

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

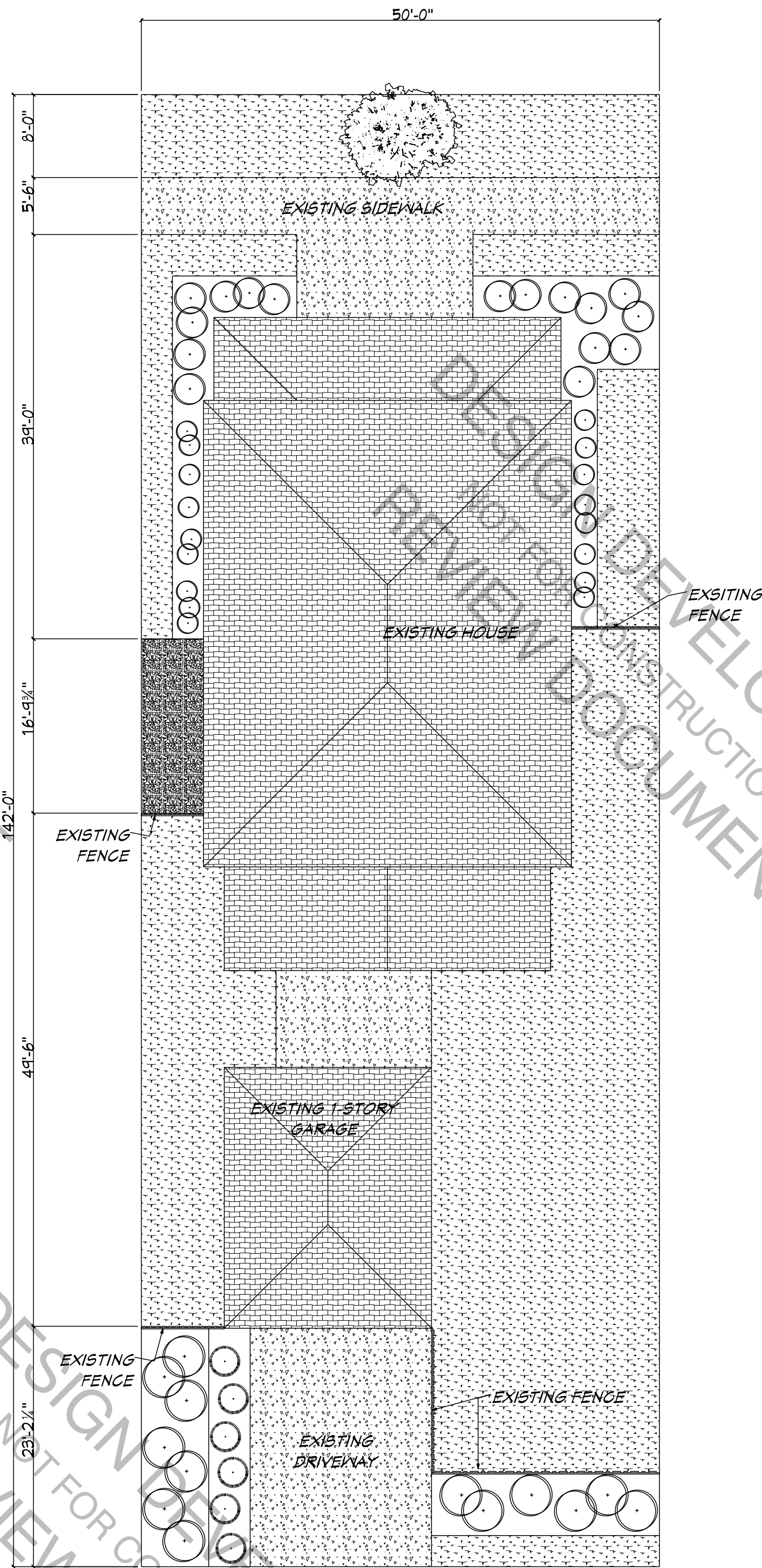
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

SITE NOTES

1. THIS PLAN DOES NOT REPRESENT A SURVEY OF THE SUBJECT PROPERTY. INFORMATION SHOWN HERE WAS DERIVED FROM VARIOUS SOURCES AND REPRESENTS A GENERAL DEPICTION OF THE PROPOSED PROJECT. VERIFY ALL INFORMATION AND/OR OBTAIN A FORMAL SURVEY AS NEEDED PRIOR TO CONSTRUCTION.
2. VERIFY ALL INFORMATION AND/OR OBTAIN A FORMAL SURVEY AS NEEDED PRIOR TO CONSTRUCTION. REFER TO THE PLATTED SURVEY FOR DETAILED INFORMATION.
3. THIS SITE PLAN DOES NOT ILLUSTRATE THE LOCATION OF UNDERGROUND UTILITIES. VERIFY LOCATION AND/OR EXISTENCE OF ANY AND ALL UNDERGROUND UTILITIES BEFORE DISTURBING EARTH.
4. SETBACK LINES ARE SUBJECT TO CHANGE WITH ORDINANCES AND REVISIONS. IT IS THE OWNER AND/OR BUILDERS RESPONSIBILITY TO VERIFY SETBACK LINES WITH COUNTY AND/OR COMMUNITY ASSOCIATION PRIOR TO CONSTRUCTION.



SITE PLAN
SCALE: 1" = 10'-0"

P.O. Box 2284
Lexington, SC 29071

PELLICON
Design & Construction LLC

"Listen Better. Plan Better. Build Better."
WWW.PELLICONDESIGNBUILD.COM

ENGINEERING REVIEW PROVIDED BY:

PLAN ISSUE DATE:
APRIL 24, 2021

REVISIONS	DATE
REVISIONS	6/21/21
REVISIONS	8/8/21

OWNER APP'D:

DRAWN BY:
C. PELLINGTON

PROPOSED GARAGE ADDITION FOR

LOCATION

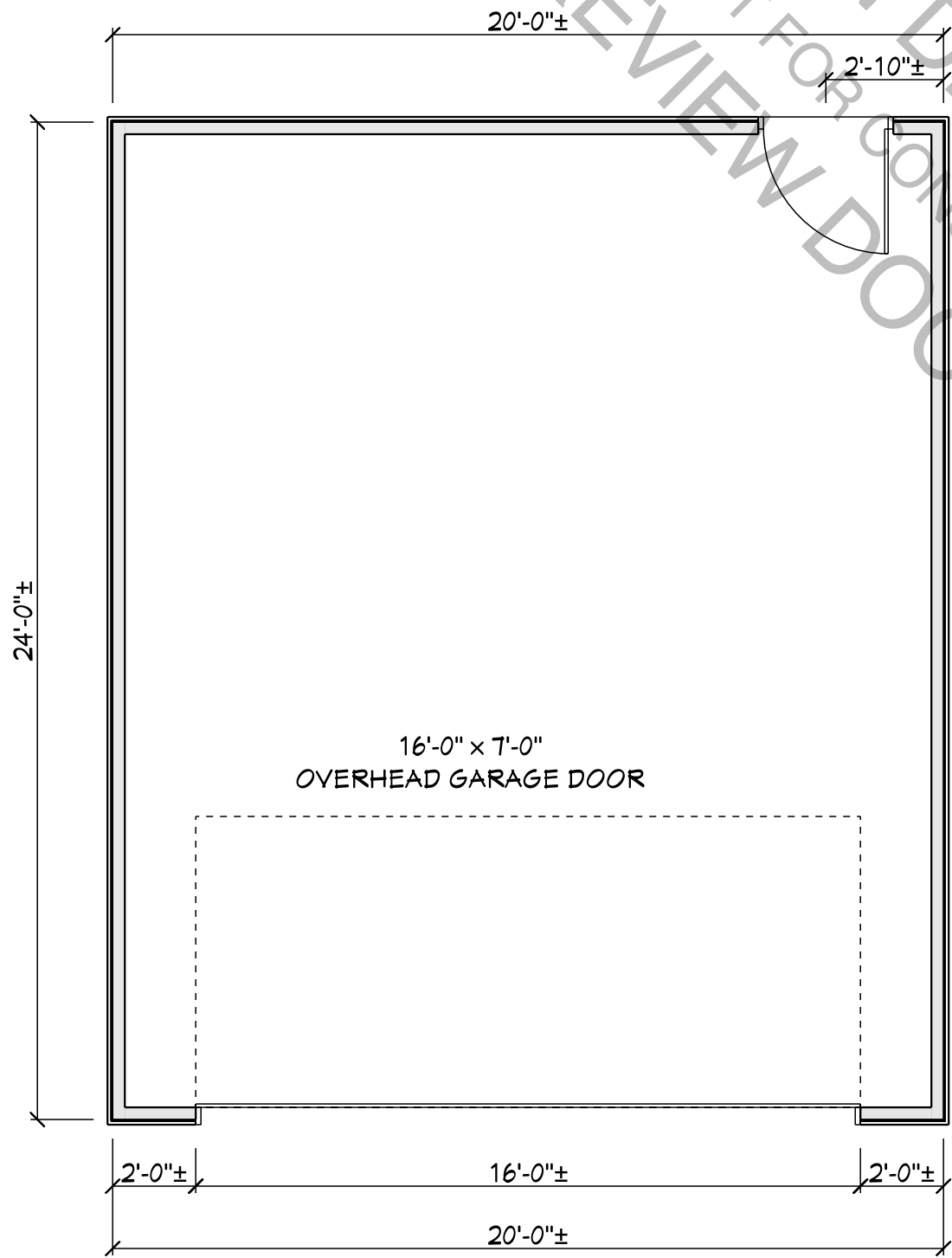
CADD REFERENCE:
0421-01

SHEET
2 OF 8

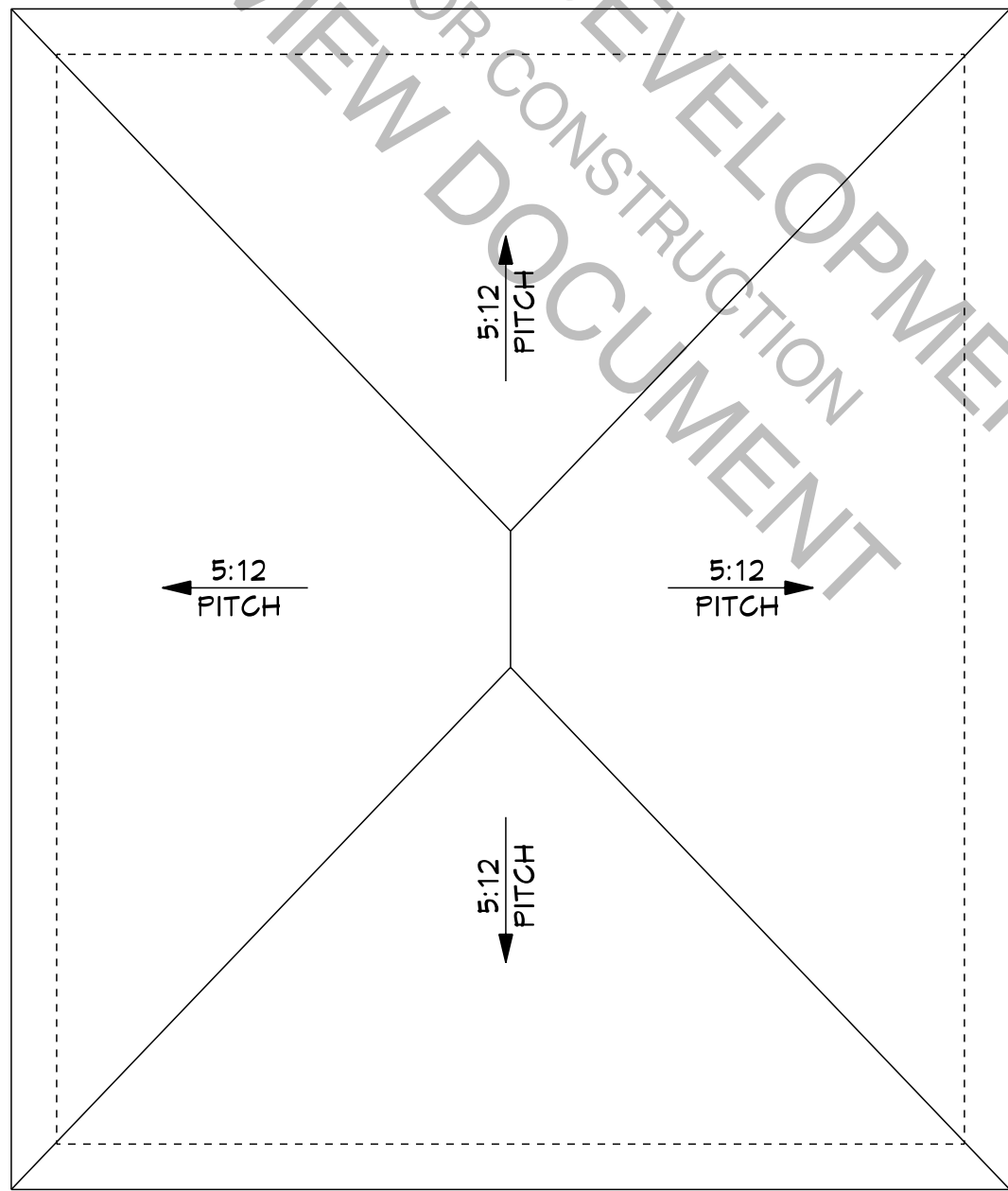
SCALE:
AS NOTED

S1.1

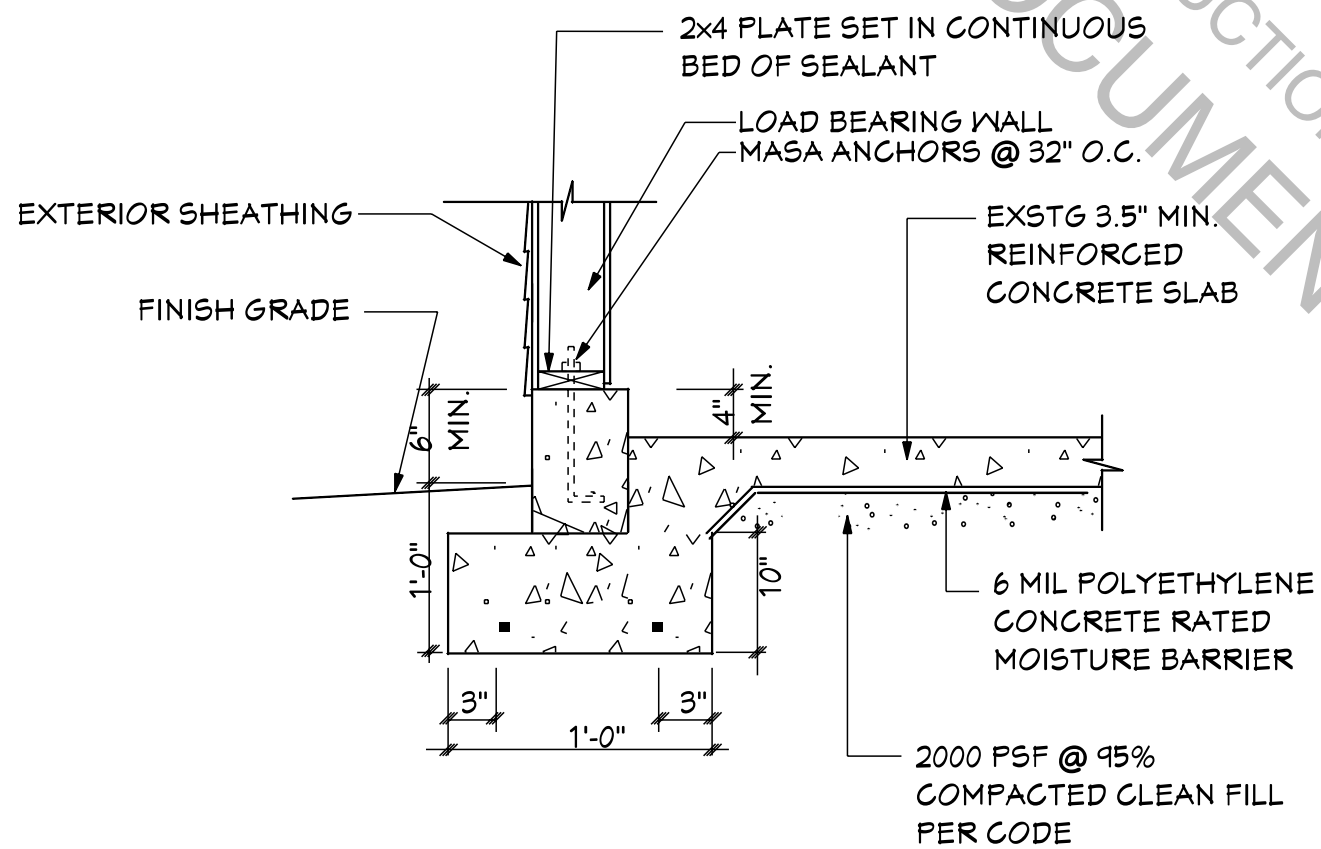
SITE PLAN



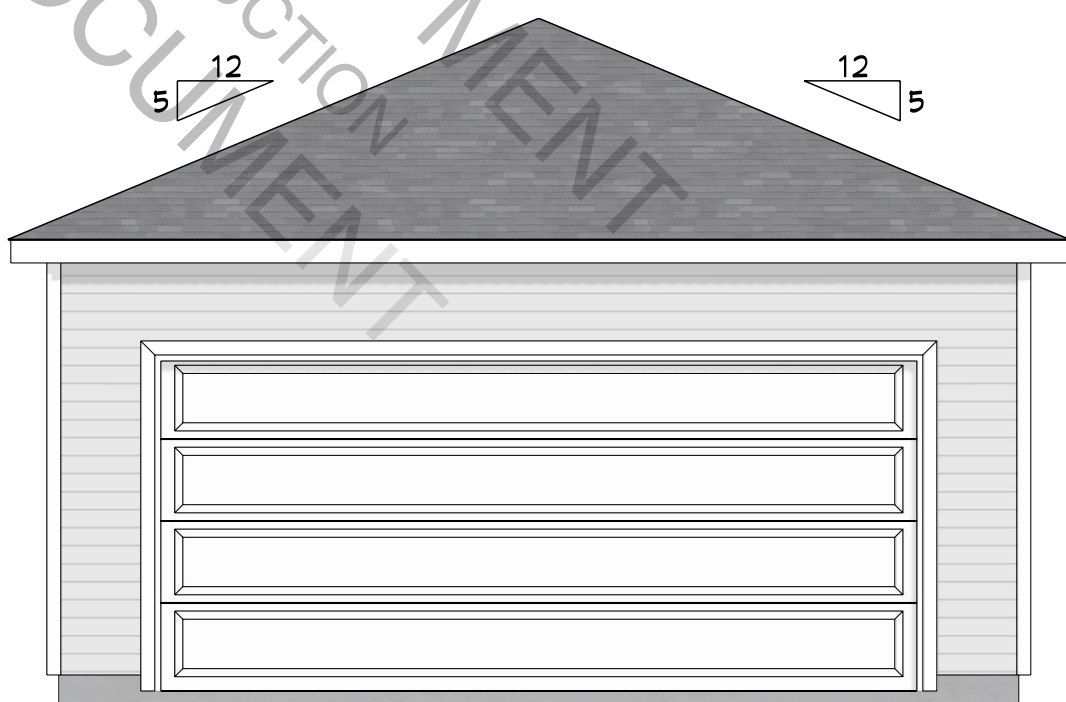
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



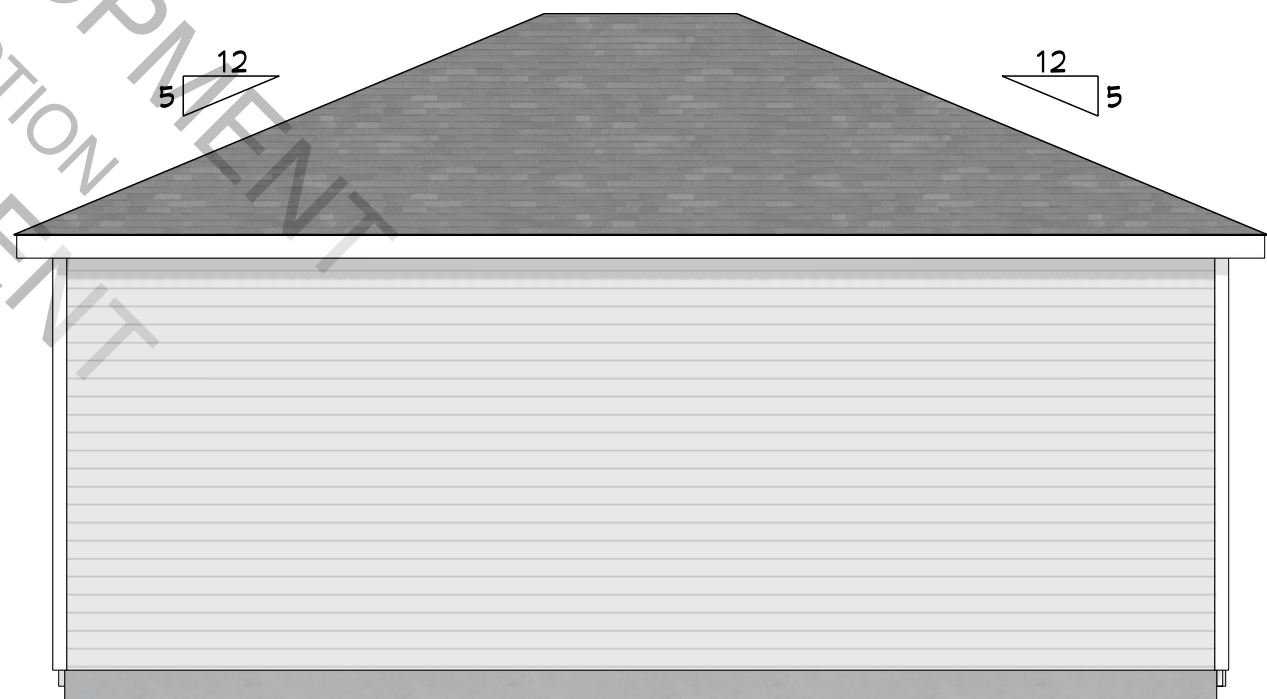
EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



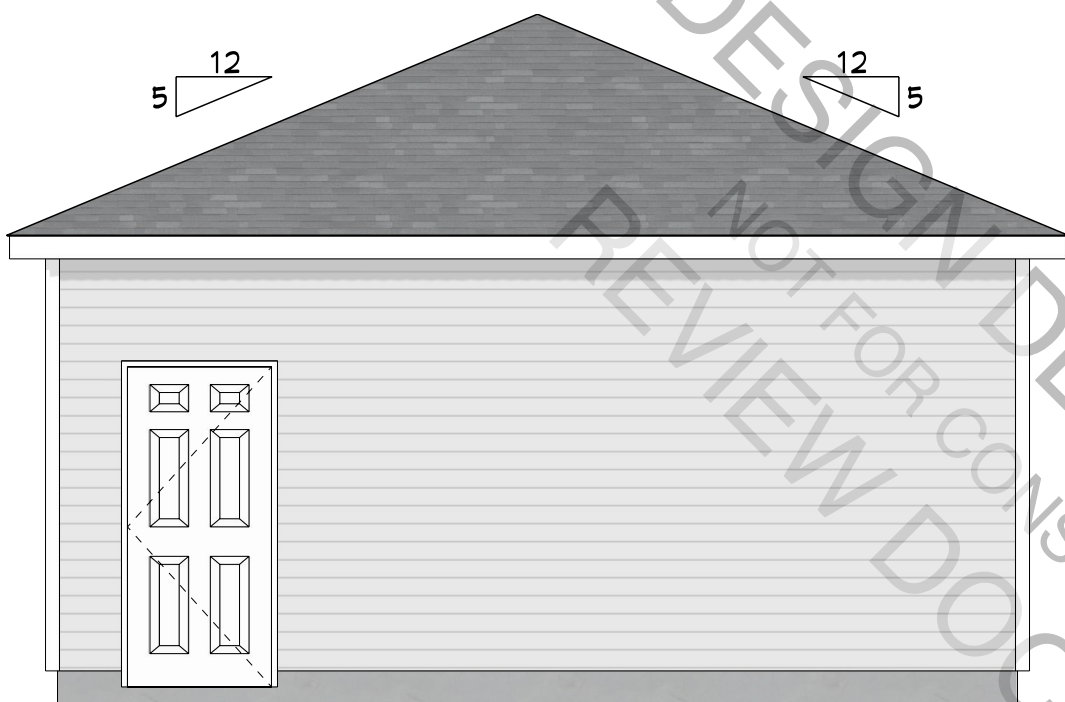
EXISTING GARAGE WALL FOOTING
SCALE: NOT TO SCALE



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



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



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



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

NOTE:
EXISTING INFORMATION TAKEN FROM OWNER SUPPLIED AS-BUILT
DRAWINGS. DESIGNER MAKES NO REPRESENTATION FOR THE
ACCURACY OR COMPLETENESS OF ORIGINAL STRUCTURE

P.O. Box 2284
Lexington, SC 29071
PELLICON
Design & Construction LLC
803.832.1330
"Listen Better. Plan Better. Built Better."
WWW.PELLICONDESIGNBUILD.COM

ENGINEERING REVIEW PROVIDED BY:

PLAN ISSUE DATE:	APRIL 24, 2021
REVISIONS	6/21/21
REVISIONS	8/8/21
OWNER APP'D:	
DRAWN BY:	C. PELLINGTON

PROPOSED GARAGE ADDITION FOR
SHEET 3 OF 8
CADD REFERENCE: 0421-01
SCALE: AS NOTED
EXISTING FIRST FLOOR PLANS

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT

DEMOLITION NOTES

1. BEFORE STARTING WORK, MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL THE WORK ADJOINING OR AT UNDERLYING LOCATIONS. REPORT TO THE DESIGNER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK, DO NOT START THE WORK UNTIL SUCH CONDITIONS HAVE BEEN EXAMINED AND A COURSE OF ACTIONS MUTUALLY AGREED UPON.

2. PRIOR TO THE START OF DEMOLITION, THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE OWNER, ANY DAMAGE, CRACKS, OR OTHER IMPERFECTIONS IN THE WORK ADJACENT TO DEMOLITION AREAS.

3. BEFORE STARTING DEMOLITION OPERATIONS, PROVIDE THE NECESSARY PROTECTIVE DEVICES WHERE REQUIRED, AND IN STRICT ACCORDANCE WITH OSHA RULES & REGULATIONS.

