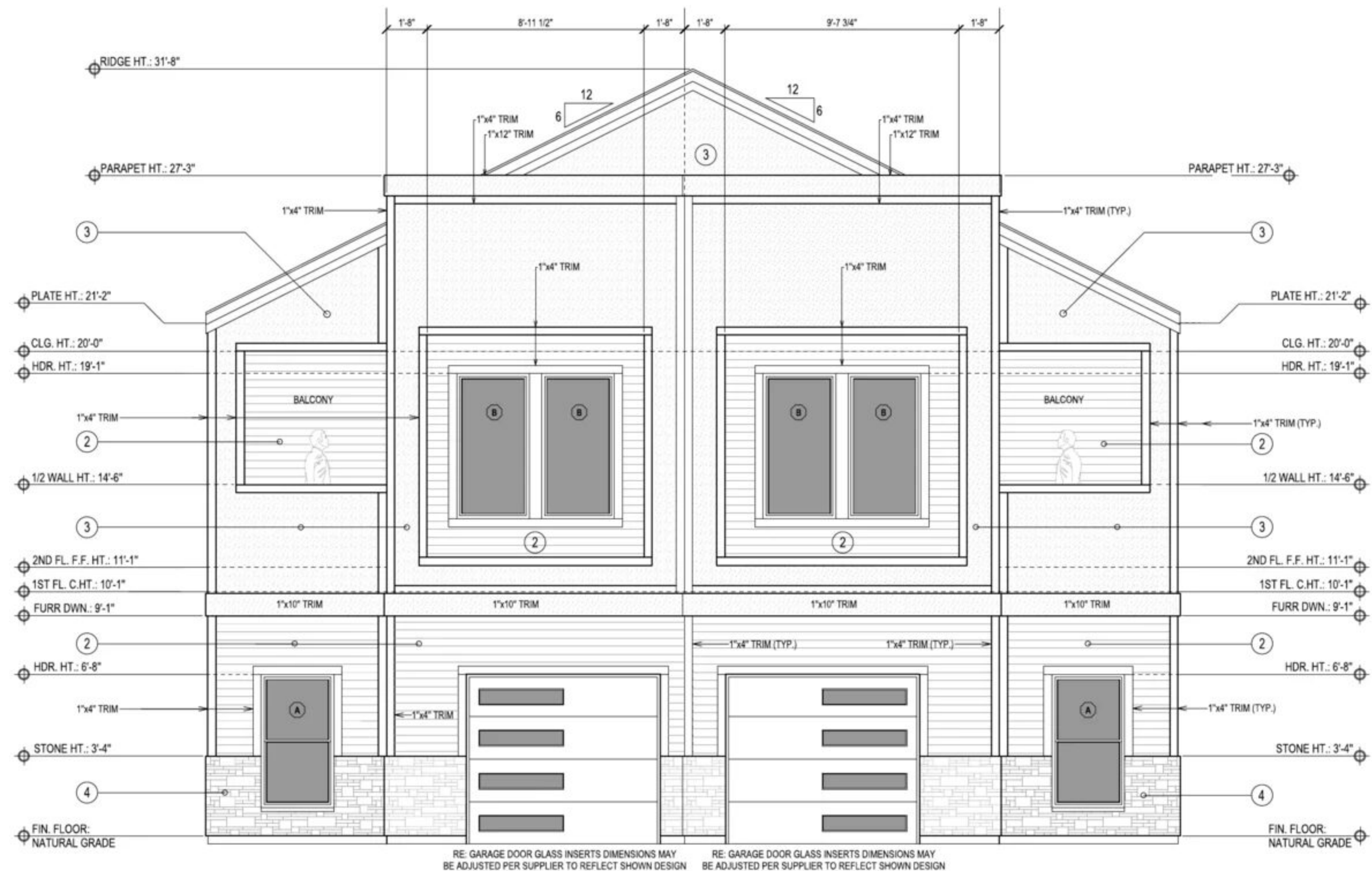




FRONT ELEVATION

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



PLUMBING @ FIRE RATED WALLS

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

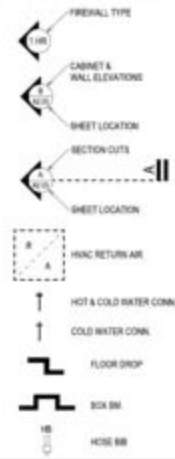
MISC. FLOOR PLAN NOTES

PROVIDE 3/4" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECH. EQUIP. LOCATED IN ATTIC. MAX. DIST. FROM ATTIC ACCESS TO EQUIP. SHALL NOT EXCEED 30'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIP. IN ATTIC.

ALL GAS VALVES= 1/4 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.

