EAST 5TH STREET
TOWNHOMES
CROSSVILLE, TN

jGroves
design company

TOWNHOME DEVELOPMENT
PLAN DATE: 4.9.2025
FOR CONSTRUCTION

jGroves design company
Jon J. Groves
P.O. Box 1463
Cookeville, TN 38503
Phone : 931-644-4791
jgrovesdesignco@gmail.com

STATE AND COUNTY CODES (OR OTHER COUNTRY CODES)

THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT PLANS MEET ALL LOCAL COUNTY AND STATE CODES.
THIS INCLUDES, BUT IS NOT LIMITED TO, WINDOW AND DOOR EGRESS, FIRE PROTECTION, HEIGHT RESTRICTIONS, PARKING REQUIREMENTS, FINISH FLOOR HEIGHTS, FLOOD REQUIREMENTS, WIND LOAD REQUIREMENTS, SNOW LOAD REQUIREMENTS, EATHQUAKE REQUIREMENTS, ETC.

WATERPROOFING NOTES NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE ALL WATERPROOFING IS DONE PER MANUFACTURERS SPECIFICATIONS
ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS
ALL WATERPROOFING AT DECKS/ PORCHES TO BE RESPONSIBILITY OF CONTRACTOR
ALL WATERPROOFING AT BASEMENT/ UNDER GRADE WALLS IS RESPONSIBILITY OF CONTRACTOR

ERRORS AND OMISSIONS:

NO SET OF DRAWINGS ARE PERFECT.
JGROVES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONSTRUCTION DRAWINGS
CONTRACTOR SHALL CHECK CONSTRUCTION DRAWINGS BEFORE ANY CONSTRUCTION BEGINS
JGROVES IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS
JGROVES IS NOT RESPONSIBLE FOR CONSTRUCTION COSTS

PROJECT DESCRIPTION

NEW TWO STORY TOWNHOME DEVELOPMENT
ALL WOOD CONSTRUCTION

2 HOUR FIRE RATED PARTY WALL SEPARATION
BETWEEN TOWNHOMES

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION

GENERAL INFORMATION

TYPICAL TOWNHOME UNIT

FIRST FLOOR:
HEATED/COOLED: 630 SF

SECOND FLOOR:
HEATED/COOLED: 630 SF

FACADE ELEVATION

DRAWING INDEX

ARCHITECTURAL

CV COVER SHEET
G-1 UL ASSEMBLY & FIRE RATED SECTIONS
A-0.1 FOUNDATION PLAN AND DETAILS
A-1.0 NOTED AND DIMENSIONED FIRST FLOOR PLANS
A-1.1 NOTED AND DIMENSIONED SECOND FLOOR PLANS
A-2.0 SCHEDULES AND DETAILS
A-3.0 ROOF PLAN
A-4.0 EXTERIOR ELEVATIONS
A-4.1 EXTERIOR ELEVATIONS
A-5.0 SECTIONS

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REVISIONS
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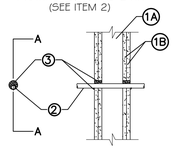
SIGNATURES:
JOB # 02_25009
DWN. BY: JJG
DATE: 4.9.25
SHEET NAME:
COVER SHEET
SCALE: AS NOTED

SHEET:
CV

SYSTEM NO. W-L-2088
F RATING- 1 AND 2 HR
(SEE ITEM 1)
T RATING- 0, 1, AND 2 HR
(SEE ITEM 2)



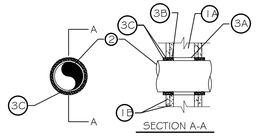
SECTION A–A

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS & IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY & SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2"x4" LUMBER SPACED 16" O.C. STEEL STUDS TO BE MIN. 3 1/2" WIDE & SPACED MAX. 24" O.C.
   B. WALLBOARD GYPSUM* - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. DIAM OF OPENING SHALL BE 7/8" LARGER THAN THE OUTSIDE DIAM OF NONMETALLIC PIPE OR CONDUIT (ITEM 2). THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.
2. THROUGH PENETRANTS - ONE NONMETALLIC PIPE OR CONDUIT TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND PERIPHERY OF OPENING FOR NOM 1-1/4" DIAM (OR SMALLER) PIPE OR CONDUIT SHALL BE MIN. 0 IN. (POINT CONTACT) TO MAX 7/8 IN. THE ANNULAR SPACE FOR PIPE OR CONDUIT GREATER THAN NOM. 1-1/4" DIAM SHALL BE MIN 1/2" TO MAX. 1". PIPE OR CONDUIT TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES OR CONDUITS MAY BE USED:
   A. POLYVINYL CHLORIDE (PVC) PIPING - NOM. 2" DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPING - NOM. 2" DIAM (OR SMALLER) SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
   C. POLYVINYL CHLORIDE (PVC) PIPING - NOM. 3" DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   D. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPING - NOM. 3" DIAM (OR SMALLER) SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.
   E. RIGID NONMETALLIC CONDUIT++ - NOM. 3" DIAM (OR SMALLER) SCHEDULE 40 PVC CONDUIT INSTALLED IN ACCORDANCE WITH ARTICLE 347 OF THE NATIONAL ELECTRIC CODE (NFPA NO. 70).
   F. ELECTRICAL NONMETALLIC TUBING (ENT)++ - NOM. 1" DIAM (OR SMALLER) ENT FORMED OF PVC, INSTALLED IN ACCORDANCE WITH ARTICLE 331 OF THE NATIONAL ELECTRIC CODE (NFPA NO. 70). SEE RIGID NONMETALLIC CONDUIT (DZKT) AND ELECTRICAL NONMETALLIC TUBING (FKHU) IN UL CONSTRUCTION MATERIALS DIRECTORY FOR NAMES OF MANUFACTURERS.
   THE HOURLY T RATING IS DEPENDENT ON THE HOURLY RATING OF THE WALL ASSEMBLY, THE PIPE OR CONDUIT SIZE AND WHETHER THE PIPE IS INTENDED FOR USE AS A CLOSED OR VENTED SYSTEM, AS SHOWN IN THE FOLLOWING TABLE.

NOM. PIPE DIAM IN.	WALL ASSEMBLY RATING HR.	CLOSED (C) OR VENTED (V)	T-RATING HR.
1/2 TO 3	1	C	1
1/2 TO 1-1/4	1	V	1
1/2 TO 1-1/4	2	C	2
1/2 TO 1-1/4	2	V	1
2	1	V	0

3. FILL, VOID, OR CAVITY MATERIALS* -CAULK OR PUTTY MIN.THICKNESS OF 5/8" AND 1-1/4" OF CAULK OR PUTTY FOR 1 AND 2 HR RATED WALL ASSEMBLIES, RESPECTIVELY, APPLIED WITHIN ANNULUS BETWEEN PIPE OR CONDUIT & PERIPHERY OF THE OPENING, FLUSH W/ BOTH SURFACES OF WALL ASSEMBLY. AT THE POINT CONTACT LOCATION BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD, A MIN. 1/2" DIAM BEAD OF CAULK OR PUTTY SHALL BE APPLIED AT THE PIPE OR CONDUIT/WALLBOARD INTERFACE ON BOTH SURFACES OF WALL ASSEMBLY.
   MINNESOTA MINING AND MFG. CO. - CP 25WB+, MPS-2+
++BEARING THE UL LISTING MARK.
*BEARING THE UL CLASSIFICATION MARKING.

