

DRAWING INDEX

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# RESIDENCE

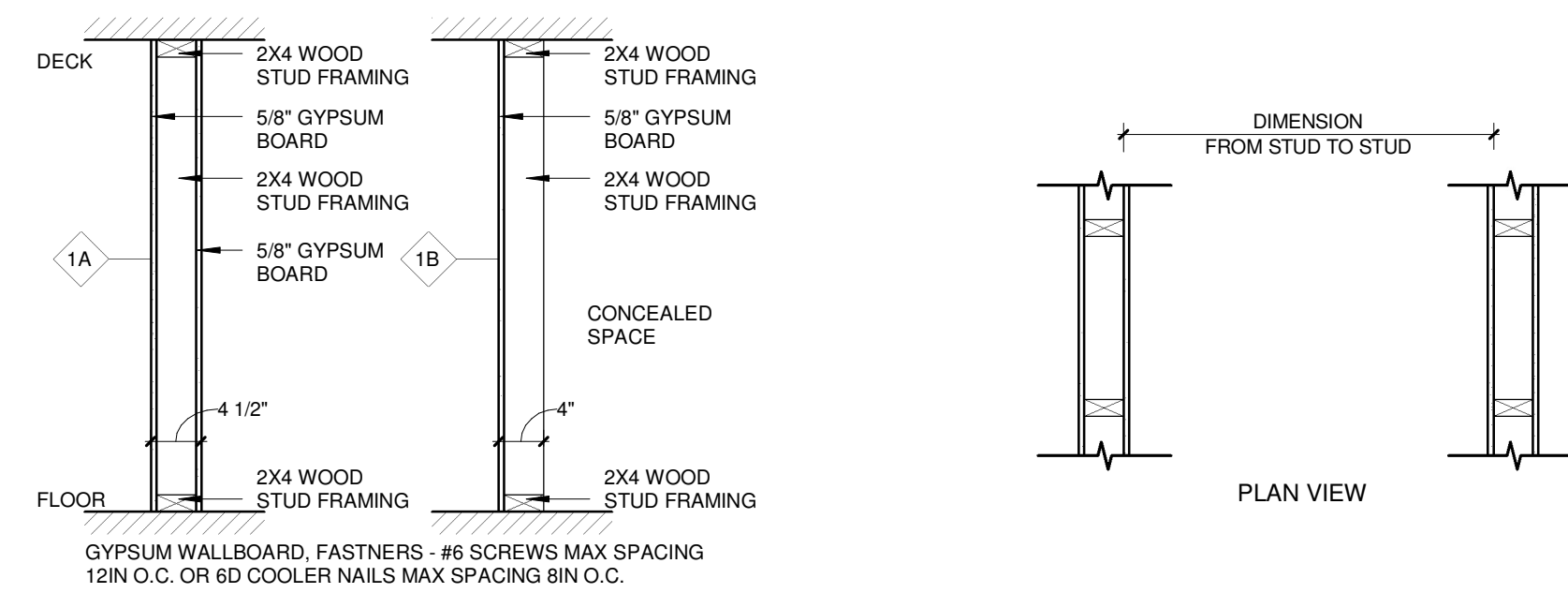
313 N Cassingham Rd, Bexley, OH 43209

APPROX. GROSS SQ.FT. 3,684

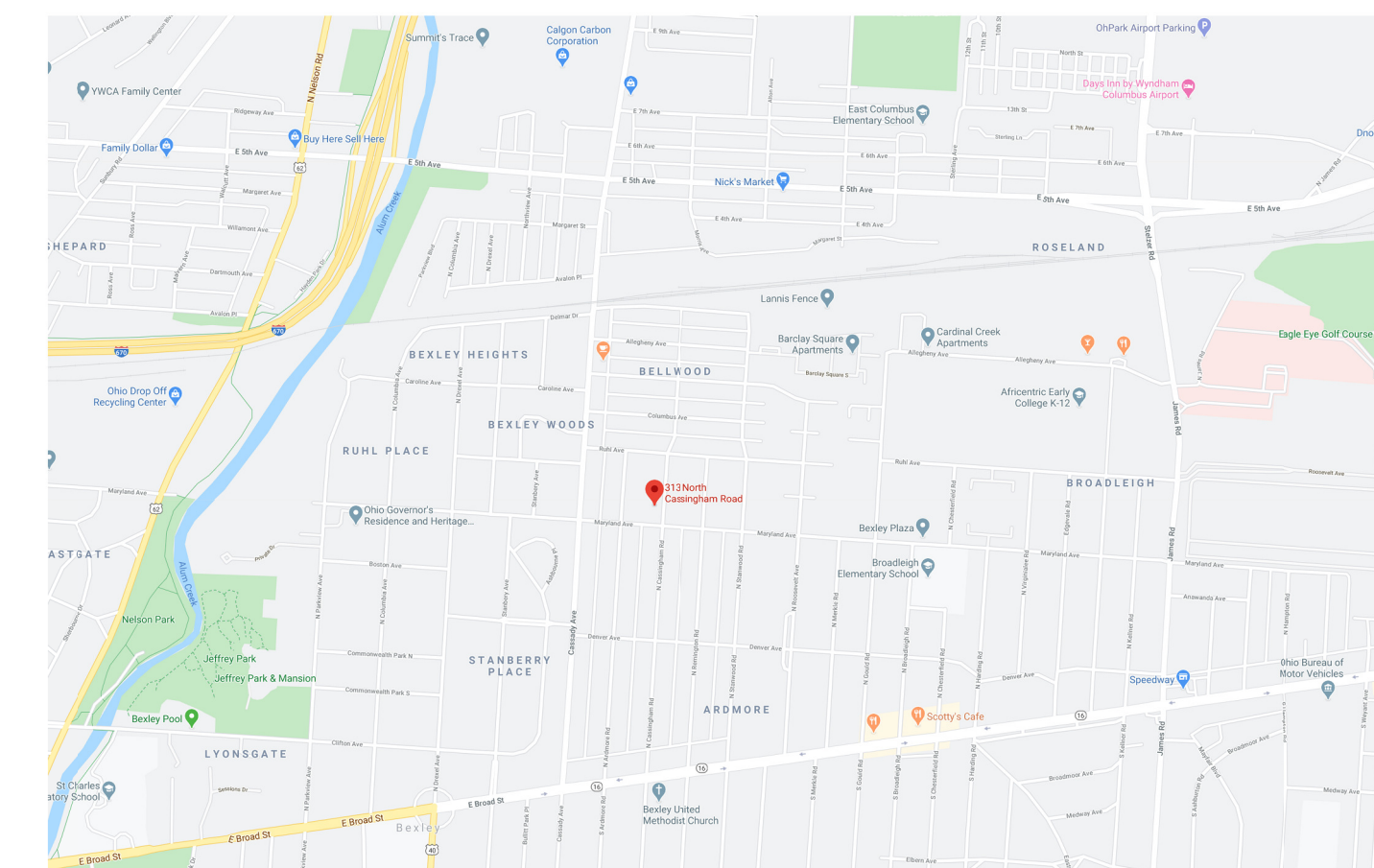
### DISCLAIMER

- 1. NESTRS ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS
- 2. MEANS AND METHODS ARE SOLELY RESPONSIBILITY OF CONTRACTOR

### NEW CONSTRUCTION INT. WALLS



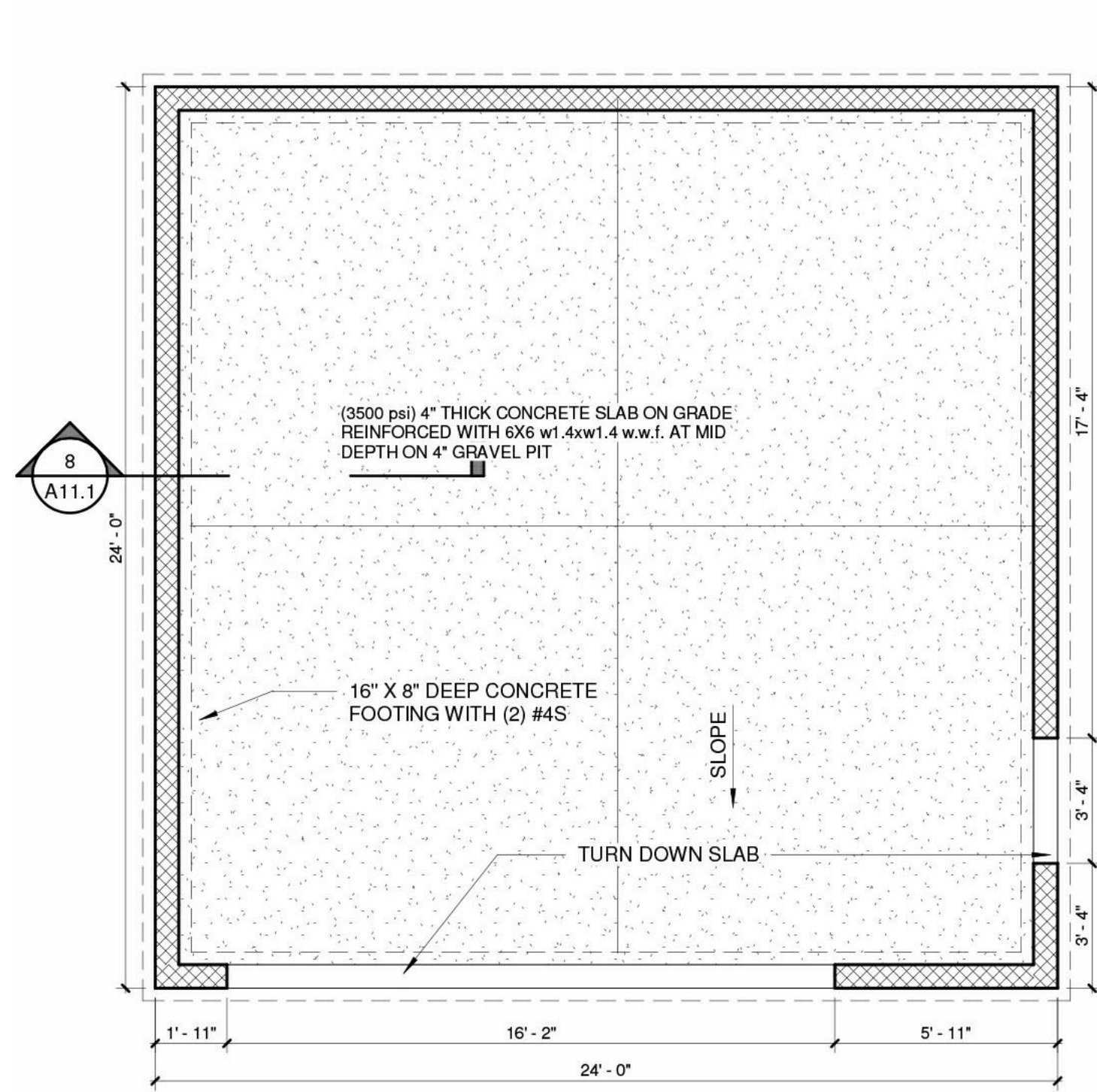
### LOCATION



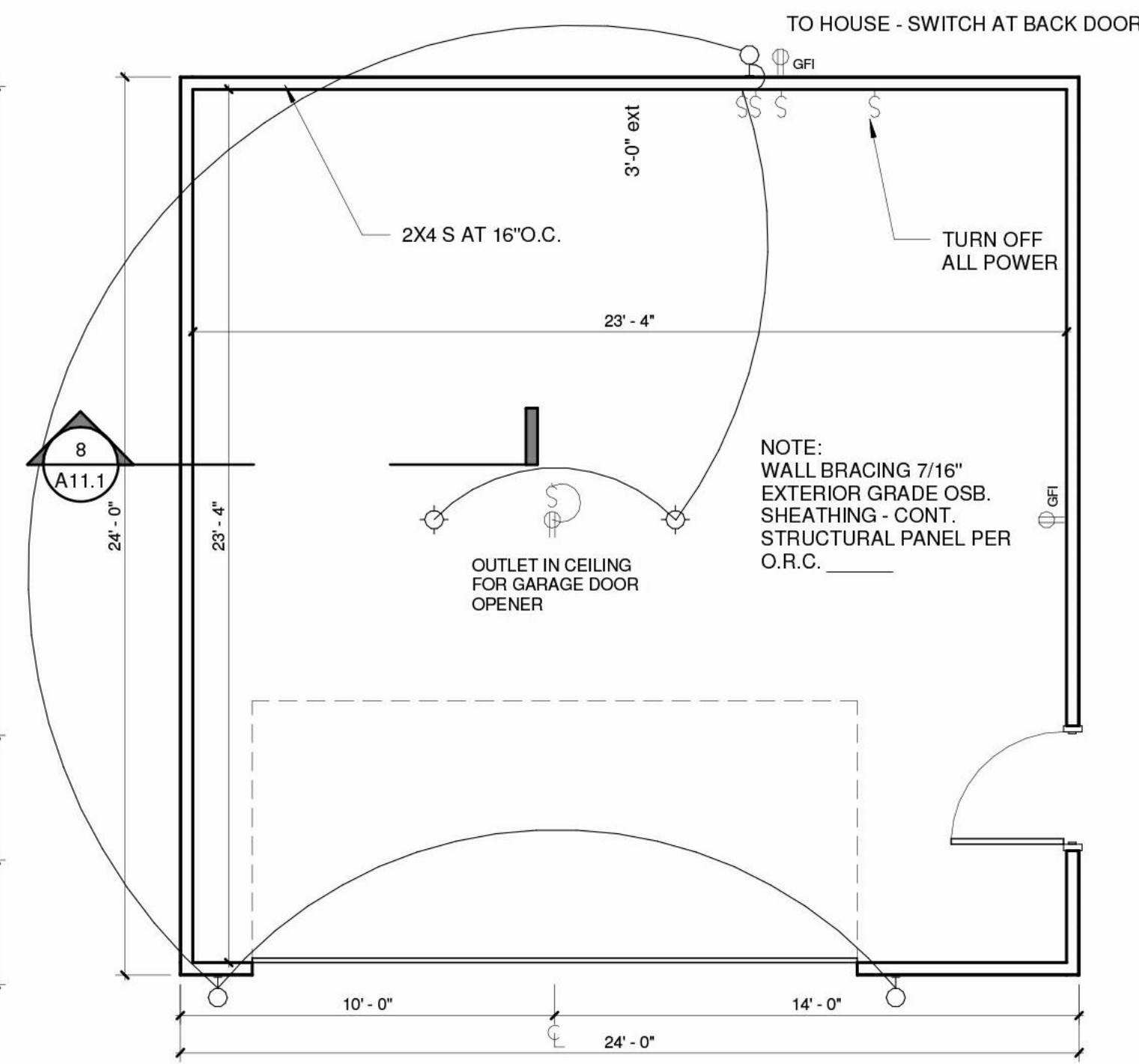
nestrs  
TRANSFORMING SPACES. TRANSFORMING LIVES.  
313 N Cassingham Rd,  
Bexley, OH 43209

