

WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	7'-8" UNO
UPPER LEVEL	N/A

**NOTE:**  
A BACK WATER VALVE IS REQUIRED TO PROTECT PLUMBING FIXTURES THAT ARE LOCATED BELOW THE ELEVATION LEVEL OF THE NEAREST UPSTREAM MAN HOLE COVER. FIXTURES THAT ARE ABOVE THE ELEVATION OF THE MAN HOLE COVER SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE

**NOTE:**  
FLOOR DRAINS MUST HAVE TRAP PRIMERS OR DEEP SEAL TRAPS

**NOTE:**  
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OF FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OF FLOOR

**NOTE:**  
BACKFLOW PREVENTERS OR VACUUM BREAKERS FOR PROTECTION OF POTABLE WATER ON HOSE BIBS, IRRIGATION OR SPRINKLER SYSTEM, BOILERS AND HEAT EXCHANGERS

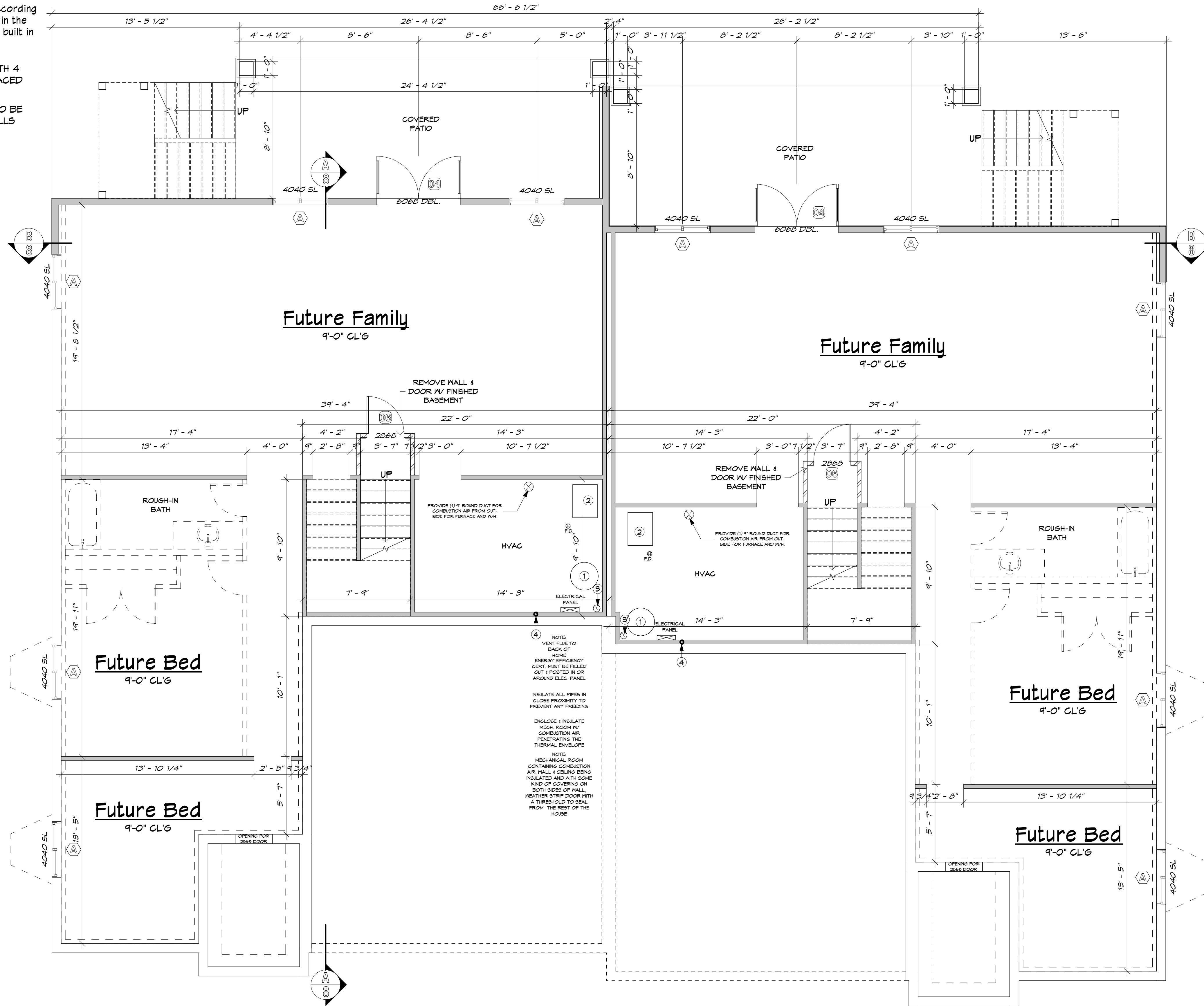
**NOTE:**  
TRUSS COMPANY TO MEET WITH BUILDER & HOME OWNER BEFORE TRUSSES ARE BUILT

