

AREAS (SQ. FT.)	
1ST FLOOR	846
2ND FLOOR	1,411
TOTAL LIVING	2,257
2 CAR GARAGE	434
ENTRY PORCH	25
BACK PORCH	175
TOTAL NONLIVING	634
TOTAL COVERED	2,891

GENERAL NOTES

CONSTRUCTION OF INTERIOR (R702) AND EXTERIOR WALL (R703) COVERINGS AS PER (I.R.C. CH. 7) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH AN NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. (I.R.C. R307.2)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS AS PER I.R.C. R308.4

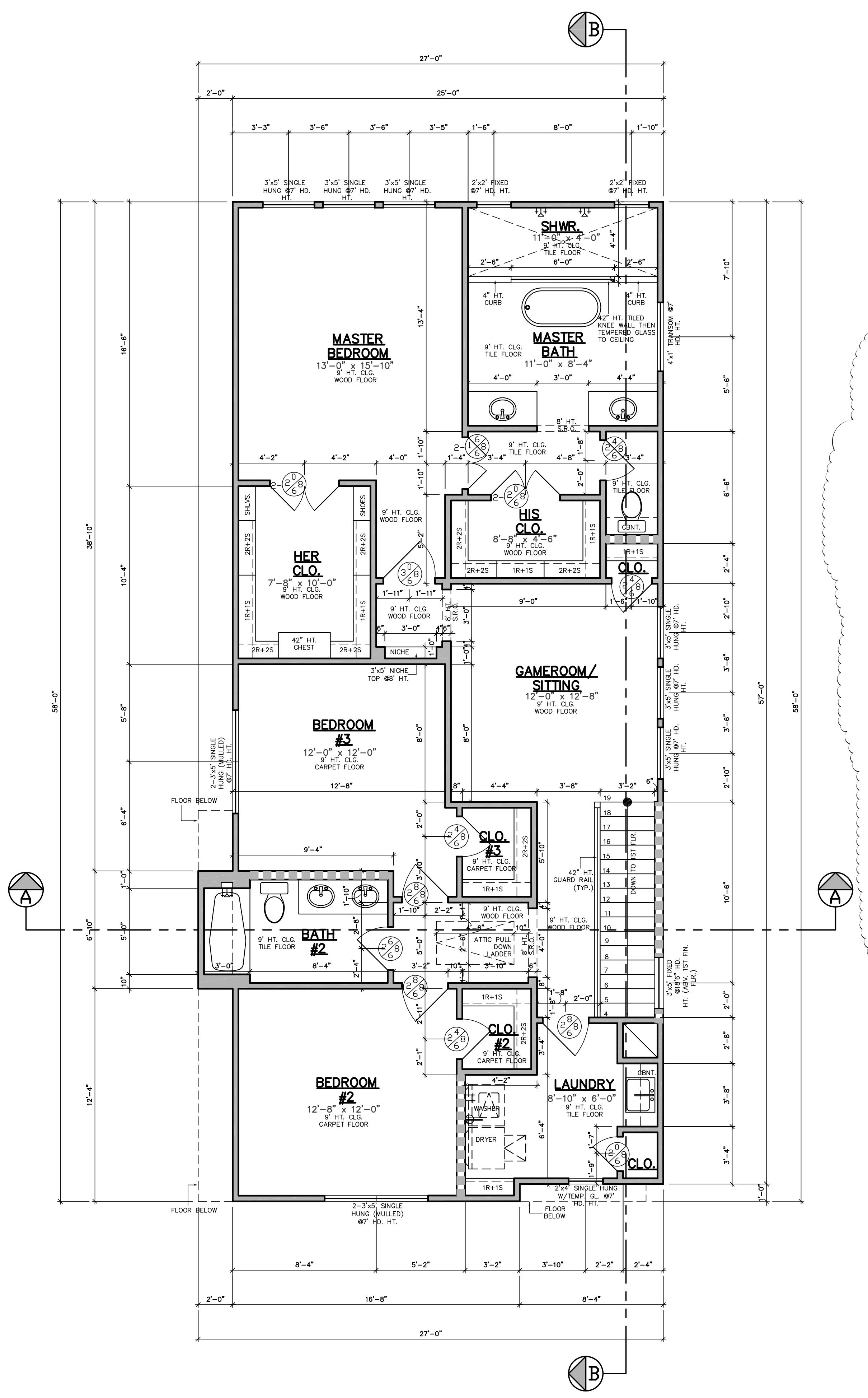
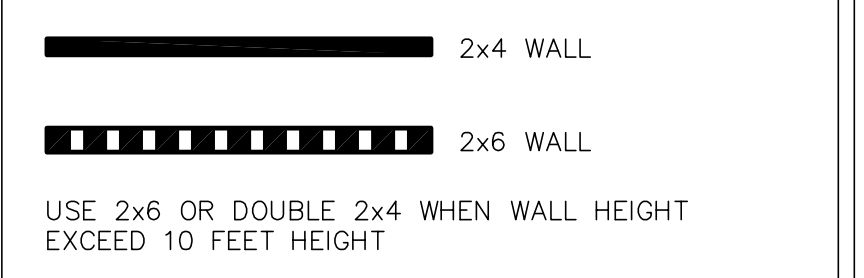
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE. IN LIEU OF NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM NEEDS TO BE PROVIDED. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (I.R.C. R303.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 IN. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.R.C. R310.1). ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (I.R.C. R310.1).

SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, AND WITHIN BATTERY BACK UP AS PER THE IRC R317.1.

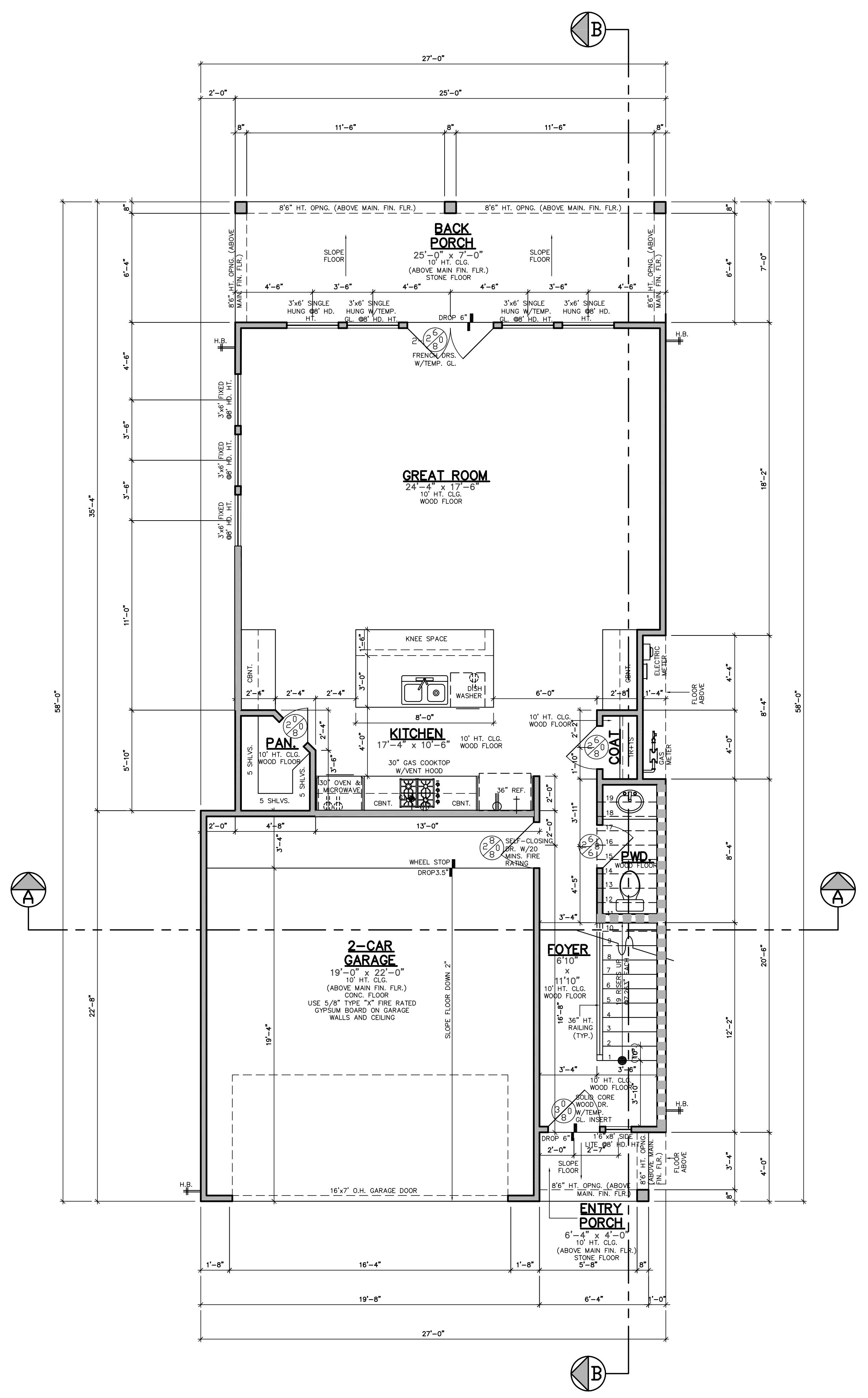
- STAIR SPECIFICATIONS:
- 1) 19 RISERS @ 7.263" EACH
 - 2) 18 WOOD TREADS @ 11" EACH
 - 3) DESIGN & INSTALL STAIRS AS PER I.R.C. R314
 - 4) HANDRAIL SHALL BE @ 36" HIGH MIN. PER I.R.C. R315
 - 5) GUARDRAIL SHALL BE @ 42" HIGH MIN. PER I.R.C. R316
 - 6) BALLUSTERS SHALL BE @ 4" O.C. MAX
 - 7) MINIMUM VERTICLE CLEARANCE SHALL BE 6'8".
 - 8) 5/8" FIRE-CODE GYPSUM BOARD UNDER STAIR.
 - 9) ATTIC ACCESS STAIRWAY SHALL COMPLY WITH SECTION M1305.1.3

WALL LEGEND



2ND FLOOR PLAN

1/4"=1'-0"



1ST FLOOR PLAN

1/4"=1'-0"