

GENERAL NOTES

- MECHANICAL ACCESS IN ATTIC OPENING SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30"X54" & THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 LBS CAPACITY. PER 2006 IRC M1305.1.3.
- GARAGE SEPARATION) 309.2 2006 AMENDMENTS. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY SIDE AND 5/8" TYPE "C" GYPSUM BOARD WHERE THE SEPARATION IS WITH FLOOR / CEILING ASSEMBLY.
- GARAGE OPENING PROTECTION (DOOR) R309.1 2006 AMENDMENTS OTHER OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1 3/8" WHICH SHALL BE SELF CLOSING HAVING A FIRE PROTECTION RATING OF 20 MINUTES.
- ALL WINDOWS WITHIN 24" OF AN ARC OF A DOOR & LESS THAN 18" ABOVE A FINISHED FLOOR, & SHOWER ENCLOSURES SHALL BE SAFETY GLASS PER IRC R308.4.
- THE FIREPLACE CHIMNEY SHALL COMPLY WITH SECTION R1003 FOR MASONRY AND SECTION R1005 FOR FACTORY BUILT PER 2006 IRC AS WELL AS CHAPTER 18 SECTIONS M1801-M1804.
- SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, AND SHALL BE IN COMPLIANCE WITH SECTION R312.1 2006 AMENDMENTS. GARAGE SHALL BE IN COMPLIANCE WITH SECTION R312.1 2006 AMENDMENTS. GARAGE SHALL BE IN COMPLIANCE WITH SECTION R312.2 2006 AMENDMENTS. GARAGE SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILED GUARDRAILS THAT RESULT IN A LADDER EFFECT R312.2 2006 IRC.
- UNDER STAIR PROTECTION SHALL COMPLY WITH SECTION R315.1 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS OF 1/2" GYPSUM BD. ON WALLS & SOFFIT. 2006 IRC
- ATTIC (GARAGE DISAPPEARING STAIRS) R309.2 2006 IRC AMENDMENTS DISAPPEARING STAIRS MAY BE USED IN FIRE PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDED THE GARAGE CEILING IS AT LEAST 1/2" GYPSUM BOARD COVERED WITH LESS THAN 3/8" INCH FIRE RETARDANT PLASTER OR COVERED WITH A MINIMUM OF 16 GAGE SHEET METAL (CODE WORD 97-017)

DOOR SCHEDULE-L1

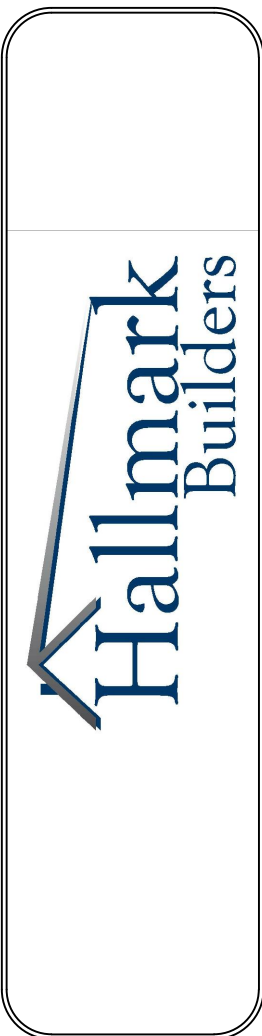
QTY	R/L	SIZE	TYPE
1		30X80	EXT SC SPECIAL
1		2-16X80	DBL INT HC
4		2-20X80	DBL INT HC
6	R	28X80	INT HC
6	L	28X80	INT HC
3		24X80	INT HC
2	L	20X80	INT HC
1	R	18X80	INT HC
1	R	16X80	INT HC
1		8'x7'	SECT. OVERHEAD DR.
1		16'x7'	SECT. OVERHEAD DR.

WINDOW SCHEDULE

QTY	SIZE	TYPE
1	40X10	FIX
4	36X60	FIX TRANSOM
1	30X60	SH
2	2-30X60	SH
1	3-30X50	SH
1	40X40	FIX

TOTAL SLAB 3157 SQ. FT.

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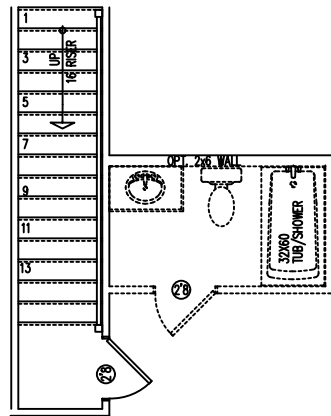


