

ELEC PLAN NOTES STAIR NOTES

NOTES:

1. PROVIDE AND INSTALL **GROUND FAULT CIRCUIT INTERRUPTERS (GFI)** AS INDICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW INDICATES.
2. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR:
 SWITCHES 42"
 OUTLETS 14"
 TELEPHONE . . . 34" (UNLESS ABV COUNTERTOP)
 TELEVISION . . . 34"
 KIT, SPL. OUT. 31"
 BATH HR. . . . 42"
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED INTO AN ELECTRICAL POWER SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS.
4. ALL BA AND 20A RECEPTACLES IN KITCHENS, SLEEPING ROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, UTILITY ROOMS AND SIMILAR AREAS WILL REQUIRE A COMBINATION TYPE AFCI DEVICE AND TAMPER-PROOF RECEPTACLES PER NEC. 2010 406.12 AND 406.13
5. ALL BA AND 20A 120V RECEPTACLES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GFCI PROTECTED (GFI).
6. IT IS THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO ENSURE THAT ALL ELECTRICAL WORK IS IN FULL COMPLIANCE WITH NFPA 70, NEC, 2010, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.
7. EVERY BUILDING HAVING A ROSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.
8. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

GENERAL ELECTRICAL NOTES

- 1) GENERAL CONTRACTOR SHALL REFER TO ARCHITECTURAL FLOOR PLANS, FOR FINISHES, DIMENSIONS, VERIFICATION, ETC.
- 2) PROVIDE ELEC. BATTERY BACK-UP SMOKE / CO DETECTORS. LOCATE AS DIRECTED BY LOCAL / NATIONAL ELECTRICAL CODE.
- 3) PROVIDE ELECTRICITY TO ALL EQUIPMENT, FIXTURES, ETC. NOT SPECIFICALLY NOTED OR SHOWN.
- 4) ALL ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD ELECTRICAL CODE.
- 5) GFCI PROTECTION REQUIRED FOR RECEPTACLES IN BATHROOMS, GARAGES OUTDOORS, AND WITHIN 6 FEET OF A 96K.
- 6) LOCATE ELECTRICAL SERVICE PANEL AS CLOSE AS POSSIBLE TO THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS.
- 7) ELECTRICAL CONTRACTOR TO PERFORM WORK PER PLANS, POS, TRADE CONTRACTOR AGREEMENT, SCOPE OF WORK, AND MATERIAL SPECIFICATIONS. THE APPLICABLE CODE SHOULD TAKE PRECEDENT IN THE EVENT OF A DISCREPANCY BETWEEN THESE DOCUMENTS.

FLOOR PLAN NOTES

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
2. ALL PLUMBING WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES INCLUDING THE CURRENT EDITION OF THE STANDARD PLUMBING CODE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH LOCAL OR PRIVATE UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO EXISTING UTILITIES.
4. THE TOP JAMB OF EXTERIOR DOORS AND WINDOWS TO BE AT THE SAME HEIGHT ABOVE THE FINISH FLOOR UNLESS NOTED OTHERWISE.
5. ALL MAIN FLOOR WALLS ARE 8" 1-1/8" HIGH UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR WALLS ARE 4" (3-1/2)" STUD + 1/2" SHEATHING.
7. ALL INTERIOR WALLS ARE 3-1/2" UNLESS OTHERWISE NOTED.
8. ALL ANGLED WALL ARE AT 45°.
9. SEE ENGINEERED PLAN SET FOR STRUCTURAL DETAILS.
10. PROVIDE BLOCKING AND/OR BACKING AT ALL TOILET BAR, TOILET RING, AND TOILET PAPER HOLDER LOCATIONS. VERIFY LOCATIONS AT FRAMING WALK.
11. SOME DETAILS ARE PROVIDED AS A HELPFUL REFERENCE. LACK OF DETAIL ON THESE PLANS DOES NOT EXCUSE THE TRADE FROM PROPERLY EXECUTING PER CODE AND MANUFACTURER'S RECOMMENDATIONS.
12. WORK TO BE PERFORMED BASED ON INFORMATION PROVIDED IN THESE PLANS, BUILDER CONTRACT DOCUMENTS, POS, AND ALL APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS. IT IS THE RESPONSIBILITY OF THE TRADE TO NOTIFY BUILDER OF ANY DISCREPANCIES BETWEEN THE AFOREMENTIONED DOCUMENTS BEFORE PERFORMING WORK.

