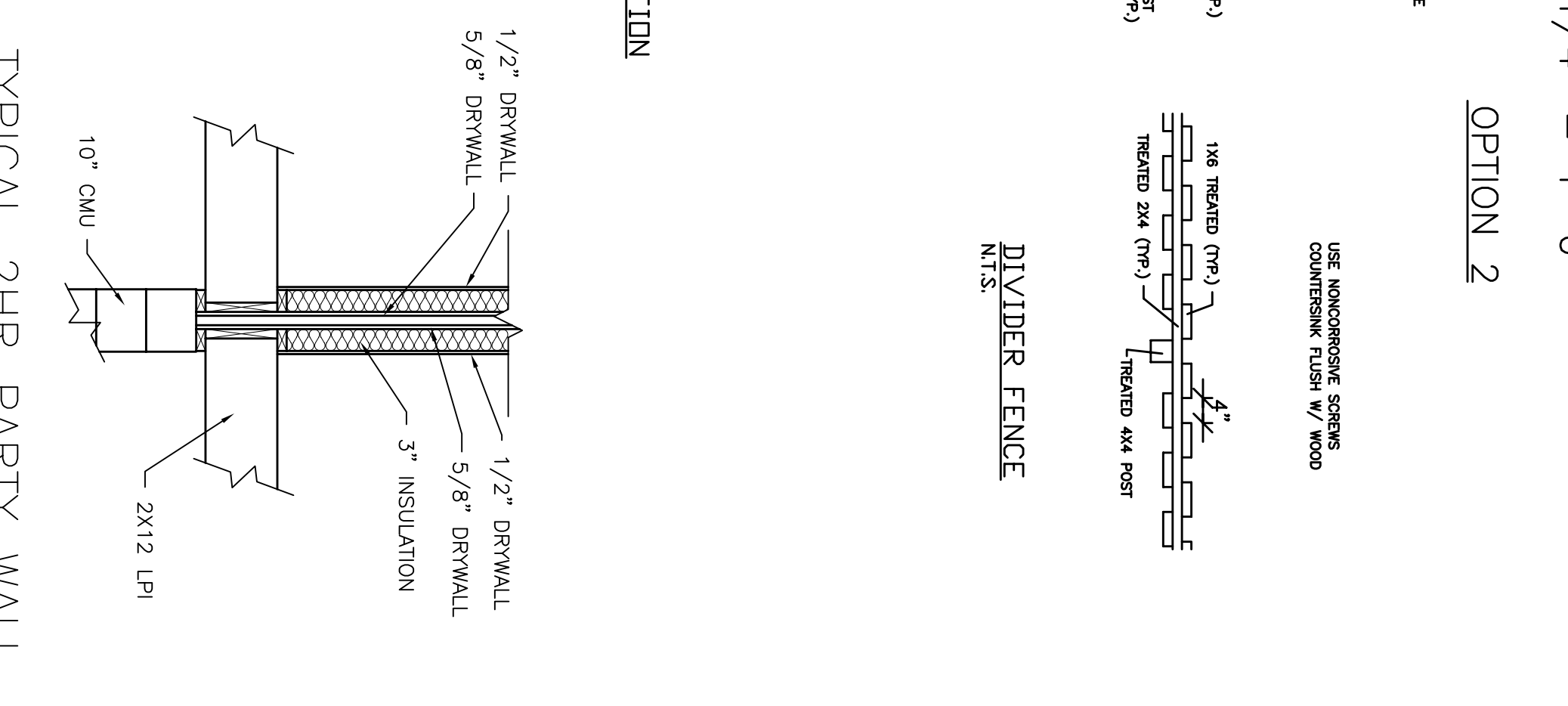


- NOTES:**
01. ALL MATERIALS, CONSTRUCTION METHODS AND PRACTICES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES THAT APPLY.
 02. ALL WORK SHALL CONFORM TO THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970.
 03. CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATIONS OF DEBRIS AND DISPOSE OF AT AN APPROVED OFF-SITE LOCATION A LAWFUL MANNER, AT NO ADDITIONAL COST TO THE OWNER.
 04. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND THE LIMITATIONS UNDER WHICH THE WORK WILL HAVE TO BE EXECUTED, AS WELL AS ANY UNDERGROUND CONDITIONS, FAILURE TO ASK FOR ADJUSTMENTS SHALL BE CONSTRUED AS CONTRACTOR'S ACCEPTANCE OF DETAILED DRAWINGS, PLANS AND SPECIFICATIONS.
 05. EGRESS WINDOWS MEET THE REQUIRED 5.0 SQ. FT. CLEAR OPENING AT GRADE AND 5.7 SQ. FT. CLEAR OPENING ABOVE GRADE.
 06. ANY DISCREPANCIES, CONTRADICTIONS, ON THE PLANS OR SPECIFICATIONS OR BETWEEN THE PLANS AND SPECIFICATIONS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION AT THE TIME OF SUBMITTING BID AND BEFORE AWARDED OF CONTRACT. IF THIS PROCEDURE IS NOT FOLLOWED, THE OWNER RESERVES THE RIGHT TO RULE ON ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES IN THE PLANS AND SPECIFICATION AFTER AWARDED OF CONTRACT AND OWNER'S DECISION SHALL BE FINAL.
 07. NO EXTRA CHARGE WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED ON THE PLANS. DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
 08. CARPET SHALL BE 200 OR LESS FLAME SPREAD.
 09. ATTIC ACCESS TO BE A MIN. OF 22"X30"
 10. NOTE WINDOW SIZES ARE BASED ON ANDERSEN.



SECOND FLOOR PLAN

1/4" = 1'-0"

OPTION 1

OPTION 2

FIRST FLOOR PLAN

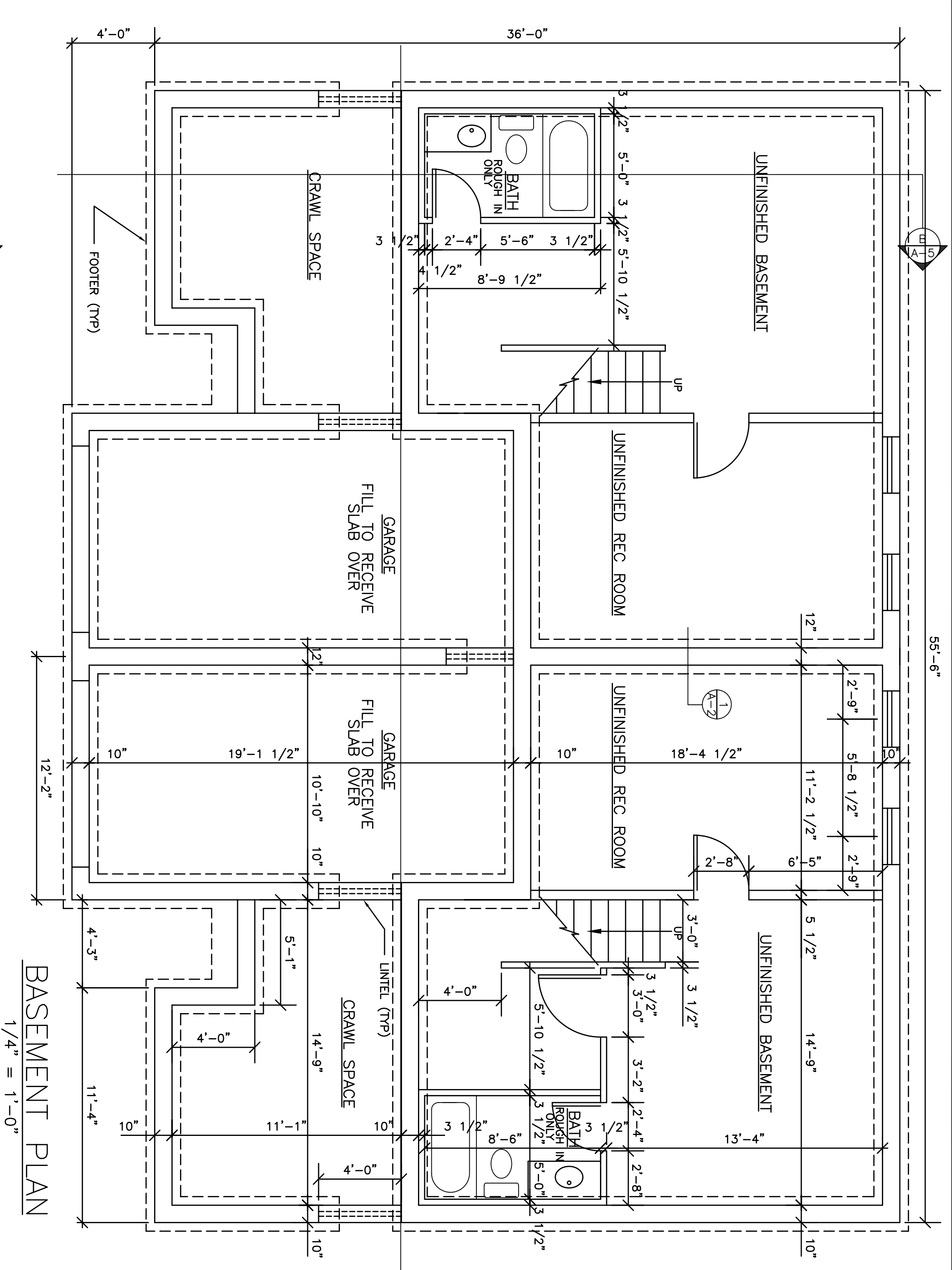
1/4" = 1'-0"

OPTION 1

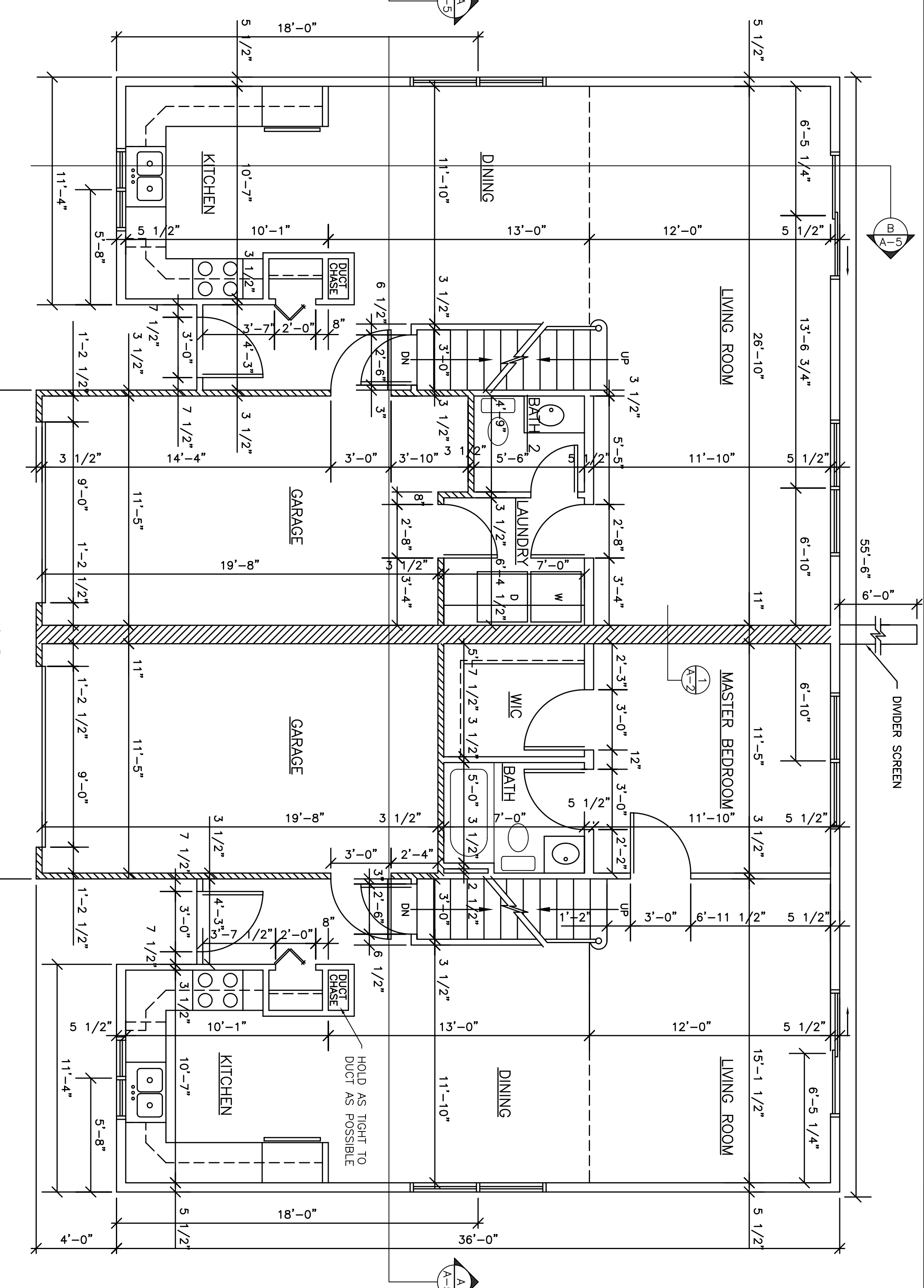
OPTION 2

TYPICAL 2HR PARTY WALL

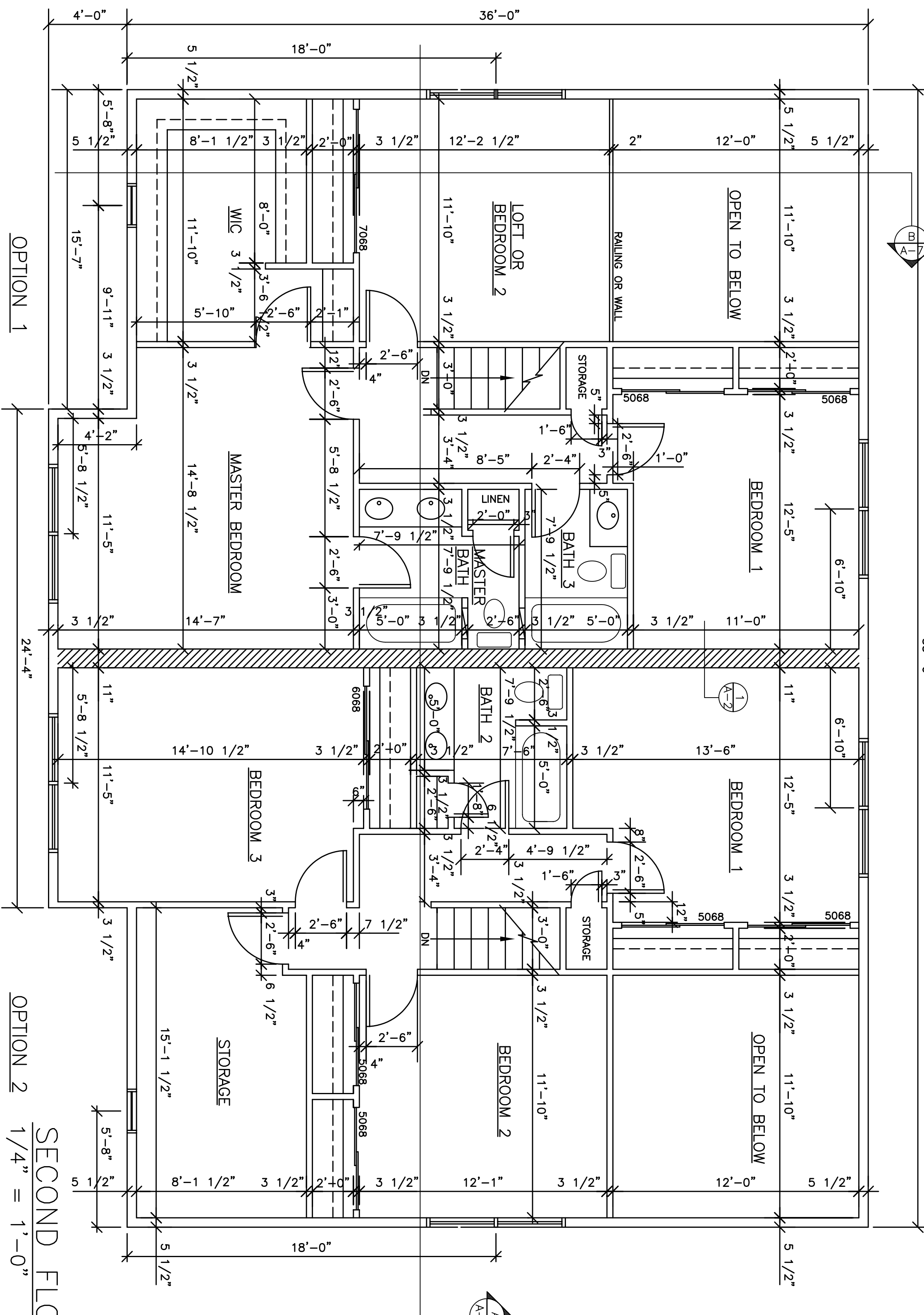
SCALE: 1/2" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"

