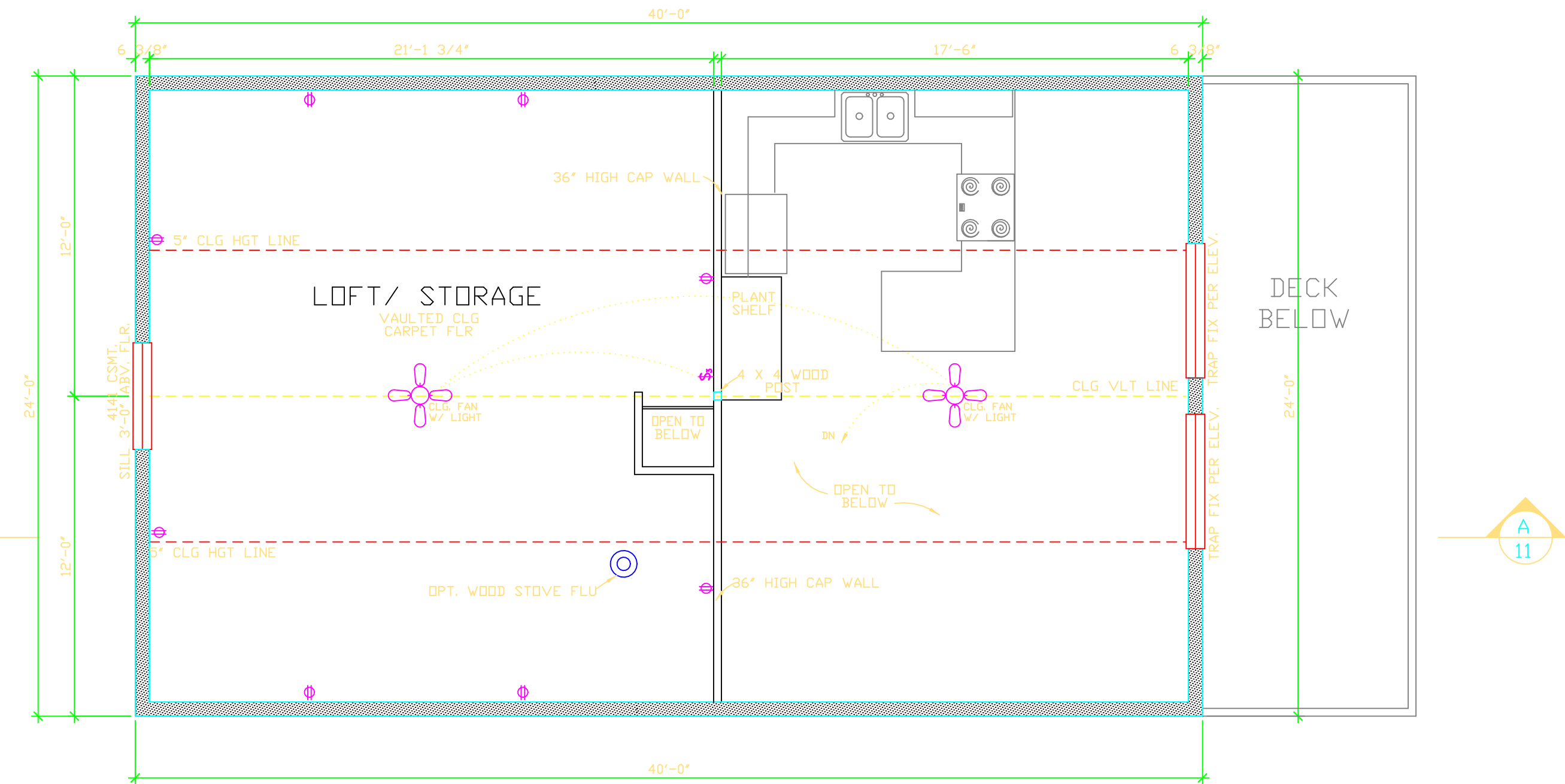
