

BUILDING TYPE Promenade (D3 - 2010)

8358 Park Place, West Chester, OH 45069 - Lot #163

Epcon Communities - Villas at Park Place

Condominium



EPCON
Communities

Where Life Comes Together™

Park Place West Chester, LLC
(513) 868-9800

CODE REVIEW INFORMATION

GOVERNING BUILDING CODE: 2013 RESIDENTIAL CODE OF OHIO

CONSTRUCTION TYPE: WOOD FRAME

NUMBER OF STORIES: 1 STORY

BUILDING AREAS: 2,488 SF TOTAL AREA - FIRST FLOOR

GENERAL BUILDING INFORMATION

THIS BUILDING IS A (1) UNIT SINGLE FAMILY DWELLING STRUCTURE. THE DWELLING UNIT CONTAINS:

1,995 SF OF LIVING SPACE AND 493 SF GARAGE IN EACH UNIT. TOTAL = 2,488 SF. THE TYPE D-3 UNIT IS A SINGLE STORY DESIGN.

~~THE "EXTENDED GARAGE" OPTION HAS 2,013 SF OF LIVING SPACE AND 561 SF GARAGE.~~

THE OPTIONS BELOW WILL EACH ADD THE FOLLOWING SQUARE FOOTAGE:

~~SITTING ROOM - 105 SF~~

~~EXTENDED MASTER SUITE - 189 SF~~

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BUILDING D-3

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- P.100 PLUMBING PLANS
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- P.102 PLUMBING SPECIFICATIONS AND SCHEDULES
- H.100 HVAC PLANS
- H.101 HVAC SCHEDULES & DETAILS
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- E.101 ELECTRICAL PLAN AND DETAILS - DELUXE KITCHEN

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.
2. ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.
3. ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.
4. FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.
5. PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 7/16" EXT. SHEATHING, ROUNDED TO THE NEAREST 1/4".
6. FINISH FLOOR ELEV. @ FIRST FLOOR LEVEL IS SET AT 100'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.
7. ALL INTERIOR PARTITIONS SHALL BE 2 x 4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 3 1/2" UNLESS NOTED OTHERWISE. PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS.
8. ALL DRYWALL IN WET AREAS, AND AS A SUBSTRATE FOR TILE, SHALL BE MOISTURE RESISTANT 1/2" WATERBOARD OR GREENBOARD.
9. ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

GENERAL SPECIFICATIONS

GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING OR GUYS THAT MIGHT BE NECESSARY.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS:
 - ATTICS WITHOUT STORAGE 10 PSF
 - ATTICS WITH LIMITED STORAGE 20 PSF
 - HABITABLE ATTICS 30 PSF
 - ATTICS WITH FIXED STAIRS 30 PSF
 - BALCONIES & DECKS 40 PSF
 - ROOMS OTHER THAN SLEEPING ROOMS 30 PSF
 - SLEEPING ROOMS 30 PSF
 - STAIRS 40 PSF
 - ROOF 25 PSF (GROUND SNOW LOAD)
 - CEILING JOISTS (HIGH SLOPE RAFTERS) 20 PSF
 - CEILING JOISTS (LOW SLOPE/NO STORAGE) 10 PSF
 - WIND 40 MPH (3 SECOND GUST), EXP. B

CONCRETE

1. STRUCTURAL CONCRETE:
 - FOOTINGS, INTERIOR SLABS FC = 3000 PSI
 - EXPOSED WALLS, GARAGE SLABS
 - AND EXTERIOR SLABS ON GRADE FC = 4000 PSI (5%-% ENTRAINED AIR)
 - ALL DEFORMED REINFORCING BARS FY = 60,000 PSI
2. CONCRETE TO BE MIXED AND PLACED PER ACI SPECIFICATIONS.

MASONRY

1. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT, AND EXTENDING INTO THE VENEER A MINIMUM OF 1-1/2", WITH NOT LESS THAN 5/8" MORTAR OR GROUT COVER TO OUTSIDE FACE.
2. WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 1".
3. SHEET METAL TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 7/8" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 2.61 SF OF WALL AREA.
4. ADDITIONAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 8'-0" O.C., AND PLACED WITHIN 12" OF THE WALL OPENING.

VINYL SIDING

1. VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3614 BY AN APPROVED QUALITY CONTROL AGENCY.
2. VINYL SIDING, SOFFIT, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. SOFFIT PANELS SHALL BE INDIVIDUALLY FASTENED TO A SUPPORTING COMPONENT SUCH AS A NAILING STRIP, FASCIA, OR SUBFASCIA COMPONENT, OR AS SPECIFIED BY THE MANUFACTURER.

ASPHALT SHINGLES

1. SHINGLE PACKAGING SHALL BEAR A LABEL TO INDICATE COMPLIANCE TO:
 - ASPHALT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D 7158.
 - SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED.

| MAXIMUM BASIC WIND SPEED | CLASSIFICATION REQUIREMENT PER ASTM D 7158 |
|--------------------------|--|
| 40 MPH | D, 6 OR H |
| 100 MPH | 6 OR H |
| 110 MPH | 6 OR H |

STRUCTURAL LUMBER

1. JOISTS, BEAMS, RAFTERS, AND 2 x 6 STUDS ARE TO BE A MINIMUM GRADE OF SPRUCE-PINE-FIR (SOUTH) NO. 2, WITH THE FOLLOWING MINIMUM PROPERTIES:
 - FB = 750 PSI
 - FV = 70 PSI
 - FC = 395 PSI (PERPENDICULAR)
 - FC = 975 PSI (PARALLEL)
 - E = 1,000,000 PSI
2. 2 x 4 STUDS, UNLESS NOTED OTHERWISE, ARE TO BE A MINIMUM GRADE OF HEM-FIR STUD GRADE, WITH THE FOLLOWING MINIMUM PROPERTIES:
 - FB = 675 PSI FT
 - FV = 75 PSI
 - FC = 405 PSI (PERPENDICULAR)
 - FC = 800 PSI
 - E = 1,200,000 PSI
3. LAMINATED VENEER LUMBER (LVL) SHALL BE "1.4 E MICROLAM LVL" AS MANUFACTURED BY TRUS JOIST MACMILLAN (OR EQUAL), WITH THE FOLLOWING DESIGN PROPERTIES:
 - FB = 2800 PSI (SINGLE 12" MEMBER)
 - FV = 285 PSI
 - FC = 750 PSI (PERPENDICULAR)
 - FC = 2000 PSI (PARALLEL TO GRAIN)
 - E = 1,900,000 PSI
4. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PRODUCT STANDARD PS-1-88 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
 - APA PWF-108 FOR STRUCTURAL USE PANELS, OR
 - PS 2-42 FOR WOOD-BASED STRUCTURAL USE PANELS
 - APA RESIDENTIAL CONSTRUCTION GUIDE
5. TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, AND I-JOISTS SHALL BE SUPPORTED LATERALLY AS REQUIRED BY THE MANUFACTURER.
6. ANY DRILLING OR NOTCHING OF THE WALL DOUBLE TOP PLATES SHALL BE IN COMPLIANCE WITH THE BUILDING CODE.

MISCELLANEOUS

1. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEARINGS.
2. USE ONE CRIPPLE STUD AND ONE FULL HEIGHT STUD UNDER BEAM AND HEADER BEARING LESS THAN 4'-0" AND ONE CRIPPLE STUD AND TWO FULL HEIGHT STUDS UNDER BEAM AND HEADER BEARING 4'-0" OR GREATER, UNLESS SHOWN OTHERWISE.
3. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
4. BUILDING ENVELOPE AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE DEMONSTRATED TO COMPLY WITH ONE OF THE FOLLOWING OPTIONS:
 - A. TESTING OPTION: TESTED AIR LEAKAGE WITH A BLOWER DOOR TEST
 - B. VISUAL INSPECTION OPTION: INSPECTION OF ITEMS LISTED IN TABLE 1102.4.2. (SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION)
5. FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.
6. ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.
7. WALL COVERINGS, BACKING MATERIALS, AND THEIR ATTACHMENTS SHALL BE CAPABLE OF RESISTING WIND LOADS IN ACCORDANCE WITH THE FOLLOWING TABLES:
 - A. SEISMIC DESIGN CATEGORIES
 - B. WEATHERING PROBABILITY MAP FOR CONCRETE
8. AN APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. SUCH MATERIAL SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2". WHERE JOINTS OCCUR, BARRIER SHALL BE LAPPED NOT LESS THAN 6". THE BARRIER SHALL BE CONTINUOUS TO THE TOP OF THE WALL, AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE.

STRUCTURAL STEEL

1. ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED: ASTM A307.
2. STRUCTURAL STEEL TO BE ASTM A36 WITH A SHOP COAT OF RUST-INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL, AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.
3. STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
4. COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. COLUMNS SHALL NOT BE LESS THAN 3" DIAMETER, SCHEDULE 40 PIPE, MANUFACTURED IN ACCORDANCE WITH ASTM A 53 GRADE B, OR APPROVED EQUIVALENT.
5. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL, OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. THE ALLOWABLE SPAN SHALL NOT EXCEED THE FOLLOWING VALUES, WITH THE LONG LEG OF THE ANGLE IN THE VERTICAL POSITION.

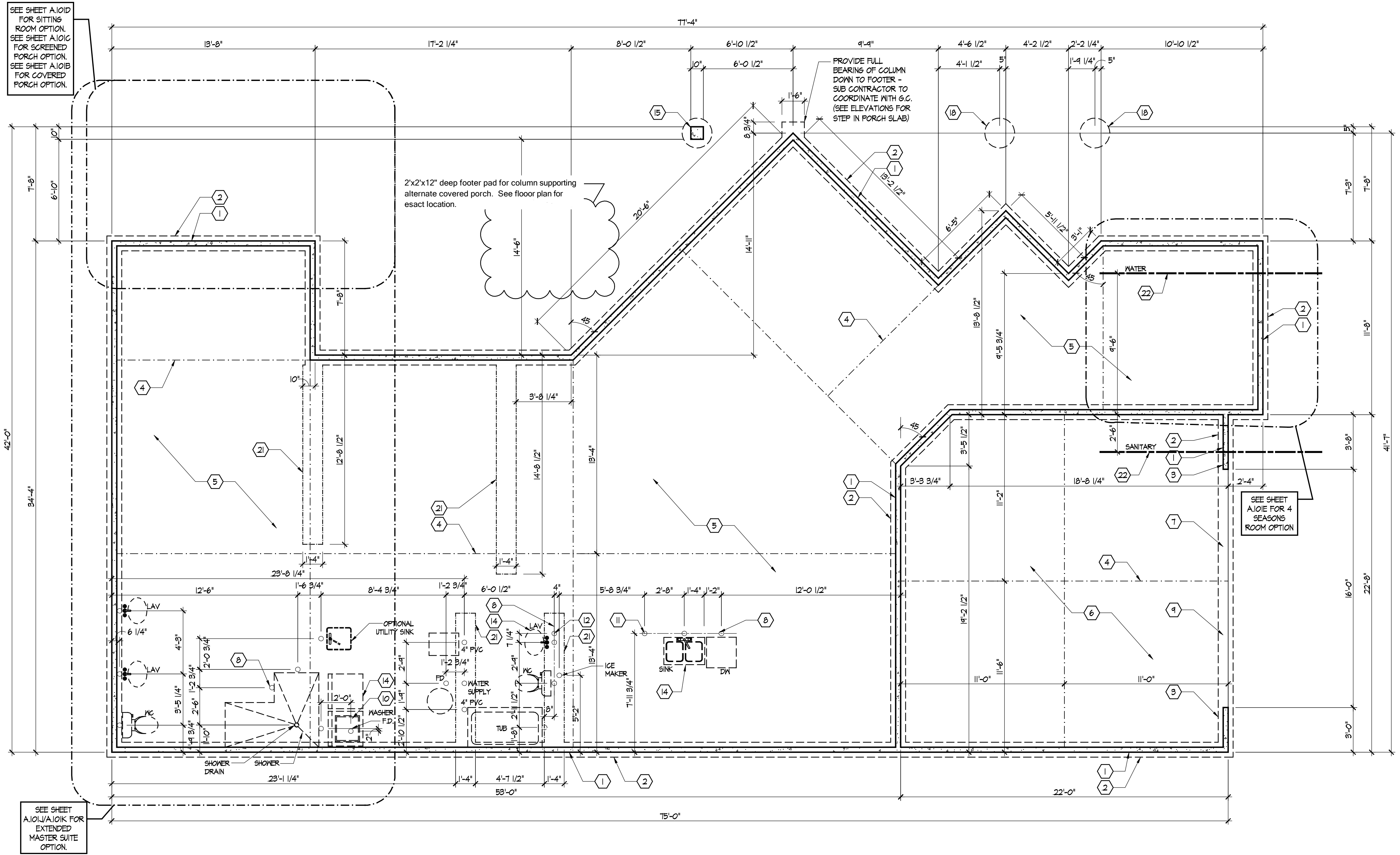
| ANGLE SIZE | NO STORY ABOVE | ONE STORY ABOVE |
|---------------------|----------------|-----------------|
| 3" X 3" X 1/4" | 6'-0" | 4'-6" |
| 4" X 3" X 1/4" | 8'-0" | 6'-0" |
| 5" X 3-1/2" X 5/16" | 10'-0" | 8'-0" |
| 6" X 3-1/2" X 5/16" | 14'-0" | 9'-6" |

CONNECTIONS & FASTENERS

1. JOISTS TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.
2. ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON H8, WITH ALL NAIL HOLES FILLED; ONE PER TRUSS END.
3. ROOF SHEATHING TO JOISTS/TRUSSES - USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
4. FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF:
 - HOT DIPPED ZINC-COATED GALVANIZED STEEL
 - STAINLESS STEEL
 - SILICON BRONZE
 - COPPER

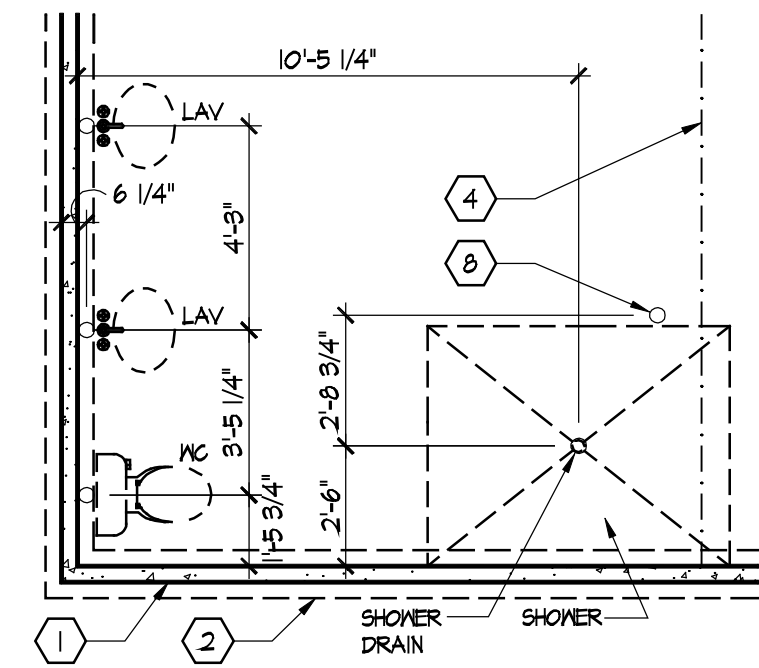
TRUSS NOTES

1. LUMBER AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE SYP NO. 2, KD 15 PERCENT MC.
2. CONNECTIONS. ALL INTERNAL TRUSS CONNECTIONS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER. CONNECTORS SHALL BE DEFORMED PLATE TYPE, OF MINIMUM 20 GAUGE GALVANIZED STEEL SHEET. ALL JOINTS ARE TO BE DESIGNED USING METHODS AS SET FORTH IN TPI STANDARDS 1916.
3. HANGERS. ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.
4. SPECIFICATIONS AND REFERENCE STANDARDS. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION, ERECTION, HANDLING AND BRACING REQUIREMENTS ARE TO BE GOVERNED BY THE LATEST REVISIONS OF:
 - NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENINGS
 - TIMBER CONSTRUCTION STANDARDS
 - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES
 - TRUSS PLATE INSTITUTE PUBLICATION-B7A BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS
5. ALL TRUSSES ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER FOR THE FOLLOWING LOADS:
 - TOP CHORD LIVE LOAD: 25 PSF (GROUND SNOW)
 - DEAD LOAD: 10 PSF
 - BOTTOM CHORD LIVE LOAD: 10 PSF
6. WHERE TRUSSES ARE REQUIRED TO FRAME INTO OTHER TRUSSES, THE DESIGN OF THE HANGERS SHALL BE THE RESPONSIBILITY OF THE TRUSS SUPPLIER. THIS IS TO INCLUDE THE DESIGN OF THE HANGERS AND PROVISION IN THE SUPPORTING TRUSS TO ACCEPT THE TYPE OF HANGER PROVIDED.
7. TRUSS DESIGNS ARE TO BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. TRUSS SUBMITTAL SHALL INCLUDE THE FOLLOWING INFORMATION:
 - DESIGN INFORMATION FOR EACH TYPE OF TRUSS SUPPLIED
 - TRUSS HANGER TYPE AND LOCATION, FOR ALL TRUSSES FRAMING INTO TRUSSES
 - TRUSS DESIGN DRAWINGS SHALL BE STAMPED BY A REGISTERED ENGINEER
8. ALL MEMBERS OF MULTIPLE TRUSSES ARE TO BE NAILED TOGETHER WITH 10D COMMON NAILS AT 8" O.C., FOR DOUBLE TRUSSES, OR WITH 16D COMMON NAILS AT 8" O.C. FROM EACH SIDE, FOR TRIPLE TRUSSES.



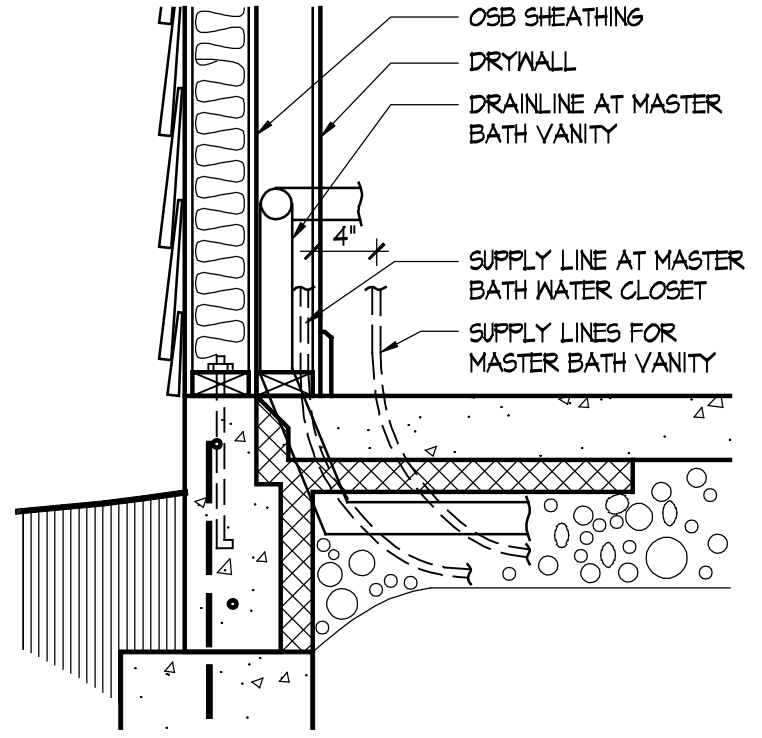
Foundation Plan

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



Master Bath - Optional Alternate Walk-In Shower

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



Master Bath Plumbing Detail - Vanity/W.C.

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

FOUNDATION CODED NOTES
(FOUNDATION PLAN ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

1. POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
2. 12" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
3. PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
4. SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" WIDE x 1/4" DEEP - TYPICAL.
5. 4" POURED CONCRETE FLOOR SLAB OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
6. 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL IN GARAGES.
7. PROVIDE WEATHERLIP @ GARAGE DOOR OPENING - SEE DETAIL D, SHEET A301.
8. PIPE LOCATION CENTERED ON WALL ABOVE.
9. NO STEM WALL AT GARAGE DOOR OPENINGS.
10. WASHER ALWAYS LOCATED LEFT OF DRYER.
11. ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
12. ELECTRICAL CONDUIT SLAB PENETRATION.
13. NOT USED.
14. DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
15. 10" WIDE x 10" DEEP CONCRETE PIER WITH 24" DIA. FOOTING. MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF PIER SET 6" BELOW FINISHED FLOOR.
16. DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
17. 8" DEEP x 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS.
18. 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
19. 12" DEEP CONCRETE FOOTING WITH (2) NO. 5 REBAR EACH WAY - SEE PLANS FOR SIZE - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE. 12" THICKENED SLAB EDGE TO CONTINUE DOWN TO FOOTING.
20. 24" WIDE CONCRETE FOOTING WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR.
21. 12" DEEP x 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
22. PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.

GENERAL FOUNDATION NOTES

1. SOIL BEARING CAPACITY ASSUMED TO BE 2500 PSF AND SHALL BE VERIFIED BY SOILS ENGINEER PRIOR TO PLACEMENT OF BUILDING FOUNDATION. CONSULT ARCHITECT WHEN INADEQUATE SOIL CAPACITIES ARE FOUND.
2. ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
3. HOLD DOWN TOP OF FOUNDATION WALL 6" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
4. PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
5. CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
6. CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
7. CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
8. CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SHOOWER OPTIONS.



Epcon Communities
Villas at Park Place
By Park Place West Chester, LLC

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THESE DRAWINGS SHALL BE USED IN CONFORMANCE WITH ALL LOCAL, BUILDING, MECHANICAL, PLUMBING AND ELECTRICAL CODES AND SHALL MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT, FIRE MARSHAL, AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAG), AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH STATE AND LOCAL ENERGY REQUIREMENTS.

| Prototype Disk No. | Interim Revision | Page Revisions Date |
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| | | 8/1/10 |

Architect Project Number
2010-005

| Community Dates & Revisions | |
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| Date Originated | 1 FEB 2015 |
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| Construction | |
| Revisions | |
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Drawing Title
Foundation Plan

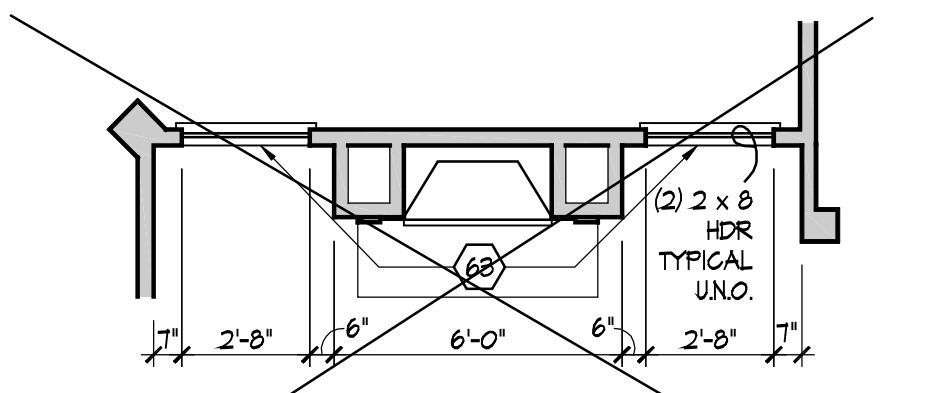
Architectural Style
European Country

Sheet Number

A.100
D3 - 2010

Living Room - Optional Windows

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

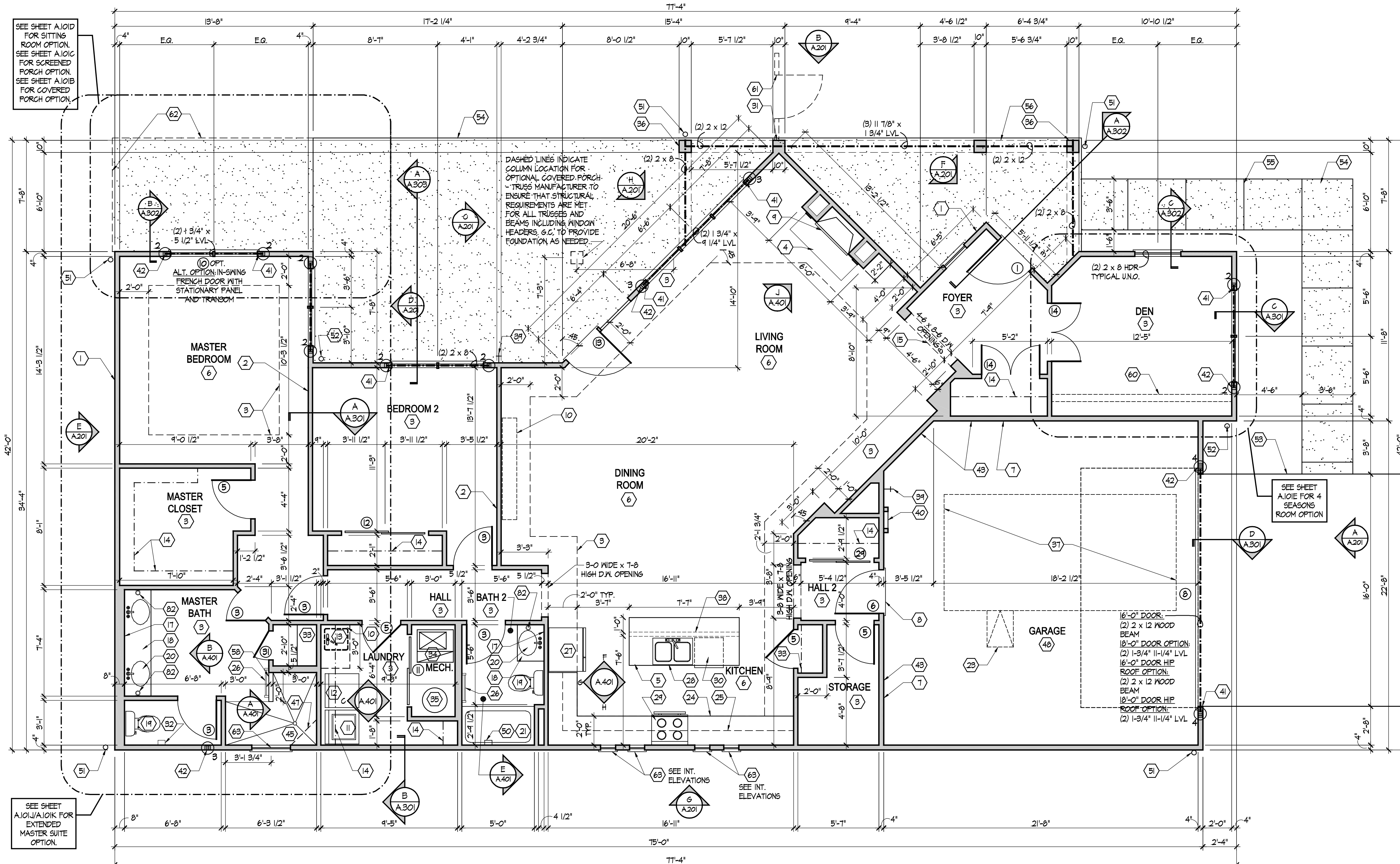


GENERAL NOTES

- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
- REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
- DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
- AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOIST/TRUSSES - PROVIDE 2 X BLOCKING FULL DEPTH OF FLOOR STRUCTURE BETWEEN JOISTS/TRUSSES @ 24" O.C.

FIRST FLOOR PLAN CODED NOTES

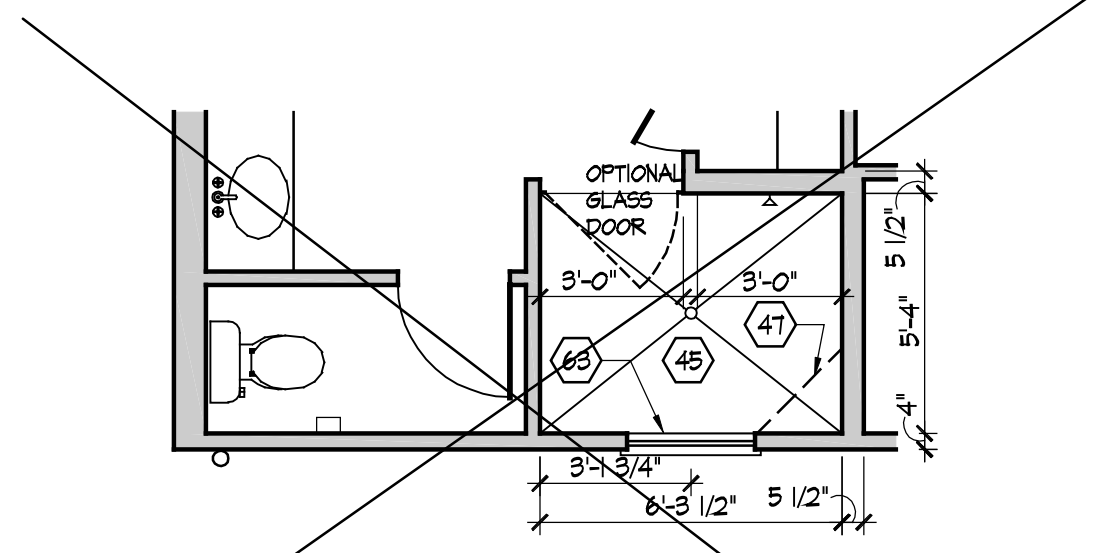
- (FIRST FLOOR UNIT FLANS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
- EXTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/8" O.S.B. SHEATHING ON EXTERIOR SURFACES - TYPICAL.
 - INTERIOR STUD WALL - 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL FINISHED SURFACES - TYPICAL.
 - FLAT DRYWALL CEILING @ 9'-0" A.F.F. - TYPICAL UNLESS NOTED OTHERWISE.
 - 20" DEEP X 60" WIDE GRANITE HEARTH EXTENSION - CENTERED ON FIREBOX.
 - ISLAND BASE CABINETS & COUNTERTOP - FINISH ALL EDGES OF CABINETS & COUNTERTOP.
 - TRAY CEILING @ 10'-0" A.F.F.
 - PROVIDE FIBERGLASS BATT INSULATION IN GARAGE WALLS COMMON TO LIVING SPACE.
 - MAINTAIN 4" MINIMUM ELEVATION CHANGE BETWEEN GARAGE FLOOR & FINISHED FIRST FLOOR.
 - PREFABRICATED METAL FIREBOX UNIT HEARTH & HOME MODEL DV31322BI (OR SIMILAR), PROVIDE GAS LINE, GAS LOG SET AND SCREEN - ROUGH OPENING 31" WIDE X 34 3/4" HIGH X 18" DEEP (26" DEEP WITH BUILT-IN CABINETRY OPTION).
 - OPTIONAL CABINETS - SEE INTERIOR ELEVATIONS.
 - WASHER LOCATION - PROVIDE WASHER BOX ON BACK WALL, WASHER ALWAYS LOCATED LEFT OF DRYER.
 - DRYER LOCATION - DRYER VENT IN WALL.
 - OPTIONAL UTILITY SINK AND FAUCET - INSTALL ROUGH-IN PLUMBING ONLY.
 - SINGLE CLOSET ROD & SHELF (61 1/2" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
 - ARCHED OPENING, SPRING POINT @ 7'-5" A.F.F. TOP OF ARCH 8'-6" ABOVE SPRING POINT.
 - LOCATION OF DOUBLE 2 X 4 STUD WALL.
 - FRAMELESS MIRROR LOCATION - 42" HIGH X 2" SHORTER THAN VANITY TOP (1" EACH SIDE) - SET BOTTOM OF MIRROR AT TOP OF BACKSPLASH.
 - VANITY BASE AND COUNTERTOP @ 1 1/2" A.F.F.
 - TOILET & SEAT.
 - SELF-RIMMING COUNTER LAVATORY AND FAUCET.
 - 32" X 60" STANDARD TUB/SHOWER & FAUCET WITH CERAMIC TILE SURROUND.
 - TEMPERED GLASS SHOWER ENCLOSURE AND DOOR.
 - 22" X 54" OPTIONAL FULL DOWN STAIR LOCATED BETWEEN TRUSSES ABOVE. DRYWALL ON STAIR SHALL BE MOUNTED WITH SCREWS INTO THE TOP & BOTTOM DOOR CROSS SUPPORTS WITH THE CENTER GLUED LEAVING NO SCREWS EXPOSED.
 - BASE CABINETS AND COUNTERTOP.
 - LINE OF WALL CABINETS ABOVE.
 - 24" LONG TOWEL BAR - 54" A.F.F. (60" A.F.F. ABOVE TOILET).
 - REFRIGERATOR LOCATION.
 - DOUBLE BOWL SINK AND FAUCET.
 - RANGE LOCATION.
 - DISHWASHER LOCATION.
 - 10" X 10" BUILT-UP COLUMN - TYPICAL SEE DETAIL D, SHEET A304 FOR MORE INFORMATION.
 - TOILET PAPER DISPENSER.
 - (4) 16" DEEP WIRE SHELVES (24", 42", 59", 68" A.F.F.) - STANDARD SPACINGS. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 - FURNACE LOCATION.
 - WATER HEATER LOCATION - WITH PAN.
 - 10" X 10" BUILT-UP COLUMN / PLASTER - TYPICAL SEE DETAIL F, SHEET A304 FOR MORE INFORMATION.
 - 16'-0" X 8'-0" ATTIC STORAGE ABOVE - PROVIDE 3/4" APA RATED SUB-FLOORING ON BOTTOM CHORD OF TRUSSES. OSB SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
 - 1/2" HALL TO UNDERSIDE OF BAR COUNTERTOP.
 - HOSE BIBB LOCATION.
 - SURFACE MOUNTED ELECTRIC PANEL LOCATION.
 - PROVIDE (2) JACKS UNDER ALL HEADERS IN OPENINGS OVER 60" WIDE - TYPICAL.
 - INDICATES MULTIPLE STUD COLUMN IN WALL - TYPICAL AT BEARINGS OF ALL WOOD BEAMS, GIRDER TRUSSES UNLESS NOTED OTHERWISE. SEE PLAN FOR NUMBER OF STUDS REQUIRED.
 - MINIMUM 1/2" DRYWALL ON GARAGE SIDE.
 - 32" X 60" STANDARD SHOWER BASE.
 - CUSTOM TILED WALK-IN SHOWER BASE - SEE PLAN FOR SIZE.
 - WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
 - TILED CORNER SEAT OPTION - 30" WIDE X 18" A.F.F. HIGH.
 - FLAT DRYWALL CEILING ON UNDERSIDE OF BOTTOM CHORD OF ROOF TRUSSES OR FLOOR JOISTS.
 - FLAT DRYWALL CEILING @ 8'-4" A.F.F.
 - SOAP DISH - 5" HIGH X 1" WIDE.
 - DOWNSPOUT LOCATION.
 - DOWNSPOUT DISCHARGED INTO BLACK PIPE AND ROUTED UNDER WALKS OR PATIO.
 - EDGE OF DRIVEWAY.
 - 4" THICK SLAB TYPICAL @ CONCRETE WALKS/PORCHES/PATIOS
 - CONTROL JOINTS - TYPICAL.
 - DASHED LINES INDICATE BOXED BEAM ABOVE.
 - 12" DEEP SHELF (60" A.F.F.) - VINYL COATED WIRE - STANDARD SPACINGS.
 - SHOWER WALL - 6'-0" A.F.F.
 - OPTIONAL GARAGE SHELVING.
 - OPTIONAL DESK.
 - COURTYARD GATE AND FENCE LOCATION.
 - DASHED LINE INDICATES OPTIONAL PATIO SECTION.
 - OPTIONAL WINDOW.
 - (4) 12" DEEP WIRE SHELVES (24", 42", 59", 68" A.F.F.) - STANDARD SPACINGS.
 - 32" X 60" SHOWER BASE WITH BUILT-IN SEAT.
 - HARDBOARD TREADS AND RISERS.
 - WOOD HANDRAIL - 34" ABOVE STAIR TREADS. RETURN ENDS TO WALL OR NEVEL POST.
 - SINGLE BOWL SINK AND FAUCET.
 - 20" RANGE LOCATION.



