



GENERAL NOTES:

- THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF K & W DESIGN GROUP, AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM K & W DESIGN GROUP.
- BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, HOOD, DOWNSIDE & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOR PLAN SQUARE), COVERAGE %, AND ALL FEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. OR EQUIVALENT. UNLESS NOTED OTHERWISE ON PLAN, DOORS BETWEEN THE GARAGE AND LIVING SPACE SHALL COMPLY WITH SECTION R509.1 OF THE 2009 IRC.
- TYPE X GYP. BD. MUST BE USED COMMON WALLS AND CEILING (INCLUDING GARAGE CEILING BENEATH HABITABLE ROOMS) AND SHALL BE INSTALLED PERPENDICULAR TO THE WALL/CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6" O.C. BY MINIMUM 1 1/8" 6d COATED NAILS OR EQUIVALENT DRINKWALL SCREWS.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
- ONE-HOUR RATED GLASS BOARD IS TO BE USED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS.
- ELECTRICAL CONTRACTOR IS TO LOCATE 110V GFI W/ OUTLET NEAR THE A/C COMPRESSOR.
- ALL SMOKE DETECTORS ARE TO BE HARD WIRED IN SERIES w/ A BATTERY BACKUP AS SPEC. IN SEC. 17.03.1.1 OF THE 2009 I.R.C.
- FIREPLACE CHIMNEY TERMINATION WILL COMPLY WITH SEC. R1001.6 OF THE 2009 I.R.C.
- FIREPLACE HEARTH IS NOT TO BE LESS THAN 20" WIDE AND SHALL EXTEND 12" BEYOND EACH SIDE OF THE OPENING.
- FACTORY-BUILT FIREPLACES ARE TO COMPLY WITH SEC. R1002 OF THE 2009 IRC. THE MANUFACTURER'S MANUAL IS TO BE PROVIDED TO THE FIELD INSPECTOR.
- PULL DOWN STAIRS ARE TO COMPLY w/ SEC. R801 OF THE 2009 I.R.C.
- THE ATTIC ACCESS STAIRWAY SHALL COMPLY WITH SECTION M305.1.3 AS AMENDED BY LOCAL CITY AND/OR COUNTY. THE REQUIREMENTS HAVE BEEN REVISED AS SUCH.
- ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22-INCHES IN WIDTH BETWEEN THE HANDRAILS, AND A LOAD CAPACITY OF NOT LESS THAN 350-POUNDS. AN OPENING AND A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30-INCHES HIGH AND 30-INCHES WIDE AND NOT MORE THAN 20-FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.
- THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5; NOT LESS THAN 3/4-INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30-INCHES DEEP AND 30-INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 30-INCHES BY 34-INCHES WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
- FINISH FLOOR HEIGHT IS NOT TO BE LESS THAN 12" ABOVE THE NEAREST MANHOLE COVER.
- WIRE MESH SPARK ARRESTOR OPENINGS ARE NOT TO EXCEED 1/2" SQUARE.
- GUARD AND HANDRAILS ARE TO HAVE A MINIMUM OF 200 lbs. PER FOOT LIVE LOAD UNIFORMLY DISTRIBUTED, AS SPEC. IN SEC. E0301.5 OF THE 2009 I.R.C.
- HANDRAILS TO HAVE A CROSS-SECTION OF 1-1/2" TO 2".
- HANDRAIL HEIGHT TO BE A MINIMUM OF 34" AND A MAXIMUM OF 38".
- OPEN RAILS WILL HAVE CLEARANCE BETWEEN THE RAILS NOT TO EXCEED 4".
- STRUCTURE IS TO MEET DESIGN CRITERIA OF SEC. R301.2(1) OF 90 MILE PER HOUR BASIC WIND SPEEDS.
- GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH ALL PARTS OF SEC. (B)308.4 OF THE 2009 I.R.C.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- UNDER-FLOOR VENTILATION, K & W DESIGN GROUP, IS NOT AN ENGINEERING FIRM NOR ARE WE LICENSED TO DESIGN FOUNDATIONS. PER SECTION R408 OF THE 2006 INTERNATIONAL RESIDENTIAL CODE, THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOIST AND THE EARTH SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS. SINCE K & W DESIGN GROUP, HAS NO JURISDICTION OVER FOUNDATION DESIGN, UNDER-FLOOR SPACE VENTILATION DESIGN AND OPENINGS SHALL BE THE SOLE RESPONSIBILITY OF THE FOUNDATION ENGINEER. K & W DESIGN GROUP, MAY OR MAY NOT CHOOSE TO SHOW VENTILATION OPENINGS ON ITS EXTERIOR ELEVATIONS FOR AESTHETIC PURPOSES ONLY.

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