

1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

- GLAZING - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R308, R310, & R612
- EGRESS WINDOWS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R310
- SMOKE ALARMS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R314
- CARBON MONOXIDE DETECTORS - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE SECTION R315
- CHIMNEY AND FIREPLACES - TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE CHAPTERS 10 & 18
- ALL WINDOW AND DOOR HEIGHTS ARE 8'-0" A.F.F. U.N.O.
- REFER TO STRUCTURAL DRAWINGS & RCP PLANS FOR BEAM SIZE CALL OUTS NOT SHOWN.
- ALL HOUSE WRAP SHOULD BE SEALED AT ALL LAPS, PENETRATIONS, AND TERMINATIONS.
- ALL PIPING AND DUCTS IN CRAWL SPACE TO BE INSULATED TO R-8 MIN AND SEALED.
- ALL FOUNDATION WALLS TO HAVE A WATERPROOF MEMBRANE, OR AT A MIN. RUBBERIZED ASPHALT EMULSION WITH ALL CRACKS, JOINTS, AND PENETRATIONS REINFORCED WITH A WATERPROOF FLEXIBLE MEMBRANE.
- PROVIDE "GRACE" ICE AND WATERSHIELD OR EQUIVALENT OVER THE FIRST 4'-0" MIN. INSIDE OF THE WALL LINE PER MANUFACTURER'S REQUIREMENTS.
- ALL VENT AND EXHAUST PIPES WITHIN 10'-0" OF EAVE LINE TO BE WATERPROOFED WITH CAULKING BEFORE INSTALLATION OF PIPE FLASHING.
- SELF-ADHERING MEMBRANE SHOULD SEAL AROUND ALL PIPE PENETRATIONS.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION AND DETAILING.
- ALL DOOR AND WINDOW OPENINGS SHOULD BE SEALED WITH A SELF-ADHERING MEMBRANE BEFORE THE DOOR AND WINDOWS ARE INSTALLED. THEN THE DOOR AND WINDOW FLANGES SHOULD BE SEALED WITH A SELF-ADHERING MEMBRANE AFTER THEY ARE INSTALLED SO THAT THE FLANGES ARE SANDWICHED.
- THERE SHOULD BE A 1/4" +/- IN. JOINT BETWEEN THE DOOR AND WINDOW FRAMES AND ADJOINING MATERIAL. POLYURETHANE CAULKING SHOULD BE INSTALLED IN THE JOINTS.
- THERE SHOULD BE METAL FLASHING ABOVE ALL DOORS AND WINDOWS.
- ROOFING:
 - LOWER ROOF: METAL ROOFING "PER CLIENT" OVER VERBASHIELD FIRE-RESISTANT SLIP SHEET OVER FELTEX UNDERLAYMENT TO MEET OR EXCEED A CLASS "A" ROOF COVERING OVER ROOF DECKING (SEE STRUCTURAL) OVER RAFTER FRAMING (SEE STRUCTURAL).
 - UPPER ROOF: ASPHALT SHINGLES OVER OVER FELTEX UNDERLAYMENT, OVER BITUTHANE ICE & WATER SHIELD OVER 5/8" ROOF SHEATHING (SEE STRUCTURAL) TO MEET OR EXCEED CLASS "A" ROOF ASSEMBLY.
- VENTING: ROOF VENTING TO CONFORM TO SECTION R806 OF THE 2012 IRC. PROVIDE EAVE AND RIDGE VENTING AS REQUIRED, INCLUDING PROVISIONS FOR VENTING, SNOW CONDITIONS, & INSECT BARRIER.

SQUARE FOOTAGE TABULATION

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|-------------------------|----------------------|
| MAIN LEVEL LIVING AREA | 1706 SQ. FT. |
| UPPER LEVEL LIVING AREA | 517 SQ. FT. |
| TOTAL | 2,223 SQ. FT. |
| GARAGE | 592 SQ. FT. |
| TOTAL | 2,815 SQ. FT. |

PROGRESS SET 10/8/18
NOT FOR CONSTRUCTION

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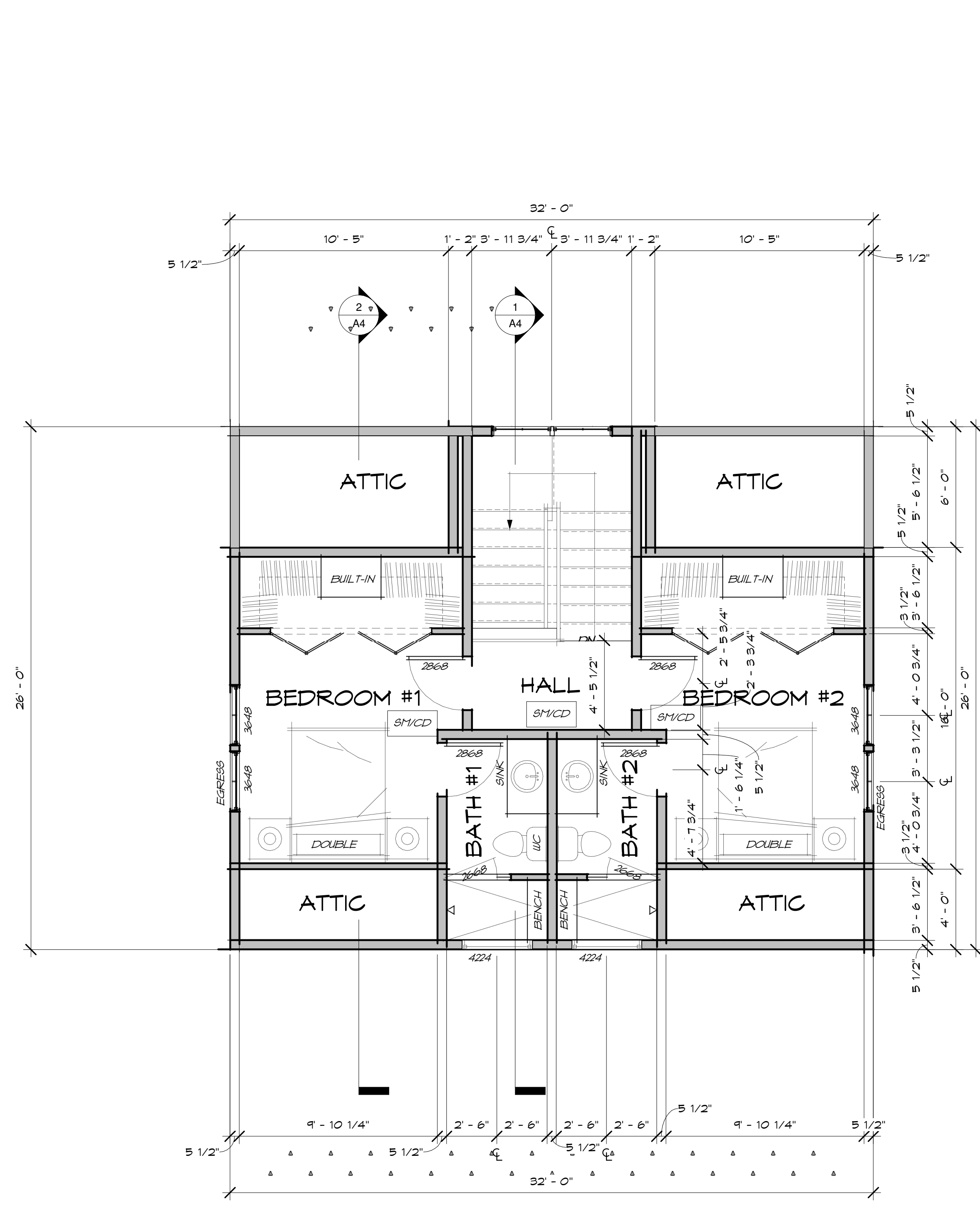
QUIGLY FARMS 4-BEDROOM RANCH HOME

JOB #: 002.18
 PLOT DATE: 4/23/18
 DESIGN REVIEW:
 PERMIT:
 CONSTRUCTION:
 REVISIONS:

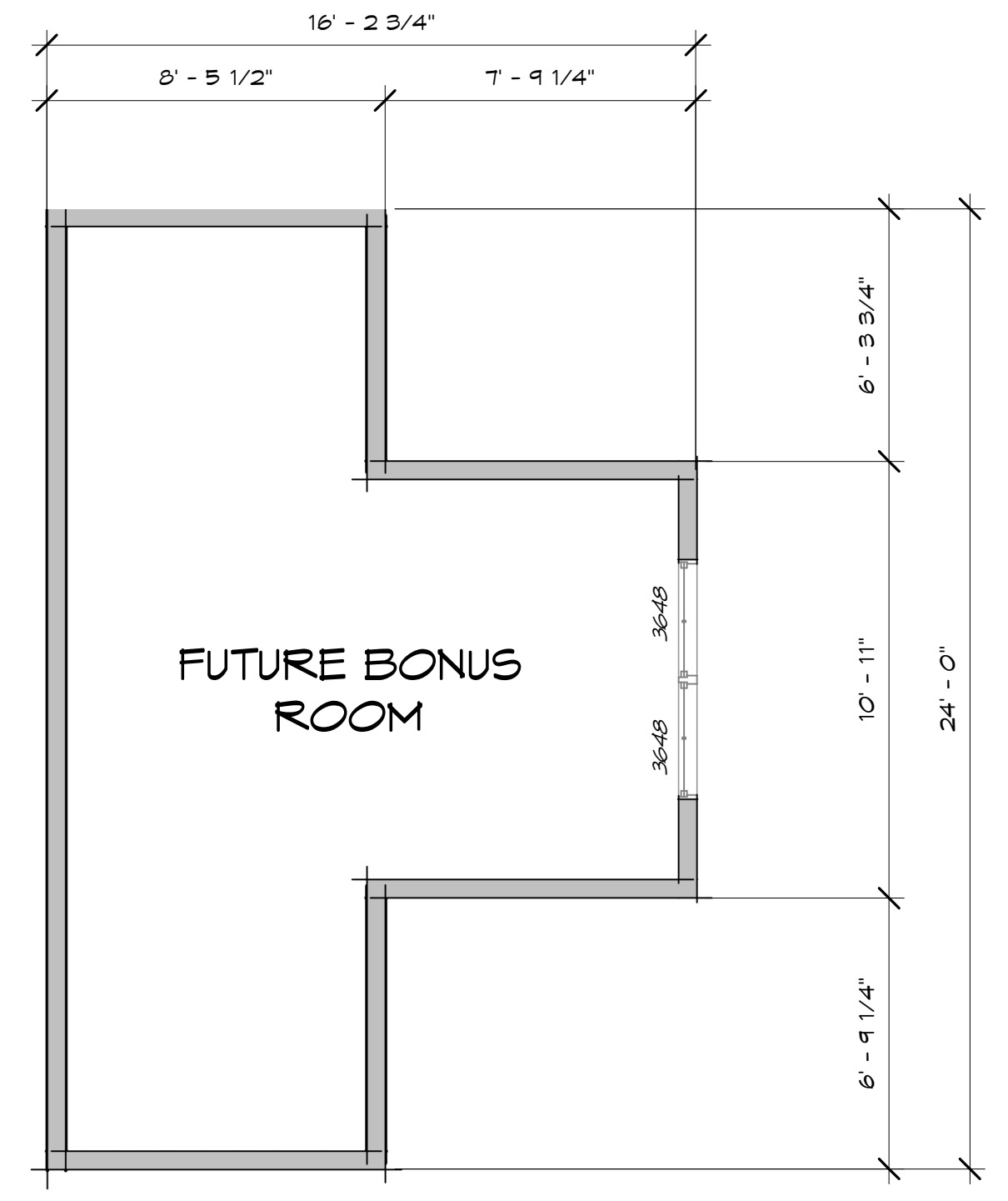
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| PRELIMINARY SET | 5/25/18 |
| PROGRESS SET | 8/14/18 |
| PROGRESS SET | 10/8/18 |

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A2 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



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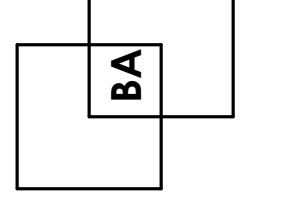
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