

General Notes

Drawings provided by JW Homes are intended for design purposes only for JW Homes. Drawings provided are for illustrative purposes only, and are not to be used for construction. JW Homes does not guarantee that the plans/drawings are completely accurate and compliant with applicable building codes. If anyone other than JW Homes uses these plans, they must check with local code enforcement to ensure proper construction.

JW Homes is not an architectural firm, drawings are not prepared by an architect. Structural notes are suggestions only, this plan has not been reviewed by a structural engineer. (JW Homes can help coordinate?)

Existing measurements and conditions to be verified in the field prior to construction.

Plumbing, Electrical, and HVAC design to be provided by others. (JW Homes can help coordinate)

Please note scale size on all drawings, some drawings may differ in scale size.

Follow all applicable building and electrical codes, including national, state, and local codes.

Code Compliance

The following applies to all single, and 2 family homes, including remodels/renovations, garages with living spaces above, ADU's, and duplexes.

Smoke alarms shall be installed in each sleeping room, outside each separate sleeping area next to bedrooms, on each story of the dwelling, including basements and habitable attics, not less than 3' horizontally from the door or opening of a bathroom that contains a bathtub or shower. (IRC R314.3)

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area, and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. (IRC R315.3)

Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches above the floor. (IRC R310.2.1, R3102.2, R310.2.3)

Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior walls, and wall assemblies shall extend from the foundation to the underside of roof sheathing. (IRC R302.3)

Fire separation from the residence and attics must be not less than ½ inch gypsum board or equivalent applied to the garage side. From habitables rooms above the garage must not be less than ¾ inch Type X gypsum board. (IRC R302.6)



OPENING SCHEDULE

LIBRARY NAME	PRODUCT CODE	SIZE	COUNT	EGRESS
JW Interior Doors\6 Panel	30-68 LH	3'-0"	4	No
JW Interior Doors\6 Panel	4068 LR	4'-0"	2	No
Manufacturer\Harvey\Double Hung\1w	HDH 3046V	3'-0" x 4'-6"	2	No
JW Interior Doors\6 Panel	28-68 RH	2'-8"	1	No
JW Exterior Doors\1-2 Lite	30-68 RH	3'-0"	1	Yes
JW Interior Doors\6 Panel	30-68 RH	3'-0"	2	No
JW Interior Doors\6 Panel\FR	28-68 RH FR	2'-8"	1	No
Garage	108X84 - COUNTRY 3 PANEL	9'-0"	2	Yes
JW Interior Doors\6 Panel\FR	30-68 RH FR	3'-0"	2	No
Manufacturer\Harvey\Double Hung\1w	HDH 2030V	2'-0" x 3'-0"	1	No
Manufacturer\Harvey\Double Hung\1w	HDH 2430V	2'-4" x 3'-0"	2	No
Manufacturer\Harvey\Double Hung\1w	HDH 3250V	3'-2" x 5'-0"	5	Yes
Manufacturer\Harvey\Double Hung\2w	HDH 3250-2V E	6'-2¼" x 5'-0"	1	No
Manufacturer\Therma-Tru\American Style Collection	36X80 CCA230-MODIFIED	3'-0"	1	Yes
JW Exterior Doors\Sliding	6068	5'-11¼"	1	Yes

DRAWING SCHEDULE

- CS.1 - COVER SHEET
- FP.1 - FIRST FLOOR
- FP.2 - SECOND FLOOR
- FP.3 - FROST WALLS
- EL.1 - FRONT/LEFT ELEVATION
- EL.2 - REAR/RIGHT ELEVATION
- EL.3 - TOP ELEVATION
- S.1 - CROSS SECTIONS

