# THE "BELVEDERE" (ELEVATION A)

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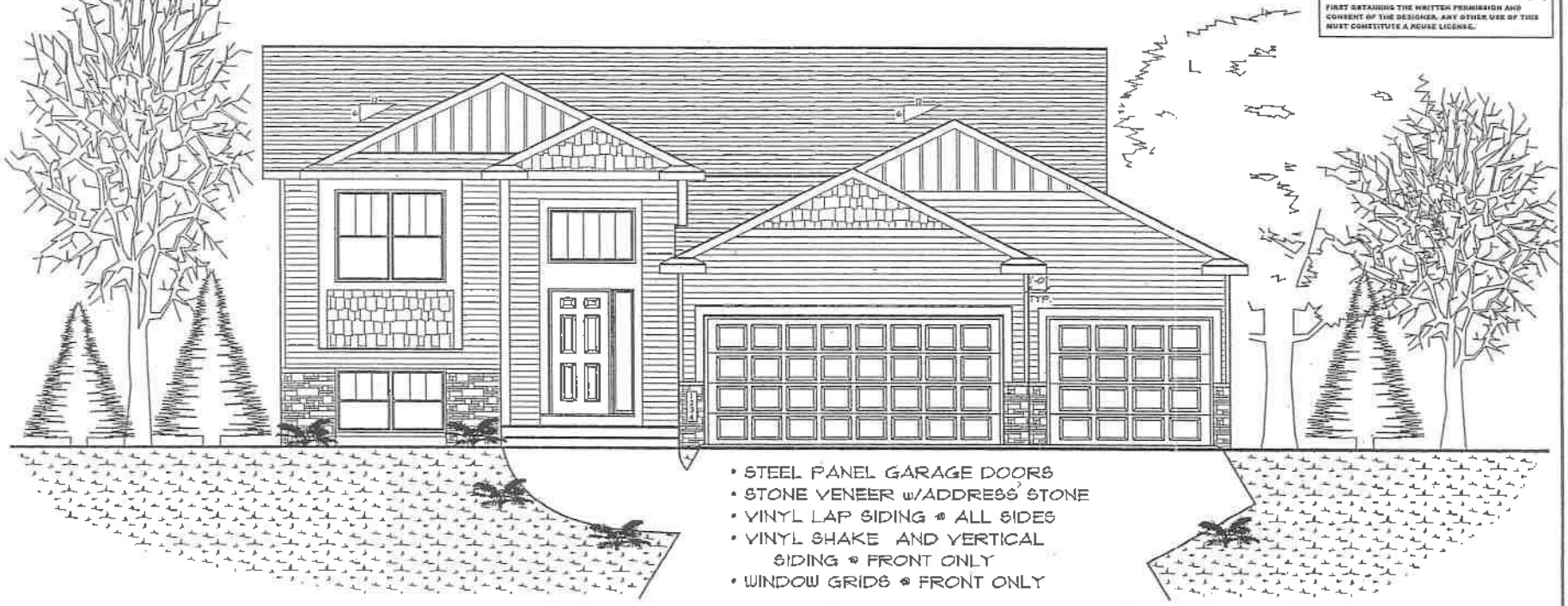


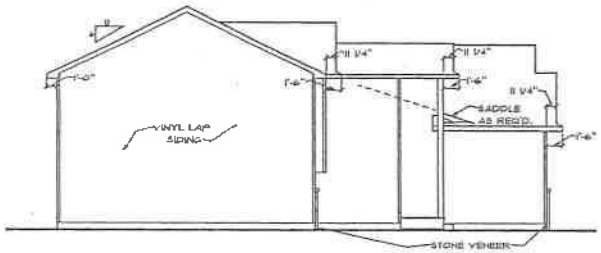
- STEEL PANEL GARAGE DOORS
- STONE VENEER w/ADDRESS STONE
- VINYL LAP SIDING @ ALL SIDES
- VINYL SHAKE AND VERTICAL SIDING @ FRONT ONLY
- WINDOW GRIDS @ FRONT ONLY

ARTIST CONCEPT: THIS CONCEPT WAS CREATED AS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL PRODUCT.

