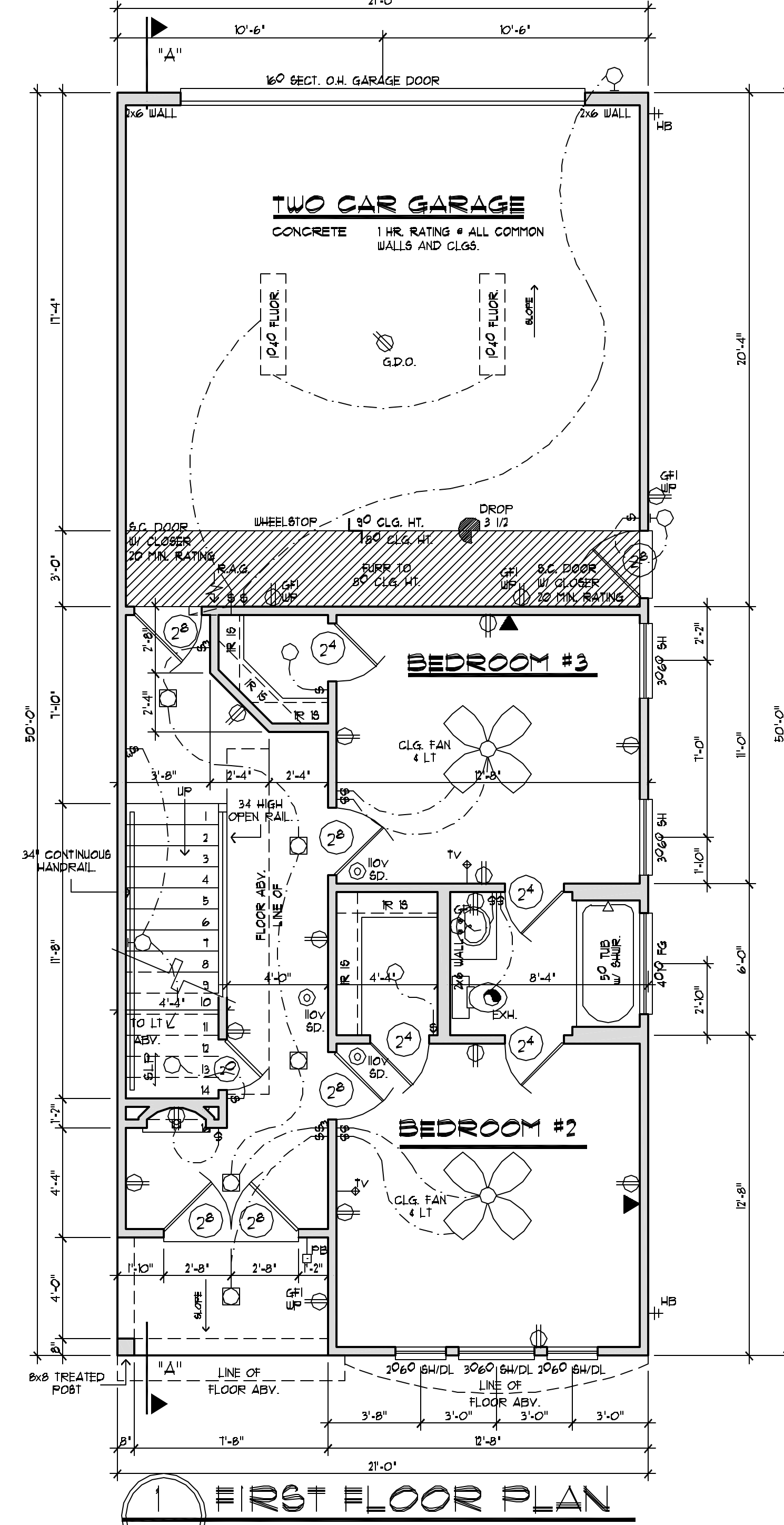
