

GENERAL NOTES:

1. All work shall be in accordance with BCCL Building Code, 1994, 20 National Electric Code, 1996, International Building Code, 1997, International Mechanical Code, 1997, International Plumbing Code, 1997, International Fire Code, 1997, and all local, state and federal regulations.
2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act.
3. All required City and State permits shall be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine accurate procedures and sequences to be followed in the construction of the building and its components during erection. The inclusion of the proposed construction methods, materials, and equipment shall remain the responsibility of the contractor after approval of the project.
5. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, state and federal standards.
6. All the settings indicated shall be continuous to underside of the steel ceiling or underside of floor deck, floor at openings a structural penetration with approved the slab material.
7. Building shall be completed in accordance with 1994-2000 Building Code for State Fire Marshal approval prior to construction in accordance to state law.
8. Building shall have approved smoke detectors in accordance with 1994-2000 Building Code State detector and include data tag in each of the sleeping rooms of each unit.
9. Provide fire extinguishers shall be provided in all hazardous areas in accordance to 1994-2000 Local authority having jurisdiction needs to provide fire extinguishers.
10. Distances shall maintain a 4" ground height and shall be kept free and clear of use and store in all areas to ensure the second means of egress.
11. HVAC installation to be in accordance with ASHRAE 154-1994, 1995, 1996 and all Federal, local and state codes. Ventilation or heat equipment shall be in accordance with 1994-2000, 1995-2000, 1996-2000, 1997-2000 and 1998-2000 as applicable.

FOUNDATION NOTES:

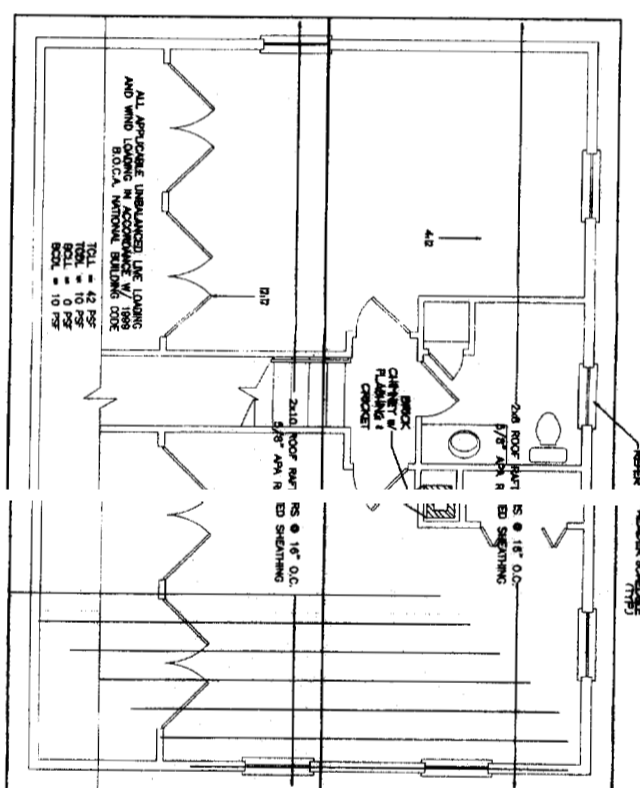
1. PROVIDE ALL BRACING TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED WITH 3/4" SAND ON BOTH SIDES.
3. ALL STEEL BRACING IN ROOMS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
4. ALL STEEL BRACING IN FOUNDATION WALLS SHALL BE PROVIDED WITH 1/2" CLEAR FROM FACE OF WALL.
5. ALL ROOF JOISTS WITH CONCRETE SHALL BE PROVIDED WITH 1/2" CLEAR FROM FACE OF WALL.
6. ALL CONCRETE BRACING SHALL HAVE A STEEL NOVEL 1/2" FROM BOTTOM.
7. SET BOTTOM OF FOOTING MIN. 4" BELOW GRADE.
8. SET ALL ROOMS ON UNDRERMINED SOIL ON COMPACTED STRUCTURAL FILL.
9. BACKFILL WITH 3/4" SAND.
10. PROVIDE ALL BRACING TO BE 4" FROM FACE OF WALL.
11. ALL CONCRETE SHALL BE 3000 PSI (28 MPA) AT 28 DAYS.
12. ALL OTHER APPROVALS SHALL BE THE APPROVED.
13. SUPERVISION / SUPERVISOR SIGNATURE REQUIRED.
14. PROVIDE FILTER FABRIC OVER STONE.

