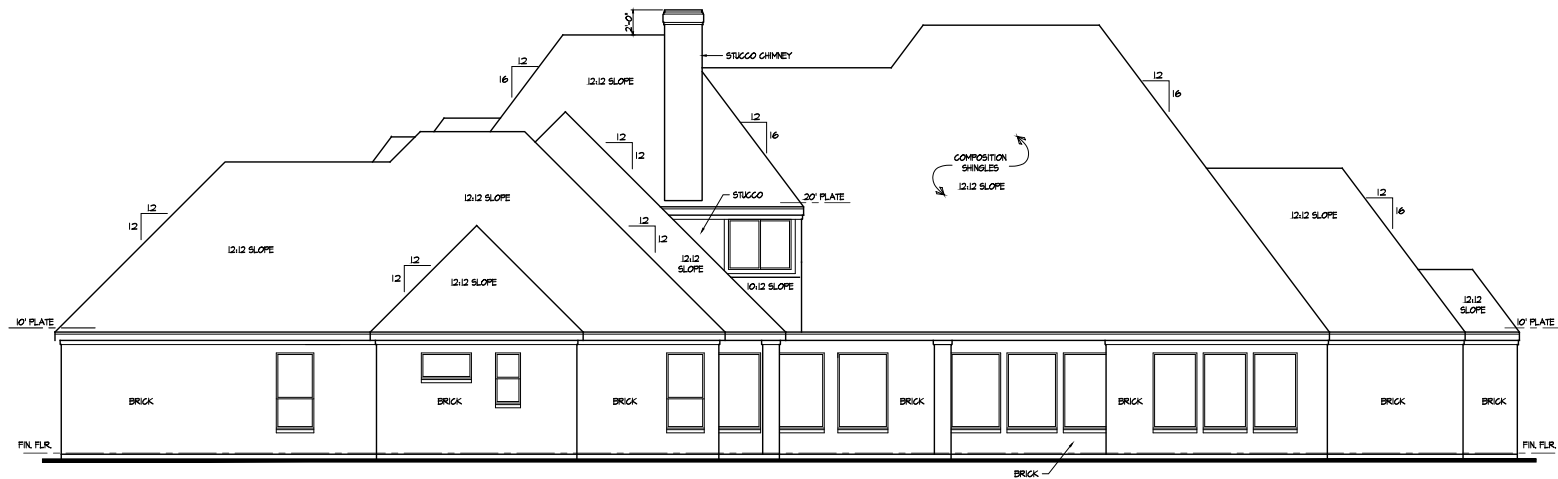
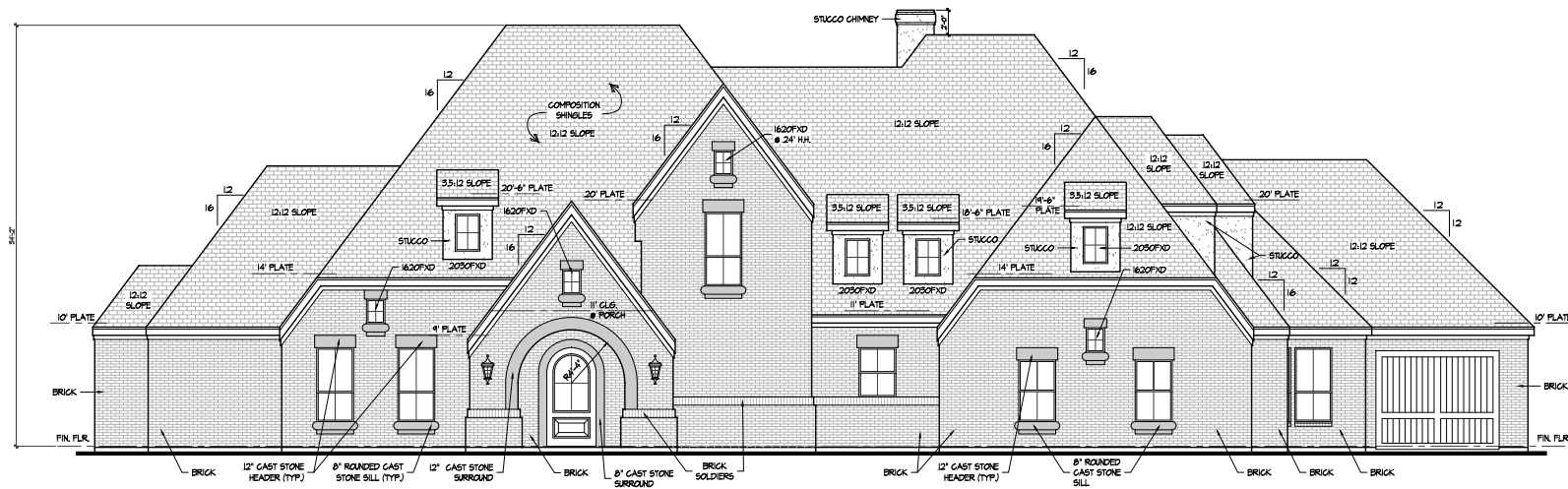




