

FLOOR PLAN GENERAL NOTES:
UNLESS NOTED OTHERWISE

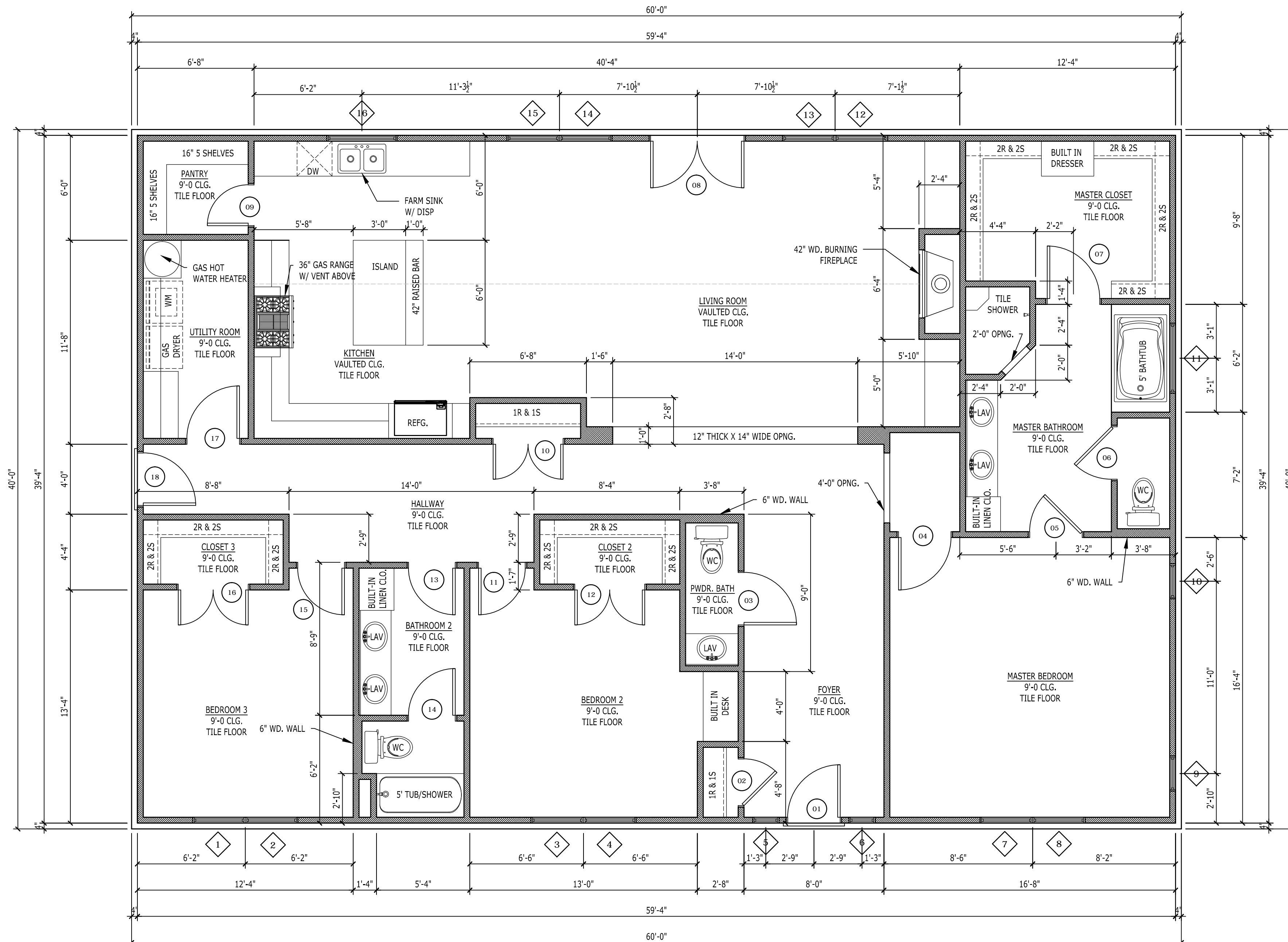
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY HERRIDGE & ASSOC., INC. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- 9'-0" CEILING UNLESS NOTED OTHERWISE.
- CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON PLAN.
- 6'-8" HEADER HEIGHT UNLESS NOTED OTHERWISE.
- ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.
- 2x6 STUDS @ 16" O.C. AT ALL EXTERIOR WALLS W/ 1/4" PLATE OR HIGHER UNLESS NOTED OTHERWISE.
- VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS W/ OWNER.
- WALL STUDS SHALL BE #2 S.Y.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
- WALL & CLG. 'S SHALL BE 1/2" ASTM-36 GYPSUM WALLBOARD W/ RECESSED LONGITUDINAL EDGES AND INSTALLED IN ACCORDANCE W/ "AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD"
- 5/8" TYPE "X" AT GARAGE CEILING AND WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLAN.
- GYPSUM WALL BOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREA, LAUNDRY SPACES AND OTHER WET AREAS TO BE TYPE W.R. IDENTITIES AND REFERRED TO AS "GREENBOARD" OR EQUIVALENT.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.
- INTERIOR DOORS SHALL BE 1 3/8" HOLLOW CORE.
- EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE.
- ALL BEDROOM WINDOWS TO BE MAX. 44" ABOVE FIN. FLR. W/ A MIN. 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET CLEAR OPENING.
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2003 SECT. R308.
- APPROVED SMOKE DETECTORS REQUIRE 120V. CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY W/ I.R.C. CODE R317 OR EQUAL.
- ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER LINE).
- PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS BY IRC 2003 SECT. P2704.1.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY RMS. THRU NATURAL OR MECHANICAL MEANS WHICH COMPLY W/ U.E.C. CODE 1205 OR EQUAL.
- ATTIC WATER HEATER(S) LOCATED OVER WALL PARTITION BELOW. PROVIDE 26 GAUGE METAL DRAIN PAN (SIZE PER WATER HEATER CAPACITY AND CITY REQ.) FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR. NOT IN SANITARY SEWER. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". FOR GAS EQUIPMENT, APPROPRIATE ATTIC VENTILATION SHALL BE PROVIDED FOR COMBUSTION AIR AND A MIN. 4" DIA. PREFAB FLUE FLASHED WHERE IT IS VENTED THROUGH THE ROOF DECK.
- PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22" x 30". PROVIDE MINIMUM HEAD CLEARANCE OF 30" WHERE SERVICING MECHANICAL EQUIPMENT. THE MINIMUM SIZE OF A PULL DOWN STAIR IS 30"x54". AND TO HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2000 SECT. R807 AND SECT. M1305.1.3.
- LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2000 SECT. R320.1.
- PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.
- ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOB SITE FOR THE BUILDING INSPECTORS REVIEW.
- G.C. TO PROVIDE GAS FOR WATER HEATERS.
- G.C. TO PROVIDE GAS IN ATTIC FOR HEATING SYSTEM.
- G.C. TO LOCATE WATER MAIN SHUT OFF VALVE IN CABINET AT UTILITY ROOM.
- PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL PER CODE.
- PROVIDE ATTIC VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL BUILDING CODES.
- THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC GEOGRAPHIC LOCATION. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER AND HIS BUILDER(S) RESPONSIBILITY FOR FOLLOWING MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH BUILDING CRAFT TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHICAL AREA IN WHICH THIS HOUSE IS TO BE BUILT.

