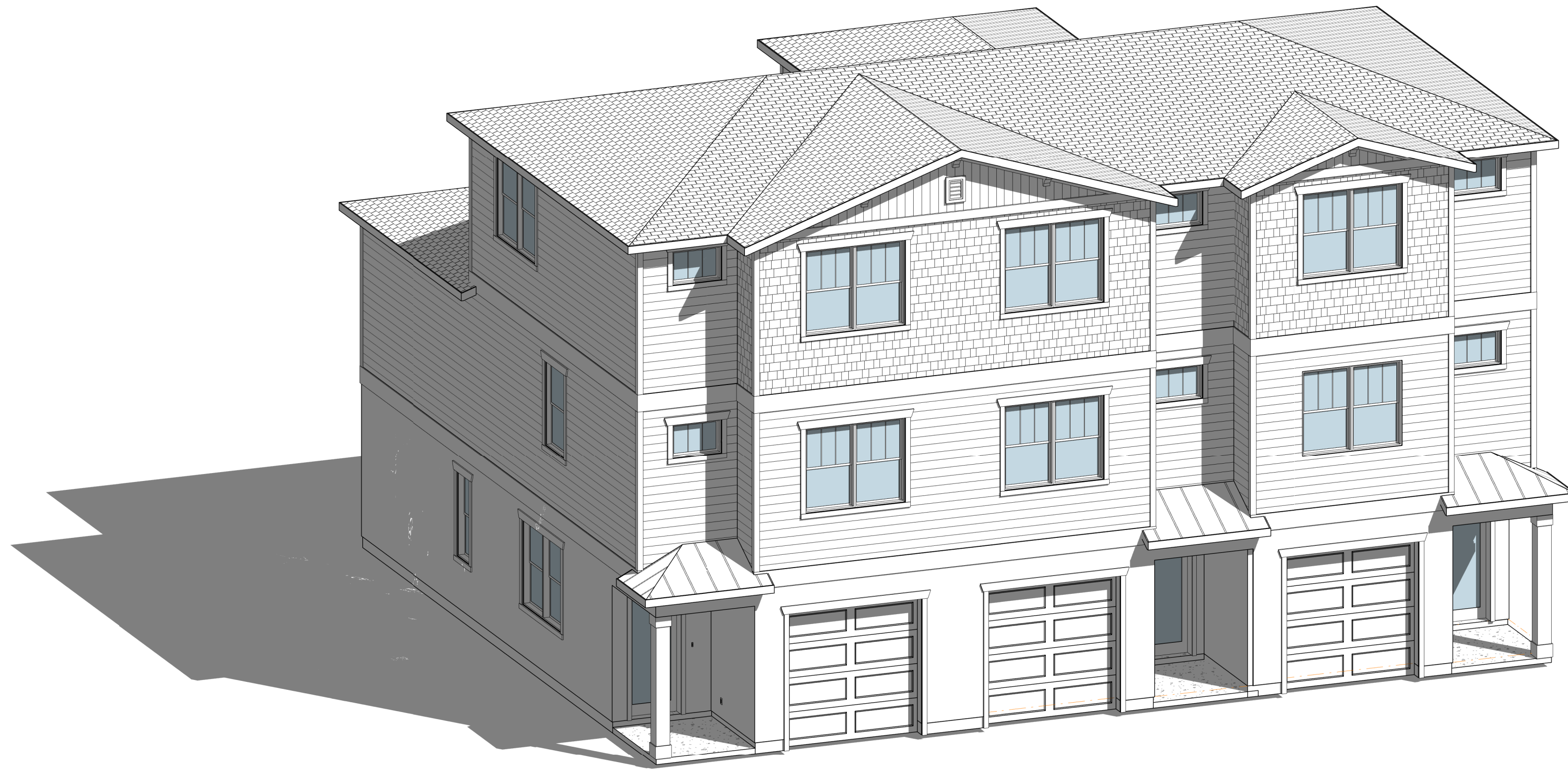


Triplex - PV Holdings, LLC

FLORIDA



PROJECT INFORMATION	
BUILDING CODES:	THE PROJECT SHALL COMPLY WITH THE FOLLOWING: • 2023 FLORIDA BUILDING CODE 8TH EDITION, RESIDENTIAL (2023 FBC) • 2023 FLORIDA BUILDING CODE 8TH EDITION, MECHANICAL (2023 FMC) • 2023 FLORIDA BUILDING CODE 8TH EDITION, PLUMBING (2023 FPC) • 2023 FLORIDA FIRE PREVENTION CODE 8TH EDITION • 2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION (2023 FECC) • NATIONAL ELECTRIC CODE, 2021 EDITION NEC • 1998 FAIR HOUSING ACT/ ANS1117.1 • ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ALL LOCAL AMENDMENTS.
OCCUPANCY GROUP:	R-2
TYPE OF CONSTRUCTION:	TYPE V-B

AREA SCHEDULE - STANDARD	
AREA NAME	AREA
MAIN FLOOR LIVABLE	515 SF
UPPER FLOOR LIVABLE	749 SF
THIRD FLOOR LIVABLE	452 SF
LIVABLE	1716 SF
1-CAR GARAGE	259 SF
PORCH	40 SF
NON-LIVABLE	299 SF
GRAND TOTAL	2015 SF

