

GENERAL NOTES

1. DIMENSIONING:
a. ALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING UNLESS OTHERWISE NOTED.
b. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL, UNLESS NOTED +/-.
c. DIMENSIONS NOTED CLEAR OR CLR. MUST BE PRECISELY MAINTAINED.
d. DO NOT SCALE DRAWINGS, IF ITEMS CANNOT BE LOCATED OR THERE IS A DISCREPANCY BETWEEN DIMENSIONS, DO NOT PROCEED WITHOUT REVIEW BY DESIGNER.
2. CONTRACTOR TO EXAMINE, READ AND BE THOROUGHLY FAMILIAR WITH ALL CONTRACT DOCUMENTS, & THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING STRUCTURES. IF THERE APPEARS TO BE OMISSIONS, DISCREPANCIES, CONTRADICTIONS, OR IF THERE IS DOUBT AS TO MEANING OR INTENT, CONTACT THE DESIGNER IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
3. DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT REVIEW BY DESIGNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROCEDURES RELATED TO THIS PROJECT. CONTRACTOR TO CONFORM TO ALL THE LATEST ADOPTED EDITION IRC CODES PERTAINING TO THIS PROJECT.
5. INFORMATION RELATING TO EXISTING CONDITIONS WAS OBTAINED FROM DATA THAT WAS READILY AVAILABLE TO THE DESIGNER AT THE TIME OF DESIGN. ACCURACY OF EXISTING STRUCTURAL LOADS AND CONDITIONS CANNOT BE GUARANTEED. CHECK EXACT DIMENSIONS AND ELEVATIONS FROM THE ACTUAL CONDITIONS AT THE SITE.
6. WHERE ITEMS OF EQUIPMENT, FIXTURES, MATERIALS, SIZES, CAPACITIES OR OTHER PERTINENT INFORMATION ARE NOT INDICATED IN THE CONSTRUCTION DOCUMENTS, PROVIDE ITEMS WHICH ARE SIMILAR IN DESIGN, APPEARANCE, & QUALITY. REVIEW CHOICES WITH OWNER(S) PRIOR TO ORDERING, PURCHASING OR INSTALLING.
7. RESPONSIBILITY FOR ADDITIONAL DETAILED DESIGN DECISIONS REGARDING HEATING, ELECTRICAL, AND PLUMBING SYSTEMS ARE TO BE "DESIGN-BUILD". SELECTED SUBCONTRACTORS TO PROVIDE COMPLETE SYSTEM DESIGN, CALCULATIONS AND DRAWINGS AS REQUIRED FOR PERMIT AND FOR CONSTRUCTION. REVIEW SPECIFIC CHOICES WITH OWNER(S) PRIOR TO CONSTRUCTION.

PROPOSED RENOVATION FOR



ABBREVIATIONS

- | | |
|-----------|----------------------------------|
| 1R/1S | 1 ROD & 1 SHELF |
| AB | ANCHOR BOLT |
| A/C | AIR CONDITIONING |
| ADJ | ADJACENT |
| AFF | ABOVE FINISHED FLOOR |
| AFG | ABOVE FINISH GRADE |
| ALUM | ALUMINUM |
| ATR | ATRIUM |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BOB | BOTTOM OF BEAM |
| BRL VLT | BARREL VAULT |
| BUR | BUILT UP ROOFING |
| CL | CENTERLINE |
| CLG | CEILING |
| CMU | CONCRETE MASONRY UNIT |
| CO | CASED OPENING |
| C/O | CLEAN-OUT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| CLG JST | CEILING JOIST |
| DH | DOUBLE-HUNG |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DIST | DISTANCE |
| DL | DIVIDED LIGHT |
| DN | DOWN |
| DR | DOOR |
| DS | DOWN SPOUT / RAIN WATER LEADER |
| DWG | DRAWING |
| D/W | DISHWASHER |
| EA | EACH |
| EB | EYEBROW |
| EF | EACH FACE |
| EW | EACH WAY |
| (E) | EXISTING |
| (EX) | EXISTING |
| EXIST'G | EXISTING |
| EXT. | EXTERIOR |
| ELEV. | ELEVATION |
| EQ | EQUAL |
| FF | FINISHED FLOOR |
| FLR | FLOOR |
| FLR JST | FLOOR JOIST |
| FOS | FACE OF STUD |
| FO | FACE OF |
| FTG | FOOTING |
| FXD | FIXED |
| GFI | GROUND FAULT CIRCUIT INTERRUPTOR |
| GLS | GLASS |
| GSM | GALVANIZED SHEET METAL |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HH | HEADER HEIGHT |
| HGT | HEIGHT |
| HZ | HORIZONTAL SLIDER |
| HORIZ | HORIZONTAL |
| INT | INTERIOR |
| KS | KNEE SPACE |
| LAV | LAVATORY |
| MB | MACHINE BOLT |
| MTL | METAL |
| MIN | MINIMUM |
| MAX | MAXIMUM |
| MO | MASONRY OPENING |
| (N) | NEW |
| NIC | NOT IN CONTACT |
| NTS | NOT TO SCALE |
| OBS | OBSOLETE |
| OC | ON CENTER |
| OH | OVERHEAD |
| PB | PUSH BUTTON |
| PL | PLATE |
| PT | PRESSURE TREATED |
| RO | ROUGH OPENING |
| RS | ROUGH SAWN |
| S/R | SHEETROCK |
| SC | SOLID CORE |
| SF | SQUARE FOOT |
| SH | SINGLE HUNG |
| SHR | SHOWER |
| SRO | SHEETROCK OPENING |
| SIM | SIMILAR |
| SL | SLIDING |
| ST CONC | STAINED CONCRETE |
| STSC CONC | STAINED & SCORED CONCRETE |
| T/S | TUB & SHOWER COMBO |
| T&G | TONGUE & GROOVE |
| TH | THRESHOLD |
| TO | TOP OF |
| TOB | TOP OF BEAM |
| TOF | TOP OF FLOOR |
| TOC | TOP OF CONCRETE |
| TOP | TOP OF PLATE |
| TYP | TYPICAL |
| UON | UNLESS OTHERWISE NOTED |
| VERT | VERTICAL |
| V.I.F. | VERIFY IN FIELD |
| W/C | WATER CLOSET |
| WH | WATER HEATER |
| WS | WATER SOFTENER |
| WD | WOOD |
| WP | WATERPROOF |
| W | WITH |

CODE REFERENCES
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL ENERGY CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL MECHANICAL CODE

FLOOR LOADING		
LOCATION	LIVE LOAD (PSF)	DEAD LOAD (PSF)
Sleeping Areas	40	15
Living Areas	40	15
Decks	40	15
Exterior balconies	60	15
Attics w/ Storage	20	15
Attics w/o Storage	10	15
Stairs	100	15

WALL LOADING	DEAD LOAD (PSF)
Ext. Light-frame walls	15
Int. Light-frame walls	10
8" Thick conc. masonry unit walls	80
6" poured conc. walls	85

ROOF LOADING	LIVE LOAD (PSF)
GROUND SNOW LOAD	25

NOTE: ALL LOADING IS BASED ON AVERAGE MATERIALS, WEIGHTS AND SNOW FALL. REFER TO GRAPHIC STANDARDS FOR WEIGHTS OF MATERIALS (I.E. STONE VENEER, BRICK)

TYPICAL INSULATION VALUES	R-VALUE (MIN.)
Exterior Walls	R-21 BATT
Exposed floors & floor above garage	R-30
Ceilings	R-30

DRAWING SCHEDULE		
CS	<u>COVER SHEET</u>	1
G1.0	<u>DEMOLITION PLAN</u>	2
A1.0	<u>FOUNDATION PLAN</u>	3
A1.1	<u>FLOOR PLANS</u>	4
A1.3	<u>ROOF PLAN</u>	5
A2.1	<u>EXTERIOR ELEVATIONS</u>	6
D1.1	<u>CONSTRUCTION DETAILS</u>	7
E1.1	<u>UTILITY PLAN</u>	8

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PLAN ISSUE DATE:

JANUARY 30, 2021

REMARKS

REVISIONS PER CITY 03/21/2021

OWNER APPRO:

DRAWN BY:

C. PELLINGTON

PROPOSED RENOVATION & ADDITION FOR:

CADD REFERENCE: 2009-001-01

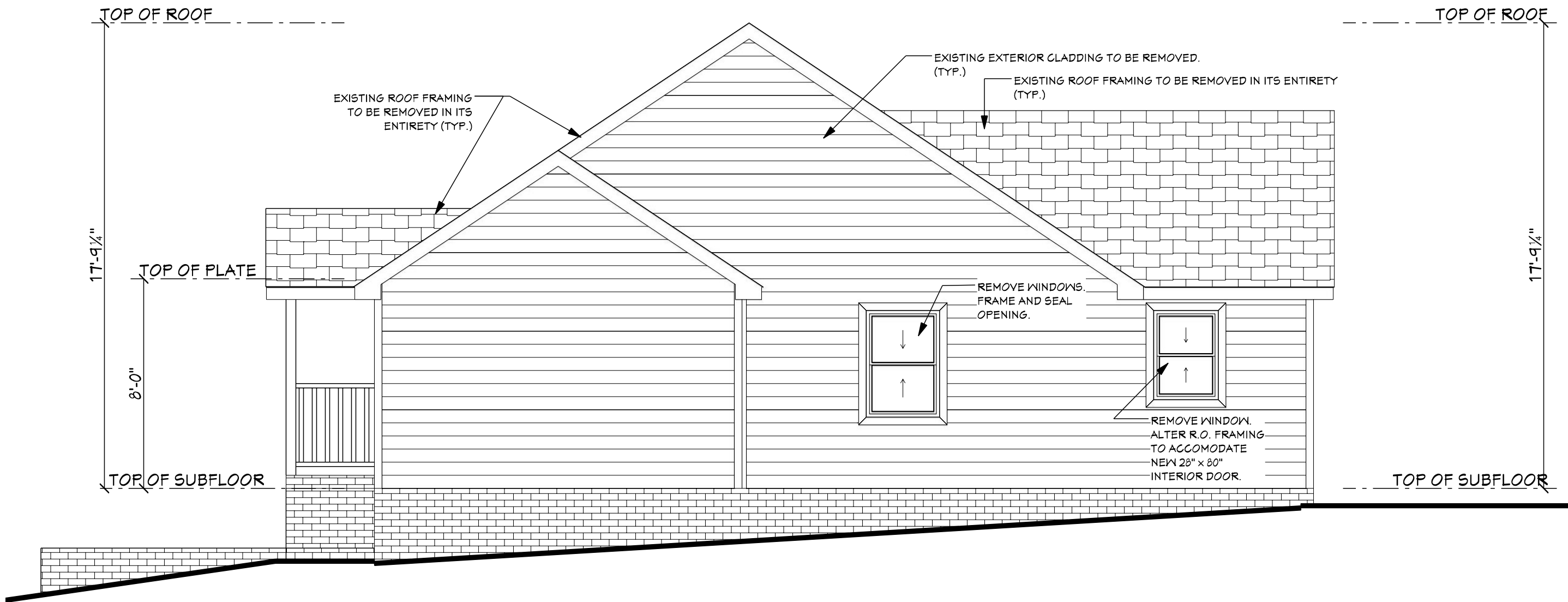
1 OF 8

SCALE: AS NOTED

COVER SHEET



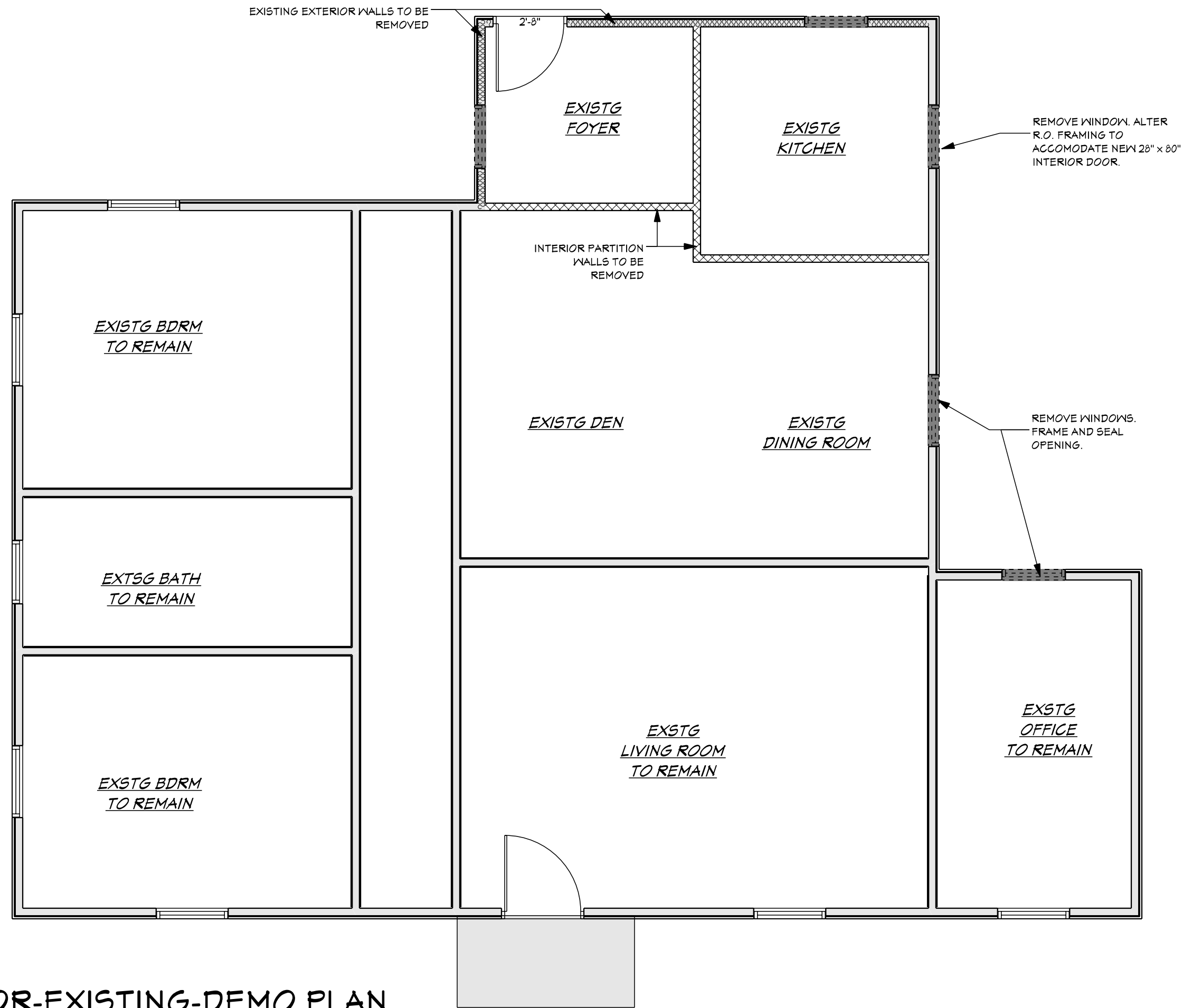
ELEVATION - FRONT EXSTG
SCALE: 1/4" = 1'-0"



ELEVATION-RIGHT EXSTG
SCALE: 1/4" = 1'-0"



ELEVATION-LEFT EXSTG
SCALE: 1/4" = 1'-0"



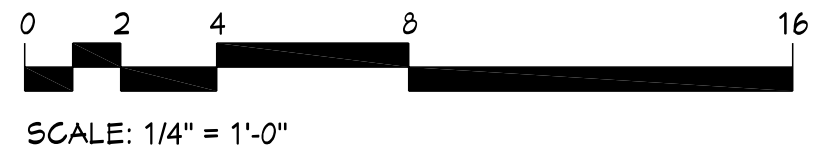
MAIN FLOOR-EXISTING-DEMO PLAN
SCALE: 1/4" = 1'-0"



ELEVATION-REAR EXSTG
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

- BEFORE STARTING WORK, MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL THE WORK ADJOINING OR AT UNDERLYING LOCATIONS. REPORT TO THE DESIGNER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK. DO NOT START THE WORK UNTIL SUCH CONDITIONS HAVE BEEN EXAMINED AND A COURSE OF ACTIONS MUTUALLY AGREED UPON.
- PRIOR TO THE START OF DEMOLITION, THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE OWNER, ANY DAMAGE, CRACKS, OR OTHER IMPERFECTIONS IN THE WORK ADJACENT TO DEMOLITION AREAS.
- BEFORE STARTING DEMOLITION OPERATIONS, PROVIDE THE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED, AND IN STRICT ACCORDANCE WITH OSHA RULES & REGULATIONS.
- REPAIR AND/OR REPLACE EXISTING ITEMS NOT SCHEDULED OR NOTED TO BE DEMOLISHED, AND NOT SPECIFIED TO BE REMOVED, BUT WHICH BECAME DAMAGED DURING THE PROGRESS OF THE WORK. MAKE ANY AND ALL SUCH REPAIRS, REPLACEMENTS AND MODIFICATIONS TO RESTORE THE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION AT THE TIME OF DAMAGE, TO THE SATISFACTION OF THE OWNER.
- DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE, ON A REGULAR BASIS, IN A LEGAL MANNER.
- PATCH, FILL, AND REPAIR ALL SURFACES DISTURBED, CUT, DAMAGED, IN NEED OF REPAIR OR MADE IMPERFECT BY ALTERATIONS OR REMOVAL WORK AND AS REQUIRED TO PREPARE SURFACES FOR NEW MATERIALS AND ARRANGEMENTS.
- ALL DOORS AND REUSABLE MATERIALS THAT ARE REMOVED ARE TO BE TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, PARTITIONS, FLOORS, ETC. DURING DEMOLITION AND RENOVATIONS.
- EXISTING FINISHES THAT ARE DISTURBED BY DEMOLITION SHALL BE PATCHED TO MATCH EXISTING FINISHES. CONFIRM w/ THE OWNER SPECIFIC TYPES OF FINISHES.



