

Floor plan drafting notes ("The Antoinette" plan ID PMG 4351B) (main plan changes in red & purple below)

Line #	Comments
1	2 floors plan with a basement (below grade)
2	2"*6" exterior wall construction
3	(First floor) Remove the closet in the laundry room
4	(First Floor) Remove the linen closet from the master bath room
5	(Upper floor) Enlarge the bridge back to 8 feet (it is 6' now)
6	(upper floor bedroom #2) move the back wall and closet to 6 foot head room behind the closet
7	(upper floor bedroom #2) move the front wall forward to 7 foot head room
8	(Upper floor full bath room and bedroom 3) move rear wall backward to 7 foot head room
9	Color rendering for advertisement
10	Site plan, 25 ft set back from the street, no less than 10 ft from the sides (lot measures 75' front*150' deep)
11	2 car garage with a single 8 foot tall door, the door will have 1 row of windows
12	The windows to be of the same size as much as possible 54 inches in height X 36 inched in width
13	36 inch wide entry door
14	30 inch wide interior doors
15	Laundry area to be open to the garage through 36 inch door
16	9 foot ceiling heights first floor and 8 foot ceiling height on the second floor
17	Stone siding 2 feet from the grade up on the front elevation
18	Vinyl double lap siding everywhere else
19	Sliding patio door to the rear of the house
20	Electrical plan
21	Plumbing plan to include sewer vent stack
22	We have to accommodate changes if a client requires modifications
23	All dimensions must be clear on the plan for proper construction.
24	Move attic access to bedroom 3 near the commom bath wall on floor 2
25	Make the bath room vanity on the upper floor 4 feet instead of 5 feet
26	Eliminate the linen closet in the master bath room
27	Mark the tray celing in the master bed room "OPTIONAL)
28	Make the main entrance door swing to the left so it does not block the office when it is open
29	Can you make the stone color brown on the front?
30	Please add windows to the garage door on the second row from the top
31	Add roof dormer to the back of the house to open to the living room below

32	<p>PLAN NOTATION:</p> <p>Plans remain the property of Powder Mill Group, LLC (PMG) and any unauthorized use or duplication in whole or in part is strictly prohibited. PMG reserves the right to modify, reproduce or distribute these plans.</p>
33	<p>Contractors shall verify all conditions and dimensions prior to construction. Any errors or omissions shall be reported to the designer for correction or justification. Once construction commences the contractor shall assume all responsibilities. Dimensions governs over scale, codes govern over dimensions.</p>
34	<p>COPYRIGHT Powder Mill Group, LLC 2024</p>