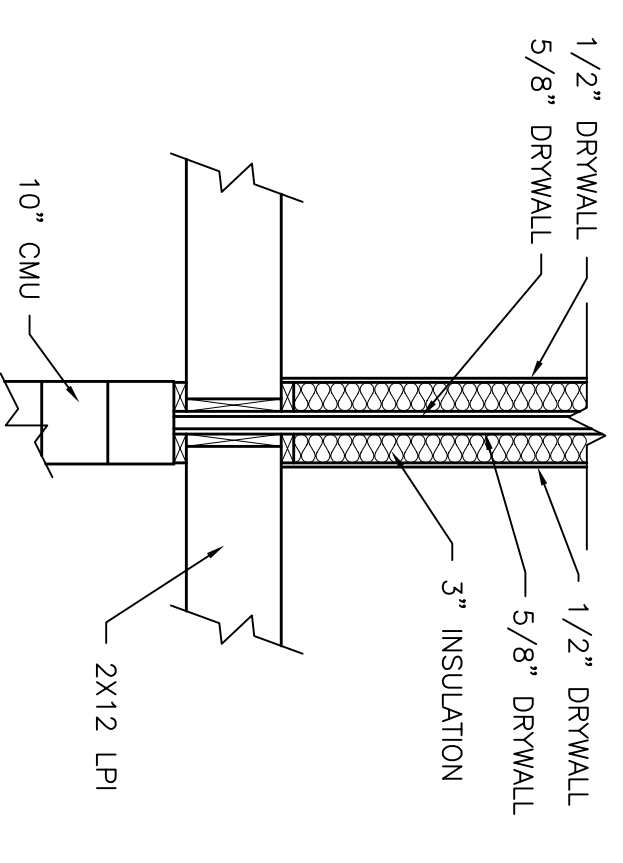


FIRST FLOOR PLAN
1/4" = 1'-0"

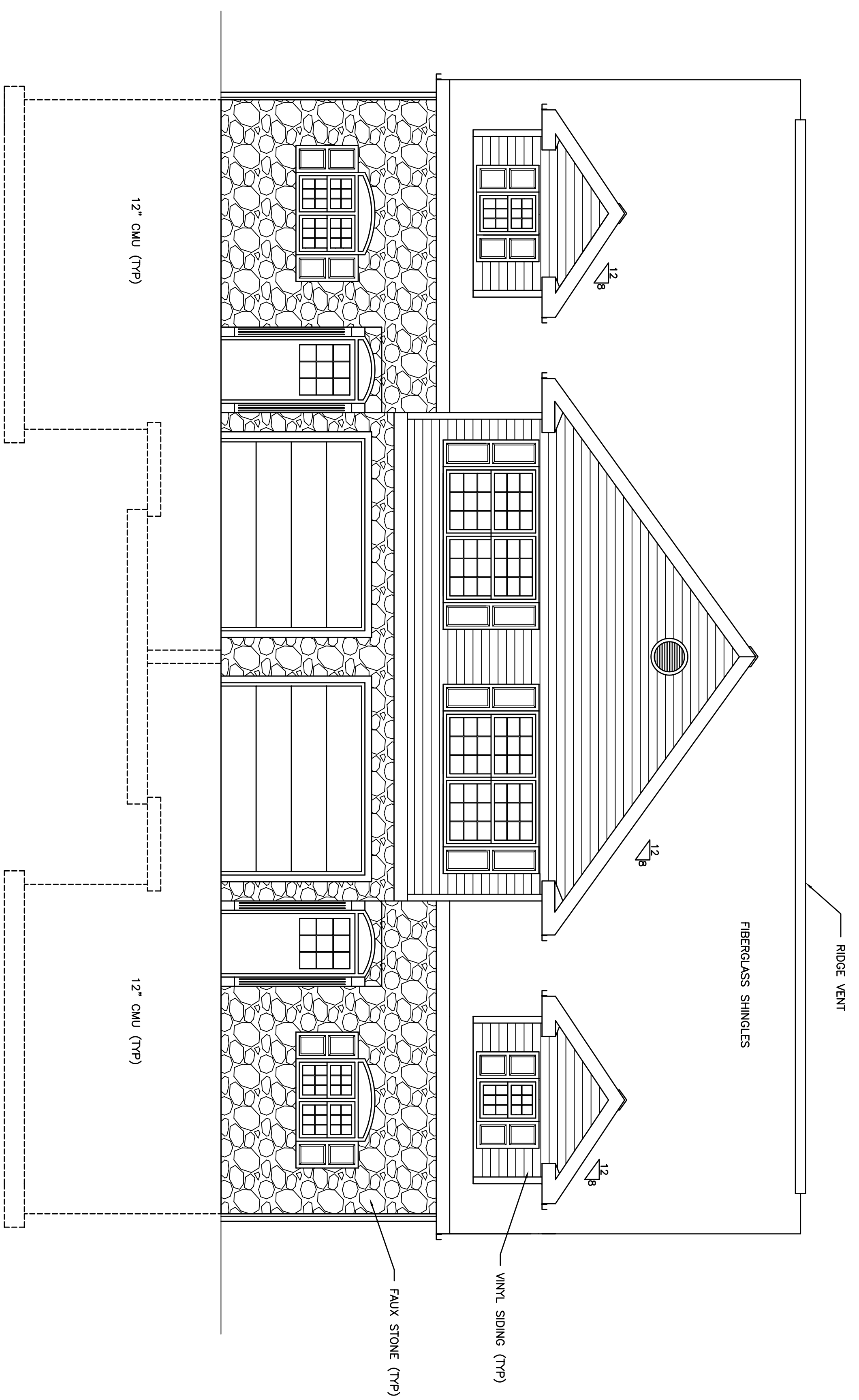


SECOND FLOOR PLAN
1/4" = 1'-0"

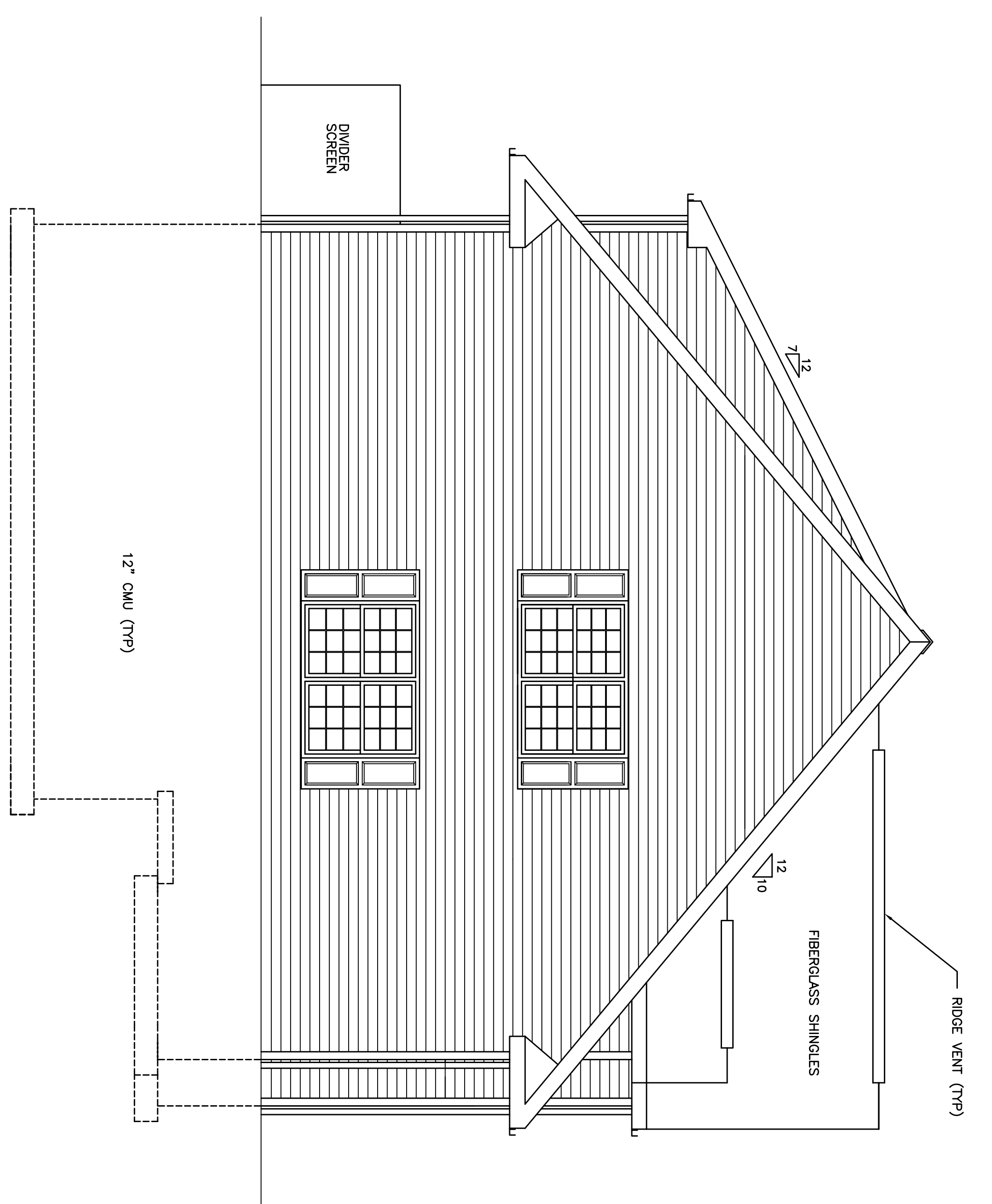
- NOTE
01. SEE SHEET A-1 FOR DOOR AND WINDOW SIZES.
 02. GARAGE WALLS TO BE 1 HR FIRE RATED WALL UL #U337 WITH A 1 HR CEILING UL #L501.
 03. PARTY WALL TO BE A 2 HR FIRE RATED UL #U336.
 04. CONTRACTOR TO VERIFY ALL DIMENSIONS.



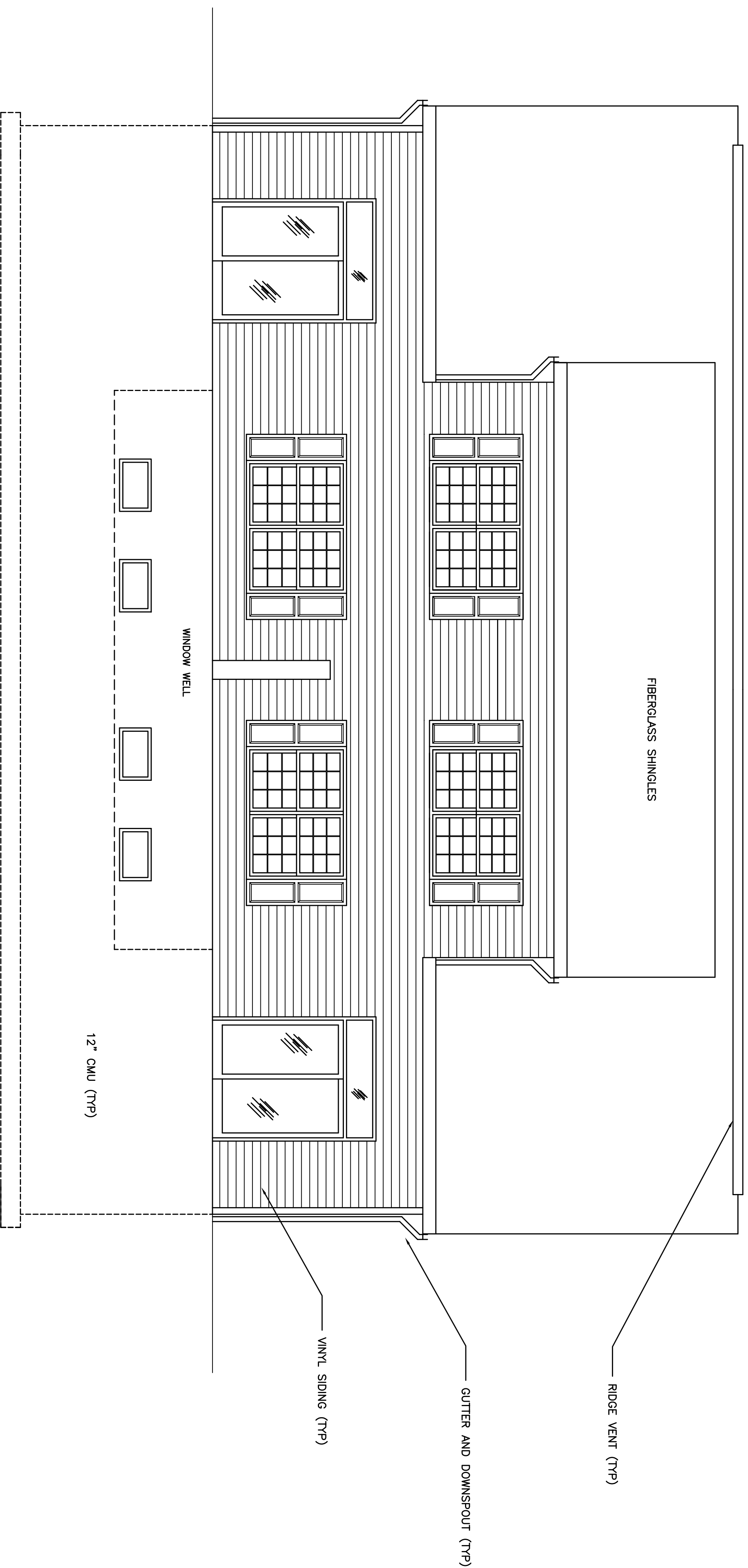
TYPICAL 2HR PARTY WALL
SCALE: 1/2" = 1'-0"



