

PANELS TO BE AT DESCRETION OF BLDG.



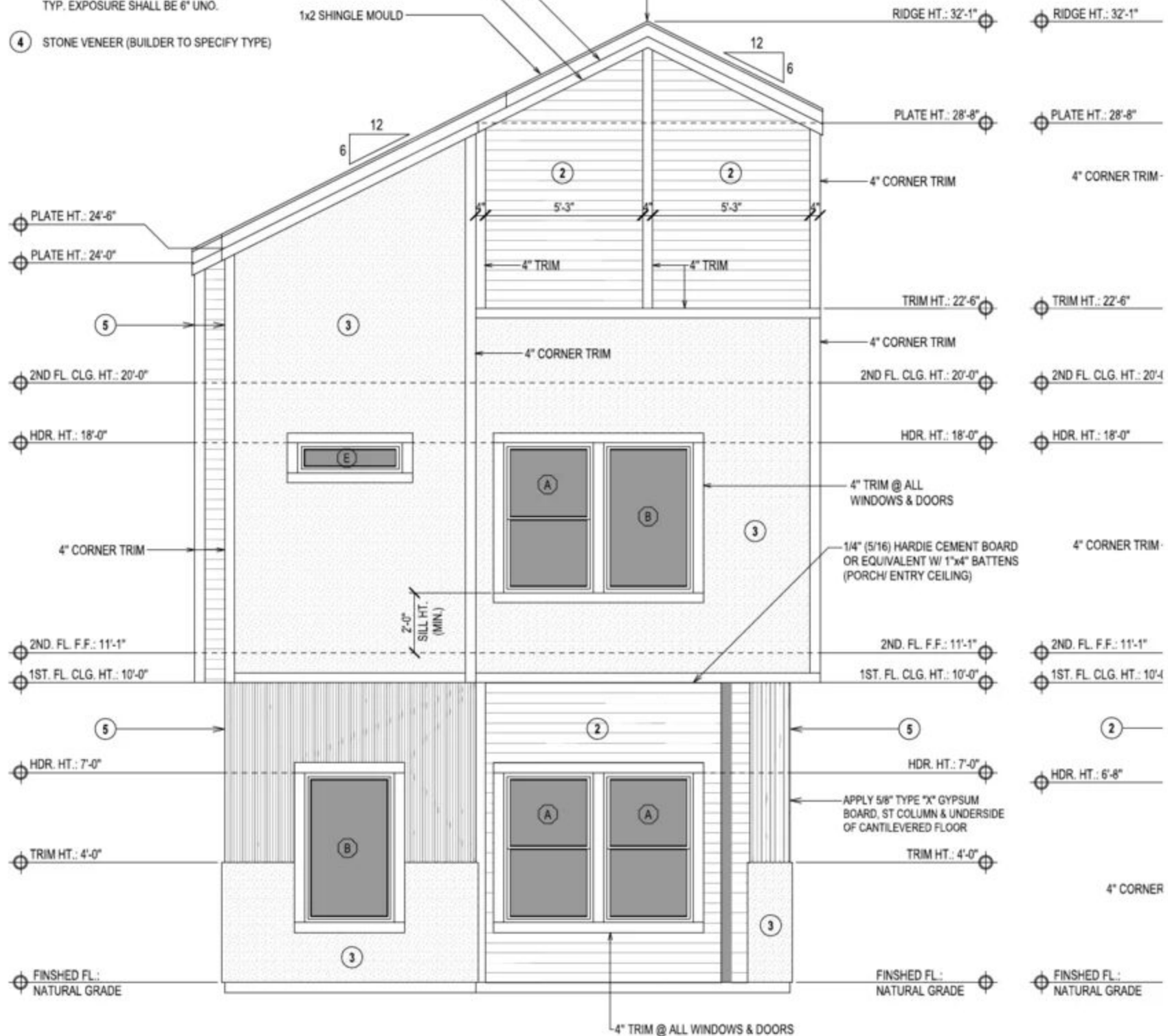
- ③ FIBER CEMENT BOARD SIDING (SMOOTH FINISH) OVER WEATHER RESISTIVE BARRIER, OVER TYP. EXTERIOR SHEATHING, TYP. EXPOSURE SHALL BE 6" UNO.



- ④ STONE VENEER (BUILDER TO SPECIFY TYPE)