SHEET INDEX B	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A1.3	THIRD FLOOR PLUMBING PLAN
A2.3	THIRD FLOOR PLAN
ARCHITECTURAL	
A5.2	INTERIOR UNIT PLANS
ARCHITECTURAL	
A0.0B	COVER SHEET
A0.1	SITE PLAN
A0.2	ARCHITECTURAL GENERAL NOTES
A0.3	ARCHITECTURAL GENERAL NOTES
A1.1	MAIN FLOOR SLAB & PLUMBING PLAN
A1.2	SECOND FLOOR PLUMBING PLAN
A2.1	MAIN FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1B	EXTERIOR ELEVATIONS - ELEVATION B
A3.2B	EXTERIOR ELEVATIONS - ELEVATION B
A4.1B	ROOF PLAN - ELEVATION B
A5.1	EXTERIOR UNIT PLANS
A5.3	UNIT INFORMATION
A6.1	STAIR SECTION & PLANS
AD.1	ARCHITECTURAL ASSEMBLY DETAILS
AD.2	WALL SECTION AND 2-HR FIRE WALL SECTION
AD.3	ARCHITECTURAL DOOR DETAILS
AD.4	ARCHITECTURAL DOOR & WINDOW DETAILS
AD.5	ARCHITECTURAL ROOF DETAILS
AD.6	ARCHITECTURAL STAIR
ELECTRICAL	
E1.110	MAIN FLOOR ELECTRICAL PLAN
E1.120	UPPER FLOOR ELECTRICAL PLAN
E1.130	THIRD FLOOR ELECTRICAL PLAN
TOTAL NUMBER OF SHEETS: 26	

PRELIMINARY

REVISIONS

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Triplex
PV Holdings, LLC
4904 East 8th Avenue, Tampa, Florida 33605



NO: SF230330.00 PROJ MGR: C
WN: CG, AK, MD CHECKED: C
ER SHEET

PLAN 1

A0.0B

CONSTRUCTION DOCUMENTS - 08.15.2024

1. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, GRADING, UTILITIES, WATER, SEWER, DRAINAGE, AND ADA SITE ACCESSIBILITY, REFER TO PLANS BY CIVIL ENGINEER, PERMITS ON SUCH PORTION OF WORK TO BE SUBMITTED SEPARATELY.
2. COORDINATE WITH ALL ELECTRICAL, PLUMBING, AND MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE, OR INSTALLATION OF ANY EQUIPMENT.
3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.
4. RETAINING WALLS OVER 30" IN HEIGHT WILL HAVE 42" GUARDRAILS WITH RAIL SPACING OF LESS THAN 4" CLEAR.
5. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS. SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFPA-13 WHICH SHALL BE AT LEAST 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". G.C. TO PROVIDE SHOP DRAWING SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
6. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.
7. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND GRADING.
8. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
9. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS (TO BE VERIFIED WITH LOCAL UTILITY SERVICE).
10. REFER TO CIVIL DRAWINGS FOR BUILDING ELEVATIONS, CURB CUTS, AND SIDEWALK INFORMATION.
11. PROVIDE BELOW-GRADE WATERPROOFING SYSTEM INSTALLED AT EXTERIOR WALLS SUBJECT TO HYDROSTATIC PRESSURE DUE TO INTERIOR ENVIRONMENT LOCATED BELOW EXTERIOR GRADE. SYSTEM TO BE INSTALLED CONTINUOUSLY OVER CONCRETE FOOTINGS BASED ON ACTUAL SYSTEM USED.
12. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS, OR REMOVAL. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT, OR EQUIPMENT.



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PLAN 1

A0.1

PRELIMINARY

ISSUE DATE: --

REVISIONS

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ARCHITECTURAL GENERAL NOTES and SPECIFICATIONS

I. General Requirements

- A. Code Compliance:
- Before final Drawings and Specifications are issued for construction, they shall be submitted to all governing building agencies (Covering Municipality) to insure their intent complies with all enforced applicable local, state and national codes, including adopted code amendments enforced by Building Officials of the Governing Municipality.
 - If code discrepancies appear in Drawings and/or Specifications, the Architect shall be notified of such discrepancies in writing, by Builder or Governing Municipality, and shall be allowed to revise Drawings and Specifications so as to comply w/ governing codes before construction begins.

The Table below designates the governing municipality and its adopted Codes:

Municipality	Adopted Codes				
	Building	Mechanical	Plumbing	Electrical	Fire
City of Tampa	2023 FRC	2023 FMC	2023 FFC	2021 NEC	2023 FFC
					NFPA 70

*City of TAMPA, FLORIDA Codified through Ordinance No. 2023-88, enacted July 13, 2023

Site Address Requirements Per FRC R319.1	
Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be a minimum of 4" (102 mm) high with a minimum stroke width of 1/2" (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.	

