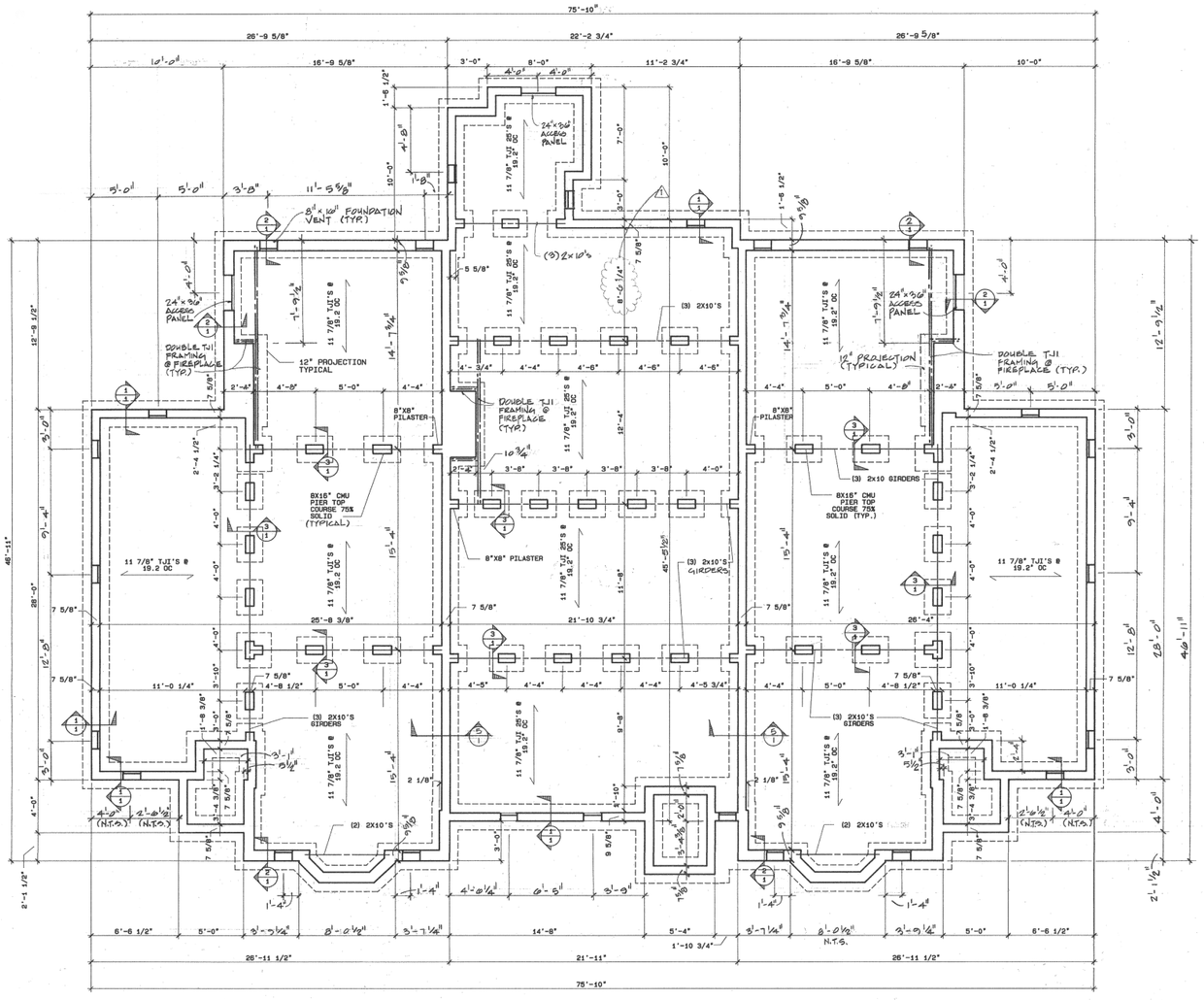
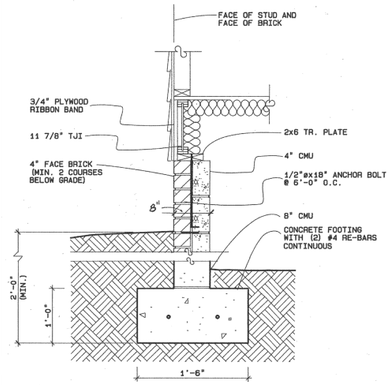


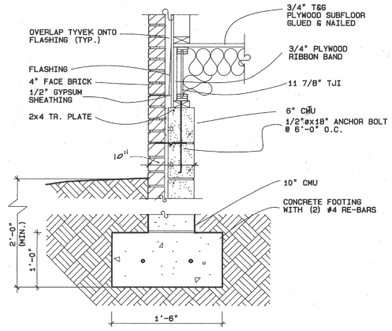
4 1 FOUNDATION PLAN 3 UNIT BUILDING

1/4" = 1'-0"



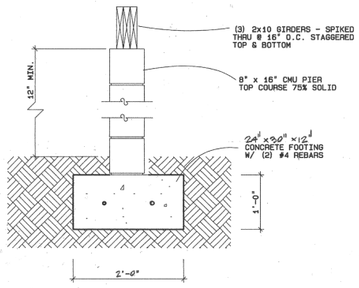
1 1 DETAIL

1" = 1'-0"



2 1 DETAIL

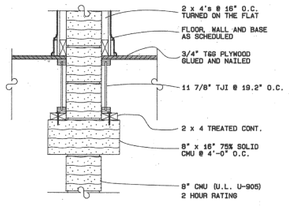
1" = 1'-0"



3 1 DETAIL

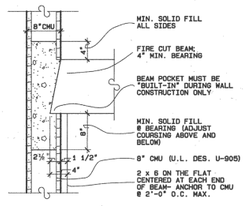
1" = 1'-0"

NOTE: PROVIDE FOOTINGS UNDER EXTERIOR STEPS WHERE EXTERIOR STEPS ARE REQUIRED. COORDINATE WITH SITE PLAN.



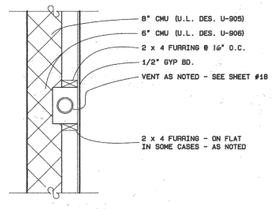
5 1 FIRST FLOOR FRAMING PARALLEL TO MAS. WALL

1" = 1'-0"



6 1 BEAM POCKET DETAIL

1" = 1'-0"



7 1 PLUMBING CHASE DETAIL

1" = 1'-0"

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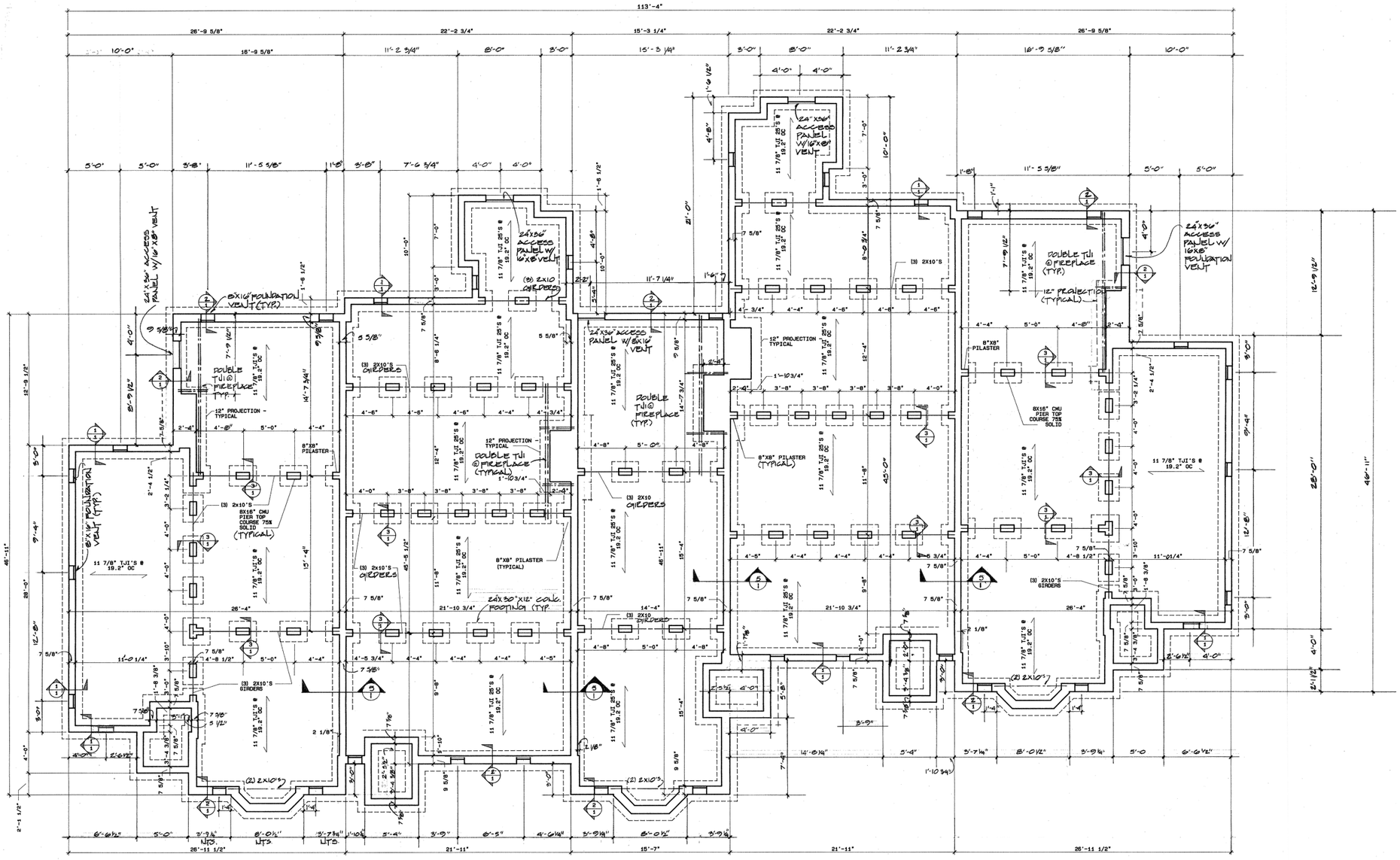
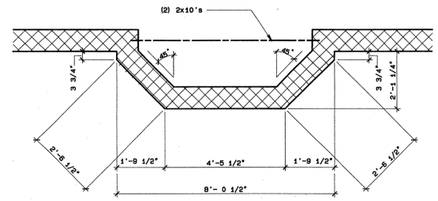


1/2 FOUNDATION PLAN 5 UNIT BUILDING

1/4" = 1'-0"

NOTE: PROVIDE FOOTINGS UNDER EXTERIOR STEPS WHERE EXTERIOR STEPS ARE REQUIRED. COORDINATE W/ SITE PLAN



2/2 BAY PLAN FOUNDATION DIMENSIONS

1/2" = 1'-0"

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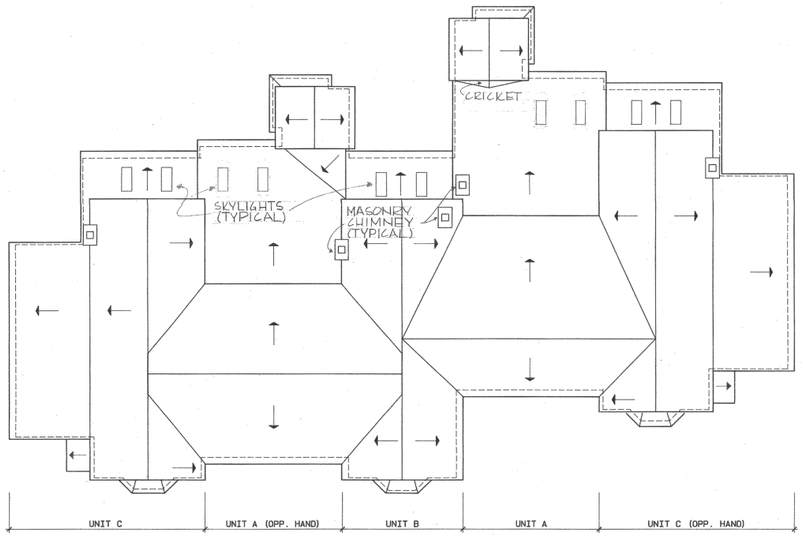
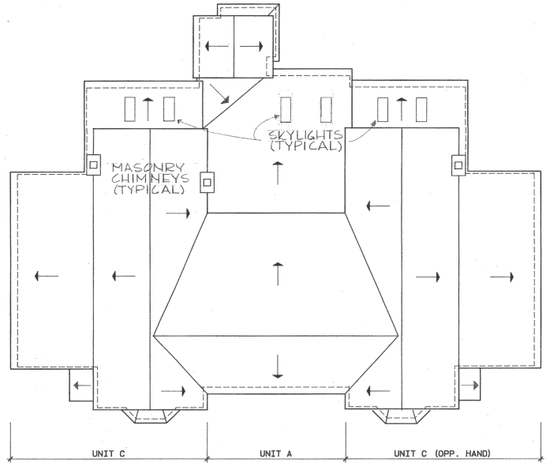


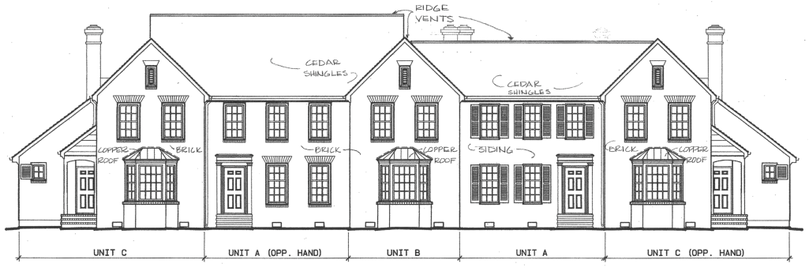
1/3 **ROOF PLAN 5 UNIT BUILDING**

1/8" = 1'-0"



4/3 **ROOF PLAN 3 UNIT BUILDING**

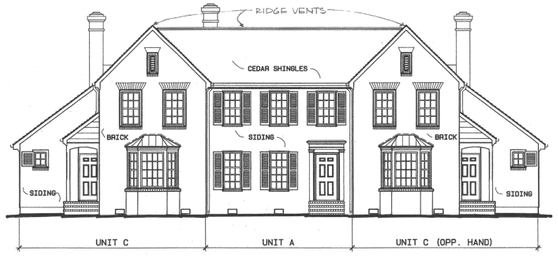
1/8" = 1'-0"



2/3 **COMPOSITE FRONT ELEVATION 5 UNIT BUILDING**

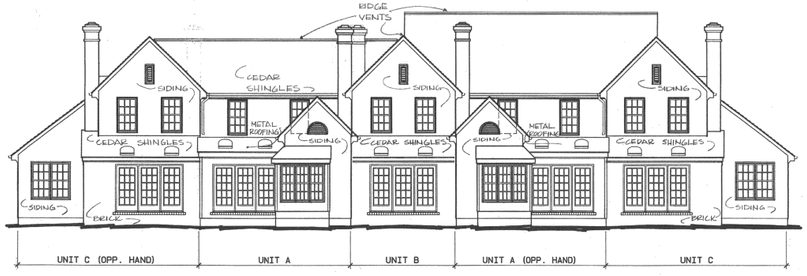
1/8" = 1'-0"

NOTE: SEE SHEET #11 FOR SIDE ELEVATION OF UNIT "C"



