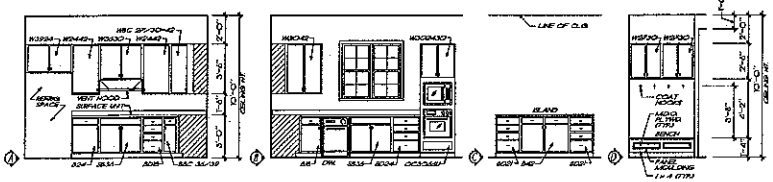
GENERAL NOTES

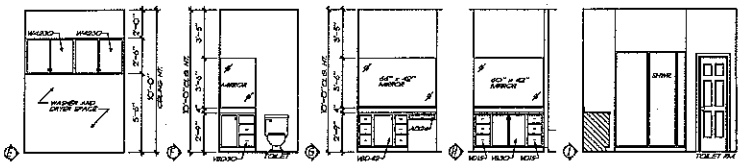
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND LOCAL ORDINANCES AND SHALL BE DONE BY EXPERIENCED WORKMEN. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED TO BE FREE FROM DEFECTIVE MATERIALS AND/OR CONSTRUCTION. BEFORE ANY CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT. DO NOT SCALE DRAWINGS.
2. ALL PERSONNEL WHO WILL BE EMPLOYED IN THE CONSTRUCTION OF THIS BUILDING SHALL BE INSTRUCTED IN THE PROPER PROCEDURES TO FOLLOW IN ORDER TO AVOID ACCIDENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR ALL SAFETY DEVICES, GUARDS AND SAFE CONDUCT THROUGHOUT THE COURSE OF CONSTRUCTION.
3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL UTILITIES.
4. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS.
5. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR FACE OF MASONRY UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE APPROXIMATE. VERIFY ALL DIMENSIONS IN FIELD.
7. ALL EXTERIOR DOORS AND WINDOWS SHALL BE WEATHERSTRIPPED AND CAULKED AT JAMBS AND HEAD.
8. ALL PLUMBING AND STRUCTURAL MEMBERS SHOULD BE SCHEDULED AND DESIGNED BY OR APPROVED BY THE STATE KNOWN CONSTRUCTION OR ENGINEERING FIRM.
9. ALL PLUMBING AND ELECTRICAL WORK SHALL BE DONE BY LICENSED CONTRACTORS. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND VERIFYING ALL INSPECTIONS REQUIRED BY LOCAL CODES AND ORDINANCES.
10. ALL PLUMBING FIXTURES AND APPLIANCES TO MEET ALL LOCAL CODES AND TO INCLUDE A QUALITY AND NOISE STRUCTURE.
11. ALL ELECTRICAL WORK AND INSTALLATION REQUIRED SHALL BE OF A GOOD GRADE OF QUALITY AND MEET ALL NATIONAL ELECTRICAL CODE LOCAL ORDINANCES AND REGULATIONS.
12. ALL EXCAVATION AS NEEDED FOR FOOTINGS, ETC. SHALL BE DONE BY CONTRACTOR. CONTRACTOR SHALL PROVIDE FOR ADEQUATE DRAINAGE AND SHALL REMOVE ALL EXCAVATED SOIL NOT NEEDED FOR BACKFILL.

GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUPPLEMENTAL INFORMATION INTENDED TO BE USED BY CONTRACTORS AS A GUIDE FOR FRAMING. PLEASE REFER TO AND COMPLY WITH ALL APPLICABLE CODES. DO NOT SCALE DRAWINGS FOR ALL STRUCTURAL MEMBERSIZES.