- Upon written receipt of approval from the governing municipality, 'approved' final Drawings and Specifications shall be submitted to the Builder by the Architect.
- All Work performed shall comply with all enforced, applicable local, state and national building codes, ordinances and regulations, and all other authorities having jurisdiction.
 - If Code discrepancies are discovered during the Construction Phase, the Architect shall be notified immediately and shall be allowed ample time to remedy said discrepancies.
- Sound Attenuation (if applicable): Builder shall provide sound attenuation in compliance with standards and specifications prescribed per Arizona Revised Statutes ARS 26-8402, 'Incorporation of sound attenuation standards in building codes', when construction is located on property within the territory in the vicinity of a military airport.
- Fire Sprinkler System (if applicable): Builder shall verify requirements of City, State, Federal and Municipality having jurisdiction and shall provide and install a complete, approved Fire Sprinkler System designed in compliance with all enforced, adopted codes and approved specifications.
- Fire-resistance-rated Assemblies: Where 'Fire-resistance-rated Assemblies' of 'Exterior Wall Elements' (Walls, Projections, Openings and Penetrations) is required per 2020 FRC, Sec. R302.1 and Table R302.1, provide applicable, approved 'Listed' Fire-Rated Assemblies installed in accordance to their 'Listing' and as approved by the Building Official; Contractor shall verify approved, required 'Fire-resistance-rated Assemblies' prior to start of Work. Reference Drawings for approved, 'Listed' Fire-resistance-rated Assemblies and locations; (See, also, GENERAL NOTES, IX.C.5.a, for Garage / Residence separation; GENERAL NOTES, IX.C.5.b, for Under Stair Protection, and GENERAL NOTES, XV.B.4.i, for Other Penetrations).
- Smoke Detectors: (See GEN. NOTES, XV.D).
- All contractors, subcontractors, suppliers, and fabricators, shall be responsible for the content of Drawings and Specifications and for the supply and design of appropriate materials and work performance.
- All manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with the manufacturers written installation instructions.
 - 'Manufacturer's Installation Instructions' shall be available on the job site at the time of inspection, per 2020 FRC, Sec. R106.1.2.
- All 'Alternates' (materials, design and methods of construction, and equipment), that are not designated on the drawings, are per the Builder's request and shall be the responsibility of the Builder.
 - Any alternative materials, design and methods of construction and equipment, that are not specifically prescribed in the adopted Code(s), must be approved by the Building Official in accordance with 2020 FRC, Sec. R104.11 and Sec. R104.11.1. Builder shall verify Building Official's approval for any proposed 'Alternates' prior to start of Work.
- Design Loads:
 - Per Structural Drawings, Structural General Notes, Structural Calculations and Specifications.
- A jurisdiction that has territory in the vicinity of a military airport requires all residential buildings shall either be constructed with a minimum of R-18 exterior wall assembly, a minimum of R-30 roofceiling assembly, dual-glazed STC-22 windows and solid wood, foam-filled fiberglass, or metal doors to the exterior, OR certified by a State of Arizona architect or engineer to achieve a maximum interior noise level of forty-five (45) decibels at time of final construction.

II. Site Work

- Qualified Contractor shall provide grading of site and lots per Civil Engineer's Drawings and Spec's.
- Site preparation shall be provided as per Geotechnical Engineer's Report and Specifications.
- Excavation shall be performed according to good common construction practices to the lines, grades and elevations indicated on Drawings.
- Finish grade shall fall a minimum 6 inches, within the first 10 feet of the structure, to an approved point of collection, except where lot lines, walls, slopes, and other physical barriers prohibit 6"-10'-0". Reference Civil Engineer's grading and drainage plans.
 - Finish floor elevation & grading: on graded sites, the top of exterior foundation shall be above the elevation of the street gutter at the lowest point of discharge or the inlet of an approved drainage device a minimum of 12" plus 2%, or as approved by City Engineer, or 12" above highest elevation of lot.
- Hardscape (including courtyard walls, fences and the like) per Builder specifications.

III. Concrete

- Qualified Contractor shall provide Concrete Work per Structural Engineer's Drawings, Structural General Notes and Specifications. Verify all dimensions and requirements prior to start of construction.
 - Top of concrete slab of Residential habitable ground floor shall be min. 8" above finish grade.
- Provide concrete landing at all exterior doors per 2020 FRC, Sec. R311.3.
 - The width of each landing shall not be less than the door being served. Every landing shall have a minimum dimension of 36" measured in the direction of travel.
 - Slope at landings shall not exceed 1/4 unit vertical in 12 units horizontal (2%).
- Provide concrete HVAC Equipment pad (if applicable), per plan and per mech. requirements.
 - Contractor shall verify size and location(s) with Builder prior to start of construction.
 - Top of concrete pad shall be min. 6 inches above adjoining grade.
 - Material for HVAC Equipment pad, other than concrete, shall be approved by the governing municipality for 'use' and shall be verified w/ the Builder.

IV. Masonry

- Qualified Contractor shall provide Unit Masonry Work per Structural Engineer's Drawings and Spec's. Reference Structural General Notes. Verify all dimensions and requirements prior to start of construction.
- Adhered Masonry Veneer selected and specified per Builder. Installation shall comply per 2020 FRC, Sec. R703, and in accordance with approved Report ICC ESR-2380, ESR-2598, ESR-1364, ESR 1593, or equal, and per manufacturer's written installation instructions.
 - Reference / verify Architectural plans and elevations for designated masonry veneer location(s).
- Class Unit Masonry shall comply per 2020 FRC, Sec. R610.

