

- GENERAL NOTES**
- 9'-0" CEILINGS • FIRST FLOOR UNLESS NOTED OTHERWISE.
 - 6'-10" CEILINGS • SECOND FLOOR UNLESS NOTED OTHERWISE.
 - 9'-10" HEADER HEIGHTS • FIRST FLOOR UNLESS NOTED OTHERWISE.
 - 6'-10" HEADER HEIGHTS • SECOND FLOOR UNLESS NOTED OTHERWISE.
 - ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.
 - 2 X 6 STUDS AT ALL EXTERIOR WALLS • FIRST FLOOR UNLESS NOTED OTHERWISE.
 - VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS W/ OWNER. UNLESS NOTED OTHERWISE.
 - WALL STUDS • FIRST FLOOR SHALL BE #2 DOUGLAS FIR 2X4 • 16" O.C. UNLESS NOTED OTHERWISE.
 - WALLS & CEILINGS SHALL BE 1/2" ASTH-96 GYPSUM WALLBOARD W/ RECESSED LONGITUDINAL JOINTS INSTALLED IN ACCORDANCE W/ "AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD".
 - ENCLOSE UNDERSIDE OF STAIRWELLS, WALLS AND CEILINGS OF ATTACHED GARAGES W/ 5/8" TYPE "X" FIRE RATED GYPSUM BOARD. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES AND TRIMMING INFORMATION.
 - INTERIOR DOORS SHALL BE 1 9/16" HOLLOW CORE.
 - EXTERIOR DOORS SHALL BE 1 9/4" SOLID CORE. REFER TO EXTERIOR ELEVATIONS AND OWNER.
 - ALL BEDROOM WINDOWS TO BE MAX. 44" ABOVE FIN. FLR. W/ A MIN. 24" HIGH AND 20" WIDE OPENINGS WHICH PROVIDES A MIN. OF 57.58 FT. NET CLEAR OPENINGS.
 - STAIRWAYS SHALL COMPLY W/ I.R.C. - R311.2.2 OR, EQUAL MIN. WIDTH BETWEEN HANDRAILS SHALL BE 50". HAND GRIPPING FOR STAIRWAYS SHALL NOT BE LESS THAN 1 1/2" AND NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. ALL HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NO GREATER THAN 4" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS TO THE MIN. LENGTH OF THE STAIRS AND SHALL TERMINATE IN A NEEL POST OR SAFETY TERMINAL.
 - ALL GARAGEWAYS SHALL COMPLY W/ I.R.C. - BULLS.9 OR, EQUAL MIN. HEIGHT ABOVE FIN. FLR. TO BE 42" W/ EAU1STERS AT MAX. 4' O.C.
 - APPROVED SMOKE DETECTORS REQUIRE 120V. CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY W/ I.R.C. - R310.1 OR EQUAL.
 - PROVIDE VENTILATION AT ALL BATHS AND UTILITY RMS. THROUGH MECHANICAL OR MECHANICAL MEANS WHICH COMPLY W/ I.R.C. R310.1 OR EQUAL.
 - AT TIC WATER HEATER LOCATED OVER WALL PARTITION BELOW. PROVIDE MIN. 2'-0" WIDE DECKED SERVICE WALK FROM ATTIC STAIRS. PROVIDE 26 R301.2 FASID. 1" MIN. MAIN PAN (SIZE PER WATER HEATER CAPACITY AND CITY HEATER PRESSURE RELIEF LINE SHALL BE 1/2" MIN. PAN DRAIN LINE AND WATER SANITARY SEWER. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE MIN. 4" FROM WALLS. APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND RAIN. AT TIC. PREFAB TILE FLASHED WHERE IT IS VENTED THROUGH THE ROOF OF DECK.
 - ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE UP AND LOCATED AS SHOWN AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOB SITE FOR THE BUILDING INSPECTOR'S REVIEW.
 - THESE DRAWINGS FOR THIS DESIGN HAVE BEEN DEVELOPED AND ISSUED WITHOUT REFERENCE TO A SPECIFIC GEOGRAPHIC LOCATION. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ORDINANCES, AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH BUILDING CRAFT TRADE, AS WELL AS ANY APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHICAL AREA IN WHICH THIS HOUSE IS TO BE BUILT.
 - CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND MATERIALS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. CDS WILL NOT BE LIABLE FOR ERRORS AFTER CONSTRUCTION HAS STARTED.

