GENERAL NOTES

1) ALL EXT WALL SURFACES TO BE MASONRY KIND.
2) PROVIDE ROOF SUPPORT AT ROOF MATERIAL PER BRICK BEARING OR WOOD.
3) SEE WINDOW SPECIFICATIONS FOR SIZE OF DIVIDED LITE PATTERN ON ALL ELEVATIONS.
4) CEILING HEIGHT DIMENSIONS ARE NOMINAL. SEE ELEVATIONS & BLDG. SECTION FOR PRECISE DIMS.
5) FIRST FLOOR CLG HT. TO BE 9'-0" (TYP.). SECOND FLOOR CLG. HEIGHT TO BE 8'-1" (TYP.).
6) ALL ANGLED OTHER THAN 45° ANGLES ARE TO BE FIELD ANGLED.
7) GAS VALVE TO BE LOCATED PER SUBDIV. SPEC. PLUMBING.
8) WATER SUPPLY SHALL IF AVAILABLE, TO INCLUDE GAS WATER HEATER(S), FIRST FLOOR GRIFFIN KITCHEN FAUCET, AND PATIO HOSE BIBB (INSTALLED AS REQ.).
9) NOTE: LOCATE WATER HEATER(S) IN ATTIC - PLUMBER TO CONFIRM LOCATION AND NUMBER.
10) HOSE BIBBS TO BE LOCATED PER SUBDIV. SPECIFICATIONS.
11) ALL SIDEWALK RAILWAYS WITH SECONDARY SHOULD NOT BE INSTALLED LESS THAN 3'-0" NOT CLEAR.
12) PROVIDE ATTIC VENTS AS REQUIRED PER UBC-1804.3.
13) INTERIOR DOORS TO BE 1 3/8" 6-PANEL UNI.
14) SWINGING DOORS TO BE 1 3/4" TC.
15) WINDOWS TO BE SINGLE HUNG ALUMINUM WITH DIVIDED LITE GRID
16) ALL BEDROOM WINDOWS TO HAVE NET A.F.F. HEIGHT OF 24" NOT LESS OPENING AND MIN. 24" HIGH X 20" WIDE OPENING.
17) SMOKE DETECTORS REQUIRED (ANY COMBINATION OF HOUSE WIRED AND BATTERY BACKUP LOCATIONS TO COMPLY WITH UBC 1910.1001).
18) LOCATE GAS WATER HEATERS WITH MINIMUM 12" CLEARING PARTITION IN PANCAKE RELIEF OPENING LINE TO OUTSIDE. INSTALLATION MUST COMPLY WITH SECTION 510 (UBC 1991) PUBLIC LAW 93-641.
19) PROVIDE VENT LATCH AT ALL PATIO AND STUFF DOORS SHALL INSTALL OR HOOK HOOKS AND COMPLY WITH BLDG. CODE (UBC 1991 X-MIN 8in).
20) CLEARANCE TO BE 2'-0" MIN. ABOVE ANY ROOF LINE WITH 0.A. 10' RADIUS.
21) ALL FIREPLACES/FIREPLACES ARE ALL AND LISTED APPROVED AND A COPY OF THE MFGR. INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTION REVIEW.
22) STAIRWAYS SHALL COMPLY WITH BLDG CODE UBC 3306 A SINGLE OR NOT WIDTH BETWEEN HANDRAILS SHALL BE 30".
23) HANDRAILS TO BE 34" TO 38" ABOVE NOSING OF TREAD.
24) ALL SUPERSCRIBE AND MATERIALS TO BE SET AT SHALL NOT EXCEED 4" CAL MAX.
25) HANDRAIL PROFILE PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/2" AND NOT MORE THAN 2" IN GRIPPING SECTIONAL DIMENSION OF THE GRIPS SHALL PROVIDE AN EQUAL OR MORE GRIPPING AREA (UBC 3106.2)
26) SPECIAL INSPECTION OF STICKWELL WITH STD. TYPE 'X' FIRE CODE GYP. BOARD.

FRAMING NOTES

1) ALL BEARING TO BE SHEET AT 24" O.C. UNLESS NOTED OTHERWISE
2) ALL VALLEYS, RIDGES & VALLEYS TO BE OF ONE SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING
3) PROVIDE COLLAR TIES AT 48" O.C. ON ALL RAFTERS
4) TRANSFER ALL LOAD BEARING WALL POINTS TO FOUNDATION UNLESS NOTED OTHERWISE
5) BRACE ALL RIDGES & VALLEYS
6) BRACE OR PURLIN ALL RAFTERS TO LOAD BEARING WALLS OR BOARDS 1" THICK MINIMUM SIZE THAT ACCORDING TO CODE
7) ALL RAFTER SPLICES SHALL BE STAGGED
8) PURLINS ARE TO BE SAME DEPTH OF RAFTERS THEY ARE SUPPORTING
9) ALL BRACING MATERIAL TO BE #3 STYP. (U.O.)
10) ALL STRUCTURAL BEAMS TO BE #2 DOUG. FIR, U.O.
11) ALL FLOORS AT FIRST FLOOR TO BE 2-2x12 HEADERS AT SECOND FLOOR (NOTED TO STRUCTURAL DRAWINGS AND SCHEDULE)
12) FLOOR JOISTS ARE BASED ON 40 PSF LIVE LOAD WITH 10 PSF DEAD LOAD.
13) CEILING JOISTS ARE BASED ON 20 PSF LIVE LOAD WITH 5 PSF DEAD LOAD.
14) PROVIDE 2-2x4 VERTICAL BLOCKING AT MID-SPAN EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 6'-0".
15) 5 1/2" MIN. NUMBER OF WALLS CONNECTED FLOOR REQUIRED SHALL COMPLY WITH BLDG. CODE SEC. TABLE 23-D, 24-B, 25-I, 26-N.
16) ALL STEEL SHALL HAVE A YIELD STRENGTH OF 36 K.S.I. (YIELD)

