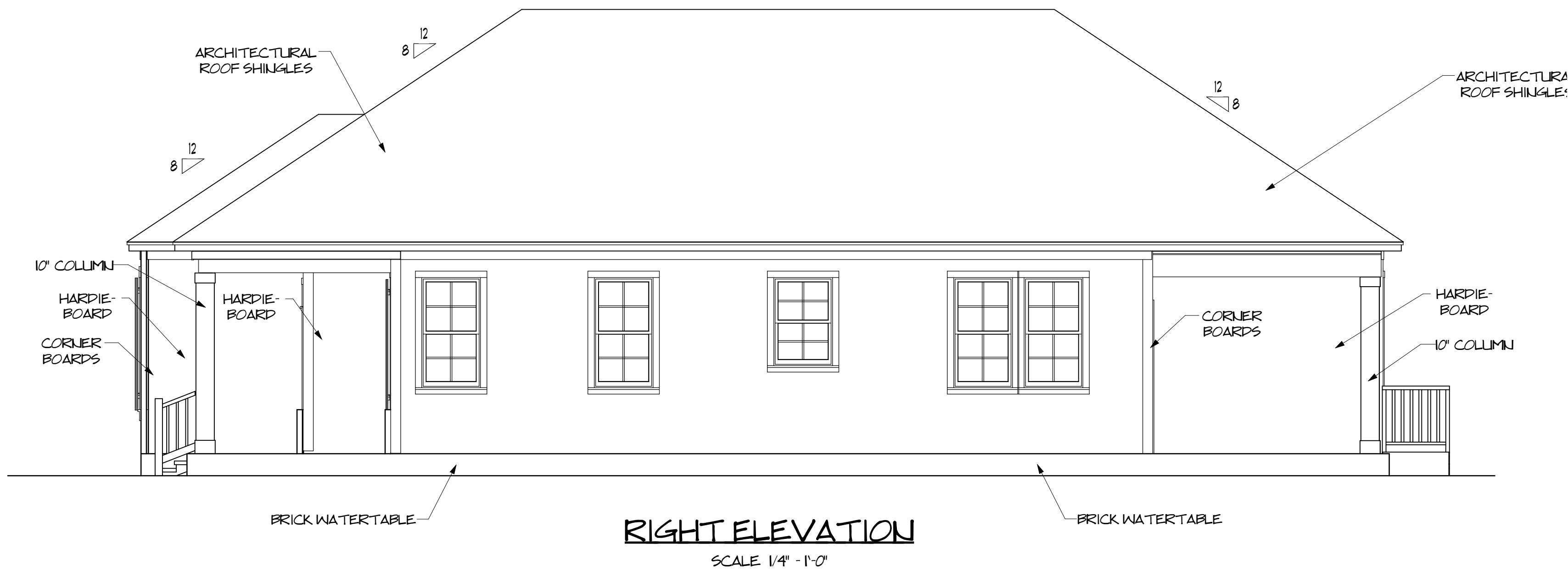
