

# Project

Project owner: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

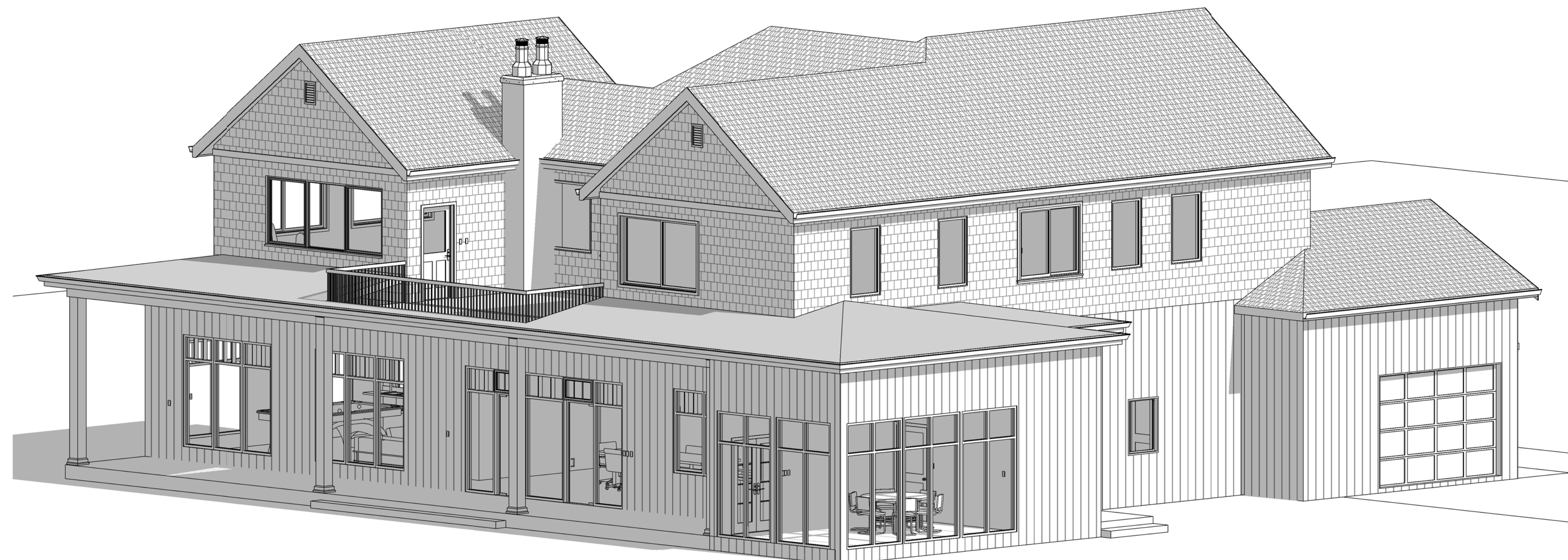
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Window Schedule				
Type Mark	Width	Height	Count	Description
1	3' - 0"	4' - 0"	2	
W40	1' - 0"	1' - 6"	5	
W43	6' - 0"	5' - 0"	6	
W53	5' - 0"	5' - 0"	1	
W95	4' - 0"	5' - 0"	3	
W96	7' - 10"	5' - 0"	4	
W98	3' - 0"	5' - 0"	8	
W99	1' - 8"	2' - 0"	1	
W100	11' - 10"	5' - 0"	1	
W101	6' - 0"	4' - 0"	1	
W106	5' - 6"	9' - 0"	5	
W112	3' - 0"	8' - 0"	6	
W113	3' - 0"	7' - 0"	4	
W119	3' - 0"	1' - 8"	2	3648 CSMT
W123	3' - 0"	8' - 0"	3	
W128	3' - 0"	8' - 0"	2	
W133	3' - 0"	8' - 0"	1	

Door Schedule				
Type Mark	Width	Height	Count	Description
D5	2' - 6"	7' - 0"	1	
D45	3' - 0"	6' - 8"	1	
D52	2' - 4"	6' - 8"	6	
D53	2' - 8"	7' - 0"	6	
D69	6' - 0"	6' - 8"	1	
D70	4' - 6"	6' - 8"	1	
D74	3' - 0"	6' - 8"	6	
D77	12' - 0"	8' - 0"	1	GARAGE DOOR
D86	3' - 0"	7' - 4"	2	



① 3D VIEW FRONT



② 3D VIEW REAR

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
COVER SHEET

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:

To be determined

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
24/08/2021  
SCALE

SHEET  
**A-0.0**



**GENERAL NOTES:**

In case of conflict between the General Notes below and the specifications the more rigid requirement shall govern unless amended in writing by the Engineer.

**DESIGN DATA**

- 1.Design Codes
- (All latest editions unless noted)
- American Concrete Institute (ACI)
- American Institute of Steel Construction (AISC)
- American Welding Society (AWS)
- Southern Standard Building Code (SSBC)
- American National Standards Institute, Inc. (ANSI A58.1-1982)
- Minimum Design Loads for Buildings and Other Structures

**2.Material Specifications and Design Stresses**

- Anchor Bolts and Embedded Steel.....Fy = 36,000 psi (ASTM A36)
- Structural Steel UNO.....Fy = 36,000 psi (ASTM A36)
- Cast-in-place Concrete
- Footings.....F'c = 3,000 psi at 28-days.
- Interior slabs-on-grade.....F'c = 3,000 psi at 28-days.
- Ext. exposed concrete (air entrained).....F'c = 4,000 psi at 28-days.
- Reinforcing Steel
- #2 and #3 bar3 only.....Fy = 40,000 psi (ASTM A615, Grade 40)
- #4 and larger bars.....Fy = 60,000 psi (ASTM A615, Grade 60)

**3.Design Soil Bearing Pressures**

- Footings on natural soils are designed for a maximum soil bearing pressure of 2,000 psf.
- Footings on compacted engineered fill are designed for maximum soil bearing pressure of 2,000 psf.
- If the soil at the footing bearing elevations shown is of questionable bearing value, the Engineer or Architect shall be notified immediately.
- After footing excavations are completed and before placing concrete, the excavated area shall be inspected and approved by the Owner selected independent testing laboratory as specified.

**GENERAL INFORMATION**

- 1. All columns shall be centered on grid lines unless noted otherwise.
- 2. All column footings shall be centered on columns unless noted otherwise.
- 3. All wall footings shall be centered on walls unless noted otherwise.
- 4. For concrete reinforcing at corners, see typical corner bar detail.
- 5. For slab-on-grade construction joint detail, see typical slab-on-grade detail.
- 6. All fill material under structure shall be sandy clay or clayey sand exhibiting a liquid limit less than 35. Fill material shall be placed in loose lifts not to exceed 8" and compacted to a density of not less than 95% of Modified Proctor Maximum Dry Density (ASTM D-1557) at or slightly wet of optimum moisture content. In place moisture and density of each lift shall be determined by in-situ field tests prior to placing additional fill.
- 7. Where noted C.J. on plan, provide Keyed Joint in floor slab.
- 8. A 6-mil polyethylene film vapor barrier shall be placed below all interior slabs-on-grade.
- 9. Provide a 4-inch clean medium to coarse sand or gravel compacted drainage fill below all interior slabs-on-grade.

**CAST-IN-PLACE CONCRETE**

- 1. Arrangement and bending of reinforcing steel shall be in accordance with ACI detailing manual, latest edition.
- 2. Reinforcing steel shall be new and all bars over #2 shall be deformed.
- 3. Where reinforcing bars are shown continuous, lap bars 36-bar diameters or 24-bar diameters at tension or compression splices respectively (12" minimum).
- 4. Provide suitable wire spacers, chairs, ties, etc., for supporting reinforcing steel in the proper position while placing concrete.
- 5. Concrete protective covering for reinforcement at surfaces not exposed directly to the ground shall be 3/4" for slabs, joists, and walls and 1-1/2" for beam stirrups and column ties or spirals.
- 6. Concrete protective covering for reinforcement at surfaces which will be exposed to the weather or be in contact with the ground shall be 2" for bars larger than #5 and 1-1/2" for #5 bars or smaller. Provide 3" cover below and at ends of footing bars.
- 7. Location and sizes of openings, sleeve, etc., required for other trades must be verified by these trades before placing concrete.

**CONCRETE MASONRY UNITS**

- 1. Place vertical reinforcing bars at corners, jambs of openings, below beam bearing, and in walls as indicated on the drawings.
- 2. Dowell vertical reinforcing bars out of the structure below with bars of the same size and spacing above.
- 3. Lap splice bars in masonry 40 bar diameters.
- 4. Place horizontal bars in 8" deep bond beam units at top of wall.
- 5. Continue bond beam units and reinforcing uninterrupted around corners and across wall intersections.
- 6. Metal masonry-course reinforcing shall be truss type conforming to ASTM A82, not less than 9 gauge, galvanized at exterior walls. Furnish material with prefabricated corners and tees. Reinforcing shall be used in all partitions, spaced 16" o.c., vertically, joints lapped 6". Place reinforcing in first bed joint above and below all concrete slabs and wall openings.
- 7. Load bearing concrete masonry units shall conform to ASTM C90, Grade N, Type 1, with minimum average compressive strength on net area of 1,100 psi and minimum net area compressive strength of individual units shall be 1,500 psi.
- 8. Non-load bearing concrete masonry units shall conform to ASTM C129, Type 1.
- 9. Mortar shall be Type N conforming to property or protection requirements of ASTM C476.
- 10. All masonry fill concrete shall have a minimim strength at 28-days f'c = 3,000 psi, maximum aggregate shall be 3/8" and shall be placed in maximum lifts of 4'-0".
- 11. All grout shall conform to ASTM C476, Fine Grout.

**INSULATION NOTES:**

- 1. PROVIDE R-38 BATT INSULATION IN 2X6 WALLS, R-13 IN 2X4 WALLS, MINIMUM R-30 INSULATION IN FLAT CEILINGS AND R-30 MINIMUM BLANKET INSULATION IN VAULTED CEILINGS, ALLOW 1/2" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION, FACE FOIL DOWN TO WARM SIDE.
- 2. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKETS WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
- 3. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER AGAINST INSIDE OF ALL INSULATION. LAP JOINTS 18" MINIMUM.
- 4. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOIL BACK INSULATION BETWEEN JOISTS.
- 5. SLAB EDGE INSULATION R-5.
- 6. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-38.

**PLUMBING NOTES:**

- 1. PLUMBING SHALL MEET ALL LOCAL CODES.
- 2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
- 3. ALL WATER HEATERS SHALL BE VENTED AT TOPOUT.
- 4. PROVIDE INSIDE MAIN WATER CUT-OFF.
- 5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

**BUILDING CODE:**

**THESE PLANS ARE DRAWN AND REFERENCES TO:**

- 1. 2008 NATIONAL GREEN BUILDING STANDARD (NGBS) WITH 2011 AMENDMENTS
- 2. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH 2020 SUPPLEMENTS & AMENDMENTS
- 3. 2017 EDITION OF THE NATIONAL ELECTRICAL CODE
- 4. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH 2020 AMENDMENTS
- 5. 2018 INTERNATIONAL FIRE CODE (IFC)
- 6. 2018 INTERNATIONAL FUEL GAS CODE (IFGC) WITH 2020 AMENDMENTS
- 7. 2018 INTERNATIONAL GREEN CONSTRUCTION CODE
- 8. 2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH 2020 AMENDMENTS
- 9. 2018 INTERNATIONAL PERFORMANCE CODE FOR BUILDINGS AND FACILITIES
- 10. 2018 INTERNATIONAL PLUMBING CODE (IPC) WITH 2020 AMENDMENTS
- 11. 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, WITH 2020 AMENDMENTS

**ELEVATION NOTES:**

- 1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS, FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
- 2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- 3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- 4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- 5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

**FLOOR PLAN NOTES:**

- 1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- 2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- 3. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- 4. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
- 5. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELIVING REQUIREMENTS.
- 6. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- 7. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- 8. BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT., A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- 10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- 11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- 12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- 13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- 14. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20" OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- 15. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- 16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.
- 17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- 18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**GENERAL NOTE & DESIGN DATA**

DESIGN BUILD CONTRACTOR:

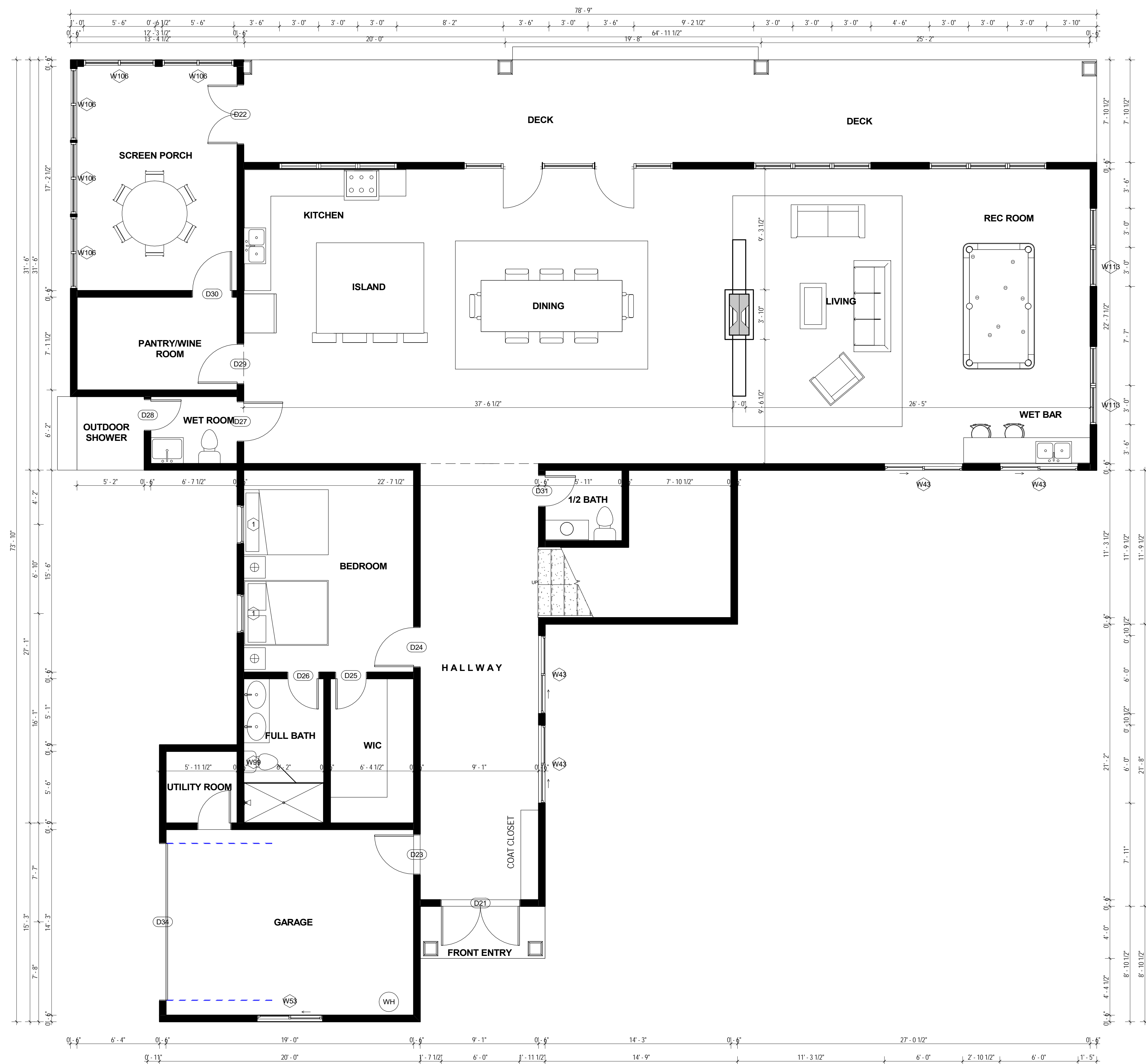
PROJECT DETAILS:  
**To be determined**

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
**As indicated**  
SHEET

**A-1.0**



1 First Floor Level  
1/4" = 1'-0"

**FLOOR PLAN NOTES:**

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
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3. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
4. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
5. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVE REQUIREMENTS.
6. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
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10. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
13. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
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16. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.
17. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
18. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

○ FLOOR PLAN NOTE  
3/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FIRST FLOOR PLAN**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:  
**To be determined**

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA  
DATE  
**24/08/2021**  
SCALE  
**As indicated**  
SHEET

**A-2.0**





1 Second Floor Level  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SECOND FLOOR PLAN**

DESIGN BUILD CONTRACTOR:

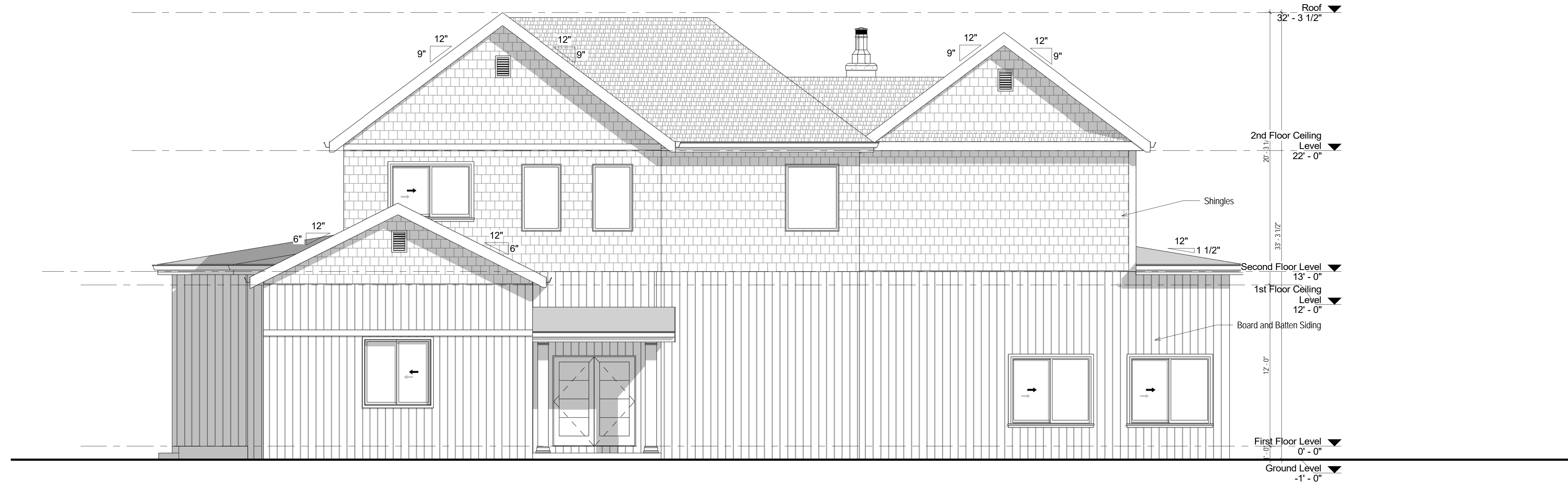
PROJECT DETAILS:  
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PROJECT OWNERS:

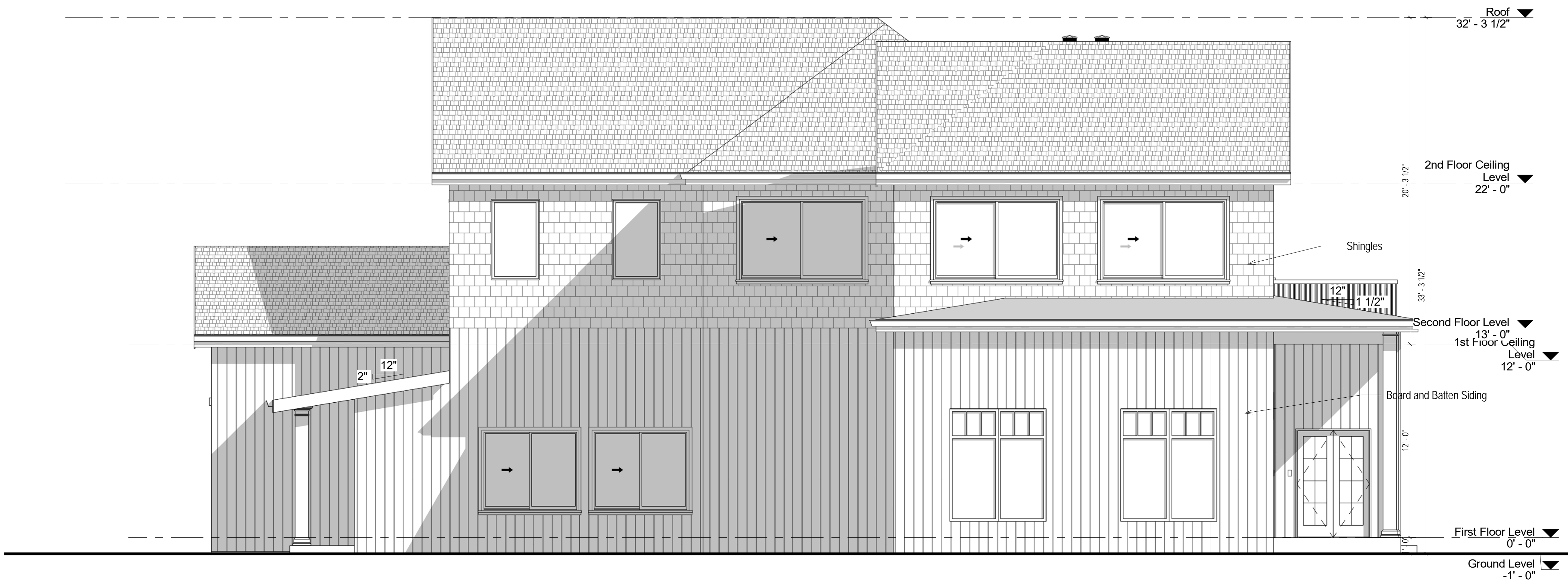
DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
**1/4" = 1'-0"**  
SHEET

**A-3.0**



① FRONT ELEVATION  
1/4" = 1'-0"



② LEFT ELEVATION  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ELEVATION**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:  
**To be determined**

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
**1/4" = 1'-0"**  
SHEET

**A-4.0**



① REAR ELEVATION  
1/4" = 1'-0"



② RIGHT ELEVATION  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ELEVATION**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:  
To be determined

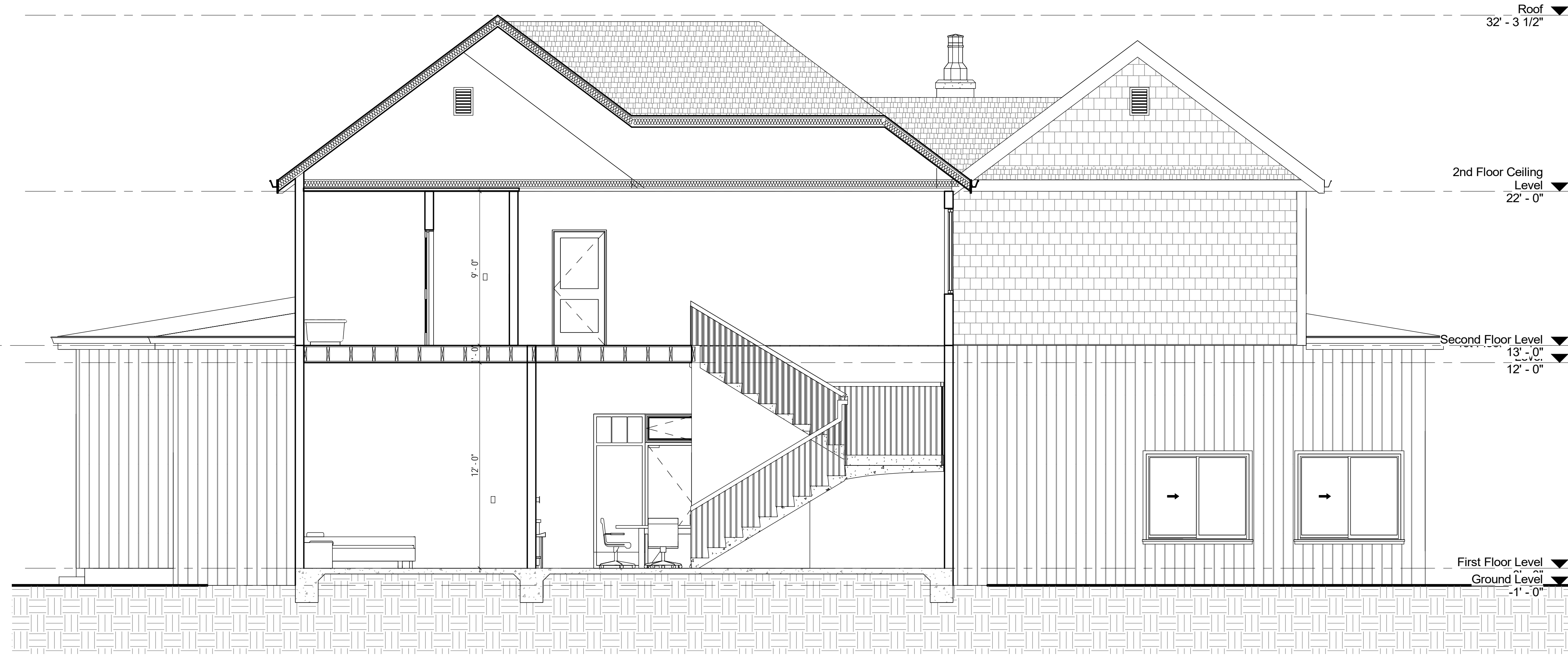
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SA  
DATE  
24/08/2021  
SCALE  
1/4" = 1'-0"  
SHEET

