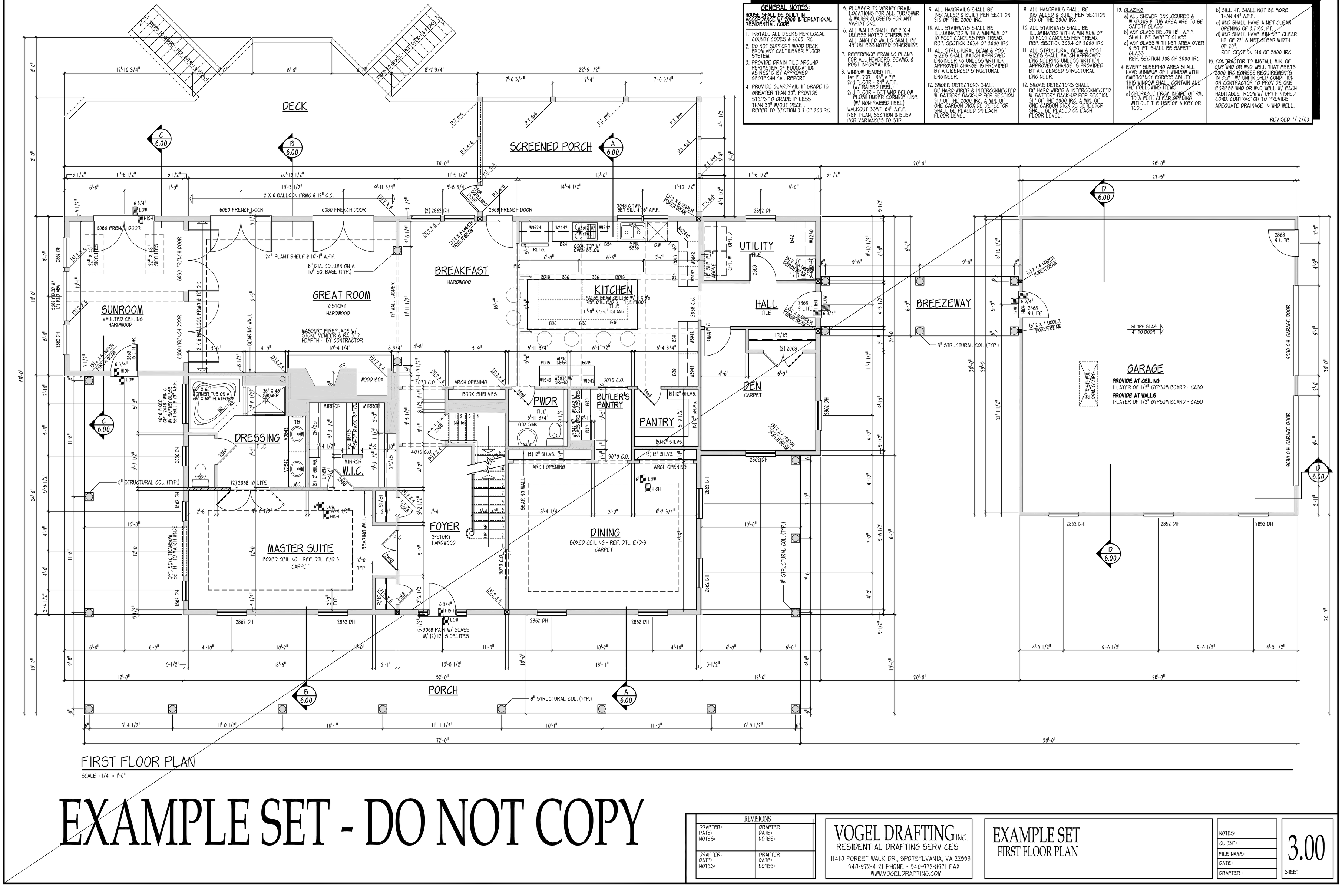
GENERAL NOTES:

HOUSE SHALL BE BUILT IN ACCORDANCE W/ 2000 INTERNATIONAL RESIDENTIAL CODE

1. INSTALL ALL DECKS PER LOCAL COUNTY CODES & 2000 IRC
2. DO NOT SUPPORT WOOD DECK FROM ANY CANTILEVER FLOOR SYSTEM.
3. PROVIDE DRAIN TILE AROUND PERIMETER OF FOUNDATION AS REQ'D BY APPROVED GEOTECHNICAL REPORT.
4. PROVIDE GUARDRAIL IF GRADE IS GREATER THAN 30". PROVIDE STEPS TO GRADE IF LESS THAN 30" W/OUT DECK. REFER TO SECTION 317 OF 2001RC.
5. PLUMBER TO VERIFY DRAIN LOCATIONS FOR ALL TUB/SHWR & WATER CLOSETS FOR ANY VARIATIONS.
6. ALL WALLS SHALL BE 2 X 4 UNLESS NOTED OTHERWISE ALL ANGLED WALLS SHALL BE 45° UNLESS NOTED OTHERWISE
7. REFERENCE FRAMING PLANS FOR ALL HEADERS, BEAMS, & POST INFORMATION.
8. WINDOW HEADER HT.
   1st FLOOR - 96" A.F.F.
   2nd FLOOR - 84" A.F.F. (W/ RAISED HEEL)
   2nd FLOOR - SET WND BELOW FLUSH UNDER CORNICE LINE (W/ NON-RAISED HEEL)
   WALKOUT BSMT- 84" A.F.F.
   REF. PLAN, SECTION & ELEV. FOR VARIANCES TO STD.
9. ALL HANDRAILS SHALL BE INSTALLED & BUILT PER SECTION 315 OF THE 2000 IRC.
10. ALL STAIRWAYS SHALL BE ILLUMINATED WITH A MINIMUM OF 10 FOOT CANDLES PER TREAD. REF. SECTION 303.4 OF 2000 IRC
11. ALL STRUCTURAL BEAM & POST SIZES SHALL MATCH APPROVED ENGINEERING UNLESS WRITTEN APPROVED CHANGE IS PROVIDED BY A LICENCED STRUCTURAL ENGINEER.
12. SMOKE DETECTORS SHALL BE HARD-WIRED & INTERCONNECTED W. BATTERY BACK-UP PER SECTION 317 OF THE 2000 IRC. A MIN. OF ONE CARBON DIOXIDE DETECTOR SHALL BE PLACED ON EACH FLOOR LEVEL.
13. GLAZING
    a) ALL SHOWER ENCLOSURES & WINDOWS @ TUB AREA ARE TO BE SAFETY GLASS.
    b) ANY GLASS BELOW 18" A.F.F. SHALL BE SAFETY GLASS.
    c) ANY GLASS WITH NET AREA OVER 9 SQ. FT. SHALL BE SAFETY GLASS.
    REF. SECTION 308 OF 2000 IRC.
14. EVERY SLEEPING AREA SHALL HAVE MINIMUM OF 1 WINDOW WITH EMERGENCY EGRESS ABILTY. THIS WINDOW SHALL CONTAIN ALL THE FOLLOWING ITEMS:
    a) OPERABLE FROM INSIDE OF RM. TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL.
    b) SILL HT. SHALL NOT BE MORE THAN 44" A.F.F.
    c) WND SHALL HAVE A NET CLEAR OPENING OF 5.7 SQ. FT.
    d) WND SHALL HAVE MIN. NET CLEAR HT. OF 22" & NET CLEAR WIDTH OF 20".
    REF. SECTION 310 OF 2000 IRC.
15. CONTRACTOR TO INSTALL MIN. OF ONE WND OR WND WELL THAT MEETS 2000 IRC EGRESS REQUIREMENTS IN BSMT W/ UNFINISHED CONDITION OR CONTRACTOR TO PROVIDE ONE EGRESS WND OR WND WELL W/ EACH HABITABLE ROOM W/ OPT FINISHED COND. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE IN WND WELL.

REVISED 7/12/03



FIRST FLOOR PLAN

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

EXAMPLE SET - DO NOT COPY

REVISIONS	
DRAFTER: DATE: NOTES:	DRAFTER: DATE: NOTES:
DRAFTER: DATE: NOTES:	DRAFTER: DATE: NOTES:

VOGEL DRAFTING INC.
RESIDENTIAL DRAFTING SERVICES
11410 FOREST WALK DR., SPOTSYLVANIA, VA 22553
540-972-4121 PHONE - 540-972-8971 FAX
WWW.VOGELDRAFTING.COM

EXAMPLE SET
FIRST FLOOR PLAN

NOTES:
CLIENT:
FILE NAME:
DATE:
DRAFTER :

3.00
SHEET