**NOTE:**  
These plans shall be built according to the building standards in the state, county, city they are built in

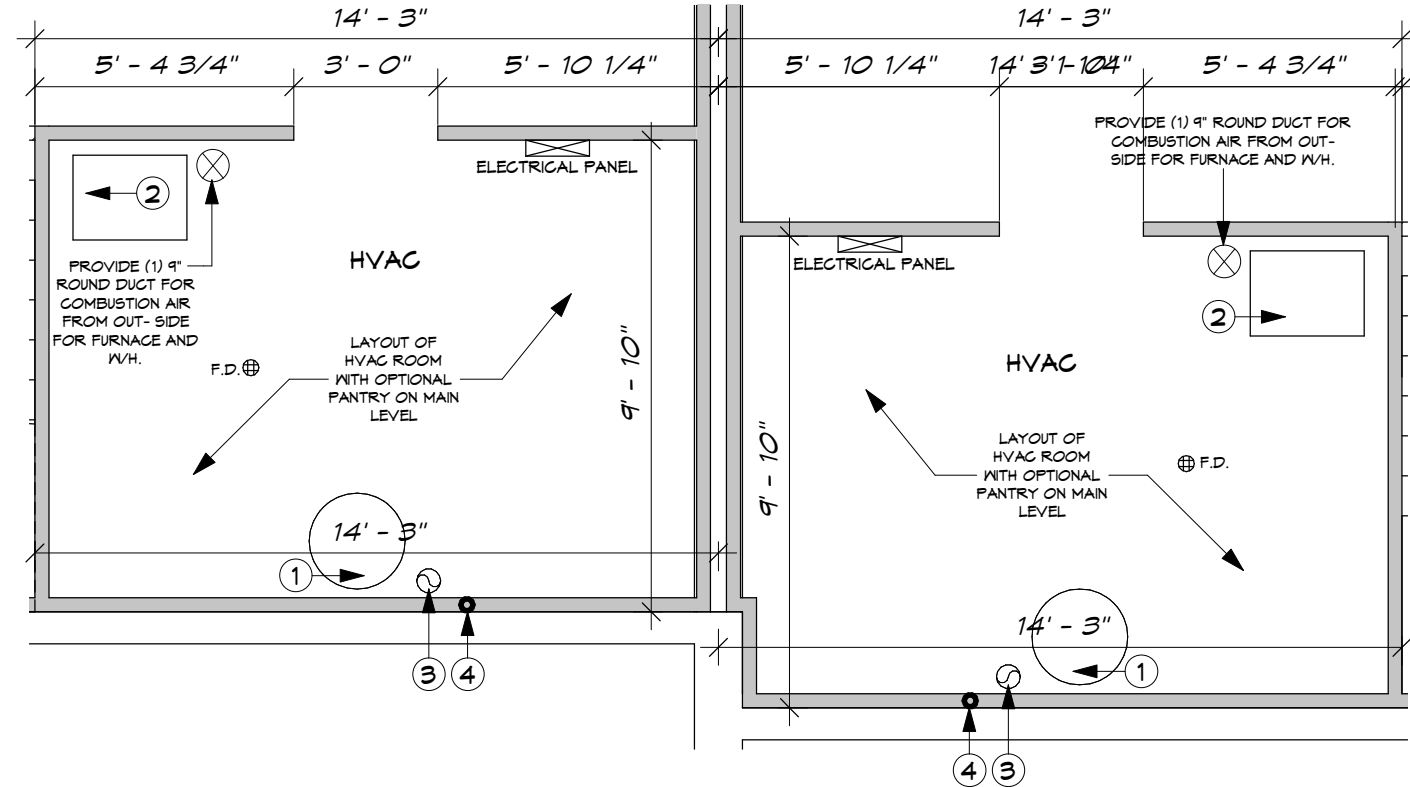
**NOTE:**  
STAIRS TO BE BUILT WITH 4 STRINGERS EVENLY SPACED

