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Stock Home Plans
Custom Design
Builder Marketing
Interior Design
Since 1982

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PLAN • M-1773-WC-2-A

REVISIONS:

PAGE

TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS

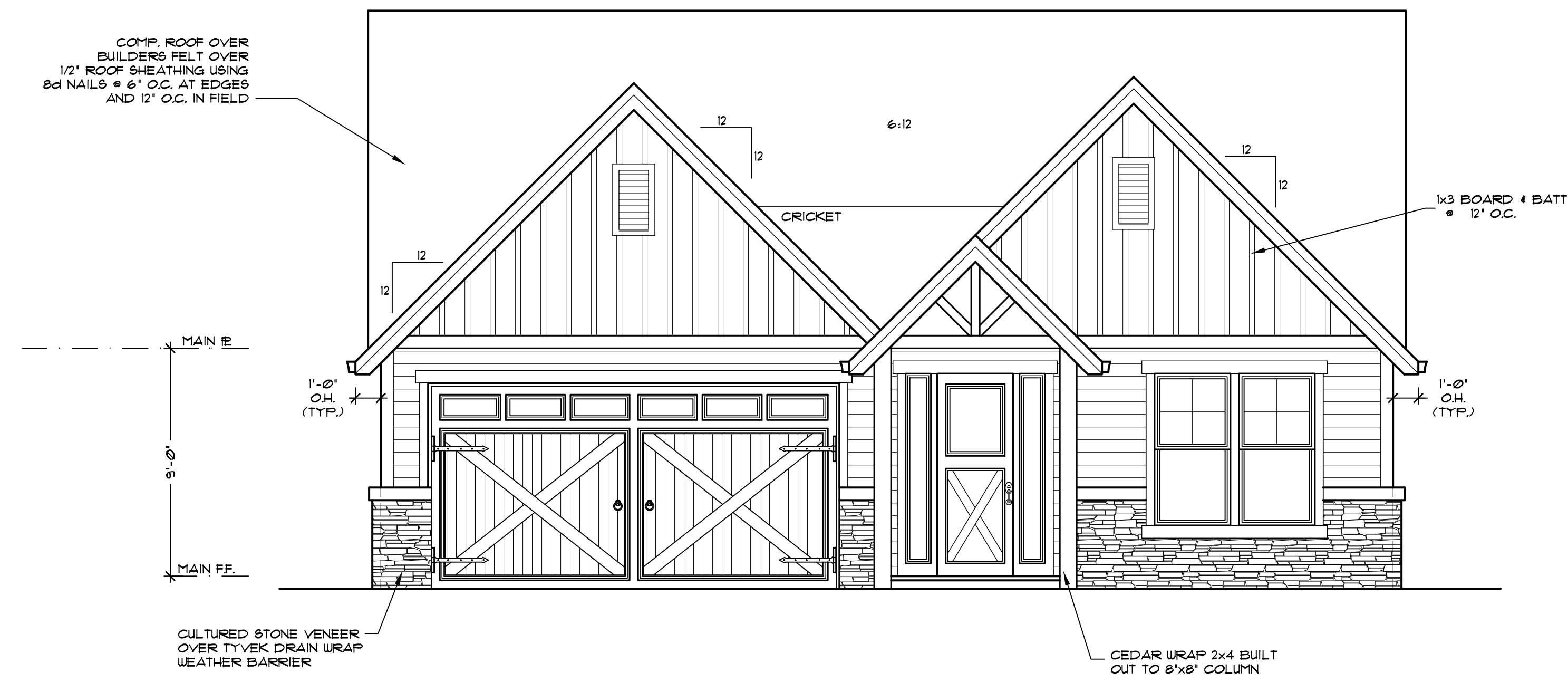
BUILDING COMPONENTS	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE ^b
WALL INSULATION- ABOVE GRADE	U-0.253 ^c	R-21 INTERMEDIATE ^c
WALL INSULATION- BELOW GRADE ^e	U-0.263	R-15 c.i. / R-21
FLAT CEILING ^f	U-0.221	R-49
VAULTED CEILING ^g	U-0.233	R-30 RAFTER or ^g R-30A SCISSOR TRUSS
UNDERFLOORS	U-0.233	R-30
SLAB EDGE PERIMETER ^m	F-0.520	R-15
HEATED SLAB INTERIOR ⁱ	N/A	R-10
WINDOWS ^j	U-0.27	U-0.27
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS ^k	U-0.20	U-0.20
EXTERIOR DOORS W/ > 25ft ² glazing ^l	U-0.40	U-0.40

- As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).
- R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.
- Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls & rim joist areas. Nominal compliance with R-21 Intermediate Framing (N1104.52) with insulated headers.
- The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.
- Below grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
- Insulation levels for ceiling that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces), R-49 insulation installed to min. 6-inches of depth at top plate at exterior of structure to achieve U-factor.
- Vaulted ceiling surface area exceeding 50 percent of the total heated floor area shall have a U-factor no greater than U-0.226 (equivalent to R-38 rafter or scissor truss with R-38 Advanced Framing).
- A = Advanced frame construction. See Section N1104.6.
- Heated slab interior applies to concrete slab floors (both on & below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
- Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section N1112, Item 3, shall comply with window performance requirements if constructed with thermal break aluminum, wood, vinyl or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.
- A maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.34 or less.
- Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
- Minimum 24-inch horizontal or vertical below grade.

