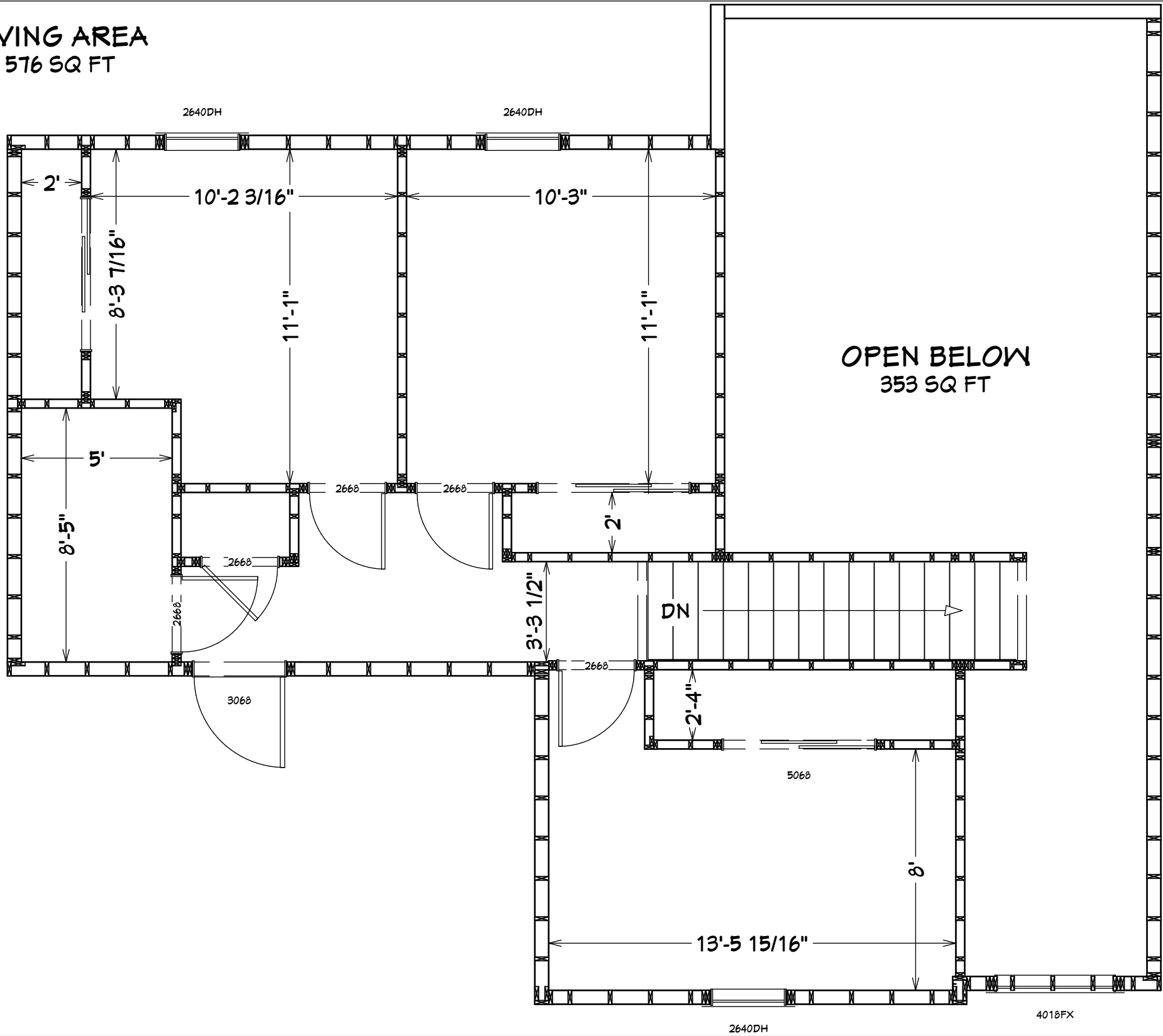


LIVING AREA  
576 SQ FT



Not To Scale



**Stairs:**  
Stairs should comply with IRC 2009. Not steeper than 7" rise on 11" run. Minimum 10" tread depth. Maximum 1" tread overhang. Maximum 7" riser height.

