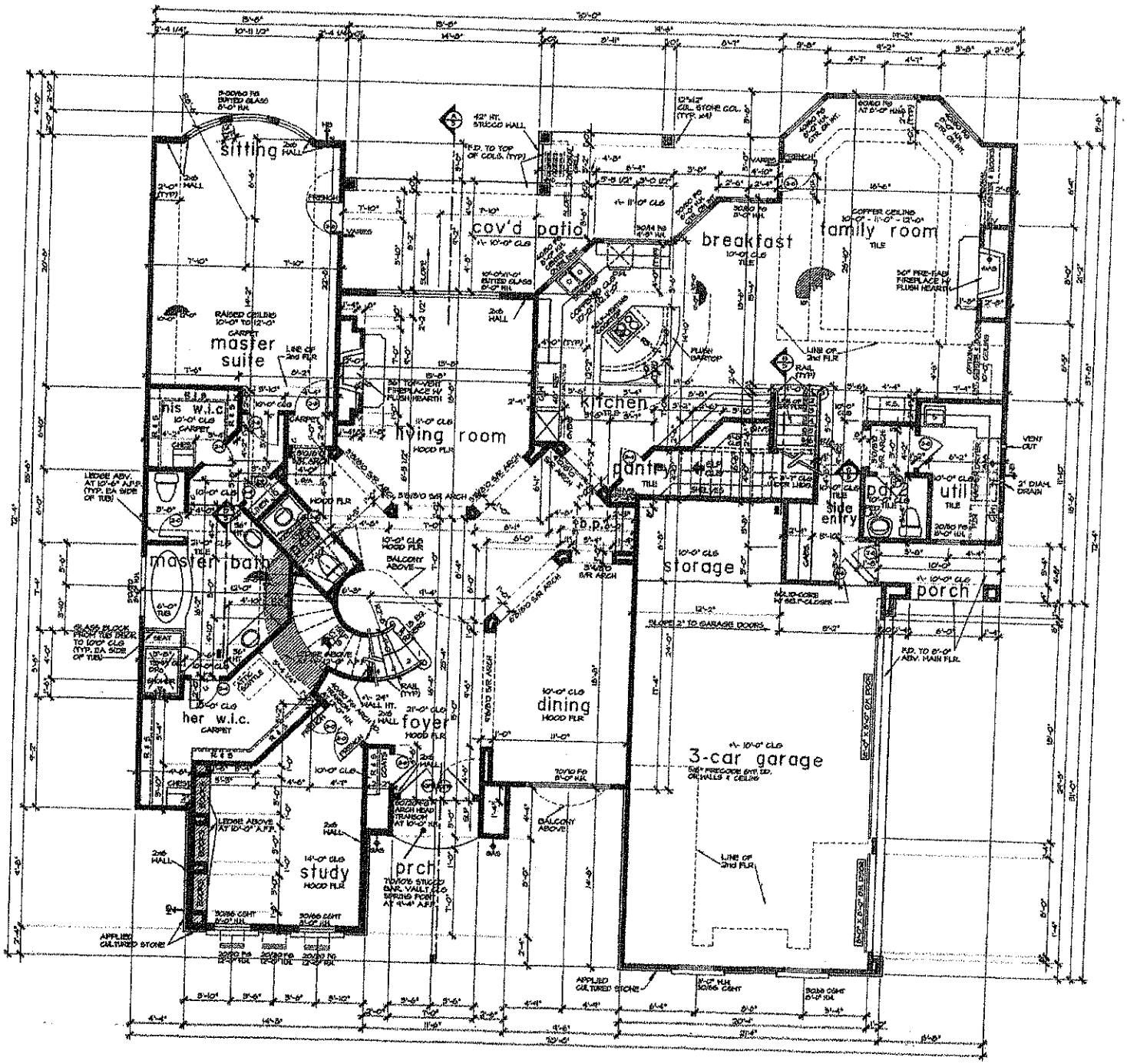


unless otherwise

- CARPET FLOORS
- GYP. BOARD WALLS AND CEILING
- 10'-0" CLG. HT. AT FIRST FLOOR
- 11'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/8" H.C. INTERIOR DOORS (6 PANEL)
- 1 3/4" SOL. EXTERIOR DOORS (SEE ELEV
- 8'-0" DOOR HT. AT FIRST FLR.
- 8'-0" DOOR HT. AT SECOND FLR.
- SINGLE HUNG ALUMINUM WINDOWS WITH D
- 6'-8" HEADER HT. AT FIRST FLR.
- 6'-8" HEADER HT. AT SECOND FLR.
- ALL BEDROOM WINDOWS TO BE 44" A.F.
  24" HIGH x 20" WIDE (MIN.) OPENING (S
  5.7 SQ. FT. (MIN.) NET CLEAR OPENING
- ALL GLAZING WITHIN HAZARDOUS LOCA
  SAFETY GLASS IN COMPLIANCE WITH C
- SMOKE DETECTORS REQUIRED (SEE CONS
  WIRING AND BATTERY BACK-UP). LOCAT
  WITH R317 (IRC 2000)
- LOCATE GAS WATER HEATER IN ATTIC A
  PARTITION IN PAN WITH RELIEF DRAIN (
  INSTALLATION MUST COMPLY WITH MA
  AND ALL APPL. CODES.
- PROVIDE VENTILATION AT ALL BATHS A
  THROUGH NATURAL OR MECH. MEANS A
  R309 (IRC 2000)
- CHIMNEYS TO BE 9'-0" MIN. ABV. THE RO
  WHERE THEY PASS THROUGH THE ROOF
  2'-0" MIN. HIGHER THAN ANY PORTION (
  WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE UL. (
  & A COPY OF THE MANUF. INSTALLATIO
  BE AVAILABLE @ JOB SITE FOR INSPEC