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DATE: 01/11/19

SCALE:
1/8"=1'-0" (11X17) SHEET
1/4"=1'-0" (22X34) SHEET

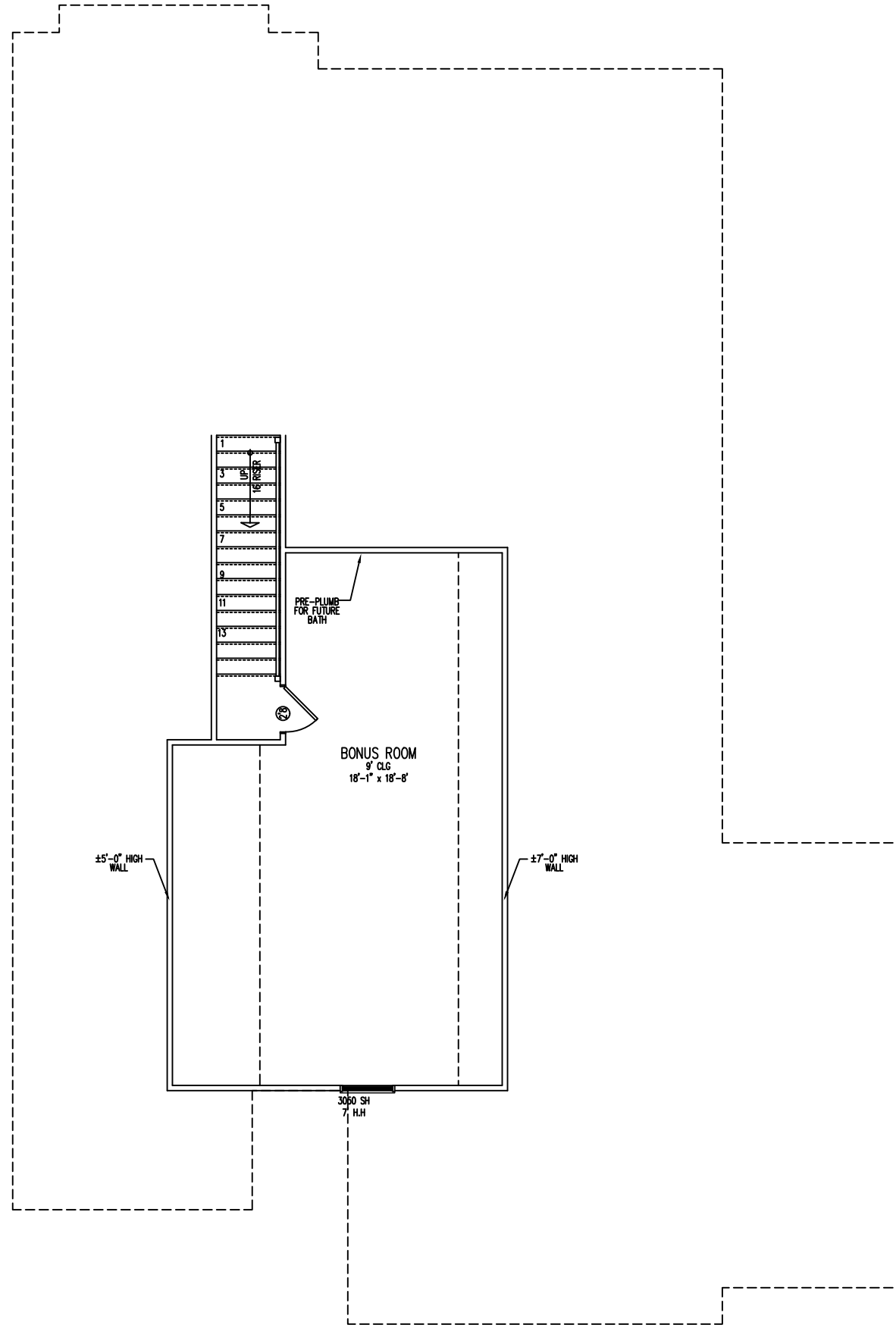
PLAN NUMBER

SHEET 1



BATH OPTION

SCALE: 1/8" = 1'-0"



GENERAL NOTES

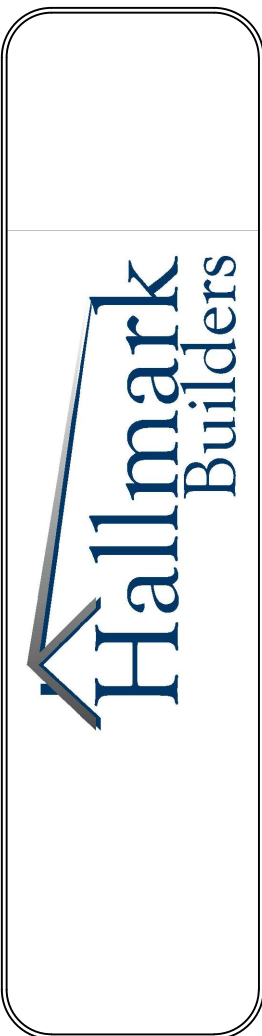
1. MECHANICAL ACCESS IN ATTIC OPENING SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30"X54" & THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 LBS CAPACITY. PER 2006 IRC M1305.1.3.
2. GARAGE (SEPARATION) 309.2 2006 AMENDMENTS: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY A 5/8" TYPE "X" GYPSUM BOARD WHERE THE SEPARATION IS WITH FLOOR / CEILING ASSEMBLY.
3. GARAGE OPENING PROTECTION (DOOR) R309.1 2006 AMENDMENTS OTHER OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1 3/8" INCH WHICH SHALL BE SELF CLOSING HAVING A FIRE PROTECTION RATING OF 20 MINUTES.
4. ALL WINDOWS WITHIN 24" OF AN ARC OF A DOOR & LESS THAN 18" ABOVE A FINISHED FLOOR, & SHOWER ENCLOSURES SHALL BE SAFETY GLASS PER IRC R308.4.
5. THE FIREPLACE CHIMNEY SHALL COMPLY WITH SECTION R1003 FOR MASONRY AND SECTION R1005 FOR FACTORY BUILT PER 2006 IRC AS WELL AS CHAPTER 18 SECTIONS M1801-M1804.
6. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, AND SHALL COMPLY WITH SECTION R310.1 2006 AMENDMENTS.
7. GUARDRAILS SHALL BE IN COMPLIANCE WITH SECTION R312.1 2006 AMENDMENTS. GUARDRAILS SHALL BE SPACED WHERE A SPERE OF 4" CANNOT PASS THROUGH. REQUIRED GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT R312.2 2006 IRC.
8. UNDER STAIR PROTECTION MUST COMPLY WITH SECTION R315.1 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS OF 1/2" GYPSUM BD. ON WALLS & SOFFIT. 2006 IRC R309.2 2006 IRC COH AMENDMENTS DISAPPEARING STAIRS MAY BE USED IN FIRE PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDED THE GARAGE CEILING IS AT LEAST 1 3/8" ABOVE FINISHED FLOOR WITH A MINIMUM OF 16 GAGE SHEET METAL (CODE WORD 97-017)