FRAMING NOTES:

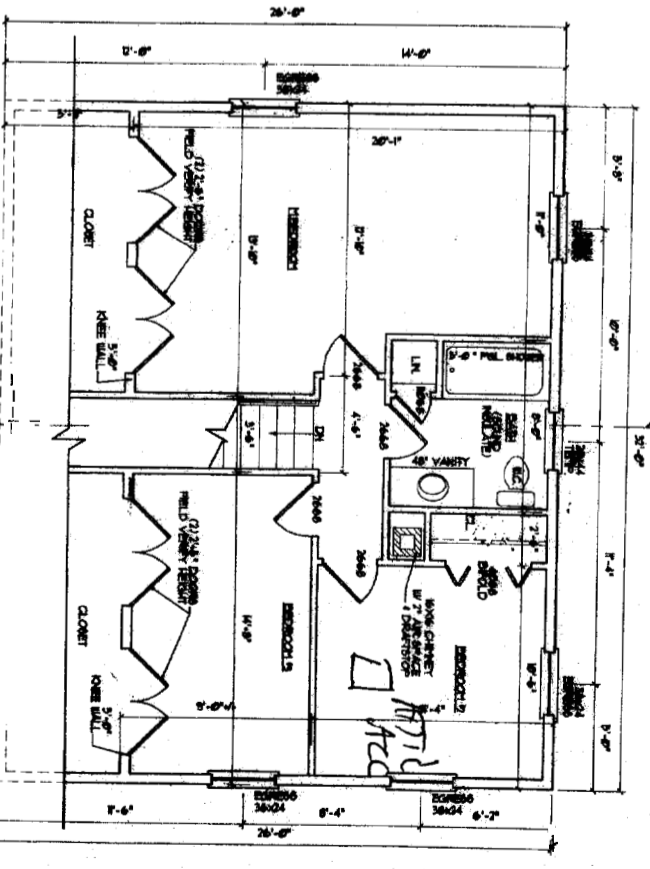
1. ALL EXTERIOR WALLS TO BE 2X6 ROOF AND WALLS.
2. 2" OC W/ 1/2" GIBBS AND VAPOR BARRIER & INSIDE FACE OF WALL, 4" BATT INSULATION (R-13), AND 3/4" APA RATED SEALING & EXTERIOR FACE OF WALL.
3. ALL INTERIOR WALLS TO BE 2X4 ROOF AND WALLS (UNLESS NOTED OTHERWISE) WITH ONE LAYER 1/2" GIBBS EACH SIDE.
4. ALL INTERIOR BRACING SHALL BE 4" FROM FACE OF WALL.
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19. ALL INTERIOR BRACING SHALL BE 4" FROM FACE OF WALL.
20. ALL INTERIOR BRACING SHALL BE 4" FROM FACE OF WALL.

ROOFING MEMBRANE	HEADER SIZE
1. 1/2" GIBBS	(1) 2x6
2. 2" OC W/ 1/2" GIBBS	(1) 2x6
3. 4" BATT INSULATION (R-13)	(1) 2x6
4. 3/4" APA RATED SEALING	(1) 2x6
5. 2X4 ROOF AND WALLS	(1) 2x6

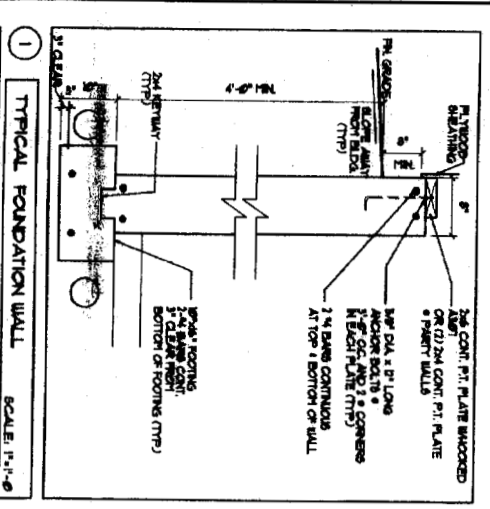
NOTE: PROVIDE LAGS BOTH SIDES AS FOLLOWS:
 2X4 JOIST: 1/2" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X6 JOIST: 3/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X8 JOIST: 1" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X10 JOIST: 1 1/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X12 JOIST: 1 1/2" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X14 JOIST: 1 3/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X16 JOIST: 2" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X18 JOIST: 2 1/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X20 JOIST: 2 1/2" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X22 JOIST: 2 3/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X24 JOIST: 3" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X26 JOIST: 3 1/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X28 JOIST: 3 1/2" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X30 JOIST: 3 3/4" DIA. LAG UP TO 4" X 4" ROOF JOIST;
 2X32 JOIST: 4" DIA. LAG UP TO 4" X 4" ROOF JOIST;