TABLE N1101.1(2) ADDITIONAL MEASURES

SELECT ONE	ADDITIONAL MEASURES
1	HIGH EFFICIENCY HVAC SYSTEM a. Gas-fired furnace or boiler AFUE 94%, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated
2	HIGH EFFICIENCY WATER HEATING SYSTEM a. Natural gas/ propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/ propane tankless/ instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/ tub-shower
3	WALL INSULATION UPGRADE Exterior walls: U-0.245/ R-21 conventional framing with R-5.0 continuous insulation
4	ADVANCED ENVELOPE Windows: U-0.21 (Area weighted average), and Flat ceiling: U-0.21/ R-6.0, and Framed floors: U-0.226/ R-38 or slab edge insulation to F-0.48 or less (R-10 for 48" R-15 For 36" or R-5 fully insulated slab)
5	DUCTLESS HEAT PUMP For dwelling units with all-electric heat provides: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms
6	HIGH EFFICIENCY THERMAL ENVELOPE UA Proposed UA is 8% lower than the code UA
7	GLAZING AREA Glazing area, measured as the total of framed openings is less than 12% of conditioned floor area
8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%

- Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.226.
- In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternate Design shall be a minimum of 8% less than the Code UA total of the Standard Base Case.



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

HOME SQUARE FOOTAGE
MAIN FLOOR = 1,773 SQ. FT.
+ GARAGE = 423 SQ. FT.



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

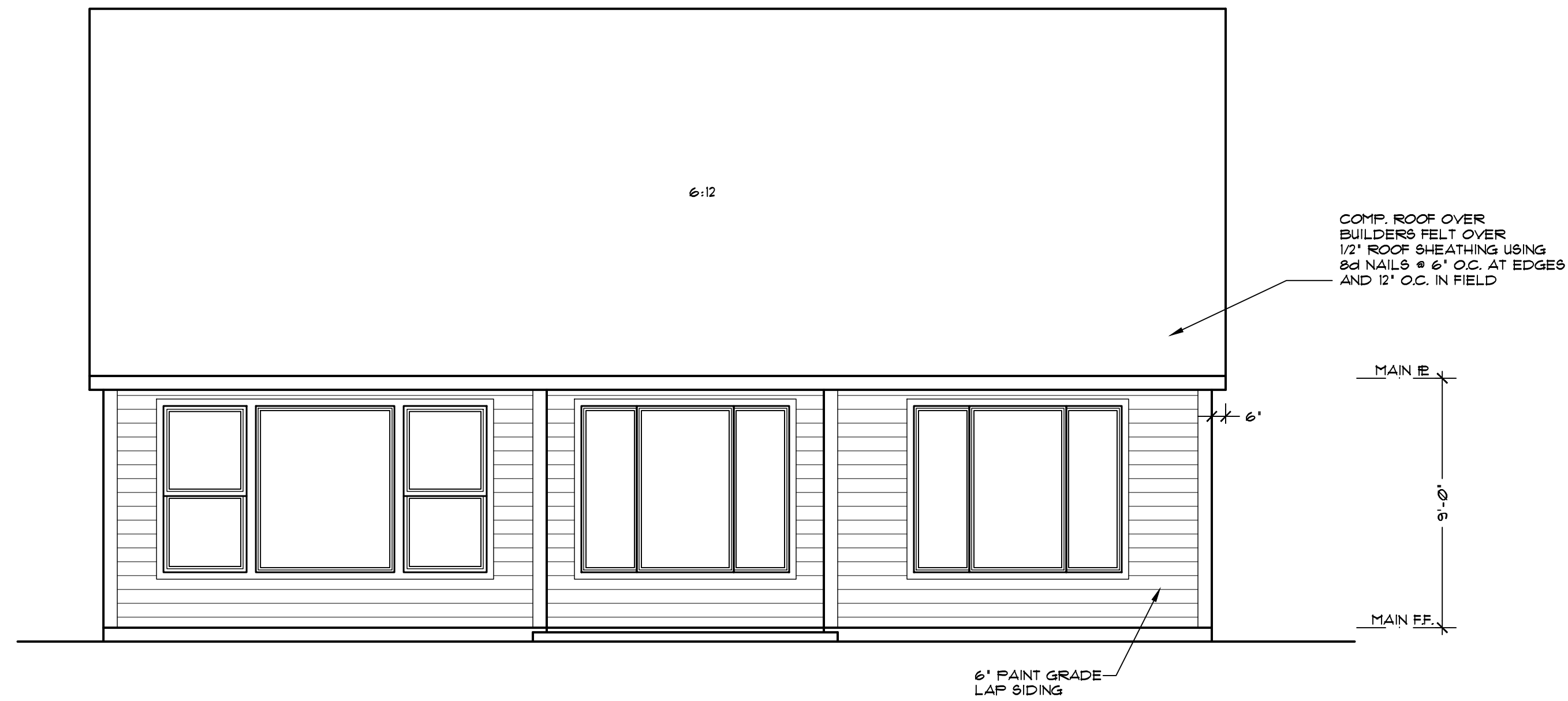
GENERAL NOTES

- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(S) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	40 PSF
GARAGE FLOOR	50 PSF (2000* FT.)
DECKS	60 PSF
HANDRAILS	200 PSF

