

STANDARDS - GENERAL

CONTRACTOR SHALL VERIFY THAT ALL SITE CONDITIONS ARE CONSISTENT WITH THE CONTRACT DRAWINGS PRIOR TO BEGINNING ANY WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO MATCH THE QUALITY AND INTENT OF SIMILAR DETAILED COMPONENTS. ALL WORK SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL BUILDING CODE (IBC) WHERE APPLICABLE, AND ALL ADOPTED LOCAL AMENDMENTS. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS AND GENERAL NOTES. THE DESIGNER OR ENGINEER OF RECORD SHALL BE CONSULTED FOR CLARIFICATION IF ACTUAL SITE CONDITIONS DEVIATE FROM THE DRAWINGS, DISCREPANCIES ARE FOUND, OR QUESTIONS ARISE REGARDING DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND CONFIRMING ALL FIELD DIMENSIONS, INCLUDING ROUGH OPENINGS, PRIOR TO CONSTRUCTION.

EACH SLEEPING ROOM SHALL BE PROVIDED WITH AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH IRC R310 WITH A MINIMUM NET CLEAR OPENING OF 57 SQUARE FEET OR 5.0 SQUARE FEET AT GRADE FLOOR OPENINGS, A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, A MINIMUM WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.

SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS IN ACCORDANCE WITH IRC R308.4. ALL SAFETY GLAZING SHALL COMPLY WITH CPSC 16 CFR 1201 OR ANSI Z97.1.

SKYLIGHTS SHALL COMPLY WITH IRC R308.6 AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. ALL EXTERIOR WINDOWS AND DOORS SHALL COMPLY WITH IRC CHAPTER II ENERGY EFFICIENCY REQUIREMENTS. EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED.

SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS. SMOKE ALARMS SHALL BE HARDWIRED, INTERCONNECTED, AND PROVIDED WITH BATTERY BACKUP.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC R315 OUTSIDE SLEEPING AREAS, ON EACH OCCUPIABLE LEVEL, AND IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR ATTACHED GARAGES. ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP.

COMBUSTION AIR FOR FUEL-BURNING APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH IRC G2407.

BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH IRC R303.4 AND M1505 AND SHALL EXHAUST DIRECTLY TO THE EXTERIOR.

KITCHEN EXHAUST SYSTEMS SHALL COMPLY WITH IRC M1503 AND SHALL BE DUCTED DIRECTLY TO THE EXTERIOR.

ALL ELECTRICAL RECEPTACLES IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY AREAS, UNFINISHED BASEMENTS, CRAWLSPACES, AND EXTERIOR LOCATIONS SHALL BE GFCI PROTECTED IN ACCORDANCE WITH NEC 210.8. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY NEC 210.12.

ACCESS OPENINGS TO ATTICS AND CRAWLSPACES SHALL COMPLY WITH IRC R807 AND R408. OPENINGS SHALL BE INSULATED TO MATCH ADJACENT ASSEMBLIES.

INSULATION SHALL COMPLY WITH IRC CHAPTER II OR APPLICABLE LOCAL ENERGY CODE REQUIREMENTS, UNLESS OTHERWISE NOTED. PROVIDE ATTIC INSULATION OF NOT LESS THAN R-38, EXTERIOR WALL INSULATION CONSISTENT WITH WALL ASSEMBLY REQUIREMENTS, AND FLOOR INSULATION OVER UNCONDITIONED SPACE OF NOT LESS THAN R-19.

CRAWLSPACES SHALL COMPLY WITH IRC R408 AND MAY BE VENTED OR UNVENTED AS PERMITTED BY CODE.

1720 DESIGNS DISCLAIMER

1720 DESIGNS IS A RESIDENTIAL DRAFTING AND DESIGN SERVICE AND IS NOT A LICENSED ARCHITECTURAL OR ENGINEERING FIRM. STRUCTURAL DESIGN, ENGINEERING REQUIREMENTS, AND CODE COMPLIANCE RELATED TO STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF A LICENSED ENGINEER WHERE REQUIRED BY THE LOCAL JURISDICTION.

THESE PLANS ARE INTENDED TO CONVEY DESIGN INTENT AND ARE TO BE USED IN COORDINATION WITH QUALIFIED CONTRACTORS AND TRADE PROFESSIONALS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS AND CONSTRUCTING THE PROJECT IN ACCORDANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL CODES AND REGULATIONS. EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY; HOWEVER, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND DETAILS PRIOR TO CONSTRUCTION. 1720 DESIGNS SHALL NOT BE HELD LIABLE FOR ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED AFTER CONSTRUCTION HAS BEGUN.

ANY CHANGES MADE TO THESE PLANS AFTER ISSUANCE SHALL BE AT THE EXPENSE AND RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

THESE PLANS AND NOTES ARE NOT ALL-INCLUSIVE AND DO NOT COVER EVERY ASPECT OF CONSTRUCTION. THE CONTRACTOR SHALL USE PROFESSIONAL JUDGMENT, ACCEPTED CONSTRUCTION PRACTICES, AND COORDINATE ALL WORK WITH APPLICABLE CODES, MANUFACTURERS' REQUIREMENTS, AND SITE CONDITIONS.

ALL WORK SHALL CONFORM TO ACCEPTED RESIDENTIAL CONSTRUCTION STANDARDS AND BEST PRACTICES.

STANDARDS - CODE NOTES

ALL VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R702.7 AND THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), JOINTS, SEAMS, PENETRATIONS, AND EDGES SHALL BE SEALED TO MAINTAIN CONTINUITY OF THE BUILDING ENVELOPE.

EXTERIOR WALL ASSEMBLIES, INCLUDING WINDOWS AND DOORS, SHALL BE SEALED AND FLASHED TO PREVENT AIR AND WATER INFILTRATION. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR OPENINGS AND INTEGRATED WITH THE WATER-RESISTIVE BARRIER IN ACCORDANCE WITH IRC SECTION R703 AND MANUFACTURER INSTALLATION INSTRUCTIONS.

ALL WALL SURFACES SHALL BE PREPARED TO RECEIVE FINISHES IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND MANUFACTURER REQUIREMENTS.

INTERIOR FINISHES SHALL COMPLY WITH FLAME SPREAD AND SMOKE-DEVELOPED INDEX REQUIREMENTS IN ACCORDANCE WITH IRC SECTION R302 WHERE APPLICABLE. MATERIALS SHALL BE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.

BATHROOMS SHALL BE PROVIDED WITH MOISTURE-RESISTANT FINISHES. SHOWER AND TUB/SHOWER WALL AREAS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING NOT LESS THAN 72 INCHES ABOVE THE FINISHED FLOOR OR DRAIN INLET, IN ACCORDANCE WITH IRC SECTION R307. SUBSTRATES SHALL BE APPROVED WATER-RESISTANT MATERIALS INSTALLED PER MANUFACTURER SPECIFICATIONS.

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED SAFETY GLAZING IN ACCORDANCE WITH IRC SECTION R308.4.

FIREPLACES AND SOLID-FUEL-BURNING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 10 AND MANUFACTURER LISTING REQUIREMENTS, MAINTAIN REQUIRED CLEARANCES TO COMBUSTIBLE MATERIALS AND PROVIDE NONCOMBUSTIBLE HEARTH AND SURROUNDS WHERE REQUIRED.

THE BUILDING ADDRESS SHALL BE POSTED IN A LOCATION VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. ADDRESS IDENTIFICATION SHALL COMPLY WITH IRC SECTION R319.

STANDARDS - GLAZING

GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING IN ACCORDANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R308.

SAFETY GLAZING SHALL BE PROVIDED IN ALL LOCATIONS SUBJECT TO HUMAN IMPACT, INCLUDING BUT NOT LIMITED TO DOORS, GLAZING ADJACENT TO DOORS, LARGE GLAZED AREAS NEAR THE FLOOR, GLAZING IN WALLS ADJACENT TO TUBS AND SHOWERS, GLAZING NEAR STAIRWAYS AND LANDINGS, AND GLAZING IN RAILINGS OR GUARDS.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH IRC SECTION R308.6 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

STANDARDS - ELECTRICAL

ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) NFPA 70 (2023 EDITION), THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL APPLICABLE LOCAL AMENDMENTS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ).

KITCHEN SMALL APPLIANCE BRANCH CIRCUITS SHALL INCLUDE A MINIMUM OF TWO 20-AMP CIRCUITS SERVING COUNTERTOP RECEPTACLES IN ACCORDANCE WITH NEC 210.11(C)(1) AND 210.52(B). RECEPTACLE PLACEMENT ALONG COUNTERTOP AND WALL SPACES SHALL COMPLY WITH NEC 210.52. NO POINT ALONG A WALL LINE SHALL BE MORE THAN 6 FEET FROM A RECEPTACLE OUTLET, AND NO POINT ALONG A COUNTERTOP SHALL BE MORE THAN 24 INCHES FROM A RECEPTACLE.

GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION SHALL BE PROVIDED IN ALL LOCATIONS REQUIRED BY NEC 210.8, INCLUDING KITCHENS, BATHROOMS, GARAGES, LAUNDRY AREAS, UNFINISHED BASEMENTS, CRAWLSPACES, EXTERIOR LOCATIONS, AND AREAS WITHIN PROXIMITY TO SINKS.

ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY NEC 210.12, INCLUDING ALL HABITABLE AREAS.

ALL APPLIANCES, MECHANICAL EQUIPMENT, AND UTILITY SYSTEMS SHALL BE PROVIDED WITH DEDICATED CIRCUITS AS REQUIRED BY MANUFACTURER SPECIFICATIONS AND APPLICABLE CODES.

ELECTRICAL SERVICE SIZE SHALL BE DETERMINED BASED ON CALCULATED LOAD IN ACCORDANCE WITH NEC ARTICLE 220 WHERE INDICATED. PROVIDE A MINIMUM 400-AMP SERVICE. VERIFY FINAL SERVICE SIZE WITH THE ELECTRICAL CONTRACTOR AND LOCAL UTILITY PROVIDER.

LIGHTING FIXTURES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC). RECESSED LIGHTING INSTALLED IN INSULATED CEILINGS SHALL BE IC-RATED, AIRTIGHT, AND SEALED TO LIMIT AIR LEAKAGE.

LIGHTING CONTROLS SHALL COMPLY WITH IECC REQUIREMENTS AND SHALL INCLUDE MANUAL OR AUTOMATIC CONTROLS AS REQUIRED. EXTERIOR LIGHTING SHALL BE PROVIDED WITH AUTOMATIC SHUTOFF OR DAYLIGHT-RESPONSIVE CONTROLS WHERE APPLICABLE.

RECEPTACLE AND SWITCH LOCATIONS SHOWN ON THE PLANS ARE FOR DESIGN INTENT ONLY. FINAL LOCATIONS SHALL BE COORDINATED AND VERIFIED IN THE FIELD WITH THE OWNER AND CONTRACTOR PRIOR TO INSTALLATION.

TYPICAL MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED, SHALL BE APPROXIMATELY 48 INCHES ABOVE FINISHED FLOOR FOR SWITCHES AND 12 TO 18 INCHES ABOVE FINISHED FLOOR FOR RECEPTACLES. COUNTERTOP RECEPTACLES SHALL BE INSTALLED IN ACCORDANCE WITH NEC REQUIREMENTS.

SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED, INTERCONNECTED, AND PROVIDED WITH BATTERY BACKUP.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R315 OUTSIDE SLEEPING AREAS, ON EACH OCCUPIABLE LEVEL, AND IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR ATTACHED GARAGES. ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP.

LOW-VOLTAGE SYSTEMS, INCLUDING AUDIO, DATA, CABLE, SECURITY, AND COMMUNICATION SYSTEMS, SHALL BE INSTALLED AS INDICATED ON THE PLANS AND COORDINATED WITH THE OWNER. FINAL SYSTEM SELECTION AND LAYOUT SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

ALL ELECTRICAL INSTALLATIONS SHALL BE COORDINATED WITH OTHER TRADES AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND ACCEPTED CONSTRUCTION PRACTICES.

STANDARDS - FOUNDATIONS

ALL FOUNDATION WORK SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ACCEPTED CONSTRUCTION PRACTICES.

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL AND SHALL EXTEND TO A DEPTH AS REQUIRED BY LOCAL JURISDICTION. ASSUMED SOIL BEARING CAPACITY SHALL BE 1500 PSF UNLESS A GEOTECHNICAL REPORT INDICATES OTHERWISE.

CONCRETE FOR FOOTINGS AND FOUNDATION WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH IN ACCORDANCE WITH IRC REQUIREMENTS UNLESS OTHERWISE NOTED. CONCRETE SHALL BE PROPERLY PLACED, CONSOLIDATED, AND CURED IN ACCORDANCE WITH ACI STANDARDS.

REINFORCING STEEL SHALL COMPLY WITH ASTM A615 OR ASTM A706 GRADE 60 UNLESS OTHERWISE NOTED. REINFORCEMENT SHALL BE CLEAN AND FREE OF LOOSE RUST, OIL, OR OTHER CONTAMINANTS PRIOR TO PLACEMENT.

LAP SPLICES FOR REINFORCING STEEL SHALL BE PROVIDED IN ACCORDANCE WITH ACI 318 REQUIREMENTS UNLESS OTHERWISE SPECIFIED. REINFORCEMENT SHALL BE PLACED WITH PROPER CLEAR COVER, INCLUDING A MINIMUM OF 3 INCHES WHERE CAST AGAINST EARTH AND AS REQUIRED FOR FORMED SURFACES.

CONCRETE PLACEMENT SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS WHERE PRACTICAL AND SHALL FULLY ENCASE ALL REINFORCING STEEL.

FORMS SHALL BE CLEAN, PROPERLY ALIGNED, AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF CONCRETE DURING PLACEMENT.

PROVIDE A VAPOR RETARDER BENEATH INTERIOR SLABS IN ACCORDANCE WITH IRC SECTION R506.

PROVIDE MINIMUM CLEARANCE BETWEEN FINISHED GRADE AND EXTERIOR WALL COVERINGS IN ACCORDANCE WITH IRC REQUIREMENTS.

SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION WITH A MINIMUM SLOPE OF 6 INCHES WITHIN THE FIRST 10 FEET, OR AS REQUIRED BY LOCAL CODE.

ALL FOUNDATION SYSTEMS SHALL BE COORDINATED WITH ACTUAL SITE CONDITIONS, WHERE SITE SLOPES OR SOIL CONDITIONS VARY. ADDITIONAL SECTIONS OR ENGINEERING MAY BE REQUIRED.

STANDARDS - DISCLAIMER

THESE DRAWINGS ARE PREPARED IN ACCORDANCE WITH THE OWNER'S AND/OR BUILDER'S REQUIREMENTS AND ARE INTENDED TO COMPLY WITH APPLICABLE CODES AND REGULATIONS. ANY CHANGES MADE TO THESE DRAWINGS AFTER ISSUANCE SHALL BE AT THE EXPENSE AND RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, FIELD CONDITIONS, AND DETAILS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND COORDINATION OF ALL WORK.

WHILE REASONABLE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED AFTER CONSTRUCTION HAS COMMENCED.

THESE DRAWINGS ARE THE PROPRIETARY PROPERTY OF 1720 DESIGNS AND ARE PROVIDED FOR THE EXCLUSIVE USE OF THIS PROJECT. REPRODUCTION, REUSE, OR DISTRIBUTION OF THESE DRAWINGS OR THE DESIGN CONCEPTS CONTAINED HEREIN WITHOUT WRITTEN PERMISSION IS PROHIBITED.

THE OWNER SHALL REMOVE OR PROTECT ALL PERSONAL PROPERTY, FIXTURES, AND ITEMS OF VALUE THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES. THE OWNER IS RESPONSIBLE FOR COORDINATING WITH THE CONTRACTOR REGARDING PROTECTION OR RELOCATION OF SUCH ITEMS.

THE OWNER IS RESPONSIBLE FOR ENSURING THAT PETS ARE PROPERLY SECURED AND PROTECTED DURING CONSTRUCTION ACTIVITIES.

STANDARDS - EXTERIOR DECK AND PATIO

DECKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION R507. ALL STRUCTURAL ELEMENTS, INCLUDING FOOTINGS, POSTS, BEAMS, JOISTS, AND CONNECTIONS, SHALL COMPLY WITH PRESCRIPTIVE CODE REQUIREMENTS OR SHALL BE DESIGNED BY A REGISTERED DESIGN PROFESSIONAL WHERE REQUIRED.

DECK FOOTINGS SHALL EXTEND BELOW THE FROST LINE OR TO A MINIMUM DEPTH AS REQUIRED BY LOCAL JURISDICTION AND SHALL BEAR ON UNDISTURBED SOIL OR APPROVED ENGINEERED FILL IN ACCORDANCE WITH IRC SECTION R403.

DECK LEDGER CONNECTIONS TO THE PRIMARY STRUCTURE SHALL COMPLY WITH IRC REQUIREMENTS, INCLUDING FASTENER TYPE, SIZE, SPACING, AND CORROSION RESISTANCE. FLASHING SHALL BE INSTALLED AT ALL LEDGER CONNECTIONS TO PREVENT WATER INTRUSION AND PROTECT THE BUILDING ENVELOPE.

GUARDS SHALL BE PROVIDED AT DECKS, PORCHES, AND WALKING SURFACES LOCATED MORE THAN 30 INCHES ABOVE GRADE WITHIN 36 INCHES HORIZONTALLY, IN ACCORDANCE WITH IRC SECTION R312. GUARDS SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT AND CONSTRUCTED TO RESIST APPLICABLE LOADS.