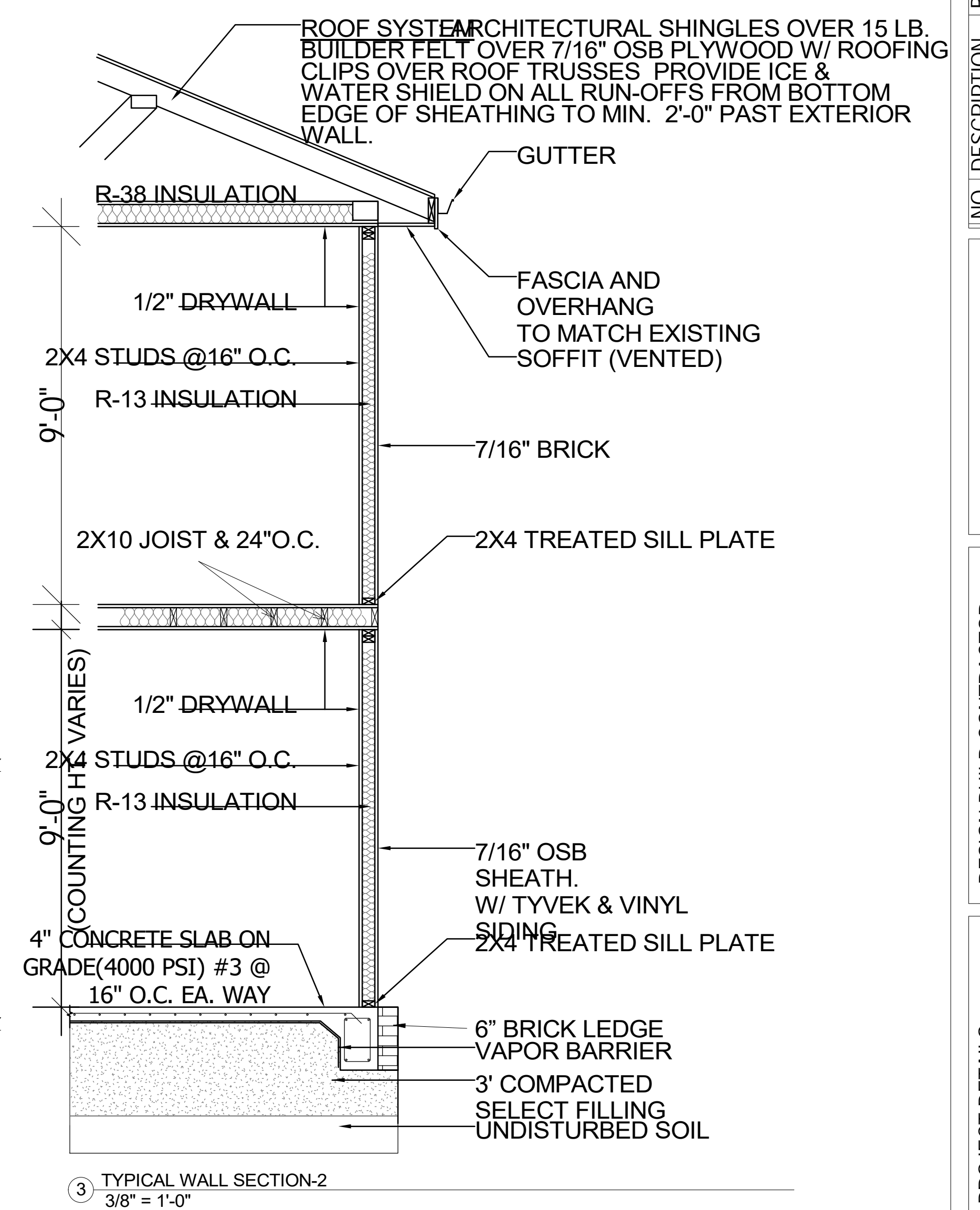
**A-5.0**



① Section 1  
1/4" = 1'-0"



② Section 2  
1/4" = 1'-0"



③ TYPICAL WALL SECTION-2  
3/8" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**BUILDING SECTION-1 & 2**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:  
To be determined

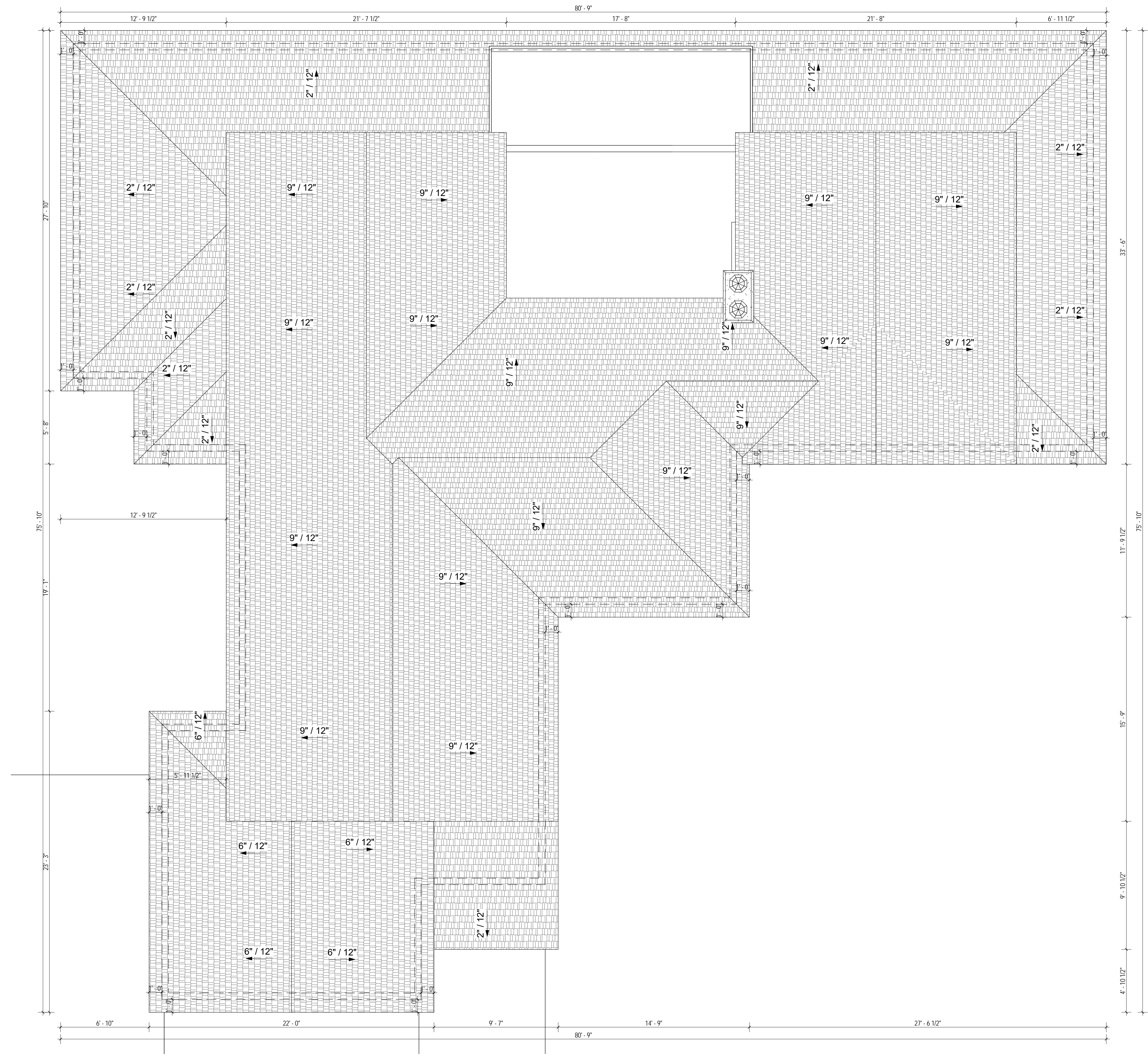
PROJECT OWNERS:

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SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
As indicated  
SHEET

**A-6.0**





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

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ROOF PLAN**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:  
To be determined

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA  
DATE  
24/08/2021  
SCALE  
1/4" = 1'-0"  
SHEET

**A-7.0**





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
3D EXTERIOR

DESIGN BUILD CONTRACTOR:

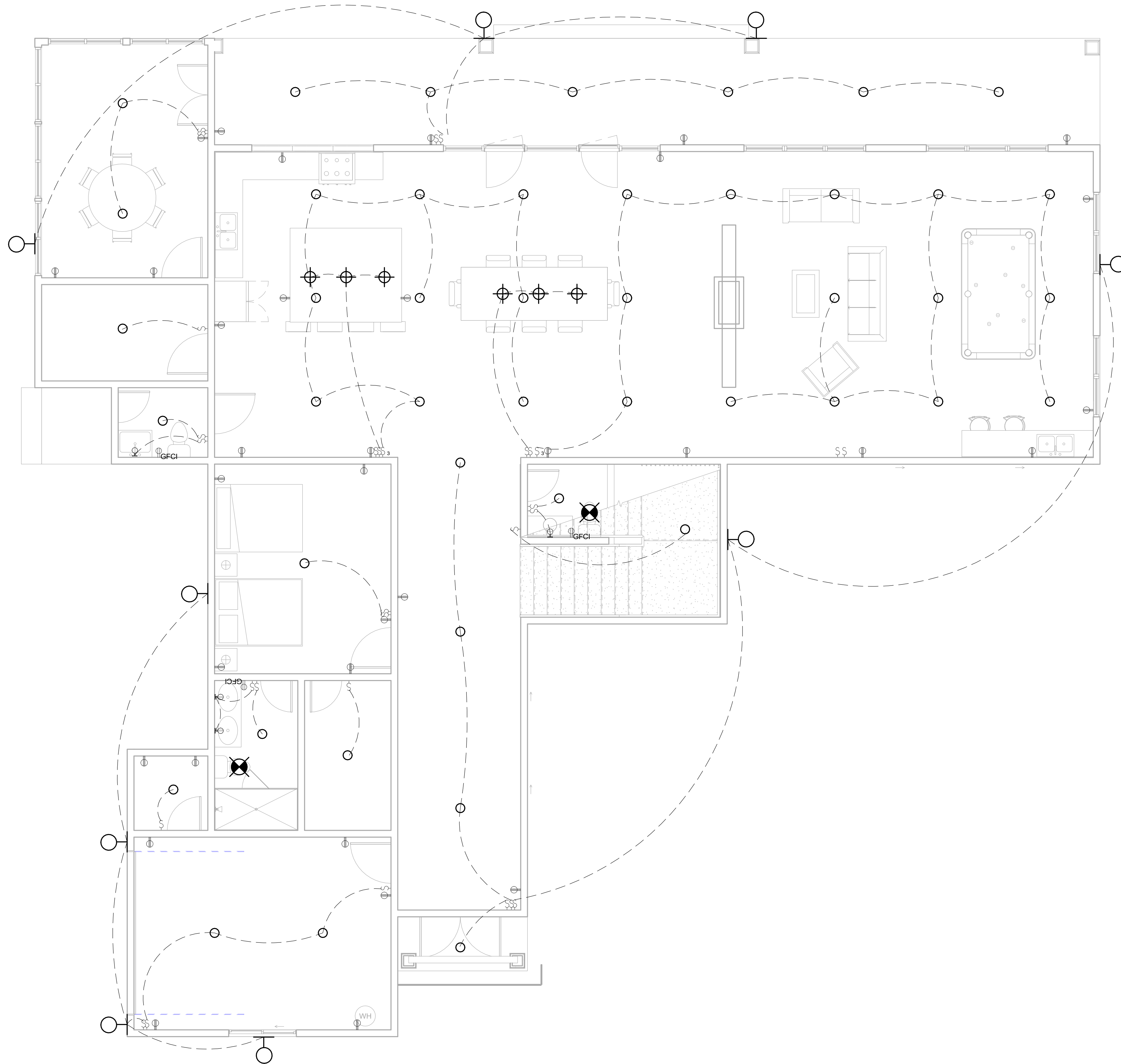
PROJECT DETAILS:  
To be determined

PROJECT OWNERS:

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SA  
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SA  
DATE  
24/08/2021  
SCALE

SHEET  
**A-8.0**



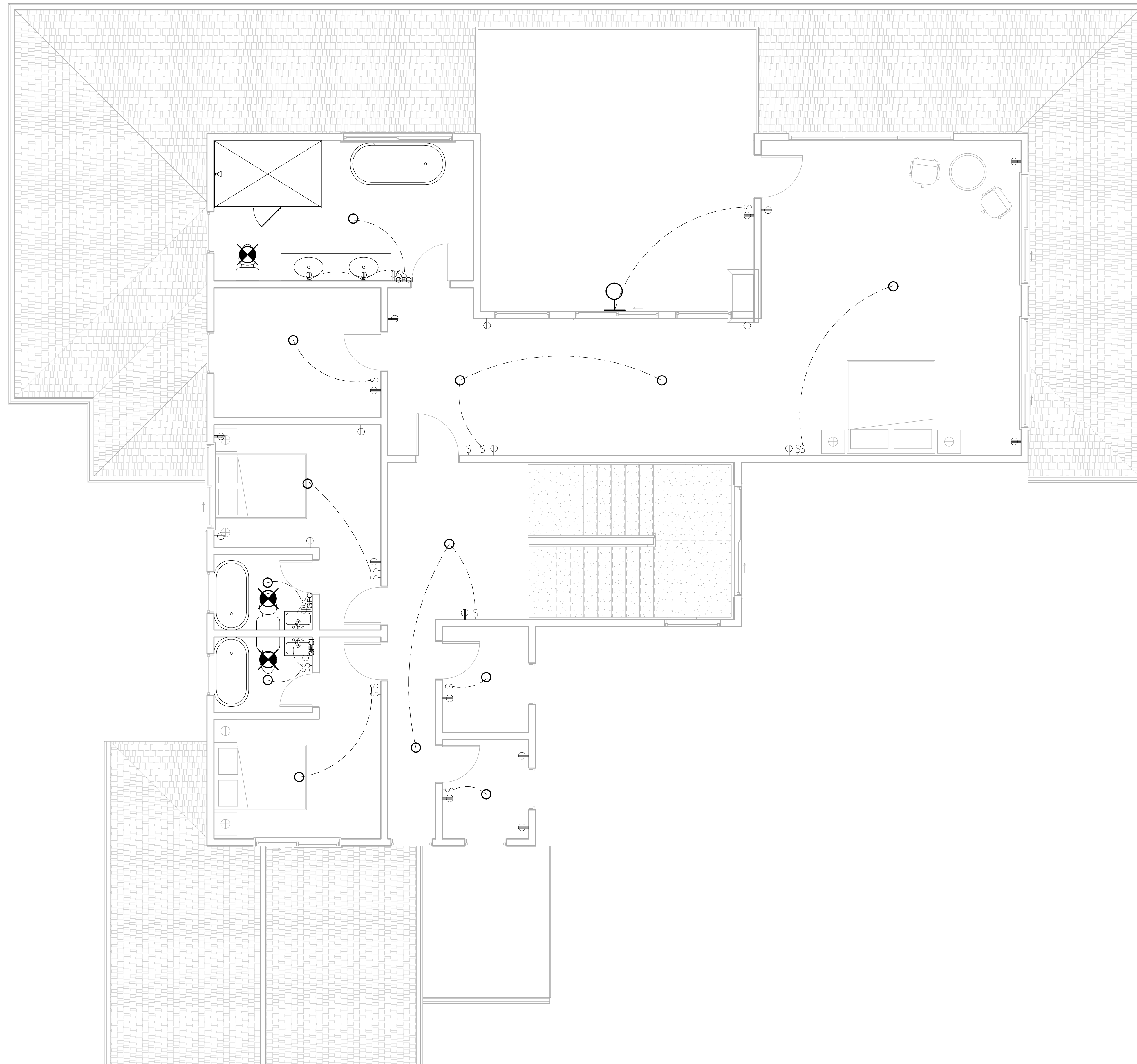


1 First Floor Electrical Plan  
1/4" = 1'-0"

ELECTRICAL LEGEND	
	CEILING FAN WITH LIGHT
	TV CONNECTION
	DATA JACK
	TELEPHONE JACK
	GFCI PROTECTED OUTLET
	STANDARD 110V OUTLET
	STANDARD 220V OUTLET
	PROGRAMMABLE THERMOSTAT
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	CEILING MOUND RADIANT HEATER
	ELECTRICAL PANEL
	WALL MOUNTED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	RECESSED CEILING CAN
	PENDANT LIGHT FIXTURE
	VANITY LIGHT
	LED STRIP LIGHT
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SECURITY CAMERA

NO.	DESCRIPTION	BY	DATE
SHEET TITLE: <b>FIRST FLOOR ELECTRICAL PLAN</b>			
DESIGN BUILD CONTRACTOR:			
PROJECT DETAILS:		To be determined	
PROJECT OWNERS:			
DRAWN BY: SA			
CHECKED BY: SA			
DATE 24/08/2021			
SCALE 1/4" = 1'-0"			
SHEET			
<b>E-1.0</b>			





ELECTRICAL LEGEND	
	CEILING FAN WITH LIGHT
	TV CONNECTION
	DATA JACK
	TELEPHONE JACK
	GFCI PROTECTED OUTLET
	STANDARD 110V OUTLET
	STANDARD 220V OUTLET
	PROGRAMMABLE THERMOSTAT
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	CEILING MOUND RADIANT HEATER
	ELECTRICAL PANEL
	WALL MOUNTED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	RECESSED CEILING CAN
	PENDANT LIGHT FIXTURE
	VANITY LIGHT
	LED STRIP LIGHT
	EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	SECURITY CAMERA

1 Second Floor Electrical Plan  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
SECOND FLOOR  
ELECTRICAL PLAN

DESIGN BUILD CONTRACTOR:

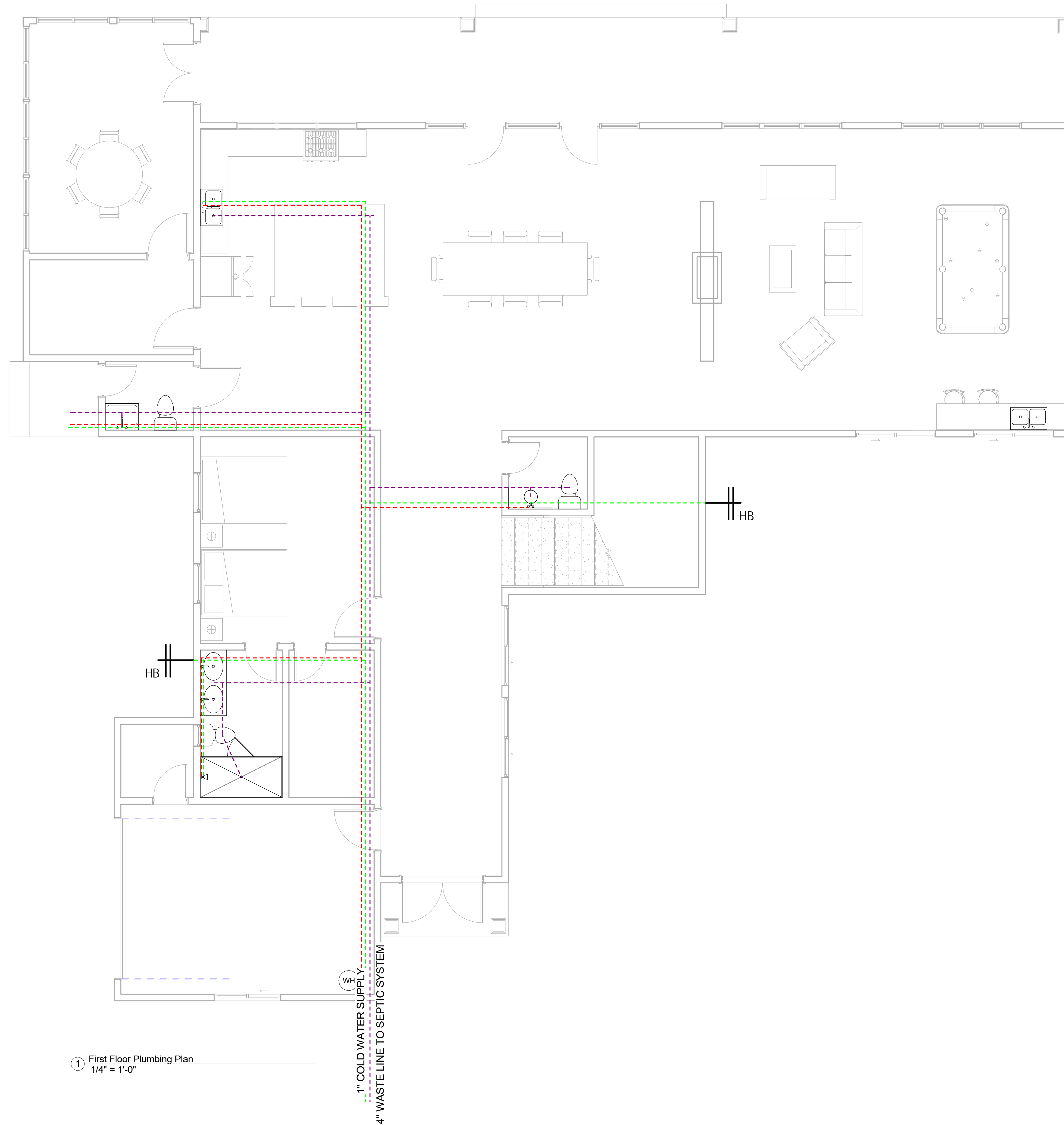
PROJECT DETAILS:  
To be determined

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
24/08/2021  
SCALE  
1/4" = 1'-0"  
SHEET

E-2.0



1/2" COLD WATER	---
1/2" HOT WATER	---
4" WASTE LINE	---
TANKLESS WATER HEATER	○ W.H
HOSE BIB	HB

① First Floor Plumbing Plan  
1/4" = 1'-0"

--- 1" COLD WATER SUPPLY  
--- 4" WASTE LINE TO SEPTIC SYSTEM

**PLUMBING NOTES:**

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
3. ALL WATER HEATERS SHALL BE VENTED AT TOPOUT.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FIRST FLOOR  
PLUMBING  
DESIGN**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:  
To be determined

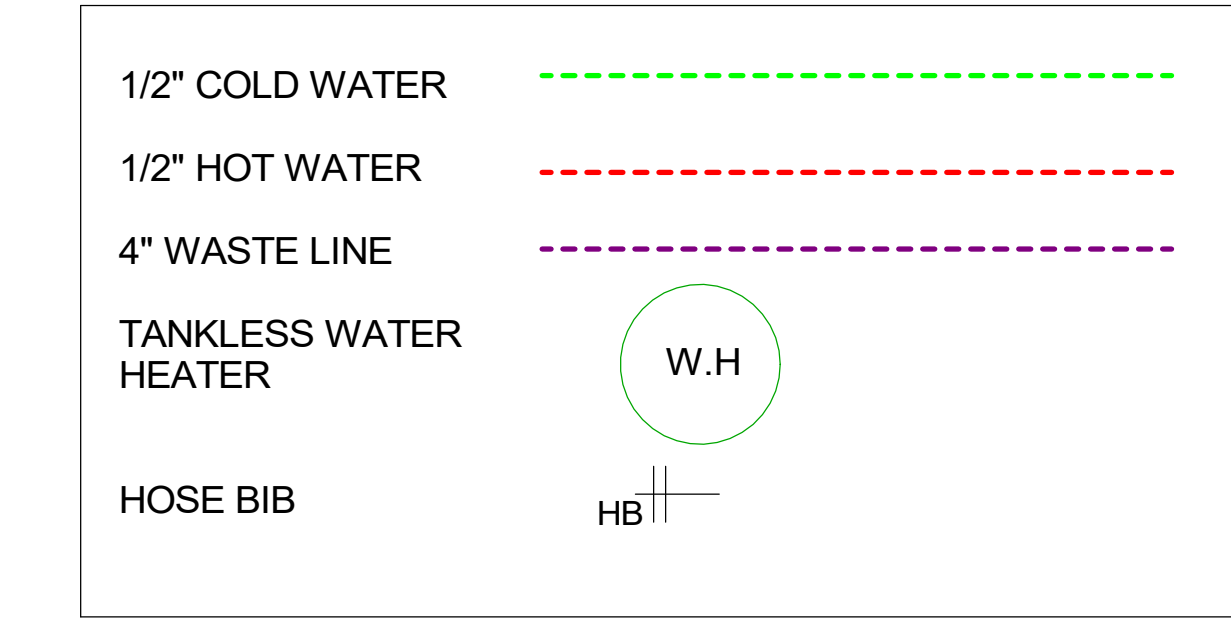
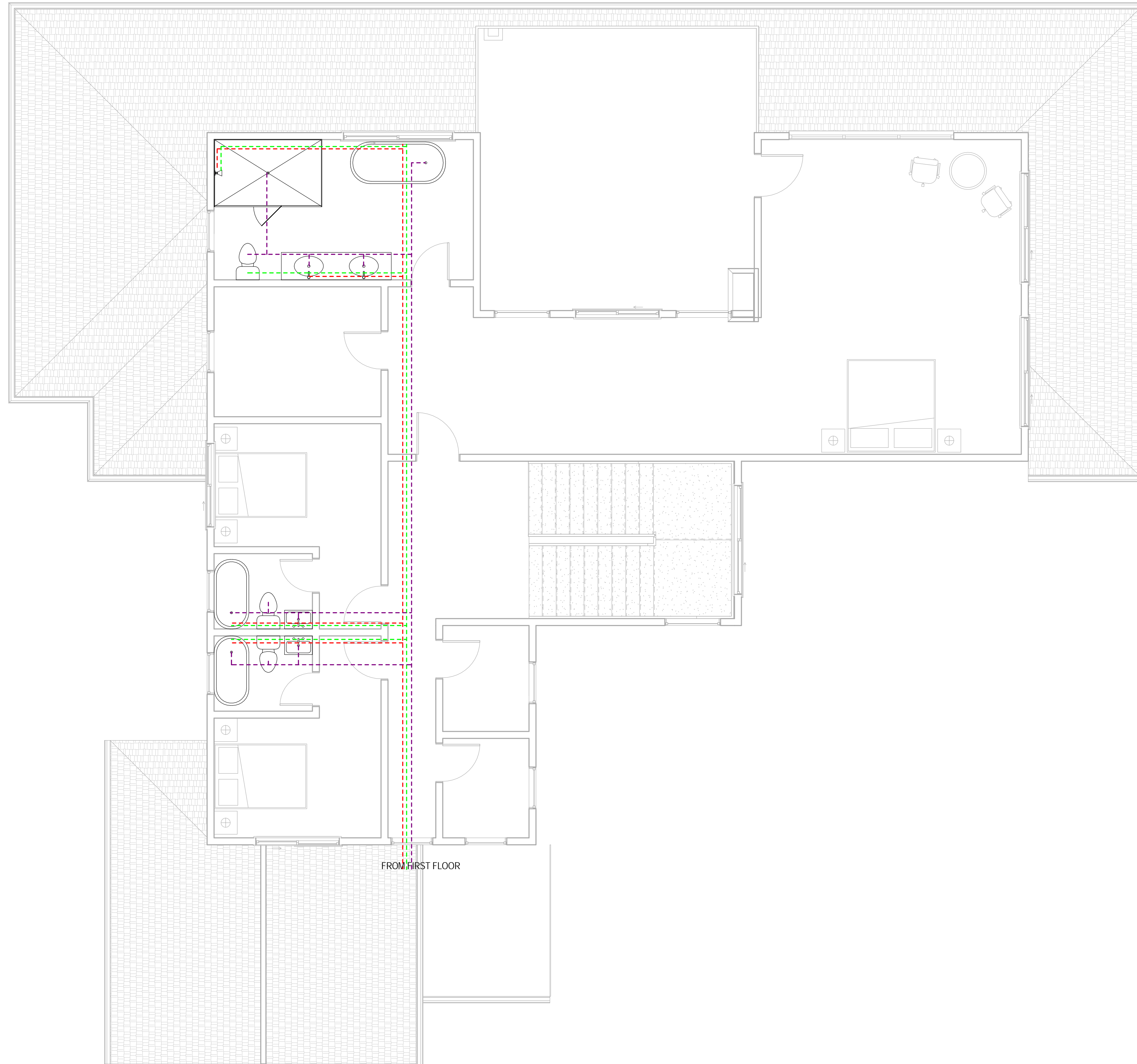
PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
**As indicated**  
SHEET

