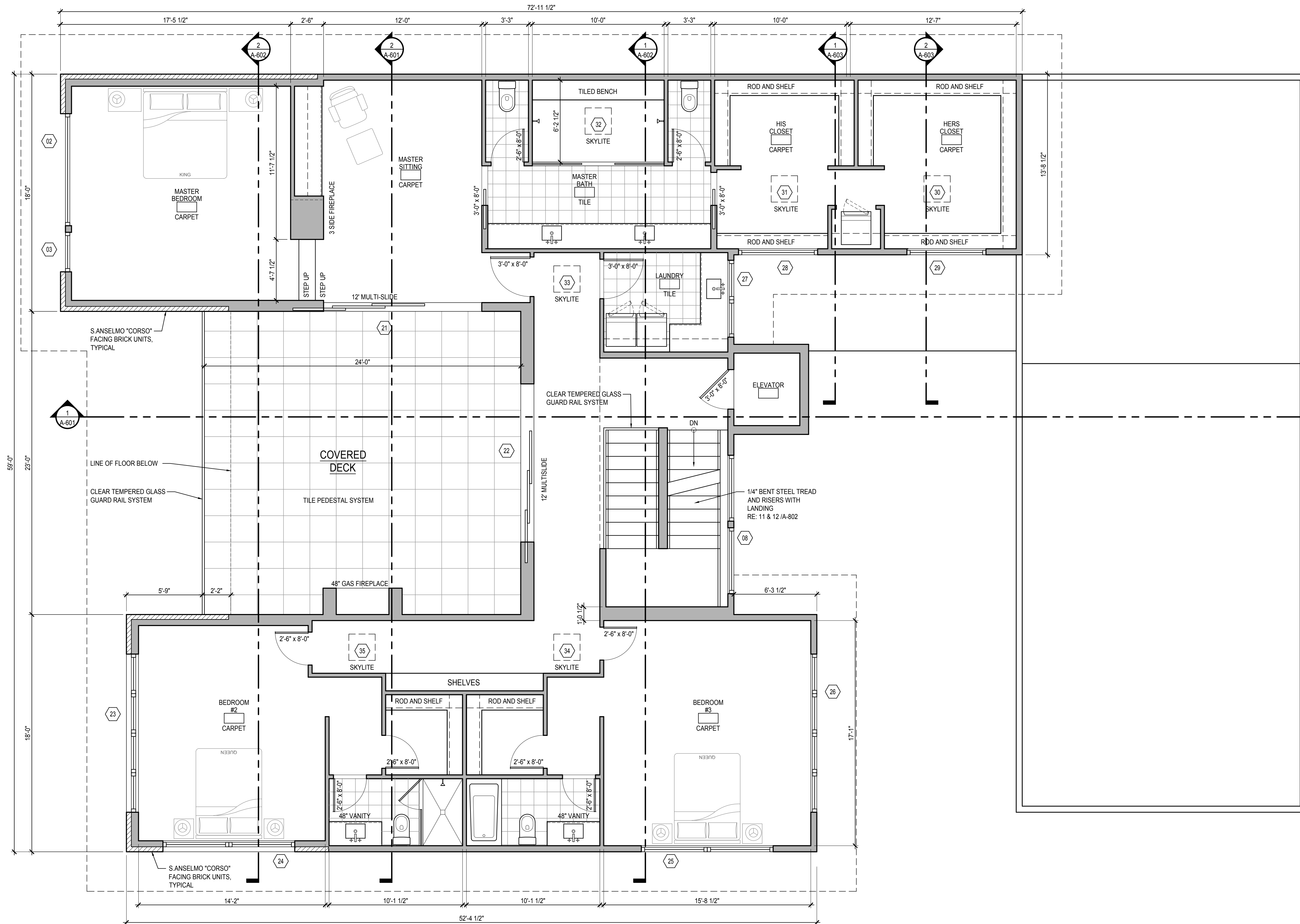


FLOOR PLAN GENERAL NOTES

- PROVIDE SOUND BATTS AROUND ALL BATHROOMS, BEDROOMS, UTILITY ROOMS, AND MASTER BEDROOM AND THEATER, UNLESS SPECIFIED OTHERWISE BY OWNER.
 - AT LAUNDRY ROOM, PROVIDE WASHER WALL BIBB, FLOOR DRAIN AND PAN. PROVIDE DRYER EXHAUST AT WALL.
 - VERIFY ALL KITCHEN, UTILITY AND BATH ACCESSORIES (I.E. PAPER TOWEL HOLDERS, WALL MOUNTED KITCHEN ACCESSORIES, TOWEL BARS, TOILET PAPER HOLDERS, ETC.) PROVIDE 2x SOLID BLOCKING FOR MOUNTING.
 - ALL DOORS OFFSET 6" FROM WALL ON HINGE SIDE UNLESS OTHERWISE NOTED, OR CENTERED IN WALL.
 - ALL DIMENSIONS TO EXTERIOR WALLS ARE FACE OF SHEATHING, ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- KITCHEN:**
- KITCHEN COUNTERTOP: 36" H. A.F.F. WITH BACKSPASH ON BASE CABINETS, TYP. U.N.O.
 - UPPER WALL CABINETS: INDICATED BY DASHED LINE ON PLAN, TYP. CABINET HEIGHTS WILL VARY PER DESIGNER, U.N.O.
 - KITCHEN SINK: PROVIDE DISPOSAL, SWITCH POWER. SEE ELECTRICAL PLANS.
 - REFRIGERATOR: COORDINATE PLUMBING AS NECESSARY FOR WATER SUPPLY AND ICE MAKER
- BATH:**
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER IRC.
 - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THEN 6 FEET ABOVE THE FLOOR PER INTERIOR ELEVATIONS.
 - BATH CABINETS: 30" H. WITH BACKSPASH AND FULL WIDTH MIRROR ABOVE.
- LAUNDRY / WATER HEATER:**
- PROVIDE PAN APPROVED FOR SUCH USE, WITH FLOOR DRAIN UNDER ALL CLOTHES WASHERS AS REQUIRED
 - PROVIDE PAN APPROVED FOR SUCH USE, WITH FLOOR DRAIN UNDER WATER HEATERS PER IRC.
 - DRYER VENT: INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.5.5.1
- ROOM NOTES:**
- R & S: INDICATES ROD & SHELF IN CLOSETS, (2) R & S INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, U.N.O.
 - FIREPLACE: GAS FIREPLACE WITH DIRECT VENT OR B-VENT PER PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND DESIGN LAYOUT. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIREPLACES MUST BE KEPT ON SITE FOR VERIFICATION/INSPECTION OF REQUIRED CLEARANCES TO COMBUSTIBLE MATERIAL. ALL FIREPLACES TO BE UL LISTED & PROVIDE WITH A READY ACCESSIBLE SHUT-OFF VALVE PER CODE.
 - ATTIC ACCESS: THE ROUGHED-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER IRC.
- GARAGE / EXTERIOR:**
- DWELLING/GARAGE FIRE SEPARATION: THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.5 IRC. OPENINGS IN GARAGE WALLS SHALL COMPLY W/ SEC. R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL PER TABLE R302.6. NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE SIDE FROM THE RESIDENCE AND ITS ATTIC AREA.
 - ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING. WEATHER-STRIPPED, 20 MINUTE RATED, OR 1 3/8" THICK SOLID WOOD, OR 1 3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOORS PER IRC R302.5.1. EQUIPPED WITH SELF-CLOSING DEVICE.
 - GARAGE SLAB: REINFORCED, 4" THICK (RE: STRUCT.). SLOPE 1/8" PER FT. MIN. TOWARDS O.H. DOORS. PROVIDE PERIMETER EXPANSION JOINTS.
 - CONCRETE PORCH/PATIO SLAB: 4" THICK WITH TURNED DOWN EDGE (RE: STRUCT.). PROVIDE CONCRETE STEPS TO GRADE (FIELD VERIFY). WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-RESISTANT FLASHING OR SELF-ADHERED MEMBRANE AS FLASHING (IN COMPLIANCE WITH AAMA 711) TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SLOPE MIN 1/4" PER FT. AWAY FROM BUILDING.
 - HOSE BIB: ALL HOSE BIBS ARE FREEZE-PROOF TYPE.



UPPER FLOOR PLAN

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

REFER TO SHEET A-801 FOR ALL WINDOW SIZES AND SPECIFICATIONS

PRELIMINARY - NOT FOR CONSTRUCTION

SPECULATIVE RESIDENCE

422 NORTH GARFIELD STREET
DENVER, COLORADO

REV	DATE	ISSUED FOR
	06/15/20	REVIEW
	07/08/20	PROGRESS REVIEW

DRAWING TITLE

UPPER FLOOR PLAN

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