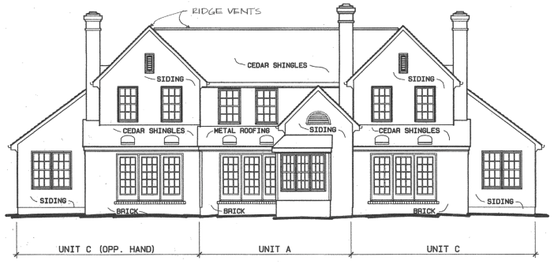
5/3 **COMPOSITE FRONT ELEVATION 3 UNIT BUILDING**

1/8" = 1'-0"



3/3 **COMPOSITE REAR ELEVATION 5 UNIT BUILDING**

1/8" = 1'-0"



6/3 **COMPOSITE REAR ELEVATION 3 UNIT BUILDING**

1/8" = 1'-0"

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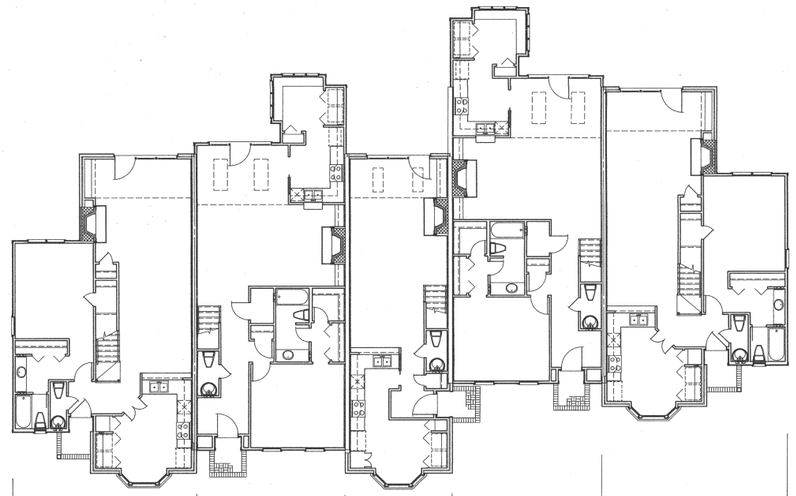
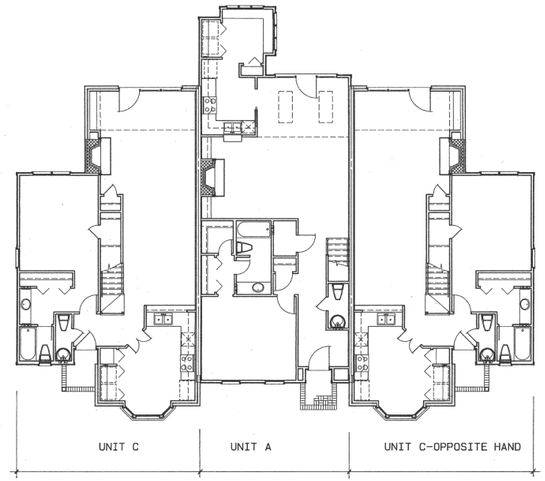


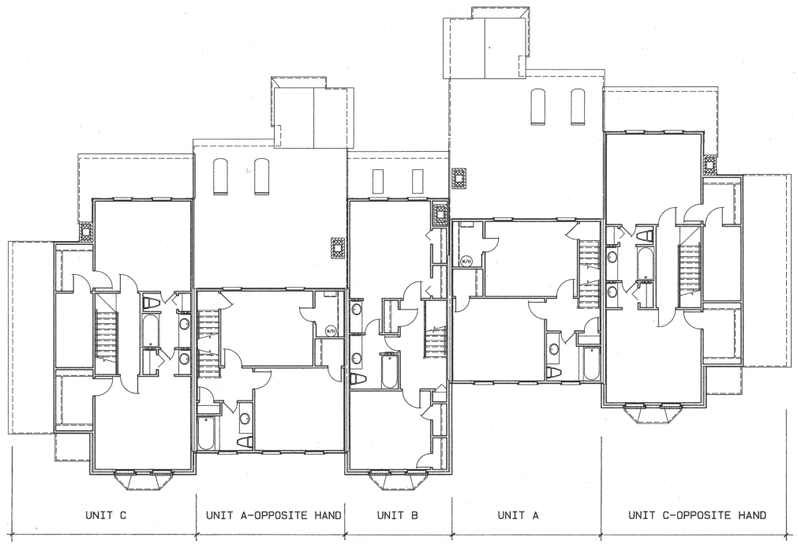
1/4 **COMPOSITE FIRST FLOOR PLAN 5 UNIT BUILDING**

1/8" = 1'-0"



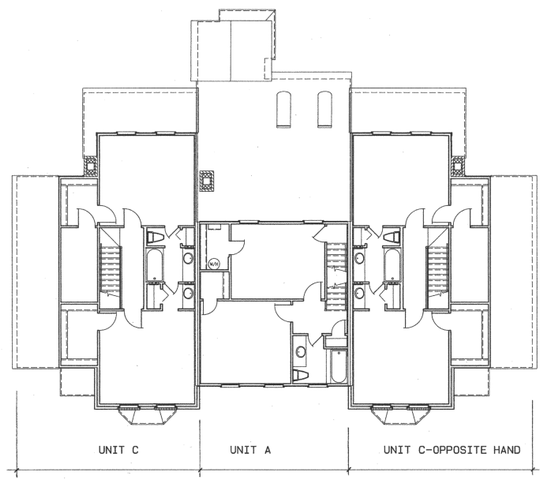
3/4 **COMPOSITE FIRST FLOOR PLAN 3 UNIT BUILDING**

1/8" = 1'-0"



2/4 **COMPOSITE SECOND FLOOR PLAN 5 UNIT BUILDING**

1/8" = 1'-0"



4/4 **COMPOSITE SECOND FLOOR PLAN 3 UNIT BUILDING**

1/8" = 1'-0"

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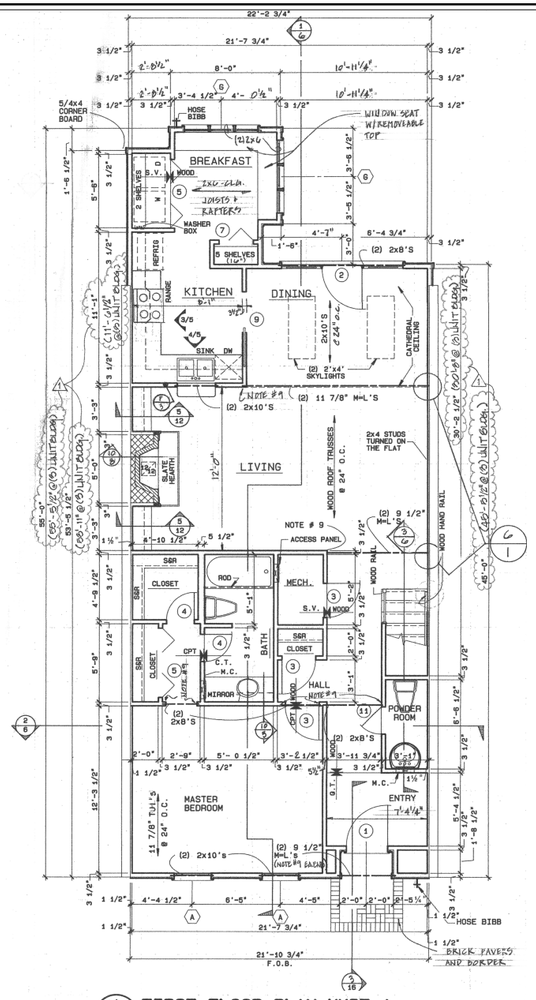
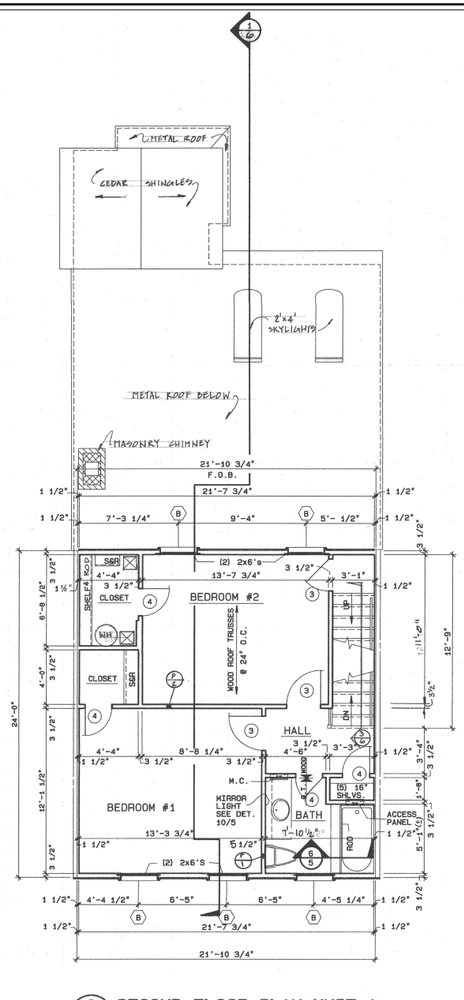
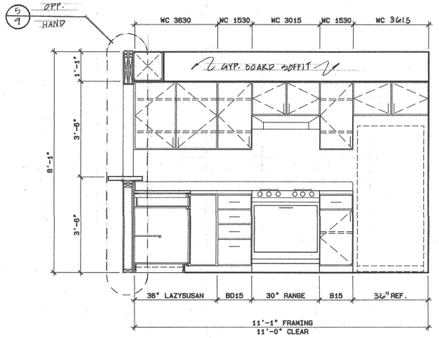


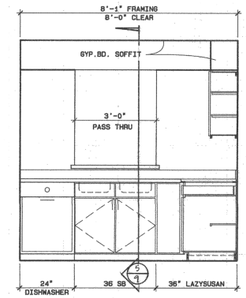
1 5 **FIRST FLOOR PLAN UNIT A**
1/4" = 1'-0"



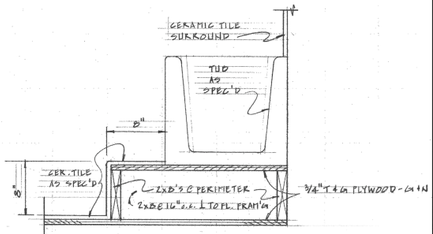
2 5 **SECOND FLOOR PLAN UNIT A**
1/4" = 1'-0"



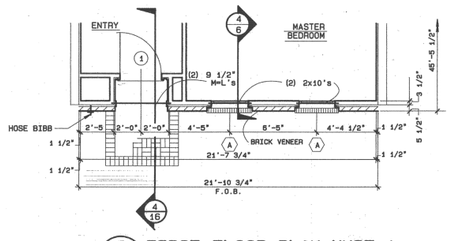
3 5 **KITCHEN ELEVATION**
1/2" = 1'-0"



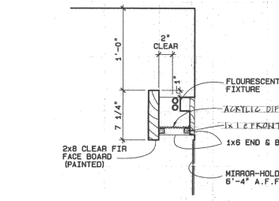
4 5 **KITCHEN ELEVATION**
1/2" = 1'-0"



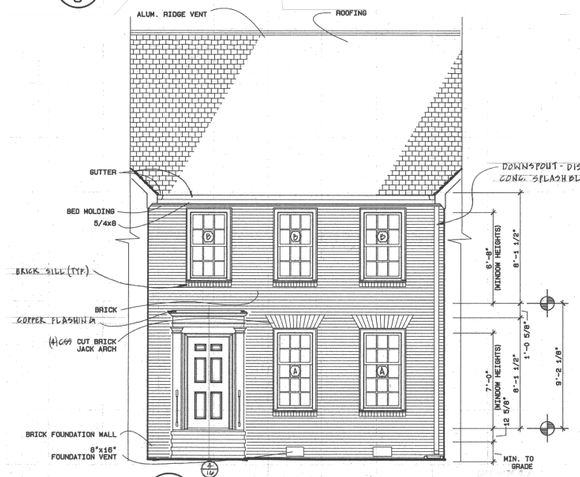
6 5 **SECT. @ RAISED TUB**
1 1/2"=1'-0"



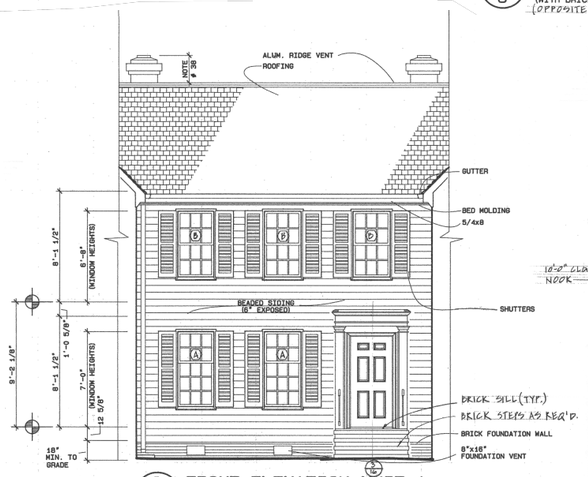
5 5 **FIRST FLOOR PLAN UNIT A**
(WITH BRICK VENEER)
(OPPOSITE HAND)
1/4" = 1'-0"



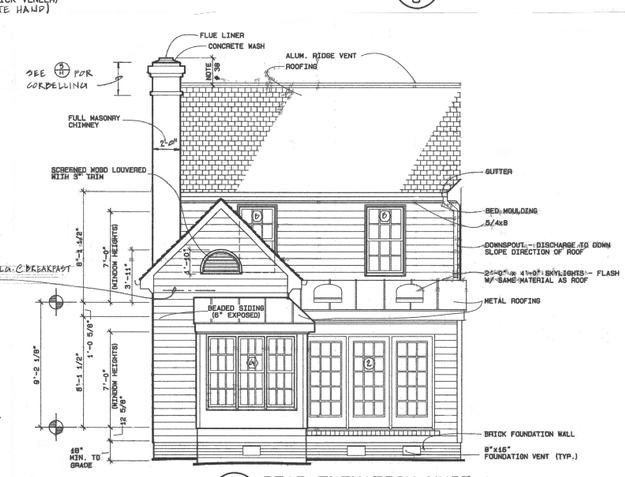
10 5 **VANITY LIGHT DETAIL**
1 1/2"=1'-0"



7 5 **FRONT ELEVATION UNIT A**
(WITH BRICK VENEER)
(OPPOSITE HAND)
1/4" = 1'-0"



8 5 **FRONT ELEVATION UNIT A**
(WITH SIDING)
1/4" = 1'-0"



9 5 **REAR ELEVATION UNIT A**
1/4" = 1'-0"

