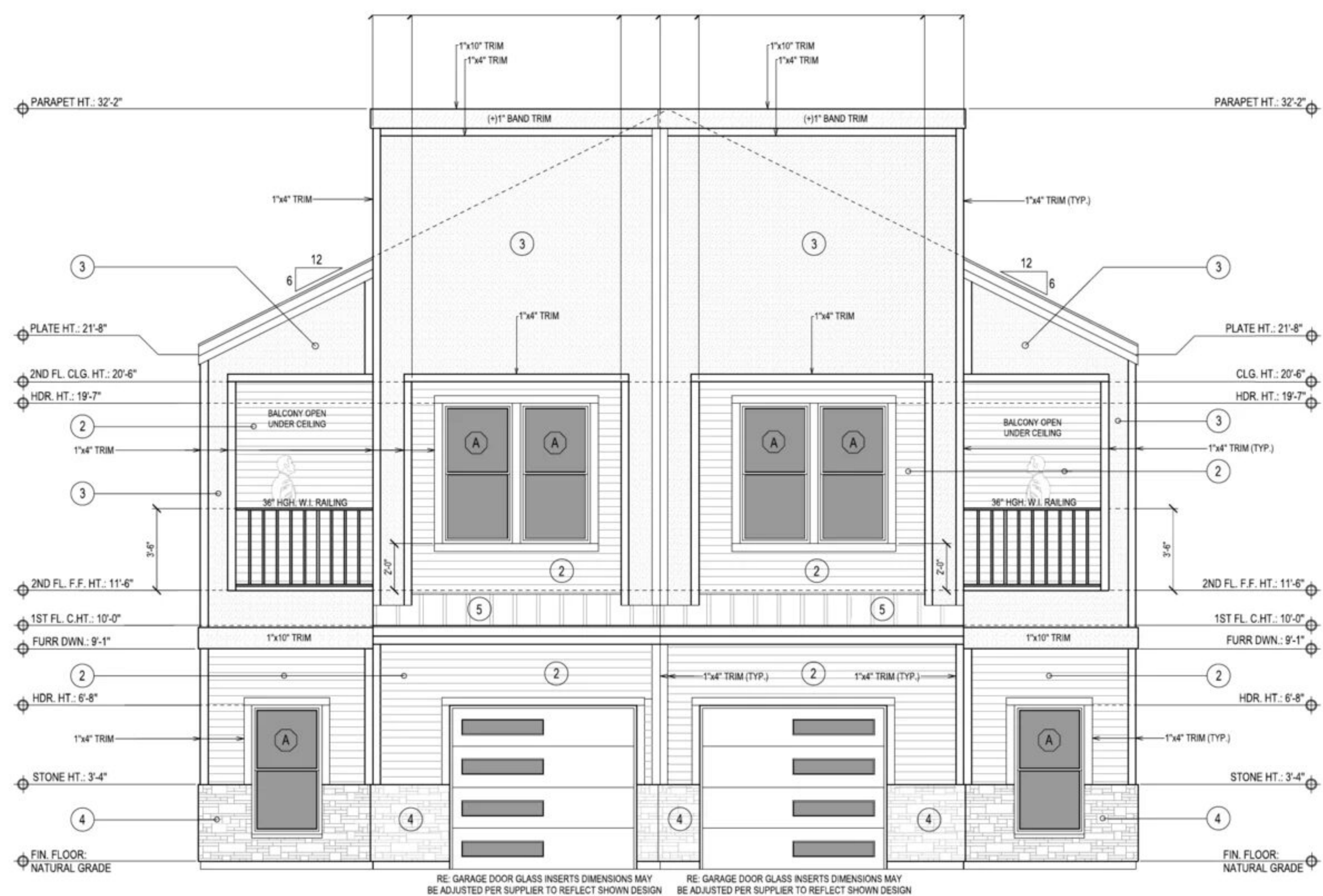
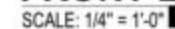
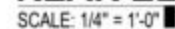




FRONT ELEVATION

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



PLUMBING @ FIRE RATED WALLS

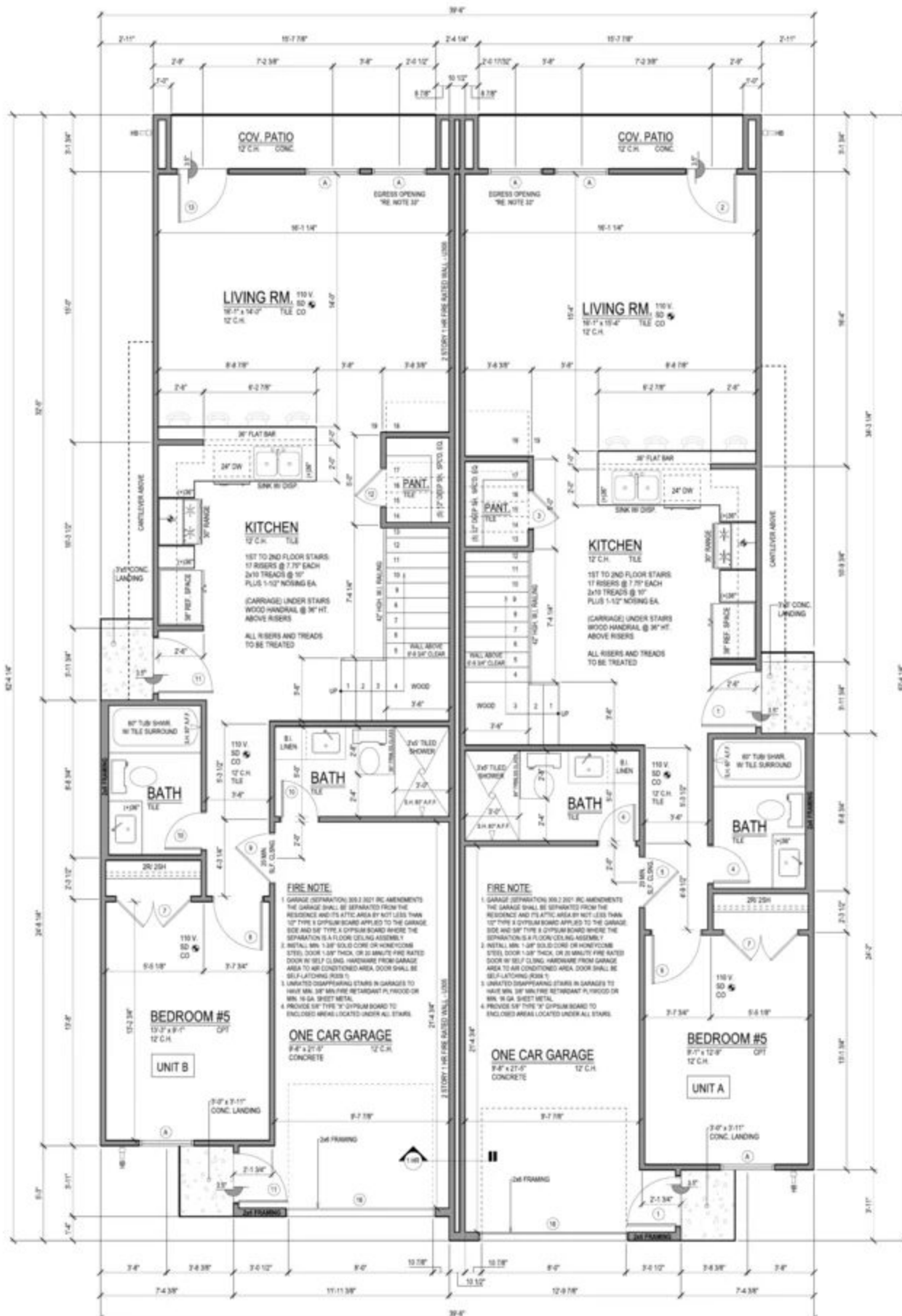
IN THE DISTANCE NO SECONDARY (FIRE) WALL IS SHOWN ON PLANS. NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN FIRE RATED WALLS. PLACE IN SIDE WALLS WHERE APPLICABLE.