Scale:  
3/4" = 1'-0" A0.0

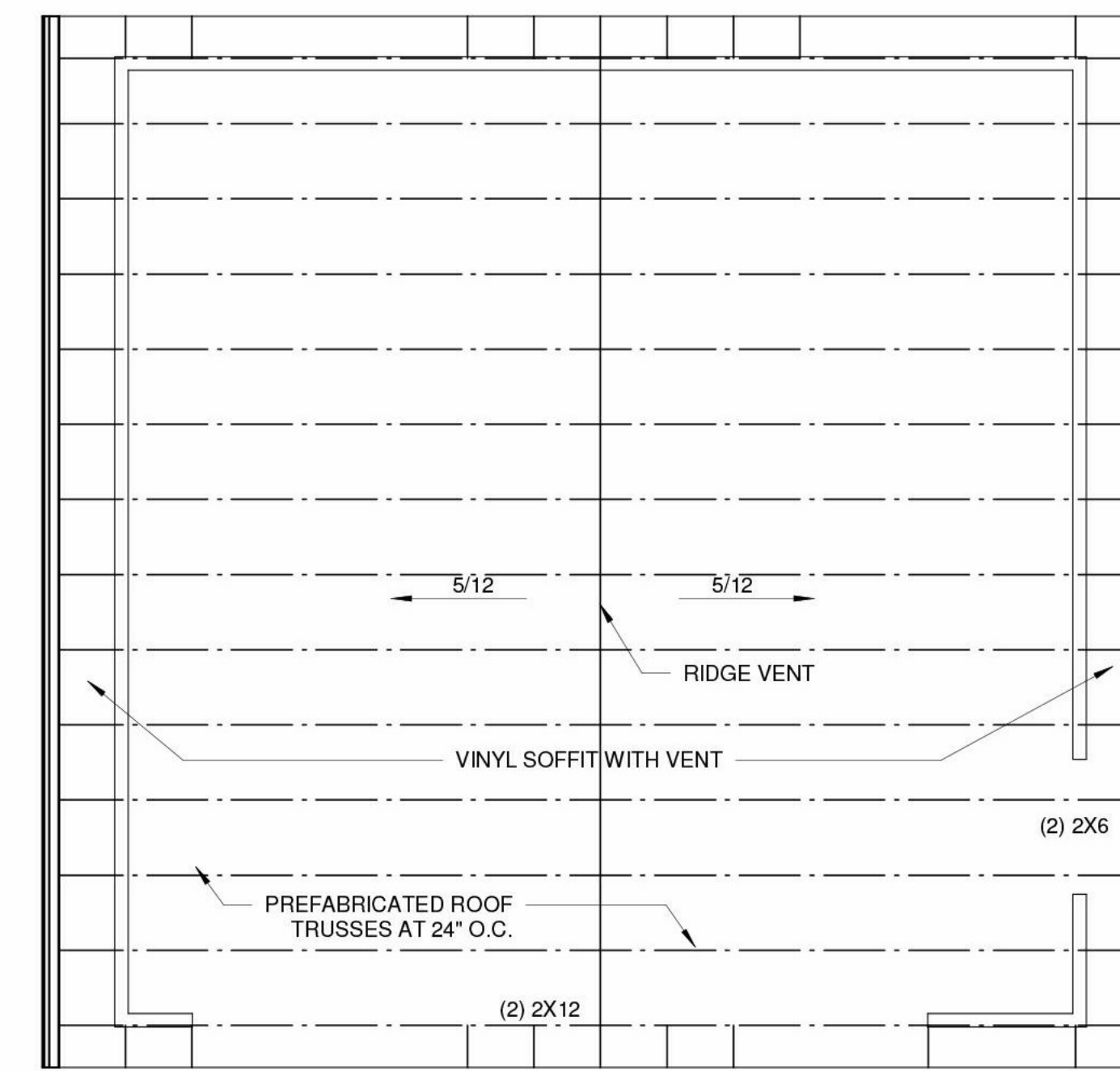




1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

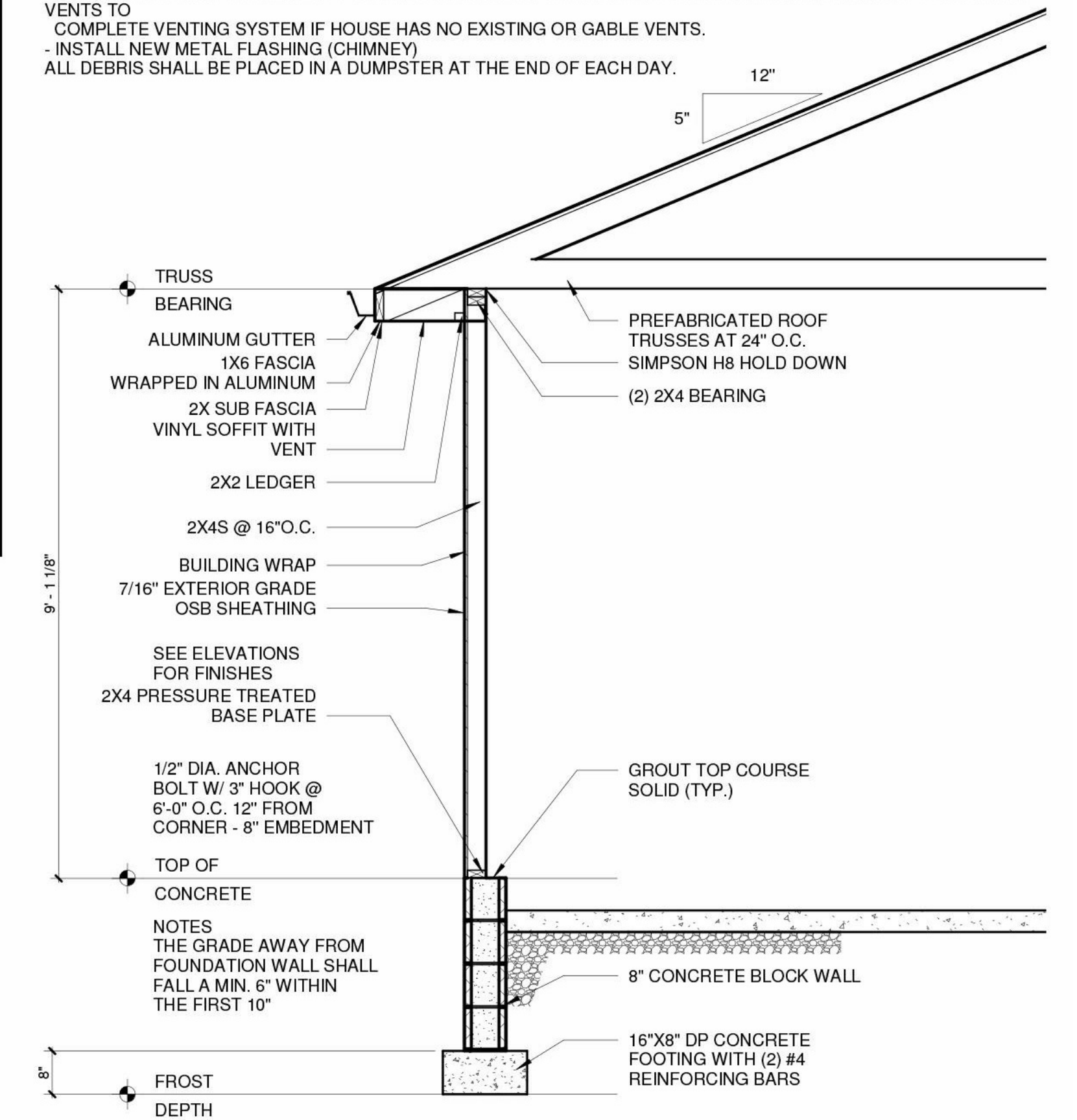


2 GARAGE PLAN  
SCALE: 1/4" = 1'-0"



3 ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

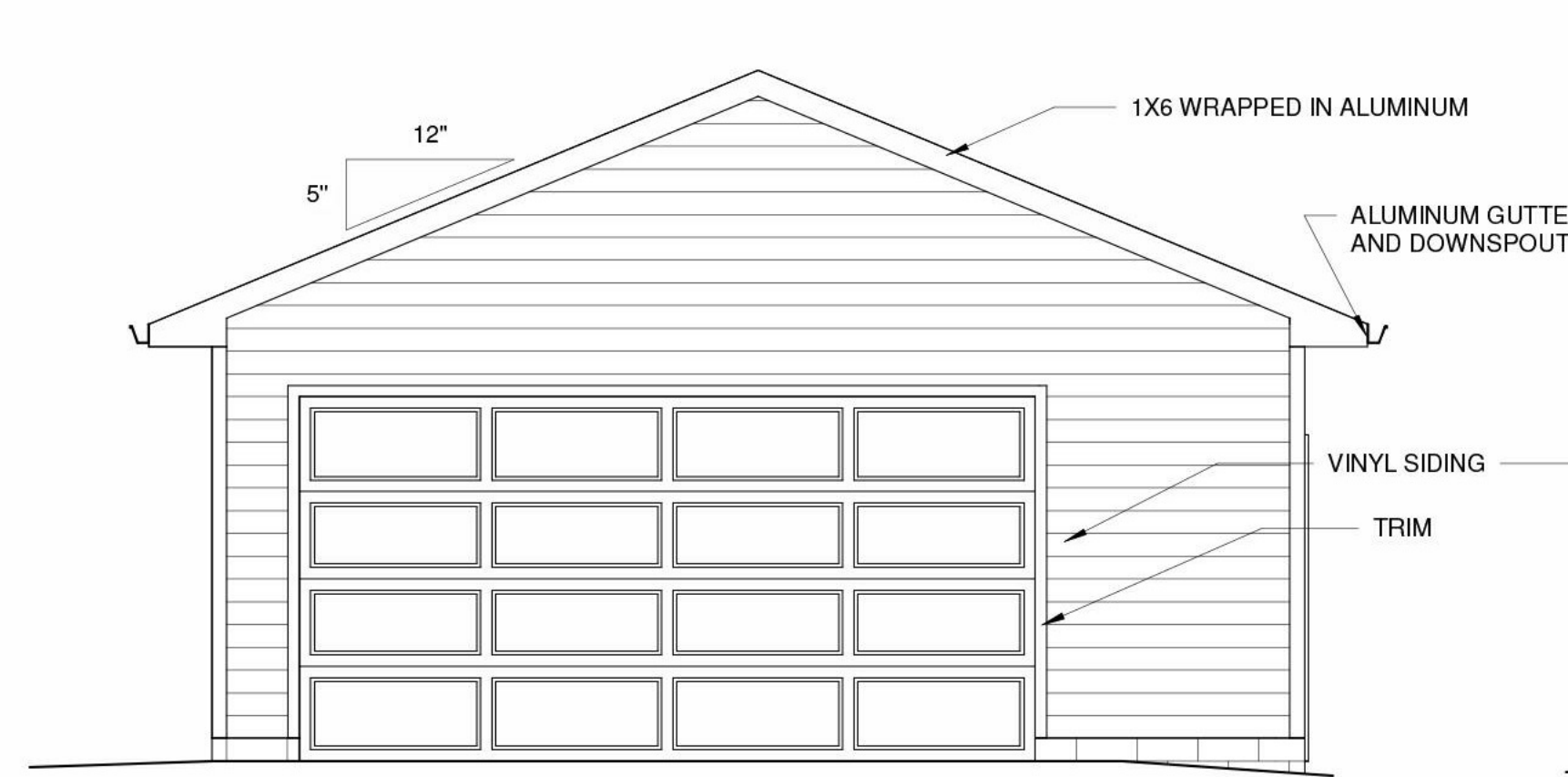
ROOF COVERING INSTALLATION (DIMENSIONAL 30-YEAR SHINGLE SHALL BE USED)  
LAMINATE ROOF STRUCTURE WITH 7/16" OSB SHEATHING ON RIGHT ANGLES TO RAFTERS; NAILED EVERY 10" OF CENTER AND 8" ON EDGES WITH 8d COMMON NAILS. CLEAN ROOF DECK THOROUGHLY TO REMOVE DEBRIS AND TO MAKE READY TO ACCEPT ROOF COVERING. INSTALL MINIMUM OF 1 PLY 15LB. 36" WIDE ASPHALT TARP AND 30 YEAR LIFE 3 LAYERS ASPHALT OR FIBERGLASS MINIMUM 250 LB CLASS A SHINGLES IN ACCORDANCE WITH SHINGLE MANUFACTURER'S WRITTEN SPECIFICATIONS AND WITH A MINIMUM OF FOUR (4) NAILS PER SHINGLE.  
- INSTALL SELF-ADHESIVE ICE-GUARD (ICE-DAM PROTECTION) BENEATH ALL FLASHING AND ON ALL EDGES AND EXTEND THE ICE-GUARD BACK AT LEAST 2" PAST THE INTERIOR WALL.  
- INSTALL NEW ALUMINUM ENAMEL-FINISH DRIP EDGE FLASHING ON ALL EDGES  
- INSTALL NEW ROOF FLANGES ON ALL VENT STACKS  
- INSTALL NEW ROOF RIDGE VENT PER MANUFACTURER'S PRINTED INSTRUCTIONS AND INSTALL SOFFIT OR GABLE VENTS TO COMPLETE VENTING SYSTEM IF HOUSE HAS NO EXISTING OR GABLE VENTS.  
- INSTALL NEW METAL FLASHING (CHIMNEY)  
ALL DEBRIS SHALL BE PLACED IN A DUMPSTER AT THE END OF EACH DAY.



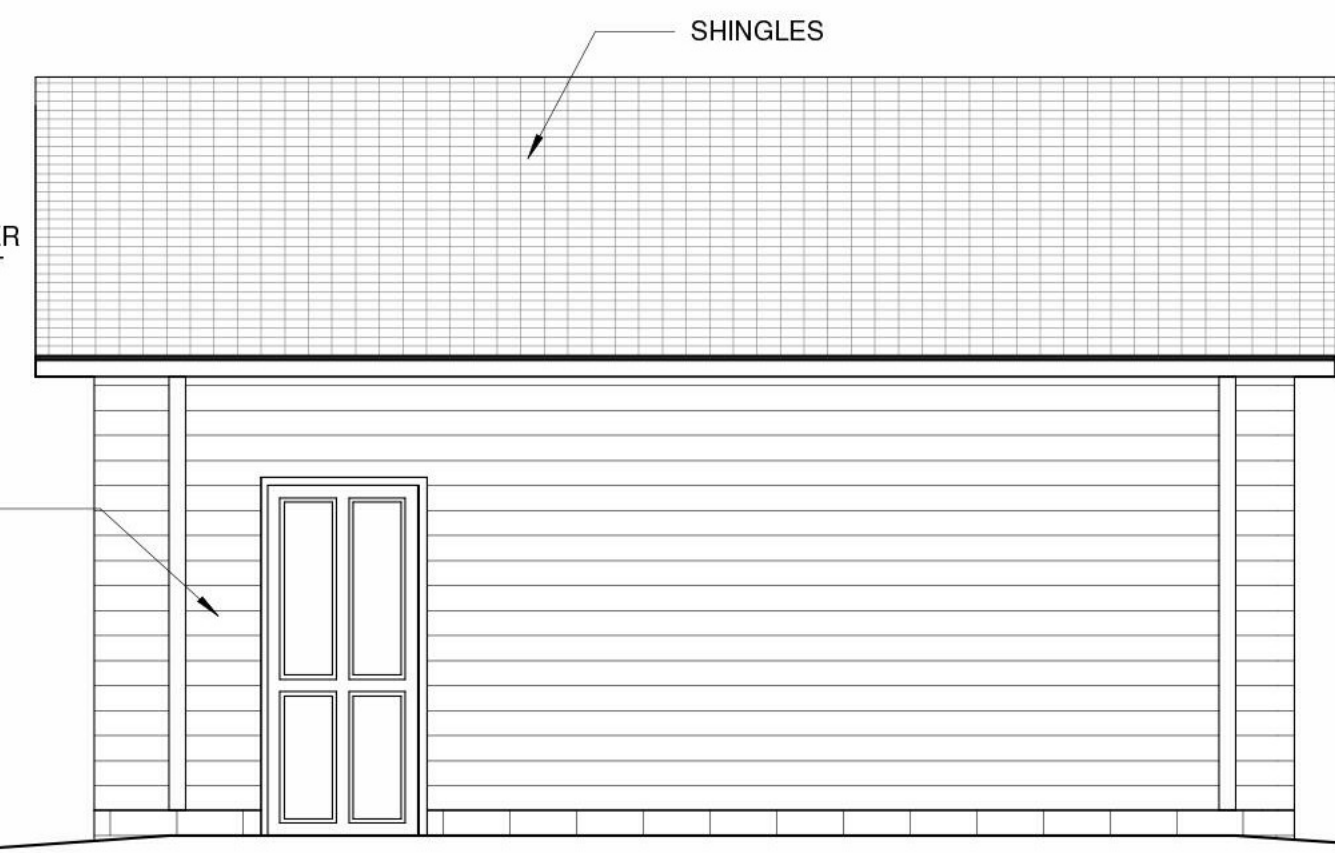
8 SECTION  
SCALE: 1/2" = 1'-0"

ROOF FRAMING NOTES

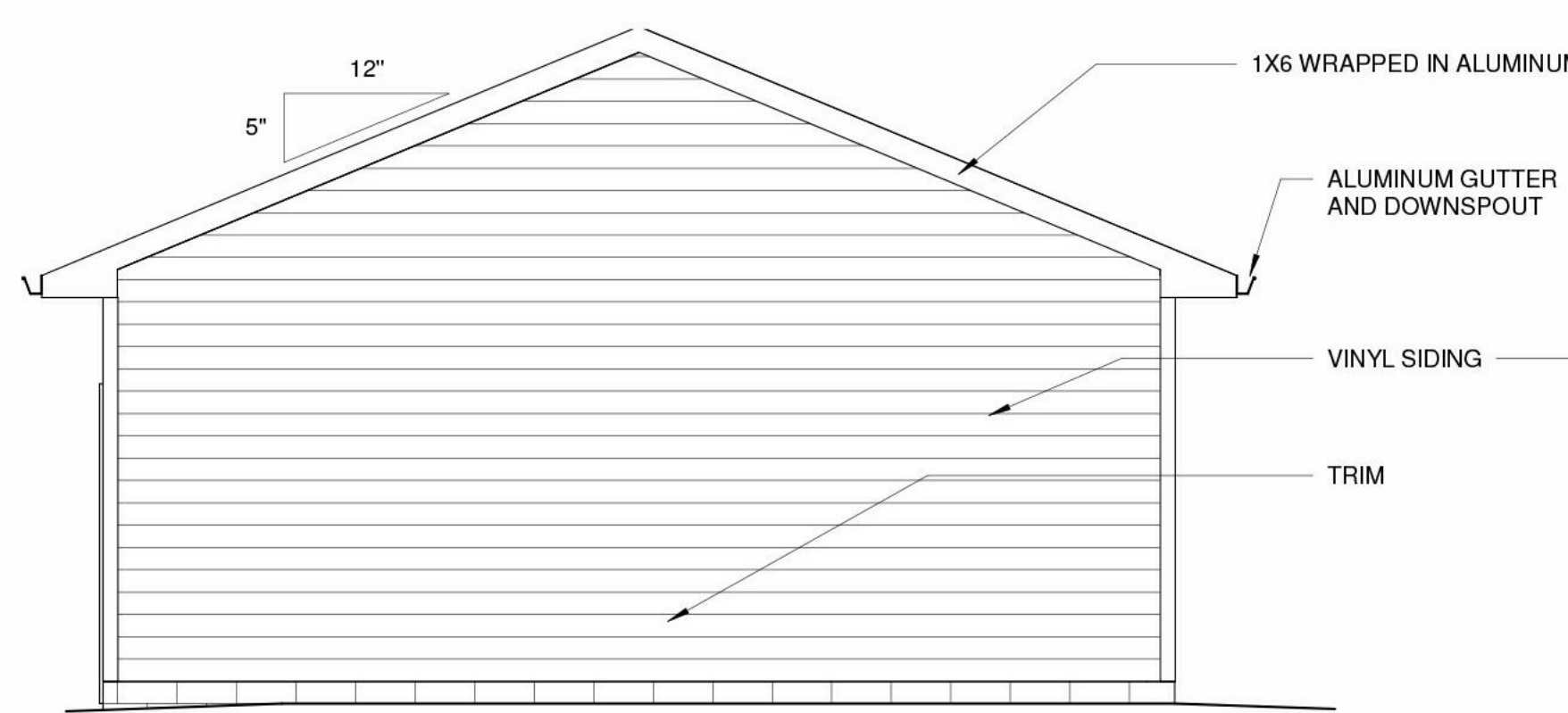
1. ROOF LOADS - 25 LBS/SQFT. LIVE LOAD AND 20 LBS/SQFT. DEAD LOAD.
2. ROOF CONSTRUCTION 7/16" OSB SHEATHING WITH EDGE CLIPS ON TRUSSES @ 24" O.C..
3. WIND PRESSURE 40 MPH.
4. PROVIDE MULTIPLE STUDS DIRECTLY BELOW MULTIPLE MEMBER LINTELS.
5. TRUSS BEARING ELEVATIONS INDICATED ON THE DRAWINGS.
6. TRUSSES TO BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OHIO. ENGINEER TO PROVIDE DATA AND LAYOUT.



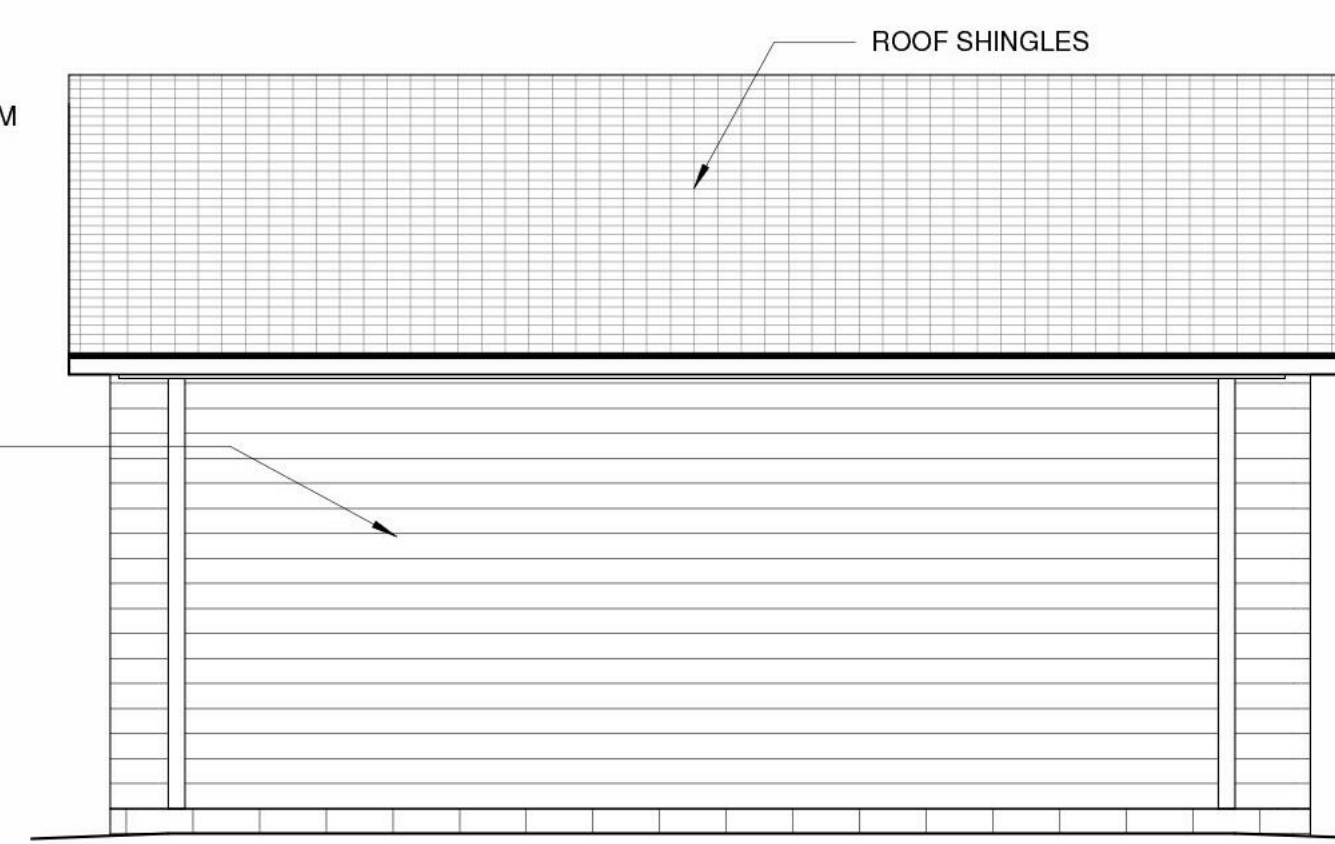
4 GARAGE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



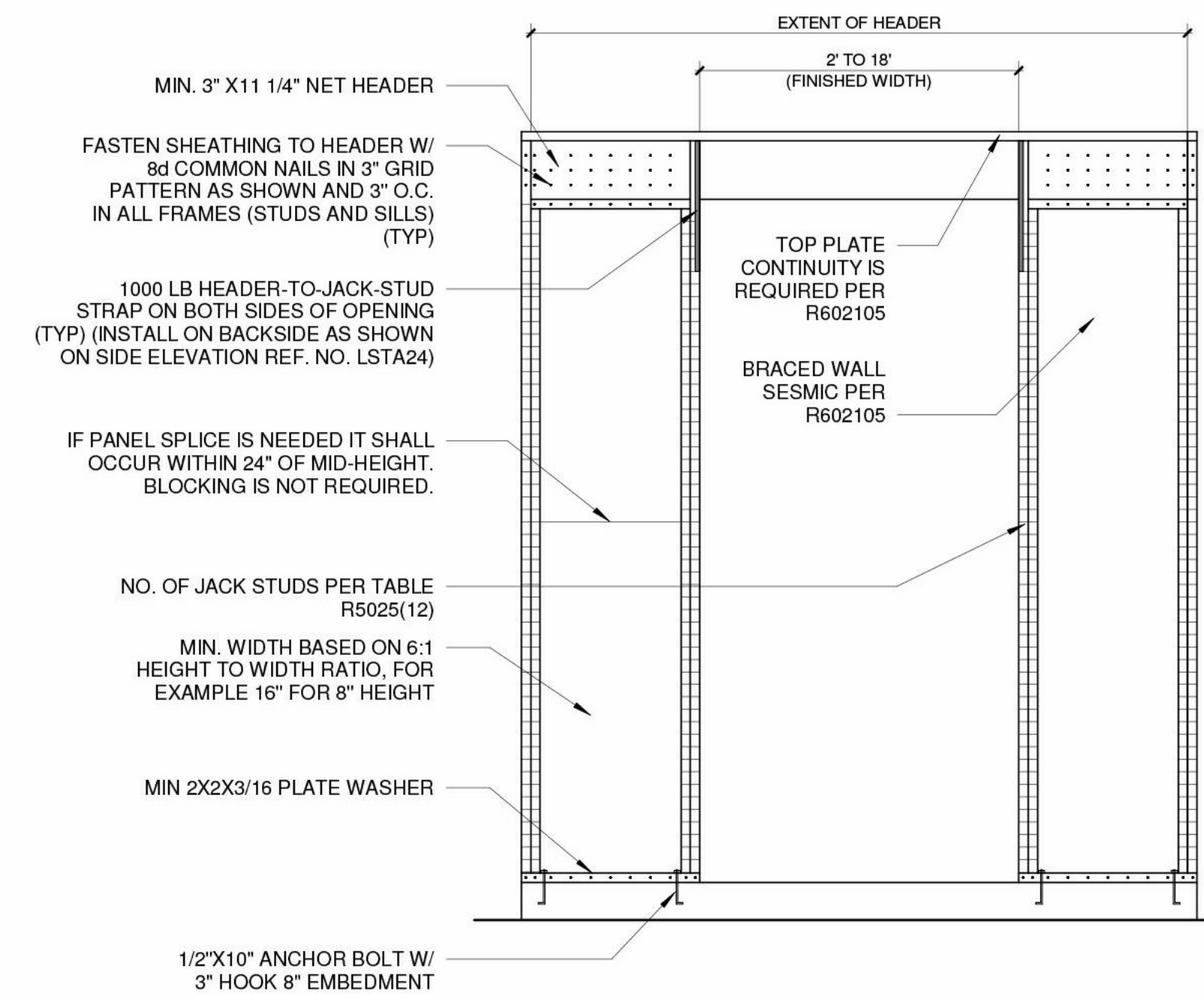
5 GARAGE RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



6 GARAGE REAR ELEVATION  
SCALE: 1/4" = 1'-0"



7 GARAGE LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

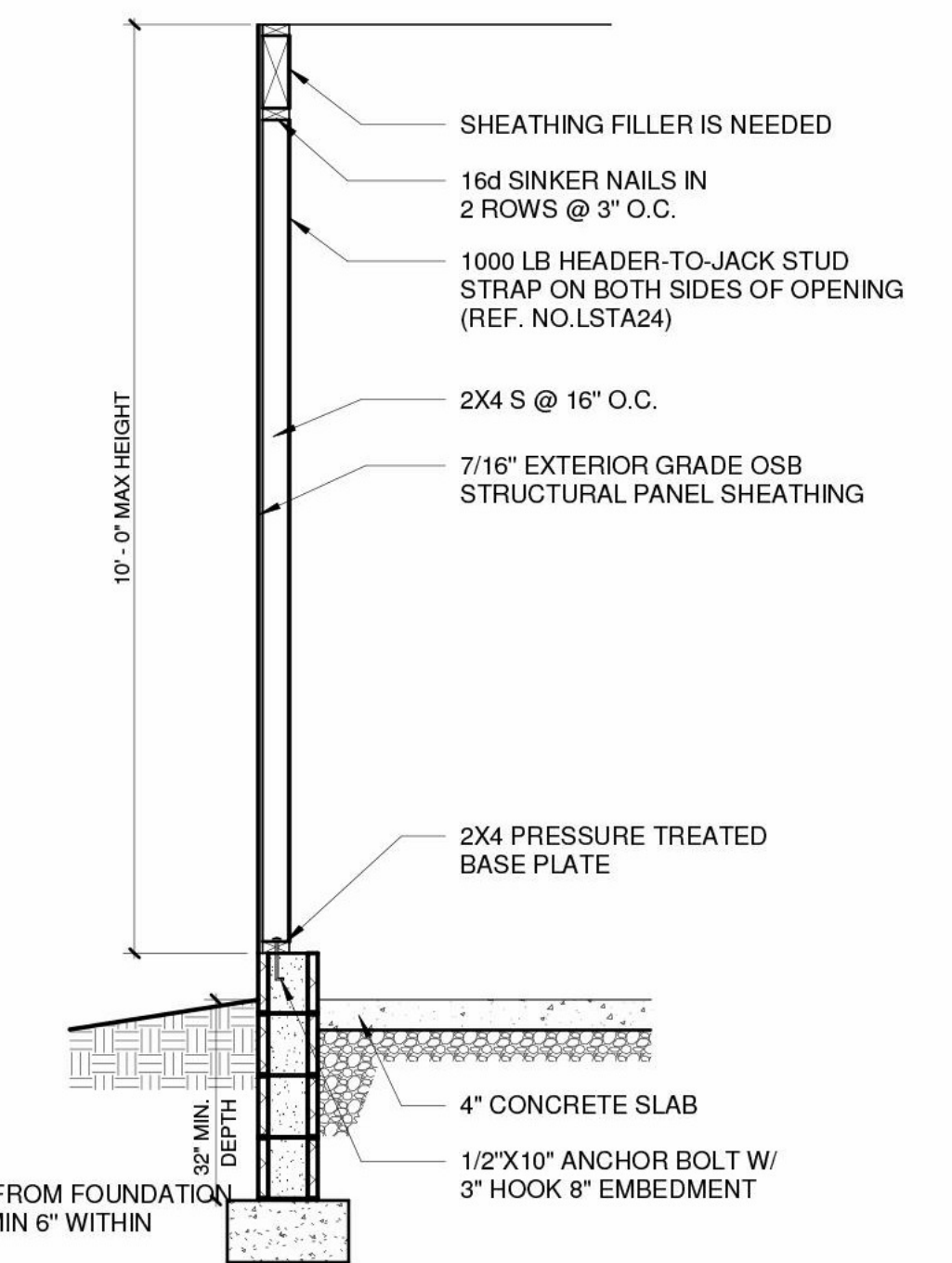


IMPORTANT CODE REQUIREMENT:

FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS PER R602105

OUTSIDE ELEVATION

APA DETAIL OF NARROW WALL BRACING METHOD WITHOUT HOLDDOWNS



SIDE ELEVATION

9 DETAIL  
SCALE: 1/2" = 1'-0"



313 N Cassingham Rd,  
Bexley, OH 43209



## Zoning Report

### Site Information

Address	313 N CASSINGHAM RD, BEXLEY, OH
Mailing Address	313 N CASSINGHAM RD COLUMBUS OH 43209-1036
Owner	DAVIS ANN C
Parcel Number	020004059
In Columbus?	No
County	FRANKLIN

### Zoning Information

Zoning	None
Historic District	None
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

### Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

**CASSINGHAM RESIDENCE  
PROPOSED REMODEL AND ADDITION  
313 N CASSINGHAM RD, BEXLEY, OH 43209**

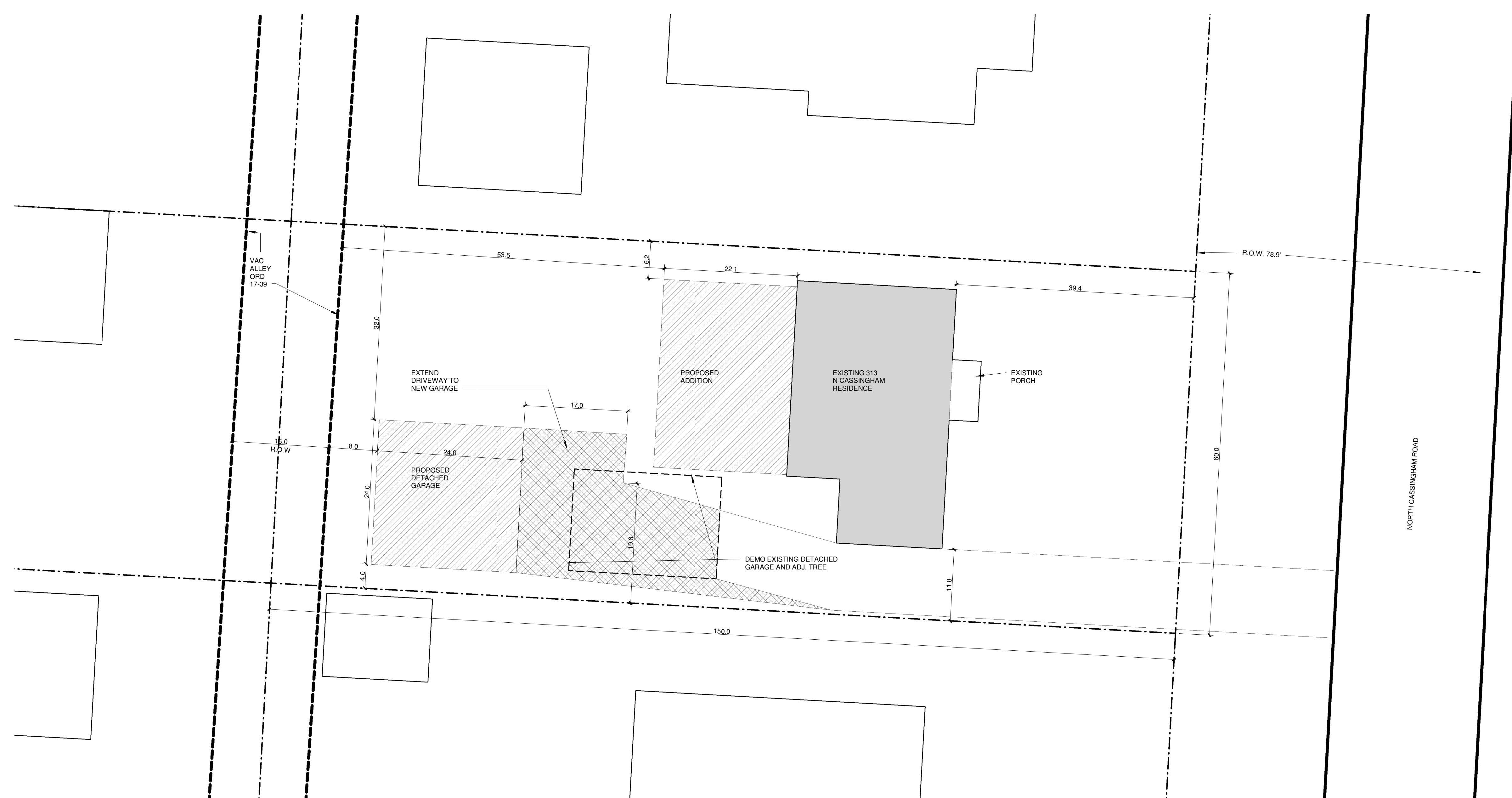
LOT WIDTH : 60'  
LOT DEPTH : 150'  
LOT AREA : 9,000 SQFT.

BUILDING AREAS  
EXISTING HOUSE : 1,040 SQFT.  
2 - STORY ADDITION : 661 SQFT.  
GARAGE ADDITION : 576 SQFT.

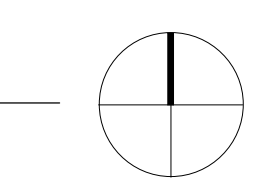
LOT COVERAGE : 2,277 SQFT. OF COVERAGE  
LOT IS 9,000 = TOTAL SQFT COVERAGE IS 25.3%

SETBACKS WILL BE ~8 FEET FROM LOT LINE/REAR  
EASEMENT (RULE: 1/6 OF LOT FRONTAGE, MAX OF 8 FEET)

FRONT SETBACK : NO CHANGE APPROX. 39.4'  
SIDE SETBACK NORTH : NO CHANGE APPROX. 5.2'  
SIDE SETBACK SOUTH : NO CHANGE APPROX 11.8'  
REAR SETBACK : 53.5' TO ADDITION 75.6' TO EXISTING (20%  
OF DEPTH) = 30' MIN.

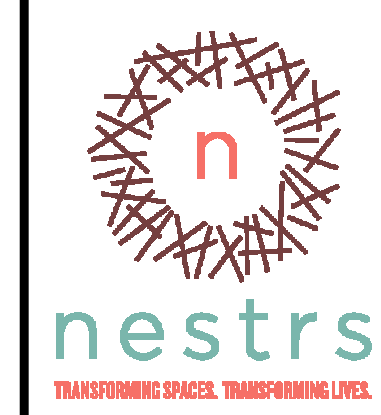


**SITEPLAN**  
1" = 10'-0"



--- PROPERTY LINE  
- - - RIGHT OF WAY (R.O.W.)

NOTE: ARCHITECTURAL SITE PLAN DOES NOT SUPERSEDE A PROFESSIONAL SURVEY CONDUCTED BY A LICENCED SURVEYOR. SITE INFORMATION HAS BEEN SOURCED FROM FRANKLIN COUNTRY AUDITOR WEBSITE.

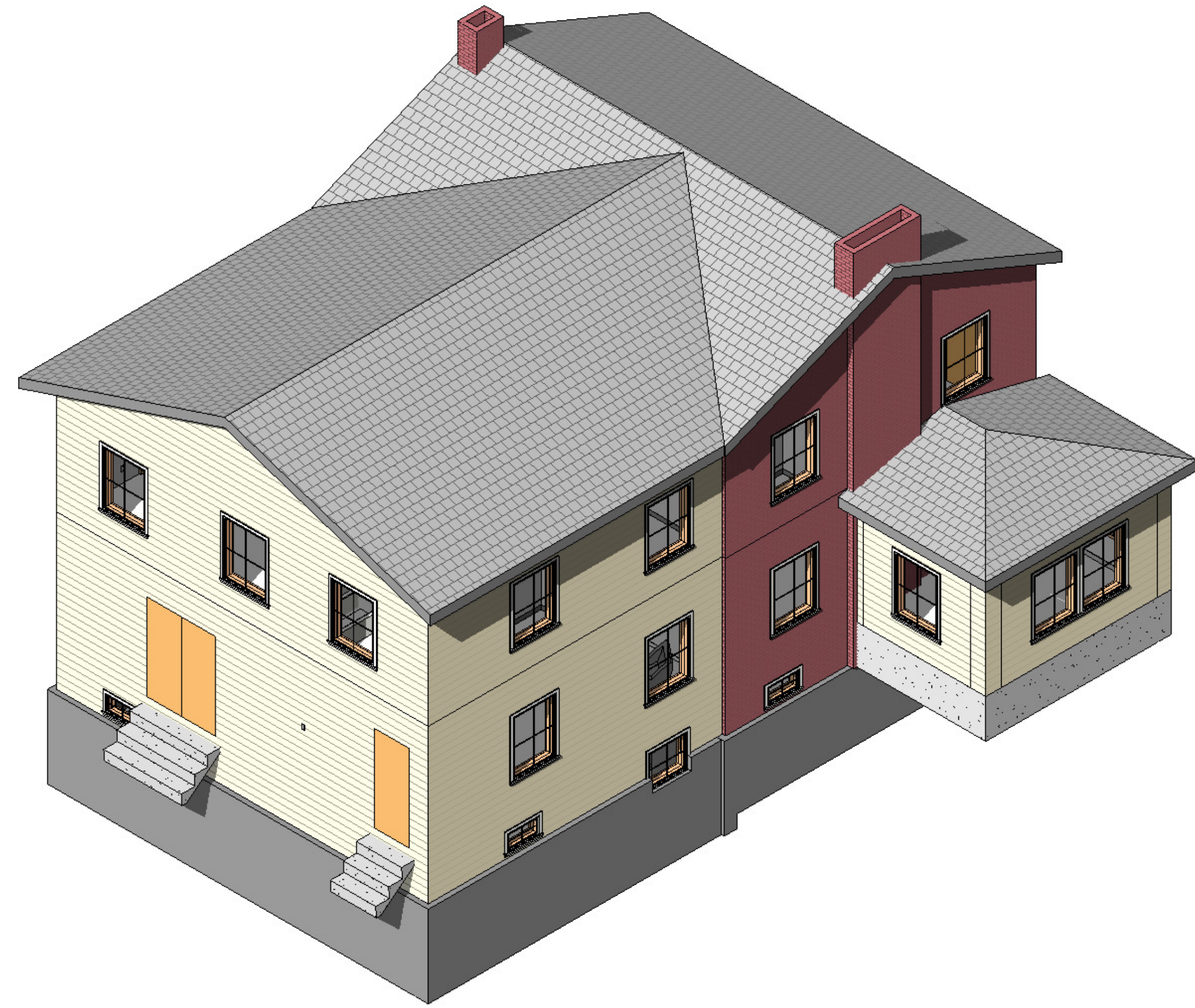


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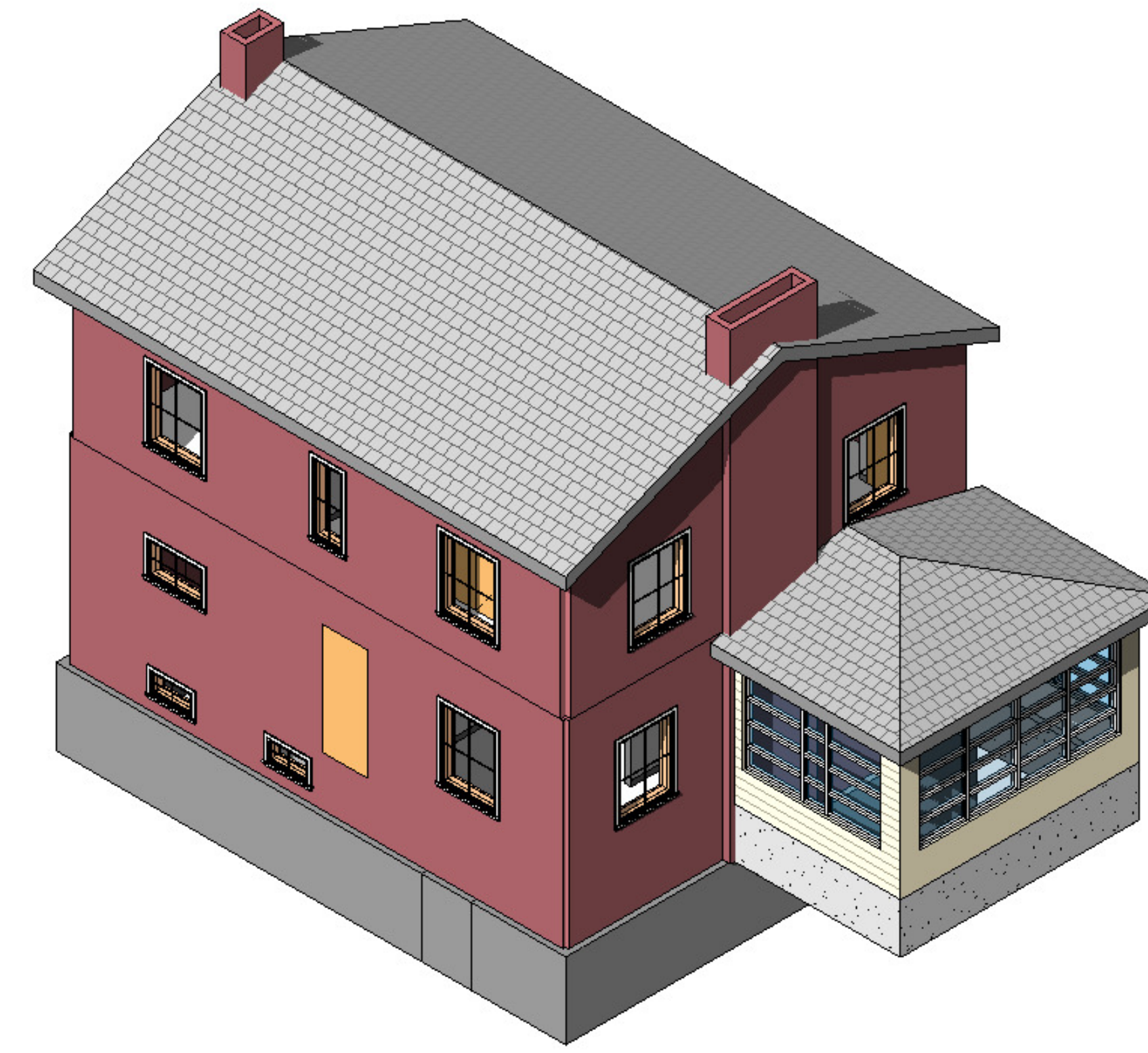
313 N Cassingham Rd,  
Bexley, OH 43209

Scale:  
As indicated **A0.2**

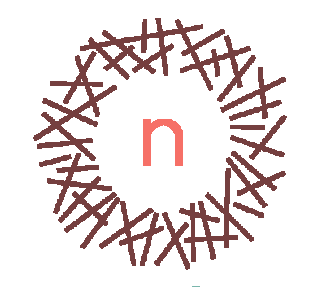
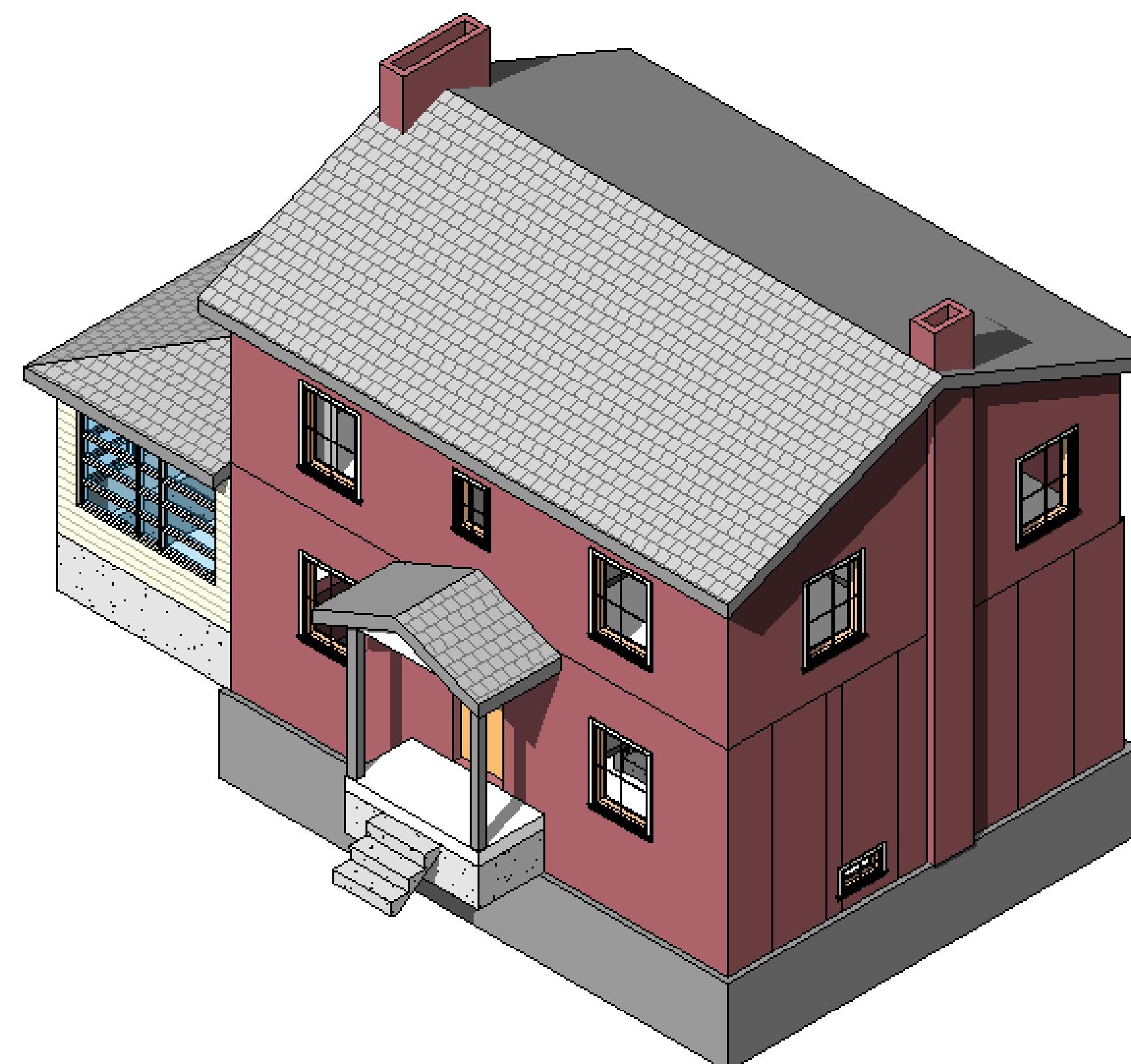
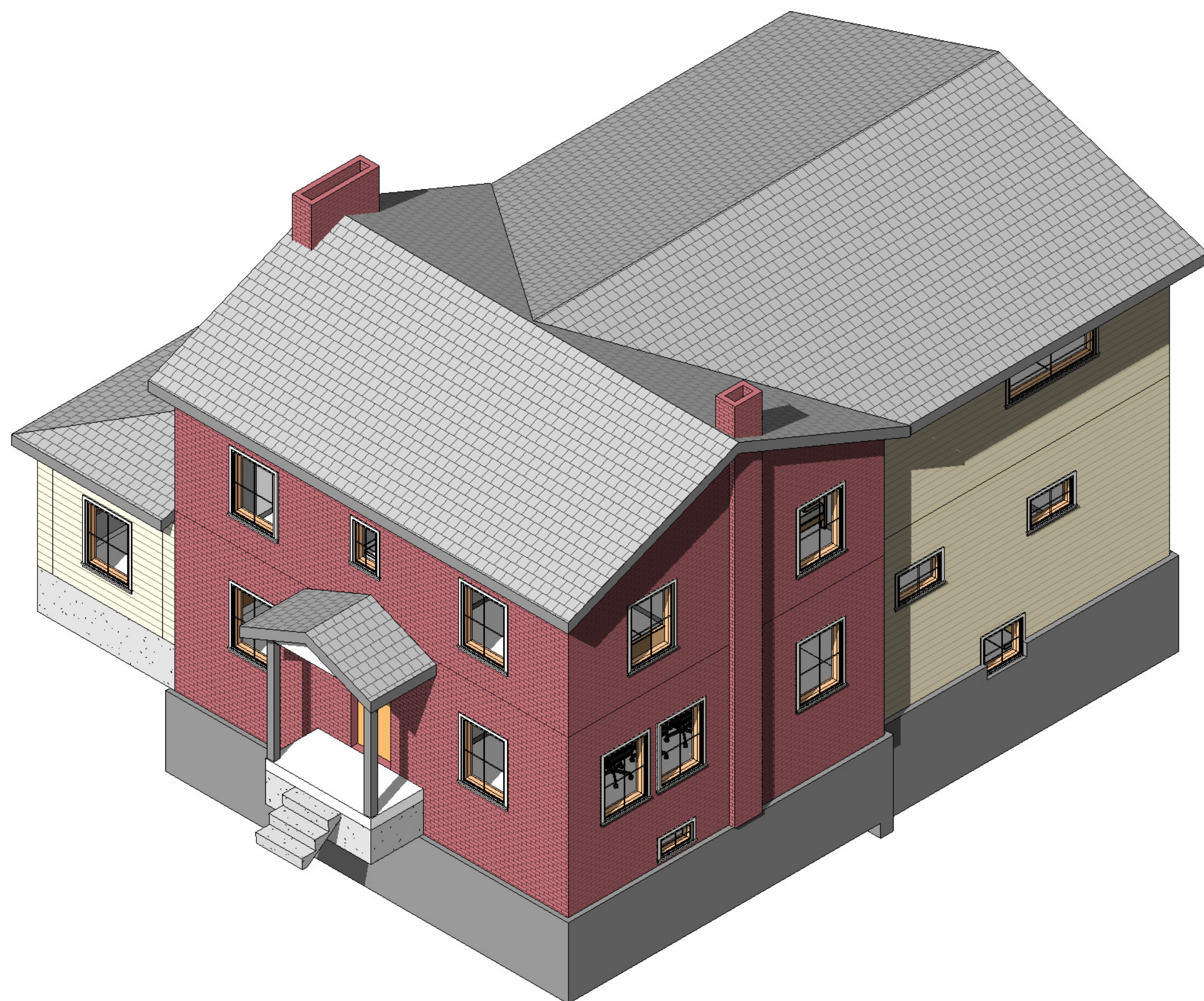




