

WARWICK CONTRACTING
CENTRAL CITY, SD
SPB25104

GENERAL CONTRACTOR NOTES:

- BEFORE STARTING PROJECT CONTRACTOR TO VERIFY ALL UNDER GROUND UTILITIES ON ALL PUBLIC OR PRIVATE PROPERTY
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB
- CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. ALL WORK SHALL BE ERCTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS, AND FACE OF CONCRETE WALLS.
- LINE OF GRADES, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.
- WALL TYPES WITH UL DESIGN NO.'S SHALL BE CONSTRUCTED TO UL STANDARDS. PRODUCTS USED SHALL BEAR UL CLASSIFICATION WHERE REQUIRED BY THE UL DESIGN
- TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL PROJECT NOTES:

- SLOPE GRADE AWAY FROM HOUSE & GARAGE. PROVIDE DRAINAGE FOR ALL GROUND WATER & RUNOFF WATER AWAY FROM BUILDING. TYPICAL OF ALL SIDES.
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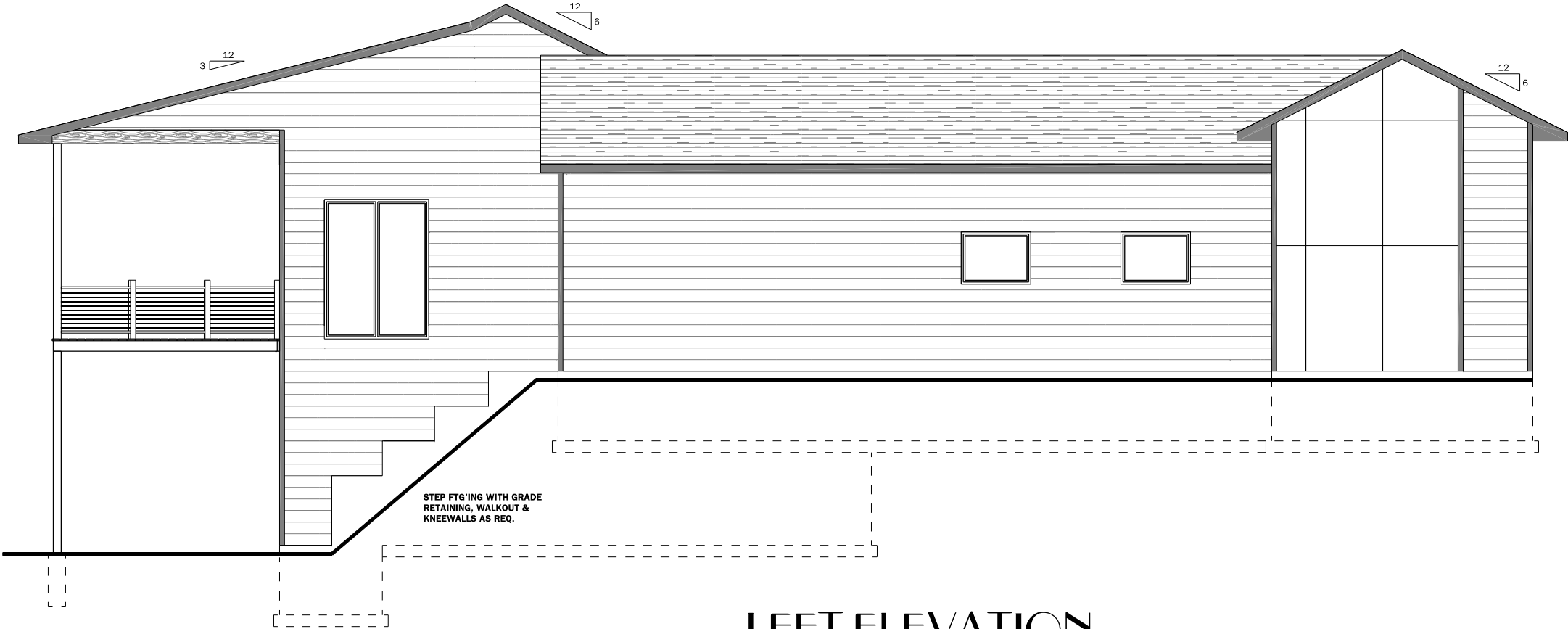
GENERAL CODE NOTES:

- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24" THE MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20". THE SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE FINISHED FLOOR. EGRESS WINDOWS SHALL BE IN ALL ROOMS LABELED AS BEDROOMS.
- PROVIDE ATTIC VENTILATION PER IRC 806
- GUARDRAIL HEIGHT 36" MINIMUM FOR R-3/U OCCUPANCIES 4" MAX. OPENING (IRC SECTION 311)
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- FIRE & DRAFT STOPS REQUIRED AT FLOORS, CEILING, CHIMNEYS, SOFFIT, ETC. IBC SEC. 717 IRC SEC. 602.8
- ALL WOOD FRAME CONSTRUCTION PER IBV & IRC

CUSTOMER AND BUILDERS FIRSTSOURCE AGREE THAT ALL RIGHTS, TITLE, AND INTEREST IN AND TO THE PLAN PRODUCED BY BUILDERS FIRSTSOURCE FOR CUSTOMER, INCLUDING WITHOUT LIMITATION ALL COPYRIGHTS, WILL BELONG TO BUILDERS FIRSTSOURCE AND THAT SHALL HAVE A NON-EXCLUSIVE LICENSE TO COPY, MODIFY, AND USE THE PLAN AS NECESSARY FOR THE CONSTRUCTION OF ONE HOME. PROVIDED THAT CUSTOMER SHALL NOT CLAIM COPYRIGHT IN ANY SUCH MODIFICATIONS, SUCH COPYRIGHT BELONGING TO BUILDERS FIRSTSOURCE. ALL OTHER RIGHTS IN AND TO THE PLAN ARE RESERVED BY BUILDERS FIRSTSOURCE AND THE PLAN MAY NOT OTHERWISE BE ALTERED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF BUILDERS FIRSTSOURCE.

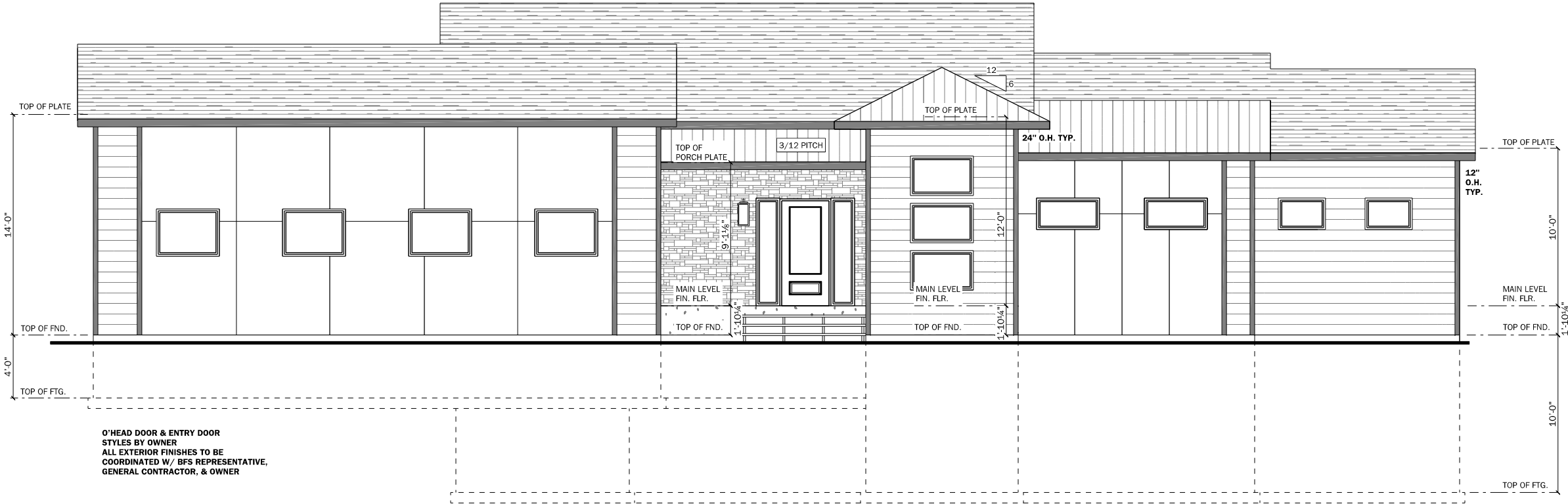
11/5/2025
1/8" = 1'-0"