DOOR AND FRAME SCHEDULE

MARK	DOOR			MATL	GLAZING	FRAME		NOTES
	WD	HGT	THK			MATL	MATL	
1	3'-0"	6'-8"	1 3/4"	WD.	FULL	WD.	WD.	FRONT DOOR
2	2'-8"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
3	3'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
4	3'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
5	3'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
6	3'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
7	3'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
8	5'-4"	6'-8"	1 3/4"	FIBERGLASS	FULL	WD	WD	FRENCH DOOR
9	2'-4"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
10	4'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR DOUBLE
11	2'-8"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
12	4'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR DOUBLE
13	2'-8"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
14	2'-8"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
15	2'-8"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
16	4'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR DOUBLE
17	3'-0"	6'-8"	1 3/4"	WD	NA	WD	WD	INTERIOR SINGLE
18	3'-0"	6'-8"	1 3/4"	FIBERGLASS	HALF	WD.	WD.	EXTERIOR SIDE DOOR

WINDOW SCHEDULE

MARK	SIZE		TYPE	MATERIAL	NOTES
	Width	HEIGHT			
1	3'-0"	5'-0"	1/1	ALUM.	1/1
2	3'-0"	5'-0"	1/1	ALUM.	1/1
3	3'-0"	5'-0"	1/1	ALUM.	1/1
4	3'-0"	5'-0"	1/1	ALUM.	1/1
5	1'-6"	5'-0"	PICTURE	ALUM.	PICTURE
6	1'-6"	5'-0"	PICTURE	ALUM.	PICTURE
7	3'-0"	5'-0"	1/1	ALUM.	1/1
8	3'-0"	5'-0"	1/1	ALUM.	1/1
9	2'-0"	5'-0"	PICTURE	ALUM.	PICTURE
10	2'-0"	5'-0"	PICTURE	ALUM.	PICTURE
11	4'-0"	4'-0"	OBSCURED GLASS	ALUM.	OBSCURED GLASS BATHTUB WINDOW
12	3'-0"	5'-0"	1/1	ALUM.	1/1
13	3'-0"	5'-0"	1/1	ALUM.	1/1
14	3'-0"	5'-0"	1/1	ALUM.	1/1
15	3'-0"	5'-0"	1/1	ALUM.	1/1
16	4'-0"	3'-0"	1/1	ALUM.	1/1



FLOOR PLAN - 1/4" = 1'-0"

REVISIONS

BRANDI KELSO RESIDENCE

DRII DESIGN

DRAWN DWR	CHECKED DWR	DATE 12-10-2020	SCALE 1/4" = 1'-0"	JOB NO. BRANDI-1
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TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS SPECIFICATIONS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF DRAWINGS AND SPECS TO AVOID MISTAKES. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND SPECS. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. DRAWINGS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF DESIGNER. PURCHASER'S RIGHT IS CONDITIONAL. CONTRACTOR SHALL BE RESPONSIBLE FOR A SINGLE PROJECT ON THE LOT STATED HEREIN, AND SUCH USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE USE OR REPRODUCTION IS SPECIFICALLY PROHIBITED.