**PROPOSED RESIDENCE**



**EXISTING RESIDENCE**



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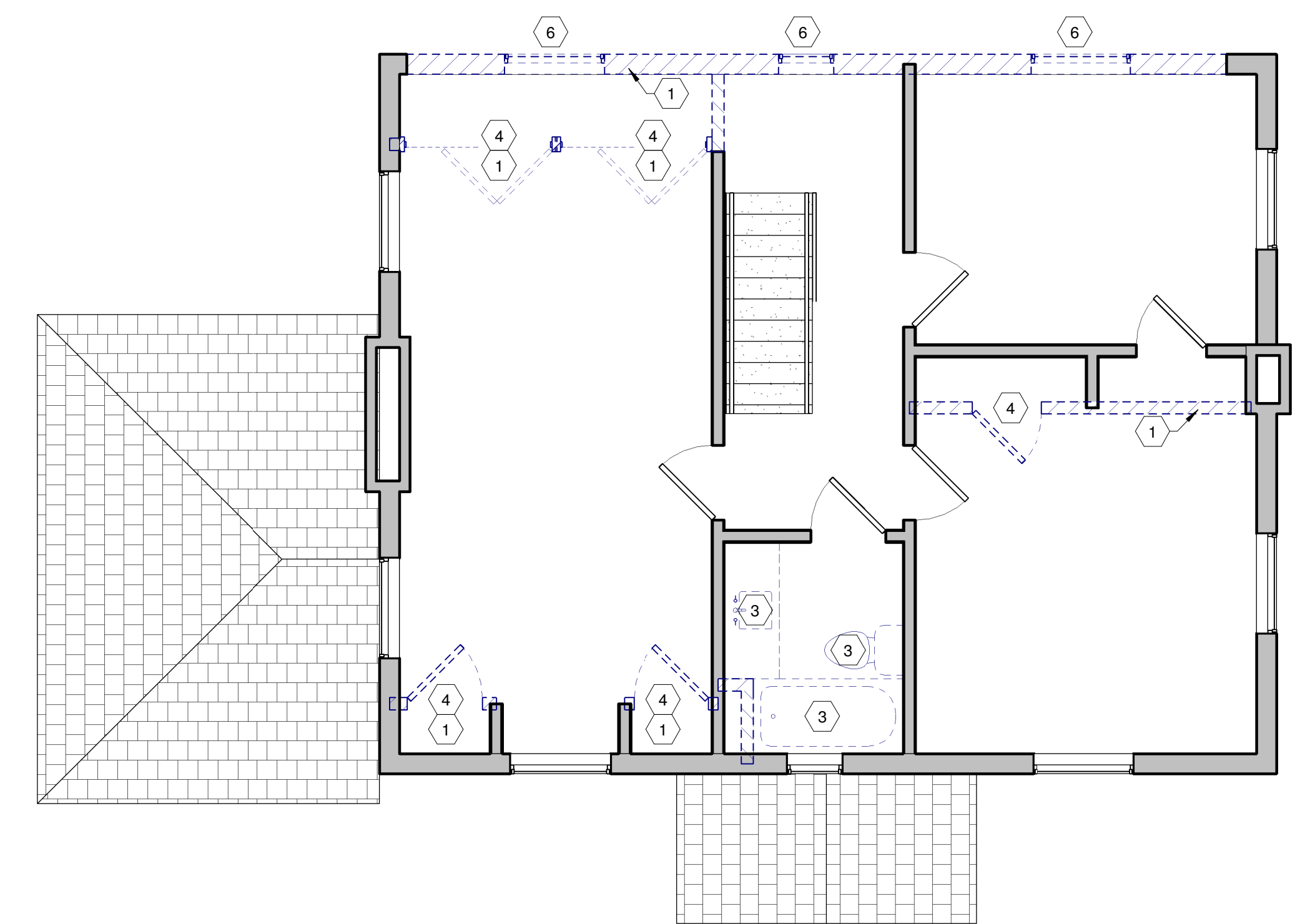
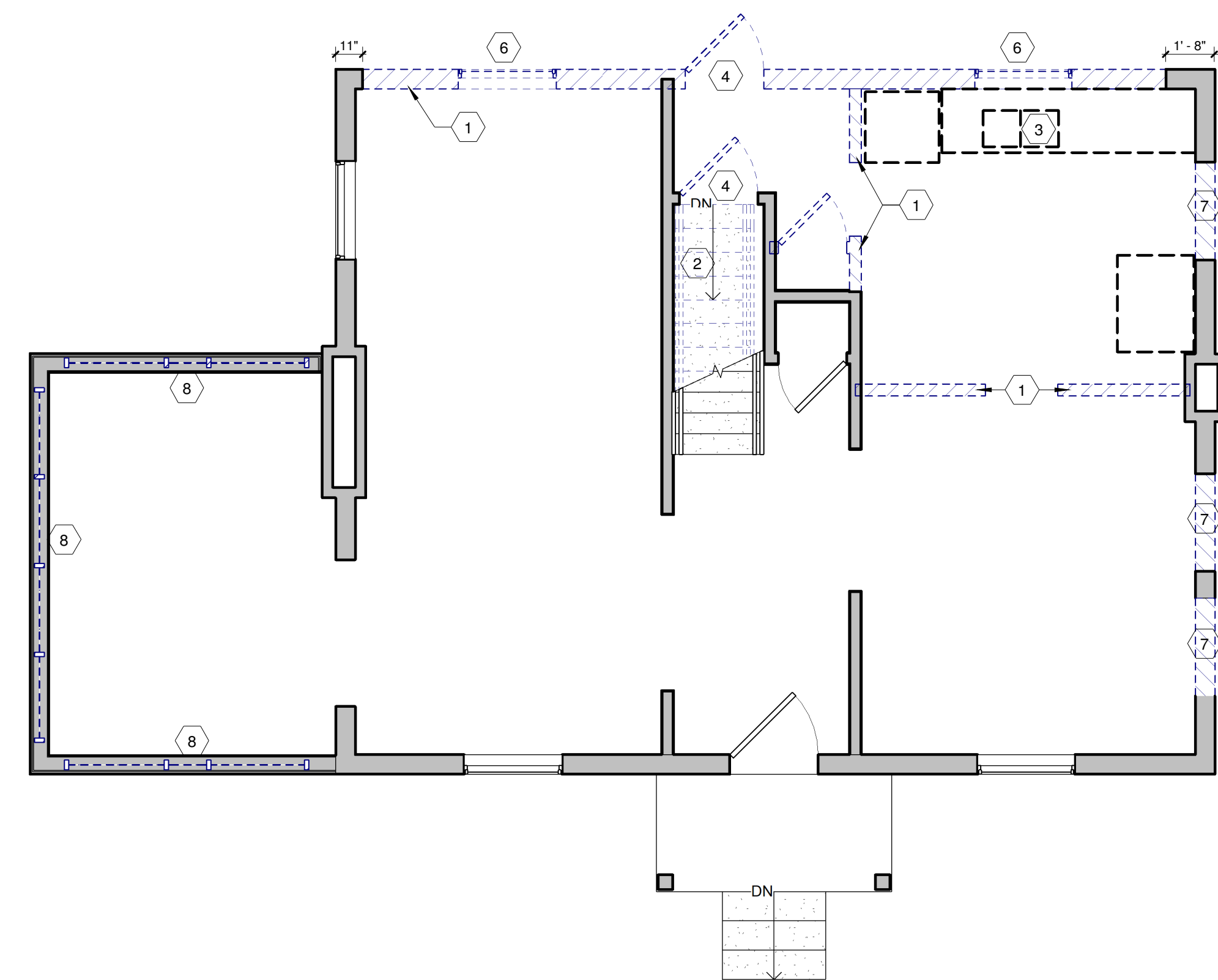
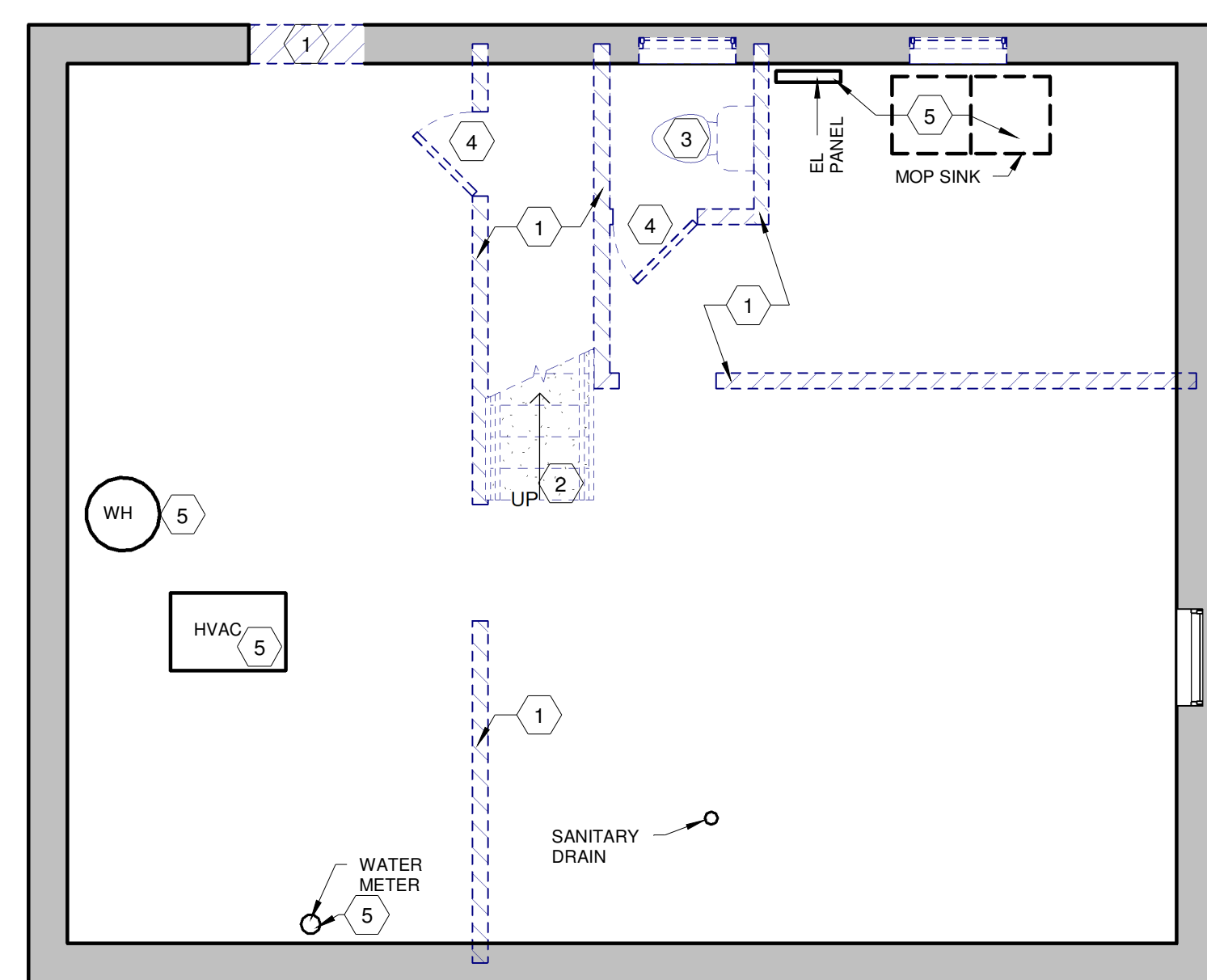
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Bexley, OH 43209

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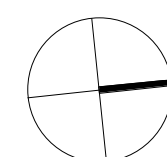


**1. DEMOLITION PLAN CODED NOTES**

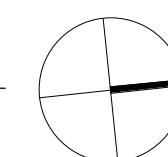
- 1 REMOVE PORTION OF EXISTING WALL. REFER TO PLAN FOR EXTENTS OF DEMOLITION WORK.
- 2 REMOVE EXISTING STAIR IN ITS ENTIRETY.
- 3 EXISTING PLUMBING FIXTURE TO BE REMOVED.
- 4 REMOVE EXISTING DOOR, DOOR FRAME AND HARDWARE. HARDWARE TO BE RETURNED TO OWNER.
- 5 REMOVE EXISTING M.E.P. EQUIPMENT IF NOT POSSIBLE TO REUSE EQUIPMENT.
- 6 REMOVE EXISTING EXTERIOR WINDOW.
- 7 REMOVE PORTION OF EXISTING WALL AND PREP FOR NEW WINDOW INSTALLATION REFER TO PROPOSED PLAN.
- 8 REMOVE GLASS AND INFILL WITH TYP. WALL CONSTRUCTION. MATCH ADJACENT SURFACE FINISH AND ALIGNMENT. SEE WINDOW SCHEDULE AND PROPOSED PLAN FOR NEW WINDOW LOCATIONS AND SIZES.



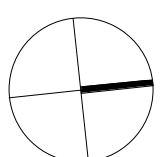
**0** EXISTING AND DEMO PLAN - LEVEL 0  
1/4" = 1'-0"



**1** EXISTING AND DEMO PLAN - LEVEL 1  
1/4" = 1'-0"



**2** EXISTING AND DEMO PLAN - LEVEL 2  
1/4" = 1'-0"

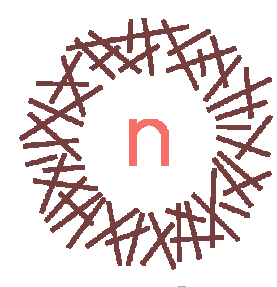


**GENERAL NOTES**

- 1. WALLS ARE GYPSUM BOARD OR PLASTER ON WOOD STUDS UNLESS NOTED OTHERWISE. WALLS TO BE REMOVED ENTIRE HEIGHT FROM THE FINISH FLOOR TO UNDERSIDE OF DECK.
- 2. FILL AND LEVEL ALL HOLES IN FLOORS AND WALLS AFTER REMOVAL OF PIPES, DUCTS, CONDUITS AND OTHER PENETRATING ITEMS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED.
- 4. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS.
- 5. ALL EXISTING FLOORS NOT DEMOED TO BE PREPARED FOR INSTALLATION OF NEW FINISH.
- 6. ALL WALLS TO RECEIVE NEW GYP. BOARD, EXT. WALLS TO ALSO RECEIVE NEW INSULATION. REFER TO WALL SECTIONS.

**LEGEND**

--- WALLS AND ITEMS INDICATED WITH DASHED LINE TO BE REMOVED



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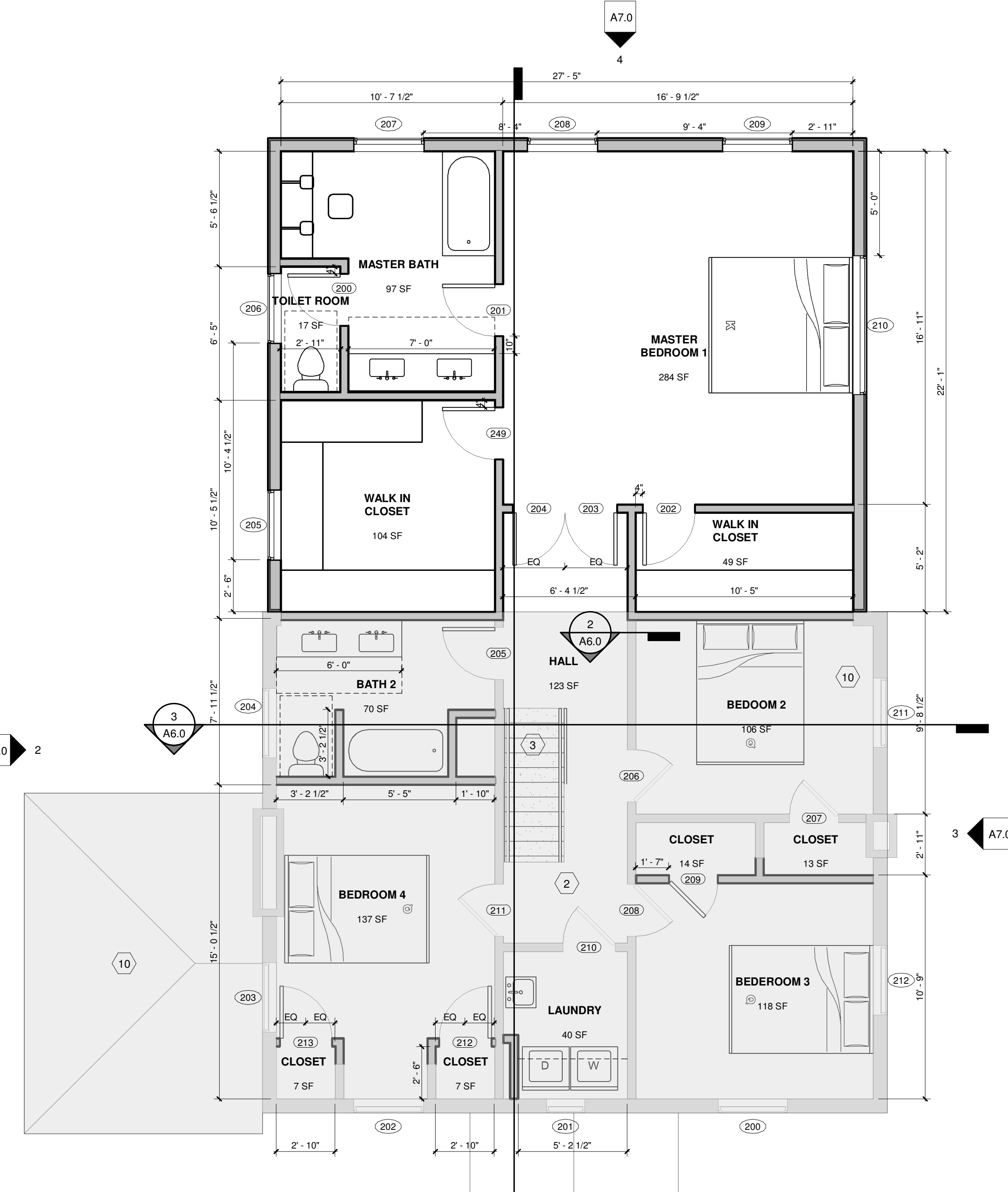
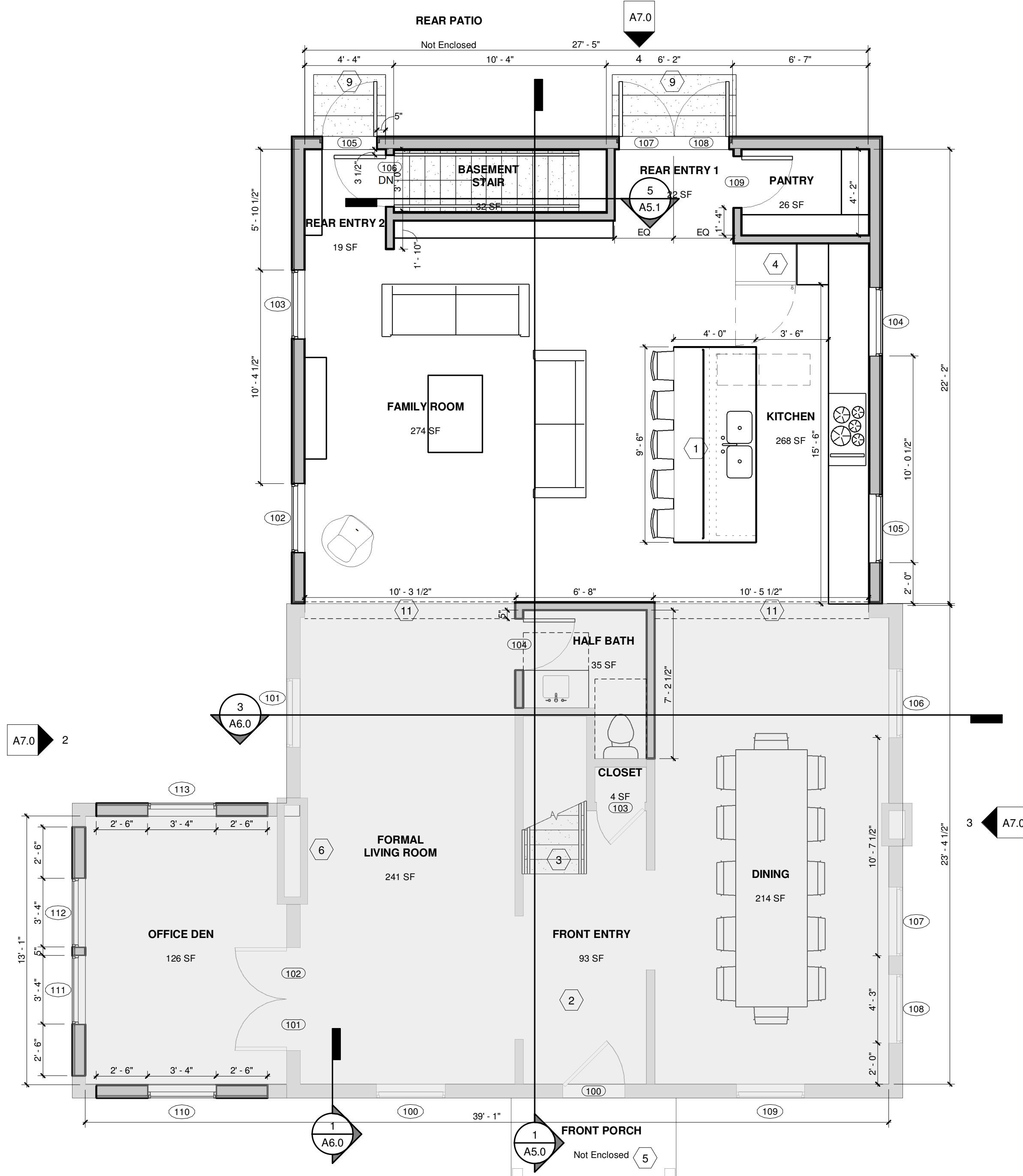
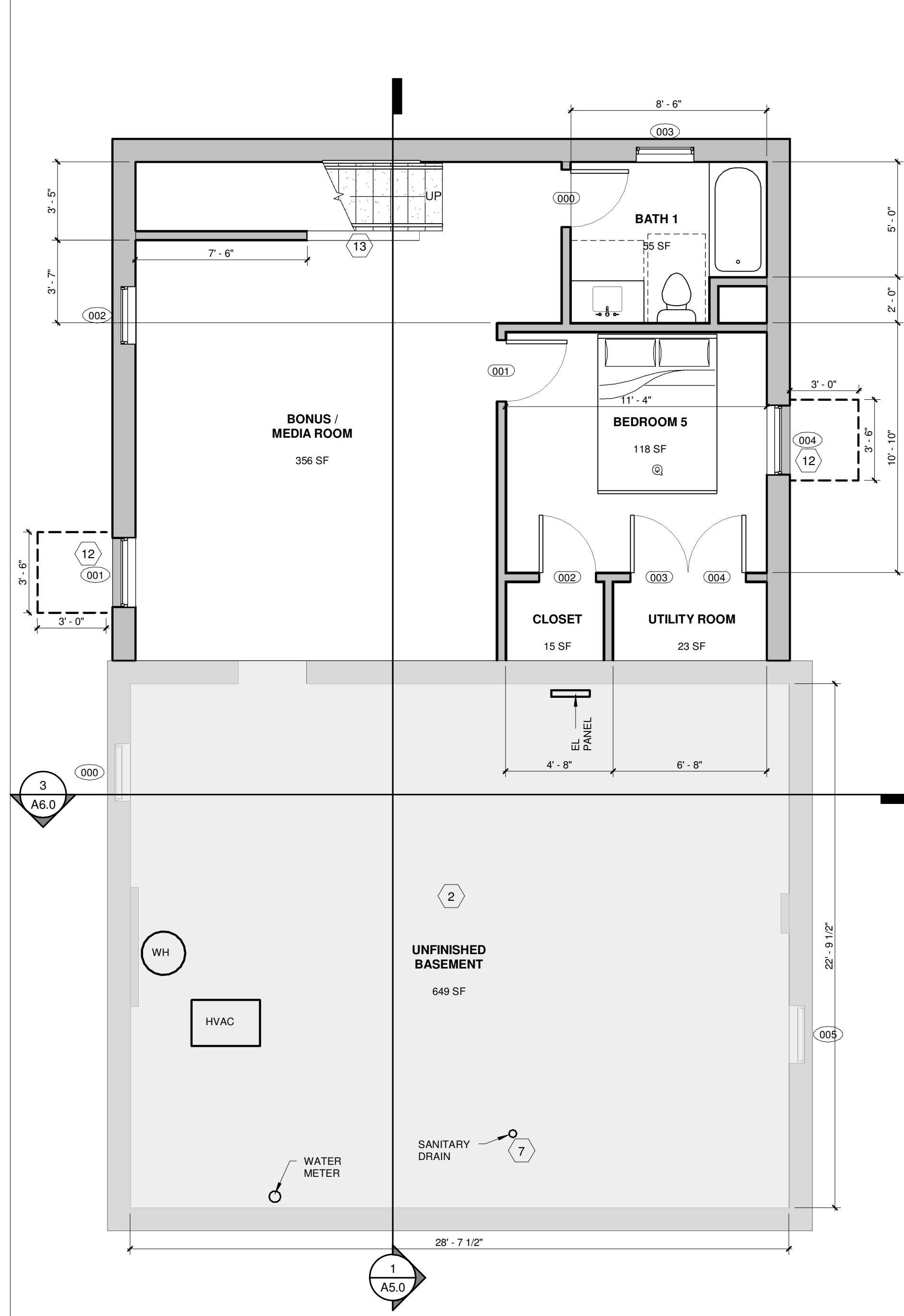
313 N Cassingham Rd,  
Bexley, OH 43209