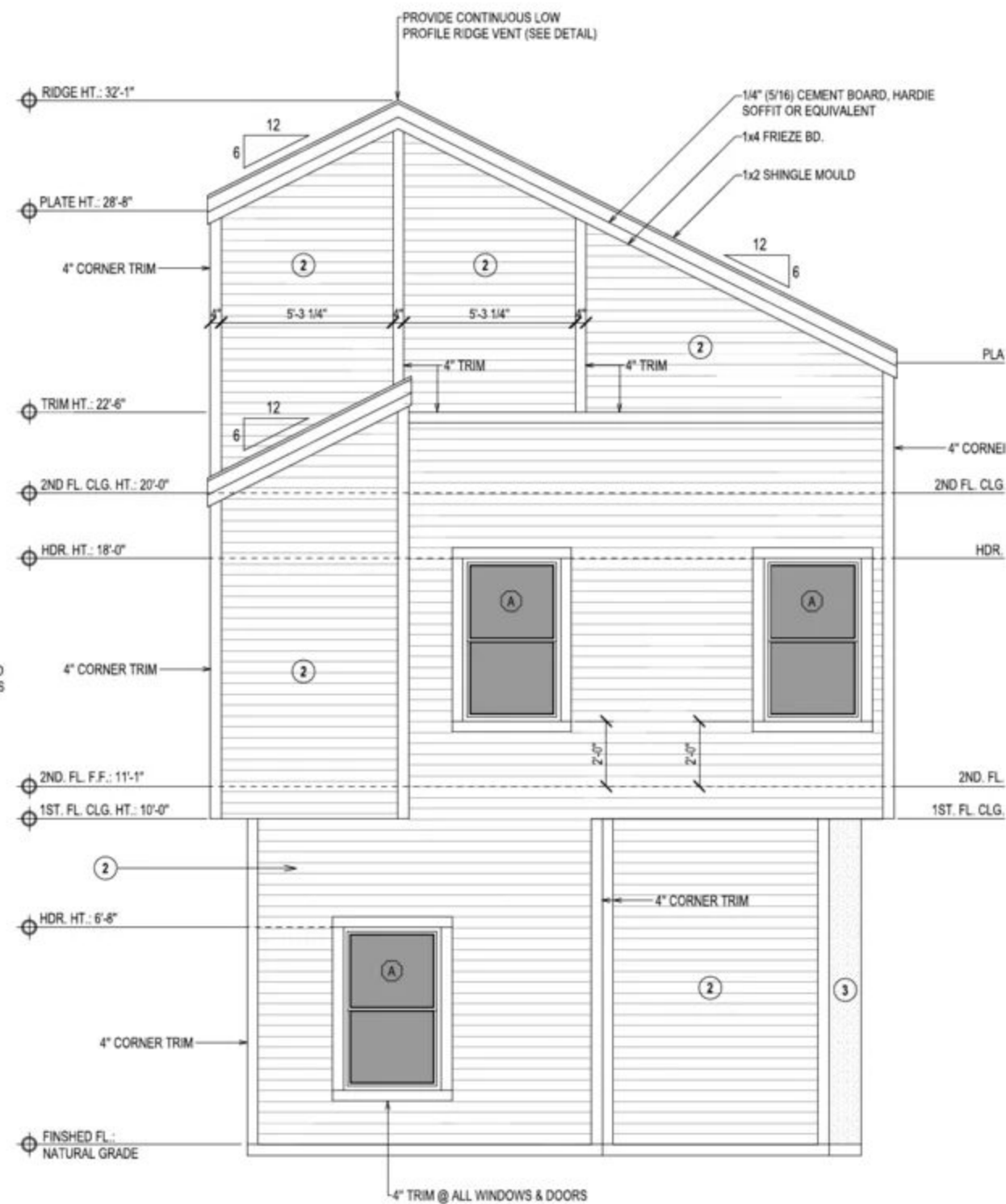
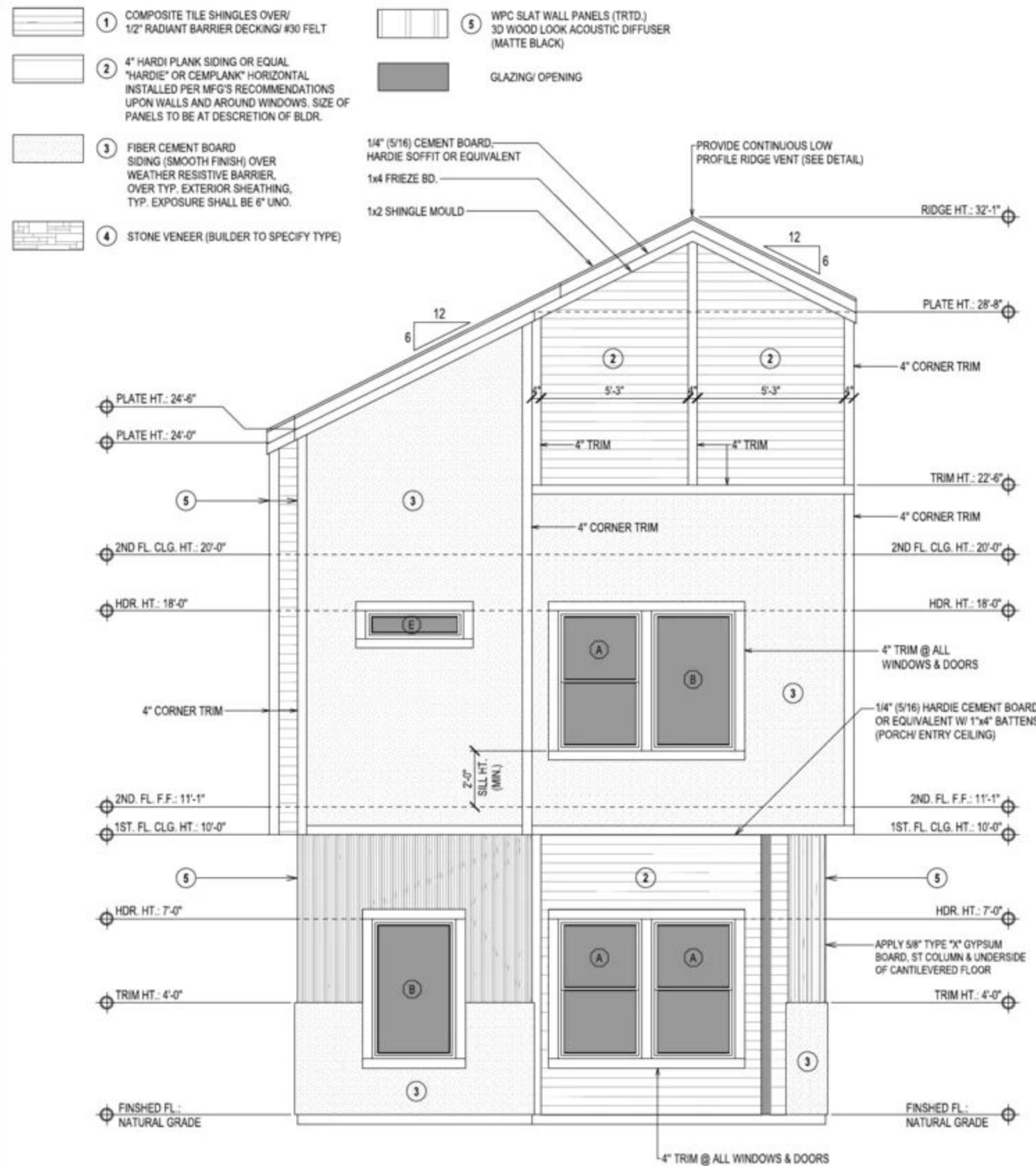
1/4" (5/16) CEMENT BOARD, HARDIE SOFFIT OR EQUIVALENT
1x4 FRIEZE BD.
1x2 SHINGLE MOULD

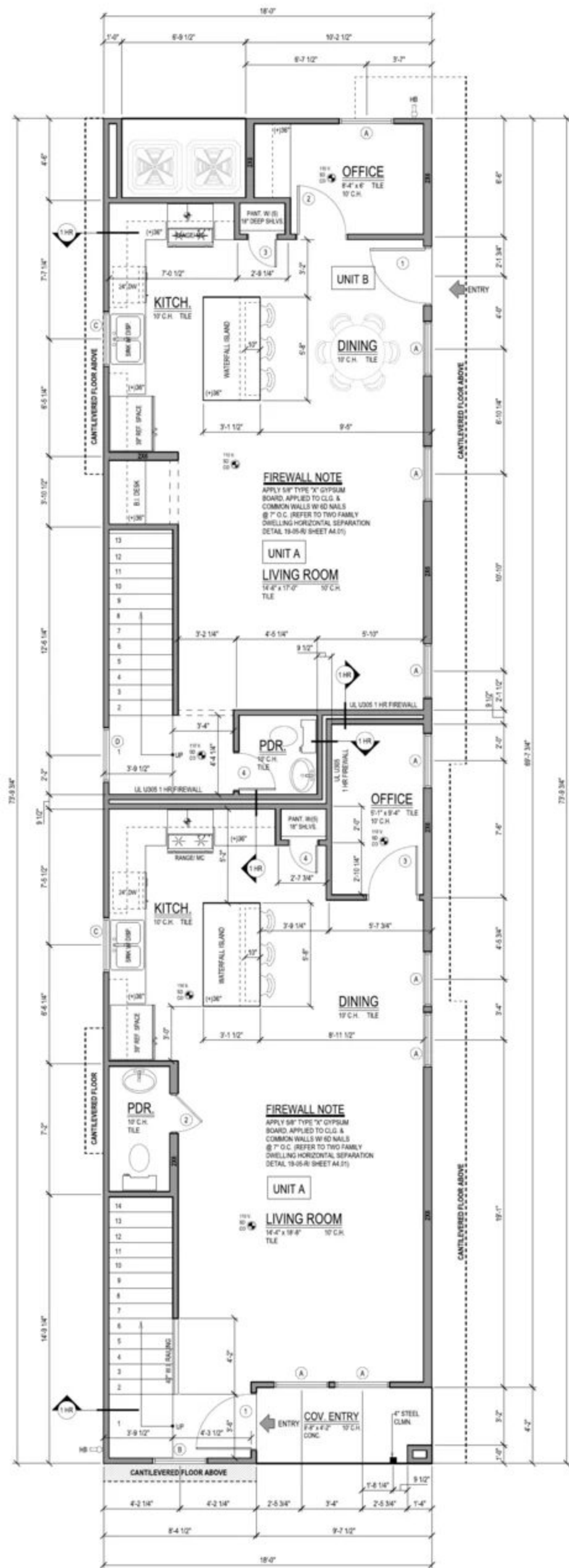
PROVIDE CONTINUOUS LOW PROFILE RIDGE VENT (SEE DETAIL)



