

1 Main Floor Plan
A2.1 SCALE: 3/8" = 1'-0"

FLOOR PLAN NOTES

- 1 PROVIDE CUSTOM TILE SHOWER WITH GLASS ENCLOSURE & DOOR. SLOPE FLOOR TO DRAIN. TILE & FIXTURES SELECTED BY OWNER.
- 2 LOCATION FOR CLOTHES DRYER. PROVIDE 220V POWER, GAS STUB, COMBUSTION AIR, & VENTING TO EXTERIOR OF HOME.
- 3 LOCATION FOR CLOTHES WASHER. PROVIDE 110V POWER, HOT & COLD WATER, & DRAIN.
- 4 PROVIDE UNDERCOUNTER DISHWASHER. STYLE & COLOR BY OWNER. PROVIDE WATER, POWER, & DRAIN.
- 5 LOCATION OF REFRIDGERATOR/FREEZER AS SELECTED BY OWNER. PROVIDE WATERSTUB & 110V POWER.
- 6 LOCATION OF 50 GAL GAS WATER HEATER PROVIDE GAS STUB, WATER, DRAIN, SEISMIC RESTRAINTS, OVERFLOW PROTECTION, & 18" PLATFORM.
- 7 LOCATION OF AC CONDENSING UNIT. PROVIDE 4" CONCRETE PAD, 220V POWER, & POWER DISCONNECT.
- 8 PROVIDE 20-MIN FIRE RATED, SELF-CLOSING DOOR BETWEEN GARAGE & HOME.
- 9 FLASH & CAULK ALL PENETRATIONS AT MECHANICAL ROOM & EXTERIOR WALLS
- 10 LOCATION OF ELECTRICAL METER WITH UFER GROUND & DISCONNECT
- 11 STAIRS TO HAVE MAXIMUM RISER HEIGHT OF 8 INCHES THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES. THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- 12 PROVIDE GAUDDRAIL PER DETAIL ON SHEET A4.1. STYLE AND MATERIAL AS SELECTED BY OWNER.
- 13 HEATING AND VENTILATION UNIT IN MECHANICAL ROOM. PROVIDE GAS, POWER, & COMBUSTION AIR FROM EXTERIOR OF HOME. SIZE DETERMINED BY HVAC CONTRACTOR.

BUILDING AREA

MAIN FLOOR:	1,799 SF
2ND FLOOR:	996 SF
TOTAL LIVING AREA	2,795 SF
GARAGE:	N/A
DECK:	N/A

CONSTRUCTION SPECIFICATIONS

EXTERIOR WALLS TO BE FRAMED W/ 2X6 WOOD STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE PRESSURE TREATED SOLE PLATE & CONT. DOUBLE TOP PLATE. PROVIDE MIN R-19 FIBERGLASS BATT INSULATION. PROVIDE 1" EXPANDED POLYSTYRENE FOAM BOARD INSULATION UNDER STUCCO. PROVIDE SHEATHING ON ENTIRE HOME. THICKNESS PER STRUCTURAL ENGINEERS SPECS. PROVIDE MIN R-39 BLOW-IN INSULATION IN ATTIC. PROVIDE SHEATHING OVER ROOF FRAMING. THICKNESS PER STRUCTURAL ENGINEER'S SPECIFICATIONS. PROVIDE MIN 1/2" GYP BOARD @ INTERIOR OF EXTERIOR WALLS.

ALL INTERIOR WALLS TO BE FRAMED W/ 2X4 WOOD STUDS @ 16" O.C. PROVIDE PT SOLE PLATE & CONT DOUBLE TOP PLATE. PROVIDE 1/2" GYP BOARD @ BOTH SIDES OF WALL.

ALL GLASS @ SHOWER & TUB ENCLOSURES MUST BE TEMPERED.

ALL GLASS IN DOORS MUST BE TEMPERED.

ALL WINDOWS WITHIN A 24" ARC OF A CLOSED DOOR W/ ANY POINT LESS THAN 60" AFF MUST BE TEMPERED.

ALL WINDOWS LESS THAN 60" AFF WITHIN 35" OF A STAIRWAY OR LANDING & WITHIN 60" OF SHOWER, TUB, ETC MUST BE TEMPERED.

ALL HOSE-BIBS TO BE EQUIPPED W/ FREEZING & BACKFLOW PREVENTION DEVICES.