DOOR SCHEDULE-L 2			
QTY	R/L	SIZE	TYPE
1	L	28X80	INT HC

WINDOW SCHEDULE		
QTY	SIZE	TYPE
1	30X50	SH

AREA CALCULATIONS	
LIVING AREA	
1ST FLOOR LIVING	2150 SQ. FT.
2ND FLOOR LIVING	506 SQ. FT.
TOTAL LIVING AREA	2656 SQ. FT.
UNCONDITIONAL SPACE	
GARAGE	589 SQ. FT.
REAR PORCH	409 SQ. FT.
FRONT PORCH	119 SQ. FT.
TOTAL COVERED AREA	3576 SQ. FT.
TOTAL SLAB	3157 SQ. FT.
TOTAL LIVING BRICK LEDGE	88 SQ. FT.

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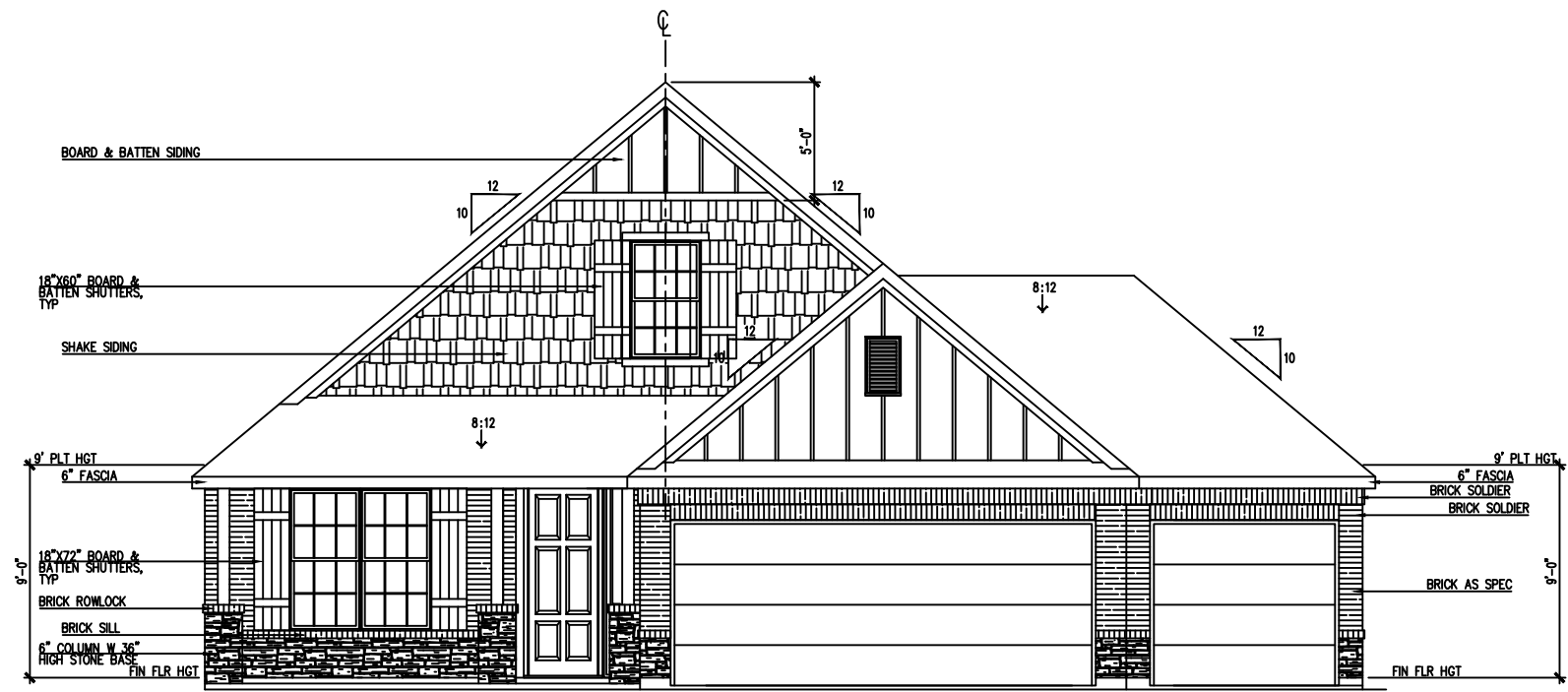
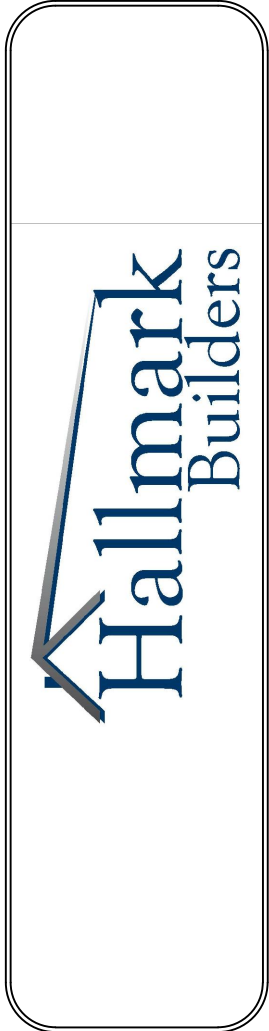
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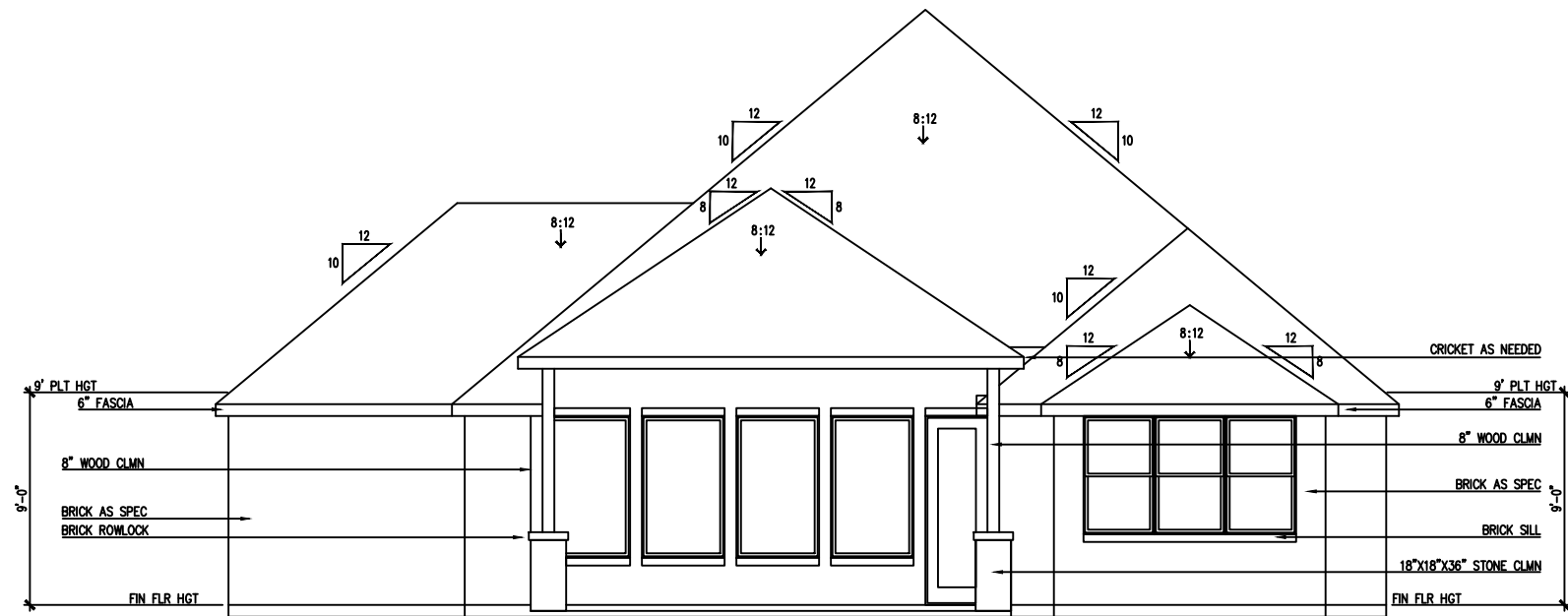
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SHEET 2

