

ABBREVIATIONS

AB	ANCHOR BOLT
ABC	AGGREGATE BASE COMPOUND
ABS	Acrylonitrile-butadiene-styrene
ABDL	ADDITIONAL
AF	ABOVE FINISHED FLOOR
APA	AMERICAN PLYWOOD ASSOCIATION
ALT	ALTERNATE
BLDG	BUILDING
BLK	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BOT	BOTTOM
BTWN	BETWEEN
BRD	BOARD
BRDR	BOARDER
BTU	BRITISH THERMAL UNIT
BWP	BRACED WALL PANEL
CALCS	CALCULATIONS
C.J.	CONTROL JOINT
CLG	CEILING
C.G.	CORNER GUARD
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
DBL	DOUBLE
DEV. LEN.=	DEVELOPED LENGTH
D.H.W.	DOUBLE HUNG WINDOW
D.L.	DEAD LOAD
DR.	DOOR
DWL	DRYWALL
DWG	DRAWING
DWL	DRYWALL
DWV	DRAINAGE WASTE VENT
EA	EACH
E.B.	EYEBROW
EF	EACH FACE
ELEC	ELECTRICAL
EL. ELEV.	ELEVATION
E.W.	EACH WAY
EXT.	EXTERIOR
F.E.	FINISH ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FIN.	FINISHED
F.N.	FIELD NAILING
FND.	FOUNDATION
F.O.	FACE OF
F.R.	FIRE RESISTANT
FRMG.	FRAMING
FS	FLOOR SINK
FTG	FOOTING
FRP	FIBERGLASS REINFORCED PANEL
GA.	GAUGE
GLB	GLUE LAMINATED BEAM
GALV.	GALVANIZED
GRD.	GRADE
GNB	GYPSON WALL BOARD
GYP. BD.	GYPSON BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HGT.	HEIGHT
HORIZ.	HORIZONTAL
HR.	HOUR
H.S.	HORIZONTAL SLIDER
HVAC	HEATING, VENTILATION AND AIR-CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IRC	INTERNATIONAL RESIDENTIAL CODE
INSUL.	INSULATION
K	THOUSAND
LAV.	LAVATORY
LDGR.	LEDGER
LIN.	LINEN
L.L.	LIVE LOAD
MAX	MAXIMUM
M.C.	MEDICINE CABINET
MFG.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLDG.	MOLDING
M.T.	METAL THRESHOLD
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NPW	NON-POTABLE WATER
N.T.S.	NOT TO SCALE
OTD.	OVERHEAD
O.C. /O/	ON CENTER
(O.C.)	OWNER FURNISHED
	CONTRACTOR INSTALLED
(O.O.)	OWNER FURNISHED
	OWNER INSTALLED
OD	OUTSIDE DIAMETER
OSB	ORIENTED STRAND BOARD
P.B.	PARTICLE BOARD
PLT.	PLATE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
P.T.	PRESSURE TREATED
PR.	PAIR
QTY.	QUANTITY
R	RADIUS
REINF	REINFORCEMENT
REQ'D.	REQUIRED
REV.	REVERSE(D)
RF.	ROOF
RO	ROUGH OPENING
R.P.B.P	REDUCED PRESSURE PRINCIPLE BACK-FLOW PREVENTION
R&S	ROD & SHELF
S.C.	SOLID CORE
S.D.	SMOKE DETECTOR
S.G.D.	SLIDING GLASS DOOR
SHLF.	SHELF
SIM.	SIMILAR
S. & S.	SHIRT & SKIRT
SH. & PL.	SHELF & POLE
STL.	STEEL
STND.	STANDARD
STO.	STORAGE
SUSP.	SUSPENDED
T/O	TOP OF
TYP.	TYPICAL
T.W.	TREATED WOOD
V.T.R.	VENT THRU ROOF
W/	WITH
W/C	WATER CLOSET
W.R.	WATER RESISTANT
W.T.	WOOD THRESHOLD

DEVELOPMENT DATA

PROJECT TYPE:	Storage Building
BUILDER:	LUXOR Construction and Design LLC 3763 E. Snavelly Ave. Kingman, Arizona 86409 Phone: (928) 263-7517 Email: lanny@ccdgroup.com

PROJECT

PARCEL NUMBER:	
EXISTING ZONING:	C2
BUILDING DATA:	
Construction Type:	V-B
Occupancy Group:	Residence:
	Office:
Fire Sprinkler:	None
Alarms:	None
Area Separation:	2-Hr.
	¾" Type-X At Rear of Business Area

13.340 BUILDING HEIGHT	Not to exceed fifty (50) feet
Actual Height:	23.81 ft.

Building Gross Footprint	
Width:	82.67 ft.
Depth:	36.00 ft.
Gross Footprint	2368 s.f. (at grade level)
Gross Habitable:	
(Conditioned Space)	
Residential:	3333 s.f.
Office:	635 s.f.
Total Conditioned	3968 s.f.

Setbacks:

Zoning Ord. Sec.: 13.330 (YARDS)
Yard abutting street: no minimum
Side yard and rear yard: There shall be no requirements, except where a side or rear lot line coincides with a lot line in an adjacent residential district. Such yard shall not be less than ten (10) feet in depth and such yard may be used for parking.

DESIGN PARAMETERS:

Rainfall Rate:	2"/hour (See IBC Fig 1611.1)
Ground Snow load:	5 psf (See IBC Fig 1608.2)
Latitude: 35.19° Longitude	-114.05°
Ambient Temperature::	25F to 113F
Where a building plan does not require an architect or engineer the following design parameters may be assumed:	
Wind Speed:	(V _{ult})= 115mph or (V _{avg})= 90mph
Exposure	B
Seismic Design Category:	"C" (w/Site Class D & Class I, II or III buildings)

WATER SUPPLY:	City of Kingman
ELECTRIC SERVICE:	Unisource
TELEPHONE SERVICE:	Cellular Service
NATURAL GAS SUPPLIER:	N/A
SEWAGE DISPOSAL:	Private Septic
SOLID WASTE DISPOSAL:	Owner's Responsibility
CODE BASIS:	Local Jurisdiction Codes & Ordinances 2012 International Buildingl Code

DESIGN CODES:	City of Kingman Codes & Ordinances 2012 International Building Code (Including Appendices C,I&J. Omit Ch. 11) 2012 International Mechanical Code (Including Appendix A) 2012 International Plumbing Code (Including Appendices E, F & G) 2012 International Fuel Gas Code (Including Appendices A, B & C) 2012 International Fire Code (Including Appendices B, C, D, E, F & G) 2012 Energy Conservation Code 2012 Existing Building Code (Including Appendix A, Chpts A1 - A5, Resource A) 2011 National Electric Code 2010 ADA Standards for Accessible Design
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Exerpts from Kingman Municipal Code

Sec. 5-3 Construction site trash receptacles.

- Definitions (Omitted, see Municipal Code).
- It shall be unlawful for any permittee to engage in construction in violation of this section.
- Permittees shall provide trash receptacles at the job site.
- Trash receptacles shall be maintained in a clean, sanitary and neat condition.
- Trash receptacles shall be removed from the construction site prior to final inspection unless arrangements are made with the building official to accommodate move in trash collection by new owners.

Sec. 5-6 Protection of public sidewalks.

- Definitions (Omitted, see Municipal Code).
- It shall be unlawful for any permittee to engage in construction in violation of this section.
- Permittee shall protect public sidewalks from damage due to construction activities including vehicles entering and leaving the job site.
- All public sidewalk that is broken or otherwise damaged as a result of construction activities including vehicles entering or leaving the job site shall be removed and replaced by the permittee prior to final inspection.

Sec. 5-7 Dust control, open areas.

- No person shall cause, allow or permit a building or its appurtenances, building or subdivision site, or a driveway, parking area, vacant lot or sales lot, or an open area to be constructed, used, altered, repaired, demolished, cleared or leveled, or the earth to be moved or excavated, without taking reasonable precautions to limit excessive amounts of particulate matter from becoming airborne. Dust or other types of air contaminants shall be kept to a minimum by good modern practices such as using an approved dust suppressant or adhesive soil stabilizer, paving, covering, landscaping, continuous wetting, detouring, barring access, or other acceptable means.
- No person shall cause, allow, or permit a vacant lot, or an open area, to be driven over or used by motor vehicles, trucks, cars, ATV's or cycles, without taking reasonable precautions to limit excessive amounts of particulates from becoming airborne. Dust shall be kept to a minimum by using an approved dust suppressant, or adhesion soil stabilizer, or by paving or barring access to the property, or other acceptable means.
- No person shall cause, allow, or permit a residential property or commercial property to be driven over or used by motor vehicles, trucks, cars, ATV's or cycles, without taking reasonable precautions to limit excessive amounts of particulates from becoming airborne.

Sec. 5-18 Survey requirements.

A boundary survey conforming to the Arizona Boundary Survey Minimum Standards shall be submitted with all building permit applications for new primary structures on any building lot. The boundary markers set by a surveyor registered in the State of Arizona according to the standards of the ?Arizona Boundary Survey Minimum Standards? shall be in place at the time of any required inspections relative to property line setbacks.

Sec. 5-92 Portable toilets required at construction sites.

Under ADEQ Administrative Code, Title 18, Article 6, Section R18-8-603 the deposit of human excreta other than in an approved facility is prohibited. Section R18-8-604 authorizes agencies to require portable toilets or other approved facilities at construction sites.

The City of Kingman requires a portable toilet or other approved facility at all new construction sites prior to the first inspection. A toilet at a nearby site is not an approved facility but if one (1) contractor has several sites adjacent to each other, one (1) toilet for the sites may be considered acceptable, if approved by the city building official.

Sec. 7-208 Loud, disturbing and unnecessary noise prohibited.

- It is unlawful for any person to knowingly or recklessly make or cause to be made or continued, within city limits, any loud or unnecessary or offensive noise or any noise which may reasonably be anticipated to annoy, disturb, injure or endanger the comfort, slumber, peace, health or safety of any reasonable person or persons of normal sensitivity, whether due to volume or duration or both.
- Special prohibitions on use or operation of sound-generating electrical devices. The knowing or reckless use or operation of any sound production or reproduction device, radio, musical instrument, drums, phonograph, stereo, television set, CD player, video recorder/player, loud speaker(s) or other similar device for the producing or reproducing of sound in such a manner as to disturb the peace, quiet, slumber or comfort of any reasonable person of normal sensitivity in any area of the city is prohibited.
- Prima facie evidence of violations. Any of the following shall constitute evidence of a prima facie violation of subsection (a) or (b) of this section:
 - The operation of any such sound production or reproduction device, radio, musical instrument, drum set, phonograph, stereo, CD player, video recorder/player, loud speaker(s), or similar devices between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible at a distance of twenty (20) feet from the building, structure or vehicle in which it is located.
- Exemptions. (Omitted: See Municipal Code)

CITY OF KINGMAN NOTES

- Municipal Ordnances that affect construction within the Kingman City Limits:
- Covered Trash Enclosure Required KMC - Sec. 5-3
 - Protection of Public Sidewalks KMC - Sec. 5-6
 - Dust Control Required KMC - Sec. 5-7
 - Boundary Marker Requirement KMC - Sec. 5-18
 - Portable Toilets Required KMC - Sec. 5-92
 - Loud Noise - Construction & Radio KMC- Sec. 7-208

This project shall be completely fenced and the public protected per the requirements of the 2012 IBC Chapter 33. 2012 IBC 3301.1

This facility/building is not to be occupied during construction. [If it is the intent for this facility to remain open or be occupied by other than licensed construction workers during construction the Design-Professional-In-Responsible-Charge shall provide a written diagramed plan demonstrating how the public and employed workers are to be protected during each phase of construction, as a part of the sealed plan set. (2012 IBC 3302).

2012 IRC CHAPTER 11

CLIMATE ZONE 3, ENERGY EFFICIENCY REQUIREMENTS.
INSULATION:
Batt, Blown and Sprayed insulation will require the manufacturer's specification sheets to be available in order to verify R-Value and depth.
Blown and Sprayed insulation will require markers attached to the trusses of joist marked in inches and facing the attic access opening.
Ceiling R-Value: 30 minimum
Wall R-Value: 13 minimum
Floor R-Value: 19 minimum
(Mass Wall R-Value) 5 minimum
WINDOWS, DOORS AND SKYLIGHTS:
Window/Skylight U-factor = 0.65 minimum (Glazed Fenestration Rating)
SEALING:
Sealing is required between all joints, seams, door and window frames, recessed lighting and behind all tubs, showers and all penetrations.
MECHANICAL:
Ducts to be insulated with R-8 and ducts in floor joists to be insulated with R-6, minimum.
Ducts, air handlers and filter boxes are to be sealed.
Hot and Cold side lines to be insulated with R-2 minimum.
WATER:
For recirculating hot water systems, hot water pipes to be insulated with R-2 minimum.

SPECIAL INSPECTION

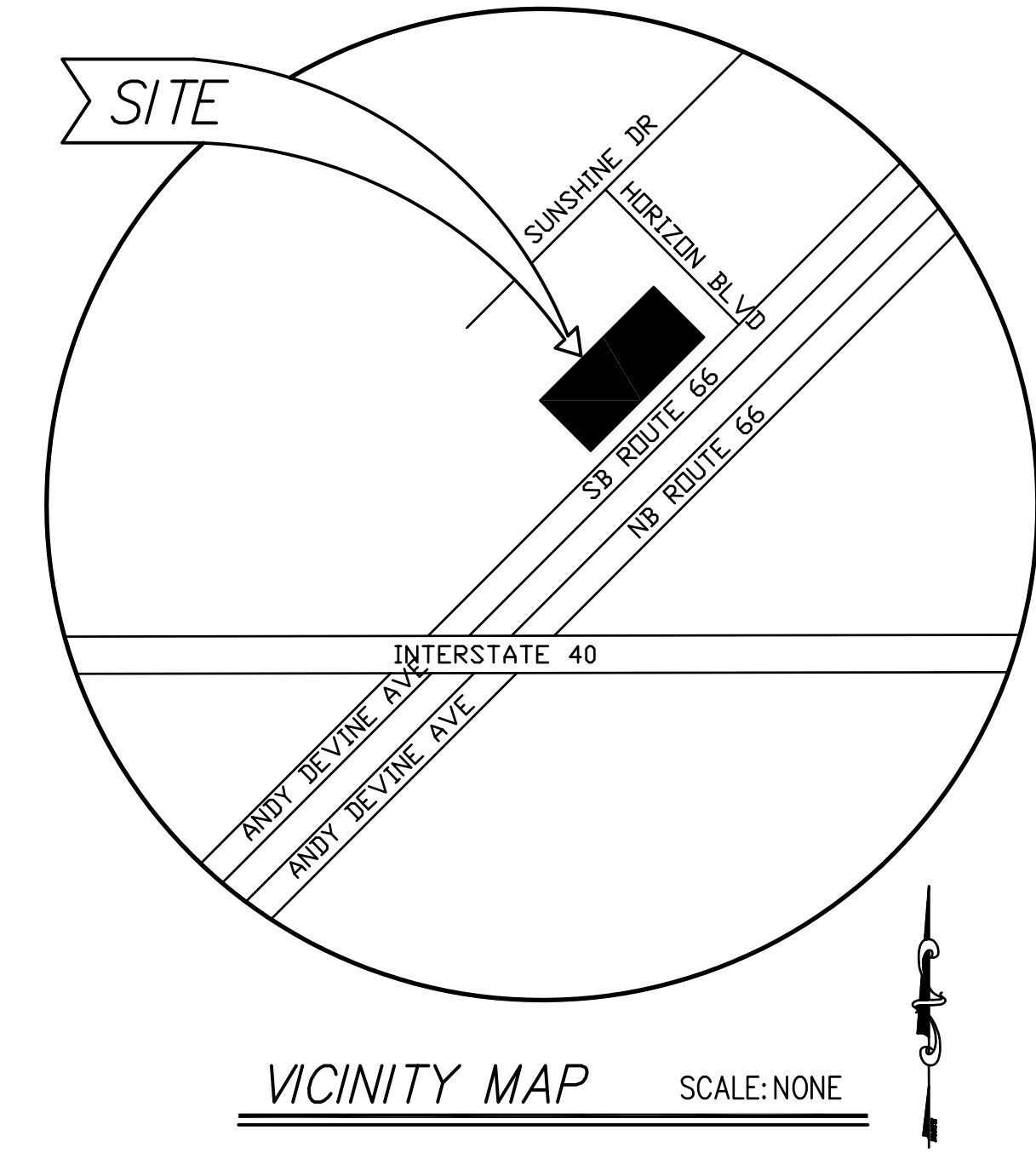
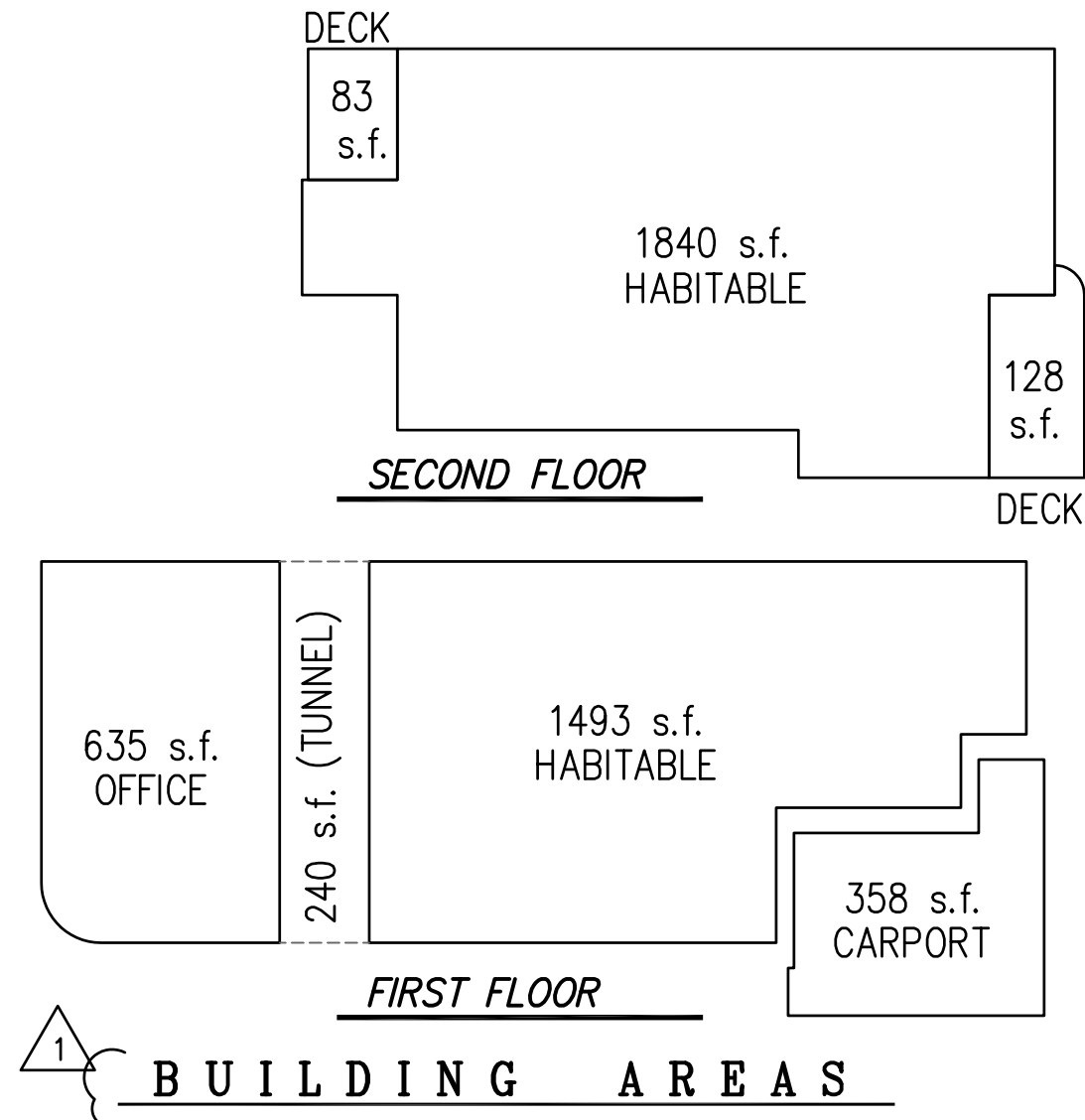
- High strength Bolts
- 3000 psi concrete
- Field Welding

DEFERRED SUBMITTAL

- Site MEP

SIGNAGE

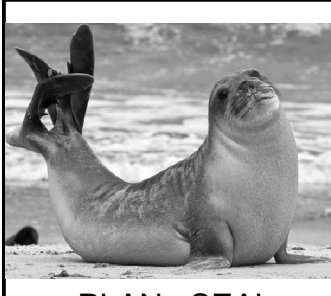
- Signage by separate permit.



INDEX TO ARCHITECTURAL DRAWINGS

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5 OF 24	A-2.0	EXTERIOR ELEVATIONS
6 OF 24	A-3.0	FOUNDATION PLAN
7 OF 24	A-4.0	FLOOR & ROOF FRAMING LAYOUT
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23 OF 24	SP-1.0	GENERAL NOTES AND SPECIFICATIONS

IT IS THE RESPONSIBILITY OF THE GENERAL AND ALL TRADE CONTRACTORS TO REVIEW ALL NOTES AND SPECIFICATIONS AND BE FAMILIAR WITH APPLICABLE CODE AND ORDINANCE REFERENCES PRIOR TO BEGINING OF CONSTRUCTION.



