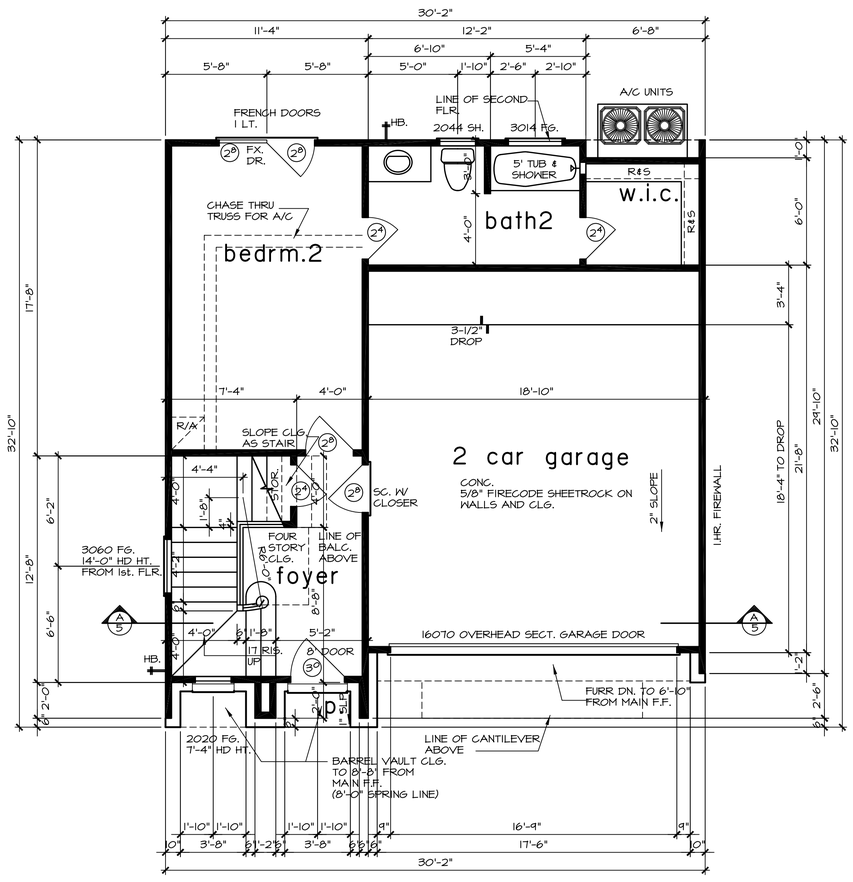
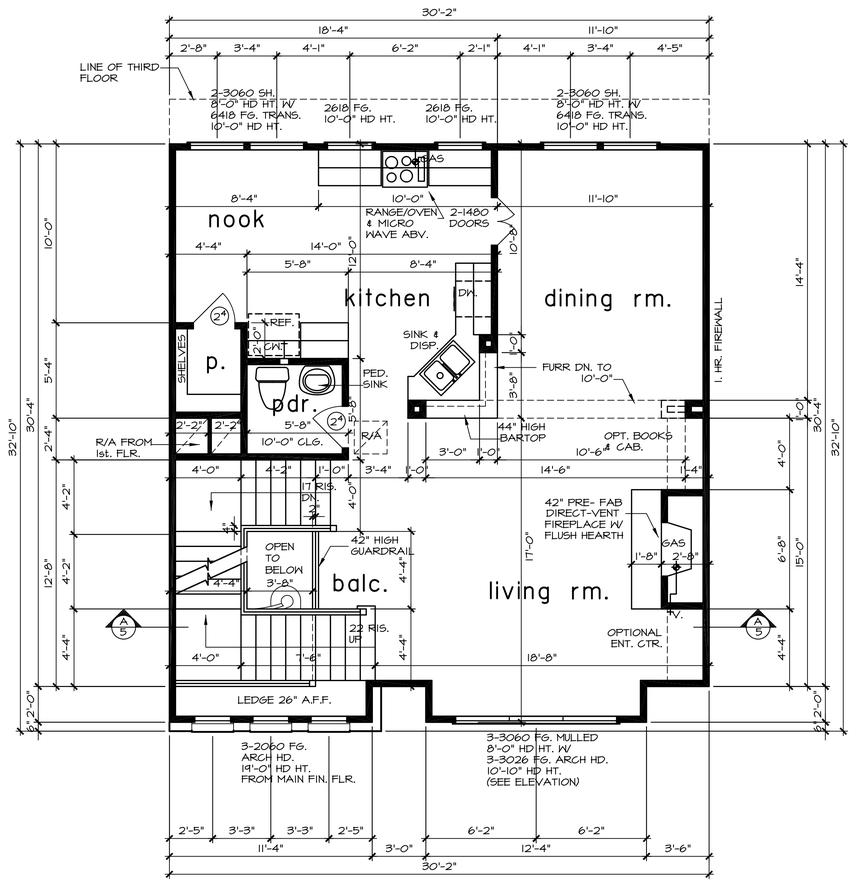