## FRONT ELEVATION

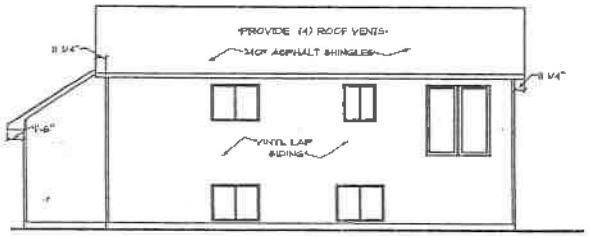
1/4" = 1'-0"

THIS IS A (5) COURSE SPLIT ENTRY WITH A LOOKOUT FOUNDATION.



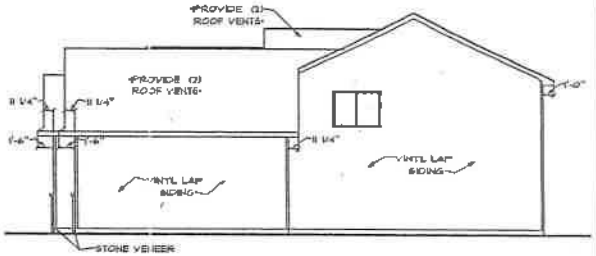

LEFT ELEVATION

1/8" = 1'-0" (w/ LOOKOUT)




REAR ELEVATION

1/8" = 1'-0" (w/ LOOKOUT)




RIGHT ELEVATION

1/8" = 1'-0" (w/ LOOKOUT)

NAMES: THE "BELVEDERE" IN ANDOVER

LOT: 3

BLOCK: 2

HICKORY MEADOWS

WAIVER

EVERY EFFORT HAS BEEN MADE TO MAKE SURE THESE PLANS ARE CORRECT IN EVERY WAY. BEHALF, CONTRACTOR AND HOMEOWNER SHOULD REVIEW THESE PLANS TO MAKE SURE ALL NOTES, DIMENSIONS, ERRORS, AND OMISSIONS ARE CORRECT BEFORE CONSTRUCTION STARTS. WE ARE NOT RESPONSIBLE FOR ERRORS AND OMISSIONS ON THESE PLANS.

REVISIONS:

DATE: OCT. 11, 11

1236#

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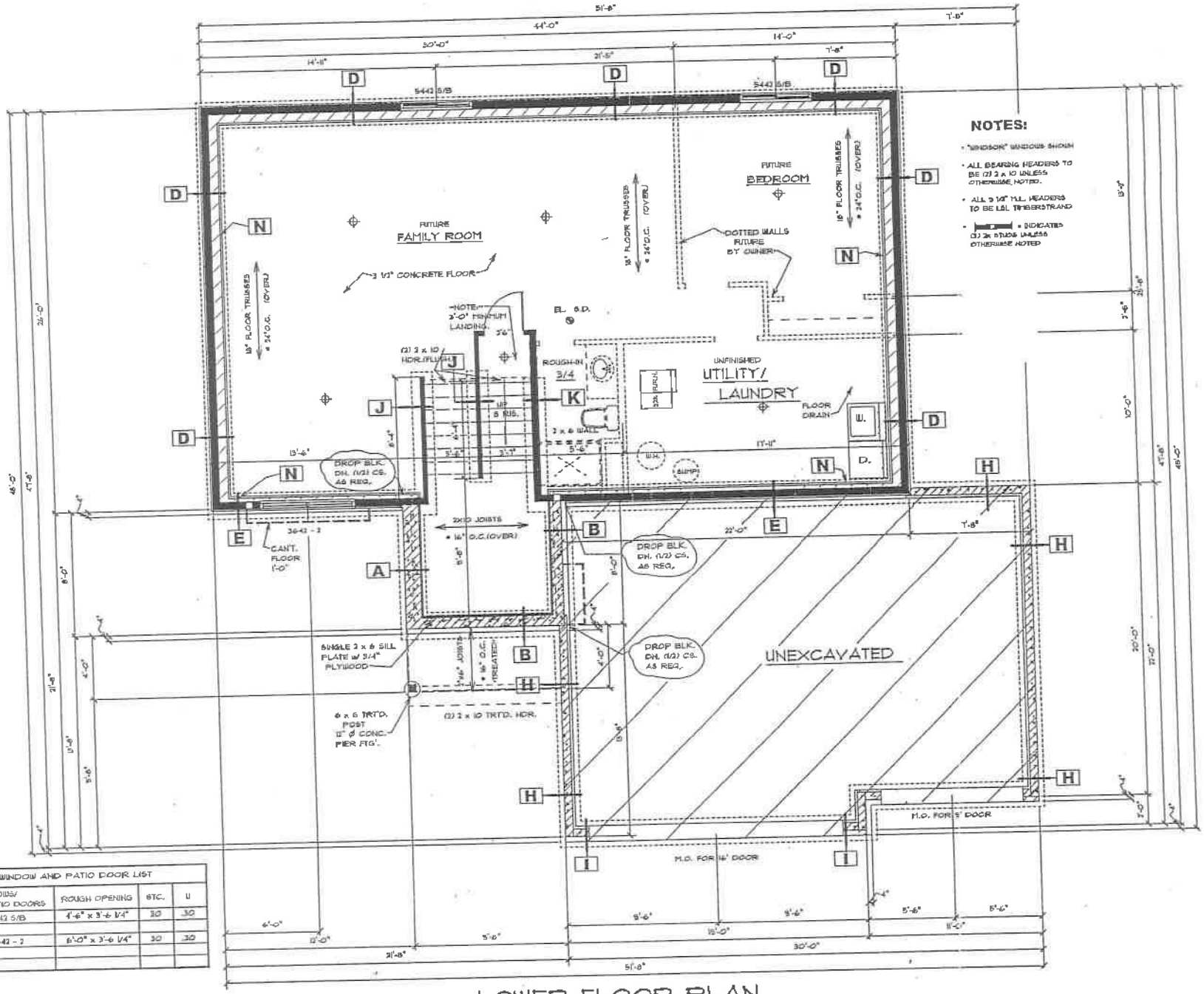
CAPSTONE HOMES