MISC. FLOOR PLAN NOTES

PROVIDE 2" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECH. EQUIP. LOCATED IN ATTIC. MAX. DIST. FROM ATTIC ACCESS TO EQUIP. SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIP. IN ATTIC.

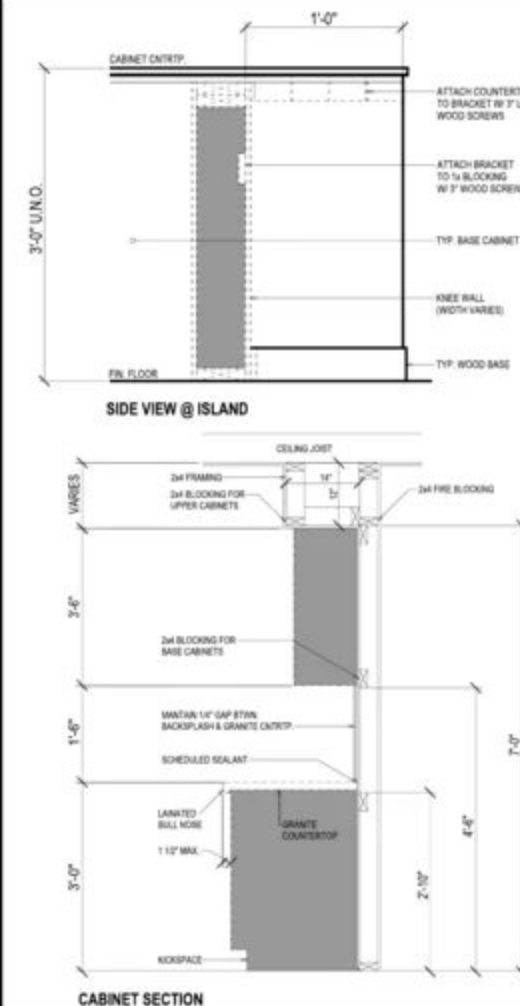
ALL GAS VALVES- 90° TURN BEFORE THE APPLIANCE.

ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.

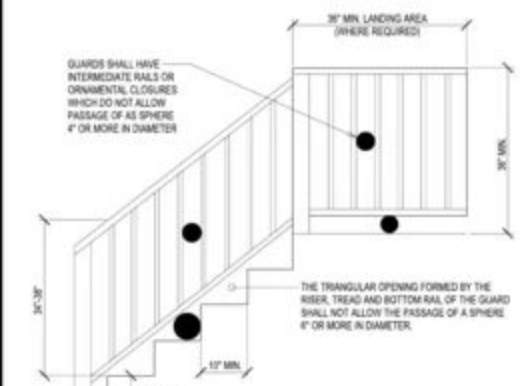


1ST FLOOR PLAN

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



KITCHEN CABINET SECTION & ISLAND



STAIR NOTES

- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESS.
- GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

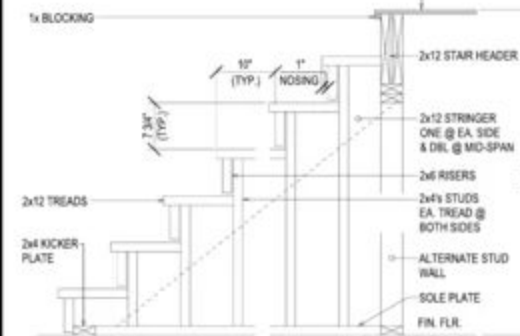
STAIRS:
1ST TO 2ND FLOOR STAIRS:
18 RISERS @ 7 7/8" EACH
24" TREADS @ 10" PLUS 1" NOSING EA.

2ND TO 3RD FLOOR STAIRS: NA

WOOD HANDRAIL @ 36" HT. ABOVE RISER
ALL RISER AND TREADS TO BE TREATED

STAIR NOTES:
HORIZONTAL 16" TO EXTEND PAST
GRIP. RD. 3/4" & FAST NOSING OF
TREADS 3/4". ALSO ROUTED ON 3 SIDES

VERTICAL 16" TO EXTEND PAST
GRIP. RD. 3/4" & SHOULD BE ROUTED ON 2 SIDES



STAIR DETAILS

SCALE: N.T.S.

