

FREE HAUS

LICENSING NOTES

1. J_SPY RETAINS ALL INTELLECTUAL COPYRIGHT AND DESIGN OWNERSHIP OF **FREE HAUS** CONCEPTS AND DRAWINGS.
2. J_SPY IS OFFERING FREE LICENSING OF **FREE HAUS** DRAWINGS FOR THE USE IN CONSTRUCTING THE PROJECT FOR PERSONAL USE. NO RESALE OF J_SPY'S DRAWINGS OR IDEAS ARE PERMITTED.

BUILDING NOTES

1. THE DRAWINGS OF FREE HAUS ARE MEANT TO PROVIDE GUIDANCE TO THE PROSPECTIVE HOME OWNER TO HELP THEM CONSTRUCT THE HOUSE OR SIMILAR VARIATION WHICH FITS THEIR SITE CONDITIONS. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY ANY PERMITTING REQUIREMENTS WITH THE LOCAL JURISDICTION.
2. IF A LICENSED ARCHITECT IS NEEDED TO SIGN AND SEAL OR MODIFY THE DRAWINGS TO SHOW COMPLIANCE WITH LOCAL CODES, J_SPY IS WILLING TO PROVIDE THE HIRED ARCHITECT WITH OUR COMPUTER DRAWINGS WITH THE PROVISION THAT THEY SIGN AN AGREEMENT THAT THEY WILL ONLY USE OUR DRAWINGS FOR THE STATED PROJECT.
3. THE SIZING OF STRUCTURAL MEMBERS ARE TO BE DETERMINED BY THE CONTRACTOR OR STRUCTURAL ENGINEER. EACH SITE HAS DIFFERENT WIND LOAD, SEISMIC, OR SNOW LOAD REQUIREMENTS, AND IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE FRAMING OF FREE HAUS IS SIZED APPROPRIATELY. DIMENSIONS IN J_SPY'S DRAWINGS ARE TO BE ADJUSTED AS NECESSARY.

WINDOW NOTES

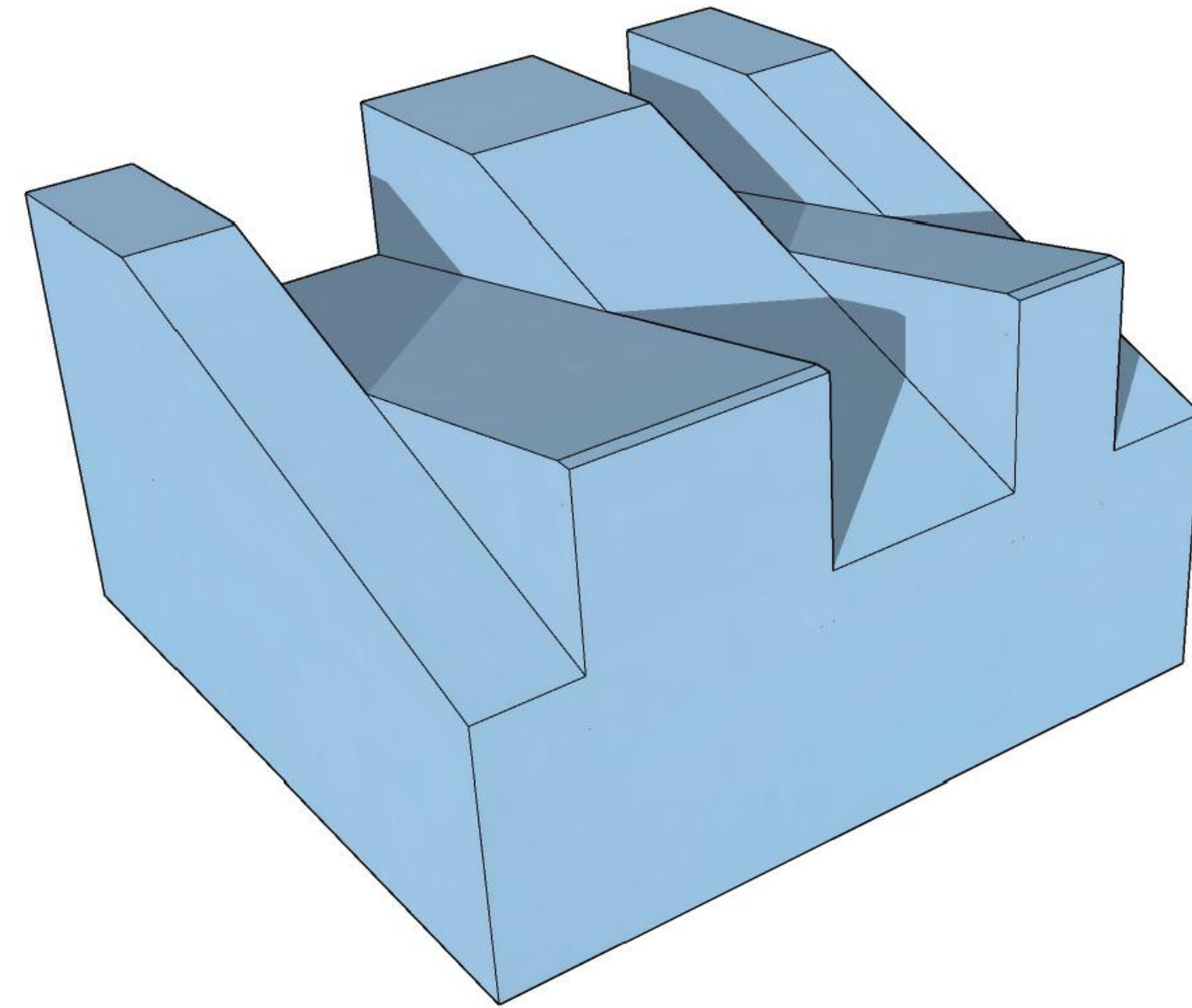
1. WINDOWS ARE AN IMPORTANT ELEMENT OF A HOUSE DESIGN. WHEN DESIGNING FREE HAUS, J_SPY CONSIDERED THE CAPABILITIES OF COMMON WINDOW MANUFACTURERS IN THE USA INCLUDING ANDERSON, PELLA, AND MARVIN WINDOWS. THE MAXIMUM STANDARD WINDOW HEIGHT FOR THESE COMPANIES IS APPROXIMATELY 8'-0", SO THE DESIGN OF FREE HAUS LIMITED THE WINDOW HEIGHT TO THIS DIMENSION. IN MOST OF J_SPY'S PROJECTS WE USE ALUMINUM WINDOWS WHICH TEND TO HAVE THE CAPABILITY OF LARGER DIMENSIONS. THESE COMPANIES ARE LESS WIDELY KNOWN, SO SOME COMPANIES TO RESEARCH ARE: YAWAL, FLEETWOOD, OTTIMA, AND KLAR. ALSO KEEP IN MIND THAT FIXED WINDOWS ARE MUCH MORE AFFORDABLE THAN OPERABLE WINDOWS. J_SPY RECOMMENDS KEEPING AS MANY WINDOWS FIXED AS POSSIBLE TO KEEP THE COST DOWN. ALSO KEEP IN MIND THAT BEDROOMS REQUIRE AN OPERABLE EGRESS WINDOW.

FINISHES NOTES

1. THE DESIGN OF **FREE HAUS** RECOMMENDS THE CEILING FINISH BE BIRCH PLYWOOD WITH A CLEAR POLYURETHANE SEAL. IT IS IMPORTANT THAT THE NATURAL LIGHT FROM THE ROOF WINDOWS REFLECT OFF A NATURAL WOOD MATERIAL TO WARM THE COLOR OF THE LIGHT. FURTHER, SHEETROCK DOES NOT AGE WELL AND IT IS BEST TO USE MORE DURABLE MATERIALS WHEN EVER POSSIBLE.
2. FOR THE FLOOR, WE SHOW A WOOD FLOORING OVER A CONCRETE SLAB IN MOST OF THE HOUSE, WITH TILE IN THE BATHROOM. ANOTHER OPTION IS TO SET THE CONCRETE SLAB AS THE FINISHED FLOOR AND POLISH THE SLAB.
3. FOR THE SIDING, WE CAN ENVISION THE FINISH BEING A VARIETY OF MATERIALS, FROM NATURAL WOOD, BRICKS, METAL, TO STUCCO. THE SITE OF THE HOUSE SHOULD PLAY A MAJOR FACTOR IN DETERMINING WHAT MATERIAL IS MOST APPROPRIATE.

CONTACTING J_SPY

1. IF YOU ARE REQUIRED TO HIRE AN ARCHITECT TO SHOW COMPLIANCE WITH LOCAL CODES, YOU MAY CONTACT J_SPY AND PUT US IN TOUCH WITH YOUR ARCHITECT. WE CAN GIVE YOUR ARCHITECT OUR COMPUTER DRAWINGS SO THEY CAN BE ADJUSTED TO SHOW LOCAL COMPLIANCE. PLEASE USE OUR GENERAL EMAIL INFO@JSPYARCHITECTURE.COM
2. IF YOU HAVE PHOTOS OF CONSTRUCTION PROGRESS OR A COMPLETED HOUSE, PLEASE SEND THEM TO US AT INFO@JSPYARCHITECTURE.COM



FREE HAUS

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DRAWING LIST

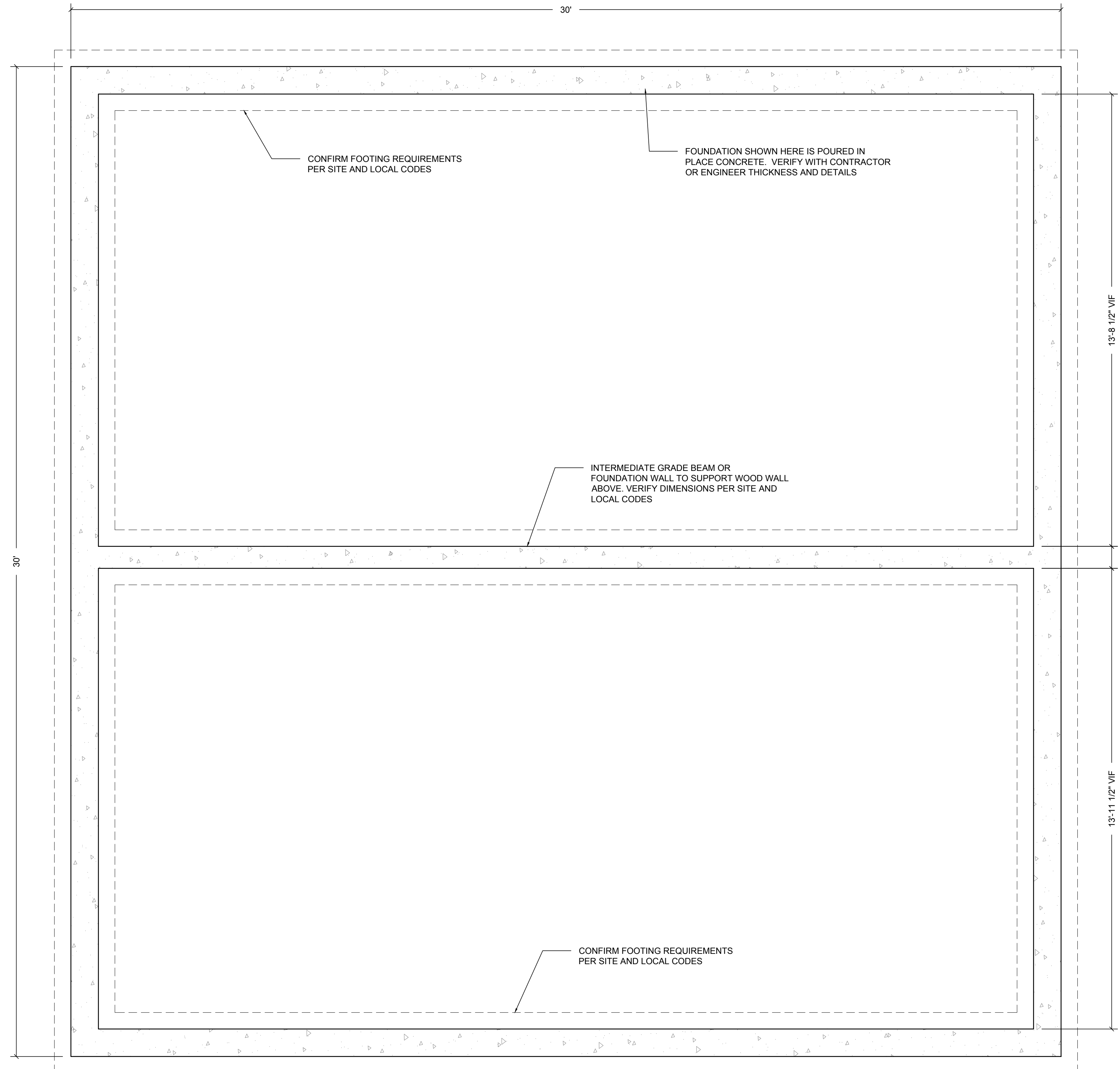
G.100	COVER SHEET
A.100	FOUNDATION PLAN
A.101	GROUND FLOOR PLAN
A.102	FRAMING PLAN LOWER ROOF
A.103	FRAMING PLAN UPPER ROOF
A.104	ROOF PLAN
A.105	ROOF FRAMING DIAGRAMS
A.120	RCP ELECTRICAL PLAN
A.200	EXTERIOR ELEVATIONS
A.201	BUILDING SECTION
A.202	BUILDING SECTION
A.203	BUILDING SECTION
A.204	BUILDING SECTION
A.205	BUILDING SECTION
A.600	INTERIOR ELEVATIONS
A.800	MECHANICAL DIAGRAM

