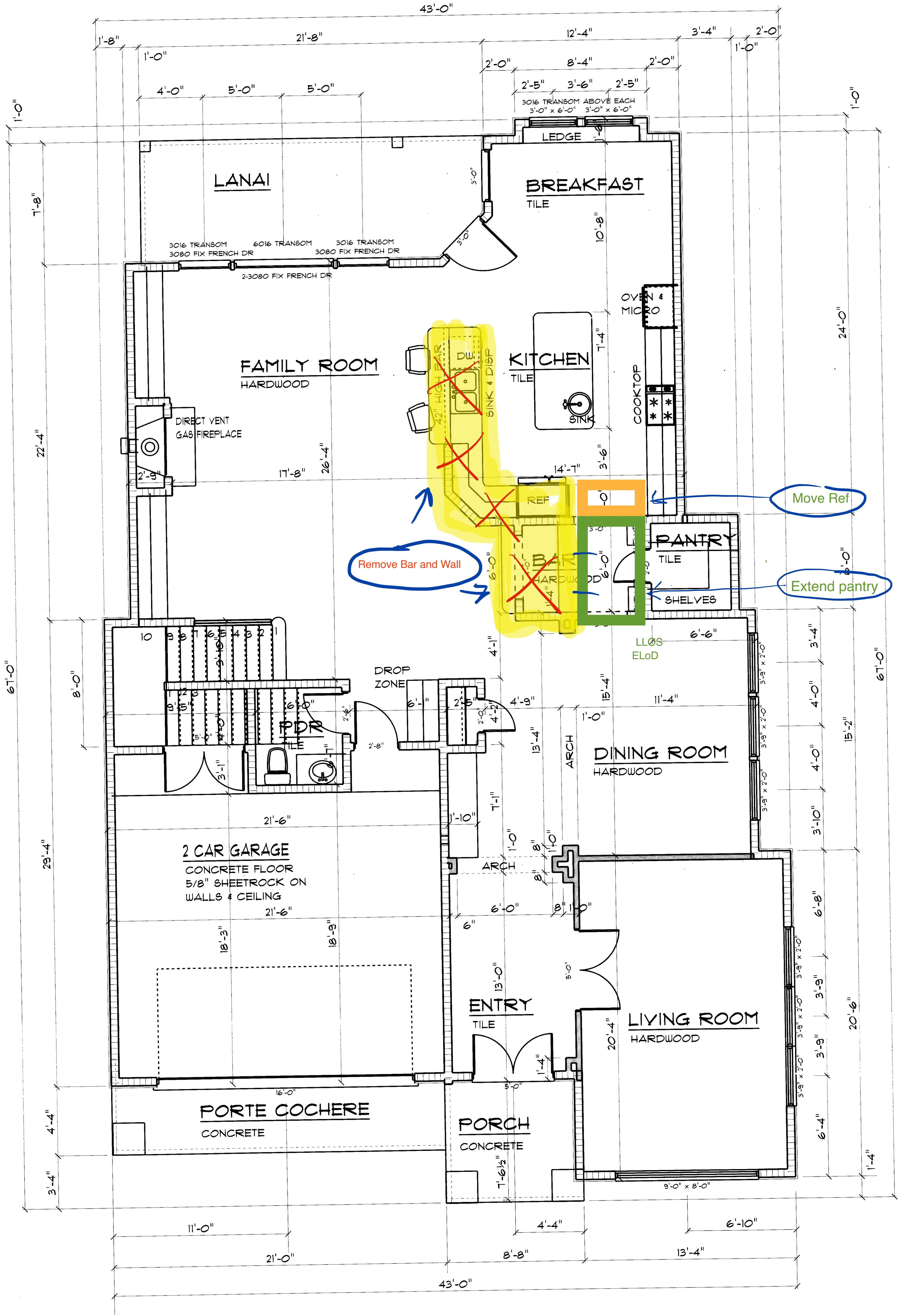
ALL IDEAS, DESIGNS, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE THE COPYRIGHTED INTELLECTUAL PROPERTY OF TWO SKETCH L.L.C. WHETHER OR NOT THE PROJECT FOR WHICH THEY WERE DESIGNED WAS CONSTRUCTED. THESE DOCUMENTS MAY NOT BE REPRODUCED BY ANY METHOD, NOR MAY THEY BE USED BY ANYONE FOR REPEAT CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. FURTHERMORE, THESE DOCUMENTS MAY NOT KNOWINGLY BE FURNISHED TO OTHERS FOR SUCH PURPOSES. PURCHASERS RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE "A SINGLE USE LICENCE" TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY, AND IS BASED ON THE FULL AND FINAL PAYMENT OF ALL SUMS DUE THE DESIGNER. THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY THE DESIGNER AS AN INDEPENDENT CONTRACTOR AND NOT AS AN EMPLOYEE OF THE CLIENT. THE CONSTRUCTION DOCUMENTS SHALL NOT BE THE " WORK FOR HIRE" OF THE CLIENT. THE DESIGNERS WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THIS JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS OF DIMENSIONS AND CONDITIONS SHOWN BY THESE DOCUMENTS. THE OWNER AND BUILDER ARE RESPONSIBLE FOR READING, UNDERSTANDING AND ACTING UPON ALL INFORMATION CONTAINED IN THESE DOCUMENTS INCLUDING THE FINAL "TYPICAL DETAILS" SHEET. TWO SKETCH L.L.C. DESIGNERS ARE CERTIFIED A.I.B.D. PROFESSIONAL BUILDING DESIGNERS NOT STRUCTURAL ENGINEERS OR SOILS EXPERTS. ALTHOUGH STRUCTURAL INFORMATION IS INDICATED ON THE PLANS, OWNER OR BUILDER SHALL HAVE THE STRUCTURE REVIEWED BY A REGISTERED ENGINEER. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO CREATE AN ACCURATE SET OF DOCUMENTS, DISCREPANCIES AND ITEMS REQUIRING INTERPRETATION MAY BE ENCOUNTERED. CONTACT THIS OFFICE IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY OR ITEM REQUIRING INTERPRETATION, SO WE MAY ASSIST AND AID IN THE DESIGN MODIFICATION, IF NECESSARY. IF CHANGES ARE TO BE MADE DURING CONSTRUCTION, MARK THEM ON THIS SET OF PLANS AND RETURN THE PLANS TO US FOR APPROVAL. WE ARE NOT RESPONSIBLE FOR ANY PROBLEMS OR DAMAGES RESULTING FROM CHANGES OR MODIFICATIONS TO THE PLANS MADE WITHOUT OUR WRITTEN APPROVAL. IF YOUR PLANS DO NOT INCLUDE: 1. A SITE PLAN FOR THE LOT ON WHICH YOU ARE BUILDING PRODUCED BY TWO SKETCH L.L.C., 2. OUR DETAIL SHEET, AND 3. ALL OF THE NUMBERED SHEETS PRODUCED BY OUR OFFICE, THEN YOUR PLANS ARE INCOMPLETE, AND YOU SHOULD NOTIFY US IMMEDIATELY IN WRITING SO THAT MISSING SHEETS MAY BE SUPPLIED TO YOU.

