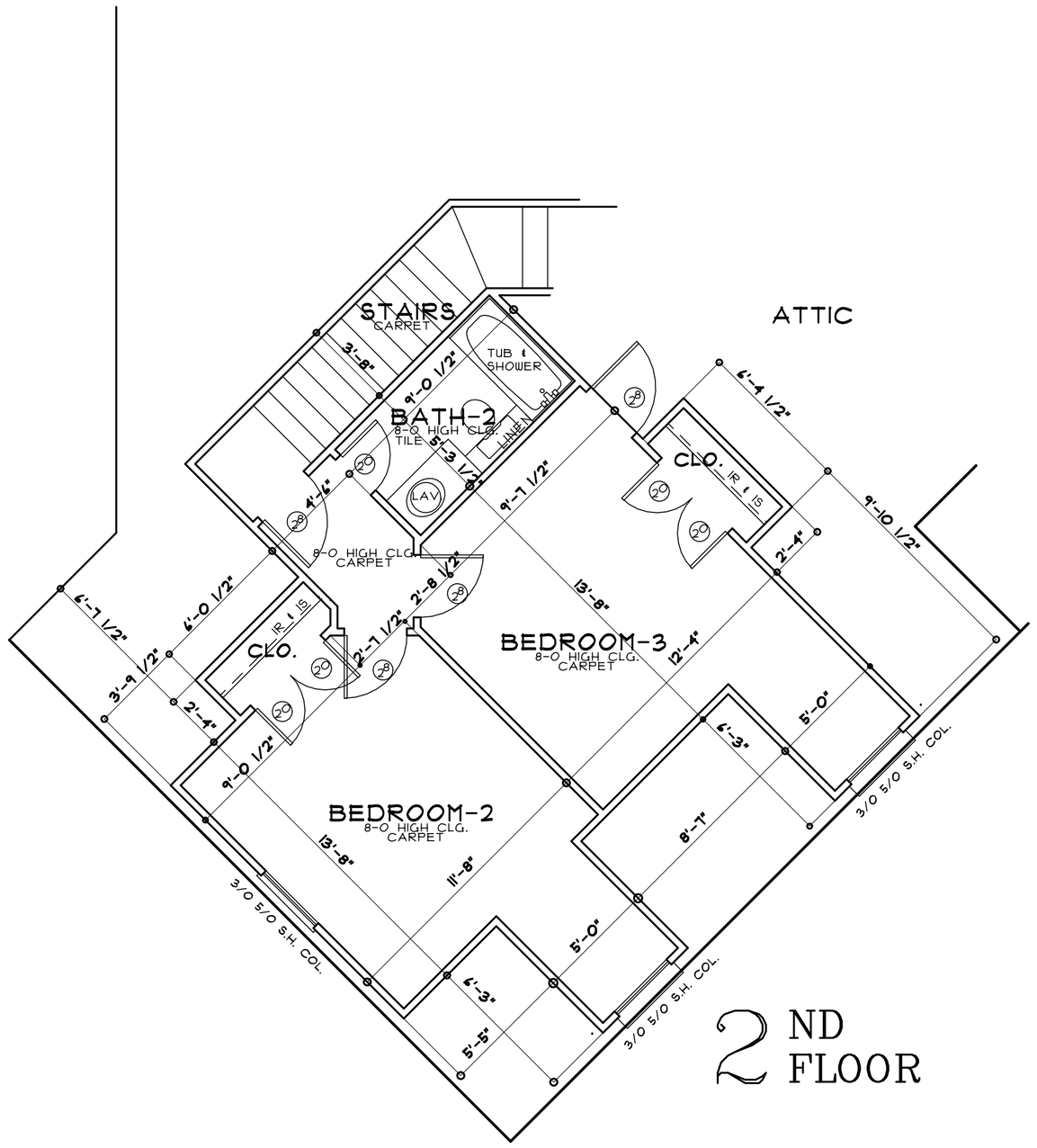
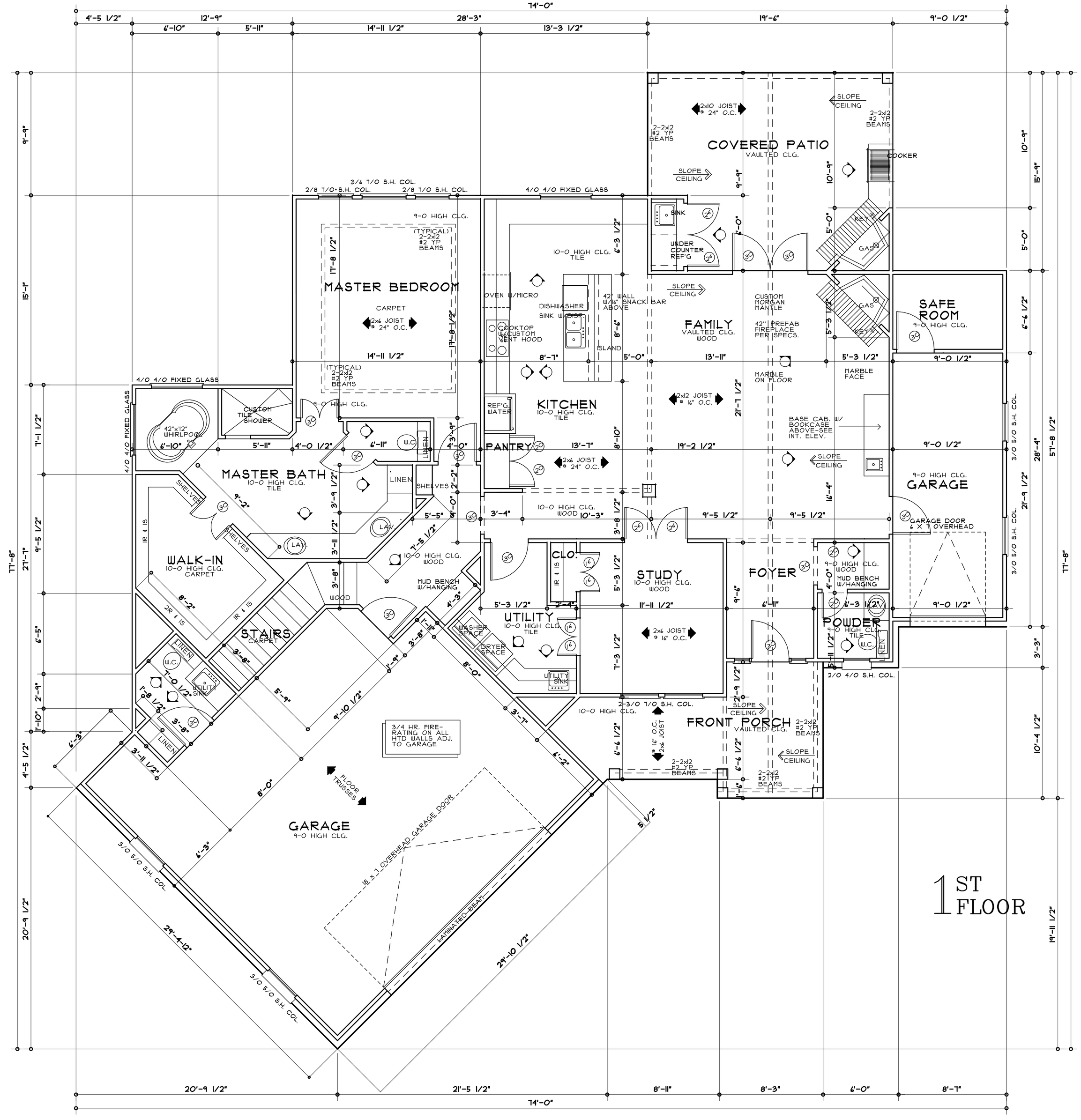


