NEW RESIDENCE

SHEET INDEX:

GENERAL NOTES:

1. WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND WITHIN THESE DRAWINGSSHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.
4. DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS NOTED "VERIFY IN FIELD (V.I.F.)" SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.
6. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR SITUATIONS.
7. IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES & DRAWINGS OF GREATER DETAIL.
8. ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOTSIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.AND

FINISHES NOTES:

1. CONTRACTOR TO ENSURE THAT INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFOR APPLICATION OF PAINT COATINGS
2. FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.
3. ANY CUT OR NOTCHED WOOD SHALL BE COATED WITH AN EPOXY SEALER TO PROTECT END GRAIN FROM ABSORBI WATER.
4. PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIO FACES.
5. ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE ALIGNMENT.
2. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPL E DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONS ON. ALL SUBCONTRACTORS SHALL BE PROVIDED SET DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL ME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND NOTE STING CONDITIONS PRIOR TO SUBMITTING PRICES. NO LATER CLAIMS SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN REASONABLY DISCOVERED BY A THOROUGH EXAMINATION.
4. PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.
5. INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS. SHOULD THE SPECIFICATIONS DIFFER FROM THE DRAWINGS, IMMEDIATELY NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE.
6. VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
7. INSTALL DETECTORS AND FIRE EXTINGUISHERS IN CONFORMANCE TO LOCAL FIRE MARSHALL REQUIREMENTS.
8. COORDINATE WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

SQUARE FOOTAGES

MAIN FLOOR LIVING	1,964 SQ.FT.
[illegible]	545 SQ.FT.
[illegible]	SQ.FT.
[illegible]	SQ.FT.
TOTAL [illegible] CONDITIONED AREA	1,964 SQ.FT.
TOTAL [illegible] AREA	850 SQ.FT.
TOTAL [illegible]	2,814 SQ.FT.

ABBREVIATIONS

	ABV.	ABOVE	L.	LAV.	LAVATORY
	A.F.F.	ABOVE FINISH FLOOR		LT.	LIGHT
	ADJ.	ADJACENT		LTG.	LIGHTING
	A/C.	AIR CONDITIONING			
	ALT.	ALTERNATE	M.	MAX.	MAXIMUM
	AB.	ANCHOR BOLT		M.C.	MEDICINE CABINET
	APPROX.	APPROXIMATE		MET.	METAL
	ARCH.	ARCHITECTURAL		MIN.	MINIMUM
				MIR.	MIRROR
B.	BSMT.	BASEMENT		MISC.	MISCELLANEOUS
	BM.	BEAM		MTD.	MOUNTED
	BLK.	BLOCK			
	BLK'S	BLOCKING	N.	N.G.	NATURAL GRADE
	BD.	BD. BOARD		N.I.C.	NOT IN CONTRACT
	BLDG.	BUILDING		NTS.	NOT TO SCALE
				N.	NUMBER OR POUND
C.	CAB.	CABINET		N/C	NO CHANGE
	CSMT.	CASEMENT		N/A	NOT APPLICABLE
	C.I.	CAST IRON			
	CLK'G.	CAULKING	O.	OBS.	OBSCURE
	CLG.	CEILING		O.C.	ON CENTER
	C.J.	CEILING JOIST		OPNG.	OPENING
	CTR.	CENTER		OH.	OVERHEAD
	CER.	CERAMIC		OV.	OVER
	CLR.	CLEAR			
	CONC.	CONCRETE	P.	P.C.	PULL CHAIN
	COVD.	COVERED		PLAS.	PLASTIC
	C.N.U.	CONCRETE MASONRY UNIT		PLWD.	PLYWOOD
	CONST.	CONSTRUCTION		PLT.	PLATE
	CONT.	CONTINUOUS		PT.	POINT
	CT.	COUNTERTOP			
			R.	RAD.	RADIUS
D.	D.	DRYER		REF'S.	REFRIGERATOR
	DBL.	DOUBLE		REINF.	REINFORCEMENT
	DET.	DETAIL		R.A.G.	RETURN AIR GRAIL
	D.H.	DOUBLE HUNG		R.D.	ROOF DRAIN
	DIA.	DIAMETER		R.O.	ROUGH OPENING
	DIM.	DIMENSION		REQ'D.	REQUIRED
	DISPL.	DISPOSAL			
	DN.	DOWN	S.	SHTG.	SHEATING
	DR.	DOOR		S.H.	SINGLE HUNG
	DS.	DOWNSPOUT		S & P	SHELF POLE
	DWG.	DRAWING		SIM.	SIMILAR
	D. F.	DRINKING FOUNTAIN		S.D.	SMOKE DETECTOR
	D. W.	DISH WATER		SPEC.	SPECIFICATION
				SQ.	SQUARE
E.	EA	EACH		STD.	STANDARD
	ELECT.	ELECTRICAL		STOR.	STORAGE
	ENCL.	ENCLOSURE		SI.	SLIDER
	EQ.	EQUAL			
	EXH.	EXHAUST	T.	TV.	TELEVISION
	E.J.	EXPANSION JOINT		TEMP.	TEMPERATURE
	EXT.	EXTERIOR		THK.	THICK(NESS)
				T & G.	TOUNGE AN D GROOVE
F.	FIN.	FINISH		T.O.C.	TOP OF CONCRETE
	F. F.	FINISH FLOOR		TP.	TOP PLATE
	F.G	FINISH GLASS		TYP.	TYPICAL
	FLR.	FLOOR		T.O.W.	TOP OF WALL
	F. D.	FLOOR DRAIN			
	F.J.	FLOOR JOIST	U.	U.N.O.	UNLESS NOTED
	FLUOR.	FLUORESCENT			OTHERWISE
	FT.	FEET OF FLOOR			
	FTG.	FOOTING	W.	W.	WASHER
	FAU.	FORCE AIR UNIT		W.C.	WATER CLOSET
	FDN.	FOUNDATION		W.H.	WATER HEATER
				W.P.	WATER PROOFING
G.	GA.	GAUSE		WT.	WEIGHT
	GALV.	GALVANIZED		WDW.	WINDOW
	G.I .	GALVANIZED IRON		W/	WINDOW
	GI.	GLASS OR GLAZING		W/O	WITHOUT
	G.L.B.	GLASS BLOCK		WD.	WOOD
	GYP. BD.	GYPSUM BOARD		W.I.	WROUGHT IRON
H.	HWD.	HARDWARE	SYMBOLS AND ABBREVIATIONS		
	HDR.	HEADER	&		AND
	HTG.	HEATING	∠		ANGLE
	HVAC.	HEATING AND VENTILATING AIR CONDITIONING	℄	@	AT
					CENTER LINE
	HGT.	HEIGHT		C	CHANNEL
	H.C	HOLLOW CORE		d	PENNY
	HORIZ.	HORIZONTAL		⊥	PERPENDICULAR
	H.B	HOUSE BIBBB	Ø		ROUND OR DIAMETER
	H.S	HORIZONTAL SLIDER	℔	#	POUND OR NUMBER
	HR.	HOUR			PROPERTY LINE
I.	INSUL.	INSULATION			
	INT.	INTERIOR			

BUILDING CODES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CITY ADOPTED ORDINANCES AND AMENDMENTS

INTERNATIONAL BUILDING CODE	2021
INTERNATIONAL RESIDENTIAL CODE	2021
INTERNATIONAL ENERGY CONSERVATION CODE	2021
NATIONAL ELECTRICAL CODE	2021
INTERNATIONAL PLUMBING CODE	2021
INTERNATIONAL MECHANICAL CODE	2021
INTERNATIONAL FIRE CODE	
INTERNATIONAL LIFE SAFETY CODE	
2021 ADA STANDARD FOR ACCESSIBLE DESIGN	

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DRAWINGS : COVER PAGE

SHEET NO : A - 01

GENERAL WALL NOTES

1. ALL EXTERIOR AND INTERIOR WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD ALL EXT. WALLS ARE 4 INCHES THICK
2. SOLE PLATE: 2X (STUD SIZE), CONTINUOUS, #2 SYP PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1, IF IN CONTACT WITH CONCRETE (PRESERVATIVES LISTED IN SECTION 4 OF AWPA U1)
3. STUDS: 2X4 MIN, 16" O.C. UP TO 10' FOR 1 AND 2 STORY, REFER TO TABLE R602.3. SHEET A FOR STUD HEIGHT GREATER THAN 10' AND 3 STORY BUILDINGS; STUD GRADE FIR OR SYP
4. TOP PLATE: 2-2X (STUD SIZE) CONTINUOUS, #2 SYP, OVERLAP CORNERS AND INTERSECTIONS, END SPLICES SHALL BE OFFSET 24" MIN
5. FIREBLOCK (R302.11) OPEN STUD CHAMBERS SHALL BE FIREBLOCKED AT ALL FLOOR AND CEILING INTERSECTIONS AND 10' VERTICALLY WITH 2X (STUD SIZE) LUMBER OR MINERAL OR GLASS FIBER BATTS OR BLANKETS THAT FILL EACH STUD CHAMBER FOR 16" AT REQUIRED LOCATIONS; IN COMBUSTIBLE CONSTRUCTION FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE; FIRE BLOCKING SHALL BE REQUIRED IN WOOD-FRAMING CONSTRUCTION IN THE FOLLOWING LOCATIONS:
   - IN CONCEALED SPACED OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - VERTICALLY AT THE CEILING AND FLOOR LEVELS
   - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
   - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
   - AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN; ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH R302.7
   - AT OPENINGS AROUND VENTS, PIPE DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
   - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE R1003.19
   - FIRE BLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION
6. FIREBLOCKING MATERIALS (R302.11.1) EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, SHALL CONSIST OF THE FOLLOWING MATERIALS:
   - 2" NOMINAL LUMBER
   - TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS
   - ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANELS
   - ONE THICKNESS OF 3/4" PARTICLE BOARD WITH JOINTS BACKED BY 3/4" PARTICLE BOARD
   - 1/2" GYPSUM BOARD
   - 1/4" CEMENT BASED WALLBOARD

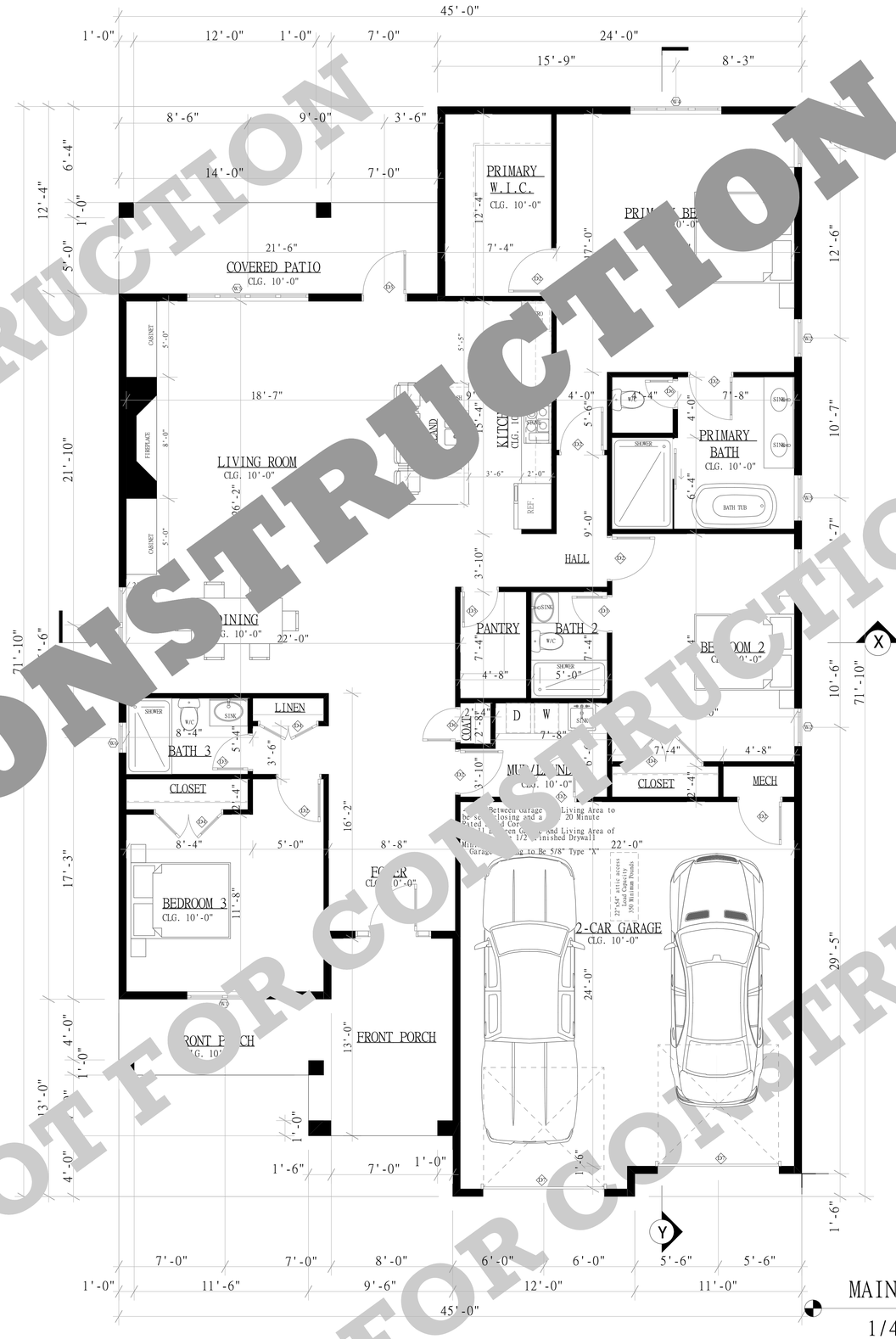
   BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE; UNFACED FIBERGLASS SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES VERTICALLY AND PACKED TIGHT AROUND PIPES OR OTHER OBSTRUCTIONS ENCOUNTERED

   CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263, FOR THE SPECIFIC APPLICATION
7. DRAFTSTOPPING (R302.12): IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET; DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND CEILING MEMBRANE BELOW; DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
   - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
   - FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS
8. MATERIALS (R302.12.1) DRAFTSTOPPING MATERIALS SHALL BE NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED; DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL; THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED
9. INSULATION AND FENESTRATION REQUIREMENTS: SEE RES-CHECK INFO IF AVAILABLE OR:
   - CEILING R-30 MIN (THE HIGHER THE BETTER)
   - WALLS R-13 MIN (THE HIGHER THE BETTER)
   - WINDOW U-FACTOR 0.30 MIN (THE LOWER THE BETTER)
   - WINDOW SHGC (SOLAR HEAT GAIN COEFFICIENT) 0.25 MIN (THE LOWER THE BETTER)
   - INSTALL INSULATION PER MANUFACTURER'S INSTRUCTIONS
   - BLOWN-IN INSULATION MARKED EVERY 300 S.F.
   - ATTIC ACCESS DOORS INSULATED TO R-VALUE OF NEAREST ASSEMBLY OR GREATER
10. INSULATION SHALL HAVE A FLAME-SPREAD RATING AND A SMOKE DENSITY NOT TO EXCEED THE VALUES PER R302.9, R302.10; INSULATION MUST ALSO MEET THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE; FOAM INSULATION SHALL COMPLY WITH SECTION R316
11. VENEER TIES (R703.7.4) VENEER TIES, IF STRAND WIRE, SHALL NOT BE LESS IN THICKNESS THAN NO. [illegible] U.S. GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT 1/2" WITH NOT LESS THAN 5/8" OF MORTAR OR GROUT COVER TO OUTSIDE FACE; EACH TIE SHALL BE SPACED NOT MORE THAN 24" O.C. HORIZONTALLY AND VERTICALLY 16" O.C. AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA; TIES AROUND OPENINGS SHALL BE PLACED WITHIN 12" OF WALL OPE[illegible]
12. STONE AND MASONRY VENEER AIR SPACE: (R703.7.4) THE VENEER SHALL BE S[illegible] AN AIR SPACE OF A MINIMUM OF A NOMINAL 1" BUT NOT MORE THAN 4 1/2"
13. STONE AND MASONRY VENEER WEEP HOLES (R703.7.6) WEEP HOLES [illegible] IN THE OUTSIDE WITHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. [illegible] NOT BE LESS THAN 3/16" IN DIAMETER AND LOCATED DIRECTLY ABOVE THE WALL FLASHING
14. PROVIDE SOFFIT VENTS AND ROOF VENTS TO MEET ATTI[illegible] (R806.2) 1/1500F ATTIC SPACE MINIMUM; GABLE VENTS SHALL [illegible] CORROSION RESISTANT SCREEN OF 1/4" MESH; (R806.1) ENCLOSED ATTICS [illegible] SPACES FORMED WHERE THE CEILINGS ARE APPLIED DIRECTLY TO THE [illegible] SHALL HAVE A CROSS VENTILATION FOR EACH SEPARATE SP[illegible] PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW
15. WATER RESISTIVE BARRIER (R[illegible] ONE LA[illegible] 15# [illegible] FREE OF HOLES AND BREAKS, COMPLYING WITH ASTM D[illegible] TYVEK HOME WRAP OR EQUAL OVER EXTERIOR SHEATHING; APPLIED HOR[illegible] LAYERS LAPPING OVER THE LOWER LAYERS NOT LESS THAN 2"; WHERE JO[illegible] BE LAPPED NOT LESS THAN 6 INCHES; THE BARRIER SHALL BE CONTINUOUS [illegible] THE [illegible] WALLS AND TERMINATE AT PENETRATIONS AND BUILDING APPENDAGES IN A MANN[illegible] MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.[illegible] TS TESTED IN ACCORDANCE WITH ASTM E 331 UNDER CONDITIONS SET BY R703.1.1 EXC[illegible] 2.1 THROUGH 2.4 CAN BE USED IN LIEU OF BARRIER

SQUARE FOOTAGES

MAIN FLOOR LIVING	1,964 SQ.FT.
GARAGE	545 SQ.FT.
ENTRY PORCH	179 SQ.FT.
COVERED PATIO	126 SQ.FT.
TOTAL LIVING/CONDITIONED AREA	1,964 SQ.FT.
TOTAL NON CONDITIONED AREA	850 SQ.FT.
TOTAL AREA	2,814 SQ.FT.

NOTE: OWNER AND BUILDER/ CONTRACTOR TO REVIEW PLAN FOR COMPLETENESS AND ACCURACY PRIOR TO CONSTRUCTION. NOTIFY DESIGNER FOR ANY ERRORS OR OMMISIONS PRIOR TO START OF CONSTRUCTION.



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

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

DRAWINGS: FLOOR PLAN

SHEET NO: A - 02

FOUNDATION PLAN NOTES

1. PRESUMPTIVE SOIL BEARING VALUE R401.4.1 = 1500 LBS/S.F.
2. ALL CONVENTIONAL REINFORCING STEEL SHALL BE GRADE 60 IN ACCORDANCE WITH ASTM A615
3. WHERE REBAR IS USED FOR EXPOSED GRADE BEAMS OR TOP AND BOTTOM REINFORCING, PROVIDE MATCHING "L" BARS WITH EACH LEG EQUAL TO 40 BAR DIAMETERS OR GREATER
4. BEAM STEAL TO BE TIED AND SUPPORTED EVERY 4'-0"
5. ALL BEAMS TO EXTEND 6" MIN INTO UNDISTURBED SOIL
6. ALL CONCRETE TO HAVE AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 P.S.I.
7. REINFORCING STEEL COVERAGE SHALL BE:
   - SLAB-ON-GRADE = 2" FROM SOIL
   - GRADE BEAM = 3" BOTTOM, 2" TOP AND SIDES
   - FOOTINGS = 3" BOTTOM, 2" SIDES
8. ANCHOR J-BOLTS(5/8"DIA)@4'O.C.MAX; IMBED 7" INTO SLAB;MINIMUM 2 PER PLATE;ONE 12" MAX FROM EACH END AND EACH PIECE; 2"X2"X1/8" GALV. PLATE WASHERS
9. MASONRY FIREPLACE (IFSHOWN ON PLAN) SLAB SHALL BE SAME THICKNESS AS EXTERIOR BEAM AND SHALL BE REINFORCED WITH #5 RODS 12" O.C. BOTH WAYS, TOP AND BOTTOM. EXTEND TOP STEEL 5' INTO MAIN SLAB
10. CONCRETE SLAB THICKNESS 4" MINIMUM
11. REINFORCING STEEL - 6X6 #6 WOVEN WIRE MESH MINIMUM
12. (R403.1.4) SEE 2021 INTERNATIONAL RESIDENTIAL CODES
13. CONCRETE SHALL BE IN ACCORDANCE WITH ACI-318, ACI-301, AND ASTM C94
14. WATER CONTENT SHALL BE CONTROLLED AND MINIMIZED IN ACCORDANCE WITH ACI AS REFERENCED ABOVE
15. CONSTRUCTION JOINTS ARE PROHIBITED UNLESS INDICATED OTHERWISE
16. FOUNDATION SHALL BE PLACED MONOLITHICALLY TO AVOID COLD JOINTS. WHERE COLD JOINTS ARE UNAVOIDABLE DUE TO DELAYS, CONTRACTOR SHALL CONSOLIDATE CONCRETE BY VIBRATING THROUGH COLD JOINT BOUNDARY. IF LONG DELAY IS ANTICIPATED, CONTRACTOR SHALL FORM BULKHEAD OR OTHERWISE CREATE A VERTICAL CONTROL SURFACE FOR INSERTION OF #4 DEFORMED DOWELS AT 18" O.C. IN SLAB AND (2) #5 DEFORMED DOWELS TOP AND BOTTOM OF BEAMS. DOWELS SHALL BE 18" LONG.

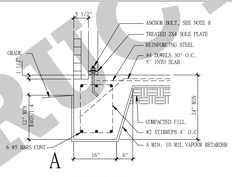
SITE PREPARATION NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL INFORM UTILITY OWNERS IN ADVANCE TO ENABLE THEM TO IDENTIFY AND LOCATE, REROUTE OR TO MAKE OTHER ADJUSTMENTS IN ORDER FOR WORK TO PROCEED WITH MINIMAL DELAYS.
2. FOUNDATION EXCAVATION SHOULD BE PROPERLY MONITORED TO ENSURE UNDESIRABLE (LOOSE) MATERIALS ARE REMOVED
3. EXPOSED SOILS SHOULD BE PROTECTED AGAINST EXCESSIVE RAIN AND DRYING
4. SELECT FILL MATERIAL SHALL BE COMPACTED AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION DOCUMENTS

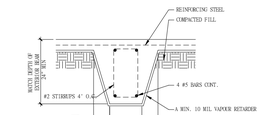
GRADE BEAM DETAILS SHOWN ARE TYPICAL DESIGN FOR SOILS HAVING GOOD BEARING CAPACITY WITH NO KNOWN SURFACE OR SUBSURFACE DEFICIENCIES. THE DESIGNER AND AUTHOR OF THESE DOCUMENTS STRONGLY RECOMMENDS SOIL TESTS BE PROVIDED BY A RECOGNIZED TESTING LABORATORY AND A FOUNDATION DESIGN WITH BEAM DETAILS PROVIDED BY A LICENSED PROFESSIONAL ENGINEER FOR EVERY BUILDING SITE. THE DESIGNER AND AUTHOR OF THESE DOCUMENTS IN NO WAY ASSUMES THE RESPONSIBILITY FOR THE FOUNDATION DESIGN AND CONSTRUCTION OF THIS BUILDING, NOR THE EFFECT ON THE STRUCTURE DUE TO FOUNDATION FAILURE.

CONSTRUCTION NOTES

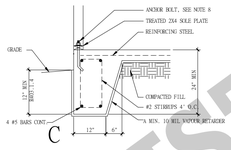
1. SITE GRADING AND DRAINAGE AROUND FOUNDATION SHALL BE MAINTAINED AT ALL TIMES IN SUCH A MANNER THAT SURFACE OR GROUND WATER WILL NOT COLLECT AROUND FOUNDATION. ADEQUATE POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED SLOPING AWAY FROM FOUNDATION A MINIMUM OF 2-5% (1/4 5/8IN/FT) FOR A MINIMUM DISTANCE OF 5'-0" FROM FOUNDATION EDGE.
2. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE SLOPING AWAY FROM FOUNDATION. A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB AND/OR BRICK-LEDGE AND SOIL SURFACE SHALL BE MAINTAINED.
3. BEAM TRENCHES SHALL BE CLEAN AND FREE OF LOOSE SOIL AND DEBRIS. BEAM BOTTOMS MUST BE FOUNDED IN MINIMUM 12" UNDISTURBED SOIL OR PROPERLY COMPACTED FILL UNLESS PIERS ARE SPECIFIED. BEAM TRENCH BOTTOMS MAY BE ROUNDED BY TRENCH CUTTING DEVICE. AVERAGE BEAM WIDTH BELOW FOUNDATION SLAB MUST BE EQUAL TO OR GREATER THAN 12".
4. AT CONTRACTORS OPTION, A SAND CUSHION OR THIN LAYER OF SELECT FILL MAY BE USED AS TOP LAYER FOR PAD. EXISTING SOILS MAY BE USED AS LONG AS THEY PRESENT NO HAZARD TO THE POLYETHYLENE VAPOR BARRIER.
5. A minimum 10 mil vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where a basecourse does not exist.
6. REINFORCING BARS SHALL BE SUPPORTED BY CHAIRS SPACED AT 4'MAXIMUM INTERVAL, AND TIED AT ALL INTERSECTIONS TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
7. WHERE DISCREPANCIES BETWEEN FOUNDATION DIMENSIONS AND ARCHITECTURAL PLANS ARE NOTED, ARCHITECTURAL PLANS SHALL CONTROL.
8. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS FOR ALL OPENINGS, DROPS, INSERTS, SLOPES, BRICK-LEDGES AND RELATED ITEMS.
9. IF SOLID ROCK IS ENCOUNTERED DURING TRENCHING OF BEAMS, BEAM DEPTH MAY BE REDUCED, BUT MUST MAINTAIN A MINIMUM OF 12" SOIL COVER UPON FINISH GRADE.
10. PLUMBING LINES SHALL NOT BE LOCATED INSIDE BEAMS, EXCEPT WHERE THEY RUN NEAR PERPENDICULAR CONFIGURATION TO BEAMS.
11. SAND OR GRAVEL BEDDING MATERIAL FOR UTILITIES SHALL EXTEND WITHIN 5'OF FOUNDATION EDGE. A CLAY PLUG SHALL BE PROVIDED TO PREVENT MOISTURE INFILTRATION UNDER SLAB.
12. WATER CUTOFF VALVES AND PIPE TRANSITION FITTINGS SHALL BE INSTALLED WITHIN 5' OF FOUNDATION EDGE.
13. IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ON FOUNDATION.
14. SIDEWALKS AND DRIVES SHALL BE GRADED TO SLOPE AWAY FROM FOUNDATION TO ELIMINATE AND PREVENT PONDING OF WATER.
15. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER TO FOUNDATION THAN A HORIZONTAL DISTANCE EQUAL TO THE ROUGHLY ONE TREE OR SHRUB'S MATURE HEIGHT WITHOUT INSTALLATION OF ROOT BARRIER. IF IMPRACTICAL, A DEEPENED EXTERIOR BEAM SHALL BE PROVIDED TO A MINIMUM DEPTH OF 48" BELOW GRADE, FOR A PERPENDICULAR DISTANCE TO ROUGHLY ONE HALF OF TREE OR SHRUBS MATURE HEIGHT.
16. LANDSCAPING SHALL NOT ALTER GRADE. EXCAVATION OF SOILS ADJACENT TO FOUNDATION FOR PLACEMENT OF LANDSCAPING ARE PROHIBITED. LANDSCAPING SHALL BE PLACED ON TOP OF FINISH GRADE. SOLID LANDSCAPE EDGING SHALL NOT BE USED.



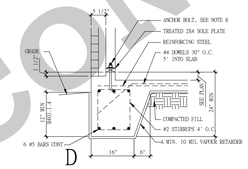
EXTERIOR BEAM



INTERIOR BEAM

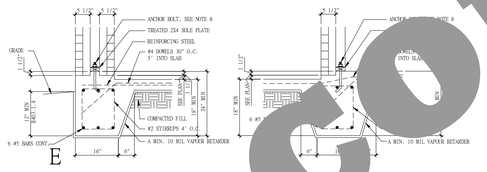


EXTERIOR BEAM
FRONT AND PORCH

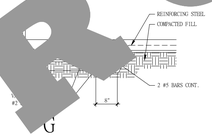


EXTERIOR GARAGE BEAM

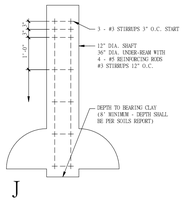
NOTE Vapor Retarder. A minimum 10 mil vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where a basecourse does not exist.



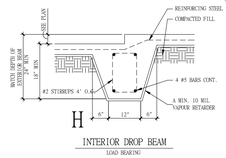
HOUSE TO PORCH BEAM



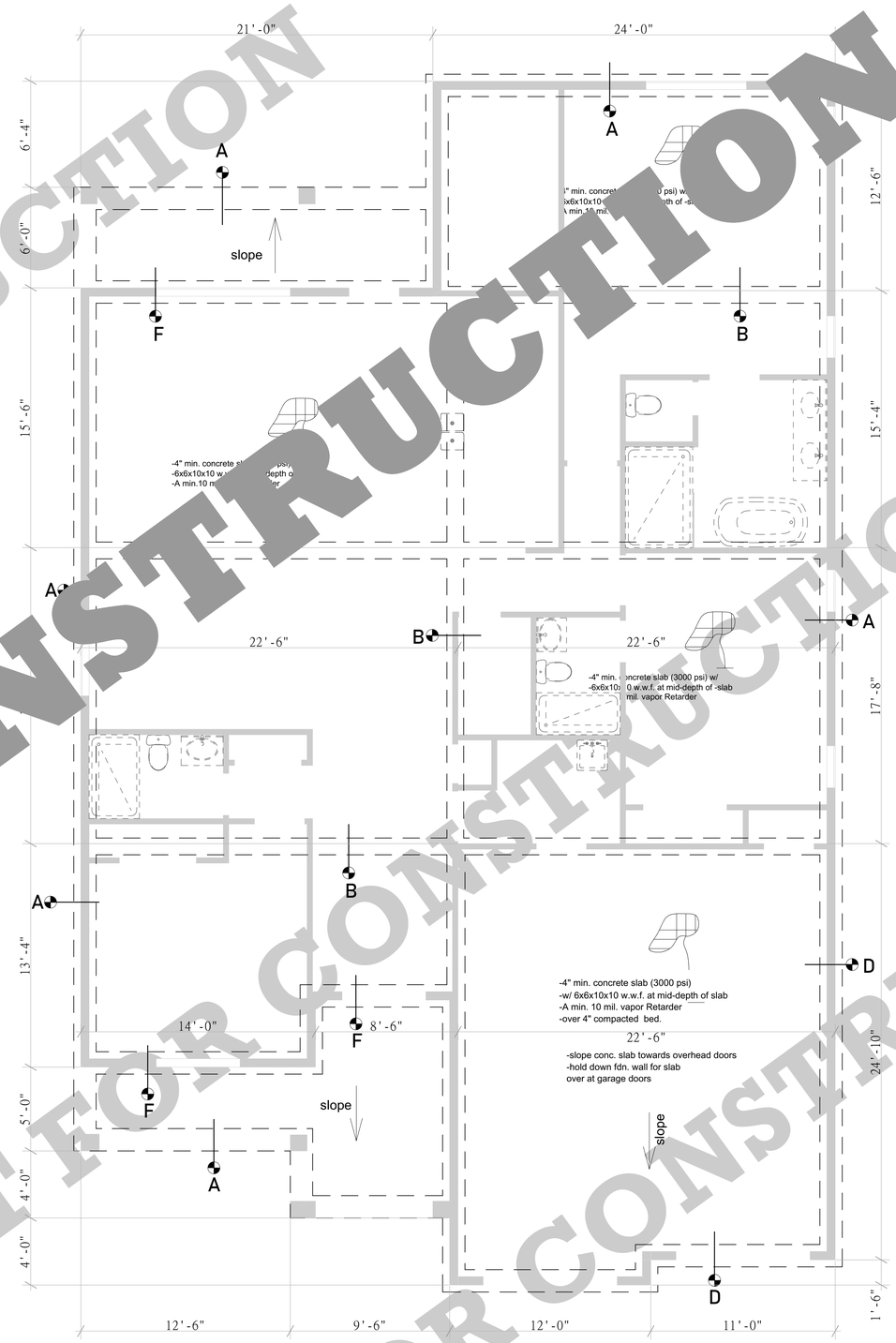
INTERIOR DROP BEAM
NON LOAD BEARING



DRILLED PIER
(SEE PLAN FOR LOCATION AND OTHER SIZES OR REINFORCING)



INTERIOR DROP BEAM
LOAD BEARING



NOTE: LOCAL PROFESSIONAL TO VERIFY STRUCTURAL MEMBERS CAPACITY TO SUPPORT LOAD AS REQUIRED BY SITE CONDITIONS AND LOCATION PRIOR TO CONSTRUCTION

FOUNDATION PLAN

1/4" = 1'-0"

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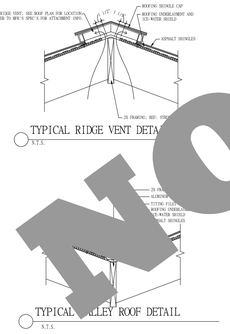
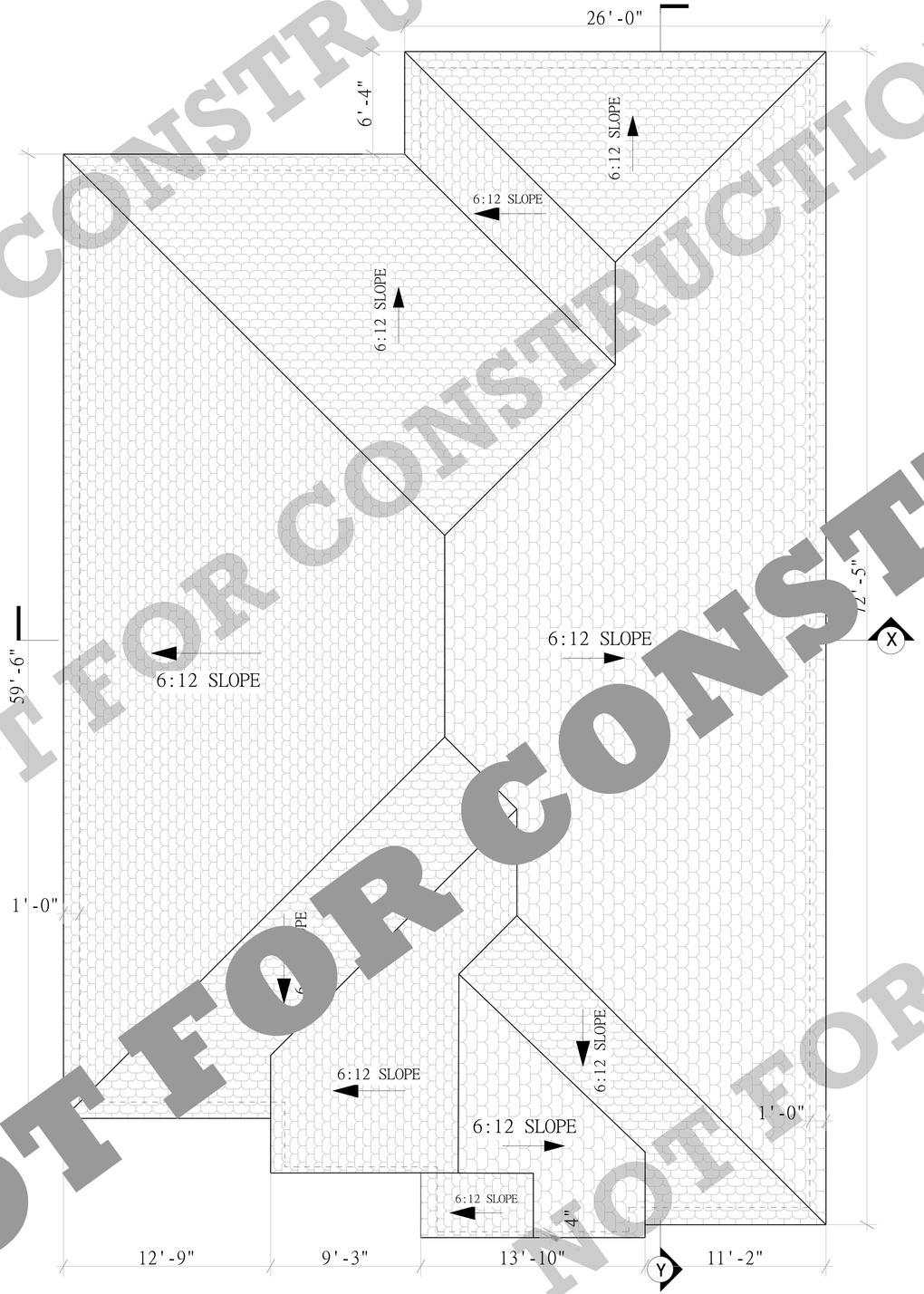
DRAWINGS: FOUNDATION PLAN

SHEET NO: A - 03

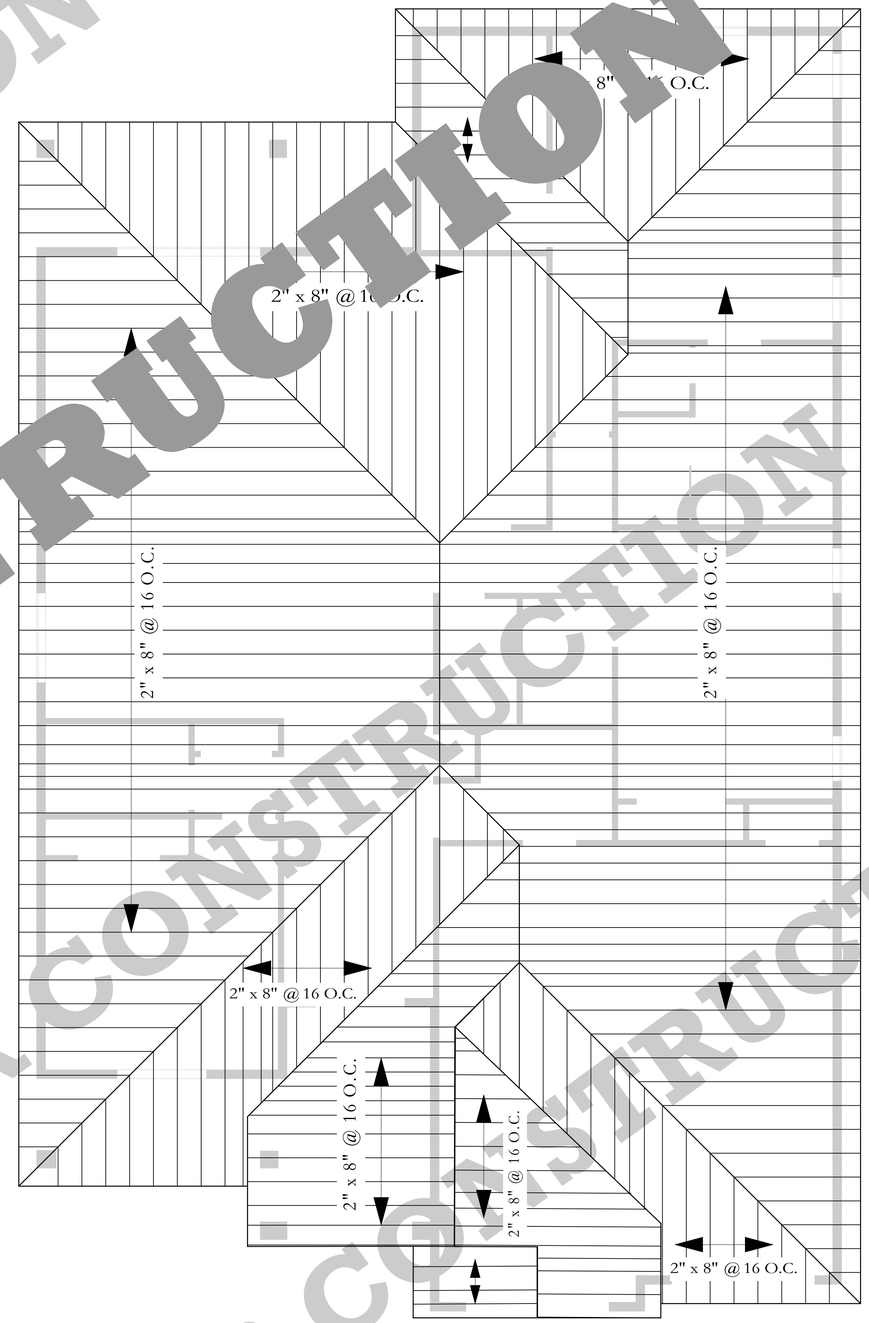
ROOF PLAN GENERAL NOTES

1. THE ROOF PLAN SHOWS THE PROPOSED LOCATION AND LAYOUT OF THE ROOF, INCLUDING SLOPES, RIDGES, VALLEYS, AND ANY OTHER RELATED FEATURES, AS APPROVED BY THE RELEVANT AUTHORITIES.
2. THE ROOF DIMENSIONS AND ALL SETBACKS ARE SUBJECT TO FINAL FIELD MEASUREMENTS AND ADJUSTMENTS.
3. ALL ROOF MATERIALS, SUCH AS SHINGLES, TILES, OR METAL PANELS, MUST MEET LOCAL CODE REQUIREMENTS AND BE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS.
4. MINIMUM SLOPE AT ALL CRICKET VALLEYS SHALL BE 1/4" PER FOOT.
5. THE ROOF PLAN INCLUDES ANY PROPOSED DRAINAGE, SUCH AS GUTTERS, DOWNSPOUTS, OR SCUPPERS, TO PREVENT STANDING WATER AND PREVENT DAMAGE TO THE BUILDING OR ITS FOUNDATION.
6. THE ROOF PLAN INDICATES THE LOCATION AND TYPE OF ANY PROPOSED ROOF VENTS OR SKYLIGHTS. THESE FEATURES MUST MEET LOCAL CODE REQUIREMENTS FOR VENTILATION AND NATURAL LIGHTING.
7. REFER TO CIVIL DRAWINGS FOR SPLASH BLOCKS & TRENCH DRAINS.
8. ALL ROOF PENETRATIONS, SUCH AS CHIMNEYS OR ROOF HATCHES, MUST BE PROPERLY FLASHED AND SEALED TO PREVENT WATER INTRUSION AND AIR LEAKAGE.
9. THE ROOF PLAN INDICATES THE TYPE AND LOCATION OF ANY PROPOSED ROOF INSULATION, WHICH MUST MEET LOCAL CODE REQUIREMENTS FOR THERMAL RESISTANCE AND FIRE SAFETY.
10. THE ROOF PLAN MAY REQUIRE ADDITIONAL PERMITS AND APPROVALS FROM LOCAL, STATE, OR FEDERAL AUTHORITIES BEFORE CONSTRUCTION MAY COMMENCE.
11. THE ROOF PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT CONSTITUTE A LEGAL SURVEY OR BOUNDARY DETERMINATION.
12. ANY CHANGES TO THE APPROVED ROOF PLAN MUST BE REVIEWED AND APPROVED BY THE RELEVANT AUTHORITIES BEFORE IMPLEMENTATION.
13. ALL RIDGE, VALLEY AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FOUNDATION DESIGNED TO CARRY LOAD.
14. ROOF HEIGHT SHALL NOT EXCEED 21'-8" AFG.
15. PROVIDE VALLEY FLASHING AT ALL VALLEYS.
16. PROVIDE RIDGE VENTS AT ALL ROOF PROJECTIONS OR VENT TO MAIN.
17. ROOF OVERHANG IS 1'-0" UNO.





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



ROOF FRAMING PLAN
1/4" = 1'-0"

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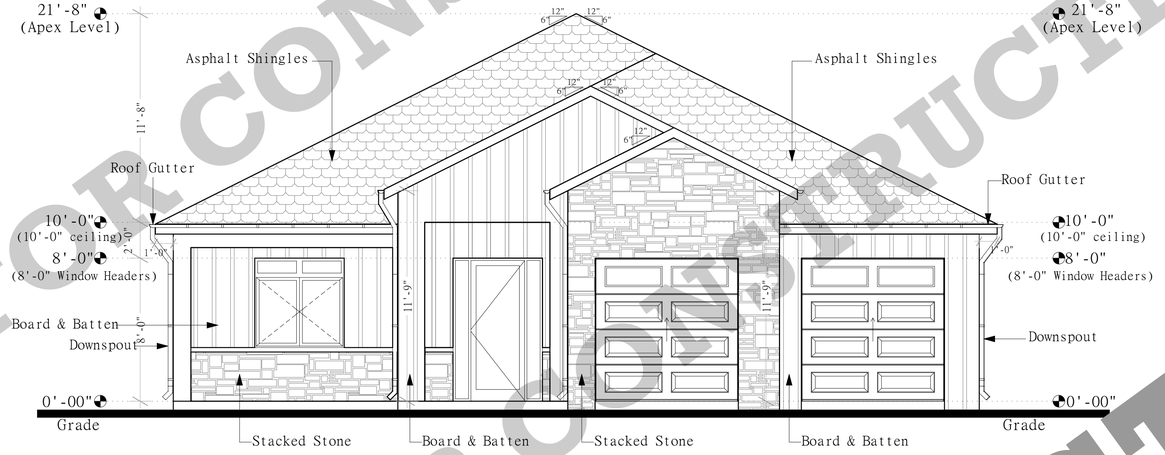
ROOF PLAN

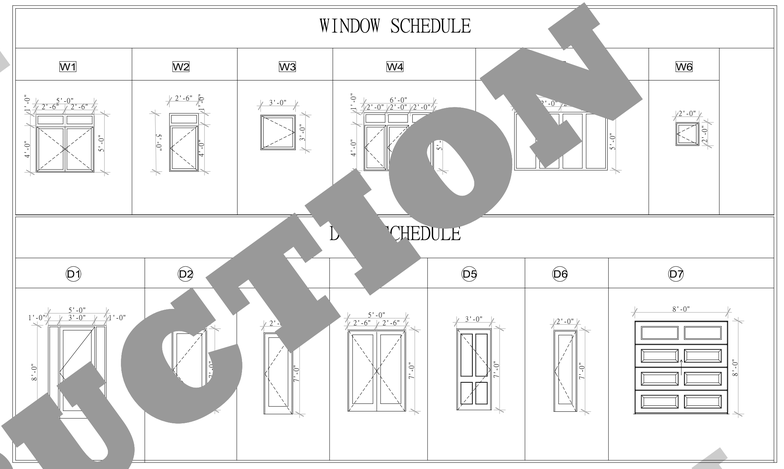
SHEET NO :
A - 04



FRONT ELEVATION

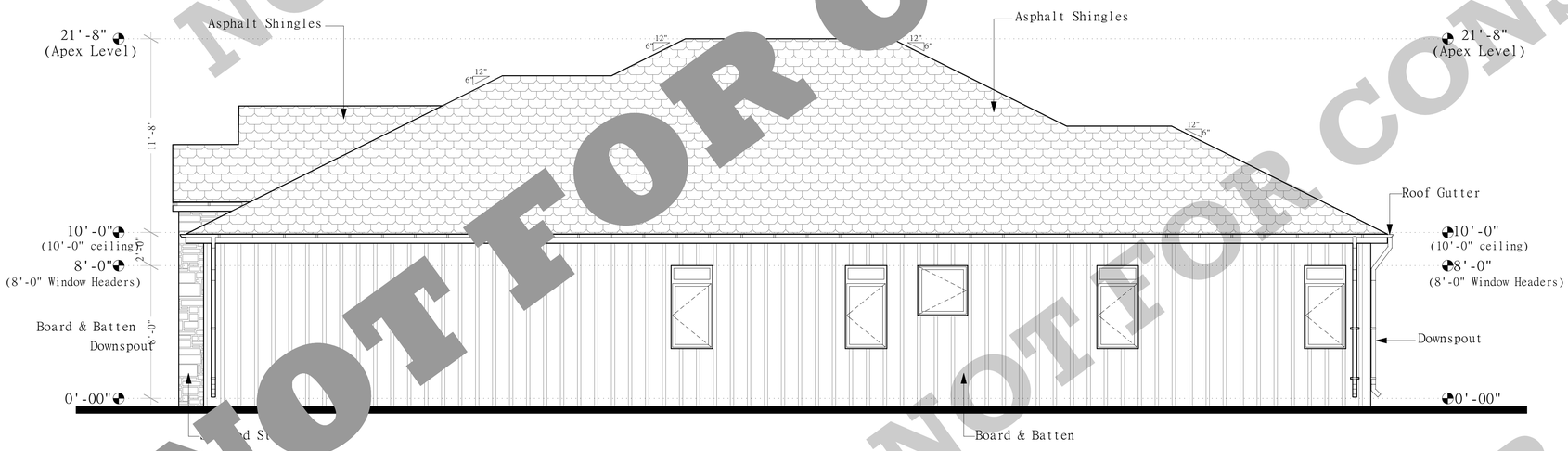
1/4" = 1'-0"

WINDOW SCHEDULE



WINDOW SCHEDULE

MK.	WINDOW SIZE (W x H)	OPERATION	GLAZING	FRAME
W1	5'-0" X 5'-0"	OPERABLE	LOW E INSULATED	ALUM. CLAD
W2	2'-6" X 5'-0"	OPERABLE	LOW E INSULATED	ALUM. CLAD
W3	3'-0" X 3'-0"	FIXED	LOW E INSULATED	ALUM. CLAD
W4	6'-0" X 5'-0"	OPERABLE	LOW E INSULATED	ALUM. CLAD
W5	8'-0" X 5'-0"	OPERABLE	LOW E INSULATED	ALUM. CLAD
W6	2'-0" X 2'-0"	FIXED	LOW E INSULATED	ALUM. CLAD



RIGHT ELEVATION

1/4" = 1'-0"

DOOR SCHEDULE

MK.	DOOR SIZE (W x H)	DOOR DESCRIPTION
D1	5'-0" X 8'-0"	ENTRY HINGED DOOR WITH 2 SIDELIGHTS
D2	3'-0" X 7'-0"	INT. HINGED DOOR
D3	2'-6" X 7'-0"	INT. HINGED DOOR
D4	5'-0" X 7'-0"	INT. DOUBLE DOOR
D5	3'-0" X 7'-0"	EXT. HINGED DOOR
D6	2'-0" X 7'-0"	INT. HINGED DOOR
D7	8'-0" X 8'-0"	GARAGE DOOR

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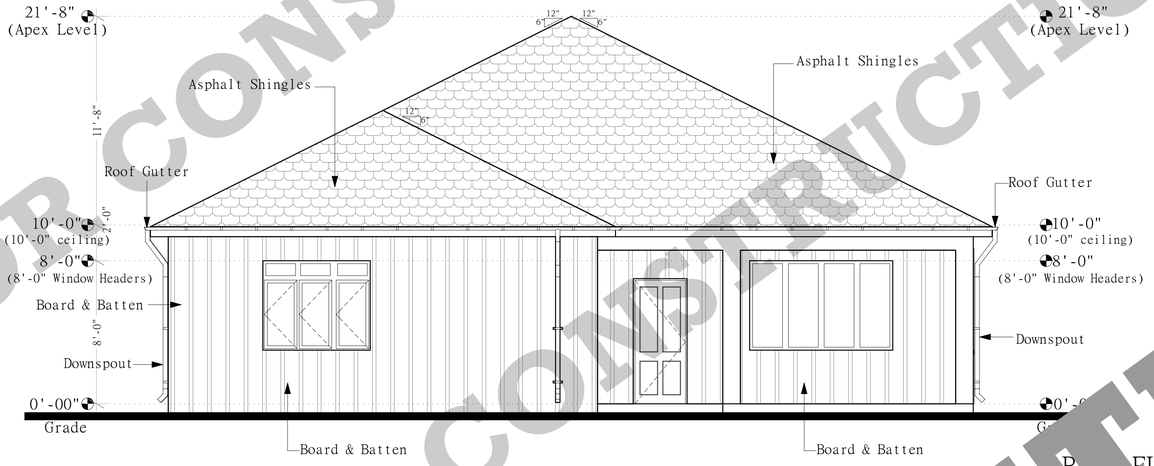
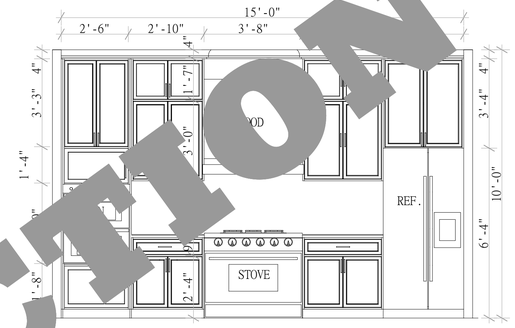
DRAWINGS :
ELEVATION
&
SCHEDULES

SHEET NO :
A - 05



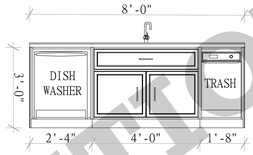
BACK ELEVATION

1/4" = 1'-0"



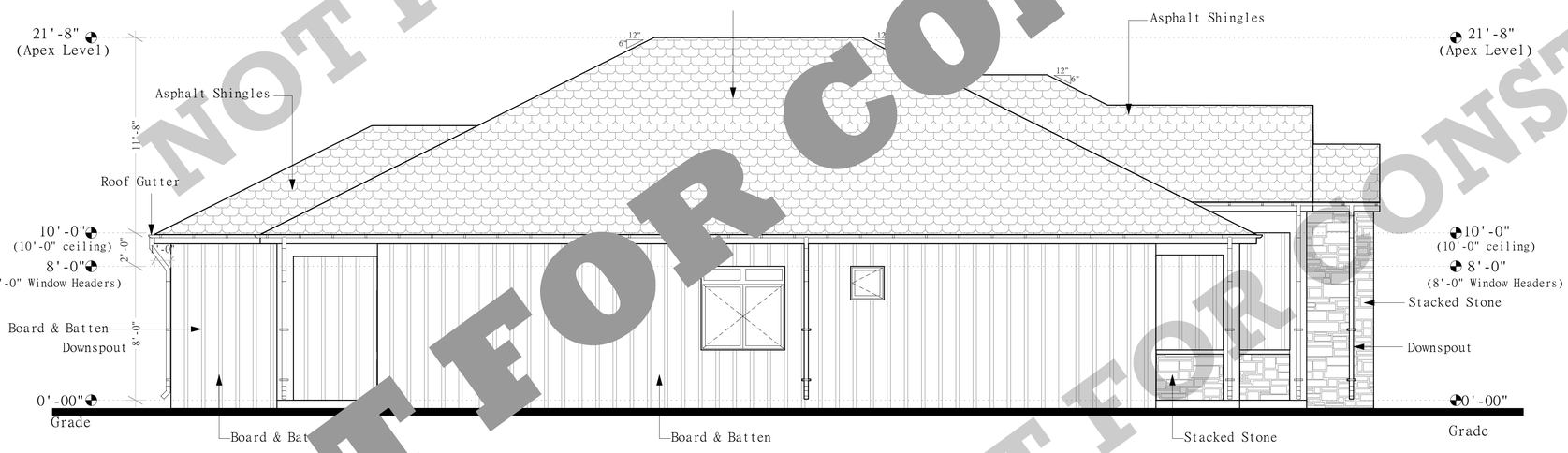
KITCHEN ELEVATION

3/8" = 1'-0"



KITCHEN ELEVATION

3/8" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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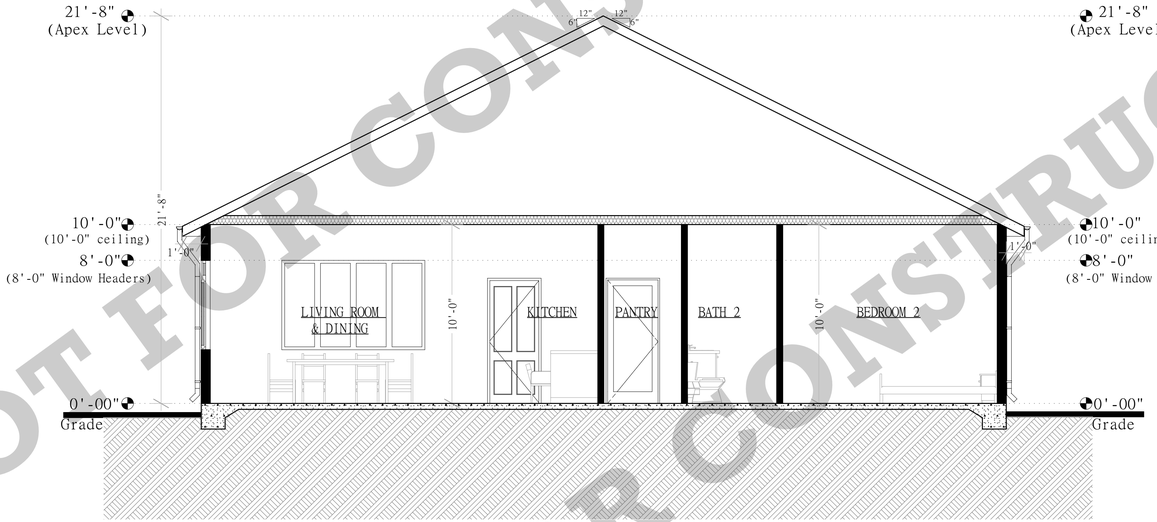
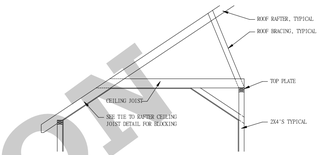
SCALE: 1/4" = 1'-0"

DRAWINGS :
ELEVATIONS

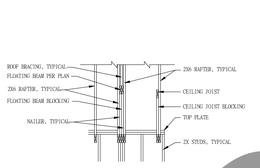
SHEET NO :
A - 06



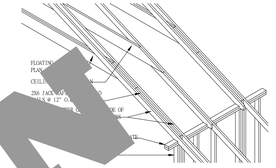
SECTION X
1/4" = 1'-0"



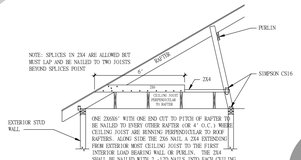
VAULTED CEILING ON HIP RAFTERS DETAIL
SCALE: NTS



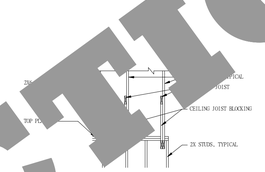
TIE TO RAFTERS
FLOATING BEAM DETAIL
SCALE: NTS



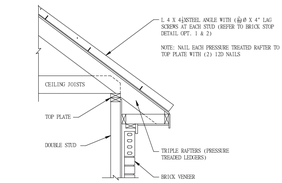
RAFTER TIE DETAIL
SCALE: NTS



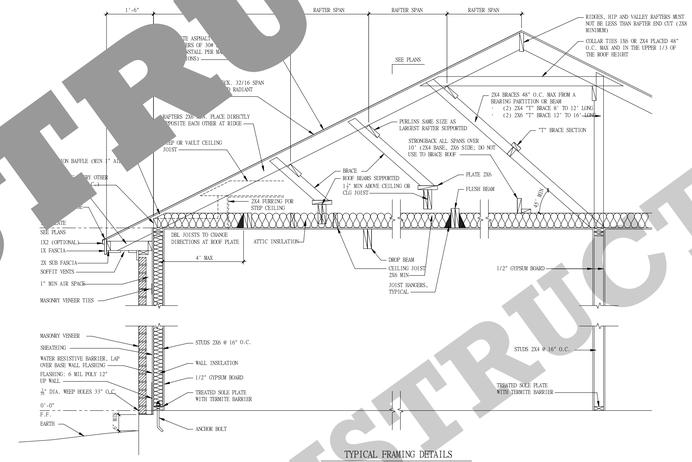
CEILING JOISTS PERPENDICULAR
TO RAFTER TIE DETAIL
SCALE: NTS



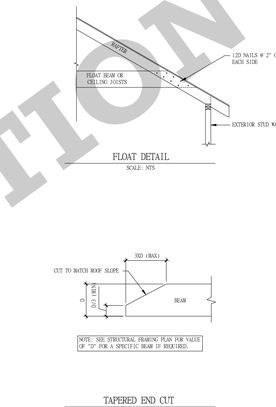
TIE TO RAFTERS
CEILING JOISTS DETAIL
SCALE: NTS



BRICK SUPPORT OVER ROOF
SCALE: NTS

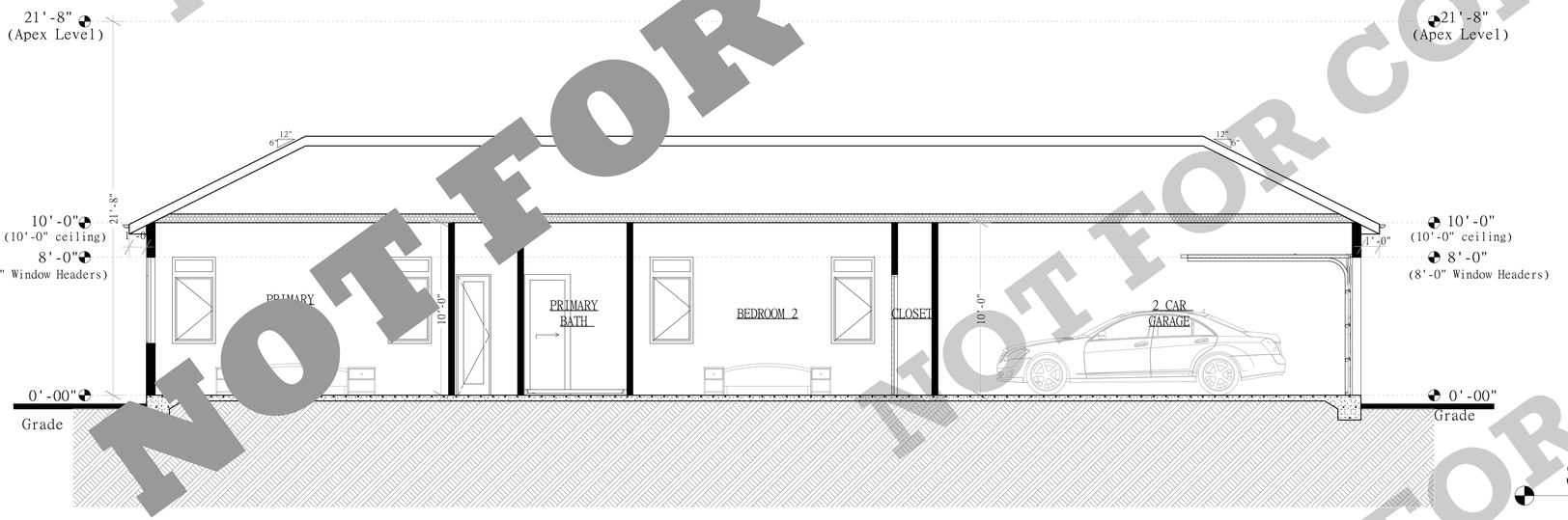


TYPICAL FRAMING DETAILS
SCALE: NTS



FLOAT DETAIL
SCALE: NTS

TAPERED END CUT
SCALE: NTS



SECTION Y
1/4" = 1'-0"

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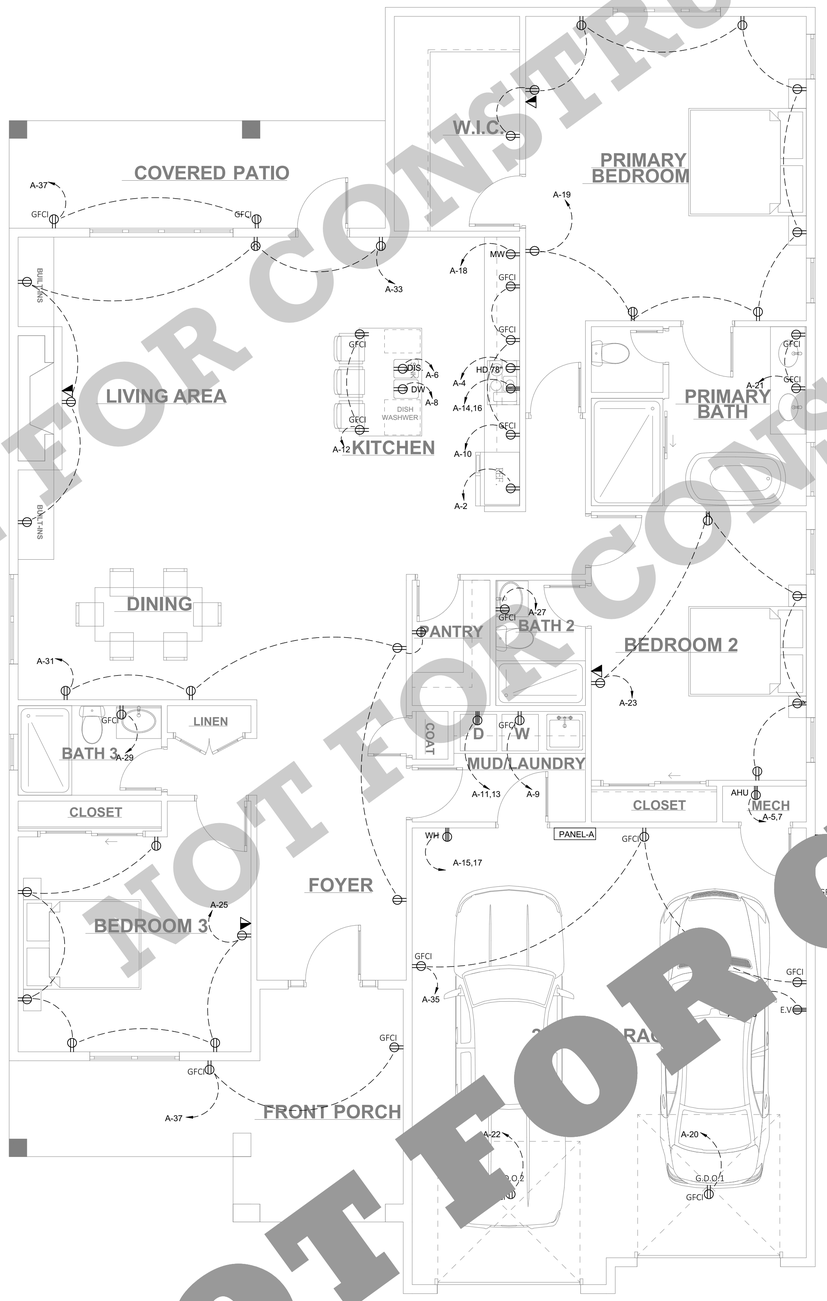
SECTIONS
& DETAILS

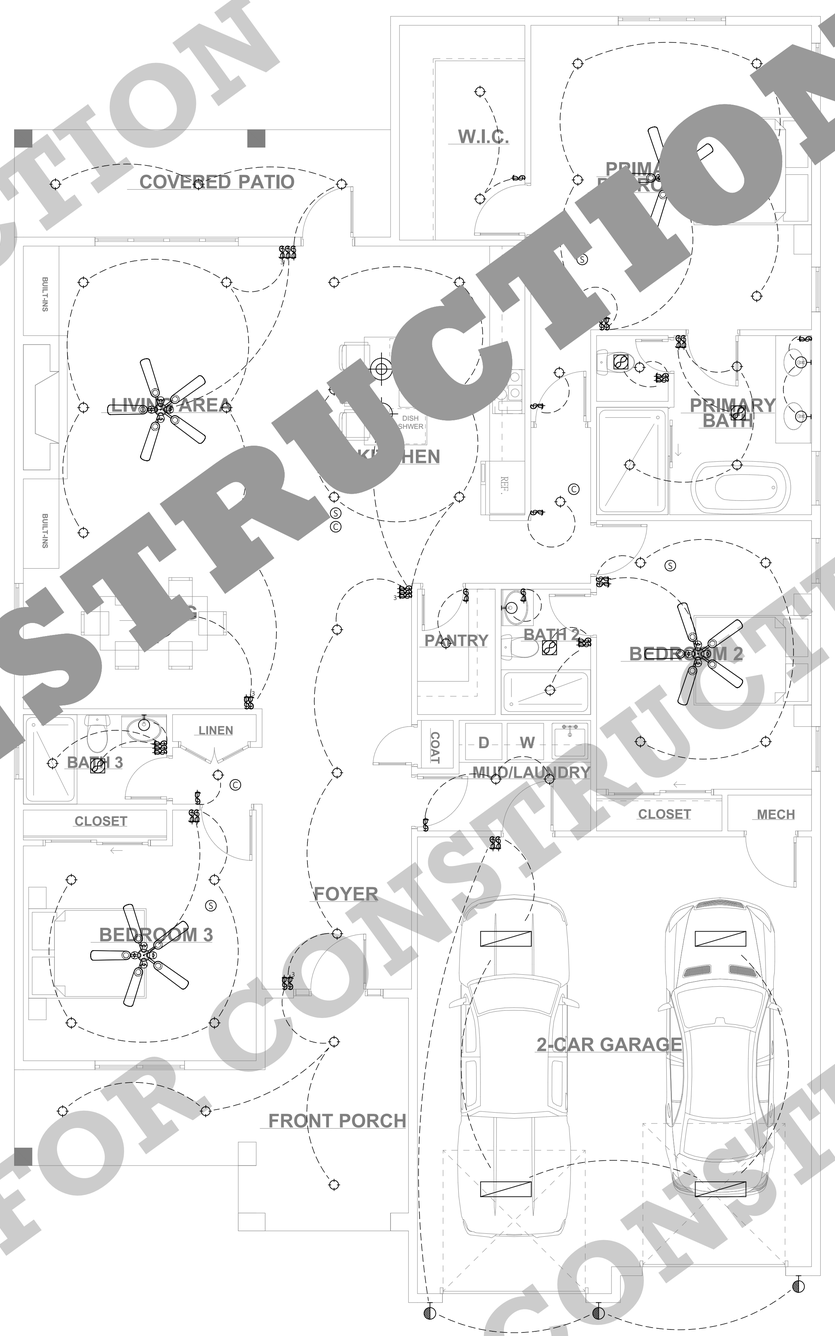
SHEET NO:
A - 07



ELECTRICAL POWER PLAN

1/4" = 1'-0"

LEGENDS	
	LED RECESSED DOWN LIGHT
WP	W/P LED RECESSED LIGHT
	CEILING LIGHT
	FAN WITH LIGHT KIT/CEIL. FAN
	W/P WALL LIGHT
	WALL LIGHT / VANITY LIGHT
	SENSOR SPOT LIGHT
	STRIP LIGHT
	PENDANT / CHANDLIER LIGHT
	DUPLEX REC.
	RECESSED DUPLEX REC.
	QUADRUPLEX REC.
GFCI	GROUND FAULT INTERRUPTER
	220V RECEPTACLE
	1/2 LIVE RECEPTACLE
J	JUNCTION BOX
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT
$	SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$F	FAN SWITCH
$D	DIMMER SWITCH
	PUSH BUTTON
	DATA + TV POINT
MS	MOTION SENSOR
S	SMOKE DETECTOR
C	CO DETECTOR
	DISCONNECT SWITCH



ELECTRICAL LIGHTING PLAN

1/4" = 1'-0"

LEGENDS	
	LED RECESSED DOWN LIGHT
WP	W/P LED RECESSED LIGHT
	CEILING LIGHT
	FAN WITH LIGHT KIT/CEIL. FAN
	W/P WALL LIGHT
	WALL LIGHT / VANITY LIGHT
	SENSOR SPOT LIGHT
	STRIP LIGHT
	PENDANT / CHANDLIER LIGHT
	DUPLEX REC.
	RECESSED DUPLEX REC.
	QUADRUPLEX REC.
GFCI	GROUND FAULT INTERRUPTER
	220V RECEPTACLE
	1/2 LIVE RECEPTACLE
J	JUNCTION BOX
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT
$	SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$F	FAN SWITCH
$D	DIMMER SWITCH
	PUSH BUTTON
	DATA + TV POINT
MS	MOTION SENSOR
S	SMOKE DETECTOR
C	CO DETECTOR
	DISCONNECT SWITCH

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DRAWINGS :
ELECTRICAL PLAN

SHEET NO :
A - 08

POWER PANEL-A

NO. OF WAYS: 42				MOUNTING: FLUSH				LOCATION: SEE ON PLAN		MAIN BUS: 200A			
SOURCE: FROM METER				VOLT:240/120V				FREQ: 60Hz		MAIN: MLO			
SERVICE: 1PH 3 WIRE				BREAKER TYPE: MCCB						AIC: 10KA			
CIRCUIT NO	SERVES	CON. SIZE	WIRE SIZE/AWG	TRIP POLE	LOAD IN VA	PHASE A	PHASE C	CIRCUIT NO	SERVES	CON. SIZE	WIRE SIZE/AWG	TRIP POLE	LOAD IN VA
1	CU	1"	#8	40/2	4000	X		2	REF.	1/2"	#12	20/1	1000
3	↓						X	4	HOOD	1/2"	#12	20/1	500
5	AHU	1/2"	#12	20/2	1500	X		6	DISPOSAL	1/2"	#12	20/1	500
7	↓						X	8	DISHWASHER	1/2"	#12	20/1	1500
9	WASHER	1/2"	#12	20/1	1500	X		10	SMALL APP. KITCHEN GFCI	1/2"	#12	20/1	1500
11	DRYER	1/2"	#10	30/2	4500		X	12	SMALL APP. KITCHEN GFCI	1/2"	#12	20/1	1500
13	↓					X		14	RANGE	1/2"	#6	50/2	6000
15	WATER HEATER	1/2"	#10	30/2	4500		X	16	↓				
17	↓					X		18	MICROWAVE	1/2"	#12	20/2	1500
19	PRIMARY BEDROOM REC	1/2"	#12	20/1	*		X	20	GARAGE DOOR OPENER-1	1/2"	#12	20/1	1500
21	PRIMARY BATH GFCI REC	1/2"	#12	20/1	*	X		22	GARAGE DOOR OPENER-2	1/2"	#12	20/1	1500
23	BEDROOM 2 REC	1/2"	#12	20/1	*		X	24	E.V.CHARGE POINT	1/2"	#6	50/2	7200
25	BEDROOM 3 REC	1/2"	#12	20/1	*	X		26	↓				
27	BATH 2 GFCI REC	1/2"	#12	20/1	*		X	28	BEDROOOMS+BATHS LIGHT	1/2"	#12	20/1	*
29	BATH 3 GFCI REC	1/2"	#12	20/1	*	X		30	BEDROOM 3+BATH 3 LIGHT	1/2"	#12	20/1	*
31	DINING+FOYER REC	1/2"	#12	20/1	*		X	32	LIVING+KIT+DINING LIGHT	1/2"	#12	20/1	[illegible]
33	LIVING REC	1/2"	#12	20/1	*	X		34	GARAGE+LAUNDRY LIGHT	1/2"	#12	20/[illegible]	[illegible]
35	GARAGE GFCI REC	1/2"	#12	20/1	*		X	36	ALL EXTERIOR LIGHT	1/2"	#12	20[illegible]	[illegible]
37	ALL EXTERIOR GFCI REC	1/2"	#12	20/1	*	X		38	SPACE				
39	SPACE						X	40	SPACE				
41	SPACE					X		42	SPACE				
					* =2630 SQ FT. X 3VA = 7890VA								

ELECTRICAL LOAD CALCULATION

	ITEM	PANEL WATTS
	SQ. FT	2630
	GENERAL LOAD (3W/SQ FT.)	7890
	KITCHEN SMALL APPLIANCES	3000
	REF.	1000
	HOOD	500
	DISPOSAL	500
	DISHWASHER	1500
	DRYER	4500
	WASHER	1500
	RANGE	6000
	MICROWAVE	1500
	WATER HEATER	4500
	E.V.CHARGE POINT	7200
	GARAGE DOOR OPENER X2	3000
	CONNECTED LOAD	42590
	FIRST 10KW @100%	10000
	BAL @40%	13036
	HVAC	[illegible]
	DEMAND LOAD	[illegible]36
	AMP @120/240 1PH	[illegible]
	BREAKER SIZE	

NOTE

1- ALL WORK SHALL BE DONE IN ACCORDANCE WITH BOTH LOCAL AND NAT[illegible] [illegible]TRIC CO[illegible]

2- PROVIDE ALL NON LOCKING-TYPE, 120V, 15 AND 20 AMPERE RECE[T[illegible] [illegible]VING A[illegible] [illegible]EPIN AREA AND DINNING AREA SHALL BE PROTECTED BY A LISTED ARC FAULT CU[illegible] INTER[illegible] [illegible]FCI), C[illegible]BINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF BRANCH CIRCUIT AS PER NE[illegible]

3- AS PER NEC 210.8 GFCI RECEPTACLES SHALL BE READI[illegible] [illegible]SSIBL[illegible] [illegible] [illegible]NTRATOR SHALL PROVIDE GFCI BREAKER IN PANEL.

4- CONTRACTOR TO COORDINATE WITH SWITCH[illegible] VENDOR AND [illegible]ELECT APPROPRIATE AIC RATING FOR PANEL.

MOUNTING HEIGHTS TO TOP OF BOX

1. RANGE OUTLET ____ 7" AFF
2. GENERAL USE OUTLETS ____ 16" AFF
   GENERAL USE OUTLETS AT LOW AV NICHE / TV WALL ____ 18" / 60" AFF
3. WASHING MACHINE AND CLOTHES DRYER OUTLETS ____ 46[illegible]
4. PATIO RECEPTACLES ____ 18[illegible]
5. GENERAL PURPOSE LIGHT SWITCHES ____ [illegible]6" AFF
6. LAUNDRY ROOM LIGHT SWITCH, GARAGE & BATHROOM RECEPTACL[illegible] [illegible]" AFF
7. KITCHEN LIGHT SWITCHES, RECEPTACLES (ABOVE COUNTER TO[illegible] [illegible]AFF
8. WALL MOUNTED TELEPHONE:
   A. UNDER WALL MTD CABINET ____ 48" AFF
   B. ON OPEN WALL ____ [illegible]6" AFF
9. LIGHT STUB-OUT UNDER WALL MTD CABINETS ____ [illegible]" AFF
10. OUTLET AT END OF KITCHEN ISLAND ____ [illegible]

MOUNTING HEIGHTS TO CENT[illegible] BOX

1. KITCHEN EXHAUST FAN ____ 94" AFF
2. ENTRY DOOR (EXTE[illegible]R) WAL[illegible] ____ 86" AFF
3. COACH LIGHTS ([illegible]R) AT[illegible] ____ – [illegible] GARAGE DOOR HEADER
4. ADDRESS PLA[illegible]RIOR) [illegible] [illegible] GARAGE DOOR HEADER
5. GARAGE [illegible]RVI[illegible] WALL LI[illegible] ____ 86" AFF
6. INTE[illegible] MO[illegible] WALL LIG[illegible] ____ 72" AFF
7. [illegible] IN HAL[illegible] ____ 86" AFF
8. [illegible]ANSFOR[illegible] GARAGE: (INSTALL ABOVE ENTRY DOOR UNO.)
   9' P[illegible] ____ 90" AFF
   BATH L[illegible]
   [illegible]' PLATE ____ 95" AFF

NOTES

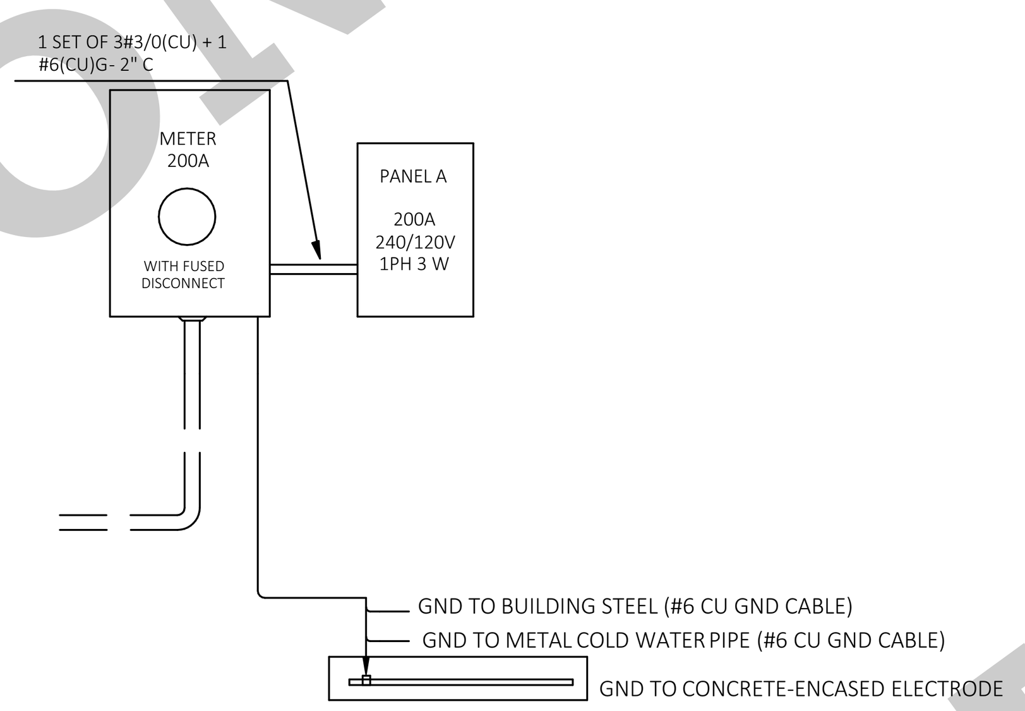
1. [illegible]PTACLES [illegible] BATHROOMS, NEAR SINKS, AND [illegible]CEPT[illegible]
2. A[illegible] [illegible]LL LIVING SPACE AND BED ROOMS. ALL S[illegible] [illegible]TORS SHALL BE HARDWIRED.
3. [illegible]
4. PANEL BOARDS TO BE LABELED IN ACCORDANCE WITH NEC [illegible]4
5. [illegible]UND ELECTRODE CONDUCTORS ARE INSTALLED IN ONE CONTINUOUS LENGTH WITHOUT SPLICES OR JOINTS
6. ALL CIRCUITS TO HAVE GROUND CONDUCTORS
7. ALL CIRCUITS ARE TO BE GROUND CONCEALED
8. EXTERIOR LIGHTING SHALL BE CONTAINED IN CUT-OFF TYPE LUMINARIES AND SHALL BE DIRECTED IN TOWARDS THE PROPERTY SO AS NOT TO REFLECT INTO ADJACENT RESIDENTIAL PROPERTIES
9. EXTERIOR LIGHTS ARE FULL CUT-OFF TYPE AND NO CHANGES SHALL BE MADE
10. PROVIDE APPROPRIATE SEPARATION OF PANELS FROM ALL HAZARDS IN COMPLIANCE WITH NEC 2020.

ELECTRICAL NOTES:

1. OUTLETS SHALL BE AT 18" A.F.F. U.N.O.
2. ALL SWITCHES SHALL BE SET AT 48" A.F.F. U.N.O.
3. THERMOSTAT TO BE SET AT 60" A.F.F.
4. CHIMES TO BE SET AT 84" A.F.F.
5. EXTERIOR BREAKER PANEL TO BE LOCATED ON A SIDE OR REAR WALL OFFSET LEFT AT 48" A.F.F.
6. VERIFY W/OWNER LANDSCAPING/POOL EQUIPMENT STUBS-OUTS

ELECTRICAL NOTE:

DEDICATED 20AMP CIRCUIT FOR: KITCHEN COUNTER,DISH WASHER,REFRIGERATOR, MICRO OVEN,HOOD,GARBAGE DISPOSAL. ALL RECEPTACLES SHALL BE TAMPER RESISTANT, RECEPTACLES MAY NOT BE LOCATED MORE THAN 12 INCHES BELOW THE COUNTER SURFACE AND OR BELOW A COUNTER THAN EXTENDS MORE THAN 6 INCHES BEYOND THE COUNTER EDGE.



NOTES:
1) SERVICE GROUND PER NEC ARTICLE 250
2) THE EXACT A/C RATING OF ALL SERVICE EQUIPMENT AND PANELBOARDS SHALL BE COORDINATED WITH THE POWER COMPANY'S AVAILABLE FAULT CURRENT AND ADJUSTED ACCORDINGLY
3) ALL MULTI-CIRCUIT HOMERUNS SHALL BE PROTECTED WITH MULTI-POLE, SIMULTANEOUS-TRIP CIRCUIT BREAKERS PER N.E.C. 210.48
4) COMPLETE AFCI PROTECTION IS REQUIRED FOR ALL CIRCUITS, PER 2020 NEC.

POWER RISER

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

REVISIONS

CLIENT :

DATE :

SCALE : N.T.S.

DRAWINGS :
ELECTRICAL PLAN

SHEET NO :
A - 09