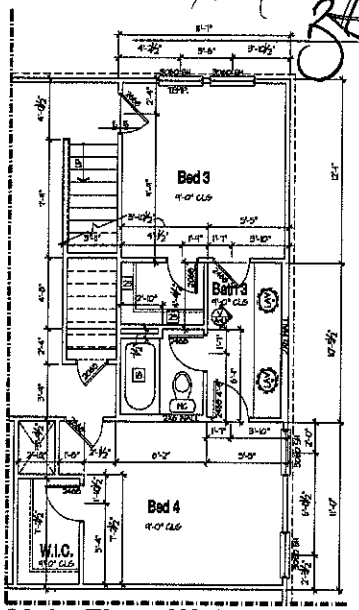
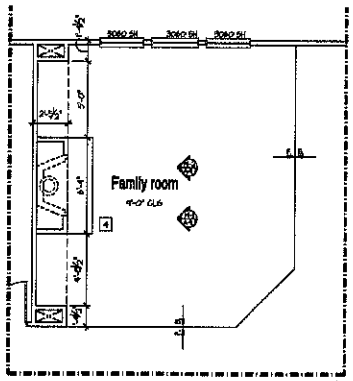
Acknowledgement of
Plans Submittal ONLY!

Date 3-2-16

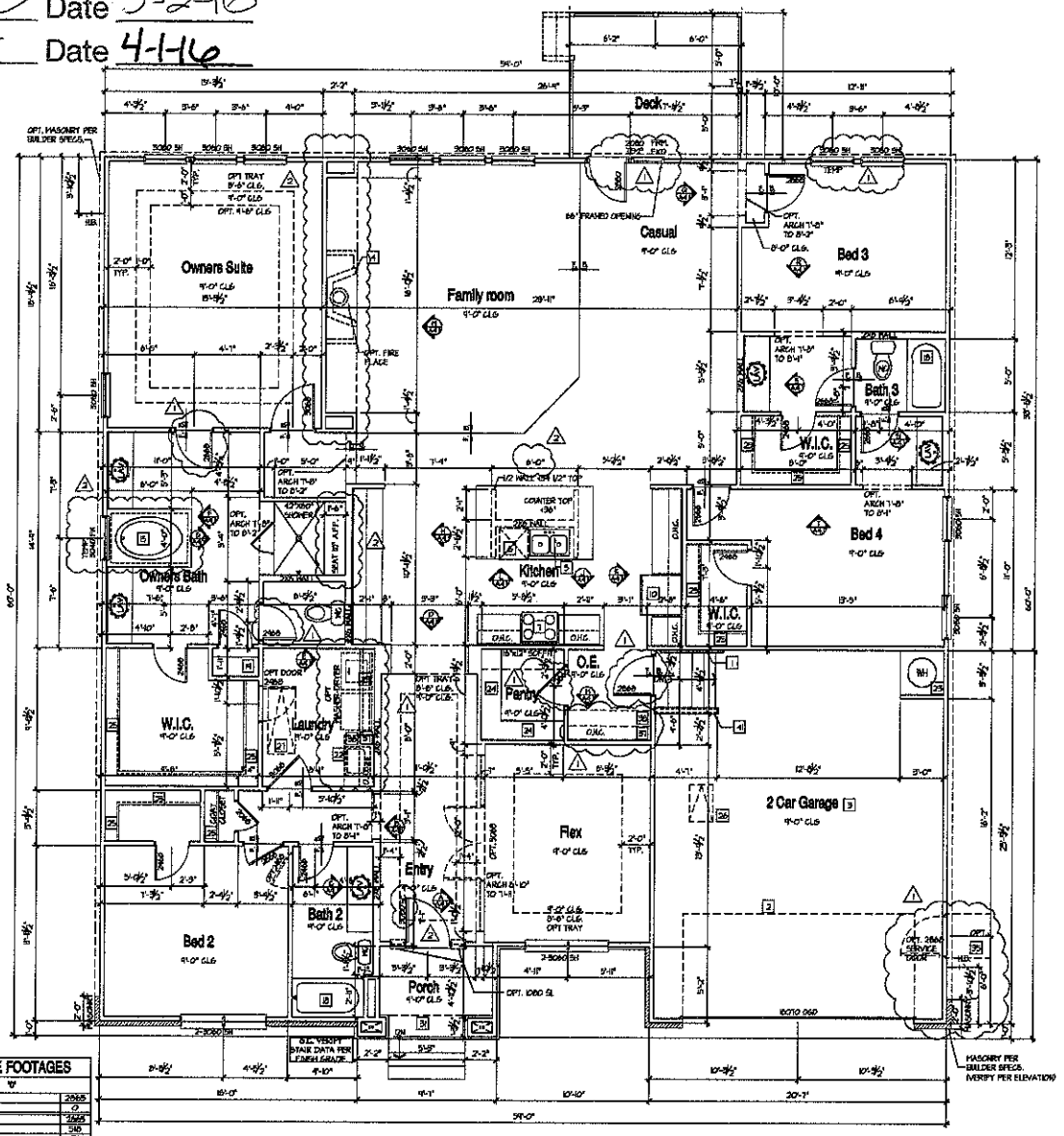
Date 4-1-16



Main Floor W/Opt. Stairs



Opt. Fireplace



Main Floor Plan - C

SQUARE FOOTAGES	
MAIN FLOOR	2865
UPPER FLOOR	0
SUBTOTAL	2865
GARAGE	540
PORCH	91
TOTAL	5496
W/ FINISHED BASEMENT	846
FINISHED BASEMENT	1078
OPT SCREENED PORCH	120
OPT UPPER FLOOR	115

ALL EXTERIOR HOUSE WALLS MAY BE OPTIONAL 2X6 STUD WALLS - SEE STRUCTURAL PLANS FOR DETAILS.

FLOOR PLAN NOTES:

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS

1. IF RAILING / GUARDRAIL IS PROVIDED, ALL RAILING / GUARDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. RAILING/GUARDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE SURFACES.
2. LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
3. SLOPE GARAGE FLOOR 1/8" PER FOOT TOWARD OVERHEAD GARAGE DOOR OPENING.
4. FIREPLACE, AS SPECIFIED BY BUILDER. INSTALL PER MANUFACTURERS SPECIFICATIONS. ALL FACTORY BUILT FIREPLACES SHALL COMPLY WITH LOCAL CODES.
5. SINK W/ GARBAGE DISPOSAL
6. DISHWASHER
7. RANGE
8. COOK TOP
9. OVEN
10. REFRIGERATOR SPACE.
11. PANTRY
12. PEDESTAL SINK
13. SHOWER (SIZE AS NOTED)
14. TUB
15. 60" X 60" TUB/SHOWER
16. 30" X 60" TUB/SHOWER
17. LINEN SHELVING PER BUILDER SPECS.)
18. WASHER SPACE
19. DRYER VENT
20. OPTIONAL LAUNDRY SINK.
21. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 6" ABOVE GARAGE FLOOR FOR WATER HEATER.
22. 5 SHELVES PER BUILDER SPECS.
23. RISE AND RAILS PER BUILDING CODE.
24. ATTIC ACCESS W/ STAIRS (25 1/2"x54 1/2")
25. GYPSUM BOARD CEILING @ 8'-0" AT MAIN FLOOR & 7'-0" AT UPPER FLOOR UNO.
26. GYPSUM BOARD ARCH @ 1'-2" TO 8'-0".