Scale:  
1/4" = 1'-0" **A1.0**



**2. PROPOSED PLAN CODED NOTES**

- 1 LOW WALL UNDER COUNTERTOP.
- 2 EXISTING RESIDENCE SHOWN WITH LIGHT GRAY FILL.
- 3 EXISTING RAILING REPLACE. FINISH TO BE SELECTED BY OWNER.
- 4 REF. TO BE FLUSH WITH COUNTERTOP EDGE.
- 5 EXISTING CONCRETE PORCH TO BE PATCHED AND REPAIRED. FINISH TO BE SELECTED BY OWNER.
- 6 EXISTING FIREPLACE.
- 7 EXISTING SANITARY CHASE.
- 8 EXISTING CONCRETE STEPS.
- 9 NEW CONCRETE STEPS TO PATIO. SIZE AND FINISH TO BE SELECTED BY OWNER.
- 10 EXISTING ROOFTOP.
- 11 NEW HEADER IN LOAD BEARING WALL - PER R.C.O. TABLE 602.7(2) MAX ALLOWABLE SPAN FOR (4) 2X12 HEADER IN INTERIOR BEARING WALL = 11'-0" - IF REQUIRED G.C. TO INSTALL LOAD BEARING STEEL BEAM AND COLUMNS IN PLACE OF WOOD FRAMING.
- 12 EGRESS WINDOW - SILL HEIGHT TO BE MAX. 44" AFF. UNOBSTRUCTED AREA TO BE MIN. 5.7 SQ FT. - WINDOW WELL SYSTEM TO BE MIN. 9 SQ FT.
- 13 STANDARD BANISTER.



**GENERAL NOTES**

- 1. ALL NEW WALLS TO BE 1A UNLESS NOTED OTHERWISE. REFER TO COVER PAGE FOR WALL HEIGHTS.
- 2. PATCH AND LEVEL EXISTING FLOOR AFTER DEMOLITION OF EXISTING WALLS BEFORE INSTALLATION OF NEW FLOOR FINISH.
- 3. PROVIDE INTERNAL WOOD BLOCKING, ALL WALL MOUNTED ITEMS.
- 4. INSTALL MOISTURE RESISTANT GYPSUM BOARD AT BATHROOMS AND KITCHENS.

**LEGEND**

- EXISTING WALL / ITEMS
- W - WASHER
- D - DRYER
- DW - DISH WASHER
- REF - REFRIGERATOR



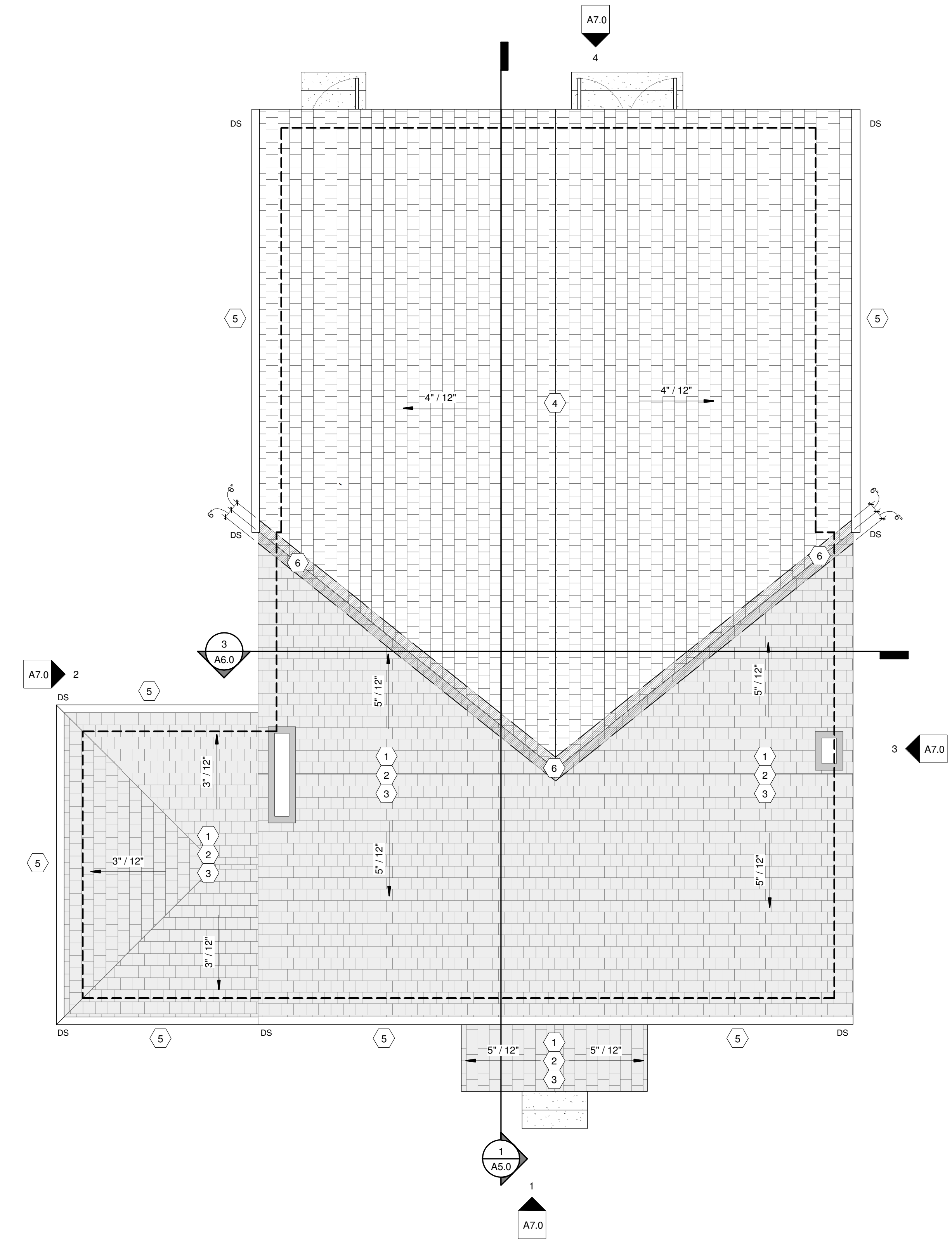
313 N Cassingham Rd,  
Bexley, OH 43209

Scale:  
As indicated **A2.0**



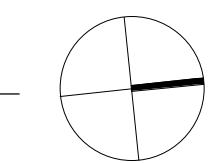
**ROOF PLAN CODED NOTES**

- 1 REPAIR OR REPLACE FLASHING AND COUNTER FLASHING AT ALL EXISTING LOCATIONS.
- 2 EXISTING ROOF SLOPE TO BE VERIFIED IN FIELD.
- 3 EXISTING ASPHALT SHINGLES REPLACE AS NEEDED.
- 4 ASPHALT SHINGLES TO MATCH EXISTING.
- 5 5" SEAMLESS GUTTER.
- 6 GALVANIZED METAL FLASHING O/ 30 LBS. FELT AT TRANSITION BETWEEN NEW AND EXISTING ROOF.



**PROPOSED ROOF PLAN**

1/4" = 1'-0"



**LEGEND**

- EXISTING ROOF ASPHALT SHINGLES
- ROOF ASPHALT SHINGLES
- DS DOWNSPOUT

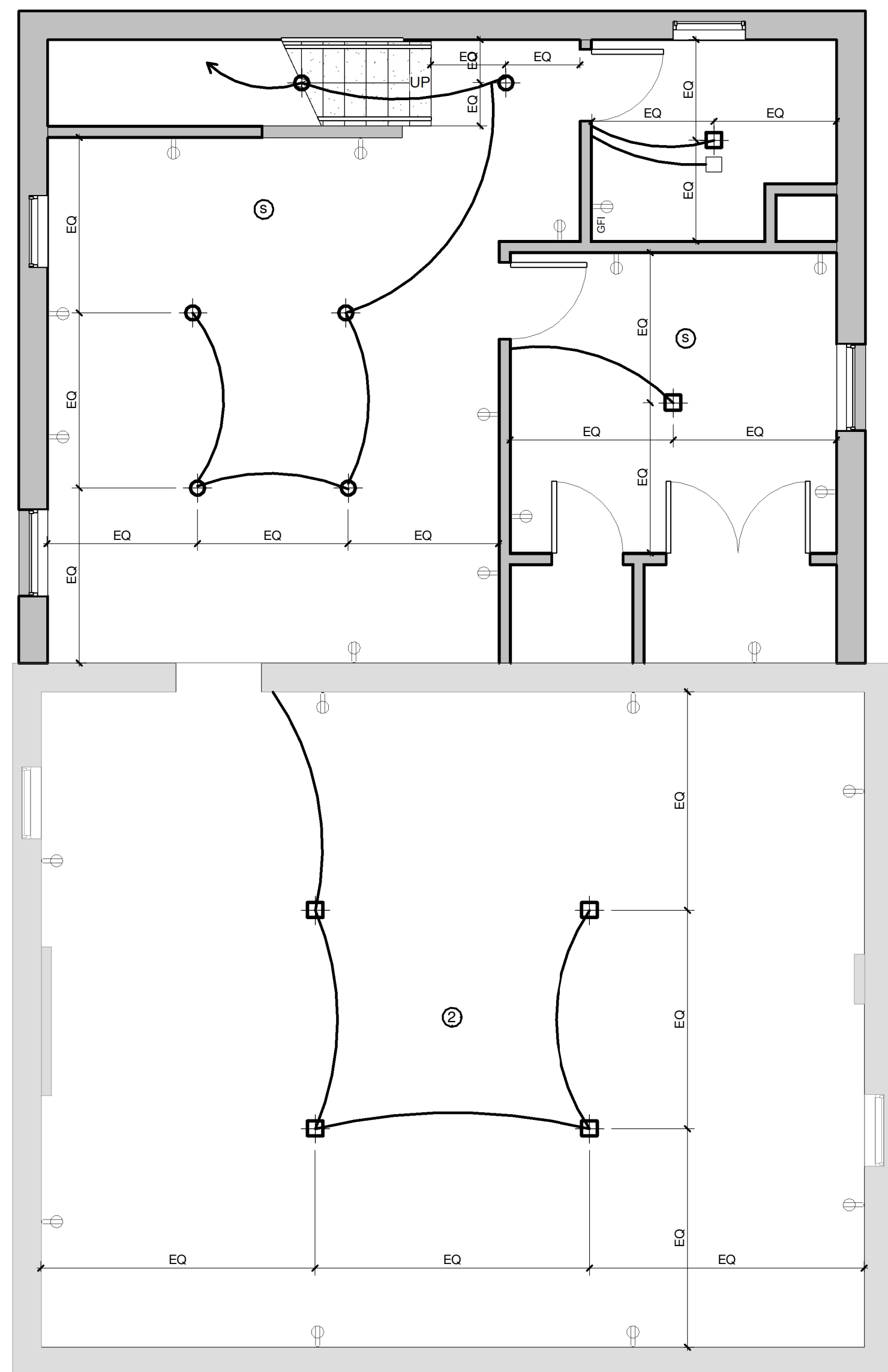
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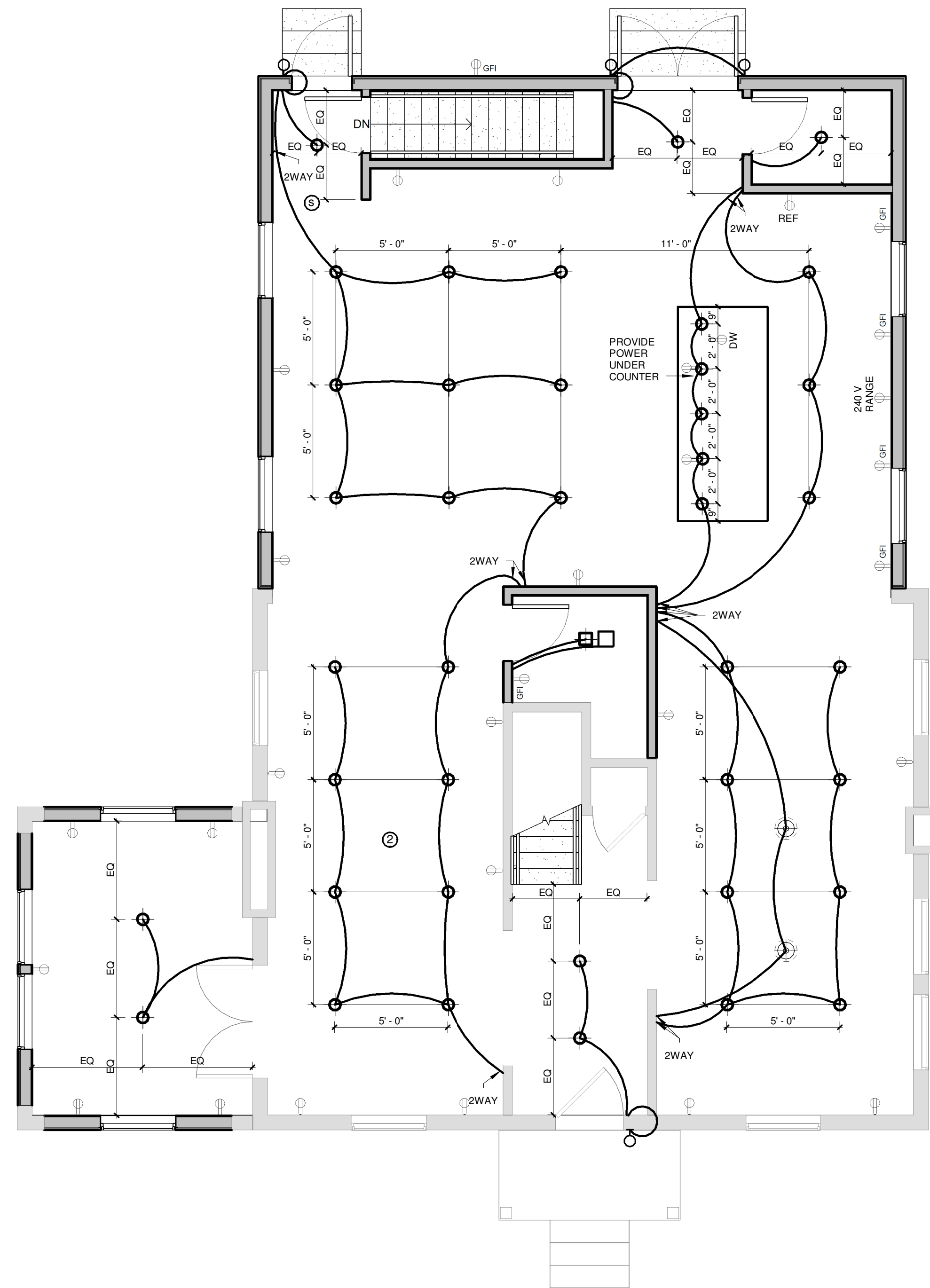
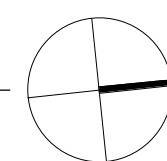
Scale:  
1/4" = 1'-0"

**A2.R**

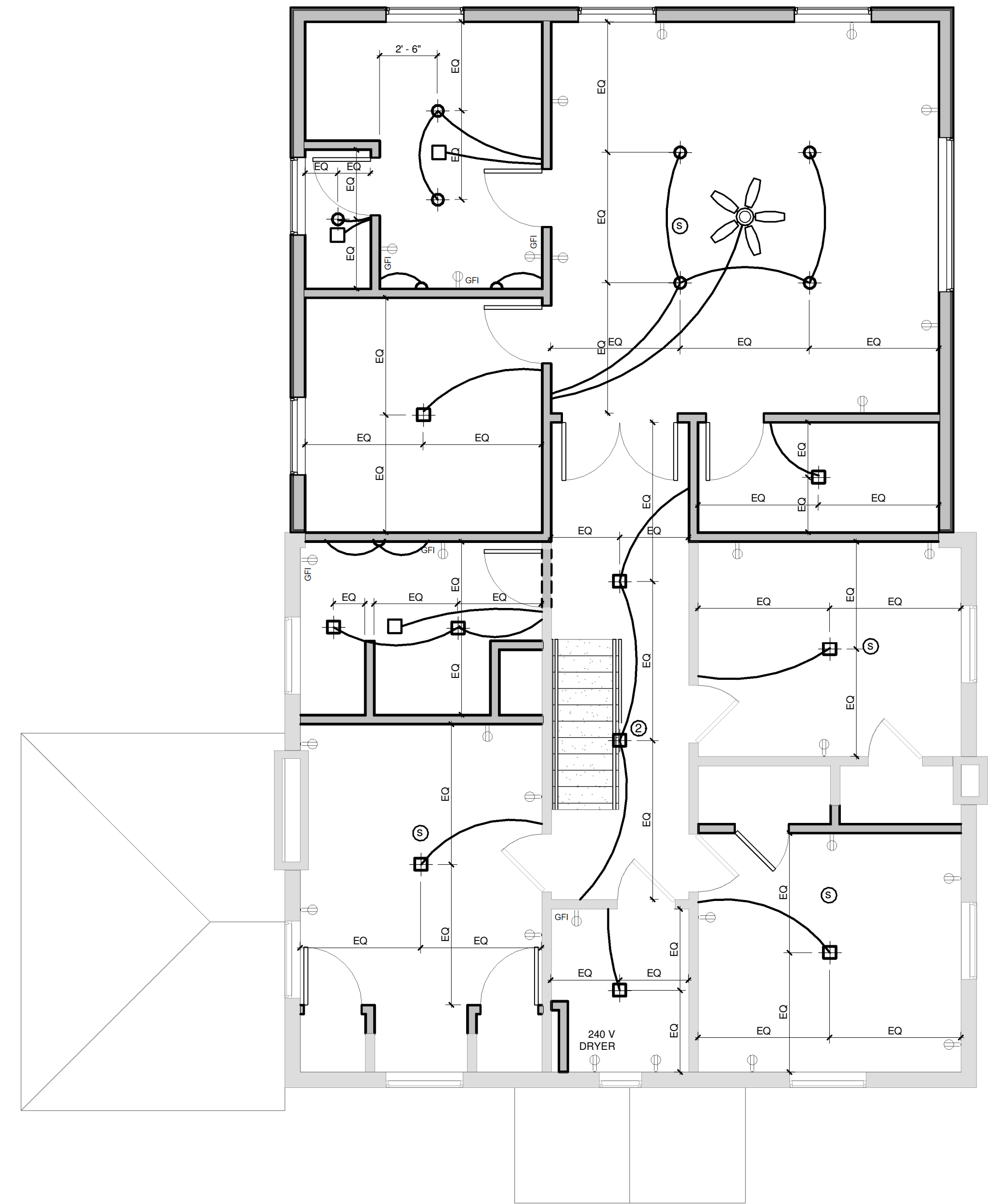
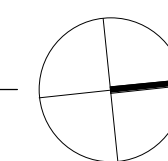




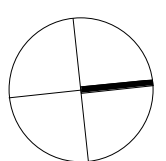
**0 PROPOSED LIGHTING PLAN - LEVEL 0**  
1/4" = 1'-0"



**1 PROPOSED LIGHTING PLAN - LEVEL 1**  
1/4" = 1'-0"



**2 PROPOSED LIGHTING PLAN - LEVEL 2**  
1/4" = 1'-0"



**LEGEND**

⊕	OUTLET	↗	SWITCH LOCATED ON NEXT LEVEL
⊙	SMOKE AND CO2 DETECTOR	⊕	SURFACE MOUNTED JBOX LIGHT
⊚	SMOKE DETECTOR	⊙	RECESSED SPOT LIGHT
⊖	WALL MOUNTED EXTERIOR LIGHT	⊕	CHANDELIER
⊖	EXHAUST	⊖	SCONCES
2way	TWO WAY SWITCH		

