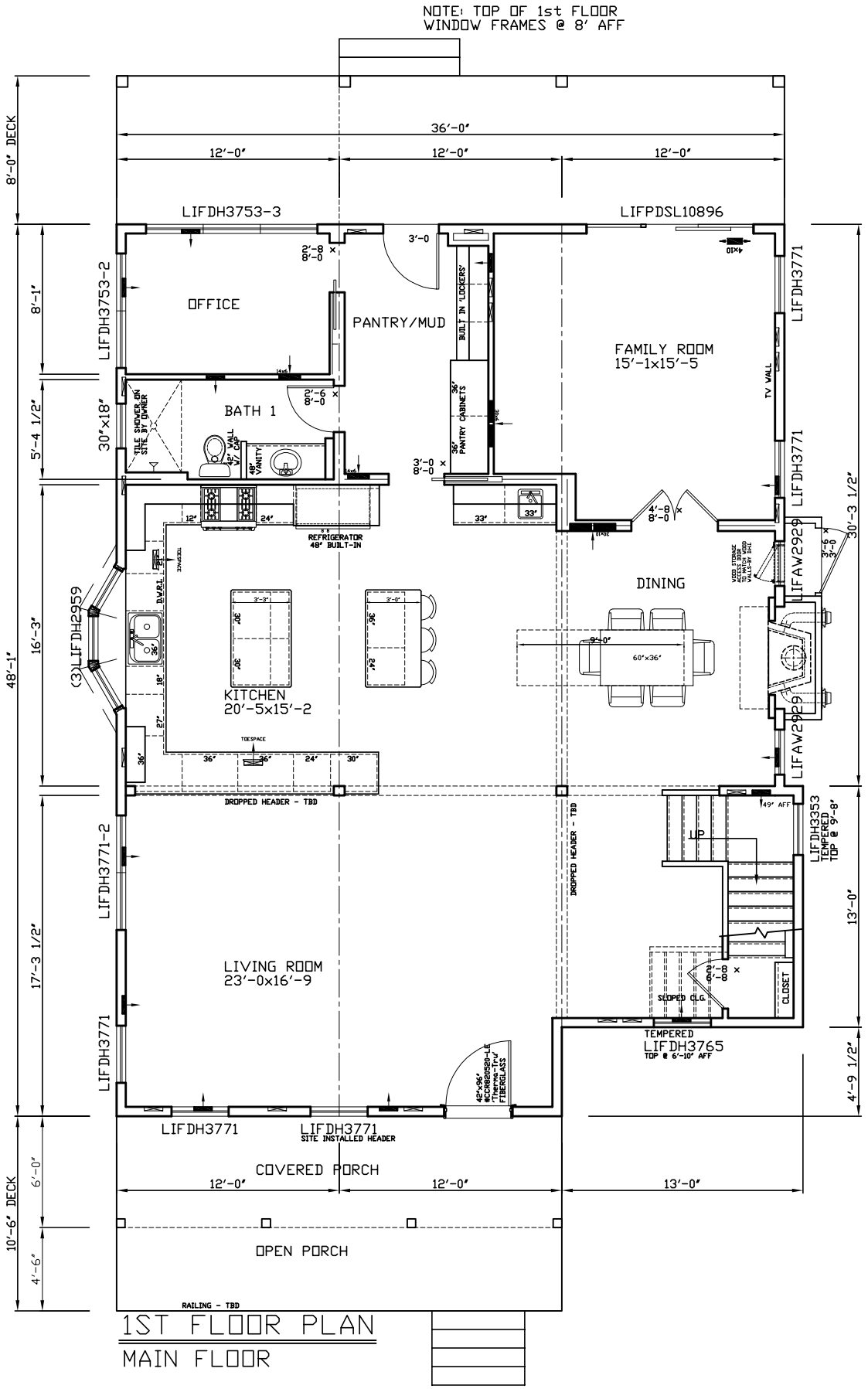
