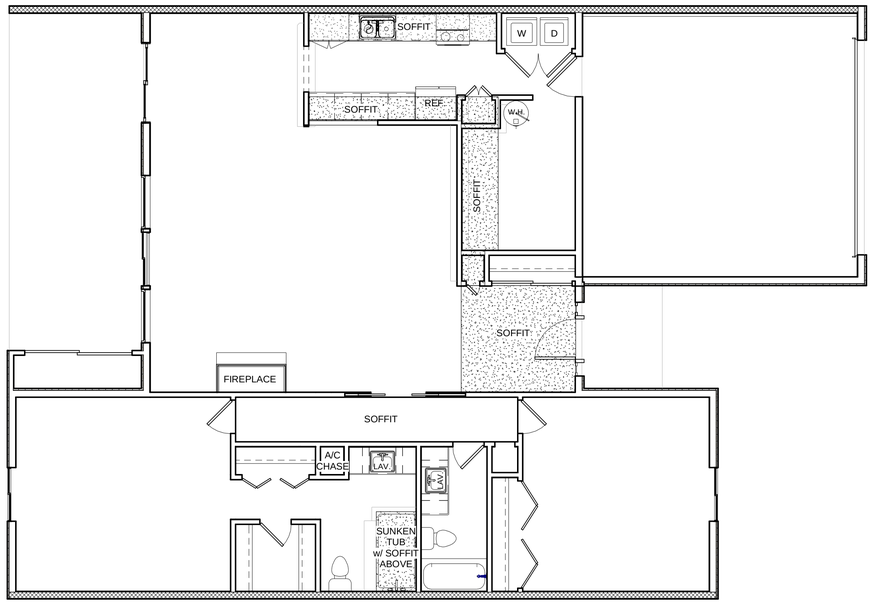
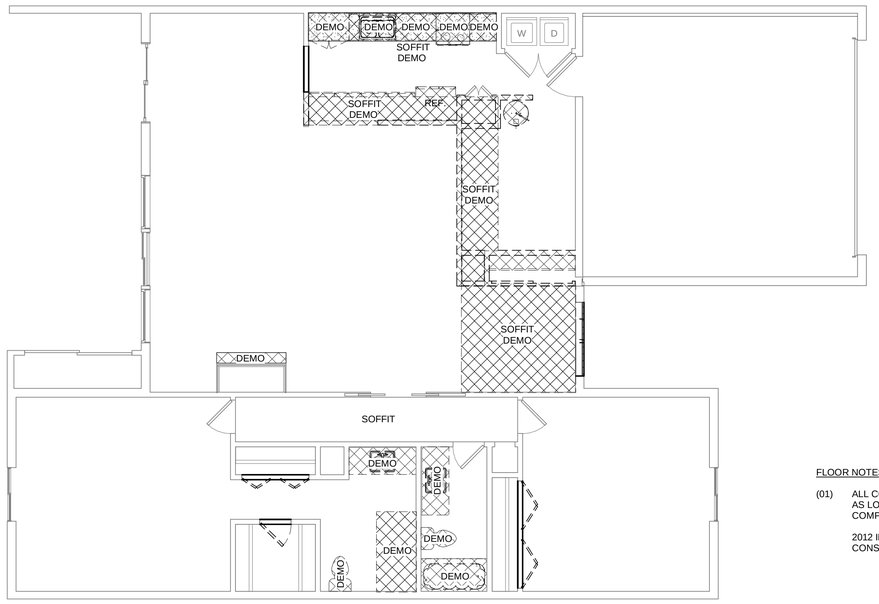
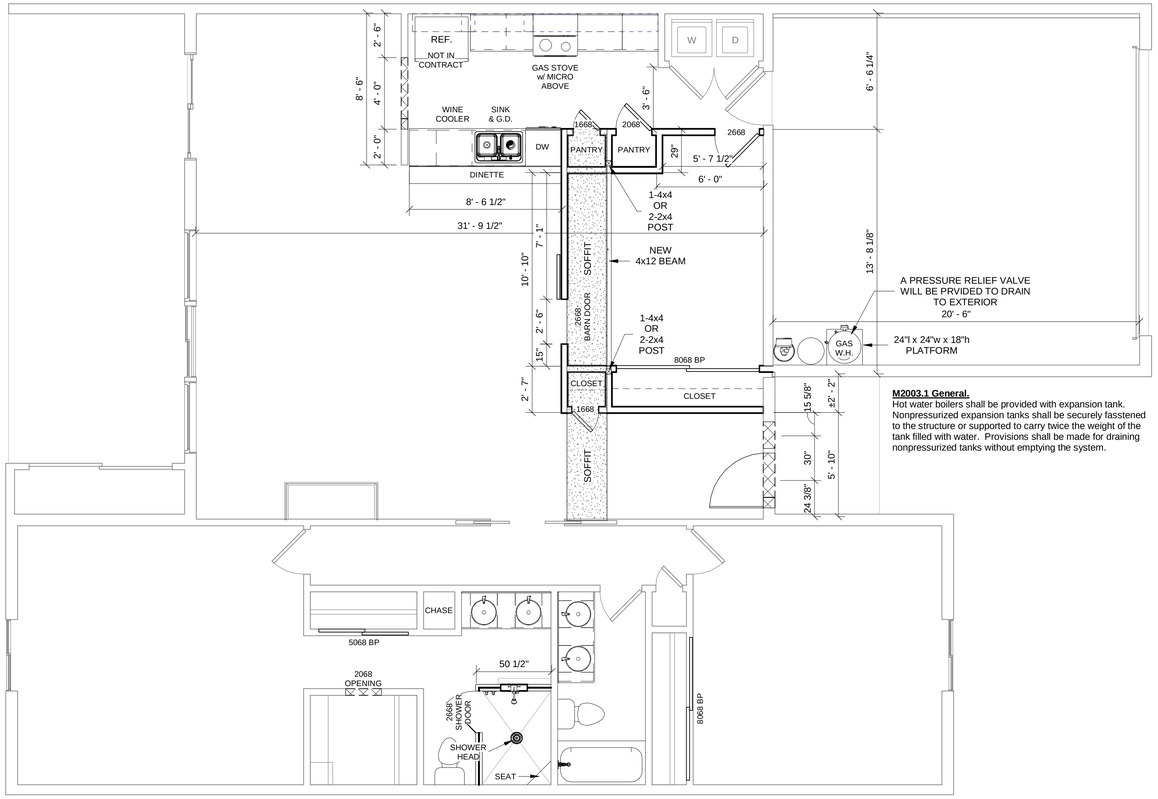


