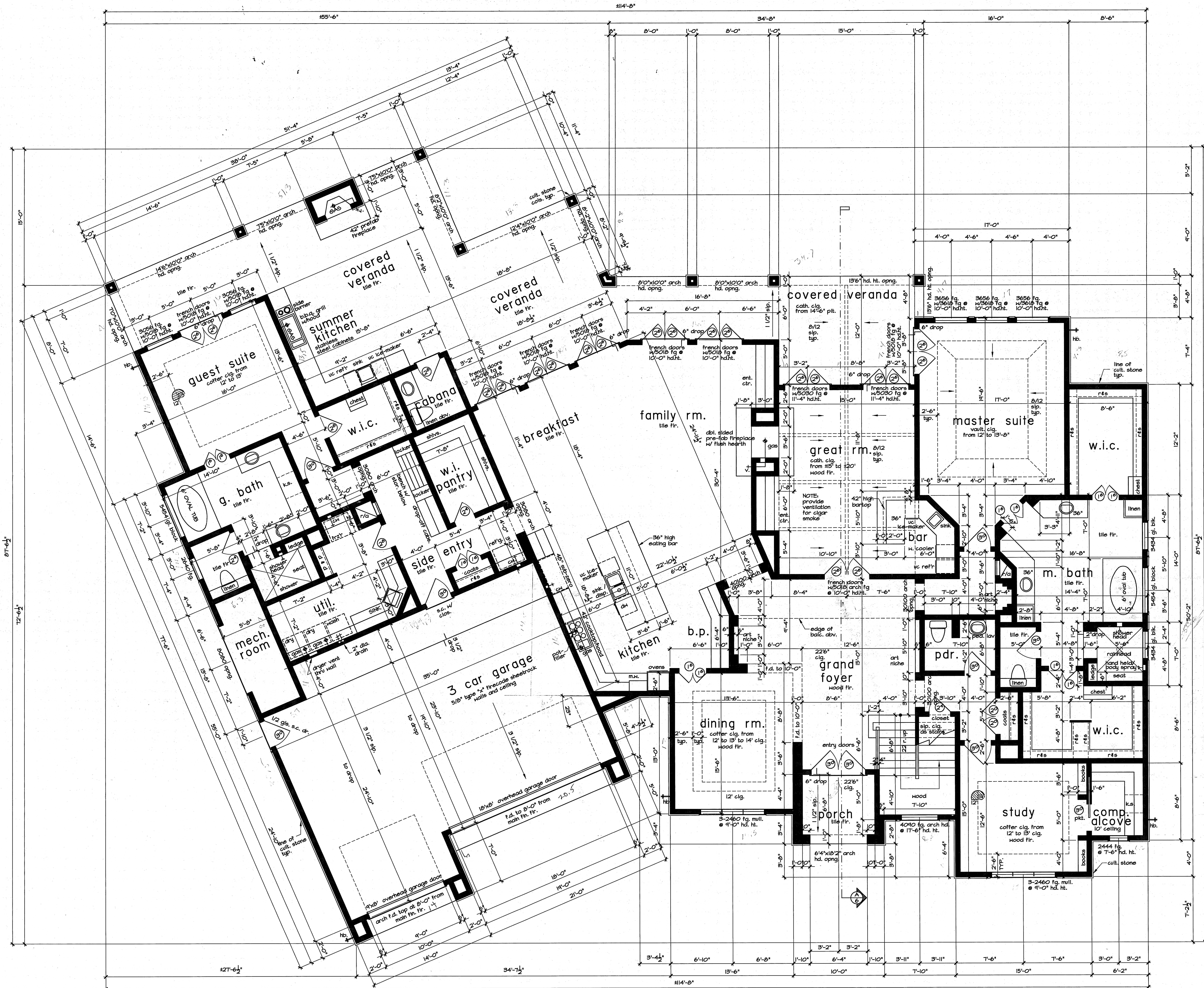




unless otherwise noted

- carpet floors
- gyp. board walls and ceiling
- 12'-0" clg. ht. at first floor (2x6 walls)
- 9'-0" clg. ht. at second floor
- all angles to be 45 degrees
- 1 3/4" i.c. interior doors (6 panel)
- 1 3/4" s.c. exterior doors (see elevation)
- 8'-0" door ht. at first flr.
- 8'-0" door ht. at second flr.
- vinyl clad wood windows (see flr. plans/elevations)
- 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
- all glazing within hazardous locations shall have
- safety glass in compliance with r308 (inc 2000)
- smoke detectors require ilov connection to house
- wiring and battery backup. locations to comply
- with r311 (inc 2000)
- 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
- r308 (inc 2000)
- 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 prefabricated fireplaces to be u.l. & inc 2000 approved
- & a copy of the manuf. installation manual shall
- be available @ job site for inspector's review
- stairways shall comply with r314 (inc 2000)
- handrails to be 34" to 38" abv. nose of tread
- all guardrails and handrails shall comply with
- r315 (inc 2000)