27. GYPSUM BOARD LOW WALL, 36" A.F.F. (U.N.O.) W/ CAP.
28. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR SOFFIT.
29. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
30. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
31. PORCH RAIL, SEE ELEVATION.
32. 36"x36" CONCRETE STOOP.
33. 6x6 BEAM.
34. OPTIONAL UPPER CABINETS.
35. OPTIONAL CABINETS.
36. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
37. LINE OF FRAMING ABOVE.
38. LINE OF FRAMING WALL BELOW.
39. 2x4 LOW WALL 42" A.F.F.
40. 2x6 LOW WALL 42" A.F.F.
41. ART NICHE
42. HORIZONTAL LAUNDRY CHUTE
43. LOW WALL 24" A.F.F.
44. GYPSUM BOARD ARCH @ 8'-0" TO 9'-0"
45. LOW WALL 32" A.F.F.
46. NO HARD LATCH OR LOCKING KNOB

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION: ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION: T-WALL FLOORING OR 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION: 4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION M, G, & a.

D. WINDOWS:
- A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RESIDENTIAL CODES.
- B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.0 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
- C. TYPICAL WINDOW HEAD HEIGHT: 7'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (U.N.O.) 8'-0" A.F.F. @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL: ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

F. HVAC: PROVIDE EAGLE DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STAIR RISERS: INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRACE SIDING: INSTALL PER LOCAL CODE.

ISSUE DATE: 01/17/2014
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CAD NO: 2866A | DRAWN BY: | CHECKED BY:

MAIN FLOOR PLAN - C

159-2866

A2.1C