NEWELL'S DESIGNS AND NEWELL CHEATHEAM IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM, WE ARE NOT QUALIFIED TO, NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. NEWELL'S DESIGNS OR NEWELL CHEATHEAM WILL NOT BE HELD RESPONSIBILITY FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2006 IRC AND IBC ROOF: 50 PSF SNOW LOAD *8 PSF TOP CHORD DL *7 PSF BOTTOM CHORD DL

*5 PSF NET WIND UPLIFT. FLOOR: 40 PSF LL.

OPENING CAVITIES.

*10 PSF TOP CHORD DL

*5 PSF BOTTOM CHORD DL. SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION FROST DEPTH: *2'-0"

SEISMIC ZONE: C, WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

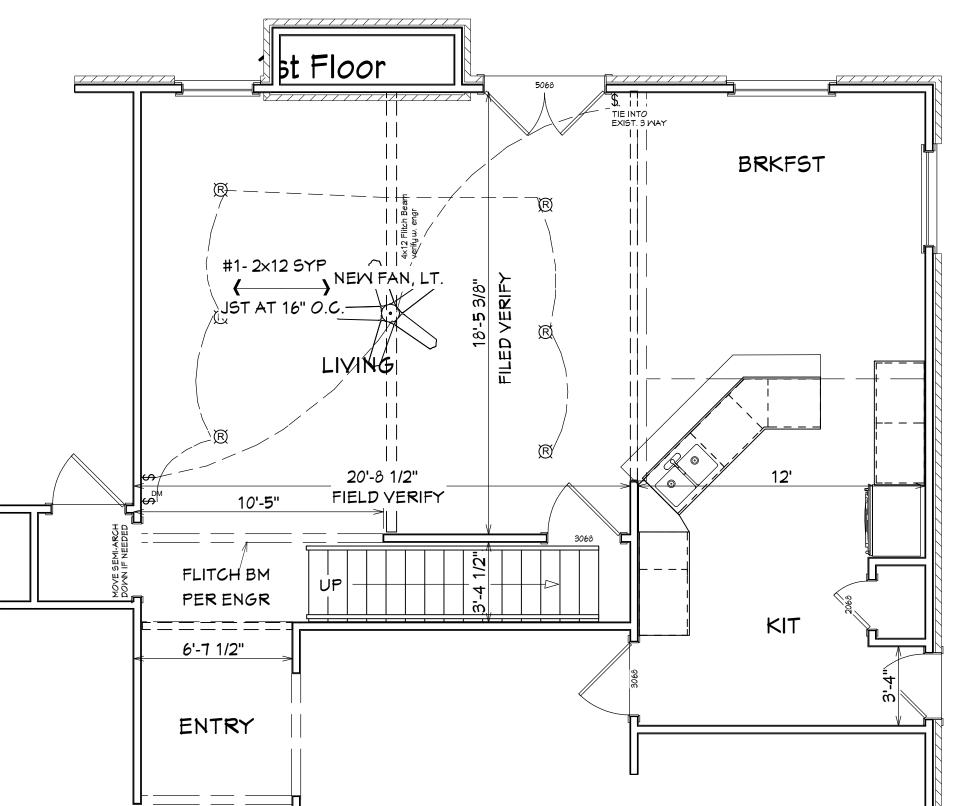
INSULATE WASTE LINES FOR SOUND CONTROL.