First Floor Plan

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

- FLAT DRYWALL CEILING @ 8'-0" A.F.F.
- LINE OF BREAK OF SLOPED DRYWALL CEILING - FOLLOW BOTTOM CHORD OF ROOF TRUSSES OR RAFTERS ABOVE.
- SLOPED CEILING AREA ABOVE.
- ATTIC ACCESS PANEL, 22" X 30" MINIMUM. PANEL TO BE 6" MIN. ABOVE BASE IF LOCATED IN KNEE WALL. PANEL TO HAVE 1" QUARTER ROUND MOLDING AROUND EDGE. PANEL SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. IF IN THE CEILING, A Baffle IS REQUIRED TO CONTAIN LOOSE-FILL INSULATION.
- UNDER THE COUNTER REFRIGERATOR LOCATION.
- FLAT DRYWALL CEILING @ 7'-0" A.F.F.
- 2 X 6 HALF WALL @ 36" A.F.F. WITH 1 X 8 HARDWOOD CAP - 1/2" LAG BOLT EACH END THRU SUB FLOOR.
- SINGLE CLOSET ROD & SHELF (48" A.F.F.) - VINYL COATED WIRE WITH STANDARD SPACINGS.
- KNEE WALL, 2 X 4 WOOD STUDS AT 16" O.C. WITH 1/2" DRYWALL ON ALL INTERIOR SURFACES AND 1/4" O.S.B. BACKER PANEL ON EXTERIOR SURFACES - TYPICAL. RUN FROM FLOOR STRUCTURE BELOW TO UNDERSIDE OF ROOF FRAMING.
- NOT USED.
- NOT USED.
- DASHED LINE INDICATES 6" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TOWEL RING.



Master Bath - Optional Alternate Walk-In Shower

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



Epcon Communities
 Villas at Park Place
 By Park Place West Chester, LLC

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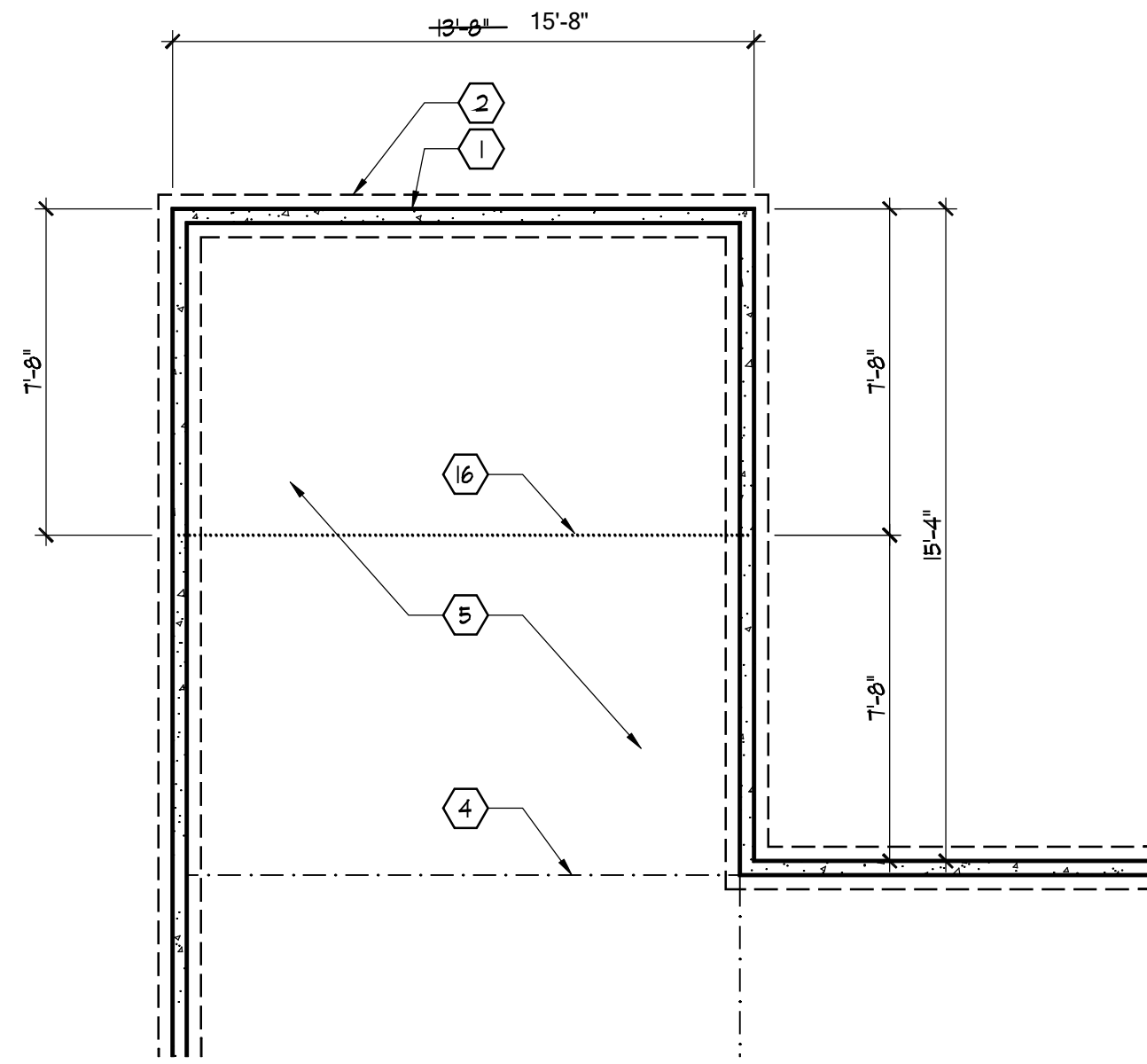
Architect Project Number
2010-005

| Community Dates & Revisions | |
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| Date Originated | 1 FEB 2015 |
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Drawing Title
First Floor Plan

Architectural Style
European Country

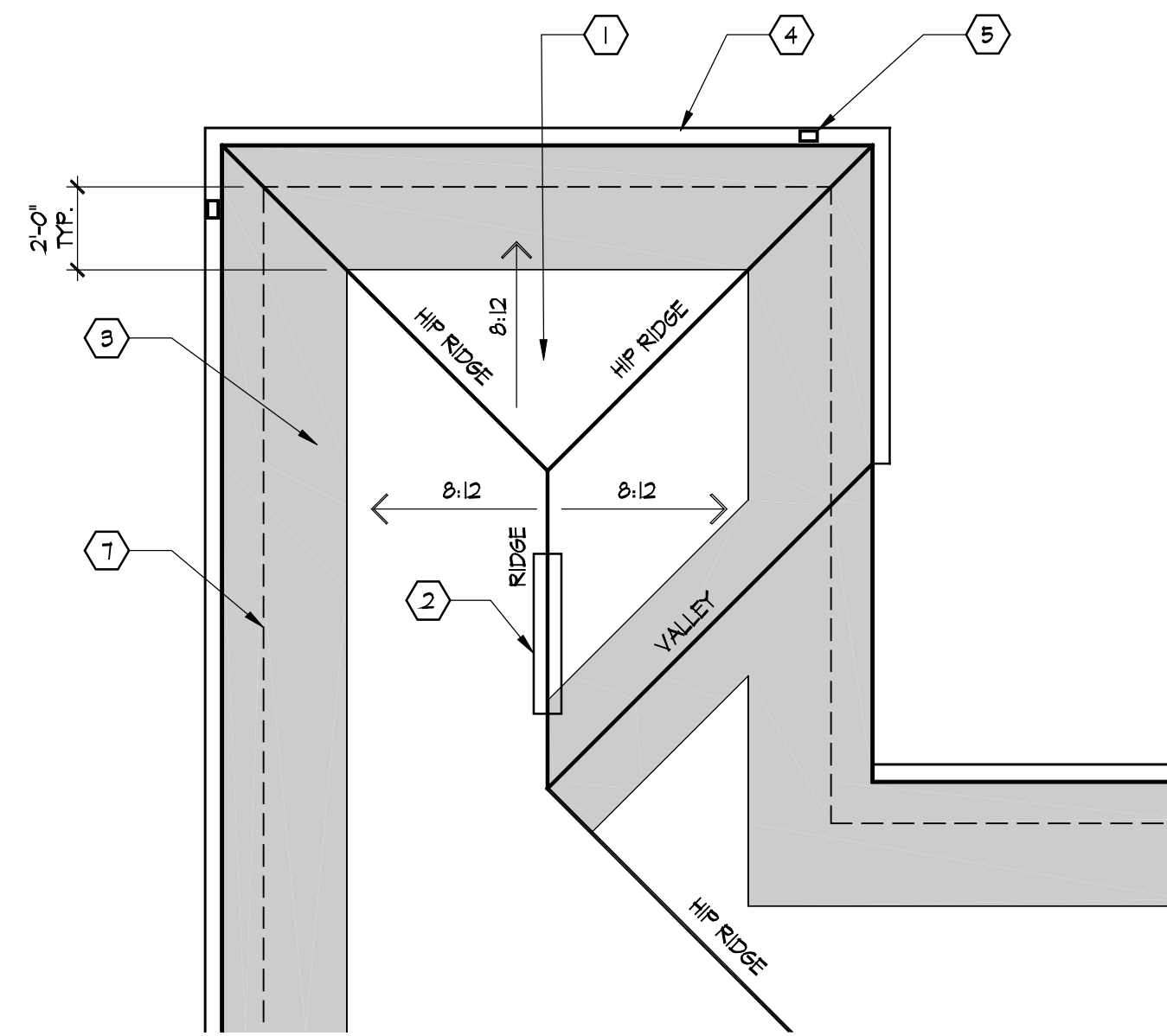
Sheet Number
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D3 - 2010



Partial Foundation Plan

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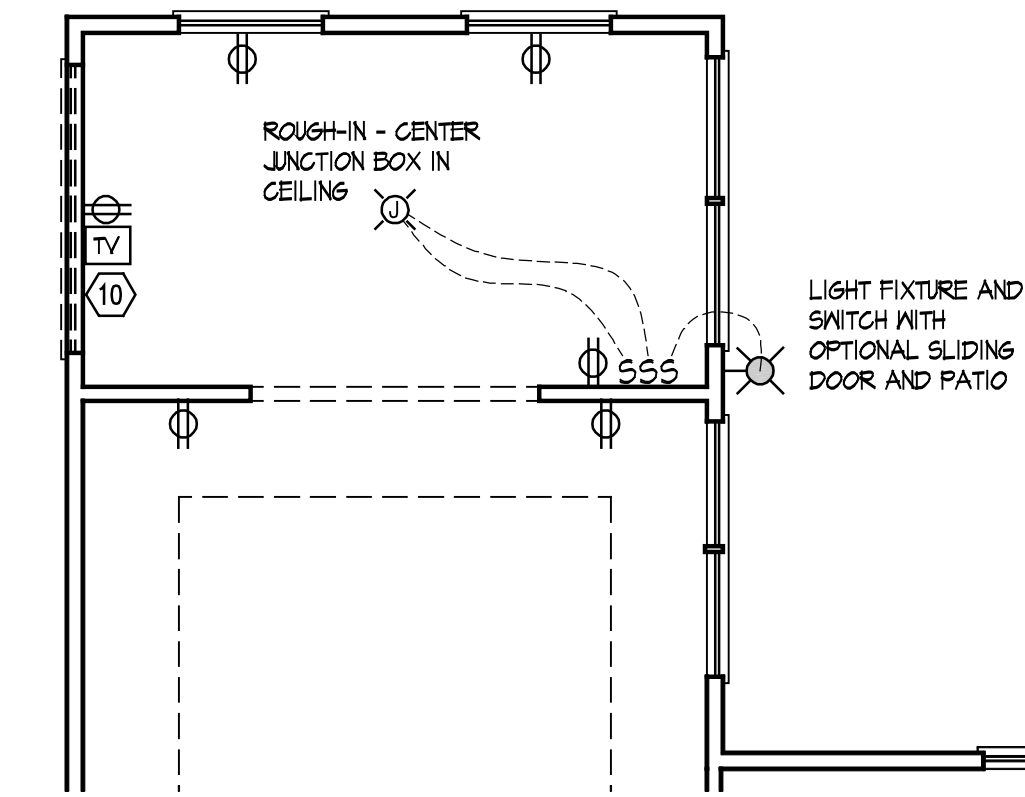
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Electrical Plan

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

SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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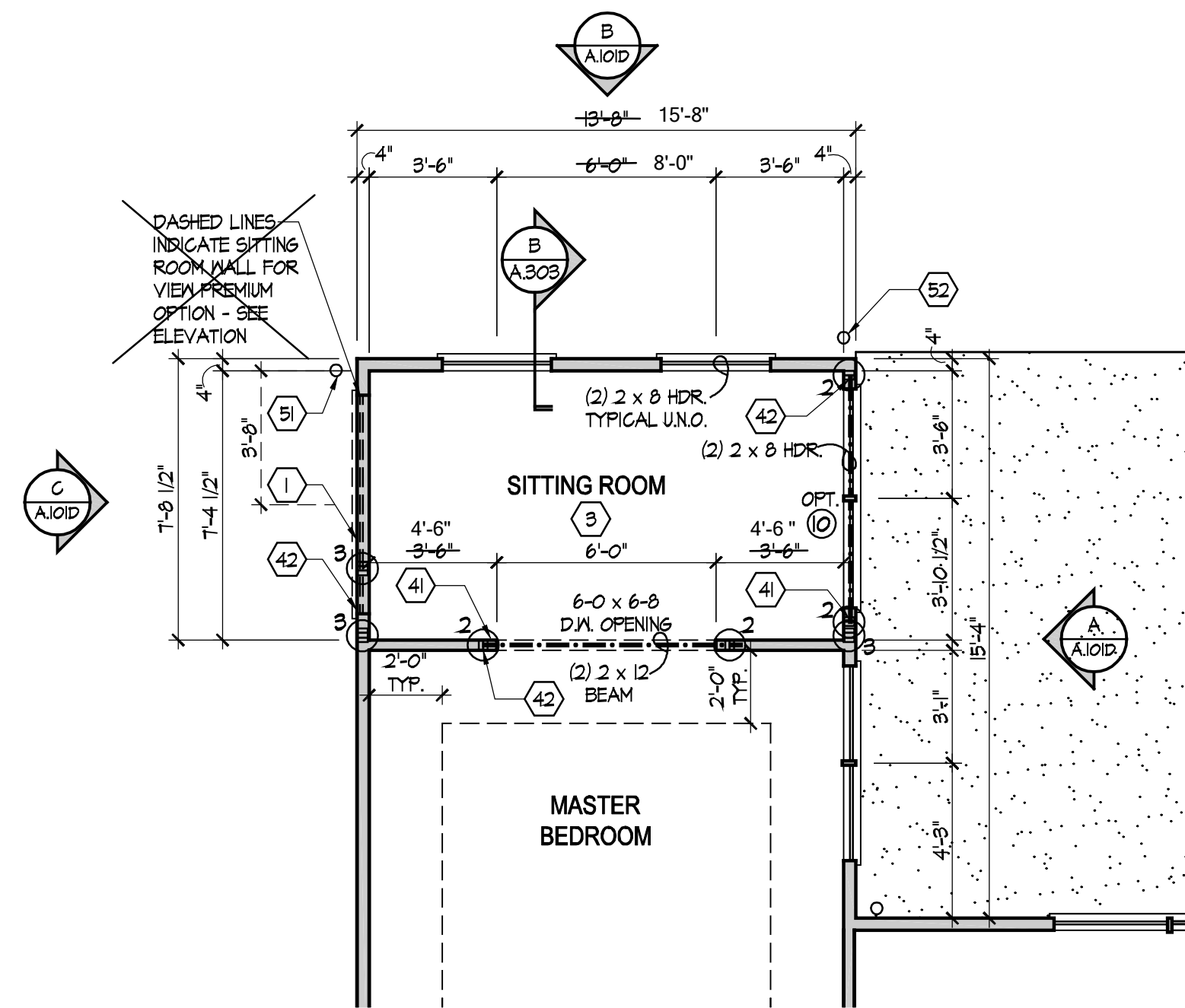
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Drawing Title
Sitting Room Option

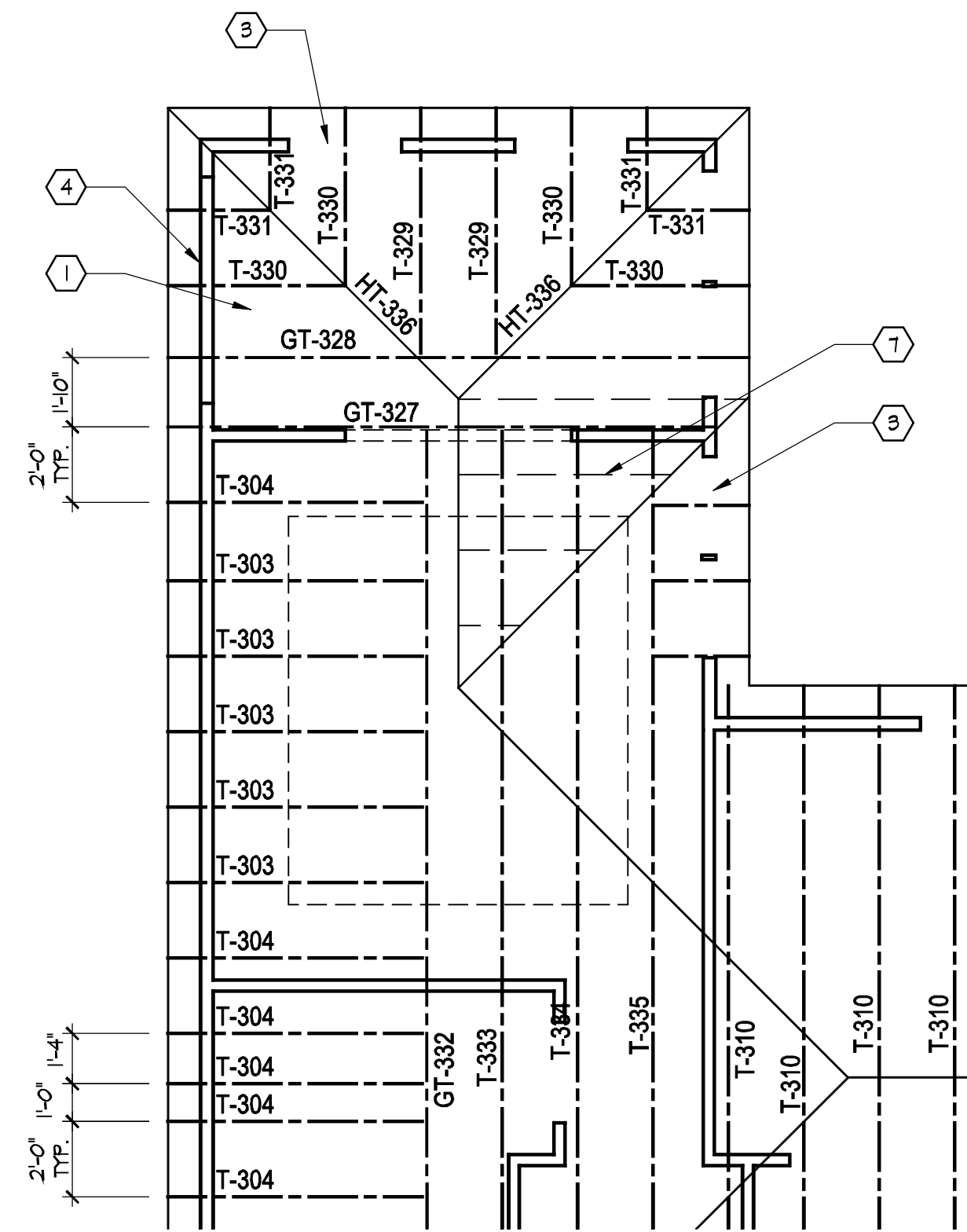
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 European Country
 Sheet Number
A.101D
 D3 - 2010



Partial Floor Plan

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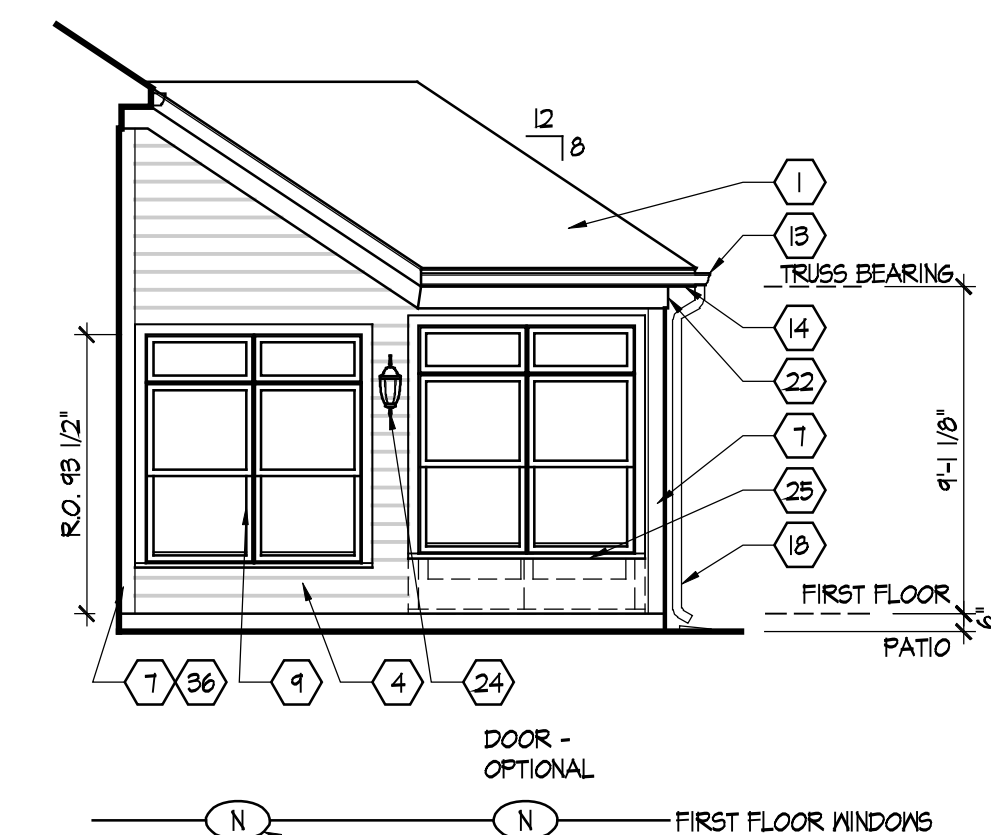
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Framing Plan

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

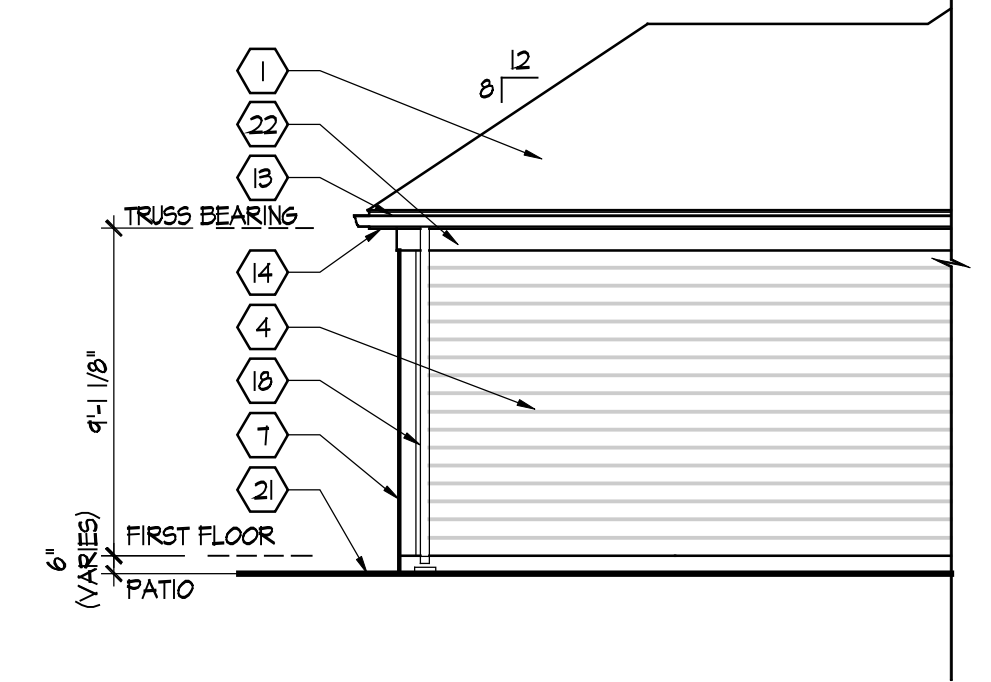
SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



A Elevation

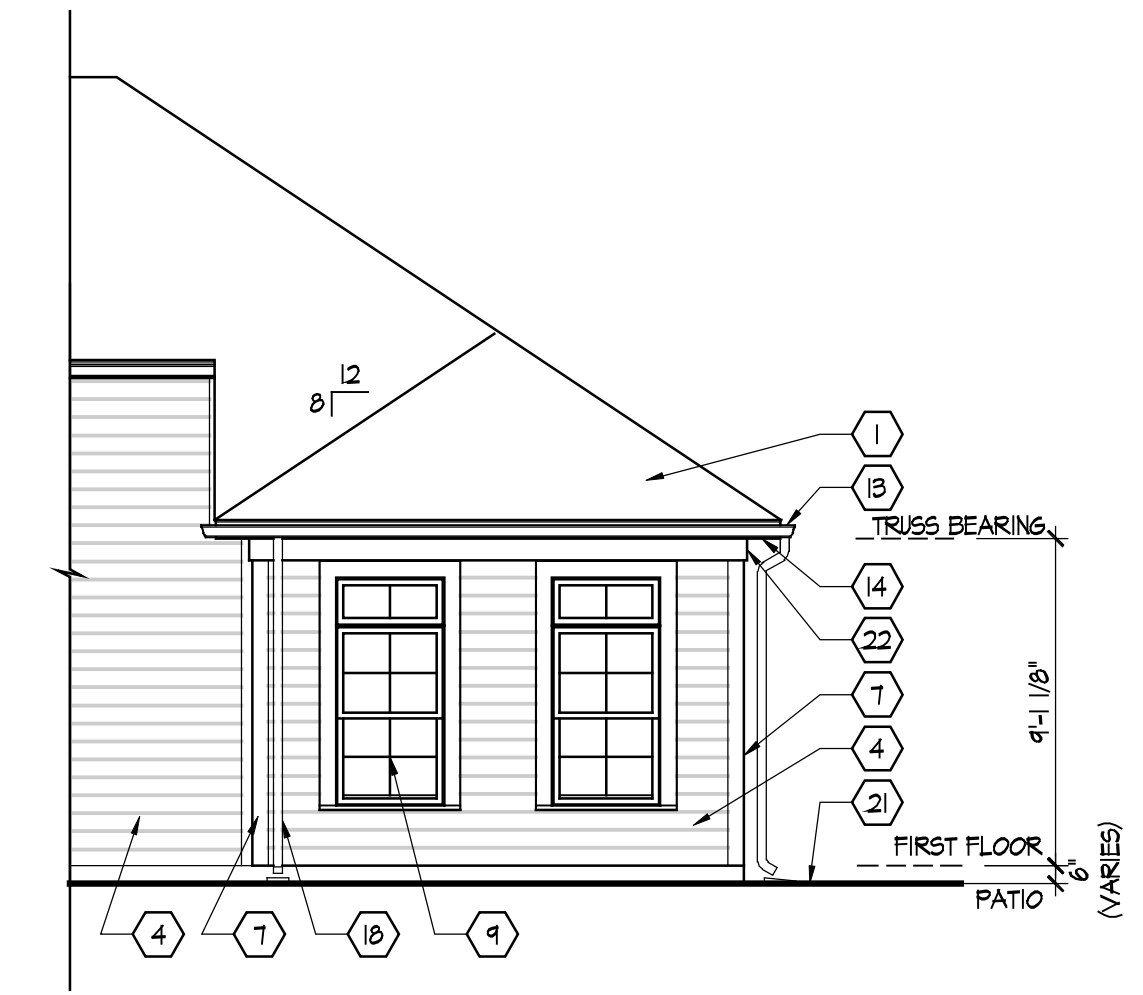
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REFER TO SHEETS A.502 & A.503 FOR WINDOW INFORMATION INCLUDING SIZES, TRIMS AND SHUTTERS



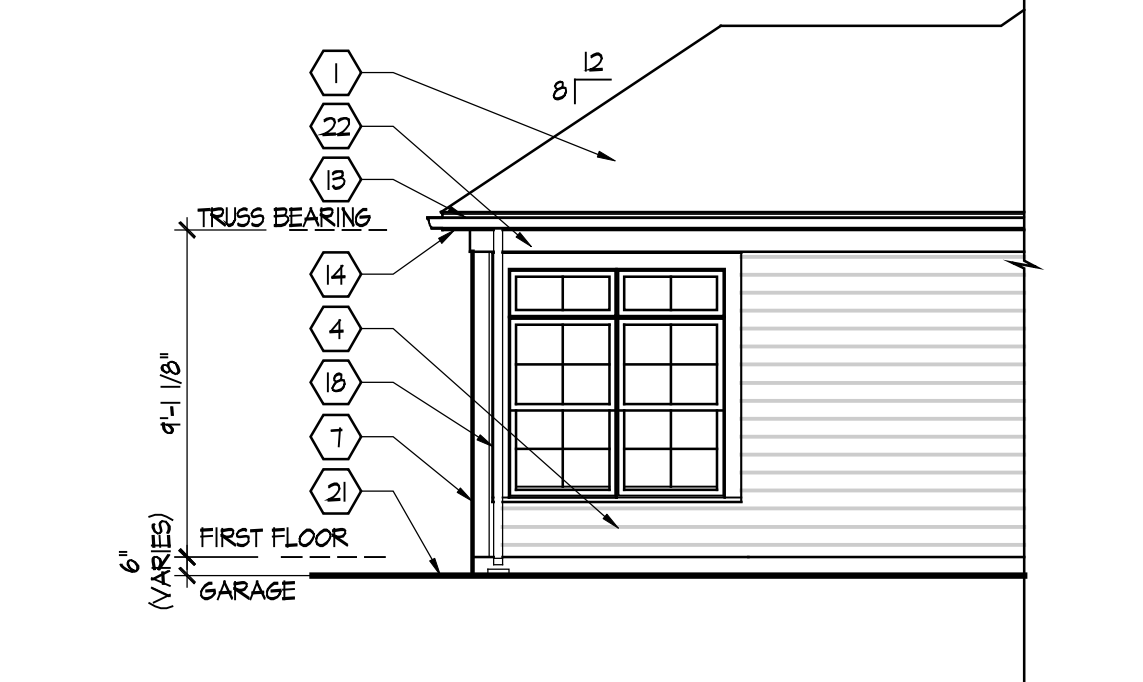
C Partial Elevation

Scale: 3/16" = 1'-0"



B Partial Elevation

Scale: 3/16" = 1'-0"

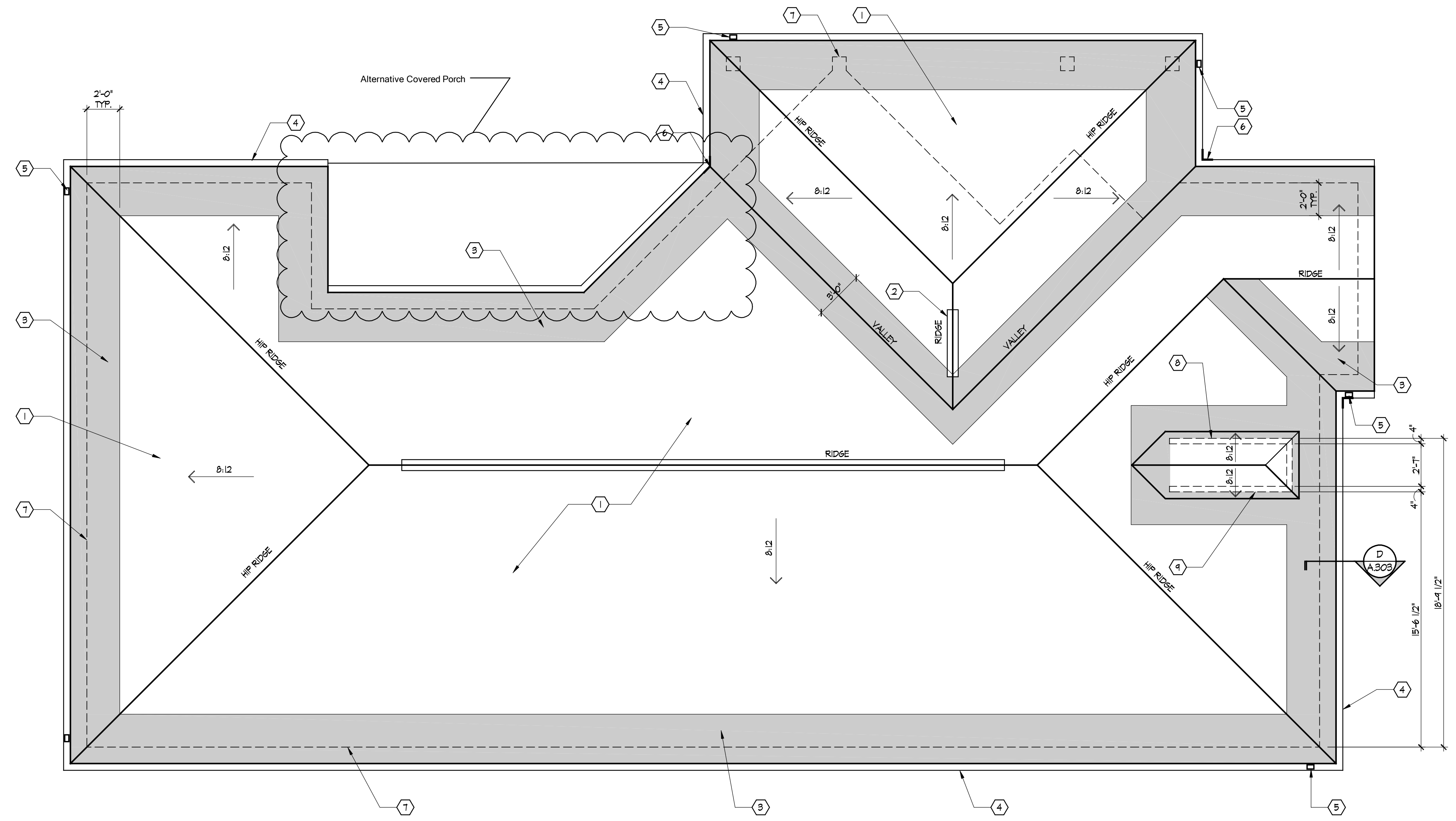


C Partial Elevation - View Premium

Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS.

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Villas at Park Place
 By Park Place West Chester, LLC



Roof Plan
Scale: 1/4" = 1'-0"

SEE SHEET A.102 FOR ROOF PLAN
CODED NOTES AND BASE ROOF
PLAN.