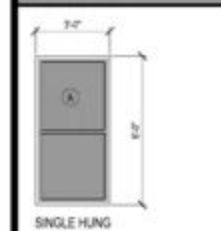
WINDOW SCHEDULE

UNITS A & B

MARK	COUNT	SIZE (FT. / IN.)	TYPE	REMARKS
(A)	18	3'-0" x 6'-0"	S	

FRAME TYPE: VINYL FRAME COLOR: BLACK/ MAX SHGC: 0.25/ U-FACTOR: 0.350

WINDOW TYPE



ABBR.

S.H. = SINGLE HUNG
S.L.D. = SLIDING
F.W.D. = FIXED
T.W.M. = TWIN MULLED
D.P. = DOUBLE PANE
L.E. = LOW E
F.R.S.T. = OBSCURED

WINDOW NOTES

- PROVIDE SCREEN AT ALL OPERABLE PORTIONS OF ALL WINDOWS.
- ALL WINDOW HEADER HEIGHTS TO BE 6'-0" A.F.F. U.O.D.
- WHERE SILLS OF OPERABLE WINDOWS ARE LOCATED MORE THAN 12" ABOVE THE ADJACENT FINISH SURFACE GRADE, AND LESS THAN 24" ABOVE THE FINISHED FLOOR LEVEL OF THE UNIT, PERMANENT SASH STOPS SHALL BE PROVIDED TO PREVENT LOWER SASH FROM OPENING BEYOND 12".
- SEE ELEVATIONS FOR ALL MULLED WINDOW ARRANGEMENTS.
- GLASS BLOCK WINDOWS SHALL HAVE A MIN. 60 MINUTE FIRE RATING.

DOOR SCHEDULE

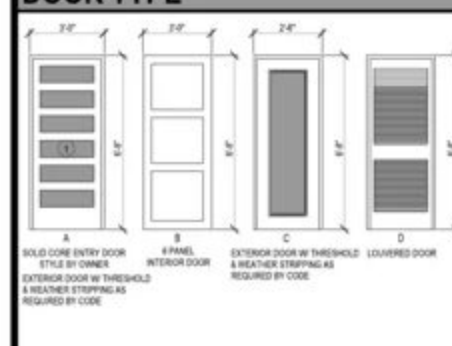
UNITS A & B

MARK	TYP.	MATL.	SIZE & DESCRIPTION	D
(1)	A	WD/SC	3'-0" x 6'-0"	1'-3/4"
(2)	C	MTL/FL	2'-8" x 6'-8" RH	1'-3/4"
(3)	B	WD/SC	2'-0" x 6'-8" O.S.	1'-3/4"
(4)	B	WD/SC	2'-0" x 6'-8" RH	1'-3/4"
(5)	G	WD/SC	2'-8" x 6'-8" 20 MIN. / SELF CLOSING	1'-3/8"
(6)	B	WD/SC	2'-8" x 6'-8" RH	1'-3/4"
(7)	E	WD/SC	(2'-0" x 6'-8") PAIR O.S.	1'-3/4"
(8)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"
(9)	G	WD/SC	2'-8" x 6'-8" 20 MIN. / SELF CLOSING	1'-3/8"
(10)	B	WD/SC	2'-0" x 6'-8" LH	1'-3/4"
(11)	B	WD/SC	2'-0" x 6'-8" LH	1'-3/4"
(12)	B	WD/SC	2'-0" x 6'-8" O.S.	1'-3/4"
(13)	C	MTL/FL	2'-8" x 6'-8" PAIR O.S.	1'-3/4"
(14)	E	WD/SC	(2'-0" x 6'-8") PAIR O.S.	1'-3/4"
(15)	C	MTL/FL	2'-8" x 6'-8" LH	1'-3/4"
(16)	B	WD/SC	2'-0" x 6'-8" RH	1'-3/4"
(17)	B	WD/SC	2'-8" x 6'-8" OUTSWING	1'-3/4"
(18)	H	8'-0" x 6'-8" SERIES 281 (NON-INSULATED) METAL O.H. GARAGE DOOR		

DOOR DESCRIPTION & NOTES

R.P.	COMMENTS/REMARKS
R.P. = RAISED PANEL M.R. = MIRROR PANEL W.D. = WOOD HOLLOW CORE W.D. S.C. = WOOD CORE P.C.T. = POCKET DOOR M.T.L. = METAL S.L.D. = SLIDING L.V.R. = LOUVERED F.L.A. = FULL LITE	DOOR MARKED '1' SHALL HAVE FROSTED GLASS INSERTS PER FRONT ELEVATION. ALL INTERIOR DOORS SHALL BE MASONRY PANELED DESIGN.

DOOR TYPE



TYP. MOUNTING HEIGHTS

TYPE	HEIGHT
SHOWER HEAD 6'-0" AFF	
CERAMIC TILE SURROUND LINO 7'-0" AFF	
CERAMIC SOAP DISH 2'-0" AFF	
2" TUBEL BAR OUTSIDE TUB LINO 6'-0" AFF	
2" TUBEL BAR INSIDE TUB LINO 5'-0" AFF	
OUTLETS @ VANITY 2'-4" AFF	
TOILET PAPER HOLDER 2'-0" AFF	

UNIT FINISH NOTES

TYPICAL COUNTER TOP SURFACES	FINISH
KITCHEN SLAB - GRANITE OR QUARTZ	TYPE 1
BATHROOMS - GRANITE OR QUARTZ	TYPE 2
TYPICAL FLOOR FINISHES (1ST LEVEL)	
BATHROOM - CERAMIC WOOD PLANK	TYPE 3
BEDROOMS & CLOSETS - CERAMIC WOOD PLANK	TYPE 4
KITCHEN - CERAMIC WOOD PLANK	TYPE 5
FAMILY ROOM - CERAMIC WOOD PLANK	TYPE 6
TYPICAL FLOOR FINISHES (2ND FLOOR)	
BATHROOM - CERAMIC WOOD PLANK	TYPE 7
UTILITY - CERAMIC WOOD PLANK	TYPE 8
BEDROOMS & CLOSETS - CARPET	TYPE 9

DOOR NOTES

- ALL GLASS IN DOORS TO BE TEMPERED. PROVIDE 1/4" GLAZING IN FIRE RATED DOORS TO BE FIRE R.
- PROVIDE SELF CLOSING DEVICES OR CLOSERS AT SCHEDULE.
- REFER TO UNIT DWGS FOR INTERIOR CASING TR.
- DOOR JAMBS AT UNITS SIZES TO ACCEPT MAXIM.
- PROVIDE LEVER TYPE HARDWARE @ ALL UNITS EN.
- PROVIDE WEATHER STRIPPING, SWEEP AND BASH EXTERIOR SPACES.
- ALL INTERIOR BEDROOM DOORS SHALL HAVE PIR.
- EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR & DEADBOLT.
- EXTERIOR ENTRY & GARAGE ENTRY DOOR SHAL & THRESHOLD.

FLOOR PLAN NO

- 12' CEILING HT. @ 1ST FLOOR W/ 7'-0" WINDOW HT.
- 9' CEILING HT. @ 2ND FLOOR W/ 6'-0" WINDOW HT.
- 3' x 6' PANEL MASONRY INTERIOR DOORS 6'-0"
- 3' x 6' PANEL MASONRY INTERIOR DOORS 6'-0"
- 3' x 6' PANEL MASONRY INTERIOR DOORS 6'-0"
- 1' x 4' SOLID CORE EXTERIOR DOORS (REFER TO LITE DETAIL)
- SMOKE DETECTORS SHALL BE HARDWIRED AND BATTERY BACK UP
- LOCATE ELECTRIC WATER HEATERS PER PLUMB WITH 2021 IRC REQUIREMENTS (SEE PLUMBING)
- ALL FRAMING MATERIAL TO BE 4X4 OR 4X6
- ALL STUDS TO BE 2X4 GRADE FIR.
- ALL BEAMS TO BE 4X4 SD SYP.
- 1' x 12' 6" DIMEN PLYWOOD SUBFLOOR WITH PAMEL.
- ALL EXTERIOR WALLS AND MAIN PARTITIONS (L.C.) EFFECTIVELY BRACED AT EACH END OR AS NEA AND AT LEAST 25'-0" OF LENGTH.
- YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.
- BEDROOM WINDOWS TO HAVE 5'-0" TO 6'-0" NET S.
- AND 24" MINIMUM CLEAR OPENINGS. MAXI STRUCTURAL BEAMS AND HEADERS GREATER DOUBLE FLOOR JOIST UNDER PARALLEL WALLS.
- SIZE AND NUMBER OF NAILS CONNECTING WOI COMPLY WITH STRUCTURAL FRAMING PLANS.
- ALL HEADER BEAMS TO BE 2X12 (NO. U.N.O.)
- WHEN GAS IS USED IN UTILITY ROOM PROVIDE DRYING AIR (LOUVERED DOOR).
- UNLESS OTHERWISE PERMITTED OR REQUIRED INSTALLATION INSTRUCTIONS OR APPROVED BY DOMESTIC DRYER MANUFACTURER EXHAUST DUCTS TOTAL COMBINED HORIZONTAL AND VERTICAL INCLUDING TWO 90 DEGREE ELBOWS TWO FEET FOR EACH 90 DEG. ELBOW IN EXCESS OF TWO.
- ATTIC ACCESSES ARE PROVIDED ON PLAN TO E EQUIPMENT ONLY (REFER TO LOAD NOTES)
- NO PLASTIC PIPING SHALL BE USED FOR WATER
- ALL STD WALLS NOT LATERALLY BRACED AT 7' 36" 2X4 STUDS @ 16" O.C.
- ALL WALLS 10' OR HIGHER TO BE LATERALLY BR
- ALL MECHANICAL EXHAUSTS SHALL TERMINATE GLAZING IN HAZARDOUS LOCATIONS SHALL CO FOLLOWING LOCATIONS SHALL BE CONSIDERE LOCATIONS FOR THE PURPOSE OF GLAZING, AT A GLAZING INSIDE HINGED DOORS EXCEPT JAL INDIVIDUAL FIXED OR OPERABLE PANEL ADJAC NEAREST VERTICAL EDGE IS WITHIN A 24-INCH POSITION AND WHOSE BOTTOM EDGE IS LESS FLOOR OR WALKING SURFACE. GLAZING IN WA LANDINGS OR WITHIN 48-INCHES OF THE TOP A WHERE THE BOTTOM EDGE OF THE GLASS IS U THE WALKING SURFACE.

BATH NOTES

- TILE FLOORS
- TILE TALLS AT TUB ADJACENT TO CEILING
- TILE FULL AT SHOWERS
- SYNTHETIC MARBLE DECK AND SPLASH
- ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERE SAFETY GLASS AND MUST COMPLY W/ 2021 IRC W/ C-1
- SHOWER STALLS AND TUB WALLS TO BE FINISHED W/ WATERPROOF SHEETROCK (GREENBOARD)
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY R OR MECHANICAL MEANS AND COMPLY W/ 2021 IRC W/

MILLWORK NOTI

- ALL UNITS WITHIN CABINETS AND CASEWORK TO E PROVIDE GLASS SHELVES MIN. 1/4" TEMPERED GLAZ UNDERMOUNT LIGHTING @ KITCHEN & PANTRY CABE
- UNLESS OTHERWISE NOTED, ALL CABINETS TO BE PA MARBLE COUNTERTOPS WITH TILE BACKSPLASHES. ADDITIONAL INFORMATION.