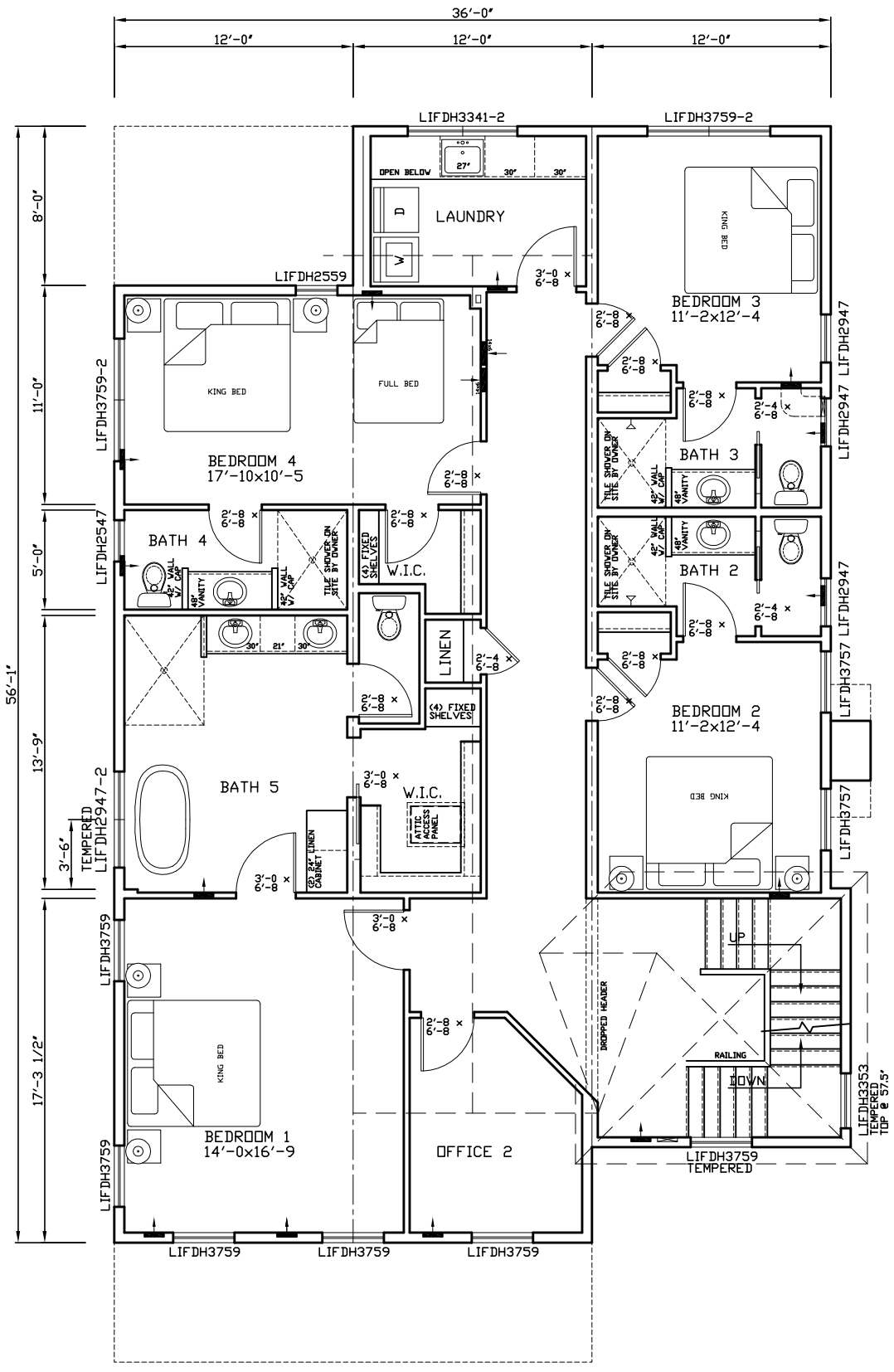


