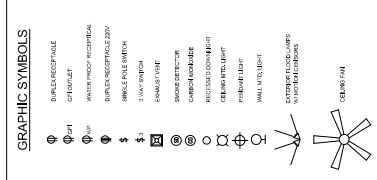


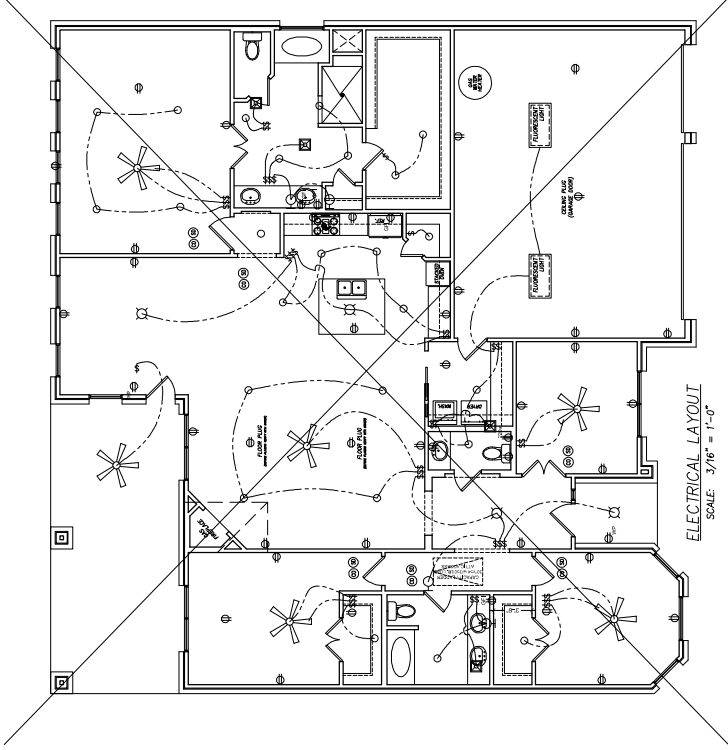
FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA CALCULATION	
LIVING AREA	3474
TOTAL LIVING AREA	2474
ACCESSORIES AREA	
POOR	59
CLOSET	148
GARAGE	1038
TOTAL ACCESSORIES	1038
TOTAL AREA	3512



NOTES:

1. Electrical Subcontractor is Responsible for all electrical work.
2. All electrical work shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.
3. All electrical work shall be installed in accordance with the manufacturer's instructions.
4. Provide Ground Fault Interrupter (GFI) for all outlets in the kitchen, bathroom, and laundry areas.
5. All electrical work shall be installed in accordance with the manufacturer's instructions.
6. All electrical work shall be installed in accordance with the manufacturer's instructions.
7. Provide Ground Fault Interrupter (GFI) for all outlets in the kitchen, bathroom, and laundry areas.



ELECTRICAL LAYOUT
SCALE: 3/16" = 1'-0"

General Notes:

1. All work to be done as per 2012 I.A.C.
2. Water resist gyp. board (full rig), @ shower, tub, and walls
3. Tub and shower, if not fiber glass, shall be finished with a nonabsorbent tile to 70" above drain surface.
4. Glazing in shower, tub enclosure, & door, shall be impact resistant (tempered).
5. All plumbing, @ plumbing walls, especially tub walls.
6. For installation of AHU see contractor.
7. All exhaust fans must be vented to the outside.
8. Provide C.F.I. where shown as per National Electrical Code.
9. Gas installations and appliances are to be consistent with applicable codes.
10. Hot water heater to be installed in mechanical room upstairs, and is to include metal pan with drain to the outside.
11. Fire box is to be installed as per 2012 I.A.C. Standard, and all electrical work shall be installed in accordance with the manufacturer's instructions.
12. All exterior finishes shall be as noted @ job site.
13. All french doors shall have safety (tempered) glass.
14. At all guardrails and balustrade, can not have any passage at any point for a 4" sphere or larger.

Notes:

1. Handrails & Guardrails (Design Loads) Table R301.5 and Footnoted 2012 IRC Handrails and guards shall be designed for a minimum 200 lb live load and a single concentrated load applied in any direction at any point along the top.
2. All stairs shall be hard-wired and inter-connected with battery backup.
3. The attic rough opening shall be 30"x54" and the stair load capacity shall be a minimum of 350 pounds.
4. Provide an unobstructed passageway not more than 20ft in length and a minimum clear height of 6'8" from the ceiling to the appliance with a minimum headroom height of 30" and a minimum width of 30".
5. A level surface space at least 30" deep and 30" wide shall be present along all side of the appliance where access is required.