4. REPAIR AND/OR REPLACE EXISTING ITEMS NOT SCHEDULED OR NOTED TO BE DEMOLISHED, AND NOT SPECIFIED TO BE REMOVED, BUT WHICH BECAME DAMAGED DURING THE PROGRESS OF THE WORK. MAKE ANY AND ALL SUCH REPAIRS, REPLACEMENTS AND MODIFICATIONS TO RESTORE THE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION AT THE TIME OF DAMAGE, TO THE SATISFACTION OF THE OWNER.

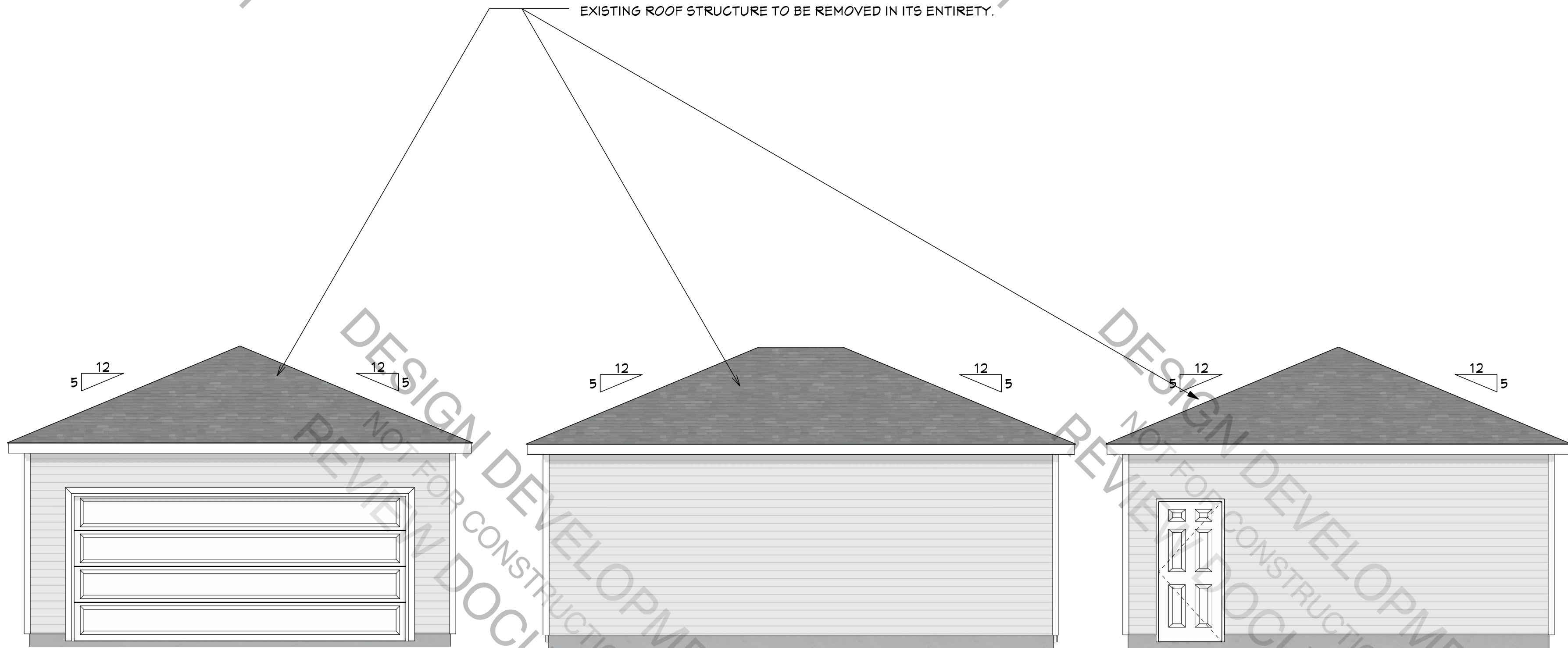
5. DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE, ON A REGULAR BASIS, IN A LEGAL MANNER.

6. PATCH, FILL, AND REPAIR ALL SURFACES DISTURBED, CUT, DAMAGED, IN NEED OF REPAIR OR MADE IMPERFECT BY ALTERATIONS OR REMOVAL WORK AND AS REQUIRED TO PREPARE SURFACES FOR NEW MATERIALS AND ARRANGEMENTS.

7. ALL DOORS AND REUSABLE MATERIALS THAT ARE REMOVED ARE TO BE TURNED OVER TO THE OWNER.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, PARTITIONS, FLOORS, ETC. DURING DEMOLITION AND RENOVATIONS.

9. EXISTING FINISHES THAT ARE DISTURBED BY DEMOLITION SHALL BE PATCHED TO MATCH EXISTING FINISHES. CONFIRM w/ THE OWNER SPECIFIC TYPES OF FINISHES.



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

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

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

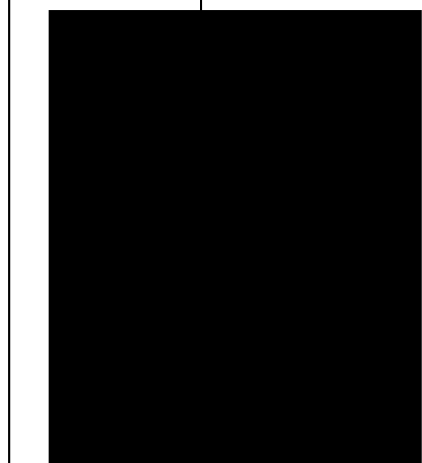
EXISTING STRUCTURE
SCALE: 1/4" = 1'-0"

ENGINEERING REVIEW PROVIDED BY:

PLAN ISSUE DATE:
APRIL 24, 2021

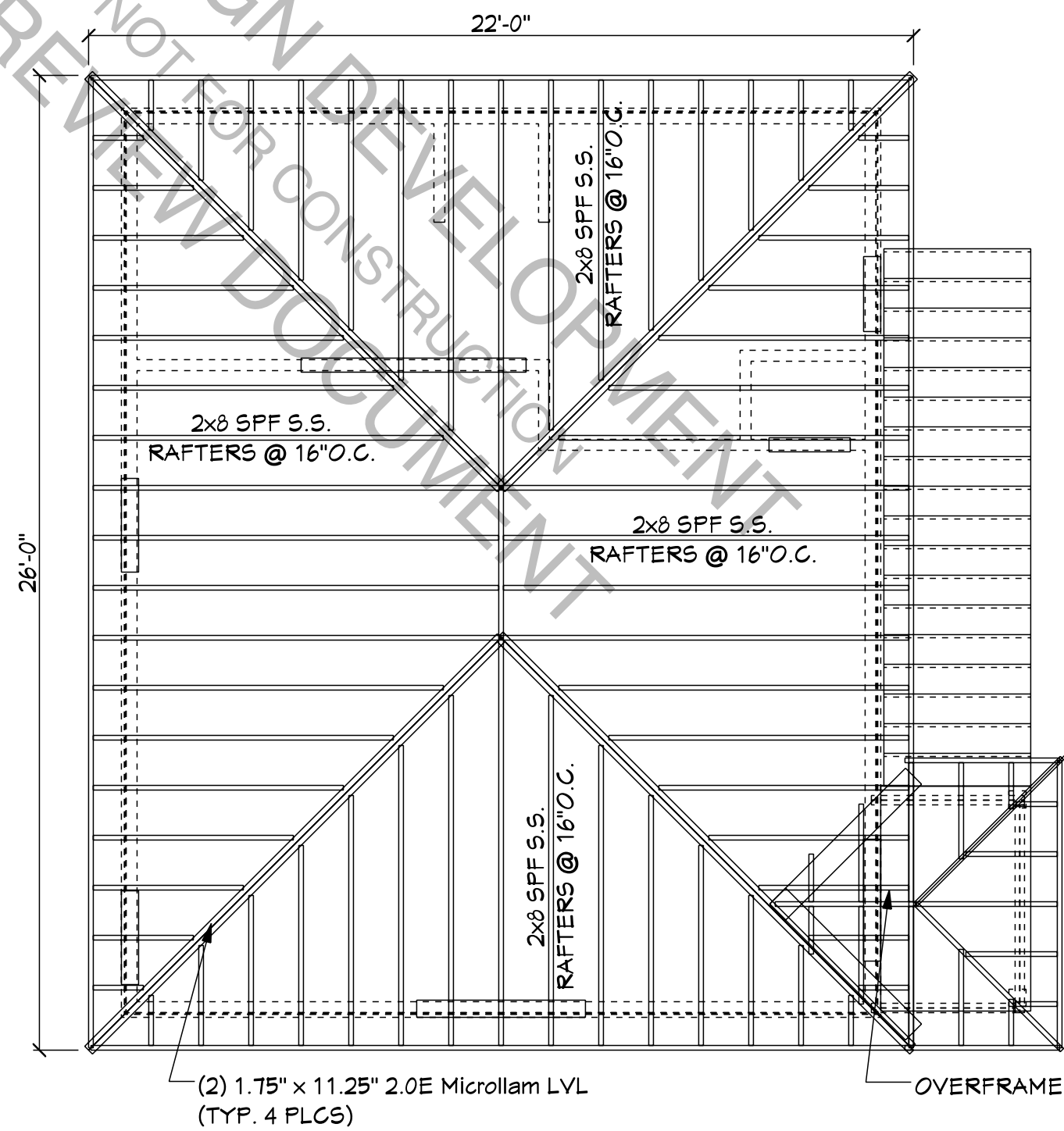
REVISIONS	DATE
REVISIONS	6/21/21
REVISIONS	8/8/21

OWNER APP'D:
DRAWN BY:
C. PELLINGTON

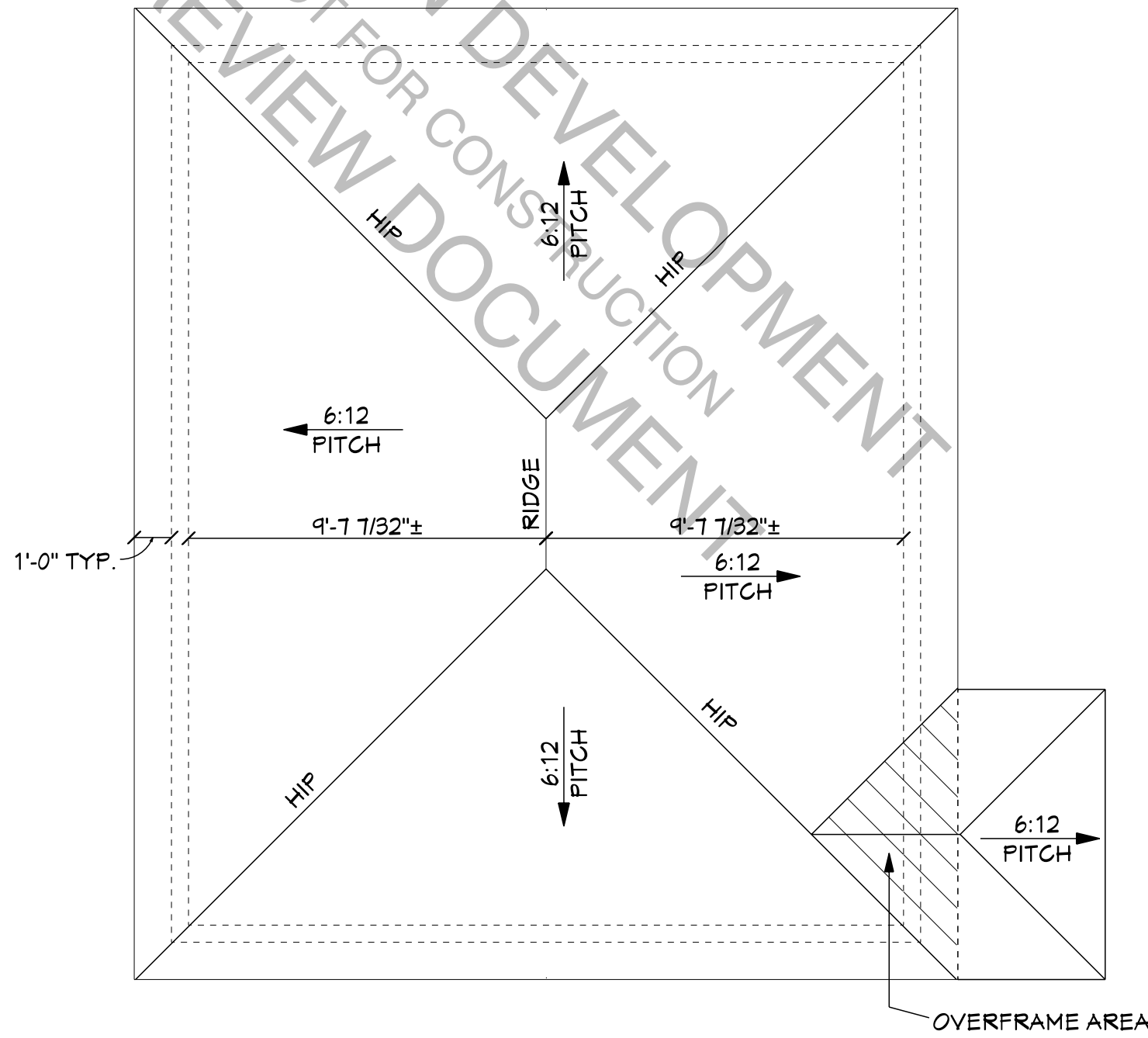
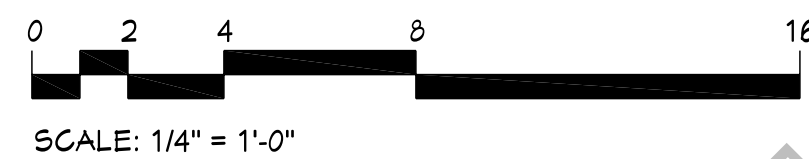