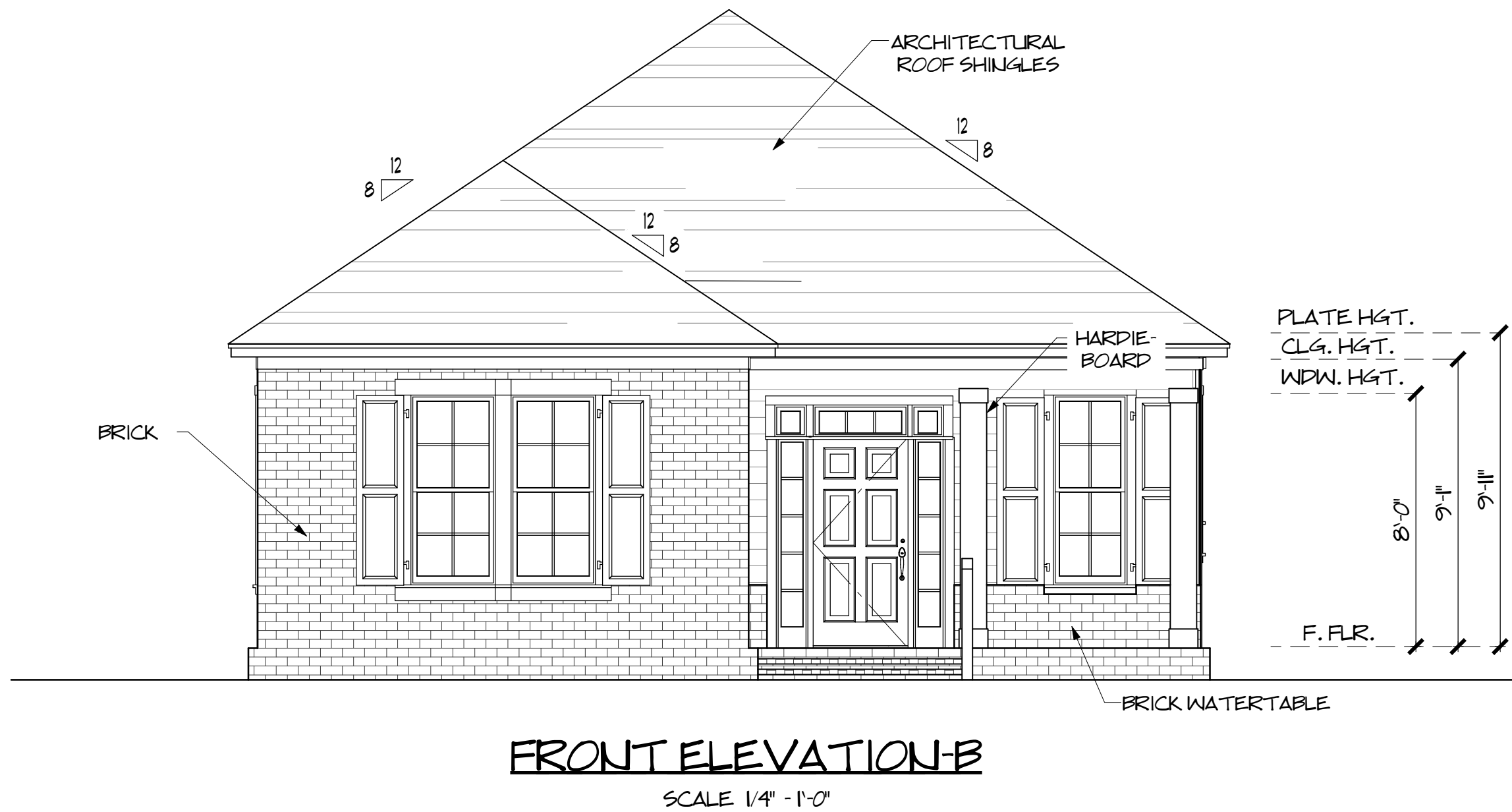
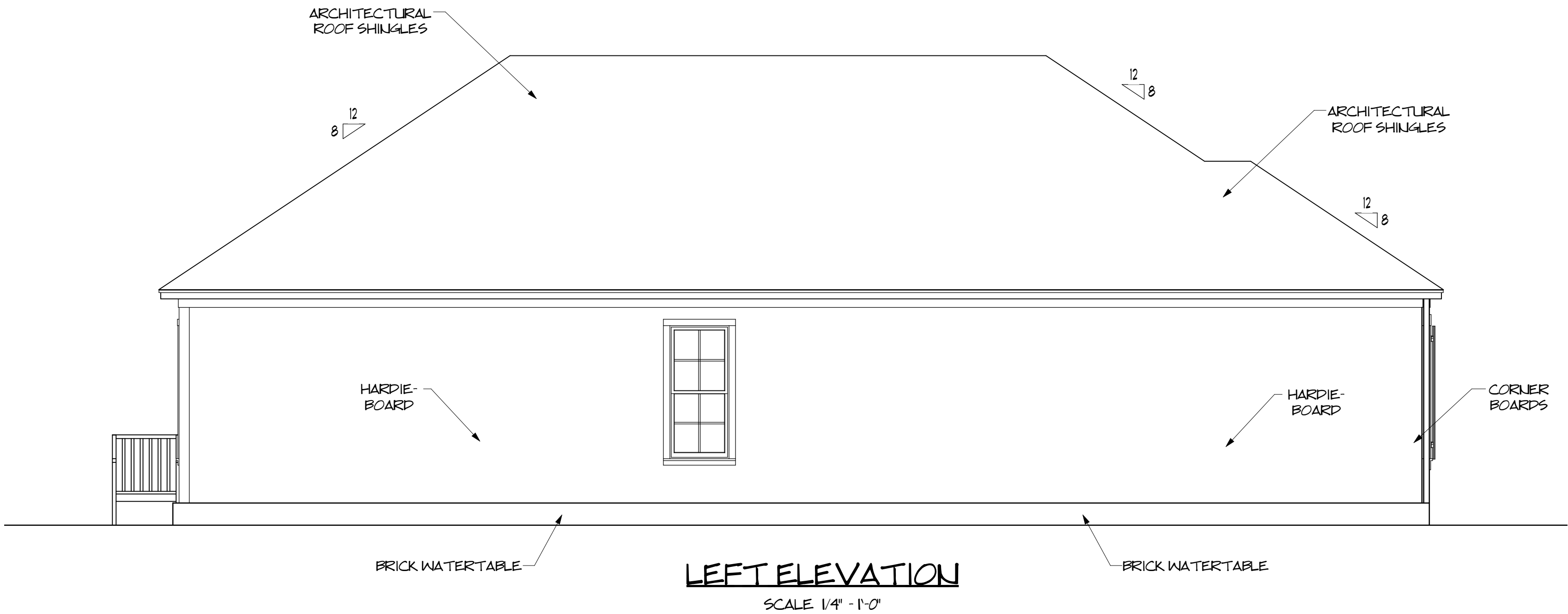
TWELVE TWENTY
NINE PLAN
PROJECT DESCRIPTION:

DISCLAIMER NOTES:
TO the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made after prints are made and/ or approved will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify enclosed drawing for builder and/or owner's standards. PARAGON HOME DESIGNS LLC. is not liable for design discrepancies once construction has begun. While every effort has been made in the preparation of this plan to avoid any oversights, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

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SHEET # 1 OF 4

SCALE: AS NOTED
DATE PRINTED: 2/14/2020



VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO I.R.C. 2015 AND LOCAL CODES.

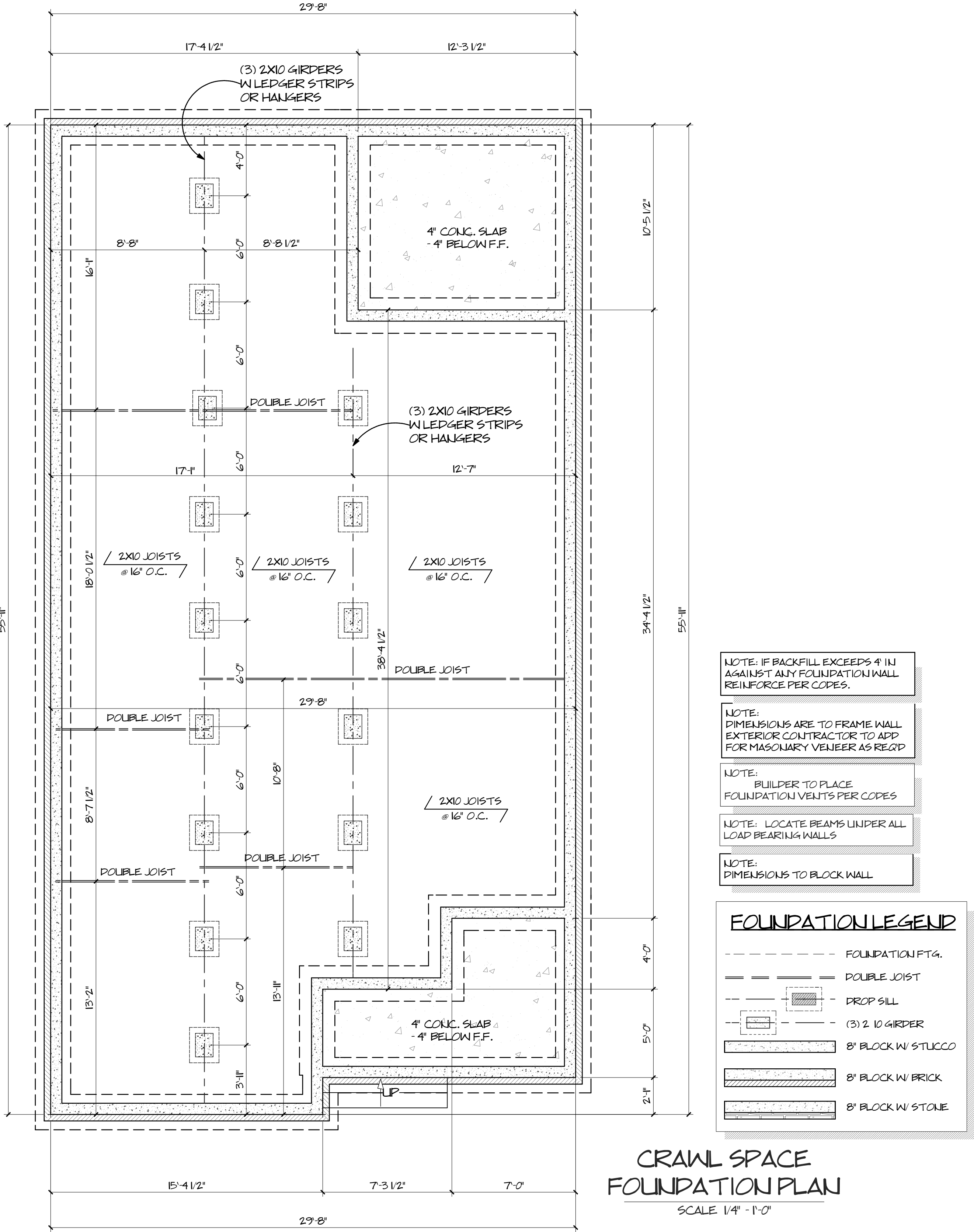
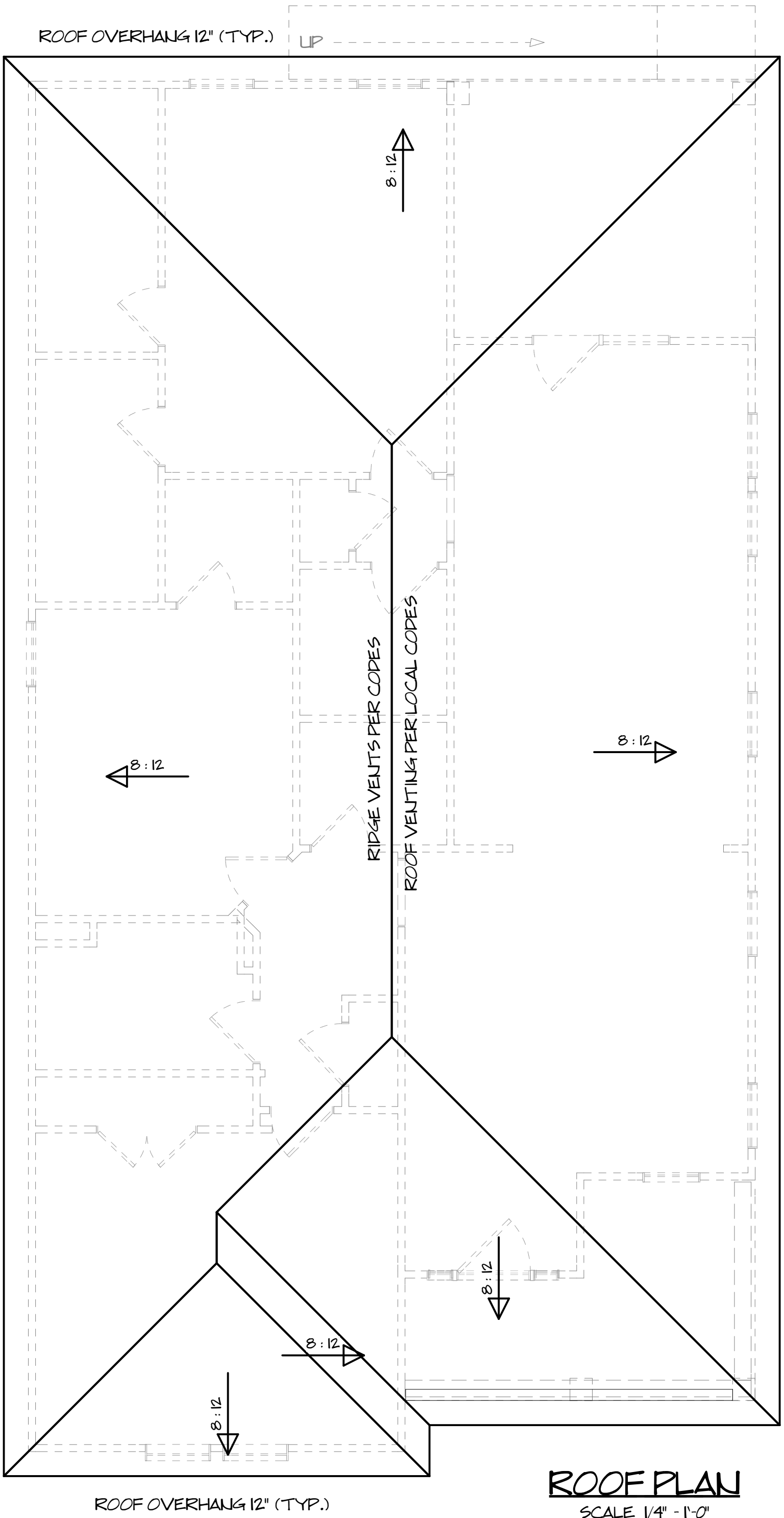
ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER.