OPENINGS IN GUARDS SHALL BE CONSTRUCTED SO THAT A 4-INCH DIAMETER SPHERE CANNOT PASS THROUGH.

STAIRWAYS SERVING DECKS SHALL COMPLY WITH IRC SECTION R311. RISERS AND TREADS SHALL BE UNIFORM, AND HANDRAILS SHALL BE PROVIDED WHERE REQUIRED. HANDRAILS SHALL BE CONTINUOUS, GRASPABLE, AND INSTALLED AT A HEIGHT COMPLIANT WITH CODE.

DECK MATERIALS SHALL BE SUITABLE FOR EXTERIOR EXPOSURE. ALL FASTENERS, CONNECTORS, AND HARDWARE SHALL BE CORROSION-RESISTANT AND COMPATIBLE WITH TREATED LUMBER.

PATIOS AND SIMILAR EXTERIOR FLATWORK NOT EXCEEDING 30 INCHES ABOVE GRADE MAY BE CONSTRUCTED WITHOUT GUARDS WHERE PERMITTED BY CODE AND SHALL BE INSTALLED ON A PROPERLY PREPARED AND DRAINED BASE.

STANDARDS - MECHANICAL

ALL MECHANICAL WORK SHALL COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), 2024 INTERNATIONAL MECHANICAL CODE (IMC), AND ALL APPLICABLE LOCAL AMENDMENTS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ).

MECHANICAL SYSTEM SIZING, EQUIPMENT SELECTION, DUCT LAYOUT, AND PERFORMANCE DESIGN ARE NOT INCLUDED IN THESE DRAWINGS. ALL HVAC SYSTEMS SHALL BE DESIGNED AND SIZED BY A QUALIFIED CONTRACTOR OR LICENSED MECHANICAL ENGINEER IN ACCORDANCE WITH ACCA MANUAL J, MANUAL S, AND MANUAL D, AS APPLICABLE.

APPLIANCES AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND APPLICABLE CODES. REQUIRED CLEARANCES FOR SERVICE, COMBUSTION AIR, AND VENTILATION SHALL BE MAINTAINED.

EXHAUST AIR OUTLETS, INCLUDING THOSE FROM DRYERS, BATHROOMS, KITCHENS, AND UTILITY SPACES, SHALL TERMINATE TO THE EXTERIOR AND SHALL BE LOCATED IN ACCORDANCE WITH CODE REQUIREMENTS TO PREVENT RE-ENTRY INTO THE BUILDING.

WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS, PROVIDE ACCESS AND WORKING SPACE IN ACCORDANCE WITH IRC SECTION M105. ATTIC ACCESS OPENINGS, SERVICE PLATFORMS, AND CLEAR WORKING SPACE SHALL BE PROVIDED AS REQUIRED. A PERMANENT LIGHTING FIXTURE AND A CONVENIENCE RECEPTACLE SHALL BE INSTALLED NEAR THE EQUIPMENT, WITH THE LIGHT SWITCH LOCATED AT THE POINT OF ENTRY.

DUCT SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC AND IMC REQUIREMENTS. DUCTS SHALL BE PROPERLY SUPPORTED, SEALED, AND INSULATED WHERE REQUIRED.

COMBUSTION AIR FOR FUEL-BURNING APPLIANCES SHALL BE PROVIDED IN ACCORDANCE WITH IRC CHAPTER 24.

STANDARDS - SPECIAL

BATHROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC) AND 2024 INTERNATIONAL MECHANICAL CODE (IMC). EXHAUST FANS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR AND SHALL NOT TERMINATE IN ATTICS, CRAWLSPACES, OR CONCEALED SPACES.

EXHAUST FANS SHALL BE CONTROLLED BY A WALL SWITCH, TIMER, HUMIDISTAT, OR OTHER APPROVED CONTROL DEVICE AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

DUCT SYSTEMS SERVING EXHAUST FANS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS AND INSTALLED TO PREVENT AIR LEAKAGE AND MOISTURE INTRUSION.

PLUMBING FIXTURES SHALL COMPLY WITH THE 2024 INTERNATIONAL PLUMBING CODE (IPC) AND APPLICABLE FEDERAL AND LOCAL REGULATIONS FOR WATER EFFICIENCY. FIXTURES SHALL BE LISTED AND LABELED WHERE REQUIRED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

WATER-CONSERVING FIXTURES ARE RECOMMENDED AND SHALL BE PROVIDED WHERE REQUIRED BY APPLICABLE CODES OR JURISDICTIONAL REQUIREMENTS.

STANDARDS - AS-BUILT DISCLAIMER

ALL EXTERIOR BOUNDARIES SHOWN ARE BASED ON VISUAL OBSERVATIONS AND ARE PROVIDED FOR GENERAL REFERENCE ONLY. PROPERTY LINE LOCATIONS ARE DERIVED FROM AVAILABLE PARCEL MAPPING AND PUBLIC RECORDS AND SHALL NOT BE CONSIDERED A BOUNDARY SURVEY. VERIFICATION BY A LICENSED LAND SURVEYOR IS RECOMMENDED WHERE EXACT PROPERTY LINES ARE REQUIRED.

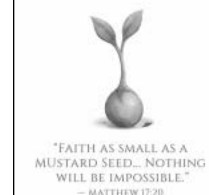
STREET LOCATIONS AND WIDTHS ARE SHOWN FOR REFERENCE ONLY AND ARE BASED ON OBSERVED CONDITIONS AND AVAILABLE MAPPING DATA. ACTUAL FIELD CONDITIONS MAY VARY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

ALL DIMENSIONS SHOWN ARE BASED ON AN AS-BUILT MEASUREMENT OF EXISTING CONDITIONS. DIMENSIONS WERE OBTAINED USING A COMBINATION OF TAPE MEASUREMENTS, DIGITAL LASER MEASURING DEVICES, AND LIDAR SCANNING TECHNOLOGY.

WALL THICKNESSES AND CONCEALED CONDITIONS ARE NOT VERIFIED UNLESS SPECIFICALLY NOTED. DIMENSIONS ARE TYPICALLY TAKEN FROM ACCESSIBLE FINISHED SURFACES. IN SOME CASES, ONLY ONE SIDE OF A WALL WAS ACCESSIBLE, AND IN CERTAIN AREAS MEASUREMENTS MAY BE LIMITED DUE TO OBSTRUCTIONS.

THESE DRAWINGS REFLECT OBSERVED CONDITIONS AT THE TIME OF MEASUREMENT AND MAY BE AFFECTED BY FURNITURE, FINISHES, OR OTHER SITE CONDITIONS THAT LIMIT ACCESS AND VISIBILITY.

ALL DIMENSIONS, CONDITIONS, AND EXISTING CONSTRUCTION SHALL BE FIELD VERIFIED PRIOR TO ANY DESIGN, PERMITTING, OR CONSTRUCTION. THESE DRAWINGS ARE PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE USED AS THE SOLE BASIS FOR CONSTRUCTION WITHOUT INDEPENDENT VERIFICATION.



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1720 DESIGNS EXAMPLE

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PLAN - GENERAL - NOTES

GENERAL CONSTRUCTION NOTES

CONTRACTOR SHALL VERIFY THAT ALL SITE CONDITIONS, DIMENSIONS, AND FIELD CONDITIONS ARE CONSISTENT WITH THE CONTRACT DRAWINGS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE OWNER, ARCHITECT, OR ENGINEER BEFORE PROCEEDING WITH WORK. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR VERIFICATION OF ALL FIELD MEASUREMENTS INCLUDING ROUGH OPENINGS, ELEVATIONS, AND LAYOUT CONDITIONS.

THESE DRAWINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND GENERAL CONSTRUCTION REQUIREMENTS. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO MATCH THE QUALITY, MATERIALS, AND METHODS OF SIMILAR CONDITIONS SHOWN ELSEWHERE IN THE DRAWINGS. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL BUILDING CODE (IBC) WHERE APPLICABLE, AND ALL ADOPTED LOCAL CODES AND AMENDMENTS.

EACH SLEEPING ROOM SHALL BE PROVIDED WITH AN EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH IRC SECTION R310. MINIMUM CLEAR OPENING AREA SHALL BE 5.7 SQUARE FEET (6.0 SQUARE FEET AT GRADE LEVEL) WITH MINIMUM CLEAR DIMENSIONS OF 20 INCHES WIDE AND 24 INCHES HIGH, AND WITH A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE FINISHED FLOOR.

A CONTINUOUS AND UNOBSTRUCTED MEANS OF EGRESS SHALL BE PROVIDED FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EXIT DOOR IN ACCORDANCE WITH IRC SECTION R311. THE REQUIRED EXIT DOOR SHALL OPEN DIRECTLY TO A YARD, COURT, OR PUBLIC WAY.

ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING IN ACCORDANCE WITH IRC SECTION R308, INCLUDING GLAZING NEAR DOORS, WITHIN TUB AND SHOWER ENCLOSURES, WITHIN STAIR AREAS, AND WHERE GLAZING OCCURS WITHIN 18 INCHES OF THE FLOOR.

SMOKE ALARMS SHALL BE INSTALLED IN EVERY SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS. SMOKE ALARMS SHALL BE HARDWIRED, INTERCONNECTED, AND PROVIDED WITH BATTERY BACKUP IN ACCORDANCE WITH IRC SECTION R314.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING AREAS AND ON EVERY OCCUPIABLE LEVEL OF THE DWELLING IN ACCORDANCE WITH IRC SECTION R315.

ALL EXTERIOR WINDOWS SHALL BE DOUBLE-GLAZED UNITS. EXTERIOR DOORS SHALL BE WEATHERSTRIPPED AND EQUIPPED WITH DEADBOLT LOCKS. OPERABLE DOORS AND WINDOWS LOCATED WITHIN TEN FEET VERTICALLY OF FINISHED GRADE SHALL BE PROVIDED WITH SECURITY HARDWARE.

BATHROOMS AND UTILITY ROOMS SHALL BE VENTILATED TO THE EXTERIOR WITH MECHANICAL EXHAUST FANS IN ACCORDANCE WITH IRC M1505. KITCHEN RANGE HOODS SHALL BE DUCTED TO THE EXTERIOR IN ACCORDANCE WITH IRC M1503. EXHAUST DUCTS SHALL NOT TERMINATE IN ATTICS, CRAWLSPACES, OR CONCEALED SPACES.

ELECTRICAL RECEPTACLES LOCATED IN KITCHENS, BATHROOMS, GARAGES, UNFINISHED BASEMENTS, LAUNDRY AREAS, AND EXTERIOR LOCATIONS SHALL BE PROTECTED BY GROUND-FAULT CIRCUIT INTERRUPTERS (GFCI) IN ACCORDANCE WITH NEC 210.8.

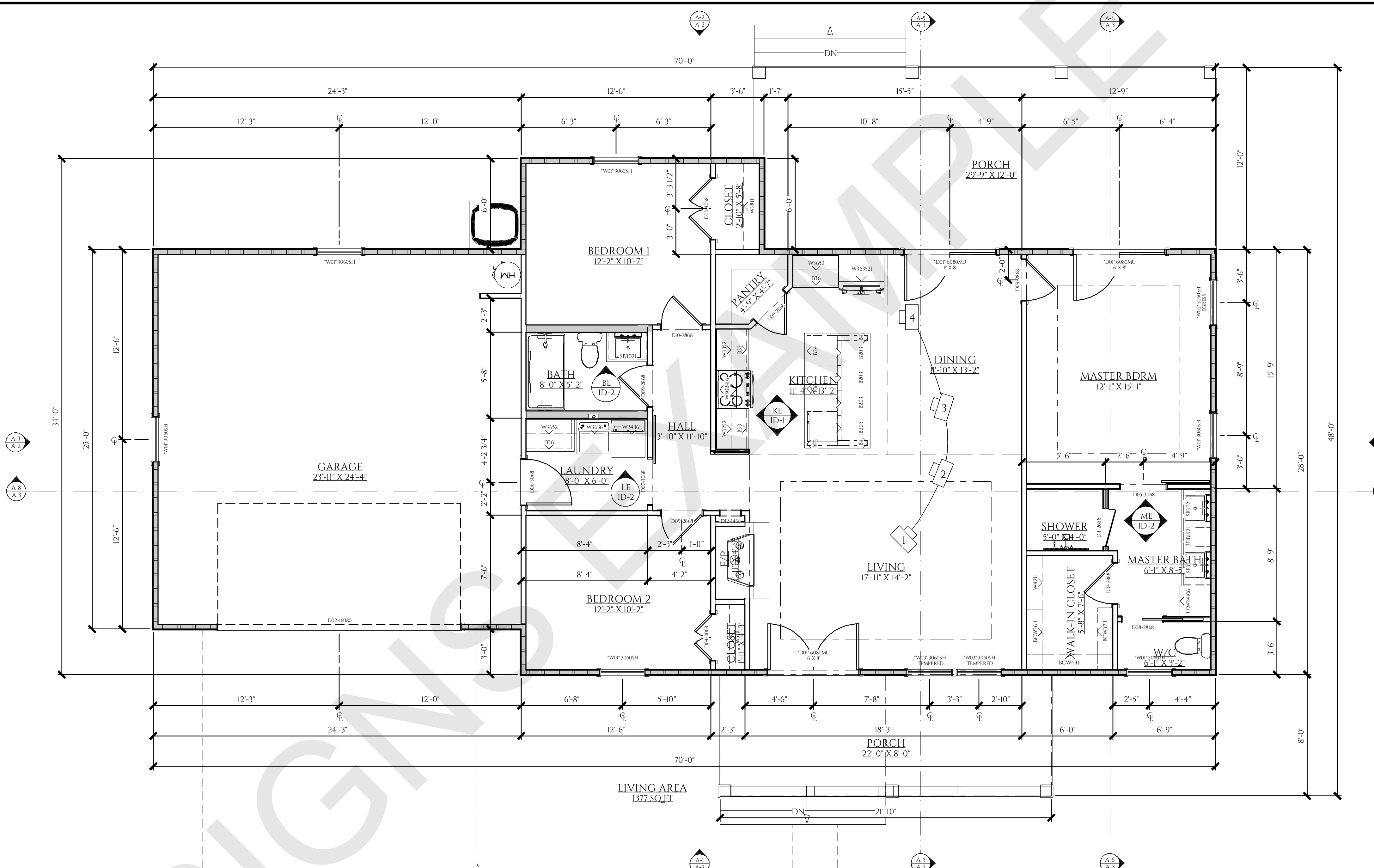
FRAMING LUMBER SHALL BE STRESS GRADED, KILN DRIED DIMENSIONAL LUMBER MEETING OR EXCEEDING LOCAL CODE REQUIREMENTS. RAFTERS, JOISTS, AND STRUCTURAL MEMBERS SHALL BE SIZED AND SPACED TO MEET REQUIRED DESIGN LOADS AND SPAN LIMITATIONS.

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH ACCEPTED CONSTRUCTION PRACTICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING STRUCTURES, UTILITIES, AND ADJACENT PROPERTY DURING CONSTRUCTION. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

WALL LEGEND

- EXTERIOR WALL - 4" FRAMED - FIBER CEMENT SIDING - B&B
- FOUNDATION WALL - 8" CMU - VENEER - BRICK
- INTERIOR WALL - 1" FRAMED - DRYWALL CABINET RETURN
- PORCH RAILINGS
- SHOWER GLASS WALL
- INTERIOR WALL - 4" FRAMED - TILE HALF WALL AT SHOWER
- INTERIOR WALL - 6" FRAMED - DRYWALL - PLUMBING
- ROOM DIVIDER
- INTERIOR WALL - 4" FRAMED - DRYWALL

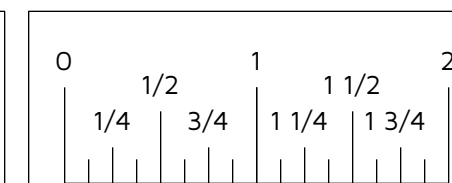


A-1.0 FLOOR PLAN FIRST FLOOR
1/4 IN = 1 FT

WINDOW SCHEDULE			
LABEL	W01 3060SH	W02 3060SH EGRESS	W03 3060SH TEMPERED
QTY	6	1	2
FLR	1	1	1
SIZE	36\"/>		

DOOR SCHEDULE												
	D01 6080MU 6 X 8	D02-16080	D03-4068	D04-3068	D05-3068	D06-3068	D07-3068	D08-2868	D09-2868	D10-2868	D11-2668	D12-1468
QTY	3	1	1	1	1	1	1	1	4	2	1	1
FLR	1	1	1	1	1	1	1	1	1	1	1	1
SIZE	6080	16080	4068 L/R IN	3068 L/R IN	3068 L	3068 R EX	3068 R	2868 L	2868 L IN	2868 R IN	2668 R	1468
W	36"	72"	48"	36"	36"	36"	36"	32"	32"	30"	30"	16"
H	72"	72"	80"	80"	80"	80"	80"	80"	80"	80"	80"	80"
R/O	73\"/>											

CONSTRUCTION DETAILS AND SECTIONS WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE. SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE. REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.



