



1 FIRST FLOOR PLAN

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF FRAMING, STRUCTURAL SHEATHING, EXTERIOR SHEATHING OR GRID LINES. DIMENSIONS STATED AS "CLEAR" ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- SEE ELEVATIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- ALL BEAMS AND HEADERS SHALL HAVE ONE 2X BEARING AND ONE 2X KING POST AT EACH END UNLESS OTHERWISE NOTED ON PLAN.
- ALL WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE THERMALLY INSULATED.
- ALL THERMALLY INSULATED WALLS TO BE 2x6 FRAMING WITH R-23 BATT INSULATION.
- PROVIDE SOLID 2X BLOCKING FOR TOWEL BARS, CABINETS, COUNTERS W/ KNEE SPACES, DOOR STOPS AND DRAPERIES WHERE REQUIRED.
- ATTIC VENTILATION REQUIREMENTS PER 806.1
- CRAWL SPACE VENTILATION REQUIREMENTS PER 409.1

PLAN LEGEND:

- 2x6 WOOD STUD WALL @ 16" O.C. (R-23 BATT AT EXTERIOR)
- 2x4 WOOD STUD WALL @ 16" O.C.
- RATED WALL ASSEMBLY
- HOSE BIBB
- DS DOWNSPOUT, OVERSIZE WHERE VALLEYS ABOVE OCCUR
- ELECTRICAL PANEL
- COMBINATION SMOKE CARBON MONOXIDE DETECTOR, ALL DETECTORS SHALL BE WIRED TOGETHER AT EACH UNIT

PLAN NOTES:

- CONCRETE STEM WALL PER STRUCTURAL
- TRASH/RECYCLE BINS
- 8 X 16 FOUNDATION VENTS - LOCATE 12" CLEAR (MIN) FROM HOLD DOWNS AND ANCHOR BOLTS
- 4" GARAGE FLOOR SLAB, SLOPE TO DRAIN 3" FALL FROM FRONT TO GARAGE DOOR OPENING
- CONCRETE STEPS, MAX 8" RISE AND 10" TREAD
- FOUNDATION WALL ADJACENT TO CONCRETE DECK
- CONCRETE DECK
- BLOCK OUT FOUNDATION WALL FOR FURNACE DUCTING
- ELECTRIC SLIDE IN RANGE WITH EXHAUST HOOD ABOVE
- EQUAL STAIR RISERS, NOT TO EXCEED 8" RISE, RUN 9" PROVIDE, ENSURE HANDRAIL ONE SIDE
- CLOSET ROD AND SHELF
- ELECTRIC WATER HEATER, 50 GALLON, PROVIDE SEISMIC STRAPPING
- WASHER AND DRYER WITH 16" DEEP SHELF ABOVE
- FRIDGE WITH ICE MAKER
- CRAWLSPACE ACCESS HATCH 18" x 24"
- GUARD RAIL AT 36"
- ATTIC ACCESS HATCH 22 X 30
- FIRE PLACE FLUE TO ROOF
- ONE HOUR RATED WALL WITH 5/8" TYPE X GYPSUM BOARD EACH SIDE
- PROVIDE BLOCKED OUT AREA FOR DUCT RUNS WITHIN TRUSSES UNDER INSULATION
- SOFFIT CEILING DOWN OVER TUB, DUCT ROUTING ABOVE
- SLOPED CONCRETE DECK OVER WOOD FLOOR JOISTS
- COORDINATE SIZE AND CONFIGURATION OF FIREPLACE, PRIOR TO LOCATING WINDOWS, FIREPLACE TO BE CENTERED BETWEEN WINDOWS, FIELD VERIFY
- GAS FIREPLACE, DIRECT VENT SIDE WALL, VERIFY
- GAS FIREPLACE CORNER PLACEMENT, VENT TO ROOF ABOVE, VERIFY REQUIRED CLEARANCES AND LOCATION OF WINDOW
- PROVIDE LAMINATE SHELVES AT PANTRY (6) EQUALLY SPACED
- HANDRAILS SHALL OCCUR ON ONE SIDE AND SHALL NOT PROJECT MORE THAN 4 1/2", HANDRAILS SHALL HAVE A DISTANCE OF 1 1/2" FROM THE WALL, HANDRAILS SHALL HAVE A OUTSIDE DIAMETER OF NOT LESS THAN 1 1/2" AND NOT GREATER THAN 2". HANDRAILS SHALL RUN THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- MINIMUM 36 X 36 CONCRETE LANDING
- SOLAR INTERCONNECTION PATHWAY REQUIRED: 4" x 4" MINIMUM SQUARE METAL JUNCTION BOX/COVER REQUIRED WITH 24" OF THE MAIN ELECTRICAL PANEL WITH 3/4" MIN RIGID METAL RACEWAY (OR #10 COPPER 3-WIRE MC CABLE WITH 6" MIN FREE END) FROM BOX TO A CAPPED ROOF TERMINATION OR TO AN ACCESSIBLE ATTIC LOCATION WITH 36" MIN VERTICAL CLEARANCE (MIN 6" ABOVE INSULATION). END SHALL BE MARKED "RESERVED FOR SOLAR"
- GREEN BOARD GYP AT WALLS IN BATHROOMS.