FOUNDATION CRAWL SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

R905.2.2 SLOPE. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.11.

R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.



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TWELVE TWENTY NINE PLAN

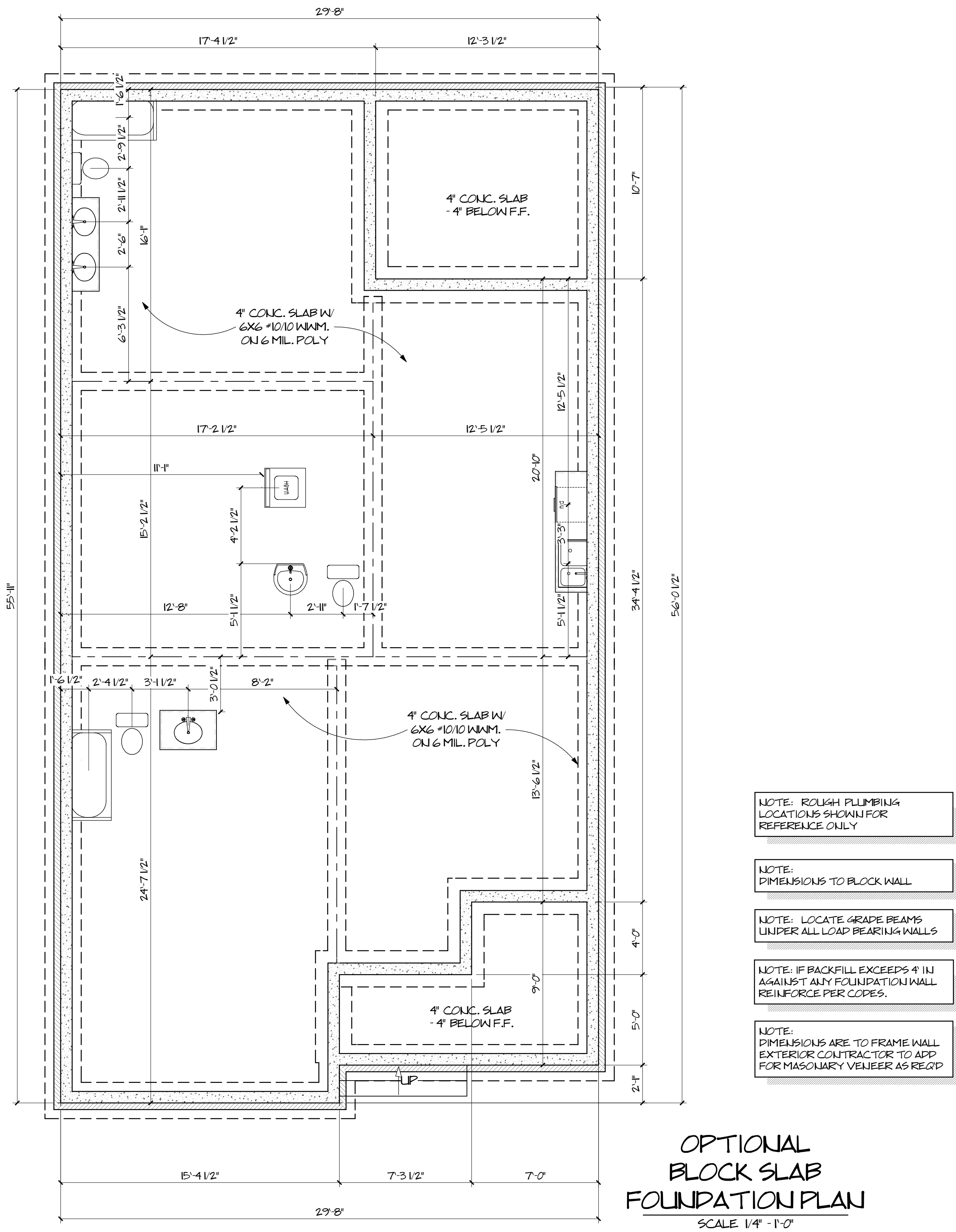
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SHEET # 3 OF 4

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ELECTRICAL DATA & AUDIO NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC. ELECTRICAL PLANS SHOWN ARE FOR COPE MINIMUM REFERENCE.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

(AUDIO NOTES ONLY IF APPLICABLE)

AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
3. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

(DATA / CABLE NOTES ONLY IF APPLICABLE)

