

ARCHITECTURAL LEGEND

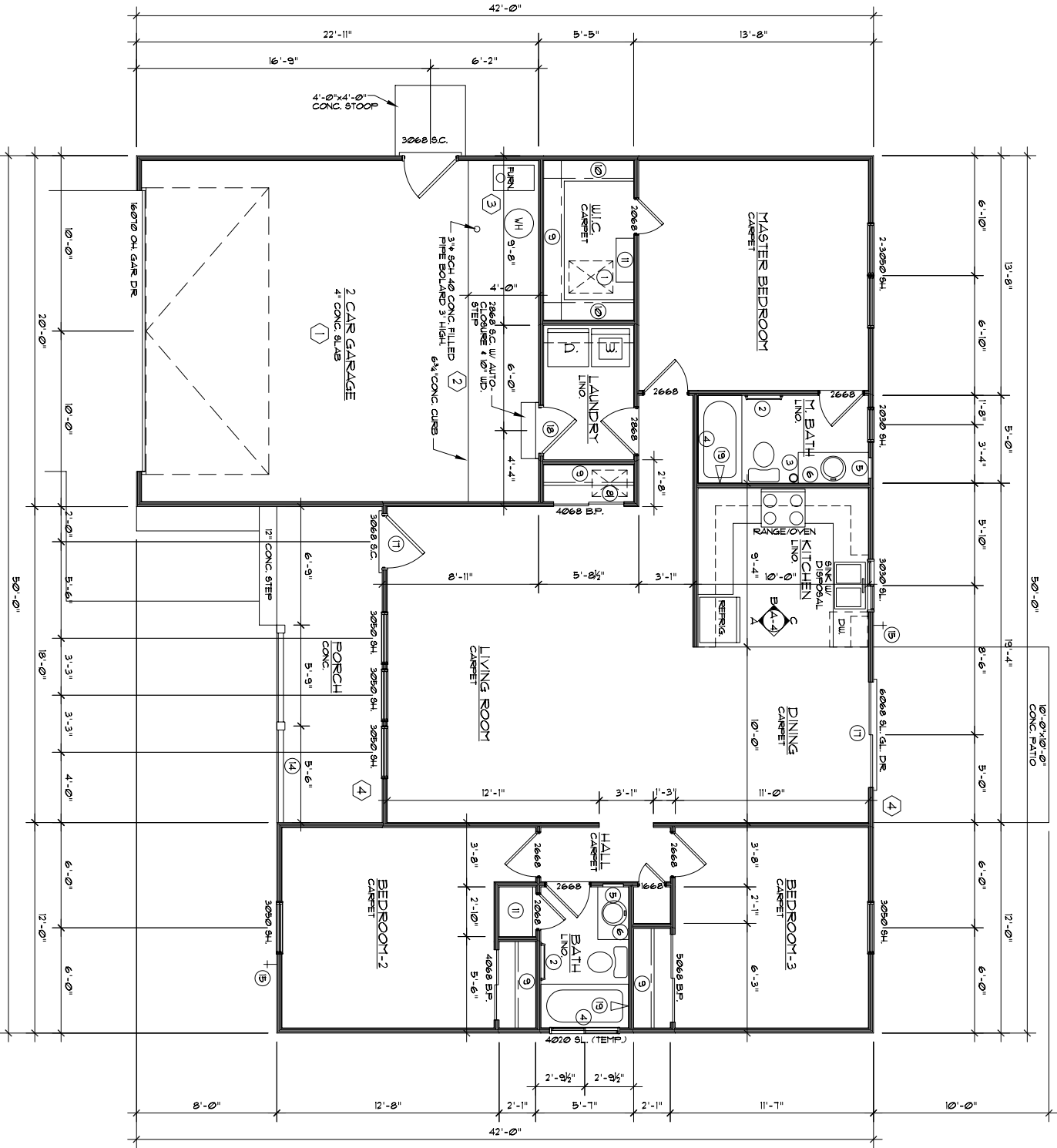
1. Provide 22"x30" attic access.
2. 24" towel bar.
3. Towel ring.
4. Soap and Grab bar.
5. Recessed medicine cabinet.
6. Mirror.
7. 36"x36" shower receptor w/ tempered glass enclosure.
8. Provide 18"x24" ca. access.
9. One shelf and one rod.
10. One shelf and two rods 42" high and 40" between.
11. Linen closet - 5 shelves.
12. 34" High (min.) 38" High (max) 1/2" x 6" mirror.
13. 34" High (min.) 38" High (max) 600" type granite w/ 2x2 bullnoses & 4" oc.
14. 36" High Quartzite w/ 2x2 bullnoses & 6" OC.
15. Hose bibb.
16. 2x6 stud wall.
17. Maximum vertical height, measured from top of threshold of door to landing not to exceed 1 1/4". Maximum threshold height at door to interior landing not to exceed 1".
18. Door between house and garage to be 1 1/2" minimum. Changes in elevations of thresholds to be indicated on drawings & finished from top of door threshold.
19. Provide water-retentive type gyp bd. & 1/2" x 1/2" x 1/2" studs at locations.