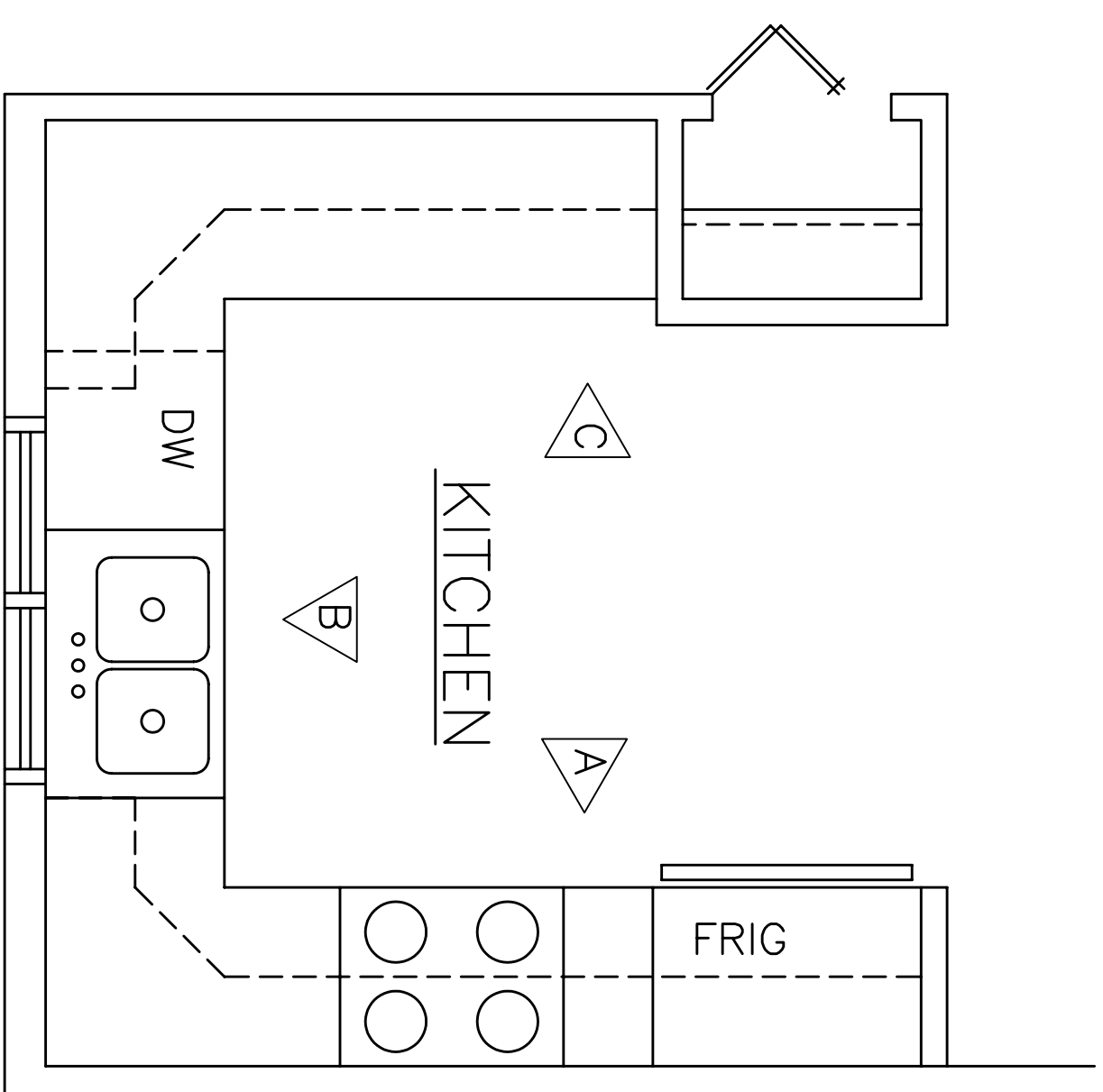
FRONT ELEVATION
1/4" = 1'-0"



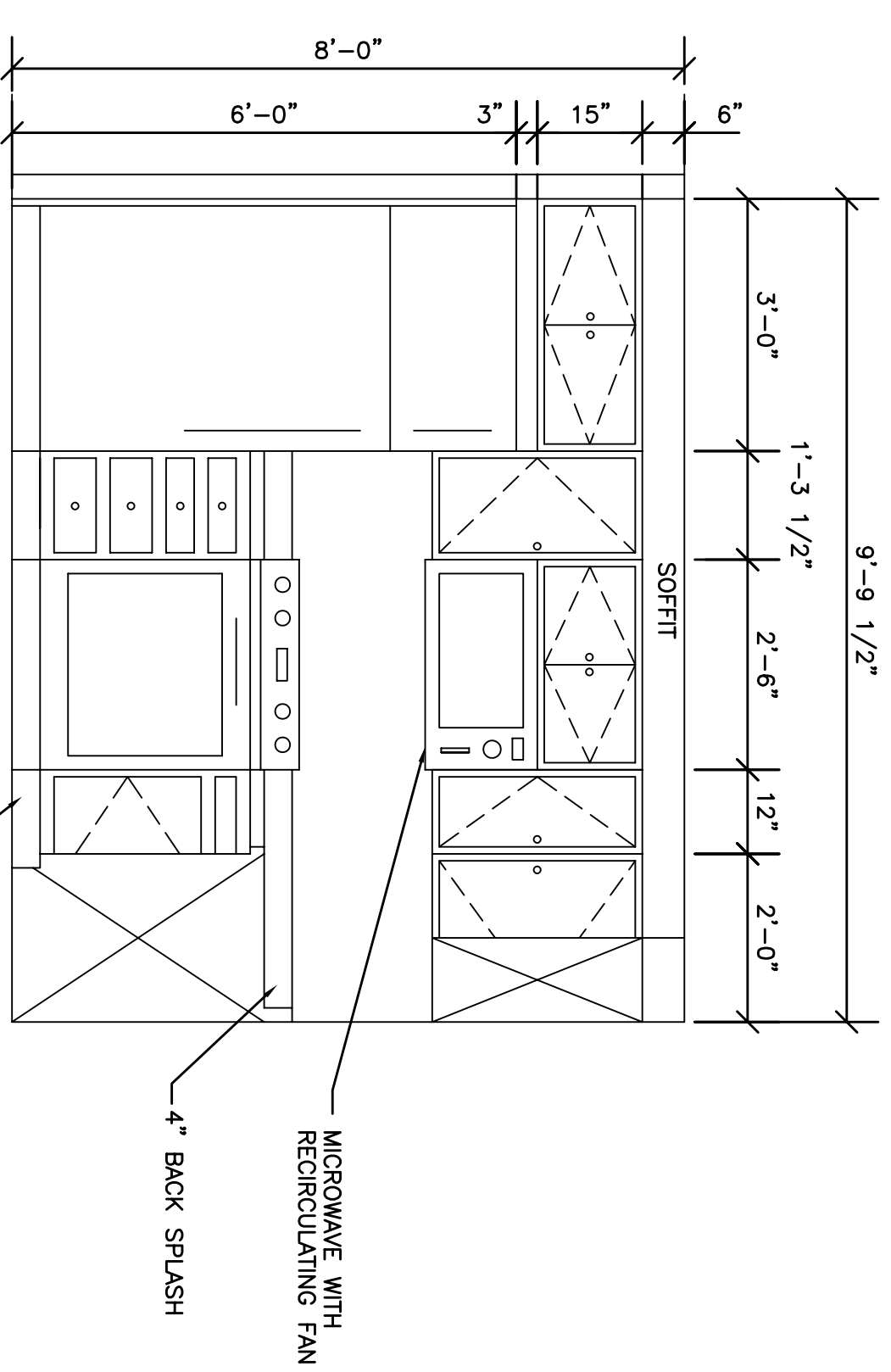
LEFT ELEVATION
(OPPOSITE SIDE REVERSED)
1/4" = 1'-0"



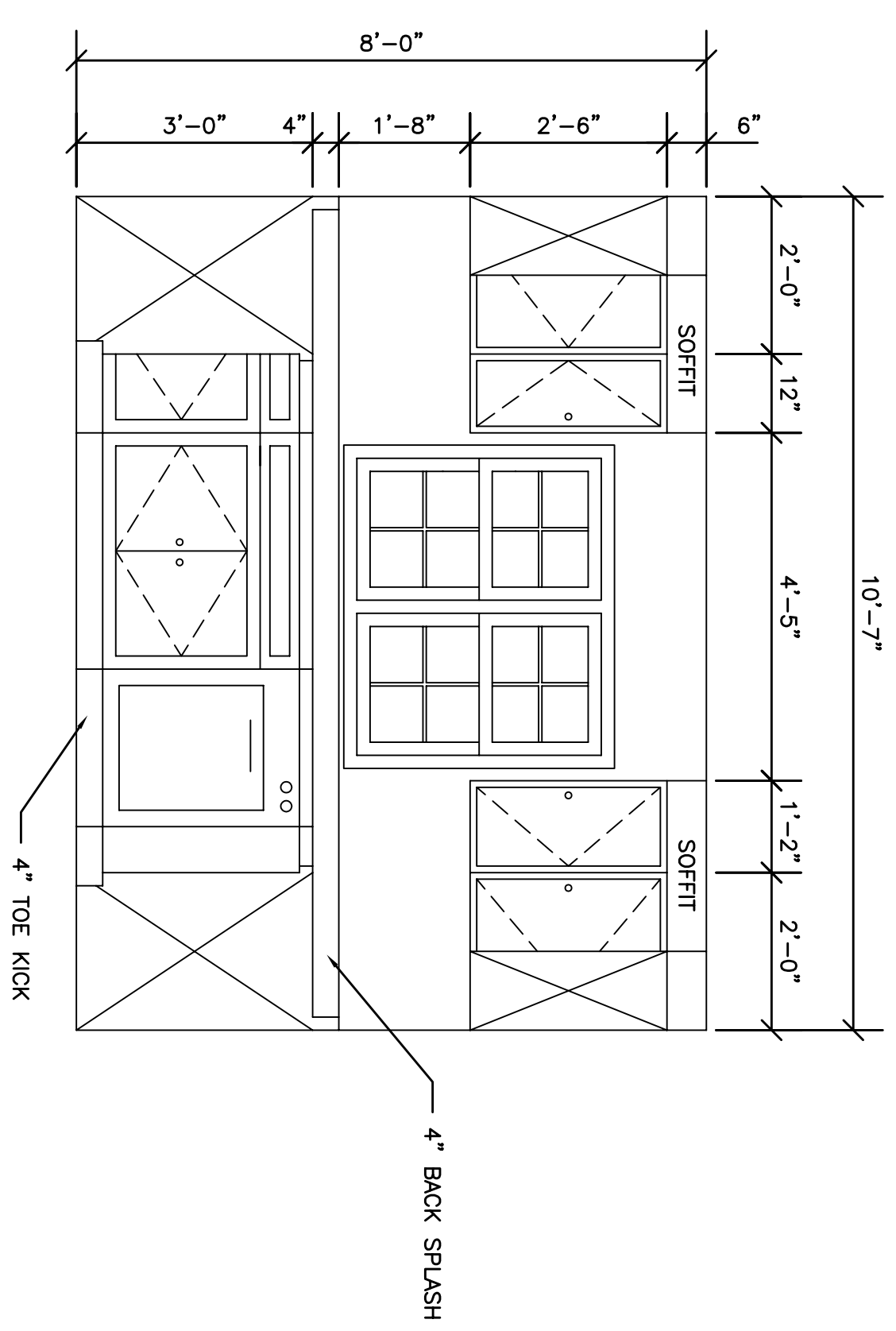
REAR ELEVATION
1/4" = 1'-0"



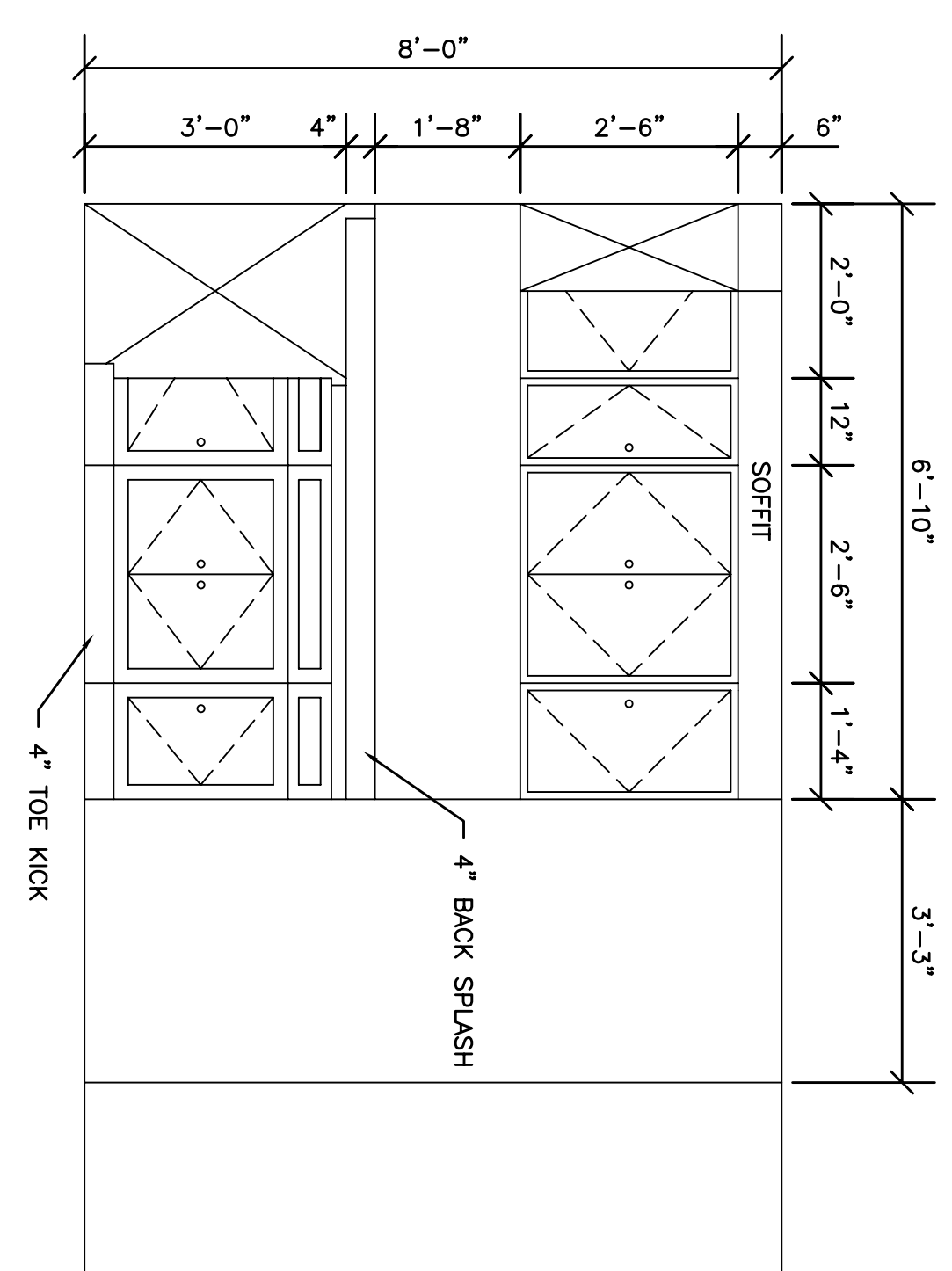
KITCHEN LAYOUT
1/2" = 1'-0"



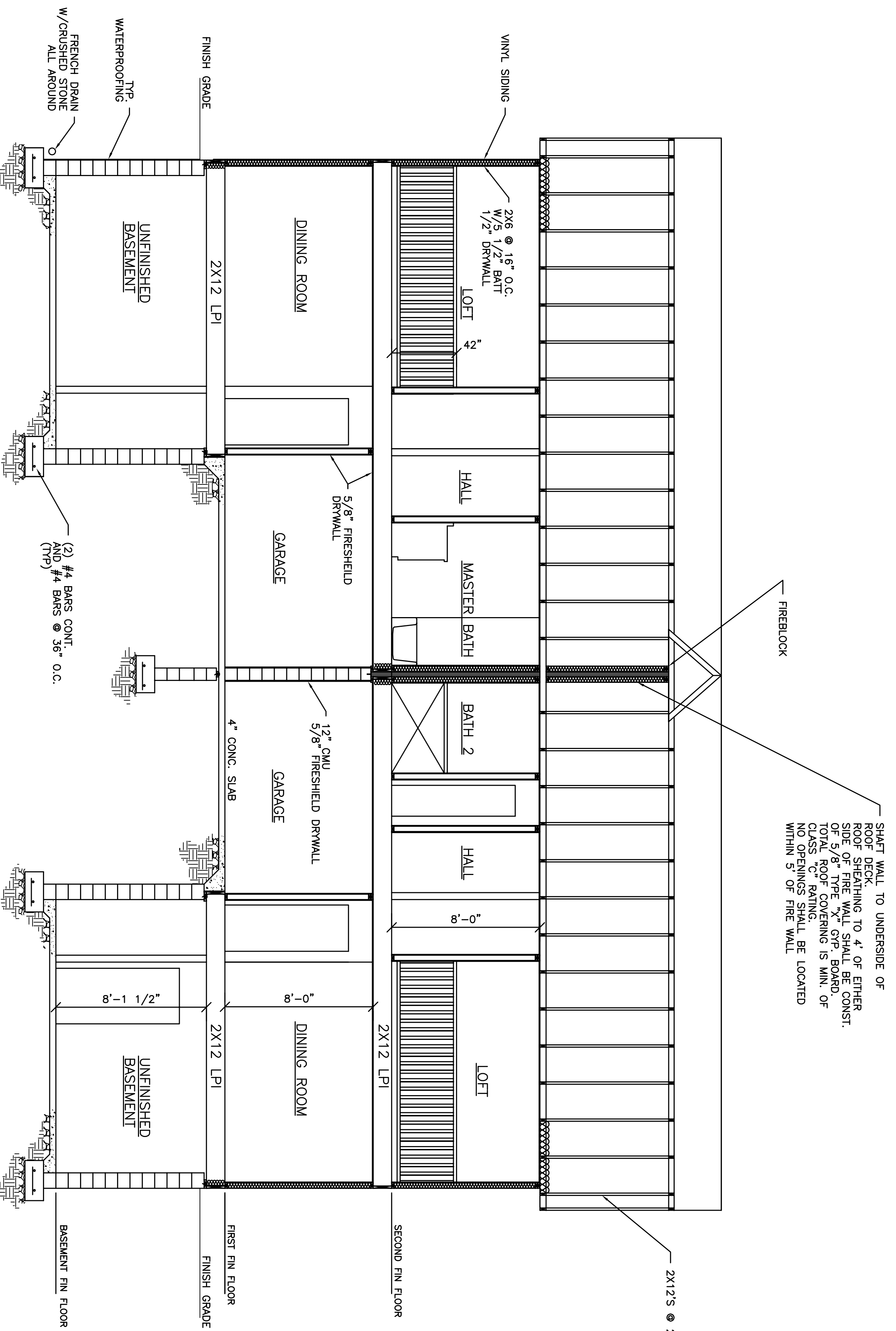
ELEVATION A
1/2" = 1'-0"



ELEVATION B
1/2" = 1'-0"

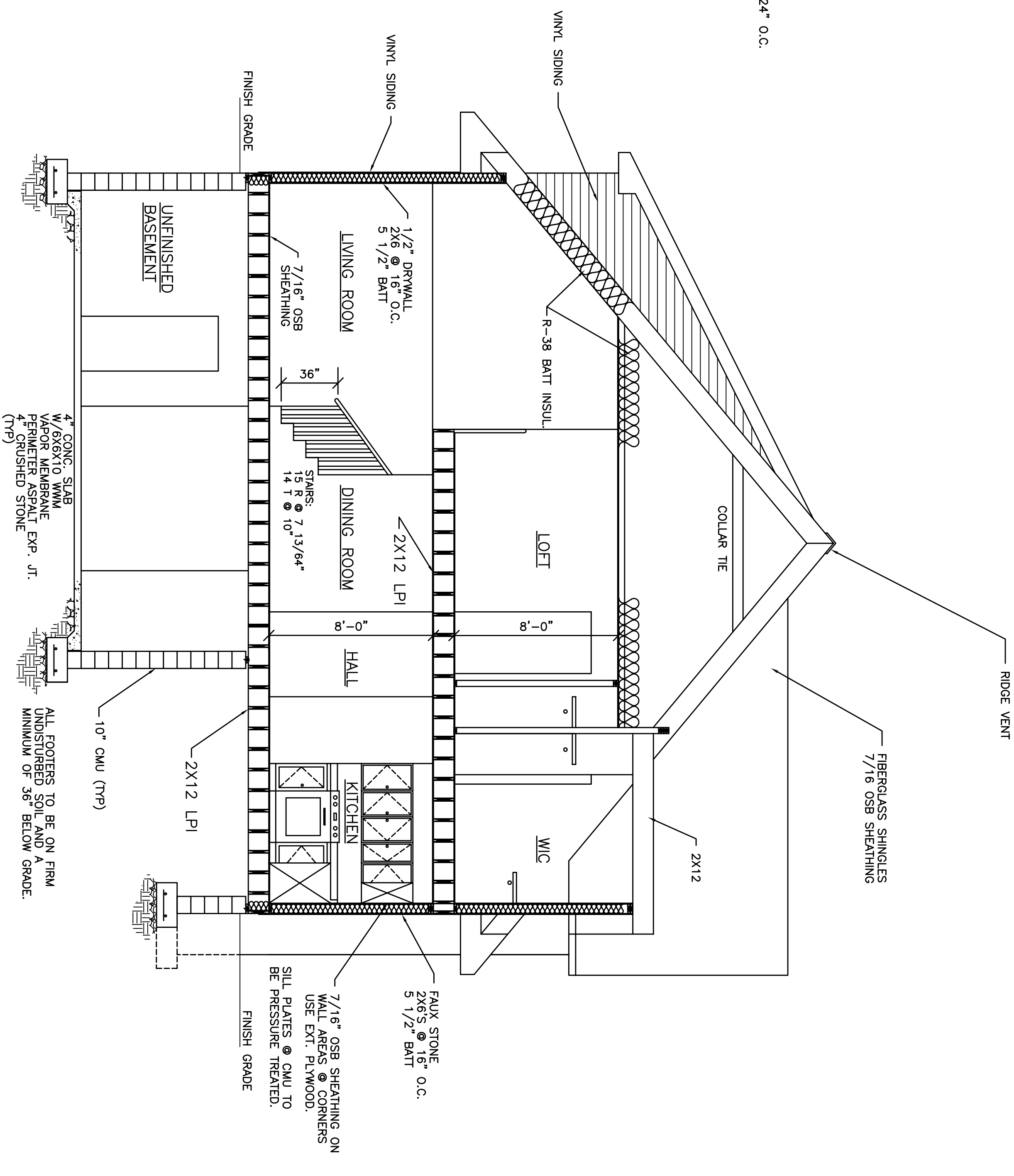


ELEVATION C
1/2" = 1'-0"



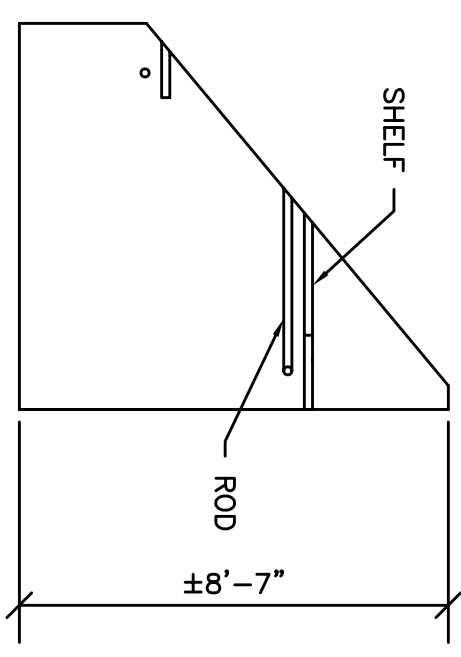
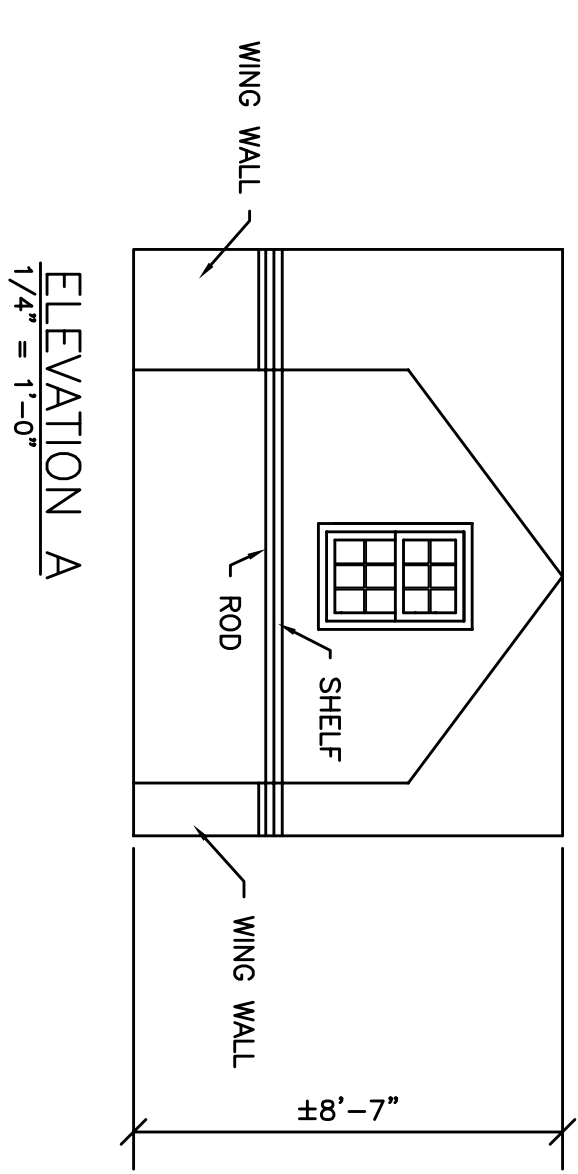
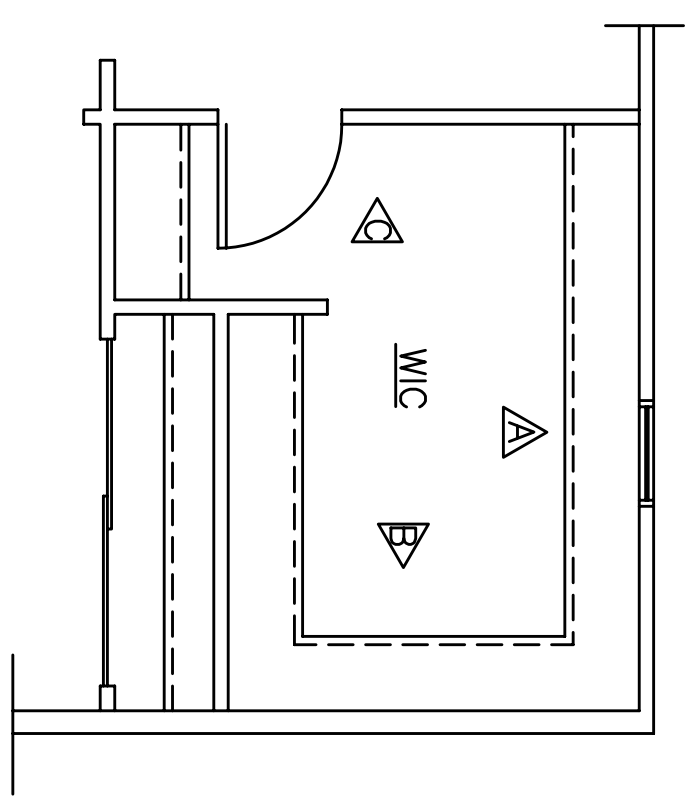
SHAFT WALL TO UNDERSIDE OF ROOF DECK. ROOF SHEATHING TO 4" OF EITHER SIDE OF FIRE WALL SHALL BE CONST. OF 5/8" TYPE X GYP BOARD. TOP OF ROOF JOISTING IS MIN. OF CLASS "C" RATING. NO OPENINGS SHALL BE LOCATED WITHIN 5' OF FIRE WALL.

CROSS SECTION A
1/4" = 1'-0"

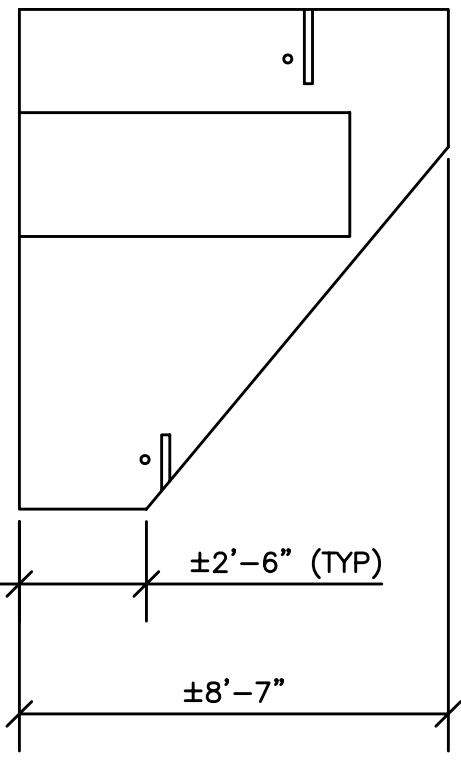


CROSS SECTION B
1/4" = 1'-0"

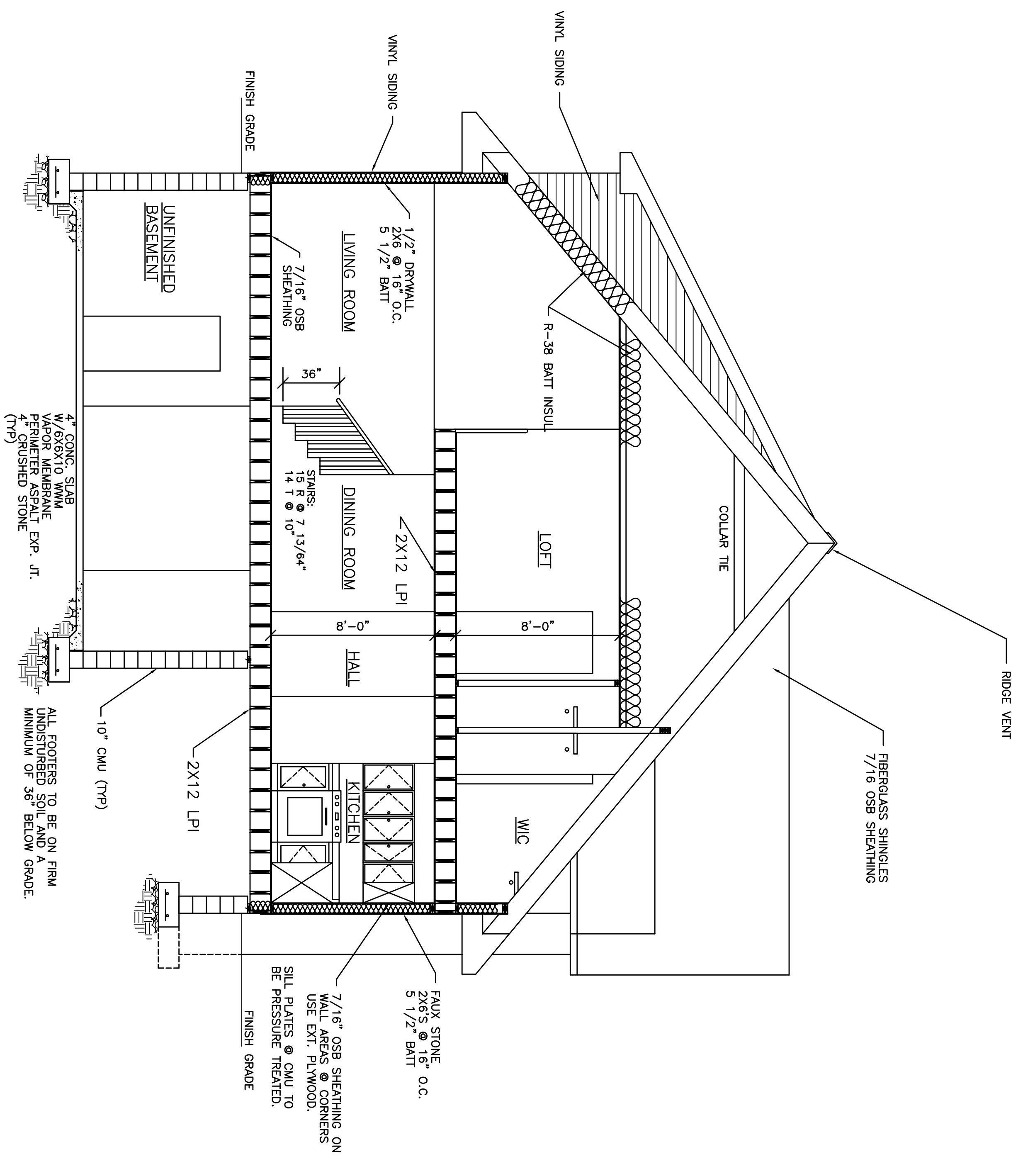
WALL REINFORCING CHART		
# OF COURSES	WALL HEIGHT	REBAR
1-6	1-4	0
6-13	4-8	#5 BARS @ 24" O.C. GROUT @ VERT. BARS