GENERAL NOTES

1. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTORS TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN THESE PLANS TO BE BROUGHT TO THE ATTENTION OF BUILDER PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. THESE PLANS ARE SUBJECT TO MODIFICATIONS TO MEET CODE REQUIREMENTS AND OR TO FACILITATE MECHANICAL, ELECTRICAL, PLUMBING INSTALLATION AND OR TO IMPLEMENT DESIGN IMPROVEMENTS. ANY INTENTION TO MODIFY THESE PLANS MUST BE APPROVED IN WRITING.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL INFORMATION IN THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL SURVEY THE PROJECT AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SCOPE OF WORK INCLUDING BUT NOT LIMITED TO THE BUILDING SITE AND SOIL BEARING.
6. SLIDING GLASS DOORS AND ALL GLAZED AREAS SUBJECT TO HUMAN IMPACT MUST BE SAFETY GLAZED IN ACCORDANCE WITH CODE. HAZARDOUS LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: ABOVE TUB DECKS IN BATHS, WITH 24" RADIUS OF A CLOSED DOOR, SLIDING GLASS DOOR BOTTOM EDGE GLAZING BELOW 18" AFF, GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMP'S WITHIN 36" HORIZONTALLY OF A WALKING SURFACE.
7. ANY WINDOW LOCATED IN A NON-CONDITIONED SPACE SHALL NOT BE OF LOW-E RATING.
8. GARAGE DOOR ENTRANCE TO THE HOUSE SHALL BE A SOLID CORE DOOR. DOOR SHALL HAVE SELF CLOSING HINGE WHERE REQUIRED BY CODE.
9. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS AND MASONRY WALLS.
10. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
11. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

GENERAL CONSTRUCTION NOTES:

CHAPTERS AND SECTIONS REFER TO THE FLORIDA BUILDING CODE 8TH EDITION (2013) (FBC) OR THE FLORIDA BUILDING CODE, RESIDENTIAL 8TH EDITION (2013) (FBCR). NOTE: ANY DIMENSIONS AND/OR CALLOUTS WITHIN THIS SET OF DRAWINGS REFERENCING LUMBER SIZES OR WALL THICKNESS ARE TO BE CONSIDERED 'NOMINAL DIMENSIONS'. ALL DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

OCCUPANCY AND CONSTRUCTION TYPE:

THIS UNIT HAS AN R3 OCCUPANCY AND BUILDING TYPE V-B CLASSIFICATION.

EXTERIOR WALL ENVELOPE:

BUILDER IS RESPONSIBLE FOR PROVIDING AND MEETING ALL REQUIREMENTS OF THE FBC 8TH EDITION (2013) SECTION 9012.4 BY PROVIDING ALL DETAILS LISTED UNDER THIS SECTION, INCLUDING BUT NOT LIMITED TO, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ALL SUPPORTING DOCUMENTATION TO ENSURE THE WEATHER RESISTANCE OF THE EXTERIOR WALL ENVELOPE IS MAINTAINED.

CEILING CONSTRUCTION:

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT IN ACCORDANCE WITH FBCR 8TH EDITION (2013) SECTION R302.6 AND TABLE R302.6. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R102.3.3.

EXTERIOR FINISHES:

INSTALLATION OF EXTERIOR LATHING AND FRAMING APPLICATION REQUIREMENTS TO BE PER FBCR 8TH EDITION (2013) R103.1.1 AND ASTM C 1063. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2 INCH LONG 1/4 GAUGE NAILS HAVING A 1/8 INCH HEAD, OR 1-1/2 INCH LONG 1/6 GAUGE STAPLES SPACED ACCORDING TO ASTM C1063 OR CT181, OR AS OTHERWISE APPROVED. THICKNESS OF TEXTURED FINISH OVER FRAME APPLICATION TO BE PER FBCR 8TH EDITION (2013) R103.12 AND ASTM C 916. PER FBCR 8TH EDITION (2013) R103.12.1 WEEP SCREEDS SHALL BE A MINIMUM NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES SHALL AND BE PROVIDED AT OR BELOW THE PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C 916. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. THE WEATHER RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED. PER FBCR 8TH EDITION (2013) R103.13 WATER RESISTIVE BARRIERS INSTALLED OVER WOOD BASED SHEATHING SHALL INCLUDE A WATER RESISTIVE VAPOR PERMEABLE BARRIER EQUIVALENT TO 2 LAYERS OF GRADE D PAPER, STUCCO APPLICATION AND CURING PER FBCR 8TH EDITION (2013) R103.15 OR IN ACCORDANCE WITH ASTM C 916.

STUCCO CONTROL JOINTS:

DISTANCE BETWEEN CONTROL JOINTS SHALL NOT EXCEED 16 FT. IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2 TO 1. A CONTROL JOINT SHALL BE INSTALLED WHERE CEILING FRAMING OR FURRING CHANGE DIRECTION, AND WHERE EXPANSION JOINT OCCURS IN BASE EXTERIOR WALL, WALL OR PARTITION HEIGHT DOOR FRAMES SHALL BE CONSIDERED AS CONTROL JOINTS.

EGRESS:

EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLES WITH EGRESS CODES IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR. THE WINDOW MUST HAVE A MAXIMUM CLEAR OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM PER FBCR 8TH EDITION (2013) SECTION R302.2, AND WITH NET CLEAR OPENING PER SECTION R302.1.

FLASHING:

1. FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, DECK AND WALL INTERSECTIONS, AT GUTTERS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
2. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL REQUIRED LOCATIONS PER FBCR 8TH EDITION (2013) SECTIONS R103.4 AND R302.2.

DRAFTSTOPPING:

DRAFTSTOPPING TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH FBCR 8TH EDITION (2013) R302.12. GENERAL CONTRACTOR TO VERIFY LOCATION AND APPLICATION.

