

GENERAL NOTES

All work within the owner's area shall comply with all applicable federal, state, and local codes, ordinances, and regulations having jurisdiction, including but not limited to zoning, building, fire, life safety, accessibility, and energy codes. The contractor shall verify current adopted codes and site-specific requirements prior to commencement of work and shall immediately notify the architect/engineer of record of any conflicts between the contract documents and governing codes.

All work shall be performed in accordance with site-specific restrictions and requirements applicable to the owner's area, including easements, setbacks, height limitations, land use conditions, and special district or overlay requirements.

The contractor shall coordinate with the owner and the authority having jurisdiction to confirm limits of work, required inspections, and permit conditions unique to this site. The contractor shall be responsible for maintaining compliance with all applicable health, safety, and environmental regulations within the owner's area, including dust control, noise control, traffic management, and protection of existing utilities and improvements. Any required variances, special inspections, or site-specific approvals shall be obtained prior to construction. Failure to comply with site-specific code requirements shall be corrected by the contractor at no additional cost to the owner.

All framing shall be constructed in accordance with the current adopted edition of the International Residential Code (IRC) and all applicable local amendments. Framing members shall be properly sized, spaced, and supported as required by code and approved construction documents. Lumber shall be grade-stamped and suitable for its intended structural use.

Load-bearing walls, beams, headers, and floor and roof framing systems shall be installed to provide continuous load paths from roof to foundation. Stud spacing, joist spacing, rafter spacing, and span limitations shall comply with IRC tables or engineered design where applicable. All structural connections shall be made using approved fasteners, hardware, and connectors installed per manufacturer's instructions.

Openings in bearing walls shall be provided with properly sized headers and jack studs in accordance with IRC requirements. Framing around stairs, chimneys, and mechanical penetrations shall maintain required clearances and fire-blocking as required by code. Fireblocking and draftstopping shall be installed at all required locations to limit the spread of fire and smoke.

All framing shall be installed plumb, level, and square. Damaged, split, excessively notched, or bored framing members beyond IRC limits shall not be used. Any deviations from prescriptive IRC framing provisions shall be designed and detailed by a licensed design professional.

All concrete work shall be placed on undisturbed soil or approved engineered fill and constructed in accordance with IRC requirements. Footings and foundation walls shall be sized and reinforced per code and approved plans. Concrete exposed to earth or weather shall meet minimum strength and durability requirements. Anchorbolts, hold-downs, and embedded hardware shall be installed at required spacing and locations to provide continuous load transfer to the foundation.

Exterior walls, roofs, and foundations shall be protected from water intrusion by approved flashing, weather-resistive barriers, and drainage systems. Roof coverings shall be installed over approved underlayment. Foundation walls enclosing habitable or usable spaces shall be dampproofed or waterproofed as required. Site grading shall slope away from the building to provide positive drainage.

Mechanical, electrical, and plumbing systems shall be installed in accordance with their respective adopted codes and manufacturer's instructions. All penetrations through rated assemblies or exterior walls shall be properly sealed and protected. Equipment shall be supported independently of nonstructural elements unless specifically designed otherwise. Deviations from approved plans or prescriptive code provisions shall be submitted for approval prior to installation.