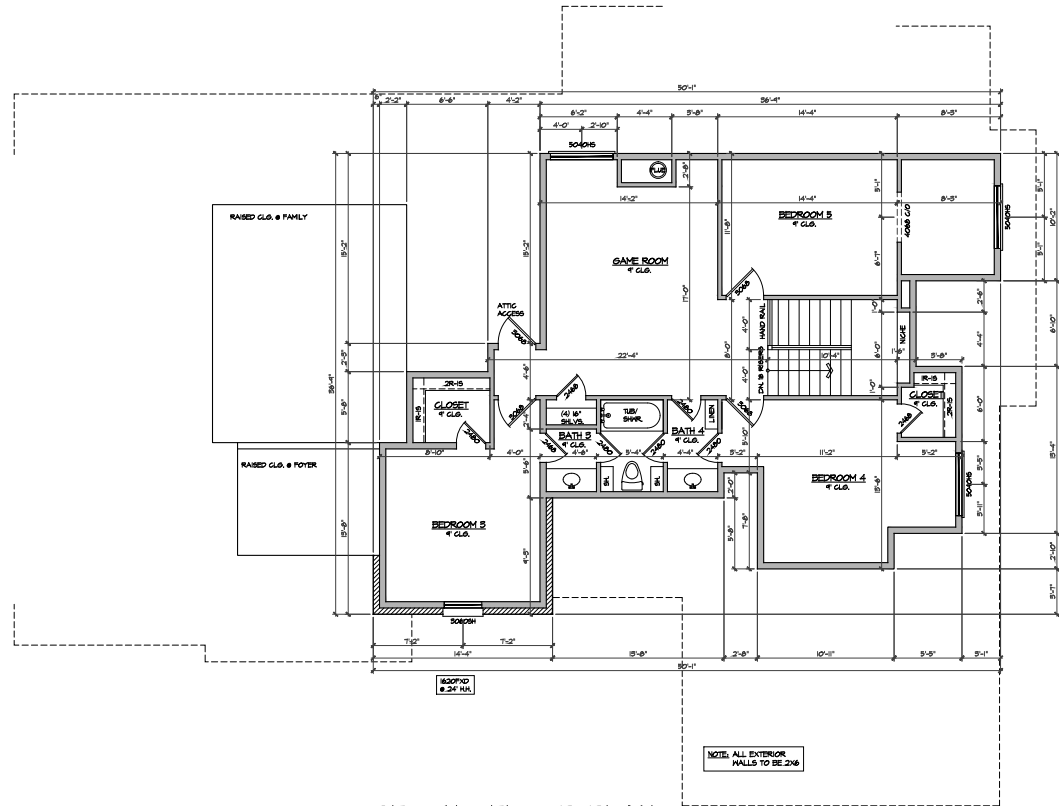
REAR ELEVATION

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



FRONT ELEVATION

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



SECOND FLOOR PLAN

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

Floor plans - unless noted otherwise

- 1 First Floor (nominal heights) 10'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door heights (1 3/4" thick hollow core) 8'-0" exterior door heights (1 3/4" solid core)
- 2 Second Floor (nominal heights) 9'-0" ceiling height, 8'-0" window header heights, 8'-0" interior door and egress opening heights
- 3 All height designations shall be measured from main finished floor at first floor plan, and from second finished floor of second floor plan.
- 4 Weatherstripping at exterior doors
- 5 All angles shown in plan shall be divisible by 45.
- 6 Doors between attached garage and the dwelling shall be minimum 1 3/4" solid core wood and self-closing, or be a 20 minute fire-rated assembly.
- 7 Refer to interior elevations for additional fining and framing information.
- 8 All bedroom windows shall be max. 44" above finished floor, with a minimum 24" high and 20" wide opening to provide at least 5.7 square feet of opening.
- 9 Minimum width between handrails shall be 30", height above nose of tread shall be minimum 34", and maximum 38", hand gripping portion of handrails shall not be less than 1 1/2" and not more than 2" in cross-sectional dimension or the shape shall provide an equal amount of gripping surface. Handrails projecting from the wall shall have a space of not less than 1 1/2" between the wall and the handrail. All storage shall have at least one handrail. Handrails shall be installed on all open sides of the stairs. Handrails shall be continuous for the full length of the stairs, and shall terminate at a newelpost or safety terminal.
- 10 Approved smoke detectors require 120 volt connections to house wiring and battery backup.
- 11 Provide ventilation of all baths which is connected directly to outside air with a point of discharge at least 3 feet from any opening that opens at entry into occupied portions of the building.
- 12 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypcrete board (1 or equal or other material), to a height of at least 70".
- 13 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by J. Lines and Associates, Inc. All the responsibility of the nature of building, the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.