**P-1.0**





○ PLUMBING LEGEND  
1" = 1'-0"

**PLUMBING NOTES:**

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
3. ALL WATER HEATERS SHALL BE VENTED AT TOPOUT.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

○ PLUMBING NOTE  
1" = 1'-0"

① Second Floor Plumbing Design  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**SECOND FLOOR  
PLUMBING  
DESIGN**

DESIGN BUILD CONTRACTOR:

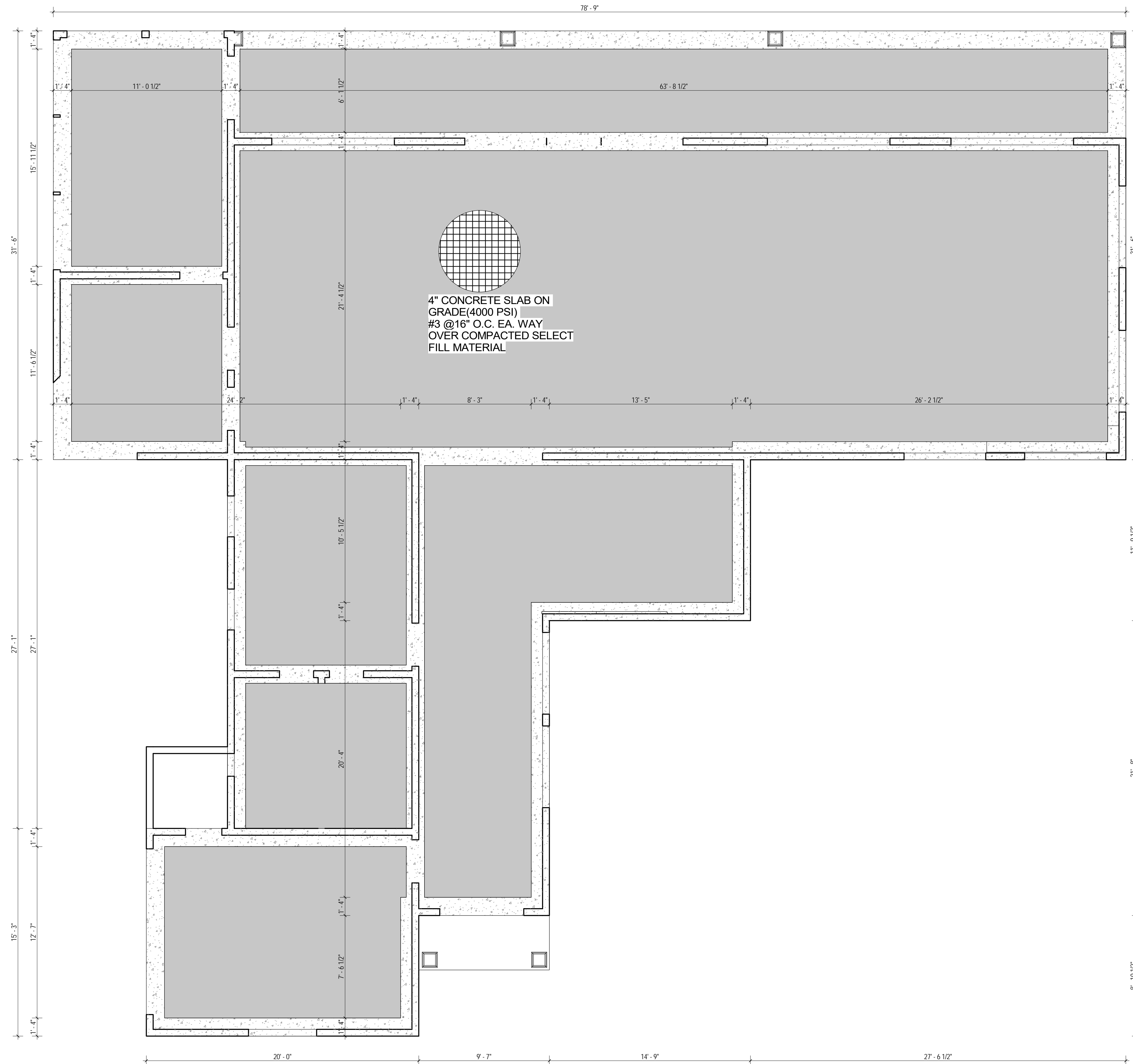
PROJECT DETAILS:  
**To be determined**

PROJECT OWNERS:

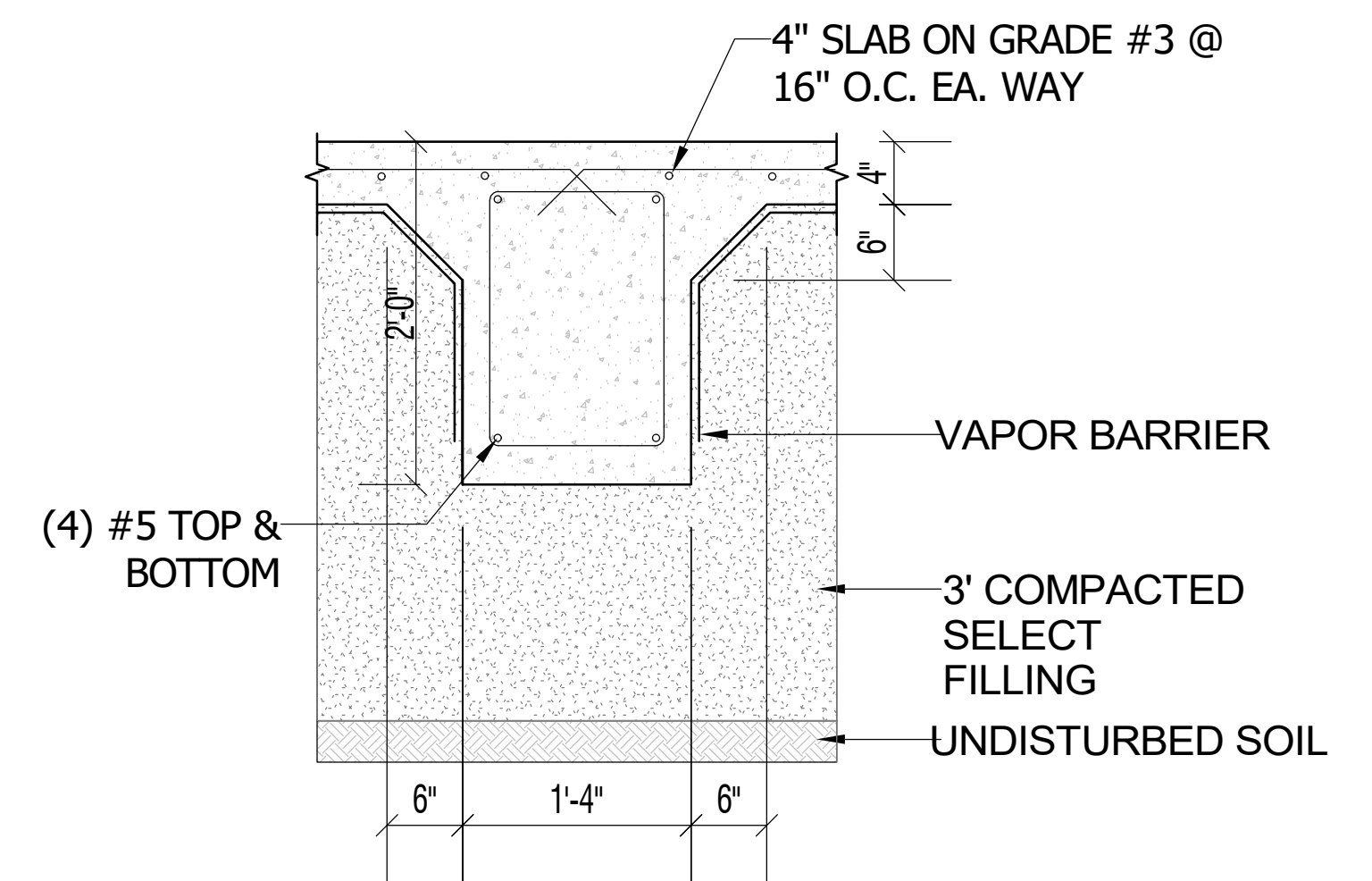
DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
**As indicated**  
SHEET