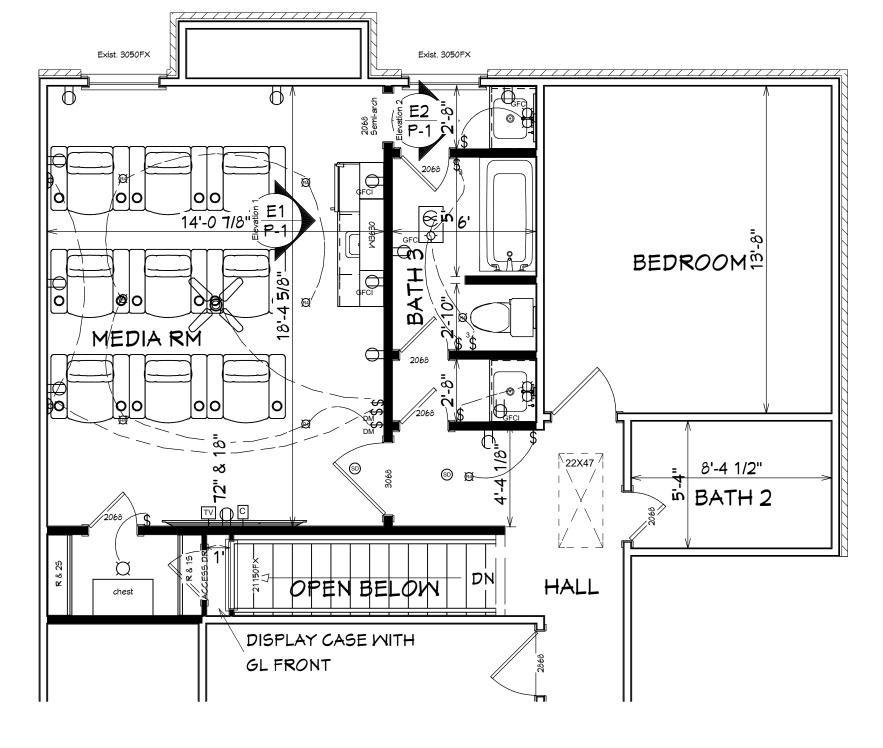
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
€ 9	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
Q	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
Φ	240V Receptacle
O WP GFC	110V Receptacles: Duplex, Weather Proof, GFCI
\$ WP 3 \$ 4\$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
C5	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
Ţ	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel





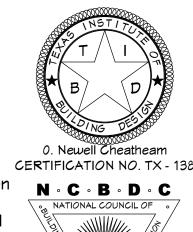
Partial 2nd Floor Remodeling

GENERAL NOTE:

1. The Building Designer assumes no responsibility for the methods and means of construction, techniques, sequences, procedures, or for safety precautions and programs in connection with the work, or the failure of someone to carry out the work, or the failure of someone to carry out the work in accordance with the drawings.

2. The owner and contractor shall check all drawings for dimensional conflicts and omissions. The building designer shall be notified of CERTIFICATION NO. TX - 138 such prior to the fabrication of materials or beginning of construction of the building. If the building designer is not notified in writing of errors as described above, the owner and contractor shall waive all rights to claims of omissions and errors by the building designer.

3. The contractor shall comply and verify that the building conforms with all local/national building codes and energy codes.





CERTIFICATION NO. TX - 138

PLAN NO.

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COMPUTER GENERATED DRAW

- CARPET FLOORS

- GYP. BOARD WALLS AND CEILING - 8'-0" CLG. HT. AT FIRST FLOOR - 8'-0" CLG. HT. AT SECOND FLOOR - ALL ANGLES TO BE 45 DEGREES

- 1 3/4" S.C. DOORS - 6'-8" DOOR HT. AT SECOND FLR. WHEN DOORS ARE USED FOR EMERGENCY EGRESS, IT SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.

- SMOKE DETECTORS REQUIRE 110Y CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R313 (IRC 2006). PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS

THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 (IRC 2006.) - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 R312 (IRC 2006.) & LOAD TABLES R 301.5

GENERAL NOTES

- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER R311 & 312 (IRC 2006.) SEE DETAIL SHT - HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER R311 (IRC 2006.) - SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2006 TABLE R602.3 (1) & .3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET

ADJ. GL SHVES GRANITE

BAth 3-Elevation 2

ELECTRICAL, DATA, & AUDIO NOTES:

BATTERY BACKUP FOR ALL UNITS.

5. FIXTURES TO BE SELECTED BY HOME OWNER.

BE APPROVED BY HOME OWNER.

CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

INSTALLATION.

AUDIO:

DATA / CABLE:

WITH HOME OWNER.

SPECIFIED BY FLOOR;

CODE REQUIREMENTS.

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS

TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES,

GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL

2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH

CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS

TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE

3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE

4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE

2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;

PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL

3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE

PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND

Bar - Elevation 1

✓ Granite top & b.s. BEVERAGE COOLER

DATE:

3/9/2016

SCALE:

SHEET:

A. 1

Partial 1st Floor Remodeling