NOTES



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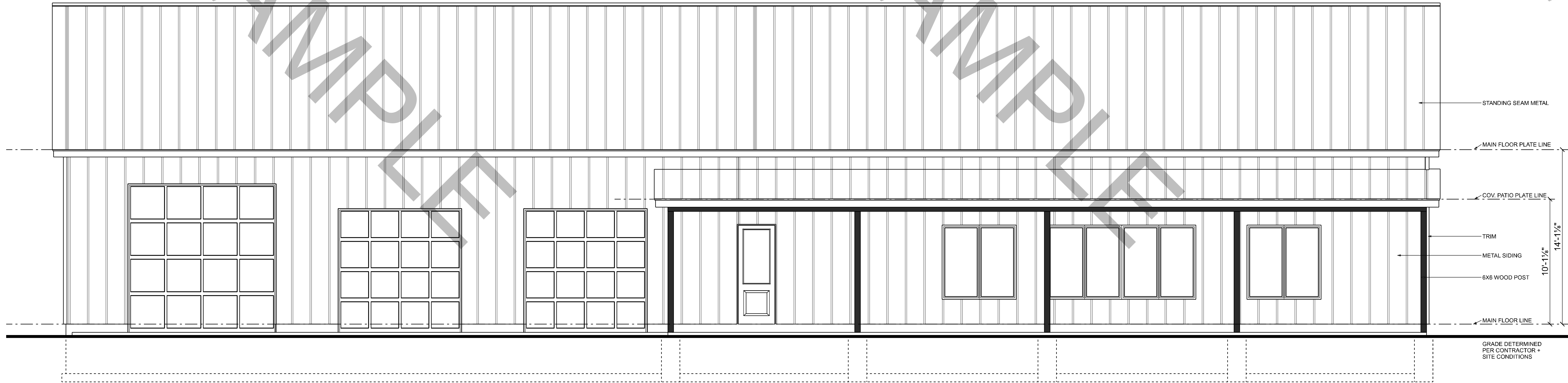
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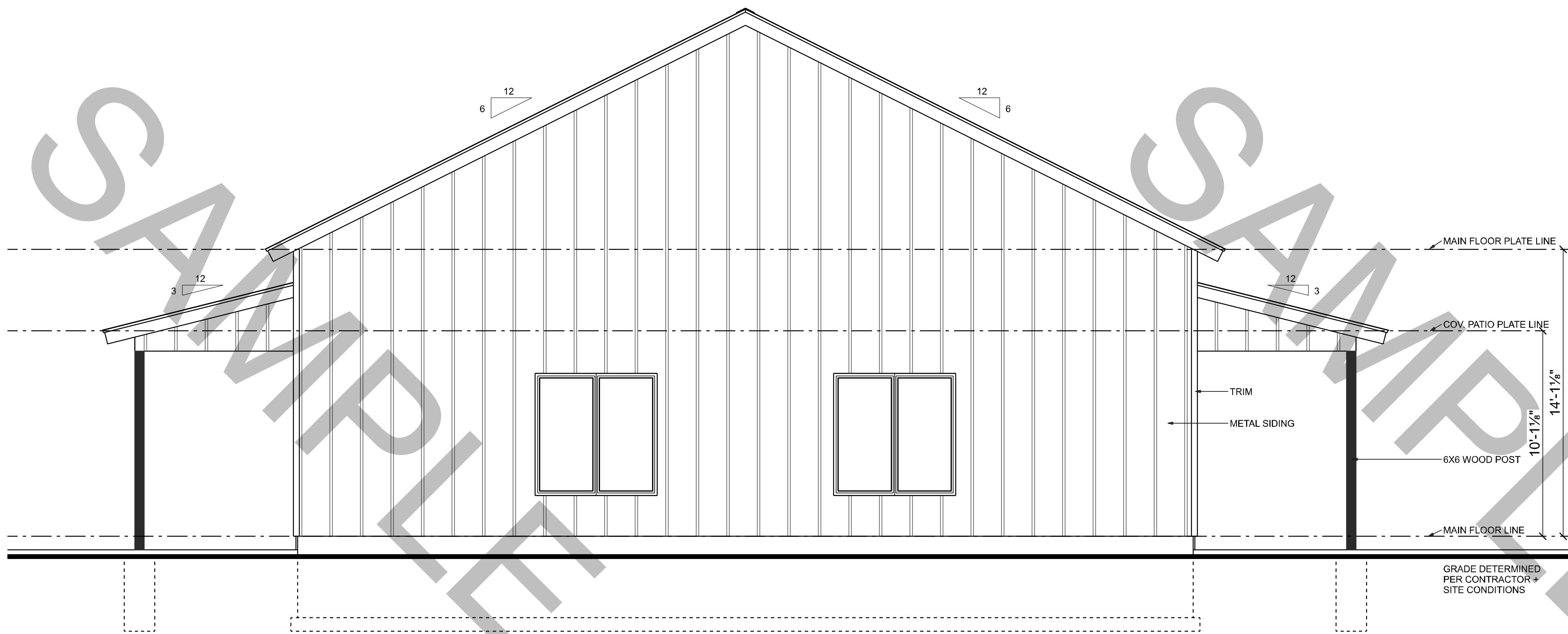
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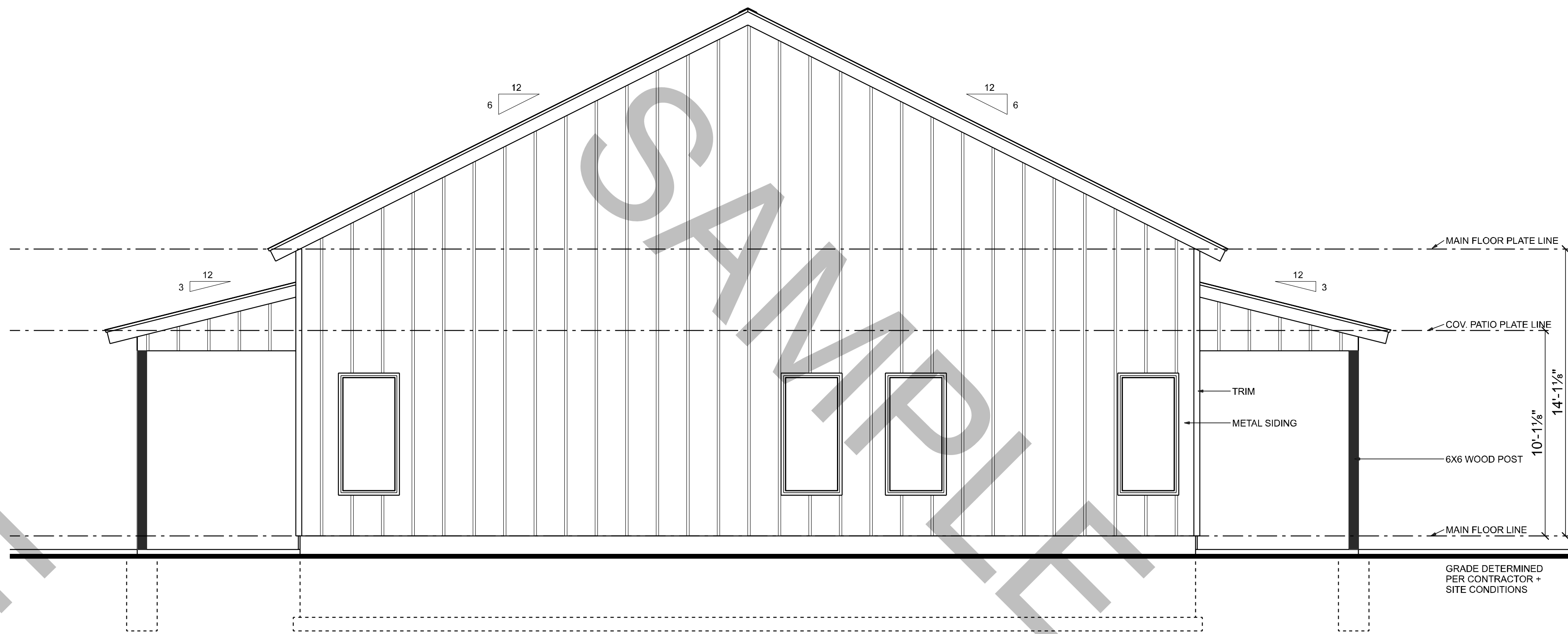