- all guardrails and handrails shall be designed
- for 200 lbs./sq.ft. live load per r301.4 (inc 2000)
- guardrails to be 36" a.f.f. (min.) with balusters
- at 4" o.c. max. per r316 (inc 2000)
- handgripping portion of handrails shall be not
- less than 1 1/4" not more than 2 3/8" in cross
- sectional dimension or the shape shall provide
- and equiv. gripping surface per r315.2 (inc 2000)
- enclose underside of stairwell with 5/8" type "x"
- fire code gyp. board
- size and number of nails connecting wood members
- shall comply with inc 2000 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 r601 (inc 2000).
- 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

bath schedule

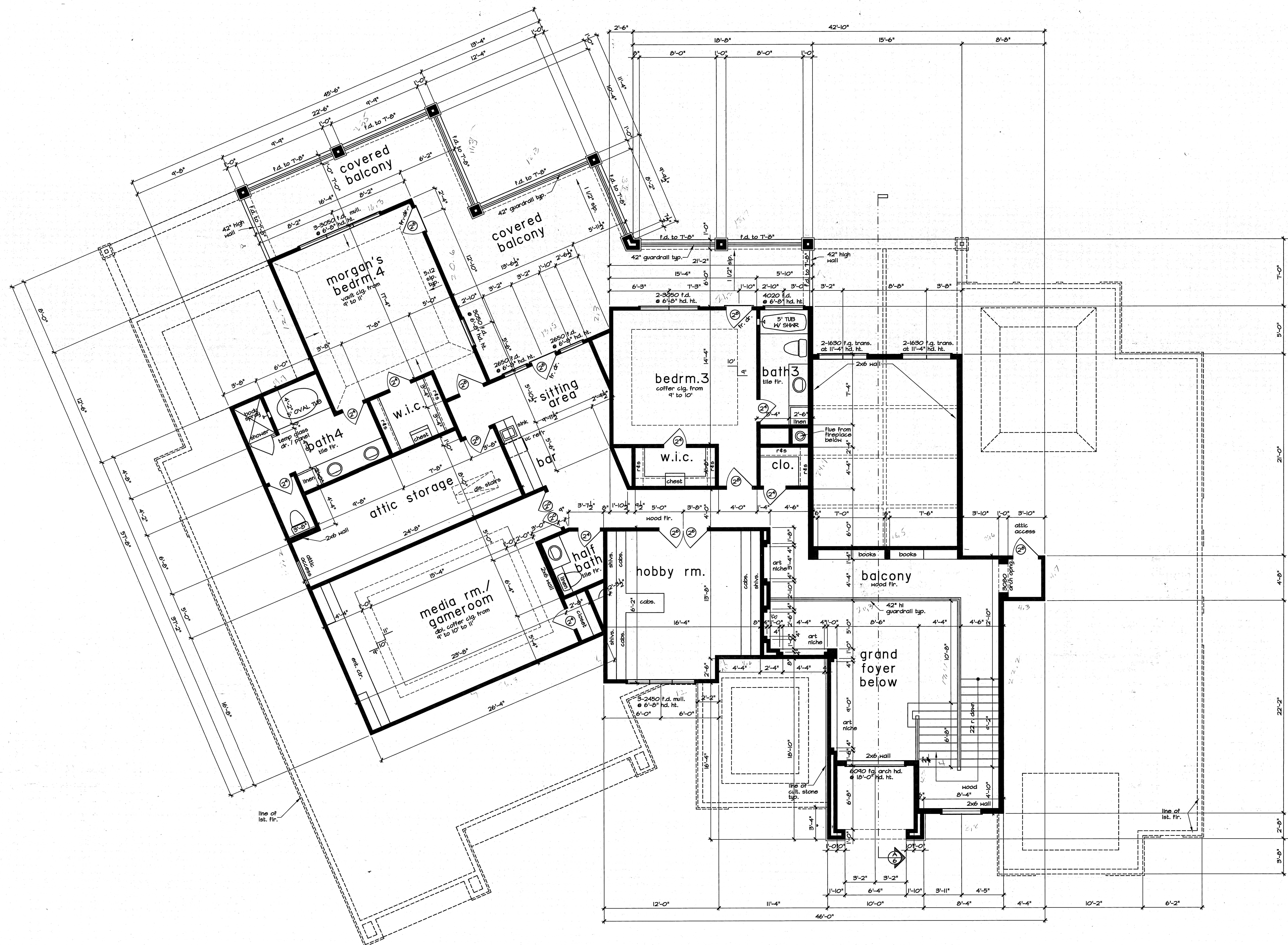
- tile floors (at wet areas)
- tile walls at tub (secondary baths)
- tile full at shower
- synthetic marble counter tops and splashes.
- all glass at tubs and showers shall be tempered
- safety glass and must comply with r308 (inc 2000)
- shower stalls and tub (with shower heads) walls
- to be finished with non absorbent surface to a
- ht. of not less than 72" abv. drain inlet over
- concrete backboard
- all plumbing fixtures shall be spaced per
- r301.2 (inc 2000)