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DRAWING: FLOOR PLAN - FIRST

DATE: 6/8/2026

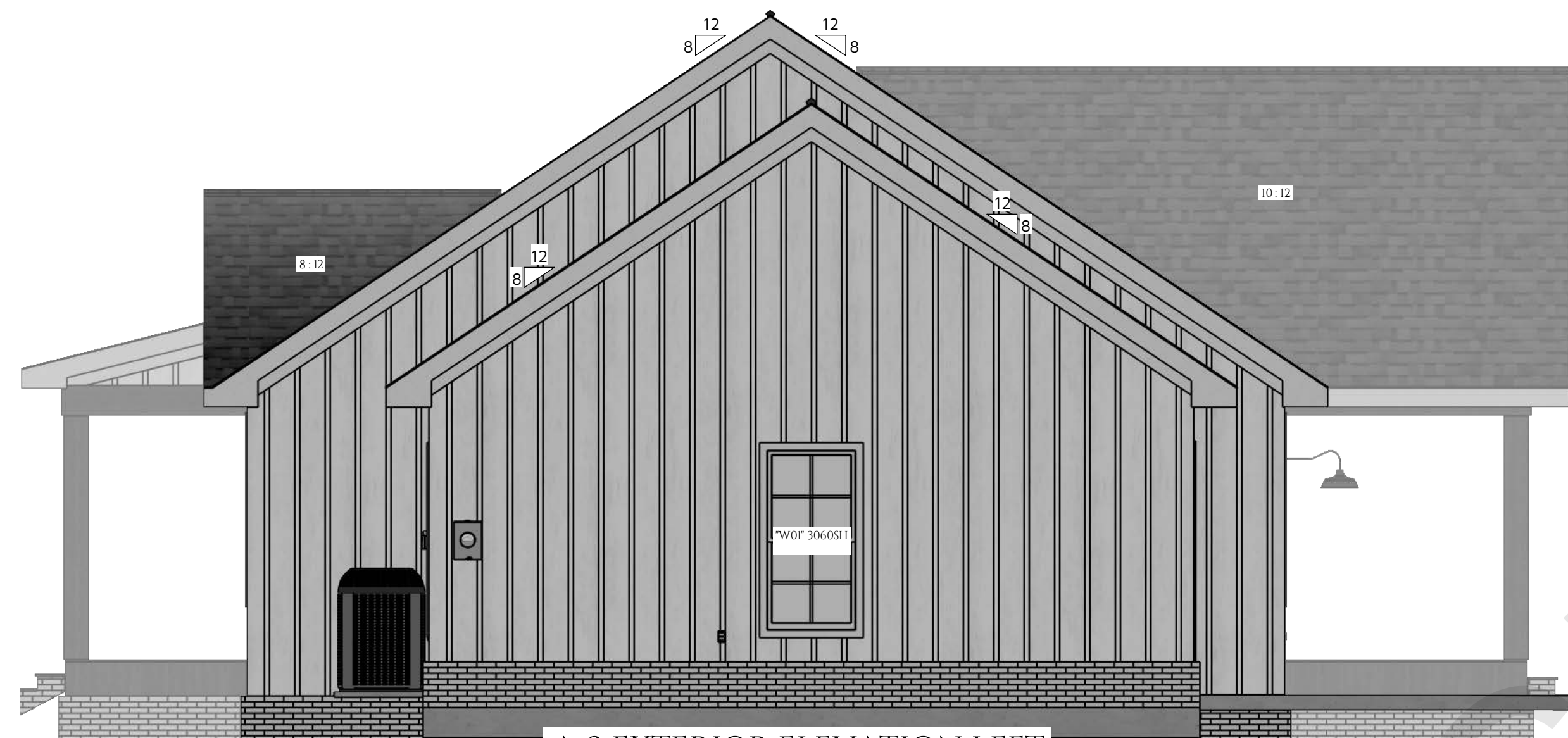
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SHT: 3

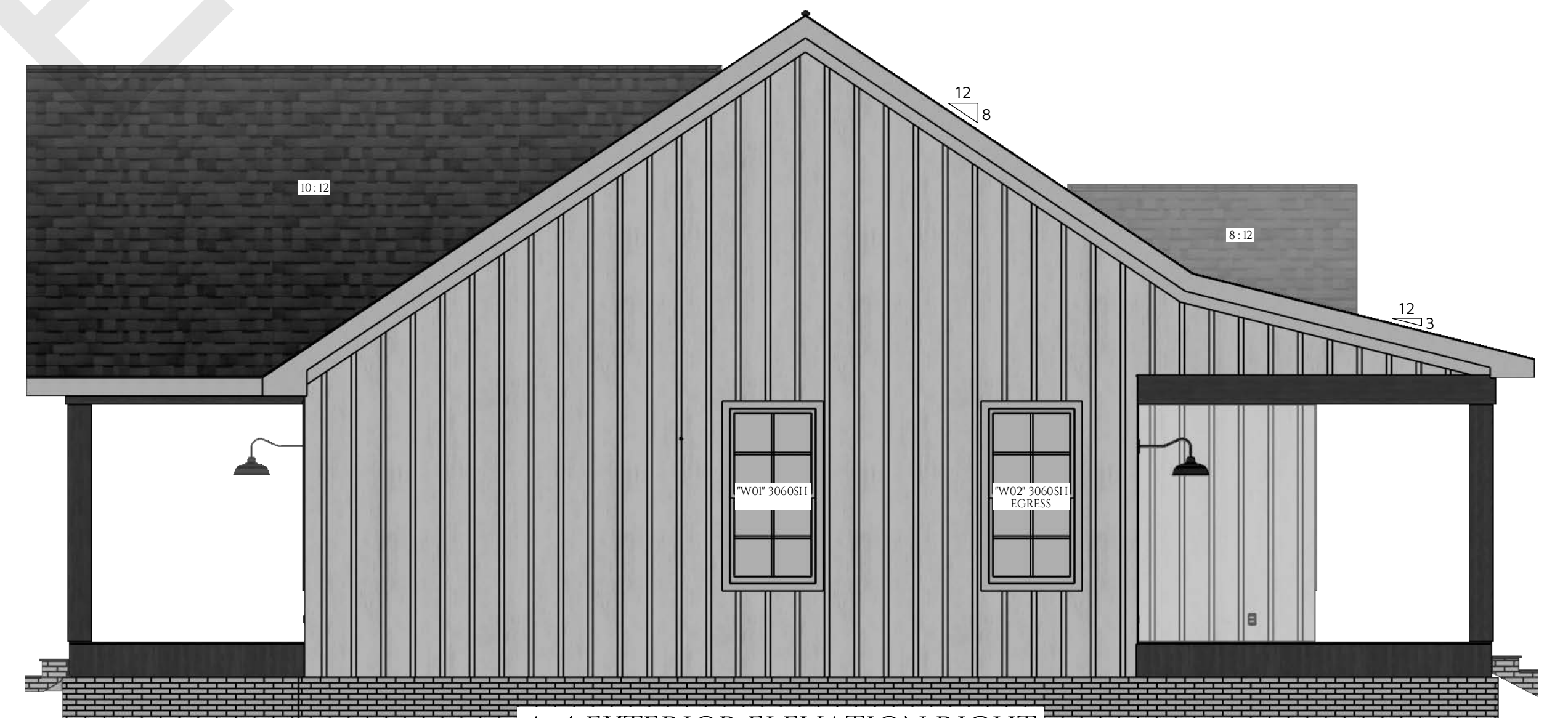
REV:



A-1 EXTERIOR ELEVATION FRONT
1/4 IN = 1 FT



A-3 EXTERIOR ELEVATION LEFT
1/4 IN = 1 FT



A-4 EXTERIOR ELEVATION RIGHT
1/4 IN = 1 FT



A-2 EXTERIOR ELEVATION REAR
1/4 IN = 1 FT

EXTERIOR FINISH NOTES:
DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

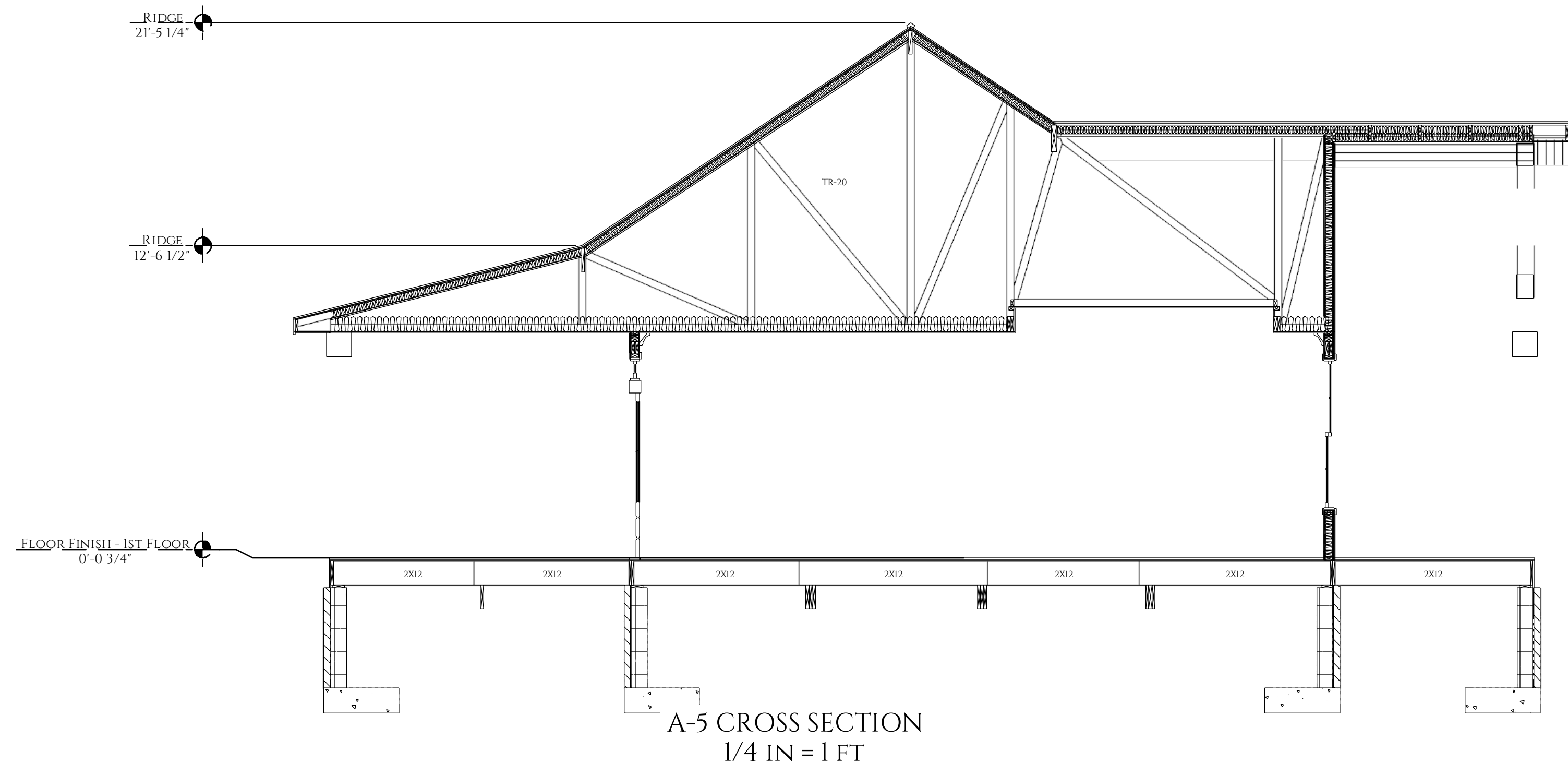
CONSTRUCTION DETAILS AND SECTIONS:
WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE. SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
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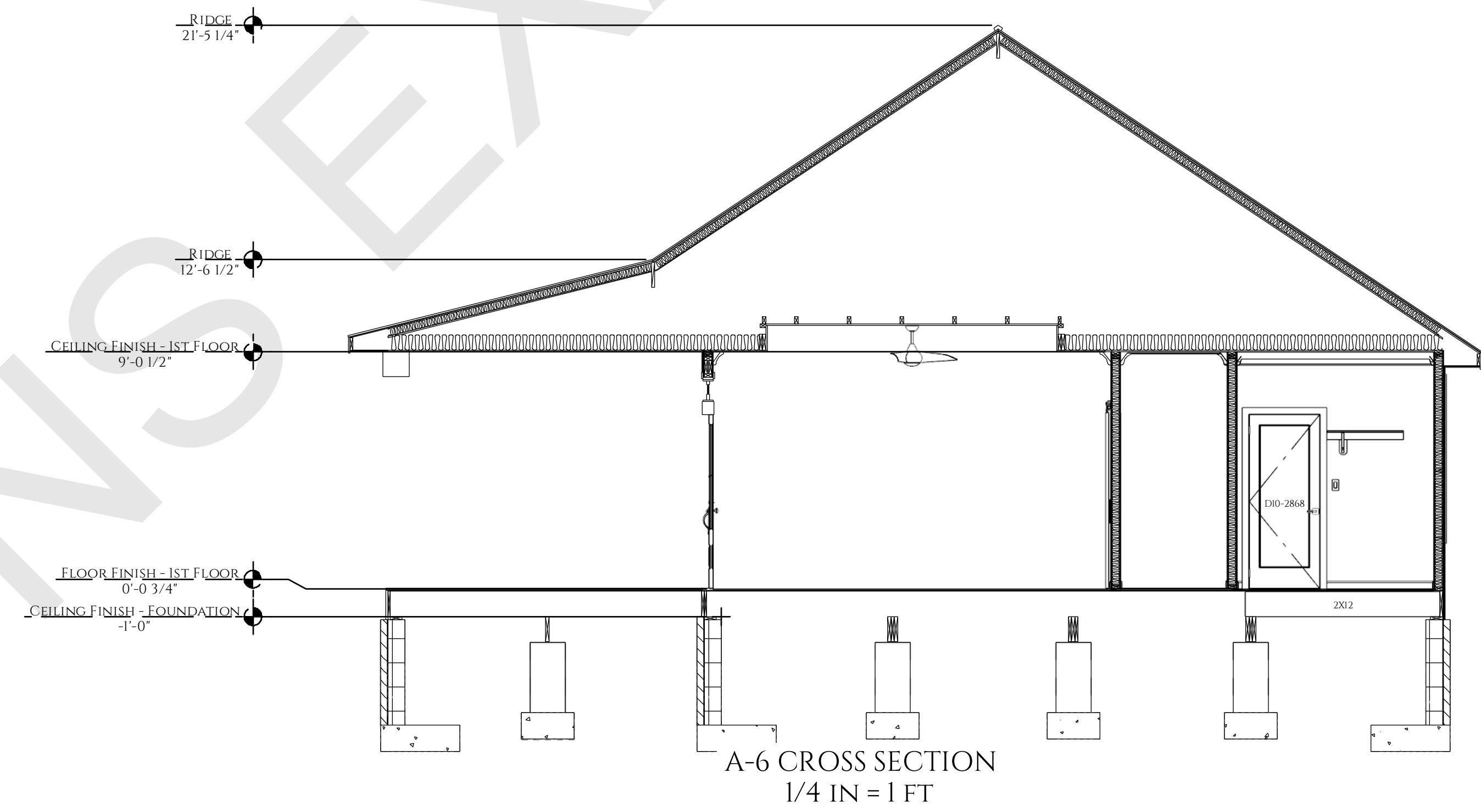
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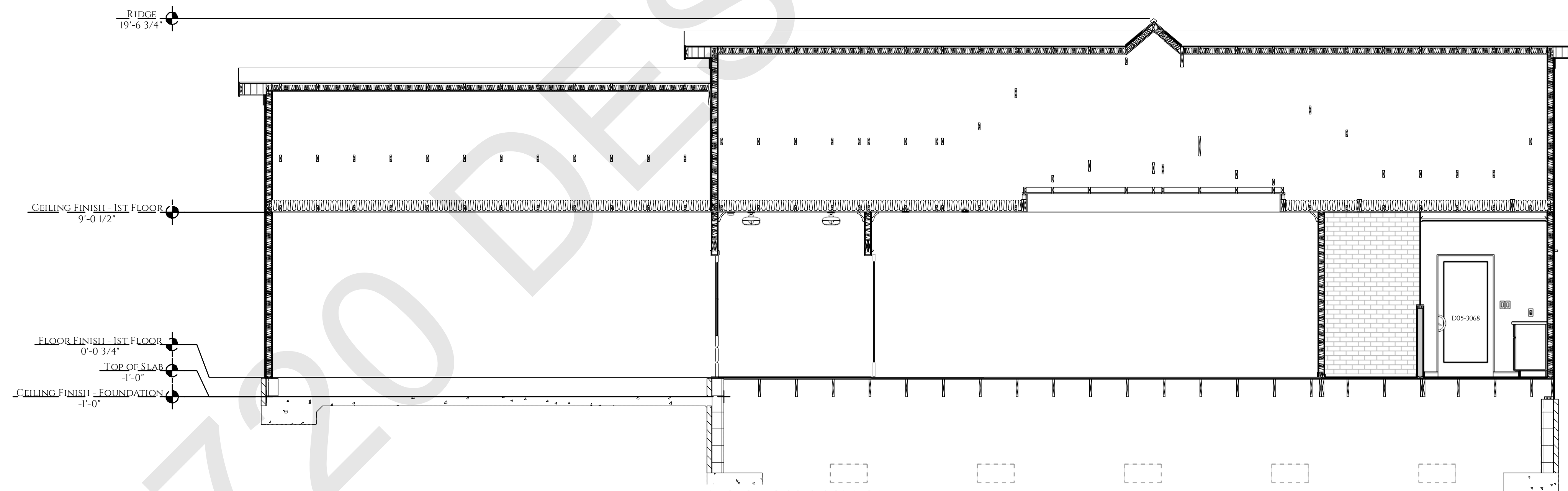
DRAWING: ELEVATIONS - EXTERIOR
DATE: 6/8/2026
SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE



A-5 CROSS SECTION
1/4 IN = 1 FT



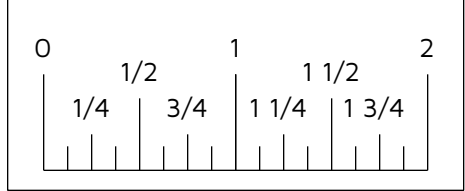
A-6 CROSS SECTION
1/4 IN = 1 FT



A-8 CROSS SECTION
1/4 IN = 1 FT

EXTERIOR FINISH NOTES:
DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

CONSTRUCTION DETAILS AND SECTIONS WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE. SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE. REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.



