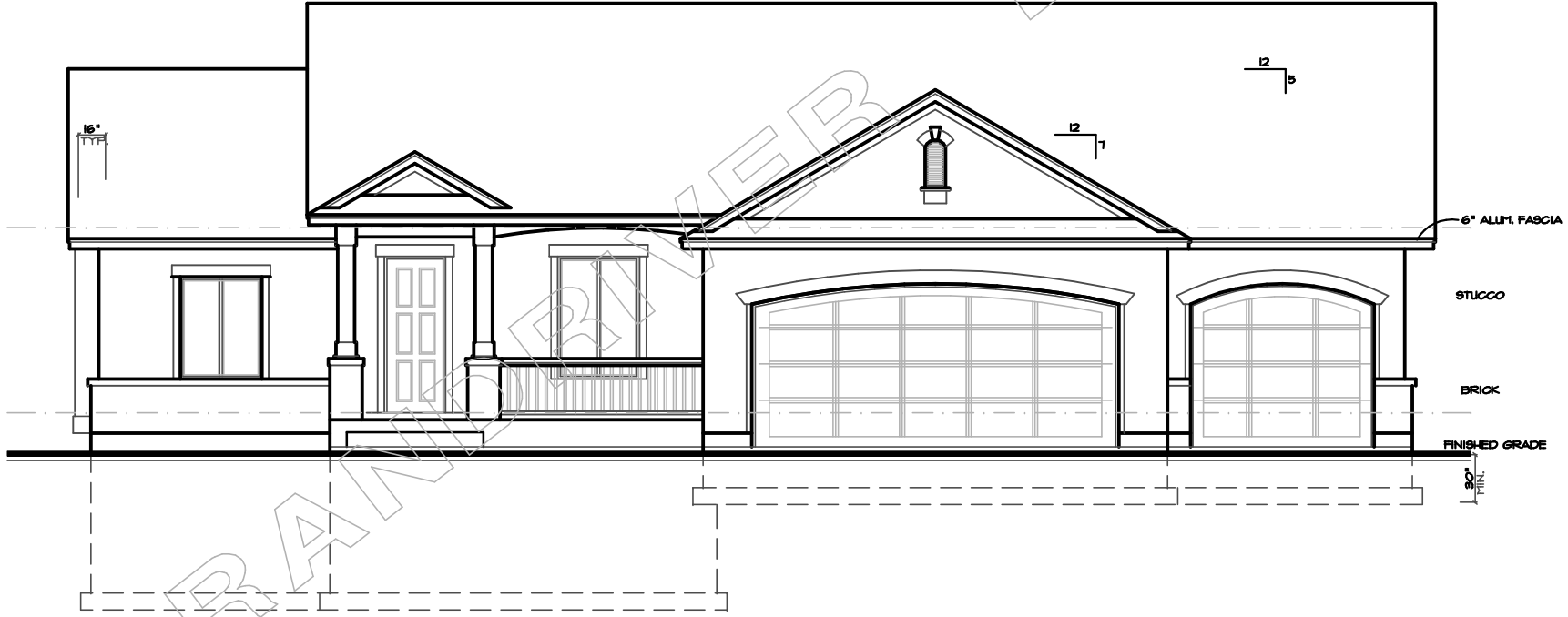


WINDOWS NOTES:

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. for glass size and 1/20th of the sq. ft. for ventilation requirements.
 Windows within 18" of the floor to be of tempered glass.



FRONT ELEVATION "B"

SCALE 1/4" = 1'-0"

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 0% slope thereafter to approved drainage area.

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.

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.

