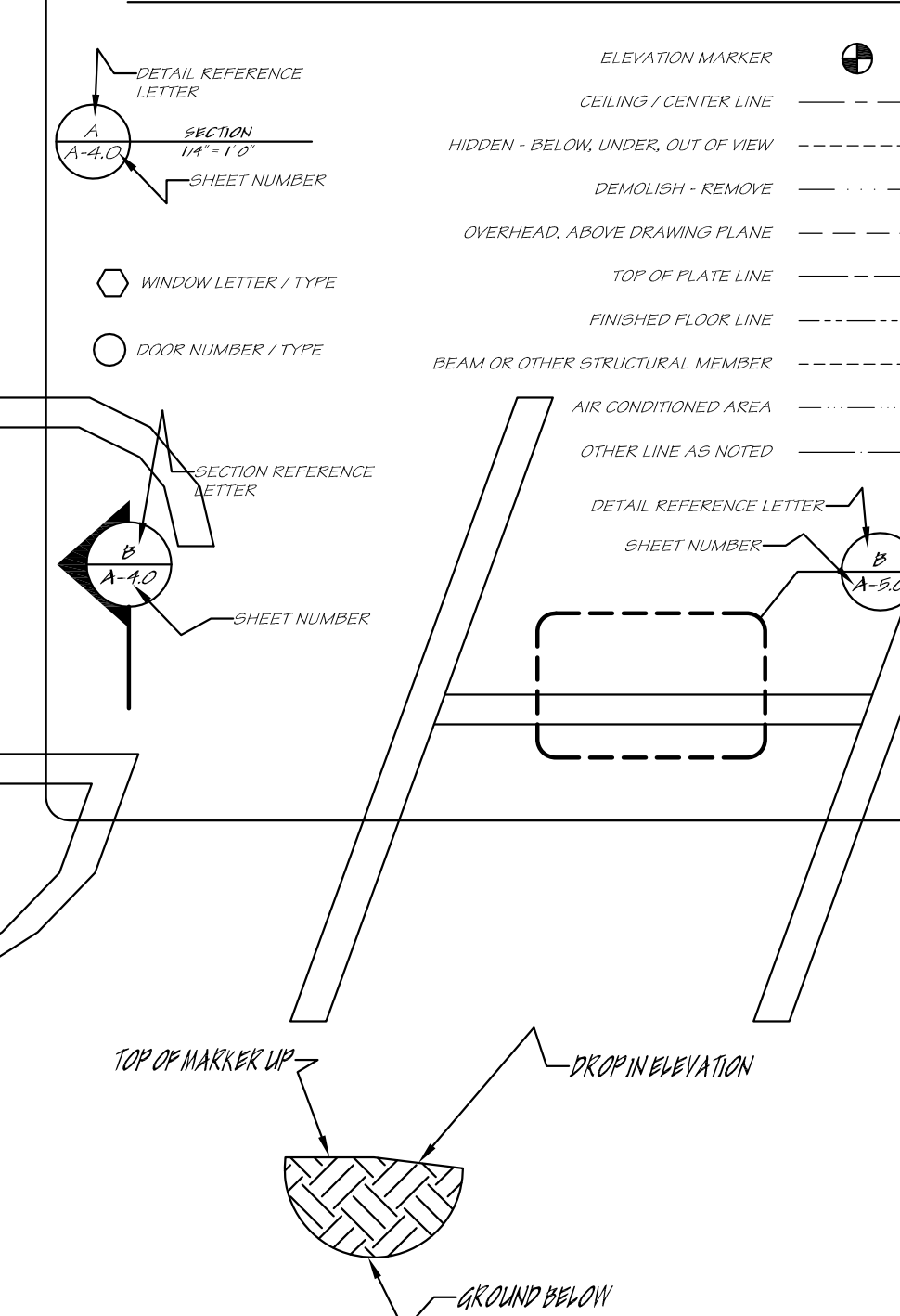


DIMENSION NOTICE:
THE WRITTEN DIMENSIONS CONTAINED ON THESE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE, AND MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK. IF ANY VARIATIONS ARE FOUND, THEY MUST BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING ANY WORK. ALL ANGLES ARE 45° UNLESS OTHERWISE STATED.