WINDOW INSTALLATION:

1. WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND IN ACCORDANCE WITH FBCR 8TH EDITION (2013) R103.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW.
2. IF STRUCTURE IS IN A WIND-BORNE DEBRIS ZONE, AND REQUIRES PROTECTIVE SHUTTERS OR IMPACT GLASS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINING WHICH PROTECTIVE METHOD IS TO BE USED.

DWELLING / GARAGE OPENINGS:

THE OPENING BETWEEN THE GARAGE AND LIVING AREA SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID CORE (5.C.) OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 10 MINUTE FIRE RATED DOORS.

FLOOD ZONE REQUIREMENTS:

PLAN MEETS OR EXCEEDS FEMA FLOOD FINISHED GARAGE FLOOR ELEVATION. IF FLOOD PORTS ARE REQUIRED IN GARAGE, REFER TO PLAN FOR CALCULATIONS AND QUANTITY.

ASPHALT SHINGLES (IF APPLICABLE):

1. WIND RESISTANCE OF ASPHALT SHINGLES - ASPHALT SHINGLES SHALL BE TESTED AND CLASSIFIED IN ACCORDANCE WITH ASTM D366, TAB 101 OR ASTM D1788 AND SHALL MEET THE REQUIRED CLASSIFICATION IN ACCORDANCE WITH FBCR 8TH EDITION (2013) TABLE R305.2.6.1 TO RESIST THE BASIC WIND SPEED IN ACCORDANCE WITH FIGURE R302.1.4). ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH FBCR 8TH EDITION (2013) R305.2.6 AND R305.2.6.1.
2. ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12) OR GREATER.
3. UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY AND BE INSTALLED IN ACCORDANCE WITH FBCR 8TH EDITION (2013) R305.11 AND TABLE R305.11.1 FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12) AND LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12) UNDERLAYMENT TO BE APPLIED IN ACCORDANCE WITH R305.11.1 ITEM 3.

CLAY AND CONCRETE TILE (IF APPLICABLE):

PER FBCR 8TH EDITION (2013) SECTION R305.3 THE INSTALLATION OF CLAY AND CONCRETE TILE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR RECOMMENDATIONS OF FRSA/TRI/FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, SEVENTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.13, UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL COMPLY WITH THE UNDERLAYMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS IN ACCORDANCE WITH THE FRSA/TRI/FLORIDA HIGH WIND CONCRETE AND CLAY ROOF TILE INSTALLATION MANUAL, SEVENTH EDITION WHERE THE VASD IS DETERMINED IN ACCORDANCE WITH SECTION R302.13.

METAL ROOF PANELS (IF APPLICABLE):

THE INSTALLATION OF METAL ROOF PANELS SHALL COMPLY WITH THE PROVISIONS OF FBCR 8TH EDITION (2013) SECTION R305.10. METAL ROOFING PANELS SHALL BE FACTORY OR FIELD MANUFACTURED IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL SPECIFICATIONS AND LIMITATIONS OF USE. UNDERLAYMENT SHALL COMPLY AND BE INSTALLED IN ACCORDANCE WITH SECTION R305.11.

CHIMNEY HEIGHT REQUIREMENTS (IF APPLICABLE):

WHEN STANDARD OR OPTIONAL FIREPLACE IS TO BE INSTALLED THE CHIMNEY MUST EXTEND 3'-0" PAST THE HIGHER POINT WHERE IT EXTENDS THROUGH THE ROOF AND MUST BE 2'-0" HIGHER THAN THE ROOF OR RIDGE THAT IS 10'-0" AWAY OR CLOSER.

TUB AND SHOWER AREAS:

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BOARD (NO GREEN BOARD ALLOWED) IN COMPLIANCE WITH ASTM C228, C237, OR CT18 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS, AND WALL PANELS IN SHOWER AREAS.

TERMITE PROTECTION:

1. PENETRATION PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NON-CORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
2. PROTECTION AGAINST DECAY AND TERMITES - CONDENSATE LINES, IRRIGATION / SPRINKLER SYSTEM RISERS FOR SPRAY HEADS, AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 MM) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.
3. MECHANICAL AND HVAC:
 1. ENERGY CALCULATIONS FOR HEATING AND COOLING CAPACITIES SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AS AN ATTACHMENT TO THIS PLAN SET AT THE TIME OF APPLICATION FOR PERMIT.
 2. MECHANICAL APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE OF AN APPLIANCE.
 3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING'S SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 1/8 GAUGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
 4. FOUNDATIONS AND SUPPORTS FOR OUTDOOR MECHANICAL SYSTEMS SHALL BE RAISED AT LEAST 3 INCHES ABOVE THE FINISHED GRADE AND SHALL ALSO CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. AUXILIARY DRAIN PAN - CATEGORY 1V CONDENSING APPLIANCES SHALL BE PROVIDED WITH AN AUXILIARY DRAIN PAN WHERE DAMAGE TO ANY BUILDING COMPONENT WILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAIN PIPING SYSTEM. THESE PANS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 9H.1.3.