1ST FLOOR PLAN

MAIN FLOOR



2ND FLOOR PLAN

1st FLOOR	1687 SF
2nd FLOOR	1878 SF
3rd FLOOR	169 SF
TOTAL	**3734 SF**

(DECKS NOT INCLUDED)

JOB #C1885

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

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revision
6/5/24 APS -
10/16/24 APS -
11/7/24 APS -
- -
- -

proj title
JAQUISS RESIDENCE
RYAN SPENCER
CUSTOM
-

contact person
-

date
9/7/23

originator
-

sht no
A2

LIMITED PURPOSE FOUNDATION DRAWING

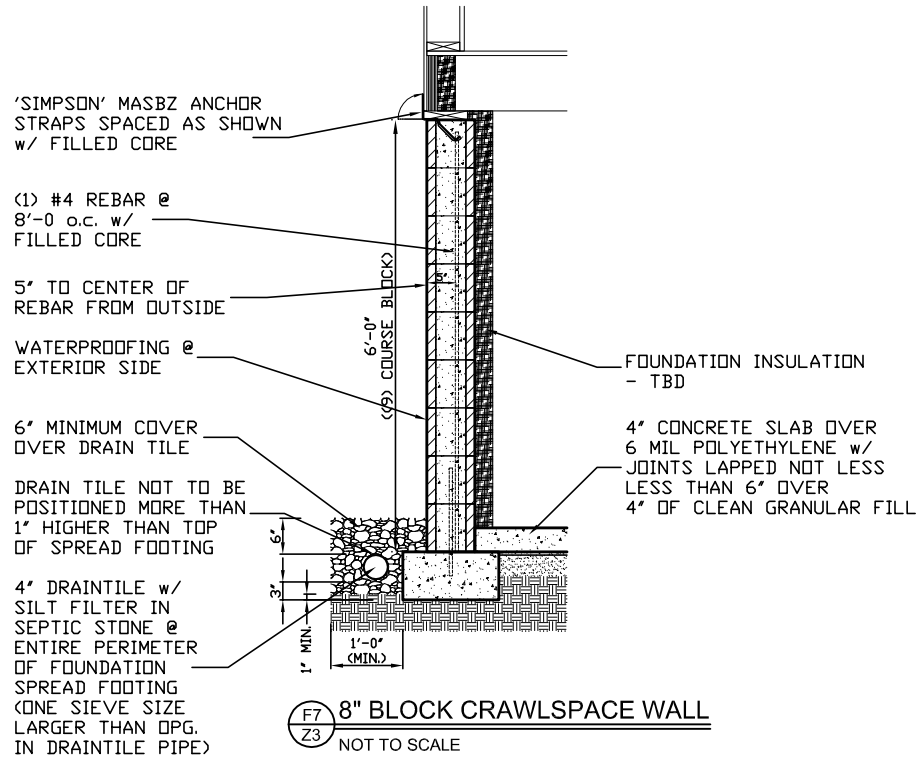
1. Unless Dickinson Homes, Inc. acts as prime contractor, it provides this foundation drawing as a service, and shall assume no liability or responsibility for foundation design and/or construction. Builder/Dealer and site contractor shall check and verify all dimensions for accuracy prior to commencement of foundation construction.
2. All foundation and slab work shall comply with local building codes.
3. Basement insulation shall be installed in compliance with local building codes and heat loss energy calculations.
4. It is recommended that soils analysis be conducted by a soils engineer based upon site borings to determine unusual conditions such as poor bearing values and high water table. The purpose of the soil analysis is to determine special foundation design requirements for construction and drainage.
5. It is recommended that detailed foundation drawings to be designed and prepared by a structural engineer, taking into consideration the soils analysis based upon site borings at the site.
6. This drawing assumes a soil bearing value of 2,500 psf for the design of footings and column pad sizes, unless it is known that the soil is sandy gravel and/or gravel, a value of 3,000 psf will be used.
7. The bottoms of footings and pads shall be at the level of undisturbed earth, or on fill, below the frost line or a design using frost protected footings/foundations.
8. Fill, clean sand or clean gravel placed in layers no more 6" thick and compacted to 95% maximum density.
9. Backfill, use of existing soils on site to be placed against foundation walls. Backfill is not compacted and will settle in time.

9a. A minimum three-foot perimeter of undisturbed soil shall be provided around and under the concrete column pads.