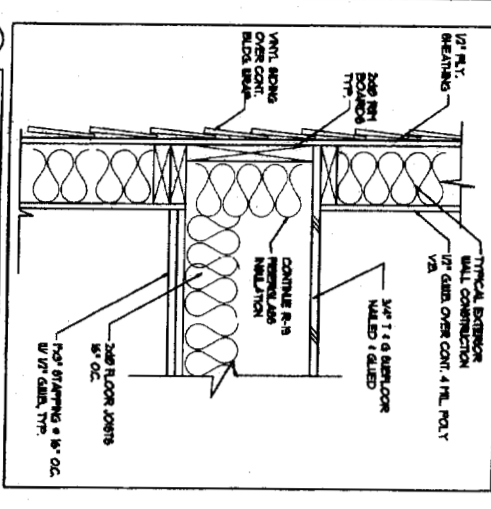
ROOF FRAMING PLAN
 SCALE: 1/4" = 1' - 0"



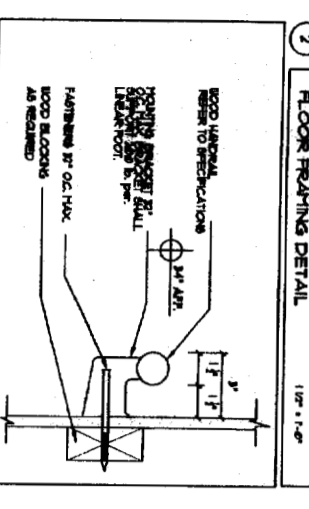
SECOND FLOOR PLAN
 SCALE: 1/4" = 1' - 0"



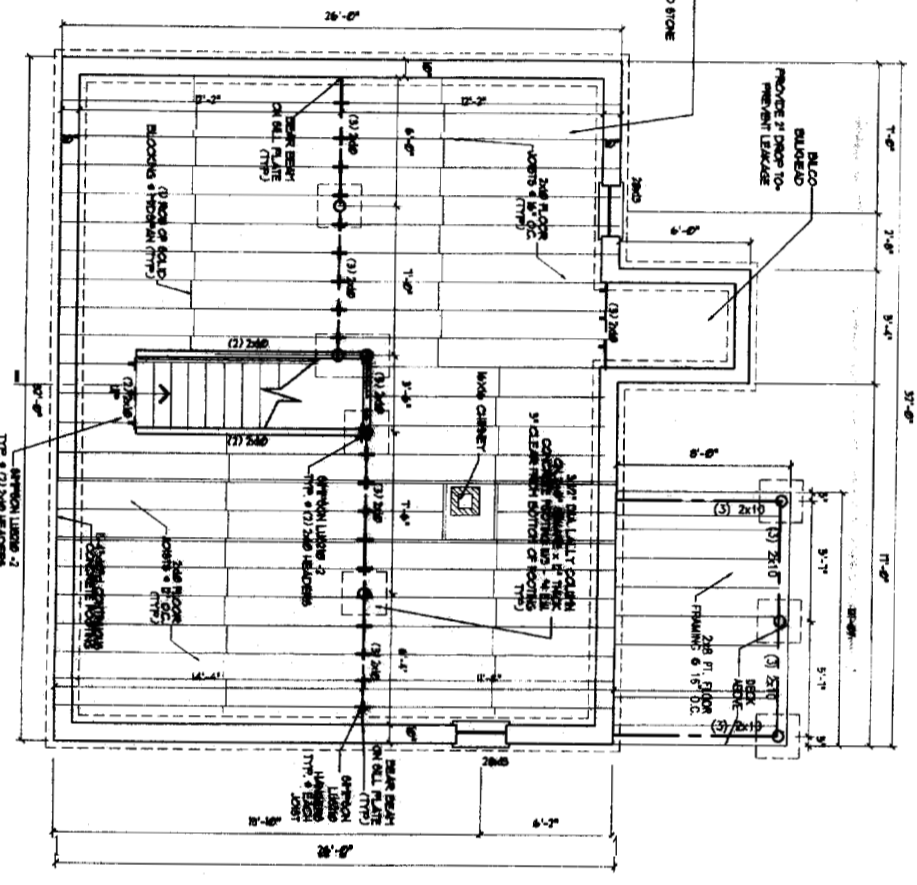
1 TYPICAL FOUNDATION WALL
 SCALE: 1/4" = 1' - 0"