V. Metals

- Structural metals (required for reinforcement, connections, support, anchoring, and the like), shall be provided by the applicable qualified Contractor as per requirements of Structural Engineer's Drawings, Structural General Notes and Specifications.
- Ornamental metals (if applicable), including wrought iron fences, gates, balconies, shutters, guardrails and the like, shall be selected and specified per Builder.
 - See GENERAL NOTES, VII.B.8.ii for additional requirements.
- Metal Flashing:.....See GENERAL NOTES, VII.B.8.a.i.
- Metal Air Duct System:.....See GENERAL NOTES, XV.B.4.a.i.
- Miscellaneous Metals:.....Specified per Builder (U.N.O.).

VI. Wood and Plastics

- Lumber and Manufactured/Engineered Wood Products shall comply per Structural Engineer's Drawings, Structural General Notes and Specifications, and, in addition to complying with applicable provisions of the 2020 FRC, shall comply with the following applicable references:
 - "Product Use Manual" of the Western Wood products Association for selection and use of products included in that manual.
 - " plywood Specification and Grade Guide" of the American Plywood Association.
 - "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood, (when used).
- American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
 - All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
 - All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
- Western Red Cedar Lumber Association standards and recommendations for cedar (when used).
- Protection Against Decay and Subterranean Termites: Provide per 2020 FRC, Sec's. R318.
- Fireblocking: Provide per 2012 IRC, Sec's. R302.11, R602.8, Fireblocking of Chimneys and Fireplaces: Reference 2020 FRC, Sec. R103.19.
 - Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal), to form an effective fire barrier between stories, and between a story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:
 - In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs; as follows:
 - Vertically at the ceiling and floor levels.
 - Horizontally at intervals not exceeding 10 feet (3048 mm).
 - At all intersections between concealed vertical and horizontal spaces such as occurs at soffits, drop ceilings, and cove ceilings.
 - In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R311.2.2.
 - At openings around vents, pipes, ducts, cables, and wires at ceiling and floor level, with an approved material to resist the free passage of flame products of combustion.
- For the fireblocking of chimneys and fireplaces, all spaces between chimney and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney.
- Fireblocking at corners of a two-family dwelling is required at the line of dwelling unit separation.

VI. Wood and Plastics (continued)

- Draftstopping: Provide per 2012 IRC, Sec. R302.12, R302.12.1.
 - Concealed spaces between floors not to exceed 1000 square feet at open-web type trusses.
- Stairways: Provide as shown on Drawings and in conformance to the following:
 - Stairways shall be installed with vertical risers, near height / tread depth, handrails, guard walls and guardrails shall comply per 2020 FRC, Sec's. R311.7.
- Under Stair Protection: (See GENERAL NOTES, IX.C.5.b).
- Wood Interior Trim and Finish: Selected per Builder / installed per Builder specifications.
- Exterior Wood Trim and Finish: Selected per Builder / installed per Builder specifications continuously above all projecting wood trim per 2012 IRC, Sec. R703.8 (See GEN. NOTES, VII.B.8, for additional information).
- Foam Plastic: Specified per Builder and shall comply per 2020 FRC, Sec. R316.
 - Foam Plastic Interior Trim (if applicable) shall comply with 2020 FRC, Sec. R316.5.9
 - Foam Plastic Interior Finish (if applicable) shall comply with 2020 FRC, Sec. R316.5.12
 - Foam Plastic Sheathing at Attic (if applicable) shall comply with 2020 FRC, Sec. R316.5.12.
 - Cable-end foam plastic sheathing per Builder: Insulfoam R-TECH Gable-Guard® (ESR-1788), or equal.