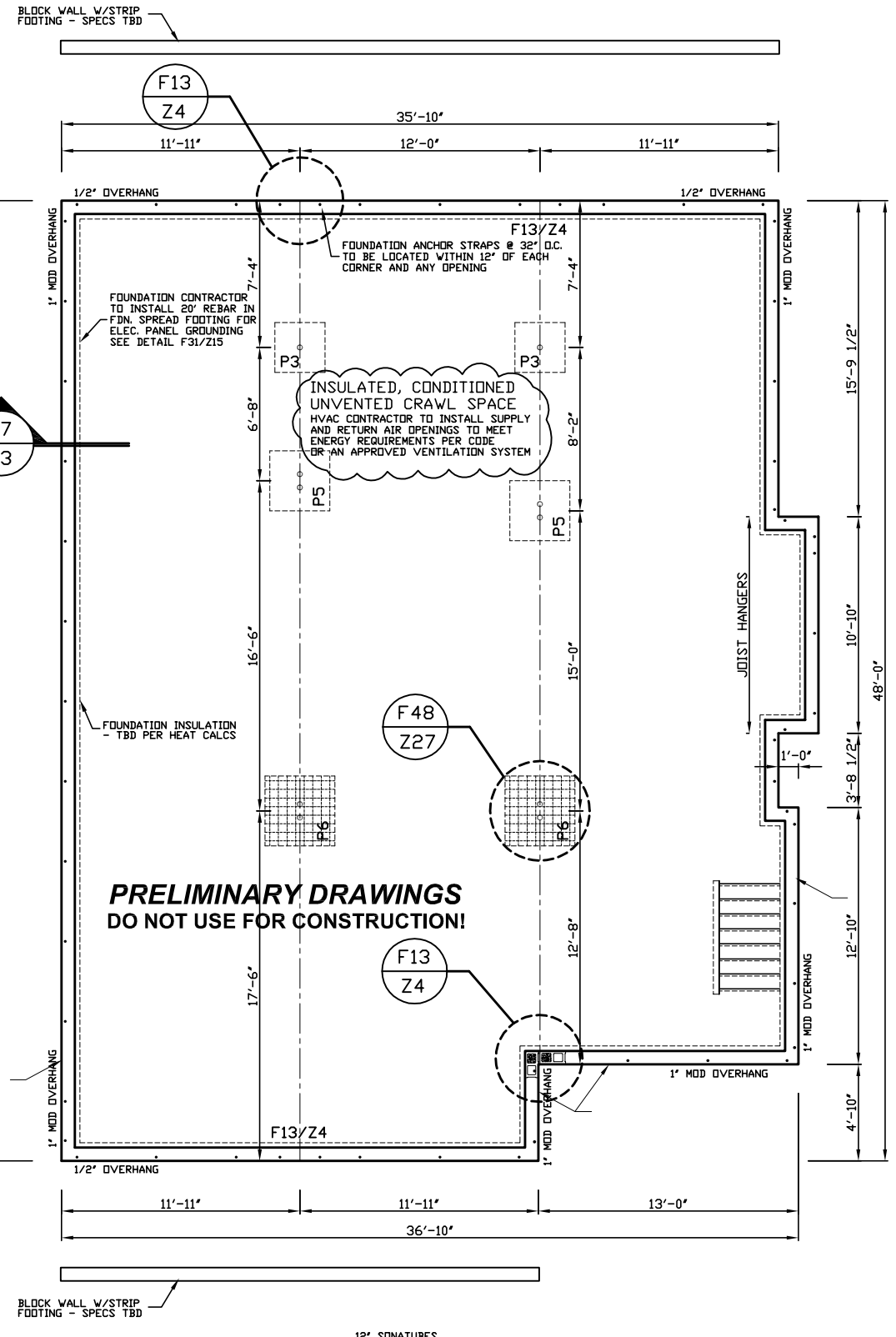
10. Sidewalks, driveways, and any hard surface shall be placed on suitable soils that are compacted.
11. Concrete shall have an ultimate compressive strength of not less than 3,000 psi at 28 days. Porches, carport slabs, steps exposed to the weather and garage floor slabs shall have an ultimate compressive strength of not less than 3,500 psi at 28 days.
12. The concrete cover over foundation reinforcement rods shall comply with local codes.
13. Soil in crawl spaces shall be covered with a 6 mil vapor barrier or local building code requirements.
14. Crawl space ventilation shall comply with all local building codes.

15. When applying exterior board type insulation, the thickness of the board must be subtracted from each side of the foundation wall where applied to maintain the outside dimensions of the foundation walls as noted on the drawing.

SOIL BEARING CAPACITY: 2,500 PSF			
*# GS LD.	MAXIMUM TOTAL LOAD	PAD FOOTING	PAD (REBAR) REINFORCING
P1	9,552#	24"x24"x10"	NOT REQUIRED
P2	11,817#	27"x27"x12"	NOT REQUIRED
P3	14,781#	30"x30"x12"	NOT REQUIRED
P4	17,715#	33"x33"x14"	NOT REQUIRED
P5	20,880#	36"x36"x16"	NOT REQUIRED
P6	28,971#	42"x42"x12"	(8) #4 EACH WAY
P7	37,480#	48"x48"x14"	(10) #4 EACH WAY
P8	47,436#	54"x54"x14"	(12) #4 EACH WAY



F7/Z3 8" BLOCK CRAWLSPACE WALL
NOT TO SCALE



PRELIMINARY DRAWINGS
DO NOT USE FOR CONSTRUCTION!