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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

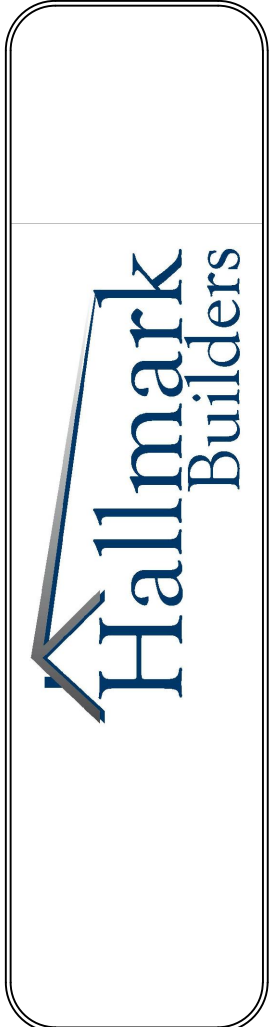
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SHEET 3

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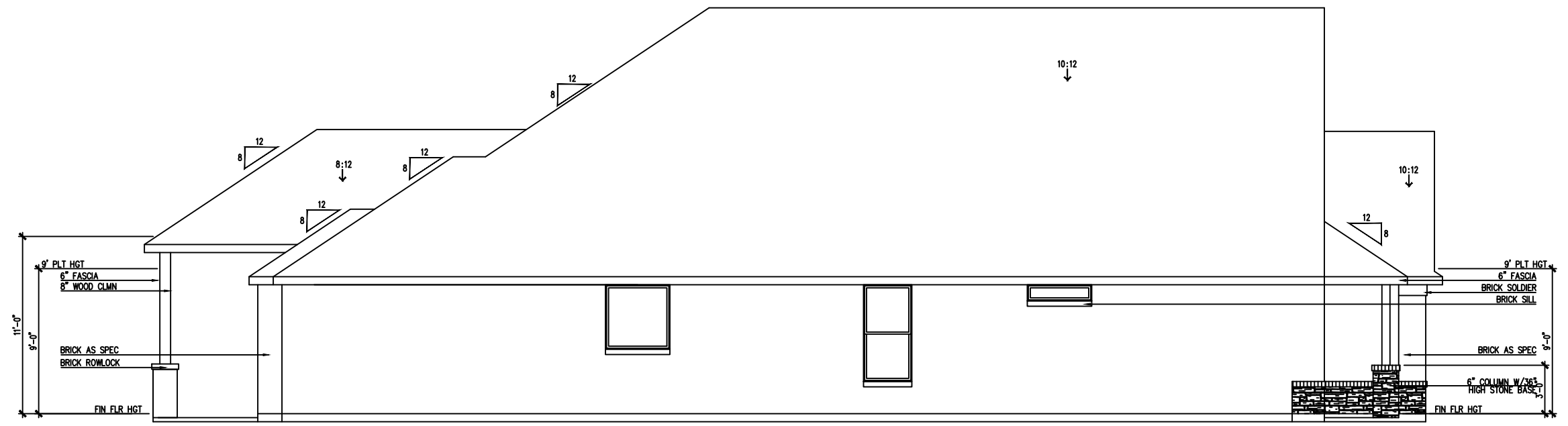


