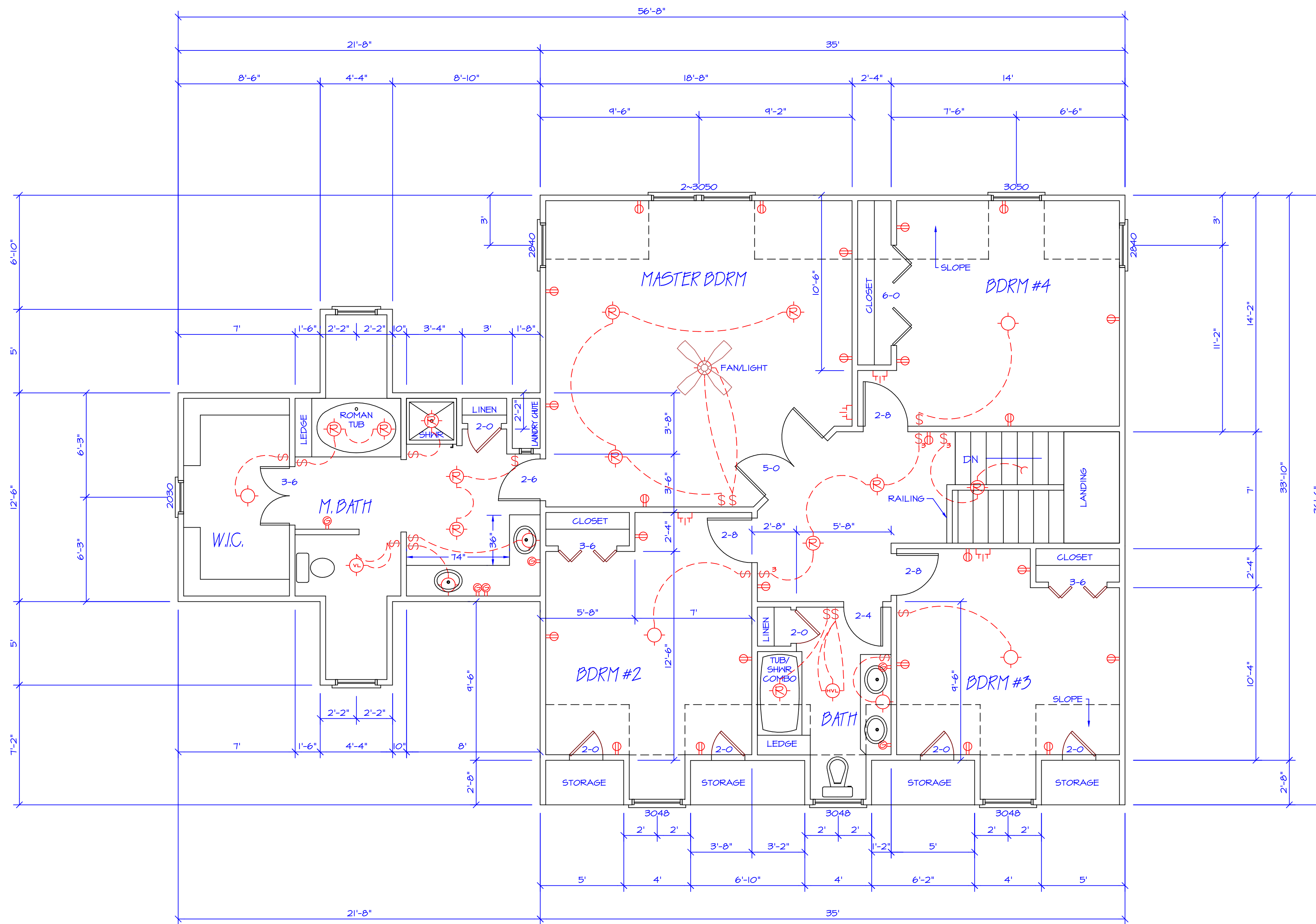


CLIENT NAME HERE



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
(4' CEILING)

LEGEND

- ⊖ 110 WALL OUTLET
- ⊖ 6.F.I. OUTLET
- ⊖ 220 ELEC. OUTLET
- ⊖ 110 LIGHT SWITCH
- ⊖ CABLE T.V. OUTLET
- ⊖ TELEPHONE JACK
- ⊖ ELEC. METER BASE
- ⊖ EXTERIOR LIGHT FIXTURE
- ⊖ CEILING MOUNT LIGHT FIXTURE
- ⊖ VENTED LIGHT FIXTURE
- ⊖ RECESSED LIGHT FIXTURE
- ⊖ SMOKE DETECTOR (BATTERY BACK-UP)
- ⊖ EXTERIOR FLOOD LAMP

