

BUILDING TYPE Promenade (D3 - 2010)

8338 Park Place, West Chester, OH 45069 - Lot #171

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:

~~1,095 SF OF LIVING SPACE AND 489 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 -~~

- NOTES: 1. All Wall Insulation to be R-15, not R-13.
2. Drywall Ceiling area, except in garage, to be 1/2", not 5/8".
3. Builder may switch gas to Duke standard pressure (in lieu of 2 lb.), thereby increasing interior lines to 1" CSST and eliminating regulator.

INDEX TO DRAWINGS

BUILDING D-3

- A.100 FOUNDATION PLAN
- A.101 FIRST FLOOR PLAN
- A.101B COVERED PORCH OPTION
- ~~A.101C - SCREENED PORCH -~~
- ~~A.101D - SITTING ROOM OPTION -~~
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- ~~A.101F - ALTERNATE ROOF PLAN -~~
- ~~A.101G - ALTERNATE ROOF FRAMING PLAN -~~
- ~~A.101H - ALTERNATE ROOF PLAN ELEVATIONS -~~
- ~~A.101J - DELUXE MASTER SUITE PLANS & ELECTRICAL -~~
- ~~A.101K - DELUXE MASTER SUITE ELEVATIONS & ROOF PLANS -~~
- A.101L HIP ROOF W/ EXT. GARAGE PLANS & ELECTRICAL
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- A.102 ROOF PLAN

- A.201 EXTERIOR ELEVATIONS

- S.101 ROOF FRAMING PLAN
- S.102 ROOF TRUSS PROFILES
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- S.103 SHEAR WALL PLANS
- S.104 SHEAR WALL DETAILS

- A.301 WALL SECTIONS
- A.302 WALL SECTIONS
- A.303 WALL SECTIONS
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- A.401 INTERIOR ELEVATIONS

- A.501 INTERIOR FINISH PLAN AND SCHEDULES
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- P.100 PLUMBING PLANS
- P.101 SUPPLY PLUMBING PLAN
- P.102 PLUMBING SPECIFICATIONS AND SCHEDULES
- H.100 HVAC PLANS
- H.101 HVAC SCHEDULES & DETAILS
- E.100 ELECTRICAL PLAN
- E.101 ELECTRICAL PLAN AND DETAILS - DELUXE KITCHEN

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.
- ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.
- ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.
- FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.
- 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".
- FINISH FLOOR ELEV. @ FIRST FLOOR LEVEL IS SET AT 100'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.
- 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.
- ALL DRYWALL IN WET AREAS, AND AS A SUBSTRATE FOR TILE, SHALL BE MOISTURE RESISTANT 1/2" WATERBOARD OR GREENBOARD.
- ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.

GENERAL SPECIFICATIONS

GENERAL

- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTORS 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.
- IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- 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)
CELLING JOISTS (HIGH SLOPE RAFTERS)	20 PSF
CELLING JOISTS (LOW SLOPE/NO STORAGE)	10 PSF
WIND	40 MPH (3 SECOND GUST), EXP. B

CONCRETE

- STRUCTURAL CONCRETE:

FOOTINGS, INTERIOR SLABS	F'C = 3000 PSI
EXPOSED WALLS, GARAGE SLABS	F'C = 4000 PSI (5%-% ENTRAINED AIR)
AND EXTERIOR SLABS ON GRADE	F'C = 4000 PSI (5%-% ENTRAINED AIR)
ALL DEFORMED REINFORCING BARS	F'Y = 60,000 PSI
- CONCRETE TO BE MIXED AND PLACED PER ACI SPECIFICATIONS.

MASONRY

- 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.
- 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".
- SHEET METAL TIES SHALL BE NOT LESS THAN NO. 22 U.S. GAGE BY 1/8" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY, AND SHALL SUPPORT NOT MORE THAN 2.67 SF OF WALL AREA.
- 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 3'-0" O.C., AND PLACED WITHIN 12" OF THE WALL OPENING.

VINYL SIDING

- VINYL SIDING SHALL BE CERTIFIED AND LABELED AS CONFORMING TO THE REQUIREMENTS OF ASTM D 3619 BY AN APPROVED QUALITY CONTROL AGENCY.
- VINYL SIDING, SOFFIT, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 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

- 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 OR H
100 MPH	G OR H
110 MPH	G OR H

STRUCTURAL LUMBER

- 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 = 150 PSI
FV = 10 PSI
FC = 335 PSI (PERPENDICULAR)
FG = 475 PSI (PARALLEL)
E = 1,000,000 PSI
- 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)
FG = 800 PSI
E = 1,200,000 PSI
- 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 = 2,800 PSI (SINGLE 12" MEMBER)
FV = 225 PSI
FC = 750 PSI (PERPENDICULAR)
FG = 2000 PSI (PARALLEL TO GRAIN)
E = 1,900,000 PSI
- 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-1-99 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
 - APA PRP-108 FOR STRUCTURAL USE PANELS, OR
 - PS 2-12 FOR WOOD-BASED STRUCTURAL USE PANELS
 - APA RESIDENTIAL CONSTRUCTION GUIDE
- TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS, AND I-JOISTS SHALL BE SUPPORTED Laterally AS REQUIRED BY THE MANUFACTURER.
- ANY DRILLING OR NOTCHING OF THE WALL DOUBLE TOP PLATES SHALL BE IN COMPLIANCE WITH THE BUILDING CODE.

MISCELLANEOUS

- USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C FOR CEILING JOISTS. USE SOLID BLOCKING AT BEARINGS.
- 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.
- APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
- 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)
- FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED.
- ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.
- 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
- 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

- ANCHOR BOLTS AND OTHER BOLTS EXCEPT AS MAY BE NOTED, ASTM A307.
- 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.
- STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
- 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.
- 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"

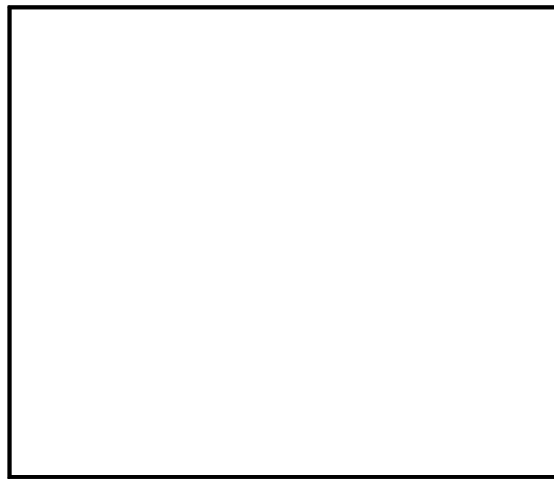
CONNECTIONS & FASTENERS

- JOISTS TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE - AS MANUFACTURED BY SIMPSON STRONG TIE.
- ROOF TRUSSES TO SUPPORTING TOP PLATES OR BEAMS - USE HURRICANE TIES, EQUAL TO SIMPSON H3, WITH ALL NAIL HOLES FILLED, ONE PER TRUSS END.
- ROOF SHEATHING TO JOISTS/TRUSSES - USE 8D NAILS AT 6" O/C AT PANEL EDGES AND 12" O/C AT INTERMEDIATE SUPPORTS.
- 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

- LUMBER AS REQUIRED BY THE TRUSS MANUFACTURER, MINIMUM GRADE TO BE SYP NO. 2, KD 15 PERCENT MC.
- 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.
- HANGERS: ALL TRUSS TO TRUSS HANGERS ARE TO BE DESIGNED AND SUPPLIED BY THE TRUSS SUPPLIER.
- 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
 - TRUSS CONSTRUCTION STANDARDS
 - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES
 - TRUSS PLATE INSTITUTE PUBLICATION-BTNA BRACING WOOD TRUSSES
 - COMMENTARY AND RECOMMENDATIONS
- 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
- 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.
- 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
- 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.



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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 MARSHALL, 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.

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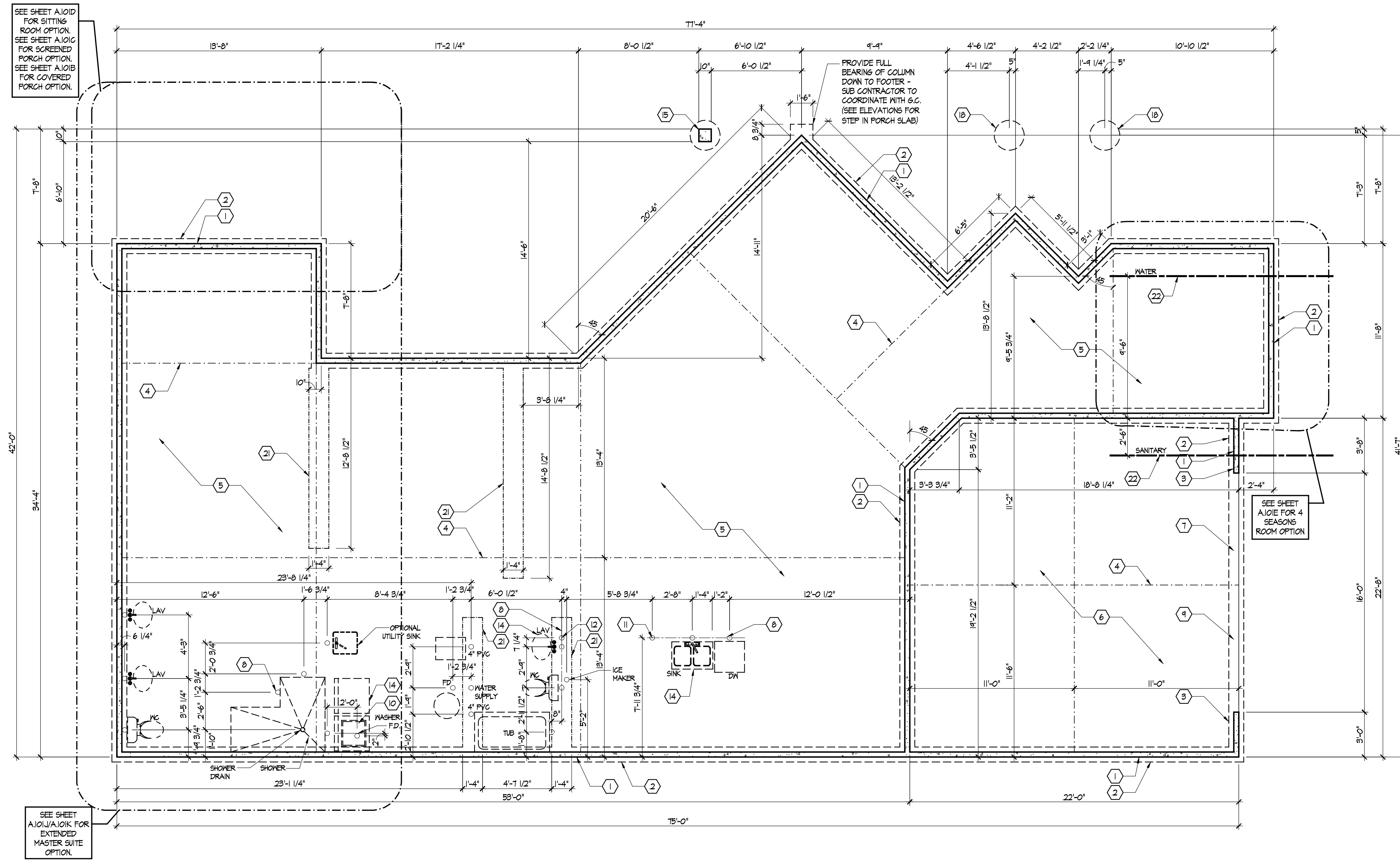
Community Dates & Revisions	
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Drawing Title
Foundation Plan

Architectural Style
European Country
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D3 - 2010

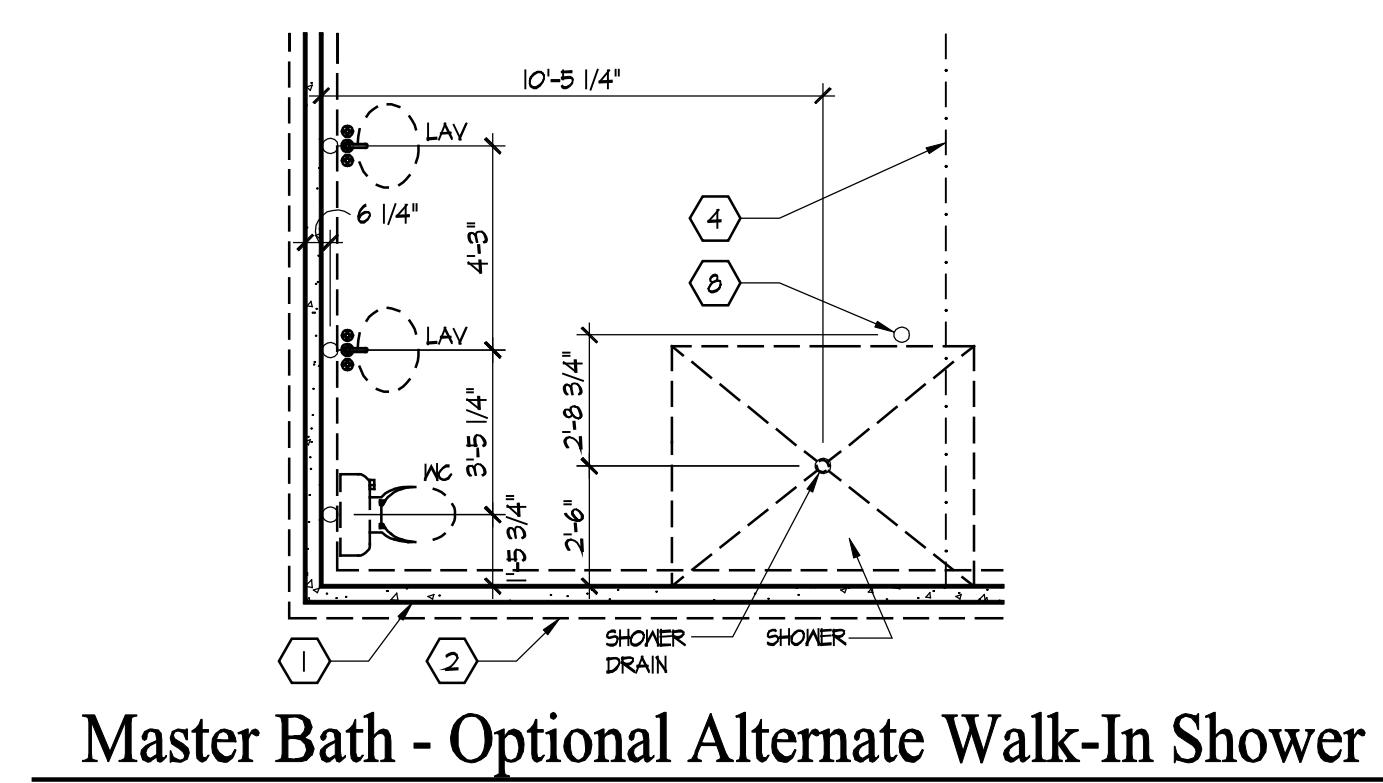
- FOUNDATION CODED NOTES**
(FOUNDATION PLAN ONLY)
(ALL NOTES NOT APPLICABLE TO ALL SHEETS)
- POURED CONCRETE FOUNDATION STEM WALL (TYPICAL) - SEE WALL SECTIONS SHEETS.
 - 12" WIDE CONCRETE FOOTINGS WITH STEEL BAR REINFORCING AS REQUIRED BY SOILS ENGINEER - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE AND TOP OF FOOTING SET 12" BELOW FINISHED FLOOR - TYPICAL.
 - PROVIDE MIN. 2 ANCHOR BOLTS EACH SIDE OF GARAGE DOORS.
 - SAW CUT CONTROL JOINT IN CONCRETE SLAB, 1/8" WIDE X 4" DEEP - TYPICAL.
 - 4" POURED CONCRETE FLOOR SLAB OVER 4 MIL. POLYETHYLENE VAPOR BARRIER AND 4" GRAVEL BASE - TYPICAL.
 - 4" GLASS FIBER REINFORCED CONCRETE FLOOR SLAB OVER 4" GRAVEL BASE - TYPICAL IN GARAGES.
 - PROVIDE WEATHERLIP @ GARAGE DOOR OPENING - SEE DETAIL D, SHEET A.301.
 - PIPE LOCATION CENTERED ON WALL ABOVE.
 - NO STEM WALL AT GARAGE DOOR OPENINGS.
 - WASHER ALWAYS LOCATED LEFT OF DRYER.
 - ELECTRICAL CONDUIT UNDER SLAB FOR ELECTRICAL OUTLET AT KITCHEN ISLAND.
 - ELECTRICAL CONDUIT SLAB PENETRATION.
 - NOT USED.
 - DASHED LINES INDICATE LOCATION OF PLUMBING FIXTURES ABOVE - SHOWN FOR REFERENCE ONLY.
 - 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.
 - DOTTED LINE INDICATES WALL LINE OF BASE UNIT.
 - 8" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS.
 - 24" DIA. FOOTING - MAINTAIN BOTTOM OF FOOTING A MINIMUM 30" BELOW FINISH GRADE.
 - 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.
 - 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.
 - 12" DEEP X 16" WIDE THICKENED SLAB WITH (2) NO. 4 REBAR CONTINUOUS. TYPICAL UNDER ALL INTERIOR SHEAR WALLS.
 - PLUMBER TO PROVIDE 4" PVC SLEEVE FOR WATER AND 4" SANITARY LINE FOR INSTALLATION BY FOOTER CONTRACTOR.

- GENERAL FOUNDATION NOTES**
- 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.
 - ALL DIMENSIONS ARE TO FACE OF FOUNDATION / BASEMENT WALL UNLESS NOTED OTHERWISE.
 - HOLD DOWN TOP OF FOUNDATION WALL 8" AT ALL ENTRY DOORS TO ALLOW FOR EXTENSION OF FLOOR SLAB UNDER THE DOOR THRESHOLDS.
 - PLUMBING CONTRACTOR TO USE ROUND BUCKETS FOR FORMED SLAB PENETRATIONS.
 - CONCRETE CONTRACTOR TO INSTALL 1/2" EXP. JT. AROUND THE PERIMETER OF GARAGES.
 - CONCRETE CONTRACTOR COORDINATE WITH PLUMBING FOR LOCATION OF BLOCKOUTS FOR UNDERSLAB LINES.
 - CONCRETE CONTRACTOR - SEE FIRST FLOOR PLAN FOR SIDEWALKS AND PATIOS.
 - CONCRETE CONTRACTOR TO VERIFY SLAB PENETRATION AT TUB/SHOOWER OPTIONS.