PLAN SEAL

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DESIGN & DRAFTING • CONCEPT DRAWINGS • COMMERCIAL • RESIDENTIAL

- *Builder* -

- *Drawings For* -

BY	DESCRIPTION	DATE	MARK
Plan Review No. 1 Revision (Permit No. BLD09-0378)		03/03/10	
Owner Requested Revision		11/25/10	

DATE: 24 JUNE, 2019

SCALE: AS SHOWN

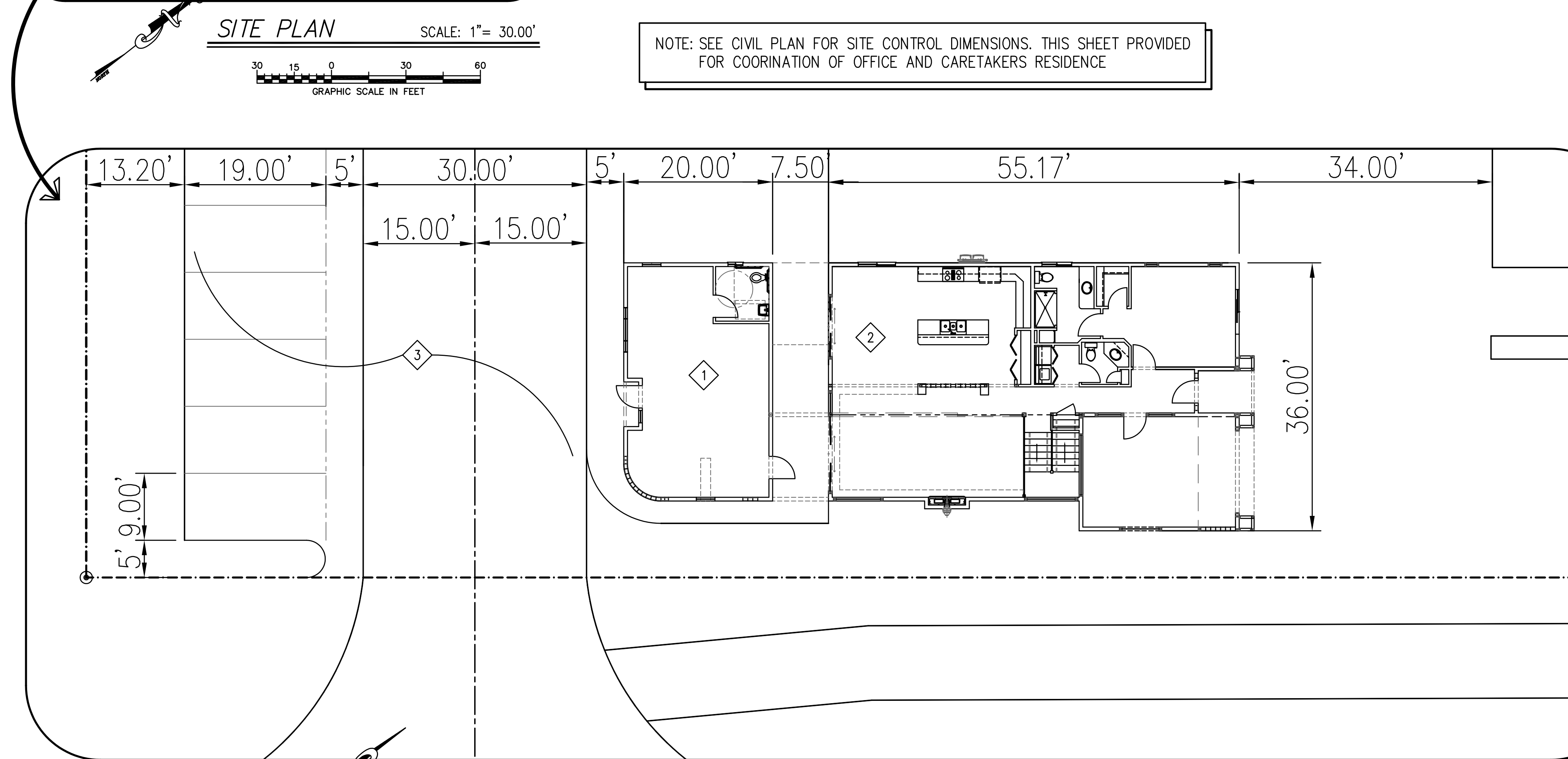
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SHEET TITLE:

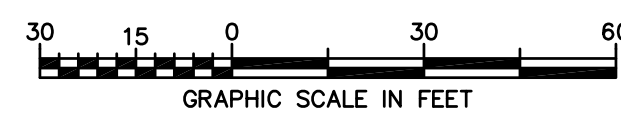
COVER SHEET

SHEET NUMBER: 1 OF 24



SCALE: 1"= 30.00'

NOTE: SEE CIVIL PLAN FOR SITE CONTROL DIMENSIONS. THIS SHEET PROVIDED FOR COORINATION OF OFFICE AND CARETAKERS RESIDENCE



SCALE: 1"= 10.00'

GRAPHIC SCALE IN FEET

1. METAL BUILDING STORAGE UNITS PER BUILDING FABRICATORS DIMENSIONS, CALCULATIONS, SPECIFICATIONS AND DRAWINGS.
2. SEE CIVIL ENGINEERS DRAWINGS FOR SITE PLAN DESIGN DRAWINGS, CONTROL DIMENSIONS AND CIRCULATION.
3. THESE DOCUMENTS LIMITED IN SCOPE TO CONSTRUCTION DOCUMENTS FOR THE CARETAKERS RESIDENCES AND ADJOINING OFFICE.
ALL OTHER IMPROVEMENTS, ON AND OFF-SITE, BY OTHERS, AND OUTSIDE THE SCOPE OF THESE DOCUMENTS.

1. OFFICE
2. CARETAKERS RESIDENCE
3. SEE CIVIL DRAWINGS FOR DRIVE AND PARKING DIMENSIONS AND SPECS.



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N & DRAFTING • CONCEPT

Training

NOTES

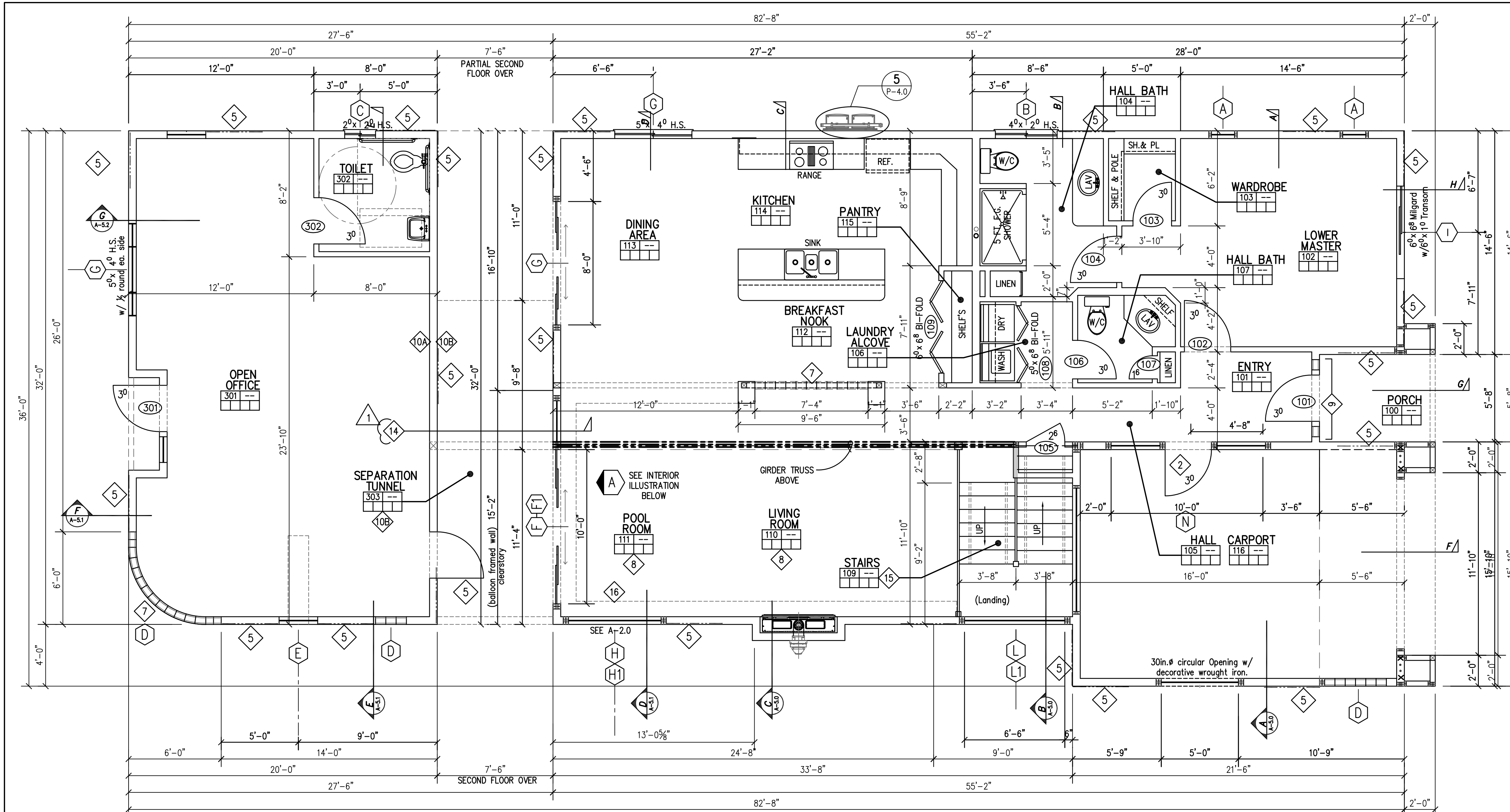
MARK	DATE	DESCRIPTION	BY

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ALE:	AS SHOWN
AWN:	SRT
ECKED:	LD
EET TITLE:	

ARCHITECTURAL
SITE PLAN

HEET NUMBER:
ASP-1.0
2 OF 24





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

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

GENERAL FRAMING NOTES

- 1/2"x10" ANCHOR BOLTS IN SILL PLATE EMBEDDED 7" AND SPACED A MAXIMUM OF 6" O/C WITH 0.229"x 3" PLATE WASHERS. MINIMUM 2 A.B. PER PLATE SECTION, NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM CORNERS AND OPENINGS.
- ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE ON MASONRY FOUNDATIONS SHALL BE PRESERVATIVE TREATED WOOD (AWPA U1). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4. FASTENERS (OTHER THAN ANCHOR BOLTS) IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE OF HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- MINIMUM CONCRETE STRENGTH 2,500 PSI (#28 DAYS).
- EXTERIOR WALLS, BEARING WALLS AND BRACED WALL PANELS REQUIRE CONTINUOUS FOOTINGS (R403.1).
- 3/4" PLYWOOD REQUIRED FOR 24" JOIST SPACING.
- WHERE INTERIOR WALLS ARE SHEER WALLS, WALL FRAMING AND SHEATHING SHALL EXTEND TO THE ROOF SHEATHING.
- FOOTINGS ON OR ADJACENT TO SLOPES SHALL MEET THE REQUIREMENTS OF SECTION R403.1.7.
- WALLS SEPARATING UNITS IN TOWNHOUSES SHALL BE PROVIDED WITH A PARAPET IN ACCORDANCE WITH R302.2.2.
- PROJECTS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE MUST ALSO INCORPORATE THE REQUIREMENTS OF SECTION R337 INTO THE DESIGN.
- EXTERIOR WALLS OF DWELLING AND ACCESSORY STRUCTURES CLOSER THAN 5'-FT. (NON-SPRINKLERED) 3'-FT. (SPRINKLERED) TO THE PROPERTY LINE SHALL BE 1-HR. FIRE-RESISTANCE RATED CONSTRUCTION.
- NO OPENINGS OTHER THAN APPROVED FOUNDATION VENTS SHALL BE PERMITTED IN THE EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS WHERE THE EXTERIOR WALL IS LESS THAN 3'-FT. TO THE PROPERTY LINE.
- EXTERIOR PLASTER (STUCCO) WALLS SHALL BE PROVIDED WITH A CORROSION RESISTANT WEEP SCREENED COMPLYING WITH SECTION R703.7.2.1.
- THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

GENERAL SHEET NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES.
- CONTRACTOR TO VERIFY ALL DRAWING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION.
- DIMENSIONS ARE FACE OF STUD TO FACE OF STUD U.N.O.
- IN ALL CASES DIMENSIONS HAVE PREFERENCE OVER SCALE.
- PROVIDE VAPOR BARRIER IN WALLS AND FLOORS WHERE REQUIRED BY LOCAL CODE.
- PROVIDE MOISTURE RESISTANT (MR) DRYWALL (GREEN BOARD) IN BATH AND SHOWER AREAS.
- ERRORS, OMISSIONS AND DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO PROCEEDING WITH WORK.
- GRADING TO BE LIMITED TO AREA NECESSARY FOR CONSTRUCTION. DO NOT IMPEDE THE NATURAL FLOW OF WATER.
- WINDOWS WITHIN SLEEPING ROOMS TO MEET OR EXCEED THE MINIMUM NET CLEAR OPENING HEIGHT OF 24" AS SET FORTH IN IRC SECTION R310.1.2 AND THE NET CLEAR OPENING WIDTH OF 20" AS REQUIRED BY IRC SECTION R310.1.3. WINDOW SILL HEIGHT NOT TO EXCEED 44 IN. FROM FINISH FLOOR.
- GLAZING WITHIN 24 IN. OF DOOR (R308.4.2) AND WITHIN 18 IN. OF FINISHED FLOOR TO BE SAFETY GLASS. PROVIDE SAFETY GLASS WITHIN 60 IN. (A.F.F.) OF TUB/SHOWER AND WITHIN 60 IN. HORIZ.
- ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
- SHOWER FLOOR AREA SHALL NOT BE LESS THAN 30" IN MINIMUM DIMENSION AND SHALL HAVE AT LEAST 900 SQUARE INCHES OF INTERIOR CROSS-SECTIONAL AREA (2012 IRC P2708.1) SHOWER AREA WALLS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF 6 FT. ABOVE FINISHED FLOOR. (2012 IRC R307.2)
- WATER CLOSETS SHALL HAVE A CLEAR SPACE NOT LESS THAN 30 IN. IN WIDTH AND NOT LESS THAN 21 IN. IN FRONT. (IRC FIGURE R307.1)
- 1 1/4" MAX. ELEVATION CHANGE AT PERIMETER FFE TO OUTSIDE SURFACE ELEVATION.
- VERIFY DESIRED LOCATIONS EXTERIOR HOSE BIBB PRIOR TO PLUMBING ROUGH-IN'S.
- LANDINGS AT DOORS SHALL COMPLY WITH IRC R311.4.3.
- DIMENSIONS ARE TO FACE OF STUD. UNLESS NOTED OTHERWISE.
- PROVIDE 4x10 (MIN.) D/F #2 OR BETTER HEADERS AT PERIMETER OPENINGS UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING IN BATHROOMS AROUND TOILETS, SHOWERS AND BATHTUBS.
 - A. IN TOILET AND SHOWER AREAS BLOCKING REQUIRED AT REAR SIDE WALL BETWEEN 33 AND 36 IN. A.F.F.
 - B. IN BATHTUBS PROVIDE TWO ROWS OF BLOCKING: ONE ROW CENTERED 9 IN. ABOVE THE RIM AND THE SECOND BETWEEN 33 AND 36 IN. A.F.F.
- EXTERIOR HOSE BIBBS: VERIFY DESIRED LOCATIONS PRIOR TO PLUMBING ROUGH-IN'S.
- 2012 IRC-SECTION R315 CARBON MONOXIDE ALARMS R315.1 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. SEE CARBON MONOXIDE AND SMOKE DETECTOR LOCATIONS ON SHEET E1.0
- NOTE TO CONCRETE CONTRACTOR: PROVIDE SWEEPS/ROUGHS FOR INSTALLATION OF ELECTRICAL AND PLUMBING AT KITCHEN ISLAND. COORDINATE WITH CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- IRC TABLE M1507.4: MINIMUM REQUIRED EXHAUST RATES
 - Kitchens100 cfm intermittent or 25 cfm continuous
 - Bathrooms-Toilet RoomsMechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous
- IF HVAC UNIT IS IN ATTIC, ROOF TRUSSES MUST BE DESIGNED (BY ACCREDITED FABRICATOR /ENGINEER) FOR THE CONCENTRATED LOAD. CONTRACTOR TO PROVIDE APPROPRIATE DESIGN DATA TO TRUSS FABRICATOR.
- 2012 IRC - R302.7: UNDER STAIR PROTECTION: Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7mm) gypsum board.
- 2-HOUR SEPARATION (WALL CONNECTION) REQUIRED BETWEEN "R" AND "B" OCCUPANCIES (PER IBC TABLE 508.4 (NON-SPRINKLERED)).

KEY NOTES

- ELECTRIC WATER HEATER.
- TIGHT FITTING, SELF CLOSING, SELF-LATCHING 1 1/2" SOLID CORE DOOR (UL 20-MINUTE MINIMUM).
- PROVIDE 5/8" TYPE-X" GYP. BD. AT ALL CARPORT WALLS COMMON TO HABITABLE AREAS TO ROOF DECK, OR TO CEILING AND ALL BEARING WALLS.
- PROVIDE CONCRETE STOOP AT ALL EXTERIOR DOORS.
- PERIMETER SHEAR PANELS (BRACED WALL PANELS)
 - A. PROVIDE (MIN.) 48" SHEAR PANEL AT PERIMETER CORNERS TO BEGIN WITHIN 12'-0" OF CORNER, AND AT INTERMEDIATE SPAN TO PROVIDE MIN. 48" SHEAR PANEL EVERY 25 FT. USE 3/8" A.P.A. RATED - STRUCT. II PWD. NAILED W/8d @ 4" O/C E.N. & 12" O/C F.N. BLOCK AS REQ. PROVIDE ALTERNATE BRACING (PER CODE) FOR REQUIRED PANELS WHOSE WIDTH IS LESS THAN 48" (MIN. 2'-8" WIDE ALT. BRACED PANEL WIDTH). SEE DETAIL 3 /A-5.0. (SEE SHEET A-6.0)
 - B. SIMPSON HD38 OR STD10 (OR EQ.) HOLD DOWNS SET AT PANEL ENDS; INSTALLED TO DBL 2X STUDS.
- (1) ALTERNATE BRACED PANEL METHOD PFG: SEE TBL. R602.10.4 & 5 ON SHEET D-1.0
 - a. Full height 3/8" A.P.A. rated shear panel sheathing nailed with 8d @ 6in. o/c E.N. & 12 in. o/c F.N. Block edges.
 - b. (maintain 3.5 : 1 hgt. to width ratio) adjacent to garage door(s).
- GLASS BLOCK - CONSULT MFG'r's. INSTRUCTIONS FOR BLOCK DIMENSIONS AND INSTALLATION INSTRUCTIONS.
- CLEARSTORY TO CEILING AT SECOND FLOOR.
- PRE-HUNG DOOR/SIDE/LIGHT UNIT, TO BE SELECTED BY OWNER/BUILDER. (See SP-1.0, Division 8, "H")
- A. 2-HR. RATED ASSEMBLY (TO 30" ABOVE ROOF DECK). B. RATED M.R. (GREEN BOARD) AT WALLS CEILING IN SEPARATION TUNNEL.
- ICBO ZERO CLEARANCE FIREPLACE - VERIFY MAKE AND MODEL WITH CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- PROVIDE INTERCONNECTED SMOKE DETECTOR INSIDE AND OUTSIDE MASTER BEDROOM AND LIVING ROOM AREA (see sheet E-1.0).
- ICBO LISTED MANUFACTURED ZERO CLEARANCE FIREPLACE EXHAUST PER MANUFACTURERS INSTRUCTIONS. (ALSO SEE SP-1.0, DIVISION 10.)
- 2-HOUR SEPARATION (WALL CONNECTION) REQUIRED BETWEEN "R" AND "B" OCCUPANCIES (PER IBC TABLE 508.4 (NON-SPRINKLERED)).
- CONVENTIONAL WOOD STAIRS SHOWN. OPTIONAL STEEL OPEN STAIRS: SEE MANUFACTURERS INSTRUCTIONS OR SHOP DRAWINGS (TBD).
- BOX COFFER, WHERE OCCURS.



INTERIOR ILLUSTRATION AT POOL ROOM END WALL

SCALE= None

WINDOW SCHEDULE

WINDOWS TO BE DUEL PANE
VERIFY ROUGH OPENINGS FOR SELECTED UNITS



MARK	DESCRIPTION
A	1'x6'6" FIXED
B	4'0"x2'0" H.S.
C	2'0"x2'0" H.S.
D	GLASS BLOCK (VERIFY SIZE, EXTENT AND CONFIGURATION WITH BUILDER/OWNER)
E	ROUND WINDOW SEE EXTERIOR ELEVATIONS, SHEET A-2.0)
F	10'0"x8'0" CENTER SLIDER W/TRANSOM
F1	HIGH (CLEARSTORY) SPECIALTY WINDOWS (SEE "A" O THIS SHEET- A-1.0)
G	8'0"x6'8" CENTER SLIDER
H	6'0"x6'0" FIXED WINDOW OVER 6'0"x2'0" FIXED BELOW. (SEE SHEET A-2.0)
H1	6'0"x4'0" FIXED WINDOW ABOVE, IN UPPER CLEARSTORY. (SEE SHEET A-2.0)
I	4'0"x3'0" H.S.
J	2'0"x2'0" AWNING WINDOW @ 24 IN. A.F.F. w/ 2'0"x5'0" FIXED OVER
K	5'0"x4'0" H.S.
L	7'0"x6'0" OVER 7'0"x2'6" (SEE EXTERIOR ELEVATIONS, SHEET A-2.0)
L1	7'0"x4'0" IN CLEARSTORY ABOVE WINDOW ASSEMBLY "L" (SEE SHEET A-2.0)
M	6'0"x6'0" OVER 6'0"x2'0" (SEE EXTERIOR ELEVATIONS, SHEET A-2.0)
M1	6'0"x4'0" IN CLEARSTORY ABOVE WINDOW ASSEMBLY "M." (SEE SHEET A-2.0)
N	10'0"x6'8" @ 18" A.F.F. MILGARD WINDOW SYSTEM WITH SWING DOOR

DOOR SCHEDULE

VERIFY LOCKSETS WITH OWNER PRIOR TO INSTALLATION

QTY.	WIDTH	HEIGHT	THK.	MATERIAL	UL	HRDWR	REMARKS
101	1	3'-0"	6'-8"	1 1/2"	STEEL	---	A ENTRY DOOR (SIDE/LIGHT= SAFETY GLASS)
101A	1	3'-0"	6'-8"	1 1/2"	STEEL	20 MIN.	A ENTRY HALL TO CARPORT
102	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B LOWER MASTER ENTRY
103	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C LOWER MASTER WARDROBE
104	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C LOWER MASTER TOILET
105	1	2'-6"	6'-8"	1 3/8"	WOOD	---	B HALL LINEN
106	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C HALL BATH
107	1	1'-6"	6'-8"	1 1/2"	STEEL	---	B HALL BATH LINEN
108	1	5'-0"	6'-8"	---	---	---	E LAUNDRY ALCOVE BI-FOLD
109	1	5'-0"	6'-8"	---	---	---	E KITCHEN PANTRY BI-FOLD
201	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B BEDROOM No. 3 ENTRY
201A	1	5'-0"	6'-8"	---	---	---	E BED No. 3 WARDROBE BI-PASS
202	1	3'-0"	6'-8"	1 1/2"	STEEL	---	A BEDROOM No. 3 TO UPPER DECK
203	1	3'-0"	6'-8"	1 1/2"	STEEL	---	A UPPER DECK TO BEDROOM No. 4
204	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B BEDROOM No. 4 ENTRY
204A	2	5'-0"	6'-8"	---	---	---	E BEDROOM No. 4 WARDROBE BI-PASS
205	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C HALL LAV.
205A	1	3'-0"	6'-8"	---	---	---	---
206	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C HALL TOILET ROOM
207	1	2'-6"	6'-8"	1 3/8"	WOOD	---	B HALL LINEN
208	---	---	---	---	---	---	NOT USED
209	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B UPPER MASTER BEDROOM ENTRY
210	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C UPPER MASTER BEDROOM BATH
211	---	---	---	---	---	---	N O T U S E D
212	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B UPPER MASTER BEDROOM WARDROBE
301	1	3'-0"	7'-0"	1 1/2"	STEEL	---	A ENTRY DOOR w/ SIDE/LIGHT ASSEMBLY
302	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C OFFICE TOILET ROOM

HARDWARE GROUP

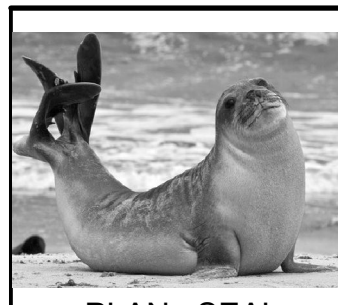
- A 3 Butt Hinges
Keyed Lockset
Lever Handles
Door Stop
- B 3 Butt Hinges
Passage Lockset
Lever Handles
Door Stop
- C 3 Butt Hinges
Privacy Lockset
Lever Handles
Door Stop
- D Double Action
Butt Hinges
- E Specialty

ROOM FINISH SCHEDULE

SPACE No. 01
FLOOR
BASE
CEILING CONDITION
9 ft. Unless Noted Otherwise
CEILING
WALLS

- FLOOR
1. CARPET
 2. VINYL TILE
 3. CERAMIC TILE
 4. CONCRETE
 5. WOOD FLOORING
- BASE
1. RESILIENT
 2. WOOD
 3. NONE
- WALLS
1. DRYWALL PAINTED
 2. W.R. DRYWALL PAINTED
 3. CERAMIC TILE
 4. EXPOSED STRUCTURE
 5. 5/8" TYPE-X GYP. BD.
- CEILING
1. RESILIENT
 2. SPRAY ACOUSTIC
 3. EXPOSED STRUCTURE
 4. 5/8" TYPE-X GYP. BD.