#9511




## NOTES:

- "WINDSOR" WINDOWS SHOWN
- ALL BEARING HEADERS TO BE (2) 2 x 10 UNLESS OTHERWISE NOTED.
- ALL 3 1/8" M.L. HEADERS TO BE LSL TIMBERSTRAND
- ▬ = INDICATES (3) 2x STUDS UNLESS OTHERWISE NOTED

## FOUNDATION NOTES:

| | |
|---|---|
| A | 6 1/2 ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| B | 1 1/2 ø 8" CONCRETE BLOCK<br>4 ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| C | ø 8" CONCRETE BLOCK<br>ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| D | 2 x 6 STUDS 16" o.c.<br>5 ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| E | 2 x 6 STUDS 16" o.c.<br>1 ø 8" CONCRETE BLOCK<br>4 ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| F | 2 x 6 STUDS 16" o.c.<br>1 ø 8" HALF - HIGH<br>5 ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| G | ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| H | 1 ø 8" CONCRETE BLOCK<br>4 ø 8" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| I | 1 ø 8" CONCRETE BLOCK<br>4 ø 12" CONCRETE BLOCK<br>20 x 8 CONCRETE FOOTING |
| J | 2 x 4 STUDS 16" o.c.<br>1 ø 4" HALF - HIGH<br>20 x 8 CONCRETE FOOTING |
| K | 2 x 6 STUDS 16" o.c.<br>w/ MID-SPAN BLOCKING<br>1 ø 8" HALF - HIGH<br>20 x 8 CONCRETE FOOTING |
| L | (3) 2 x 4 STUDS<br>30 x 30 x 12 CONC. PAD |
| M | (3) 2 x 6 STUDS<br>30 x 30 x 12 CONC. PAD |
| N | 1 1/2" FOIL-BACKED FOAM INSULATION (R - 8.5) |
| O | 2 x 4 STUDS 24" o.c.<br>R - 11 F.G. BATT INSULATION<br>POLY VAPOR BARRIER |

## MECHANICAL SPECS. :

FURNACE - BRYANT
340AAV036060
NAT. GAS

W. HEATER- A. O. SMITH
EGTS020D
ELECTRIC

AIR COND. - BRYANT
113ANA024
ELECTRIC

| WINDOW AND PATIO DOOR LIST | | | |
|---|---|---|---|
| WINDOWS/ PATIO DOORS | ROUGH OPENING | STC. | U |
| 5442 S/B | 4'-6" x 3'-6 1/4" | 30 | .30 |
| 3642 - 2 | 6'-0" x 3'-6 1/4" | 30 | .30 |
| | | | |
| | | | |

# LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

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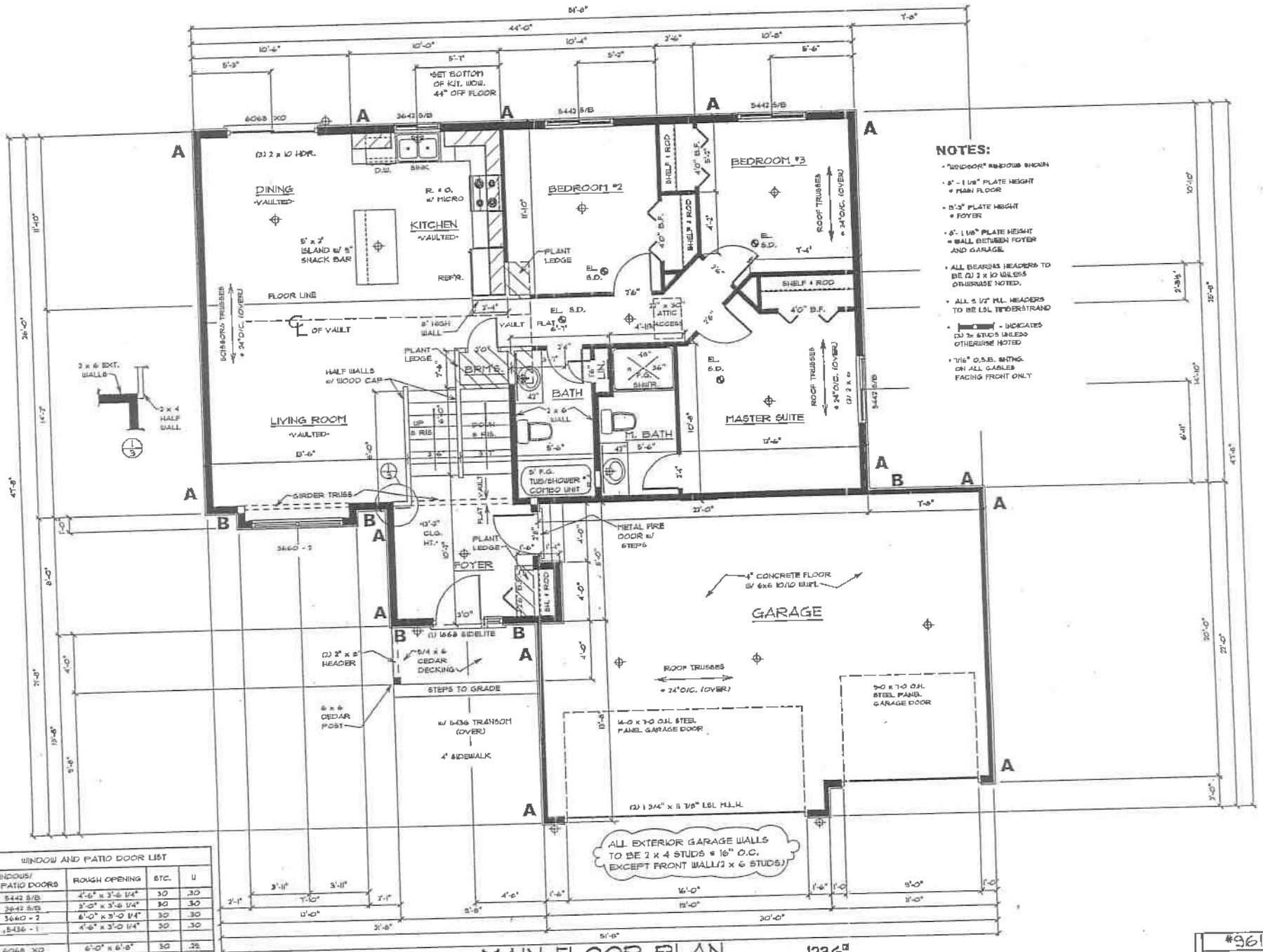
Pg. 2 of 5