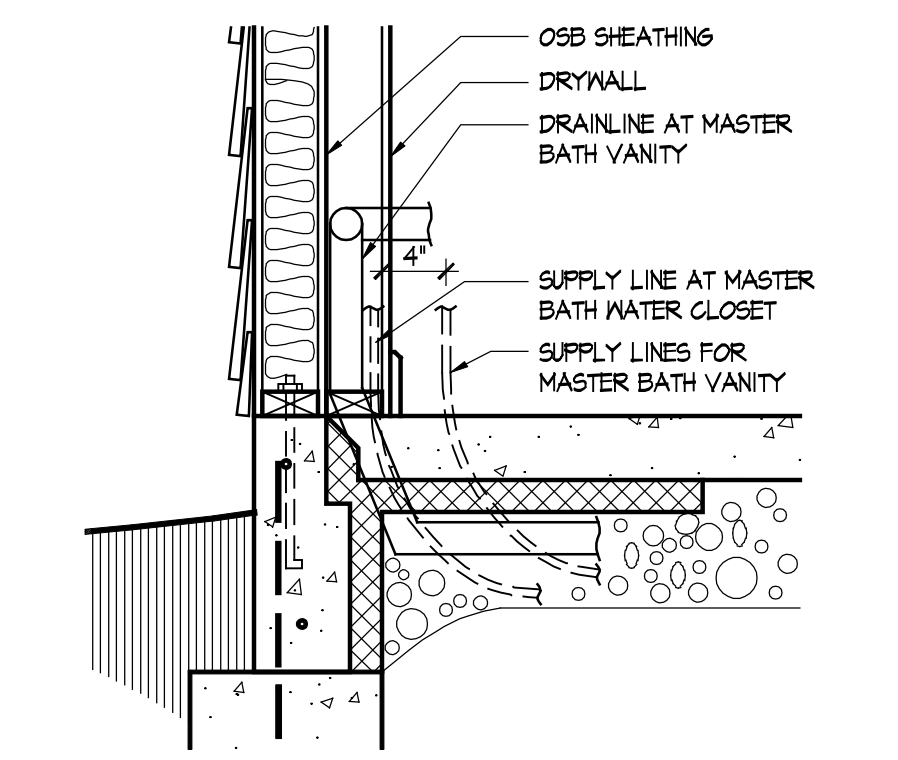


Foundation Plan

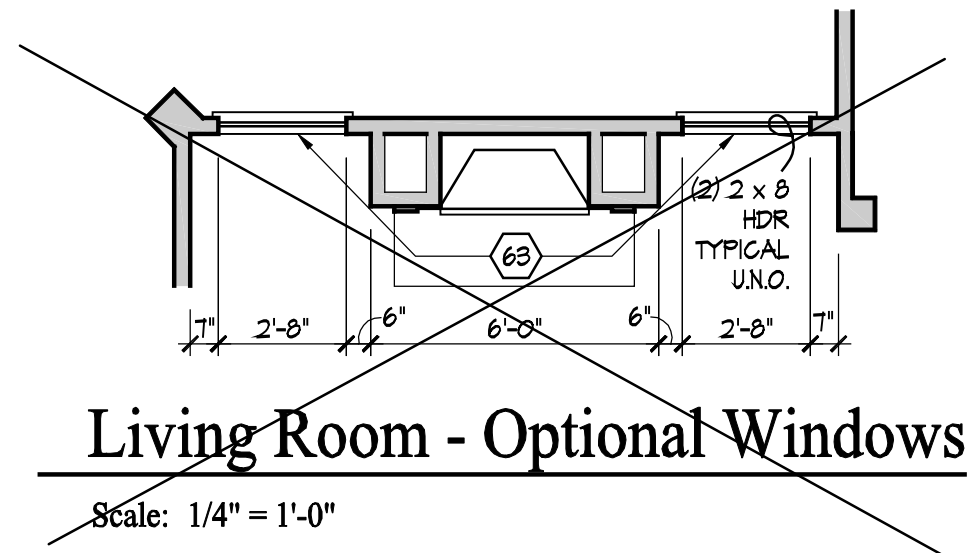
Scale: 1/4" = 1'-0"



Master Bath - Optional Alternate Walk-In Shower
Scale: 1/4" = 1'-0"



Master Bath Plumbing Detail - Vanity/W.C.
Scale: 1/4" = 1'-0"



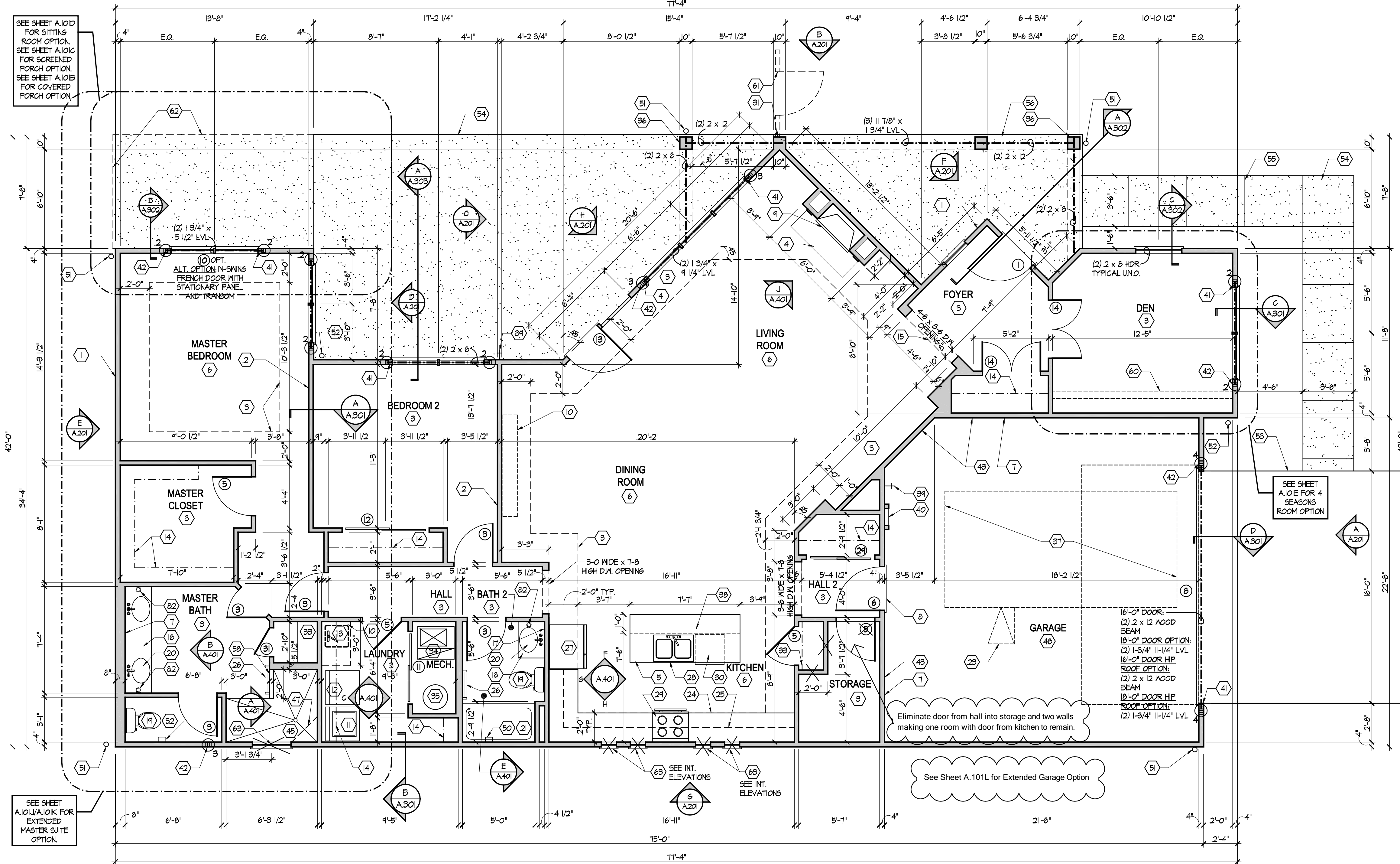
- GENERAL NOTES**
- EXTERIOR WALL DIMENSIONS INCLUDE THICKNESS OF SHEATHING.
 - REFER TO SITE LAYOUT PLAN FOR BUILDING LOCATIONS AND ORIENTATIONS.
 - DOORS NOT OTHERWISE DIMENSIONED SHALL BE LOCATED WITH ROUGH OPENING 3" FROM INTERSECTING WALLS.
 - AT SECOND FLOOR WALL LOCATIONS WITH PARALLEL FLOOR JOIST/TRUSSES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

- FIRST FLOOR PLAN CODED NOTES**
(FIRST FLOOR UNIT PLANS 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 7/16" 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 DV9125251 (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 SPACING.
 - ARCHED OPENING - SPRING POINT @ 7'-8" 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 @ 1/2" 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 PULL 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.
 - 34" LONG TOWEL BAR - 54" A.F.F. (58" 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", 55", 68" A.F.F.) - STANDARD SPACING. TYPICAL AT LINEN CLOSETS AND PANTRIES, UNLESS NOTED OTHERWISE.
 - FURNACE LOCATION.
 - WATER HEATER LOCATION - WITH PAN.
 - 10" X 10" BUILT-UP COLUMN / PILASTER - 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. O.S.B. SHEATHING RATED FOR 20 PSF LIVE LOAD IS PERMITTED AS AN ALTERNATE.
 - 1/2" WALL 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 7" WIDE.
 - DOWNPOUT LOCATION.
 - DOWNPOUT 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 SPACING.
 - 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", 55", 68" A.F.F.) - STANDARD SPACING.
 - 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.

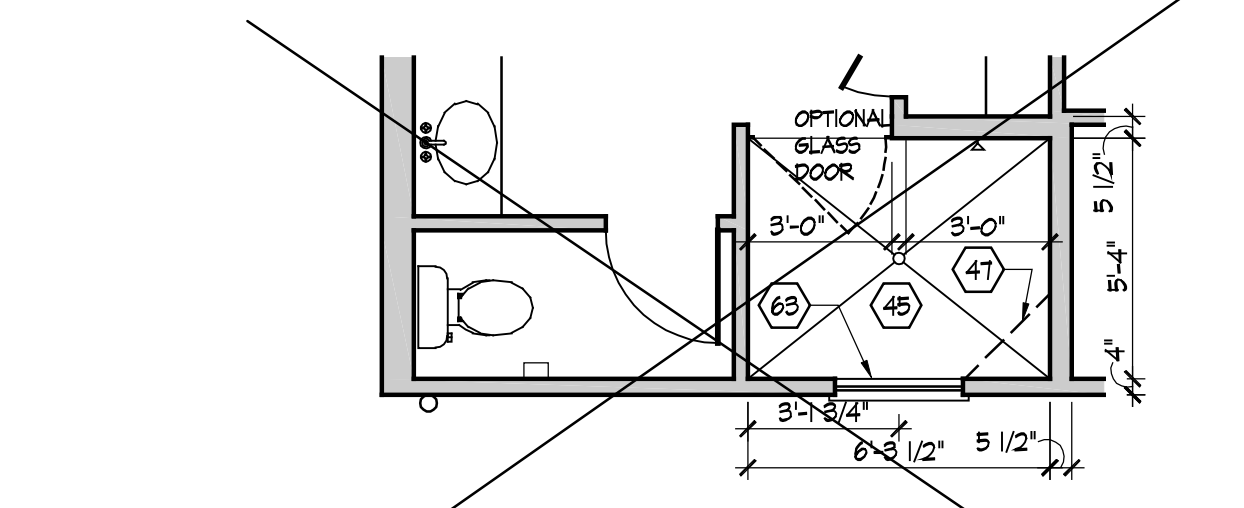


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First Floor Plan
Scale: 1/4" = 1'-0"



- 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 MOLDINGS 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 SPACING.
- 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 8" CEILING SOFFIT FOR SANITARY LINES FROM BONUS ROOM.
- TOWEL RING.

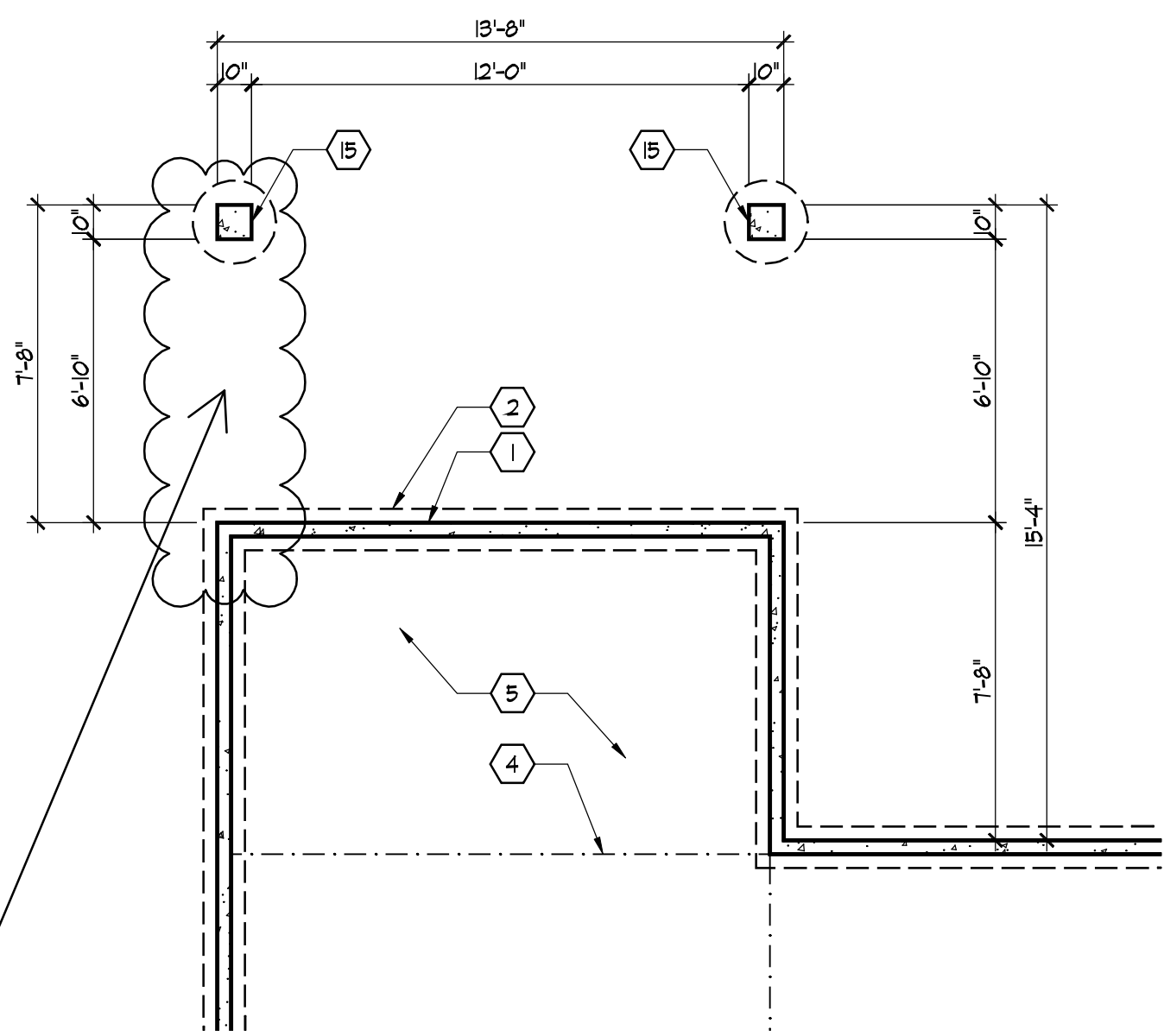
Prototype Disk No.	Interim Revision	Page	Date
			2/17/12

Architect Project Number
2010-005

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

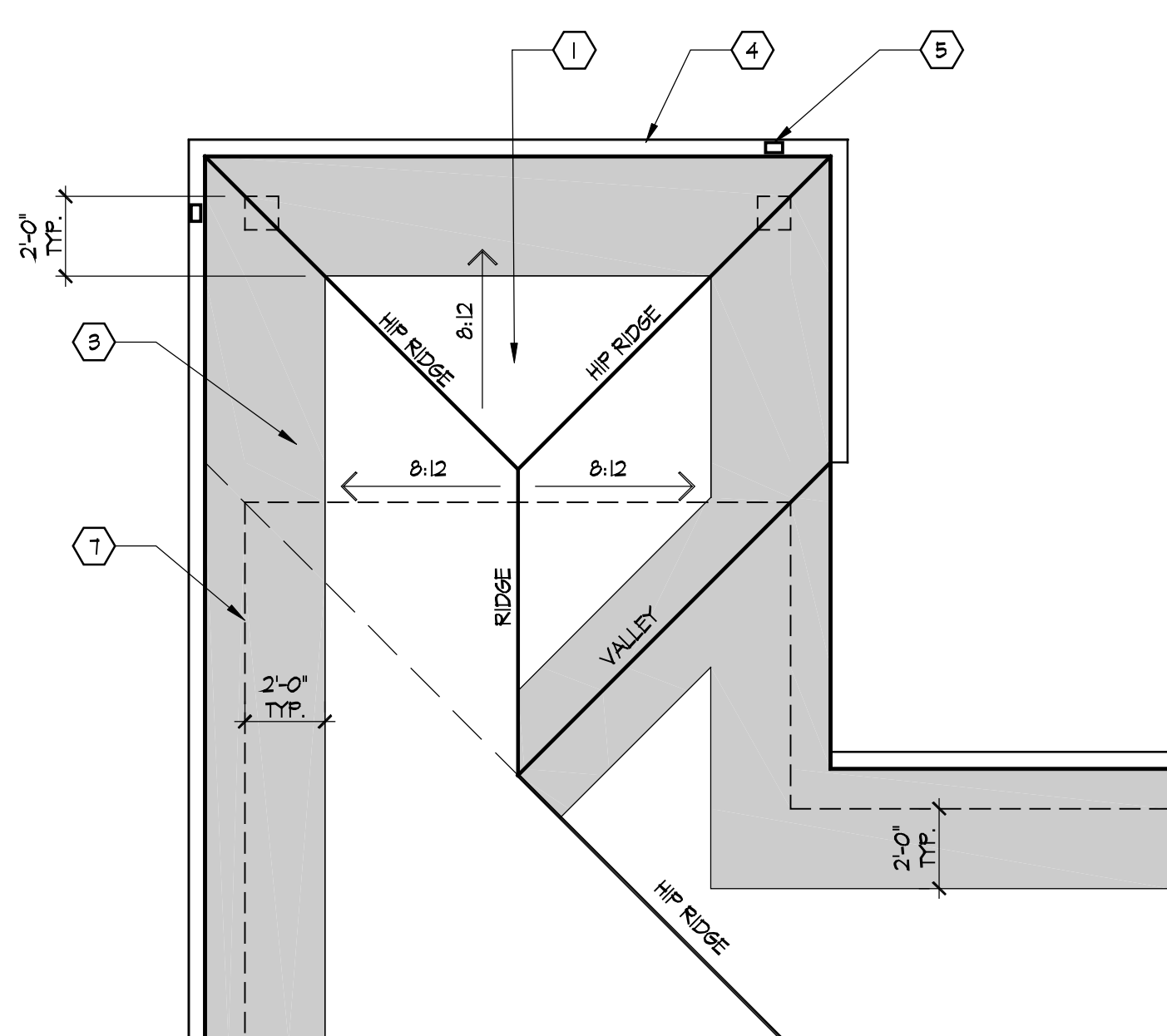
Architectural Style
European Country
Sheet Number
A.101
D3 - 2010



Partial Foundation Plan

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

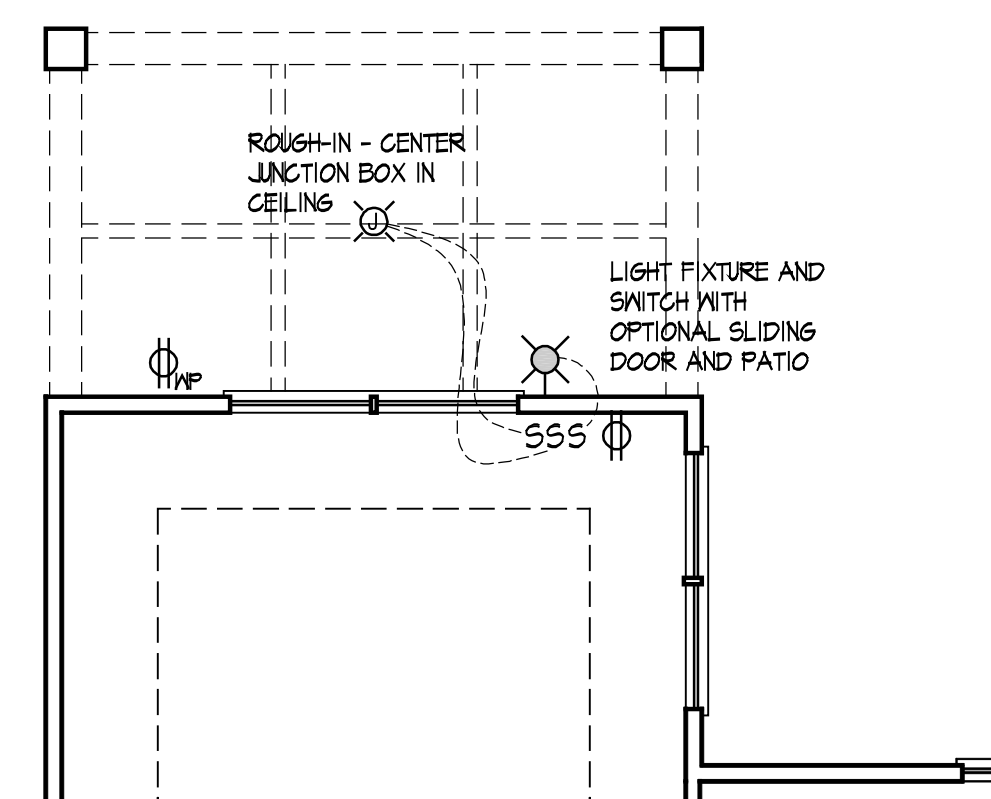
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.