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revision
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10/16/24 APS -
11/7/24 APS -

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CUSTOM
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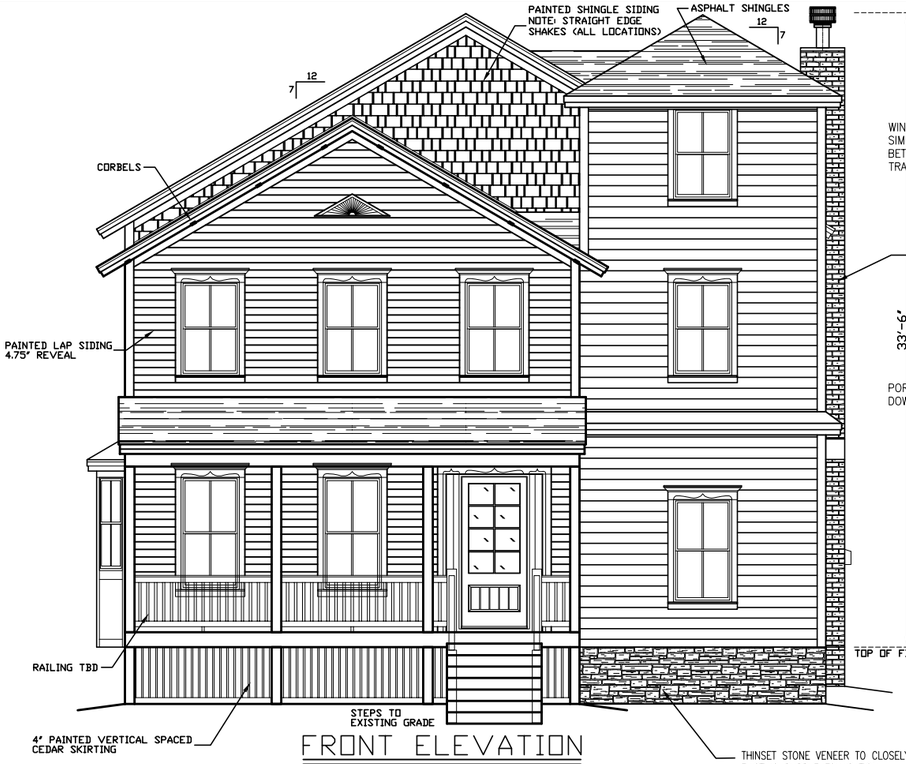
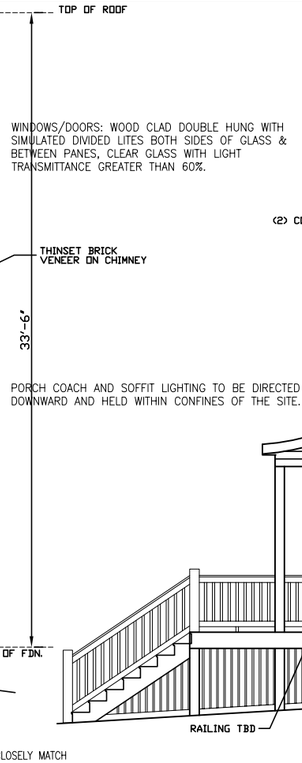
A3



FRONT ELEVATION
(SOUTH)



RIGHT ELEVATION

REAR ELEVATION
(NORTH)

LEFT ELEVATION

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proj: JAQUISS RESIDENCE
RYAN SPENCER

title: CUSTOM EXTERIOR ELEVATIONS

contact person: -

date: 9/7/23

originator: -

sht no: A4

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7

ROOF FRAMING - TBD

SHOWER

MASTER BATH | W.I.C. | HALLWAY | BEDROOM 2

8'-0" CLG. HEIGHT

RANGEHOOD - TBD

36'-0"

12'-0" MODULE WIDTH

10'-0" CEILING HEIGHT

CONDITIONED CRAWL
SPACE BY BUYER:
8" C.M.U. FOUNDATION w/
3", (R-19) 'Thermax' or
EQUIVALENT BOARD INSULATION

4" CONCRETE SLAB OVER
6 MIL POLYETHYLENE w/
4" CLEAN GRANULAR FILL

6'-0"

1'-6"
OVERHANG

4/4x4 OVERLAY
LP 6" FASCIA
LP VENTED SOFFIT
5/4x6 RAKE BOARD

EAVE DETAIL

24'-0"

12'-0" MODULE WIDTH

8'-0" CLG. HEIGHT

10'-0" CEILING HEIGHT

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revision
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proj title
JAQUISS RESIDENCE
RYAN SPENCER
CUSTOM BUILDING SECTION

contact person
-

date
9/7/23

originator
-

sht no
A5

JOB #C1885

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