

**CAP COD GARAGE PENT ROOF**

"A" ROOF RETURN DEPTH	24" deep	
"C" PITCH	9 : 12	
"D" HIP PITCH	N/A	

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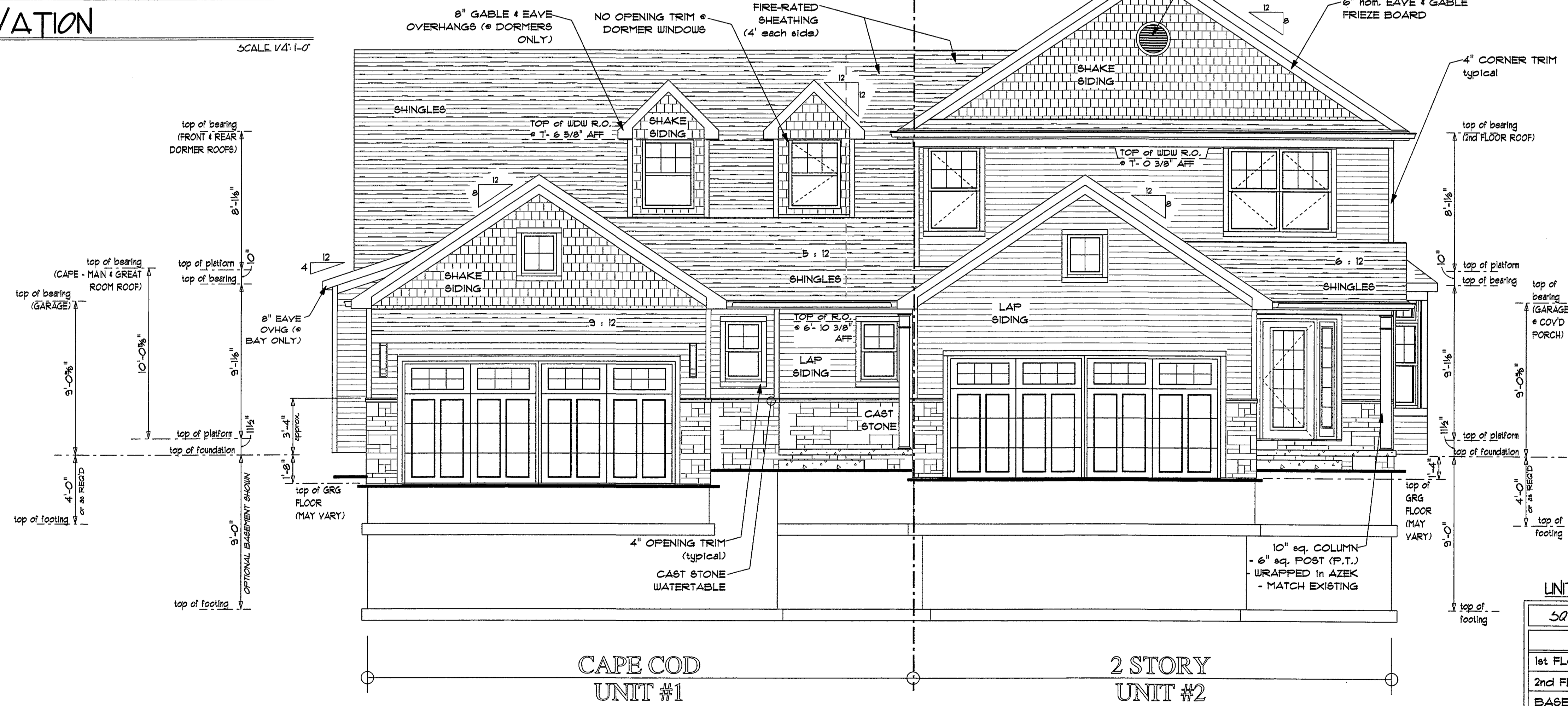
SHEET #	TITLE	DESCRIPTION
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A-2	REAR & RIGHT ELEVATIONS	STANDARD ELEVATIONS
A-3	BASEMENT PLAN	STANDARD BASEMENT
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A-7	DETAILS	WALL SECTION DETAILS
A-8	OPTIONS	UNIT #2 - 2nd FLOOR PLAN

**2 STORY PENT ROOF / ROOF RETURNS**

"A" ROOF RETURN DEPTH	12" deep	
"B" GABLE RAKE OVERHANG	10" deep	
"C" PITCH	10 : 12	
"D" HIP PITCH	N/A	

**LEFT ELEVATION**

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



**FRONT ELEVATION**

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

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**UNIT #1 - CAPE COD**

**SQUARE FOOTAGE CHART**

DESCRIPTION	SQ. FTG.
1st FLOOR *	1,367
2nd FLOOR *	656
BASEMENT (FINISHED #)	1,296 (0)
GARAGE	400
COVERED PORCH	64
TOTAL COVERED AREA	2,487
TOTAL LIVING SPACE *	2,023

CALCULATED PER ANSI Z-765-1996 USING PLANS

**UNIT #2 - 2 STORY**

**SQUARE FOOTAGE CHART**

DESCRIPTION	SQ. FTG.
1st FLOOR *	906
2nd FLOOR *	1,085
BASEMENT (FINISHED #)	894 (0)
GARAGE	434
COVERED PORCH	48
DECK	142
TOTAL COVERED AREA	2,473
TOTAL LIVING SPACE *	1,991

CALCULATED PER ANSI Z-765-1996 USING PLANS

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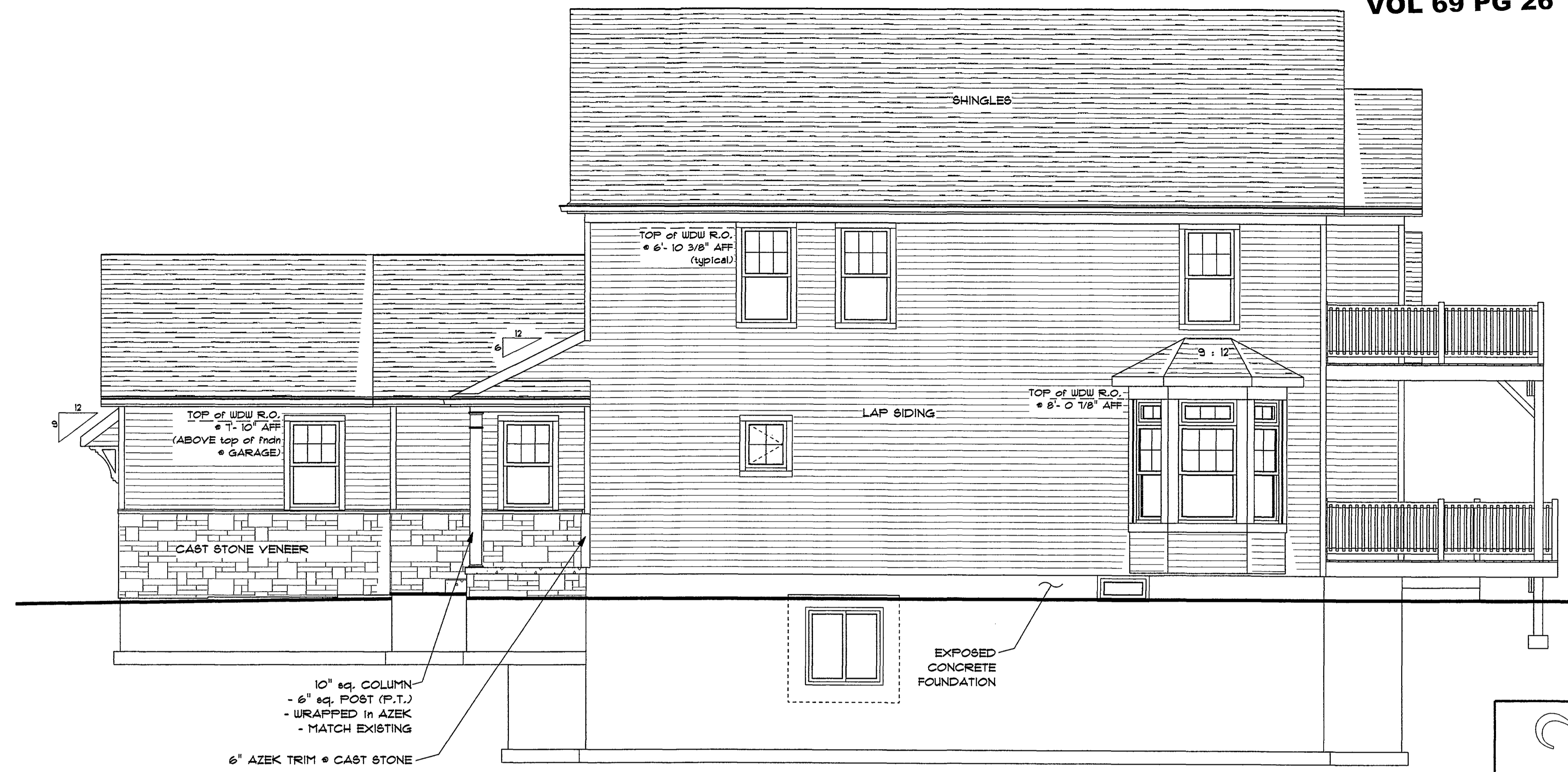
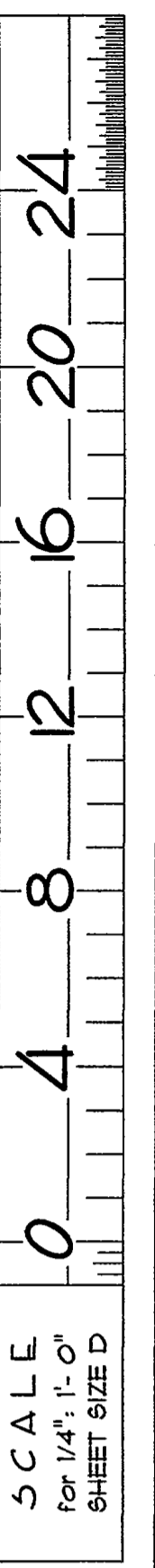
PROJECT NAME: NORTH POINT DUPLEX