EXHAUST FANS AND VENTING:

1. OUTDOOR DISCHARGE - THE AIR REMOVED BY EVERY MECHANICAL EXHAUST SYSTEM SHALL BE DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAIL SPACE.
2. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAIL SPACE, OR OTHER AREAS INSIDE THE BUILDING.
3. DUCT LENGTH - THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 35 FEET FROM THE DWELLING LOCATION TO THE WALL OR ROOF TERMINATION. IF DUCT LENGTH EXCEEDS 35' THEN PERMANENT LABEL OR TAG MUST BE INSTALLED. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 25 FEET FOR EACH 45 DEGREE (0.79 RAD) BEND AND 5 FEET FOR EACH 90 DEGREE (1.6 RAD) BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. EXCEPTION - WHERE A CLOTHES DRYER BOOSTER FAN IS INSTALLED AND LISTED AND LABELED FOR THE APPLICATION, THE MAXIMUM LENGTH OF THE EXHAUST DUCT, INCLUDING ANY TRANSITION DUCT, SHALL BE PERMITTED TO BE IN ACCORDANCE WITH THE BOOSTER FAN MANUFACTURER'S INSTALLATION INSTRUCTIONS. WHERE A CLOTHES DRYER BOOSTER FAN IS INSTALLED AND NOT READILY ACCESSIBLE FROM THE ROOM IN WHICH THE DRYER IS LOCATED, A PERMANENT IDENTIFYING LABEL SHALL BE PLACED ADJACENT TO WHERE THE EXHAUST DUCT ENTERS THE WALL. THE LABEL SHALL BEAR THE WORDS "THIS DRYER EXHAUST SYSTEM IS EQUIPPED WITH A REMOTEY LOCATED BOOSTER FAN".
4. PROVIDE LOUVER DEVICES AT INTAKE AND EXHAUST LOCATIONS IN ACCORDANCE WITH AFCA STANDARD 950 IN FBC.

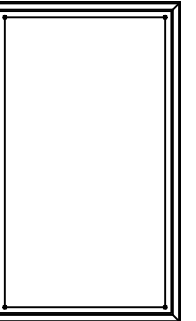
ATTENTION GENERAL CONTRACTOR / BUILDER:

ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ANY DISCREPANCY OR ERROR IN NOTES, DIMENSIONS, OR OTHERWISE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION CORRECTION / REVISIONS. ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES. IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.

CONTROL OF CONSTRUCTION SITE:

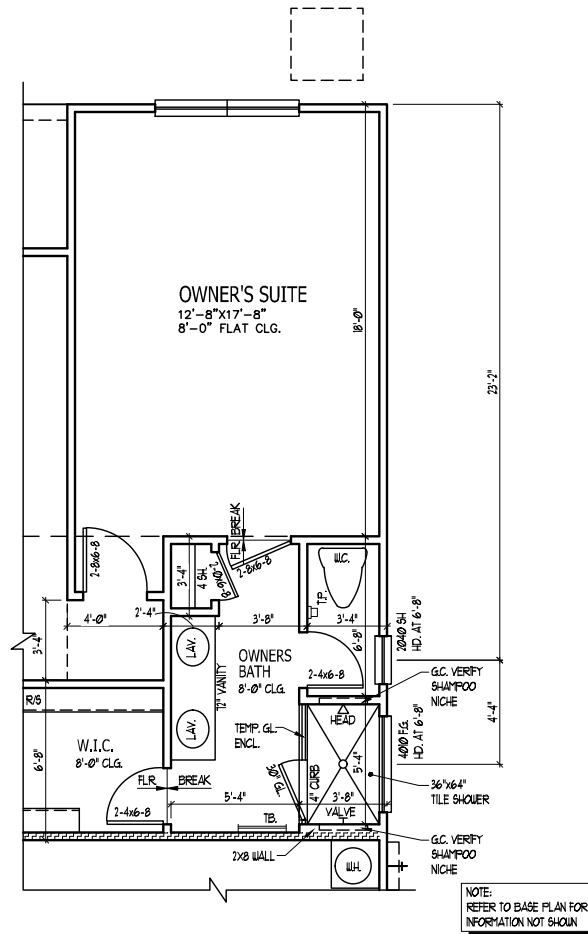
THE DESIGNER AND/OR ENGINEER OF RECORD HAVE NO CONTROL OVER THE CONSTRUCTION SITE, INCLUDING VENTILATION OF THE BUILDING AND THEREBY ASSUME NO RESPONSIBILITY FOR THE INDOOR AIR QUALITY, OR THE EFFECTS THEREOF, FOR ANY REASON. DESIGNER HAS NO DUTY OR OBLIGATION UNDER OUR AGREEMENT OR OTHERWISE TO PROTECT THE RESIDENCE, CONSTRUCTION SITE, MATERIALS, EQUIPMENT, OR ANY OTHER THING FROM MOISTURE, MOLD, RAINFALL, FIRE, THEFT, VANDALISM, TRESPASS, OR ANY OTHER PERIL OR CONDITION, AT ANY TIME, EXPRESSLY INCLUDING, BUT NOT LIMITED TO, THE PERIOD OF TIME DURING THE CONSTRUCTION OF THE PROJECT, AND DESIGNER HAS NO DUTY TO TAKE ANY ACTION OR PREVENTIVE MEASURES TO PROTECT SUCH PROPERTY AGAINST ANY SUCH PERIL, AT ANY TIME FOR ANY REASON.