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 SURF. (BY U.C.)
3) ALL EXTERIOR WALLS AND MAIN CROSS-LOAD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS HEAR SHEETED AS POSSIBLE AND AT LEAST EVERY 24' OF LENGTH ALSO. (SEE 5.1)
4) PURLIN BRACE (SIMILAR AT 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENED TO PREVENT)
5) ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE EACH ENTIRE ATTIC AREA. LIGHT STORAGE SHALL BE ALSO SHALL BE CONFINED UNLESS ATTIC AREAS EXCEED 300 SF.

ELEVATION NOTES

1) OVERHANG TO BE 24" FROM EXTERIOR FRAMING AT (U.O.)
2) RAKES TO BE 14" FROM EXTERIOR WALL
3) PROVIDE STEEL LINTEL AT ALL OPENING WITH BRICK ABOVE
4) PROVIDE CRAWL ANNEXING AT GARAGES TO COMPLY WITH UBC SEC. 1, MIN 1 SF EXP MAX.
5) "DENSE" REFERS TO WATERPLANE OR EQUIV.
6) GUTTERS AND DOWNSPOUTS PER BUILDER

ELECTRICAL NOTES

1) SMOKE DETECTORS REQUIRED BOTH TO HOUSE WIRED AND BATTERY BACKUP
2) VENT ALL EXHAUST FANS TO OUTSIDE
3) PROVISION OF PROVISION AS REQUIRED
4) PROVIDE LIGHT FIXTURE AND SWITCH (S) TO BE AT EACH WATER HEATER AND ALL ATTIC LOCATION TO ATTIC
5) PROVIDE EXTERIOR RECEPTACLE AT EACH UNIT
6) ALLOW FOR 2 A/C (MIN. MIN.)
7) PROVIDE 2 MIN. THERMOSTAT CONTROLLED POWER ROOF VENTILATORS
8) PROVIDE LOW VOLTAGE WIRING FOR BURGLAR ALARM SYSTEM
9) PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM WITH MASTER AND SPEAKER LOCATIONS AS GIVEN
10) PROVIDE CIRCUITS FOR PATIO FAN, OUTDOOR YARD LIGHTING AND IRRIGATION SYSTEM

BATHROOM SCHEDULE

1) TILE FLOORS AT WET AREAS
2) TILE WALLS AT TUB SECONDARY BATHROOMS
3) TILE WALL AT SHOWER
4) COMPLETE TILEABLE COMPARTMENTS ARE STANDARD
5) ALL GLASS AT TUBS ARE SAFETY GLASS, BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH BLDG CODE UBC 5306 (1 MIN SQ. FT. MIN. 1 SF SQ.)
6) SHOWER STALLS ARE TO BE 36" SQUARE MINIMUM WALLS TO BE FINISHED WITH NON-ABSORBENT MATERIAL UP TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET OVER WATERPROOF GYP. BOARD.

KEY TO ABBREVIATIONS

FLOOR PLAN

CLG	Ceiling (F.C.C. = 9'-0" ceiling)
OPG'G	Shelf Wall Opening
FP	Fireplace/Wood Fireplace
REF.	Refrigerator
MW	Microwave Oven
DW	Dishwasher
MC	Medicine Cabinet in bathroom
MIRR	Mirror
GWB	gypsum board, nailable to wood
W	Washer
D	Dryer
SS REF.	stainless steel refrigerator
HDR.	header, height in size of upper frame
SH.	Single Hung Window
FIX.	Fixed Glass Window
SL.	Sliding Glass Window
JAL.	Jalousie Glass Window
ALT.	alternate
EXCP.	Unless Noted Otherwise

Door Designations:

3068 - first 2 numbers are width in feet/inches, second two numbers are height in feet/inches.
ex: 2868 means 2'-6" wide by 6'-8" tall

Window Designations:

3068 - first 2 numbers after door are width in feet/inches, last 2 numbers height in feet/inches.
If there is a number followed by a dash (ex. 2-) this refers to a number of windows connected by vertical mullion.
ex: 3-6068 means 3 at 5'-0" wide by 6'-0" tall single hung windows connected by a vertical mullion

EXTERIOR ELEVATIONS

FLR.	Height of Top of Floor
PL.	Height of Top of Plate at Eaves
CLG.	Height of Top of Plate at Ceiling

PLEASE NOTE:

These plans are intended to provide the most comprehensive information necessary to reasonably complete this structure. Saltillo & 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 this 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 order of exterior elevation comply to engineering services from a licensed professional engineer. Foundation, HVAC, and Structure, before obtaining 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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12	2ND FLOOR FRAMING PLAN
13	2ND FLOOR CEILING FRAMING PLAN
14	ROOF FRAMING PLAN

AREAS

FIRST FLOOR	~~1936~~ 1936
OPTIONAL SECOND FLOOR	~~336~~ 198
TOTAL A/C w/ 2ND FLR.	~~2344~~ S.F. 2134
COVERED PORCH	251
COVERED PATIO	~~189~~ 210
GARAGE & STORAGE	601
TOTAL UNDER ROOF:	~~3384~~ S.F. 3,240
WIDTH:	~~67'-11 1/2"~~ 55'-0"
DEPTH:	55'-0"