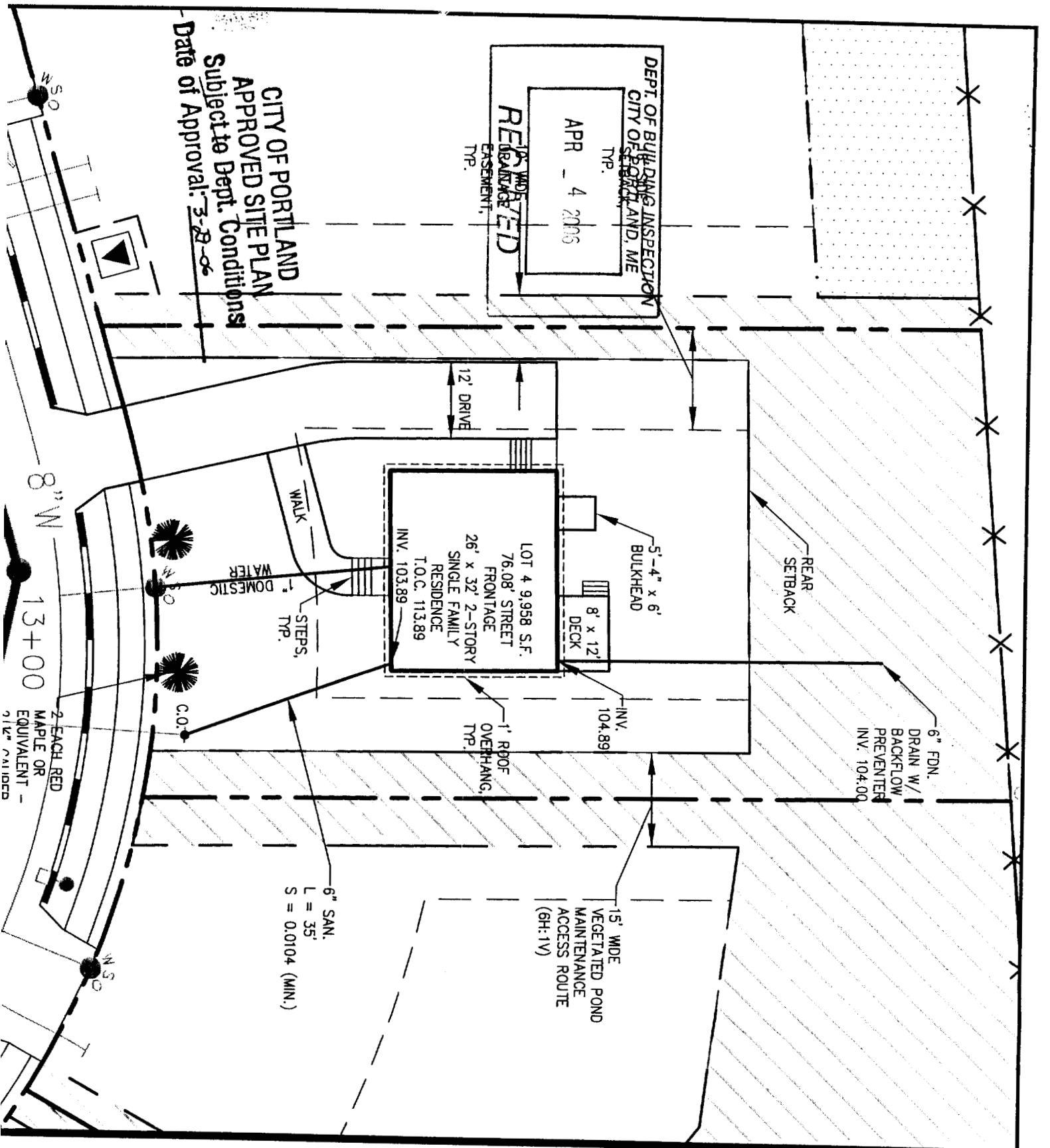


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GENERAL NOTES:

1. All work shall be in accordance with B.O.C.A. Basic Building Code, NFPA-70 National Electrical Code and all applicable codes and standards. All NFPA Codes, Amendments with Duplicates Act 1990 (ADA) and all local, state and federal requirements.
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 reaction procedures and sequence to ensure the safety of the building and its occupants during construction. This includes the addition of necessary shoring, bracing, temporary bracing, girders and the design of such shoring shall remain the property of the contractor after completion of the project.
5. Structural Theoretical Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
6. All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
7. Building shall be completed in accordance with NFPA-101 Life Safety Code Smoke Detectors approval prior to construction in accordance with NFPA-101.
8. Provide the eave height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
9. Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
10. HVAC insulation to be in accordance with ASHRAE, NFPA-90A, NFPA-90B, NFPA-90C and all federal, local and State codes. Ventilation or heat exchangers shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

FOUNDATION NOTES:

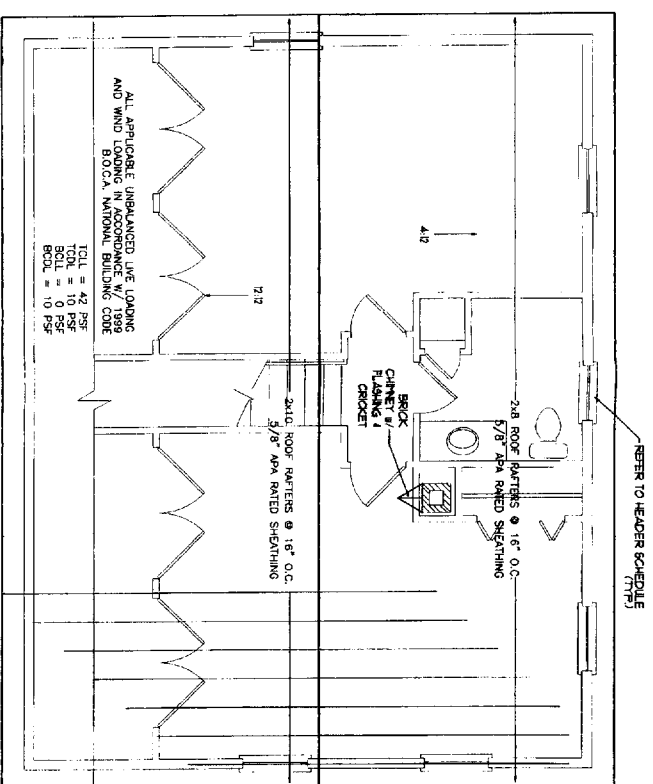
1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 7" CLEAR FROM FACE OF WALL.
5. ALL JOBS IN CONTACT WITH CONCRETE SHALL BE PRESERVED PRESERVATIVE TREATED WOOD TO 2" MINUS REINFORCING PER NFPA 400.
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL FIBER LIGHT BRIDGE FINISH.
7. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
9. REINFORCING IN SLAB.
10. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE WITH REBAR REINFORCEMENT. PROVIDE CONTROL JOINTS @ 10' MAX SPACING (TYP).
11. ALL CONCRETE SHALL BE 3000 PSI (75) STRENGTH AT 28 DAYS.
12. ALL OTHER ADVERTISEMENTS SHALL BE PRE-APPROVED BY WATERPROOFING / DRAINAGE PROGRAM APPROVAL TARI.
13. PROVIDE FILTER FABRIC OVER STONE.

FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE 2X6, JOCK STUD WALLS.
2. ALL OC W/1/2" GIPS AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19) AND 1/2" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
3. ALL INTERIOR WALLS TO BE 2X4 JOCK STUD LATER W/ 1/2" GIPS EACH SIDE.
4. ALL UNLESS NOTED OTHERWISE: W/ ONE LAYER W/ 1/2" GIPS EACH SIDE.
5. ALL BLOCKING BEHIND ALL SURFACE APPLIED FINISHES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
6. THE LOCATION OF ALL DOOR REINFORCING SHALL BE 4:1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

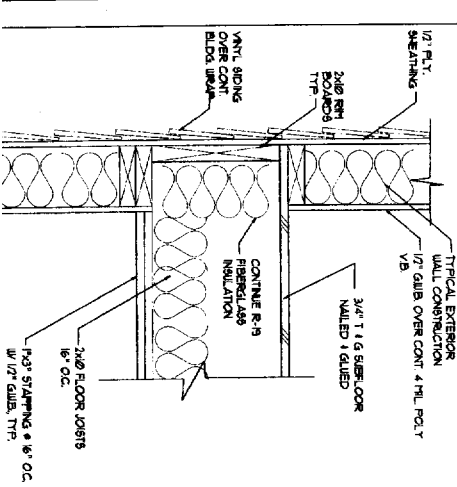
ROOF FRAMING PLAN

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



TYPICAL FOUNDATION WALL

SCALE: 1" = 1'-0"



| ROOM OPENING | HEADER SIZE |
|---------------|-------------|
| 0' - 3' 0" | (3) - 2x6 |
| 3' 0" - 4' 6" | (3) - 2x6 |
| 4' 6" - 5' 0" | (3) - 2x6 |
| 5' 0" - 7' 0" | (3) - 2x12 |

NOTE: PROVIDE JAMBS BOTH SIDES AS FOLLOWS:
 2x6 JOCK STUDS FOR 0' - 4' 6" ROOM OPENING
 (7) 2x6 JOCK STUDS (7) 2x6 JOCK STUDS FOR 4' 6" - 7' 0" ROOM OPENING

4" CONCRETE FLOOR SLAB
 UNBARRED REINFORCEMENT OVER
 6" MIL POLY VAPOR BARRIER OVER
 6" COMPACTED STRUCTURAL FILL OR CRUSHED STONE
 ROUGH CAST SLABS
 PROVIDE JOCK STUDS
 AS REFERRED (TYP)

