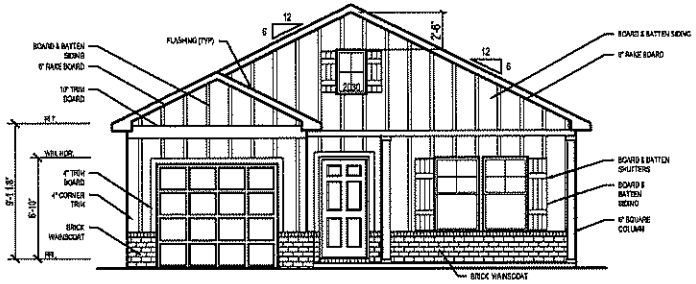
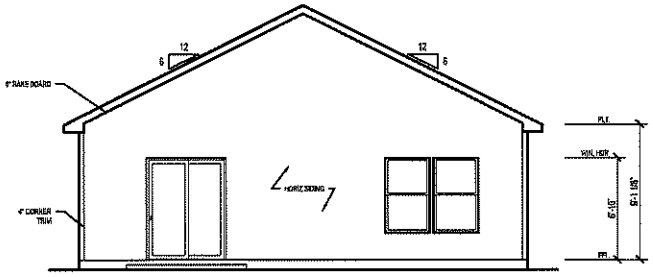


Front Elevation 'A2'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36



Rear Elevation 'A2'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 24x36

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BUILDER: CAPE COMPANIES

ORG. DATE: 2024-10-21

REVISIONS:

DRAWN BY: BPS

APPROVED BY: JJT

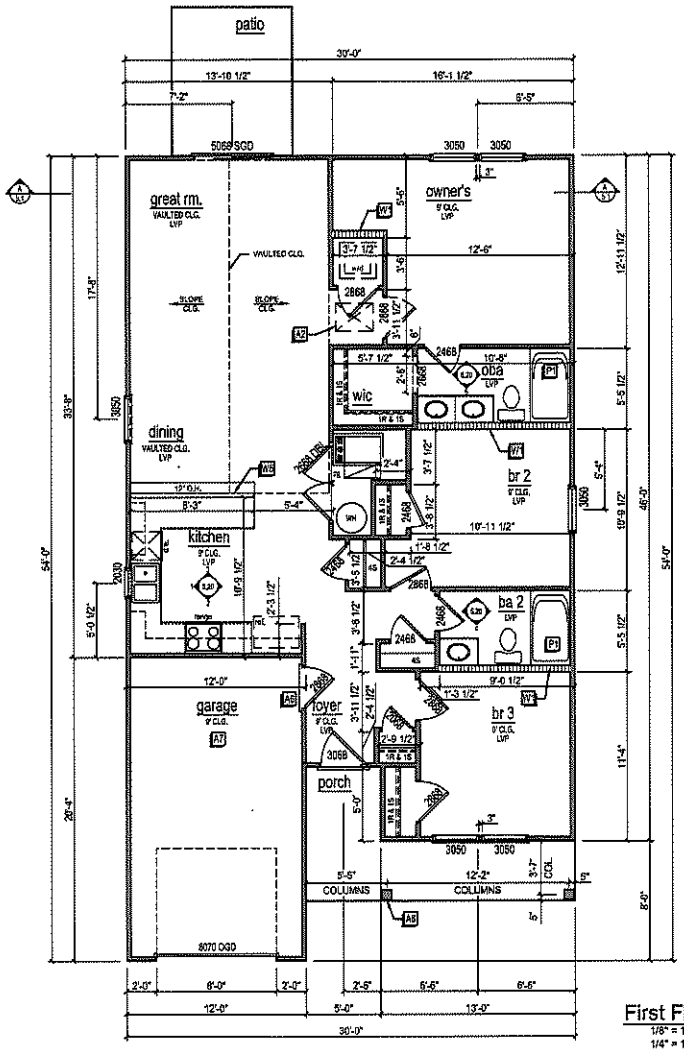
PLAN NAME: -

PLAN #: 1210

LH

DRAWING: ELEVATIONS

SHEET #: 4.1A2



First Floor 'A'