Acadia Spec

Steve and Eric

70 Cony Rd

SCALE: AS NOTED

DRAWN BY: Nathan Marcotte

Monday, June 1, 2026

JW DESIGN BUILD

CS.1

JW Design Build - 46 River Rd

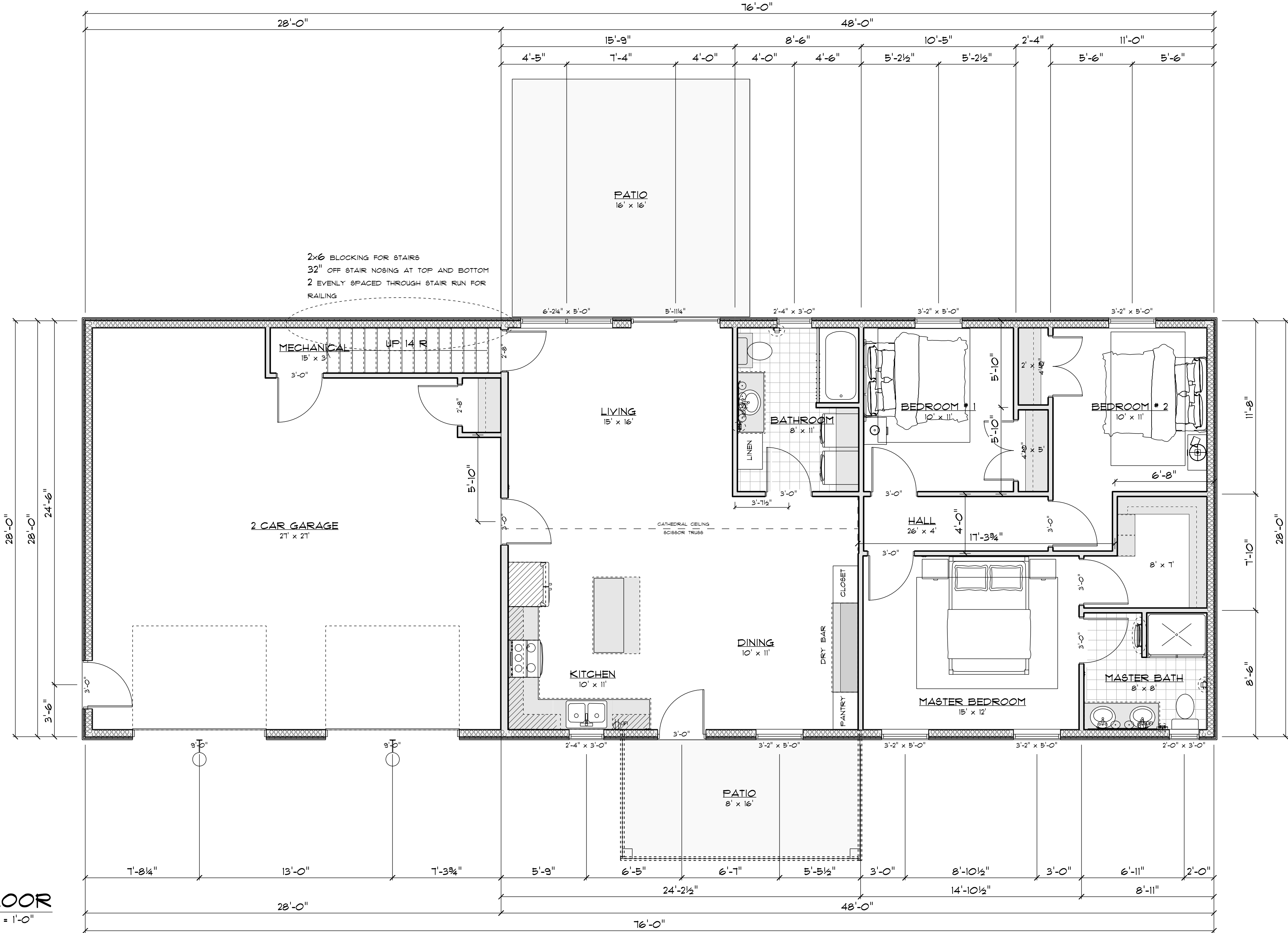
Sales:

Sales Phone:

Sales Email:

1ST FLOOR

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

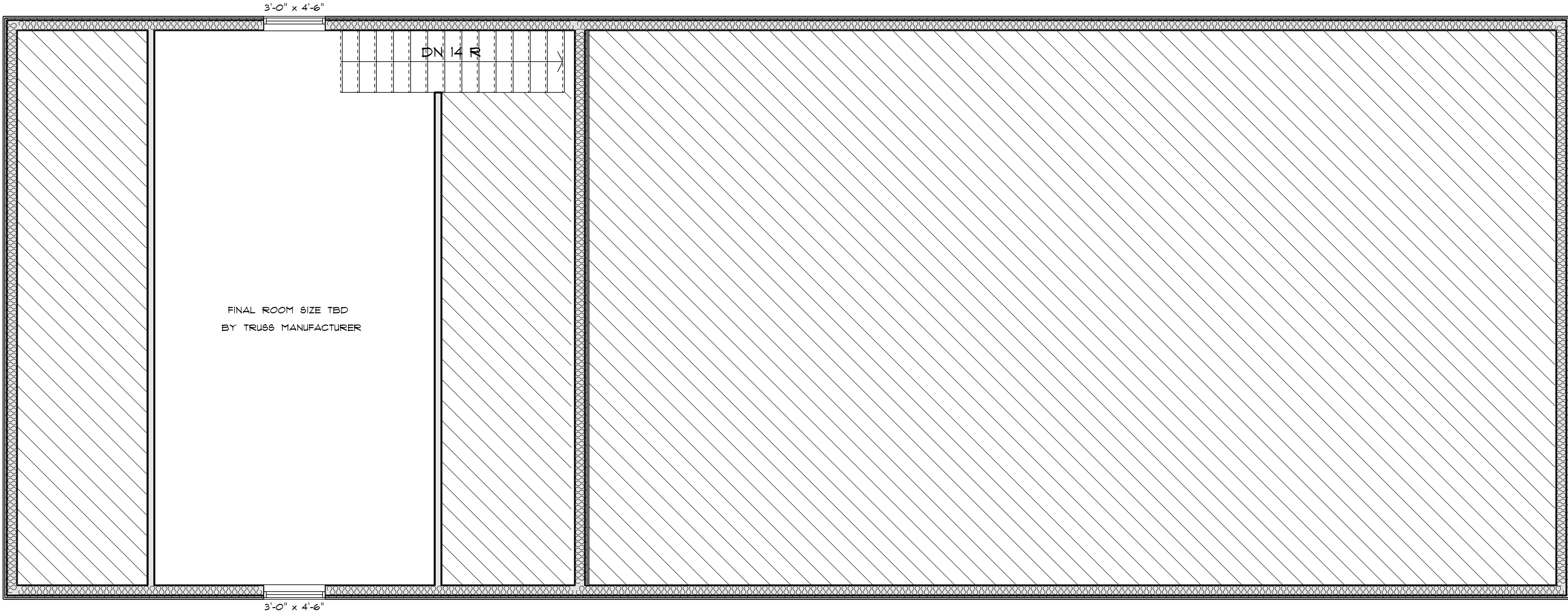


2x6 BLOCKING FOR BATHROOMS
-TOILET PAPER HOLDERS - 36" FROM BACK OF TOILET, 24" OFF FINISHED FLOOR
-TOWEL RACKS - CENTER ON WALLS, 36" OFF FINISHED FLOOR
-HAND TOWEL RING - 54" OFF FINISHED FLOOR, 3" TO RIGHT OR LEFT EDGE OF VANITY