FRONT ELEVATION

SCALE: 3/16" = 1'-0"





PLUMBING @ FIRE RATED WALLS

IN THE INSTANCES NO SECONDARY (FURR) 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 24" 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+ 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.

FIREWALL NOTE

APPLY 5/8" TYPE "X" GYPSUM BOARD, APPLIED TO CLG. & COMMON WALLS W/ 6D NAILS @ 7" O.C. (REFER TO TWO FAMILY DWELLING HORIZONTAL SEPARATION DETAIL 19-05-R) (SHEET A4.31)

UNIT A

LIVING ROOM

14'-4" x 17'-0" 10' C.H. TILE

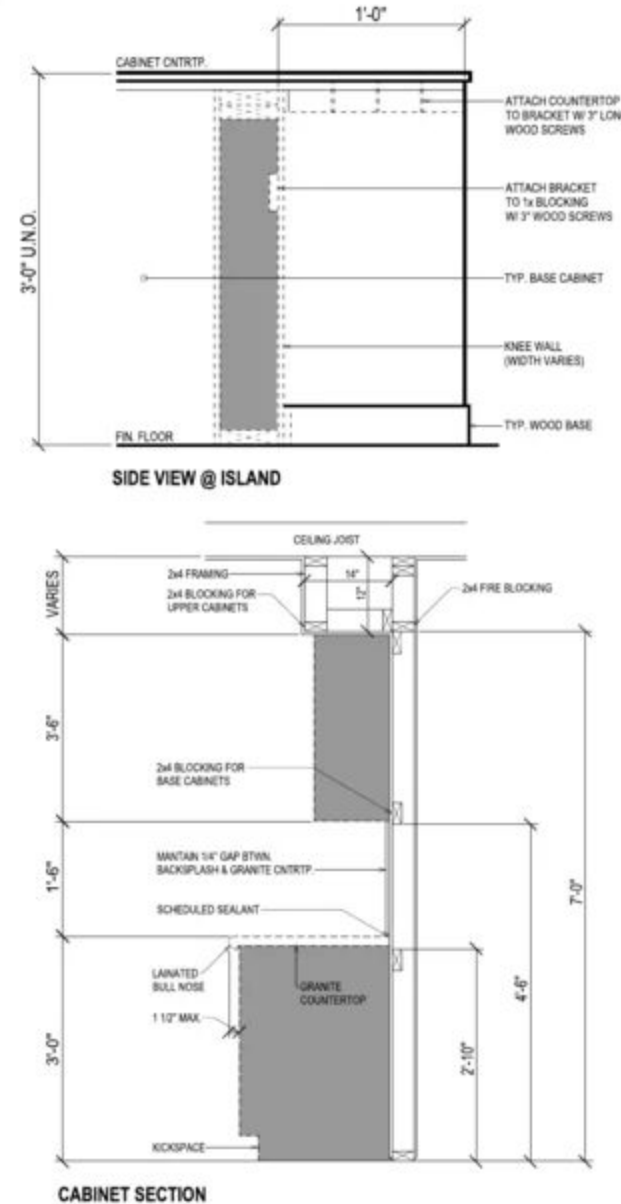
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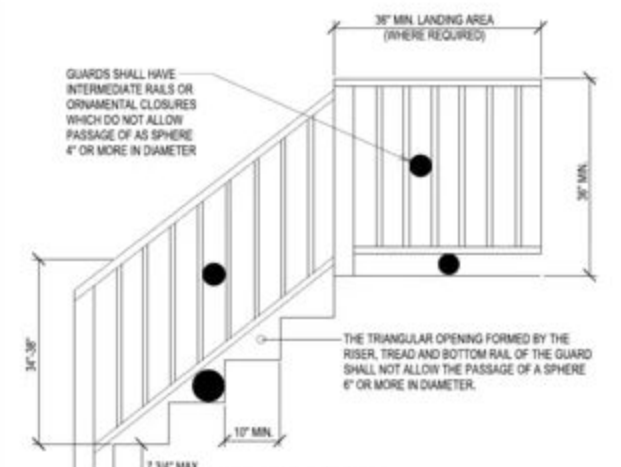
UNIT A

LIVING ROOM

14'-4" x 18'-8" 10' C.H. TILE



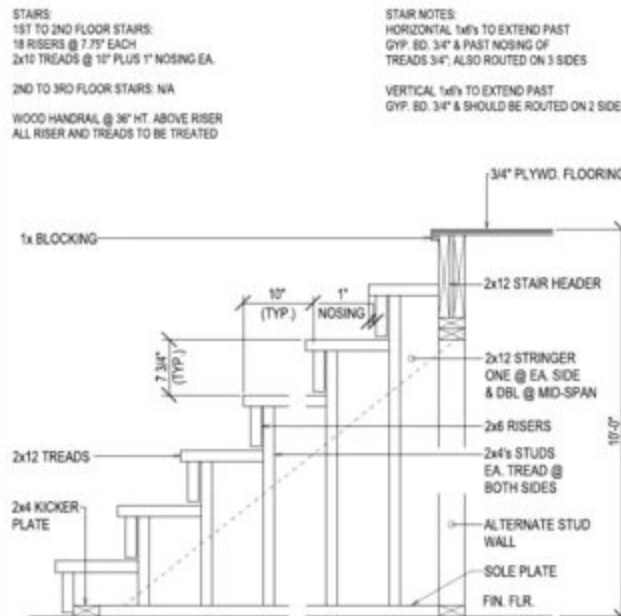
KITCHEN CABINET SECTION & ISLAND



STAIR NOTES

1. 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.

2. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE CONCENTRATED LOAD OF 200 POUND APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.