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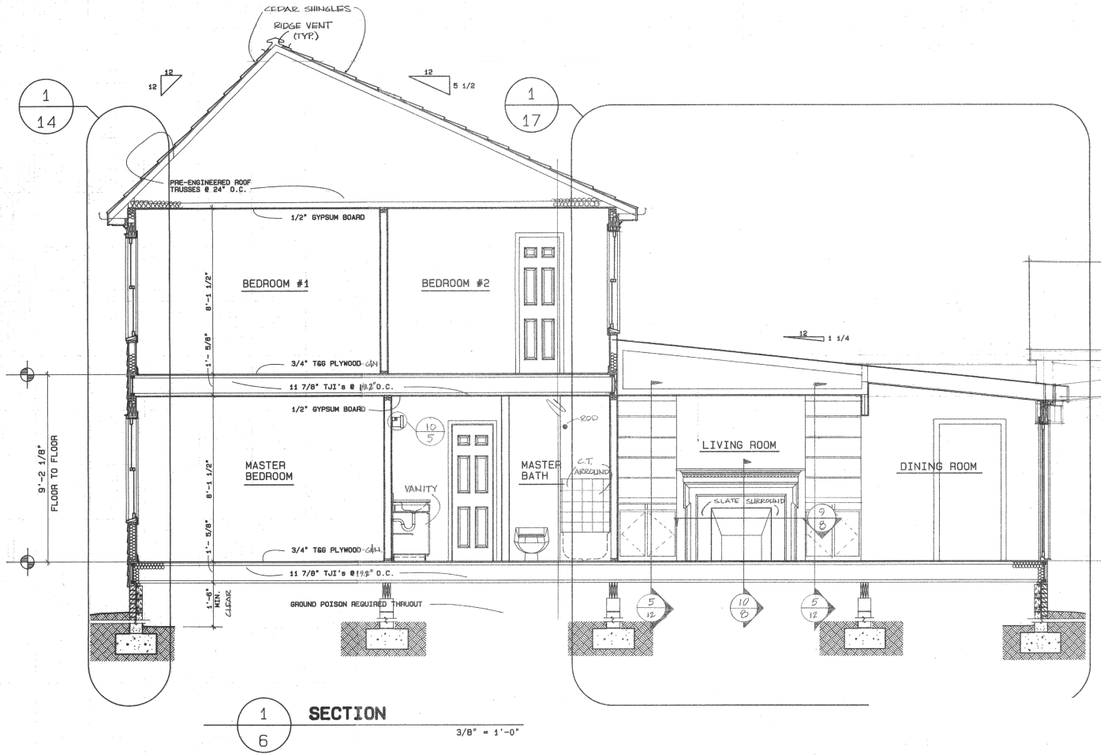
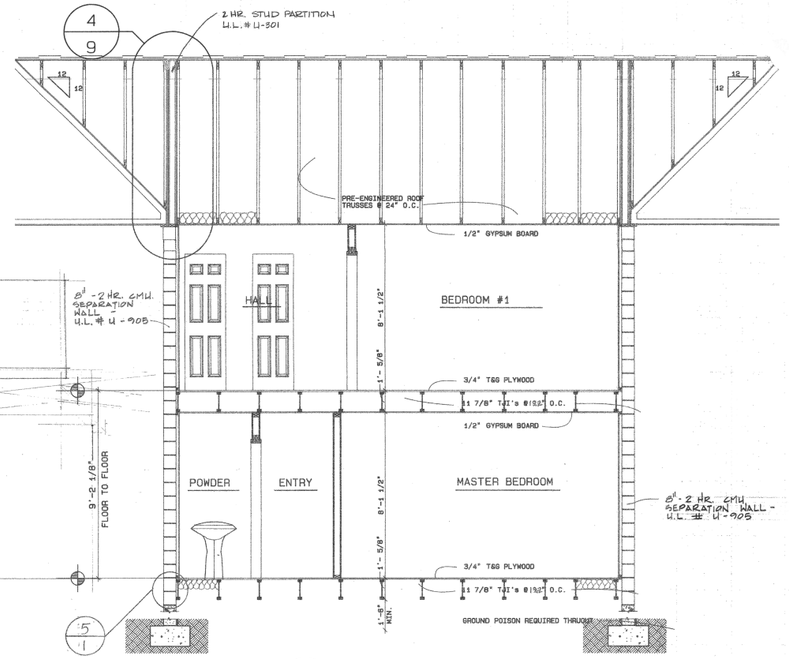


1/14 1/17

1/6 **SECTION**

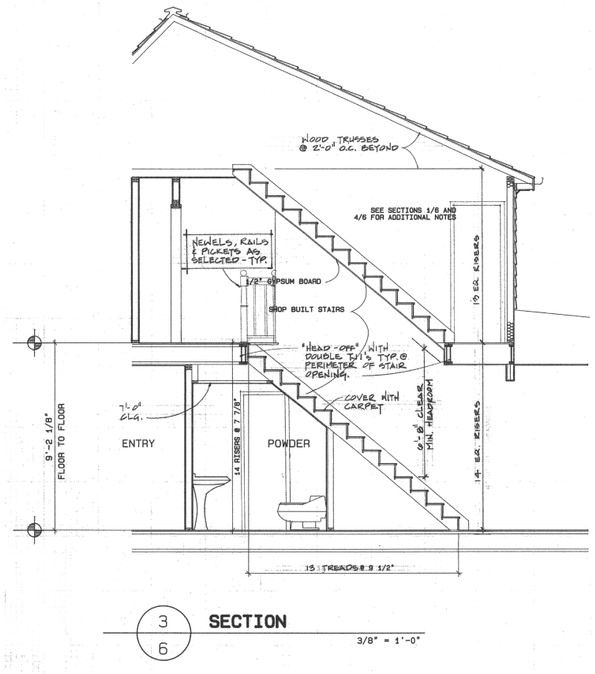
3/8" = 1'-0"



4/9 5/1

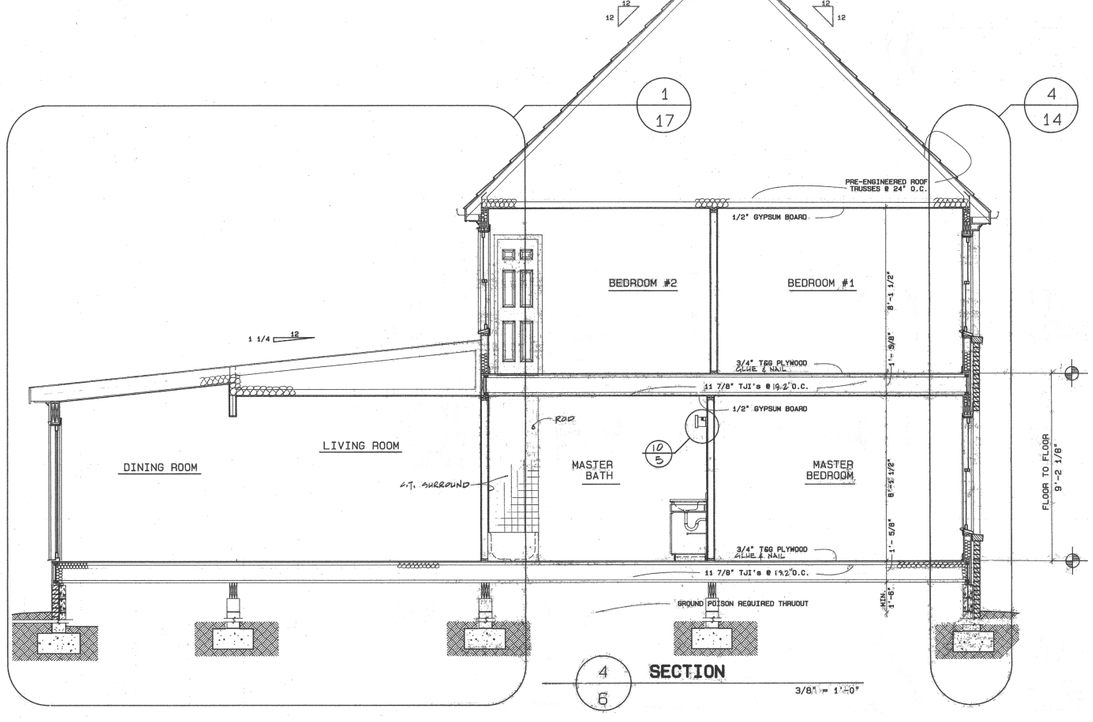
2/6 **SECTION**

3/8" = 1'-0"



3/6 **SECTION**

3/8" = 1'-0"



1/17 4/14

4/6 **SECTION**

3/8" = 1'-0"

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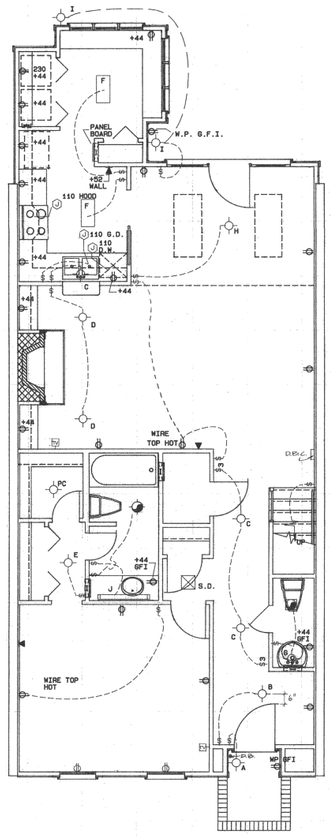
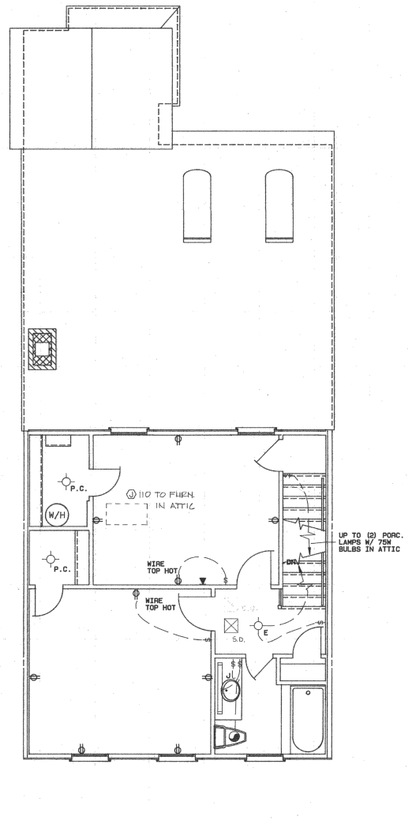
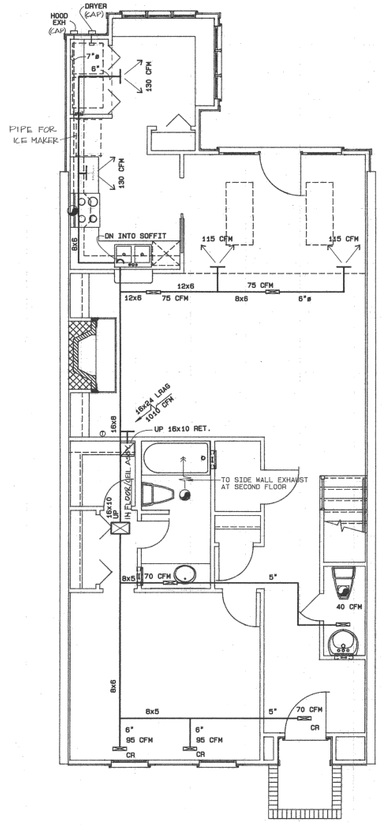
NOTE: LOCATE HVAC CONDENSING UNIT; DISCONNECT; ELECTRIC METER BASE; AND GAS METER AS DIRECTED BY LANDSCAPE ARCHITECT



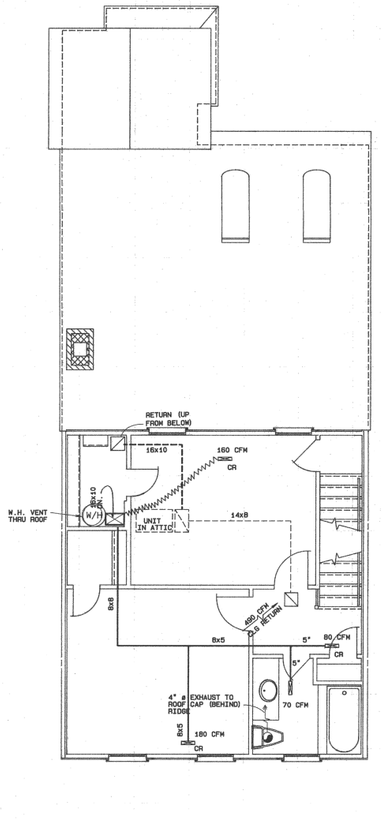
1/7 FIRST FLOOR PLAN UNIT A
1/4" = 1'-0"



2/7 SECOND FLOOR PLAN UNIT A
1/4" = 1'-0"

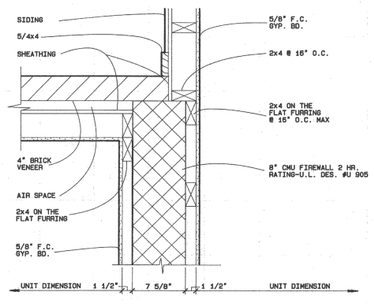


3/7 FIRST FLOOR PLAN UNIT A
1/4" = 1'-0"

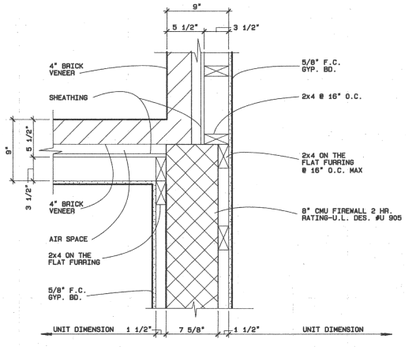


4/7 SECOND FLOOR PLAN UNIT A
1/4" = 1'-0"

ELECTRICAL LAYOUTS

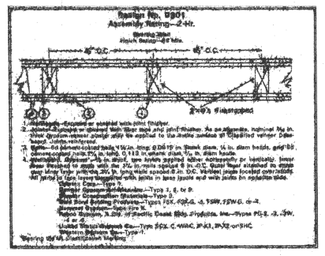


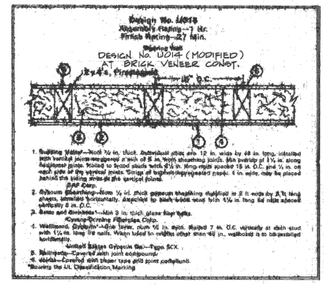
5/7 INTERSECTION OF EXT. WALLS
1 1/2"=1'-0"



6/7 INTERSECTION OF BRICK VENEER WALLS
1 1/2"=1'-0"

MECHANICAL LAYOUTS





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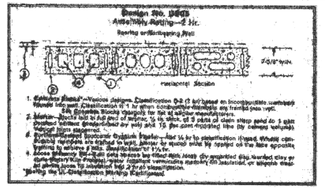