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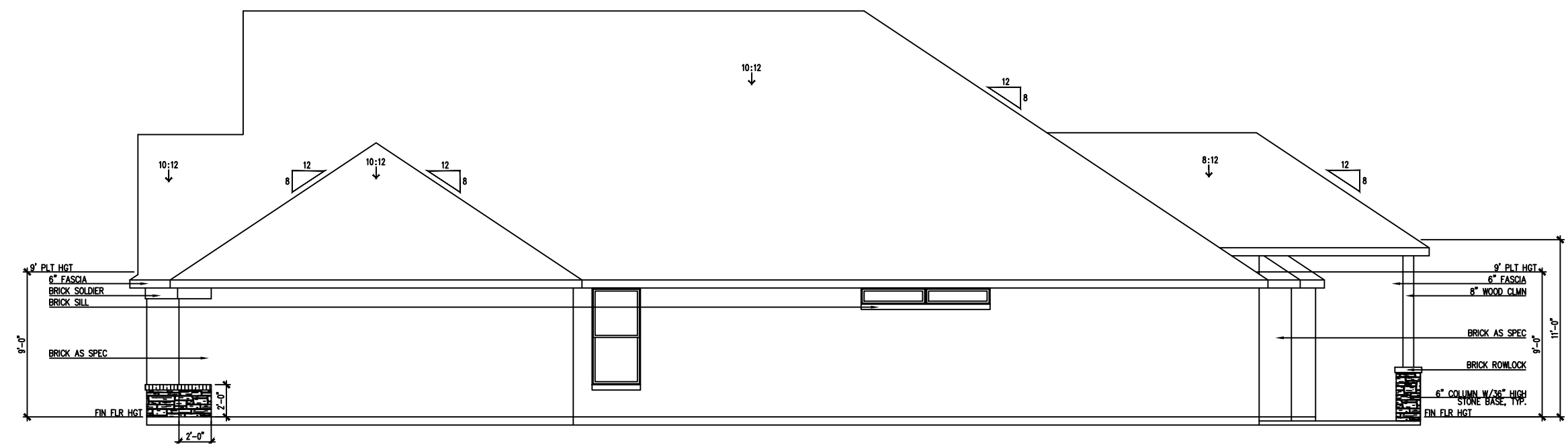
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SHEET 4

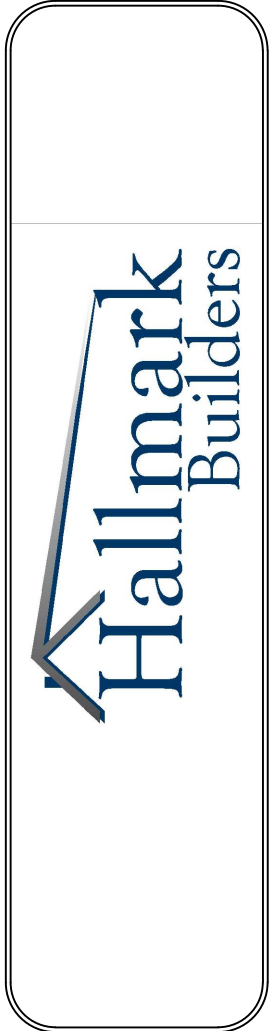


LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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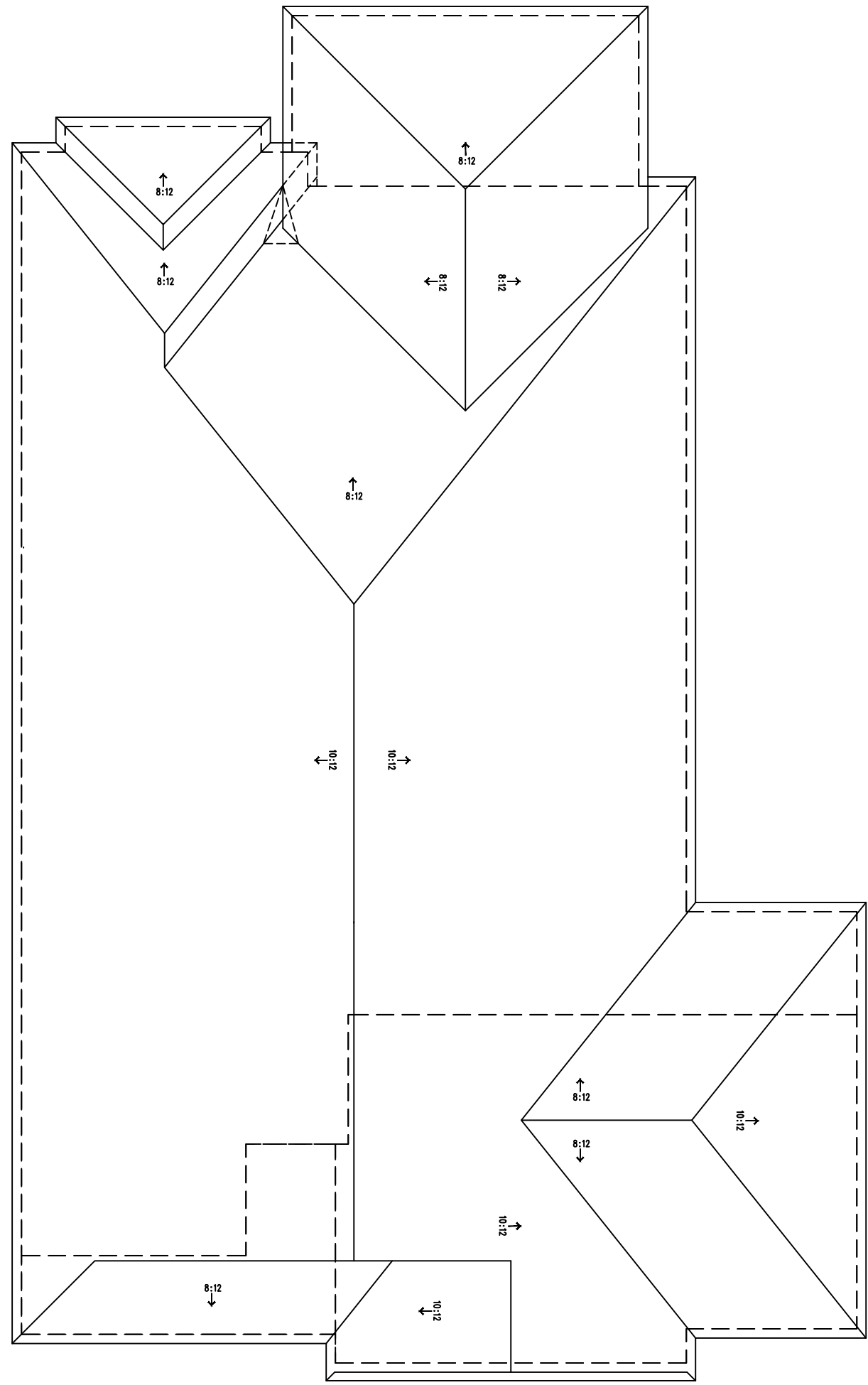


