NOTES BASED ON 2009 I.R.C.

GENERAL NOTES

THESE DRAWINGS ARE "BUILDERS PLANS" INDICATING GENERAL DESIGN INTENT ONLY. IT IS THE BUILDER'S RESPONSIBILITY TO PROVIDE ANY ADDITIONAL CONSTRUCTION DETAILS REQUIRED AND TO DICTATE METHODS OF CONSTRUCTION. THE BUILDER SHALL VERIFY ALL DIMENSIONS OF MANUFACTURED COMPONENTS AND RELATIONSHIPS BETWEEN MATERIALS OR COMPONENTS. THE BUILDER SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN INCLUDING ALL EXISTING GRADES.

THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES OR DEFICIENCIES IN THE DRAWINGS PRIOR TO CONSTRUCTION. FAILURE TO NOTIFY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE BUILDER OF ALL RESPONSIBILITY.

THIS IS A CUSTOM DESIGN FOR A SPECIFIC SITE. THESE PLANS MAY NOT BE USED ON ANY OTHER SITE WITHOUT THE ARCHITECT'S PRIOR, WRITTEN APPROVAL.

ANY CHANGES TO THESE PLANS WITHOUT PRIOR WRITTEN CONSENT BY THE ARCHITECT SHALL CONSTITUTE ACCEPTANCE BY THE BUILDER AND OWNER OF THAT CHANGE.

THE CONTRACTOR SHALL PROVIDE MECHANICAL AND ELECTRICAL ENGINEERING AS REQUIRED TO COMPLETE WORK AND FOR INTENDED PURPOSE. MECHANICAL CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL NECESSARY FLUE CHASES, DUCTS & EQUIPMENT.

THE BUILDER/CONTRACTOR AND ALL SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES.

FLOOR PLAN NOTES

GLAZING IN DOORS AND FIXED OR OPERABLE PANELS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WITHIN 60" OF THE FLOOR MUST BE SAFETY GLASS AS PER SECTION R308.4, 2009 I.R.C.

GLAZING ADJACENT TO AND WITHIN 60" OF THE WALKING/STANDING SURFACE WITHIN A BATHTUB OR SHOWER ENCLOSURE MUST BE SAFETY GLASS AS PER SECTION R308.4, 2009 I.R.C.

CEMENT BOARD OR BETTER SHALL BE USED AT ALL TUBS AND SHOWER STALLS.

PROVIDE A MECHANICALLY OPERATED EXHAUST SYSTEM IN ALL BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR ROOMS WHOSE OPERABLE EXTERIOR OPENINGS ARE LESS THAN 3 SQ. FT. PER SECTION R303.3, 2009 I.R.C.

PROVIDE ATTIC VENTILATION PER SECTION R806.1, 2009 I.R.C.

FIRE-RATED GYPSUM BOARD SHALL BE APPLIED AT ALL NECESSARY LOCATIONS TO COMPLY WITH LOCAL BUILDING CODES.

FIRE BLOCKS ARE REQUIRED WITHIN STUD WALLS AT 10' INTERVALS AND AT THE FLOOR AND CEILING. FIRE BLOCKS ARE ALSO REQUIRED AT FLOOR AND CEILING PENETRATIONS AROUND VENTS, PIPES, DUCTS, ETC. THE INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS), BETWEEN STAIR STRINGERS, AND THE OPENINGS BETWEEN CHIMNEY CHASES AND ATTIC SPACES MUST BE FIRE STOPPED. FIRE BLOCK MATERIAL MAY BE 2" NOMINAL LUMBER, GYP BOARD, ETC.

ALL DIMENSIONS ARE TO FACE OF STRUCTURE AND ROUGH OPENINGS.

ELEVATION NOTES

SEE ROOF PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.

CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

CONTRACTOR TO PROVIDE MEMBRANE FLASHING 12" AROUND WINDOW OPENINGS.

CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.

CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.

CLEARANCE FROM GROUND TO SIDING SHALL COMPLY WITH SECTION R319 OF THE 2009 I.R.C. AND ALL LOCAL AMENDMENTS.

ARCHITECT RECOMMENDS TO BACKPRIME AND PRIME CUT EDGES OF TRIM MATERIAL.

