



Floor Plan 1/4" = 1'-0"

- 9' ceiling ht UNO

2672 sf htd
861 sf garage
426 sf porches

2600 sf ext wall
275 lf unheated found
20 sf solid door
22 sf glass door
234 sf windows

See detail sheets D1 & D2 for notes, details, i.e. wall/roof construction, span tables, framing at overhead doors, etc.. Plan sets are incomplete without sheets D1 & D2. These must be included for review and approval with all permit submissions. All construction to comply with IRC curr. ed.

Wall Bracing:
"Wall Bracing Simplified" Option #5
Continuous Sheathed Portal Frame (CS-PF),
R602.10.6.4 IRC curr. ed. will be utilized
for the garage area narrow wall bracing.

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All construction to comply with IBC/IRC current edition(s) as well as all City, County and/or State adopted revisions, modifications, additions and deletions. Builder of record is responsible for ensuring all materials, methods and construction meets said requirements. Structural design is by others. Items and/or features not complying with prescriptive code requirements shall be designed by a qualified professional and said designs shall be submitted on separate documents as required by the Local Authority Having Jurisdiction (LAHJ). All MEP systems are designed by others. Details, notes, sections etc. are intended to aid in the construction and serve as a guide but may not include all necessary information. It is recommended that a complete set of plans and all related construction documents be kept on site for reference as needed. All materials and equipment shall be installed in accordance with code requirements and manufacturer's instructions. Builder is responsible for locating the structure on the site as well as setting the elevation of the foundation and ensuring proper drainage as required by the LAHJ. Site specific design requirements, i.e. natural grades, suites, drainage, etc. are the responsibility of the Builder.