DESIGN ARCHITECT
J_SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE:
SHEET TITLE:
COVER SHEET

G.100

FREE HAUS

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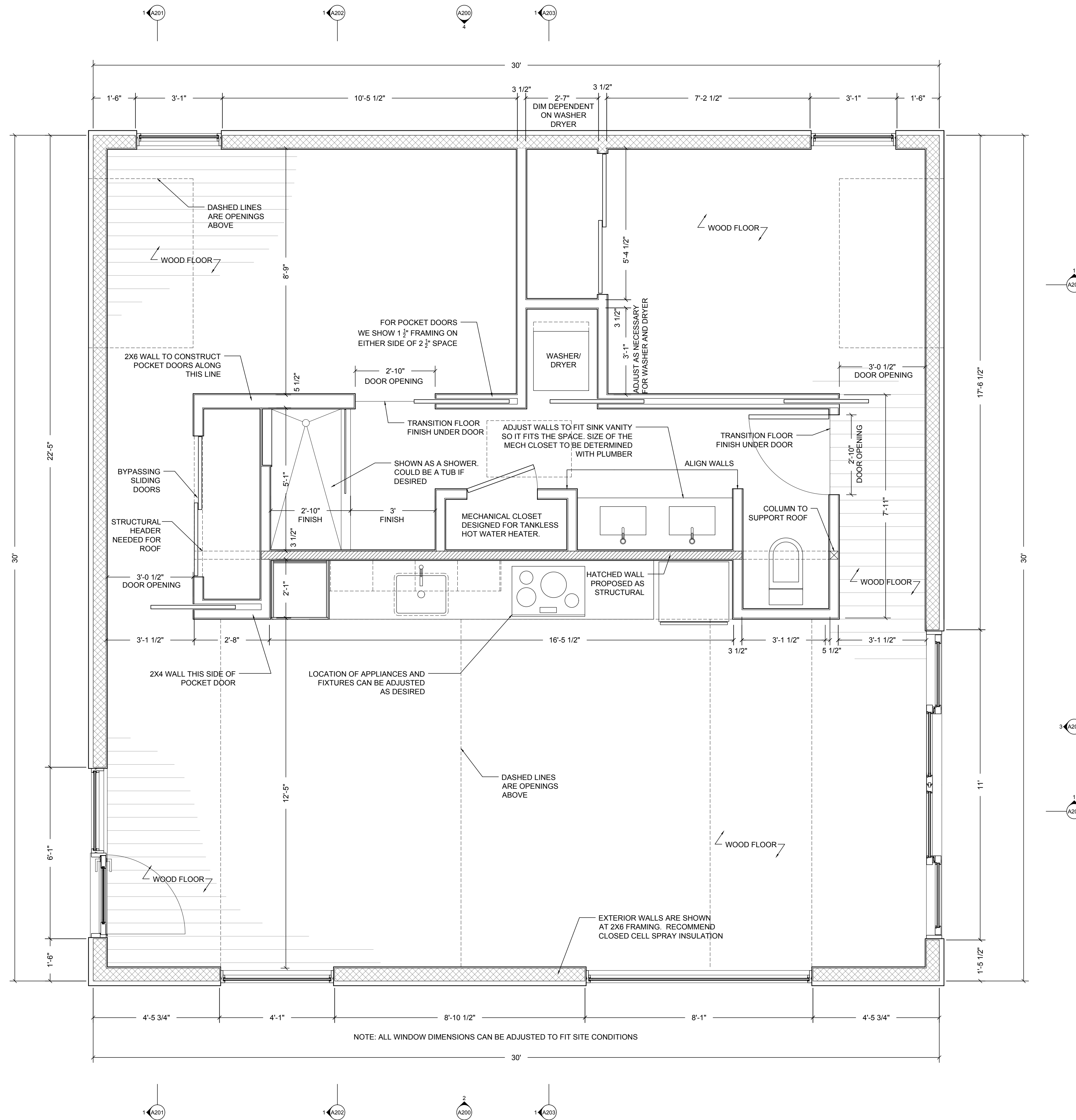


DESIGN ARCHITECT
J_SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
FOUNDATION PLAN

A.100

FREE HAUS

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OWNER TO VERIFY LOCAL CODE REQUIREMENTS, AND
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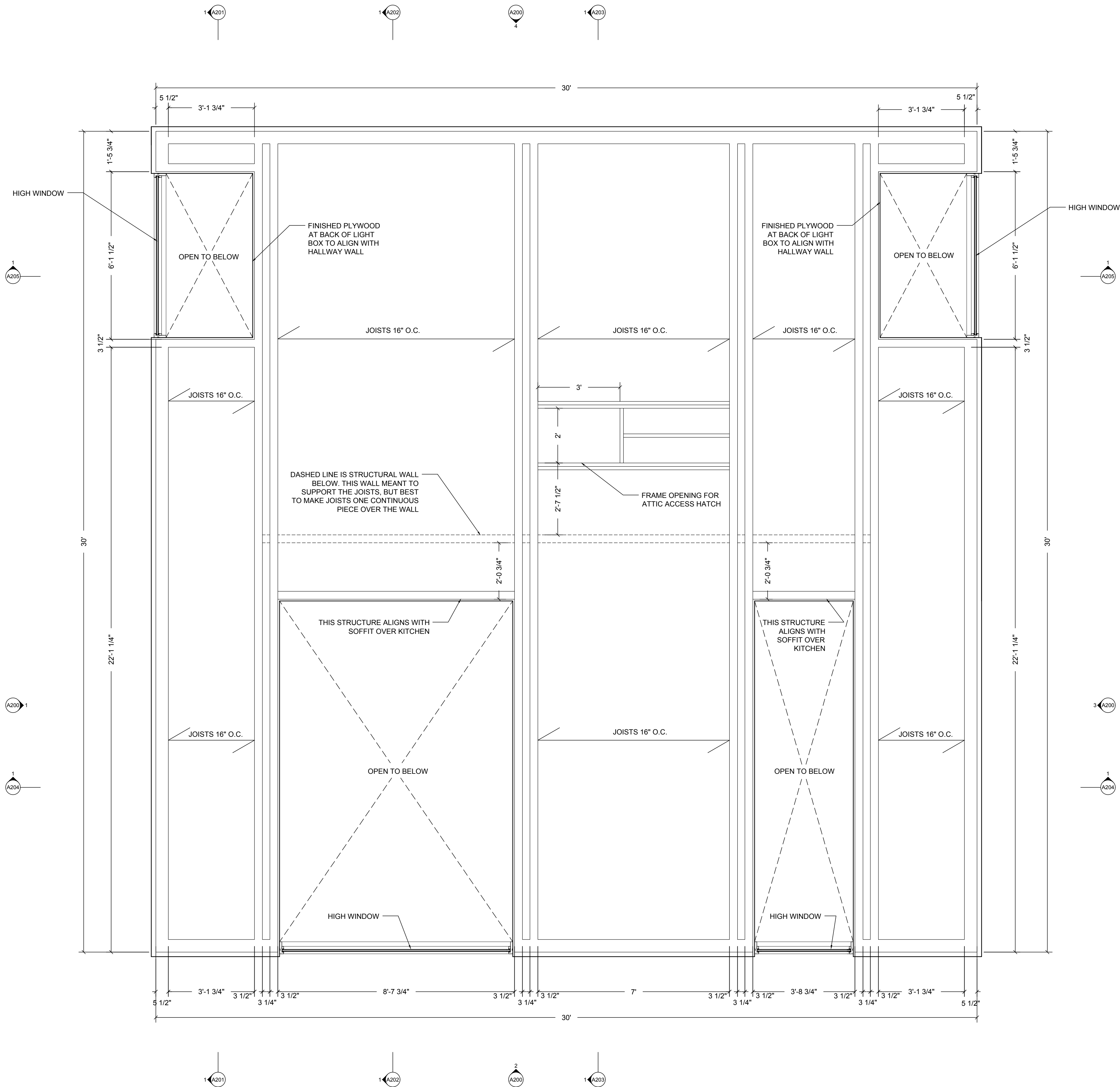
NOTE: ALL WINDOW DIMENSIONS CAN BE ADJUSTED TO FIT SITE CONDITIONS

DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
GROUND FLOOR PLAN

A.101

FREE HAUS

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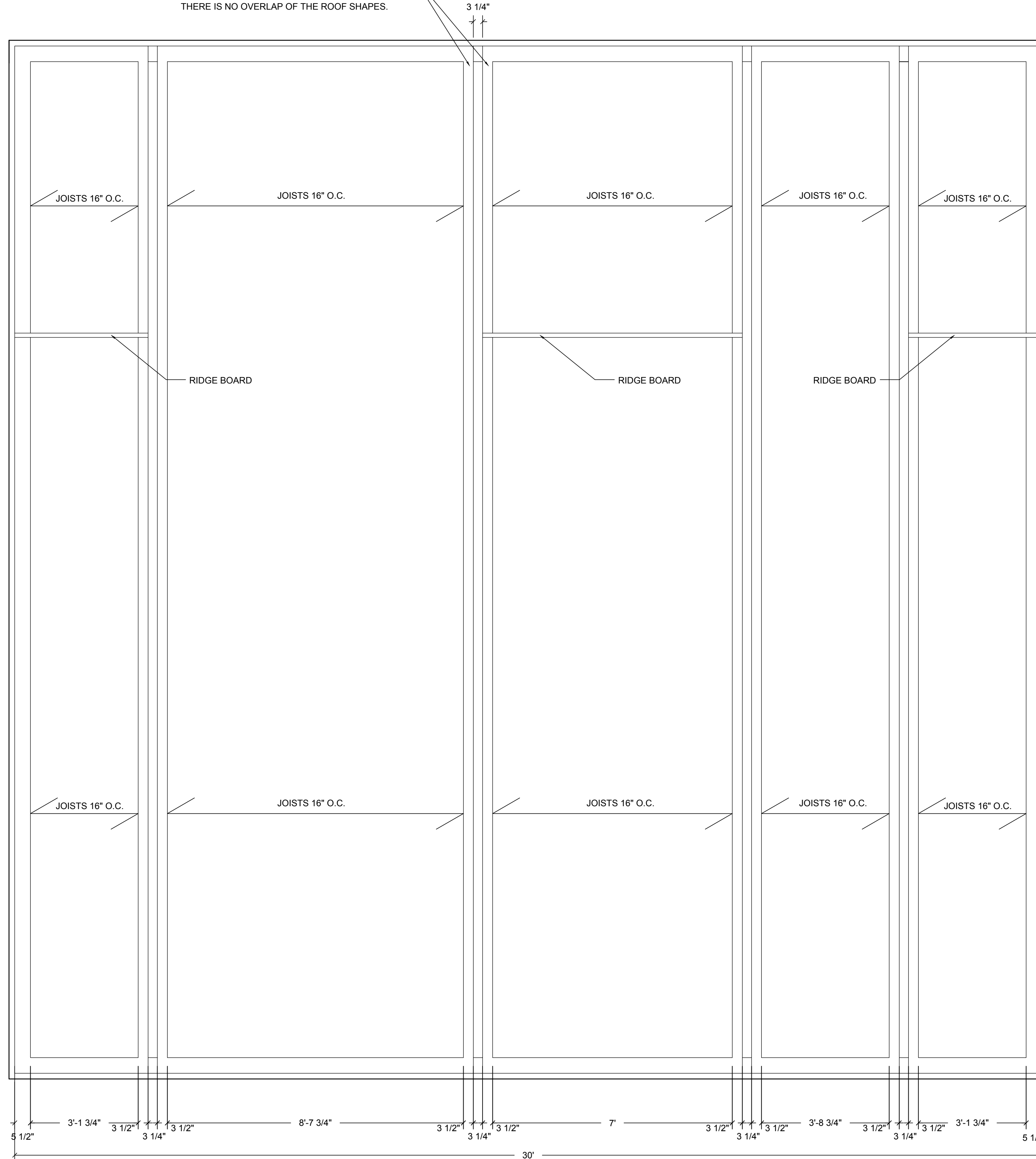
DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
**FRAMING PLAN
LOWER ROOF**

A.102

FREE HAUS

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BUILDING NOTES.

IMPORTANT, EACH ROOF SHAPE TO HAS A
SEPARATE WALL AND ROOF STRUCTURE WITH
THE SPACE AS SHOWN SO WHEN THE SIDING IS ADDED
THERE IS NO OVERLAP OF THE ROOF SHAPES.