SMOKE/ CARBON

- PROVIDE ONE SMOKE/ CARBON MONITOR DETECTOR 4 ONE IN EACH CORNER ACCESSING BEDROOMS & IN B LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INTERIO ONE IS TRIPPED THEY ALL WILL SOUND BATTERY

EMERGENCY ESCAPE & RESCUE

- BASINMENTS AND EVERY SLEEPING ROOM SHALL HAVE EMERGENCY ESCAPE AND RESCUE OPENING
- WHERE EMERGENCY ESCAPE AND RESCUE OPENING A HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE F
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS RHP OPENING OF 5' 7" WITH AN EXCEPTION OF GRADE FL THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 2
- THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 2
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL E ADJACENT OF THE ROOM WITHOUT THE USE OF KEYS TO

AREA CALCUL

FLOOR PLAN	AREA
1ST FLOOR LIVING	1,111.39
2ND FLOOR LIVING	1,111.39
TTL LIVING (BLDG)	2,222.78
COVERED PATIO	1,111.39
COVERED BALCONY	1,111.39
ONE CAR GARAGE	1,111.39
COVERED AREA (PER UNIT)	1,111.39
TOTAL BLDG. COVERED AREA	2,222.78
TOTAL BLDG. CONCRETE	2,222.78

PLUMBING @ FIRE RATED WALLS

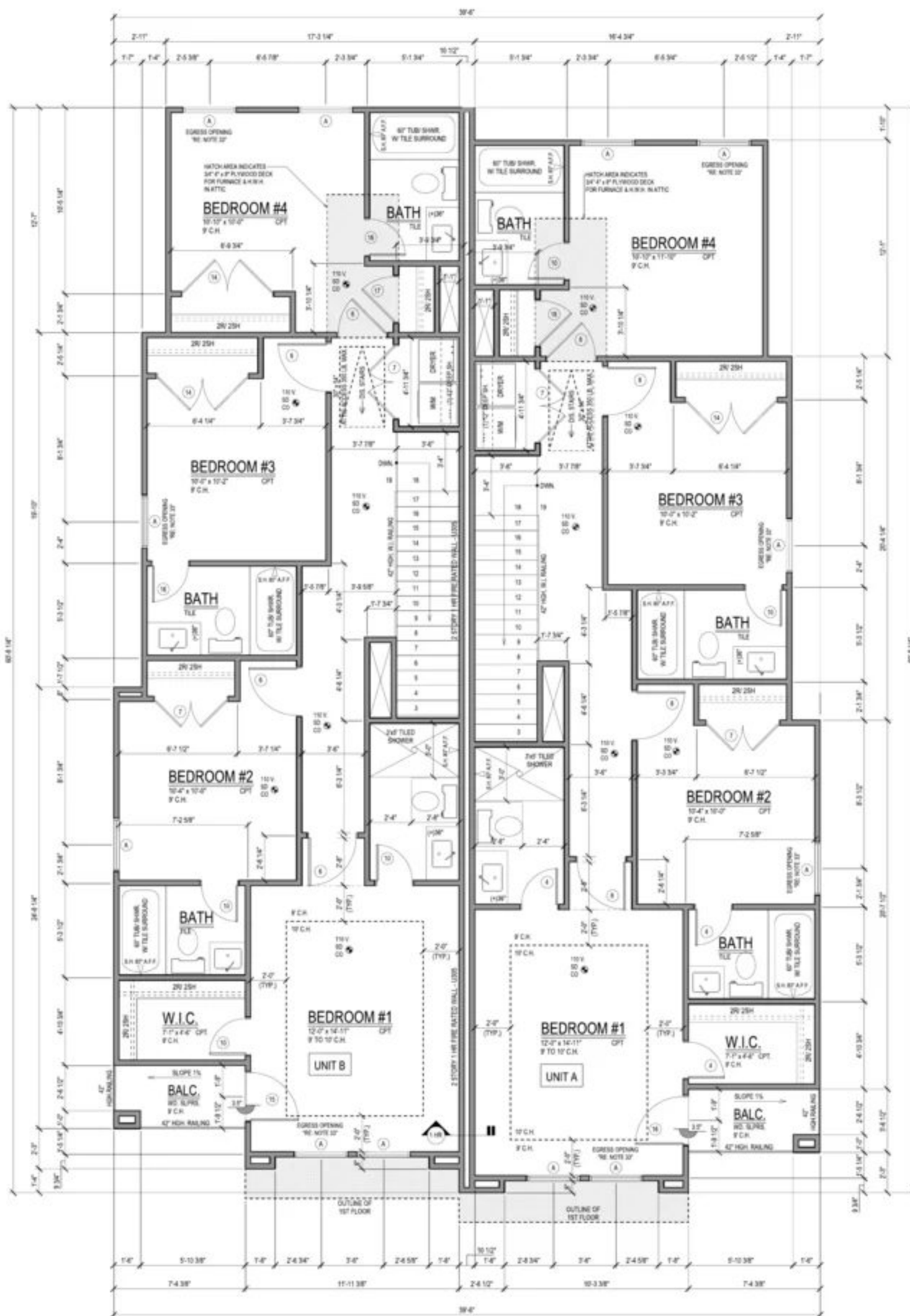
IN THE INSTANCES NO SECONDARY PLUMBING IS SHOWN ON PLANS. NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN FIRE RATED WALLS. PLACE IN SIDE WALLS WHERE APPLICABLE.

MISC. FLOOR PLAN NOTES

PROVIDE 2" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECH. EQUIP. LOCATED IN ATTIC. MAX. DIST. FROM ATTIC ACCESS TO EQUIP. SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIP. IN ATTIC.

