

Watermark Layering

FIRST COLONY DEVELOPMENT LLC



OWNER / CLIENT:

FIRST COLONY DEV. LLC
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ARCHITECT:

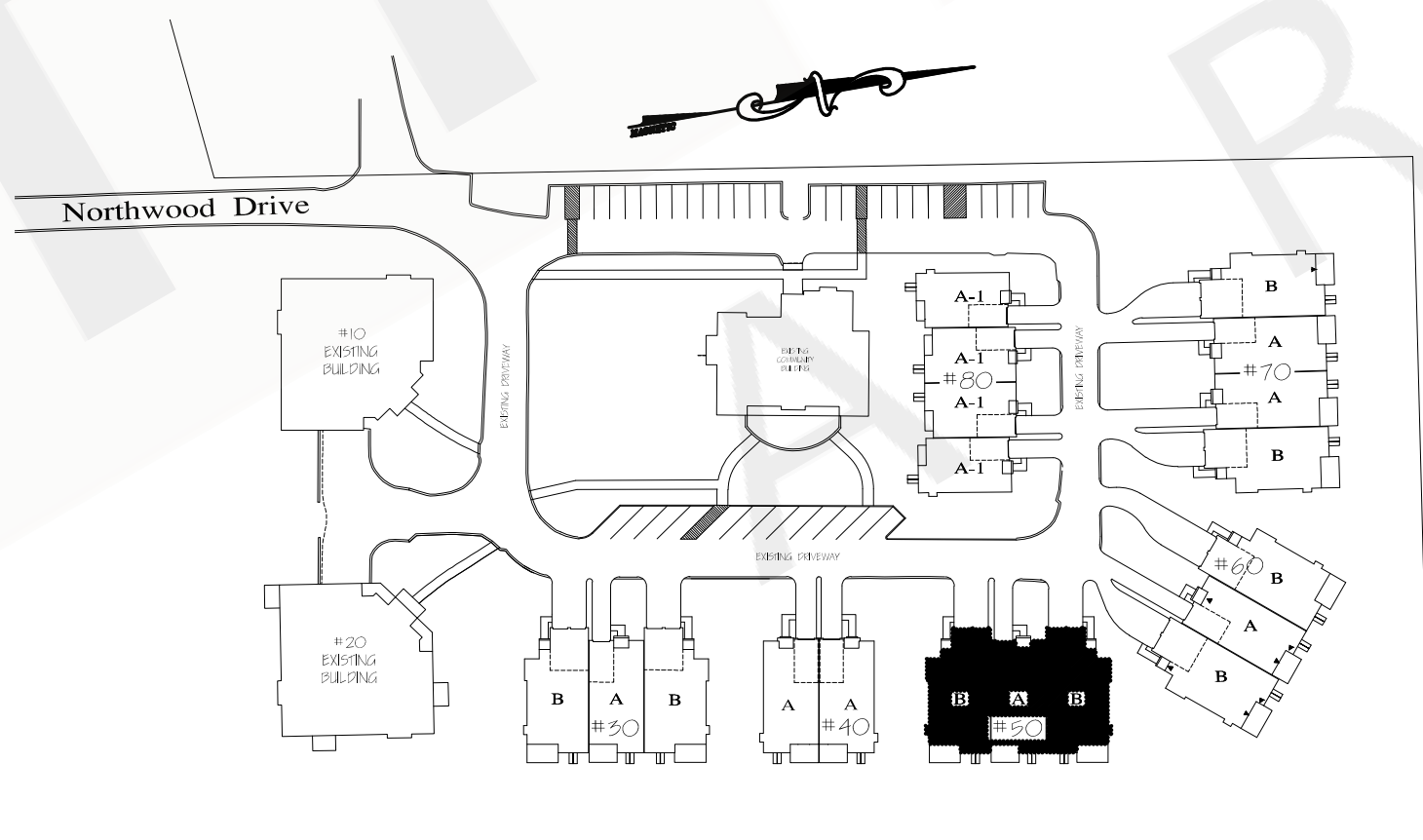
HPA DESIGN, INC.
200 STONEWALL BLVD.
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STRUCTURAL ENGINEER

DWD ENGINEERING, INC.
5 MICHAEL RD.
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CONTRACTOR:

LOBISSER BUILDING CORP.
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KEY PLAN

SCHEDULE OF DRAWINGS:

A0.1	TITLE SHEET
A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	AIR BARRIER NOTES & DETAILS
A5.1	DETAILS
S1.1	FOUNDATION PLAN
S1.2	1ST FLOOR FRAMING
S1.3	2ND FLOOR FRAMING
S1.4	CEILING FRAMING
S1.5	ROOF FRAMING
S2.1	DETAILS
S2.2	DETAILS

