

FLOOR PLAN

SQUARE FOOTAGE

LIVING	1329
FRONT PORCH	100
REAR PORCH	55
TOTAL AREA	1480

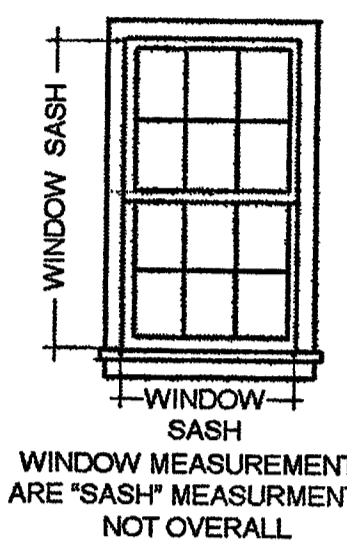
(EACH SIDE)

DOOR SCHEDULE
ALL EXTERIOR DOORS TO BE FLASHED ACCORDING TO INDUSTRY STANDARDS WITH SPECIAL ATTENTION GIVEN TO DOORS THAT MAY HAVE WIND-DRIVEN RAIN EXPOSURE.

MK.	SIZE	THK.	DESCRIPTION
1	2'-0" x 6'-0"	1 3/4"	WOOD 1 1/2" OVER 2 RAISED PANELS
2	3'-0" x 6'-0"	"	METAL 1 1/2" OVER 2 RAISED PANELS
3	2'-0" x 6'-0"	1 3/8"	STOCK 6 PANEL W/ SOLITE
4	2'-4" x 6'-0"	"	" " " " " "
5	2'-8" x 6'-0"	"	" " " " " "
6	2'-4" x 6'-0"	"	" " " " " "
7	2'-0" x 6'-0"	"	" " " " " "
8	2'-0" x 6'-0"	"	" " " " " "

WINDOW SCHEDULE
ALL WINDOW DIMENSIONS SHOWN ARE SASH DIMENSION NOT FRAMING OR ROUGH OPENINGS DIMENSIONS. WINDOW FLASHING PER MANUFACTURER'S SPECIFICATIONS

MK.	SIZE	LTS.	DESCRIPTION
A	2'-0" x 7'-2"	4/2	WOOD DEL. HUNG
B	3'-0" x 5'-0"	2/2	SOLID VINYL
C	3'-0" x 1'-6"	1	VINYL. FIXED GLASS
D	2'-4" x 6'-0"	4/2	STOCK SINGLE HUNG VINYL
E	2'-4" x 4'-0"	2/2	" " " " " "
F	1'-4" x 2'-2"		FIXED WOOD-CABLE WDW. SEE ELEV.



GENERAL NOTES IRC 2012 ed.

- Water will not drain onto neighboring site.
- Drain inlet will not be in driveway.
- Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.
- The garage shall be separated as required by Table R302.6. Garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board or equivalent applied to the garage side. R 302.6.
- Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device. R 302.5.2
- R302.6 Dwelling/garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.
- Garage/dwelling separation 1/2" gypsum walls and 5/8" type X below habitable room. R302.6
Garage shall have typical exterior corner framing for continuous structural panel sheathing, showing required stud-to-stud nailing (See Diagram) R602.10.5
R602.10 Wall bracing. Buildings shall be braced in accordance with this section or, when applicable, Section R602.12. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.
- Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side of 1/2-inch (12.7mm) gypsum board as per Section R302.7 of the IRC 2012 ed.
- R309.1 Floor surface. Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
- Exits R310 and Egress R311 are addressed on the Door and Window Schedules.
R310.1 Emergency escape and rescue required.
11. Exterior stairs of four or more risers require a handrail in compliance with R311.7.8 IRC 2012 ed.
12. Guards are required along open sided walking surfaces, including stairs, ramps, and landings, that are located more than 30 inches above grade. Sec. R312.1 IRC 2012 ed.
- Plumbing and electrical below base flood elevation are not permitted. Sec. 322.1 IRC 2012 ed.
- Building materials used below design flood elevation shall comply with Sec. R322.1.8 IRC 2012 ed.
- The bottom of enclosed area flood vents shall be 1 ft. or less above the adjacent grade as required by R322.2.2 IRC 2012 ed.
- Enclosed areas below design flood elevation shall meet the requirements of R322.2.2 IRC 2012 ed.
- Enclosed attics shall have adequate cross ventilation for each separated space. Attics R807; R806. Crawl space R408
- Provide attic access in compliance with Sec. R807 of the IRC 2012 ed.
- Attic access required for mechanical equipment located in attics. R807.1 / M1305.1.3, 12.
- All utility rooms have vent through exterior wall or through the roof.
- R1001.12 Fireplace fireblocking. Fireplace fireblocking shall comply with the provisions of Section R602.8.
- Columns shall be adequately anchored to prevent lateral displacement - See Section R407
- Masonry veneer shall be according to Section R 703.7.4.1. IRC 2012 ed.
- Garage portal framing according to bracing design as described on R 602.10.6
- Maintain min. 6" (inches) clearance between bottom of brick and top of final grading.
- Protection against decay depending on location of exposed ground
R310.1.2 Pressure preservation treated wood must be used. R317.1.19, or masonry. Pressure preservation treated wood must be used. R 318
Termite protection must be provided in accordance with R 802.3.1
- Rafter straps for every rafter must be in compliance with R 802.3.1
- Provide FLASHING in accordance to R903, R905, R703.7.5 thru R703.8 in compliance with

