GENERAL NOTES

1) ALL EXT WALL SURFACES TO BE MASONRY U.N.O.
2) PROVIDE RIGID SUPPORT AT ROOF RAFTERS FOR BRICK BEARING ON WOOD
3) SEE WINDOW SPECIFICATIONS FOR USE OF DIVIDED LITE WINDOWS ON ALL ELEVATIONS
4) CEILING HEIGHT CALL-OUTS ARE NOMINAL. SEE ELEVATIONS & BLDG. SECTION FOR PRECISE DIMS.
5) FIRST FLOOR CLG. HT. TO BE 9'-1" (TYP.), SECOND FLOOR CLG. HEIGHT TO BE 8'-1" (TYP.)
6) ALL ANGLES OTHER THAN 90% ANGLES ARE TO BE 45% ANGLES
7) GAS STUBS TO BE LOCATED PER SUBDIV. SPEC'S/PLANS.
8) WATER SUPPLY GAS, IF AVAILABLE, TO FURNACE(S), WATER HEATER(S), FIREPLACE(S), DRYER, KITCHEN RANGE, AND PATIO (FOR GAS GRILLS) AS REQ.
9) NOTE LOCATE WATER HEATER(S) IN ATTIC. PLUMBER TO DEDUCT LOCATION AND NUMBER.
10) HOSE BIBBS TO BE LOCATED PER SUBDIV. SPECIFICATIONS
11) ALL SURFACE MOUNTED FANS BENEATH INSULATION SHALL BE RESTRICTED LESS THAN 3'-0" NET CLEAR.
12) PROVIDE ATTIC VENTS AS REQUIRED PER I.R.C.-R806.2.
13) INTERIOR DOORS TO BE 1 3/8" 6-PANEL HC.
14) EXTERIOR DOORS TO BE 1 3/4" SC.
15) WINDOWS TO BE EAGLE HOOD ALUMINUM WITH DIVIDED LITES U.N.O.
16) ALL BEDROOM WINDOWS TO HAVE 44" A.F.F. WITH MIN 5.7 SF NET CLEAR OPENING AND MIN 24" HIGH x 20" WIDE OPENING
17) SMOKE DETECTORS REQUIRE 120V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP, LOCATIONS TO COMPLY WITH UBC 1505 OR 1510.
18) LOCATE GAS WATER HEATER IN ATTIC ABOVE LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO EXTERIOR INSTALLATION MUST COMPLY WITH BUILDING CODE SEC. 1507 THRU 1509 OR 510.)
19) PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECH. MEANS AND COMPLY WITH BLDG CODE UBC 1505 A OR E(2)
20) CLEARANCE TO BE 2'-0" min. ABOVE ANY ROOF LINE WITHIN A 10' RADIUS.
21) ALL PRE-FAB FIREPLACES ARE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MFR. INSTALLATION MANUAL WILL BE AVAILABLE AT JOB SITE FOR INSPECTORS REVIEW.
22) STAIRWAYS SHALL COMPLY WITH BUILDING CODE UBC 3306 A THRU C OR 310 (WIDTH BETWEEN HANDRAILS SHALL BE 30" MIN.)
23) HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD.
24) ALL GUARDRAILS AND HANDRAILS TO BE 36" A.F. (MIN.) WITH BALUSTERS AT 4" O.C. (MAX.)
25) HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/2" AND NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIV. GRIPPING SURFACE UBC 3306 J)
26) SPACING OR OPENING OF STAIRWELL WITH 30" TYPE "A" RAIL CODE CITY: BOARD

FRAMING NOTES

1) ALL RAFTERS TO BE 2x6's AT 24" O.C. UNLESS NOTED OTHERWISE
2) ALL HIPS, RIDGES & VALLEYS TO BE ONE NOM. SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING
3) PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RENGES
4) TRANSFER ALL LOAD BEARING POINTS TO FOUNDATION UNLESS NOTED OTHERWISE
5) SINGLE HIPS, RIDGES & VALLEYS
6) BRACE ONE RUN IN ALL RAFTERS TO LOAD BEARING WALLS OR BEAMS IF SPAN IS GREATER THAN MAX. ACCORDING TO CODE
7) ALL RAFTER SPLICES SHALL BE BRACED
8) PURLINS ARE TO BE SAME DEPTH OF RAFTERS THEY ARE SUPPORTING
9) ALL FRAMING MATERIAL TO BE #2 S.Y.P. (K.D. 15)
10) ALL STRUCTURAL BEAMS TO BE #2 S.Y.P. (K.D. 15)
11) ALL HEADERS AT FIRST FLOOR TO BE 2-2x12 HEADERS AT SECOND FLOOR REFER TO STRUCTURAL DRAWINGS AND SCHEDULE.
12) FLOOR JOISTS ARE BASED ON 40 P.S.F. LIVE LOAD WITH 10 P.S.F DEAD LOAD
13) CEILING JOISTS ARE BASED ON 30 P.S.F. LIVE LOAD WITH 5 P.S.F DEAD LOAD
14) PROVIDE 2-2x4 VERTICAL SUPPORT (MIN.) UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 5'-0".
15) SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH BLDG. CODE UBC TABLE 25-S OR 25-I min.
16) ALL STEEL SHALL HAVE A YIELD STRENGTH OF 36 K.S.I. (MIN.)