**NOTE:**  
ALL PLUMBING WALLS TO BE FRAMED WITH 2X6 WALLS

**NOTE:**  
IF DISCREPANCIES ARE FOUND ON THIS PLAN, PLEASE CONTACT WALKER HOME DESIGN IMMEDIATELY



### OPT. HVAC LAYOUT



Window Schedule						
NUMBER	WIDTH	HEIGHT	FRAME	GLAZING	DESCRIPTION	COUNT
A	4'-0"	4'-0"			INSULATED, WHITE, CLEAR	10
B	5'-0"	5'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	4
C	3'-0"	5'-0"	VINYL	LOW-E	INSULATED, WHITE, GRIDS	6
D	3'-0"	2'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	6
E	5'-0"	2'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	2
F	5'-0"	4'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	2
G	4'-0"	2'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	2
H	5'-0"	5'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	2
Grand total						34

Door Schedule								
NUMBER	WIDTH	HEIGHT	THICKNESS	JAMB	MATERIAL	HARDWARE	DESCRIPTION	COUNT
01	3'-0"	6'-8"	0'-2"	FIR	WOOD	LOCK & DEAD BOLT	INSULATED COLONIAL	2
02	2'-8"	6'-8"	0'-1 1/2"	FIR	WOOD	LOCK & DEAD BOLT	INSULATED COLONIAL	2
03	3'-0"	6'-8"	0'-2"	FIR	GLASS	LOCK & DEAD BOLT	INSULATED GLASS	2
04	6'-0"	6'-8"	0'-2"			LOCK & DEAD BOLT	INSULATED GLASS	2
05	3'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	6
06	2'-8"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	4
07	2'-6"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	2
08	2'-4"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	8
09	2'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	4
10	2'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	GLASS SHOWER	2
11	5'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	DOUBLE PANEL	2
12	18'-0"	8'-0"	0'-1 1/2"	FIR	METAL	LOCK	GARAGE ROLL UP	2
Grand total								38



WALKER HOME DESIGN  
801-930-9499 office  
www.walkerhomedesign.com

### KEYNOTES

- (1) 50 GALLON GAS WATER HEATERS W/ EXPANSION TANK, 40,000 BTUS (WITH SEISMIC HOLD-DOWNS PLACED A 3RD WAY UP & A 3RD DOWN) (WITH ONE WAY CHECK HEAT VALVES) (1/2" FOAM INS. AT HOT WATER LINES)
- (1) 190% EFFICIENCY CLASS FURNACES 100,000 BTUS (i.e. TEMPSTAR NUGS100 DFA)
- FLUE
- 3" CONDUIT TO ATTIC

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### Parkside Cove

Designed for  
**Randy Rimmer**

ABOVE GRADE FOOTAGE: 3,160  
Date: APR. 2020  
Drawn by: JOP

PRINTED:	FRUIT ROOM '1': 59
5/21/2020 10:31:45 AM	FRUIT ROOM '2': 59
Sheet	LOW LEVEL '1': 1,519
3	LOW LEVEL '2': 1,518
of 20	MAIN LEVEL '1': 1,580
	TOTAL: 6,315
	SCALE: 1/4" = 1'-0"

