

PER IRC 2013.1.02.4.1 (R402.4.1) & TABLE N102.4.1.1 (R402.4.1.1) EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL BE INSULATED AND AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWER AND TUB.

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. PER R307.2

INSTALL AN AIR BARRIER BEHIND SHOWERS AND TUBS INSTALLED ON EXTERIOR WALLS.

INSTALL INSULATION WITHOUT MISALIGNMENTS, COMPRESSIONS, GAPS, OR VOIDS IN ALL EXTERIOR WALL CAVITIES BEHIND TUBS AND SHOWERS. COVER THE WALL CAVITIES WITH A RIGID AIR BARRIER OR OTHER SUPPORTING MATERIAL TO PREVENT CAVITY INSULATION FROM SAGGING AND TO CREATE A CONTINUOUS THERMAL BARRIER.

SEAL ALL SEAMS, GAPS, AND HOLES IN THE AIR BARRIER WITH CAULK OR FOAM BEFORE TUB/SHOWER INSTALLATION. RIGID AIR BARRIER MATERIALS FOR USE BEHIND SHOWERS AND TUBS INCLUDE FIBER-CEMENT, FIBER-REINFORCED GYPSUM, GLASS MAT GYPSUM, OR FIBER-MAT-REINFORCED CEMENTITIOUS BACKER PANELS.

AT LEAST ONE WINDOW IS TO BE EGRESS OR EMERGENCY ESCAPE AND RESCUE WINDOW PER R310.

PER R310.2.1- MINIMUM OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT.

PER R310.2.2- WINDOW SILL HEIGHT-WHERE WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A1.02 FOR DOOR & WINDOW SCHEDULES, & WALL SCHEDULE
ADDITIONAL NOTES ON CRAWL SPACE, ATTIC VENTILATION & DECK
SEE SHEET A1.03 FOR RAILING SPECS.
ADDITIONAL NOTES ON GUARD RAIL, HANDRAIL & STAIRWAY

MAIN FLOOR AREA	=	2693 SF
POOL FLOOR AREA	=	365 SF
GARAGE AREA	=	913 SF
TOTAL AREA	=	3991 SF

NOTE:
DESIGN LOADS ARE AS FOLLOWS:
ROOF: 120# LIVE LOAD
15# DEAD LOAD
FLOOR: 40# LIVE LOAD
10# DEAD LOAD

FLOOR PLAN NOTES

- CONTRACTOR WILL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THESE PLANS AND W/ BUILDING SITE PRIOR TO COMMENCING ANY WORK ON PROJECT.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUD OR FOUNDATION. ALL INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUDS.
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOORS. WIDTH NOT LESS THAN THE DOOR SERVED. MIN DIMENSION 36 INCH MEASURED IN THE DIRECTION OF TRAVEL.

