

— EXISTING WALL TO REMAIN
— NEW WALL

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE BEFORE ANY WORK IS TO BEGIN AND CONTRACTOR NOTIFY THE CONSULTANT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS WITH THESE DRAWINGS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
- ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION RELATING TO THIS PROJECT SHALL BE IN COMPLIANCE WITH AND CONFIRM TO THE GOVERNING BUILDING CODES AND OTHER APPLICABLE CODES.
- OWNER TO DETERMINE ALL FLOOR FINISHES, CEILING FIXTURES, BASE BOARDS & PAINT COLORS. CONTRACTOR TO INSTALL & PAINT.
- DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- ALL WORK IS TO CONFIRM TO DRAWINGS & SHALL BE NEW & BEST QUALITY OF WORK.
- ALL CEILINGS TO BE GYP. BOARD.
- OWNER TO DETERMINE ALL DOOR & WINDOW TYPES & MANUFACTURERS. CONTRACTOR TO INSTALL.
- MECHANICAL ACCESS IN ATTIC OPENING SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30"X54" AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 POUNDS CAPACITY PER IRC M1305.13.
- DISAPPEARING STAIRS MAY BE USED IN FIRE-PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDED THE EXPOSED PANEL OF THE PLYWOOD ON THE GARAGE SIDE IS NOT LESS THAN 3/8 INCH FIRE RETARDANT PLYWOOD OR COVERED WITH A MINIMUM 16 GAGE SHEET METAL.
- SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED AND WITH BATTERY BACK UP AS PER THE IRC R317.1.
- CONTRACTOR SHALL INSTALL NECESSARY WOOD BLOCKING IN STUD WALLS AS REQUIRED TO BACKUP WALL MOUNTED ITEMS.
- ALL ANGLE WALLS TO BE ON A 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.
- ALL WINDOWS TO BE CENTERED ON WALLS UNLESS OTHERWISE NOTED.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE AND 5/8" TYPE X GYPSUM BOARD WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH WHICH SHALL BE SELF CLOSING HAVING A FIRE PROTECTION RATING OF 20 MINUTES.
- BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
- ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- CEILING HEIGHT SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
- ELECTRICAL PANEL AND METER SHALL BE LOCATED WHERE THE FACE OF THE PANEL IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE. SECTION 110.26A OF THE NATIONAL ELECTRIC CODE REQUIRES 36 INCHES CLEAR SPACE IN FRONT OF ELECTRICAL EQUIPMENT. THE CLEARANCE MUST BE 20 INCHES WIDE.
- LOCATION OF GAS METER & EQUIPMENT SHALL BE LOCATED WHERE THE FACE OF THE METER IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE.
- ATTIC VENTILATION - M1703.2 TWO OPENINGS OR DUCTS. OUTSIDE COMBUSTION AIR SHALL BE SUPPLIED THROUGH OPENINGS OR DUCTS, AS ILLUSTRATED IN FIGURES M1703.2(1), M1703.2(2), M1703.2(3) AND M1703.2(4). ONE OPENING SHALL BE WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, AND ONE WITHIN 12 INCHES (305 MM) OF THE BOTTOM OF THE ENCLOSURE. OPENINGS ARE PERMITTED TO CONNECT TO SPACES DIRECTLY COMMUNICATING WITH THE OUTDOORS, SUCH AS VENTILATED CRAWL SPACES OR VENTILATED ATTIC SPACES. THE SAME DUCT OR OPENING SHALL NOT SERVE BOTH COMBUSTION AIR OPENINGS. THE DUCT SERVING THE UPPER OPENING SHALL BE LEVEL OR EXTEND UPWARD FROM THE APPLIANCE SPACE.
- ALL LIGHT FIXTURES & OUTLETS TO BE CENTERED ON PARTITIONS U.N.O.
- CONTRACTOR TO COORDINATE RECESSED SHOWER ACCESSORIES STORAGE WITH OWNER.
- COORDINATE WITH OWNER FOR SPECIFIC LIGHTING MAKE & MODEL.
- RECESS LIGHTS IN INSULATED CEILING TO BE LIGHTOLIER 1102 IC-1105 OR EQUAL.
- CONTRACTOR VERIFY EXACT HEIGHT & LOCATION OF WALL MOUNTED SCONCES WITH OWNER.
- ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE.
- CONTRACTOR TO PROVIDE VENTILATION FOR ALL BATHROOMS & UTILITY.
- ALL EXTERIOR SWITCHES TO BE WEATHER PROOF. VERIFY TYPE WITH OWNER.
- 110V OUTLET & SWITCHED LIGHT IN ATTIC NEAR HVAC OR LOCATE SWITCH NEAR ATTIC ACCESS.
- CONTRACTOR TO VERIFY ALL APPLIANCE & EQUIPMENT ELECTRICAL (AND/OR) GAS NEEDS PRIOR TO INSTALLATION.
- PROVIDE G.F.I. OUTLETS WITHIN 6'-0" OF SINKS, IN GARAGES & ALL EXTERIOR WATERPROOF OUTLETS AS REQUIRED BY CODE.
- ALL EQUIPMENT TO BE PROVIDED BY OWNER & INSTALLED BY CONTRACTOR.
- CONTRACTOR TO PROVIDE UNDERCOUNTER ELECTRICAL FOR EQUIPMENT, I.E. DISHWASHER, REFRIGERATOR, ICE MACHINE, WINE STORAGE, DISPOSAL, ETC.
- CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR VENT HOOD.
- CONTRACTOR TO VENT DRYER OUTSIDE.
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1) IN EACH SLEEPING ROOM.
2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- BATHROOMS, WATER CLOSET COMPARTMENTS & OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET. ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT & A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
- TEMPERED GLAZING IN DOORS & ENCLOSURES FOR BATHTUBS & SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE HAZARDOUS.

- § SWITCH
§₂ 2-WAY SWITCH
§₃ 3-WAY SWITCH
▼ TELEPHONE/DATA
▽ CABLE TV OUTLET
⊕ RECEPTACLE
⊕^{WP} WEATHERPROOF RECEPTACLE
⊕^{GFI} RECEPTACLE (GROUND FAULT INTERRUPTED)
○ SINGLE FIXTURE
⊙ EXHAUST FAN w/ LIGHT
⊙ SMOKE DETECTOR
NOTE: SMOKE DETECTORS SHALL BE HARD-WIRED INTERCONNECTED, AND HAVE BATTERY BACK-UP
⊙ SPEAKER
⊙ RECESSED CANNED LIGHT
▽ FLOOR LIGHT ON PHOTOCELLS
⊕ WALL SCONCE
⊕ UNDER COUNTER LED STRIP
⊙ PENDENT LIGHT (OWNER TO DETERMINED SIZE, TYPE & MANUFACTURER. CONTRACTOR TO INSTALL)
⊕ SMALL PENDENT LIGHT
⊕^{HB} EXTERIOR HOSE BIB, COLD WATER LINE PROVIDE INSULATION PACKAGE
⊙ ALARM KEYPAD
⊙ THERMOSTAT
⊙ CARBON MONOXIDE DETECTOR
NOTE: CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED INTERCONNECTED, AND HAVE BATTERY BACK-UP
⊙ CARBON MONOXIDE & SMOKE DETECTOR COMBO
NOTE: CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED INTERCONNECTED, AND HAVE BATTERY BACK-UP
⊕ CEILING FAN w/ LIGHT
●●● 3-BULB INCANDESCENT "HOLLYWOOD" FIXTURE
●● 2-BULB INCANDESCENT "HOLLYWOOD" FIXTURE

GENERAL NOTES

- ⊕01 NEW WALL TO BE CONSTRUCTED
- ⊕02 CONTRACTOR TO INSTALL NEW FLOOR MATERIAL & WOOD BASEBOARD
- ⊕03 TEXTURE CEILING TO MATCH OTHER ROOMS
- ⊕04 FILL IN EXISTING OPENINGS
- ⊕05 PAINT OR STAIN NEW WOOD HANDRAIL SYSTEM. REFERENCE EXTERIOR ELEVATIONS.

5 KEYED NOTES

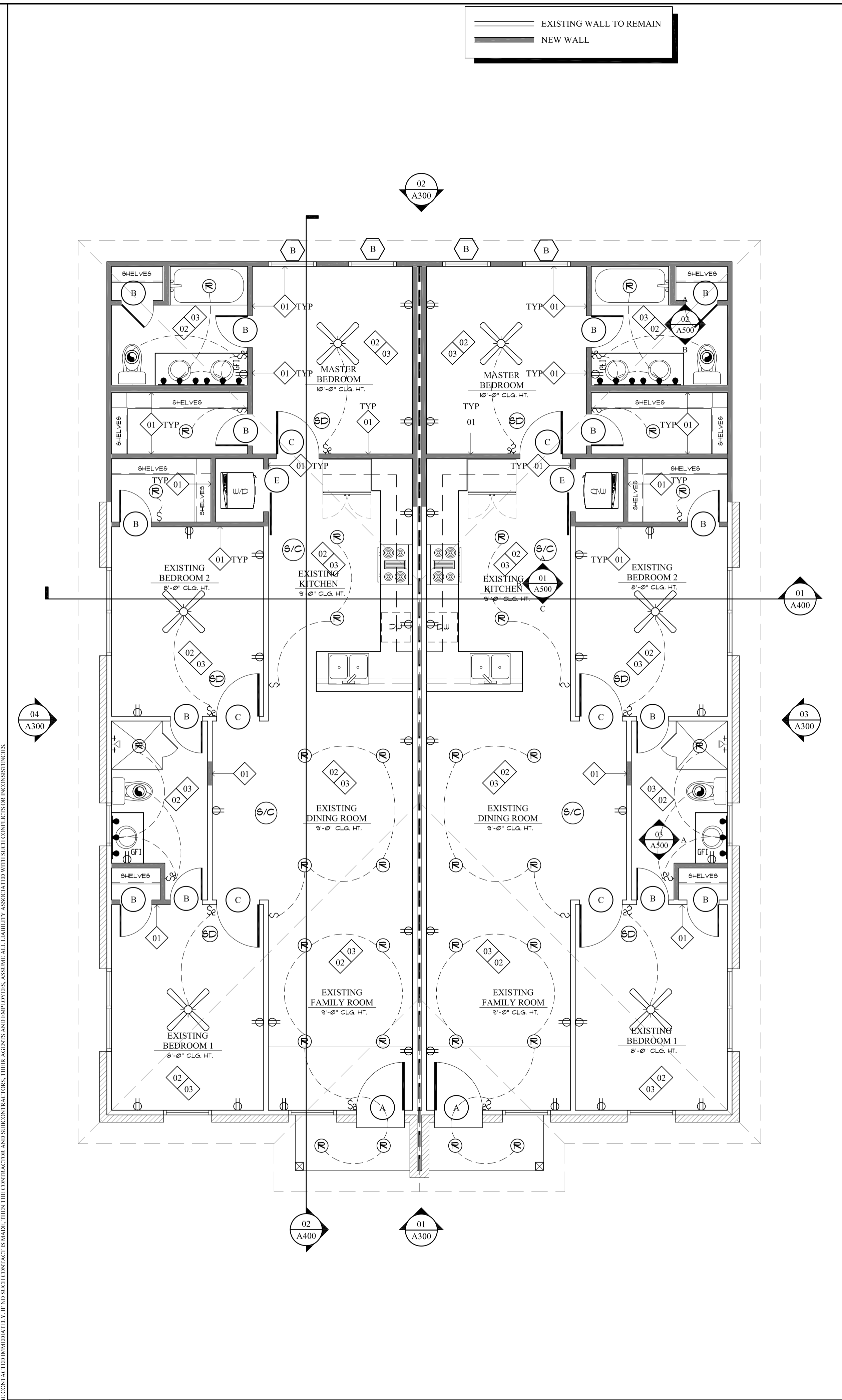
MARK	SIZE *	DESCRIPTION
A	3'-0" X 6'-8"	1 3/4" THICK SOLID CORE WOOD DOOR W/ PAINTED FINISH - EXTERIOR
B	2' X 6'-8"	1 3/4" THICK SOLID CORE WOOD DOOR W/ PAINTED FINISH
C	2'-8" X 6'-8"	1 3/4" THICK SOLID CORE WOOD DOOR W/ PAINTED FINISH
D	2'-8" X 6'-8"	1 3/4" THICK WOOD DOOR W/ PAINTED FINISH (BARN DOOR)
E	2'-8" X 6'-0"	POCKET DOOR

* SIZES ARE NOMINAL, FIELD VERIFY ALL DOOR DIMENSIONS

ELECTRICAL LEGEND

WINDOW NO.	SIZE	OPERATION TYPE	SILL HEIGHT	DESCRIPTION
A	(2) 3'-0" X 3'-0"	OPERABLE	3'-11" FROM FINISH FLOOR	SINGLE HUNG
B	3'-0" X 5'-0"	OPERABLE	2'-0" FROM FINISH FLOOR	SINGLE HUNG
C	2'-6" X 2'-10"	FIXED	4'-2" FROM FINISH FLOOR	FROSTED

OPTIONAL PRICING: CAM-ACTION LOCKS.
OPTIONAL PRICING: VINYL EXTERIOR CLAD WOOD WINDOWS.
OPTIONAL PRICING: SCREENS ON ALL WINDOWS.
WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
CONTRACTOR TO REPAIR OR REPLACE EXISTING WINDOWS AS NEEDED TO MATCH EXISTING



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