1. ALL EXTERIOR WALLS UNDERNEATH ARE BASED ON 2x6 STUDS UNLESS NOTED OTHERWISE. PROVIDE 2 STUDS AT EACH SIDE OF ALL VALUE.
2. ALL INTERIOR PARTITIONS ARE BASED ON 2x4 STUDS UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR HEADERS OVER OPENINGS ARE BASED ON 2-2x8 PATWOOD PLATE BETWEEN CRIPPLE STUDS UNLESS NOTED.
4. PROVIDE TYP SPECIAL CAPABLE FLOOR JOISTS UNDER PARTITIONS WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE DOUBLE JOISTS UNDER ALL TUB AND SHOWER AREAS.
6. FLOOR SLOPING TO BE 1/2" IN 5' UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR WALLS SHALL BE 1/2" EXTERIOR GRADE PLYWOOD SHEATHING UNLESS OTHERWISE NOTED ON PLANS. ALL SHEATHING SHALL BE APPLIED VERTICALLY WITH ALL EDGES BLOCKED AND NAILED AT 6" O.C. MAXIMUM.
8. ALL INTERIOR WALLS SHALL BE 1/2" GYPSUM WALLBOARD UNLESS OTHERWISE NOTED ON PLANS. ALL GYPSUMBOARD SHALL BE APPLIED VERTICALLY WITH ALL EDGES AND ENDS BLOCKED AND NAILED AT 6" O.C. MAXIMUM.
9. ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-19 BATT INSULATION UNLESS OTHERWISE NOTED ON PLANS.
10. ALL CEILINGS SHALL BE 1/2" GYPSUMBOARD UNLESS OTHERWISE NOTED ON PLANS.
11. ROOF SHEATHING TO BE 5/8 OR GREATER C/D PLYWOOD OSB SHEATHING APPLIED WITH FACE GRAIN PERPENDICULAR TO RAFTERS OR TRUSSES. ALL EDGES SHALL BE BLOCKED AND NAILED AT 6" O.C. MAXIMUM. ROOF SHEATHING TO BE INSTALLED AT 1/8" O.C. MINIMUM SPACING. ROOF SHEATHING SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURER'S SPECIFICATIONS.
12. ROOFING FOR CONVENTIONAL FRAMING SHALL BE ASPHALT SHINGLES OVER 15# FELT UNDERLAYMENT APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ROOFING FOR TRUSS FRAMING SHALL BE ASPHALT SHINGLES OVER 15# FELT UNDERLAYMENT APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ROOFING FOR TRUSS FRAMING SHALL BE ASPHALT SHINGLES OVER 15# FELT UNDERLAYMENT APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
13. ALL ROOF FLASHING SHALL BE 26 GA GALVANIZED SHEET METAL OR BETTER.
14. ALL GUTTERS AND DOWNSPOUTS TO BE DESIGNED BY LOCAL CONTRACTOR.
15. ALL FRAMING SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES.
16. ALL FRAMING SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.