GENERAL NOTES

GENERAL

- THE GOVERNING BUILDING CODE FOR THE DESIGN AND CONSTRUCTION IS THE INTERNATIONAL RESIDENTIAL (IRC 2018) WITH MASSACHUSETTS STATE BUILDING CODE AMENDMENTS (11TH EDITION).
- ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND SHED DRAWINGS.
- THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, AMBIGUITIES, OR INCONSISTENCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK, IF ANY CONSTRUCTION NEEDS TO BE ADJUSTED DUE TO FIELD CONDITIONS.
- AN ASSUMPTION HAS BEEN MADE THAT THE ELEVATION DIFFERENCE BETWEEN THE GARAGE SLAB AND THE FIRST FLOOR IS 24". THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THIS IS INCONGRUENT WITH THE SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- ALL FLASHING IN CONTACT WITH PRESURE TREATED LUMBER SHALL BE CORROSION RESISTANT.
- ALL EXPOSURE AND HOT WATER PIPING SHALL BE INSULATED AND WHERE NECESSARY, A VAPOR BARRIER FOR THE EXPOSURE WILL BE PROVIDED TO PREVENT CONDENSATION.
- ALL CHIMNEYS TO BE CONSTRUCTED SO THE TOP OF THE FLUE IS 2'-0" ABOVE ANY ROOF/WALL WITHIN 10'-0".
- PROVIDE CONTINUOUS PITCH BREAK VENTS AT ALL ROOF/WALL INTERSECTIONS WHERE SOFFIT VENTS ARE INSTALLED.

DIMENSIONS

- DIMENSIONING STANDARDS WITHIN THE DOCUMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - DIMENSIONING TO EXTERIOR WALLS ARE FROM OUTSIDE FACE OF A STUD OR CONCRETE WALL.
 - DIMENSIONING AT WINDOWS AND EXTERIOR DOORS REPRESENTS A DIMENSION TO THE CENTER OF THAT OPENING FROM THE CENTER OF ANOTHER OPENING OR THE OUTSIDE FACE OF A STUD OR CONCRETE WALL.
 - INTERIOR DIMENSIONING AT STUD WALLS REPRESENTS A DIMENSION TO THE MIDDLE OF THE STUD UNLESS INTERIOR WALL IS ALSO AN EXTERIOR WALL. DIMENSION IS TO FACE OF STUD.
 - INTERIOR DIMENSIONING AT STAIRS REPRESENTS A DIMENSION TO THE FINISHED FACE OF THE STAIR.
 - DIMENSIONING OF WALLS ENCLOSED THEREAFTER HAVE PRE-FACTURED FINISH FACES AND ALL OTHER BUILDING NOT BE CONFORMED WITH THE FINISH MANUFACTURER FOR THE REQUIRED R.O. AND FINISH.
- DIMENSIONS DEPICTING THE BUILDING HEIGHT SHOWN OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE FOR THE BUILDING AND THE COMPONENTS SHALL. THE OVERALL BUILDING HEIGHT MEASURED FROM THE 1ST FLOOR FLOOR DECK. THE OWNER/ARCHITECT IS RESPONSIBLE FOR COORDINATING AND ESTABLISHING THE GRADE RELATIVE TO THE 1ST FLOOR. TO ENSURE COMPLIANCE WITH ZONING AND BUILDING CODE HEIGHT REQUIREMENTS.
- ALL DIMENSIONING FROM EXISTING SURFACES ARE FROM FACE OF EXISTING SURFACE.
- CLOSET DOORS THAT ARE NOT DIMENSIONED ARE TYPICALLY 4'-0" X 6'-0" OPENING ON THE FINISH CASING MEASUREMENT FROM FACE FINISH TO THE DOOR OPENING ON THE BUTT SIDE.
- DIMENSIONING LOCATING CASES OPENINGS ARE TYPICALLY DIMENSIONED TO THE CENTER OF THAT OPENING. TYP. UNLESS OTHERWISE NOTED.

STAIRWAYS/BALCONIES

- STAIRWAYS SHALL NOT BE LESS THAN 5'-0" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. MAXIMUM RISER HEIGHT SHALL BE 8 1/4". MINIMUM TREAD DEPTH SHALL BE 10" WITH NOSING NOT TO EXCEED 1 1/4". RISER TREADS SHALL HAVE A MIN. DEPTH EQUAL TO THE STAIRWAY RUN TREAD AT A DISTANCE OF 12" FROM THE HANDRAIL SIDE WITH A MIN. TREAD DEPTH OF 3" AT ANY POINT. MINIMUM HEADROOM SHALL BE 6'-4" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR GRADE BELOW THE TREADS. THE MAXIMUM CLEAR OPENING BETWEEN RAILS, BALUSTERS, AND FLOORS SHALL NOT EXCEED FOUR (4) INCHES.
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH 4 OR MORE RISERS. MINIMUM HEIGHT SHALL NOT BE LESS THAN 34" WITH A MAXIMUM NOT TO EXCEED 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- GUARDRAILS, 36" MINIMUM IN HEIGHT, SHALL BE INSTALLED IN FLOOR, PORCH, AND/OR BALCONY AREA MORE THAN THIRTY (30) INCHES ABOVE A FLOOR OR GRADE BELOW. GUARDRAILS ON OPEN SIDES OF STAIRS, WITH A TOTAL RISE OF MORE THAN THIRTY (30) INCHES ABOVE A FLOOR OR GRADE BELOW, SHALL NOT BE LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. THE MAXIMUM CLEAR OPENING BETWEEN RAILS, BALUSTERS, AND FLOORS SHALL NOT EXCEED FOUR (4) INCHES.

