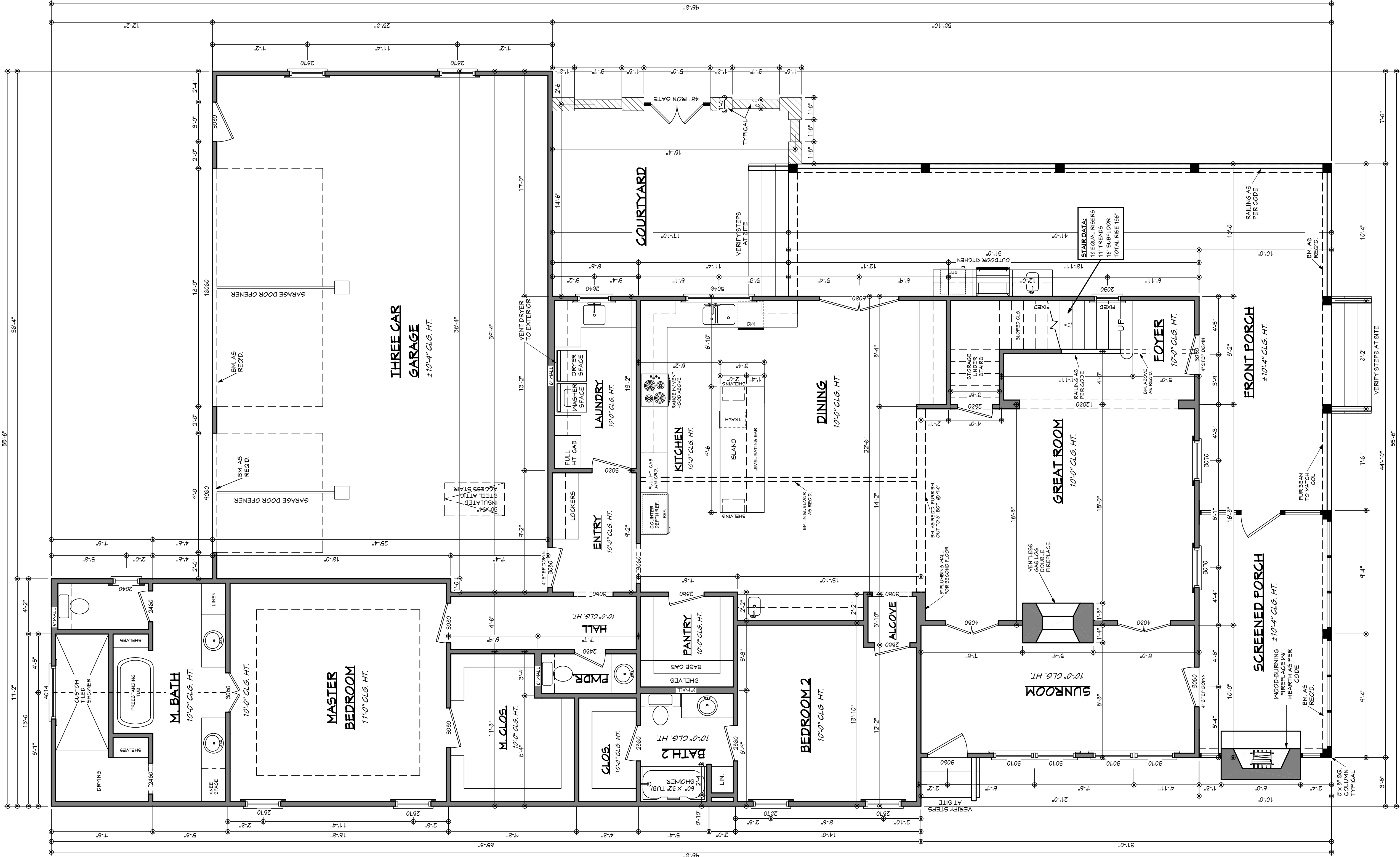




NOTE:
1. CONTRACTOR TO LOCATE HVAC AND WATER HEATER UNITS AT SITE.
2. FIRST FLOOR HVAC DUCTWORK TO BE DESIGNED IN CONJUNCTION WITH
PRE-ENGINEERED FLOOR JOIST SYSTEM. REFER TO MANUF. FOR SPECS.