VII. Thermal Building Insulation and Moisture Protection

- Thermal Building Insulation: All insulation materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall be provided as specified per Builder and shall comply w/ 2020 FRC, Chap. 11 (International Energy Conservation Code) and 2020 FRC, Sec's. R316, R318, and R606.
 - Roof insulation (if applicable) shall comply per 2020 FRC, Sec. R906.
 - Minimum R-values shall comply to the following (U.N.O.):
 - Exterior 2x4 framed walls (Glass fiber, Batts):.....R-13
 - Exterior 2x6 framed walls (Glass fiber, Batts):.....R-19
 - Attic (Glass fiber, Batts or Blow-in):.....R-38
 - Floor-ceiling assemblies (Glass fiber, Batts or Blow-in):.....R-22
 - Provide attic access opening to attics of buildings with combustible ceiling or roof construction per 2012 IRC, Sec. R807.1. Rough framed opening shall be not less than 22" x 30".
 - Provide insulation dam to keep insulation away from required min. 22" x 30" opening.
 - Provide weather stripping at min. 22" x 30" opening (M2003.2).
 - Provide ventilation per 2020 FRC Section R906.
 - Install batts in cont. blankets without holes for elec boxes, light fixtures or conditioned air ductwork.
 - Provide insulation baffles at eave and cornice vents to maintain air flow and to prevent insulation from blocking any air vents.
 - A separate insulation inspection prior to drywall, or an insulation certificate will be required at time of final.
- Moisture Protection:
 - Roofing System(s) shall be provided as specified per Builder and per requirements below and shall comply per 2020 FRC, Chap.9. Roofing System 'type' and 'slope' shall be as designated on the Drawings.
 - Liquid Applied Roof Coatings shall comply w/ ASTM C 836, C 957, D 1227, D 3468, D 6083 or D 6694. Install per manufacturer's written instructions and per 2020 FRC Section R905. Provide Polycast and 1/4" 12 min. roof slope.
 - Built-up Roofing System: Provide an approved built-up roof covering per ASTM Standards per 2012 IRC, Tbl. R905.9.2. Install per mfr's specs and per provisions of 2012 IRC, Sec. R905.9.
 - Roof Slope minimum 1/4 unit vertical in 12 units horizontal (2-percent slope), except coal-tar built-up roof shall have min. slope of 1/8 unit vertical per 12 units horizontal (1-percent slope).
 - Mineral Surface Roofing System: Provide in accordance w/ ASTM D 3909 or ASTM D 6380 Class M, per 2020 FRC, Sec. R905.5.4. Underlayment shall comply w/ ASTM D 226 Type I or ASTM D 4869 Type I or II, per 2020 FRC, Sec. R905.5.3. Install per Report and per manufacturer's written instructions.
 - Mineral Surface Rolled Roofing shall not be applied on roof slopes below 1 unit vertical in 12 units horizontal (1:12) 8-percent slope, per 2020 FRC, Sec. R905.5.2.
 - Concrete Tile Roofing System: Provide "Boral Roofing" (Evaluation Report: ICC ESR-1647), "Eagle Roofing" (Evaluation Report: ICC ESR-1900), or equal. Concrete tile shall comply per 2012 IRC, Sec. R905.3.5 (ASTM C 1492). Install per Report, per mfr's written installation instructions, and per 2020 FRC, Sec. R905.3.6, R905.3.7, Table R905.3.7.
 - Color(s) shall comply per governing municipality requirements and shall be verified by Builder / Contractor prior to start of construction.
 - Roofing Underlayment shall be provided complying w/ ASTM D 226, Type II; ASTM D 2626, Type I; or ASTM D 6830 Class M mineral surface rolled roofing (U.N.O.) per 2020 FRC, Sec. R905.3.3.
 - Low Slope Roof: Roof for roof slopes from 2:12 units vertical in 12 units horizontal (2:12-12), but "less than" 4 units vertical in 12 units horizontal (4:12), provide minimum two (2) layers of roofing underlayment per 2020 FRC Sec. R905.3.3.1.
 - High Slope Roof: For roof slopes of 4 units vertical in 12 units horizontal, or greater, provide minimum one (1) layer of roofing underlayment per 2020 FRC, Sec. R905.3.3.2.
 - Flashing: Provide flashing and counterflashing at the (juncture of roof(s) and vertical surfaces and at roof valley(s) per 2020 FRC, Sec. R905.3.8. (See 8, below, for additional information).
 - Metal Roof Panels (if applicable) shall comply w/ 2012 IRC, Sec. R905.10. Provide solid or spaced sheathing except where roof covering is specifically designed for application to spaced supports.
 - Provide 3:12 min. slope for lapped, non-soldered-seam metal roofs w/out applied lap sealant.
 - Provide 12:12 min. slope for lapped, non-soldered-seam metal roofs with applied lap sealant. Apply sealant per manufacturer's written instructions.
 - Provide 1/4:12 min. slope for standing seam roof systems. NOTE: Where roof covering incorporates support of structural members, design per 2020 FRC. Roof covering installed over structural decking shall comply w/ 2020 FRC, Table R905.10.3.1(i). Roof coverings shall comply w/ standards and min. thickness per 2020 FRC, Table R905.10.3.1(i).
 - Roof Drainage shall comply per 2020 FRC, Sec. R903.4.
 - Roof Drains: Unless roofs are sloped to drain over the roof edges, roof drains shall be installed at each low point of the roof per 2020 FRC, Sec. R903.4.
 - Overflow Drains and Sumps: Where required, verify installation in accordance with requirements of UPC, or FPC, or per 2020 FRC, Sec. R903.4.1.
 - Overflow drains shall discharge to an approved location and shall not be connected to roof drain lines.
 - Gutters and Downspouts shall be of corrosion resistant materials and shall be provided as specified per Builder; downspout and splash outlet shall be provided by Contractor and approved by Builder. Install per mfr's written instructions to provide positive roof and site drainage.
 - Roof Penetrations: (See 8.g.i, below.)
 - Provide 'Weather-Resistant Exterior Wall Envelope' (including flashing) per 2020 FRC, Sec. R703. 'The exterior wall envelope' shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a 'Weather-Resistant Barrier' for the exterior walls and a means of draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance w/ provisions of 2020 FRC, Chapter 11. (See also, 'Exterior Wall Coverings', below.)
 - 'Water-Resistive Barrier' (specified per Builder) shall comply with 2020 FRC, Sec. R703.2:
 - Wall Sheathing Paper: Install per manufacturer's recommendations.
 - Provide min. 26 galvanized sheet gage corrosion resistant metal weep screed w/ 3 1/2" min. vertical attachment flange per 2012 IRC, Sec. R703.2.8 Tbl. R703.4. Where applied over wood-based sheathing (or Stucco System installation), a water-resistive vapor-permeable barrier w/ a performance at least equivalent to two (2) layers of Grade D paper shall be provided, per 2020 FRC, Sec. R703.6.3.
 - Flashing: (See 8. Flashing', below.)
 - Exterior Wall Coverings(s): All approved exterior wall coverings specified per Builder and shall comply with applicable adopted Code requirements per 2020 FRC, Sec. R703.
 - Stucco System 'materials' shall be installed in compliance with ASTM C 926 and ASTM C 1063 and ESR-1607 (or approved equal) and provisions of 2012 IRC, Sec. R703.6.
 - Provide continuous stucco system over approved 'Water-Resistive Barrier' per 2012 IRC requirements (See 8.a, above) in accordance with '5.a.' above. Total number of 'coats' shall be provided in compliance with 2020 FRC, Sec. R703.6.2.
 - Lath and lath attachments shall be of corrosion-resistant materials and shall be installed in accordance w/ 2020 FRC, Sec. R703.6.1 and per manufacturer's recommendations.
 - Provide min. 26 galvanized sheet gage corrosion resistant metal weep screed w/ 3 1/2" min. vertical attachment flange per 2012 IRC, Sec. R703.6.2.1. Install in accordance w/ ASTM C 926 and per manufacturer's recommendations. The 'Weather-resistant barrier' shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
 - Provide corrosion resistant metal corner reinforcement at all exterior corners, install per manufacturer's written instructions.
 - Exterior Wall Penetrations: (See 8.g.i and ii, below.)
 - Foundation Dampproofing and Waterproofing (if applicable) shall be provided as specified per Builder and shall comply per 2012 IRC, Sec. R406.
 - Flashing: Provide all flashing materials as specified per Builder and as per requirements below.
 - All flashing shall be approved corrosion-resistant materials. Shall be applied shingle fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components, and; Shall be installed at all locations designated per 2020 FRC, Sec. R703.6.1 through 7.
 - Metal Flashing shall be minimum 26 galvanized sheet gage corrosion resistant metal (U.N.O.) and in addition to complying with applicable requirements below, shall also comply with applicable recommendations contained in current edition of 'Architectural Steel Metal Manual' published by Sheet Metal & A/C Contractors of North America (SMAACNA). 'Elastomeric Flashing: Provide DuPont Tyvek FlexWrap' or equal. Install per manufacturer's specifications and recommendations.
 - Exterior Wall Flashing: Provide and install per mfr's written instructions and per applicable Sections of 2020 FRC, Chap. 7.
 - Provide at all locations as prescribed per Code references above and as per drawings.
 - Gypsum Board materials and accessories shall comply with manufacturer's written instructions and per applicable Sections of 'specific' roof assemblies per 2012 IRC, Chap. 9.
 - Provide at all locations per provisions of Code reference, above, and per Drawings.
 - Exterior Door Flashing / Installation: Provide per provisions of 2020 FRC, Sec. R703.8.
 - Flashing at exterior door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
 - Install per manufacturer's written installation instructions.
 - Window Flashing / Installation: Provide per provisions of 2020 FRC, Sec. R612, Sec. R703.8, and per window manufacturer's written flashing and installation instructions. Written installation instructions shall be provided by the manufacturer for each window, per 2020 FRC, Sec. R612.1.
 - Flashing at exterior window openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage, per 2020 FRC, Sec. R703.8 NOTE: Window flashing and installation per American Architectural Manufacturers Association (AAMA) 2400.1, M1910, G2438, G2439, Reference Manufacturer's Construction Documents only as a guide and is not meant to replace a window manufacturer's written flashing and installation instructions. Contractor shall verify all requirements per window manufacturer's written flashing and installation instructions prior to start of Work.
 - Roof Penetrations, Exterior Wall Penetrations & Penetrations at Attachments to Exterior Walls:
 - Roof Penetrations: Joints at the roof (around vent pipes, chimneys, skylights, or air elements) shall be water-tight by the use of approved flashing materials installed in a manner so as to prevent moisture infiltration. Apply continuous elastic sealant bead at attachment area.