BABCOCK BARN NOTE:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR THE BABCOCK BARN COMPONENTS AND MAKE ANY NECESSARY ADJUSTMENTS ON SITE
2. BARN COMPONENTS SHALL BE MADE TO COMPLY WITH THE DIMENSIONS OF THIS ARCHITECTURAL DRAWING

SYMBOLS / DESCRIPTIONS



AIR CONDITIONED AREA TABULATION AS MEASURED FROM INTERIOR WALLS

ZONE 1 GUEST BEDROOM	361.90
ZONE 2 GREAT ROOM, PANTRY, WINE, RECEPTION	1641.80
ZONE 3 MASTER SUITE	432.00
ZONE 4 UTILITY ROOM	319.69
ZONE 5 MASTER EN-SUITE, COFFEE, CLOSETS	604.40
ZONE 6 MASTER BATHROOM	197.90
TOTAL AREA	3541.89

Reviewed By:
REVIEWER
01/23/2017

Drawn By:
James Kenalty
01/29/2017

Print Date:
09/20/2017

Kenalty Fine Home Designs
3100 Fredericksburg Hwy.
Kerrville, Texas 78028

www.kenalty.com
jim@kenalty.com
800-699-2395

Copyright © 2014 - 2017 by Kenalty Fine Home Designs. All rights reserved. This document is the property of Kenalty Fine Home Designs and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Kenalty Fine Home Designs. This document is provided as a guide only. Kenalty Fine Home Designs does not warrant the accuracy or completeness of the information contained herein. Kenalty Fine Home Designs shall not be held liable for any errors or omissions, including those caused by third parties, in this document or any drawings or specifications derived therefrom.

CUSTOM DESIGN FOR:
NAME OF CUSTOMER
NAME OF BEAUTIFUL RANCH
PROPERTY ADDRESS
TOWN, TEXAS ZIP
PHONE NUMBERS

Drawing Sealed By:

SCALE:
1/4" = 1'

Floor Plan
SHEET
A - 2 . 0

A.D.A. REQUIREMENTS:

1. WATER CLOSET SEAT HEIGHT TO BE BETWEEN 17 AND 19" A.F.F.
2. CENTERLINE OF WATER CLOSET TO BE 16" FROM SIDE WALL
3. GRAB BAR BEHIND WATER CLOSET TO BE 36" LONG AND 33" A.F.F.
4. GRAB BAR AT SIDE OF WATER CLOSET TO BE 42" LONG AND 33" A.F.F.
5. GRAB BAR DIA. TO BE MIN. 1 1/2"
6. SPACE BETWEEN WALL AND GRAB BAR TO BE MIN. 1 1/2"
7. TOILET PAPER DISPENSER TO BE 56" FROM REAR WALL AND 19" MIN. A.F.F.
8. KNEE CLEARANCE AT LAVATORY TO BE APRON 28" MIN. HEIGHT AND 24" MIN. DEPTH
9. FAUCET HANDLES TO BE NO MORE THAN 17" FROM FRONT OF COUNTER TOP AS PER CODE SECTION 3106 (C)
10. LAVATORY FRONT TO REAR DEPTH TO BE MAXIMUM OF 17"
11. LAVATORY HOT WATER AND DRAIN PIPES TO BE INSULATED WHERE EXPOSED AT VANITIES
12. LAVATORY RIM SURFACE TO BE NO MORE THAN 34" A.F.F.
13. MIRROR BOTTOM EDGE TO BE 40" A.F.F. MAXIMUM TOP EDGE AT 74" A.F.F. MAXIMUM
14. DOORS SHALL HAVE LEVER TYPE HANDLES 42" MAXIMUM A.F.F. AS PER CODE SECTION 3106 (C) (1 AND 2)
15. RECEPTACLES ON WALL MOUNTED MINIMUM 18" A.F.F.
16. DOOR OPENING MINIMUM TO BE 32" IN CLEAR WIDTH WHEN DOOR IS OPEN AT 90°
17. ACCESSIBLE DOOR THRESHOLD MAXIMUM HEIGHT 1/2" AS PER SECTION 3106 (F)
18. MAXIMUM OPENING FORCE NOT TO EXCEED 85 LBS. FOR EXTERIOR HINGED DOOR
19. 5 LBS. FOR SLIDING OR FOLDING DOORS AND 5 LBS. FOR EXTERIOR HINGED DOORS SECTION 3304 (B)
20. DOOR CLOSERS REFER TO SECTION 3106 (J) (5)
21. PRIVACY AND OTHER LOCKABLE DOORS MUST OPEN WITH A SINGLE MOTION

ELEVATION DROP MARKER

