

Contractor:

AJH

AJH Custom Homes, LLC

Broad

Drawn By:

DD

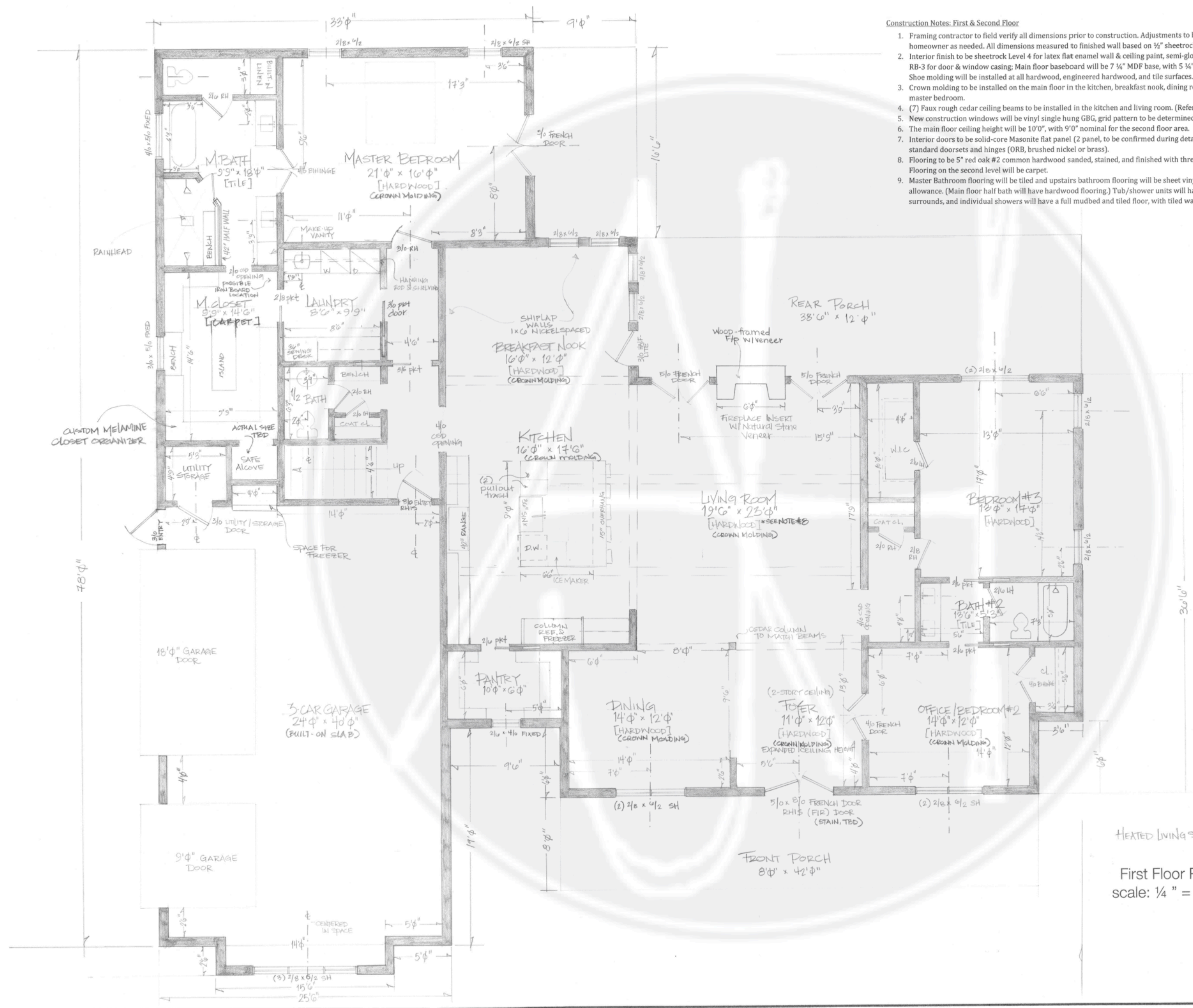
Designed for Downtown, LLC

www.designedfordowntown.com

DATE	DESCRIPTION
02-13-18	DESIGN ITERATION #1
02-23-18	DESIGN ITERATION #2
03-06-18	CONSTRUCTION SET
03-21-18	CONSTRUCTION NOTES
04-07-18	CONST. REV PER 03-14-18 NOTES
05-07-18	CONST. REV PER 05-04-18 NOTES

Construction Notes: First & Second Floor

1. Framing contractor to field verify all dimensions prior to construction. Adjustments to be coordinated with designer and homeowner as needed. All dimensions measured to finished wall based on 1/2" sheetrock.
2. Interior finish to be sheetrock Level 4 for latex flat enamel wall & ceiling paint, semi-gloss trim paint. Interior trim to be RB-3 for door & window casing; Main floor baseboard will be 7 1/4" MDF base, with 5 1/4" MDF base on the second floor. Shoe molding will be installed at all hardwood, engineered hardwood, and tile surfaces.
3. Crown molding to be installed on the main floor in the kitchen, breakfast nook, dining room, living room, foyer, office, and master bedroom.
4. (7) Faux rough cedar ceiling beams to be installed in the kitchen and living room. (Refer to first floor plan)
5. New construction windows will be vinyl single hung GBG, grid pattern to be determined.
6. The main floor ceiling height will be 10'0", with 9'0" nominal for the second floor area.
7. Interior doors to be solid-core Masonite flat panel (2 panel, to be confirmed during detailed design), prehung units with standard doorsets and hinges (ORB, brushed nickel or brass).
8. Flooring to be 5" red oak #2 common hardwood sanded, stained, and finished with three (3) coats of polyurethane. Flooring on the second level will be carpet.
9. Master Bathroom flooring will be tiled and upstairs bathroom flooring will be sheet vinyl selected from the carpet allowance. (Main floor half bath will have hardwood flooring.) Tub/shower units will have alcove cast iron tubs with tiled surrounds, and individual showers will have a full mudbed and tiled floor, with tiled walls. Kitchen backsplash will be tiled.