REV. 12-01-23

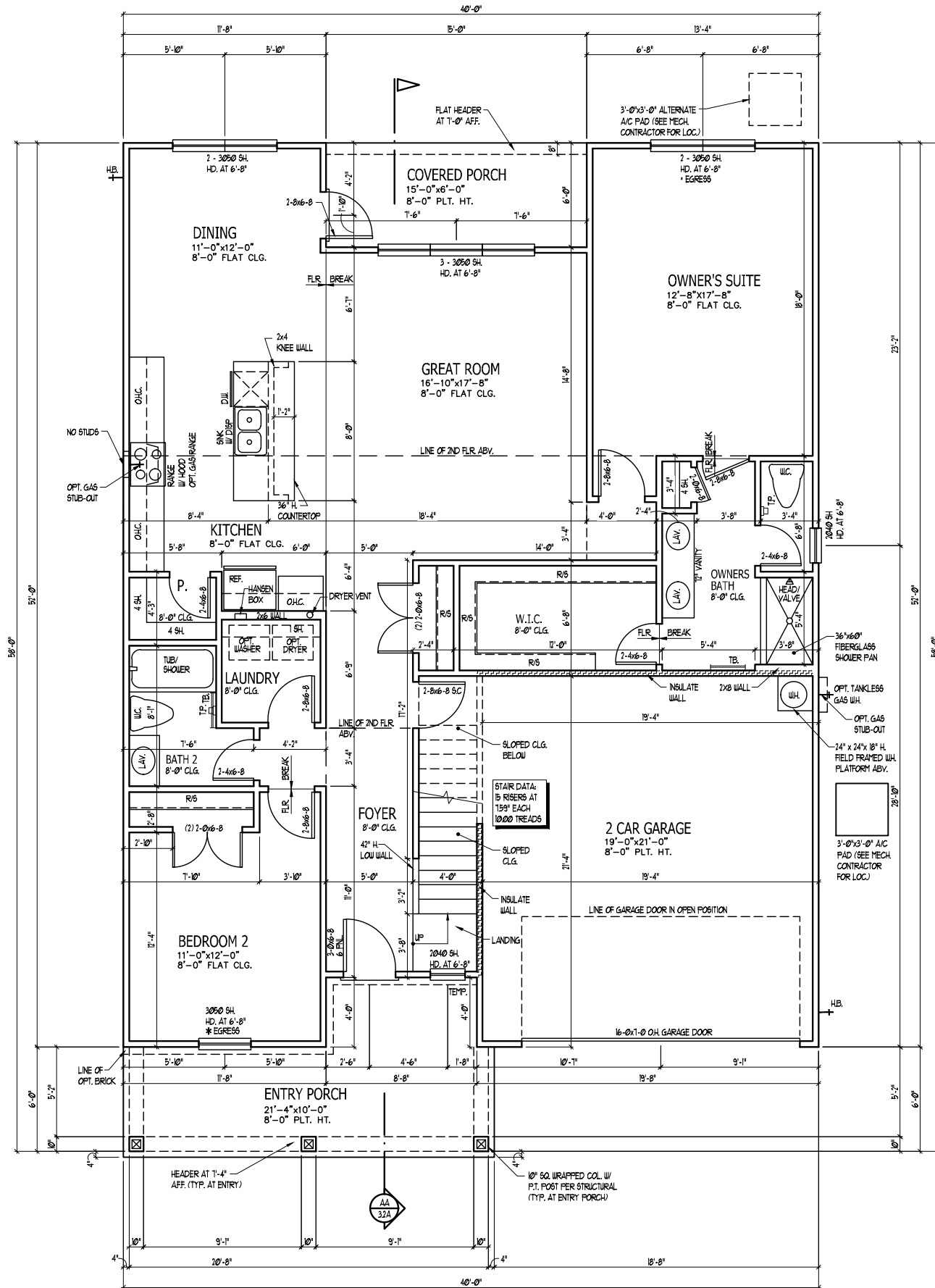


JOB NUMBER	B-1851532
CAD FILE NAME	DOGWOOD
ISSUED	09-18-24
REVISED	09-20-24





OPT. OWNER'S BATH
SCALE: 1/4" = 1'-0"



