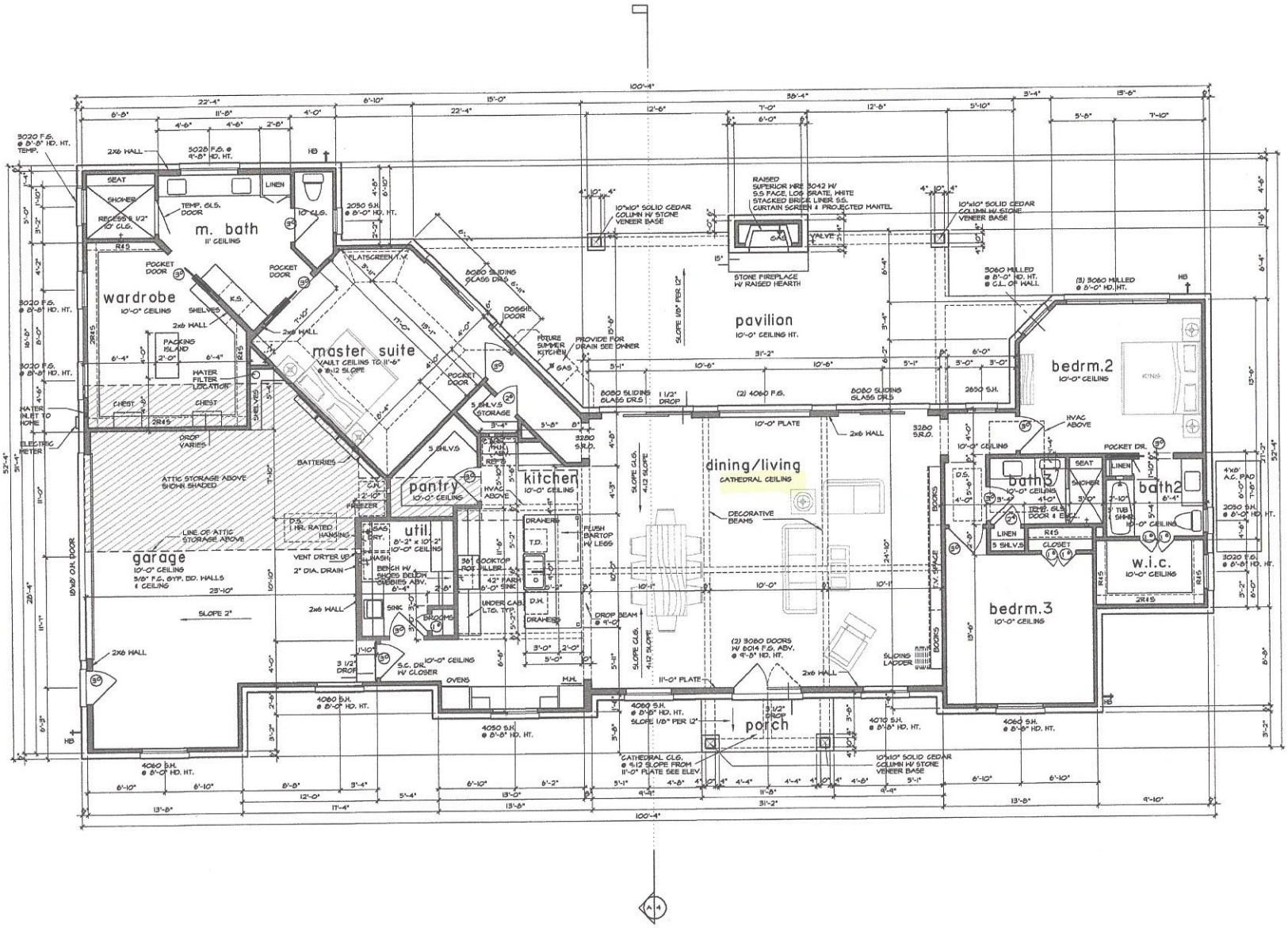


## unless otherwise noted

- GYP. BOARD WLLS AND CEILING
- 10'-0" CLG. HT.
- ALL ANGLES TO BE 45 DEGREES
- 1 3/4" S.C. DOORS
- 8'-0" DOOR HT.
- WINDOW TYPE PER BUILDER'S SPEC.
- 8'-0" HEADER HT.
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN.) OPENING WITH 5.1 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 GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2012)
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & 311.
- SMOKE DETECTORS REQUIRE 10V 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.
- 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 U.L. & IRC 2012 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTORS REVIEW
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED AND OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHICH FUEL-FIRED APPLIANCES ARE INSTALLED & OR HAVE ATTACHED GARAGES.
- 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 R307 (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 26ga SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" X 30" AS PER IRC 2012 SECTION R807.1.
- 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 WET 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)

SULLIVAN HENRY OSSERO & ASSOC., INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM, WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SULLIVAN HENRY OSSERO & ASSOC., INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

## square footage

| | |
|---|---|
| LIVING AREA | 2801 |
| PORCH | 54 |
| PAVILION | 621 |
| GARAGE | 694 |
| TOTAL GOVD. AREA | 4170 |

## floor plan

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

| | |
|---|---|
| PUSH RESIDENCE | SHEET NO. A-2 |