

FLOOR PLAN NOTES :

- UNLESS OTHERWISE INDICATED ON PLANS, ALL INTERIOR PARTITIONS SHALL BE 2 x 4 STUDS @ 16" O.C. W/ 1/2" GWD ON BOTH SIDES.
- EXTERIOR DIMENSIONS SHOWN ARE FROM THE OUTSIDE FACE OF THE FOUNDATION OR THE OUTSIDE FACE OF THE WALL SHEATHING - BOTH SHALL ALIGN THE EXTERIOR WALL DIMENSION IS A NOMINAL DIMENSION AND IS GREATER THAN THE ACTUAL DIMENSION THE CONTRACTOR SHALL LAYOUT THE WALLS TO MAINTAIN THE HEIGHT OF THE PLANS. IF THERE IS ANY MATERIAL SUBSTITUTION THAT INCREASES OR DECREASES DIMENSIONS SHOWN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST DIMENSIONS NOTIFY ARCHITECT FOR ANY CONFLICTS INCURRED.
- ALL ROOM FINISHES SHALL BE VERIFIED W/ OWNER AT THE OF BIDDING AS SOME FINISHES MAY CHANGE DURING BIDDING PROCESS
- DOORS :
THE STYLE AND TYPE OF DOOR SHALL BE VERIFIED W/ OWNER FOR INTERIOR AS WELL AS EXTERIOR DOORS. THE SIZES SHOWN SHALL BE INTERPRETTED AS FOLLOWS:
2'-0" x 6'-0" - 2'-0" x 6'-0"
2 - 2'-0" x 6'-0" SLIDING - 2 DOORS 2'-6" X 6'-0" EACH ADJUST OPENING SIZE FOR REQUIRED DOOR LAP
- CABINET MANUFACTURER SHALL SUBMIT A DETAILED LAYOUT FOR OWNERS APPROVAL
- GENERAL CONTRACTOR TO PROVIDE RADON PROTECTION MEASURES PER EPA REQUIREMENTS.
- ELECTRICAL LAYOUT ON FLOOR PLANS SHALL BE VERIFIED W/ OWNER PRIOR TO INSTALLATION LAYOUT IS FOR BIDDING PURPOSES.
- PROVIDE LIGHTING ALLOWANCE FOR OWNER FOR BIDDING PURPOSES AND BASED ON THE LAYOUT SHOWN.
- ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL AND N.E.C. CODES
- SMOKE DETECTORS SHALL BE CONNECTED TO ELECTRICAL SYSTEM AND SHALL BE ACCORDANCE W/ LOCAL AND STATE REQUIREMENTS.

GENERAL NOTES:

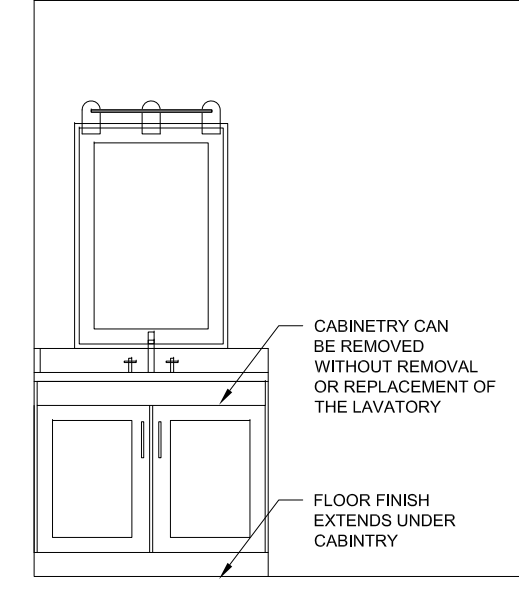
- ALL WORK SHALL BE DONE BY OWNER
- REPLACE EXISTING ACOUSTICAL CEILING TILE WITH 5/8" GYP. BD. AT APARTMENT WORK AREA.
- KITCHEN DESIGNER SHALL PROVIDE OWNER WITH KITCHEN DESIGN. ALL CABINETS SHALL CONFORM TO "TYPE B" ACCESSIBLE UNIT REQUIREMENTS.
- BATHROOM DESIGN SHALL CONFORM TO "TYPE B" ACCESSIBLE UNIT REQUIREMENTS.
- NEW WALL