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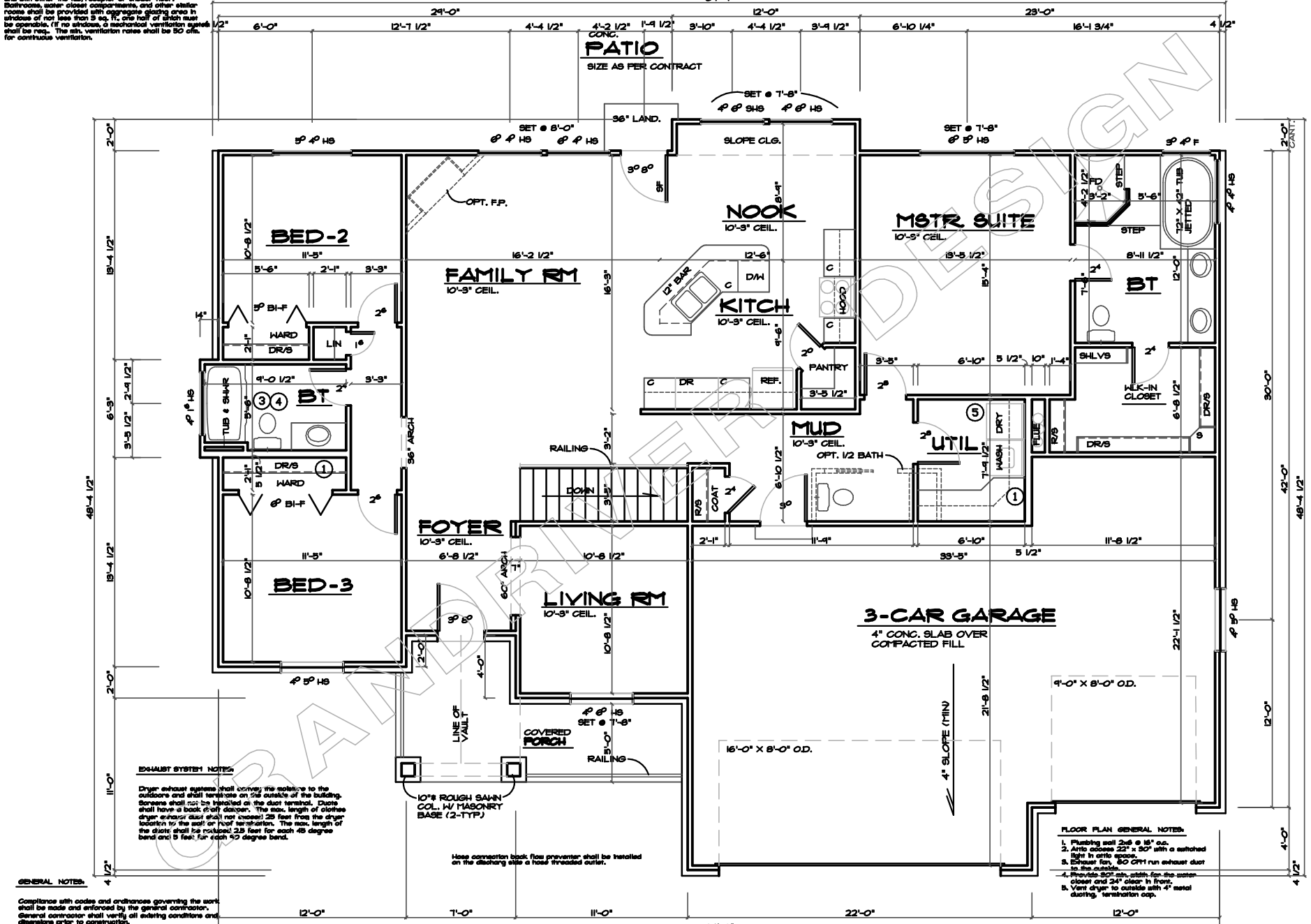
GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. ft. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30". Hinged 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 weathertight 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 aggregate glassing areas in windows of not less than 3 sq. ft. One half of which must be operable. (If no window, a mechanical ventilation system shall be req.). 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 1/8" below the top of the threshold. If the door is not a red, exit door the landing shall not exceed 2" from top of threshold. All landings shall be not less than 60" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 5/8" type "x" gyp. brd. on all the walls and ceiling of garage, not @ 6" o.c. All beams and structural members shall be protected with 5/8" gyp. brd. with self closer. Door between garage and house shall be self-closing door or "B" labeled door not less than 1 3/4" x 2" self-closer. Provide enclosed usable space under stairs with 5/8" gyp. brd. The blocking of stud cavities that are greater than 8'-0".



EXHAUST SYSTEM NOTES:
Dryer exhaust systems shall connect to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at 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 wall or roof termination. The max. length of the duct shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend.

Hose connection back flow preventer shall be installed on the discharging side a hose threaded outlet.

- FLOOR PLAN GENERAL NOTES:**
1. Plumbing wall 2x6 @ 16" o.c.
 2. Airie access 22" x 30" with a attached light in attic space.
 3. Exhaust fan, 80 CFM run exhaust duct to the outside.
 4. Provide 30" sq. utility for the water closet and 24" clear in front.
 5. Vent dryer to outside with 4" metal ducting, termination cap.

GENERAL NOTES:
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FLOOR PLAN
SCALE 1/4"
1795 SQ. FT. MAIN LEVEL

9'-0" TYPICAL TOP PLATE UNLESS OTHERWISE SPECIFIED

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