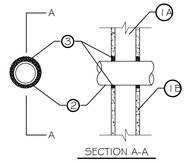
SYSTEM NO. W-L-1003
(FORMERLY SYSTEM NO. 147)
F RATINGS - 1 & 2HR(SEE ITEM 1)
T RATING - 0HR



SECTION A-A

1. WALL ASSEMBLY - THE 1 OR 2HR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS & IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY & SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2"x4" LUMBER SPACED 16" O.C. WITH NOM. 2"x4" LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN. 3 1/2" WIDE BY 1-3/8" DEEP CHANNELS SPACED MAX. 24" O.C.
   B. WALLBOARD GYPSUM* - NOM. 5/8" THICK, 4' WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX. DIAM. OF OPENING IS 15".
THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS 1HR WHEN INSTALLED IN A 1HR FIRE RATED WALL AND IS 2 HR WHEN INSTALLED IN A 2HR FIRE RATED WALL.
2. THROUGH - PENETRANT - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE SPACE BETWEEN PIPES, CONDUITS OR TUBING AND THE STEEL SLEEVE (ITEM 3A) SHALL BE MIN. OF 0" (POINT CONTACT) TO MAX. 2-3/8". PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METTALIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM. 12"Ø (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE - NOM. 12"Ø (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM. 12"Ø (OR SMALLER) OR CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE.
   C. CONDUIT - NOM. 6"Ø (OR SMALLER) STEEL CONDUIT OR NOM. 4"Ø (OR SMALLER) STEEL ELECTRICAL METTALIC TUBING.
   D. COPPER TUBING - NOM. 6"Ø (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE - NOM. 6"Ø (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
3. FIRESTOP SYSTEM - INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:
   A. STEEL SLEEVE - CYLINDRICAL SLEEVE FABRICATED FROM MIN. 0.019" THICK (NO. 28 GAUGE) GALV. SHEET STEEL AND HAVING A MIN. 2" LAP ALONG THE LONGITUDINAL SEAM. LENGTH OF STEEL SLEEVE TO BE EQUAL TO THICKNESS OF WALL PLUS 1" TO 4" SUCH THAT, WHEN INSTALLED, THE ENDS OF THE SLEEVE WILL PROJECT APPROXIMATELY 1/2" TO 2" BEYOND THE SURFACE OF THE WALL ON BOTH SIDES OF THE WALL ASSEMBLY. THE DIAM. OF THE OPENINGS CUT IN THE GYPSUM WALLBOARD LAYERS ON EACH SIDE OF THE WALL ASSEMBLY (CONCENTRIC WITH PIPE) TO BE 1" TO 2-1/2" LARGER THAN OUTSIDE DIAM. OF PIPE SUCH THAT, WHEN THE STEEL SLEEVE IS INSTALLED, AN ANNULAR SPACE OF MIN. 0" (POINT CONTACT) TO MAX. 2-3/8" WILL BE PRESENT BETWEEN THE STEEL SLEEVE AND THE PIPE AROUND THE ENTIRE CIRCUMFERENCE OF THE PIPE. SLEEVE INSTALLED BY COILING THE SHEET STEEL TO A DIAM. SMALLER THAN THE THROUGH OPENING, INSERTING THE COIL THROUGH THE OPENINGS AND RELEASING THE COIL TO LET IT UNCOIL AGAINST THE CIRCULAR CUTOUTS IN THE GYPSUM WALLBOARD LAYERS.
   B. PACKING MATERIAL - MIN. 1" THICKNESS OF MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO STEEL SLEEVE ON BOTH SIDES OF THE WALL ASSEMBLY AS PERMANENT FORMS. PACKING MATERIAL TO BE RECESSED MIN. 1/2" FROM END OF STEEL SLEEVE (FLUSH WITH OR RECESSED INTO GYPSUM WALLBOARD SURFACE) ON BOTH SIDES OF WALL ASSEMBLY.
   B1. PACKING MATERIAL - (NOT SHOWN) - AS AN ALTERNATE TO ITEM B, NOM. 1" THICK POLYETHYLENE BACKER ROD MAT BE USED. THE BACKER ROD IS TO BE RECESSED WITHIN THE STEEL SLEEVE A MIN. OF 1" FROM EACH SURFACE OF WALL.
   C. FILL, VOID OR CAVITY MATERIALS* - CAULK - WHEN MINERAL WOOL BATT INSULATION IS USED, APPLIED TO FILL THE STEEL SLEEVE TO A MIN. DEPTH OF 1/2" ON BOTH SIDES OF WALL ASSEMBLY. WHEN BACKER ROD IS USED, A MIN. THICKNESS OF 1" OF CP-25WB+ CAULK IS REQUIRED FLUSH WITH SURFACE OF WALL. A NOM. 1/4"Ø CONTINUOUS BEAD OF CAULK SHALL BE APPLIED AROUND THE CIRCUMFERENCE OF THE STEEL SLEEVE AT ITS EGRESS FROM THE GYPSUM WALLBOARD LAYERS ON BOTH SIDES OF THE WALL ASSEMBLY.
   MINNESOTA MINING & MFG. CO. - CP-25WB+
*BEARING THE UL CLASSIFICATION MARKING.

SYSTEM NO. W-L-1062
F RATING- 1HR
T RATING-0HR
L RATING AT AMBIENT-LESS THAN 1 CFM/SQFT
L RATING AT 400°F-LESS THAN 1 CFM/SQFT



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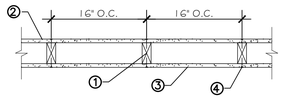
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS CONSIST OF NOM. 2"x4" LUMBER SPACED 16" O.C. STEEL STUDS TO BE MIN. 3 5/8" WIDE & SPACED MAX. 24" O.C.
   B. WALLBOARD GYPSUM* - 1-LAYER OF 5/8" THICK GYPSUM WALLBOARD AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 4 3/4".
2. THROUGH PENETRATIONS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. THE SPACE BETWEEN PIPE, CONDUIT OR PIPING, & PERIPHERY OF OPENING SHALL BE A MIN. 1/4" TO A MAX. 3/8" PIPE CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES & SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM. 4"Ø (OR SMALLER) SCHEDULE 5 (OR HEAVIER PIPE).
   B. IRON PIPE - NOM. 4"Ø (OR SMALLER) CAST OR DUCTILE IRON PIPE.
   C. CONDUIT - NOM. 4"Ø (OR SMALLER) ELECTRICAL METALLIC TUBING OR STEEL CONDUIT.
   D. COPPER TUBING - NOM. 4"Ø (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
   E. COPPER PIPE - NOM. 4"Ø (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
3. FILL, VOID, OR CAVITY MATERIALS-CAULK - MIN. 1/2" THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH W/ BOTH SURFACES OF WALL ASSEMBLY.
   GENERAL ELECTRIC CO. - PENSIL 100 CAULK SPECIFIED TECHNOLOGIES INC. - PENSIL 100 SEALANT & PENSIL 300 SEALANT.
*BEARING THE UL CLASSIFICATION MARKING

DESIGN NO. U337
BEARING WALL RATING- 1HR
FINISH RATING-SEE ITEM 2



1. WOOD STUDS - NOMINAL 2"x4" @ 16" O.C., EFFECTIVELY CROSS BRACED AT MID-HEIGHT & FIRE STOPPED AT TOP & BOTTOM.
2. WALLBOARD GYPSUM+ - 5/8" THICK, 4' WIDE, APPLIED VERTICALLY. WALLBOARD ATTACHED TO STUDS & BEARING PLATES WITH 1 3/4" LONG GALV. NAILS WITH 0.1280 DIAMETER SHANK @ 7/16"Ø HEAD, SPACED 8" O.C. G-P GYPSUM CORP. - TYPE DGG (FINISH RATING 20 MIN.)
3. WALLBOARD GYPSUM+ - 5/8" THICK, 4' WIDE, APPLIED VERTICALLY. WALLBOARD ATTACHED TO STUDS & BEARING PLATES WITH 1 3/4" LONG GALV. NAILS WITH 0.1280 DIAMETER SHANK @ 7/16"Ø HEAD, SPACED 8" O.C. BORAL GYPSUM INC. - TYPE DDDG3 (FINISH RATING 20 MIN.) EAGLE GYPSUM PRODUCTS - TYPE EGX-7 (FINISH RATING 20 MIN.) G-P GYPSUM CORP. - TYPES 5, 9, C, TYPE DGG (FINISH RATING 20 MIN.), TYPE GPFS2 (FINISH RATING 24 MIN.), TYPE GPFS3 (FINISH RATING 20 MIN.), TYPE GPFS6 (FINISH RATING 20 MIN.) TYPE GPFS-C (FINISH RATING 20 MIN.)
4. JOINTS & NAIL HEADS - EXPOSED OR COVERED WITH PAPER TAPE & JOINT COMPOUND. FOR TAPERED, ROUNDED-EDGE WALLBOARD, JOINTS COVERED WITH PAPER TAPE & JOINT COMPOUND.
*BEARING THE UL CLASSIFICATION MARKING

