





- 1.0 Design Originator assumes no responsibility for any changes or modifications made to these plans by the architect.
- 2.0 These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and dead-end regulations.
- 3.0 Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractor shall assume responsibility for errors that are not reported.
- 4.0 Contractor shall insure compatibility of the building with all site requirements.
- 5.0 Contractor to consult with structural engineer for design of all solid framing, columns, beams, and other structural members.
- 6.0 All wood, concrete and steel structural members shall be of good quality and shall meet applicable state and local building codes.
- 7.0 All angles shown on plans are 45° unless noted otherwise.
- 8.0 All dimensions should be read or calculated and never scaled.
- 9.0 All window units are nominal rough opening, verify sizes with manufacturers details & specs.
- 10.0 All windows will be dimensioned to center of rough openings unless otherwise noted.
- 11.0 Weather strip attic access door(s).
- 12.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 2'-0" of access.
- 13.0 All vents to rear roof.
- 14.0 Provide 1 sq. ft. net free area of attic ventilation per 150 sq. ft. of total covered roof area as per code.
- 15.0 Floor truss area to be draft stopped where trusses open to attic space.
- 16.0 Divide floor truss area into equal areas of less than 100 sq. ft. each for fire stops.
- 17.0 Provide control and expansion joints as required concrete drives, walks, patios and masonry walls.
- 18.0 Full down attic access to be standard 30"x60" R4. R4 ceilings 11-1/8" or higher require 30"x60" S4. R5.
- 19.0 Provide studs at all 4 corners of tub.
- 20.0 Provide 5/8" type "X" gypsum board on common wall and ceiling.
- 21.0 Do not use wood build-outs behind stucco, around windows and doors.
- 22.0 Attach tops, sides and bottoms, of windows and doors single stile.
- 23.0 Apply 2 ply ALTHt building paper single stile over 2x4 top stiles. Use 1x6 or 2x4 for installing metal roof.
- 24.0 Stucco veneer must comply with 2020C IRC and the A87T requirements.
- 25.0 Provide weep screen properly installed.
- 26.0 Provide expansion/contraction control joints to divide top up stiles into 60" or less ft. total in ft. area. Provide casing behind where stucco terminates outer perimeter of windows, doors or dissimilar materials. Stucco casing back 1/2" to 3/4" to 1" away from window and door frames.

AREA'S	
TOTAL LIVING	2431
PORCH	136
SCREEN PORCH	212
GARAGE -	704
TOTAL COVERED	3483

## SYMBOL LEGEND

	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD @ 84" AFF
	DOOR SIZE TAG


FLOOR PLAN

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

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COUNTY ROAD 40

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JOB # A9494
DATE: 08-25-11
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