PROPOSED
GARAGE ADDITION FOR
SHEET
4 OF 8
D1.1
SCALE: AS NOTED

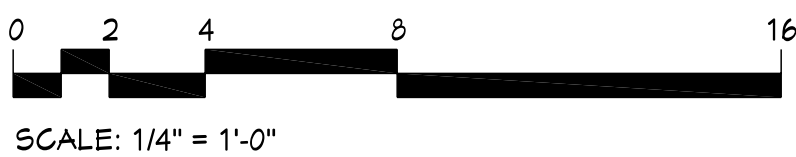
DEMOLITION
PLAN



ROOF FRAMING PLAN



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

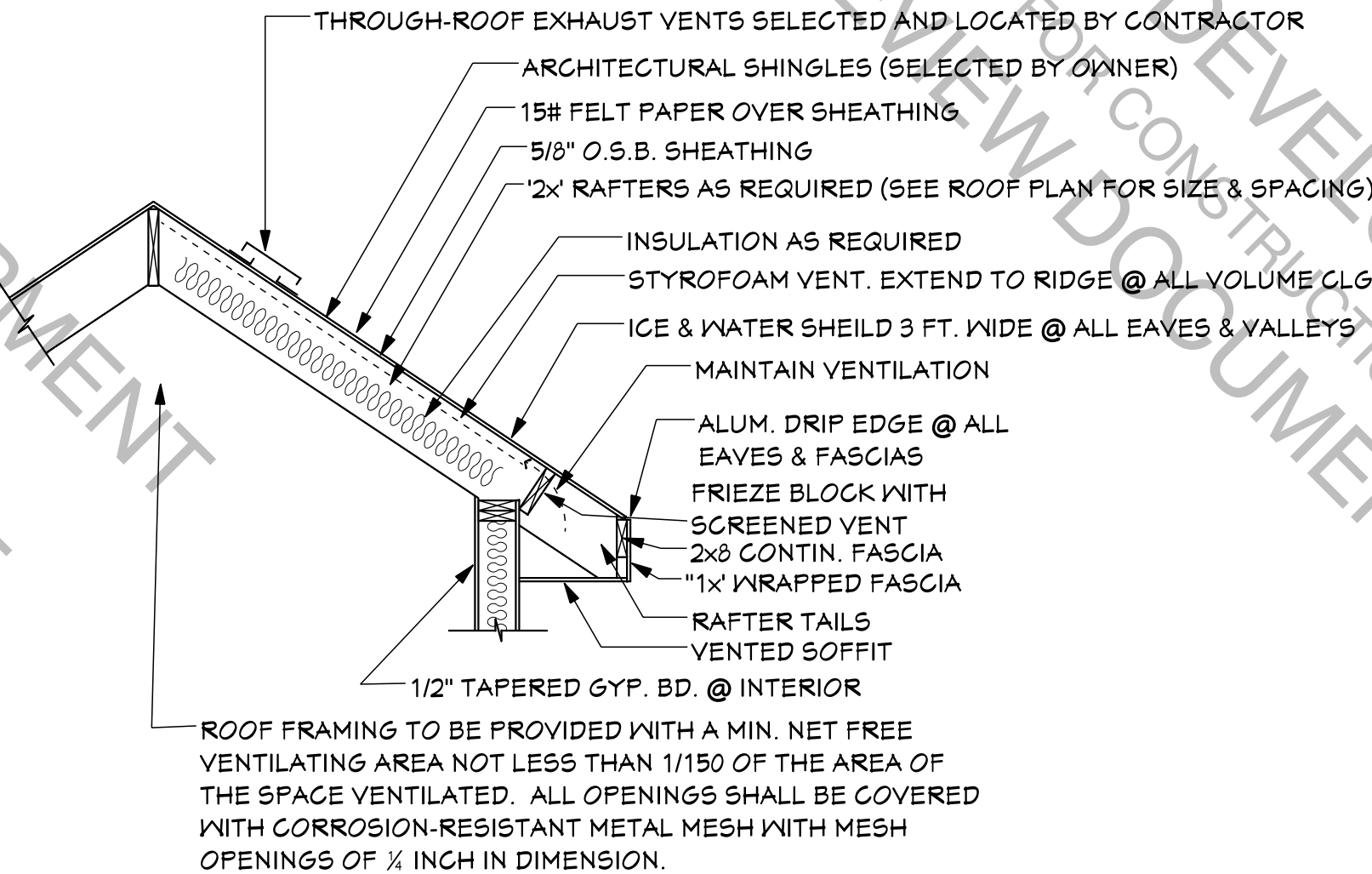


FRAMING NOTES

- CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS, HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH THE 2018 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. FASTENING OF EACH MEMBER SHALL CONFORM TO 2018 IRC.
- ALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N.
- AT ALL EXTERIOR FRAME WALLS PROVIDE 2 x 4 S.P.F. #2 STUD FRAMING SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. LOCATE STUDS OR PROVIDE ADDITIONAL STUDS DIRECTLY UNDER ALL TRUSS ENDS AND POINT LOADS.
- PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MIN. OF 24" FROM OTHER JOINTS.
- PROVIDE JACK STUD UNDER ALL HEADERS CONTINUOUS TO SOLE PLATE. IF SPAN EXCEEDS 6'-0", PROVIDE (2) JACK STUDS BENEATH HEADER. PROVIDE FULL HEIGHT KING STUDS NEXT TO EACH JACK.
- DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. DRILLING AND/OR NOTCHING OF JOISTS, BEAMS, OR GIRDERS SHALL CONFORM TO IRC R502.8 AND FIGURE R502.8. DRILLING AND/OR NOTCHING OF STUDS SHALL CONFORM TO IRC R 602.6
- NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS.
- ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R314)
- IF APPLICABLE, SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURER'S RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.

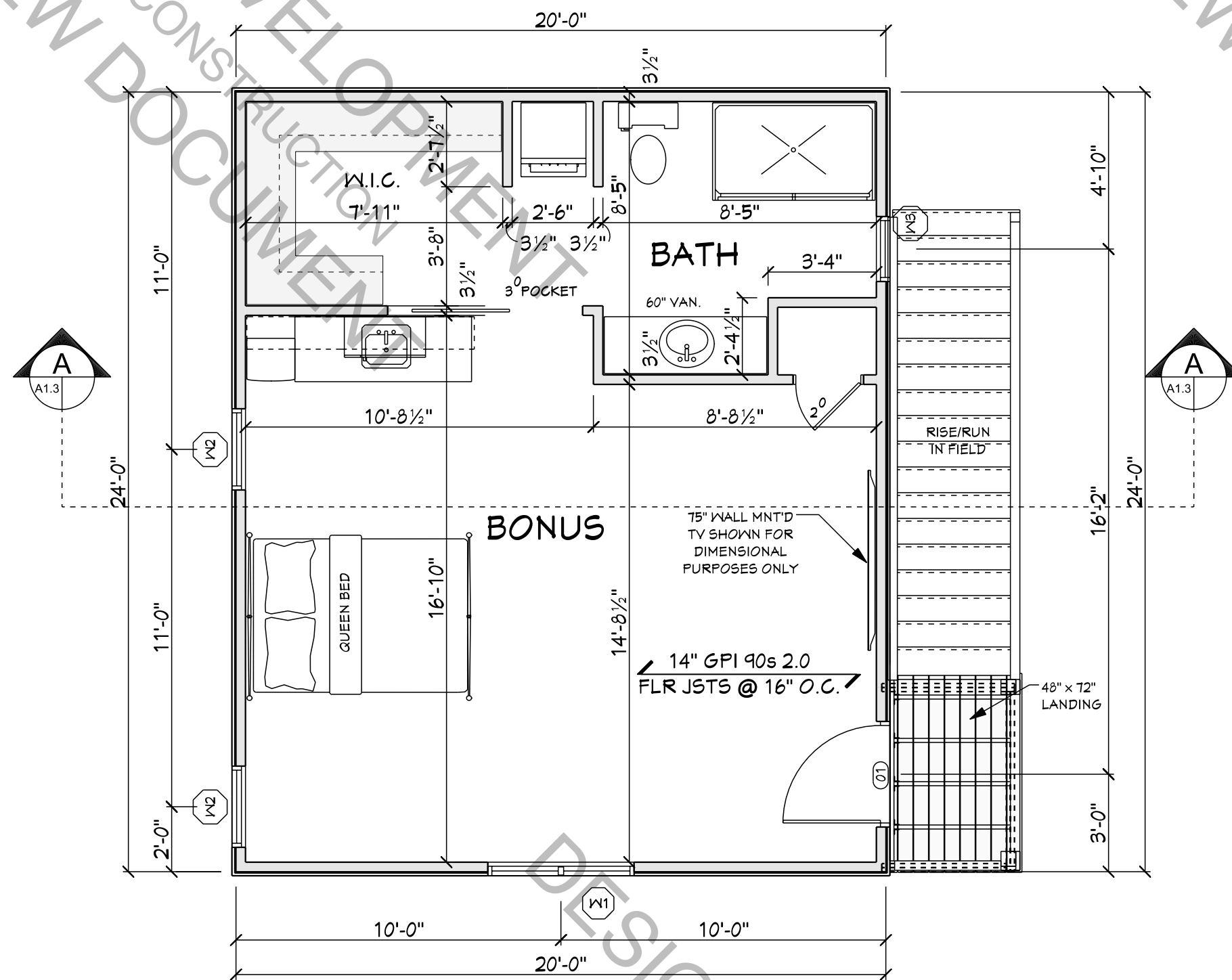
ROOF NOTES

- SELECT LUMBER GRADE ASSUMED TO BE SOUTHERN PINE SELECT STRUCTURAL.
- SEAL, CAULK, AND/OR WEATHERSTRIP ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING'S EXTERIOR SURFACES TO PREVENT AIR AND WATER INFILTRATION.
- WHERE HORIZONTAL TOP RIDGES OF ROOFS MEET WALLS, AND AT OTHER LOCATIONS INDICATED, PROVIDE A MIN. 6" WIDE G.S.M. FLASHING UP UNDER SIDING @ OVER NEW ROOFING.
- WHERE SLOPING SIDE EDGES OF ROOFS ABUT ADJACENT WALLS, AND AT OTHER LOCATIONS INDICATED, PROVIDE MIN. 12" WIDE G.S.M. STEP FLASHING UP UNDER SIDING AND WOVEN INTO SHINGLES OF NEW ROOFING.
- INSTALL ICE & WATER SHIELD 3 FT. WIDE @ ALL EAVES AND VALLEYS.
- INSTALL ALUMINUM DRIP EDGE @ ALL EAVES AND FASCIAS.
- PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D.
- SUBMIT SAMPLES OF ALL EXTERIOR FINISH MATERIALS AND COLORS FOR REVIEW PRIOR TO ORDERING.

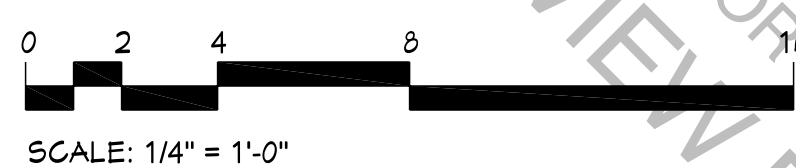


ROOF VENTILATION EAVE DETAIL (STICK FRAME)