- ROOM FINISHES TO BE SELECTED BY OWNER/BUILDER PRIOR TO CONSTRUCTION. ALL FINISH APPLICATIONS TO BE PER BEST STANDARD AND PRACTICE, PRODUCT MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS AND COMPLIANT WITH ALL APPLICABLE CODES AND ORDINANCE AND TEST REPORTS.



PLAN SEAL

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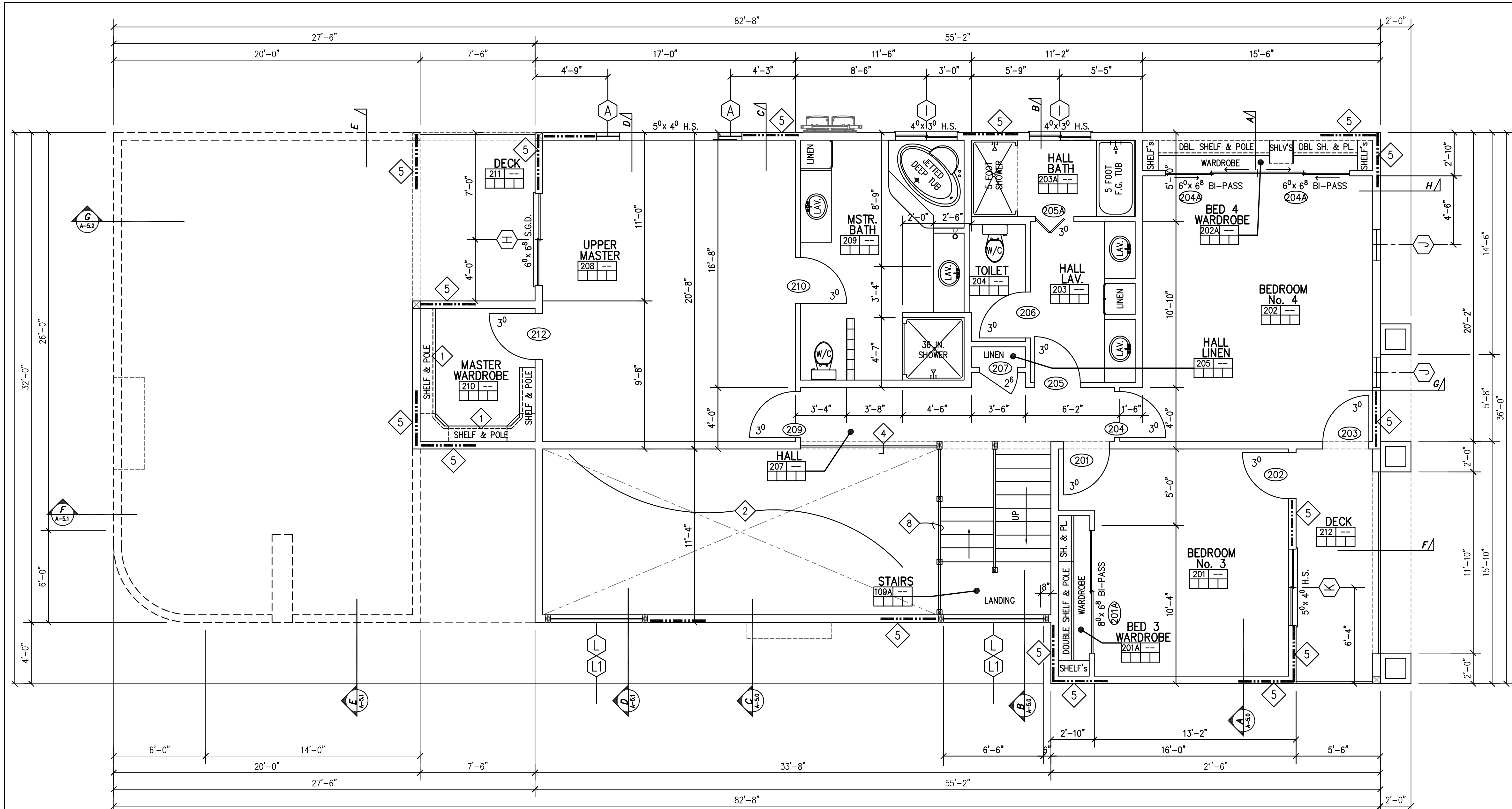
Drawings For

MARK	DATE	REVISIONS	DESCRIPTION	BY	SRT
1	10/30/19	Plan Review No. 1 Revision (Permit No. BLDG-0378)		SRT	
2	11/25/19	Owner Requested Revision		SRT	

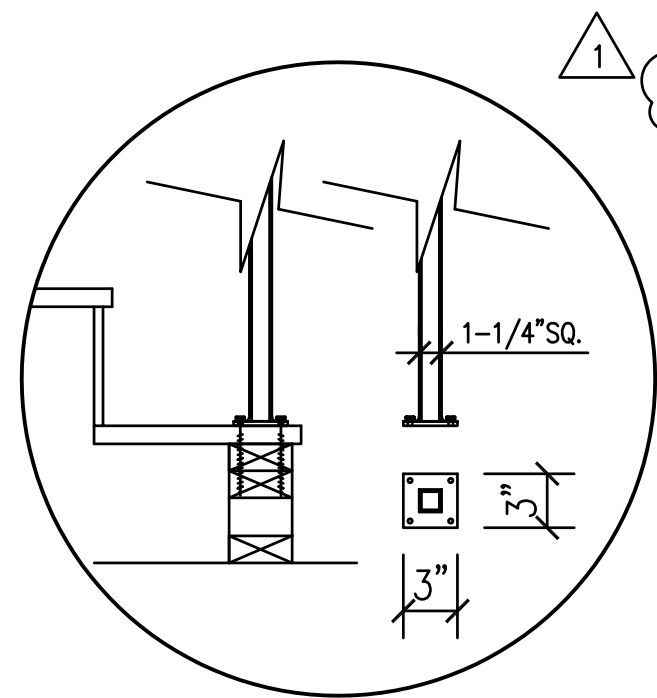
DATE: 24 JUNE, 2019
SCALE: AS SHOWN
DRAWN: SRT
CHECKED: LD

SHEET TITLE:
CARETAKERS
FIRST FLOOR
PLAN

SHEET NUMBER:
A-1.0
3 OF 24



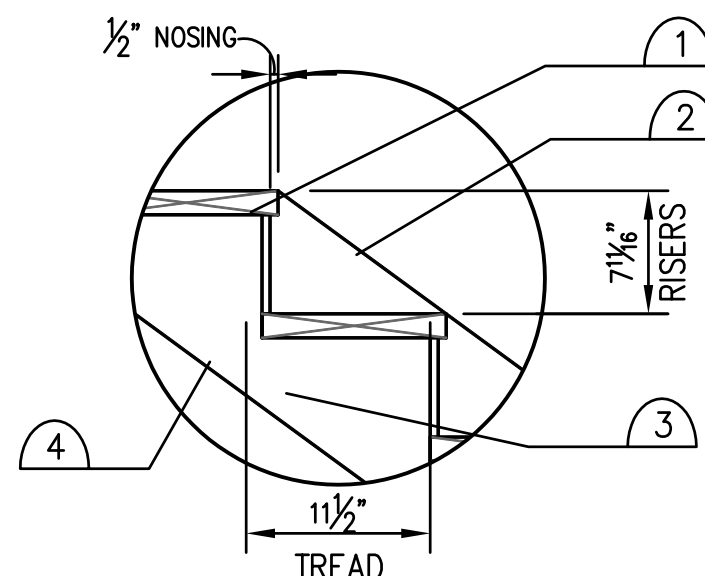
CARETAKERS RESIDENCE SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



1 RAILING & POST ANCHORING SCALE: 1" = 1'-0"

GUARDRAIL/HANDRAIL NOTES

- R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.
- R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.
- R312.1.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.



- 1/2" PWD. AT RISERS, FASTEN TO STRINGERS.
- 2x12 (11 1/2" ACTUAL) TREADS.
- 2x12 STAIR STRINGERS.
- 3/8" TYPE-X GYP. BD. AT ENCLOSED USABLE SPACE UNDER STAIRS. R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and all soffits protected on the enclosed side with 1/2" inch (12.7 mm) gypsum board.
- ADDITIONAL CODE REFERENCE (2012 IRC)
R311.7.5.1 Risers. The maximum riser height shall be 7 3/4" inches
R311.7.5.2 Treads. The minimum tread depth shall be 10 inches
R311.7.5.3 Nosings. The radius of curvature at the nosing shall be no greater than 3/8" inch (14 mm). A nosing not less than 3/4" inch (19 mm) but not more than 1 1/4" inches (32 mm) shall be provided on stairways with solid risers.
Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).
- Handrails to be returned to wall or newel post.

2 STAIR DETAIL SCALE: 1" = 1'-0"

KEY NOTES

- LANDINGS 1 1/8" STRUCT. PLYWOOD (WHERE OCCURS). FASTENED: E.N. w/10d @ 6" o/c & 12" o/c F.N. (IRC TBL. 602.3(1)).
- CLEARSTORY TO BELOW (ALSO SEE NOTE 8 - A-1.0)
- PROVIDE 5/8" "TYPE-X" GYP. BD. AT CARPORT WALLS COMMON TO HABITABLE AREAS TO ROOF DECK, OR TO CEILING AND ALL BEARING WALLS.
- 42 IN. HIGH RAILING (OVERLOOKING FAMILY ROOM).
A. R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.
B. R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.
C. R312.1.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.
- PERIMETER SHEAR PANELS (BRACED WALL PANELS) 
A. PROVIDE (MIN.) 48" SHEAR PANEL AT PERIMETER CORNERS TO BEGIN WITHIN 12'-0" OF CORNER, AND AT INTERMEDIATE SPAN TO PROVIDE MIN. 48" SHEAR PANEL EVERY 25 FT. USE 3/8" A.P.A. RATED STRUCT. II PWD. NAILED w/8d @ 4" O/C E.N. & 12" O/C F.N. BLOCK AS REQ. PROVIDE ALTERNATE BRACING (PER CODE) FOR REQUIRED PANELS WHOSE WIDTH IS LESS THAN 48" (MIN. 2'-8" WIDE ALT. BRACED PANEL WIDTH).
- SAFETY GLAZING REQUIRED ABOVE WHIRLPOOL TUBS IF LESS THAN 60-INCHES.
- DOUBLE (SHIRT & SKIRT) POLES
- CONVENTIONAL WOOD STAIRS SHOWN. ALTERNATE FREESTANDING METAL STAIRS: SEE MANUFACTURERS DRAWINGS AND SPROFICATIONS, OR CERTIFIED SHOP DRAWINGS.

Plan Symbol 1

WINDOW SCHEDULE

WINDOWS TO BE DUEL PANE
VERIFY ROUGH OPENINGS FOR SELECTED UNITS



MARK	DESCRIPTION
A	16x66 FIXED
B	40x20 H.S.
C	20x20 H.S.
D	GLASS BLOCK (VERIFY SIZE, EXTENT AND CONFIGURATION WITH BUILDER/OWNER)
E	ROUND WINDOW SEE EXTERIOR ELEVATIONS; SHEET A-2.0)
F	100x80 CENTER SLIDER w/TRANSOM
F1	HIGH (CLEARSTORY) SPECIALTY WINDOWS (SEE "A" O THIS SHEET- A-1.0)
G	80x60 CENTER SLIDER
H	60x60 FIXED WINDOW OVER 60x20 FIXED BELOW. (SEE SHEET A-2.0)
HI	60x40 FIXED WINDOW ABOVE, IN UPPER CLEARSTORY. (SEE SHEET A-2.0)
I	40x30 H.S.
J	20x20 AWNING WINDOW @ 24 IN. A.F.F. w/ 20x50 FIXED OVER
K	50x40 H.S.
L	70x60 OVER 70x20 (SEE EXTERIOR ELEVATIONS, SHEET A-2.0)
L1	70x40 IN CLEARSTORY ABOVE WINDOW ASSEMBLY "L." (SEE SHEET A-2.0)
M	60x60 OVER 60x20 (SEE EXTERIOR ELEVATIONS, SHEET A-2.0)
M1	60x40 IN CLEARSTORY ABOVE WINDOW ASSEMBLY "M." (SEE SHEET A-2.0)
N	100x60 @ 18" A.F.F. MILGRADE WINDOW SYSTEM WITH SWING DOOR

DOOR SCHEDULE

VERIFY LOCKSETS WITH OWNER PRIOR TO INSTALLATION

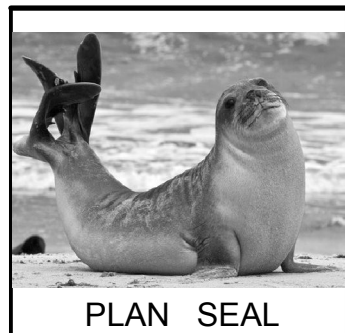
	QTY.	WIDTH	HEIGHT	THK.	MATERIAL	UL	HRDWR	REMARKS
101	1	3'-0"	6'-8"	1 1/2"	STEEL	---	A	ENTRY DOOR (SIDELIGHT= SAFETY GLASS)
101A	1	3'-0"	6'-8"	1 1/2"	STEEL	20 MIN.	A	ENTRY HALL TO CARPORT
102	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B	LOWER MASTER ENTRY
103	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	LOWER MASTER WARDROBE
104	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	LOWER MASTER TOILET
105	1	2'-6"	6'-8"	1 3/8"	WOOD	---	B	HALL LINEN
106	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	HALL BATH
107	1	1'-6"	6'-8"	1 1/2"	STEEL	---	B	HALL BATH LINEN
108	1	5'-0"	6'-8"	---	---	---	E	LAUNDRY ALCOVE BI-FOLD
109	1	5'-0"	6'-8"	---	---	---	E	KITCHEN PANTRY BI-FOLD
201	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B	BEDROOM No. 3 ENTRY
201A	1	5'-0"	6'-8"	---	---	---	E	BED No. 3 WARDROBE BI-PASS
202	1	3'-0"	6'-8"	1 1/2"	STEEL	---	A	BEDROOM No. 3 TO UPPER DECK
203	1	3'-0"	6'-8"	1 1/2"	STEEL	---	A	UPPER DECK TO BEDROOM No. 4
204	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B	BEDROOM No. 4 ENTRY
204A	2	5'-0"	6'-8"	---	---	---	E	BEDROOM No. 4 WARDROBE BI-PASS
205	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	HALL LAV.
205A	1	3'-0"	6'-8"	---	WOOD	---	---	HALL BATH BI-FOLD
206	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	HALL TOILET ROOM
207	1	2'-6"	6'-8"	1 3/8"	WOOD	---	B	HALL LINEN
208	---	---	---	---	---	---	---	NOT USED
209	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B	UPPER MASTER BEDROOM ENTRY
210	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	UPPER MASTER BEDROOM BATH
211	---	---	---	---	---	---	---	N O T U S E D
212	1	3'-0"	6'-8"	1 3/8"	WOOD	---	B	UPPER MASTER BEDROOM WARDROBE
301	1	3'-0"	7'-0"	1 1/2"	STEEL	---	A	ENTRY DOOR w/ SIDELIGHT ASSEMBLY
302	1	3'-0"	6'-8"	1 3/8"	WOOD	---	C	OFFICE TOILET ROOM

HARDWARE GROUP

A 3 Butt Hinges Keyed Lockset Lever Handles Door Stop	B 3 Butt Hinges Passage Lockset Lever Handles Door Stop	C 3 Butt Hinges Privacy Lockset Lever Handles Door Stop	D Double Action Butt Hinges	E Specialty
--	--	--	--------------------------------	-------------

ROOM FINISH SCHEDULE

SPACE No.	CEILING CONDITION
01	9 ft. Unless Noted Otherwise
FLOOR	CEILING
BASE	WALLS
FLOOR	BASE
1. CARPET	1. RESILIENT
2. VINYL TILE	2. WOOD
3. CERAMIC TILE	3. NONE
4. CONCRETE	
5. WOOD FLOORING	
WALLS	CEILING
1. DRYWALL PAINTED	1. DRYWALL PAINTED
2. W.R. DRYWALL PAINTED	2. SPRAY ACOUSTIC
3. CERAMIC TILE	3. EXPOSED STRUCTURE
4. EXPOSED STRUCTURE	4. 5/8" TYPE-X GYP. BD.
5. 5/8" TYPE-X GYP. BD.	



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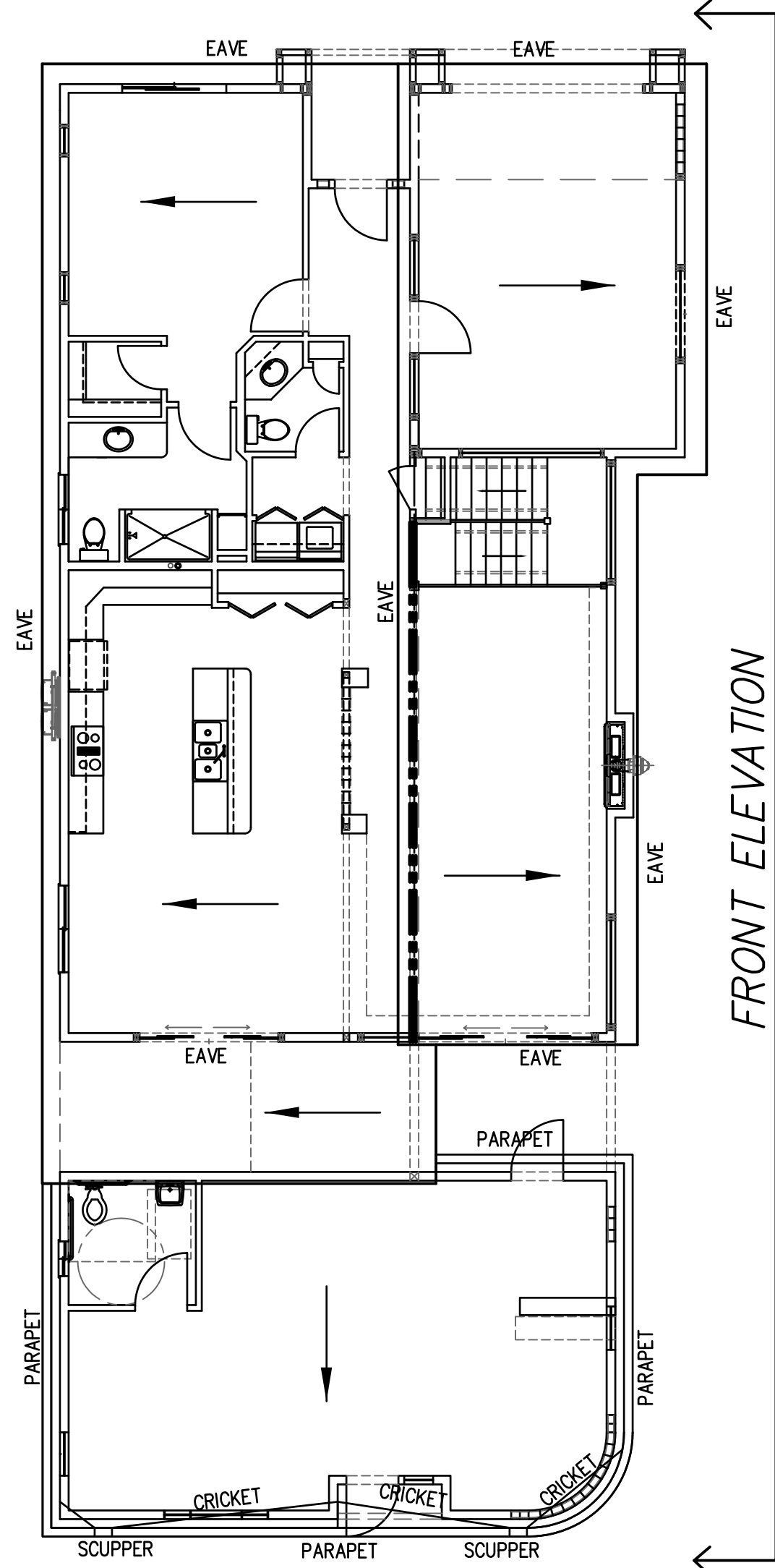
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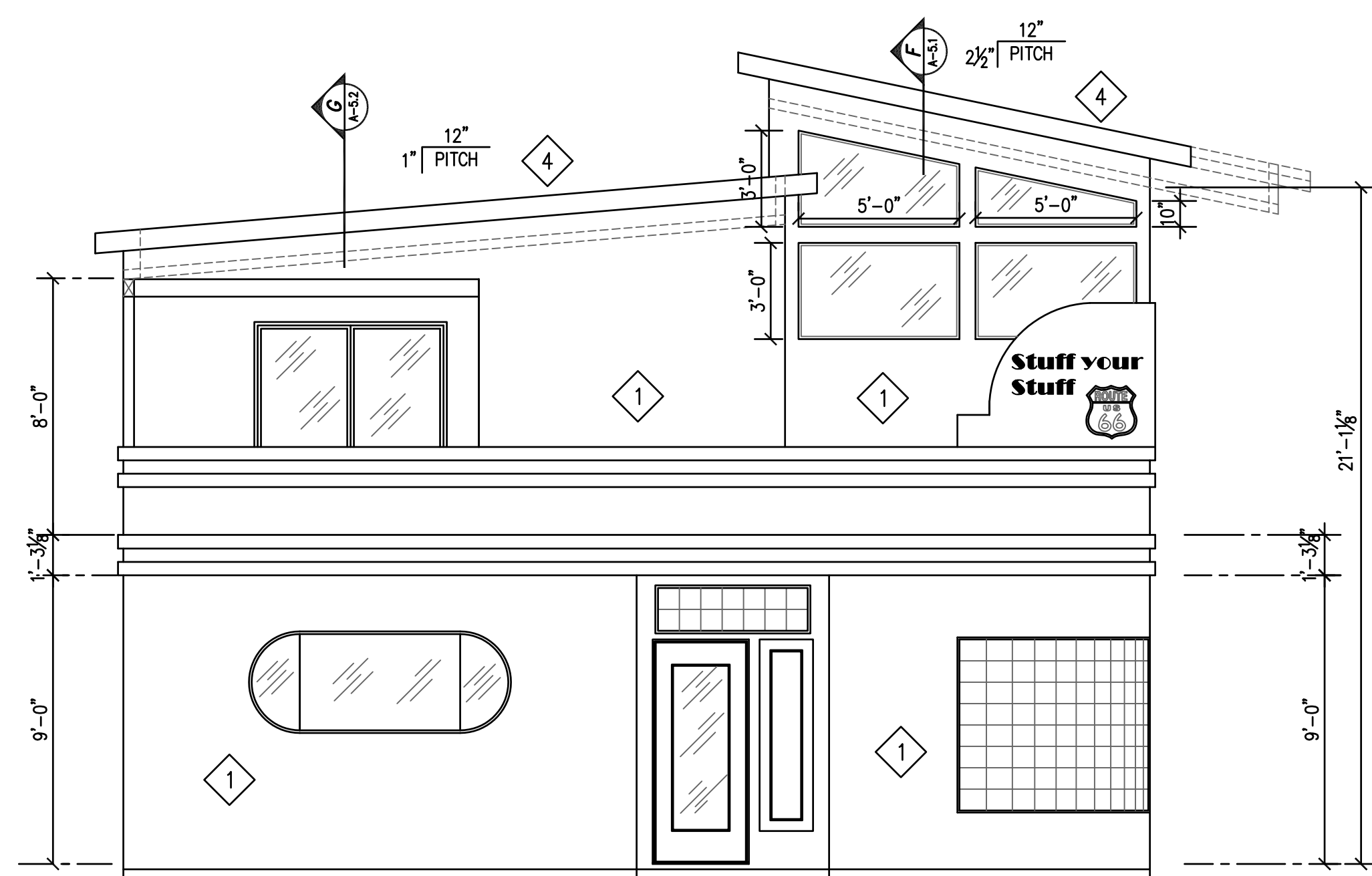
Drawings For

