

NOTE: GARAGE WALLS AND PARTITIONS TO CONFORM WITH 2008 IBC TABLE 602.10.1.1. ALL INTERIOR WALLS TO BE 5/8" Gypsum Board WITH 1/2" DRYWALL OVER STUDS. ALL INTERIOR WALLS TO BE 5/8" Gypsum Board WITH 1/2" DRYWALL OVER STUDS. ALL INTERIOR WALLS TO BE 5/8" Gypsum Board WITH 1/2" DRYWALL OVER STUDS. ALL INTERIOR WALLS TO BE 5/8" Gypsum Board WITH 1/2" DRYWALL OVER STUDS.

NOTE: ALL SECOND FLOOR ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN NET CLEAR OPENING OF 20 FT BY THE MIN. NET CLEAR HEIGHT SHALL NOT BE LESS THAN 4' AND THE MIN. NET CLEAR HEIGHT SHALL NOT BE LESS THAN 4'. ALL ESCAPE OR RESCUE WINDOWS SHALL BE OPENED FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF TOOLS.

NOTE: 1. ALL INTERIOR DOORS ON FIRST AND SECOND FLOOR TO BE 6' TALL UNDO.

FOOTAGE CALCULATIONS:  
 FIRST FLOOR LIVING 2388 SQ. FT.  
 TOTAL LIVING 3428 SQ. FT.  
 PORCHES 442 SQ. FT.  
 STORAGE/FUTURE SPACE 728 SQ. FT.  
 TOTAL COVERAGE 5028 SQ. FT.

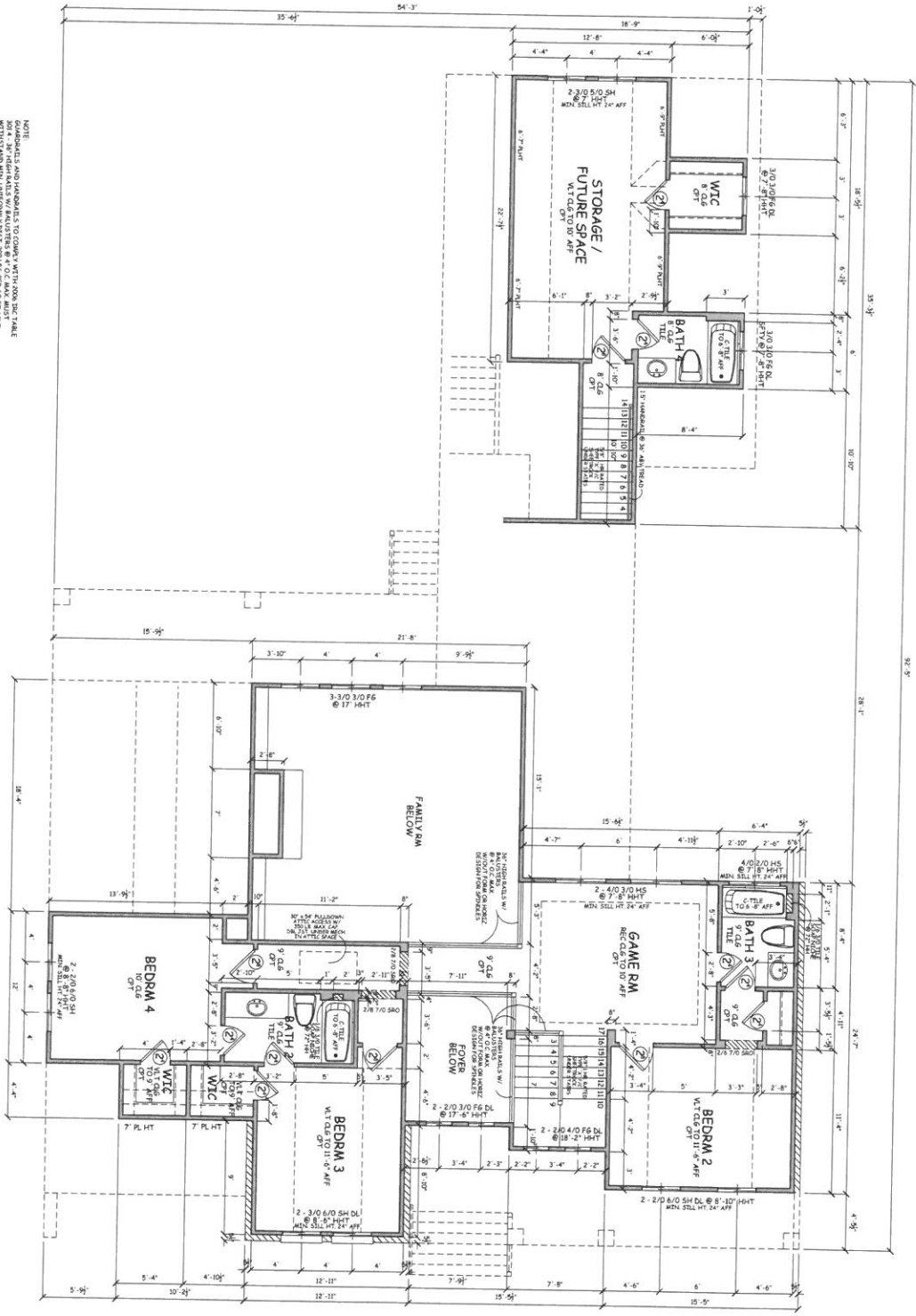
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**CITYLIFE HOMES**

DATE: 12.05.17  
 12.12.17

SCALE: AS NOTED  
 A2

3428



NOTE:  
 DIMENSIONS AND MATERIALS TO COME WITH ROOM. SEE TAKE  
 OFFS FOR MATERIALS TO BE USED IN ROOMS TO BE FINISHED  
 WITH STAIN AND VARNISH. DIMENSIONS TO BE USED FOR  
 FINISHING AND CONSTRUCTION AT ANY POINT ALONG THE TOP  
 OR BOTTOM OF WALLS.

