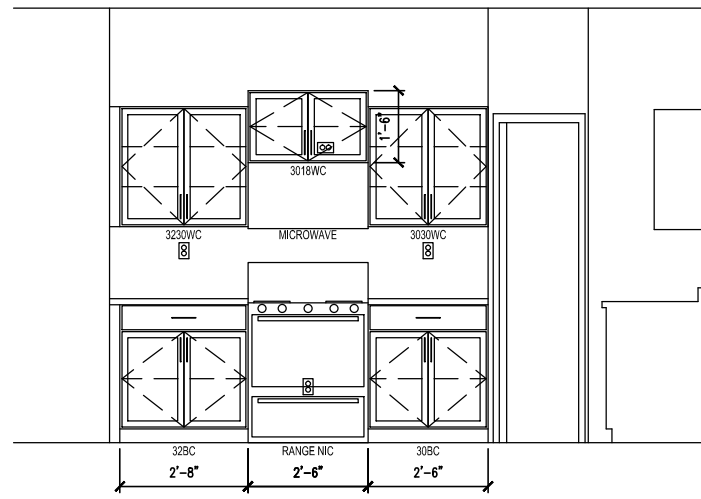
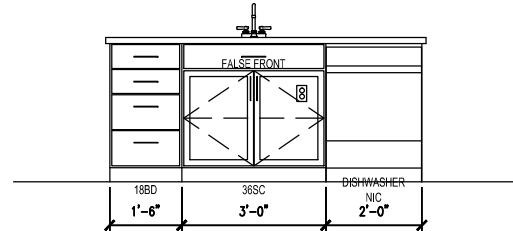