1 Floor Plan (Existing)
3/16" = 1'-0"



2 Floor Plan (Demo)
3/16" = 1'-0"



3 Floor Plan (New)
1/4" = 1'-0"

M2003.1 General.
Hot water boilers shall be provided with expansion tank. Nonpressurized expansion tanks shall be securely fasstened to the structure or supported to carry twice the weight of the tank filled with water. Provisions shall be made for draining nonpressurized tanks without emptying the system.

FLOOR NOTES:

(01) ALL CONSTRUCTION MUST COMPLY WITH THE CURRENT CODES LISTED BELOW, AS LOCALLY AMENDED, AND IS SUBJECT TO FIELD INSPECTION TO VERIFY COMPLIANCE.

2012 INTERNATIONAL RESIDENTIAL CODE:
CONSTRUCTION: R502 WOOD FLOOR FRAMING
R602 WOOD WALL FRAMING
R602.3 FASTENER SCHEDULE
R602.3.2 TOP PLATE
R602.8 FIRE BLOCKING

(02) PROVIDE POST OFFICE-APPROVED ADDRESS NUMBERS ON THE DWELLING. ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE DWELLING.

(03) IRC. R 807 & M1305.1.3 A/A 22X30" MIN. UNOBSTRUCTED AREA

(04) DOOR FROM GARAGE TO RESIDENCE TO BE 1 3/8" SOLID CORE W/ AUTO CLOSURE AND MIN. 20 MINUTE RATING. (LABELED)

(05) 1 HR. FIRE RATED WALL BETWEEN GARAGE AND LIVING AREA WALL & GARAGE CEILING- 5/8" GYP. BOARD TYPE X BEARING WALLS AND ALL OTHER STRUCTURAL MEMBERS.

(06) GLAZING IN INGRESS, AND SWINGING DOORS MUST BE SAFTEY GLAZING.