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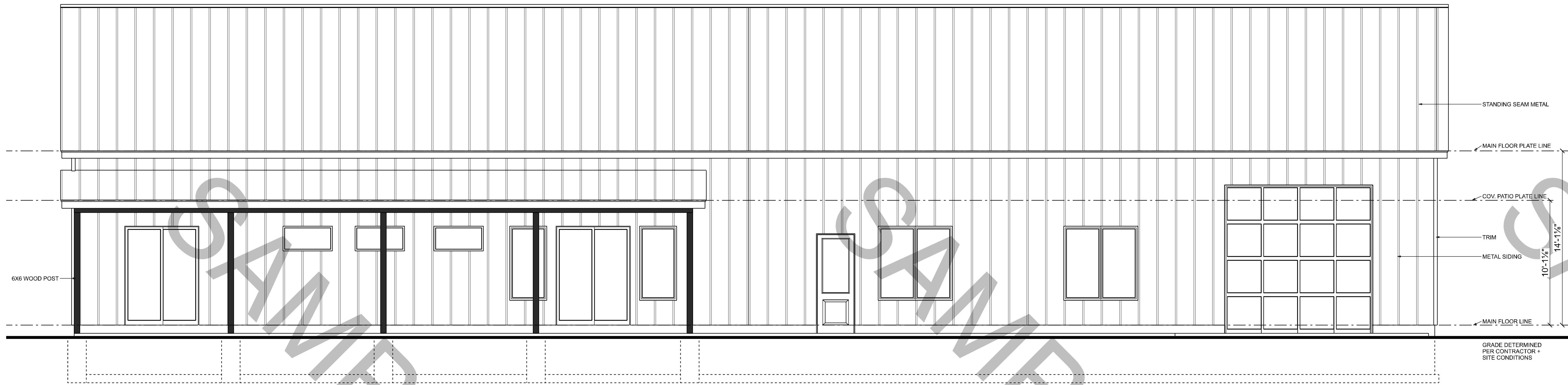
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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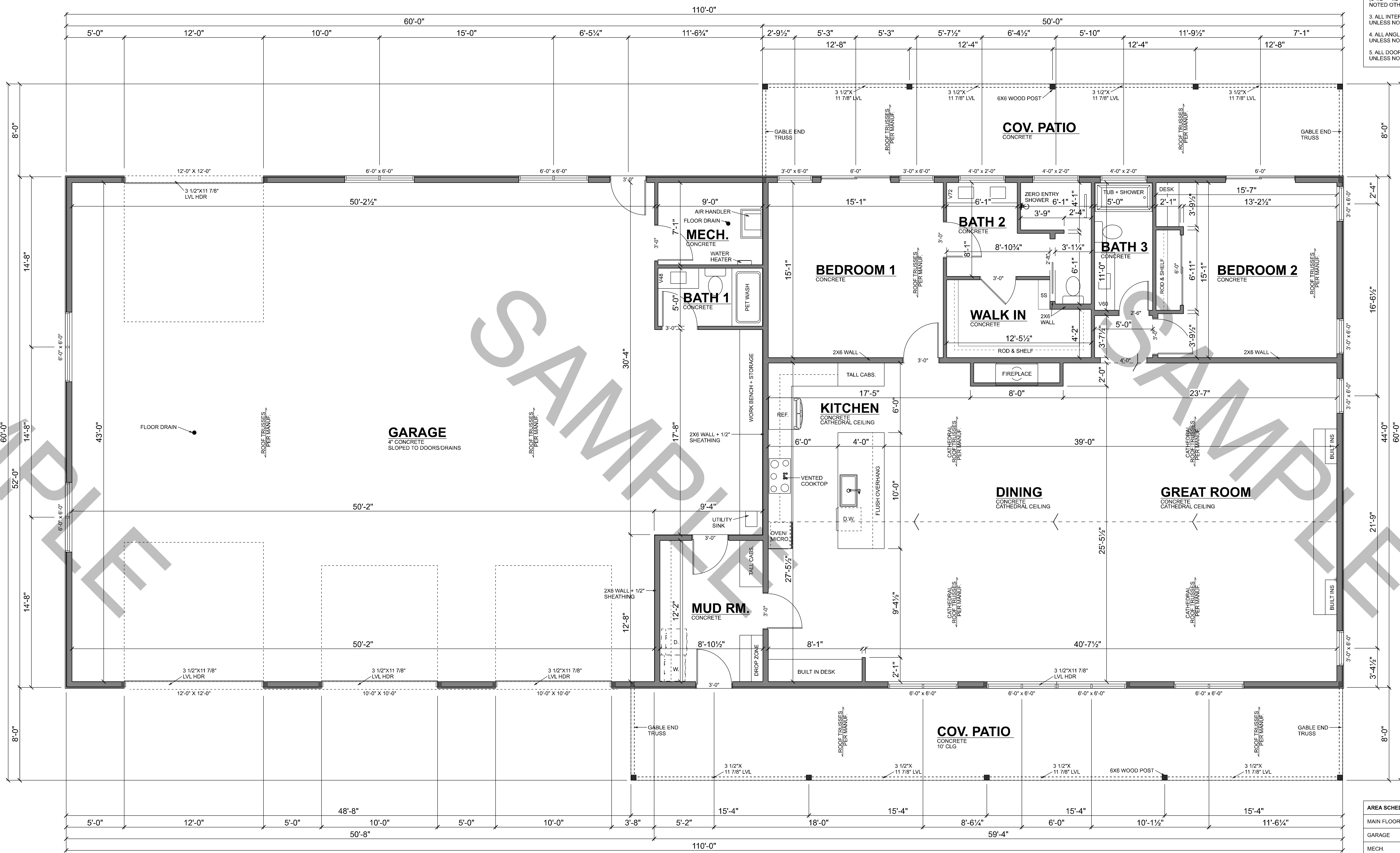
48"x36" Arch E