| WINDOW AND PATIO DOOR LIST | | | |
|---|---|---|---|
| WINDOWS/ PATIO DOORS | ROUGH OPENING | STC. | U |
| 5442 S/B | 4'-6" x 2'-6 1/4" | 30 | .30 |
| 3642 S/B | 3'-0" x 3'-6 1/4" | 30 | .30 |
| 3660 - 2 | 6'-0" x 3'-0 1/4" | 30 | .30 |
| 5436 - 1 | 4'-6" x 3'-0 1/4" | 30 | .30 |
| | | | |
| 6068 XO | 6'-0" x 6'-8" | 30 | .32 |
| | | | |
| | | | |

# MAIN FLOOR PLAN

1236□

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

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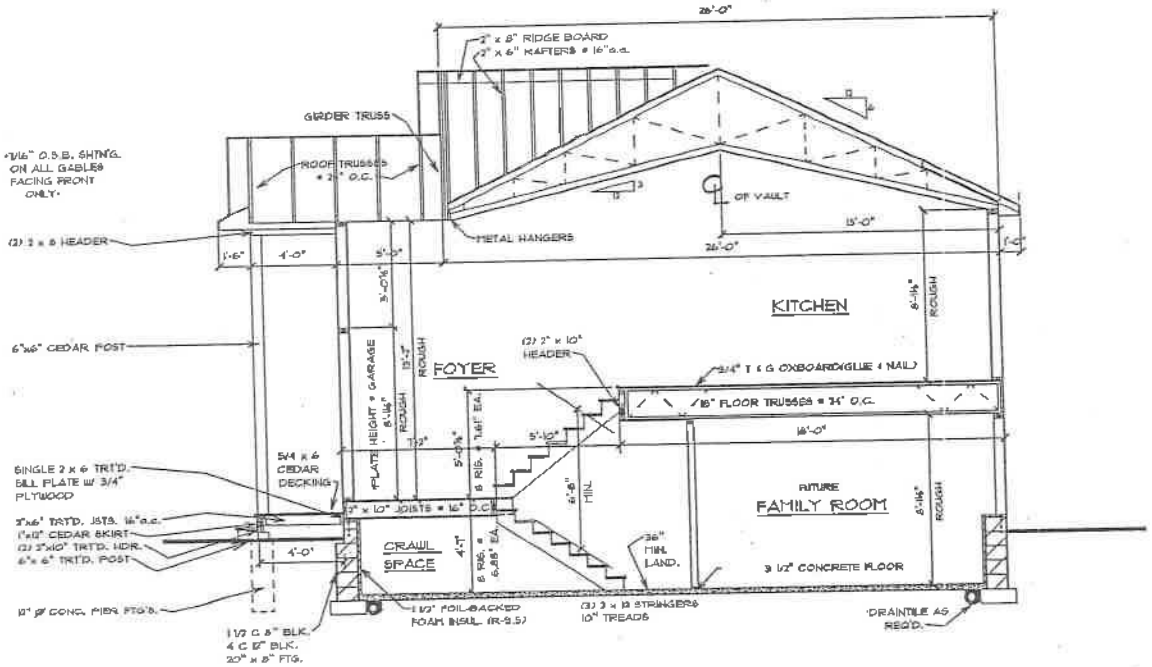


ROOF VENTS PER CODE
240# ASPHALT SHINGLES
15# FELT
15/32" OXBOARD SHEATHING w/ H-CLIPS
TRUSSES @ 24"o.c. (DESIGN by SUPPLIER)
R-44 INSULATION
POLY VAPOR BARRIER
BAFFLES
1/2" GYPSUM BOARD

ICE & WATER SHIELD as REQUIRED
VINYL SOFFIT & FASCIA w/ VENTS

SIDING PER ELEVATIONS
1/2" O.S.B. SHEATHING
2x6 STUDS @ 24" o.c.
R- 19 FIBERGLASS BATT INSULATION
POLY VAPOR BARRIER
1/2" GYPSUM BOARD

INSULATE RIM AREAS as REQUIRED-
(SEE DETAIL ON LAST PAGE)

2x6 TREATED SILL PLATE w/ SEALER
1/2" ø ANCHOR BOLTS - 6' o.c.