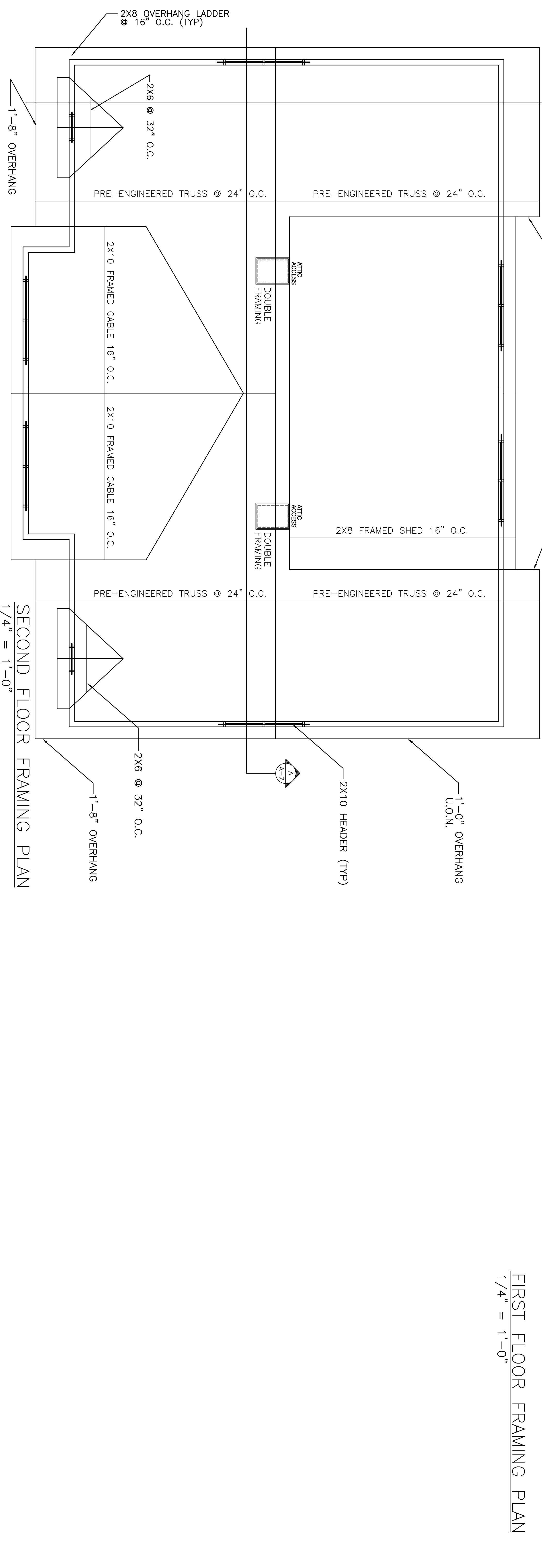
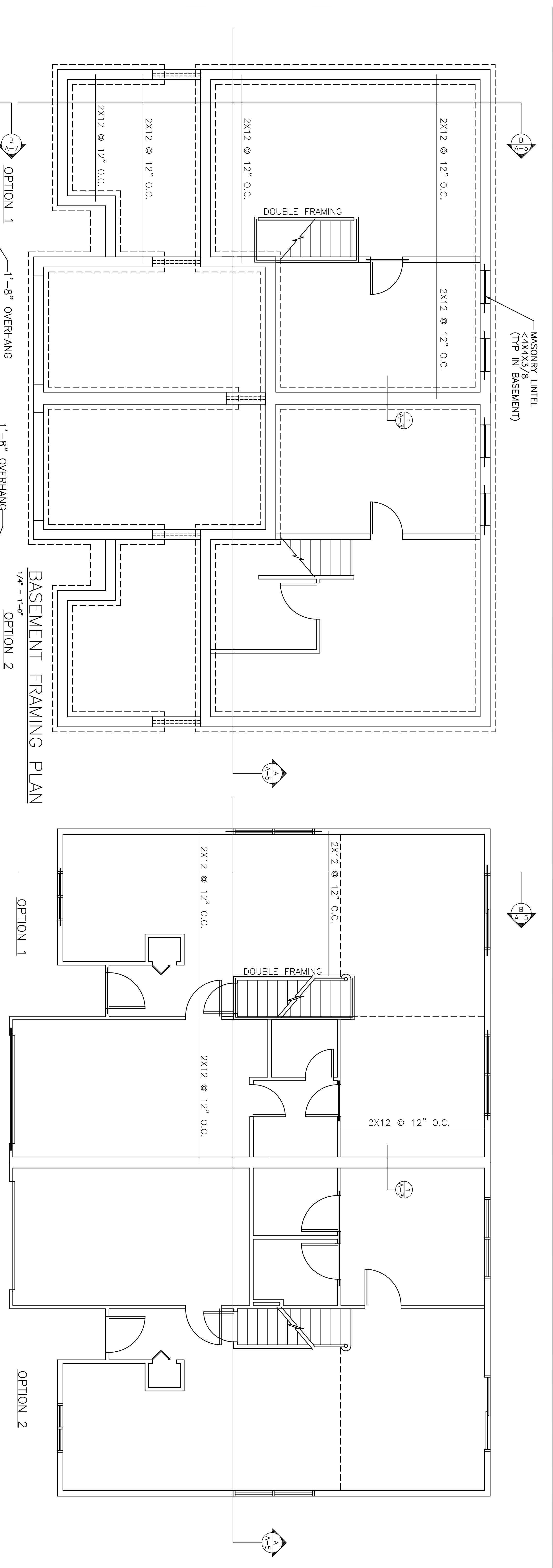
ELEVATION B
1/4" = 1'-0"

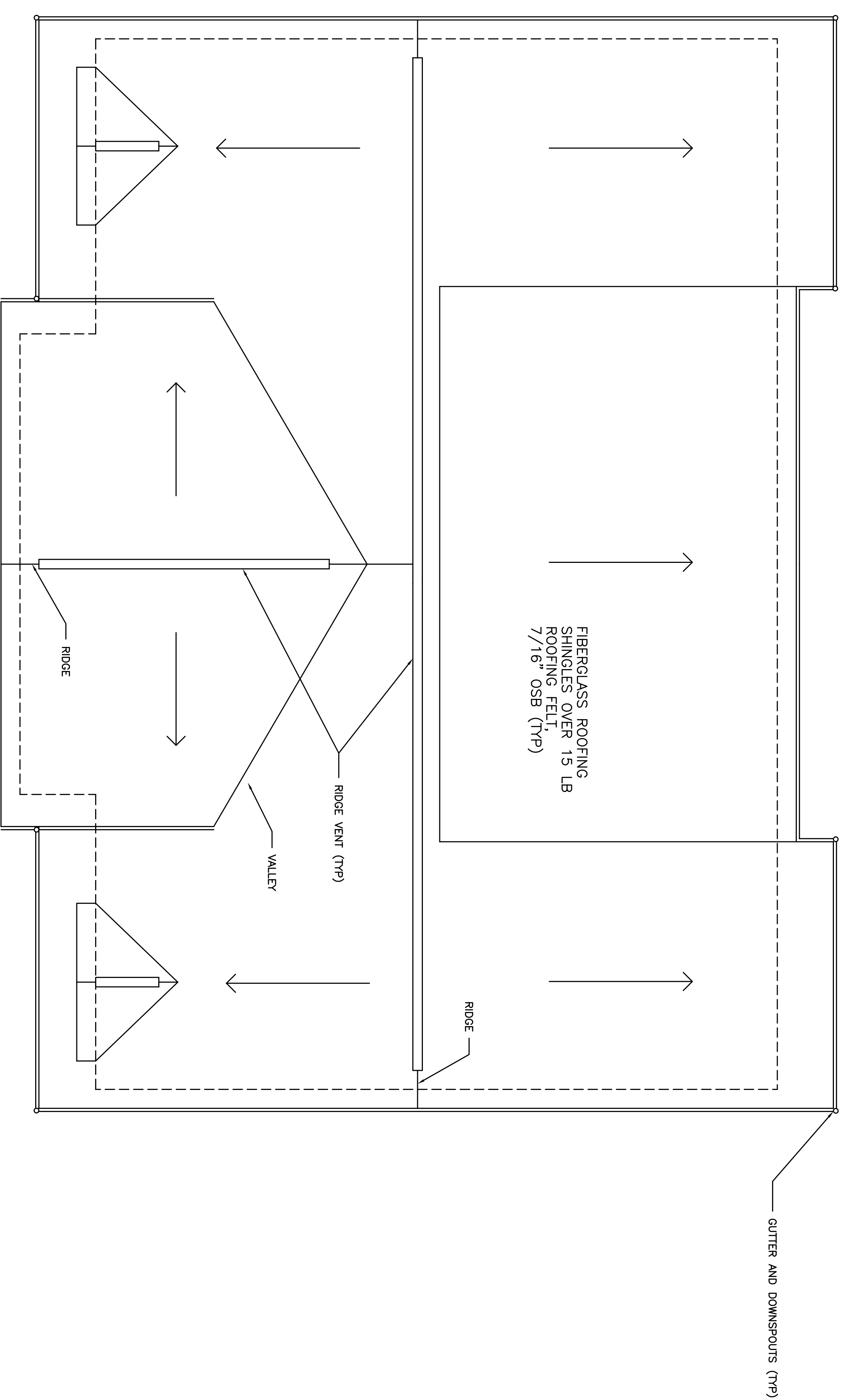


ELEVATION C
1/4" = 1'-0"

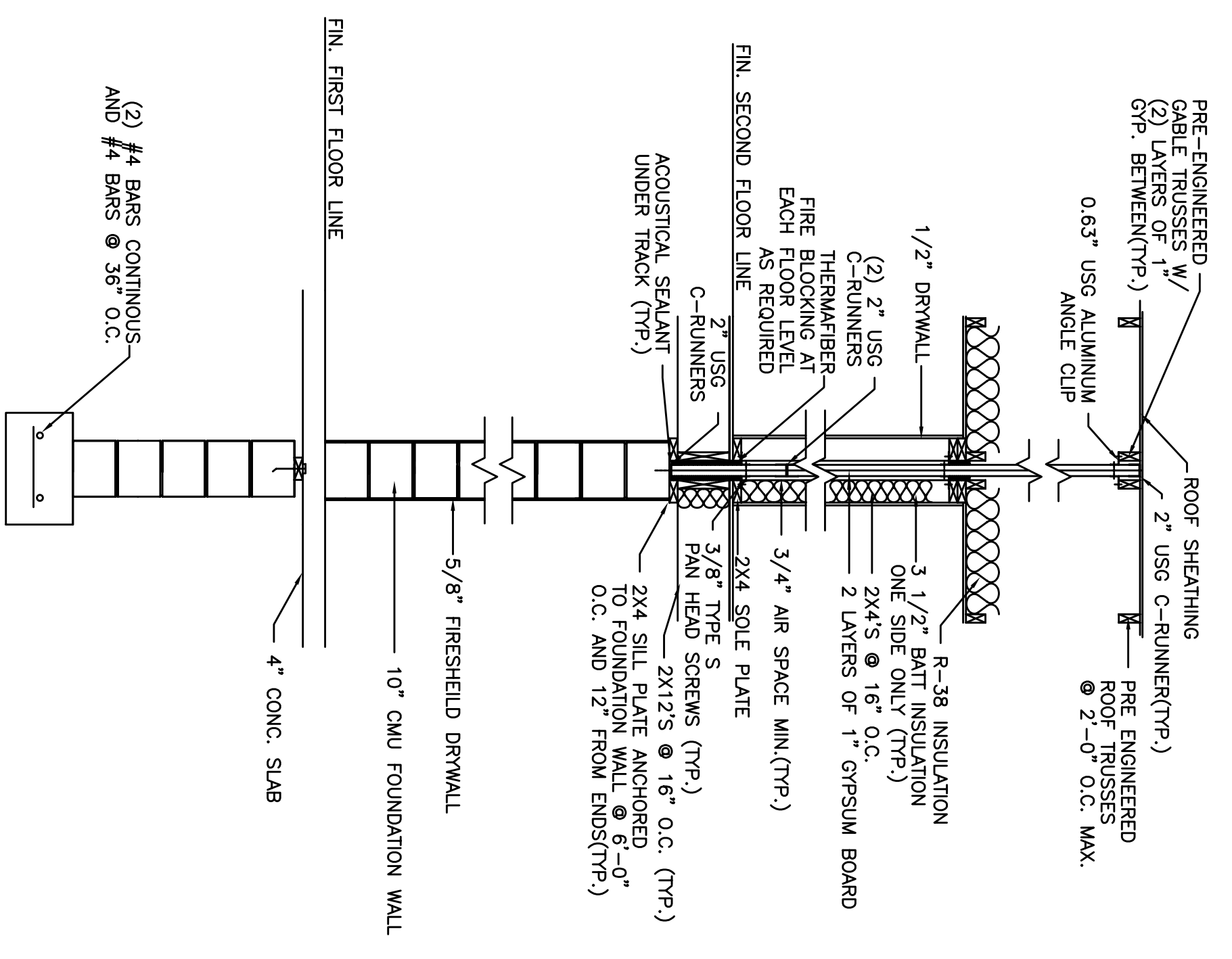


CROSS SECTION
1/4" = 1'-0"

