

INSTALL FIREPLACE PER MANUF. SPECS - REQ'D ONSITE,
PROVIDE VENT & TERMINATION CLEARANCES

MAKEUP AIR REQ'D FOR KITCHEN EXHAUST SYSTEMS OVER
400 CFM

VENT CLOTHES DRYER EXHAUST TO EXTERIOR MAX. 35' OR PER MANUF.,
BACKDRAFT DAMPER REQ'D

TEMP WINDOWS LESS THAN 60" ABOVE FLOOR IN TUB/SHOWER AREAS,
TEMP WINDOWS WITHIN 24" ARC OF DOORS

PROVIDE LANDINGS FOR EXTERIOR DOORS

SHOWER DOORS SHALL
SWING OUTWARD

PROTECT PIPES FROM
FREEZING

PROVIDE 1 HR. FIRE RATING BETWEEN
GARAGE & HOUSE W/ 5/8" TYPE 'X'
DRYWALL, FIRE TAPED AS A MINIMUM
PER CODE REQUIREMENT
PER IRC TABLE 302.6

GARAGE TO BE A CONCRETE SLAB
SLOPING FROM BACK TO FRONT
AT 1/4" PER LINEAL FOOT.

16'-6"x20'-1"
BONUS SPACE
ABOVE

UNFINISHED STORAGE ABOVE GARAGE

3-CAR
GARAGE

SOLID CORE, SELF-CLOSING DOOR REQ'D BETWEEN
GARAGE & RESIDENCE

MAIN FLOOR PLAN

Scale 3/16"=1'-0" 2,156 FinSqFt

NOTES:

- (1) All dimensions are for rough framing.
- (2) All exterior walls to be 2x6 walls, unless noted otherwise.
- (3) All arches to have legs 3" lower than tops, which match interior doors.
- (4) All header heights are based on "their own" sub-floor/top of slab.
- (5) All interior doors to be 8', UNO.
- (6) All exterior door and window headers to be 8', UNO.

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Revisions:
6-19-25

THE BOEDECKER

Vista Hills- Lot 5A



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MAIN FLOOR PLAN

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