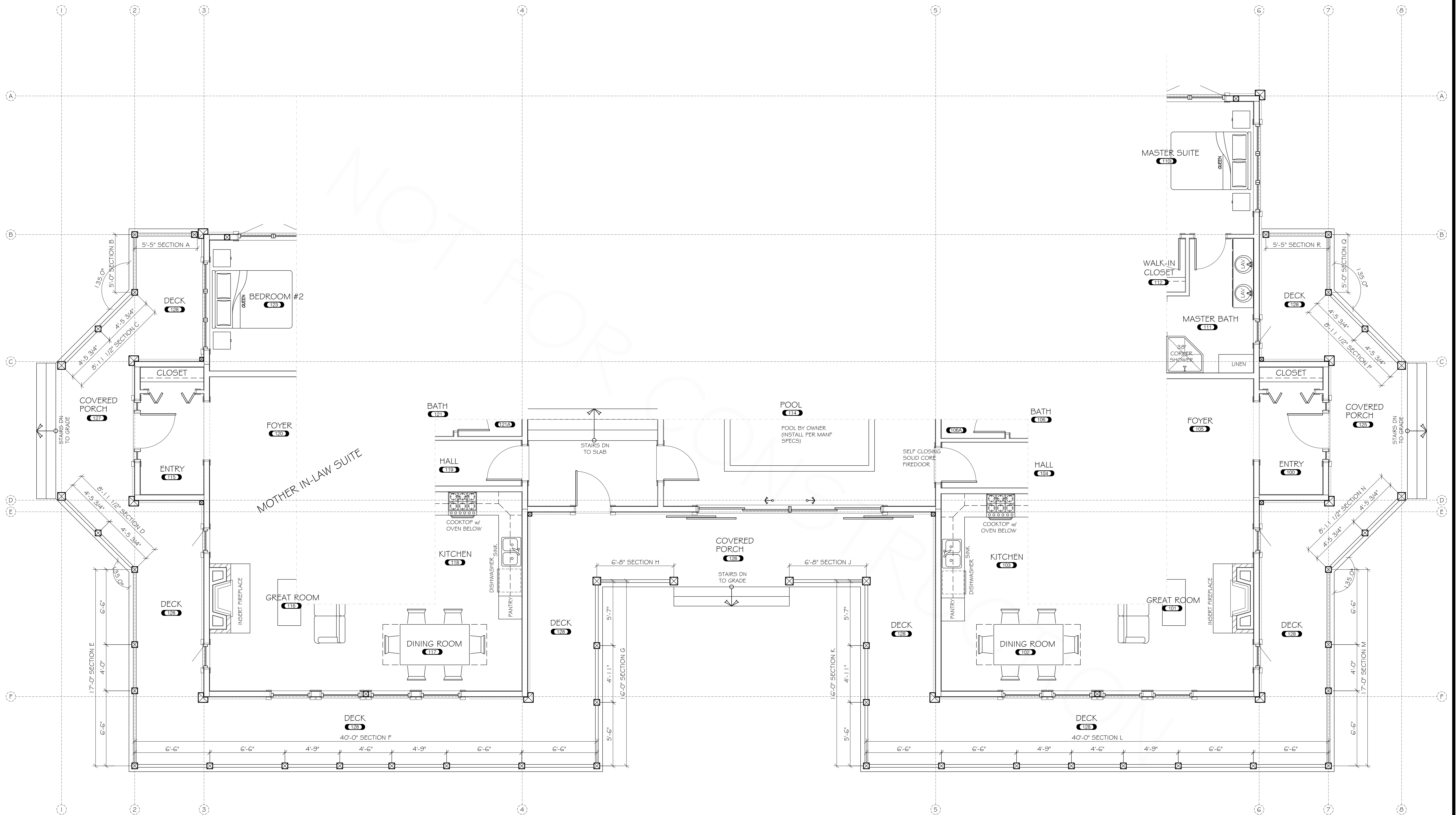
CONTRACTOR NOTE:

THE SPECIFICATIONS WITHIN THIS PLAN SET ARE ACCURATE AS OF THE MOST RECENT DATE IN THE TITLE BLOCK. HOWEVER, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM AND VERIFY ALL SPECIFICATIONS W/ THE OWNER PRIOR TO CONSTRUCTION. R.M.H. ASSUMES NO RESPONSIBILITY FOR FAILURE TO PERFORM THE ABOVE.