SYMBOLS



LINE LEGEND



CLOSETS



CEILING



WALLS



CEILING



WALLS



CEILING



WALLS



CEILING



WALLS



CEILING



WALLS

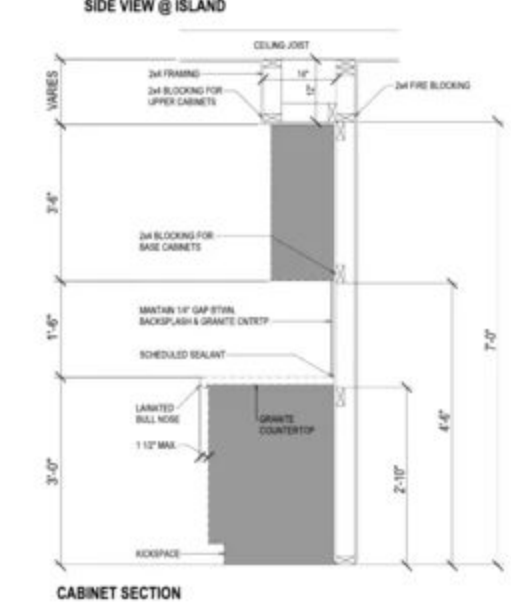
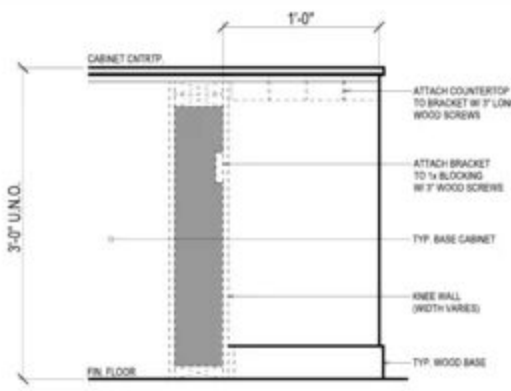
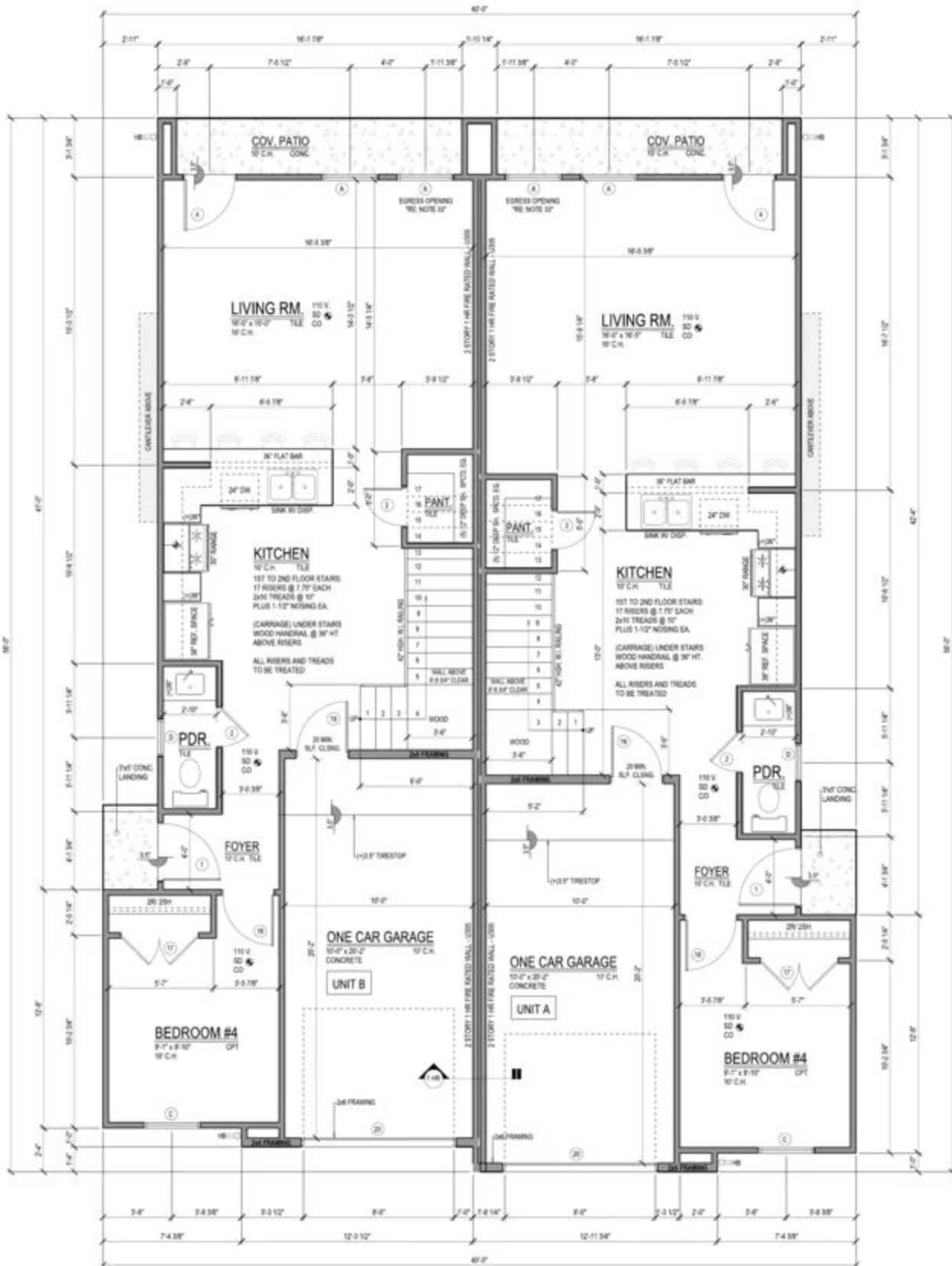


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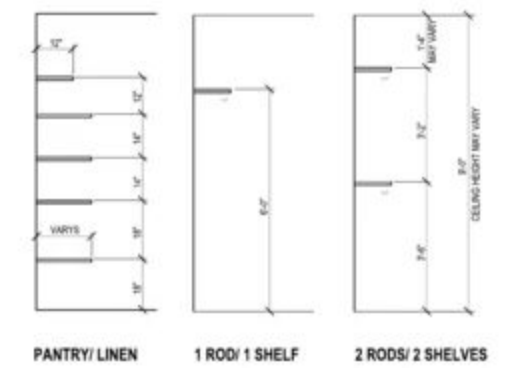


1ST FLOOR PLAN

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



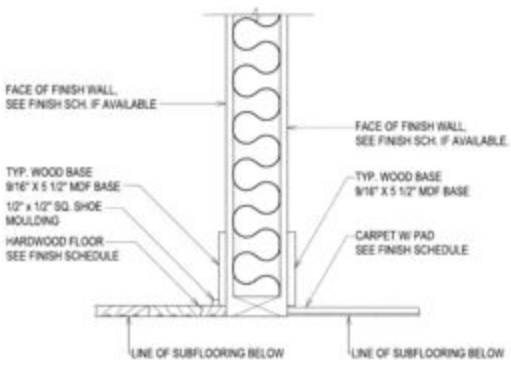
KITCHEN CABINET SECTION & ISLAND



TYP. SHELF HEIGHTS

SCALE: N.T.S.

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



TYP. BASEBOARD TRIM

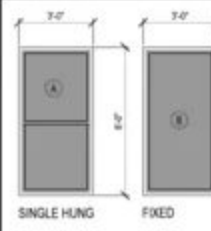
SCALE: N.T.S.

WINDOW SCHEDULE

MARK	COUNT	SIZE (FT. / IN.)	TYPE	REMARKS
A	7	3'-0" x 6'-0"	SH	
B	1	3'-0" x 6'-0"	SH	
C	2	3'-0" x 6'-0"	X	
D	2	3'-0" x 6'-0"	X	

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.X.D. = FIXED
TWIN = 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'-8" A.F.F. U.O.
- 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 30°.
- 4) SEE ELEVATIONS FOR ALL MULLED WINDOW ARRANGEMENTS.
- 5) GLASS BLOCK WINDOWS SHALL HAVE A MIN. 60 MINUTE FIRE RATING.

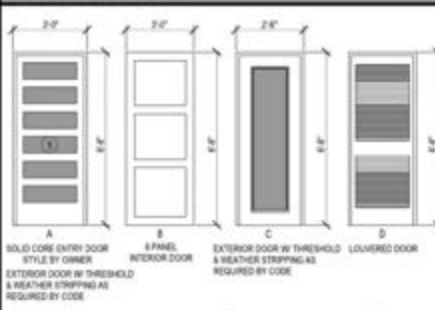
DOOR SCHEDULE

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

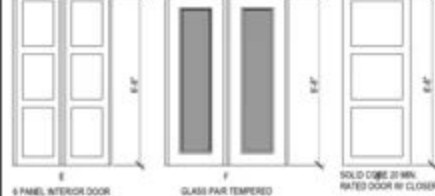
DOOR DESCRIPTION & NOTES

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

DOOR TYPE



TYP. MOUNTING HEIGHTS



UNIT FINISH NOTES

- TYPICAL COUNTER TOP SURFACES
KITCHEN SLAB - GRANITE OR QUARTZ
BATHROOMS - GRANITE OR QUARTZ
- TYPICAL FLOOR FINISHES (1ST LEVEL)
BATHROOM - CERAMIC WOOD PLANK
BEDROOM & CLOSET - CERAMIC WOOD PLANK
ENTRANCE - CERAMIC WOOD PLANK
KITCHEN - CERAMIC WOOD PLANK
FAMILY ROOM - CERAMIC WOOD PLANK
- TYPICAL FLOOR FINISHES (2ND LEVEL)
BATHROOM - CERAMIC WOOD PLANK
BEDROOM - CERAMIC WOOD PLANK
BATHROOM & CLOSET - CARPET
- "BACKSPLASH SELECTION BY BUILDER"
"FLOOR SELECTION BY BUILDER"
"BATHROOM MIRROR SELECTION BY BUILDER"

DOOR NOTES

1. ALL GLASS IN DOORS TO BE TEMPERED. PROVIDE FR.
2. ALL GLASS IN FIRE RATED DOORS TO BE FIRE RATE.
3. PROVIDE SELF CLOSING HINGES OR CLOSERS AT ALL SCHEDULE.
4. REFER TO UNIT DWGS FOR INTERIOR CASING TRIM D.
5. DOOR JAMBS AT UNITS SIZED TO ACCEPT MAXIMUM I.
6. PROVIDE LEVER TYPE HARDWARE @ ALL UNIT ENTRY.
7. PROVIDE WEATHER STRIPPING, SWEEP AND BARRIER EXTERIOR SPACES.
8. ALL INTERIOR BEDROOM DOORS SHALL HAVE PRIVAC.
9. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR SHV & DEADBOLT.
10. EXTERIOR ENTRY & GARAGE ENTRY DOOR SHALL HV & THRESHOLD.

FLOOR PLAN NO1

1. 1" CEILING HT. @ 1ST FLOOR 10'-6" WINDOW HOR.
2. 9" CEILING HT. @ 2ND FLOOR 10'-6" WINDOW HOR.
3. REFER TO FLOOR PLAN FOR FLOORING MATERIAL.
4. 1 3/8" S PANEL MASONRY INTERIOR DOORS @ 4" HED LITE DETAIL.
5. 1 3/4" SOLID CORE EXTERIOR DOORS. (REFER TO E.L.I. LITE DETAIL).
6. SMOKE DETECTORS SHALL BE HARDWIRED AND INTI BATTERY BACK UP.
7. LOCATE ELECTRIC WATER HEATERS PER PLUMBING WITH 2021 IRC REQUIREMENTS. (SEE PLUMBING PLA
8. ALL FRAMING MATERIAL TO BE #2 KD 15 SOUTHERN.
9. ALL STUDS TO BE STUD GRADE FIR.
10. ALL BEAMS TO BE #2 KD SYP.
11. 1 1/8" ENCL PLYWOOD SUBFLOOR WITH PANEL SPA
12. ALL EXTERIOR WALLS AND WAIN PARTITIONS (LOAD EFFECTIVELY BRACED AT EACH END OR AS NEAR T AND AT LEAST 30'-0" OF LENGTH).
13. YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.S.I.
14. BEDROOM WINDOWS TO HAVE 5' 3/4" FT. NET W/RE AND 24" HIGH MINIMUM CLEAR OPENING. MAXIMUM A
15. PROVIDE 2 - 24" VERTICAL SUPPORT MIN. UNDER E) STRUCTURAL BEAMS AND HEADERS GREATER TH
16. DOUBLE FLOOR JOIST UNDER PARALLEL WALLS AT
17. SIZE AND NUMBER OF WALLS CONNECTING WALLS A
18. ALL HEADERS BEAMS TO BE 2-2x12 (KD, U.O.) (REF
19. WHEN GAS IS USED IN UTILITY ROOM PROVIDE COO DRYING AIR EXHAUSTED DOOR.
20. UNLESS OTHERWISE PERMITTED OR REQUIRED BY BUI DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHV TOTAL COMBINED HORIZONTAL AND VERTICAL LEN INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET 0 FOR EACH 90 DEG. ELBOW IN EXCESS OF TWO.
21. ATTIC ACCESSORIES ARE PROVIDED ON PLAN TO SERI EQUIPMENT ONLY. (REFER TO LAD NOTES).
22. IF GAS IS USED AT COOKTOP, INSTALL PER W.U.P. 1
23. PROVIDE DOUBLE SOLE PLATES THROUGHOUT STI
24. PROVIDE SAFETY GLASS IN ALL EXTERIOR DOORS.
25. ROUTE FLOOR DRAIN PIPING IN UTILITY ROOM TO I
26. NO PLASTIC PIPING SHALL BE USED FOR WATER PH
27. ALL STUD WALLS NOT LATERALLY BRACED AT 10' I BE 2x4 STUDS @ 8" O.C.
28. ALL WALLS 12" OR HIGHER TO BE LATERALLY SH
29. ALL MECHANICAL EXHAUSTS SHALL TERMINATE 50
30. GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY FOLLOWING LOCATIONS SHALL BE CONSIDERED B) LOCATIONS FOR THE PURPOSE OF GLAZING, AND I A. GLAZING IN HAZARDOUS LOCATIONS EXCEPT JALOU
31. INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC POSITION AND SHOVE BOTTOM EDGE IS LESS THAN FLOOR OR WALKING SURFACE. GLAZING IN WALLS LANDINGS OR WITHIN 60-INCHES OF THE TOP AND I WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THE WALKING SURFACE.

BATH NOTES

1. TILE FLOORS
2. TILE FALLS AT TUB ALLOWES TO CEILING
3. TILE FALL AT SINKS
4. SYNTHETIC MARBLE COUNTER AND SPLASH
5. ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY W/ 2021 IRC W/ C.O.A.
6. SHOWER STALLS AND TUB WALLS TO BE FINISHED WITH SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE DRAIN WATERPROOF SHEETROCK. (GREENBOARD)
7. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM OR MECHANICAL MEANS AND COMPLY W/ 2021 IRC W/ C.O.

MILLWORK NOTE

1. ALL SHELVES WITHIN CABINETS AND CASEWORK TO BE AS PROVIDED GLAZING SHALL BE 1/8" TEMPERED GLASS IN I REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING E) (UNDERMOUNT LIGHTING @ KITCHEN & PANTRY CABINETS)
2. UNLESS OTHERWISE NOTED, ALL CABINETS TO BE FINISH MARBLE COUNTERTOPS WITH TILE BACKSPLASHES. RE: ADDITIONAL INFORMATION.

SMOKE/ CARBON I

PROVIDE ONE SMOKE-CARBON MONOXIDE DETECTOR SHALL ONE IN EACH CORRIDOR ACCESSING BEDROOMS & IN BEDR LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INTERCONN ONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATTERY I

EMERGENCY ESCAPE & RESCUE O

1. BATHROOMS AND EVERY SLEEPING ROOM SHALL HAVE AT I EMERGENCY ESCAPE AND RESCUE OPENING.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENING ARE I HAVE A SELF HEIGHT OF NOT MORE THAN 44" ABOVE THE I
3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL I OPENING OF 1' 1 1/2" WITH AN EXCEPTION OF GRADE FLOOR I THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"
4. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"
5. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE O INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS I

AREA CALCULA

FLOOR PLAN	SQ
1ST FLOOR LIVING:	77
2ND FLOOR LIVING:	85
TTL. LIVING	155
TTL. LIVING (BLDG)	155
COVERED PATIO	1
COVERED BALCONY:	1
ONE CAR GARAGE:	21
COVERED AREA (PER UNIT)	1.86
TOTAL BLDG. COVERED AREA	
TOTAL BLDG. CONCRETE	

PLUMBING @ FIRE RATED WALLS

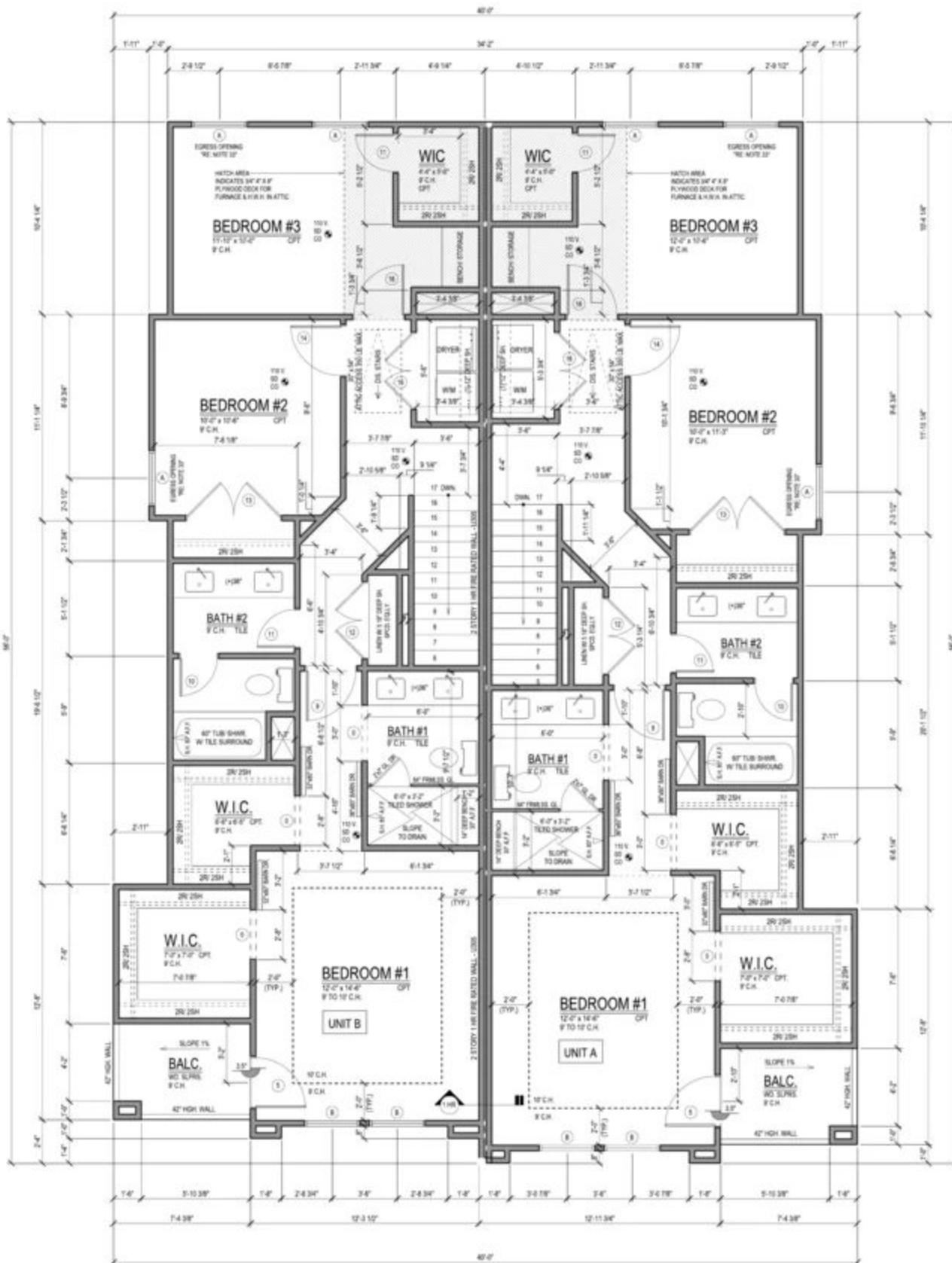
IN THE INSTANCES NO SECONDARY (FURN) WALL IS SHOWN ON PLANS, NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN FIRE RATED WALLS. PLACE IN SIDE WALLS WHERE APPLICABLE.

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 3" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIP. IN ATTIC.

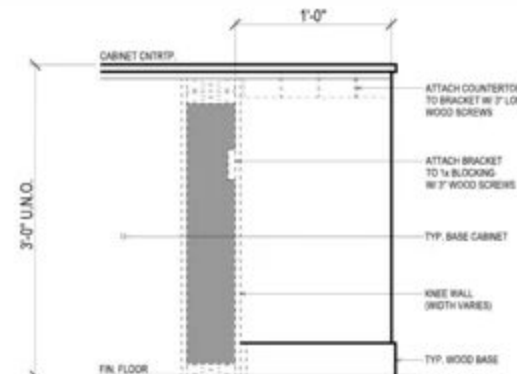
ALL GAS VALVES 1/4" TURN BEFORE THE APPLIANCE

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

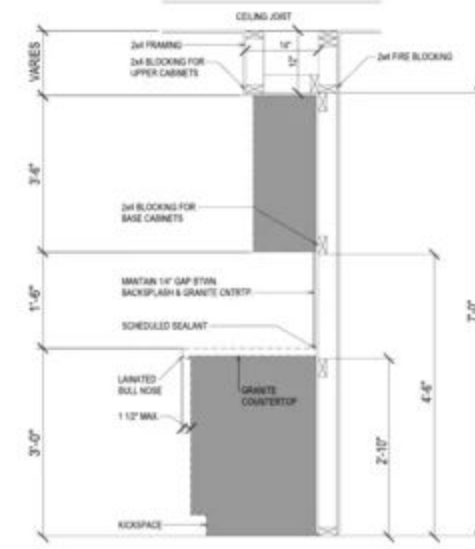


2ND FLOOR PLAN

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

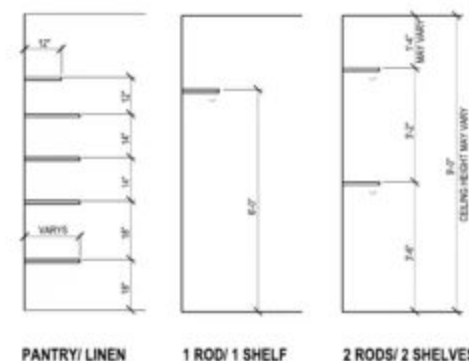


SIDE VIEW @ ISLAND



CABINET SECTION

KITCHEN CABINET SECTION & ISLAND



PANTRY/ LINEN

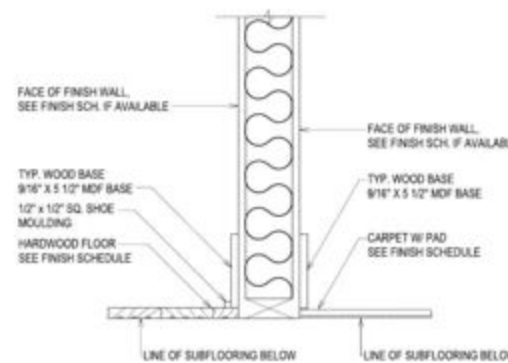
1 ROD/ 1 SHELF

2 RODS/ 2 SHELVES

TYP. SHELF. HEIGHTS

SCALE: N.T.S.

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



TYP. BASEBOARD TRIM

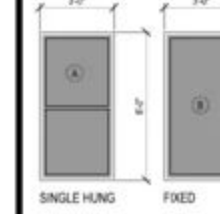
SCALE: N.T.S.

WINDOW SCHEDULE

MARK	COUNT	SIZE (FT. / IN.)	TYPE	REMARKS
A	7	3'-0" x 6'-0"	W x H	
B	1	3'-0" x 6'-0"	SH	
C	2	2'-0" x 6'-0"	S	
D	2	2'-0" x 6'-0"	FXD	

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

WINDOW TYPE



ABBR.

