

Door Plan Notes:

1. All structural information shown is for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framing walls, beams, connections, headers, joists and rafters.
2. All dimensions are from center line of stud to face of exterior stud unless noted otherwise.
3. Window size and location of panes are noted by approximate rough opening size. Refer to panes and manufacturer's literature for details.
4. Coordinate location of utility meters with the plan and locate away from public view. Visual impact shall be minimized, i.e. mount as low as possible.
5. Prefabricated fireproof construction shall meet or exceed all applicable codes regarding use of fire separation, clearances, etc. It is the alarm and contractor's responsibility to ensure that all items and alarm on plans and shall not exceed the top of chimney chase or structure.
6. Contractor shall coordinate all closet shelving requirements.
7. Do not scale drawings. Follow dimensions only.
8. Contractor shall draw verify all cabinet dimensions before fabrication.
9. All windows shall have a minimum net clear opening of 57" x 81". A minimum net clear opening shall be 20" x 20". A minimum net clear opening height of 24" and have a maximum finish sill height of 43" from finish floor.
10. All glass located within 18" of floor, 12" of a door located within 60" of floor at bathtubs, whirlpools, showers, saunas, steam rooms or hot tubs shall be tempered.
11. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of 10.
12. Provide combustion air vents, with screen and back damper, for fireplaces, wood stoves and any appliance with an open flame.
13. Bathrooms and utility rooms shall be vented to the outside with a minimum of a 90 cfm fan. Range hood shall also be vented to outside.
14. All exterior doors shall be installed within 20'-0" of its service opening. Return air grilles shall not be located within 10'-0" of a gas fired appliance.
15. All walls and ceilings in garage and garage storage areas to have 5/8" Type X gyp. brd. with 1-hour fire rating. All exterior doors in garage to be metal or solid core doors including doors entering heated/cool conditioned residence.
16. All interior walls shall be insulated inside and outside. Provide horizontal "Draft Stops" at each floor level by packing 6" (R-19) insulation between 2x4 joists.
17. All interior walls shall be covered with 1/2" gyp. brd., with metal corner reinforcing, tape flat and sand. (3 coats) use 5/8" gyp. brd. on ceilings when supporting members are 24" O.C. or greater. Use 1/2" gyp. brd. on ceiling members less than 24" O.C.
18. All bath and toilet area walls and ceiling shall have water resistant gyp. brd.

Penetration Separation

REFER TO SECTIONS R302.6, R302.7

- Walls:** A minimum 1/2" gypsum board must be installed on all walls supporting floor/ceiling assemblies used for separation required by this section.
- Stairs:** A minimum of 1/2" gypsum must be installed on the garage ceiling if there is no habitable room above. If a habitable room is above, a minimum of 5/8" Type X gypsum board must be installed on the garage ceiling.
- Opening Penetrations:** Openings between the garage and the residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 3/8" pressure treated, or 20-minute fire-rated doors.
- Drainage Penetrations:** All drainage penetrations penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gauge sheet steel or other approved material and shall have no openings into the garage.
- Other Penetrations:** Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

Walls & Thicknesses

- All walls are 3 1/2" thick 2x4 nominal studs SYP or SPF #2 @ 16" O.C. unless otherwise noted.
- Exterior Walls:** Refer to actual dimensions to include both interior and exterior finishes. Measurements to exterior walls are to the exterior face of wall stud.
- Garage walls:** are drawn to actual dimensions. Measurements to exterior walls are to the exterior face of wall stud. Measurements to walls between the residence and the garage are to the face of the stud on the garage side.
- Interior Walls:** Refer to actual dimensions. Measurements to interior walls are to the center line of the wall.

Carbon Monoxide Alarms

- Section R315**
- R315.1 Carbon Monoxide Alarms:** In new construction, dwelling units shall be provided with an approved carbon monoxide alarm meeting the code of the applicable sleeping area in the immediate vicinity of the sleeping area. The alarm shall be installed in accordance with the manufacturer's instructions. In existing dwellings, where interior alterations, repairs, fuel-fired appliances replacements, or additions requiring a permit occurs, or where one or more sleeping rooms are added or created, carbon monoxide alarms shall be provided in accordance with Section R315.1.
- Section R315.2:** The required carbon monoxide alarms shall be audible in all bedrooms over background noise levels with all intervening doors closed. Single station carbon monoxide alarms shall be listed as complying with UL2034 and shall be installed in accordance with the code and the manufacturer's installation instructions.

Smoke Alarms

- Section R314**
- R314.1 Detection and Notification:** All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the household fire warning equipment provisions of NFPA 72.
- R314.2 Smoke Detection Systems:** Household fire alarm systems installed in accordance with NFPA 72 that include smoke alarms, or a combination of smoke detectors and audible notification devices installed as required by this section for the same level of smoke detection and alarm as required by this section for the same level of smoke detection and alarm as required by this section for a combination of smoke detector and audible notification device(s). It shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be tested and approved by the authority having jurisdiction and be maintained in accordance with NFPA 72.

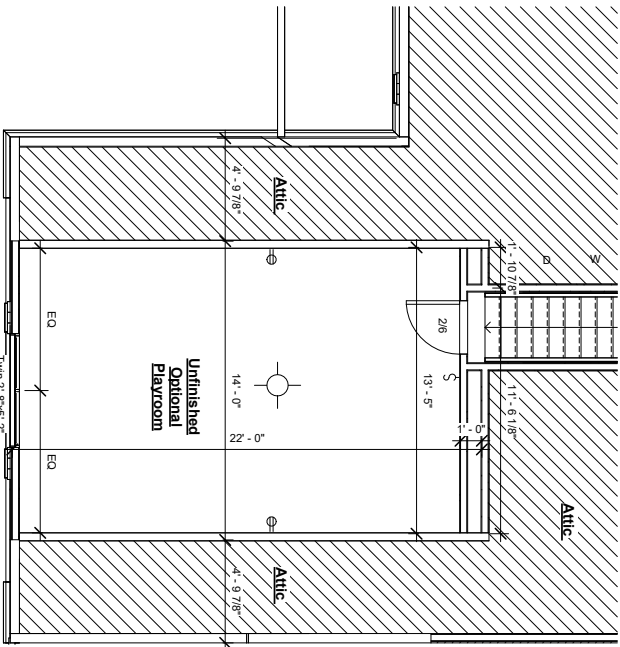
Exception:

Where smoke alarms are provided meeting the requirements of Section R314.4, R314.3 Location. Smoke alarms shall be installed in the following locations:

1. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms, (finished) but not including crawl spaces, unfinished (unfinished) attics and unfinished (unfinished) attic spaces, in overhangs or dwelling units with split level construction, where the finished floor level is above the finished floor level installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
3. Where more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the alarm devices shall sound simultaneously and shall be interconnected from the building wiring when such wiring is served from a commercial source, and when permanent and without a disconnection switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

Attic Access

- Section R807**
- R807.1 Attic Access:** An attic access opening shall be provided to attic areas that exceed 400 sq. ft. and shall have a vertical height of 60 inches or greater. The net clear opening shall not be less than 20 inches by 30 inches and shall be located in the hallway or other unobstructed area. Headroom in the attic spaces shall be provided at some point above the access opening. See Section M1305.1.3 for access requirements where mechanical equipments located above attic.
- Exceptions:**
1. Concealed areas not located over the main structure including porches, areas behind knee walls, dormers, bay windows, etc. are not required to have access.
 2. Pull down stair treads, stringers, handrails, and hardware may protrude into the net clear area.



① Optional Bonus Room
1/4" = 1'-0"

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES.

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DRAWINGS AND SPECIFICATIONS AS SHOWN ARE THE PROPERTY OF THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND ORDINANCES.

The Bellhaven
Weaver Development Co., Inc.
Bonus Room Plan

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

DATE: March 22, 2024

Project number: 0704423000001

Drawn by: TP
Checked by: TP