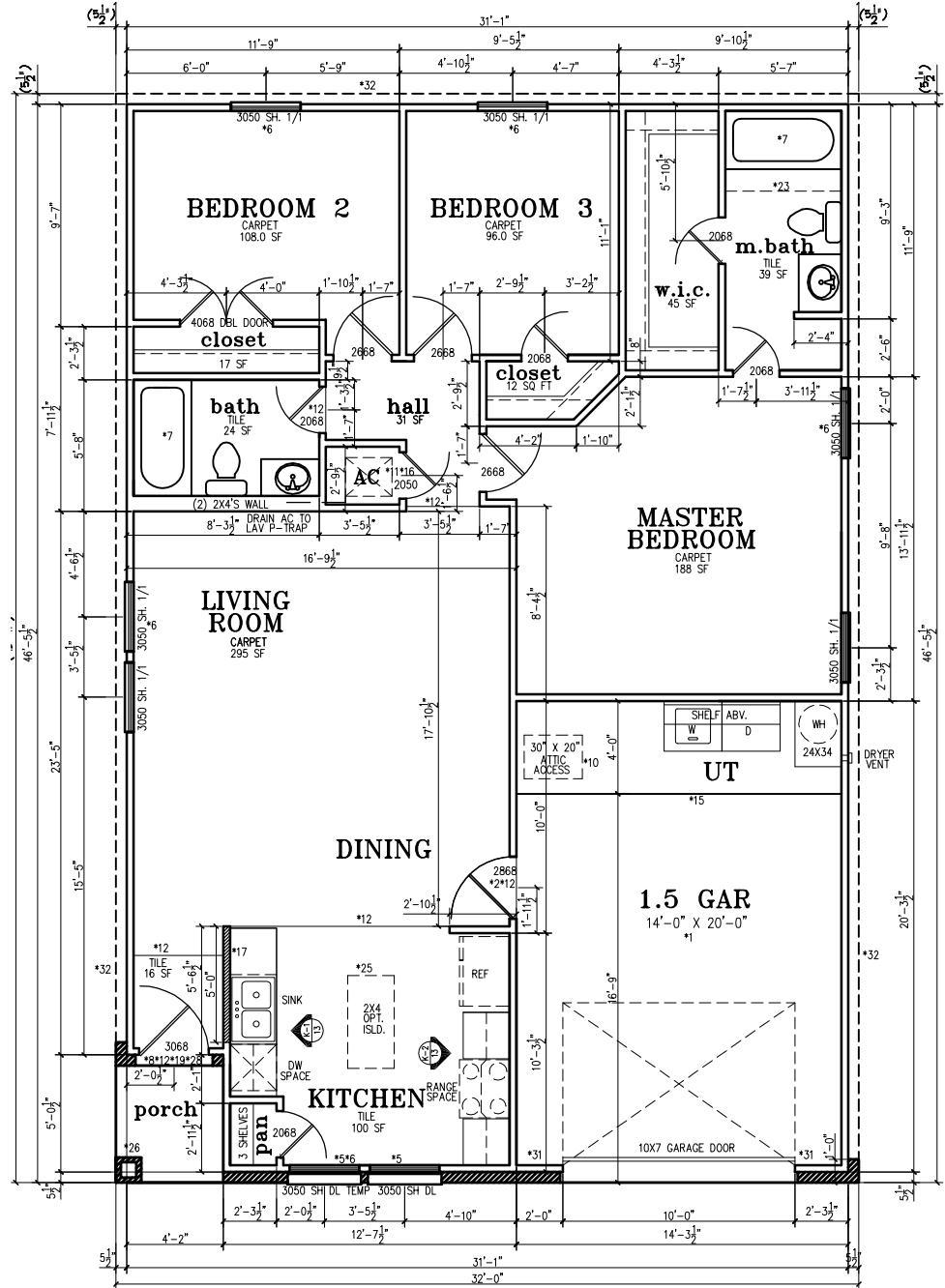


GENERAL PLAN NOTES

- These plans conform to the 2000 IRC except as noted otherwise or as amended by specific jurisdiction.
- Living Square Footage is measured to the outside face of the walls. Stairwells are counted once in calculations. Open to below spaces, covered porches & garages not included in calculations.
- Foundation Plans are site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
- The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where applicable.
- Called-out dimensions govern over scaled dimensions
- Details take precedence over drawing notes
- Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be approved by Obra prior to implementation.