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



SECOND FLR



FRAMING NOTES

- CONTRACTOR TO CONSTRUCT ALL FLOORS, WALLS, HEADERS, BEAMS, JOISTS, AND RAFTERS IN ACCORDANCE WITH THE 2018 IRC. ALL MEMBERS SHALL BE PROPERLY BRACED, PLUMBED, AND LEVELED. FASTENING OF EACH MEMBER SHALL CONFORM TO 2018 IRC.
- ALL DIMENSIONS ARE TO THE FACE OF STUD U.O.N.
- AT ALL EXTERIOR FRAME WALLS PROVIDE 2 x 4 S.P.F. #2 STUD FRAMING SPACED @ 16" O.C. UNLESS OTHERWISE NOTED. LOCATE STUDS OR PROVIDE ADDITIONAL STUDS DIRECTLY UNDER ALL TRUSS ENDS AND POINT LOADS.
- PROVIDE DOUBLE TOP PLATES ON ALL WALLS. OFFSET JOINTS IN EACH PLATE MEMBER A MIN. OF 24" FROM OTHER JOINTS.
- PROVIDE JACK STUD UNDER ALL HEADERS CONTINUOUS TO SOLE PLATE. IF SPAN EXCEEDS 6'-0", PROVIDE (2) JACK STUDS BENEATH HEADER. PROVIDE FULL HEIGHT KING STUDS NEXT TO EACH JACK.
- DO NOT NOTCH OR DRILL HOLES LARGER THAN 1" DIAMETER IN BEAMS, GIRDERS, AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS. DRILLING AND/OR NOTCHING OF JOISTS, BEAMS, OR GIRDERS SHALL CONFORM TO IRC R502.8 AND FIGURE R502.8. DRILLING AND/OR NOTCHING OF STUDS SHALL CONFORM TO IRC R 602.6
- NOTCH ALL RAFTERS TO PROVIDE FULL BEARING AT SUPPORTS.
- ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED WITH A WATER BOURNE PRESERVATIVE. (IRC SECTION R314)
- IF APPLICABLE, SUBMIT ENGINEERED SHOP DRAWINGS OF TRUSSES FOR REVIEW PRIOR TO FABRICATION. COMPLY WITH TRUSS MANUFACTURER'S RECOMMENDATIONS FOR STORAGE, HANDLING, INSTALLATION, AND BRACING OF TRUSSES. PROPERLY CROSS BRACE ALL TRUSSES.
- PROVIDE HEADERS IN ALL OPENINGS IN BEARING WALLS. NOTE THAT ALL HEADERS SHOWN UNLESS OTHERWISE NOTED PROVIDE A MIN. OF (2) 2 x 10 S.P.F. #2 OR BETTER FOR OPENING 4'-0" OR LESS. UNLESS OTHERWISE NOTED OPENINGS GREATER THAN 4'-0" PROVIDE (3) 2 x 10 S.P.F. #2 w/ 2 LAYERS OF 1/2" PLYWOOD.
- UNLESS OTHERWISE NOTED PROVIDE:
a) DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
b) DOUBLE JOISTS OR BLOCKING UNDER ALL WALLS RUNNING PARALLEL ABOVE.
- LATERAL SUPPORT AND CROSS BRIDGING TO COMPLY WITH IRC 2012
- FLOOR CONSTRUCTION TO BE 3/4" T&G PLYWOOD GLUED AND NAILED TO JOISTS.
- THE BUILDER SHALL BE RESPONSIBLE TO PROVIDE FOR FIRE RESISTANT CONSTRUCTION PURSUANT TO ALL OF THE REQUIREMENTS OF SECTION R302; TO INCLUDE, BUT NOT NECESSARILY LIMITED TO, PROVIDING FIRE BLOCKING AND DRAFT STOPPING IN ACCORDANCE WITH THE PROVISIONS OF SECTION R302 AND APPLICABLE SUBSECTIONS.
- WALL BRACING SHALL BE INSTALLED COMPLIANT TO THE 2018 IRC. ADDITIONAL DETAILED DESIGN DECISIONS REGARDING WALL BRACING ARE TO BE MADE BY CONTRACTOR. SELECTED CONTRACTOR TO PROVIDE COMPLETE DRAWINGS AND CALCULATIONS AS REQUIRED FOR PERMIT AND CONSTRUCTION BY BUILDING OFFICIAL.

OPENING SCHEDULE

OPENING SCHEDULE						
ID	PRODUCT CODE	SIZE	R.O. SIZE	COUNT	NOTES	
01	THERMA-TRU® TS-210 OR EQUAL	3'-0" x 5'-0"	36 1/2" x 36 1/2"	1	VERIFY R.O. w/ MANUF.	
02	DOUBLE HUNG 5460	4'-6" x 5'-0"	VERIFY WITH MANUFACTURER	1		
03	DOUBLE HUNG 2650	2'-6" x 5'-0"	VERIFY WITH MANUFACTURER	2		
04	DOUBLE HUNG 2050	2'-0" x 5'-0"	VERIFY WITH MANUFACTURER	1		

- OPENING NOTES:
- MAXIMUM GLAZING U-FACTOR OF ALL WINDOWS NOT TO EXCEED .35 BTU/hr*F2°F
 - ALL WINDOWS INDICATED (EGRESS) MEET OR EXCEED REQUIREMENT OF: 24" IN HEIGHT, 20" IN WIDTH AND 5.7 SQ. FT. IN AREA
 - CONFIRM ALL WINDOW & DOOR SIZES, SPECS & ROUGH OPENINGS PRIOR TO ORDERING AND INSTALLATION.
 - ALL INTERIOR DOORS NOT INDICATED w/ A PRODUCT CODE SYMBOL ARE TO BE SIX PANEL MASONITE (OR SIMILAR). SIZES ARE INDICATED NEXT TO DOOR SINGING.

ENGINEERING REVIEW PROVIDED BY:

PLAN/ISSUE DATE:
APRIL 24, 2021

REMARKS	DATE
REVISIONS	6/21/21
REVISIONS	8/8/21

OWNER APP'D:
DRAWN BY:
C.PELLINGTON

PROPOSED
GARAGE ADDITION FOR
SHEET

CADD REFERENCE:
0421-01

5 OF 8

A1.2

SCALE: AS NOTED

ADDITION PLANS

P.O. Box 2284
Lexington, SC 29071

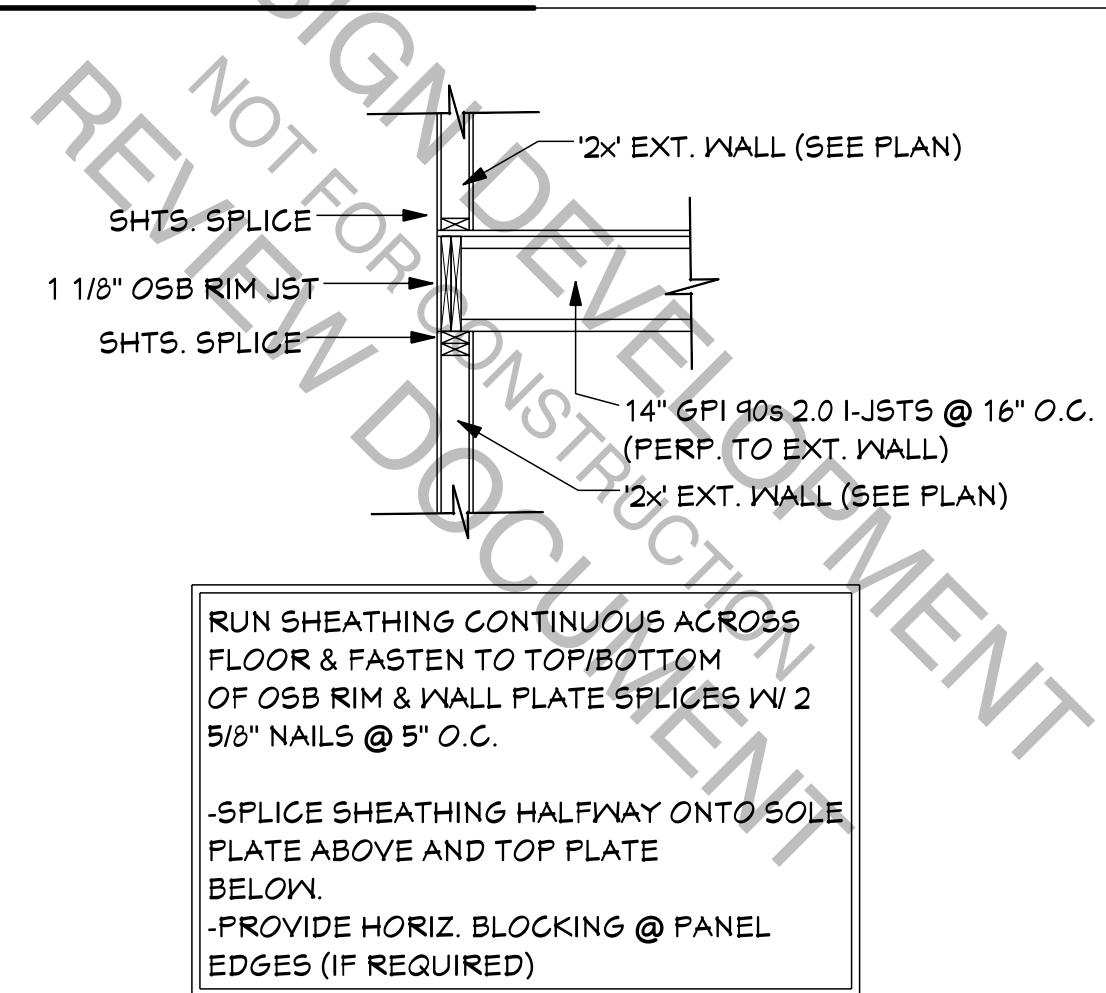
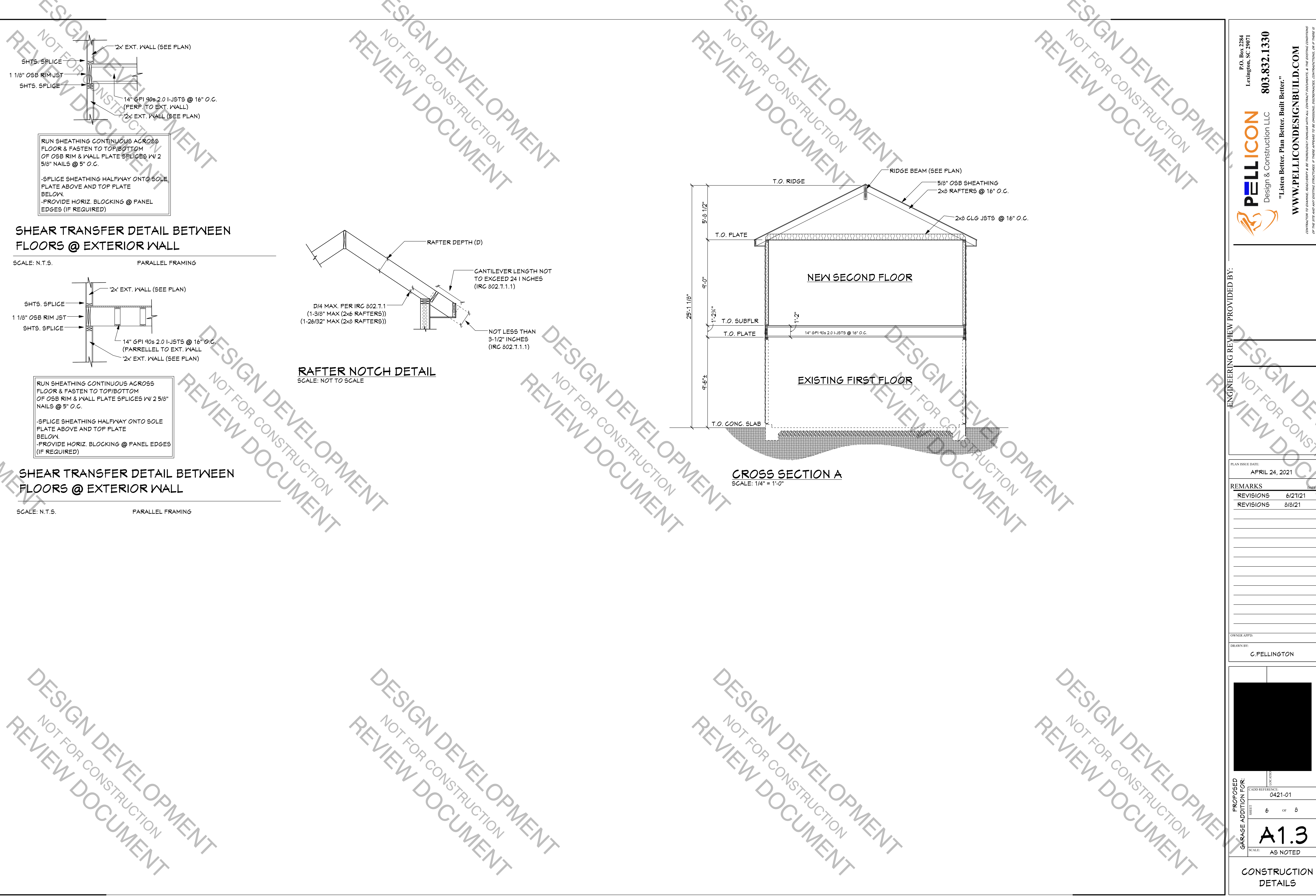
PELLICON
Design & Construction LLC

803.832.1330

"Listen Better. Plan Better. Built Better."

