

NOTES

- GENERAL**
 - All construction is to comply with the 2021 International building codes, as well as all other guidelines and specifications required by the governing town/county. County H-4 value exceptions can be found in additional notes.
- FINAL GRADING**
 - Provide positive drainage away from foundation perimeter.
 - Framing to begin at least 5" above final grade.
- BUILDING THERMAL ENVELOPE**
 - The building's thermal envelope shall be durably sealed to limit infiltration. The following shall be called, gasket, weatherstripped, or otherwise sealed:
 - All joints, seams, and penetrations
 - Openings between window and door assemblies and their respective jambs and framing.
 - Utility penetrations.
- Rim Joint Junctions**
 - Any other source of infiltration
 - Provide air sealing between unconditioned and conditioned spaces.
 - Recessed lighting fixtures are to be air tight, U rated, and sealed to drywall.
 - Sill-couplers and bolts located on exterior walls should be provided with insulation and an air barrier separating them from the exterior wall.

- INSULATION**
 - Roof: Min R18
 - Framed Walls: Min R10 or R10 cavity + R5 continuous
 - Basement Walls: Min R10 continuous or R10 cavity
 - Slabs: Unheated - Slab edge Min R10 to 2' Heated - Min R5 under slab, Min R10 slab edge
 - Framed floors: Min R10
- FIRE-RATES AND JOISTS**
 - Install wood joist or steel joists as per manufacturer's specifications.
 - Recalculate joist and rafter spacing with all loads codes and standards.
 - Chimney to extend 2' higher than roof U-ally and have spark arrestor.
- UTILITY-TIE-INS**
 - Point of use back flow prevention.
- RAJON**
 - Mitigation measures are required in all new construction.

- STAIRS**
 - Provide stairs with no greater than 7 1/4" max risers and no less than 10" treads. Variation in either will be no greater than 3/8". Stair nosings must be a minimum of 3/4" with solid risers.
 - All stair runs with four or more risers must have a continuous handrail on at least one side spaced 1 1/2" from the wall and between 34"-38" above a line running parallel to the nosings. Handrail must terminate in a round post or return to the wall.
- RAJON'S GUARDRAILS**
 - Provide guardrails at least 36" high around decks with max openings of 4".
 - Use decay resistant materials as all decks and exterior railings/quarterails.
- MCHANICAL, ELECTRICAL, AND PLUMBING**
 - Contractor to provide exhaust fans with a min. ventilation rate of 50 CFM for intermittent ventilation, 20 CFM for continuous, exhausted directly to the outside. Min. of 3 SF glazing, half of which must be operable.
 - Smoke detectors to be installed in each bedroom and bedroom corridor, and at each story. Alarm devices are to be interconnected so that activation of one alarm will activate all alarms and all alarms are wired to the electrical system with a battery backup.