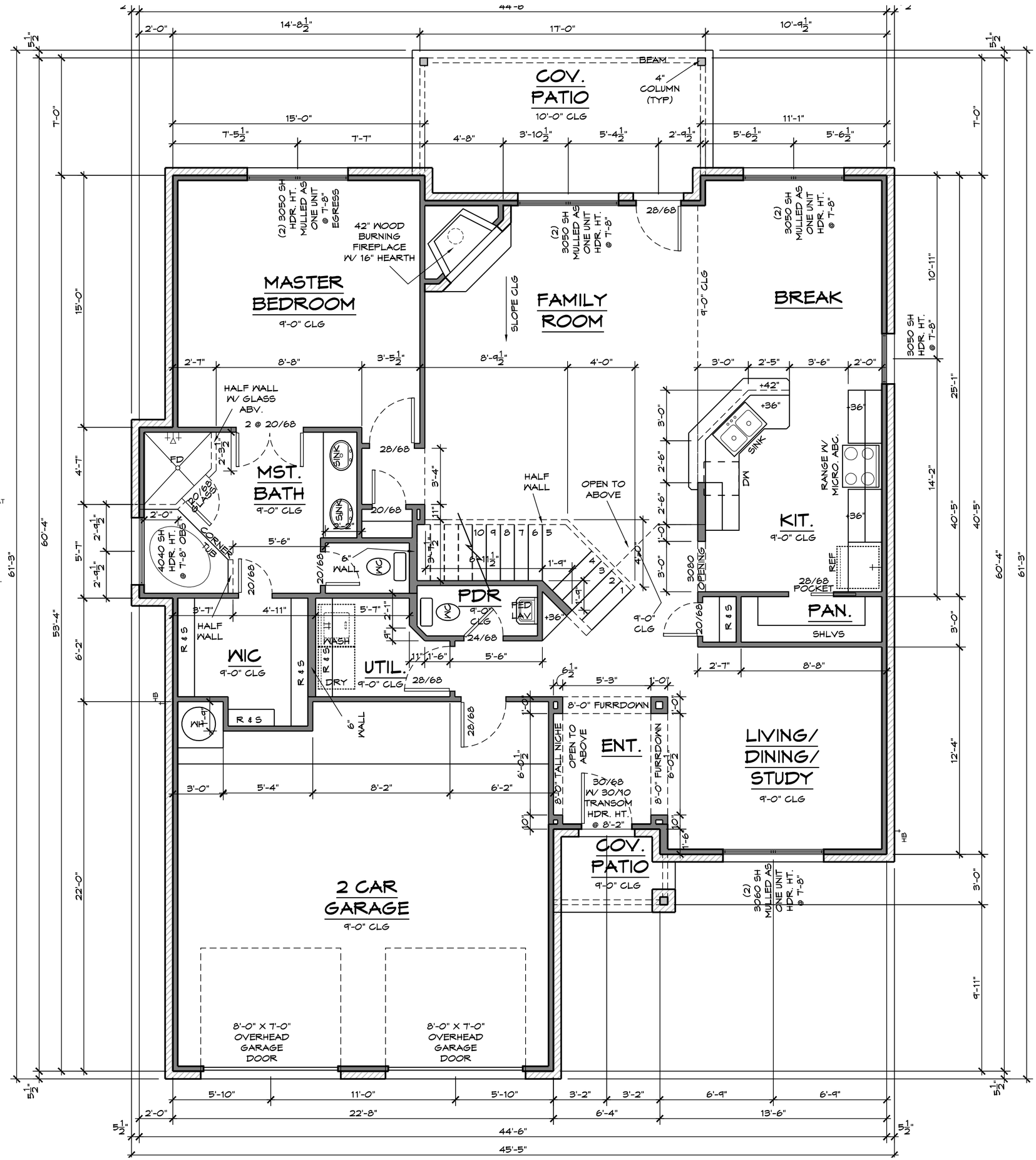
SECTION NOTES

ALL EXTERIOR WALLS SHALL HAVE A MINIMUM R-13 BATT INSULATION IN THE CAVITY WITH R-5 RIGID INSULATION OVER THE EXTERIOR SHEATHING. ROOF/CEILING SHALL BE MINIMUM R-38 INSULATION. THESE REQUIREMENTS ASSURE COMPLIANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

PROVIDE MECHANICAL VENTILATION FOR NEW CRAWL SPACE; VERIFY LOCATION AND REQUIREMENTS WITHN MECHANICAL CONTRACTOR.