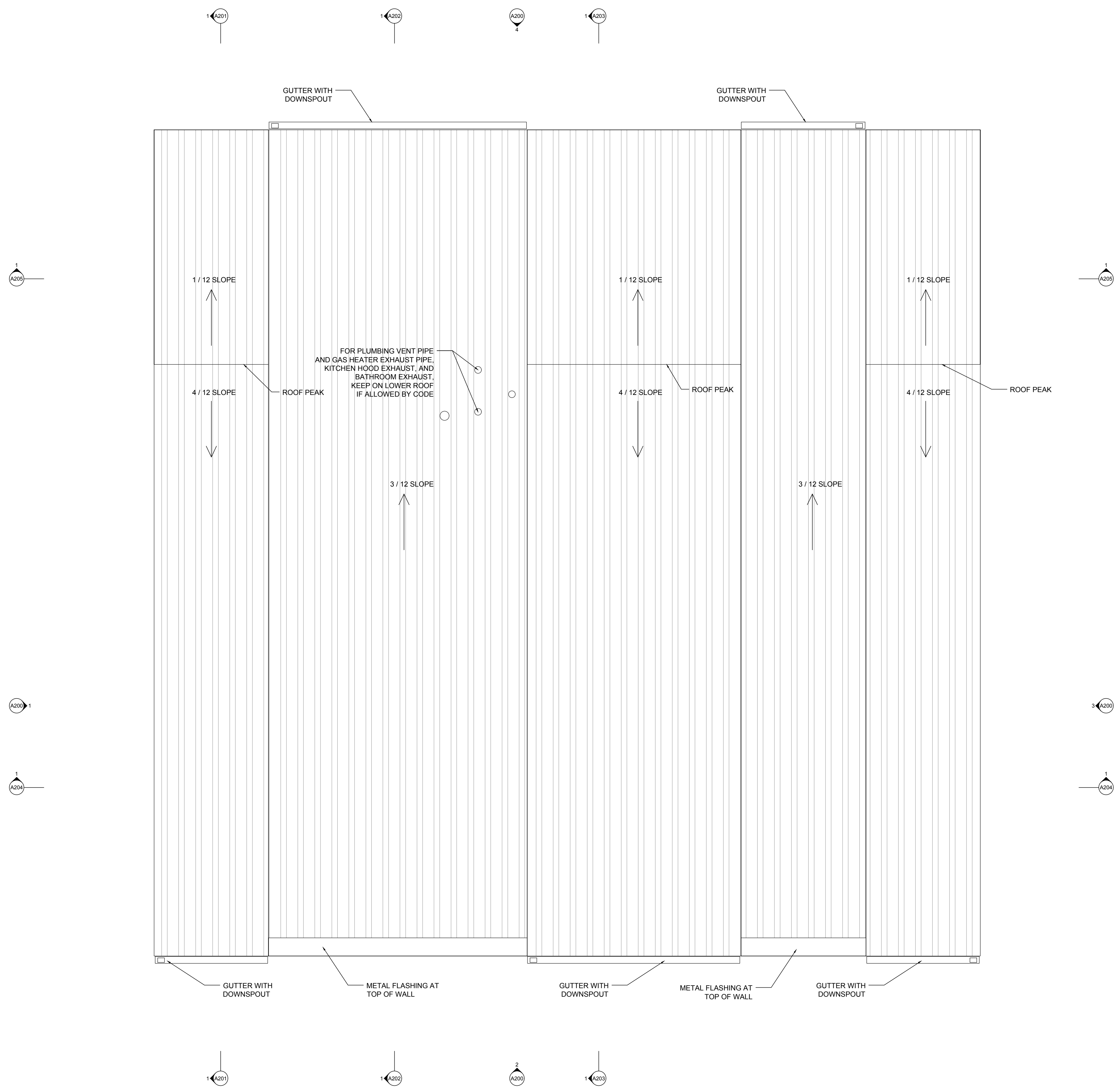


DESIGN ARCHITECT
J_SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
**FRAMING PLAN UPPER
ROOF**

A.103

FREE HAUS

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OWNER TO VERIFY LOCAL CODE REQUIREMENTS, AND
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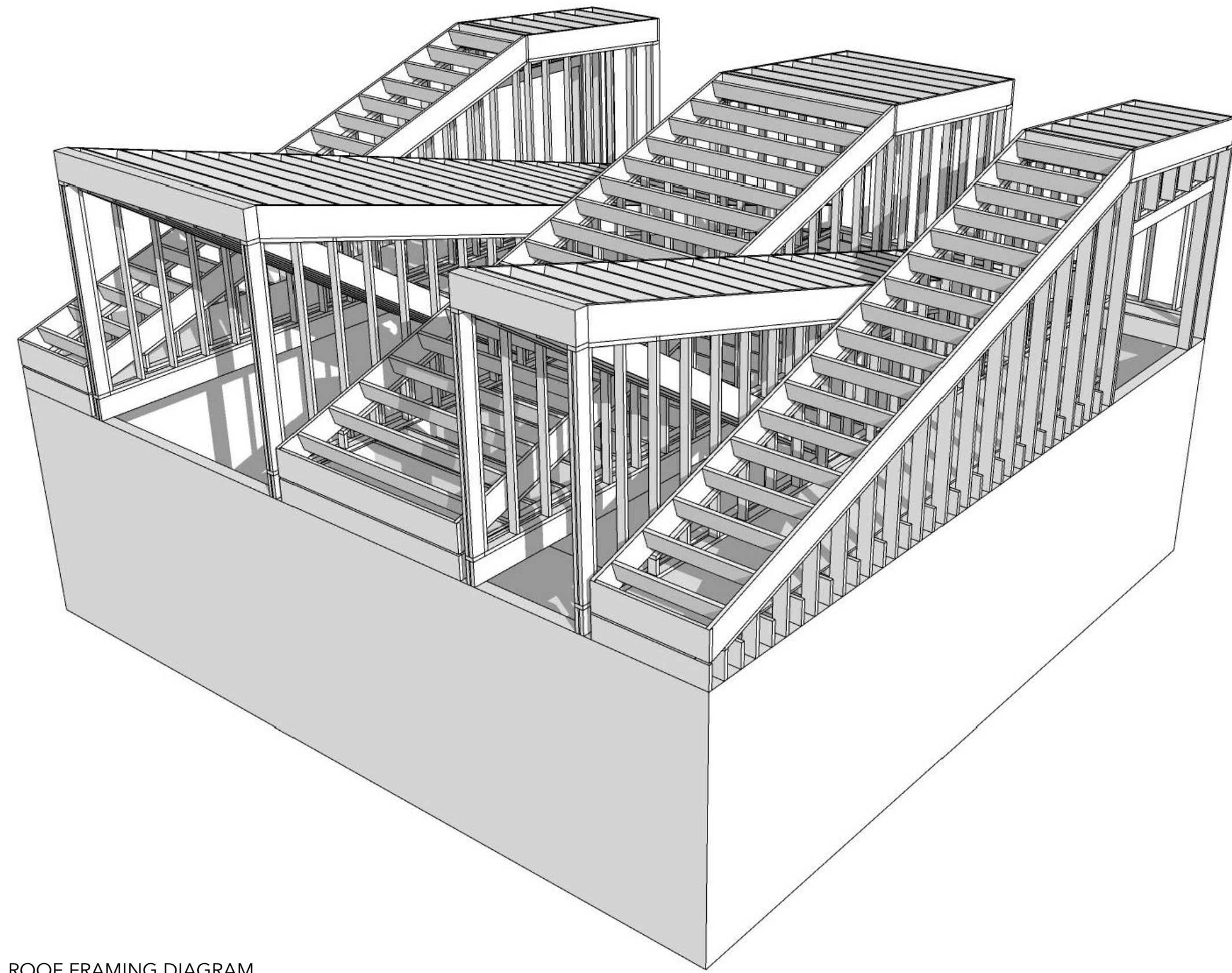


DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
ROOF PLAN

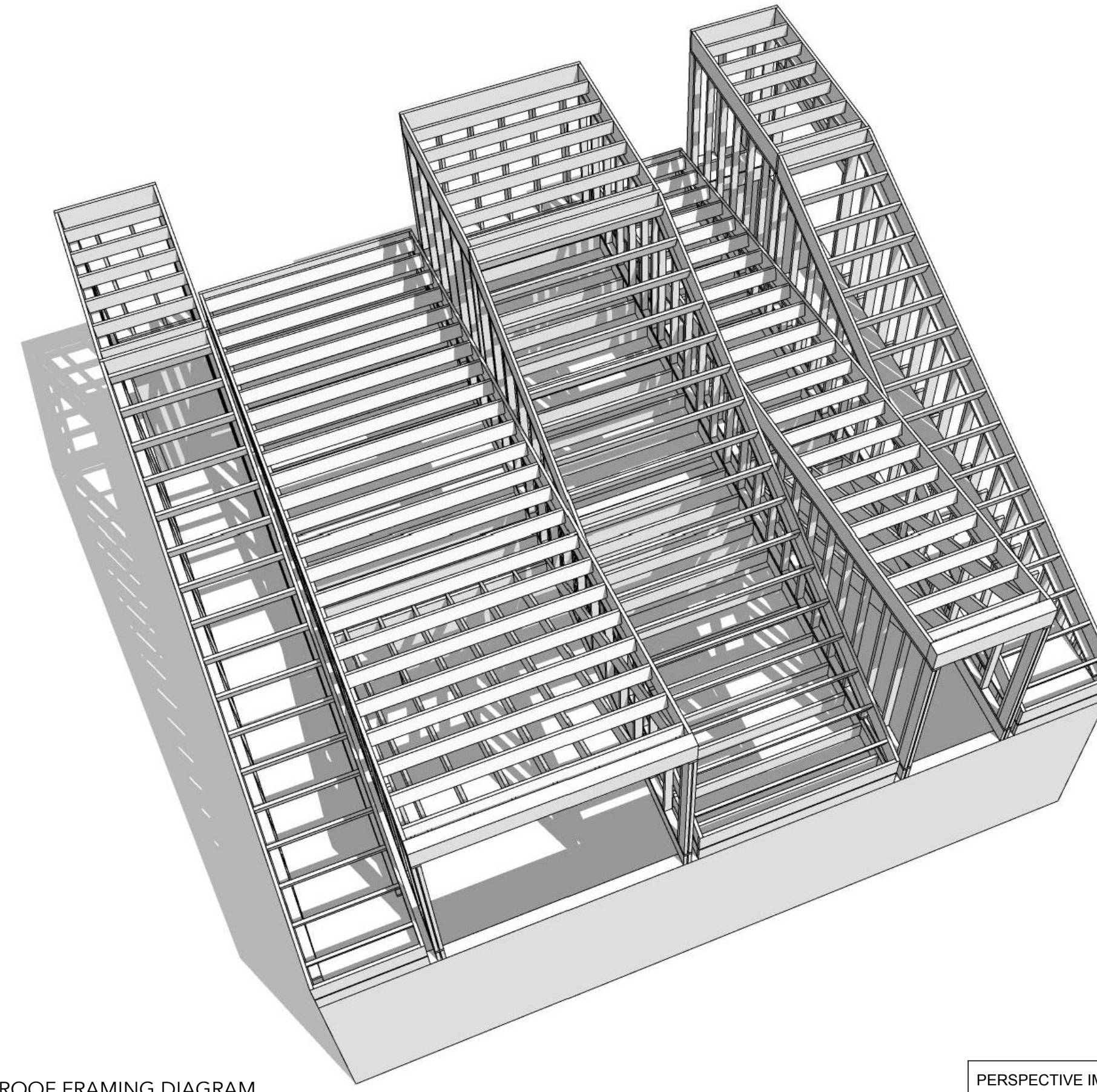
A.104

FREE HAUS

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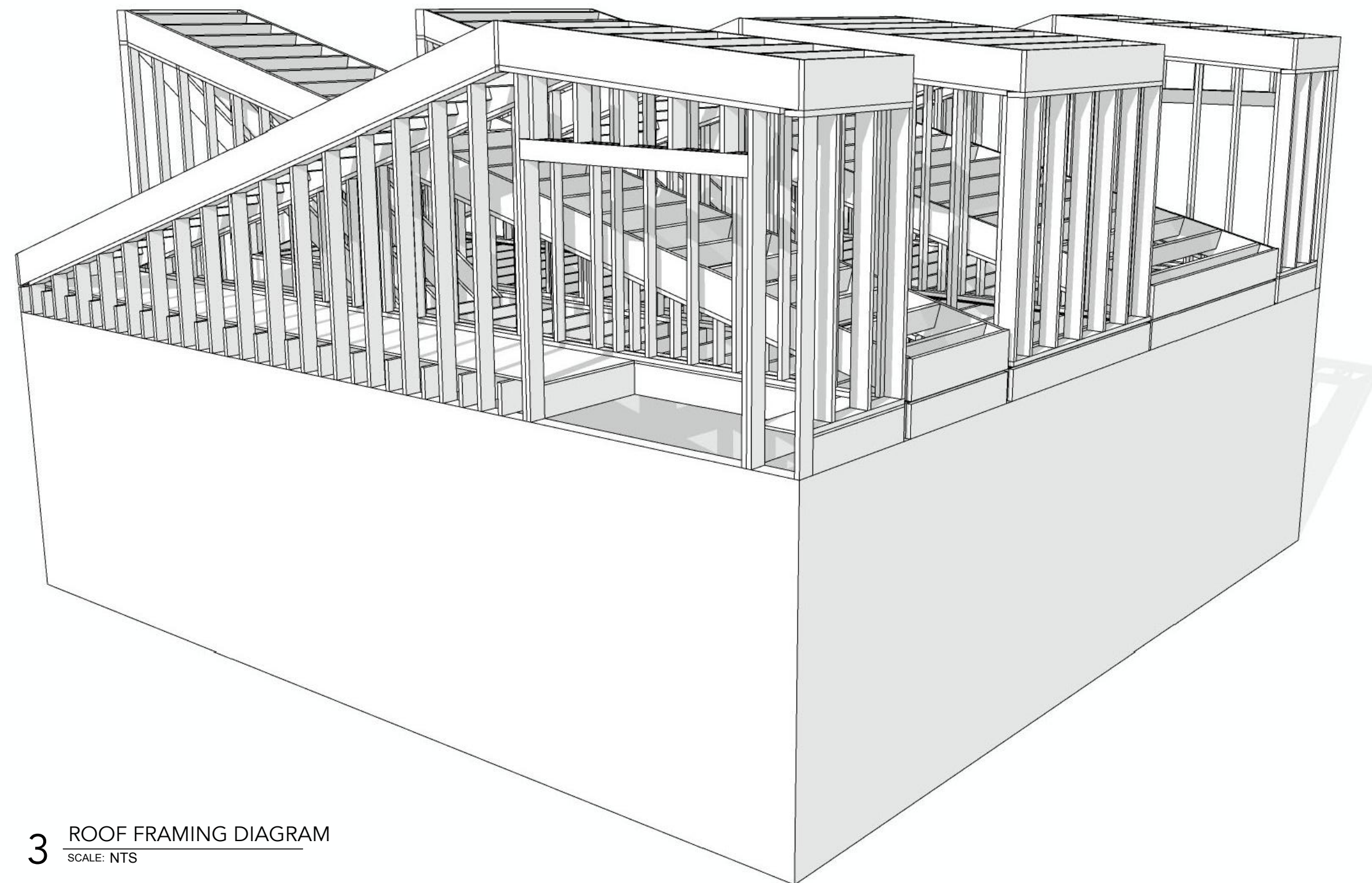