SQUARE FOOTAGE

DATE REV. January 11, 2018

LEGAL DESCRIPTION

BUILDER / CONTRACTOR



UNLESS OTHERWISE NOTED:
1. 12' CEILINGS DOWN; 10' CEILINGS UP.
2. 8'-0" DOORS DOWN; 8'-0" DOORS UP.
3. 8'-0" HEADER HEIGHTS DOWN; 8'-0" HEADER HEIGHTS UP.
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC. 2902.3.3
5. A/C DRAIN MUST GO TO A WORKING TRAP.
6. MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET.
7. CARPET FLOORS EXCEPT AS NOTED.
8. SHEETROCK WALLS & CEILINGS.
9. GRANITE DRAIN AND TILE SPLASH IN KITCHEN, FORMICA DRAIN IN UTILITY.
10. ALUMINUM FRAME DOUBLE HUNG DIVIDED LIGHT LOW 'E' WINDOWS AT FRONT ELEVATION.
11. ALUMINUM FRAME DOUBLE HUNG ONE LIGHT LOW 'E' WINDOWS ON SIDES & REAR ELEVATION.
12. VERIFY ALL SIZES AND MULL CONFIGURATIONS FOR WINDOWS WITH OWNER, CARPENTER; PRIOR TO SALESMAN PLACING ORDER.
13. RECESS LIGHTS TO BE TIGHT INSULATION - RATED CEILING LIGHTS IRC 1102.1.10.
14. GFI 110 VOLT OUTLETS NEAR SINKS, IN GARAGE, AND ALL OUTSIDE WATER PROOF OUTLETS.
15. SMOKE DETECTORS HARD WIRED TO 110 VOLT AND LOCATED AS PER IRC 317.2. ONE DETECTOR REQUIRED TOP AND BOTTOM OF EACH STAIRWELL; ONE DETECTOR REQUIRED IN EACH SLEEPING AREA; ONE DETECTOR REQUIRED IN HALL ADJOINING SLEEPING AREAS. ALL MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING AREAS.
16. ALL GLAZING IN HAZARDOUS AREAS TO CONFIRM TO IRC 308.4. EXPOSED AREA OF PANE GREATER THAN 9 SQ. FT. BOTTOM 18" ABOVE FLOOR.
17. ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450. UL STANDARD CLASS 1 OR 1101.3.
18. ALL EXHAUST FANS TO VENT OUTSIDE.
19. ALL PLUMBING VENTS TO VENT TO OUTSIDE, OR HAVE AN ADMITTANCE VALVE IRC 3114.4.
20. ALL SLEEPING AREA WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQ. FT. MINIMUM, 20" WIDE AND 24" HIGH MINIMUM AND A SILL 44" MAXIMUM HEIGHT ABOVE FLOOR, IRC 302.1.
21. WATER HEATER IN ATTIC IN METAL PAN WITH RELIEF DRAIN TO OUTSIDE, PROVIDE ELECTRICITY OR GAS.
22. FURNACE IN ATTIC, PROVIDE REQUIRED ELECTRICITY AND GAS.
23. IF GARAGE DOOR OPENERS ARE USED, PROVIDE LOW VOLTAGE FOR SHUT OFF AND REVERSE SENSORS AT EITHER SIDE OF DOOR.
24. FIRESTOPS:
A. MATERIAL SPEC. AS IRC 602.8
B. AT FURRED AREAS AND 10' INTERVALS ALONG WALLS AS PROVIDED IN IRC 602.8
C. AT VERTICAL AND HORIZONTAL INTERCONNECTING CONCEALED SPACE AS PROVIDED IN IRC 602.8
D. CONCEALED SPACE UNDER STAIRS AT TOP AND BOTTOM OF STRINGERS.
