

unless otherwise noted

- 6" EXTERIOR WALLS @ FIRST FLOOR
- GYP. BOARD WALLS AND CEILING
- 11'-0" CLG. HT. AT FIRST FLOOR
- 10'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/4" S.C. DOORS
- 8'-0" DOOR HT. AT FIRST FLOOR
- 8'-0" DOOR HT. AT SECOND FLOOR
- VINYL WINDOWS WITH DIVIDED LITS.
- 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 2012)
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOOKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & 311.
- SMOKE DETECTORS REQUIRE I/OV CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 (IRC 2012). MULTIPLE UNITS SHALL BE 2012 INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN FAN 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 R309 & M501 (IRC 2012)
- 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 2012 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR REVIEW
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED AND 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 2012) SEE DETAIL SHT. HANDRAILS @ 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 311.5.6.2
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & R301.5 (IRC 2012). 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 2012) 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 2012)
- 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 2012 TABLE R602.3 (1) & 3 (2) (OR EQV.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" R.O.) & SHALL COMPLY WITH R601 (IRC 2012). 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 TREATED 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 2012 SECTION R601.1
- ALL HEIGHTS ARE DEFINED FROM MAIN FINISHED FLOOR.
- SLOPE 1/8" PER EVERY 1'-0" TYP. AT PORCH, PAVILION, ETC.

bath schedule

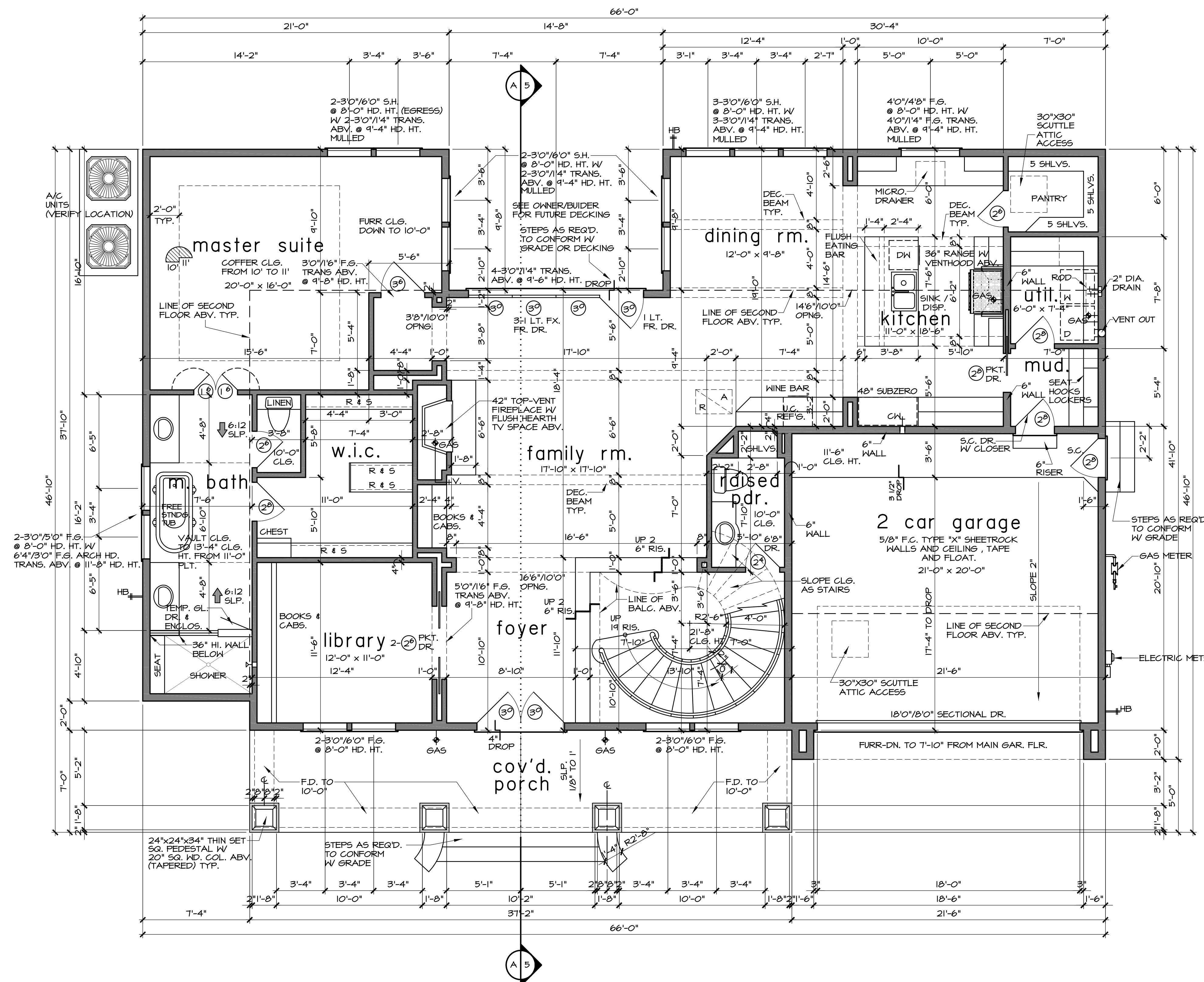
- TILE FLOORS (AT NET AREAS)
- TILE WALLS AT TUB (SECONDARY BATHS)
- TILE FILL AT SHOWER
- SOLID SURFACE COUNTER TOPS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2012)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD R301.2
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R301.1 (IRC 2012)

square footage

FIRST FLOOR	2 035
SECOND FLOOR	1 456
LIVING AREA	3 491
PORCH	260
2 CAR GARAGE	480
TOTAL GOVD. AREA	4 331
OPEN BALCONY.	260

