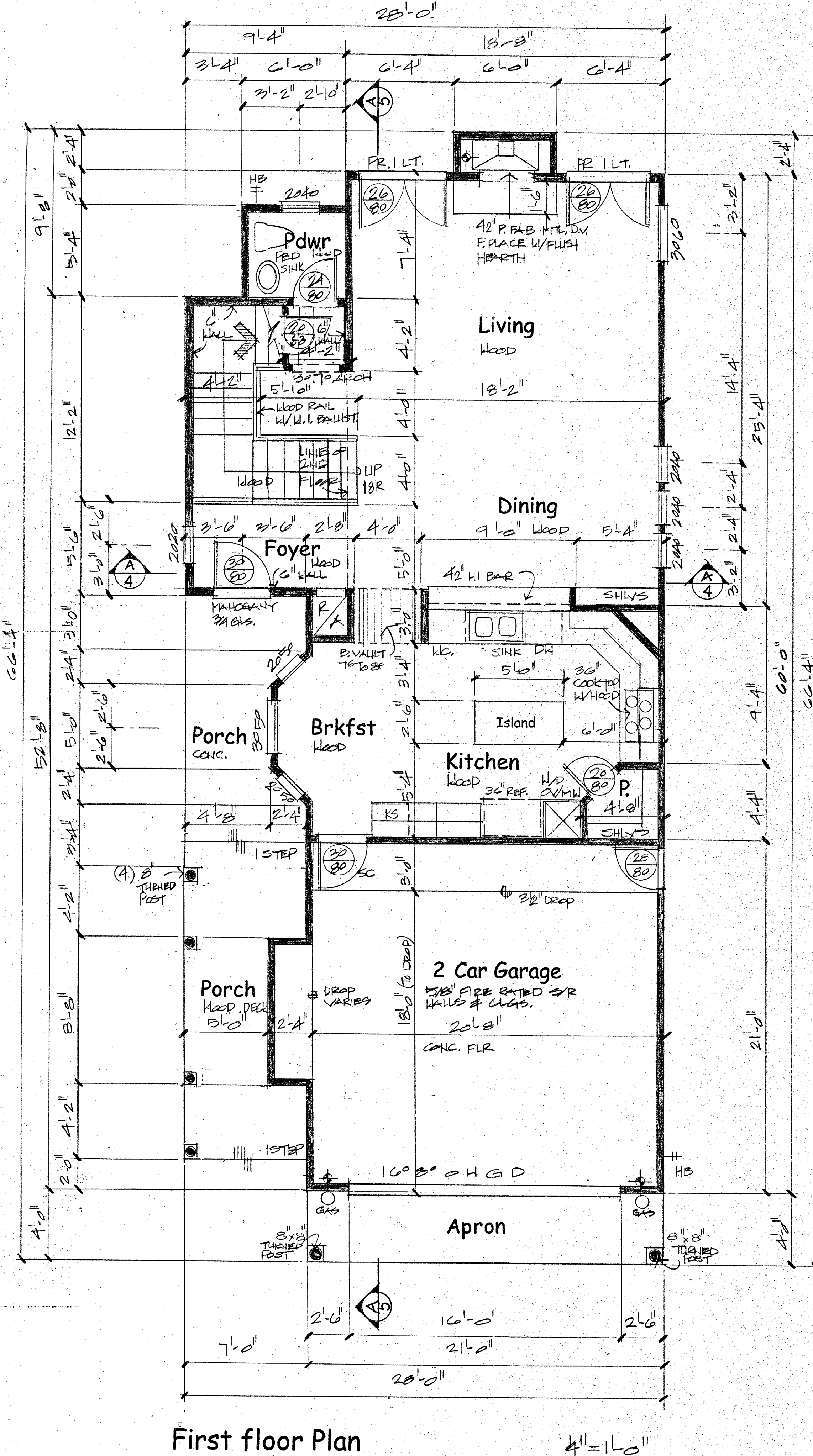


Second Floor Plan

1/4" = 1'-0"



First floor Plan

1/4" = 1'-0"

UNLESS OTHERWISE NOTED:

CARPET FLOORS
 10'-0" CEILING HEIGHTS AT FIRST FLOOR WITH 8'-0" HEAD HEIGHTS
 9'-0" CEILING HEIGHTS AT SECOND FLOOR WITH 6'-8" HEAD HEIGHTS
 8'-0" DOORS AT FIRST FLOOR
 6'-8" DOORS AT SECOND FLOOR
 ALL ANGLES TO BE 45 DEGREES
 SHEETROCK WALLS AND CEILINGS (ENCLOSE UNDERSIDE OF STAIRWALL WITH 5/8" FIRECODE TYPE "X" SHEETROCK)
 1-3/4" INTERIOR DOORS
 1-3/4" SOLID CORE EXTERIOR DOORS
 SINGLE HUNG ALUMINUM WINDOWS
 8'-0" WINDOW HD.HGT. FIRST FLOOR
 7'-4" WINDOW HD.HGT. SECOND FLOOR
 SMOKE DETECTORS REQUIRE 110 VOLT CONNECTION TO HOUSE WIRING
 LOCATE WATER HEATER IN ATTIC ABOVE LOAD BEARING PARTITION IN METAL PAN WITH DRAIN LINE TO OUTSIDE. COMPLY WITH IRC M1305.1.3
 ALL FRAMING MATERIAL TO BE #2 KD SYP
 ALL STUDS TO BE STUD GRADE FIR
 1-1/8" PLYWOOD SUBFLOOR WITH PANEL SPAN RATING OF 48/24" OC
 ALL EXTERIOR WALLS AND MAIN PARTITIONS (LOAD BEARING) SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR THERE TO AS POSSIBLE AND AT LEAST 25'-0" OF LENGTH AS SPECIFIED IN IRC TABLE R 602.10.3
 YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.S.I.
 BEDROOM WINDOWS TO HAVE 5.7 SQUARE FEET FREE AREA WITH 20" WIDE AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXIMUM 44" ABOVE FINISHED FLOOR
 STAIRWAY TO COMPLY WITH IRC R 314.1 THRU R 314.9
 ALL GUARDRAILS TO BE 42" HIGH AND COMPLY WITH IRC R 316.1.2
 HANDRAILS TO BE 34" TO 38" ABOVE THE NOSE OF TREAD AND COMPLY WITH IRC R 315.1.2
 BALUSTERS TO BE 4" OC MAX.
 PROVIDE 2-2X4 VERTICAL SUPPORT MIN. UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS GREATER THAN 8'-0"
 SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY TO IRC TABLE N602.3(1)
 ALL HEADER BEAMS TO BE 2-2X12 AT FIRST FLOOR.
 WHEN GAS IS USED IN UTILITY ROOM PROVIDE COMBUSTION AND DRYING AIR (LOUVERED DOOR)
 UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS OR APPROVED BY BUILDING OFFICIAL, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 10 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.
 ATTIC ACCESSES ARE PROVIDED TO SERVICE MECHANICAL EQUIPMENT ONLY.
 PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308
 PROVIDE A SELF CLOSING TIGHT FITTING DOOR 13/8" THICK OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE RATING PROTECTION OF 20 MINUTES BETWEEN THE RESIDENCE AND GARAGE AS PER SECTION 309.1 IRC
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AT THE JOB SITE AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
 CONTRACTOR SHALL COMPLY WITH 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.
 ALL MATERIALS SHALL BE NEW, UNUSED AND OF GOOD QUALITY. ALL MANUFACTURED MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
 ALL WORK SHALL BE WARRANTED AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM APPROVAL FOR FINAL PAYMENT.
 DO NOT SCALE DRAWINGS.
 ANY CHANGE WHICH RESULTS IN AN EXTRA COST SHALL NOT PROCEED WITHOUT A WRITTEN CHANGE ORDER AUTHORIZATION BY OWNER.

BATH SCHEDULE

TILE FLOORS
 TILE WALLS AT TUB ALCOVES TO 72" ABOVE FINISHED FLOOR
 TILE FULL AT SHOWERS
 ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH IRC R 308
 SHOWER STALLS AND TUB WALLS TO BE FINISHED WITH NON-ABSORBANT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET OVER WATERPROOF SHEETROCK (GREENROCK)
 PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM THROUGH NATURAL OR MECHANICAL MEANS.

Area Calculations

FIRST FLOOR	954
SECOND FLOOR	1138
TOTAL LIVING	2092
APRON	84
PORCH	200
GARAGE	458
BALCONY	84
TOTAL COVERED AREA	2918