

NOTES:

GENERAL:
1. SEE GRID DIMENSIONS ON STRUCTURAL DWG.

GENERAL NOTES

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1. INTERIOR FRAME WALLS ARE 2X4 UNLESS NOTED OTHERWISE.
2. ALL WOOD FRAMING AND DECKING SHALL BE PRESSURE TREATED.
3. ALL CONSTRUCTION SHALL BE BRACED AND SHORED AS REQUIRED BY THE CONTRACTOR TO SAFELY PERFORM THE WORK.
4. REFER TO LINTEL AND HEADER SCHEDULES FOR SIZES AND REINFORCING REQUIREMENTS.

WALL STUD SPACING:
16" O.C. FOR BEARING WALLS
24" O.C. FOR NON-BEARING

INSULATION
1. WALLS:
EXTERIOR WOOD R=19
INTERIOR WOOD @ GARAGE R=11
2. CEILINGS:
VAULTED= BATT/BLOWN R=30
FLAT CLG= BATT R=38

GLASS
1. ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE SAFETY GLASS (TEMPERED)
2. ALL INDIVIDUAL GLASS PANELS GREATER THAN 9 SQUARE FEET AND WITHIN 18" OF FINISH FLOOR SHALL BE SAFETY GLASS.
3. WINDOWS LOCATIONS CAN VARY. VERIFY PER ELEVATION.
4. ALL WINDOWS & DOORS SHALL BE DETERMINED BY CORRESPONDING SCHEDULES.
5. WINDOWS, EXTERIOR DOORS AND OTHER VENDOR PROVIDED EXTERIOR CLADDING SHALL COMPLY WITH THE DESIGN CRITERIA SET FORTH IN THE ENGINEER'S WIND LOAD CALCULATIONS.
6. WINDOWS TO BE PGT 700 SERIES ALUMINIUM IMPACT WINDOWS

SHELVES:
1. ALL PANTRY SHELVES TO BE DETERMINED.
2. ALL LINEN SHELVES SIZES TBD.
3. ALL BEDROOM CLOSET SHELVES SHALL BE 12" WIDE (UNO), SINGLE SHELF, SINGLE ROD, MOUNTED AT 65" AFF.

BATH ACCESSORIES:
1. TO FUTURE FIXTURE SCHEDULE.

DRYWALL ATTACHMENT: REF. GYPSUM MANUAL & SBCCI
1. NAILS: CEILINGS = 7" OC
 WALLS = 8" OC
2. SCREWS: CEILINGS = 12" OC FIELD, 8" OC PRM
 WALLS @ 24" OC = 24" PRM, 12" OC FIELD
 WALLS @ 16" OC = 16" PRM, 16" OC FIELD
(NOTE: NAILING SCHEDULE FOR FIRE-RATED WALLS WILL VARY WITH APPLICATION.)

LEGEND

- 8" CONC. BLOCK WALL
- 6" CONC. BLOCK WALL
- FRAME / METAL STUD WALL
- EXTRACTOR FAN
- HEAT & GAS DETECTOR
- AC/DC SMOKE DETECTOR (BATTERY PACK)

AREAS BREAKDOWN

GROUND FLOOR

HOUSE	- 2,115.13 SQ. FT.
GARAGE	- 350.30 SQ. FT.
COVERED PORCH	- 205.22 SQ. FT.
TOTAL	- 2,670.65 SQ. FT.
UNCOVERED DECK	- 136.00 SQ. FT.
ATTIC	- 241.80 SQ. FT.
A/C	- 241.80 SQ. FT.
TOTAL	- 241.80 SQ. FT.

SUMMARY

TOTAL HOUSE	- 2,912.45 SQ. FT.
TOTAL DECK	- 136.00 SQ. FT.
GROSS TOTAL	- 3,048.45 SQ. FT.
TOTAL FOR COVERAGE %	- 2,670.65 SQ. FT.

GENERAL NOTES:

DRAWING REVISION:

No.	DATE:	DESCRIPTION:
1	09/18/17	for BCU approval

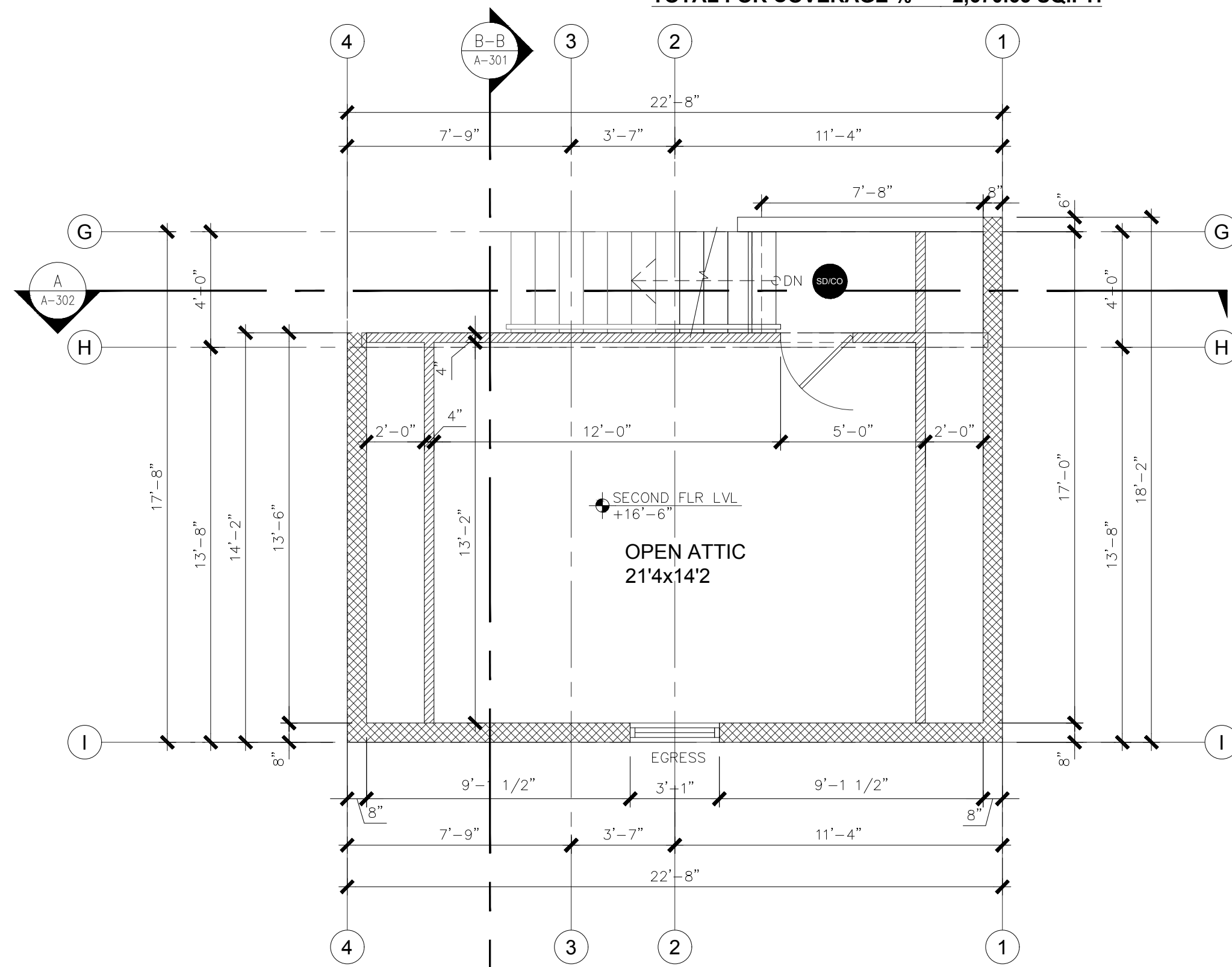
PROJECT NAME:

DRAWING NAME:
**GROUND-FLOOR-PLAN
SECOND-FLOOR-PLAN**

DRAWN BY: START DATE:

PROJECT #:

DRAWING #: REVISION #:



"I HEREBY CERTIFY THAT ALL DIMENSIONS ON THIS PLAN ARE CORRECT."
Signed:.....
Dated:.....

1 GROUND FLOOR PLAN

1/4" = 1'-0"

2 ATTIC PLAN

1/4" = 1'-0"