VII. Thermal Building Insulation and Moisture Protection (continued)

- Exterior Wall Penetrations (required for exhaust venting, combustion air supply, or similar elements) shall be water-tight by use of approved flashing materials installed in a manner as to prevent moisture infiltration. Apply continuous elastic sealant bead at attachment area.
 - Attachment Penetrations (for wall attachment of shutters, handrails, guardrails, ornamental iron, or similar elements) requiring lag bolt attachment to backing provided under the wall covering, shall be water tight by use of approved elastic sealants. Pre-drill hole(s), blow out debris, fill hole w/ approved elastic sealant and attach element to wall. Torque lag bolts lightly enough to provide adequate support without over tightening so as to cause damage to the wall covering. Apply continuous elastic sealant bead along perimeter of all attachment areas.
- Elastomeric Sealant: Unless noted otherwise, provide Polycoast & Excel-Coast (ESR-4804) or equal at all walk decks, exterior stairs, exterior shelves, exterior window sills, exterior wall projections and elsewhere as noted on drawings, install per manufacturer's written instructions. Slope top of exterior shelves, window sills, and wall projections 1/4 in. per foot to provide positive drainage. Walk deck slope per 2020 FRC, Stair tread and landing slope shall be 2-percent slope maximum.
- Shower and Tub-Shower combination areas shall comply per enforced applicable Plumbing Codes (See GENERAL NOTES, XV.C.8) and per 2020 FRC, Sec. R307, R308, Chap. 27.
 - Shower Receptors: Provide per 2012 IRC, Sec. P2709.
 - Finish Non-absorbent Surfaces: (See GENERAL NOTES, IX.B.2 and IX.D.)
 - Water-resistant gypsum backing board: (See GENERAL NOTES, IX.C.3.)
 - Accessories such as soap/shampoo trays and the like (provided on or within walls) shall be sealed at all attachment areas to protect structural elements from moisture.
- Safety Glazing in Shower and Tub-Shower combination areas shall comply with the following:
 - Sliding or hinged shower doors: (See GENERAL NOTES, VIII.A.5) NOTE: Hinged shower doors shall open outward per 2020 FRC, Sec. P2708.1.
 - Window safety glazing: (See GENERAL NOTES, VIII.B.4.b.)
- Pre-manufactured approved shower enclosures and tub-shower enclosures shall comply with requirements above. Install as specified per Builder, install per mfr's written instructions.
- Control Valves: (See GENERAL NOTES, XV.D.6.)
- Tub or Whirlpool Bathtub (with or without Enclosure) shall comply w/ requirements as per 10, above. Provide as specified per Builder, install per manufacturer's written instructions.
- Access Panel: A door or panel of sufficient size shall be installed to provide access to the pump for repair and/or replacement. Contractor verify size w/ Builder prior to start of Work.