IF ROOF TRUSSES ARE USED

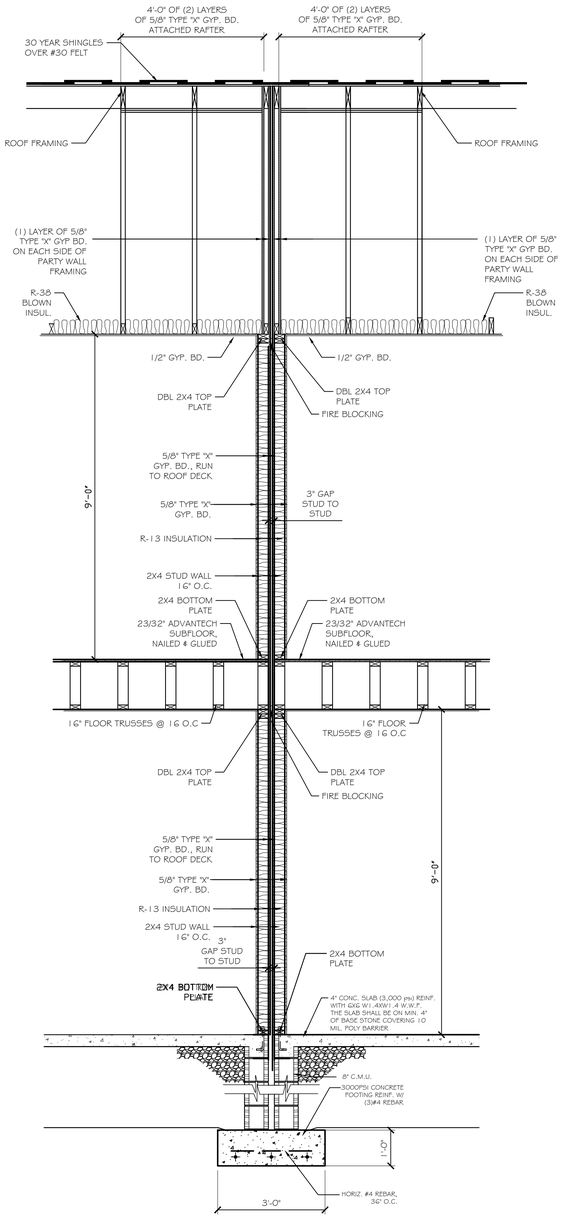
TRUSS NOTES FOR G.C.:

ROOF TRUSSES MUST BE DESIGNED BY AN ENGINEER OR SUBMITTED TO A TRUSS MANUFACTURER FOR DESIGN PRIOR TO CONSTRUCTION. *jGroves design co.* IS NOT RESPONSIBLE FOR TRUSS DESIGN OR LOAD/SPAN CALCULATIONS.

IF FLOOR TRUSSES ARE USED

TRUSS NOTES FOR G.C.:

FLOOR TRUSSES MUST BE DESIGNED BY AN ENGINEER OR SUBMITTED TO A TRUSS MANUFACTURER FOR DESIGN PRIOR TO CONSTRUCTION. *jGroves design co.* IS NOT RESPONSIBLE FOR TRUSS DESIGN OR LOAD/SPAN CALCULATIONS.



2 HOUR
1 / G-1 PARTY WALL DETAIL
SCALE: 1/2" = 1'-0"

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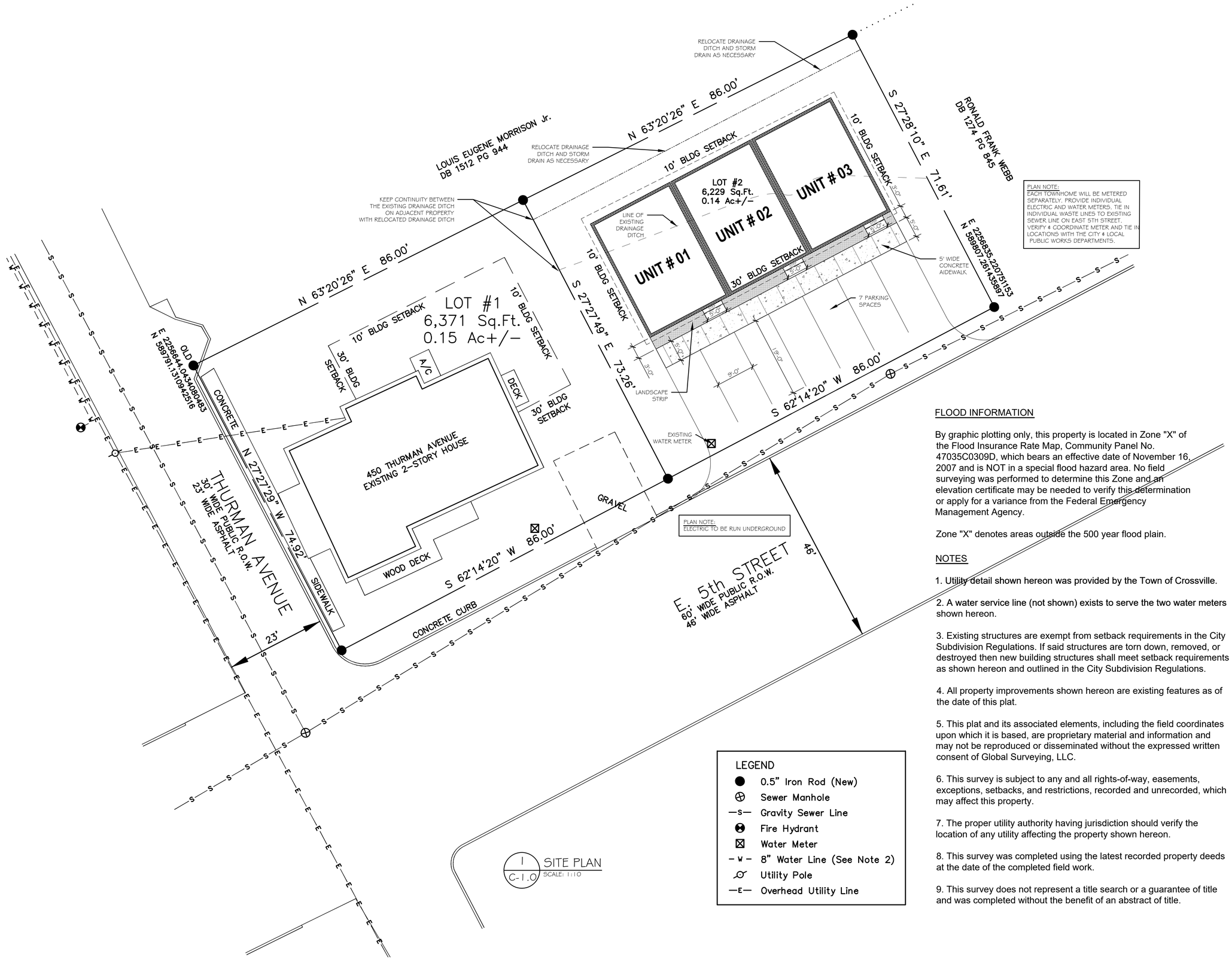
REVISIONS
1. 2. 3. 4. 5. 6. 7. 8.

SIGNATURES:
JOB # 02_25009
DWN. BY: JJG
DATE: 4.9.25
SHEET NAME:
GENERAL NOTES
SCALE: AS NOTED

SHEET:
G-1



FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47035C0309D, which bears an effective date of November 16, 2007 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 500 year flood plain.

NOTES

1. Utility detail shown hereon was provided by the Town of Crossville.

2. A water service line (not shown) exists to serve the two water meters shown hereon.

3. Existing structures are exempt from setback requirements in the City Subdivision Regulations. If said structures are torn down, removed, or destroyed then new building structures shall meet setback requirements as shown hereon and outlined in the City Subdivision Regulations.