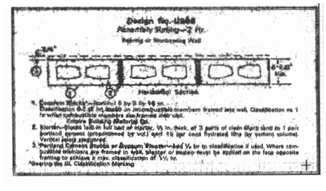

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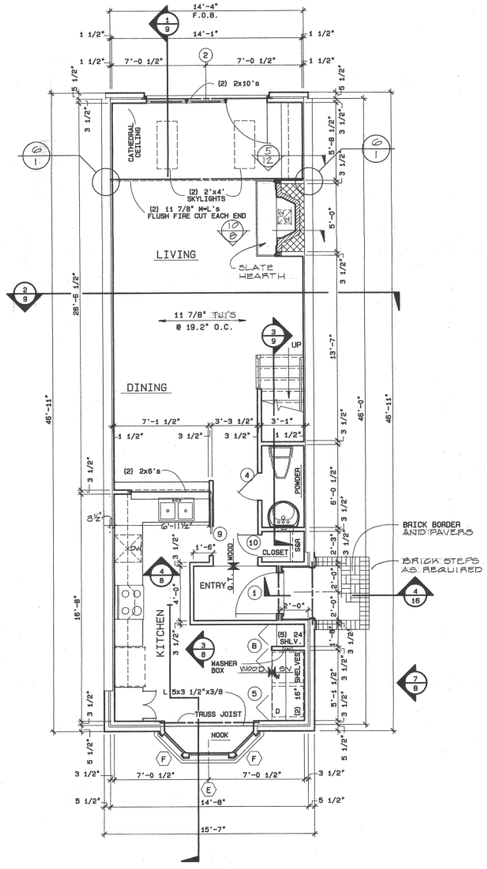
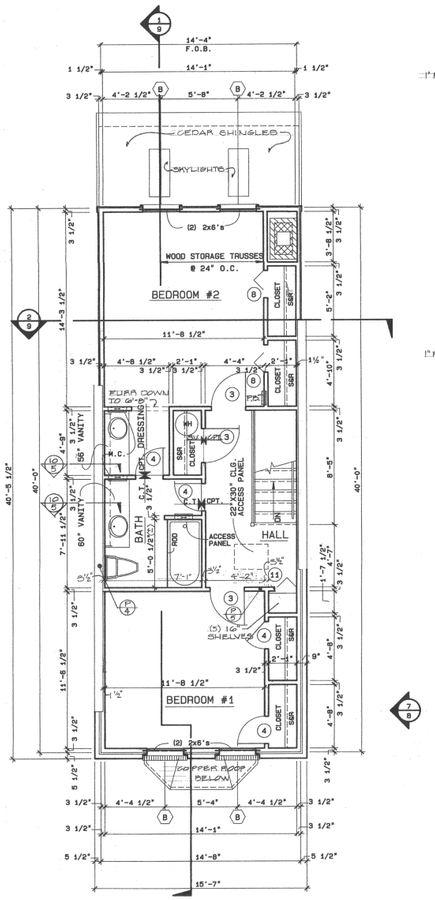


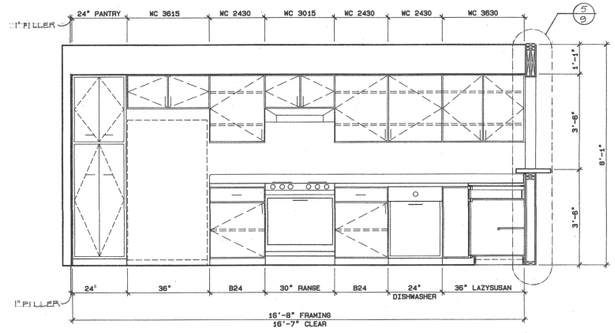
1 / 8 **FIRST FLOOR PLAN UNIT B**

1/4" = 1'-0"



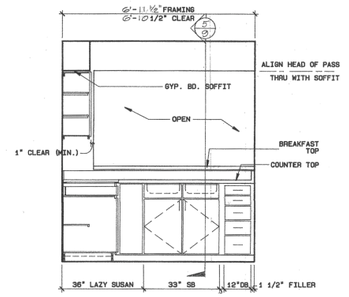
2 / 8 **SECOND FLOOR PLAN UNIT B**

1/4" = 1'-0"



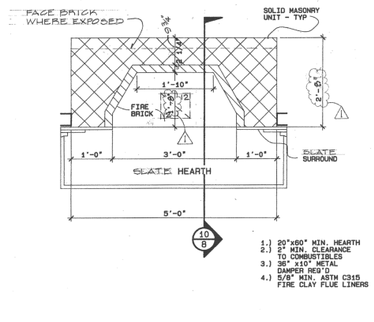
3 / 8 **KITCHEN ELEVATION**

1/2" = 1'-0"



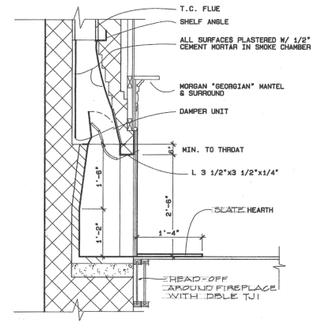
4 / 8 **KITCHEN ELEVATION**

1/2" = 1'-0"



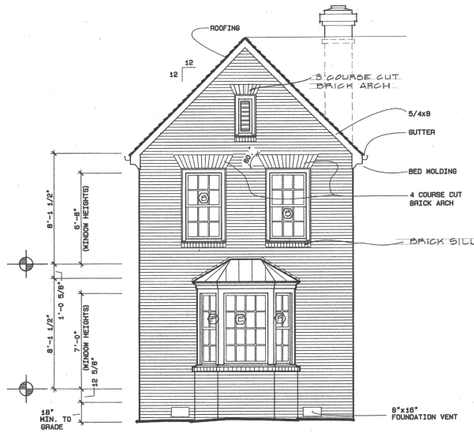
9 / 8 **FIREPLACE PLAN**

3/4" = 1'-0"



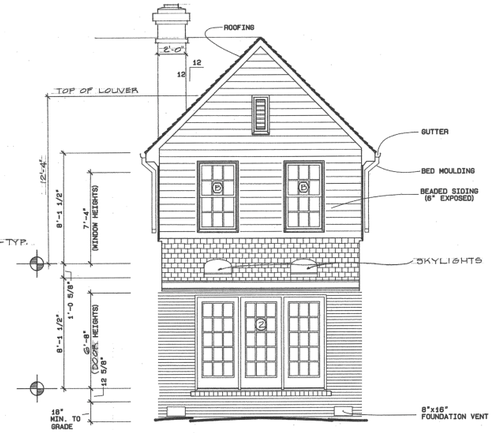
10 / 8 **FIREPLACE SECTION**

3/4"= 1'-0"



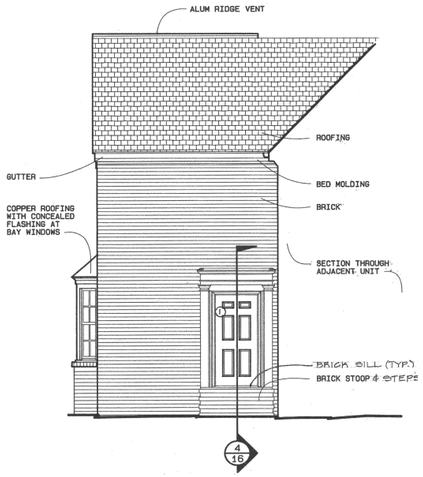
5 / 8 **FRONT ELEVATION UNIT B**

1/4" = 1'-0"



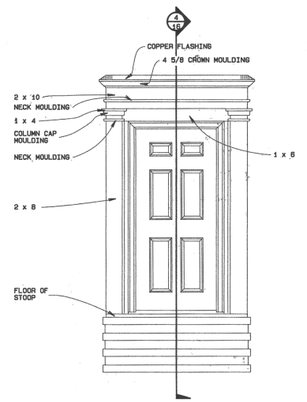
6 / 8 **REAR ELEVATION UNIT B**

1/4" = 1'-0"



7 / 8 **SIDE ELEVATION UNIT B**

1/4" = 1'-0"



8 / 8 **DOOR ELEVATION DETAIL**

1/2" = 1'-0"

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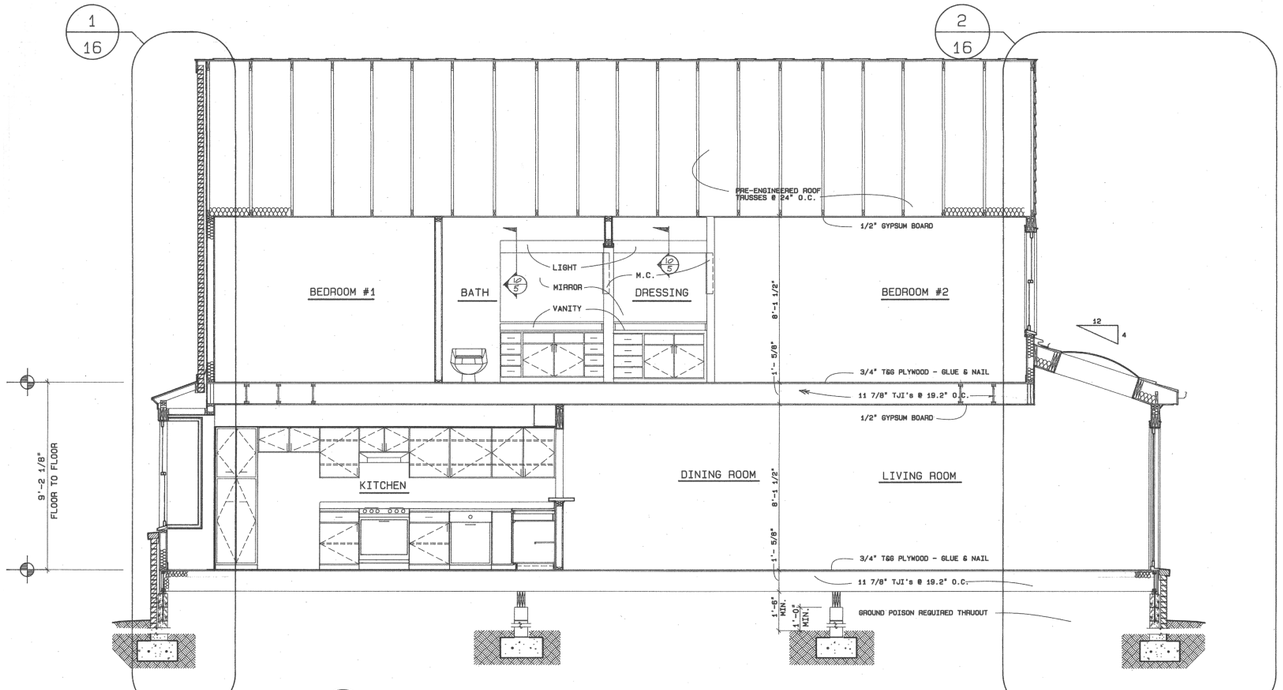
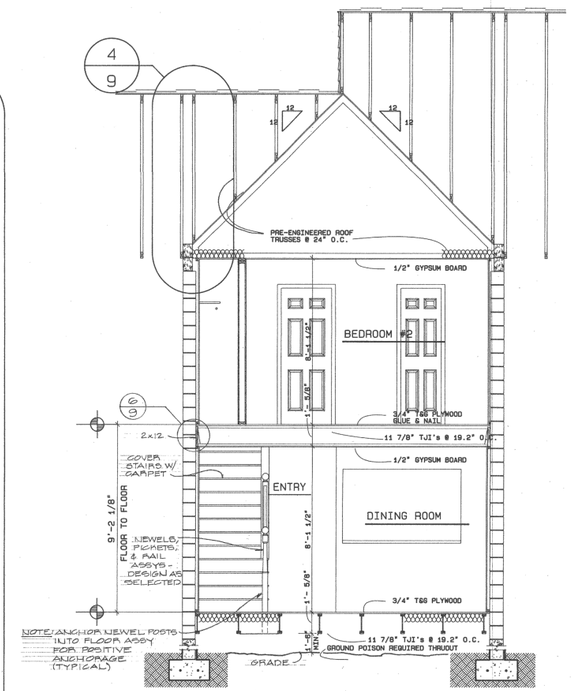


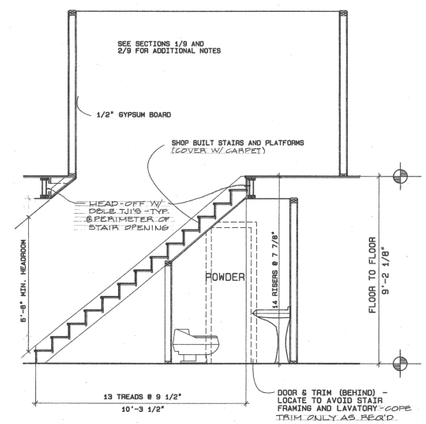
1/9 **SECTION**

3/8" = 1'-0"



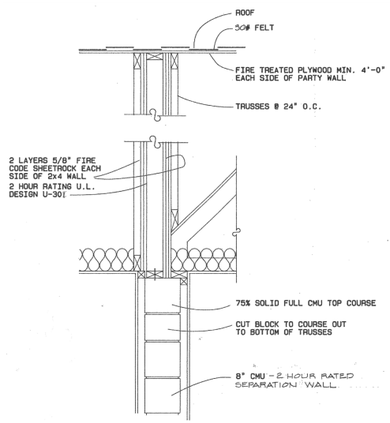
2/9 **SECTION**

3/8" = 1'-0"



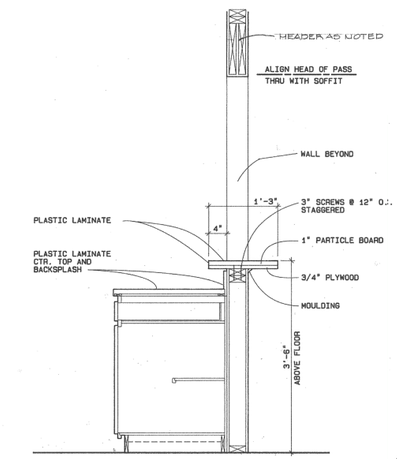
3/9 **SECTION**

3/8" = 1'-0"



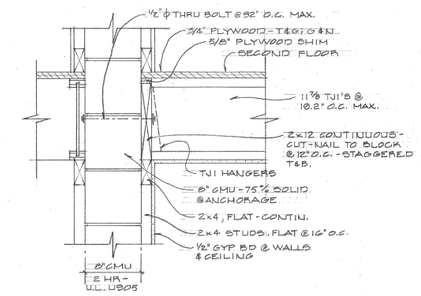
4/9 **DETAIL**

1" = 1'-0"



5/9 **TYPICAL PASS THRU**

1" = 1'-0"



6/9 TJI BEARING PERPENDICULAR TO MASONRY WALL

1½" = 1'-0"

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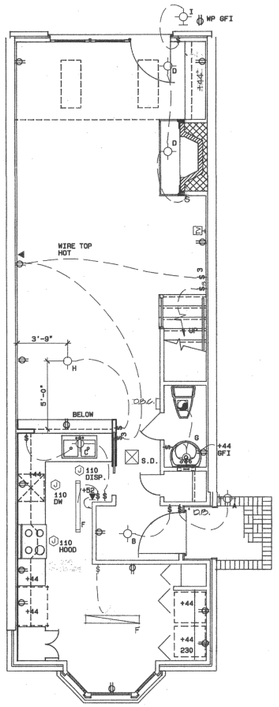
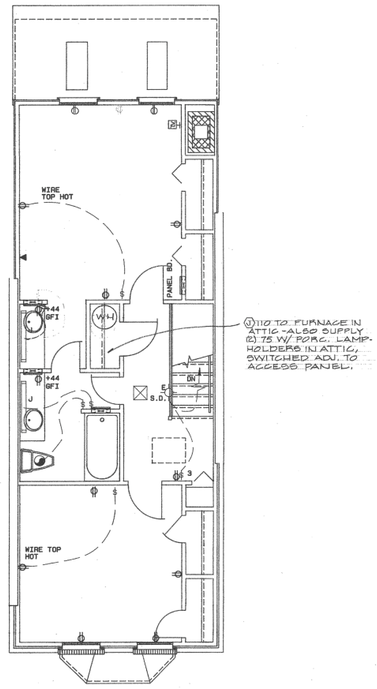
NOTE: LOCATE HVAC CONDENSING UNIT, DISCONNECT; ELECTRIC METER BASE AND GAS METER AS DIRECTED BY LANDSCAPE ARCHITECT.