GENERAL NOTES

1. Provide 1/2" Type 'X' 1-hour fire rated drywall & garage walls, ceiling and structural members adjacent to living areas as per section 30932 of the IBC. (Drywall to extend to the underside of structural members extending to the finished ceiling.)
2. Start top of 4" concrete garage slab 6 1/2" below top of concrete curb & slope 4" down to front foundation wall over blockout (2" min. required by code).
3. Provide 1" minimum clearance around furnace flue.
4. Install an impervious membrane between all concrete patio/porches and wood frames as per code.

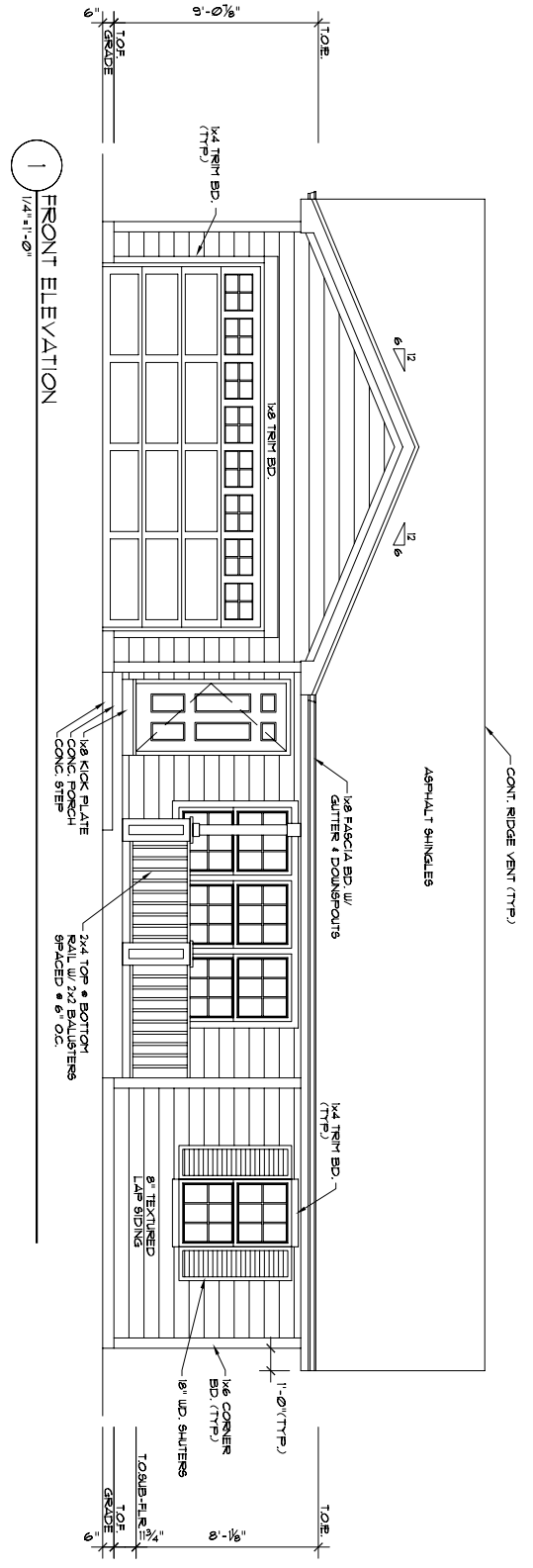
Do not scale drawings, use dimensions as specified on drawings.