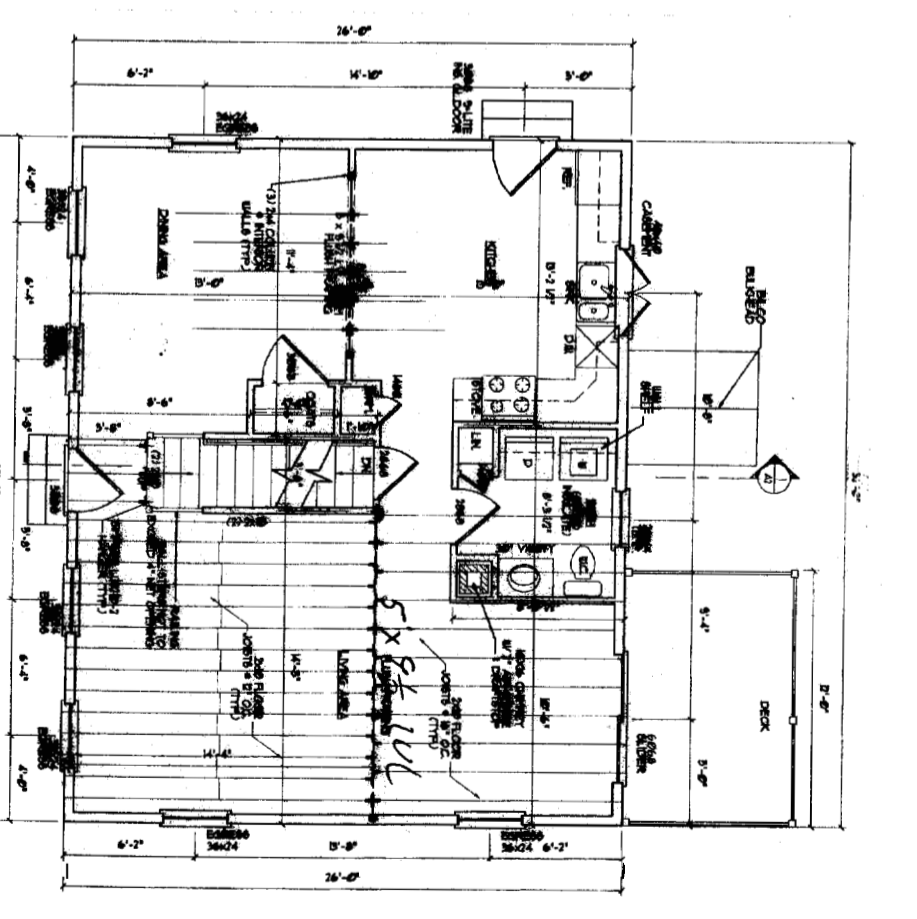
2 FLOOR FRAMING DETAIL
 SCALE: 1/4" = 1' - 0"



HANDRAIL DETAIL
 SCALE: 1/4" = 1' - 0"



