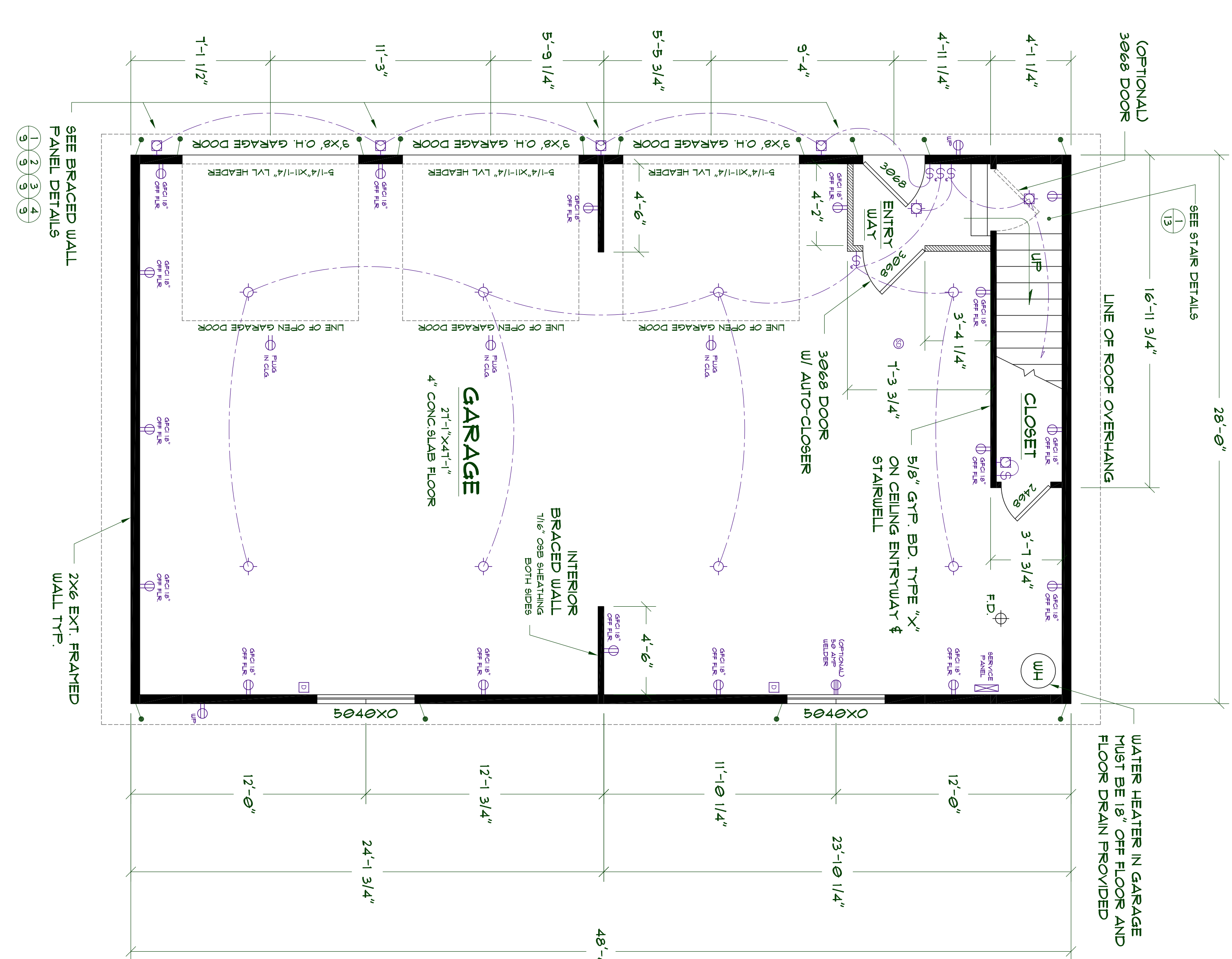
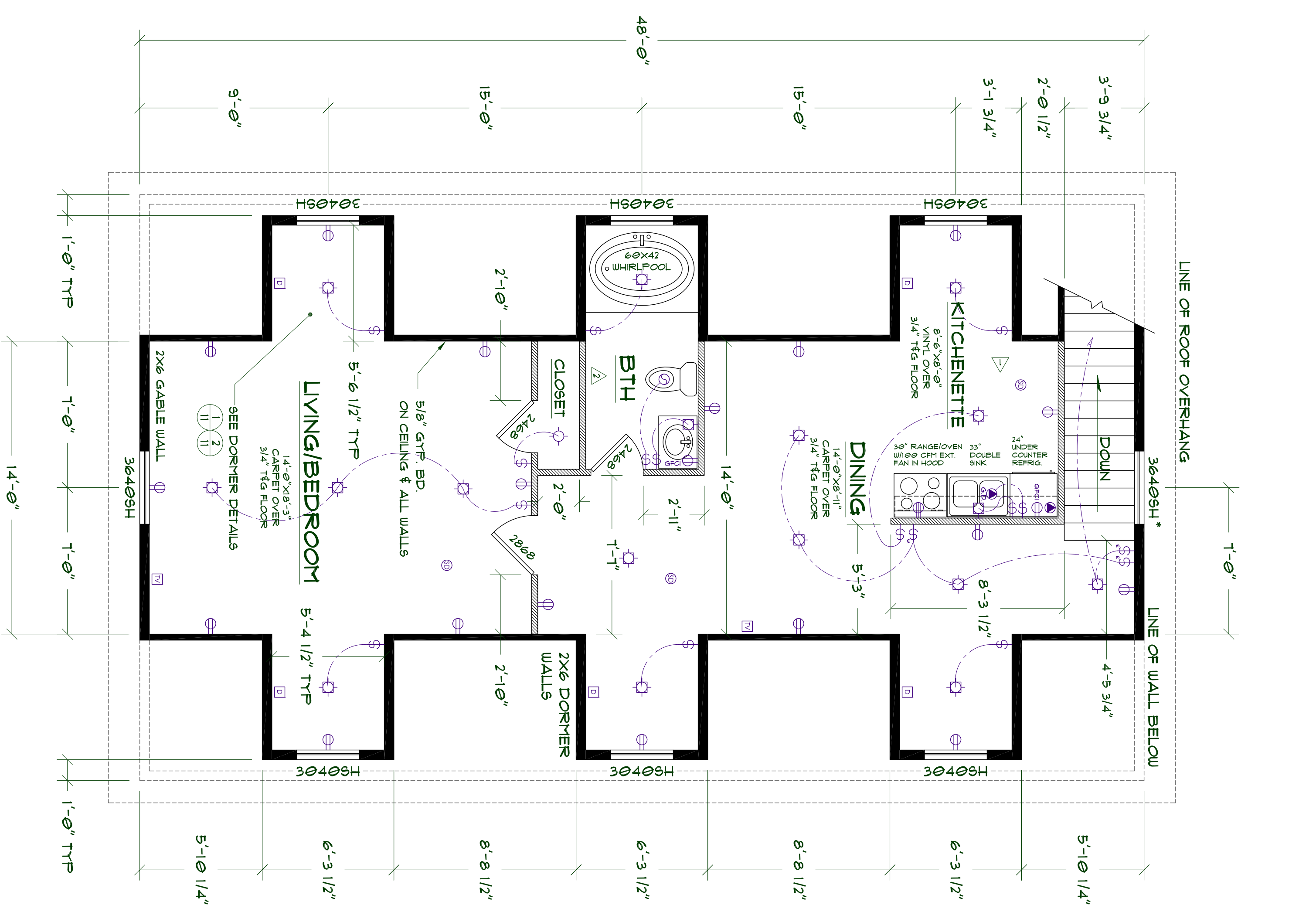


GENERAL NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE 3"x2" UNLESS OTHERWISE NOTED.
2. SEE OWNER FOR LOCATION OF HOSE BIBS.
3. HOSE BIBS TO HAVE APPROVED BACK-FLOW PROTECTION.
4. INTERIOR WALLS FRAMED WITH 2x4 @ 16" O/C UNLESS OTHERWISE NOTED.
5. WATER HEATER SHALL BE LOCATED IN GARAGE, 18" ABOVE FLOOR AS REQUIRED, AND COMPLY WITH ALL LOCAL CODES AND HYAC SPECIFICATIONS. DISTRIBUTION AND LOAD CALCULATIONS SHALL BE PROVIDED AS A SUPPLEMENT TO THIS PLAN BY HYAC CONTRACTOR. HYAC SYSTEM AND INSULATION (PER FLANSSET) WILL COMPLY WITH LOCAL CODES.
6. GULLY & COUNTER FLASH ALL EXT. OPENINGS: WINDOWS, DOORS, VENTS, ETC.
7. GATE ALL SHEETING AS PER MANUF. SPECS. INST. ALL H-CUPS ON FLOOR SHEETING TO BE 3/4" OSB T&G GLED AND NAILED W/ 8d 6x12 CONCRETE MIX. MINIMUM COMPRESSIVE STRENGTH 3000 PSI. USE ICE AND WATER SHIELD CONSISTING OF ONE LAYER OF NO.40 COATED ROOFING OR COATED GLASS BASE 24" INSIDE EXT. WALL LINE OF THE BUILDING.
8. APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED.
9. RAISE DOORS UP 3/4" FOR TILE OR HARDWOOD FLOOR.
10. LIVE LOADS:
ROOF:..... 30 LBS/SQFT
FLOOR:..... 40 LBS/SQFT
STAIRS:..... 100 LBS/SQFT
SEISMIC ZONE: AB, C, D
11. ASSUMED SOIL BEARING CAPACITY IS 1500 LBS/SQFT. EXTEND ALL FOOTINGS DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MIN. DEPTH OF 1'-6" BELOW GRADE OR AS REQUIRED BY LOCAL BUILDING CODE. BASED ON LOCAL PROFESSIONAL ENGINEER'S REPORT.
12. APPLICABLE STATE LICENSED ENGINEER IN ACCORDANCE WITH REQUIREMENTS SHOWN IN FLANSSET. CONTRACTOR SHALL VERIFY FABRICATION AND COORDINATE AS REQUIRED. ALL TRUSS FABRICATING DATA SHALL BE MADE AVAILABLE TO THE BUILDING CONTRACTOR FOR VERIFICATION. CONTRACTOR SHALL VERIFY IN-FLOOR, ROOF AND WALLS AND COORDINATE WITH PLUMBING, ELECTRICAL AND MECHANICAL WORK.
13. PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
14. ALL SHEET PILING TO BE INSTALLED IN ACCORDANCE TO BE INSTALLED WITH STRUT ACCORDING TO MANUF. INSTALLATION LIBRES SPECIFICATIONS.
15. HF/DF NO. 2 FOR JOISTS, RAFTERS, LIGHT FRAMING PLATES AND BRACING.
16. DE NO. 1 FOR POSTS AND BEAMS.
17. HF/DF "STUD" FOR STUD WALL FRAMING.
18. REINFORCING STEEL (REBAR) ASTM A-615 GRADE 60 CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MATERIALS AND DIMENSIONS IN THE FIELD.
- 19.
- 20.
- 21.
- 22.
- 23.

ELECT. SYMBOL LEGEND

- ⌘ SWITCH
- ⌘ 3-WAY SWITCH
- ⌘ 120 VOLT OUTLET
- ⌘ DEDICATED CIRCUIT
- ⌘ 240 VOLT CIRCUIT
- ⌘ STANDARD LIGHT FIXT.
- ⌘ RECESSED CAN LIGHT
- ⌘ WALL LIGHT FIXT.
- ⌘ FLUORESCENT LIGHT FIXT.
- ⌘ METAL HALIDE WALL PACK
- ⌘ SMOKE DETECTOR
- ⌘ EXHAUST FAN
- ⌘ DATA/PHONE JACK
- ⌘ TELEVISION JACK
- ⌘ RECESSED WALL MOUNT ELECTRIC HEATER



ALTERNATE ATTIC FLOOR PLAN WITH APARTMENT
SCALE: 1/4"=1'-0"

ALTERNATE MAIN FLOOR PLAN WITH ENTRYWAY
SCALE: 1/4"=1'-0"

* TEMPERED GLASS REQUIRED

HOLDDOWNS:
SHOWS LOCATION OF SST STUD/4 HOLDDOWNS INST. ALL AS PER MANUF. SPECS.

- NOTE:**
1. FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF OPENINGS TYP. AS SHOWN.
 2. SEE ELECTRICAL NOTES ON SHEET 14.
 3. SEE FLANSSET WALL PLAN AND SHEET 5 OF FLANSSET.
 4. ADDITIONAL FRAMING FOR ALT. FLOOR PLANS SHOWN W/ HATCHED PATTERN.
 5. ENTRYWAY PROVIDES EXT. FIRE RESISTION FOR ATTIC LIVING SPACE.
- FIXTURE AND APPLIANCE ELEVATIONS AS LABELED. SHOWN ON SHEET 18.**

ATTENTION !
IT IS IMPERATIVE FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES INCLUDING, BUT NOT LIMITED TO, ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM THE OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. ANY OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. STATE BUILDING CODES: 2009 IBC, 2009 IRC, 2009 ASHRAE 90.1, 2009 ASHRAE 62.1, 2009 ASHRAE 189.1, 2009 ASHRAE 155, 2009 ASHRAE 154, 2009 ASHRAE 153, 2009 ASHRAE 152, 2009 ASHRAE 151, 2009 ASHRAE 150, 2009 ASHRAE 149, 2009 ASHRAE 148, 2009 ASHRAE 147, 2009 ASHRAE 146, 2009 ASHRAE 145, 2009 ASHRAE 144, 2009 ASHRAE 143, 2009 ASHRAE 142, 2009 ASHRAE 141, 2009 ASHRAE 140, 2009 ASHRAE 139, 2009 ASHRAE 138, 2009 ASHRAE 137, 2009 ASHRAE 136, 2009 ASHRAE 135, 2009 ASHRAE 134, 2009 ASHRAE 133, 2009 ASHRAE 132, 2009 ASHRAE 131, 2009 ASHRAE 130, 2009 ASHRAE 129, 2009 ASHRAE 128, 2009 ASHRAE 127, 2009 ASHRAE 126, 2009 ASHRAE 125, 2009 ASHRAE 124, 2009 ASHRAE 123, 2009 ASHRAE 122, 2009 ASHRAE 121, 2009 ASHRAE 120, 2009 ASHRAE 119, 2009 ASHRAE 118, 2009 ASHRAE 117, 2009 ASHRAE 116, 2009 ASHRAE 115, 2009 ASHRAE 114, 2009 ASHRAE 113, 2009 ASHRAE 112, 2009 ASHRAE 111, 2009 ASHRAE 110, 2009 ASHRAE 109, 2009 ASHRAE 108, 2009 ASHRAE 107, 2009 ASHRAE 106, 2009 ASHRAE 105, 2009 ASHRAE 104, 2009 ASHRAE 103, 2009 ASHRAE 102, 2009 ASHRAE 101, 2009 ASHRAE 100, 2009 ASHRAE 99, 2009 ASHRAE 98, 2009 ASHRAE 97, 2009 ASHRAE 96, 2009 ASHRAE 95, 2009 ASHRAE 94, 2009 ASHRAE 93, 2009 ASHRAE 92, 2009 ASHRAE 91, 2009 ASHRAE 90, 2009 ASHRAE 89, 2009 ASHRAE 88, 2009 ASHRAE 87, 2009 ASHRAE 86, 2009 ASHRAE 85, 2009 ASHRAE 84, 2009 ASHRAE 83, 2009 ASHRAE 82, 2009 ASHRAE 81, 2009 ASHRAE 80, 2009 ASHRAE 79, 2009 ASHRAE 78, 2009 ASHRAE 77, 2009 ASHRAE 76, 2009 ASHRAE 75, 2009 ASHRAE 74, 2009 ASHRAE 73, 2009 ASHRAE 72, 2009 ASHRAE 71, 2009 ASHRAE 70, 2009 ASHRAE 69, 2009 ASHRAE 68, 2009 ASHRAE 67, 2009 ASHRAE 66, 2009 ASHRAE 65, 2009 ASHRAE 64, 2009 ASHRAE 63, 2009 ASHRAE 62, 2009 ASHRAE 61, 2009 ASHRAE 60, 2009 ASHRAE 59, 2009 ASHRAE 58, 2009 ASHRAE 57, 2009 ASHRAE 56, 2009 ASHRAE 55, 2009 ASHRAE 54, 2009 ASHRAE 53, 2009 ASHRAE 52, 2009 ASHRAE 51, 2009 ASHRAE 50, 2009 ASHRAE 49, 2009 ASHRAE 48, 2009 ASHRAE 47, 2009 ASHRAE 46, 2009 ASHRAE 45, 2009 ASHRAE 44, 2009 ASHRAE 43, 2009 ASHRAE 42, 2009 ASHRAE 41, 2009 ASHRAE 40, 2009 ASHRAE 39, 2009 ASHRAE 38, 2009 ASHRAE 37, 2009 ASHRAE 36, 2009 ASHRAE 35, 2009 ASHRAE 34, 2009 ASHRAE 33, 2009 ASHRAE 32, 2009 ASHRAE 31, 2009 ASHRAE 30, 2009 ASHRAE 29, 2009 ASHRAE 28, 2009 ASHRAE 27, 2009 ASHRAE 26, 2009 ASHRAE 25, 2009 ASHRAE 24, 2009 ASHRAE 23, 2009 ASHRAE 22, 2009 ASHRAE 21, 2009 ASHRAE 20, 2009 ASHRAE 19, 2009 ASHRAE 18, 2009 ASHRAE 17, 2009 ASHRAE 16, 2009 ASHRAE 15, 2009 ASHRAE 14, 2009 ASHRAE 13, 2009 ASHRAE 12, 2009 ASHRAE 11, 2009 ASHRAE 10, 2009 ASHRAE 9, 2009 ASHRAE 8, 2009 ASHRAE 7, 2009 ASHRAE 6, 2009 ASHRAE 5, 2009 ASHRAE 4, 2009 ASHRAE 3, 2009 ASHRAE 2, 2009 ASHRAE 1.