BY	DATE	DESCRIPTION
1	03/09/19	Plan Review No. 1 Revision (Permit No. BLD19-0378)
2	11/25/19	Owner Requested Revision

DATE:	24 JUNE, 2019
SCALE:	AS SHOWN
DRAWN:	SRT
CHECKED:	LD
SHEET TITLE:	CARETAKERS SECOND FLOOR PLAN
SHEET NUMBER:	A-1.1
4 OF 24	



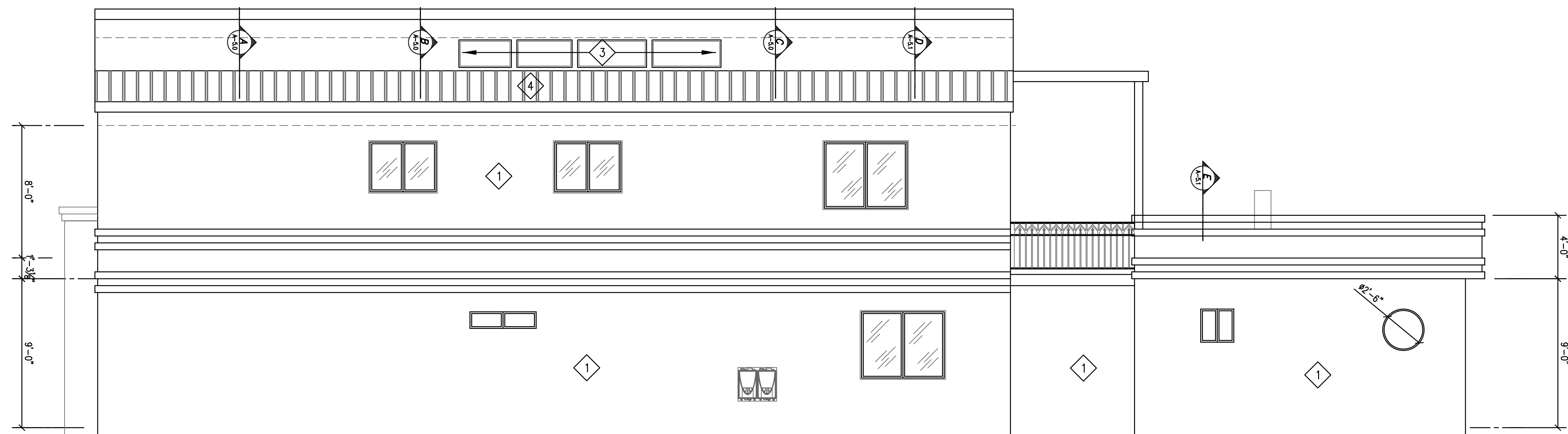
SIMPLE ROOF PLAN SCALE: $\frac{1}{8}" = 1'-0"$



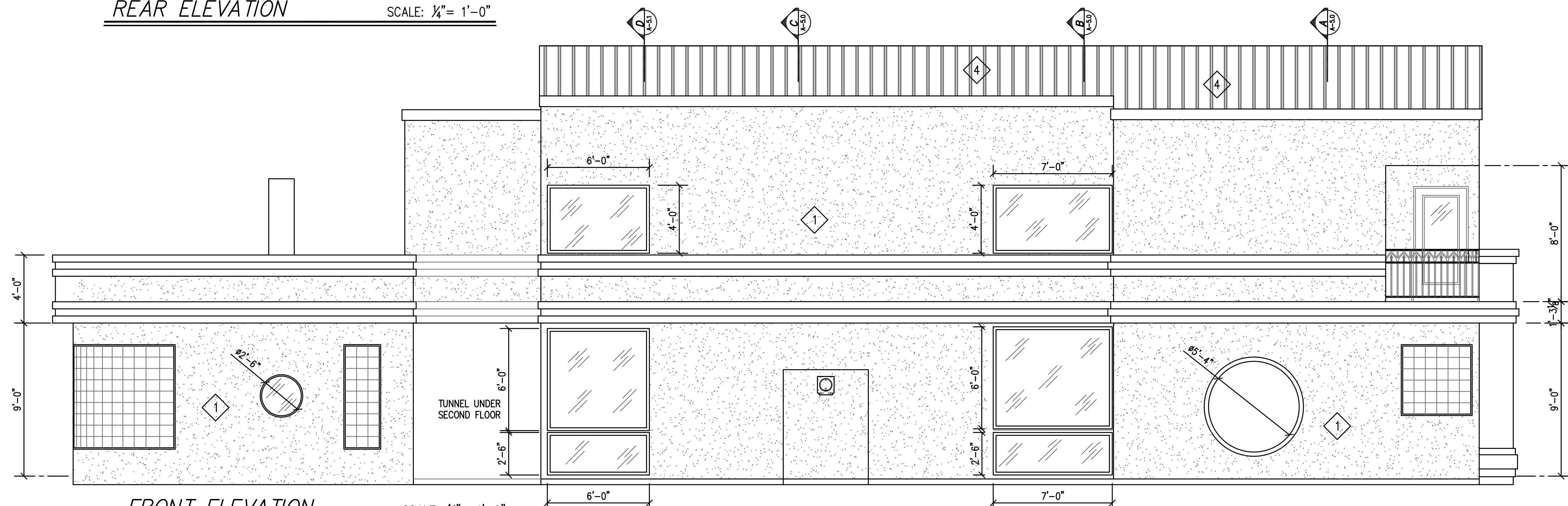
LEFT ELEVATION SCALE: $\frac{1}{4}" = 1'-0"$



RIGHT ELEVATION SCALE: $\frac{1}{4}" = 1'-0"$



REAR ELEVATION SCALE: $\frac{1}{4}" = 1'-0"$

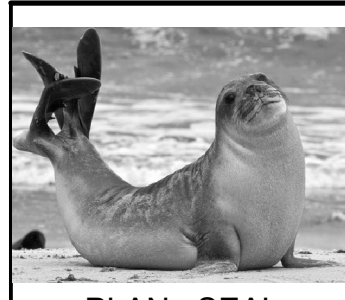


FRONT ELEVATION SCALE: $\frac{1}{4}" = 1'-0"$

SHEET NOTES

- 1 STUCCO EXTERIOR: "ULTRACOAT INC 1-COAT EXTERIOR COATING (ICBO# 4658) OVER PERIMETER VAPOR BARRIER PER MFG'S RECOMMENDATIONS. (TYPICAL UNLESS NOTED OTHERWISE).
- 2 NOTE: PROVIDE MIN. 2" SPACE BETWEEN WEEP SCREED AND FINISHED CONCRETE AT ALL STUCCO COLUMNS AND 1" BETWEEN WOOD (POSTS) AND CONCRETE, OR USE TREATED WOOD.
- 3 MAKE, MODEL, SIZE AND INSTALLATION METHOD OF TRANSOM WINDOWS AT BUILDERS DISCRETION
- 4 METAL ROOFING (TYPICAL U.N.O.) , INSTALLED PER MANUFACTURERS INSTRUCTIONS OVER $\frac{1}{8}"$ O.S.B. (T.B.D.)

Plan
Symbol 1



PLAN SEAL

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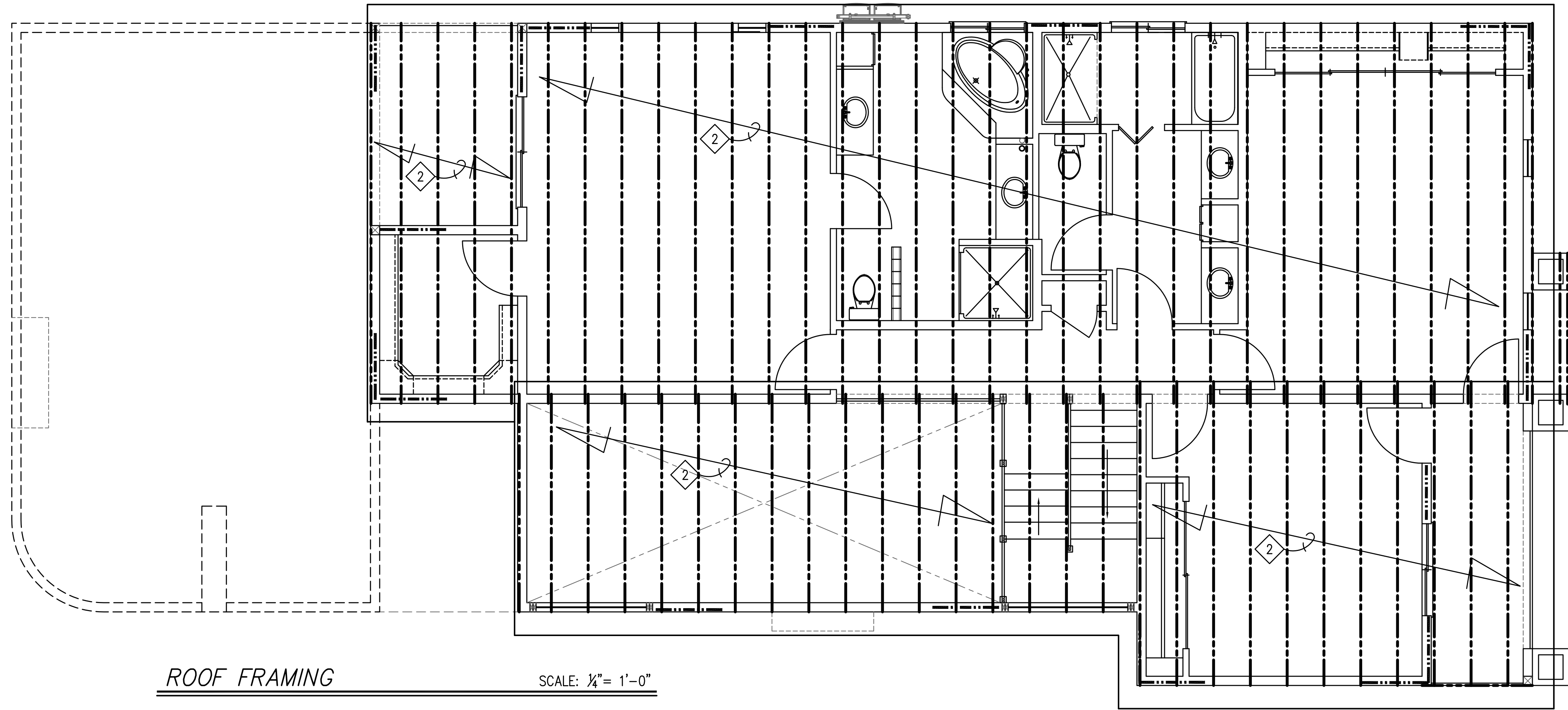
MARK	DATE	REVISIONS	DESCRIPTION
BY			
11/25/19		Owner Requested Revision	

DATE: 24 JUNE, 2019
SCALE: AS SHOWN
DRAWN: SRT
CHECKED: LD

SHEET TITLE:
EXTERIOR ELEVATIONS

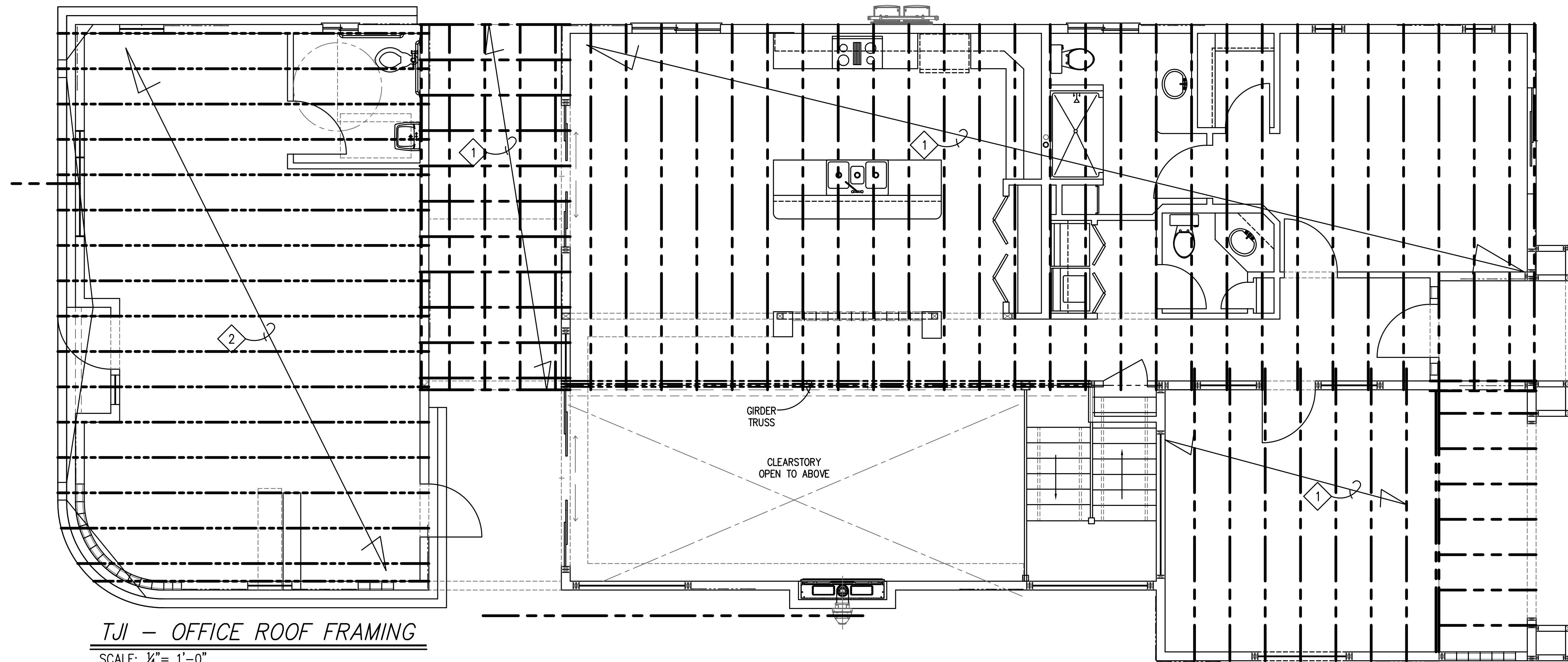
SHEET NUMBER:
A-2.0
5 OF 24

- ET NUMBER:
A-3.0
6 OF 24



ROOF FRAMING

SCALE: 1/4" = 1'-0"



TJI - OFFICE ROOF FRAMING

SCALE: 1/4" = 1'-0"

TJI - FLOOR FRAMING

SCALE: 1/4" = 1'-0"

KEY NOTES

Plan Symbol 1

- 1 FLOOR: 14" TJI 210 @ 24" O/C (MAX. L=16'-7") AT: Δ= L/360, 40 psf L.L. + 20 psf D.L.
- 2 ROOF TRUSSES: PER DIMS, CALCS, SPECS AND DRAWINGS FROM ACCREDITED TRUSS PROVIDER.

GENERAL SHEET NOTES

- 1 SEE "TJI-SHEETS" FOR DETAILS
- 2 "TRUSS JOIST (TJI)" TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS AND CODE REQUIREMENTS.



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- Builder -

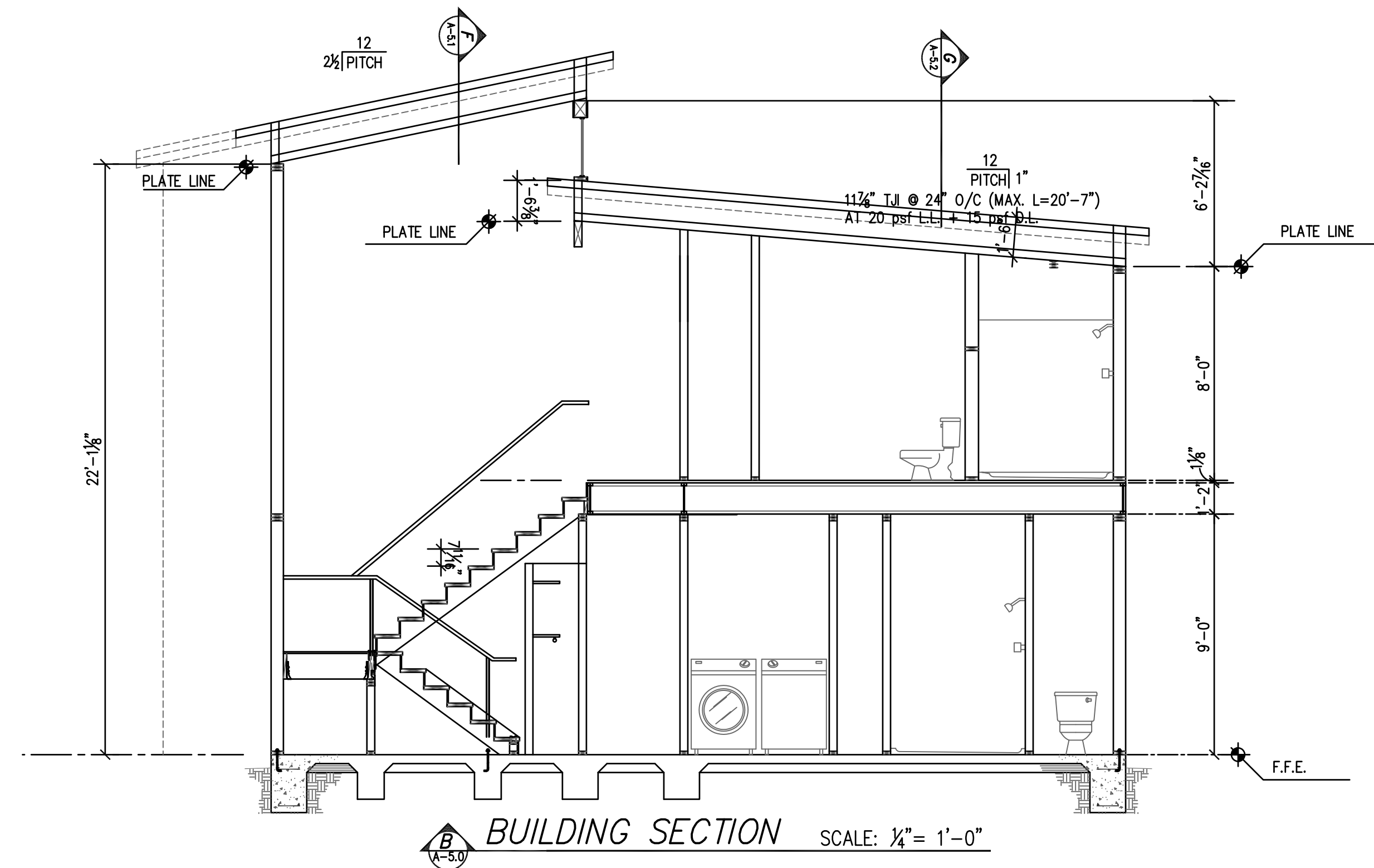
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1	03/03/19	Plan Review No. 1	Revisor (Permit No. BLD19-0378)	SRT
2	11/25/19	Owner Requested Revision		

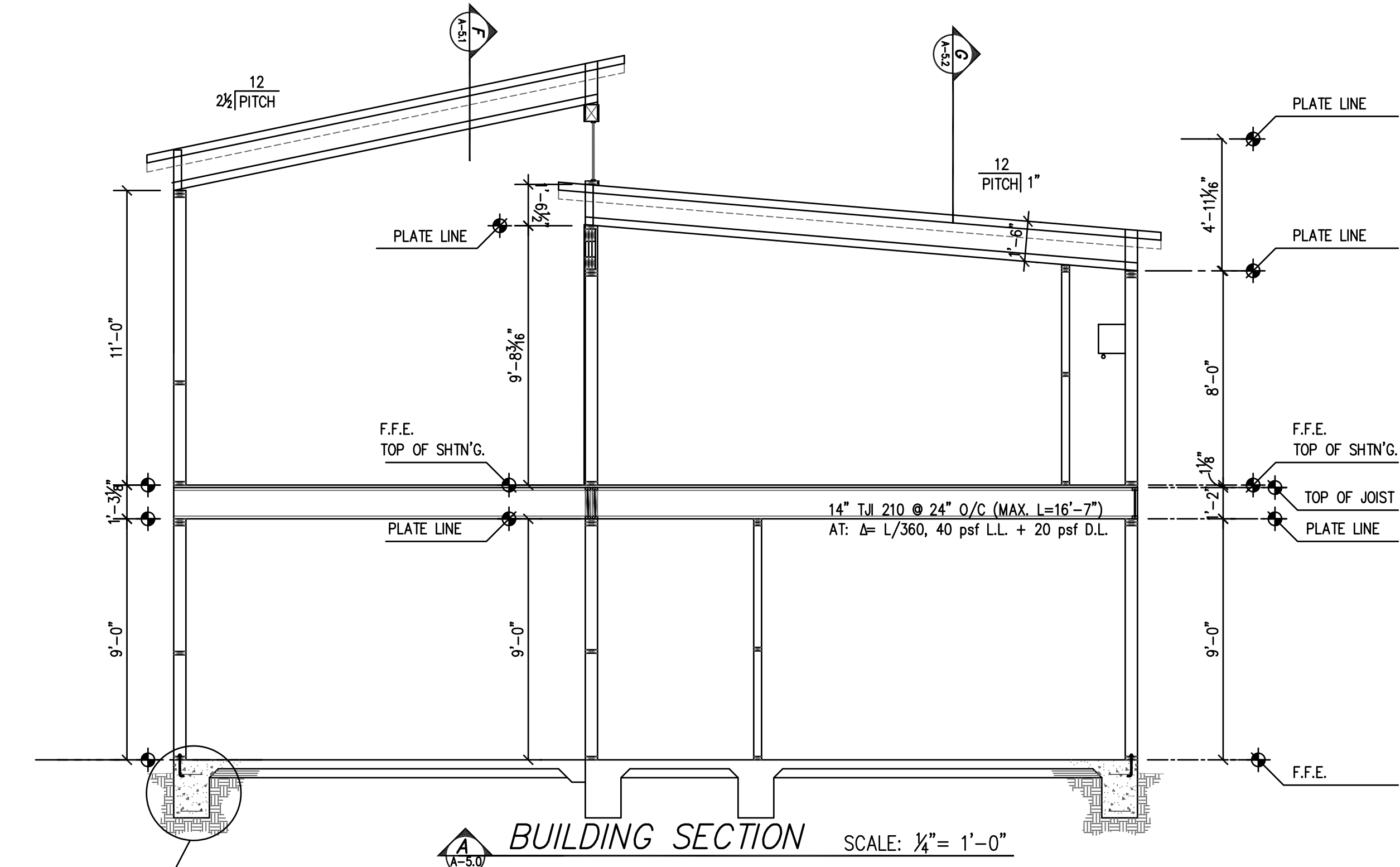
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SCALE: AS SHOWN
DRAWN: SRT
CHECKED: LD
SHEET TITLE:

FLOOR AND
CEILING FRAMING

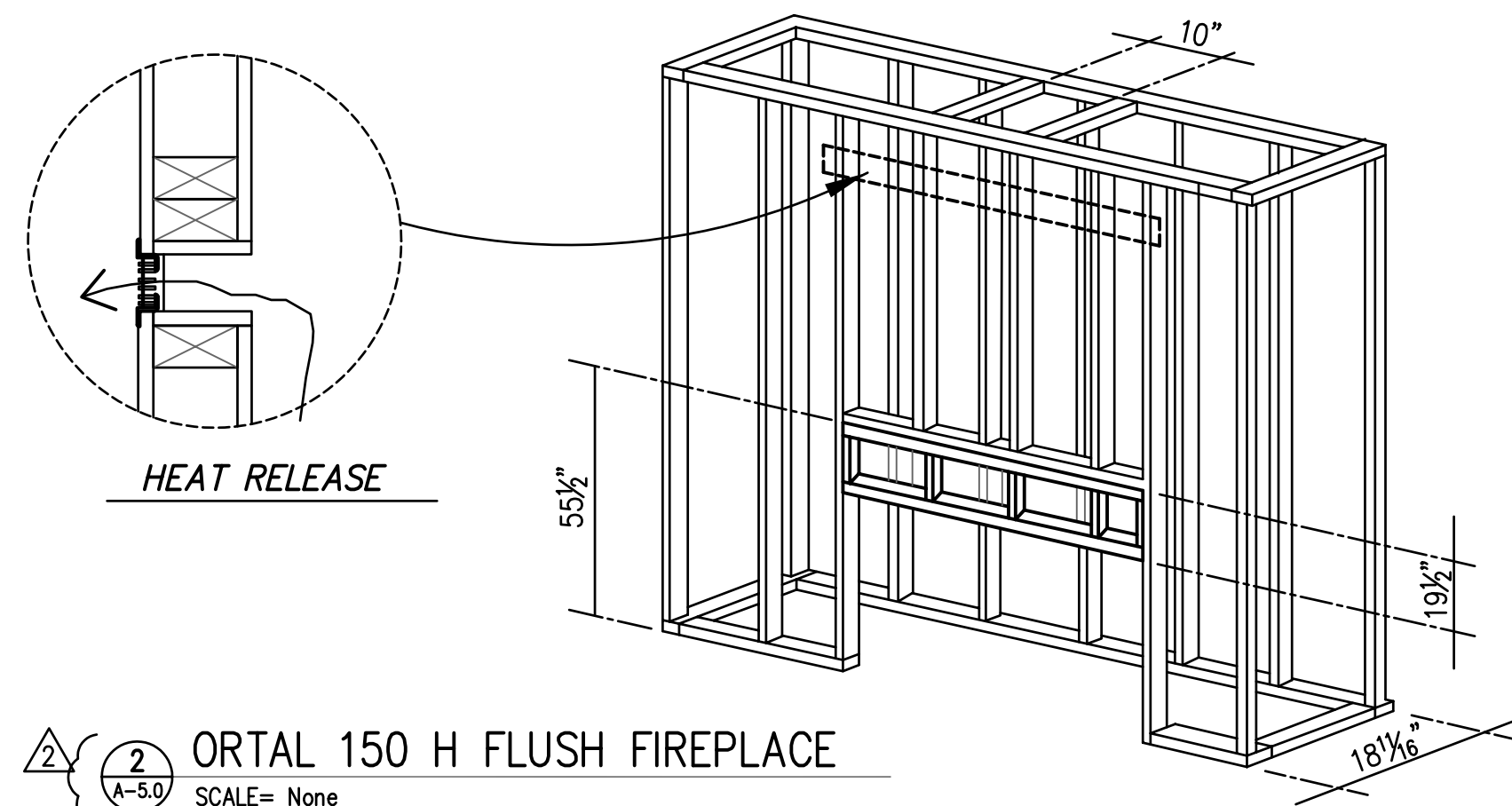
SHEET NUMBER:
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A-4.0



BUILDING SECTION SCALE: 1/4" = 1'-0"



BUILDING SECTION SCALE: 1/4" = 1'-0"



HEAT RELEASE

ORTAL 150 H FLUSH FIREPLACE
SCALE= None
INSTALL FIREPLACE PER MANUFACTURERS INSTRUCTIONS.

Ortel Fireplace Installation Notes:

U.S. Certification Codes:
ANSI 221.88/CSA 2-33 - Vented Gas Fireplace Heaters
ANSI 221.501/CSA 2.22 - Decorative Vented Gas Fireplaces

Tested and approved by CSA for safety and efficiency for use with either Natural Gas (NG) or Propane (LP) (NOT for use with solid fuels)

Installed according to ORTAL requirements in addition to any local codes that may apply, such as: ANSI Z223.1/NFPA 54
Burners and venting using the installation code ANSI 221.88/CSA 2.33

Burner Series	Burner	Model	Vent Pipe Size
150	135	Clear 150H F/RS/LS/TS/Tunnel	5x8 co-axial direct vent pipe (Dura Vent Pro Line, or eq.)

Fireplace Building Requirements:

Non-combustible materials may be installed on the appliance face as long as the minimum clearances are maintained between the appliance and the non-combustible material. Surrounding material is not allowed to transfer weight to the unit or be connected in any way to the unit, with the exception of 5/8" Type X drywall (or its equivalent) in a flush install. It may be fastened to the frame with 1" self-tapping drywall screws 16" on center, with a minimum of 2" from the glass lip. It must not transfer weight to the fireplace or cover any portion of the removable glass panel or the control compartment.

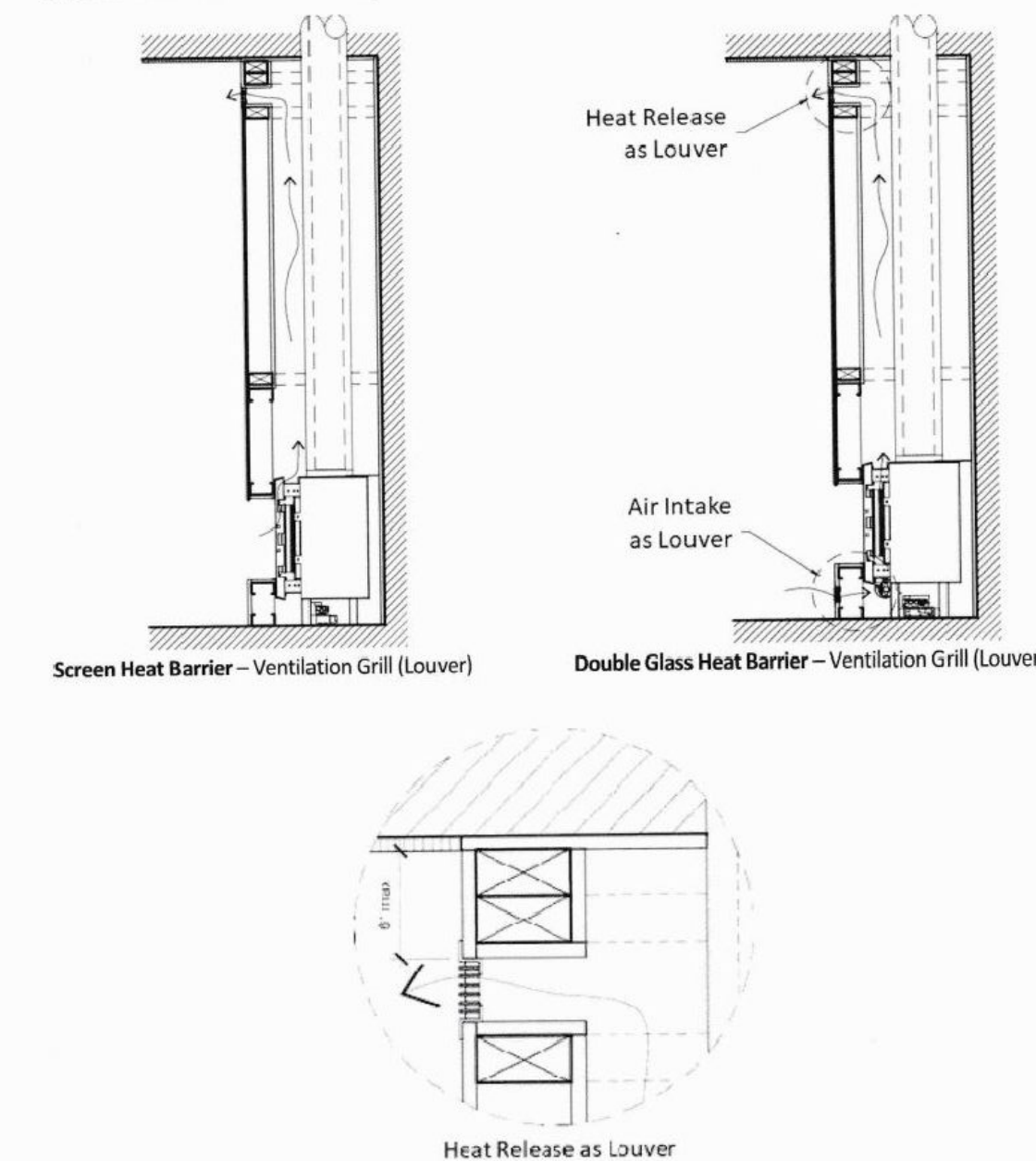
Framing and Drywall:

Fireplace chase may be framed with metal studs or wood studs. If framing with wood studs, the first 18" above the fireplace glass must be framed with steel studs. Wood framing must be covered completely with non-combustible material and have the gaps sealed with a non-combustible fire sealant. We recommend using 5/8" Type X drywall with a level 1 finish or its equivalent for the enclosure of the fireplace chase. The framing of the fireplace chase wall must be designed to carry the entire weight of the wall. Plan to include weight of other finish materials placed on the drywall.

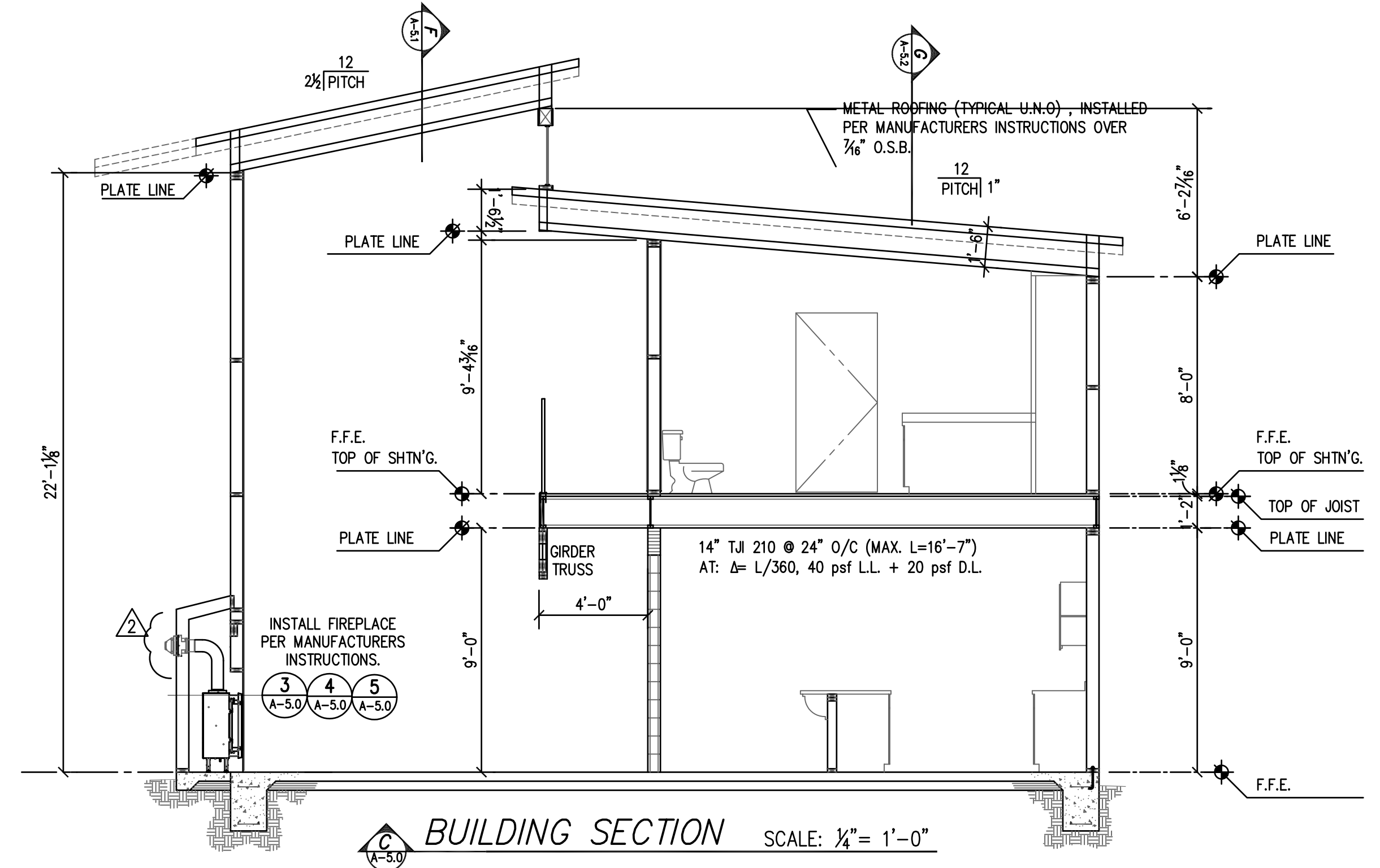
Heat Release:

A heat release is required for all built-in models. This allows for heat building up within the fireplace chase to be released back into the living space, helping to keep the fireplace wall cool. It must be located at the top of the fireplace chase and be placed within 6 inches (0-6") of the fireplace chase ceiling (aka draft stop). It can be located on the front, sides or back of the fireplace chase, as long as it is being released into an interior space. The heat release cannot be vented outdoors as this would expose the appliance to outdoor elements. A minimum air space is required per series: Series 150-200: Minimum 200 sq-in. of free air space

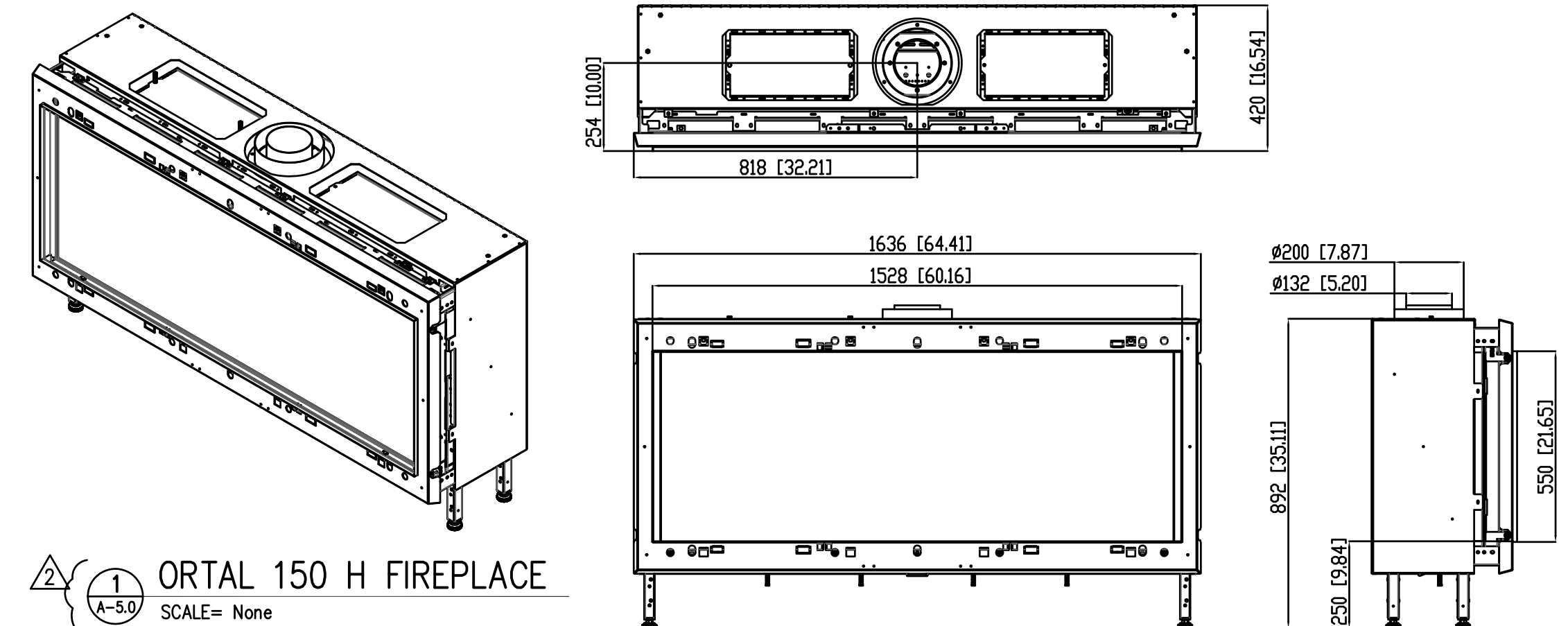
Heat Release: Ventilation Grill (aka Louver)



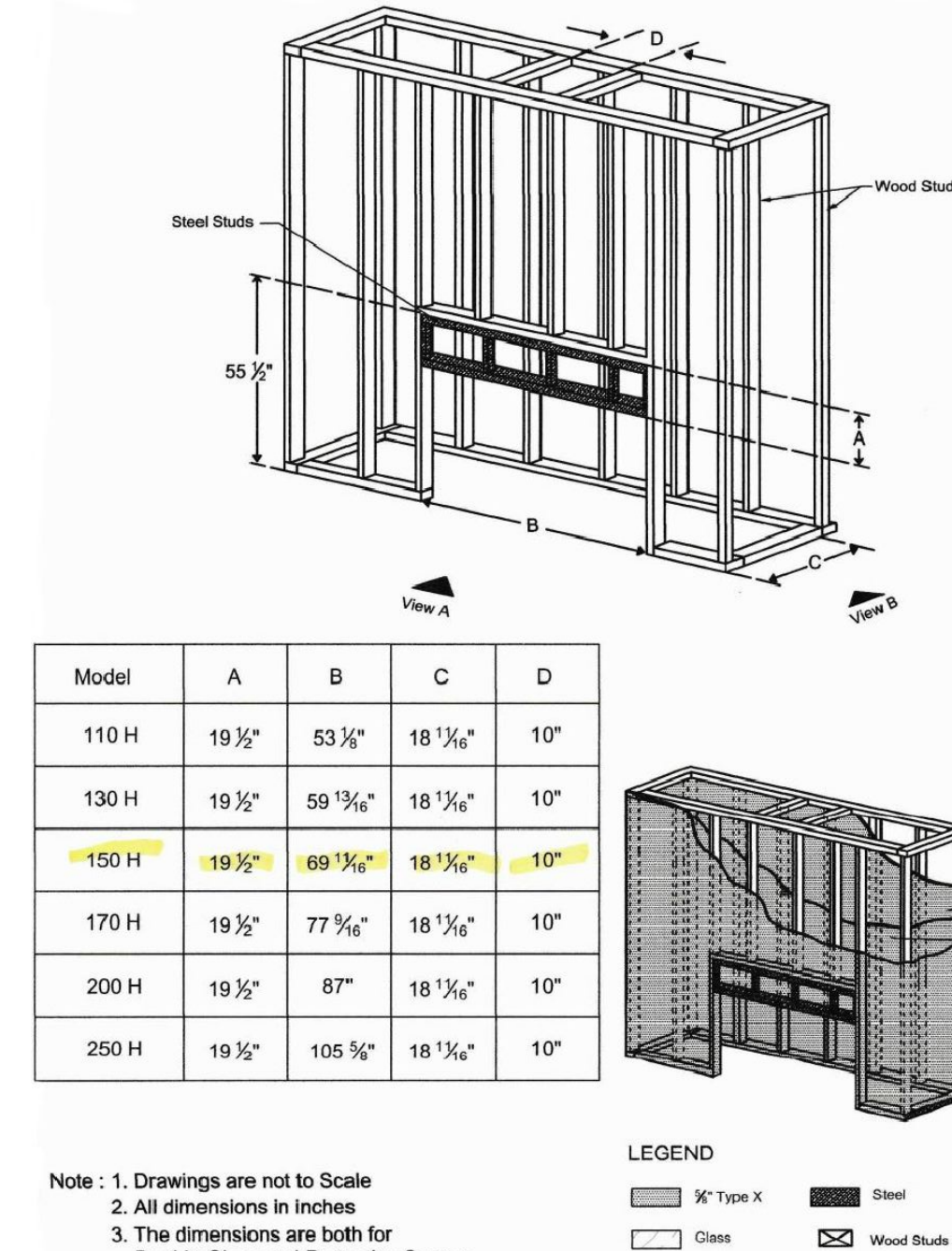
ORTAL 150 H FIREPLACE
SCALE= None



BUILDING SECTION SCALE: 1/4" = 1'-0"



ORTAL 150 H FIREPLACE
SCALE= None



ORTAL 150 H FIREPLACE
SCALE= None

Vertical Clearances:

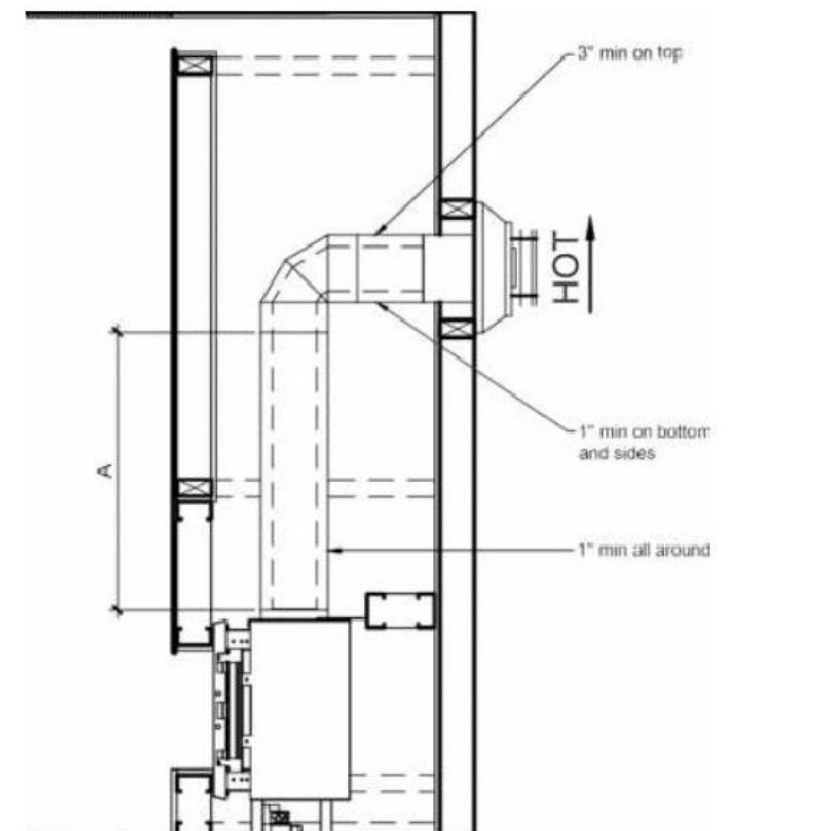
- Maintain 1" clearance to combustibles around the entire circumference

Horizontal Clearances:

- Maintain 1" clearance to combustibles on bottom and sides
- Maintain 3" clearance to combustibles on top
- Maintain 1/4" rise per foot

The following table lists the minimum vertical clearance from the top of the firebox before a 90-degree elbow, according to fireplace model. This distance is depicted as A in the diagram of the vent clearance section.