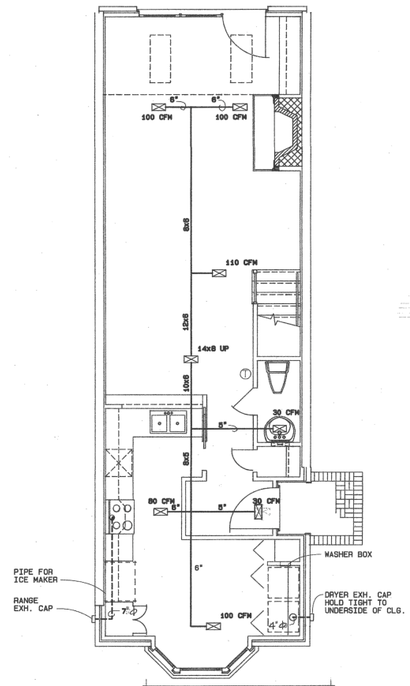


1/10 FIRST FLOOR PLAN UNIT B 1/4" = 1'-0"

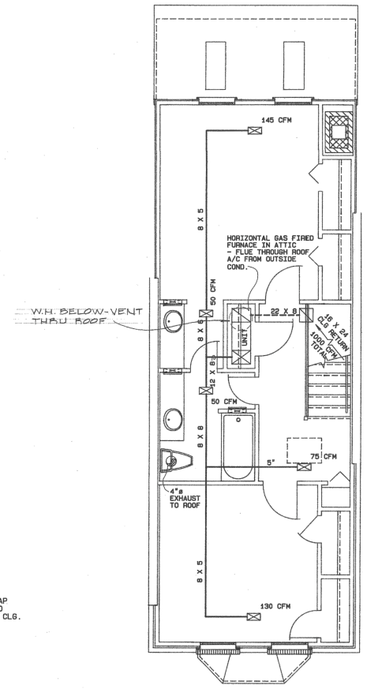


2/10 SECOND FLOOR PLAN UNIT B 1/4" = 1'-0"

ELECTRICAL LAYOUTS



3/10 FIRST FLOOR PLAN UNIT B 1/4" = 1'-0"



4/10 SECOND FLOOR PLAN UNIT B 1/4" = 1'-0"

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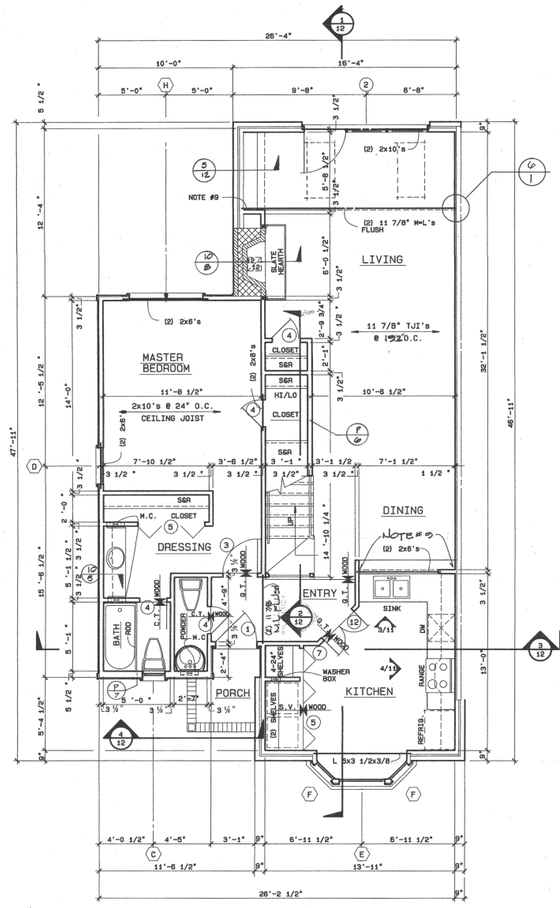
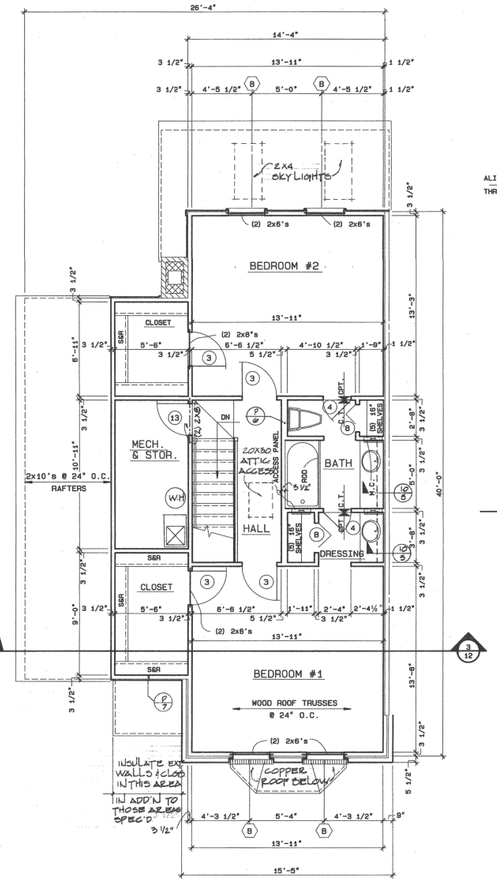


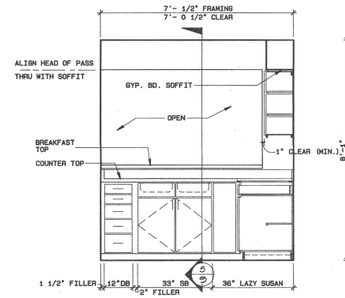
1 / 11 **FIRST FLOOR PLAN UNIT C**

1/4" = 1'-0"



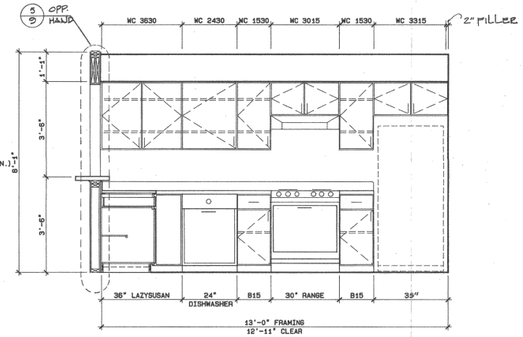
2 / 11 **SECOND FLOOR PLAN UNIT C**

1/4" = 1'-0"



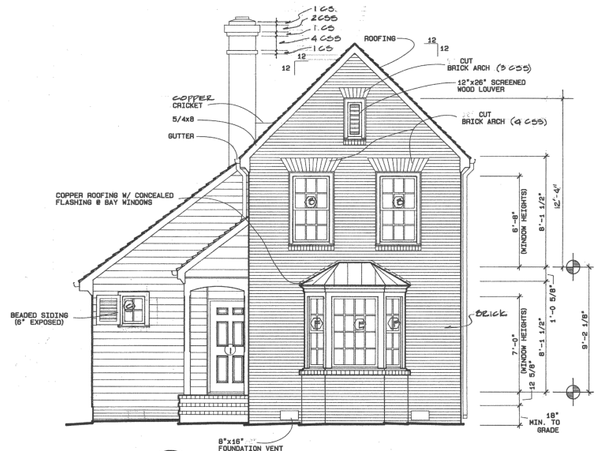
3 / 11 **KITCHEN ELEVATION**

1/2" = 1'-0"



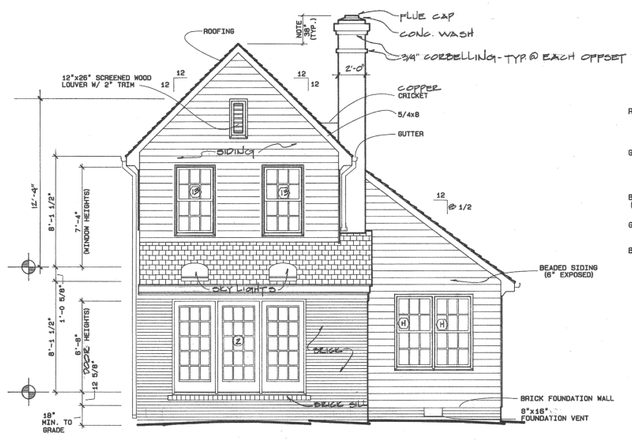
4 / 11 **KITCHEN ELEVATION**

1/2" = 1'-0"



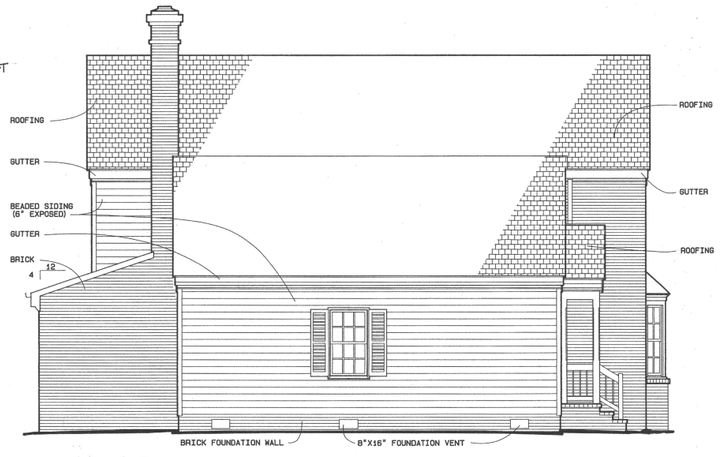
5 / 11 **FRONT ELEVATION UNIT C**

1/4" = 1'-0"



6 / 11 **REAR ELEVATION UNIT C**

1/4" = 1'-0"



7 / 11 **SIDE ELEVATION UNIT C**

1/4" = 1'-0"

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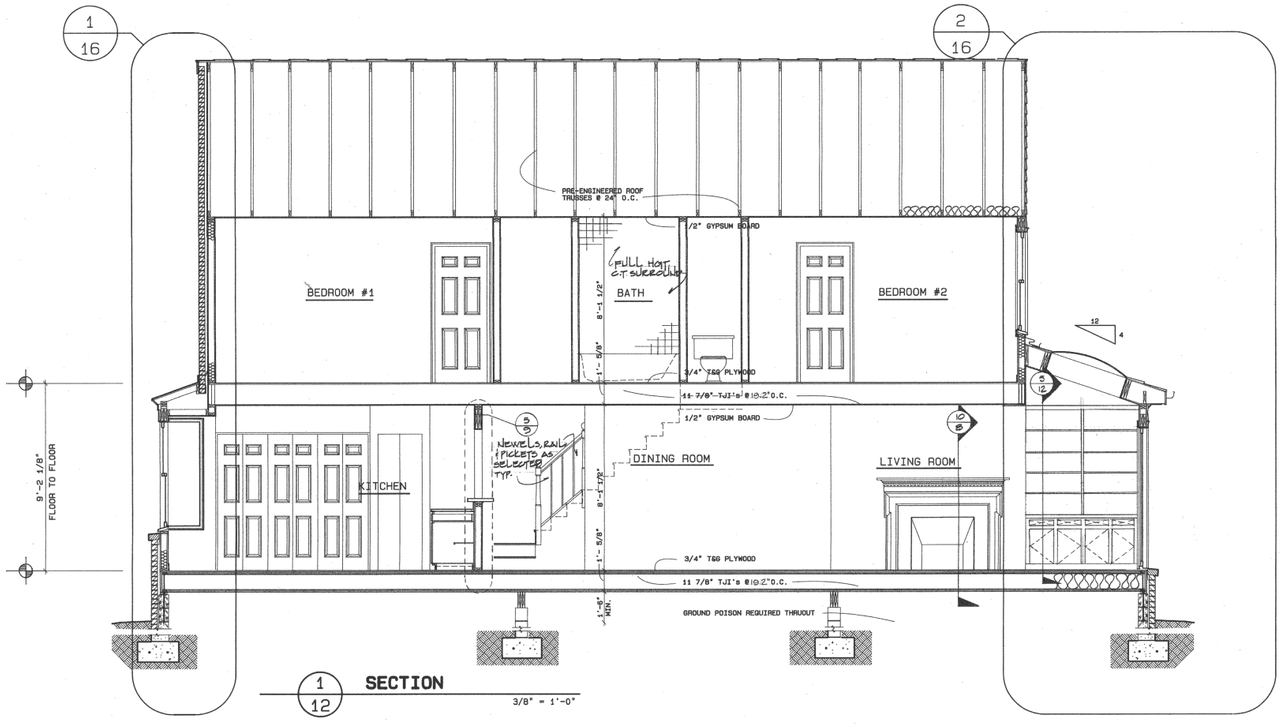
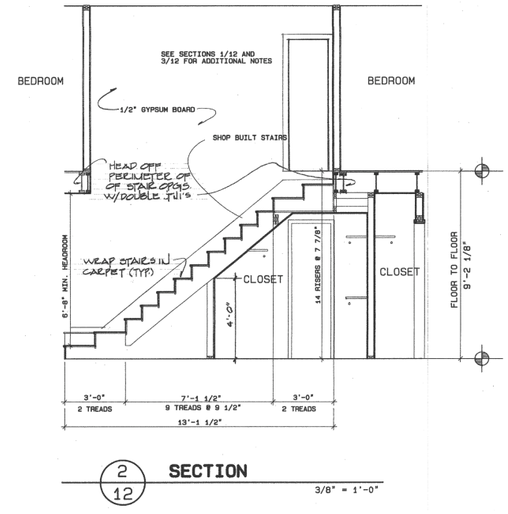


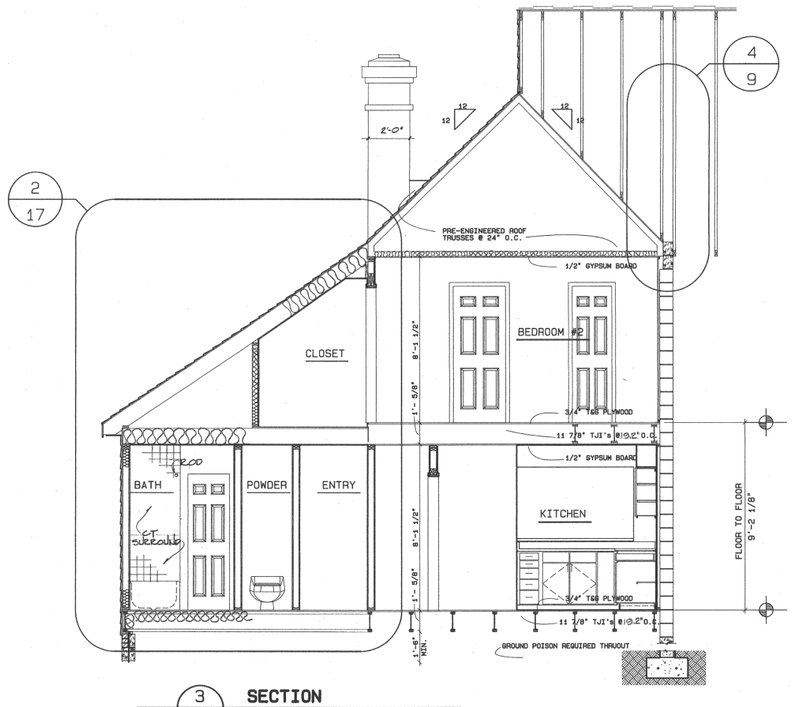
1/12 **SECTION**

3/8" = 1'-0"