square footage

FIRST FLOOR	4384
SECOND FLOOR	2313
LIVING AREA	6702
GARAGE/PORTICO	1015
COV. PAVILION/VERANDA	1176
COV. BALCONY	658
COVD PORCH	67
TOTAL COV. AREA	9618

FIRST FLOOR PLAN

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



unless otherwise noted

- carpet floors
- app. board walls and ceiling
- 12'-0" clg. ht. at first floor (2x6 walls)
- 9'-0" clg. ht. at second floor
- all angles to be 45 degrees
- 1 3/8" h.c. interior doors (6 panel)
- 1 3/4" s.c. exterior doors (see elevation)
- 8'-0" door ht. at first flr.
- 8'-0" door ht. at second flr.
- vinyl clad wood windows (see flr. plans/elevations)
- 8'-0" header ht. at first flr.
- 7'-8" header ht. at second flr.
- 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
- all glazing within hazardous locations shall have safety glass in compliance with r308 (inc. 2000)
- smoke detectors require 110v connection to house wiring and battery backup, locations to comply with r311 (inc. 2000)
- 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 r309 (inc. 2000)
- 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. & inc. 2000 approved & a copy of the manuf. installation manual shall be available @ job site for inspector's review
- stairways shall comply with r314 (inc. 2000)
- handrails to be 34" to 38" abv. nose of tread
- all guardrails and handrails shall comply with r315 (inc. 2000)
- all guardrails and handrails shall be designed for 200 lbs./sq.ft. live load per r301.4 (inc. 2000)
- guardrails to be 36" a.f.f. (min.) with balusters at 4' o.c. max. per r316 (inc. 2000)
- handgripping portion of handrails shall be not less than 1 1/4" not more than 2 5/8" in cross sectional dimension or the shape shall provide and equiv. gripping surface per r315.2 (inc. 2000)
- enclose underside of stairwell with 5/8" type "x" fire code app. board
- size and number of nails connecting wood members shall comply with inc. 2000 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 34" r.o.) & shall comply with r601 (inc. 2000). Individual stair treads shall be designed for uniformly distributed live load or a 550 lb. concentrated load acting over an area of 4 sq. inches, whichever produces the greatest stress

bath schedule

- tile floors (at wet areas)
- tile walls at tub (secondary baths)
- tile full at shower
- synthetic marble counter tops and splashers
- all glass at tubs and showers shall be tempered safety glass and must comply with r308 (inc. 2000)
- 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 backboard.
- all plumbing fixtures shall be spaced per r301.2 (inc. 2000)

SECOND FLOOR PLAN

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