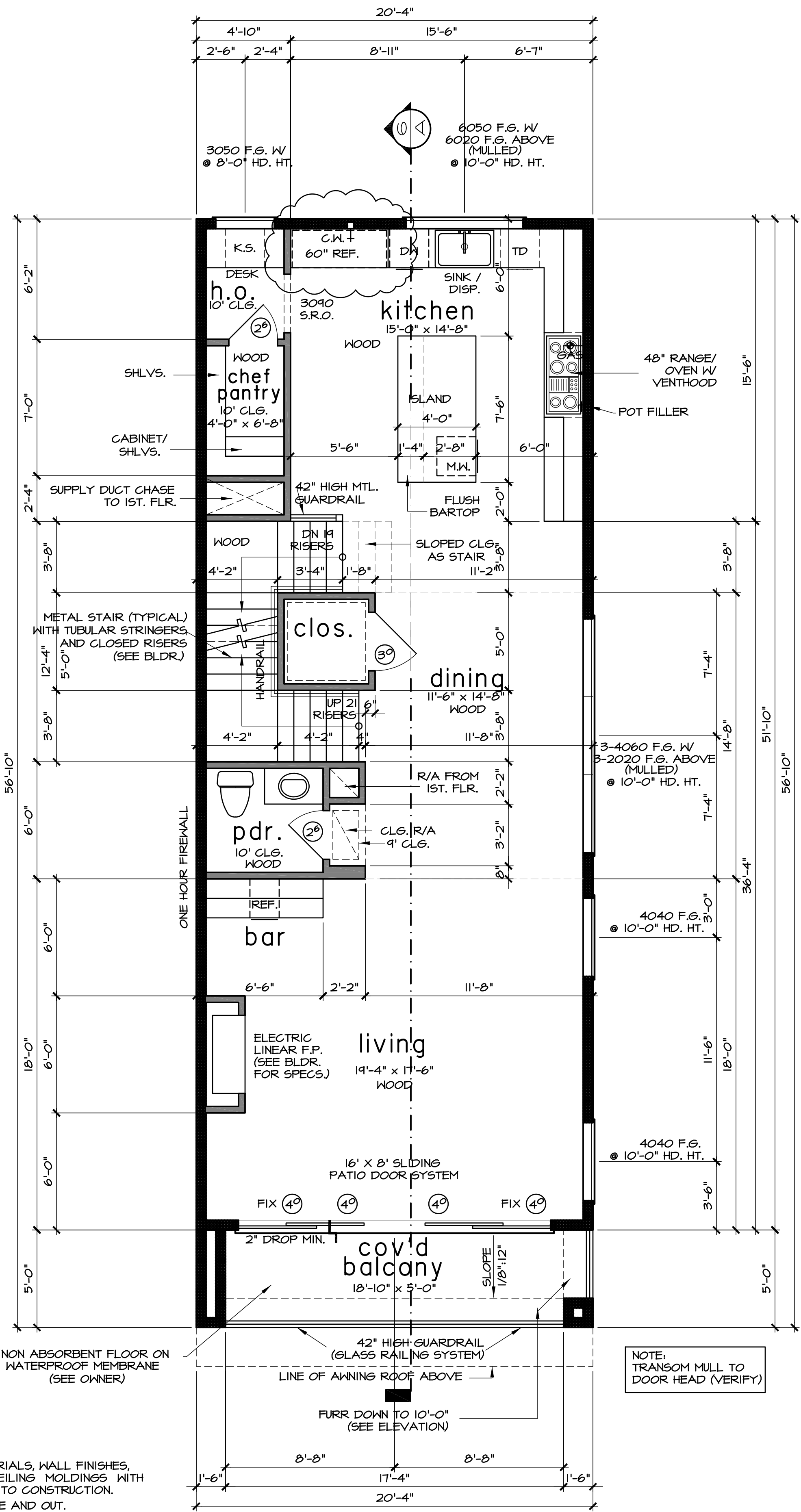


first floor plan  
SCALE: 1/4" = 1'-0"  
(10'-0" ceiling)