**GENERAL NOTES**

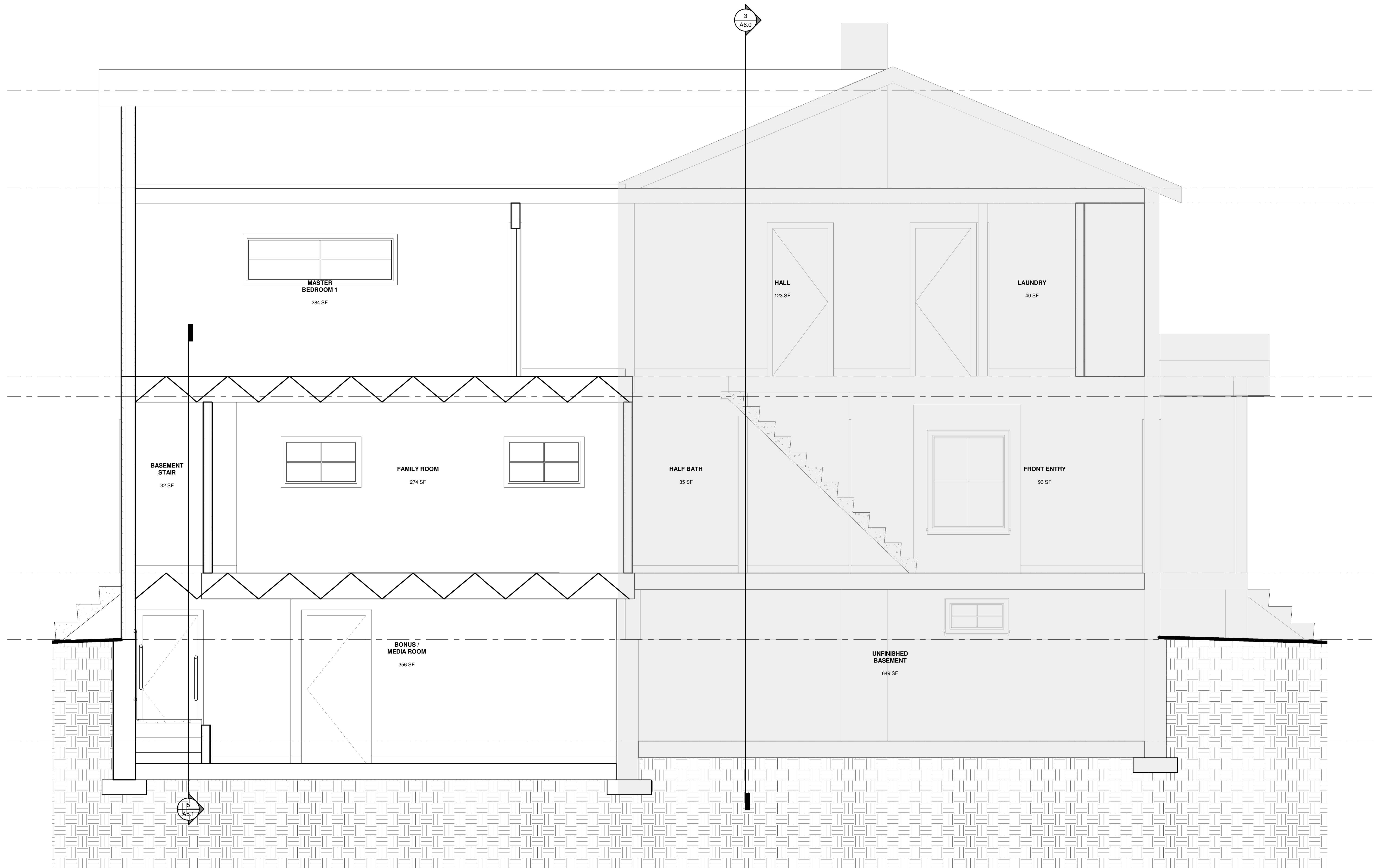
- PROVIDE AFCI PROTECTION REQUIRED BY NEC FOR 15 AND 20 AMP CIRCUIT THAT SERVE OUTLETS AND DEVICES EXCLUDING BATHROOMS, GARAGES AND OUTSIDE AREAS
- CENTER LIGHT FIXTURES IN ROOMS UNLESS NOTED OR DIMENSIONED OTHERWISE.
- ALL ELECTRICAL OUTLETS TO BE LOCATED FROM 15" MIN. TO 48" MAX. ABOVE FINISH FLOOR (A.F.F.) AND 44" MAX. A.F.F. AT KITCHEN COUNTERTOPS.



313 N Cassingham Rd,  
Bexley, OH 43209

Scale:  
1/4" = 1'-0" **A3.0**





**1 ADDITION OVERALL SECTION**  
 1/2" = 1'-0"

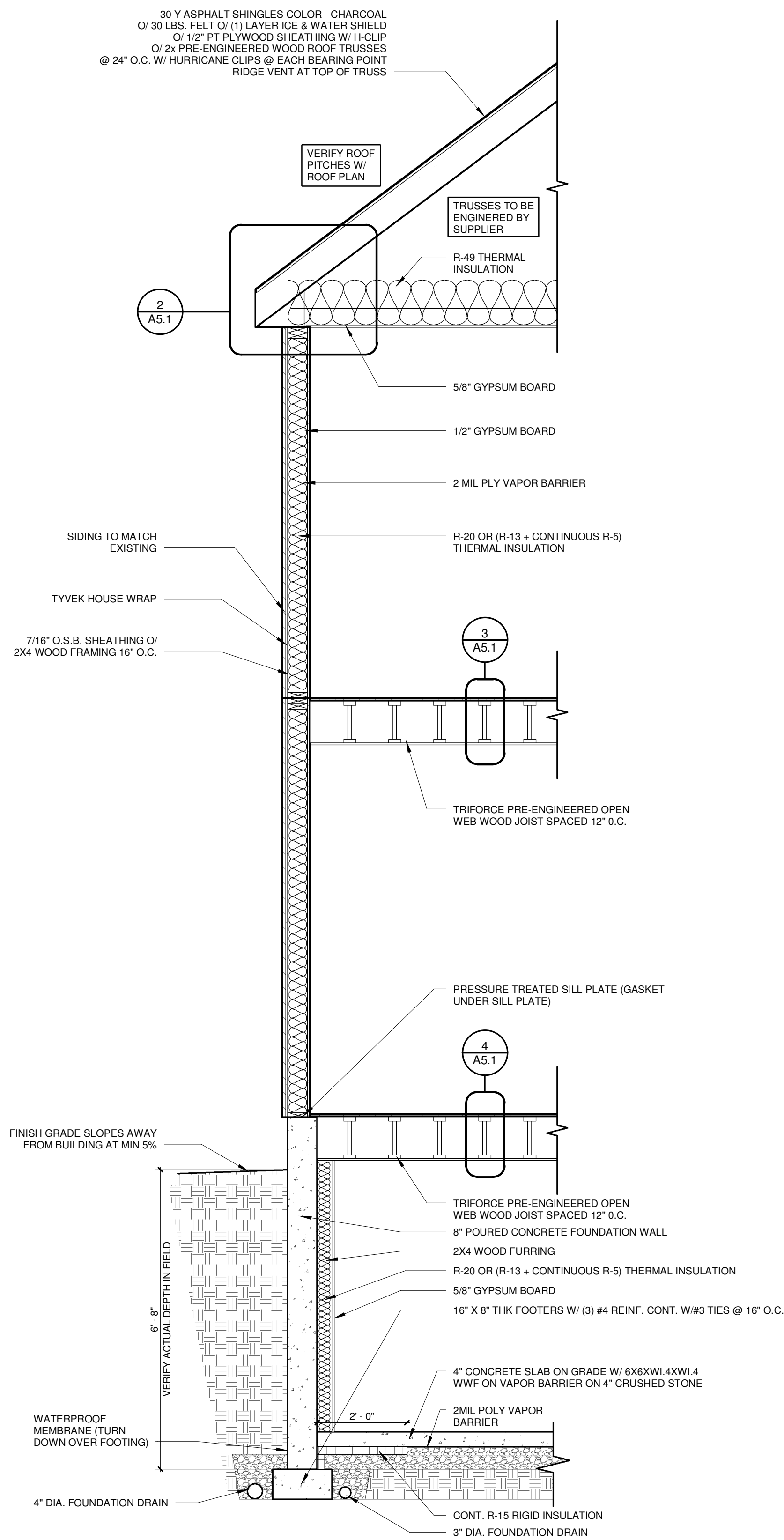


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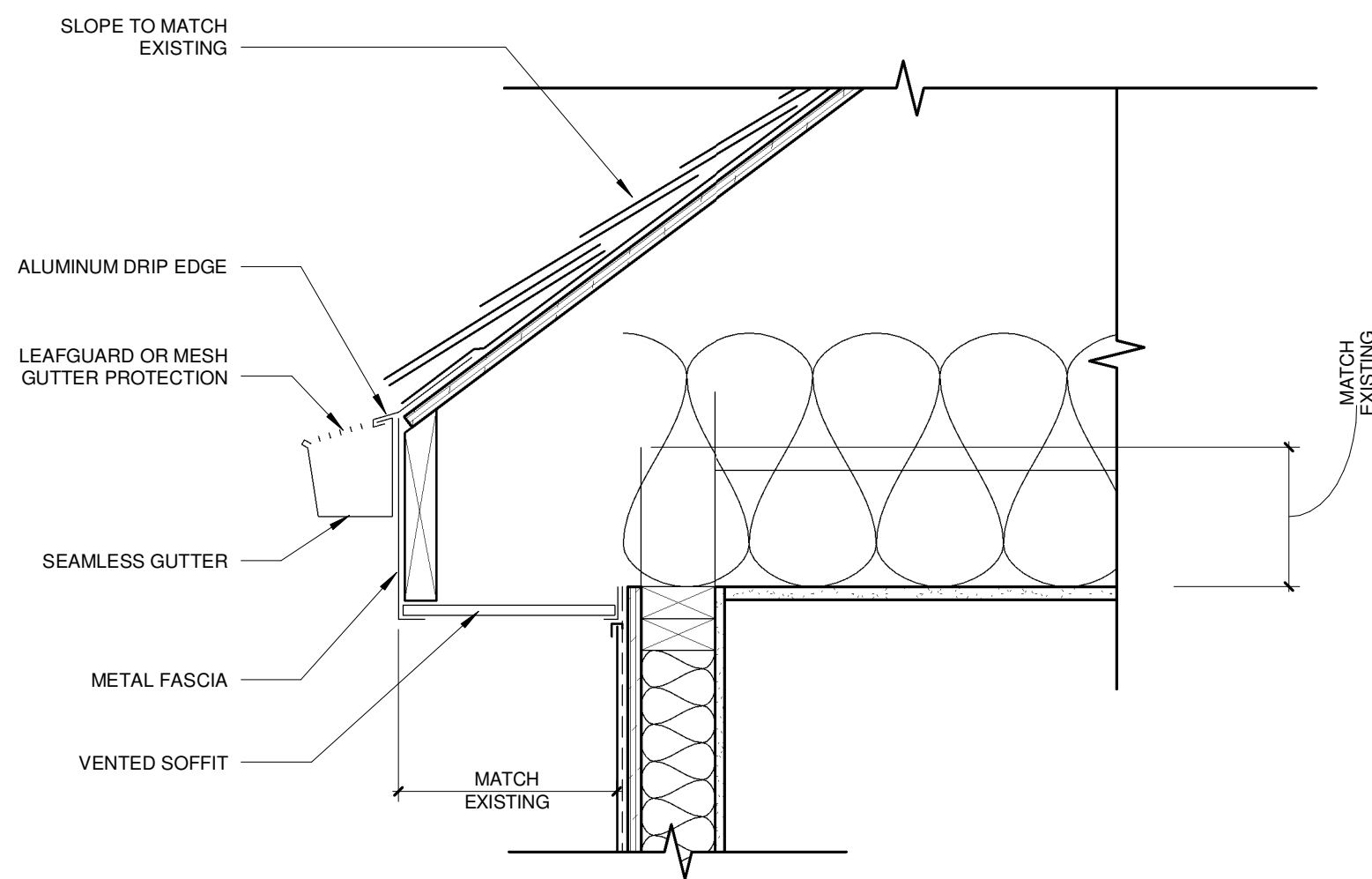
313 N Cassingham Rd,  
 Bexley, OH 43209

Scale:  
 1/2" = 1'-0" **A5.0**

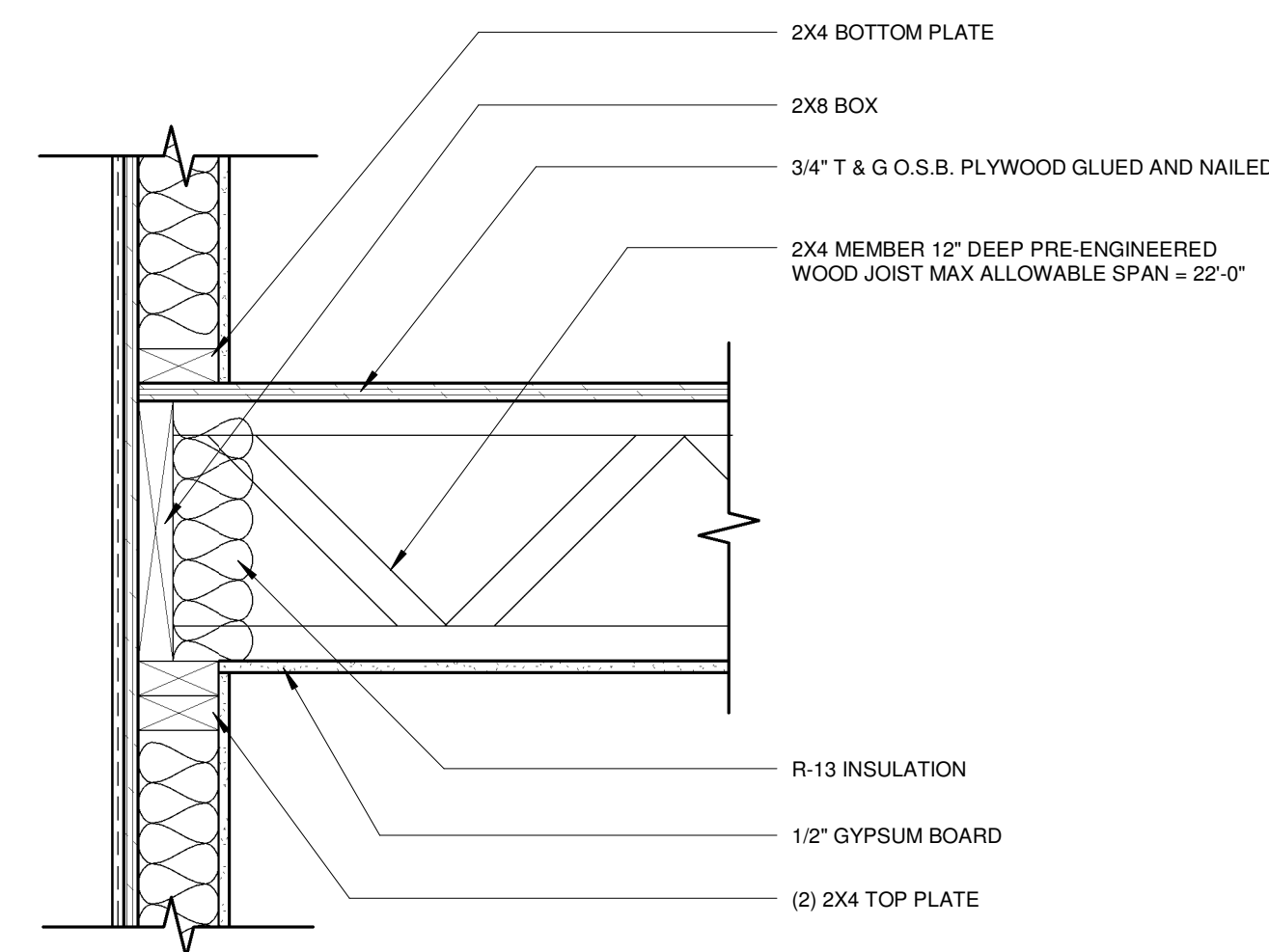




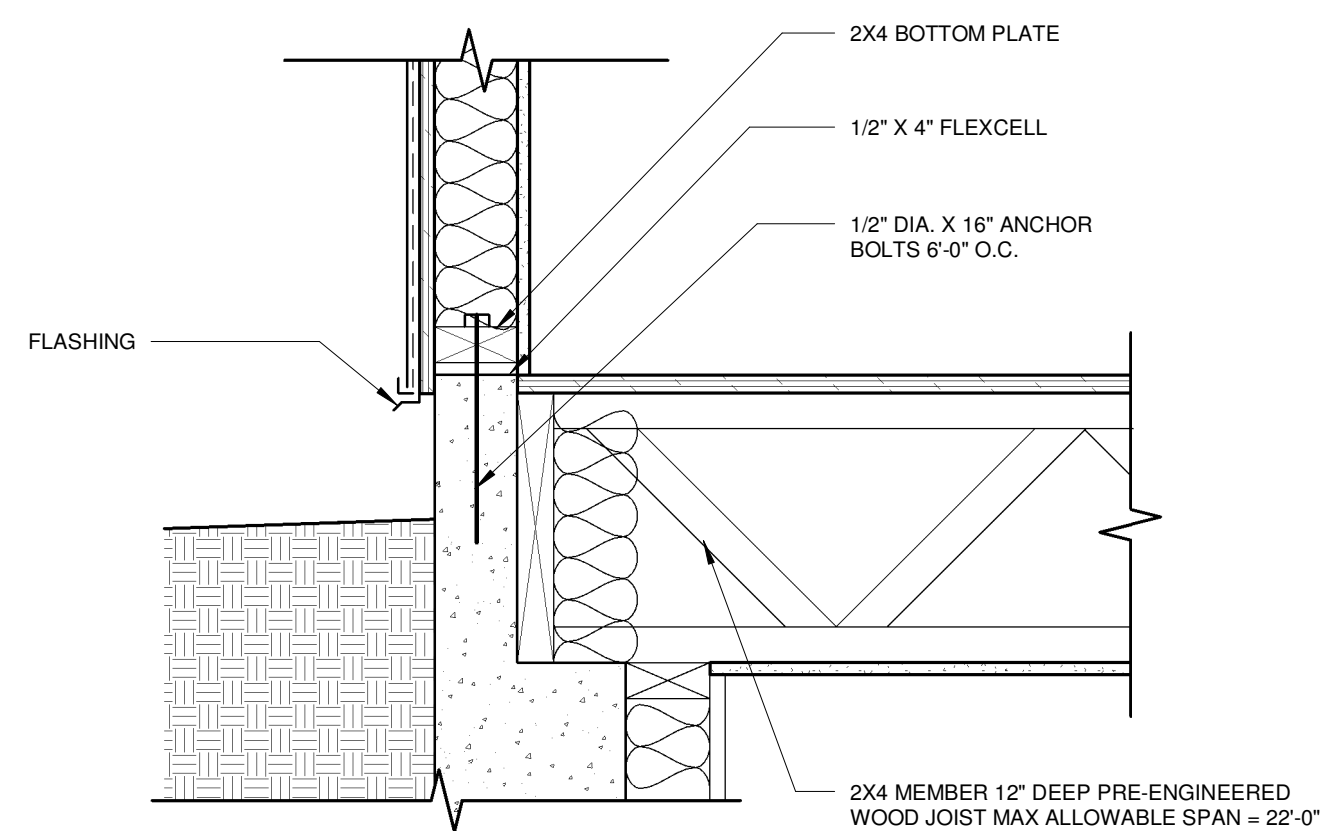
**1 PROPOSED ADDITION TYP. WALL SECTION**  
 1/2" = 1'-0"



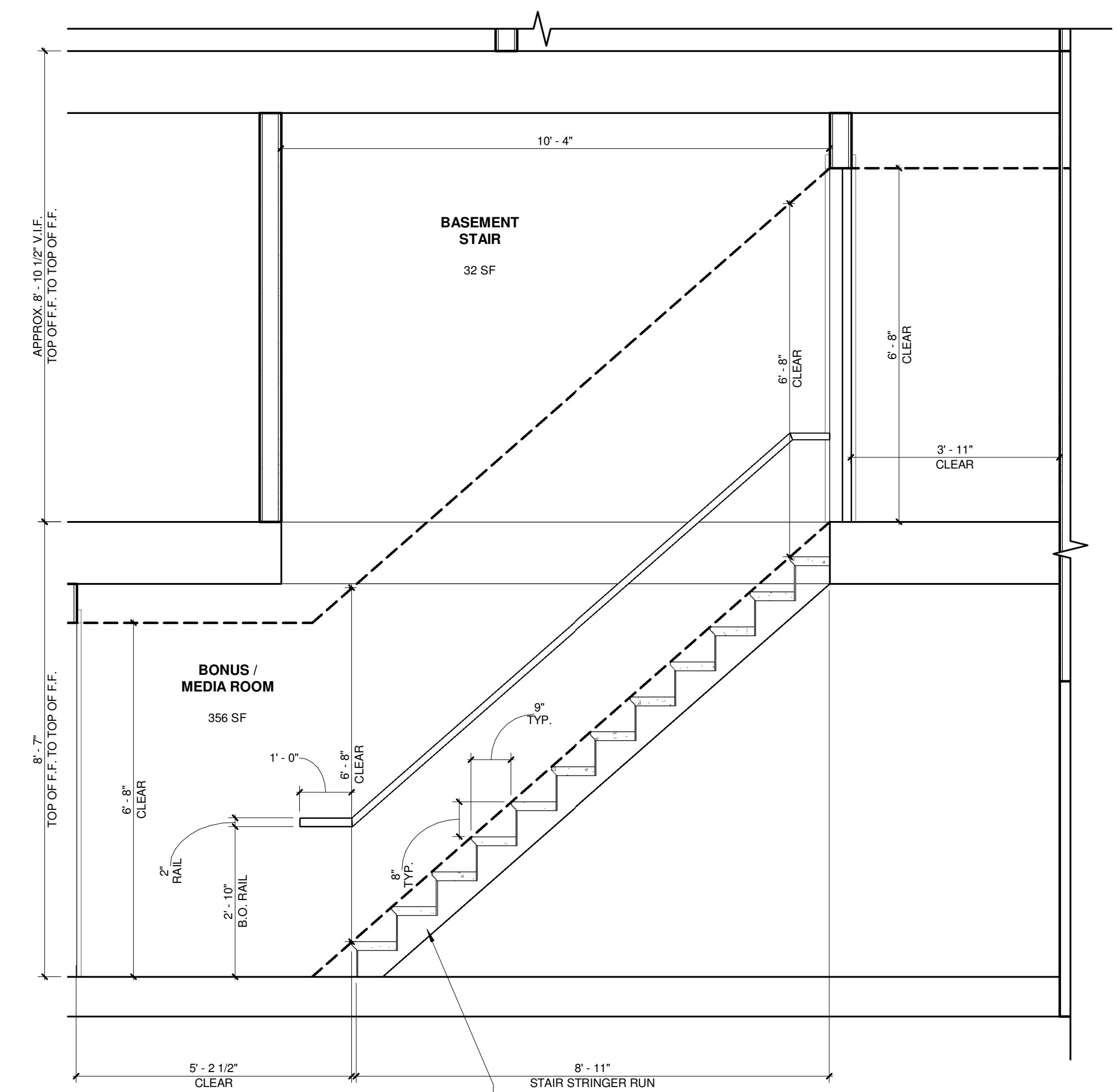
**2 WALL SECTION TOP DETAIL**  
 1 1/2" = 1'-0"



**3 WALL SECTION TRUSS DETAIL**  
 1 1/2" = 1'-0"



**4 WALL SECTION TRUSS DETAIL BASE**  
 1 1/2" = 1'-0"



PROVIDE 3-2X12 STRINGERS WITH CONTINUOUS 2X4 REINFORCEMENT ON ONE SIDE FLUSH TO BOTTOM EDGE, NAILED WITH 10D NAILS AT 12" O.C. STAGGERED. ON LOW END PROVIDE 2X4 NAILER, USE 8-10D (1-1/8" X 3") NAILS, STAGGERED, NAIL INTO FRAMING MEMBERS BELOW. ON HIGH END PROVIDE A35 FRAMING ANCHOR BY SIMPSON STRONG-TIE OR EQUAL CONNECTOR. FASTEN WITH 12-8D (1-3/8" X 1-1/2") NAILS. USE 2 FRAMING ANCHORS WITH 1-1/2" RIM BOARD. ALLOWABLE MAXIMUM STRINGER RUN AT 40PSF LL / 12PSF DL FOR 42" TREAD WIDTH AND 3-2X12 STRINGERS = 10'-10" WITH 2X4 REINFORCEMENT.