2ND FLOOR



1ST FLOOR

General Notes to Plan Review

Based on the Inernational Residential Code

1. All plumbing walls will be sized according to penetrations.,
2. All plumbing fixtures will have accessible valves.
3. Rise on steps not to exceed 7 3/4".
4. Attic Access must be at least 22 by 30 inches rough opening.
5. Crawl space shall have a minimum access of 18" by 24" clear opening.
6. Equipment in attic must be within 20 feet of access.
7. Must have clear walkway of 24" wide and have 30" on the service of all equipment (including HWH).
8. Anchor Bolts shall be embedded at least 7" and spaced not further than 12" from plate ends or corners and not more than 4 on center. Bolts shall have washers with a minimum diameter of 2" and minimum 1/8" thick.
9. Footings must be 12" into natural soil.
10. Bathrooms with mechanical means of ventilation must be vented to the exterior.
11. All receptacles serving kitchen counters must be GFI, and spaced according to Sec. 3802.6.
12. Island or peninsular counters shall have a GFI receptacle Sec. 3801.4.3.
13. One and two family residences shall have a minimum of two outside GFI receptacles on the front and rear of house. Section 3801.7
14. Smoke detectors are required in all residences as per Section 317.
15. Motors to whirlpool tubs must be accessible.
16. Window and doors must be minimum of 27" from corners on the eight foot wall and 34" on a ten foot wall.
17. Roof bracing must be done to a load-bearing wall.
18. A copy of all truss engineering must be submitted to my office, this includes installation instructions.
19. Guardrail required if more than 30" above grade.
20. Piers shall not be spaced more than 8 foot apart.
21. Treated materials are required below BFE.
22. Unless otherwise approved in advance, all garage door headers with a minimum span of 16' must be 3.5" by 11" lam beam or its equivalent. Double 2" by 12" will not be excepted .
23. Interior load bearing walls must be properly anchored.
24. If penetrations in garage ceiling exist, smoke wall is required in attic between garage wall and living area. Check ductwork.
25. Sleeve copper lines under ground through out foundation.
26. Window size requirement for emergency means of egress includes min. 24" in height and 21" in clear width when in the open position. Min. 5 sq. ft. at grade level and 5.7 sq. ft. above grade.
27. 8% of each habitable room floor space for light and ventilation requirements.
28. Plywood roof sheathing must not be less than 2 feet in width.
29. Connectors to meet galvanized requirement as per Code. Z-Max or equal.
30. All bedroom outlets shall be arc-fault protected.

Revised February 13, 2003

HOUSE FOOTAGES

LIVING AREA	1970 SQ.FT.
FRONT PORCH	142 SQ.FT.
COVERED PATIO	305 SQ.FT.
GARAGE/STOR.	189 SQ.FT.
GARAGE/SAFE R.	256 SQ.FT.
TOTAL AREA	3482 SQ.FT.
BONUS ROOM	455 SQ.FT.
TOTAL W/BONUS	3937 SQ.FT.

FLOOR PLAN

1/4" = 1'-0"