STAIR DETAILS

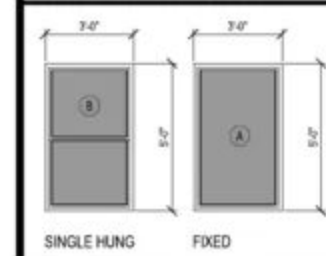
SCALE: N.T.S.

WINDOW SCHEDULE

UNITS A & B		MARK						COUNT		SIZE (FT. / IN.)		TYPE		REMARKS	
W x H	SH	SLD	FXD	LE											
(A)	16	3'-0" x 5'-0"	X		X	X									
(B)	2	3'-0" x 5'-0"			X	X									
(C)	2	3'-0" x 3'-0"			X										
(D)	3	3'-0" x 1'-6"			X	X									
(E)	1	3'-0" x 1'-0"			X	X									

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

WINDOW TYPE



ABBR.

S.H. = SINGLE HUNG
SLD. = SLIDING
FXD. = FIXED
TWIN = TWIN MULLED
D.P. = DOUBLE PANE
L.E. = LOW E
FRST. = OBSCURED

WINDOW NOTES

- 1) PROVIDE SCREEN 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 72" 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 31/2".
- 4) SEE ELEVATIONS FOR ALL MULLED WINDOW ARRANGEMENTS.
- 5) GLASS BLOCK WINDOWS SHALL HAVE A MIN. 60 MINUTE FIRE RATING.

DOOR SCHEDULE

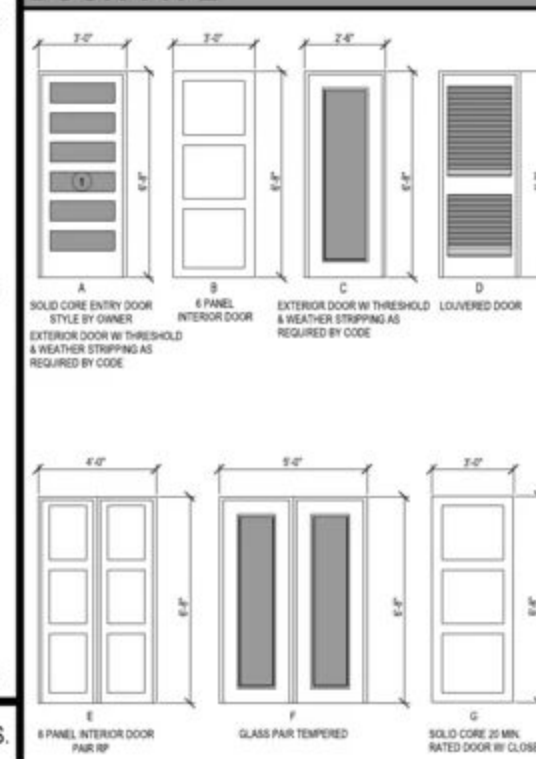
UNIT A		2'-2'-0" x 6'-8"-0" O.S.			
MARK	TYP.	MATL.	SIZE & DESCRIPTION	W x H	D
(1)	A	WD/SC	3'-0" x 6'-8" LH	1'-3/4"	
(2)	B	WD/SC	2'-0" x 6'-8" RH OUTSWING	1'-3/4"	
(3)	B	WD/SC	2'-8" x 6'-8" RH	1'-3/4"	
(4)	B	WD/SC	1'-6" x 6'-8" RH OUTSWING	1'-3/4"	
(5)	E	WD/SC	2'-2'-0" x 6'-8" O.S.	1'-3/8"	
(6)	B	WD/SC	1'-6" x 6'-8" LH OUTSWING	1'-3/4"	
(7)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(8)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(9)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(10)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(11)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(12)	E	WD/SC	2'-2'-0" x 6'-8" O.S.	1'-3/4"	
(13)	B	WD/SC	2'-8" x 6'-8" RH	1'-3/4"	
(14)	E	WD/SC	2'-2'-0" x 6'-8" O.S.	1'-3/4"	

UNIT B					
MARK	TYP.	MATL.	SIZE & DESCRIPTION	W x H	D
(1)	A	WD/SC	3'-0" x 6'-8" RH	1'-3/4"	
(2)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(3)	B	WD/SC	1'-6" x 6'-8" RH OUTSWING	1'-3/4"	
(4)	B	WD/SC	2'-0" x 6'-8" RH	1'-3/4"	
(5)	E	WD/SC	2'-2'-0" x 6'-8" O.S.	1'-3/8"	
(6)	B	WD/SC	1'-6" x 6'-8" LH OUTSWING	1'-3/4"	
(7)	B	WD/SC	2'-0" x 6'-8" RH	1'-3/4"	
(8)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(9)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(10)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(11)	B	WD/SC	2'-8" x 6'-8" LH	1'-3/4"	
(12)	B	WD/SC	2'-8" x 6'-8" RH	1'-3/4"	
(13)	E	WD/SC	2'-2'-0" x 6'-8" O.S.	1'-3/4"	
(14)	E	WD/SC	2'-2'-0" x 6'-8" O.S.	1'-3/4"	

DOOR DESCRIPTION & NOTES

DOOR DESCRIPTION & NOTES		COMMENTS/REMARKS	
R.P. = RAISED PANEL		DOOR MARKED '1' SHALL HAVE FROSTED GLASS INSERTS PER FRONT ELEVATION. ALL INTERIOR DOORS SHALL BE MASONITE PANELED DESIGN.	
M.R. = MIRROR PANEL			
WD, H.C. = WOOD HOLLOW CORE			
WD, S.C. = WOOD CORE			
POKT. = POCKET DOOR			
MTL. = METAL			
SLD. = SLIDING			
LVR. = LOUVERED			
F.L. = FULL LITE			

DOOR TYPE



FLOOR PLAN NO.

1. 10' CEILING HT. @ 1ST FLOOR W/ 6'-8" WINDOW HDR.
2. 9' CEILING HT. @ 2ND FLOOR W/ 6'-8" WINDOW HDR.
3. REFER TO FLOOR PLAN FOR FLOORING MATERIAL.
4. 1 3/4" 6 PANEL MASONITE INTERIOR DOORS. 6'-8" ELY LITE DETAIL.
5. 1 3/4" SOLID CORE EXTERIOR DOORS. (REFER TO ELY LITE DETAIL)
6. SMOKE DETECTORS SHALL BE HARDWIRED AND INT. BATTERY BACK UP.
7. LOCATE ELECTRIC WATER HEATERS PER PLUMBING WITH 2021 IRC REQUIREMENTS. (SEE PLUMBING PLAN)
8. ALL FRAMING MATERIAL TO BE #2 KD 15 SOUTHERN PINE STUDS TO BE STUDDING @ 16" O.C. FR.
9. ALL BEAMS TO BE #2 KD SYP.
10. 1 1/8" ENCM PLYWOOD SUBFLOOR WITH PANEL SPA.
11. ALL EXTERIOR WALLS AND MAIN PARTITIONS (LOAD EFFECTIVELY BRACED AT EACH END, OR AS NEAR IT AND AT LEAST 25'-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 AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXIMUM PROVIDE 2 - 24" VERTICAL SUPPORT MIN. UNDER E/ STRUCTURAL BEAMS AND HEADERS GREATER THAN DOUBLE FLOOR JOIST UNDER PARALLEL WALLS A/ 17. SIZE AND NUMBER OF WALLS CONNECTING WOODS COMPLY WITH STRUCTURAL FRAMING PLANS.
14. ALL HEADER BEAMS TO BE 2-2x12 (K2) U.N.O. (REF.)
15. WHEN GAS IS USED IN UTILITY ROOM PROVIDE CO. DRYING AIR (LOUVERED DOOR)
16. UNLESS OTHERWISE PERMITTED OR REQUIRED BY INSTALLATION INSTRUCTION OR APPROVED BY BUA DOMESTIC DRYER MOISTURE EXHAUST DUCTS SH/ TOTAL COMBINED HORIZONTAL AND VERTICAL LEN INCLUDING TWO 90 DEGREE ELBOWS, TWO FEET 6 FOR EACH 90 DEG. ELBOW IN EXCESS OF TWO.
17. ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERP EQUIPMENT ONLY. (REFER TO LOAD NOTES)
18. IF GAS IS USED AT COOKTOP, INSTALL PER W.U.P. 1
19. PROVIDE DOUBLE SOLE PLATES THROUGHOUT ST/
20. PROVIDE SAFETY GLASS IN ALL EXTERIOR DOORS.
21. ROUTE FLOOR DRAIN PIPING IN UTILITY ROOM TO NOT TO SANITARY SEWER.
22. NO PLASTIC PIPING SHALL BE USED FOR WATER PI
23. ALL STUD WALLS NOT LATERALLY BRACED AT 10' + BE 2x6 STUDS @ 16" O.C.
24. ALL WALLS 10' OR HIGHER TO BE LATERALLY BLOC
25. ALL MECHANICAL EXHAUSTS SHALL TERMINATE GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY FOLLOWING LOCATIONS SHALL BE CONSIDERED S/ LOCATIONS FOR THE PURPOSE OF GLAZING, AND F A. GLAZING INSIDE HINGED DOORS EXCEPT JALOU/ INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT NEAREST VERTICAL EDGE IS WITHIN A 34-INCH ARC POSITION AND WHOSE BOTTOM EDGE IS LESS THAN FLOOR OR WALKING SURFACE. GLAZING IN WALLS LANDINGS OR WITHIN 60-INCHES OF THE TOP AND/ WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THE WALKING SURFACE.

BATH NOTES

1. TILE FLOORS
2. TILE FALLS AT TUB ALONG TO CEILING
3. TILE FALL AT SHOWERS
4. SYNTHETIC MARBLE DRAIN AND SPLASH
5. ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY W/ 2021 IRC 6.01.1
6. SHOWER STALLS AND TUB WALLS TO BE FINISHED WITH A 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 9.01.2

MILLWORK NOTE

1. ALL SHELVES WITHIN CABINETS AND CASEWORK TO BE A PROVIDE GLASS SHELVES (MIN. 3/8" TEMPERED GLASS) BE
2. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING ETC. (UNDERCABINET LIGHTING @ KITCHEN & PANTRY CABINETS) UNLESS OTHERWISE NOTED, ALL CABINETS TO BE PANT/ MARBLE COUNTERTOPS WITH TILE BACKSPLASHES. RE. ADDITIONAL INFORMATION.

SMOKE/ CARBON

PROVIDE ONE SMOKE/ CARBON MONITORING DETECTOR (MIN. ONE IN EACH CORRIDOR ACCESSING BEDROOMS & IN BEDR/ LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INTERCON. ONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATTERY F

EMERGENCY ESCAPE & RESCUE O

1. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT I EMERGENCY ESCAPE AND RESCUE OPENING.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENING ARE I HAVE A SILL HEIGHT OF NOT MORE THAN 14" ABOVE THE F
3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL I OPENING OF 5' 7" WITH AN EXCEPTION OF GRADE FLOOR
4. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20"
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

TYP. MOUNTING HEIGHTS	UNIT
SHOWER HEAD 6'-10" AFF	TYPICAL KITCHEN BATHROOM
CERAMIC TILE SURROUND (SND) 7'-0" AFF	
CERAMIC SOAP DISH 3'-0" AFF	
1/4" TOWEL BAR OUTSIDE TUB (SNG) 4'-0" AFF	
24" TOWEL BAR INSIDE TUB (SNG) 5'-0" AFF	TYPICAL BATHROOM
OUTLETS @ VANITY 3'-4" AFF	ENTRANCE KITCHEN FAMILY R
TOILET PAPER HOLDER 2'-0" AFF	

UNIT FINISH NOTES

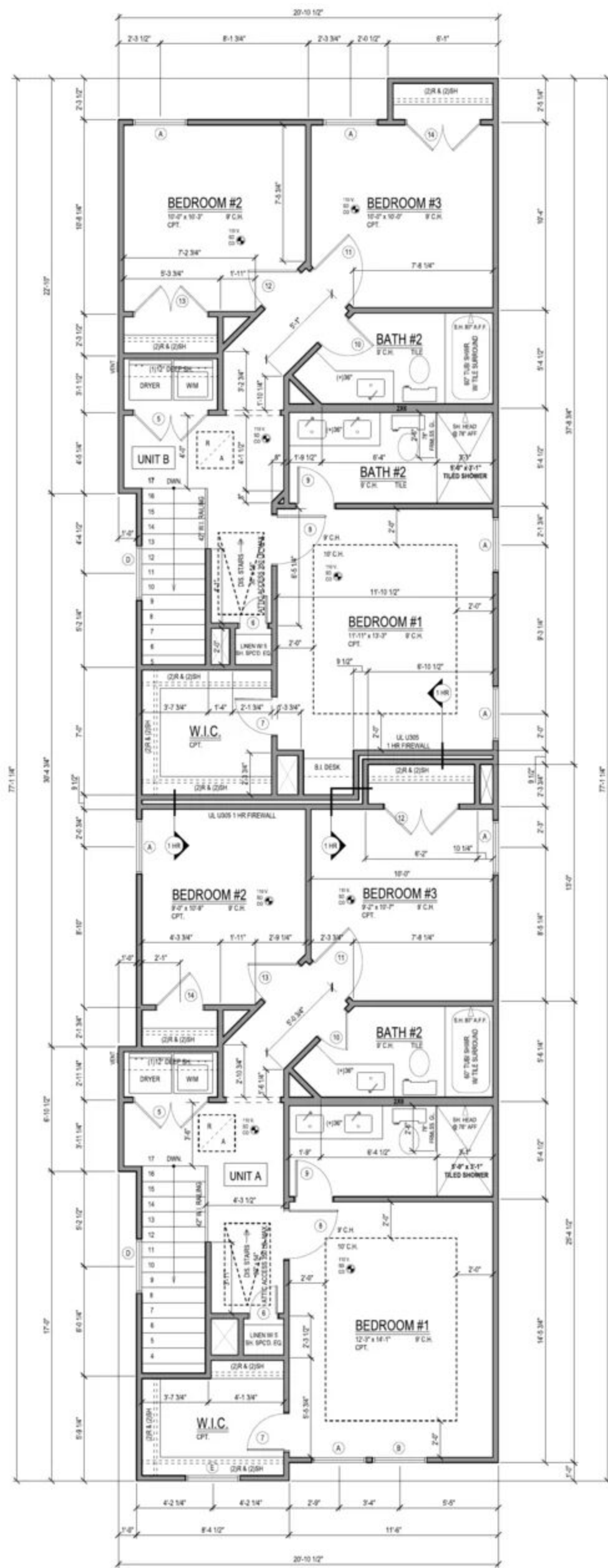
1. TYPICAL COUNTER TOP SURFACES
2. KITCHEN SLAB - GRANITE OR QUARTZ
3. BATHROOMS - GRANITE OR QUARTZ
4. TYPICAL FLOOR FINISHES (JAMTS A & B)
5. BATHROOM - CERAMIC WOOD PLANK
6. BEDROOMS & CLOSETS - CERAMIC WOOD PLANK
7. ENTRANCE - CERAMIC WOOD PLANK
8. KITCHEN - CERAMIC WOOD PLANK
9. FAMILY ROOM - CERAMIC WOOD PLANK
10. TYPICAL FLOOR FINISHES (JAMTS A & B)
11. BATHROOM - CERAMIC WOOD PLANK
12. LAUNDRY - CERAMIC TILE
13. BEDROOMS & CLOSETS - CARPET
14. "BACKSPLASH SELECTION BY BUILDER"
15. "PAINT SELECTION BY BUILDER"
16. BATHROOM MIRROR SELECTION BY BUILDER"