1 ROOF FRAMING DIAGRAM
SCALE: NTS

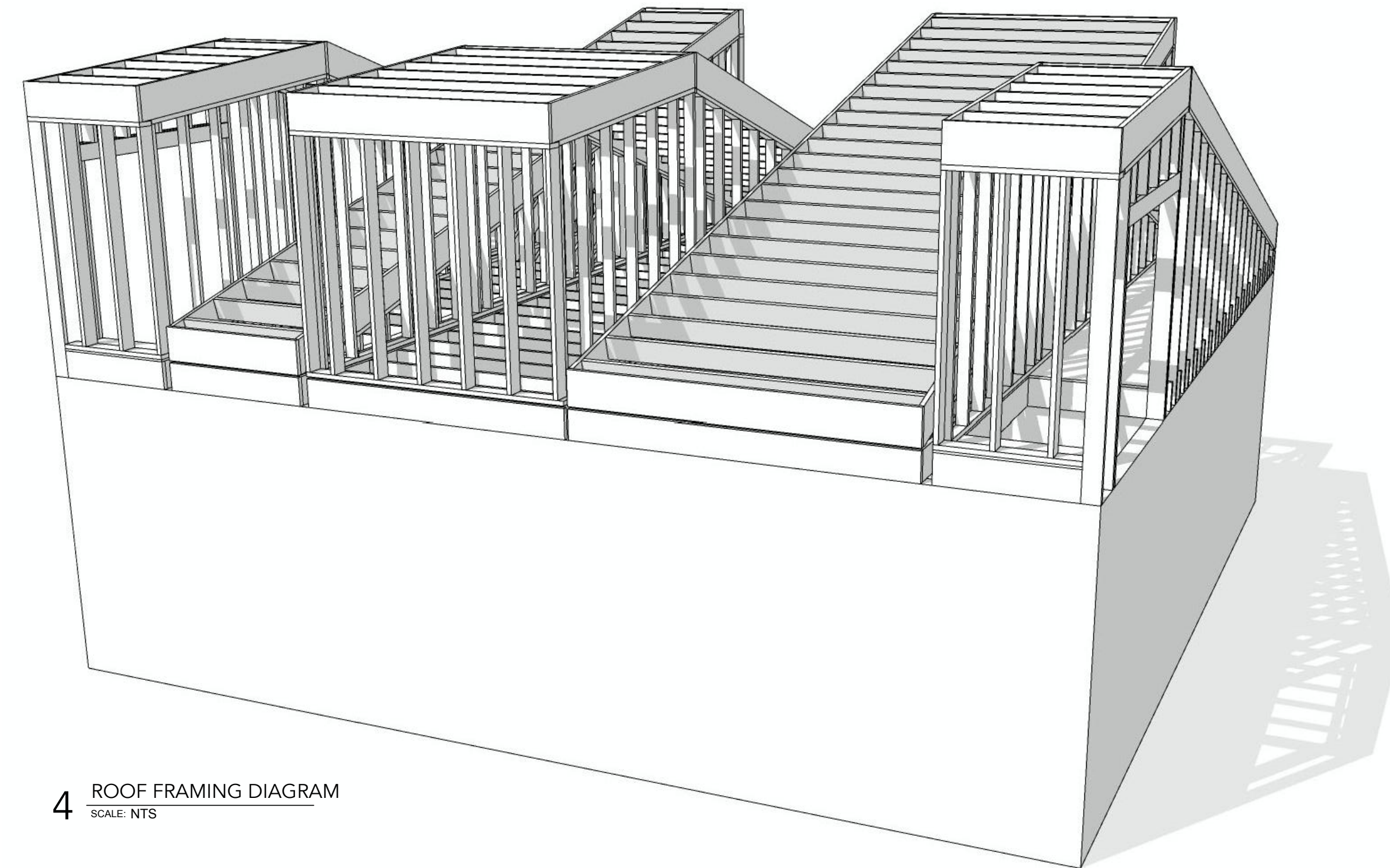


2 ROOF FRAMING DIAGRAM
SCALE: NTS

PERSPECTIVE IMAGES OF ROOF FRAMING TO HELP UNDERSTAND
THE INTENT OF THE FRAMING DRAWINGS.



3 ROOF FRAMING DIAGRAM
SCALE: NTS



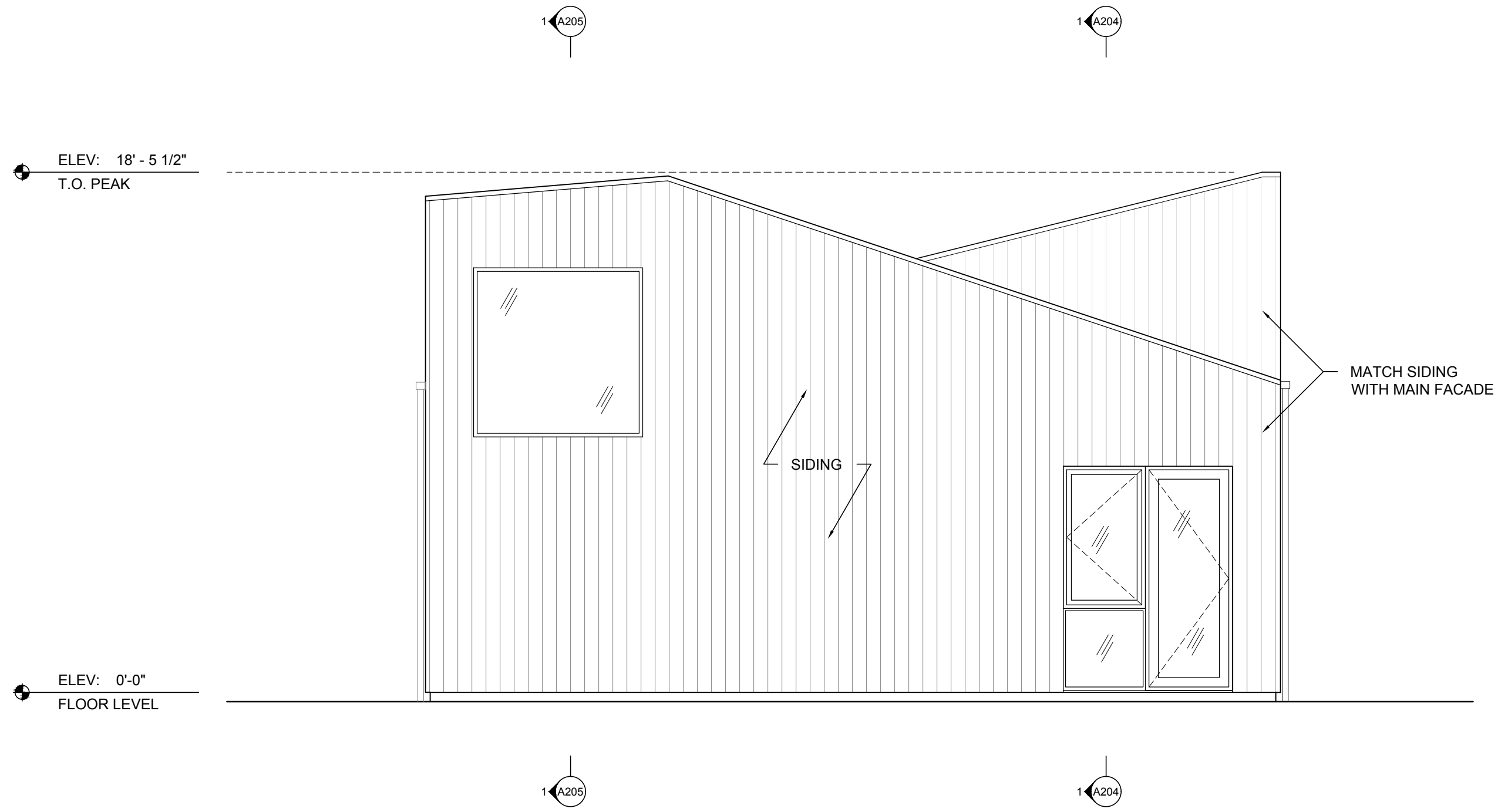
4 ROOF FRAMING DIAGRAM
SCALE: NTS

DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: NTS
SHEET TITLE:
ROOF FRAMING
DIAGRAMS