WATERPROOFING BELOW GRADE
5 c 12" CONCRETE BLOCK
1 1/2" FOIL-BACKED FOAM INSULATION (R - 9.5)
20" x 8" CONCRETE FOOTING

# CROSS SECTION & STAIR DETAIL

1/4" = 1'-0"

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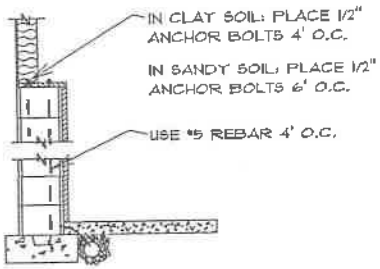
Pg 4 of 5

## * ENERGY CODE NOTE:

CONTRACTOR AND SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE OF THE CURRENT CODE AS REQUIRED.

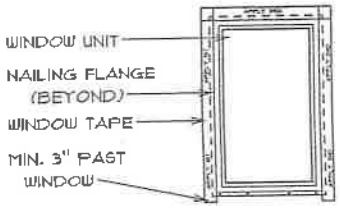
HOME TO BE BUILT TO ALL CATEGORY 1 REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. INTERIOR VAPOR RETARDER ON INSULATED CEILINGS, WALLS AND FLOORS.
2. CONTINOUS AIR BARRIER AT ALL PLUMBING AND HEATING PENETRATIONS.
3. FIRE STOPS MUST BE INSTALLED TO BLOCK AIR MOVEMENT INTO ATTIC.
4. PENETRATIONS IN THE BUILDING ENVELOPE FOR ELECTRICAL AND TELECOMMUNICATIONS (EXCEPT FOR ELECTRICAL BOXES AND FAN HOUSINGS) MUST BE SEALED TO PREVENT AIR LEAKAGE.
5. WIND WASH BARRIER REQUIRED AT THE EXTERIOR EDGE OF ATTIC INSULATION.
6. WIND WASH BARRIER REQUIRED AT OVERHANGS SUCH AS CANTILEVERED FLOORS AND BAY WINDOWS.
7. WINDOW AND DOOR FRAMES MUST BE SEALED.
8. ALL EXTERIOR JOINTS THAT MAY BE A SOURCE OF AIR INTRUSION MUST BE SEALED.
9. RIM JOISTS MUST BE SEALED TO PREVENT AIR LEAKAGE.
10. TOPS OF INTERIOR PARTITION WALLS MUST BE SEALED TO PREVENT AIR LEAKAGE.
11. ELECTRICAL BOXES AND FANS MUST BE SEALED TO PREVENT AIR LEAKAGE.
12. BETWEEN WALL ASSEMBLIES, RIM JOISTS, AND FOUNDATIONS MUST BE SEALED TO PREVENT AIR LEAKAGE.
13. A MECHANICAL VENTILATION SYSTEM WHICH REPLACES, BY DIRECT OR INDIRECT MEANS, AIR FROM HABITABLE ROOMS WITH OUTDOOR AIR. (THIS WOULD ALLOW EXHAUST ONLY, AIR EXCHANGER, OR HEAT RECOVERY VENTILATOR - HRV.)
14. DIRECT VENT, POWER VENT, OR SEALED COMBUSTION FURNACE, WATER HEATER, OR GAS FIREPLACE.
15. IF ANY SINGLE EXHAUST DEVICE(E.G. KITCHEN FAN OR DRYER) OVER 300 C.F.M. IS INSTALLED, A SEALED COMBUSTION FURNACE MUST BE USED OR AN ALTERNATIVE MAKE UP AIR SOURCE MUST BE USED.