DOOR NOTES

1. ALL GLASS IN DOORS TO BE TEMPERED, PROVIDE FR
2. ALL GLAZING 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, SNEEP AND BARRIER EXTERIOR SPACES.
8. ALL INTERIOR BEDROOM DOORS SHALL HAVE PRIVAC
9. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR SH/ & DEADBOLT.
10. EXTERIOR ENTRY & GARAGE ENTRY DOOR SHALL H/ & THRESHOLD.

AREA CALCULA

FLOOR PLAN	UN
1ST FLOOR LIVING:	61
2ND FLOOR LIVING:	71
TTL. LIVING:	1,32
TTL. LIVING (BLDG):	
COVERED ENTRY:	
TOTAL BLDG. COVERED AREA:	
TOTAL BLDG. CONCRETE:	



PLUMBING @ FIRE RATED WALLS

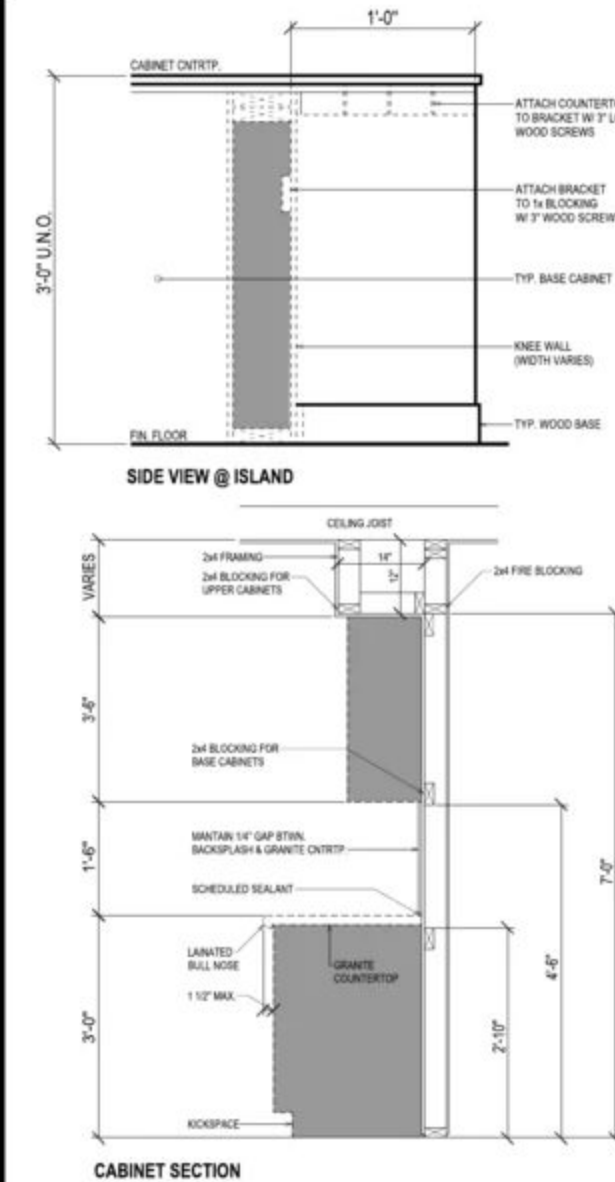
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MISC. FLOOR PLAN NOTES

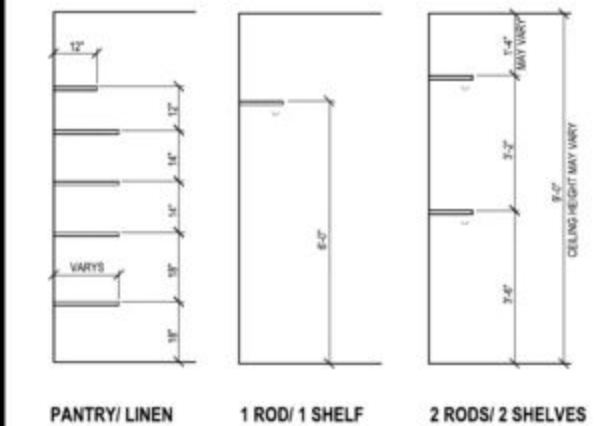
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ALL GAS VALVES 1/4 TURN BEFORE THE APPLIANCE

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



KITCHEN CABINET SECTION & ISLAND



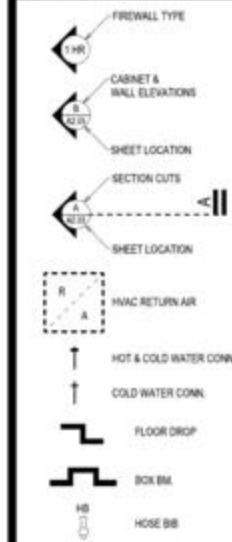
TYP. SHELF HEIGHTS

SCALE: N.T.S.