Partial Roof Plan

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

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

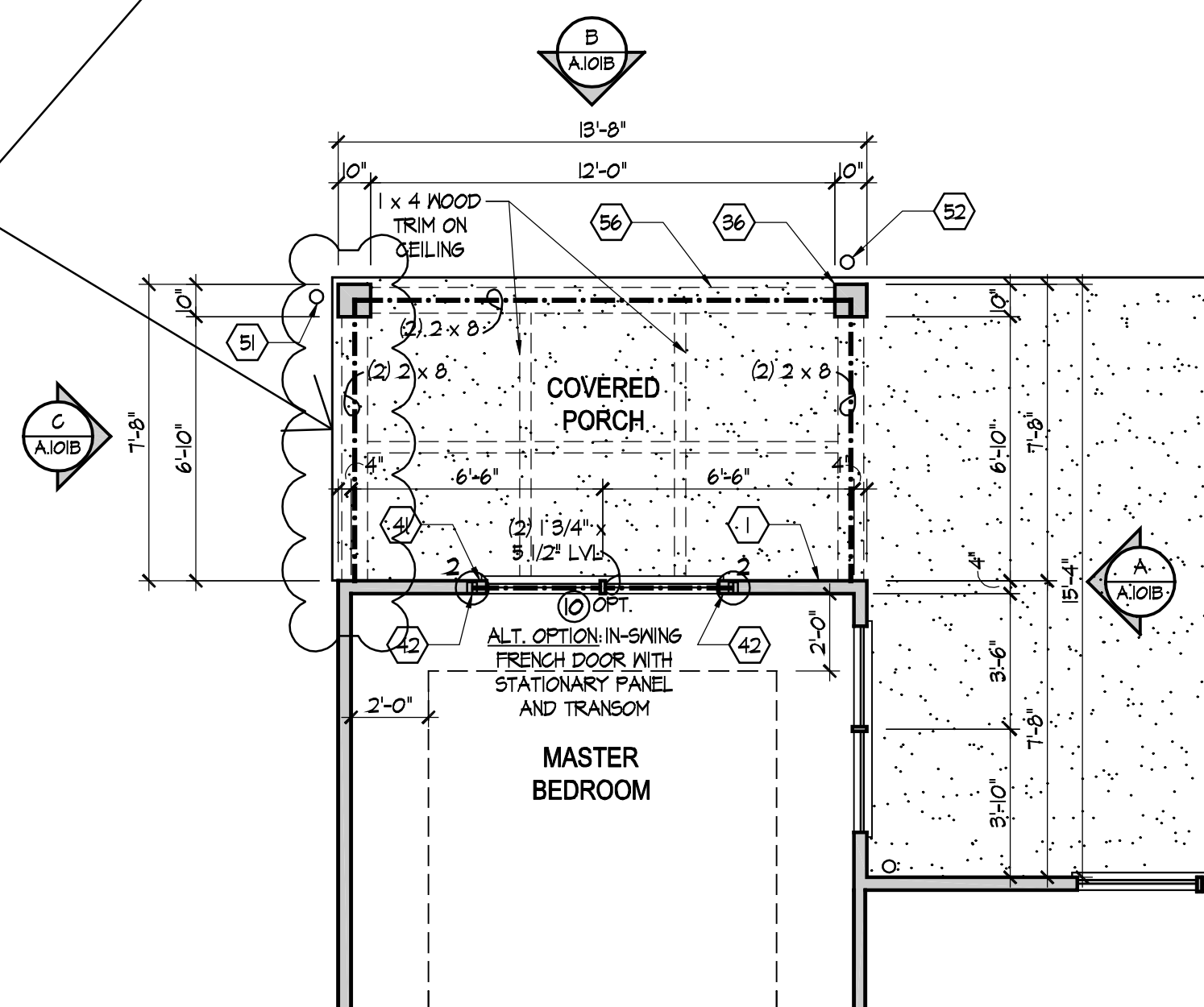


Partial Electrical Plan

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

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

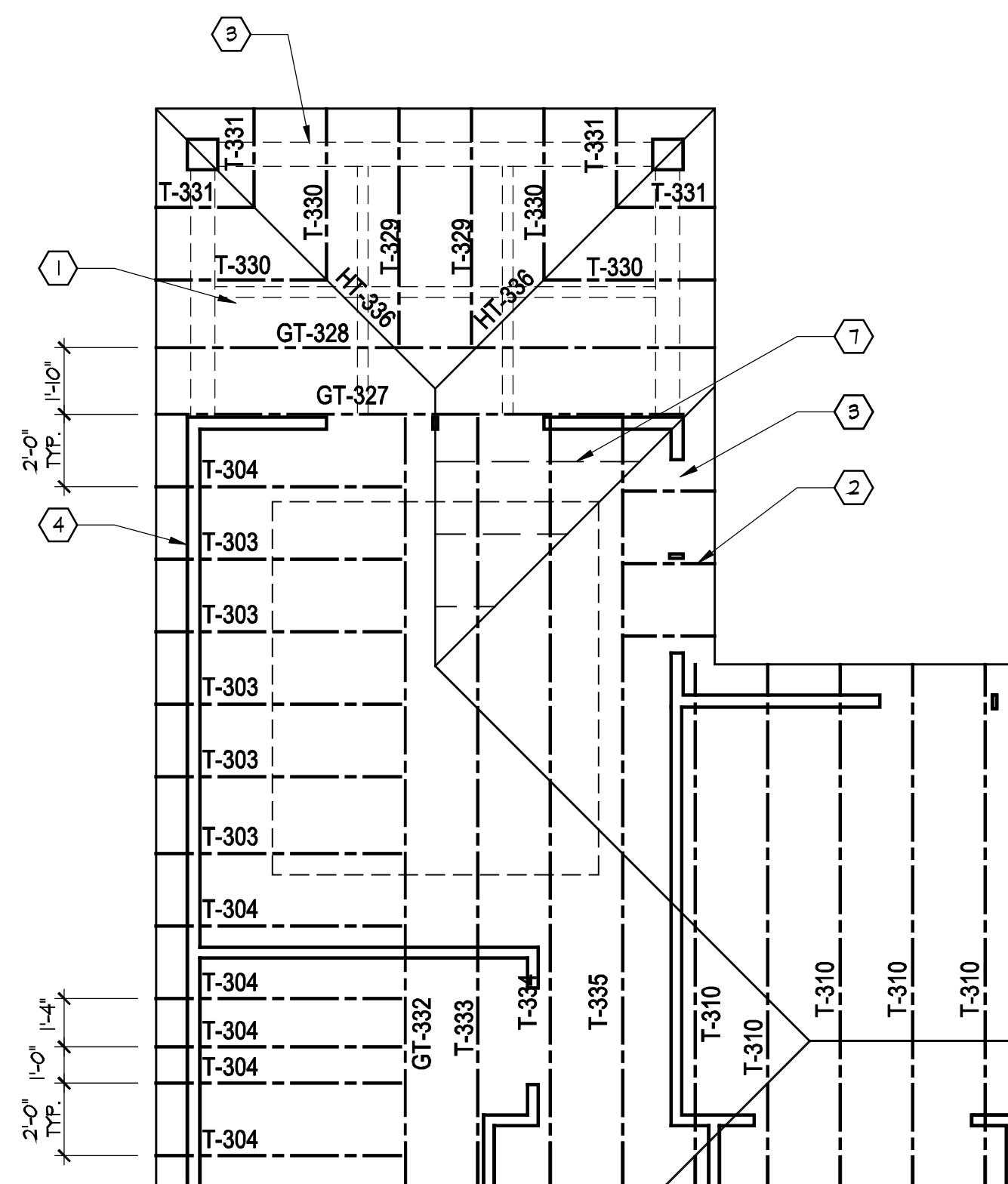
Continue rear wall of home out to corner post. Extend footer to follow wall extension. Horizontal siding to continue along this wall and terminate at post.



Partial Floor Plan

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

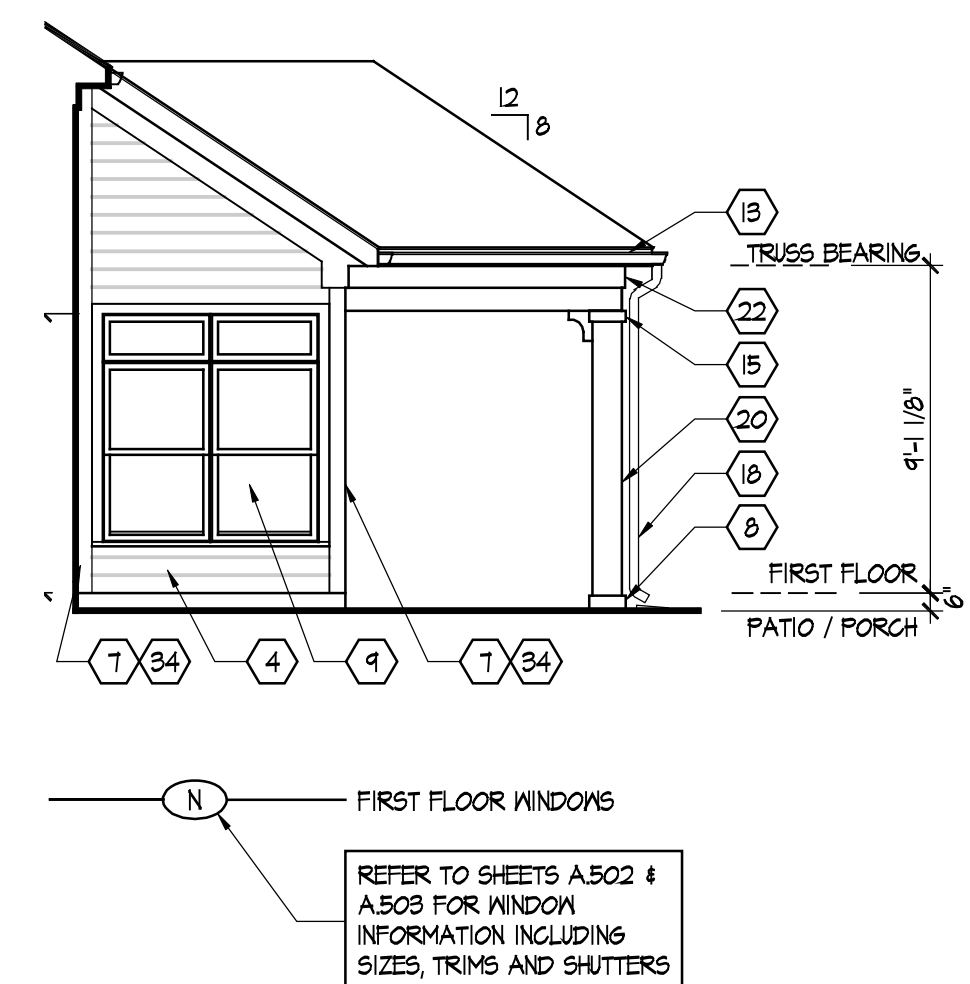
SEE SHEET A.101 FOR PLAN CODED NOTES AND BASE FLOOR PLAN AND S.103, S.104 FOR SHEAR WALL INFO.



Partial Roof Framing Plan

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

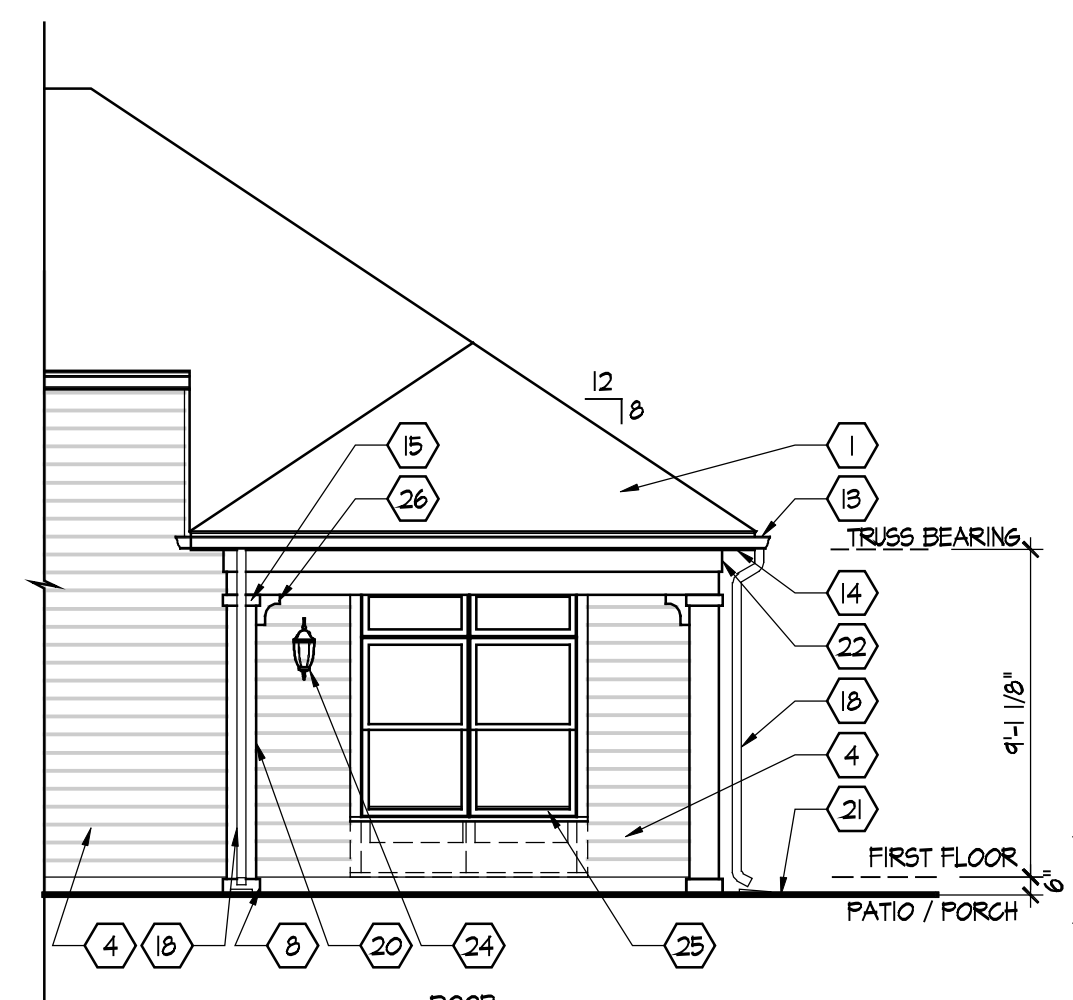
SEE SHEET S.101 FOR ROOF FRAMING PLAN CODED NOTES AND BASE ROOF FRAMING PLAN & S.102 FOR ROOF TRUSS PROFILES.



A Elevation

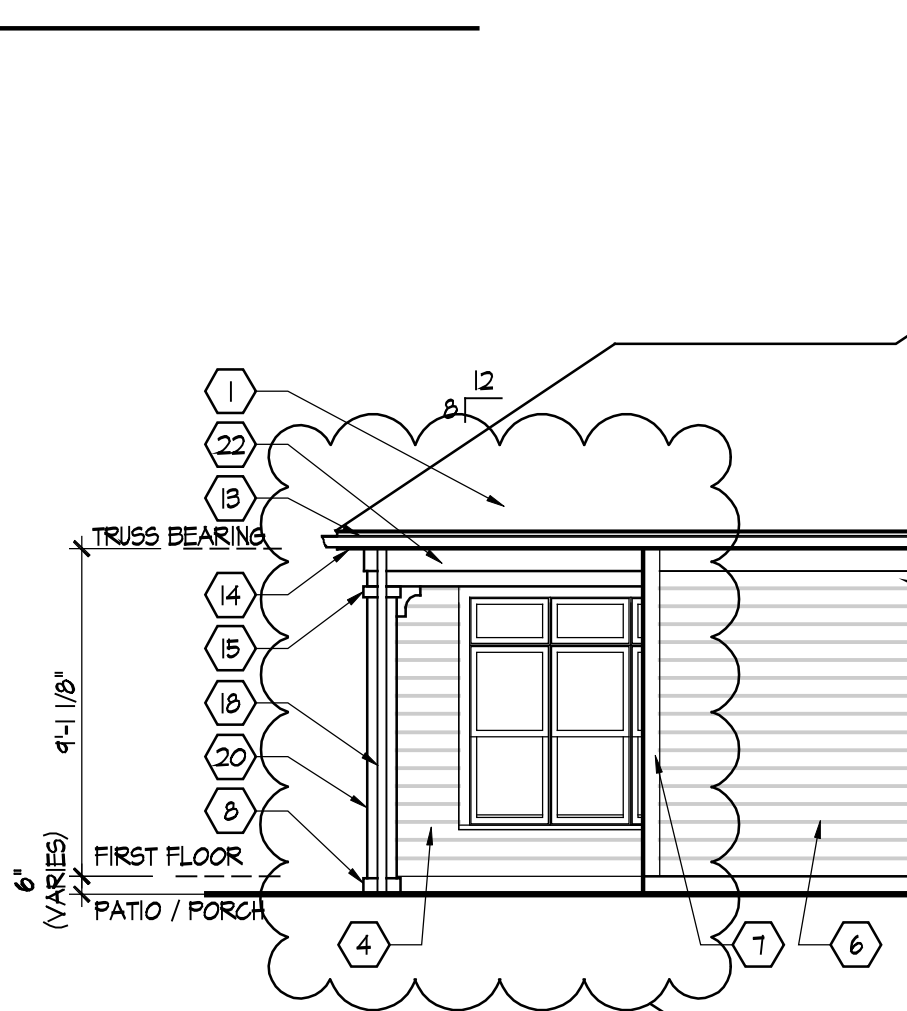
Scale: 3/16" = 1'-0"

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



B Partial Elevation

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



C Partial Elevation

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

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

See Plan Notes for Solid Wall here.