- STAIRWAYS SHALL COMPLY WITH R314 (I
- HANDRAILS TO BE 34" TO 38" ABV. NOS
- ALL GUARDRAILS AND HANDRAILS SHAL
  R315 (IRC 2000)
- ALL GUARDRAILS AND HANDRAILS SHAL
  FOR 200 LBS/SQ.FT. LIVE LOAD PER R
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WH
  AT 4'-0" O.C. MAX. PER R312 (IRC 2000)
- HANDGRIP ON PORTION OF HANDRAILS
  LESS THAN 1 1/4" NOT MORE THAN 2 3/
  SECTIONAL DIMENSION OR THE SHAPE
  AND EQUIV. GRIPPING SURFACES PER R
- ENCLOSED UNDERSIDE OF STAIRWELL WIT
  FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTIN
  SHALL COMPLY WITH IRC 2000 TABLE
  FOR EQU. REFER TO STANDARD DETAIL
- DISAPPEARING STAIRS TO BE FIRE RA
  (30" x 54" FLR.) SHALL COMPLY WITH
  INDIVIDUAL STAIR TREADS SHALL BE
  UNIFORMLY DISTRIBUTED LIVE LOAD O
  CONCENTRATED LOAD ACTING OVER A
  INCHES, WHICHEVER PRODUCES THE GR

bath schedule

- TILE FLOORS (AT WET AREAS)
- TILE WALLS AT TUB (SECONDARY BATHS
- TILE FULL AT SHOWER
- SYNTHETIC MARBLE COUNTER TOPS AND
- ALL GLASS AT TUBS AND SHOWERS MU
  SAFETY GLASS AND MUST COMPLY WI
- SHOWER STALLS AND TUB (WITH SHOWER
  TO BE FINISHED WITH NON-ABSORBENT
  HT. OF NOT LESS THAN 72" ABV. DRAIN
  CONCRETE BACKBOARD.
- ALL PLUMBING FIXTURES SHALL BE SPA
  R307.2 (IRC 2000)