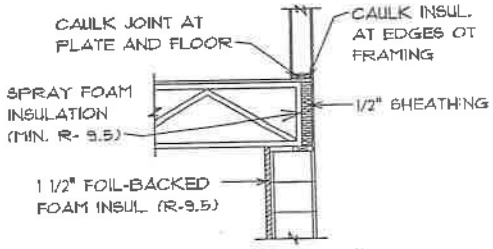

ANCHOR BOLT - REBAR DETAIL

1/2" = 1'-0"



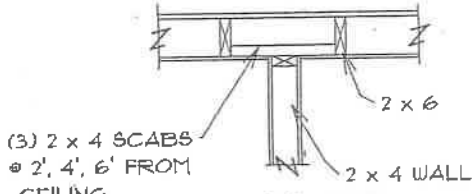

WINDOW TAPE DETAIL

1/2" = 1'-0"



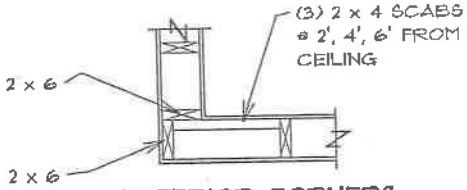

RIM DETAIL

1/2" = 1'-0"



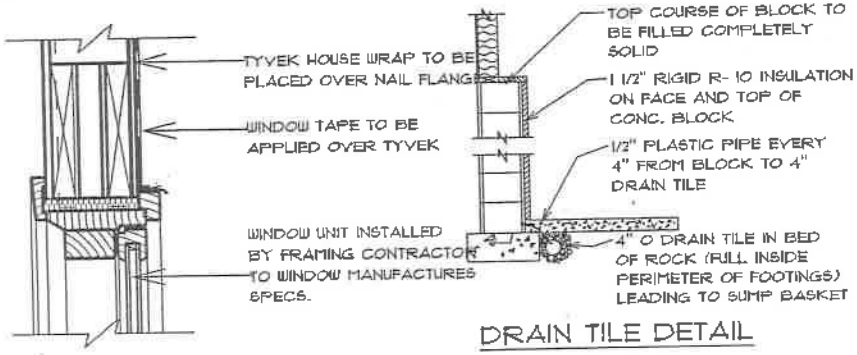

EXT./ INT. TEE'S

1" = 1'-0"




EXTERIOR CORNERS

1" = 1'-0"

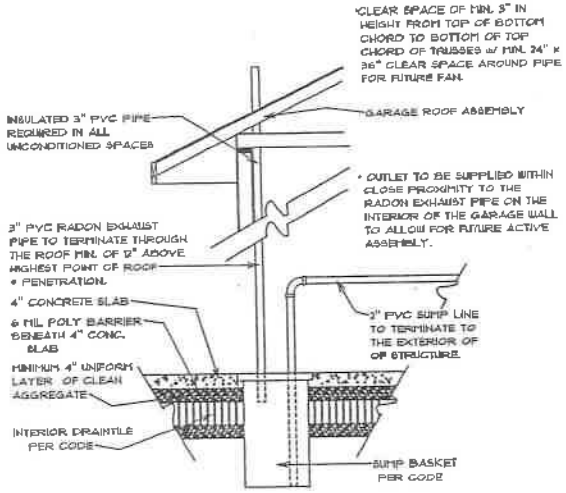



WINDOW FLASHING DETAIL

2" = 1'-0"

DRAIN TILE DETAIL

1/2" = 1'-0"




PASSIVE RADON EXHAUST SYSTEM DETAIL

## * BRACED WALL PANEL "A"

4x8x1/2" BRACERITE SHEATHING NAILED w/ 8d NAILS OR 1-1/2" STAPLES AT 3" o.c. AT EDGES AND 6" o.c. IN FIELD.

## * BRACED WALL PANEL "B"

4x10x1/2" APA RATED O.S.B. SHEATHING NAILED w/ 8d NAILS OR 1-1/2" STAPLES AT 3" o.c. AT EDGES AND 6" o.c. IN FIELD. SHEATHING TO RUN FROM TOP OF TOP PLATES TO BOTTOM OF RIM.

• BST HPAH022 STRAP HANGER EMBEDDED INTO CONCRETE SLAB w/ #4 REBAR AND NAILED TO CORNER STUDS w/ TWENTY-THREE 16d NAILS AT ALL FRONT WALL GARAGE CORNERS.

• FASTER WALL SHEATHING TO GARAGE DOOR HEADERS w/ 8d NAILS OR 1 1/2" STAPLES IN A 3" GRID PATTERN AND 3" o.c. TO FRAMING.

• FASTEN TOP PLATE TO GARAGE DOOR HEADERS w/ TWO ROWS OF 16d NAILS AT 3" o.c.

