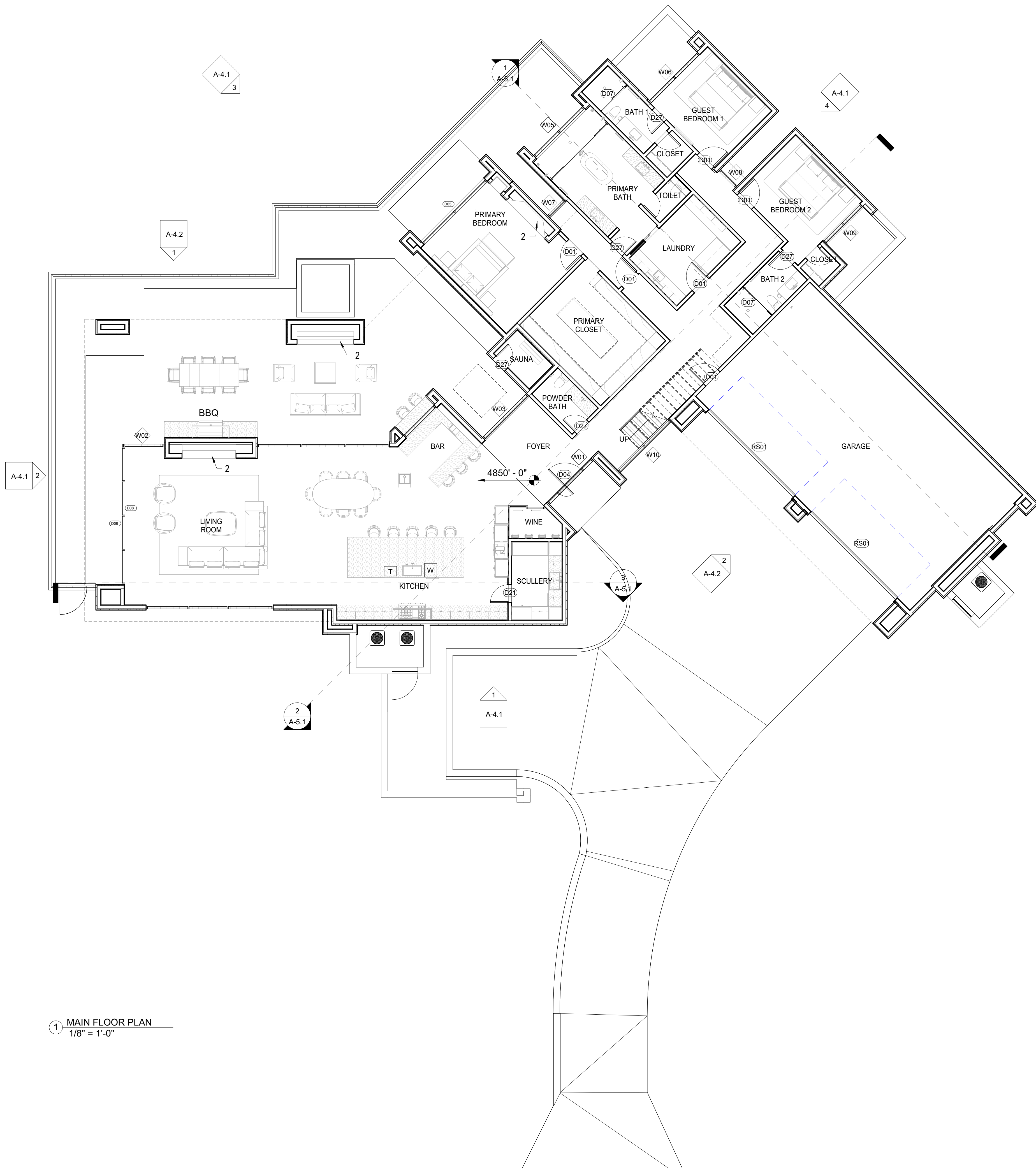
