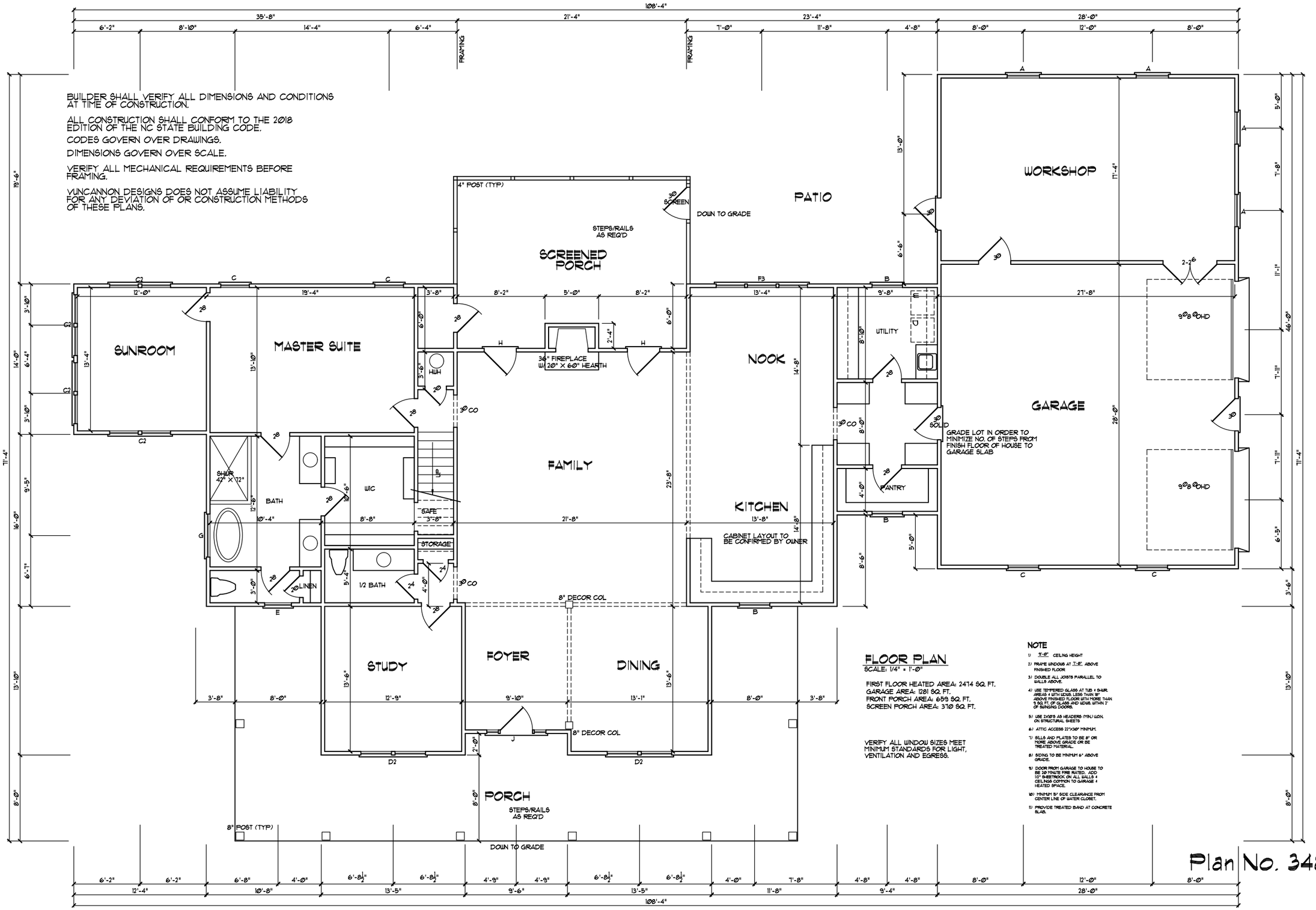

FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR HEATED AREA: 2474 SQ. FT.
GARAGE AREA: 1281 SQ. FT.
FRONT PORCH AREA: 659 SQ. FT.
SCREEN PORCH AREA: 370 SQ. FT.

VERIFY ALL WINDOW SIZES MEET MINIMUM STANDARDS FOR LIGHT, VENTILATION AND EGRESS.

NOTE

1) 9'-0" CEILING HEIGHT
2) FRAME WINDOWS AT 7'-8" ABOVE FINISHED FLOOR
3) DOUBLE ALL JOISTS PARALLEL TO WALLS ABOVE.
4) USE TEMPERED GLASS AT TUB & SHWR. AREAS & WITH WDWS. LESS THAN 18" ABOVE FINISHED FLOOR WITH MORE THAN 9 SQ. FT. OF GLASS AND WDWS. WITHIN 2' OF SWINGING DOORS.
5) USE 2X10'S AS HEADERS (MIN.) U.O.N. ON STRUCTURAL SHEETS
6) ATTIC ACCESS 22"X30" MINIMUM.
7) SILLS AND PLATES TO BE 8" OR MORE ABOVE GRADE OR BE TREATED MATERIAL.
8) SIDING TO BE MINIMUM 6" ABOVE GRADE.
9) DOOR FROM GARAGE TO HOUSE TO BE 20 MINUTE FIRE RATED. ADD 1/2" SHEETROCK ON ALL WALLS & CEILINGS COMMON TO GARAGE & HEATED SPACE.
10) MINIMUM 5" SIDE CLEARANCE FROM CENTER LINE OF WATER CLOSET.
11) PROVIDE TREATED BAND AT CONCRETE SLAB.

Plan No. 3480-20

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DRAWN BY : WRV
CHK'D BY : WRV
DATE: 04/24/24
REVISIONS :

SHEET
A-3