

MECHANICAL (HVAC):

- MECHANICAL CONTRACTOR TO VERIFY LOCATIONS OF RETURN AIR AND UNITS PRIOR TO CONSTRUCTION.
- RETURN AIR FILTERS SHALL HAVE MINIMUM 200 SQUARE INCHES FOR EVERY TON OF CAPACITY FOR EACH MECHANICAL UNIT INSTALLED.
- IF A FULL MANUAL D AND MANUAL J DUCT SYSTEM IS NOT SUPPLIED TO THE INSPECTION DEPARTMENT, FLEXIBLE DUCT SHALL HAVE A MAXIMUM LENGTH OF 12'.
- 90 DEGREE TURNS, ELBOWS, TEES, AND TAP IN RECTANGULAR DUCT CONSTRUCTION, WITH THE EXCEPTION OF THE TRANSFER DUCT, SHALL HAVE TURN VANES, 2-PIECE 45 DEGREE ELBOWS OR 3-PIECE, LONG SWEEP 90 DEGREE ELBOWS.
- EACH ACCESSIBLE BRANCH DUCT SHALL HAVE A BALANCING DAMPER WITH LOCKING QUADRANT.
- INSULATION SHALL BE SEALED WITH GLASS FABRIC TAPE. DUCT SEAMS, JOINTS AND CONNECTIONS SHALL BE SEALED WITH SEALER/MASTIC (NO DUCT TAPE). DUCT BOARD SEAMS AND JOINTS SHALL BE STAPLED MAXIMUM 2" o.c. IN ADDITION TO SEALER/MASTIC.
- REFRIGERANT TUBING SHALL BE SOLDERED CLOSED TO PRODUCE AN AIRTIGHT SEAL.
- EXCESS PLENUMS ABOVE THE AIR HANDLING UNIT AND SECONDARY PLENUMS SHALL NOT BE ALLOWED.

ENERGY CODE NOTES:

- MINIMUM R-30 ATTIC INSULATION. MINIMUM R-13 WALL INSULATIONS. MINIMUM R-13 FLOOR INSULATION.
- FIBERGLASS BATT INSULATION SHALL BE CUT NEATLY AROUND PIPES AND WIRES, OR SHALL BE INSTALLED BEHIND PIPES AND WIRES. KRAFT FACE TAB SHALL BE STAPLED TO INTERIOR FACE OF EXTERIOR STUDS. FIBERGLAS INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
- RIM JOISTS SHALL BE INSULATED.
- CAULKING, EXPANDABLE FOAM OR MANUFACTURED SEALING MATERIAL SHALL BE PLACED BETWEEN WINDOW/DOOR FRAMES AND FRAMING STUDS/SILLS/HEADERS, BETWEEN BOTTOM PLATE AND FOUNDATION, BETWEEN CORNER STUD PACKS, WITHIN HOLES THROUGH INTERIOR AND EXTERIOR WALL TOP PLATES, AROUND PLUMBING PENETRATIONS THROUGH INTERIOR AND EXTERIOR WALL TOP PLATES AND WITHIN AND AROUND HORIZONTAL PENETRATIONS THROUGH EXTERIOR WALL SHEATHING.
- HOUSEWRAP AND ROOF UNDERLAYMENT JOINTS OR BREAKS SHALL BE TAPED WITH COMPATIBLE TAPE.
- ACCESS OPENING TO UNCONDITIONED SPACE SHALL BE WEATHERSTRIPPED.
- HORIZONTAL AND VERTICAL BUILDING CAVITIES (SUCH AS BETWEEN FLOOR JOISTS) SHALL NOT BE USED A DUCTS OR PLENUMS.
- PROGRAMMABLE THERMOSTATS FOR HVAC SYSTEMS SHALL BE INSTALLED.
- AT LEAST 75% OF LIGHTING FIXTURES SHALL BE HIGH EFFICACY (NOT INCANDESCENT).
- RECESSED LIGHT FIXTURE SHALL BE SEALED TO CEILING SHEATHING TO BE AIRTIGHT. RECESSED FIXTURES IN CONTACT WITH INSULATION SHALL BE RATED APPROPRIATELY.
- EXTERIOR WINDOWS SHALL HAVE MINIMUM 0.25 SHGC RATING AND MINIMUM 0.40 U-FACTOR.
- EXTERIOR WINDOWS AND DOORS SHALL BE TAPED TO THE EXTERIOR WALL SHEATHING, AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT AIR PASSAGE THROUGH THE EXTERIOR WALL.