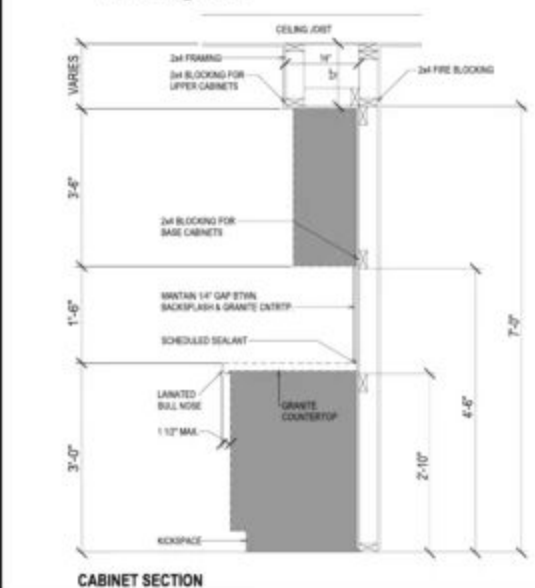
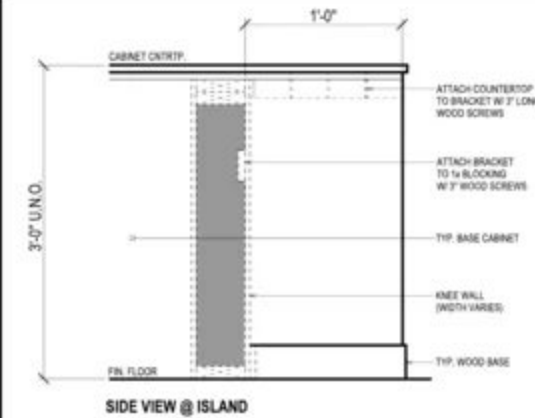
ALL GAS VALVES 14" TURN BEFORE THE APPLIANCE.

ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.

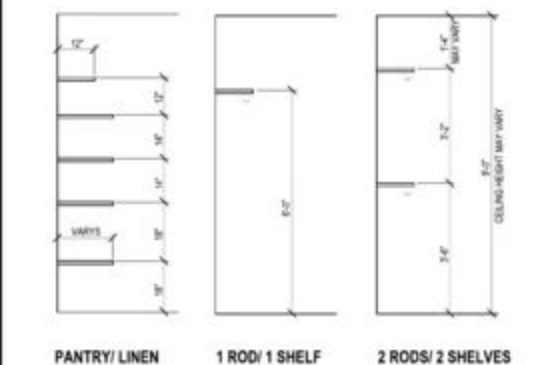


2ND FLOOR PLAN

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



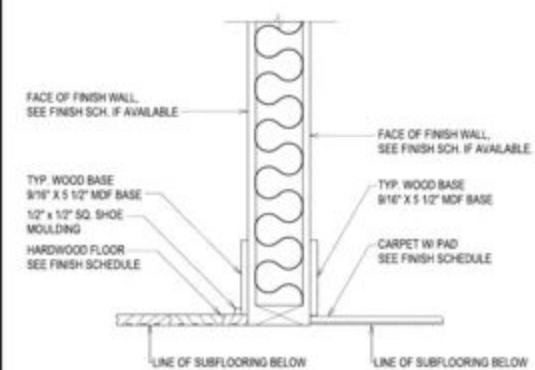
KITCHEN CABINET SECTION & ISLAND



TYP. SHELF HEIGHTS

SCALE: N.T.S.

NOTE:
VERIFY ALL INTERIOR TRIM SPECIFICATIONS WITH INTERIORDESIGNER & HOME OWNERS PRIOR TO CONSTRUCTION. DETAILS ARE SHOWN FOR GRAPHIC PURPOSES ONLY.



TYP. BASEBOARD TRIM

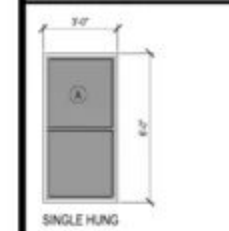
SCALE: N.T.S.

WINDOW SCHEDULE

UNIT	MARK	COUNT	SIZE (FT. / IN.)	TYPE	REMARKS
A	16	1	3'-0" x 6'-0"	SH	ATTACH COUNTERTOP TO BRACKET W/ 3" LONG WOOD SCREWS
	17	1	3'-0" x 6'-0"	SH	ATTACH BRACKET TO 1/4" BLOCKING W/ 3" WOOD SCREWS

FRAME TYPE: VINYL FRAME COLOR: BLACK MAX SHGC: 0.25 U-FACTOR: 0.350

WINDOW TYPE



ABBR.

S.H. = SINGLE HUNG
S.D. = SLIDING
T.W.M. = TWIN MULLED
D.P. = DOUBLE PANE
L.E. = LOW E
FRST. = OBSCURED

WINDOW NOTES

- 1) PROVIDE SCREENS AT ALL OPERABLE PORTIONS OF ALL WINDOWS.
- 2) ALL WINDOW HEADER HEIGHTS TO BE 6'-0" A.F.F. U.N.D.
- 3) WHERE SILLS OF OPERABLE WINDOWS ARE LOCATED MORE THAN 12" ABOVE THE ADJACENT FINISH SURFACE GRADE AND LESS THAN 24" ABOVE THE FINISHED FLOOR LEVEL OF THE UNIT, PERMANENT SASH STOPS SHALL BE PROVIDED TO PREVENT LOWER SASH FROM OPENING BEYOND 312".
- 4) SEE ELEVATIONS FOR ALL MULLED WINDOW ARRANGEMENTS.
- 5) GLASS BLOCK WINDOWS SHALL HAVE A MIN. 60 MINUTE FIRE RATING.

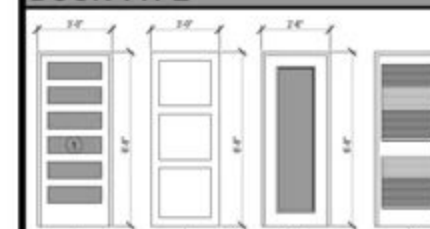
DOOR SCHEDULE

UNITS A & B				
MARK	TYP.	MATL.	SIZE & DESCRIPTION	
			W x H	
1	A	WD/SC	3'-0" x 6'-8"	
2	C	MTU/FL	2'-8" x 6'-8" RH	
3	B	WD/SC	2'-0" x 6'-8" O.S.	
4	B	WD/SC	2'-0" x 6'-8" RH	
5	G	WD/SC	2'-8" x 6'-8" 20 MIN / SELF CLOSING	
6	B	WD/SC	2'-8" x 6'-8" RH	
7	E	WD/SC	(2) 2'-0" x 6'-8" PAIR / O.S.	
8	B	WD/SC	2'-8" x 6'-8" LH	
9	G	WD/SC	2'-8" x 6'-8" 20 MIN / SELF CLOSING	
10	B	WD/SC	2'-0" x 6'-8" LH	
11	B	WD/SC	2'-0" x 6'-8" LH	
12	B	WD/SC	2'-0" x 6'-8" O.S.	
13	C	MTU/FL	2'-8" x 6'-8" LH	
14	E	WD/SC	(2) 2'-0" x 6'-8" PAIR / O.S.	
15	C	MTU/FL	2'-8" x 6'-8" LH	
16	B	WD/SC	2'-0" x 6'-8" RH	
17	B	WD/SC	2'-0" x 6'-8" O.S. OUTSWING	
18	H	6'-0" x 6'-8" SERIES 281 (NON-INSULATED) METAL O.H. GARAGE DOOR		