# LOWER LEVEL FLOOR PLAN

1/8" SCALE ON SIZE B SHEET

WINDOW HEAD HEIGHTS	
LOWER LEVEL	6'-8" UNO
MAIN LEVEL	7'-8" UNO
UPPER LEVEL	N/A

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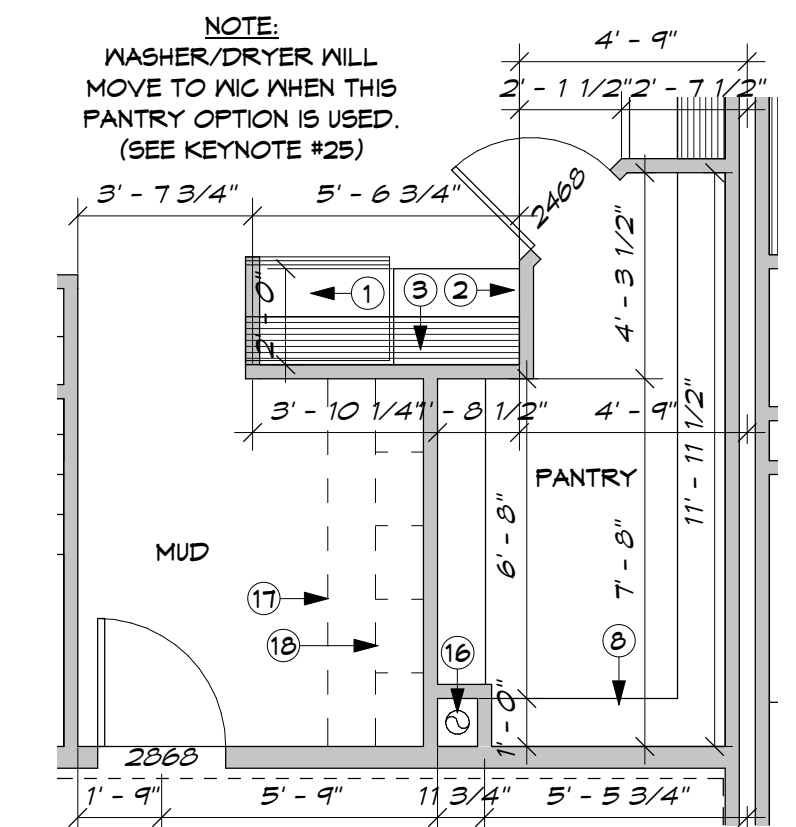
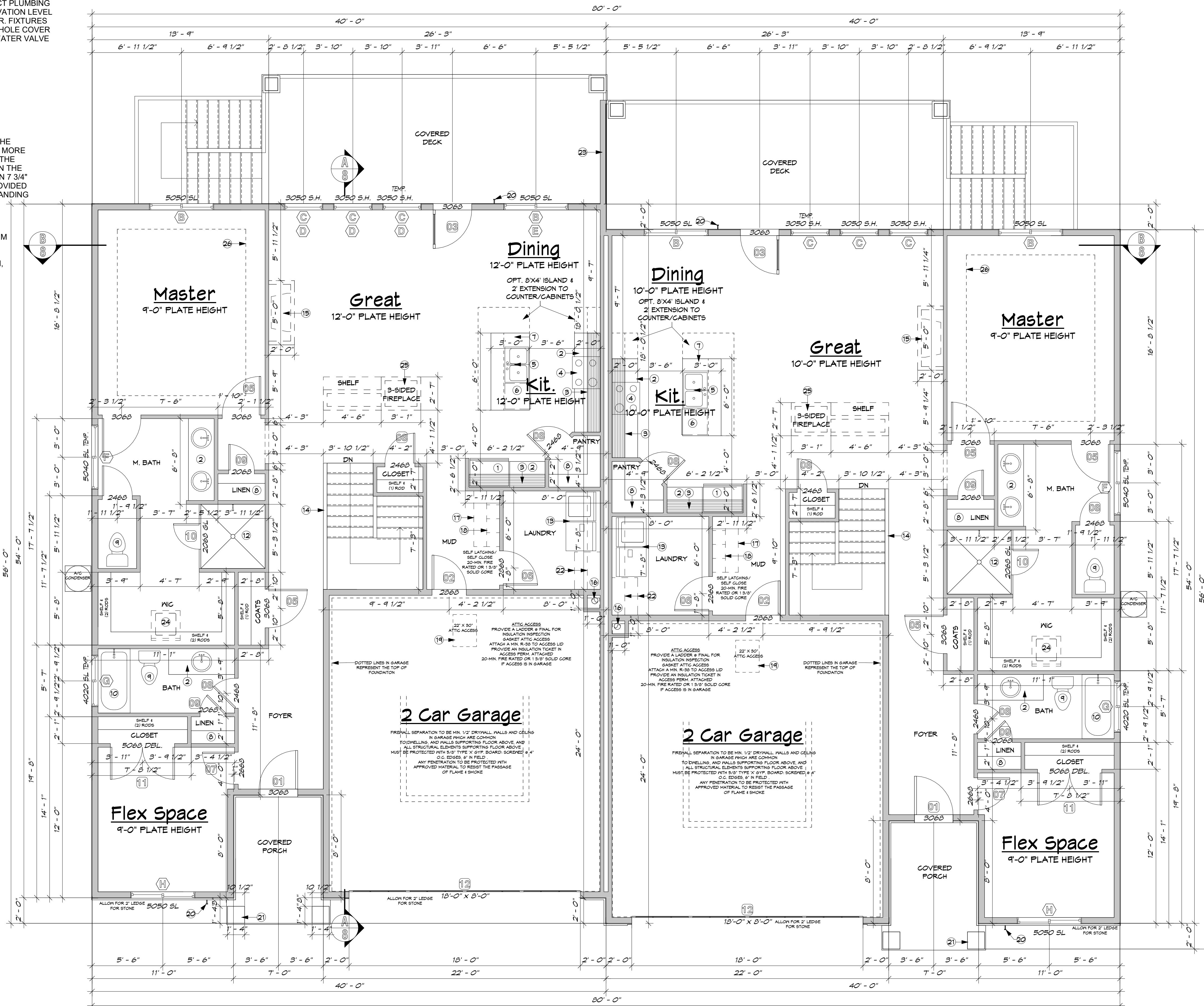
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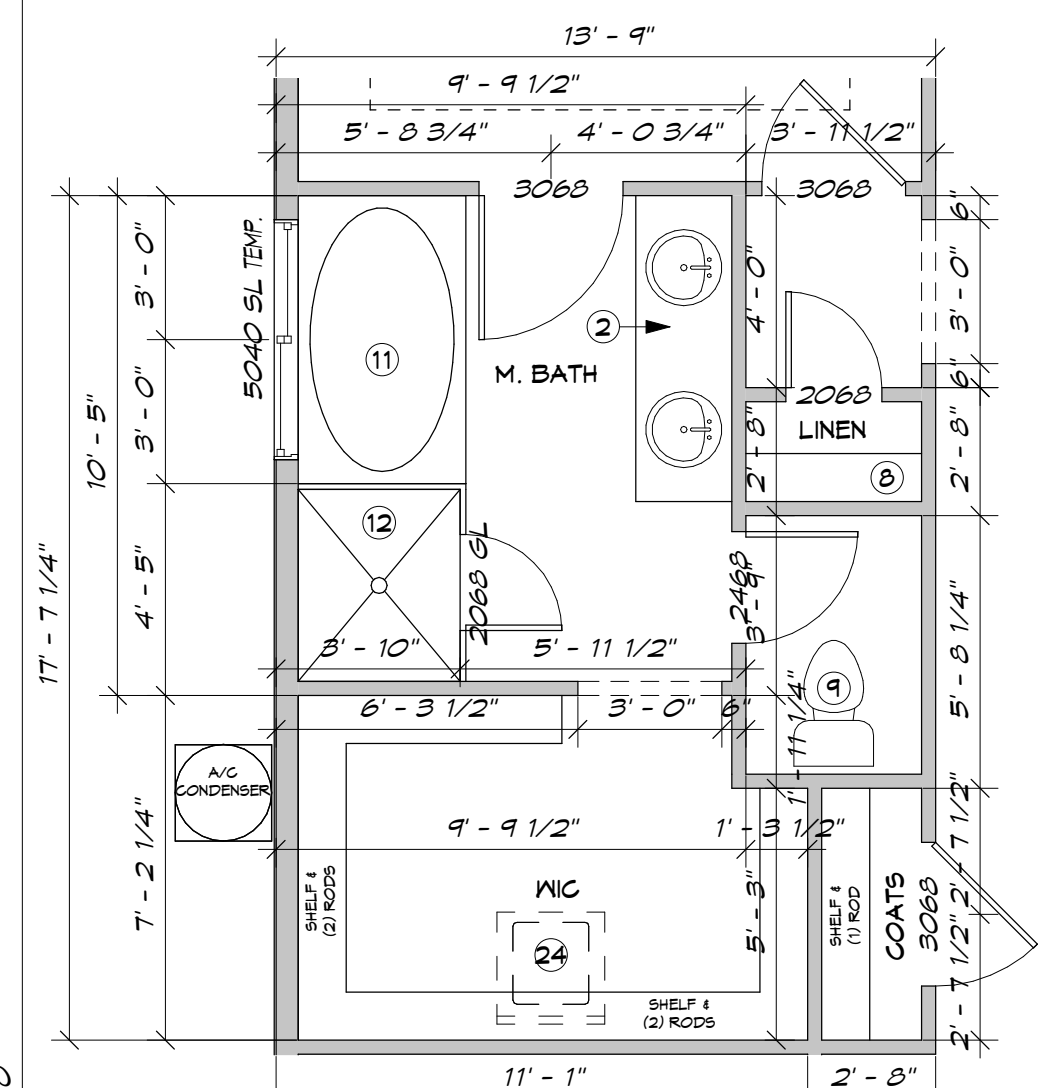