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

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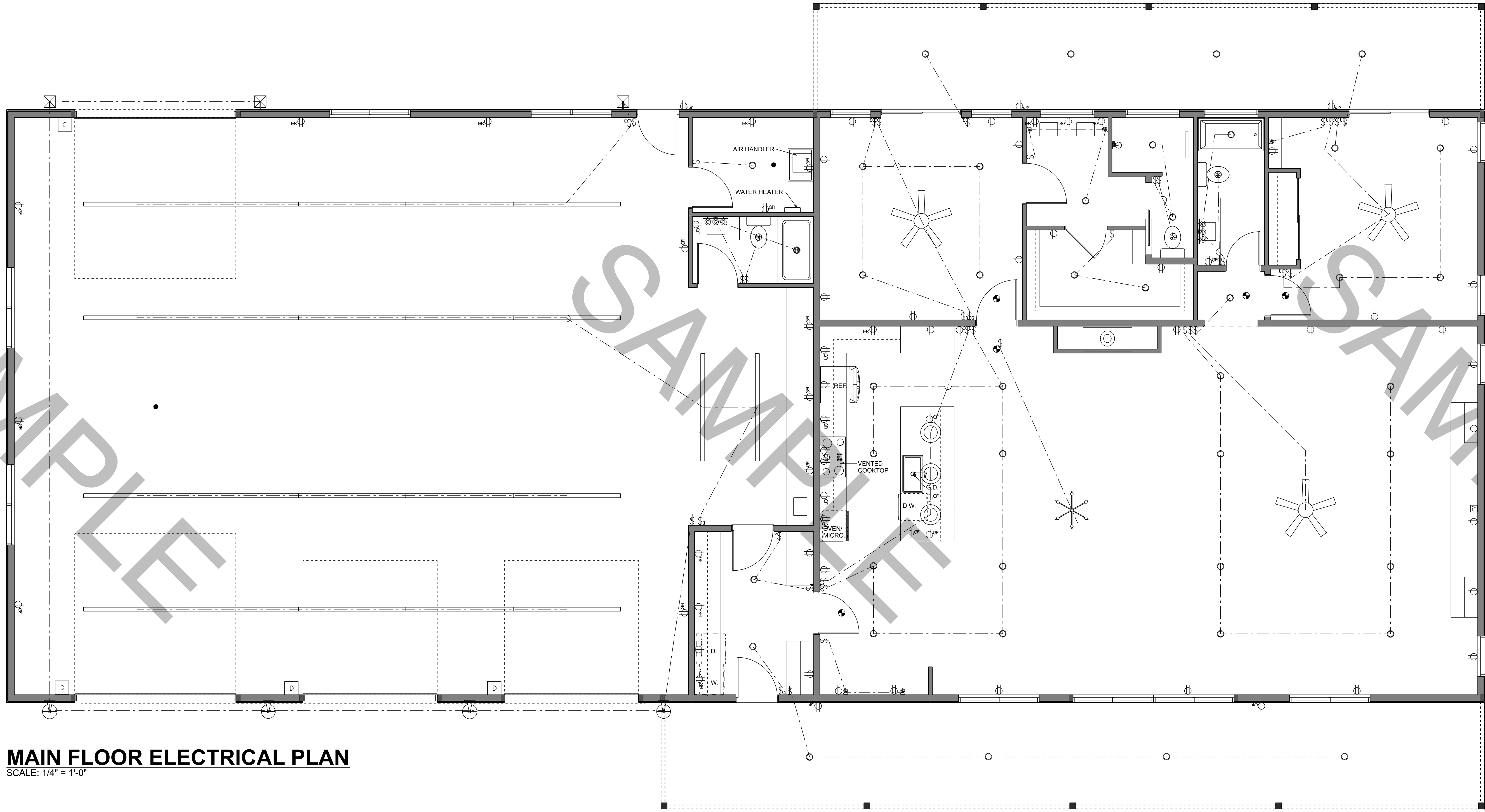
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MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND - VERIFY PER CONTRACTOR		
ELECTRICAL	SYMBOL	COUNT
CAN LIGHT		43
CEILING FAN		3
CHANDELIER		1
EXHAUST FAN		3
EXTERIOR WALL FIXTURE		7
GARAGE DOOR OPENER		4
LED LINEAR FIXTURE		22
OUTLET		33
OUTLET 220V		2
OUTLET GFI		31
OUTLET TV		1
OUTLET WATERPROOF		6
PENDANT LIGHT		3
SMOKE DETECTOR		5
SWITCH		18
SWITCH 3 WAY		16
SWITCH 4 WAY		3
VANITY FIXTURE		2
WALL SCONCE		5