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

Architect Project Number
 2010-005

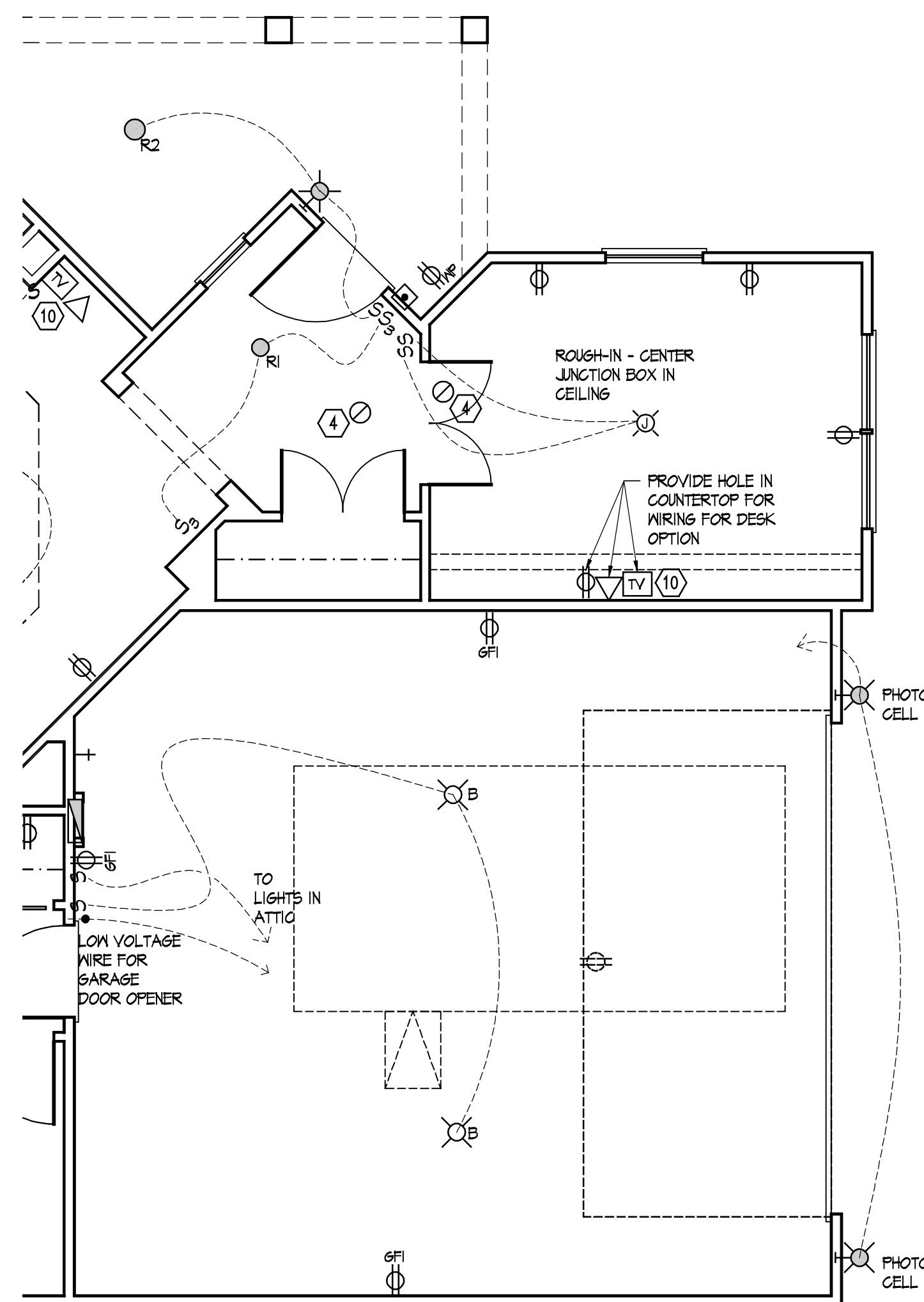
Community Dates & Revisions	
Date Originated	1 FEB 2015
Bid Permit Construction	
Revisions	
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Drawing Title
Covered Porch Option

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

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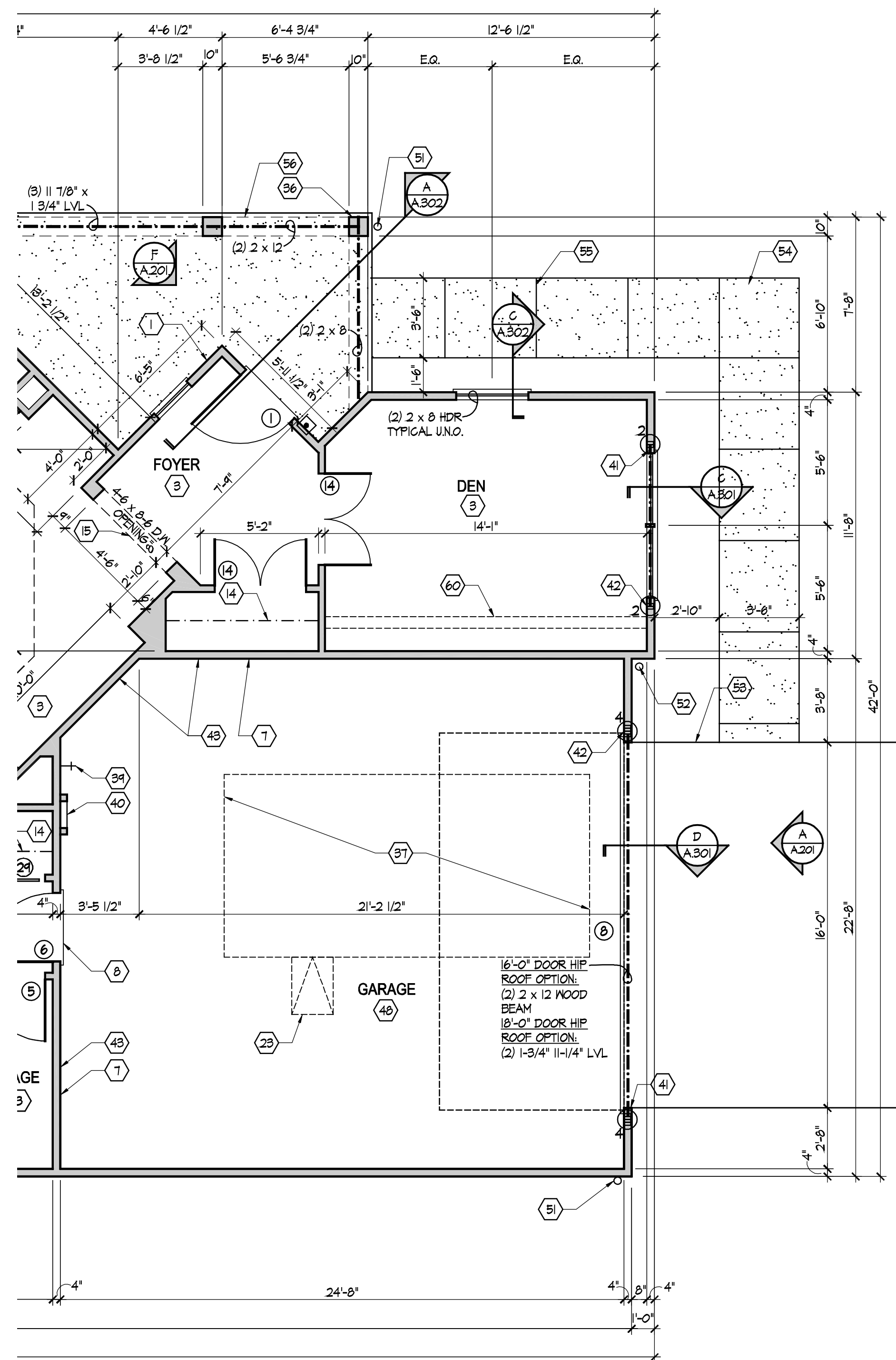
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Electrical Plan - First Floor

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

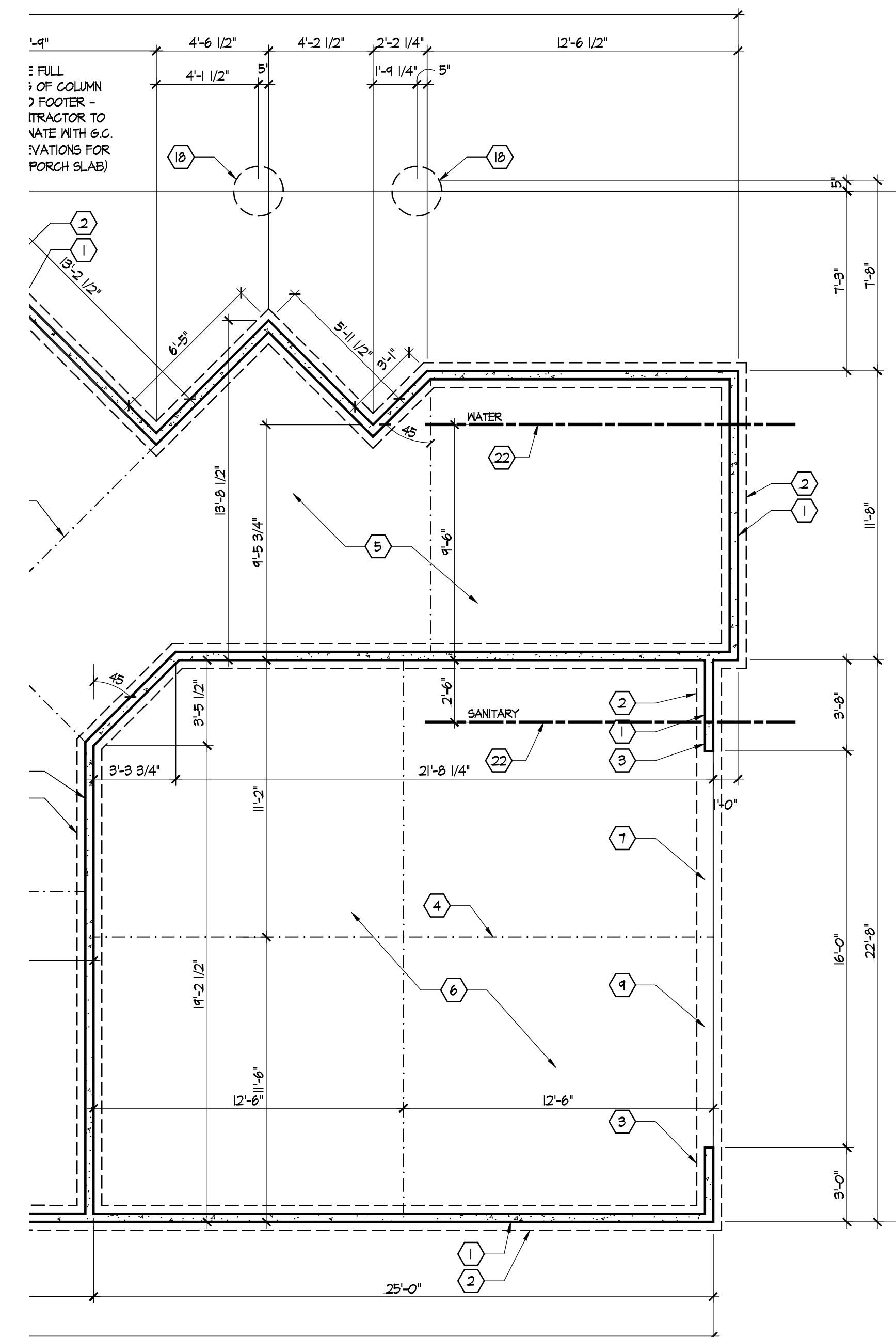
SEE SHEET E.100 FOR ELECTRICAL PLAN LEGEND AND BASE ELECTRICAL PLAN.



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

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

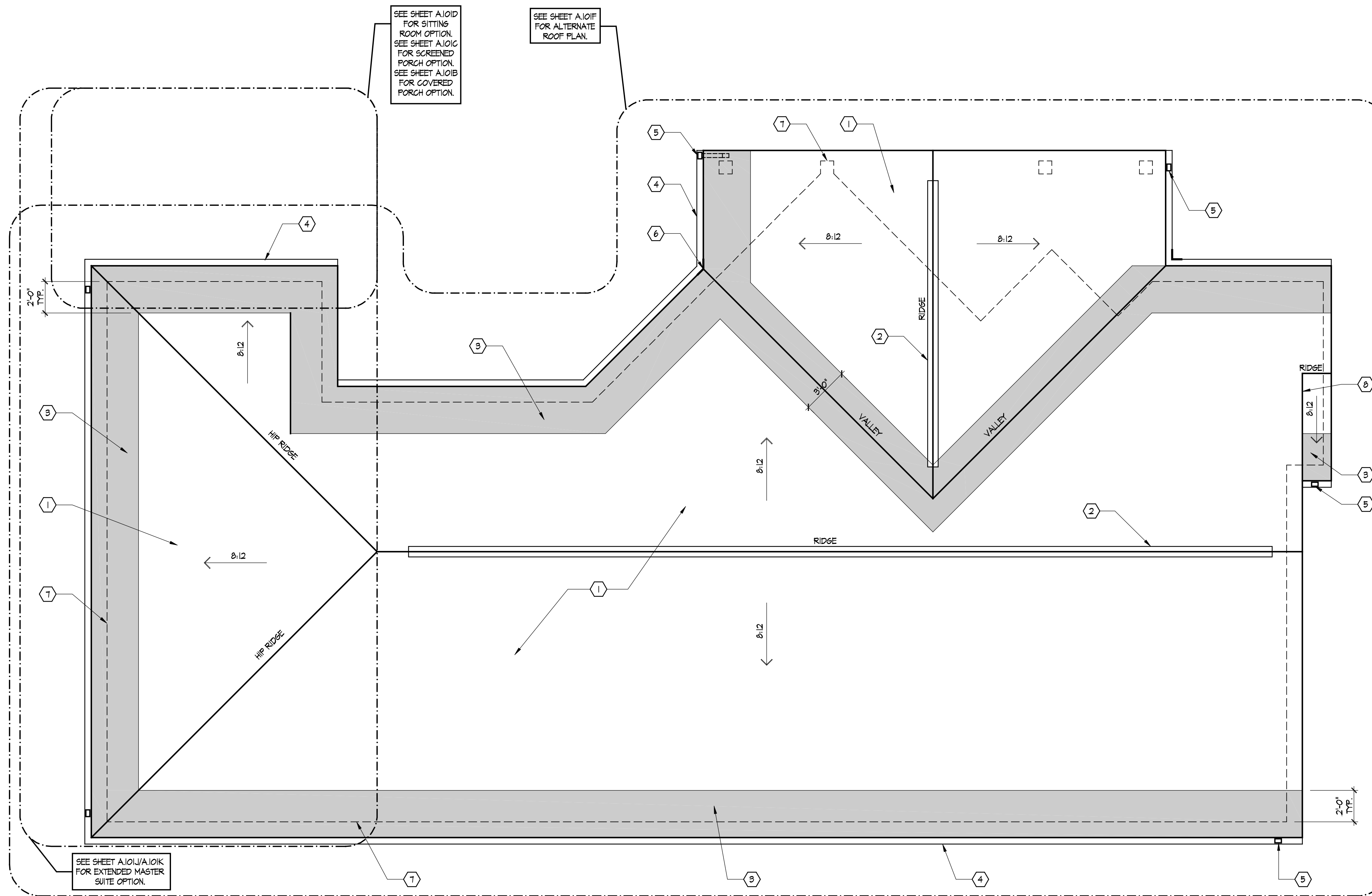
SEE SHEET A.100 FOR FOUNDATION CODED NOTES AND BASE FOUNDATION PLAN.

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

Architect Project Number
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Community Dates & Revisions	
Date Originated	1 FEB 2015
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Revisions	
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▲	▲

Drawing Title
Hip Roof w/ ext. Garage Plans & Electrical



Roof Plan

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

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

1. ASPHALT SHINGLE ROOFING ON 1 LAYER OF 1/8" ROOFING FELT - TYPICAL ALL ROOF SURFACES UNLESS NOTED OTHERWISE.
2. RIDGE VENT LOCATION - AIR VENT CRV 100 (TYPICAL).
3. SHADED AREAS INDICATE LOCATIONS FOR ICESHAVER INSTALLED BELOW SHINGLE ROOFING.
4. 5" ALUMINUM GSEE 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.



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

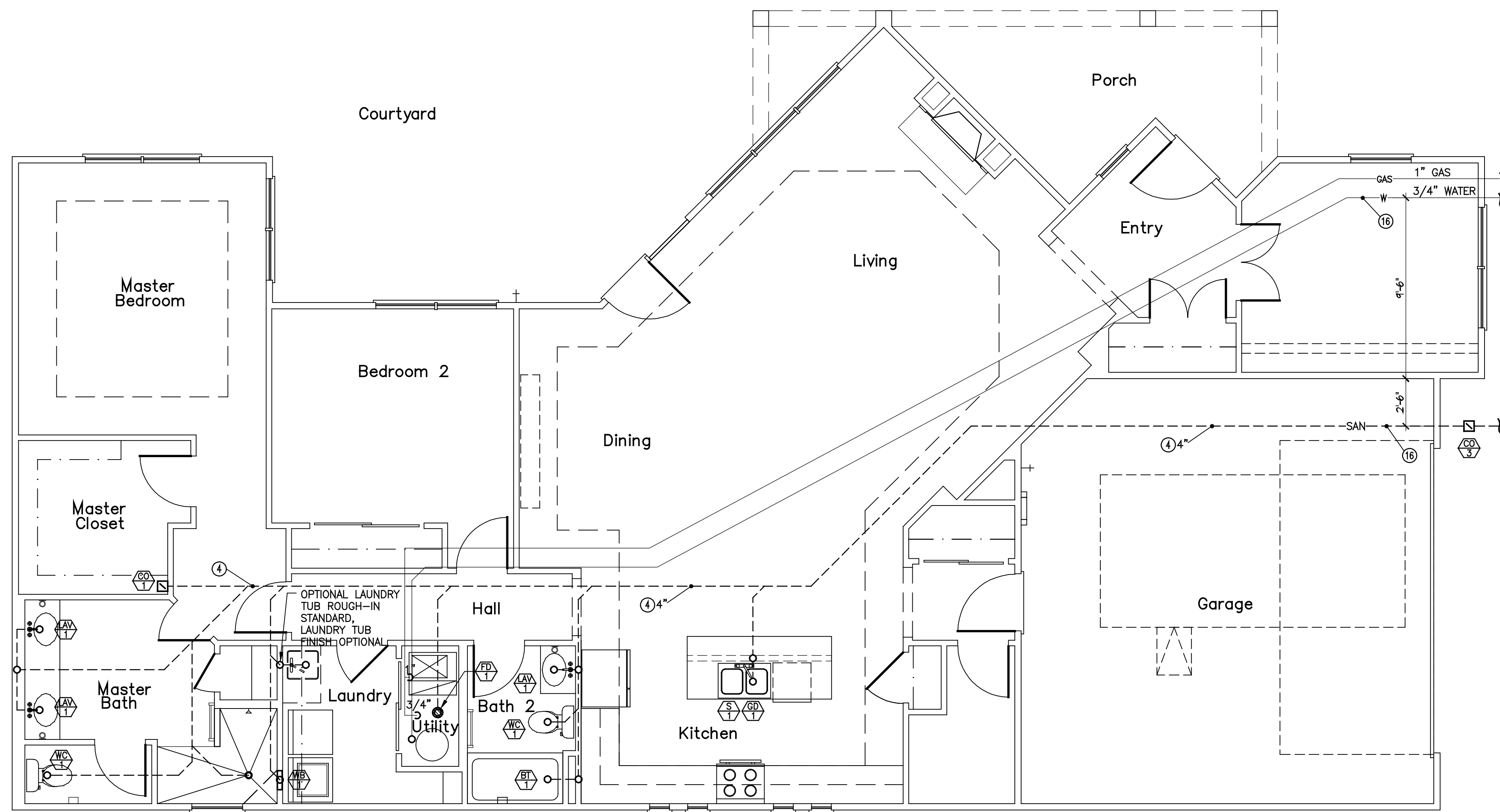
Architect Project Number
2010-005

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Date Originated	1 FEB 2015
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Drawing Title
Roof Plan

Architectural Style
European Country

Sheet Number
A.102
D3 - 2010

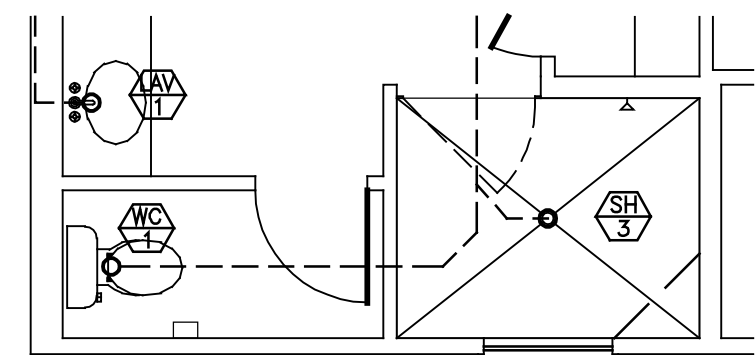


PDD-3 SANITARY PLUMBING PLAN
SCALE: 1/4" = 1'-0"

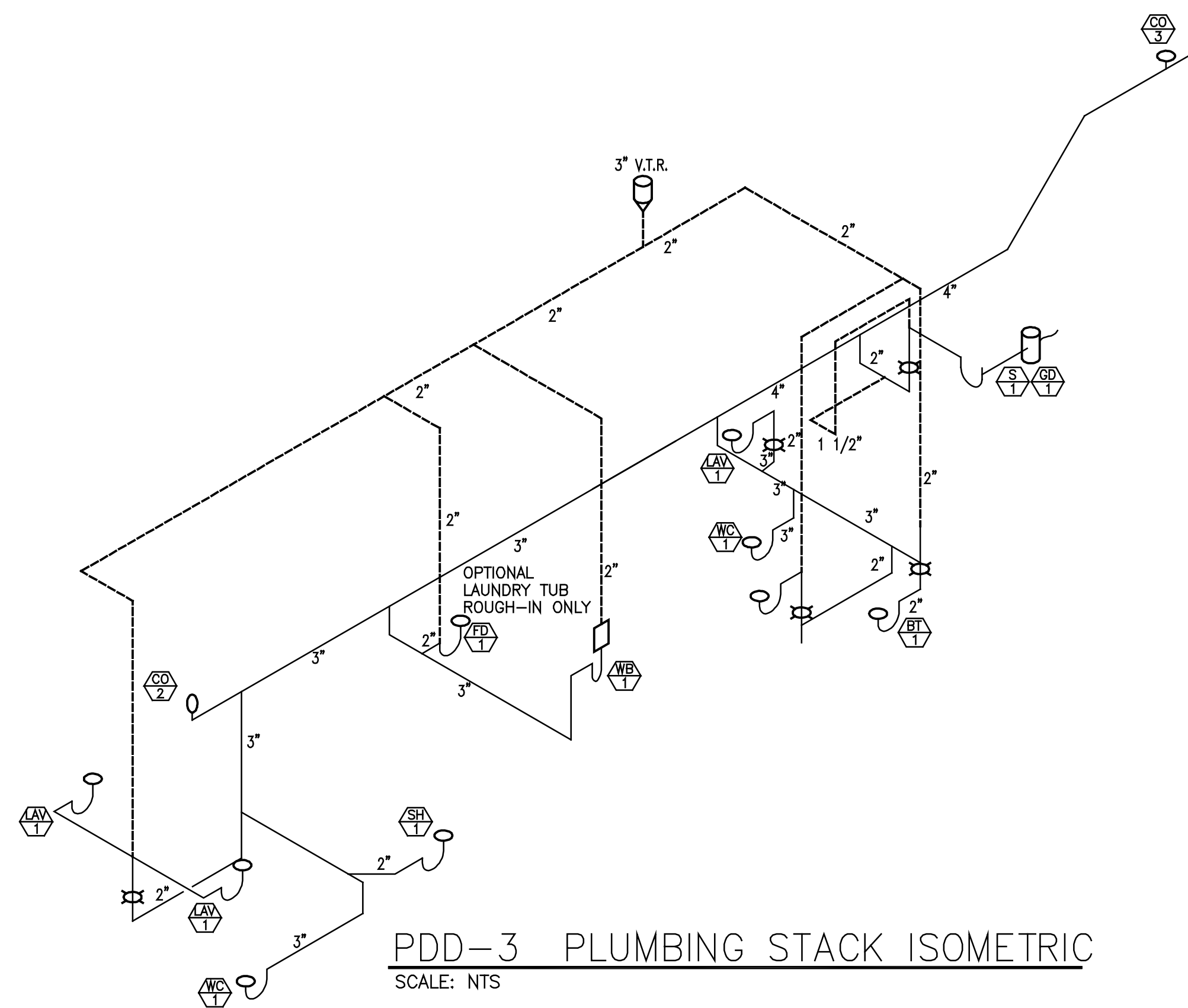
NOTE: PENETRATIONS OF FLOOR-CEILING ASSEMBLIES AND WALL ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING MUST MAINTAIN THE INTEGRITY OF THE FIRE-RESISTANCE-RATED ASSEMBLY AND LIMIT THE SPREAD OF FIRE AND SMOKE. FIRE/SMOKE STOPPING MATERIAL SHALL BE U.L. APPROVED AND SHALL BE RATED FOR THE TYPE OF 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.
SCALE: 1/4" = 1'-0"
WALK-IN SHOWER



PDD-3 PLUMBING STACK ISOMETRIC
SCALE: NTS

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 COOLED 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 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.