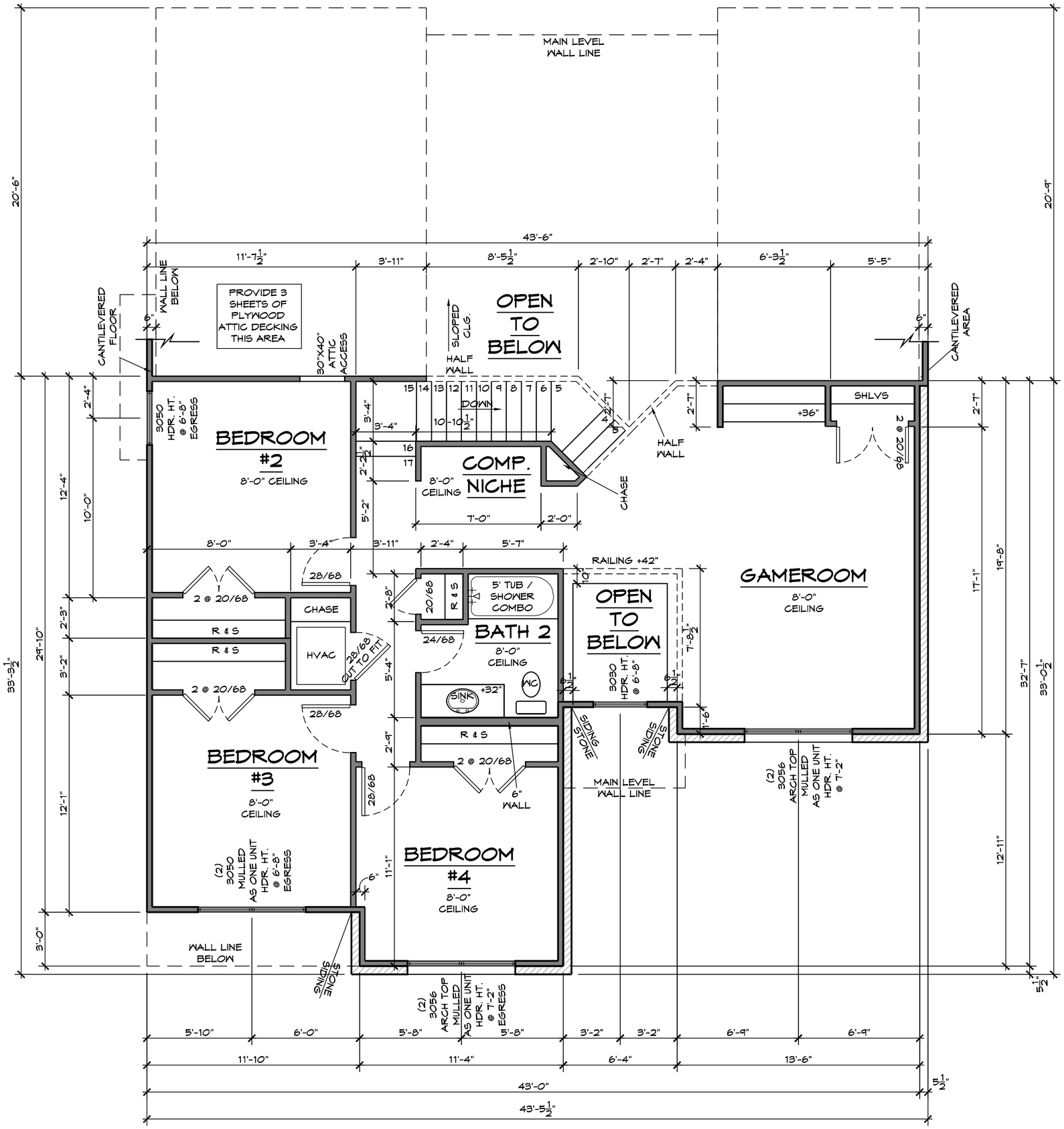
MAIN LEVEL FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"