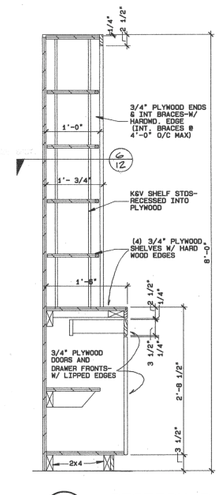
2/12 **SECTION**

3/8" = 1'-0"



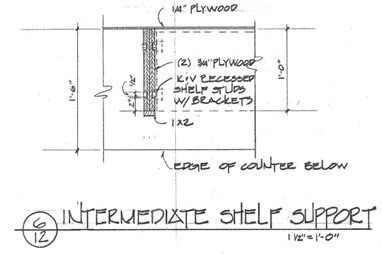
3/12 **SECTION**

3/8" = 1'-0"



5/12 **SECTION @ BOOKCASE**

1" = 1'-0"



6/12 **INTERMEDIATE SHELF SUPPORT**

1 1/2" = 1'-0"

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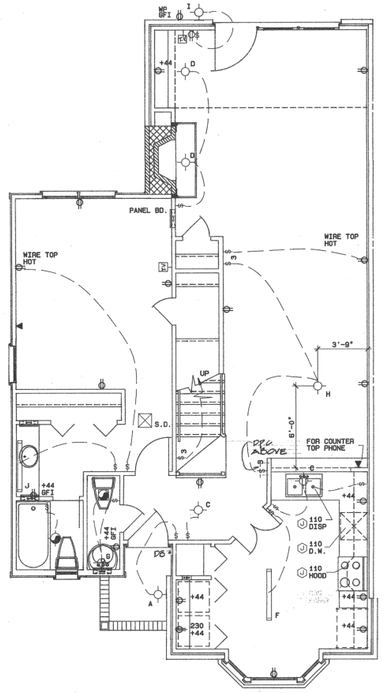
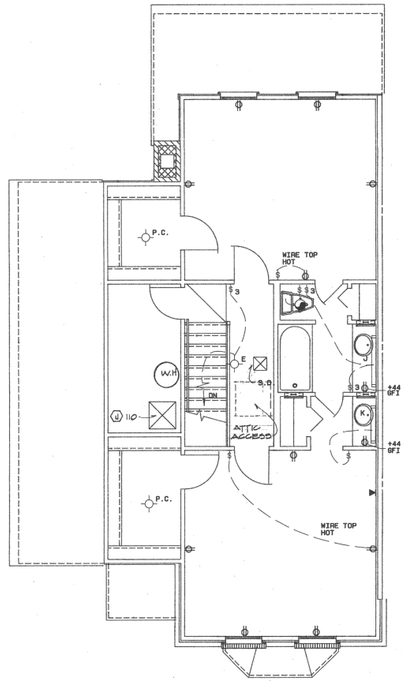
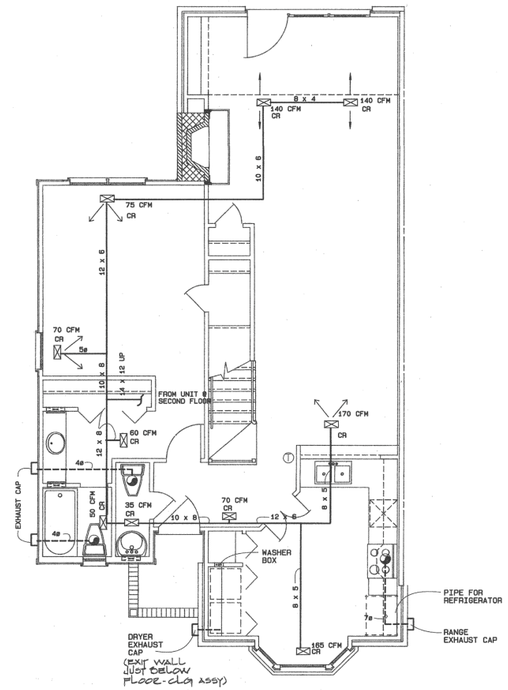


1/13 FIRST FLOOR PLAN UNIT C
1/4" = 1'-0"

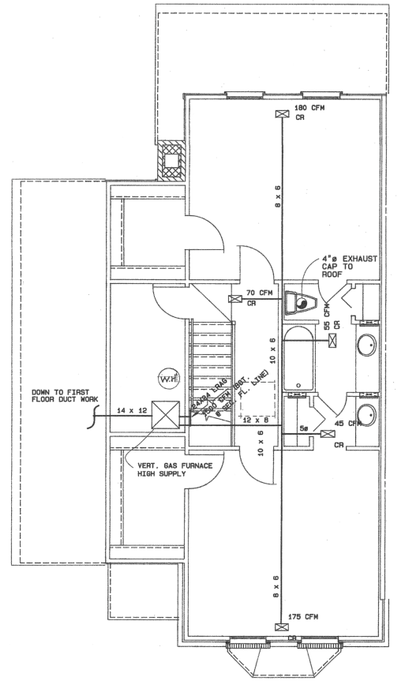


2/13 SECOND FLOOR PLAN UNIT C
1/4" = 1'-0"

ELECTRICAL LAYOUTS



3/13 FIRST FLOOR PLAN UNIT C
1/4" = 1'-0"



4/13 SECOND FLOOR PLAN UNIT C
1/4" = 1'-0"

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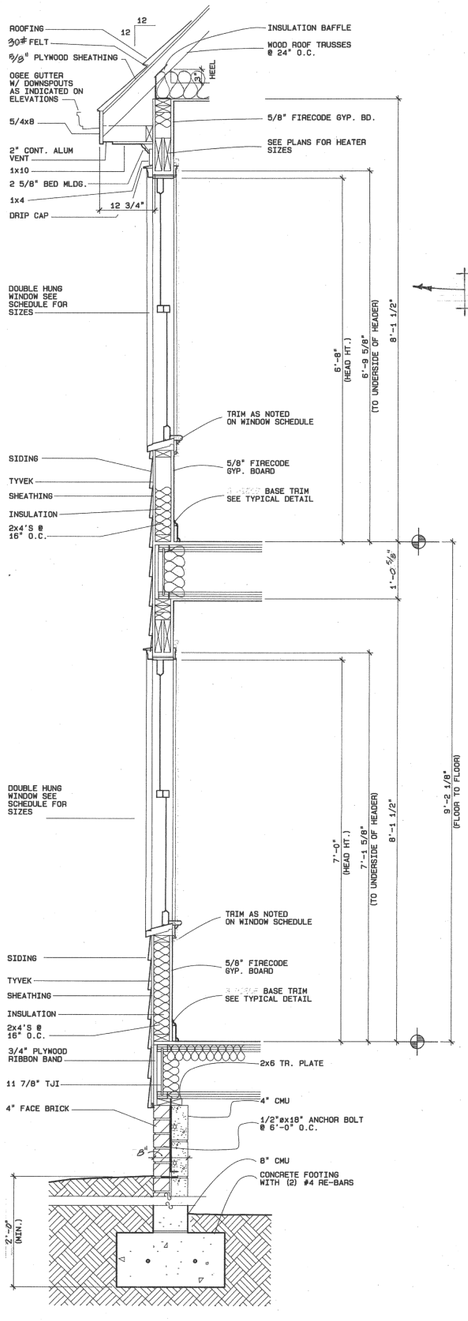
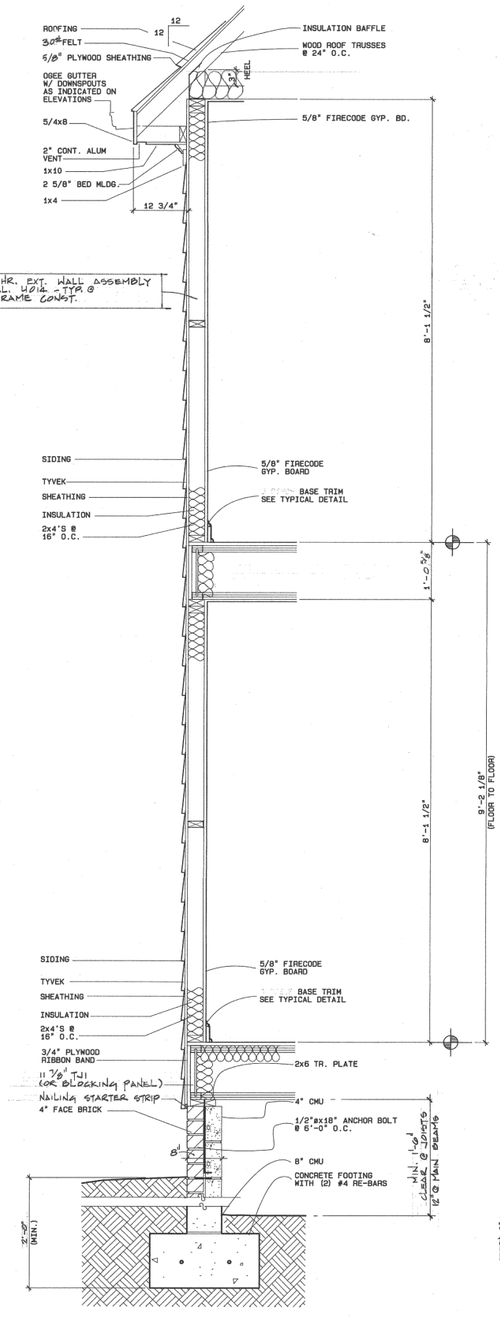


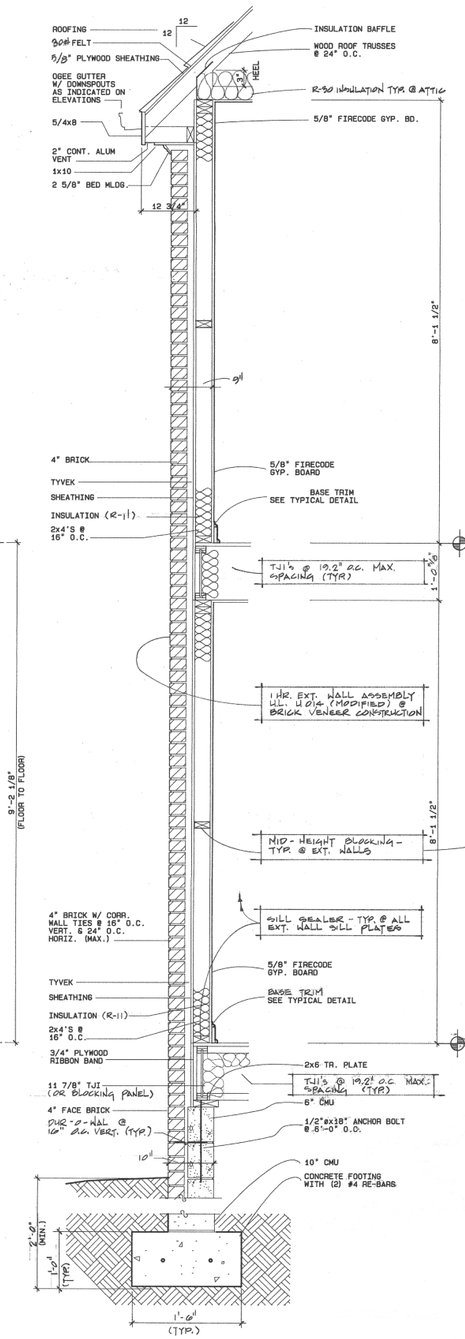
1 / 14 **SECTION**

1" = 1'-0"



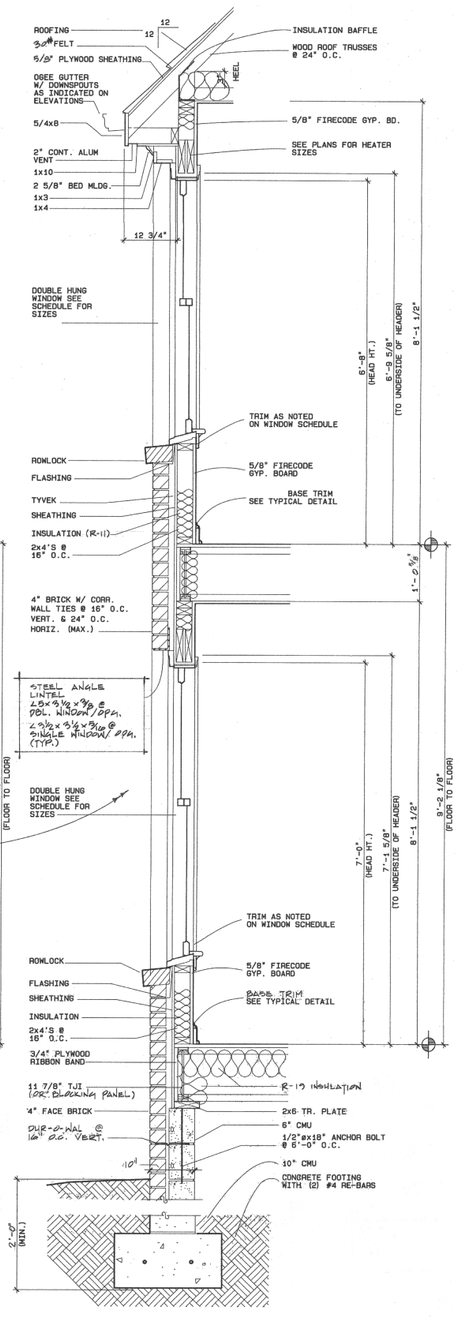
2 / 14 **SECTION**

1" = 1'-0"



3 / 14 **SECTION**

1" = 1'-0"



4 / 14 **SECTION**

1" = 1'-0"

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FINISH SCHEDULE

		AREA	FLOOR	TRIM	BASE	WALLS	CEILING	REMARKS	CHAIR RAIL	CROWN MLDG.
UNIT "A"	FIRST FLOOR	ENTRY	QUARRY TILE	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		HALL	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		POWDER ROOM	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		COATS	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		MECHANICAL ROOM	SHEET VINYL	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		MASTER BEDROOM	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			YES
		CLOSET	NOTE #1	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		BATH	CERAMIC TILE	3 1/4"	C.T.	PTD GYP BD	PTD GYP BD	C.T. TUB SURROUND		
		LIVING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		DINING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		KITCHEN	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			YES
		NOOK	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD	6'-0" SILL HT.		YES
		WASHER/ DRYER	SHEET VINYL	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		PANTRY	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
	SECOND FLOOR	HALL	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		LINEN	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		BATH	CERAMIC TILE	2 1/4"	C.T.	PTD GYP BD	PTD GYP BD	C.T. TUB SURROUND		
		BEDROOM #2	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		CLOSET	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		BEDROOM #1	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
UNIT "B"	FIRST FLOOR	ENTRY	QUARRY TILE	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		KITCHEN	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			YES
		NOOK	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			YES
		HALL	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		POWDER ROOM	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		DINING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		LIVING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		WASHER/DRYER	SHEET VINYL	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
	SECOND FLOOR	HALL	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		BEDROOM #2	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		CLOSET	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		BATH	CERAMIC TILE	2 1/4"	C.T.	PTD GYP BD	PTD GYP BD	C.T. TUB SURROUND		
		DRESSING	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		MECHANICAL CLOSET	SHEET VINYL	2 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		BEDROOM #1	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
UNIT "C"	FIRST FLOOR	ENTRY	QUARRY TILE	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		POWDER ROOM	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		DRESSING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		CLOSET	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			
		BATH	CERAMIC TILE	3 1/4"	C.T.	PTD GYP BD	PTD GYP BD	C.T. TUB SURROUND		
		MASTER BEDROOM	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			YES
		KITCHEN	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD			YES
		WASHER/DRYER	SHEET VINYL	3 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		DINING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
		LIVING	WOOD	3 1/4"	3-PC.	PTD GYP BD	PTD GYP BD		YES	YES
	SECOND FLOOR	HALL	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		BEDROOM #1	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		CLOSET	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		DRESSING	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		LINEN	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			
		BATH	CERAMIC TILE	2 1/4"	3-PC.	PTD GYP BD	PTD GYP BD	C.T. TUB SURROUND		
		BEDROOM #2	CARPET	2 1/4"	2-PC.	PTD GYP BD	PTD GYP BD			

