



# FIRST FLOOR PLAN

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

134 SQ.FT. MUD ROOM

418 SQ.FT. NEW GARAGE SPACE

FIRST FLOOR CEILINGS AT 9'-1 1/8" UNLESS NOTED OTHERWISE  
 FIRST FLOOR WINDOWS HEADERS AT 7'-6" UNLESS NOTED OTHERWISE

ONE-STORY EXTERIOR WALLS ARE SHOWN 6" WIDE (2X6 STUDS @ 24" O/C) UNLESS NOTED  
 TWO-STORY EXTERIOR WALLS ARE SHOWN 6" WIDE (2X6 STUDS @ 16" O/C) UNLESS NOTED  
 INTERIOR WALLS ARE SHOWN 3.5" WIDE (2X4 STUDS @ 16" O/C) UNLESS NOTED

CONTRACTORS TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE JOB SUPERVISOR ASAP

FIRST FLOOR DESIGN LIVE LOAD = 40 PSF  
 SECOND FLOOR DESIGN LIVE LOAD = 40 PSF (BEDRMS 30 PSF)

ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 R.C.O. AND/OR APPLICABLE LOCAL CODES

WINDOWS & DOORS (BRAND & DESIGN) PER CONTRACT

CONFIRM WINDOW ROUGH-OPENINGS AND HEADER HGT'S W/ MANUFACTURER OR SUPPLIER  
 CONFIRM FLOORING & FINISH MATERIALS W/ JOB SUPERVISOR (PER CONTRACT)

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OR CORNERS OF WOOD FRAMING LENGTHS AND/OR FENESTRATION

AVOID FLOORJOISTS LOCATED DIRECTLY BELOW PLUMBING DRAINS

BLOCK BETWEEN FLOORJOISTS BELOW STRUCTURAL POINTS (CRUSH ZONES)  
 BRACE FLOORJOISTS AT MIDSPAN PER CODE

INTERIOR DOORS SHOWN 4" OFF CORNERS UNLESS NOTED