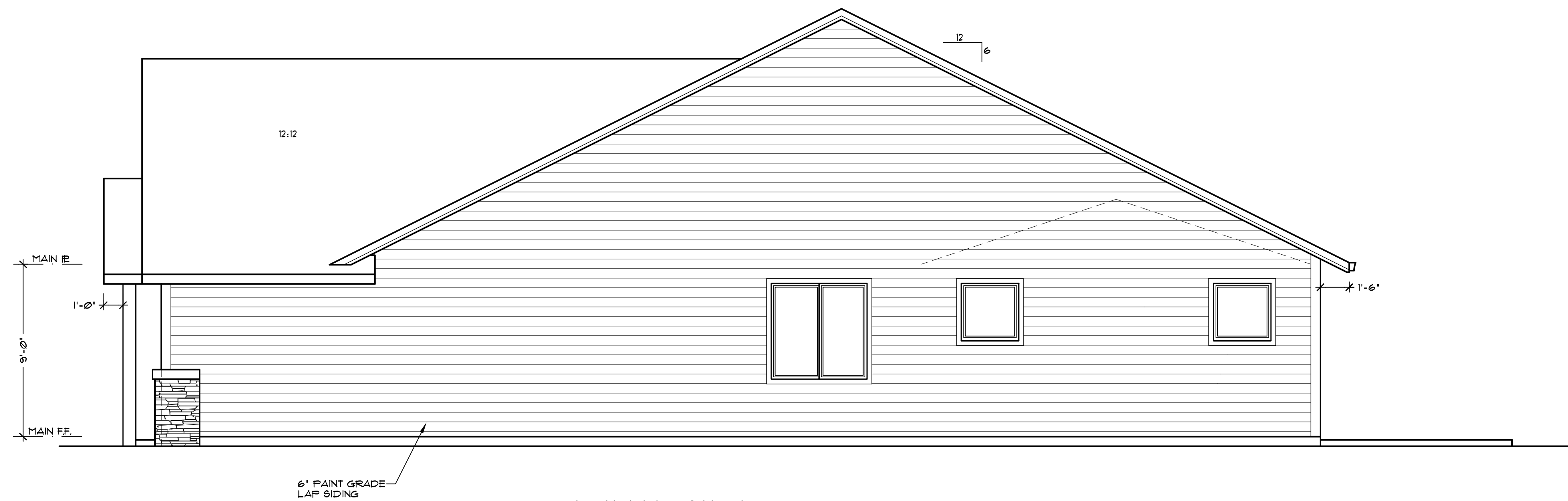
(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
- INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8
- THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
- ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS. UNO, ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
- SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
- G1 FASCIA GUTTER. PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.



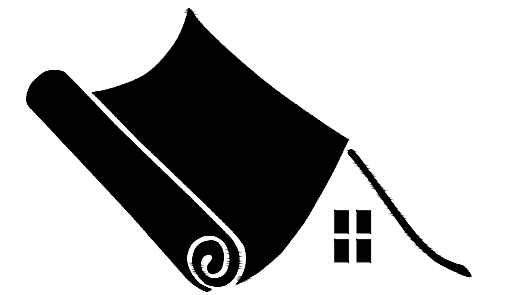
REAR ELEVATION

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



RIGHT ELEVATION

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



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HOME DESIGN

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REVISIONS:

PAGE

2

of 6

FOUNDATION NOTES AS APPLIES

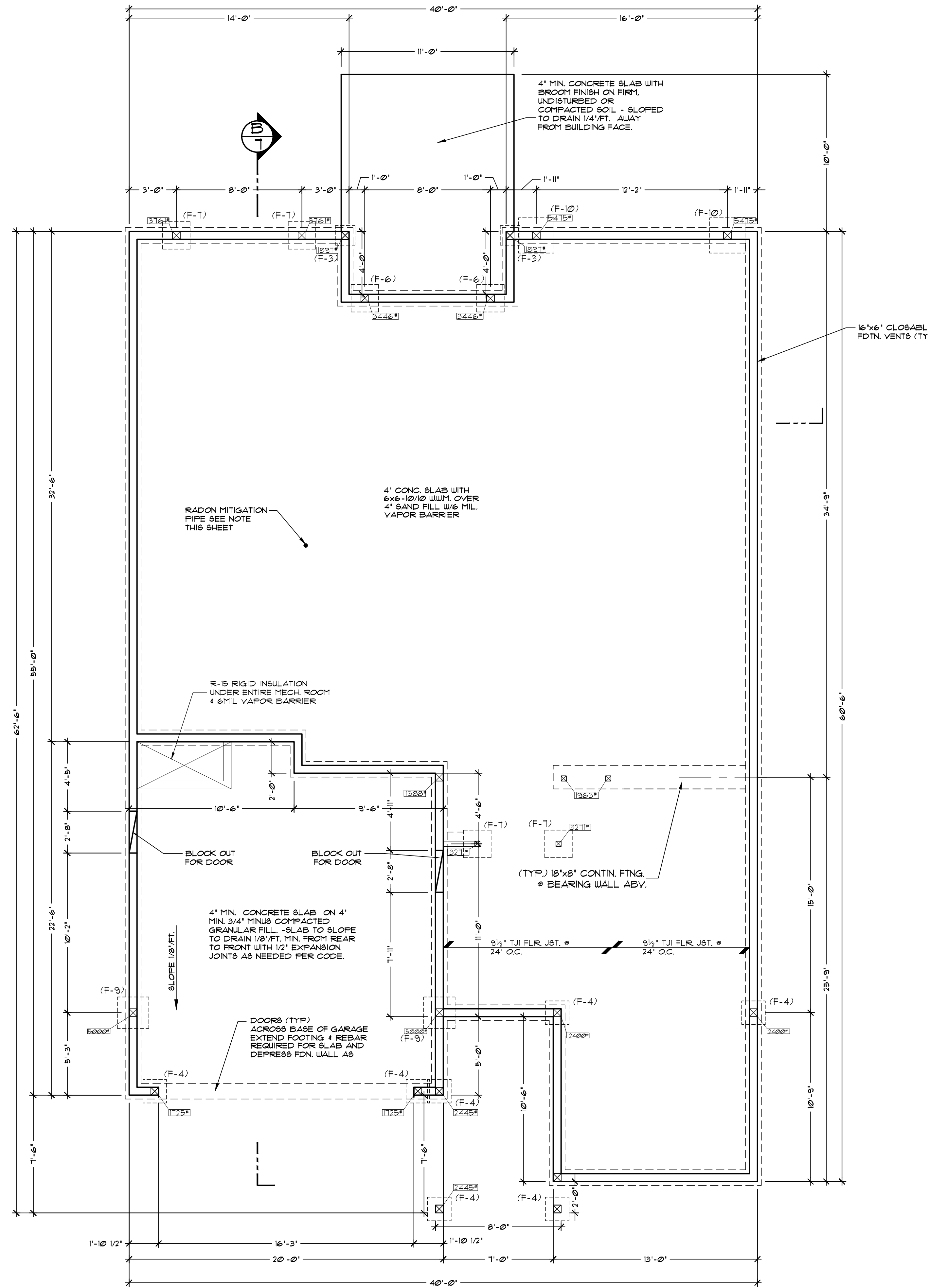
- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE: - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER : 2500 PSI
- BASEMENT & INTERIOR SLABS ON GRADE : 2500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER : 3000 PSI
- PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER : 3500 PSI
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EACH WAY.
- CONCRETE SIDEWALKS TO HAVE 1/2" TOOLED JOINTS AT 5 FT. (MINIMUM) OC.
- REINFORCING STEEL TO BE A-615 GRADE 40. WELDED WIRE MESH TO BE A-105.
- EXCAVATE SITE TO PROVIDE A MINIMUM OF 18 IN. CLEARANCE UNDER ALL GIRDERS OR JOISTS.
- COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK 'VISQUEEN' AND EXTEND UP FOUNDATION WALLS A MIN. OF 12".
- PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE OPERABLE WITH 1/4 IN. MESH CORROSION RESISTANT SCREEN.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE TREATED OR NATURALLY DECAY RESISTANT OR PROTECTED WITH 55# ROLL ROOFING, MIN.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3 INCHES.
- PROVIDE CRAWL SPACE LOW POINT DRAIN PER CODE.
- USE 4" CMU BELOW GRADE AT STONE VENEER AREAS. WIDEN FOOTING 6" AT VENEERED AREAS. - SEE PLAN FOR LOCATION.
- PROVIDE 2X TREATED MUD SILL WITH 1/2" A.B. @ 48" OC, UNO, W/ A MIN. OF 2-FER FL. AND WITHIN 12" OF EACH CORNER.
- BLOCK OUT FOR FURNACE AS/IF REQUIRED.
- PROVIDE 18"x24" CRAWL SPACE ACCESS MIN. -SEE PLAN FOR LOCATION.
- WHERE 8" TWO-STORY STEMWALL IS USED PROVIDE A 16"x8" CONTINUOUS FOOTING W/ (2)- #4 BARS CONT. AND 3" CLEAR TO BOTTOM AND SIDES, UNO.
- WHERE 6" ONE-STORY STEMWALL IS USED PROVIDE A 12"x6" CONTINUOUS FOOTING W/ (2)- #4 BARS CONT. AND 3" CLEAR TO BOTTOM AND SIDES, UNO.

