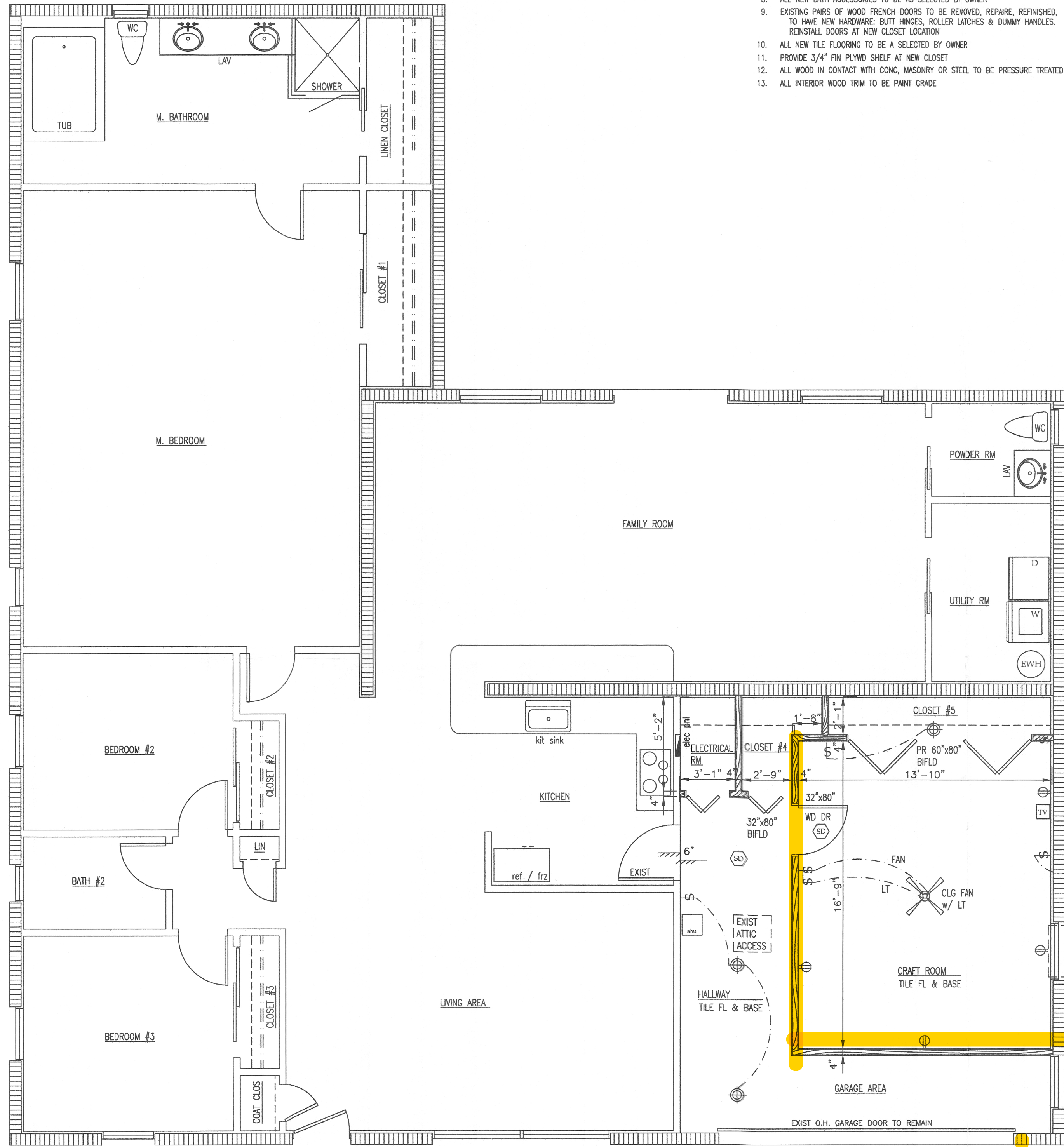
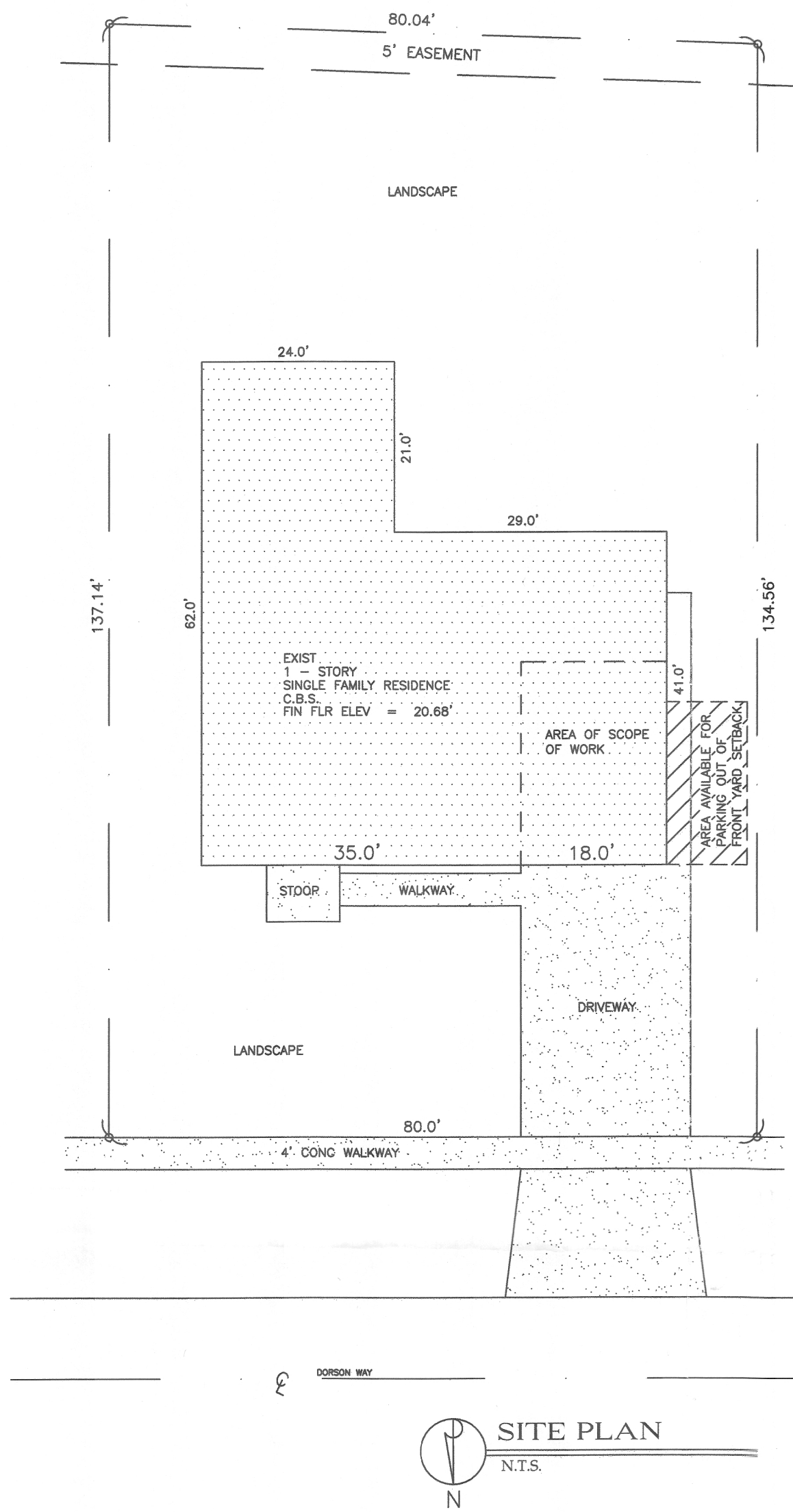