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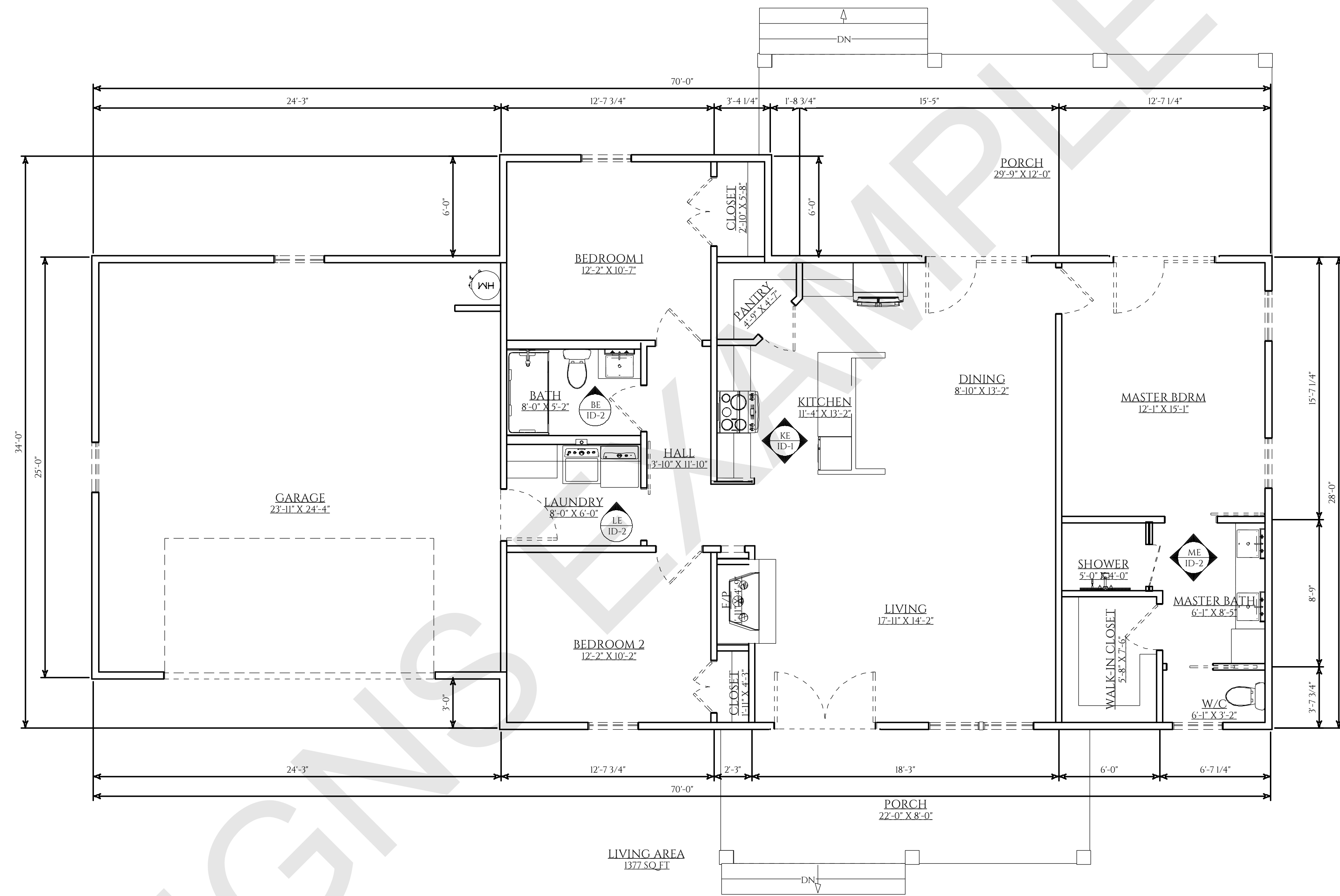
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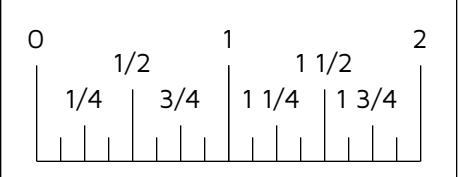
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DATE: 6/8/2026
SCALE: 1/4" = 1'-0"

SHT: 5
REV:



A-3 FLOOR PLAN SHELL PLAN/WALL LAYOUT
 1/4 IN = 1 FT

CONSTRUCTION DETAILS AND SECTIONS.
 WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
 SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE.
 REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.



FOUNDATION GENERAL NOTES

THIS FOUNDATION PLAN IS BASED ON ASSUMED SOIL CONDITIONS CONSISTING OF NON-EXPANSIVE SOILS WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2500 PSF AND AN EFFECTIVE INTERNAL FRICTION ANGLE OF NOT LESS THAN 30 DEGREES. THIS PLAN IS NOT SITE-SPECIFIC. A GEOTECHNICAL INVESTIGATION IS RECOMMENDED, AND FOUNDATION DESIGN SHALL BE VERIFIED AND COORDINATED WITH ACTUAL SITE CONDITIONS BY A LICENSED ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. CONCRETE MIX DESIGN AND PLACEMENT SHALL COMPLY WITH ACI 318 (LATEST EDITION). CONCRETE SHALL BE PROPERLY CONSOLIDATED AND CURED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS.

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A603 GRADE 60 UNLESS OTHERWISE NOTED. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 308 (LATEST EDITIONS). REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER OF 3 INCHES WHERE CAST AGAINST EARTH, 1-1/2 INCHES FOR SLABS AND FORMED SURFACES, UNLESS NOTED OTHERWISE.

PROVIDE A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER BENEATH ALL INTERIOR SLABS ON GRADE, INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

A MINIMUM SLAB THICKNESS OF 4 INCHES SHALL BE MAINTAINED THROUGHOUT UNLESS OTHERWISE NOTED. ALL SLAB AND GRADE BEAM DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, AND BLOCKOUTS SHALL BE VERIFIED WITH ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

ALL FILL MATERIAL BENEATH SLABS AND FOOTINGS SHALL BE CLEAN, SELECT GRANULAR MATERIAL COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR), PLACED IN LIFTS NOT EXCEEDING 6 INCHES.

SUBGRADE SHALL BE PROPERLY PREPARED AND FREE OF ORGANIC MATERIAL. A MINIMUM OF 6 INCHES OF UNSUITABLE MATERIAL SHALL BE REMOVED PRIOR TO PLACEMENT OF FILL UNLESS OTHERWISE DIRECTED BY A GEOTECHNICAL REPORT.

SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE FOUNDATION TO PREVENT PONDING OR SATURATION OF THE SUBGRADE. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.

TREES AND LARGE VEGETATION WITHIN CLOSE PROXIMITY TO THE FOUNDATION SHALL BE REMOVED WHERE NECESSARY TO PREVENT ROOT INTRUSION BENEATH SLABS AND FOOTINGS.

MAXIMUM FILL HEIGHTS EXCEEDING 2 FEET SHALL BE REVIEWED AND APPROVED BY A LICENSED ENGINEER.

FOOTINGS SHALL EXTEND TO A DEPTH BELOW FINISHED GRADE AS REQUIRED BY LOCAL CODE FOR FROST PROTECTION. VERIFY FROST DEPTH REQUIREMENTS WITH LOCAL JURISDICTION.

NO FIELD SUPERVISION IS PROVIDED UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND COORDINATING ALL WORK.

ALTERATIONS OR DEVIATIONS FROM THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGNER OR ENGINEER OF RECORD SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY.

THIS PLAN IS INTENDED TO INDICATE GENERAL FOUNDATION LAYOUT AND REINFORCING REQUIREMENTS ONLY AND SHALL BE USED IN CONJUNCTION WITH ALL OTHER CONSTRUCTION DOCUMENTS.

CRAWLSPACE VENTILATION NOTES (IF APPLICABLE)

PROVIDE CRAWLSPACE VENTILATION IN ACCORDANCE WITH IRC SECTION R408. NET FREE VENTILATION AREA SHALL COMPLY WITH CODE REQUIREMENTS. PROVIDE VENTILATION OPENINGS LOCATED TO ENSURE CROSS VENTILATION, INCLUDING OPENINGS WITHIN 3 FEET OF EACH CORNER.

SITE WORK NOTES

SOIL CONDITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. A GEOTECHNICAL REPORT IS RECOMMENDED TO DETERMINE BEARING CAPACITY AND APPROPRIATE FOUNDATION DESIGN.

PERFORM PERCOLATION TESTING WHERE REQUIRED BY LOCAL JURISDICTION TO VERIFY SUITABILITY FOR SEPTIC OR WASTEWATER SYSTEMS.

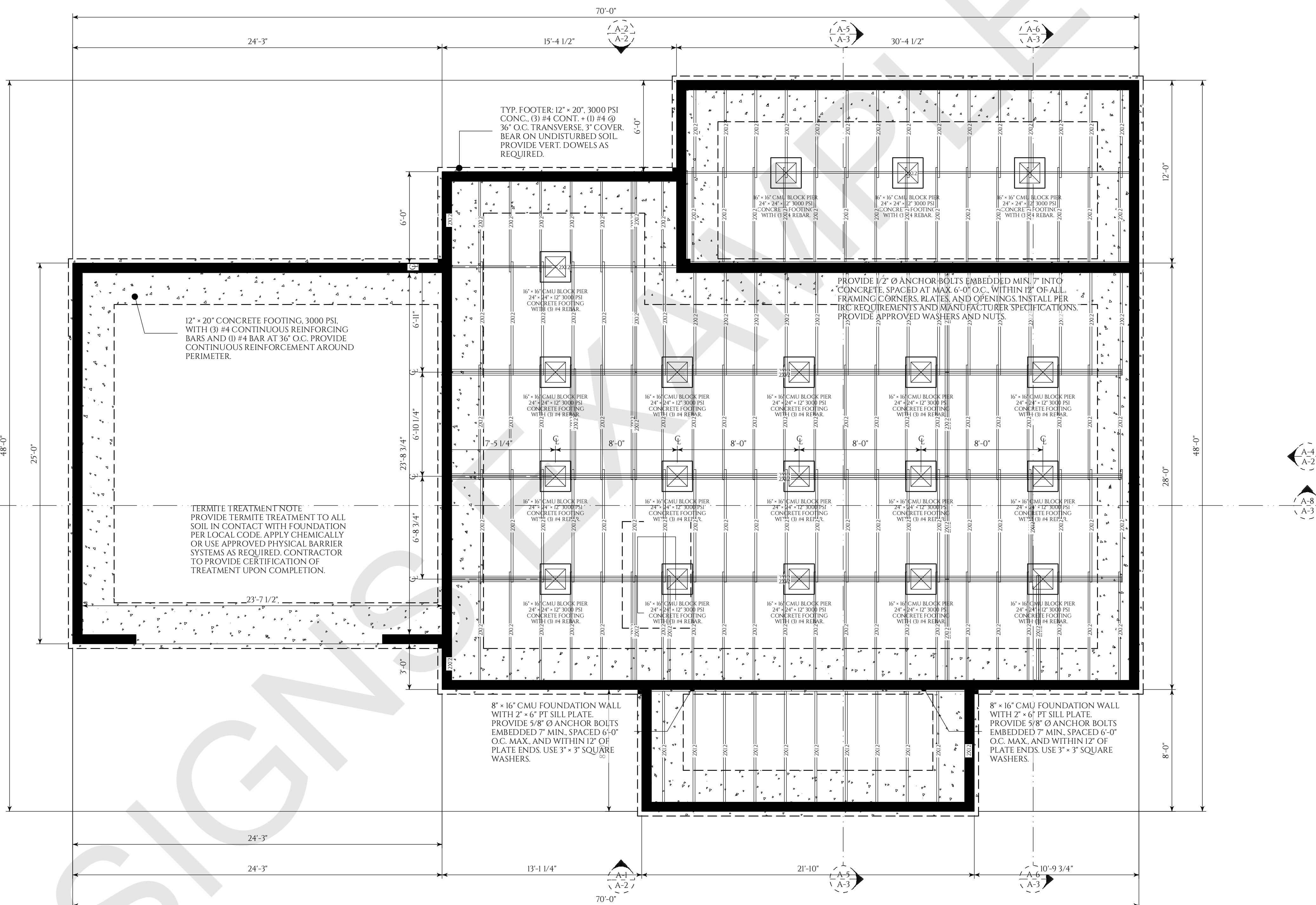
CLEAR BUILDING SITE OF VEGETATION WITHIN A MINIMUM 20-FOOT PERIMETER OF THE STRUCTURE. PROTECT DESIGNATED TREES AND VEGETATION TO REMAIN. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED AFTER CONSTRUCTION.

ALL FILL AREAS SHALL BE COMPACTED TO 95 TO 100 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT. BUILDING PADS SHALL BE LEVEL AND GRADED IN ACCORDANCE WITH THE PLANS. FILL GARAGE AND BASEMENT SLABS WITH COMPACTED #57 STONE OR APPROVED EQUIVALENT.

FINAL GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE. FOUNDATION DRAINAGE SYSTEMS SHALL BE INSTALLED WHERE REQUIRED. PROVIDE A MINIMUM 4-INCH PERFORATED DRAIN PIPE WITH FILTER FABRIC AND GRAVEL BACKFILL, SLOPED A MINIMUM OF 1 PERCENT TO DAYLIGHT OR AN APPROVED DRAINAGE SYSTEM.

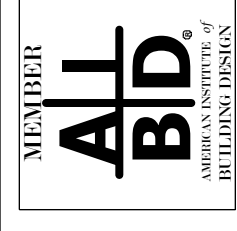
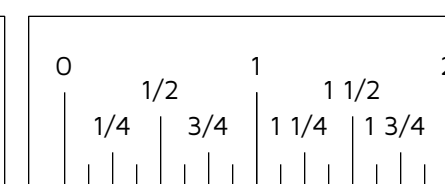
ROOF DRAINAGE SYSTEMS INCLUDING GUTTERS AND DOWNSPOUTS SHALL DISCHARGE A MINIMUM OF 4 INCHES IN DIAMETER PIPING AWAY FROM THE FOUNDATION. DO NOT CONNECT ROOF DRAINAGE SYSTEMS TO FOUNDATION DRAINS.

EXTERIOR CONCRETE FOOTINGS SHALL BE AIR-ENTRAINED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE REQUIRED BY LOCAL CODE. DRIVEWAYS, SIDEWALKS, AND EXTERIOR FLATWORK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI.



F-I FOUNDATION-SLAB PLAN
1/4 IN = 1 FT

CONSTRUCTION DETAILS AND SECTIONS. WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE. SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE. REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.



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UNLESS NOTED OTHERWISE

ROOF PLAN GENERAL NOTES

ROOF PLAN IS PROVIDED FOR LAYOUT, SLOPES, RIDGES, HIPS, VALLEYS, AND GENERAL CONFIGURATION ONLY AND SHALL BE USED IN CONJUNCTION WITH THE FRAMING PLANS AND NOTES.

