MAIN FLOOR PLAN

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

NOTES:

1) SEE SHEET 2 FOR SECURITY NOTES
2) SEE SHEET 2 FOR ELECTRICAL NOTES
3) SEE SITE PLAN FOR ELEV & GRADING NOTES
4) ALL HALLS DIMENSIONED AS SHOWN
5) SEE SHEET 2 FOR PLUMBING NOTES
6) VENT DRYER TO O.S.A. W/CAP MAX. 25' RUN, NOT TO TERMINATE IN GARAGE (IRC 1450). THE MAX. LENGTH SHALL BE REDUCED 2½' FOR EA. 45 DEGREE BEND AND 5' FOR EA. 90 DEGREE BEND, UNLESS AN ENG. DUCT SYSTEM IS PROVIDED. ALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE.
7) MECH EXHAUST EQUIPMENT TO PROVIDE MIN. OF 5 AIR CHANGES PER HOUR
8) WATER CLOSETS TO HAVE 15" MIN FRNT. CLEARANCE OF 21" & WIDTH OF 30"
9) SEE OTHER SHEETS FOR MORE INFORMATION
10) HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRS & PLACED 34" TO 38" ABV TREAD NOSING & LANDINGS. CONT. THE FULL LENGTH OF STAIR SHALL BE RETURNED OR TERMINATED IN NEWEL POSTS OR SAFETY TERMINALS AS PER IRC R311.7.8. SEE DETAIL FOR ADDITIONAL HANDRAIL REQ.
11) 5/8" TYPE 'X' SHEETROCK IS REQUIRED ON WALLS AND SOFFITS UNDER AN ENCLOSED STAIRWAY
12) USE MINIMUM 2X10 STRINGERS FOR STAIRWAYS USE MIN 3-2X12 IF TREAD IS PARTICLE BRD
13) SEE FIREPLACE MANUFACTURER'S SPECIFICATIONS FOR CLEARANCE TO COMBUSTIBLES
14) ALL ZERO CLEARANCE FIREPLACES TO BE HEATILATOR GCBC60/80 UL#MH0SM OR EQUAL. GAS LOGS TO BE RADCO APPROVED H4I OR EQ.
15) ALL WALLS OVER 10'-0 IN HEIGHT SHALL BE DOUGLAS FIR #2
16) ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE
17) MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.
18) SHOWER TO BE FINISHED W/ WATER-RESISTANT SHEETROCK & CERAMIC TILE TO A MINIMUM HEIGHT OF 72" ABOVE DRAIN (IRC R307.2/CC#ESR-1046)
19) BRACE ENTIRE GARAGE DOOR OPENING WALL WITH A MIN. OF 3-2X6 STUDS AT ENDS & SPACINGS
20) ALL T&P DRAINS MUST NOT TERMINATE WITHIN 36" OF ANY ENTRY DOOR.
21) EXTERIOR DOORS WITHOUT GLAZING MUST BE PROVIDED WITH A PEEP HOLE PER THE SECURITY CODE.
22) ANY TEMPERATURE & PRESSURE RELIEF VALVE SHALL NOT TERMINATE IN A CARPORT, NOR WITH IN THREE (3) FEET OF ANY ENTRANCE OR EXIT TO OR FROM AND STRUCTURE.
23) THE T AND P RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 24" AND NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL OR ABOVE FLOOR OVER WALKWAYS, PATIOS, CARPORTS, ETC.
24) GLS & DYR BRD. APPLICATION WHEN INSTALLING A PANEL OR BOARD PRODUCT AS THE BASE FOR TILE, THE MAX. SPACING OF FRAMING SHALL BE 16" O.C. FOR ½" & ⅝" FRAMING, AND FROM 12" TO 24" FOR ¾" & 1" FRAMING. ½" OR ⅝" GAS RESISTANT GYP CLG. BRD SHALL BE USED.
25) PROVIDE 36" MIN GUARDS ON FLOORS, PORCHES, BALCONIES AND RAISED FLOORS (MORE THAN 30" ABV GRADE OR FLR BELOW) OF BUILDING AND ON STAIR LANDINGS. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE MEMBERS SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH. 4.5/8" AT SIDES OF STAIR TREADS.

△ • WINDOW SCHEDULE
○ • DOOR SCHEDULE

SAFETY GLAZING:

1) ALL INTERIOR AND EXTERIOR GLAZING IN BATHRMS MUST BE SAFETY GLAZING WHEN THE BOTTOM EDGE IS LESS THAN 36" A.F.F. (BATHROOM SHALL BE DEFINED AS A ROOM PROVIDED WITH A TUB OR SHWR.
2) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABV THE FLR OR WALKING SURFACE.
3) ALL SLIDING GLASS DOORS SHOWN ARE TO BE OF TEMPERED GLASS.

EGRESS REQ.:

PER IRC 2009 R310
MIN NET CLEAR OPENING=5.75sf
MIN NET CLEAR OPENING HEIGHT=24"
MIN NET CLEAR OPENING WIDTH=20"
MAX SILL HEIGHT=44"

HABITABLE ROOMS:

GLAZING TO BE A MIN. OF 8% OF FLOOR AREA
OPENABLE GLAZING TO BE A MIN. OF 4% OF FLOOR AREA

FIREPLACE NOTES:

1. THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED; A GAS OR ELECTRICAL STUB OUT FOR FUTURE INSTALL OF A LOG WILL NOT BE ACCEPTABLE.
2. FACTORY BUILT FIREPLACE: HEATILATOR GCBC60/80 U.L. #MH0594
3. INSTALL FIREPLACE IN ACCORDANCE WITH THE TERMS OF ITS LISTING EVALUATION REPORT UL.# MH0594 AND THE MANUFACTURERS WRITTEN INSTRUCTIONS
4. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENT AS SHOWN IN THE INSTALLATION MANUAL CENTERED ABOUT THE FIREPLACE OPENING.
5. HEARTH EXTENSIONS TO BE NONCOMBUSTIBLE FINISH MATERIAL OVER A THERMAL RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S INSTALLATION MANUAL.
6. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE FIREPLACE OPENING AND/OR WITHIN 12" OF THE FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURERS INSTALLATION MANUAL.
7. PROVIDE A.G.A. LISTED AND APPROVED SAFETY SHUT-OFF VALVES AND/OR GAS LOGS (AGA #UF-5C-BA 1155-VDA-8624). DAMPERS TO BE WELDED OPEN 1" OR PROVIDE 3" DIA. HOLE.
8. PROVIDE CHIMNEY SPARK ARRESTOR COMPATIBLE WITH HEATILATOR GCBC 60/80.
9. IF A GAS FIREPLACE IS EQUIPPED WITH A MANUALLY OPERATED DAMPER, THE DAMPER SHALL BE WELDED FULLY OPEN OR REMOVED IN ACCORDANCE WITH G2426.5.
10. FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48" FROM GAS OUTLET.
11. INDOOR FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION. COMBUSTION AIR INTAKE SHALL NOT BE LOCATED AT AN ELEVATION HIGHER THAN THE FIREBOX.

GAS NOTES:

1- ALL GAS PIPING SHALL CONFORM TO IRC CHAPTER 24 MATERIALS, INSULATION, AND TESTING.
2- GAS PIPING IS NOT PERMITTED UNDER STRUCTURE.
3- GAS PIPING IS NOT PERMITTED UNDER SLAB.
4- PROVIDE COMBUSTION AIR VENTILATION REQUIRMENTS PER IRC R1006 AND M1701.
5- FIREPLACE DAMPERS SHALL BE WELDED OPEN ONE INCH OR PROVIDED WITH A THREE INCH DIA HOLE.

SQUARE FOOTAGE	
MAIN	4810
COV PORCH	175
COV PATIO	801
GARAGE	1186
TOTAL	6972

SEE SHEAR WALL SCHEDULE ON SHEET 7
SHEAR WALL "F" TO ALL EXTERIOR WALLS
SHEAR WALL "A" TO ALL INTERIOR BEARING WALLS

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DATE: 11.06.12
1 REVISED
2 REVISED
3 REVISED
IRC