TITLE: FRONT and LEFT ELEVATIONS

FOR: BUILDING 4 NORTH POINT

DRAWN BY: RWS  
 INITIAL ISSUE: 02 / 18 / 19  
 REVISION #1: 2/19/2019  
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 NORTHPOINT DUPLEX - 4

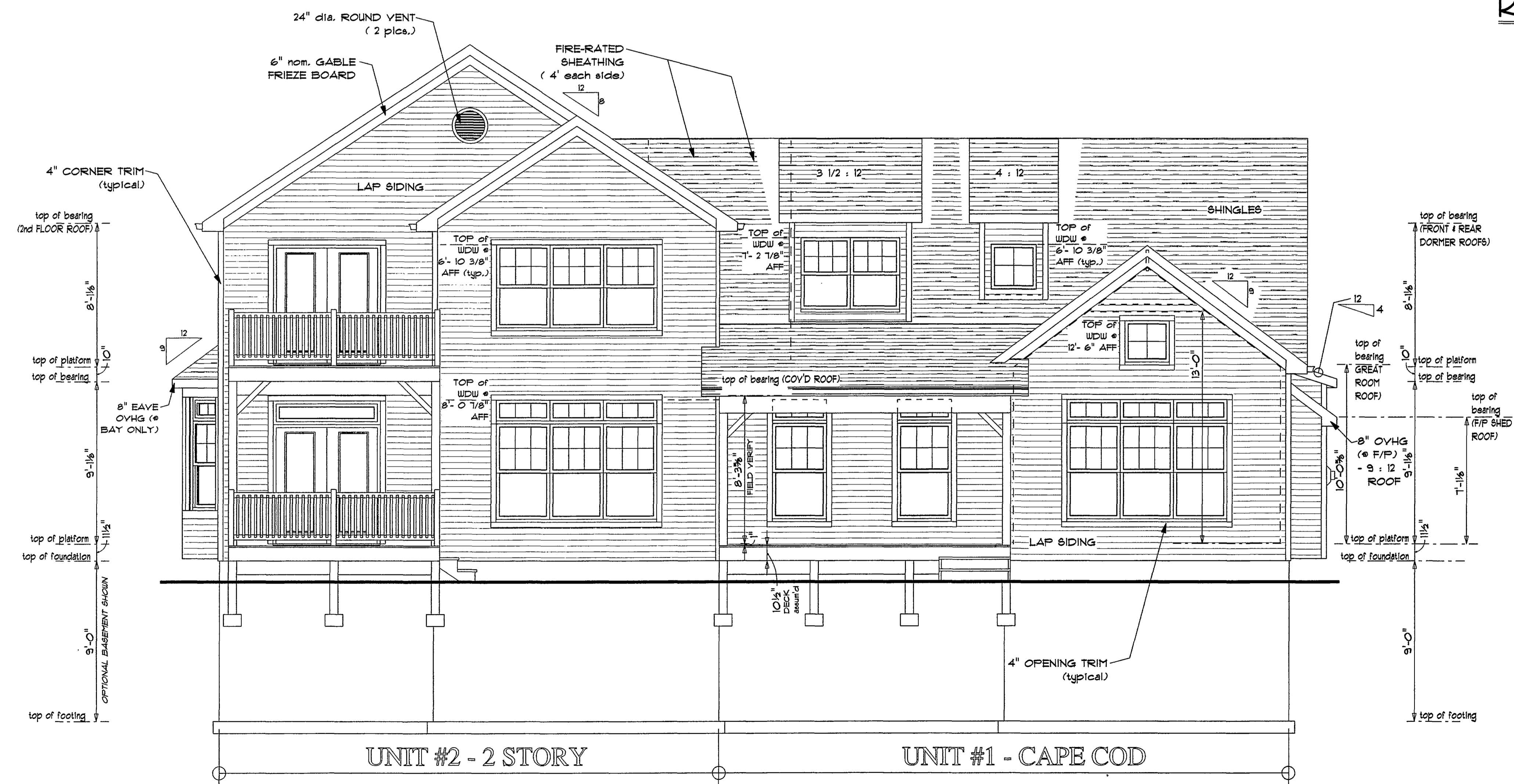
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RIGHT ELEVATION

SCALE V4: 1-0'

ROOF VENTING  
CONTINUOUS RIDGE VENT  
COVERED w/ SHINGLES



REAR ELEVATION

SCALE V4: 1-0'

SHEET  
**A-2**  
OF 7

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FOR: **BUILDING 4 NORTH POINT**  
PROJECT NAME: **NORTH POINT DUPLEX**  
TITLE: **REAR and RIGHT ELEVATIONS**

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**WALL DIMENSIONS**  
(UNLESS OTHERWISE NOTED)

- CONCRETE WALLS - 8" / 12" (W MAIN)
- EXTERIOR STUD WALLS - 6" / 4" (COMMON WALL)
- INTERIOR WALLS - 3 1/2" / 5 1/2"

**MASTER DOWN CAPE DIAGONALS REFERENCE**

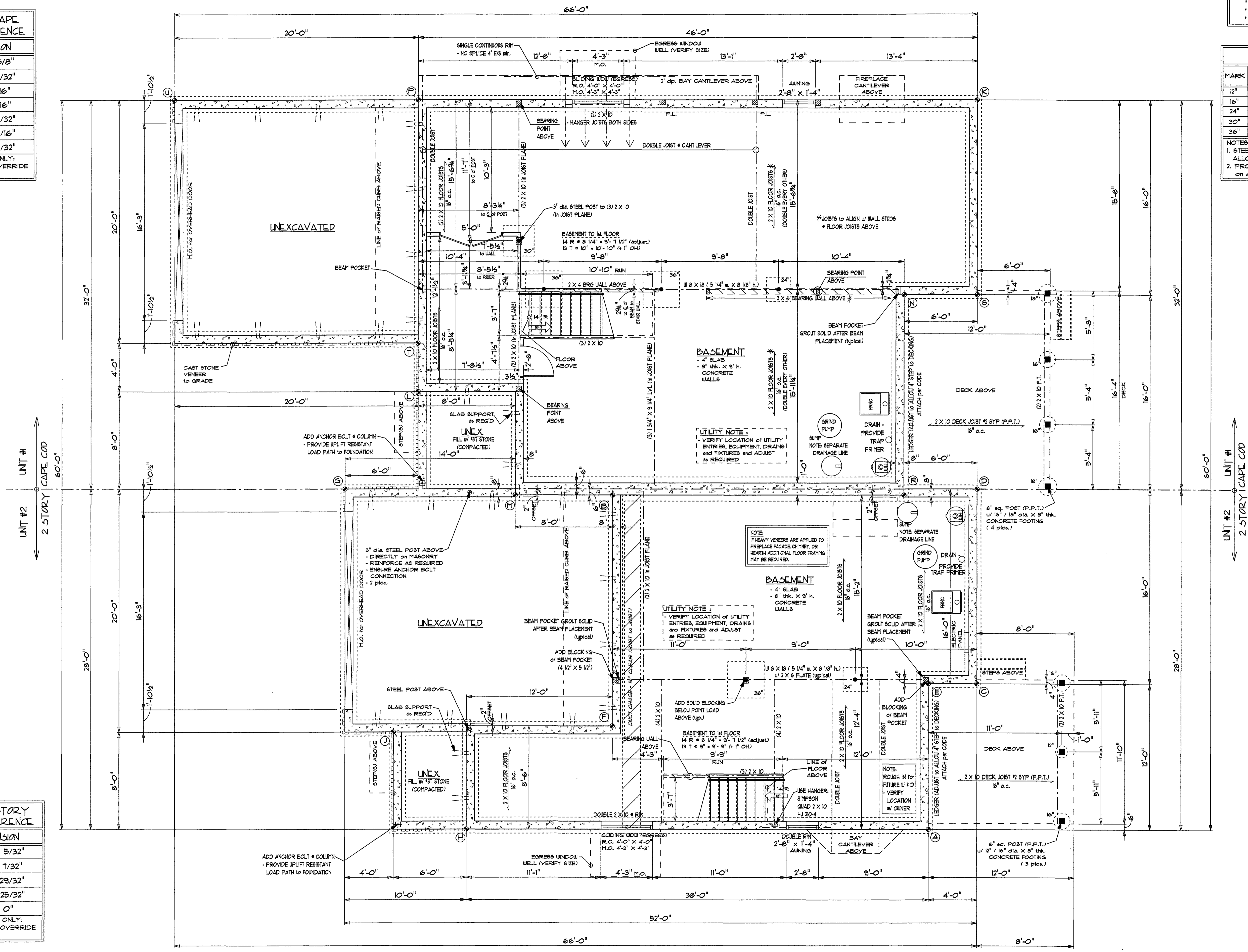
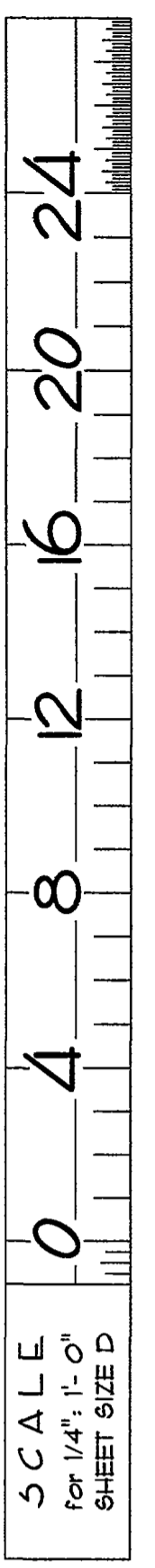
POINTS	DIMENSION
KL	51'- 10 5/8"
KM	50'- 0 1/32"
KN	17'- 1 1/16"
LM	11'- 8 1/16"
PR	51'- 6 15/32"
PS	48'- 8 7/16"
TU	28'- 3 13/32"

NOTE: USE AS REFERENCE ONLY. DIAGONALS DO NOT OVERRIDE DIMENSIONING.

