

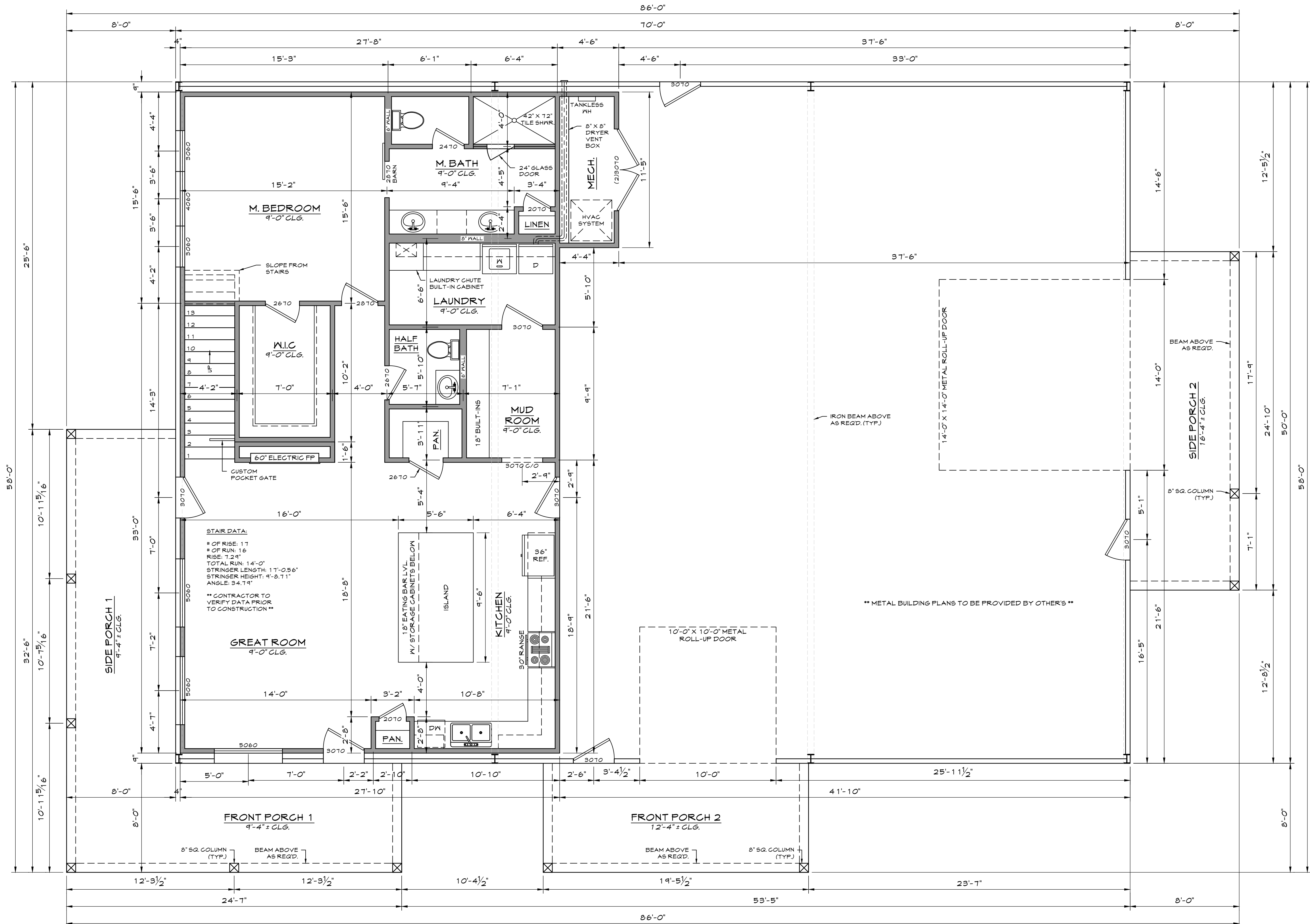
**GENERAL NOTES:**

1. THESE PLANS WERE DESIGNED TO MEET IRC 2018.
2. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE DRAWINGS, THE CONTRACTOR AND/OR ALL SUB-CONTRACTORS MUST CHECK ALL CONDITIONS AND DIMENSIONS OF THIS PLAN PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME.
3. CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
4. CONTRACTOR AND/OR SUB-CONTRACTOR SHALL USE MEASURES TO ENSURE THAT ONLY WORKMANSHIP OF THE HIGHEST QUALITY IS PERFORMED AND THAT ONLY THE BEST MATERIALS AND PRACTICES OF CONSTRUCTION ARE USED FOR A QUALITY AND SOUND BUILDING.
5. PURCHASER AND/OR CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
6. CONTRACTOR IS TO VERIFY ALL WINDOWS AND DOOR SIZES AND STYLES WITH OWNER PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES DURING THE COURSE OF THE PROJECT.
8. DO NOT SCALE DRAWINGS OR DETAILS. USE GIVEN DIMENSIONS UNLESS NOTED OTHERWISE.
9. ALL PLUMBING STACKS AND A/C STACKS TO BE LOCATED ON THE REAR OR SIDES OF THE ROOF.
10. ALL BATHROOM WINDOWS SHALL BE TEMPERED GLASS.
11. ATTIC ACCESS AND HVAC PLACEMENT MAY BE DETERMINED PER THE OWNER AND/OR THE CONTRACTOR'S DECISIONS.
12. ALL DIMENSIONS ARE FROM OUTSIDE OF STUDS TO CENTER OF WINDOWS, DOORS, OR STUDS.
13. ALL KITCHEN CABINETS ARE SHOWN AS 2'-0". ALL BATHROOM VANITIES ARE SHOWN AS 1'-9".
14. ALL PORCHES AND GARAGES MUST SLOPE AWAY FROM THE STRUCTURE.
15. ATTIC CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20'-0" LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24" WIDE. A LEVEL SERVICE SPACE AT LEAST 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20" BY 30", AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. M1305.1.3. EXCEPTIONS:  
(A) THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.  
(B) WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6'-0" HIGH AND 22" WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50'-0" LONG.
16. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOPS, WITH THE DOOR OPEN 90 DEGREES. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. R311.2.
17. STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 36" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. R311.7.1.
18. THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. R311.7.2.
19. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 14 1/2" BETWEEN FLOOR LEVELS OR LANDINGS.
20. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATER RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30", AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. R311.7.5.1. EXCEPTIONS:  
