

CUSTOM
HOME
SAMPLE

4,280 SQ FT

3 BEDROOMS

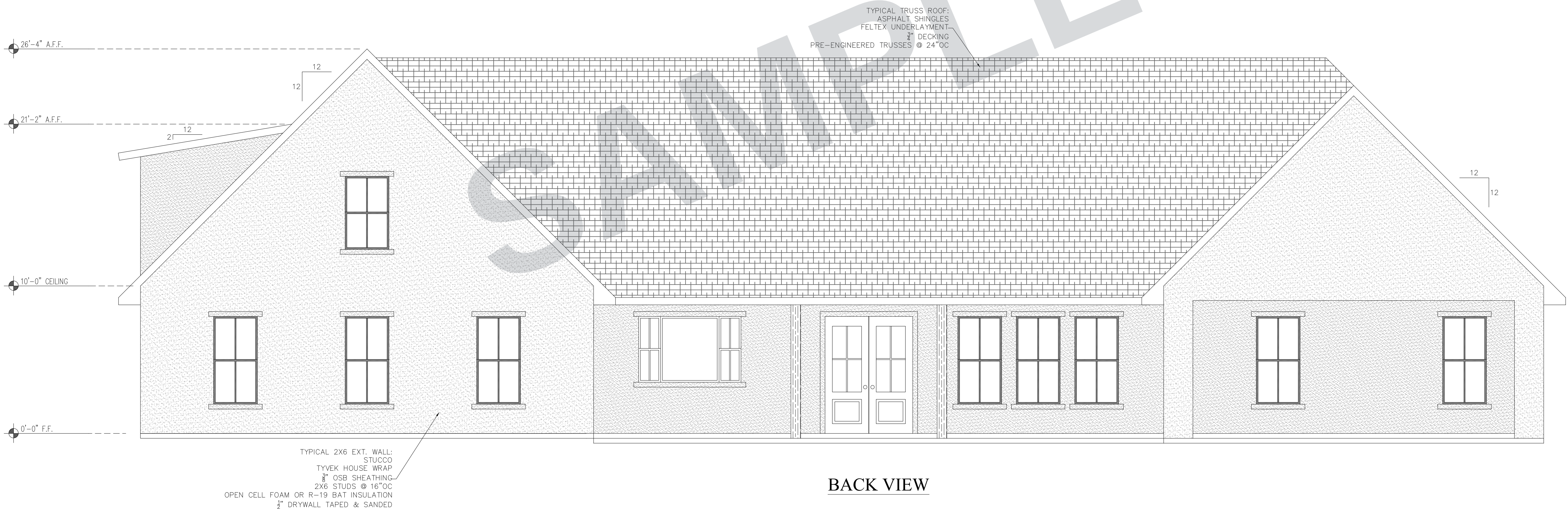
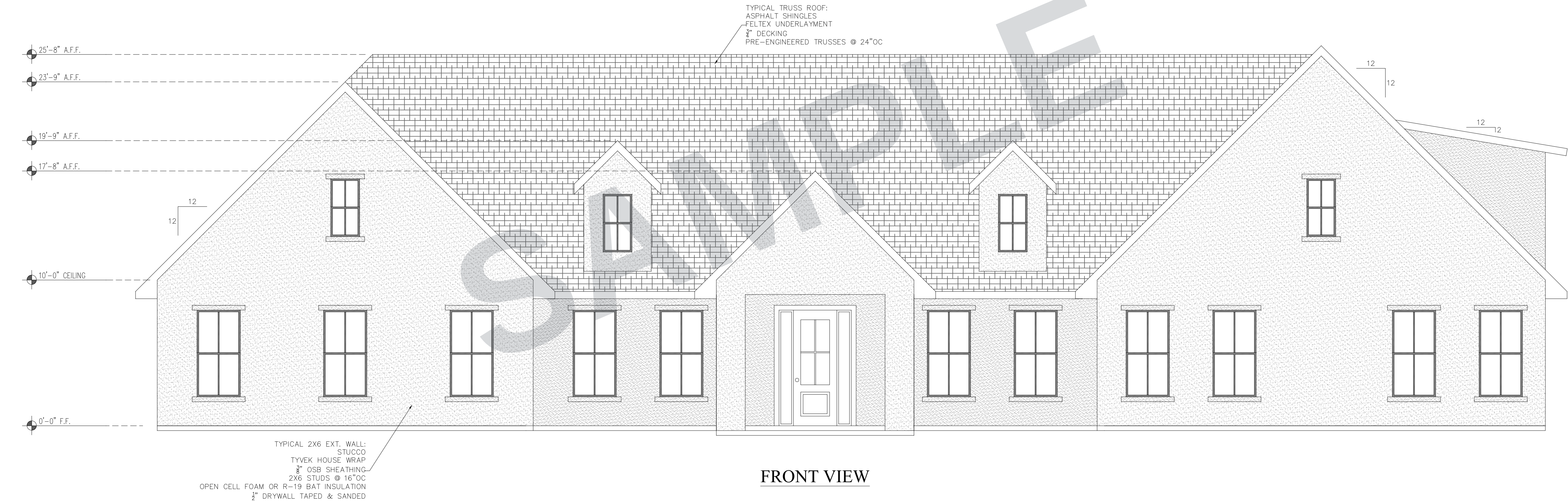
3.5 BATHROOMS

PORTFOLIO
SAMPLE

Not for
construction

A1.1

Front & rear
elevations



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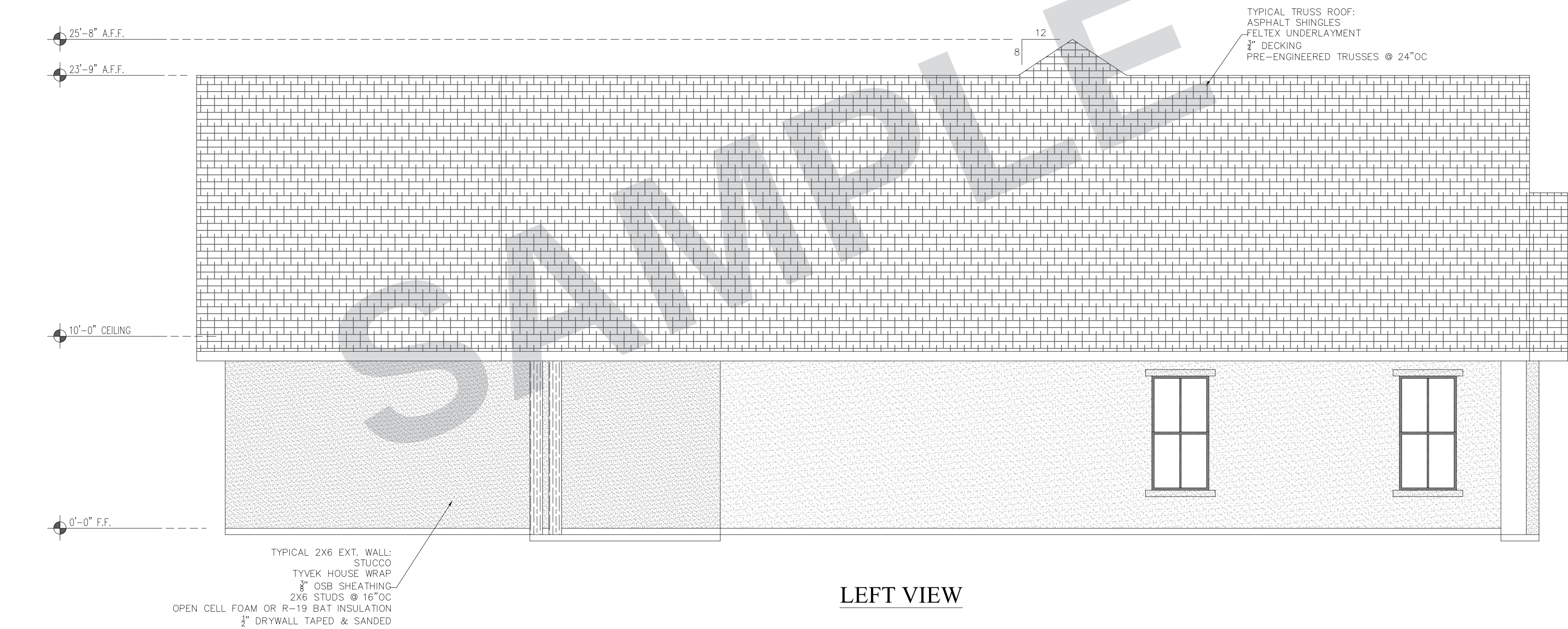
3.5 BATHROOMS

PORTFOLIO
SAMPLE

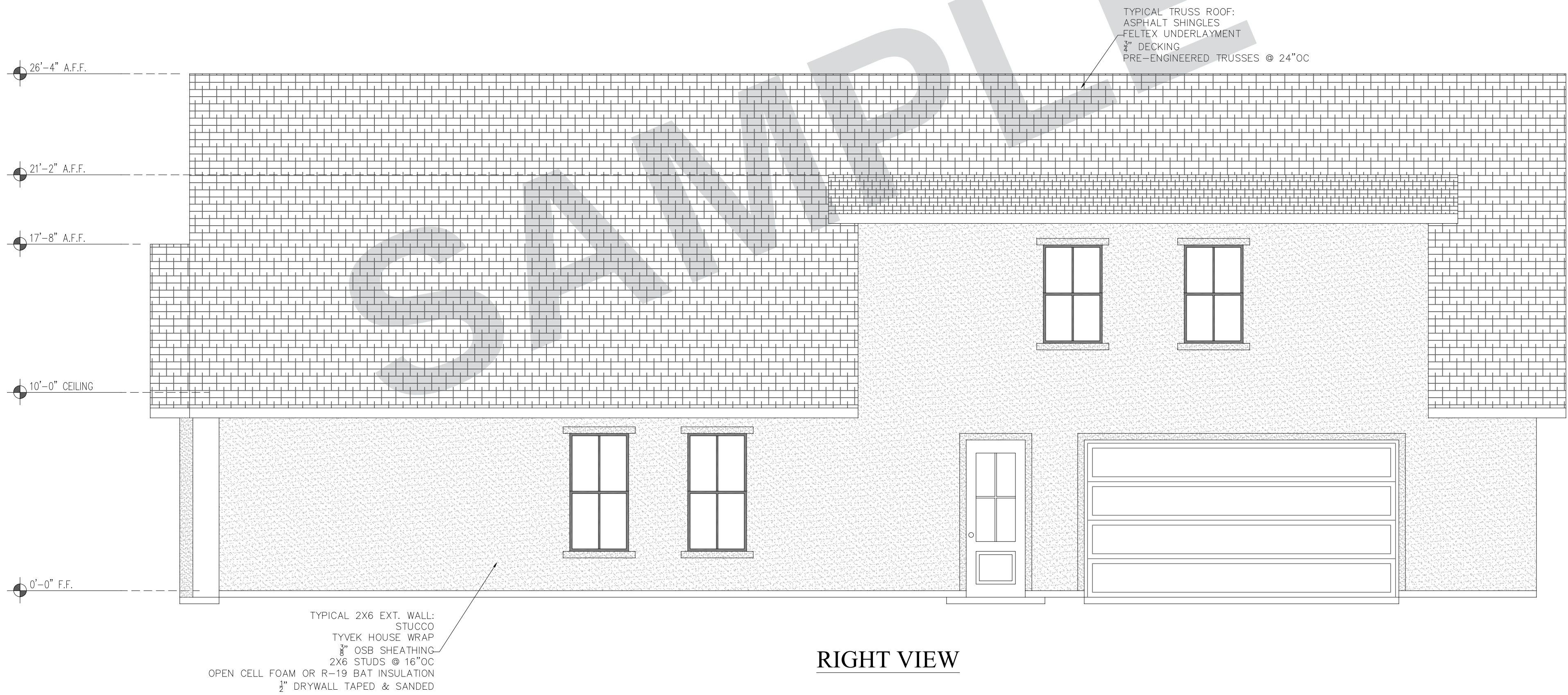
Not for
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A1.2

Side elevations



LEFT VIEW



RIGHT VIEW

WINDOW SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
W01	22	3060	SH
W02	1	3030	XO
W03	1	7040	SH PIC SH
W04	1	3050	SH
W05	2	2040	PIC

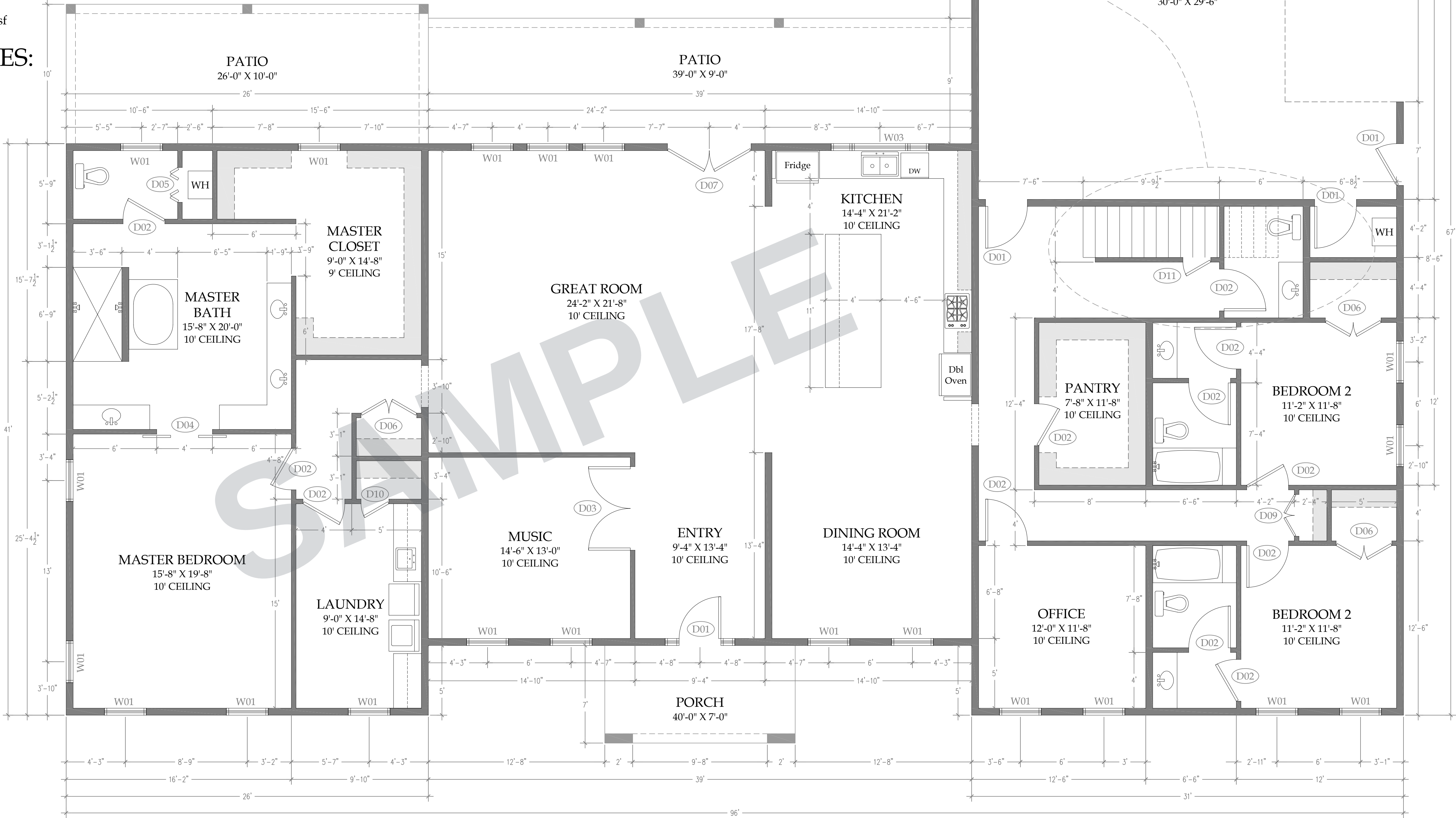
DOOR SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
D01	4	3080	EXTERIOR SOLID CORE
D02	12	3080	HOLLOW CORE
D03	1	6080	HOLLOW CORE
D04	1	4080	BARN
D05	1	2680	CLOSET
D06	3	4080	CLOSET
D07	1	6080	EXT. FRENCH DOOR
D08	1	16080	INSULATED GARAGE
D09	1	3080	CLOSET
D10	1	2080	HOLLOW CORE
D11	1	2040	HOLLOW CORE

SQUARE FOOTAGE SUMMARY

1st FLOOR LIVABLE = 3,557 sf
BONUS LIVABLE = 723 sf
TOTAL LIVABLE = 4280 sf
GARAGE = 930 sf
TOTAL = 4,487 sf

CONSTRUCTION NOTES:

- Contractor is responsible for adapting plans to comply with all applicable building codes and regulations as per IRC 2018.
- All structural beams, headers, and load-bearing components shall be sized and specified by a licensed structural engineer.
- Attics with appliances must have an unobstructed passageway and a clear opening compliant with IRC 2018 M1305.1.2. Provide continuous solid flooring and a level service space as required.
- Appliances must be accessible for inspection, service, repair, and replacement without removing permanent construction or obstructing access. Ensure a minimum working space of 30 inches by 30 inches in front of the control side. (IRC 2018 M1305.1.1)
- All sleeping rooms require emergency egress windows or doors with a minimum net clear opening of 5.7 square feet (5 square feet for grade-level openings). Maximum sill height: 44 inches. Minimum clear opening height: 24 inches. Minimum clear opening width: 20 inches. (IRC 2018 R310.2.1)
- Bathroom exhaust fans must vent directly to the exterior, not into the attic. (IRC 2018 M1505.2)
- Return air grilles must be located to comply with IRC 2018 M1602 requirements.
- All square footage measurements are approximate and subject to variation in the completed construction.
- Contractor to ensure all framing, connections, and fasteners comply with IRC 2018 for load, wind, and seismic requirements as applicable.
- Construction must comply with IRC 2018 codes for residential structures and any applicable local amendments.



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A2.1

Main floor plan

SHEET 3 OF 4

WINDOW SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
W01	22	3060	SH
W02	1	3030	XO
W03	1	7040	SH PIC SH
W04	3	3050	SH
W05	2	2040	PIC

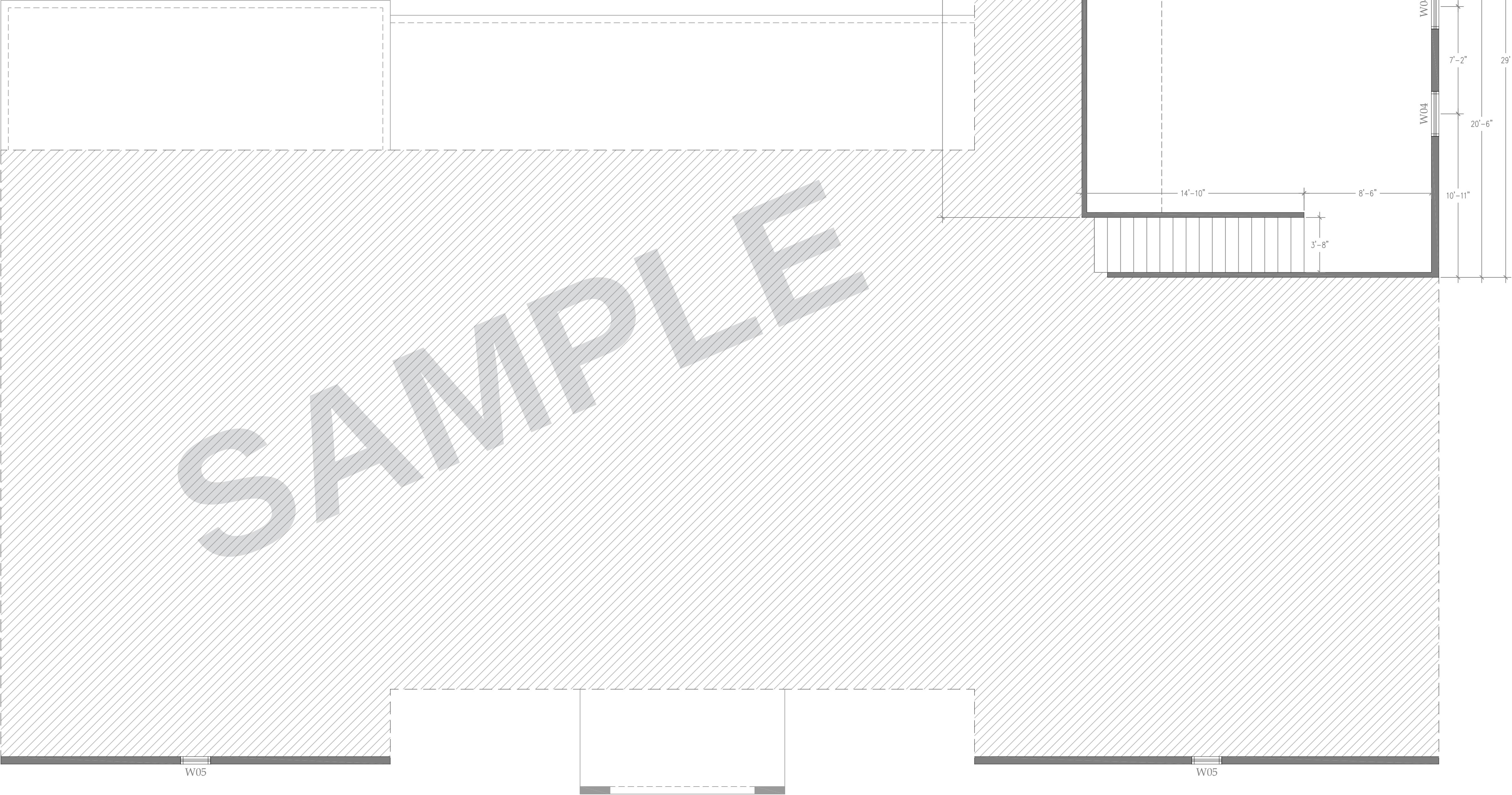
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Upper floor plan