EXCEPTIONS

- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SIX (6) INCH SPHERE CANNOT PASS THROUGH. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-5/8 INCHES TO PASS THROUGH.
- AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF UNFINISHED BASEMENT STAIRS OR INSULATE THE WALLS AND THE INTERIOR OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF BASEMENT STAIRS.
- AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF ATTIC STAIRS OR INSULATE THE WALLS AND INTERSECT OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF ATTIC STAIRS.

EMERGENCY ESCAPE AND RESCUE OPENINGS, EXTERIOR WINDOWS AND DOORS

- WINDOW SIZES SHOWN ON THE DRAWINGS ARE BASED GENERALLY ON AMERICAN AND THE OTHER OR GENERAL CONTRACTOR WHERE APPLICABLE SHALL CHOOSE THE FINAL MANUFACTURER. WINDOW SIZES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ORDERING. ROOM OPENING SIZES SHALL BE PROVIDED BY THE MANUFACTURER.
- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOM EACH SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. ANY ADJOINING AREAS SHALL NOT REQUIRE ONE EMERGENCY ESCAPE AND RESCUE OPENING SHALL MEET THE FOLLOWING CRITERIA:
 - STILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
 - WHERE A DOOR HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION IS USED AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD SHALL PROVIDE DIRECT ACCESS TO THE BASEMENT AND WHEN THE BULKHEAD IS FULLY OPENED IT SHALL PROVIDE THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
 - EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A RAIL ELEVATION BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL WITH A MINIMUM HORIZONTAL AREA OF 4 SQUARE FEET AND A MINIMUM HORIZONTAL PROJECTION OF 36". THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
 - ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

EXCEPTIONS

- GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.
- DOUBLE AND TRIPLE DOORS FOR EMERGENCY ESCAPE SHALL BE PERMITTED TO HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET PROVIDED THAT AT LEAST ONE OPERABLE SIDE MEETS THE MINIMUM HEIGHT AND WIDTH REQUIREMENTS AND OPERATIONAL CONSTRAINTS.
- THE MINIMUM NET CLEAR OPENING SHALL BE 24 INCHES X 20 INCHES IN EITHER DIRECTION.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 10 INCHES ABOVE THE FINISHED GRADE OR SURFACE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PROJECT OPENING THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

EXCEPTIONS

- STAIRWAYS, RAMP, EXTERIOR EXIT BALCONIES, HALLWAYS AND DOORS SHALL MEET ALL MINIMUM EGRESS REQUIREMENTS.
- HALLWAYS SHALL BE A MINIMUM OF 3 FEET CLEAR.
- EXPOSED EXITS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSON BOARD.
- HALLWAYS SHALL BE A MINIMUM OF 3 FEET CLEAR.
- EXITS FROM DWELLING UNITS SHALL BE BY MEANS OF TWO EXIST DOORS. THE MINIMUM NORMAL WIDTH OF AT LEAST ONE OF THE REQUIRED EXIST DOORS SHALL BE NOT LESS THAN 30" WITH A NORMAL HEIGHT SHALL OF SIX FEET EIGHT INCHES AND EXIST DOOR SHALL BE NOT LESS THAN 30" WITH A NORMAL HEIGHT SHALL OF SIX FEET EIGHT INCHES IN NORMAL HEIGHT AND MAY BE SLOPED OR SIDE-HINGED.
- EGRESS FROM AN ATTACHED GARAGE TO THE MAIN FLOOR SHALL BE PROVIDED WITH A 3' X 7' EXIST DOOR.
- ALL OTHER EXTERIOR DOORS IN EXCESS OF THE TWO REQUIRED EXIST DOORS ARE NOT REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.
- ALL INTERIOR DOORS PROVIDING ACCESS TO HABITABLE ROOMS SHALL HAVE A NORMAL WIDTH OF 30 INCHES AND NORMAL HEIGHT OF SIX FEET SIX INCHES EXCEPT BATHROOMS WHICH ARE PERMITTED TO BE 24 INCHES IN NORMAL WIDTH.
- A FLOOR OR LANDING SHALL BE PROVIDED ON EACH SIDE OF AN EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SWEPT AND HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