**POST & FOOTING SCHEDULE**

MARK	POST TYPE	CONCRETE FOOTING	FOOTING REINFORCEMENT
12"	6" x 6" WOOD (P.P.T.)	12" dia. x 8" dp.	-
16"	6" x 6" WOOD (P.P.T.)	16" dia. x 8" dp.	-
24"	3" dia. STEEL ADJ.	24" sq. x 10" dp.	-
30"	3" dia. STEEL ADJ.	30" sq. x 10" dp.	-
36"	3 1/2" dia. STEEL ADJ.	36" sq. x 12" dp.	(4) # 4 REBAR E.W.

NOTES:  
1. STEEL POSTS BASED ON "APCO" MONOPOST SCHEDULE OF ALLOWABLE LOADS + 1" 9" MAX. POST HGT.  
2. PROVIDE HOLD-DOWN CONNECTIONS THROUGHOUT LOAD PATH ON ALL APPLICATIONS EXPOSED TO WIND (OR UPLIFT).



**MASTER UP 2 STORY DIAGONALS REFERENCE**

POINTS	DIMENSION
AB	37'- 10 5/32"
CB	33'- 9 7/32"
DE	16'- 5 29/32"
FG	28'- 4 25/32"
HJ	10'- 0"

NOTE: USE AS REFERENCE ONLY. DIAGONALS DO NOT OVERRIDE DIMENSIONING.

**FOUNDATION NOTES:**

- FIELD VERIFY WATER, SANITARY, STORM, GAS CONNECTIONS AND/OR OTHER UTILITY SERVICES.
- CONNECT DOWNSPOUTS, INLETS + FOOTING DRAINS INTO STORM SEWER (USE SDR - 35 4")
- DO NOT CROSS CONNECT STORM + SANITARY SEWER
- PROVIDE SUMP PUMP FOR NEW FOOTING DRAINS. IF GRADE IS NOT FAVORABLE FOR GRAVITY DISCHARGE, PROVIDE BATTERY BACK-UP IF SUMP PUMP INSTALLED.
- PROVIDE SWITCHED 100 W KEYLESS LIGHTS IN UNFINISHED CRAWL AREAS. ONE PER 200 S.F. or 14' o.c.

**BASEMENT/ FOUNDATION PLAN**  
9" H X 8" THK PAURED-IN-PLACE CONCRETE WALLS  
SCALE 1/4" = 1'-0"

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OF 7

SHEET

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FOR: BUILDING 4 NORTH POINT  
PROJECT NAME: NORTH POINT DUPLEX  
TITLE: BASEMENT PLAN

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WALL DIMENSIONS (UNLESS OTHERWISE NOTED)	
* EXTERIOR STUD WALLS - 6" x 4" (COMMON WALL)	
* INTERIOR WALLS - 3" x 1/2" x 1/2"	

INTERIOR DOOR ROUGH OPENING CHART		
	WIDTH (ADD TO NOMINAL DOOR WIDTH)	HEIGHT (ACCOUNTS FOR 3/4" FLOORING)
SINGLE (or DOUBLE) PRE-HUNG DOOR	+2"	6'-0" 5/8"
BIFOLD	+1 1/2"	6'-0" 5/8"
POCKET DOOR (8GL or DBL)	(WIDTH X 2) + 2"	1'-0" 3/4"

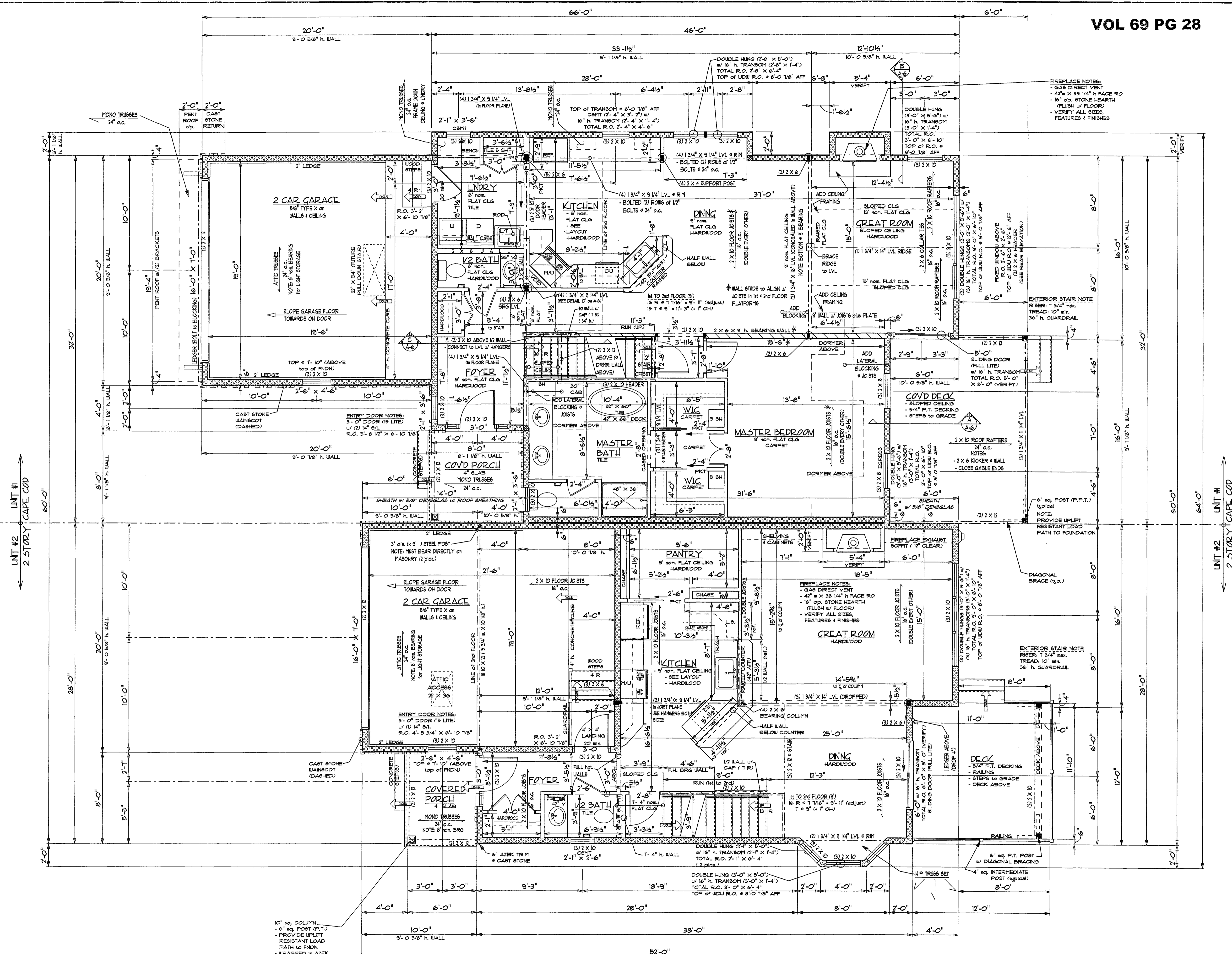
  

WINDOW NOTE	
WINDOW ROUGH OPENINGS INDICATED ARE FOR STANDARD SIZES ONLY	
- HI-PERFORMANCE GLASS	

SCALE  
FOR 1/4" = 1'-0"  
SHEET SIZE D

0 4 8 12 16 20 24

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**FIRST FLOOR PLAN**  
 9'-1/8" H WALLS EXCEPT @ GARAGE. CAP COD.  
 GREAT ROOM & LNDRY / FOYER / 1/2 BATH

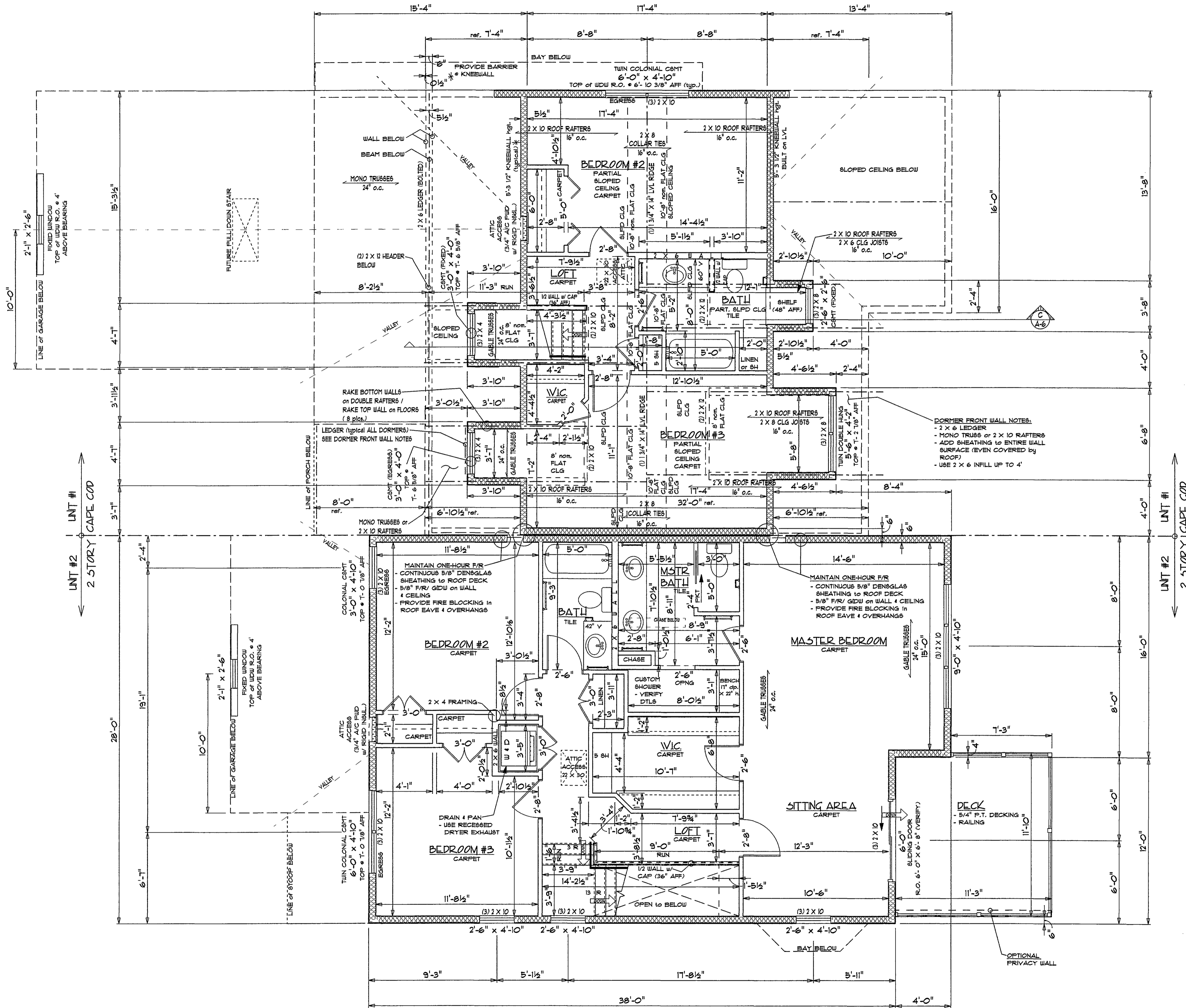
SCALE 1/4" = 1'-0"