GENERAL NOTES

1. ALL WORK TO BE DONE IN STRICT ACCORD w/ FBC 2017 8th EDITION
2. PRESERVE TO EXIST OR BETTER CONDITION ALL AREAS NOT IN SCOPE OF WORK
3. ALL AREAS OF NEW CONSTRUCTION TO BE PAINTED, COLORS AS SELECTED BY OWNER
4. PROVIDE APPRO'D FIREBLOCKING AS REQ'D
5. PROVIDE ALL NECESSARY BLOCKING, BACKING & FRAMING, FOR LIGHT FIXTURES, AND ALL OTHER ITEMS REQUIRING SAME.
6. STRUCTURAL WOOD & TIMBER: SOUTHERN PINE #2 OR DOUGLAS FIR #2 OR BETTER
7. ALL PIPING AND CONDUIT SHALL BE IN WALLS, PARTITIONS AND FURRED SPACES
8. ALL NEW BATH ACCESSORIES TO BE AS SELECTED BY OWNER
9. EXISTING PAIRS OF WOOD FRENCH DOORS TO BE REMOVED, REPAIR, REFINISHED, TO HAVE NEW HARDWARE: BUTT HINGES, ROLLER LATCHES & DUMMY HANDLES. REINSTALL DOORS AT NEW CLOSET LOCATION
10. ALL NEW TILE FLOORING TO BE AS SELECTED BY OWNER
11. PROVIDE 3/4" FIN PLYWD SHDLF AT NEW CLOSET
12. ALL WOOD IN CONTACT WITH CONC, MASONRY OR STEEL TO BE PRESSURE TREATED
13. ALL INTERIOR WOOD TRIM TO BE PAINT GRADE