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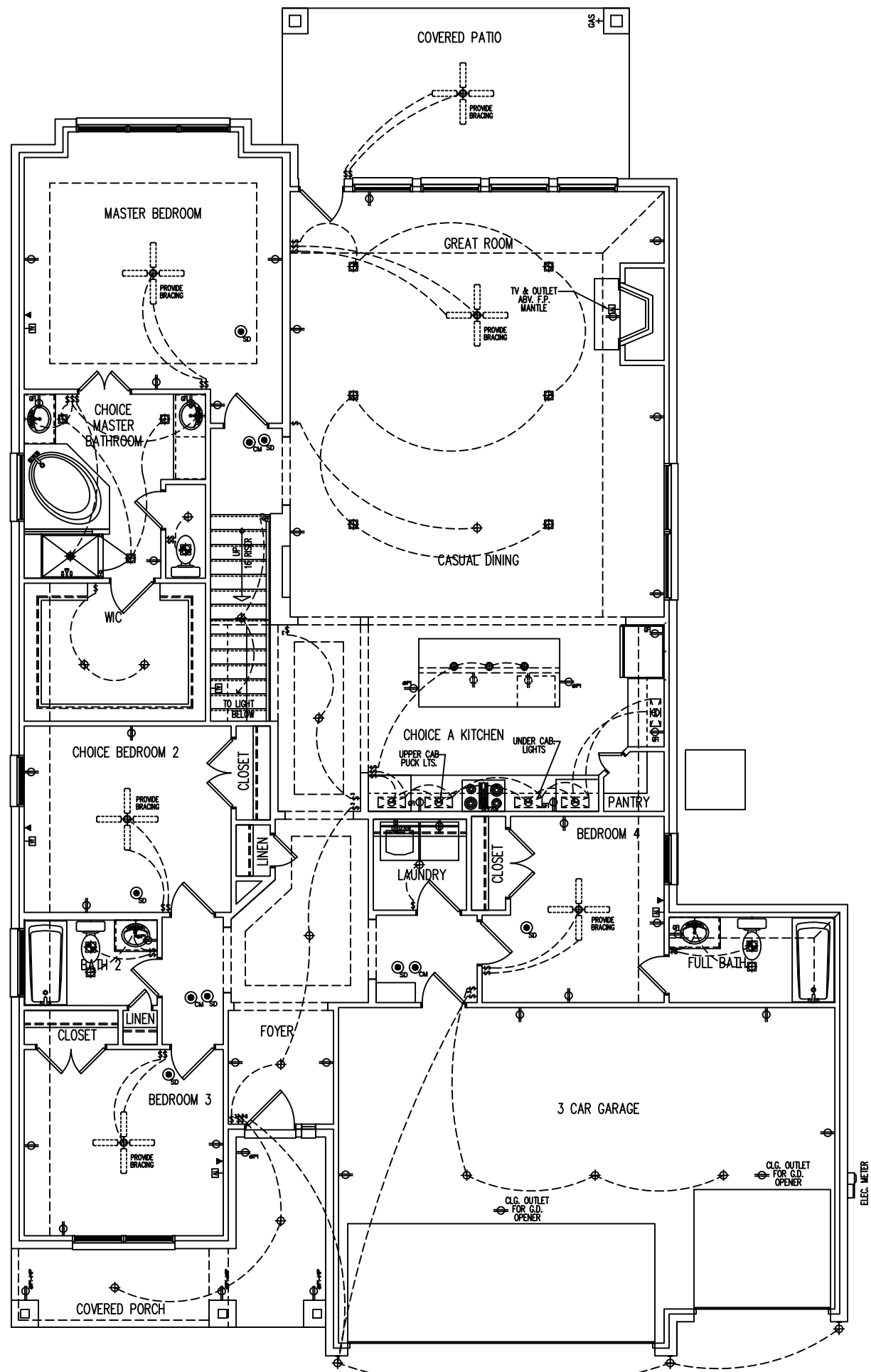
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PLAN NUMBER

SHEET 5



ROOF PLAN
SCALE: 1/8" = 1'-0"