FOR: **JDM BUILDERS**  
 PROJECT NAME: **BUILDING 4 NORTH PONT NORTH PONT DUPLEX**  
 TITLE: **FIRST FLOOR PLAN**

DESIGN BY: ENR  
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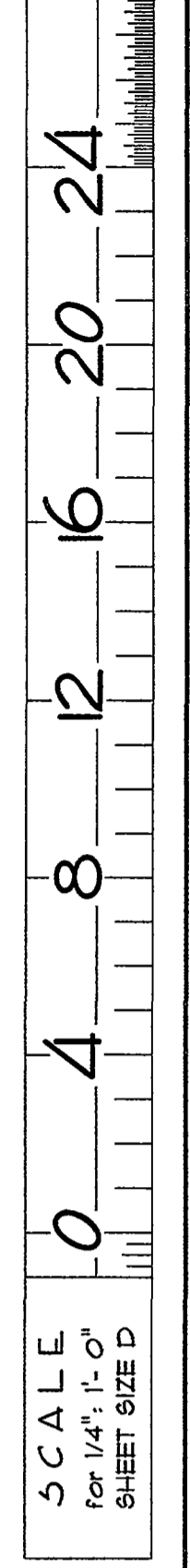
WALL DIMENSIONS (UNLESS OTHERWISE NOTED)	
• EXTERIOR STUD WALLS - 6" x 4" (COMMON WALL)	
• INTERIOR WALLS - 3 1/2" x 5 1/2"	

INTERIOR DOOR ROUGH OPENING CHART		
	WIDTH (ADD TO NOMINAL DOOR WIDTH)	HEIGHT (ACCOUNTS FOR 3/4" FLOORING)
SINGLE (or DOUBLE) PRE-HUNG DOOR	+2"	6'-10 5/8"
BIFOLD	+1 1/2"	6'-10 5/8"
POCKET DOOR (RGL or DBL)	(WIDTH X 2) + 2"	7'-0 3/4"

WINDOW NOTE	
WINDOW ROUGH OPENINGS INDICATED ARE FOR STANDARD SIZES ONLY - HI-PERFORMANCE GLASS	



**SECOND FLOOR PLAN**  
 8-1/8" II WALLS

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

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OF 7

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FOR: BUILDING 4 NORTH POINT  
 PROJECT NAME: NORTH POINT DUPLEX  
 TITLE: SECOND FLOOR PLAN

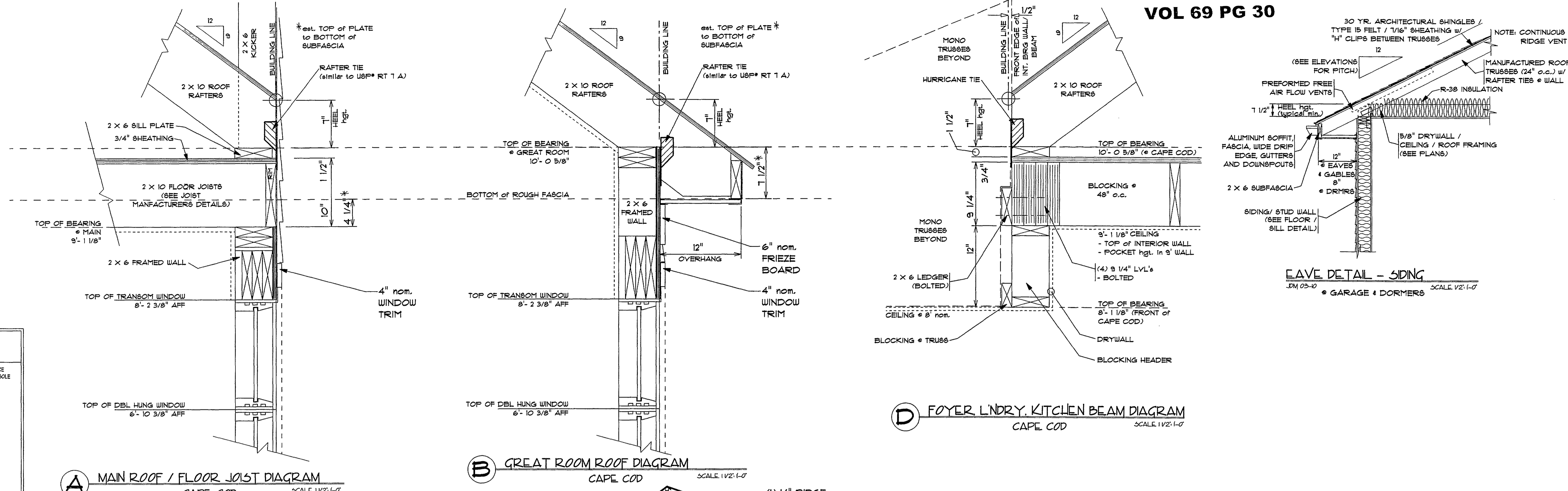
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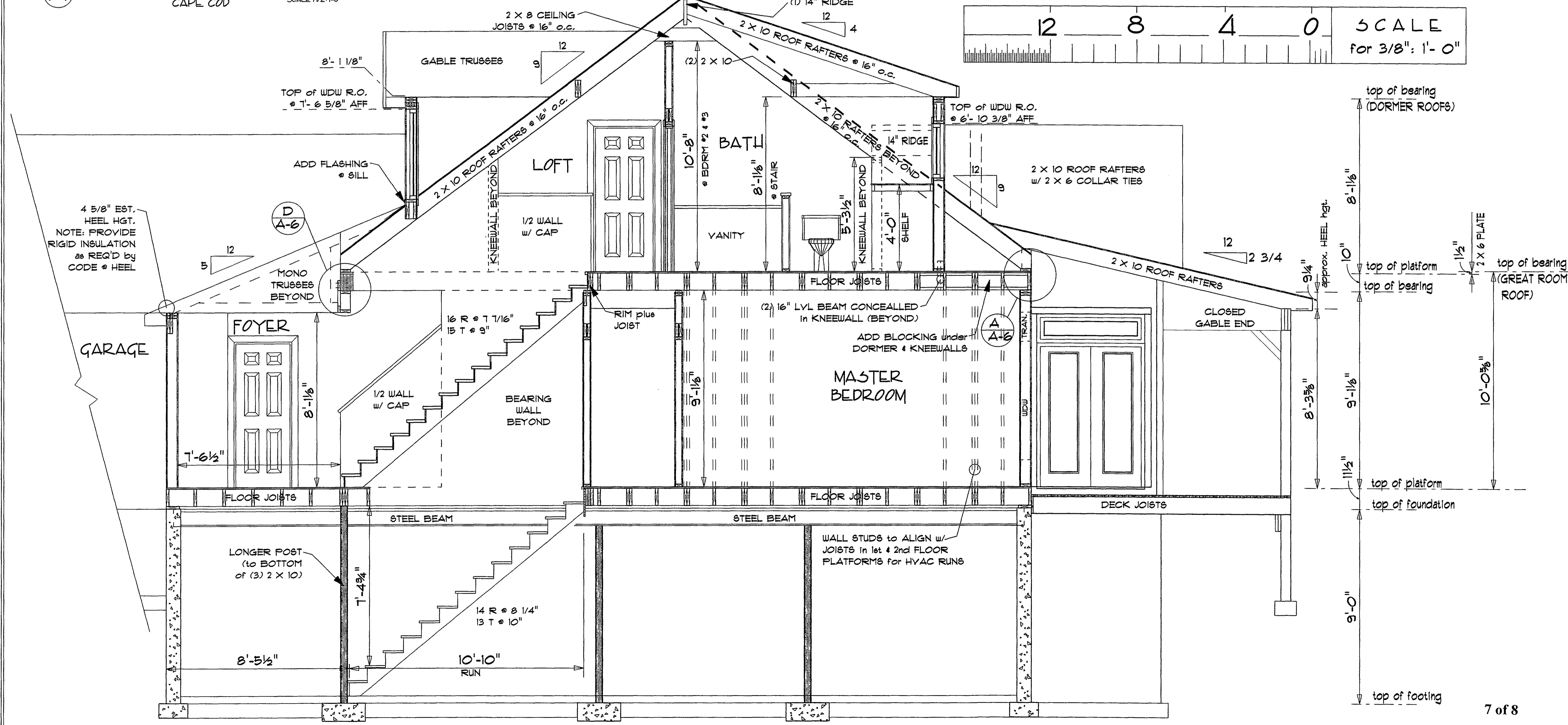
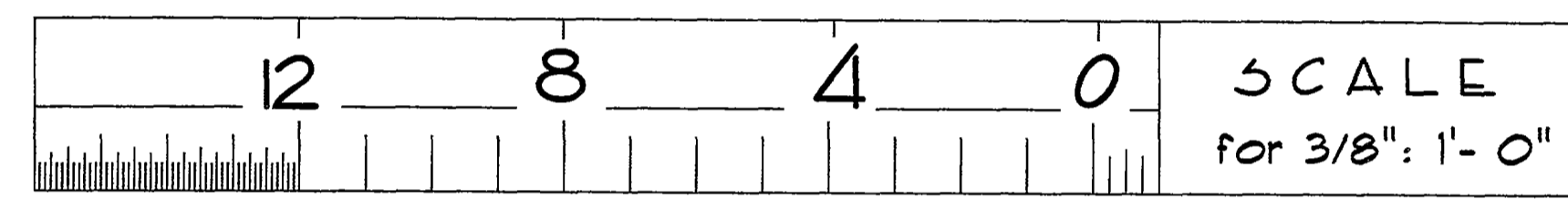
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**A MAIN ROOF / FLOOR JOIST DIAGRAM**  
CAPE COD SCALE 1/2" = 1'-0"

**B GREAT ROOM ROOF DIAGRAM**  
CAPE COD SCALE 1/2" = 1'-0"

**D FOYER, LNDRY, KITCHEN BEAM DIAGRAM**  
CAPE COD SCALE 1/2" = 1'-0"



**BUILDING SECTION 'C'**  
SCALE 3/8" = 1'-0"

**GENERAL NOTES**  
(UNLESS OTHERWISE NOTED)

THESE WORKING DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND ACCORDANCE TO LOCAL BUILDING CODES & ORDINANCES, MEETING THOSE REQUIREMENTS IN THE SOLE RESPONSIBILITY OF THE BUILDER. 2003 OHIO BUILDING CODE WAS USED AS A REFERENCE FOR THE PREPARATION OF THESE DRAWINGS.

