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DATE: 06/16/22

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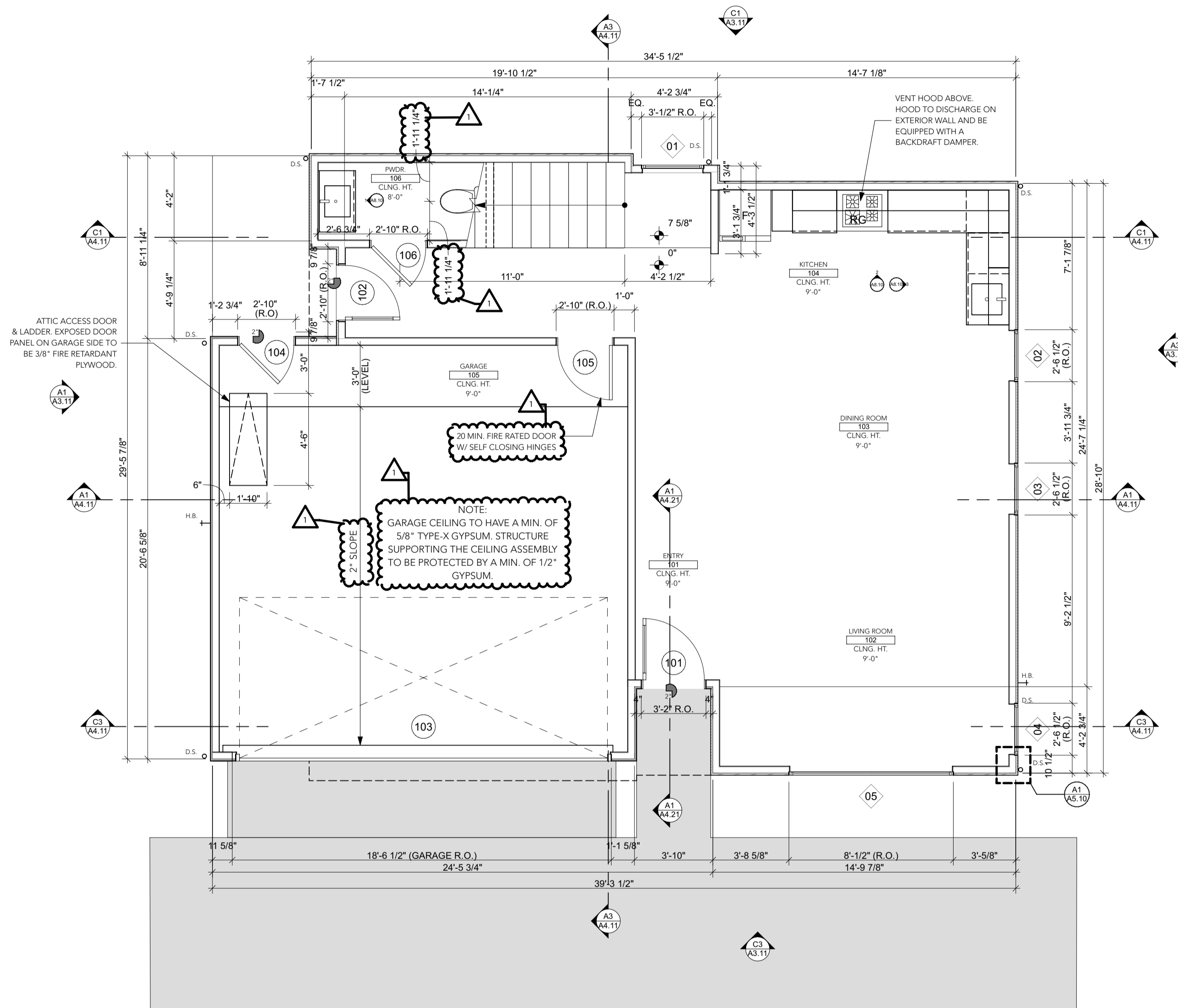
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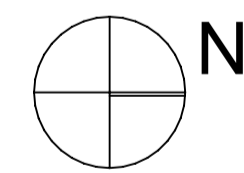
ISSUES/REVISIONS:  
 6/15/22 FOR REGULATORY APPROVAL  
 6/15/22 COH Revisions

SHEET TITLE:  
**FLOOR PLAN - LEVEL 1**

SHEET:  
**A2.11**



**B1 1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



GENERAL NOTES	GARAGE SEPARATION NOTES	HANDRAIL NOTES	GUARD RAIL NOTES
<ul style="list-style-type: none"> <li>-SEE DOOR SCHEDULES FOR DOOR AND DOOR FRAING DETAILS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES</li> <li>-SEE WINDOW SCHEDULES FOR WINDOW AND WINDOW FRAMING DETAILS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES</li> <li>-SEE SPECIFICATIONS FOR ALL PLUMBING FIXTURES AND APPLIANCES</li> <li>-SEE INTERIOR ELEVATIONS, ROOM FINISH SCHEDULE, AND SPECIFICATIONS FOR ALL INTERIOR FINISH MATERIALS AND FINISHES, AND ALL CABINETRY, COUNTER TOPS, AND FINISHES.</li> <li>-SEE EXTERIOR ELEVATIONS AND SPECIFICATIONS FOR EXTERIOR MATERIALS AND FINISHES</li> </ul>	<ul style="list-style-type: none"> <li>-SEPARATION BETWEEN THE RESIDENCE AND GARAGE SHALL BE MAINTAINED BY THE INSTALLATION OF 1/2" (MINIMUM) GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS ON THE GARAGE SIDE.</li> <li>-GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE-X BYPSUM BOARD OR EQUIVALENT PER IRC R309.2</li> <li>-PROVIDE A SELF-CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF 20 MINUTES BETWEEN THE RESIDENCE AND GARAGE. PER SECTION 309.1 2012 IRC.</li> </ul>	<ul style="list-style-type: none"> <li>-HANDRAILS MUST HAVE A MIN. HEIGHT OF 34 INCHES AND A MAX. HEIGHT OF 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED, OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.</li> </ul>	<ul style="list-style-type: none"> <li>-PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE OF 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT WILL RESULT IN A LADDER EFFECT. GUARD AND HANDRAIL TO BE DESIGNED AND INSTALLED TO RESIST A 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.</li> </ul>