ELECTRICAL NOTES

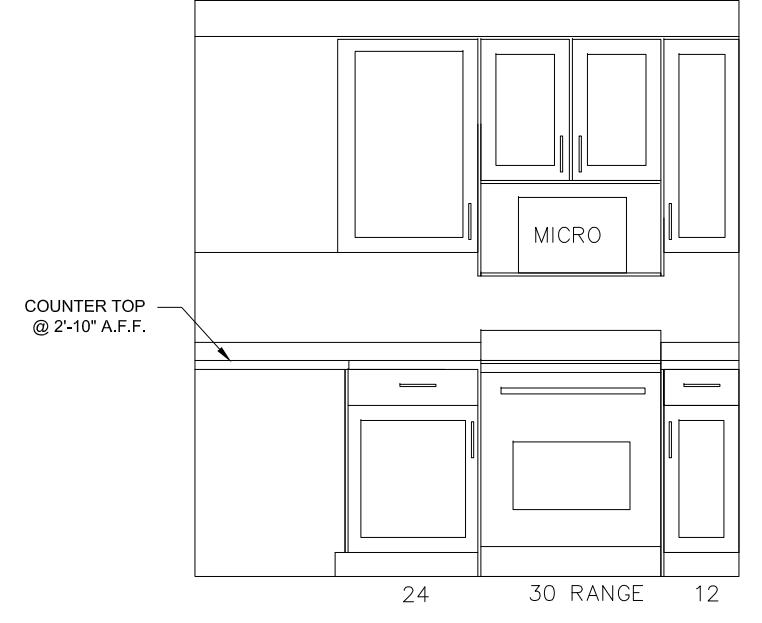
- FIXTURES AND OUTLETS INDICATED ARE FOR BIDDING PURPOSES. ALL OUTLETS, FIXTURES AND ELECTRICAL LAYOUT SHALL BE VERIFIED W/ OWNER PRIOR TO CONSTRUCTION.
- PROVIDE COMPLETE ELECTRICAL SYSTEM PER STATE AND LOCAL CODES.
- OWNER SHALL BE RESPONSIBLE FOR ALL ELECTRICAL FIXTURE LAYOUTS.

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

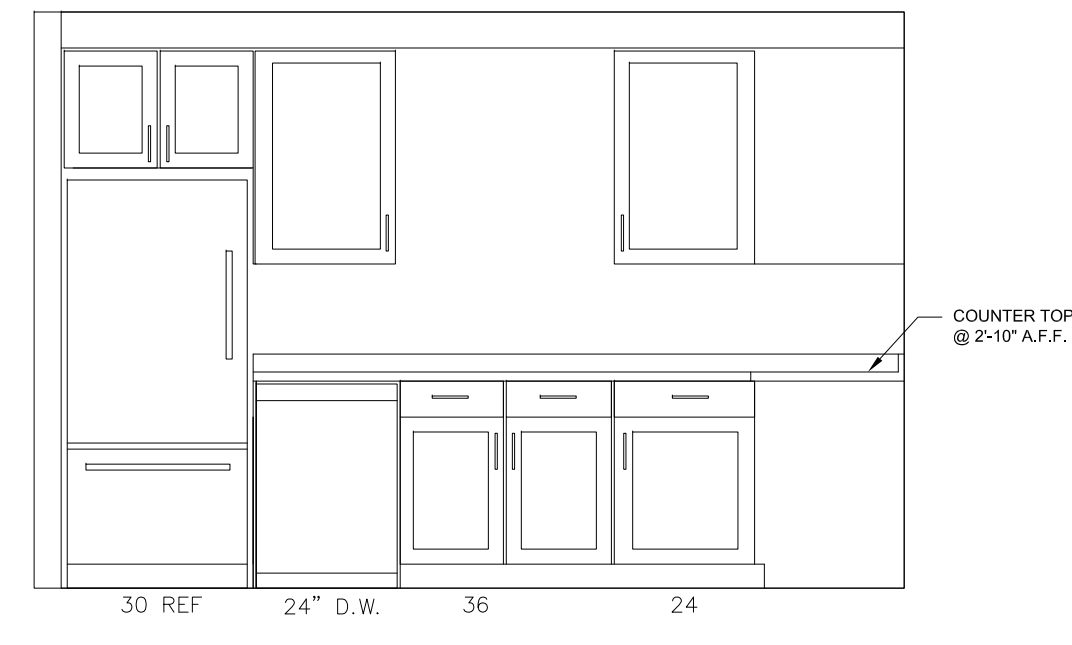
1 BATHROOM VANITY ELEVATION
SCALE: 3/8" = 1'-0"



2 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



3 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



BUILDING DATA:
Building Footprint =
First Floor = 2822 SF
Porch = 278 SF

Residential Breakdown:
New Residential 742 SF
Existing Residential 591 SF
Retail - 2 Tenants
Existing & Remodeled 1,179 SF
Stairs 310 SF
TOTAL w/o Porch 2,822 SF

REVISIONS :	No.	Description	Date

Date:	8/4/2014
Scale:	As Noted
File Number:	
Drawn:	TES
Project:	
Sheet Number:	