ROOM FINISH SCHEDULE

No.	Name	Floor	Base	Wall	Ceiling	Clng. Ht.	Comments
104	NEW HOME OFFICE / LIBRARY						
116	NEW CORRIDOR	PORCELAIN TILE	WOOD/PAINT	GYP BD/PAINT	GYP BD/PAINT	10' - 0"	
117	NEW CLOSET	PORCELAIN TILE	WOOD/PAINT	GYP BD/PAINT	GYP BD/PAINT	10' - 0"	
118	NEW LAUNDRY	PORCELAIN TILE	WOOD/PAINT	GYP BD/PAINT	GYP BD/PAINT	10' - 0"	
119	NEW MASTER ROOM	PORCELAIN TILE	WOOD/PAINT	GYP BD/PAINT	GYP BD/PAINT	10' - 0"	
120	NEW W.I.C.	PORCELAIN TILE	WOOD/PAINT	GYP BD/PAINT	GYP BD/PAINT	10' - 0"	
121	NEW MASTER BATHRM.	PORCELAIN TILE	PORCELAIN TILE	PORCELAIN TILE	GYP BD/PAINT	10' - 0"	
122	NEW 1-CAR GARAGE	CONCRETE	WOOD/PAINT	CMU/GYP-PAINT	GYP BD/PAINT	11' - 2"	
123	NEW A/C	CONCRETE	WOOD/PAINT	GYP BD/PAINT	GYP BD/PAINT	11' - 2"	
124	NEW SERVICE COURTYARD	PORCELAIN TILE					

FINISHES NOTES

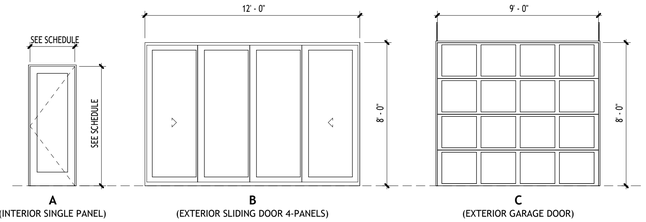
A. ALL GYPSUM BOARD (GYP BD) SURFACES TO HAVE GYPSUM BOARD FINISH LEVEL-5 AND TO BE PAINTED WITH TWO INDIVIDUAL COATS OF INTERIOR LATEX AND ONE COAT OF PRIMER
B. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL WALL SURFACES SCHEDULED TO RECEIVE STONE AND/OR CERAMIC TILE
C. ALL FINISHES MATERIALS TO BE SELECTED BY OWNER
D. ALL SHOWERS AND BATHTUBS SHALL HAVE NON-ABSORBENT FLOOR AND WALL FINISH UP TO 72" IN HEIGHT
E. ALL FLOOR AND WALL FINISHES ARE TO BE FROM NEW MATERIALS

FINISHES / INSULATION NOTES

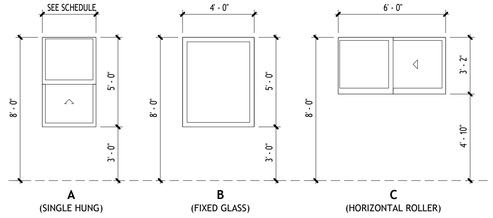
FBC 2023 R302.9.1 (FLAME SPREAD INDEX) wall and ceiling finishes shall have a flame spread index of not greater than 200

FBC 2023 R302.9.2 (SMOKE-DEVELOPED INDEX) wall and ceiling finishes shall have a smoke-developed index of not greater than 450

FBC 2023 R302.10.1 (INSULATION) Insulating materials installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall comply with the requirements of this section. They shall exhibit a flame spread index not to exceed 25 and a smoke-developed index not to exceed 450 where tested in accordance with ASTM E84 or UL 723. Insulating materials, where tested in accordance with the requirements of this section, shall include facings, where used, such as vapor retarders, vapor-permeable membranes and similar coverings.



DOOR TYPES



EXTERIOR OPENING ELEVATIONS

DOOR SCHEDULE

Mark	Type	Door Size Width	Door Size Height	Door Thk.	Door Mat.	Door Finish	Frame Mat.	Frame Finish	Comments
116A		4' - 0"	6' - 8"						DOOR OPENING
116B	A	3' - 0"	7' - 0"	1 3/8"	WOOD	PAINT	WOOD	PAINT	1 HR FIRED RATED
117	A	2' - 6"	7' - 0"	1 3/8"	WOOD	PAINT	WOOD	PAINT	
118	A	3' - 0"	7' - 0"	1 3/8"	WOOD	PAINT	WOOD	PAINT	
119A	A	3' - 0"	7' - 0"	1 3/8"	WOOD	PAINT	WOOD	PAINT	
119B	B	12' - 0"	8' - 0"	9 5/32"	ALUM	PAINT	ALUM	PAINT	
120	A	2' - 6"	7' - 0"	1 3/8"	WOOD	PAINT	WOOD	PAINT	POCKET DOOR
121	A	3' - 0"	7' - 0"	1 3/8"	WOOD	PAINT	WOOD	PAINT	
122	C	9' - 0"	8' - 0"	1 1/2"	ALUM	PAINT	ALUM	PAINT	
123	A	2' - 4"	6' - 8"	1 3/8"	WOOD	PAINT	WOOD	PAINT	
124		3' - 0"	7' - 0"						DOOR OPENING

DOOR NOTES

A. ALL DOOR HARDWARE SHALL BE LEVER-OPERATED TYPE.
B. ALL WOOD DOORS TO BE SOLID CORE
C. PROVIDE SAFETY GLAZING CATEGORY II ON ALL GLASS DOORS AND DOORS WITH VISION PANELS
D. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET
E. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY
F. NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DESIGNATED SHALL BE PROHIBITED

EXTERIOR OPENING SCHEDULE

Mark	Elev.	Size Width	Size Height	Type	Mat.	Finish	Glass Type	Comments
1	A	3' - 0"	5' - 0"	SINGLE HUNG	ALUM	PAINT	CLEAR	
2	A	3' - 0"	5' - 0"	SINGLE HUNG	ALUM	PAINT	CLEAR	
3	A	2' - 0"	5' - 0"	SINGLE HUNG	ALUM	PAINT	CLEAR	
4	B	4' - 0"	5' - 0"	FIXED GLASS	ALUM	PAINT	CLEAR	
5	C	6' - 0"	3' - 2"	HORIZONTAL ROLLER	ALUM	PAINT	CLEAR	
6	C	6' - 0"	3' - 2"	HORIZONTAL ROLLER	ALUM	PAINT	CLEAR	
7	C	6' - 0"	3' - 2"	HORIZONTAL ROLLER	ALUM	PAINT	CLEAR	

EXTERIOR OPENINGS NOTES

A. ALL EXTERIOR DOORS AND WINDOWS TO BE IMPACT RESISTANT
B. ALL GLASS TO BE CATEGORY CLASS II SAFETY GLASS
C. ALL DOORS AND WINDOWS TO BE ALUMINUM AND GLASS, U.O.N.
D. CONTRACTOR TO COORDINATE MASONRY ROUGH OPENINGS SIZES WITH WINDOW AND DOOR MANUFACTURER.
E. SEE SHEET A501 FOR TYPICAL JAMB, HEAD, AND SILL DETAILS

(*) U-FACTOR AND SHGC VALUES:
- ALL EXTERIOR GLAZING TO HAVE U-FACTOR=1.05 AND SHGC=0.30

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTIONS:

1. STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

2. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PERMITTED TO OPEN INTO A SCREEN ENCLOSURE, OPEN TO THE ATMOSPHERE, WHERE A SCREEN DOOR IS PROVIDED LEADING AWAY FROM THE RESIDENCE.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3

R310.2.5 REPLACEMENT WINDOWS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTIONS R310.1 AND SECTIONS R310.2.1 AND R310.2.2, PROVIDED THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.

2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS.
WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE PERMITTED TO BE A SIDE-HINGED DOOR OR A SLIDER. WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL.

R310.3.1 MINIMUM DOOR OPENING SIZE.
THE MINIMUM NET CLEAR HEIGHT OPENING FOR ANY DOOR THAT SERVES AS AN EMERGENCY AND ESCAPE RESCUE OPENING SHALL BE IN ACCORDANCE WITH SECTION R310.2.1.

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Jorge I Perez

Digitally signed by Jorge I Perez
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This item has been digitally signed and sealed by Jorge I. Perez, R.A. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Submittal:	Permit Set	Project No:	2303
Issue Date:	4/25/2024	Drawn by:	JP

No.	Description	Date

Sheet Name
ARCHITECTURAL SCHEDULES AND NOTES

Sheet No.
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