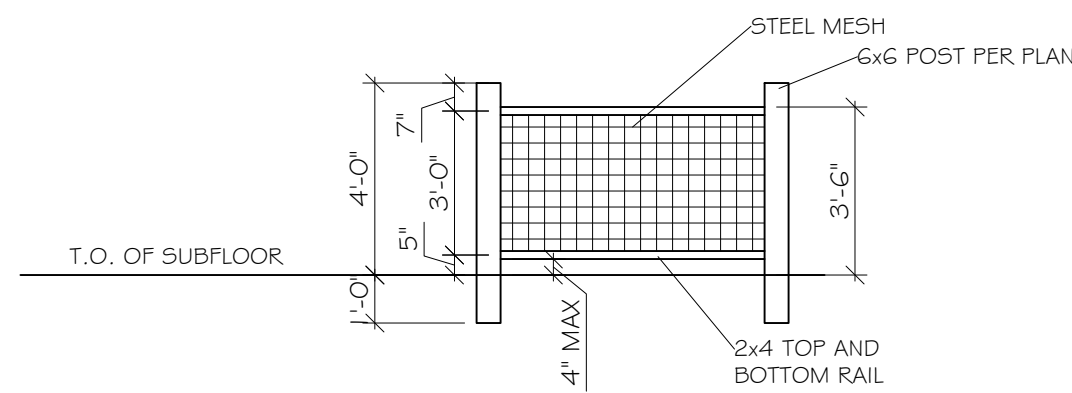
DRAWN BY:	CHRIS REETZ
CHECKED BY:	MANAGER
DATE:	9/16/19
REVISIONS:	
REV.#1:	N/A
REV.#2:	N/A
REV.#3:	N/A
REV.#4:	N/A
REV.#5:	N/A
REV.#6:	N/A

PROJECT NO:
8030

SHEET:
A1.01
MAIN FLOOR PLAN



RAILING LAYOUT PLAN
SCALE: 1/4" = 1'-0"



TYP. RAILING DETAIL

GUARDRAIL NOTES:
PER IRC 2015 (SECTION R312.1)

- 36" (MIN) HIGH GUARDRAILS ARE REQUIRED FOR UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, DECKS, RAMPS, AND PORCHES, WHICH ARE MORE THAN 30" ABOVE GRADE OR A FLOOR OR OTHER.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAIL SPACING OR PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH AND THE TRIANGULAR AREA FORMED BY TREAD, RISER AND GUARDRAIL SO THAT 6" SPHERE CANNOT PASS THROUGH.

HANDRAIL NOTES:
PER IRC 2015 (SECTION R311.7.8)

- RESIDENTIAL STAIRS REQUIRE HANDRAILS ON A MINIMUM OF ONE SIDE.
- HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH ENDS RETURNED TO NEVEL POST OR WALL.
- THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1 1/4" & NOT GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF THE HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE HANDRAIL AND ANY ABUTTING CONSTRUCTION SO AS TO AVOID INJURY TO FINGERS.
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM SLOPED PLANE ADJOINING THE TREAD NOSING, OR SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38"

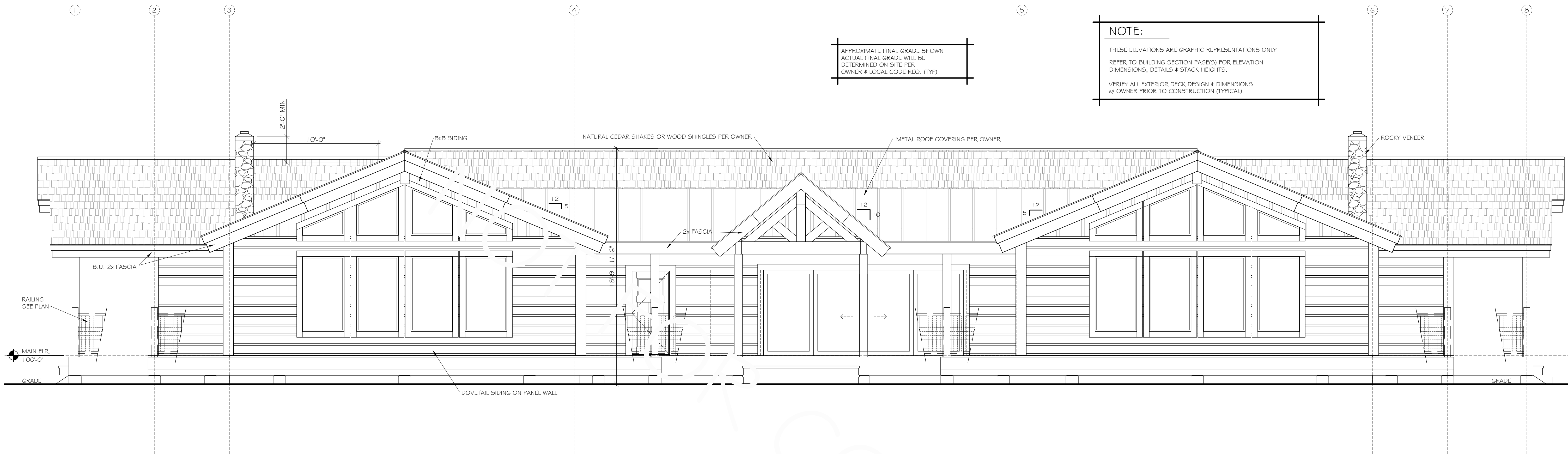
STAIRWAY NOTES:
PER IRC 2015 (SECTION R311.7)

- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH.
- THE RISE OF STEPS SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7 3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHER MOST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8 INCH.
- WINDER TREADS SHALL HAVE A MINIMUM OF TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE NARROW SIDE OF THE TREAD, AND HAVE A MINIMUM DEPTH OF 6" WITHIN ANY FLIGHT OF STAIRS THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

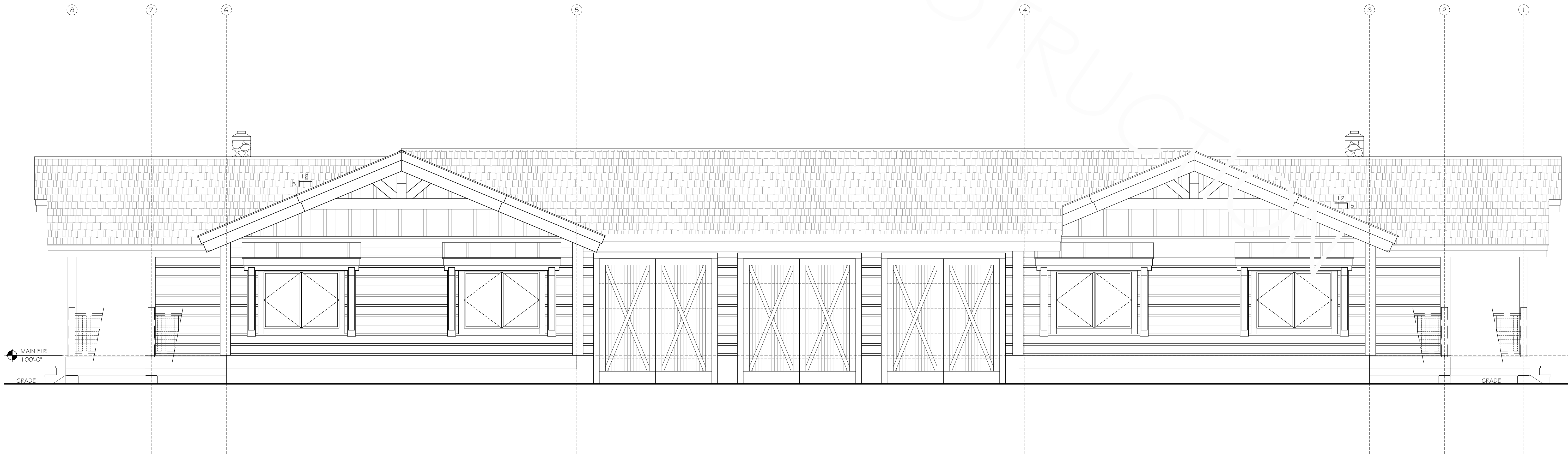
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CHECKED BY:	MANAGER
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REV.#4:	N/A
REV.#5:	N/A
REV.#6:	N/A