**DESIGN LOADS USED (# & Q. FT.)**  
(STANDARDS USED, MAY NOT REFLECT ACTUAL CONDITIONS OR REQUIREMENTS)

- SOIL BEARING: 2000
- FLOOR LOADS:
  - DWELLING 40 LL / 10 DL (L360)
  - SLEEPING 30 LL / 10 DL (L360)
- ROOF LOADS: 25 SL / 10 DL / 10 CL (L340)
- FROST LINE: 34"
- WIND PRESSURE (# 80 MPH): 20

**BASEMENT / FOUNDATION**

- 3" dia. STEEL POSTS BASED ON "MONOPOST-200 SERIES" BY TAPCO ON 24" sq. REINFORCED CONCRETE PADS (10" thk.)
- BEAM CENTERLINES SHOWN INDICATE  $\frac{1}{2}$  OF WALLS ABOVE AND MAY NEED TO BE OFFSET TO CLEAR STAIRS, WALLS, ETC.
- VERIFY ALL DRAIN, EQUIPMENT AND UTILITY LOCATIONS AND ENTRIES

**CONCRETE**

- BASEMENT FLOORS TO BE 4" thk. ON 6 MIL YD OF 4" COMPACTED GRANULAR FILL
- SLABS TO BE CUT @ 20' (max.) INTERVALS
- EXTERIOR SLABS SLOPED @ 1/4" PER FOOT

**MASONRY**

- ANCHOR BOLTS
- LOCATIONS @ 6" o.c. and 1" from CORNERS; (2) min. per PANEL;
- 3/8" IN FROM OUTSIDE EDGE OF FOUNDATION
- GROUT AND REINFORCE CORES (FULL HEIGHT, #4 REBAR) @ ANCHOR BOLT LOCATIONS AND AS REQUIRED BY SITE CONDITIONS
- DESIGNED IN ACCORDANCE W/ ACCEPTED MASONRY & ENGINEERING PRACTICE.
- BLOCK CORES UNDER AND ADJACENT TO POINT LOADS TO BE SOLID MASONRY OR GROUTED & REINFORCED FULL HEIGHT.
- 4" x 16" MASONRY BEARING PILASTERS SHALL BE TIED TO WALL

**ROUGH FRAMING**

- THIS STRUCTURE WILL BE BUILT USING PANELIZED CONSTRUCTION - 2" SPIRAL (BOTH PANELS '00' max.)
- ADJACENT PANEL STUDS GLUED & NAILED
- BOTTOM PLATES GLUED & NAILED TO SUBFLOOR
- WOOD MEMBERS TO BE #1 S&P OR BETTER
- ENGINEERED WOOD JOISTS TO BE "STARK-I" BY STARK TRUSS COMPANY, INC. (IN CONTINUOUS SPANS)
- HEADERS TO BE (2) 2 x 10 w/ 1/8" OSB SHEATHING
- LVL SIZING BASED ON "MASTER PLANK" LVL BY FINNFOREST (2.0 E, Fb 2300 psi)
- ADD SOLID BLOCKING UNDER BEARING LOADS
- ALL WOOD (IN - WALL) POSTS TO BE BLOCKED / BRACED @ MIDPOINT
- STANDARD HEADERS, VALLEYS, RIDGES, DOUBLES, ETC. MAY NOT BE SHOWN
- LOADING NOT SPECIFICALLY INDICATED WILL AFFECT STRUCTURAL SIZES NOTED
- ROOF TRUSS LOADS ASSUMED TO BE ON EXTERIOR WALLS w/ NO CONCENTRATED LOADS OVER OPENINGS. HIP GIRDER TRUSSES ASSUMED TO BE 6' IN FROM EXTERIOR WALL SURFACES.
- ROOF TRUSS NOTES ON THESE DRAWINGS ARE FOR THE PURPOSE OF GENERAL LAYOUT ONLY. ROOF TRUSS MANUFACTURER TO SUPPLY INSTALLATION DIAGRAMS. VARIATIONS FROM ASSUMPTIONS SHOWN ON THESE DRAWINGS MAY MODIFY FRAMING MEMBER SIZES.
- TRUSS TIES TO BE USED ON ALL TRUSS TO EXTERIOR WALL CONNECTIONS.

**ELEVATIONS**

- ALL FINISHED GRADES MUST BE 6" (min.) BELOW TOP OF FOUNDATION WALLS AND SHOULD BE VERIFIED BEFORE START OF CONSTRUCTION.
- ALL FOOTINGS SHALL EXTEND BELOW LOCAL FRONT LINE DEPTH.
- VERTICAL STEPS IN FOOTINGS TO BE 2'-0" (max.) w/ CONTINUOUS REINFORCEMENT
- DECKS, RAILINGS, STAIRS MAY BE SHOWN DASHED ON ELEVATIONS FOR CLARITY
- WINDOW HEADER HEIGHTS SHOWN @ 6'-10 3/8" AFF
- TRUSS HEEL HEIGHT SHOWN @ 1 1/2" (minimum - ADJUST OTHER AS REQUIRED)
- EXTERIOR STAIR & RELATED FOOTINGS AS REQUIRED.

**ROOFING**

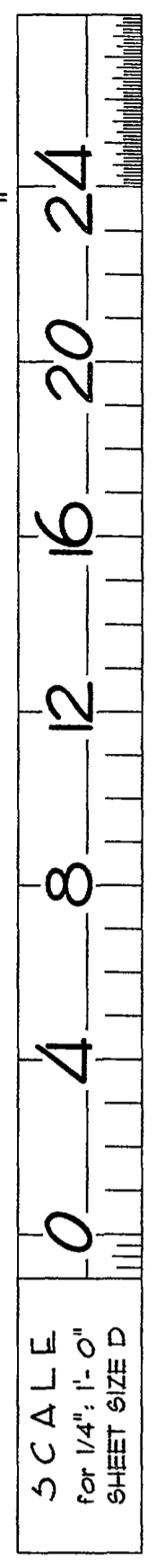
- ICE & WATER SHIELD (3/8" wide) SHALL BE INSTALLED @ ALL ROOF EAVES
- VALLEYS SHALL BE MOVEN SHINGLES @ ICE & WATER SHIELD
- WALLS WHICH INTERSECT ROOF SHALL BE STEP FLASHED
- 1/8" ROOF SHEATHING SHALL USE METAL CLIPS BETWEEN TRUSSES
- RIDGE & EAVE VENTS TO BE INSTALLED PER CODE REQUIREMENTS