NOTE:  
 ALL SECOND FLOOR ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS  
 SHALL HAVE A MIN NET CLEAR OPENING OF 57" x 20" TO THE EXTERIOR.  
 CLEAR HEIGHT OPENINGS SHALL NOT BE LESS THAN 20" TO THE FINISH  
 FLOOR. ESCAPE OR RESCUE WINDOWS SHALL BE OPENED OR  
 50" x 20" MINIMUM CLEAR OPENING SHALL NOT BE LESS THAN 20"  
 TO THE FINISH FLOOR. ESCAPE OR RESCUE WINDOWS SHALL BE  
 OPENED OR 50" x 20" MINIMUM CLEAR OPENING SHALL NOT BE  
 LESS THAN 20" TO THE FINISH FLOOR. ESCAPE OR RESCUE  
 WINDOWS SHALL BE OPENED OR 50" x 20" MINIMUM CLEAR  
 OPENING SHALL NOT BE LESS THAN 20" TO THE FINISH FLOOR.

NOTE:  
 1. ALL INTERIOR DOORS ON FIRST AND SECOND FLOOR TO BE 8' TALL, UNDO

Engage building department to the exterior finish grade w/ more than 2"  
 difference in elevation from finished floor. See code for details.  
 Sills to at least 2" above the floor of the room (45 per 2006 IRC R610.2)

SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

OWNER: MRS  
 3428

SCALE: AS NOTED  
 A3

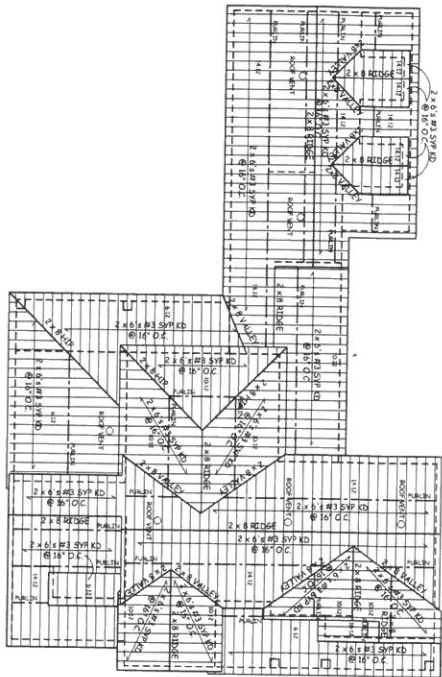
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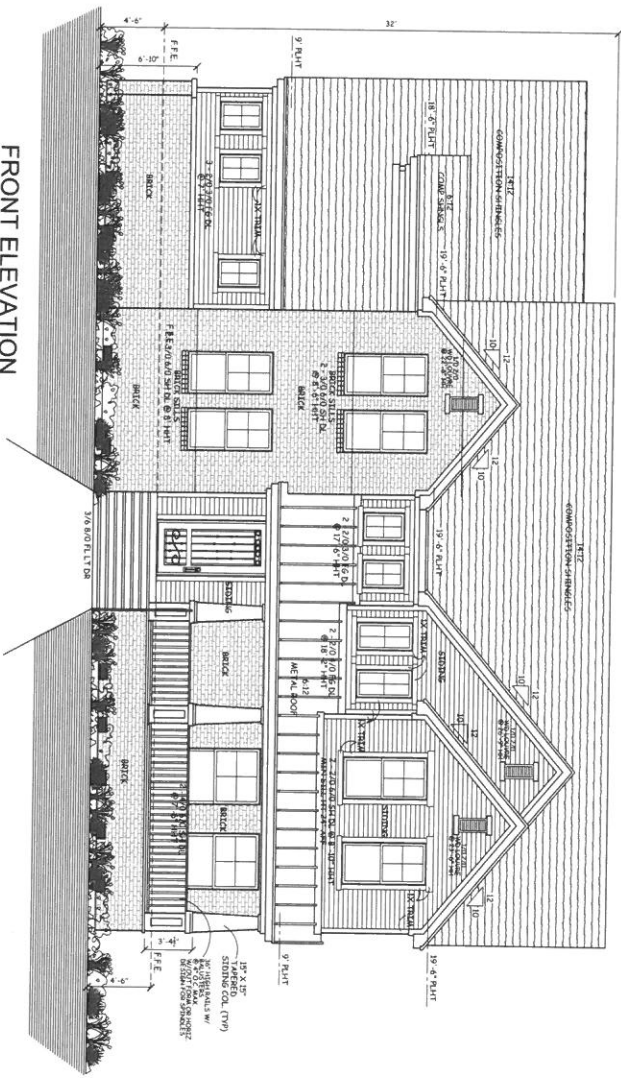
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DATE: 12.05.17  
 REVISION:

- ROOF NOTES:**
1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
  2. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  3. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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**ROOF FRAMING PLAN**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

DESIGNED BY: M.E.S.  
DRAWN BY: M.E.S.  
3428

SCALE: AS NOTED  
A 1

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REVISION: