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Project

Castleman Residence

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Sheet No.

**A-1**

**License Agreement**  
 This document details the terms of the license agreement associated with these house plans. Use of these plans certifies that you have read and accept the terms of this license agreement.

**License Agreement for Use of Plans**  
 ClemDesign, Inc. assumes no liability for any home, portion of a home, or other structure, which may be built from these plans. The purchaser of these plans is responsible for reading and complying with the following before the start of construction.

**COPY RESTRICTIONS & COPYRIGHT LAW**  
 All of the plans we offer are protected under the United States Copyright Law. The purchase of Construction Prints of the Plans grants the purchaser as "licensee" the right to use such documents to construct a single home. A single purchase of construction prints allows duplication of prints solely for that purpose. Purchaser acknowledges that all rights of ownership, title, and interest in the copyrights, plans and derivatives remain with ClemDesign, Inc. Modified plans are considered derivatives of the original and receive the same copyright protection even if completely redrawn. License for use of the Plans ends with the completion of the house (occupancy). Plans are not transferable to a third party. This means if the house is not built the Plans may not be sold to somebody else. Any use of the information contained herein beyond the one-time use authorized by a purchase of Prints, or any duplication, publication, sale or distribution of any part of these Plans without the prior written consent of ClemDesign, Inc. represents a violation of Federal Laws subject to the prescribed penalties.

**BUILDING CODES & REGULATIONS**  
 Each county and state in the United States has its own building codes and regulations. Your plan may need to be modified to comply with local requirements regarding energy codes, soil and seismic conditions, wind loads, snow loads, and a wide range of other matters, and you may need to obtain permits from, and allow inspections by, local government agencies before and during construction. Some counties and states also require you to have a licensed structural engineer or architect review and affix a seal to your plans prior to construction.

The foundation plan and associated details are provided as a basic guide for a typical foundation system. The design as shown has been created by a residential designer and is typical for the Kansas region and may not be acceptable for other locations. These plans have not been reviewed or stamped by a structural engineer. Licensees should have a local builder, architect or licensed engineer review these Plans and provide a site-specific foundation design if found necessary before starting construction. Soil, climate, and potential natural disasters (floods, hurricanes, earthquakes, etc.) along with your local codes and regulations, can affect any foundation design. These Plans provide ideas and concepts and are not intended to be complete in all respects and details. Variations in standard sizes of window and door brands and types and use of different materials and thicknesses can change details. Varying local codes, ordinances, regulations, foundation requirements, and the layout of electrical, mechanical, and plumbing systems can also change details.

It is the responsibility of the builder to assure that all work is in accordance with the latest edition of all applicable National, State, and Local Building Codes. It is the builder's responsibility to assure that all work is in accordance with the latest edition of all applicable Construction Standards.

It is the responsibility of the builder to assure that all manufactured articles, material, and equipment are applied, installed, connected, erected, used, cleaned, adjusted, operated and conditioned as directed by the manufacturers. Builder shall follow all instructions to sustain and preserve all expressed or implied warranties and guarantees.

It is the responsibility of the builder to assure that all materials, equipment and components are new and of good quality.

It is the responsibility of the builder to check all dimensions and details for overall accuracy appropriate to the local conditions and the final selection of materials such as masonry, floor joists, lumber, structural members, construction panels, roofing, etc., all of which can create variations in dimensions and details.

**DISCLAIMER**  
 Any use of the Plans, or modifications of the Plans, by purchasers, builders or others is done at their own risk. Due to the many variables beyond our control (such as the builder, materials, and site), neither ClemDesign, Inc., nor the Designers can be responsible for any use that is made of the plans. Final selections of materials are the responsibility of the homeowner and/or builder, including, but not limited to proper installation of materials, nailing, plumbing, caulking, insulating, finishing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans, and over which ClemDesign, Inc. has no control or responsibility.

Licensees should have the Plans reviewed by a local professional builder, architect or engineer before the start of construction. The information contained within the Construction Prints is to indicate design intent and basic construction detailing. It is the builder's responsibility to provide standard construction details and practices, which will result in a structurally sound and weatherproof finished product.

These drawings have been prepared to meet generally accepted standards and practices and have been developed without knowledge or reference to a specific site or geographic area. Therefore, supplemental to these documents, it is the owner and his/her builder's responsibility to follow the material and equipment manufacturer instructions, and to use accepted standards for each building trade. Topographic and subsurface conditions should be verified and foundation plans adapted accordingly. Before starting construction, the builder should check and be responsible for all dimensions and other details, and should review the plans for compliance with governing code requirements for the geographic area in which the house is to be built. All structural, mechanical and electrical requirements should also be reviewed before construction begins. The owner should check with the local building department to see if a professional stamp is required on the drawings for permit purposes. Any use of this information without adaptation to changes and codes, standards, site conditions and other factors is at the owner's sole risk.

ClemDesign, Inc. assumes no responsibility for changes made to these plans by others and makes no warranties, either expressed or implied, regarding these plans. The owner agrees to defend and indemnify ClemDesign, Inc. and the designer for all claims, costs, losses or damages resulting from the use of the information.

We authorize the use of our plans on the express condition that you comply with all local building codes, zoning requirements, and other applicable laws, regulations, and ordinances.

**General Notes:**

1. The contractor shall conduct a complete on-site inspection to familiarize themselves with all existing conditions prior to beginning the project.
2. All work in this contract shall be performed in accordance with industry standards and good construction practices.
3. The contractor shall pay all fees and permits required to complete this project including subcontractors, inspections, utility hook-ups and deposits, etc.
4. The contractor shall provide periodic and final clean-up.
5. The designer shall not be responsible for deviations from these plans and specifications during or after construction.
6. Plans are dimensioned excluding interior and exterior finish materials (ie. Stud face to stud face).
7. Contractor to assume responsibility for proper crawl space ventilation and access.
8. Moisture resistant gypsum board shall be used in all wet locations.

**Special Notes:**

1. All concrete shall have a minimum of 3000 psi. compressive strength at 28 days.
2. All drawings are not to be scaled.
3. The contractor shall pay all fees and permits required to complete this project including subcontractors, inspections, utility hook-ups and deposits, etc.
4. Provide positive drainage away from the building.
5. All trees in the construction area shall be marked as to whether they are to remain or to be removed, consult with the owner.
6. Trees that are to remain that are damaged during construction shall have measures taken immediately to repair and protect them.
7. Owner shall be responsible for building placement and finished floor heights relative to the finished grade.

# Castleman Residence