1/8" = 1'-0" @ 11x17

1/4" = 1'-0" @ 24x36

SQUARE FOOTAGE

ELEVATION 'A'			
	UNHEATED	INSIDE OF STUDS	OUTSIDE OF STUDS
first floor	0	1165	1210
porch	97	0	0
patio	80	0	0
garage	242	0	0
TOTAL	419	1165	1210
OPTIONS			
	UNHEATED	INSIDE OF STUDS	OUTSIDE OF STUDS
option	0	0	0
BASE HOUSE			
OVERALL WIDTH: 30'-0"		OVERALL DEPTH: 54'-0"	
BASE HOUSE W/ ALL OPTIONS			
OVERALL WIDTH: 30'-0"		OVERALL DEPTH: 54'-0"	

GENERAL NOTES

- REFER TO PLANS AND ELEVATIONS FOR WALL PLATE HEIGHTS, OTHER NOTED CONTAIN STAIR CONST. OPTIONAL
- SEE ELEVATIONS FOR WINDOW AND DOOR HEADER HEIGHTS.
- ALL NON BEARING DOOR & WINDOW HEADERS SHALL BE (N) 2x4 ON FLAT VERTICAL STRUTS ON EDGE O.C. TO MATCH WALL HEIGHT UNLESS NOTED OTHERWISE.
- ALL WALLS ARE DRAWN AT 3 1/2" U.N.O. ALL LOAD BEARING WALL CONST. @ 16" O.C. W/ SINGLE TOP PLATE U.N.O.
- VERIFY LOCATION OF HVAC CONDENSOR WITH FIELD MANAGER.
- CONTACT STRUCTURAL ENGINEER FOR ALL BEAM & HEADER SIZES

ALL GYPSUM WALL BOARD TO COMPLY WITH SECTION R702 FOR BATH & MOISTURE REQUIREMENTS. WINDOWS REQUIRED FOR EGRESS SHALL HAVE A MINIMUM 24" (610 MM) OPENING HEIGHT, 20" (508 MM) AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES AND SHALL PROVIDE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. PER SECTION R310.

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PLAN KEY NOTES

NOTE: NOT ALL KEY NOTES APPLY.

A1 TEMPERED WINDOW - "HAZARDOUS LOCATION"
A2 22" x 30" ATTIC ACCESS; CONSTRUCTED W/ GYP. BD. (5/8" TYPE X AT GARAGE) W/ DOOR TRIM FRAME ACCESS SUPPORT
A3 LINE OF OPTIONAL VOLUME CEILING
A4 LINE OF OPTIONAL TRAY CEILING OR STEP CEILING
A5 SHEET ROCK OPENING (S.R.O.) - 12" DROP FROM CEILING
A6 ALL HOUSE TO GARAGE DOORS TO BE SELF-CLOSING SOLID CORE 1 3/8" THICK OR 20 MINUTE FIRE RATED - REFER TO PLAN FOR SIZE
A7 APPLY 1/2" GYP. BD. ON ALL GARAGE WALLS AND 5/8" TYPE X GYP. BD. ON GARAGE CEILING.
A8 POST AS SPECIFIED; REFER TO ELEVATION FOR SIZE
A9 FRAME 28" H. PLATFORM W/ 3/4" FLOOR GYP. BD. ON WALLS & CEILINGS.
A10 INSTALL WH ON 32"x30"x16" H. PLATFORM AND STRAP AS REQUIRED PER LOCAL BUILDING CODE.

P1 30"x60" FIBERGLASS TUB/SHOWER COMBO PER SPECS.
P2 36"x60" FIBERGLASS SHOWER PER SPECS.

S1 BOX STAIR W/ 36" H. KNEE WALL & 1x CAP; OPTIONAL OPEN RAIL PROVIDE 36" HIGH CONTINUOUS HANDRAIL PER LOCAL CODE OAK TREADS

W1 2x6 STUD WALL
W2 2x6 BALLOON FRAMED WALL PER STRUCTURAL
W3 DBL. 2x4 WALL
W4 42" HIGH (U.N.O.) KNEE WALL W/ 1x6 CAP
W5 2x4 WALL, 24 1/2" H.
W6 2x4 WALL, 48" H. W/ 12" O.H.

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ORIG. DATE: 2024-10-21

REVISIONS:

DRAWN BY: BPS

APPROVED BY: JJT

PLAN NAME: LH

PLAN #: 1210

DRAWING: FIRST FLOOR PLAN 'A'

SHEET #: 3.1A