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MINIMUM ROOM REQUIREMENTS

- HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN SEVEN (7) FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
 - EXCEPTIONS:
 - BEAMS AND GIRDERS SPACED NOT LESS THAN FOUR (4) FEET ON CENTER MAY PROJECT NOT MORE THAN SIX (6) INCHES BELOW THE REQUIRED CEILING HEIGHT.
 - CEILING IN BASEMENTS WITHOUT HABITABLE SPACE MAY PROJECT TO WITHIN SIX FEET EIGHT INCHES OF THE FINISHED FLOOR EXCEPT THAT BEAMS, GIRDERS, DUCTS AND OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN SIX FEET FOUR INCHES OF THE FINISHED FLOOR.
 - NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN SEVEN FEET IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN FIVE FEET IN HEIGHT.
 - BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF SIX FEET EIGHT INCHES OVER THE FINISH AND AT THE FRONT CLEARANCE AREA FOR THE FIXTURES. A DOWNER OR TUB WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF SIX FEET EIGHT INCHES ABOVE A MINIMUM 50'X50' AREA AT THE SHOWERHEAD.
- EVERY DWELLING SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GROSS FLOOR AREA OF AT LEAST 800 SQUARE FEET.
- OTHER HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPT KITCHENS.
- HABITABLE ROOMS SHALL NOT BE LESS THAN SEVEN FEET IN ANY HORIZONTAL EXCEPT KITCHENS.
- PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN FIVE (5) FEET OR A HINGED CEILING MEASURING LESS THAN SEVEN (7) FEET SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

ROOMING AND SLEEPING

- PROVIDE CONTINUOUS 4'-0" WIDE FIBERGLASS REINFORCED BUTYRONE ICE AND WATER SHIELD AT ALL ROOF EDGES, CENTERED ON ALL VALLEYS AND AT ROOF/HALL INTERSECTIONS CARRIED 1'-0" UP THE WALLS/STEPS TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- PROVIDE ALUMINUM STEP FLASHING AT ROOF/WALL AND ROOF/GARMENT INTERSECTIONS.
- PROVIDE ALUMINUM FLASHING OVER ALL WINDOW AND DOORS HEAD TRIM AND AT THE CONNECTION BETWEEN ALL EXTERIOR WALLS AND EXTERIOR DECKS.
- PROVIDE CONTINUOUS SOFFIT VENTS OR CONTINUOUS WEATED DRAIN EDGE AT ALL SOFFIT OVERHANGS.
- PROVIDE 1/4" FLEET BACKER ALL ROOF SHALLS UNLESS SPECIFIED OTHERWISE.
- PROVIDE CONTINUOUS RIDGE VENTS UNLESS SPECIFIED AS OTHERWISE; SEE BUILDING ELEVATION FOR EXTENT.
- ALL GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUM. COLOR TO BE SELECTED BY OWNER.

LIGHT/VENTILATION AND INSULATION

- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE PROVIDED THROUGH WINDOWS, DOORS, PORCHES, OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
 - EXCEPTIONS:
 - THE GLAZED AREAS NEED NOT BE OPERABLE WHEN THE OPENING IS NOT A REQUIRED TO BE AN EMERGENCY ESCAPE AND RESCUE OPENING AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PROVIDING 20% AIR EXCHANGE PER HOUR IN THE ROOM OR A MECHANICAL MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 5 CFM PER OCCUPANT FOR THE FIRST BEDROOM AND ONE FOR EVERY ADDITIONAL BEDROOM.
 - THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE THE ABOVE EXCEPTION IS MET AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PROVIDING AN AVERAGE ILLUMINATION OF SIX FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES.
- ALL BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN THREE SQUARE FEET, 1/2 OF WHICH MUST BE OPERABLE.

EXCEPTION

- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SIX (6) INCH SPHERE CANNOT PASS THROUGH. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-5/8 INCHES TO PASS THROUGH.
- AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF UNFINISHED BASEMENT STAIRS OR INSULATE THE WALLS AND THE INTERIOR OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF BASEMENT STAIRS.
- AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF ATTIC STAIRS OR INSULATE THE WALLS AND INTERSECT OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF ATTIC STAIRS.

