



FRONT ELEVATION

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

*NOTE:
STAIRS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" HIGH (36" HIGH MAXIMUM). RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 50" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS 36" HIGH MINIMUM.
RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

*NOTE:
EXTERIOR STEPS:
MIN. TREAD: 11"
MAX. RISER: 7-3/4"

30 YEAR ASPHALT SHINGLES OVER 15# FELT OVER 1/2" OSB WITH 1" CLIPS



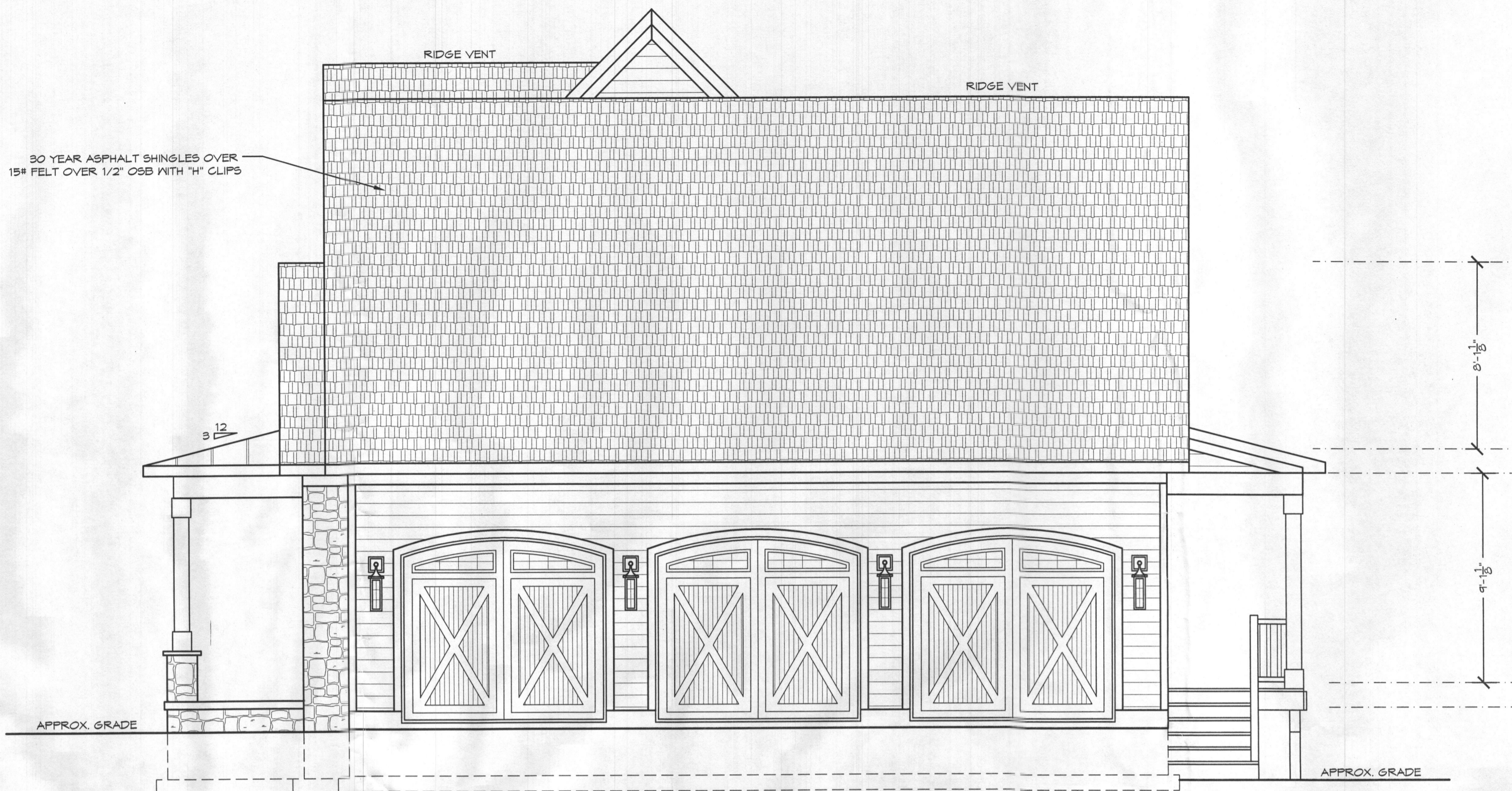
REAR ELEVATION

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

THE JEREZ RESIDENCE
BATTAGLIA HOMES

REVISED: 05/23/2022
REVISED: 08/25/2021

SCALE NOTED	DATE: 08/2021	SHEET NO.: A002
GBL CUSTOM HOME DESIGN INC. PO BOX 237 FINKSBURG, MD 21048 PHONE 410-633-9320		



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

*NOTE:
STAIRS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" HIGH (35" HIGH MAXIMUM). RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOBING OF THE TREADS.
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS 36" HIGH MINIMUM.
RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

*NOTE:
EXTERIOR STEPS:
MIN. TREAD: 11"
MAX. RISER: 7-3/4"