DESIGN INFORMATION

- * AS PER FBC 2017 WIND SPEED = 170 MPH
 - * PROPOSED USE & OCCUPANCY: GROUP R - RESIDENCE
 - * IMPORTANCE FACTOR = 2
 - * WIND EXPOSURE = C
 - * APPLIED INTERNAL PRESSURE COEFFICIENT = N/A
 - * TYPE "V" CONSTRUCTION
 - * THE EXISTING BUILDING HEIGHT IS APPROXIMATELY: 12 FEET
 - * AUTOMATIC FIRE SPRINKLERS ARE NOT PRESENT
 - * LEVEL 2 ALTERATION
- SCOPE OF WORK IS TO PERMIT AN UNPERMITTED CRAFT ROOM WITHIN THE ENVELOPE OF THE EXISTING GARAGE, INCLUDING CLOSETS & MINOR ELECTRICAL WORK. NO NEW LOAD ANTICIPATED
- NO PLUMBING WORK ANTICIPATED. NO MECHANICAL WORK ANTICIPATED

ELECTRICAL SPECIFICATIONS

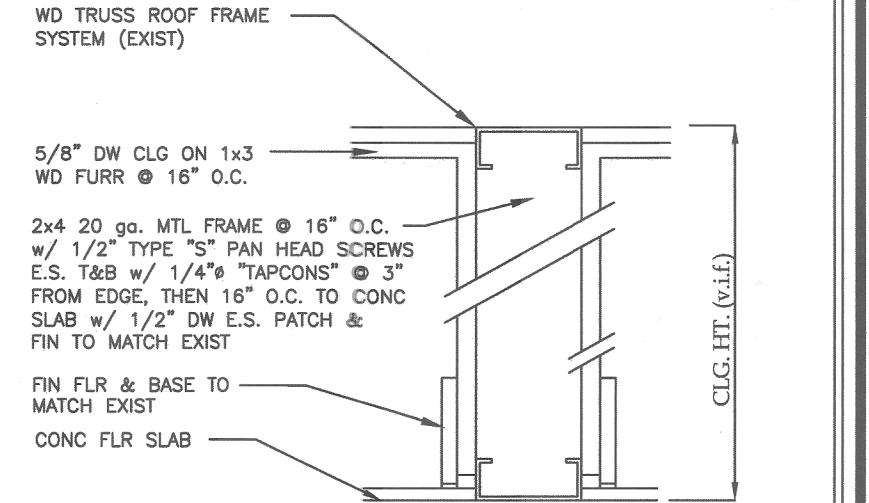
1. ELECTRICAL CONTRACTOR TO VERIFY THAT ALL WORK IS DONE IN STRICT ACCORD WITH 2014 NFPA-70 (N.E.C.)
2. ALL SWITCHES, RECEPTACLES AND PLATES TO MATCH EXIST
3. ALL PRE WIRING FOR CABLE TELEVISION, TELEPHONE & STEREO TO BE BY OTHERS.
4. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL CALCS, WIRE & COND. SIZES AND LOADS PRIOR TO INSTALL
5. ALL NON-KITCHEN RECEPTACLES TO BE 8" ABOVE FIN FLR
6. ALL SMOKE DETECTORS TO BE TIED TO THE ELECTRICAL PANEL w/ BATTERY BACKUP, OR WITH A TEN YEAR BATTERY
7. PROVIDE "ARC PROTECTION" BREAKERS FOR ALL NEW RECEPTACLE CIRCUITS TO BE AS LISTED IN NEC 210.12B
8. ELECTRICAL PANEL TO REMAIN
9. NEW CIRCUITS TO TIE TO SPARE ON EXIST ELEC PANEL

SYMBOL LEGEND

- EXIST CLG FAN w/ LT
- SCONCE LT/DOWN LIGHT
- DOWN LIGHT
- RECEPTACLE
- SWITCH
- RHEOSTAT
- SMOKE DETECTOR
- TELEVISION CABLE

**Floor Plan submitted for
the garage conversion.
Permit no. 18-178742**

- Landscaping
- Irrigation
- Environmental Services
- Engineering



DETAIL @ FRAMED PARTITION

- N.T.S.
- WD FRAME IS AN APPRO'D ALTERNATE TO THE METAL FRAME SHOWN

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

John M. Nossal
7/17/18