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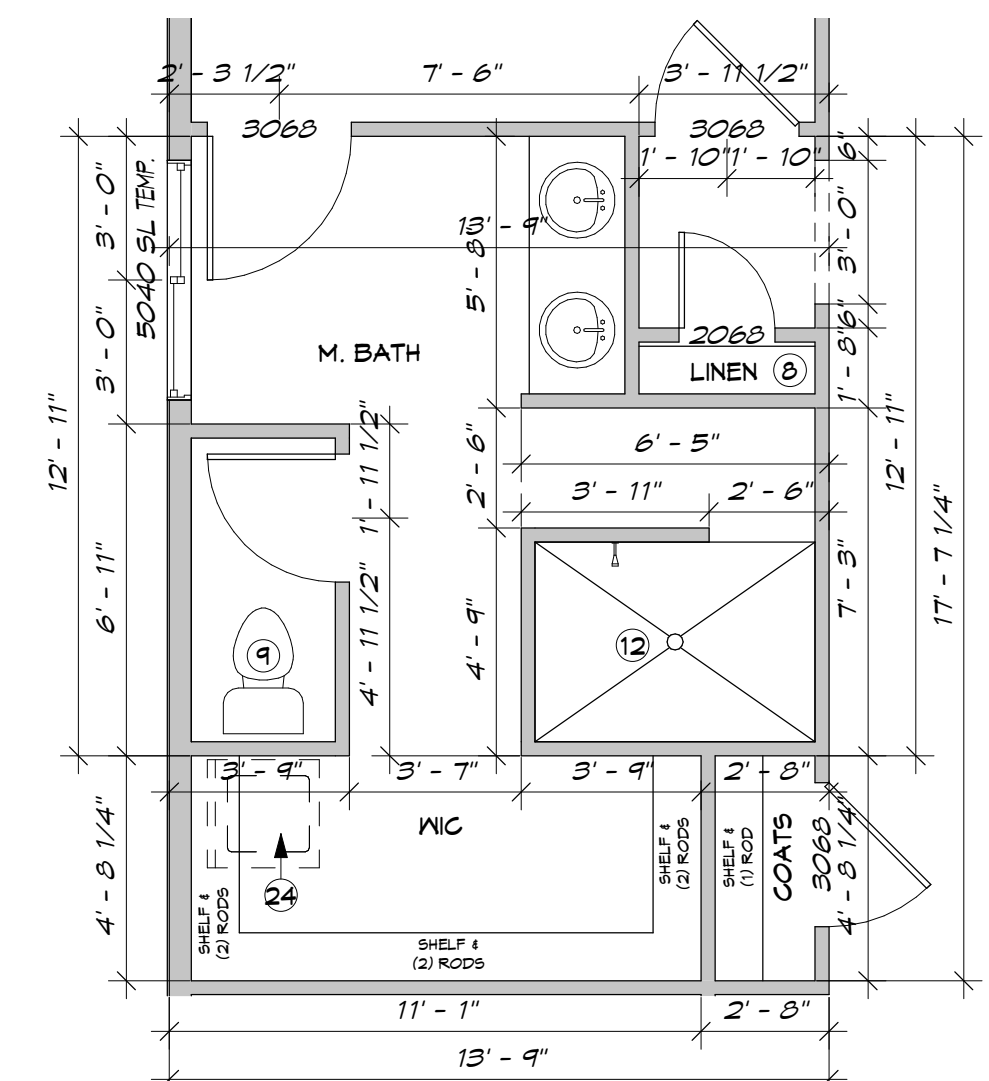
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**PANTRY OPT. 1**