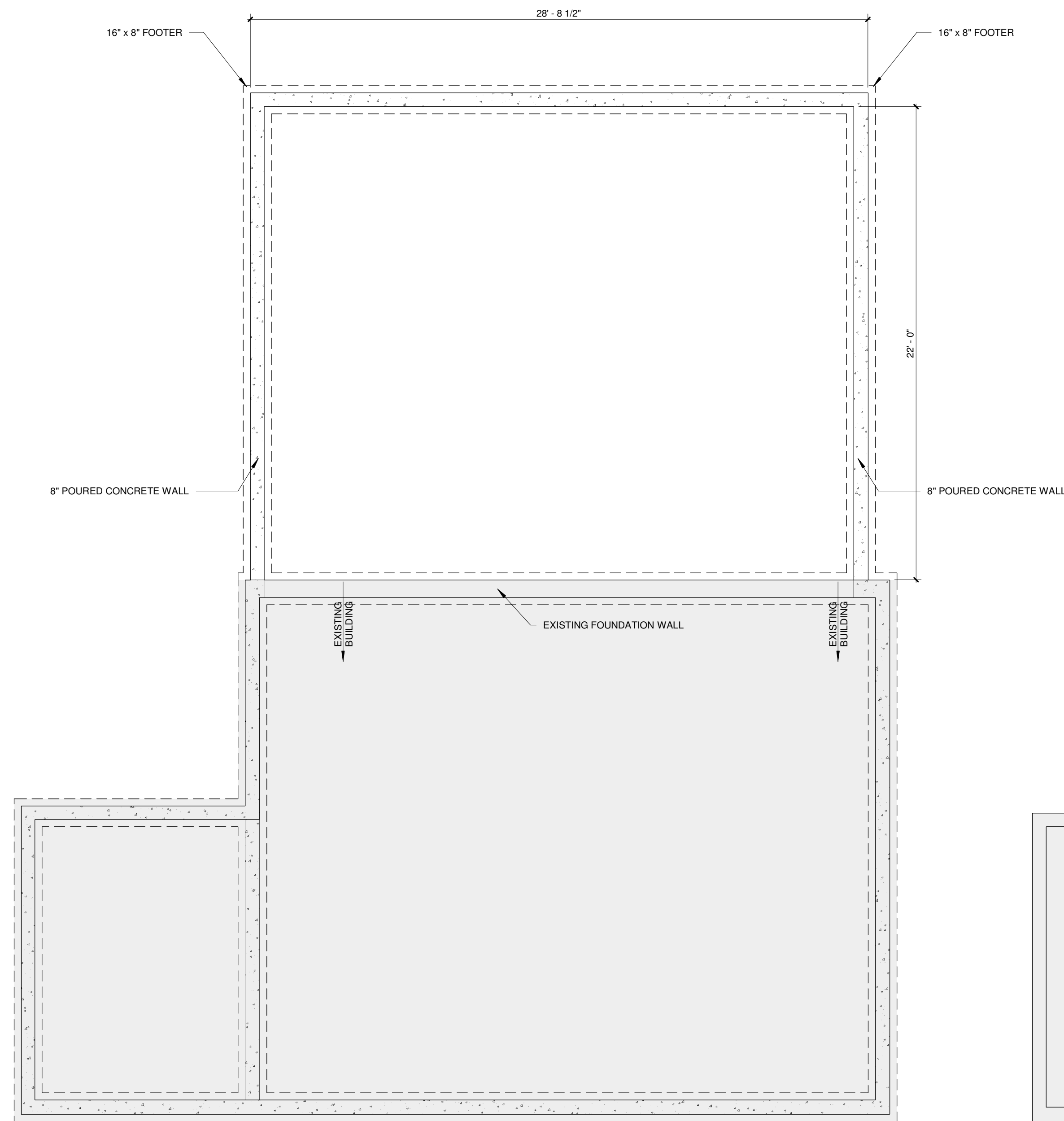
**5 NEW BASEMENT STAIR SECTION**  
 1/2" = 1'-0"



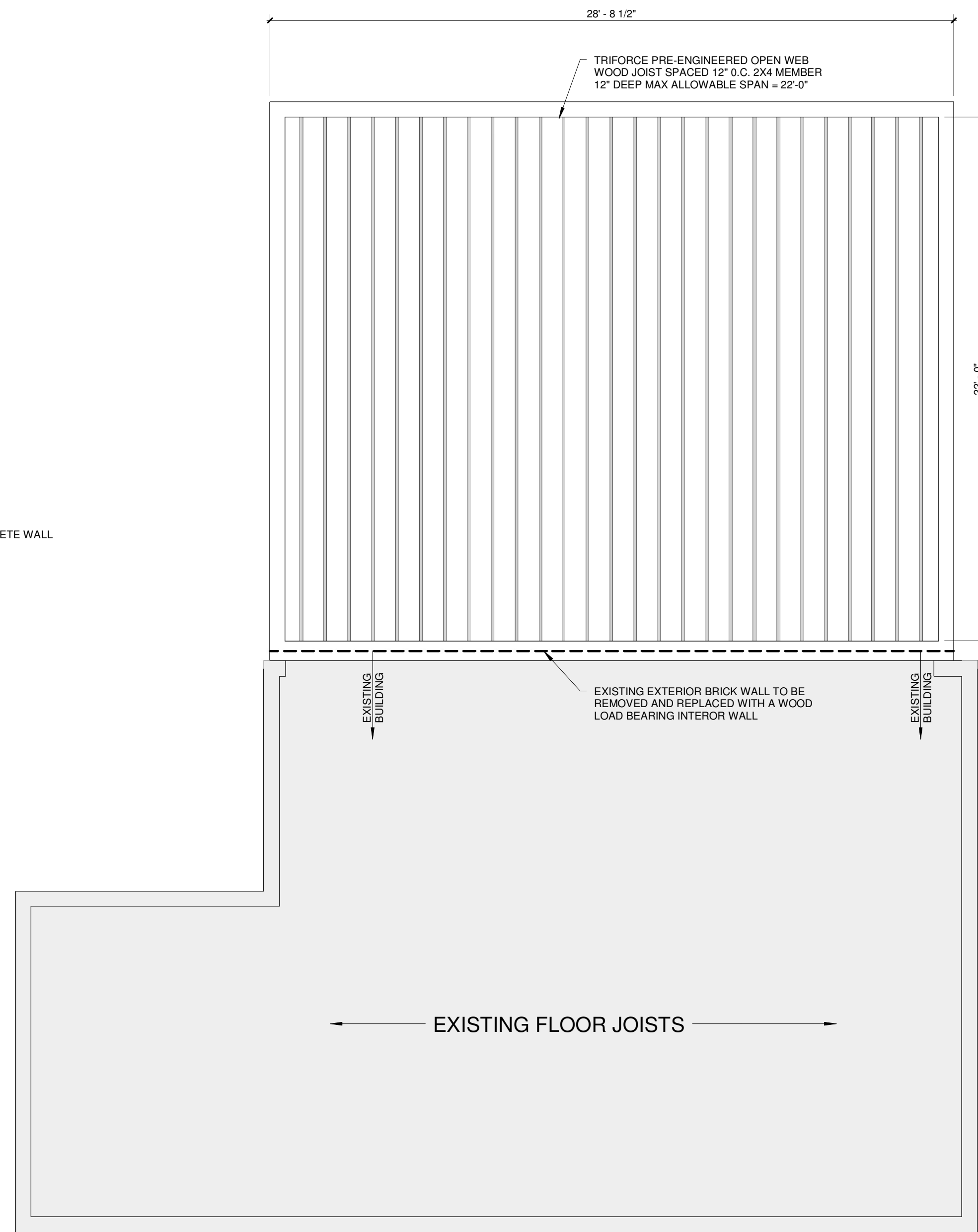
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Scale:  
 As indicated A5.1

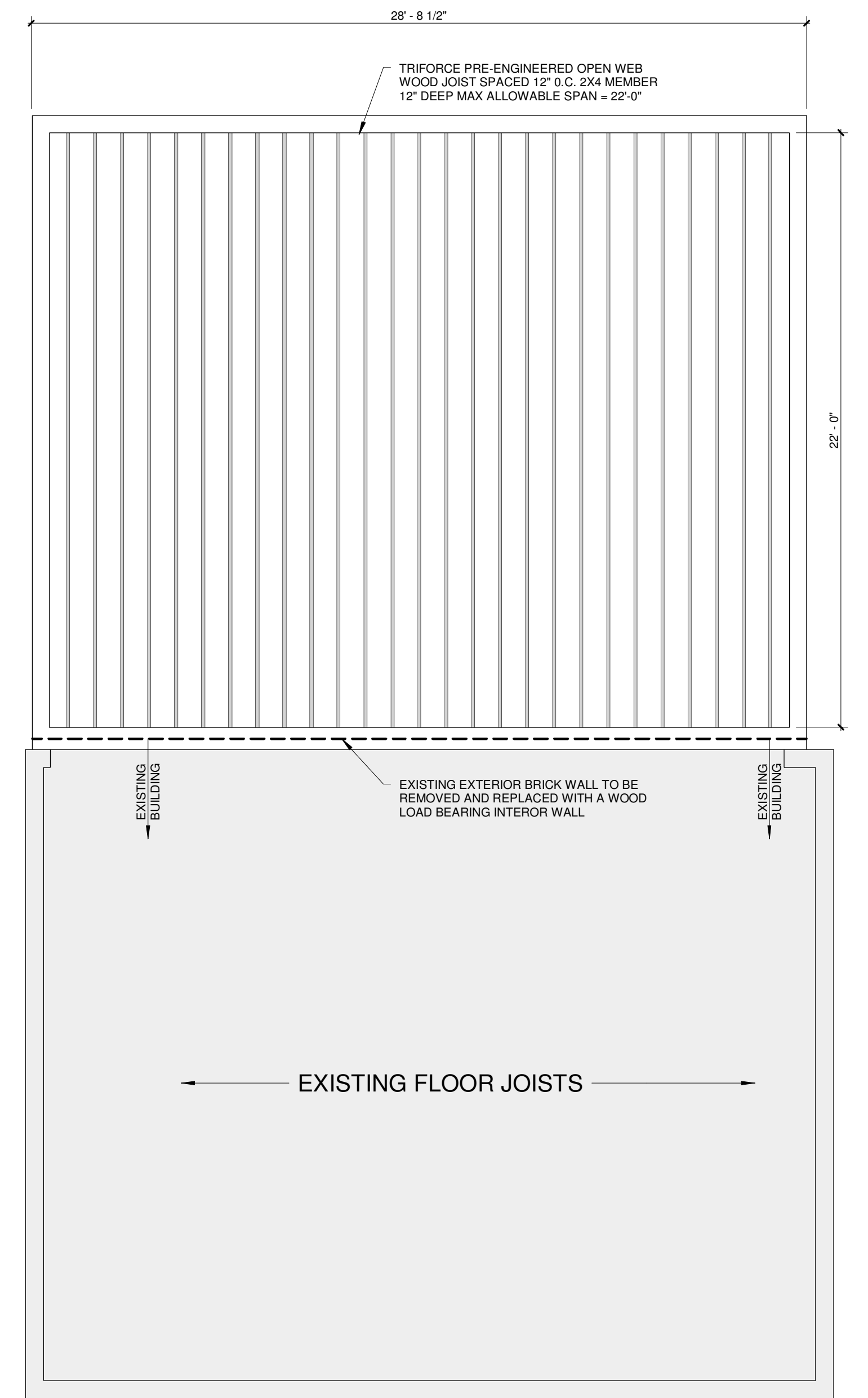




**1 FOUNDATION PLAN LEVEL 0**  
1/4" = 1'-0"



**2 FRAMING PLAN LEVEL 1**  
1/4" = 1'-0"



**3 FRAMING PLAN LEVEL 2**  
1/4" = 1'-0"



**nestrs**

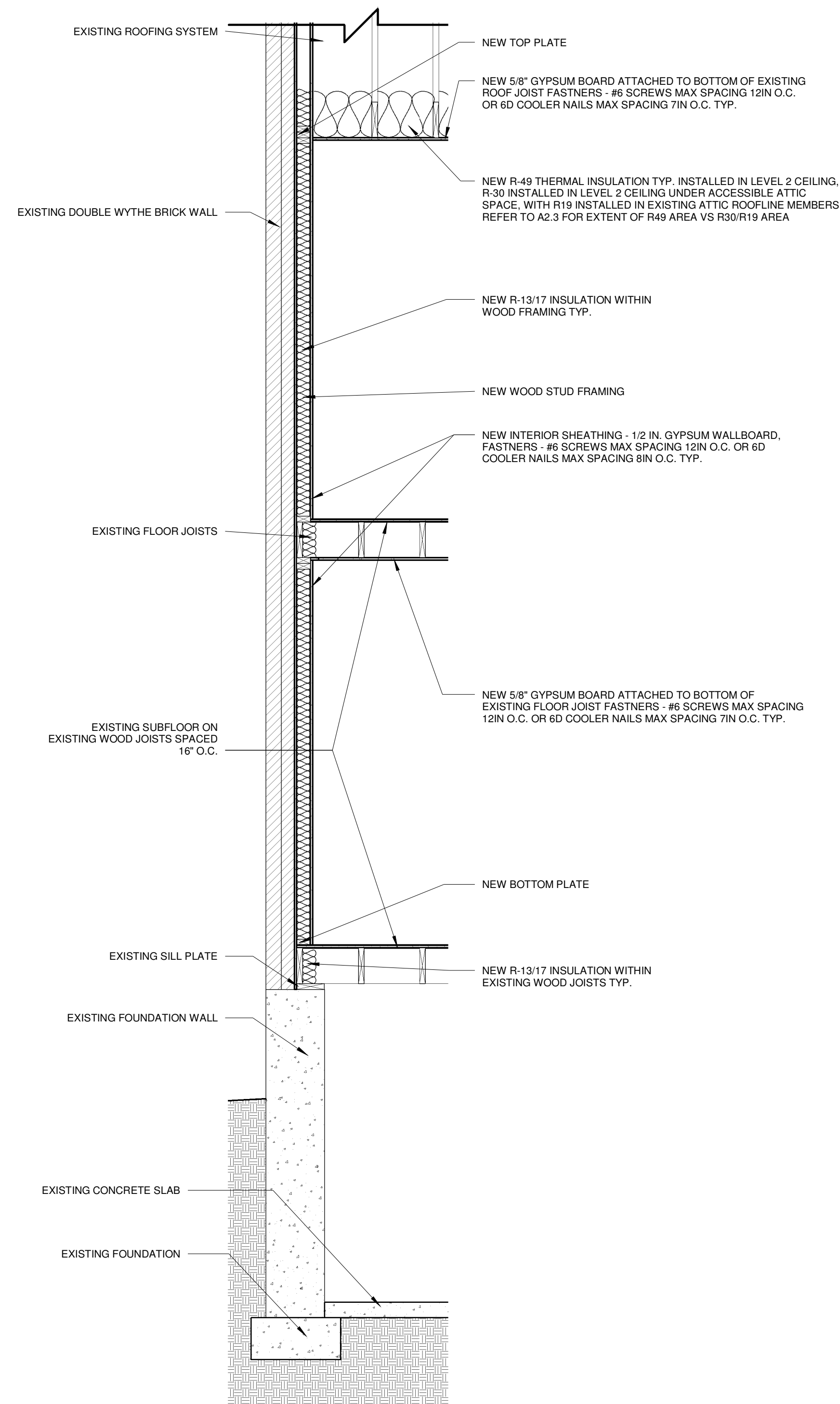
TRANSFORMING SPACES. TRANSFORMING LIVES.

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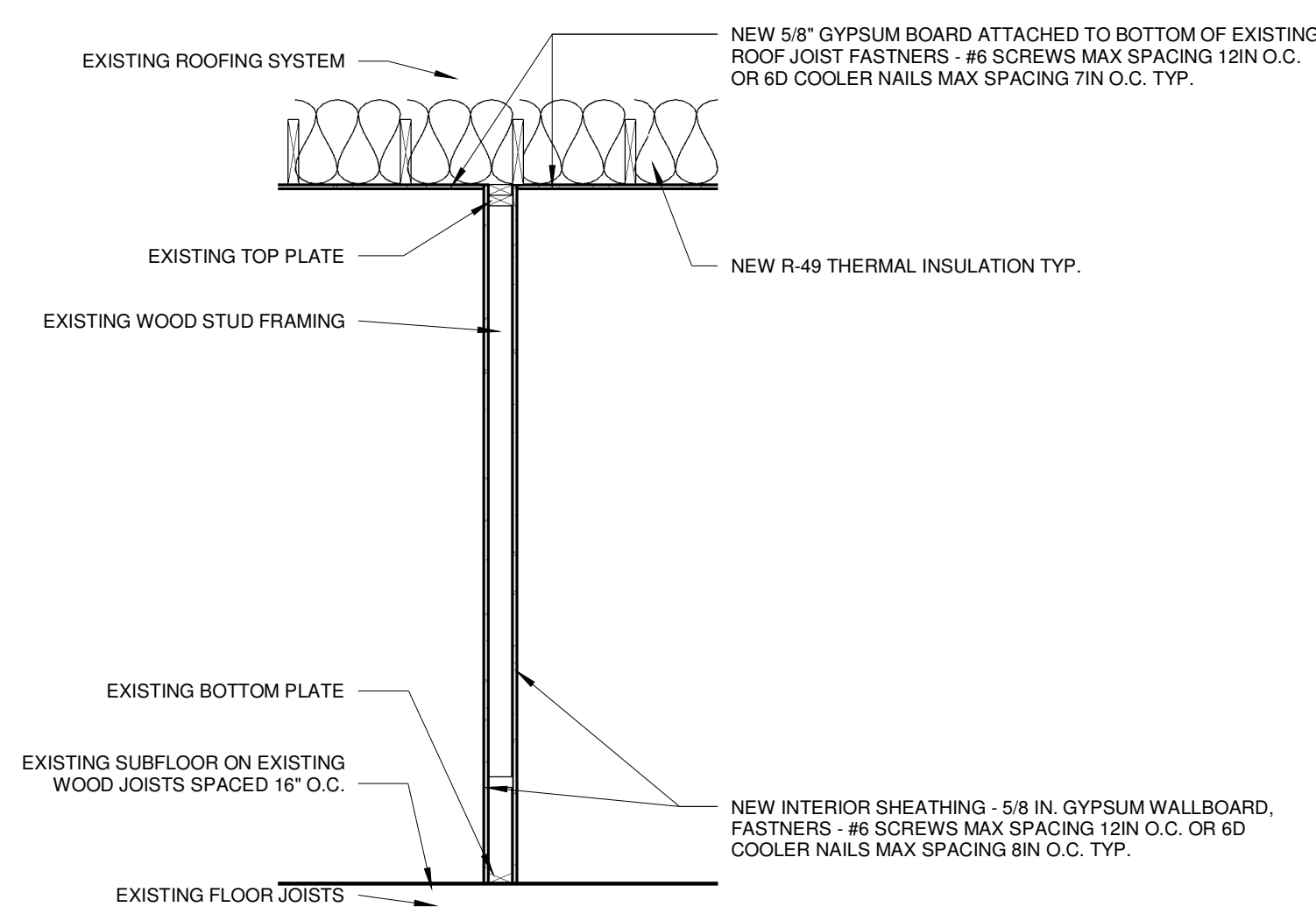
Scale:  
1/4" = 1'-0"

