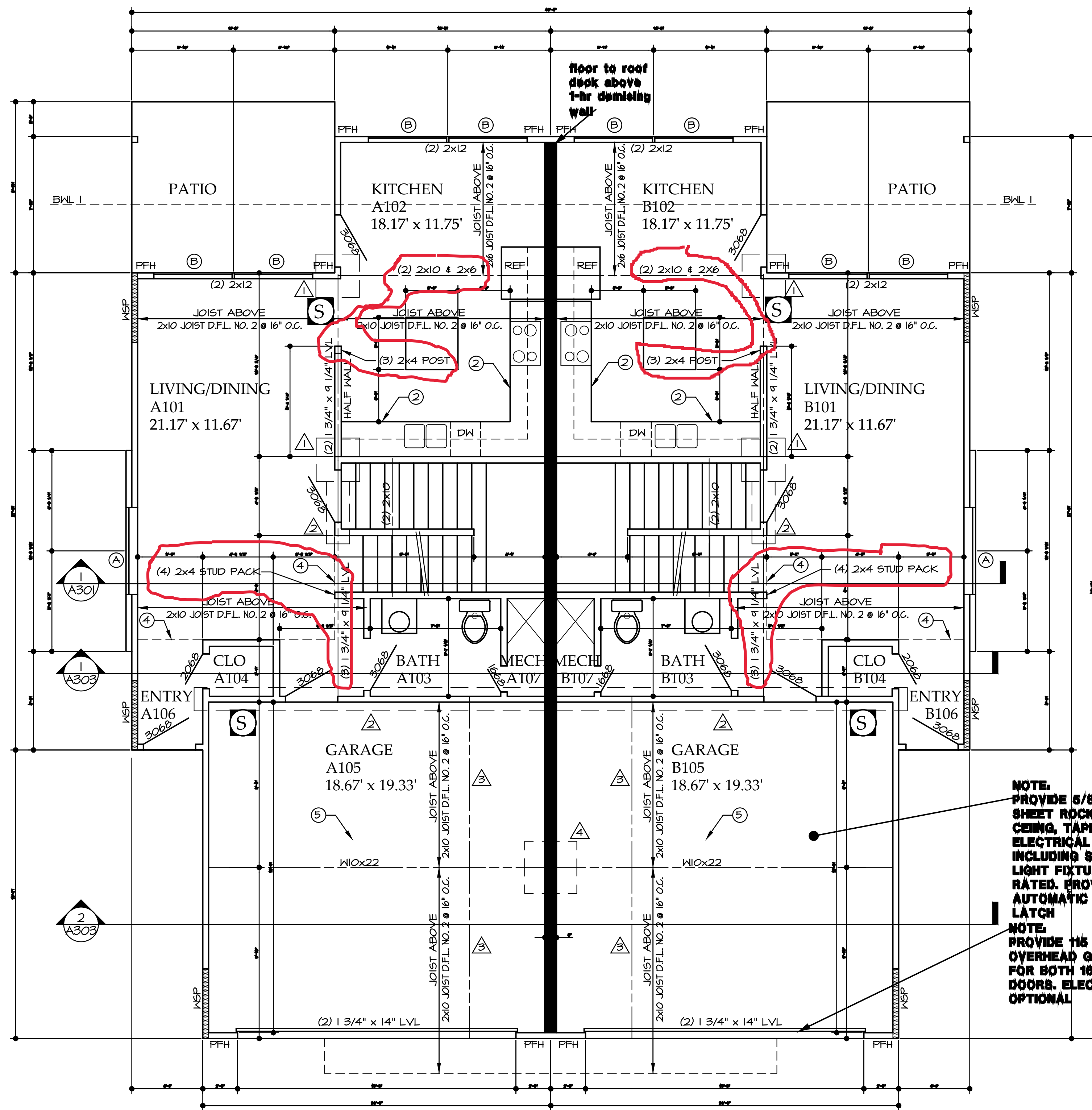


BUILDING AREAS GROSS - per unit.		BUILDING AREAS NET - per unit.		COMBINED AREAS NET - per unit.	
First Floor Garage	346.0 Sq. Ft.	First Floor Garage	346.0 Sq. Ft.	First Floor Garage	692.0 Sq. Ft.
Basement	704.0 Sq. Ft.	Basement	600.0 Sq. Ft.	Basement	1200.0 Sq. Ft.
First Floor Living	641.0 Sq. Ft.	First Floor Living	546.0 Sq. Ft.	First Floor Living	1092.0 Sq. Ft.
Second Floor	953.0 Sq. Ft.	Second Floor	864.0 Sq. Ft.	Second Floor	1728.0 Sq. Ft.
Total Living Area =	2644.0 Sq. Ft.	Total Living Area =	1678.0 Sq. Ft.	Total Living Area =	4712.0 Sq. Ft.



NOTE: PROVIDE 5/8" TYPE 'X' FIRE CODE SHEET ROCK ON ALL WALLS & CEILING, TAPE, SAND & PAINT. ALL ELECTRICAL PENETRATIONS INCLUDING SWITCHES, OUTLETS AND LIGHT FIXTURES SHALL BE 1HR. RATED. PROVIDE 20 MIN. DOOR W/ AUTOMATIC CLOSER LOCK AND LATCH.

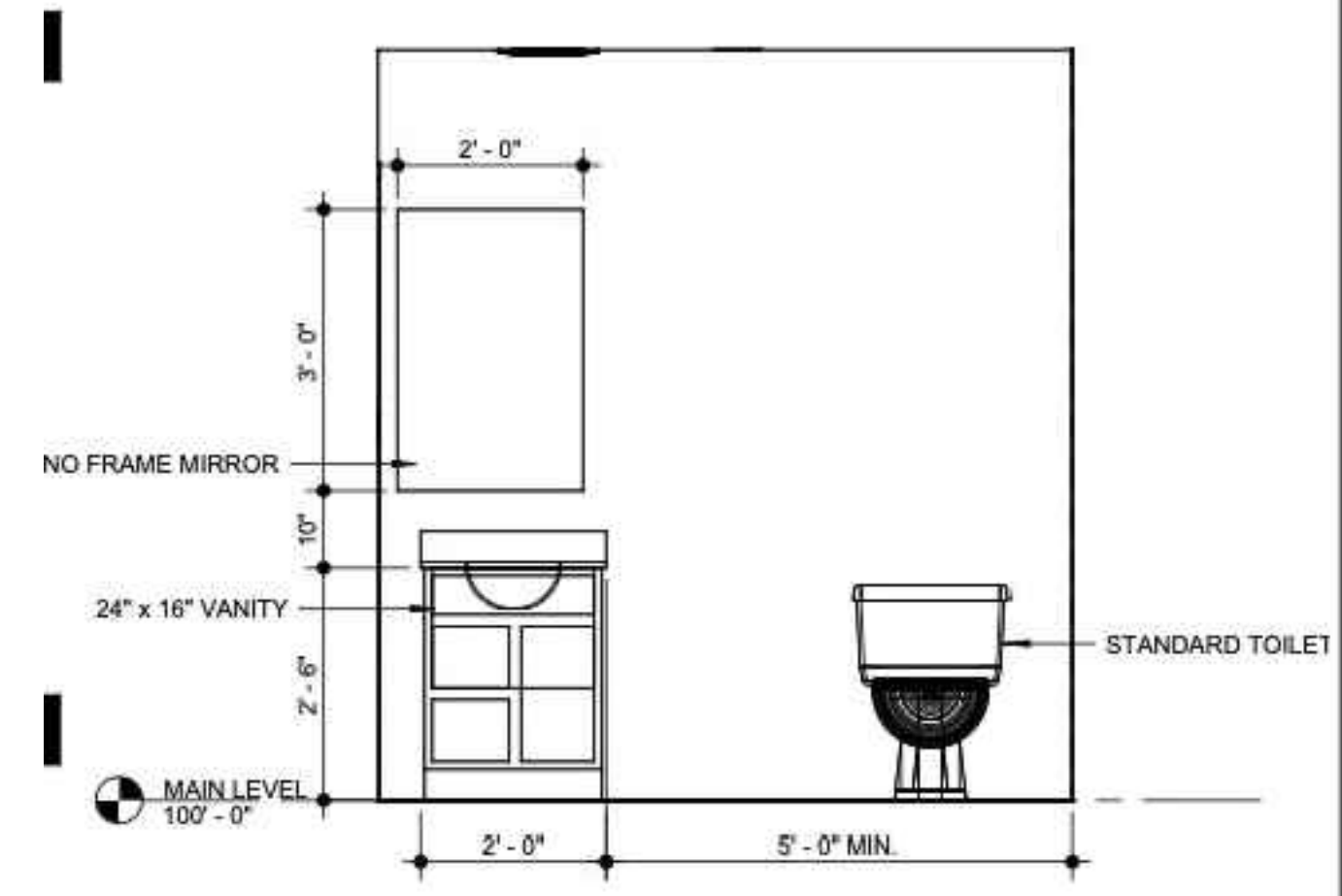
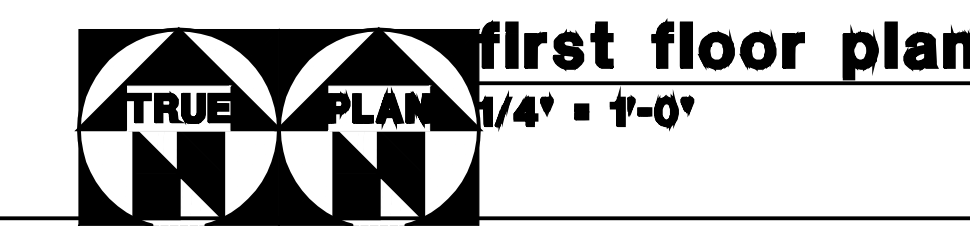
NOTE: PROVIDE 116 MPH SEGMENTED OVERHEAD GARAGE DOORS TYPICAL FOR BOTH 16' WIDE OR 7' WIDE DOORS. ELECTRONIC CLOSER OPTIONAL.

PLAN MARK	CONFIGURATION	WIDTH	HEIGHT	COMMENTS
A	SINGLE - SLIDER WINDOW	5'-0"	3'-2"	
B	SINGLE - SLIDER WINDOW	4'-5"	5'-0"	
C	SINGLE - CASEMENT WINDOW	3'-0"	5'-0"	
E	SINGLE - SLIDER WINDOW	2'-0"	2'-0"	EGRESS

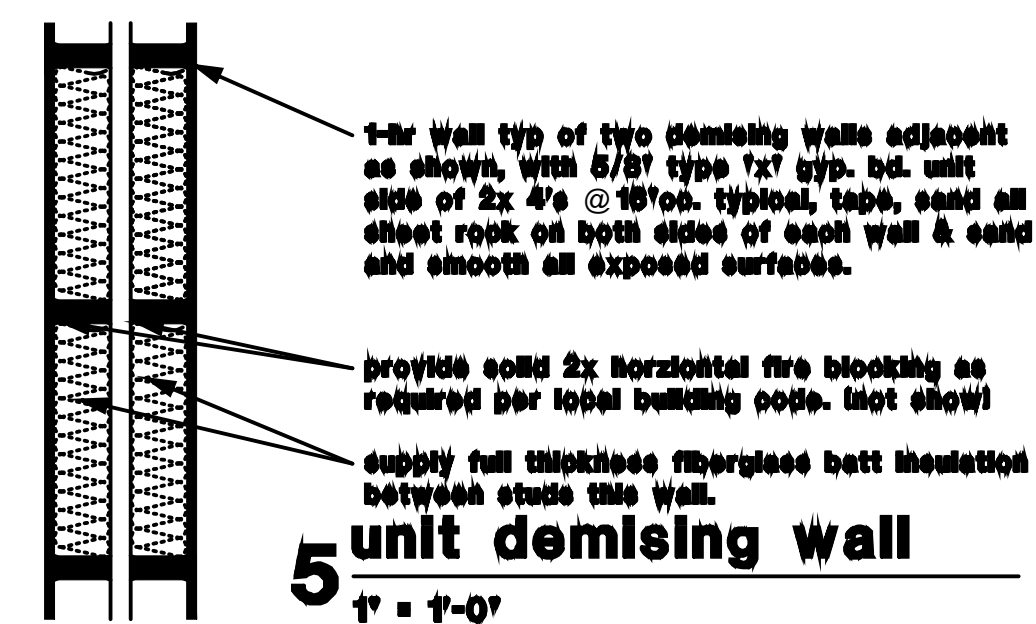
- WINDOW GENERAL NOTES**
- EGRESS WINDOWS SHALL COMPLY WITH SECTION 310 OF THE IRC.
 - WINDOWS SHALL HAVE FALL PROTECTION PER IRC 312.2 WHERE NEEDED.
 - WINDOWS, DOORS, AND OTHER GLAZING WILL COMPLY WITH THE REQUIREMENTS OF SECTION 308 OF THE IRC FOR SAFETY GLAZING.

Window Thermal Properties

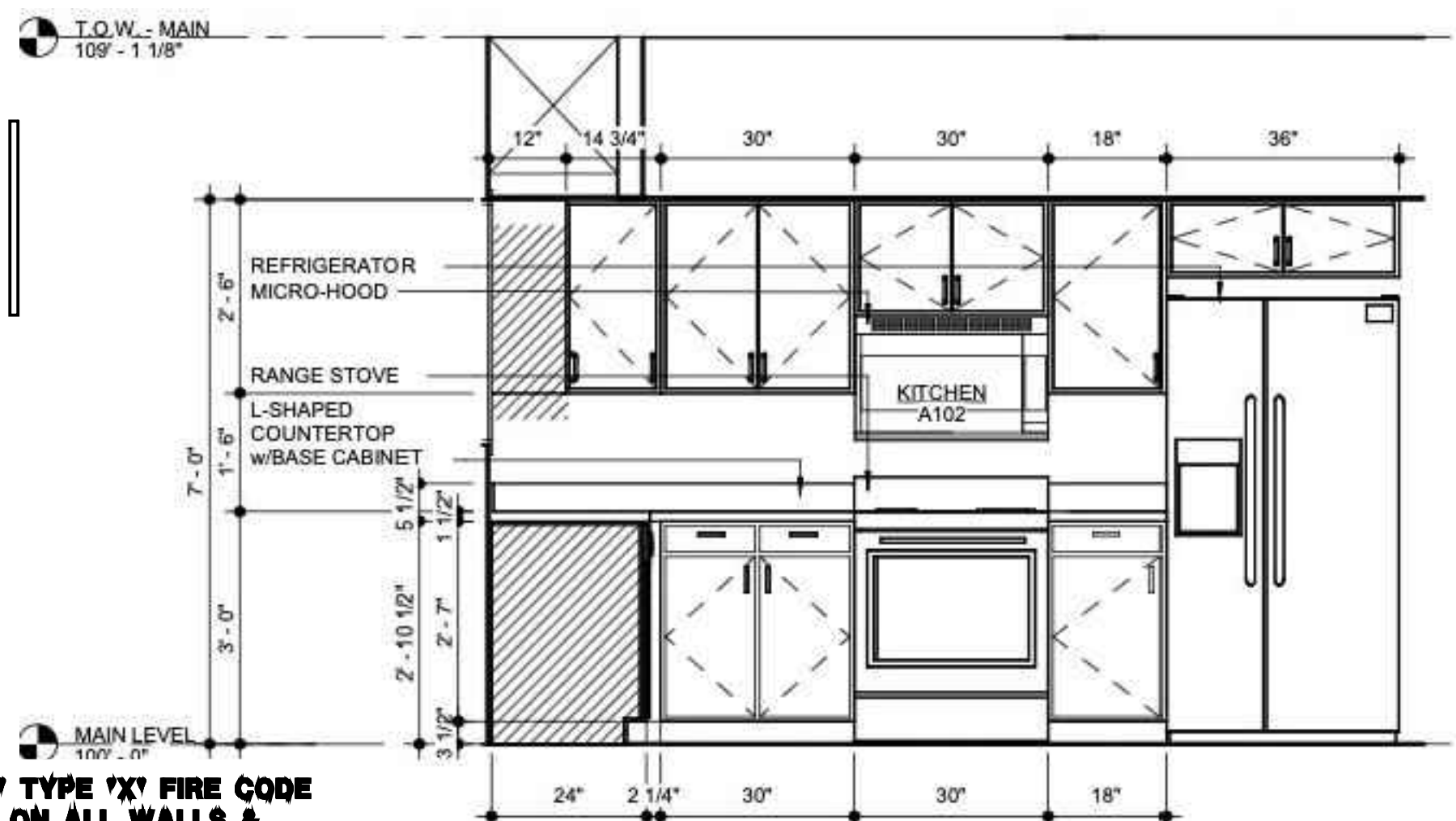
MANUFACTURER: BUILDER'S VINYL W/ LOW-E
 PRODUCT LINE: U-FACTOR: 0.32
 SHGC: 0.35



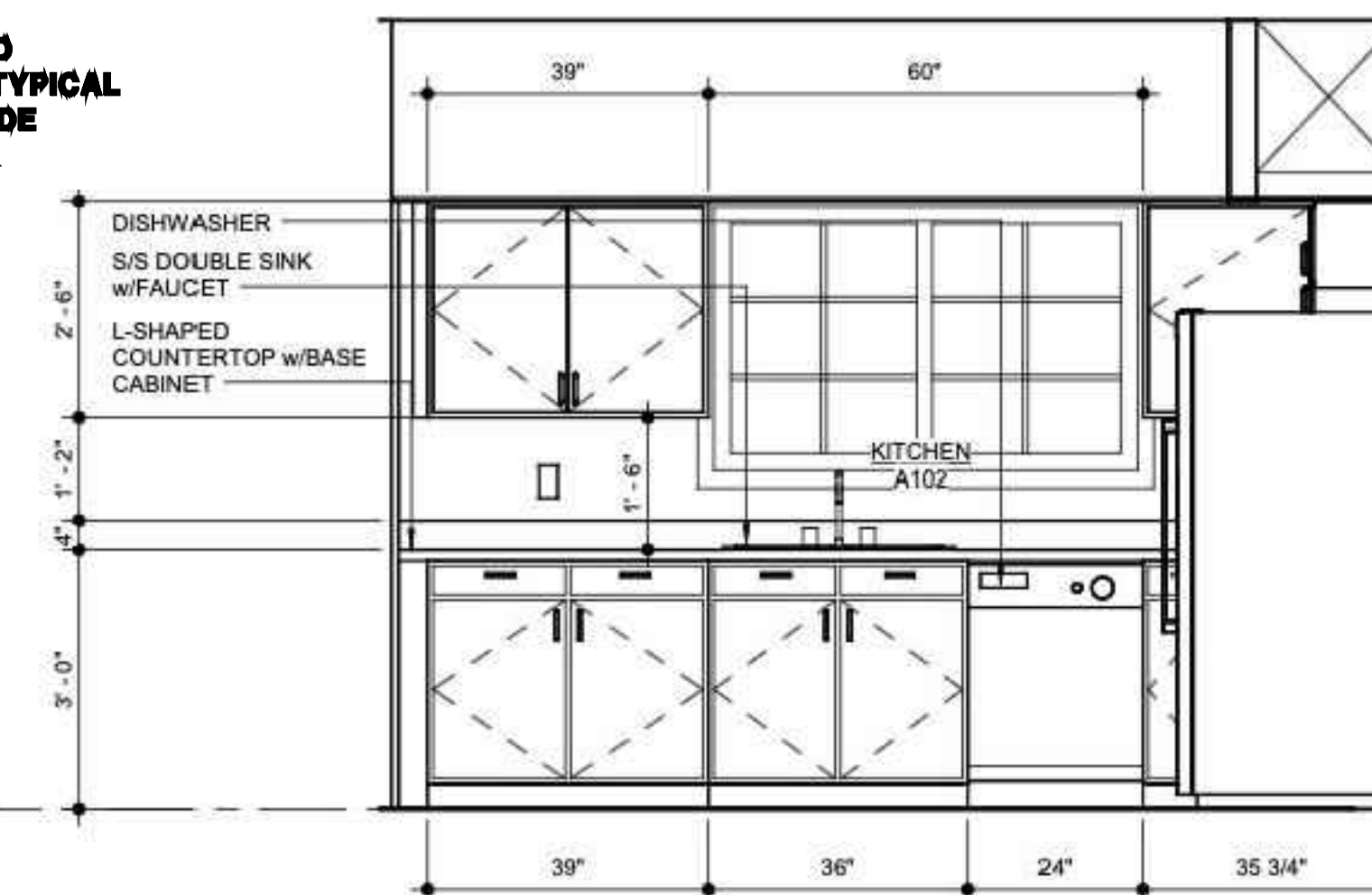
2 interior north main bath elevation
1/2" = 1'-0"



5 unit demising wall
1" = 1'-0"



3 interior east main kitchen elevation
1/2" = 1'-0"

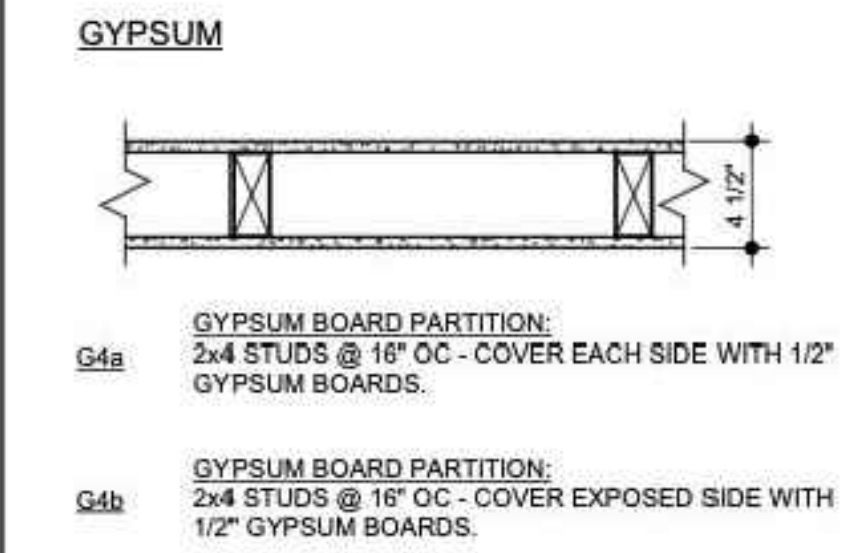


4 interior north main kitchen elevation
1/2" = 1'-0"

general notes

- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS. BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
- ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE OR FACE OF STUD.
- INTERIOR WALLS ARE TO BE COMPRISED OF 2x4 STUDS AT 16" O.C. MAX WITH 1/2" DRYWALL EACH SIDE UNLESS NOTED OTHERWISE.
- MECHANICAL/PLUMBING CONTRACTOR TO COORDINATE EACH OTHERS' WORK WITH ARCHITECTURAL PLANS AND TO NOTIFY ARCHITECT OF NEED FOR SOFFITS OR CHASES FOR INSTALLATION OF DUCTWORK OR PLUMBING.
- ELECTRICAL CONTRACTOR TO INSTALL OUTLETS AS REQUIRED PER CODE. VERIFY ALL LOCATIONS WITH OWNER PRIOR TO BEGINNING DRYWALL.
- ALL EXTERIOR WALLS TO RECEIVE R-19 BATT INSULATION, U.N.O.

partition types



architectural plan keynotes

- STAIR MAIN TO SECOND LEVEL - (15) RISERS AT APPROX. 7 1/2" AND (14) TREADS AT 10"
- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 2'-0" WIDE AND 7'-0" AFF
- ATTIC ACCESS. ROUGH FRAMED OPENING TO NOT BE LESS THAN 22" X 30". ACCESS TO MEET THE REQUIREMENTS OF R807.1 OF THE IRC.
- SOFFIT FOR HVAC ROUTING. SOFFIT TO BE 8'-0" AFF
- 4" CONCRETE SLAB - REFER TO STRUCTURAL
- PROVIDE 1/2" FIRE GUARD X GYP BD ON ENTIRE WALL BETWEEN GARAGE AND HOUSE

structural plan keynotes

- 2'-6"x2'-6"x1'-0" FOOTING W/ (5) #4 BARS EACH WAY, EACH SIDE OF BEAM
- 8"x16" WALL FOOTING W/ (3) #4, TYP WHERE SHOWN
- (2) 1 1/2"x9"x14" LVL UNDER BEARING WALL ABOVE
- 3'-0"x3'-0"x1'-0" FOOTING W/ (6) #4 BARS EACH WAY

typical braced wall method

WSP - WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING. FASTEN WITH 6d COMMON NAILS (1 1/2"x2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS, WHERE SHOWN ON PLANS. UNLESS OTHERWISE NOTED, PANEL WIDTH = 4'-0".

CS-WSP - CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL; WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING. FASTEN WITH 6d COMMON NAILS (1 1/2"x2" LONG) AT 6"oc ALONG EDGES AND 12"oc AT INTERMEDIATE SUPPORTS. PLACED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF THE BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

GB - GYPSUM BOARD; 1/2" GYPSUM BOARD WITH 13 GAGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIA, 1 3/8" LONG, ANNULAR-RINGED; 6d COOLER NAIL, 0.092" DIA, 1 7/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIA, 1 7/8" LONG, 19/64" HEAD; TYPE W OR TYPE S SCREWS, AT 7"oc EDGES & 7"oc FIELD

PPH - PORTAL FRAME WITH HOLD-DOWNS; REF PORTAL FRAME WITH HOLD-DOWNS DETAIL

PFG - PORTAL FRAME AT GARAGE; REF PORTAL FRAME AT GARAGE DETAIL

Architecture Graphics Management & Planning

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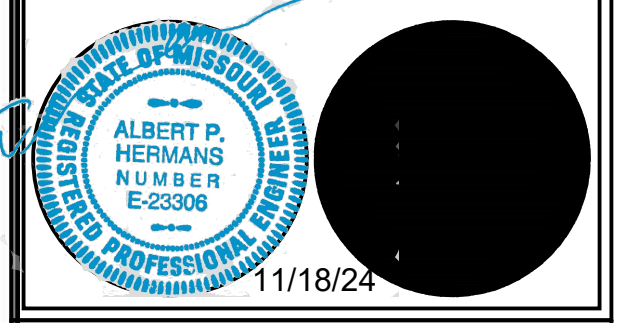
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AGMP 2023



A102

1	Date	APRIL	26, 2024
2	REVISION	NOVEMBER	3, 2024
3	REVISION		
4	REVISION		
5	REVISION		