S.H. = SINGLE HUNG
S.D. = SLIDING
FXD = FIXED
TWIN = 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'-8" A.F.F. U.N.O.
- 3) WHERE SILLS OF OPERABLE WINDOWS ARE LOCATED MORE THAN 12" ABOVE THE ADJACENT FINISH SURFACE, PROVIDE A 2" MINIMUM CLEARANCE ABOVE THE WINDOW SILL.
- 4) PROVIDE DOUBLE SILL PLATES THROUGHOUT SILL.
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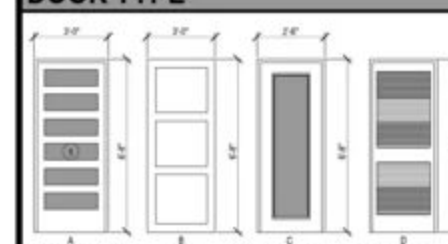
DOOR SCHEDULE

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

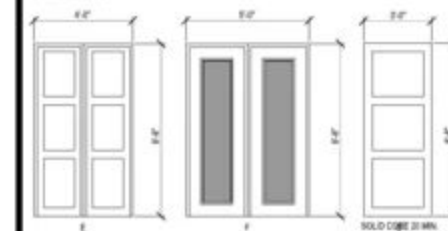
DOOR DESCRIPTION & NOTES

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

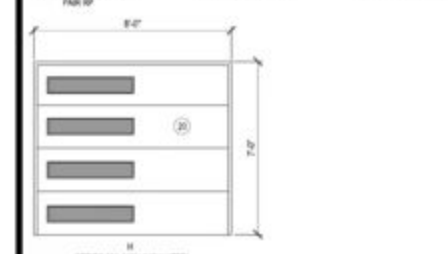
DOOR TYPE



SOLID CORE ENTRY DOOR
STYLE BY OWNER
EXTERIOR DOOR W/ THRESHOLD & WEATHER STRIPPING AS REQUIRED BY CODE



4 PANEL INTERIOR DOOR
GLASS PAIR TEMPERED
SOLID CORE ENTRY DOOR



4 PANEL INTERIOR DOOR
GLASS PAIR TEMPERED
SOLID CORE ENTRY DOOR

FLOOR PLAN NO1

1. 1" CEILING HT. @ 1ST FLOOR W/ 6'-4" WINDOW HOR.
2. 8" CEILING HT. @ 2ND FLOOR W/ 6'-4" WINDOW HOR.
3. REFER TO FLOOR PLAN FOR FLOORING MATERIAL.
4. 1 3/8" 6 PANEL MASONRY INTERIOR DOORS. (REFER TO S.D. LITE DETAIL)
5. SMOKE DETECTORS SHALL BE HARDWIRED AND INT. BATTERY BACK UP.
6. LOCATE ELECTRIC WATER HEATERS PER PLUMBING WITH 201 IRC REQUIREMENTS. (SEE PLUMBING PLAN)
7. ALL FRAMING MATERIAL TO BE 42 KD 15 SOUTHERN.
8. ALL STUDS TO BE STUD GRADE FR.
9. ALL BEAMS TO BE 42 KD SYP.
10. 1 1/8" ECHM PLYWOOD SURFLOOR WITH PANEL SPA.
11. ALL EXTERIOR WALLS AND BATH PARTITIONS (LOAD EFFECTIVELY BRACED AT EACH END OR AS NEAR TO AND AT LEAST 20'-0" OF LENGTH).
12. YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.S.I.
13. BEDROOM WINDOWS TO HAVE 5.7 SQ. FT. NET FREE AREA AND 24" HIGH MINIMUM CLEAR OPENINGS. MAXIMUM 2-24" VERTICAL SUPPORT MIN. UNDER EX. STRUCTURAL BEAMS AND HEADERS GREATER THAN 16" DOUBLE FLOOR JOIST UNDER PARALLEL WALLS & SIZE AND NUMBER OF WALLS CONNECTING WORK ARE TO COMPLY WITH STRUCTURAL FRAMING PLANS.
14. ALL HEADER BEAMS TO BE 2-2x12 (KD) U.N.O. (REF.)
15. WHEN GAS IS USED IN UTILITY ROOM PROVIDE CO. SHUTTING AIR LOUVERED DOOR.
16. UNLESS OTHERWISE PERMITTED OR REQUIRED BY INSTALLATION INSTRUCTION OR APPROVED BY BUA DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHV TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH INCLUDING TWO 90 DEGREE ELBOWS TWO FEET 0" FOR EACH 90 DEG. ELBOW IN EXCESS OF TWO.
17. ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVE ADJUTMENT ONLY. (REFER TO LOAD NOTES)
18. IF GAS IS USED AT COOKTOP, INST. ALL PERM. IN P.P. 1
19. PROVIDE DOUBLE SILL PLATES THROUGHOUT SILL.
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BATH NOTES

1. TILE FLOORS
2. TILE FALLS AT TUB ALCOVES TO CEILING
3. TILE FALL AT SHOWERS
4. SYNTHETIC MARBLE COUNTERS AND SPLASH
5. ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY W/ 201 IRC W/ C.H. SHOWER STALLS AND TUB WALLS TO BE FINISHED WITH SURFACE TO A HEIGHT NOT LESS THAN 10" ABOVE DRAIN WATERPROOF SHEETROCK. (SEE DETAIL)
6. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM OR MECHANICAL MEANS AND COMPLY W/ 201 IRC W/ C.D.