WINDOW NOTES

- R301.2.1 Wind design criteria. IRC Code 2012
Buildings and portions thereof shall be constructed in accordance with the wind provisions of this code using the basic wind speed in Table R301.2(1) as determined from Figure R301.2(4)A. The structural provisions of this code for wind loads are not permitted where wind design is required as specified in Section R301.2.1.1.
- R301.2.1.2 Protection of openings. IRC Code 2012
Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E 1996 and ASTM E 1886 referenced therein. The applicable wind zones for establishing missile types in ASTM E 1996 and ASTM E 1886 are shown on Figure R301.2(4)C. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANS/DASMA 115
- R301.3 Habitable rooms. IRC Code 2012
All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.
- R303.2 Adjoining rooms. IRC Code 2012
For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m²).
- R303.3 Bathrooms. IRC Code 2012
Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m²), one-half of which must be operable.
- R303.4 Mechanical ventilation. IRC Code 2012
Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1207.2.
- R303.5 Opening location. IRC Code 2012
Outdoor intake and exhaust openings shall be located in accordance with Sections R303.5.1 and R303.5.2.
- R303.6 Outside opening protection. IRC Code 2012
Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having a minimum opening size of 1/4 inch (6 mm) and a maximum opening size of 1/2 inch (13 mm), in any dimension. Openings shall be protected against local weather conditions. Outdoor air exhaust and intake openings shall meet the provisions for exterior wall opening protectives in accordance with this code.
- R303.7 Stairway illumination. IRC Code 2012
All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.
- R303.8 Required glazed openings. IRC Code 2012
Required glazed openings shall open directly onto a street or public alley, or a yard or court located on the same lot as the building.
- R308.1 Identification. IRC Code 2012
Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation.
- R308.4.1 Glazing in doors.
Glazing in all fixed and operable panels of swinging, sliding and bifold doors shall be considered a hazardous location.
Exceptions:
1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
R308.4.2 Glazing adjacent doors.
Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) and of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface shall be considered a hazardous location.
- R308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, hot tubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.
- R310.1 Emergency escape and rescue required. IRC Code 2012
Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
- R310.1.1 Minimum opening area. IRC Code 2012
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²).
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).
- R310.1.2 Minimum opening height. IRC Code 2012
The minimum net clear opening height shall be 24 inches (610 mm).
- R310.1.3 Minimum opening width. IRC Code 2012
The minimum net clear opening width shall be 20 inches (508 mm).
- R310.1.4 Operational constraints. IRC Code 2012
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

PLUMBING NOTES IRC 2012 ed.
(SIZE AND CAPACITY TO BE DETERMINED BY OWNER OR PLUMBING CONTRACTOR).

- Water heater (s) _____ gallon capacity _____ BTU located in attic. In safety pan with 1" drain.
- 4" PVC drier and bath vents through roof.
- Clearance of all heat producing appliances to be greater than 18" above or 6" to the side.
- Natural gas supply to be 1" black iron schedule 40 or greater.
- Gas line with shut off valve outside the firebox with lighter provided for fireplace.
- Gas meter location must be 3' from front, 5' from electric, 3' from opening clear of driveway.

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