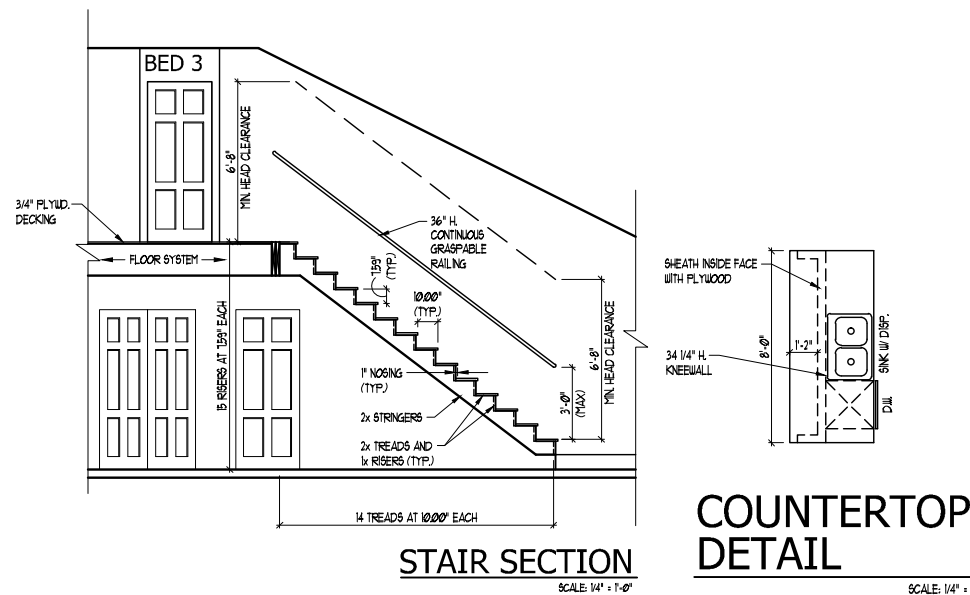
HATCHING LEGEND

INSULATE WALL	[Hatched Pattern]
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ELEVATION "A"

MAIN FLOOR	1510 S.F.
UPPER FLOOR	535 S.F.
TOTAL LIVING	2045 S.F.
2 CAR GARAGE	445 S.F.
ENTRY PORCH	170 S.F.
COVERED PATIO	90 S.F.
TOTAL SQ. FT.	2750 S.F.

SQUARE FOOTAGE DISCLAIMER:
THE SQUARE FOOTAGES INDICATED ON THE PLANS PROVIDED ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR MARKETING AND SALES USE. THEY MUST BE INDEPENDENTLY VERIFIED BY OTHERS FOR SUCH PURPOSES.



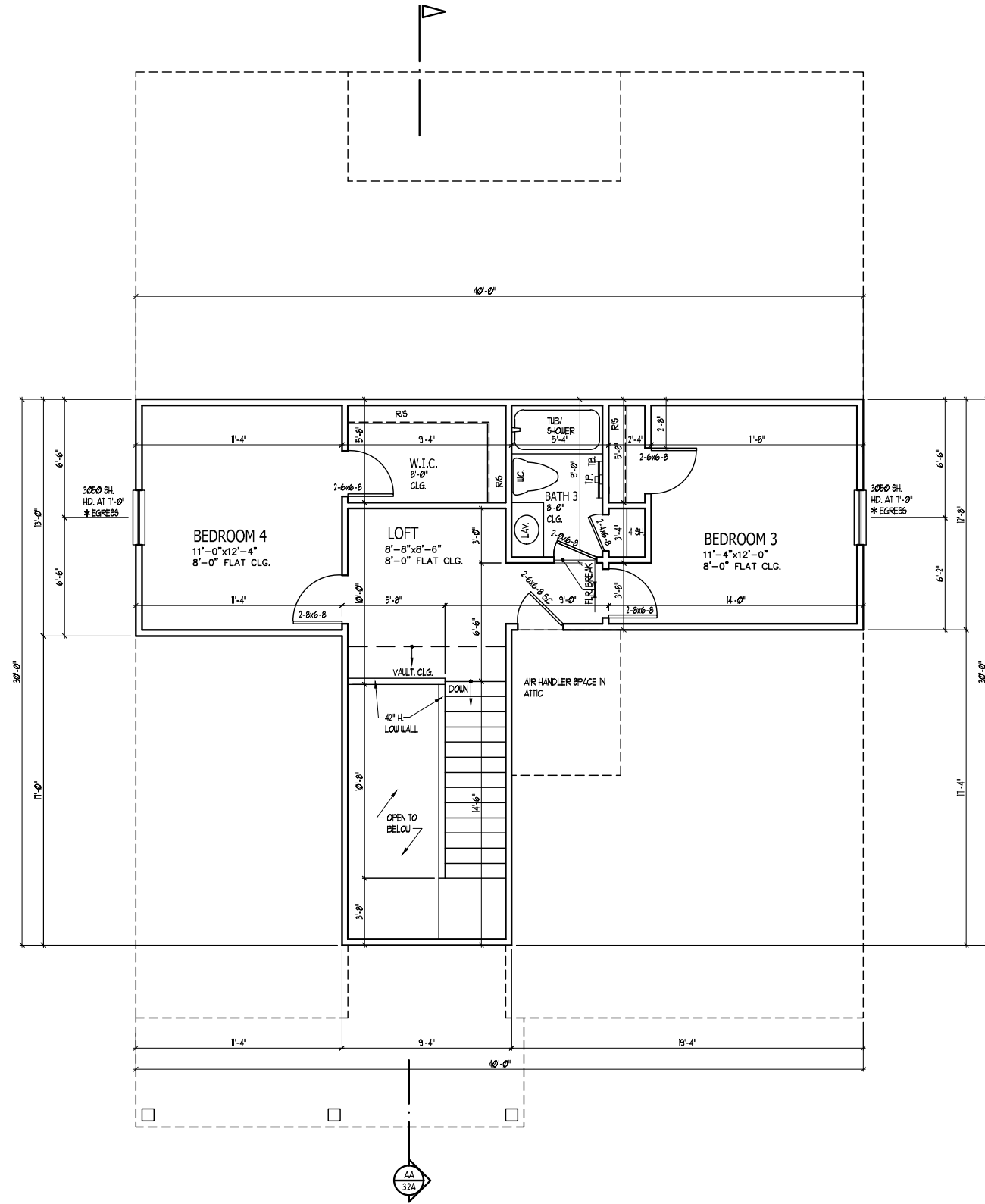
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

