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PLANNING
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EXPERT WITNESS

PRICE
RESIDENCE

BURLEIGH PRICE
680 CAROLLO DR.
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70458

FIRST
FLOOR PLAN

REV: 05-03-12

SCALE: AS NOTED

JOB#:

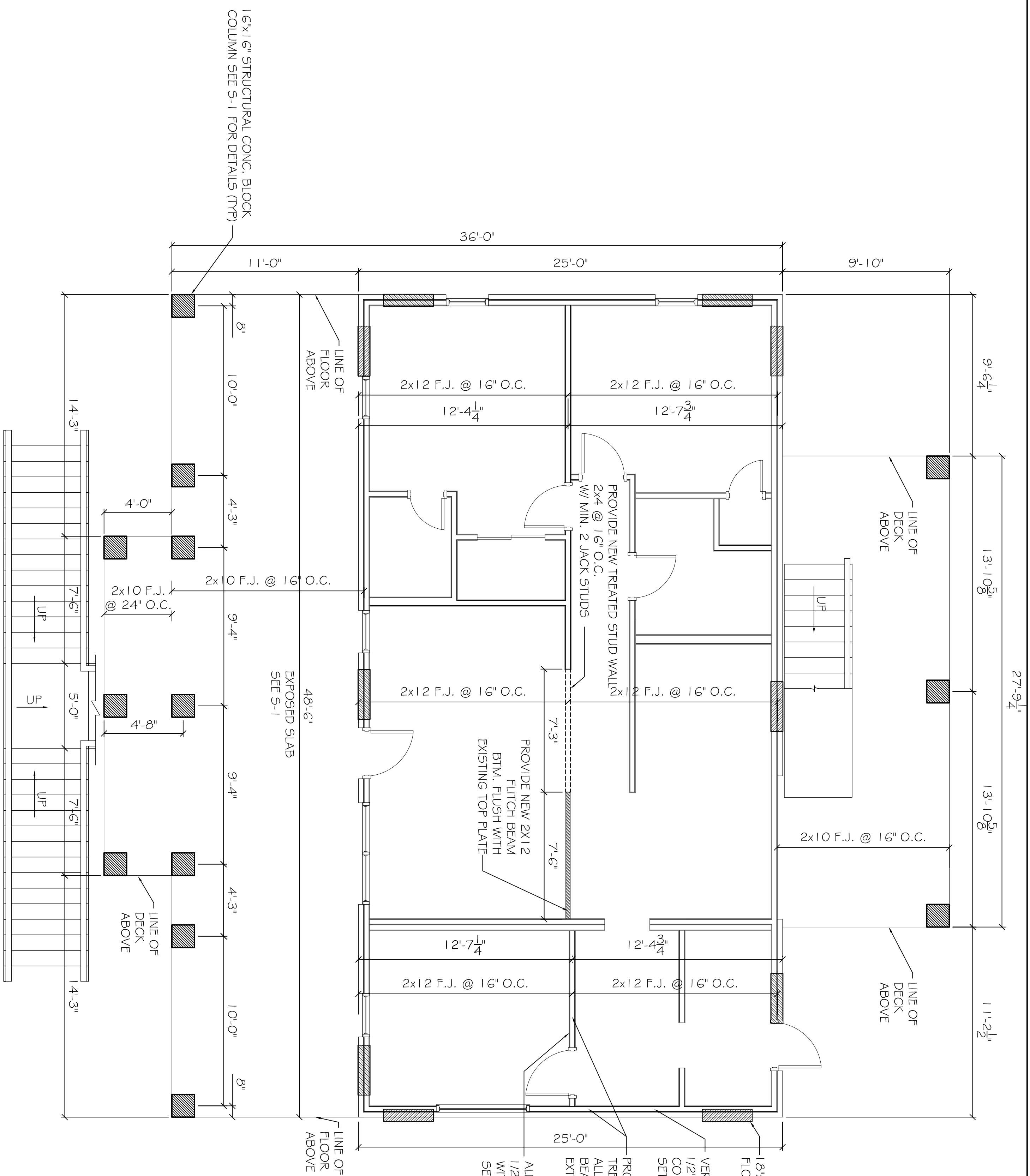
DATE: 03-08-12

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OF 12

- NOTE:**
1. REMOVE ALL INTERIOR NON LOAD BEARING WALLS.
- VERIFY EXISTING WALLS ARE ANCHORED TO FOUNDATION. IF ANCHORAGE IS NOT IN PLACE, PROVIDE 1/2" X 10' OF ALL THREAD GALVANIZED ROD, NUT AND SQUARE WASHER @ 28" O.C. WITHIN 8' OF CORNERS & 33" O.C. THEREAFTER W/7" EMBEDDED IN CONCRETE. SET IN SET-XP STRUCTURAL EPOXY ANCHORING ADHESIVE.
- PROVIDE DBL. TREATED STUDS @ ALL NEW LOAD BEARING AND EXTERIOR WALLS
- ALL INTERIOR LOAD BEARING WALLS SHALL BE SECURED TO FLOOR WITH 1/2" X 10' ALL THREAD GALVANIZED ROD, NUT AND SQUARE WASHER @ 28" O.C. WITHIN 8' OF CORNERS & 33" O.C. THEREAFTER W/7" EMBEDDED IN CONCRETE. SET IN SET-XP STRUCTURAL EPOXY ANCHORING ADHESIVE.
- GENERAL NOTES:**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
 2. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
 4. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEPED CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS, AT THE COMPLETION OF THE WORK. LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
 5. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
 6. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
 8. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
 9. ALL MATERIAL SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT. UNLESS OTHERWISE NOTED, MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS AND INSTRUCTIONS.
 10. THERE SHALL BE NO SUBSTITUTION OF MATERIALS, WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS "EQUAL TO OR" APPROVED EQUAL ARE USED, THE OWNER SHALL DETERMINE THE QUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
 11. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
 13. TO ENSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
 14. DIMENSIONS ARE TO CENTERLINE, FACE OF STUDS, CENTER OF COLUMNS, OR FACE OF VENEER.
 15. USE 6" STUDS, OR 4" STAGGERED STUDS AT ALL PLUMBING WALLS.
 16. WIND BRACING-PROVIDE 4X8X1/2" TREATED PLYWOOD ON ALL GROUND FLOOR INTERIOR CORNER WALLS WITHIN 8' OF CORNERS, NAIL PLYWOOD EDGES WITH 8d NAILS @ 24" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
 17. EXTERIOR CAULKING SHALL BE DOW CORNING 790 SILICONE. INSTALL IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION WITH ARCHOWNER TO SELECT COLOR. INTERIOR CAULKING TO BE EQUAL TO DAP PAINTABLE LATEX WITH SILICONE.
 18. PAINT GRADE TO SHALL BE SHERWIN WILLIAMS OR EQUIVALENT. ALL WORK TO RECEIVE 3 COATS. COLOR SELECTION BY OWNER.
 19. ALL EXTERIOR DOORS ARE TO BE WEATHERSTRIPPED.
 20. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL WALK THROUGH WITH OWNER AND COMPLETE A PUNCHLIST OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK.



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