**A-6**  
SHEET

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NORTHPOINT DUPLEX - 4

FOR: BUILDING 4 NORTH POINT  
PROJECT NAME: NORTH POINT DUPLEX  
TITLE: BUILDING SECTION 'C' & GENERAL NOTES

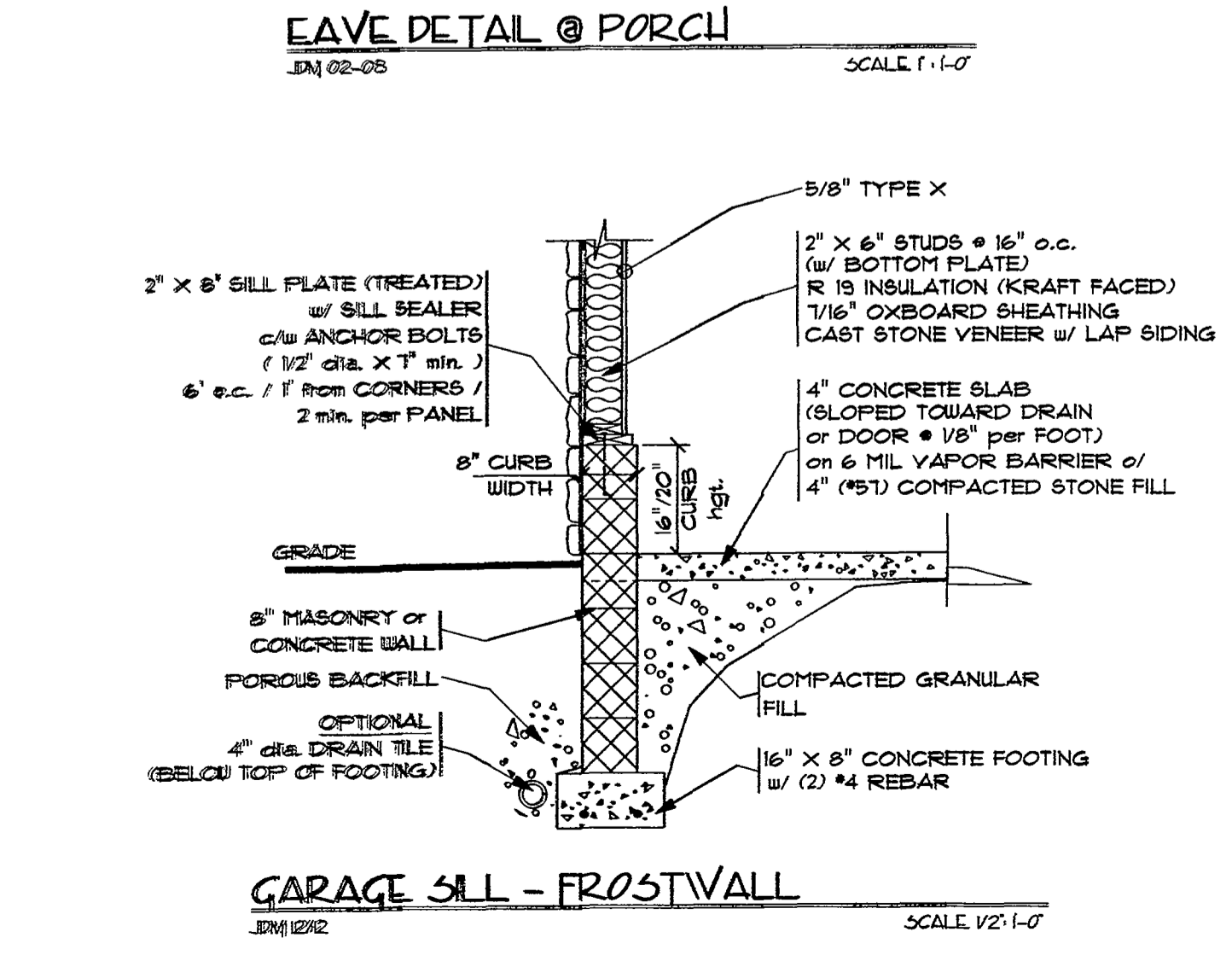
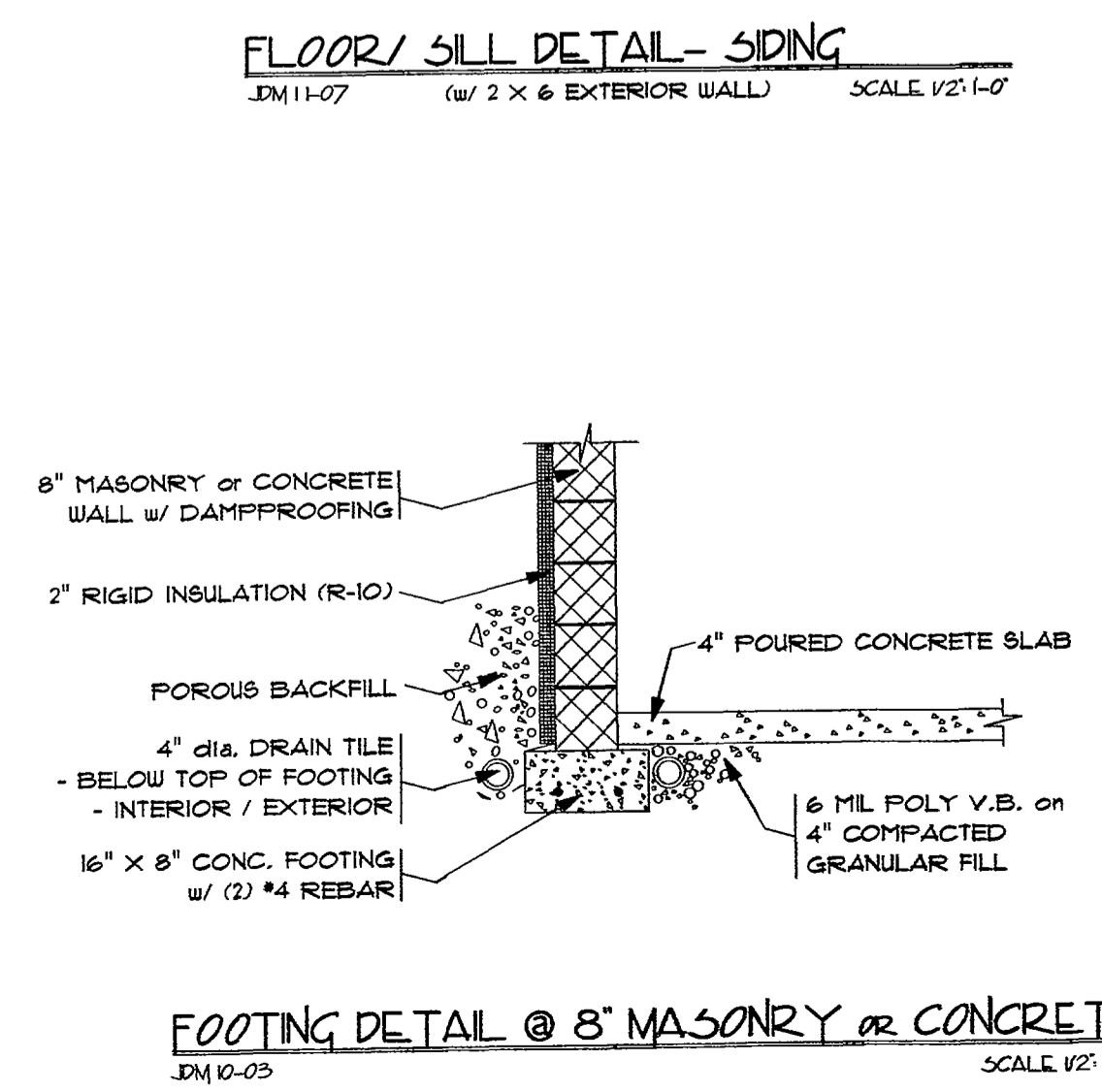