NOTES: 1. CLOSET TO HAVE SAME FLOOR FINISH AS ADJACENT SPACE

DOOR SCHEDULE

MK	SIZE	TYPE	MAT'L.	REMARKS
1	3'-0"x6'-8"x1 3/4"	6 PANEL	WOOD	4" BRICK MOULDING
2	9'-0"x7'-0"x1 3/4"	FRENCH PATIO	WOOD	2" BRICK MOULDING
3	2'-6"x6'-8"x1 3/8"	6 PANEL	MOULDED	
4	2'-0"x6'-8"x1 3/8"	6 PANEL	MOULDED	
5	5'-0"x6'-8"x1⅜"	BI-FOLD	MOULDED	4 LEAF-3 PANELS PER LEAF
6	3'-0"x6'-8"x1⅜"	BI-FOLD	MOULDED	2 LEAF-3 PANELS PER LEAF
7	2'-6"x6'-8"x1⅜"	BI-FOLD	MOULDED	2 LEAF 3 PANELS PER LEAF
8	2'-0"x6'-8"x1⅜"	BI-FOLD	MOULDED	2 LEAF-3 PANELS PER LEAF
9	3'-0"x6'-8"x1⅜"	POCKET	MOULDED	
10	1'-6"x6'-8"x1⅜"	6 PANEL	MOULDED	
11	1'-6"x6'-8"x1⅜"	BI-FOLD	MOULDED	2 LEAF-3 PANELS PER LEAF
12	(2) 1'-6"x 6'-8"x 1⅜"	6 PANEL	MOULDED	
13	2'-4"x 6'-8"x 1⅜"	6 PANEL	MOULDED	
14	2'-0" x 6'-8"x 1⅜	POCKET	MOULDED	

* WEATHERSTRIP DOORS FROM BEDROOMS TO ATTIC SPACES WHERE NOTED (UNIT "C")

WINDOW SCHEDULE

MK	SIZE	LIGHTS	TYPE	MAT'L	TRIM	REMARKS
A	2'-8"x5'-6"	6/9	DOUBLE HUNG	WOOD	(SEE NOTE BELOW)	
B	2'-8"x4'10"	6/6	DOUBLE HUNG	WOOD	"	
C	1'-8"x2'-0"	4	FIXED	WOOD	"	
D	2'-8"x5'-2"	6/6	DOUBLE HUNG	WOOD	"	
E	3'-4"x5'-2"	16	FIXED	WOOD	"	BAY WINDOW
F	1'-8"x5'-2"	4/4	DOUBLE HUNG	WOOD	"	BAY WINDOW
G	(3) 2'-0"x5'-2"	6/6	DOUBLE HUNG	WOOD	"	
H	(2) 2'-8"x5'-2"		DOUBLE HUNG	WOOD	"	
					"	

NOTE: 4" BRICK MOULDING TO BE USED W/ BRICK VENEER AND 2" BRICK MOULDING WITH WOOD SIDING TYPICAL

NOTE: WINDOW MANUFACTURER TO CONFIRM THAT APPLICABLE UNITS MEET EGRESS REQUIREMENTS OF THE 1981 VA. UNIFORM STATEWIDE BUILDING CODE.

PLUMBING SCHEDULE

FIXTURE	MANUF	MODEL #	REMARKS
WATER CLOSET	KOHLER	"SAN RAPHAEL" K-3397-EB	W/ STD. SEAT, CAPS, FITTINGS, ETC.
WATER CLOSET (@ POWDER ROOM)	KOHLER	"RIALTO" K-3402-PB	W/ STD. SEAT, CAPS, FITTINGS, ETC.
TUB	KOHLER	K-505-S OR K-506-S	W/ K-7004-T AND K-7150-A FITTINGS
LAVATORY	VENETIAN MARBLE W/ INTEGRAL LAVATORY		K-7436-FL; K-7606; AND K-9000 FITTINGS
LAVATORY (@ POWDER ROOM)	KOHLER		K-7436-FL; K-7606; AND K-9000 FITTINGS
SINK	DAYTON	DAYTON D-23321-4	LK-4101-F FAUCET; STRAINERS
HOSE BIBB	WOODFORD	SERIES 25	FREEZE PROOF
WATER HEATER	STATE	SRX-50-NRT-J	(GAS) PROVIDE COMBUSTION AIR AND VENTING

ELECTRICAL SCHEDULE

MK.	MANUF	MODEL #	LAMPS	REMARKS
A	SEAGULL	8509-2	(1) (M) 100W. MAX.	VERIFY MTG. HT. IN FIELD
B	SEAGULL	5164-02	(1) (C) 60W. MAX	FLUSH MOUNT
C	LITHONIA	BOTHAM RBD MB	75/R30	
D	LITHONIA	BOTHAM RBD W/ RE-1 TRIM	75/R30	EYEBALL FIXT.- VERIFY LOCATION
E	SEAGULL	7608-34	(1) (M) 60W. MAX	
F	PROGRESS	P7185	(4) 40W. RAPID START LAMPS	
G	SEAGULL	4389-02	(3) (C) 40W. MAX.	
H	(AS SELECTED BY OWNER)			$150 ALLOWANCE PROVIDE & W/ FIN. CAP
I	LITHONIA	BOTHAM CWS MB	150 PAR 38/SP	WALL MOUNT- VERIFY HT.
J	LITHONIA	C240	(2) 40W.4' LAMPS	SEE DETAIL FOR VALENCE MTG. (12/8)
K	LITHONIA	C230	(2) 30W.3' LAMPS	SEE DETAIL FOR VALENCE MTG. (12/8)

MARK	DESCRIPTION	MFR/MODEL NO.	REMARKS
	PHONE RECEPTACLE		
+52	WIRE FOR WALL PHONE		
D	EXTERNALLY OPERATED DISCONNECT SWITCH		230V. UNLESS NOTED OTHERWISE
	EXHAUST FAN	NUTONE 695	
	COMBO LIGHT & EXHAUST FAN	NUTONE F-307C	
	DUCTLESS EXHAUST FAN	NUTONE NUA-40	
S.D.	SMOKE DETECTOR	NUTONE S-180	DIRECT WIRE
T	THERMOSTAT		SEE HVAC SCHEDULE THIS SHEET
	DUPLEX RECEPTACLE		MTG. HT. AS NOTED
	230V. OUTLET		VERIFY PLUG CONFIGURATION
WP GFI	WATERPROOF DUPLEX RECEPTACLE		GROUND FAULT PROTECTION
GFI	DUPLEX RECEPTACLE		GROUND FAULT PROTECTION
	ELECTRIC METER BASE		
9'80	ELECTRIC PANELBOARD		150A.
D.B.	DOOR BELL	NUTONE	
D.B.C.	DOOR BELL CHIME	NUTONE	
TV	T.V. OUTLET		

GENERAL NOTES

CONSTRUCTION TYPE: 4 B

1. USE GROUP: R-3
2. CONTRACTOR SHALL CONFORM TO THE 1981 UNIFORM STATEWIDE BUILDING CODE AND ALL LOCAL ORDINANCES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
4. CONTRACTOR SHALL CAULK, FLASH, OR OTHERWISE MAKE THE BUILDING WEATHERTIGHT. CONTRACTOR SHALL CAULK ALL GAPS BETWEEN DISSIMILAR MATERIALS.
5. ALL WOOD JOISTS WITHIN 18" OR WOOD GIRDERS WITHIN 12" OF EXPOSED EARTH SHALL BE TREATED. ALL WOOD SILLS THAT ARE WITHIN 8" OF EXPOSED EARTH OR ON CONCRETE SLABS SHALL BE TREATED.
6. 32" HANDRAILS AND 36" GUARDRAILS ARE REQUIRED ON ALL PORCHES, DECKS, STAIRS, AND ETC., 30" OR MORE ABOVE FINISH GRADE. GUARDRAILS TO HAVE PIKETS AT 6" O.C.
7. ALL HOSE BIBBS SHALL BE FREEZEPROOF AND HAVE A BACKFLOW PREVENTER.
8. EXTERIOR STAIRS ARE SHOWN FOR LOCATION ONLY. CONTRACTOR SHALL VERIFY ALL GRADE ELEVATIONS AND ACTUAL NUMBER OF STEPS REQUIRED.
9. (3) 2 X 4'S WITH BLOCKING AS INDICATED ARE REQUIRED AT THIS BEARING POINT.
10. RUN ALL TOILET FANS AND EXHAUST VENTS TO AN APPROVED EXTERIOR DISCHARGE.
11. TOP COURSE TO BE 75% SOLID CMU AT BEAM/GIRDER BEARING POINTS.
12. 8" MIN. REQUIRED BETWEEN FINISH GRADE AND BOTTOM OF SIDING.
13. CONTRACTOR SHALL COORDINATE PLACEMENT OF ROOF TRUSSES AND INSTALLATION OF DISAPPEARING ATTIC STAIRS / ATTIC ACCESS PANELS (22"x30" MIN.). PROVIDE ATTIC ACCESS IN ALL UPPER UNITS.
14. ALL GLAZING WITHIN 18" OF FLOOR OR 48" OF DOORS SHALL BE TEMPERED GLASS OR SAFETY GLAZED.
15. ATTIC FLOOR AND CLEARANCE SPACE SHALL BE DESIGNED AS REQUIRED BY CODE WHEN HVAC UNIT OCCURS IN ATTIC LOCATIONS.
16. SEE SPECS FOR REQUIRED SHOP DRAWINGS.
17. SEALED AND SIGNED SHOP DRAWINGS ARE REQUIRED FOR PRE-ENGINEERED WOOD ROOF TRUSSES AND FOR WOOD TRUSS JOISTS.
18. SOIL BEARING 2,000 LBS/S LBS/S (FIELD VERIFY)
    LIVE LOAD 40 LBS/SQ. FT.
    DEAD FLOOR 10 LBS/SQ. FT.
    LIVE ROOF 20 LBS/SQ. FT.
    DEAD ROOF 10 LBS/SQ. FT. (PER CHORD)
    ATTIC FLOOR STORAGE 20 LBS/SQ. FT.
19. PROVIDE FIRESTOPPING AS REQUIRED BY SECTION 1420.0 OF THE UNIFORM STATEWIDE BUILDING CODE.
20. PROVIDE RAIN DIVERTERS ABOVE ALL EXTERIOR DOORS TO MATCH THE EXPOSED FLASHING MATERIAL IF GUTTERS AND DOWNSPOUTS ARE NOT USED AT PARTICULAR LOCATIONS.
21. HVAC CONTRACTOR SHALL RUN ALL CONDENSATE DRAINS TO A LOCATION APPROVED BY THE ARCHITECT.
22. ALL STRUCTURAL LUMBER SHALL HAVE A MODULUS OF ELASTICITY OF 1,600,000 PSI MIN. AND AN EXTREME FIBER BENDING STRESS OF 1,500 PSI MIN. FOR REPETITIVE MEMBERS.
23. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT NECESSARY TO CONTROL EXISTING GROUND FAULT CURRENT AT THE SITE.
24. THIS CONCENTRATED LOAD SHALL BE CARRIED ON PARALLEL GRAIN LUMBER ONLY FROM THIS POINT TO FOUNDATION WALL OR FOOTING.
25. INSULATE ALL WALLS AROUND TOILETS WITH 3 1/2" UNFACED BATT INSULATION, AS WELL AS FLOORS BELOW SECOND FLOOR STORAGE.
26. INSTALL 10x10 TUB ACCESS DOORS (INRYCO-MILCOR STYLE "DW")
27. INSTALL FIRE RATED GYPSUM BOARD AND RATED ASSEMBLIES, AND INSULATION BEFORE INSTALLING TUB UNITS OR ANY OTHER BUILT-IN FIXTURES.
28. INSTALL WATER SHUT-OFF VALVE FOR EACH UNIT IN CLOSET LOCATION AS APPROVED BY ARCHITECT. VALVE TO BE VISIBLE AND ACCESSIBLE.
29. SHELVING AND SHELF AND RODS TO BE BRACED AT 4'-0" O.C. MAXIMUM.
30. VERIFY FRAMING/CONSTRUCTION DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION OF CABINETS, TUBS, HVAC EQUIPMENT AND OTHER BUILT-IN FIXTURES OR EQUIPMENT.
31. SILL PLATE ANCHORAGE-1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAXIMUM AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. (8" LONG INTO CONCRETE; 18" LONG INTO MASONRY).
32. MOUNTING HEIGHTS:
    TOWEL BARS 4'-0" AFF
    SHOWER ROD 6'-6" AFF
    SHELF AND ROD 5'-6" TO TOP OF SHELF A.F.F.
    TOILET PAPER DISPENSER 1'-7" AFF
33. ROOF TRUSS MANUFACTURER TO DESIGN FOR CUTS INTO BOTTOM CHORDS FOR PULL-DOWN STEPS AND ACCESS PANELS. SEE DRAWINGS.
34. RIDGE VENT TO RUN CONTINUOUS, BUT W/ ROOF SHEATHING CLOSED TO 48" EACH SIDE OF PARTY WALL.
35. PIPES ABOVE ROOF TO BE FLAT BLACK.
36. INSULATE ALL PIPING IN EXTERIOR WALLS AND AT UNCONDITIONED SPACES.
37. PROVIDE PIPING TO AREA OF REFRIGERATOR AND CAP FOR FUTURE ICEMAKER.
38. TOP OF CHIMNEY TO BE 2' HIGHER THAN ROOF WITHIN 10'-0".
39. ALL DIMENSIONS SHOWN ARE ACTUAL, AND ARE TO THE FACE OF STUDS OR FACE OF MASONRY. CONTRACTOR TO COORDINATE ACTUAL LAY-OUT IN FIELD.
40. FIRETREAT ROOF SHEATHING TO WITHIN 48" EACH SIDE OF PARTY WALL.
41. WATER HEATERS AND WASHING MACHINES ABOVE FIRST FLOOR TO BE SET IN PAN W/ A DRAIN TO AN EXTERIOR OR APPROVED DISCHARGE.
42. PROVIDE ATTIC FLOORING AND CLEARANCE FOR ATTIC HVAC UNITS AS REQUIRED BY CODE

H.V.A.C. UNIT

CARRIER EQUIPMENT		UNIT "A"	UNIT "B"	UNIT "C"
OUTDOOR UNIT		38EN-036-3	38EN-030-3	38EN-036-3
INDOOR UNIT	FURNACE EVAP COIL	58ED-100-CA 28HG-036	58ED-075-CA 28HG-030	58ED-100-CA 28HG-036
AUX. HEAT		-	-	-
AIR (CFM)		1500	1000	1500
COOLING (BTU/HR)		38, 100	28, 400	38, 100
HEATING (BTU/HR)	OUTPUT	77, 000	58, 000	76, 000
SEER		8.0	8.0	8.0
COP		-	-	-
VOLTAGE/PHASE	FURNACE COND. COIL	115-1-60 208-230/1/60	115-1-60 208-230/1/60	115-1-60 208-230/1/60
	THERMOSTAT	HH-01AD-042	HH-01AD-042	HH-01AD-042

NOTES: 1. ALL SIZES BASED ON LATEST A.R.I. STANDARDS
2. DUCT LAYOUT AND SIZES ARE DIAGRAMMATIC
3. ALL DUCTS TO HAVE 1" FIBERGLASS INSULATION MINIMUN
DUCT SIZES SHOWN ARE CLEAR FREE AIR AREA.

