



**FLOOR PLAN NOTES:**

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2012 IRC SECTION R-308

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:  
 MIN 5.7 SQ. FT. OF TOTAL AREA  
 MIN. CLEAR OPENING HEIGHT OF 24"  
 MIN. CLEAR OPENING WIDTH OF 20"  
 MAX. CLR. OPENING HEIGHT FROM FF. 44"  
 PER 2012 IRC SECTION R310!

PROVIDE LANDINGS PER 2012 IRC SECTION 314.3

PROVIDE LIGHT AND VENTILATION PER 2012 IRC R303.1, R303.2, R303.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2012 UPC. KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 CFM. INTERMITTENT AND 25 CFM CONTINUOUS. BATHROOMS TOILETROOMS 50 CFM. INTERMITTENT AND 20 CFM. CONTINUOUS

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2012 IRC, AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

PER 2012 UPC, A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING IN EXTERIOR WALLS, IN ATTICS OR CRACK SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2012 UPC.

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN MAIN PRESSURE EXCEEDS 65 P.S.I., AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 61 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR AN INTERIOR FIXTURES AND OUTLETS.

ACCESS HATCHES AND DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER 2009 IECC SEC. 402.2.3

BUILDING ENVELOPE AIR TIGHTNESS SHALL COMPLY WITH 2009 IECC SEC. 402.2.1 DOOR BLOWER TEST AND SEC. 402.2.2 VISUAL INSPECTION.

ALL THERMOSTATS TO BE PROGRAMMABLE TYPE PER 2009 IECC SEC. 403.1!

ALL HVAC SUPPLY DUCTS IN UNCONDITIONED SPACE MUST BE INSULATED TO R-8 MIN. AND RETURN AIR DUCTS IN UNCONDITIONED SPACE MUST BE INSULATED TO R-6 MIN. PER 2009 IECC SEC. 403.1!

ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE SHALL BE TESTED FOR TIGHTNESS PER POST CONSTRUCTION TEST OR ROUGH-IN TEST PER 2009 IECC SEC. 403.2.2

**OPTIONS:**  
 OPTION TO USE 8'-0" PLATE HEIGHTS IN LIEU OF 9'-0" PLATE HEIGHTS AS SHOWN.

**FLOOR PLAN**  
 MAIN FLOOR: 1873 Sq. Ft. GARAGE: 830 Sq. Ft. SCALE: 1/4" = 1'-0"

REVISIONS

**MODERN DESIGNS**  
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**PROJECT:**  
 PLAN 1873  
 RIVERPARK DUNES  
 DATTON, NEVADA

DATE	4/18/2016
JOB NO.	017-16
FILE	017FP
SCALE	1/4" = 1'-0"

SHEET  
**A-30**