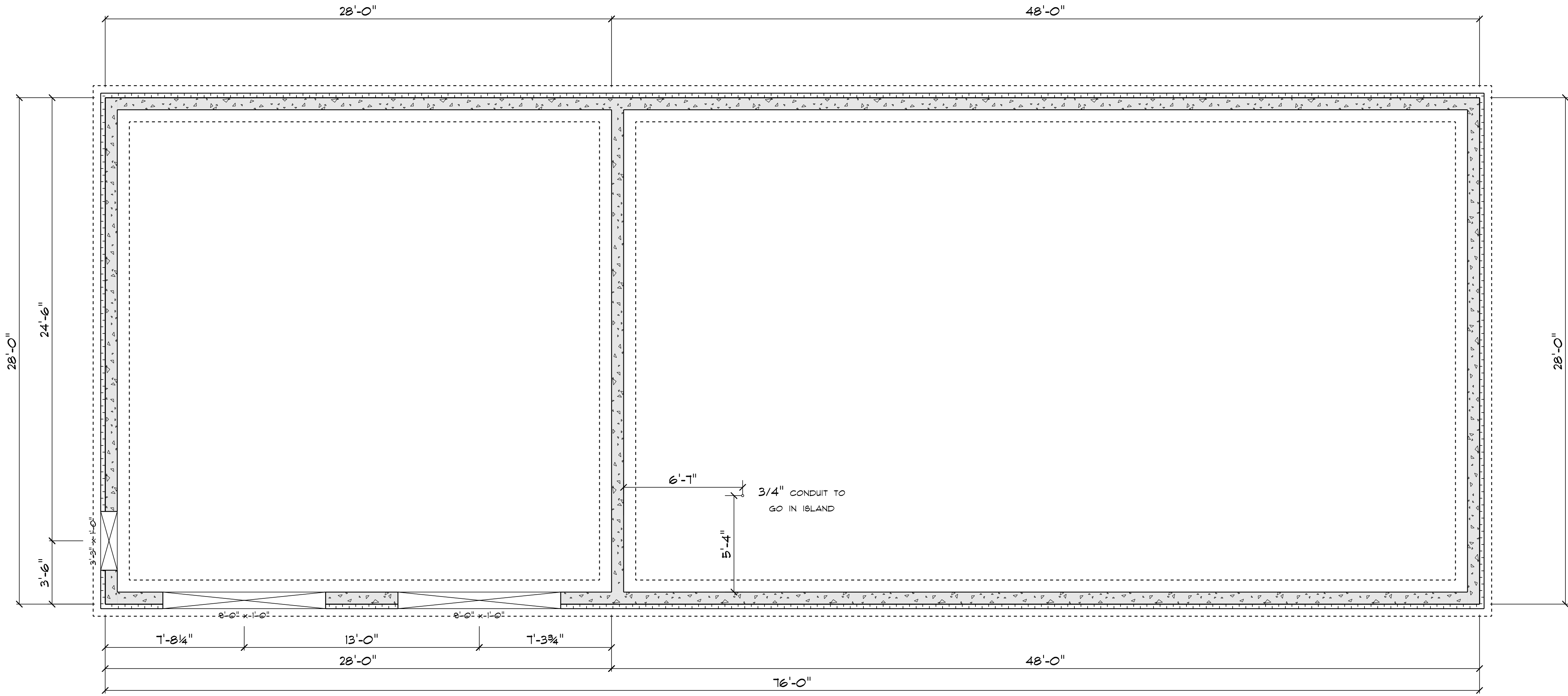
Acadia Spec		SCALE: AS NOTED		JW DESIGN BUILD		JW Design Build - 46 River Rd		PAGE: FP.1		
		Steve and Eric	Ranch			DRAWN BY: Nathan Marcotte	Sales:			
						70 Cony Rd	Augusta, ME			Sales Phone:
									Sales Email:	
		Monday, June 1, 2026								