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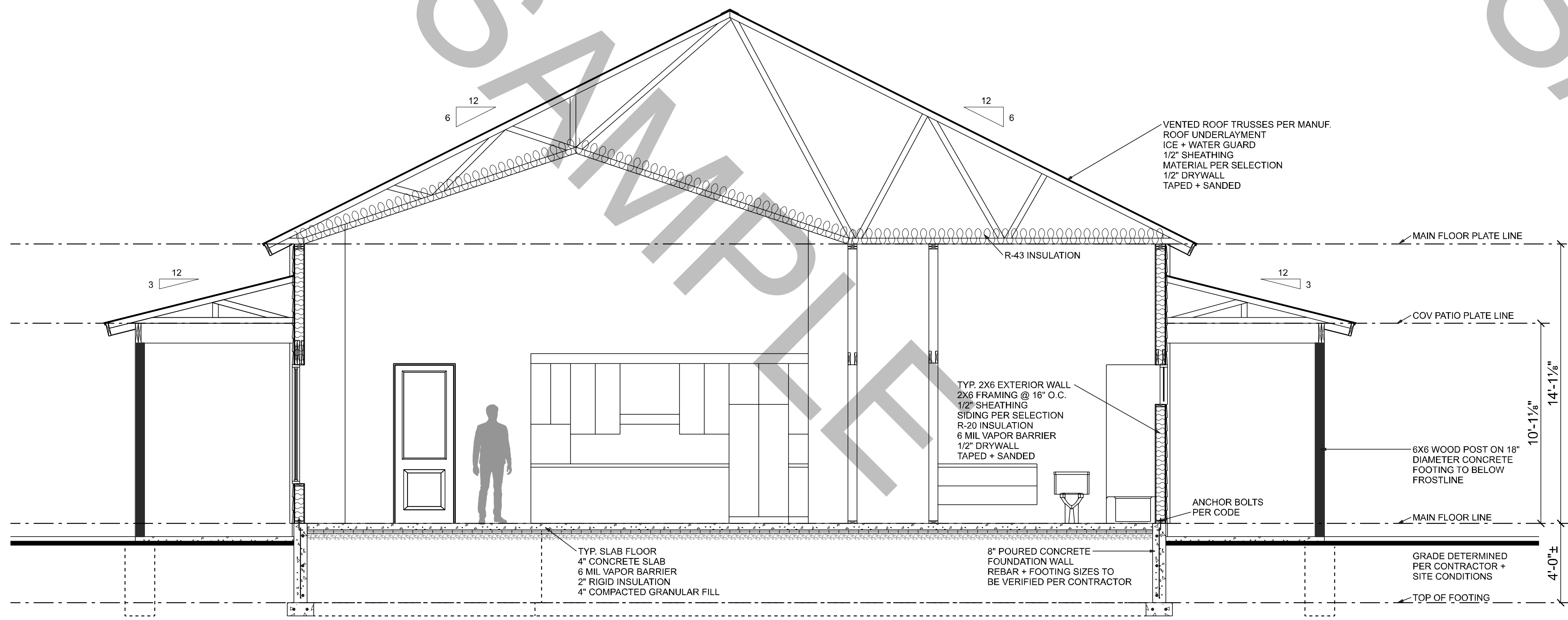
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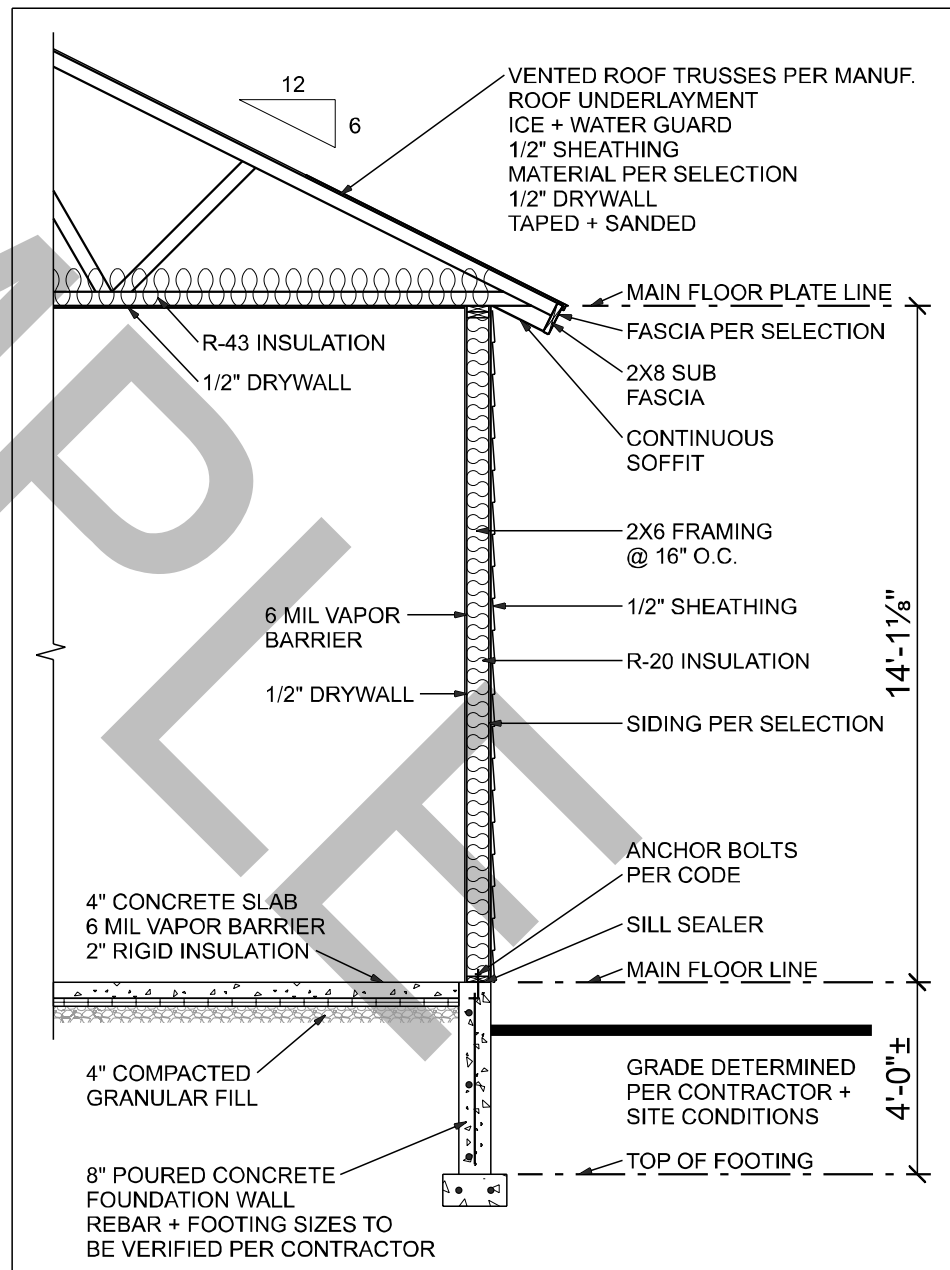
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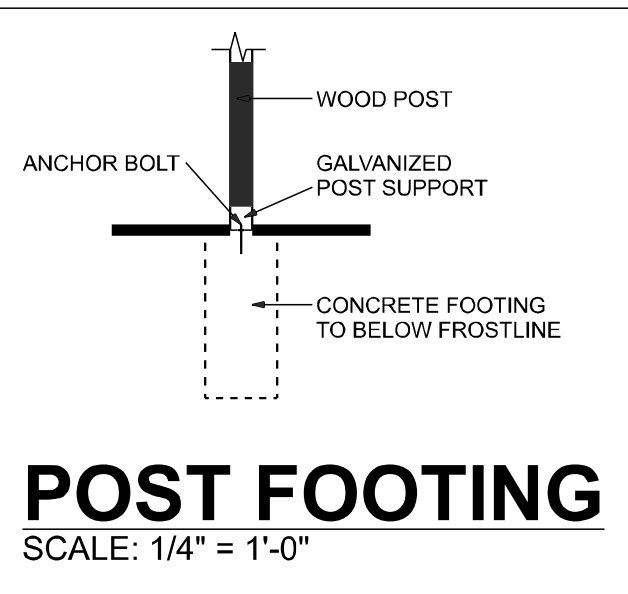
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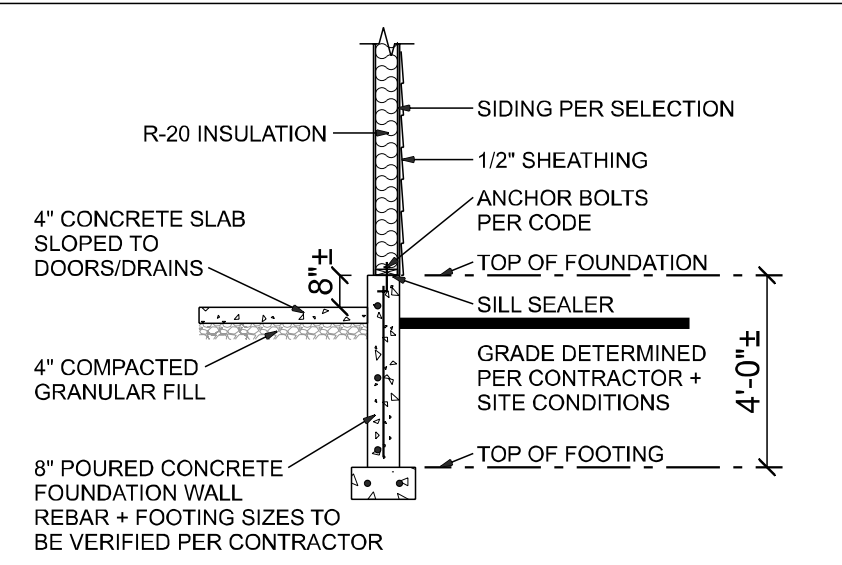
CROSS SECTION
SCALE: 1/4" = 1'-0"



