



**AccurateEstimates.com**

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# Comments

**PLAN TYPE - FULL SET OF GOOD WORKING DRAWINGS - N/A**

**INCOMPLETE SET OF DRAWINGS - N/A**

**ARCHITECT ON PLANS - ARCHITECT**

**LAST REVISION DATE - 1/7/2017**

## **COMMENTS BY AE**

- 1: SOME BEAMS AND HEADERS ARE NOTED AS 3-1/2" AND 5-1/4" LVL. THEY ARE QUOTED AS 2-PLY AND 3-PLY 1-3/4" LVL'S RESPECTIVELY .
- 2: THE INTERIOR NON-BEARING HEADERS ARE NOT CALLED OUT IN THE PLAN. THEY ARE QUOTED AS (2) - 2X6 .
- 3: NOT ALL HEADERS ARE CALLED OUT ON THE PLAN. BEARING HEADERS ARE QUOTED AS (3) - 2X10 IN OPENINGS UP TO 6'-0" AND AS (3) - 2X12 IN OPENINGS OVER 6'-0" . INTERIOR NON-BEARING HEADERS ARE QUOTED AS (2) - 2X6 .
- 4: THE SUBFLOOR IS NOTED AS 3/4" PLYWOOD. IT IS ASSUMED AND QUOTED AS 3/4" T&G PLYWOOD.
- 5: THE RIM BOARD IS NOTED AS LVL AT THE 1ST FLOOR. THE RIM BOARDS AT THE 2ND FLOOR ARE ALSO QUOTED AS LVL. VERIFY IF THEY ARE TO BE LSL INSTEAD.
- 6: THE CEILING JOISTS AT THE PORCHES ARE NOT CALLED OUT ON THE PLANS. THEY ARE SCALED FROM THE SECTION AND QUOTED AS 2X8 AT 16" OC.
- 7: THE 1ST FLOOR PLAN NOTES FLOOR JOISTS ABOVE THE FOYER. THE SECTION AND 2ND FLOOR PLAN SHOW THE FOYER AS A 2-STORY SPACE. NO FLOOR JOISTS ARE QUOTED ABOVE THE FOYER.
- 8: ALL SHELVING NOTED AS N.I.C. WAS ASSUMED TO BE BUILT IN SHELVING BY OTHERS AND WAS NOT QUOTED. VERIFY.
- 9: THE SECTIONS AND DETAILS SHOW THE INTERIOR BASEMENT WALLS WITH A SINGE TOP PLATE. ALL BASEMENT WALLS ARE QUOTED AS 10' STUDS, TO BE CUT TO SIZE IN THE FIELD, WITH SINGLE TOP PLATES. VERIFY.
- 10: THE ACCOUSTIC TILE CEILING AT THE BASEMENT IS ASSUMED TO BE SUPPLIED BY OTHERS AND WAS NOT QUOTED. NO SHEETROCK WAS QUOTED AT THE BASEMENT CEILING.

## **SQUARE FOOTAGE:**

FINISHED BASEMENT - 1525 / SQFT  
FIRST FLOOR - 2159 / SQFT  
SECOND FLOOR - 2007 / SQFT  
GARAGE - 555 / SQFT  
PORCHES - 301 / SQFT

**TOTAL FOOTAGE: 6547 / SQFT**

**ESTIMATOR'S NAME: ESTIMATOR**