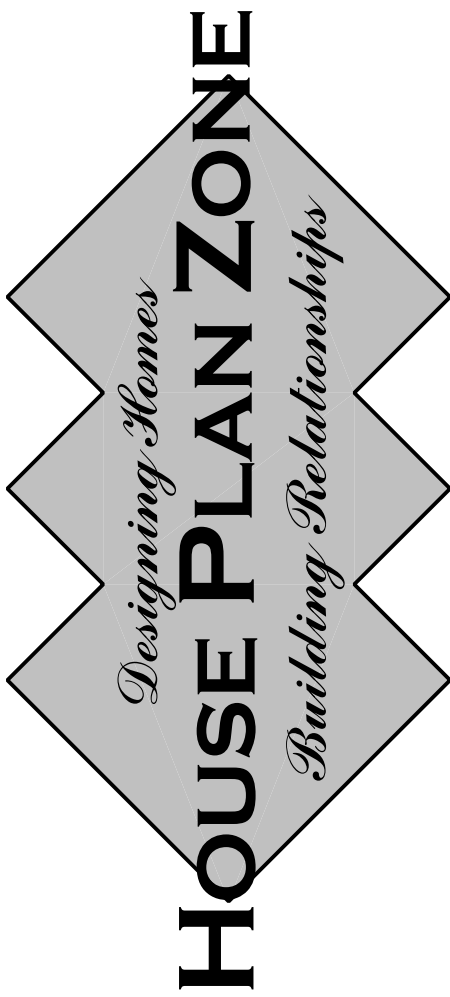
FIRST FLOOR PLAN

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

AREAS:	2452	S.F. HEATED - FIRST FLOOR
	882	S.F. HEATED - SECOND FLOOR
	3334	S.F. HEATED - TOTAL
	984	S.F. UNHEATED - THREE CAR GARAGE
	187	S.F. UNHEATED - SCREENED PORCH
	572	S.F. UNHEATED - WRAP PORCH
	1743	S.F. UNHEATED - TOTAL
	5077	S.F. TOTAL

FLOOR PLAN NOTES: (2021 IRC)

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTR
2. ALL EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER
4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER
5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS, AND
6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE
7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER
8. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS THAT ARE NOT
9. INCLUDING FLOORS, STAIRS, RAMPS AND LANDINGS THAT ARE NOT
10. MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY
11. HORIZONTAL TO THE EDGE OF THE OPEN SIDE. INSIDE SCREWS
12. STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN
13. MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE
14. THE NOSINGS.
15. IRC 2021, R312.1.1 & R312.1.2
16. M1505.1 APPLIANCES IN ATTICS, ATTICS CONTAINING APPLIANCES
17. REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30
18. WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE
19. PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY
20. CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER
21. WIDE A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND
22. PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS
23. ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCH
24. ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EX
25. AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE AP
26. REMOVED THROUGH THE REQUIRED OPENING. (B) WHERE THE
27. UNOBSERVED AND NOT LESS THAN 6 FEET HIGH AND 22 INCH
28. LENGTH. THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET
29. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND RE
30. BE LOCATED TO ALLOW FOR ACCESS FOR INSPECTION, SERVICE
31. WITHOUT REMOVING PERMANENT CONSTRUCTION. OTHER APPLI
32. OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECT
33. REPLACED. A LEVEL WORKING SPACE NOT LESS THAN 30 INCH
34. SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVI
35. 11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERA
36. THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNC
37. CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PE
38. SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OF
39. THAN 10 INCHES ABOVE THE FINISHED FLOOR. BASEMENTS, HALL
40. SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE E
41. RESCUE OPENING. OPENINGS SHALL HAVE A MINIMUM OF 57 SQ
42. AS PER IRC 2021 R310.2. EXCEPTION: GRADE FLOOR OPENINGS
43. CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM HEIGHT TO THE
44. TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE
45. OPENING WIDTH TO BE 20 INCHES.
46. 12. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO CONFLUY WITH
47. 13. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND
48. CONSTRUCTED RESIDENCE OR BUILDING. FOOTAGES SHOWN AT
49. STUDY WALL AND DO NOT INCLUDE THE EXTERIOR FINISH SHOWN AT
50. STONE ETC.
51. 14. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF R
52. PER THE IRC 2021 AND BY A LICENSED PROFESSIONAL IN THE AT
53. 15. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY T
54. AND NOT INTO THE ATTIC. IRC 2021, M1505.2



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Plans Produced For:
Bobby East

Date: 1/26/2026
Drawn By: B.L.L.
Plan Number: 011-026
Project Name: LOT 194

SHEET NUMBER

3A