4. All property improvements shown hereon are existing features as of the date of this plat.

5. This plat and its associated elements, including the field coordinates upon which it is based, are proprietary material and information and may not be reproduced or disseminated without the expressed written consent of Global Surveying, LLC.

6. This survey is subject to any and all rights-of-way, easements, exceptions, setbacks, and restrictions, recorded and unrecorded, which may affect this property.

7. The proper utility authority having jurisdiction should verify the location of any utility affecting the property shown hereon.

8. This survey was completed using the latest recorded property deeds at the date of the completed field work.

9. This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

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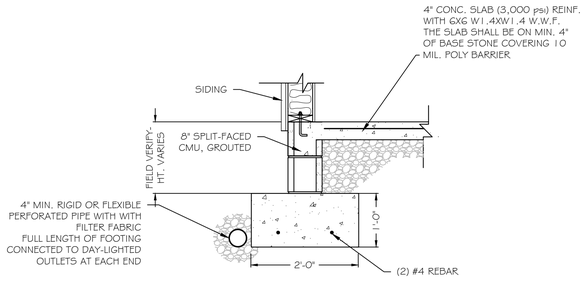
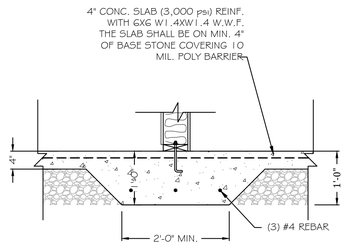
SIGNATURES:
JOB # 02_25009
DWN. BY: JJG
DATE: 4.9.25
SHEET NAME:
SITE PLAN
SCALE: AS NOTED

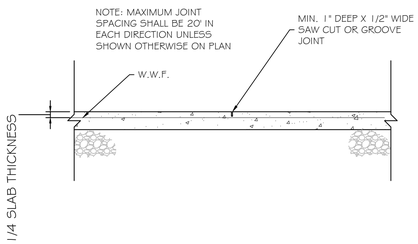
SHEET:
C-1.0



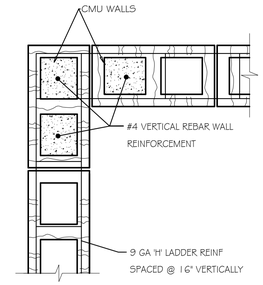
2 A-0.1 FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



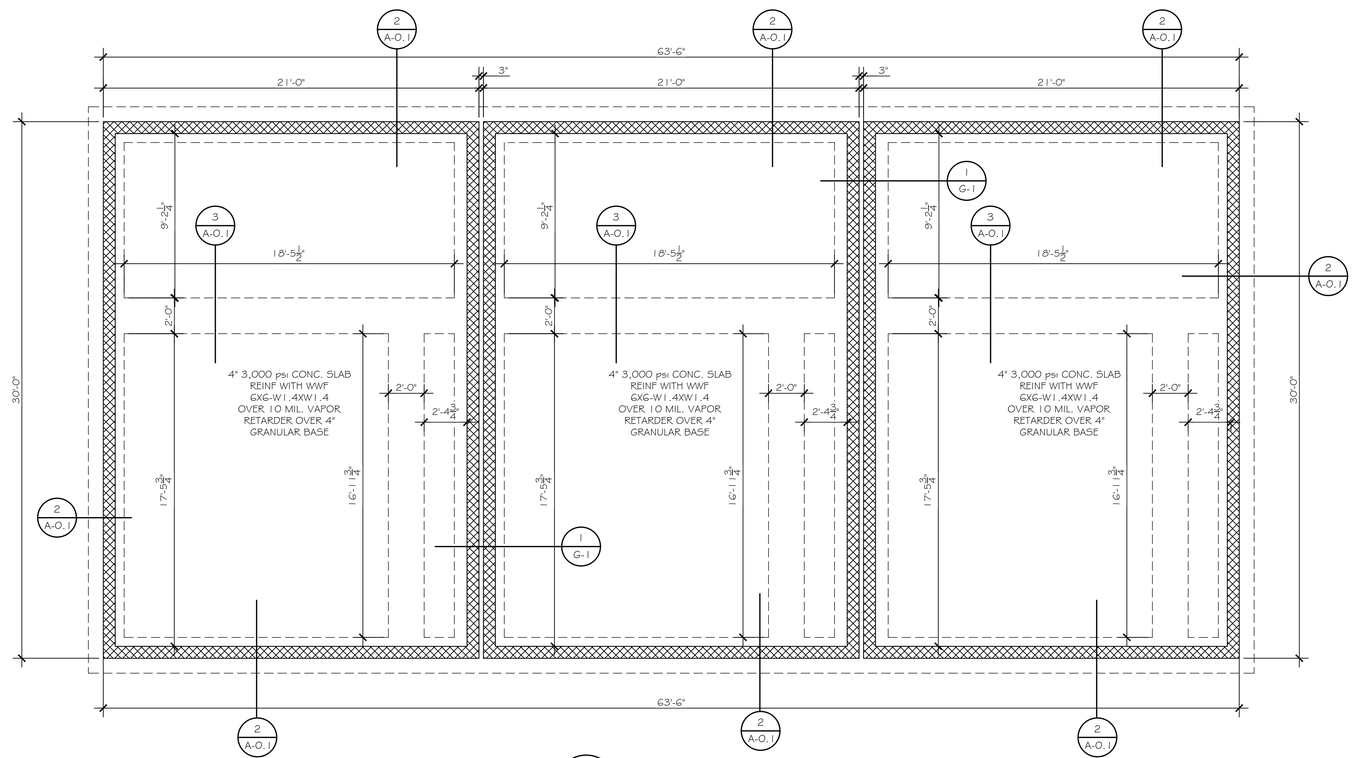
3 A-0.1 THICKENED SLAB DETAIL
SCALE: 3/4" = 1'-0"



4 A-0.1 CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



5 A-0.1 TYPICAL CMU CORNER DETAIL
SCALE: 3/4" = 1'-0"



1 A-0.1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CMU WALL REINFORCEMENT TABLE

WALL HT.	VERTICAL REBAR
0'-0"-48"	#4 @ 32" O.C.
48" -60"	#4 @ 24" O.C.
60"-84"	#4 @ 12" O.C.

NOTES:

1.) TYPICAL TOP OF FOOTING TO BE A MIN. OF 18" BELOW UNDISTURBED SOIL

2.) CORE FILL REINFORCED CMU WALL CELLS

3.) REINFORCE WALL CORNERS. #4 VERT. REBAR

NOTES

1. CONTROL JOINTS NOT TO EXCEED AN AREA OF 400 SQ. FT. THE CONTROL JOINT SHALL BE $\frac{1}{4}$ OF THE SLAB THICKNESS AND $\frac{1}{8}$" IN WIDTH.
2. 4" , 3,000 psi CONCRETE SLAB REINFORCED WITH WWF 6XG-W1.4XW1.4 ON 10 MIL (MIN) VAPOR BARRIER ON 4" SPECIFIED AGGEGRATED FILL. CONFORM TO THE GEOTECHINCAL ENGINEER REQUIREMENTS FOR SUB-GRADE PREPARATION.
3. G.C. TO VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION
4. CONTINUOUS PERIMETER FOOTINGS OR CONCRETE TURNDOWNS TO BE A MIN. OF 24" WIDE X 12" DEEP WITH (2) #4 REBAR
5. SAFE SUB GRADE BEARING CAPACITY FOR FOOTINGS SHALL BE A MIN. OF 3,000 P.S.F.
6. CONCRETE FOOTINGS SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 P.S.I.
7. PROVIDE MASONRY LEDGES FOR BRICK OR STONE VENEER
8. CONTACT THIS OFFICE IF ANY DISCREPANCIES OCCUR.

