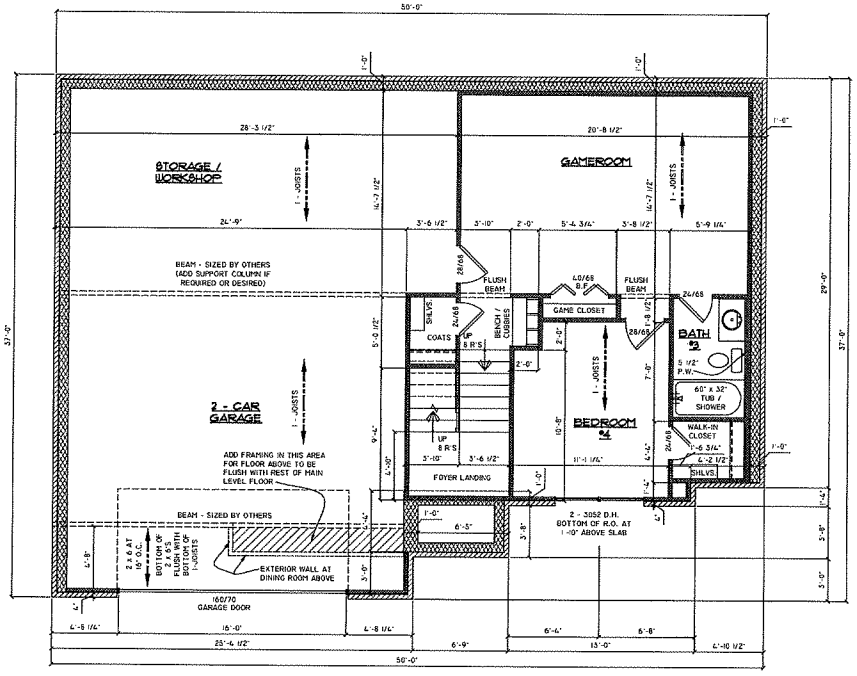

THESE PLANS HAVE NOT BEEN ENGINEERED BUT ARE DRAWN USING STANDARD PROCEDURES OF CONSTRUCTION. SPECIFICATIONS ARE DERIVED FROM PRE-ENGINEERED STANDARDS. DESIGN SERVICES COMPANY ASSUMES NO RESPONSIBILITY FOR CHECKING THE SOIL AND SUBSOIL FOR FOUNDATION ENGINEERING. THE BUILDER ASSUMES FULL RESPONSIBILITY FOR DIGGING FOOTINGS TO FIRM EARTH OR ROCK SUITABLE FOR BEARING WEIGHT OF BUILDING. THE BUILDER IS ALSO RESPONSIBLE FOR ALL ASPECTS OF STRUCTURAL INTEGRITY. BEFORE STARTING CONSTRUCTION, BUILDER SHOULD CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS, AND SHOULD REVIEW THE PLANS TO INSURE THEY MEET CURRENT GOVERNMENTAL REQUIREMENTS IN AREA TO BE BUILT. DESIGN SERVICES COMPANY DOES NOT GUARANTEE THAT ALL STRUCTURAL SUPPORTS ARE INDICATED AND ASSUMES NO RESPONSIBILITY BEYOND THE PURCHASE OF THE PLANS. IT IS RECOMMENDED THAT A STRUCTURAL ENGINEER REVIEW THESE PLANS PRIOR TO STARTING CONSTRUCTION.

THE DETAILS AND SPECIFICATIONS CALLED FOR IN THESE PLANS MAY BE CHANGED DUE TO BUILDER PREFERRENCE PROVIDING THE CHANGES CONFORM WITH LOCAL CODES. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CHANGES MADE.

NOTES:

SIZE AND SPACING OF I - JOISTS BY OTHERS.

SIZE AND TYPE OF BEAMS BY OTHERS

8'-0" H. CEILING AT LOWER FLOOR.