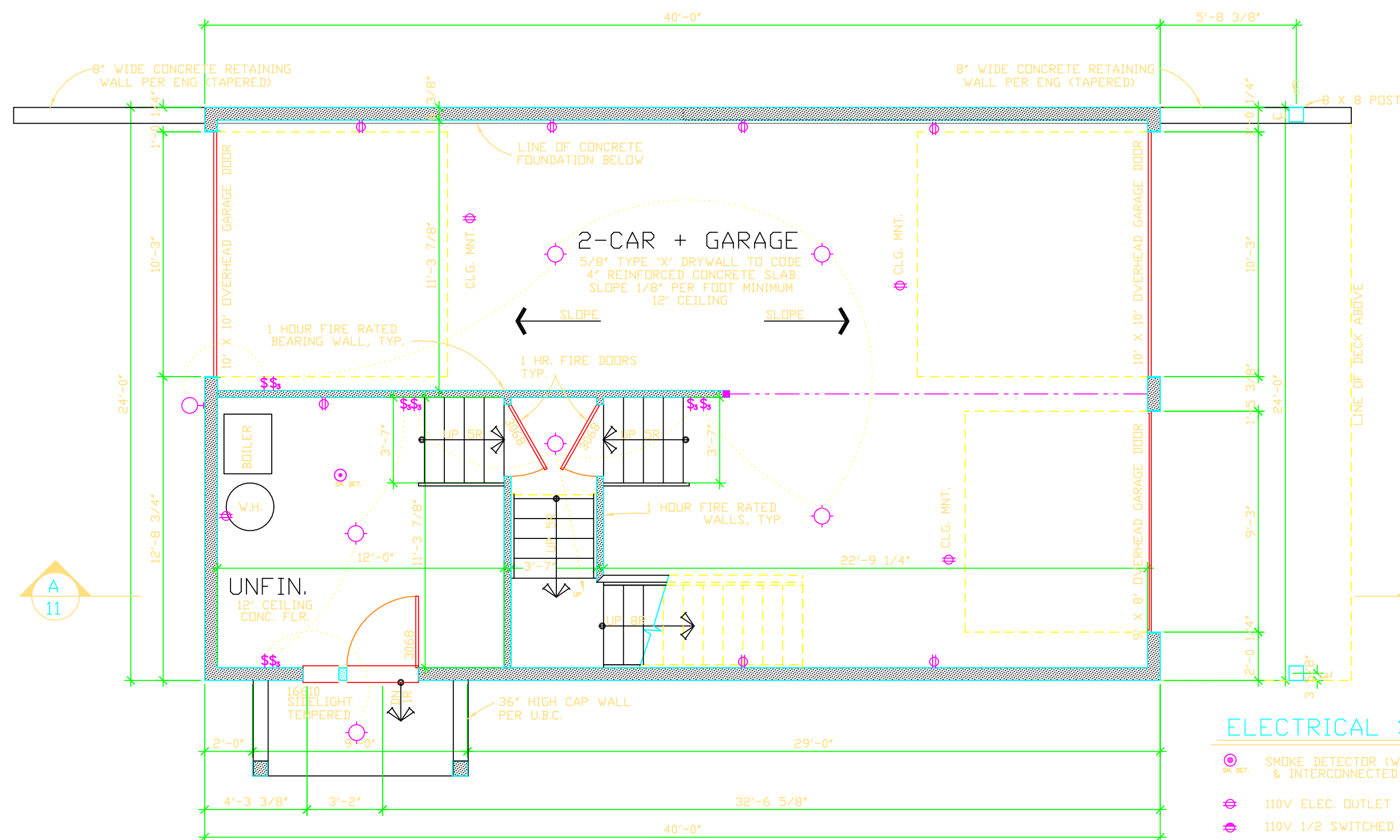


GARAGE PLAN
1/4" = 1'-0" 960 SQ. FT. UNFINISHED



LOFT FLOOR PLAN
1/4" = 1'-0" UNFINISHED

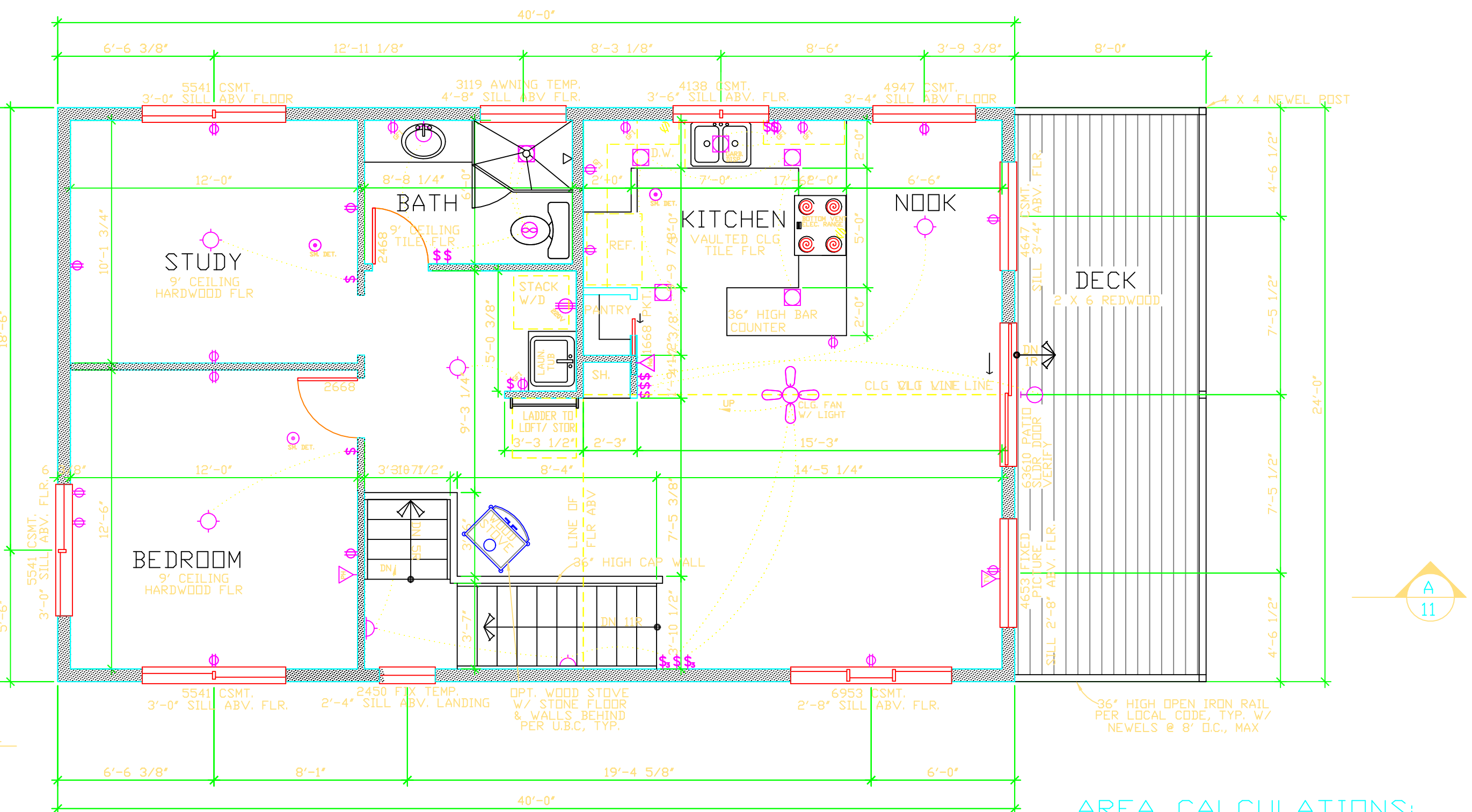
NOTE FOR WINDOWS:
CONFIRM SIZE, ROUGH OPENING, HDR. HT.
FOR ALL WINDOWS AND DOORS. SILL HTS ARE APPROXIMATE
HEADER HT. MAY BE STANDARDIZED PER PANEL MANUF.
WITH THESE APPROX. SILL HTS. VERIFY WITH BUILDER
PRIOR TO CONSTRUCTION.



GARAGE PLAN
1/4" = 1'-0" 960 SQ. FT. UNFINISHED

ELECTRICAL SYMBOLS

- SMOKE DETECTOR (w/ BATTERY BACKUP & INTERCONNECTED PER UBC)
- 110V ELEC. OUTLET
- 110V 1/2 SWITCHED ELEC. OUTLET
- 220V ELEC. OUTLET
- 110V ELEC. OUTLET W/GFI PROTECTION
- WALL LIGHT
- CEILING LIGHT
- RECESSED CAN LIGHT
- BATH FAN
- FLUORESCENT STRIP LIGHT
- FLUORESCENT LIGHT PANEL
- TV OUTLET
- PHONE OUTLET
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- CEILING PADDLE FAN



ACCESSORY APT. FLOOR PLAN
1/4" = 1'-0" 960 SQ. FT.

AREA CALCULATIONS:

MAIN FLOOR	960 SQ. FT.
ATTIC FLOOR	520 SQ. FT.
LOWER FLOOR (UNFINISHED)	960 SQ. FT.
TOTAL (FINISHED)	960 SQ. FT.
TOTAL (UNFINISHED)	1480 SQ. FT.