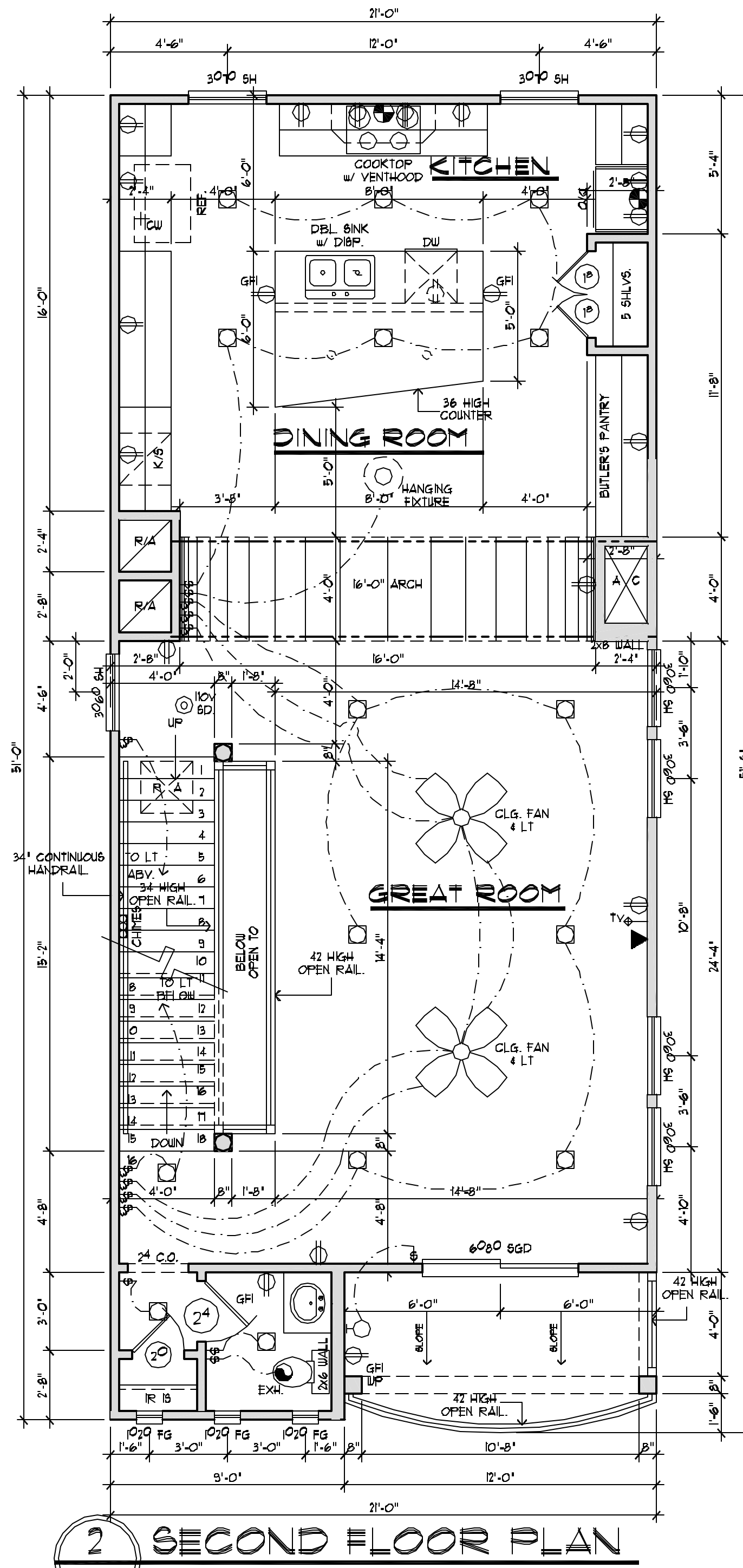
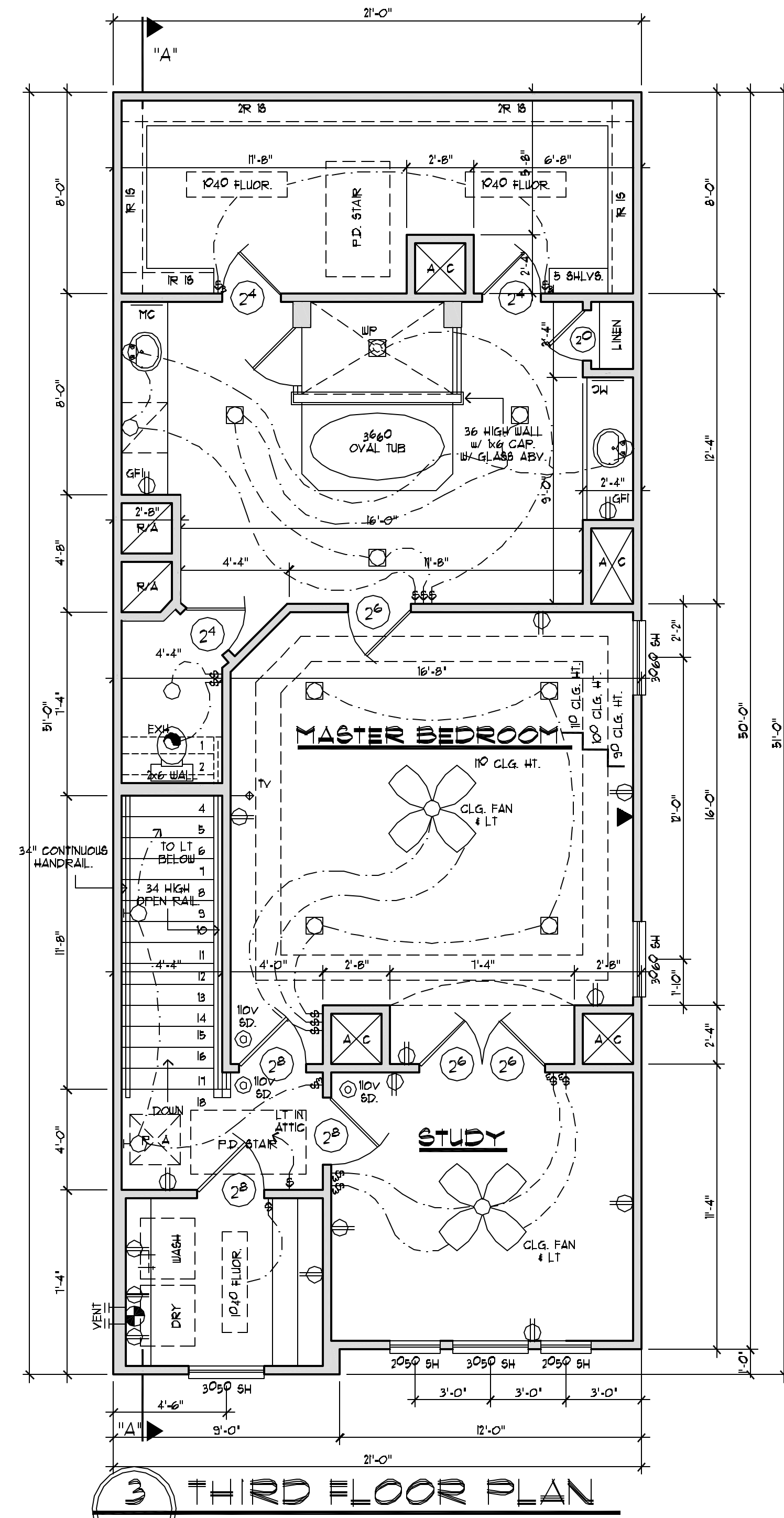