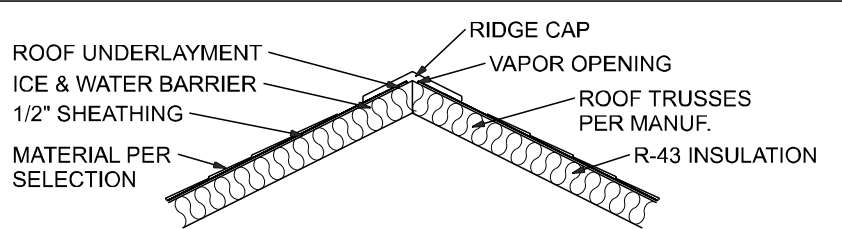
WALL SECTION
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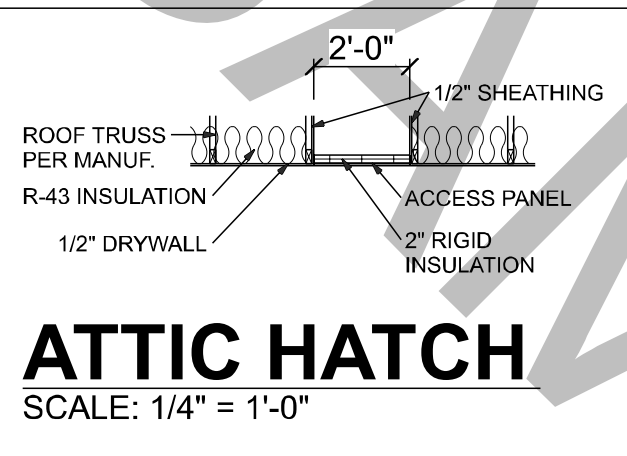
POST FOOTING
SCALE: 1/4" = 1'-0"