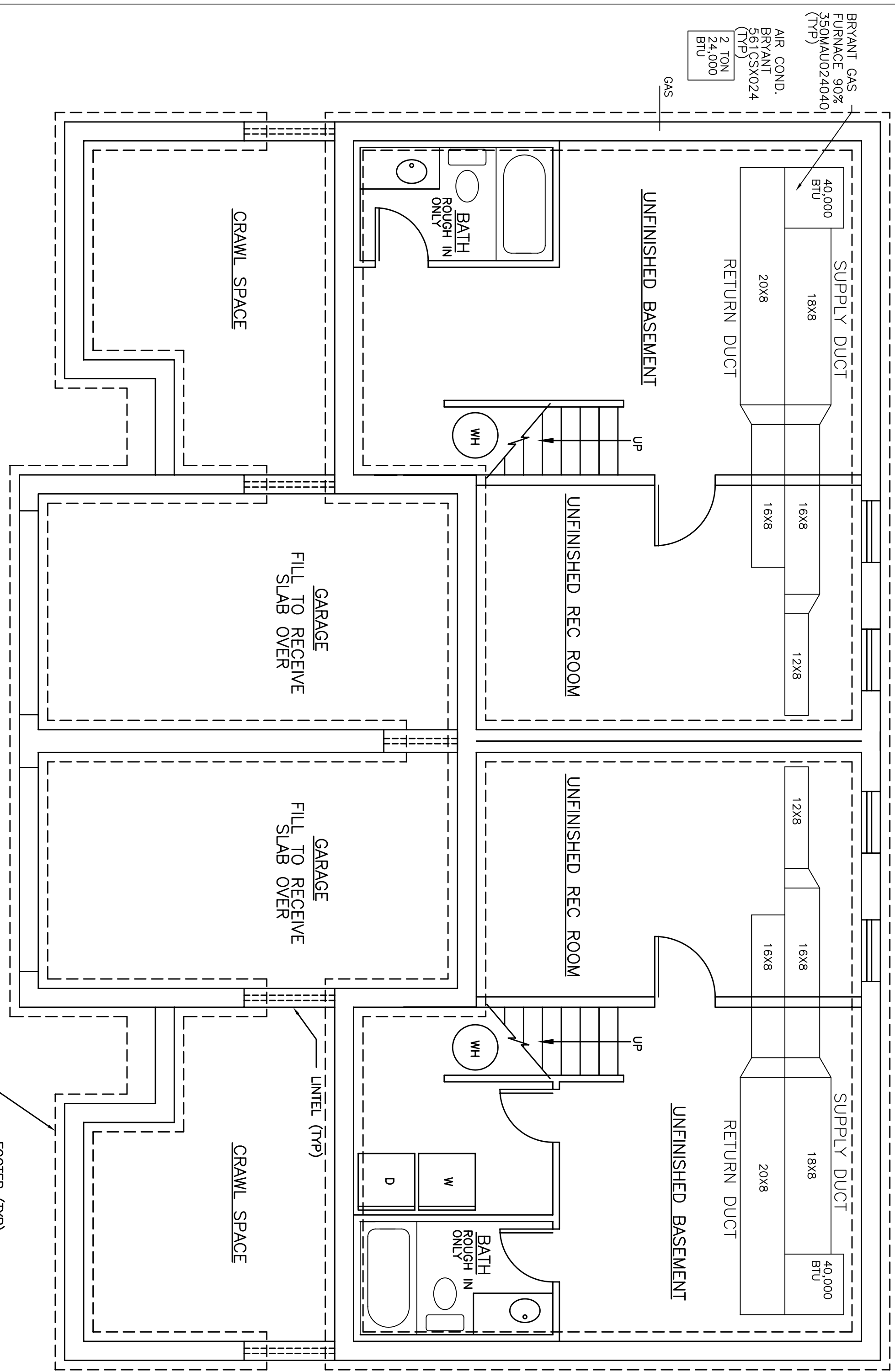




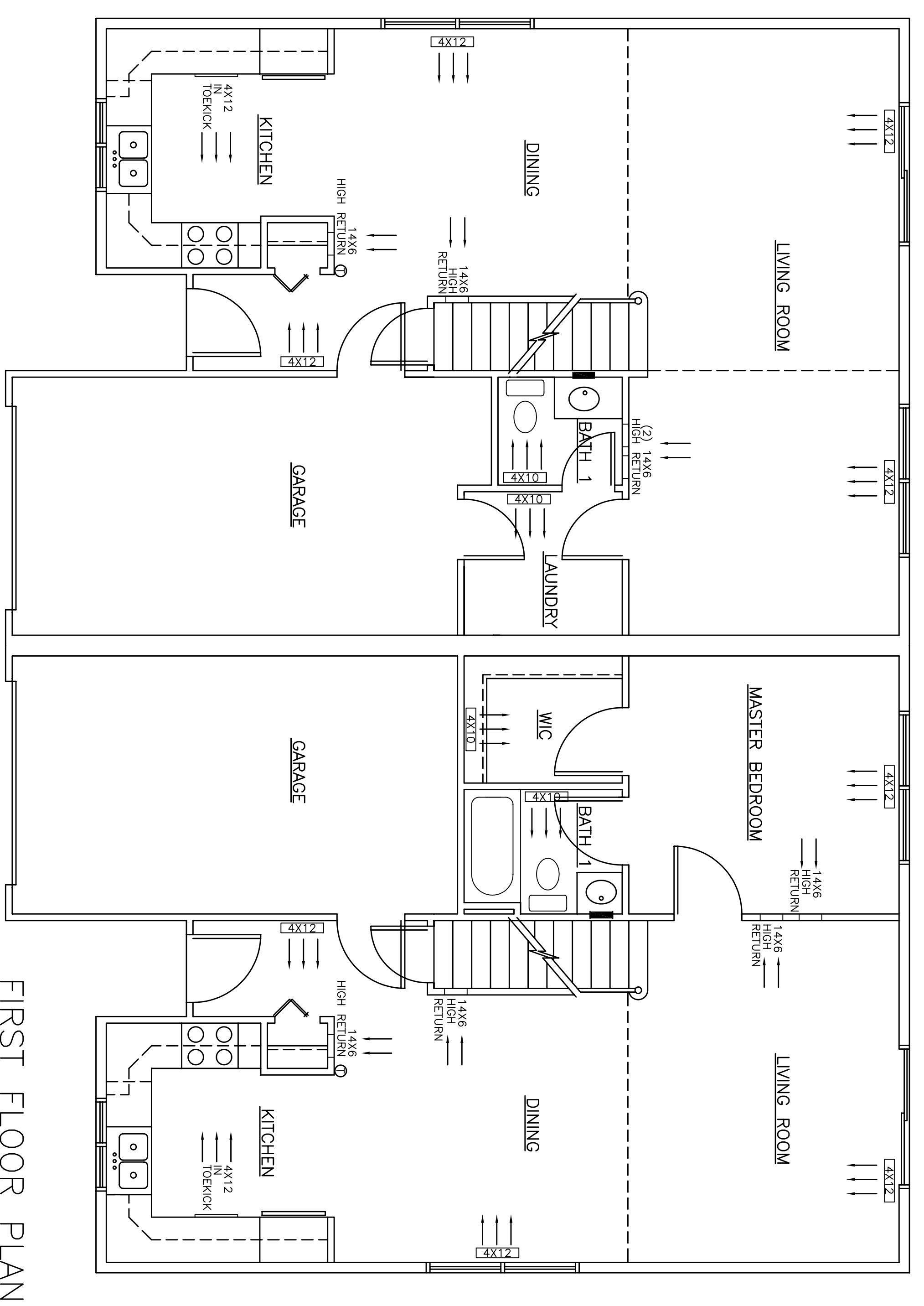
ROOF PLAN
1/4" = 1'-0"



NOTE:
ADDITIONAL CLIP ANGLES ARE NEEDED MIDHEIGHT BETWEEN FLOORS (3'-0" O.C.) FOR AREA BELOW 10'-23'-0" OF BUILDINGS UP TO 44'-0"
DETAIL #1
FIREWALL DETAIL UL#U336
SCALE: 1/2" = 1'-0"

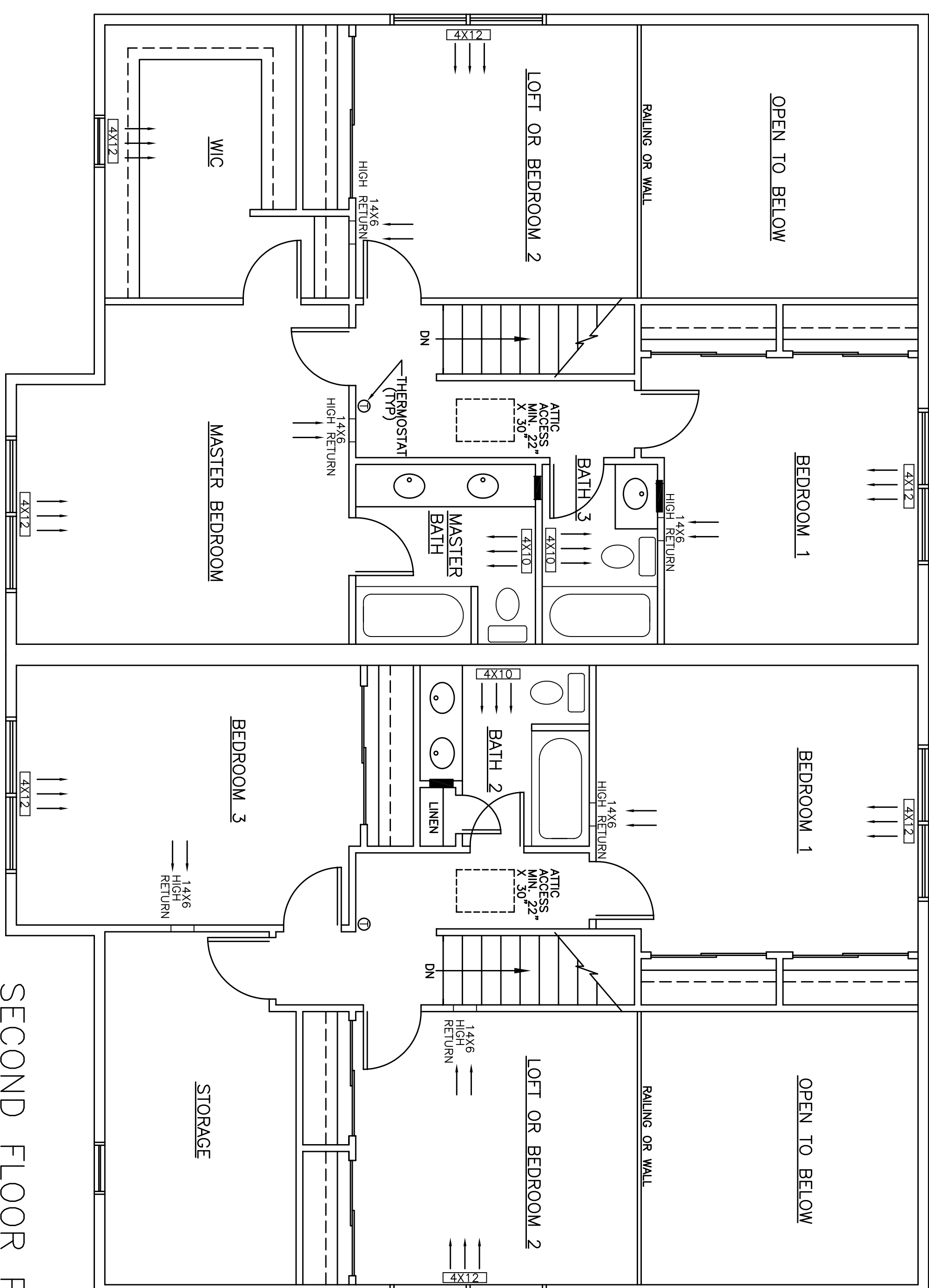


BASEMENT PLAN
1/4" = 1'-0"



OPTION 1

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



OPTION 1

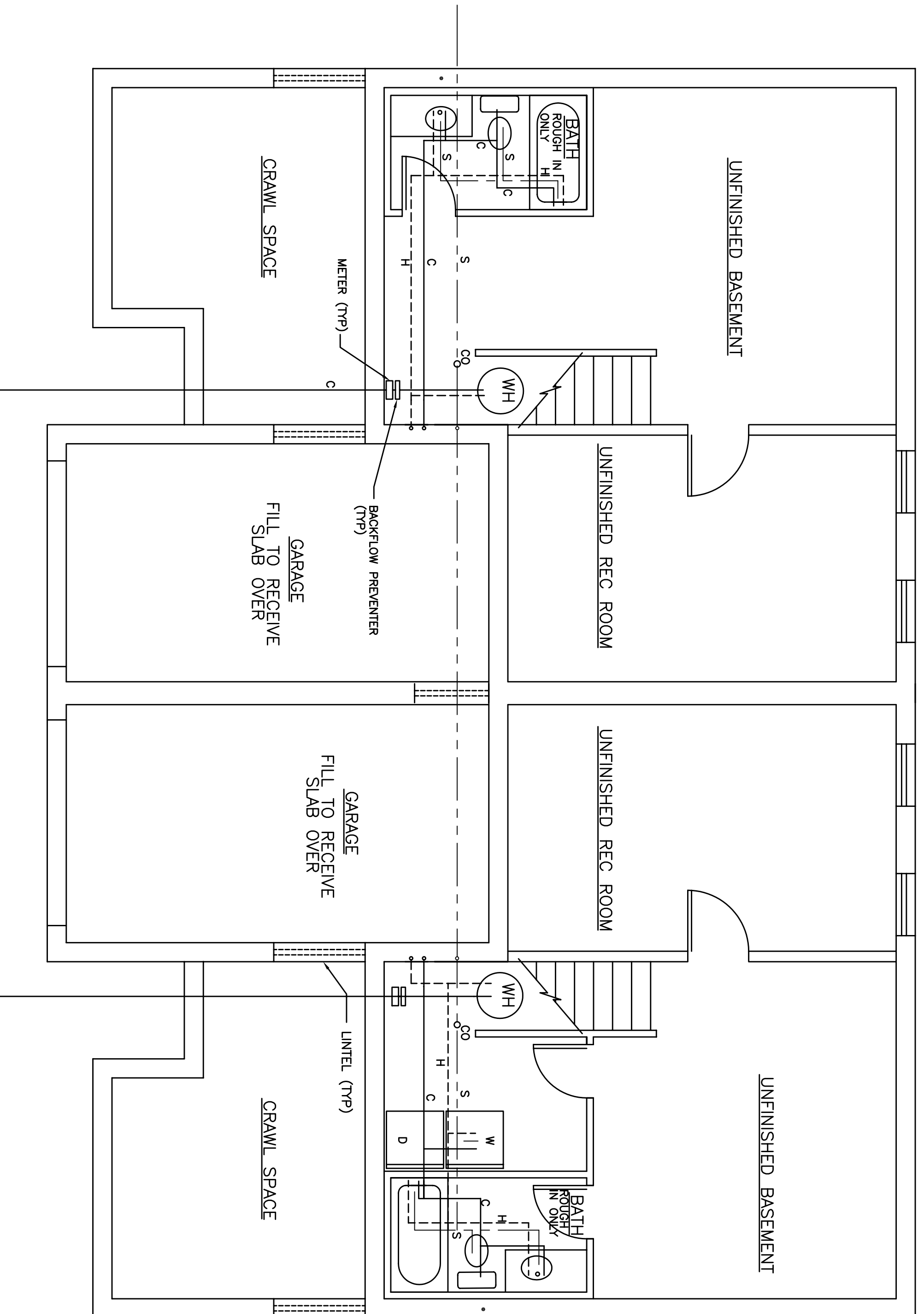
OPTION 2

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

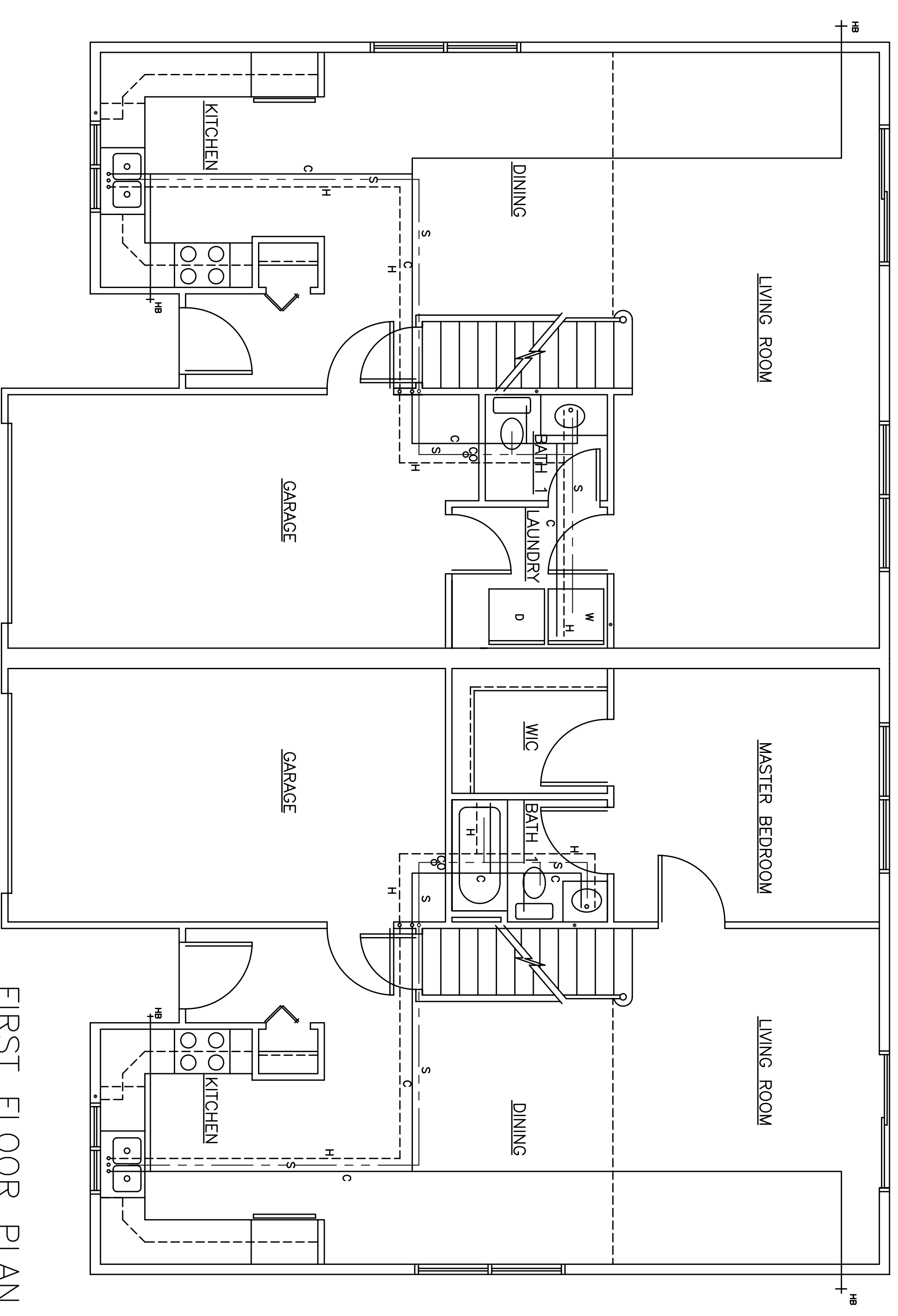
- NOTE
01. SUPPLY AIR WILL BE FED FROM MAIN DUCTWORK TO GRILLES BY FLEX-DUCT. LENGTH OF RUNS TO MEET ALL CODE REQUIREMENTS. SPACE FOR RETURN AIR WITH FLEXIBLE DUCT TO BE COORDINATED WITH ALL OTHER TRADES.
 02. USE REPAIR KIT FOR RETURN AIR WITH FLEXIBLE DUCT TO MAIN RETURN.
 03. ALL OPENINGS, MECHANICAL, AND DEVICE LOCATIONS ARE TO BE COORDINATED WITH ALL OTHER TRADES.