NOTE: FOR BEAM SIZES AND FINISHING NOTES, REFER TO STRUCTURAL SHEETS.

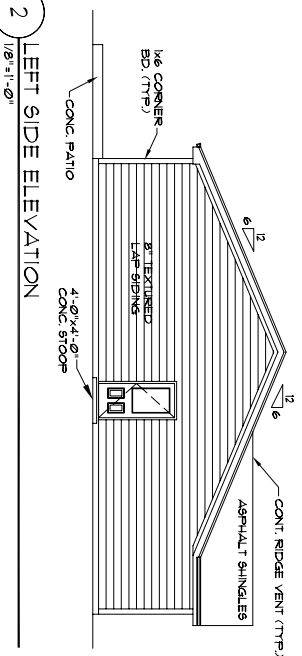


FLOOR PLAN

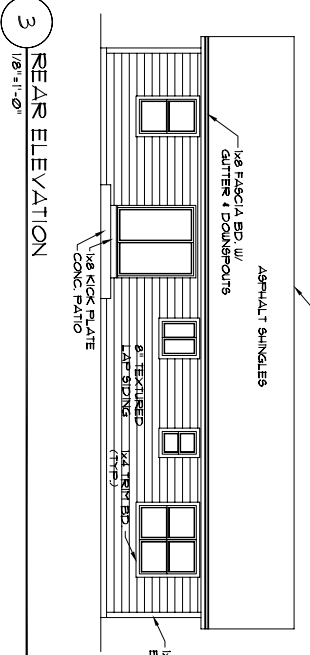
1/4" = 1'-0" 1296 SQ. FT.



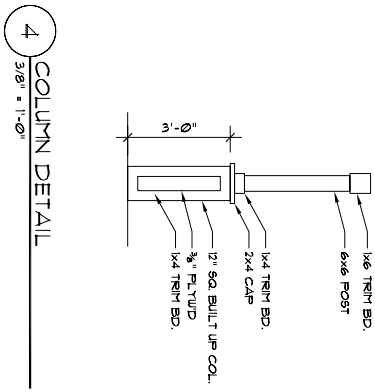
1 FRONT ELEVATION
1/4" = 1'-0"



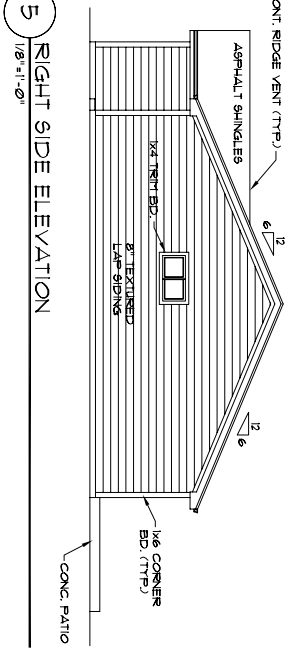
2 LEFT SIDE ELEVATION
1/8" = 1'-0"



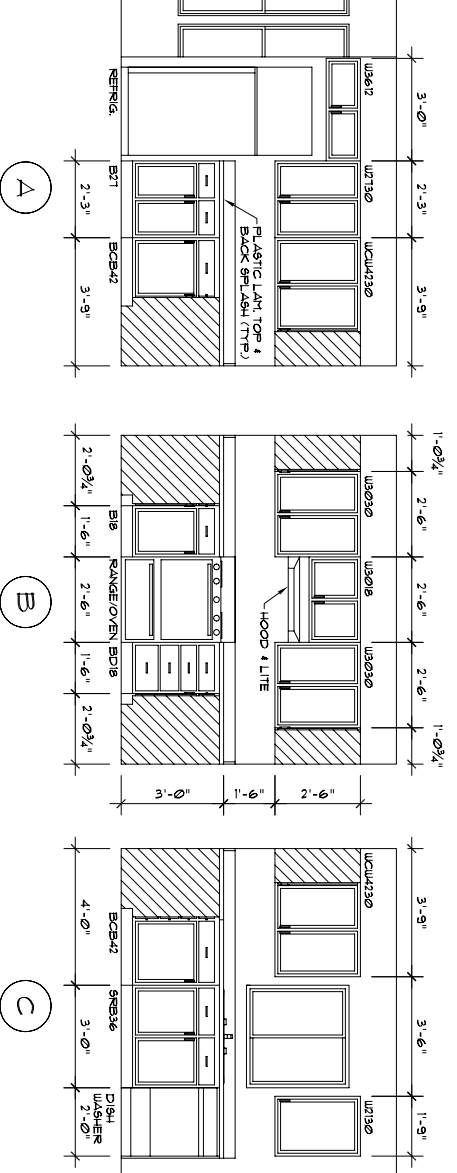
3 REAR ELEVATION
1/8" = 1'-0"



4 COLUMN DETAIL
3/8" = 1'-0"

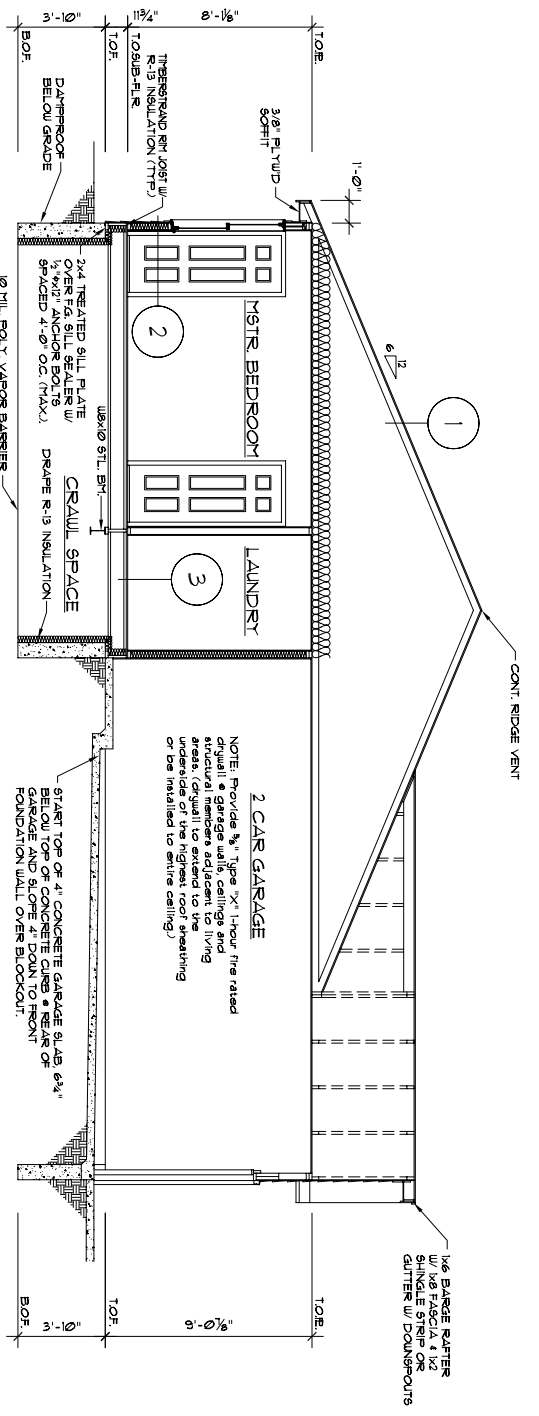


5 RIGHT SIDE ELEVATION
1/8" = 1'-0"



5 KITCHEN CABINET ELEVATIONS
3/8" = 1'-0"

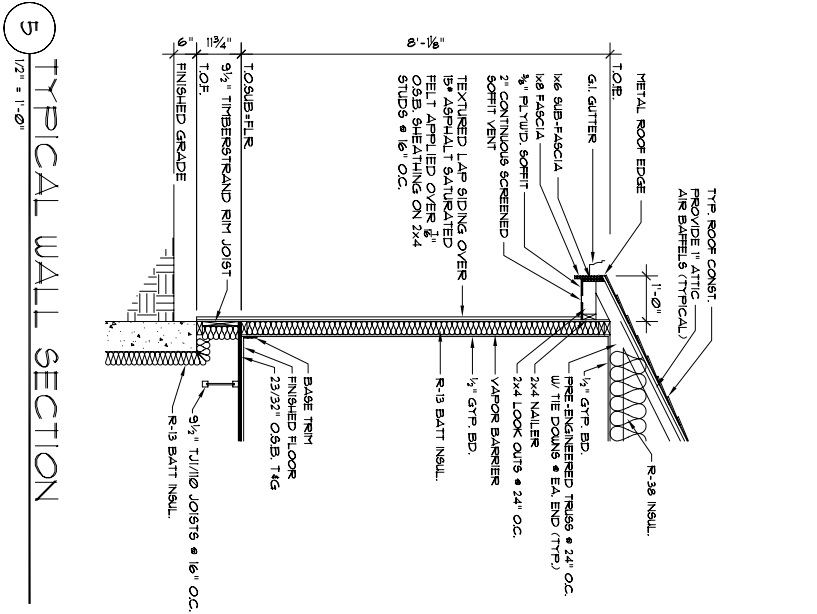
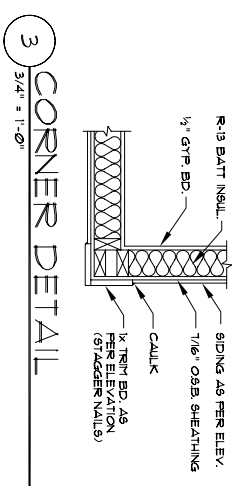
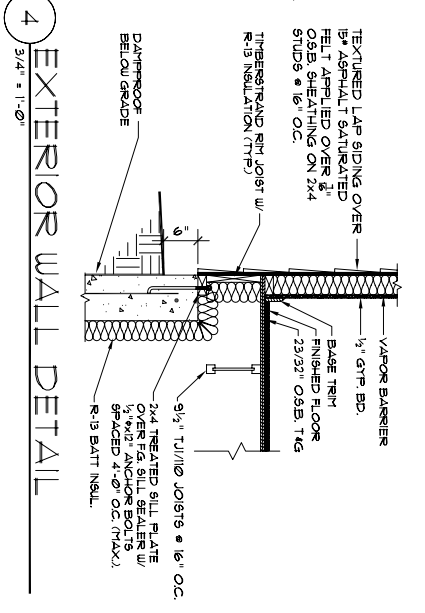
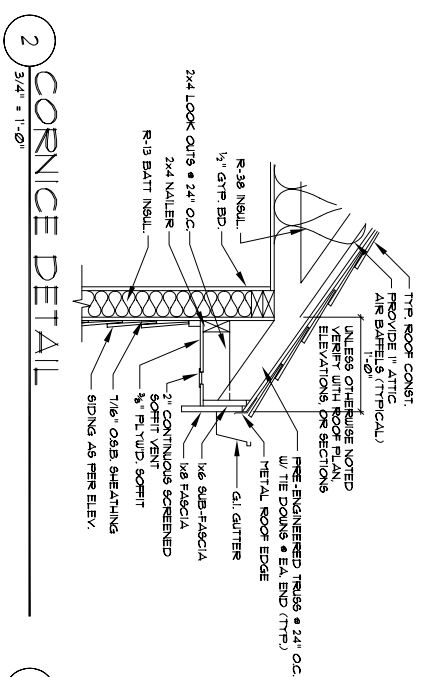
- 1 ROOF SYSTEM
2x10 ASPHALT SHINGLES ON 1" B • FELT
UNDERLAYMENT ON 1/2" OSB SHEATHING
OVER 2x4 STUDS (OR SIDING STUDS) @ 16" O.C.
OR 2x4 OC OR 2x10 RATTERS (SEE ROOF FRAMING)
w/ R-38 INSULATION AND 1/2" DRYWALL TO INTERIOR
- 2 EXTERIOR WALL SYSTEM
OVER 1/4" OSB SHEATHING
ON 2x4 STUDS (OR SIDING STUDS) @ 16" O.C.
w/ DEL. TOP & SINGLE BOTTOM PLATE w/
R-13 INSULATION & 1/2" DRYWALL TO INTERIOR
INSTALL WEATHER RESISTIVE BARRIER
OVER OSB SHEATHING AS PER SECTION
1053 OF THE IRC.
- 3 FLOOR SYSTEM
FLYWOOD NAILED OVER
9 1/2" TJI/110 JOISTS @ 16" O.C.

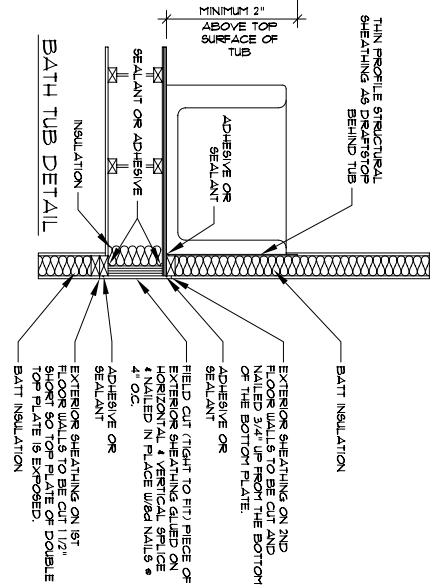
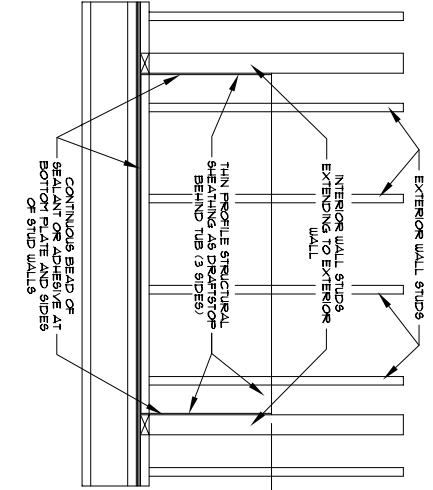
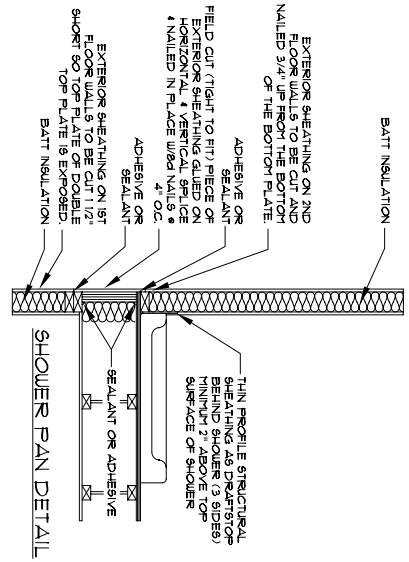


2 CAR GARAGE

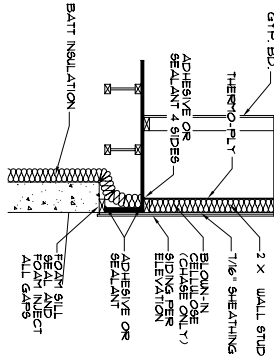
NOTE: Provide 1/2" Type 201 Fiberglass Reinforced Plastic (FRP) ceiling for structural members adjacent to living areas. (ceiling to extend to the underside of the highest roof sheathing or be matched to entire ceiling)

START TOP OF 4" CONCRETE GARAGE SLAB 6 1/2" BELOW TOP OF CORNER DETAIL OF GARAGE AND SLOPE 4" DOWN TO FRONT FOUNDATION WALL OVER BLOOKOUT.

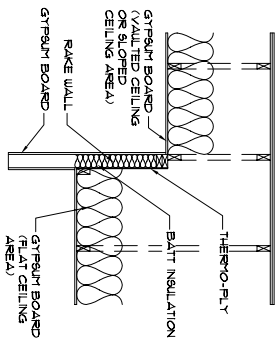




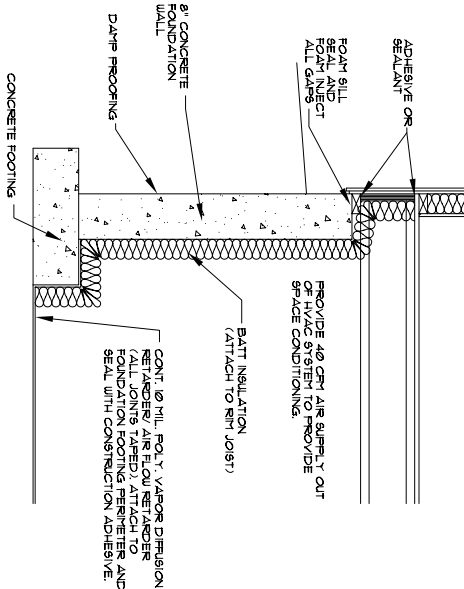
1
3/4" = 1'-0"



2
1/2" = 1'-0"



3
1/2" = 1'-0"



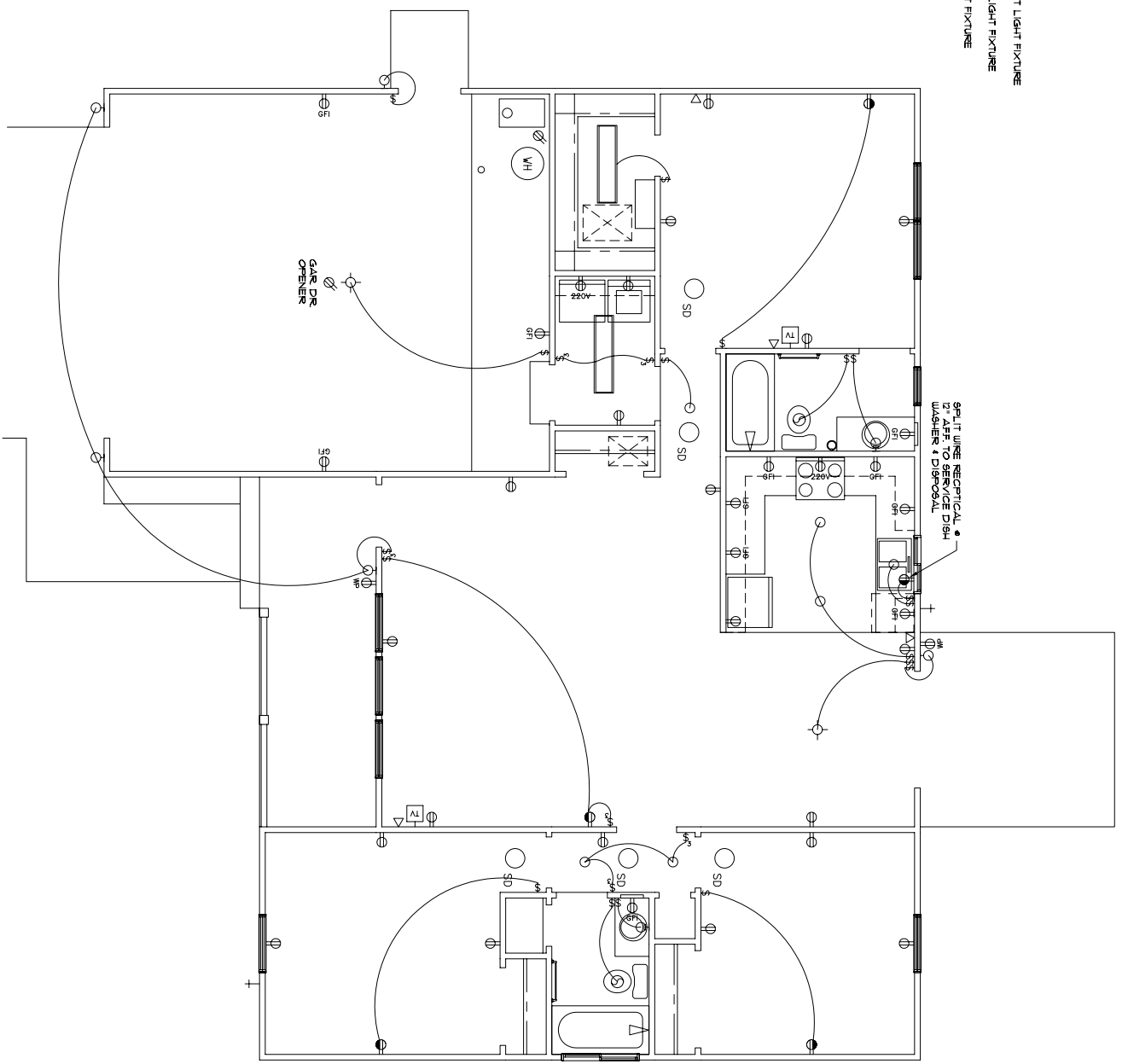
4
1/2" = 1'-0"

ELECTRICAL KEY

⊖	SWITCHED DUPLEX RECEPTACLE	○ SD	SMOKE DETECTOR
⊕	DUPLEX CONVENIENCE OUTLET	⊙	JUNCTION BOX
⊖⊕	GFH DUPLEX OUTLET	⊖	THERMOSTAT
⊖⊕	WEATHERPROOF DUPLEX OUTLET	⊙	DOOR BELL
⊖	SPECIAL PURPOSE OUTLET	⊖	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊖	DUPLEX OUTLET IN FLOOR	○	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊖	220 VOLT OUTLET	⊖	RECESSED INCANDESCENT LIGHT FIXTURE
⊖	WALL SWITCH	⊖	EXHAUST FAN
⊖	THREE-WAY SWITCH	▭	FLUORESCENT LIGHT FIXTURE
⊖	FOUR-WAY SWITCH	▭	TRACK LIGHT FIXTURE
⊖	DIMMER SWITCH	▭	
⊖	PHONE JACK		
⊖	TV JACK		

NOTES:

1. PROVIDE AND INSTALL INTO AN UNLISTED BRANCH CIRCUIT LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (N.F.P.A.) OR AS REQUIRED BY GOVERNING LOCAL CODES. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT ANY DETECTOR WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTER (GFI) IN ALL BATHS PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.
3. ALL BRANCH CIRCUITS TO BE COPPER ONLY.
4. PROVIDE AND INSTALL ARC FAULT CIRCUIT INTERRUPTERS (A.F.I.) IN ALL BEDROOMS PER NATIONAL ELECTRIC CODE OR AS REQUIRED BY GOVERNING LOCAL CODES.



1 ELECTRICAL FLOOR PLAN
1/4" = 1'-0"