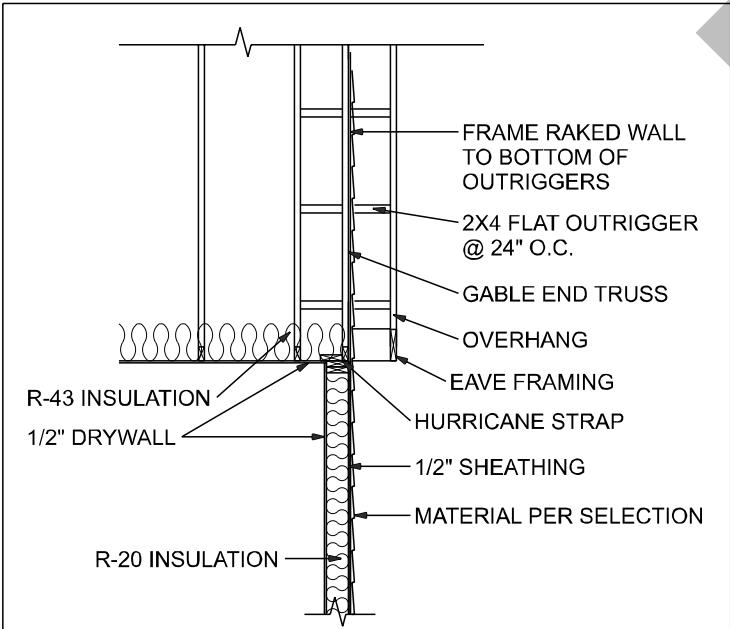
GARAGE FOOTING
SCALE: 1/4" = 1'-0"