2ND FLOOR

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



Acadia Spec		SCALE: AS NOTED		JW DESIGN BUILD			JW Design Build - 46 River Rd		PAGE: FP.2		
							DRAWN BY: Nathan Marcotte			Sales:	
										Sales Phone:	
										Sales Email:	
		Steve and Eric	Ranch								
70 Cony Rd	Augusta, ME										



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



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

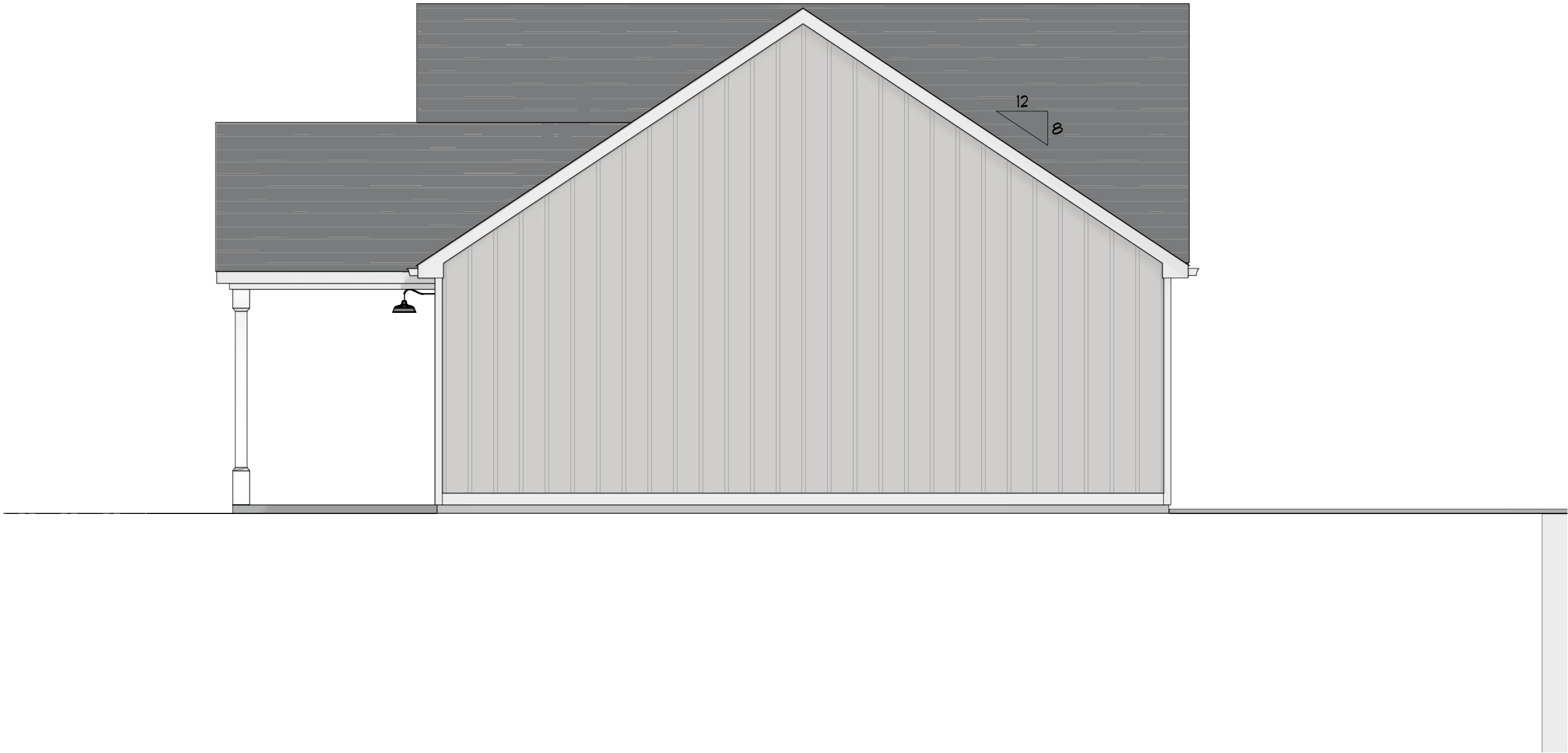


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Acadia Spec		SCALE: AS NOTED		JW DESIGN BUILD				JW Design Build - 46 River Rd		PAGE: EL.1
Steve and Eric	Ranch	DRAWN BY: Nathan Marcotte						Sales:		
								Sales Phone:		
70 Cony Rd	Augusta, ME	Monday, June 1, 2026						Sales Email:		

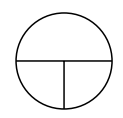
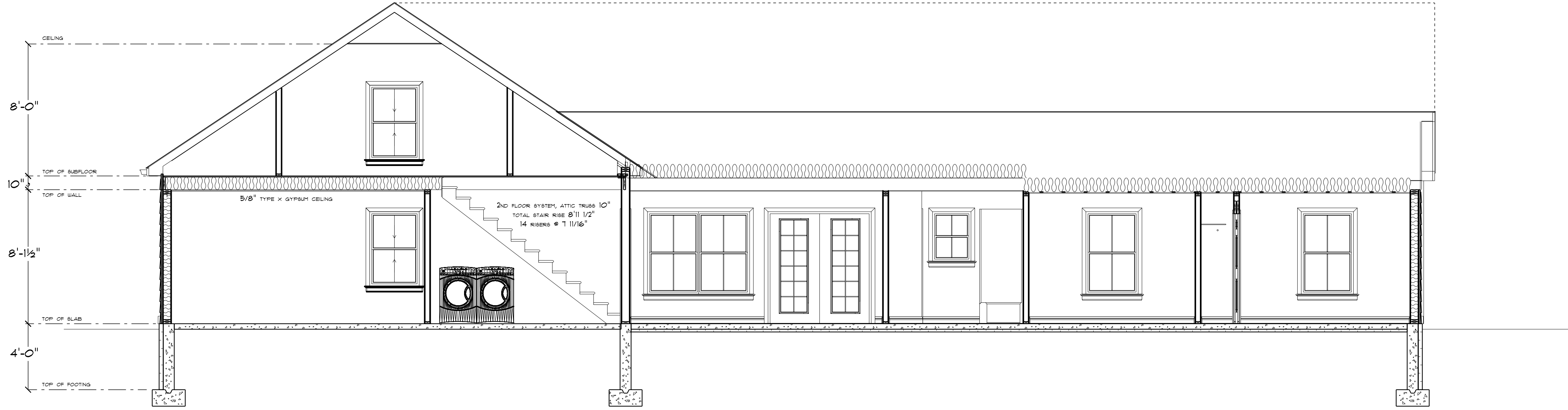


REAR ELEVATION
SCALE: 1/4" = 1'-0"