LINE LEGEND



SYMBOLS

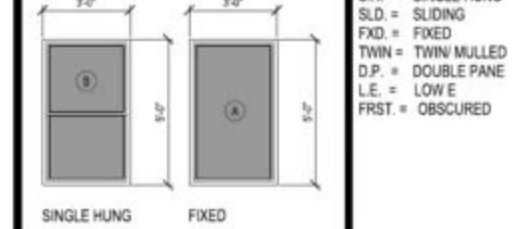


WINDOW SCHEDULE

UNITS A & B						
MARK	COUNT	SIZE (FT./IN.)	TYPE	SH	SLD	FXD
(A)	16	3'-0" x 5'-0"	X		X	X
(B)	2	3'-0" x 5'-0"			X	X
(C)	2	3'-0" x 3'-0"			X	
(D)	3	3'-0" x 1'-0"			X	X
(E)	1	3'-0" x 1'-0"			X	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
T.W.I.N. = TWIN/ MULLED
D.P. = DOUBLE PANE
L.E. = LOW E
F.R.S.T. = OBSCURED

WINDOW NOTES

1. PROVIDE SCREEN AT ALL OPERABLE PORTIONS OF ALL WINDOWS.
2. ALL WINDOW HEADER HEIGHTS TO BE 6'-4" A.F.F. U.N.O.
3. WHERE SILLS OF OPERABLE WINDOWS ARE LOCATED MORE THAN 72" 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 15".
4. SEE ELEVATIONS FOR ALL MULLED WINDOW ARRANGEMENTS.
5. GLASS BLOCK WINDOWS SHALL HAVE A MIN. 60 MINUTE FIRE RATING.

DOOR SCHEDULE

UNIT A			
MARK	TYP.	MATL.	SIZE & DESCRIPTION
(1)	A	WD/ SC	3'-0" x 6'-8" LH
(2)	B	WD/ SC	2'-0" x 6'-8" RH/ OUTSWING
(3)	B	WD/ SC	2'-8" x 6'-8" RH
(4)	B	WD/ SC	1'-6" x 6'-8" RH/ OUTSWING
(5)	E	WD/ SC	2'-2" x 6'-8" O.S.
(6)	B	WD/ SC	1'-6" x 6'-8" LH/ OUTSWING
(7)	B	WD/ SC	2'-8" x 6'-8" LH
(8)	B	WD/ SC	2'-8" x 6'-8" LH
(9)	B	WD/ SC	2'-8" x 6'-8" LH
(10)	B	WD/ SC	2'-8" x 6'-8" LH
(11)	B	WD/ SC	2'-8" x 6'-8" LH
(12)	E	WD/ SC	2'-2" x 6'-8" O.S.
(13)	B	WD/ SC	2'-8" x 6'-8" RH
(14)	B	WD/ SC	2'-8" x 6'-8" LH

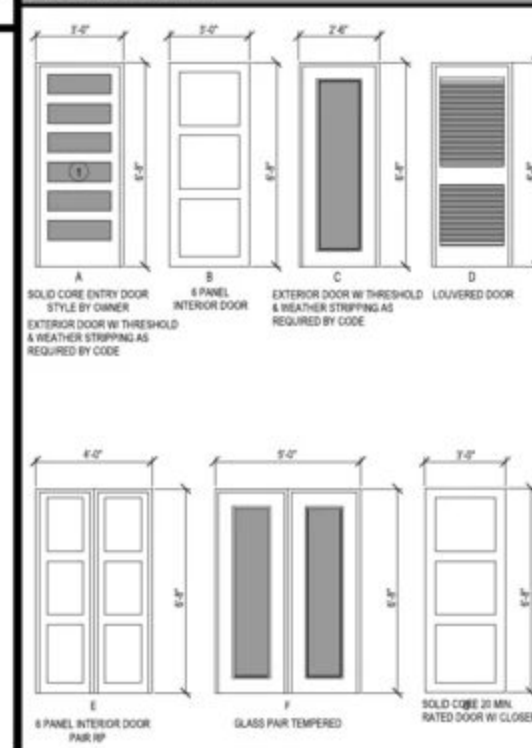
UNIT B			
MARK	TYP.	MATL.	SIZE & DESCRIPTION
(1)	A	WD/ SC	3'-0" x 6'-8" RH
(2)	B	WD/ SC	2'-8" x 6'-8" LH
(3)	B	WD/ SC	1'-6" x 6'-8" RH/ OUTSWING
(4)	B	WD/ SC	2'-0" x 6'-8" RH
(5)	E	WD/ SC	2'-2" x 6'-8" O.S.
(6)	B	WD/ SC	1'-6" x 6'-8" LH/ OUTSWING
(7)	B	WD/ SC	2'-0" x 6'-8" RH
(8)	B	WD/ SC	2'-8" x 6'-8" LH
(9)	B	WD/ SC	2'-8" x 6'-8" LH
(10)	B	WD/ SC	2'-8" x 6'-8" LH
(11)	B	WD/ SC	2'-8" x 6'-8" LH
(12)	B	WD/ SC	2'-8" x 6'-8" RH
(13)	E	WD/ SC	2'-2" x 6'-8" O.S.
(14)	B	WD/ SC	2'-8" x 6'-8" LH

DOOR DESCRIPTION & NOTES

R.P. = RAISED PANEL
M.R. = MIRROR PANEL
H.D. H.C. = WOOD HOLLOW CORE
H.D. S.C. = WOOD CORE
P.O.C.T. = POCKET DOOR
M.T.L. = METAL
S.L.D. = SLIDING
L.V.R. = LOUVERED
F.L.L. = FULL LITE

COMMENTS/ REMARKS
DOOR MARKED '1' SHALL HAVE FROSTED GLASS INSERTS PER FRONT ELEVATION.
ALL INTERIOR DOORS SHALL BE MASONITE PANELED DESIGN.