Model	Distance of A
Series 40-170	3 feet
Series 200+	6 feet



ORTAL 150 H FIREPLACE
SCALE= None



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BY	DATE	DESCRIPTION
	11/25/19	Owner Requested Revision

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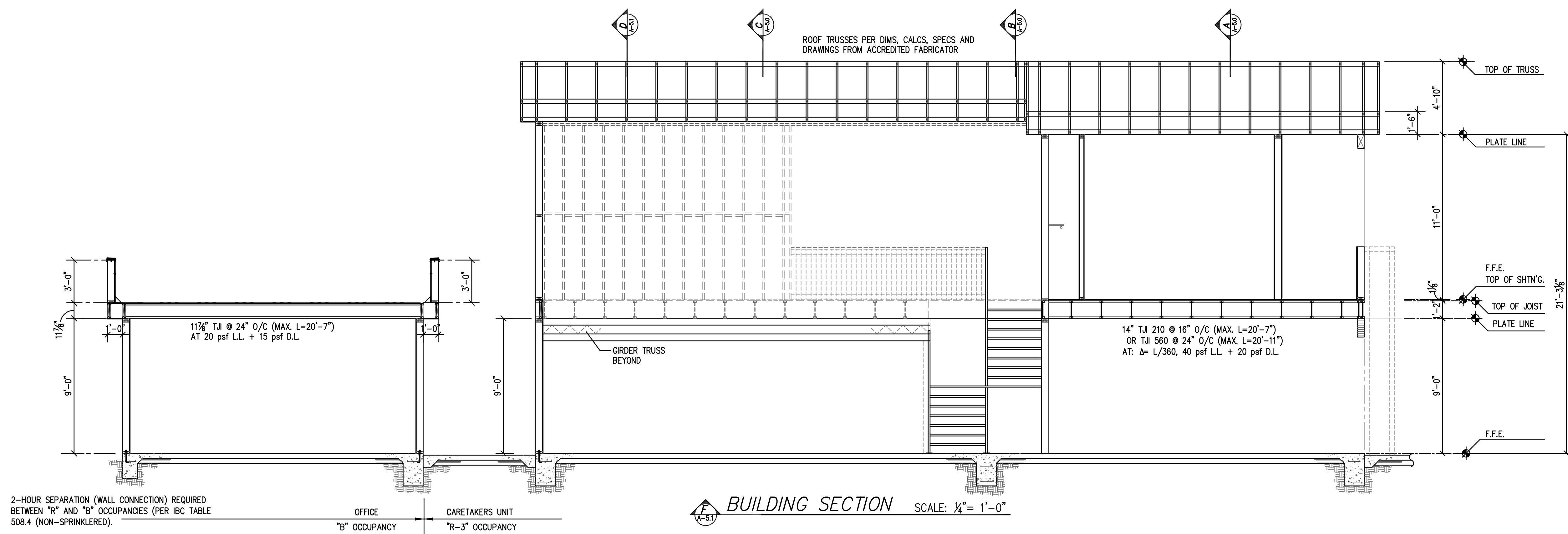
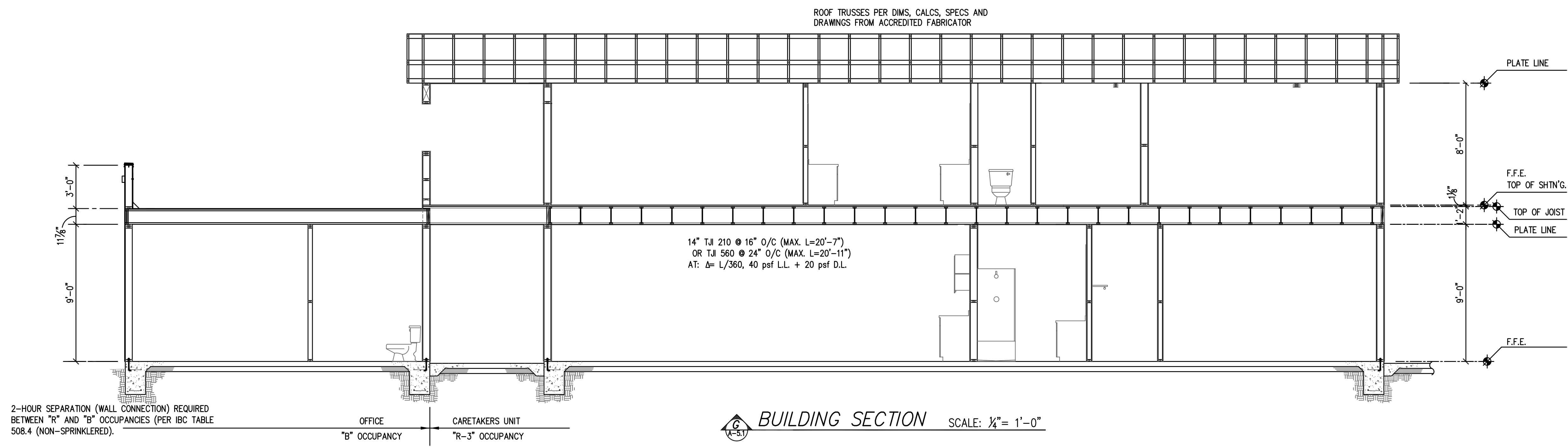
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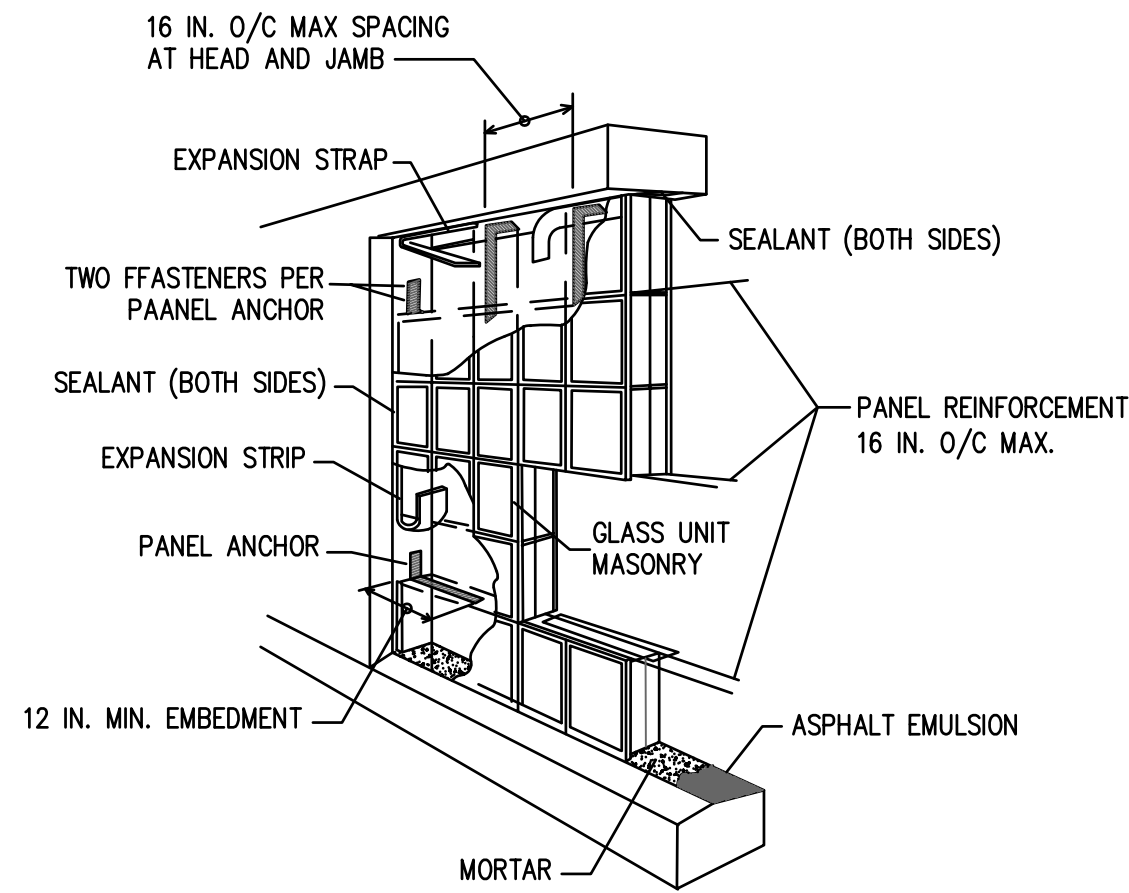
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2012 IRC – Figure R610.5.2.1 – GLASS UNIT MASONRY

SOURCE: ACI 530/ASCE 5/TMS 402 SCALE: None

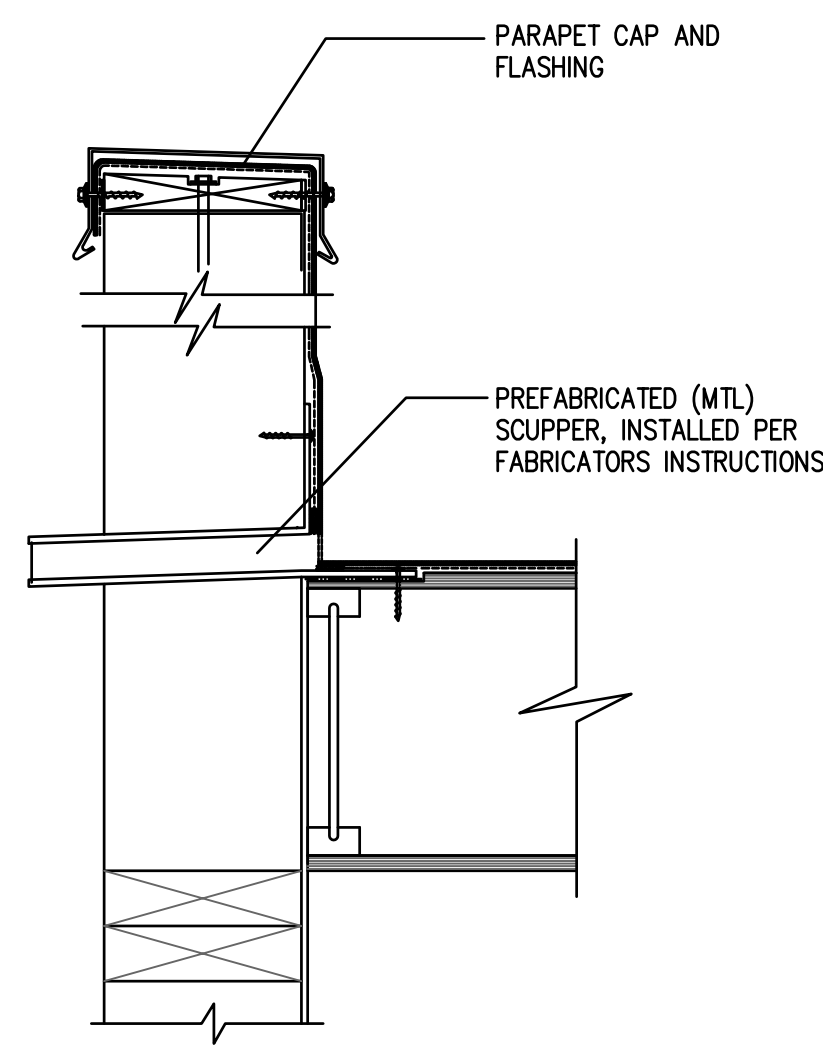
R610.1 General. Panels of glass unit masonry located in load-bearing and nonload-bearing exterior and interior walls shall be constructed in accordance with this section.

R610.2 Materials. Hollow glass units shall be partially evacuated and have a minimum average glass face thickness of $\frac{3}{8}$ inch (5 mm). The surface of units in contact with mortar shall be treated with a polyvinyl butyral coating or latex-based paint. The use of reclaimed units is prohibited.

R610.3 Units. Hollow or solid glass block units shall be standard or thin units.

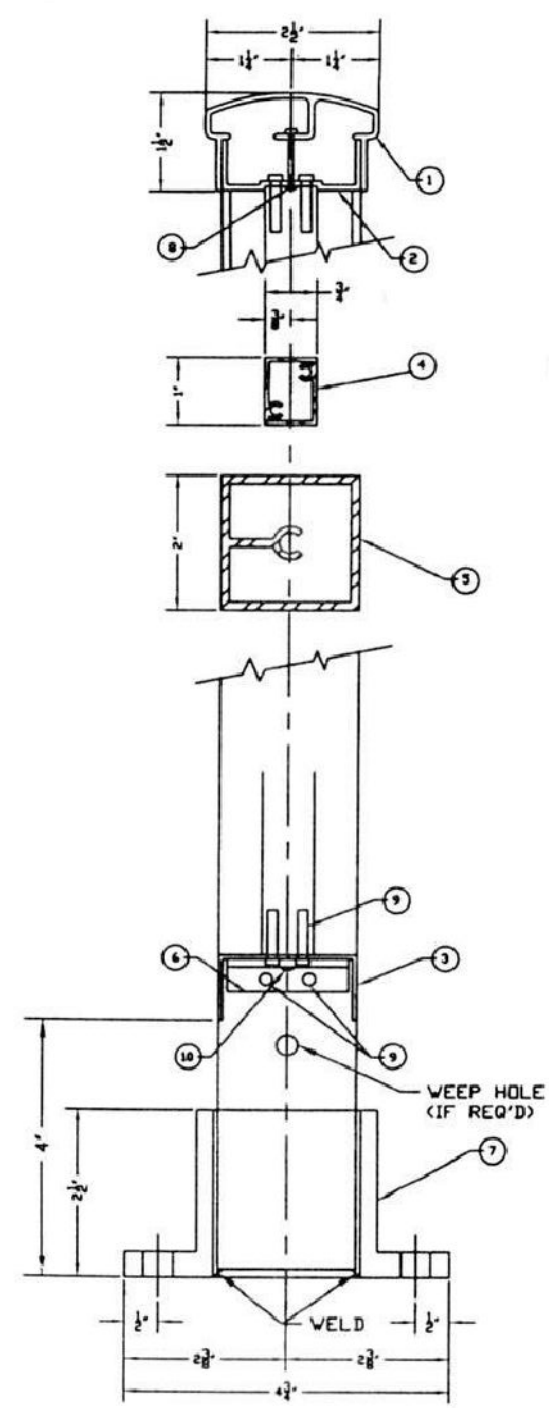
R610.3.1 Standard Units: The specified thickness of standard units shall be at least $\frac{3}{8}$ inches (98 mm).

R610.3.2 Thin Units: The specified thickness of thin units shall be at least $\frac{3}{8}$ inches (79 mm) for hollow units and at least 3 inches (76 mm) for solid units.



SCUPPER

SCALE= None



GUARDRAIL

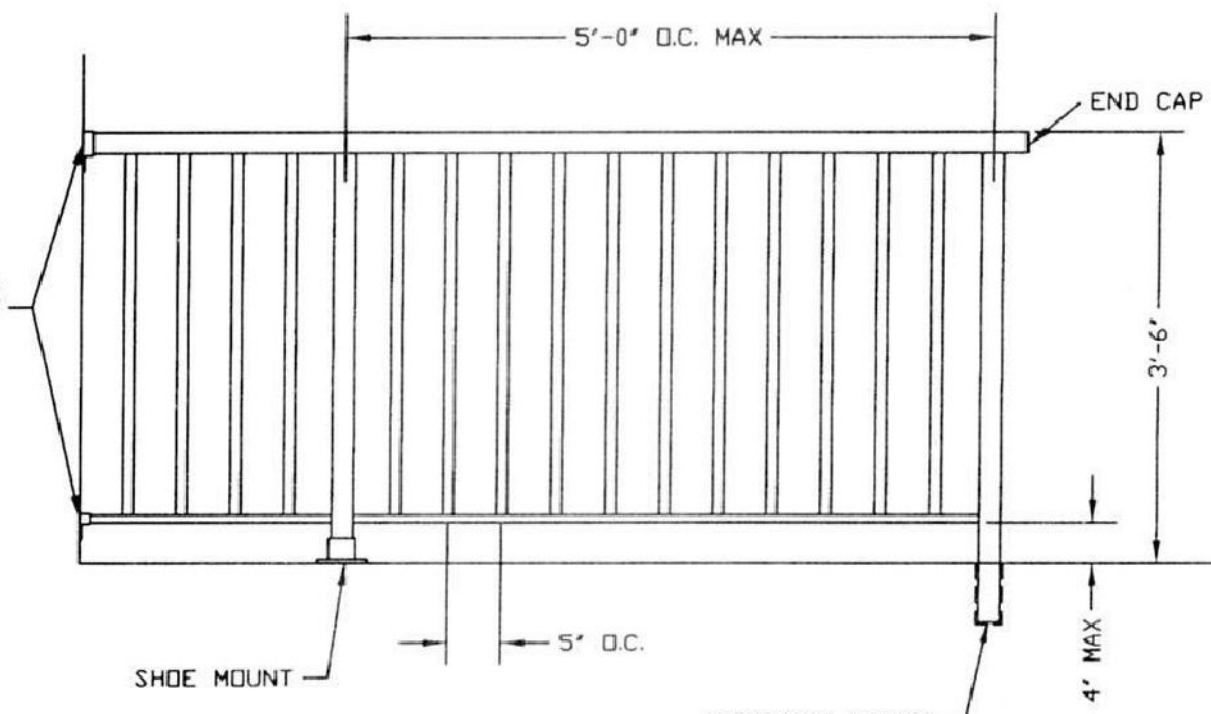
SCALE: NONE

NOTE: ALUMINUM GUARDRAILS REQUIRE 200PSF CAPACITY.

TYPICAL PERIMETER WALL

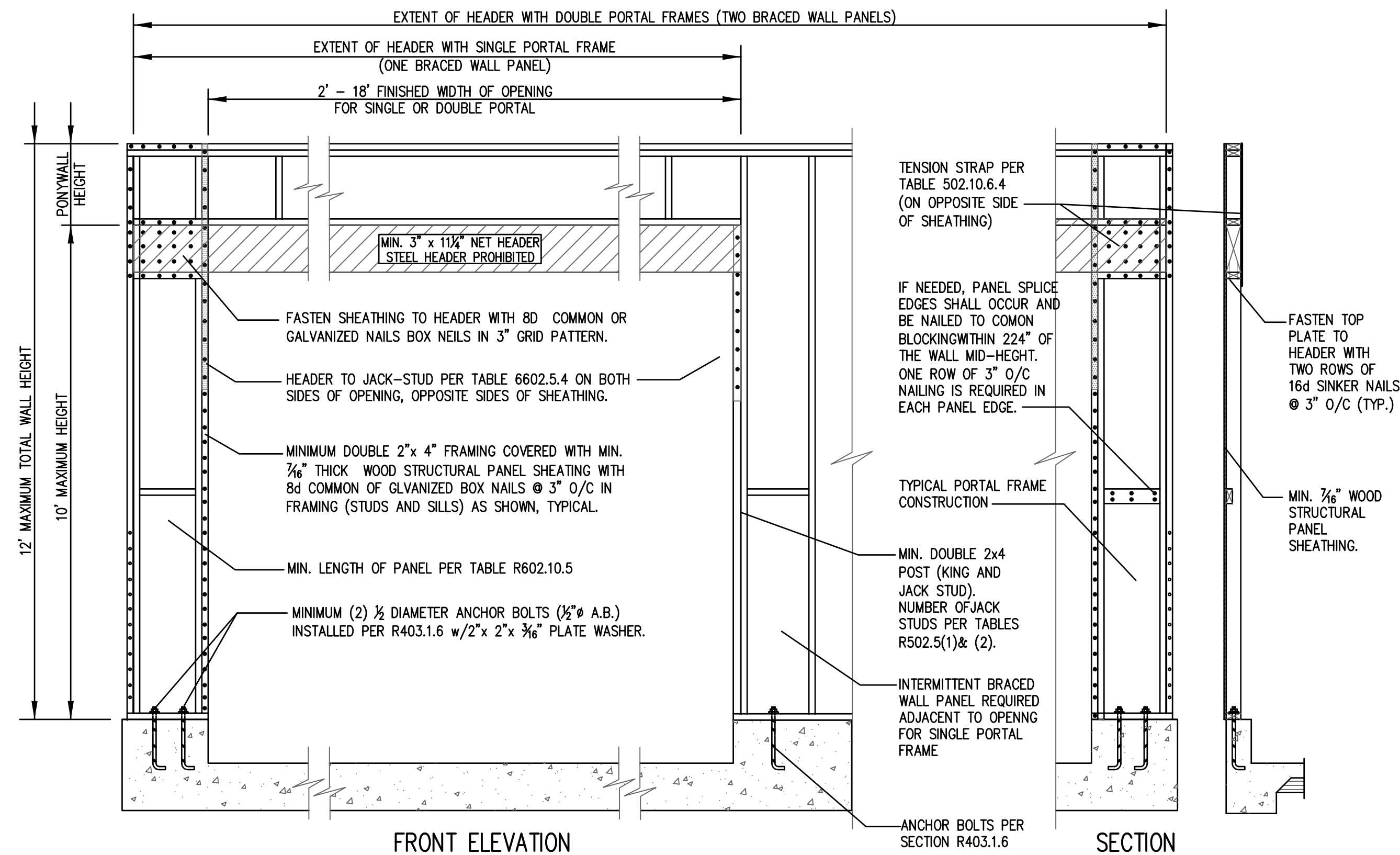
SCALE= $\frac{1}{2}$ "= 1'-0"

ARS P2066A ALUMINUM PICKET RAILING			
ITEM NO.	PART NO.	DESCRIPTION	MATERIAL
1	ARS66A	TOP RAIL 2 1/2" x 1 1/2" H.	6063-T6
2	ARS67	CHANNEL 3/4" x 1.98" x 3/4"	6063-T6
3	ARS68A	CHANNEL 1" x 2" x 1" x .085" WALL	6063-T6
4	ARS60	PICKET 3/4" x 1" RECT.	6063-T6
5	ARS12P	POST 2" SQ.	6063-T6
6	PCI	ANGLE CLIP 1 1/4" x 1/2" x 1/8" x 1 1/4" W	6063-T6
7	ARS23B	POST SHOE 2 1/2" H x 4 3/4" SQ.	ALUM. CASTING
8	AD-616BS	PDP RIVET B.S.	ALUM.
9		S.S. SELF TAPPING SCREW	S.S.
10	AD-64BS	PDP RIVET B.S.	ALUM.



NOTE: SIDE MOUNT IS AVAILABLE
PICKETS AVAILABLE IN 4', 5' AND 6' O.C. SPACINGS.

AMERICAN RAILING SYSTEMS, INC.
1813 McCLELLAND AVE. ERIE, PA 16510
PHONE: (814) 899-7677 WEBSITE: WWW.AMERICANRAILING.COM
FAX: (814) 899-9743 EMAIL: ARS@AMERICANRAILING.COM
STYLE: P2066A ALUM. PICKET RAIL WITH ARS60 PICKETS
FINISHES AVAILABLE: BAKED ENAMEL, KYNAR, ANODIZED, DURANODIC & POWDER COAT



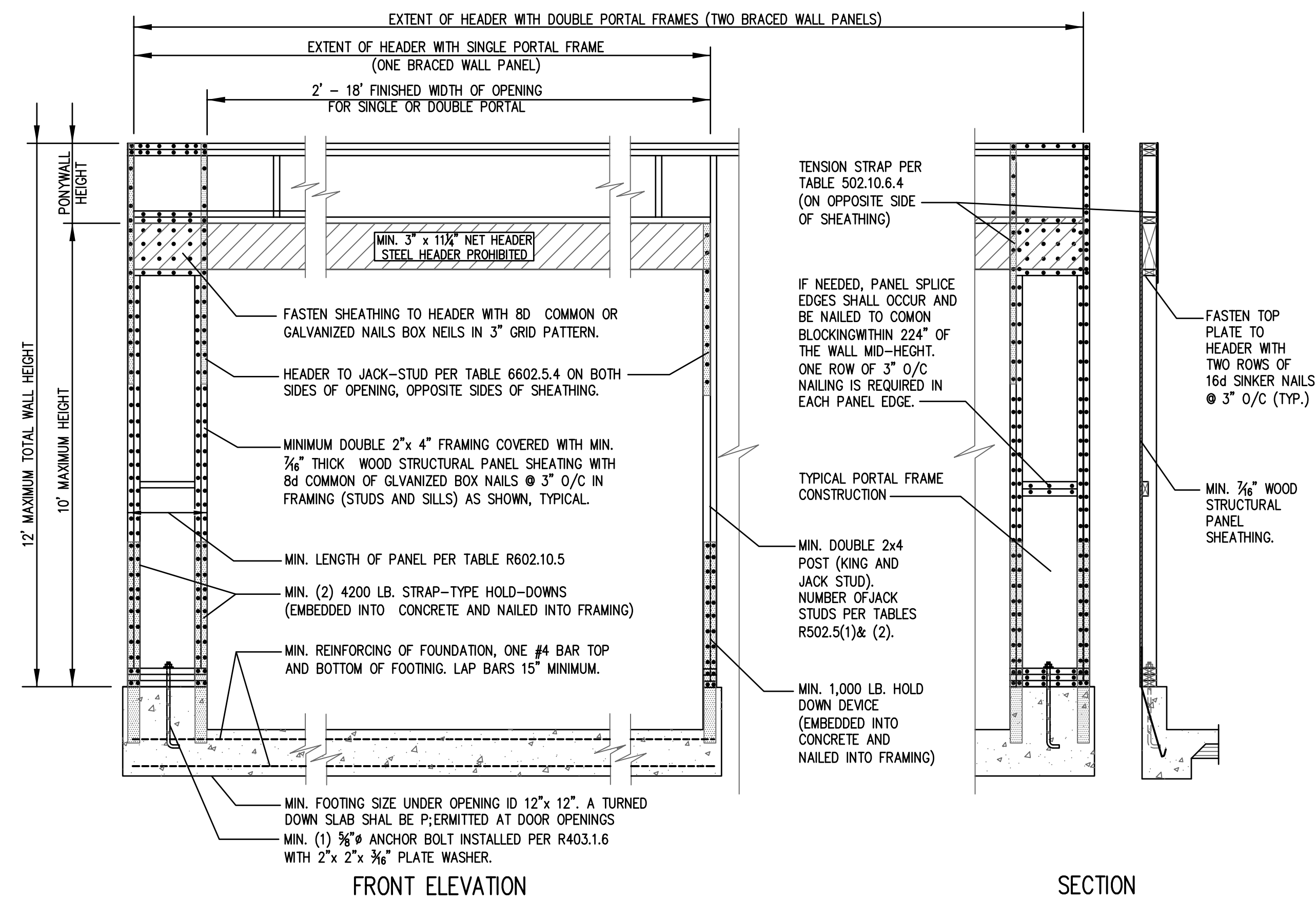
FRONT ELEVATION

SECTION

FIGURE R602.10.6.3. – METHOD PFG

SCALE= $\frac{1}{2}$ "= 1'-0"

PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATAGORIES A, B & C



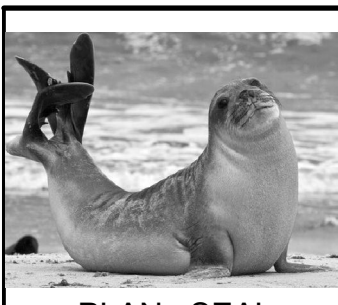
FRONT ELEVATION

SECTION

FIGURE R602.10.6.2. – METHOD PFH

SCALE= $\frac{1}{2}$ "= 1'-0"

PORTAL FRAME WITH HOLD-DOWNS



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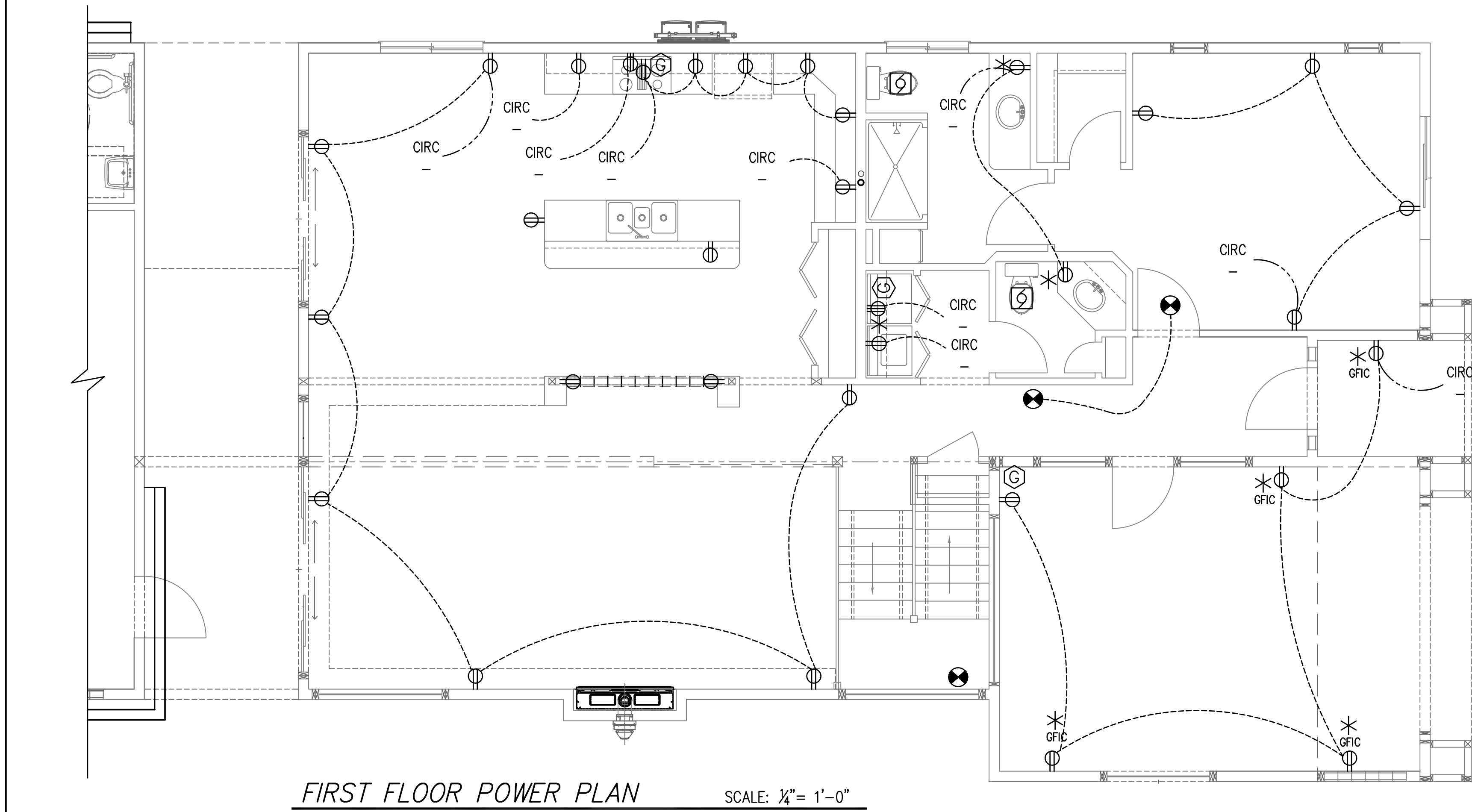
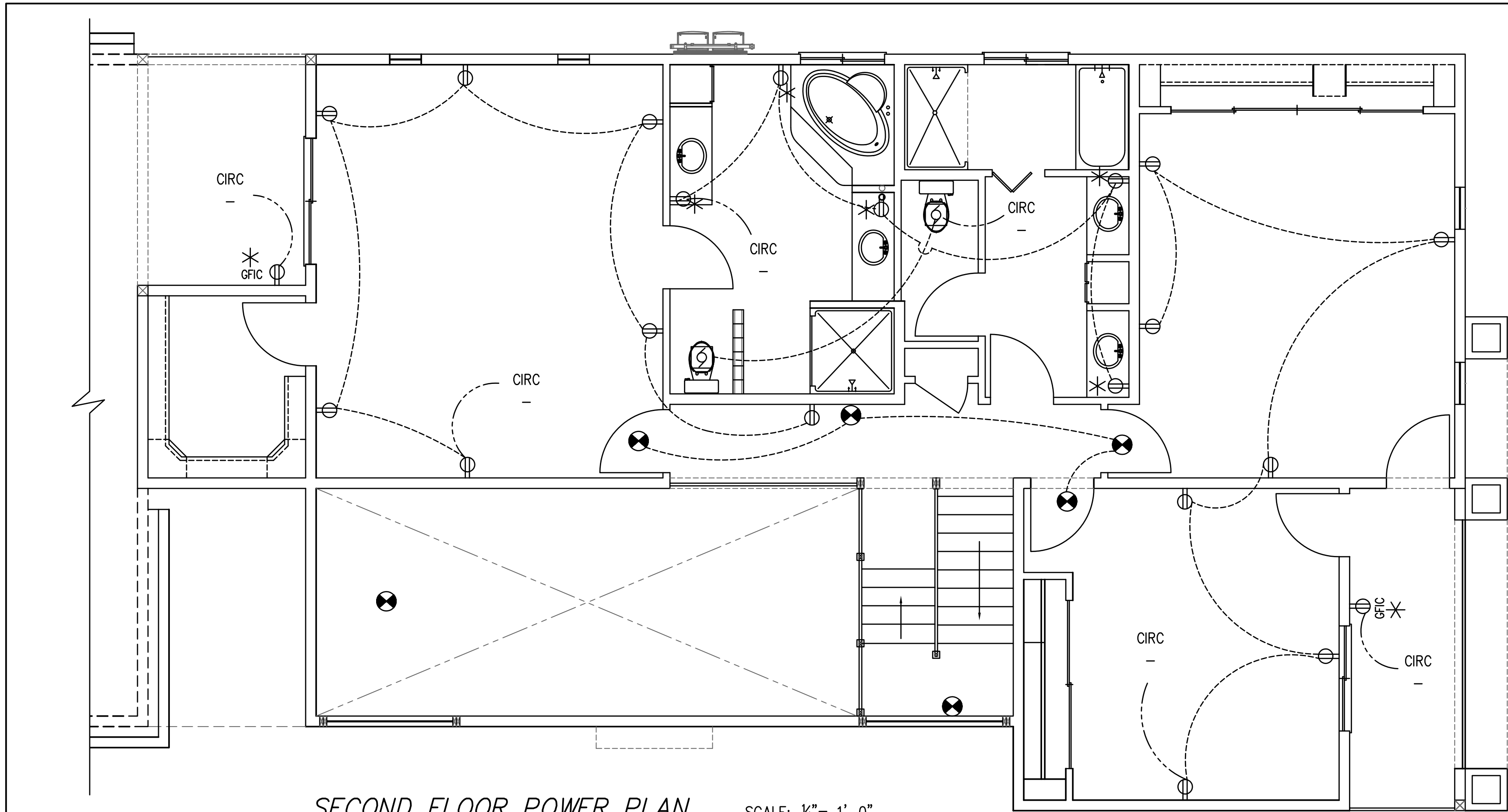
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ELECTRICAL SYMBOLS

	SWITCH		UNDER COUNTER FLOURESCENT STRIP FLOURESCENT
	SWITCH 3, OR 4 WAY		LENSED FLOURESCENT
	DIMMER SWITCH		FAN W/ LIGHT ON APPROVED FAN BOX
	208 V OUTLET GROUND RANGES, OVENS & DRYERS		FAN NO LIGHT ON APPROVED FAN BOX
	DUPLEX OUTLET		TOILET EXHAUST FAN
	QUAD OUTLET		SMOKE DETECTOR, INTERLOCK ALL SD'S TO ALARM AT SAME TIME IF SET OFF
	DUPLEX OUTLET, ABOVE COUNTER MOUNT BOTTOM OF OUTLET 4" ABOVE SPLASHBACK AND GFI ALL COUNTERTOP OUTLETS.		S.D./C.O. COMBINATION
	RECESSED CAN LIGHT 150 WATT IN DEEP CAN IF ON DIMMERS		JUNCTION BOX FOR SPECIAL PURPOSE CONNECTIONS SEE PLAN FOR NOTES
	WALL LIGHT		GAS LINE
	CEILING MOUNTED LIGHT		GROUND FAULT PROTECTION REQUIRED: PER NEC REQTS: EXTERIOR DUPLEX OUTLETS, INTERIOR OUTLETS WITHIN 6 FT. OF SINKS, BATHING, OR WET SPOTS; NON-DEDICATED GARAGE OUTLETS AND ALL COUNTERTOP OUTLETS
	SHOWER LIGHT FIXTURE APPROVED FOR WET LOCATIONS		WATERPROOF FIXTURE/DEVICE AT ALL EXTERIOR PLUGS AND WHERE REQUIRED BY CODE
	VANITY LIGHT FIXTURE		BUTTON FOR DOORBELL (OR FOR GARAGE DOOR OPN'R SYSTEM)
	TELEPHONE OUTLET		
	DATA OUTLET		
	T.V. CABLE OUTLET		
	EMERGENCY DISCONNECT		

CARETAKER UNIT PANELBOARD SCHEDULE

PB2		200 AMP M.L.O., 1 , 3W, 120/240 VOLT		NEMA 1, FLUSH MOUNT	
CB	NO	USE OR AREA SERVED	A	B	USE OR AREA SERVED
1	2				
3	4				
5	6				
7	8				
9	10				
11	12				
13	14				
15	16				
17	18				
19	20				
21	22				
23	24				
25	26				
27	28				
29	30				
31	32				
33	34				
35	36				
37	38				
39	40				
41	42				

USE #12 AGW UNLESS NOTED OTHERWISE.

VA / 120 VOLT = AMPS

VA / 120 VOLT = AMPS

NOTE: PANELBOARD PROVIDED AS WORKSHEET FOR ELECTRICAL CONTRACTOR.

NOTES:

- RECEPTACLES LOCATED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTING DEVICES (AFCI).
 - RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, LAUNDRY AND CRAWL SPACES SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTING DEVICES (GFCI).
 - 210.12(B) DWELLING UNITS. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPRE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER. COMBINATION-TYPE, AFCI PROTECTED BRANCH CIRCUIT.
 - WATER HEATER CIRCUIT BREAKER TO BE PROVIDED WITH LOCK-OFF HANDLE.
- RECEPTACLES ARE TO BE LOCATED WITHIN SIX FT. (6') OF DOOR OPENINGS AND NOT MORE THAN TWELVE FEET (12') APART.
 - ELECTRICAL CONVENIENCE OUTLETS TO BE SPACED SO THAT NO POINT ON THE WALL IS MORE THAN 6 FT. FROM A RECEPTACLE. (2 FT. IN KITCHEN ABOVE COUNTERS AND BELOW CABINETS). IT IS TO BE NOTED THAT ALL COUNTERTOP ELECTRICAL OUTLETS ARE TO BE GFCI, AND A MINIMUM OF TWO (2) GFI CIRCUITS ARE TO BE PROVIDED IN THE KITCHEN.
 - BATHROOM OUTLETS SHALL BE ON A DEDICATED, GFCI PROTECTED, 20 AMP CIRCUIT SHARED BY NO OTHER OUTLETS PER NEC 210-11(c)(3). PROVIDE A WALL MOUNTED RECEPTACLE OUTLET WITHIN 3/8 IN. OF TOILET ROOM OR POWDER ROOM LAVATORY PER NEC 210-52(d).
 - 2012 IRC-SECTION R315 CARBON MONOXIDE ALARMS R315.1 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. COMBINATION SMOKE/ MONOXIDE DETECTORS TO BE INSTALLED.
 - RECEPTACLES SERVING KITCHEN COUNTER SPACES MUST BE SPACED SO NO POINT OF A COUNTER (AND BELOW CABINET) IS FURTHER THAN 24 IN. FROM A RECEPTACLE. COUNTERTOP ELECTRICAL OUTLETS TO BE GFCI. ISLAND AND PENINSULAR COUNTERS MAY HAVE NO POINT FARTHER THAN 4 FT. FROM A RECEPTACLE (NEC 210-52(c)). A RECEPTACLE SHALL BE INSTALLED AT EACH WALL COUNTER SPACE THAT IS 12 IN. OF MORE IN WIDTH (NEC 210-52(c)(1)).
 - ALL RECEPTACLES IN THE FOLLOWING AREAS SHALL BE GFCI PROTECTED: KITCHEN COUNTERS, BATHROOMS, WET BAR SINKS, GARAGES, AND OUTDOORS (PER NEC 210-8(a))
 - ARC FAULT CIRCUITS REQUIRED OIN ALL BEDROOMS.
 - ALL RECESSED LIGHT FIXTURES MUST BE "IC" LABELED AS HAVING AS AIR LEAKAGE NOT MORE THAN 2.0 CFM. N1102.4.4.
 - LIGHT FIXTURES IN CLOSETS TO COMPLY WITH NEC 410.8.
 - PROVIDE AND INSTALL UL LISTED NEMA 3R METER/PANEL COBINATION FOR SERVICE. COORDINATE METER REQUIREMENTS AND LOCATION WITH UTILITY.
 - PROVIDE SECOND GROUND ROD AS NECESSARY CONNECTED TO FIRST GROUND ROD A MINIMUM DISTANCE OF 10 FT. APART.
 - ALSO SEE DIVISION 16 NOTES ON SHEET SP-1.0

GENERAL ELECTRICAL SHEET NOTES

- ELECTRICAL LAYOUT IS TO BE REVIEWED WITH THE CONTRACTOR & OWNER PRIOR TO INSTALLATION OR FABRICATION.
- VERIFY ALL APPLIANCE REQUIREMENTS WITH THE CONTRACTOR PRIOR TO COMMENCING WORK FOR CIRCUITING REQUIREMENTS (AMPERAGE, HOME RUNS, ETC.) AND GAS OUTLETS.
- PROVIDE 100 SQ. IN. (MIN.) AIR VENT (MAKE-UP AIR) FOR ALL INTERIOR LAUNDRY ROOMS.
- PROVIDE A MINIMUM OF TWO (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER NEC 210-11(c)(1). THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS, PER NEC 210-52(b)(2).
- PROVIDE 3/4" PWD. CATWALK FROM ATTIC ACCESS TO ALL ATTIC MOUNTED EQUIPMENT w/ MIN. 30" SQ. WORK PLATFORM AT ALL EQUIPMENT LOCATIONS. THE LIGHT IN THE ATTIC FOR SERVING EQUIPMENT SHALL BE CONTROLLED BY A SWITCH LOCATED AT THE ACCESS OPENING. (PROVIDE SWITCHED LIGHT & RECEPTACLE PER NEC ARTICLES 210-63 & 210-70). IF HVAC UNIT IS IN ATTIC, ROOF TRUSSES MUST BE DESIGNED (BY ACCREDITED FABRICATOR /ENGINEER) FOR THE CONCENTRATED LOAD. CONTRACTOR TO PROVIDE APPROPRIATE DESIGN DATA TO TRUSS FABRICATOR.
- ALL FIXTURES AND APPLIANCES SHOWN ARE ILLUSTRATIVE. MAKE, MODEL, QUANTITIES AND LOCATIONS OF ALL ITEMS PER THE BUILDERS WRITTEN CONTRACT AND SPECS. WHERE DISCREPANCIES BETWEEN THE BUILDERS CONTRACT AND SPECIFICATIONS AND THES DOCUMENTS OCCUR THE BUILDERS CONTRACT AND SPECIFICATIONS SHALL SUPERCED THESE DOCUMENTS; HOWEVER ALL INSTALLATIONS SHALL BE CODE COMPLIANT.
- PROVIDE 220V/40 AMP HOME RUN FOR RANGE.
- PROVIDE 220V/30 AMP HOME RUN FOR DRYER. DEDICATED BRANCH CIRCUIT TO LAUNDRY PER NEC 210-11(c)(2).
- PROVIDE 220V/30 AMP HOME RUN FOR WATER HEATER ELECTRIC RANGES AND CLOTHES DRYERS SHALL BE SUPPLIED BY 4-WIRE GROUNDING TYPE CORD AND PLUG ASSEMBLY PER NEC 250-134.
- PROVIDE 220V/30 AMP HOME RUN FOR WATER HEATER VERIFY WITH CONTRACTOR PRIOR TO BEGINING OF CONSTRUCTION.
- PROVIDE EMERGENCY POWER DISCONNECT AT EXTERIOR A/C COMPRESSOR LOCATIONS. VERIFY LOCATIONS PRIOR TO BEGINING CONSTRUCTION.
- PROVIDE ARC-FAULT PROTECTION AT ALL BEDROOM OUTLETS.
- SMOKE DETECTOR SHALL BE PROVIDED IN CEILING AREAS WHERE HEIGHTS VARY BY MORE THAN 24 IN. COMBINATION SMOKE/C.O. DETECTORS TO BE INSTALLED IN ALL BEDROOMS AND HALLWAYS. ALL INSTALLATIONS TO BE MINIMUM OF THREE FEET (3') FROM ANY MECHANICAL SUPPLY REGISTER OR RETURN AIR. WALL INSTALLATION: MINIMUM 6" AND MAXIMUM 12" BELOW CEILING. CEILING INSTALLATION: MINIMUM 6" FROM ANY VERTICAL SURFACE. ALL SMOKE DETECTORS MUST HAVE A POWER SOURCE FROM THE BUIDING WIRING AND BATTERY BACKUP.
- VERIFY LOCATIONS OF EXTERIOR GFI OUTLETS WITH OWNER/BUILDER PRIOR TO BEGINNING CONSTRUCTION.
- PROVIDE C.O. DETECTOR IN VICINITY OF BEDROOMS (VIA COMBINATION S.D./C.O. DEVICE)
- COORDINATE TELEVISION, CABLE AND DATA OUTLETS WITH PROVIDOR DURING FRAMING STAGE (PRIOR TO DRYWALL).