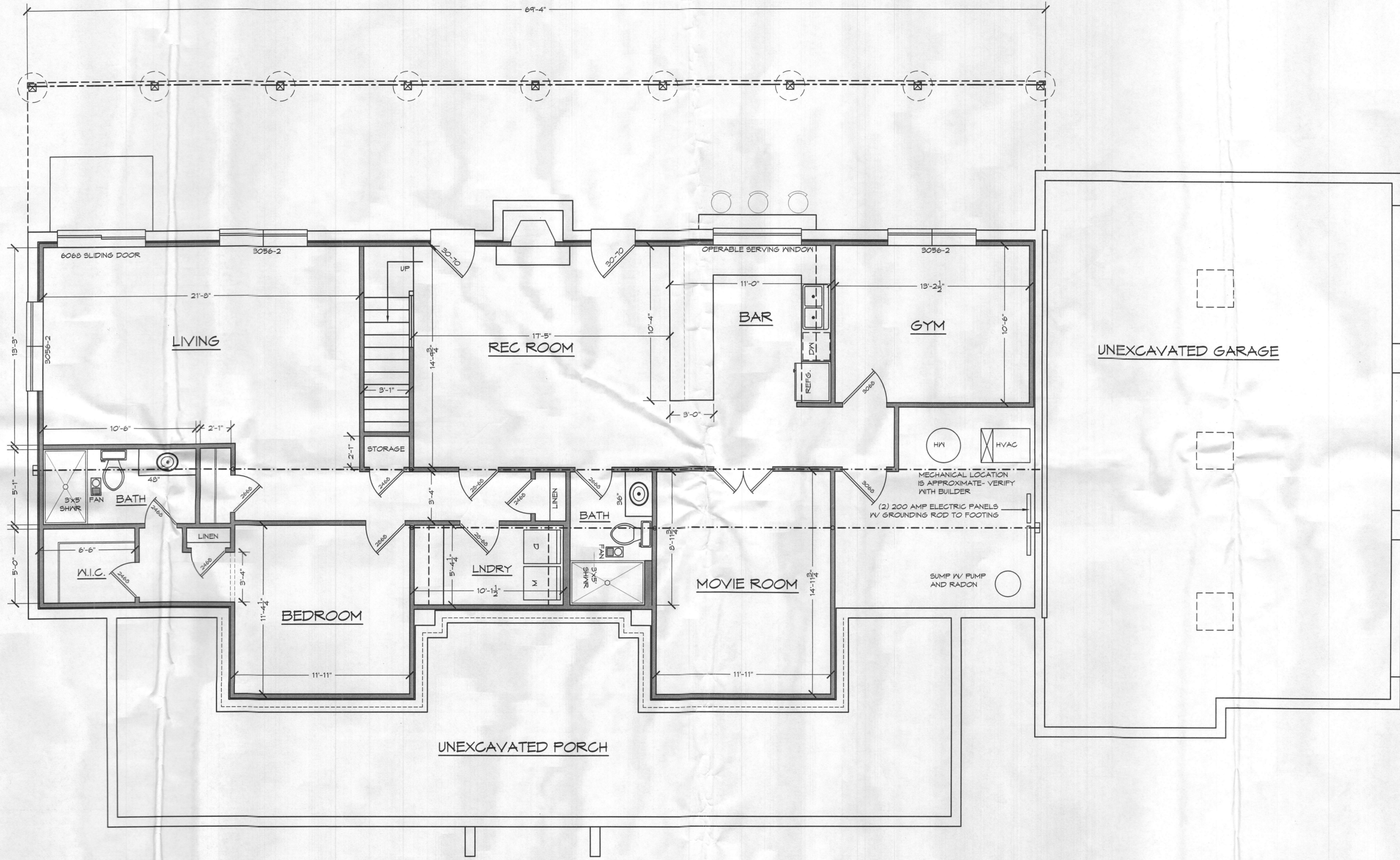
THE JEREZ RESIDENCE
BATTAGLIA HOMES

REVISED: 05/23/2022
REVISED: 08/25/2021

SCALE NOTED
DATE: 08/2021
SHEET NO.: A003

GBL CUSTOM HOME
DESIGN INC.
PO BOX 237 FINNSBURG, MD 21048
PHONE 410-893-8320

FILE: BATTAGLIA - JEREZ.RVT



OPTIONAL FINISHED BASEMENT PLAN- 1489 SQ.FT.
SCALE: 1/4"=1'-0"

THE JEREZ RESIDENCE
BATTAGLIA HOMES

REVISED: 05/23/2022
REVISED: 08/25/2021

SCALE NOTED	GBL CUSTOM HOME DESIGN INC. PO BOX 251 FINGERSBURG, MD 21048 PHONE 410-533-8920
DATE: 08/2021	
SHEET NO.: A005	