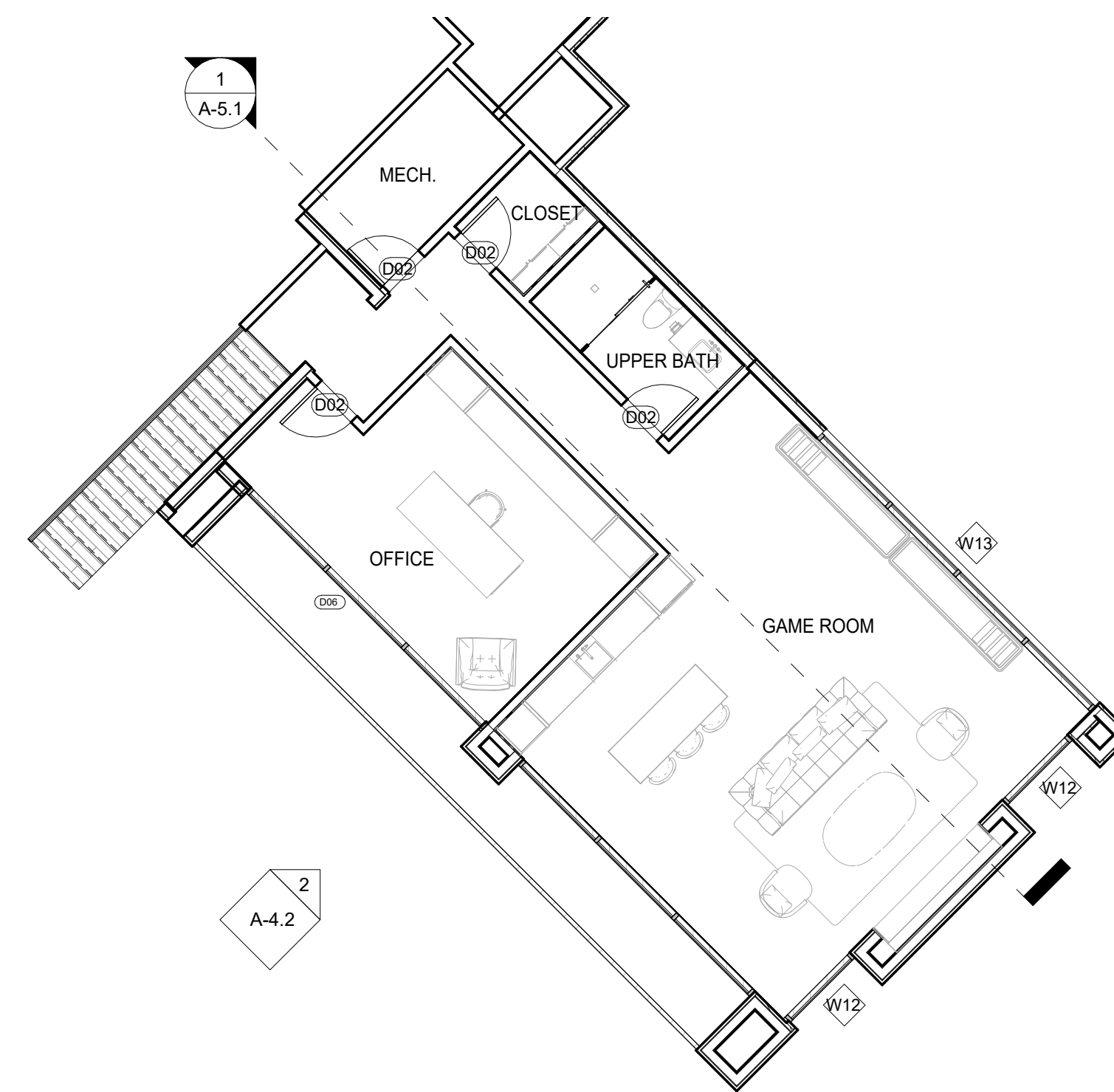