JOB NUMBER B-1851532
CAD FILE NAME DOGWOOD
ISSUED 09-18-24
REVISED 09-20-24

**2045 DOGWOOD
HEARTLAND SERIES**

RIGHT

**SHEET
2.0**



JOB NUMBER B-1851532
 CAD FILE NAME DOGWOOD
 ISSUED 09-18-24
 REVISED 09-20-24

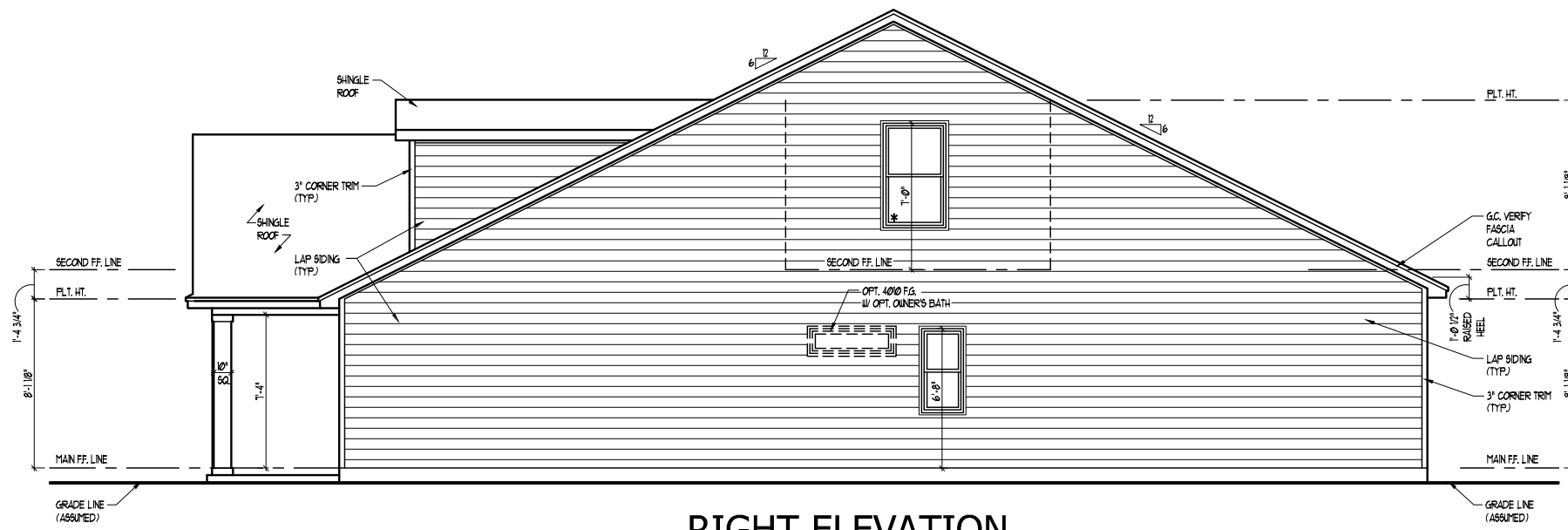
2045 DOGWOOD
 HEARTLAND SERIES

RIGHT

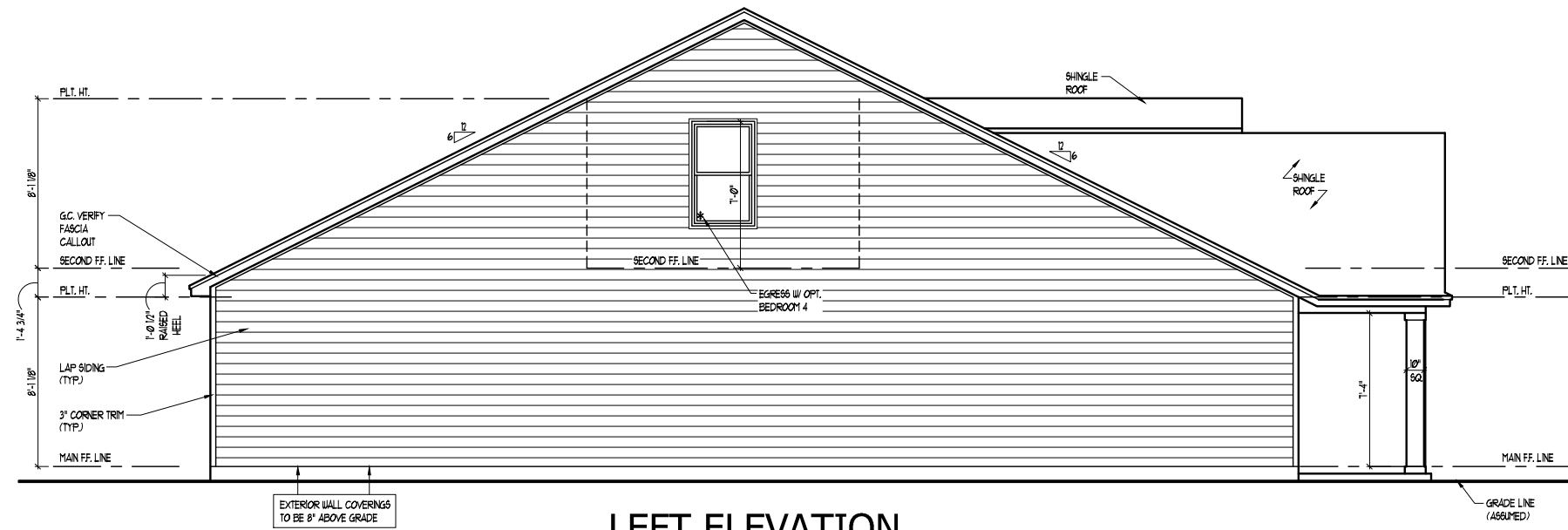
SHEET
 2.1

UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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*** EGRESS NOTE:**
 EACH BEDROOM MUST HAVE ONE WINDOW THAT
 COMPLIES WITH EGRESS CODES. IF THERE IS NO
 ACCESS TO EXTERIOR THROUGH A DOOR, THE
 WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT
 OF 44" ABOVE FINISH FLOOR LINE OF THAT
 PARTICULAR ROOM.
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

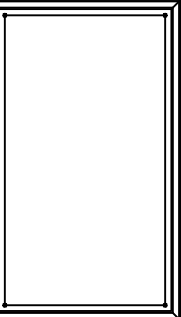
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 ISSUED 09-18-24
 REVISED 09-20-24

2045 DOGWOOD
 HEARTLAND SERIES

RIGHT

SHEET
3.1A

TRADITIONAL - ELEVATION "A"

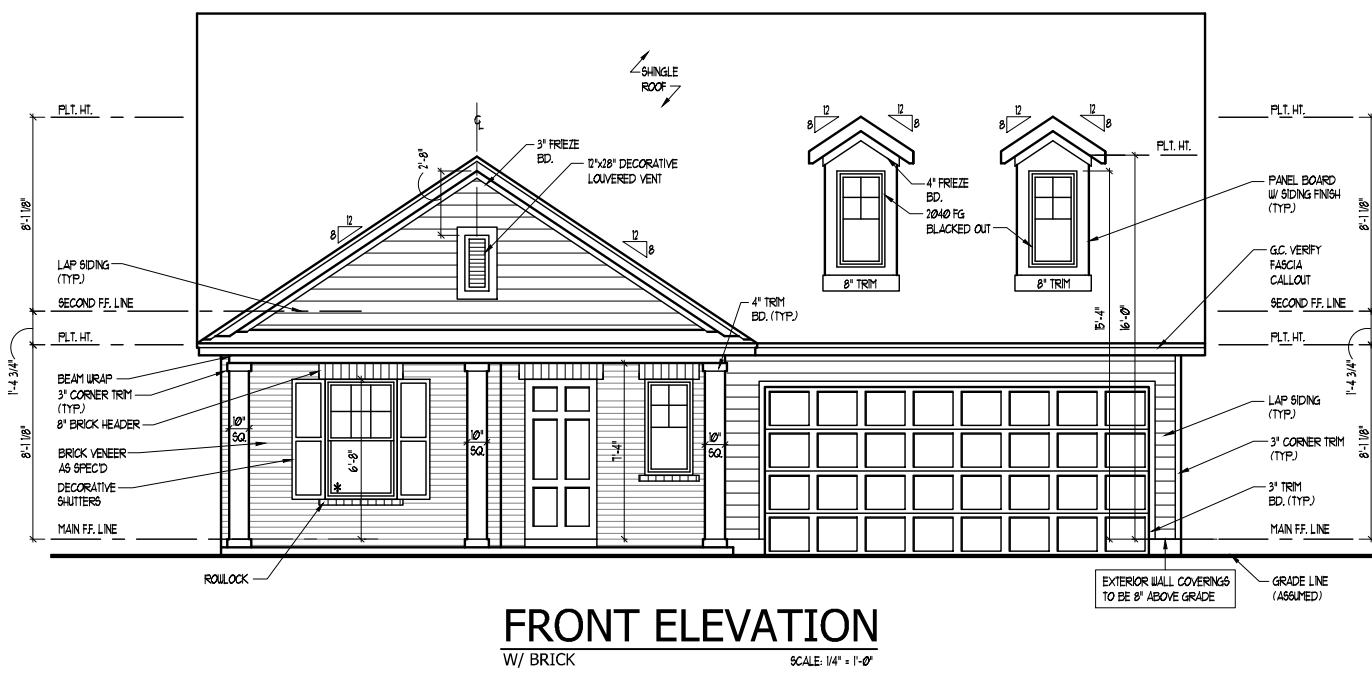


JOB NUMBER B-1851532
 CAD FILE NAME DOGWOOD
 ISSUED 09-18-24
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2045 DOGWOOD
HEARTLAND SERIES

RIGHT

SHEET
3.0A



TRADITIONAL - ELEVATION "B"