BRYANT GAS
FURNACE 90%
350MAU24040
(TYP)
BRYANT
SERIES X024
(TYP)
2 TON
24,000
BTU

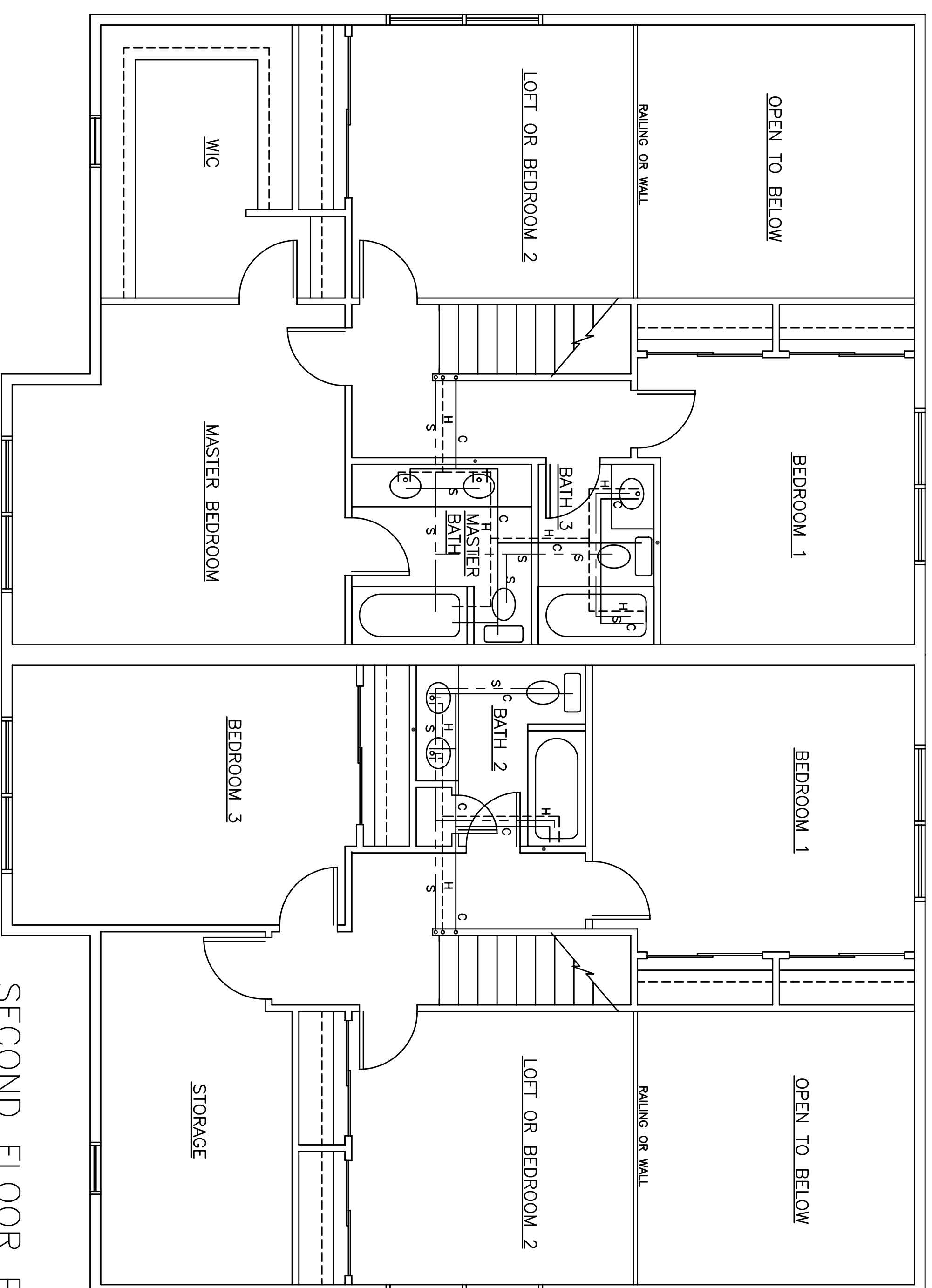
AC



BASEMENT PLAN
1/4" = 1'-0"



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



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

OPTION 1

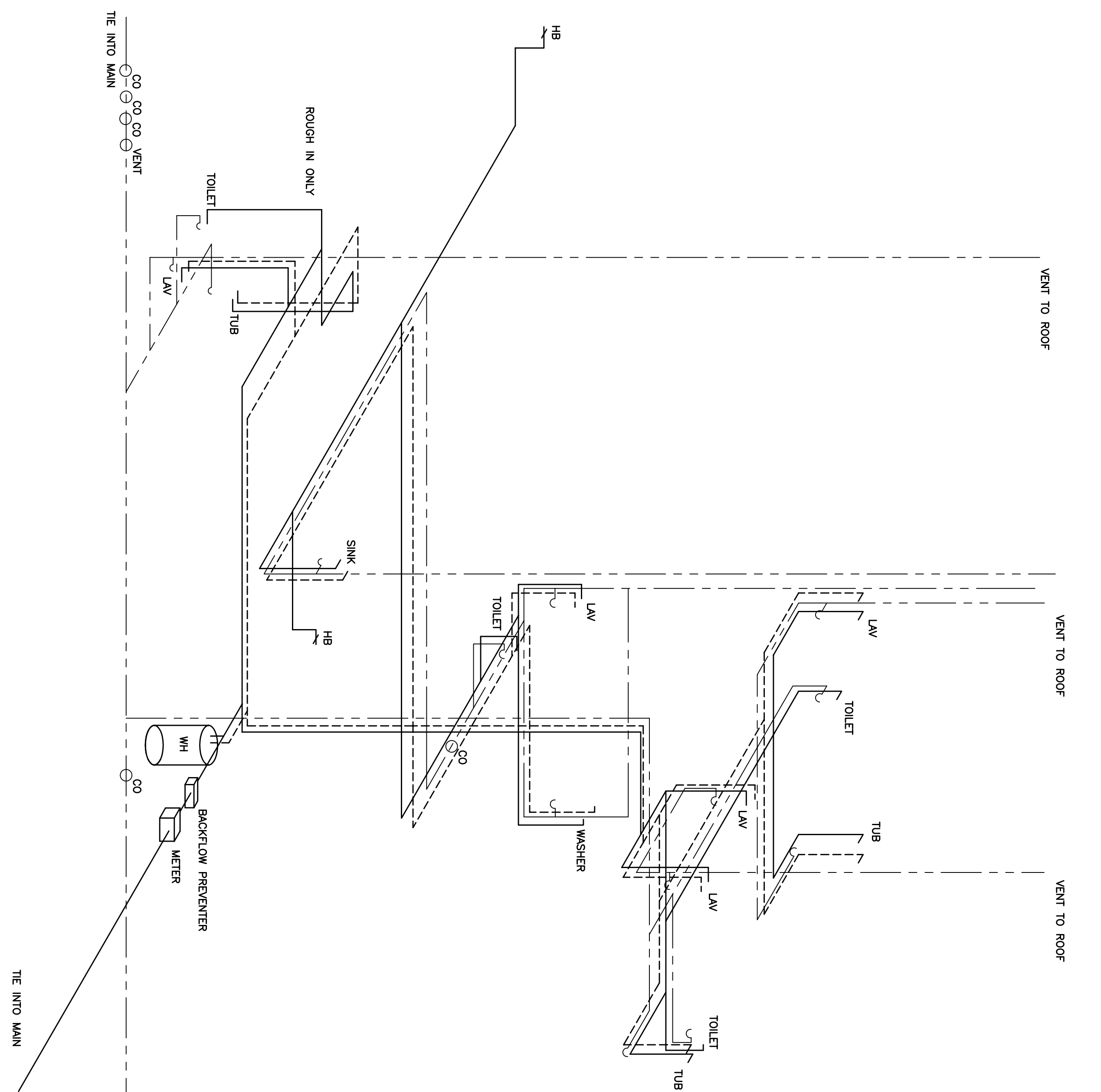
OPTION 2

OPTION 1

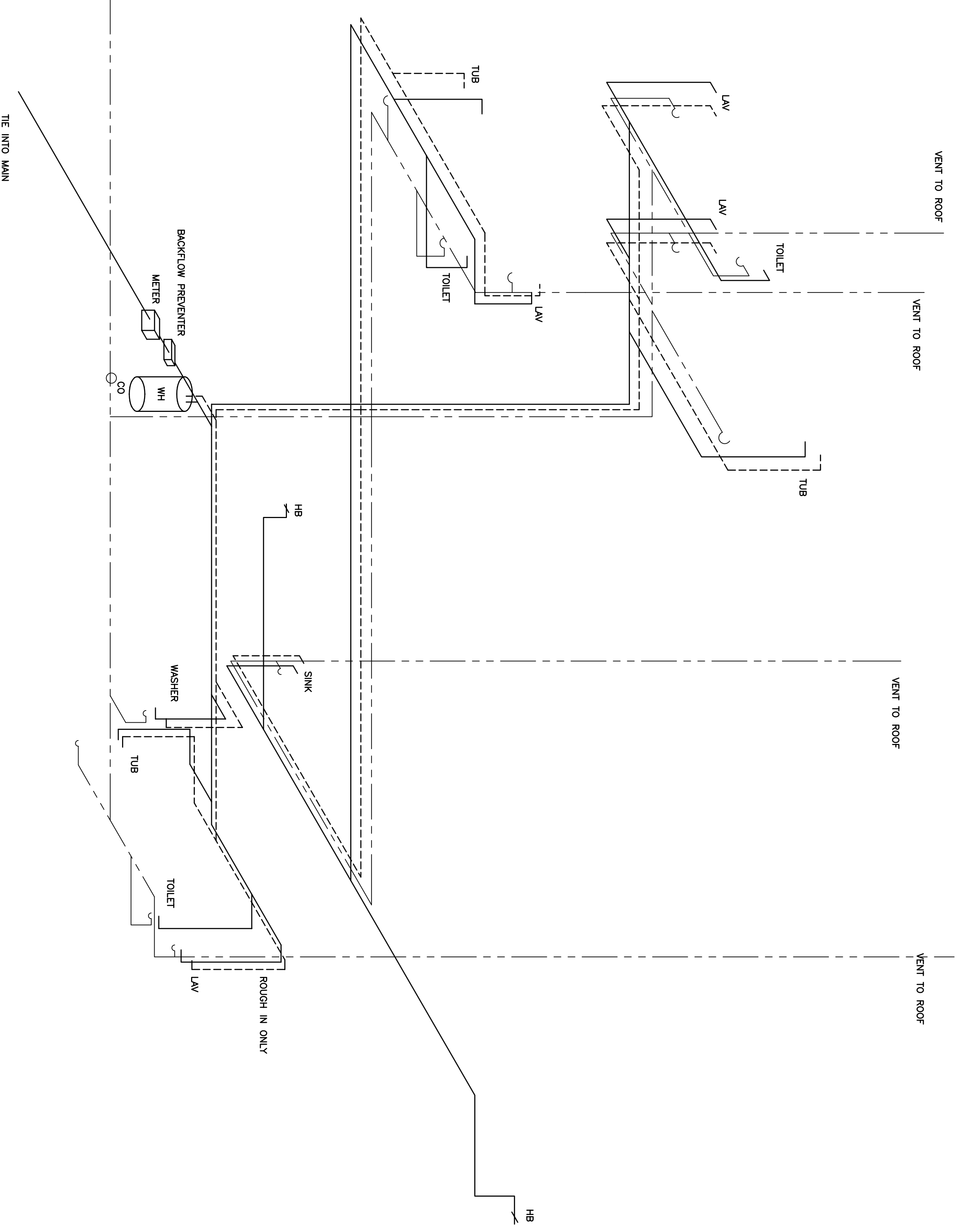
OPTION 2

LEGEND	
—C—	COLD WATER LINE
—H—	HOT WATER LINE
—S—	SEWER LINE
—CO—	CLEAN OUT
—HB—	HOSE BIB
+	VENT

- NOTES
01. WATER AND SEWER LINES TIE INTO MAIN.
 02. VENT LINES TO EXTERIOR.
 03. SINKS TO HAVE 1/2" WATER LINES AND 2" SEWER LINE.
 04. TOILETS TO HAVE 1/2" WATER LINES AND 3" SEWER LINE.
 05. TUBS TO HAVE 1/2" WATER LINES AND 2" SEWER LINE.
 06. WATER LINE TO BE COPPER.
 07. SEWER LINE TO BE PVC.
 08. ALL PLUMBING DRAWINGS ARE DIAGRAMATIC ONLY.
 09. PLUMBING SYSTEM AND INSTALLATION SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES.
 10. HOSE BIBS SHALL BE OF AN ANTI-FREEZE AND ANTI-SIPHON TYPE.
 11. SEWER MAIN TO BE 4" DIA.
 12. WATER MAIN TO BE 3/4" DIA.
 13. DRAINS WILL BE 2" PLASTIC.
 14. INSTALL BACKFLOW PREVENTER VALVES AS REQUIRED.
 15. ALL FIXTURES SHALL HAVE SUPPLY LINE SHUT OFF VALVES.
 16. ALL DRAIN AND VENT LINES SHALL BE SCHEDULE 40 PC.
 17. ALL SUPPLY LINES SHALL BE COPPER WITH SOLDERED JOINTS.



