



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



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

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TWB Custom Homes assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before any construction starts.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of designers liability is not to exceed price paid for plans. Twb Custom Homes assumes no liability for advise given or methods used by the builder, contractor or other professionals involved in the construction of a house from the plans. TWB Custom Homes is not a registered Architect.

NOTES

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the designer before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2015 International Residential Code. The construction shall conform to all national, state, and local building codes and ordinance.
3. These codes shall take precedence over anything noted in these drawings.
4. Contractor must verify all dimensions and scale drawings.
5. All walls are dimensioned 4" nominal brick 5" and thin walls 2" nominal. Provide 3/8" water line to refrigerator.
6. All water heaters in are to be 18" a.f.f.
7. Air conditioner condenser must be 3" above grade.
8. In absence of nailing schedule prepared by building official use Table R602.3 in the International Residential Code.
9. Refer to engineer drawings for all foundations.
10. Lot drainage to comply with the International Residential Code.
11. Building area to be cleared of all humus roots and vegetation. cut stumps a minimum of 8" below grade and 4" below beams.
12. Check plans form level changes floor outlets and plumbing fixture locations.