MILLWORK NOTE

1. ALL SHELVES WITHIN CABINETS AND CASEWORK TO BE AS PROVIDED GLASS SHELVES (3/8" THK) TEMPERED GLASS IN 1" POSITION AND 1/8" SPACING BETWEEN SHELVES
2. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING ETC. (LAMP/SHADE LIGHTING @ KITCHEN & PANTRY CABINETS)
3. UNLESS OTHERWISE NOTED, ALL CABINETS TO BE PAINTED MARBLE COUNTERTOPS WITH TILE BACKSPLASHES. RE: ADDITIONAL INFORMATION.

SMOKE/ CARBON I

1. PROVIDE ONE SMOKE-CARBON MONITOR DETECTOR MIN. ONE IN EACH CORRIDOR ACCESSING BEDROOMS & IN BEDROOM LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INSTALLED IN ONE IS TRAPPED THEY ALL WILL SOUND. PROVIDE BATTERY.

EMERGENCY ESCAPE & RESCUE O

1. BEDROOMS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE OPENING.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE 1. PROVIDE DOUBLE SILL PLATES THROUGHOUT SILL.
3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPENING OF 5.7 SQ. FT. WITH AN EXCEPTION OF GRADE FLOOR. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20".
4. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20".
5. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20".
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, ETC.

TYP. MOUNTING HEIGHTS

ITEM	HEIGHT	UNIT
SWITCH HEAD @ 4'-0" AFF		TYPICAL
CERAMIC TILE SURROUND (SILL) @ 4'-0" AFF		KITCHEN
CERAMIC SOAP DISH @ 3'-0" AFF		BATHROOM
1/4" TOWEL BAR OUTLET @ 4'-0" AFF		TYPICAL
1/4" TOWEL BAR INSET @ 4'-0" AFF		BATHROOM
TOILET PAPER HOLDER @ 4'-0" AFF		BEDROOM
ENTRANCE KITCHEN CLOSET		TYPICAL

UNIT FINISH NOTES

1. TYPICAL COUNTER TOP SURFACES: KITCHEN SLAB - GRANITE OR QUARTZ; BATHROOMS - GRANITE OR QUARTZ
2. TYPICAL FLOOR FINISHES (1ST LEVEL): BEDROOMS - CERAMIC WOOD PLANK; BATHROOMS & CLOSETS - CERAMIC WOOD PLANK; ENTRYWAY - CERAMIC WOOD PLANK; KITCHEN - CERAMIC WOOD PLANK; FAMILY ROOM - CERAMIC WOOD PLANK
3. TYPICAL FLOOR FINISHES (2ND LEVEL): BEDROOMS - CERAMIC WOOD PLANK; BATHROOMS - CERAMIC WOOD PLANK; UTILITY - CERAMIC TILE; BEDROOMS & CLOSETS - CARPET
4. "BACKSPLASH SELECTION BY BUILDER"
5. "PAINT SELECTION BY BUILDER"
6. "BATHROOM MIRROR SELECTION BY BUILDER"

DOOR NOTES

1. ALL GLASS IN DOORS TO BE TEMPERED. PROVIDE FR. 2. ALL GLASS IN FIRE RATED DOORS TO BE FIRE RATE. 3. PROVIDE SELF CLOSING HINGES OR CLOSERS AT ALL SCHEDULE. 4. REFER TO UNIT DWGS FOR INTERIOR CASING TRIM D. 5. DOOR JAMBS AT UNITS SIZED TO ACCEPT MAXIMUM 1. 6. PROVIDE LEVER TYPE HARDWARE @ ALL UNIT ENTRY. 7. PROVIDE WEATHER STRIPPING, SWEEP AND BARRIER EXTERIOR SPACES. 8. ALL INTERIOR BEDROOM DOORS SHALL HAVE PRIVACY & DEADBOLT. 9. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR SHV & DEADBOLT. 10. EXTERIOR ENTRY & GARAGE ENTRY DOOR SHALL HV & THRESHOLD.

AREA CALCULA

FLOOR PLAN	UP
1ST FLOOR LIVING	77
2ND FLOOR LIVING	85
TTL LIVING	155
TTL LIVING (BLDG)	8
COVERED PATIO	1
COVERED BALCONY	1
ONE CAR GARAGE	21
COVERED AREA (PER UNIT)	1.85
TOTAL BLDG COVERED AREA	1.85
TOTAL BLDG CONCRETE	1.85