1 KITCHEN ELEVATION  
SCALE: 1/4" = 1'-0"



2 KITCHEN ELEVATION  
SCALE: 1/4" = 1'-0"

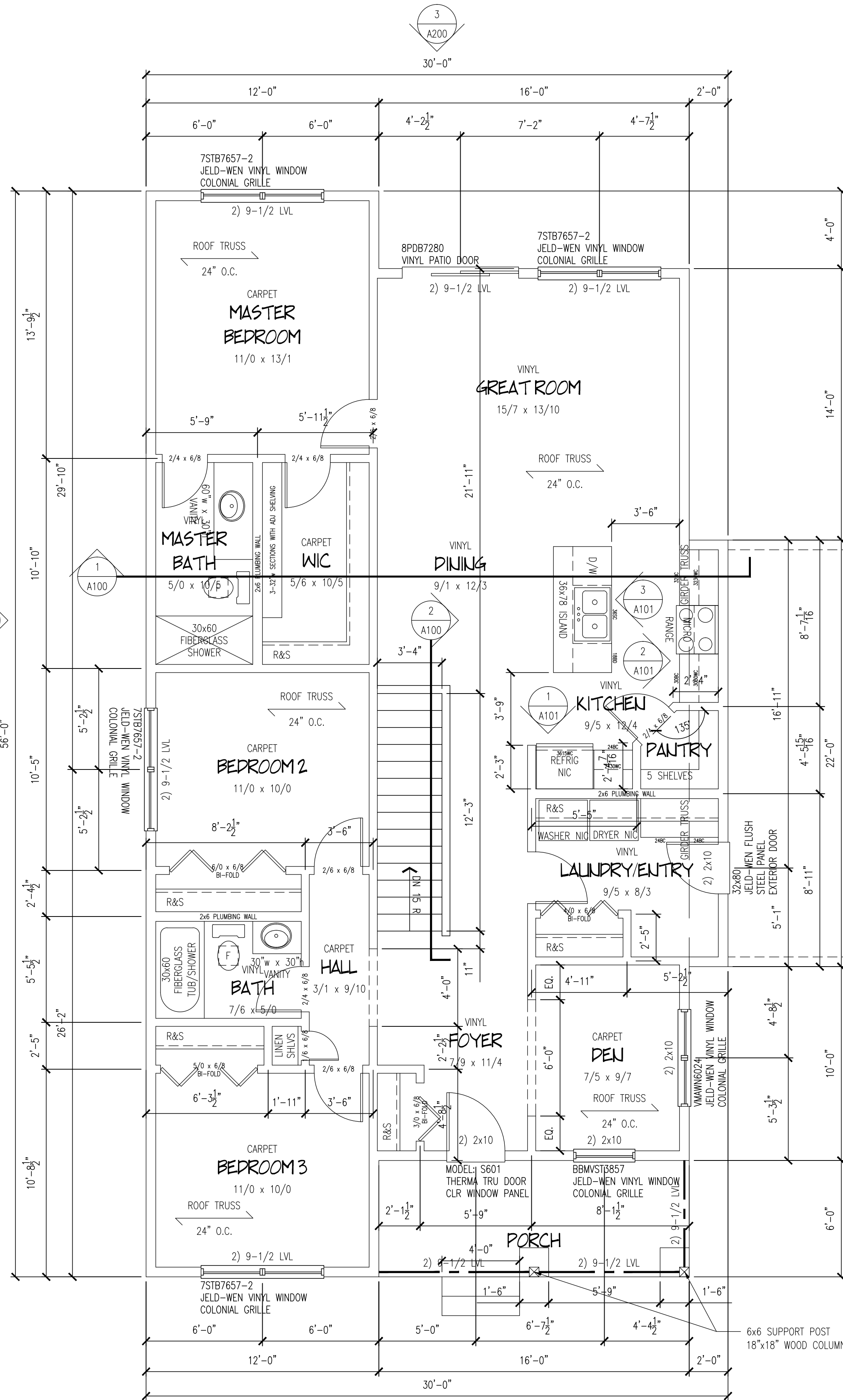


3 KITCHEN ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
ALL MATERIAL AND PRODUCT SELECTIONS ARE NOT PROPRIETARY WITH REGARDS TO THIS PROJECT. SIMILAR AND EQUAL SELECTIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.

1. INTERIOR DOORS SHALL BE A 3-PANEL CRAFTSMAN STYLE DOOR
2. APPLIANCES SHOWN ARE NOT IN CONTRACT
3. MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE ROUGHED-IN

BASEMENT SYSTEM IS YET TO BE DETERMINED BASED ON FINAL LOCATION OF THE STRUCTURE. THE SYSTEM DEPICTED WITHIN THESE PLANS IS FOR REPRESENTATION PURPOSES ONLY AND ALL TAKE-OFFS WILL BE BASED OFF THE CONSTRUCTION OF THE FIRST FLOOR AND IT'S FLOOR AND ROOF STRUCTURE.



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

R502.2.1 POST BEAM CONNECTION  
WHERE POST AND BEAM OR GIRDER CONSTRUCTION IS USED, THE DESIGN SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.

IF FOUNDATION WALLS ARE PARALLEL TO FLOOR FRAMING, SOLID BLOCKING OR DIAGONAL BRACING MUST BE INSTALLED AT THE ANCHOR BOLT LOCATIONS IN THE FIRST TWO JOIST OR TRUSS SPACES

NEED COMPLETE WEATHER PROTECTION BEFORE INSULATION

3-1/2" REFLECTIVE HOUSE NUMBERS APPLIED BEFORE FINAL INSPECTION

HOUSE WRAP REQUIRED ON ALL STRUCTURES. PICTURES OF HOUSE WRAP INSTALLATION AND INSPECTION RECORD CARD MUST BE SUBMITTED TO THIS OFFICE PRIOR TO FINAL INSPECTION.

DO NOT APPLY SIDING OR HOUSE WRAP UNTIL AFTER SHEATHING INSPECTION

EAVE FLASHING/ICE DAM PROTECTION REQUIRED ON DWELLING PLUS ATTACHED EAVE FLASHING INSPECTION REQUIRED.

ALL HABITABLE SPACES REQUIRE 8% LIGHT AND 4% VENTILATION

MUST PROVIDE EGRESS WINDOW OF 5.7 SQUARE FEET ON THIS LEVEL. MAXIMUM SILL HEIGHT 44 INCHES.

6'-8" MINIMUM STAIR HEADROOM. 34" TO 38" HANDRAIL HEIGHT. RETURN ALL ENDS TO POST OR WALL.

R303.4 STAIRWAY ILLUMINATION  
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS.