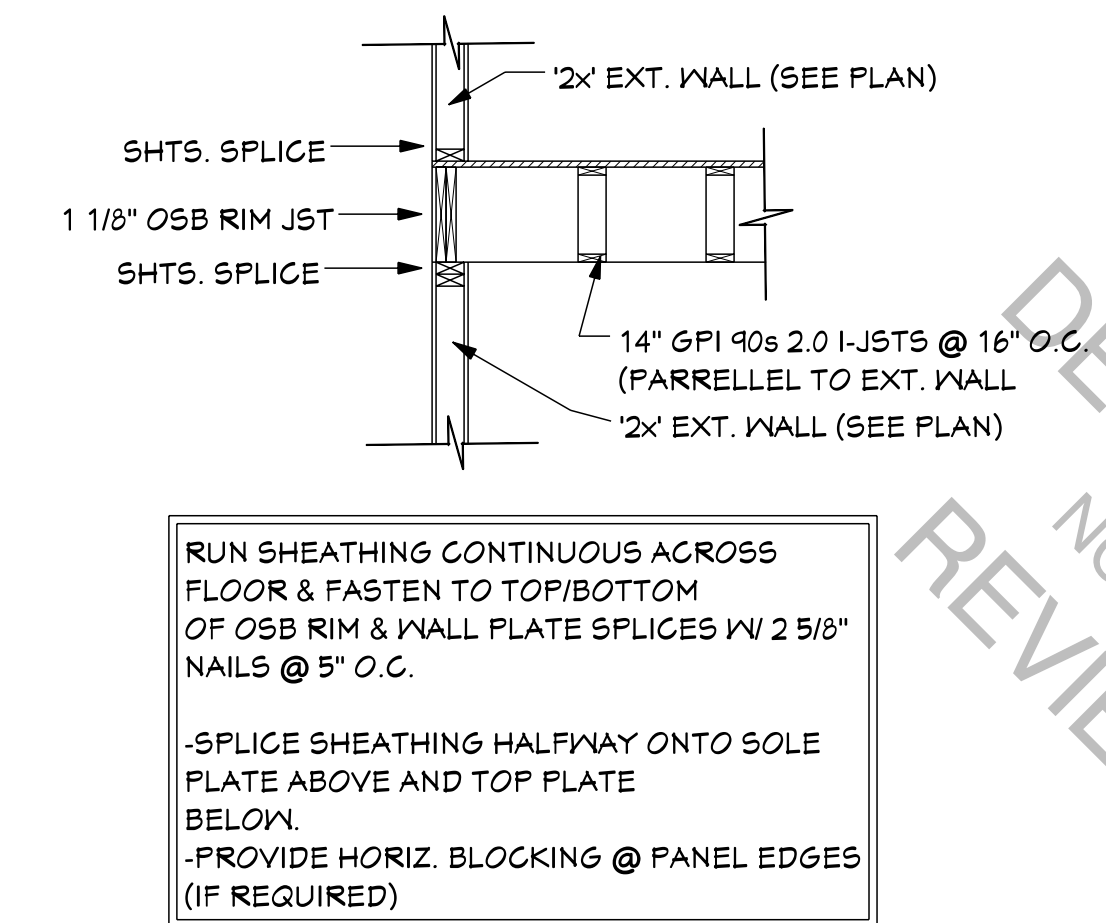
WWW.PELLICONDESIGNBUILD.COM

CONTRACTOR TO EXAMINE, RECONSTRUCT & BE THOROUGHLY FAMILIAR WITH ALL CONTRACT DOCUMENTS & THE EXISTING CONDITIONS OF THE SITE AND ANY EXISTING STRUCTURES. IF THESE APPEAR TO BE INCONSISTENT, DISCREPANCIES, CONTRADICTIONS, OR IF THERE IS DOUBT AS TO HEARING OR INTERPRETING, CONTACT THE DESIGNER IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.



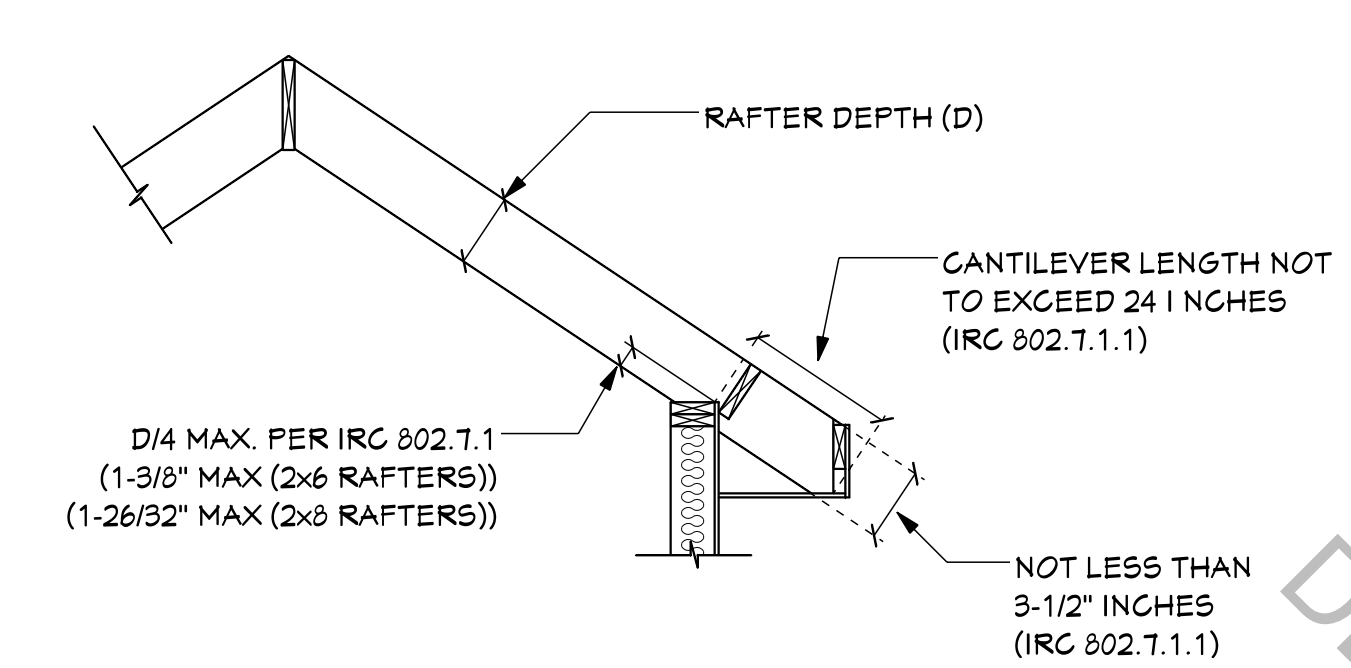
SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

SCALE: N.T.S. PARALLEL FRAMING



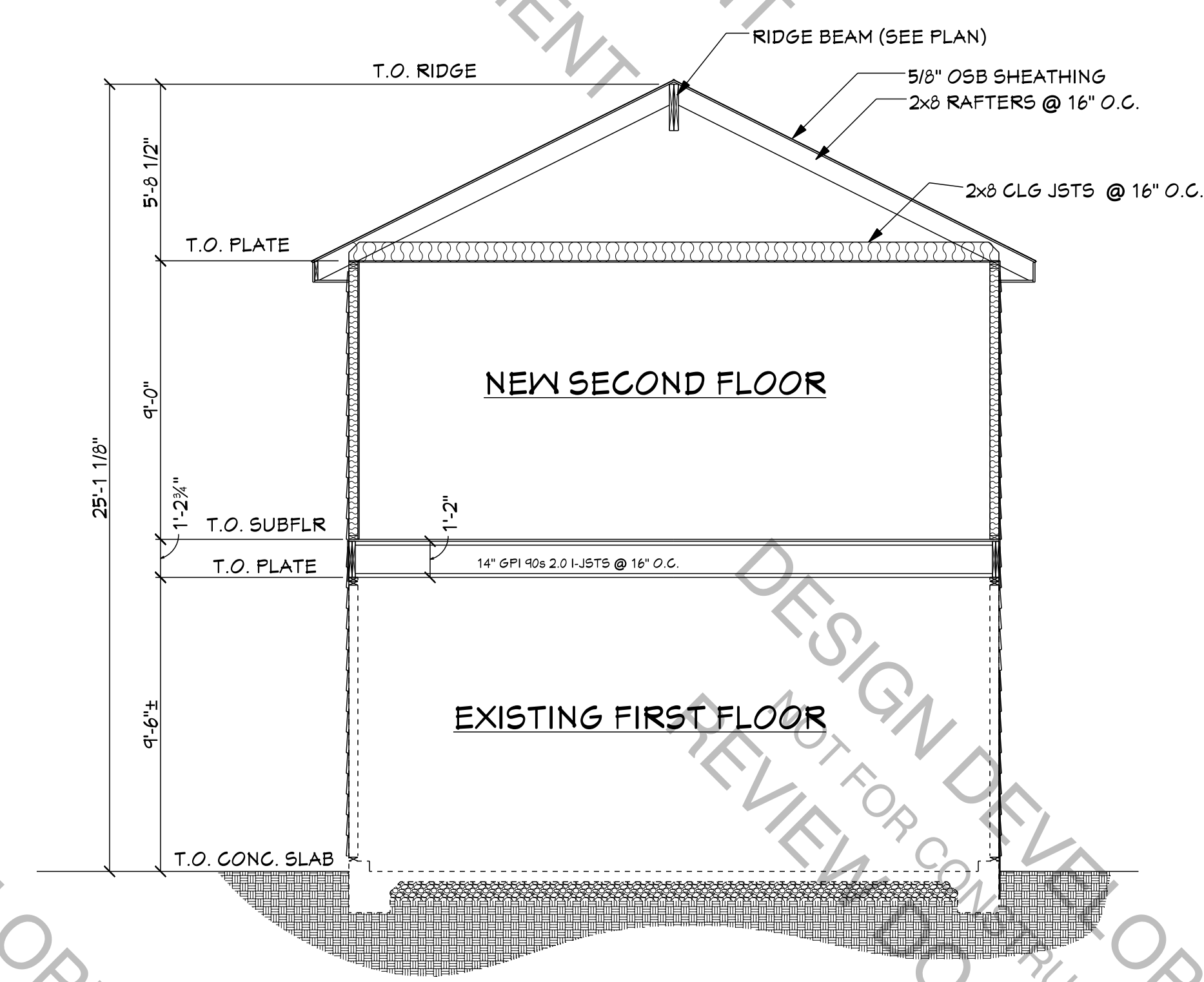
SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

SCALE: N.T.S. PARALLEL FRAMING



RAFTER NOTCH DETAIL

SCALE: NOT TO SCALE



CROSS SECTION A

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

P.O. Box 2284
Lexington, SC 29071

PELLICON
Design & Construction LLC

803.832.1330

"Listen Better. Plan Better. Built Better."

WWW.PELLICONDESIGNBUILD.COM

ENGINEERING REVIEW PROVIDED BY:

PLAN ISSUE DATE: APRIL 24, 2021

REVISIONS	DATE
REVISIONS	6/21/21
REVISIONS	8/8/21

OWNER APP'D: _____

DRAWN BY: C. PELLINGTON

PROPOSED GARAGE ADDITION FOR

LOCAND

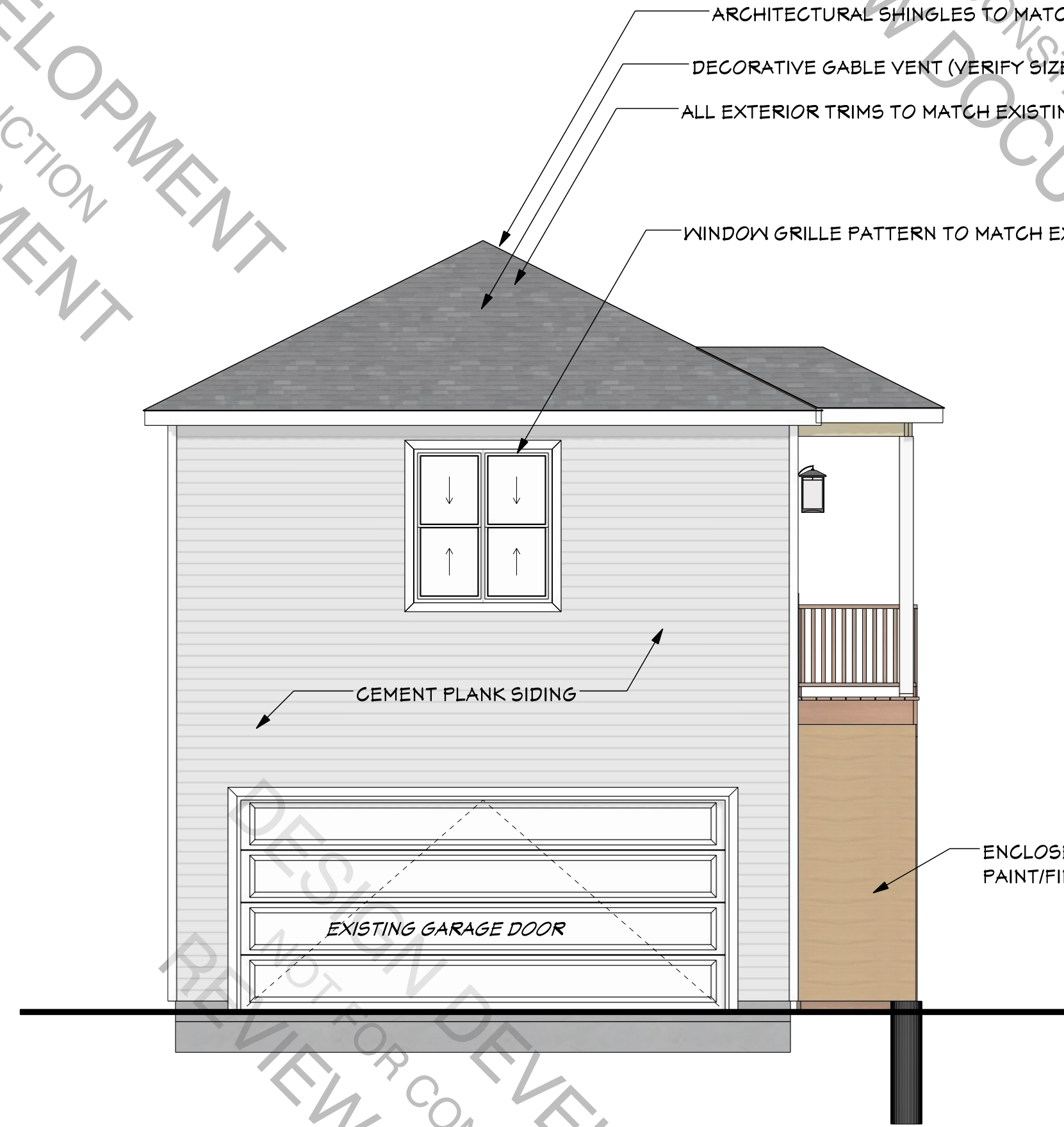
CADD REFERENCE: 0421-01

SHEET 6 OF 8

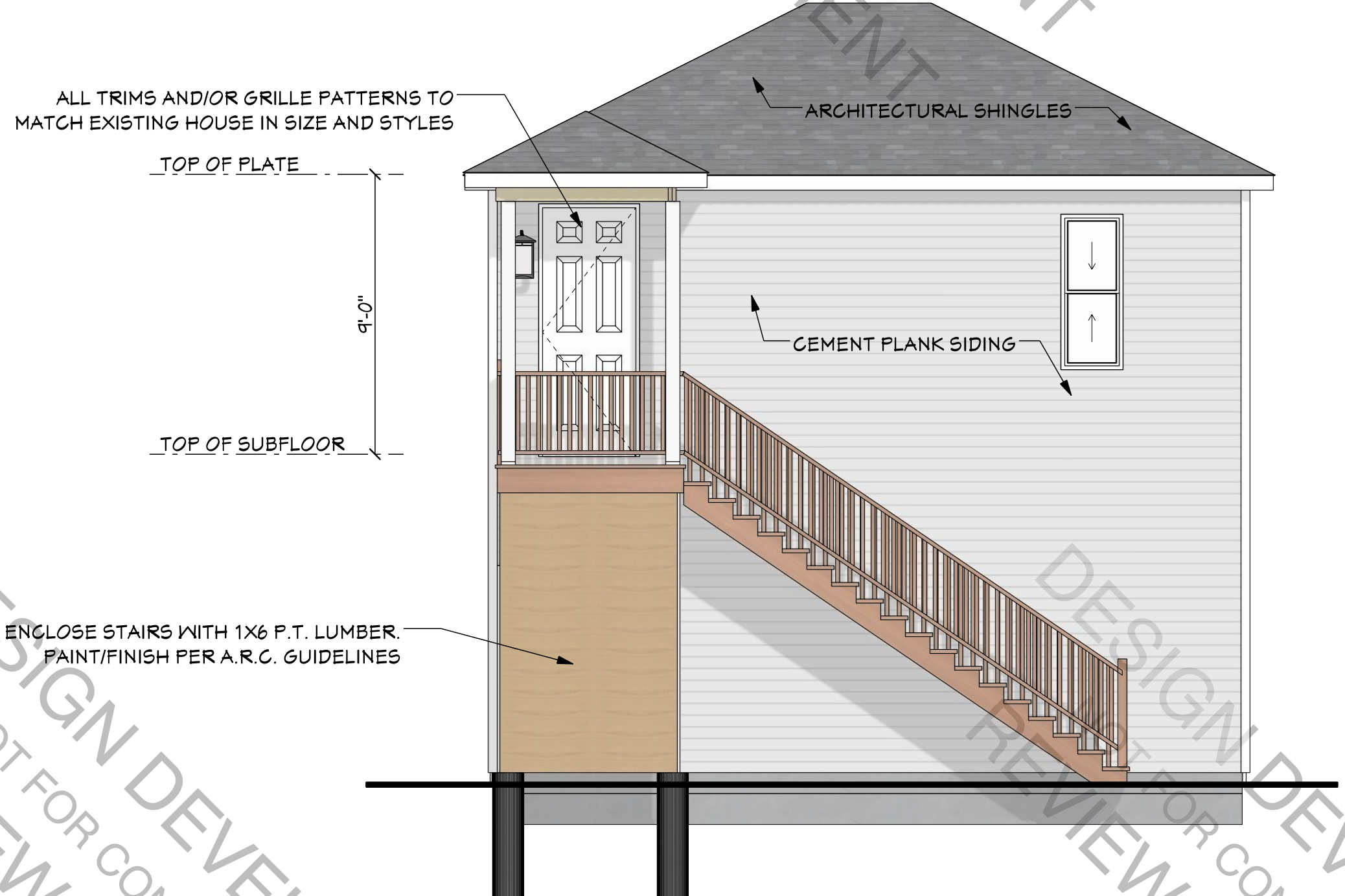
A1.3

SCALE: AS NOTED

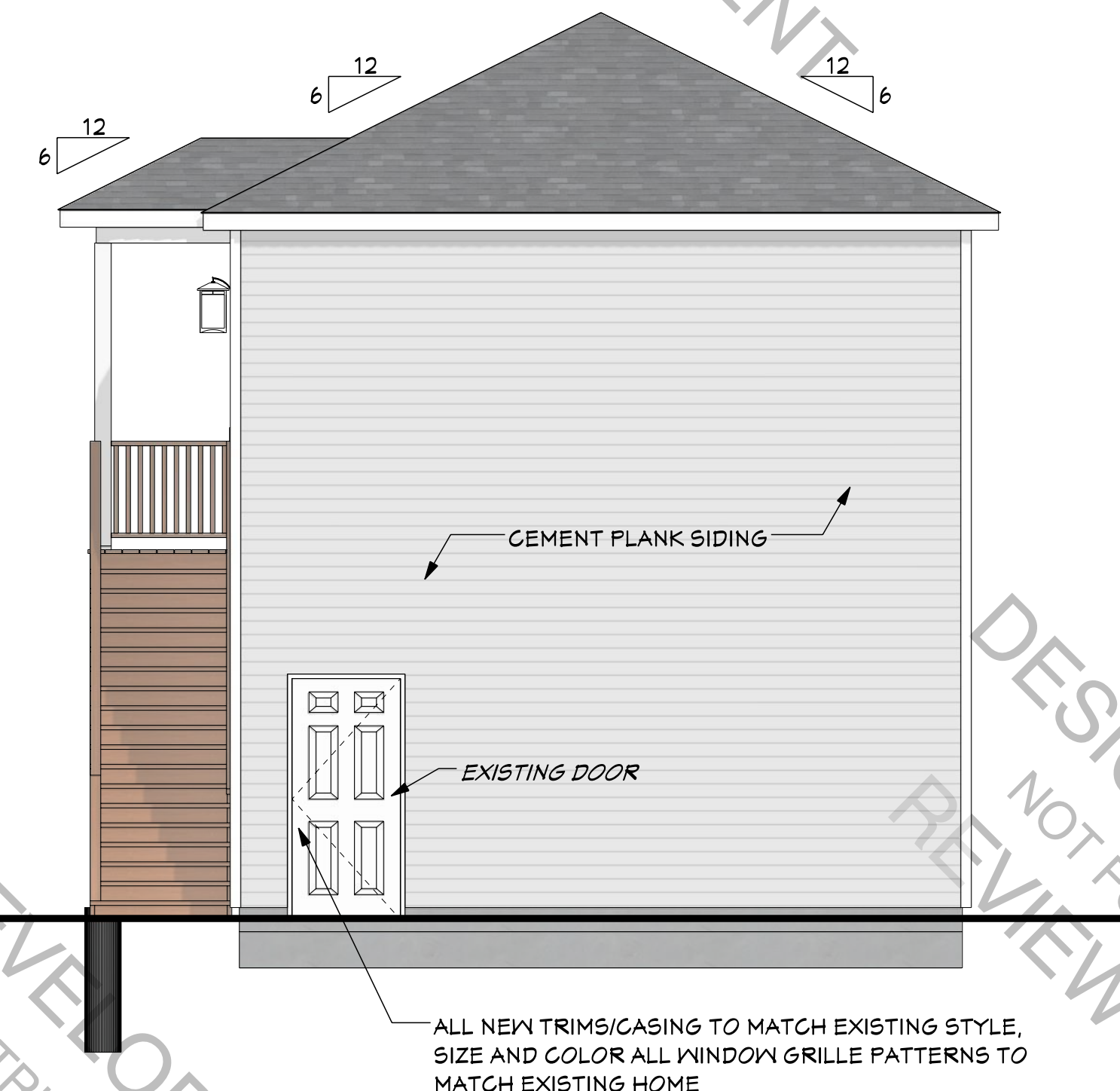
CONSTRUCTION DETAILS



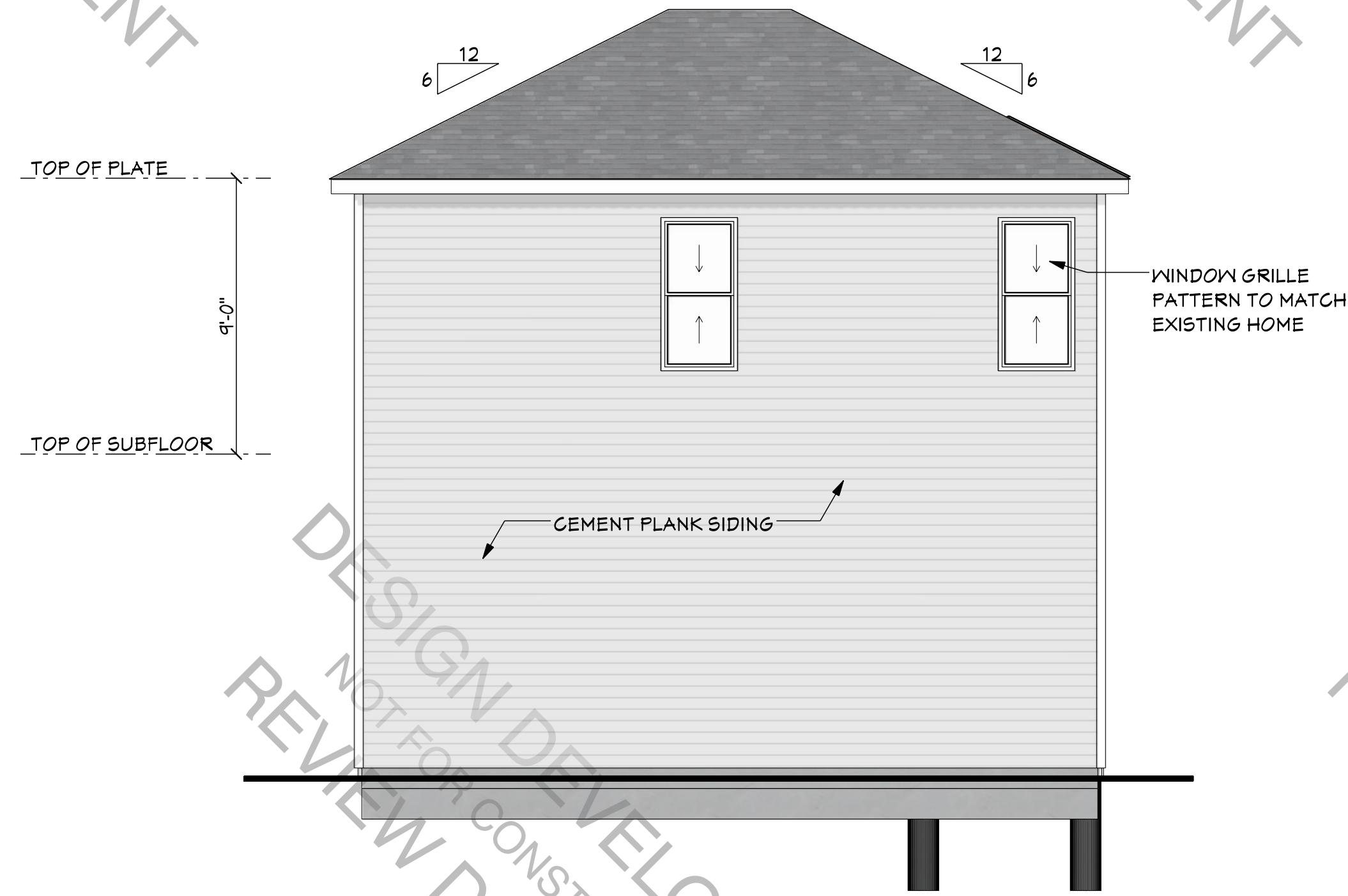
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION NOTES

1. SEAL, CAULK, AND/OR WEATHERSTRIP ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING'S EXTERIOR SURFACES TO PREVENT AIR AND WATER INFILTRATION.
2. WHERE HORIZONTAL TOP RIDGES OF ROOFS MEET WALLS, AND AT OTHER LOCATIONS INDICATED, PROVIDE A MIN. 6" WIDE G.S.M. FLASHING UP UNDER SIDING @ OVER NEW ROOFING.
3. WHERE SLOPING SIDE EDGES OF ROOFS ABUT ADJACENT WALLS, AND AT OTHER LOCATIONS INDICATED, PROVIDE MIN. 12" WIDE G.S.M. STEP FLASHING UP UNDER SIDING AND WOVEN INTO SHINGLES OF NEW ROOFING.
4. INSTALL ICE & WATER SHIELD 3 FT WIDE @ ALL EAVES AND VALLEYS.
5. INSTALL ALUMINUM DRIP EDGE @ ALL EAVES AND FASCIAS.
6. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D.
7. SUBMIT SAMPLES OF ALL EXTERIOR FINISH MATERIALS AND COLORS FOR REVIEW PRIOR TO ORDERING.
8. ALL MATERIALS TO MATCH THE EXISTING HOUSE IN MATERIAL, SIZE, COLOR AND/OR FINISH.
9. ALL WINDOWS SHALL MATCH THE DESIGN OF THE EXISTING HOUSE, INCLUDING MANUFACTURER, COLOR, STYLE AND DESIGN.

ENGINEERING REVIEW PROVIDED BY:

PLAN ISSUE DATE:		APRIL 24, 2021
REVISIONS		6/21/21
REVISIONS		8/8/21
OWNER APP'D:		
DRAWN BY:		C. PELLINGTON

PROPOSED GARAGE ADDITION FOR SHEET 7 OF 8

CADD REFERENCE: 0421-01

A2.1

SCALE: AS NOTED

EXTERIOR ELEVATIONS

P.O. Box 2284
Lexington, SC 29071

803.832.1330

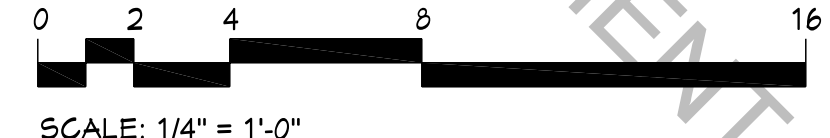
Design & Construction LLC

"Listen Better. Plan Better. Build Better."

WWW.PELLICONDESIGNBUILD.COM

PELLICON

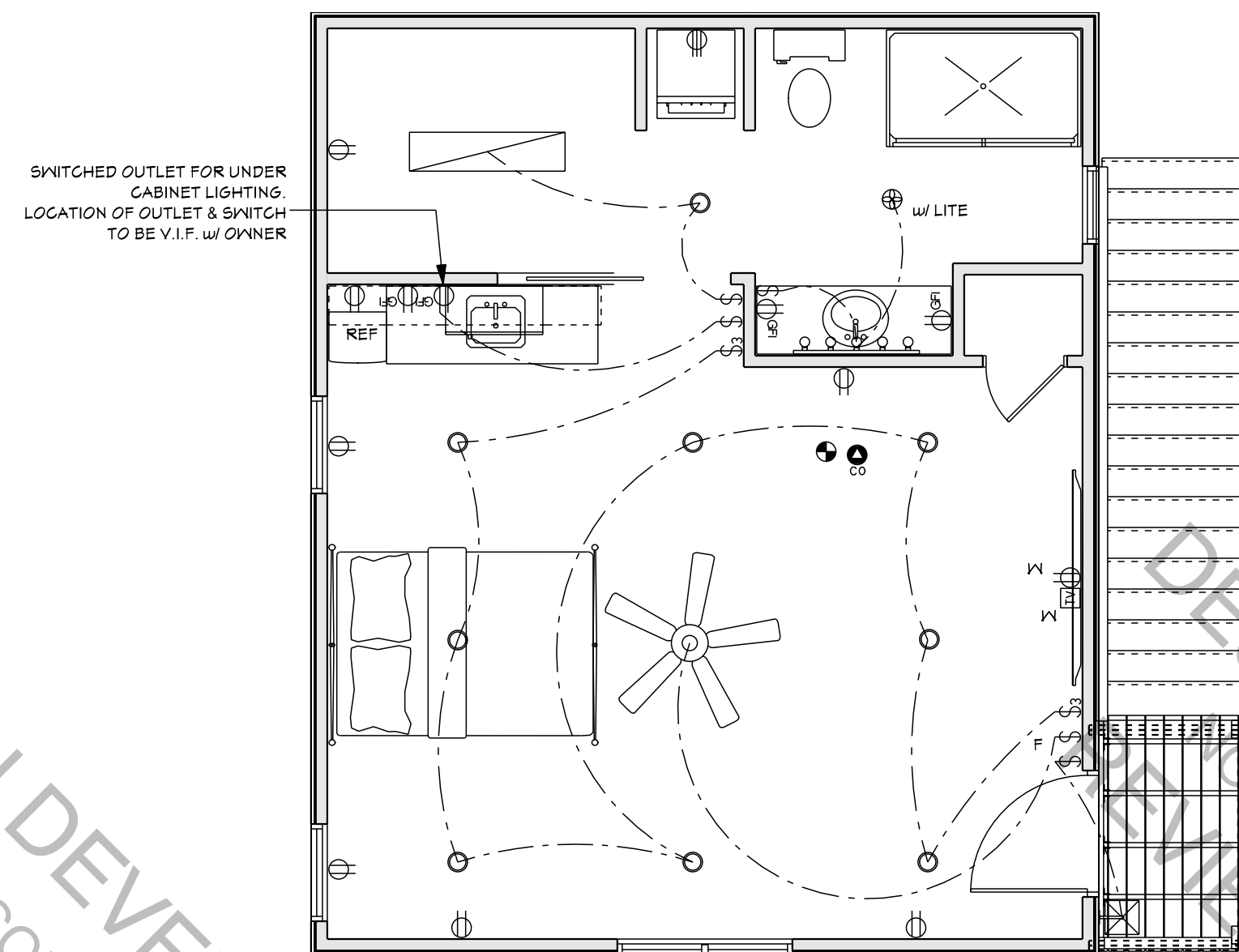
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION
REVIEW DOCUMENT



SCALE: N.T.S

PLUMBING NOTES

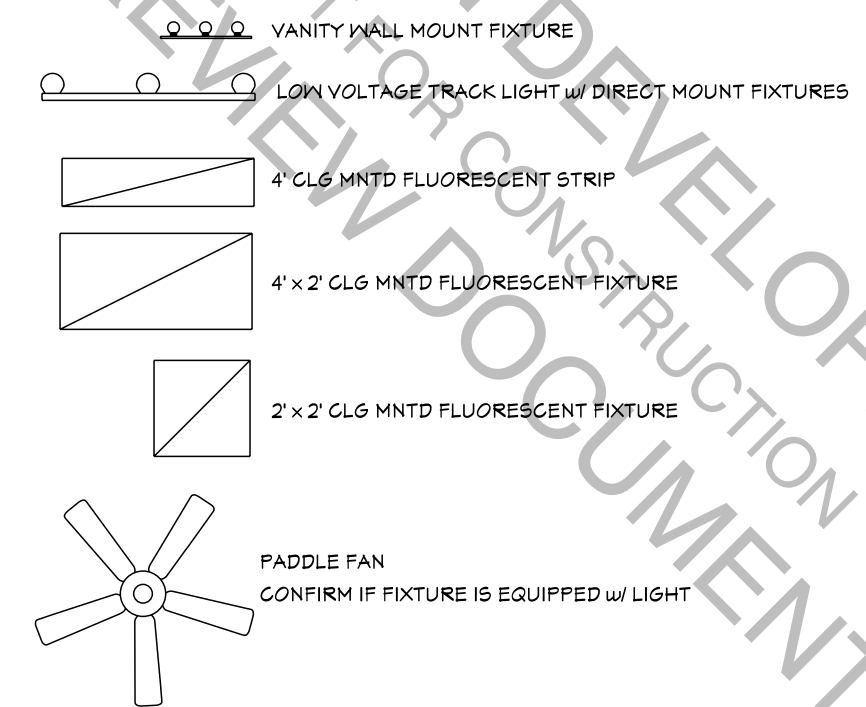
1. ALL WORK SHALL BE INSTALLED BY EXPERIENCED MECHANICS AND VERIFY THE FIELD DIMENSIONS AND INSTALL ITEMS WITH THE NECESSARY CLEARANCES FOR WORK AND FOR THE WORK OF OTHER TRADES. PLUMBING SYSTEMS SHALL BE INSTALLED AS PER LOCAL AND STATE CODES AND AS PER THE NATIONAL PLUMBING CODE.
2. FURNISH AND INSTALL A COMPLETE WATER SUPPORT SYSTEM FOR THE PROJECT INCLUDING WATER SERVICE CONNECTION, PIPE LINE DRAINS, FITTINGS, CONNECTIONS TO PLUMBING FIXTURES AND ALL NECESSARY ACCESSORIES TO PROVIDE A COMPLETE WORKABLE INSTALLATION.
3. PROVIDE CLEAN OUTS AS REQUIRED BY THE NATIONAL PLUMBING CODE.
4. DRAIN, WASTE AND VENT LINES SHALL BE DOWNSHEDULE 40 PLASTIC.
5. HOT AND COLD WATER LINES SHALL BE RUN IN PECKS PLASTIC. PIPE SIZES TO BE IN ACCORDANCE WITH THE IPC.
6. ALL SUPPLY LINES INTO THE RESIDENCE TO BE 1" LINE.
7. PROVIDE 1/2" SUPPLY LINES TO SINKS AND 3/4" LINES TO SHOWERS.
8. PLUMBING SYSTEM, TO BE "DESIGN-BUILD" BY SELECTED SUB-CONTRACTOR. DETERMINE TYPE, SIZE, AND LOCATION OF ALL ELEMENTS AND CONTROLS TO MEET ANTICIPATED NEEDS. PROVIDE DIAGRAMS, DRAWINGS OR OTHER DOCUMENTATION OF PLUMBING SYSTEMS AS REQUIRED BY REGULATORY AGENCIES.



SECOND FLR - ELECTRICAL

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

ELECTRICAL LEGEND



- EXHAUST FAN (CONFIRM IF FIXTURE IS EQUIPPED W/ LIGHT)
- LAMP POST
- RECESSED INCANDESCENT DOWNLIGHT w/ WALL MASHER
 - RECESSED INCANDESCENT DOWNLIGHT (HIGH HAT)
 - ⊗ WALL MOUNTED INCANDESCENT
 - ⌞ CEILING SURFACE MOUNTED INCANDESCENT
 - D GARAGE DOOR OPENER
 - ⊞ PENDANT MOUNTED INCANDESCENT
 - ⌚ EXTERIOR SPOT LIGHT
CONFIRM IF FIXTURE IS EQUIPPED w/ MOTION DETECTOR
 - \$ SINGLE POLE WALL SWITCH MOUNT @ 48" A.F.F.
 - \$3 3-WAY WALL SWITCH MOUNT @ 48" A.F.F.
 - \$4 4-WAY WALL SWITCH MOUNT @ 48" A.F.F.
 - D DIMMER SWITCH MOUNT @ 48" A.F.F.
 - F FAN SWITCH MOUNT @ 48" A.F.F.
 - ⊕ 110/120 VOLT DUPLEX RECEPTACLE MOUNT 18" A.F.F. U.O.N.
 - ⊕2 110/120 VOLT FOURPLEX RECEPTACLE MOUNT 18" A.F.F. U.O.N.
 - ⊕3 220/240 VOLT RECEPTACLE MOUNTED 18" A.F.F.
CONFIRM FLUG TYPE OF EQUIP OR HARDWARE
 - ⊕4 GROUND FAULT INTERRUPT PROTECTED RECEPTACLE
MOUNT 6" ABOVE COUNTER OR 48" A.F.F.
 - ⊕5 GROUND FAULT INTERRUPT PROTECTED RECEPTACLE
MOUNT IN WEATHER PROOF BOX AND COVER 18" A.F.F.
 - ⊕6 110/120 VOLT DUPLEX RECEPTACLE FASTENED TO CEILING
JOISTS FOR ELECTRIC GARAGE DOOR OPENER
 - ⊕7 FLUSH-FLOOR MOUNTED 110/120 VOLT DUPLEX RECEPTACLE
w/ OUTLET COVERS
 - T APPROXIMATE LOCATION OF THERMOSTAT
 - J JUNCTION BOX
 - ⊗ TELEPHONE OUTLET - RJ11 MODULAR U.O.N. MOUNT 18" A.F.F.
"W" DENOTES WALL MOUNTED @ 54"
 - ▼ (2) CATEGORY 5 OUTLET
 - ▼ COMBINATION TV/CATEGORY 5 OUTLET
 - TV IN TELEVISION OUTLET, MOUNT 18" A.F.F. UNLESS OTHERWISE NOTED
"W" DENOTES WALL MOUNTED @ 54"
 - ⊞ SPEAKER WIRE IN JUNCTION BOX w/ COVER PLATE
 - ⌞ 120/208 VOLT ELECTRICAL PANELBOARD
RATING AND LOAD BY LICENSED CONTRACTOR
 - CO CARBON MONOXIDE DETECTOR
 - SD = SMOKE DETECTOR
 - HD = RATE-OF-RISE HEAT DETECTOR
 - HD HARDWIRE TO HOUSE POWER WITH BATTERY BACKUP.
INTERCONNECT ALL NEW DETECTORS

NOTE: NOT ALL SYMBOLS APPLY TO THIS APPLICATION

ELECTRICAL NOTES

1. DETERMINATION OF CIRCUITING, WIRING, SIZING AND OTHER ELECTRICAL SYSTEM SPECIFICATIONS TO BE INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE ELECTRIC COMPANY, LOCAL AND STATE CODES, AND THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE. PROVIDE COMPLETE, FULLY OPERATIONAL SYSTEMS.
2. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OR WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATION BY THE UNDERWRITERS OR BY THE ELECTRICAL INSPECTOR.
3. HEATING SYSTEM, TO BE 'DESIGN-BUILD' BY SELECTED SUB-CONTRACTOR. DETERMINE TYPE, SIZE, AND LOCATION OF HEATING ELEMENTS AND CONTROLS TO MEET ANTICIPATED NEEDS. SUBMIT HEAT LOSS OR ENERGY USE CALCULATIONS FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION. PROVIDE HEATING/COOLING DUCT DIAGRAMS, DRAWINGS OR OTHER DOCUMENTATION OF HVAC SYSTEMS AS REQUIRED BY REGULATORY AGENCIES.
4. SMOKE AND HEAT DETECTORS SHALL BE CONNECTED TO HOUSE POWER (WITH BATTERY BACKUP) AND ALL DETECTORS SHALL BE INTERCONNECTED.

ENGINEERING REVIEW PROVIDED BY:

PLAN ISSUE DATE:
APR

REMARKS		DATE
REVISIONS		6/27/21
REVISIONS		8/8/21

OWNER APPLD:

DRAWN BY

PROPOSED
ADDITION FOR:

CADD REFERENCE:
0421-01

8 OF 8

E1.1

SCALE: AS NOTED

UTILITY PLAN