(A) THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.  
(B) THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
21. THE TREAD DEPTH SHALL BE NOT LESS THAN 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
22. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. R311.7.8.
23. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". R311.7.8.1.

**FRAMING NOTES:**

1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2" X 4" STUDS UNLESS NOTED OTHERWISE. INTERIOR WALLS SHALL BE CONSTRUCTED OF 2" X 4" STUDS. ALL PLUMBING WALLS SHALL BE 2" X 6" STUDS. ALL EXTERIOR WALLS TALLER THAN 10'-0" SHALL BE 2" X 8" STUDS.
2. ALL FRAMING LUMBER, INCLUDING STUDS, PLATES, JOISTS, AND RAFTERS, SHALL BE SURFACE DRY NO. 2 SOUTHERN PINE OR SIMILAR SPECIES OF EQUAL STRENGTH AND QUALITY.
3. ALL BEAMS SHALL BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
4. DOUBLE ALL JOISTS UNDER PARTITIONS RUNNING PARALLEL AND AROUND STAIRWAYS AND FIREPLACE OPENINGS.
5. PLATES AND SILLS SHALL BE HALVED TOGETHER AT ALL CORNERS AND SPLICES.
6. STUDS IN WALLS AND PARTITIONS SHALL BE DOUBLED AT ALL CORNERS AND OPENINGS.
7. EXTERIOR DECKS, PORCHES, AND BALCONIES, INCLUDING STRUCTURAL AND NON-STRUCTURAL COMPONENTS, SHALL BE CONSTRUCTED WITH PRESSURE TREATED WOOD PRODUCTS.
8. HURRICANE TIES ARE TO BE ATTACHED TO BOTH THE RAFTERS AND TOP PLATES. GALVANIZED TIES ARE TO BE ATTACHED TO BOTH THE STUDS AND BOTTOM PLATES.

SQUARE FOOTAGE	
MAIN FLOOR HEATED & COOLED (OUTSIDE OF STUD)	1,350 S.F.
UPPER FLOOR HEATED & COOLED (OUTSIDE OF STUD)	1,350 S.F.
TOTAL HEATED & COOLED (OUTSIDE OF STUD)	2,700 S.F.
FRONT/SIDE PORCH 1 (OUTSIDE OF BEAM)	393 S.F.
FRONT PORCH 2 (OUTSIDE OF BEAM)	156 S.F.
SIDE PORCH 2 (OUTSIDE OF BEAM)	199 S.F.
MECHANICAL STORAGE (OUTSIDE OF STUD)	50 S.F.
METAL BUILDING (OVERALL 50' X 70')	3,500 S.F.
TOTAL SLAB	4,248 S.F.



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

NO.	DATE	REV.	DESCRIPTION
1	01/21/25	A	ISSUED FOR REVIEW

START:	XX/XX/XX
FINISH:	XX/XX/XX
SCALE:	1/4" = 1'-0"
DRAWN BY:	DTA
CHECKED BY:	WHD

**DISCLAIMER:**  
LINE MOST DESIGNS PAYS FOR THE DESIGN OF THIS PROJECT. THE FIRM STANDS NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS AND MATERIALS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTING ANY CHANGES TO THE PLAN AT HIS/HER OWN EXPENSE AND NOT THE RESPONSIBILITY OF WATTS HOME DESIGNS, LLC. ALL SALES ARE FINAL.

PLAN NUMBER:	<b>25-02</b>
DRAWING NUMBER:	<b>A-02</b>
SHEET NUMBER:	<b>3 OF 10</b>