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DRAWN BY:	C. PELLINGTON

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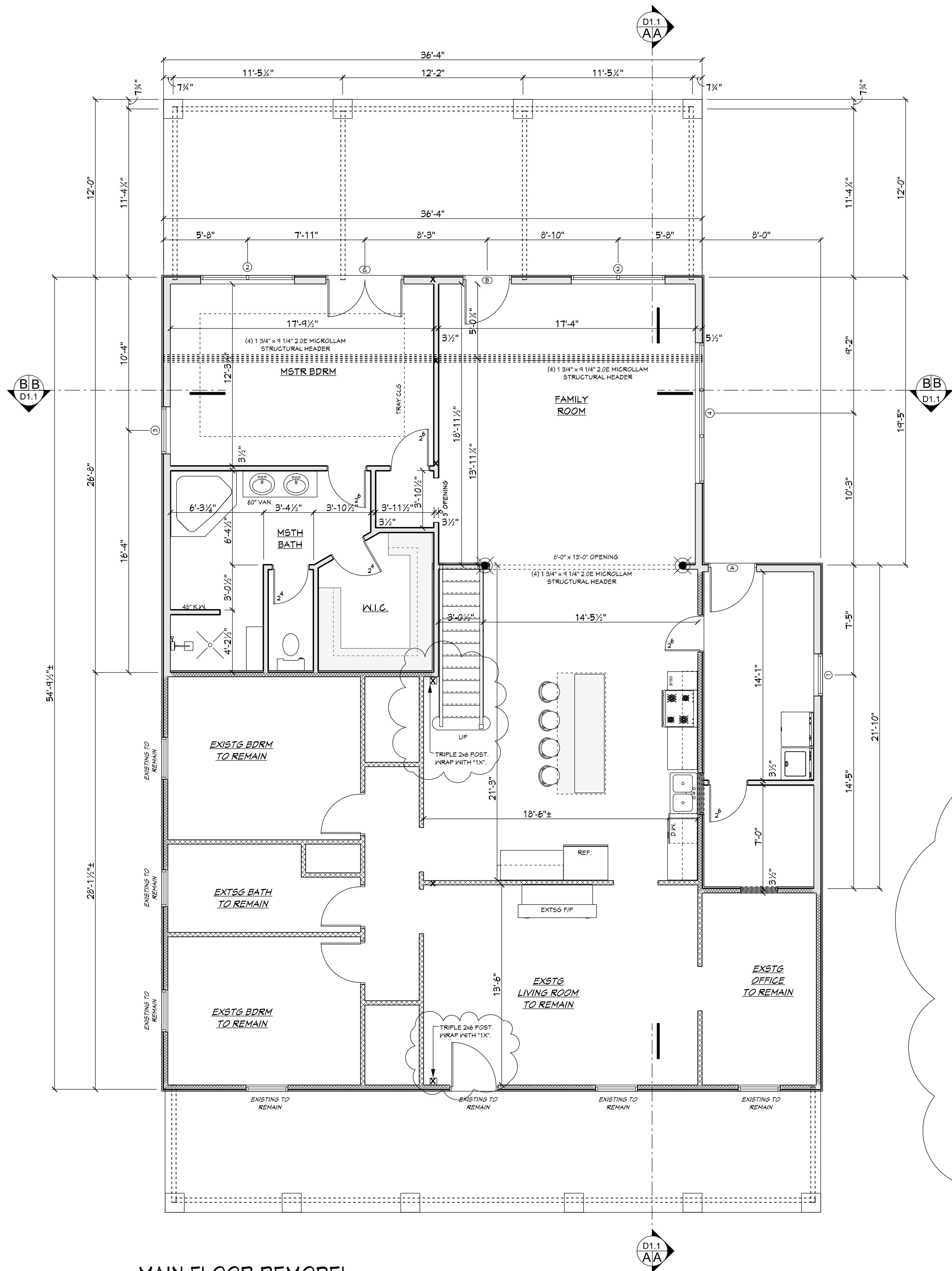
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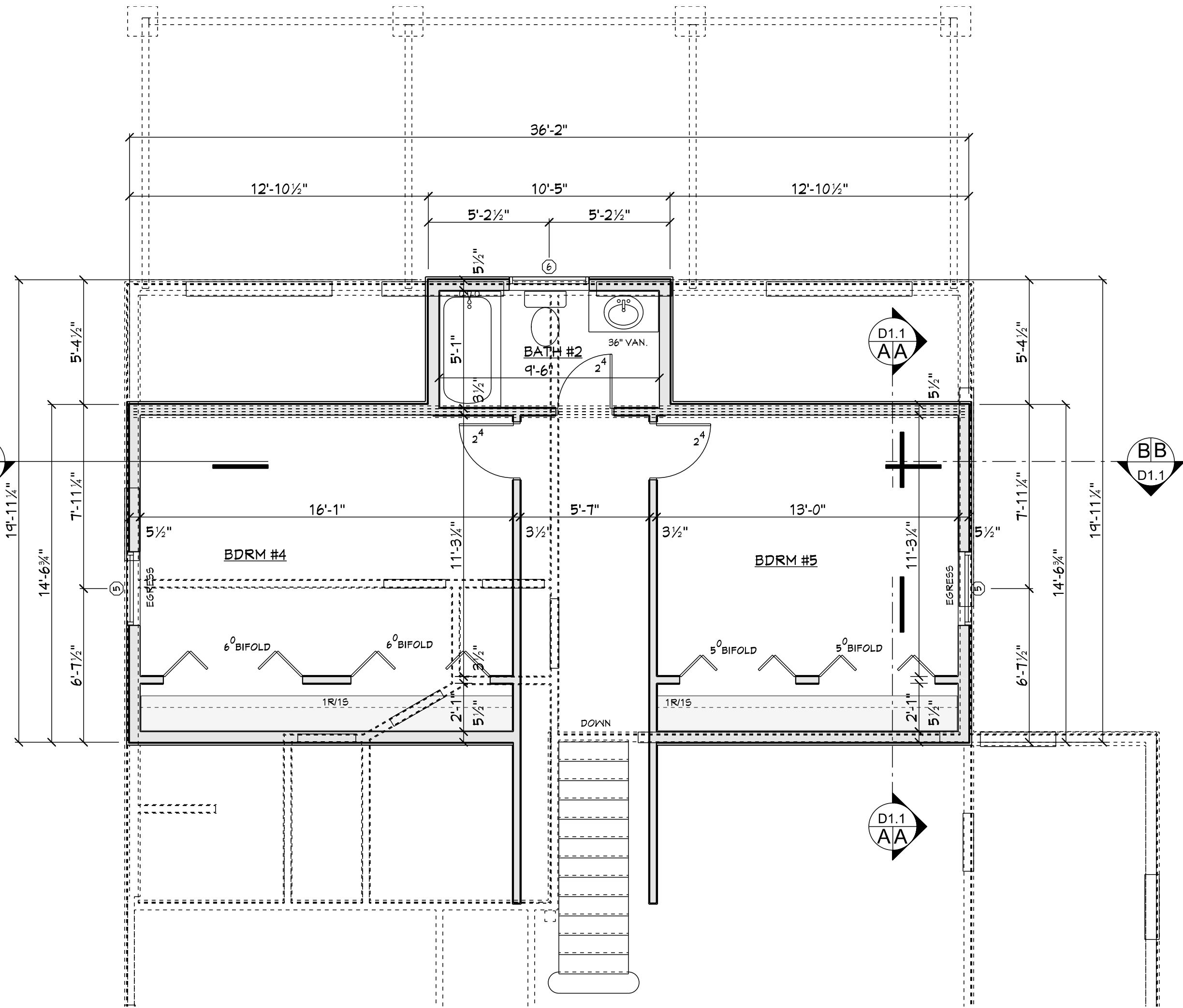
G1.0

SCALE: AS NOTED

DEMOLITION PLAN



MAIN FLOOR-REMODEL
SCALE: 1/4" = 1'-0"



SECOND FLOOR
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

ID	TYPE	SIZE	ROUGH OPENING	QTY	COMMENT
01	DOUBLE HUNG	2'-9 3/8" x 4'-0 7/8"	PER MANUF.	1	
02	DOUBLE HUNG	6'-3 3/8" x 5'-4 7/8"	PER MANUF.	2	
03	DOUBLE HUNG	3'-1 1/2" x 5'-4 1/2"	PER MANUF.	1	
04	DOUBLE HUNG	9'-5 1/8" x 5'-4 7/8"	PER MANUF.	1	
05	DOUBLE HUNG	3'-7 5/8" x 4'-4 7/8"	PER MANUF.	2	EGRESS
06	TRANSOM	3'-4 13/16" x 1'-0"	PER MANUF.	1	

1. MAXIMUM GLAZING U-FACTOR OF ALL WINDOWS NOT TO EXCEED .35 BTU/hr*F2
2. ALL WINDOWS INDICATED (EGRESS) MEET OR EXCEED REQUIREMENT OF: 24" IN HEIGHT, 20" IN WIDTH AND 5.7 SQ.FT. IN AREA
3. CONFIRM ALL WINDOW SIZES, SPECS, ROUGH OPENINGS PRIOR TO ORDERING AND INSTALLATION.

DOOR SCHEDULE

ID	TYPE	SIZE	ROUGH OPENING	QTY	COMMENT
A	"THERMA-TRU" TS210 OR EQUAL	3068	38 1/2" x 82 1/2"	1	RIGHT HAND INSWING
B	PATIO DOOR	3068	PER MANUF.	1	RIGHT HAND INSWING
C	DOUBLE PATIO DOOR	6068	PER MANUF.	1	LEFT HAND INSWING

1. ALL INTERIOR DOORS NOT INDICATED w/ A PRODUCT CODE SYMBOL ARE TO BE SIX PANEL MASONITE (OR SIMILAR). SIZES ARE INDICATED NEXT TO DOOR SWING.
2. CONFIRM ALL DOOR SIZES AND ROUGH OPENINGS PRIOR TO ORDERING AND INSTALLATION.

FRAMING NOTES

1. CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS, HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH THE 2018 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. FASTENING OF EACH MEMBER SHALL CONFORM TO 2018 IRC.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N.
3. AT ALL EXTERIOR FRAME WALLS PROVIDE 2 x 6 S.P.F. #2 STUD FRAMING SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. LOCATE STUDS OR PROVIDE ADDITIONAL STUDS DIRECTLY UNDER ALL TRUSS ENDS AND POINT LOADS.
4. PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MIN. OF 24" FROM OTHER JOINTS.
5. PROVIDE JACK STUD UNDER ALL HEADERS CONTINUOUS TO SOLE PLATE. IF SPAN EXCEEDS 6'-0". PROVIDE (2) JACK STUDS BENEATH HEADER. PROVIDE FULL HEIGHT KING STUDS NEXT TO EACH JACK.
6. DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. DRILLING AND/OR NOTCHING OF JOISTS, BEAMS, OR GIRDERS SHALL CONFORM TO IRC R502.8 AND FIGURE R502.8. DRILLING AND/OR NOTCHING OF STUDS SHALL CONFORM TO IRC R 602.6
7. NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS.
8. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R314)
9. IF APPLICABLE, SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURERS RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.
10. PROVIDE HEADERS IN ALL OPENINGS IN BEARING WALLS. NOTE THAT ALL HEADERS SHOWN UNLESS OTHERWISE NOTED PROVIDE A MIN. OF (2) 2 x 10 S.P.F. #2 OR BETTER FOR OPENING 4'-0" OR LESS. UNLESS OTHERWISE NOTED OPENINGS GREATER THAN 4'-0" PROVIDE (3) 2 x 10 S.P.F. #2 w/ 2 LAYERS OF 1/2" PLYWOOD.
11. UNLESS OTHERWISE NOTED PROVIDE: DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS. DOUBLE JOISTS OR BLOCKING UNDER ALL WALLS RUNNING PARALLEL ABOVE.
12. LATERAL SUPPORT AND CROSS BRIDGING TO COMPLY WITH IRC 2012
13. FLOOR CONSTRUCTION TO BE 3/4" T&G PLYWOOD GLUED AND NAILED TO JOISTS.
14. THE BUILDER SHALL BE RESPONSIBLE TO PROVIDE FOR FIRE RESISTANT CONSTRUCTION PURSUANT TO ALL OF THE REQUIREMENTS OF SECTION R302; TO INCLUDE, BUT NOT NECESSARILY LIMITED TO, PROVIDING FIRE BLOCKING AND DRAFT STOPPING IN ACCORDANCE WITH THE PROVISIONS OF SECTION R302 AND APPLICABLE SUBSECTIONS.
15. WALL BRACING SHALL BE INSTALLED COMPLIANT TO THE 2018 IRC. ADDITIONAL DETAILED DESIGN DECISIONS REGARDING WALL BRACING ARE TO BE MADE BY CONTRACTOR. SELECTED CONTRACTOR TO PROVIDE COMPLETE DRAWINGS AND CALCULATIONS AS REQUIRED FOR PERMIT AND CONSTRUCTION BY BUILDING OFFICIAL.