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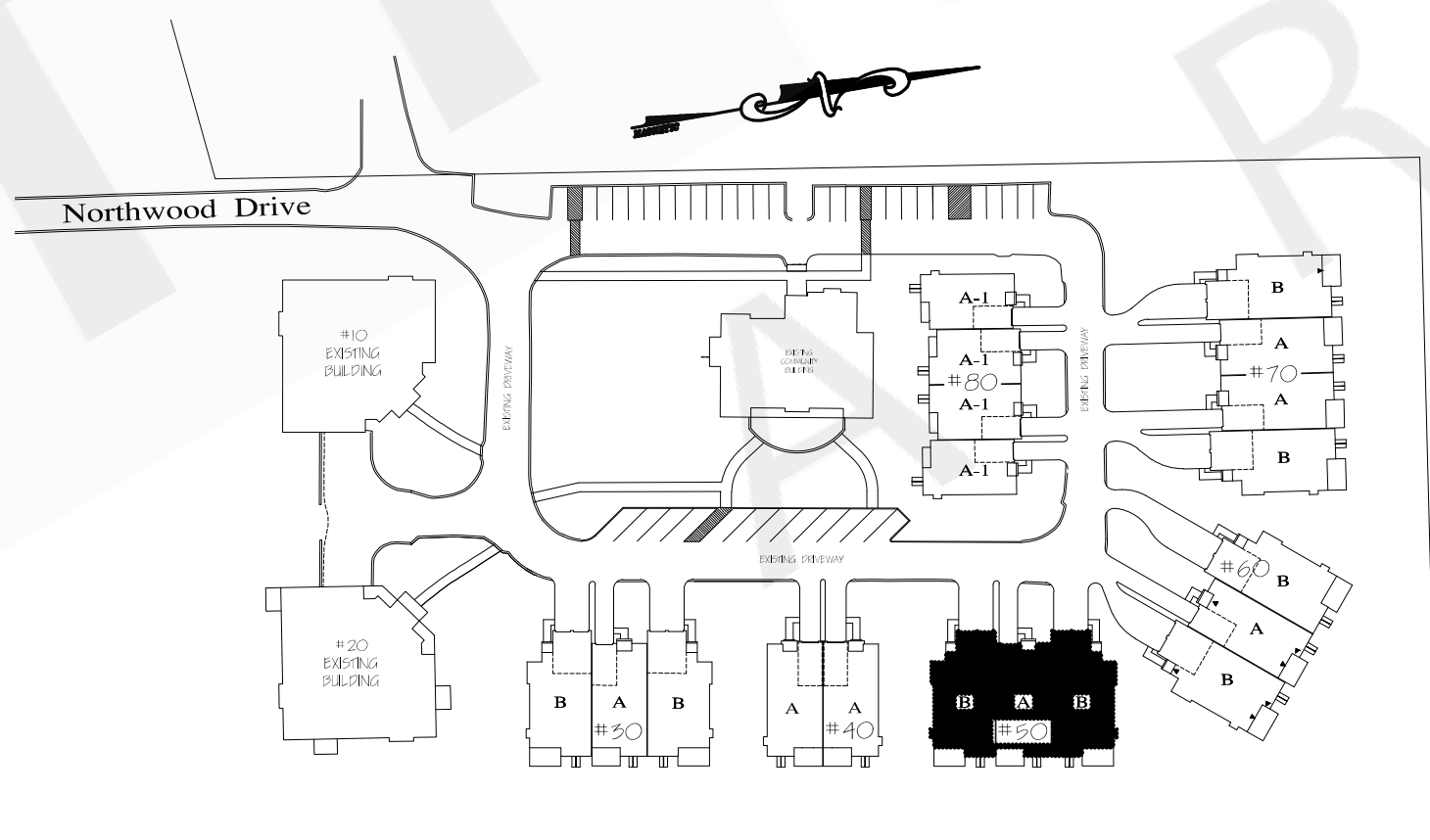
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KEY PLAN

SCHEDULE OF DRAWINGS:

A0.1	TITLE SHEET
A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	AIR BARRIER NOTES & DETAILS
A5.1	DETAILS
S1.1	FOUNDATION PLAN
S1.2	1ST FLOOR FRAMING
S1.3	2ND FLOOR FRAMING
S1.4	CEILING FRAMING
S1.5	ROOF FRAMING
S2.1	DETAILS
S2.2	DETAILS

GENERAL NOTES

GENERAL

1. THE GOVERNING BUILDING CODE FOR THE DESIGN AND CONSTRUCTION IS THE INTERNATIONAL RESIDENTIAL (IRC 2018) WITH MASSACHUSETTS STATE BUILDING CODE AMENDMENTS (11TH EDITION).
2. ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND SHED DRAWINGS.
3. THE CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES, AMBIGUITIES, OR INCONSISTENCIES PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ALSO NOTIFY THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK, IF ANY CONSTRUCTION NEEDS TO BE ADJUSTED DUE TO FIELD CONDITIONS.
4. AN ASSUMPTION HAS BEEN MADE THAT THE ELEVATION DIFFERENCE BETWEEN THE GARAGE SLAB AND THE FIRST FLOOR IS 24". THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THIS IS INCONGRUENT WITH THE SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL FLASHING IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE CORROSION RESISTANT.
6. ALL EXPOSURE AND HOT WATER PIPING SHALL BE INSULATED AND WHERE NECESSARY, A VAPOR BARRIER FOR THE EXPOSURE WILL BE PROVIDED TO PREVENT CONDENSATION.
1. ALL CHIMNEYS TO BE CONSTRUCTED SO THE TOP OF THE FLUE IS 2'-0" ABOVE ANY ROOF/WALL WITHIN 10'-0".
6. PROVIDE CONTINUOUS PITCH BREAK VENTS AT ALL ROOF/WALL INTERSECTIONS WHERE SOFFIT VENTS ARE INSTALLED.

DIMENSIONS

1. DIMENSIONING STANDARDS WITHIN THE DOCUMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - A) DIMENSIONING TO EXTERIOR WALLS ARE FROM OUTSIDE FACE OF A STUD OR CONCRETE WALL.
 - B) DIMENSIONING AT WINDOWS AND EXTERIOR DOORS REPRESENTS A DIMENSION TO THE CENTER OF THAT OPENING FROM THE CENTER OF ANOTHER OPENING OR THE OUTSIDE FACE OF A STUD OR CONCRETE WALL.
 - C) INTERIOR DIMENSIONING AT STUD WALLS REPRESENTS A DIMENSION TO THE MIDDLE OF THE STUD UNLESS INTERIOR WALL IS ALSO AN EXTERIOR WALL. DIMENSION IS TO FACE OF STUD.
 - D) INTERIOR DIMENSIONING AT STAIRS REPRESENTS A DIMENSION TO THE FINISHED FACE OF THE STAIR.
 - E) DIMENSIONING OF WALLS ENCLOSED THEREAFTER WAYS PRE-MANUFACTURED FLOOR JOISTS AND ALL OTHER BUILDING NOT BE CONFORMED WITH THE FLOOR MANUFACTURER FOR THE REQUIRED R.G. AND JOIST SPACING.
4. DIMENSIONS DEPICTING THE BUILDING HEIGHT SHOWN OF THE ARCHITECTURAL AND STRUCTURAL DRAWINGS ARE FOR THE BUILDING AND THE COMPONENTS SHALL. THE OVERALL BUILDING HEIGHT MEASURED FROM THE 1ST FLOOR FLOOR DECK. THE OWNER/ARCHITECT IS RESPONSIBLE FOR COORDINATING AND ESTABLISHING THE GRADE RELATIVE TO THE 1ST FLOOR. TO ENSURE COMPLIANCE WITH ZONING AND BUILDING CODE HEIGHT REQUIREMENTS.
5. ALL DIMENSIONING FROM EXISTING SURFACES ARE FROM FACE OF EXISTING SURFACE.
6. CLOSET DOORS THAT ARE NOT DIMENSIONED ARE TYPICALLY 4'-0" X 6'-0" OPENING ON THE FINISH CASING MEASUREMENT FROM FACE FINISH TO THE DOOR OPENING ON THE BUTT SIDE.
6. DIMENSIONING LOCATING CLOSET OPENINGS ARE TYPICALLY DIMENSIONED TO THE CENTER OF THAT OPENING. TYP. UNLESS OTHERWISE NOTED.

STAIRWAYS/BALCONIES

1. STAIRWAYS SHALL NOT BE LESS THAN 5'-0" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAIL HEIGHT SHALL BE 3'-0" MINIMUM TREAD DEPTH SHALL BE 10" WITH NOSING NOT TO EXCEED 1 1/4". HANDRAIL TREADS SHALL HAVE A MIN. DEPTH EQUAL TO THE STAIRWAY RUN TREAD AT A DISTANCE OF 10" FROM THE HANDRAIL SIDE WITH A MIN. TREAD DEPTH OF 3" AT ANY POINT. MINIMUM HANDRAIL SHALL BE 4'-0" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR GRADE BELOW THE TREADS. THE HANDRAIL CLEAR OPENING BETWEEN RAILS, BALUSTERS, AND FLOORS SHALL NOT EXCEED FOUR (4) INCHES.
2. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH 4 OR MORE RISERS. MINIMUM HEIGHT SHALL NOT BE LESS THAN 34" WITH A MAXIMUM NOT TO EXCEED 38". HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. GUARDRAILS, 36" MINIMUM IN HEIGHT, SHALL BE INSTALLED IN FLOOR, PORCH, AND/OR BALCONY AREA MORE THAN THIRTY (30) INCHES ABOVE A FLOOR OR GRADE BELOW. GUARDRAILS ON OPEN SIDES OF STAIRS, WITH A TOTAL RISE OF MORE THAN THIRTY (30) INCHES ABOVE A FLOOR OR GRADE BELOW, SHALL BE NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. THE HANDRAIL CLEAR OPENING BETWEEN RAILS, BALUSTERS, AND FLOORS SHALL NOT EXCEED FOUR (4) INCHES.

EXCEPTIONS

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EMERGENCY ESCAPE AND RESCUE OPENINGS, EXTERIOR WINDOWS AND DOORS

1. WINDOW SIZES SHOWN ON THE DRAWINGS ARE BASED GENERALLY ON AMERICAN AND THE OTHER OR GENERAL CONTRACTOR WHERE APPLICABLE SHALL CHOOSE THE FINAL MANUFACTURER. WINDOW SIZES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ORDERING. ROOM OPENING SIZES SHALL BE PROVIDED BY THE MANUFACTURER.
2. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN MORE THAN ONE SLEEPING ROOM EACH SHALL HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING. ANY ADJOINING AREAS SHALL NOT REQUIRE ONE EMERGENCY ESCAPE AND RESCUE OPENING SHALL MEET THE FOLLOWING CRITERIA:
 - A) STILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
 - B) WHERE A DOOR HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION IS USED AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD SHALL PROVIDE DIRECT ACCESS TO THE BASEMENT AND WHEN THE BULKHEAD IS FULLY OPENED IT SHALL PROVIDE THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.
 - C) EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A HILL ELEVATION BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL WITH A MINIMUM HORIZONTAL AREA OF 4 SQUARE FEET AND A MINIMUM HORIZONTAL PROJECTION OF 36". THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
 - D) ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

EXCEPTIONS

1. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.
2. DOUBLE AND WINDOWS USED FOR EMERGENCY ESCAPE SHALL BE PERMITTED TO HAVE A NET CLEAR OPENING OF 3.3 SQUARE FEET PROVIDED THAT AT LEAST ONE OPERABLE SIDE MEETS THE MINIMUM HEIGHT AND WIDTH REQUIREMENTS AND OPERATIONAL CONSTRAINTS.
- E) THE MINIMUM NET CLEAR OPENING SHALL BE 24 INCHES X 20 INCHES IN EITHER DIRECTION.
- G) EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.
- 3) IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 10 INCHES ABOVE THE FINISHED GRADE OR SURFACE THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT POINT OPENING THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

EXCEPTIONS

- A) WINDOWS WHERE OPENINGS SHALL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPEN POSITION.
- B) OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R602.3.
- C) OPENINGS THAT ARE PROVIDED WITH FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
- D) WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R602.4.

EXCEPTIONS

1. STAIRWAYS, RAMP, EXTERIOR EXIT BALCONIES, HALLWAYS AND DOORS SHALL MEET ALL MINIMUM EGRESS REQUIREMENTS.
2. ALL REQUIRED EXITS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES.
3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSON BOARD.
4. HALLWAYS SHALL BE A MINIMUM OF 3 FEET CLEAR.
5. EXITS FROM DWELLING UNITS SHALL BE BY MEANS OF TWO EXIST DOORS. THE MINIMUM NORMAL WIDTH OF AT LEAST ONE OF THE REQUIRED EXIST DOORS SHALL BE NOT LESS THAN 30" WITH A NORMAL HEIGHT SHALL OF SIX FEET EIGHT INCHES AND EXIST DOOR SHALL BE NOT LESS THAN 30" WITH A NORMAL HEIGHT SHALL OF SIX FEET EIGHT INCHES IN NORMAL HEIGHT AND MAY BE SLOPED OR SIDE-HINGED.
6. EXITS FROM ATTACHED GARAGE SHALL BE PROVIDED WITH A 3' X 6' EXIST DOOR.
7. ALL OTHER EXIST DOORS IN EXCESS OF THE TWO REQUIRED EXIST DOORS ARE NOT REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.
8. ALL INTERIOR DOORS PROVIDING ACCESS TO HABITABLE ROOMS SHALL HAVE A NORMAL WIDTH OF 30 INCHES AND NORMAL HEIGHT OF SIX FEET SIX INCHES EXCEPT BATHROOMS WHICH ARE PERMITTED TO BE 24 INCHES IN NORMAL WIDTH.
9. A FLOOR OR LANDING SHALL BE PROVIDED ON EACH SIDE OF AN EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVICE AND HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

EXCEPTIONS

1. ALL ONE AND TWO FAMILY DWELLINGS SHALL BE EQUIPPED WITH A HOUSEHOLD CARBON MONOXIDE DETECTOR(S).
2. CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS AND CELLARS (BUT NOT INCLUDING GARAGE, SPACES AND UNHABITABLE ATTICS).
3. ALL ALARM-SOUNDING APPLIANCES SHALL HAVE A MINIMUM BATTERY OF 25 DBA @ 10 FEET.
4. NEAR THE BASE OF ALL STAIRS WHERE SUCH STAIRS LEAD TO ANOTHER OCCUPIED FLOOR.
5. PHOTO ELECTRIC SMOKE DETECTORS ARE REQUIRED IF LOCATED WITHIN 20 FEET OF A KITCHEN OR BATHROOM.
6. WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED TO AN EXISTING DWELLING, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS REQUIRED AND LOCATED AS REQUIRED FOR NEW DWELLINGS.

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MINIMUM ROOM REQUIREMENTS

1. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN SEVEN (7) FEET MEASURED FROM THE FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
- EXCEPTIONS:
 - 1. BEAMS AND GIRDERS SPACED NOT LESS THAN FOUR (4) FEET ON CENTER MAY PROJECT NOT MORE THAN SIX (6) INCHES BELOW THE REQUIRED CEILING HEIGHT.
 - 2. CEILING IN BASEMENTS WITHOUT HABITABLE SPACE MAY PROJECT TO WITHIN SIX FEET EIGHT INCHES OF THE FINISHED FLOOR EXCEPT THAT BEAMS, GIRDERS, DUCTS AND OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN SIX FEET FOUR INCHES OF THE FINISHED FLOOR.
 - 3. NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA OF A ROOM IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN SEVEN FEET IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN FIVE FEET IN HEIGHT.
 - 4. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF SIX FEET EIGHT INCHES OVER THE FINISH AND AT THE FRONT CLEARANCE AREA FOR THE FIXTURES. A DOWNER OR TUB WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF SIX FEET EIGHT INCHES ABOVE A MINIMUM 50'X50' AREA AT THE SHOWERHEAD.
2. EVERY DWELLING SHALL HAVE AT LEAST ONE HABITABLE ROOM WITH A GROSS FLOOR AREA OF AT LEAST 800 SQUARE FEET.
4. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET EXCEPT KITCHENS.
5. PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN FIVE (5) FEET OR A HINGED CEILING MEASURING LESS THAN SEVEN (7) FEET SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

ROOMS AND SIDING

1. PROVIDE CONTINUOUS 4'-0" WIDE FIBERGLASS REINFORCED BUTYRONE, ICE AND WATER SHIELD AT ALL ROOF EDGES, CENTERS ON ALL VALLEYS AND AT ROOF/HALL INTERSECTIONS CARRIED 1'-0" UP THE WALLS/STEPS TO MANUFACTURER'S INSTALLATION INSTRUCTIONS).
2. PROVIDE ALUMINUM STEP FLASHING AT ROOF/WALL AND ROOF/GARAGE INTERSECTIONS.
3. PROVIDE ALUMINUM FLASHING OVER ALL WINDOW AND DOORS HEAD TRIM AND AT THE CONNECTION BETWEEN ALL EXTERIOR WALLS AND EXTERIOR DECKS.
4. PROVIDE CONTINUOUS SOFFIT VENTS OR CONTINUOUS WEATH DRAIN EDGE AT ALL SOFFIT OVERHANGS.
5. PROVIDE 1/4" FELT UNDER ALL ROOF SHINGLES UNLESS SPECIFIED OTHERWISE.
6. PROVIDE CONTINUOUS RIDGE VENTS UNLESS SPECIFIED AS OTHERWISE; SEE BUILDING ELEVATION FOR EXTENT.
7. ALL GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUM. COLOR TO BE SELECTED BY OWNER.

LIGHT/VENTILATION AND INSULATION

1. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE PROVIDED THROUGH WINDOWS, DOORS, PORCHES, OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- EXCEPTIONS:
 - 1. THE GLAZED AREAS NEED NOT BE OPERABLE WHEN THE OPENING IS NOT A REQUIRED TO BE AN EMERGENCY ESCAPE AND RESCUE OPENING AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PROVIDING 20% AIR EXCHANGE PER HOUR IN THE ROOM OR A MECHANICAL MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 5 CFM PER OCCUPANT FOR THE FIRST BEDROOM AND ONE FOR EVERY ADDITIONAL BEDROOM.
 - 2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE THE ABOVE EXCEPTION IS MET AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PROVIDING AN AVERAGE ILLUMINATION OF SIX FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES.
2. ALL BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN THREE SQUARE FEET, 1/2 OF WHICH MUST BE OPERABLE.

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1. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH A SIZE THAT A SIX (6) INCH SPHERE CANNOT PASS THROUGH. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-5/8 INCHES TO PASS THROUGH.
4. AN INSULATED DOOR SHALL BE PROVIDED AT THE TOP OF UNFINISHED BASEMENT STAIRS OR INSULATE THE WALLS AND THE INTERIOR OF STAIRS AND PROVIDE AN INSULATED DOOR AT THE BOTTOM OF BASEMENT STAIRS.
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