• ALL GARAGE FRAMING IN ACCORDANCE w/ R602.10.6.2.

## * HEADERS

• ALL HEADERS TO BE 2 PLY 2x10'S UNLESS NOTED. KITCHEN WINDOW TO BE 2 PLY 2x8'S. ALL HEADERS TO HAVE 1 TRIMMER AND KING STUD PER SIDE. ATTACH w/ TWO ROWS OF 16d NAILS TO TOP PLATES AT 8" o.c. AND TWO 16d NAILS PER TRIMMER FOR ALL HEADER ASSEMBLIES

## CAPSTONE HOMES FRAMING TECHNIQUES:

## **NEVER CUT A PRE-CUT STUD!!

8'0" CEILING HEIGHTS USE FRAMING MATERIAL AS SPECIFIED BELOW:

1. MATERIAL UNDER 60" WINDOW HEIGHT - USE 12'0" MATERIAL (QTY. - 7 PIECES)
2. MATERIAL UNDER 48" WINDOW HEIGHT - USE 14'0" MATERIAL (QTY. - 5 PIECES)
3. MATERIAL UNDER 42" WINDOW HEIGHT - USE 16'0" MATERIAL (QTY. - 5 PIECES)
4. MATERIAL UNDER KITCHEN WINDOW - USE 14'8" MATERIAL (QTY. - 2 PIECES)
5. USE THE SCRAP FROM THE KITCHEN WINDOW DROP UNDER 48" WINDOWS (QTY. - 2 PIE
6. MATERIAL FOR ALL DOOR AND WINDOW TRIMMERS-USE 14'0" MATERIAL (QTY. - 2 PIECI

9'0" CEILING HEIGHTS USE FRAMING MATERIAL AS SPECIFIED BELOW:

**SET ALL EXTERIOR WINDOW HEADERS UNDER TOP PLATES!!! NOT 1'0" BELOW.

1. MATERIAL UNDER 84" WINDOW HEIGHT - USE 12'0" MATERIAL (QTY. - 6 PIECES)
2. MATERIAL UNDER 72" WINDOW HEIGHT - USE 12'0" MATERIAL (QTY. - 12 PIECES)
3. MATERIAL UNDER 60" WINDOW HEIGHT - USE 12'0" MATERIAL (QTY. - 7 PIECES)
4. MATERIAL UNDER 48" WINDOW HEIGHT - USE 14'8" MATERIAL (QTY. - 5 PIECES)
5. MATERIAL UNDER 42" WINDOW HEIGHT - USE 16'0" MATERIAL (QTY. - 5 PIECES)
6. MATERIAL UNDER KITCHEN WINDOW - USE 14'0" MATERIAL (QTY. - 2 PIECES)
7. USE SCRAP UNDER 48" WINDOWS (QTY. - 2 PIECES)
8. MATERIAL UNDER ALL EXTERIOR WINDOW TRIMMERS-USE 16'0" MATERIAL (QTY. - 2 PI
9. MATERIAL OVER TOP OF THE WINDOWS, SET AT 9'0" STANDARD HEIGHT (6'11 3/8" TO TOP OF WINDOW R.O.) IN 9'0" WALL - USE 14'0" MATERIAL (QTY. - 16 PIECES)
10. IF SCRAP IS NOT AVAILABLE FOR CORNER AND INTERSECTION FRAMING - USE 16'0" MATERIAL (QTY. - 12 PIECES)

• ALL INTERIOR NON LOAD BEARING WALLS ARE TO BE FRAMED AT 24"o.c.

• NO CRIPPLES ARE TO BE PLACED UNDER WINDOW OPENINGS IF THERE IS LESS THAN A 14" SPACE FROM THE LAST STUD.

• LADDER FRAME ALL WALL INTERSECTIONS AND CORNERS PER DETAIL ON PLAN.

• ALL GARAGE DOOR HEADERS ARE TO BE FRAMED FOR 8' TALL OVERHEAD DOORS WITH CRIPPLE FRAMING DOWN TO CORRECT R.O. HEIGHT.

• ALL HOUSE GARAGE WALLS ARE TO BE ROCKED BY FRAMERS PRIOR TO COMPLE OF JOB.