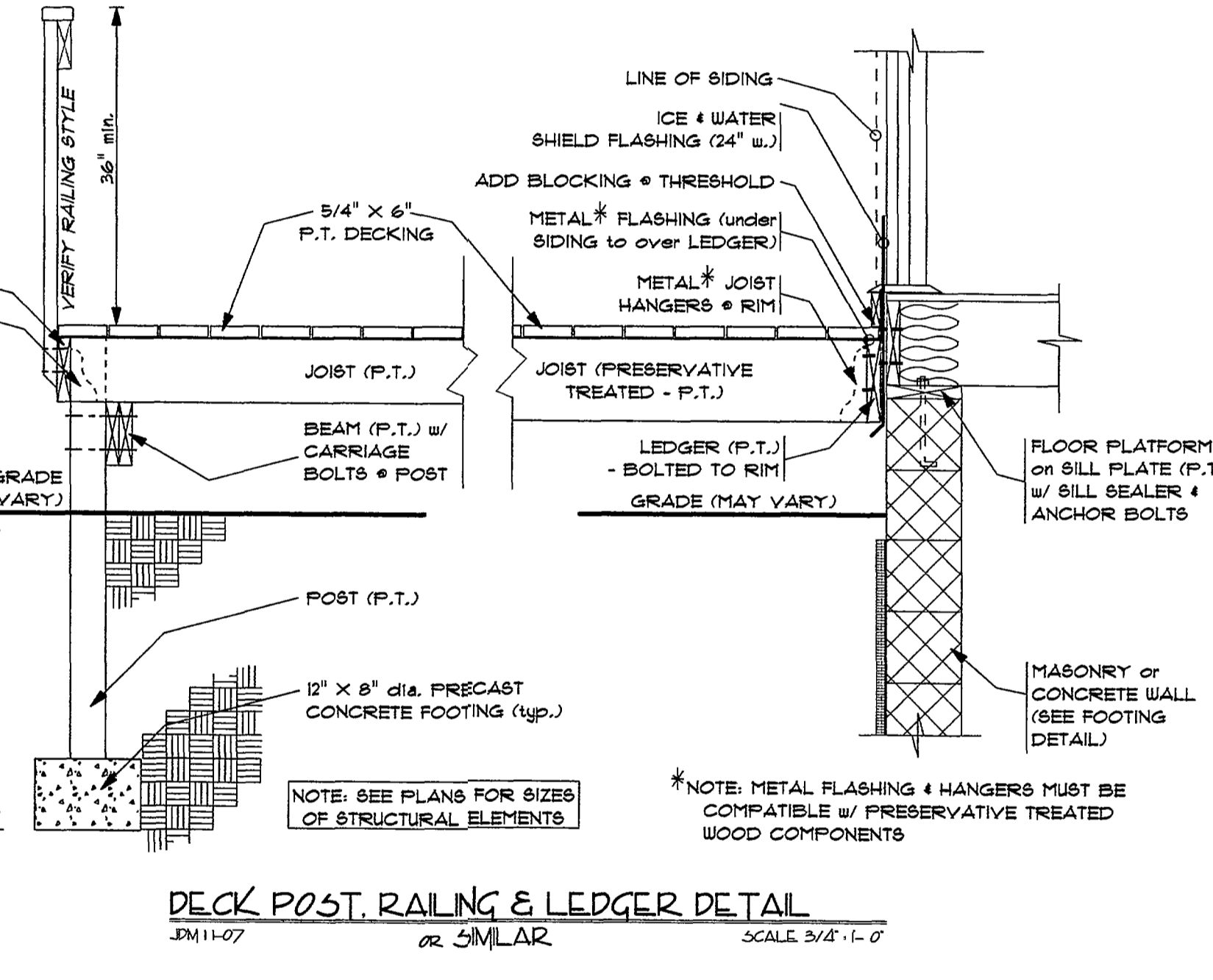
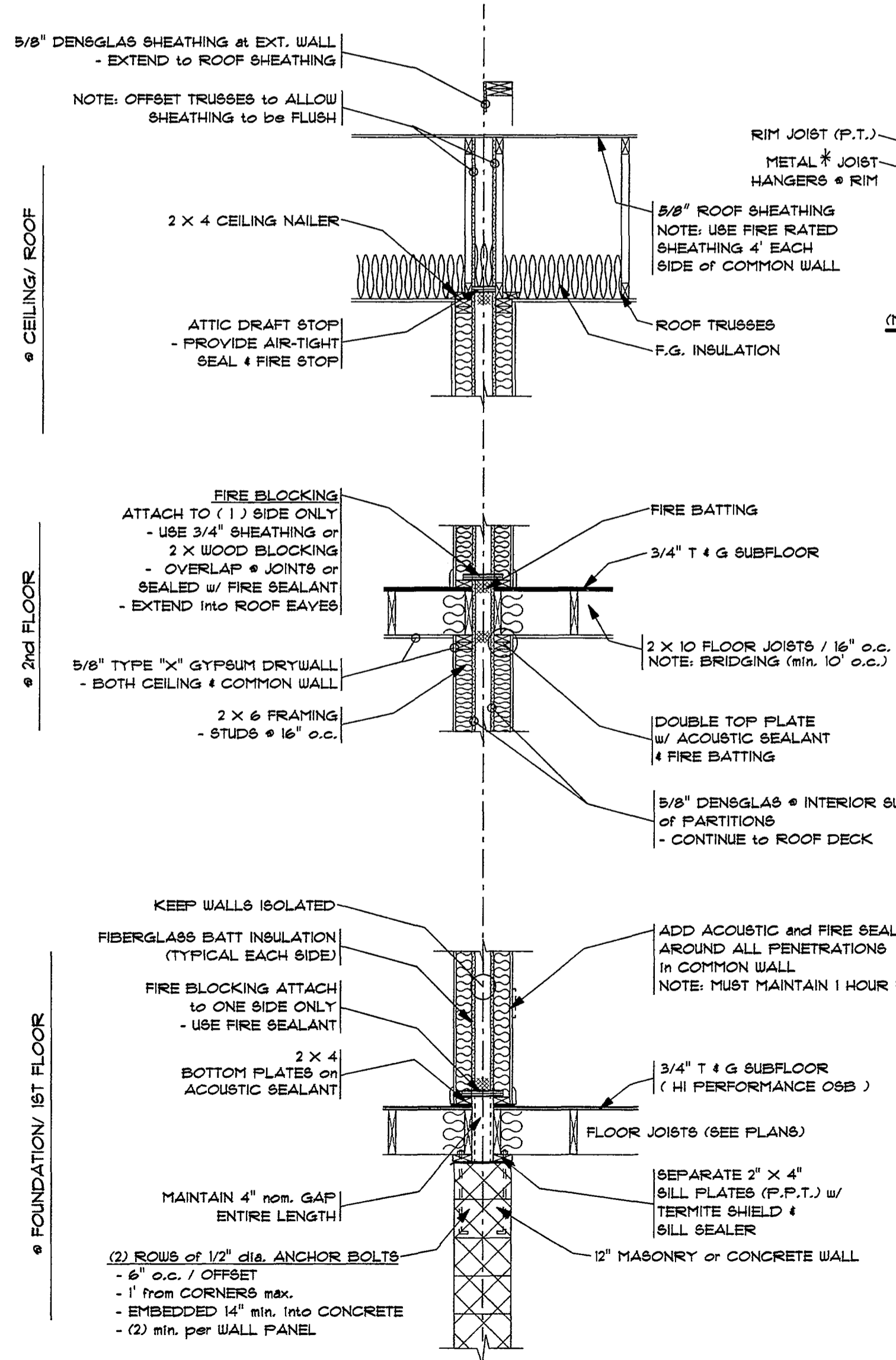
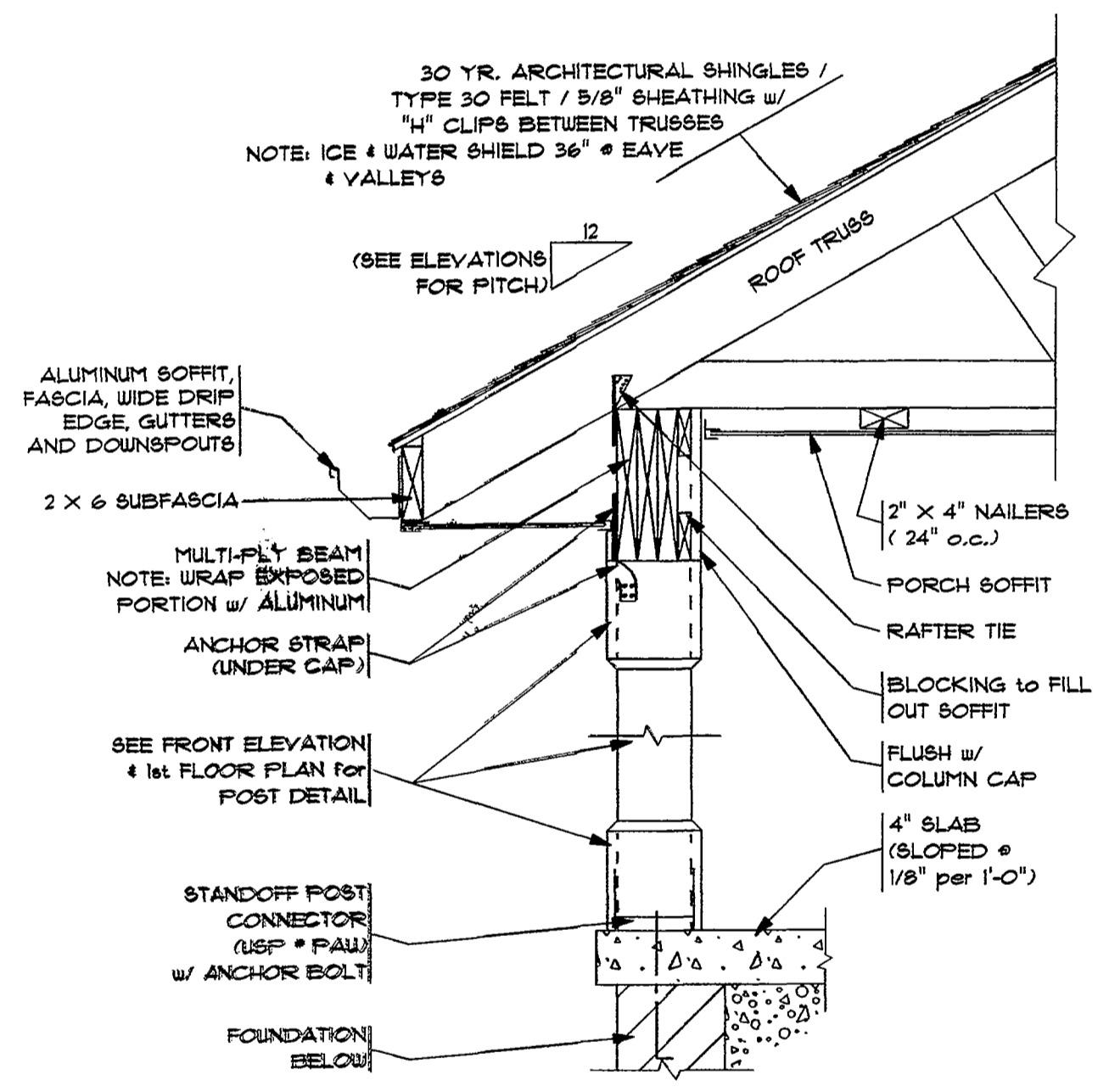
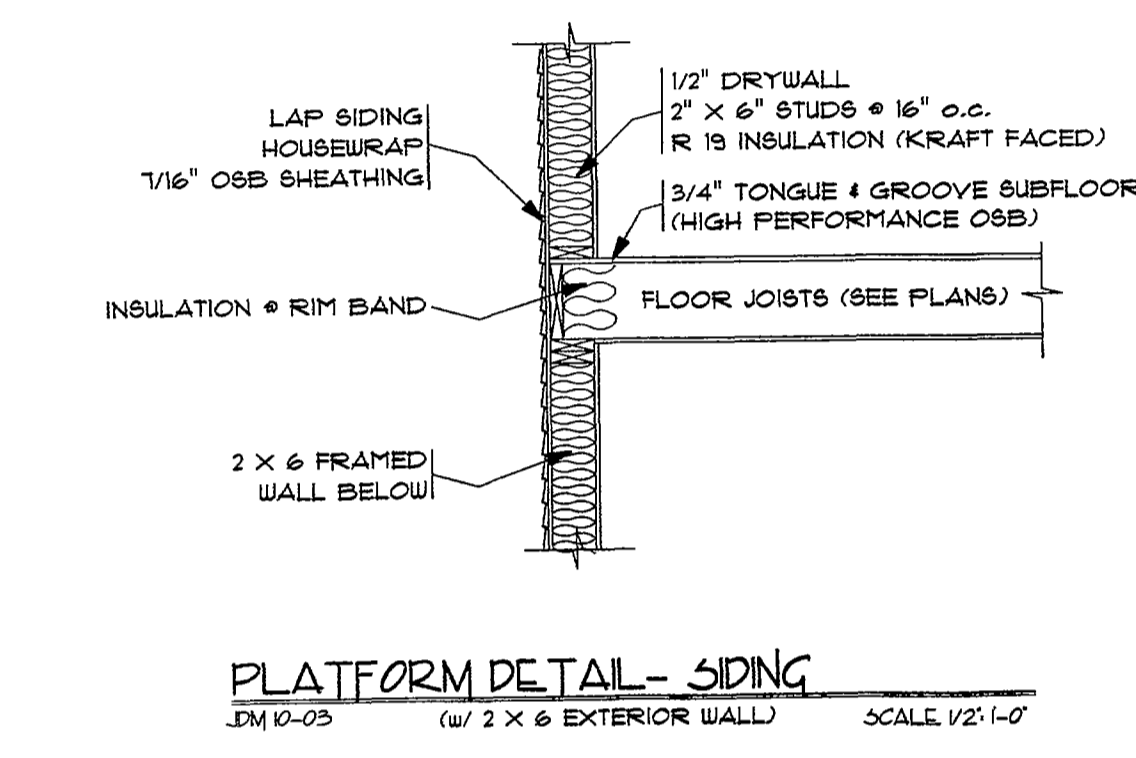
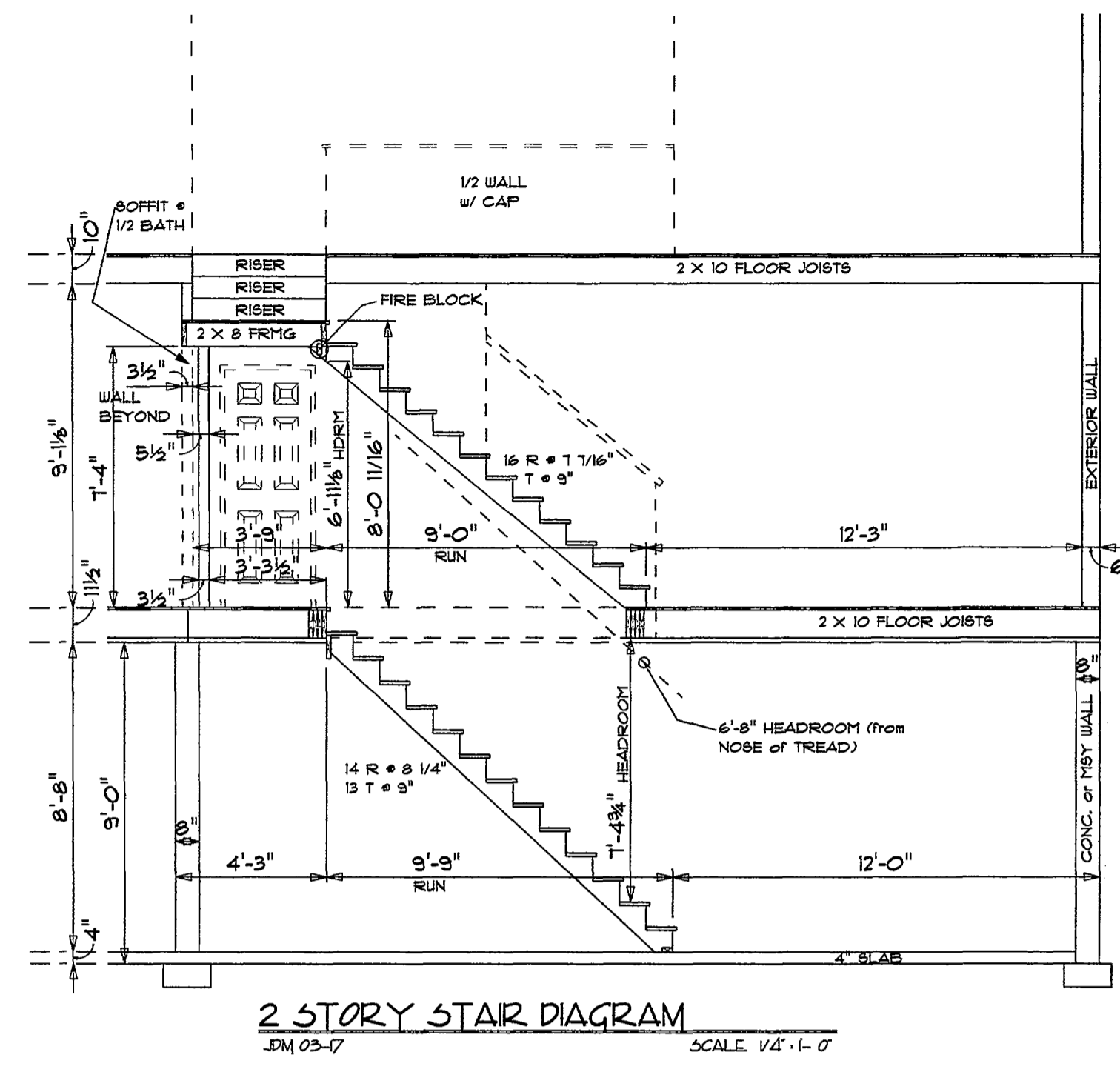
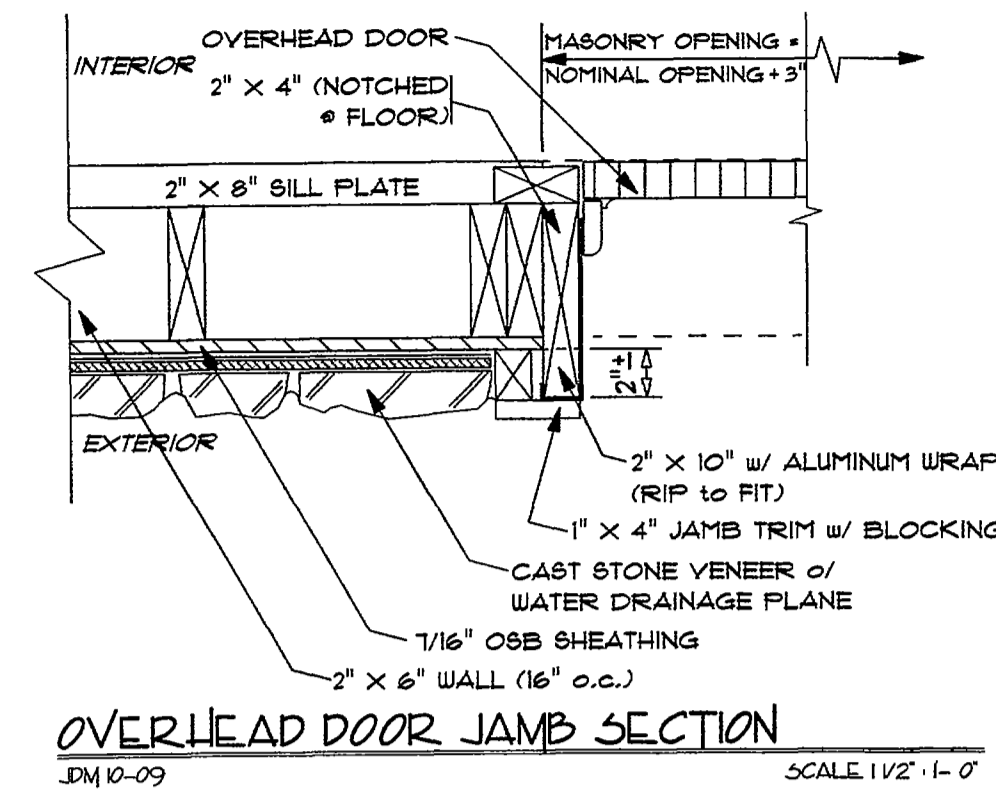
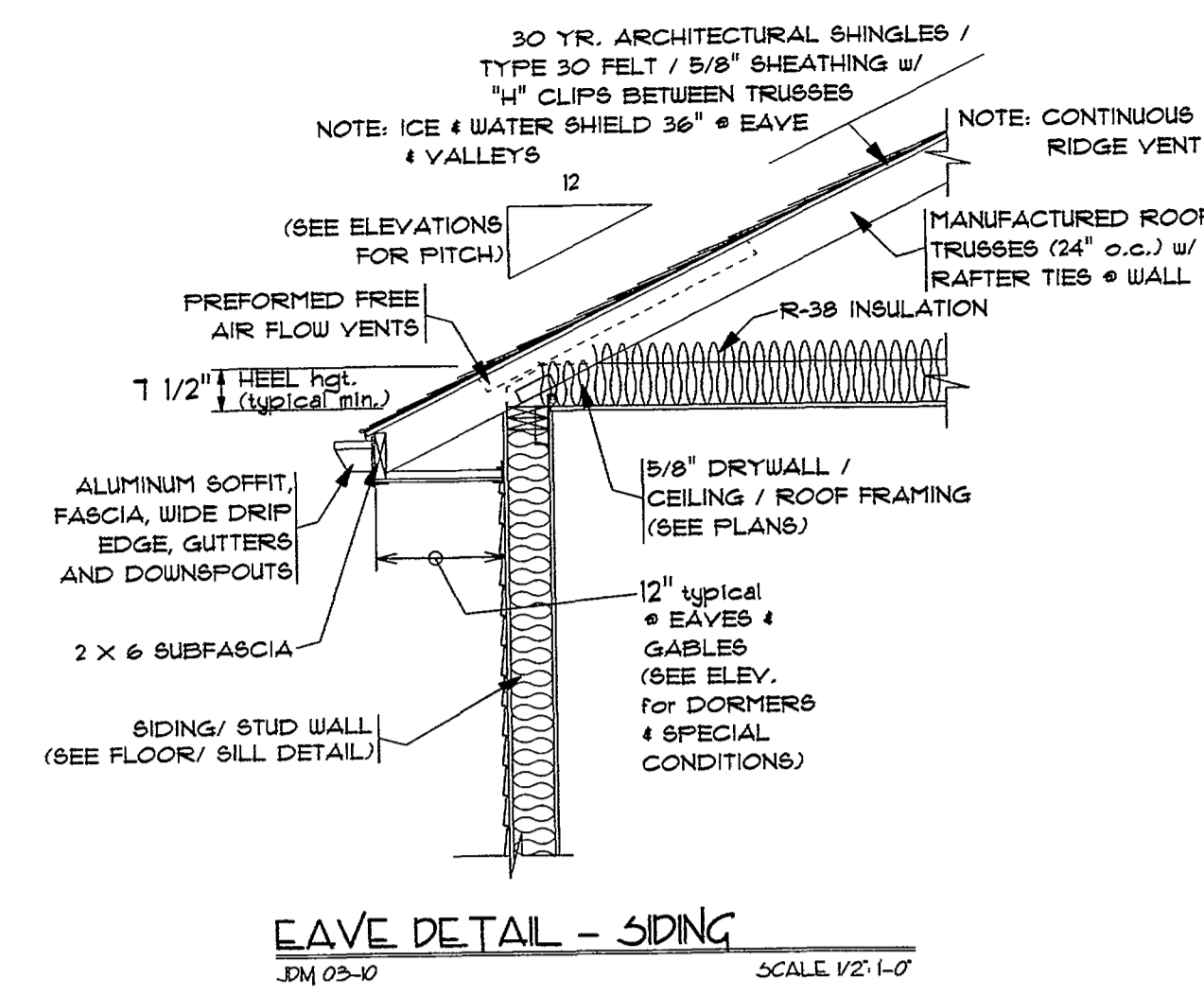
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SCALE 3/8" = 1'-0"  
SHEET SIZE D

OF 7

SCALE  
For 1/4" = 1'-0"  
SHEET SIZE D



**A-7** OF 7

PROJECT NAME: BUILDING 4 NORTH POINT  
PROJECT NAME: NORTH POINT DUPLEX  
PROJECT NAME: WALL SECTION DETAILS

DRAIN BY: RNS  
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