**M. BATH OPT. 1**



**M. BATH OPT. 2**



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**KEYNOTES**

- 36" WIDE REFRIGERATOR SPACE (WITH INSTALLED WATER LINE)
- GRANITE COUNTERTOP ON BASE CABINET
- UPPER CABINETS (TOP @ 8'-0")
- 30" WIDE RANGE COOK-TOP W/ RANGE HOOD ABOVE
- DOUBLE SINK W/ DISPOSAL AND SPRAYER
- DISHWASHER
- ISLAND SNACK BAR W/ 3 OPTIONAL PENDANT LIGHTS EVENLY SPACED ABOVE ISLAND
- (5) 18" SHELVES STARTING @ 24" ABOVE FINISHED FLOOR
- 1.6 GALLON PER FLUSH TOILET
- 30" X 60" TUB/SHOWER W/ 2.5 GPM SHOWER HEAD W/ DURA-CRETE BACKER BOARD
- 42" SOAKER TUB
- WALK-IN TILE SHOWER W/ (1) 2.5 GPM SHOWER HEADS W/ DURA-CRETE BACKER BOARD
- WASHER/DRYER SPACE (VENT DRYER TO EXTERIOR W/ 4" VENT)
- HALF WALL W/ CAP W/ HANDRAIL OR GUARD RAILING (SEE OWNER)
- OPTIONAL GAS FIREPLACE DIRECT VENT (HEAT & GLO ICBO NER-181)
- FLUE
- OPTIONAL BUILT-IN BENCH
- OPTIONAL LOCKERS
- 22" X 30" ATTIC ACCESS W/ LOCKING LATCH
- HOSE BIB W/ SHUT-OFF BALL VALVE (FREEZE PROTECTED)
- POSTS (SEE DETAIL ON FRONT ELEVATION)
- OPT. SHELF AND OPT. CABINET
- PRIVACY WALL
- OPT. STACKABLE WASHER/DRYER SPACE (VENT DRYER TO EXTERIOR W/ 4" VENT). IF CLIENT USES PANTRY OPT., THEN WASHER/DRYER WILL MOVE TO WIC.
- OPT. THREE-SIDED GAS FIREPLACE DIRECT VENT (HEAT & GLO ICBO NER-181)
- OPT. TREY CEILING

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**Parkside Cove**

Designed for

**Randy Rimmer**

ABOVE GRADE FOOTAGE: 3,160

Date APR. 2020

Drawn by JOP

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of 20 MAIN LEVEL '1: 1,580

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TOTAL: 6,315

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**MAIN LEVEL FLOOR PLAN**