DOOR DESCRIPTION & NOTES

R.F.	COMMENTS/REMARKS
R.F. = RAISED PANEL M.R. = MIRROR PANEL H.D. = HOLLOW CORE W.D. = WOOD CORE P.O.D. = POCKET DOOR M.T. = METAL S.D. = SLIDING L.V. = LOUVERED F.L. = FULL LITE	DOOR MARKED '1' SHALL HAVE FROSTED GLASS INSERTS PER FRONT ELEVATION. ALL INTERIOR DOORS SHALL BE MASONRY PANELED DESIGN.

DOOR TYPE



TYP. MOUNTING HEIGHTS	UN
DOOR HEAD 6'-10" AFF	TYP.
CERAMIC TILE SURROUND 1'-0" AFF	KTZ
CERAMIC SOAP DISH 3'-0" AFF	BATH
24" TUB/SHOWER TUB LUNG 4'-0" AFF	TYP.
24" TUB/SHOWER TUB LUNG 4'-0" AFF	BATH
TOILET PAPER HOLDER 2'-0" AFF	KTZ

UNIT FINISH NOTES

TYP. FLOOR FINISHES (1ST LEVEL)	UN
BATHROOM - CERAMIC WOOD PLANK	TYP.
BEDROOM & CLOSETS - CERAMIC WOOD PLANK	BAC
KITCHEN - CERAMIC WOOD PLANK	PAK
FAMILY ROOM - CERAMIC WOOD PLANK	BUL
TYPICAL FLOOR FINISHES (2ND LEVEL)	
BATHROOM - CERAMIC WOOD PLANK	TYP.
BEDROOM & CLOSETS - CERAMIC WOOD PLANK	BAC
UTILITY - CERAMIC TILE	KTZ
BEDROOMS & CLOSETS - CARPET	KTZ

DOOR NOTES

1. ALL GLASS IN DOORS TO BE TEMPERED. PROVIDE 1/4" GLAZING IN FIRE RATED DOORS TO BE FIRE R.
2. PROVIDE SELF CLOSING HINGES OR CLOSERS AT SCHEDULE.
3. REFER TO UNIT DWGS FOR INTERIOR CASING TRS.
4. DOOR JAMB AT UNITS B210 TO ACCEPT MAKING.
5. PROVIDE LEVER TYPE HARDWARE @ ALL UNITS EN.
6. PROVIDE WEATHER STRIPPING, SWEEP AND BARI.
7. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR & DEADBOLT.
8. ALL INTERIOR BEDROOM DOORS SHALL HAVE PH.
9. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR & DEADBOLT.
10. EXTERIOR ENTRY & GARAGE ENTRY DOOR & THRESHOLD.

AREA CALCUL

FLOOR PLAN	UN
1ST FLOOR LIVING	1
2ND FLOOR LIVING	1
TTL. LIVING (BLDG)	2
COVERED PATIO	1
COVERED BALCONY	1

ONE CAR GARAGE	UN
COVERED AREA (PER UNIT)	1
TOTAL BLDG. COVERED AREA	2
TOTAL BLDG. CONCRETE	2

FLOOR PLAN NO

1. 12' CEILING HT. @ 1ST FLOOR W/ 7'-0" WINDOW HT.
2. 9' CEILING HT. @ 2ND FLOOR W/ 6'-0" WINDOW HT.
3. 1 3/4" 6 PANEL MASONRY INTERIOR DOORS, 6'-0"
4. 1 3/4" 6 PANEL MASONRY EXTERIOR DOORS, 6'-0"
5. 1 3/4" SOLID CORE EXTERIOR DOORS (REFER TO LITE DETAIL).
6. SMOKE DETECTORS SHALL BE HARDWIRED AND BATTERY BACK UP.
7. LOCATE ELECTRIC WATER HEATERS PER PLUMB WITH 2021 IRC REQUIREMENTS (SEE PLUMBING).
8. ALL FRAMING MATERIAL TO BE 42 KD 15 SOUTH.
9. ALL STUDS TO BE STUD GRADE FIR.
10. ALL BEAMS TO BE 42 KD SYP.
11. 1 1/8" 5/8" MCM PLYWOOD SURFLOOR WITH PANEL 1.
12. ALL EXTERIOR WALLS AND PARTITIONS (E.C.) EFFECTIVELY BRACED AT EACH END, OR AS NEAR AND AT LEAST 20'-0" OF LENGTH.
13. YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.
14. BEDROOM WINDOWS TO HAVE 5.7 SQ. FT. NET FR. AND 24" HIGH MINIMUM CLEAR OPENINGS. MAKE.
15. PROVIDE 2 - 24" VERTICAL SUPPORT MIN. UNDER STRUCTURAL BEAMS AND HEADERS GREATER 1.
16. DOUBLE FLOOR JOIST UNDER PARALLEL WALL.
17. SIZE AND NUMBER OF WALLS CONNECTING NOT COMPLY WITH STRUCTURAL FRAMING PLANS.
18. ALL HEADER BEAMS TO BE 2-2x12 (RD.) U.N.D. J.
19. WHEN GAS IS USED IN UTILITY ROOM PROVIDE DRYING AIR EXHAUST DOOR.
20. UNLESS OTHERWISE PERMITTED OR REQUIRED BY DOMESTIC DRYER WORKTUBE EXHAUST DUCTS TOTAL COMBINED HORIZONTAL AND VERTICAL INCLUDING TWO 90 DEGREE ELBOWS, TWO FEET FOR EACH 90 DEG. ELBOW IN EXCESS OF TWO.
21. ATTIC ACCESSES ARE PROVIDED ON PLAN TO 1 EQUIPMENT ONLY (REFER TO LOAD NOTES).
22. IF GAS IS USED AT COOKTOP, INSTALL PER 80 U.
23. PROVIDE DOUBLE SOLE PLATES THROUGHOUT.
24. PROVIDE SAFETY GLASS IN ALL EXTERIOR DOOR.
25. FLOOR DRAIN PIPING IN UTILITY ROOM NOT TO SANITARY BOWEN.
26. NO PLASTIC PIPING SHALL BE USED FOR WATER.
27. ALL STUD WALLS NOT LATERALLY BRACED AT 1 BE 2x4 STUDS @ 16" O.C.
28. ALL WALLS 10' OR HIGHER TO BE LATERALLY BRACED.
29. ALL MECHANICAL EXHAUSTS SHALL TERMINATE IN HAZARDOUS LOCATIONS SHALL CO.
30. FOLLOWING LOCATIONS SHALL BE CONSIDERED LOCATIONS FOR THE PURPOSE OF GLAZING, A: A. GLAZING INSIDE HINGED DOORS EXCEPT JAL.
31. INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT NEAREST VERTICAL EDGE IS WITHIN 24-INCH POSITION AND VERTICAL BOTTOM EDGE IS WITHIN 1'-0" FLOOR OR WALKING SURFACE. GLAZING IN W/L.
32. GLAZING IN W/L LANDINGS OR WITHIN 60-INCHES OF THE TOP A WHERE THE BOTTOM EDGE OF THE GLASS IS U THE WALKING SURFACE.