**VINYL SIDING:**  
The finish, color, and style of vinyl siding shall be specified by the Owner.  
The minimum nominal wall thickness shall be g.t.e. 0.035"  
Fasten siding to the wall sheathing with 2" long galvanized rails @ 16" o.c.

**Thermal and Moisture Protection:**  
The designed thermal and moisture protection is: Ceiling insulation R-32 Minimum, Basement walls insulation R-10 continuous 2" external XPS panel sheathing (see detail), Glazing (windows and doors) U-factor 0.40 minimum, Exterior walls exterior house wrap 2x6 framing blown in Celluose interior side with 6mil vapor barrier laped 6" at ends towards warm side (see detil), all kitchen/bathroom/laundry exhaust fans/vents shall be vented to the outside. Ceiling insulation should be blown in cellulose 13" minimum, and held in at with corrugated fiberglass baffles. Roof ridge vents should be provided. Other roof venting options should be coordinated between General Contractor and Owner.

**Roof Shingles and Flashing:**  
See elevations and wall sections.

**Soffit/Fascia/Gutters/Downspouts:**  
Specified by the Owner  
Provide 5" 'ogee' seamless aluminum gutter with leaf mesh.

**Doors and Windows:**  
Exterior doors shall be specified by the Owner. Provide exterior doors with an entrance type lockset and deadbolt. ALL exterior doors and the garage door shall be keyed alike, one key shall unlock the lockset and deadbolt on all exterior doors and the garage door. The Owner will be provided with 5 keys, keyed alike, for all exterior doors.  
Interior doors shall be specified by the Owner. Provide privacy locksets on all bathroom doors and master bedroom door.  
Overhead door/doors shall be specified by the Owner. Provide insulated door with electric openers. Provide two remote controls per opener, a push button switch to open and close each garage door located in the garage near the door leading from the garage into the house, and a code locked keypad opener on the exterior of the house near the garage door/doors.  
Windows shall be specified by the owner. The General Contractor shall co-ordinate with the Owner all requirments. The conceptual size and location of each window is given on the plan near the window. All bedroom windows shall have a minimum of 5.1 square feet clear, minimum opening width 20" and opening height of 24" to meet egress requirements.  
All glass shall be tempered glass.

**Interior Finishes:**  
All interior finishes shall be specified by the Owner.

**Plumbing:**  
All work shall be in compliance with the 2009 International Residential Code and any/all amendments made by the local building authority.  
All plumbing fixtures shall be specified by the Owner.  
Provide a minimum of 3 frost-proof water hydrants. Locate per the Owner's direction.  
The water heater shll be specified by the Owner and co-ordinated with the General Contractor.

**Mechanical System:**  
All work shall be in compliance with the 2009 International Residential Code and any/all amendments made by the local building authority.  
The heating and cooling system shll be specified by the Owner and co-ordinated with the General Contractor.

**Electrical:**  
All work shall be in compliance with the 2009 International Residential Code and any/all amendments made by the local building authority.  
Owner shall specify the type of light fixtures/ceiling fans.  
All ceiling boxes 3' clear shall be braced for a ceiling fan.  
Owner shall specify colors of all light switches, electric outlets, telephone jacks, and tv outlets.  
Owner shall specify size panel to install; however, panel shall be 200A service rated or better. Location of the panel shall be co-ordinated with the Owner by the General Contractor.  
Type of service whether overhead or underground shall be co-ordinated by the General Contractor with the Owner, Local Concerns, and Local Utility Company.

NO.	DESCRIPTION	BY	DATE
SHEET TITLE: 2nd Floor Layout			
PROJECT DESCRIPTION: Mitchell House 2016			
DRAWINGS PROVIDED BY: A-Team Consulting and Contracting LLC			
DATE: 7-27-2016			
SCALE: 1/4" = 1'			
SHEET: A-3			