PROJECT NO:
8030

SHEET:
A1.03
RAILING
OF: ##



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



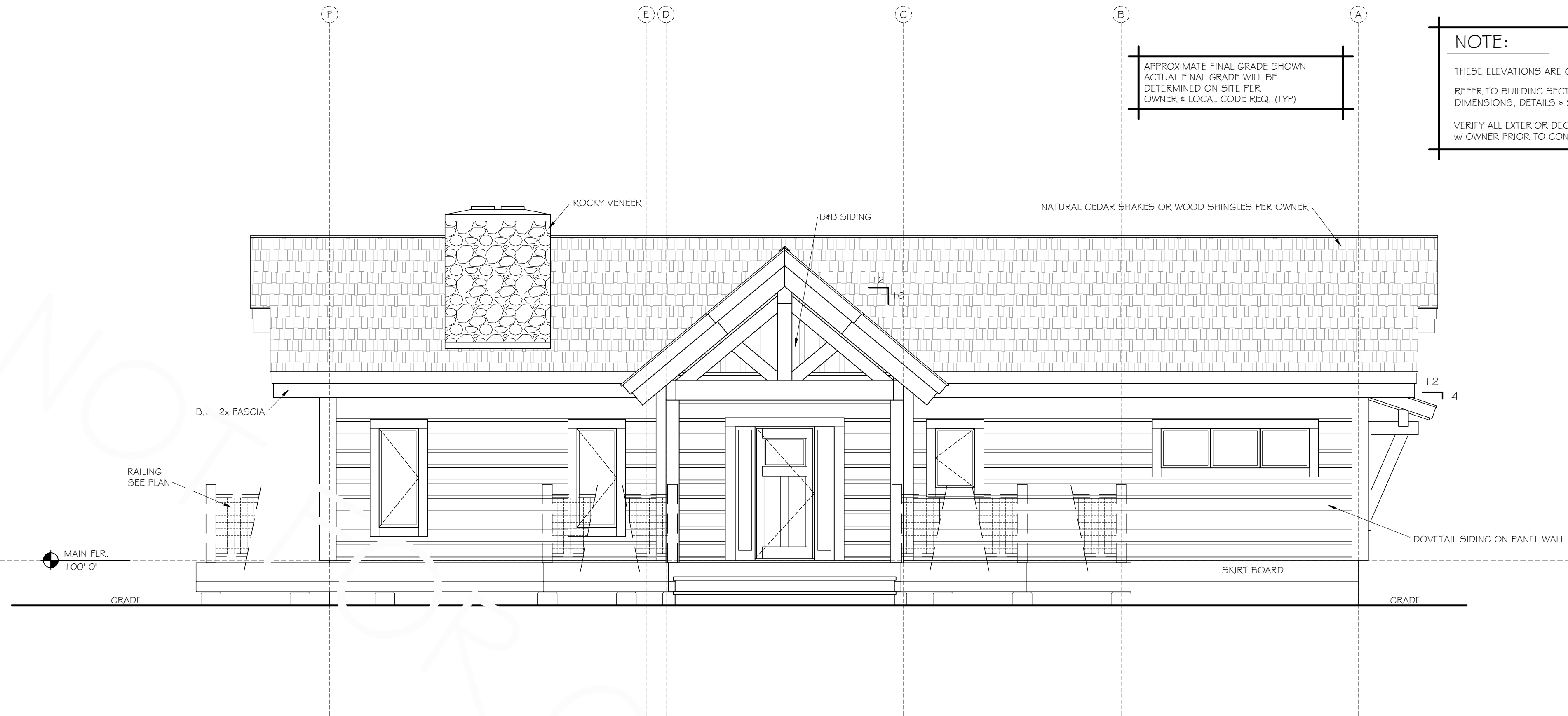
REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FRONT & REAR ELEVATIONS

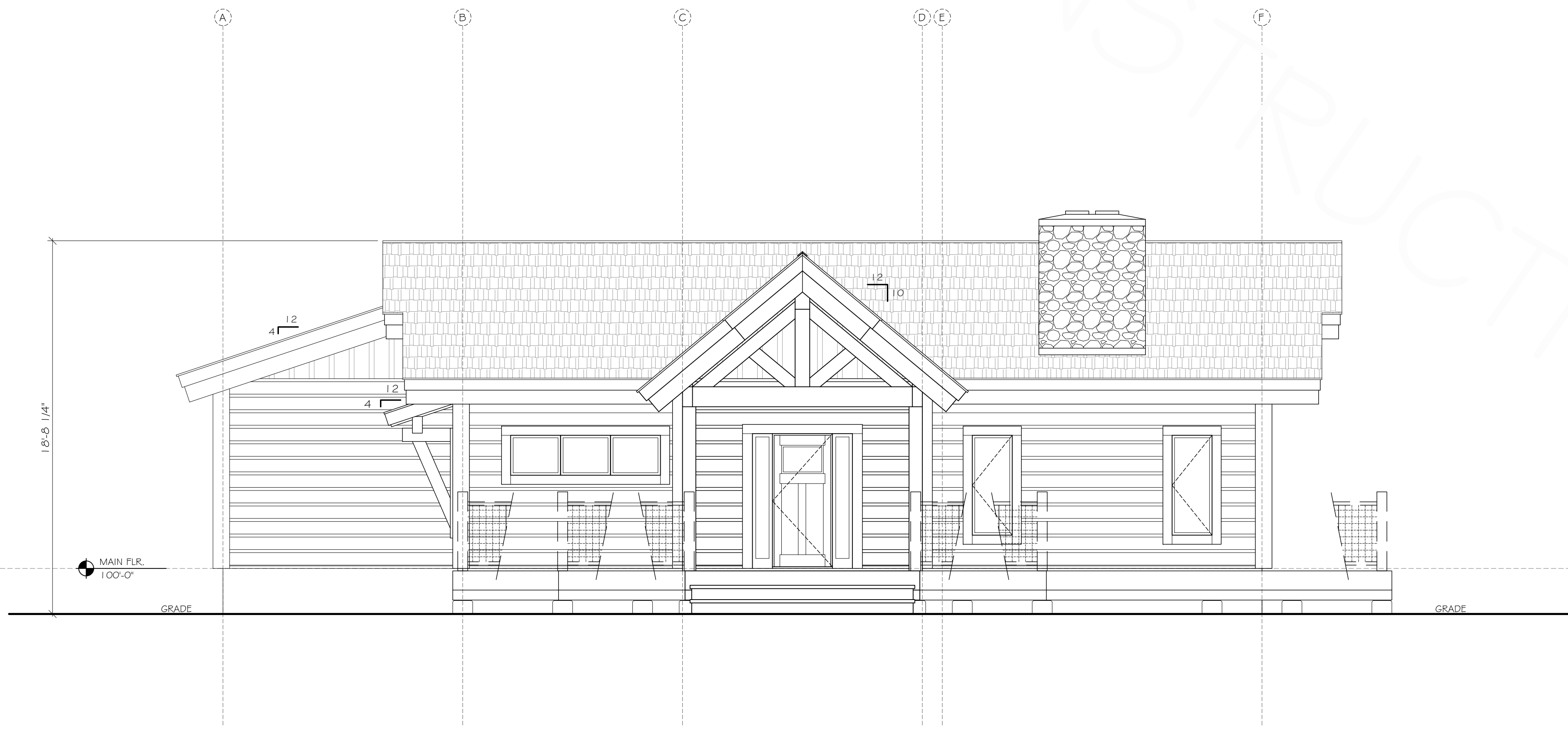
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REV.#5:	N/A
REV.#6:	N/A

PROJECT NO:
8030

SHEET:
A2.01
EXTERIOR
ELEVATIONS
OF: ##



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR RIGHT & LEFT ELEVATIONS

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REV.#1:	N/A
REV.#2:	N/A
REV.#3:	N/A
REV.#4:	N/A
REV.#5:	N/A
REV.#6:	N/A

PROJECT NO:
8030

SHEET:
A2.02
EXTERIOR
ELEVATIONS
OF: ##