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OR 24"x36" IT IS A REDUCED PRINT.
SCALE ACCORDINGLY



LEFT ELEVATION

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



FRONT ELEVATION

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

Drawn For: **DICKERSON RESIDENCE**
Contractor: **WARWICK CONTRACTING**
Drawn By: **BRIANA WILLIAMSON**
Date: **04/10/25**
Category: **1681 SF CUSTOM CABIN_1 BD 3CG**
Project #: **SPB25104**



These general drawings have been prepared using information provided by the customer who is solely responsible for the accuracy of the information. Builders FirstSource is not responsible for the accuracy of the information provided by a contractor or architect and may not meet applicable state and local building codes which can vary widely. Before starting construction, the customer should consult a contractor or architect to determine if the drawings need to be modified to meet the project's structural requirements, or 3) existing conditions specific to the project or the project site. Consult local building officials to determine if a building permit is required. We assume no responsibility for claims or damage arising from errors, omissions, deficiencies or defects in the drawing.

*** IMPORTANT ***
These drawings may not meet applicable building codes
These drawings may need to be adapted to your specific project
Check with local building officials about a building permit

ELEVATIONS	
Date:	04/10/25
Revision Date:	04/17/25
Revision Date:	05/02/25
Revision Date:	05/23/25
Revision Date:	08/10/25
Revision Date:	08/18/25
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4. WINDOW/DOOR STYLE BY OWNER.
5. EXTERIOR FINISH, STYLE & COLOR BY OWNER.

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11/5/2025
1/8" = 1'-0"

12/6

12/6

12/3

12/6

12/3

12/6

12/3

TOP OF PLATE

11'-10 1/4"

TOP OF FND.

STEP FTG'ING WITH GRADE RETAINING, WALKOUT & KNEEWALLS AS REQ.

RIGHT ELEVATION

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



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



Builders
FirstSource
Rapid City, S.D.
Phone (605) 343-1115

*** IMPORTANT ***

[illegible]

GENERAL CONTRACTOR NOTES:

1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
2. ALL EXTERIOR WALLS ARE 2x6 @ 16" O.C.. UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED. FUTURE WALLS INDICATED BY DASHED LINES
4. ALL EXTERIOR HEADER'S SIZED PER PLAN.
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6. ALL DIMENSIONS ARE FROM SURFACE OF STUD TO SURFACE OF STUD.
7. CONTRACTOR TO VERIFY ALL R.O. PER WINDOW/ DOOR BID SHEET.
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11. STEP FTG. WITH GRADE RETAINING WALLS AS REQUIRED
12. GRADES SHOWN ARE ASSUMED. CONTRACTOR SHALL COORDINATE FOUNDATIONS & GRADE ELEVATION W/ ACTUAL FINISH SITE. CONTRACTOR IS RESPONSIBLE TO GRADE THE SITE AROUND THE PERIMETER OF THE FOUNDATION TO MAINTAIN FROST PROTECTION LEVELS OF GRADE. FOOTING/PAD SIZES TO BE DETERMINED BY SOIL CONDITIONS AND CONTRACTOR.

** WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DRAFTSMAN CANNOT GUARANTEE AGAINST HUMAN ERROR. CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

