

**GENERAL NOTES**

- ALL CONSTRUCTION MUST COMPLY WITH THE CURRENT CODES LISTED BELOW , AS LOCALLY AMENDED, AND IS SUBJECT TO FIELD INSPECTION TO VERIFY COMPLIANCE  
2012 INTERNATIONAL RESIDENTIAL CODE, 2012 INTERNATIONAL BUILDING CODE,  
2012 INTERNATIONAL PLUMBING CODE, 2011 NATIONAL ELECTRIC CODE,  
2012 INTERNATIONAL MECHANICAL CODE.
- ALL PLYWOOD,LIGHT FRAMING DIMENSIONAL 4 ENG. SHALL BE STAMPED WITH THE APPROPRIATE IDENTIFYING MARK. OF AN APPROVED INSPECTION AGENCY 4 OR LUMBER GRADING AGENCY. 2X JOIST 4 RAFTERS USE STUD GRADE OR BETTER. U.N.O. BEAMS 4 HEADERS USE #2 OR BETTER , PLATES BLOCKING 4 STUDS USE STUD GRADE. ALL HEADERS,JOIST 4 RAFTERS SHALL BE PLACED ON EDGE WITH CROWNS UP
- R602.3.2 FRAMING DETAILS JOINT TOP PLATE OFFSET 24" MIN.
- INTERIOR 4 GARAGE WALLS ARE 3-1/2" WIDE.EXTERIOR HOUSE WALLS ARE 5 1/2 WIDE
- ALL PLUMBING FIXTURES TO COMPLY WITH WATER CONSERVATION REQUIREMENTS.
- 1/2" MIN. WEATHER PROTECTION REQUIRED W/ SOFFIT BOARD OUT SIDE C/G.
- ALL AUTOMATIC GARAGE DOOR OPENERS ARE TO COMPLY WITH FEDERAL BILL HR 4952.
- ALL PLUMBING, ELECTRICAL, MECHANICAL, EXHAUST FANS AND DUCTS PENETRATING FIRE-RESISTIVE CONSTRUCTION MUST BE IN ACCORDANCE IRC R302.4
- USE STC. TIE DOWNS FOR INTERIOR WALLS ROOF TRUSSES
- PROVIDE ROOF VENTING PER I.R.C R603
- SKYLIGHTS TO BE INSTALLED PER I.R.C. R308.6 4 ICC 4063.
- GABLE END TRUSS TO HAVE VERTICAL BRACING UNDER EACH LOOK-OUT. GABLE END TRUSS ALT. VAPOR BARRIER PYROKURE FILE # 3763 VOL. 1 SEC. L
- PROVIDE TRUSS CALC. @ 1/4" UNIT BEARING
- PROVIDE BEARING POST UNDER ALL GIRDERS, BEAMS, 4 HEADERS PER CODE.
- WALL CONSTRUCTION I.R.C. CHAPTER 6 USE NAILING TABLE R602.3(1)
- PROVIDE FIRE STOPPING 4 DRAFT STOPS PER I.R.C. R302.12
- PROVIDE POST OFFICE-APPROVED ADDRESS NUMBERS ON THE DWELLING. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE DWELLING.
- PROVIDE VENTILATION IN BATHROOMS, WATER CLOSET COMPARTMENTS,LAUNDRY ROOMS AND SIMILAR ROOMS. WINDOW OPEN ABLE AREA ONE TWENTIETH OF FLOOR AREA OR MECHANICAL VENTILATION. I.R.C. M1507
- FIRE SEPARATION COMMON WALLS TO HOUSE 4 GARAGE (A) WALLS TO ROOF SHEATHING OR (B) ALL GARAGE SUPPORTING WALLS 4 CEILING USE 5/8" OR 1/2" SAG RESISTANT DRYWALL. I.R.C R302.1 @ GARAGE USE DBL 5/8 TYP. 01 @ A/A UD
- HOUSE/GARAGE MIN. 1 3/8" SOLID WD DR OR 20 MIN LABELED SELF-CLOSING I.R.C R302.5.1
- WATER HEATER 4 EXPANSION TANK,PRESSURE RELIEF I.R.C. P2803.
- APPLIANCE PROTECTION I.R.C. M1307.3.1
- I.R.C. M1501.1 BACK DRAFT DAMPER REQUIRED @ DRYER
- DRYER EXHAUST DUCT I.R.C. M1502.1
- ACCESS TO WATER CLOSET I.R.C. R307.1 30" X 21" CLEAR SPACE
- A/A UNOBSTRUCTED AREA I.R.C. R807.1
- GLASS BLOCK TO BE INSTALLED PER R610
- IRC R 302.5.1 DUCT PENETRATION: DUCTS INT THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OTHER OPENINGS INTO THE GARAGE.
- EXTERIOR GARAGE MAN DOOR TO A MAX 1 1/2" FROM TOP OF THRESHOLD TO EXTERIOR CONCRETE PAD.  
R311.3.2 Floor elevations for other exterior doors.  
Doors other than the required egress door shall be provided with a landing or 11 lockset that is 3/4 inches (19.6 mm) below the top of the threshold.  
Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.
- IRC R307.1.P2705.1.5 THE CENTERLINE OF WATER CLOSET, BIDETS, SINKS SHALL NOT BE LESS THAN 15 INCHES FROM THE ADJACENT WALLS OR PARTITIONS OR NOT LESS THAN 15 INCHES FROM THE CENTERLINE OF A BIDET TO THE OUTERMOST RIM OF AN ADJACENT WATER CLOSET. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET, BIDET OR LAVATORY TO ANY WALL, FIXTURE OR DOOR.
- TILE WALLS TO BE BACKED WITH CEMENT BOARD R702.3.8.
- IRC R311.2 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 inches (813 mm) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES (1.57 rad). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 inches (1981mm) IN.

REVISIONS	
DATE	BY

**NOTE:**  
THESE PLANS ARE STRICTLY DIAGRAMMATIC. They are merely a guide to the construction of the building. They are not to be used as a representation or reflection of that which the customer has purchased or is entitled to purchase. The accuracy of the information and engineering requirements are the responsibility of the subcontractors, suppliers and the general contractor. These plans are for the sole use of the contractor and are not to be used for the distribution to, or use by, the customer, buyer or property owner.

**2900 AMIGO DRIVE  
2215-5-36  
LAKE HAVASU CITY, AZ**

SEE ENGINEERING DRAWINGS FOR ALL DETAILS, NOTES, CONCRETE, AND FRAMING

SEE DETAIL A,B,C/A3 FOR TYP. WALL DETAIL

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FLOOR NOTES	

DRAWN	RJB
CHECKED	
DATE	9.23.20
SCALE	1/4"=1'-0"
JOB NO.	
SHEET	
A1.1	

**NOTE:**  
THE DESIGNER TAKES NO RESPONSIBILITY FOR CHANGES MADE AND CONSTRUCTION DEFICIENCIES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THAT THE PLAN MEETS ALL LOCAL AND NATIONAL CODES. IT IS ALSO THE RESPONSIBILITY OF THE SUB-CONTRACTORS AND GENERAL CONTRACTOR TO VERIFY ALL DATA, DIMENSIONS AND CONDITIONS ON THE SITE BEFORE PROCEEDING WITH THE WORK. IN CASES OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.

**GENERAL NOTES:**  
A LOT SURVEY SHALL BE REQUIRED FOR ALL PRIMARY STRUCTURES TO DETERMINE SETBACK REQUIREMENTS ARE BEING MET.  
APPROVED NUMBERS OF ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING PROPERTY, IRC 2011.

**DOOR NOTES:**

- ALL INTERIOR DOORS TO BE FRAMED WITH A MIN OF 4" ON THE HINGE SIDE OF THE DOOR. CONFLICTS CALL THE OFFICE.
- INTERIOR DOORS TO BE FRAMED 2" OVER THE CALL OUT WIDTH AND 2 1/2" OVER THE CALL OUT HEIGHT.
- CLOSET BY-PASS DOORS: WOOD DOORS ARE FRAMED AT 83" DR 99" IN HT. MIRRORRED DOORS ARE AT 81" DR 97".

**WINDOW NOTES:**

- TYPICAL WINDOW DESIGNATION (2040) INDICATES: 2'-0" x 4'-0" WINDOW FRAME.