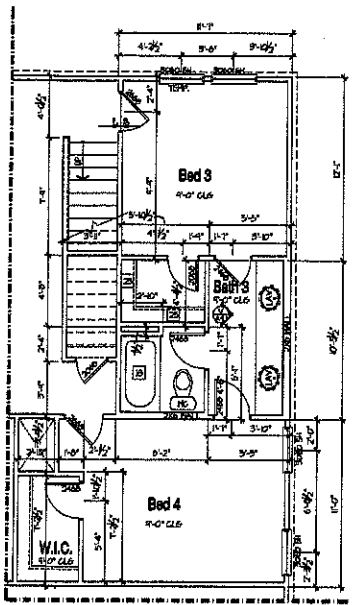
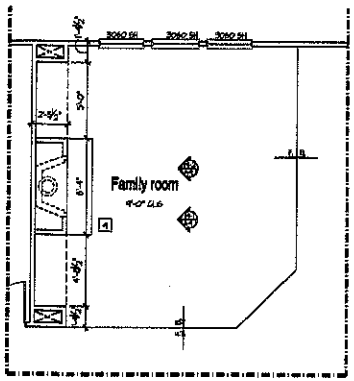
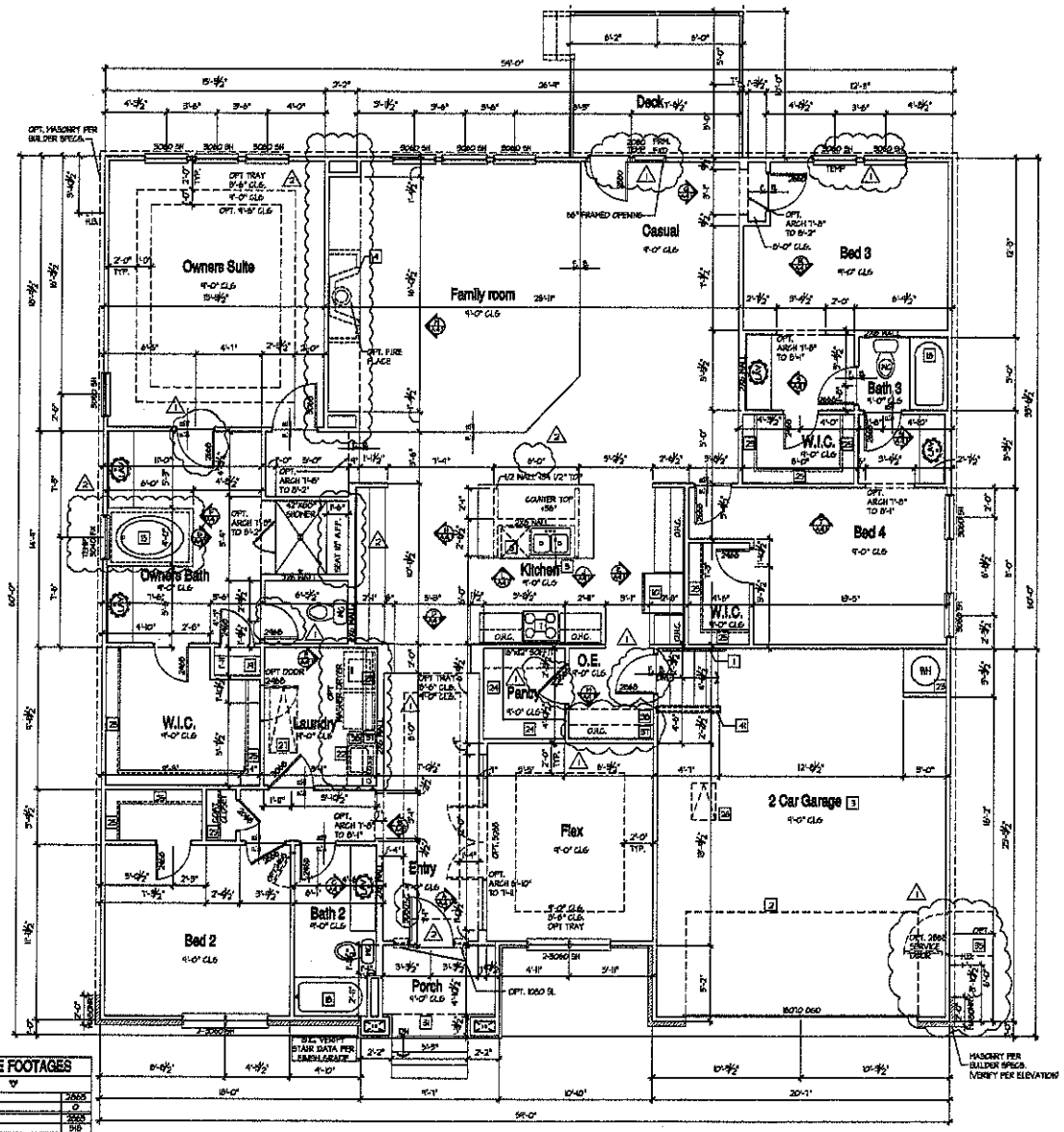


