

2/28/2025 10:46:22 AM

- PLAN NOTES: FIRST FLOOR**
- ALL EXTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF BRICK TO OUTSIDE FACE OF BRICK AND TO CENTERLINE OF OPENINGS. WHERE BRICK VENEER IS ABSENT, DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD AND TO THE CENTERLINE OF OPENINGS, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR STUDS NOT DIMENSIONED ARE 6" UNLESS OTHERWISE NOTED. (5 1/2" STUD + 1/2" SHEATHING).
 - ALL INTERIOR DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD. ALL INTERIOR STUDS NOT DIMENSIONED ARE 3 1/2" (ACTUAL) UNLESS OTHERWISE NOTED.
 - OUTSIDE FACE OF SHEATHING TO OUTSIDE FACE OF BRICK IS 4".
 - ALL ANGLED WALLS SHALL BE 45° UNLESS OTHERWISE NOTED.
 - ALL FIRST FLOOR CEILINGS SHALL BE 10'-0" A.F.F. UNLESS OTHERWISE NOTED.
 - THE WINDOW ROUGH OPENING HEAD HEIGHT SHALL BE 8'-2" A.F.F. AT THE FIRST FLOOR UNLESS OTHERWISE NOTED.
 - REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW ALIGNMENT, WINDOW TYPES AND LITE PATTERNS.
 - SUPERINTENDENT SHALL VERIFY THE NUMBER OF STEPS REQUIRED TO REACH GRADE OR SIDEWALK AS WELL AS ANY REQUIRED HANDRAILS OR GUARDRAILS PER CODE. VERIFY STYLE AGAINST ANY NEIGHBORHOOD COVENANTS/BYLAWS.
 - SUBCONTRACTOR(S) SHALL PROVIDE WATER, ELECTRICAL AND/OR GAS SERVICE FOR MECHANICAL EQUIPMENT AND KITCHEN/UTILITY APPLIANCES AS REQ'D (E.G. HYAC UNIT, WATER HEATER, DISHWASHER, RANGE, REFRIGERATOR, WASHER, DRYER, ETC.).
 - BUILDER SHALL COORDINATE WITH LOW VOLTAGE SUBCONTRACTOR AND OWNER FOR LOCATIONS OF ALL T.V., TELEPHONE NETWORK, ALARM COMPONENTS AND KEYPAD LOCATIONS.

NOTE:
SUPERINTENDENT TO VERIFY STEPS FROM PORCH TO GRADE & RAIL IF REQ'D. PER SITE & LOCAL CODES. RAILING TO BE TEMP. GLASS IF REQ'D.

NOTE:
WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS 8'-2" A.F.F. UNLESS OTHERWISE NOTED. SEE ALIGNMENT WINDOW TYPES, & LITE PATTERNS.

NOTE:
REFER TO FRAMING PACKAGE FOR ALL JOIST ORIENTATION & SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT & SIZE BEAMS PER STRUCTURAL ENGINEER.

WINDOW SCHEDULE				
MARK	WINDOW		OPERATION	COUNT
	WIDTH	HEIGHT		
A	2'-0"	4'-0"	FX.	1
B	2'-0"	5'-0"	FX.	3
C	2'-0"	5'-0"	FX.	3
D	2'-0"	6'-0"	FX.	2
Z	2'-0"	6'-0"	FX.TEMP	1
E	2'-0"	7'-0"	FX.	2
F	2'-6"	7'-0"	CSMT	1
G	2'-8"	5'-2"	FX.	5
H	2'-8"	6'-2"	CSMT	4
AA	2'-8"	7'-0"	FX.	3
J	2'-8"	7'-0"	FX.	2
Y	2'-8"	7'-0"	CSMT	6
K	3'-0"	2'-0"	FX. TRANS.	5
BB	3'-0"	4'-0"	CSMT	4
M	3'-0"	5'-0"	FX.	2
N	3'-0"	6'-0"	CSMT	7
P	3'-0"	6'-0"	FX.	4
Q	3'-0"	7'-0"	CSMT.	14
R	3'-0"	7'-0"	<VARIES>	19
S	4'-0"	7'-0"	FX.	2
T	4'-0"	8'-0"	FX.	6
U	4'-0"	10'-0"	FX.	2
V	4'-6"	10'-0"	FX.	4

DOOR SCHEDULE				
TYPE MARK	WIDTH	HEIGHT	DESCRIPTION	COUNT
100	2'-0"	8'-0"	INT.	1
101	2'-4"	8'-0"	INT.	10
102	2'-4"	10'-0"	INT.	1
103	2'-6"	8'-0"	INT.	1
104	2'-6"	10'-0"	INT.	2
105	2'-6"	10'-0"	PCKT.	1
123	2'-8"	8'-0"	EXT.	1
106	2'-8"	8'-0"	INT.	5
107	2'-8"	10'-0"	INT.	2
108	2'-8"	10'-0"	PCKT.	2
121	3'-0"	8'-0"	EXT.	2
110	3'-0"	8'-0"	INT.	2
113	3'-0"	10'-0"	INT.	2
114	3'-0"	10'-0"	INT. DOUBLE	1
115	4'-0"	10'-0"	INT. DOUBLE	1
116	6'-0"	8'-0"	EXT. DOUBLE	1
122	6'-0"	10'-0"		1
126	10'-0"	9'-0"	GARAGE DR.	1
125	18'-0"	9'-0"	GARAGE DR.	2
120	20'-0"	10'-0"	EXT. SLIDER	1