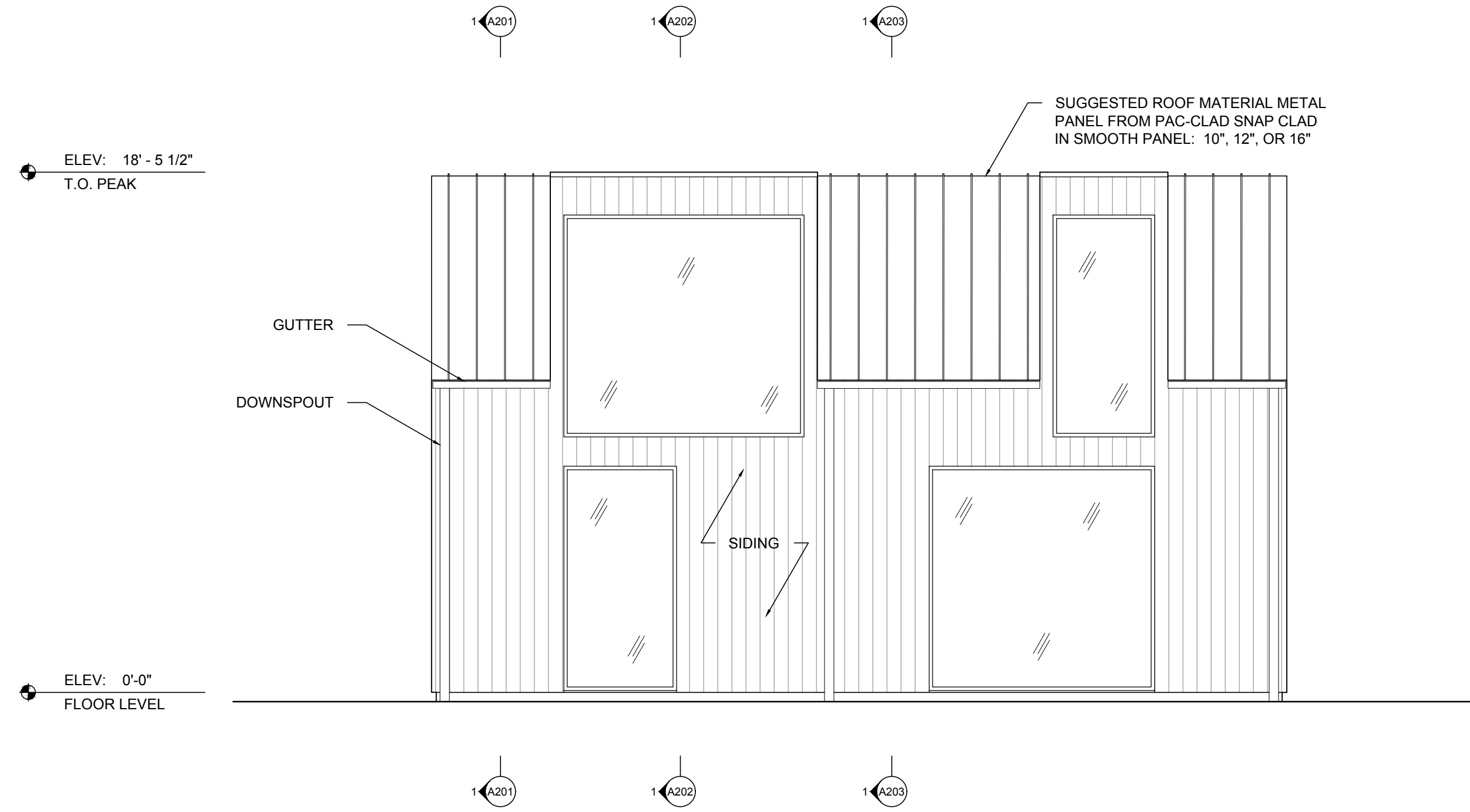
A.105

FREE HAUS

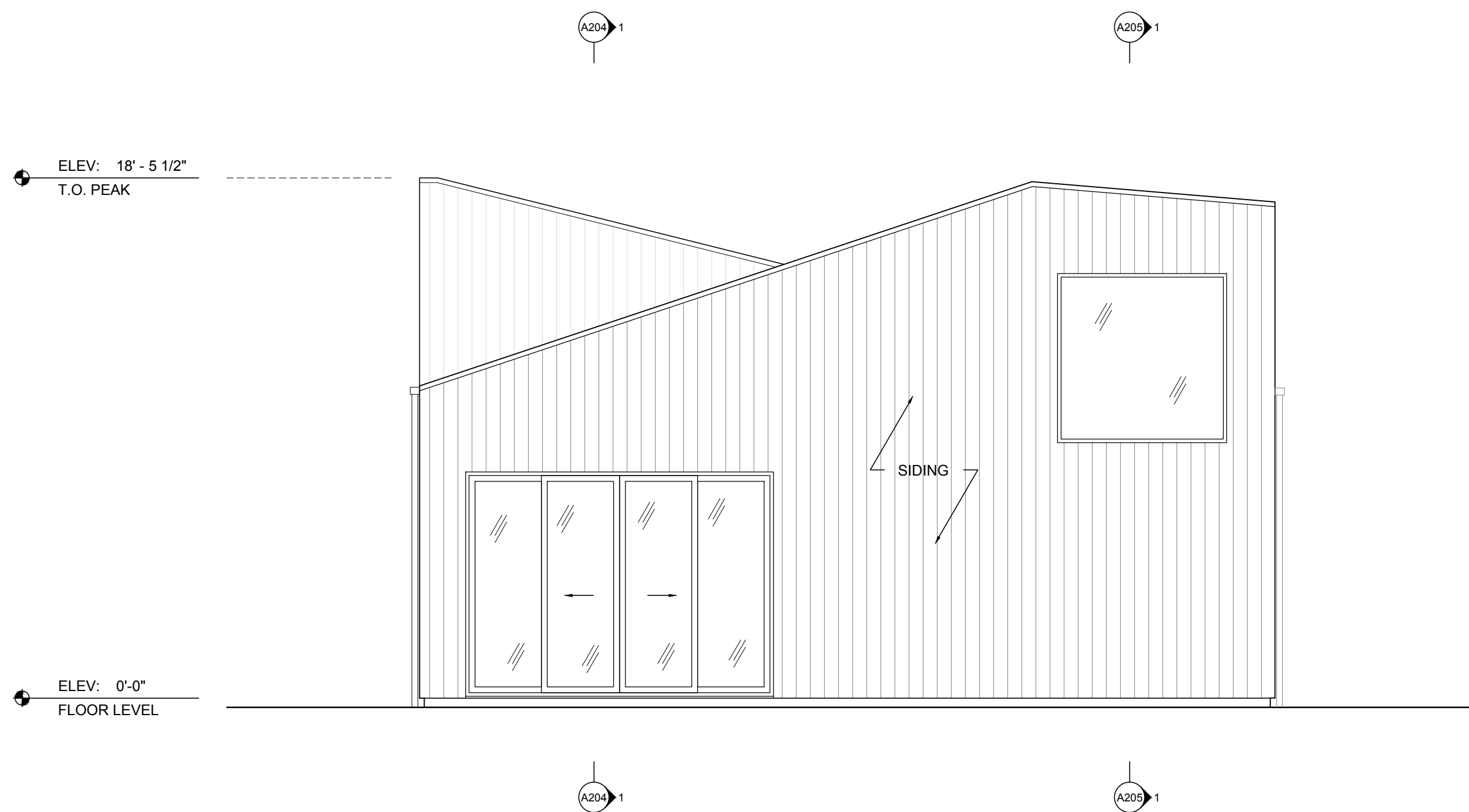
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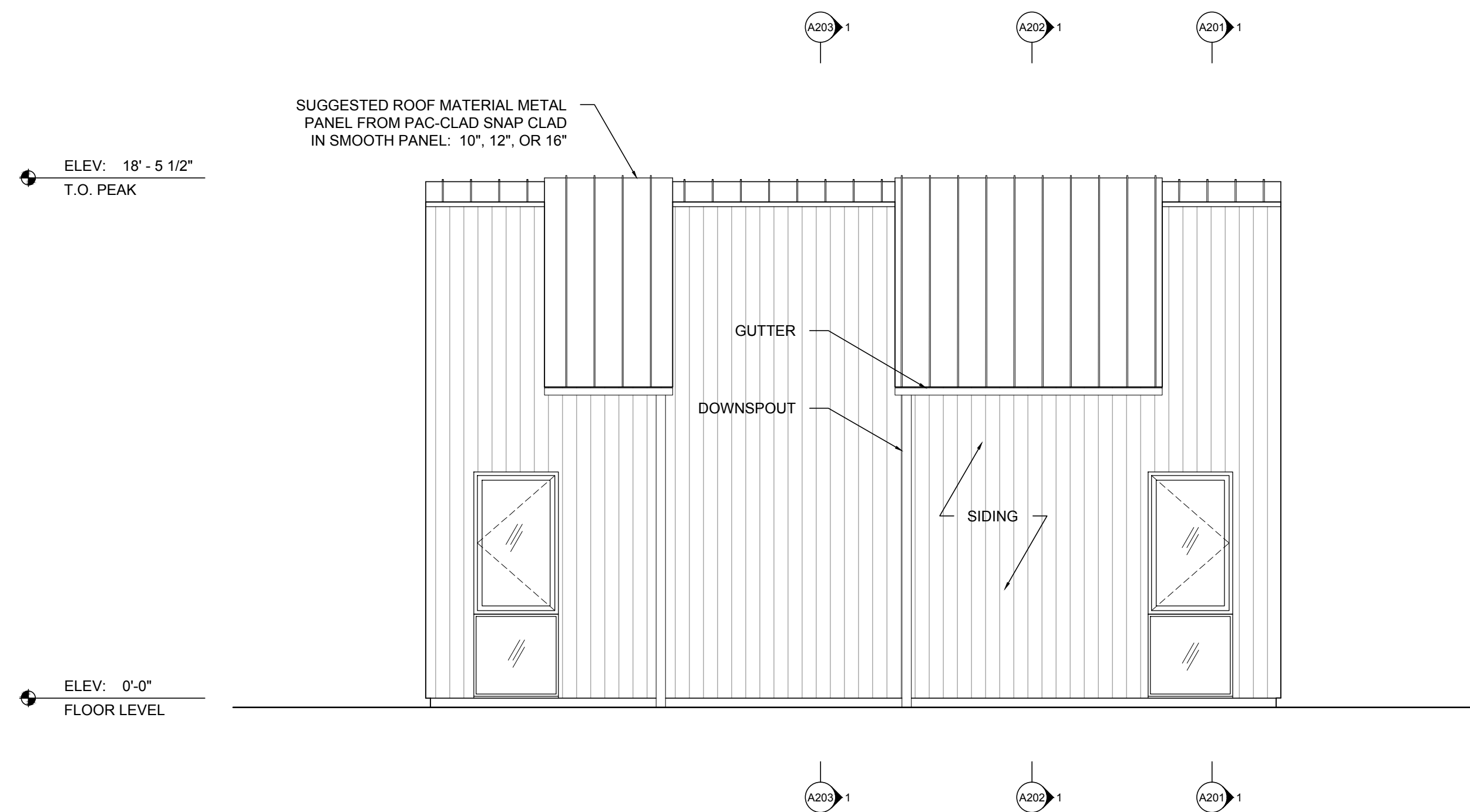
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SCALE: 1/4" = 1'-0"



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



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



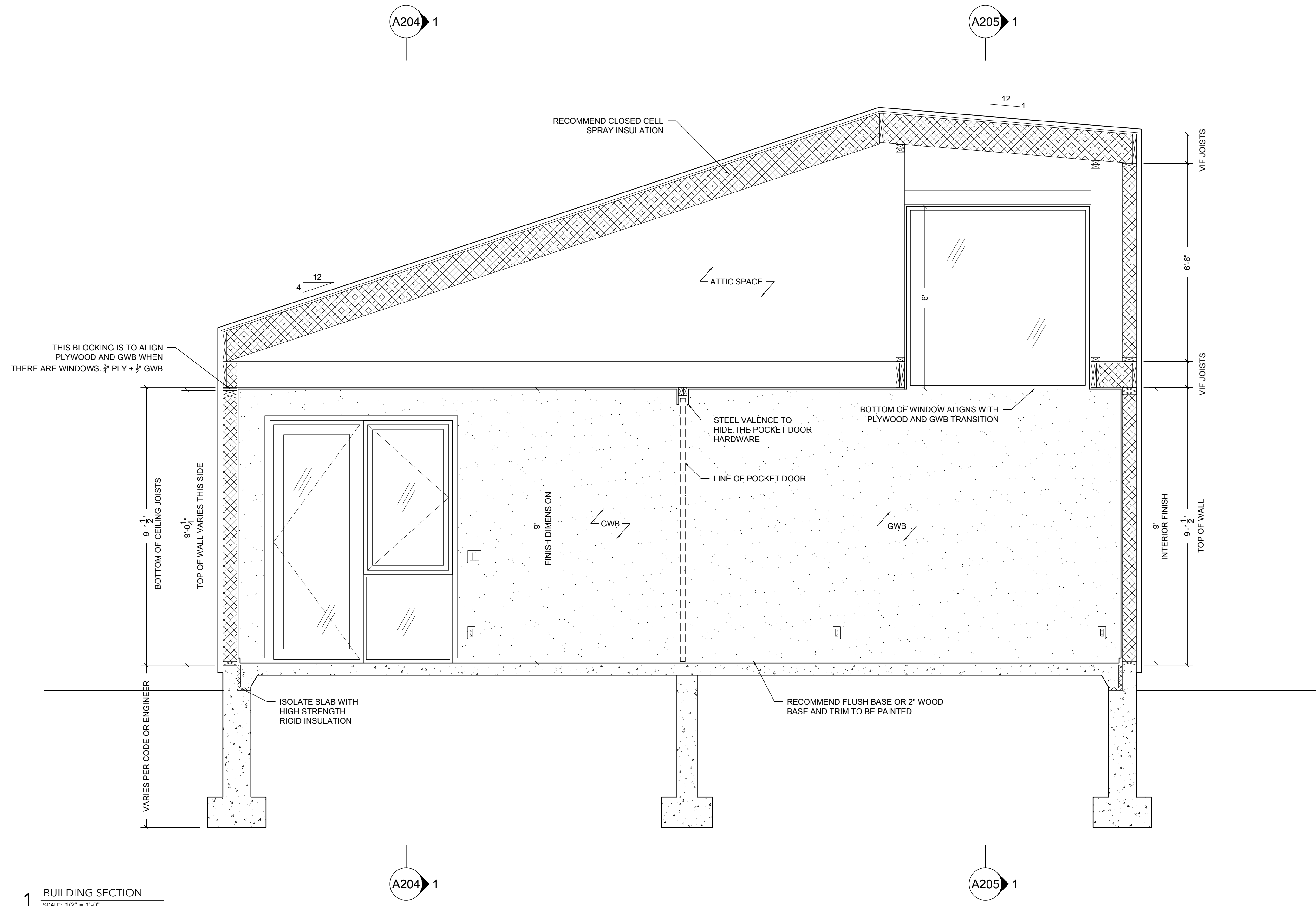
4 ELEVATION 4
SCALE: 1/4" = 1'-0"

DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/4" = 1'-0"
SHEET TITLE:
BUILDING ELEVATIONS

A.200

FREE HAUS

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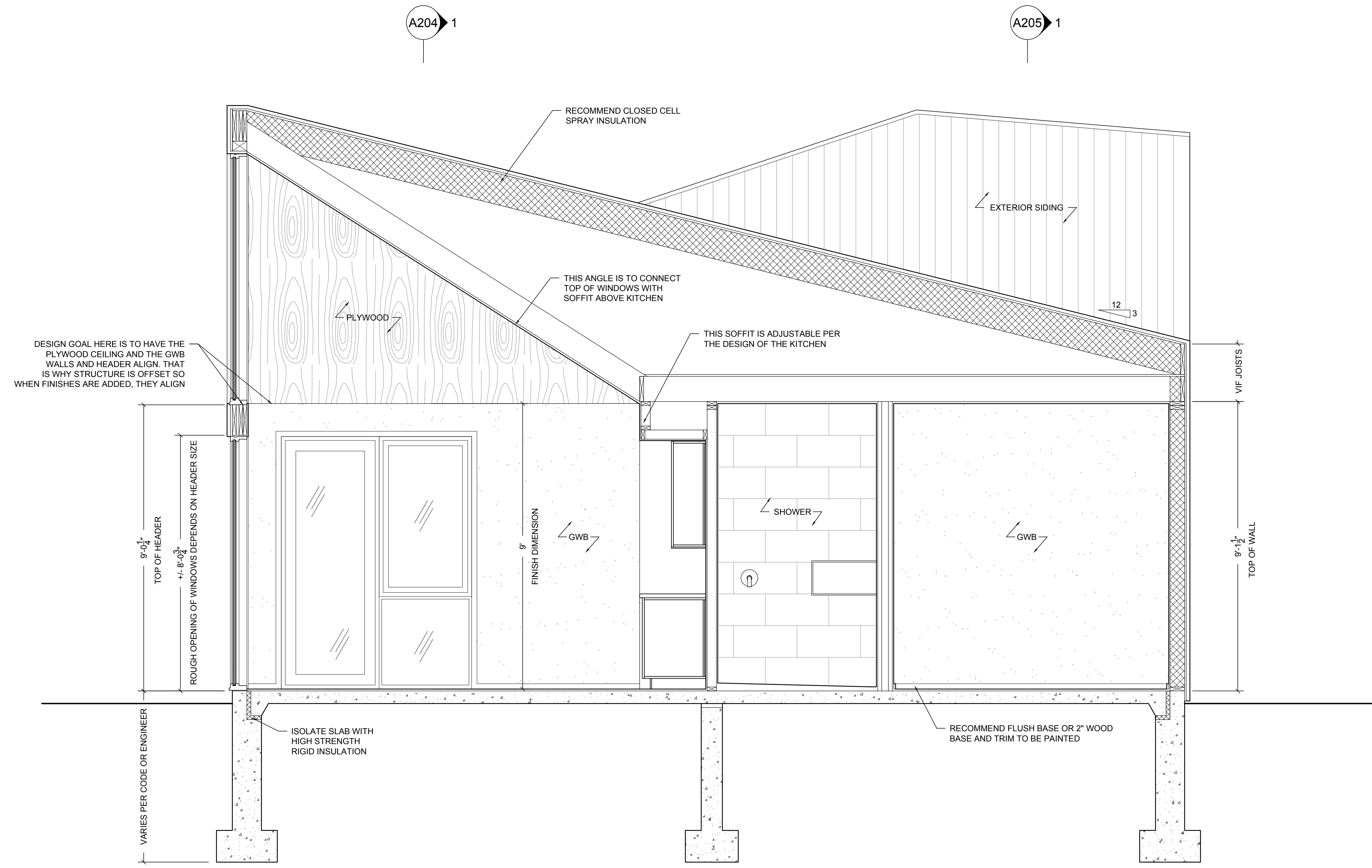
1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

DESIGN ARCHITECT
J_SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
BUILDING SECTION