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Design & Construction LLC

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OWNER APPROVED:
DRAWN BY:
C. PELLINGTON

PROPOSED RENOVATION & ADDITION FOR

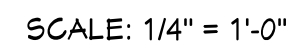
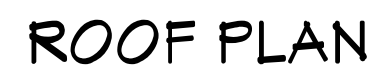
CADD REFERENCE:
2009-001-01

SHEET
4 OF 8

A1.1

SCALE: AS NOTED

FLOOR PLANS



- ## FRAMING NOTES

1. THIS FRAMING PLAN IS PROVIDED FOR LAYOUT PURPOSES ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED BY THE DESIGNER AS TO THE PERFORMANCE OF THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ENGINEERING SERVICES TO VERIFY ALL SPANS & MEMBER SIZES.
2. ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN PINE SELECT STRUCTURAL. ANY CHANGES IN SPECIES OR GRADE MUST BE COMPENSATED ACCORDINGLY.
3. FRAMING AND CARPENTRY SHALL CONFORM TO THE IRC FOR ONE AND TWO-FAMILY DWELLINGS, LATEST ADOPTED EDITION.
4. PROVIDE (2) 2"x4" VERTICAL SUPPORTS (MINIMUM) UNDER ALL STRUCTURAL BEAMS LESS THAN 4'-0" AND (3) 2"x4" VERTICAL SUPPORTS UNDER ALL BEAMS GREATER THAN 4'-0".
5. FOUNDATION PLATES OR SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIA. ANCHOR BOLTS EMBEDDED MIN. 1" INTO CONCRETE & MAX. 6'-0" O.C.
6. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE TREATED LUMBER.
7. PROVIDE NON-CORROISVE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE.
8. PROVIDE FIRESTOPS AT CONCEALED VERTICAL AND HORIZONTAL SPACES.
9. ALL JOIST-BEAM AND BEAM-BEAM CONNECTIONS SHALL BE MADE WITH SIMPSON'S JOIST HANGERS (OR APPROVED EQUAL) U.N.O.
10. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) & WATER HEATER(S).
11. RAFTERS TO BE SECURED TO ADJACENT CEILING JOISTS. ENSURE CONTINUITY OF JOISTS FROM ONE SIDE OF ROOF TO OPPOSITE.
12. FIRE-RESISTANCE RATED UNIT SEPERATION WALL SHALL RUN FROM T.O. SLAB BELOW TO B.O. RIDGE BEAM ABOVE.

X = POINT LOAD-PROVIDE SOLID BLOCKING

ROOF NOTES

1. SELECT LUMBER GRADE ASSUMED TO BE SOUTHERN PINE SELECT STRUCTURAL.
2. SEAL, CAULK, AND/OR WEATHERSTRIP ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING'S EXTERIOR SURFACES TO PREVENT AIR AND WATER INFILTRATION.
3. WHERE HORIZONTAL TOP RIDGES OF ROOFS MEET WALLS, AND AT OTHER LOCATIONS INDICATED, PROVIDE A MIN. 6" WIDE G.S.M. FLASHING UP UNDER SIDING @ OVER NEW ROOFING.
4. WHERE SLOPING SIDE EDGES OF ROOFS ABUT ADJACENT WALLS, AND AT OTHER LOCATIONS INDICATED, PROVIDE MIN. 12" WIDE G.S.M. STEP FLASHING UP UNDER SIDING AND WOVEN INTO SHINGLES OF NEW ROOFING.
5. INSTALL ICE & WATER SHIELD 3 FT WIDE @ ALL EAVES AND VALLEYS.
6. INSTALL ALUMINUM DRIP EDGE @ ALL EAVES AND FASCIAS.
7. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D.
8. SUBMIT SAMPLES OF ALL EXTERIOR FINISH MATERIALS AND COLORS FOR REVIEW PRIOR TO ORDERING.

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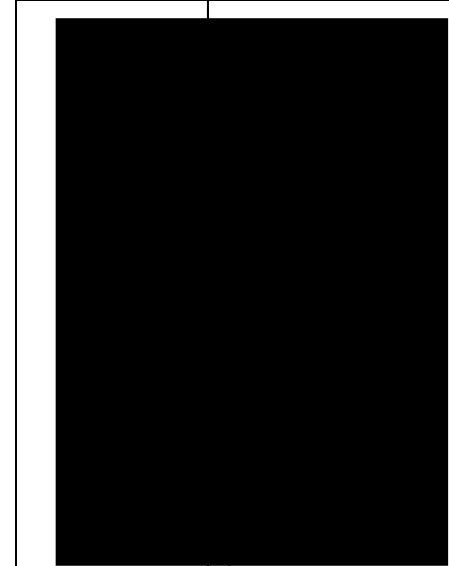
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REMARKS

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OWNER APPD

DRAWN BY:
C.PELLINGTON

PROPOSED RENOVATION
& ADDITION FOR:

CADD REFERENCE:
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5 OF 8

A1.3

SCALE: AS NOTED

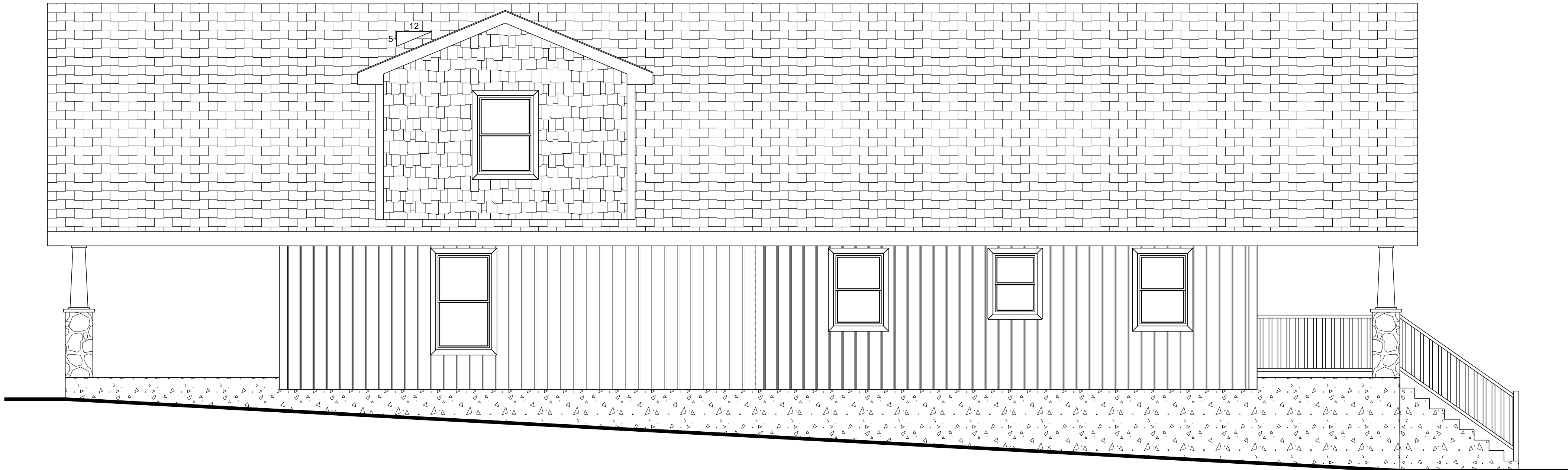
ROOF PLAN



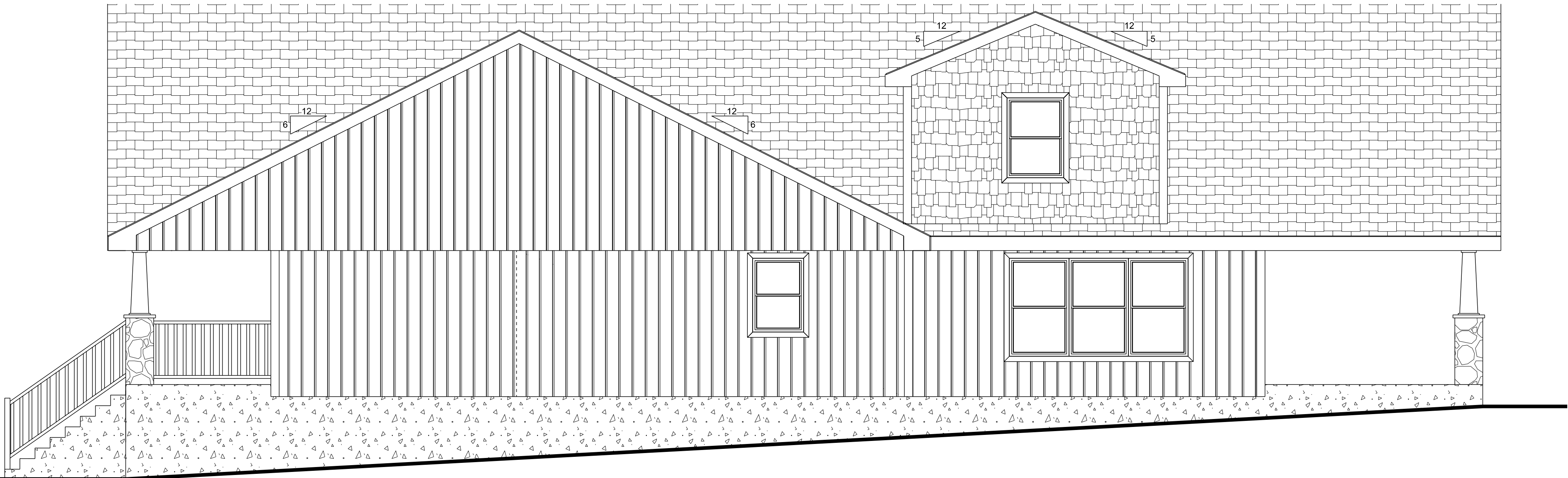
REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATIONS
SCALE: 1/4" = 1'-0"



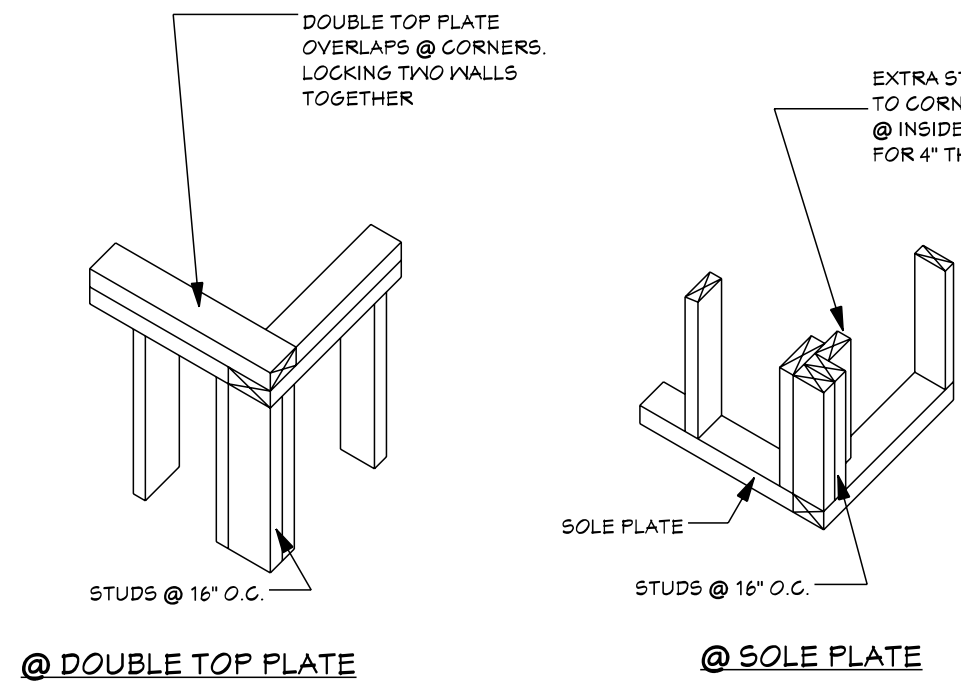
LEFT ELEVATION
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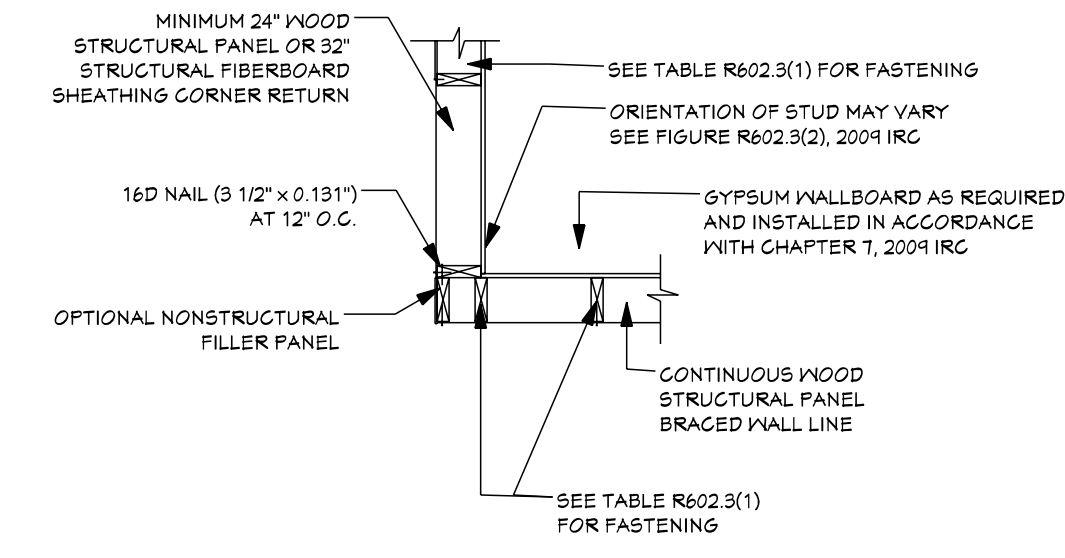
RIGHT ELEVATION
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ELEVATION NOTES

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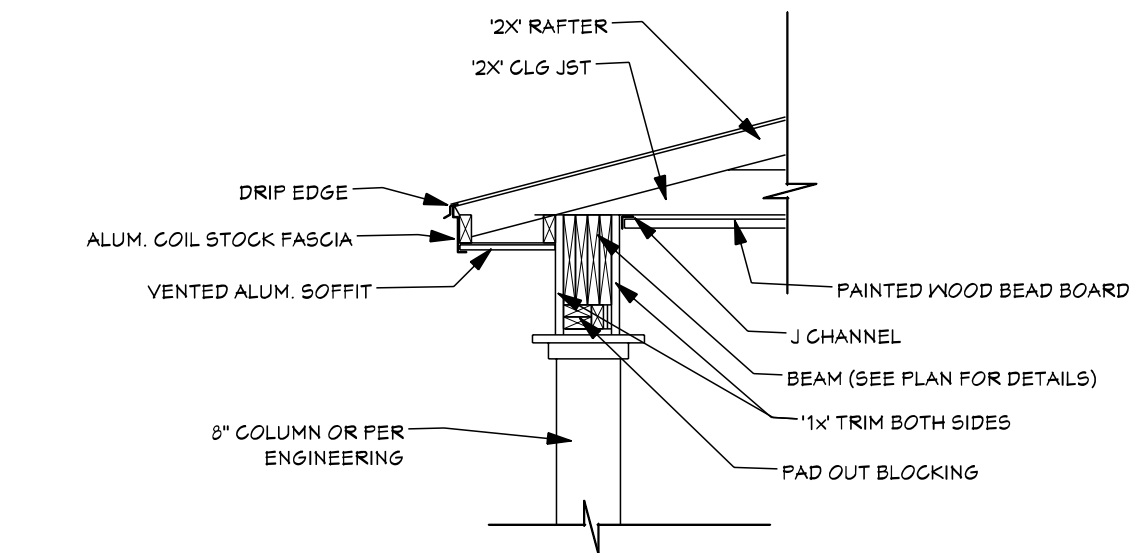
TYPICAL CORNER



OUTSIDE CORNER DETAIL

CORNER FRAMING DETAILS

SCALE: NOT TO SCALE

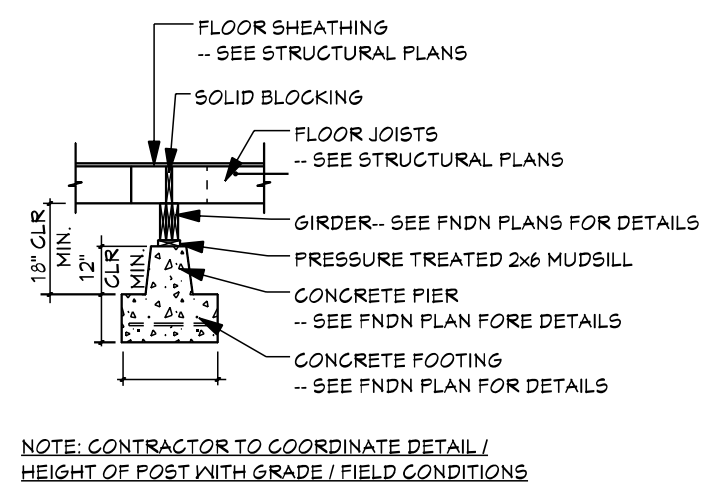


BEAM POCKET DETAIL

SCALE: NOT TO SCALE

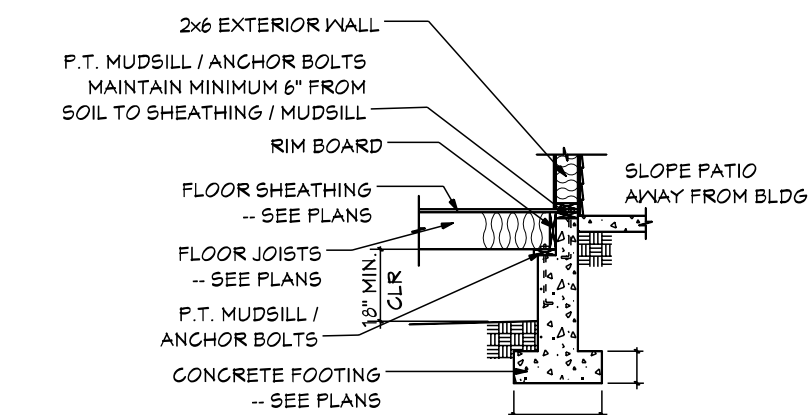
COLUMN BEAM DETAIL

SCALE: NOT TO SCALE



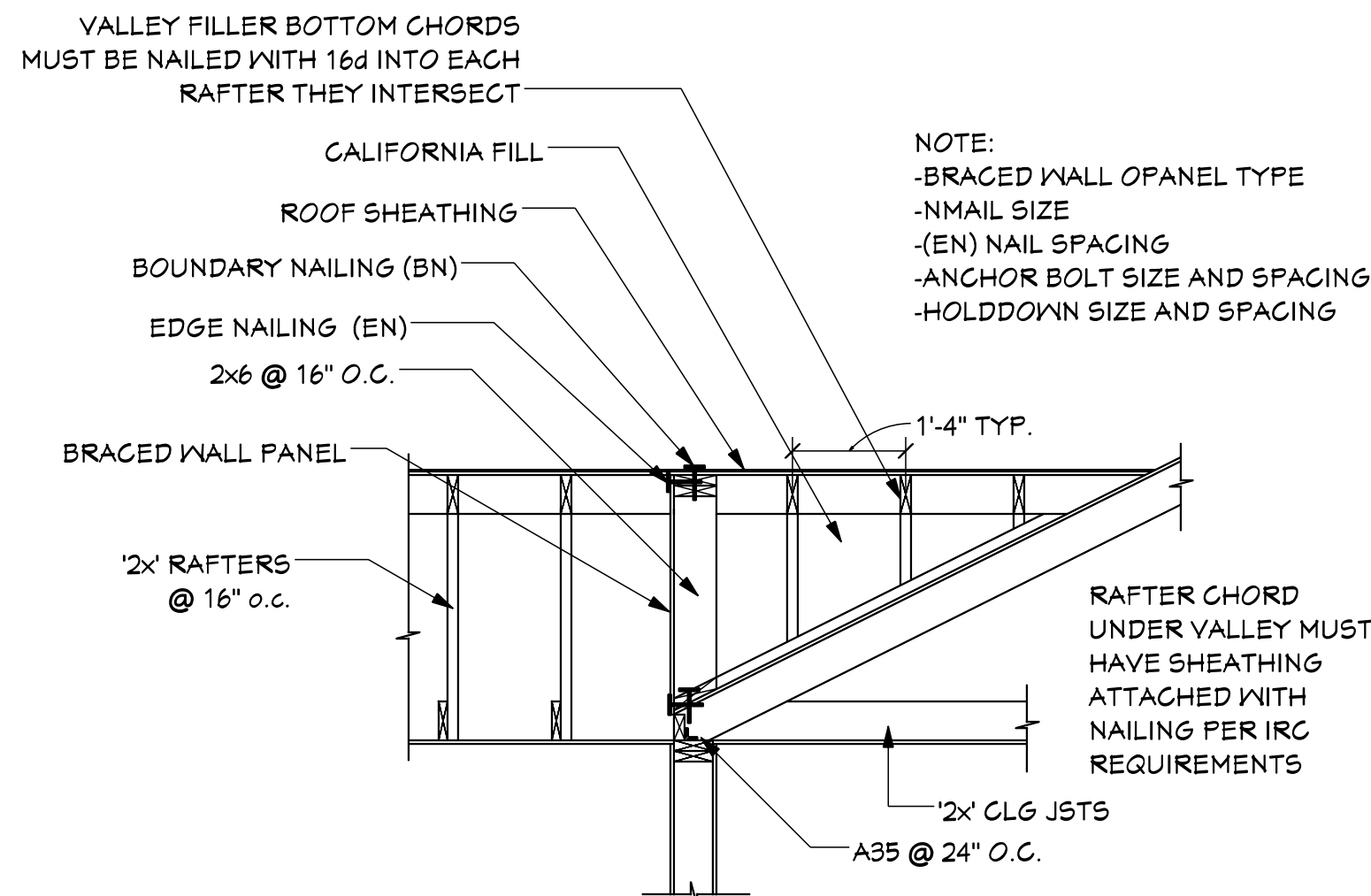
GIRGER & PIER DETAIL

SCALE: NOT TO SCALE



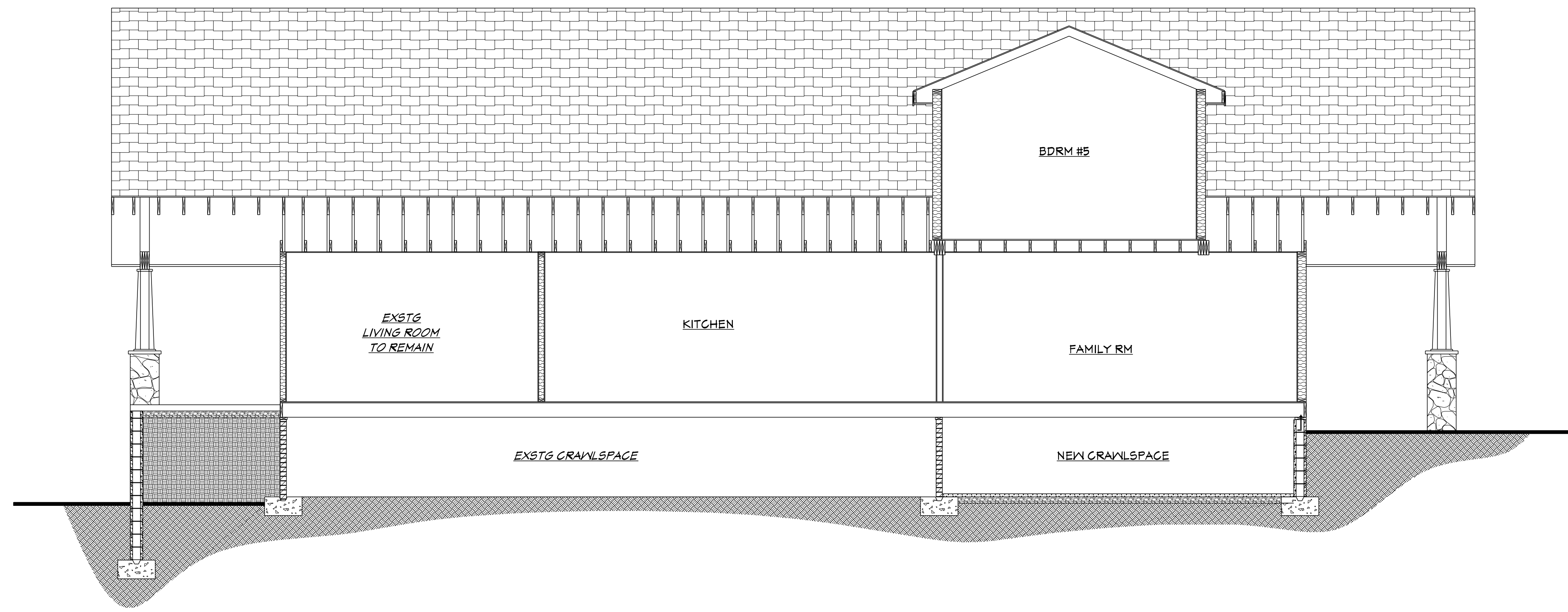
CRAWLSPACE WITH CONCRETE UPSTAND AT PATIO

SCALE: NOT TO SCALE



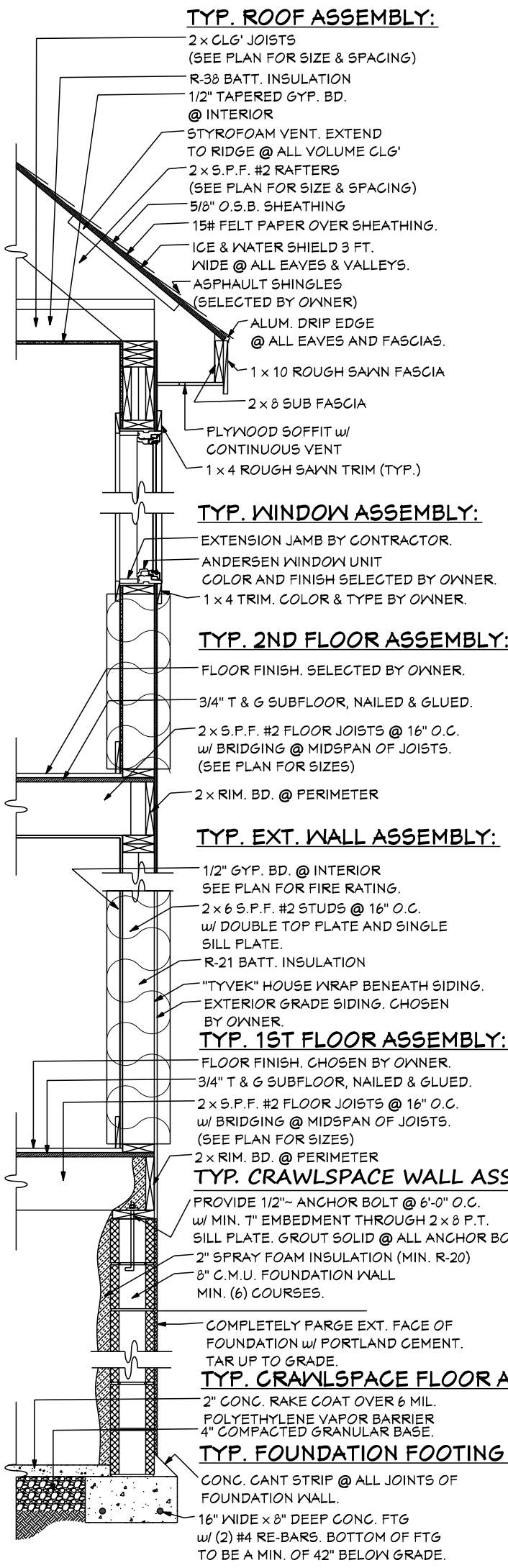
CALIFORNIA FILL DETAIL

SCALE: NOT TO SCALE



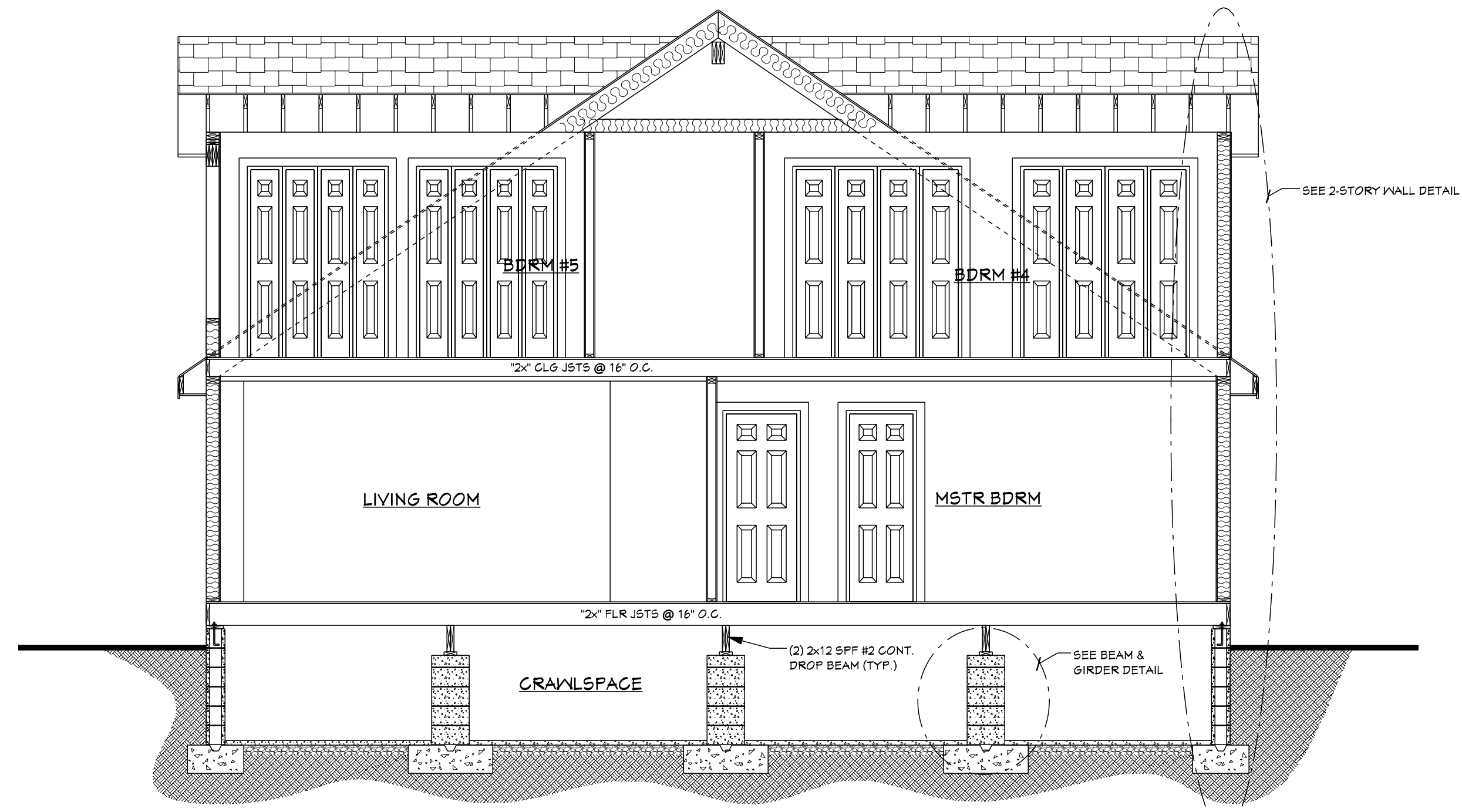
BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"



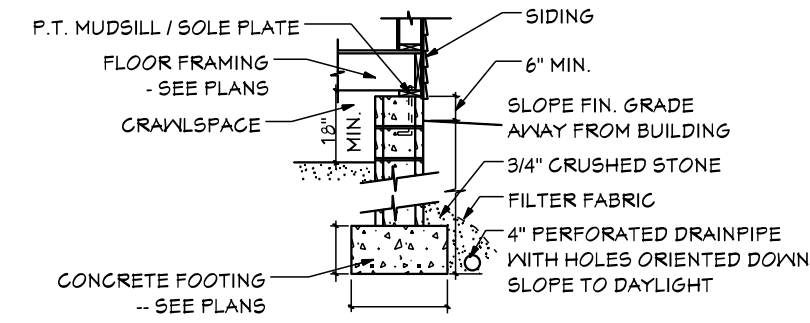
2-STORY WALL DETAIL

SCALE: NOT TO SCALE



BUILDING SECTION B-B

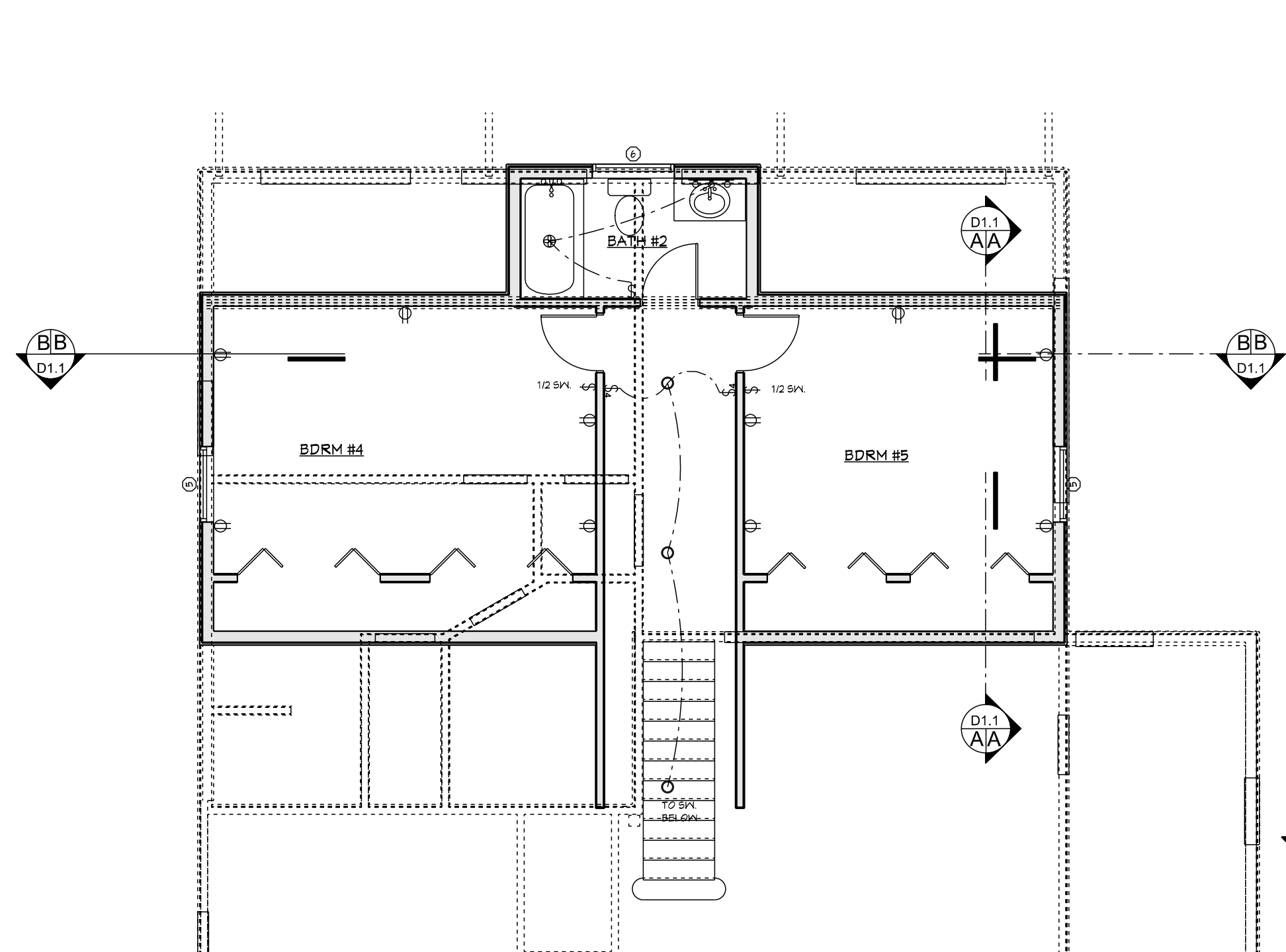
SCALE: 1/4" = 1'-0"



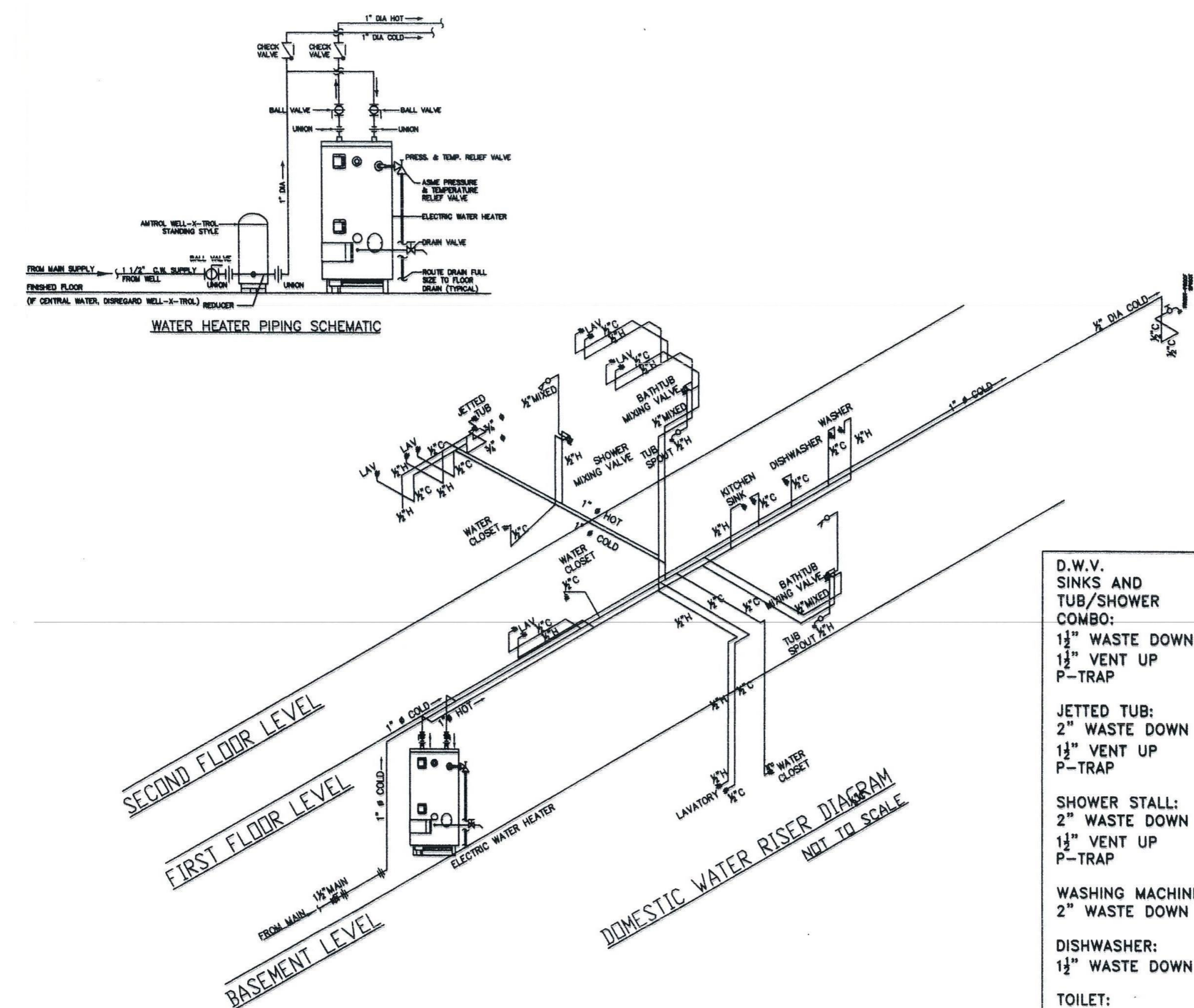
CMU FOOTING DETAIL

SCALE: NOT TO SCALE

PLAN ISSUE DATE:	JANUARY 30, 2021
REVISIONS PER CITY	03/21/2021
OWNER APPROV:	
DRAWN BY:	C. PELLINGTON



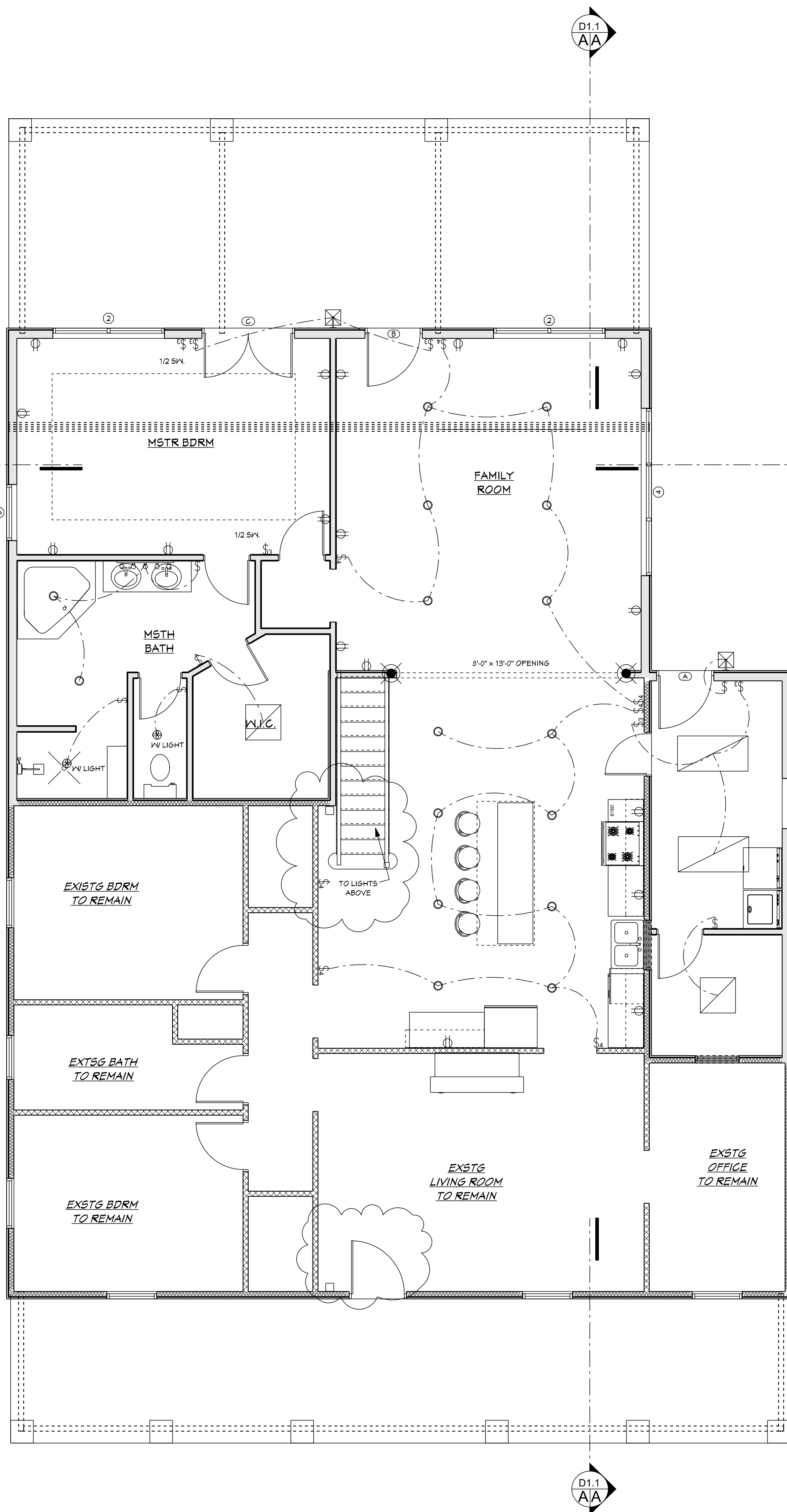
SECOND FLOOR - ELECTRICAL
SCALE: 3/16" = 1'-0"



PLUMBING NOTES

- ALL WORK SHALL BE INSTALLED BY EXPERIENCED MECHANICS AND VERIFY THE FIELD DIMENSIONS AND INSTALL ITEMS WITH THE NECESSARY CLEARANCE FOR WORK AND FOR THE WORK OF OTHER TRADES. PLUMBING SYSTEMS SHALL BE INSTALLED AS PER LOCAL AND STATE CODES AND AS PER THE NATIONAL PLUMBING CODE.
- FURNISH AND INSTALL A COMPLETE WATER SUPPORT SYSTEM FOR THE PROJECT INCLUDING WATER SERVICE CONNECTION, PIPE LINE DRAINS, FITTINGS, CONNECTIONS TO PLUMBING FIXTURES AND ALL NECESSARY ACCESSORIES TO PROVIDE A COMPLETE WORKABLE INSTALLATION.
- PROVIDE CLEAN OUTS AS REQUIRED BY THE NATIONAL PLUMBING CODE.
- DRAIN, WASTE AND VENT LINES SHALL BE DWV SCHEDULE 40 PLASTIC.
- HOT AND COLD WATER LINES SHALL BE RUN IN PECKS PLASTIC. PIPE SIZES TO BE IN ACCORDANCE WITH THE IPC.
- ALL SUPPLY LINES INTO THE RESIDENCE TO BE 1" LINE.
- PROVIDE 1/2" SUPPLY LINES TO SINKS AND 3/4" LINES TO SHOWERS.
- PLUMBING SYSTEM, TO BE 'DESIGN-BUILD' BY SELECTED SUB-CONTRACTOR. DETERMINE TYPE, SIZE, AND LOCATION OF ALL ELEMENTS AND CONTROLS TO MEET ANTICIPATED NEEDS. PROVIDE DIAGRAMS, DRAWINGS OR OTHER DOCUMENTATION OF PLUMBING SYSTEMS AS REQUIRED BY REGULATORY AGENCIES.

MAIN FLOOR-REMODEL - ELECTRICAL
SCALE: 1/4" = 1'-0"



ELECTRICAL NOTES

- DETERMINATION OF CIRCUITING, WIRING, SIZING AND OTHER ELECTRICAL SYSTEM SPECIFICATIONS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE ELECTRIC COMPANY, LOCAL AND STATE CODES, AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE. PROVIDE COMPLETE, FULLY OPERATIONAL SYSTEMS.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OR WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATION BY THE UNDERWRITERS OR BY THE ELECTRICAL INSPECTOR.
- HEATING SYSTEM, TO BE 'DESIGN-BUILD' BY SELECTED SUB-CONTRACTOR. DETERMINE TYPE, SIZE, AND LOCATION OF HEATING ELEMENTS AND CONTROLS TO MEET ANTICIPATED NEEDS. SUBMIT HEAT LOSS OR ENERGY USE CALCULATIONS FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION. PROVIDE HEATING/COOLING DUCT DIAGRAMS, DRAWINGS OR OTHER DOCUMENTATION OF HVAC SYSTEMS AS REQUIRED BY REGULATORY AGENCIES.
- SMOKE AND HEAT DETECTORS SHALL BE CONNECTED TO HOUSE POWER (WITH BATTERY BACKUP) AND ALL DETECTORS SHALL BE INTERCONNECTED.

ELECTRICAL LEGEND

