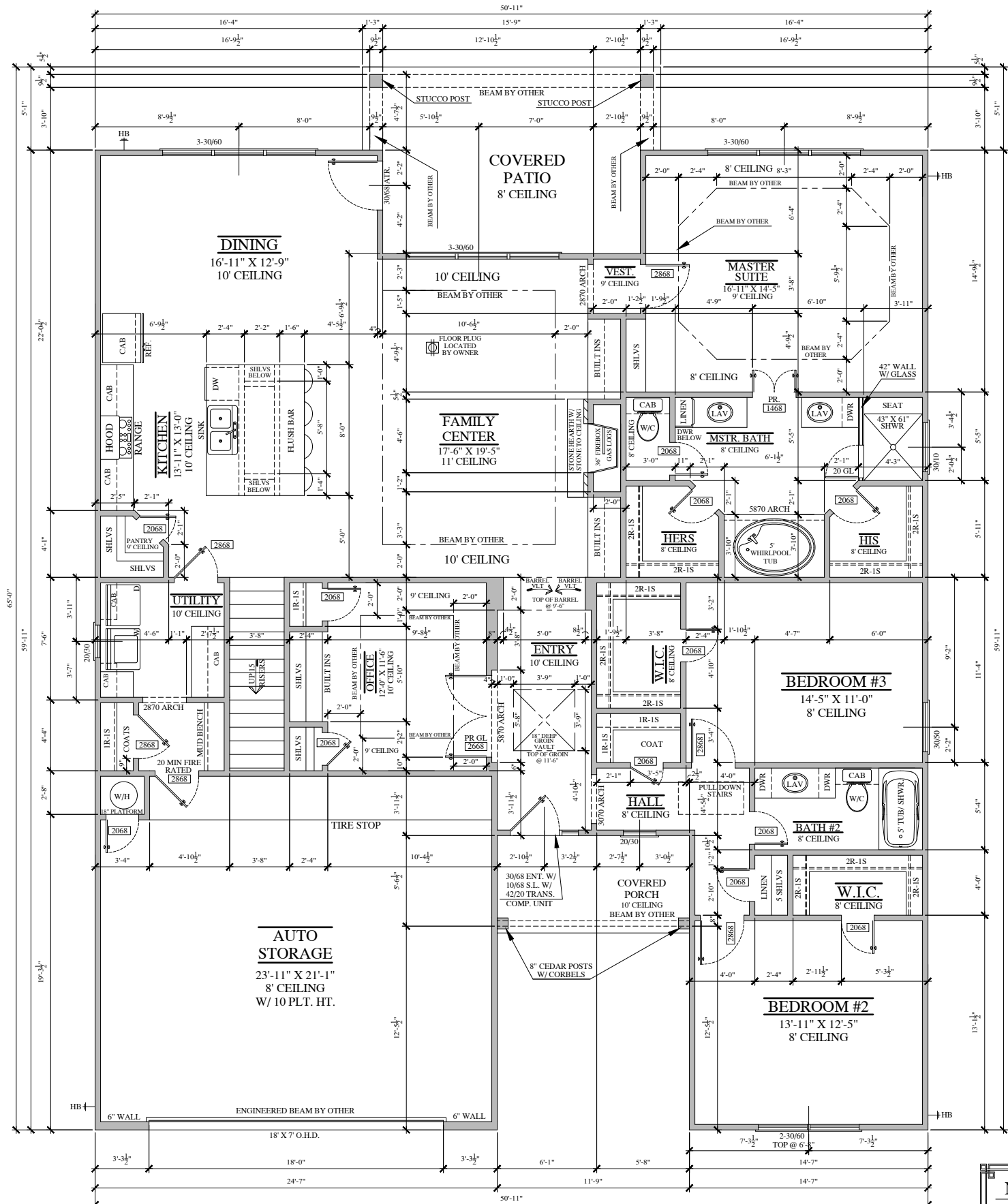


**BONUS ROOM**

SCALE 1/8" = 1'-0"



**FLOOR PLAN**

SCALE 1/8" = 1'-0"

**NOTE:**  
Gas stub outs if desired are as per owner! Bld. to verify.

GENERAL NOTES	
(SD)	SMOKE DETECTORS are required in all dwellings units and must be installed in accordance with the International Building Code. These detectors must receive their primary power via direct wiring into the house current and be equipped with a battery back-up & interconnected.
(V)	In each utility room and bathroom, a window must be operable or a mechanical vent is required.
(W)	IN EVERY BEDROOM, a window must be operable NET CLEAR OPENING WIDTH IS 20 INCHES NET CLEAR OPENING HEIGHT IS 24 INCHES NET CLEAR OPENABLE AREA IS 5 SQ. FT. 1ST FLOOR NET CLEAR OPENABLE AREA IS 5.7 SQ. FT. 2ND FLOOR
(HB)	VACUUM BREAKERS REQUIRED ON ALL HOSE BIBS AS PER THE INTERNATIONAL PLUMBING CODE.
(W/H)	Pilot light must be 18 inches above finish floor
(W/D)	Heating unit installed in attic may not be more than 20 feet from attic access.
NOTE:	240-24 LOCATION IN OR ON PREMISES Not in vicinity of easily ignitable material. Overcurrent devices shall not be located in the vicinity of easily ignitable material such as clothes closets.
GARAGE	Required separation between the residence and garage must consist of one-half (1/2) inch gypsum board installed on the garage side and a tight fitting, weather-stripped, solid core wood door at least one and three-eighths (1-3/8) inches in thickness at any point. A labeled fire assembly having a 20 minute fire protection rating may be used in lieu of the solid core door.
GLASS	Regulations for interior and exterior window and door safety glazing are set forth by IRC 2006 R308.4

**NOTE:**  
Location of beams subject to change as per framer.

**NOTE:**  
Foundation, framing package, & windstorm by other.

**NOTE:**  
Verify placement of floor plug with builder before slab is poured!

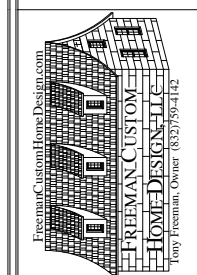
AREAS	
FIRST FLOOR	2,209 SQ. FT.
BONUS ROOM	306 SQ. FT.
TOTAL LIVING	2,515 SQ. FT.
AUTO STORAGE	530 SQ. FT.
COVERED PORCH	70 SQ. FT.
COVERED PATIO	193 SQ. FT.
TOTAL UNDER ROOF	3,308 SQ. FT.
TOTAL SLAB	3,002 SQ. FT.

**NOTE:**  
Any specific additional items not called out on on this plan that are desired is as per owner!  
Builder to verify!

**REVISIONS**

NO.	DESCRIPTION

**A New Home By:**  
**Hartin Homes**



DRAWN BY:  
**TLF**

DATE:  
**AUG. 2020**

SHEET  
**1** OF **6**

PLAN NO.  
**2209 W/ BONUS**

**Copyright ©**  
This plan is for construction of one building only and is not to be copied in any way without the written permission from Freeman Custom Home Design.

**NOTE:**  
Questions concerning initial layout or framing should be directed to Freeman Custom Home Design. Freeman Custom Home Design is not responsible for framing discrepancies that deviate from this plan, if not called before completion framed. See Above.