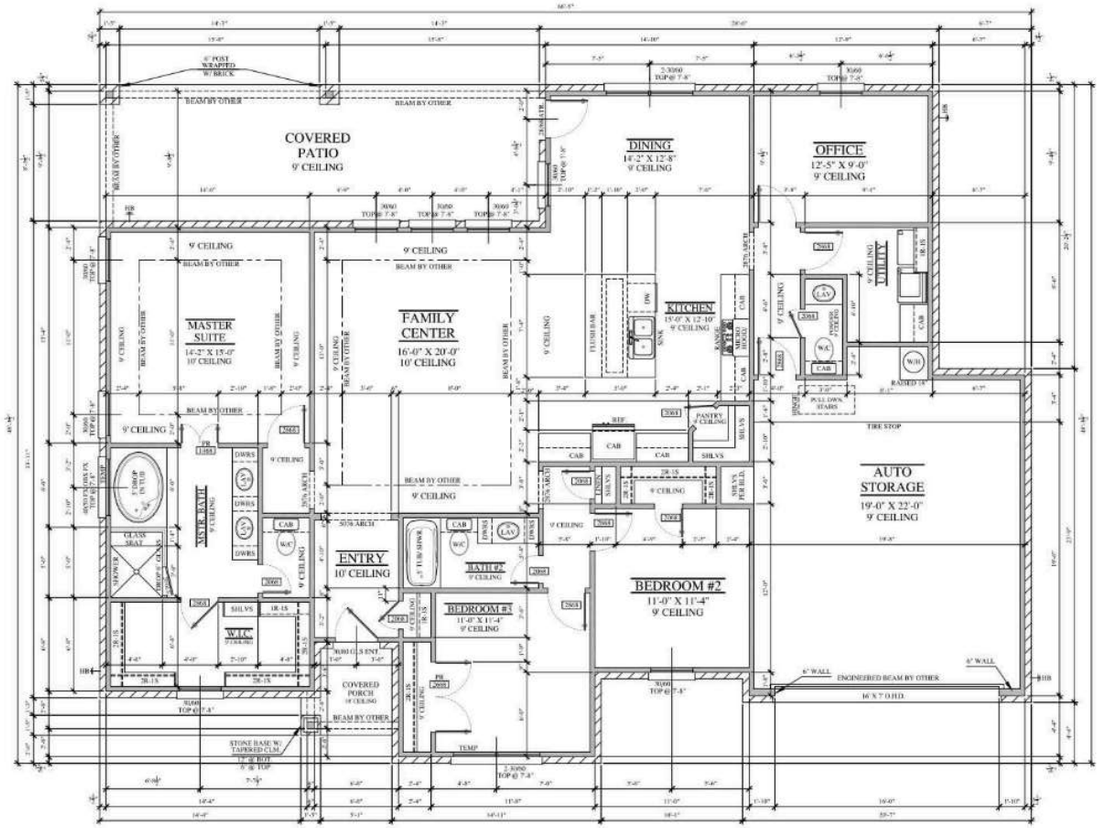

NOTE:
Narrow wall bracing to be used with 2021 IRC Code reference R602.12.6.

FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES

SMOKE	SMOKE DETECTORS are required in all dwellings units and must be installed in accordance with the International Building Code. Upon detection must require that primary power is shut off and that a fire alarm signal is sounded in accordance with a listed hook-up or is interconnected.
CO	In each units room and bathroom, a window must be operable or a mechanical vent is required.
W	In EVERY BEDROOM, a window must be operable from the inside without the use of keys or tools. MIN CLEAR OPENING WIDTH IS 20 INCHES. MIN CLEAR OPENING HEIGHT IS 24 INCHES. MIN CLEAR OPENABLE AREA IS 5.7 SQ. FT. 1ST FLOOR MIN CLEAR OPENABLE AREA IS 5.7 SQ. FT. 2ND FLOOR
HR	MAXIMUM PRESSURE REQUIRED OR ALL WORK MUST BE PER THE INTERNATIONAL PLUMBING CODE
H/R	Wall light must be 18 inches above finish floor
48" 24"	Landing wall installed in attic may not be more than 30 feet from attic access.
NOTE:	Appliance LOCATION IS AS AN EXAMPLE but is variable of ample ignition, particular, flammable. Stoves shall not be located in the vicinity of combustible materials such as clothes closets.
GARAGE	Required separation between the residence and garage must consist of one-hour 1/2" thick gypsum board on the garage side. Doors must be a tight fitting, weather-stripped, solid core wood door at least one and three-eighths (1-3/8") inches in thickness or not less than a listed fire door. Doors must be self-closing and self-latching and must be at the same level as the adjoining floor..
GLASS	Regulations for interior and exterior shower and door safety glazing are set forth by IRC 2021

NOTE:
H.V.A.C. system and location is as per builder!

NOTE:
Any specific additional items not called out on on this plan that are desired is as per owner! Builder to verify!

NOTE:
Master shower to be dropped 6"

NOTE:
Location of beams subject to change as per framer.

NOTE:
Foundation, framing package, & windstorm by other.

AREAS	
LIVING	2,023 SQ. FT.
AUTO STORAGE	482 SQ. FT.
COVERED PORCH	35 SQ. FT.
COVERED PATIO	304 SQ. FT.
TOTAL UNDER ROOF	2,844 SQ. FT.

NOTE:
Gas stub outs are as per owner/builder to verify

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NOTE:
Questions concerning this plan should be directed to Freeman Custom Home Design.
Framing discrepancies that deviate from this plan, or that are not in accordance with the IRC, must be reported to Freeman Custom Home Design.

REVISIONS

Freeman Custom Home Designs is not responsible for any deviations from the plans, specifications, or other data provided by the owner, builder, or contractor must verify all dimensions, verify compliance with all building codes and ordinances, and verify site conditions. Only a qualified designer, architect, or structural engineer should make changes to structural elements. Any changes made without the written consent of Freeman Custom Home Design.

A New Home By:
Manley Homes
16170 CR 274 (Lot 18)

FREEMAN CUSTOM HOME DESIGN, LLC
Terry Freeman, Owner 970.979.4142

DRAWN BY: TLF

DATE: JUN. 2023

SHEET 1 OF 5

PLAN NO. 2023