R314.8 UNDER STAIR PROTECTION  
ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

INSTALL INTERIOR SHEATHING ON ALL EXTERIOR WALLS BEFORE INSTALLING TUBS OR SHOWERS

MUST PROVIDE NO-SCALD DEVICE AT TUB/SHOWER

WATERPROOF BACKING 6' OVER TUB. PROVIDE PLUMBING ACCESS PANEL.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE WINDOW WITH A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR AND SHALL PROVIDE NOT LESS THAN 5.7 SQUARE FEET OF OPENABLE AREA WITH NO DIMENSION LESS THAN 20"W-24"H

GUARD RAIL REQUIRED AT FUTURE DECK PATIO DOOR. FUTURE DECK RIMS INSTALL 2 LAG BOLTS 16" o.c. WITH FLASHING

NOTE: ALL INT. & EXT. BEARING OPENINGS LESS THEN 4'-0" SHALL HAVE 2-2x10 HEADERS ALL OTHER HEADERS TO BE 3-2x10 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
VERIFY ALL HEADER CHANGERS FROM THE LUMBER CO., TRUSS CO. AND/OR BUILDING OFFICIALS.

ALL GIRDER TRUSS LOCATIONS ARE AT THE DISCRETION OF THE TRUSS CO. AND ARE TO BE STRUCTURALLY ENGINEERED.

NOTE: FIRST FLOOR TO HAVE 9'-1 1/8" RGH CLG HGT

NOTE: WINDOWS ARE SINGLE-HUNG UNITS CALLED OUT BY SIZE (ADJUST AS REQ'D PER MAN'F)

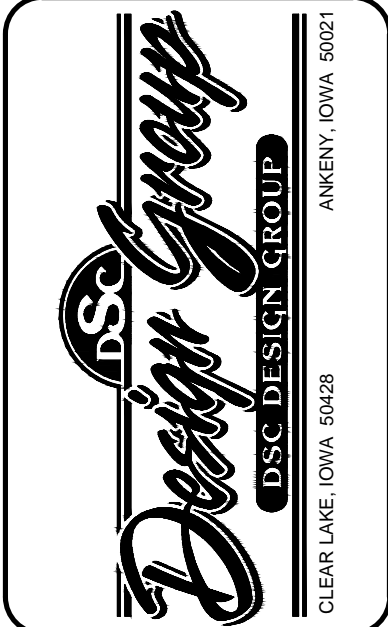
#### MECHANICAL & ELECTRICAL NOTES

PLACEMENT OF MECHANICAL COMPONENTS WILL BE DETERMINED BY BUILDING CODES AND MAY VARY FROM THAT SHOWN

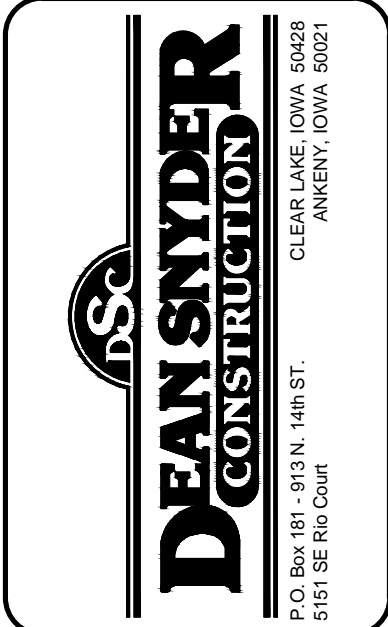
ELECTRICAL TO BE PROVIDED TO CODE. LOCATIONS OF OUTLETS MAY VARY FROM THAT SHOWN. UPGRADES AND ADDITIONS MUST BE SPECIFIED ON PLANS

SMOKE DETECTORS TO BE INTERCONNECTED, HARDWIRED, WITH BATTERY BACK-UP. ONE PER LEVEL AND IN EACH BEDROOM

REVISIONS		
NO.	DATE	BY



NIACC HOUSE  
NIACC BUILDING TRADES  
MASON CITY, IA 50401  
GREGG HELMICH  
641.422.4279



DRAWN JPJ
CHECKED JPJ
DATE 5/16/16
SCALE 1/4" = 1'-0"
JOB NO. 16-233
SHEET A101
2 OF 3 SHEETS