



Floor Plan 1/4" = 1'-0"
 -9' ceiling ht UNO 2892 sf heated
 878 sf carport
 312 sf back porch
 172 sf front porch

General Notes:

- All construction shall comply with IRC, current edition.
- Verify all setbacks, easements and clearances prior to construction.
- Surface drainage shall be diverted to an approved point of collection. Lots shall have a grade fall of minimum of 6' within the first 10' away from the foundation.
- Site Preparation:
- Remove all vegetation and foreign material from slab area prior to placing fill.
- All slab fill shall be free from vegetation and foreign material.
- Provide chemical and/or physical barrier protection against termites.

Framing and Rough Carpentry:

- All framing shall comply with IRC, current edition.
- All header, joist and rafter spans shall comply with IRC, current edition.
- All sill and/or bottom plates in contact with concrete shall be treated or naturally resistant to insects and decay.
- Provide wall bracing including bracing at overhead doors. In accordance with IRC, current edition.
- Windows/Exterior Doors:
- Provide safety glazing in hazardous locations as required by IRC, current edition, including but not limited to glazing w/in 24" of doors and glazing in bathing enclosures.
- Windows must meet egress requirements in sleeping areas as required by IRC, current edition.
- The combined Solar Heat Gain Coefficient of all glazed fenestration/window products shall not exceed .40 for glazing/window ratio to exterior wall area of 20%, and .35 for ratios of 20% to 30%.

Electrical Notes:

- All electrical shall be installed per NEC current edition
- Confirm all lighting and switch placements w/Owner
- All branch circuits in bedrooms shall be Arc Fault protected
- Assure proper GFCI locations
- Provide a means for disconnect at exterior HVAC units, as well as a GFCI outlet within 25'
- Recessed lighting installed in the building envelope shall be IC rated and sealed to prevent air leakage

Mechanical Notes:

- Provide required fuel supply (i.e. electrical, gas) for size and type of heating and cooling unit(s) selected.
- Design of heating and cooling equipment is the responsibility of the Mechanical Contractor.
- Provide combustion air for gas fired appliances in compliance w/IRC, Ch. 17, current edition.
- Showers and tub/shower combinations shall be equipped with an anti-scald valve that limits water temperature to 120 degrees.
- Access to tub circulation pumps shall be provided in accordance with 421.5 of the IPC, current edition.
- Appliances:
- Confirm kitchen and laundry fuel type(s) w/Owner.
- Verify appliance locations.
- Verify all necessary clearances for appliances.
- All appliances located in garages, including laundry appliances shall be elevated 18".

Plumbing Notes:

- Confirm size and type of potable water heating equipment.
- Elevate water heaters located in garages 18" above finish floor.
- All hose bibbs shall be fitted with anti-siphon devices.
- Provide a platform and 24" min. wide walkway from attic access to water heaters located in attics.
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Designer retained to modify a design provided by Owner and/or Builder. Owner/Builder retains all rights in the design. Designer is not responsible for any modifications to the design provided and is not entitled to use and modify them as they see fit. Owner/Builder further certifies that they have read and understood the design and are releasing the Designer from any claims relating to their use and/or modification.

These plans are for conceptual design and are not to be used for construction. All design (including design for the location and conditions) and compliance with applicable codes is the responsibility of the Builder and/or Engineer of record.