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



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

DRAWINGS THIS SHEET	
FOUNDATION & ROOF PLAN	
FIRST FLOOR PLAN /	
SECOND FLOOR PLAN	
NOTES / DETAILS	

26 x 32 CAPE
 2 BED ROOM

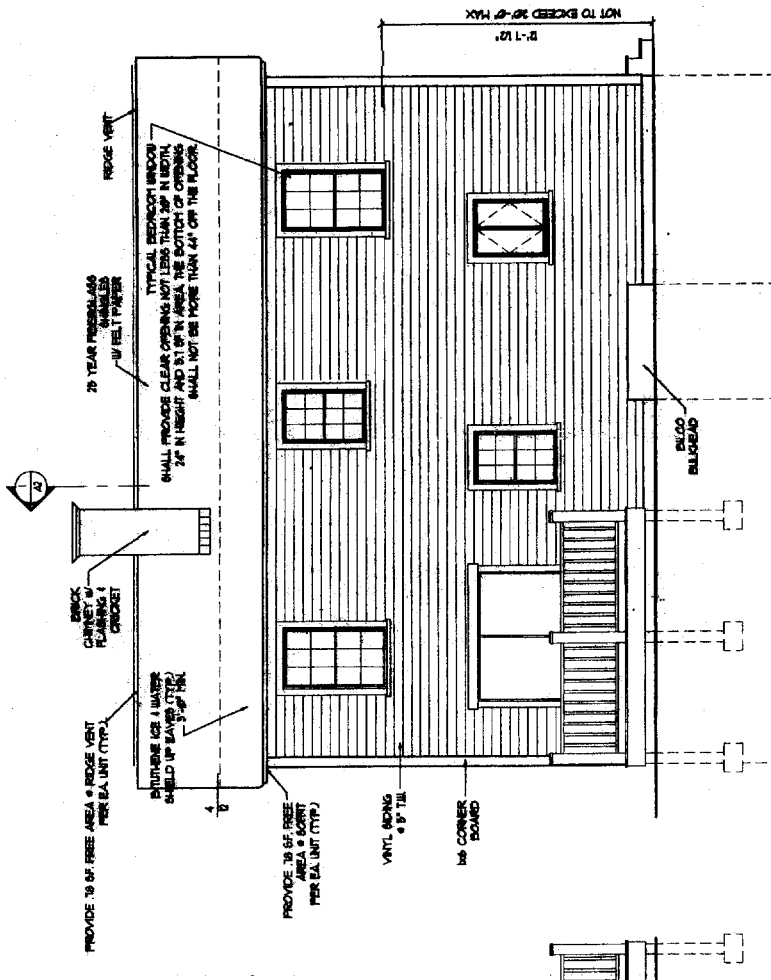
OLD COPY

