



01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- ALL LOWER LEVEL PLATE HEIGHT TO BE 4'-0" UNLESS NOTED OTHERWISE.
- ALL HEADER HEIGHTS TO BE 7'-0" UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS TO BE 2X4 STUDS UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS TO BE 2X4 STUD UNLESS NOTED OTHERWISE.
- INTERIOR WALLS ABOVE 12' TALL MUST BE 2X6.
- A/G UNITS TO BE MOUNTED IN ATTIC SPACE.
- SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF STRUCTURE; HOWEVER, THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- ALL ANGLED WALLS TO BE AT 45° DEGREES UNLESS NOTED OTHERWISE.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- "CORNERS" AND "TS" SHALL BE TRUE, NOT CALIFORNIA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- FIRE BLOCKING REQUIRED IN ALL WALLS ABOVE 8'.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- UNLESS NOTED OTHERWISE, FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK, IV' A 20" DEEP FLUSH HEARTH THAT EXTENDS AT LEAST 12" BEYOND THE OPENING ON EITHER SIDE AS REQUIRED BY CODE.
- WINDOWS DESIGNATED WITH (T) INDICATE TEMPERED GLASS.

FRAMING NOTES

- 4 1/2" DOOR LEADS UNLESS NOTED OTHERWISE.
- MINIMUM 2X12 W/OSS HEADERS ON ALL EXTERIOR DOORS.
- MINIMUM 2X12 W/OSS HEADERS ON ALL OPENINGS 4'-0" AND LARGER.

AREA TABULATIONS

1st FLOOR FRAME	2,704 SF
1st FLOOR LIVEABLE	2,915 SF
COVERED PATIO	143 SF
COVERED PORCH	33 SF
GARAGE	806 SF

NO.	DATE	DESCRIPTION

Plan Name_X3.0 Roof Rafter Plan