



FLOOR PLAN

SCALE: 3/16" = 1'-0"

1. HVAC UNIT IN ATTIC. PROVIDE 220V OUTLET. PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHES AT ATTIC ENTRANCE. PROVIDE METAL DRIF PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUB-FLOOR WALKWAY TO 4 AROUND UNIT CONFORMING TO APPLICABLE CODE.

AC CONTRACTOR MAY REQUIRE THE USE OF ADDITIONAL AREAS FOR THE USE OF DUCTWORK OR EQUIPMENT. VARY ANY CHANGES WITH OWNER + BUILDER.

GENERAL NOTES:

- 1.0 These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions. Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
- 2.0 All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs. All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable door manufacturer's specifications.
- 3.0 All plumbing appliance & gas vents to vent to rear of roof ridge wherever possible.
- 4.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
- 5.0 Provide a 3/2" masonry door sill at all exterior door thresholds.
- 6.0 Unless noted otherwise standard pantry shelving to be as follows:
Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
Remaining shelves to be 12" D. with height spacing of 12" clear.
- 7.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- 8.0 Provide blocking for ceiling fans where specified.
- 9.0 Floor truss area to be draft stopped where trusses open to attic space.
- 10.0 Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- 11.0 Where engineered floor trusses to be used truss design and depth to be per engineers specifications.
- 12.0 All plumbing appliance & gas vents to vent to rear of roof ridge wherever possible.
- 13.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
- 14.0 Provide a 3/2" masonry door sill at all exterior door thresholds.
- 15.0 Unless noted otherwise standard pantry shelving to be as follows:
Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
Remaining shelves to be 12" D. with height spacing of 12" clear.
- 16.0 Provide blocking for ceiling fans where specified.

DOOR & WINDOW HEADERS
INTERIOR NOT LESS THAN 2X6'S
EXTERIOR NOT LESS THAN 2X8'S

- 2-2X6-----4'-0"
- 2-2X8-----5'-6"
- 2-2X10-----6'-6"
- 2-2X12-----8'-0"

CEILING JOISTS SCHEDULE		
SIZE	MAXIMUM SPAN	
2X6	16' O.C.	24' O.C.
2X8	17'-5"	14'-2"
2X10	20'-5"	16'-11"

* THESE SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN

* ALL MATERIAL TO BE NO. 3 SYP.

* ATTICS WITH LIMITED STORAGE

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2012 I.R.C. (INTERNATIONAL RESIDENTIAL CODE)

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SQUARE FOOTAGE TABULATIONS:

TOTAL LIVING	3264 s.f.
TOTAL GARAGE/STORG.	866 s.f.
COV. PATIO	590 s.f.
COV. PORCH	161 s.f.
TOTAL SLAB	4881 s.f.

DATE DRAWN: MAY 18, 2013
DRAWN BY: AE
CHECKED BY: AE
PLOT DATE: FEBRUARY 25, 2014
SHEET 2 OF 6 SHEETS

DATE REVISED: FEBRUARY 23, 2014
PLAN NO.: SF 3264
PLOT DATE: FEBRUARY 25, 2014
FILE: H