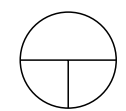
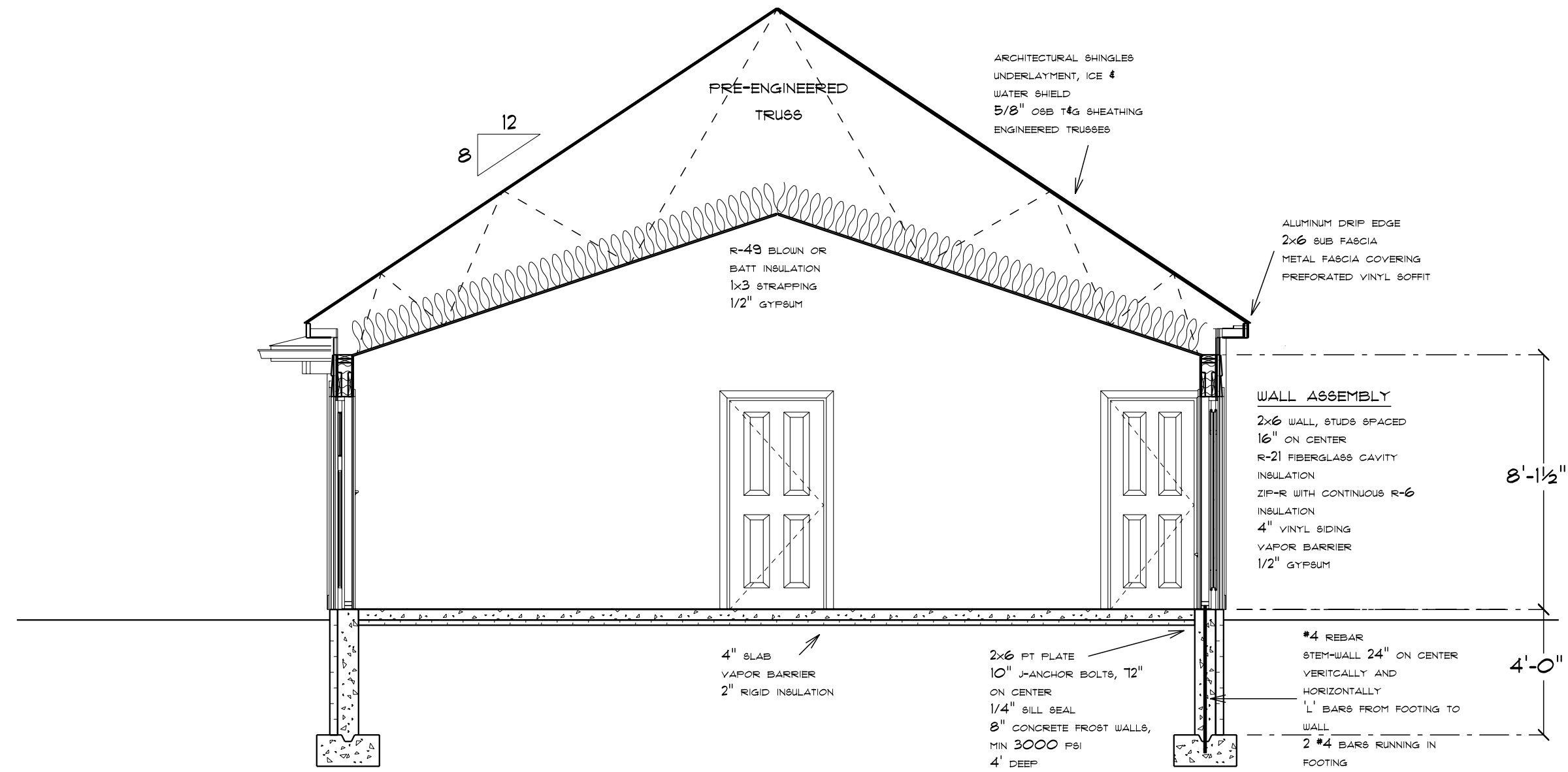


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Acadia Spec		SCALE: AS NOTED		JW DESIGN BUILD			JW Design Build - 46 River Rd		PAGE: EL.2			
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CROSS SECTION A
SCALE: 1/4" = 1'-0"



CROSS SECTION B
SCALE: 1/4" = 1'-0"

Acadia Spec

SCALE: AS NOTED

Steve and Eric

Ranch

DRAWN BY: Nathan Marcotte

70 Cony Rd

Augusta, ME

Monday, June 1, 2026

JW Design Build - 46 River Rd

Sales:

Sales Phone:

Sales Email:

PAGE:

S.1

JW DESIGN
BUILD