AREA CALCULATIONS

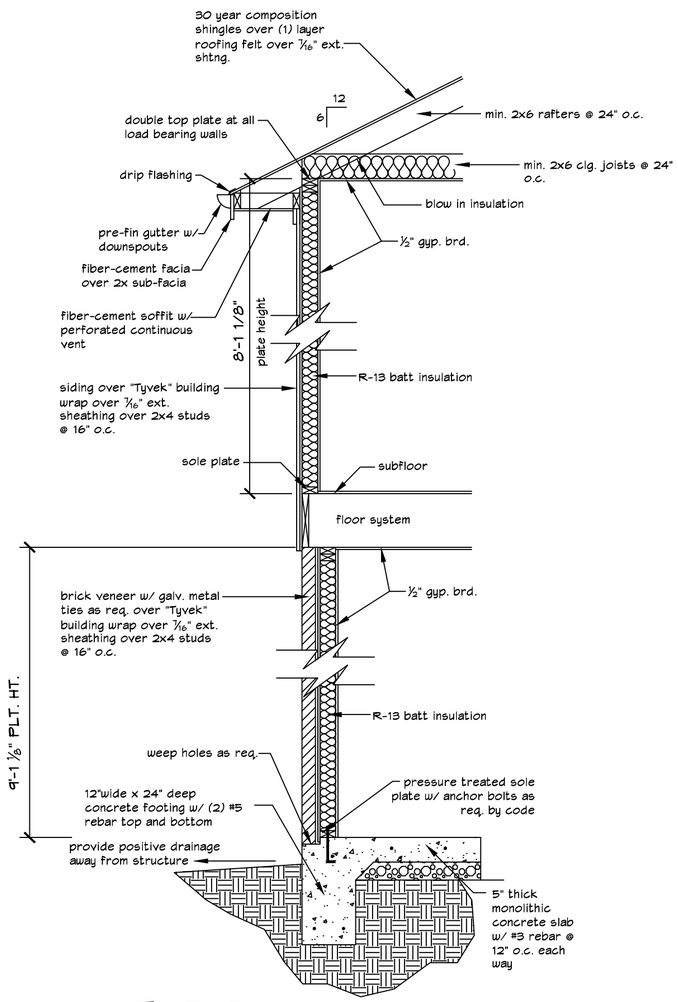
	SQ. FT.
MAIN LEVEL LIVING	1508
UPPER LEVEL LIVING	1009
TOTAL LIVING AREA	2517
COVERED PORCH	28
COVERED PATIO	160
GARAGE	512
TOTAL SLAB	2208



UPPER LEVEL FLOOR PLAN

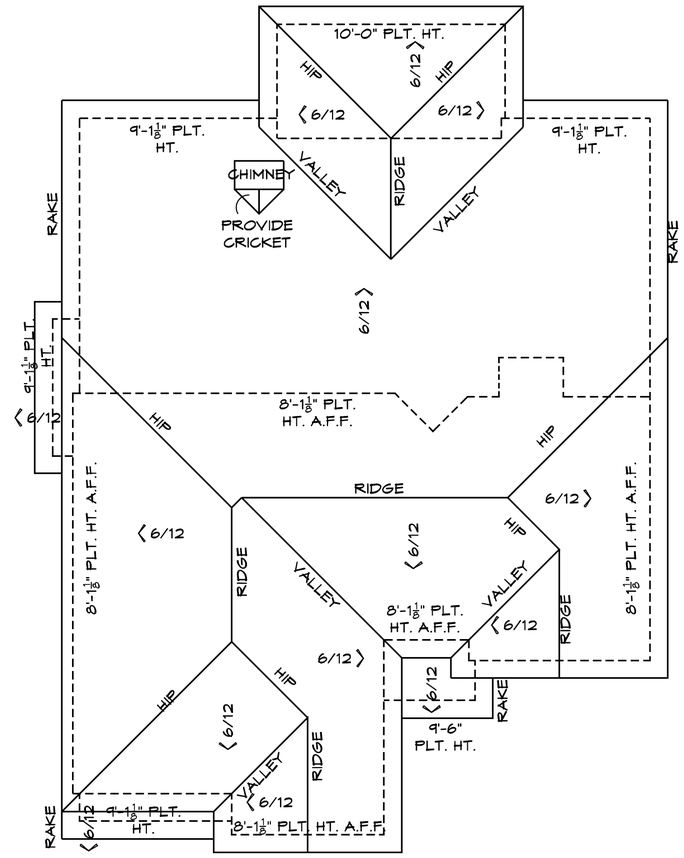
SCALE: ¼" = 1'-0"