WALL LEGEND

8" SPLIT FACED CMU FOUNDATION WALL W/ CONTUOUS REINF. CONCRETE FOOTING

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jgrovesdesignco@gmail.com

REVISIONS
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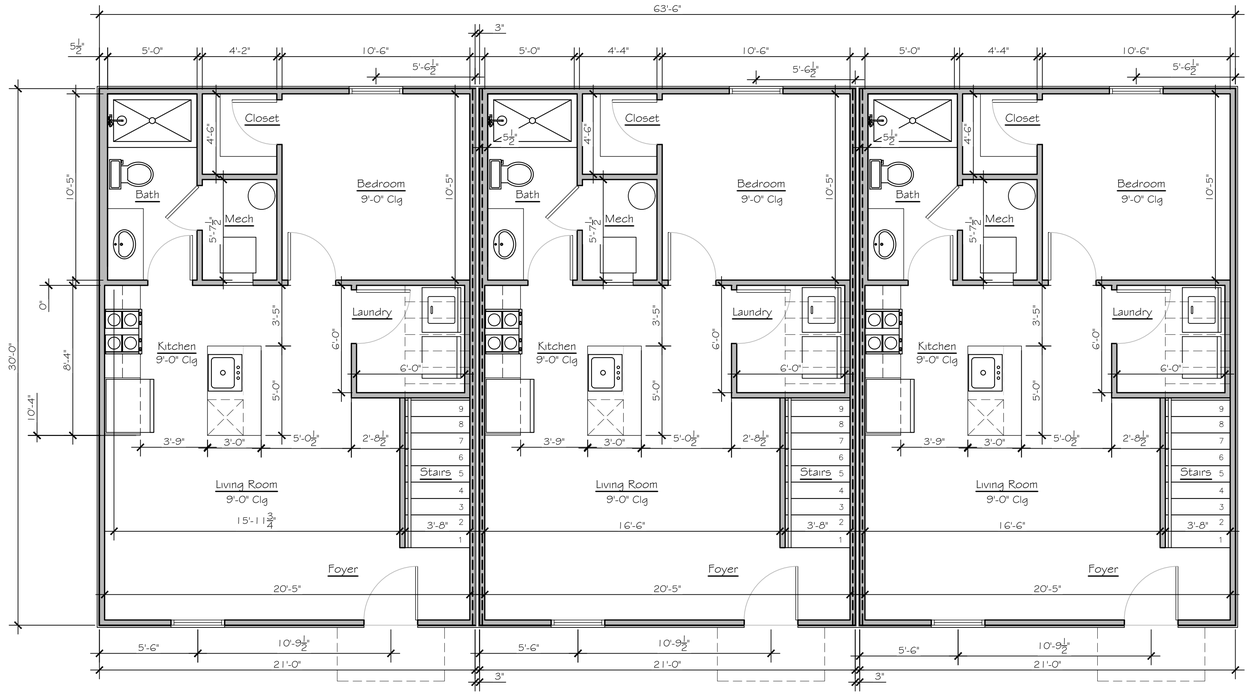
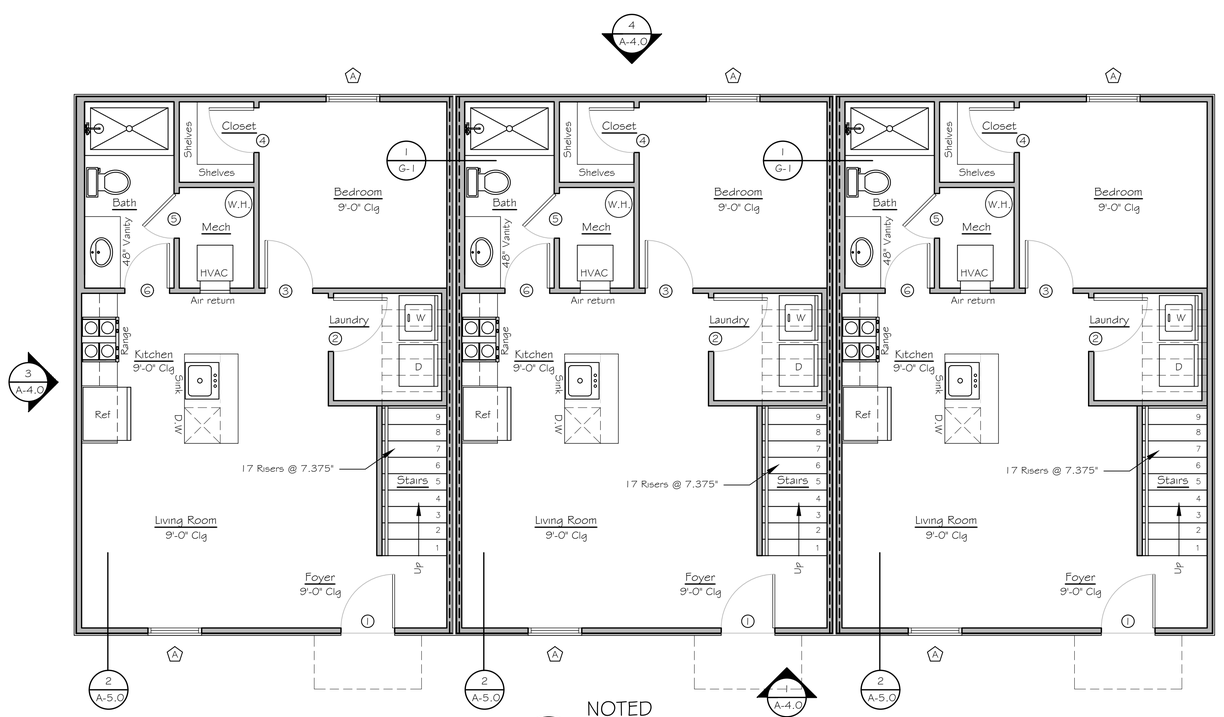
SIGNATURES:
JOB # 02_25009
DWN. BY: JJG
DATE: 4.9.25
SHEET NAME:
FND PLAN & DETAILS
SCALE: AS NOTED

SHEET:
A-0.1



DIMENSIONED
FIRST FLOOR PLAN
2 / A-1.0
SCALE: 1/4" = 1'-0"



NOTED
FIRST FLOOR PLAN
1 / A-1.0
SCALE: 1/4" = 1'-0"

PLAN NOTES

1.) TYPICAL CEILING HT. 9'-0"

GENERAL NOTES

1.) DO NOT SCALE DRAWINGS.

2.) CLEARANCE DIMENSIONS SHALL BE MAINTAINED ESPECIALLY AT HANDRAILS, GRAB BARS & PLUMBING FIXTURES.

3.) THE CONTRACTOR SHALL FIELD MEASURE BEFORE STARTING CONSTRUCTION & SHOP DRAWINGS.

4.) NOTIFY THE DESIGNER OF ANY VARIATION REQUIRED IN THE DIMENSIONS, WHETHER NOTED FOR VERIFICATION, FOR THE INSTALLATION OF EQUIPMENT OR OTHERWISE BEFORE CONTINUING WITH THE WORK.

5.) IN THE EVENT CLARIFICATION IS NEEDED, NOTIFY THE DESIGNER BEFORE CONTINUING WITH THE WORK IN QUESTION.

6.) PROVIDE SOUND INSULATION AND

7.) DOOR JAMBS TO HAVE A MIN. OF 4" RETURN

8.) LUMBER SUPPLIER TO VERIFY ALL BEAM AND FLOOR JOIST SIZES, SPANS, SPACING, AND CONNECTORS.

9.) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS ON THE SHOP DRAWINGS.