E. GAPS AROUND DUCTS AND PIPES MUST BE SEALED WITH APPROVED MATERIAL AT FLOOR AND CEILING LEVEL PENETRATIONS.
F. MATERIALS MAY BE 2X LUMBER, 5/8" GYP BOARD TYPE 'X', IRC 602.8.1
25. ALL GLASS LESS THAN 18" ABOVE THE FINISHED FLOOR AND WITHIN 24" OF A DOOR SWING OR WITHIN 60" OF FLOOR MUST BE TEMPERED, IRC 308.4
26. IN ACCORDANCE TO ELECTRICAL SERVICE STANDARDS... ALL ACCESS TO ELECTRICAL METERS SHALL NOT BE BLOCKED BY FENCES, GATES, OR WALLS.
27. FLASHING AND COUNTER FLASHING AT ALL EXTERIOR OPENINGS WHEN METAL IS USED SHALL BE 26 GAUGE GALVANIZED.
28. ONE REQUIRED EXIT DOOR TO EXTERIOR 3' HINGED DOOR MINIMUM. ALL EXIT DOORS REQUIRE KEYLESS OPERATION FROM THE INTERIOR.
29. STREET ADDRESS NUMBERS MUST BE LEGIBLE FROM STREET AND WITHIN 12' OF THE FRONT DOOR.
30. SOLID 1 3/8" DOOR, 1 HOUR FIRE RATED DOOR WITH AUTOMATIC CLOSER LOCATED IN GARAGE TO DWELLING WALLS, IRC 309.1
31. GARAGE WALLS AND CEILING COMMON TO HOUSE TO BE COVERED WITH 5/8" TYPE 'X' GYP., MINIMUM, IRC 309.2
32. HANDRAIL GRASPABLE RAIL REQUIRED IF 2 OR MORE RISERS RAILING HEIGHT MINIMUM 34" OR 38" MAXIMUM ABOVE NOSE OF STEPS. GRIPS MUST BE 1 1/4" - 2 5/8" CIRCULAR CROSS SECTION, MAXIMUM ABOVE PROJECTION INTO STAIRWAY 4 1/2", ALL ENDS SHALL RETURN TO WALL OR NEWELL POST. IRC 315.1

BATH NOTES:
1. GRANITE COUNTER TOPS & SPLASH
2. TILE FULL IN SHOWER EXCEPT WHERE SAFETY GLASS IS SHOWN. TILE TO 7' ABOVE TUBS.
3. PROVIDE HARDIE BACKER BOARD BEHIND TILE AT ALL TUBS AND SHOWERS. NO GREENBOARD ALLOWED.
4. GLAZING IN SHOWER AND BATH TUB DOORS AND ENCLOSURES SHALL BE IMPACT RESISTANT AND PASS TEST REQUIREMENTS OF PART 1 OF IRC STANDARD CPSC 16 CFR, PART 1201. HINGED SHOWER DOORS SHALL SWING OUTWARD 2708.1 IRC
5. GFI 110 VOLT OUTLETS @ VANITIES.
6. ALL BATHROOM FANS SHALL HAVE A MINIMUM VENTILATION OF 50CFM CONTINUOUS WITH EXHAUST DIRECTLY TO OUTSIDE.
7. PROVIDE 1 TOILET PAPER HOLDER, 1 MEDICINE CABINET AND A MINIMUM OF 1 TOWEL BAR PER BATHROOM.

1ST FLOOR PLAN

SCALE 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	1808
SECOND FLOOR	2333
TOTAL LIVING	4141
GARAGE	423
FRONT PORCH	63
REAR PORCH	163
PORTE COCHERE	88
BALCONY	122
TOTAL	5000

SQUARE FOOTAGE:
EACH SUBCONTRACTOR, BUILDER, APPRAISER, ARCHITECTURAL CONTROL, ETC. IS RESPONSIBLE FOR FIGURING THE SQUARE FOOTAGE OF THIS PLAN AS CALCULATION METHODS VARY WIDELY FROM DESIGNER TO DESIGNER.

2 X 4 STUD WALLS
2 X 6 STUD WALLS

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