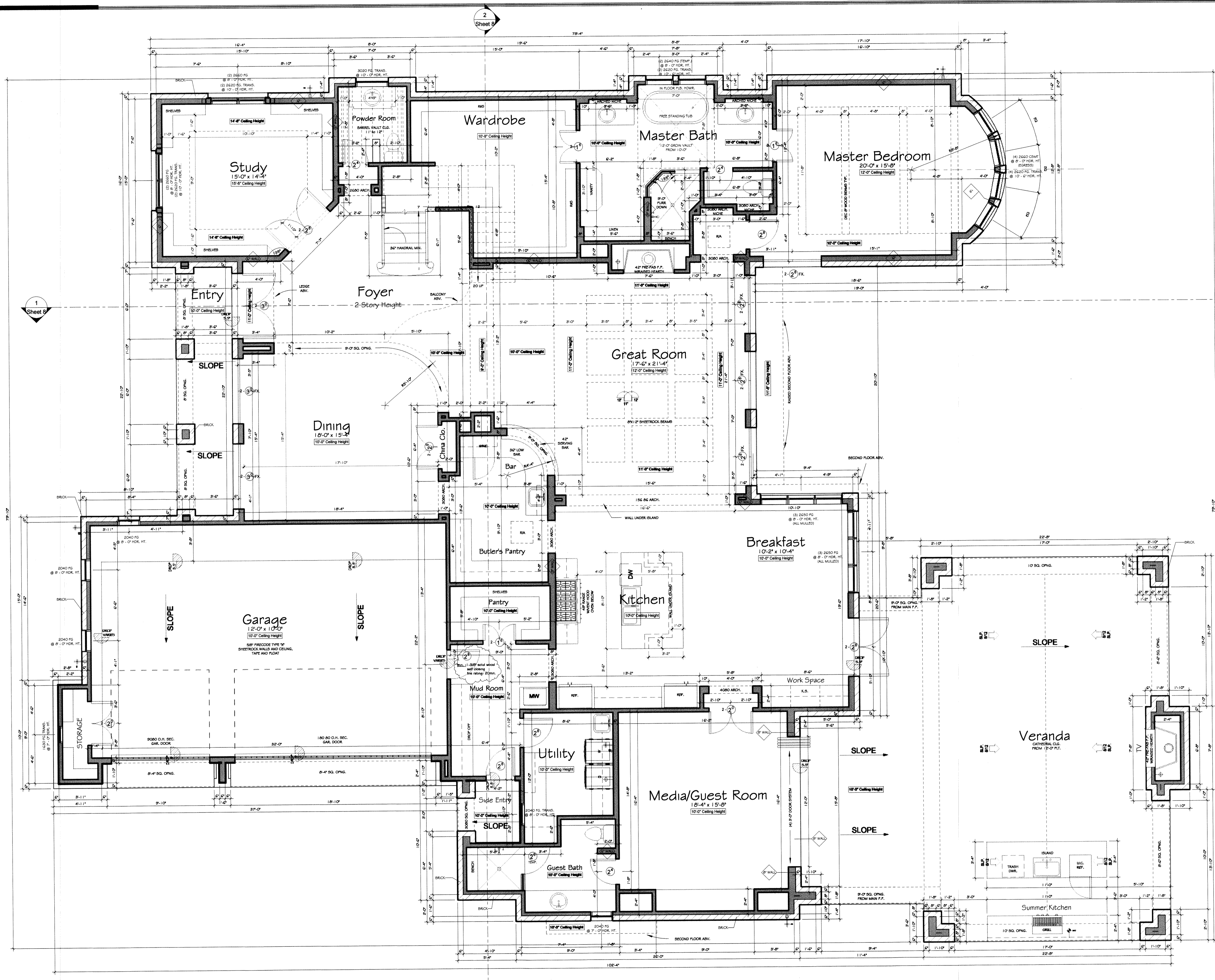




# 10935 Britoak

Aston Residence



- NOTES** (UNLESS OTHERWISE NOTED)
- GYP. BOARD WALLS AND CEILING
  - 10'-0" CEILING HEIGHT AT FIRST FLOOR
  - 10'-0" CEILING HEIGHT AT SECOND FLOOR
  - ALL ANGLES TO BE 45 DEGREES
  - 1-3/8" H.C. INTERIOR DOORS (2 PANEL)
  - 1-3/4" S.C. EXTERIOR DOORS (SEE ELEVATION)
  - 8'-0" DOOR HEIGHT AT FIRST FLOOR
  - 8'-0" DOOR HEIGHT AT SECOND FLOOR WHERE CEILINGS EXCEED 9'-0"
  - 8'-0" HEADER HEIGHT AT FIRST FLOOR
  - 6'-0" HEADER HEIGHT AT SECOND FLOOR (U.N.O.)
  - ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING WHEN DOORS ARE USED FOR EMERGENCY EGRESS, IT SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS
  - ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2006)
  - ALL EGRESS DOORS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R311.4.4 (IRC 2006)
  - SMOKE DETECTORS REQUIRE 11'OV CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R313.3 (IRC 2006). MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
  - LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE. INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES.
  - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 (IRC 2006)
  - CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS AND COMPLY WITH R1003.9 (IRC 2006)
  - ALL PREFAB FIREPLACES TO BE U.L. # IRC 2006 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
  - A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED
  - STAIRWAYS SHALL COMPLY WITH R311 (IRC 2006)
  - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
  - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 (IRC 2006)
  - GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALLUSTERS AT 4" O.C. MAX. PER R311 & 312 (IRC 2006)
  - HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIV. GRIPPING SURFACE PER R311.5.6.3 (IRC 2006)
  - ENCLOSE UNDERSIDE OF STAIRWELL, WALLS OF GARAGE AND CEILINGS OF GARAGE WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
  - SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2006 TABLE R502.3 (1) & 3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET
  - DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" R.O.J.) & SHALL COMPLY WITH R507 (IRC 2006). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
  - ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLG. MAY BE INSTALLED PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8" THICK FIRE RETARDANT TREATED PLYWOOD OR COVERED W/ A MIN. OF 1/8" SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" x 30" AS PER IRC 2006 SECTION R507.1
  - ALL HEIGHTS ARE DEFINED FROM CORRESPONDING FINISHED FLOOR BELOW

Square Footage	
Name	Area
Living Area	
Floor 1	3630 SF
Floor 2	2955 SF
	6585 SF
Covered Area	
Entry	118 SF
Garage	767 SF
Side Entry	33 SF
Veranda	1073 SF
	1990 SF
Grand total	8575 SF

1/4" = 1'-0"  
LEVEL 1  
1/4" = 1'-0"