The IRC is a prescriptive guide to residential construction. It is intended primarily for conventional wood-frame construction within permitted height limits and areas of wind and seismic design. When a project has aspects that exceed the prescriptive limits of the IRC, those aspects require an engineered design. Some projects may be in wind, snow, or seismically active areas that require all of the structural aspects be built to the International Building Code (IBC), while the nonstructural aspects are built to the IRC. Source: https://www.google.com/maps/
Concealed sprinklers
Floors (including above-garage and cantilevered floors)

13. ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER
14. PERIMETER WALLS SHALL BE INSULATED WITH BATT INSULATION FIBER
15. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

8. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR
3. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE
5. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE
11. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROPRIATE
3. CORRECTLY LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE
4. CONTRACTORS SHALL ADHERENCE ALL CLOSET SHALL REQUIREMENTS.
5. CONTRACTORS SHALL PROVIDE ALL CORRECT DIMENSIONS BEFORE

24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS
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4. CONTRACTORS SHALL ADHERENCE ALL CLOSET SHALL REQUIREMENTS.
1. PROVIDE A MINIMUM OF TWO SEPARATE 20AMP CIRCUITS TO THE KITCHEN BREAKER BOX TO BE INSTALLED AT 48" A.F.F. TO ITS HIGHEST OPERABLE PART.

2. NUMBER OF OUTLETS STATED BY CODE IN KITCHEN AREA REQUIREMENTS.

3. 220V RANGE TO BE ON A DEDICATED CIRCUIT PER ELECTRICAL CODE.

4. COLOR TO MATCH SURROUNDINGS.

5. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.

6. SWITCHES, RECEPTACLES OUTLETS, GFCI RECEPTACLES, 10-50R 3 POLE SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE APPLICABLE LAW, CODES OR STANDARD FOR THE SPECIFY OCCUPANCY.

7. SWITCHES AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO 4 ON OUR MAIN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE SEPARATE UNDER (1) ONE PLATE.

8. A SMOKE DETECTOR WITH A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN EACH ROOM, BEDROOMS, HALLWAY, KITCHEN AND WHERE REQUIRED BY APPLICABLE LAW, CODES OR STANDARDS FOR THE SPECIFY OCCUPANCY.

9. ALL DEVICES SHALL BE ON SEPARATE CIRCUIT.

10. PROVIDE A MINIMUM OF TWENTY SEPARATE DEDICATED CIRCUIT TO THE KITCHEN APPLIANCES.

11. PROVIDE A MINIMUM OF SIX SEPARATE DEDICATED CIRCUIT TO THE KITCHEN APPLIANCES.

12. PROVIDE A MINIMUM OF TEN SEPARATE DEDICATED CIRCUIT TO THE KITCHEN APPLIANCES.

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1) CEMENT FIBER SIDING, PAINTED
2) CEMENT FIBER BOARD TRIM, PAINTED
3) CEMENT FIBER FASCIA
4) COMPOSITION SHINGLES ROOF
5) CARPORT
6) EXTERIOR DOOR
7) WINDOW SINGLE - HUNG LOW E
8) WINDOW SLIDING
9) DRESS-UP 4X4 COLUMN POST
10) WOOD ATTIC VENT

Finish Floor
0' - 0"
Int. Ceiling
8' - 0"
Header Hgt.
6' - 8"
Sill Hgt.
1' - 8"
Ridge Hgt
18' - 5"
Ridge Hgt
12' - 5"
Sill Hgt.
5' - 8"
1. All wood framing material shall be surface dry and used at 19% maximum moisture content. All framing lumber shall be #2 SYP or better.

2. Single bottom plate, double top plate.

6. Attach studs top and bottom plates with min. of (4) 12d nails.

LIVE LOADS

12. Attach wall and roof sheathing to framing with 8d nails at 12" O.C. intermediate supports and 6" O.C. edge supports.

11. Install columns at all lintels, beams, headers equal to the width of the beam.

10. Attach wood plates to foundations with 1/2" anchor bolts at 4'-0" O.C.

15. Tapered end cuts shall meet manufacturer's requirements.

14. All floor sheathing shall be a minimum 3/4" tongue and groove sheathing glued and nailed at 6" O.C. with 8d nails.

13. Notching of prefabricated lumber shall not be permitted, web holes shall be in accordance with manufacturer's specifications.

8. All plates, anchors, nails, bolts, nuts, washers and other hardware exposed shall be galvanized or painted with a minimum of two coats of rust preventative paint and shall be placed at least 3/16" above concrete or wood sheathing.

7. Where construction is in the proximity of an existing utility, the contractor shall protect existing grass, landscaping and trees not in the project right of way.

6. Notch framing members to accommodate existing utilities, the notch shall be flush to the outside face of the framing member and shall not exceed 1/2" in depth.

5. Contractor shall secure all permits required for construction and shall coordinate with the city and county permitting agencies.

4. Grasped area damaged during construction shall be restored by the contractor.

3. The contractor shall protect existing grass, landscaping and trees not in the project right of way.

2. Any existing improvement or utility removed, damaged or undercut by the contractor shall be repaired at the contractor's expense.

1. All wood framing materials shall be surface dry and used at 19% maximum moisture content. All framing lumber shall be #2 SYP or better.

DESIGN CRITERIA NOTES

18. Construction shall be limited to normal working house; and the contractor shall defend, title, indemnify and hold harmless the owner or engineer from any direct or indirect liability which may arise from the work performed under this contract.

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9. Anchorage shall be designed to support live loads at 50% of permissible loads and shall be installed in accordance with IRC R602 and manufacturer's specifications.

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