

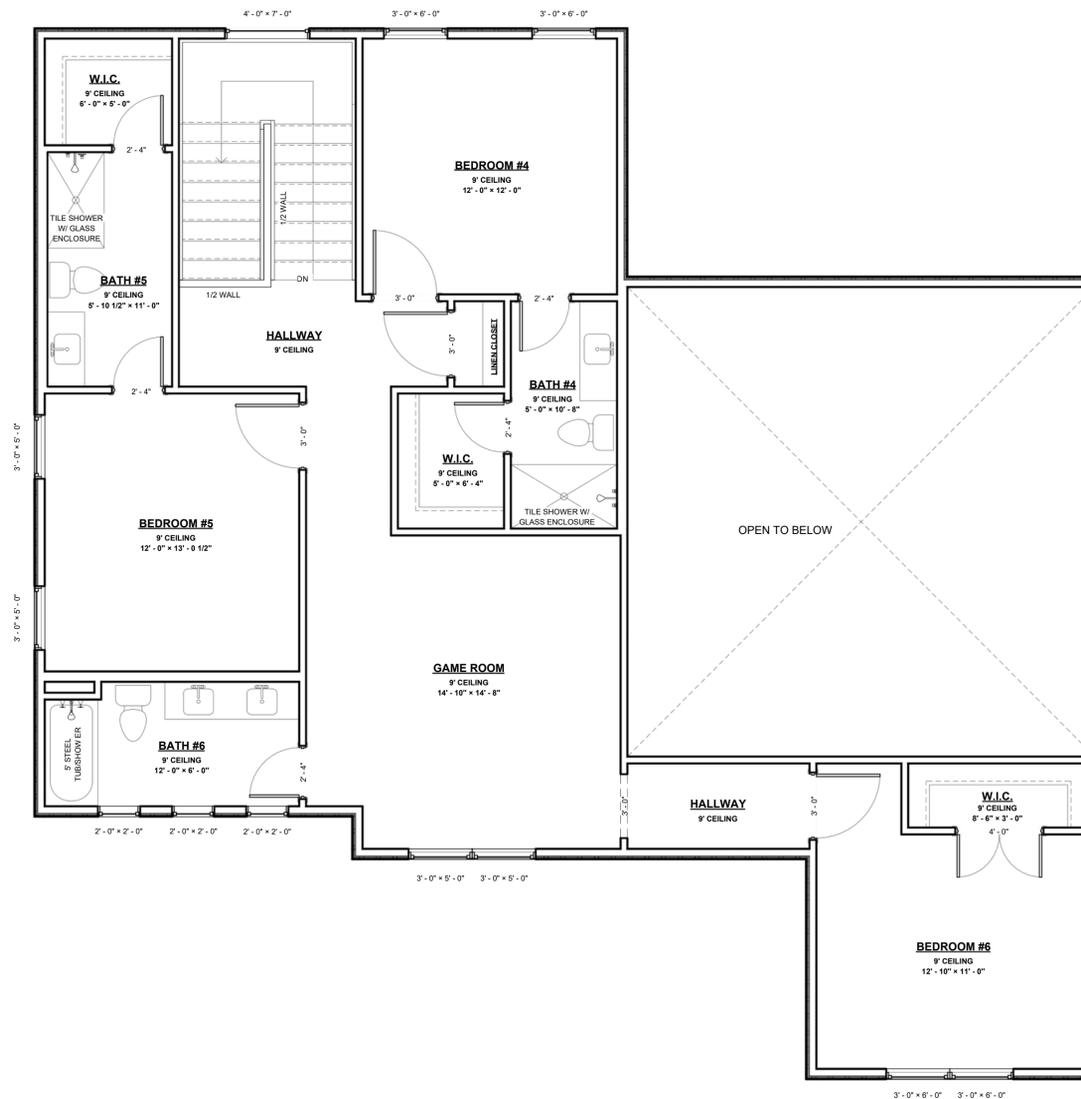
- GENERAL FLOOR PLAN NOTES:**
- 1.) GLAZING IN HAZARDOUS LOCATIONS SHALL MEET REQUIREMENT OF IRC CODE SECTION R308.4 WHICH SHALL BE VERIFIED BY INSPECTOR IN FIELD.
  - 2.) ALL SLEEPING ROOM EGRESS WINDOWS ARE TO MEET THE REQUIREMENTS OF SECTION R310 AND WILL BE FIELD VERIFIED.
  - 3.) CASED DOOR OPENINGS PER BUILDER/OWNER SPEC.
  - 4.) ALL UPPER CABINETS PER BUILDER/OWNER SPEC.
  - 5.) TILE SHOWER WITH GLASS SURROUND UNLESS NOTED OTHERWISE.
  - 6.) CLOSET SHELVES PER BUILDER/OWNER SPEC.
  - 7.) ALL WALLS ARE 2X4 IN LESS OTHERWISE NOTED.
  - 8.) PROVIDE 3/8" WATER LINE TO REFRIGERATOR.
  - 9.) ALL WATER HEATERS ARE TO BE 18" A.F.F.
  - 10.) AIR CONDITIONER CONDENSER MUST BE 3' ABOVE GRADE.
  - 11.) IN ABSENCE OF STRUCTURAL ENGINEER PREPARED BY BUILDER, USE TABLE R602.3 IN THE INTERNATIONAL RESIDENTIAL CODE.
  - 12.) REFER TO ENGINEER DRAWINGS FOR ALL FOUNDATIONS.
  - 13.) CHECK PLANS FOR LEVEL CHANGES, FLOOR OUTLETS, AND PLUMBING FIXTURE LOCATIONS.
  - 14.) ALL WORK MUST COMPLY WITH THE CURRENT CITY-ADOPTED BUILDING CODES.

AREA TOTALS	
FIRST FLOOR LIVING	3019 SF
SECOND FLOOR LIVING	1212 SF
	4231 SF
3-CAR GARAGE	703 SF
	703 SF
COVERED FRONT PORCH	103 SF
COVERED BACK PORCH	311 SF
	414 SF
FOUNDATION	4136 SF
	4136 SF
<b>TOTAL UNDER ROOF: 5,348 SF</b>	

- GENERAL 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 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 current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
  - 3.) Contractor must verify all dimensions and scale drawings.

① FIRST FLOOR PLAN  
1/4" = 1'-0"

0 1/2" 1" 2"



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1 SECOND FLOOR PLAN  
1/4" = 1'-0"

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