1 MAIN FLOOR PLAN
1/8" = 1'-0"

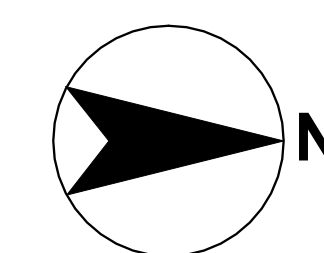


2 Second Level
1/8" = 1'-0"

COVERED PATIO	302 SF
SECOND LEVEL CONDITIONED	1126 SF
GARAGE	1148 SF
COVERED PATIO	1255 SF
MAIN CONDITIONED	4068 SF
	7899 SF

FLOOR PLAN NOTES:

- CEMENT BOARD INSTALLED PER MANUFACTURERS RECOMMENDATIONS INSTALLED AT ALL SHOWER AND TUB AREAS PER (R702.4.2). WATER RESISTANT GYP. BOARD SHALL NOT BE USED IN TUB, SHOWERS, OR AREAS ON CONTINUOUS HUMIDITY.
- ISOKERN MANUFACTURED FIREPLACES PER ICC-ESR2316. PROVIDE OUTSIDE COMBUSTION AIR FOR INTERIOR FIREPLACES. (R1006.2). FIREPLACE DAMPERS: WHERE A LISTED DECORATIVE APPLIANCE IS INSTALLED, THE FIREPLACE DAMPER OPENING SHALL COMPLY WITH LISTED DECORATIVE APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (G2453.1) PROVIDE A PERMANENTLY INSTALLED APPROVED DECORATIVE APPLIANCE GAS LOG SET. R1004.4.
- ALL MECHANICAL UNITS TO BE DIRECT VENT.
- TANK-LESS DIRECT VENT RINNAI WATER HEATER.
- MECHANICAL ROOMS TO HAVE 5/8" TYPE X DRYWALL AT WALLS AND CEILING AND 18" NON- COMBUSTIBLE PLATFORMS FOR EQUIPMENT.
- PROVIDE A 20 MINUTE FIRE RATED 1-3/8" SOLID DOOR ... SELF-CLOSING, SELF-LATCHING, BETWEEN RESIDENCE AND GARAGE. (R302.5.1 AMEND.).
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GYPSUM APPLIED TO THE GARAGE SIDE. ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS MUST BE SAFTEY GLAZING WHEN THE WHEN THE BOTTOM EDGE IS LESS THAN 60 PER 308.4.5" ABOVE FLOOR LEVEL. (BATHROOMS SHALL BE DEFINED AS A ROOM PROVIDED WITH A TUB OR SHOWER).
- ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GAUGE MINIMUM. 2015 IRC R302.5.2.
- WALL CONSTRUCTION. TYPICAL EXTERIOR AND INTERIOR WALL CONSTRUCTION TO BE 2X6 STUDS @ 16" O.C., U.N.O. WALL FRAMING TO BE DONE PER STRUCT. DWGS & SPECS
- FIRE BLOCKING SHALL BE INSTALLED AT THE LOCATIONS SPECIFIED IN 2015 IRC R302.11, INCLUDING: CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FLOOR AND CEILING AT 10 FT. MAXIMUM INTERVALS BOTH VERTICALLY AND HORIZONTALLY, INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND CHIMNEYS.
- PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS. 2015 UPC 603.0 AND 603.1.
- ALL DOORS WITH DIRECT ACCESS TO THE POOL SHALL COMPLY WITH 2015 IRC 3109.4.1.8.1.
- ALL FOAM PLASTIC INSULATION SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 75 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450. 2015 IRC R302.9.1, 2.9.4.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 AND SMOKE DEVELOPED INDEX NOT GREATER THAN 450. 2015 IRC R302.9.1, 2.9.4.
- DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION SO CONCEALED (ATTIC AND/OR FLOOR CEILING SPACE(S) DO NOT EXCEED 1,000 SQFT. 2015 IRC R302.12.
- WATER CLOSETS, URINALS, LAVATORIES OR BIDET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL PARTITION VANITY OR OTHER OBSTRUCTION, OR CLOSER THAN 30" CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE AT LEAST A 21" CLEARANCE IN FRONT OF THE WATER CLOSET, URINAL, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR. WATER CLOSET COMPARTMENTS SHALL NOT BE LESS THAN 30" WIDE. R307.1.
- GYPSUM BOARD APPLIED TO A CEILING SHALL BE 1/2" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. (TABLE R702.3.5)
- MANUFACTURE'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE. SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION (R106.1.2)
- CORNER WINDOW POST SHALL BE BRAKE METAL TO MATCH WINDOW FRAME
- MECHANICAL EQUIP.-SEE MECHANICAL PLANS
- SES-SEE ELECTRICAL
- WATER SERVICE
- GAS METER LOCATION- SEE PLUMBING PLANS
- MILLWORK-SEE INTERIORS
- DBL OVEN
- REFRIG.
- FREEZER
- RANGE/HOOD
- DISHWASHER
- WASHER/DRYER
- BBQ
- DEPRESS SLAB @ SHOWER-SEE STRUCTURAL



Scale : 1/8" = 1'-0"

FLOOR PLAN



EXP. 12/04/27
Justin Kilbane

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JUSTIN@JK.STUDIO

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3/3/2026
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SHEET NO.

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