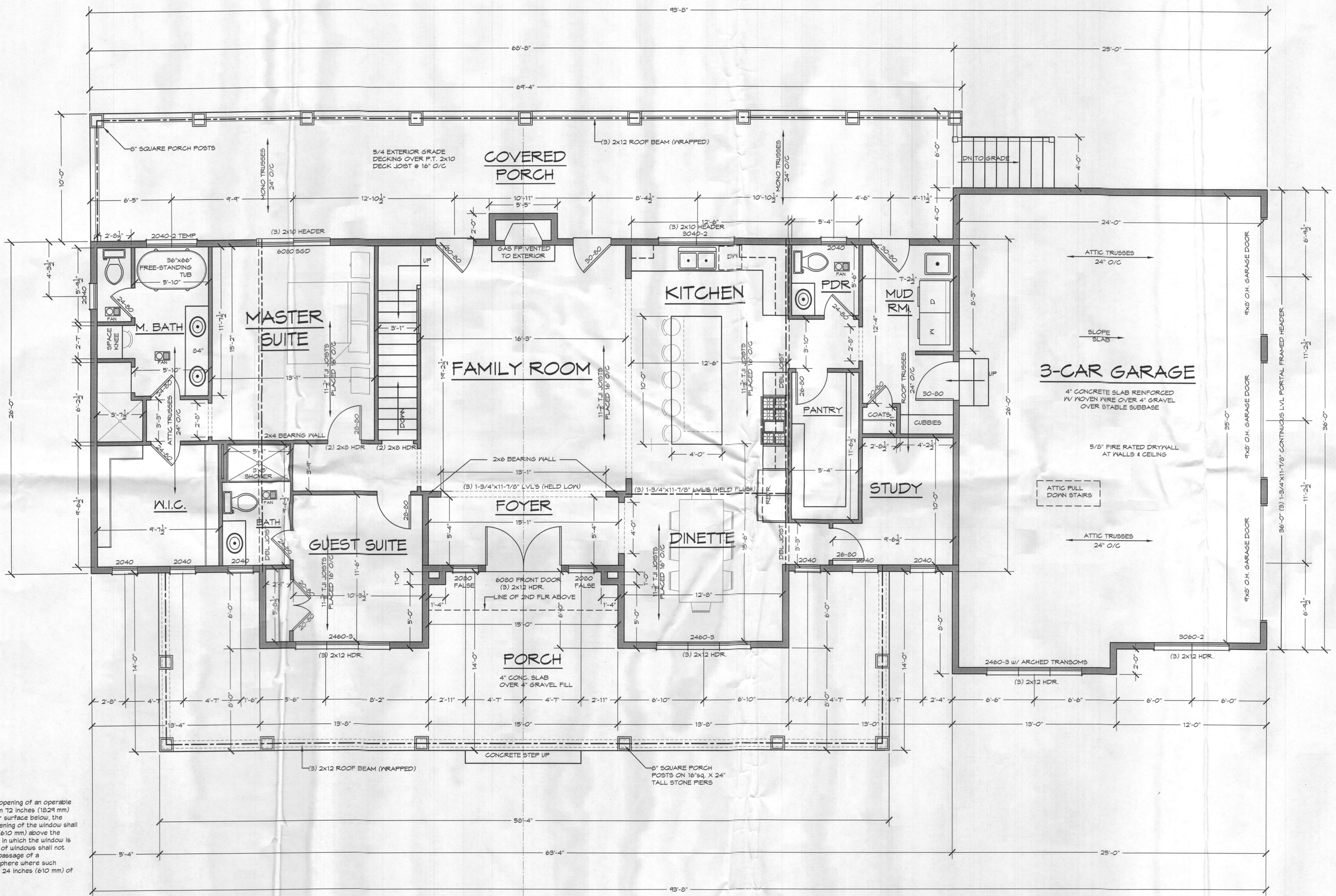
FILE: 20210801_000005

THE JEREZ RESIDENCE

BATTAGLIA HOMES

REVISED: 05/23/2022
REVISED: 08/25/2021

SCALE NOTED
DATE: 08/2021
SHEET NO: A006
GBL CUSTOM HOME DESIGN INC.
PO BOX 281 FINKSBURG, MD 21048
PHONE 410-653-9320



FIRST FLOOR FRAMING PLAN- 1962 SQUARE FEET
SCALE: 1/4"=1'-0"

GENERAL NOTES:

WINDOWS SHOWN ARE STANDARD VINYL SIZES. VERIFY WITH MANUFACTURE THAT SHOWN SIZES MEET OR EXCEED EGRESS CLEAR OPENING AREA OF 5.7 SQ.FT., CLEAR OPENING WIDTH OF 20" & CLEAR OPENING HEIGHT OF 24"
-FINAL GRADE SHOWN HEREON IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
-PROVIDE SMOKE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
1 PER BEDROOM & 1 IN CENTRAL LOCATION PER LEVEL.
-PROVIDE CARBON MONOXIDE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
1 IN CENTRAL LOCATION PER LEVEL.