A1

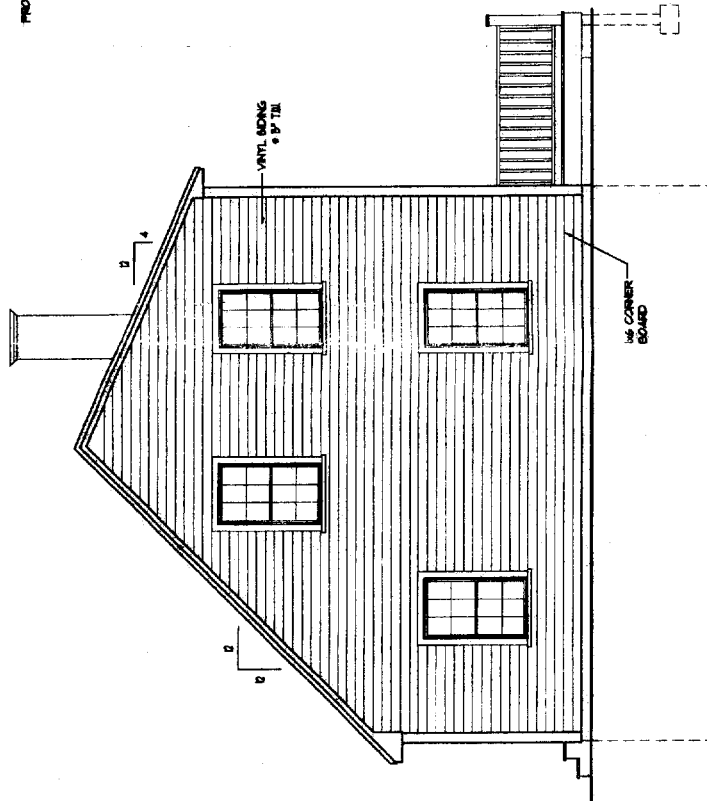
26 x 32 CAPE
 @ BED ROOM
 LEFT

Home
 R19A

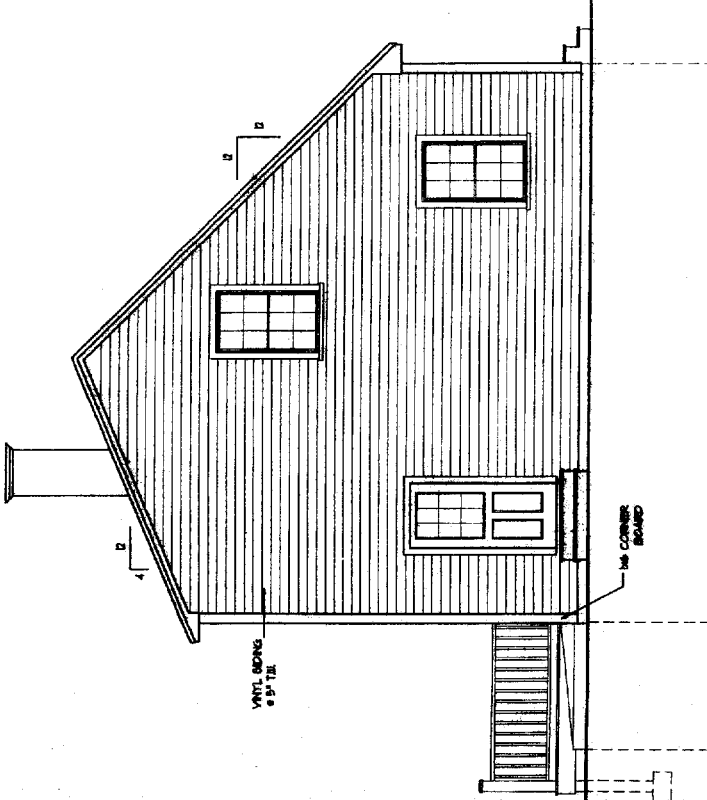
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



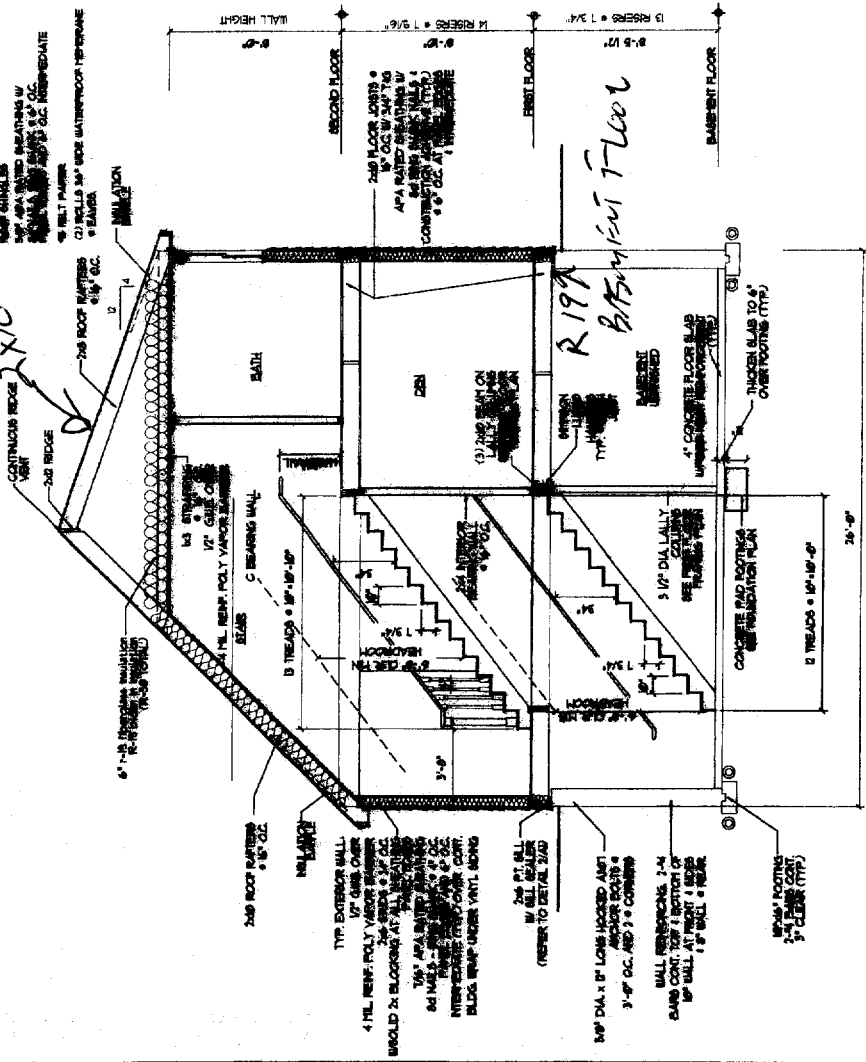
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