GENERAL NOTES

- FOUNDATION IS DESIGNED FOR A MAXIMUM SOILS BEARING PRESSURE OF 2000 P.S.F. FOR SPREAD FOOTINGS.
- BOTTOM OF ALL FOOTINGS SHALL BEAR ON APPROVED NATURAL SOIL OR COMPACTED APPROVED FILL. ALL FOUNDATION AND SOILS WORKS SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SOILS REPORT.
- ALL CONCRETE SHALL DEVELOPE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I. EXCEPT AS SHOWN.
- ALL OPENINGS NOT SHOWN ON PLANS MUST BE APPROVED BY ENGINEER.
- REINFORCING SHALL BE A.S.T.M. SPEC. A624 GRADE 60.
- ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. DETAILING MANUAL.
- REINFORCING IN ALL CONCRETE WALLS AND FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS.
- LAP ALL STEEL 36 BAR DIAMETER AND 18" MINIMUM AT SPLICES.
- ALL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTION BEGINS.
- THE C.C. IS RESPONSIBLE TO EMPLOY A QUALIFIED CONSULTING ENGINEER TO INSPECT FOOTING EXCAVATION AND TO CERTIFY THAT FOUNDATION WALLS SUPPORTING FOOTINGS AND WINDS ARE ADEQUATE TO PROPERLY SUPPORT DESIGN LOADS.
- ALL WOOD FRAMING SHALL BE STRESS-RATED LUMBER WITH THE FOLLOWING ELASTIC MINIMUM PROPERTIES.....

MEMBER	BENDING STRESS	MODULUS OF ELASTICITY
JOIST AND BEAMS	1500 P.S.I. (#2 KD)	1,600,000 P.S.I.
STUDS, BRACINGS, BLOCKING	1,000 P.S.I. (#2 KD)	1,400,000 P.S.I.
RAFTERS	1,500 P.S.I. (#2 KD)	1,600,000 P.S.I.
LAMINATED WOOD	2,400 P.S.I.	1,800,000 P.S.I.

FOOTINGS

TO BE ON UNDISTURBED OR MINIMUM 90% COMPACTED SOIL OF UNIFORM DENSITY AND THICKNESS SBCCI 1302,CABO R-301-304 CONCRETE COMPRESSIVE STRENGTH MUST BE 2500 PSI AT 28 DAYS. SBCCI 1302.3 AND 1603. CABO R-301-304. MUST BE 4" WIDER THAN MASONRY FOUNDATION WALL EACH SIDE. BOTTOM OF FOOTING REQUIRED TO BE MINIMUM OF 12" BELOW FINISHED GRADE CABO R-303.

SMOKE DETECTORS

SMOKE DETECTORS ARE REQUIRED TO BE WIRED TO HOUSE CURRENT, IN SERIES, INSTALL AT LEAST ONE DETECTOR AT EACH LEVEL, AND IN THE GARAGE NEAR THE DOOR TO THE LIVING AREAS. THE DETECTOR MUST BE AUDIBLE IN ALL SLEEPING AREAS. INSTALL DETECTORS ACCORDING TO MANUFACTURER'S INSTRUCTIONS. RECOMMEND BATTERY BACKUP.

STAIRS

STAIRS RISERS 8 1/4" MAXIMUM, TREADS 8" MINIMUM, HAND RAILS 30"-34" HIGH. EGRESS STAIR RISES MINIMUM 6" TREAD AT SIDE, MINIMUM 4" TREADS AT 12" FROM THE SIDE.

EGRESS

EACH BEDROOM MUST HAVE A SECOND MEANS OF ESCAPE. ONE WINDOW MUST HAVE A CLEAR OPENING OF 5 SQ. FT. 1 ST. FLOOR, 5.7 SQ. FT. 2ND FLOOR OBTAINED WITHOUT THE USE OF TOOLS, SILL HEIGHT 44" OR LESS FROM INSIDE FLOOR. (MINIMUM NET CLEAR OPENING WIDTH 20" - HEIGHT 41.2" OR, HEIGHT 24" - WIDTH 34.2") CABO R-211, SBCCI104.4.2, LSC 22-2.1.2.

FURNACE/WATER HEATER

IF WATER HEATER OR FURNACE IS TO BE GAS, RAISE 18" ABOVE FLOOR

ATTIC ACCESS

ATTIC SPACE ACCESS, 24"X30" MINIMUM OR SIZED TO PERMIT REMOVAL OF INSTALLED MECH. EQUIPMENT SBCCI 1708,T CABO R-708 VENTILATION, 1 SQ. FT. FOR EACH 350 SQ. FT. AREA OR ALTERNATE SBCCI 1708,B CABO R-707.

MASONRY

ALL MASONRY VENEER IS TO BE ANCHORED TO THE WALL BEHIND IT WITH METAL TIES OR REINFORCING CABO R-503.4.2 OPENINGS (16" CLEAR SPAN OR GREATER), USE FOR BEARING HEADERS OVER DOUBLE GARAGE DOOR 2-2X12 WITH 1/4" STEEL FLITCH PLATE OR " LVL " BEAM OR EQUAL CABO R-402.8a-f. WOOD FRAMED EXTERIOR WALLS 16" O.C. ARE BRACED BY 48" WIDE STRUCTURAL SHEATHING, 1/4" LET IN BRACES OR METAL STRAP DEVICES AT EACH END AND AT LEAST 25 FT. OF WALL LENGTH CABO R-402.10.

TRUSSES

PRE-ENG. ROOF AND FLOOR TRUSSES DESIGNED PER CABO TABLES R-202 AND R-202.4 MINIMUM LIVE LOADS. NO MODIFICATION OR CUTTING OF TRUSSES WITHOUT PRIOR WRITTEN CONSENT OF THE LICENSED ENGINEER AT THE TRUSS MANUFACTURE.

2nd FLOOR SQUARE FEET HEATED = 1460
SHEET 2 OF 4

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