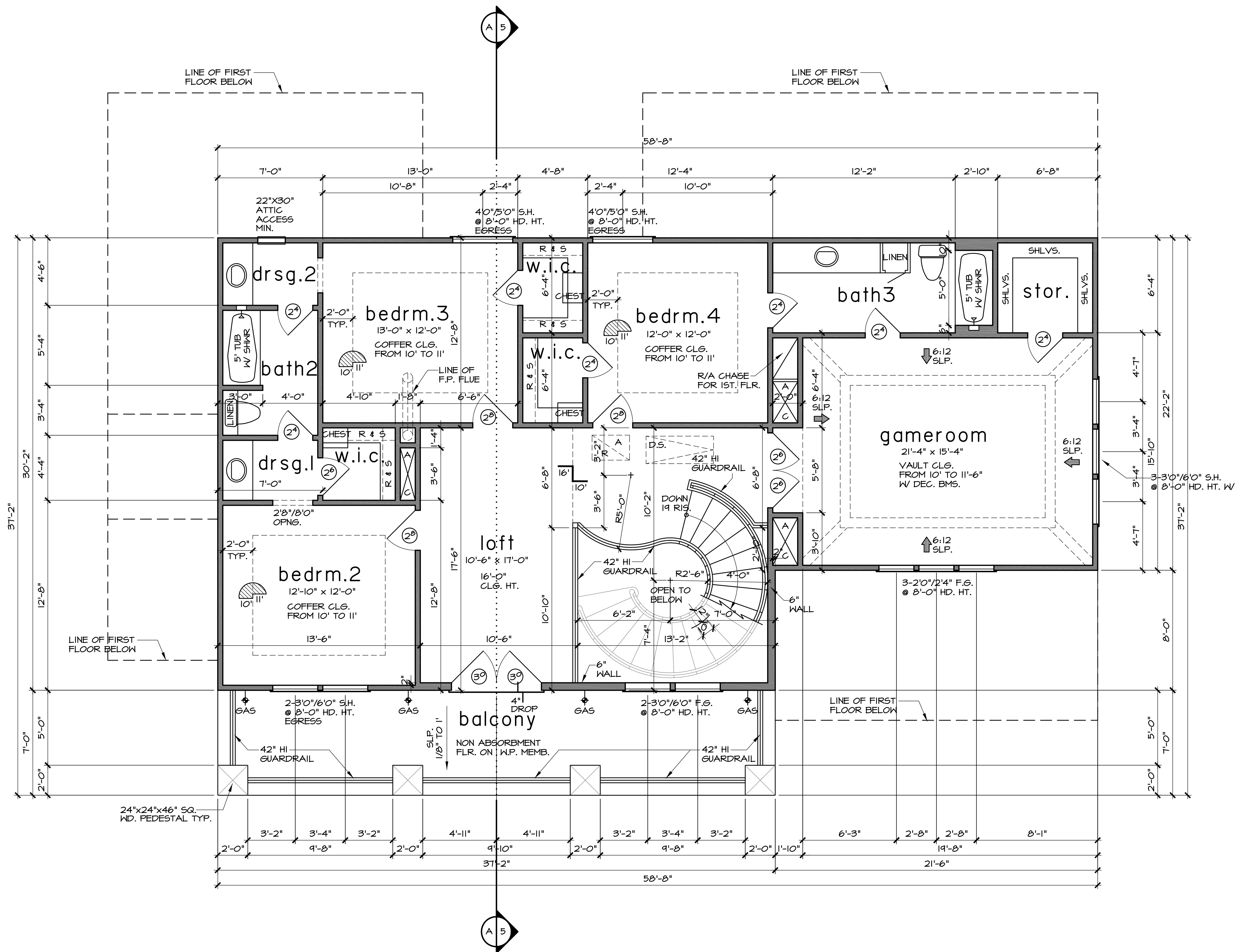
first floor plan

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



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second floor plan

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

PLAN NO. 3 4 1	SHEET NO. 3 OF 10
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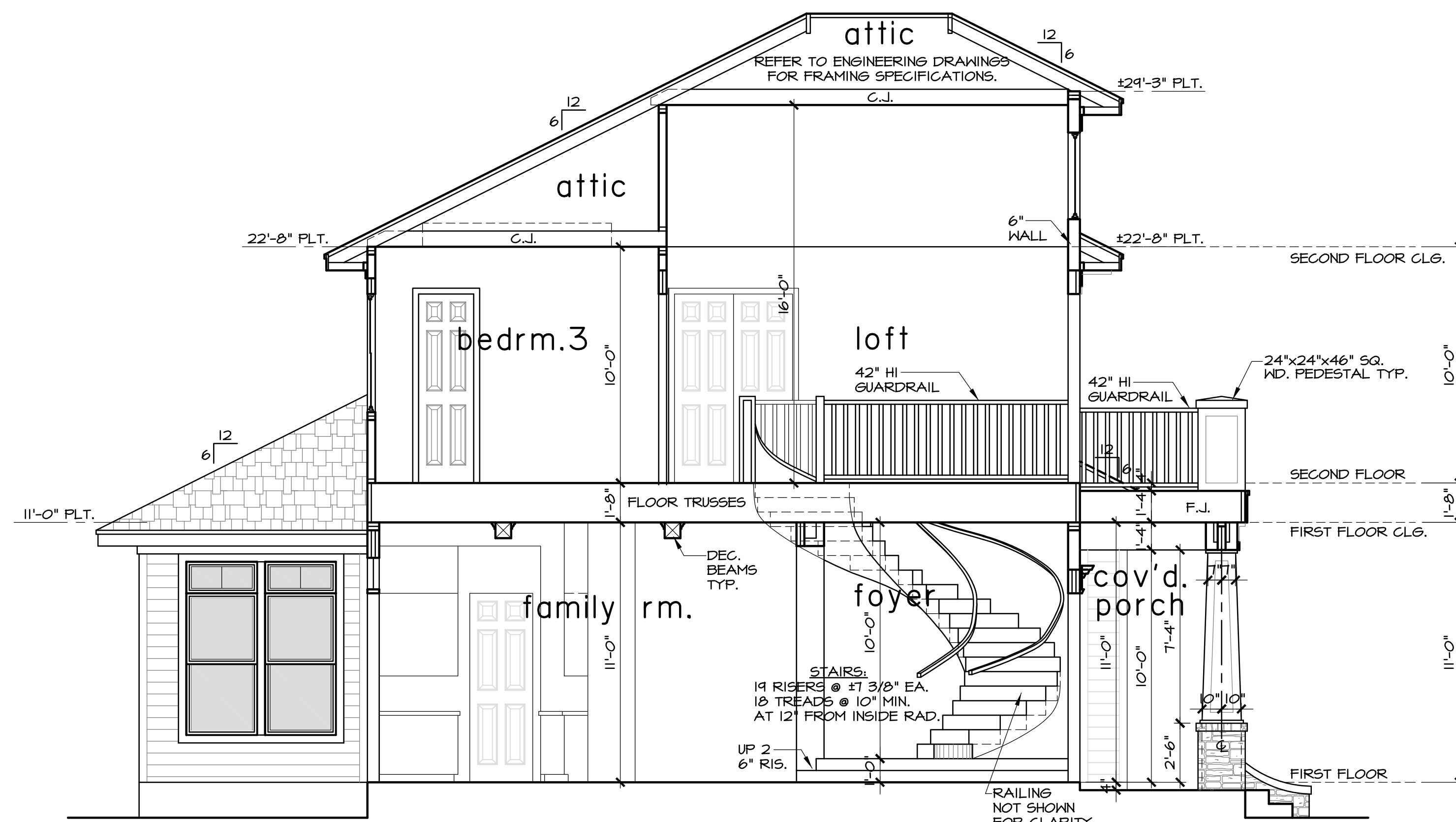




left side elevation



right side elevation



building section A

NOTE:  
THE STRUCTURAL DESIGN OF THE STAIRS INCLUDING  
LOAD CARRYING CAPABILITY, STABILITY, STRENGTH AND  
CONNECTIONS TO SUPPORT MEMBERS, ARE THE  
RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE  
FRAMING CONTRACTOR. THE STRUCTURAL DESIGN HAS  
NOT BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF  
RECORD OR SULLIVAN HENRY OGGERO & ASSOC., INC.

elevation notes

- OVERHANG TO BE 1'-10" FROM EXTERIOR FRAME AT 6:12 SLOPE, OTHERS TO MATCH.
- RAKES TO BE 8" FROM EXTERIOR WALL.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2012, WITH 1/2" GAP MAX.
- GUTTERS AND DOWNPOUTS PER BUILDER.
- WINDOW SILLS SHALL BE 24" A.F.F. MIN ABV THE FIRST FLOOR. WINDOWS LESS THAN 24" A.F.F. SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.

section notes

- ALL LOAD BEARING STUDS TO BE 16" O.C.
- JOISTS SHALL BE SUPPORTED Laterally AT EACH END AND AT SUPPORT PER R802 (IRC 2012).
- SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R602 (IRC 2012).
- ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERE TO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH & COMPLY R602 (IRC 2012).
- PURLIN BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
- ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH STONE ABV. RE:SEE ENGINEER FRAMING PLANS
- MASONRY VENEER SHALL BE SUPPORTED PER R103.1.2.

elevations / building section

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