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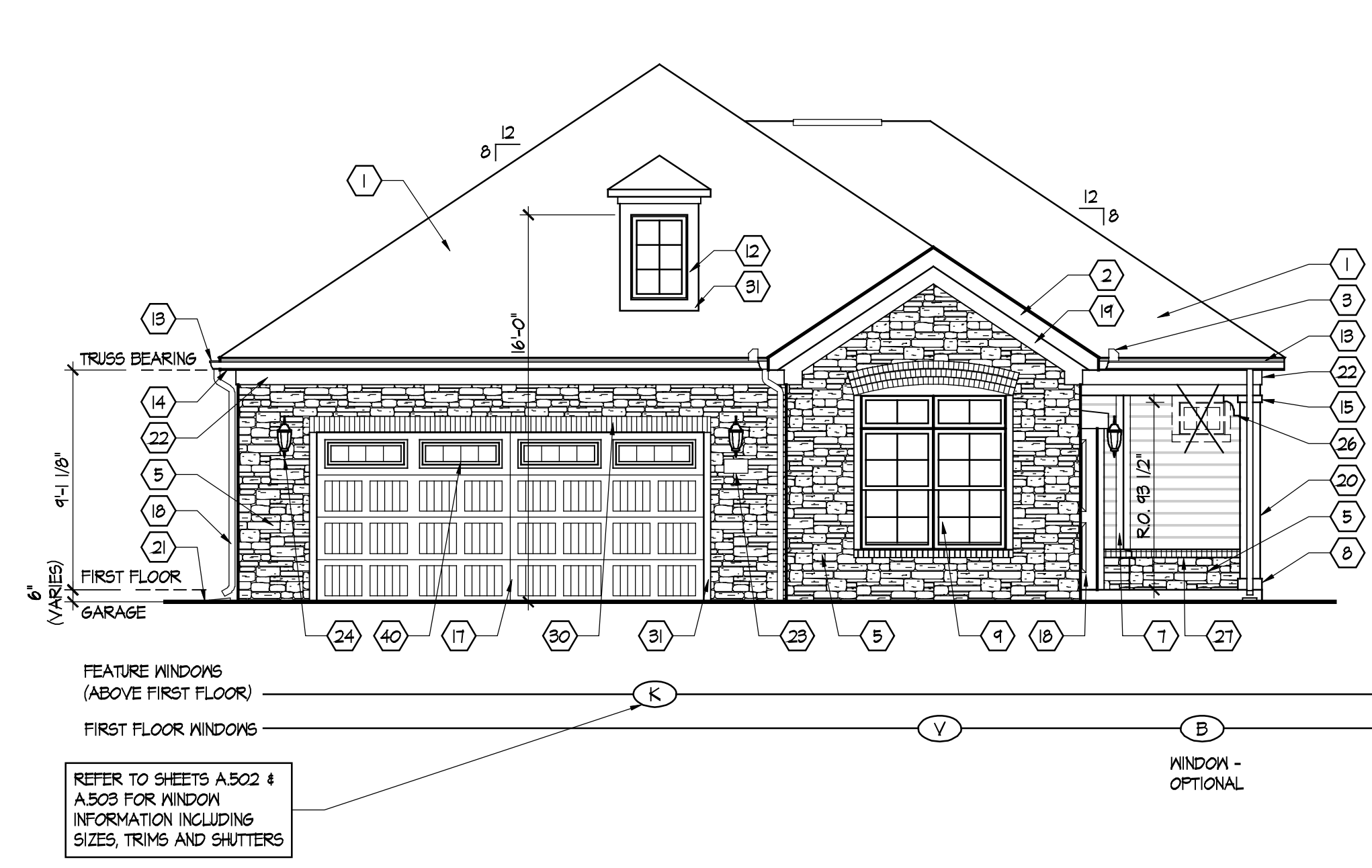
Architect Project Number
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| Community Dates & Revisions | |
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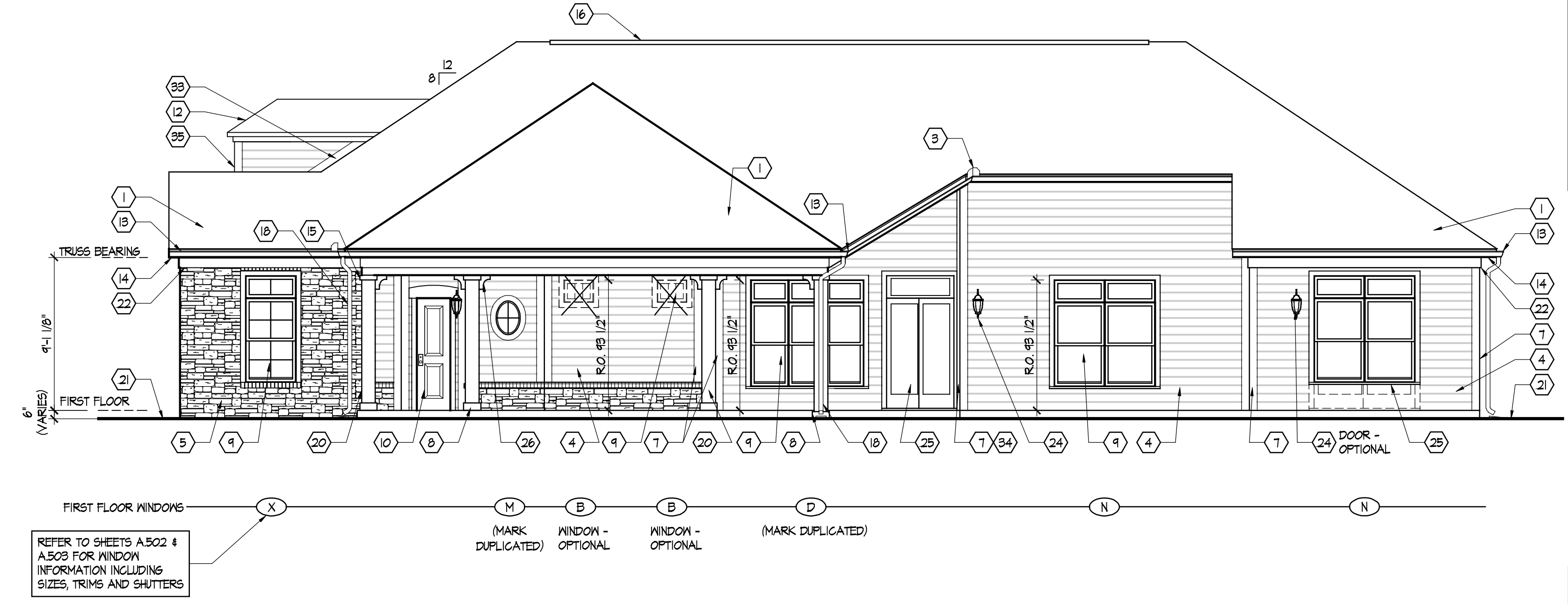
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Roof Plan
Alternate

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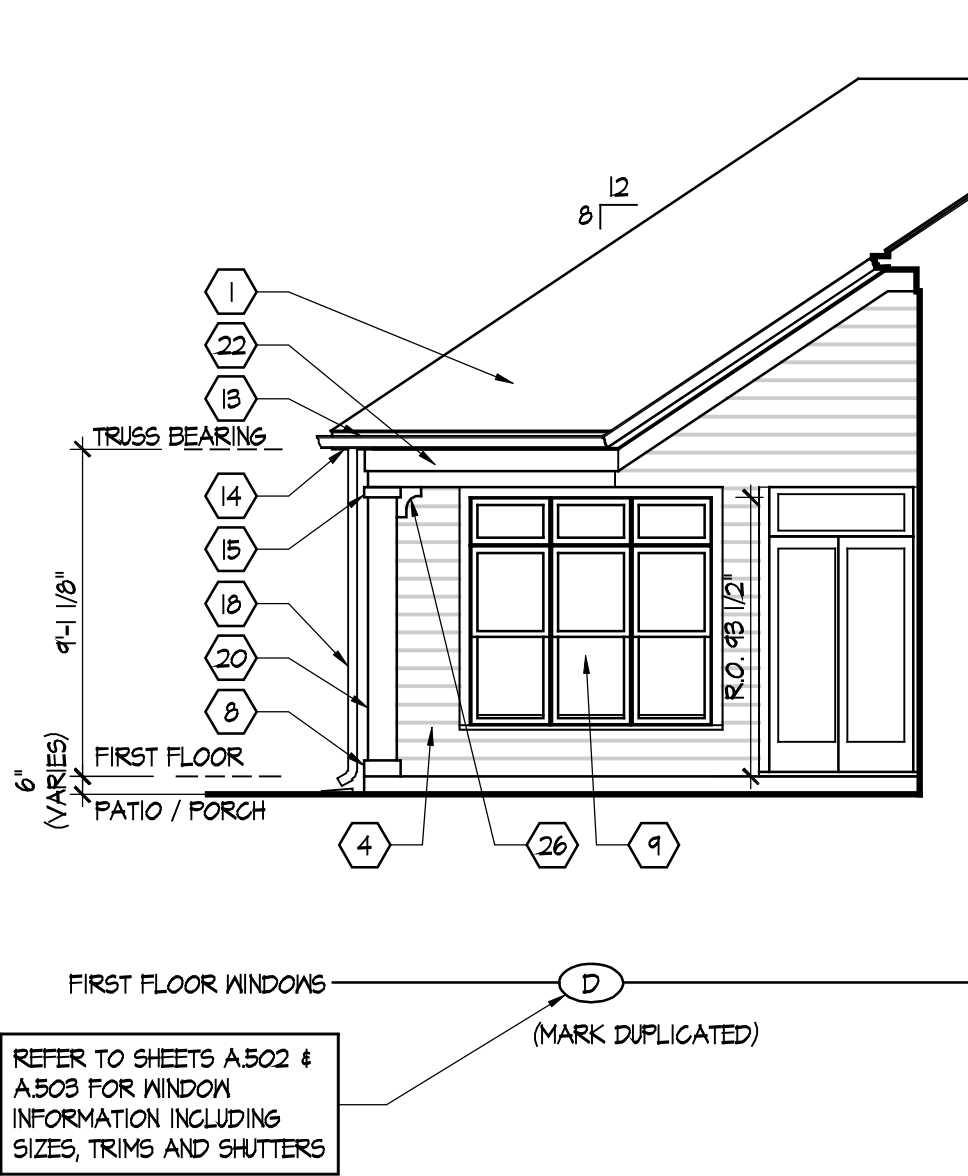
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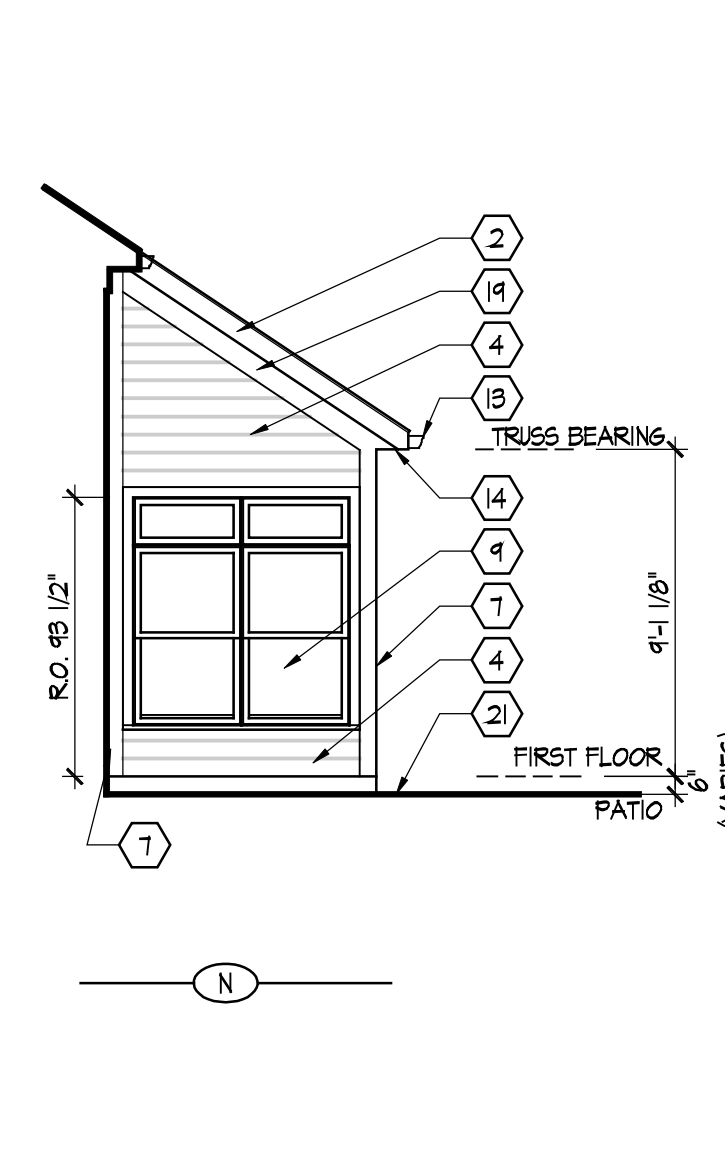
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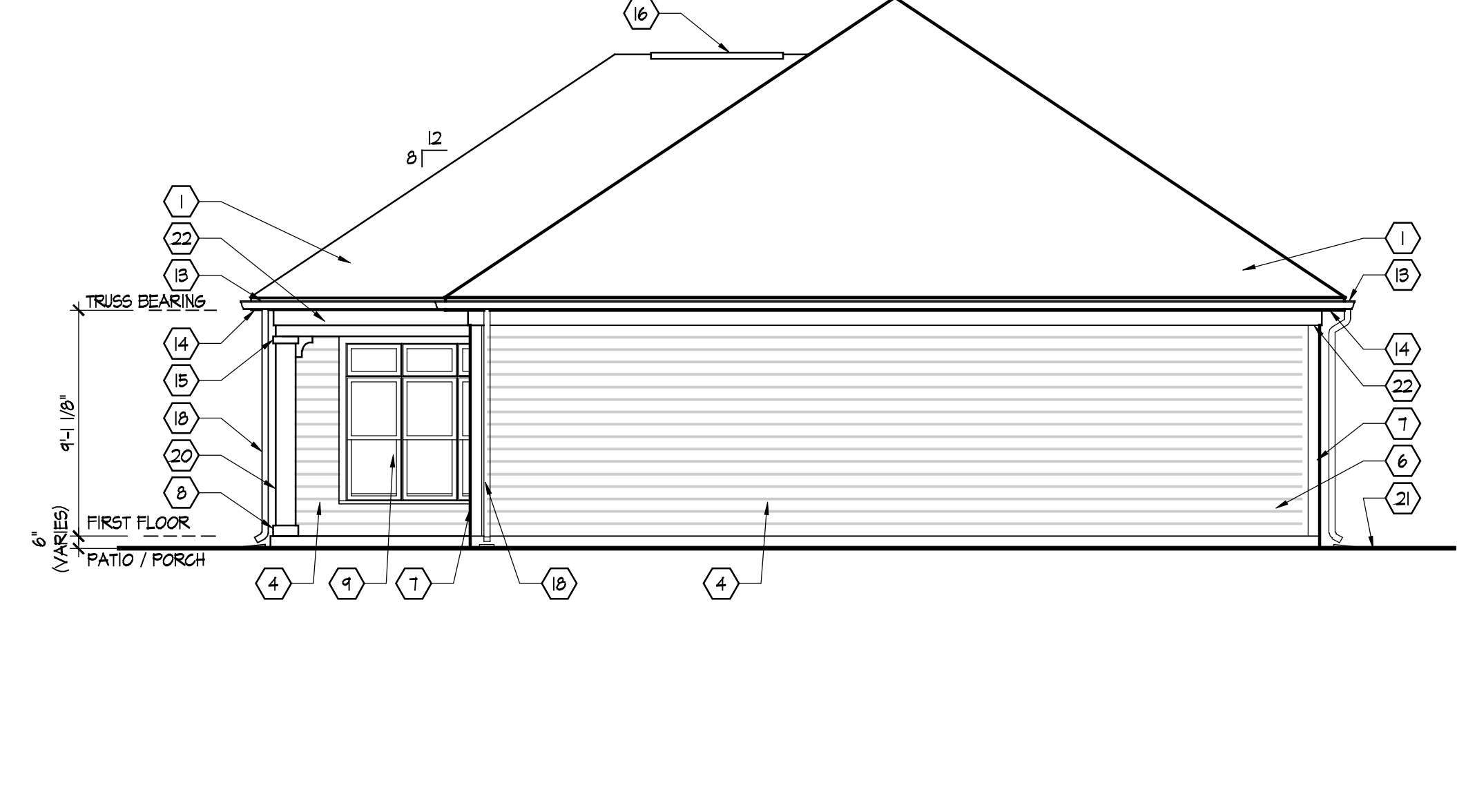
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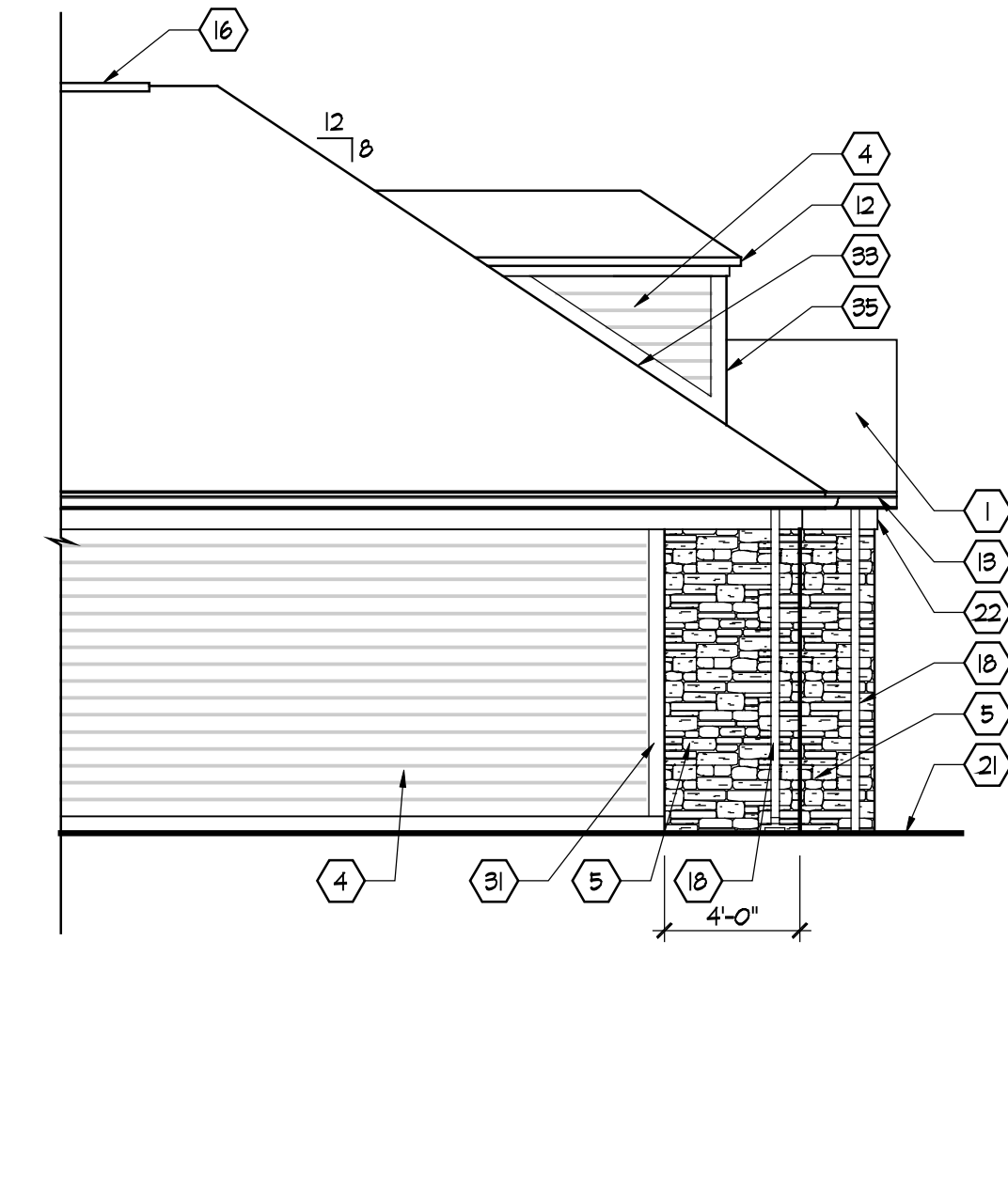
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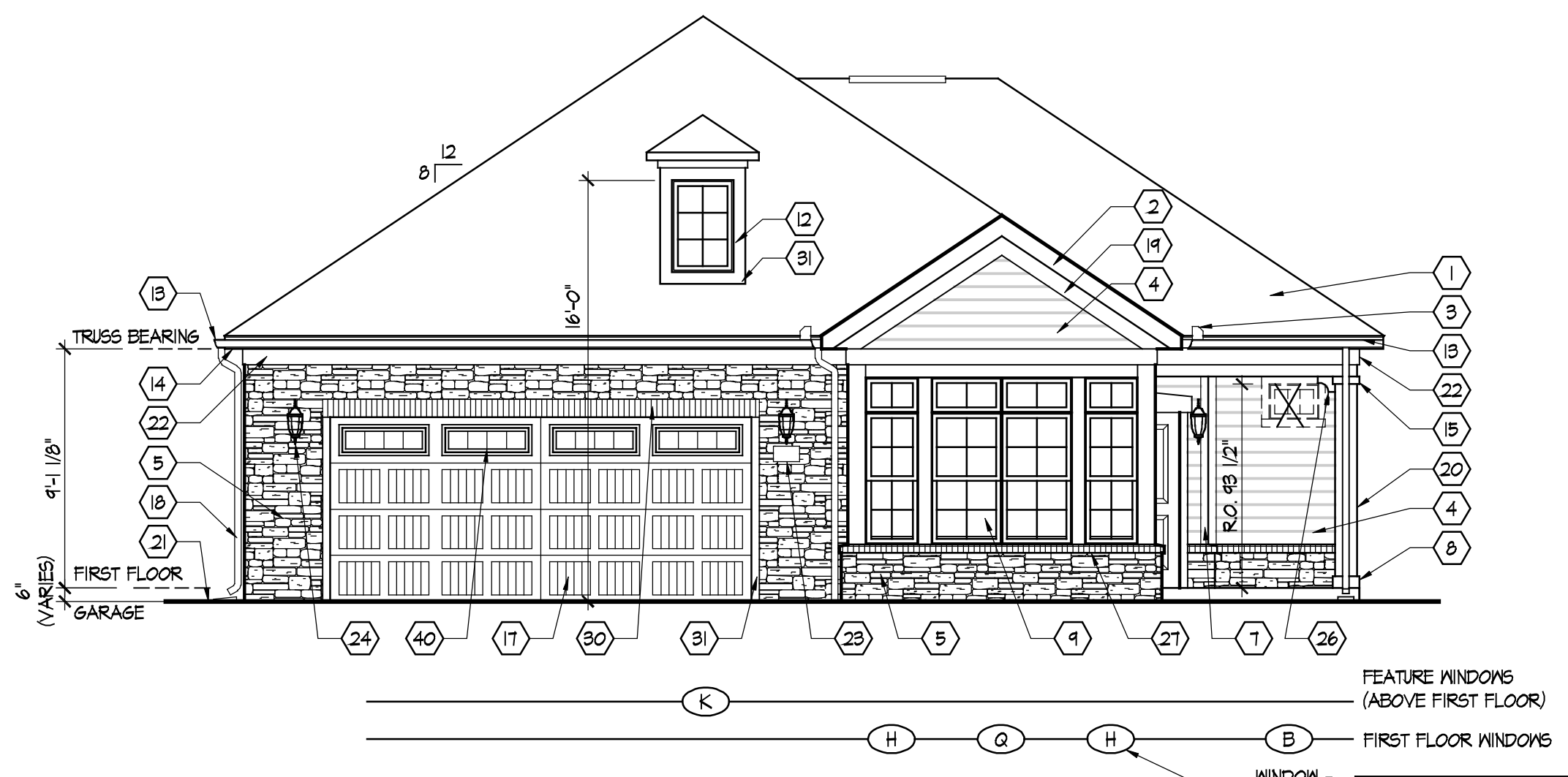
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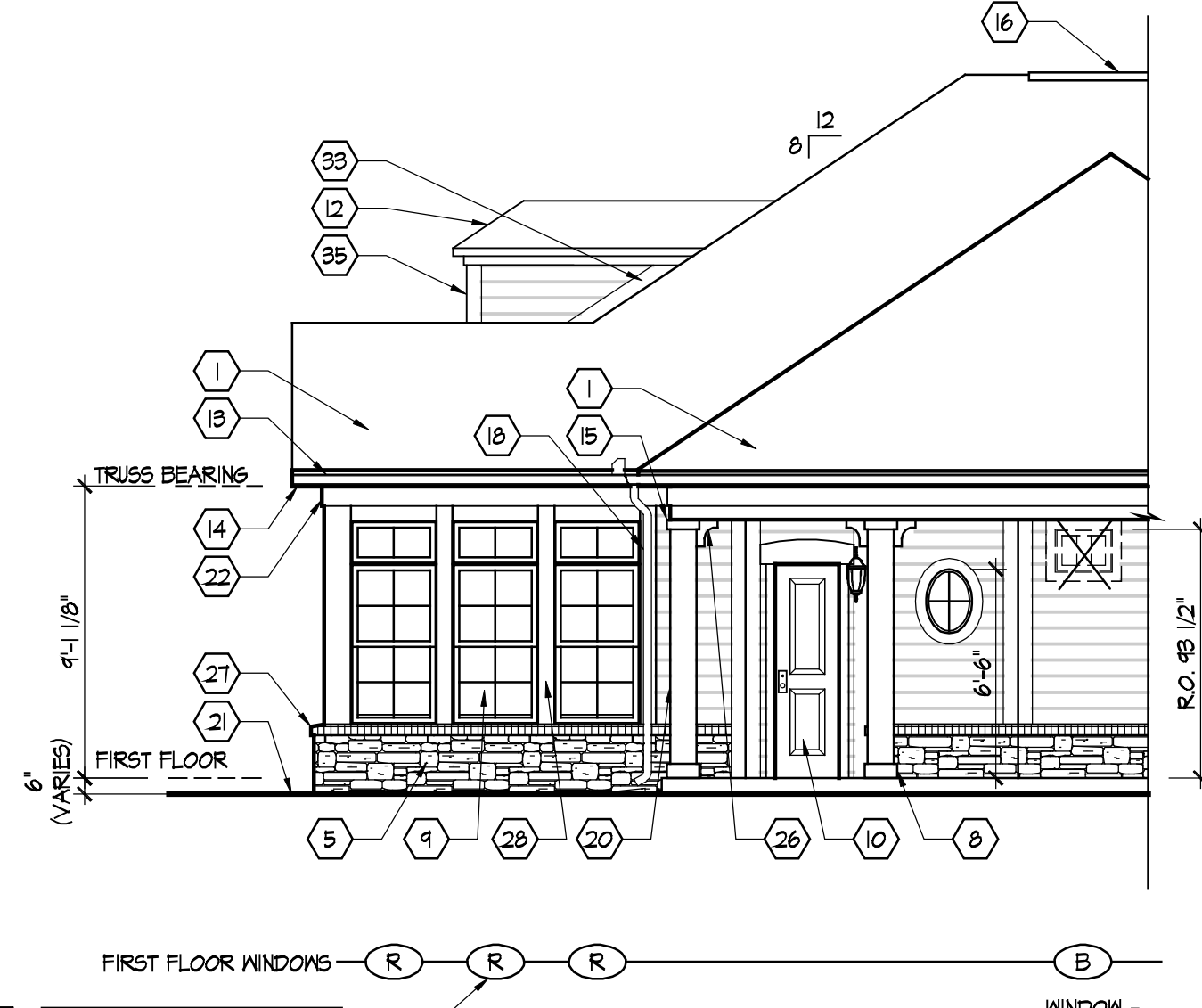
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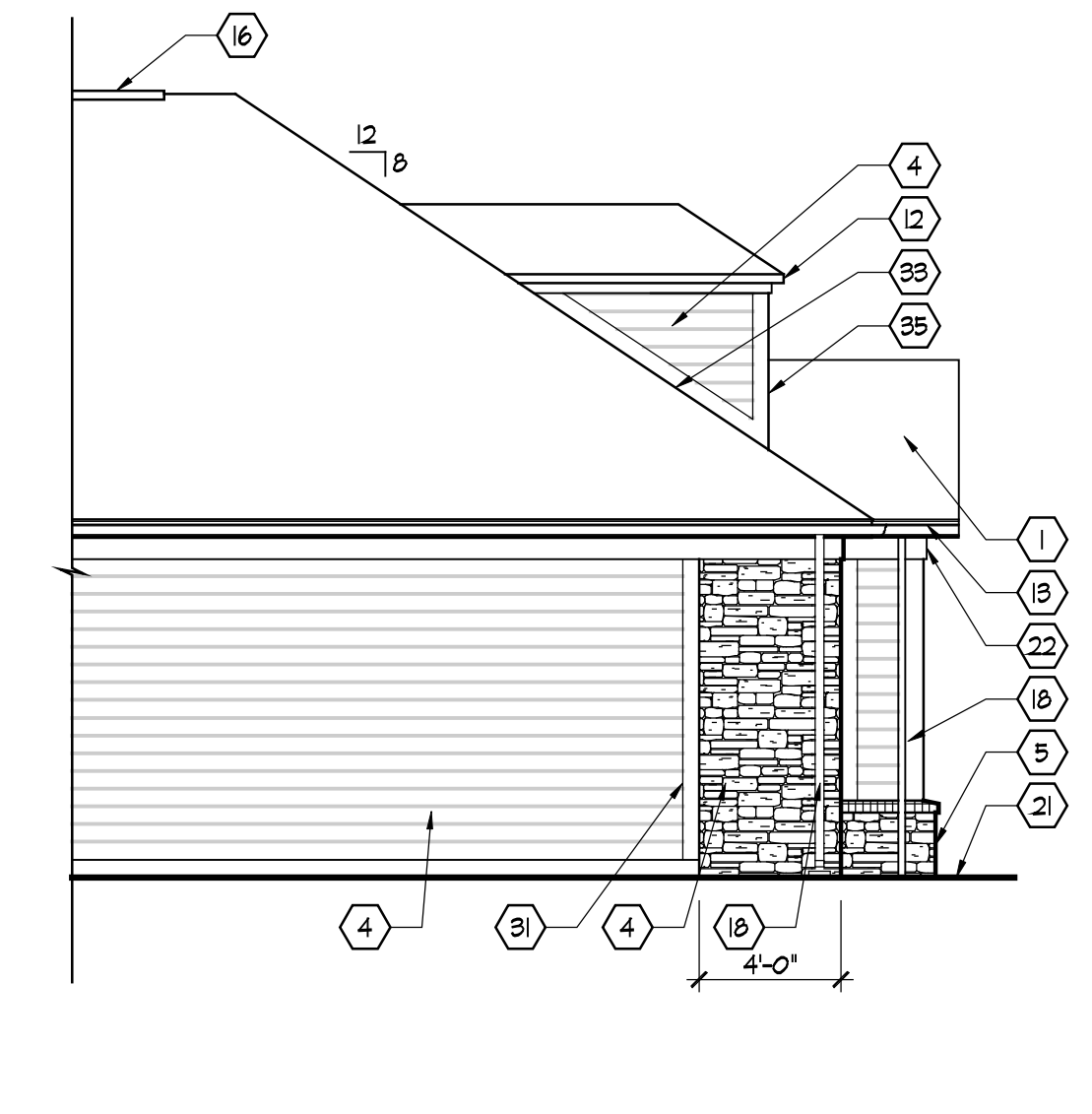
G Elevation
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A Partial Elevation - 4 Seasons Room
Scale: 3/16" = 1'-0"



B Partial Elevation - 4 Seasons Room
Scale: 3/16" = 1'-0"



G Partial Elevation - 4 Seasons Room
Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS. SEE BASE FLOOR PLAN FOR ELEVATION DESIGNATION MARKERS.

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2010-005

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Drawing Title
Alternate Roof Plan Elevations

Architectural Style
European Country
Sheet Number
A.101H
D3 - 2010

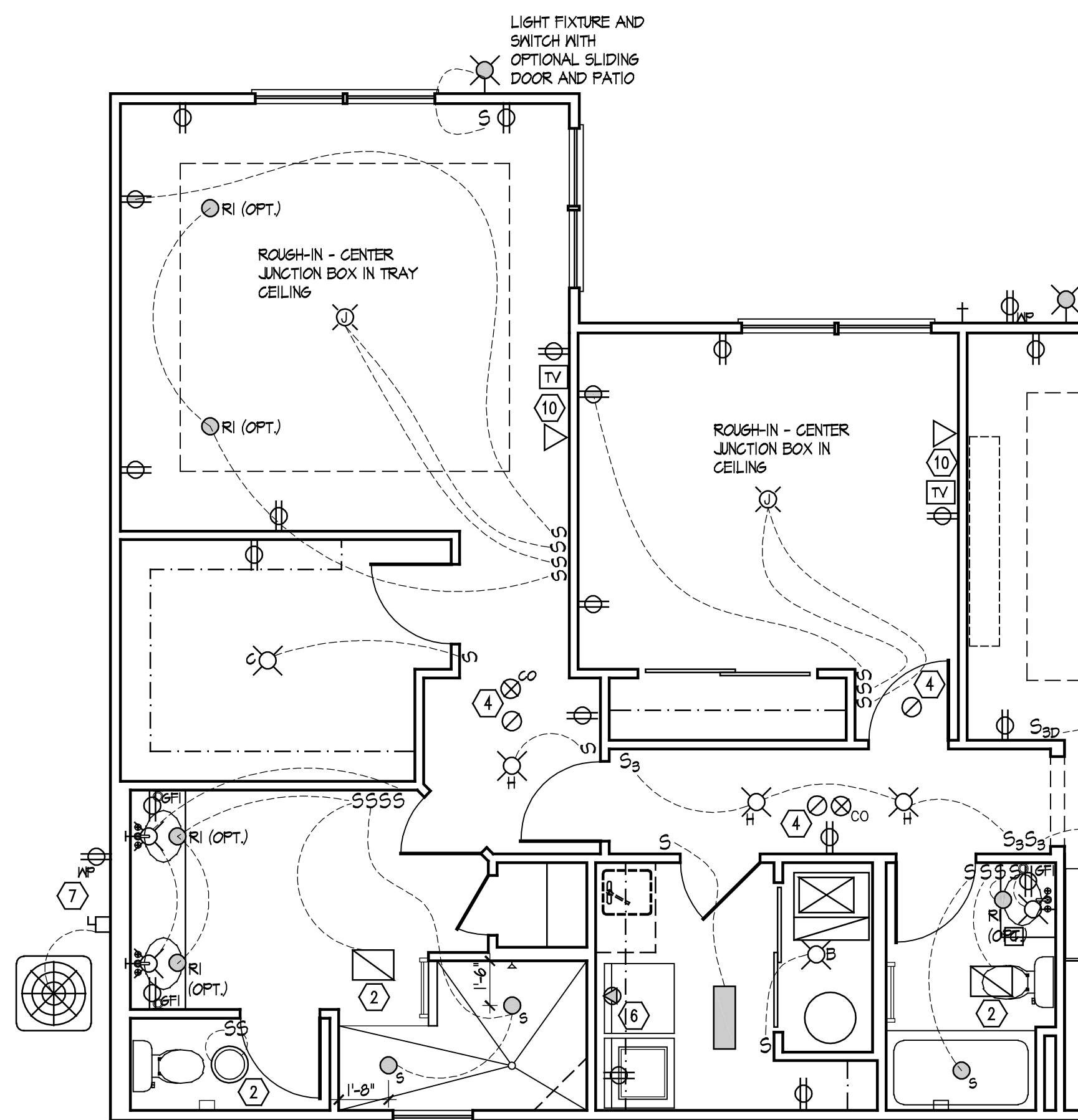
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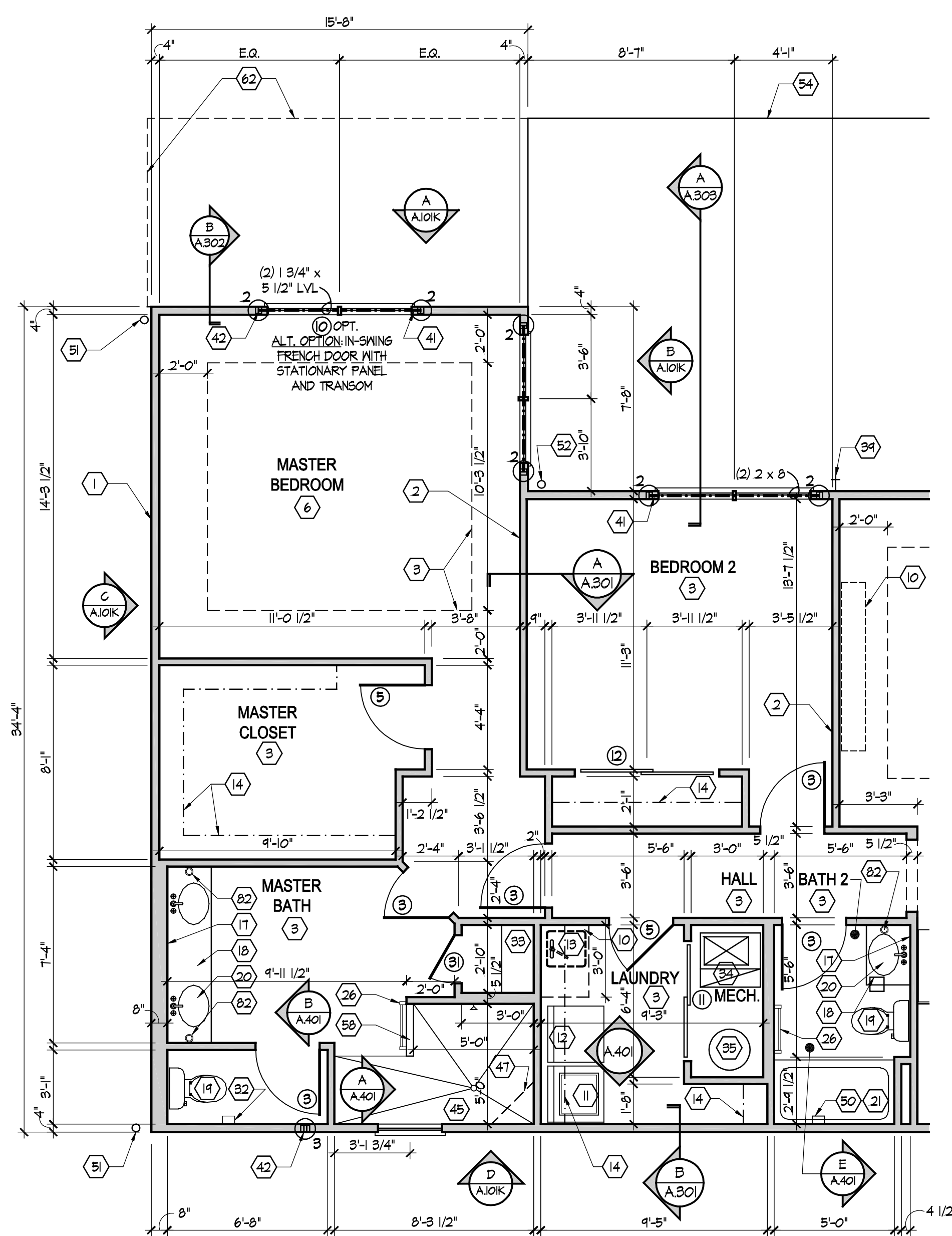
Drawing Title
Deluxe Master Suite Plans and Electrical



Electrical Plan - First Floor

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

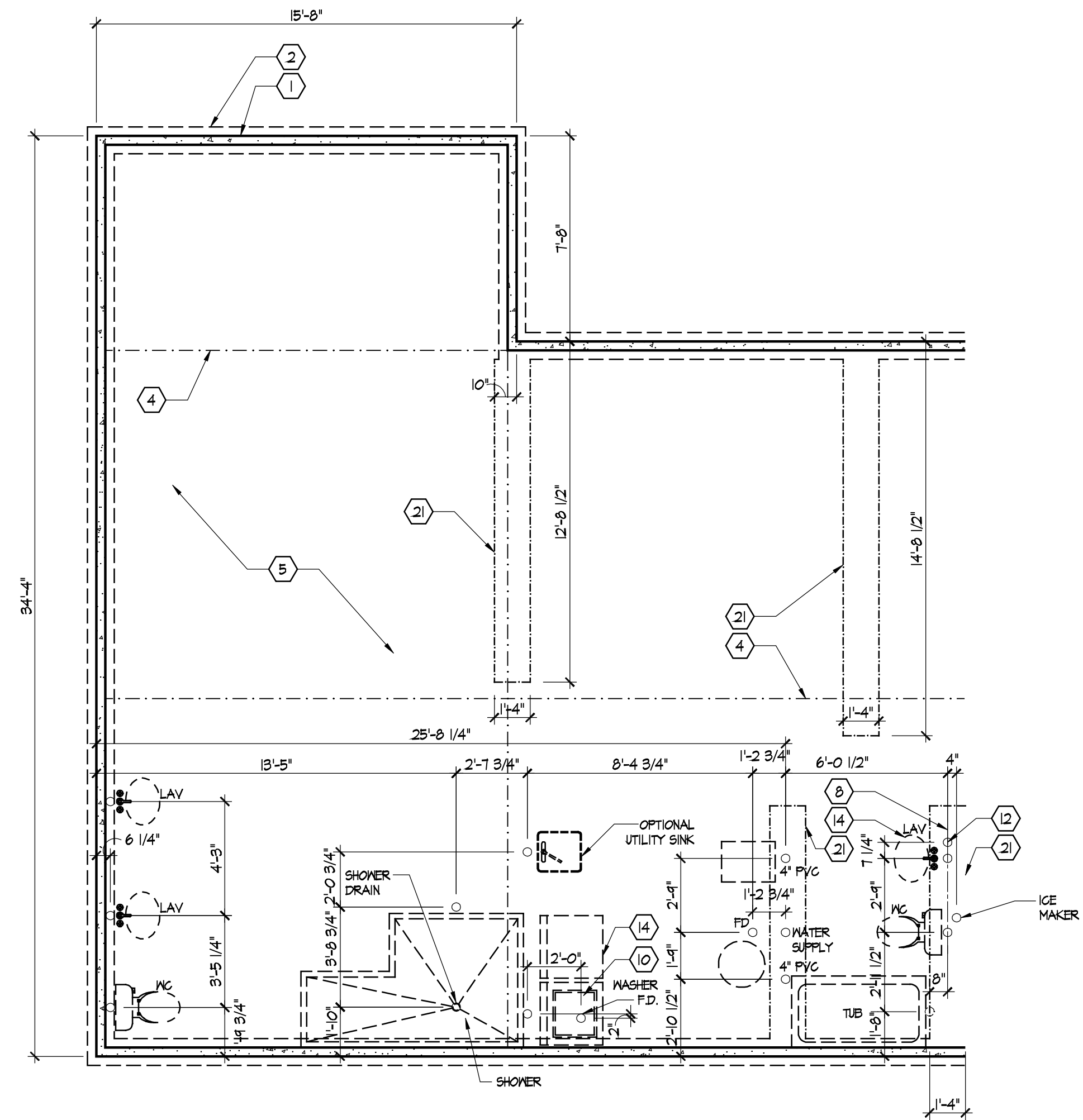
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



Partial First Floor Plan

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

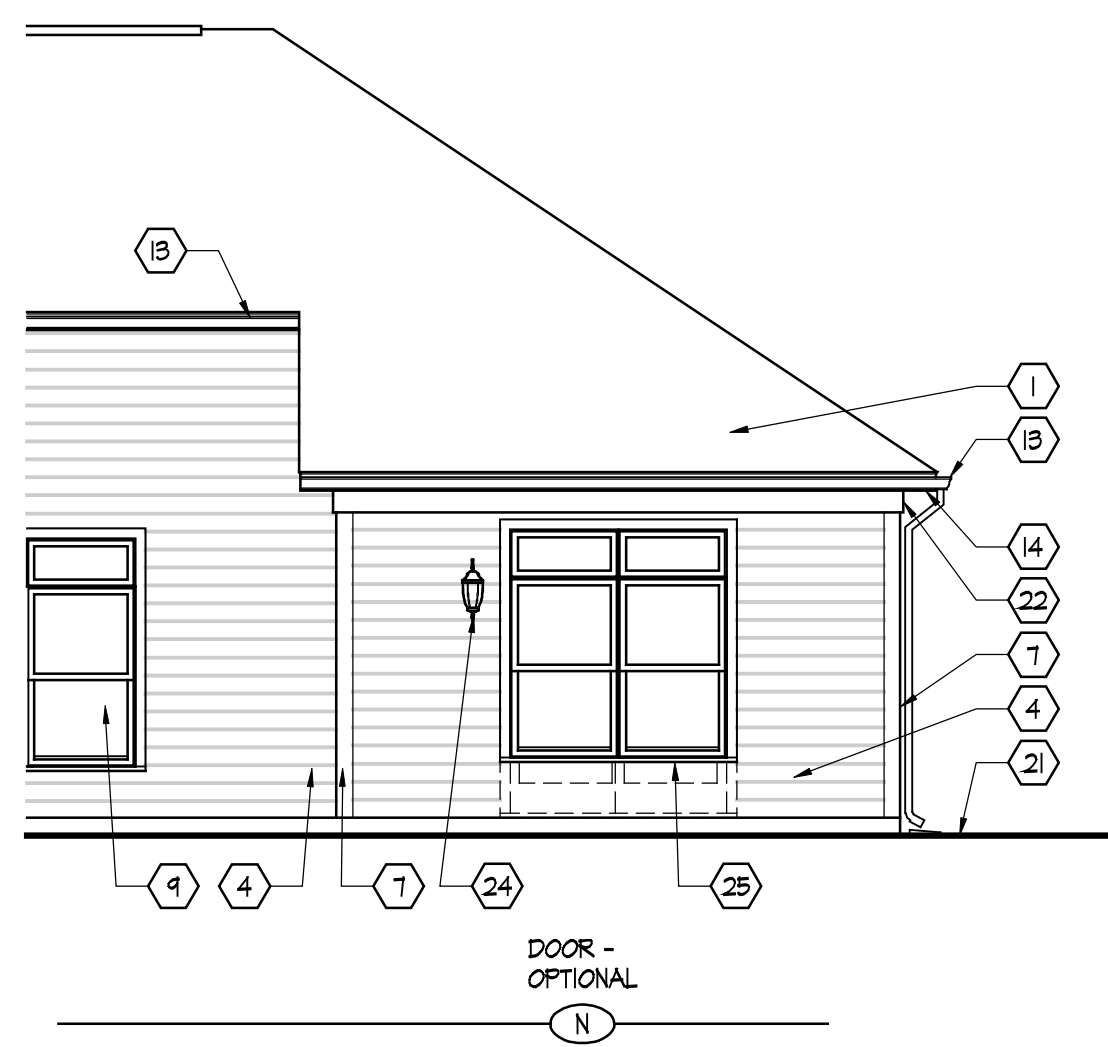
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



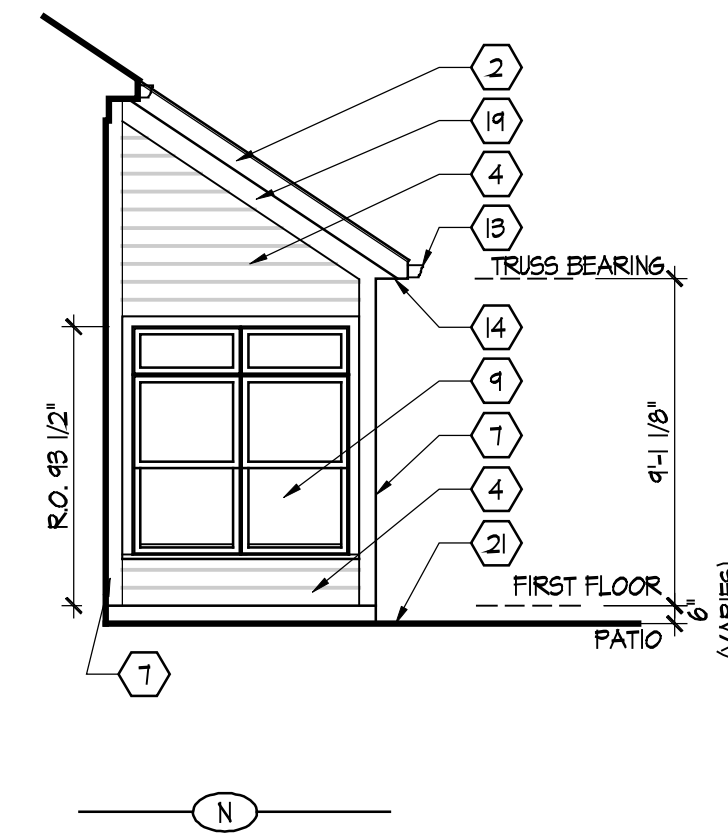
Partial Foundation Plan

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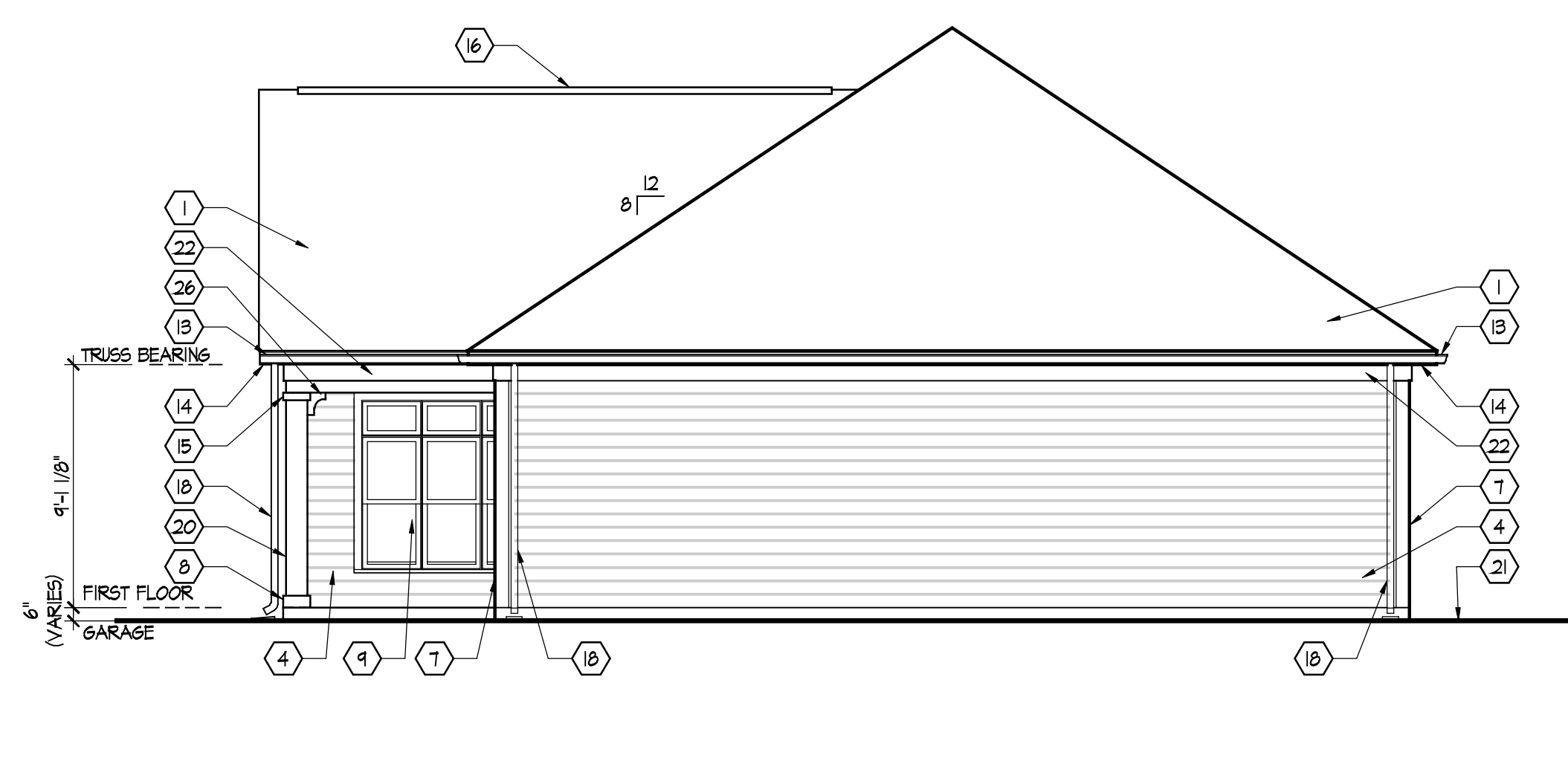
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



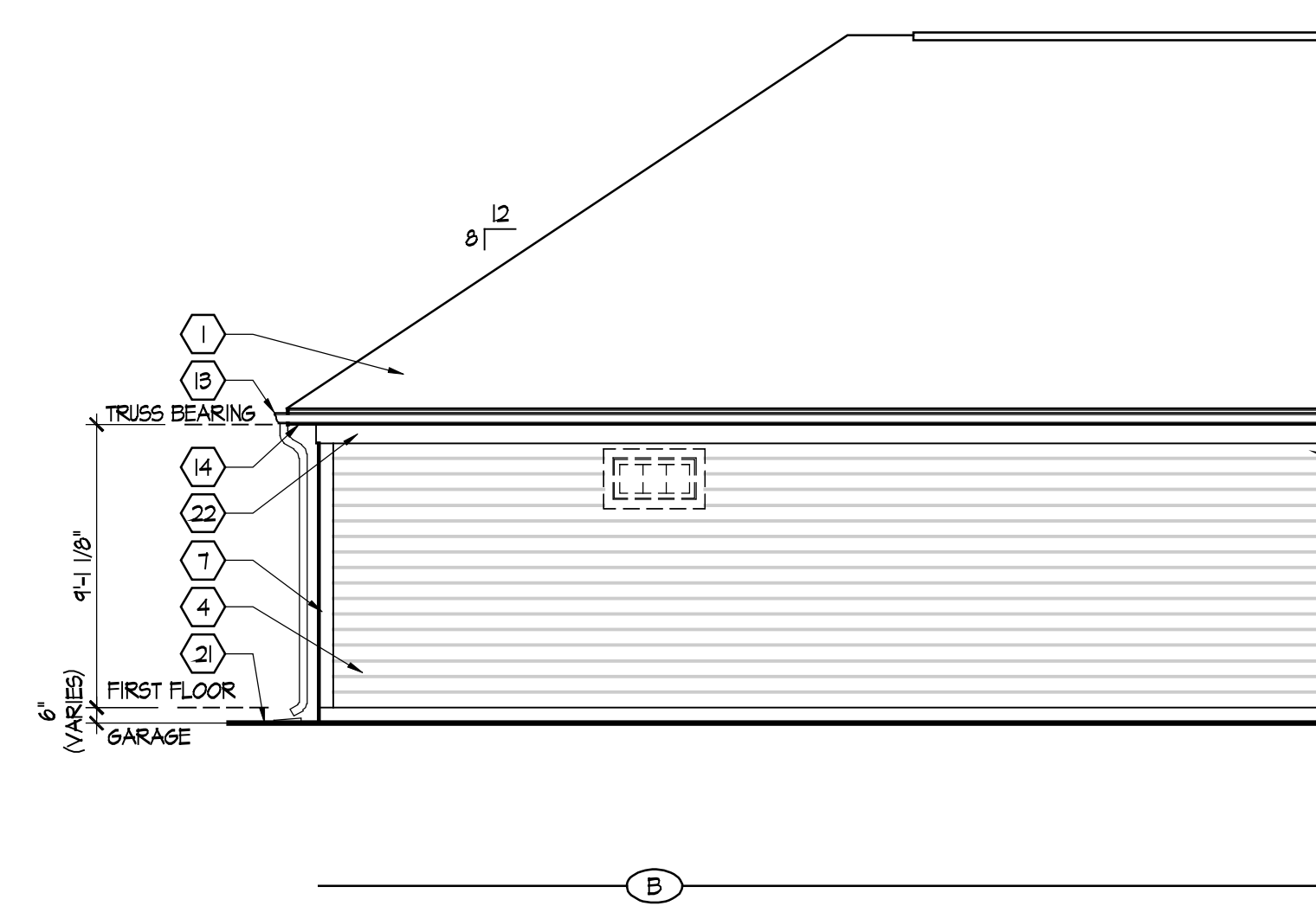
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B Partial Extended Master Suite Elevation
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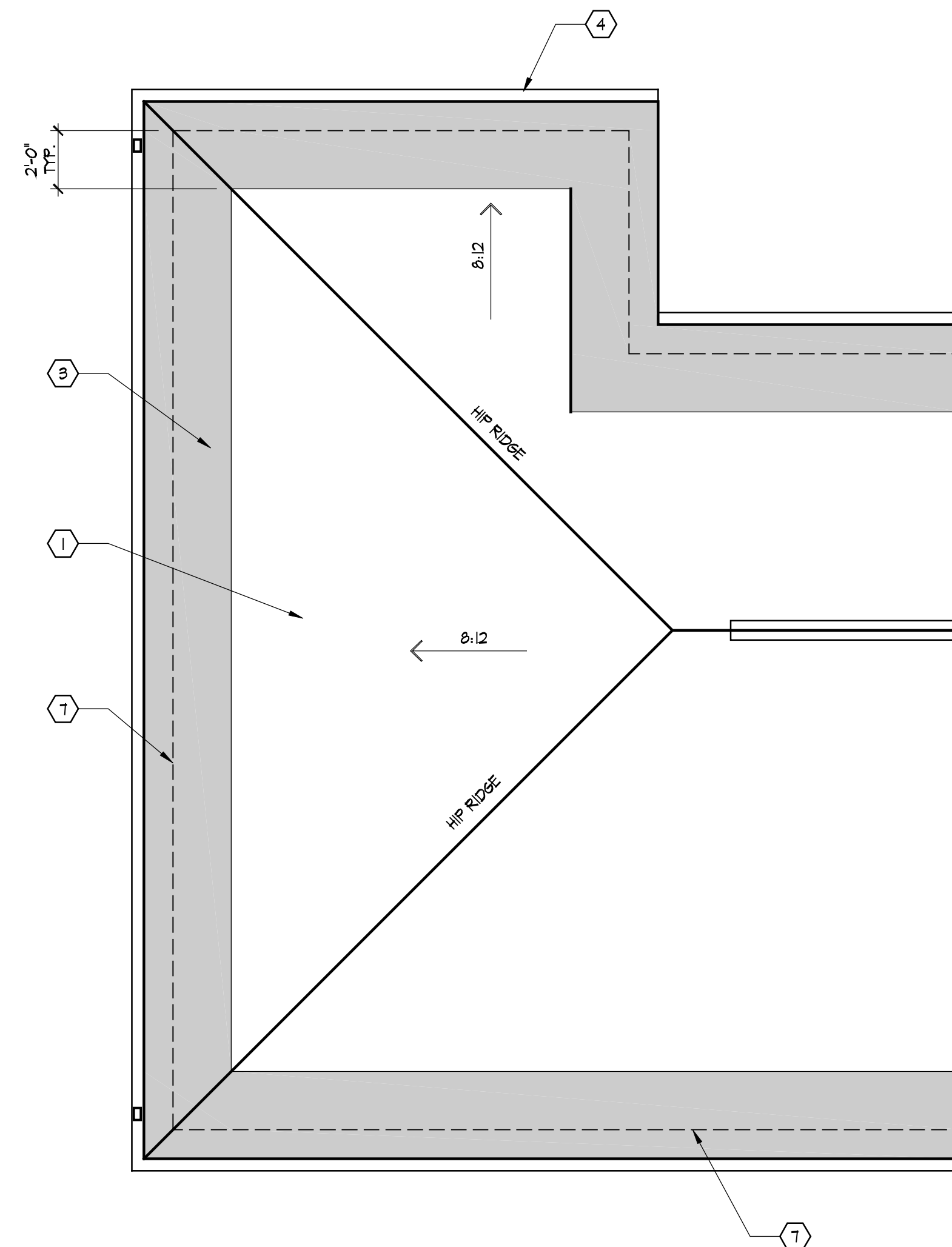


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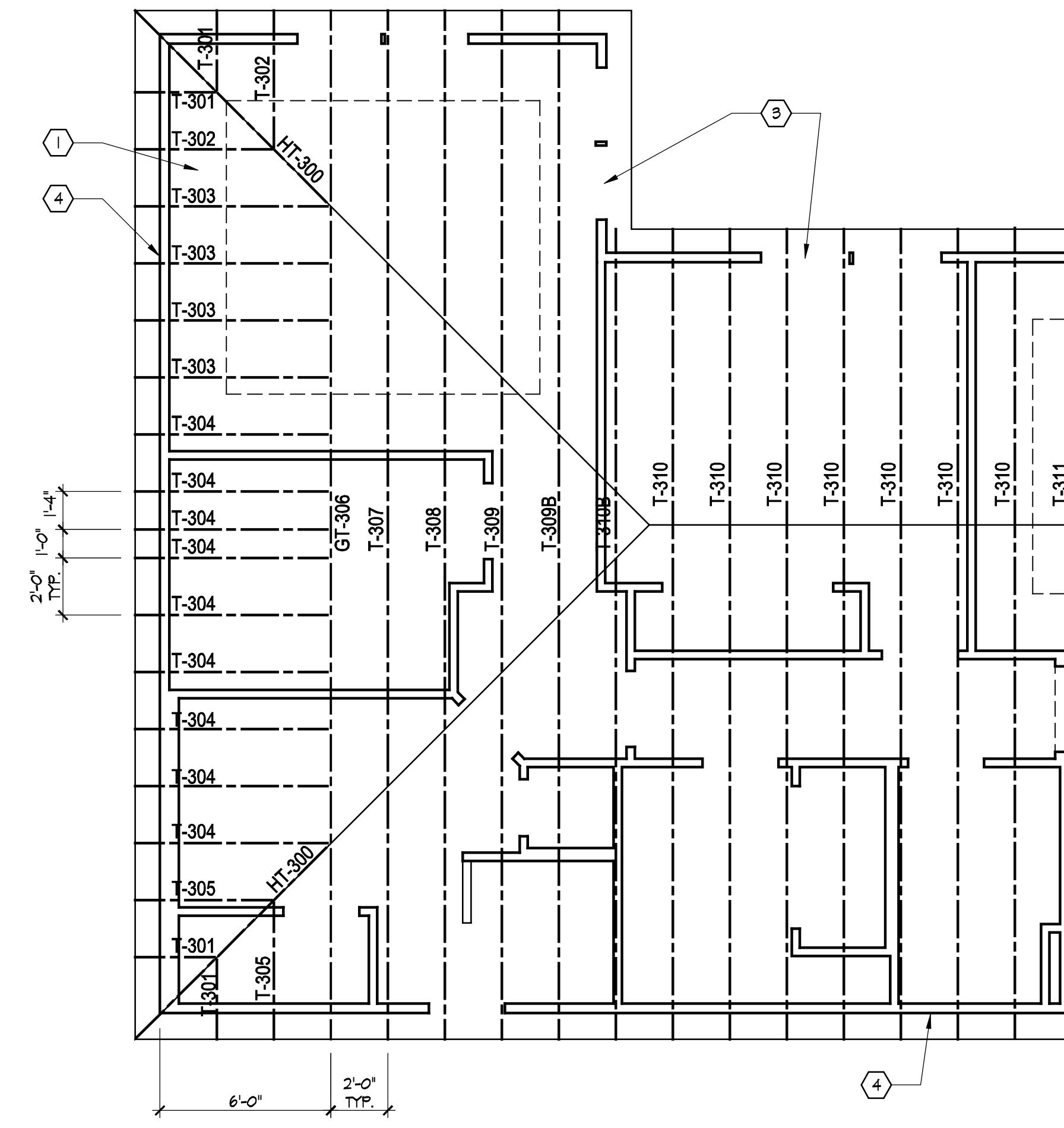


D Partial Extended Master Suite Elevation
Scale: 3/16" = 1'-0"

SEE SHEET A.201 FOR ELEVATION CODED NOTES AND BASE ELEVATIONS. SEE BASE FLOOR PLAN FOR ELEVATION DESIGNATION MARKERS.



Partial Roof Plan
Scale: 1/4" = 1'-0"
SEE SHEET A.102 FOR ROOF PLAN CODED NOTES AND BASE ROOF PLAN.



Partial Roof Framing Plan
Scale: 1/4" = 1'-0"
SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



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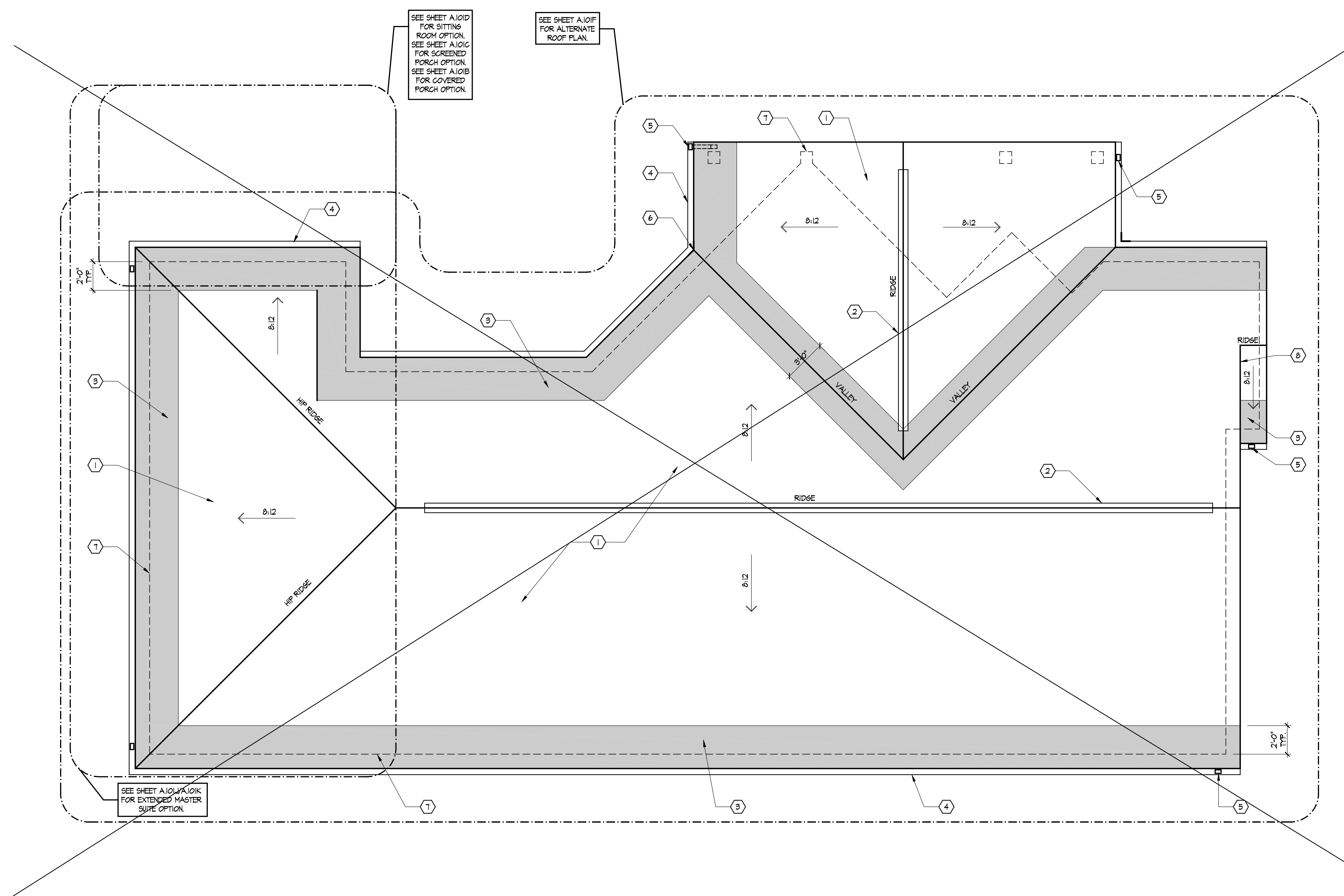
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Drawing Title
Deluxe Master Suite Elevations & Roof Plans

Architectural Style
European Country
Sheet Number
A.101K
D3 - 2010



SEE SHEET A.101D FOR SITTING ROOM OPTION.
SEE SHEET A.101C FOR SCREENED PORCH OPTION.
SEE SHEET A.101B FOR COVERED PORCH OPTION.

SEE SHEET A.101F FOR ALTERNATE ROOF PLAN.

SEE SHEET A.101A FOR EXTENDED MASTER SUITE OPTION.

- CODED NOTES**
(ROOF PLAN ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
1. ASPHALT SHINGLE ROOFING ON 1 LAYER OF 1/2" ROOFING FELT - TYPICAL ALL ROOF SURFACES UNLESS NOTED OTHERWISE.
 2. RIDGE VENT LOCATION - AIR VENT GRV 100 (TYPICAL).
 3. SHADED AREAS INDICATE LOCATIONS FOR ICEGUARD INSTALLED BELOW SHINGLE ROOFING.
 4. 5" ALUMINUM OGEE GUTTER - TYPICAL.
 5. 3' x 4' DOWNSPOUT LOCATION - PROVIDE ELBOW AND TURN CORNER AS SHOWN (SOME LOCATIONS ONLY) - ALL DOWNSPOUTS TO TIE INTO COLLECTOR DRAIN OR DAYLIGHT SYSTEM.
 6. FLOW DIVERTER - TYPICAL AT ALL VALLEY TERMINATIONS.
 7. INDICATES LINE OF PERIMETER WALL BELOW - TYPICAL.
 8. PROVIDE STEP AND COUNTER FLASHING ON SIDE WALL MINIMUM 16" HIGH UP UNDER SIDING.
 9. OPTIONAL FAUX DORMER - SEE DETAIL A ON SHEET A.304.
 10. BONUS ROOM DORMER - SEE SHEET A.601 AND A.606 FOR MORE INFORMATION.

Roof Plan

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



Epcon Communities
 Villas at Park Place
 By Park Place West Chester, LLC

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Architect Project Number
2010-005

| Community Dates & Revisions | |
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Drawing Title
Roof Plan

Architectural Style
European Country
Sheet Number
A.102
D3 - 2010

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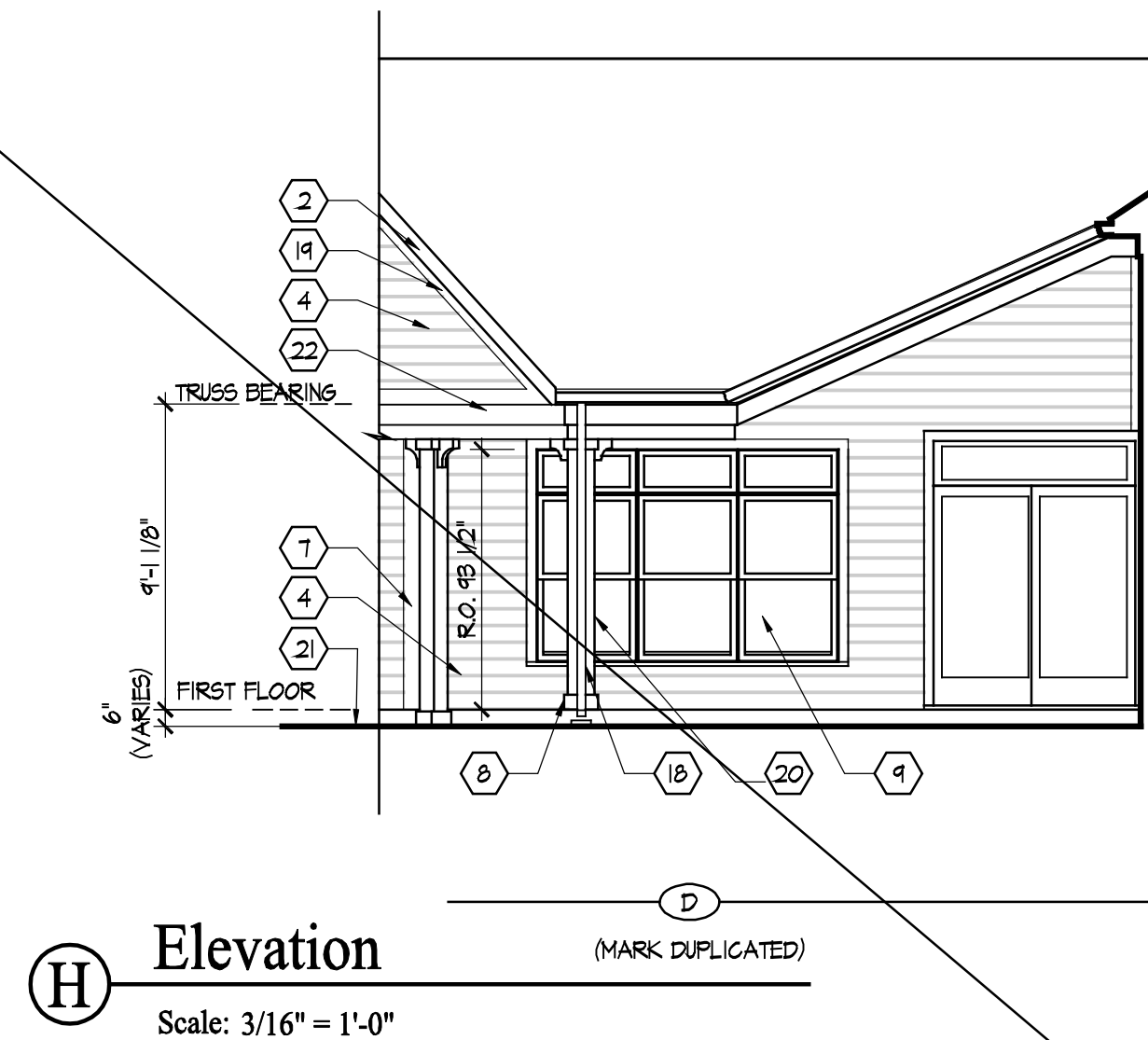
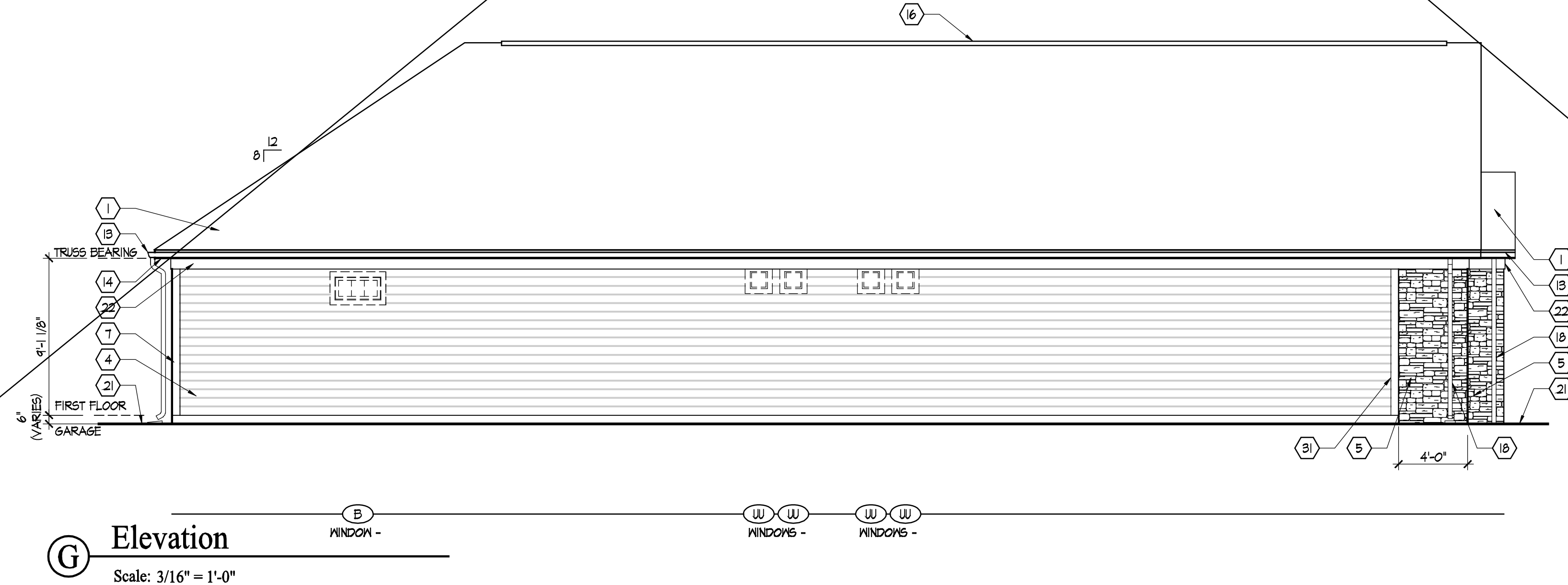
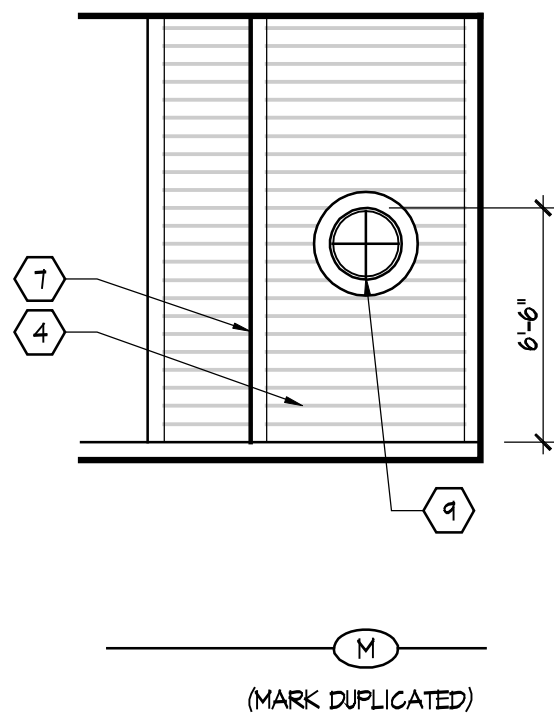
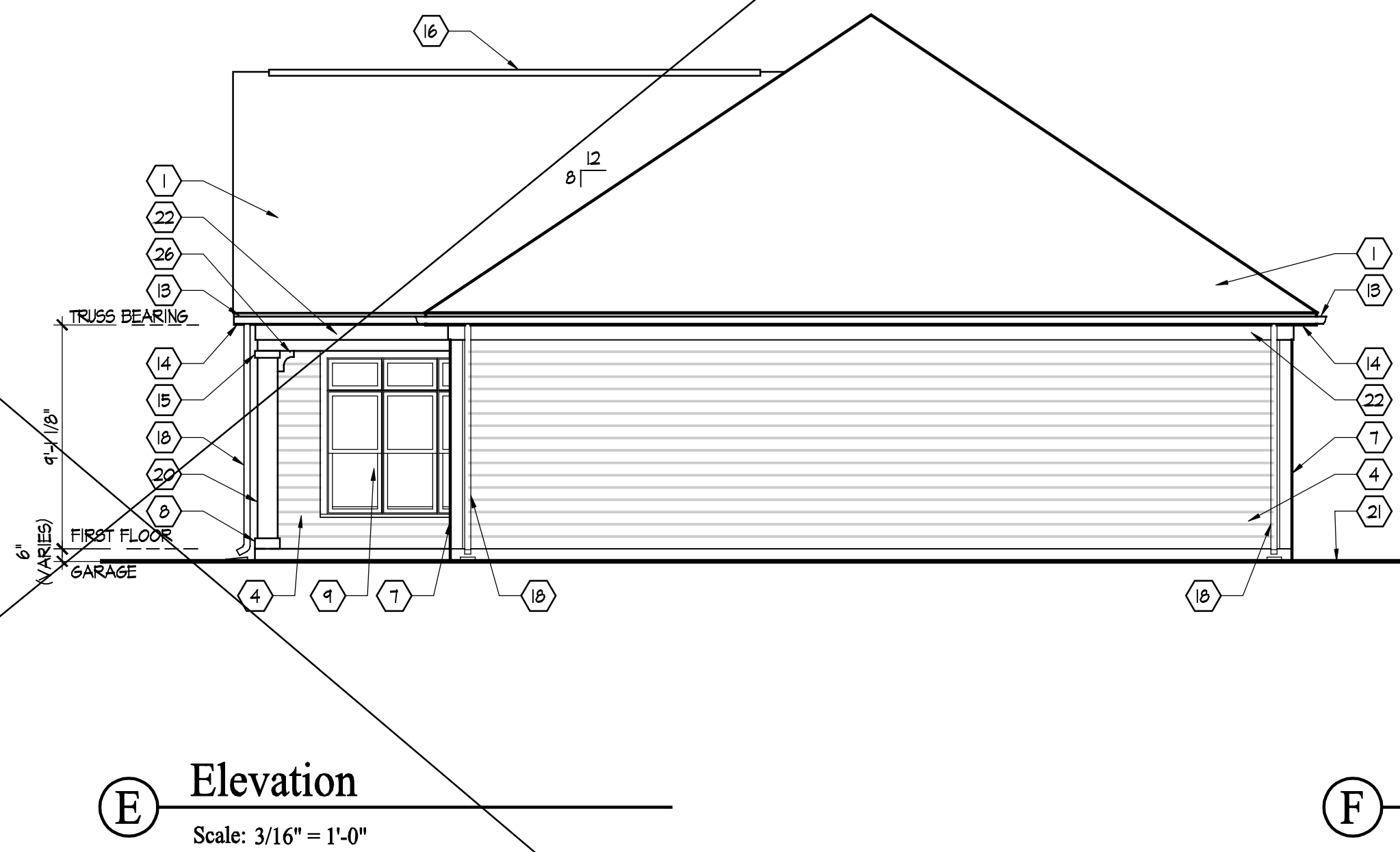
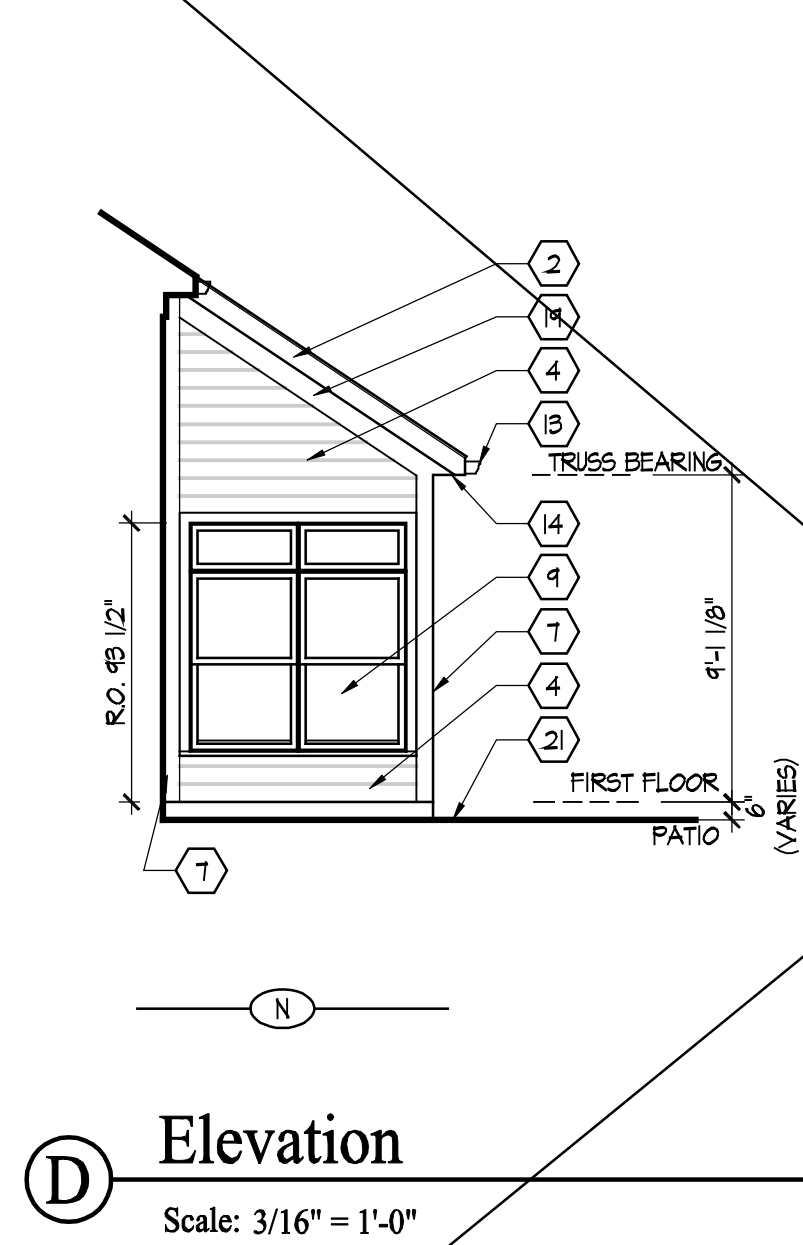
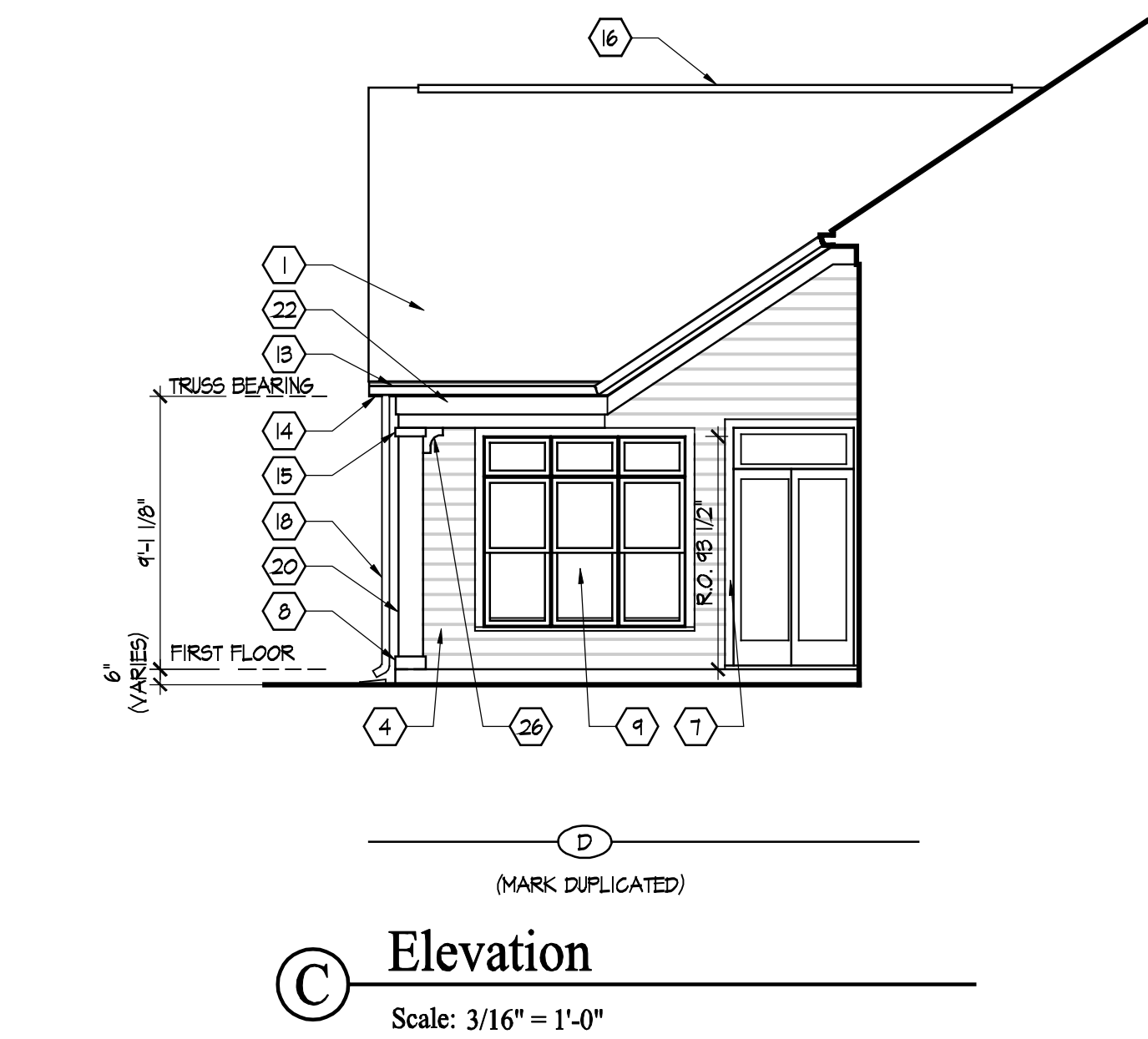
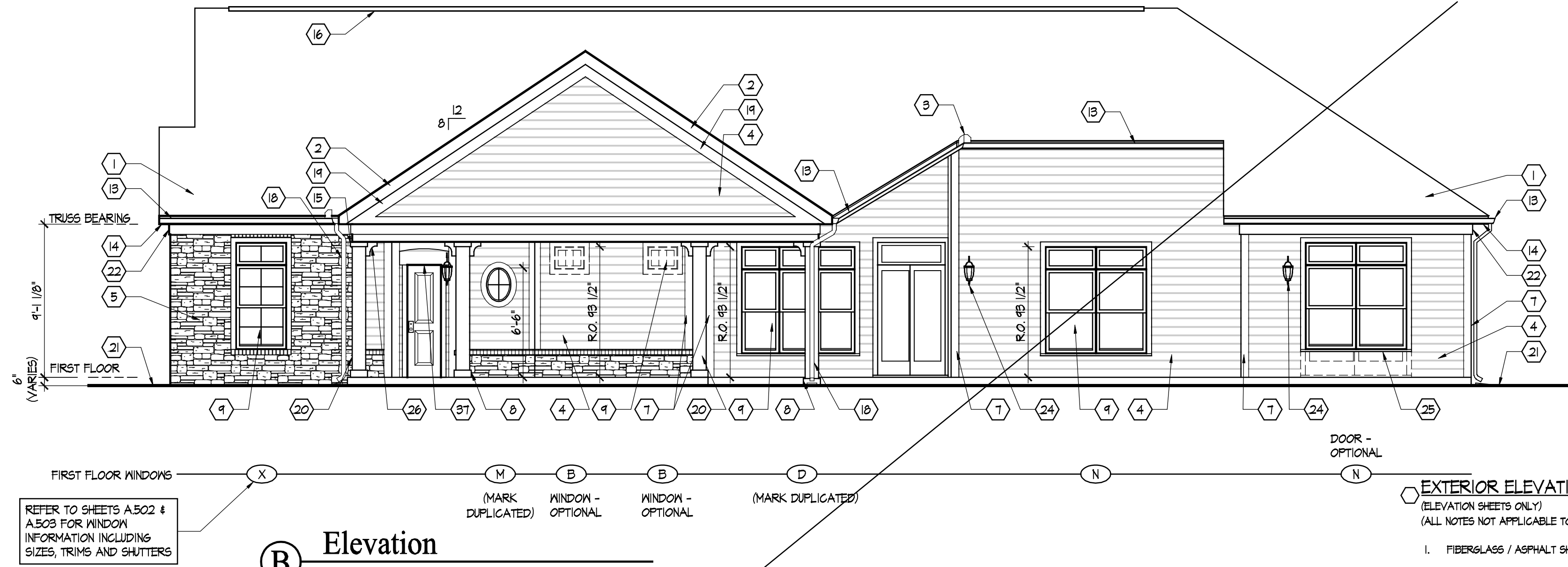
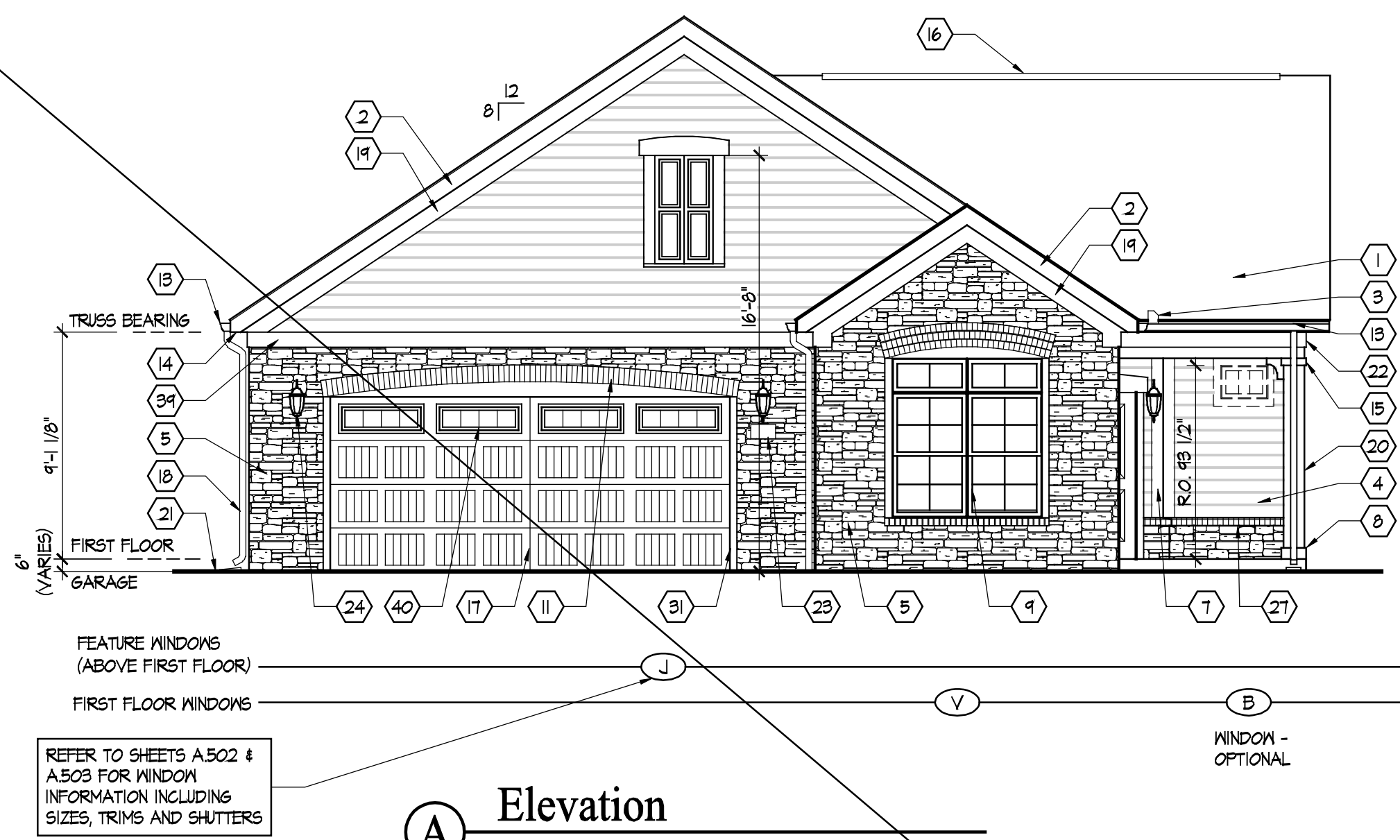
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2010-005

| Community Dates & Revisions | |
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Drawing Title
Exterior Elevations

Architectural Style
European Country

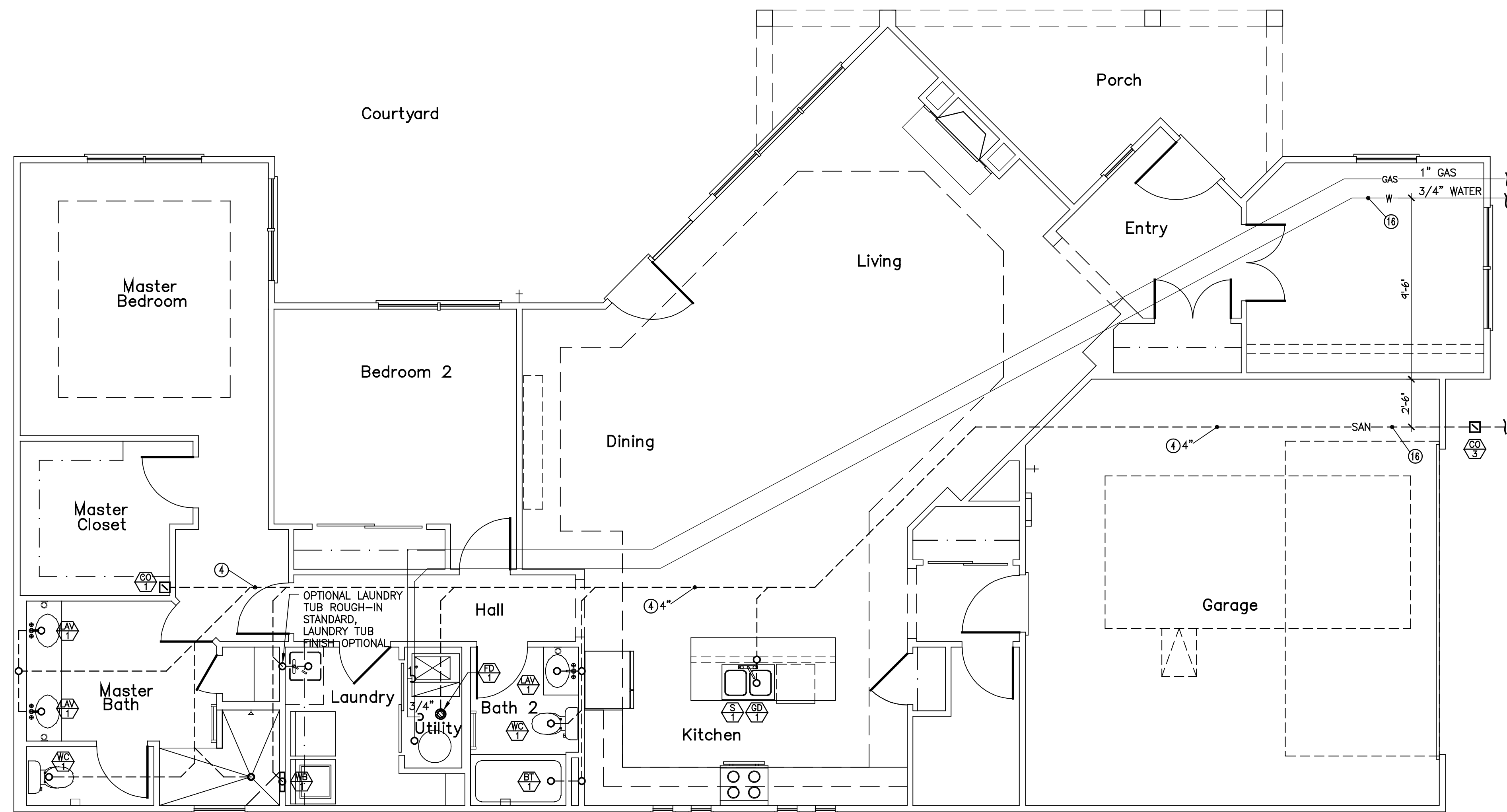
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A.201
D3 - 2010



EXTERIOR ELEVATION CODED NOTES
(ELEVATION SHEETS ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)

- FIBERGLASS / ASPHALT SHINGLE ROOFING OVER 1 LAYER OF 1/8" FELT - TYPICAL.
- 1 x 8 LP SMART TRIM RAKE EXTENSION - TYPICAL.
- WATER FLOW DIVERTER - TYPICAL AT VALLEY ENDS.
- PRE-PRIMED COMPOSITION LAP SIDING BY LOUISIANA PACIFIC (OR EQUAL).
- CULTURED STONE VENEER. COLOR, STYLE, MORTAR COLOR, COURSING, & JOINT STYLE TO BE SELECTED BY THE OWNER.
- VINYL FRENCH DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
- 5/4 x 6 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 5 1/2" DIMENSION EACH SIDE OF CORNER.
- 1 x 6 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE - TYPICAL.
- VINYL WINDOW UNIT (TYPICAL) - SEE WINDOW DETAILS ON SHEET A302 FOR SIZE AND TRIM INFORMATION.
- PRE-HUNG INSULATED FIBERGLASS ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
- BRICK ARCHED SOLDIER COURSE AT DOOR HEAD OVER 3/4 SMOOTH SAWN CEDAR TRIM.
- DORMER LOCATION. SEE DETAIL A ON SHEET A304 FOR MORE INFORMATION.
- 5" ALUMINUM OSEB GUTTER ON 1 x 8 LP SMART TRIM FASCIA - TYPICAL.
- VENTED VINYL SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
- 1 x 4 PAINTED COLUMN GAP TRIM - TYPICAL.
- CONTINUOUS RIDGE VENT LOCATION - TYPICAL.
- PANELED OVERHEAD GARAGE DOOR - TYPICAL. SEE SHEET A301 FOR DETAILS.
- DOWNSPOUT LOCATION WITH SPLASH BLOCK (NO SPLASH BLOCK WHERE ROUTED UNDER WALKS AND PATIO) - TYPICAL.
- 5/4 x 8 RAKE TRIM AT FACE OF WALL - TYPICAL.
- 10" SQUARE BUILT-UP COLUMN/PILASTER - SEE DETAIL F, SHEET A304 FOR MORE INFORMATION - TYPICAL.
- APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
- 5/4 x 8 FRIEZE BOARD TRIM - TYPICAL.
- ADDRESS PLAQUE - USE DOUBLE THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. ON WALL - TYPICAL.
- EXTERIOR LIGHT FIXTURE - USE DOUBLE THICKNESS TRIM AS BACKING. MOUNT TOP @ 6'-1" A.F.F. ON WALL - TYPICAL.
- VINYL FRENCH SLIDING DOOR UNIT - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
- DECORATIVE WALL BRACKET - FYPON BKTIX124.
- SLOPED BRICK ROWLOCK BELT COURSE.
- 5/4 PLASTER TRIM - CUT TO FIT BETWEEN WINDOWS.
- 5/4 x 8 ARCHED LOUVER TRIM.
- BRICK SOLDIER COURSE.
- 5/4 x 8 PAINTED WOOD TRIM.
- EYEBROW LOUVER - BY FYPON - 1'-6" WIDE X 2'-6" HIGH OR EQUAL.
- PROVIDE STEP FLASHING AND COUNTER FLASHING MIN. 16" HIGH THE ENTIRE LENGTH OF VERTICAL WALL ADJACENT TO ROOF - TYPICAL.
- HEAD AND SILL WINDOW TRIM TO CONTINUE TO ADJACENT CORNER TRIM. TRIM INFILL BETWEEN WINDOW JAMB AND CORNER TRIM OR CUT WINDOW TRIM AS NECESSARY - CORNER TRIM ALWAYS CONTINUOUS.
- POURED CONCRETE STEPS WITH 1" TREAD AND 8 1/4" RISER MAXIMUM.
- 2 x 8 PAINTED WOOD HEAD TRIM WITH 2" OVERHANG EACH SIDE.
- 2 x 10 PAINTED WOOD EYEBROW TRIM. END OF TRIM TO BE 2" LESS THAN HEIGHT OF 2X.
- WOOD GUARD RAIL - SEE DETAIL K ON SHEET A304.
- 5/4 x 8 TRIM - SEE WALL SECTION D ON SHEET A301.
- WINDOWS IN GARAGE DOORS - OPTIONAL.
- DORMER LOCATION. SEE WALL SECTION ON SHEET A303A FOR MORE INFORMATION.
- VINYL SHAKE SIDING.

ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE (UNLESS NOTED OTHERWISE) - SIZES AS INDICATED.



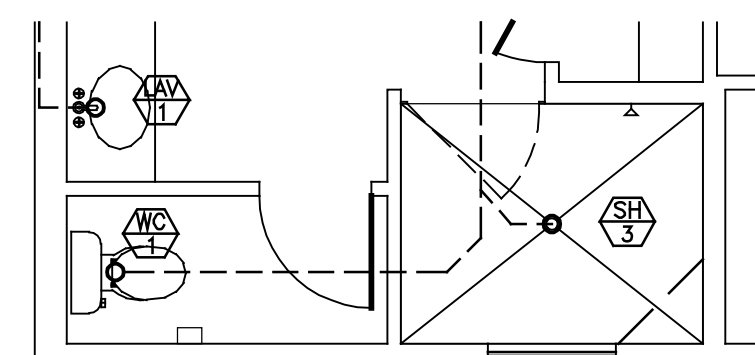
PDD-3 SANITARY PLUMBING PLAN

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

NOTE: PENETRATIONS OF FLOOR-CEILING ASSEMBLIES AND WALL ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING MUST MAINTAIN THE INTEGRITY OF THE FIRE-RESISTANCE-RATED ASSEMBLY AND LIMIT THE SPREAD OF FIRE AND SMOKE. FIRE/SMOKE STOPPING MATERIAL SHALL BE U.L. APPROVED AND SHALL BE RATED FOR THE TYPE OF FIRE-RESISTANT RATED ASSEMBLY AND THE MATERIAL TYPE OF THE PENETRANT.

NOTE: PVC DRAIN, WASTE AND VENT PIPING AND COPPER WATER PIPING PASSING THROUGH A STRUCTURAL MEMBER WITHIN 1-1/2" FROM THE NEAREST EDGE MUST BE PROTECTED BY A 1/16" STEEL PLATE TO PREVENT FASTENER PENETRATION.

NOTE: NO PIPING SHALL BE LOCATED DIRECTLY ABOVE ELECTRIC PANELS. SEE ELECTRIC PLANS FOR LOCATIONS.



MASTER BATH - OPTIONAL ALT.
WALK-IN SHOWER

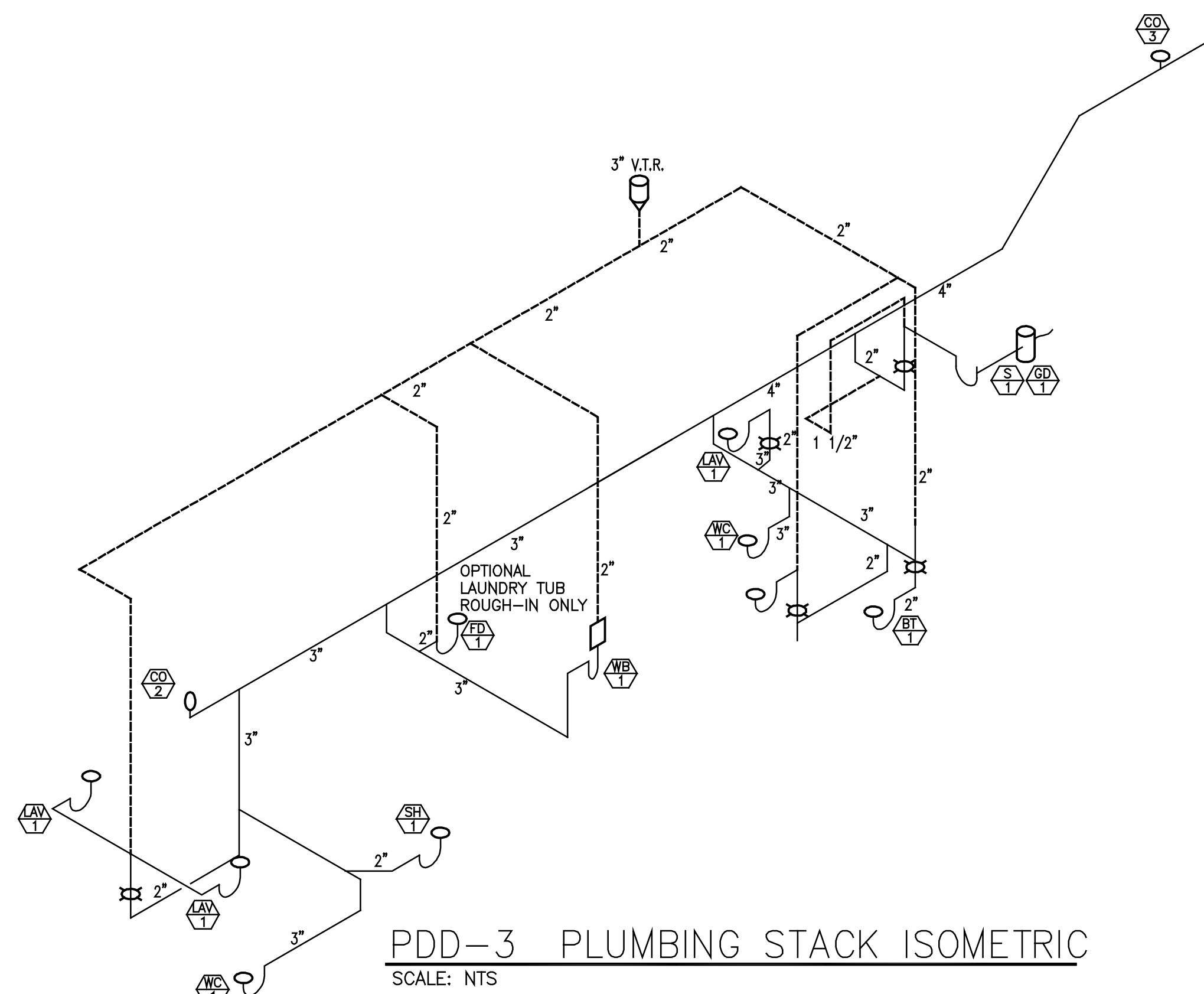
SCALE: 1/4" = 1'-0"

PLUMBING DESIGN CRITERIA

- SANITARY BUILDING SERVICES SHALL BE SDR-35 AND AS APPROVED FOR USE BY LOCAL UTILITY.
- SANITARY DRAIN WASTE AND VENT PIPING SHALL BE SCHEDULE #40 PVC SOLVENT WELD PIPE AND FITTINGS. PIPING SHALL BE SLOPED AS FOLLOWS:
3" AND SMALLER: 1/4" PER FT.
4" AND LARGER: 1/8" PER FT.
- WATER SERVICE SUPPLY PIPING SHALL BE POLYETHYLENE TUBING OR TYPE 'K' SOFT COPPER AND AS APPROVED FOR USE BY LOCAL UTILITY.
- PROVIDE 3/4" WATER SERVICE TO EACH BUILDING. COORDINATE WITH LOCAL WATER UTILITY.
- PROVIDE WATTS NO. 70 BACKFLOW DEVICE ON WATER SERVICE TO EACH INDIVIDUAL UNIT.
- PROVIDE MINIMUM 1/2" WATER SUPPLY PIPE TO EACH PLUMBING FIXTURE. PIPING TO BE INSTALLED BELOW FLOOR SLAB. (NO FITTINGS PERMITTED BELOW SLAB). WATER SUPPLY PIPING SHALL BE AS FOLLOWS:
o TYPE 'K' SOFT COPPER TUBING - BELOW SLAB.
o TYPE 'L' HARD COPPER TUBING - ABOVE SLAB.
o CPVC COILED PLASTIC TUBING - BELOW SLAB.
o CPVC RIGID PLASTIC TUBING - ABOVE SLAB.
- GAS SERVICE SUPPLY PIPING SHALL BE AS REQUIRED BY LOCAL GAS UTILITY.
- PROVIDE GAS METER AND RISER ASSEMBLY FOR EACH UNIT PER LOCAL GAS UTILITY REQUIREMENTS.
- PROVIDE MINIMUM 1/2" GAS SUPPLY PIPE TO EACH DESIGNATED PIECE OF EQUIPMENT. PIPING TO BE INSTALLED IN VENTILATED ATTIC. GAS SUPPLY PIPING SHALL BE AS FOLLOWS:
o SCHEDULE #40 BLACK STEEL PIPE.
o CSST TUBING.
- PROVIDE GAS SUPPLY PIPE TO THE FOLLOWING EQUIPMENT:
o FURNACE
o WATER HEATER
o FIREPLACE
o RANGE
o FIRE PIT
- ALL PIPING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND INSTALLATION OF PLUMBING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS.
- WATER HEATER SHALL BE 40 GALLON GAS FIRED WITH 35,000 BTUH GAS INPUT
o INSTALL CODE APPROVED, SELF CLOSING TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE INDIRECTLY INTO HUB DRAIN.
o INSTALL HEAT TRAPS ON CW AND HW SUPPLY PIPES.
o INSTALL THERMAL EXPANSION TANK ON CW SUPPLY PIPE TO WATER HEATER.
- WATER HEATER SHALL BE ADJUSTED TO DELIVER NO MORE THAN 120° F HW.
- SHOWER VALVES SHALL BE THERMOSTATIC/PRESSURE BALANCE TYPE MIXING VALVES WITH MAXIMUM WATER TEMPERATURE ADJUSTED TO DELIVER NO MORE THAN 110° F HW.
- EACH FIXTURE OR PIECE OF EQUIPMENT SHALL BE INSTALLED WITH INDIVIDUAL SHUT-OFF VALVES.
- SHOCK ARRESTORS SHALL BE INSTALLED ON WATER SUPPLY PIPING WHERE QUICK CLOSING VALVES ARE TURNED TO THE SYSTEM. (I.E. DISHWASHER/WASHING MACHINE).
- PROVIDE 1/2" CW SUPPLY PIPE WITH 1/4 TURN BALL VALVE PVC VALVE BOX FOR ICE MAKER.
- PROVIDE 1/2" HW SUPPLY PIPE WITH 1/4 TURN BALL VALVE FOR DISHWASHER.
PROVIDE 5/8" DRAIN LINE FROM DISHWASHER TO GARBAGE DISPOSAL.
- INSTALL 1/3 H.P. GARBAGE DISPOSAL IN SINK COMPARTMENT CLOSEST TO DISHWASHER.
EXCEPTION: ON SINK UPGRADE, G.D. TO BE INSTALLED IN VEGETABLE BOWL.
- PROVIDE 1/2" CW/HW SUPPLY PIPES WITH 1/4 TURN VALVES, 2" DRAIN LINE AND PVC BOX FOR WASHING MACHINE.
- NO WATER PIPING TO BE LOCATED IN EXTERIOR WALL. PIPE ROUGH-INS SHALL BE LOCATED IN BASE CABINET BELOW FIXTURE.
- INSTALL CLEANOUTS ON BUILDING SANITARY DRAINS AT MAXIMUM 100FT. O.C. AND CHANGES GREATER THAN 45°.
- INSTALL FLOOR DRAIN IN WATER HEATER CLOSET.
- PROVIDE TRAP PRIMER VALVE FOR ALL FLOOR DRAINS AND HUB DRAINS.

PLUMBING PLAN NOTES

- 1 4" SANITARY BUILDING DRAIN LOCATED BELOW FLOOR SLAB. SLOPE MINIMUM 1/8" PER FT.
- 2 3/4" WATER SUPPLY PIPING LOCATED BELOW FLOOR SLAB. INSTALL MINIMUM 48" BELOW GRADE.
- 3 1/2" (2LB.) CSST GAS SUPPLY PIPE FROM METER SET TO MANIFOLD. INSTALL IN VENTILATED ATTIC.
- 4 SANITARY BRANCH PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB.
- 5 HOT AND COLD WATER PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB. (NO FITTINGS BELOW SLAB).
- 6 GAS PIPING FOR 1st FLOOR EQUIPMENT TO BE LOCATED IN VENTILATED ATTIC.
EXTEND INDIVIDUAL 'CSST' GAS SUPPLY PIPES FROM MANIFOLD TO EACH INDIVIDUAL PIECE OF EQUIPMENT. (NO FITTINGS).
- 7 DISHWASHER.
PROVIDE 1/2" VALVED HW WITH FLEX HOSE TO DW.
PROVIDE 5/8" FLEX DRAIN LINE FROM D.W. TO G.D.
- 8 ICE MAKER VALVE BOX.
PROVIDE 1/2" VALVED CW WITH 3/8" FLEX HOSE TO ICE MAKER.
- 9 FURNACE.
PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO FURNACE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 10 WATER HEATER.
PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO WATER HEATER. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 11 RANGE. (OPTIONAL).
PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO RANGE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 12 FIREPLACE.
PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO VENTED FIREPLACE. INSTALL BRASS SHUT-OFF VALVE AND KEY.
- 13 FIRE PIT. (OPTIONAL).
PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO FIRE PIT. INSTALL BRASS SHUT-OFF VALVE AND KEY AT 18" ABOVE GRADE. (VERIFY EXACT LOCATION WITH G.C.).
- 14 1/2" TYPE 'K' FLEX COPPER GAS SUPPLY PIPE. INSTALL IN PVC CONDUIT 12"-18" BELOW GRADE. COORDINATE INSTALLATION WITH G.C.
- 15 4" SANITARY DOWN IN CHASE TO TIE INTO FIRST FLOOR SANITARY.
- 16 PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.



PDD-3 PLUMBING STACK ISOMETRIC

SCALE: NTS



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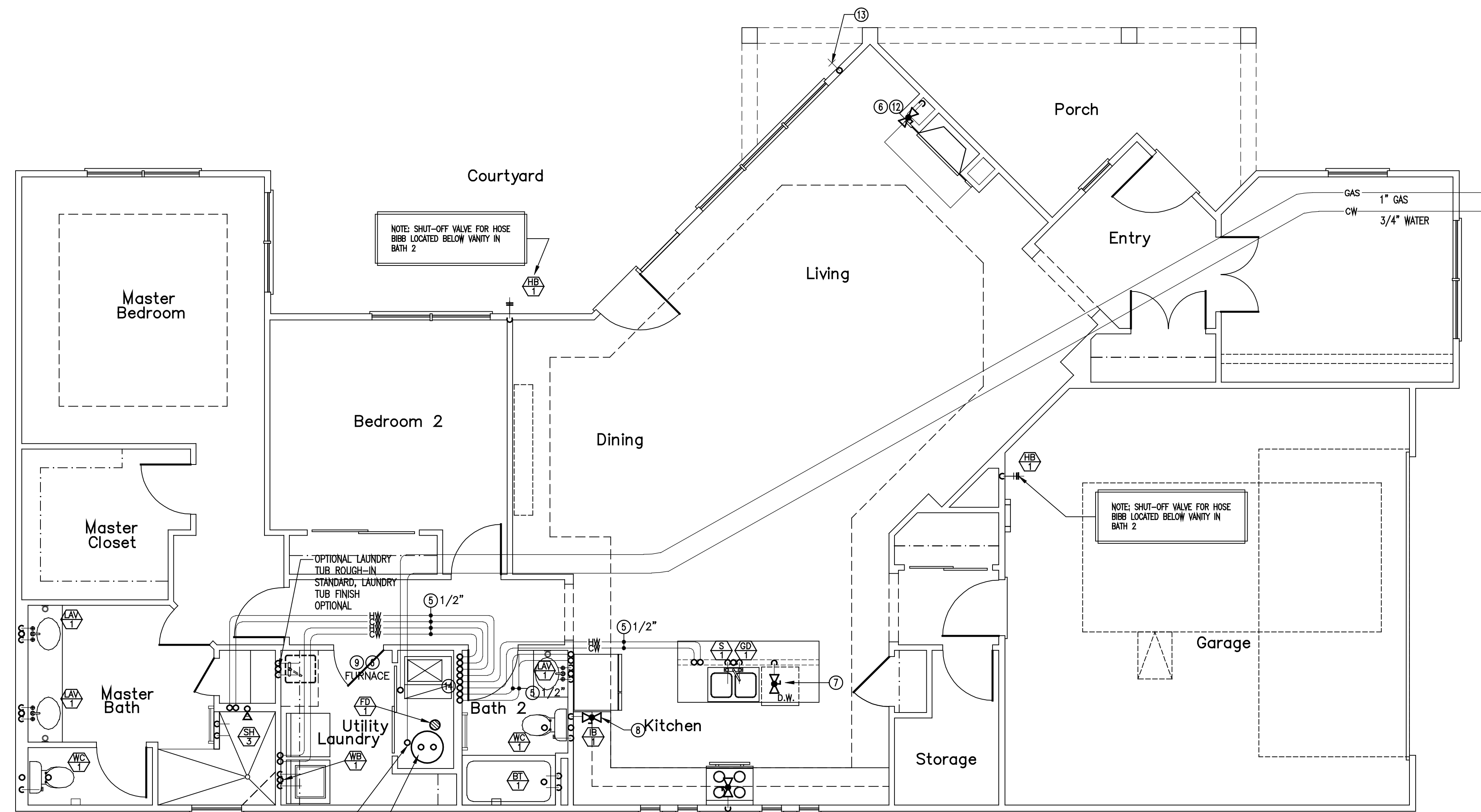
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Architect Project Number
2010-005

| Community Dates & Revisions | |
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Drawing Title
Plumbing Plans

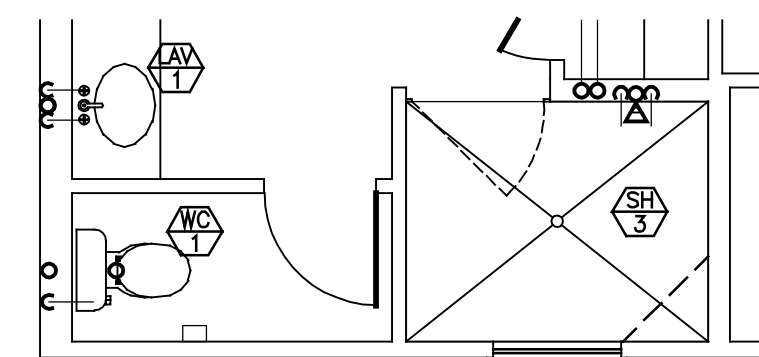
Architectural Style
European Country
Sheet Number
P.100
D3 - 2010



PDD-3 PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

1" VALVED CW
SEE DETAIL #2
ON SHEET PDD-3-P.102

6/10
WATER HEATER
SEE DETAIL #3
ON SHEET PDD-3-P.102

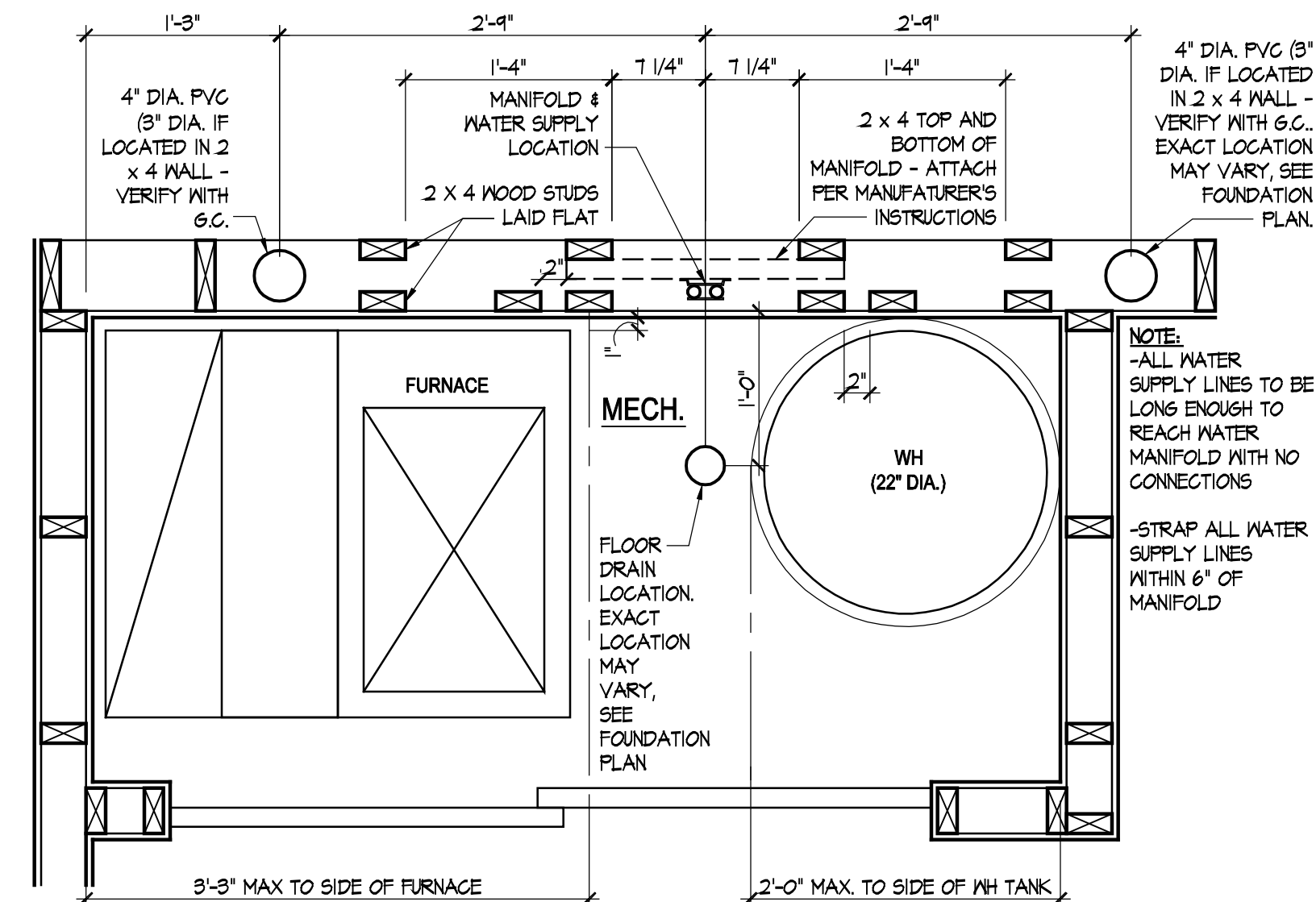


MASTER BATH - OPTIONAL ALT.
SCALE: 1/4" = 1'-0"
WALK-IN SHOWER

NOTE: PENETRATIONS OF FLOOR-CEILING AND WALL FIRE BLOCKING ARE REQUIRED TO HAVE U.L. APPROVED FIRESTOP SEALANTS AND MUST MAINTAIN THE INTEGRITY OF THE FIRE BLOCK TO LIMIT THE SPREAD OF FIRE AND SMOKE.

NOTE: PVC DRAIN, WASTE AND VENT PIPING AND COPPER WATER PIPING PASSING THROUGH A STRUCTURAL MEMBER WITHIN 1-1/2" FROM THE NEAREST EDGE MUST BE PROTECTED BY A 1/16" STEEL PLATE TO PREVENT FASTENER PENETRATION.

NOTE: NO PIPING SHALL BE LOCATED DIRECTLY ABOVE ELECTRIC PANELS. SEE ELECTRIC PLANS FOR LOCATIONS.



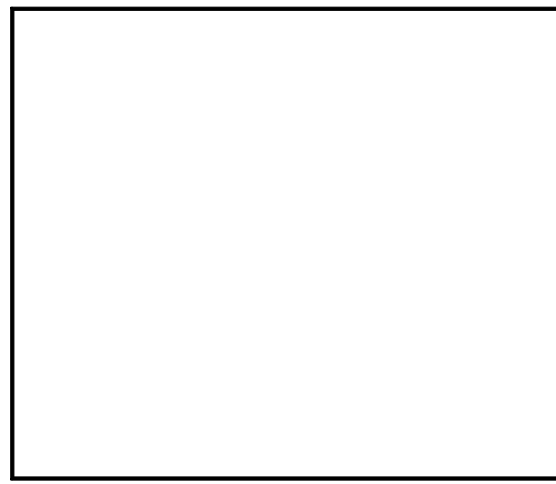
MANIFOLD DETAIL
SCALE: 1" = 1'-0"

PLUMBING DESIGN CRITERIA

- SANITARY BUILDING SERVICES SHALL BE SDR-35 AND AS APPROVED FOR USE BY LOCAL UTILITY.
- SANITARY DRAIN WASTE AND VENT PIPING SHALL BE SCHEDULE #40 PVC SOLVENT WELD PIPE AND FITTINGS. PIPING SHALL BE SLOPED AS FOLLOWS:
3" AND SMALLER: 1/4" PER FT.
4" AND LARGER: 1/8" PER FT.
- WATER SERVICE SUPPLY PIPING SHALL BE POLYETHYLENE TUBING OR TYPE 'K' SOFT COPPER AND AS APPROVED FOR USE BY LOCAL UTILITY.
- PROVIDE 3/4" WATER SERVICE TO EACH BUILDING. COORDINATE WITH LOCAL WATER UTILITY.
- PROVIDE WATTS NO. 7D BACKFLOW DEVICE ON WATER SERVICE TO EACH INDIVIDUAL UNIT.
- PROVIDE MINIMUM 1/2" WATER SUPPLY PIPE TO EACH PLUMBING FIXTURE. PIPING TO BE INSTALLED BELOW FLOOR SLAB. (NO FITTINGS PERMITTED BELOW SLAB)
WATER SUPPLY PIPING SHALL BE AS FOLLOWS:
o TYPE 'K' SOFT COPPER TUBING - BELOW SLAB.
o TYPE 'L' HARD COPPER TUBING - ABOVE SLAB.
o CPVC COILED PLASTIC TUBING - BELOW SLAB.
o CPVC RIGID PLASTIC TUBING - ABOVE SLAB.
- GAS SERVICE SUPPLY PIPING SHALL BE AS REQUIRED BY LOCAL GAS UTILITY.
- PROVIDE GAS METER AND RISER ASSEMBLY FOR EACH UNIT PER LOCAL GAS UTILITY REQUIREMENTS.
- PROVIDE MINIMUM 1/2" GAS SUPPLY PIPE TO EACH DESIGNATED PIECE OF EQUIPMENT. PIPING TO BE INSTALLED IN VENTILATED ATTIC. GAS SUPPLY PIPING SHALL BE AS FOLLOWS:
o SCHEDULE #40 BLACK STEEL PIPE.
o CSST TUBING.
- PROVIDE GAS SUPPLY PIPE TO THE FOLLOWING EQUIPMENT:
o FURNACE
o WATER HEATER
o FIREPLACE
o RANGE
o FIRE PIT
- ALL PIPING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ALL MATERIALS AND INSTALLATION OF PLUMBING SYSTEMS SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS.
- WATER HEATER SHALL BE 40 GALLON GAS FIRED WITH 35,000 BTUH GAS INPUT.
o INSTALL CODE APPROVED, SELF CLOSING TEMPERATURE AND PRESSURE RELIEF VALVE AND DISCHARGE INDIRECTLY INTO HUB DRAIN.
o INSTALL HEAT TRAPS ON CW AND HW SUPPLY PIPES.
o INSTALL THERMAL EXPANSION TANK ON CW SUPPLY PIPE TO WATER HEATER.
- WATER HEATER SHALL BE ADJUSTED TO DELIVER NO MORE THAN 120° F HW.
- SHOWER VALVES SHALL BE THERMOSTATIC/PRESSURE BALANCE TYPE MIXING VALVES WITH MAXIMUM WATER TEMPERATURE ADJUSTED TO DELIVER NO MORE THAN 110° F HW.
- EACH FIXTURE OR PIECE OF EQUIPMENT SHALL BE INSTALLED WITH INDIVIDUAL SHUT-OFF VALVES.
- SHOCK ARRESTORS SHALL BE INSTALLED ON WATER SUPPLY PIPING WHERE QUICK CLOSING VALVES ARE CONNECTED TO THE SYSTEM. (I.E. DISHWASHER/WASHING MACHINE).
- PROVIDE 1/2" CW SUPPLY PIPE WITH 1/4 TURN BALL VALVE PVC VALVE BOX FOR ICE MAKER.
- PROVIDE 1/2" HW SUPPLY PIPE WITH 1/4 TURN BALL VALVE FOR DISHWASHER.
PROVIDE 5/8" DRAIN LINE FROM DISHWASHER TO GARBAGE DISPOSAL.
- INSTALL 1/3 H.P. GARBAGE DISPOSAL IN SINK COMPARTMENT EXCEPT: ON SINK UPGRADE, G.D. TO BE INSTALLED IN VEGETABLE BOWL.
- PROVIDE 1/2" CW/HW SUPPLY PIPES WITH 1/4 TURN VALVES, 2" DRAIN LINE AND PVC BOX FOR WASHING MACHINE.
- NO WATER PIPING TO BE LOCATED IN EXTERIOR WALL. PIPE ROUGH-INS SHALL BE LOCATED IN BASE CABINET BELOW FIXTURE.
- INSTALL CLEANOUTS ON BUILDING SANITARY DRAINS AT MAXIMUM 100FT. O.C. AND CHANGES GREATER THAN 45°.
- INSTALL FLOOR DRAIN IN WATER HEATER CLOSET.
- PROVIDE TRAP PRIMER VALVE FOR ALL FLOOR DRAINS AND HUB DRAINS.

PLUMBING PLAN NOTES

- 1 4" SANITARY BUILDING DRAIN LOCATED BELOW FLOOR SLAB. SLOPE MINIMUM 1/8" PER FT.
- 2 1" WATER SUPPLY PIPING LOCATED BELOW FLOOR SLAB. INSTALL MINIMUM 48" BELOW GRADE.
- 3 1/2" (2LB) CSST GAS SUPPLY PIPE FROM METER SET TO MANIFOLD. INSTALL IN VENTILATED ATTIC.
- 4 SANITARY BRANCH PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB.
- 5 HOT AND COLD WATER PIPING FOR 1st FLOOR FIXTURES TO BE LOCATED BELOW FIRST FLOOR SLAB. (NO FITTINGS BELOW SLAB).
- 6 GAS PIPING FOR 1st FLOOR EQUIPMENT TO BE LOCATED IN VENTILATED ATTIC. EXTEND INDIVIDUAL 'CSST' GAS SUPPLY PIPES FROM MANIFOLD TO EACH INDIVIDUAL PIECE OF EQUIPMENT. (NO FITTINGS).
- 7 DISHWASHER. PROVIDE 1/2" VALVED HW WITH FLEX HOSE TO DW. PROVIDE 5/8" FLEX DRAIN LINE FROM D.W. TO G.D.
- 8 ICE MAKER VALVE BOX. PROVIDE 1/2" VALVED CW WITH 3/8" FLEX HOSE TO ICE MAKER.
- 9 FURNACE. PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO FURNACE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 10 WATER HEATER. PROVIDE 3/4" CSST WARD FLEX GAS SUPPLY PIPE TO WATER HEATER. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 11 RANGE. (OPTIONAL) PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO RANGE. INSTALL GAS VALVE AT CONNECTION TO EQUIPMENT.
- 12 FIREPLACE. PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE TO VENTED FIREPLACE. INSTALL BRASS SHUT-OFF VALVE AND KEY.
- 13 OPTIONAL GAS BIB - PROVIDE 1/2" CSST WARD FLEX GAS SUPPLY PIPE. INSTALL PER ALL APPLICABLE CODES. (VERIFY EXACT LOCATION WITH G.C.).
- 14 SEE DETAIL THIS SHEET FOR EXACT MANIFOLD LOCATION.
- 15 HOT AND COLD WATER PIPING FOR 2nd FLOOR FIXTURES TO BE ROUTED UP TO 2nd FLOOR JOIST SPACE.



Epcon Communities
Villas at Park Place
By Park Place West Chester, LLC

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| Prototype Disk No. | Interim Page Revisions Revision | Date |
|--------------------|---------------------------------|---------|
| | | 2/17/12 |

Architect Project Number
2010-005

| Community Dates & Revisions | |
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| Date Originated | 1 FEB 2015 |
| Bid Permit Construction | |
| Revisions | ▲ ▲ ▲ |

Drawing Title
Supply Plumbing Plan

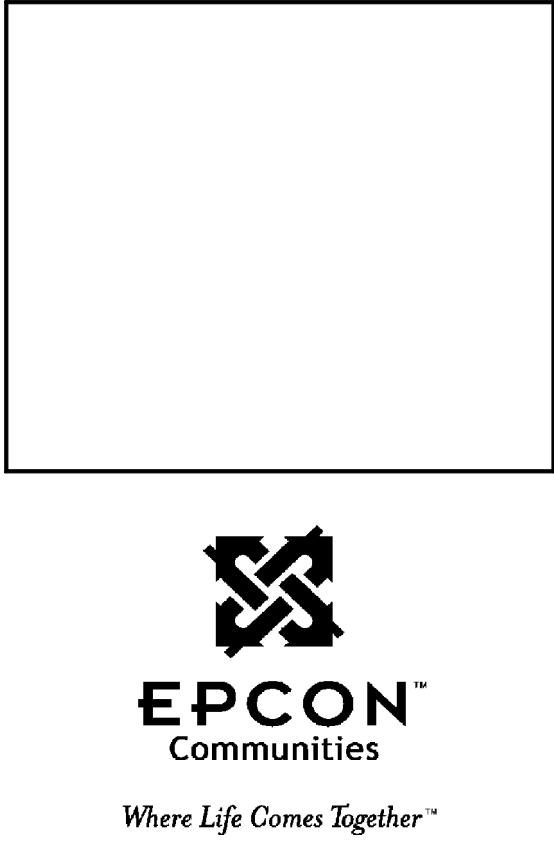
Architectural Style
European Country

Sheet Number
P.101
D3 - 2010

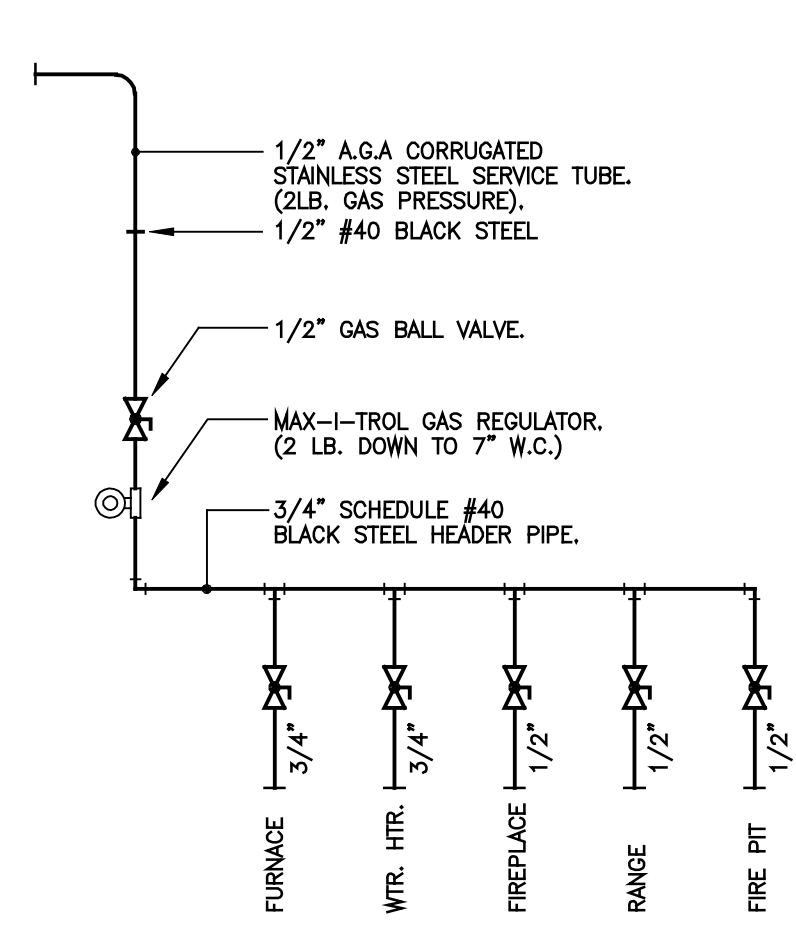
| ITEM | DESCRIPTION | PIPING | | | | ACCESSORIES |
|-------|-------------------------|--------|--------|------|------|--|
| | | WASTE | VENT | HOT | COLD | |
| WC-1 | WATER CLOSET | 3" | 1-1/2" | ---- | 1/2" | SEAT: BEMIS NO. 60 |
| LAV-1 | LAVATORY | 1-1/2" | 1-1/2" | 1/2" | 1/2" | ---- |
| BT-1 | BATHTUB | 1-1/2" | 1-1/2" | 1/2" | 1/2" | LEFT OR RIGHT HAND OUTLET (SEE PLANS) |
| SH-1 | SHOWER | 2" | 1-1/2" | 1/2" | 1/2" | LEFT OR RIGHT HAND OUTLET (SEE PLANS) |
| SH-2 | SHOWER W/ BUILT-IN SEAT | 2" | 1-1/2" | 1/2" | 1/2" | LEFT OR RIGHT HAND OUTLET (SEE PLANS) |
| SH-3 | CUSTOM TILED SHOWER | 2" | 1-1/2" | 1/2" | 1/2" | |
| S-1 | SINK | 1-1/2" | 1-1/2" | 1/2" | 1/2" | ---- |
| GD-1 | GARBAGE DISPOSAL | 1-1/2" | ---- | ---- | ---- | ---- |
| IB-1 | ICE MAKER BOX | ---- | ---- | ---- | 1/2" | ---- |
| WB-1 | WASHER BOX | 2" | 1-1/2" | 1/2" | 1/2" | ---- |
| HB-1 | FROST FREE HOSE BIBB | ---- | ---- | ---- | 3/4" | INSTALL IN EACH GARAGE. MOUNT 18" A.F.F. |
| FD-1 | FLOOR DRAIN | 3" | ---- | ---- | ---- | FURNISH WITH TRAP PRIMER |
| CO-1 | CLEANOUT | 4" | ---- | ---- | ---- | NICKALOY ACCESS COVER |
| CO-2 | CLEANOUT | 4" | ---- | ---- | ---- | STAINLESS STEEL ACCESS COVER |
| CO-3 | CLEANOUT | 4" | ---- | ---- | ---- | SEE DETAIL #6 ON THIS SHEET. |

NOTE: REFER TO SCOPE WORK LETTER FOR PLUMBING FIXTURE CRITERIA.
NOTE: MOUNT SHOWER HEADS AT 92" A.F.F.

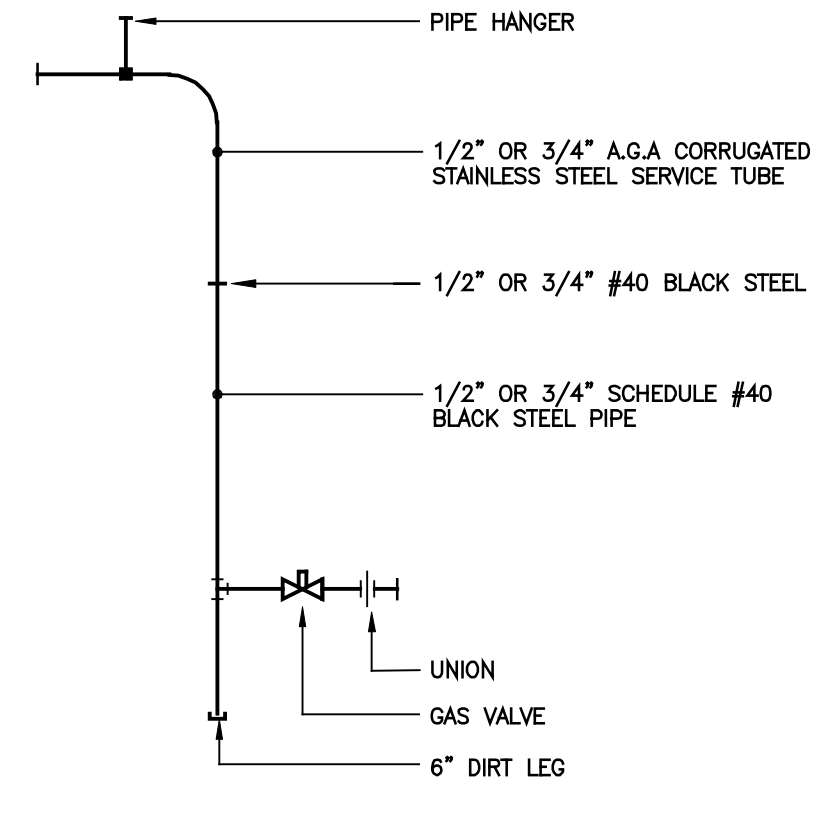
- ### PLUMBING GENERAL NOTES
- Refer to scope of work letter for plumbing specifications and related work items.
 - Pressure test all piping systems:
 - A. Sanitary and vent - per State Plumbing Code.
 - B. Building water - 125 P.S.I. water for 24 hr., no drop.
 - C. Building gas - 50 P.S.I. nitrogen for 24 hr., no drop.
 - Sanitary service pipe shall be as required by local utility.
 - Water service pipe shall be as required by local utility.
 - Gas service pipe shall be as required by local utility.
 - Sanitary waste and vent piping shall be Schedule #40 (PVC) and approved for use by Local Code.
 - Water distribution piping shall be Schedule #40 CPVC piping with solvent weld joints. Threaded connection to be brass.
 - Gas distribution piping shall be code approved "CSST" plastic coated flexible stainless steel tubing with threaded fittings.
 - Gas pipe rough-ins at equipment shall be schedule #40 black steel piping with threaded fittings.
 - Provide pipe hangers for all piping systems installed. Support at intervals not to exceed 4'-0". Support all piping at fittings, valves and unions. Locate all supports to allow for proper pitch and expansion of pipes.
 - Pitch 3" and smaller sanitary pipe 1/4" per foot.
Pitch 4" and larger sanitary pipe 1/8" per foot.
Pitch vent piping for drainage.
 - Provide blocking for all plumbing rough-in.
 - All piping for plumbing fixture rough-ins to be located in wall unless otherwise noted.
 - Chrome escutcheon plate shall be provided where pipe rough-in penetrates wall.
 - Provide chrome plated brass shut-off valve with chrome supply pipe at each water closet, lavatory and sink.
 - Bathtub and shower valves shall be equipped with integral shut-off valves.
 - Provide brass shut-off valves at water heater, dishwasher, icemaker water box and washer box.



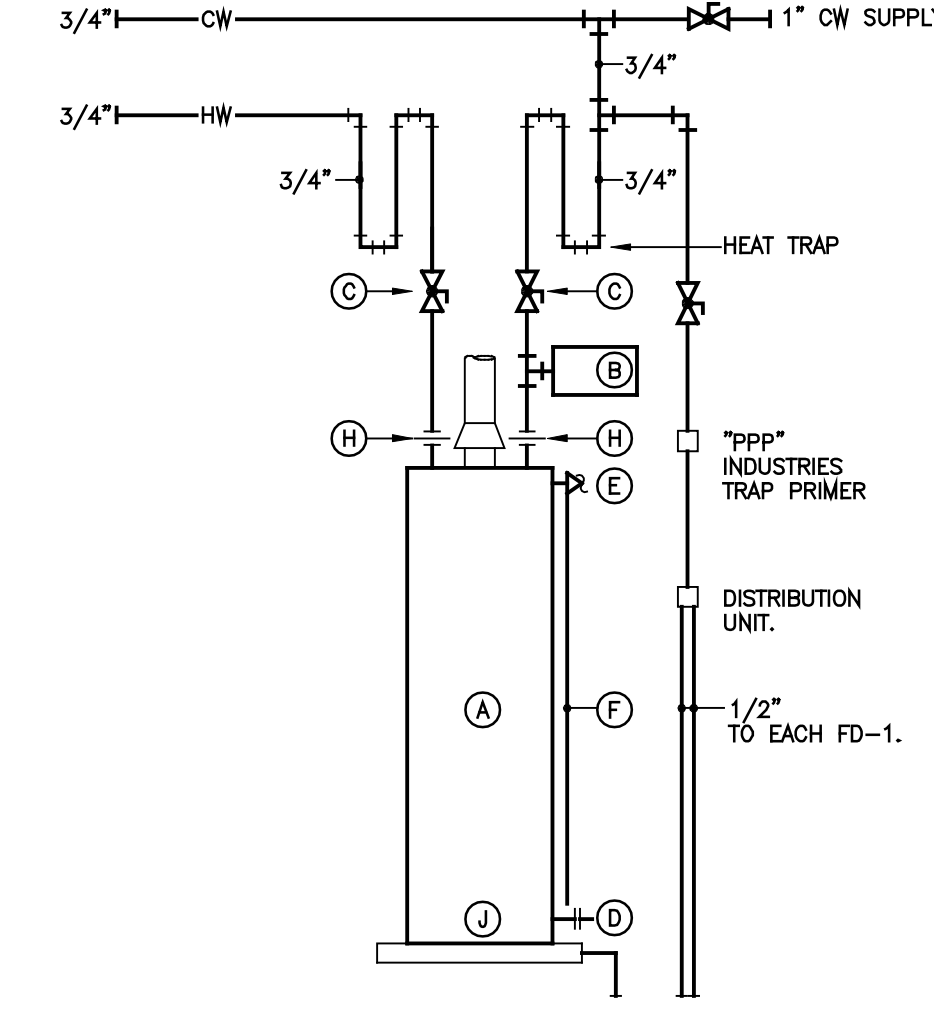
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1 GAS HEADER PIPE DETAIL
P.102 NTS



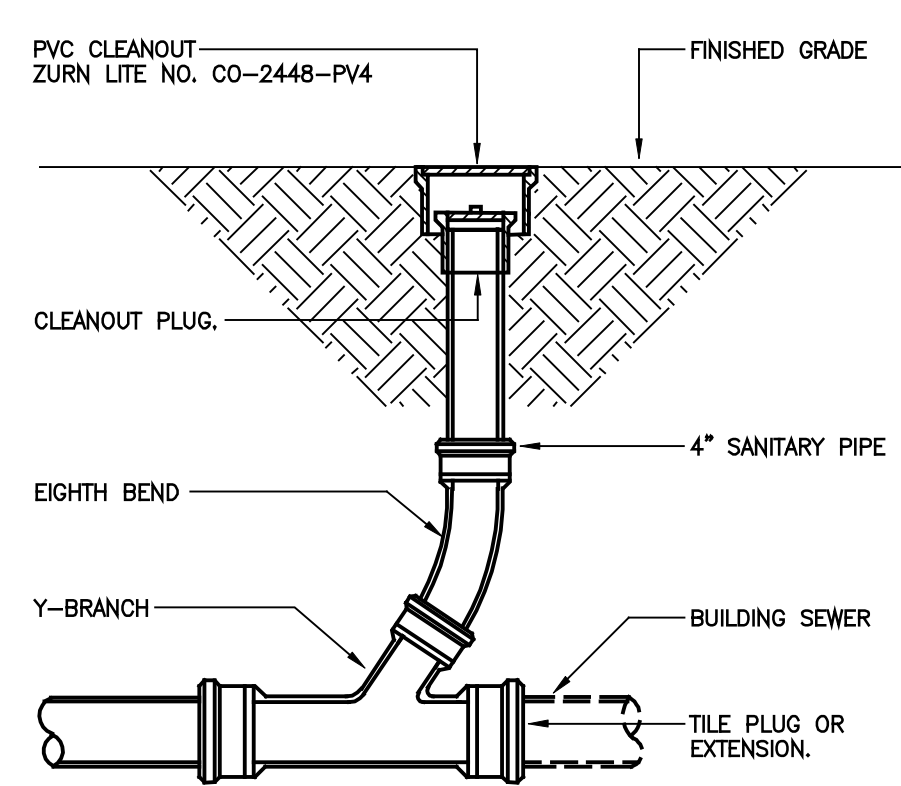
4 GAS PIPE CONNECTION DETAIL
P.102 NTS



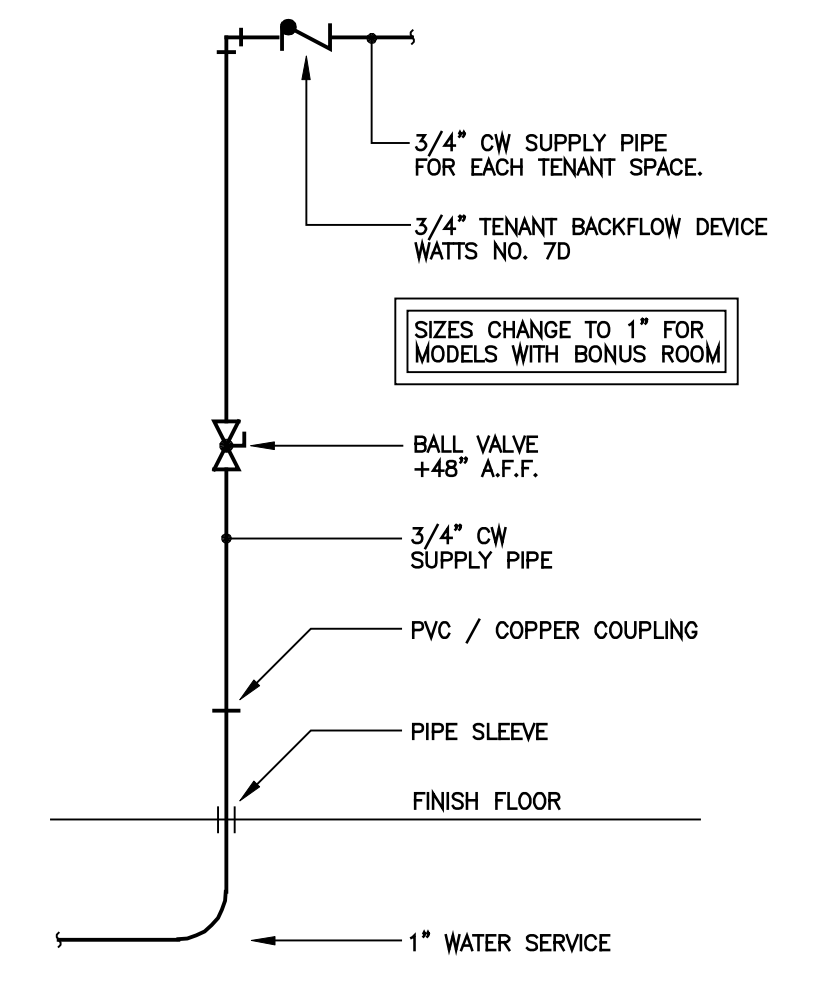
3 WATER HEATER DETAIL
P.102 NTS STANDARD

PLUMBING LEGEND

| | |
|---------|--|
| — W — | WATER SERVICE PIPING |
| — CW — | COLD WATER SUPPLY PIPING |
| — HW — | HOT WATER SUPPLY PIPING |
| — SAN — | SANITARY PIPING |
| — V — | VENT PIPING |
| — G — | LOW PRESSURE GAS PIPING |
| ⊗ | GATE VALVE (LINE SIZE) |
| ⊙ | BALL VALVE (LINE SIZE) |
| ⊕ | CHECK VALVE (LINE SIZE) |
| ⊖ | LUBRICATED PLUG VALVE (LINE SIZE) |
| ⊘ | THERMOMETER |
| ○ | NOTE DESIGNATION |
| ⊙ | UNIT NUMBER DESIGNATION |
| ⊙ | FLOOR DRAIN |
| ⊙ | CO |
| ⊙ | CD |
| ⊙ | CLEANOUT |
| ⊙ | CLEANOUT PLUG |
| ⊙ | OUTSIDE CLEANOUT |
| ⊙ | HOSE BIBB (INSTALL 18" ABOVE FIN. GRADE) |
| ⊙ | UNION |
| ⊙ | SHOCK ARRESTOR |
| A.A.V. | AUTOMATIC AIR VENT |
| V.T.R. | VENT THRU ROOF |



5 OUTSIDE CLEANOUT DETAIL
P.102 NTS



2 WATER SERVICE RISER DETAIL
P.102 N.T.S.

W.H. NOMENCLATURE

| | |
|-----|--|
| (A) | STANDARD GAS WATER HEATER A.G. SMITH NO. FSG-40 40 GALLON STORAGE 35 G.P.H. @ 90F RISE 35 CU. FT. NATURAL GAS. |
| (B) | EXPANSION TANK |
| (C) | BALL VALVE |
| (D) | DRAIN VALVE |
| (E) | TEMPERATURE AND PRESSURE RELIEF VALVE |
| (F) | 3/4" DRAIN PIPE. EXTEND TO HUB DRAIN |
| (G) | NOT USED |
| (H) | UNION |
| (J) | PROVIDE 24"x24"x2" GALVANIZED SHEET METAL DRIP PAN BELOW WATER HEATER. EXTEND 3/4" DRAIN LINE TO FLOOR DRAIN. |

| Prototype Disk No. | Interim Page Revision | Revisions |
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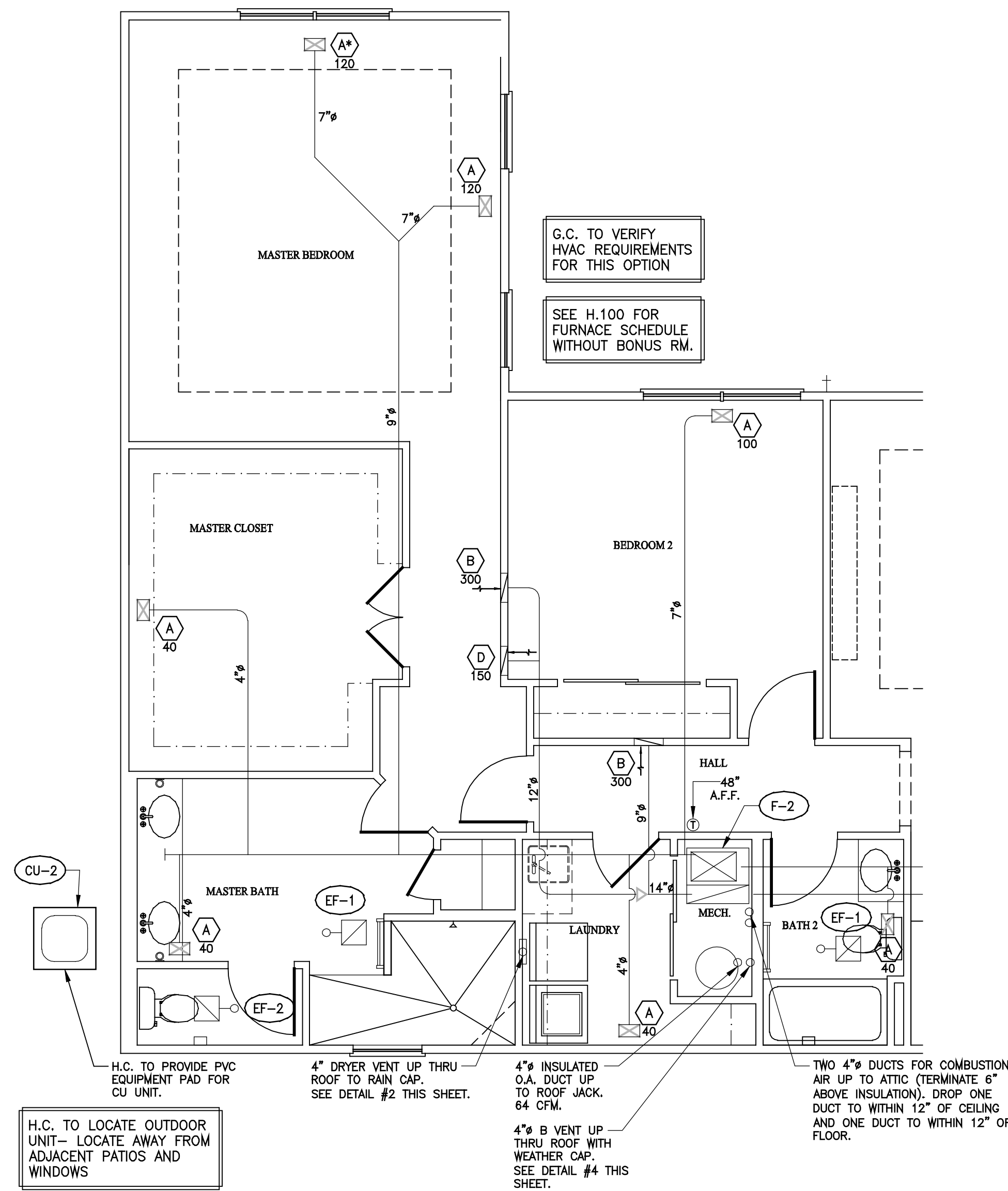
Architect Project Number
2010-005

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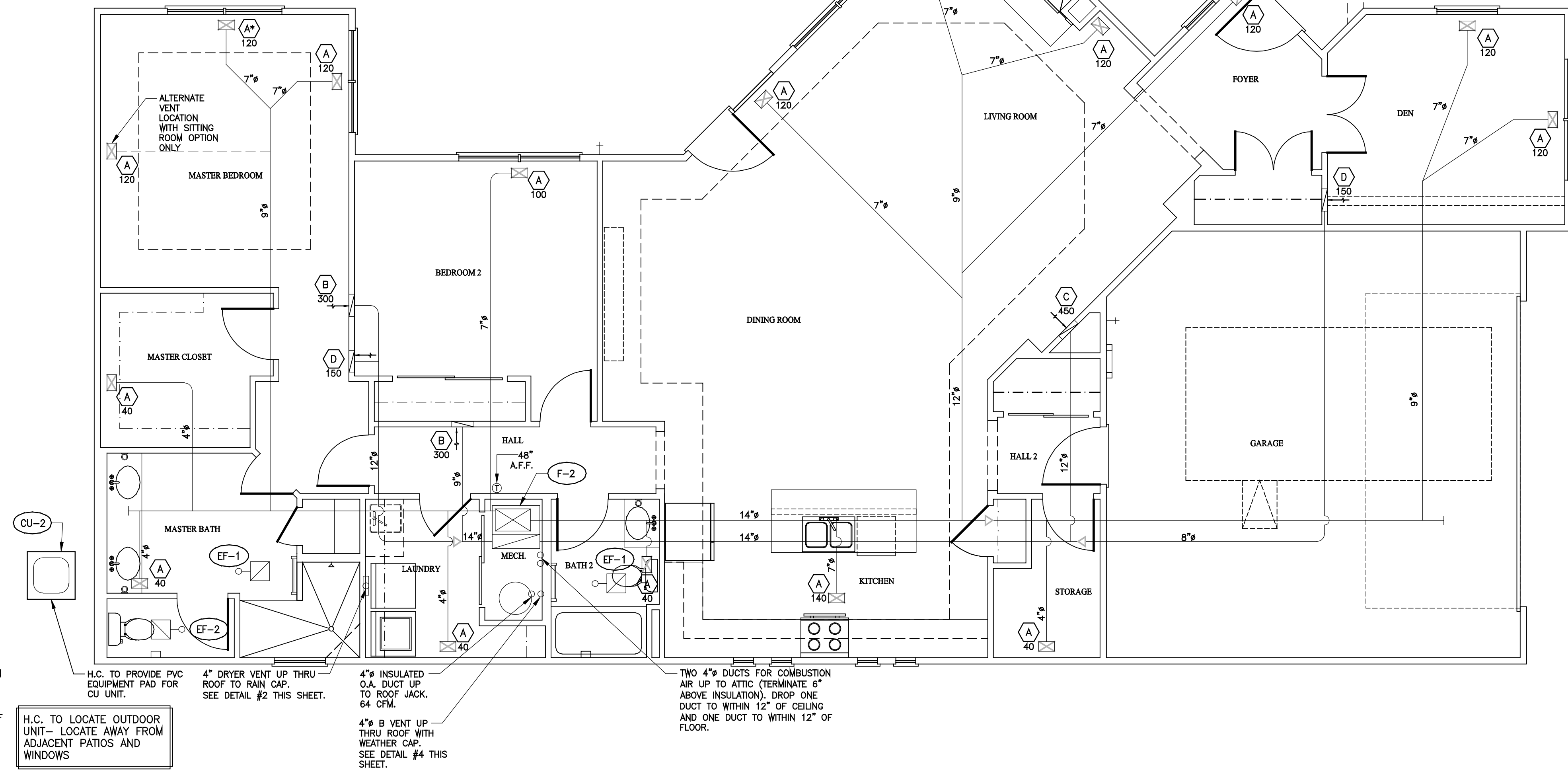
Drawing Title
Plumbing Specifications & Schedules

Architectural Style
European Country
Sheet Number
P.102
D3 - 2010

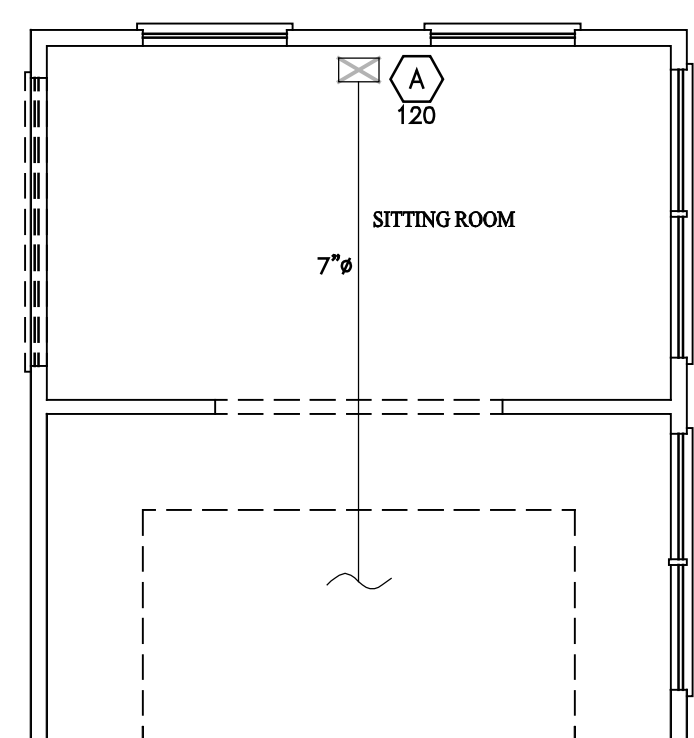
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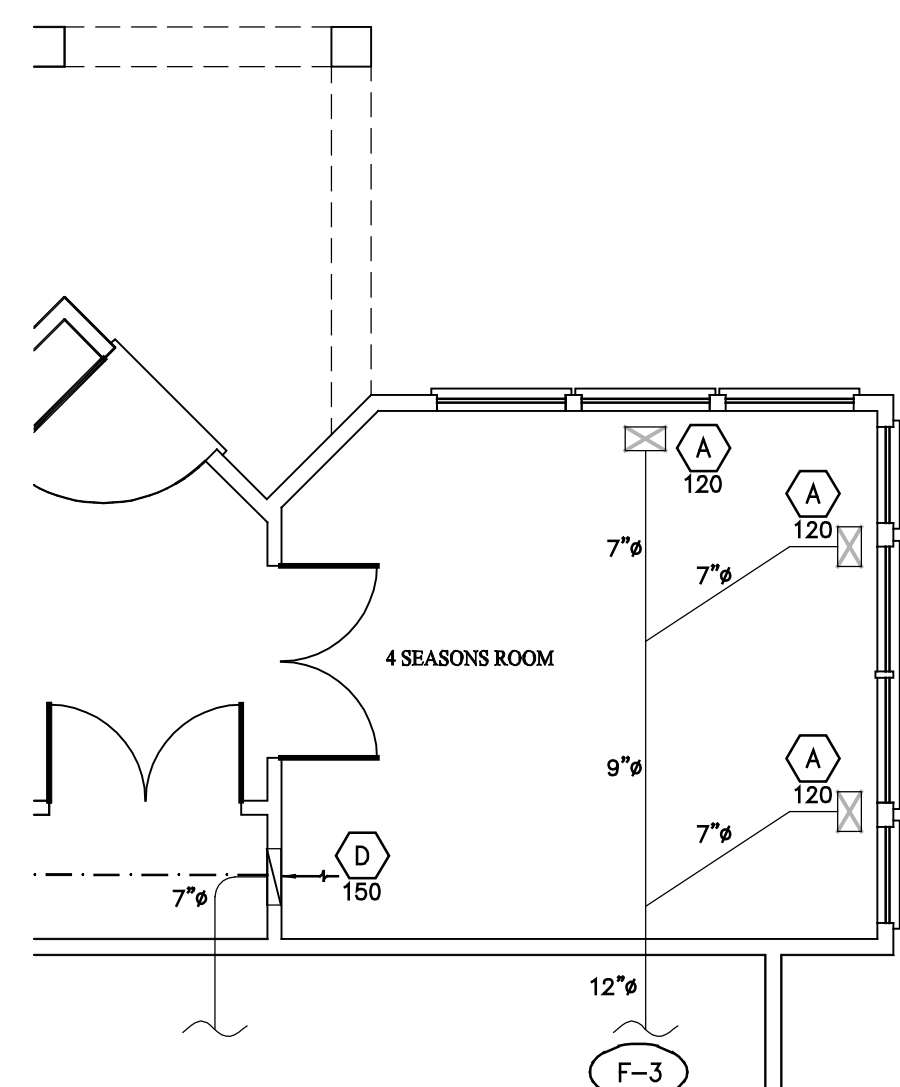
HVAC Plan - First Floor with Extended Master Suite Option
 Scale: 1/4" = 1'-0"



HVAC Plan
 Scale: 1/4" = 1'-0"



HVAC Plan - Sitting Room
 Scale: 1/4" = 1'-0"



HVAC Plan - 4 Seasons Room
 Scale: 1/4" = 1'-0"



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 2010-005

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Drawing Title
HVAC Plans

Architectural Style
 European Country
 Sheet Number
H.100
 D3 - 2010

| SPLIT SYSTEM GAS/ELECTRIC AIR-CONDITIONING UNIT SCHEDULE | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------|------|-----|-----------|----------------|--------|------|------------|------|---------------------------|------|------|-----------------|-----------------|----------------|-------|------------|--------|-------|------|-------------|
| FURNACE | | | | | | | | | | COOLING COIL | | | CONDENSING UNIT | | | | | | | | |
| SYMBOL | CARRIER MODEL # | CFM | ESP | BLOWER HP | HEAT. CAP. MBH | | | ELECTRICAL | | CARRIER MODEL # | S.P. | TYPE | SYMBOL | CARRIER MODEL # | COOL. CAP. MBH | | ELECTRICAL | | | SEER | NOTES |
| | | | | | INPUT | OUTPUT | AFUE | V./Φ | FLA. | | | | | | TOTAL | SENS. | V./Φ | M.C.A. | HACR. | | |
| F-2 | 58MCB100-1-16 | 1570 | 0.5 | 3/8 | 100 | 93 | 92.3 | 120 | 7.9 | ONRYP4221 W/TX EXP. VALVE | | | CU-2 | 24ABR342 | | | 240/1 | 25.4 | 40 | 13 | 1,2,3,4,5,6 |

1) FURNISH & INSTALL PRE-MANUFACTURED AND INSULATED REFRIGERANT LINE SET. (SIZE PER MANUFACTURER REQUIREMENTS).
2) FURNISH & INSTALL DIGITAL PROGRAMMABLE THERMOSTAT.
3) FURNISH CLEAN FILTER, 16"x25" AND SIDE FILTER RACK.
4) FURNISH & INSTALL 2" PVC COMBUSTION AND VENT PIPING WITH CONCENTRIC VENT KIT FOR THRU ROOF VENTING.
5) FURNISH & INSTALL PVC CONDENSATE DRAIN PIPE.
6) MOUNT UNIT ON LEVELING BLOCKS.

| FAN SCHEDULE | | | | | | | |
|--------------|------------------------------|-----|--------|------------|--------|---------|--------------------------|
| SYMBOL | MODEL # | CFM | DRIVE | ELECTRICAL | DUTY | DAMPER | NOTES |
| EF-1 | BROAN #670 | 50 | DIRECT | 120V | TOILET | GRAVITY | 1,2, FAN ONLY |
| EF-2 | BROAN #678 OR NUTONE 763 RLN | 50 | DIRECT | 120V | TOILET | GRAVITY | 1,2, FAN AND LIGHT COMBO |

1) WIRED BY E.C.
2) 4" EXHAUST VENT THROUGH ROOF WITH RAFCAP.

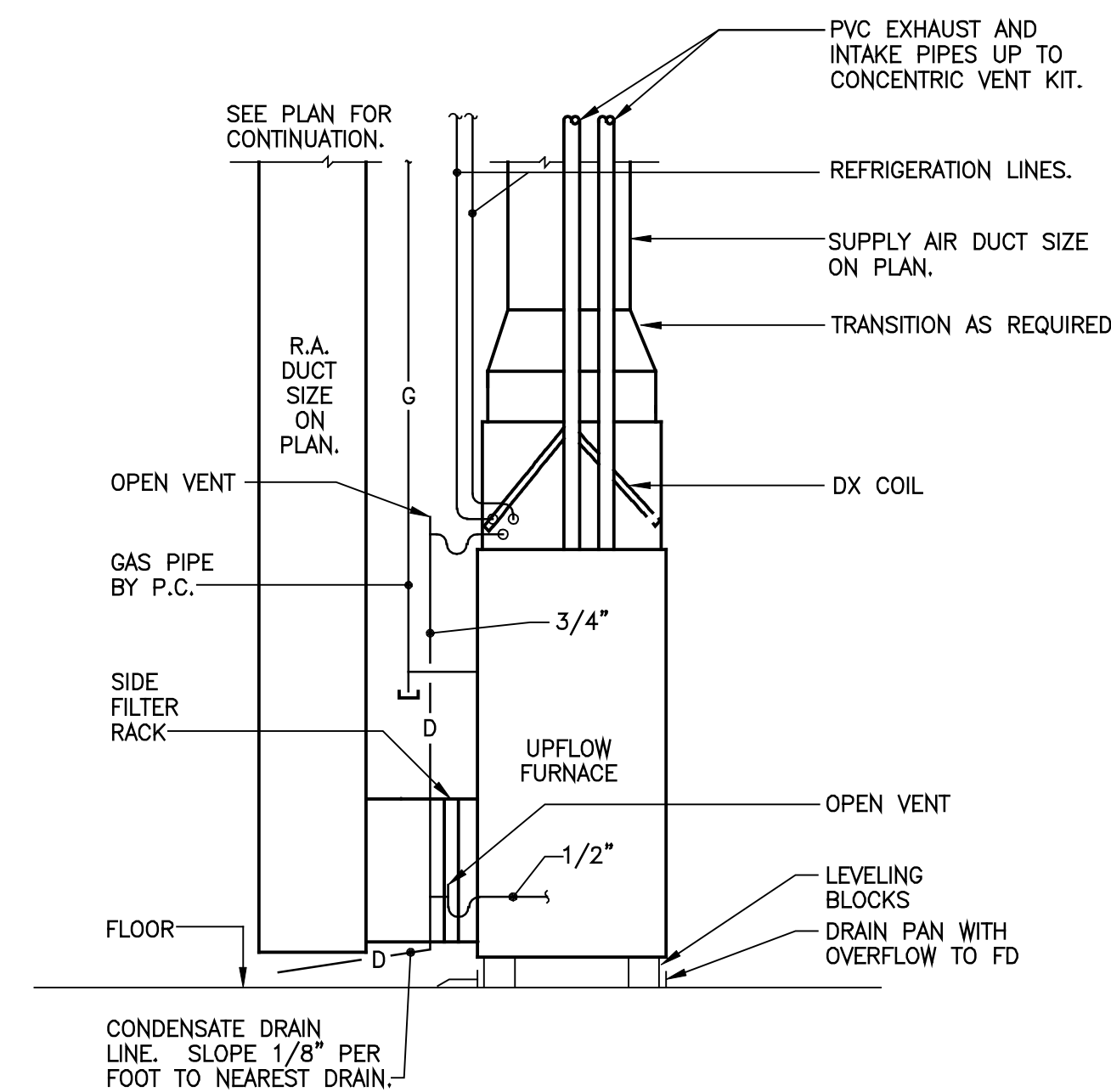
| AIR DEVICE SCHEDULE | | | | | | | |
|---------------------|-----------|-----------|---------------------------|---------|------------------|-------------|---------|
| SYMBOL | FACE SIZE | NECK SIZE | LIMA (OR EQUAL) MODEL NO. | MAX CFM | MOUNTING SURFACE | AIR PATTERN | NOTES |
| A | 12"x6" | 10"x4" | 10V | 200 | O.P. BD. | 2-WAY | 1,2,3,4 |
| B | 32"x8" | 30"x6" | 19H | 260 | O.P. BD. | RETURN | 1,3,7 |
| C | 32"x12" | 30"x10" | 19H | 560 | O.P. BD. | RETURN | 1,3,5 |
| D | 16"x8" | 14"x6" | 19H | 130 | O.P. BD. | RETURN | 1,3,6 |

1) FINISH TO BE STANDARD OFF-WHITE.
2) FURNISH NECK MOUNTED OPP. BLADE DAMPER.
3) FRAME TO BE COMPATIBLE WITH PLASTER, DRYWALL, OR OTHER SURFACE MOUNTINGS.
4) CEILING MOUNTED.
5) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 5-1/2" R.A. RISERS.
6) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO ONE 14-1/2" X 3-1/2" R.A. RISERS.
7) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 3-1/2" R.A. RISERS.
*SEE OPTIONAL FLOOR PLANS FOR VARYING VENT LOCATIONS

- ### SHEET METAL AND DUCTWORK
- HVAC WORK SHALL BE LAID OUT WITH DUE CONSIDERATION FOR THE WORK OF OTHER TRADES. ANY CONFLICTS WHICH OCCUR DUE TO LACK OF COORDINATION BY THE HVAC CONTRACTOR WITH THE OTHER TRADES (CONTRACTORS) SHALL BE CORRECTED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
 - INSULATE ALL DUCTWORK IN ATTIC WITH FIBERGLASS DUCT WRAP INSULATION: R-8 MINIMUM. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8.
 - FURNISH AND INSTALL UL LISTED TYPE B-VENT FROM OUTLET ON DOMESTIC WATER HEATER AND EXTEND THRU ROOF WITH TERMINATIONS AS REQUIRED BY CODE. FURNISH AND INSTALL UL LISTED WEATHER CAP AND CONE FLASHING.
 - DUCTWORK SHALL MEET THE REQUIREMENTS OF SMACNA, NFPA 90A, OBC MECHANICAL CODE, ARTICLE 3. RECTANGULAR DUCTS SHALL BE CONSTRUCTED AND REINFORCED PER SMACNA DUCT CONSTRUCTION STANDARDS, SECTION I. ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH S.M.A.C.N.A. COORDINATE ALL EQUIPMENT AND DUCT RUNS WITH STRUCTURE, LIGHTS, CEILING, CONDUIT, PIPING, AND OTHER EQUIPMENT.
 - FLEXIBLE DUCTS SHALL BE 4" THRU 8" SUPPLY AIR BRANCH DUCTS AND 8" THRU 16" RETURN AIR DUCTS ONLY, AND COMPLY WITH NFPA REQUIREMENTS, PAMPHLET 90A AND SHALL BE UL LISTED WITH FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS. DUCT SHALL BE RATED FOR MINIMUM 10" W.G. INTERNAL WORKING PRESSURE, FOR ALL DUCT SIZES.
 - BALANCING DAMPERS SHALL BE GALVANIZED STEEL DAMPERS WITH LOCKING QUADRANT OPERATORS.
 - DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS RETURN DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH CURRENT MECHANICAL CODES. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST-CONSTRUCTION TEST
 - ROUGH-IN TEST
 - EXCEPTION: DUCT TIGHTNESS TEST IS NOT REQUIRED IF THE AIR HANDLER AND ALL DUCTS ARE LOCATED WITHIN THE CONDITIONED SPACE.

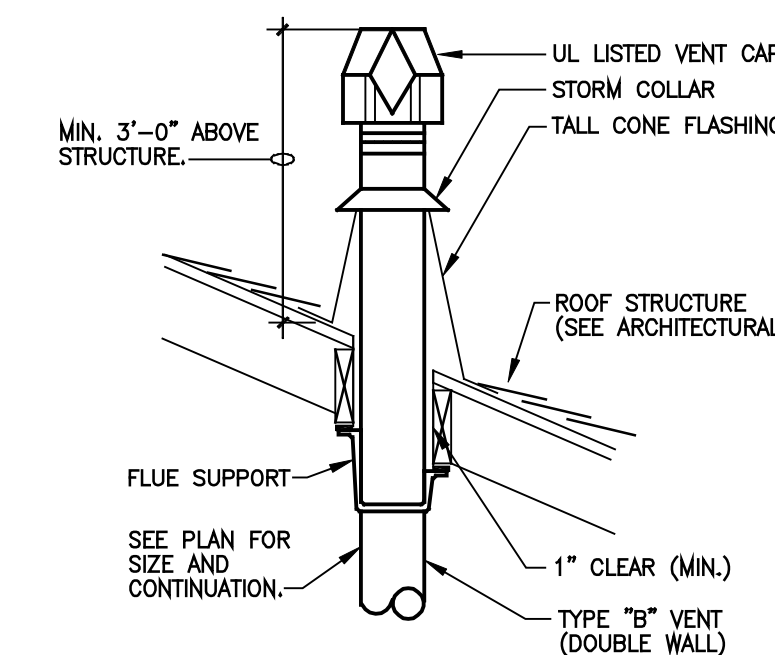
HVAC LEGEND

| | |
|--------|--|
| | DUCTWORK-INSIDE DIMENSIONS SHOWN |
| | MANUAL BALANCING DAMPER |
| | BELLMOUTH FITTING WITH DAMPER |
| | FLEXIBLE DUCTWORK |
| | SUPPLY AIR |
| | RETURN AIR / EXHAUST AIR |
| | REFRIGERANT LINE SET |
| | CONDENSATE DRAIN PIPING |
| | DIAMETER (ROUND) |
| | PROGRAMMABLE THERMOSTAT |
| | AIR DEVICE SYMBOL WITH CFM |
| | PLAN NOTE SYMBOL |
| | EQUIPMENT NOTE SYMBOL; SEE SCHEDULES AND/OR NOTES. |
| A.F.F. | ABOVE FINISHED FLOOR |
| AB. | ABOVE |
| CLG. | CEILING |
| FLR. | FLOOR |
| G.C. | GENERAL CONTRACTOR |
| P.C. | PLUMBING CONTRACTOR |
| H.C. | HVAC CONTRACTOR |
| F.P.C. | FIRE PROTECTION CONTRACTOR |
| E.C. | ELECTRICAL CONTRACTOR |
| S.A. | SUPPLY AIR |
| R.A. | RETURN AIR |
| O.A. | OUTSIDE AIR |
| EXH. | EXHAUST |



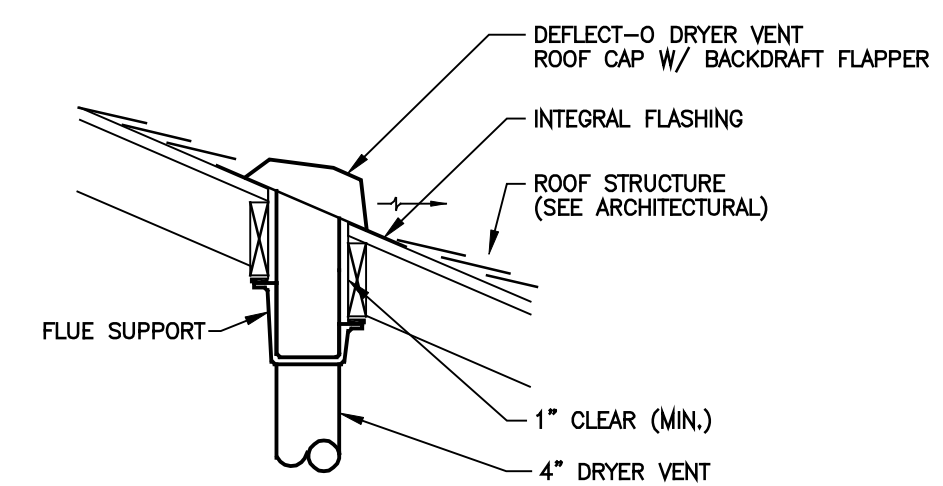
Typical Upflow Furnace Detail

Scale: N.T.S.



Flue Through Roof Detail

Scale: N.T.S.



Dryer Vent Roof Cap Detail

Scale: N.T.S.



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| Prototype Disk No. | Interim Revision | Page Revisions | Date |
|--------------------|------------------|----------------|---------|
| | | | 2/17/12 |

Architect Project Number
2010-005

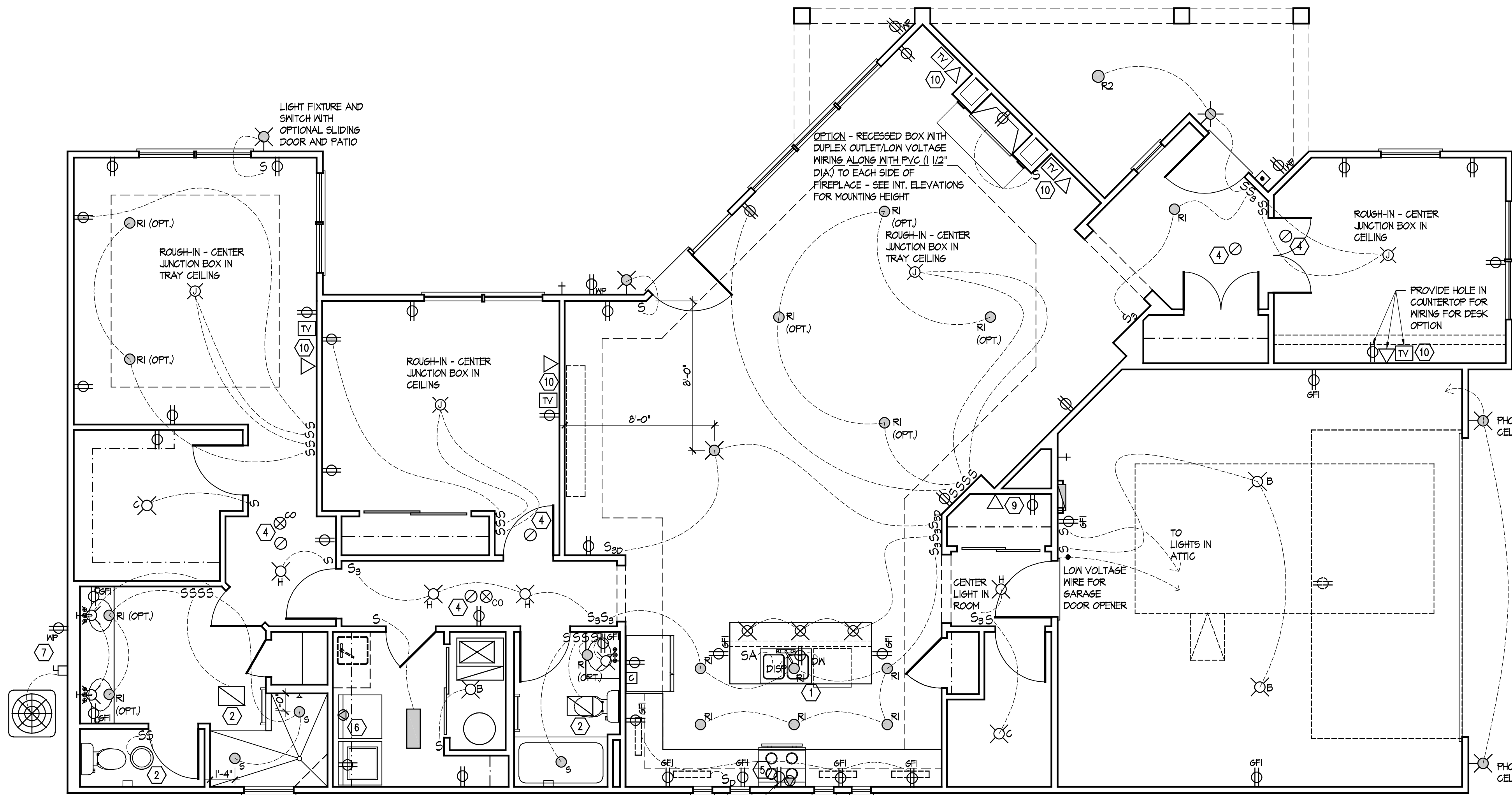
| Community Dates & Revisions | |
|-----------------------------|------------|
| Date Originated | 1 FEB 2015 |
| Bid | |
| Permit | |
| Construction | |
| Revisions | |

Drawing Title
HVAC
Schedules & Details

Architectural Style
European Country

Sheet Number

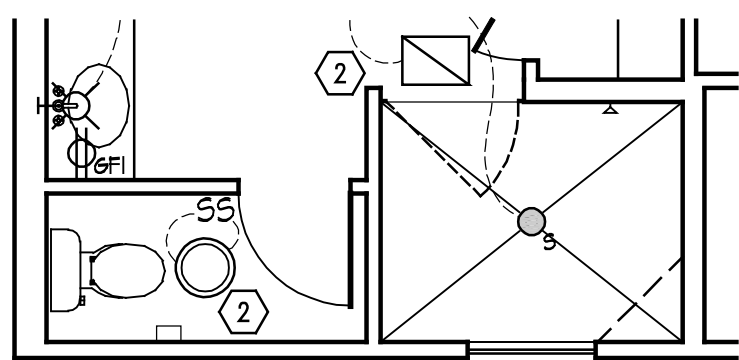
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Electrical Plan

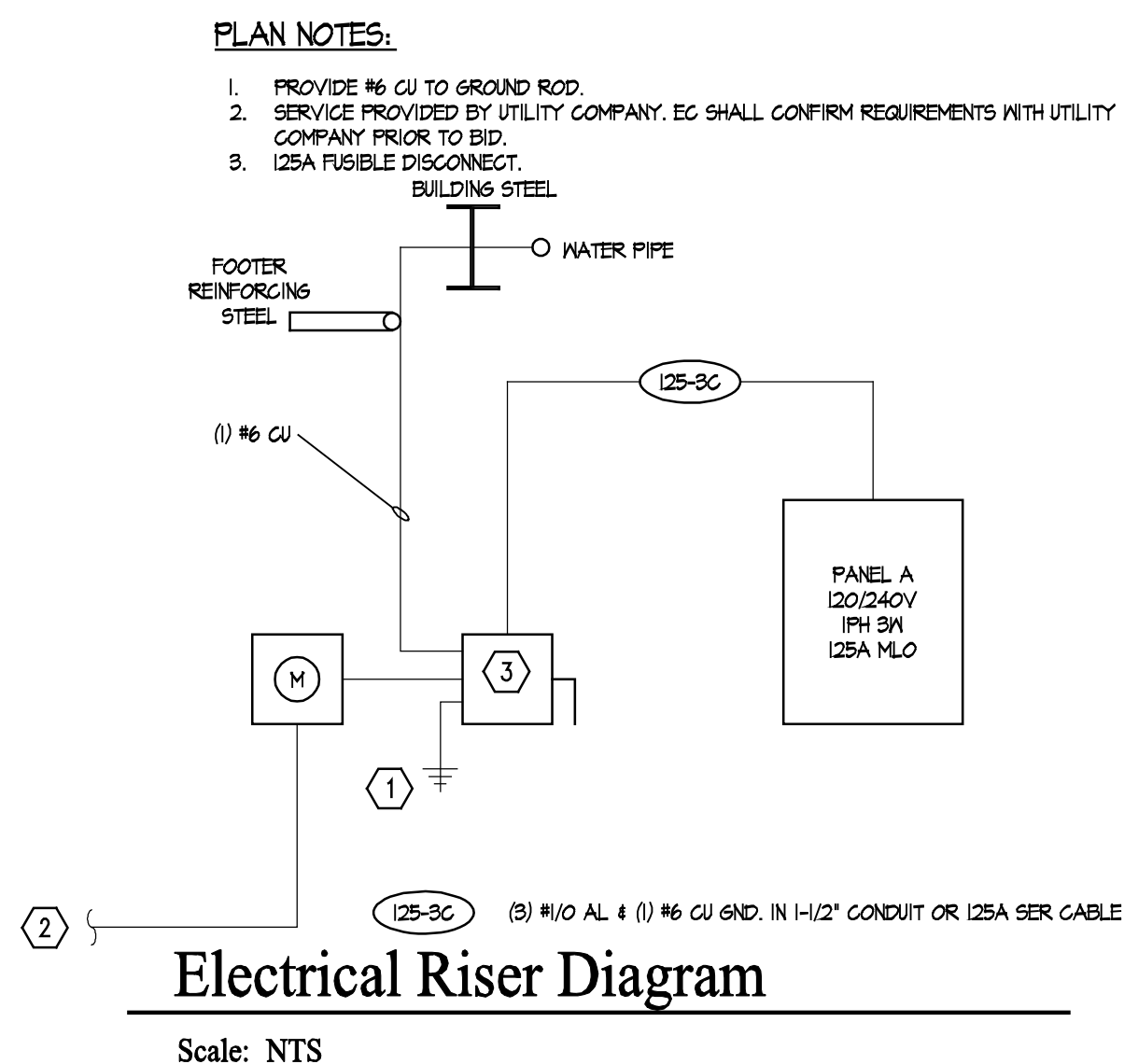
Scale: 1/4" = 1'-0"

SMOKE ALARMS NOTE:
Smoke alarms must comply with Section 314 Smoke Alarms: All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with the provision of this code and the household fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology.



Master Bath - Optional Alternate Walk-in Shower

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



Electrical Riser Diagram

Scale: NTS

GENERAL NOTES:

- ALL WORK SHALL MEET OR EXCEED THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE, STATE CODE(S) AND LOCAL CODE(S). ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT, TOOLS, SUPERINTENDENCE, AND SERVICES AS REQUIRED TO PROVIDE ELECTRICAL WORK AS SPECIFIED OR AS INTENDED ON THESE DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF THE PROJECT PRIOR TO BID.
- ELECTRICAL CONTRACTOR MUST VERIFY THE MOUNTING HEIGHTS OF ALL DEVICES WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. ALL SWITCHES, RECEPTACLES, ETC. AND COVER PLATES SHALL BE WHITE IN COLOR.
- ELECTRICAL CONTRACTOR SHALL INSTALL ALL WIRING IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL AND LOCAL ELECTRICAL CODES.
- ALL RECEPTACLES LOCATED OUTSIDE SHALL BE GFCI TYPE AND SHALL HAVE WEATHERPROOF IN-USE COVERS.
- IN ALL AREAS SPECIFIED IN NEG 210.52, ALL 15 AND 20 AMP, 120 VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE SAFETY SWITCHES FOR ALL HVAC AND PLUMBING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- DEVICES INSTALLED IN FIRE SEPARATION WALLS/CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING AND LABELING OF THE RATED ASSEMBLY. DO NOT INSTALL OUTLET BOXES WITHIN THE SAME STUD SPACE.
- SMOKE ALARMS SHALL BE CONNECTED TOGETHER SO THAT WHEN ONE SMOKE ALARM WITHIN A RESIDENCE SOUNDS, ALL SMOKE ALARMS WITHIN THAT RESIDENCE SOUND. SMOKE ALARMS SHALL NOT BE INSTALLED CLOSER THAN 3' IN FRONT OF HVAC SUPPLY GRILLES.
- LIGHT FIXTURES INSTALLED IN CLOSETS SHALL CONFORM TO NEG ARTICLE 410.8.
- KITCHEN COUNTERTOP RECEPTACLES AND BATHROOM RECEPTACLES SHALL BE GFCI PROTECTED VIA GLASS A GFCI TYPE CIRCUIT BREAKER. PROVIDE CLASS A GFCI CIRCUIT BREAKERS.
- EACH TELEPHONE OUTLET LOCATION SHALL BE PROVIDED WITH (1) CATEGORY 5E CABLE. PROVIDE FACEPLATE WITH (2) RJ-45 PORTS, ROUTE CABLES TO DEMAND LOCATION.
- ALL CABLE TV OUTLET LOCATION SHALL BE PROVIDED WITH (1) R66 VIDEO CABLE. PROVIDE FACEPLATE WITH (1) MALE PORT. ROUTE CABLES TO CONNECTION POINT.
- ALL SERVICE MAINS SHALL BE IDENTIFIED IN FIELD.
- EQUIPMENT PANELS, SPECIAL DEVICE PLATES, AND SIMILAR MATERIAL SHALL BE CLEARLY MARKED. SIZE OF LETTERING AND MARKING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. PROVIDE TYPED WRITTEN DIRECTIONS IN PANELS, AND WHERE OTHERWISE REQUIRED, WITH CLEAR PLASTIC PROTECTION SHIELDS AND MOUNTED IN CARD HOLDERS.
- PROPERLY GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEG REQUIREMENTS. ALL SPECIAL SYSTEMS TO BE GROUNDED PER NEG 800.100(D).
- SWITCHES SHALL BE SPECIFICATION GRADE, MIN. SA, #221, 120/277V, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON OR EQUAL.
- DUPLEX CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE, MIN. SA, 120V, 2P, 3W, GROUNDING TYPE #562, NEMA 5-20R, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON, OR EQUAL.
- ELECTRICAL CONTRACTOR SHALL ROUGH-IN APPROPRIATE WIRING, ETC. TO RETROFIT THIS HOME WITH SMOKE DETECTORS WITH HORN AND STROBE, TTY TELEPHONES, AND DOORBELL WITH CHIME AND FLASHING LIGHT.
- THE ANNULAR SPACE AROUND ALL PENETRATIONS IN GYPSUM BOARDS, INCLUDING WIRING AND ELECTRICAL BOXES, SHALL BE SEALED TIGHT.
- ALL LIGHTING FIXTURES SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL BEDROOM OUTLETS TO HAVE "COMBINATION-TYPE" ARC FAULT INTERRUPTING CIRCUITS.
- A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- A CARBON MONOXIDE DETECTOR SHALL BE PLACED OUTSIDE EACH SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

| ELECTRICAL LEGEND / LIGHT FIXTURE SCHEDULE | | | |
|--|--|-------|---|
| ⊕ | DUPLEX RECEPTACLE OUTLET | ⊠ | DOOR PUSH BUTTON |
| ⊕ | QUADRUPLX RECEPTACLE OUTLET | ○ | DIRECT WIRE APPLIANCE |
| ⊕ GFI | DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT INTERRUPTER (GFI) | ○ MIN | RECESSED MINI INCANDESCENT DOWN LIGHT FIXTURE |
| ⊕ NP | DUPLEX RECEPTACLE OUTLET WITH WATERPROOF COVER & GFI | ○ S | SHOWER LIGHT |
| ⊕ | DUPLEX RECEPTACLE OUTLET - SWITCH TOP OUTLET | ○ RI | RECESSED INCANDESCENT DOWN LIGHT FIXTURE |
| ⊕ | DUPLEX RECEPTACLE OUTLET - SPECIAL | ○ R2 | RECESSED INCANDESCENT EXTERIOR DOWN LIGHT FIXTURE |
| ⊕ | TELEPHONE OUTLET (CATEGORY 5 WIRE TO ALL PHONE LOCATIONS) | ○ SC | RECESSED INCANDESCENT FIXTURE (SLOPED CEILING) |
| ⊕ | DATA COMMUNICATIONS OUTLET | ○ | RECESSED INCANDESCENT EYEBALL FIXTURE |
| ○ | SMOKE DETECTOR | ⊗ C | SURFACE MOUNTED INCANDESCENT FIXTURE - CLOSETS |
| S | SINGLE POLE SWITCH | ⊗ H | SURFACE MOUNTED INCANDESCENT FIXTURE - HALLWAYS |
| S _B | THREE-WAY SWITCH | ⊗ | EXTERIOR INCANDESCENT WALL BRACKET FIXTURE |
| S ₄ | FOUR-WAY SWITCH | ⊗ | INTERIOR INCANDESCENT WALL SCONCE |
| S _D | DIMMER SWITCH | ⊗ B | KEYLESS PORCELAIN LAMP HOLDER |
| S _R | REMOTE SWITCH FOR LIGHT & 3-SPEED FAN CONTROL | ⊗ | PENDANT FIXTURE - OPTIONAL |
| SA | SINGLE POLE AIR BUTTON SWITCH FOR ALL KITCHEN SINK DISPOSALS (PLUMBER TO LOCATE ON ISLAND) | ⊗ | CHANDELIER FIXTURE |
| TV | CABLE TV OUTLET | ■ | SURFACE MOUNTED FLUORESCENT FIXTURE |
| ⊕ | 120/240 VOLT RECEPTACLE- SEE ELECTRICAL PLAN NOTES | ■ | SURFACE MOUNTED FLUORESCENT FIXTURE |
| ⊕ | UNDER-CABINET LIGHTING - STANDARD (OPTIONAL LED TAPE/TRANSFORMERS). | ⊠ | EXHAUST FAN |
| ⊕ | DOOR CHIME | ⊗ | EXHAUST FAN - LIGHT |
| | | ⊗ | JUNCTION BOX FOR CEILING FAN |
| | | ⊗ | CARBON MONOXIDE DETECTOR |

| Panel "A" | | QTY | QTY | QTY | QTY | LOAD SERVED |
|---------------------|----|-----|-----------|-----|-----|-----------------|
| LOAD SERVED | # | BRK | BRK | # | | |
| * MSTR BEDROOM | 1 | 15 | 15 | 2 | | REFRIGERATOR |
| * BEDROOM 2 | 3 | 15 | 15 | 4 | | DISPOSAL |
| BATHROOMS | 5 | 20 | 20 | 8 | | DISHWASHER |
| * GENERAL LTG | 7 | 15 | 15 | 8 | | RANGE |
| * KITCHEN LTG | 9 | 15 | 15 | 10 | | |
| GARAGE REC | 11 | 15 | 20 | 12 | | KITCHEN REC |
| EXTERIOR REC | 13 | 20 | 20 | 14 | | KITCHEN REC |
| WATER HTR | 15 | 15 | 20 | 16 | | KITCHEN REC |
| FURNACE | 17 | 15 | 15 | 18 | | * GENERAL REC |
| DRYER | 19 | 30 | 30 | 20 | | * SITTING RM |
| WASHER | 23 | 20 | 40 | 24 | | CONDENSOR |
| * 4 SEASONS RM/DEN | 25 | 15 | 15 | 26 | | SMOKE DETECTORS |
| SPARE | 27 | 15 | 28 | | | |
| | 29 | | 30 | | | |
| | 31 | | 32 | | | |
| | 33 | | 34 | | | |
| | 35 | | 36 | | | |
| | 37 | | 38 | | | |
| | 39 | | 40 | | | |
| | 41 | | 42 | | | |
| 125A MAIN LUG ONLY | | | | | | |
| SERVICE FEEDER SIZE | | | SEE RISER | | | |

* PROVIDE ARC FAULT BREAKER
** PROVIDE BREAKER TIE FOR THESE TWO CIRCUITS

| Panel "A" LOAD CALCS | | | |
|----------------------|----------------------------------|-------------|------------|
| LIGHTING: | 2103 SQUARE FEET @ 3VA EACH | LOAD SERVED | 6309 VA |
| APPLIANCES: | (2) APPLIANCE CCTS @ 1500VA EACH | | |
| | DISHWASHER | | 3000 VA |
| | DISPOSAL | | 1200 VA |
| | WASHER | | 750 VA |
| | DRYER | | 1500 VA |
| | RANGE | | 5000 VA |
| | WATER HEATER | | 8800 VA |
| | REFRIGERATOR | | 180 VA |
| | FURNACE | | 750 VA |
| | | | 500 VA |
| | | | 27989 VA |
| FIRST 10KW @ 100% | | | 10000 VA |
| REMAINING KW @ 40% | | | 7195.6 VA |
| | | | 17195.6 VA |
| HVAC LOAD: | | | |
| AC | | | 5914 VA |
| | LARGEST LOAD | | 5914 VA |
| | TOTAL DEMAND LOAD | | 23109.6 VA |
| | | | 96.3 AMPS |
| | UTILIZE 125AMP SERVICE | | |



Epcon Communities
Villas at Park Place
By Park Place West Chester, LLC

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| Prototype Disk No. | Interim Revision | Page Revisions Date |
|--------------------|------------------|---------------------|
| | | 3/12/12 |

Architect Project Number
2010-005

| Community Dates & Revisions | |
|-----------------------------|------------|
| Date Originated | 1 FEB 2015 |
| Bid Permit Construction | |
| Revisions | |
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Drawing Title
Electrical Plan

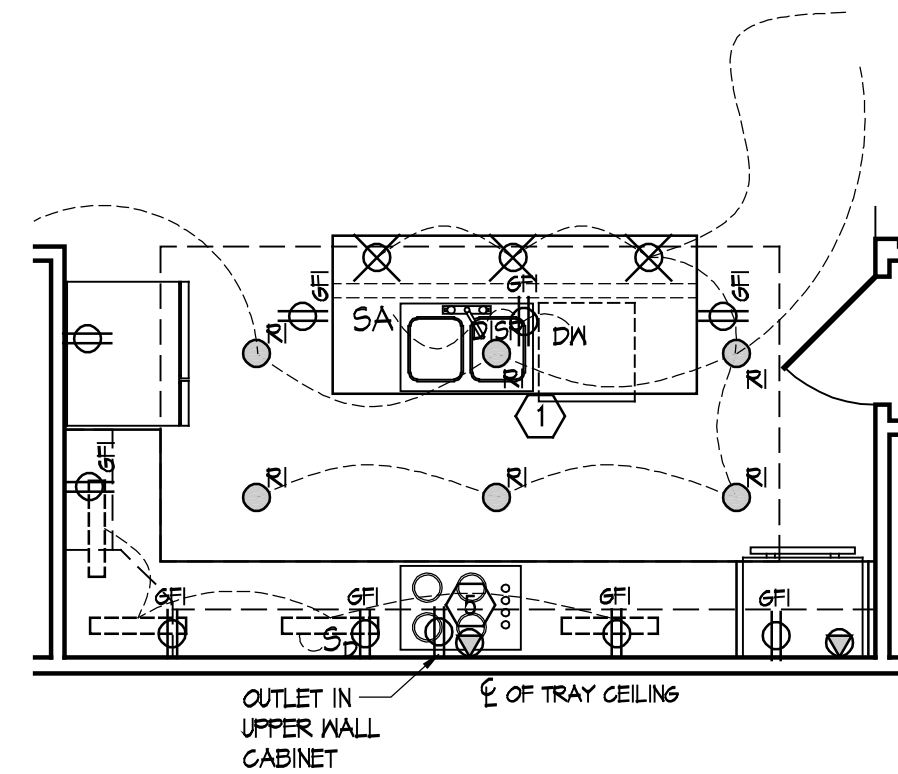
Architectural Style
European Country
Sheet Number
E.100
D3 - 2010

PLAN NOTES:

- PROVIDE DUPLEX RECEPTACLE LOCATED BELOW KITCHEN SINK FOR CONNECTION OF GARAGE DISPOSAL AND DISHWASHER. ELECTRICAL CONTRACTOR SHALL PROVIDE CORD KIT FOR GARAGE DISPOSAL AND DISHWASHER. THE TOP HALF OF THIS RECEPTACLE SHALL BE CONTROLLED BY AN AIR BUTTON SWITCH LOCATED ON ISLAND COUNTERTOP FOR OPERATION OF THE GARAGE DISPOSAL. (BY PLUMBER) LABEL COVER PLATE SO THAT THE TOP HALF OF THE RECEPTACLE IS LABELED FOR GARAGE DISPOSAL CONNECTION AND THE BOTTOM HALF OF THE RECEPTACLE IS LABELED FOR DISHWASHER CONNECTION.
- VERIFY EXACT LOCATIONS OF BATHROOM EXHAUST FANS WITH MECHANICAL DRAWINGS. HVAC CONTRACTOR SHALL SUPPLY AND INSTALL EXHAUST FAN AND DUCTING, WIRING BY ELECTRICAL CONTRACTOR.
- PROVIDE ELECTRICAL CONNECTION AND SAFETY SWITCH FOR FURNACE. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
- PROVIDE 120 VOLT SMOKE ALARM WITH 4 VOLT BATTERY BACK-UP. SMOKE ALARMS SHALL BE CONNECTED TOGETHER SO THAT WHEN ONE SMOKE ALARM WITHIN A RESIDENCE SOUNDS, ALL SMOKE ALARMS WITHIN THAT RESIDENCE SOUND.
- PROVIDE 120/240 VOLT RANGE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER THE NATIONAL ELECTRICAL CODE.
- PROVIDE 120/240 VOLT DRYER RECEPTACLE FOR DRYER UNIT. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER THE NATIONAL ELECTRICAL CODE. PROVIDE A DUPLEX RECEPTACLE FOR WASHER.
- PROVIDE ELECTRICAL CONNECTION AND DISCONNECT SWITCH FOR HEAT PUMP. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
- PROVIDE ELECTRICAL CONNECTION AND SAFETY SWITCH FOR WATER HEATER. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
- COAX/CATV HOME RUN LOCATION (75' A.F.F.).
- ALL TV LOCATIONS TO RECEIVE A SINGLE GANG BOX WITH COAX/CATV CONNECTION.

GENERAL NOTES:

- ALL WORK SHALL MEET OR EXCEED THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), STATE CODE(S) AND LOCAL CODE(S). ELECTRICAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT, TOOLS, SUPERINTENDENCE, AND SERVICES AS REQUIRED TO PROVIDE ELECTRICAL WORK AS SPECIFIED OR AS INTENDED ON THESE DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF THE PROJECT PRIOR TO BID.
- ELECTRICAL CONTRACTOR MUST VERIFY THE MOUNTING HEIGHTS OF ALL DEVICES WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. ALL SWITCHES, RECEPTACLES, ETC. AND COVER PLATES SHALL BE WHITE IN COLOR.
- ELECTRICAL CONTRACTOR SHALL INSTALL ALL WIRING IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL AND LOCAL ELECTRICAL CODES.
- ALL RECEPTACLES LOCATED OUTSIDE SHALL BE GFCI TYPE AND SHALL HAVE WEATHERPROOF IN-USE COVERS.
- IN ALL AREAS SPECIFIED IN NEC 210.52, ALL 15 AND 20 AMP, 120 VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- ELECTRICAL CONTRACTOR SHALL PROVIDE SAFETY SWITCHES FOR ALL HVAC AND PLUMBING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- DEVICES INSTALLED IN FIRE SEPARATION WALLS/CEILINGSS SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTINGS AND LABELING OF THE RATED ASSEMBLY. DO NOT INSTALL OUTLET BOXES WITHIN THE SAME STUD SPACE.
- SMOKE ALARMS SHALL BE CONNECTED TOGETHER SO THAT WHEN ONE SMOKE ALARM WITHIN A RESIDENCE SOUNDS, ALL SMOKE ALARMS WITHIN THAT RESIDENCE SOUND. SMOKE ALARMS SHALL NOT BE INSTALLED CLOSER THAN 3' IN FRONT OF HVAC SUPPLY GRILLES.
- LIGHT FIXTURES INSTALLED IN CLOSETS SHALL CONFORM TO NEC ARTICLE 410.B.
- KITCHEN COUNTERTOP RECEPTACLES AND BATHROOM RECEPTACLES SHALL BE GFCI PROTECTED VIA CLASS A GFCI TYPE CIRCUIT BREAKER. PROVIDE CLASS A GFCI CIRCUIT BREAKERS.
- EACH TELEPHONE OUTLET LOCATION SHALL BE PROVIDED WITH (1) CATEGORY 5E CABLE. PROVIDE FACEPLATE WITH (2) RJ-45 PORTS, ROUTE CABLES TO DEMAND-CATION LOCATION.
- EACH CABLE TV OUTLET LOCATION SHALL BE PROVIDED WITH (1) R66 VIDEO CABLE. PROVIDE FACEPLATE WITH (1) MALE PORT. ROUTE CABLES TO CONNECTION POINT.
- ALL SERVICE MAINS SHALL BE IDENTIFIED IN FIELD.
- EQUIPMENT, PANELS, SPECIAL DEVICE PLATES, AND SIMILAR MATERIAL SHALL BE CLEARLY MARKED. SIZE OF LETTERING AND WORDING SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE. PROVIDE TYPEWRITTEN DIRECTIONS IN PANELS, AND WHERE OTHERWISE REQUIRED, WITH CLEAR PLASTIC PROTECTION SHIELDS AND MOUNTED IN CARD HOLDERS.
- PROPERLY GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC REQUIREMENTS. ALL SPECIAL SYSTEMS TO BE GROUNDED PER NEC 800.100(D).
- SWITCHES SHALL BE SPECIFICATION GRADE, MIN. SA #123, 120/277V, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON OR EQUAL.
- DUPLEX CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE, MIN. SA 120V, 2P, 3W, GROUNDING TYPE #E52, NEMA 5-20R, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON OR EQUAL.
- ELECTRICAL CONTRACTOR SHALL ROUGH-IN APPROPRIATE WIRING, ETC. TO RETROFIT THIS HOME WITH SMOKE DETECTORS WITH HORN AND STROBE, TTY TELEPHONES, AND DOORBELL WITH CHIME AND FLASHING LIGHT.
- THE ANNULAR SPACE AROUND ALL PENETRATIONS IN GYPSUM BOARDS, INCLUDING WIRING AND ELECTRICAL BOXES, SHALL BE SEALED TIGHT.
- ALL LIGHTING FIXTURES SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL BEDROOM OUTLETS TO HAVE "COMBINATION-TYPE" ARC FAULT INTERRUPTING CIRCUITS.
- A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- A CARBON MONOXIDE DETECTOR SHALL BE PLACED OUTSIDE EACH SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS.



Electrical Plan - Deluxe Kitchen

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

| Panel "A" | | | | | |
|---------------------|-------|-----------|-------|-----|-----------------|
| LOAD SERVED | CKT # | | CKT # | | LOAD SERVED |
| | # | BKR | # | BKR | |
| * MSTR BEDROOM | 1 | 15 | 15 | 2 | REFRIGERATOR |
| * BEDROOM 2 | 3 | 15 | 15 | 4 | DISPOSAL |
| BATHROOMS | 5 | 20 | 20 | 6 | DISHWASHER |
| * GENERAL LTG | 7 | 15 | 15 | 8 | DOUBLE OVENS |
| * KITCHEN LTG | 9 | 15 | 50 | 10 | |
| GARAGE REC | 11 | 15 | 12 | | COOKTOP |
| EXTERIOR REC | 13 | 20 | 14 | | |
| WATER HTR | 15 | 15 | 20 | 16 | KITCHEN REC |
| FURNACE | 17 | 15 | 20 | 18 | KITCHEN REC |
| DRYER | 19 | 30 | 20 | 20 | KITCHEN REC |
| WASHER | 23 | 20 | 15 | 24 | * SITTING RM |
| * 4 SEASONS RMDEN | 25 | 15 | 24 | 26 | CONDENSOR |
| SPARE | 27 | 15 | 40 | 28 | |
| | 29 | 15 | 30 | 30 | SMOKE DETECTORS |
| | 31 | | | 32 | |
| | 33 | | | 34 | |
| | 35 | | | 36 | |
| | 37 | | | 38 | |
| | 39 | | | 40 | |
| | 41 | | | 42 | |
| 125A MAIN LUG ONLY | | | | | |
| SERVICE FEEDER SIZE | | SEE RISER | | | |

* PROVIDE ARC FAULT BREAKER

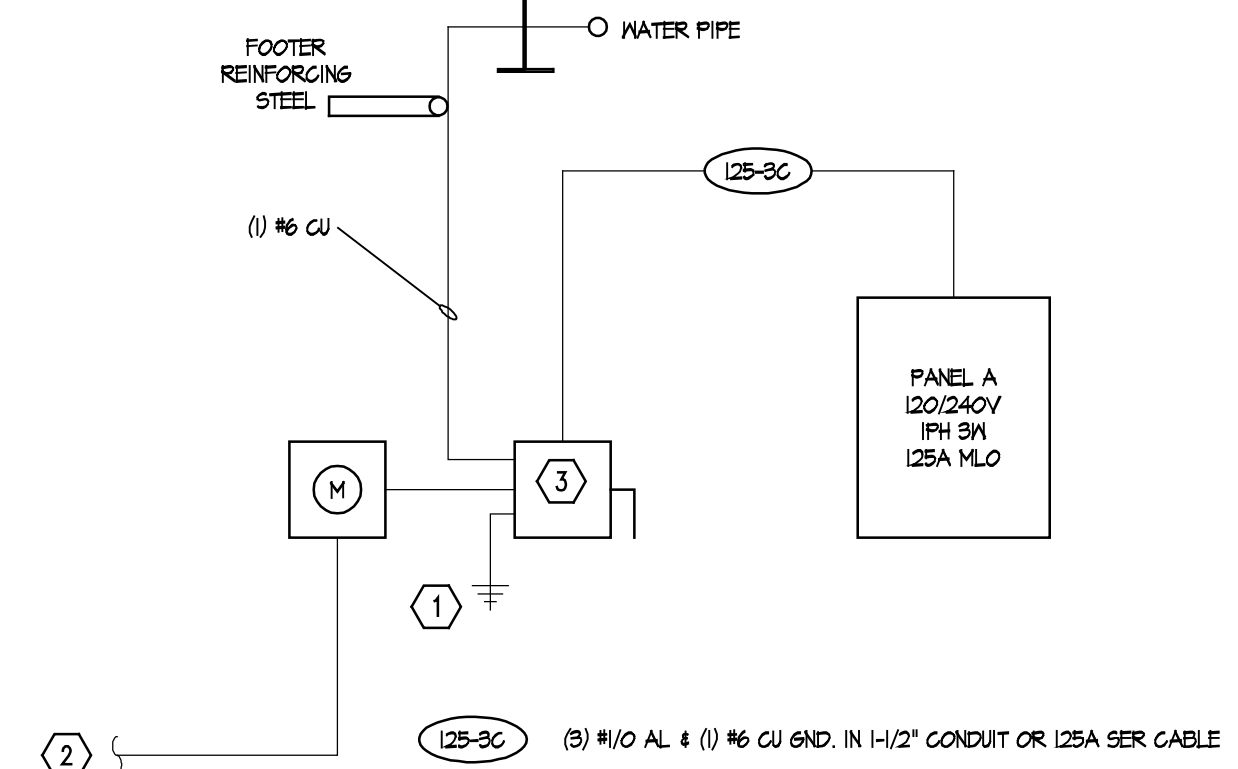
** PROVIDE BREAKER TIE FOR THESE TWO CIRCUITS

| Panel "A" LOAD CALCS (WITH DELUXE KITCHEN) | | |
|--|----------------------------------|---------------------|
| LIGHTING: | 2103 SQUARE FEET @ 3VA EACH | LOAD SERVED 6309 VA |
| APPLIANCES: | (2) APPLIANCE CCTS @ 1500VA EACH | 3000 VA |
| | DISHWASHER | 1200 VA |
| | DISPOSAL | 750 VA |
| | WASHER | 1500 VA |
| | DRYER | 5000 VA |
| | OVENS / COOKTOP | 11000 VA |
| | WATER HEATER | 180 VA |
| | REFRIGERATOR | 750 VA |
| | FURNACE | 500 VA |
| | FIXED LOAD + LIGHTS | 30189 VA |
| FIRST 10KW @ 100% | | 10000 VA |
| REMAINING KW @ 40% | | 8075.6 VA |
| | TOTAL WITHOUT HVAC | 18075.6 VA |
| HVAC LOAD: | | |
| AC | | 5914 VA |
| | LARGEST LOAD | 5914 VA |
| | TOTAL DEMAND LOAD | 23989.6 VA |
| 120/240V 1PH 3W | | 100 AMPS |
| | UTILIZE 125AMP SERVICE | |

| ELECTRICAL LEGEND / LIGHT FIXTURE SCHEDULE | | | |
|--|--|--------|---|
| ⊕ | DUPLEX RECEPTACLE OUTLET | ⊠ | DOOR PUSH BUTTON |
| ⊕ | QUADRUPLX RECEPTACLE OUTLET | ○ | DIRECT WIRE APPLIANCE |
| ⊕ GFI | DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT INTERRUPTER (GFI) | ○ MINI | RECESSED MINI INCANDESCENT DOWN LIGHT FIXTURE |
| ⊕ WP | DUPLEX RECEPTACLE OUTLET WITH WATERPROOF COVER & GFI | ○ S | SHOWER LIGHT |
| ⊕ | DUPLEX RECEPTACLE OUTLET - SWITCH TOP OUTLET | ○ RI | RECESSED INCANDESCENT DOWN LIGHT FIXTURE |
| ⊕ | DUPLEX RECEPTACLE OUTLET - SPECIAL | ○ R2 | RECESSED INCANDESCENT EXTERIOR DOWN LIGHT FIXTURE |
| △ | TELEPHONE OUTLET (CATEGORY 5 WIRE TO ALL PHONE LOCATIONS) | ○ SC | RECESSED INCANDESCENT FIXTURE (SLOPED CEILING) |
| △ | DATA COMMUNICATIONS OUTLET | ⊙ | RECESSED INCANDESCENT EYEBALL FIXTURE |
| ⊙ | SMOKE DETECTOR | ⊙ C | SURFACE MOUNTED INCANDESCENT FIXTURE - CLOSETS |
| S | SINGLE POLE SWITCH | ⊙ H | SURFACE MOUNTED INCANDESCENT FIXTURE - HALLWAYS |
| S ₃ | THREE-WAY SWITCH | ⊙ B | KEYLESS PORCELAIN LAMP HOLDER |
| S ₄ | FOUR-WAY SWITCH | ⊙ | PENDANT FIXTURE - OPTIONAL |
| S _D | DIMMER SWITCH | ⊙ | CHANDELIER FIXTURE |
| S _R | REMOTE SWITCH FOR LIGHT & 3-SPEED FAN CONTROL | ⊙ | SURFACE MOUNTED FLUORESCENT FIXTURE |
| SA | SINGLE POLE AIR BUTTON SWITCH FOR ALL KITCHEN SINK DISPOSALS (PLUMBER TO LOCATE ON ISLAND) | ⊙ | SURFACE MOUNTED FLUORESCENT FIXTURE |
| TV | CABLE TV OUTLET | ⊙ | EXHAUST FAN |
| ⊙ | 120/240 VOLT RECEPTACLE - SEE ELECTRICAL PLAN NOTES | ⊙ | EXHAUST FAN - LIGHT |
| --- | UNDER-CABINET LIGHTING - STANDARD (OPTIONAL LED TAPE/TRANSFORMERS) | ⊙ | JUNCTION BOX FOR CEILING FAN |
| ⊙ | DOOR CHIME | ⊙ | CARBON MONOXIDE DETECTOR |

PLAN NOTES:

- PROVIDE #6 CU TO GROUND ROD.
- SERVICE PROVIDED BY UTILITY COMPANY. EC SHALL CONFIRM REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.
- 125A FUSIBLE DISCONNECT. BUILDING STEEL.



Electrical Riser Diagram

Scale: NTS



Epcon Communities
Villas at Park Place
 By Park Place West Chester, LLC

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| Community Dates & Revisions | |
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Drawing Title
Electrical Plan
Deluxe Kitchen

Architectural Style
 European Country
Sheet Number
E.101
 D3 - 2010