WALL LEGEND

- EXTERIOR WALL -3-1/2" WOOD STUDS AT 16" C. WITH MIN. 13 INSULATION, AND ½" EXTERIOR SHEATHING, VAPOR BARRIER, & HARDIE PLANK SIDING
- INTERIOR WALL - 3-1/2" STUDS AT 16" O.C. WITH ½" GYP. BD. EACH SIDE
- INTERIOR PLUMBING WALL - 5-1/2" STUDS AT 16" O.C. WITH ½" GYP. BD. EACH SIDE
- 2 HOUR PARTY WALL-REFER TO DETAIL 1-G-1

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JOB # 02_25009
DWN. BY: JJG
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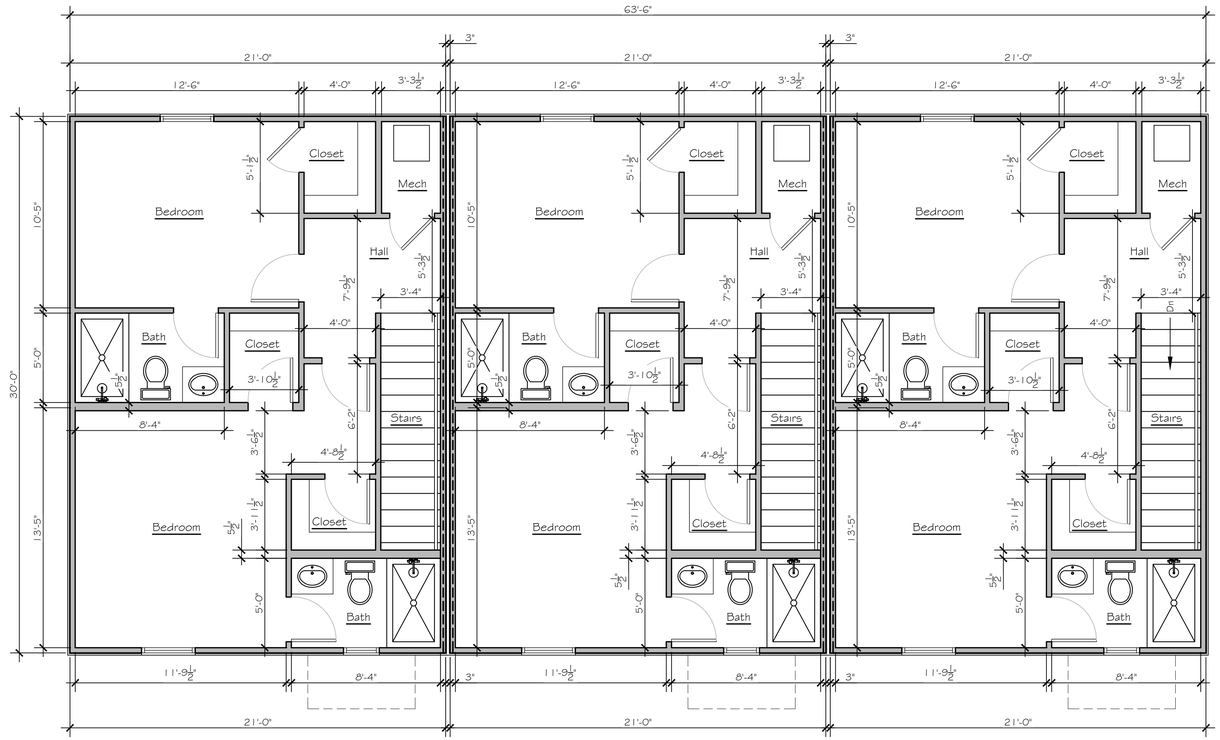
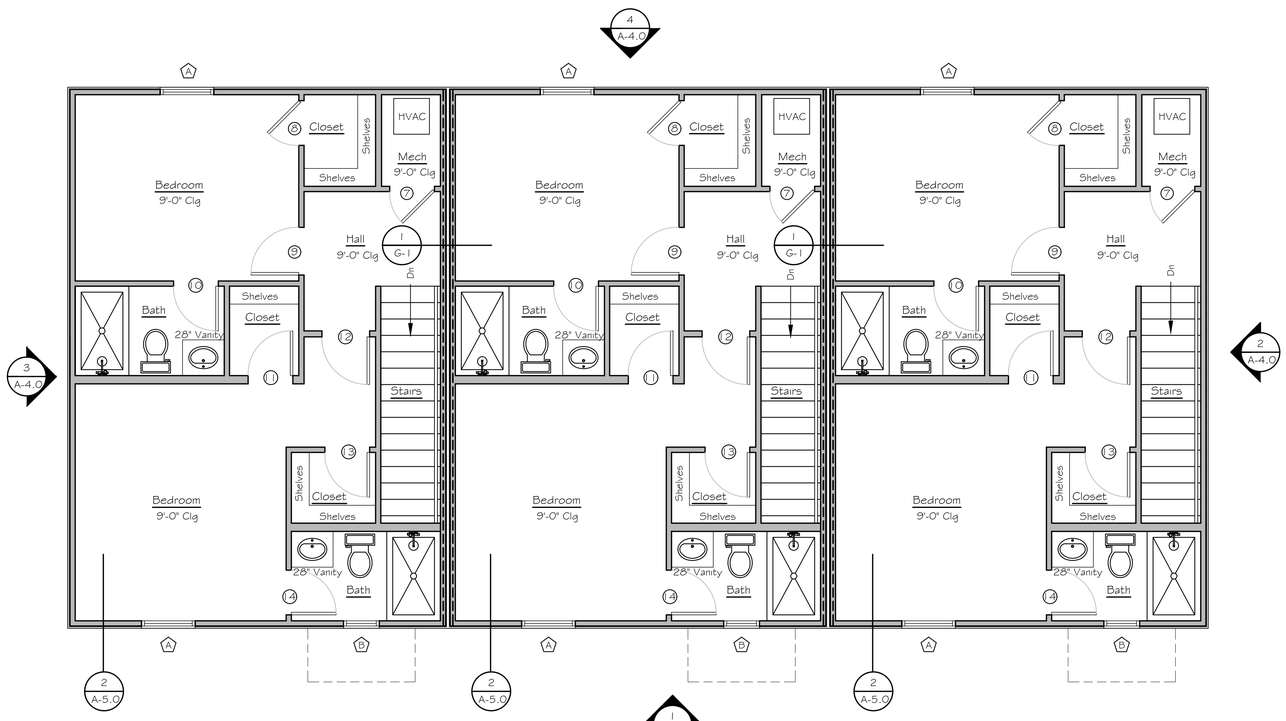
SHEET NAME:
FIRST FLOOR PLANS
SCALE: AS NOTED

SHEET:
A-1.0



2 A-1.1 DIMENSIONED SECOND FLOOR PLAN

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



1 A-1.1 NOTED SECOND FLOOR PLAN

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

IF FLOOR TRUSSES ARE USED

TRUSS NOTES FOR G.C.:

FLOOR TRUSSES MUST BE DESIGNED BY AN ENGINEER OR SUBMITTED TO A TRUSS MANUFACTURER FOR DESIGN PRIOR TO CONSTRUCTION. jGroves design co. IS NOT RESPONSIBLE FOR TRUSS DESIGN OR LOAD/SPAN CALCULATIONS.

PLAN NOTE:

2ND FLOOR FRAMING INTENT TO BE 16" PRE-FABRICATED WOOD FLOOR TRUSSES AT 16" O.C RUNNING FRONT TO BACK.

PLAN NOTE:

TYPICAL CEILING HT. 9'-0"

GENERAL NOTES

1.) DO NOT SCALE DRAWINGS.

2.) CLEARANCE DIMENSIONS SHALL BE MAINTAINED ESPECIALLY AT HANDRAILS, GRAB BARS & PLUMBING FIXTURES.

3.) THE CONTRACTOR SHALL FIELD MEASURE BEFORE STARTING CONSTRUCTION & SHOP DRAWINGS.

4.) NOTIFY THE DESIGNER OF ANY VARIATION REQUIRED IN THE DIMENSIONS, WHETHER NOTED FOR VERIFICATION, FOR THE INSTALLATION OF EQUIPMENT OR OTHERWISE BEFORE CONTINUING WITH THE WORK.

5.) IN THE EVENT CLARIFICATION IS NEEDED, NOTIFY THE DESIGNER BEFORE CONTINUING WITH THE WORK IN QUESTION.

6.) PROVIDE SOUND INSULATION AND

7.) DOOR JAMBS TO HAVE A MIN. OF 4" RETURN

8.) LUMBER SUPPLIER TO VERIFY ALL BEAM AND FLOOR JOIST SIZES, SPANS, SPACING, AND CONNECTORS.

9.) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DIMENSIONS ON THE SHOP DRAWINGS.