first floor plan

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



NOTE:
PROVIDE DBL. STUDS WALL ON 12'-0" CLG. HT. TYP.

second floor plan

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

unless otherwise noted

- CARPET FLOORS
- 5/8" TYPE "X" GYP. BOARD WALLS AND CEILING THROUGHOUT
- 9'-0" CLG. HT. AT FIRST FLOOR
- 12'-0" CLG. HT. AT SECOND FLOOR
- 9'-0" CLG. HT. AT THIRD FLOOR
- 8'-0" CLG. HT. AT FOURTH FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/8" H.C. INTERIOR DOORS (6 PANEL)
- 1 3/4" S.C. EXTERIOR DOORS (SEE ELEVATION)
- 8'-0" DOOR HT. AT FIRST FLR.
- 8'-0" DOOR HT. AT SECOND FLR.
- 6'-8" DOOR HT. AT THIRD FLR.
- 6'-8" DOOR HT. AT FOURTH FLR.
- SINGLE HUNG ALUMINUM WINDOWS WITH DIVIDED LTS.
- 8'-0" HEADER HT. AT FIRST FLR. 8'-0" - 10'-0" HEADER HT. AT SECOND FLR.
- 6'-8" HEADER HT. AT THIRD FLR.
- 6'-8" HEADER HT. AT FOURTH FLR.
- 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
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2000)
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R317 (IRC 2000)
- 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 2000)
- 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 U.L. & IRC 2000 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- STAIRWAYS SHALL COMPLY WITH R314 (IRC 2000)
- 5/8" TYPE "X" GYP. BD. UNDER STAIRS AT WALLS & CEILING
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R315 (IRC 2000)
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBS/SQ.FT. LIVE LOAD PER R301.4 (IRC 2000)
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER R316 (IRC 2000)
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2 5/8" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER R315.2 (IRC 2000)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2000 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" R.O.) & SHALL COMPLY WITH R807 (IRC 2000). 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

bath schedule

- TILE FLOORS (AT WET AREAS)
- TILE WALLS AT TUB (SECONDARY BATHS)
- TILE FULL AT SHOWER
- SYNTHETIC MARBLE COUNTER TOPS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2000)
- 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.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2000)

square footage

FIRST FLOOR	496
SECOND FLOOR	940
THIRD FLOOR	1015
FOURTH FLOOR	106
LIVING AREA	2557
PORCH	10
GARAGE	433
TOTAL COV'D. AREA	3000