GENERAL NOTES:

- CONSTRUCTION SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE, STANDARD CONSTRUCTION PRACTICE AND LOCAL CODES, ORDINANCES AND AMENDMENTS.
- THE BUILDER/OWNER SHALL BE RESPONSIBLE FOR CALLING ALL INSPECTIONS REQUIRED BY THE BUILDING INSPECTION DEPARTMENT. THE BUILDER/OWNER SHALL CALL FOR ALL FINAL INSPECTIONS.
- STAIRWAYS SHALL COMPLY WITH SECTION R311.5. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH. MAXIMUM RISER HEIGHT SHALL BE 7 1/4" AND MINIMUM TREAD DEPTH SHALL BE 10". THE MINIMUM HEAD ROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8".
- HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECTION R311 AND R312. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAY. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NO LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- THE RESIDENCE SHALL BE PROTECTED FROM TERMITES IN ACCORDANCE WITH SECTION R320.
- RESIDENCES REQUIRED BY THE PERMITTING AUTHORITY TO BE FLOOD-RESISTANT SHALL COMPLY WITH SECTION R324.
- WOOD IN CONTACT WITH CONCRETE, WOOD IN CONTACT WITH MASONRY AND WOOD EXPOSED TO RAINFALL SHALL BE PRESSURE PRESERVATIVE TREATED WOOD.
- WOOD CONSTRUCTION SHALL COMPLY WITH SECTIONS R502, R602, R802, R802.
- FLOOR JOISTS SHALL BE DOUBLED UNDER BATHROOMS AND UNDER PARALLEL WALLS.
- 2x SOLID BLOCKING OR 1x DIAGONAL BRIDGING SHALL BE PLACED BETWEEN FLOOR JOISTS AT INTERVALS NOT EXCEEDING 8'-0" AND UNDER LOAD BEARING WALLS.
- ATTIC ACCESS AND VENTILATION SHALL COMPLY WITH SECTIONS R806 AND R807.
- 3/8" GYPSUM WALLBOARD AS CEILING COVERING SHALL BE USED IN LIEU OF 1/2" GYPSUM WALLBOARD WHEN CEILING JOISTS OR ROOF RAFTER SPACING IN 24" o.c.
- BRICK TIES SHALL BE SPACED AT 16" HORIZONTAL AND VERTICAL.
- ALL WINDOWS 18" OR LESS ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS AS PER CODE REQUIREMENTS, IRC SECTION R308.4.
- ALL FLASHING AROUND DOORS AND WINDOWS SHALL BE INSTALLED PER CODE REQUIREMENTS TO PREVENT MOISTURE PENETRATION.
- ALL ROOF FLASHING, SIDEWALL FLASHING, EAVE & OTHER REQUIRED FLASHING SYSTEMS SHALL BE INSTALLED AS PER CODE REQUIREMENTS AND SHALL PREVENT MOISTURE PENETRATION.
- CONTRACTOR/BUILDER SHALL INSTALL ADEQUATE ATTIC VENTILATION PER CODE REQUIREMENTS. IF PERIMETER INSULATION IS USED BELOW ROOF DECKING, SUCH AS OPEN/CLOSED CELL INSULATION, THEN ATTIC VENTILATION IS NOT REQUIRED. HOWEVER, VENTILATION AT SOFFITS IS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH OWNER PRIOR TO BEGINNING ANY WORK.
- DESIGNER SHALL NOT PROVIDE ON-SITE INSPECTION OR SUPERVISION.
- UPON COMMENCEMENT OF CONSTRUCTION, THE CLIENT ACCEPTS THESE PLANS AS DESIGNED.

FLOOR PLAN NOTES:

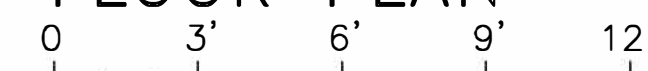
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WITH OWNER PRIOR TO BEGINNING ANY WORK.
- USE 2x6 STUDS @ 16" o.c. UNLESS OTHERWISE NOTED FOR ALL EXTERIOR WALLS.
- USE 2x4 STUDS @ 16" o.c. UNLESS OTHERWISE NOTED FOR ALL INTERIOR WALLS.
- REFERENCE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- CONTRACTOR TO COORDINATE WITH OWNER OF THE EXACT STYLE, SIZE, AND COLOR OF ALL DOORS AND WINDOWS.
- SEE OWNER FOR ALL INTERIOR AND EXTERIOR FINISHES.
- SEE OWNER FOR DESIGN OF ALL SHELVING, RODS, AND BUILT-INS FOR ALL CLOSETS.
- PROVIDE BLOCKING AT TOWEL BARS AND TOILET PAPER DISPENSERS AT ALL BATHROOMS, VERIFY LOCATIONS WITH OWNER.
- SEE MECHANICAL CONTRACTOR FOR DESIGN AND LOCATION OF HVAC.
- SEE PLUMBING CONTRACTOR FOR DESIGN OF WATER HEATER.
- DOOR SIZE DESIGNATION 3068 = 3'-0" WIDE x 6'-8" TALL. REFERENCE MANUFACTURER FOR EXACT SIZE AND ROUGH OPENING REQUIREMENTS.
- WINDOW SIZE DESIGNATION 3060 = 3'-0" WIDE x 6'-0" TALL. REFERENCE MANUFACTURER FOR EXACT SIZE AND ROUGH OPENING REQUIREMENTS.

AREAS:

LIVING (HEATED)	1665 SQ.FT.
GARAGE	554 SQ.FT.
FRONT PORCH	40 SQ.FT.
REAR PORCH	112 SQ.FT.

9' CEILING HEIGHT

FLOOR PLAN



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

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PLANS FOR
PRIME DESIGN HOMES
LOT 36, LIVINGSTONE LANE
MOBILE, ALABAMA

Sheet Title
FLOOR PLAN

REVISIONS		
No	Date	Description

Project No. **18144**

Date **11 SEPT 2018**

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