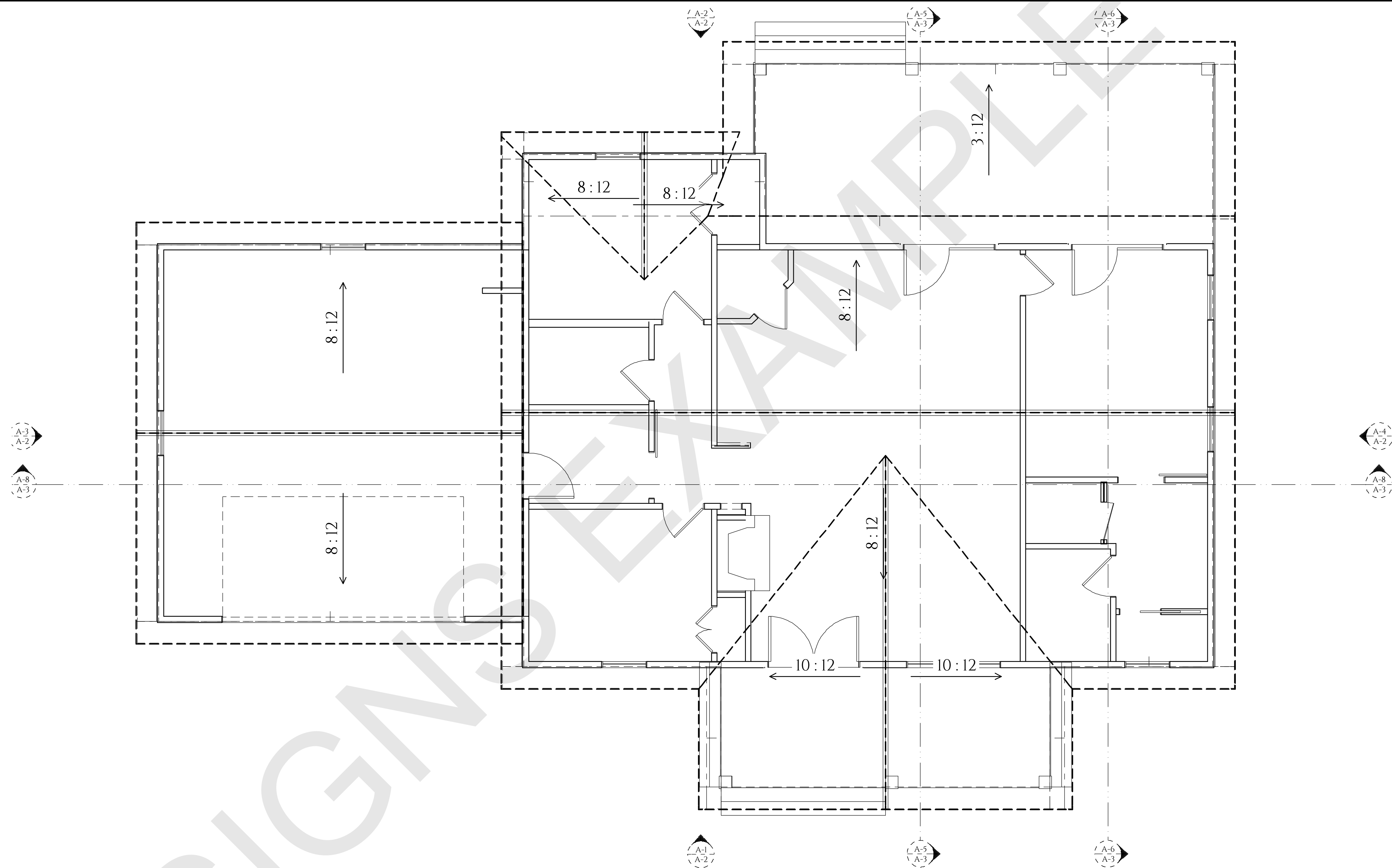
ALL ROOF FRAMING, MATERIALS, AND CONNECTIONS SHALL COMPLY WITH THE FRAMING NOTES AND APPLICABLE PROVISIONS OF THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC).

PROVIDE ROOF VENTILATION IN ACCORDANCE WITH IRC SECTION R806. MAINTAIN CONTINUOUS AIRFLOW FROM SOFFIT VENTS TO RIDGE OR ROOF VENTS WHERE APPLICABLE.

ROOF SLOPES, OVERHANGS, AND DRAINAGE PATTERNS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. COORDINATE ALL ROOF PENETRATIONS, INCLUDING VENTS, CHIMNEYS, AND MECHANICAL EQUIPMENT, WITH ALL APPLICABLE TRADES.

PROVIDE FLASHING, UNDERLAYMENT, AND ROOFING MATERIALS IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND APPLICABLE CODES.

ALL ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM THE STRUCTURE.



A-15 ROOF PLAN
1/4 IN = 1 FT

CONSTRUCTION DETAILS AND SECTIONS.
WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE.
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SHT: 8
REV:

ELECTRICAL - GENERAL NOTES

ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) (NEPA 70/2023 EDITION), THE 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), AND ALL APPLICABLE LOCAL AMENDMENTS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ).

KITCHEN SMALL APPLIANCE BRANCH CIRCUITS SHALL INCLUDE A MINIMUM OF TWO 20-AMP CIRCUITS SERVING COUNTERTOP RECEPTACLES IN ACCORDANCE WITH NEC 210.11(C)(1) AND 210.52(B). RECEPTACLE PLACEMENT ALONG COUNTERTOP AND WALL SPACES SHALL COMPLY WITH NEC 210.52. NO POINT ALONG A WALL LINE SHALL BE MORE THAN 6 FEET FROM A RECEPTACLE OUTLET, AND NO POINT ALONG A COUNTERTOP SHALL BE MORE THAN 24 INCHES FROM A RECEPTACLE.

GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION SHALL BE PROVIDED IN ALL LOCATIONS REQUIRED BY NEC 210.8, INCLUDING KITCHENS, BATHROOMS, GARAGES, LAUNDRY AREAS, UNFINISHED BASEMENTS, CRAWLSPACES, EXTERIOR LOCATIONS, AND AREAS WITHIN PROXIMITY TO SINKS.

ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY NEC 210.12, INCLUDING ALL HABITABLE AREAS.

ALL APPLIANCES, MECHANICAL EQUIPMENT, AND UTILITY SYSTEMS SHALL BE PROVIDED WITH DEDICATED CIRCUITS AS REQUIRED BY MANUFACTURER SPECIFICATIONS AND APPLICABLE CODES.

ELECTRICAL SERVICE SIZE SHALL BE DETERMINED BASED ON CALCULATED LOAD IN ACCORDANCE WITH NEC ARTICLE 220, WHERE INDICATED. PROVIDE A MINIMUM 400-AMP SERVICE. VERIFY FINAL SERVICE SIZE WITH THE ELECTRICAL CONTRACTOR AND LOCAL UTILITY PROVIDER.

LIGHTING FIXTURES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC). RECESSED LIGHTING INSTALLED IN INSULATED CEILINGS SHALL BE IC-RATED, AIRTIGHT, AND SEALED TO LIMIT AIR LEAKAGE.

LIGHTING CONTROLS SHALL COMPLY WITH IECC REQUIREMENTS AND SHALL INCLUDE MANUAL OR AUTOMATIC CONTROLS AS REQUIRED. EXTERIOR LIGHTING SHALL BE PROVIDED WITH AUTOMATIC SHUTOFF OR DAYLIGHT-RESPONSIVE CONTROLS WHERE APPLICABLE.

RECEPTACLE AND SWITCH LOCATIONS SHOWN ON THE PLANS ARE FOR DESIGN INTENT ONLY. FINAL LOCATIONS SHALL BE COORDINATED AND VERIFIED IN THE FIELD WITH THE OWNER AND CONTRACTOR PRIOR TO INSTALLATION.

TYPICAL MOUNTING HEIGHTS, UNLESS OTHERWISE NOTED, SHALL BE APPROXIMATELY 48 INCHES ABOVE FINISHED FLOOR FOR SWITCHES AND 12 TO 18 INCHES ABOVE FINISHED FLOOR FOR RECEPTACLES. COUNTERTOP RECEPTACLES SHALL BE INSTALLED IN ACCORDANCE WITH NEC REQUIREMENTS.

SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL OF THE DWELLING, INCLUDING BASEMENTS. ALARMS SHALL BE HARDWIRED, INTERCONNECTED, AND PROVIDED WITH BATTERY BACKUP.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R315 OUTSIDE SLEEPING AREAS, ON EACH OCCUPIABLE LEVEL, AND IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR ATTACHED GARAGES. ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP.

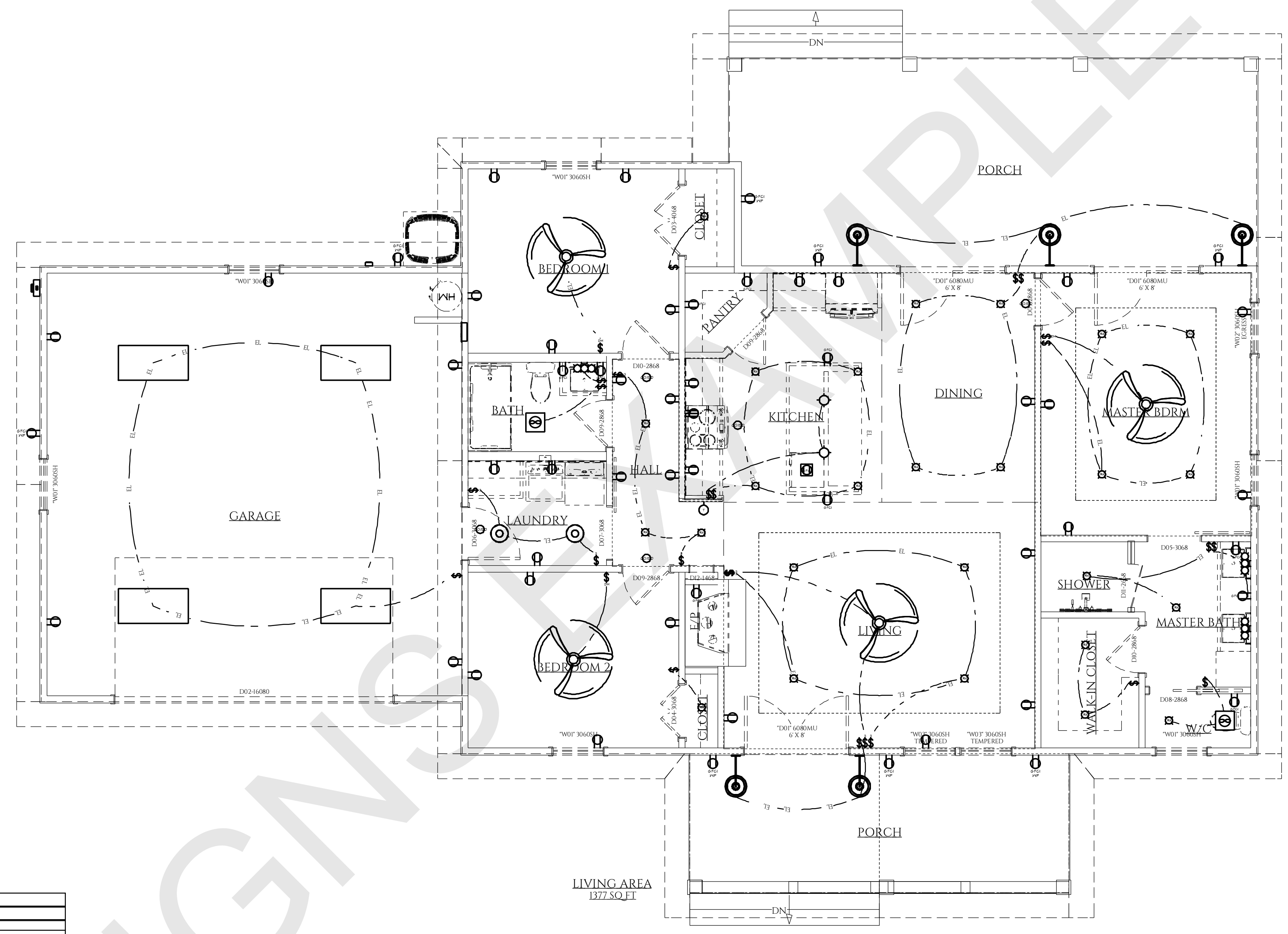
LOW-VOLTAGE SYSTEMS, INCLUDING AUDIO, DATA, CABLE, SECURITY, AND COMMUNICATION SYSTEMS, SHALL BE INSTALLED AS INDICATED ON THE PLANS AND COORDINATED WITH THE OWNER. FINAL SYSTEM SELECTION AND LAYOUT SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

ALL ELECTRICAL INSTALLATIONS SHALL BE COORDINATED WITH OTHER TRADES AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND ACCEPTED CONSTRUCTION PRACTICES.

ELECTRICAL LEGEND

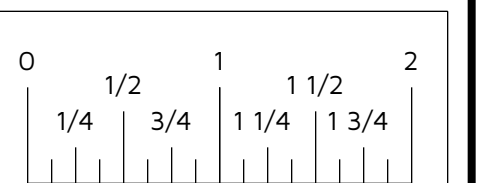
- 4' LED CAN LIGHT
- SCONCE 3
- CEILING FAN 48 INCH WITH LIGHT - TBD BY OWNER
- BINARY PENDANT LIGHT
- K-23670-FM01 MODERN FARM FLUSH-MOUNT LIGHT
- EXHAUST FAN 15
- LIGHT EXTERIOR BARN LIGHT GOOSENECK
- SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE
- SWITCH
- DIMMER SWITCH + FAN
- 3-WAY SWITCH
- DUPLX RECEPTACLE
- GFCI RECEPTACLE
- 220V
- GFCI WP
- GFCI DUPLX FLOOR RECEPTACLE
- ELECTRIC METER
- ELECTRICAL PANEL - RECESSED
- FUSED AC DISCONNECT
- PROGRAMMABLE THERMOSTAT
- CO/SMOKE DETECTOR

ELECTRICAL SCHEDULE					
NUMBER	QTY	FLR	ATTACHED TO	DESCRIPTION	COMMENTS
E01	26	1	CEILING	4' LED CAN LIGHT	
E02	3	1	WALL	SCONCE 3	
E03	4	1	CEILING	CEILING FAN 48 INCH WITH LIGHT - TBD BY OWNER	
E04	2	1	CEILING	BINARY PENDANT LIGHT	
E05	2	1	CEILING	K-23670-FM01 MODERN FARM FLUSH-MOUNT LIGHT	
E06	2	1	CEILING	EXHAUST FAN 15	
E07	5	1	WALL	LIGHT EXTERIOR BARN LIGHT GOOSENECK	OWNER SELECTED LIGHT FIXTURE
E08	4	1	CEILING	SURFACE MOUNTED TUBE LIGHT - MEDIUM & WIDE	
E09	15	1	WALL	SWITCH	
E10	3	1	WALL	DIMMER SWITCH + FAN	
E11	8	1	WALL	3-WAY SWITCH	
E12	34	1	WALL	DUPLX RECEPTACLE	
E13	8	1	WALL	GFCI RECEPTACLE	
E14	4	1	WALL	220V	
E15	8	1	WALL	GFCI WP	
E16	2	1	CABINET	GFCI RECEPTACLE	
E17	1	1	FLOOR	GFCI DUPLX FLOOR RECEPTACLE	
E18	1	1	WALL	ELECTRIC METER	
E19	1	1	WALL	ELECTRICAL PANEL - RECESSED	
E20	1	1	WALL	FUSED AC DISCONNECT	
E21	1	1	WALL	PROGRAMMABLE THERMOSTAT 1	
E22	5	1	CEILING	CO/SMOKE DETECTOR	



E-I ELECTRICAL PLAN FIRST FLOOR
1/4 IN = 1 FT

CONSTRUCTION DETAILS AND SECTIONS. WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE. SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE. REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.