A.201

FREE HAUS

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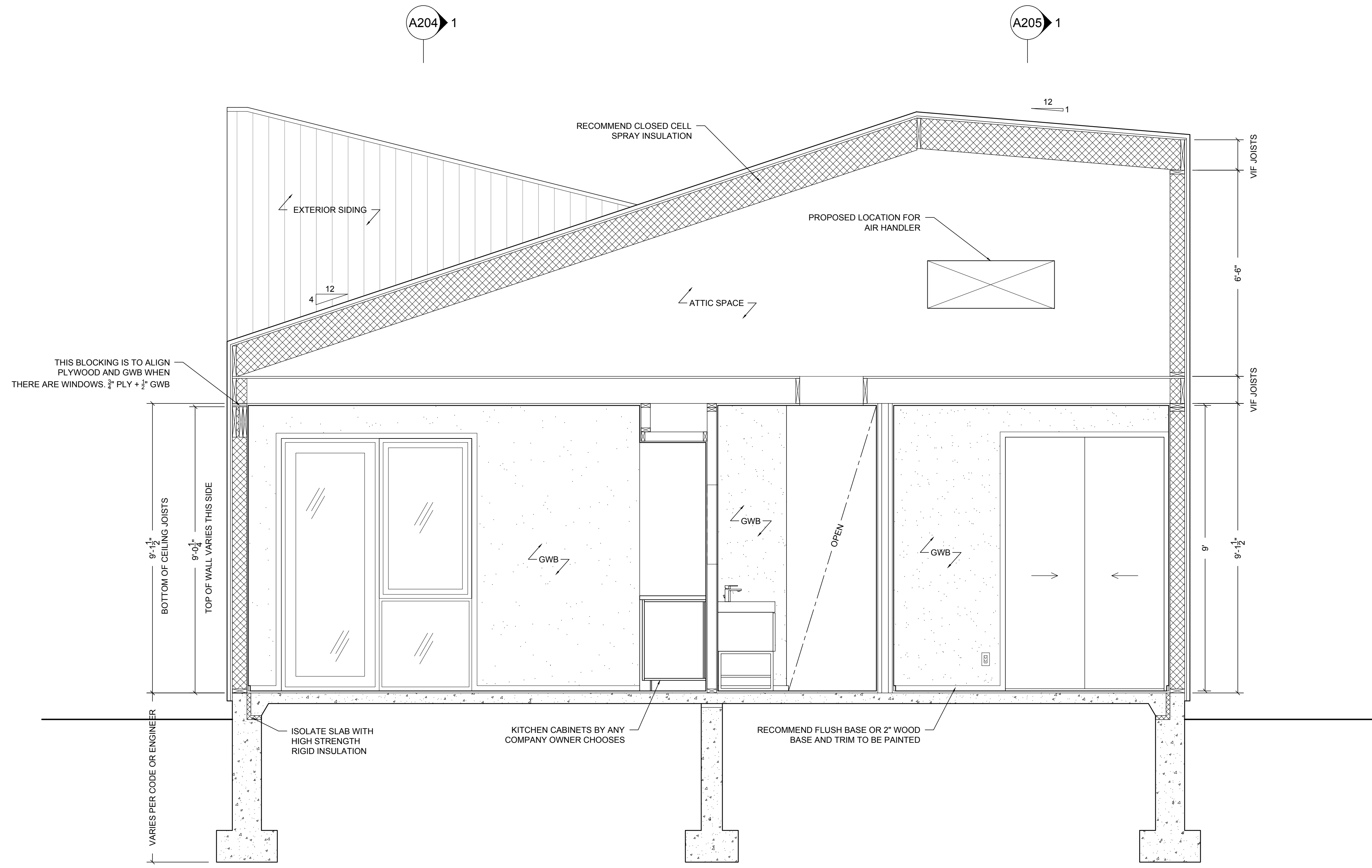
1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
BUILDING SECTION

A.202

FREE HAUS

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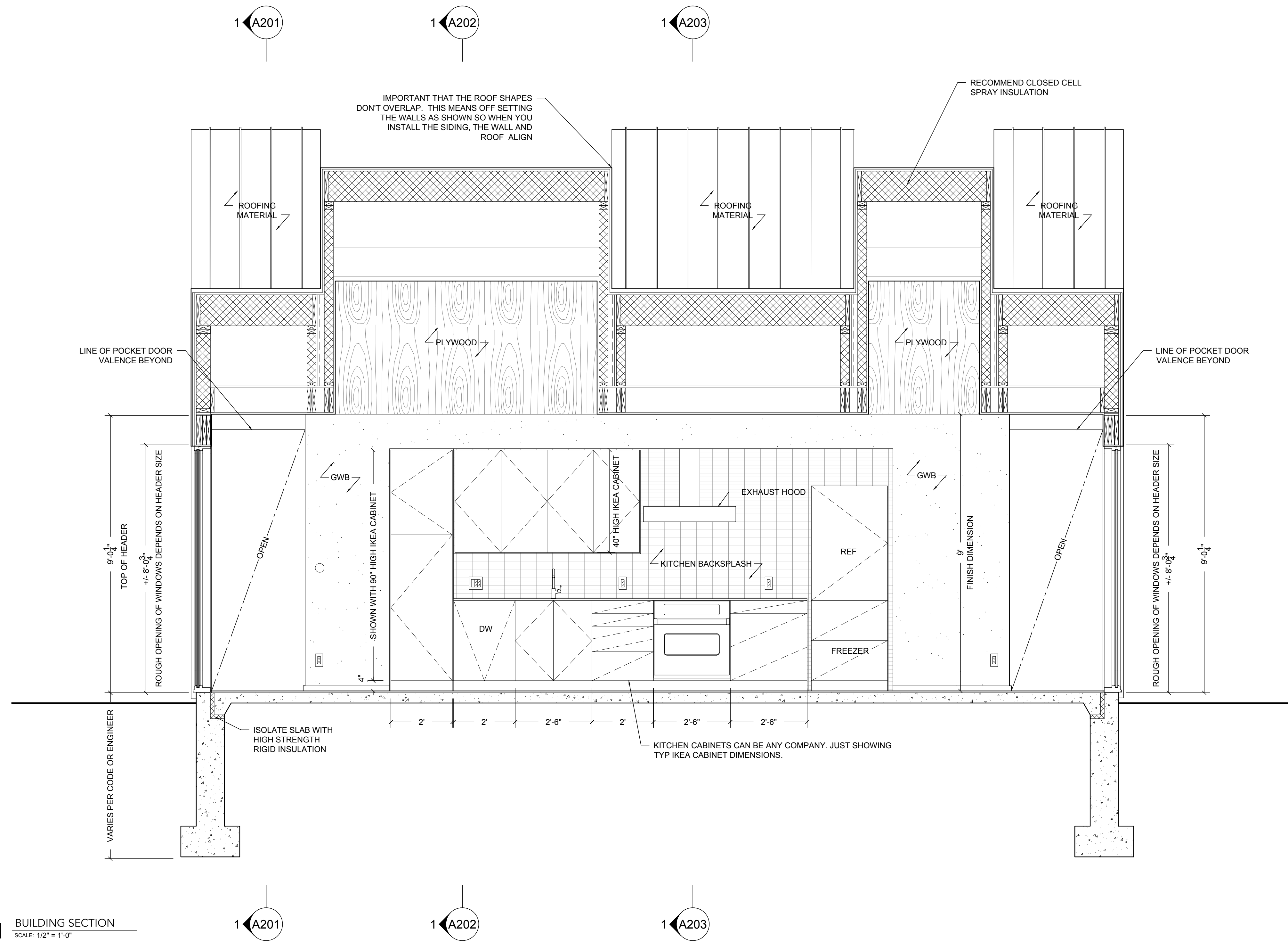
1 BUILDING SECTION
SCALE: 1/2" = 1'-0"

DESIGN ARCHITECT
J_SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
BUILDING SECTION

A.203

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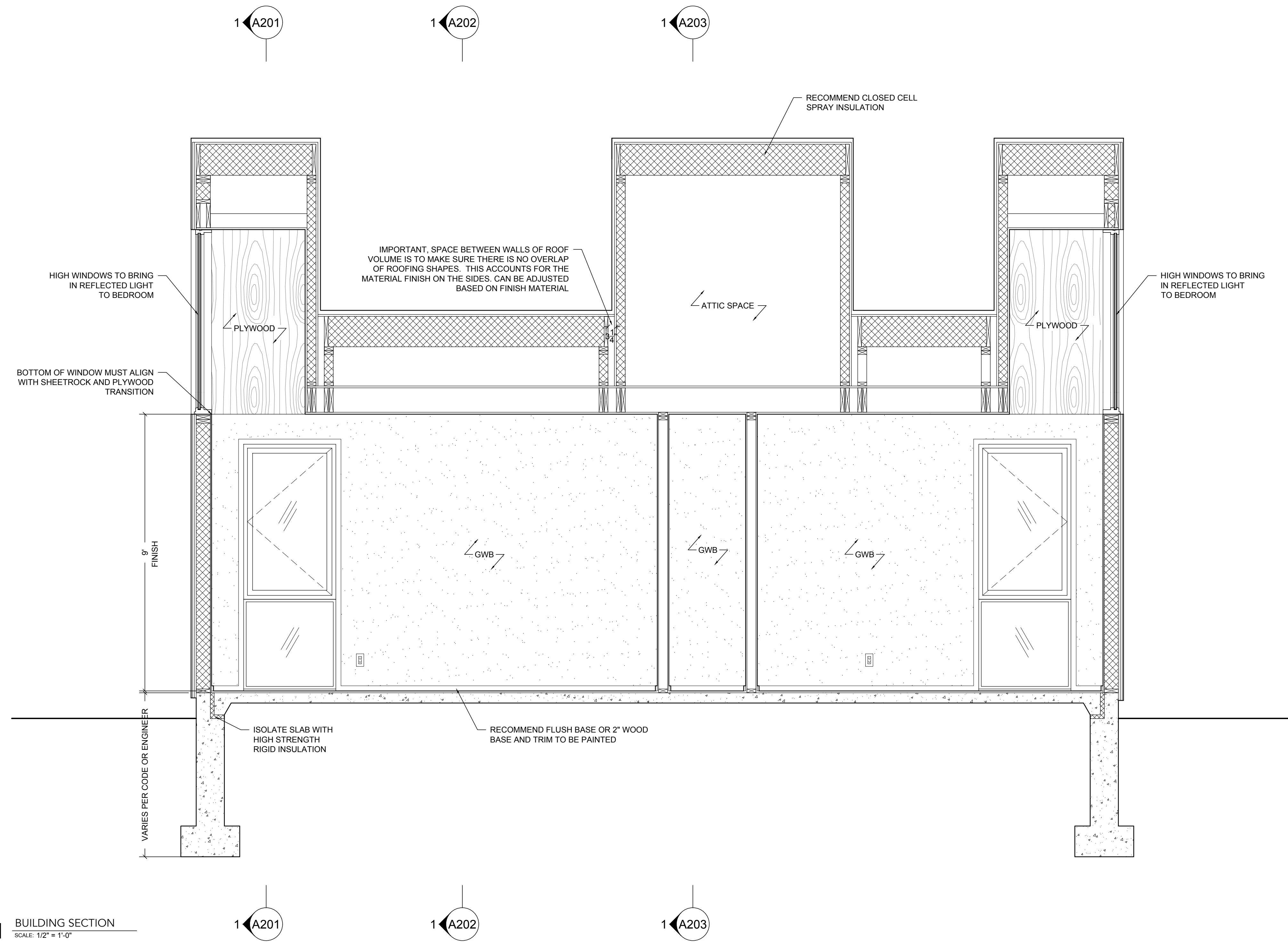


DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
BUILDING SECTION

A.204

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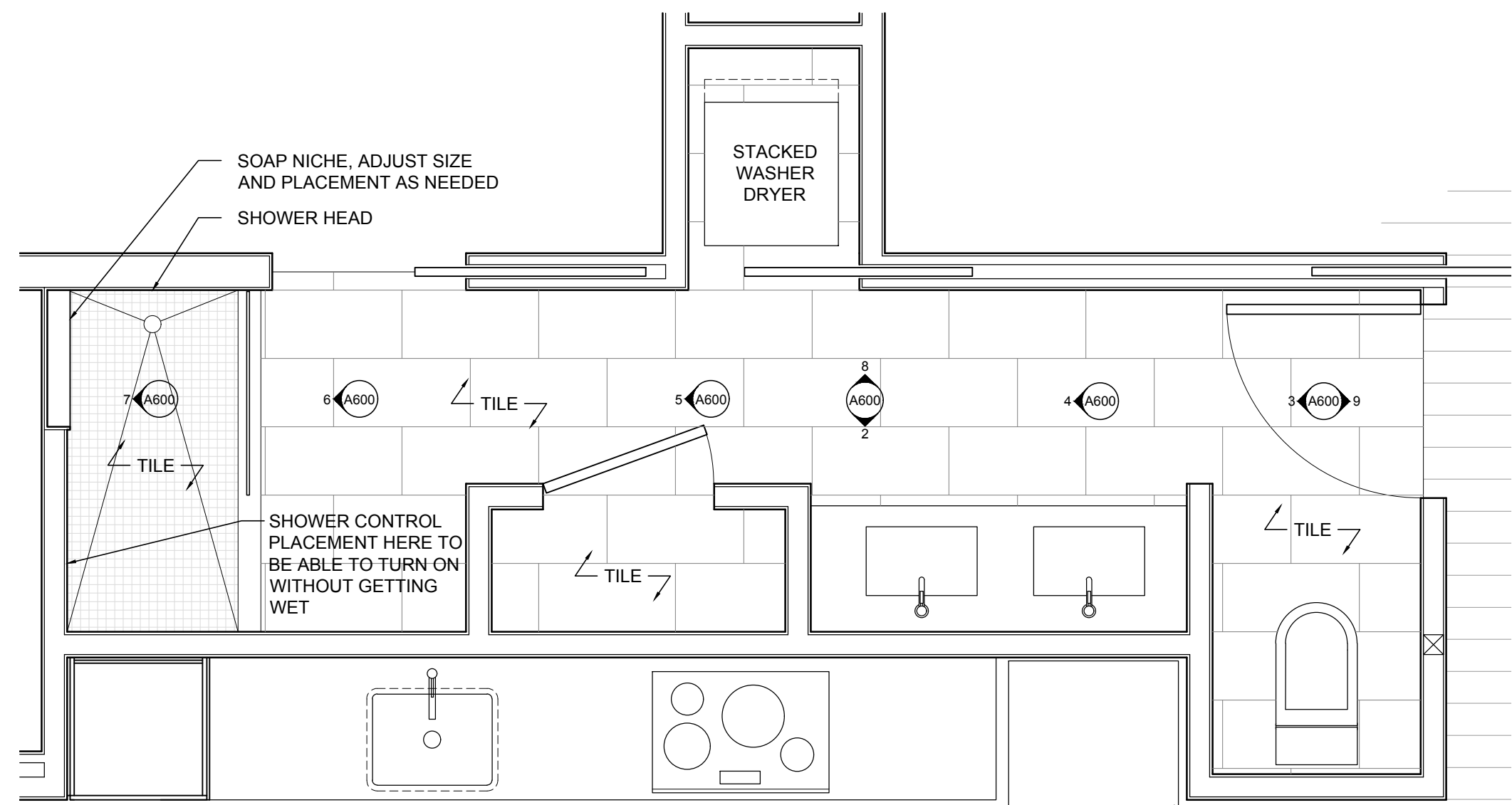


DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
BUILDING SECTION

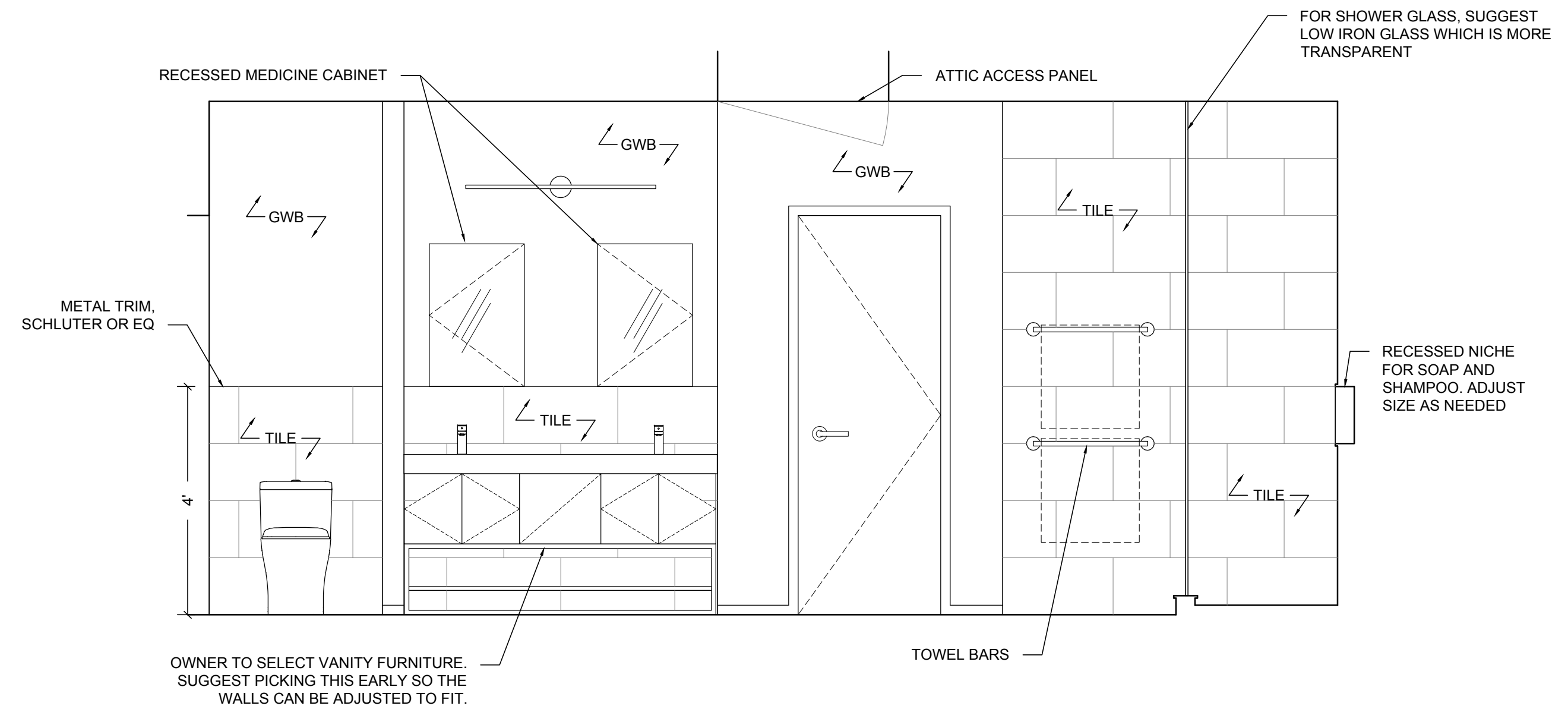
A.205

FREE HAUS

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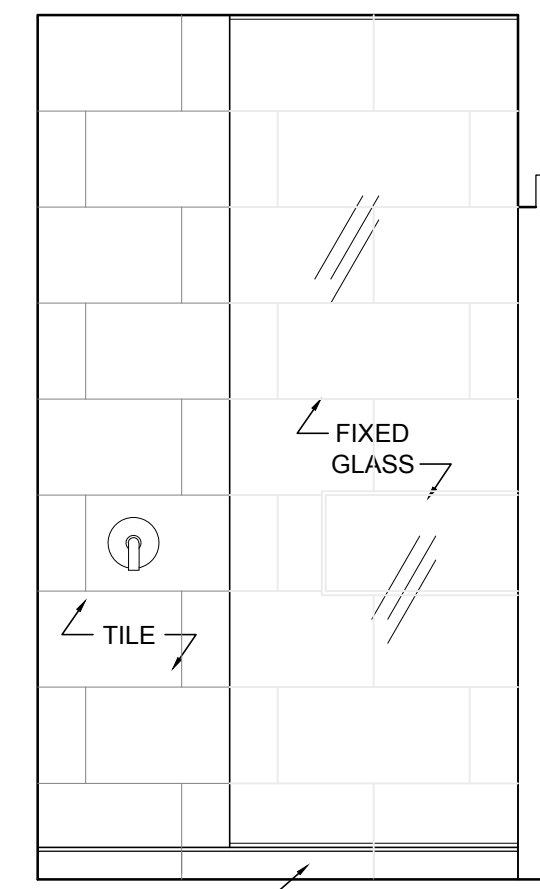
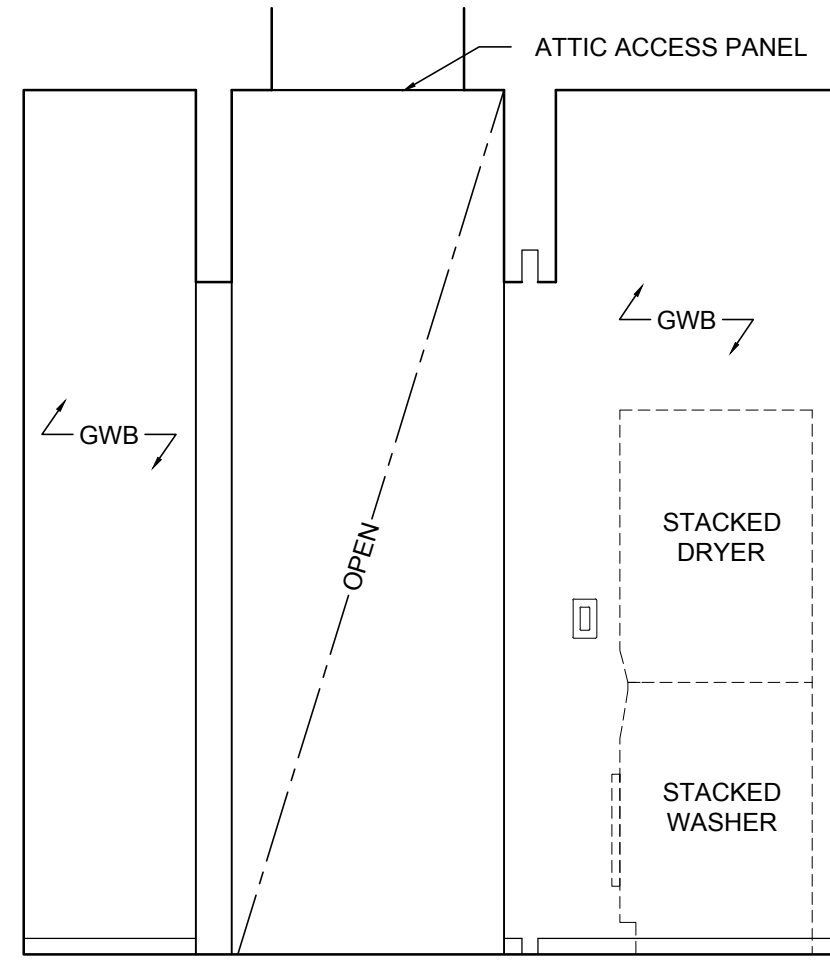
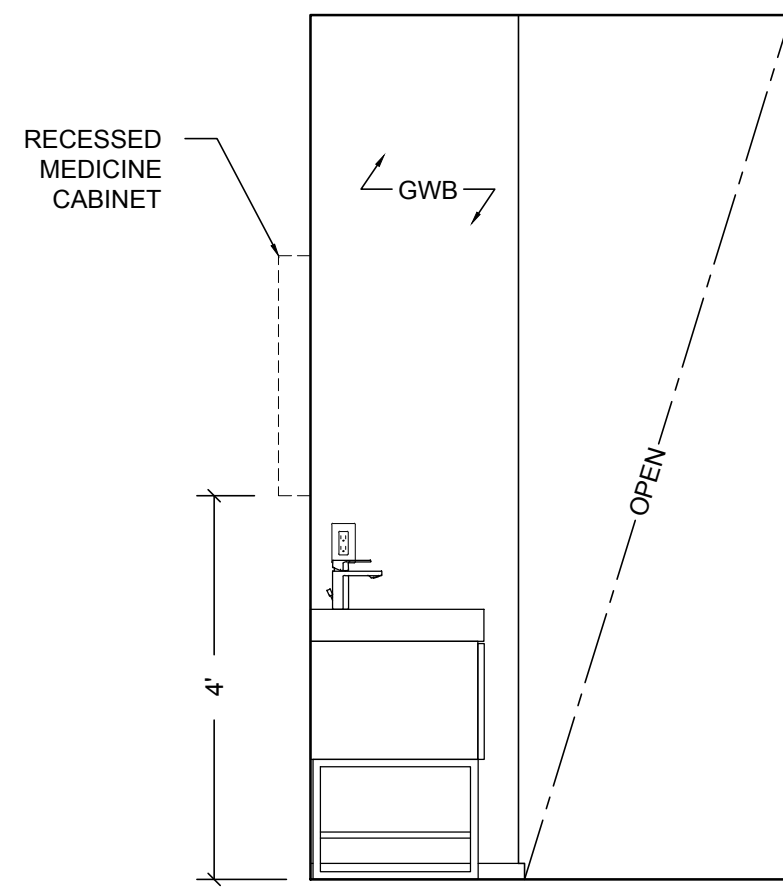
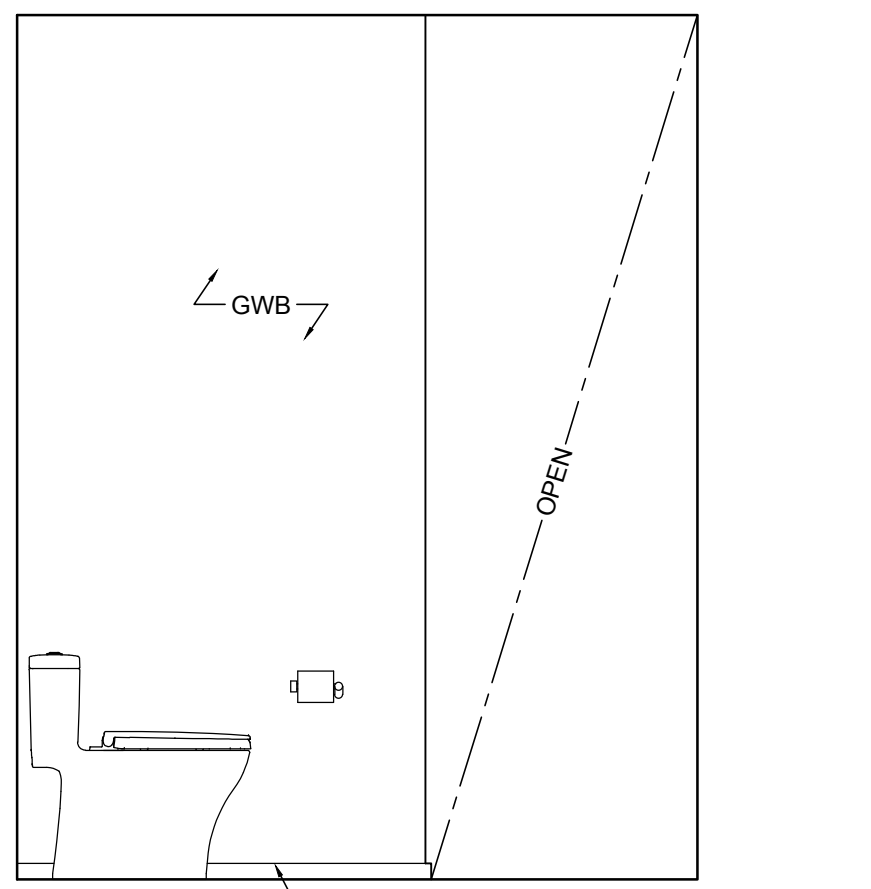


GENERAL FINISH NOTE:
J. SPY IS SHOWING THE MINIMUM AMOUNT OF TILE FOR THE BATHROOM. MORE TILE CAN BE ADDED BY THE OWNER IF DESIRED.