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United Effort Plan

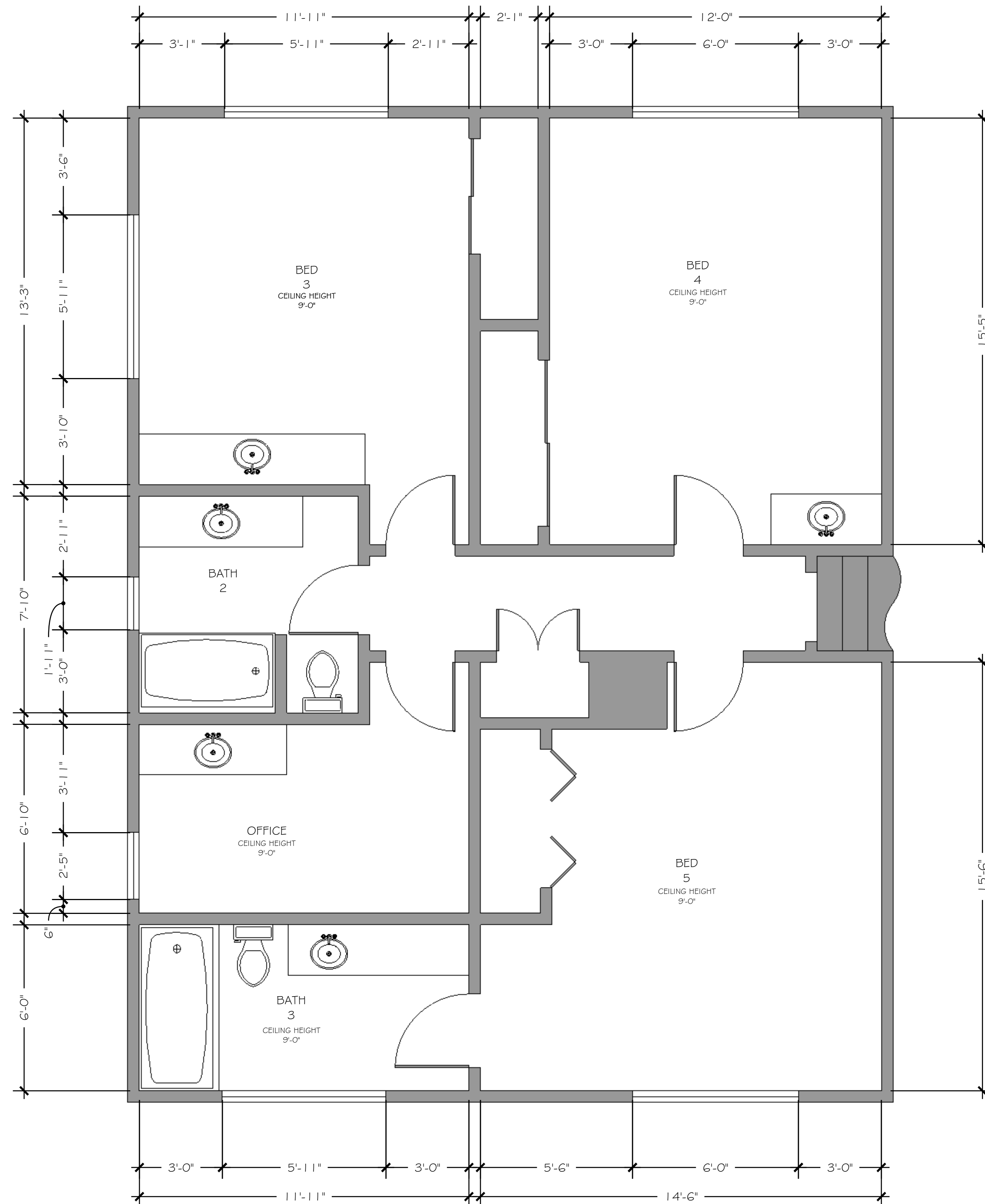
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Schematic Documents

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1	07/01/16	plan revision X

Main Floor Plan

A2.1



1 Second Floor Plan
A2.2 SCALE: 3/8" = 1'-0"

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1065 N Canyon St.
Hildale, Utah 84784
tel: (435) 574-7749
em: laytonventuresllc@gmail.com

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Second Floor Plan

A2.2



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Photos

A2.3





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Photos

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A2.6



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Photos

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