DOOR TYPE



FLOOR PLAN NO

1. 12' CEILING HT. @ 1ST FLOOR W/ 6'-8" WINDOW H.
2. 9' CEILING HT. @ 2ND FLOOR W/ 6'-8" WINDOW H.
3. REFER TO FLOOR PLAN FOR FLOORING MATERIALS.
4. 1 3/4" SOLID CORE EXTERIOR DOORS. 6'-8" (REFER TO LITE DETAIL).
5. SMOKE DETECTORS SHALL BE HARDWIRED AND BATTERY BACK UP.
6. LOCATE ELECTRIC WATER HEATERS PER PLUMBING WITH 2021 IRC REQUIREMENTS. (SEE PLUMBING).
7. ALL FRAMING MATERIAL TO BE #2 KD 15 SOUTH.
8. ALL STUDS TO BE STUD GRADE F.R.
9. ALL BEAMS TO BE #2 KD SYP.
10. 1 1/8" EMCM PLYWOOD SUBFLOOR WITH PANEL.
11. ALL EXTERIOR WALLS AND MAIN PARTITIONS (L.C. EFFECTIVELY BRACED AT EACH END, OR AS NEAR AND AT LEAST 25'-0" OF LENGTH).
12. YIELD STRENGTH OF STEEL TO BE MINIMUM 36 KSI.
13. BEDROOM WINDOWS TO HAVE 5.7 SQ. FT. NET PI AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXI.
14. PROVIDE 2-24" VERTICAL SUPPORT MIN. UNDER STRUCTURAL BEAMS AND HEADERS GREATER 1.
15. DOUBLE FLOOR JOIST UNDER PARALLEL WALL.
16. SIZE AND NUMBER OF NAILS CONNECTING WOOD COMPLY WITH STRUCTURAL FRAMING PLANS.
17. ALL HEADER BEAMS TO BE 2-2x12 (K2) U.N.O. (P).
18. WHEN GAS IS USED IN UTILITY ROOM PROVIDE DRYING AIR (LOUVERED DOOR).
19. UNLESS OTHERWISE PERMITTED OR REQUIRED BY INSTALLATION INSTRUCTION OR APPROVED BY DOMESTIC DRYER MOISTURE EXHAUST DUCTS 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).
20. IF GAS IS USED AT COOKTOP, INSTALL PER U.I.U. PROVIDE DOUBLE SOLE PLATES THROUGHOUT.
21. PROVIDE SAFETY GLASS IN ALL EXTERIOR DOOR.
22. ROUTE FLOOR DRAIN PIPING IN UTILITY ROOM NOT TO SANITARY SEWER.
23. NO PLASTIC PIPING SHALL BE USED FOR WATER.
24. ALL STUD WALLS NOT LATERALLY BRACED AT 2' BE 2x6 STUDS @ 16" O.C.
25. ALL WALLS 12' OR HIGHER TO BE LATERALLY BRACED.
26. ALL MECHANICAL EXHAUSTS SHALL TERMINATE OUTSIDE THE BUILDING.
27. GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH THE FOLLOWING LOCATIONS SHALL BE CONSIDERED LOCATIONS FOR THE PURPOSE OF GLAZING, AT A GLAZING INSIDE HINGED DOORS EXCEPT JAL INDIVIDUAL PANEL OR OPERABLE PANEL ADJACENT NEAREST VERTICAL EDGE IS WITHIN A 24-INCH POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 48" ABOVE FINISH FLOOR OR WALKING SURFACE. GLAZING IN WALLS 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 FALLS AT TUB/ALCOVES TO CEILING.
3. TILE FALL AT SHOWERS
4. SYNTHETIC MARBLE DRAIN AND SPLASH
5. ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY W/ 2021 IRC C.C.
6. SHOWER STALLS AND TUB WALLS TO BE FINISHED W/ SURFACE TO A HEIGHT NOT LESS THAN 7'0" ABOVE C WATERPROOF SHEETROCK. (GREENROCK)
7. PROVIDE VENTILATION AT ALL BATHS AND UTILITY RD OR MECHANICAL MEANS AND COMPLY W/ 2021 IRC W/

MILLWORK NOTI

1. ALL SHELVES WITHIN CABINETS AND CASEWORK TO E PROVIDE GLASS SHELVES (MIN. 3/4" TEMPERED GLASS).
2. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING UNDERCOUNTER LIGHTING @ KITCHEN & PANTRY CABINETS.
3. UNLESS OTHERWISE NOTED, ALL CABINETS TO BE F.M.A. MARBLE COUNTERTOPS WITH TILE BACKSPLASHES. ADDITIONAL INFORMATION.

SMOKE/ CARBON

PROVIDE ONE SMOKE/ CARBON MONOXIDE DETECTOR IF ONE IN EACH CORRIDOR ACCESSING BEDROOMS & IN BE LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INTERIO ONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATTE

EMERGENCY ESCAPE & RESCUE

1. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE EMERGENCY ESCAPE AND RESCUE OPENING.
2. WHERE EMERGENCY ESCAPE AND RESCUE OPENING HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE 1.
3. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SH OPENING OF 5.7 S.F. WITH AN EXCEPTION OF GRADE FI
4. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 2
5. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 2
6. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL E INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TO

TYP. MOUNTING HEIGHTS

TYPE	UNIT
KITCHEN	UNIT A
BATH	UNIT B
BATH	UNIT C
BATH	UNIT D
BATH	UNIT E
BATH	UNIT F
BATH	UNIT G
BATH	UNIT H
BATH	UNIT I
BATH	UNIT J
BATH	UNIT K
BATH	UNIT L
BATH	UNIT M
BATH	UNIT N
BATH	UNIT O
BATH	UNIT P
BATH	UNIT Q
BATH	UNIT R
BATH	UNIT S
BATH	UNIT T
BATH	UNIT U
BATH	UNIT V
BATH	UNIT W
BATH	UNIT X
BATH	UNIT Y
BATH	UNIT Z

UNIT FINISH NOTES

1. TYPICAL COUNTER TOP SURFACES: KITCHEN SLAB - GRANITE OR QUARTZ; BATHROOMS - GRANITE OR QUARTZ.
2. TYPICAL FLOOR FINISHES (UNITS A & B): BATHROOM - CERAMIC WOOD PLANK; BEDROOMS & CLOSETS - CERAMIC WOOD PLANK; ENTRY - CERAMIC WOOD PLANK; KITCHEN - CERAMIC WOOD PLANK; FAMILY ROOM - CERAMIC WOOD PLANK.
3. TYPICAL FLOOR FINISHES (UNITS C & D): BATHROOM - CERAMIC WOOD PLANK; LAUNDRY - CERAMIC TILE; BEDROOMS & CLOSETS - CARPET.
4. "BACKSPLASH SELECTION BY BUILDER" "PAINT SELECTION BY BUILDER" "BATHROOM MIRROR SELECTION BY BUILDER"

DOOR NOTES

1. ALL GLASS IN DOORS TO BE TEMPERED. PROVIDE 2.
2. ALL GLAZING IN FIRE RATED DOORS TO BE FIRE R
3. PROVIDE SELF CLOSING HINGES OR CLOSERS AT SCHEDULE.
4. REFER TO UNIT DWGS FOR INTERIOR CASING TRI
5. DOOR JAMBS AT UNITS SHOULD TO ACCEPT MAXIM
6. PROVIDE LEVER TYPE HARDWARE @ ALL UNIT EN
7. PROVIDE WEATHER STRIPPING, SWEEP AND BAR
8. EXTERIOR SPACES.
9. ALL INTERIOR BEDROOM DOORS SHALL HAVE PRI
10. EXTERIOR ENTRY DOOR & GARAGE ENTRY DOOR & DEADBOLT.
11. EXTERIOR ENTRY & GARAGE ENTRY DOOR SHAL & THRESHOLD.

AREA CALCUL

FLOOR PLAN	AREA
1ST FLOOR LIVING	
2ND FLOOR LIVING	
TTL. LIVING	
TTL. LIVING (BLDG)	
COVERED ENTRY	
TOTAL BLDG. COVERED AREA	
TOTAL BLDG. CONCRETE	

SECOND FLOOR PLAN

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