ELECTRICAL SYMBOL KEY	
LIGHT FIXTURES	
⊕	CEILING SURFACE MOUNT LIGHT
⊙	PENDANT LIGHTING
⊕	WALL MOUNT LIGHT
○	PUCK LIGHTS
⌈⌋	UNDER CABINET LIGHTS
OUTLETS	
⊖	DUPLEX OUTLET
⊖	GFI OUTLET
⊖	220V OUTLET
⊖	TELEPHONE OUTLET
⊖	CATV (TELEVISION) OUTLET
SWITCHES	
⊖	SINGLE POLE SWITCH
⊖	THREE-WAY SWITCH
MISC FIXTURES	
⊖	EXHAUST FAN
⊖	CEILING FAN PREWIRE

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SHEET 6

ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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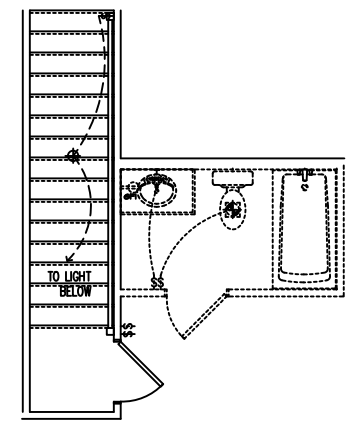
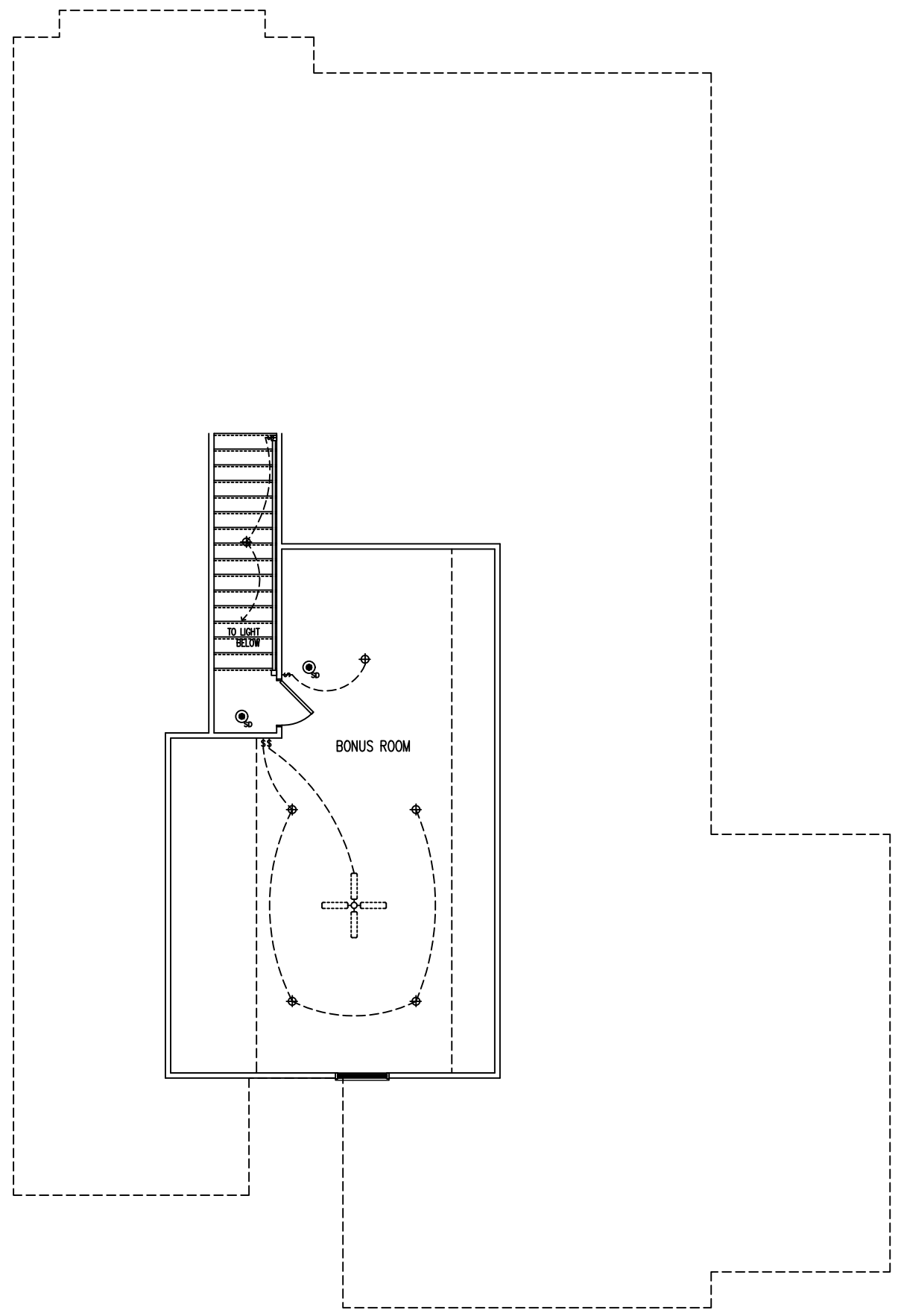
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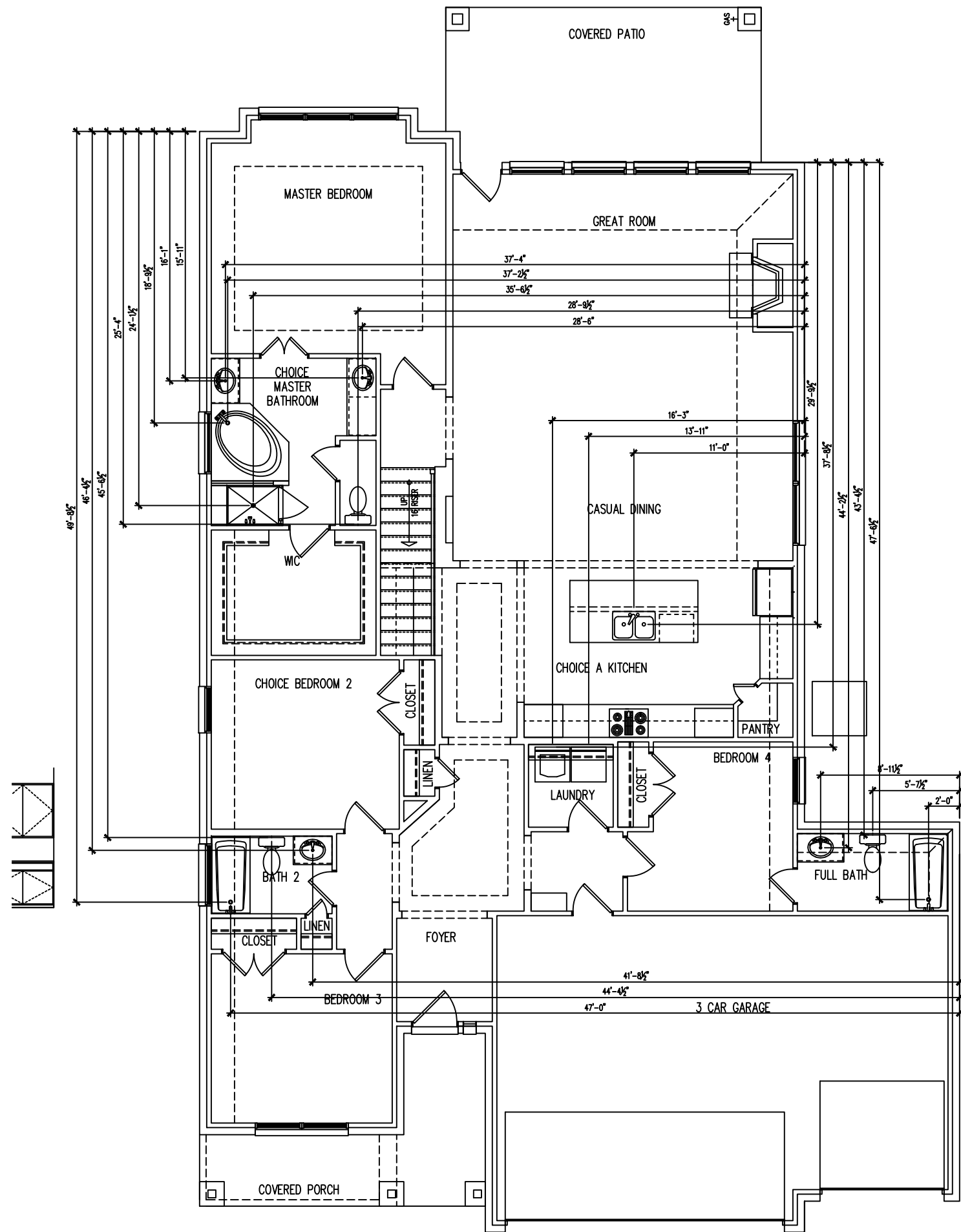
SHEET 2