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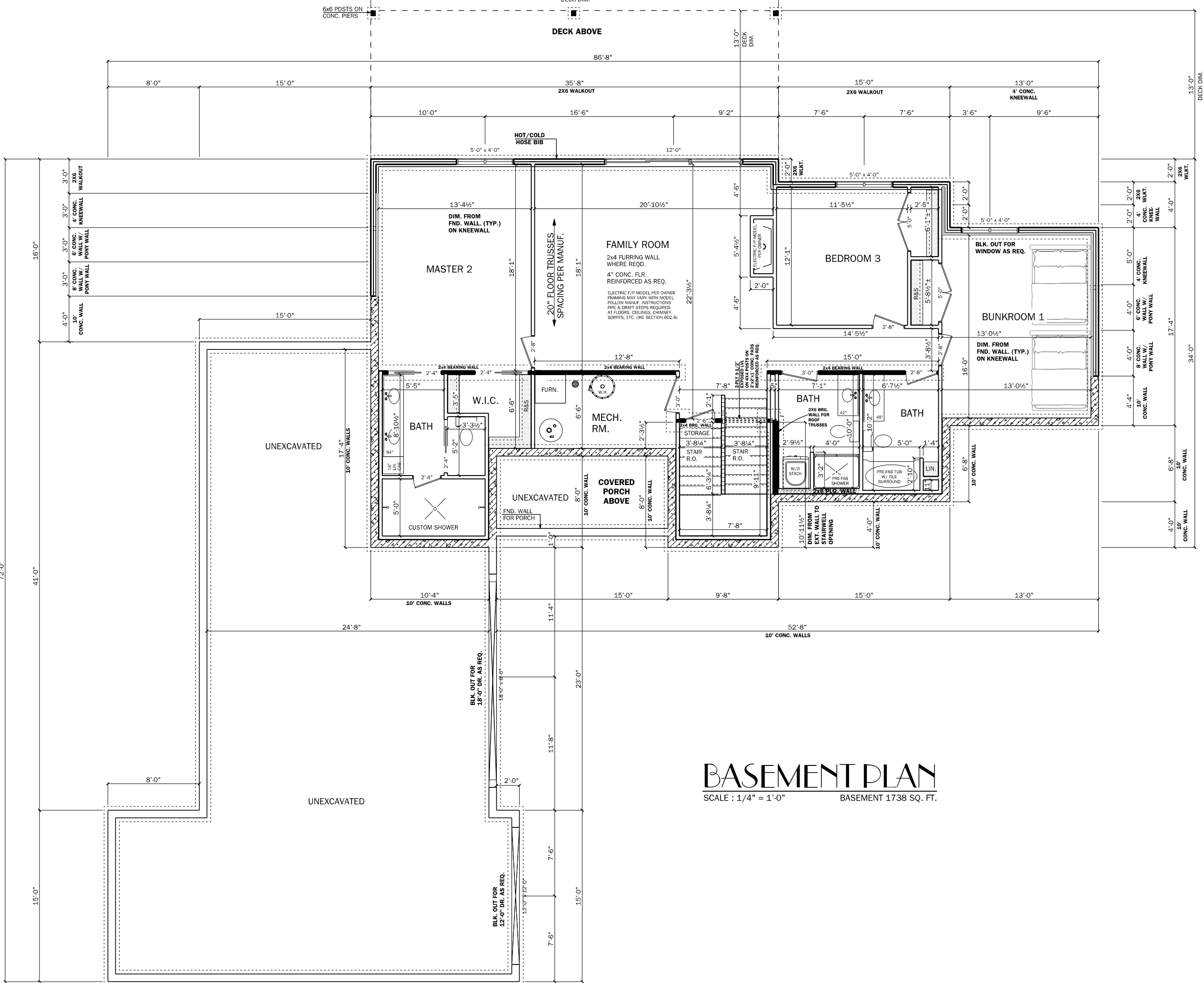
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11/5/2025
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SCALE ACCORDINGLY



BASEMENT PLAN
SCALE : 1/4" = 1'-0" BASEMENT 1738 SQ. FT.

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Revision Date:	08/10/25
Revision Date:	08/18/25
Revision Date:	09/05/25
Revision Date:	00/00/00
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10. PROVIDE ROOF AND SOFFIT VENTS TO ADEQUATELY VENTILATE ROOF SPACE. COORDINATE SIZE OF VENT AND LOCATIONS WITH VENT MANUFACTURER (IRC SECTION 806)
11. FURNACE & WATER HEATER APJIANCES SHALL BE DIRECT VET. 36" CLEAR SPACE INFRONT OF FURNACE. APPLIANCES TO BE FASTENED IN PLACE PER CODE. WATER HEATER TO BE INSTALLED 18" A.F.F.
12. CABINET DESIGN BY OTHERS TO BE VERIFIED W/ ACTUAL FRAMED (AS BUILT) DIMENSIONS ON SITE.