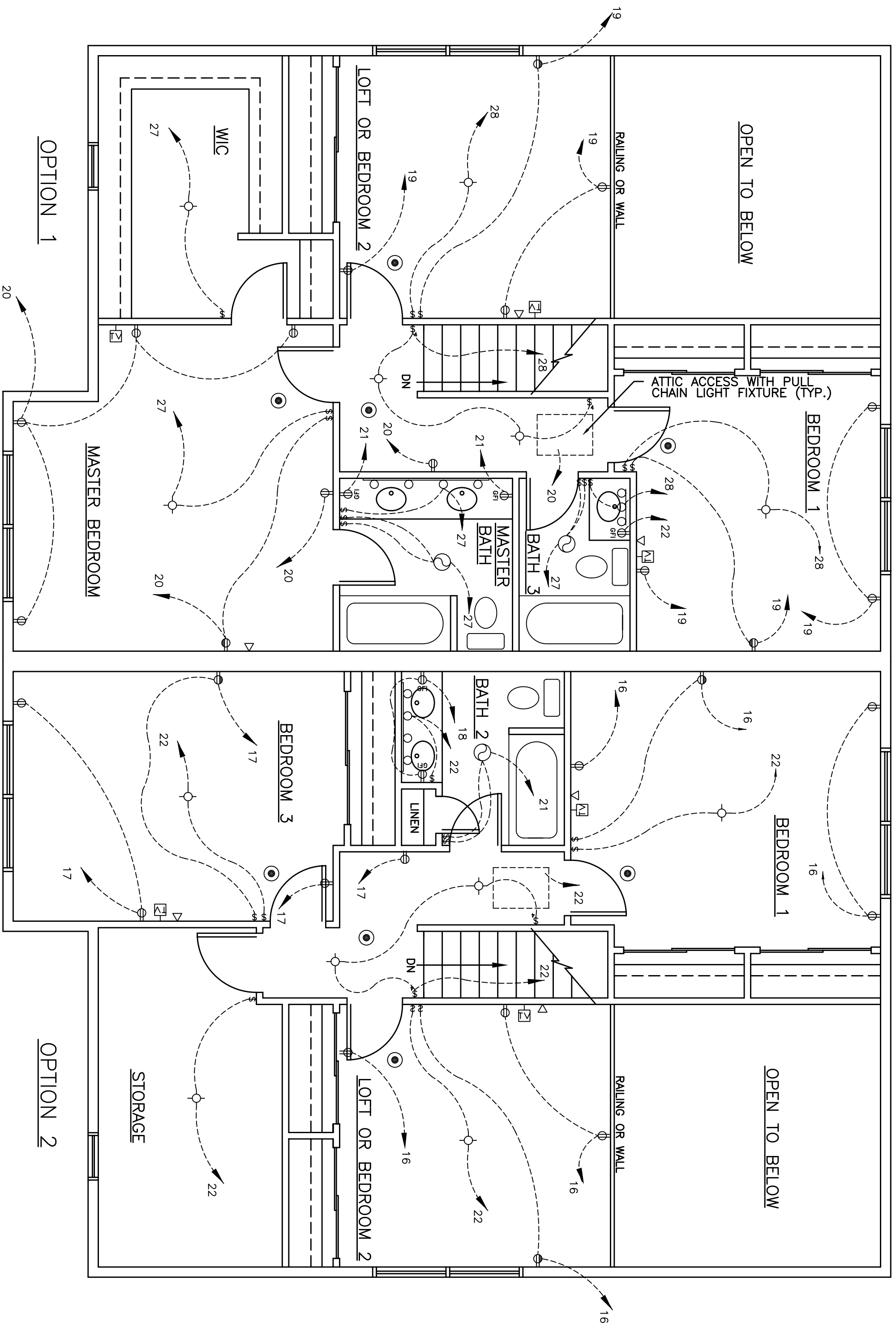
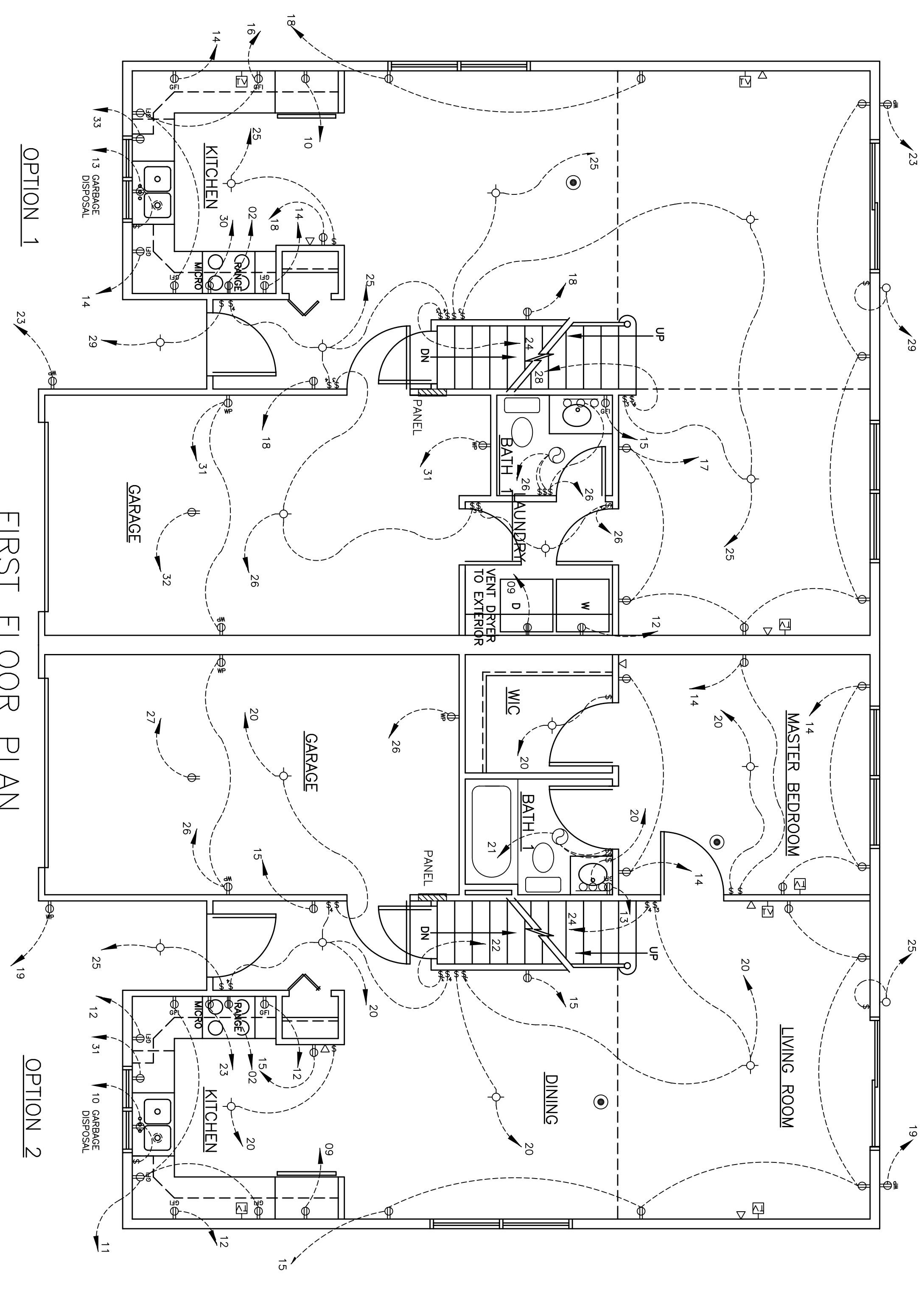
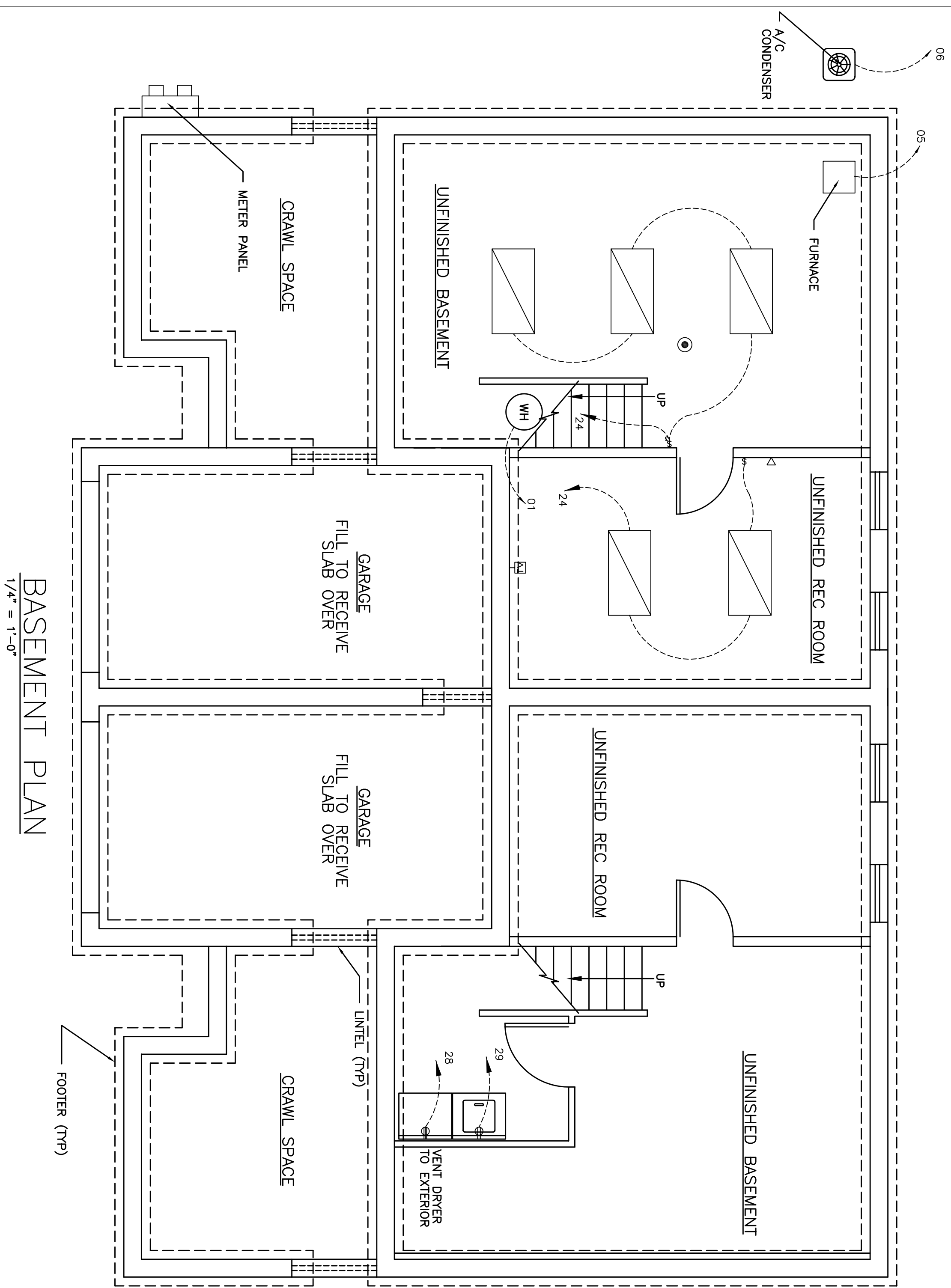
OPTION 1



OPTION 2

LEGEND	
C	COLD WATER LINE
H	HOT WATER LINE
S	SEWER LINE
CO	CLEAN OUT
HB +	HOSE BIB

- NOTES
01. WATER AND SEWER LINES TIE INTO MAIN.
 02. VENT LINES TO EXTERIOR.
 03. SINKS TO HAVE 1/2" WATER LINES AND 2" SEWER LINE.
 04. TOILETS TO HAVE 1/2" WATER LINES AND 3" SEWER LINE.
 05. TUBS TO HAVE 1/2" WATER LINES AND 2" SEWER LINE.
 06. WATER LINE TO BE COPPER.
 07. SEWER LINE TO BE PVC.
 08. ALL PLUMBING DRAWINGS ARE DIAGRAMATIC ONLY.
 09. PLUMBING SYSTEM AND INSTALLATION SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES.
 10. HOSE BIBS SHALL BE OF AN ANTI-FREEZE AND ANTI-SIPHON TYPE.
 11. SEWER MAIN TO BE 4"
 12. WATER MAIN TO BE 3/4"
 13. DRAINS WILL BE 2" PLASTIC.
 14. INSTALL BACKFLOW PREVENTER VALVES AS REQUIRED.
 15. ALL FIXTURES SHALL HAVE SUPPLY LINE SHUT OFF VALVES.
 16. ALL DRAIN AND VENT LINES SHALL BE SCHEDULE 40 P.C.
 17. ALL SUPPLY LINES SHALL BE COPPER WITH SOLDERED JOINTS.



LEGEND

(WH)	WATER HEATER	(⊕)	GFI OUTLET
□	PANEL BOX	⊖	CEILING LIGHT FIXTURE
○	VANITY LIGHT BAR	⊖	CEILING EXHAUST FAN
○	LIGHT SWITCH	□	WALL MOUNT LIGHT
⊕	3-WAY LIGHT SWITCH	⊕	SURFACE MOUNT 2' X 4' FLOOR LIGHT FIXTURE
⊕	4-WAY LIGHT SWITCH	⊕	CIRCUIT DESIGNATION
⊕	110V DUPLEX OUTLET	⊕	SMOKE DETECTOR
⊕	220V OUTLET	⊕	TELEPHONE JACK
⊕	SWITCHED OUTLET	⊕	CABLE JACK
⊕	WATERPROOF OUTLET		

NOTES:

01. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND LOCAL CODES TAKEN APPLIC.
02. ALL WIRING TO BE ROMEX.
03. SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACK-UP.
04. VENT EXHAUST FANS TO OUTSIDE (TYP) FANS TO BE 80 CFM'S.
04. RANGE HOODS ARE RECIRCULATING & ARE 250 CFM'S

**OPTION #1
PANEL DIAGRAM**

PANEL A 120/240 VOLT SINGLE PHASE 200 AMP 20AMP CIRCUIT BREAK

NO.	ITEM	NO.	ITEM
01	WATER HEATER	02	RANGE
05	FURNACE	06	AIR CONDITIONER
09	DRYER	10	REFRIGERATOR
13	GARAGE DISPOSAL	12	WASHING MACHINE
15	1ST FLR BATH GFI RECEPTACLES	14	KITCHEN GFI RECEPTACLES
17	FIRST FLOOR RECEPTACLES	16	FIRST FLOOR RECEPTACLES
19	SECOND FLOOR RECEPTACLES	18	FIRST FLOOR RECEPTACLES
21	WTR BATH GFI RECEPTACLES	20	SECOND FLOOR RECEPTACLES
23	OUTDOOR WP RECEPTACLES	24	BASEMENT LIGHTING
25	FIRST FLOOR LIGHTING	26	FIRST FLOOR LIGHTING
27	SECOND FLOOR LIGHTING	28	SECOND FLOOR LIGHTING
29	OUTDOOR LIGHTING	30	MICROWAVE
31	GARAGE WP RECEPTACLES	32	DISHWASHER
33	DISHWASHER	34	SPAC
35	SPAC	36	BLANK
37	BLANK	38	BLANK
39	BLANK	40	BLANK
41	BLANK	42	BLANK

**OPTION #2
PANEL DIAGRAM**

PANEL A 120/240 VOLT SINGLE PHASE 200 AMP 20AMP CIRCUIT BREAK

NO.	ITEM	NO.	ITEM
01	WATER HEATER	02	RANGE
05	FURNACE	06	AIR CONDITIONER
09	REFRIGERATOR	10	GARAGE DISPOSAL
11	KITCHEN GFI RECEPTACLES	12	KITCHEN GFI RECEPTACLES
13	1ST FLR BATH GFI RECEPTACLES	14	FIRST FLOOR RECEPTACLES
15	FIRST FLOOR RECEPTACLES	16	SECOND FLOOR RECEPTACLES
17	SECOND FLOOR RECEPTACLES	18	2ND FLR BATH GFI RECEPTACLES
19	OUTDOOR WP RECEPTACLES	20	FIRST FLOOR LIGHTING
21	BATHROOM EXHAUST FANS	22	SECOND FLOOR LIGHTING
23	MICROWAVE	24	BASEMENT LIGHTS
25	OUTDOOR LIGHTING	26	GARAGE WP RECEPTACLES
27	OVERHEAD LIGHT	28	DRYER
29	WASHER	30	SPAC
31	DISHWASHER	32	SPAC
33	SPAC	34	SPAC
35	BLANK	36	BLANK
37	BLANK	38	BLANK
39	BLANK	40	BLANK
41	BLANK	42	BLANK