



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 TOTAL LIVABLE = 1638 SQ. FT.  
 GARAGE = 473 SQ. FT.  
 COVERED SIDE DECK = 120 SQ. FT.  
 COVERED PORCH = 31 SQ. FT.

**NOTE:**  
 5/8" TYPE "X" GYP. BD. ON CEILING AND WALL BETWEEN GARAGE AND HOUSE ALSO ON BEARING WALLS FOR ROOF5. R-30912  
 BRACED WALL PANEL: 2'-8" MIN. a.b.p. 3/8" OSB PANEL WITH HD2A's @ EA. END. (2) 1/2"x10" A-B BETWEEN FIELD & PERIMETER NAILING PER CODE: 2006 IRC, SECTION R-602.10  
 2 CAR GARAGE  
 21'2" x 20'10"  
 16'0" O.H. DOOR  
 12" MIN. RAISED PLATFORM (6x5) BOLLARD, FOR WH. PROTECTION  
 1/2" MIN. SELF CLOSING HINGERS  
 PROVIDE 20 MIN. DOOR  
 W/ 2X6 MIN. ACCESS

- GENERAL NOTES:**
1. FAUL IN ATTIC, MISMATCHED FIXTURE & SERVICE RECEPT.
  2. DRYER & ALL EXHAUST VENTS TO OUTSIDE.
  3. GREEN BOARD IN TUB/SHOWER AREAS WHERE REQ'D.
  4. NO DOUBLE KEYED DEAD BOLTS.
  5. PAINT ALL PLUMBING VENT STACKS W/ LATEX PAINT.
  6. SUBFLOOR PLUMBING INSPECTION PRIOR TO PLACEMENT OF CONCRETE.
- FRAMING NOTES:**
1. ALL EXTERIOR WALLS SHALL BE DIAG. BRACED AT EA. CORNER & EA. 25'-0" LINEAR FEET OF WALL W/ MIN. 1x4 LET-IN OR 2x4 CUT-IN BRACE. APFD SIDING MAY BE USED IN LIEU OF ABOVE METHOD IF NAILED ACCORDING TO CODE.
  2. INTERIOR & CROSS WALLS SHALL BE BRACED AS ABOVE.
  3. APFD METAL BRACING STRAPS MAY BE USED IN LIEU OF WOOD ON INTERIOR WALLS ONLY.
  4. MINIMUM PLATE LAP SHALL BE FORTY-EIGHT (48) INCHES.
  5. CHEMICALLY RE-TREAT PLATE AFTER CUTTING OR DRILLING R324.3.1