



FLOOR PLAN

AREA	
HEATED	1702 sq. ft.
GARAGE	373 sq. ft.
OPT. PATIO	144 sq. ft.
PORCH	139 sq. ft.
TOTAL AREA	2358 sq. ft.

GENERAL NOTES

1. EXTERIOR WALLS TO BE 2X6 STUDS @ 24" O.C.
2. INTERIOR NONBEARING WALLS TO BE 2X4 STUDS @ 24" O.C.
3. INTERIOR BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.
4. ALL HEADERS SPANNING MORE THAN 3' SHALL BE 2X12.
5. ALL FIXTURES & APPLIANCES TO BE CHOSEN BY OWNER.
6. USE FIRE STOPS PER IFC, IBC, OR LOCAL CODE REQUIREMENTS.
7. ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY CONTRACTOR PRIOR TO POURING OF CONCRETE.
8. INSULATE CEILING @ R-38, PERIMETER R-23 MIN.
9. INTERIOR TO BE SHEET ROCKED, TAPED, TEXTURED, AND PAINTED.
10. EXTERIOR TO BE STUCCO FINISH - COLOR BY OWNER/CONTRACTOR.

NOTE:
ALL EXTERIOR WALLS TO BE 2 X 6 FRAME UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE 2 X 4 FRAME UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL CONFORM TO ALL IFC, STATE, AND LOCAL BUILDING CODES AND STANDARDS. ALL MEASUREMENTS, DIMENSIONS, BEARING MEMBERS, FOOTINGS, AND FOUNDATIONS SHALL BE AS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. ALL MATERIALS AND WORKMANSHIP SHALL BE CHECKED BY THE OWNER & CONTRACTOR PRIOR TO CONSTRUCTION & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THIS DRAWING IS AN INSTRUMENT OF PROFESSIONAL SERVICE. OWNER, CONTRACTOR, AND ARCHITECT SHALL BE RESPONSIBLE FOR ANY REPRODUCTIONS OR REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.

Drawn By: Adrian Marquez
 Checked By: Joe Hays
 Date: 6/05/07
 Scale: 1/8" = 1' 0"
 Job No. or Name: 1702sqft Rincon Mesa.dwg
 Sheet No.: **A - 3**

NEW HOUSE PLANS FOR:

KEN THURSTON HOMES

FLOOR PLAN

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