WALL LEGEND

- EXTERIOR WALL -3-1/2" WOOD STUDS AT 16".C. WITH MIN. 13 INSULATION, AND ½" EXTERIOR SHEATHING, VAPOR BARRIER, & HARDIE PLANK SIDING
- INTERIOR WALL - 3-1/2" STUDS AT 16" O.C. WITH ½" GYP. BD. EACH SIDE
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- 2 HOUR PARTY WALL-REFER TO DETAIL 1-G-1

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DWN. BY: JJG

DATE: 4.9.25

SHEET NAME:
SECOND FLOOR PLAN

SCALE: AS NOTED

SHEET:

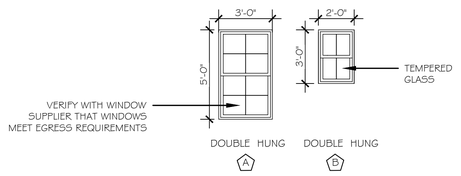
A-1.1

DOOR SCHEDULE					
PER FIRST FLOOR					
SYM	WIDTH	HEIGHT	DESCRIPTION	LOCATION	QTY
1	3'-0"	6'-8"	TOWNHOUSE ENTRY	EXTERIOR	3
2	3'-0"	6'-8"	LAUNDRY	INTERIOR	3
3	2'-8"	6'-8"	BEDROOM	INTERIOR	3
4	2'-6"	6'-8"	CLOSET	INTERIOR	3
5	2'-6"	6'-8"	MECH	INTERIOR	3
6	2'-6"	6'-8"	BATH	INTERIOR	3

DOOR SCHEDULE					
PER SECOND FLOOR					
SYM	WIDTH	HEIGHT	DESCRIPTION	LOCATION	QTY
7	2'-6"	6'-8"	BATHROOM	INTERIOR	3
8	2'-6"	6'-8"	CLOSET	INTERIOR	3
9	2'-8"	6'-8"	BEDROOM	INTERIOR	3
10	2'-6"	6'-8"	BATHROOM	INTERIOR	3
11	2'-6"	6'-8"	CLOSET	INTERIOR	3
12	2'-8"	6'-8"	BEDROOM	INTERIOR	3
13	2'-6"	6'-8"	CLOSET	INTERIOR	3
14	2'-6"	6'-8"	BATH	INTERIOR	3

OVERALL WINDOW SCHEDULE

*ALL WINDOWS TO HAVE DOUBLE INSULATED GLASS

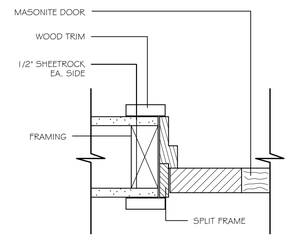


*ALL WINDOWS TO HAVE DOUBLE INSULATED GLASS

OVERALL WINDOW SCHEDULE		
SIZE	SYM	QTY
3'X5'	A	12
2'X3'	B	3

WINDOW & DOOR NOTE

FINAL WINDOW AND DOOR SELECTION, STYLE, MATERIAL, BRAND, & COLOR TO BE SELECTED BY OWNER AND COORDINATED WITH GENERAL CONTRACTOR.



TYPICAL WOOD DOOR JAMB

SCALE: 3" = 1'-0"

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SIGNATURES:

JOB # 02_25009

DWN. BY: JJG

DATE: 4.9.25

SHEET NAME:

DOOR & WINDOW SCH

SCALE: AS NOTED

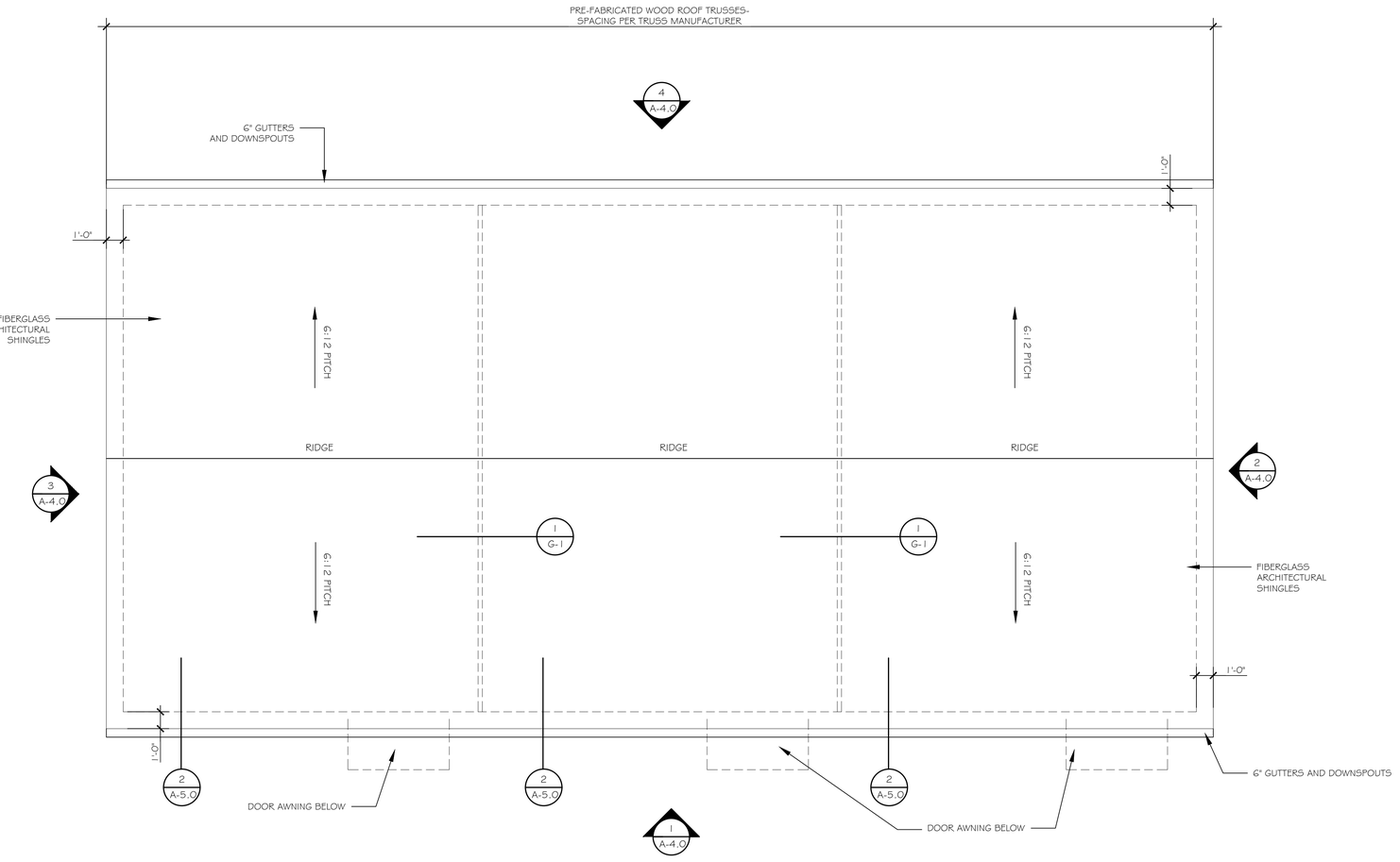
SHEET:

A-2.0

IF ROOF TRUSSES ARE USED

TRUSS NOTES FOR G.C.:

ROOF TRUSSES MUST BE DESIGNED BY AN ENGINEER OR SUBMITTED TO A TRUSS MANUFACTURER FOR DESIGN PRIOR TO CONSTRUCTION. *jGroves design co.* IS NOT RESPONSIBLE FOR TRUSS DESIGN OR LOAD/SPAN CALCULATIONS.