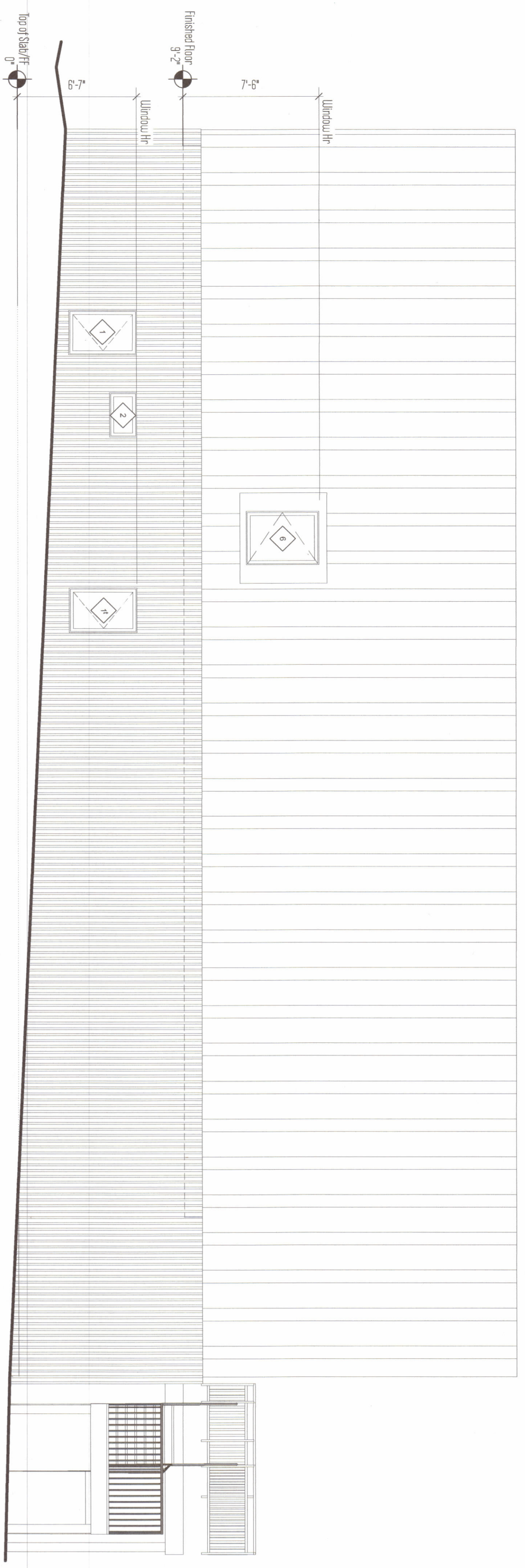
- Carbon monoxide alarms to be located outside of each sleeping area in the immediate vicinity of the bedrooms, a mechanical room, and at door between garage and residence.
- Dryer, kitchen, and bath fan to be vented separate to exterior.
- Lateral vent fan generating a spark or flames shall be raised 18" A.F.F.
- FREEDOMWAYS**
 - To be installed in accordance with IRC at concealed draft openings including turret spaces at ceiling and floor elevations and 10" intervals along the length of the wall.
 - All interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and over ceilings.
 - Concealed spaces between stair stringers at top and bottom of run and between studs along and in line with the run of the stairs if the walls under stairs are unfinished.
 - Openings around vents, pipes, ducts, chimneys, fireplaces, and similar that afford passage for fire at ceiling and floor levels with noncombustible materials.
 - Openings between attic spaces and chimney/dresses for factory-built chimneys.

Window Schedule				Notes
Mark	Qty	W	H	Configuration
1	3	26"	83"	3/4" Casement
2	1	26"	116"	Fixed Glass
3	1	57"	59"	Custom
4	2	57"	59"	Fixed Glass
5	1	47"	59"	Custom
6	2	37"	47"	Casement
7	2	37"	37"	Casement
8	2	57"	37"	Fixed Glass
9	1	57"	47"	Fixed Glass
10	2	27"	37"	Casement
11	1	47"	37"	Fixed Glass

Door Schedule				Notes
Mark	Qty	W	H	Style
1	1	37"	69"	Sliding
2	1	83"	77"	Overhead
3	1	169"	77"	Overhead
4	1	37"	69"	Sliding
5	1	37"	69"	Sliding
6	13	28"	69"	Sliding
7	1	37"	77"	Sliding
8	1	27"	59"	Sliding
9	1	26"	69"	Pocket
10	2	67"	69"	Sliding
11	6	57"	69"	Sliding