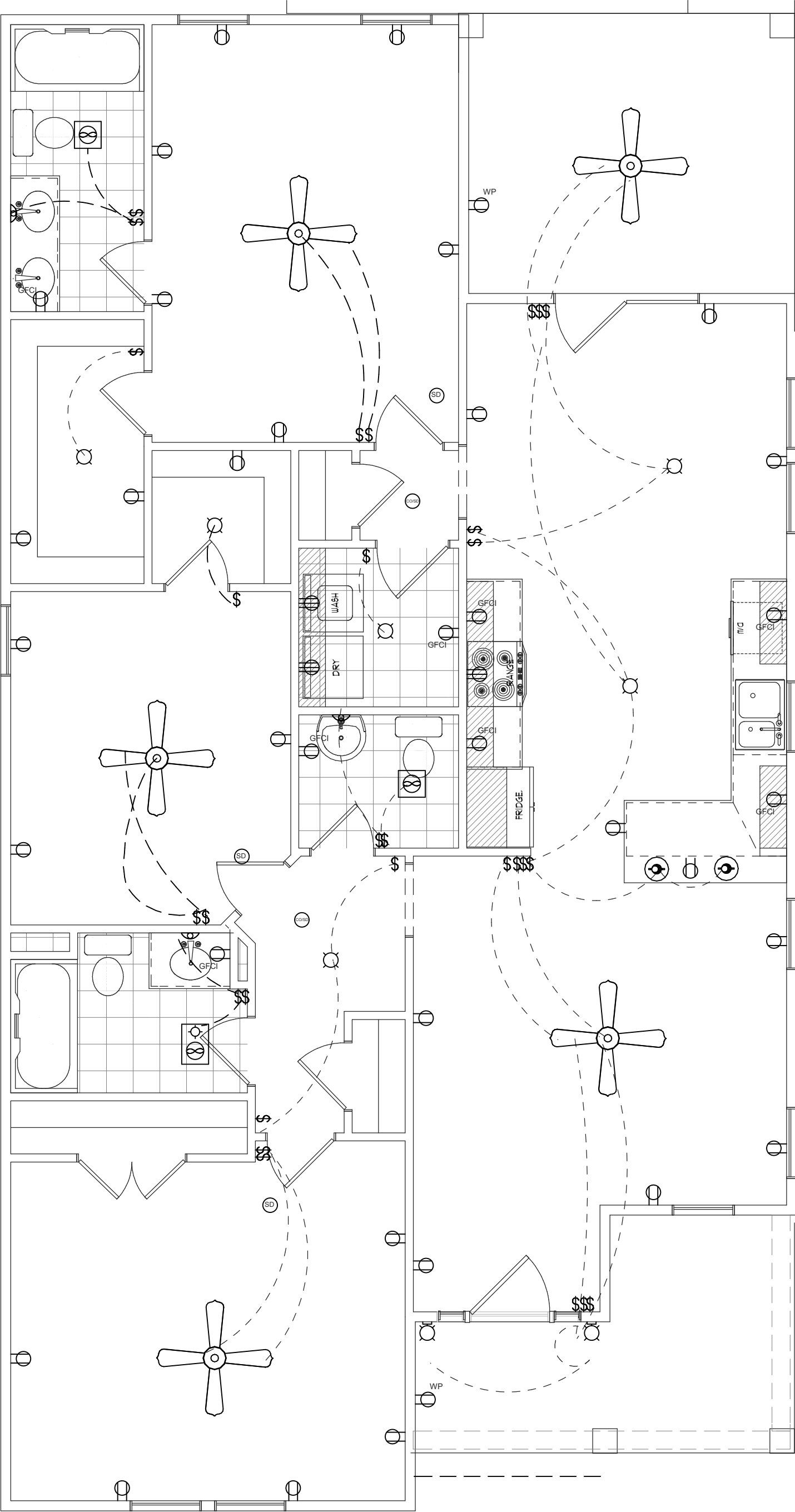
DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

R303.7 INTERIOR STAIRWAY ILLUMINATION.