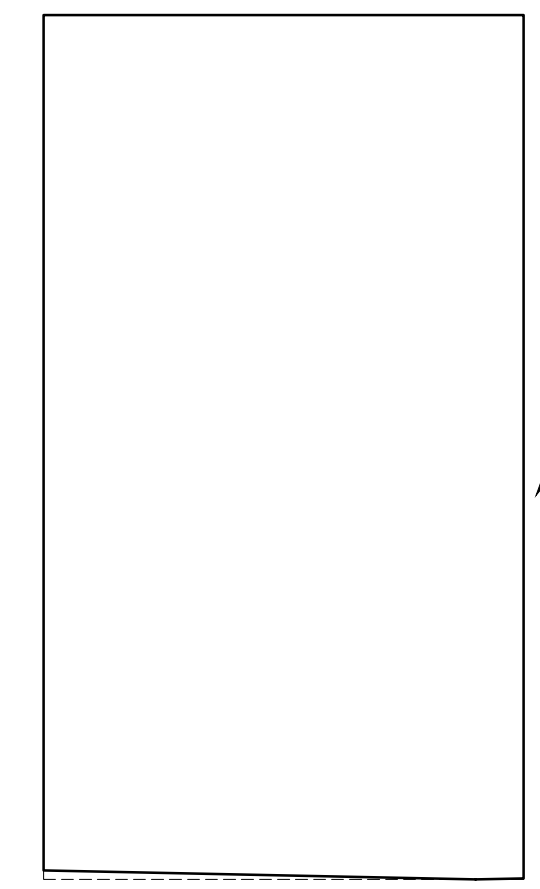


1 BATHROOM PLAN
SCALE: 1/2" = 1'-0"

2 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



SHOWER VALVE LOCATED HERE FOR EASY ACCESS SO YOU DON'T GET WET WHEN TURNING ON THE SHOWER



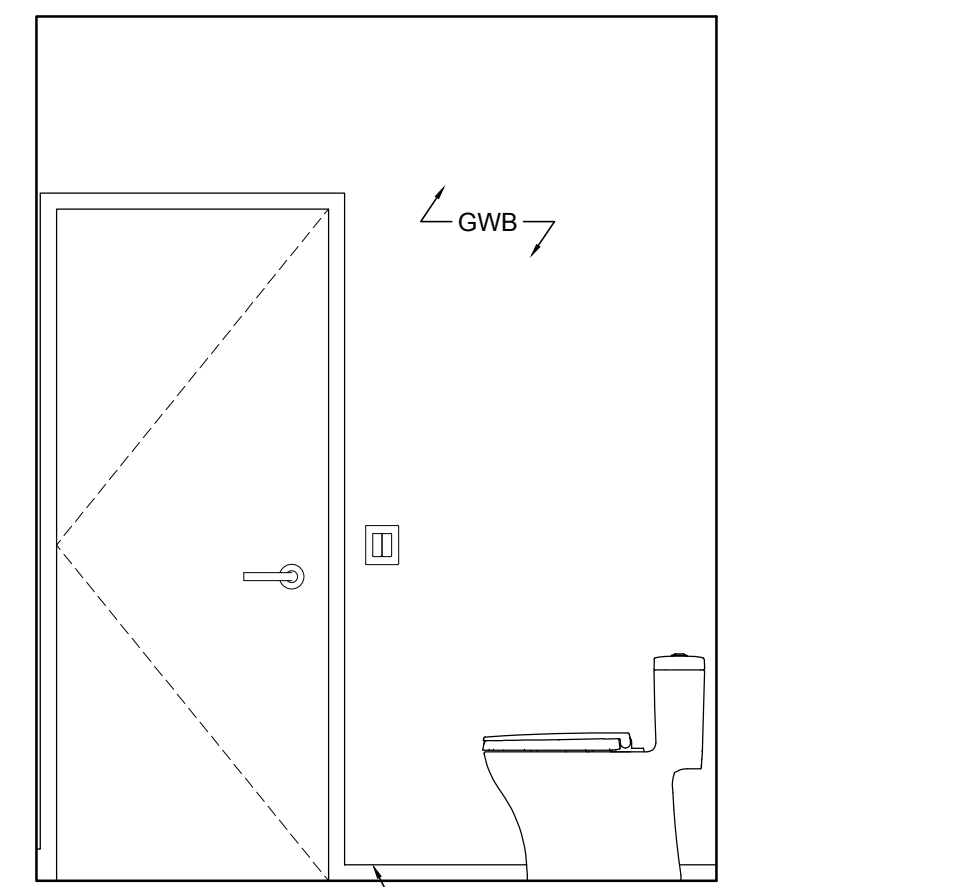
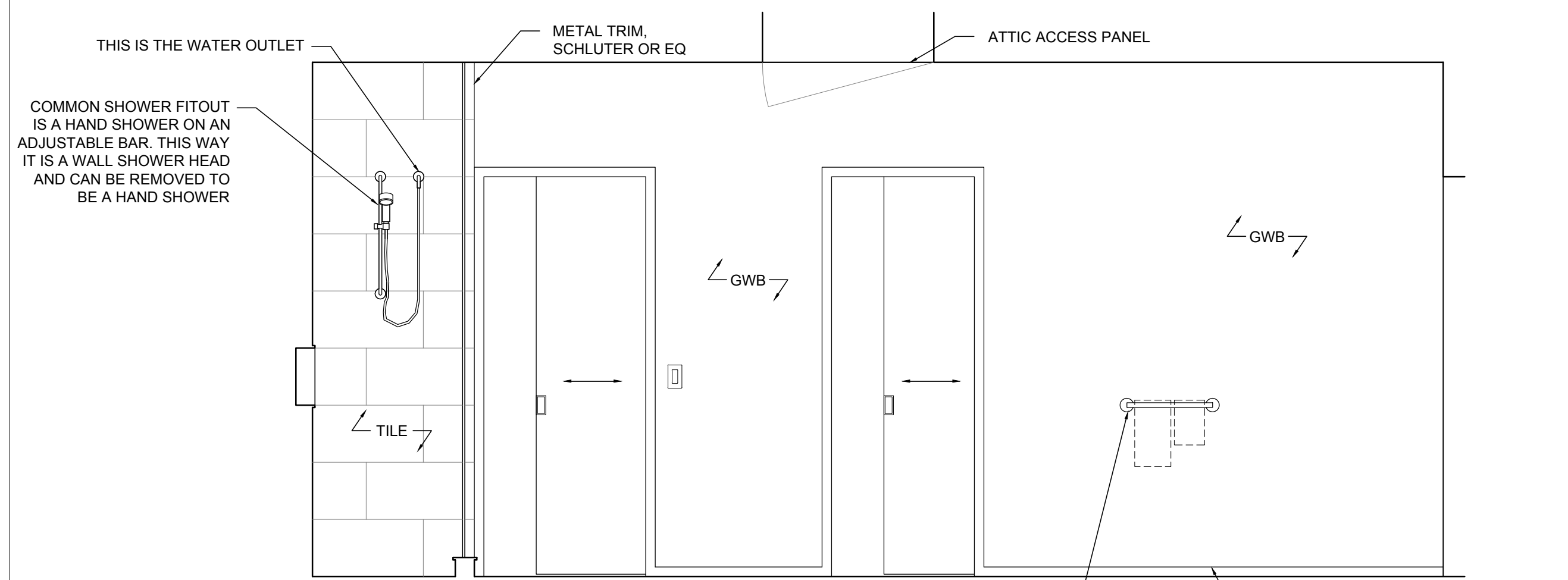
3 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

4 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

5 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

6 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

7 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



8 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

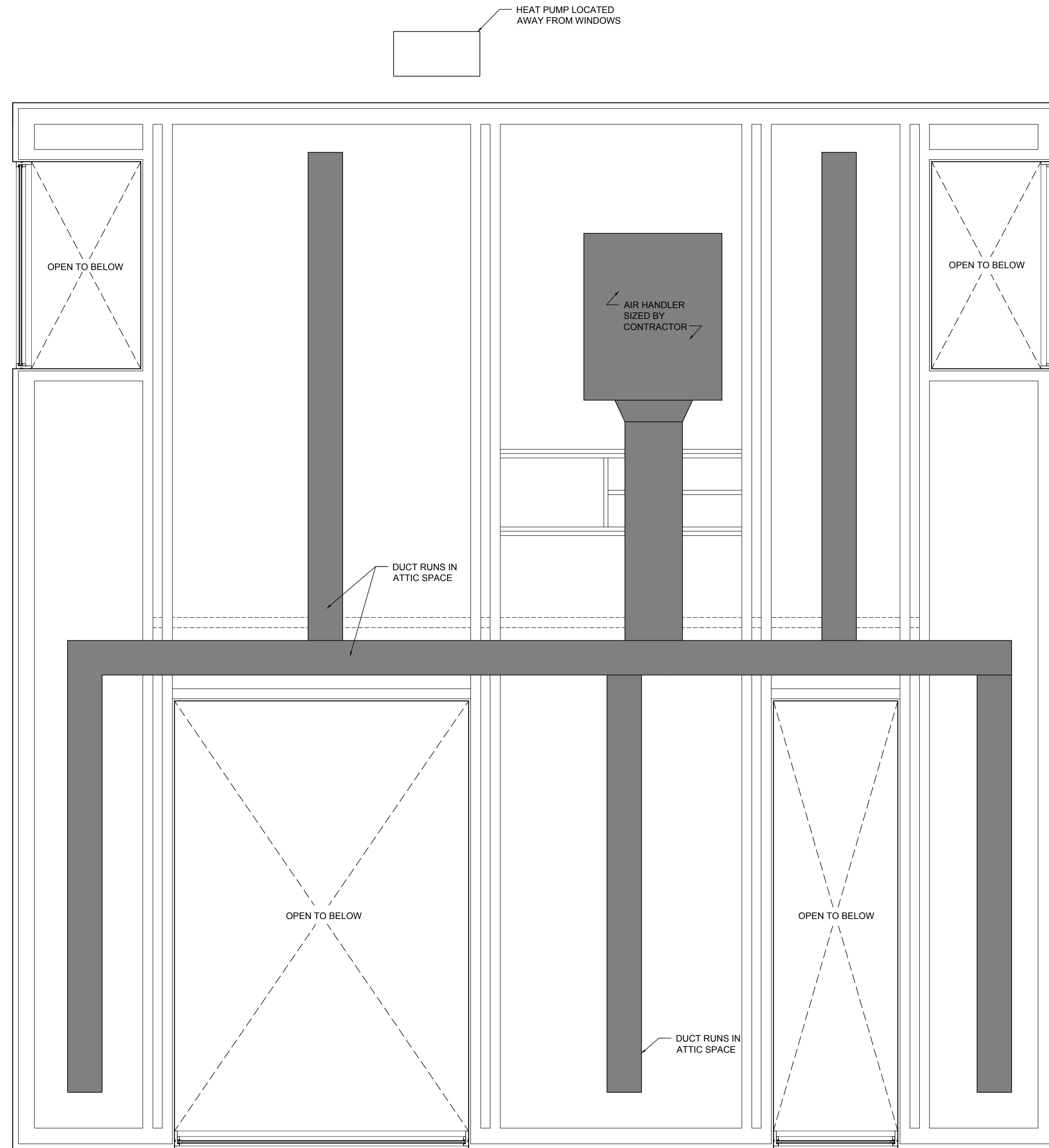
9 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"

DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN
DATE: MARCH 7, 2024
SCALE: 1/2" = 1'-0"
SHEET TITLE:
INTERIOR ELEVATIONS

A.600

FREE HAUS

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NOTES ON THE MECHANICAL SYSTEM

1. THE RECOMMENDED HEATING AND COOLING SYSTEM IS A "SPLIT SYSTEM" OR A HEAT PUMP LOCATED AT THE EXTERIOR AND CONNECTED TO AN INTERIOR AIR HANDLER AND DUCT SYSTEM. THIS IS ECONOMICAL BECAUSE THE HEAT PUMP CAN BOTH HEAT AND COOL, DEPENDING ON THE SEASON. SO HEATING AND COOLING WILL BE BY THE DUCT SYSTEM. THESE UNITS ARE ELECTRIC AND DON'T REQUIRE BURNING OF FOSSIL FUELS.
2. IF YOU ARE CONSIDERING A HEATED FLOOR, THAT IS MORE COMPLICATED. MOST HEATED FLOORS USE A WATER BASED SYSTEM, SO YOU NEED SOMETHING TO HEAT THE WATER. TYPICALLY THIS IS A BOILER, BUT IT REQUIRES MORE SPACE THAN ALLOTTED IN THIS DESIGN. YOU WOULD PROBABLY HAVE TO ADJUST THE LAYOUT TO FIT THE BOILER. ANOTHER WAY TO HEAT WATER IS A GEOTHERMAL HEAT PUMP. THAT IS MORE ENERGY EFFICIENT AND DOESN'T BURN ANY FOSSIL FUELS, BUT AGAIN REQUIRES A UNIT THE SIZE OF A BOILER WHICH WOULD BE DIFFICULT TO FIT IN THIS DESIGN.
3. THE HOT WATER HEATER IS ASSUMED TO BE A PROPANE OR GAS POWERED TANKLESS UNIT IN THE CLOSET IN THE BATHROOM.
4. IF THE HOUSE IS VERY WELL INSULATED, YOU MIGHT NEED A FRESH AIR SUPPLY SYSTEM, OR HRV OR ERV. THAT SHOULD FIT IN THE ATTIC SPACE. TALK TO YOUR CONTRACTOR ABOUT THIS OPTION.
5. IN THE DUCTED DESIGN AS SHOWN, THERE WILL BE GRILLS IN THE PLYWOOD CEILING. CONSIDER USING "LINEAR BAR GRILLS" FOR THESE LOCATIONS AS THEY WILL BE VISIBLE.

DESIGN ARCHITECT
J. SPY ARCHITECTURE AND DESIGN

DATE: MARCH 7, 2024

SCALE: 1/2" = 1'-0"

SHEET TITLE:

**MECHANICAL
DIAGRAM**

A.800