



### GENERAL NOTES

- 1: **DRAWING NOTES:**  
DRAWING NOTES, UNLESS THEY INDICATE OTHERWISE, REFER TO NEW CONSTRUCTION.
- 2: **CODE COMPLIANCE:**  
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.
- 3: **COORDINATION:**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.
- 4: **DISCREPANCIES & CLARIFICATIONS:**  
THIS PROJECT INVOLVES THE MOVING & RENOVATION OF, AND AN ADDITION TO, AN EXISTING BUILDING. DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED; MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECT'S ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.
- 5: **LAYOUT:**  
UNLESS INDICATED OTHERWISE, FLOOR PLAN DIMENSIONS ARE TO FACE OF FRAMING. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES OR ROUGH OPENINGS.
- 6: **CENTERING:**  
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED.
- 7: **SYMMETRY:**  
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.
- 8: **DRAWING SCALES:**  
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.
- 9: **BUILDING INSULATION:**  
PROVIDE AS INDICATED IN CONSTRUCTION AND PARTITION TYPES DRAWINGS, WHETHER OR NOT SHOWN IN DETAILS OR OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS PROVIDED.
- 10: **BLOCKING:**  
INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.
- 11: **PENETRATIONS AT STRUCTURAL MEMBERS:**  
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.
- 12: **DAMAGED WORK:**  
BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.
- 13: **RATED CONSTRUCTION:**  
PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.
- 14: **INTERIOR FINISHES:**  
INTERIOR FINISHES - INCLUDING BASES, WAINSCOTS, CHAIR-RAILS & CROWN MOLDINGS IF APPLICABLE - INDICATED FOR FOR ONE WALL OF A SPACE OR ROOM ARE APPLICABLE FOR ALL WALLS OF THE SPACE OR ROOM UNLESS NOTED OTHERWISE.
- 15: **CONSTRUCTION DOCUMENTS:**  
THE CONSTRUCTION DOCUMENTS CONSIST OF THESE CONSTRUCTION DRAWINGS AND A PROJECT MANUAL (WHICH INCLUDES THE SPECIFICATIONS) AND ANY ADDENDA AND/OR CHANGE ORDERS AS MAY BE NECESSARY.

### STRUCTURAL DESIGN CRITERIA

<b>BUILDING CODE:</b>	BOCA NATIONAL BUILDING CODE/1999
<b>LIVE LOAD:</b>	40 PSF
<b>SNOW LOAD:</b>	
SNOW LOAD + DRIFT	42 PSF
<b>WIND LOAD</b>	
BASIC WIND SPEED	85 MPH
BASIC VELOCITY PRESSURE, P <sub>v</sub>	18.5 PSF
WIND LOAD IMPORTANCE FACTOR, I	1.10
EXPOSURE CATEGORY	D
<b>EARTHQUAKE LOADS</b>	
EXEMPT PER BOCA/1999, SECTION 1610.1	

### CODE SUMMARY

OCCUPANCY: RESIDENTIAL R-3, ONE-FAMILY DWELLING UNIT  
CONSTRUCTION TYPE: TYPE 5B, UNPROTECTED WOOD FRAME

**BUILDING SIZE:**  
FIRST FLOOR: 2,372 GROSS SF (Excludes Porches & Garage)  
SECOND FLOOR: 1,207 GROSS SF  
TOTAL: 3,579 GROSS SF

OCCUPANT LOAD: 18  
1 OCCUPANT PER 200 GROSS SF

SPRINKLER SYSTEM: YES

ACCESSIBILITY: NA

### ABBREVIATIONS

AC	AIR CONDITIONING
AFF	ABOVE FINISH FLOOR
FF	FINISH FLOOR
GWB	GYP/SUM WALL BOARD
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OHE	OVERHEAD ELECTRIC
PT	PRESSURE TREATED
PTD	PAINTED
SIP	STRUCTURAL INSULATED PANEL
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD

### INDEX OF DRAWINGS

G 1.0	COVER SHEET
C 1.1	EXISTING SITE PLAN
C 1.2	SITE PLAN
C 1.3	LANDSCAPE PLAN
S 1.0	FOUNDATION PLAN
S 1.1	1ST. FLOOR FRAMING
S 1.2	2ND. FLOOR FRAMING
S 1.3	UPPER ROOF FRAMING
A 1.0	1ST. FLOOR LAYOUT
A 1.1	2ND. FLOOR LAYOUT
A 1.2	ROOF LAYOUT
A 2.0	E&W ELEVATIONS
A 2.1	N&S ELEVATIONS
A 2.2	BUNKHOUSE ELEVATIONS
A 2.3	EXTERIOR WINDOWS
A 3.0	BUILDING SECTION
A 3.1	BUILDING SECTIONS
A 3.2	WALL SECTIONS

REVISIONS:	
DATE:	September 3, 2004
PROJECT No.	0321
DRAWN BY:	RTL
CHECKED BY:	TST
SCALE:	AS NOTED

SHEET TITLE:  
**COVER SHEET**

PROGRESS PRINT ONLY  
Not for Construction

**G 1.0**