ELECTRICAL SYMBOL KEY	
LIGHT FIXTURES	
	CEILING SURFACE MOUNT LIGHT
	PENDANT LIGHTING
	WALL MOUNT LIGHT
	PUCK LIGHTS
	UNDER CABINET LIGHTS
OUTLETS	
	DUPLEX OUTLET
	GFI OUTLET
	220V OUTLET
	TELEPHONE OUTLET
	CATV (TELEVISION) OUTLET
SWITCHES	
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
MISC FIXTURES	
	EXHAUST FAN
	CEILING FAN PREWIRE



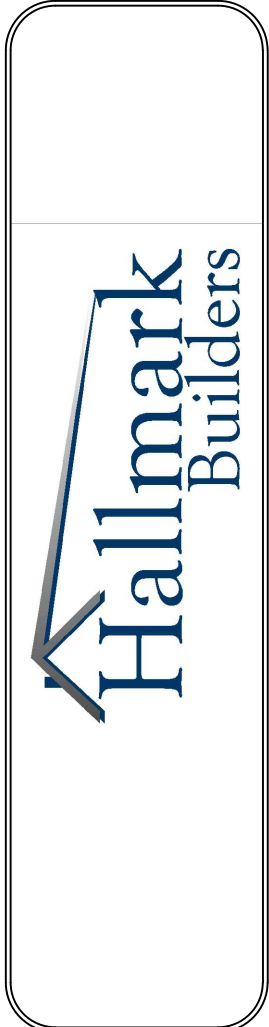
BATH OPTION
SCALE: 1/8" = 1'-0"

2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



1st FLOOR PLUMBING PLAN
 SCALE: 1/8" = 1'-0"

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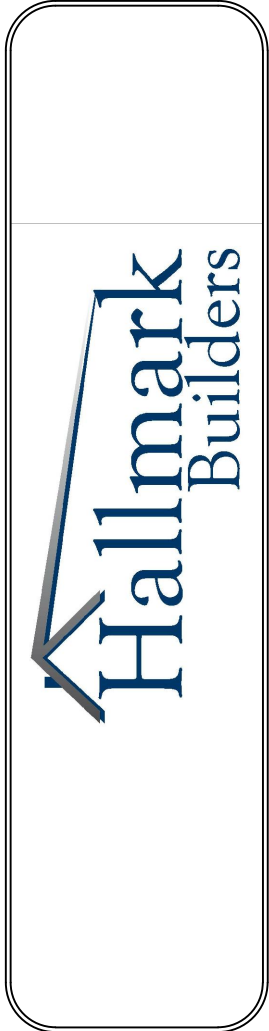
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PLAN NUMBER

SHEET 7

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PLAN NUMBER

SHEET 8