1 A-3.0 ROOFPLAN
SCALE: 1/4" = 1'-0"

NOTES:

1.) PROVIDE 6" GUTTERS AND DOWN SPOUTS AS NECESSARY

2.) PROVIDE PROPER ROOF VENTILATION (RIDGE & SOFFIT VENTS)

3.) TYPICAL FINISHED OVERHANGS TO BE 1'-0"

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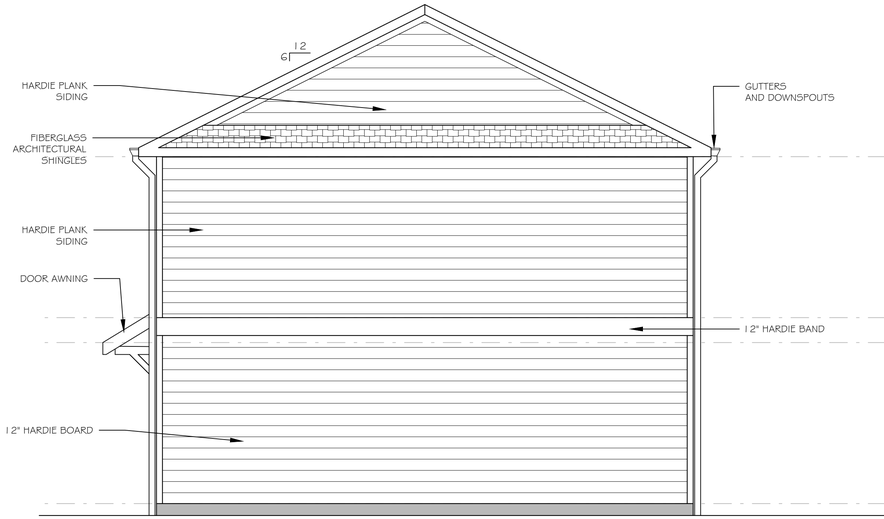
SHEET NAME:

ROOF PLAN

SCALE: AS NOTED

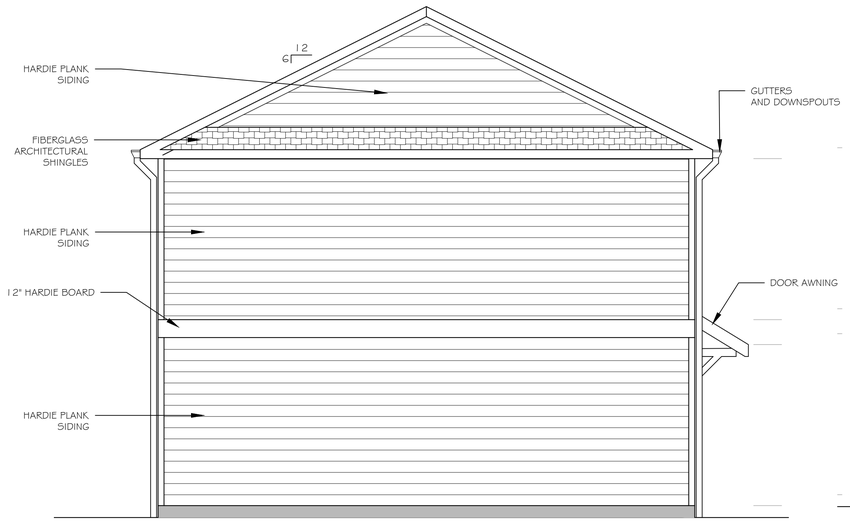
SHEET:

A-3.0



2 A-4.0 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1 A-4.0 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 A-4.0 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4 A-4.0 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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SIGNATURES:
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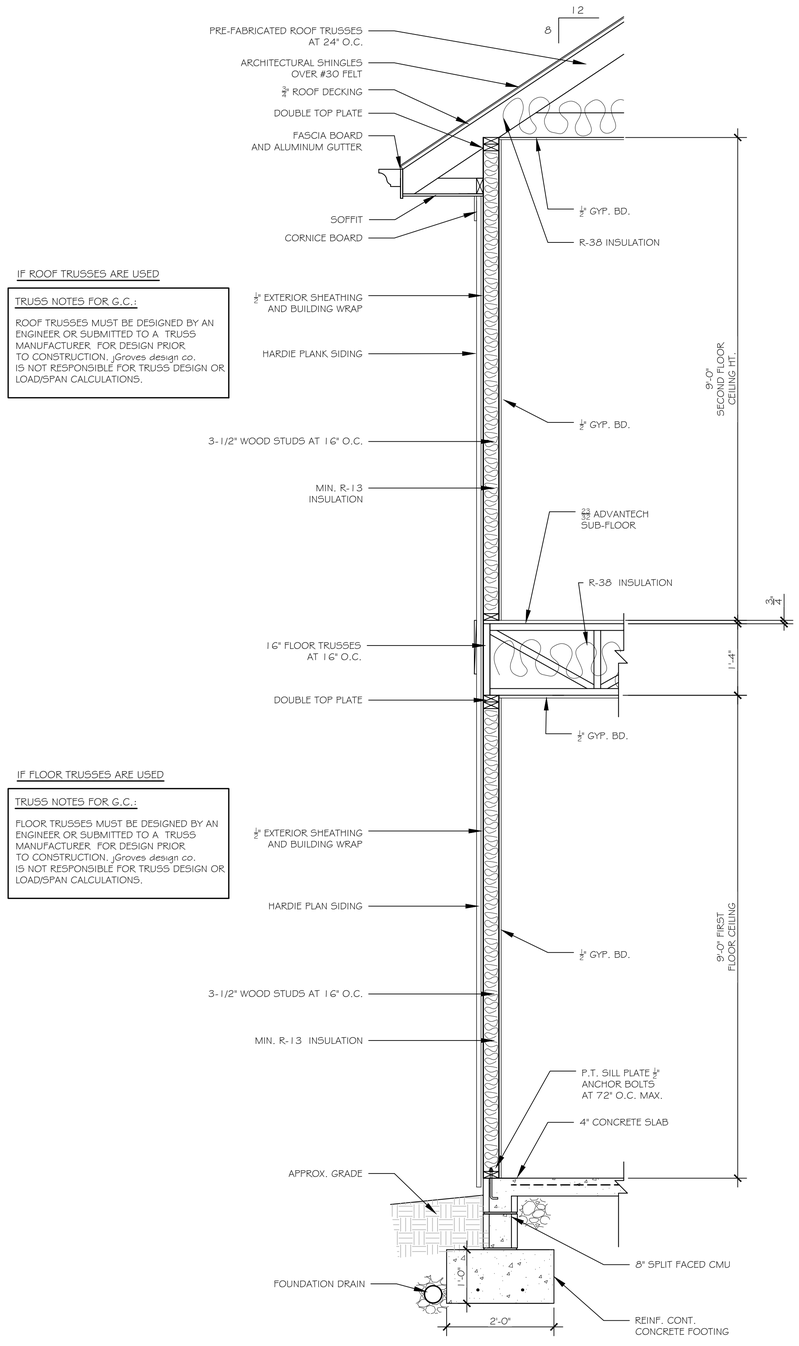
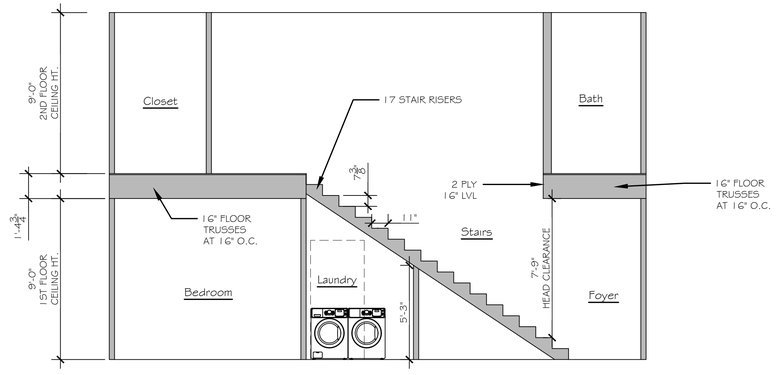
SHEET NAME:
EXTERIOR ELEVATIONS
SCALE: AS NOTED

SHEET:
A-4.0



2 / A-5.0 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



1 / A-5.0 STAIR SECTION
SCALE: 1/4" = 1'-0"

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SHEET NAME:
SECTIONS
SCALE: AS NOTED

SHEET:
A-5.0

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