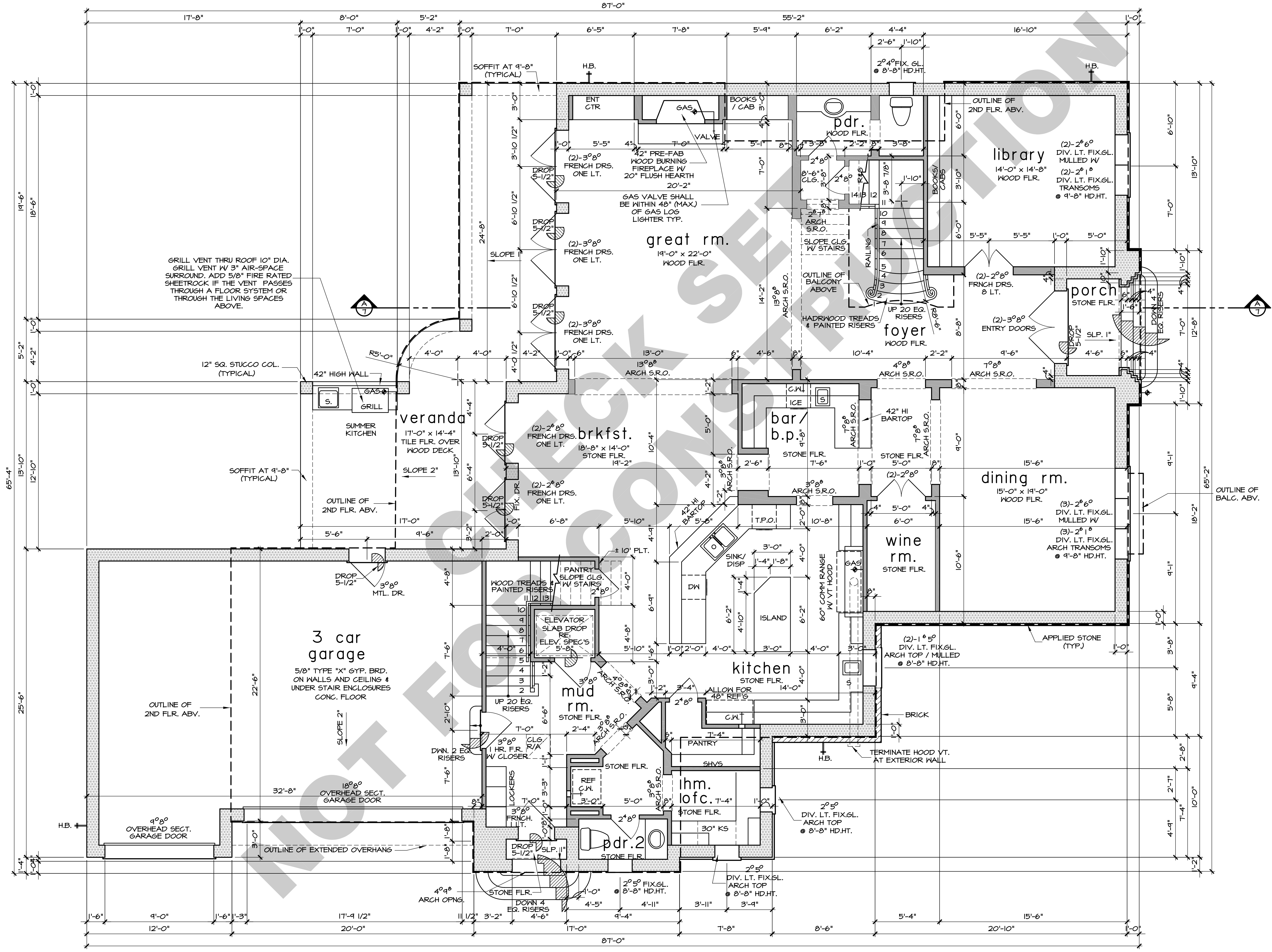
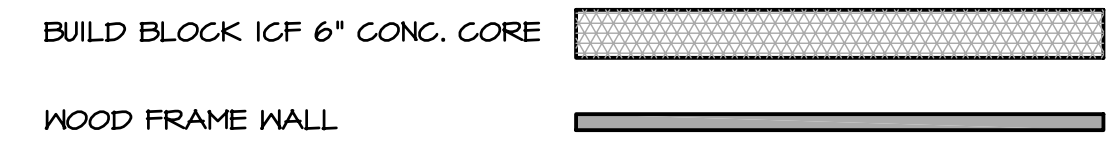


revisions		
DATE	NAME	DESCRIPTION
9-24-08	Angel	INITIAL COMPLETE (REVISED)



wall legend



NOTE:
ALL OPENINGS ARE
DEFINED FROM MAIN
FIN. FLOOR

unless otherwise noted

- GYP. BOARD WALLS AND CEILING
- 11'-0" CLG. HT. AT FIRST FLOOR
- 10'-0" CLG. HT. AT SECOND FLOOR
- 9'-0" CLG. HT. AT THIRD 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)
- SINGLE HUNG WINDOWS AS PER BUILDER
- 9'-8" HEADER HT. AT FIRST FLR.
- 8'-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 PER R310.1 (IRC 2003)
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R313 (IRC 2003)
- 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 APPLICABLE CODES.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 (IRC 2003)
- 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 UL AND IRC 2003 APPROVED AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTOR'S REVIEW
- STAIRWAYS SHALL COMPLY WITH R311 (IRC 2003)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 (IRC 2003)
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LB./SQ.FT. LIVE LOAD PER R301.5 (IRC 2003)
- GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4" O.C. MAX. PER R312 (IRC 2003)
- 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 R311.5 (IRC 2003)
- GUARDRAILS SHOWN ARE A GRAPHIC DISPLAY AND NOT THE FINISHED DESIGN. THE FINISHED DESIGN OF ALL GUARDRAILS TO COMPLY WITH R312 (IRC 2003) WITH NO LADDER EFFECT.
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE 'X' FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2003 TABLE R602.3 (1) AND R602.3 (2) OR EQUIV.
- DISAPPEARING STAIRS TO BE 30" x 54" PER IRC M1305.1.3 AND TO SUPPORT MIN. 350 LBs.
- 2X6 FIRST FLOOR EXTERIOR WALLS

square footage

FIRST FLOOR	2 103
SECOND FLOOR	2 140
THIRD FLOOR	4 20
LIVING AREA	5 413
PORCHES	7 6
VERANDA	4 54
GARAGE	7 12
FUTURE GAME ROOM	4 50
TOTAL COVD. AREA	7 665
OPEN BALCONY	10

first floor plan

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