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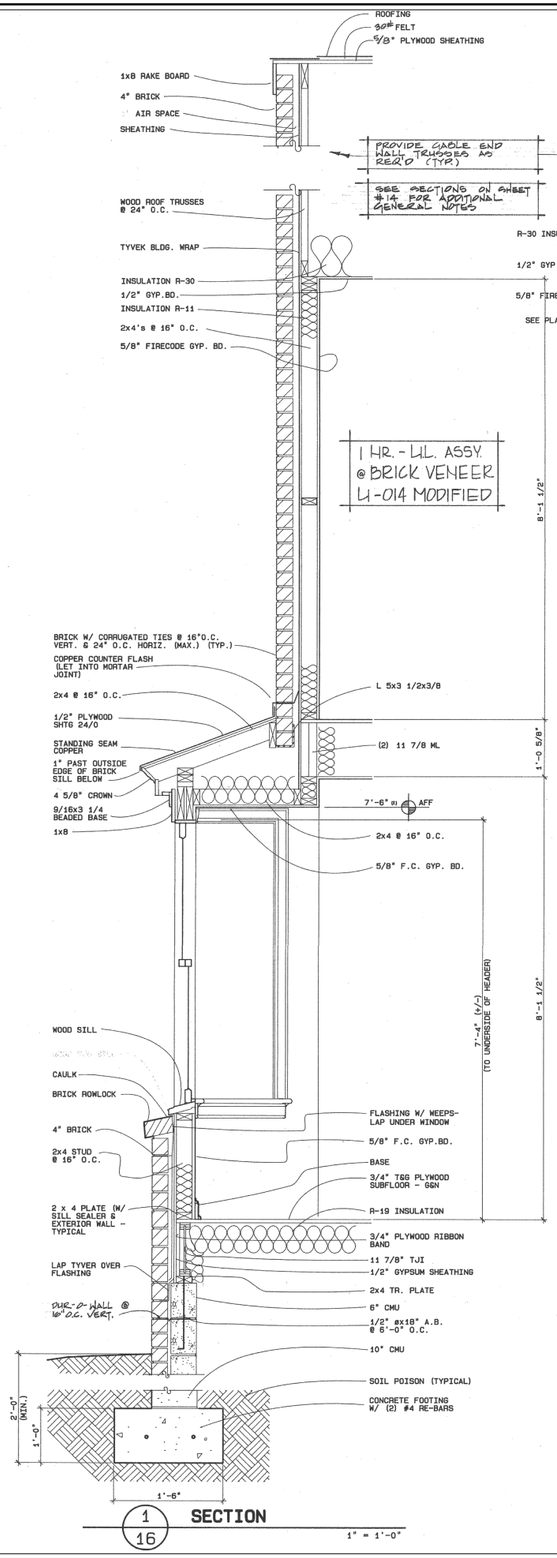

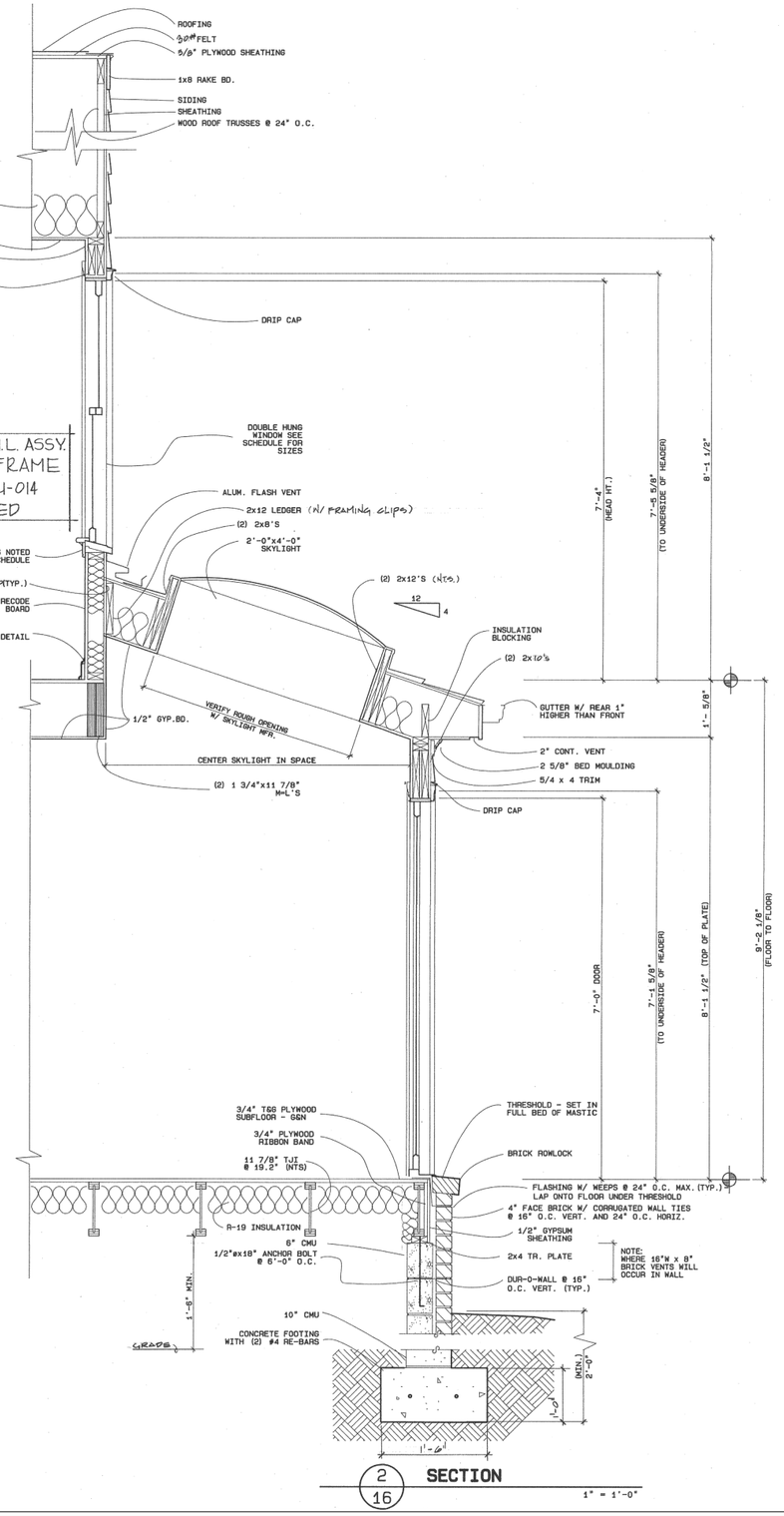

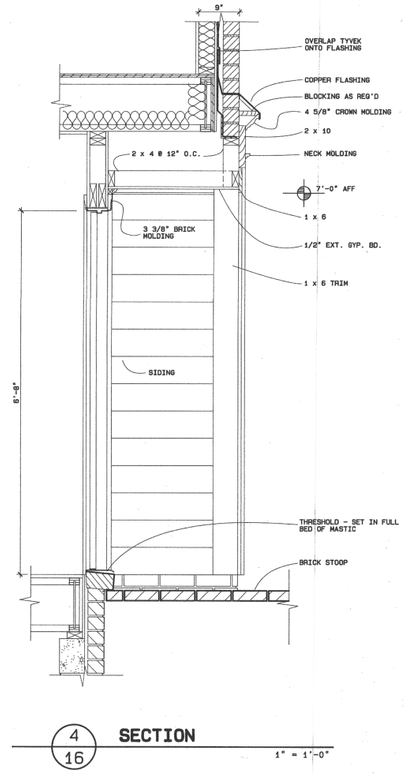

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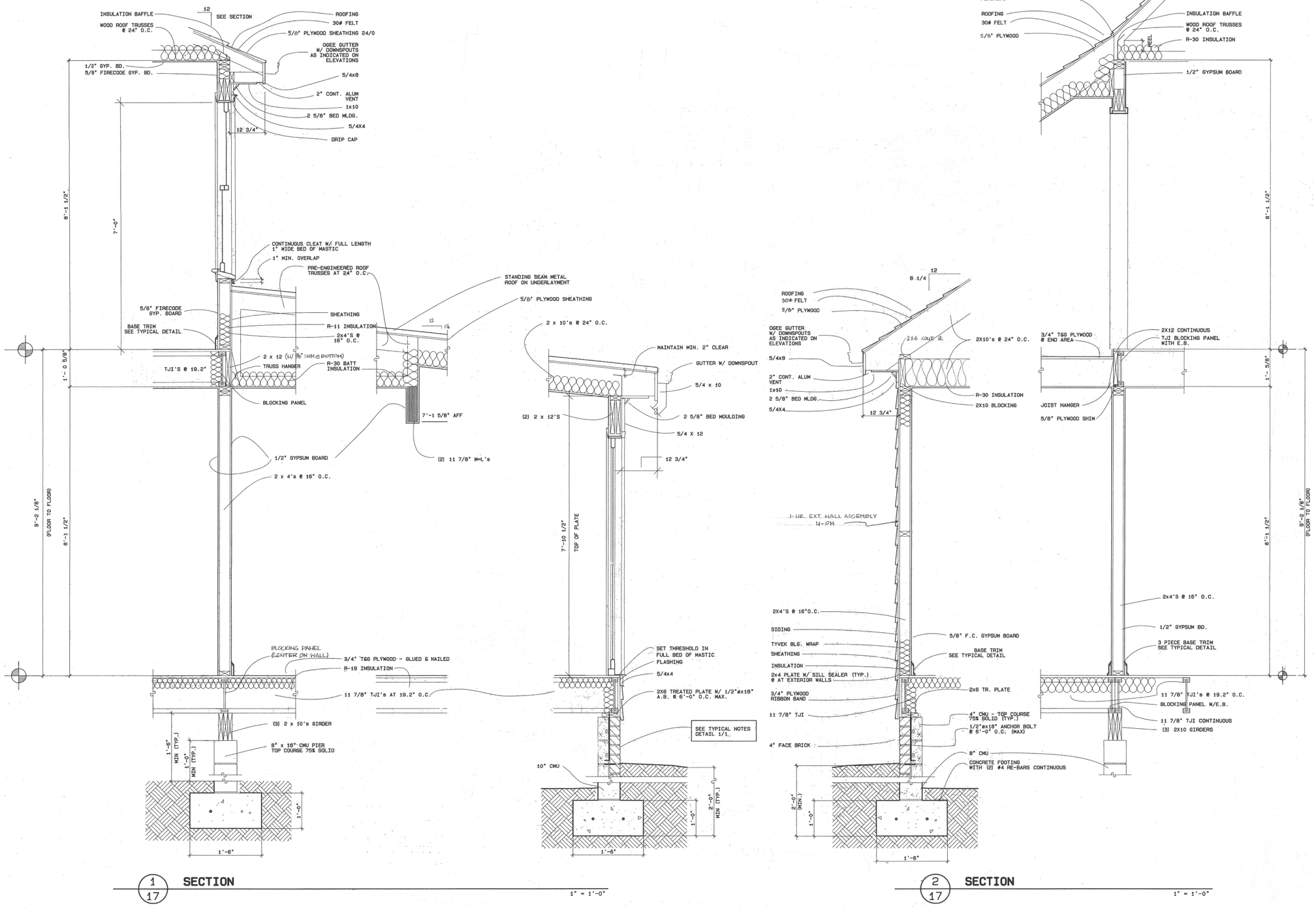

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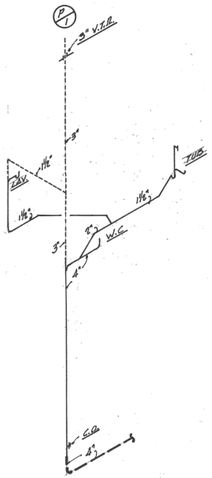

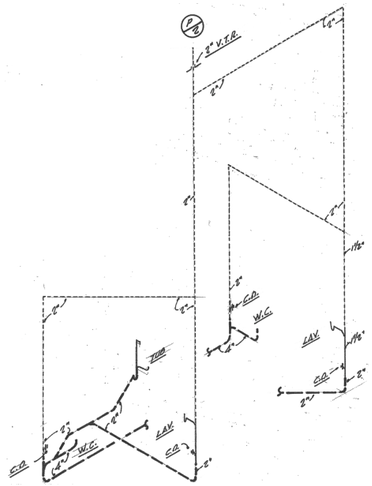

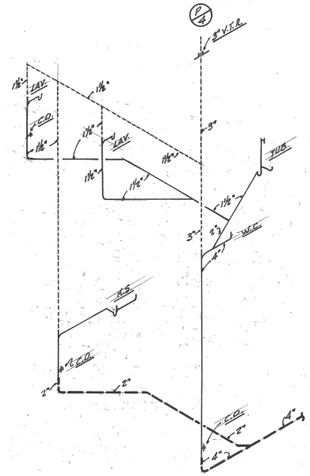

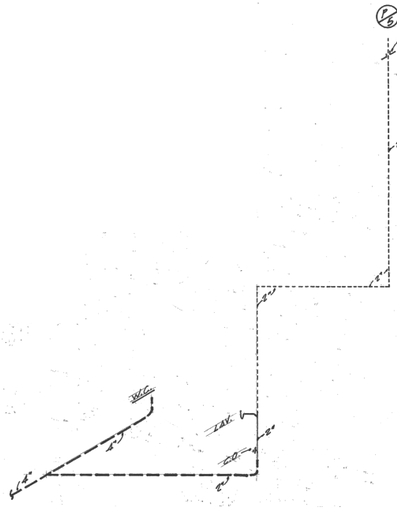

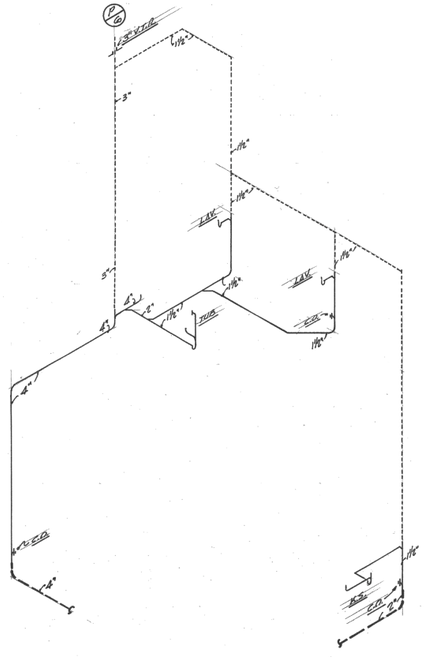

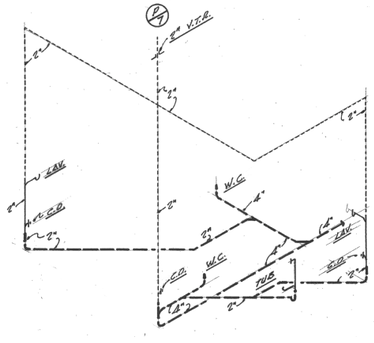

SOIL, WASTE & VENT PIPING RISER DIAGRAMS

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HAMPTON COMMONS

REVISIONS

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