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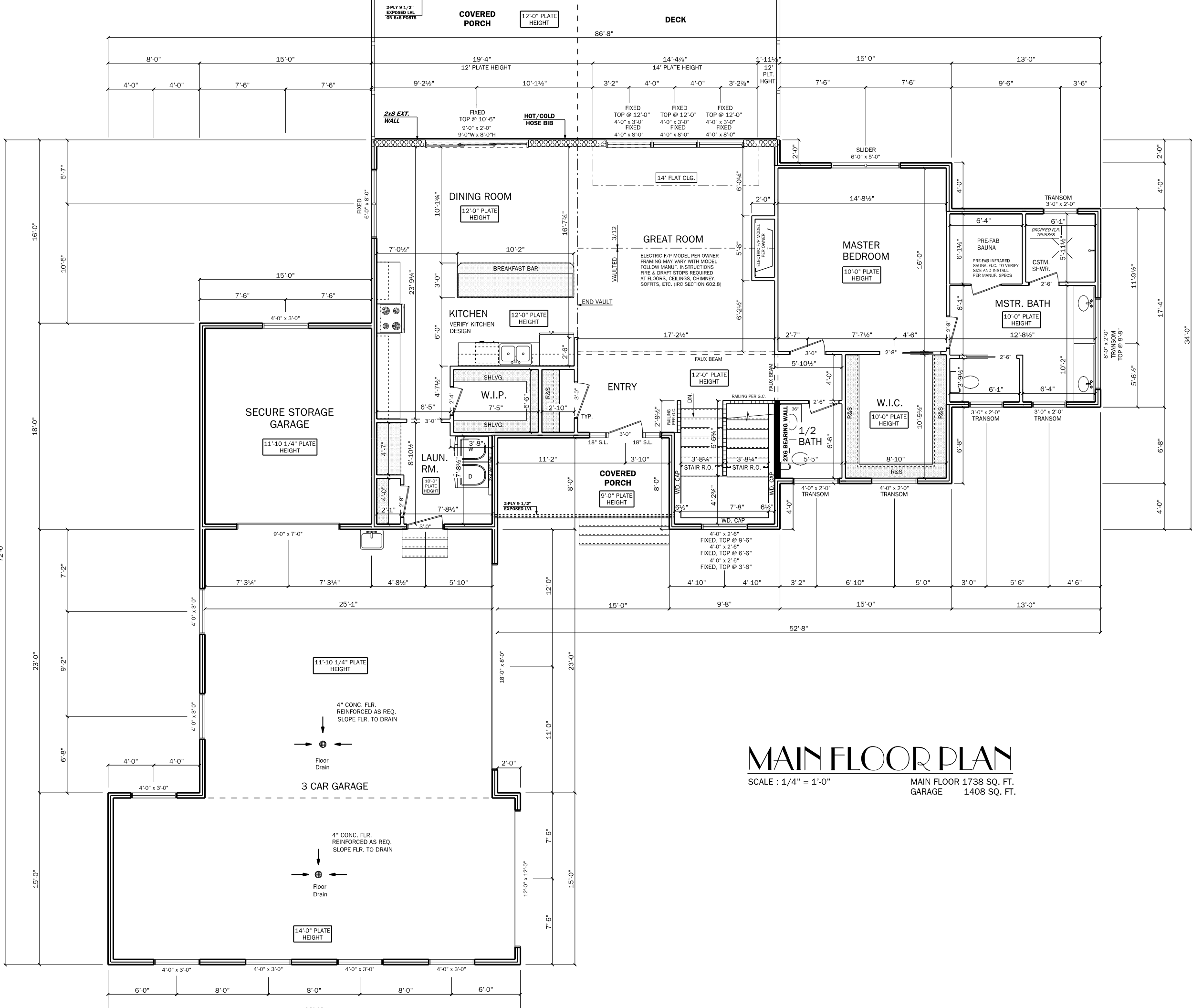
GENERAL CODE NOTES:

1. SEPARATION BETWEEN GARAGE & HOUSE AS PER SECTION R302.6
2. SAFETY GLAZING REQUIRED WHERE NEEDED IBC SECTION 2406 IRC SECTION 308
3. 20 MINUTE DOOR OR 1 3/8" SOLID WOOD DOOR OR HONEY COMB CORE STEEL DOOR IRC SECTION R302.5.1
4. FIRE ESCAPE & RESCUE WINDOWS REQ'D PER IBC SEC. 1029 IRC SECTION 310
5. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA. IRC SECTION 315
6. PROVIDE SMOKE DETCTORS AS REQ'D

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MAIN FLOOR PLAN

SCALE : 1/4" = 1'-0" MAIN FLOOR 1738 SQ. FT.
GARAGE 1408 SQ. FT.

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* IMPORTANT *

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