FLOOR PLAN KEY NOTES:

- Garage Separation. R309.2 requires not less than 1/2" gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent.
- Garage wall opening protection. Openings between the garage & the residence shall be equipped with solid wood doors not less than 1-3/8" in thickness, solid or honey-combed steel doors not less than 1-3/8" thick or 20 minute fire rated doors (R309.1)
- Stairways Notes per IRC Section R314
 - R314.1 Stairways shall not be less than 36" in clear width above the permitted handrail height. Handrails shall not project more than 4-1/2" on either side.
 - R314.2 The max riser height shall be 7-3/4" & min tread depth shall be 10". R314.2.1 Tread nosing (3/8" min. & 1-3/4" max.) shall be provided on stairwells with solid risers.
 - R314.3 Headroom in all parts of the stairways shall not be less than 6'-8"
- Handrails per IRC R315
 - R315.1 Handrails having 34" min. & 38" max. height from tread nosing shall be provided on at least one side of the stairway.
 - R315.2 The handgrip portion of handrails shall have a circular cross section of 1-1/4" min & 2-5/8" max. Other handrail shapes that provide equivalent grasping surface are permissible. Edges shall have a 3/8" min. radius.
 - R314.8 Enclosed accessible space under stairs shall have walls, under stair surface & any soffits protected on the enclosed side with 1/2" gypsum board.
- Glazing per IRC Section R308
 - R308.1 Unless otherwise approved by the building official, each pane of glazing installed in hazardous location shall be of a type which once applied cannot be removed without being destroyed except for tempered glass.
 - R308.4 Hazardous Locations for purposes of glazing:
 - Glazing in side-hinged doors
 - Sliding doors & bifold closets
 - On tubs & showers where the bottom exposed edge of the glazing is less than 60" from any standing or walking surface.
 - Glazing adjacent to a door where the nearest vertical edge is within 24" arc of the door in a closed position.
 - Bottom edge less than 18" above the floor
 - Glazing (with bottom edge less than 60" above walking surface) in walls enclosing stairway landings or within 60" of the top & bottom of stairways.
- Emergency Escape & Rescue Openings (Egress) per IRC Section 310
 - R310.1 Egress windows shall have a 44" max. sill height above finished floor.
 - R310.1.1 All egress openings shall have a min. net clear area of 5.7 sq.ft. except for grade floor openings where min. is 5 sq.ft.
 - R310.1.2 Min. net clear opening height shall be 24"
 - R310.1.3 Min. net clear opening width shall be 20"
- Walls above bathtubs with installed shower heads & in shower compartments shall be finished with non-absorbent surface. Such wall surface shall extend to a height not less than 6' above the floor (IRC307.2)
- Exterior Door Landings.
 - R312.1.2 Exterior door landings shall not be more than 8".
 - R312.2 The width of the landing shall not be less than the door's with min. 36" measured in the direction of travel.
- R408.3 An access opening 18" x 24" shall be provided to the under-floor space.
- R807.1 Attic access rough-framed openings shall not be less than 22" x 30". A 30" headroom in the attic space shall be provided.
- Per IRC M1305.1.2, Mechanical Appliances installed in a compartment shall be accessed by an opening or door & an unobstructed passageway measuring not less than 24" wide & large enough to allow removal of the largest appliance.
- Floor material break line
- Wall line above
- Wall line below
- Tire stop
- Return Air Grill
- 42" High Half Wall with 1x7 White wood cap
- 2x6 wall for HVAC or plumbing
- Exit Doors shall be operational from the inside of the room without the use of any keys or tools (R310.1.4)
- Electrical Meter
- HVAC Supply Chase
- Optional 60" vanity top with 1 base cabinet & knee space
- Optional 42" Garden tub
- Arch wall above
- Optional Dishwasher space with end filler in lieu of standard base cabinet
- 2-2x4 or 1-4x4 column wrapped with brick veneer.
- Per IRC P2801.6, water heaters installed in garages shall be elevated not less than 18" above the garage floor.
- Drop to 3-1/2"
- Optional wall line
- Line of roof above
- Minimum braced wall length per IRC R602.10.6
- Line of optional brick



A R E A S		
LIVING	1,127.0	SQ. FT.
GARAGE	297.0	SQ. FT.
PORCH	23.0	SQ. FT.
TOTAL	1,447.0	SQ. FT.

*NOTE: AREAS ARE BASED ON 3 SIDE SIDING PLAN

FLOOR PLAN

1/8" = 1'-0"

DRAWN BY:
REVISID:
1/23/04

REVISION PLAN
PLAN ID# 1132
ELEVATION: A ● B ● C ●

ObrA Homes
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RIGHT DRIVE

SHEET:
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