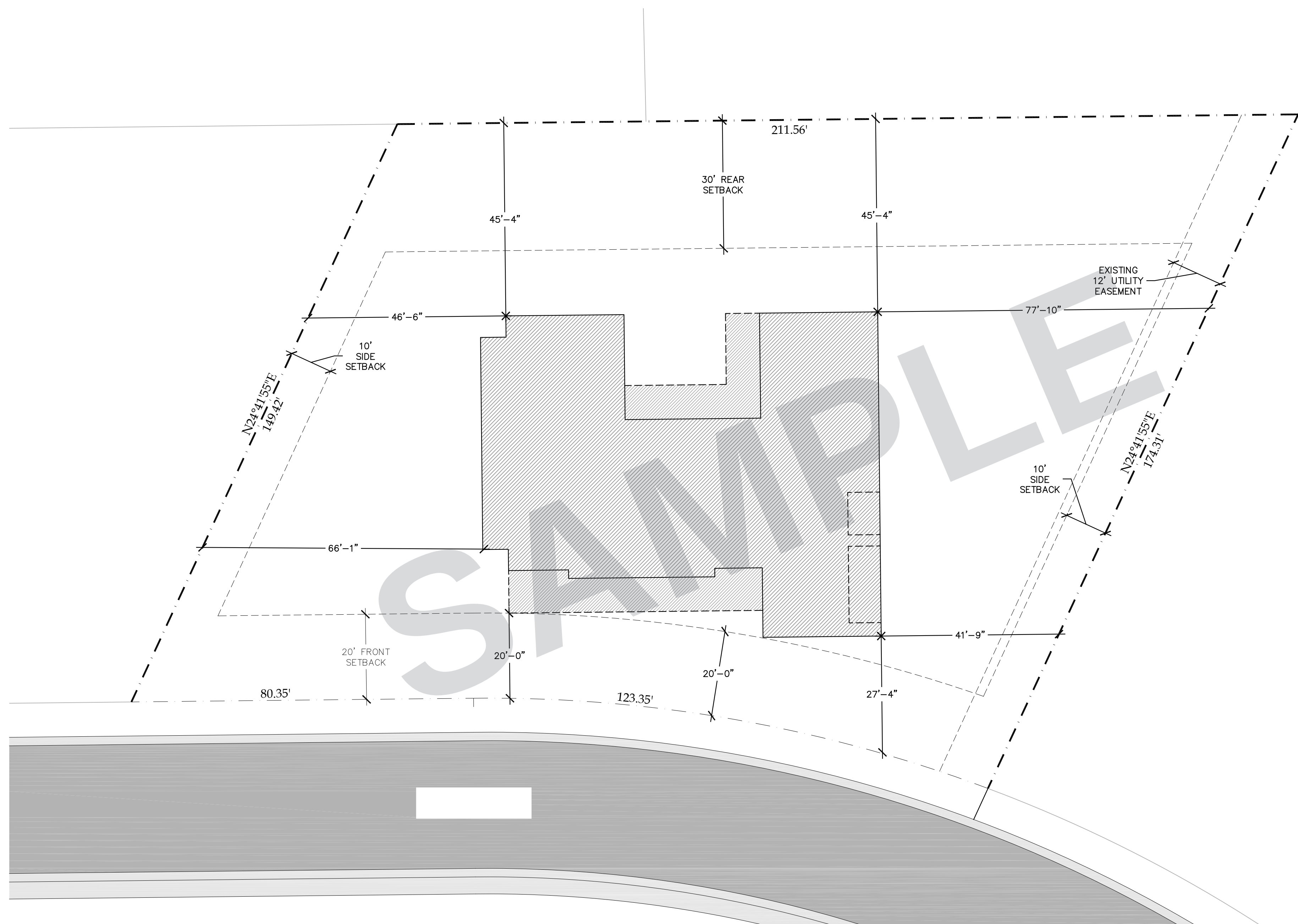


Site Plan

Modern Farmhouse Sample

SAMPLE



CONSTRUCTION NOTES:

Project-specific notes and location references have been removed from this portfolio sample. Building placement and dimensions are retained for illustration.

SAMPLE - NOT FOR CONSTRUCTION

MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

PORTFOLIO
SAMPLE

Not for
construction

C1.1

Site plan

MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

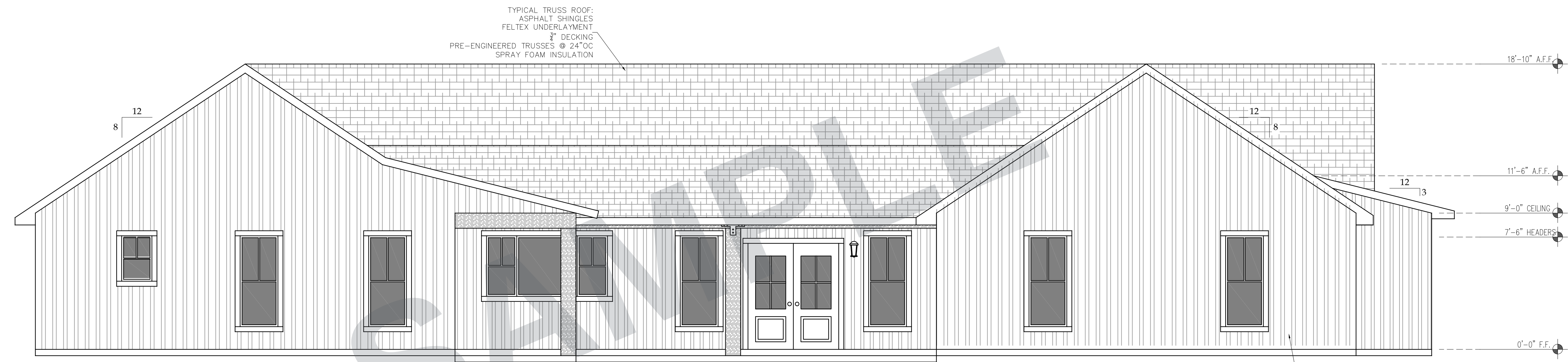
PORTFOLIO
SAMPLE

Not for
construction

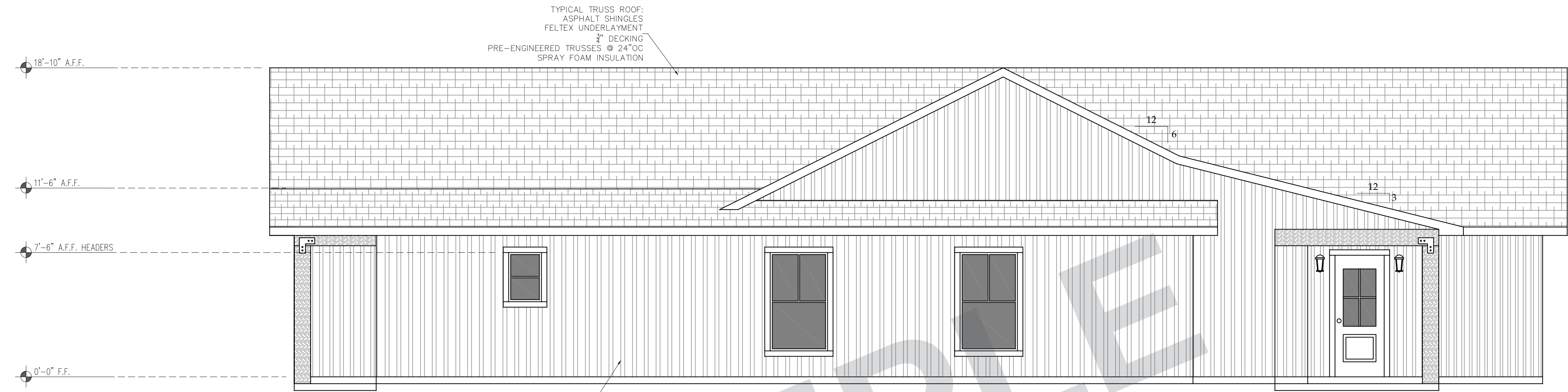
A1.1

Front, rear & left
elevations

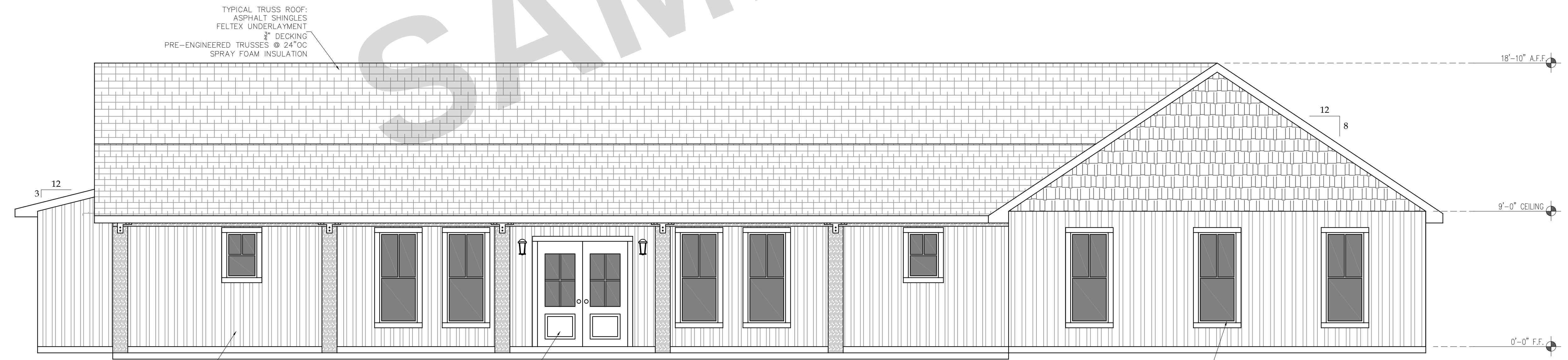
SHEET 2 OF 8



BACK VIEW



LEFT VIEW



FRONT VIEW

MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

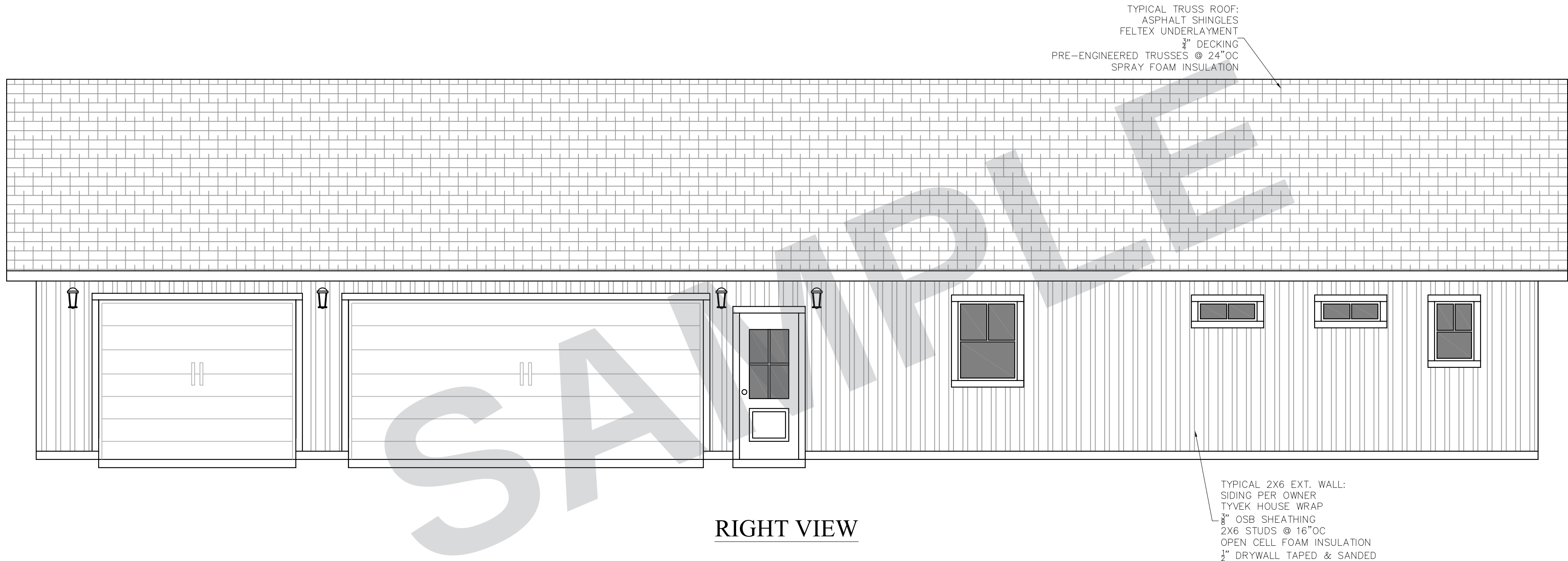
PORTFOLIO
SAMPLE

Not for
construction

A1.2

Right elevation &
construction details

SHEET 3 OF 8



RIGHT VIEW

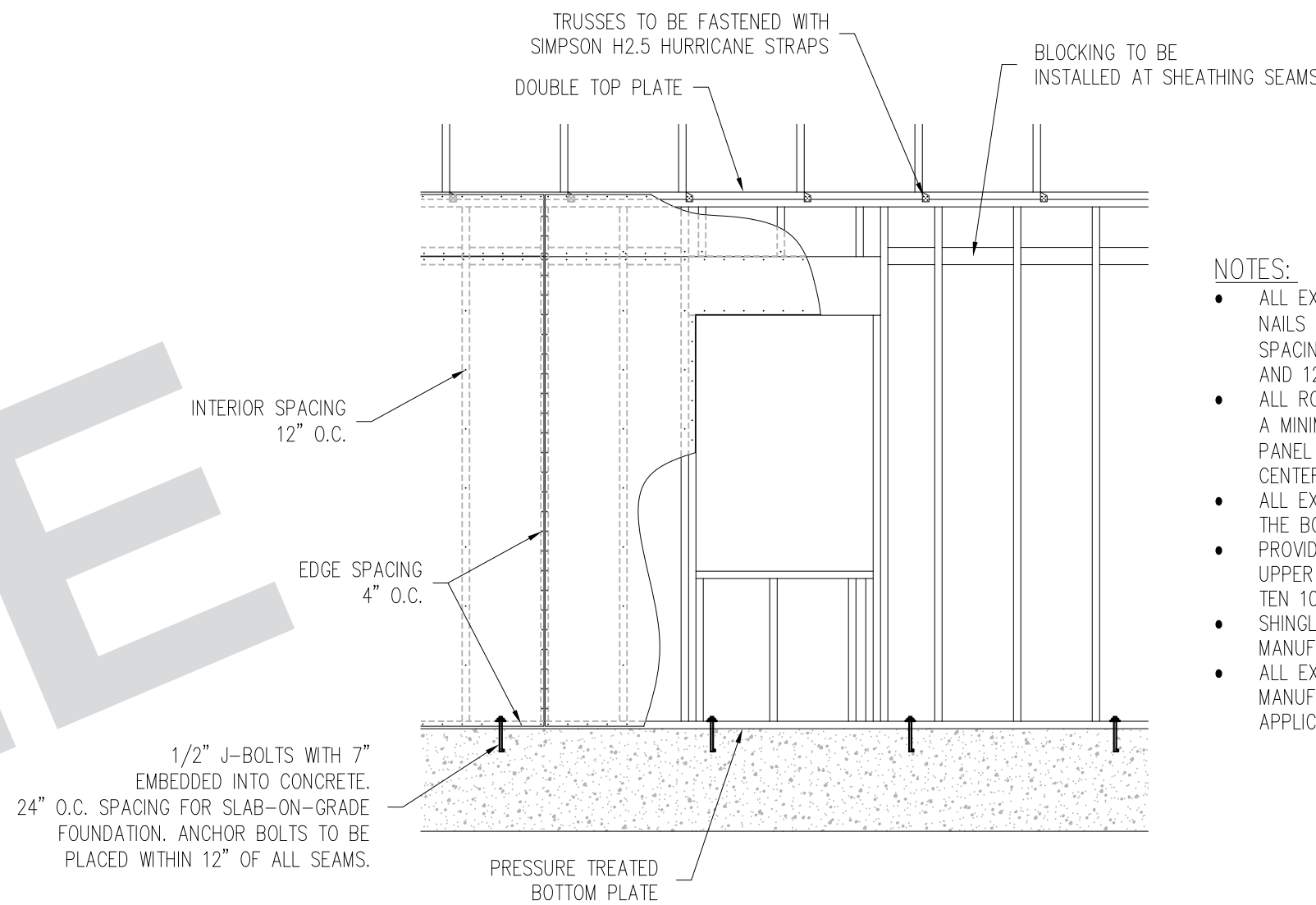
CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, **LOCAL** AMENDMENTS, CURRENTLY ADOPTED TRADE CODES, APPROVED CONSTRUCTION DOCUMENTS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DIMENSIONS SHALL BE VERIFIED BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY INFORMATION, UTILITY LOCATIONS, ROUGH OPENINGS, EQUIPMENT REQUIREMENTS AND ALL CRITICAL DIMENSIONS BEFORE CONSTRUCTION.
4. DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE DESIGNER BEFORE PROCEEDING. FIELD CHANGES AFFECTING STRUCTURE, EGRESS, FIRE SEPARATION OR THE EXTERIOR ENVELOPE REQUIRE PRIOR APPROVAL.
5. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL MAINTAIN AN APPROVED PLAN SET AT THE JOB SITE.
6. MATERIALS AND EQUIPMENT SHALL BE LISTED, LABELED AND INSTALLED IN ACCORDANCE WITH THEIR APPROVED MANUFACTURER'S INSTRUCTIONS.
7. ALL BEAMS, HEADERS, POSTS, GIRDERS, TRUSSES, CONNECTIONS, HOLD-DOWNS AND SUPPORTING FOOTINGS SHALL BE SIZED AND INSTALLED PER THE APPROVED STRUCTURAL DOCUMENTS.
8. PROVIDE A SEALED TRUSS LAYOUT AND CALCULATIONS. COORDINATE GIRDER-TRUSS REACTIONS WITH POSTS, BEARING WALLS AND FOUNDATIONS.
9. PROVIDE A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION, INCLUDING REQUIRED BLOCKING, STRAPS, CLIPS, ANCHORS, HOLD-DOWNS AND SHEAR-WALL CONNECTIONS.
10. CUTTING, NOTCHING OR BORING OF STRUCTURAL MEMBERS SHALL NOT EXCEED CODE LIMITATIONS OR APPROVED ENGINEERED DETAILS.
11. FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR APPROVED ENGINEERED FILL. STOP WORK AND OBTAIN EVALUATION WHERE EXPANSIVE, LOOSE, WET OR OTHERWISE QUESTIONABLE SOIL IS FOUND.
12. EXTERIOR FOOTINGS SHALL EXTEND BELOW THE LOCALLY REQUIRED FROST DEPTH. FOUNDATION CONSTRUCTION SHALL COMPLY WITH THE APPROVED FOUNDATION PLAN AND SITE-SPECIFIC SOIL REQUIREMENTS.
13. WOOD IN CONTACT WITH CONCRETE, MASONRY, EARTH OR WITHIN CODE-LIMITED DISTANCES FROM GRADE SHALL BE APPROVED PRESERVATIVE-TREATED WOOD. FASTENERS SHALL BE COMPATIBLE.
14. FINISH GRADE SHALL DRAIN AWAY FROM THE BUILDING. ROOF AND SURFACE DRAINAGE SHALL NOT ADVERSELY AFFECT ADJOINING PROPERTY

15. PROVIDE AN APPROVED WEATHER-RESISTIVE BARRIER AND FLASH ALL WINDOWS, DOORS, ROOF-WALL INTERSECTIONS, PENETRATIONS AND EXTERIOR OPENINGS IN SHINGLE-FASHION.
16. PROVIDE APPROVED ROOF UNDERLAYMENT, DRIP EDGE, VALLEY AND PENETRATION FLASHING, AND ICE-BARRIER PROTECTION WHERE REQUIRED. PROVIDE CALCULATED ATTIC VENTILATION AND MAINTAIN AIRFLOW PATHS.
17. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AT CONCEALED SPACES, INTERCONNECTIONS, SOFFITS, DROPPED CEILINGS AND PENETRATIONS AS REQUIRED BY IRC R302.
18. EACH SLEEPING ROOM SHALL HAVE A CODE-COMPLIANT EMERGENCY ESCAPE AND RESCUE OPENING. VERIFY NET CLEAR OPENING, OPENING DIMENSIONS AND MAXIMUM 44-INCH SILL HEIGHT FROM THE FINISHED FLOOR.
19. PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS, INCLUDING GLAZING IN OR ADJACENT TO DOORS AND GLAZING AT BATHTUBS AND SHOWERS, IN ACCORDANCE WITH IRC R308.4.
20. PROVIDE HARDWIRED, INTERCONNECTED SMOKE ALARMS WITH BATTERY BACKUP IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND AT OTHER CODE-REQUIRED LOCATIONS. PROVIDE CARBON MONOXIDE ALARMS WHERE REQUIRED.
21. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL COMPLY WITH IRC R302.5. PROVIDE APPROVED SELF-CLOSING AND SELF-LATCHING DOORS, PROTECTED PENETRATIONS AND GARAGE SEPARATION ASSEMBLIES.
22. GARAGE FLOOR SHALL BE NONCOMBUSTIBLE AND SLOPED TO FACILITATE DRAINAGE TOWARD THE VEHICLE DOOR OR AN APPROVED DRAIN.
23. PROVIDE APPROVED TILE BACKER OR OTHER WATER-RESISTANT SUBSTRATE AT TUB AND SHOWER WALLS. SEAL AND FLASH ALL WET-AREA PENETRATIONS.
24. BATHROOM, KITCHEN AND DRYER EXHAUST SHALL TERMINATE DIRECTLY OUTDOORS AND SHALL NOT DISCHARGE INTO ATTICS, SOFFITS OR CONCEALED SPACES.
25. WATER AND DRAIN PIPING SHALL BE PROTECTED FROM FREEZING. EXTERIOR HOSE BIBBS SHALL BE FROST-PROTECTED WHERE REQUIRED.
26. INSULATION, FENESTRATION, AIR SEALING, DUCT SEALING AND REQUIRED TESTING SHALL COMPLY WITH THE APPROVED ENERGY COMPLIANCE DOCUMENTS FOR CLIMATE ZONE 5B.
27. PROVIDE CODE-COMPLIANT ATTIC ACCESS AT EACH REQUIRED ATTIC AREA. LOCATE ACCESS TO AVOID INTERFERENCE WITH TRUSSES, MECHANICAL EQUIPMENT AND REQUIRED INSULATION.
28. ELECTRICAL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED ELECTRICAL CODE, INCLUDING REQUIRED AFCI, GFCI, TAMPER-RESISTANT, WEATHER-RESISTANT AND IN-USE COVER PROVISIONS.

TYPICAL TRUSS ROOF:
ASPHALT SHINGLES
FELTEX UNDERLAYMENT
3" DECKING
PRE-ENGINEERED TRUSSES @ 24"OC
SPRAY FOAM INSULATION

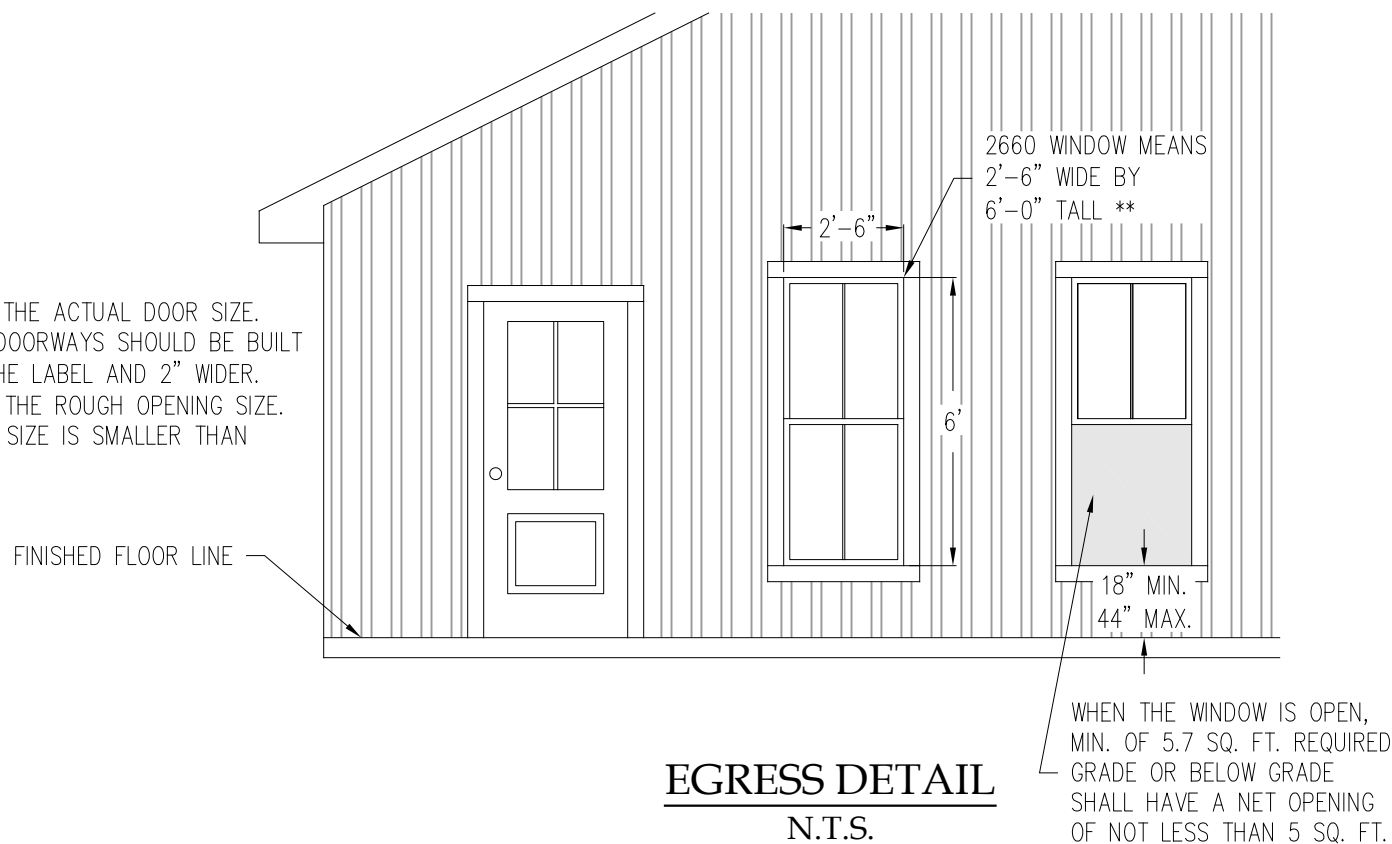
TYPICAL 2X6 EXT. WALL:
SIDING PER OWNER
TYVEK HOUSE WRAP
3" OSB SHEATHING
2X6 STUDS @ 16"OC
OPEN CELL FOAM INSULATION
1/2" DRYWALL TAPED & SANDED



FASTENING DETAIL
N.T.S.

NOTES:

- ALL EXTERIOR WALL SHEATHING SHALL BE INSTALLED USING 8D NAILS WITH A MINIMUM OF 7/16 INCH O.S.B. PANELS. NAIL SPACING ALONG PANEL EDGES SHALL BE 4 INCHES ON CENTER AND 12 INCHES ON CENTER AT INTERIOR SUPPORTS.
- ALL ROOF SHEATHING SHALL BE INSTALLED USING 8D NAILS WITH A MINIMUM OF 5/8 INCH O.S.B. PANELS. NAIL SPACING ALONG PANEL EDGES SHALL BE 4 INCHES ON CENTER AND 4 INCHES ON CENTER AT INTERIOR SUPPORTS.
- ALL EXTERIOR SHEATHING SHALL EXTEND FROM THE BOTTOM OF THE BOTTOM PLATE TO THE TOP OF THE TOP PLATES.
- PROVIDE 2X4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THRO OF THE ATTIC, ATTACHED TO RAFTERS WITH FIVE TO TEN 10D NAILS ON EACH SIDE.
- SHINGLES OR OTHER ROOFING MATERIALS SHALL BE FASTENED PER MANUFACTURER'S INSTRUCTIONS FOR HIGH WIND APPLICATIONS.
- ALL EXTERIOR WALL FINISHES SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.



EGRESS DETAIL
N.T.S.

EGRESS NOTES:

IRC 2018 EGRESS AND WINDOW FALL-PROTECTION NOTES

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE A BASEMENT CONTAINS ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH SLEEPING ROOM. REQUIRED OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2.1 MINIMUM OPENING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²). THE REQUIRED NET CLEAR OPENING DIMENSIONS SHALL BE OBTAINED BY NORMAL OPERATION OF THE OPENING FROM THE INSIDE. THE NET CLEAR OPENING HEIGHT SHALL BE NOT LESS THAN 24 INCHES (610 MM), AND THE NET CLEAR OPENING WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE-LEVEL OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M²).

R310.2.2 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR WHERE THE SILL HEIGHT IS BELOW GRADE, THE WINDOW SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF A WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M²), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.3.1 LADDERS AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

R310.2.3.2 DRAINAGE. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTION TO THE FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.

EXCEPTION: A WINDOW-WELL DRAINAGE SYSTEM IS NOT REQUIRED WHERE THE FOUNDATION IS LOCATED ON WELL-DRAINED SOIL OR A SAND-GRAVEL MIXTURE CLASSIFIED AS GROUP 1 SOIL IN ACCORDANCE WITH TABLE R405.1.

R311.1 MEANS OF EGRESS. DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R312.2.1 WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER EXTERIOR SURFACE BELOW, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. THE OPERABLE WINDOW OPENING SHALL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
2. THE OPERABLE WINDOW SHALL BE PROVIDED WITH A WINDOW FALL-PREVENTION DEVICE COMPLYING WITH ASTM F2090.
3. THE OPERABLE WINDOW SHALL BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE COMPLYING WITH SECTION R312.2.2.

R312.2.2 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. AFTER OPERATION TO RELEASE THE CONTROL DEVICE AND ALLOW THE WINDOW TO FULLY OPEN, THE DEVICE SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.

WINDOW SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
W01	12	2660	SINGLE HUNG
W02	4	2036	SINGLE HUNG
W03	1	3040	SINGLE HUNG
W04	1	3010	XO - FROSTED
W05	1	3010	XO
W06	1	2030	SH - FROSTED
W07	1	8040	SH PIC SH
W08	2	3660	SH

DOOR SCHEDULE			
LABEL	QTY.	SIZE	DESCRIPTION
D01	1	3068	EXTERIOR SOLID CORE
D02	2	6070	FRENCH EXTERIOR
D03	1	10080	GARAGE
D04	1	18080	GARAGE
D05	5	2868	HOLLOW CORE
D06	6	3068	HOLLOW CORE
D07	3	2668	HOLLOW CORE
D08	4	2468	HOLLOW CORE
D09	1	4068	FRENCH INTERIOR
D10	1	3068	BARN

SQUARE FOOTAGE SUMMARY

Main Floor Livable	4063 sf
Garage	1080 sf
Porches	1287 sf
Total Under Roof	6430 sf



MODERN FARMHOUSE SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

PORTFOLIO SAMPLE

Not for construction

A2.1

Floor plan

MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

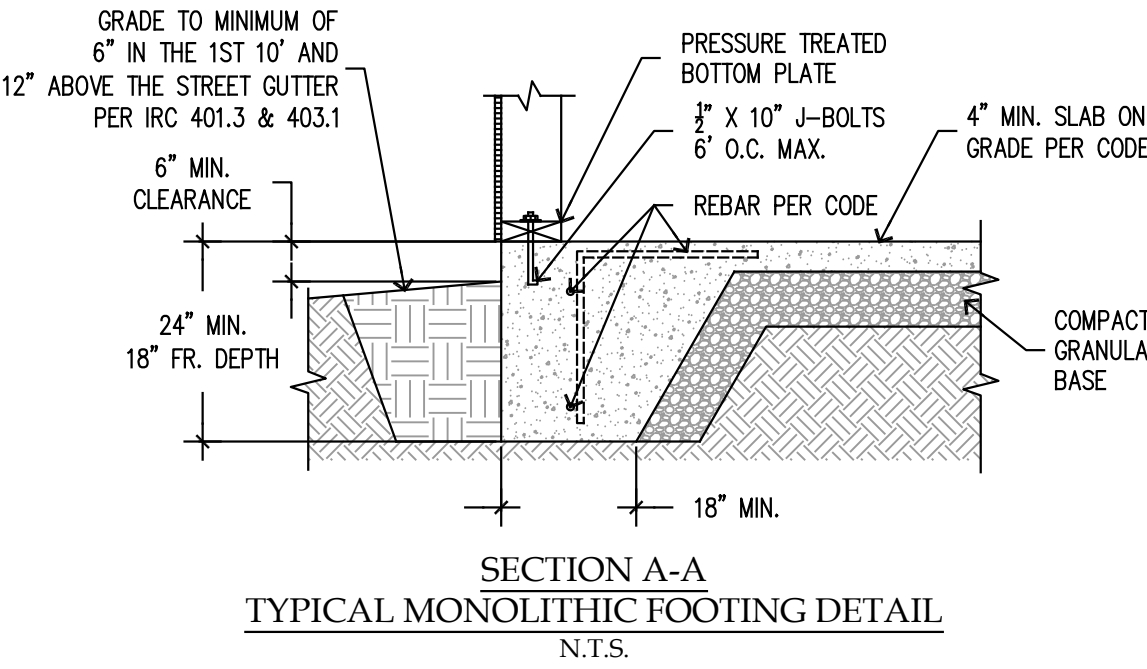
PORTFOLIO
SAMPLE

Not for
construction

F1.1

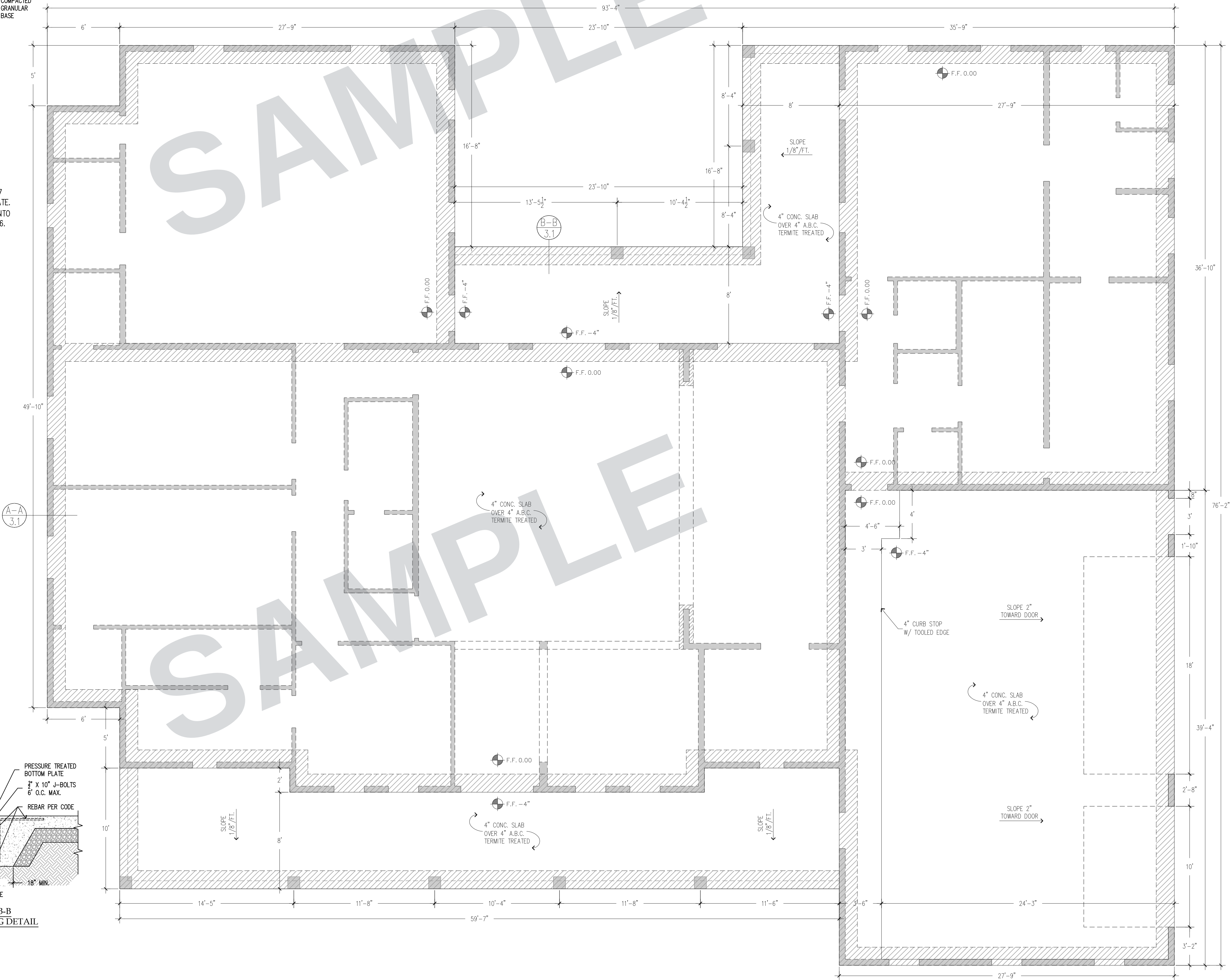
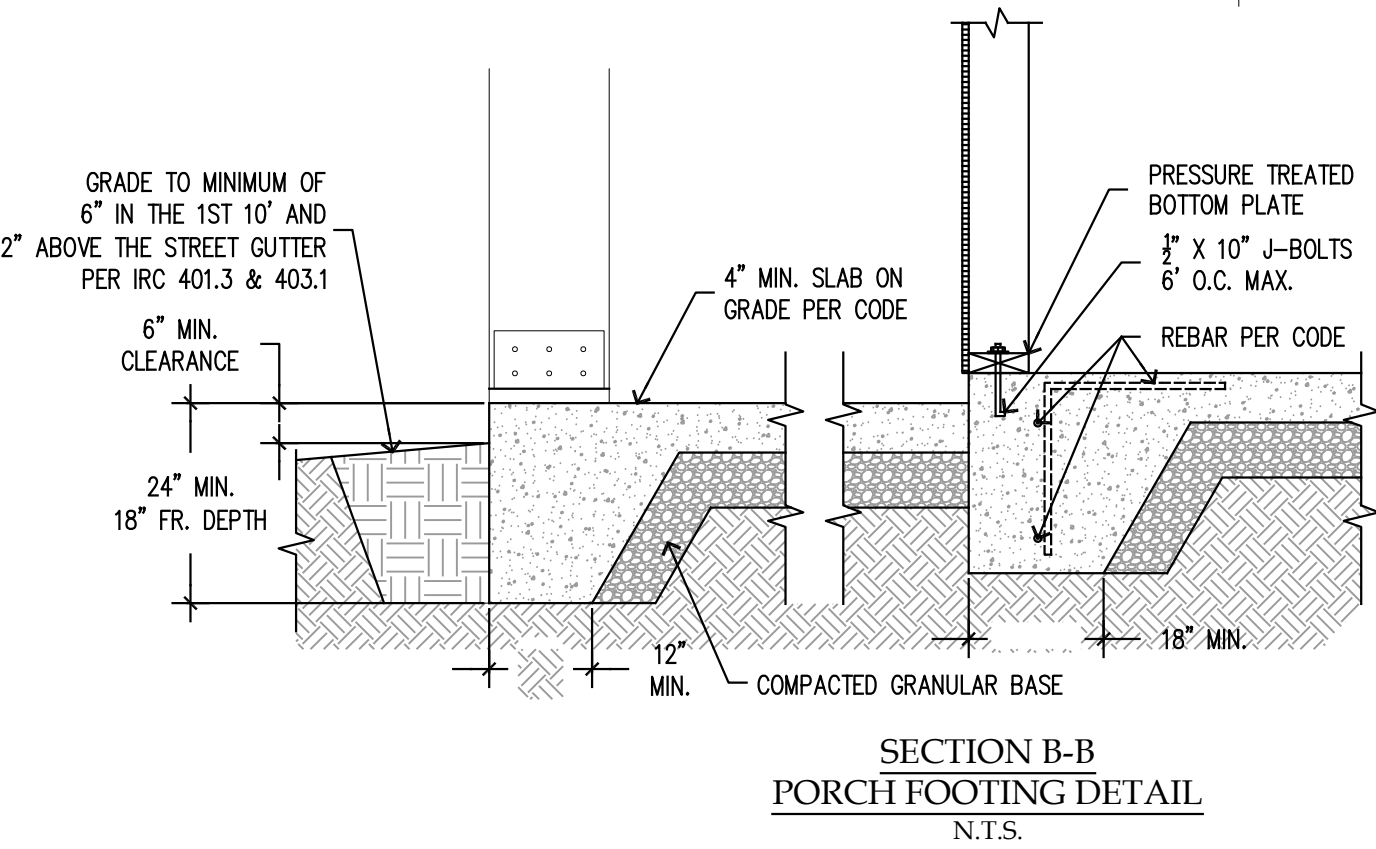
Foundation plan & details

SHEET 5 OF 8



FOUNDATION NOTES:

1. FINISH FLOOR SHALL BE 6" MINIMUM ABOVE ADJACENT FINISHED GRADE.
2. CONTRACTOR AND OR SUBCONTRACTOR SHALL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND LOCAL CODES AS SET FORTH BY THE LOCAL BUILDING AUTHORITIES.
3. ANCHOR BOLTS SHALL BE LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END PIECE. 2 BOLTS MINIMUM PER BOTTOM PLATE. BOLTS SHALL BE A MINIMUM OF 1/2" DIAMETER AND EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY AND SPACED NOT MORE THAN 6" APART. IRC 403.1.6.



MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

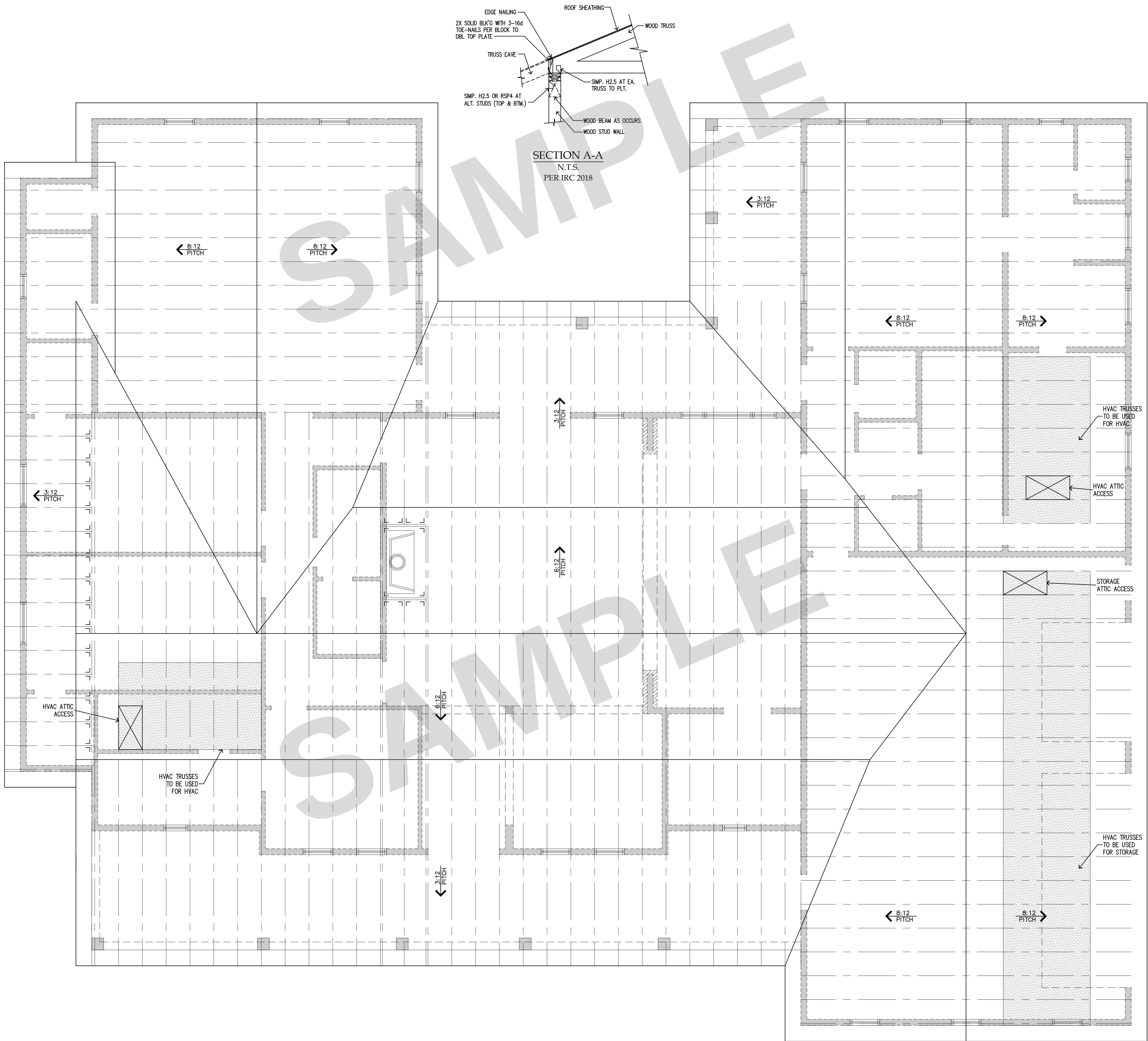
4 BATHROOMS

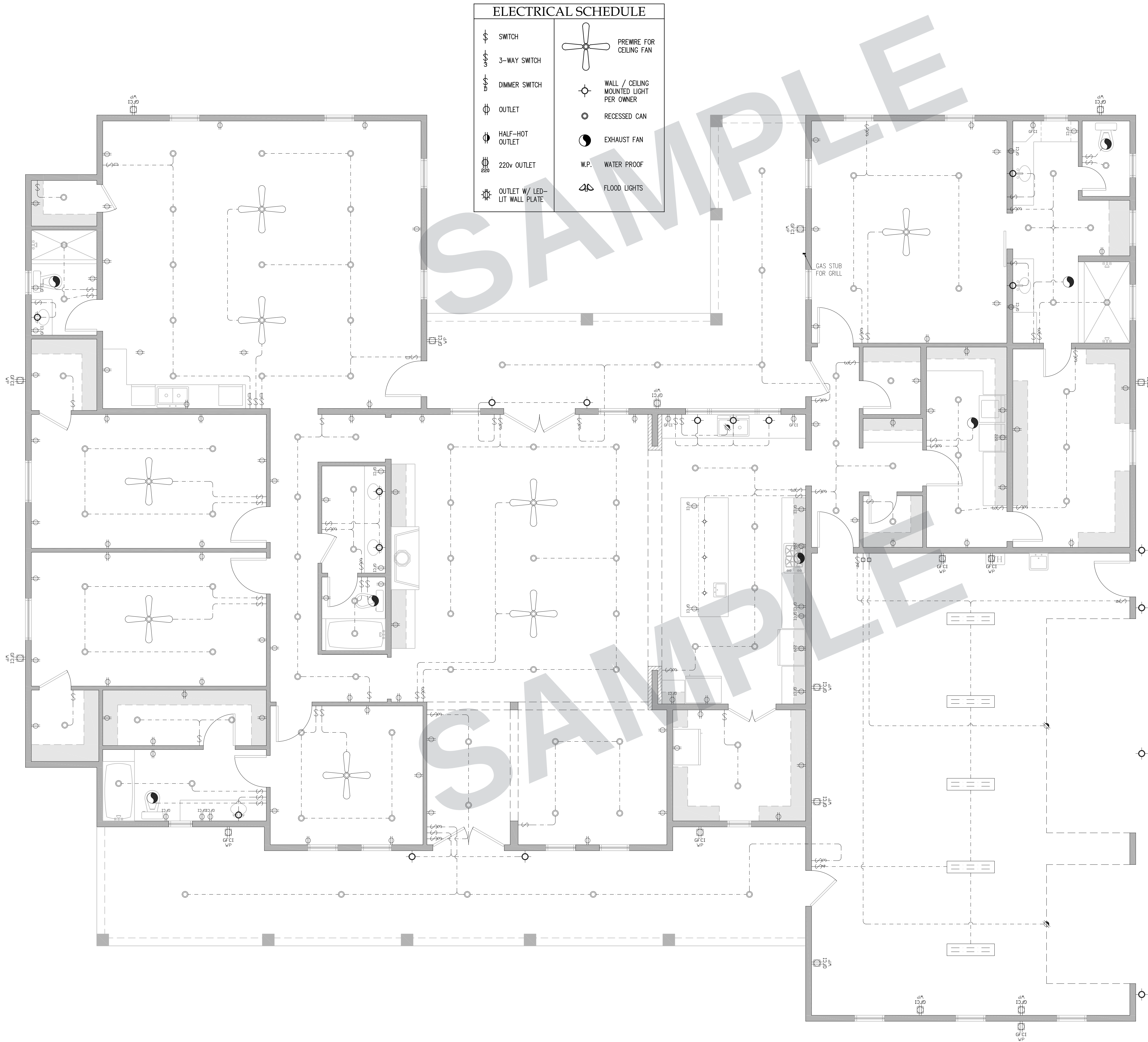
PORTFOLIO
SAMPLE

Not for
construction

R1.1

Roof plan





NOTES:

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. E3902.12

EXCEPTION:

- WHERE AN OUTLET BRANCH-CIRCUIT TYPE AFCI IS INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT, THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH-CIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET SHALL BE INSTALLED WITH METAL OUTLET AND JUNCTION BOXES AND RMC, IMC, EMT, TYPE MC, OR STEEL ARMORED TYPE AC CABLES MEETING THE REQUIREMENTS OF SECTION E 3908.8.
- WHERE AN OUTLET BRANCH-CIRCUIT TYPE AFCI IS INSTALLED AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT, THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH-CIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET SHALL BE INSTALLED WITH METAL OR NONMETALLIC CONDUIT OR TUBING THAT IS ENCASED IN NOT LESS THAN 2 INCHES (51 MM) OF CONCRETE.
- AFCI PROTECTION IS NOT REQUIRED FOR AN INDIVIDUAL BRANCH CIRCUIT SUPPLYING ONLY A FIRE ALARM SYSTEM WHERE THE BRANCH CIRCUIT IS WIRED WITH METAL OUTLET AND JUNCTION BOXES AND RMC, IMC, EMT OR STEEL-SHEATHED ARMORED CABLE TYPE AC, OR TYPE MC MEETING THE REQUIREMENTS OF SECTION E3908.8.

TAMPER-RESISTANT RECEPTACLES:

IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. E4002.14

EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:

- RECEPTACLES LOCATED MORE THAN 5.5 FEET (1676 MM) ABOVE THE FLOOR.
- RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
- A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER. THE APPLIANCES SHALL BE CORD AND PLUG-CONNECTED TO SUCH RECEPTACLES IN ACCORDANCE WITH SECTION E3909.4.

UFER GROUNDING:

CONCRETE-ENCASED ELECTRODE (UFER GROUND) REQUIRED PER IRC SECTION E3608.1.2 AND NEC 250.52(A)(3). INSTALL A MINIMUM OF 20 FEET OF #4 REBAR OR 4 AWG BARE COPPER CONDUCTOR ENCLOSED IN AT LEAST 2 INCHES OF CONCRETE, LOCATED NEAR THE BOTTOM OF THE FOOTING IN DIRECT CONTACT WITH EARTH. GROUNDING ELECTRODE CONDUCTOR SHALL BE BONDED TO THE ELECTRODE AND EXTENDED TO THE MAIN SERVICE PANEL PER NEC 250.68. CONNECTION MUST BE ACCESSIBLE FOR INSPECTION.

GENERAL NOTES:

- SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED IN ACCORDANCE WITH I.R.C. 2018
- CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION AND WHERE CARBON MONOXIDE ALARMS FOR NEW CONSTRUCTION AND WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IRC
- ALL WIRING SHALL BE COPPER. MINIMUM SIZE OF CONDUCTORS ALL WIRING SHALL BE COPPER. MINIMUM SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE 14 AWG. ELECTRICAL CONDUCTORS, CONNECTIONS, AND TERMINAL IDENTIFICATION SHALL COMPLY WITH (IRC).
- IN ATTIC AND UTILITY ROOMS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
- PROVIDE GROUNDING ELECTRODE SYSTEM PER NEC 225.31

MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

PORTFOLIO
SAMPLE

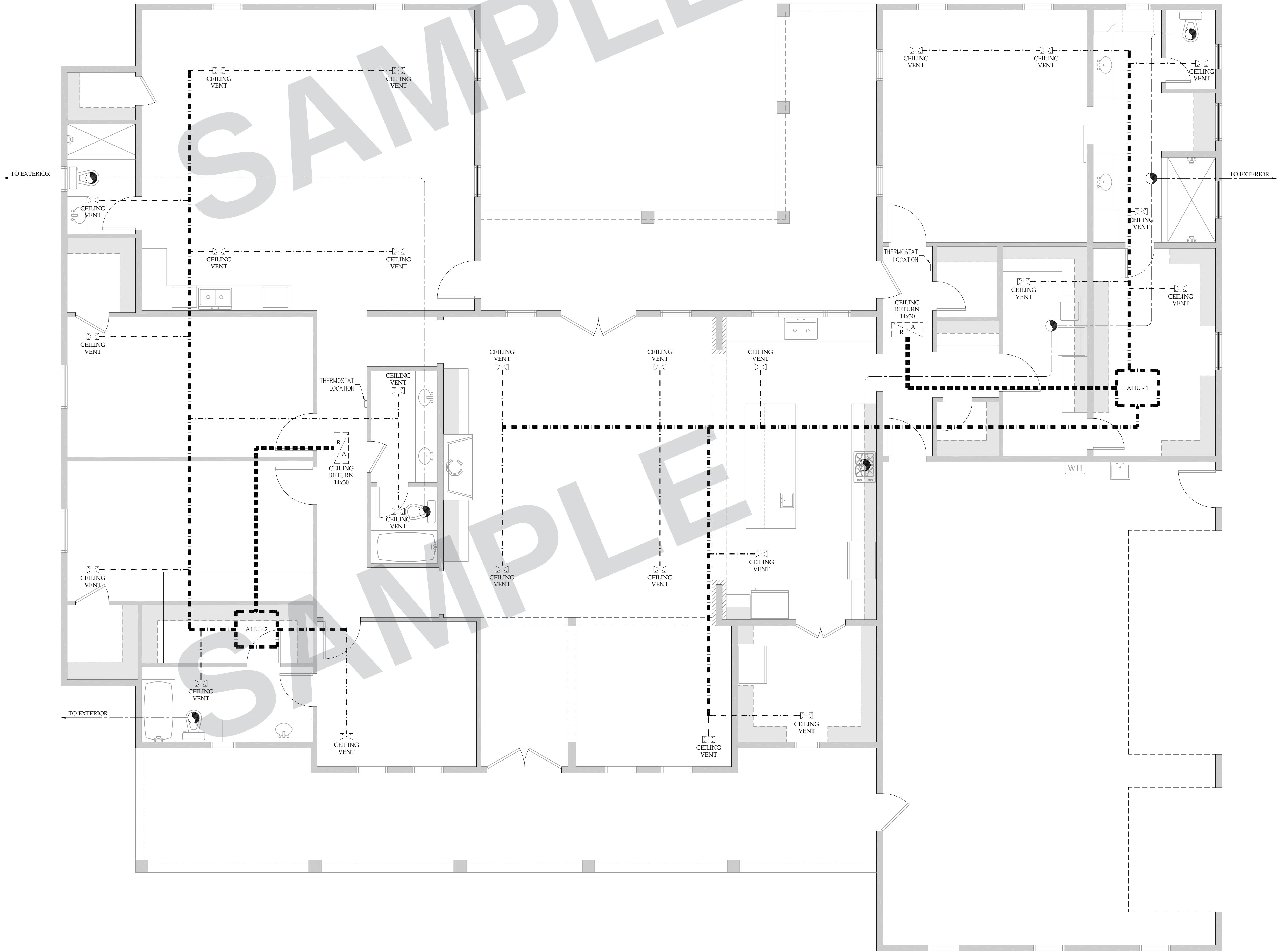
Not for
construction

E1.1

Electrical plan

NOTES:

1. ALL MECHANICAL WORK SHALL COMPLY WITH THE 2018 IRC, LOCALLY ADOPTED CODES, MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. HVAC EQUIPMENT, DUCTWORK, REGISTERS, RETURNS, EXHAUST FANS, REFRIGERANT PIPING, CONDENSATE DRAINS, AND ACCESSORIES SHALL BE INSTALLED PER APPROVED MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS.
3. HVAC SYSTEM SIZING SHALL BE BASED ON ACCA MANUAL J LOAD CALCULATIONS. EQUIPMENT SELECTION SHALL BE BASED ON ACCA MANUAL S. DUCT SIZING SHALL BE BASED ON ACCA MANUAL D. PROVIDE CALCULATIONS TO BUILDING OFFICIAL OR INSPECTOR WHEN REQUESTED.
4. SUPPLY AND RETURN AIR DUCTWORK SHOWN IS DIAGRAMMATIC. FINAL DUCT SIZES, ROUTING, REGISTER SIZES, AND AIRFLOW BALANCING SHALL BE BY HVAC CONTRACTOR IN ACCORDANCE WITH APPROVED LOAD CALCULATIONS.
5. PROVIDE DUCT INSULATION, DUCT SEALING, AND DUCT LEAKAGE TESTING AS REQUIRED BY THE ADOPTED ENERGY CODE. DUCTS LOCATED OUTSIDE THE CONDITIONED ENVELOPE SHALL BE INSULATED AND SEALED.
6. SEAL ALL DUCT JOINTS, SEAMS, BOOTS, PLENUMS, AND CONNECTIONS WITH APPROVED MASTIC, GASKETS, OR UL-181 LISTED TAPES. STANDARD CLOTH "DUCT TAPE" IS NOT PERMITTED.
7. FLEXIBLE DUCTS SHALL BE INSTALLED FULLY EXTENDED, SUPPORTED, AND FREE OF KINKS OR SHARP BENDS. INSTALL FLEX DUCTS PER MANUFACTURER'S REQUIREMENTS.
8. PROVIDE CODE-COMPLIANT SERVICE ACCESS, WORKING CLEARANCE, DISCONNECTS, LIGHTING, AND RECEPTACLES AT HVAC EQUIPMENT LOCATIONS AS REQUIRED.
9. PROVIDE CONDENSATE DRAINAGE FROM AIR-HANDLING EQUIPMENT TO AN APPROVED LOCATION. WHERE EQUIPMENT IS LOCATED ABOVE FINISHED CEILINGS OR IN ATTIC/CONCEALED SPACES, PROVIDE SECONDARY DRAIN PROTECTION OR AUXILIARY DRAIN PAN AS REQUIRED.
10. REFRIGERANT LINES SHALL BE SIZED, INSULATED, SUPPORTED, AND INSTALLED PER MANUFACTURER'S REQUIREMENTS. SEAL ALL WALL, FLOOR, AND ROOF PENETRATIONS WEATHER-TIGHT AND AIR-TIGHT.
11. PROVIDE BATHROOM EXHAUST FANS DISCHARGING DIRECTLY TO THE EXTERIOR. EXHAUST SHALL NOT TERMINATE IN ATTIC, SOFFIT, CRAWLSPACE, OR OTHER INTERIOR/CONCEALED SPACE. PROVIDE BACKDRAFT DAMPER AT EACH EXHAUST TERMINATION.
12. BATHROOM EXHAUST FANS SHALL BE MIN. 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS, UNLESS OTHERWISE REQUIRED BY FINAL VENTILATION DESIGN.
13. KITCHEN RANGE HOOD SHALL DISCHARGE DIRECTLY TO THE EXTERIOR UNLESS A LISTED DUCTLESS/REIRCULATING HOOD IS SPECIFICALLY PROVIDED AND APPROVED. PROVIDE SMOOTH, AIRTIGHT DUCT WITH BACKDRAFT DAMPER.
14. WHERE KITCHEN EXHAUST HOOD CAPACITY EXCEEDS 400 CFM, PROVIDE MAKEUP AIR SYSTEM INTERLOCKED WITH THE EXHAUST HOOD AS REQUIRED BY CODE.
15. CLOTHES DRYER EXHAUST SHALL DISCHARGE DIRECTLY TO THE EXTERIOR THROUGH SMOOTH METAL DUCT. DRYER DUCT SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, TERMINATE WITH BACKDRAFT DAMPER, AND SHALL NOT HAVE A SCREEN AT TERMINATION.
16. DRYER EXHAUST DUCT LENGTH SHALL NOT EXCEED CODE LIMITS AFTER DEDUCTING EQUIVALENT LENGTHS FOR FITTINGS, UNLESS LONGER LENGTH IS ALLOWED BY THE LISTED DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
17. EXHAUST TERMINATIONS SHALL BE LOCATED THE REQUIRED DISTANCE FROM OPERABLE OPENINGS, PROPERTY LINES, MECHANICAL AIR INTAKES, AND OTHER BUILDING OPENINGS. COORDINATE FINAL LOCATIONS IN FIELD.
18. PROVIDE WHOLE-HOUSE MECHANICAL VENTILATION AS REQUIRED BY THE 2018 IRC. FINAL VENTILATION RATE AND METHOD SHALL BE BASED ON CONDITIONED FLOOR AREA AND NUMBER OF BEDROOMS.
19. RETURN AIR SHALL NOT BE TAKEN FROM BATHROOMS, TOILET ROOMS, KITCHENS, CLOSETS, GARAGE AREAS, OR MECHANICAL/EQUIPMENT ROOMS UNLESS SPECIFICALLY ALLOWED BY CODE.
20. PROVIDE TRANSFER GRILLES, JUMPER DUCTS, OR UNDERCUT DOORS AS REQUIRED TO MAINTAIN RETURN AIR PATHS FROM ROOMS WITH SUPPLY AIR.
21. WHERE FUEL-FIRED EQUIPMENT IS USED, PROVIDE COMBUSTION AIR, GAS PIPING, VENTING, CLEARANCES, AND CARBON MONOXIDE SAFETY PROVISIONS PER CODE AND MANUFACTURER'S INSTALLATION REQUIREMENTS.
22. EXTERIOR CONDENSING UNITS SHALL BE INSTALLED ON LEVEL PADS, WITH REQUIRED CLEARANCES, AND SHALL BE LOCATED SO AS NOT TO BLOCK REQUIRED ACCESS, EGRESS, OR SERVICE CLEARANCES.
23. PROVIDE FIREBLOCKING, DRAFTSTOPPING, AND APPROVED SEALING AT ALL DUCT, PIPE, AND LINE-SET PENETRATIONS THROUGH RATED OR CONCEALED ASSEMBLIES AS REQUIRED.
24. FINAL SYSTEM STARTUP, TESTING, BALANCING, AND COMMISSIONING SHALL BE BY THE HVAC CONTRACTOR. PROVIDE FINAL FILTERS, ACCESS PANELS, GRILLES, REGISTERS, AND CONTROLS PRIOR TO FINAL INSPECTION.



MODERN
FARMHOUSE
SAMPLE

4,063 SQ FT

4 BEDROOMS

4 BATHROOMS

PORTFOLIO
SAMPLE

Not for
construction

M1.1

Mechanical plan