HEATED LIVING SPACE: 3,008 SF

First Floor Plan
scale: 1/4" = 1' 0"

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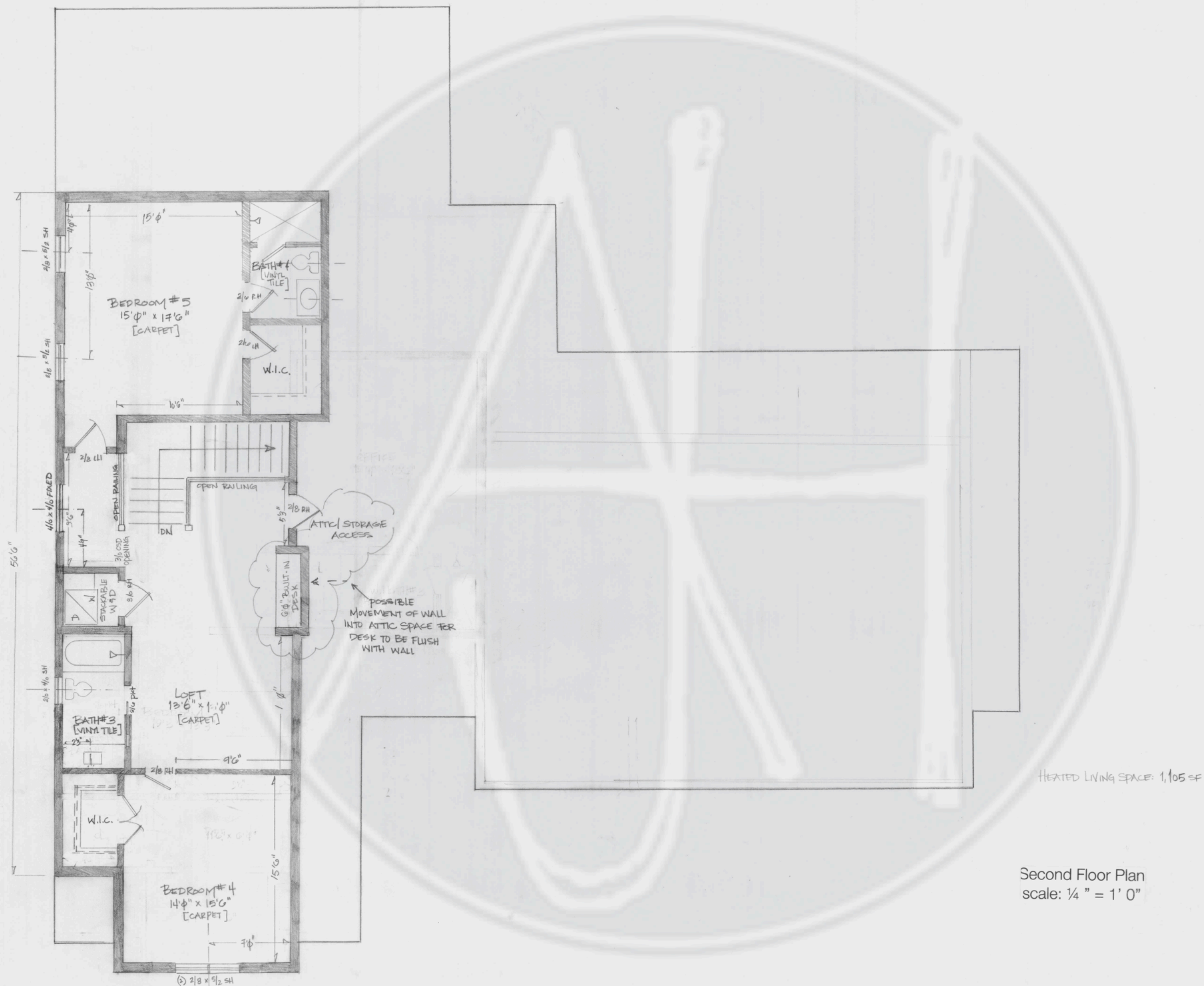
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03-26-18	CONSTRUCTION NOTES
04-09-18	CONST. REVIS. PER 03-19-B NOTES
05-04-18	CONST. REVIS. PER 05-04 NOTES



Construction Notes: Exterior

1. The exterior of the house will be finished in vinyl board & batten siding with stone veneer accents on the foundation and chimney.
2. Funds included for a final fine rake, seed & straw for site stability only. Landscaping and hardscaping to be done by the homeowners after completion of the project.
3. The house will be finished in Lifetime Architectural shingles. Aluminum drip edge will be installed. Aluminum drip edge will be installed on eaves and rakes. Ridge ventilation will be used in combination with vented vinyl soffit and aluminum-wrapped fascia. Seamless aluminum gutters and downspouts will be installed.



Rear Elevation
scale: 1/4" = 1' 0"



Front Elevation
scale: 1/4" = 1' 0"

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Left Side Elevation
Scale: 1/4" = 1'0"



Right Side Elevation
Scale: 1/4" = 1'0"

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