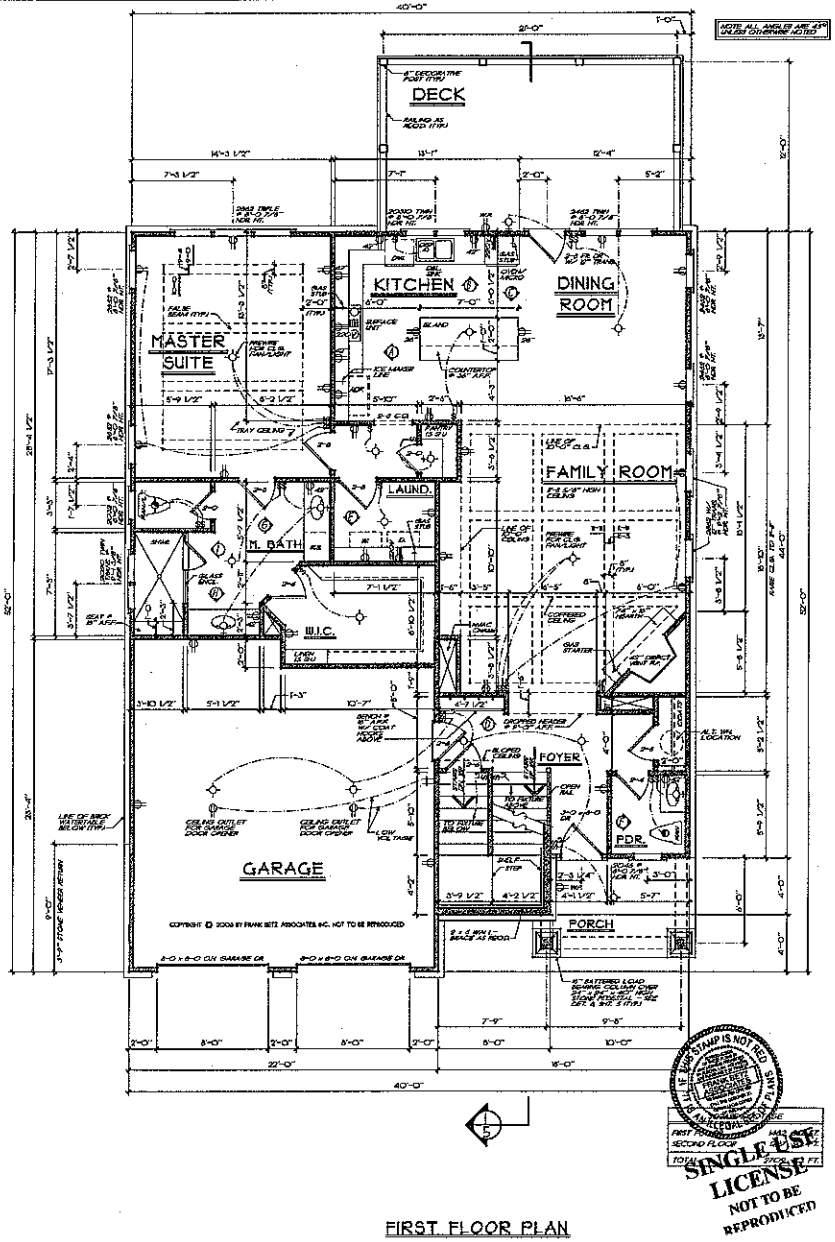


Acknowledgement of Plans Submittal ONLY!

APPROVED APR 26 2016

Date 4/27/16

Date



FIRST FLOOR PLAN

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FIRST FLOOR PLAN
K. & B. ELEVATIONS

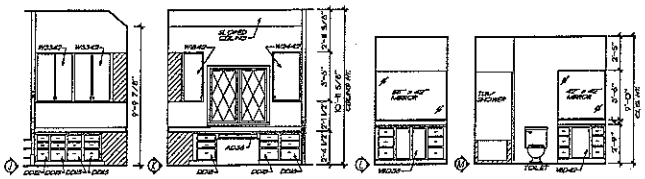
THE MORNINGSIDE MANOR

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BY: RLO CK: RW

DATE: 3/2/16

SHEET: 3 OF: 5



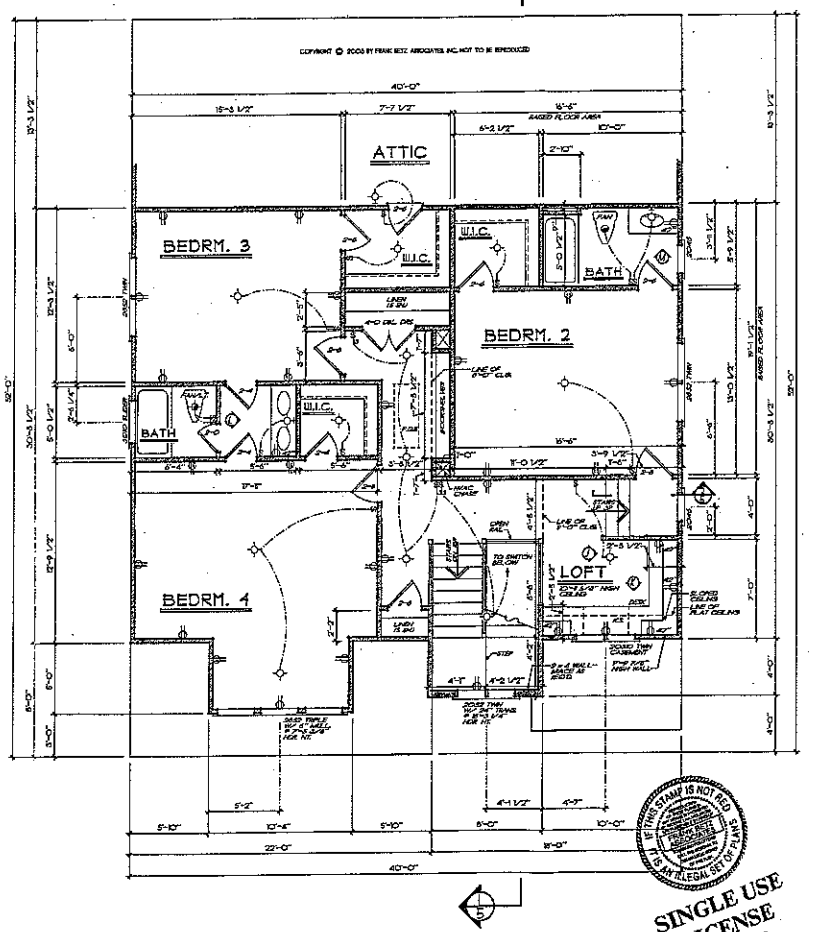
LOFT ELEVATIONS

BATH ELEVATIONS

Acknowledgement of
Plans Submittal ONLY!

Date APPROVED APR 2 6 2016

Date 4/27/16



SECOND FLOOR PLAN

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DATE: 3/4/16

SHEET: 4

OF: 5