RADON MITIGATION

Install a passive sub-membrane depressurization system for Radon Gas mitigation. Install a 3 or 4 inch Tee fitting under the vapor barrier that connects to a pipe running vertically through the house and terminating through the roof. As part of this mitigation solution also seal all openings/penetrations between the floor level and the the crawlspace. All ductwork in crawl space to be performance tested. Vapor Barrier to be sealed where penetrated. Crawl space access to be gasketed. Ventilation openings shall comply with all code requirements. Operable louvers, dampers, or other means to temporarily stop the ventilation shall not be permitted.

FOOTING SIZE CHART:

FTG. #	LOAD	FTG. SIZE	REBAR
(F-1)	1,000*	12"x12"x10"	(2) #4 E/W
(F-2)	1,500*	15"x15"x10"	(2) #4 E/W
(F-3)	2,000*	15"x15"x10"	(2) #4 E/W
(F-4)	2,500*	18"x18"x10"	(2) #4 E/W
(F-5)	3,000*	18"x18"x10"	(2) #4 E/W
(F-6)	3,500*	21"x21"x10"	(3) #4 E/W
(F-7)	4,000*	21"x21"x10"	(3) #4 E/W
(F-8)	4,500*	24"x24"x10"	(3) #4 E/W
(F-9)	5,000*	24"x24"x10"	(3) #4 E/W
(F-10)	5,500*	27"x27"x10"	(3) #4 E/W
(F-11)	6,000*	27"x27"x10"	(3) #4 E/W
(F-12)	7,000*	30"x30"x10"	(4) #4 E/W
(F-13)	8,000*	30"x30"x10"	(4) #4 E/W
(F-14)	9,000*	33"x33"x12"	(5) #4 E/W
(F-15)	10,000*	33"x33"x12"	(5) #4 E/W
(F-16)	11,000*	36"x36"x12"	(5) #4 E/W
(F-17)	12,000*	36"x36"x12"	(5) #4 E/W
(F-18)	13,000*	39"x39"x12"	(5) #4 E/W
(F-19)	14,000*	39"x39"x12"	(5) #4 E/W
(F-20)	15,000*	42"x42"x12"	(6) #4 E/W
(F-21)	16,000*	42"x42"x12"	(6) #4 E/W
(F-22)	17,000*	45"x45"x12"	(6) #4 E/W
(F-23)	18,000*	45"x45"x12"	(6) #4 E/W
(F-24)	20,000*	48"x48"x12"	(6) #4 E/W
(F-25)	22,000*	54"x54"x12"	(7) #4 E/W



A minimum 6-mil polyethylene or equivalent flexible sheathing material shall be placed on top of the gas-permeable layer prior to placing the floor assembly to serve as a soil-gas-retarder. The sheathing shall cover the entire floor area with separate sections of sheathing lapped at least 12 inches. The sheathing shall fit closely around any pipe, wire, or other penetrations of material.



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PLAN • M-1773-WC-2-A

REVISIONS:

PAGE

3
of 6

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

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PAGE

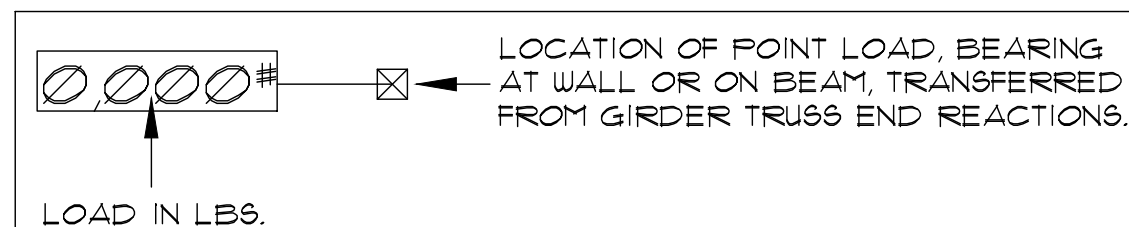
5

of 6

□ = 12 SQ. IN. ROOF VENT IF CONTINUOUS RIDGE VENTING NOT USED

▨ = OVERLAY AREA W/ 2x8 @24" O.C.