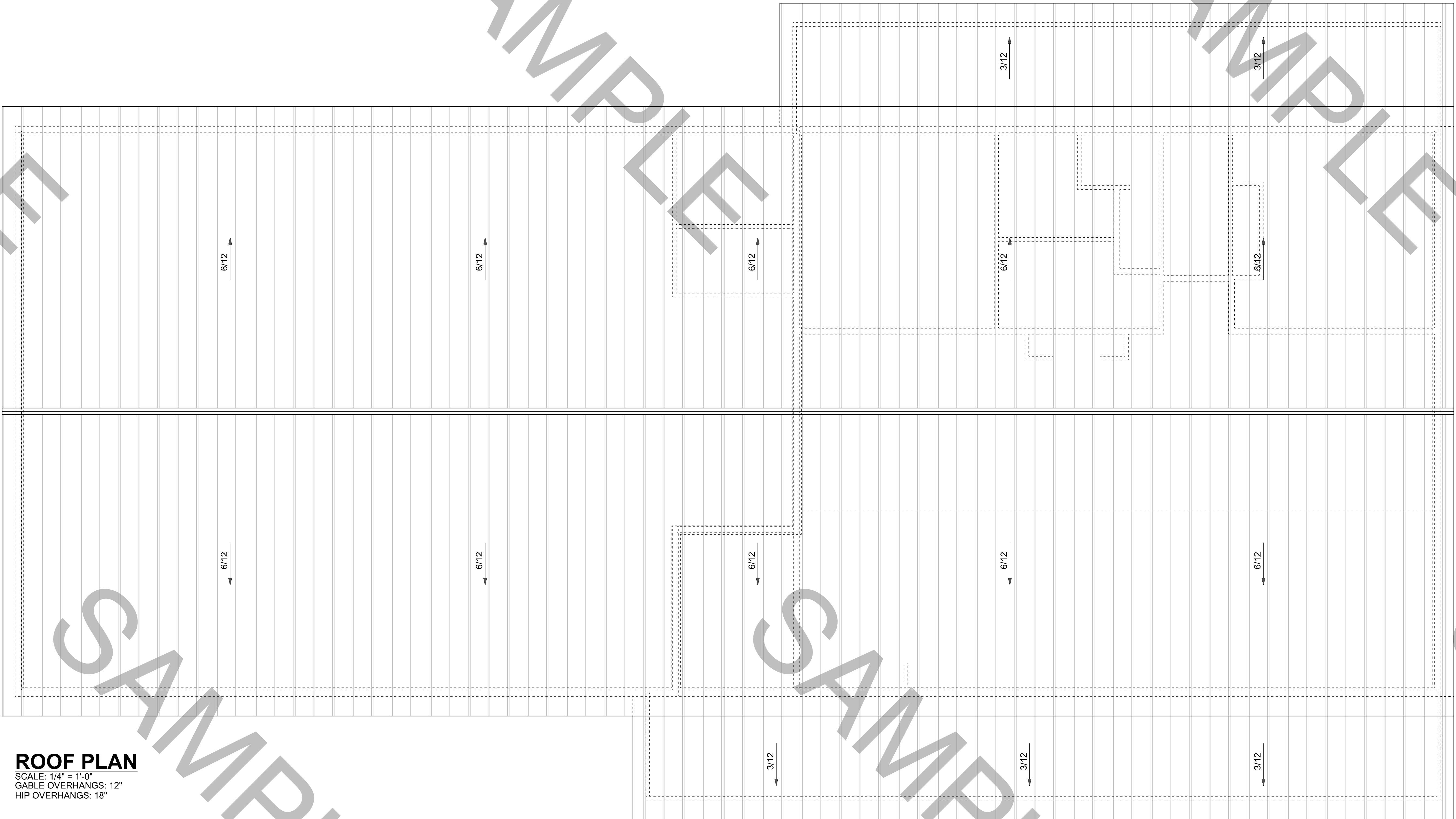
RIDGE VENT
SCALE: 1/4" = 1'-0"



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



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



ROOF PLAN
SCALE: 1/4" = 1'-0"
GABLE OVERHANGS: 12"
HIP OVERHANGS: 18"

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