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DESIGNERS

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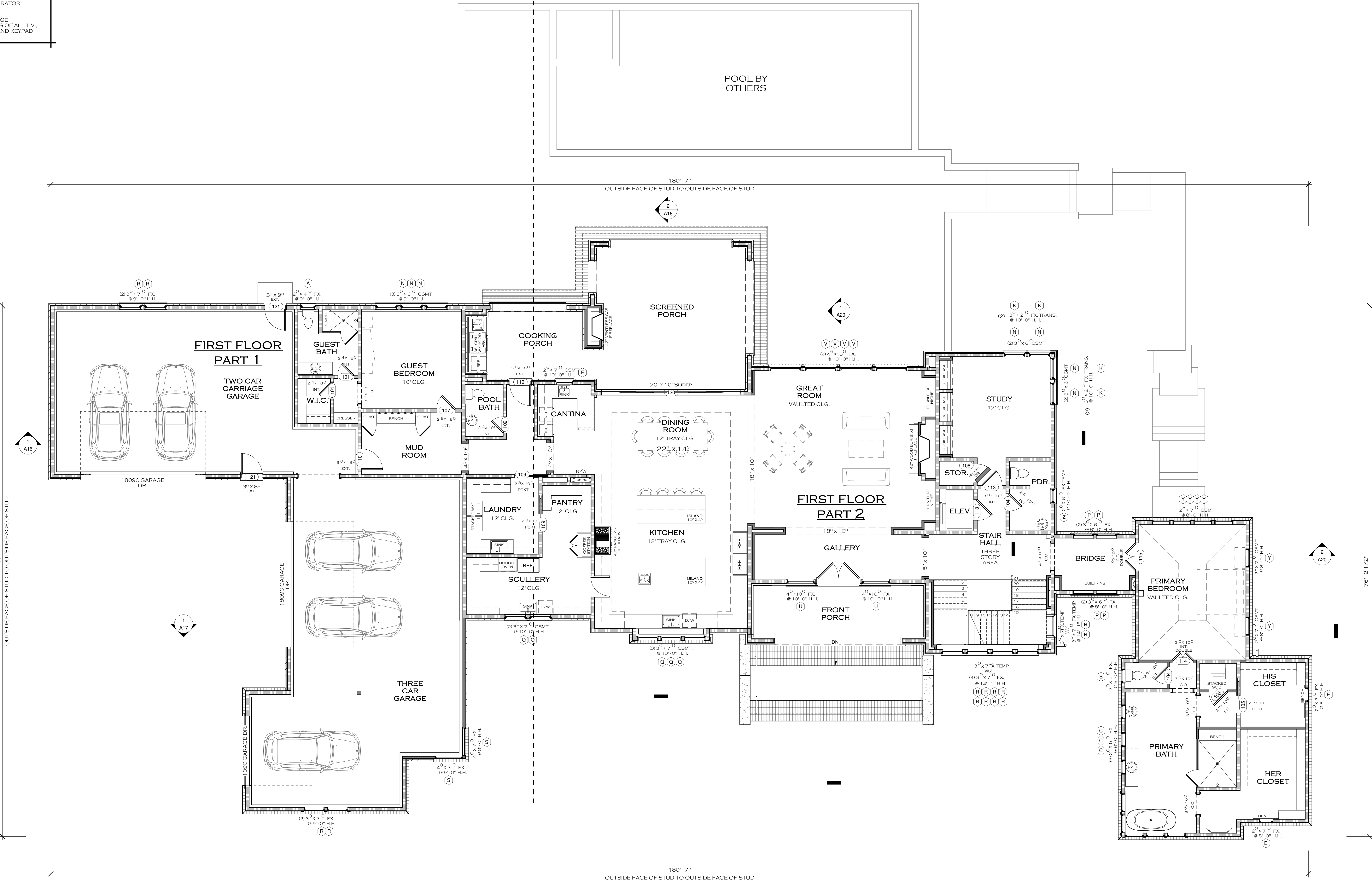
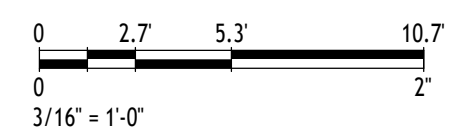
AREA CALCULATIONS

MAIN LEVEL:	4,369 SQ.FT. (A)
UPPER LEVEL:	1,950 SQ.FT. (B)
LOWER LEVEL:	1,463 SQ.FT. (C)
TOTAL CONDITIONED (A+B+C)	7,782 SQ.FT. (D)
THREE CAR GARAGE:	1,198 SQ.FT. (E)
TWO CAR GARAGE:	877 SQ.FT. (F)
FRONT PORCH:	200 SQ.FT. (G)
SCREENED PORCH:	467 SQ.FT. (H)
COOKING PORCH:	176 SQ.FT. (J)
UNFINISHED ATTIC:	1,110 SQ.FT. (K)
TOTAL UNCONDITIONED: (E+F+G+H+J)	4,028 SQ.FT. (L)
TOTAL UNDER ROOF: (D+E+F+G+H+J)	10,700 SQ.FT. (M)

WALL TYPE LEGEND	
2x4 STUD WALL	
2x6 STUD WALL	
2x8 STUD WALL	
2x12 STUD WALL	
FOUNDATION WALL	

WALL TYPE LEGEND
3/16" = 1'-0"

1 FIRST FLOOR KEY PLAN
3/16" = 1'-0"



DAY'S CONSTRUCTION LLC.

4268 COLUMBIA PK.
FRANKLIN, TN 37064

PROJECT NO. PROJECT #
DRAWN BY: JB
DATE: 02/28/2025

NO.	DESCRIPTION	DATE

SHEET
A9
FIRST FLOOR PLAN
OVERALL