

1) R8071 in buildings with combustible ceiling or roof construction or attic access that exceed 30 square feet (2.8m²) and have a vertical height of 30 inches (762 mm) or greater, opening shall not be less than 3/8 inches by 54 inches and shall be located in a hallway or other readily accessible unobstructed room. If the attic space is unobstructed, the opening shall be provided at some point above the access opening. The opening shall not be less than 3/8 inches.

2) E81011. Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.

Exception: Grade floor openings shall have a minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches. Emergency escape and rescue openings shall be provided at the inside of the room without the use of lugs or bolts.

3) Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the private garage and the room shall not be less than 18 inches in thickness, and/or have a minimum clear opening height of 66 inches, and/or have a minimum clear opening width of 20 inches.

1/2" CEILING THROUGHOUT UNLESS NOTED OTHERWISE.

ALL FINISHES TO BE AS NOTED.

TO BE 6" O.C. SPACING.

MINIMAL HARDCARE STRIPS AND CLIPS IN COMPLIANCE WITH LOCAL CODE.

WATER HEATER TO BE INSTALLED AND DRAIN (VERIFY WITH LOCAL CODE).

VERIFY HVAC W/ BUILDER.

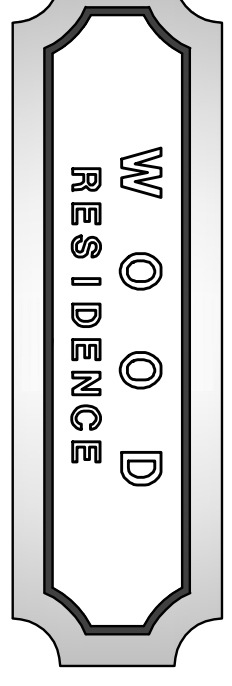
VERIFY ELECTRICAL LIGHTING W/ BUILDER.

ALL DOORS TO BE 6'-8" HGT. UNLESS NOTED OTHERWISE.

PROPOSED EXTERIOR WALLS OTHER THAN CONCRETE UNLESS NOTED OTHERWISE.

ALL WINDOWS TO LOW-E GLASS, VENT, INSULATED DOUBLE FRAME.

FOOTAGE:	
TOTAL LIVING:	2,660 SQ/FT
PORCHES:	402 SQ/FT
BREEZE WAY:	72 SQ/FT
GARAGE:	584 SQ/FT
TOTAL COVERED AREA:	3,118 SQ/FT



SHEET TITLE:
FLOOR PLAN



THESE PLANS SHOULD BE REVIEWED BY A LICENSED ARCHITECTURAL PROFESSIONAL BEFORE ANY CONSTRUCTION BEGINS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

DESIGNED BY: J.C. COLE
SCALE: 1/4"=1'-0"
REVISED FLOOR PLAN