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Villas at Park Place
By Park Place West Chester, LLC

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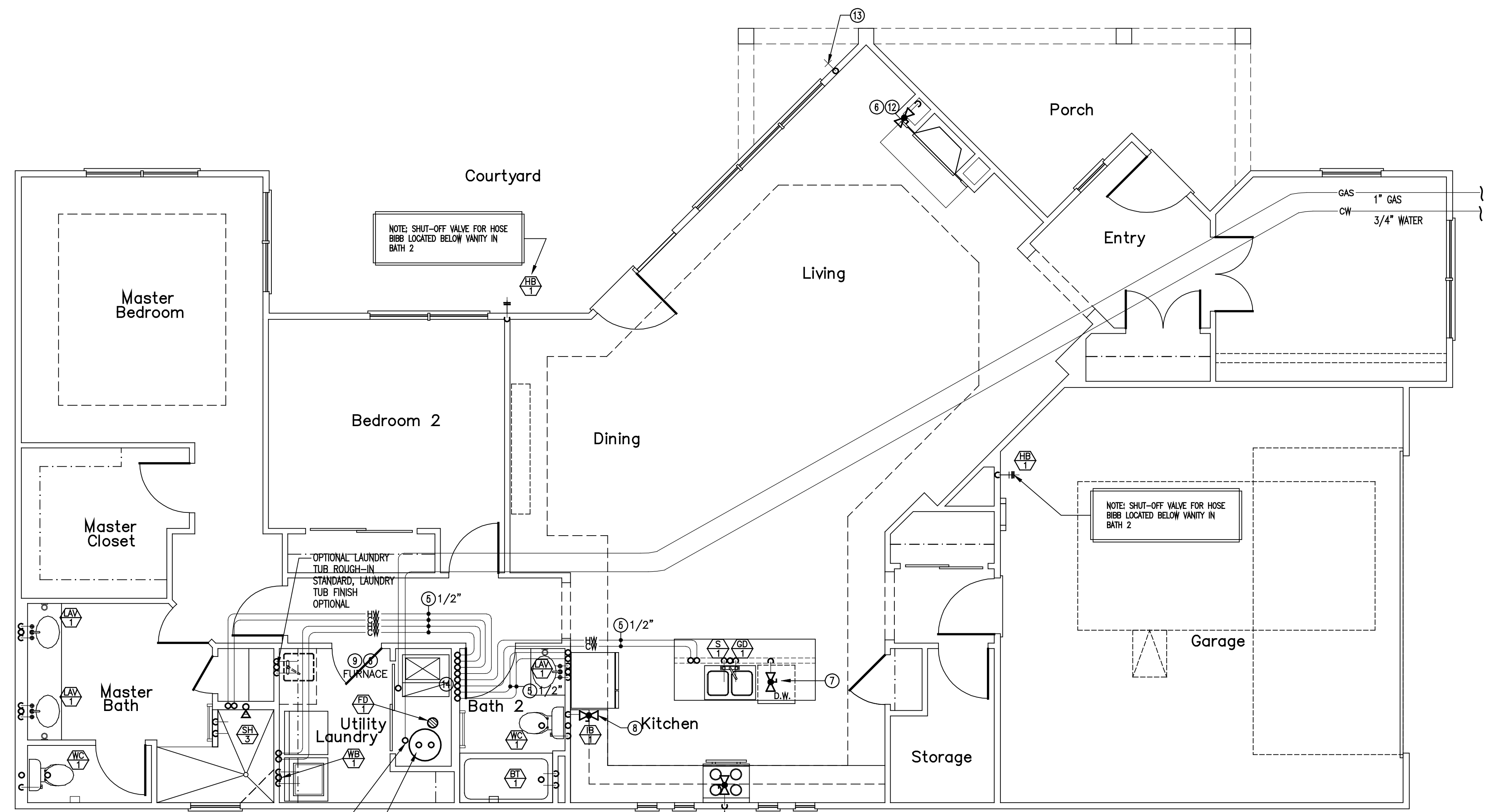
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			2/17/12

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Drawing Title
Plumbing Plans

Architectural Style
European Country
Sheet Number
P.100
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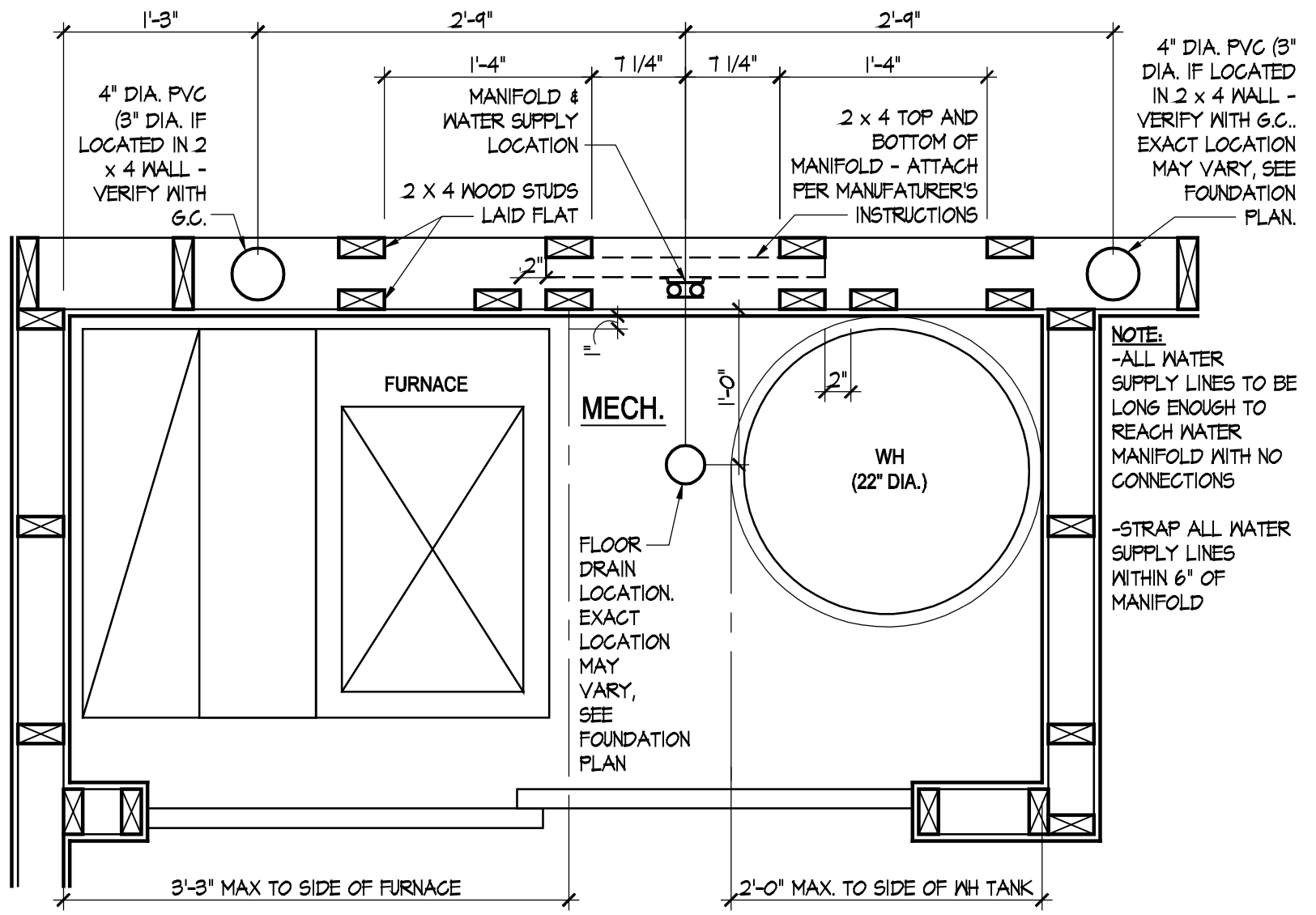
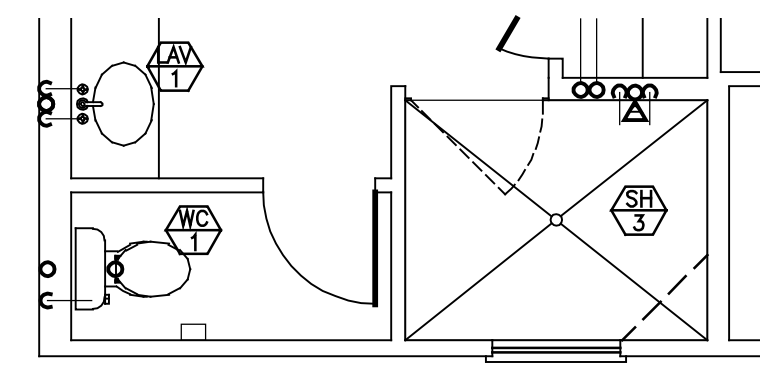
PDD-3 PLAN - PLUMBING
SCALE: 1/4" = 1'-0"

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.

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



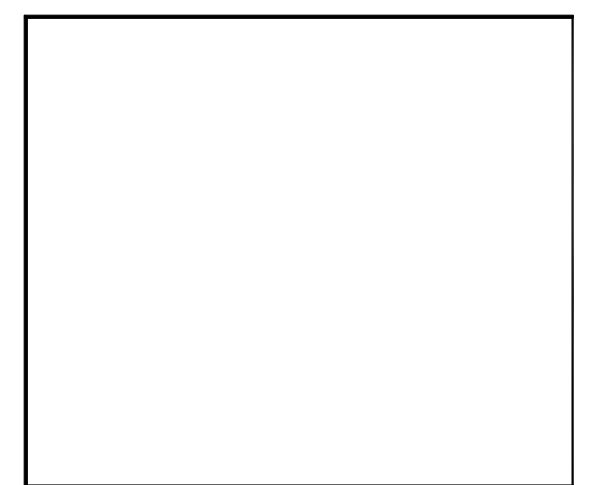
MANIFOLD DETAIL
SCALE: 1" = 1'-0"

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 WAITS 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 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 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 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.
-ALL WATER SUPPLY LINES TO BE LONG ENOUGH TO REACH WATER MANIFOLD WITH NO CONNECTIONS.
-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 D.W.
- 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.



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Drawing Title
Supply Plumbing Plan

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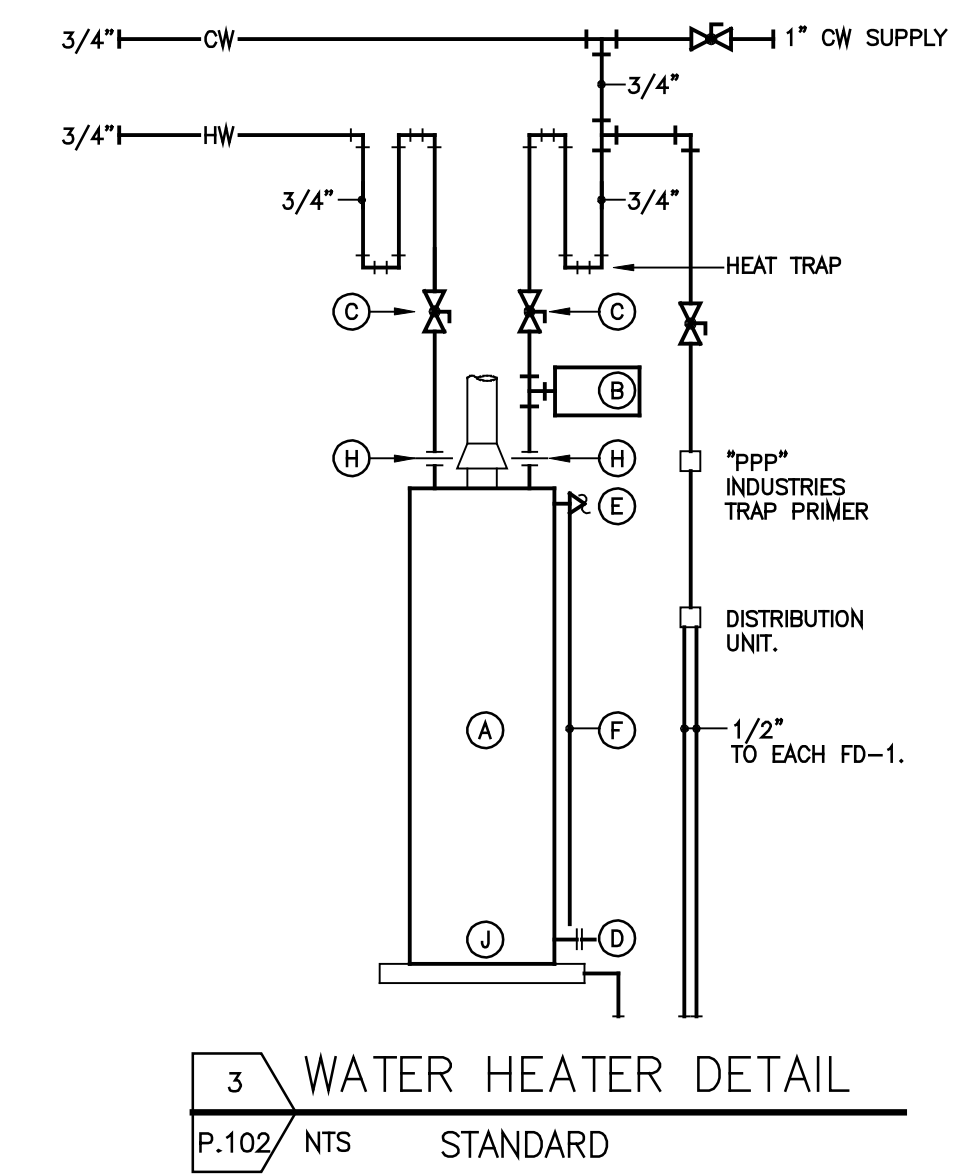
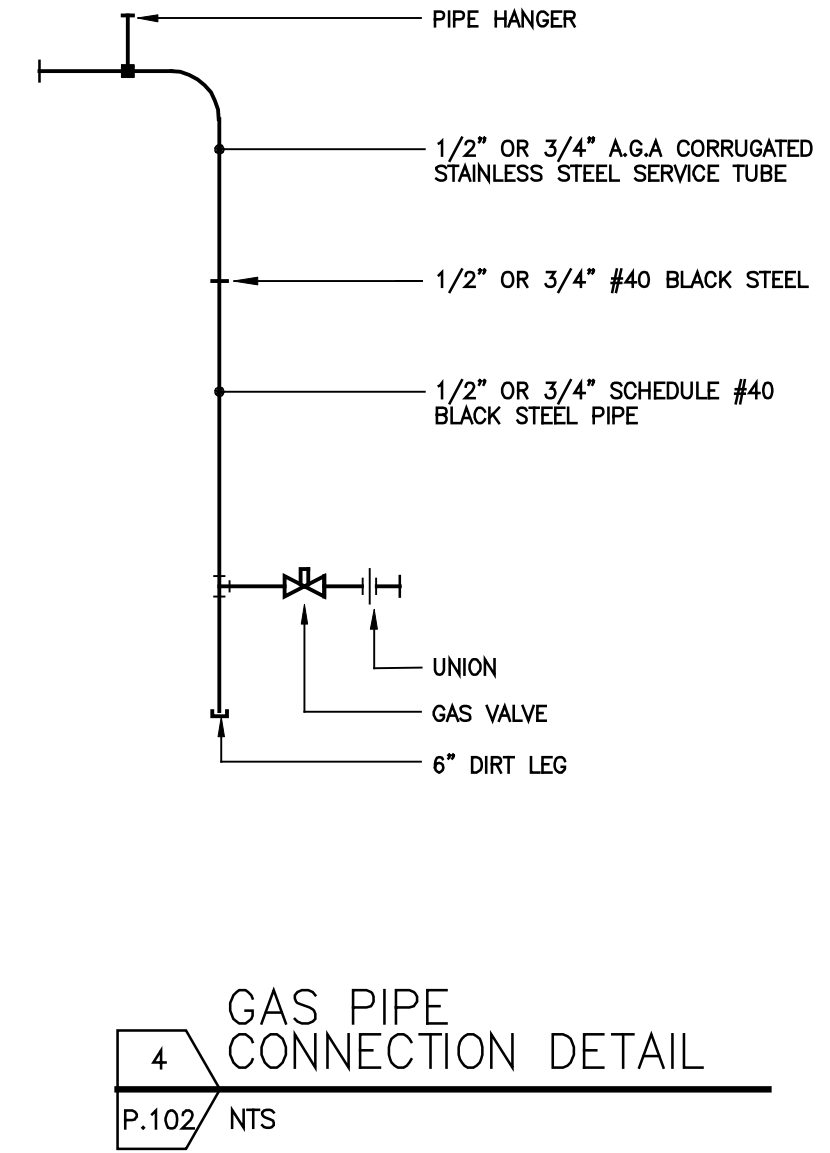
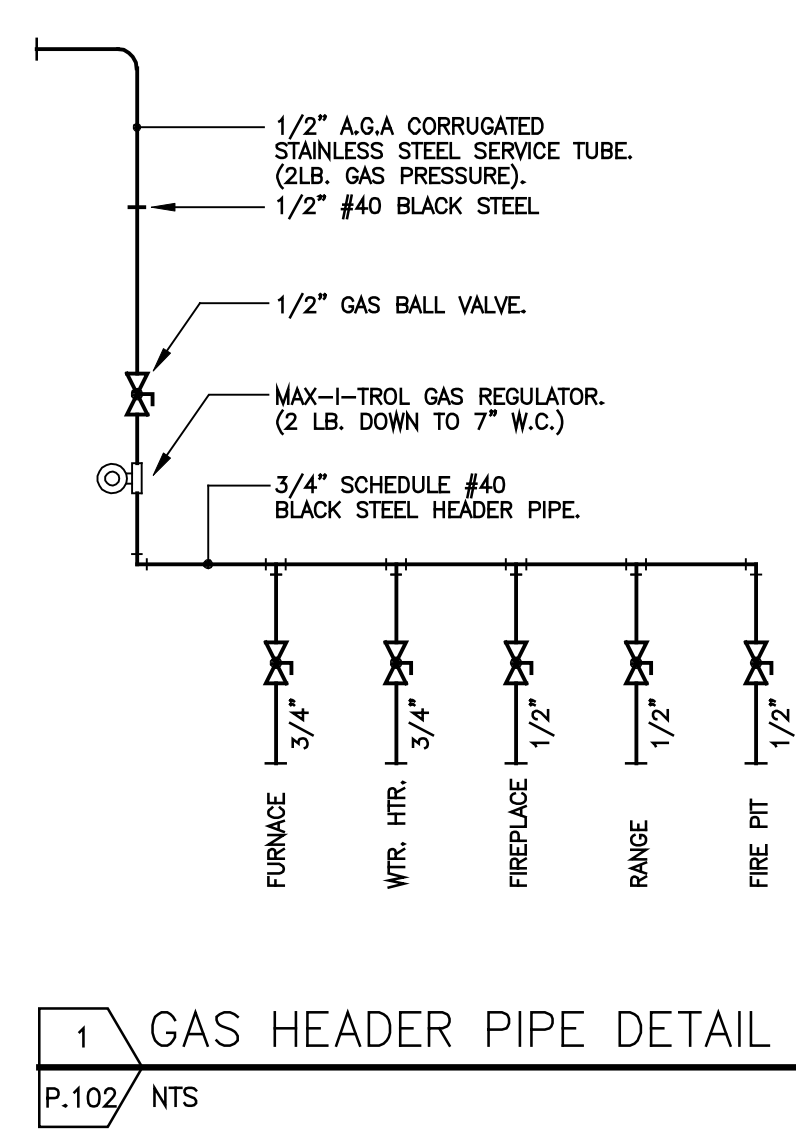
ITEM	DESCRIPTION	PIPING				ACCESSORIES
		WASTE	VENT	HOT	COLD	
WC-1	WATER CLOSET	3"	1-1/2"	----	1/2"	SEAT: BEMIS NO. 60
LAV-1	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	----
BT-1	BATHTUB	1-1/2"	1-1/2"	1/2"	1/2"	LEFT OR RIGHT HAND OUTLET (SEE PLANS)
SH-1	SHOWER	2"	1-1/2"	1/2"	1/2"	LEFT OR RIGHT HAND OUTLET (SEE 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 as 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.