BATH NOTES

1. TILE FLOORS
2. TILE TALLS AT TUB ALLOWED TO CEILING.
3. TILE FULL AT SHOWERS.
4. SYNTHETIC MARBLE GRAB AND SPLASH.
5. ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY W/ 2021 IRC C-1.
6. SHOWER STALLS AND TUB WALLS TO BE FINISHED 1 WATERPROOF SHEETROCK (GREENGLASS).
7. PROVIDE VENTILATION AT ALL BATHS AND UTILITY BE OR MECHANICAL WEARS AND COMPLY W/ 2021 IRC 90.

MILLWORK NOTI

1. ALL SHELVES WITHIN CABINETS AND CASEWORK TO 1 PROVIDE GLASS INSERTS PER FRONT ELEVATION.
2. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING UNDERCABINET LIGHTING @ KITCHEN & PANTRY CABIN.
3. UNLESS OTHERWISE NOTED, ALL CABINETS TO BE PA.
4. MAJOR COUNTERTOPS WITH TILE BACKSPLASHES. ADDITIONAL INFORMATION.

SMOKE/ CARBON

PROVIDE ONE SMOKE/ CARBON MONOXIDE DETECTOR 1 IN EACH CORRIDOR ACCESSING BEDROOMS & IN 6 LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INTERD ONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATH.

EMERGENCY ESCAPE & RESCUE

1. BATHMENTS AND EVERY SLEEPING ROOM SHALL HAVE EMERGENCY ESCAPE AND RESCUE OPENING.
2. PROVIDE EMERGENCY ESCAPE AND RESCUE OPENING A HAVI A SILL HEIGHT OF NOT MORE THAN 44" ABOVE 1.
3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHP OPENING OF 5.7 SQ. FT. WITHIN EXCEPTION OF GRADE 1.
4. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20" THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" IN EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL 6 INSIDE OF THE ROOM WITHOUT THE USE OF KEYS TO

TYP. MOUNTING HEIGHTS

TYP. MOUNTING HEIGHTS	UN
DOOR HEAD 6'-10" AFF	TYP.
CERAMIC TILE SURROUND 1'-0" AFF	KTZ
CERAMIC SOAP DISH 3'-0" AFF	BATH
24" TUB/SHOWER TUB LUNG 4'-0" AFF	TYP.
24" TUB/SHOWER TUB LUNG 4'-0" AFF	BATH
TOILET PAPER HOLDER 2'-0" AFF	KTZ

UNIT FINISH NOTES

TYP. FLOOR FINISHES (1ST LEVEL)	UN
BATHROOM - CERAMIC WOOD PLANK	TYP.
BEDROOM & CLOSETS - CERAMIC WOOD PLANK	BAC
KITCHEN - CERAMIC WOOD PLANK	PAK
FAMILY ROOM - CERAMIC WOOD PLANK	BUL
TYPICAL FLOOR FINISHES (2ND LEVEL)	
BATHROOM - CERAMIC WOOD PLANK	TYP.
BEDROOM & CLOSETS - CERAMIC WOOD PLANK	BAC
UTILITY - CERAMIC TILE	KTZ
BEDROOMS & CLOSETS - CARPET	KTZ

DOOR NOTES

1. ALL GLASS IN DOORS TO BE TEMPERED. PROVIDE 1/4" GLAZING IN FIRE RATED DOORS TO BE FIRE R.
2. PROVIDE SELF CLOSING HINGES OR CLOSERS AT SCHEDULE.
3. REFER TO UNIT DWGS FOR INTERIOR CASING TRS.
4. DOOR JAMB AT UNITS B210 TO ACCEPT MAKING.
5. PROVIDE LEVER TYPE HARDWARE @ ALL UNITS EN.
6. PROVIDE WEATHER STRIPPING, SWEEP AND BARI.
7. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR & DEADBOLT.
8. ALL INTERIOR BEDROOM DOORS SHALL HAVE PH.
9. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR & DEADBOLT.
10. EXTERIOR ENTRY & GARAGE ENTRY DOOR & THRESHOLD.

AREA CALCUL

FLOOR PLAN	UN
1ST FLOOR LIVING	1
2ND FLOOR LIVING	1
TTL. LIVING (BLDG)	2
COVERED PATIO	1
COVERED BALCONY	1

ONE CAR GARAGE	UN
COVERED AREA (PER UNIT)	1
TOTAL BLDG. COVERED AREA	2
TOTAL BLDG. CONCRETE	2