SEE BUILDER FOR FLOOR FINISHES.
SEE BUILDER FOR HOSE BIB, WATER HEATER, AND HVAC UNIT(S) LOCATIONS.

DOOR AND WINDOW SIZES ARE NOTED IN FEET AND INCHES. EXAMPLES: 30/68 IS A 3'-0" x 6'-8" DOOR. 3052 S.H. IS A 3'-0" x 5'-2" SINGLE HUNG WINDOW. WINDOW SIZES ARE GENERIC AND SHOULD BE ADJUSTED TO MATCH THE CHOSEN WINDOW MANUFACTURER'S STANDARD SIZES. VERIFY WITH LOCAL CODES AND WINDOW MANUFACTURER THAT WINDOWS MEET EGRESS CODES WHERE REQUIRED. VERIFY WITH LOCAL CODES ALL WINDOWS THAT NEED TO HAVE TEMPERED GLASS.

IMPORTANT: MOST WINDOWS ARE VERTICALLY LOCATED BY NOTING THE DIMENSION OF THE BOTTOM OF THE R.O. (ROUGH OPENING) FROM THE FLOOR. HOWEVER, SOME WINDOWS MAY BE VERTICALLY LOCATED BY OTHER REFERENCE. READ NOTES UNDER WINDOW SIZE / TYPE CAREFULLY.

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

LOWER LEVEL FLOOR PLAN

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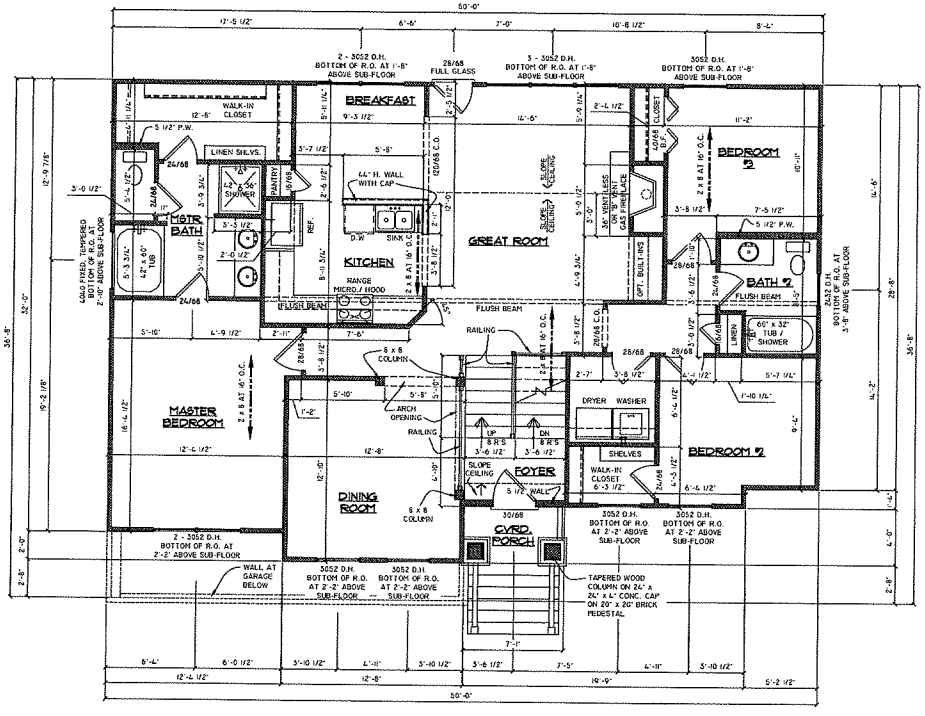
MAYNARD CONSTRUCTION RESIDENCE

DESIGN SERVICES COMPANY
NASHVILLE, TENNESSEE
615-833-7818

PLAN NO. 2274

DRAWN BY: DS
CHECKED BY: DS
DATE: 06.08.2009
SCALE: 1/4" = 1'-0"
JOB NO: 09007
FILE: MC09007-B
REV. DATE:



MAIN LEVEL FLOOR PLAN

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THESE PLANS HAVE NOT BEEN ENGINEERED BUT ARE DRAWN USING STANDARD PROCEDURES OF CONSTRUCTION. SPECIFICATIONS ARE DERIVED FROM PRE-ENGINEERED STANDARDS. DESIGN SERVICES COMPANY ASSUMES NO RESPONSIBILITY FOR CHECKING THE SOIL AND SUBSOIL FOR FOUNDATION ENGINEERING. THE BUILDER ASSUMES FULL RESPONSIBILITY FOR DIGGING FOOTINGS TO FIRM EARTH OR ROCK SUITABLE FOR BEARING WEIGHT OF BUILDING. THE BUILDER IS ALSO RESPONSIBLE FOR ALL ASPECTS OF STRUCTURAL INTEGRITY BEFORE STARTING CONSTRUCTION, BUILDER SHOULD CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND OTHER DETAILS, AND SHOULD REVIEW THE PLANS TO INSURE THEY MEET CURRENT GOVERNMENTAL REQUIREMENTS IN AREA TO BE BUILT. DESIGN SERVICES COMPANY DOES NOT GUARANTEE THAT ALL STRUCTURAL SUPPORTS ARE INDICATED AND ASSUMES NO RESPONSIBILITY BEYOND THE PURCHASE OF THE PLANS. IT IS RECOMMENDED THAT A STRUCTURAL ENGINEER REVIEW THESE PLANS PRIOR TO STARTING CONSTRUCTION.

THE DETAILS AND SPECIFICATIONS CALLED FOR IN THESE PLANS MAY BE CHANGED DUE TO BUILDER PREFERENCE PROVIDING THE CHANGES CONFORM WITH LOCAL CODES. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CHANGES MADE.

NOTES:

SIZE AND TYPE OF BEAMS BY OTHERS.

8'-0" H. CEILING AT MAIN FLOOR EXCEPT WHERE NOTED.

SEE BUILDER FOR ATTIC ACCESS LOCATION, FLOOR FINISHES, AND HOSE BIB LOCATIONS.

DOOR AND WINDOW SIZES ARE NOTED IN FEET AND INCHES. EXAMPLES: 30/68 IS A 3'-0" x 6'-8" DOOR. 3052 S.H. IS A 3'-0" x 5'-2" SINGLE HUNG WINDOW. WINDOW SIZES ARE GENERIC AND SHOULD BE ADJUSTED TO MATCH THE CHOSEN WINDOW MANUFACTURER'S STANDARD SIZES. VERIFY WITH LOCAL CODES AND WINDOW MANUFACTURER THAT WINDOWS MEET EGRESS CODES WHERE REQUIRED. VERIFY WITH LOCAL CODES ALL WINDOWS THAT NEED TO HAVE TEMPERED GLASS.

IMPORTANT: MOST WINDOWS ARE VERTICALLY LOCATED BY NOTING THE DIMENSION OF THE BOTTOM OF THE R.O. (ROUGH OPENING) FROM THE FLOOR. HOWEVER, SOME WINDOWS MAY BE VERTICALLY LOCATED BY OTHER REFERENCE. READ NOTES UNDER WINDOW SIZE / TYPE CAREFULLY.

SQUARE FOOTAGE
1569 SQ. FT. AT MAIN LEVEL
705 SQ. FT. AT LOWER LEVEL
2274 SQ. FT. TOTAL

974 SQ. FT. AT GARAGE
28 SQ. FT. AT COVERED PORCH

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

MAYNARD CONSTRUCTION INC.

DESIGN SERVICES COMPANY
NASHVILLE, TENNESSEE
615-833-7818

PLAN NO. 2274

DRAWN BY: DS
CHECKED BY: DS
DATE: 06.08.2009
SCALE: 1/4" = 1'-0"
JOB NO: 09007
FILE: MC09007-F
REV. DATE:

SHEET NUMBER
3 OF 4