A5.2

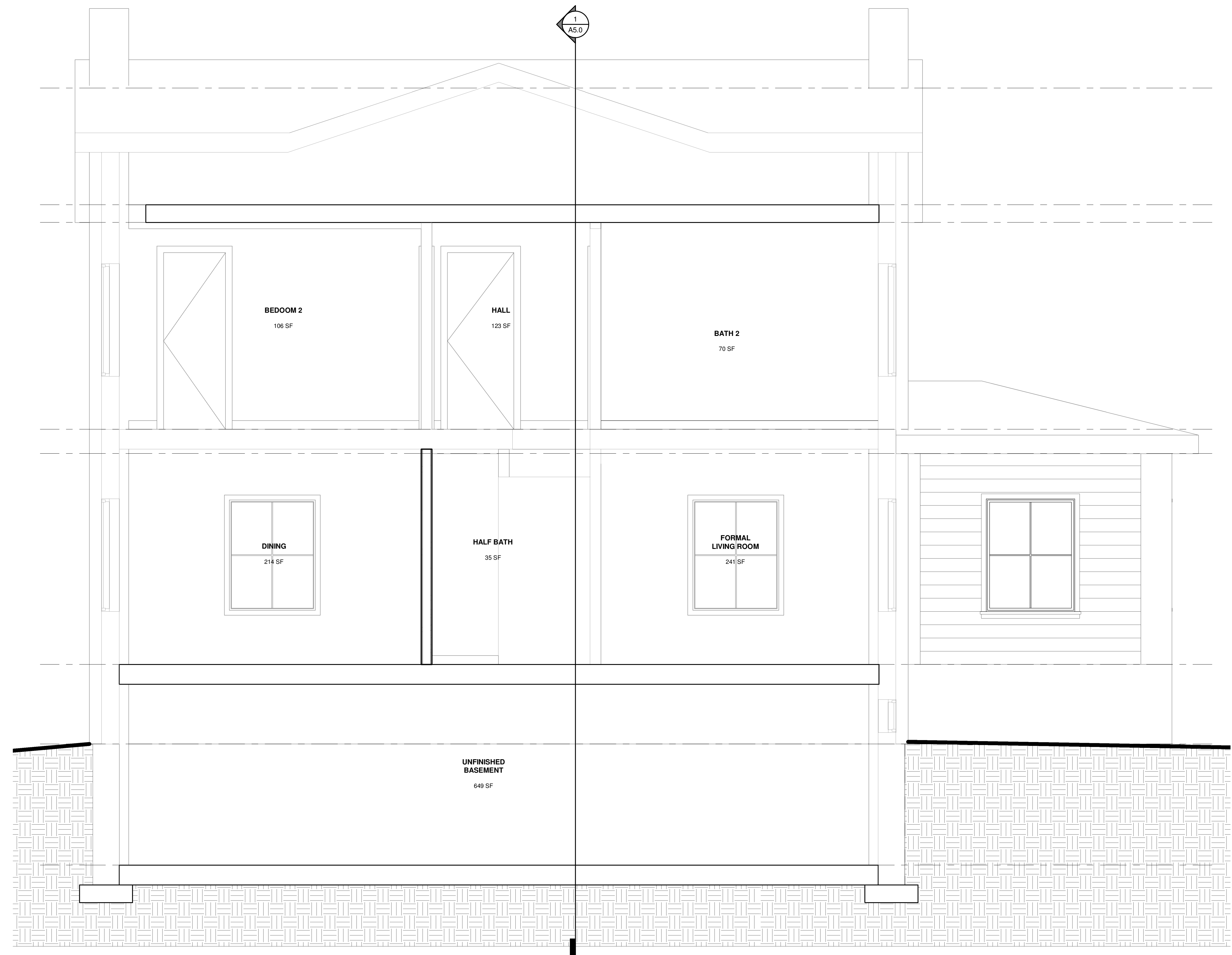




**1 TYP. EXISTING EXT. WALL SECTION**  
1/2" = 1'-0"



**2 TYP. EXISTING INT. WALL SECTION**  
1/2" = 1'-0"



**3 EXISTING OVERALL SECTION**  
1/2" = 1'-0"



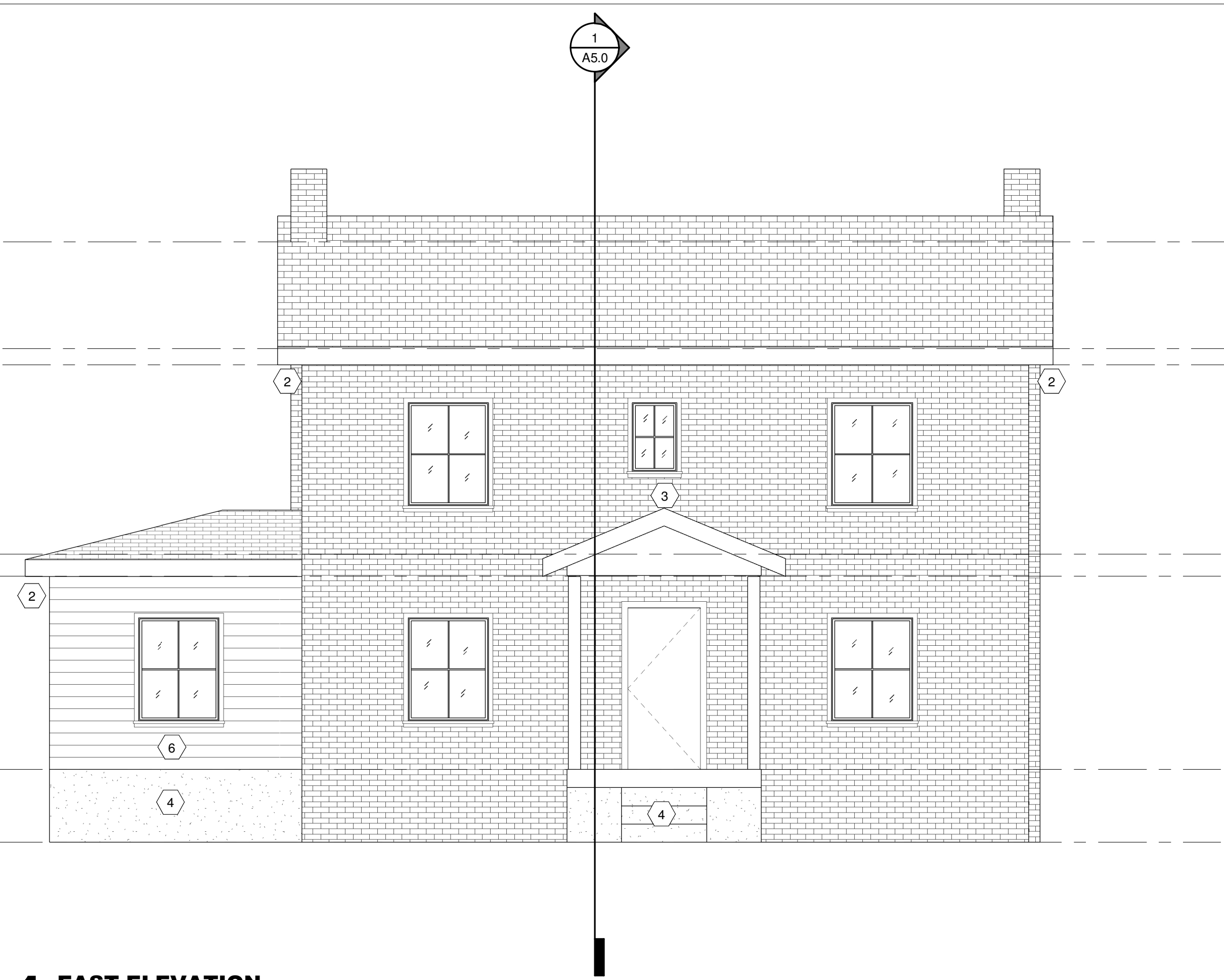
313 N Cassingham Rd,  
Bexley, OH 43209

Scale:  
1/2" = 1'-0" A6.0

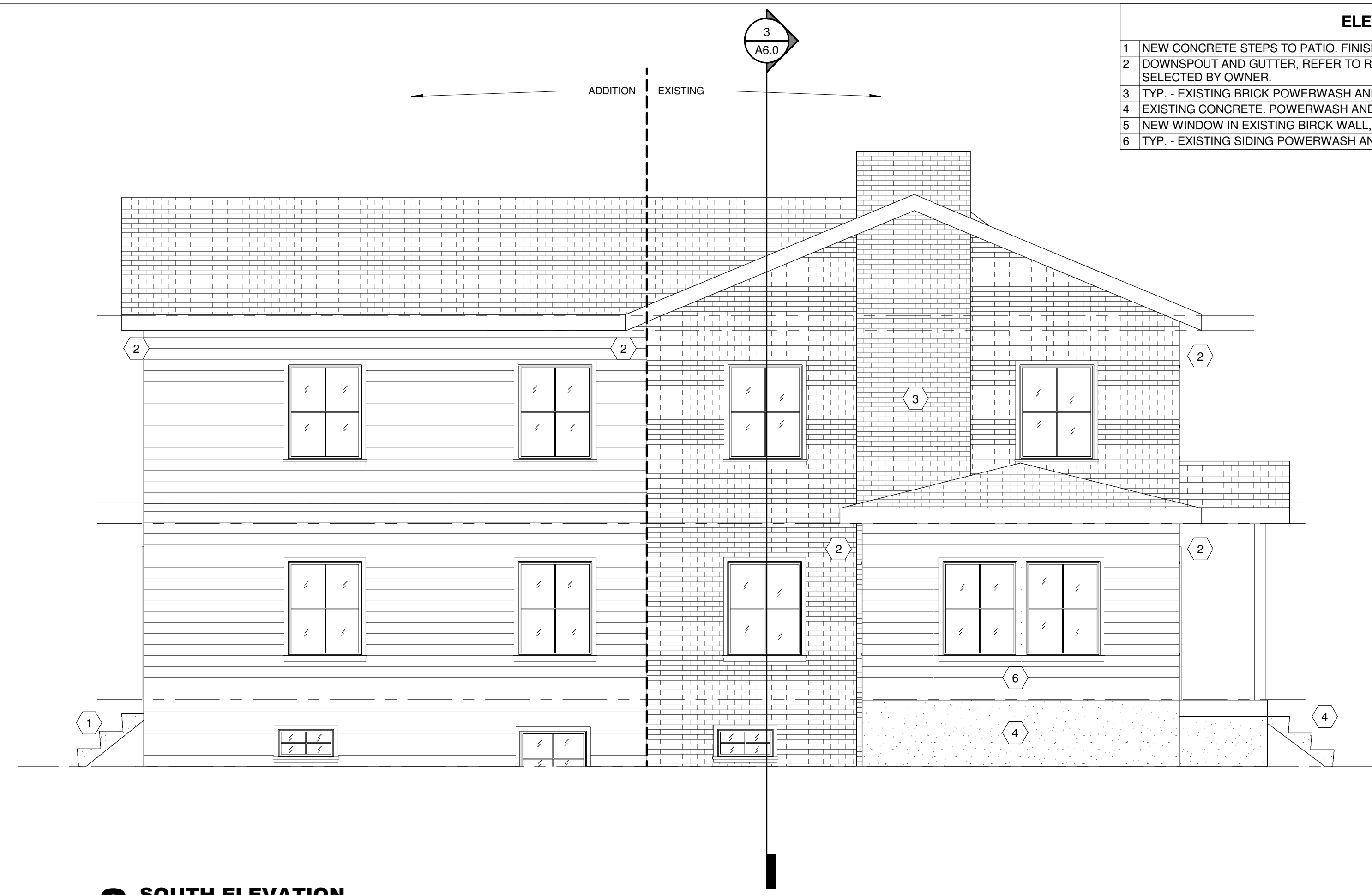


**ELEVATION CODED NOTES**

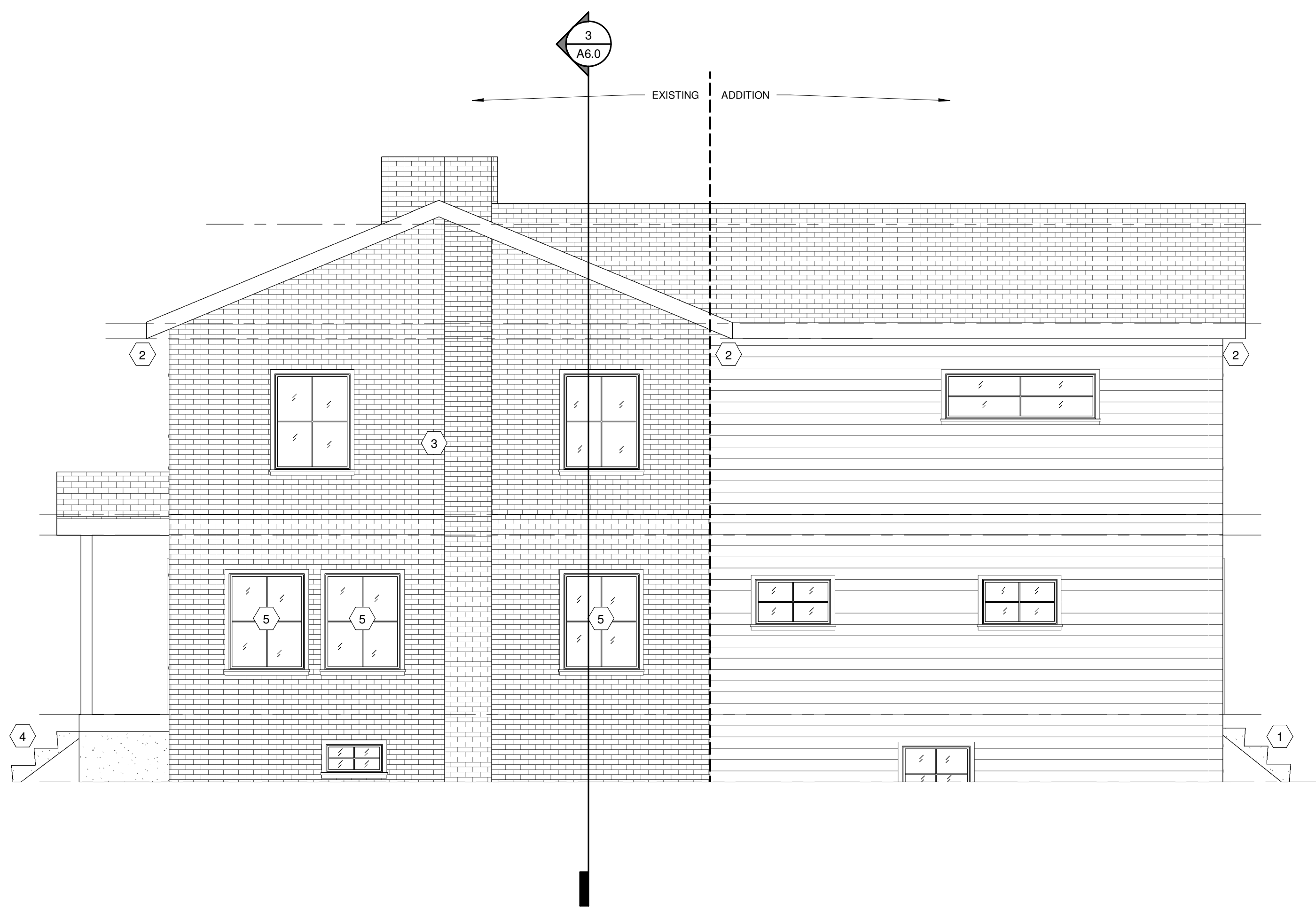
- 1 NEW CONCRETE STEPS TO PATIO. FINISH TO BE SELECTED BY OWNER.
- 2 DOWNSPOUT AND GUTTER, REFER TO ROOF PLAN, IF NEEDED REPAIR OR REPLACE. FINISH TO BE SELECTED BY OWNER.
- 3 TYP. - EXISTING BRICK POWERWASH AND REFINISH AS NEEDED. FINISH TO BE SELECTED BY OWNER.
- 4 EXISTING CONCRETE. POWERWASH AND REFINISH AS NEEDED. FINISH TO BE SELECTED BY OWNER.
- 5 NEW WINDOW IN EXISTING BRICK WALL. PROVIDE STEEL LINTEL AND REFER TO THE WINDOW SCHEDULE.
- 6 TYP. - EXISTING SIDING POWERWASH AND REFINISH AS NEEDED. FINISH TO BE SELECTED BY OWNER.



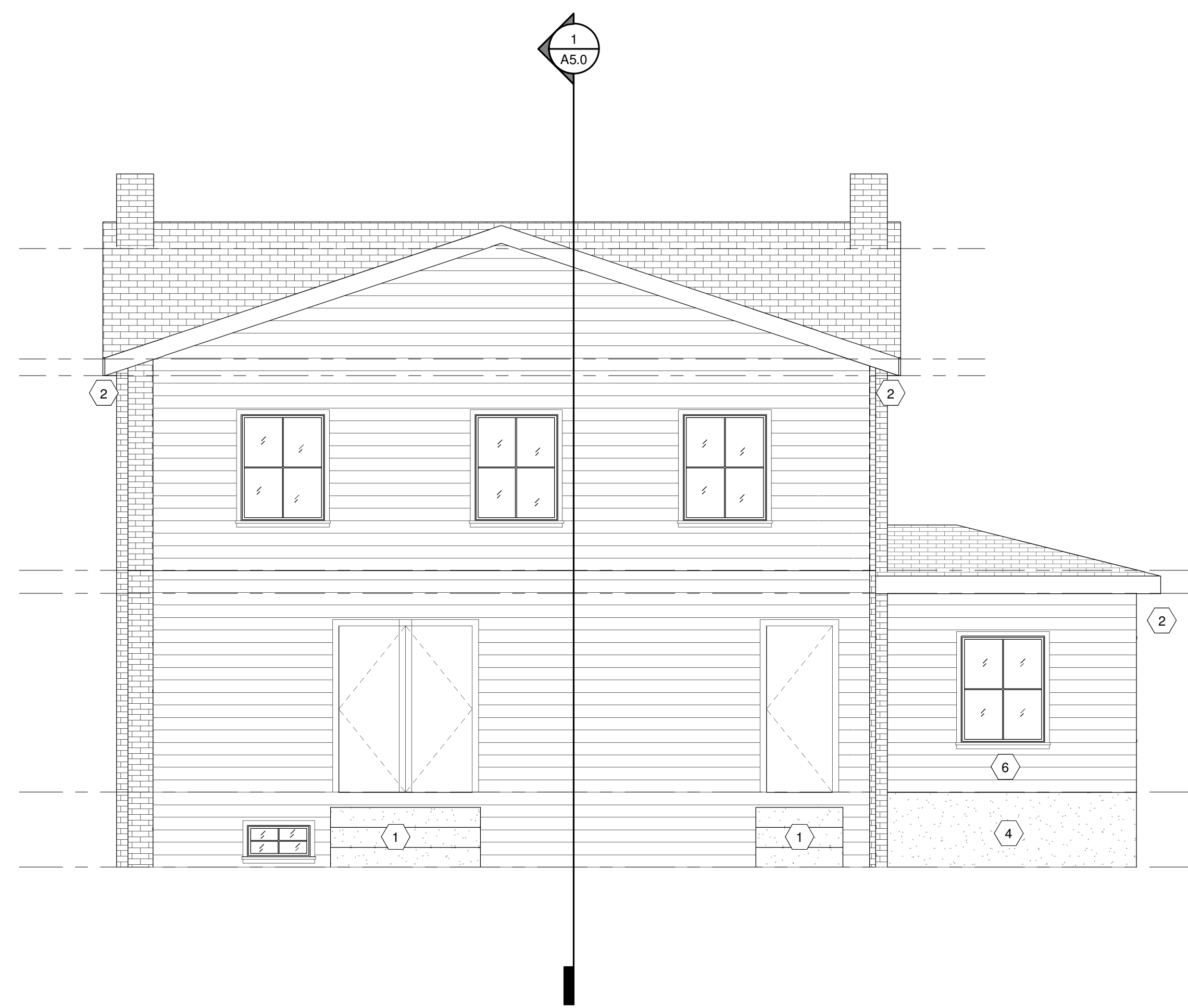
**1 EAST ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"



**3 NORTH ELEVATION**  
1/4" = 1'-0"



**4 WEST ELEVATION**  
1/4" = 1'-0"

- LEGEND**
- EXTERIOR VISION GLAZING
  - ROOF ASPHALT SHINGLES
  - WOOD SIDING
  - CONCRETE
  - BRICK

**nestr**  
TRANSFORMING SPACES. TRANSFORMING LIVES.

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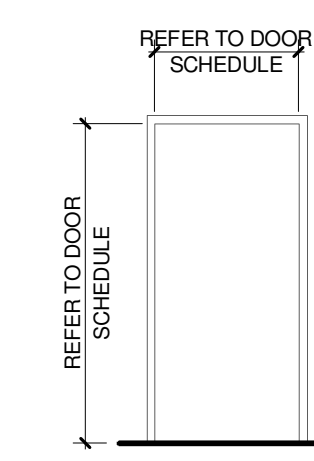
Scale:  
1/4" = 1'-0" **A7.0**



DOOR & FRAME SCHEDULE								
DOOR NO.	Room Name	DOOR TYPE	DOOR OPENING		FRAME TYPE	FIRE LABEL	REMARKS	LEVEL
			WIDT H	HEIGH T				
000	BATH 1	Swing	2' - 6"	6' - 8"	W-1	0		Level 0 - Basement Floor
001	BED 5	Swing	2' - 8"	6' - 8"	W-1	0		Level 0 - Basement Floor
002	CLOSET	Swing	2' - 6"	6' - 8"	W-1	0		Level 0 - Basement Floor
003	UTILITY	Swing	2' - 6"	6' - 8"	W-1	0		Level 0 - Basement Floor
004	UTILITY	Swing	2' - 6"	6' - 8"	W-1	0		Level 0 - Basement Floor
100	FRONT ENTRY	Swing	3' - 0"	6' - 8"	W-1	0		Level 1 Floor
101	OFFICE / DEN	Swing	2' - 6"	6' - 8"	W-1	0		Level 1 Floor
102	OFFICE / DEN	Swing	2' - 6"	6' - 8"	W-1	0		Level 1 Floor
103	CLOSET	Swing	2' - 4"	6' - 8"	W-1	0		Level 1 Floor
104	HALF BATH	Swing	2' - 6"	6' - 8"	W-1	0		Level 1 Floor
105	REAR ENTRY SINGLE	Swing	2' - 8"	6' - 8"	W-1	0		Level 1 Floor
106	BASEMENT STAIR	Swing	2' - 6"	6' - 8"	W-1	0		Level 1 Floor
107	REAR ENTRY DOUBLE	Swing	2' - 8"	6' - 8"	W-1	0		Level 1 Floor
108	REAR ENTRY DOUBLE	Swing	2' - 8"	6' - 8"	W-1	0		Level 1 Floor
109	PANTRY	Swing	2' - 6"	6' - 8"	W-1	0		Level 1 Floor
200	MASTER BATH	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
201	MASTER BATH	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
202	WALK IN CLOSET	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
203	MASTER BED	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
204	MASTER BED	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
205	BATH 2	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
206	BED 2	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
207	CLOSET	Swing	2' - 4"	6' - 8"	W-1	0		Level 2 Floor
208	BED 3	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
209	CLOSET	Swing	2' - 4"	6' - 8"	W-1	0		Level 2 Floor
210	LAUNDRY	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
211	BED 4	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
212	CLOSET	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
213	CLOSET	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor
249	WALK IN CLOSET	Swing	2' - 6"	6' - 8"	W-1	0		Level 2 Floor

WINDOW SCHEDULE					
NO.	ROOM	SILL HEIGHT	HEIGHT	WIDTH	LEVEL
000	UNFINISHED BASEMENT	5' - 0"	1' - 3"	2' - 6"	Level 0 - Basement Floor
001	MEDIA ROOM	3' - 8"	2' - 6"	3' - 0"	Level 0 - Basement Floor
002	MEDIA ROOM	5' - 0"	1' - 3"	2' - 6"	Level 0 - Basement Floor
003	BATH 1	5' - 0"	1' - 3"	2' - 6"	Level 0 - Basement Floor
004	BED 5	3' - 8"	2' - 6"	3' - 0"	Level 0 - Basement Floor
005	UNFINISHED BASEMENT	5' - 0"	1' - 3"	2' - 6"	Level 0 - Basement Floor
100	FORMAL LIVING	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
101	FORMAL LIVING	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
102	FAMILY ROOM	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
103	FAMILY ROOM	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
104	KITCHEN	4' - 0"	2' - 0"	3' - 4"	Level 1 Floor
105	KITCHEN	4' - 0"	2' - 0"	3' - 4"	Level 1 Floor
106	DINING ROOM	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
107	DINING ROOM	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
108	DINING ROOM	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
109	DINING ROOM	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
110	OFFICE / DEN	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
111	OFFICE / DEN	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
112	OFFICE / DEN	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
113	OFFICE / DEN	2' - 0"	4' - 3"	3' - 4"	Level 1 Floor
200	BED 3	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
201	LAUNDRY	3' - 5"	2' - 10"	1' - 10"	Level 2 Floor
202	BED 4	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
203	BED 4	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
204	BATH 2	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
205	WALK IN CLOSET	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
206	TOILET ROOM	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
207	MASTER BATH	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
208	MASTER BED	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
209	MASTER BED	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
210	MASTER BED	4' - 3"	2' - 0"	6' - 8"	Level 2 Floor
211	BED 2	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor
212	BED 3	2' - 0"	4' - 3"	3' - 4"	Level 2 Floor

- NOTE:** 1. DOOR HARDWARE TO BE SELECTED BY OWNER AND PROVIDED BY CONTRACTOR  
2. DOOR STYLE AND MATERIAL TO BE SELECTED BY OWNER  
3. WINDOW TYPE, STYLE AND MATERIAL TO BE SELECTED BY OWNER



**DOOR REMARKS**  
1. NOT USED.

**FRAME TYPES**  
W-1  
WOOD FRAME  
1/4" = 1'-0"



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Scale:  
1/4" = 1'-0" **A8.0**