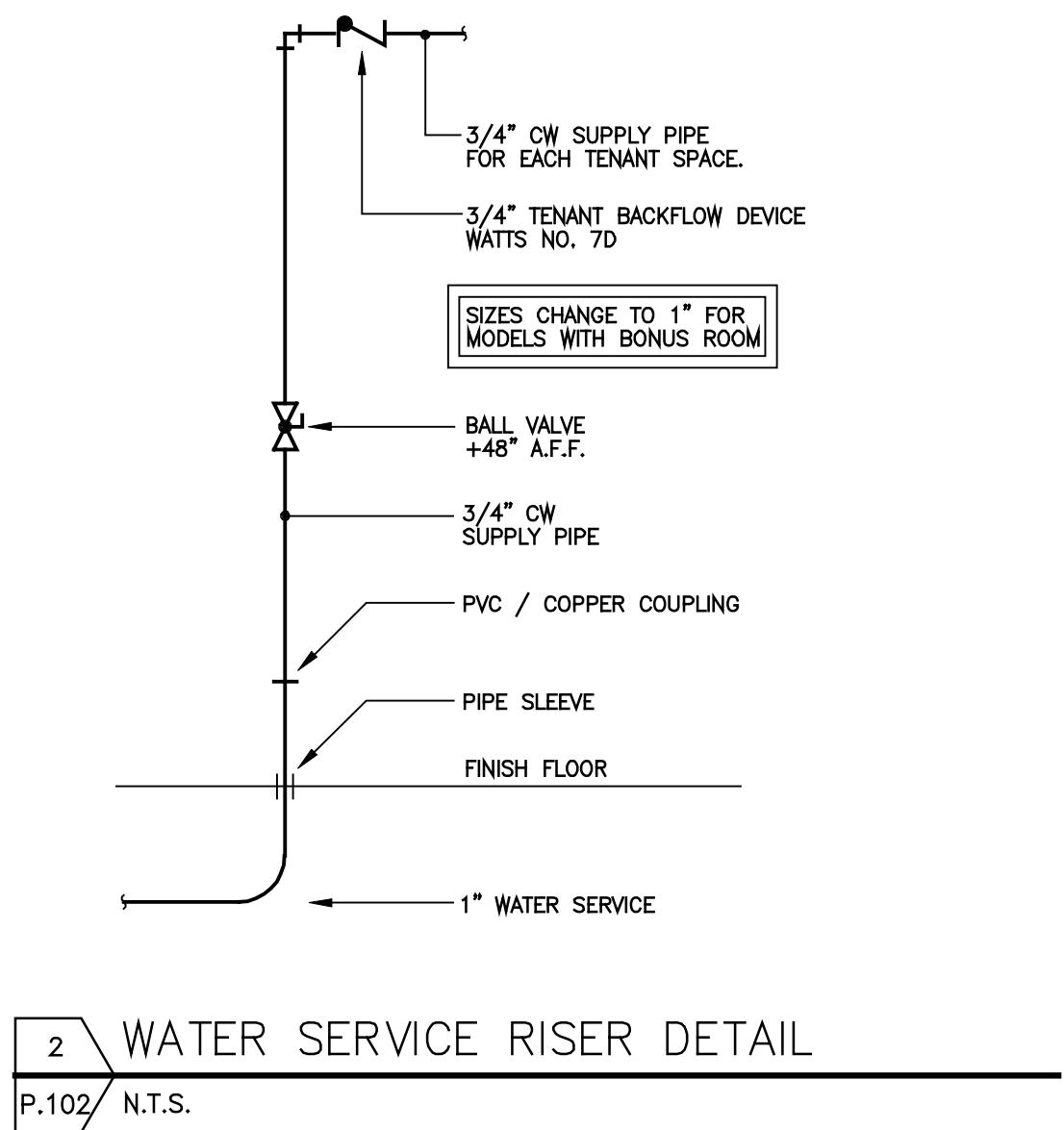
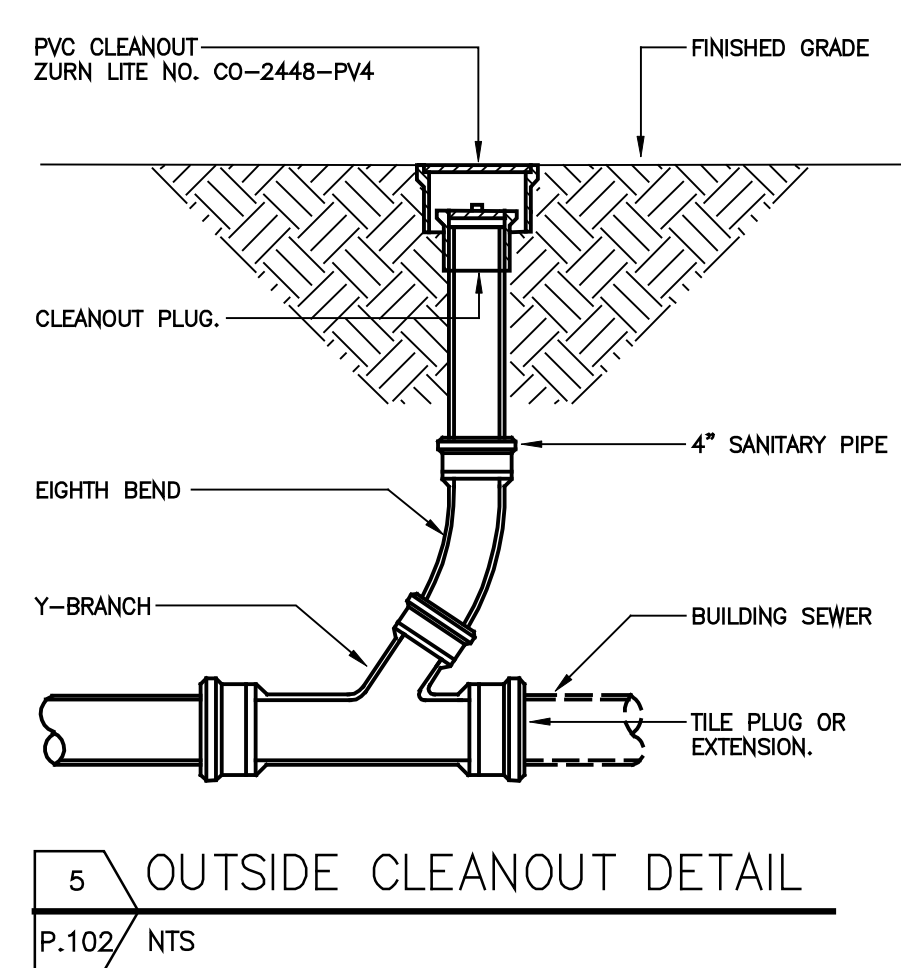
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 Villas at Park Place
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PLUMBING LEGEND

— 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
— G —	GATE VALVE (LINE SIZE)
— B —	BALL VALVE (LINE SIZE)
— C —	CHECK VALVE (LINE SIZE)
— L —	LUBRICATED PLUG VALVE (LINE SIZE)
— T —	THERMOMETER
○	NOTE DESIGNATION
○	UNIT NUMBER DESIGNATION
○	FLOOR DRAIN
○	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

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W.H. NOMENCLATURE

(A)	STANDARD GAS WATER HEATER A.O. SMITH NO. F30-40 40 GALLON STORAGE 35 G.P.H. @ 90° 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.

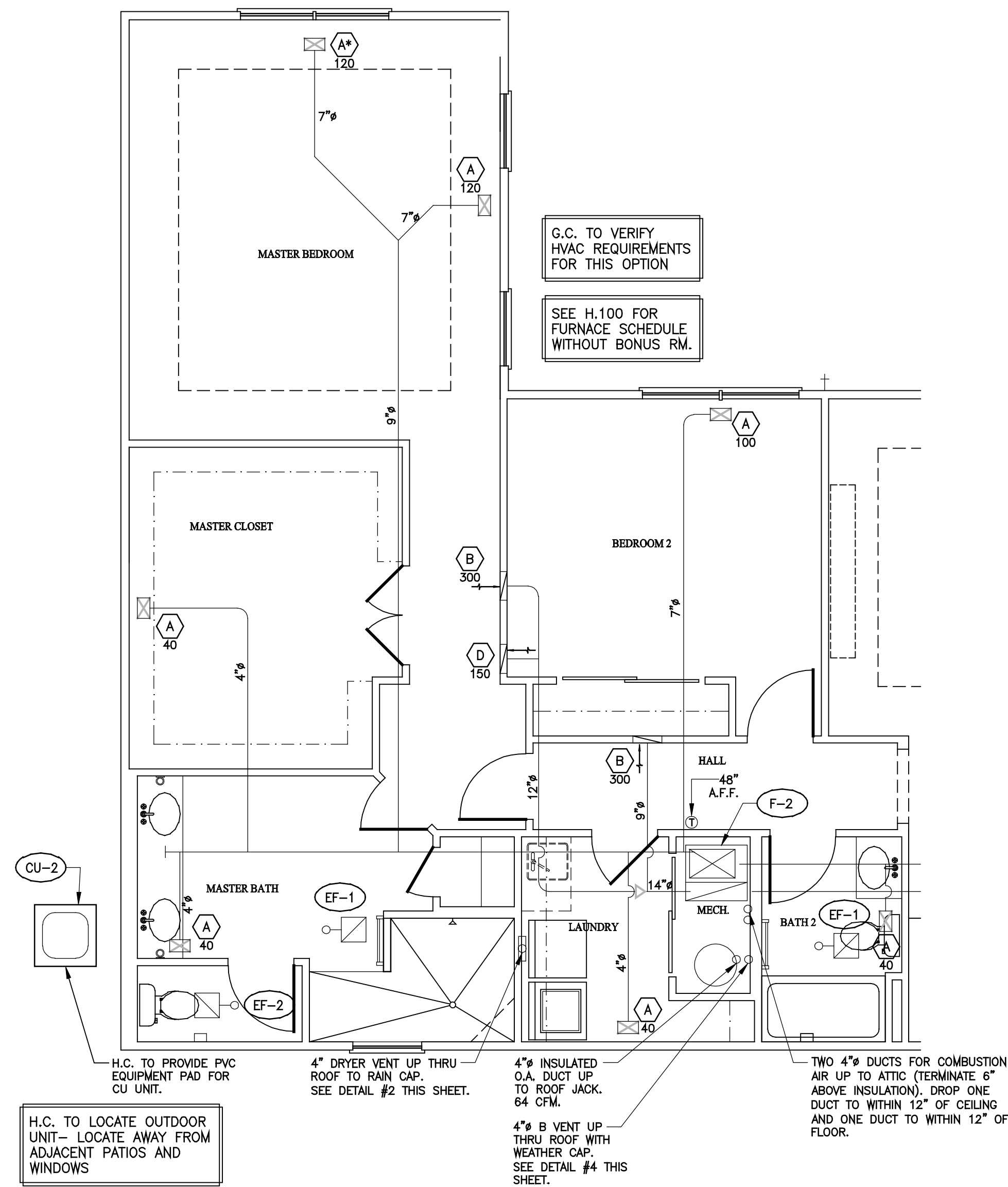
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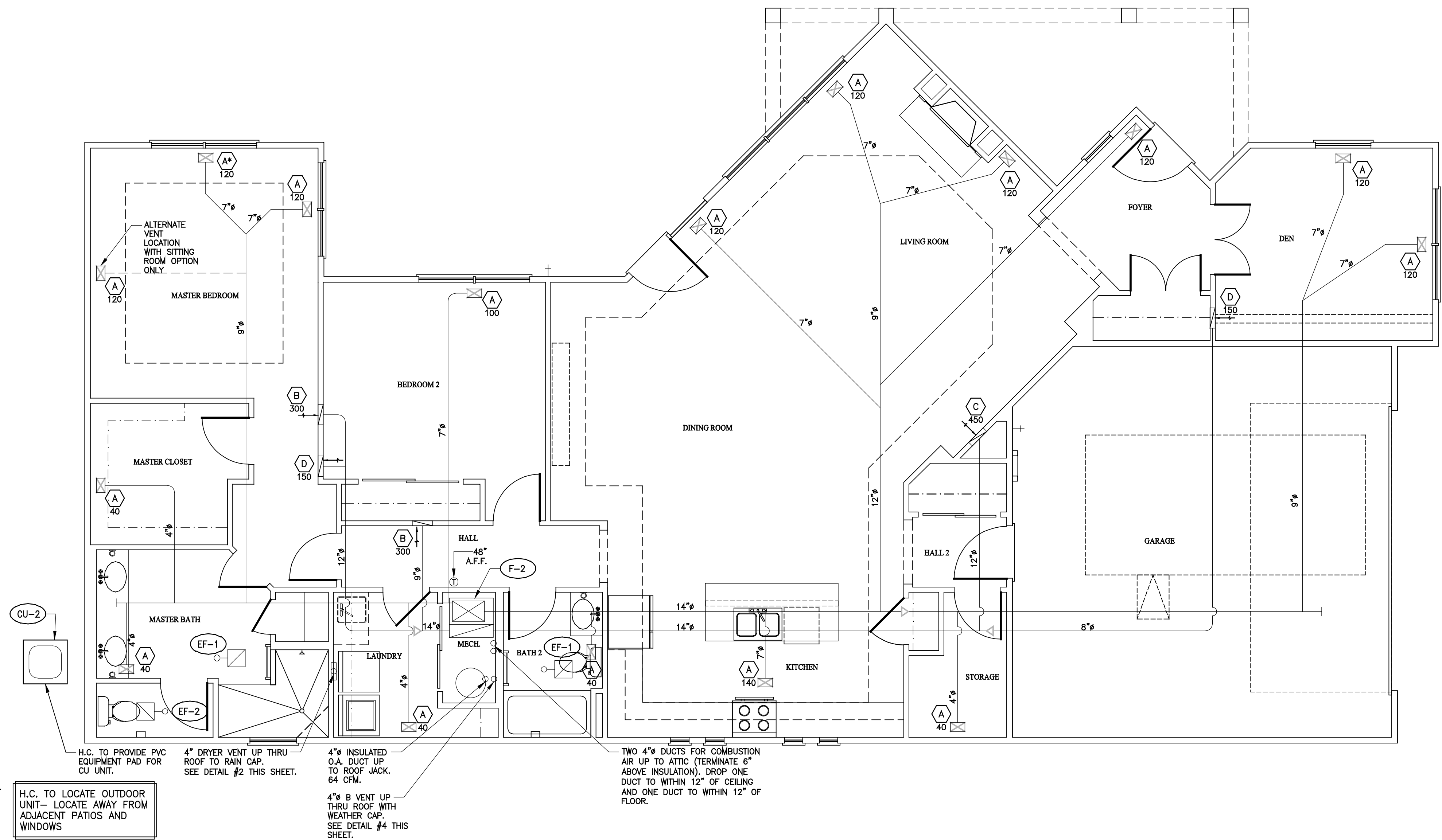
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Drawing Title
Plumbing Specifications & Schedules

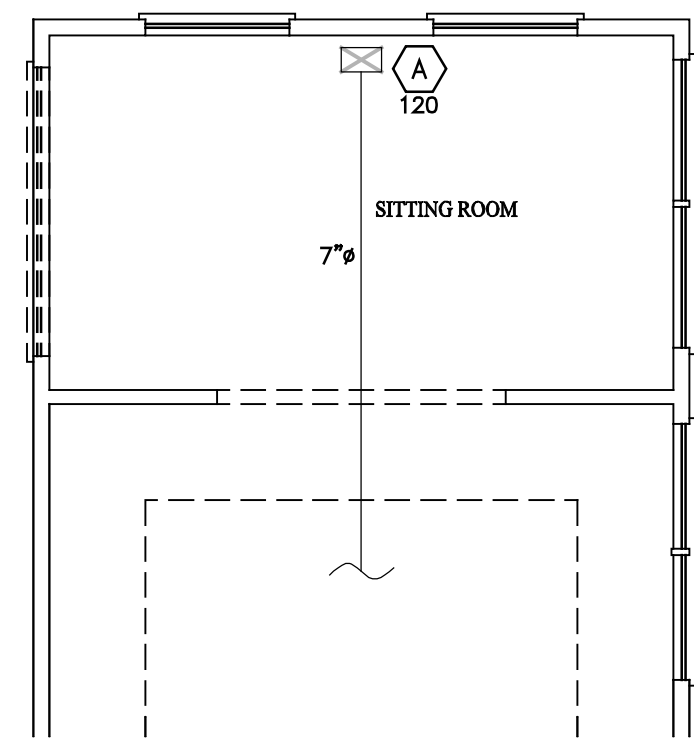
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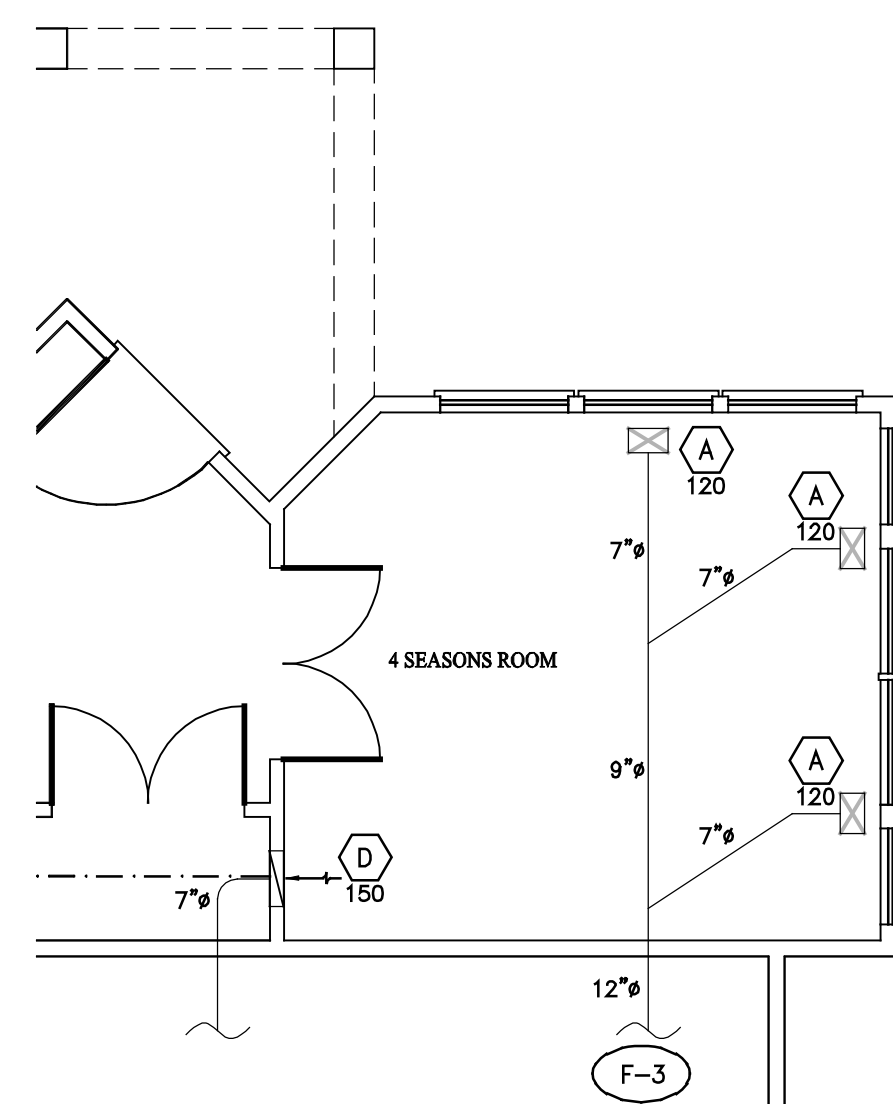
HVAC Plan - First Floor with Extended Master Suite Option
Scale: 1/4" = 1'-0"