Main Floor W/Opt. Stairs



Opt. Fireplace



Main Floor Plan - C

SQUARE FOOTAGES	
MAIN FLOOR	2665
UPPER FLOOR	0
SUBTOTAL	2665
GARAGE	548
PORCH	0
TOTAL	3213
UNFINISHED BASEMENT	N/A
FINISHED BASEMENT	N/A
OPT SCREENED PORCH	120
OPT UPPER FLOOR	0

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

FLOOR PLAN NOTES:

TAPE/CEDAR

■ 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/HANDRAILS ARE TO BE AT A 34" MINIMUM TO 38" MAXIMUM HEIGHT A.F.F. FOR STAIRS AND 36" MINIMUM ON HORIZONTAL SURFACE GUARDS.
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. WASHER (SIZE AS NOTED)
14. [illegible]
15. 42" X 80" TUB 20" TO TOP OF DECKING
16. [illegible]
17. 30" X 60" SURSHOWER
18. 32" X 60" TUBSHOWER
19. LINEN (SHELVES PER BUILDER SPECS.)
20. WASHER SPACE
21. DRYER VENT
22. OPTIONAL LAUNDRY SINK.
23. PROVIDE NON-COMBUSTIBLE PLATFORM ELEVATED 30" ABOVE GARAGE FLOOR FOR WATER HEATER.
24. 5 SHELVES PER BUILDER SPECS.
25. [illegible]
26. ATTIC ACCESS DO (22"x30" (UNO.).
27. ATTIC ACCESS W/ STAIRS DO (22"x54" (UNO.)
28. [illegible]
29. [illegible]
30. 6/PSUM BOARD LOW HALL, 36" A.F.F. (UNO.)
31. HI POT CAN.
32. SOFFIT, REFER TO EXTERIOR ELEVATIONS FOR HEIGHTS & ARCHITECTURAL DETAILS FOR SOFFIT.
33. PLANT SHELF, SEE EXTERIOR ELEVATIONS.
34. HALF WALL W/ WOOD CAP OR OPTIONAL LOW WALL WITH RAILING ABOVE.
35. PORCH RAIL, SEE ELEVATION.
36. 36"x36" CONCRETE STOOP.
37. 8x8 BEAM.
38. OPTIONAL UPPER CABINETS.
39. OPTIONAL CABINETS.
40. OPTIONAL COFFERED CEILING @ 8'-0" PER BUILDER SPEC.
41. LINE OF FRAMED ABOVE.
42. LINE OF FRAMED WALL BELOW.
43. 2x4 LOW HALL 42" A.F.F.
44. 2x6 LOW HALL 42" A.F.F.
45. ART NICHE
46. HORIZONTAL LAUNDRY CHUTE
47. LOW HALL +24" A.F.F.
48. 6/PSUM BOARD ARCH @ 8'-0" TO 8'-8"
49. LOW HALL 8'-0" A.F.F.
50. NO HARD LATCH OR LOCKING KNOB

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION.
ASPHALT ROOF SHINGLES

B. TYPICAL FLOOR CONSTRUCTION.
FINISH FLOORING ON 3/4" T&G/GE + SMOOVE 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 N / C, R, a

D. WINDOWS.
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR RAISED OPENING OF 5.7 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:
T'-0" A.F.F. @ 8'-1 1/8" PLATE HEIGHT (UNO.)
8'-0" A.F.F @ 9'-1 1/8" PLATE HEIGHT (UNO.)

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

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

G. SMOKE SENSOR.
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.

[illegible]

MASONRY PER BUILDER SPECS. VERIFY PER ELEVATION

ISSUE DATE: 01/17/2014
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MAIN FLOOR PLAN - C

139-2866
A2.1C

Acknowledgement of Plans Submittal ONLY!

Date 11-17-15

APPROVED Date DEC 10 2015