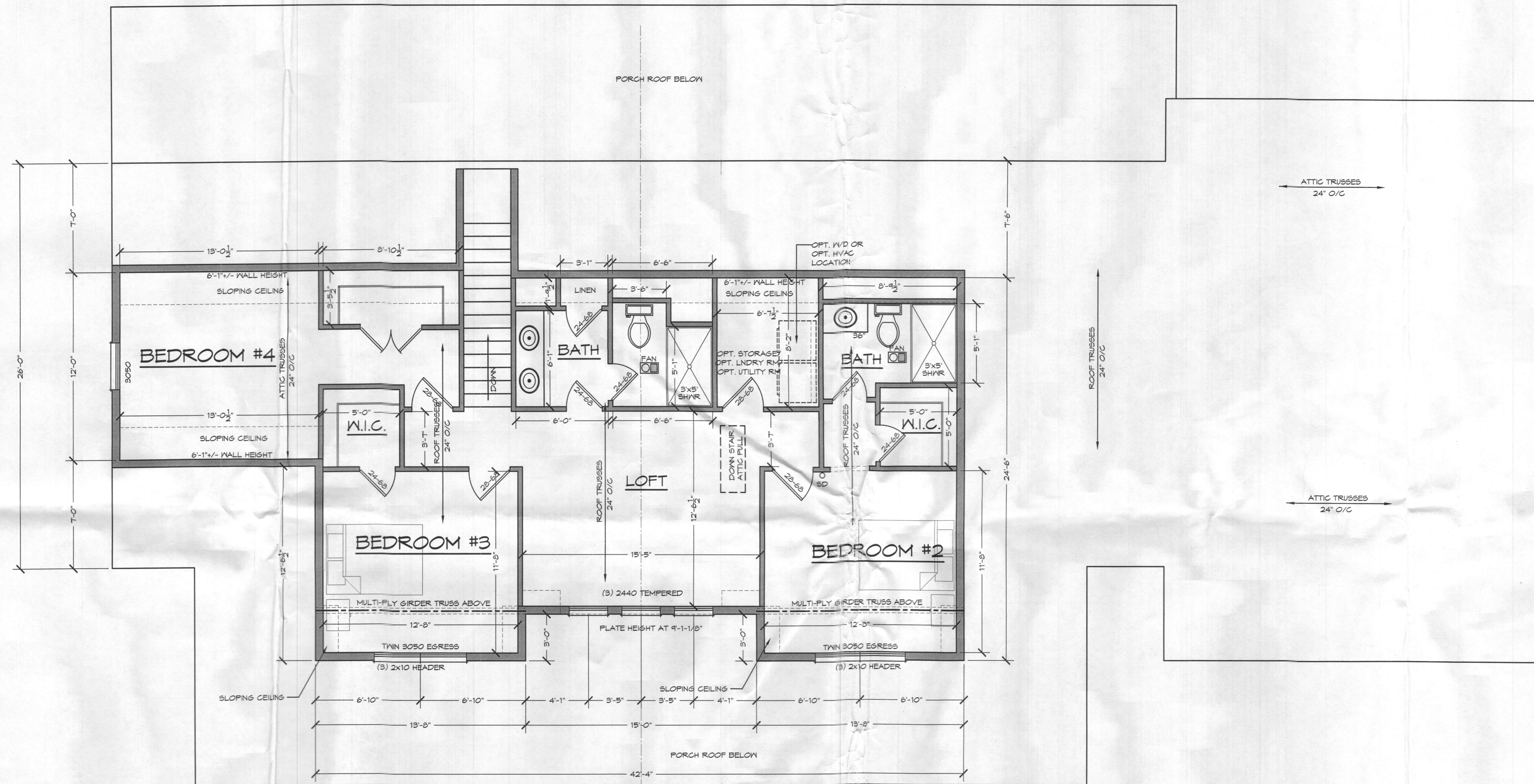
ALL EXTERIOR STEPS TO BE FIELD VERIFIED PROVIDE HANDRAILS AS GRADE REQUIRES

9 FIRST FLOOR CEILING HEIGHT
FLOOR JOIST DATA: LP BRAND OR EQUAL- IN 80 SERIES L/480

*NOTE: STAIRS WITH 3 OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL BE A MINIMUM OF 34" HIGH (36" HIGH MAXIMUM). RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS 36" HIGH MINIMUM.
RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE.

*NOTE: EXTERIOR STEPS:
MIN. TREAD= 11"
MAX. RISER= 7-3/4"

R312.2.1 Window egress
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.
Exceptions:
1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.
R312.2.2 Window opening control devices.
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.



THE JEREZ RESIDENCE
BATTAGLIA HOMES

RS12.2.1 Window sills
 In dwelling units, where the opening of an operable window is located more than 12 inches (1029 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section RS12.2.2.

RS12.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section RS10.1.1.

SECOND FLOOR FRAMING PLAN- 1162 SQUARE FEET
 SCALE: 1/4"=1'-0"

8' SECOND FLOOR CEILING HEIGHT

GENERAL NOTES:

- WINDOWS SHOWN ARE STANDARD VINYL SIZES. VERIFY WITH MANUFACTURE THAT SHOWN SIZES MEET OR EXCEED EGRESS CLEAR OPENING AREA OF 5.7 SQ.FT., CLEAR OPENING WIDTH OF 20" & CLEAR OPENING HEIGHT OF 24"
- FINAL GRADE SHOWN HEREON IS STRICTLY APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
- PROVIDE SMOKE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
 1 PER BEDROOM & 1 IN CENTRAL LOCATION PER LEVEL.
- PROVIDE CARBON MONOXIDE DETECTORS TO BE HARD WIRED W/ BATTERY BACKUP.
 1 IN CENTRAL LOCATION PER LEVEL.

REVISED: 05/23/2022
 REVISED: 08/25/2021

SCALE NOTED	DATE: 08/20/21	SHEET NO.: A007	GBL CUSTOM HOME DESIGN INC. PO BOX 287 FINGERSHAW, MD 21048 PHONE 410-635-9320
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