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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Drawing Title
HVAC Plans

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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./Ø	FLA.						TOTAL	SENS.	V/Ø	M.C.A.	HACR.		
F-2	58MCB100-1-16	1570	0.5	1/2	100	93	92.3	120	7.9	CNRP4221 W/ TRV 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	LMA (OR EQUAL) MODEL NO.	MAX CFM	MOUNTING SURFACE	AIR PATTERN	NOTES
A	12"x6"	10"x4"	10V	200	GYP. BD.	2-WAY	1,2,3,4
B	32"x8"	30"x6"	19H	260	GYP. BD.	RETURN	1,3,7
C	32"x12"	30"x10"	19H	560	GYP. BD.	RETURN	1,3,5
D	16"x8"	14"x6"	19H	130	GYP. BD.	RETURN	1,3,6

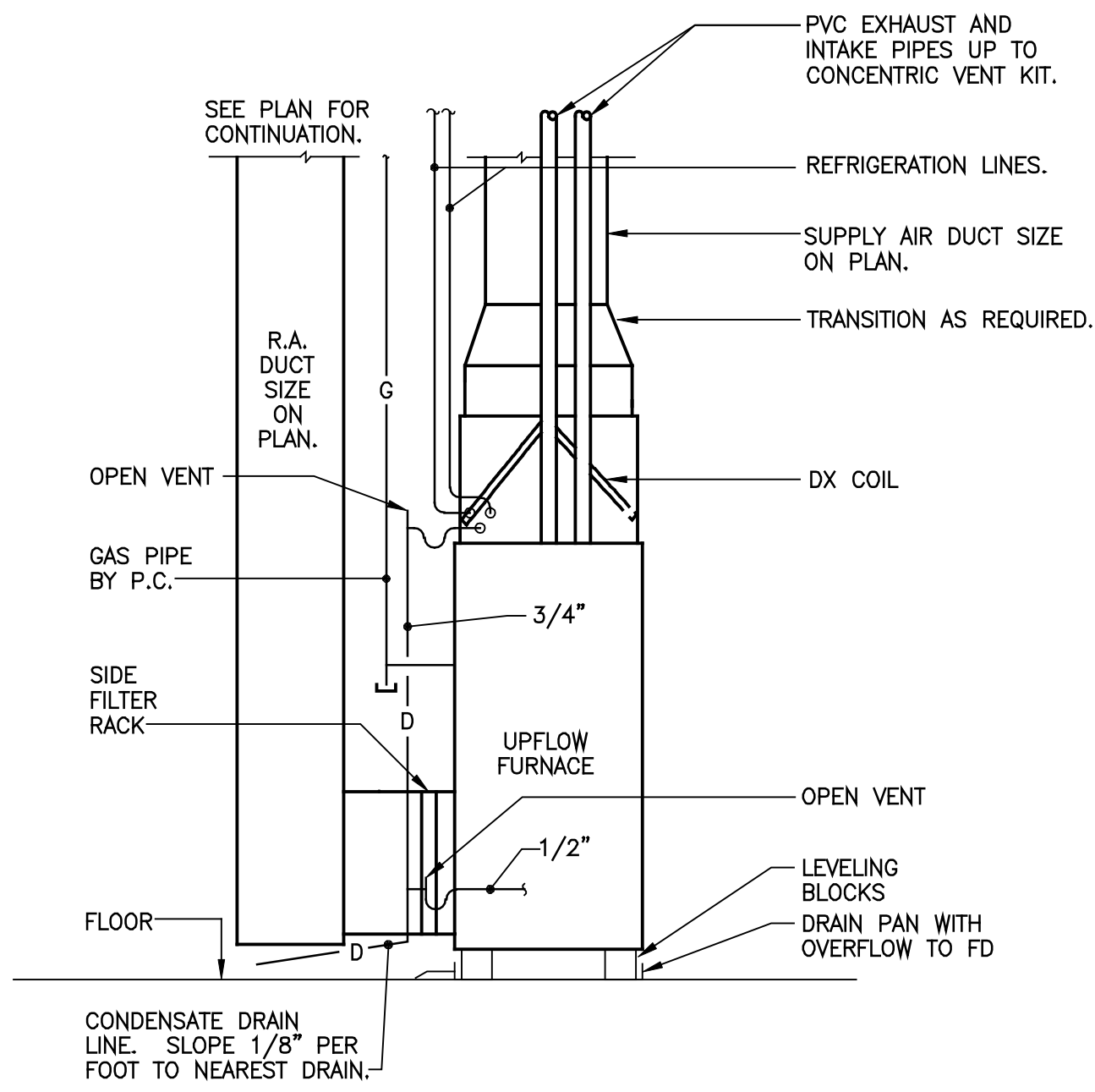
1) FINISH TO BE STANDARD OFF-WHITE.
2) FURNISH NECK MOUNTED OPP. BLADE DAMPER.
3) FRAME TO BE COMPATIBLE WITH PLASTER, DRYWALL, OR OTHER SURFACE MOUNTINGS.
4) CEILING MOUNTED.
5) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT TO TWO 14-1/2" X 5-1/2" R.A. RISERS.
6) LOW SIDEWALL DUCT OPENING @ 8" AFF. CONNECT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

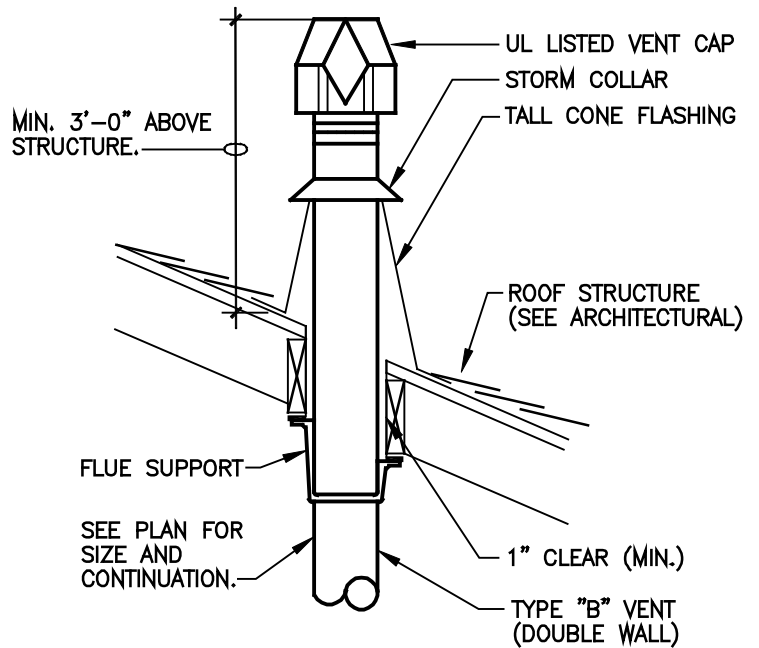
- HVAC WORK SHALL BE LAID OUT WITH DUE CONSIDERATION FOR THE WORK OF OTHER TRADES. ANY CONFLICTS WHICH OCCUR DUE TO LACK OF COORDINATION BY THE HVAC CONTRACTOR WITH THE OTHER TRADES (CONTRACTORS) SHALL BE CORRECTED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- INSULATE ALL DUCTWORK IN 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

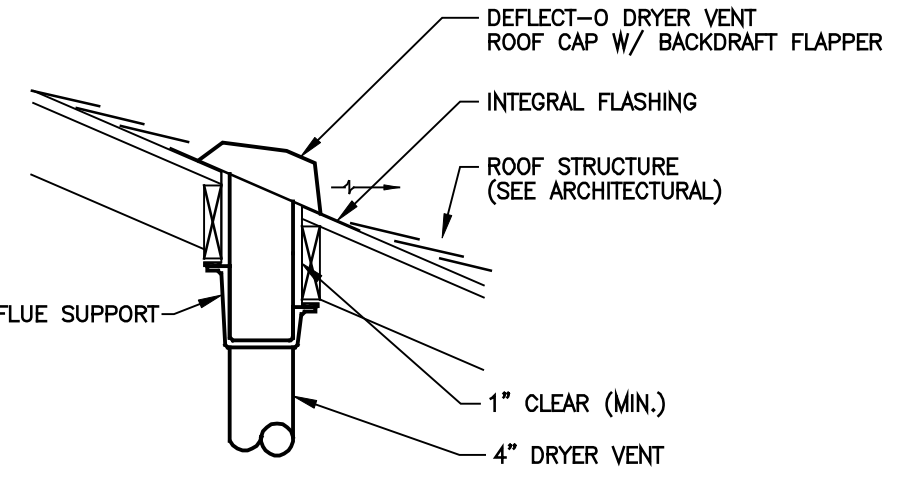
	DUCTWORK-INSIDE DIMENSIONS SHOWN
	MANUAL BALANCING DAMPER
	BELLMOUTH FITTING WITH DAMPER
	FLEXIBLE DUCTWORK
	SUPPLY AIR
	RETURN AIR / EXHAUST AIR
	REFRIGERANT LINE SET
	CONDENSATE DRAIN PIPING
	DIAMETER (ROUND)
	PROGRAMMABLE THERMOSTAT
	AIR DEVICE SYMBOL WITH CFM
	PLAN NOTE SYMBOL
	EQUIPMENT NOTE SYMBOL; SEE SCHEDULES AND/OR NOTES.
	ABOVE FINISHED FLOOR
	ABOVE
	CEILING
	FLOOR
	GENERAL CONTRACTOR
	PLUMBING CONTRACTOR
	HVAC CONTRACTOR
	FIRE PROTECTION CONTRACTOR
	ELECTRICAL CONTRACTOR
	SUPPLY AIR
	RETURN AIR
	OUTSIDE AIR
	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.



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 MARSHALL, AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAA), THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES (FHAAG), AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH STATE AND LOCAL ENERGY REQUIREMENTS.

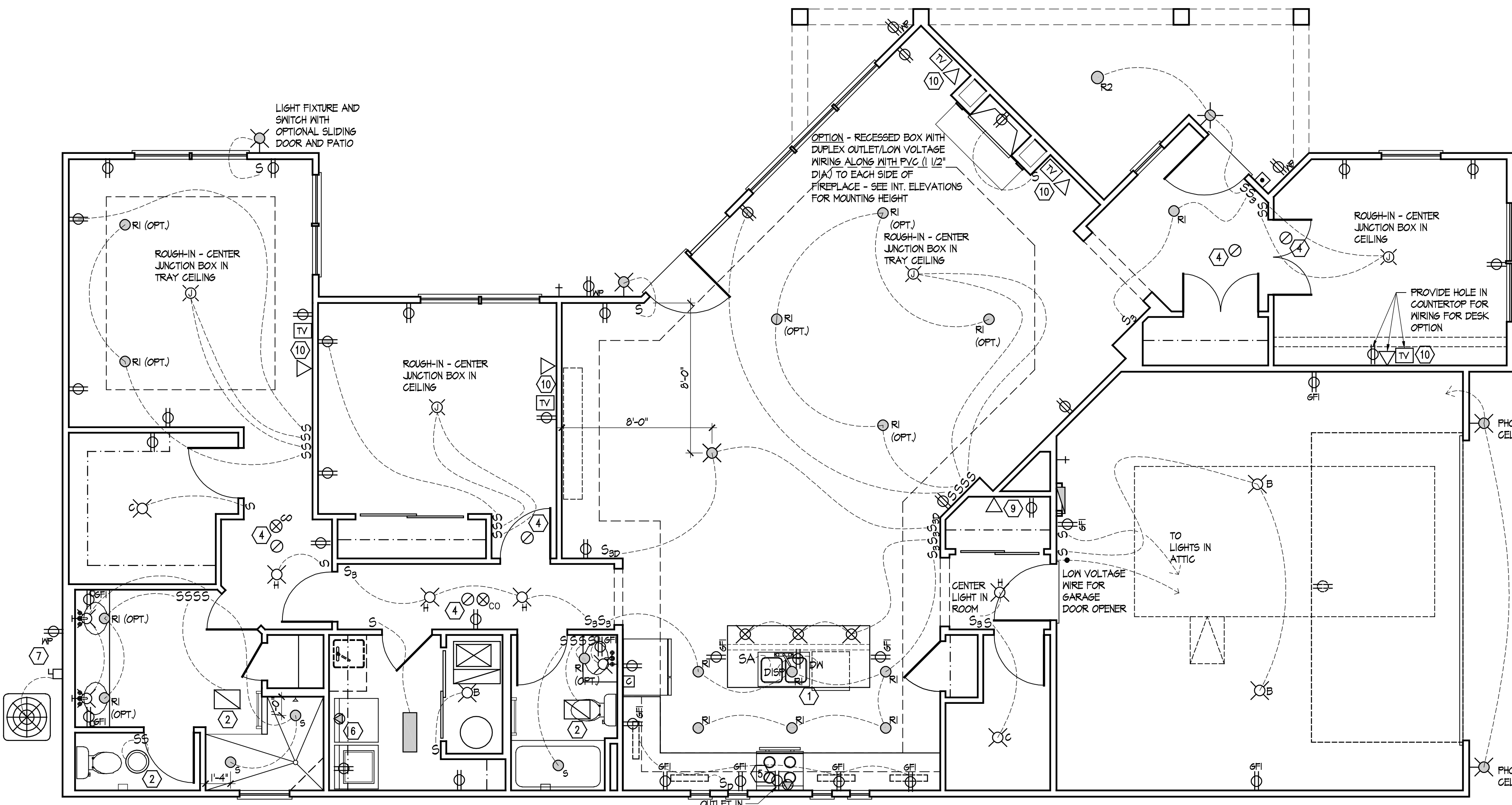
Prototype Disk No.	Interim Page Revisions	
	Revision	Date
		2/17/12

Architect Project Number
2010-005

Community Dates & Revisions
Date Originated 1 FEB 2015
Bid Permit Construction
Revisions
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Drawing Title
HVAC
Schedules & Details

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



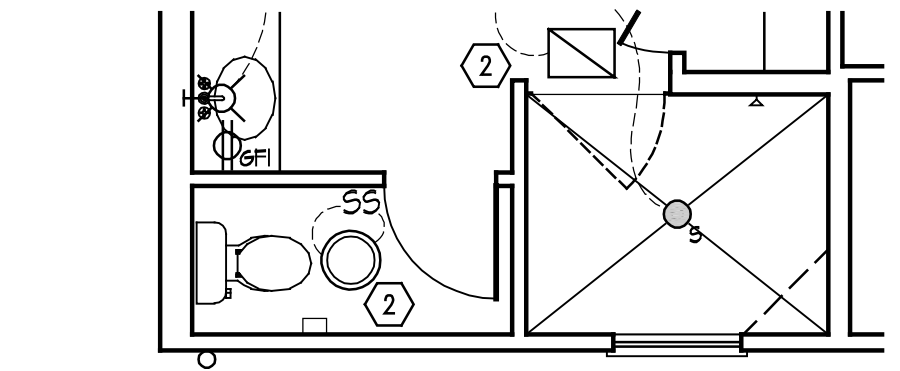
GENERAL NOTES:

- A. ALL WORK SHALL MEET OR EXCEED THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE, STATE CODES AND LOCAL CODES. 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.
- B. ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF THE PROJECT PRIOR TO BID.
- C. 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.
- D. ELECTRICAL CONTRACTOR SHALL INSTALL ALL WIRING IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL AND LOCAL ELECTRICAL CODES.
- E. ALL RECEPTACLES LOCATED OUTSIDE SHALL BE GFCI TYPE AND SHALL HAVE WEATHERPROOF INUSE COVERS.
- F. IN ALL AREAS SPECIFIED IN NEG 210.52, ALL 15 AND 20 AMP 120 VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- G. ELECTRICAL CONTRACTOR SHALL PROVIDE SAFETY SWITCHES FOR ALL HVAC AND PLUMBING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- H. 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.
- I. 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 9' IN FRONT OF HVAC SUPPLY GRILLES.
- J. LIGHT FIXTURES INSTALLED IN CLOSETS SHALL CONFORM TO NEG ARTICLE 410.3.
- K. KITCHEN COUNTERTOP RECEPTACLES AND BATHROOM RECEPTACLES SHALL BE GFCI PROTECTED VIA CLASS A GFCI TYPE CIRCUIT BREAKER. PROVIDE CLASS A GFCI CIRCUIT BREAKERS.
- L. EACH TELEPHONE OUTLET LOCATION SHALL BE PROVIDED WITH (1) CATEGORY 5E CABLE. PROVIDE FACEPLATE WITH (2) RJ-45 PORTS, ROUTE CABLES TO DEWANNATION LOCATION.
- M. EACH CABLE TV OUTLET LOCATION SHALL BE PROVIDED WITH (1) R66 VIDEO CABLE. PROVIDE FACEPLATE WITH (1) MALE PORT. ROUTE CABLES TO DEWANNATION LOCATION.
- N. ALL SERVICE MAINS SHALL BE IDENTIFIED IN FIELD.
- O. EQUIPMENT PANELS, SPECIAL DEVICE PLATES, AND SIMILAR MATERIAL SHALL BE CLEARLY MARKED. SIZE OF LETTERING AND WIRING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. PROVIDE TYPEWRITTEN DIRECTORIES IN PANELS, AND WHERE OTHERWISE REQUIRED, WITH CLEAR PLASTIC PROTECTION SHIELDS AND MOUNTED IN CARD HOLDERS.
- P. PROPERLY GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEG REQUIREMENTS. ALL SPECIAL SYSTEMS TO BE GROUNDED PER NEG 800.100(D).
- Q. SWITCHES SHALL BE SPECIFICATION GRADE, MIN. IBA #221, 120/277V, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON OR EQUAL.
- R. DUPLEX CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE, MIN. IBA 125V, 2P, 3W, GROUNDING TYPE #662, NEMA 5-20R, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON OR EQUAL.
- S. 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.
- T. 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.
- V. ALL BEDROOM OUTLETS TO HAVE 'COMBINATION-TYPE' ARC FALT INTERRUPTING CIRCUITS.
- W. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- X. 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
	QUADRUPLEX RECEPTACLE OUTLET		DIRECT WIRE APPLIANCE
	DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT INTERRUPTER (GFI)		RECESSED MINI INCANDESCENT DOWN LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET WITH WATERPROOF COVER & GFI		SHOWER LIGHT
	DUPLEX RECEPTACLE OUTLET - SWITCH TOP OUTLET		RECESSED INCANDESCENT DOWN LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET - SPECIAL		RECESSED INCANDESCENT EXTERIOR DOWN LIGHT FIXTURE
	TELEPHONE OUTLET (CATEGORY 5 WIRE TO ALL PHONE LOCATIONS)		RECESSED INCANDESCENT FIXTURE (SLOPED CEILING)
	DATA COMMUNICATIONS OUTLET		RECESSED INCANDESCENT EYEBALL FIXTURE
	SMOKE DETECTOR		SURFACE MOUNTED INCANDESCENT FIXTURE - CLOSETS
	SINGLE POLE SWITCH		SURFACE MOUNTED INCANDESCENT FIXTURE - HALLWAYS
	THREE-WAY SWITCH		EXTERIOR INCANDESCENT WALL BRACKET FIXTURE
	FOUR-WAY SWITCH		INTERIOR INCANDESCENT WALL SCONCE
	DIMMER SWITCH		KEYLESS PORCELAIN LAMP HOLDER
	REMOTE SWITCH FOR LIGHT & 3-SPEED FAN CONTROL		PENDANT FIXTURE - OPTIONAL
	SINGLE POLE AIR BUTTON SWITCH FOR ALL KITCHEN SINK DISPOSALS (PLUMBER TO LOCATE ON ISLAND)		CHANDELIER FIXTURE
	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

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.