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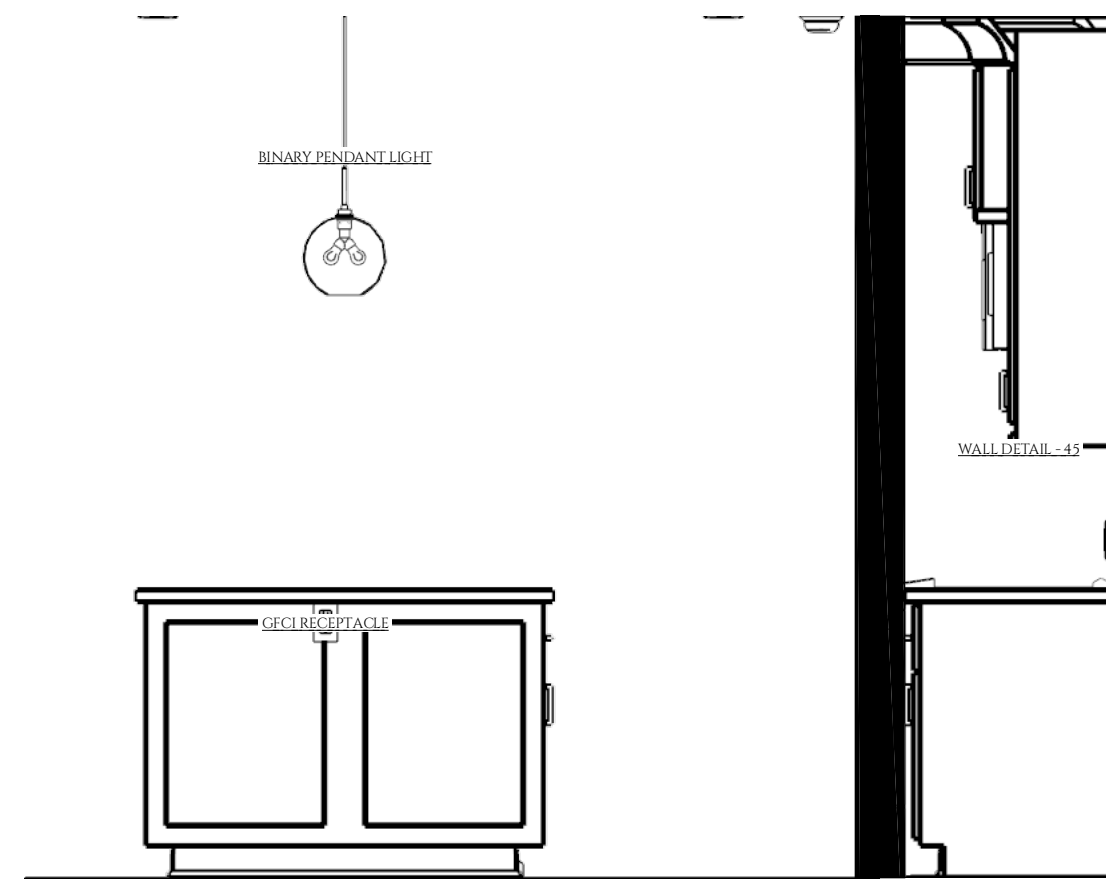
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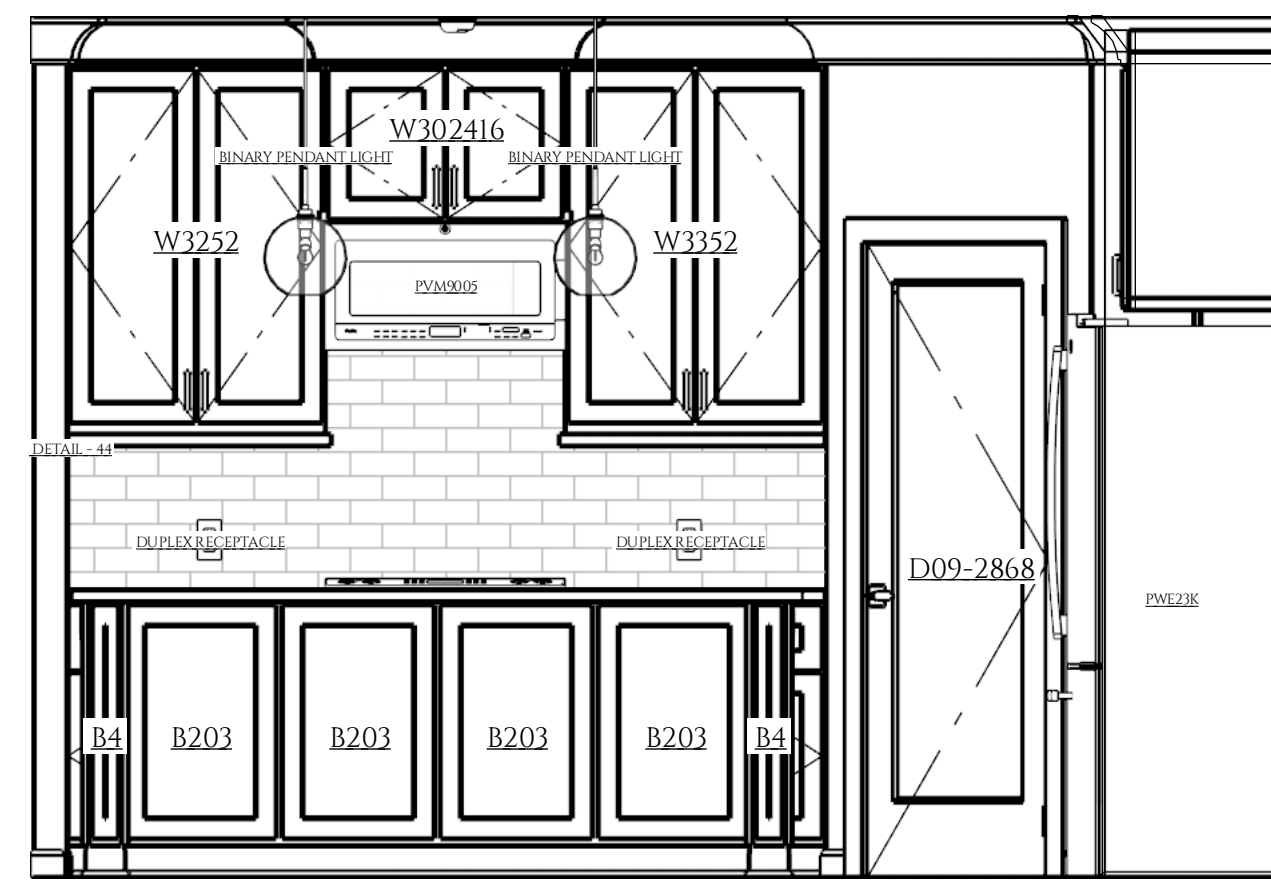
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DATE: 6/8/2026
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UNLESS NOTED OTHERWISE

SHT: 9
REV:

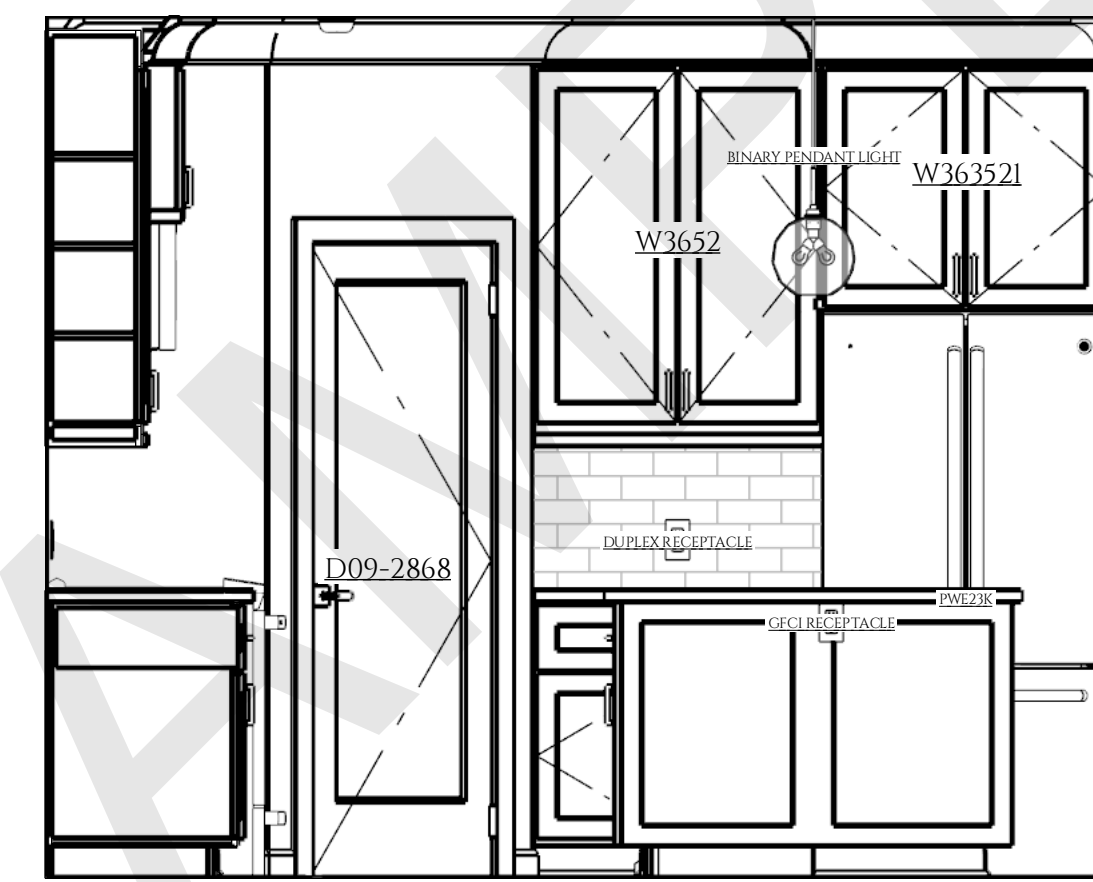
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SCAN: ON
SIZE: (D-SIZE)



KITCHEN ELEVATION 1
1/2 IN = 1 FT



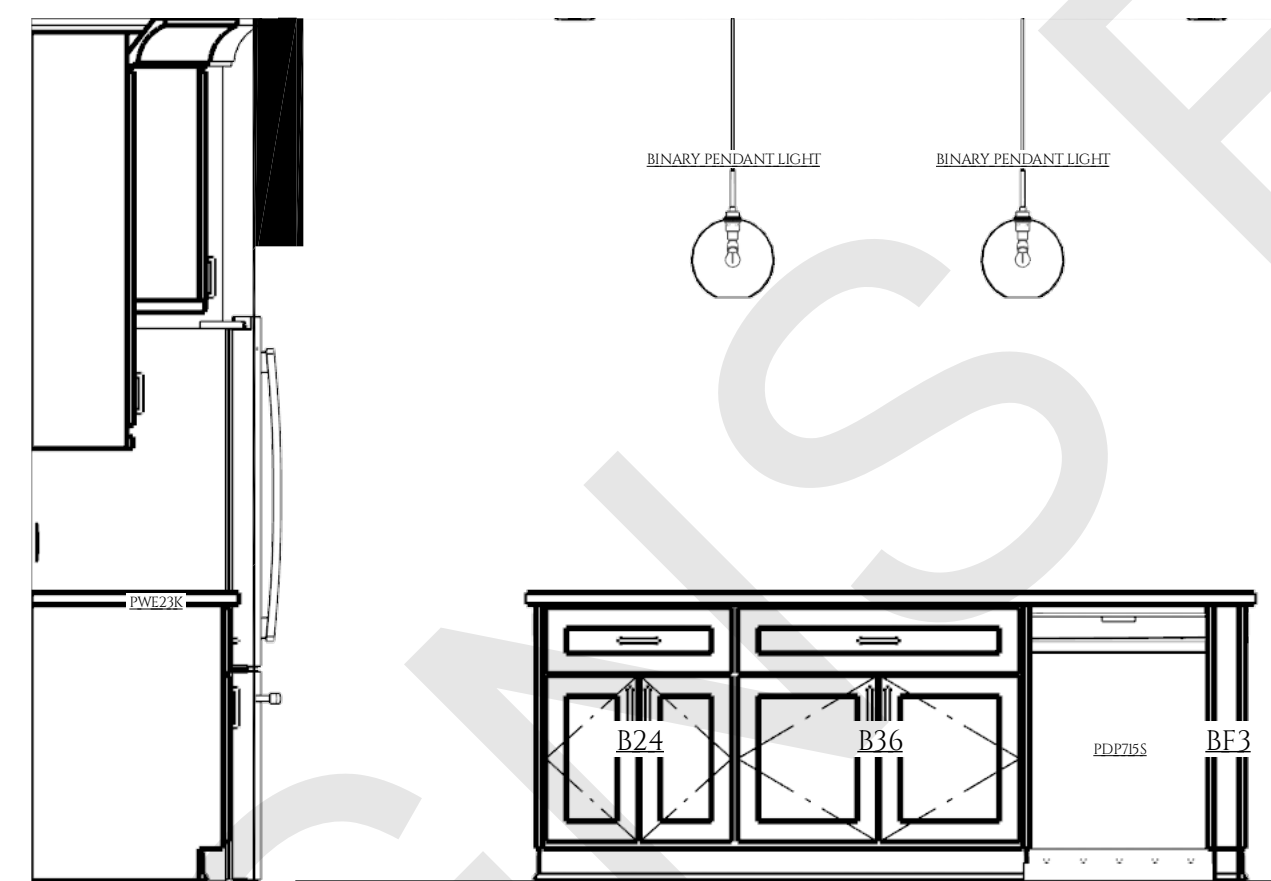
KITCHEN ELEVATION 2
1/2 IN = 1 FT



KITCHEN ELEVATION 3
1/2 IN = 1 FT



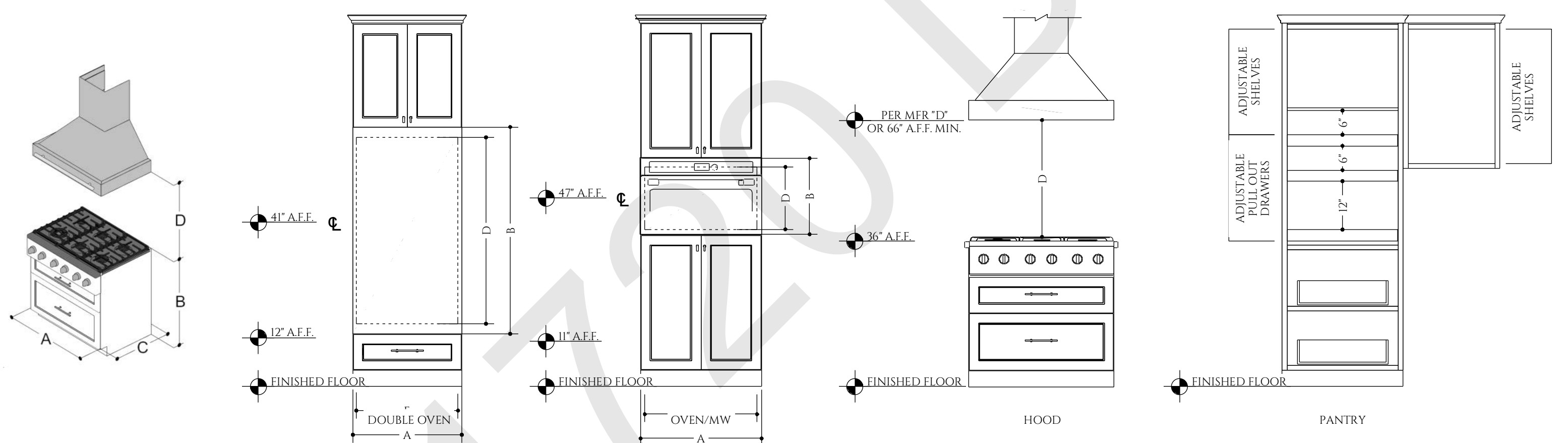
KITCHEN ELEVATION 4
1/2 IN = 1 FT



KITCHEN ELEVATION 5
1/2 IN = 1 FT

CABINET SCHEDULE - KITCHEN

#	C01	C02	C03	C04	C05	C06	C07	C08	C09	C10	C11	C12	C13	C14
LABEL		B203	B203	B203	B203	B203	B4	BF3	W302416	W3252	W3352	W363521	W3652	
QTY	1	4	4	1	2	2	2	1	1	1	1	1	1	12
FLOOR	1	1	1	1	1	1	1	1	1	1	1	1	1	1
W	3"	54 1/2"	19 3/4"	24"	32 1/2"	36"	4"	3"	30"	32 1/4"	32 1/2"	36"	36"	
D	24"	56 1/2"	3"	24"	24"	24"	24"	24"	16 5/16"	12"	12"	21"	12"	
H	106"	2"	36"	36"	36"	36"	36"	36"	24"	52"	52"	35"	52"	36"
DESC	PARTITION	CORNER SHELF	BASE CABINET	BASE CABINET	BASE CABINET	BASE CABINET	BASE CABINET	BASE CABINET FILLER	WALL CABINET	WALL CABINET	WALL CABINET	WALL CABINET	WALL CABINET	CABINET COUNTERTOP
COMM														



KITCHEN HEIGHTS

KITCHEN PLAN NOTES

CABINETS TO BE MAPLE OR OWNER-APPROVED EQUIVALENT. CONFIRM FINAL MATERIALS, FINISHES, AND COLORS WITH OWNER PRIOR TO ORDERING.

CONFIRM FINAL DOOR AND DRAWER STYLES WITH OWNER PRIOR TO FABRICATION.

INSTALL CABINET HARDWARE ON SITE. FINAL HARDWARE STYLE AND FINISH TO BE OWNER SELECTED.

INSTALL CROWN MOLDING TO MATCH CABINET FINISH. CONFIRM FINAL PROFILE AND DIMENSIONS WITH OWNER PRIOR TO INSTALLATION.

FIELD VERIFY ALL APPLIANCE SPECIFICATIONS PRIOR TO FABRICATION AND INSTALLATION.

CUT OVEN OPENING ON SITE AS REQUIRED TO MATCH FINAL APPLIANCE SPECIFICATIONS.

INSTALL RANGE HOOD AND ALL APPLIANCES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

PROVIDE DEDICATED ELECTRICAL CIRCUITS FOR ALL APPLIANCES AS REQUIRED BY CODE AND MANUFACTURER.

PROVIDE MINIMUM 6" DIAMETER EXHAUST DUCT FOR RANGE HOOD UNLESS OTHERWISE REQUIRED BY MANUFACTURER.

CONFIRM FINAL BACKSPASH, COUNTERTOP, AND FINISH MATERIALS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.

GENERAL NOTE - DISCLAIMER

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FINAL SHOP DRAWINGS, APPLIANCE SPECIFICATIONS, FIELD DIMENSIONS, CLEARANCES, ELECTRICAL REQUIREMENTS, AND INSTALLATION CONDITIONS SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION. CONTRACTOR SHALL COORDINATE ALL REQUIRED BLOCKING, ROUGH-INS, AND SUPPORTS NECESSARY FOR FINAL CABINET AND MILLWORK INSTALLATION.

DRAWINGS SHOWN SHALL NOT BE USED FOR CABINET FABRICATION WITHOUT FIELD VERIFICATION AND FINAL APPROVAL BY CABINET BUILDER OR MILLWORK SUPPLIER.

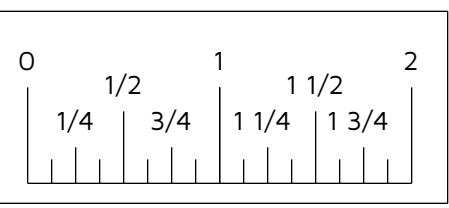
VENTILATION NOTES

ALL RANGE HOODS SHALL BE DUCTED DIRECTLY TO THE EXTERIOR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND APPLICABLE CODES. EXHAUST DUCTS SHALL NOT TERMINATE IN ATTICS, CRAWLSPACES, OR CONCEALED SPACES.