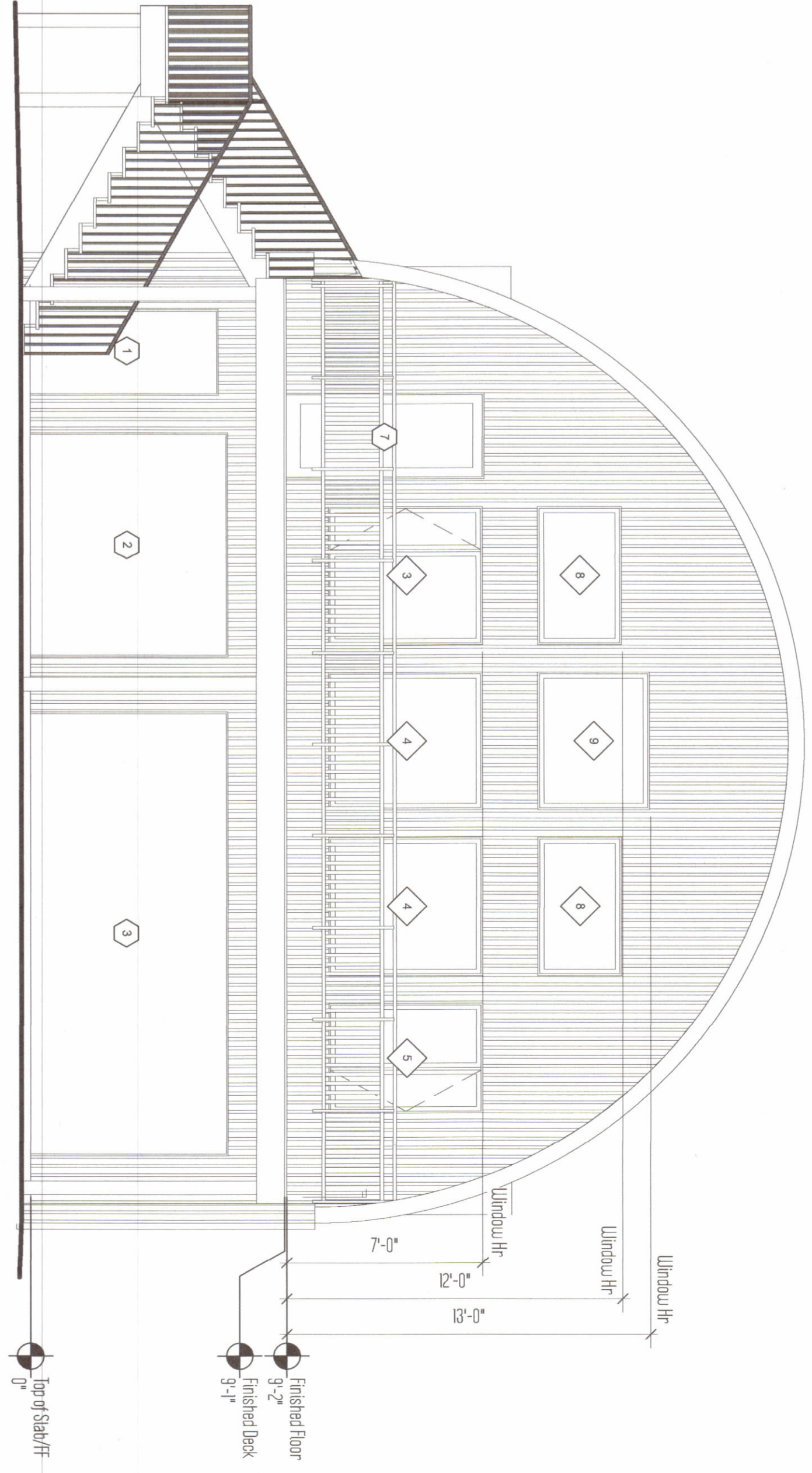
SCHEDULE NOTES

- All measurements are approximate unit sizes and not rough openings. Manufacturer and/or contractor shall dictate required rough opening requirements.
- All windows must meet or exceed U-0.32



West Elevation
Scale: 1/4" = 1'-0"

1



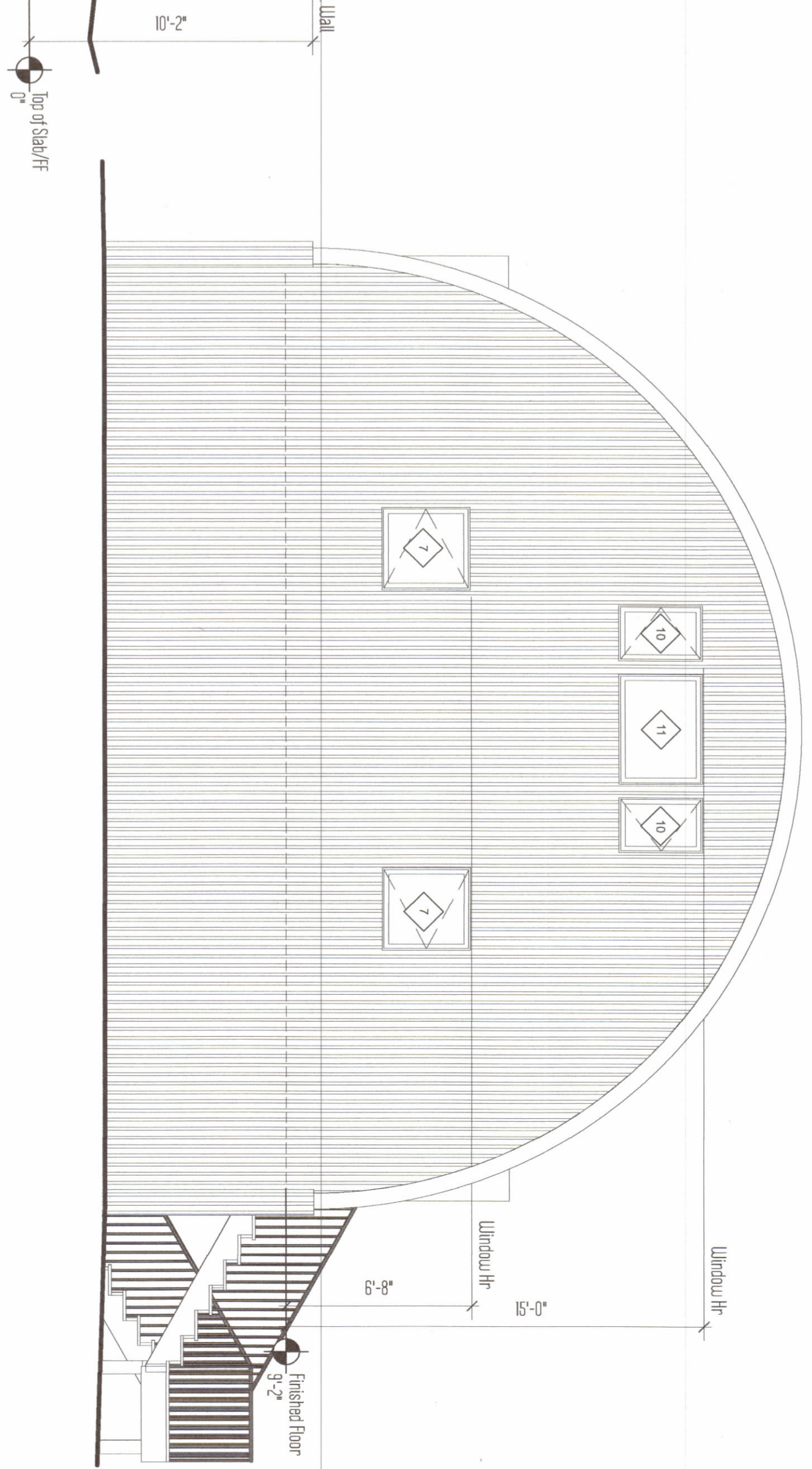
South Elevation
Scale: 1/4" = 1'-0"

2



East Elevation
Scale: 1/4" = 1'-0"

3



North Elevation
Scale: 1/4" = 1'-0"

4

The use of these plans and specifications is restricted to the original site for which they were prepared. The use, reproduction or publication by any method in whole or in part is prohibited, unless authorized by Adamah Design. Ownership of the design, plans and specifications is solely with Adamah Design.