



unless otherwise noted

- GYP. BOARD WALLS AND CEILING
- 10'-0" CLG. HT. AT FIRST FLOOR
- 9'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/4" S.G. DOORS
- 8'-0" DOOR HT. AT FIRST FLOOR
- 8'-0" DOOR HT. AT SECOND FLOOR
- VINYL WINDOWS WITH DIVIDED LTS.
- 8'-0" HEADER HT. AT FIRST FLOOR
- 8'-0" HEADER HT. AT SECOND FLOOR
- 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 BEDROOM WDW @ 2ND FLR. TO BE MIN. 24" A.F.F.
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2015)
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & 311.
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 (IRC 2015). MULTIPLE UNITS SHALL BE 2015 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 & M507 (IRC 2015)
- 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
- ALL PREFAB FIREPLACES TO BE UL & IRC 2015 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 EACH SLEEPING AREA. GAS FIREPLACES TO BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHICH FUEL-FIRED APPLIANCES ARE INSTALLED & OR HAVE ATTACHED GARAGES.
- STAIRWAYS SHALL COMPLY WITH R311 (IRC 2015) SEE DETAIL SHT.
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD T SHALL BE CONTINUOUS FOR THE FULL FLIGHT & TERMINATE AT A NEHEL OR SAFETY TERMINAL. ADJACENT TO THE WALL ALLOW 2" MIN. BTWN WALL & RAIL R 311.7
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & R301.5 (IRC 2015). THE MIN UNIFORM LIVE LOAD SHALL BE 200# AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP
- GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.C. MAX. PER R311 & 312 (IRC 2015) SEE DETAIL SHT.
- THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 mm) CANNOT PASS THROUGH.
- 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 AND EQUIV. GRIPPING SURFACE PER R311 (IRC 2015)
- ENCLOSE UNDERSIDE OF FAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2015 TABLE R602.3 (1) & 3 (2) (OR EQ) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" O.A.) & SHALL COMPLY WITH R207 (IRC 2015). 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 PLYWOOD, 1/2" SHEET ROCK OR COVERED W/ A MIN. OF 16ga SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" X 30" AS PER IRC 2015 SECTION R207.1.
- ALL HEIGHTS ARE DEFINED FROM MAIN FINISHED FLOOR.
- SLOPE 1/8" PER EVERY 1'-0" TYP. AT PORCH, PAVILION, ETC.

bath schedule

- TILE FLOORS (AT WET AREAS)
- TILE WALLS AT TUB (SECONDARY BATHS)
- TILE FULL AT SHOWER
- SOLID SURFACE COUNTER TOPS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2015)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD R307.2.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.1 (IRC 2015)

project tabulation

FIRST FLOOR	2 6 3 6
SECOND FLOOR	2 6 7 4
LIVING AREA	5 3 1 0
PORCHES	4 0
2 CAR GARAGE	4 9 1
COVD PATIO	1 3 3
TOTAL COVD. AREA	5 9 7 4

first floor plan

SCALE: 1/4" = 1'-0"

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