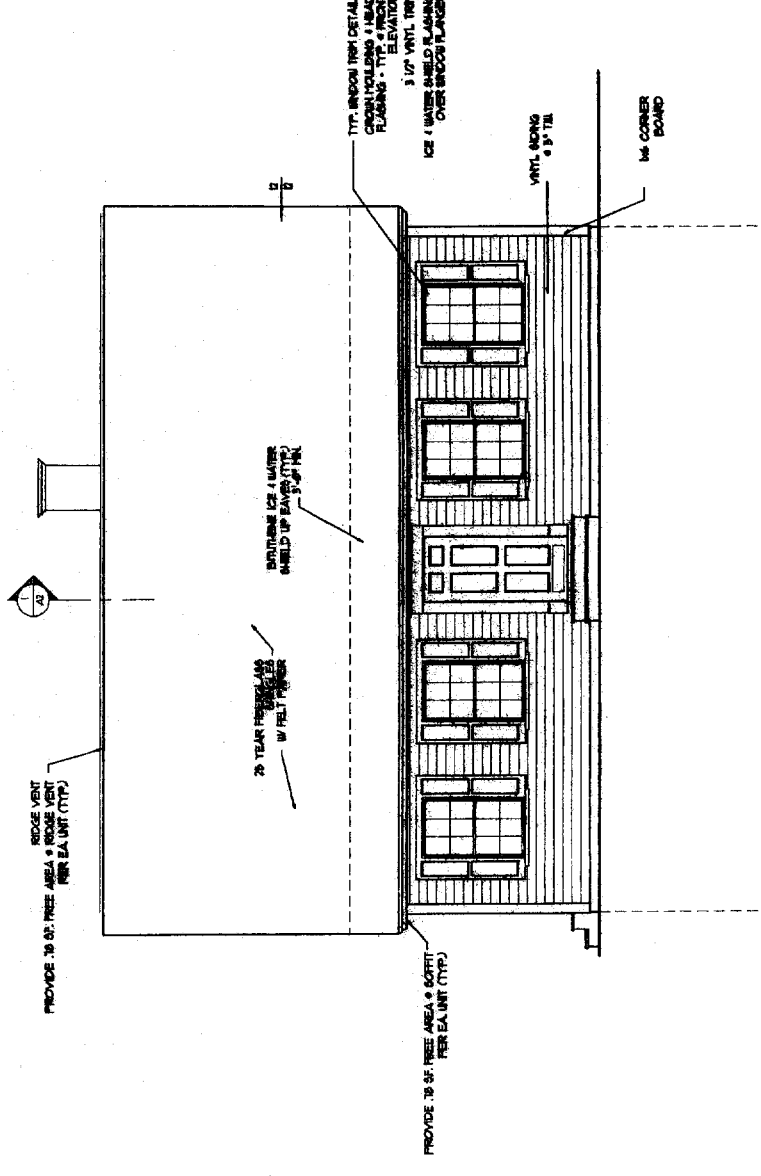
LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



SECTION THRU HOUSE
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE
0'-3"	(3) - 2x6
3'-1" - 4'-4"	(3) - 2x8
4'-1" - 5'-8"	(3) - 2x8
5'-9" - 7'-8"	(3) - 2x8

NOTE: PROVIDE JAMES BIRD AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 7'-4" ROUGH OPENING
 (2) 2x6 JACK PLUS (2) 2x6 KING UP TO 7'-4" ROUGH OPENING

TYPICAL ROOF CONSTRUCTION

RAFTERS

R19A

Basement Floor

