



1  
A-3

## SECOND FLOOR PLAN

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

### GENERAL NOTES:

- GENERAL CONTRACTOR AND SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION.
- DRAWINGS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECS.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES.
- ALL EXTERIOR WALLS ARE 2X STUDS W/ R-19 INSULATION BETWEEN AND ARE DIMENSIONED AT 6 1/2" UNLESS NOTED OTHERWISE. SEE STRUCTURAL SHEETS FOR SIZE & SPACING.
- ALL PLUMBING WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 6 1/2" UNLESS NOTED OTHERWISE.
- ALL INTERIOR WALLS ARE DIMENSIONED TO FINISHED WALLS AND ARE 4 1/2" UNLESS NOTED OTHERWISE.
- BRICK AND STONE ARE DIMENSIONED AT 4", ADJUST AS REQ'D TO 2" FOR CULTURED/THIN CUT STONE (VERIFY W/ MANUFACTURER).
- ALL STYLES AND TYPES OF INTERIOR FINISH (I.E. DOORS, HARDWARE, WINDOWS, PAINT, FLOOR COVERINGS, AND APPLIANCES ETC.) SHALL BE DETERMINED BY OWNER OR CONTRACTOR AS APPLICABLE.
- SHOW A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS. IAW IRC SEC. R602.2.2
- SEE ADDITIONAL GENERAL FRAMING, MECHANICAL, AND PLUMBING NOTES ON SHEET A-6

### KEYED NOTES

- VERIFY ALL WINDOWS MEET EGRESS AS PER WINDOW MANUFACTURER SPECS. SEE IRC SEC. R310
- PROVIDE SAFETY GLAZING IAW IRC SEC. R308
- PROVIDE 36" DEEP WINDOW WELL (9 SQ. FT. FLOOR AREA) W/ LADDER AS REQ'D IAW IRC SEC. R310.2
- ALL TOILETS SHALL BE 1.6 GPM IAW IRC SEC. P2903
- ALL TUBS & SHOWERS SHALL HAVE 2.5 GPM HEADS IAW IRC SEC. P2903
- TUBS AND SHOWERS WITH TILED WALLS NOW REQUIRE CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS. IAW IRC SEC. R702.4
- BATHTUBS AND WHIRLPOOL TUBS MUST HAVE ANTI SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES. IAW IRC SEC. P2711.3
- PROVIDE JETTED TUB MOTOR ACCESS IAW IRC SEC. P2720.1
- VENT DRYER TO OUTSIDE IAW IRC SEC. G2436 AND M1502.1 OR PER MANUF. SPEC.
- ALL HOSE BIBS, INCLUDING AUTO WASHER VALVE IN GARAGE, MUST BE BACK FLOW PROTECTED.
- PROVIDE 36" HIGH RAILING W/ GUARD PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH. NO HORIZONTAL RAILS ARE ALLOWED (SEE IRC SEC. R312)
- PROVIDE CONTINUOUS HANDRAIL IAW IRC SEC. R311.7.8 SEE DETAIL 15 ON SHEET A-7
- PROVIDE MIN 1/2" GYP BOARD ON WALLS AND CEILING BELOW STAIRS IAW IRC SEC. R302.7
- SHEET ROCK ALL WALLS WITH MINIMUM 1/2" GYP BOARD ON GARAGE SIDE AND SHEET ROCK ALL CEILINGS & BEAMS WITH MINIMUM 5/8" TYPE X GYP BOARD
- PROVIDE 20 MIN FIRE RATED DOOR W/ OPTIONAL SELF CLOSER.
- PROVIDE 22" X 30" ATTIC ACCESS AND LATCHED ATTIC ACCESS AS SHOWN (SEE IRC SEC. R807.1)
- PROVIDE GAS SHUTOFF VALVE WITHIN 6' OF FIREPLACE IAW IRC SEC. G2420
- "0" CLEARANCE GAS FIREPLACE INSTALL PER MANUF. SPEC.
- ALL CHIMNEYS AND VENTS TO BE INSTALLED IAW IRC CHAPTER 18
- PROVIDE OUTSIDE COMBUSTIBLE AIR TO ALL GAS APPLIANCES IAW IRC SEC. G2407 AND INTERIOR FIRE PLACES IAW IRC SEC. R1006.1/R1006.2
- PROVIDE SEISMIC STRAPS (IAW IRC P2801.8) FOR WATER HEATERS AND EXPANSION TANK (IAW IRC SEC. M2003) FOR WATER HEATERS.
- VERIFY ALL FURNACES AND WATER HEATERS IN GARAGE HAVE IGNITION SOURCES AT LEAST 18" ABOVE THE FLOOR IAW IRC SEC. M1307.3
- PROVIDE FLOOR DRAIN IAW IRC P2719
- PROVIDE A CERTIFICATE IN OR ON ELECTRICAL DISTRIBUTION PANEL LISTING THE R VALUES OF ALL MATERIALS USED IN CONSTRUCTION. WINDOW U FACTORS AND HEAT GAIN MUST ALSO BE LISTED AND SHOWN. THE TYPE AND EFFICIENCY OF ALL HEATING AND COOLING EQUIPMENT MUST ALSO BE LISTED. IAW IRC SEC. M1101.5
- UPPER GROUND IS TO BE LOCATED AND VERIFIED ON SITE BY CONTRACTOR IAW IRC SEC. E3507.2 AND NEC 250.50
- 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDANT (WITH JOINTS LAPPED NO LESS THAN 6") SHALL BE PLACED BETWEEN THE BASEMENT FLOOR SLAB AND THE SUB GRADE IAW IRC R506.2.3

FILE NAME  
19098

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SQUARE FOOTAGE

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SHEET  
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