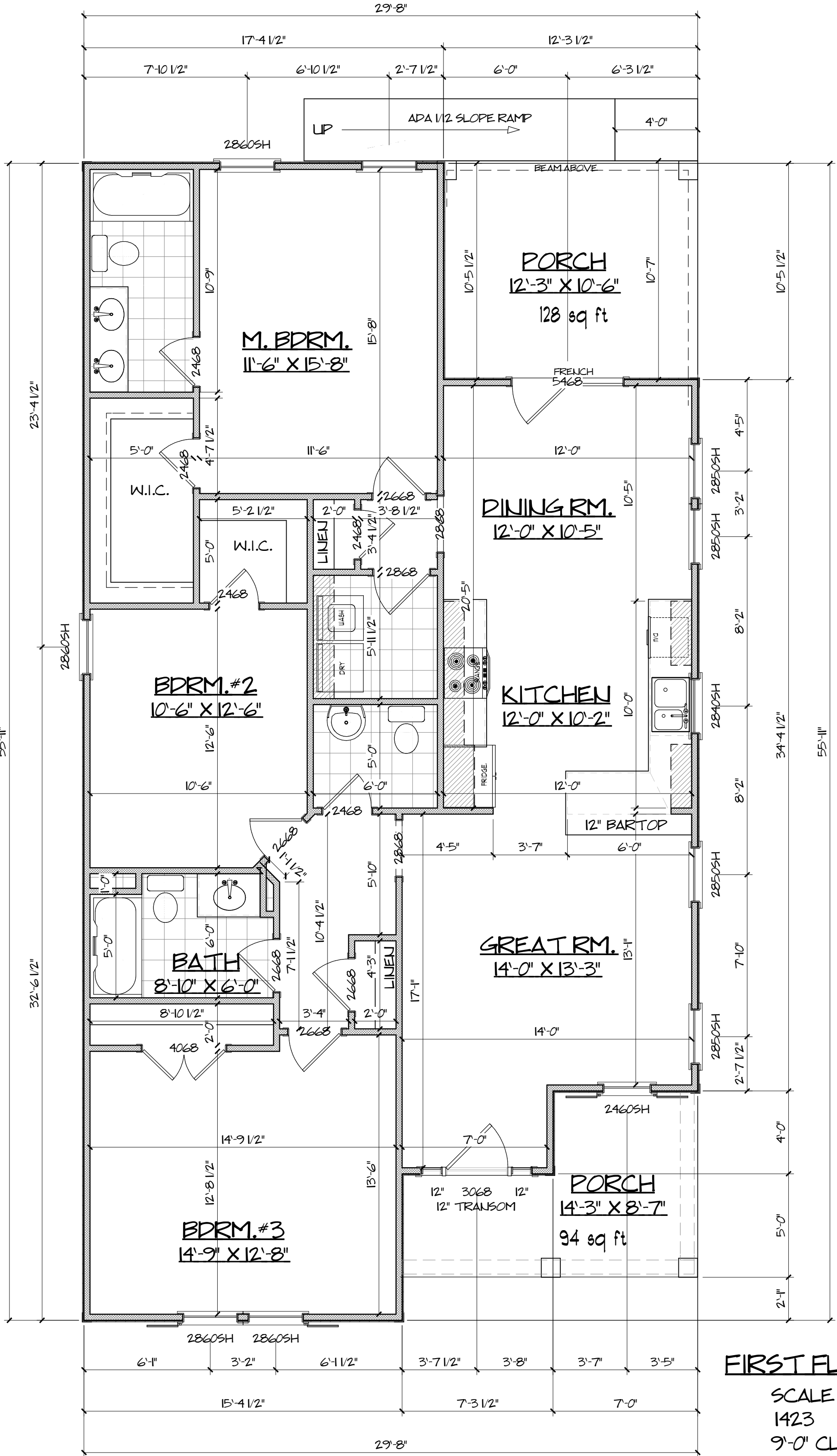
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface, Recessed, Mini Can, Fan Can
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Hanging Lights: Chandelier Light Fixture, Pendant
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Pole, Weather Proof
	Garage Door Opener
	Wall Jacks: CAT5, TV/Cable, Telephone Jack
	Smoke Detectors, Carbon Monoxide
	Electrical Breaker Panel



ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



FIRST FLOORPLAN

SCALE 1/4" = 1'-0"

1423 SQFT

9'-0" CLG. HGT.

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NOTE: THE BUILDER / CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGNS. (SIZING OF BEAMS, JOISTS, RAFTERS, BRACING, FOUNDATION, CONC. SLABS, ETC..)

THE BUILDER / CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING OR EXCEEDING THE LATEST EDITION OF THE I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND THAT OF ALL LOCAL AUTHORITIES HAVING JURISDICTION.

NOTE: ALL WINDOWS AT 8'-0" UNLESS NOTED OTHERWISE.

NOTE: DIMENSIONS ARE TO FRAME WALL EXTERIOR CONTRACTOR TO ADD FOR MASQUARY VENEER AS REQD

NOTE: BUILDER TO VERIFY ALL WINDOW SIZES FOR INGRESS / EGRESS REQUIREMENTS

NOTE: ALL DIMENSIONS TO STUPL WALL

NOTE: IF PORCHES ARE MORE THAN 30' TO GRADE CONTRACTOR TO ADD RAILING AS REQD BY CODES.

NOTE: TEMPERED WINDOWS IF WITHIN 24" OF ARCH OF DOOR

NOTE: CONTRACTOR TO VERIFY LOCAL CODES BEFORE START OF CONSTRUCTION.

ESTIMATED SQUARE FOOTAGE

FIRST FLOOR HTD.	1423 SQFT.
TOTAL HTD.	1423 SQFT.
FRONT STOOP	94 SQFT.
BACK PORCH	128 SQFT.
TOTAL	1645 SQFT.

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