first and second floor plans

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

PLAN NO 2557-N	SHEET NO 2 OF 9

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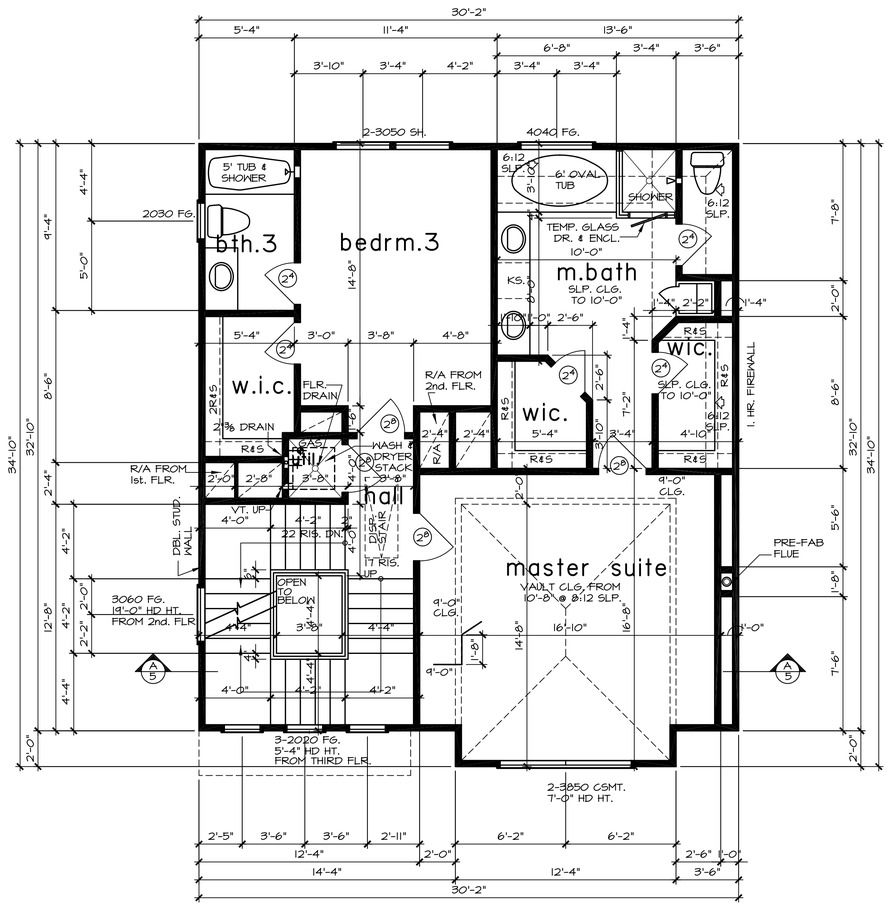
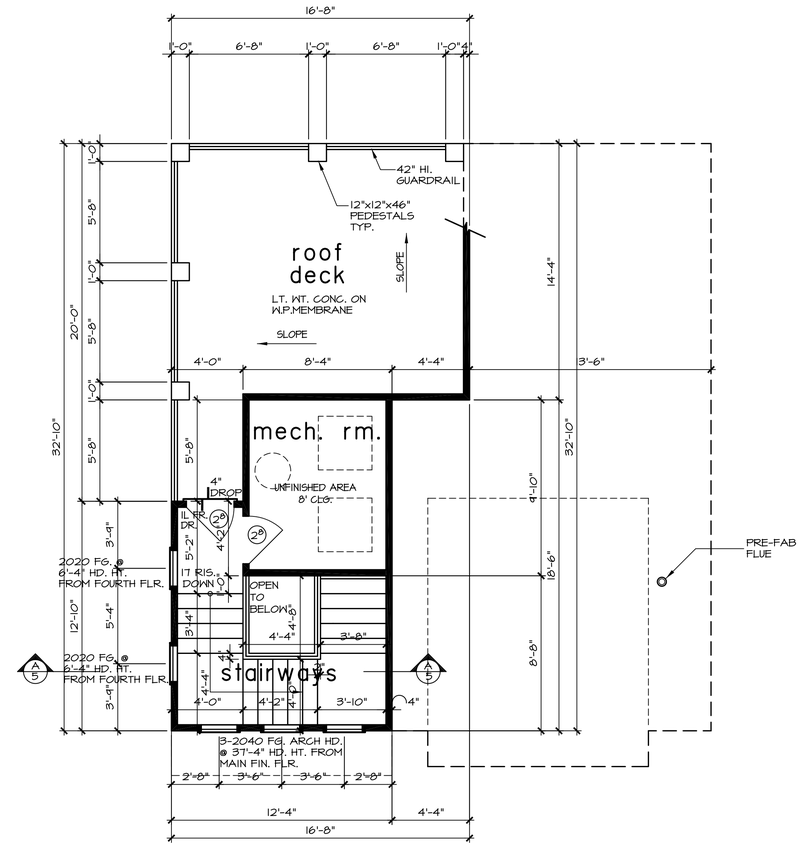


third floor plan

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



roof deck access

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

third and fourth floor plans

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

PLAN NO 2557-N	SHEET NO 3 OF 9

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