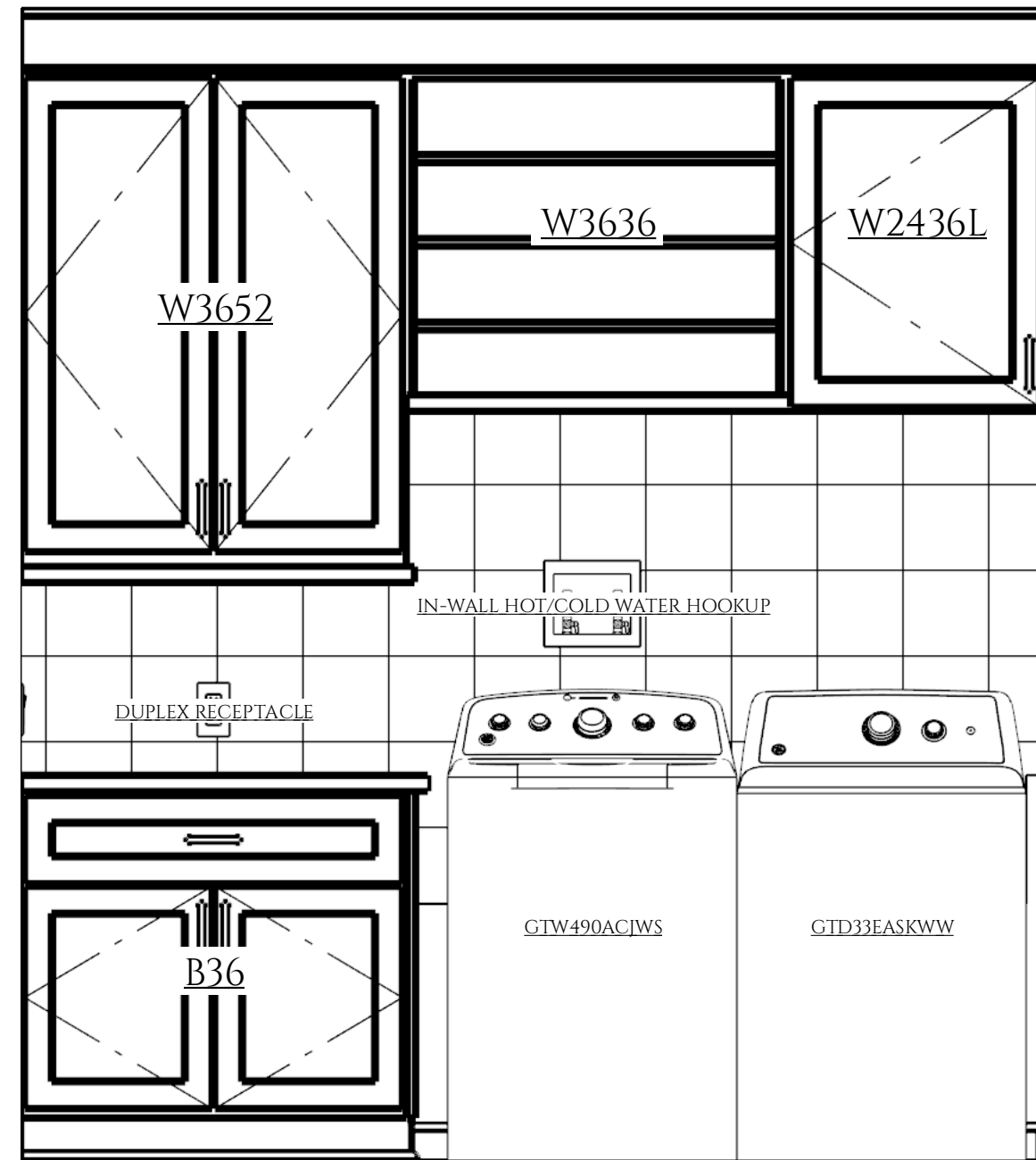
ALL BATHROOM EXHAUST FANS SHALL BE DUCTED DIRECTLY TO THE EXTERIOR USING METAL DUCTWORK. PROVIDE MINIMUM 90 CFM EXHAUST FANS IN BATHROOMS CONTAINING TUBS AND/OR SHOWERS, OR AS REQUIRED BY CODE.

PROVIDE OUTSIDE COMBUSTION AIR FOR GAS APPLIANCES WHERE REQUIRED BY APPLICABLE FUEL GAS CODE AND MANUFACTURER'S SPECIFICATIONS.

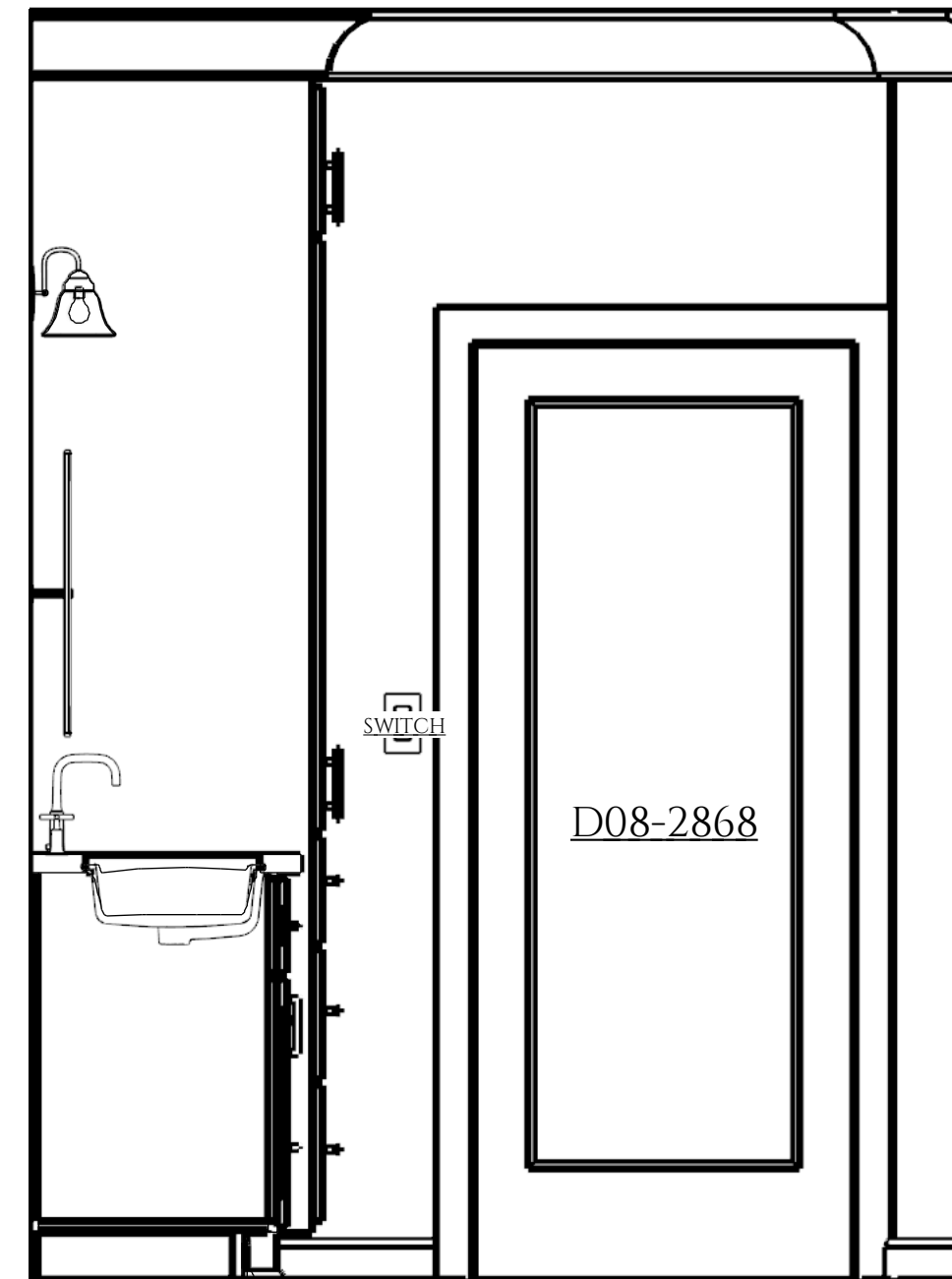
CONSTRUCTION DETAILS AND SECTIONS: WALL SECTIONS SHOWN ABOVE IS GENERIC IN NATURE. SLAB DETAILS ARE STANDARD DESIGN AND GENERIC IN NATURE. REFER TO BUILDING COMPANY OR SUPPLIER FOR FINAL DESIGN AND DETAILS.



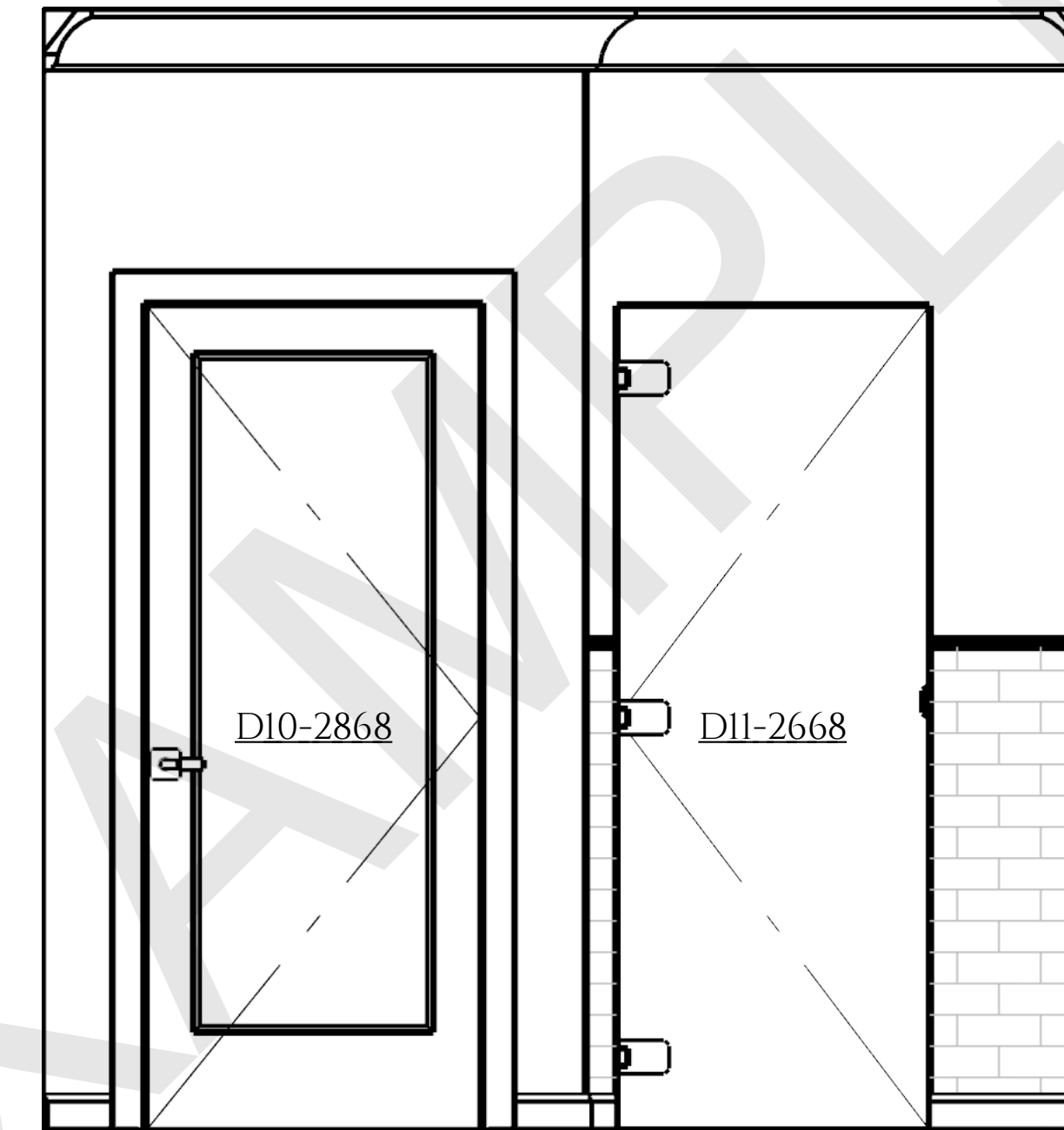
SHT: 10
REV:



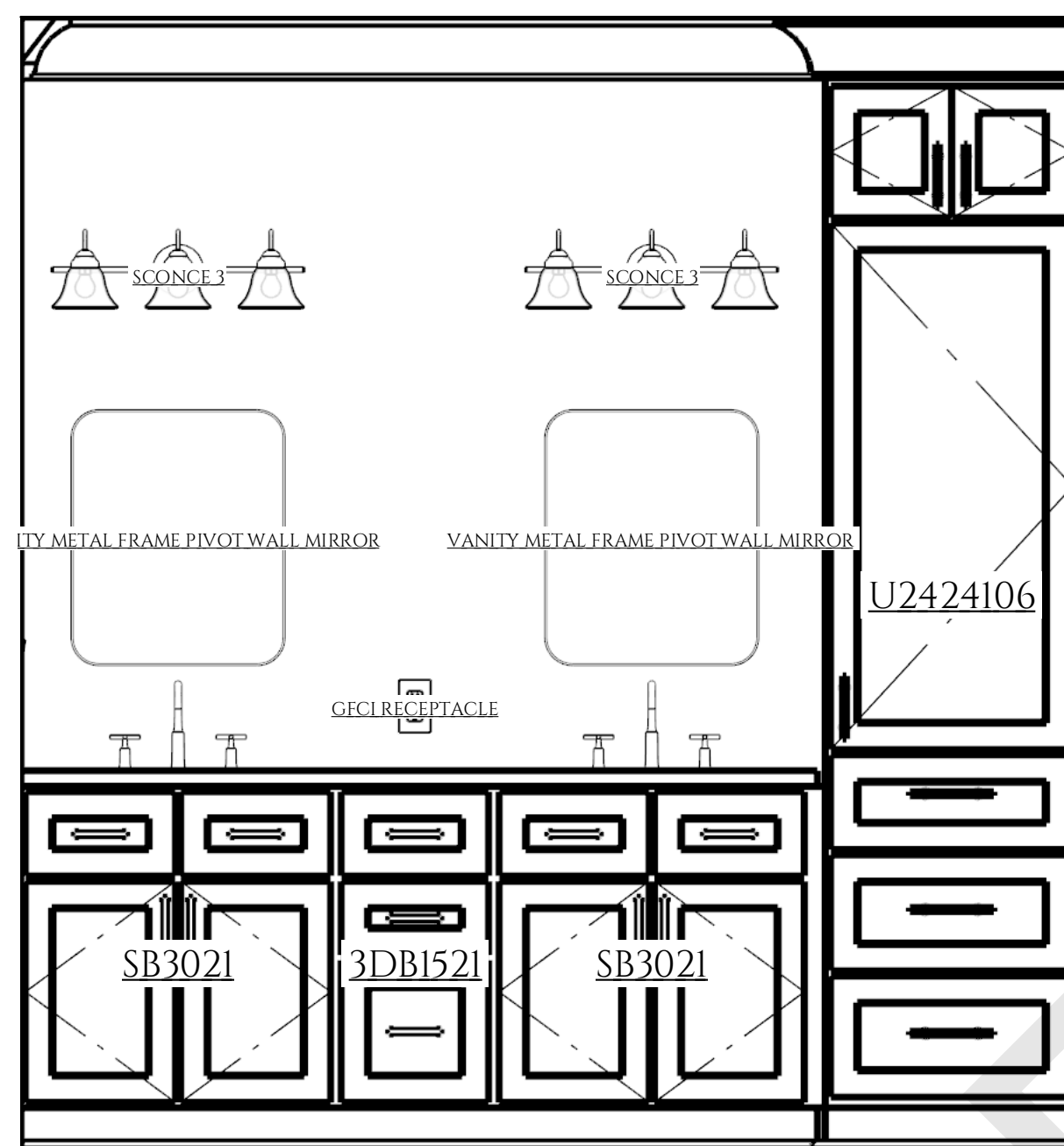
LAUNDRY ELEVATION
3/4 IN = 1 FT



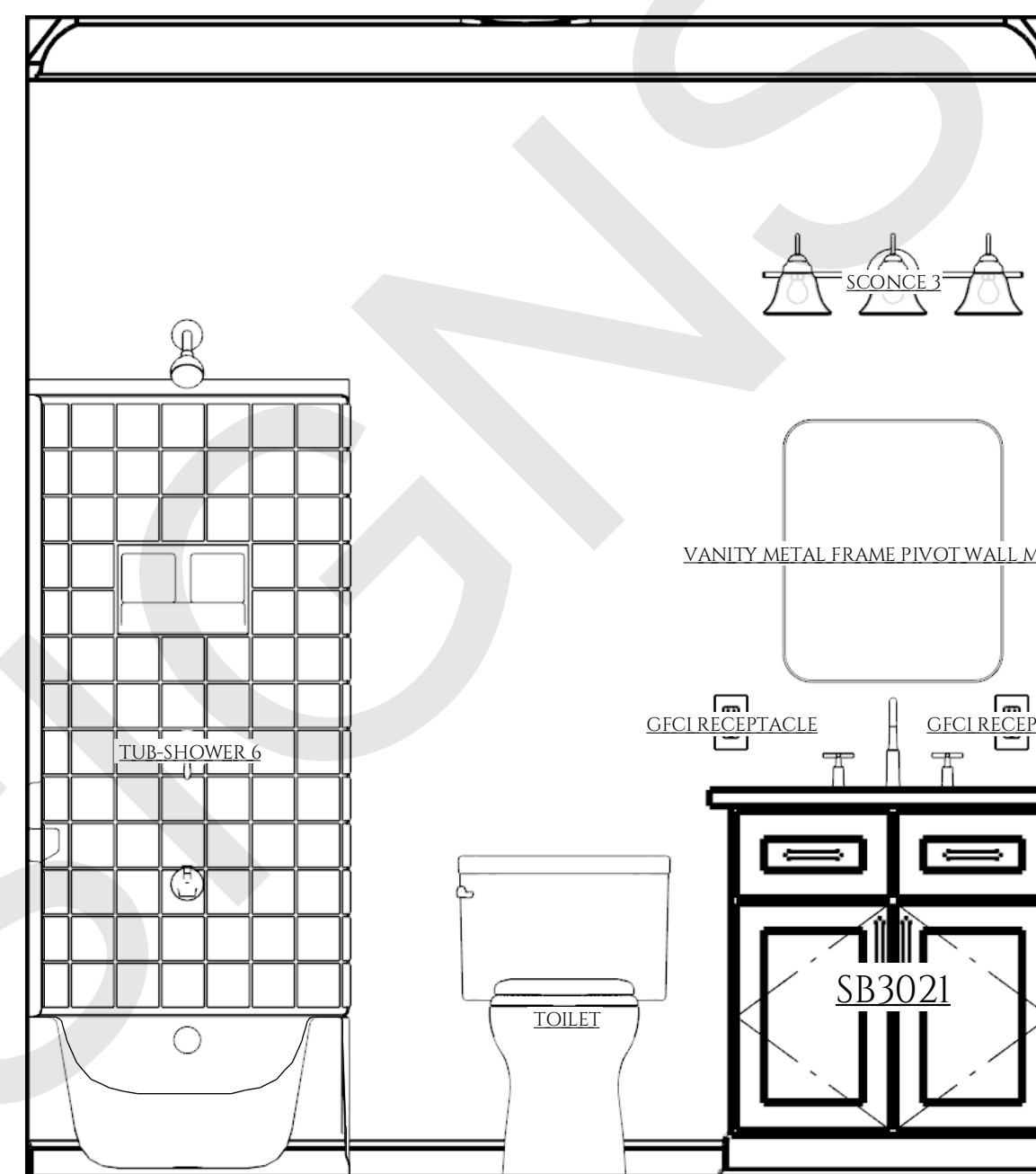
MASTER BATH ELEVATION 1
3/4 IN = 1 FT



MASTER BATH ELEVATION 2
3/4 IN = 1 FT



MASTER BATH ELEVATION 3
3/4 IN = 1 FT



BATH ELEVATION
3/4 IN = 1 FT

CABINET SCHEDULE - MASTER SUITE			
#	C01	C02	C03
LABEL	3DB1521	SB3021	U2424106
QTY	1	2	1
FLOOR	1	1	1
W	15"	30"	24"
D	21"	21"	24"
H	36"	36"	106"
DESC	BASE CABINET	BASE CABINET	UTILITY CABINET
COMM			

CABINET SCHEDULE - LAUNDRY				
#	C01	C02	C03	C04
LABEL	B36	W2436L	W3636	W3652
QTY	1	1	1	1
FLOOR	1	1	1	1
W	36"	24"	35 1/2"	36"
D	24"	12"	12"	12"
H	36"	36"	36"	52"
DESC	BASE CABINET	WALL CABINET	WALL CABINET	WALL CABINET
COMM				

CABINET SCHEDULE - SECONDARY BATHS	
#	C01
LABEL	SB3021
QTY	1
FLOOR	1
W	30"
D	21"
H	36"
DESC	BASE CABINET
COMM	

KITCHEN PLAN NOTES

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FINAL SHOP DRAWINGS, APPLIANCE SPECIFICATIONS, FIELD DIMENSIONS, CLEARANCES, ELECTRICAL REQUIREMENTS, AND INSTALLATION CONDITIONS SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION. CONTRACTOR SHALL COORDINATE ALL REQUIRED BLOCKING, ROUGH-INS, AND SUPPORTS NECESSARY FOR FINAL CABINET AND MILLWORK INSTALLATION.

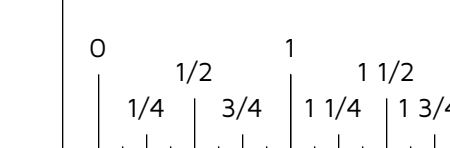
DRAWINGS SHOWN SHALL NOT BE USED FOR CABINET FABRICATION WITHOUT FIELD VERIFICATION AND FINAL APPROVAL BY CABINET BUILDER OR MILLWORK SUPPLIER.

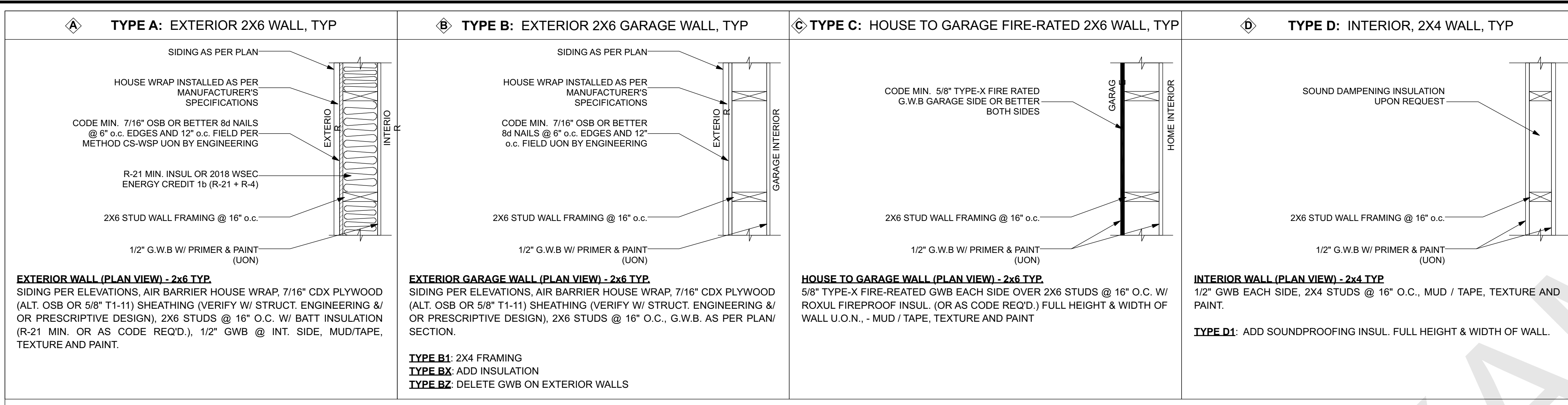
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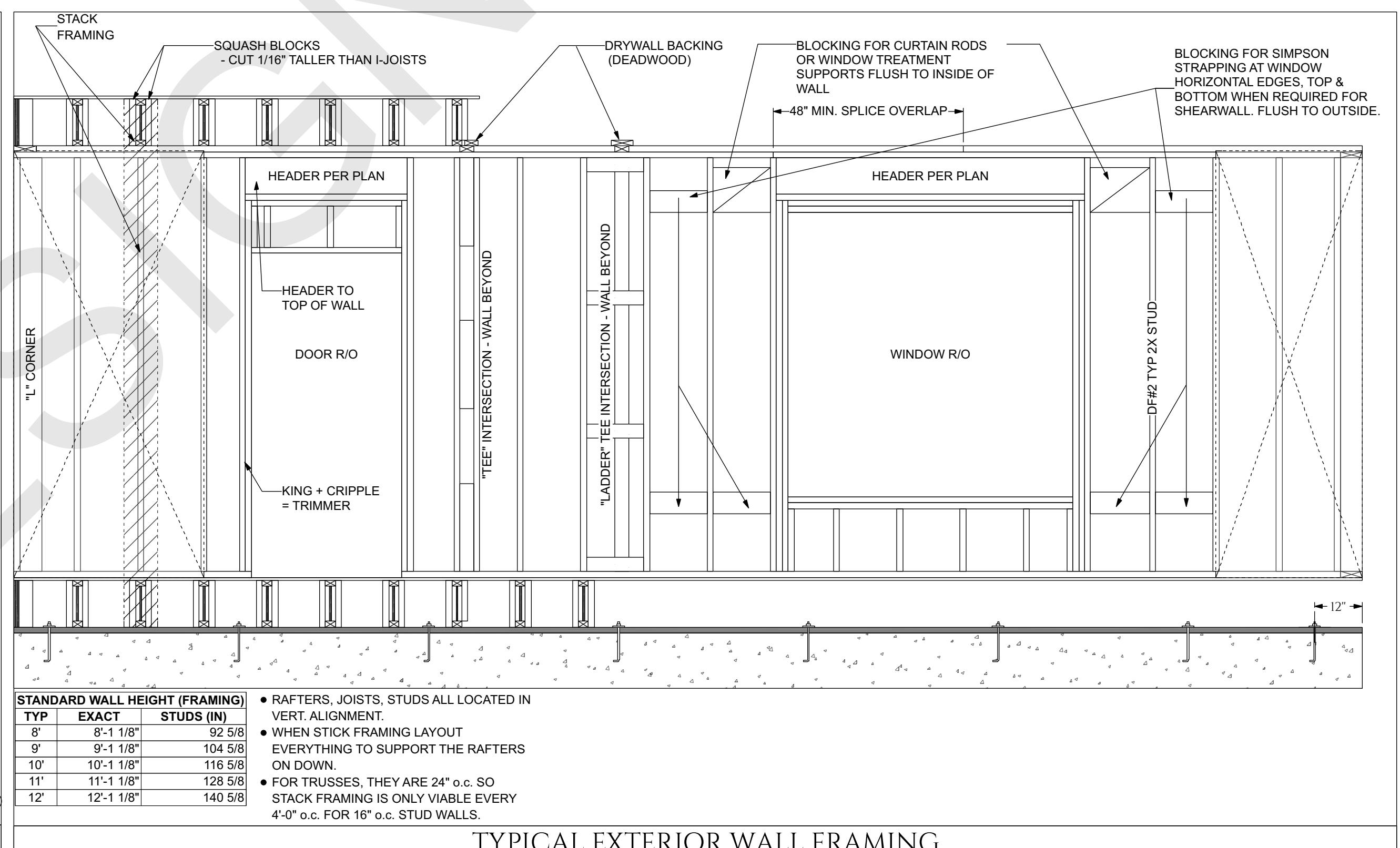
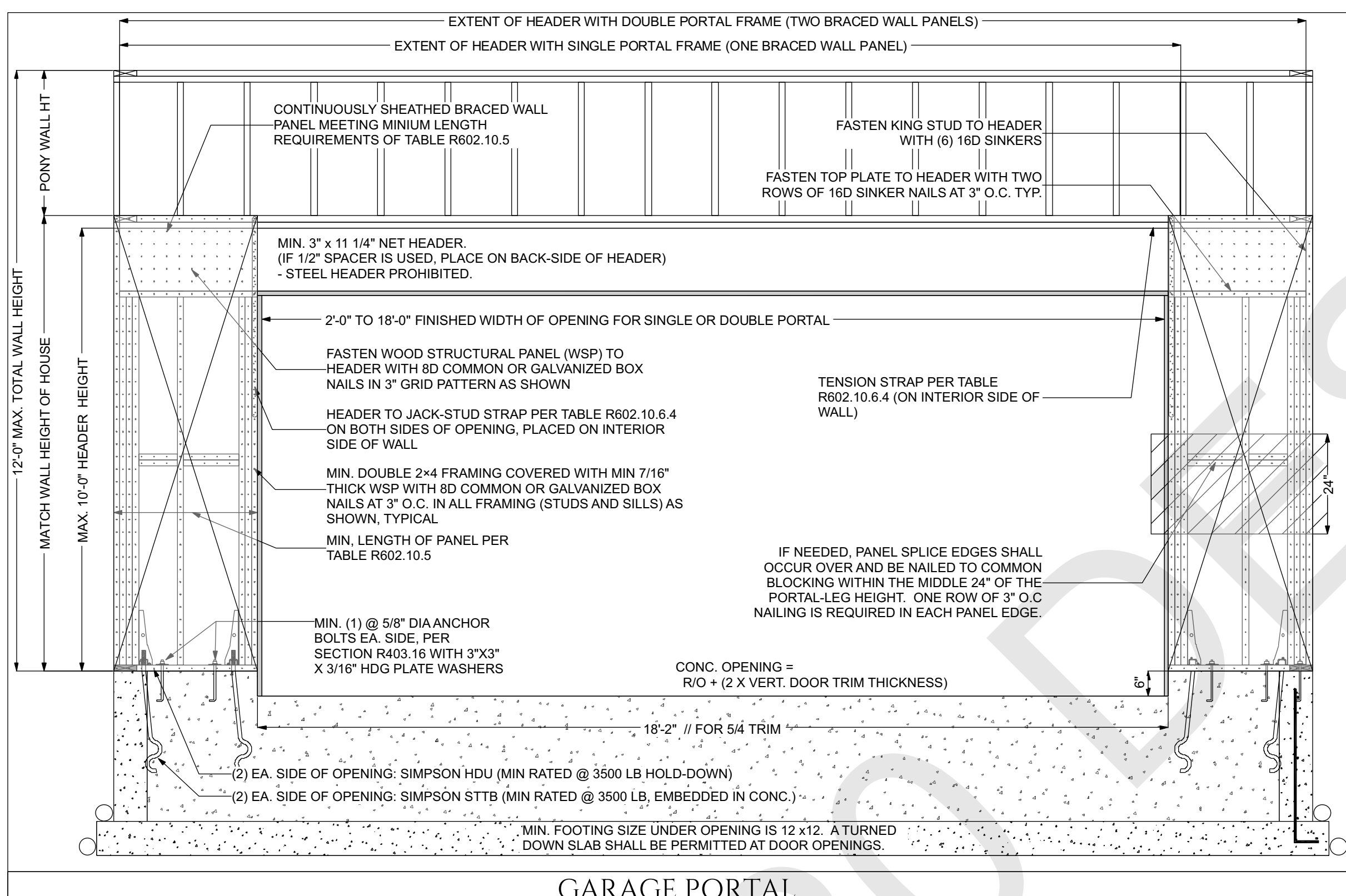
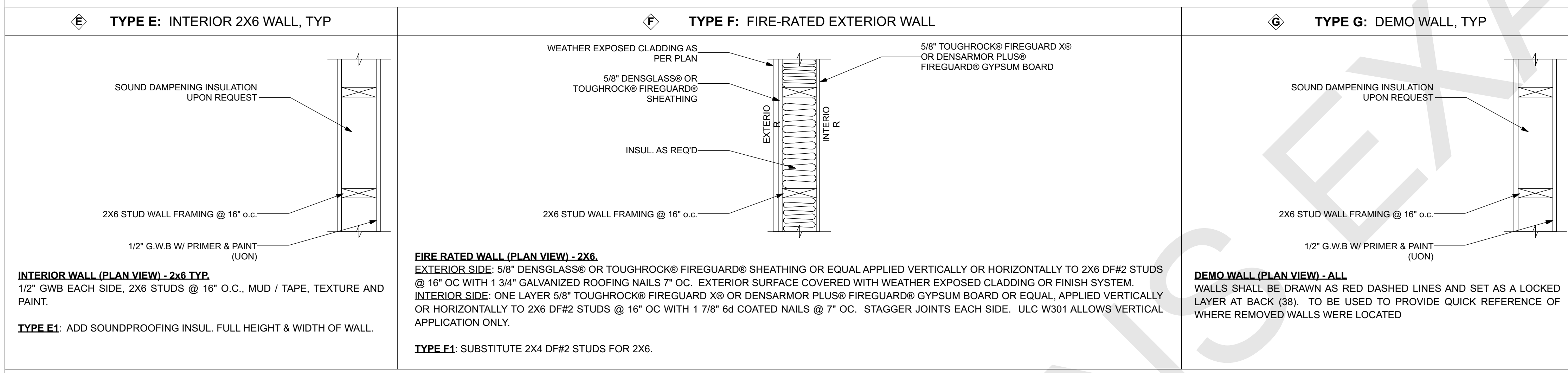
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PROVIDE OUTSIDE COMBUSTION AIR FOR GAS APPLIANCES WHERE REQUIRED BY APPLICABLE FUEL GAS CODE AND MANUFACTURER'S SPECIFICATIONS.





TYPICAL CONSTRUCTION DETAILS AND METHODS
 TYPICAL CONSTRUCTION DETAILS AND METHODS ARE SHOWN ON THESE DRAWINGS FOR GENERAL REFERENCE ONLY. REFER TO SPECIFIC NOTES, DETAILS, AND CONDITIONS INDICATED THROUGHOUT THE PLAN SET.
 ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND CURRENT ADOPTED CODE REQUIREMENTS.
 REFER TO SOIL REPORTS, GEOTECHNICAL ENGINEERING REPORTS, STRUCTURAL ENGINEERING DOCUMENTS, MANUFACTURER REQUIREMENTS, AND OTHER CONSULTANT DOCUMENTS WHERE APPLICABLE.
 CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND CONSTRUCTION METHODS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE OWNER, DESIGNER, ARCHITECT, OR ENGINEER PRIOR TO PROCEEDING WITH WORK.





CI-1



CI-2



CI-3



CI-4



CI-5



CI-6



CI-7



CI-8



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CONTACT@1720DESIGNS.COM



1720 DESIGNS EXAMPLE

REVISION
DATE

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SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

DRAWING: INTERIOR
RENDERINGS - INTERIOR
DATE: 6/8/2026
SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

SHT:
13
REV: