



1458

PROJECT DATA	
AREA TABULATION	FRAME S.F.
LOWER FLOOR CONDITIONED	741
UPPER FLOOR CONDITIONED	717
TOTAL CONDITIONED FOOTAGE	1458
ENTRY PORCH	121
UPPER DECK	121
TOTAL SQUARE FOOTAGE	1700

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SHEET INDEX

GENERAL

C-1 COVER SHT, INDEX, PROJECT INFO, GENERAL NOTES

SITE

S-1 SITE PLAN (IF APPLICABLE)

ARCHITECTURAL

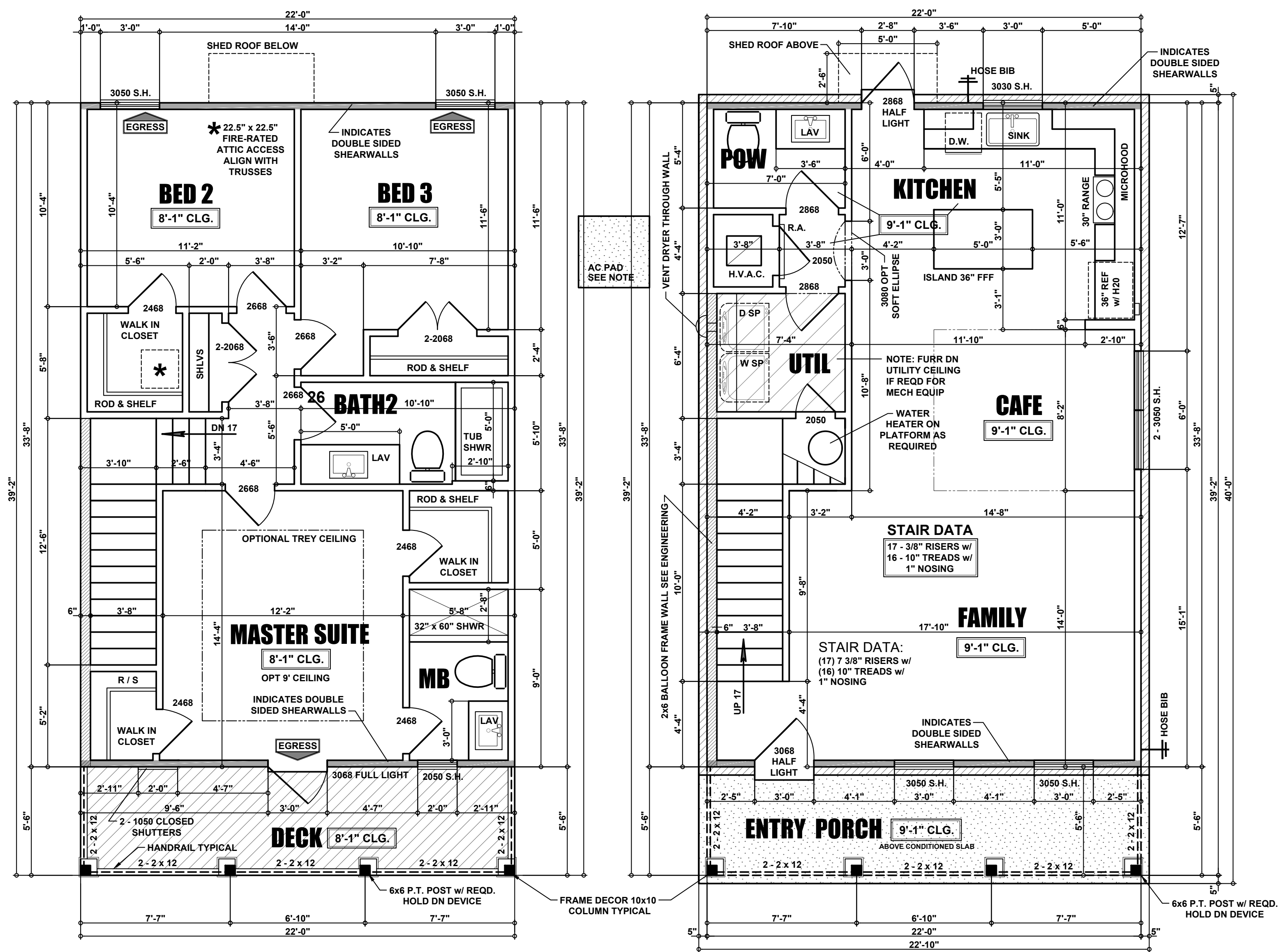
A-1 FLOOR PLAN
A-2 ELEVATIONS
A-3 FOUNDATION PLAN
A-4 ELECTRICAL PLANS
A-5 MECHANICAL PLANS
A-6 DECORATING PLAN (IF APPLICABLE)
A-7 ROOF LAYOUT AND/OR DETAILS (IF APPLICABLE)

General Notes

- All work performed by the general contractor shall comply and conform with local and state building codes, ordinances and regulations, along with all other authorities having jurisdiction. The general contractor is responsible to be aware of these requirements and governing regulations.
- The general contractor shall thoroughly review and become familiar with these documents. Upon review, the general contractor shall document and notify the owner of any errors, omissions, discrepancies and / or inconsistencies prior to the start of any portion of the proposed work. The owner shall review of the general contractor to repair or replace.
- The general contractor shall be responsible for the correction of any errors, omissions, discrepancies and / or inconsistencies which have not been brought to the owners attention.
- The general contractor shall accept the premises as is, in its current state. The owner shall assume no responsibility for the condition of the existing site, and its contents, at the time of bidding or thereafter.
- The general contractor shall field verify all existing site conditions, along with dimensions, prior to the start of any portion of the work. All findings, discrepancies and concerns shall be brought to the owners' attention in written format.
- The general contractor shall be responsible for all work and materials represented on these documents including the work and materials furnished by subcontractors and vendors.
- Deviations from these documents in the construction phase shall be reviewed by the owner prior to the start of work in question. Any deviations from these documents without prior review, shall be the sole responsibility of the general contractor.
- It is the sole responsibility of the general contractor to determine erection procedure, means and methods and sequence of construction.
- The general contractor is responsible to produce and comply with an approved construction schedule acceptable to the owner's expectations.
- The owner shall furnish any and all reports received from the geotechnical engineer (soil reports), on the study of the proposed site, to the structural engineer and general contractor. In the event the geotechnical reports do not exist, the soil condition shall be assumed to be a minimum design soil pressure stated by the structural engineer of record for the purpose of structural design. General contractor shall assure the soil conditions meet or exceed this criteria.



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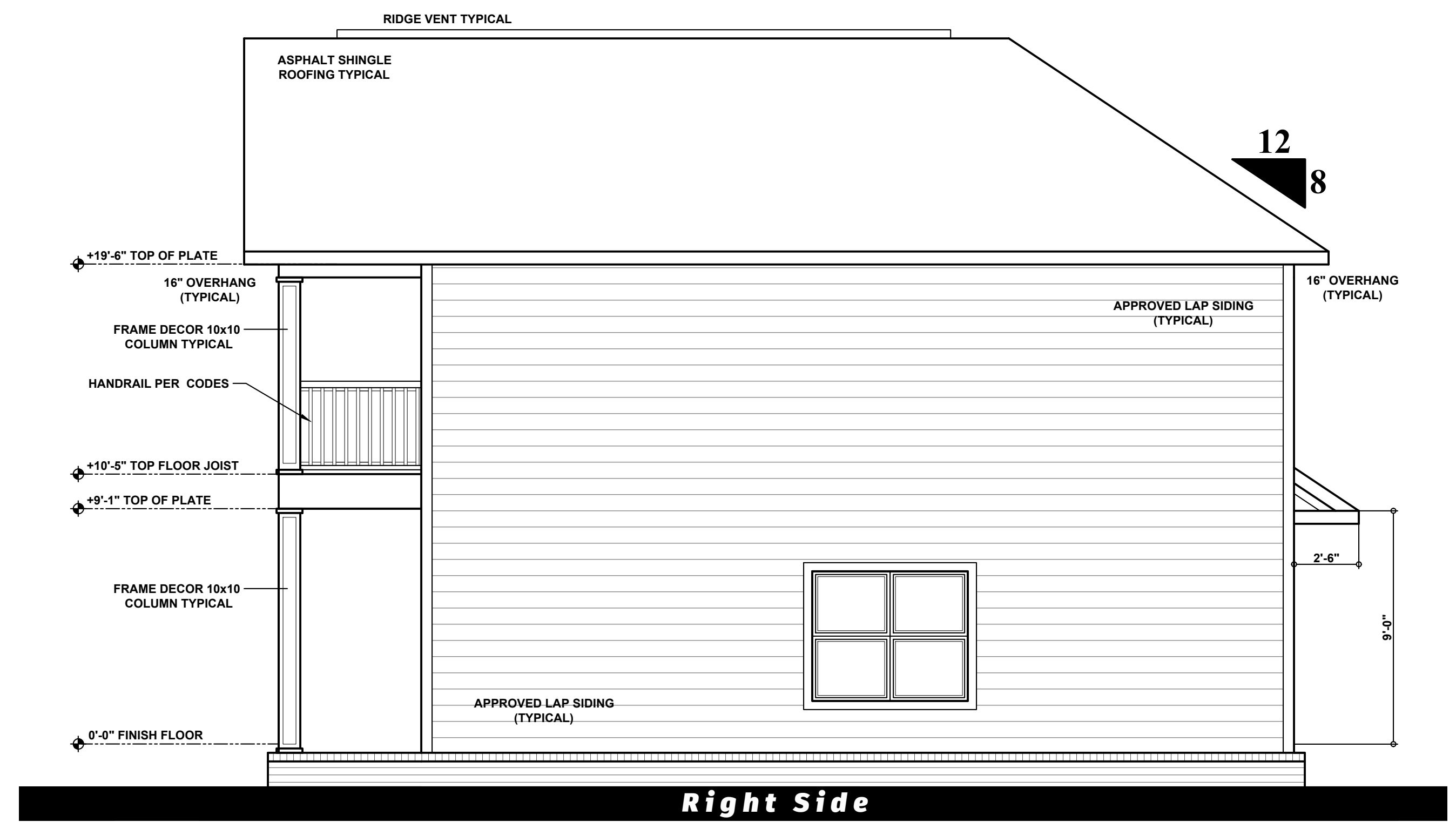


8'-1" CEILINGS UPPER FLOOR UNLESS OTHERWISE NOTED

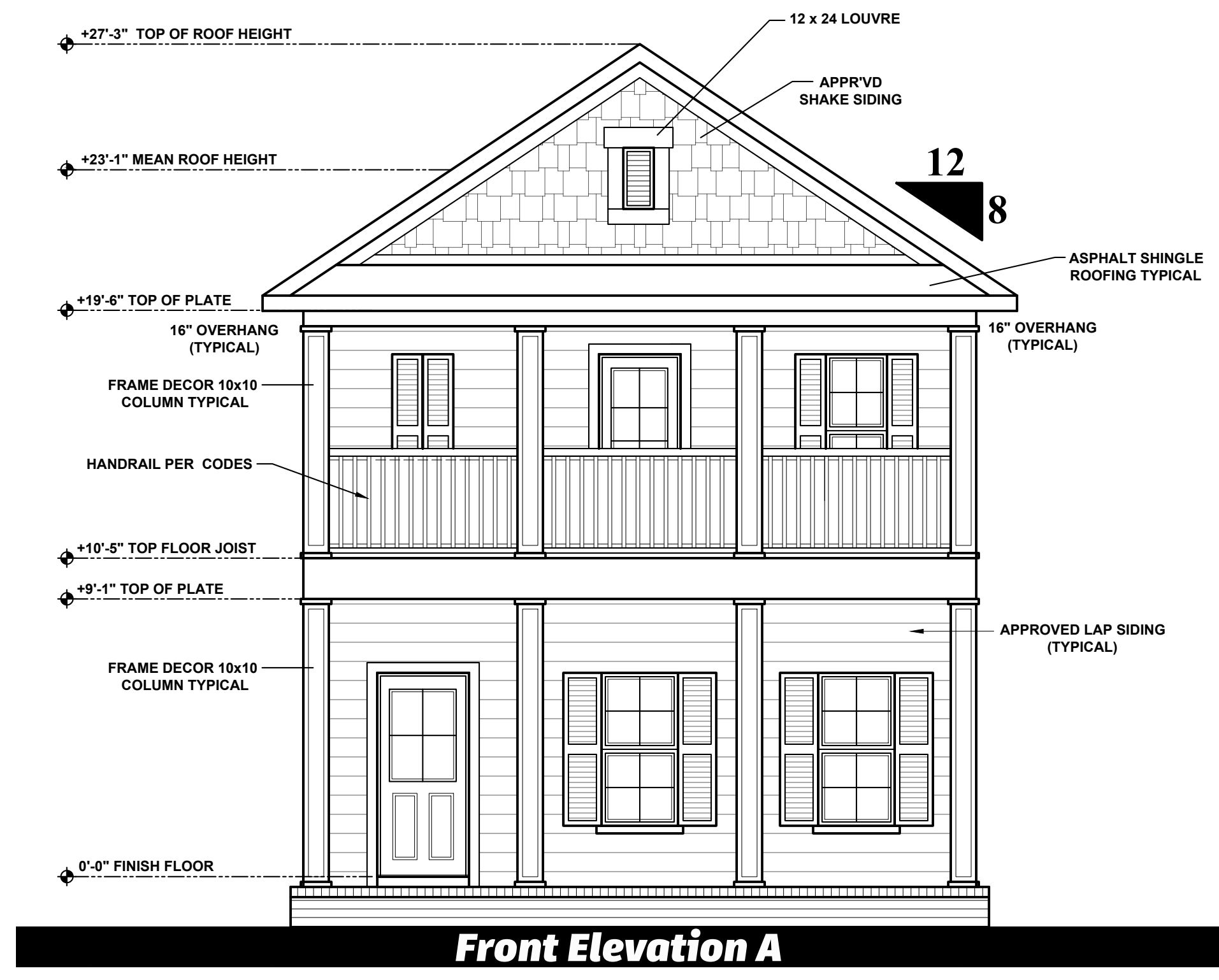
9'-1" CEILINGS LOWER FLOOR UNLESS OTHERWISE NOTED

POWDER HANDICAP ACCESSIBLE

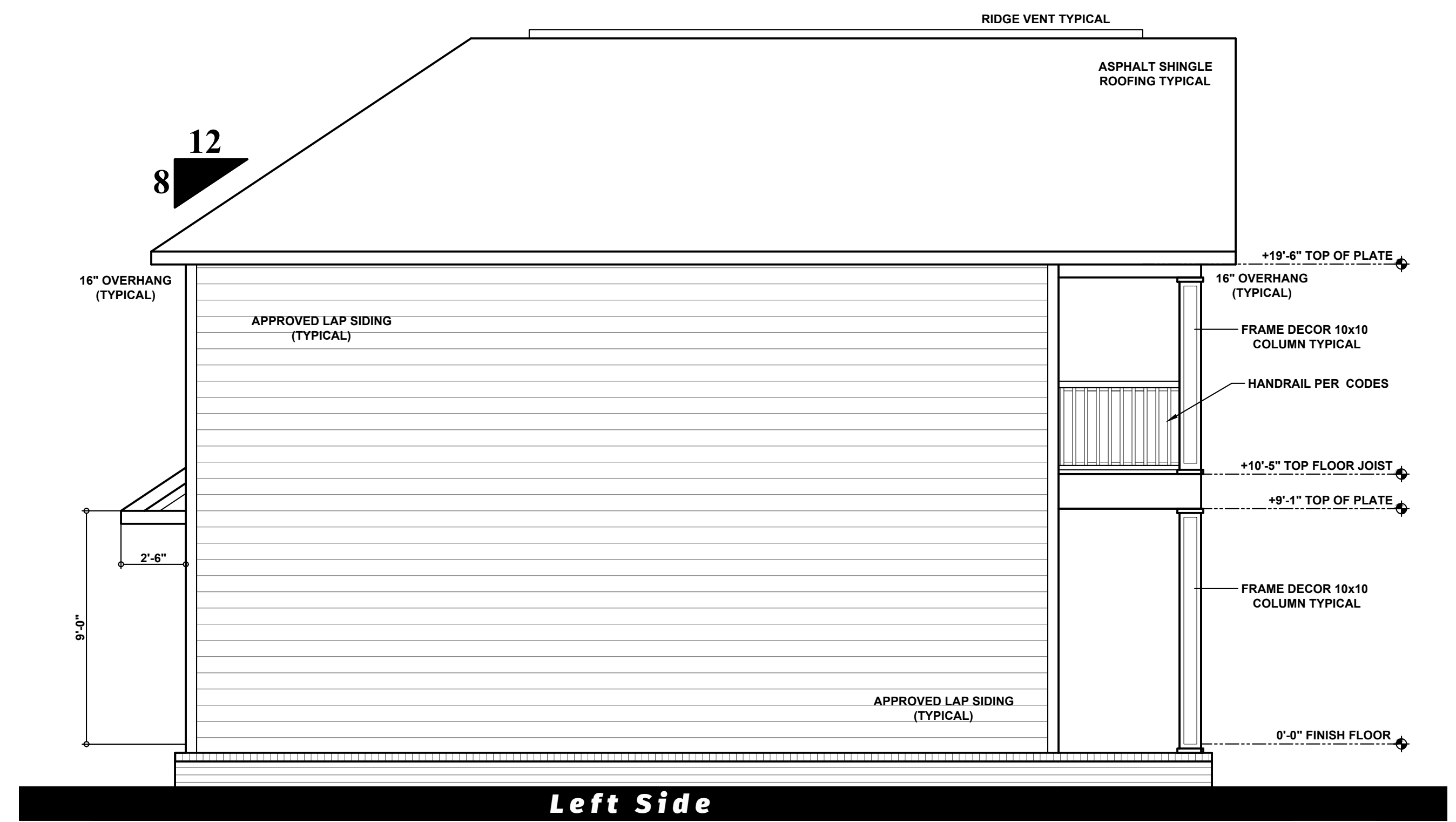
FLOOR



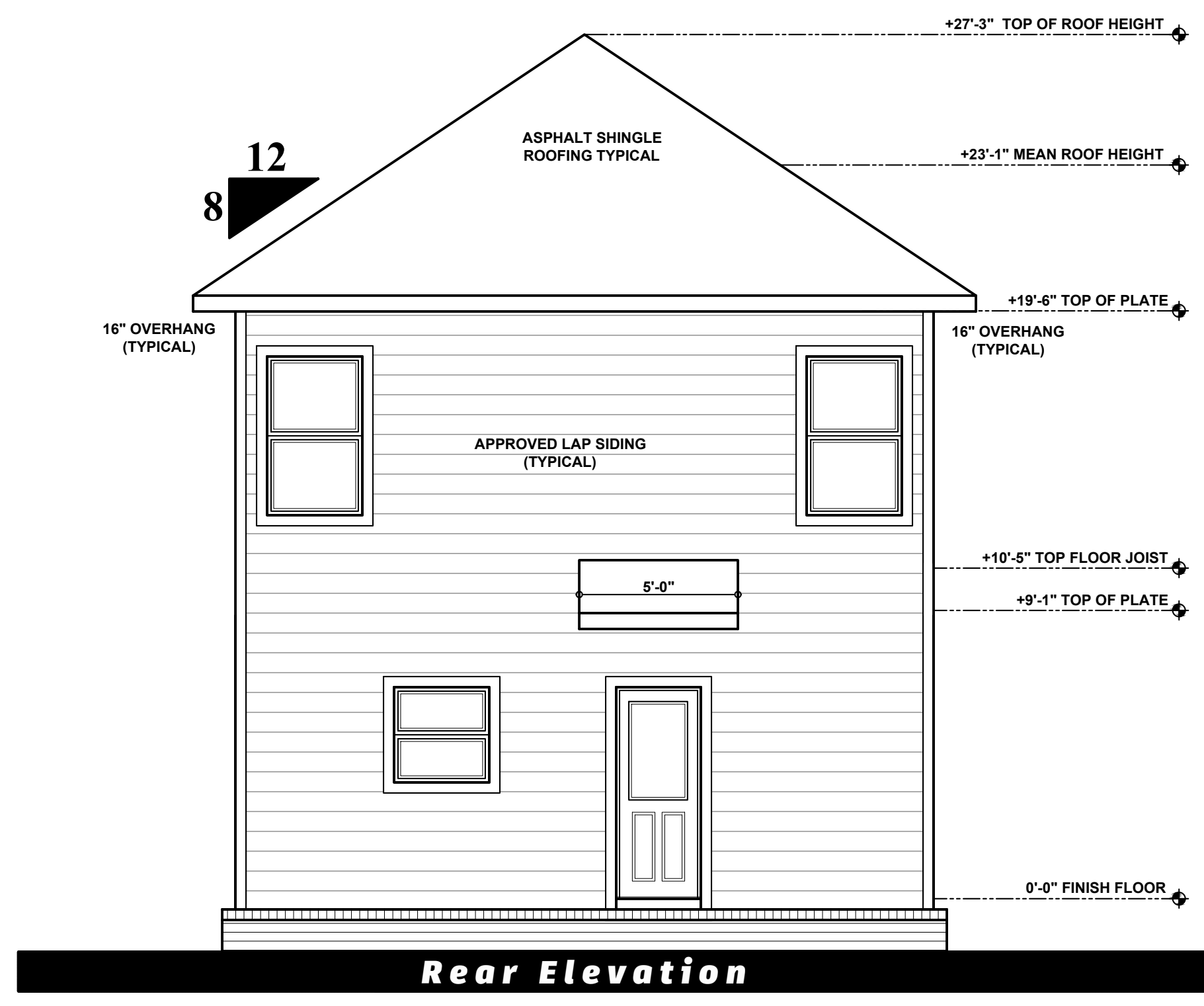
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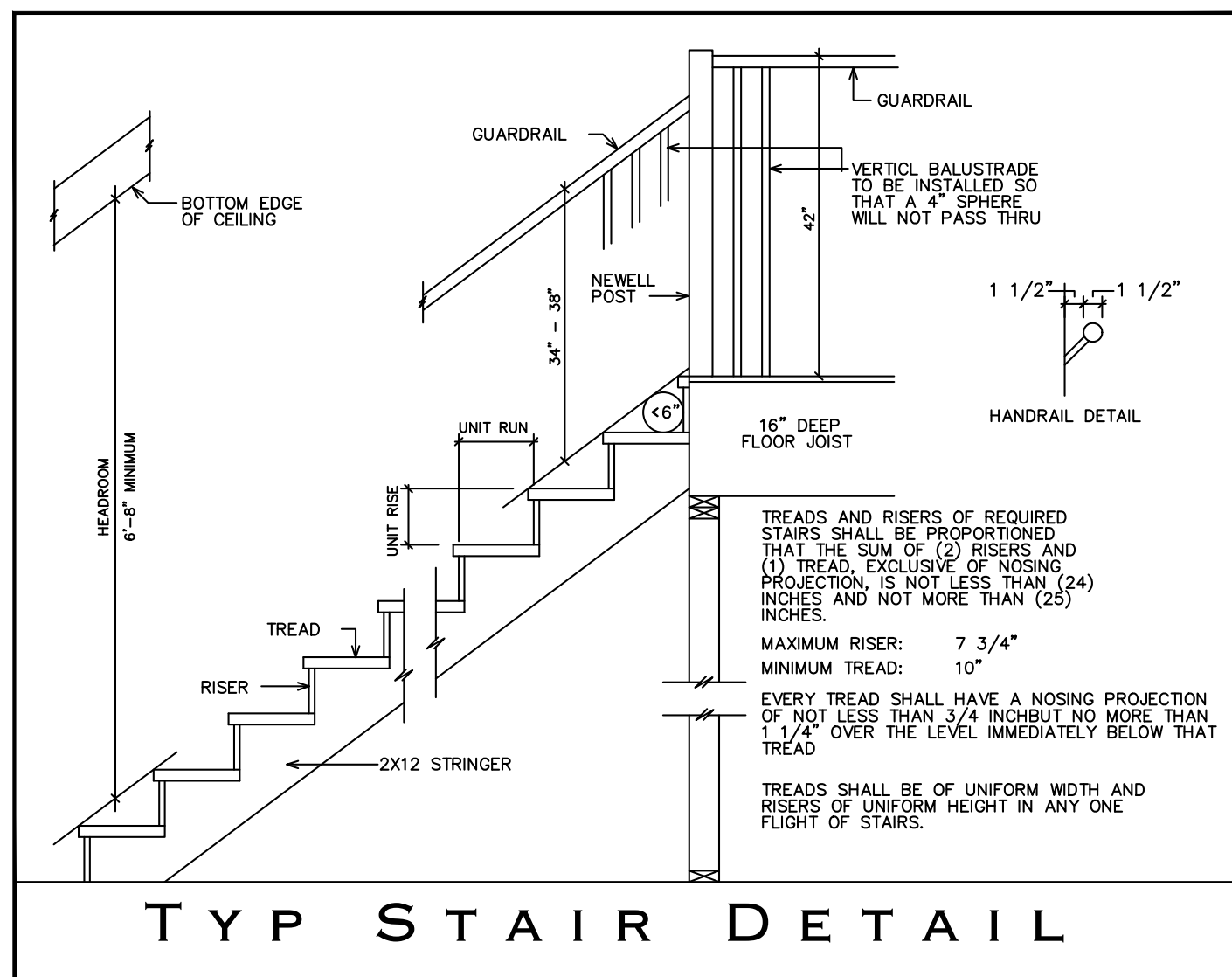
ELEVS



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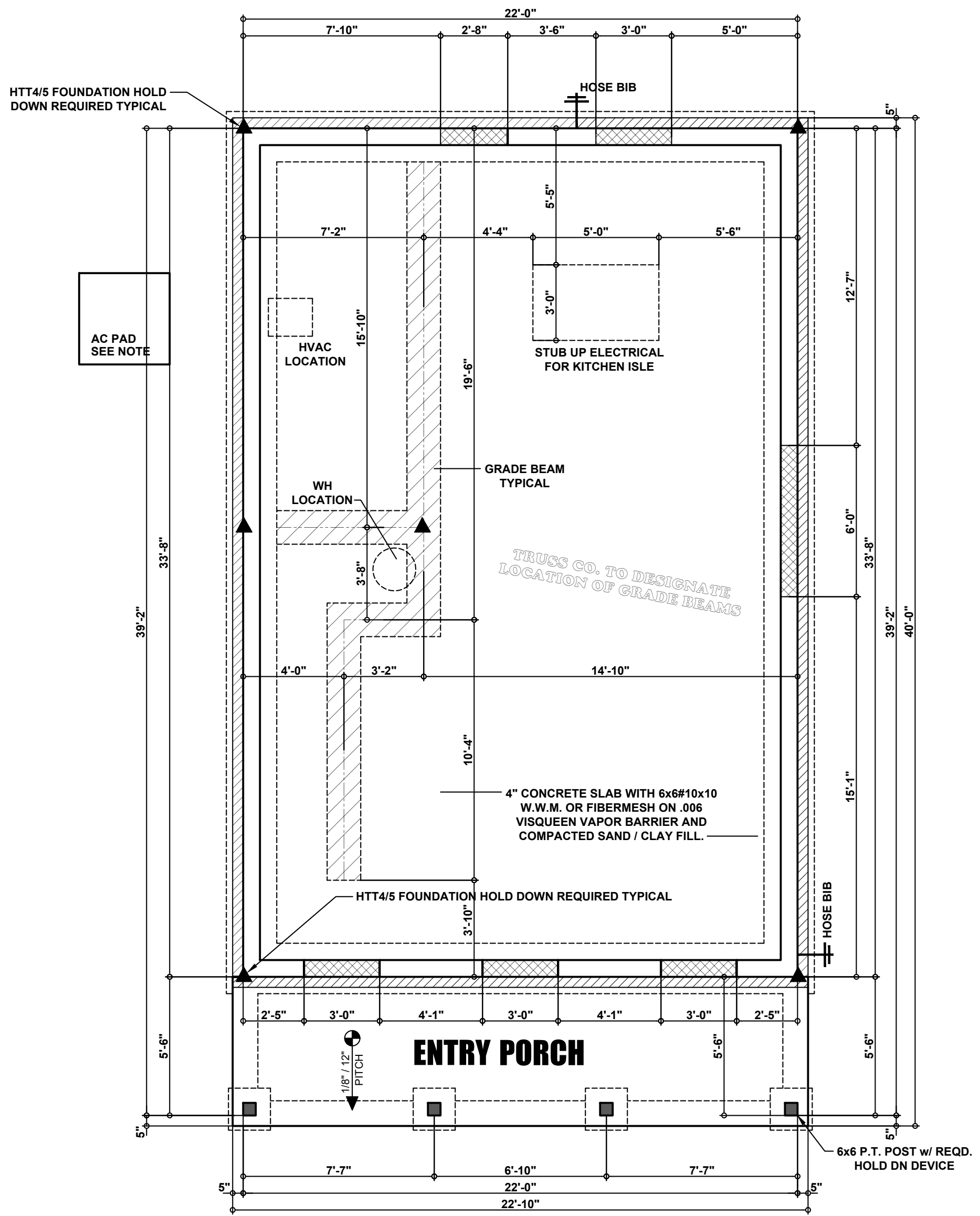
NOTES

PRE-MANUFACTURED WOOD ROOF TRUSSES TO BE USED. MANUFACTURE TO VERIFY LOCATION AND DESIGN.

MANUFACTURE ALSO TO VERIFY LOCATION OF ALL IF ANY INTERIOR LOAD BEARING WALLS

AC PAD (42"x42") TO BE LOCATED MIN. 24" FROM HOUSE EXTERIOR AND MIN. 120" FROM DRYER VENT AND MIN. 24" FROM ANY GAS OR ELECTRIC DISCONNECT

○ = LOCATION OF J-BOLTS WITH 3" x 3" x 1/4" WASHERS AT CORNERS SEE STRUCTURAL SHEET FOR NOTES REGARDING ADDITIONAL LOCATIONS OF J-BOLTS WITH 3" x 3" x 1/4" WASHERS AND LOCATIONS OF J-BOLTS WITH 2" x 2" x 18" WASHERS.



FOUND

NOTES



























ALL HOMES WHICH USE ANY FOSSIL FUEL (SUCH AS GAS) TO CONTAIN COMBINATION SMOKE / CARBON MONOXIDE ALARMS INSTALLED WITHIN 10 FEET OF ROOMS USED FOR SLEEPING. HARD WIRED WITH BATTERY BACKUP

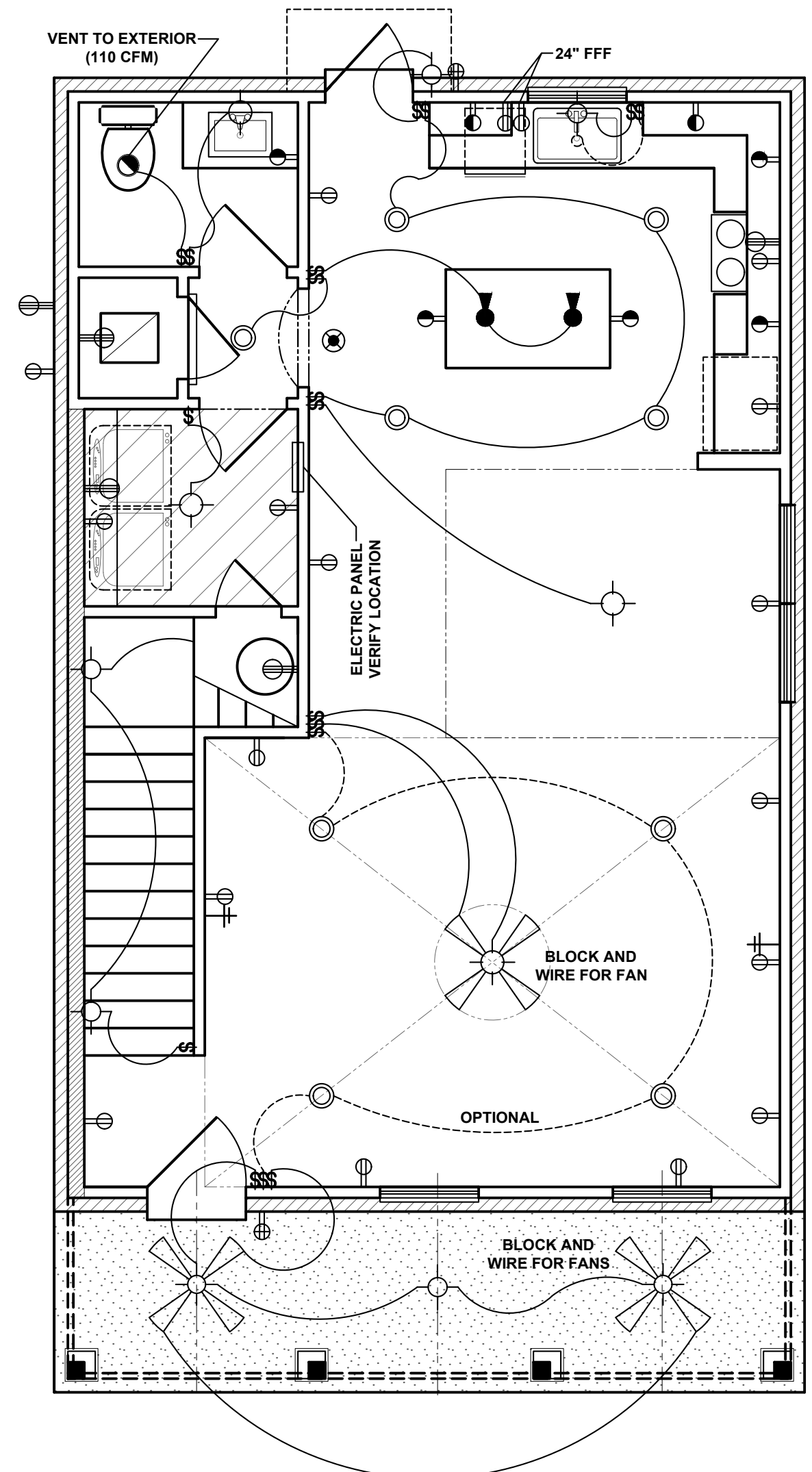
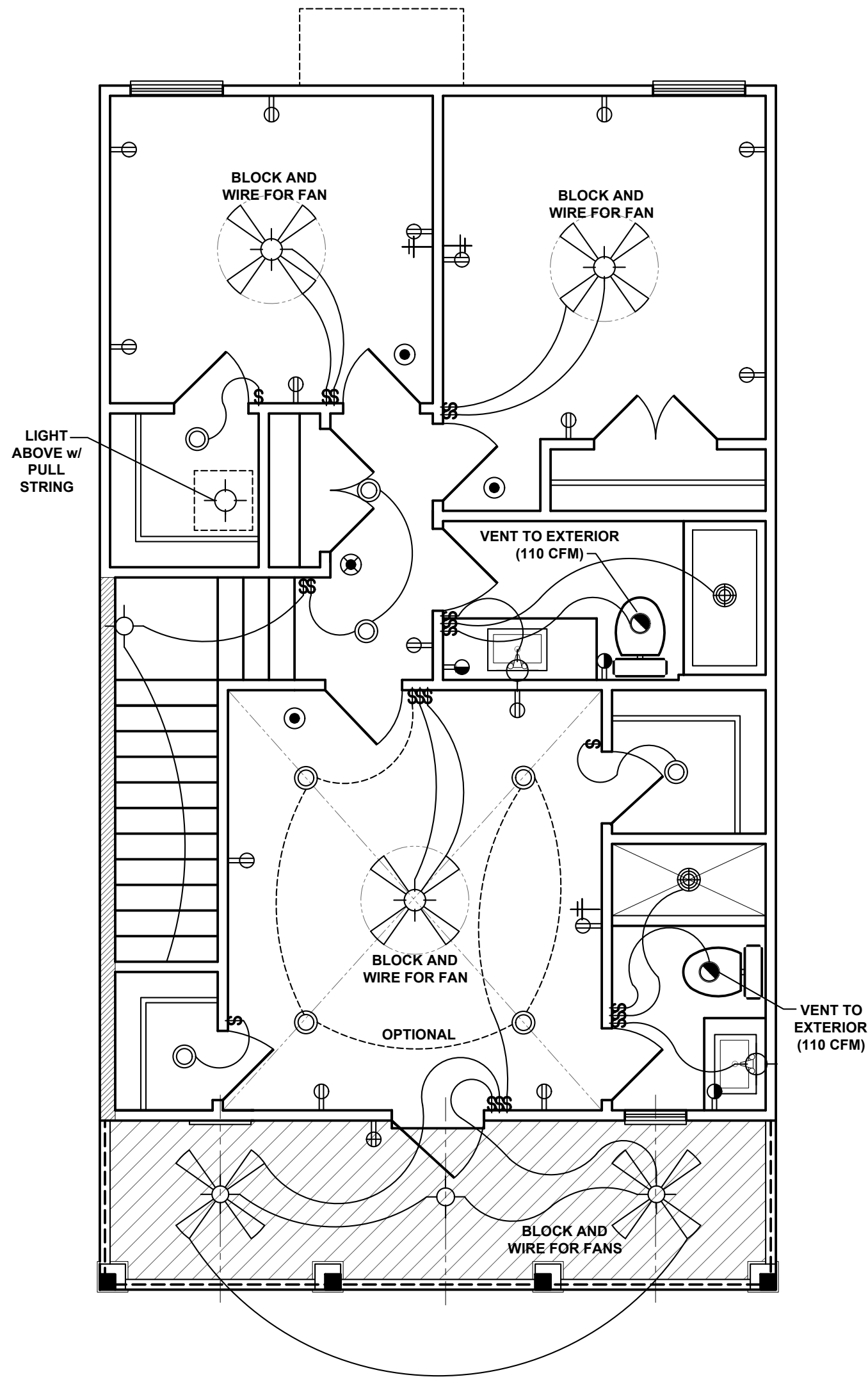
ALLOW FOR 6" TRIM AT DOORS / WINDOWS WHEN PLACING OUTLETS / SWITCHES

ALL BEDROOM OUTLETS TO HAVE ARC-FAULT PROTECTION

ALL PLUGS ABOVE COUNTER TO BE GFI PROTECTED IN KITCH AND MBATHS

AC PAD (42"x42") TO BE LOCATED MIN. 24" FROM HOUSE EXTERIOR AND MIN. 120" FROM DRYER VENT AND MIN. 24" FROM ANY GAS OR ELECTRIC DISCONNECT

-  CEILING MOUNT LIGHT FIXTURE
-  WALL MOUNT LIGHT FIXTURE
-  PENDANT LIGHT
-  RECESS LIGHT FIXTURE
-  W.P. RECESS LIGHT FIXTURE
-  LED SURFACE MOUNT
-  SWITCH
-  FLOOD LIGHT
-  EXHAUST FAN
-  EXHAUST FAN / LIGHT COMBO
-  SMOKE DETECTOR
-  SMOKE / CARBON DETECTOR
-  DUPLEX OUTLET
-  GFI DUPLEX OUTLET
-  W.P. DUPLEX OUTLET
-  220V OUTLET
-  DOORBELL PUSH BUTTON
-  GARAGE DOOR OPENER BUTTON
-  ALARM SYSTEM
-  TELEPHONE OUTLET
-  TELEVISION OUTLET
-  EXTERIOR SOFFIT OUTLET
-  ELECTRIC PANEL
-  FLORESCENT LIGHT
-  CEILING FAN WITH LIGHT
-  CEILING FAN

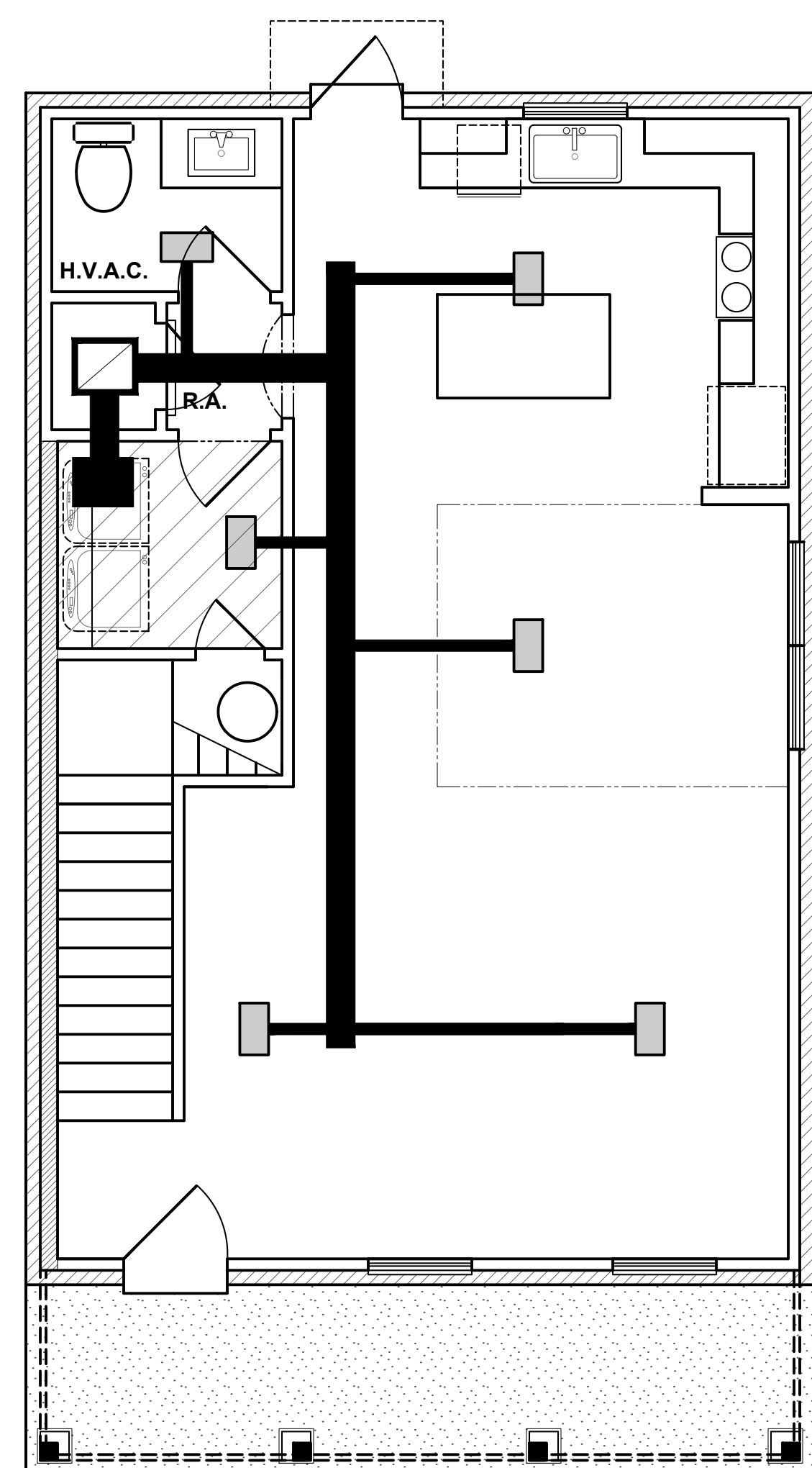
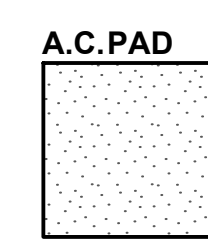
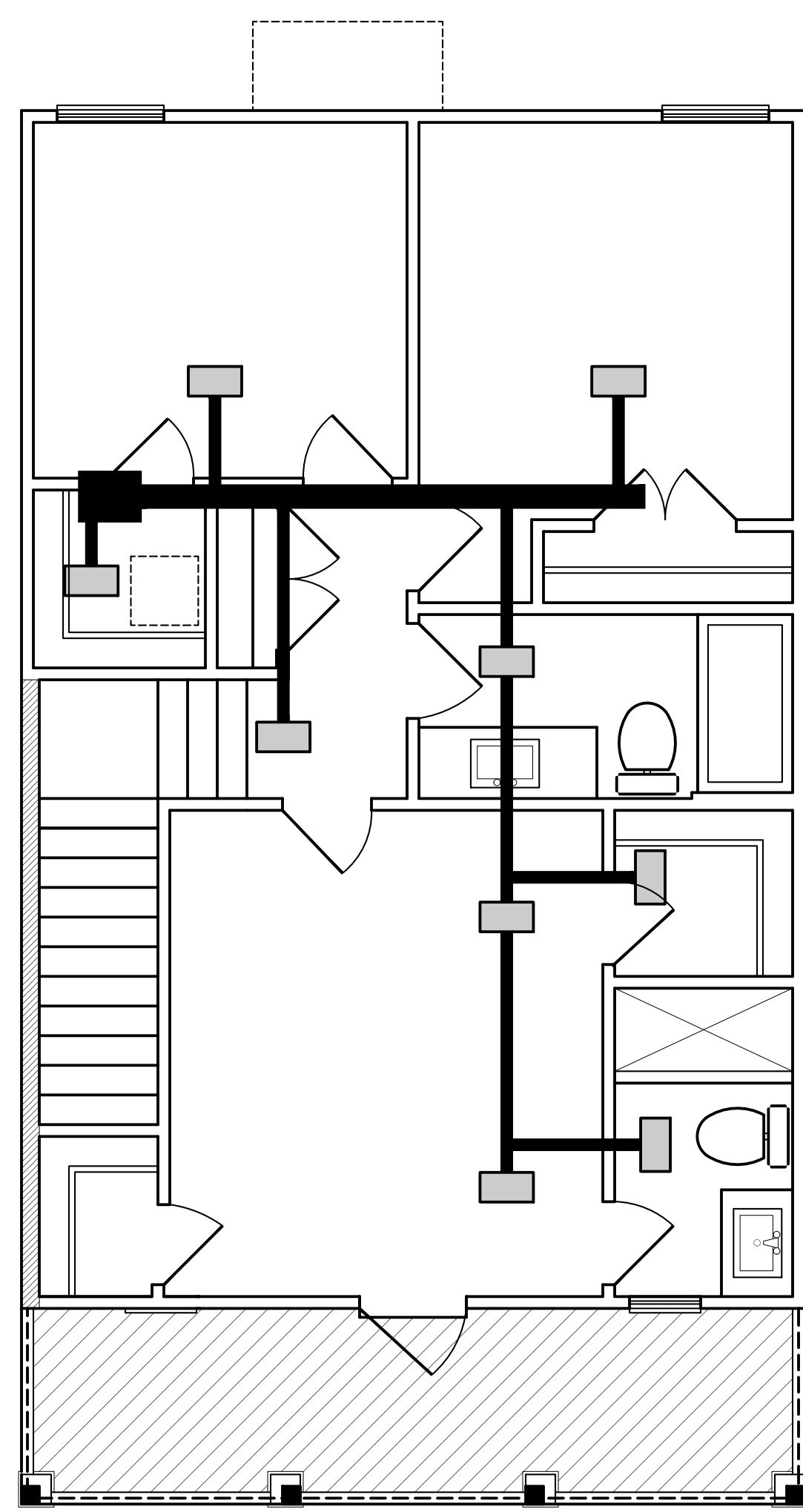


ELEC

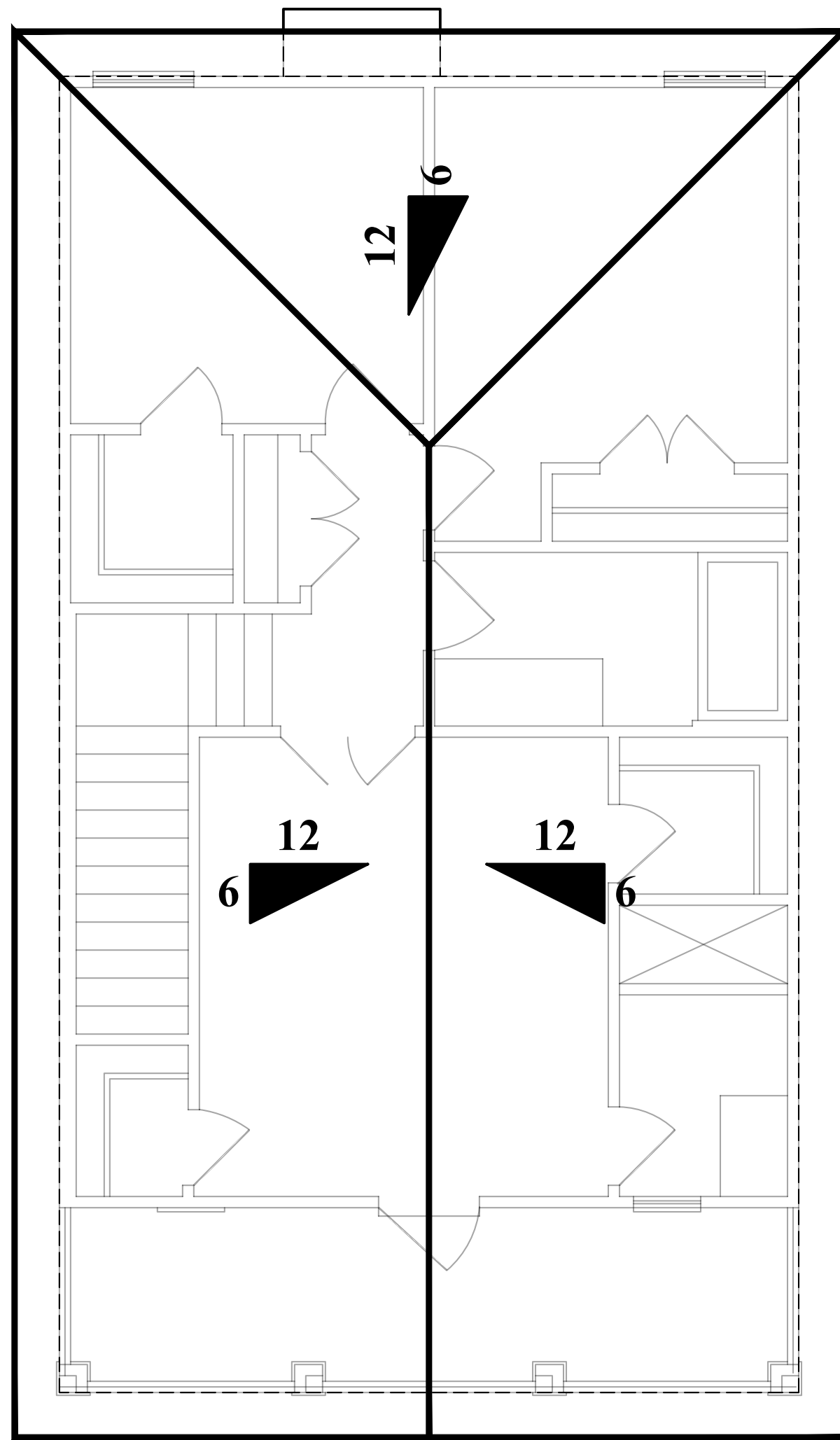
NOTES

REFER TO TRUSS DRAWINGS FOR MECHANICAL LAYOUT
 MECHANICAL CONTRACTOR TO VERIFY RETURN AIR LOCATION
 MECHANICAL CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL MECHANICAL EQUIPMENT
 RAISE TRUSSES AT ALL REMOTE RETURNS
 RETURN AIR TRANSFERS REQD EA BEDROOM PER CODES
 AHU TO BE WALL MOUNTED NO PLATFORMS

REFER TO TRUSS DRAWINGS FOR MECHANICAL LAYOUT



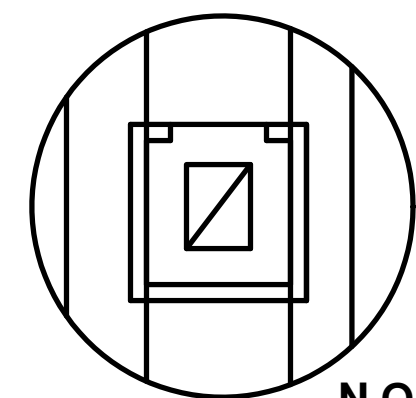
MECH



NOTES

RAISE TRUSSES AT ALL REMOTE RETURNS

PRE-MANUFACTURED WOOD ROOF TRUSSES TO BE USED.
 MANUFACTURER TO VERIFY LOCATION AND DESIGN.
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NOTE:
 ADJUST FLOOR JOISTS TO ALLOW
 BEST ROUTING OF HVAC INCL. REMOTE R.A. LOWER FLOOR

ROOF