▨ = BEARING WALL



ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING SEAM METAL ROOFING PER OWNERS/ BUILDER'S SPECIFICATIONS INSTALL PER MANUFACTURER'S SPEC. ON NOM. 1/2" CDX PLYWD. SHEATHING ON ROOF FRAMING PER PLAN
2. ROOF PITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE PLAN
5. PROVIDE INSULATION Baffle AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA): THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 40% AND NOT MORE THAN 30% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. - WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS): A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. -SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING LAYOUT AS SHOWN PROJECTS END LOADING OF GIRDER TRUSSES ON HEADERS, 4/OR SOLID BRG AND LOADING IS PROJECTED DOWN TO FOOTINGS SHOWN ON FOUNDATION PLAN THEREFORE IF TRUSS COMPANY MOVES ANY GIRDER TRUSSES THE LOADING 4 BRG POINTS WILL MOVE AND CURRENT WORKING DRAWINGS WILL NEED TO BE UPDATED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY 'MARK STEWART' OF ANY CHANGES MADE TO THE ROOF FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD AREAS MAY OCCUR IN SOME AREAS - USE 2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO CREATE ROOF LINES AS SHOWN ON PLANS UNLESS OVERBUILD AREAS ARE DESIGNED W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION INSTRUCTIONS ARE TO BE ON SITE & AVAILABLE FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

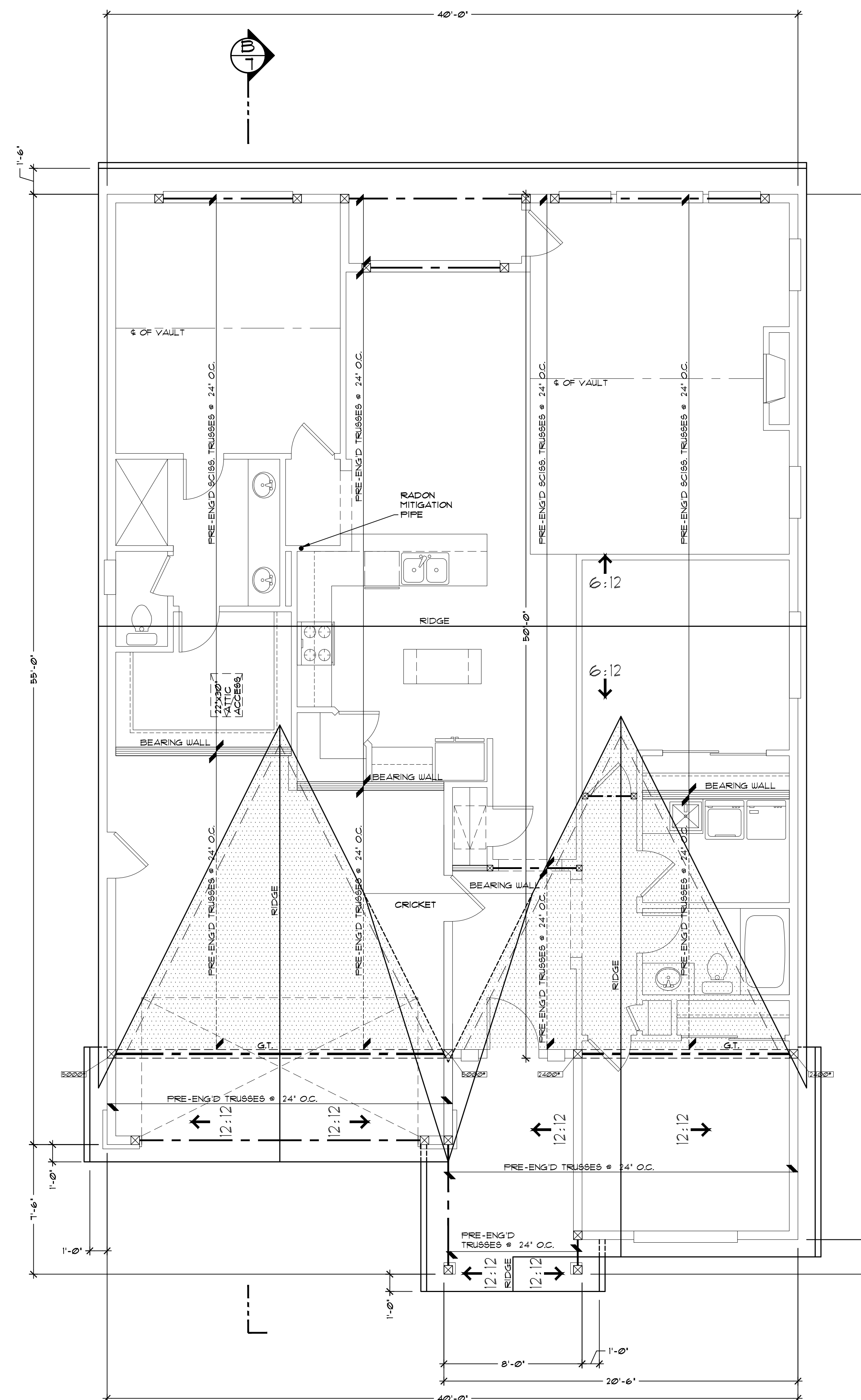
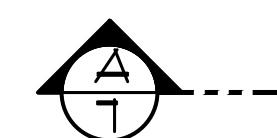
ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY MANUFACTURER'S STAMP.

ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE AND MUST BE FOLLOWED CORRECTLY, IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL AND NEW ENGINEERING CALC'S

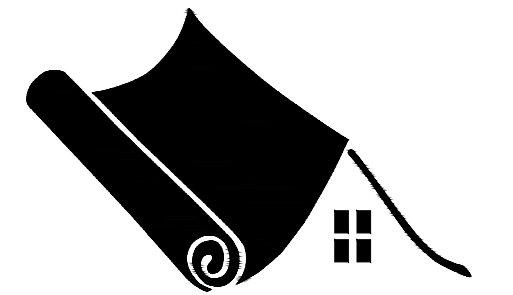
CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP)



ROOF FRAMING PLAN

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

- * PROVIDE SOLID BEARING UNDER GIRDER TRUSS ENDS AND FROM BEARING POINTS UNDER STRUCTURAL ROOF BEAMS AS SHOWN ON PLANS
- * CONNECT EACH TRUSS/RAFTER TO EACH SUPPORT WITH SIMPSON 'H-3' OR 'H2.5A' TIE (TYP)



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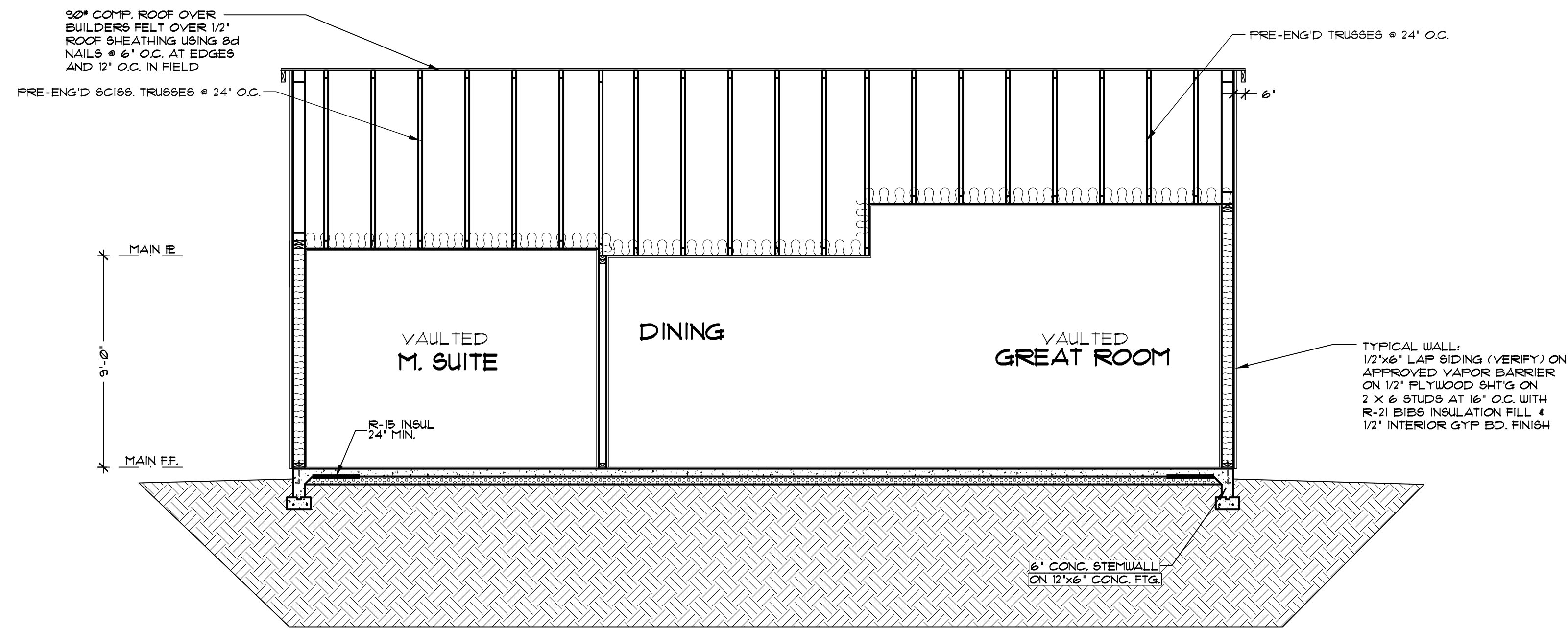
PLAN • M-1773-WC-2-A

REVISIONS:

PAGE

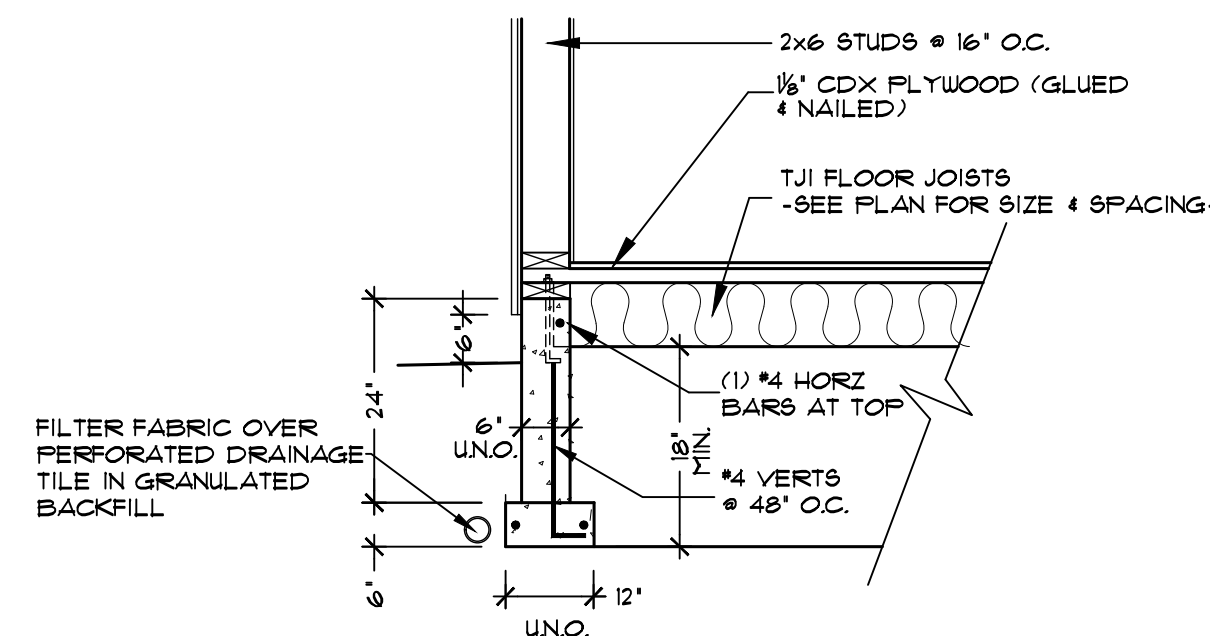
6

of 6



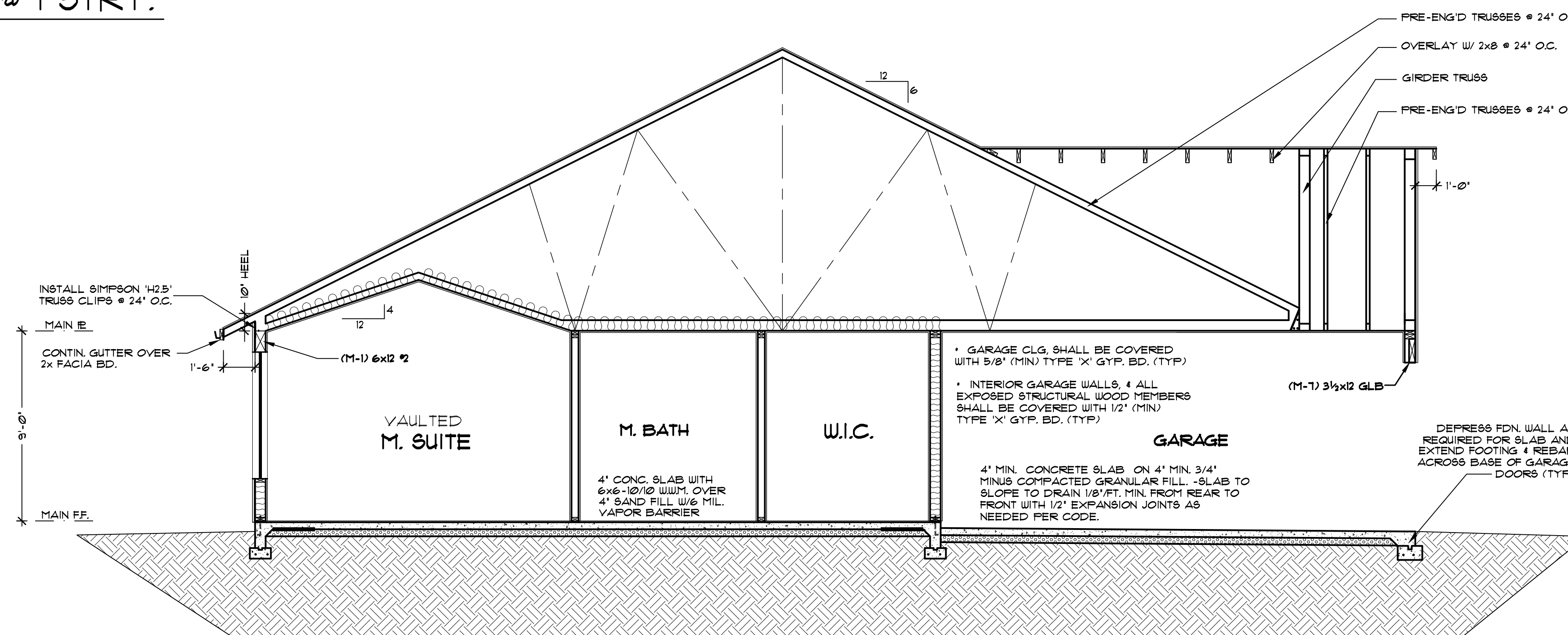
A BUILDING SECTION
SCALE: 1/4"=1'-0"

A minimum 6-mil polyethylene or
equivalent flexible sheathing material
shall be placed on top of the
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placing the floor assembly to serve
as a soling-retarder. The sheathing
shall cover the entire floor area
with separate sections of sheathing
lapped at least 12 inches. The
sheathing shall fit closely around any
pipe, wire, or other penetrations of
material.



FOOTING DETAIL (TYP.) @ 1 STRY.

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



B BUILDING SECTION
SCALE: 1/4"=1'-0"

ELECTRICAL NOTES:

- ALL 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS, SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL PER CODE.
- OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS (WALL SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES PER CODE.
- MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC REQUIREMENTS.
- GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH ALL NEC REQUIREMENTS.
- FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES PER CODE.
- PROVIDE GFCI PROTECTION PER ALL CODE REQUIREMENTS.
- PLACEMENT/SPACING OF ELECTRICAL OUTLETS:
 - GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS PER CODE.
 - KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES PER CODE.
 - BATHROOMS: AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN LOCATION PER CODE.
 - HALLWAYS: HALLWAYS 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET PER CODE.
 - OUTDOORS: AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND REAR OF THE DWELLING PER CODE.
- SMOKE/CO₂ DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; BE INSTALLED IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP PER CODE.
- CONTRACTOR SHALL PROVIDE COMPLIANCE WITH LIGHTING REQUIREMENTS IN KITCHENS & BATHS. (40 LUMENS/WATT)
- SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 18" FROM STORAGE AREA. FLUSH MOUNTED MUST BE 6" AWAY PER CODE.
- INSTALL CARBON MONOXIDE DETECTORS PER CODE AND AS RECOMMENDED BY BUILDER & VERIFIED BY OWNER PER LOCATIONS.

ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING AND FIRE CODES.

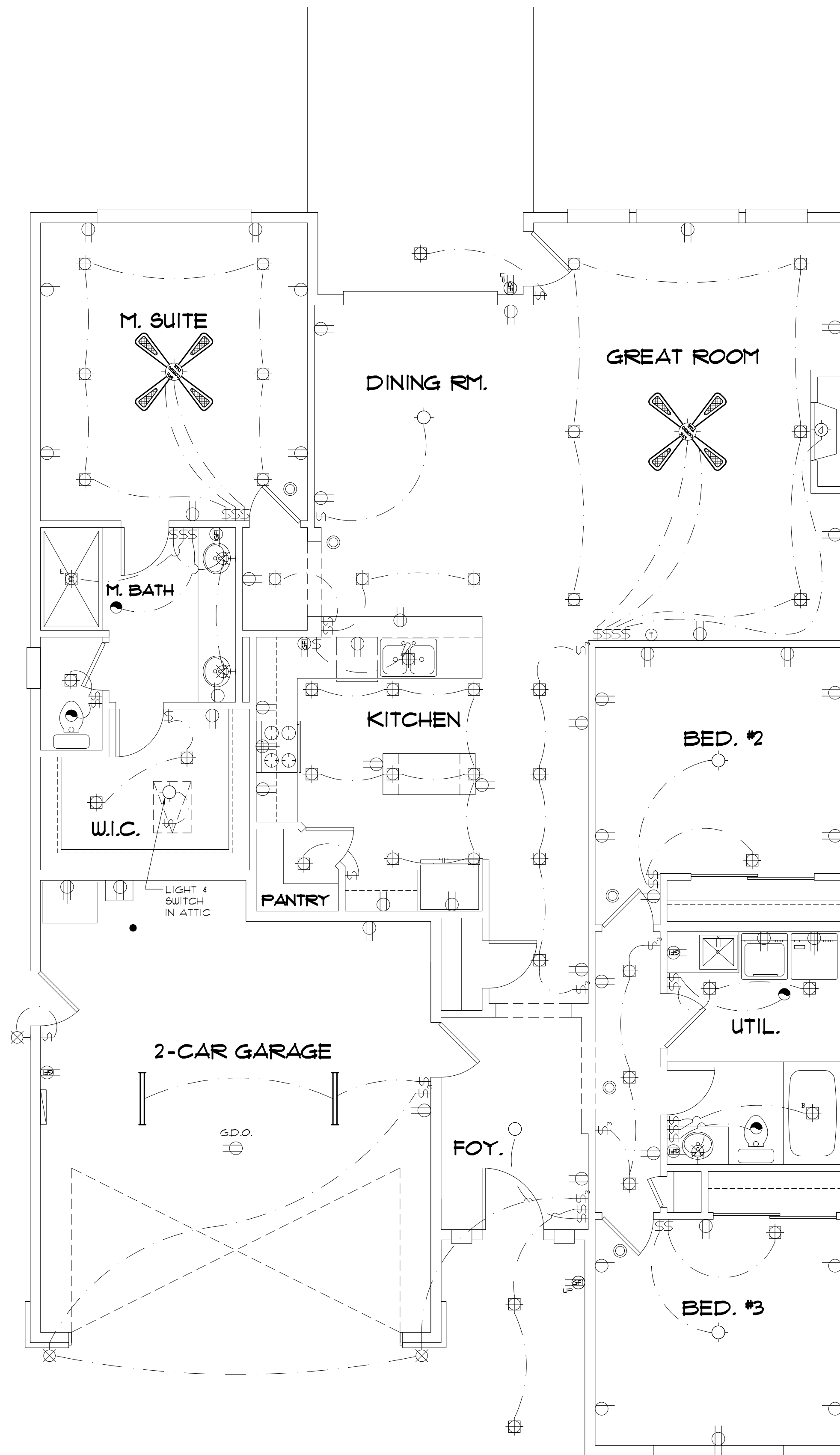
Combination smoke/carbon monoxide alarm/detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarm features of combination smoke/carbon monoxide alarm/detectors shall be interconnected.

EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM INTERMITTANT OR 20 CFM CONTINUOUS
KITCHEN RANGE FAN =	MIN. 150 CFM
POWDER RM. FAN =	MIN. 50 CFM

**** ELECTRICAL LEGEND ****

⌚	SINGLE POLE SWITCH	⏏	CIRCUIT PANEL
⌚⌚	DEBL. POLE SWITCH	⊕	THERMOSTAT
⌚⌚⌚	TRIPLE POLE SWITCH	⊕	100V CO/SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE -HARD WIRED
⊙	WALL MOUNT FIXTURE	⊕	EXHAUST FAN
⊙	10 4IN. ART	⊕	GAS OUTLET
⊙	10 20 DOWNLIGHT	⊕	UNDER CAB. LITE
⊙	10 20 SHOWER	⊕	STAIR RISER LITE
⊙	SURFACE MOUNT FIXTURE	⊕	STAIR RISER LITE
⊙	(2) LAMP FLUORESCENT LIGHT	⊕	MULTI-DIRECTIONAL MOTION ACTIVATED EXTERIOR FLOODLIGHTS
⊙	LIGHT/ EXHAUST FAN COMBO	⊕	
⊕	110 V (DUPLEX)	⊕	
⊕	220 V OUTLET	⊕	
⊕	110 V GFI OUTLET	⊕	
⊕	110 V WATER PROOF OUTLET, GFCI	⊕	
⊕	GARAGE DOOR OUTLET	⊕	



MAIN FLOOR ELECTRICAL PLAN AD-2

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



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PLAN • M-1773-WC-2-A

REVISIONS:

DRAWN BY: AA

PAGE

E1