square footage

FIRST FLOOR
SECOND FLOOR

LIVING AREA

FRONT PORCH
SIDE PORCH
COVED PATIO
3-CAR GARAGE / STORAGE

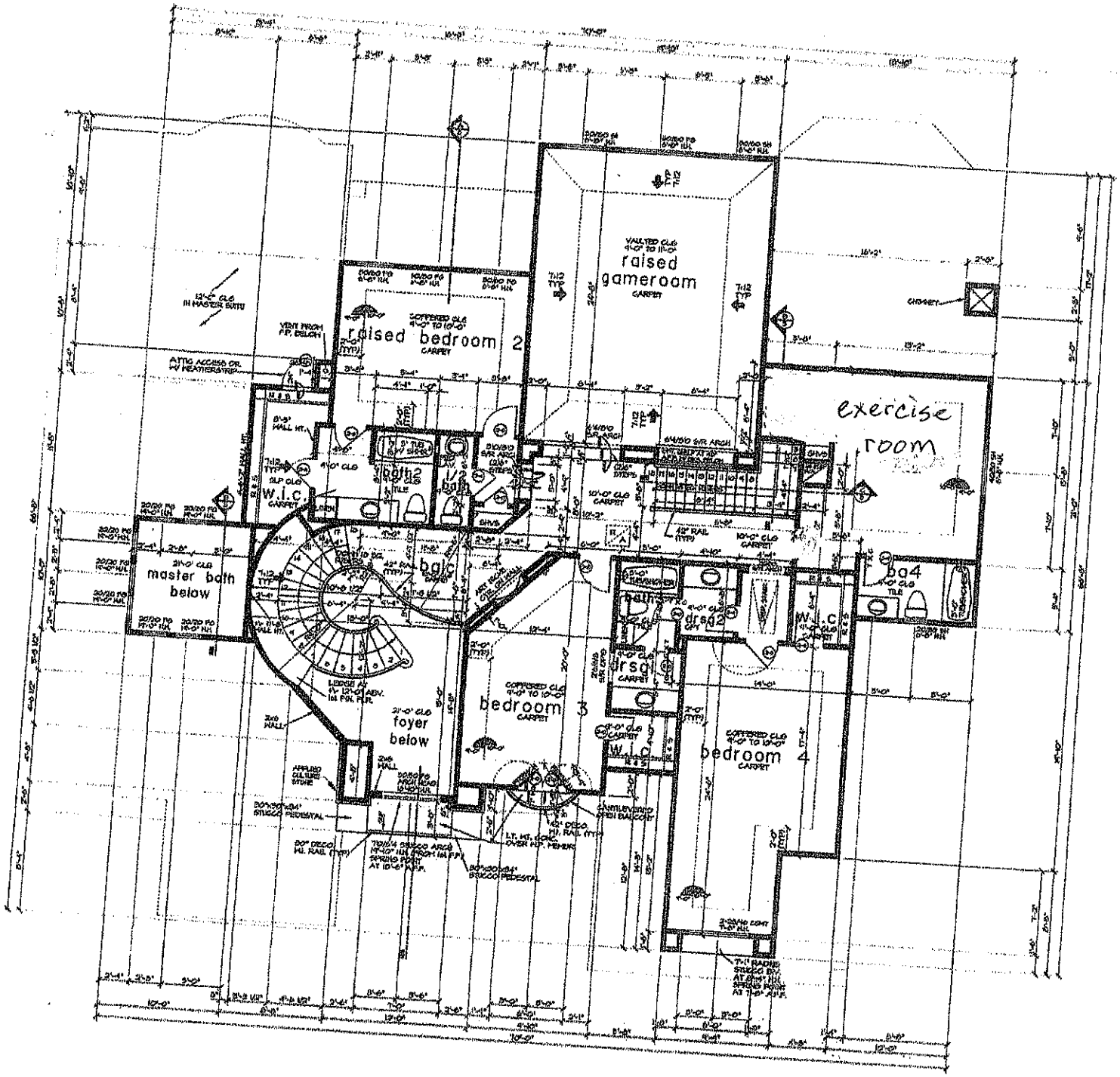
TOTAL COVD. AREA

first floor

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

"The Blacks

PLAN NO. 9388



second

"The Bl

PLAN NO. 51155