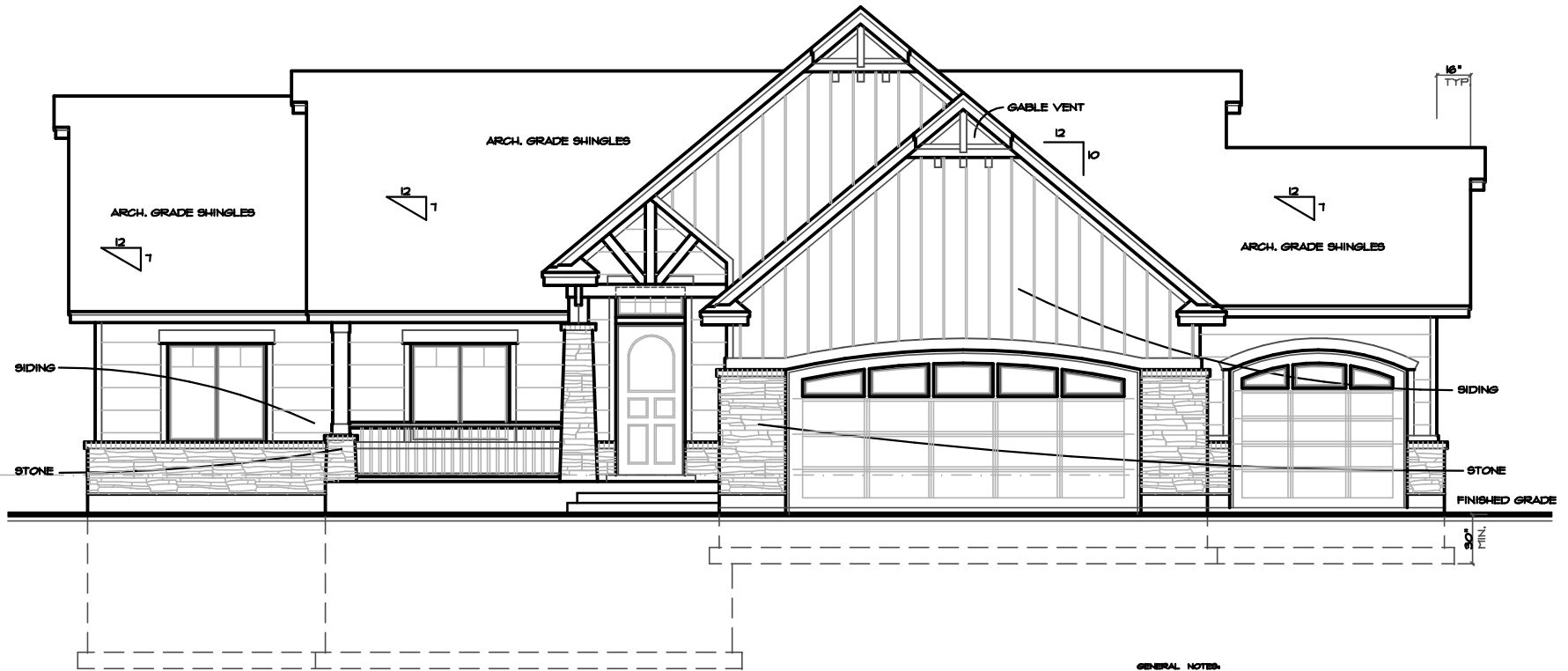


ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

WINDOWS NOTES:

Bedroom windows to have a finished sill height max. of 44" from floor.
 Windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5.7 sq. ft.
 Windows to be sized at 1/10th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements.
 Windows within 18" of the floor to be of tempered glass.



EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil.
 Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)
 Finish grading shall be done so as to provide positive drainage away from all building foundations, a minimum slope of 2% shall be maintained for first 10'-0" with 1% slope thereafter to approved drainage area.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

FRONT ELEVATION

SCALE 1/4"

PLAN #
 R-1734-050E

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GENERAL BATHROOM NOTES:

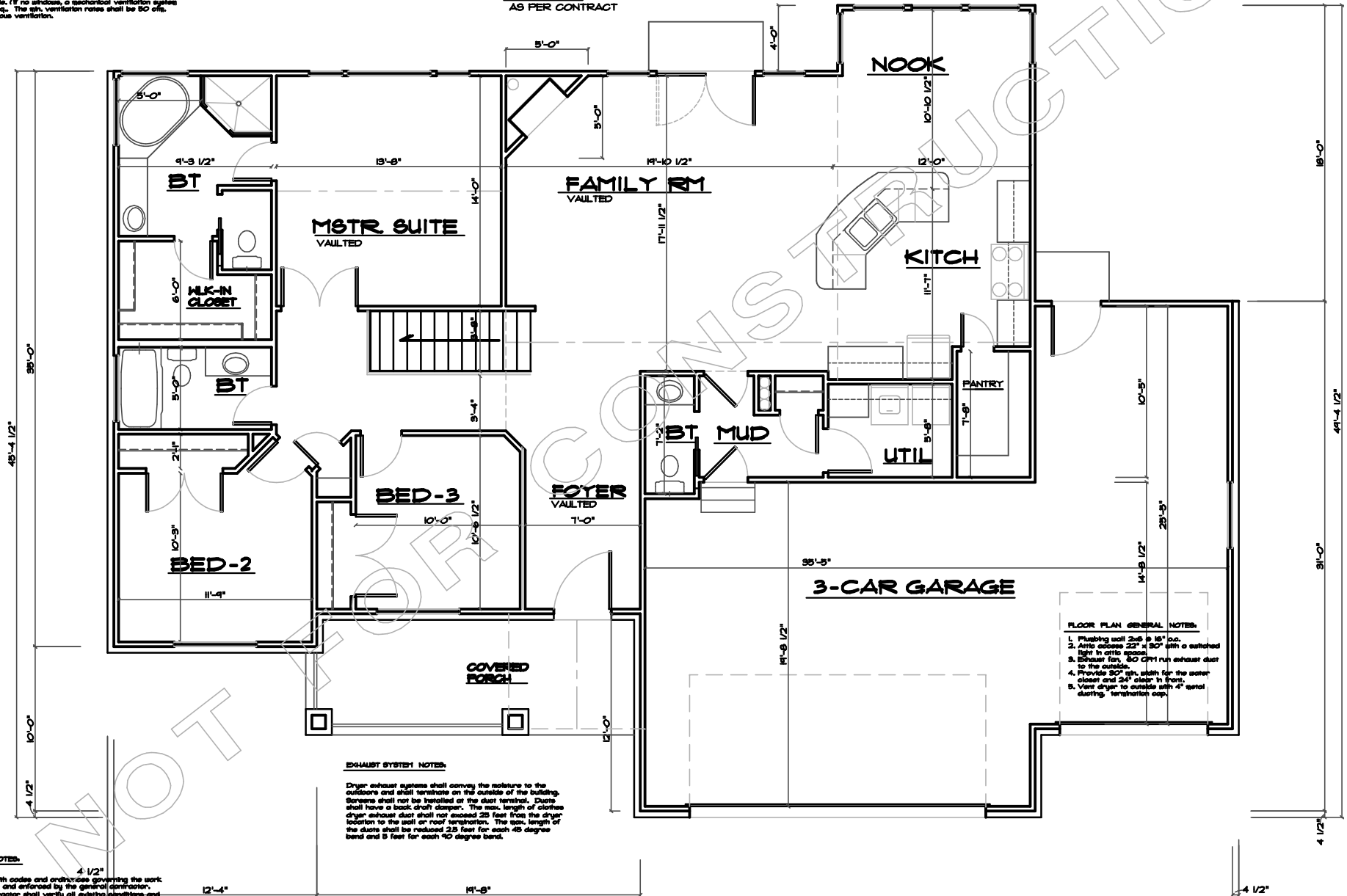
Shower compartments shall have at least 100 sq. ft. of floor area and be of sufficient size to receive a shower pan of a dia. not less than 30 in. Unheated shower doors shall open outward. The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with adequate exhaust areas in addition of not less than 3 sq. ft. one half of which must be operable. If no windows, a mechanical ventilation system shall be reqd. The min. ventilation rates shall be 50 cfm for continuous ventilation.

ALL exterior doors shall have a floor of landing on each side of the door. The floor on landing on a door shall not be more than 1/2 inch lower than the top of the threshold. If the door is not a reqd. exit door the landing shall not exceed 6' from top of threshold. All landings shall be not less than 56" wide, measured in the direction of travel.

PATIO
AS PER CONTRACT

FIRE PROTECTION:

Provide 5/8" type 1" gap brd. on all the walls and ceilings of garage, not 9 1/2" dia. All beams and structural members shall be protected with 5/8" gap brd. with self closer. Door between garage and house shall be solid core wood or 1" labeled door for less than 1 1/4" of self closer. Protect enclosed usable space under stairs with 5/8" gap brd. The blocking at stud cavities that are greater than 8'-0".



GENERAL NOTES:

4 1/2"

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EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed on the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the soil or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend.

FLOOR PLAN GENERAL NOTES:

1. Plumbing soil 2nd is 16" dia.
2. Airco exhaust 22" x 30" with a switched a light in attic space.
3. Exhaust fan, 80 CFM run exhaust duct to the outside.
4. Provide 30" dia. stub for the water closet and 24" clear in front.
5. Vent dryer to outside with 4" vent during termination cap.

FLOOR PLAN

SCALE 1/4"

1794 SQ. FT. MAIN LEVEL

PLAN # R-1734-050E

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