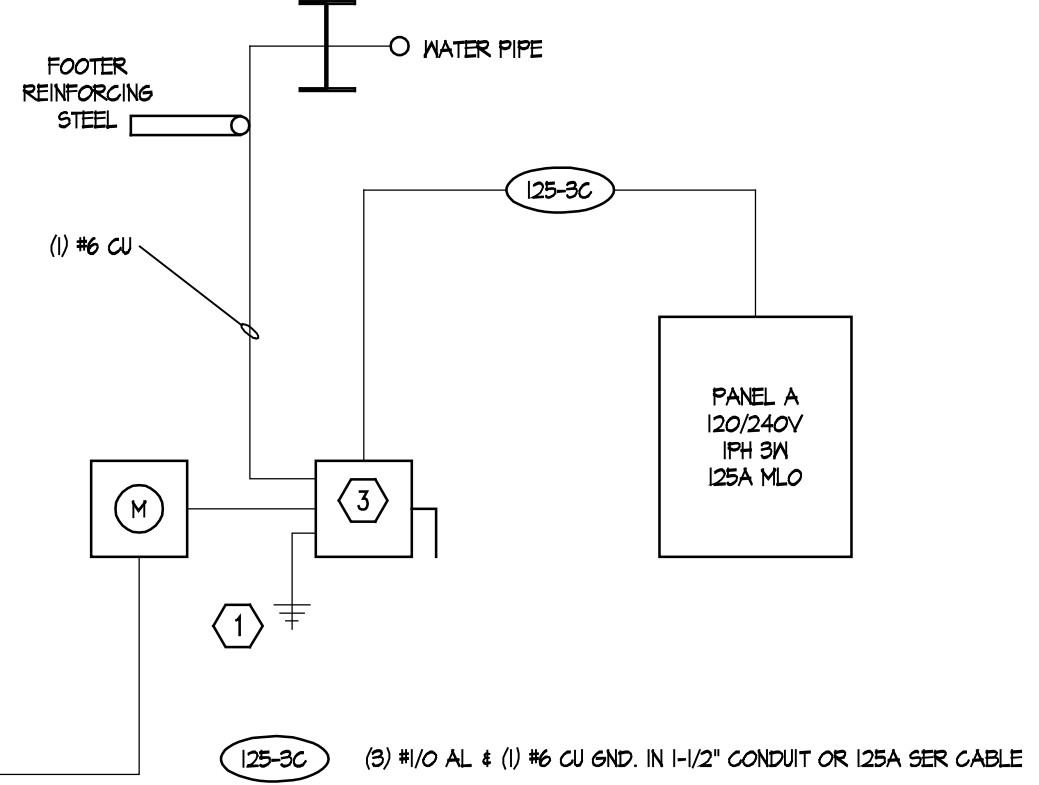


Master Bath - Optional Alternate Walk-in Shower

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

PLAN NOTES:

- 1. PROVIDE #6 CU TO GROUND ROD.
- 2. SERVICE PROVIDED BY UTILITY COMPANY, EC SHALL CONFIRM REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.
- 3. 125A FUSIBLE DISCONNECT.



Electrical Riser Diagram

Scale: NTS

PLAN NOTES:

- 1. PROVIDE DUPLEX RECEPTACLE LOCATED BELOW KITCHEN SINK FOR CONNECTION OF GARABGE DISPOSAL AND DISHWASHER. ELECTRICAL CONTRACTOR SHALL PROVIDE CORD KIT FOR GARABGE 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 GARABGE DISPOSAL (BY PLUMBER). LABEL COVER PLATE SO THAT THE TOP HALF OF THE RECEPTACLE IS LABELED FOR GARABGE DISPOSAL CONNECTION AND THE BOTTOM HALF OF THE RECEPTACLE IS LABELED FOR DISHWASHER CONNECTION.
- 2. VERIFY EXACT LOCATIONS OF BATHROOM EXHAUST FANS WITH MECHANICAL DRAWINGS. HVAC CONTRACTOR SHALL SUPPLY AND INSTALL EXHAUST FAN AND DUCTING WIRING BY ELECTRICAL CONTRACTOR.
- 3. PROVIDE ELECTRICAL CONNECTION AND SAFETY SWITCH FOR FURNACE. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. PROVIDE ELECTRICAL CONNECTION AND DISCONNECT SWITCH FOR HEAT PMP. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
- 8. PROVIDE ELECTRICAL CONNECTION AND SAFETY SWITCH FOR WATER HEATER. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
- 9. COAXIATV HOME RUN LOCATION (7' A.F.F.).
- 10. ALL TV LOCATIONS TO RECEIVE A SINGLE GANG BOX WITH COAXIATV CONNECTION.

Panel "A"			
LOAD SERVED	QTY	QTY	LOAD SERVED
	# BRK	BRK #	
* MSTR BEDROOM	1	15	2 REFRIGERATOR
* BEDROOM 2	3	15	4 DISPOSAL
BATHROOMS	5	20	6 DISHWASHER
* GENERAL LTG	7	15	8 RANGE
* KITCHEN LTG	9	15	10
GARAGE REC	11	15	12 KITCHEN REC
EXTERIOR REC	13	20	14 KITCHEN REC
WATER HTR	15	20	16 KITCHEN REC
FURNACE	17	15	18 * GENERAL REC
DRYER	19	15	20 * SITTING RM
WASHER	23	20	24 CONDENSOR
* 4 SEASONS RMIDN	25	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:	LOAD SERVED
2103 SQUARE FEET @ 3VA EACH	6309 VA
APPLIANCES:	
(2) APPLIANCE CCTS @ 1500VA EACH	3000 VA
DISHWASHER	1200 VA
DISPOSAL	750 VA
WASHER	1500 VA
DRYER	5000 VA
RANGE	8800 VA
WATER HEATER	180 VA
REFRIGERATOR	750 VA
FURNACE	500 VA
FIXED LOAD + LIGHTS	27989 VA
FIRST 10KW @ 100%	10000 VA
REMAINING KW @ 40%	7195.6 VA
TOTAL WITHOUT HVAC	17195.6 VA
HVAC LOAD:	
AC	5914 VA
LARGEST LOAD	5914 VA
TOTAL DEMAND LOAD	23109.6 VA
120/240V 1PH 3W	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 Page Revisions
Revision	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

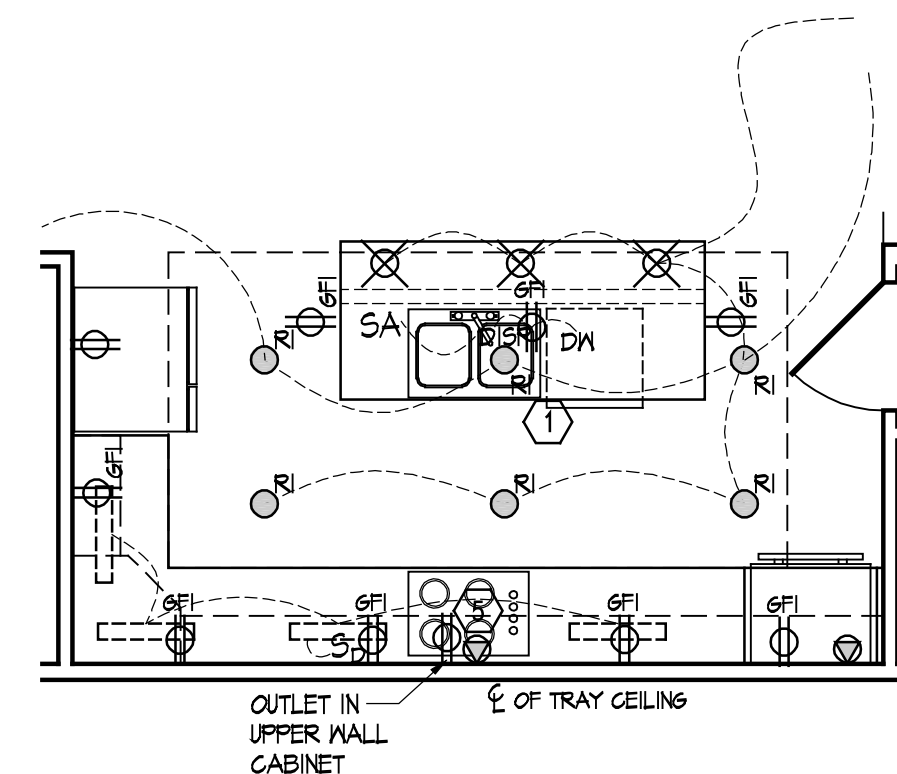
Architectural Style
European Country
Sheet Number
E.100
D3 - 2010

PLAN NOTES:

1. PROVIDE DUPLEX RECEPTACLE LOCATED BELOW KITCHEN SINK FOR CONNECTION OF GARBAGE DISPOSAL AND DISHWASHER. ELECTRICAL CONTRACTOR SHALL PROVIDE CORD KIT FOR GARBAGE 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 GARBAGE DISPOSAL. (BY PLUMBER). LABEL COVER PLATE SO THAT THE TOP HALF OF THE RECEPTACLE IS LABELED FOR GARBAGE DISPOSAL CONNECTION AND THE BOTTOM HALF OF THE RECEPTACLE IS LABELED FOR DISHWASHER CONNECTION.
2. VERIFY EXACT LOCATIONS OF BATHROOM EXHAUST FANS WITH MECHANICAL DRAWINGS. HVAC CONTRACTOR SHALL SUPPLY AND INSTALL EXHAUST FAN AND DUCTING, WIRING BY ELECTRICAL CONTRACTOR.
3. PROVIDE ELECTRICAL CONNECTION AND SAFETY SWITCH FOR FURNACE. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
4. 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.
5. 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.
6. 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.
7. PROVIDE ELECTRICAL CONNECTION AND DISCONNECT SWITCH FOR HEAT PUMP. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
8. PROVIDE ELECTRICAL CONNECTION AND SAFETY SWITCH FOR WATER HEATER. VERIFY EXACT REQUIREMENTS WITH MANUFACTURERS NAMEPLATE.
9. COAXIAL TV HOME RUN LOCATION (75' A.F.F.).
10. ALL TV LOCATIONS TO RECEIVE A SINGLE GANG BOX WITH COAXIAL TV CONNECTION.

GENERAL NOTES:

- A. ALL WORK SHALL MEET OR EXCEED THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE (STATE CODES) AND LOCAL CODES. 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.
- B. ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF THE PROJECT PRIOR TO BID.
- C. 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.
- D. ELECTRICAL CONTRACTOR SHALL INSTALL ALL WIRING IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL AND LOCAL ELECTRICAL CODES.
- E. ALL RECEPTACLES LOCATED OUTSIDE SHALL BE GFCI TYPE AND SHALL HAVE WEATHERPROOF IN-USE COVERS.
- F. IN ALL AREAS SPECIFIED IN NEC 210.52, ALL 15 AND 20 AMP 120 VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- G. ELECTRICAL CONTRACTOR SHALL PROVIDE SAFETY SWITCHES FOR ALL HVAC AND PLUMBING EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- H. DEVICES INSTALLED IN FIRE SEPARATION WALLS/CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING AND LABELING OF THE RATED ASSEMBLY. DO NOT INSTALL OUTLET BOXES WITHIN THE SAME STUD SPACE.
- I. 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.
- J. LIGHT FIXTURES INSTALLED IN CLOSETS SHALL CONFORM TO NEC ARTICLE 410.8.
- K. KITCHEN COUNTERTOP RECEPTACLES AND BATHROOM RECEPTACLES SHALL BE GFCI PROTECTED VIA GLASS A GFCI TYPE CIRCUIT BREAKER. PROVIDE GLASS A GFCI CIRCUIT BREAKERS.
- L. EACH TELEPHONE OUTLET LOCATION SHALL BE PROVIDED WITH (1) CATEGORY 5E CABLE. PROVIDE FACEPLATE WITH (2) RJ-45 PORTS. ROUTE CABLES TO DEMARCATION LOCATION.
- M. EACH CABLE TV OUTLET LOCATION SHALL BE PROVIDED WITH (1) R66 VIDEO CABLE. PROVIDE FACEPLATE WITH (1) MALE PORT. ROUTE CABLES TO CONNECTION POINT.
- N. ALL SERVICE MAINS SHALL BE IDENTIFIED IN FIELD.
- O. EQUIPMENT, PANELS, SPECIAL DEVICE PLATES, AND SIMILAR MATERIAL SHALL BE CLEARLY MARKED. SIZE OF LETTERING AND WORDING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. PROVIDE TYPEWRITTEN DIRECTORIES IN PANELS, AND WHERE OTHERWISE REQUIRED, WITH CLEAR PLASTIC PROTECTION SHIELDS AND MOUNTED IN CARD HOLDERS.
- P. PROPERLY GROUND ALL ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC REQUIREMENTS. ALL SPECIAL SYSTEMS TO BE GROUNDED PER NEC 800.100(D).
- Q. SWITCHES SHALL BE SPECIFICATION GRADE, MIN. IBA #123, 120/277V, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON OR EQUAL.
- R. DUPLEX CONVENIENCE RECEPTACLES SHALL BE SPECIFICATION GRADE, MIN. IBA 125V, 2P, 3W, GROUNDING TYPE #E50, NEMA 5-20R, MANUFACTURED BY HUBBELL, BRYANT, SLATER, LEVITON, OR EQUAL.
- S. 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.
- T. THE ANNULAR SPACE AROUND ALL PENETRATIONS IN GYPSUM BOARDS, INCLUDING WIRING AND ELECTRICAL BOXES, SHALL BE SEALED TIGHT.
- U. ALL LIGHTING FIXTURES SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- V. ALL BEDROOM OUTLETS TO HAVE 'COMBINATION-TYPE' ARC FAULT INTERRUPTING CIRCUITS.
- W. A MINIMUM OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
- X. 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 BKR	CKT #	CKT BKR	LOAD SERVED
* MSTR BEDROOM	1	15	15	2	REFRIGERATOR
* BEDROOM 2	3	15	15	4	DISPOSAL
BATHROOMS	5	20	20	6	DISHWASHER
* GENERAL LTG	7	15	8		DOUBLE OVENS
* KITCHEN LTG	9	15	10		
GARAGE REC	11	15	12		COOKTOP
EXTERIOR REC	13	20	14		
WATER HTR	15	15	16		KITCHEN REC
FURNACE	17	15	18		KITCHEN REC
DRYER	19	30	20		KITCHEN REC
WASHER	21	30	15	22	* GENERAL REC
* 4 SEASONS RM/DEN	25	15	26		* SITTING RM
SPARE	27	15	40		CONDENSOR
	29	15	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

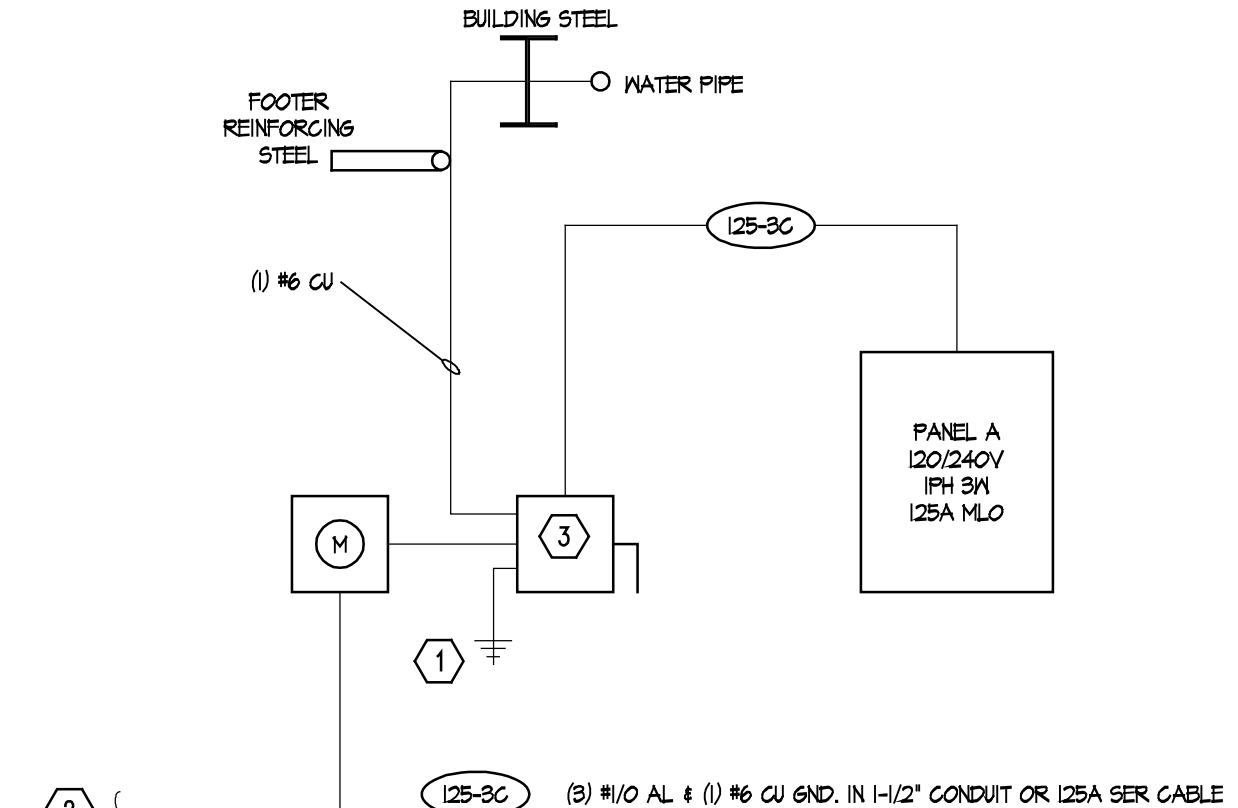
** PROVIDE BREAKER TIE FOR THESE TWO CIRCUITS

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
	DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT INTERRUPTER (GFI)		RECESSED MINI INCANDESCENT DOWN LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET WITH WATERPROOF COVER & GFI		SHOWER LIGHT
	DUPLEX RECEPTACLE OUTLET - SWITCH TOP OUTLET		RECESSED INCANDESCENT DOWN LIGHT FIXTURE
	DUPLEX RECEPTACLE OUTLET - SPECIAL		RECESSED INCANDESCENT EXTERIOR DOWN LIGHT FIXTURE
	TELEPHONE OUTLET (CATEGORY 5 WIRE TO ALL PHONE LOCATIONS)		RECESSED INCANDESCENT FIXTURE (SLOPED CEILING)
	DATA COMMUNICATIONS OUTLET		RECESSED INCANDESCENT EYEBALL FIXTURE
	SMOKE DETECTOR		SURFACE MOUNTED INCANDESCENT FIXTURE - CLOSETS
	SINGLE POLE SWITCH		SURFACE MOUNTED INCANDESCENT FIXTURE - HALLWAYS
	THREE-WAY SWITCH		EXTERIOR INCANDESCENT WALL BRACKET FIXTURE
	FOUR-WAY SWITCH		INTERIOR INCANDESCENT WALL SCONCE
	DIMMER SWITCH		KEYLESS PORCELAIN LAMP HOLDER
	REMOTE SWITCH FOR LIGHT & 3-SPEED FAN CONTROL		PENDANT FIXTURE - OPTIONAL
	SINGLE POLE AIR BUTTON SWITCH FOR ALL KITCHEN SINK DISPOSALS (PLUMBER TO LOCATE ON ISLAND)		CHANDELIER FIXTURE
	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

PLAN NOTES:

1. PROVIDE #6 CU TO GROUND ROD.
2. SERVICE PROVIDED BY UTILITY COMPANY. EC SHALL CONFIRM REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.
3. 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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Prototype Disk No.	Interim Page Revisions
	Revision
	Date
	2/17/12

Architect Project Number
2010-005

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

Drawing Title
Electrical Plan
Deluxe Kitchen

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