second floor plan  
SCALE: 1/4" = 1'-0"  
(11'-0" ceiling)

unless otherwise noted

- CARPET FLOORS
- GYP. BOARD WALLS AND CEILING
- 10'-0" CLG. HT. AT FIRST FLOOR
- 11'-0" CLG. HT. AT SECOND FLOOR
- 10'-0" CLG. HT. AT THIRD FLOOR
- 9'-0" MECHANICAL FLOOR
- 13/4" S.C. DOORS
- 8'-0" DOOR HT. AT FIRST FLR.
- 8'-0" DOOR HT. AT SECOND FLR.
- 8'-0" DOOR HT. AT THIRD FLR.
- 6'-8" MECHANICAL FLOOR
- VINYL WINDOWS WITH DIVIDED LITS.
- 8'-0" HEADER HT. AT FIRST FLR.
- 8'-0" HEADER HT. AT SECOND FLR.
- 8'-0" HEADER HT. AT THIRD FLR.
- 7'-0" MECHANICAL 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 WIDTH @ 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 GLAZING SHALL HAVE A .4 U-FACTOR OR BETTER)
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & 311.
- SMOKE DETECTORS REQUIRE 110V 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 PAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT.
- AND ALL APPL. CODES. (SEE FLOOR PLAN FOR TANKLESS WH. LOCATION)
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 & M1507 (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'S 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 TO BE 34" TO 38" ABV. NOSE OF TREAD 7 SHALL BE CONTINUOUS FOR THE FULL FLIGHT & TERMINATE AT A NEWEL OR SAFETY TERMINAL ADJACENT TO THE WALL ALLOW 2" MIN. BTHN WALL & RAIL R. 311.1.2.
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & R3015 (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 AN 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 EQ.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" X 30" CLEAR OPENING (30" X 54" R.O.) & SHALL COMPLY WITH R607 (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 R607.1.
- 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 FULL 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 R307.2.
  - ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.1 (IRC 2012)
  - DROP SLAB AT SHOWER AS REQUIRED

- notes:**
- COORDINATE FLOOR MATERIALS, WALL FINISHES, FLOOR BASE, TRIM AND CEILING MOLDINGS WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
  - ALL WINDOWS BLACK INSIDE AND OUT.
  - ALL FLAT WHITE WALL, NO TEXTURE.
  - ALL A/C REGISTERS TO BE COMMERCIAL TYPES.
  - GARAGE WITH GREY EPOXY FLOOR.
  - ALL TILE WORK SHALL HAVE METAL EDGING.
  - ALL POCKET DOORS WITH SLOW CLOSE HARDWARE.
  - MASTER BATHROOMS TO HAVE WALL MOUNTED FAUCET.
  - ALL CABINET DOORS WITH SLOW CLOSE HARDWARE.

**elevator note**

VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION CONTRACTOR/ELEVATOR MFG'R. TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION DIMENSIONS. PIT DEPTH, FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO BID AND CONSTRUCTION. VERIFY THIS INFORMATION WITH THE PROJECT STRUCTURAL ENGINEER AS REQUIRED.

**legend:**

- 2x4 STUD WALLS
- 2x6 STUD WALLS
- DBL. 2x4 STUD WALLS OVER 10' HIGH

**square footage**

FIRST FLOOR	409
SECOND FLOOR	1054
THIRD FLOOR	1155
MECHANICAL/ LANDING	56
<b>LIVING AREA</b>	<b>2674</b>
PORCHES	117
2 CAR GARAGE	494
COVID BALCONY	102
UNFINISHED MECHANICAL	97
<b>TOTAL COVID AREA</b>	<b>3484</b>
UNCOVERED ROOF TERRACE	308
<b>SUBTOTAL</b>	<b>3792</b>

**plan B-L**  
first and second floor plans  
SCALE: 1/4" = 1'-0"

**PERMIT SET**