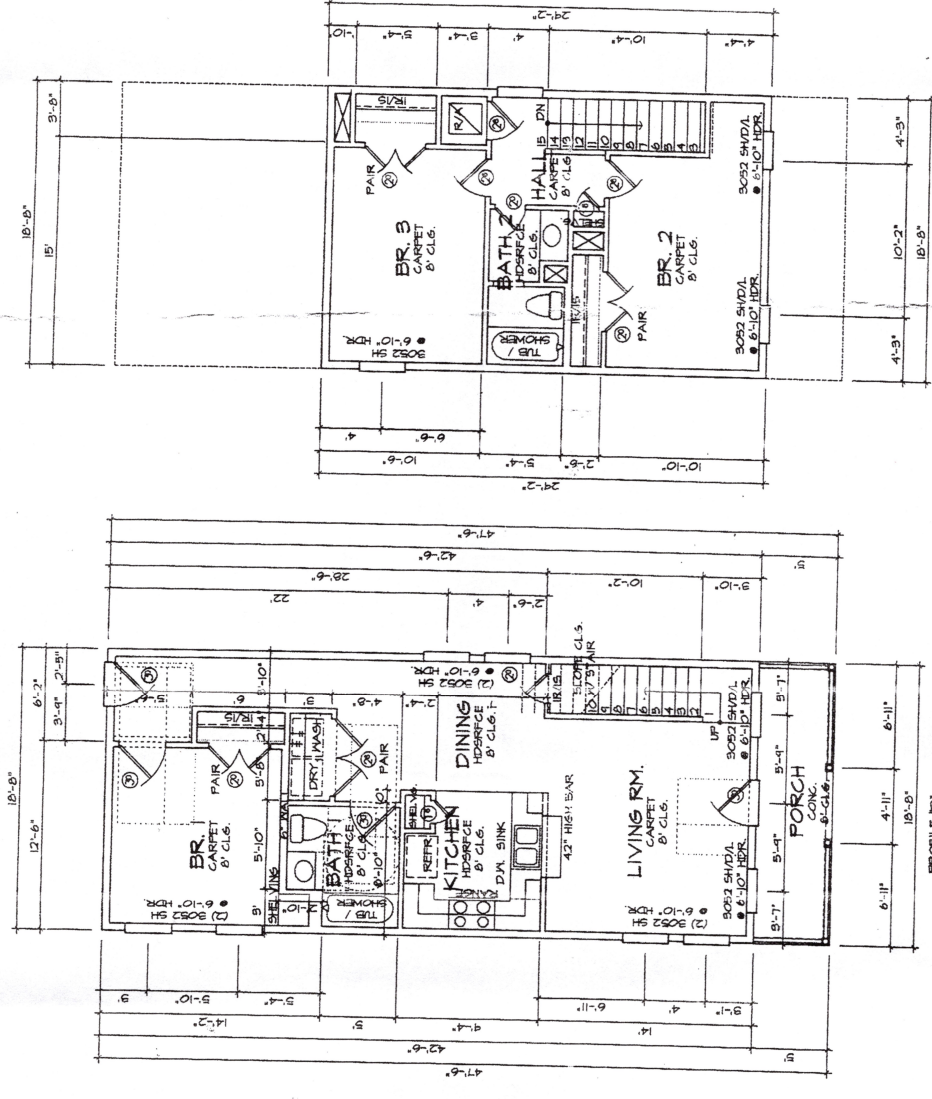
PROFILE 'D'
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROFILE 'D'
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE CHART

FIRST FLOOR	1185.6
SECOND FLOOR	802.8
TOTAL LIVING	1278.4
COVERED PORCH	0.0
COVERED BALCONY	45.6
TOTAL COVERED	1324.0

ACTUAL SQUARE FOOTAGES MAY VARY. OPTIONAL VARIATIONS SELECTED.



Handwritten signature and date:
11-17-11

AREA D - WEST OF 61ST STREET