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SCALE: AS SHOWN

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SHEET TITLE: CARETAKER UNIT ELECTRICAL POWER PLAN

SHEET NUMBER: E-1.0

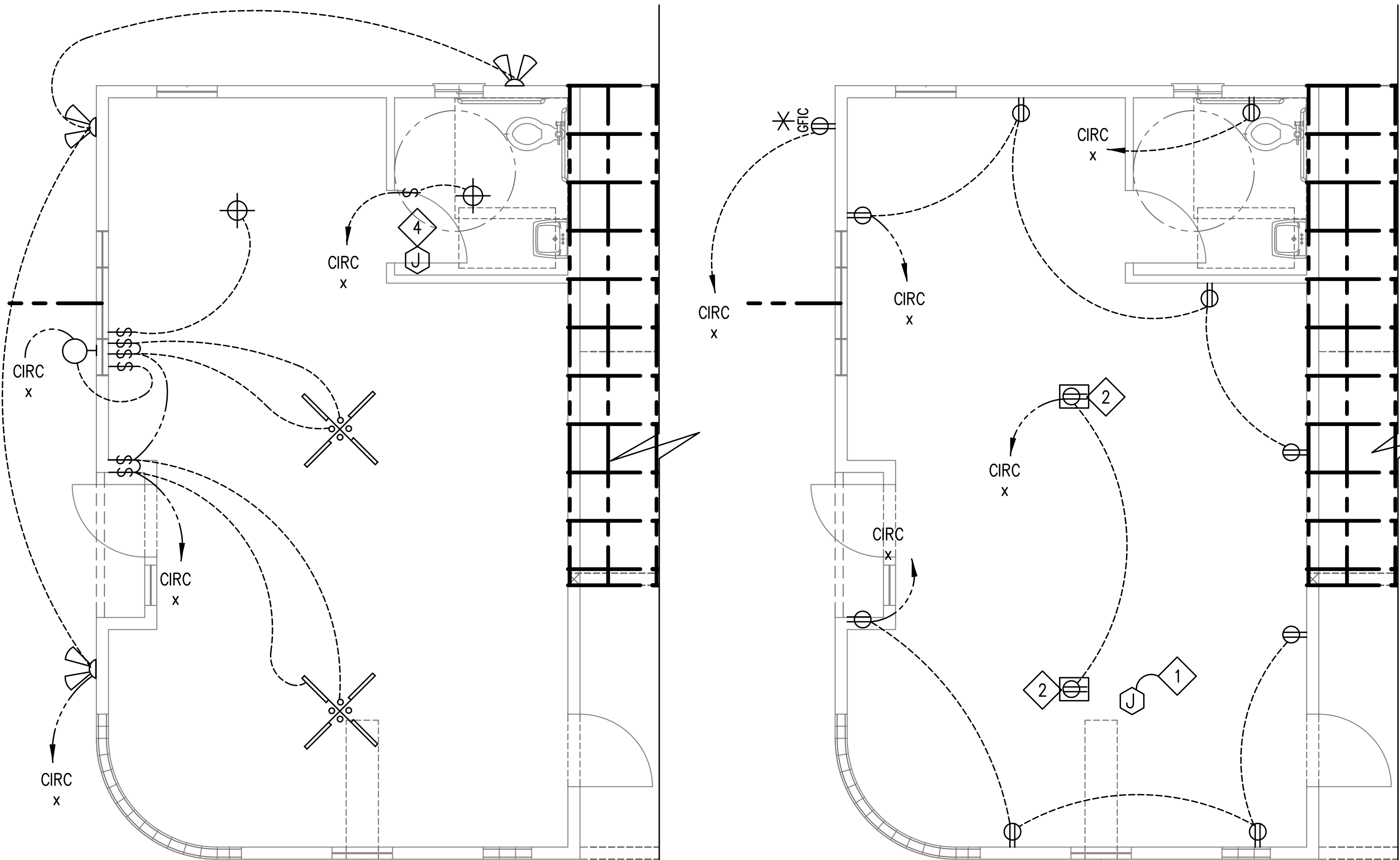
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E3901.4.2 Island countertop spaces

At least one receptacle outlet shall be installed at each island countertop space with along dimension of 24 inches (610 mm) or greater and a short dimension of 12 inches (305 mm) or greater.

E3901.4.5 Receptacle outlet location. Receptacle outlets shall be located not more than 20 inches (508 mm) above the countertop. Receptacle outlet assemblies installed in countertops shall be listed for the application. Receptacle outlets shall not be installed in a face-up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks or rangetops as addressed in the exception to Section E3901.4.1, or appliances occupying dedicated space shall not be considered as these required outlets.

Exception: Receptacle outlets shall be permitted to be mounted not more than 12 inches (305 mm) below the countertop in construction designed for the physically impaired and for island and peninsular countertops where the countertop is flat across its entire surface and there are no means to mount a receptacle within 20 inches (508mm) above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop in accordance with this exception shall not be located where the countertop extends more than 6 inches (152 mm) beyond its support base.



OFFICE LIGHTING PLAN

SCALE: 1/4" = 1'-0"

OFFICE POWER PLAN

SCALE: 1/4" = 1'-0"

OFFICE PANELBOARD SCHEDULE

PB1		200 AMP M.L.O., 1 , 3W, 120/240 VOLT NEMA 1, FLUSH MOUNT					
CB	NO	USE OR AREA SERVED	A	B	USE OR AREA SERVED	NO	CB
1	1		--	--		2	1
2	3		--	--		4	2
3	5		--	--		6	3
4	7		--	--		8	4
5	9		--	--		10	5
6	11		--	--		12	6
7	13		--	--		14	7
8	15		--	--		16	8
9	17		--	--		18	9
10	19		--	--		20	10
11	21		--	--		22	11
12	23		--	--		24	12
13	25		--	--		26	13
14	27		--	--		28	14
15	29		--	--		30	15
16	31		--	--		32	16
17	33		--	--		34	17
18	35		--	--		36	18
19	37		--	--		38	19
20	39		--	--		40	20
21	41		--	--		42	21
USE #12 AGW UNLESS NOTED OTHERWISE.			- VA / 120 VOLT = AMPS				
			- VA / 120 VOLT = AMPS				

USE #12 AGW UNLESS NOTED OTHERWISE.

VA / 120 VOLT = AMPS
VA / 120 VOLT = AMPS

NOTE: PANELBOARD PROVIDED AS WORKSHEET FOR ELECTRICAL CONTRACTOR.

NOTES:

- RECEPTACLES LOCATED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC FAULT CIRCUIT INTERRUPTING DEVICES (AFCI).
- RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS, LAUNDRY AND CRAWL SPACES SHALL BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTING DEVICES (GFCI).
- 210.12(B) DWELLING UNITS. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPRE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER. COMBINATION-TYPE, AFCI PROTECTED BRANCH CIRCUIT.
- WATER HEATER CIRCUIT BREAKER TO BE PROVIDED WITH LOCK-OFF HANDLE.

KEY NOTES

- J-BOX (WATER PROOF AND GFCI) TO SIGNAGE MONUMENT ON ROOF.
- WATER PROOF AND GFCI FLOOR OUTLETS (VERIFY LOCATION AND QUANTITY PRIOR TO CONSTRUCTION).
- DAWN TO DUSK EXTERIOR LIGHTS, OR CONTROL FROM PANEL BOARD.
- OCCUPANCY SENSORS: (Per 2012 IECC)
Occupancy sensors. Occupancy sensors are now specifically required in a series of spaces, including classrooms, conference/meeting rooms, employee lunch and break rooms, private offices, restrooms, storage rooms, custodial closets, and other enclosed spaces 300 sq.ft. or smaller. The sensor must turn the lights OFF within 30 minutes of vacancy and provide manual-ON or auto-ON-to-<50% operation. Daylight harvesting. The 2012 IECC follows the 2009 IECC in requiring general lighting in defined daylight zones (areas expected to receive high, consistent daylight levels) to be separately controlled from other general lighting in the space.

GENERAL ELECTRICAL SHEET NOTES

- ELECTRICAL LAYOUT IS TO BE REVIEWED WITH THE CONTRACTOR & OWNER PRIOR TO INSTALLATION OR FABRICATION.
- VERIFY ALL APPLIANCE REQUIREMENTS WITH THE CONTRACTOR PRIOR TO COMMENCING WORK FOR CIRCUITING REQUIREMENTS (AMPERAGE, HOME RUNS, ETC.) AND GAS OUTLETS.
- PROVIDE 100 SQ. IN. (MIN.) AIR VENT (MAKE-UP AIR) FOR ALL INTERIOR LAUNDRY ROOMS.
- PROVIDE A MINIMUM OF TWO (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER NEC 210-11(c)(1). THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS, PER NEC 210-52(b)(2).
- PROVIDE 3/4" PWD. CATWALK FROM ATTIC ACCESS TO ALL ATTIC MOUNTED EQUIPMENT w/MIN. 30" SQ. WORK PLATFORM AT ALL EQUIPMENT LOCATIONS. THE LIGHT IN THE ATTIC FOR SERVICING EQUIPMENT SHALL BE CONTROLLED BY A SWITCH LOCATED AT THE ACCESS OPENING. (PROVIDE SWITCHED LIGHT & RECEPTACLE PER NEC ARTICLES 210-63 & 210-70). IF HVAC UNIT IS IN ATTIC, ROOF TRUSSES MUST BE DESIGNED (BY ACCREDITED FABRICATOR /ENGINEER) FOR THE CONCENTRATED LOAD. CONTRACTOR TO PROVIDE APPROPRIATE DESIGN DATA TO TRUSS FABRICATOR.
- ALL FIXTURES AND APPLIANCES SHOWN ARE ILLUSTRATIVE. MAKE, MODEL, QUANTITIES AND LOCATIONS OF ALL ITEMS PER THE BUILDERS WRITTEN CONTRACT AND SPECS. WHERE DISCREPANCIES BETWEEN THE BUILDERS CONTRACT AND SPECIFICATIONS AND THES DOCUMENTS OCCUR THE BUILDER CONTRACT AND SPECIFICATIONS SHALL SUPERCEDE THESE DOCUMENTS; HOWEVER ALL INSTALLATIONS SHALL BE CODE COMPLIANT.
- PROVIDE 220V/40 AMP HOME RUN FOR RANGE.
- PROVIDE 220V/30 AMP HOME RUN FOR DRYER. DEDICATED BRANCH CIRCUIT TO LAUNDRY PER NEC 210-11(c)(2).
- PROVIDE 220V/30 AMP HOME RUN FOR WATER HEATER. ELECTRIC RANGES AND CLOTHES DRYERS SHALL BE SUPPLIED BY 4-WIRE GROUNDING TYPE CORD AND PLUG ASSEMBLY PER NEC 250-134.
- PROVIDE 220V/30 AMP HOME RUN FOR WATER HEATER. VERIFY WITH CONTRACTOR PRIOR TO BEGINING OF CONSTRUCTION.
- PROVIDE EMERGENCY POWER DISCONNECT AT EXTERIOR A/C. COMPRESSOR LOCATIONS. VERIFY LOCATIONS PRIOR TO BEGINING CONSTRUCTION.
- PROVIDE ARC-FAULT PROTECTION AT ALL BEDROOM OUTLETS.
- SMOKE DETECTOR SHALL BE PROVIDED IN CEILING AREAS WHERE HEIGHTS VARY BY MORE THAN 24 IN. COMBINATION SMOKE/C.O. DETECTORS TO BE INSTALLED IN ALL BEDROOMS AND HALLWAYS. ALL INSTALLATIONS TO BE MINIMUM OF THREE FEET (3') FROM ANY MECHANICAL SUPPLY REGISTER OR RETURN AIR. WALL INSTALLATION: MINIMUM 6" AND MAXIMUM 12" BELOW CEILING. CEILING INSTALLATION: MINIMUM 6" FROM ANY VERTICAL SURFACE. ALL SMOKE DETECTORS MUST HAVE A POWER SOURCE FROM THE BUIDING WRING AND BATTERY BACKUP.
- VERIFY LOCATIONS OF EXTERIOR GFI OUTLETS WITH OWNER/BUILDER PRIOR TO BEGINNING CONSTRUCTION.
- PROVIDE C.O. DETECTOR IN VICINITY OF BEDROOMS (VIA COMBINATION S.D./C.O. DEVICE)
- COORDINATE TELEVISION, CABLE AND DATA OUTLETS WITH PROVIDOR DURING FRAMING STAGE (PRIOR TO DRYWALL).
- RECEPTACLES ARE TO BE LOCATED WITHIN SIX FT. (6') OF DOOR OPENINGS AND NOT MORE THAN TWELVE FEET (12') APART.
- ELECTRICAL CONVENIENCE OUTLETS TO BE SPACED SO THAT NO POINT ON THE WALL IS MORE THAN 6 FT. FROM A RECEPTACLE. (2 FT. IN KITCHEN ABOVE COUNTERS AND BELOW CABINETS). IT IS TO BE NOTED THAT ALL COUNTERTOP ELECTRICAL OUTLETS ARE TO BE GFCI, AND A MINIMUM OF TWO (2) GFI CIRCUITS ARE TO BE PROVIDED IN THE KITCHEN.
- BATHROOM OUTLETS SHALL BE ON A DEDICATED, GFCI PROTECTED, 20 AMP CIRCUIT SHARED BY NO OTHER OUTLETS PER NEC 210-11(c)(3). PROVIDE A WALL MOUNTED RECEPTACLE OUTLET WITHIN 326 IN. OF TOILET ROOM OR POWDER ROOM LAVATORY PER NEC 210-52(d).
- 2012 IRC-SECTION R315 CARBON MONOXIDE ALARMS R315.1 FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. COMBINATION SMOKE/ MONOXIDE DETECTORS TO BE INSTALLED.
- RECEPTACLES SERVING KITCHEN COUNTER SPACES MUST BE SPACED SO NO POINT OF A COUNTER (AND BELOW CABINET) IS FURTHER THAN 24 IN. FROM A RECEPTACLE. COUNTERTOP ELECTRICAL OUTLETS TO BE GFCI. ISLAND AND PENINSULAR COUNTERS MAY HAVE NO POINT FARTHER THAN 4 FT. FROM A RECEPTACLE (NEC 210-52(c)). A RECEPTACLE SHALL BE INSTALLED AT EACH WALL COUNTER SPACE THAT IS 12 IN. OF MORE IN WIDTH (NEC 210-52(c)(1)).
- ALL RECEPTACLES IN THE FOLLOWING AREAS SHALL BE GFCI PROTECTED: KITCHEN COUNTERS, BATHROOMS, WET BAR SINKS, GARAGES, AND OUTDOORS (PER NEC 210-8(a))
- ARC FAULT CIRCUITS REQUIRED ON ALL BEDROOMS.
- ALL RECESSED LIGHT FIXTURES MUST BE "IC" LABELED AS HAVING AS AIR LEAKAGE NOT MORE THAN 2.0 CFM. N102.4.4.
- LIGHT FIXTURES IN CLOSETS TO COMPLY WITH NEC 410.8.
- PROVIDE AND INSTALL UL LISTED NEMA 3R METER/PANEL COBINATION FOR SERVICE. COORDINATE METER REQUIREMENTS AND LOCATION WITH UTILITY. PROVIDE SECOND GROUND ROD AS NECESSARY CONNECTED TO FIRST GROUND ROD A MINIMUM DISTANCE OF 10 FT. APART.

27. LIGHT REDUCTION CONTROLS: - 2012 IECC: C405.2.1.2 Each area that is required to have a manual control shall also allow the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern by at least fifty-percent (50%). Lighting reduction shall be achieved by one of the following, or other approved, methods:
- Controlling all lamps or luminaires.
 - Dual switching of alternate rows of luminaires, alternate luminaires or alternate lamps.
 - Switching the middle lamp luminaires independently of the outer lamps.
 - Switching each luminaire or each lamp.

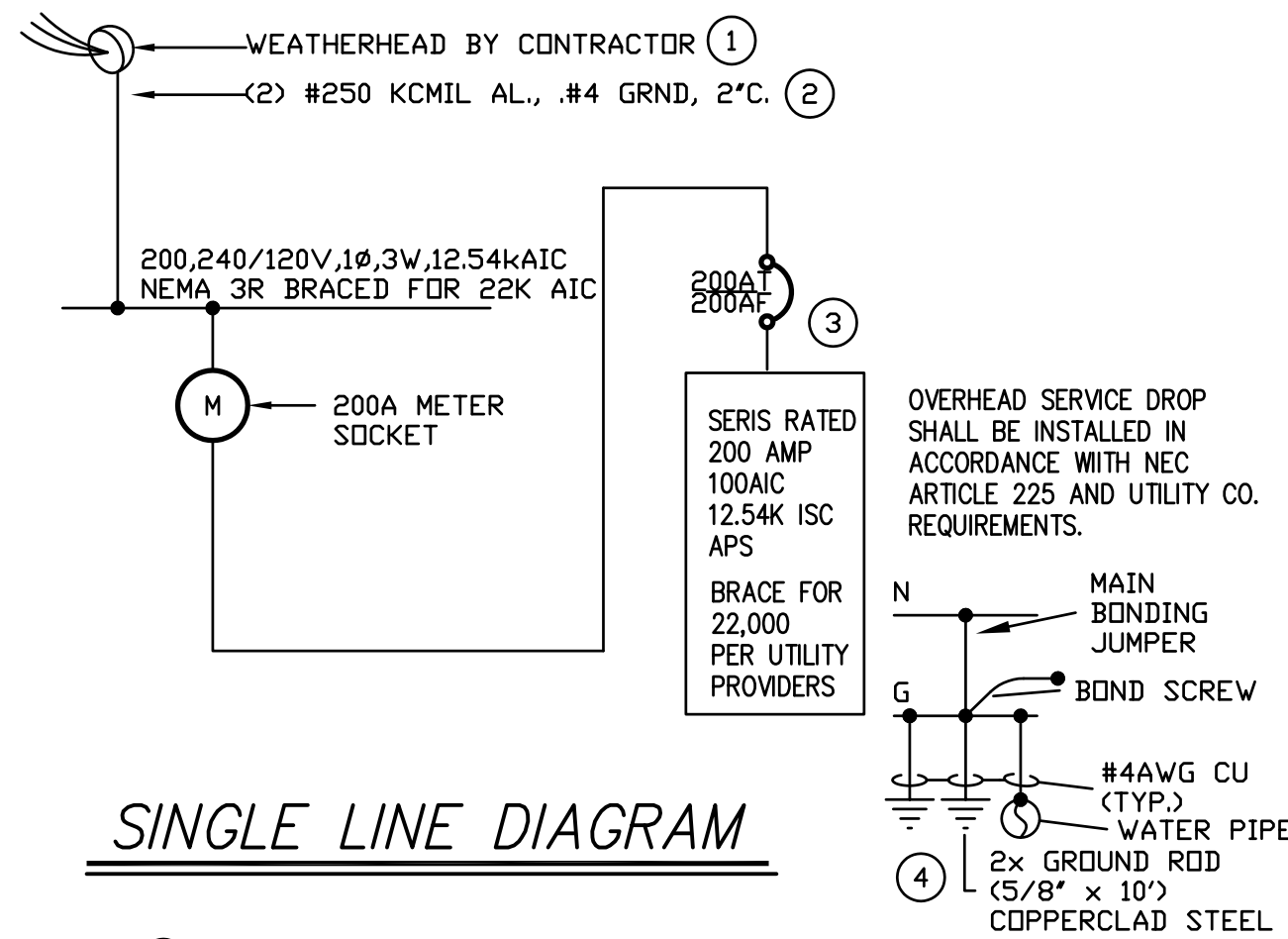
- Exception: Light reduction controls need not be provided in the following areas and spaces:
- Areas that have only one luminaire, with rated power less than 100 watts.
 - Areas that are controlled by an occupant sensing device.
 - Corridors, equipment rooms, storerooms, restrooms, public lobbies and electrical or mechanical rooms.
 - Sleeping Units (see IECC Section C405.2.3).
 - Spaces that use lessw than 0.6 watts per square foot (6.5 W/m²).
 - Daylight spaces complying with section C405.2.2.3.2.

28. OCCUPANCY SENSORS - 2012 IECC: C405.2.2.2 Occupancy sensors shall be installed in classrooms, conference/meeting rooms, employee lunch and break rooms, private offices, restrooms, storage rooms, custodial closets, and other enclosed spaces 300 sq.ft. or smaller. The sensor must turn the lights OFF within 30 minutes of vacancy and provide manual-ON or auto-ON-to <50% power (daylight harvesting). The 2012 IECC follows the 2009 IECC in requiring general lighting in defined daylight zones (areas expected to receive high, consistent daylight levels) to be separately controlled from other general lighting in the space.

Exception: Full automatic-on controls shall be permitted to control lighting in public corridors, stairways, restrooms, primary building entrance areas, lobbies, and and areas where manual-on operation would endanger the safety or security of the room or building occupants.

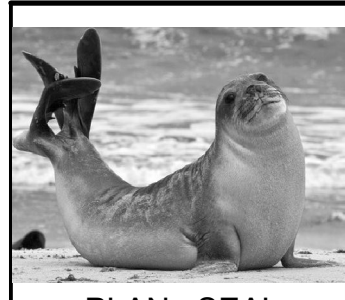
ELECTRICAL SYMBOLS

- SWITCH
- SWITCH 3, OR 4 WAY
- DIMMER SWITCH
- 208 V OUTLET
GROUND RANGES, OVENS & DRYERS
- DUPLEX OUTLET
- QUAD OUTLET
- DUPLEX OUTLET, ABOVE COUNTER
MOUNT BOTTOM OF OUTLET 4" ABOVE
SPLASHBACK AND GFI ALL COUNTERTOP
OUTLETS.
- RECESSED CAN LIGHT
150 WATT IN DEEP CAN IF ON DIMMERS
- WALL LIGHT
- CEILING MOUNTED LIGHT
- SHOWER LIGHT
FIXTURE APPROVED FOR WET LOCATIONS
- VANITY LIGHT FIXTURE
- TELEPHONE OUTLET
- DATA OUTLET
- T.V. CABLE OUTLET
- EMERGENCY DISCONNECT
- UNDER COUNTER FLOURESCENT
STRIP FLOURESCENT
- LENSED FLOURESCENT
- FAN W/ LIGHT
ON APPROVED FAN BOX
- FAN NO LIGHT
ON APPROVED FAN BOX
- TOILET EXHAUST FAN
- SMOKE DETECTOR, INTERLOCK
ALL SD'S TO ALARM
AT SAME TIME IF SET OFF
- S.D./C.O. COMBINATION
- JUNCTION BOX
FOR SPECIAL PURPOSE CONNECTIONS
SEE PLAN FOR NOTES
- GAS LINE
- GROUND FAULT PROTECTION REQUIRED:
PER NEC REQTS: EXTERIOR DUPLEX OUTLETS,
INTERIOR OUTLETS WITHIN 6 FT. OF SINKS,
BATHING, OR WET SPOTS; NON-DEDICATED
GARAGE OUTLETS AND ALL COUNTERTOP
OUTLETS
- WATERPROOF FIXTURE /DEVICE
AT ALL EXTERIOR PLUGS AND
WHERE REQUIRED BY CODE
- BUTTON FOR DOORBELL
(OR FOR GARAGE DOOR OPN'R SYSTEM)



SINGLE LINE DIAGRAM

- AFC PUBLISHED PER UTILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCHING AND PROVIDING CONDUIT TO UTILITY SERVICE - COORDINATE WITH UTILITY.
- PROVIDE & INSTALL UL LISTED NEMA 3R METER/PANEL COMBINATION FOR SERVICE. COORDINATE METER REQUIREMENTS AND LOCATION WITH UTILITY.
- PROVIDE SECOND GROUND ROD AS NECESSARY CONNECTED TO FIRST GROUND ROD A MINIMUM DISTANCE OF 10' APART.



PLAN SEAL

These drawings in part, when in these, are an instrument of service and the seal of the professional engineer is required for the drawings and other documents under the professional seal of the engineer. The professional seal of the engineer is required for the drawings and other documents under the professional seal of the engineer. The professional seal of the engineer is required for the drawings and other documents under the professional seal of the engineer.

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DESIGN & DRAFTING • COMMERCIAL • RESIDENTIAL

Builder

Drawings For

MARK	DATE	REVISIONS	DESCRIPTION
1	09/09/09	Plan Review No. 1 Revision (Permit No. ELD19-0378)	
2	11/25/09	Owner Requested Revision	

DATE:	24 JUNE, 2019
SCALE:	AS SHOWN
DRAWN:	SRT
CHECKED:	LD
SHEET TITLE:	OFFICE ELECTRICAL PLAN
SHEET NUMBER:	E-2.0
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