(07) SHOWER ENCLOSURES TO HAVE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL. SHOWER AREA WALLS SHALL BE FINISHED WITH FIBER-CEMET BACKER AND CERAMIC TILE OR EQUAL-TO HEIGHT OF 72" ABOVE THE DRAIN.

(08) ALL CONSTRUCTION MUST COMPLY WITH 2012 IRC, AS LOCALLY AMENDED AND IS SUBJECT TO FIELD TEST.

(09) INSPECTION TO VERIFY COMPLIANCE.

(10) SLEEPING ROOM WINDOWS MUST CONFORM TO THE CURRENT IRC & L.H.C. AMENDMENTS.

(11) APPLIANCES LOCATED IN THE VEHICLE PATH WITHIN GARAGES SHALL BE PROTECTED FROM DAMAGE.

(12) THESE DRAWINGS ARE STRICTLY DIAGRAMMATIC, ANY AND ALL BEARING AND STRUCTURAL COMPONENTS ALONG WITH CONFIRMATION OF DIMENSIONS AND ENGINEERING ARE THE RESPONSIBILITY OF THE OWNER, ENGINEER, GENERAL CONTRACTOR AND/OR THE SUB-CONTRACTORS.

ALL CONSTRUCTION WILL CONFORM TO 2012 IRC CODES LISTED BELOW:

E3301 GENERAL ELEC
E3302 BLDG. STRUCTURE PROTECTION
E3303 INSPECTION & APPROVEL
E3304 GENERAL EQUIPMENT REQUIREMENTS
E3305 EQUIPMENT & CLEARENCES
E3306 ELEC. CONDUCTORS & CONNECTIONS
E3307 CONDUCTOR & TERMINAL IDENTIFICATION
E3401 ELEC. DEFINITIONS
E3501 GENERIAL SERVICES
E3601 BRANCH CIR. & FEEDER REQUIRMENTS
E3602.9.1 MIN BRANCH CIR. FOR RANGES
E3603.2KITCHEN & DINING RECEPTACLES
E3603.3LAUNDRY CIR.
E3603.4BATHROOM BRANCH CIR.
E3701 WIRE METHODS
E3801 POWER & LIGHTING
E3801.2RECEPTACLE SPACING
E3801.4COUNTERTOP RECEPTACLES
E3802 GROUND-FAULT & ARC-FAULT PROTECTION
E3802.11 BEDROOM OUTLETS AFCI PROTECTION
E3901 DEVICES & LUMINAIRES
E3902.9OUTDOOR LOCATION
E3903.8WET& DAMP LOCATIONS
E4001 APPLIANCE
E4001.5DISCONNECTING MEANS
E4109 HYDROMASSAGE BATHTUBS

M1401 GENERAL HEATING & COOLING EQUIPMENT
M1401.2 ACCESS

R313 R313 SMOKE ALARMS

ALL GARAGE OUTLETS @ +18" A.F.F. (MIN.)

NOTE:
ALL WINDOWS TO BE INSET
EXCEPT THE KITCHEN WINDOW.
SEE DETAIL 2

NOTE:
ALL 2x6 EXTERIOR WALLS TO HAVE R-21 INSULATION.
ALL 2x6 INTERIOR WALLS TO HAVE R-19 INSULATION.
ASS 2x4 INTERIOR WALLS TO HAVE R-11 INSULATION.

GENERAL CONSTRUCTION NOTES

1. THESE GENERAL NOTES LOCATION IN SAID PLANS. HALL APPLY TO ALL SHEETS INCLUSIVE IN THIS SET OF PLANS REGARDLESS OF THEIR.

2. GENERAL CONTRACTOR TO FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND SERVICES REQUIRED FOR THE INSTALLATION OF ALL WORK AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL BUILDING AS INDICATED ON DRAWINGS.

3. INCIDENTAL ITEMS NOT INDICATED ON DRAWINGS. NOR MENTIONED IN THE SPECIFICATION'S THAT CAN LEGITIMATELY AND REASONABLY BE INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE BUILDING SHALL BE INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.

4. ALL MATERIALS SHALL BE IN NEW AND GOOD CONDITION, THE PRODUCT OF SUBSTANTIALLY ESTABLISHED AND RECOGNIZED MANUFACTURERS, AND SUBJECT TO APPROVAL OF A.C.E. DESIGN DRAFTING, AND ALL MATERIALS SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS.

5. AS A MINIMUM REQUIREMENT, ALL WORK SHALL COMPLY WITH THE LATEST LOCALLY ADOPTED EDITIONS OF THE;
2012 INTERNATIONAL RESIDENTIAL CODE
ANY PERTINENT CITY CODE AMENDMENTS
REQUIREMENTS OF THE TELEPHONE AND POWER COMPANIES
WHERE CONFLICTS OCCUR, THE MORE STRINGENT, OR THE CODE ENFORCED BY THE AUTHORITY HAVING JURISDICTION SHALL APPLY.

6. DO NOT SCALE DRAWING. SEE APPROPRIATE DIMENSIONED PLANS FOR INFO. IF CONFUSION CONTINUES, CONTACT A.C.E. DESIGN DRAFTING IMMEDIATELY FOR CLARIFICATION. A.C.E. DESIGN DRAFTING WILL NOT BE HELD RESPONSIBLE FOR MISTAKES MADE ONSITE DUE TO TRADES NOT FOLLOWING DIMENSIONS ON PLANS.

7. SHOP DRAWINGS, CATALOGS, DATA SHEETS, PAMPHLETS, OR ANY OTHER DESCRIPTIVE LITERATURE NECESSARY TO CONVEY INFORMATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CONTRACTOR OR A.C.E. DESIGN DRAFTING PRIOR TO CONSTRUCTION FOR ANY SUBSTITUTIONS PROPOSED AS AN EQUIVALENT PRODUCT.

8. FINAL APPROVAL OF COLOR FINISHES, WOOD STAIN FINISHES, COUNTERTOP FINISHES, STUCCO COLOR, AND TEXTURE FINISHES, ETC. SHALL BE SUBJECT TO THE OWNER'S ORDER AND SATISFACTION AFTER ADEQUATE REVIEWING TIME BY THE OWNER AND CONTRACTOR.

9. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE TO THE PROJECT OWNER AND/OR THE GENERAL CONTRACTOR. NO REPRODUCTION OR OTHER USE SHALL BE MADE BY ANY PERSON OR FIRM WITHOUT EXPRESSED WRITTEN PERMISSION, AND ANY UNAUTHORIZED USE SHALL VOID ANY REAL OR IMPLIED WARRANTY HEREON AND NO PROFESSIONAL RESPONSIBILITY WILL REMAIN.

10. THIS SET OF PLANS SHALL BE 2008 COPYRIGHT PROTECTED UNDER THE REVISED FEDERAL COPYRIGHT LAWS OF 1978. ANY VIOLATION SHALL BE PROSECUTED TO THE FULLEST EXTENT AVAILABLE AND BY THE INTENTION OF A.C.E DESIGN DRAFTING.

11. OWNERSHIP OF THESE DRAWING SHALL REMAIN WITH A.C.E. DESIGN DRAFTING. PAYMENT FOR DRAWINGS DOES NOT AUTOMATICALLY RELEASE OWNERSHIP TO COMMISSIONER(S) WITHOUT EXPRESS WRITTEN PERMISSION. COMMISSIONER(S) RIGHT TO USE PLANS WHEN CONTRACTS ARE ISSUED ARE FOR AN INDIVIDUAL PROPERTY ONLY. ANY ADDITIONAL USE OF PLANS SHALL BE NEGOTIATED AS NEEDED.

12. PLAN CALLS OUT MIN CONSTRUCTION REQUIREMENTS. IF SITE CONTRACTOR DETERMINES THAT ADDITIONAL WORK, MATERIALS, OR THE LIKE ARE NECESSARY, CONTRACTOR IS AUTHORIZED TO PROCEED AND PERFORM UPGRADE AS DETERMINED ONSITE WITHOUT NEED FOR ADDITIONAL PLANS PREPARATION AND INSPECTION. IF, FOR EXAMPLE, CONTRACTOR DETERMINES THAT 2X6 STUDS ARE NEEDED INSTEAD OF THE MIN REQUIRED 2X4 STUDS, HE IS ABLE TO DO SO.

Rev #	DATE	By

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(866) 300 - 4ACE
A.C.E. DESIGN DRAFTING

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AND CONTAIN THE USE OF HERE-FORE AND HEREAFTER FOR SERVICE USE ON THIS PROPERTY ONLY

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CHECKED BY:	
DATE:	08/07/20
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