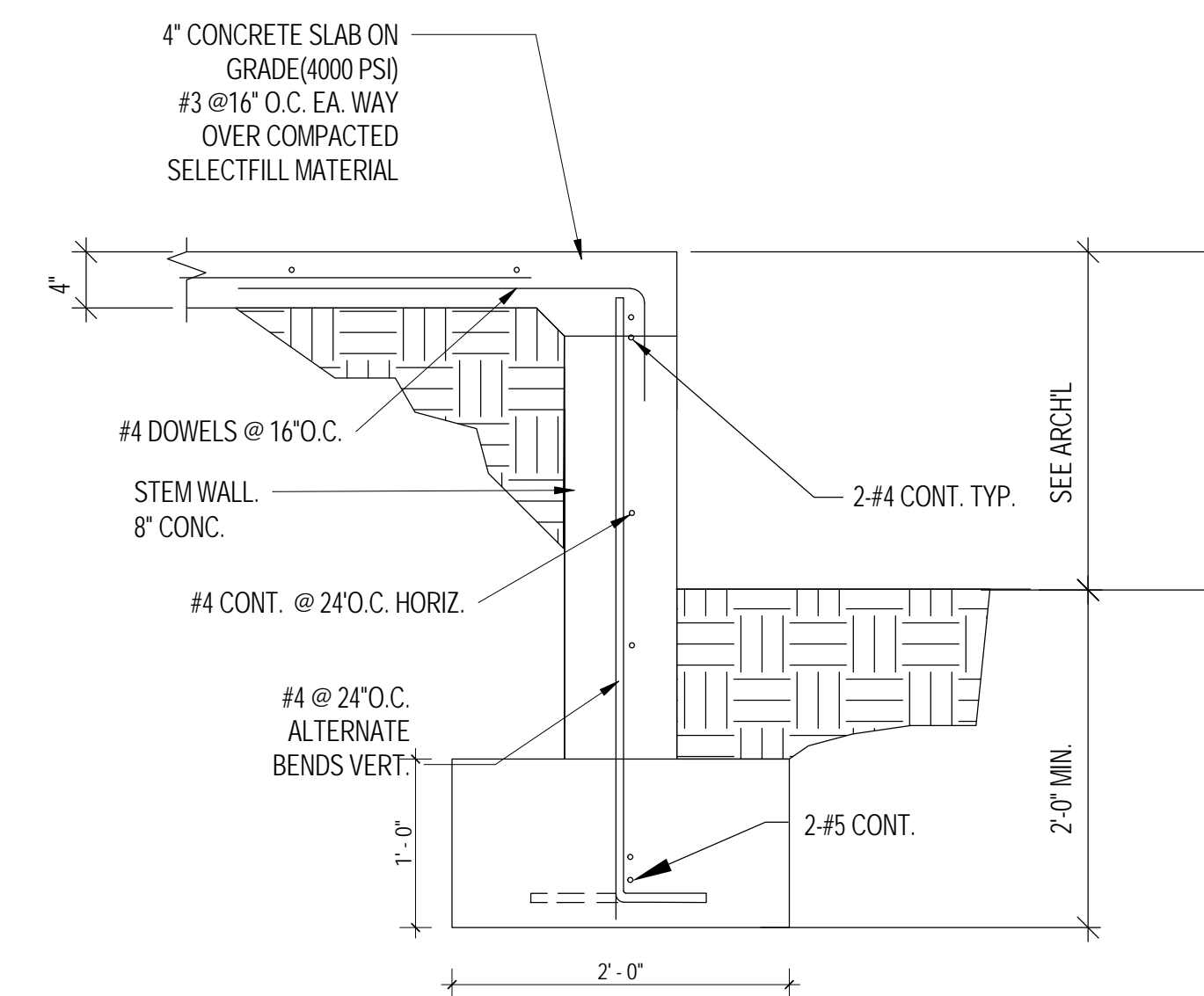
**P-2.0**



① Foundation Plan  
1/4" = 1'-0"



③ FOUNDATION DETAILS 1  
1" = 1'-0"



② FOUNDATION DETAILS-1  
1" = 1'-0"

**SPECIFICATION NOTES**

1. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2012 IRC, AND ALL LOCAL CITY OR COUNTY GUIDELINES.
2. ALL CONCRETE USED IN THE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI.
3. THE MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES.
4. PROVED CONTROL JOINT IN ALL EXPOSED SLABS ON GRADE THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20' O.G. UNLESS OTHERWISE NOTED.
5. A CIVIL ENGINEER SHOULD BE CONSULTED TO VERIFY FOUNDATION PLANS AND DELTAS.

**SITE DRAINAGE:**

IT IS RECOMMENDED THAT THE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS. USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

○ FOUNDATION NOTE  
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**FOUNDATION  
PLAN & DETAILS**

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:

To be determined

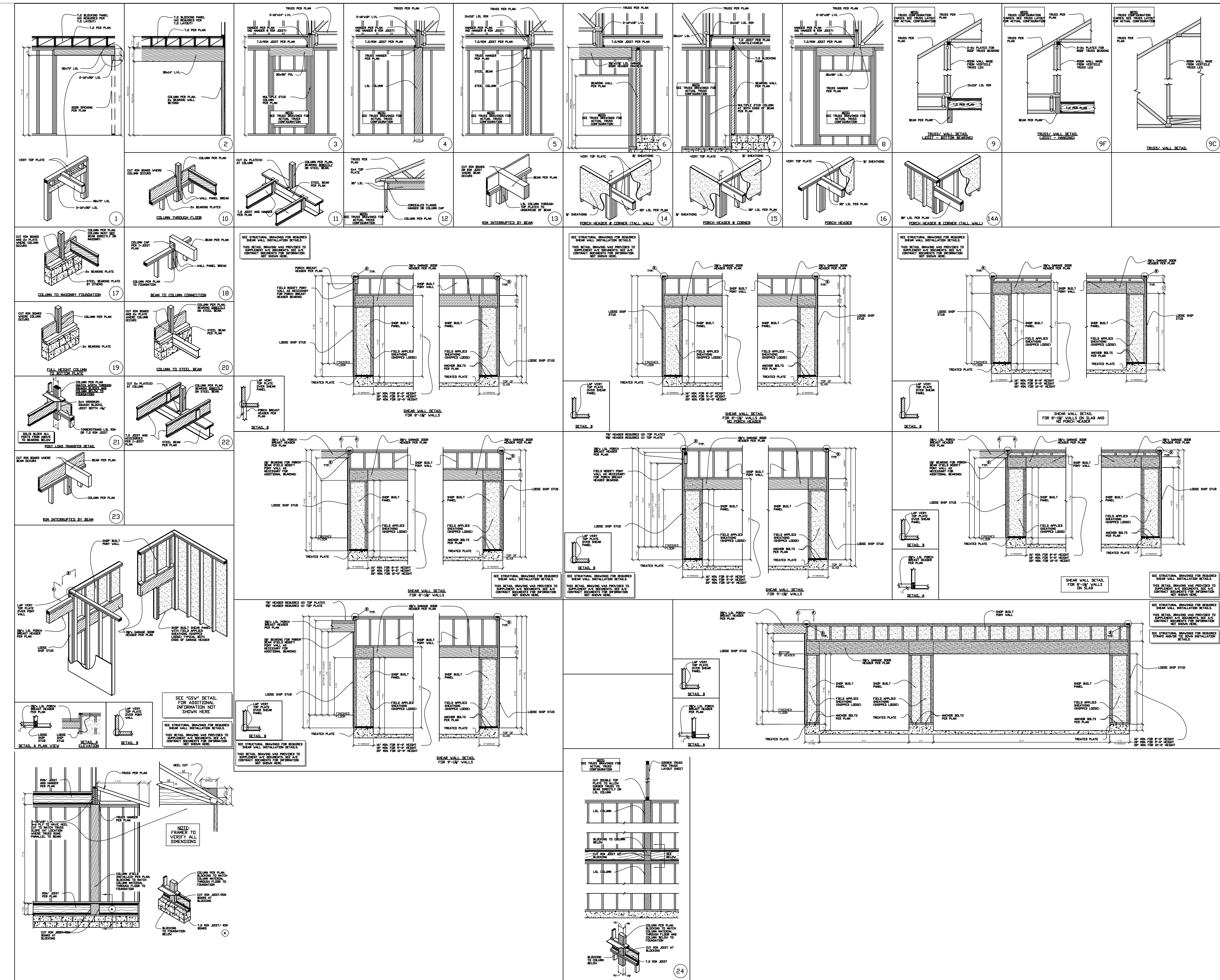
PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA

DATE  
**24/08/2021**  
SCALE  
**As indicated**  
SHEET

**S-1.0**





1 TYPICAL FRAMING DETAILS  
1/4" = 1'-0"

NO. DESCRIPTION BY DATE

SHEET TITLE:  
TYPICAL FRAMING  
DETAILS

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:

PROJECT OWNERS:

DRAWN BY:  
SA  
CHECKED BY:  
SA  
DATE  
24/08/2021  
SCALE  
1/4" = 1'-0"  
SHEET

S-2.0

To be determined