

### FLAG NOTES:

- 1. ELEVATION OF GARAGE SLAB AT GARAGE / UNIT WALL SEE CIVIL.
- 2. ELEVATION OF GARAGE SLAB AT O.H. GARAGE DOOR SEE CIVIL.
- 3. STEPPED FOOTING.
- 4. STEPPED SLAB REFER TO CIVIL DRAWINGS.

### NOTES:

REFER TO ENLARGED FOUNDATION PLANS FOR CORRESPONDING PLANS FOR LABELED UNITS.

FINISHED FLOOR AND GARAGE FLOOR ELEVATION INFORMATION IS TO BE OBTAINED FROM THE CIVIL DRAWINGS.

# \*\* FOUNDATION NOTE: \*\*

FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.



**REVISIONS** 

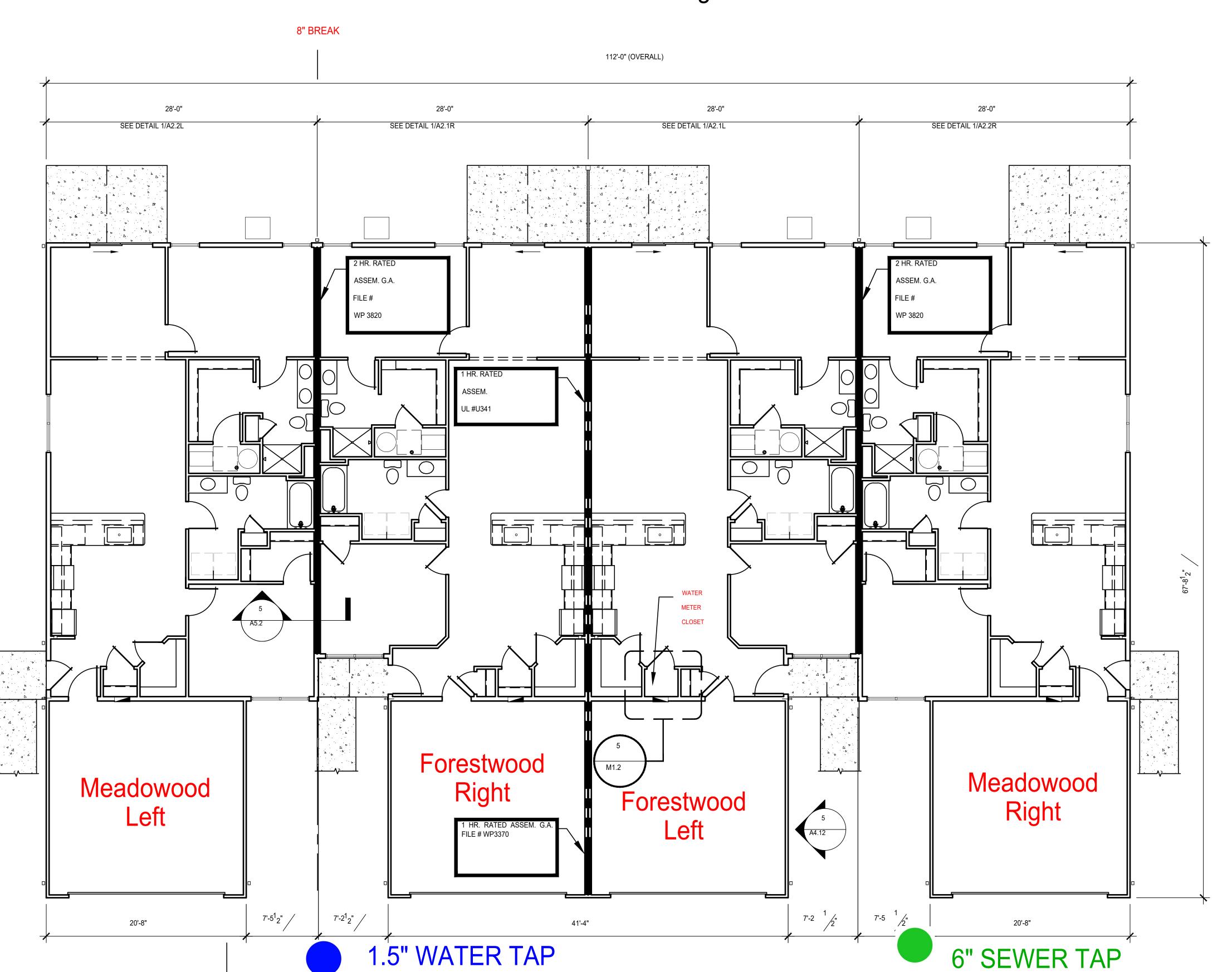
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FOUNDATION

23 OF 137

# **BUILDING M**

- 1 Meadowood Left
- 1 Forestwood Right
- 1 Forestwood Left
- 1 Meadowood Right



### **GENERAL NOTES:**

- 1. REFER TO ENLARGED FLOOR PLANS FOR INTERIOR ROOM DIMENSIONS AND OTHER SPECIFIC INFORMATION.
- 2. SEE SHEET SERIES A6.X FOR DOOR AND WINDOW SCHEDULES.
- 3. CONTRACTOR SHALL PROVIDE ALL WALL BOXES, ETC. AS REQUIRED FOR ROUGH-IN CONDITIONS. TELEPHONE AND T.V. PREWIRE TO BE COMPLETED BEFORE INSTALLATION OF GYPSUM WALLBOARD.
- 4. ALL GRAB BAR BLOCKING FOR FUTURE GRAB BARS AT HANDICAP BATHS MUST BE ABLE TO RESIST A FULL FORCE OF 250 LBS. EXERTED AT ANY POINT IN ANY DIRECTION ON FUTURE GRAB BARS. BLOCKING AT TUBS AND SHOWERS IS TO BE FACTORY INSTALLED.
- 5. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- 6. FOR INTERIOR FINISHES FOR WALLS AND CEILINGS REFER TO FLAME AND SMOKE INDEX
- 7. PRIMARY ENTRY DOORS SHALL HAVE "0" CLEARANCE THRESHOLDS TO MEET ALL ANSI
- 8. ALL EXPOSED EXTERIOR WOOD SHALL BE PRESSURE TREATED. SEE FRAMING PLANS & WALL SECTIONS FOR MORE INFORMATION.

### NOTES:

- 1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR
- 2. ALL UNITS ARE TYPE 'B' DWELLING UNITS AS PER ANSI A117.1-2009, SECTION 1004.

### NOTES:

REFER TO ENLARGED FLOOR PLAN SHEETS TO SEE CORRESPONDING PLANS FOR LABELED

### NOTE:

STAGGER ADJACENT A/C UNITS TO PROVIDE FOR SUFFICIENT ACCESS AROUND EACH.

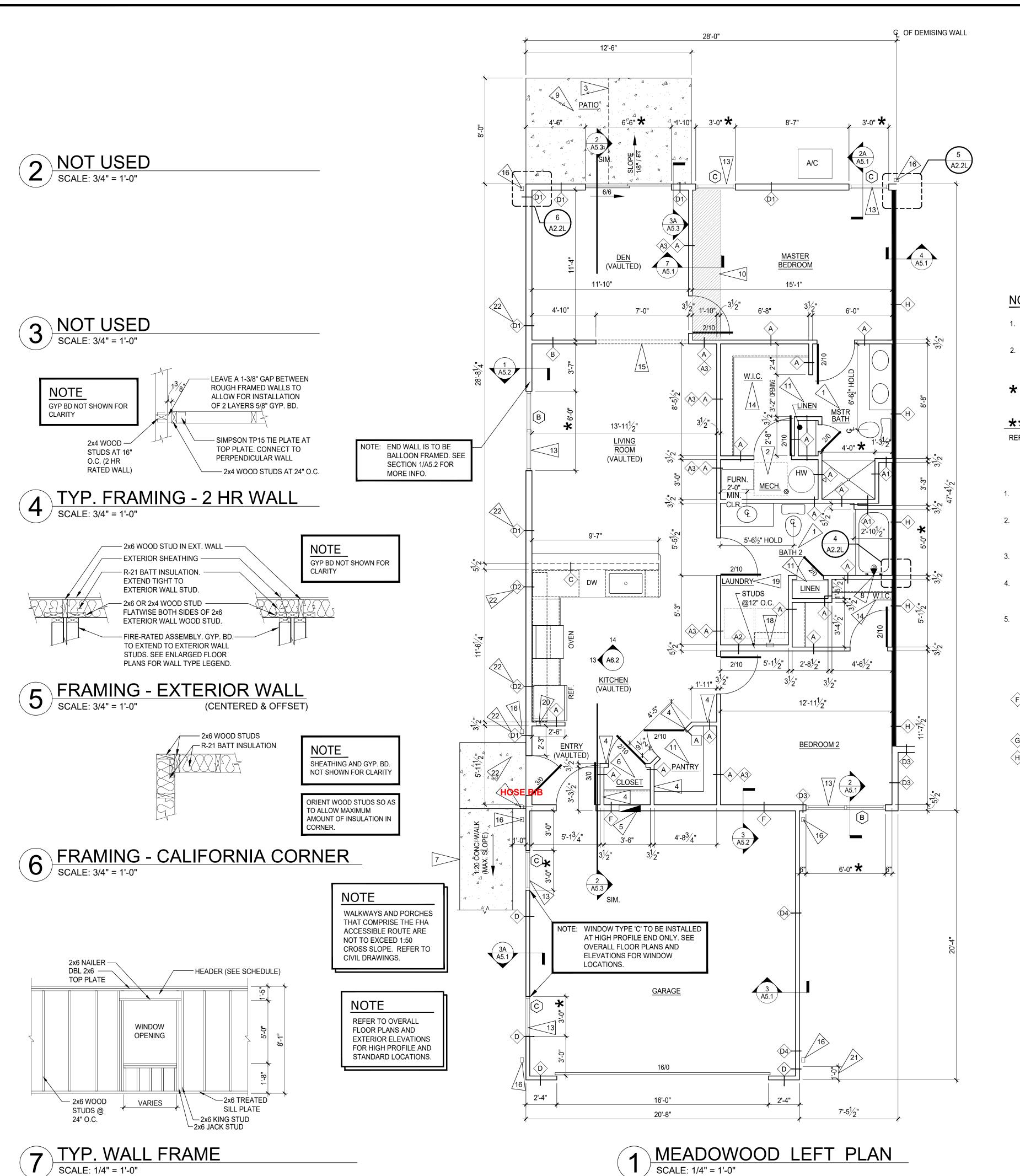


**REVISIONS** 



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### SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS

INDICATES ROOM NAME REFER TO SHEET A6.4 FOR ROOM FINISH MATERIALS

TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER

REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.4 FOR WINDOW

2/10 INDICATES DOOR SIZES- REFER TO SHEET A6.4 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS

> INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE

### NOTES:

- 1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
- 2. THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
- ★ VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.

### \*\* WALL SECTION NOTE

REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

### GENERAL FLOOR PLAN NOTES:

- 1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
- 3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
- 5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

### WALL TYPE LEGEND (CONT'D)

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21

### (G) NOT USED.

(H)— TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C.

(2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" OC WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE, BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1

KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE

AND SHEET A5.0.

### FLAG NOTES:

- 1. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 2. 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
- 3. SAW CUT SEE FOUNDATION SHEETS.
- 4. EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL
- 5. ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 6. PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- 7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- 8. PROVIDE PLUMBING ACCESS PANEL.
- 9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL, SLOPE AWAY FROM UNIT.
- 10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- 11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS
- 12. NOT USED
- 13. VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- 14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 15. HEADER: 8'-1" ABOVE FINISHED FLOOR SEE 2/A5.3.
- 16. DOWNSPOUT REFER TO FOUNDATION AND CIVIL DRAWINGS.
- 17. FROST FREE HOSE BIBB.
- 18. WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 19. WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- 20. ICE MAKER WATER SOURCE.
- 21. 1'-0" STONE RETURN.
- 22. BALLOON FRAME WALL, CONTINUOUS FLOOR TO UNDERSIDE OF GABLE END VAULTED TRUSS BOTTOM CHORD.

### WALL TYPE LEGEND

- A 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A1)—— 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- (A2)—— 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- B 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD. AND WOOD TRIM.
- C LOW-WALL
- 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +/- 34 1/2" A.F.F.

### D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. UPPER WALL

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD.

### REFER TO ELEVATIONS FOR STONE LOCATIONS

# BALLOON FRAME \_\_\_\_\_\_\_ EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.

STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS

### **BALLOON FRAME** -(WHERE NOTE 22 OCCURS)

(WHERE NOTE 22

D2 EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. **LOWER WALL** 

STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS

### BALLOON FRAME — (WHERE NOTE 22 OCCURS)

D3 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD.

D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

D5 NOT USED

(E)— <u>NOT USED.</u>

E1 NOT USED.



**REVISIONS** 

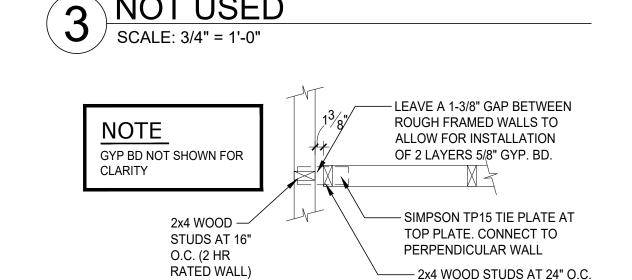
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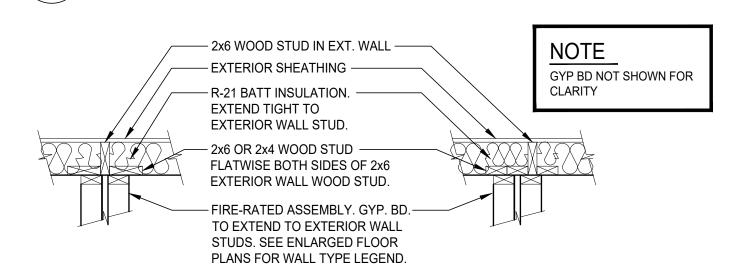
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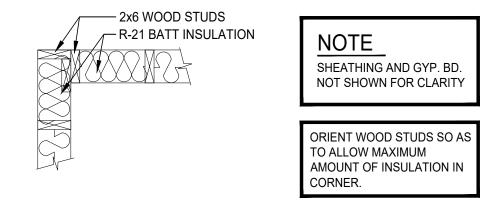




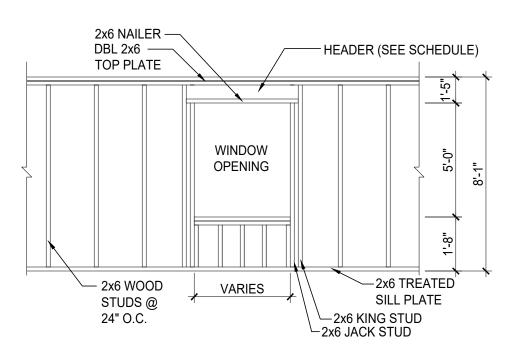
# TYP. FRAMING - 2 HR WALL



## FRAMING - EXTERIOR WALL (CENTERED & OFFSET)



# 6 FRAMING - CALIFORNIA CORNER SCALE: 3/4" = 1'-0"



TYP. WALL FRAME



INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS

INDICATES ROOM NAME REFER TO SHEET A6.4 FOR ROOM FINISH ROOM NAME MATERIALS

TYPICAL SECTION AND DETAIL FLAGS:

- REFERS TO SECTION OR ELEVATION NUMBER

REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.4 FOR WINDOW SCHEDULE

INDICATES DOOR SIZES- REFER TO SHEET A6.4 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS

INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE PANEL IS TO SLIDE.

### NOTES:

- 1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
- 2. THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
- ★ VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.

### \*\* WALL SECTION NOTE

REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

### **GENERAL FLOOR PLAN NOTES:**

- 1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
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- 3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
- 4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
- 5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.



### WALL TYPE LEGEND (CONT'D)

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE

⟨H⟩ TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C

(2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" OC WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE, BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.

# NOTE

WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.

### NOTE REFER TO OVERALL

FLOOR PLANS AND **EXTERIOR ELEVATIONS** FOR HIGH PROFILE AND STANDARD LOCATIONS

### **BALLOON FRAME** (WHERE NOTE 22 OCCURS)

(WHERE NOTE 22

OCCURS)

✓D1 — EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD.

KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.

7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21

FLAG NOTES:

INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.

2. 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES

4. EXTEND DRYWALL BUILD TIGHT TO UNDERSIDE OF CEILING DRYWALL

DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".

11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS

INSTALL 1x TRIM WITH CASING ON SILL.

15. HEADER: 8'-1" ABOVE FINISHED FLOOR - SEE 2/A5.3.

5. ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

6. PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.

9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL,

13. VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW

SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE.

SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD.

14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON

18. WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE

19. WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON

22. BALLOON FRAME WALL, CONTINUOUS FLOOR TO UNDERSIDE OF GABLE END VAULTED

WALL TYPE LEGEND

(A)— 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM

(A1)—— 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM

(A2)—— 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM

(A3)—— 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT

(B) 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP

INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.

WITH 1/2" GYP. BD. AND WOOD TRIM.

D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.

REFER TO ELEVATIONS FOR STONE LOCATIONS

REFER TO ELEVATIONS FOR STONE LOCATIONS

2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

COUNTERTOP, +/- 34 1/2" A.F.F.

C LOW-WALL

**UPPER WALL** 

LOWER WALL

CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF

CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF

CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF

1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER

STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER

7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD.

AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS

SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.

16. DOWNSPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.

10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.

7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL

3. SAW CUT - SEE FOUNDATION SHEETS.

8. PROVIDE PLUMBING ACCESS PANEL

SLOPE AWAY FROM UNIT.

12. NOT USED

17. FROST FREE HOSE BIB.

RIGHT SIDE.

21. 1'-0" STONE RETURN.

FOR MORE INFORMATION.

20. ICE MAKER WATER SOURCE.

TRUSS BOTTOM CHORD.

PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE

STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER

BALLOON FRAME \_\_\_\_\_\_\_ EXTERIOR WALL CONSTRUCTION - 2x6 AT 16" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. **LOWER WALL** 

STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 16" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.

REFER TO ELEVATIONS FOR STONE LOCATIONS

### BALLOON FRAME — (WHERE NOTE 22 OCCURS)

D3 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD.

EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.
HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

D5 NOT USED (E)— <u>NOT USED</u>

E1 NOT USED

**PARSONS** 

**REVISIONS** 

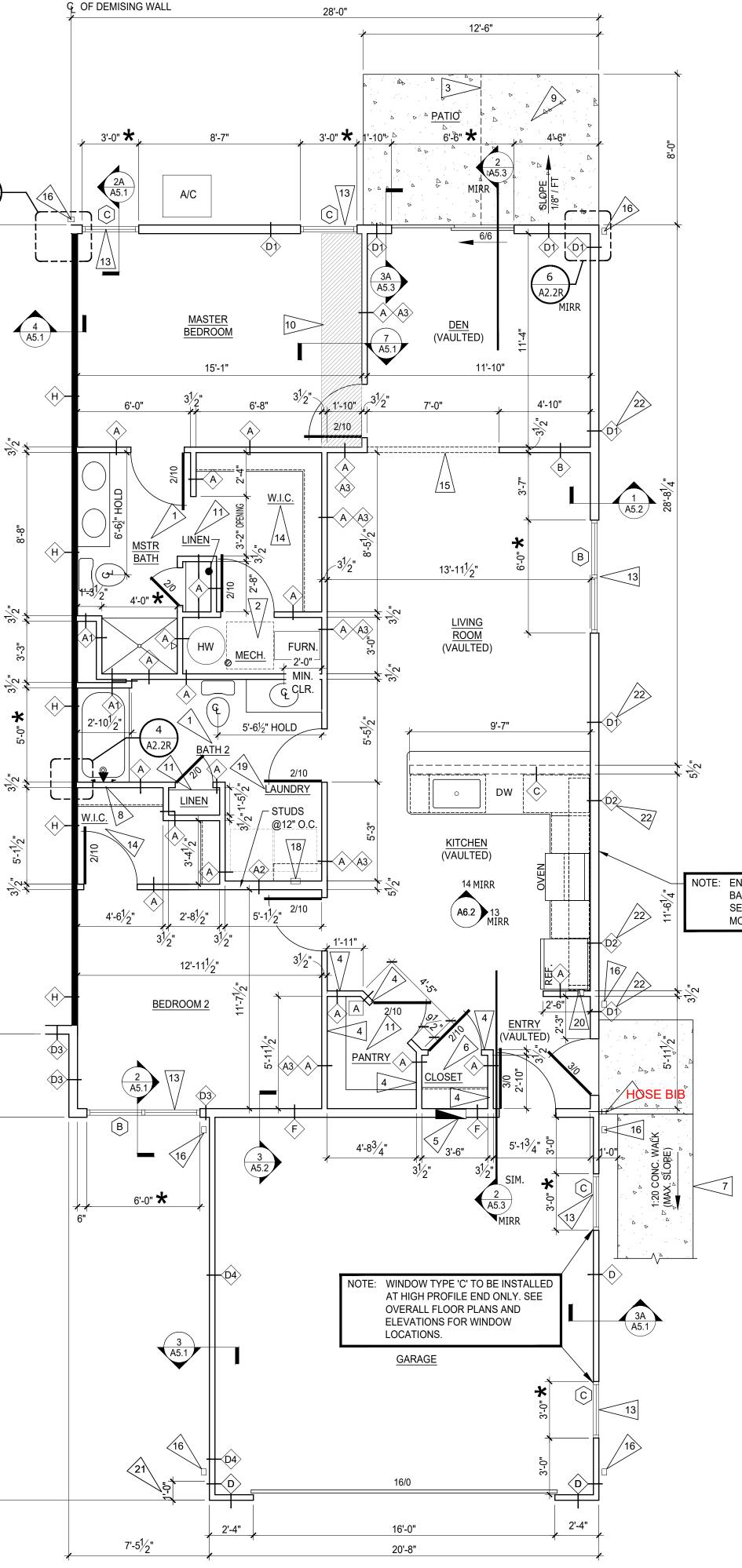
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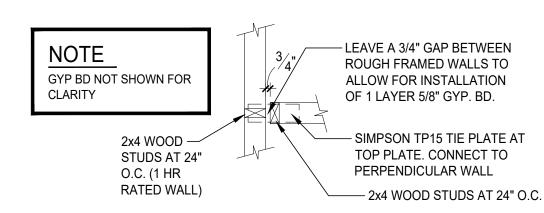
REDWO AD ME



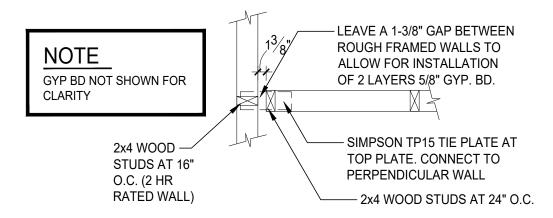
MEADOWOOD RIGHT PLAN

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

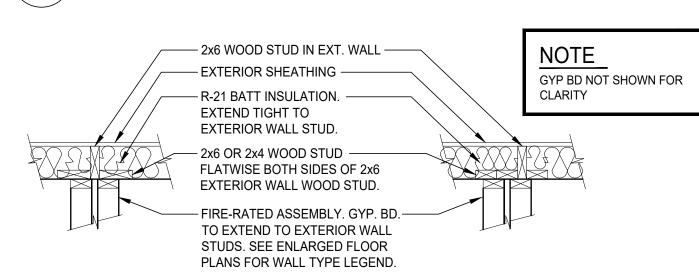
GARAGE WALL AT UNIT WALL



TYP. FRAMING - 1 HR WALL 3 IYP. FRA SCALE: 3/4" = 1'-0"



TYP. FRAMING - 2 HR WALL

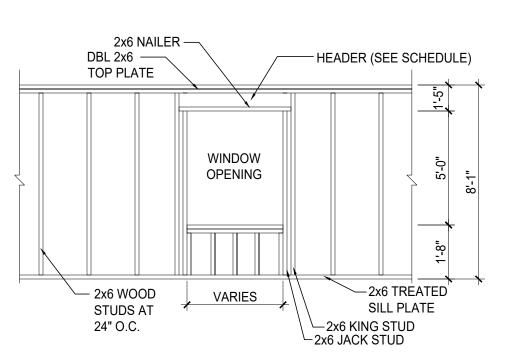


5 FRAMING - EXTERIOR WALL

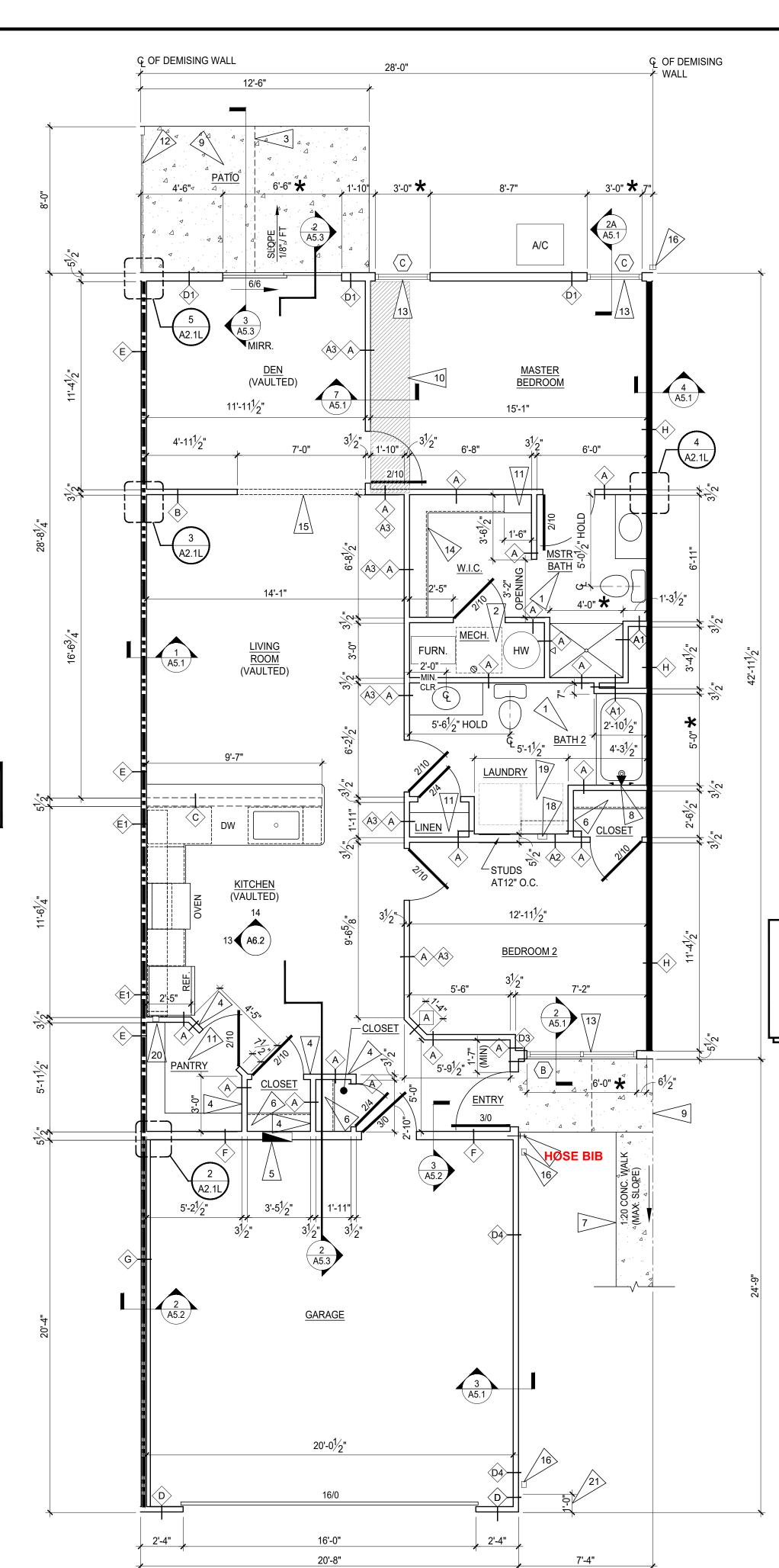
SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)

6 NOT USED

SCALE: 3/4" = 1'-0"



7 TYP. WALL FRAME SCALE: 1/4" = 1'-0"



FORESTWOOD LEFT PLAN

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

SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS

INDICATES ROOM NAME REFER TO SHEET A6.4 FOR ROOM FINISH MATERIALS

TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION

NUMBER REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.4 FOR WINDOW SCHEDULE

INDICATES DOOR SIZES- REFER TO SHEET A6.4 FOR DOOR AND FRAME 2/10 MATERIALS AND ELEVATIONS

INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING

INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820.

RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING. INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE

NOTES:

1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.

2. THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.

★ VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.

\*\* WALL SECTION NOTE

REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

PANEL IS TO SLIDE.

GENERAL FLOOR PLAN NOTES:

1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.

2. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.

3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)

4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS. ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.

5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.

FLAG NOTES:

1. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.

2. 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES

SAW CUT - SEE FOUNDATION SHEETS.

4. EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL

5. ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.

6. PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.

7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL

8. PROVIDE PLUMBING ACCESS PANEL.

9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL., SLOPE AWAY

10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.

11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.

DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".

12. VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 3/A5.3.

VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING

14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL

15. HEADER: 8'-1" ABOVE FINISHED FLOOR - SEE 2/A5.3.

16. DOWNSPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.

17. FROST FREE HOSE BIBB.

18. WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE

19. WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.

20. ICE MAKER WATER SOURCE.

21. 1'-0" STONE RETURN.

### WALL TYPE LEGEND

(A)—— 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF

(A1) 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF

(A2)— 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF

(A3 — 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.

B — 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD. AND WOOD TRIM.

1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +/- 34 1/2" A.F.F.

D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD.

REFER TO ELEVATIONS FOR STONE LOCATIONS

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.

LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS

D2 NOT USED

D3 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD.

D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C.

HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.

E ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C.

(1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

E1 ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.

G ONE-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER GA FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.

H TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" OC WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE, BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.



**REVISIONS** 

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**MIAMISB** EDWO

 $20'-0\frac{1}{2}$ "

16/0

16'-0"

20'-8"

FORESTWOOD RIGHT PLAN

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

7'-4"

2'-4"

WINDOW

OPENING

VARIES

TYP. WALL FRAME

2x6 WOOD

STUDS @

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

24" O.C.

-2x6 TREATED

SILL PLATE

-2x6 KING STUD

<sup>1</sup>—2x6 JACK STUD

### SYMBOLS LEGEND

INDICATES WALL CONSTRUCTION TYPE, REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS

INDICATES ROOM NAME REFER TO SHEET A6.4 FOR ROOM FINISH NAME MATERIALS

TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER

PANEL IS TO SLIDE.

REFERS TO DRAWING SHEET NUMBER

INDICATES WINDOW TYPES- REFER TO SHEET A6.4 FOR WINDOW

INDICATES DOOR SIZES- REFER TO SHEET A6.4 FOR DOOR AND FRAME 2/10 MATERIALS AND ELEVATIONS

INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING

INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN

INDICATES SLIDING PATIO DOOR ACTIVE PANEL AND DIRECTION ACTIVE

TIGHT TO UNDERSIDE OF ROOF SHEATHING.

### NOTES:

- 1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
- 2. THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
- \* VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.

### \*\* WALL SECTION NOTE

REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

### GENERAL FLOOR PLAN NOTES:

- 1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
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- WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS. ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
- 5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

### FLAG NOTES:

- 1. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 2. 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
- 3. SAW CUT SEE FOUNDATION SHEETS.
- 4. EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL
- 5. ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 6. PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- 7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- 8. PROVIDE PLUMBING ACCESS PANEL.
- 9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL, SLOPE AWAY
- 10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- 11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- 12. VINYL BOARD ON BOARD FENCE WITH 4x4 P.T. POST. SEE DETAIL 3/A5.3.
- 13. VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING
- 14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL
- 15. HEADER: 8'-1" ABOVE FINISHED FLOOR SEE 2/A5.3.
- 16. DOWNSPOUT REFER TO FOUNDATION AND CIVIL DRAWINGS.
- 17. FROST FREE HOSE BIB.
- 18. WASHER AND DRYER. PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE AND DRYER VENT THROUGH ATTIC SPACE. SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE
- 19. WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- 20. ICE MAKER WATER SOURCE.
- 21. 1'-0" STONE RETURN.

### WALL TYPE LEGEND

- (A)— 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- 41 YOUR STUDS AT 24" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- (A2)—— 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" OC. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF
- 43 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" OC WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- (B)—— 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" OC. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD. AND WOOD TRIM.
- C LOW-WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +/- 34 1/2" A.F.F.
- D EXTERIOR WALL CONSTRUCTION 2x4 AT 24" O.C.
- **UPPER WALL**
- HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- REFER TO ELEVATIONS FOR STONE LOCATIONS
- 1 EXTERIOR WALL CONSTRUCTION 2x6 AT 24" O.C.

REFER TO ELEVATIONS FOR STONE LOCATIONS

- HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
  - LOWER WALL STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- D2 NOT USED
- D3 EXTERIOR WALL CONSTRUCTION 2x6 AT 24" O.C.
- HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD.
- D4 EXTERIOR WALL CONSTRUCTION 2x4 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- ⟨E⟩ ONE-HOUR RATED SEPARATION WALL 2x4 AT 24" O.C.
- (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- E1 ONE-HOUR RATED SEPARATION WALL 2x4 AT 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATION BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- F GARAGE / UNIT SEPARATION WALL 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" OC WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
- G ONE-HOUR RATED SEPARATION WALL 2x4 AT 16" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 1" AIR SPACE, 2x4 WOOD STUDS AT 16" O.C. AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER GA FILE NO. WP3370. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- H TWO-HOUR RATED SEPARATION WALL 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" OC WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE, BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.



**REVISIONS** 

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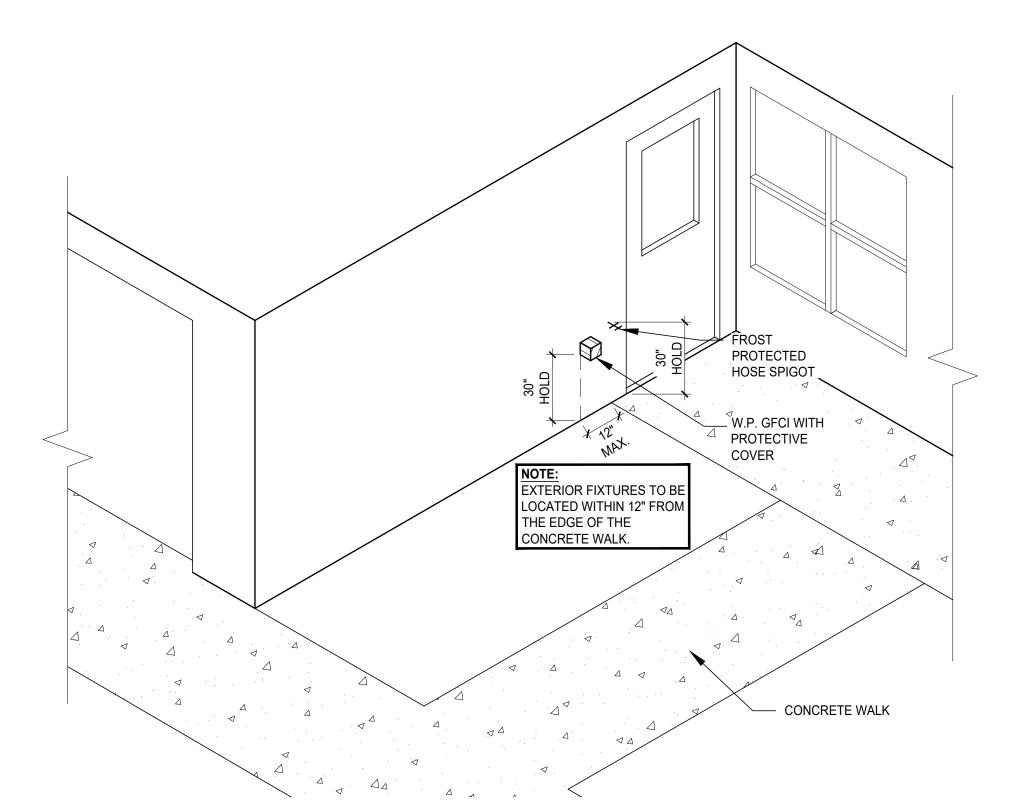
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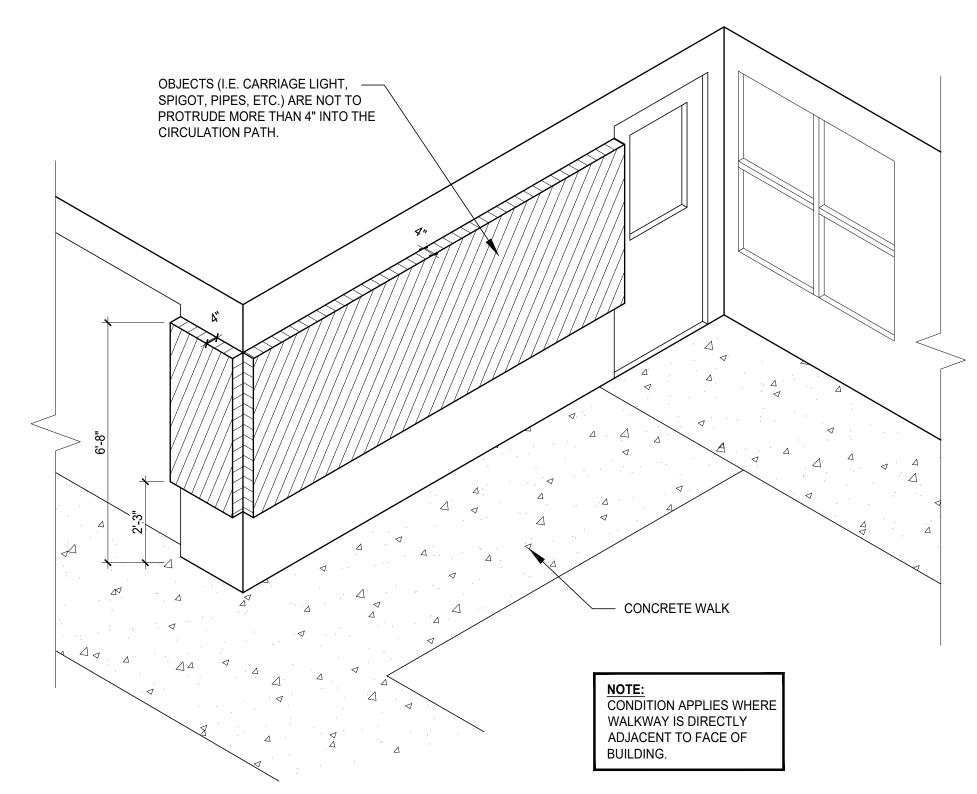
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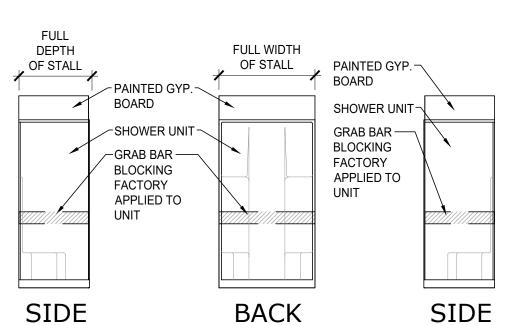


# EXTERIOR FIXTURE LOCATIONS

NO SCALE



PROTRUDING OBJECT LIMITS

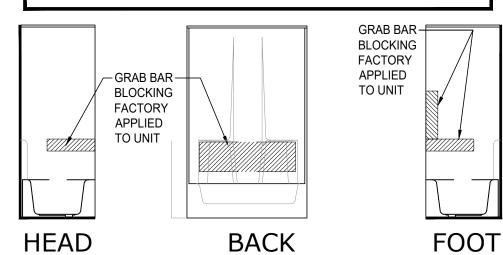


TYPICAL BLOCKING

SCALE: 1/4" = 1'-0" FHA COMPLIANT SHOWER

NOTE:

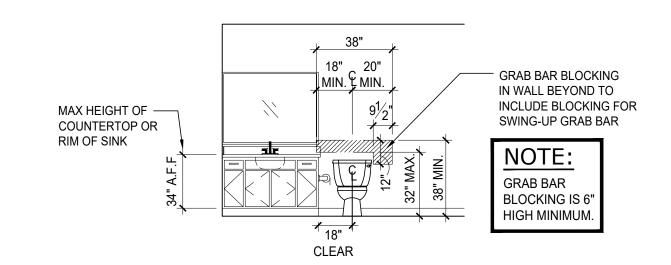
BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS IS TO BE FACTORY INSTALLED BY THE MANUFACTURER OF THE FIXTURE. BLOCKING IS TO MEET ALL REQUIREMENTS OF THE RESIDENTIAL CODE INCLUDING SIZE & LOCATION AS WELL AS LOAD REQUIREMENTS



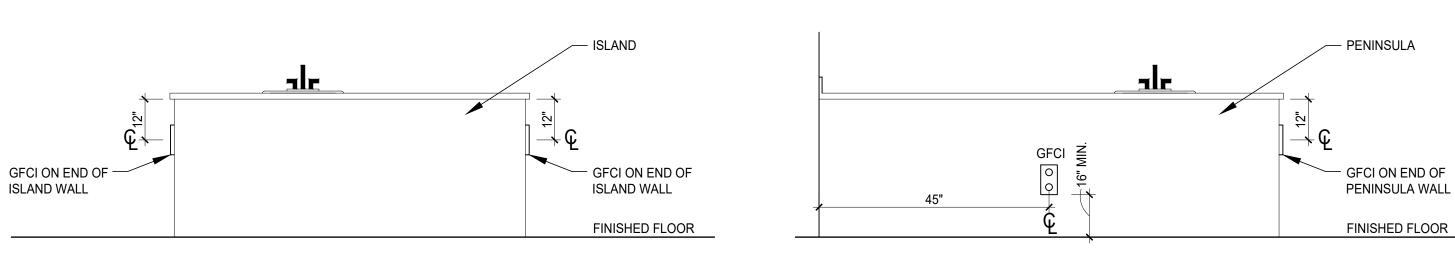
HEAD BACK FOOT

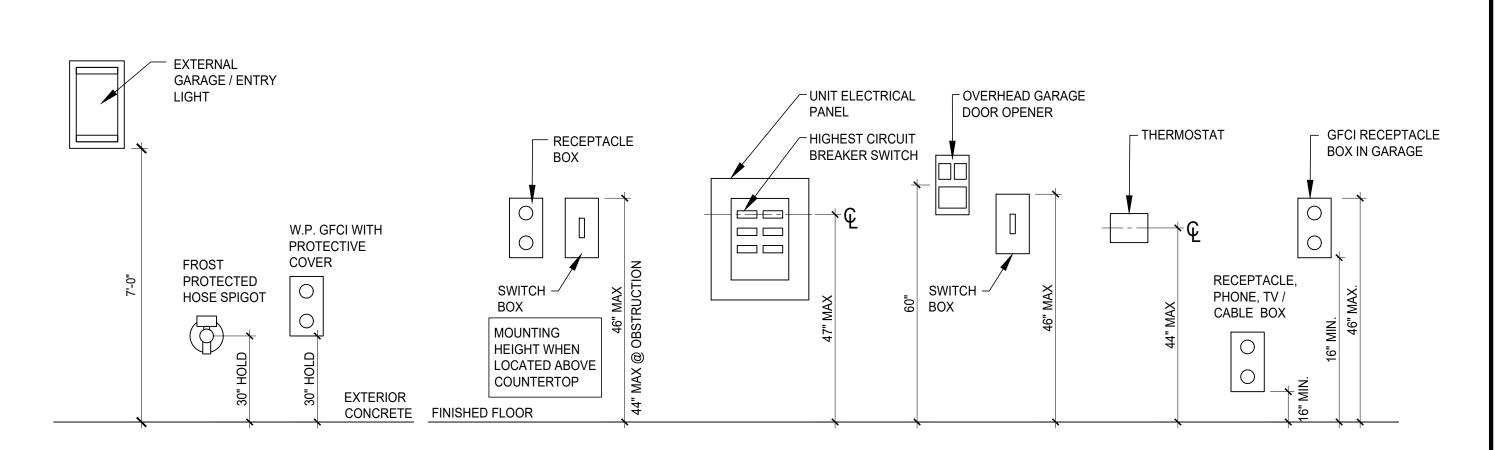
TYPICAL BLOCKING

SCALE: 1/4" = 1'-0" FHA COMPLIANT TUB



2 BATH #2
SCALE: 1/4" = 1'-0"









# All Redwood Contractors and Subcontractors

The construction of all Redwood apartments and site improvements must comply with all FHA (Fair Housing Act) standards and accessibility requirements. All contractors are required to build Redwood apartment units based on site specific plans and follow the FHA details as described on all of the items noted on these three FHA sheets. Construction that does not follow FHA accessibility requirements will not be accepted by Redwood.

phone 330.666.5770 fax 330.666.8812 3660 Embassy Parkway Fairlawn, OH 44333 mpg-architects.com

MANN - PARSONS - GRAY
A R C H I T E C T S

BURG

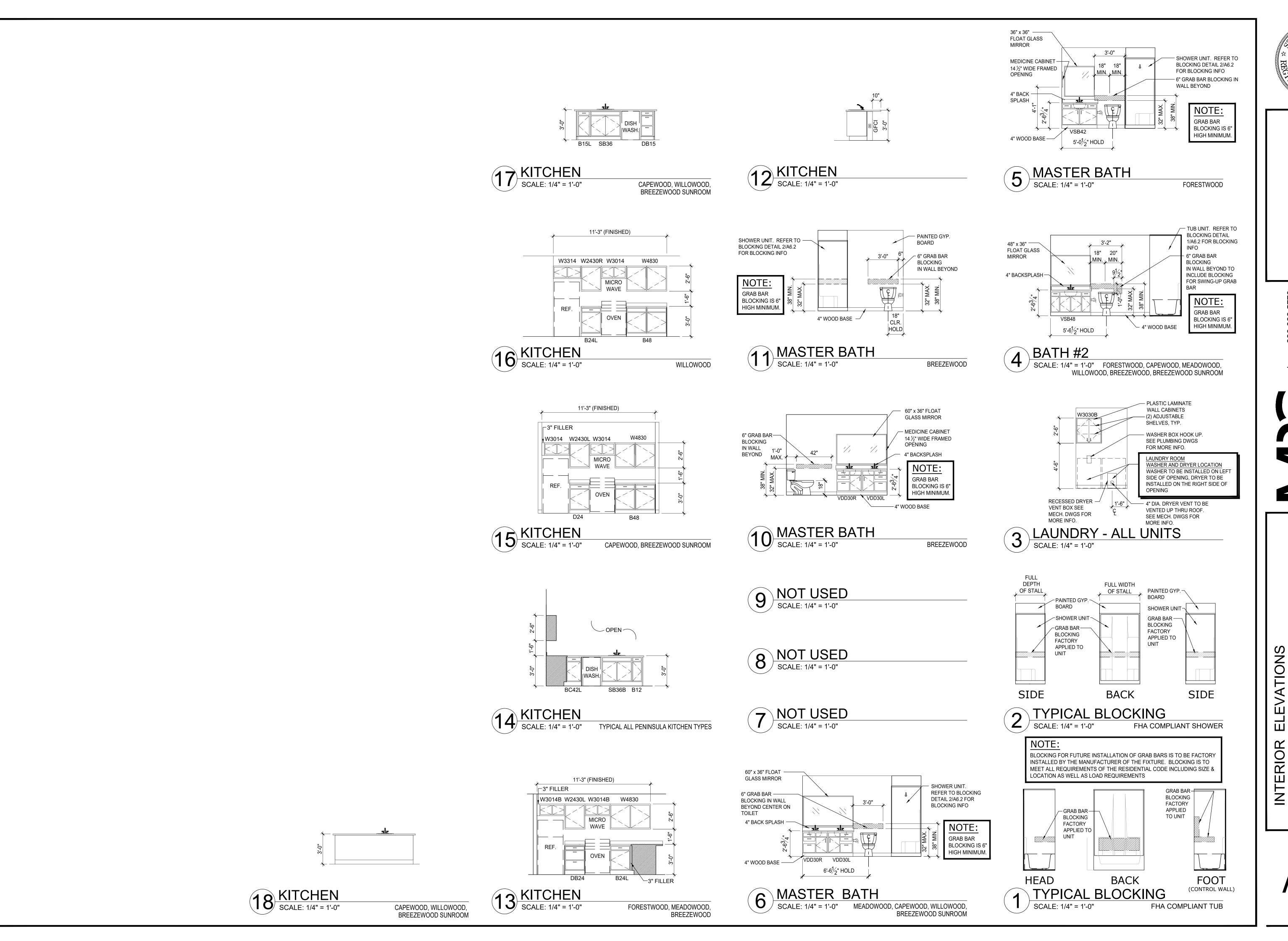
Redwood

APARTMENT NEIGHBORHOODS

FHA DESIGN STANDARDS
PROJECT #: 33521

EDWOOD MIAMISBURG

FHA 1.



RANDALL C PARSONS 16038

**REVISIONS** 

330.666.5770 330.666.8812 oassy Parkway wn, OH 44333

MAN A

Redwood

APARTMENT NEIGHBORHOODS

2022 JULY 27,

MIAMISBURG 33521

REDWOOD PROJECT #:

131 OF 137

DOOR SCHEDULE - LEASING OFFICE / STORAGE							
Г	OOOF	₹		FRAME			
ROOM NAME	TYPE	SIZE	MATERIAL	MATERIAL	HARDWARE	NOTE: CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS AND FRAMES.  ALL INTERIOR DOORS TO BE PAINTED ON ALL (6) SIDES.	
ENTRY	7	3'-0" x 6'-8" x 1 3/4"	STL/GL	WPH	5	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES	
PETWASH	1	3'-0" x 6'-8" x 1 3/4"	STL/GL	WPH	5	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES	
RESTROOM	3	3'-0" x 6'-8" x 1 3/8"	HCWD	WPH	1	-	
WATER HEATER CLOSET	3	2'-8" x 6'-8" x 1 3/8"	HCWD	WPH	8	-	
OFFICE	3	3'-0" x 6'-8" x 1 3/8"	HCWD	WPH	4		
STORAGE - ENTRY	2	3'-0" x 6'-8" x 1 3/4"	STL	WPH	2	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES	
STORAGE - KITCHEN ENTRY	3	3'-0" x 6'-8" x 1 3/4"	STL	WPH	7	THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES, JAMBS FOR 2x4 WALL	
STORAGE	6	16'-0" x 7'-0"	STL	-	3	INSULATED STEEL OVERHEAD DOOR	

F	ROOM FINISH SCHEDULE - LEASING OFFICE / STORAGE								
ROOM NAME	FLOOR	BASE	NORTH	WALLS CEILING CEIL NORTH EAST SOUTH WEST MATL.					REMARKS
ENTRY	VP	B1	W1	W1	W1	W1	C1	8'-0"	
LEASING	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
PET WASH	CONC	B5	W3	W3	W3	W3	C1	8'-0"	FULL HEIGHT FIBER REINFORCED PANELS
OFFICE	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
RESTROOM	VP	B4	W1/W2	W1	W1/W2	W1/W2	C1	8'-0"	
KITCHEN	VP	B1	W1	W1	W1	W1	C1	8'-0"	-
STORAGE	CONC	B5	W1	W1	W1	W1/W2	C1	8'-0"	FRP BEHIND AND TO SIDE OF MOP SINK
WATER HEATER CLOSET	CONC	В3	W1	W1	W1	W1	C1	8'-0"	-

**SCREEN** 

WINDOW TYPES (INSULATED GLASS)

TYPE 'B'

TYPE 'A'

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

NOT USED

TYPE 'C1'

TYPE 'C2'

### ROOM FINISH NOTES

1. THE TRANSITION BETWEEN DIFFERENT FLOOR FINISHES BETWEEN ROOMS SHALL OCCUR DIRECTLY BELOW THE CENTERLINE OF ALL DOORS IN THEIR CLOSED POSITION.

### FINISH LEGEND:

### FLOORS:

VINYL PLANK (PER SPECIFICATION)

CONC SEALED CONCRETE

### BASE:

VP

B1 3" PAINTED BASE. (MDF)

### B2 NOT USED.

B3 EXPOSED

B4 6" RUBBER COVE BASE (GRAY) COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER/INTERIOR DESIGNER.

### B5 4" AZEK TRIM, COLOR: WHITE.

### WALLS:

W1 PAINTED GYPSUM BOARD, (1) COAT LATEX PRIMER, (2) COAT LATEX, FLAT -COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER/INTERIOR DESIGNER.

### W2 FIBER REINFORCED PANEL (WHITE) TO + 48" A.F.F.

W3 FIBER REINFORCED PANEL (WHITE) FULL WALL HEIGHT, OVER WATER RESISTANT GYPSUM BOARD ('GREEN-BOARD')

### CEILING:

C1 KNOCK-DOWN PLASTER FINISH.

### FLAME & SMOKE RATING INDEX

### ENCLOSED AREAS, SPACES, OR ROOMS

INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

	<u>B</u>	<u>S-1</u>
WALLS & CEILINGS:	CLASS C	CLASS C
FLOORS:	CLASS DOC FF1	CLASS DOC FF1
EXIT ACCESS CORRIDORS		

INTERIOR FINISH OF INTERIOR ACCESS CORRIDORS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS

	브	<u>0-1</u>
WALLS:	CLASS A	CLASS B
CEILINGS:	CLASS A	CLASS B
FLOORS:	CLASS <u>II</u>	CLASS <u>II</u>
ALL OTHER AREAS SHALL COMPLY WITH TH	E DOC FF1 "PILL TEST" IN	ICLUDING CARPET.

### VERTICAL EXITS, EXITWAYS

6" RUBBER COVE BASE

SEE ROOM FINISH SCHEDULE

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

**RESTROOM - LEASING OFFICE** 

INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

	<u>B</u>	<u>S-1</u>
WALLS:	CLASS B	CLASS B
CEILINGS:	$CLASS\overline{B}$	CLASS B
FLOORS:	CLASS $\overline{\underline{II}}$	CLASS <u>II</u>

### GENERAL DOOR, FRAME & HARDWARE NOTES

- 1. CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS & FRAMES.
- 2. ALL DOORS (UNLESS NOTED OTHERWISE) SHALL HAVE LEVER-OPERATED HARDWARE PER SECTION 404.2.6 I C C A117.1 - 2009. AND SHALL MEET THE REQUIREMENTS OF OBC 1010.1.9 AND BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE SUCCESSFUL HARDWARE SUPPLIER TO PROPERLY SIZE ALL HARDWARE.
- 4. SEE FLOOR PLANS FOR ALL DOOR SWING DIRECTIONS.

### **ABBREVIATIONS**

- WOOD (DOORS) HOLLOW CORE WOOD DOOR(S), STAINED BY CONTRACTOR, COLOR BY OWNER
- INSULATED PREMIUM STEEL PANEL STYLE (DOORS)
- WOOD PRE-HUNG (FRAMES) TEMPERED GLAZING (INSULATED GLASS)

### DOOR HARDWARE SETS

SET 1 (PRIVACY) SET 2 (ENTRANCE) 3 BUTT HINGES 1 PRIVACY LOCKSET SELF-CLOSING, SPRING TYPE

1 ENTRANCE LOCKSET 1 DEAD BOLT SET 3 (PATIO / CLOSET / GARAGE) 1 ALUM. ADA THRESHOLD MANUFACTURERS 1 WEATHER STRIP

SET 5 (OFFICE) 3 BUTT HINGES SET 4 (PASSAGE) SELF-CLOSING, 3 BUTT HINGES SPRING TYPE 1 PASSAGE SET 1 ENTRANCE LOCKSET 1 HINGE STOP

1 DEAD BOLT (THUMB TURN INSIDE) 1 ALUM. ADA THRESHOLD 1 WEATHER STRIP 1 HINGE STOP

SUBJECT TO OWNERS APPROVAL.

3 BUTT HINGES SELF-CLOSING, SPRING TYPE 1 ENTRANCE LOCKSET 1 ALUM. ADA THRESHOLD 1 WEATHER STRIP

NOT USED.

3 BUTT HINGES

1 HINGE STOP

HARDWARE

SET 6 (PASSAGE) NOT USED

1 HINGE STOP

3 BUTT HINGES 1 ENTRANCE LOCKSET 1 HINGE STOP 1 HINGE STOP

DOOR SCHEDULE NOTES:

CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS AND FRAMES.

DOOR AND WINDOW NOTES

1. WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE.

3. DOORS ARE TO BE UNDERCUT 1" ABOVE FLOORING FOR RETURN AIR

# **Small Level Changes within** the Unit

LEASING OFFICE - RESTROOM FIXTURE SCHEDULE

(2) TOILET TISSUE DISPENSER, (MTD. 36" FROM PLUMBING WALL. SEE ELEV. FOR

(3) STAINLESS STEEL H.C. TOILET GRAB BAR SET W/ SATIN FINISHED SURFACE:

(1) H.C. TOILET W/ ELONGATED OPEN FRONT SEAT (FLOOR MTD. W/ RIM HEIGHT AT 17"

ONE 36"L BEHIND WATER CLOSET (MTD. MAX 6" FROM SIDE WALL AND 36" A.F.F. TO €). ONE 42"L GRAB BAR ON SIDE WALL (MTD. 12" MIN. FROM BACK OF WATER CLOSET

ONE 18"L VERTICAL GRAB BAR ON SIDE WALL (MTD. 41" MAX. FROM BACK OF WATER

MODEL: BOBRICK B-6806, STAINLESS STEEL, SATIN FINISH (0.05" THICK), CONCEALED

MOUNTING. GRAB BARS TO WITHSTAND A DOWNWARD LOAD OF AT LEAST 250 LBF.

(4) WALL MOUNTED LAVATORY, PROVIDE SUPPORT BRACKETS AS REQUIRED (MTD. TOP

NUMBER. PLUMBER TO PROVIDE UNDER LAVATORY GUARD FOR EACH HANDICAP

GLASS WITH CONCEALED MOUNTING ASSEMBLY. PROVIDED BY LOCAL GLASS AND

OF LAVATORY 34" A.F.F.) SEE PLUMBING DRAWINGS FOR LAVATORY MODEL

(5) MIRROR: MOUNT BOTTOM OF MIRROR @ 40" A.F.F. MAX. SHALL BE 1/4" FLOAT/PLATE

\* PROVIDE FRTW BLOCKING BEHIND ALL ACCESSORIES BEING ATTACHED TO THE

★ INSTALL ACCESSORIES USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED

\* ADJUST ACCESSORIES FOR UNENCUMBERED, SMOOTH OPERATION AND VERIFY

\* CONTRACTOR SHALL REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR

THAT MECHANISMS FUNCTION PROPERLY. REPLACE DAMAGED OR DEFECTIVE

AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND

WALL. MOUNT WITH CONCEALED FASTENERS WHENEVER POSSIBLE.

FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

SPECIFIC INFORMATION ON THE ABOVE PLUMBING FIXTURES.

ITEMS. REMOVE TEMPORARY LABELS AND PROTECTIVE COATINGS.

(COORDINATE ALL SPECIFIED HEIGHTS BELOW WITH INT. ELEVATIONS)

MOUNTING HEIGHT). MODEL: AS SELECTED BY OWNER

WHEN TESTED IN ACCORDANCE WITH ASTM F446.

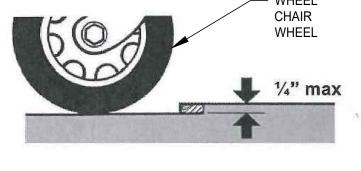
AND 36" A.F.F. TO €).

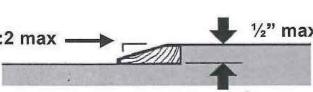
LAVATORY.

MIRROR COMPANY.

CLOSET AND 41" A.F.F. TO €).

A.F.F.). SEE PLUMBING DRAWINGS FOR TOILET MODEL NUMBER.





# CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL

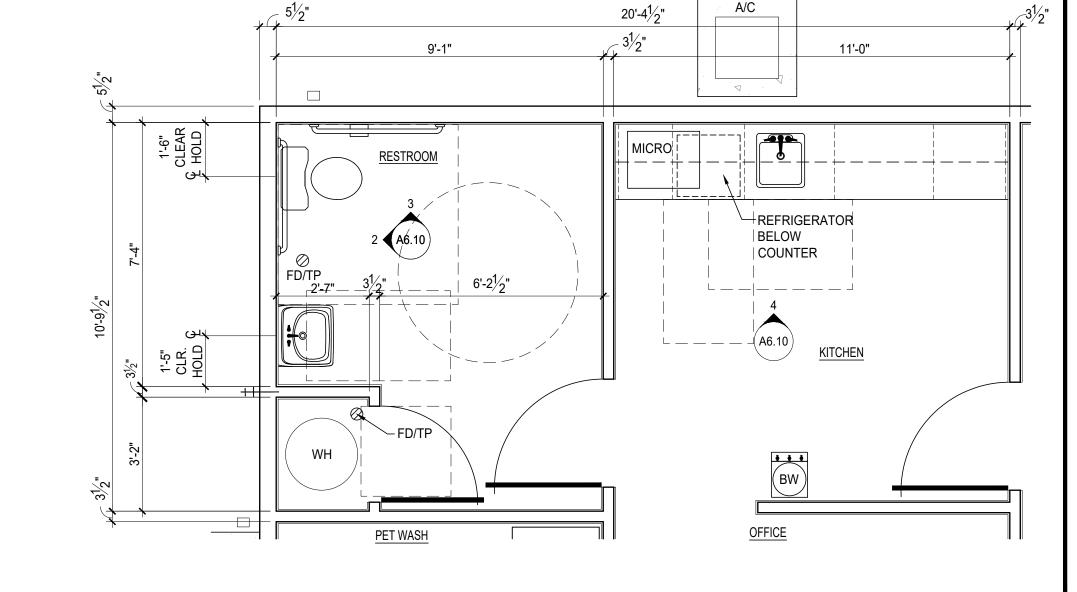
NO SCALE

### - GLASS IN 3'-0" SEE SCHEDULE 3'-6" FRP BOARD TO 48" A.F.F. SEE ROOM FINISH SCHEDULE INSULATED **PANEL** STL DOOR INSULATED WOOD STL DOOR DOOR STL DOOR 6" RUBBER COVE BASE RAISED PANEL SEE ROOM FINISH <u>TYPE '2'</u> TYPE '5' <u>TYPE '4'</u> TYPE '6' INSULATED SCHEDULE STEEL DOOR DOOR TYPES NOTE: PETWASH DOOR RESTROOM - LEASING OFFICE INTERIOR TRIM TO SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0" BE 'AZEK' OR EQUAL DOOR ELEVATIONS TYPICALLY DO NOT SHOW HARDWARE WATER- RESISTANT SEE PLAN FRP BOARD TO 48" A.F.F. SEE ROOM FINISH SCHEDULE UNIT #2650 UNIT #3050-2 LEVER HANDLES PER I.C.C. -INSULATED SINGLE A117.1 - 2009 INSULATED SINGLE HUNG HUNG VINYL UNIT WITH INSULATE ALL EXPOSED **UNIT WITH** REMOVABLE SCREEN PLUMBING PER I.C.C. REMOVABLE A117.1-2009 606.6

18B **24"** 

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

KITCHEN - LEASING OFFICE







**REVISIONS** 

.5770 .8812 .666. 330. 330.

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VATIONS

INTERIOR

**MIAMISBUR** 

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### PLUMBING SPECIFICATIONS

### SCOPE OF WORK

- A. FURNISH AND INSTALL SANITARY SEWER, STORM, STORM SEWER, VENT SYSTEM. DOMESTIC HOT AND COLD WATER AND NATURAL GAS SYSTEM AS SHOWN ON
- B. INSTALL ALL FIXTURES AND TRIM AS SHOWN ON DRAWINGS

### II. PLUMBING MATERIALS AND INSTALLATION

- A. INSTALL THE OWNER FURNISHED FIXTURES SHOWN ON THE PLANS.
- . CITY WATER AND DOMESTIC HOT WATER PLASTIC PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE LOCAL WATER UTILITY REQUIREMENTS. INSULATE ALL ABOVE GRADE HOT AND COLD WATER PIPING WITH ONE-HALF (1/2") INCH THICK MOLDED FIBERGLASS HAVING TYPE ASJ JACKET AND MANUFACTURED BY OWENS-CORNING FIBERGLASS COMPANY.
- C. CITY WATER (UNDERGROUND) K COPPER FOR 50' UP TO THE BUILDING. REMAINDER - PLASTIC PIPE

- D. ALL UNDERGROUND SOIL, AND WASTE DRAINAGE PIPING INSIDE THE BUILDING AND TO A POINT 5'-0" OUTSIDE THE BUILDING SHALL BE CENTRIFUGALLY CAST SERVICE WEIGHT, BELL AND SPIGOT CAST IRON SOIL PIPE WITH SERVICE WEIGHT CAST IRON FITTINGS AND NEOPRENE GASKETS CONFORMING TO ASTM C-564, OR PLASTIC PVC SCHEDULE 40 CONFORMING TO ASTM D-2665 OR ABS PIPE.
- E. DRAIN, WASTE AND VENT PIPING (ABOVE GROUND) MAY BE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SPIGOT OR "NO-HUB" JOINTS, WITH NEOPRENE GASKETS, GALVANIZED STEEL PIPE WITH CAST IRON DRAINAGE FITTINGS, COPPER DRAINAGE TUBE (DWV) CONFORMING TO ASTM B-306 OR WHERE APPROVED BY LOCAL AUTHORITY, PLASTIC (PVC) SCHEDULE 40 CONFORMING TO ASTM D-2665 OR ABS PIPE.

### SEE FIXTURE SCHEDULE

DRYER EXHAUST VENT

WITH BACK DRAFT

1. IGNITION SOURCE SHALL BE LOCATED AS PER OMC 304.3

2. MAXIMUM LENGTH OF DRYER VENTS SHALL COMPLY WITH OMC 504.8.4.

### NOTE: NOTE: DRYER EXHAUST LENGTH IS TO BE DETERMINED BY THE NO PLUMBING OR HVAC EQUIPMENT IS TO BE MANUFACTURER'S SPECIFICATIONS, BUT IS NOT TO EXCEED INSTALLED WITHIN FIRE RATED WALLS.

1502.4.5 AND TABLE 1502.4.5.1 NOTE: TOTAL DRYER EXHAUST LENGTH

THE MAXIMUM LENGTH AS DETERMINED BY RCO SECTION

PLUMBING CONTRACTOR TO FOLLOW AND COMPLY WITH ALL OSHA TRENCHING AND **EXCAVATION SAFETY REGULATIONS** 

# NOTE:

INSTALL AN AUXILIARY CONDENSATE AND SECONDARY DRAIN SYSTEM PER RCO 1411.3.1 OR A WATER-LEVEL MONITORING DEVICE PER RCO 1411.3.1.1

# NOTE:

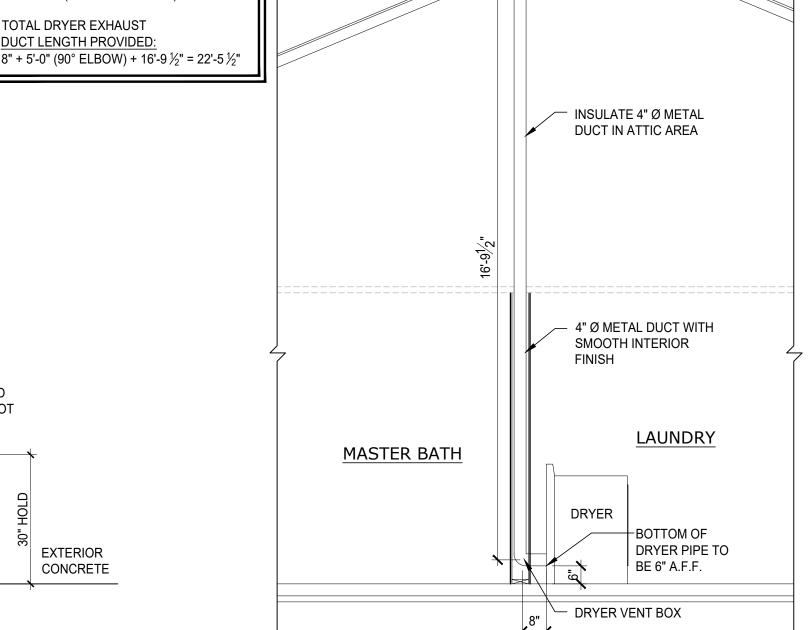
DO NOT INSTALL ANY VENTS OR PROVIDE ANY ROOF PENETRATIONS WITHIN FIRE RATED SHEATHING AREA 4'-0" EACH SIDE OF (2) HOUR FIRE RATED WALL ASSEMBLIES)

PROTECTED **HOSE SPIGOT EXTERIOR** CONCRETE

ALLOWED (PER RCO 1502.4.5) IS 35'-0"

TOTAL DRYER EXHAUST

DUCT LENGTH PROVIDED:



SCALE: 3/8" = 1'-0"



### PLUMBING LEGEND

PLUMBING LEGEND						
ABBREVIATION	DESCRIPTION					
	BACKFLOW PREVENTER					
	CHECK VALVE					
	SHUT OFF VALVE					
	UNION					
CO 0	CLEANOUT AT FLOOR					
	FLOOR DRAIN					
<del></del>	BRANCH PIPING OFF BOTTOM					
<del></del>	BRANCH PIPING OFF TOP					
C	PIPE DROP					
O	PIPE RISE					
-++	HOSE BIB					
CD	CONDENSATE DRAIN PIPING					
CW	COLD WATER PIPING					
G	GAS PIPING					
HW	HOT WATER PIPING					
SAN	SANITARY SEWER					
— — SAN — —	SANITARY SEWER BELOW					
V	VENT PIPING					
BFP	BACKFLOW PREVENTER					
BT	BATHTUB					
CO	CLEANOUT					
DWH	DOMESTIC WATER HEATER					
EC	ELECTRICAL CONTRACTOR					
EL	ELEVATION					
F	FURNACE					
FD/TP	FLOOR DRAIN WITH TRAP PRIMER					
INV	INVERT					
L	LAVATORY					
LB	LAUNDRY BOX					
MC	MECHANICAL CONTRACTOR					
PC	PLUMBING CONTRACTOR					
RPBFP S	REDUCED PRESSURE BACKFLOW PREVENTER					
	SINK					
VTR WC	VENT THRU ROOF					
VVC	WATER CLOSET					

### PLUMBING NOTES

- ALL PLUMBING MATERIALS AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE OHIO PLUMBING CODE, REFERENCED CODES AND STANDARDS.
- ALL FIXTURES SHALL BE SECURELY BOLTED TO THE WALLS AND FLOOR IN ACCORDANCE
- COORDINATE WATER AND SANITARY SERVICES WITH THE LOCAL UTILITY COMPANIES.

WITH MANUFACTURER'S ROUGH-IN AND SETTING REQUIREMENTS.

- PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL INVERTS PRIOR TO START OF WORK.
- ALL NON-VENTED FLOOR DRAINS TO BE WITHIN 10'-0" OF MAIN VENTED WASTE LINE.
- ALL SANITARY WASTE AND VENT PIPE SHALL BE PVC SCHEDULE 40 ASTM D2665-82 ABOVE GRADE AND SCH. 40 ASTM D-1785-83 BELOW GRADE
- PROVIDE VACUUM BREAKERS ON ALL SERVICE SINKS AND WATER HYDRANTS.
- PLUMBING SHOWN IS DIAGRAMMATIC IN NATURE AND MAY BE ROUTED DIFFERENTLY BY THE PLUMBING CONTRACTOR DUE TO EXISTING FIELD CONDITIONS PROVIDING LOCATIONS OF ALL FIXTURES REMAIN AND ALLOWED WORK COMPLIES WITH THE OHIO PLUMBING CODE
- ALL WASTE PIPE TO HAVE MINIMUM SLOPE OF 1.04%
- CONTRACTOR SHALL SIZE ALL SUPPLY LINES IN ACCORDANCE WITH FIXTURE DEMAND. MINIMUM SINGLE FIXTURE SUPPLY SHALL BE 1/2" LINE. MINIMUM DOUBLE FIXTURE SUPPLY LINE SHALL BE 3/4" LINE.
- CONTRACTOR SHALL PROVIDE SHUT OFF VALVES FOR EACH FIXTURE.
- CUTTING AND PATCHING FOR PLUMBING WORK SHALL BE BY THE PLUMBING CONTRACTOR UNLESS REASSIGNED BY THE GENERAL CONTRACTOR.
- INSTALL OWNER FURNISHED FIXTURES SHOWN ON THE PLANS AND SPECIFIED IN THE FIXTURE LIST. ALL METAL TRIM ON FIXTURES AND EXPOSED PIPING AT THE FIXTURES SHALL BE CHROMIUM PLATED, COMPLETE WITH CHROMIUM PLATED ESCUTCHEONS.
- AFTER FIXTURES HAVE BEEN SET, THEY SHALL BE CAREFULLY PROTECTED UNTIL THE BUILDING HAS BEEN ACCEPTED. ANY DAMAGE OR DEFECTS DEVELOPING BEFORE ACCEPTANCE SHALL BE REPAIRED AT THE PLUMBING CONTRACTOR'S EXPENSE.
- 5. COORDINATE ALL WORK WITH OTHER TRADES.
- 6. PROVIDE BLOCKING FOR ALL PLUMBING ROUGH-IN AS REQUIRED
- PROVIDE PLASTIC ISOLATION SEPARATORS FOR ALL COPPER PIPING RUNNING THROUGH STUD WALLS. INSULATE PIPING BETWEEN STUDS.
- ALL WALL AND SLAB PENETRATIONS OF MASONRY CONSTRUCTION TO BE SLEEVED.
- 19. ALL ROOF DOWNSPOUTS SHALL TIE INTO UNDERGROUND PIPED STORM SEWER SYSTEM.

### **HVAC SPECIFICATIONS**

### I. SCOPE OF WORK

A. INSTALL ALL HEATING. VENTILATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON THE DRAWINGS INCLUDING CONTROLS AND CONTROL WIRING.

- A. REFRIGERANT SUCTION LINES TO BE INSULATED WITH 3/8" THICK ARMSTRONG AP
- B. PIPE INSULATION INSTALLED OUTSIDE TO BE PROTECTED PER MANUFACTURER'S INSTRUCTIONS.

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DUCTWORK THROUGH UNCONDITIONED SPACES SHALL BE R-8 FLEX DUCT.

### III. HVAC MATERIALS AND INSTALLATION

FIXTURE

AIR CONDITIONER

EF/LIGHT | EXHAUST FAN / LIGHT COMBO

EXHAUST FAN

**FURNACE** 

**FIXTURE** 

AIR CONDITIONER

**EXHAUST FAN** 

**FURNACE** 

- A. PROVIDE PVC PLASTIC TRAPPED CONDENSATE DRAIN FROM COOLING COIL DRAIN PANS TO FLOOR DRAIN.
- B. REFRIGERANT PIPING SHALL BE TYPE "ACR" COPPER. JOINTS TO BE BRAZED WITH HIGH TEMPERATURE SOLDER.
- C. FURNISH AND INSTALL DUCTWORK SPECIFIED AND SHOWN ON THE PLAN.
- D. THE CONTRACTOR SHALL REPLACE ALL THROWAWAY OR CLEAN ALL PERMANENT FILTERS AT THE COMPLETION OF AND PRIOR TO ACCEPTANCE OF THE WORK.

### IV. TEMPERATURE CONTROLS

CARRIER 96% AFUE 40,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B040E17\*\*12 - FORESTWOOD, MEADOWOOD, WILLOWOOD,

CARRIER 14 SEER R-410A 1 1/2 TON AIR CONDITIONER - FORESTWOOD, MEADOWOOD, WILLOWOOD, BREEZEWOOD, HAYDENWOOD.

PANASONIC WHISPERGREEN SELECT FAN/LIGHT COMBO: FV-08VRE2 80 CFM 1.0 SONES - ENERGY STAR RATED (OR EQUAL)

CARRIER 14 SEER R-410A 2 TON AIR CONDITIONER - CAPEWOOD, HAYDENWOOD SUNROOM, BREEZEWOOD SUNROOM.

PANASONIC FV-05-11VKS1 WHISPERGREEN SELECT FAN ONLY, VARIABLE SPEED 50, 80, 110 CFM

LEASING OFFICE HVAC FIXTURE SCHEDULE

PANASONIC FV-05-11VKS1 WHISPERGREEN SELECT FAN ONLY, VARIABLE SPEED 50, 80, 110 CFM

CARRIER 96% AFUE 60,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B060E17\*\*14 - CAPEWOOD HAYDENWOOD SUNROOM, BREEZEWOOD

CARRIER 96% AFUE 40,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B040E17\*\*12. PROVIDE FILTER BOX AND O/A INLET WITH MANUAL DAMPER AND OUTSIDE AIR LOUVER WITH INSECT SCREEN. COLOR TO BE NEAREST STANDARD COLOR TO ADJACENT EXTERIOR FINISH.

- A. ALL CONTROLS AND ELECTRICAL INTERLOCKS AS DESCRIBED BELOW ARE TO BE INCLUDED IN THE MECHANICAL CONTRACT: 1. FURNACE/CONDENSING UNIT - A PROGRAMMABLE HEATING/COOLING THERMOSTAT
- SHALL CYCLE GAS VALVE OR THE CONDENSING UNIT TO MAINTAIN SPACE TEMPERATURE. WIRE IN ACCORDANCE WITH MANUFACTURER'S WIRING DIAGRAMS.

### NOTES:

HVAC FIXTURE SCHEDULE

MANUFACTURER & MODEL NUMBER

MANUFACTURER & MODEL NUMBER

CARRIER 14 SEER R-410A 1 1/2 TON AIR CONDITIONER

BREEZEWOOD, HAYDENWOOD.

**ENERGY STAR (OR EQUAL)** 

**ENERGY STAR (OR EQUAL)** 

SUNROOM

- 1. SUPPLY AND RETURN GRILLE SIZES AS NOTED ON PLAN
- 2. ALL SUPPLY RUNOUTS AS NOTED ON DRAWINGS
- 3. BUILDING AND EQUIPMENT DESIGNED ACCORDING TO (OBC) "ENERGY CONSERVATION":
  - 1. R-49 ATTIC INSULATION 2. R-21 SIDEWALL INSULATION
  - 3. THERMAL PANE WINDOWS (U NOT GREATER THAN .30)
  - 4. R-8 FLEX SUPPLY DUCTING THROUGH UNCONDITIONED SPACE
  - 5. R-6 VENTILATION / EXHAUST DUCTING THROUGH UNCONDITIONED SPACE

### **GENERAL NOTES**

ELECTRIC CODE.

AND INSTALL".

MECHANICAL NOTES

INSPECTIONS.

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND

MECHANICAL CODE, REFERENCED CODES AND STANDARDS, MANUFACTURER'S

ALL MATERIALS SHALL BE NEW AND OF THE FINEST QUALITY.

EQUIPPED WITH FOAM GASKETS AND LOCKABLE DAMPERS.

FOR 1" PRESSURE CATEGORY, SEALED TO SEAL CLASS "C".

IN THE WORK THAT THEY ARE TO PERFORM.

IS SHOWN ON MECHANICAL PLANS.

RECOMMENDATIONS AND SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO

ALL WORK SHALL BE INSTALLED BY TRADESMEN THAT ARE TRAINED AND HIGHLY SKILLED

ALL EQUIPMENT, MATERIALS, AND LABOR FURNISHED BY THIS CONTRACTOR SHALL BE

DUCTWORK SHALL BE FLEX DUCT AND INSTALLED PER OMC SECTION 603.6. SIZE OF DUCT

ROUND SUPPLY AIR DUCT TAKE OFFS SHALL BE SCREW IN TYPE, TAKE-OFFS SHALL BE

CONSTRUCT ALL SUPPLY AIR DUCTWORK IN ACCORDANCE WITH OMC SECTION 603 AND

604 AND SMACNA STANDARDS FOR 2" PRESSURE CATEGORY. CONSTRUCT ALL RETURN

STANDARDS FOR 1" PRESSURE CATEGORY, ALL DUCT TO BE SEALED TO SEAL CLASS "C". CONSTRUCT ALL EXHAUST AIR DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS

AIR DUCTWORK IN ACCORDANCE WITH OMC SECTIONS 603 AND 604 AND SMACNA

11. ALL CONTROL WIRING TO THERMOSTATS SHALL BE IN ACCORDANCE WITH THE NATIONAL

10. BALANCE ALL SYSTEMS TO CFM'S AS INDICATED, PROVIDE OWNER WITH REPORT.

12. PRIOR TO ORDERING ANY ELECTRICAL EQUIPMENT THE HVAC CONTRACTOR SHALL

VERIFY THE ELECTRICAL VOLTAGE AND PHASE AVAILABLE WITHIN THE BUILDING.

13. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF

WORK INCLUDED IN THE PROJECT. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL ESTABLISH FINAL DIMENSIONS FROM FIELD MEASUREMENTS PRIOR TO STARTING

THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR POINTS OF CONNECTIONS,

CUT, PATCH, REPAIR AND/OR REPLACE ALL MATERIALS REQUIRED TO INCORPORATE

WORK. FINISHES DAMAGED AS A RESULT OF WORK SHALL BE REPAIRED TO MATCH

APPROPRIATE ADJACENT FINISHES. FILL VOIDS AROUND DUCTWORK AND TUBING

5. MECHANICAL EQUIPMENT AND PRODUCTS SHALL BE LISTED AND/OR LABELED BY AN

APPROVED TESTING OR INSPECTION AGENCY IN ACCORDANCE WITH OMC AND

CAPACITIES AND ELEVATIONS OF SYSTEMS. IN ALL AREAS AFFECTED BY THE PROJECT,

PENETRATING WALLS AND FLOORS WITH FIRE STOPPING MATERIAL (THERMA-FIBER OR

MECHANICAL WORK SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES

PRIOR TO INSTALLATION TO AVOID CONFLICTS AND ALLOCATE SPACE REQUIREMENTS

WORK. THE WORD "PROVIDE" AS USED IN THE PROJECT SHALL BE DEFINED AS "FURNISH

WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

6. DUCTWORK SHALL BE HUNG LEVEL AND FREE OF BENDS, CRIMPS, AND SAGS.

CENTRAL HEATING AND AIR CONDITIONING SHALL BE PROVIDED WITH APPROVED AIR FILTERS, INSTALLED IN THE RETURN AIR SYSTEM, UPSTREAM FROM ANY HEAT EXCHANGER

### CLOTHES DRYER EXHAUST NOTES:

GOVERNING CODE REQUIREMENTS.

CLOTHES DRYERS SHALL BE EXHAUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS.

CLOTHES DRYER DUCTS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE-RATED WALLS.

EACH VERTICAL RISER SHALL BE PROVIDED WITH A MEANS FOR CLEANOUT.

DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.

EXHAUST DUCTS SHALL BE CONSTRUCTED OF METAL WITH A SMOOTH INTERIOR FINISH AND SHALL BE A MINIMUM OF 4" IN DIAMETER.

DRYER EXHAUST LENGTH NOT TO EXCEED 35'. EACH 90° ELBOW = 5'. EACH 45° ELBOW = 2'-6".

# SANITARY LINE SIZING - IPC 709.2

PIPE SIZE	SLOPE	NUMBER OF UNITS PER BUILDING
4" Ø	1/8" / FOOT	1 UP TO AND INCLUDING 8
6" Ø	1/8" / FOOT	9 AND UP

FOR BUILDINGS WITH SANITARY LINE EXITING AT THE END OF THE BUILDING.

### PIPING INSULATION NOTE

MECHANICAL SYSTEM PIPING CARRYING FLUIDS ABOVE 105° OR BELOW 55° SHALL BE INSULATED TO A MINIMUM OF R-3.

MECHANICALLY-VENTILATED O/A SCHEDULE								
ROOM	DESCRIPTION	Az	Pz	Rp	Ra	Ez	CFM (Voz)	AHU ZONE
-	OFFICE	368	3	5	0.06	0.8	47	FURN
-	KITCHEN	114	1	5	0.06	0.8	17	FURN
-	STORAGE	677	-	-	0.06	0.8	51	FURN
-	PET WASH	57	1	20	0.06	0.8	30	FURN

OUTDOOR AIRFLOW CALCULATIONS PER OMC 403.3.1.1 - 403.3.1.3 EQUATIONS 4-1 & 4-2.

### Vbz = (Rp)(Pz) + (Ra)(Az)

Voz = Vbz / Ez = CFM TO BE SUPPLIED

NOTE: ENTRY, LEASING, STORAGE, PET WASH PROVIDED WITH NATURAL VENTILATION BY USE OF OPERABLE WINDOWS AND/OR DOORS THAT MEET OMC REQUIREMENTS.

<u>TOTAL</u>: 145 CFM

# **PARSONS**

**REVISIONS** 

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# CONDUCTOR WIRE SIZE TABLE

SERVICE GROUNDING ELECTRODE SYSTEM WIRING DIAGRAM

NOT TO SCALE

GFCI ON END OF

FINISHED FLOOR

ISLAND WALL

END OF

ISLAND

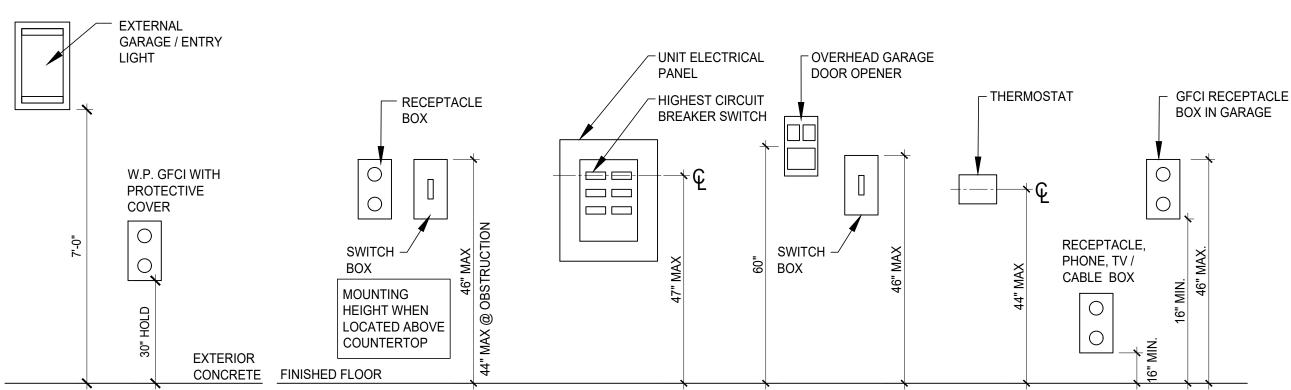
WALL

	MINIMUM WIRE	SIZES
OVERCURRENT DEVICE RATING	COPPER	ALUMINUM
LIGHT CIRCUITS	#14 AWG, XHHW	
20 AMP BREAKER OR FUSE	#12 AWG, XHHW	
30 AMP BREAKER OR FUSE	#10 AWG, XHHW	
40 AMP BREAKER OR FUSE	#8 AWG, XHHW	
50 AMP BREAKER OR FUSE	#8 AWG, XHHW	
100 AMP DWELLING PANEL	#4 AWG, XHHW	#2 AWG, XHHW
(2) UNIT METER CENTER	3/0 AWG, XHHW	250kcmil, XHHW
(3) UNIT METER CENTER	3/0 AWG, XHHW	250kcmil, XHHW
(4) UNIT METER CENTER	250kcmil, XHHW	400kcmil, XHHW
(5) UNIT METER CENTER	400kcmil, XHHW	(2) 4/0 AWG, XHHW
(6) UNIT METER CENTER	500kcmil, XHHW	(2) 250kcmil, XHHW
(7) UNIT METER CENTER	(2) 4/0 AWG, XHHW	(2) 300kcmil, XHHW
(8) UNIT METER CENTER	(2) 250kcmil, XHHW	(2) 350kcmil, XHHW
NOTE: METER CENTER CONDUCTOR	RS ARE SIZED BASED ON TOT	AL DEMAND AMPS OF

METER CENTER PER NEC 220.84. SEE DEMAND CALCULATIONS, SHEET E1.1. NOT ALL

METER CENTER COMBINATIONS MAY BE PRESENT; SEE RISER DIAGRAMS, SHEET 'E1.1'.

# GFCI NEND OF PENINSULA WALL FINISHED FLOOR



### SYMBOL LEGEND: (SEE MOUNTING HEIGHTS, DETAIL 1 THIS SHEET) JUNCTION BOX LIGHT SWITCH, SINGLE POLE, LOCATE PER DETAIL 3-WAY LIGHT SWITCH, SINGLE POLE, LOCATE PER DETAIL DISTRIBUTION PANELBOARD, SEE RISER DIAGRAM FOR DETAILS. HOME RUN CIRCUIT (CKT) CONDUCTORS 3 - #12 AWG CU U.N.O. **HOT WIRE** — NEUTRAL WIRE **GROUND WIRE** UNLESS NOTED OTHERWISE ELECTRICAL CONTRACTOR DUPLEX RECEPTACLE, GROUNDING TYPE, 15AMP, 125V, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE. COMBINATION DUPLEX RECEPTACLE AND 3.6A 2-PORT USB CHARGER QUADPLEX RECEPTACLE, GROUNDING, TYPE, 20 AMP, 125V, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE. GROUND FAULT CIRCUIT INTERRUPT DUPLEX RECEPTACLE, GROUNDING TYPE, 20AMP, 125V, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE. WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPT DUPLEX WP/GFCI RECEPTACLE, GROUNDING TYPE, 20AMP, 125V, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE. SATELLITE DISH HOOK-UP CABLE HOOK-UP, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE PHONE JACK, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE LIGHT FIXTURE - CEILING MOUNTED LIGHT FIXTURE - WALL MOUNTED SURFACE MOUNTED LED LIGHT FIXTURE. NOTE: O-RING TO BE INSTALLED IN WET / DAMP LOCATIONS. LIGHT FIXTURE - PENDANT, BOTTOM OF PENDANT FIXTURE TO BE AT 36" ABOVE TOP OF COUNTERTOP. PC-1 PC-1 BUTTON CONTROL PHOTOCELL IOPHIC SMOKE & FIRE ALARM IOPHIC SMOKE & FIRE, CARBON MONOXIDE & NATURAL GAS ALARM DATA JACK 4'-0" CEILING MOUNTED LED LIGHT FIXTURE EMERGENCY LIGHT, LED, WALL-MOUNT EMERGENCY EXIT SIGN, LED, WALL/CLG-MOUNT \* COMBINATION LED EMERGENCY LIGHT & EXIT LIGHT, WALL-MOUNT WEATHERPROOF EGRESS LIGHT, LED, EXTERIOR WALL-MOUNT $\triangle \triangle \triangle \triangle$ VANITY LIGHT, WALL MOUNT EXHAUST FAN, CEILING MOUNT, FURNISH & VENT BY M.C., E.C. TO OVERHEAD DOOR OPENER, CEILING MOUNT

### GENERAL ELECTRICAL NOTES

- 1. ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION REQUIRED AND SHALL ALSO SECURE AND PAY ALL FEES REQUIRED BY THE UTILITY COMPANIES IN CONNECTION WITH THE WORK.
- 2. ALL ELECTRICAL UNDERGROUND WIRING ON THE EXTERIOR OF THE BUILDINGS SHALL BE INSTALLED A MINIMUM OF 2'-6" DEEP, AND IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND REQUIRED STANDARDS.
- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORTS FOR METERS, ELECTRICAL PANELS AND SUPPORTS AS REQUIRED BY EQUIPMENT. ALL ELECTRICAL FIXTURES SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR.
- 4. NO ELECTRICAL, TELEPHONE, OR OTHER WIRING SHALL RUN IN THE SAME TRENCHES AS PLUMBING LINES, NOR SHALL ANY ATTACHMENTS BE MADE TO PLUMBING LINES, EXCEPT THOSE SET FORTH OR APPROVED BY THE RCO AND THE NATIONAL ELECTRICAL CODE.
- 5. ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE UTILITY COMPANIES FOR FINAL LOCATION OF SERVICES AND SERVICE EQUIPMENT, SHALL PROVIDE ALL REQUIRED TRENCHING, BACKFILLING, AND POWER SUPPLY CIRCUITS AS REQUIRED BY THE UTILITY COMPANIES.
- 6. THE ELECTRICAL CONTRACTOR SHALL VERIFY WITH THE POWER COMPANY THE SIZE OF TRANSFORMERS, POWER FACTOR, DISTANCE FROM TRANSFORMER, CABLE SIZE AND OTHER FACTORS AFFECTING PANELS ON SHORT CIRCUIT CURRENT PROTECTION AND INTERRUPTING RATING, ALL ELECTRICAL EQUIPMENT FURNISHED AND INSTALLED SHALL COMPLY WITH THESE REQUIREMENTS.
- 7. THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL ALL FURNACES, CONDENSING UNITS AND/OR HEAT PUMPS, EXHAUST FANS, AND ALL ASSOCIATED LOW-VAULTAGE WIRING. ALL LINE-VOLTAGE (120V OR GREATER) WIRING, DISCONNECTS, ECT. SHALL BE BY THE ELECTRICAL CONTRACTOR.
- 8. ELECTRICAL CONTRACTOR SHALL PERFORM HIS WORK IN A TIMELY MANNER SO AS NOT TO DELAY OTHER CONTRACTORS AND IN PROCESS CAUSE DAMAGE IN INSTALLING HIS WORK OR HAS TO REMOVE THEIR WORK TO COMPLETE HIS WORK. HE SHALL BE BACKCHARGED FOR REPAIR OR REPLACEMENT OF THEIR WORK.
- 9. THE ELECTRICAL CONTRACTOR SHALL EXCAVATE AND BACKFILL HIS TRENCHES ON THE INTERIOR AND EXTERIOR OF THE BUILDING AND SHALL REMOVE THE DEBRIS AND BACK-CHARGE FOR THE REMOVAL.
- ALL SWITCH PLATES, RECEPTACLE PLATES AND COVER PLATES SHALL BE MOUNTED PLUMB AND TRUE AND TO BE MEDIUM OVERSIZE.
- 11. QUICK WIRE DEVICES ARE NOT ACCEPTABLE.
- 12. C.T. CABINET (IF REQUIRED) MANUFACTURER G.E. WITH "J" SERIES CURRENT TRANSFORMERS.
- 13. LOCATE LIGHT SWITCHES PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE.
- 14. LOCATE THERMOSTATS PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE.
- 15. LOCATE RECEPTACLES PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE.
- E.C. SHALL PROVIDE PORCELAIN INCANDESCENT LAMP HOLDER IN EACH ATTIC SPACE WITH LIGHT SWITCH LOCATED NEAR ATTIC ACCESS HATCH. PROVIDE ONE- 100 WATT A-19 LAMP AT EACH FIXTURE.

### FAULT CURRENT NOTE

THE ELECTRICAL CONTRACTOR IS TO OBTAIN THE MAXIMUM AVAILABLE UTILITY SHORT CIRCUIT CURRENT. THIS INFORMATION SHALL BE LEGIBLY FIELD-MARKED WITH THE MAXIMUM AVAILABLE FAULT CURRENT, INCLUDING THE DATE THE FAULT CURRENT INFORMATION WAS OBTAINED, AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (PER NEC ARTICLE 110.24(A)).

### ENERGY STATEMENT CERTIFICATE NOTE

ELECTRICAL CONTRACTOR TO PROVIDE A PERMANENT ENERGY STATEMENT CERTIFICATE, CERTIFIED BY THE BUILDER OR OWNER, ON OR IN THE UNIT'S ELECTRICAL PANEL.

### ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION

PER NEC 210.12(A), ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING RECEPTACLES OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN NEC 210.12(A)(1) THROUGH (6).

### | | ELECTRICAL SPECIFICATIONS

### 1. SCOPE OF WORK:

A. IN GENERAL, THE WORK CONSISTS OF FURNISHING AND INSTALLING THE EQUIPMENT, SERVICE, AND ALL OTHER MATERIALS NECESSARY TO PROVIDE THE COMPLETE ELECTRICAL SYSTEMS AND ALL WORK IN CONNECTION WITH SUCH SYSTEMS INCLUDING MATERIALS, LABOR, TRANSPORTATION, ETC., COMPLETE IN EVERY RESPECT AND READY FOR USE.

### 2. GENERAL REQUIREMENTS:

- A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE CURRENT NATIONAL ELECTRICAL CODE, THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL PROVISIONS OF ANY LOCAL ELECTRICAL CODES AND ORDINANCES IN EFFECT IN THE CITY, TOWNSHIP, OR COUNTY WHERE THIS WORK TAKES PLACE.
- B. ALL MATERIALS, EQUIPMENT, AND DEVICES SHALL BE NEW, U.L. LISTED OR LABELED
- C. THE CONTRACTOR SHALL GUARANTEE THE MATERIALS AND WORKMANSHIP PROVIDED BY HIM FOR A PERIOD OF ONE (1) YEAR.
- D. THE CONTRACTOR MUST VISIT THE SITE OF THE WORK AND SHALL BE AWARE OF ALL CONDITIONS AND PROVISIONS AT THE SITE AFFECTING HIS WORK.
- E. THE ELECTRICAL SYSTEM SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE NATIONAL ELECTRICAL
- F. ALL EXPOSED WIRING IN AIR PLENUM CEILINGS SHALL BE FIRE RATED.
- G. SEAL AROUND ALL ELECTRICAL PENETRATIONS IN FIRE RATED WALLS WITH APPROVED SEALANT DESIGNED FOR RATING OF THE WALL.
- H. PROVIDE SEAL AROUND ALL WIRING PASSING FROM INTERIOR TO EXTERIOR OF BLDG.

### 3. CONDUCTORS AND WIRE:

- A. FEEDER WIRING SHALL BE URD-USE-2. FEEDERS MAY BE COPPER OR ALUMINUM.
- B. MINIMUM BRANCH CIRCUIT WIRE SIZE FOR POWER AND LIGHTING SHALL BE SIZE 14
- C. CONDUCTORS SHALL BE ROMEX.
- D. ALL BRANCH CIRCUIT HOMERUNS IN EXCESS OF 100 FEET SHALL BE #10 AWG. SIZE #14 AWG STRANDED COPPER MAY BE USED FOR CONTROL AND COMMUNICATION CIRCUITS, OR IN PORTABLE CORDS. CONDUCTORS SHALL BE ROMEX

### 4. MATERIALS

- A. STANDARD RECEPTACLES SHALL BE 15 AMP, DUPLEX, 125 VOLT, GROUNDING TYPE, COMMERCIAL GRADE.

  GFCI RECEPTACLES SHALL BE 20 AMP, DUPLEX, 125 VOLT, GROUNDING TYPE,
- COMMERCIAL GRADE.
- B. PANELBOARDS SHALL HAVE A HINGED DOOR WITH PANEL LEGEND TYPE WRITTEN INDICATING ALL CIRCUITS. ALL PANELS SHALL HAVE A MINIMUM 10,000 A.I.C. RATED BREAKERS. PROVIDE A SEPARATE COPPER GROUND BUS. REFER TO DRAWINGS FOR THE NUMBER AND SIZE OF BRANCH BREAKERS TO BE PROVIDED AND RATING OF PANEL MAINS, AMPACITY OF MAIN BREAKER OR MAIN LUGS.
  - ALL BREAKERS USED FOR LIGHTING CIRCUITS SHALL BE SWITCH RATED.

### $\underline{\mathsf{ALL}}\ \mathsf{BREAKERS}\ \mathsf{USED}\ \mathsf{FOR}\ \mathsf{A/C}\ \mathsf{UNITS}\ \mathsf{SHALL}\ \mathsf{BE}\ \mathsf{HACR}\ \mathsf{RATED}.$

- PANELS SHALL BE LOAD CENTER TYPE, U.L. LISTED OR LABELED, CONFORM TO NEMA STANDARDS AND SHALL BE AS MANUFACTURED BY SQ D, SIEMENS, OR GE
- C. USI ELECTRIC DIRECT WIRE SMOKE ALARM MODEL MI106S AS MANUFACTURED BY UNIVERSAL SECURITY INSTRUMENTS, INC (WWW.UNIVERSALSECURITY.COM). THIS ALARM MEETS THE REQUIREMENTS OF RCO SECTION 314. ALARMS ARE TO BE HARD WIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP.
- D. USI ELECTRIC DIRECT WIRE SMOKE, FIRE AND CARBON MONOXIDE SMART ALARM MODEL MIC1509S AS MANUFACTURED BY UNIVERSAL SECURITY INSTRUMENTS, INC (WWW.UNIVERSALSECURITY.COM). THIS ALARM MEETS THE REQUIREMENTS OF RCO SECTION 315. ALARMS ARE TO BE HARD WIRED, INTERCONNECTED AND PROVIDED WITH BATTERY BACKUP.

### 5. EXECUTION

- A. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE COMPLETE SATISFACTION OF THE OWNER.
- B. ALL ELECTRICAL WORK CONCEALED IN FINISHED AREAS IS TO HAVE DEVICES AND EQUIPMENT FLUSH MOUNTED.
- C. LOADS SHALL BE BALANCED ON ALL PANELS. ± 10%.
- D. LIGHT FIXTURES SHALL BE SUPPORTED FROM BUILDING STRUCTURE WITH APPROVED HANGERS AS REQUIRED.
- E. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. HANGERS SHALL BE FASTENED TO BUILDING STRUCTURAL MEMBERS.
- F. WORK FOR HVAC EQUIP SHALL BE VERIFIED WITH M.C.

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