GENERAL CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE FROM ROUGH STUD FACE TO ROUGH STUD FACE (3-1/2") OR FACE OF PANEL TO FACE OF PANEL, (<6-3/8") UNLESS NOTED OTHERWISE.
- PROVIDE 26 GA GALVANIZED FLASHING BETWEEN EXTERIOR CONCRETE SLABS & WOOD FRAMING. ALL EXTERIOR DOORS SHALL OPEN ON TO A LANDING LOCATED LESS THAN 7' BELOW THE DOOR THRESHOLD. MINIMUM LANDING AREA SHALL BE 3'-0" X 3'-0". MAXIMUM THRESHOLD HEIGHT AT ALL DOORS TO THEIR LANDING IS 1" (U.B.C. CHAPTER 10) NOTE: CHANGES IN ELEVATION @ DOORS DUE TO LANDINGS OR TERMINATION OF STAIRS SHOULD BE MEASURED FROM THE TOP OF THE DOOR THRESHOLD & SHALL NOT EXCEED 1".
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION IS TO BE PROVIDED TO ALL BATH, KITCHEN, GARAGE & EXTERIOR OUTLETS.
- AN INTERCONNECTED FIRE WARNING SYSTEM WITH A BATTERY BACKUP IS TO BE PROVIDED IN BASEMENT, FIRST FLOOR & BEDROOM AREAS PER CODE.
- VENTS REQUIRED FOR LAUNDRY RDM DRYER & BATHS WILL CONFORM TO 2000 I.R.C. PROVIDE (2) 6" EXTERNAL COMBUSTION AIR DUCTS TO THE FURNACE AREA: ONE @ 1'-0" BELOW THE CEILING & ONE @ 1'-0" ABOVE THE FLOOR. DRYER VENT LENGTH IS NOT TO EXCEED 14'-0".
- ONE HOUR TYPE 'X' DRYWALL SHALL BE PROVIDED ON ALL GARAGE WALLS & CEILINGS THAT ARE ADJACENT TO OR UNDER LIVING AREAS & ON ALL BEARING WALLS, BEAMS & POSTS PER U.B.C. DRYWALL IN WET AREAS IS TO BE WATER RESISTIVE AS PER 2000 I.R.C.
- FIREPLACES ARE TO BE U.L. APPROVED AND ARE BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS & RECOMMENDATIONS.
- MINIMUM HEADROOM CLEARANCE IN EACH STAIRWAY IS 6'-8". TOP OF HANDRAILS IS TO BE 34" - 38" ABOVE THE NOSING OF THE TREADS. THE HANDGRIP PORTION OF THE HANDRAIL IS TO BE 1 1/2" - 2" IN CROSS-SECTIONAL DIMENSION. OPEN HANDRAILS & GUARDRAILS ARE TO HAVE INTERMEDIATE RAILS SUCH THAT A 4" - 6" SPHERE CANNOT PASS THROUGH.
- PROVIDE AT LEAST ONE EMERGENCY ESCAPE WINDOW IN ALL SLEEPING ROOMS TO CONFORM TO THE FOLLOWING:
 - 57 SQUARE FEET MINIMAL OPENABLE AREA
 - 24" MINIMUM CLEAR OPENABLE HEIGHT
 - 20" MINIMUM CLEAR OPENABLE WIDTH
 - 44" MAXIMUM SILL HEIGHT

BASEMENT PLAN NOTES:

- 2 X 4 PRESSURE TREATED PLATES TYPICAL WHERE INDICATED ON THE PLANS BY 1/4" X 10" ANCHOR BOLTS ARE TO BE PROVIDED @ 4'-0" O.C. MAXIMUM SPACING & AT 1'-0" FROM ALL CORNERS. MINIMUM OF 2 PER PLATE.
- THE BASEMENT PLAN IS FOR REFERENCE TO FRAMING, PLUMBING, MECHANICAL, ETC. REFER TO ENGINEERED FOUNDATION PLAN FOR INFORMATION ON STRUCTURE & FOUNDATION DETAILS. MINIMUM DEPTH FOR ALL FOOTINGS & GRADE BEAMS IS 3'-0".
- MAINTAIN A MINIMUM CEILING HEIGHT OF 7'-6" IN FINISHED BASEMENT AREAS. CEILINGS OF NOT LESS THAN 7'-0" ARE PERMITTED FOR A MAXIMUM WIDTH OF 5'-0" TO CONCEAL BEAMS & DUCTS.

NOTE:

PROVIDE DOUBLE SOLE PLATE @ ALL INTERIOR PARTITION WALLS TO ACCOMMODATE 1-1/2" GYPCRETE SLAB W/ RADIANT FLOOR HEATING SYSTEM @ MAIN FLOOR.