AREA CALCULATIONS	
	SQ. FT.
MAIN LEVEL LIVING	1508
UPPER LEVEL LIVING	1009
TOTAL LIVING AREA	2517
COVERED PORCH	28
COVERED PATIO	160
GARAGE	512
TOTAL SLAB	2208



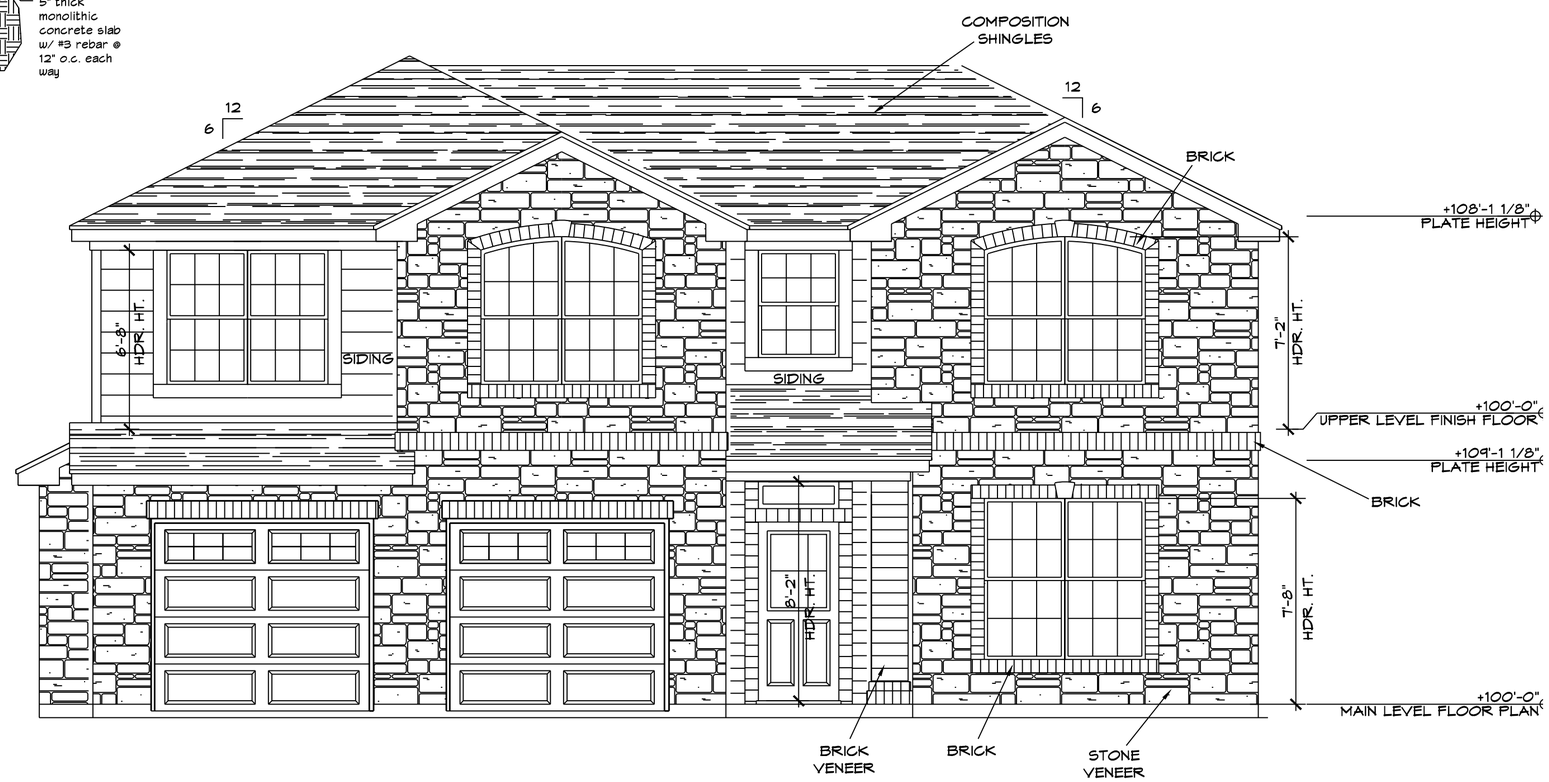
TYPICAL WALL SECTION

SCALE: ½" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"