BLDG. SECTION NOTES

1) ALL LOAD BEARING STUDS TO BE 16" O.C.
2) JOISTS SHALL BE SUPPORTED LATERALLY AT EACH END AND AT SUPPORT U.B.C. 2511 (I 5)
3) ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERETO AS POSSIBLE AND AT LEAST EVERY 25' OF LENGTH U.B.C. 2511 (I 3)
4) PURLIN BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8'-0" IN LENGTH WITHOUT LATERAL SUPPORT ON SYSTEMS) REFER TO ENGINEER)
5) ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE HIGH EQUIP AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SF

BLDG. SECTION NOTES

1) ALL LOAD BEARING STUDS TO BE @ O.C.
2) JOISTS SHALL BE SUPPORTED LATERALLY AT EACH END AND AT SUPPORT U.B.C. 2511 (I 5)
3) ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERETO AS POSSIBLE AND AT LEAST EVERY 25' OF LENGTH U.B.C. 2511 (I 3)
4) PURLIN BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8'-0" IN LENGTH WITHOUT LATERAL SUPPORT ON SYSTEMS) REFER TO ENGINEER)
5) ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE HIGH EQUIP AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SF

ELEVATION NOTES

1) OVERHANG TO BE 1'-6" FROM EXTERIOR FRAMING AT (S) (O) (OTHERS TO MATCH EAVE HEIGHT)
2) RAKES TO BE 1'-6" FROM EXTERIOR WALL
3) PROVIDE VENTED GABLE ATTIC AT ALL GABLES WITH GRILLE ABOVE
4) PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH U.B.C. 3306 F WITH 1/2" MESH MAX.
5) TECHNO-STEPPED TO HARDSCAPE AREA (OR EQUIV.)
6) GUTTERS AND DOWNSPOUTS PER BUILDER

ELECTRICAL NOTES

1) SMOKE DETECTORS REQUIRE 120V TO HOUSE WIRING, AND BATTERY BACKUP
2) VENT ALL EXHAUST FANS TO OUTSIDE
3) PROVIDE GFI PROTECTION AS REQUIRED
4) PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
5) PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
6) ALLEN FUSE 2 A/C UNITS (MIN.)
7) PROVIDE 2 MIN. THERMOSTAT CONTROLLED POWER ROOF VENTILATORS
8) PROVIDE LOW VOLTAGE CIRCUITS FOR BURGULAR ALARM SYSTEM
9) PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM WITH DOOR AND WATER HEATER CHIMES BY OWNER
10) PROVIDE CIRCUITS FOR FUTURE POOL, EXTERIOR YARD LIGHTING AND IRRIGATION SYSTEM

BATHROOM SCHEDULE

1) TILE FLOORS AT WET AREAS
2) TILE WALLS AT TUB/SHOWER(SECONDARY BATHROOMS)
3) TILE FILL AT SHOWER
4) SYMMETRIC MARBLE COUNTERTOPS AND SPLASHES
5) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH BLDG. CODE UBC 5406 (I AND (C) 2 THRU 5)
6) SHOWER STALLS AND TUB WITH SHOWER HEADS WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET OVER WATERPROOF JOINT BARRIER

KEY TO ABBREVIATIONS

FLOOR PLANS

CLG -	Ceiling (8' CLG = 8' high ceiling)
SKLT	Skylight
FPO	Shaft Rock Opening
FP	Wheelstacked Fireplace
REF.	Refrigerator
DW.	Dishwasher (hdr)
DW.	Dishwasher
WC	Water Closet, in bathroom
STOR	Storage
UNFIN	Unfinished (usually refers to attic)
HT.	Heater
DR.	Dryer
UC. REF.	Under Counter Refrigerator
HORZ.	Header height (height to top of window frame)
SH	Single Hung Window
FIX	Fixed Glass Window
H.B.	Horizontal Slider Window
AT	Attic
U.N.O.	Unless Noted Otherwise

Door Designations:
- 2868: First 2 numbers are width in feet-inches, second two numbers are height in feet-inches ie. 2868 means a 2'-8" wide by 6'-8" tall door

Window Designations:
- 2-5060 DH: First 2 numbers after dash are width in feet-inches and 2 numbers height in feet-inches. 1 stands for a number followed by a dash (ie. 2-) this refers to a number of windows connected by vertical mullion ie. 2-5060 means two 5'-0" wide by 6'-0" tall single hung windows connected by a vertical mullion

EXTERIOR ELEVATIONS

FLR.	Height of Top of Subfloor
PL.	Height of Top of Plate or Beam
CLG.	Height of Top of Plate at Ceiling

PLEASE NOTE:

These plans are intended to provide the basic construction information necessary to adequately complete this structure. Schuler & Associates Custom Home Design assumes no responsibility for any home constructed from this plan. It is the responsibility of the builder to perform the following before construction:

1) These plans must be verified and checked by the builder or the person in authority of the job. Any discrepancy, error, and/or omission, if found, is to be brought to the immediate attention of the Designer before any construction is commenced, or purchases made.

2) It is recommended that the owner or builder obtain complete engineering services from a licensed professional engineer. Foundation, HVAC, and Structural, before beginning construction of any kind.

3) All Federal, State, and Local codes, ordinances, and restrictions take precedence over any part of these plans which may be in conflict with same, and must be strictly obeyed and followed before and during construction.

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AREAS

FIRST FLOOR	2008
OPTIONAL SECOND FLOOR	336
TOTAL A/C w/ 2ND FLR:	2344 SF.
COVERED PORCH	251
COVERED PATIO	136
GARAGE & STORAGE	651
TOTAL UNDER ROOF:	3584 SF.
WIDTH	67'-11 1/2"
DEPTH	55'-0"

Robert J. Schuler
Custom Home Design

GRACE HOMES

Fulce Residence

DATE: November 20, 2007
JOB NUMBER: 1034
SHEET NAME: Fulce Residence
COVER SHEET
SHEET NO: 1 OF 14