GENERAL NOTES:

PLANS DRAWN TO MEET 2006 IRC INTERNATIONAL RESIDENTIAL CODE.

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2. GARAGE TO HAVE 5/8" FIRE CODE GYPSUM BOARD ON ALL WALLS AND CEILING/FULL GYPSUM BOARD.
3. ALL WALL ARE COMMON WALLS ON TWO STORY DWELLING SEC. R309.
4. TILE TO BE THINSET.
5. CONTRACTOR TO PROVIDE GOOD ATTIC VENTILATION.
6. ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A RULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22" IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 24" WIDE AND NOT MORE THAN 20" IN LENGTH (M305.1.3).
7. FLASHING ABOVE WINDOWS AS REQUIRED.
8. CONTRACTOR TO PROVIDE STEEL LINTEL ABOVE ALL OPENINGS WITH BRICK ABOVE.
9. WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH FRAMING TO BE PROTECTED WITH WATERPROOF PAPER CONFORMING TO SECTION R301.2.
10. STRUTS MIN. 2 X 4, 8' MAXIMUM UNBRACED LENGTH. MIN. SLOPE OF 450 FROM HORIZONTAL FIGURE R602.5.1.
11. RAFTERS TO BE NAILED TO ADJACENT CEILING JOISTS.
12. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq. ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 44" ABOVE FLOOR. SEC R310.
13. ALL GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH R308 (SAFETY GLASS) AND CPSC 16 CFR/HUMAN IMPACT).
14. ALL GLASS AND UNDOORS IN A TUB OR SHOWER IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET. TEMPERED GLAZING IS REQUIRED. SHOWER DOORS TO BE TEMPERED GLAZING.
15. SEE SECTION R306.4 FOR SPECIFIC LOCATIONS CONSIDERED HAZARDOUS FOR THE PURPOSE OF GLAZING.
16. ALL GLAZING IN SIDE HINGED DOORS SHALL BE TEMPERED.
17. ALL EXTERIOR WALLS TO BE BRACED EFFECTIVELY SECTION R602.
18. CROSS VENTILATION AT ENGULGED ATTICS SEC. R206.1 & R206.2.
19. FIRESTOPPS OF APPROVED MATERIAL SEC. 602.9.
20. COMBUSTIBLE MATERIAL 12 INCHES FROM FIREPLACE OPENING.
21. PREPARED FIREPLACE TO BE ICBO APPROVED - MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
22. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
23. FIRESTOPPINGS IN CONCEALED SPACES OF HALLS, HURR DOWNS, CEILING AND FLOOR LEVELS AND AT 10' INTERVALS ALONG LENGTH OF HALL SEC R602.5.1.
24. STUDS AT 16 INCHES O.C. ON LOAD BEARING WALLS.
25. ALL 10V SMOKE DETECTORS WITH BATTERY BACK-UP AND INSTALLED IN SERIES PER SEC. R317.
26. ELECTRICAL CONTRACTOR TO LOCATE 10V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT).
27. BRICK TIES EVERY 2 SQUARE FEET.
28. BALLUSTERS AT 4 INCHES CLEAR SPACING.
29. SHOWER STALL WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 16 FEET ABOVE DRAIN INLET R301.2.
30. STAIR CONSTRUCTION MUST COMPLY W/ SECTION R314 AND HAND RAILS MUST COMPLY W/ SECTION R315.
31. ALL STAIR PARTS: HAND RAILS AND GUARD RAILS MUST COMPLY WITH SEC. R301.4 LIVE LOAD: SEE TABLE R301.4. RAILS MUST WITHSTAND 200 POUNDS IN ALL DIRECTIONS.
32. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS. SEC 314.8.
33. ON BRICK STRUCTURES THE WEAP WHOLE SPACING MUST COMPLY W/ SECTION R103.16.
34. ROOF MATERIAL: CLASS B SHINGLES PER SECTION R103.12.
35. FIREPLACE HEARTH TO BE 3/8" NONCOMBUSTIBLE MATERIAL.
36. ALL GAS LINES WITHIN 36" OF UNDOORS, UNDOORS NEED TO BE TEMPERED AND FINED.



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FLOOR PLANS

BY	DATE	REV.	DESCRIPTION
CJ	07-19-2012		REVIEW
CJ	08-02-2012		ISSUE
CJ	09-02-2012		ISSUE

SQUARE FOOTAGES:	
FIRST FLOOR	584 sq.Ft.
SECOND FLOOR	1003 sq.Ft.
THIRD FLOOR	1059 sq.Ft.
TOTAL LIVING	2646 sq.Ft.
PORCHES	88 sq.Ft.
GARAGE	471 sq.Ft.
TOTAL COVERAGE	3187 sq.Ft.

3G-3-2642-C

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