VIII. Doors and Windows

- Doors: All door sizes per plan. All doors, door frames, thresholds, handrails, locksets, latches, door trim, finishes, and associated door accessories specified per Builder and shall comply w/ the following:
 - Required Exit Door shall comply w/ 2020 FRC, Sec. 311, and shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage.
 - Required Exit Door shall be side-hinged and be not less than 3'-0" in width and 6'-8" in height, per 2012 IRC, Sec. R311.2.
 - Lock or Latch per Builder specifications, and shall be readily operable from the side from which egress is to be made without the use of a key or tool or special knowledge or effort.
 - Provide sweep and perimeter weather seal per Builder specifications.
 - Doors between Garage and Residence habitable space: Provide 1-3/8" min. thick, lightweight, solid core wood door or 1-3/8" min thick, solid/hollowcomb core steel door per 2020 FRC, Sec. R302.5.
 - Provide automatic closer, sweep and perimeter weather seal per Builder specifications.
 - Doors shall be self-closing and self-latching per governing municipality requirements.
 - Garage Service Door: 1-3/8" min. thick solid core wood door or 1-3/8" min. thick solid/hollowcomb core steel door.
 - Provide sweep and perimeter weather seal per Builder specifications.
 - 1-1/2 8-percent slope, per 2020 FRC, Sec. R905.5.2.
 - Exterior Doors: All doors at exterior walls of the Residential habitable space shall be provided with approved perimeter weather seal. (Also provide approved 'sweep' for Side-hinged doors).
 - Flashing / Installation: (See GENERAL NOTES, VII.B.8.a.)
 - Provide required landing, reference GENERAL NOTES, III.A.2.
 - Doors w/ Glazing: sliding glass doors, fixed pane / hinged full glass doors, fixed pane / hinged French doors, and shower doors shall be provided with safety glazing per 2020 FRC, Sec. R308, Sec. R612.
 - Glazing in doors located within the Residential habitable space shall be single-pane.
 - Glazing in doors located at exterior walls of the Residential habitable space shall be double-pane, w/ non-glazed portions composed of 1 3/8" min. thick, solid core wood, or solid/hollowcomb core metal.
 - Door Sidelites: Selected and specified per Builder (size per plan), glazing shall comply with 2020 FRC, Sec. R308.
 - Vehicular Garage Doors: Installed per garage door manufacturer's written instructions.
 - Garage doors shall be tested in accordance with either ASTM E330 or ANSI / DASMA 108, and shall meet the acceptance criteria of ANSI / DASMA 108.
 - Bulkhead enclosures (if applicable) shall comply per requirements of 2020 FRC, Sec's R310.1-1, R310.3 and R310.4. See Structural Drawings for structural requirements.
 - Security provisions for doors (if applicable) shall comply with governing municipality requirements.
 - Single swinging doors and active leaf of doors in pairs shall be equipped with an approved exterior key-operating deadbolt per Builder's Specifications.
 - In wood-frame construction, open space between trimmers and wd. doorjamb shall be solid sheathing by a single piece extending not less than 12" above and below the strike plate. Strike plates shall be attached to wood with not less than four (4) No. 8 x 3" screws w/ min. 3" penetration into nearest stud and, when attached to metal, with not less than four (4) No. 8 machine screws. All strike plates doors in pairs shall be installed as tested.
 - When hinges are exposed to exterior, at least one of the three required hinges shall be equipped w/ non-removable hinge pins or mechanical interlock to preclude removal of door from the exterior by removing the hinge pins. Not less than three (3) 4-1/2" steel butt hinges shall be symmetrically fastened to both the door and frame with not less than four (4) No. 9 x 3/4" wood screws or to metal w/ not less than four (4) No. 8 machine screws. In wood-frame construction, open space between trimmers and jambs shall be solid sheathed extending not less than 6" above and below the plate.
 - Bulkhead enclosures (if applicable) shall comply per requirements of 2020 FRC, Sec.'s R310.1-1.
 - Access hatches and doors are required to be weather stripped and insulated to the equivalent level of the surrounding area (NI102.2.3).
- Windows: All windows, hardware, latches, window trim, finishes, and associated window accessories specified per Builder and shall comply per 2012 IRC, Sec. R302, Sec. 310, Sec. R612. (Site built windows, where applicable, shall comply w/Sec. R308.5.)
 - Provide window units per size, style, and quantity as designated on the Drawings.
 - Flashing / Installation: (See GENERAL NOTES, VII.B.8.1.)
 - Required Emergency Escape and Rescue Openings: Basements and every Sleeping Room shall have at least one operable emergency escape and rescue opening which opens directly into a public street, public alley, yard or court, per 2012 IRC, Sec. 310, Sec. 311. Install per manufacturer's written instructions.
 - Escape and Rescue Openings shall have a sill height of not more than 44" above finish floor, measured to the bottom of the clear opening. Minimum net clear operable area shall be 5.7 sq. ft. w/ min. net clear operable height of 24" and min. clear opening width of 20". (5 sq. ft. min. net clear opening permitted at 'Grade Floor Openings').
 - Approved Locking or Latch Mechanisms specified per Builder, and shall be operational from the inside of the room without the use of keys, tools or special knowledge.
 - Window Wells shall be provided at Escape and Rescue Openings where a finished sill height below the adjacent ground elevation, per 2020 FRC, Sec. R310.2.
 - Window Glazing shall comply per 2012 IRC, Sec. R308, R612.
 - Windows located at exterior walls of the Residential habitable space shall be dual-pane.
 - Safety glazing shall be provided per 2020 FRC, Sec. R308, Sec. R612. All interior and exterior glazing in bathrooms must be safety glazing when the bottom edge is less than 56" A.F.F. (A.R.S. 36-1631).
- Where the opening of an operable window is located more than 17" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum 24" above the finished grade or surface below, and the window, located, glazing between the floor and 24" shall be fixed or have openings through which a 4-inch-diameter sphere cannot pass, per 2020 FRC, Sec. R312.2, Except as follows:
 - Windows whose openings will not allow a 4-inch-diameter sphere to pass through the opening when the opening is in its largest opened position.
 - Openings that are provided with window guards that comply w/ ASTM F 2009 or F 2090.
- Light and Ventilation shall comply per 2020 FRC, Sec. R303.
- Skylights (if applicable) shall comply per 2012 IRC, Sec. R308.6. Provide as specified per Builder, install per manufacturer's written instructions.

IX. Finishes

- Interior Finishes: Finishes that are 'field' or 'factory' applied (but not limited) to exterior wall coverings, fascias, trim, metals, doors, windows or other items or elements that are exposed to the weather (and are an integral component of the structure) shall be provided as specified per Builder (U.N.O.) and shall be approved for exterior use. Exterior finishes shall comply with 2020 FRC, Chapter 7.
 - Field application shall be performed per manufacturer's written instructions.
 - Color(s) shall comply per governing municipality requirements and shall be verified per Builder / Contractor prior to start of construction.
- Interior Finishes: All interior finishes specified per Builder (U.N.O.) and shall comply per 2020 FRC, Sec. R316 and Chapter 7.
 - Foam Plastic Interior Trim and/or Finish: (See GENERAL NOTES, VII.H.1 and 2)
 - Shower and Tub-Shower combination areas shall comply with the following:
 - Provide a nonabsorbent finish surface to a height of not less than 6 feet above the floor per 2020 FRC, Sec. R307.2 (or Ceramic Tile, See, below)
- Gypsum Board Panels: All gypsum board materials and accessories specified per Builder and shall comply with 2020 FRC, Sec. R316, Sec. R702.3 and Table R702.3.5.
 - Gypsum Board materials and accessories shall conform to ASTM C 36, C 79, C 475, C 514, C 630, C 931, C 960, C 1002, C 1047, C 1177, C 1178, C 1278, C 1395 OR C 1396. Provide and install per Report, per Code references above, and per manufacturer's written instructions. See 2020 FRC, Table R702.3.5 for min. allowable Gypsum board panel thicknesses and applications. Gypsum sheathing shall be 'attached' to exterior walls in accordance with Table R602.3.1(i).
 - Adhesives used for interior and exterior finishes shall be compatible with the insulating foam materials and conform to ASTM 557. Provide per Builder specs / apply per manufacturer's specs.
 - Provide corrosion resistant corner bead at all exterior corners, install per manufacturer's written instructions.
 - Tape, float and sand all joints and fasteners of gypsum board panels as required to obtain a smooth uniform surface.
- Gypsum board panels per Builder:
 - Interior Walls: American Gypsum 'ClassicRock', Certainteed 'Regular', Pabco Gypsum 'Regular' or equal.
 - Interior Ceilings: American Gypsum 'Interior Ceiling', Certainteed 'Interior Ceiling', Pabco Gypsum 'Interior Ceiling' or equal.
 - Exterior Ceilings: American Gypsum 'Exterior Soffit', Certainteed 'Exterior Soffit', Pabco Gypsum 'Exterior Soffit' or equal.
- Fire-rated: American Gypsum 'FireBlock Type X', Certainteed 'Type X', Pabco Gypsum 'Flame Curt' or equal.
- Typical installation of gypsum board panels shall be provided as follows (U.N.O.):
 - Exterior walls: 1-layer 1/2" gypsum board panels attached to interior face of wall only.
 - Interior partitions: 1-layer 1/2" gypsum board panels attached to each side of panel.
 - Ceilings: 1-layer 1/2" gypsum board panels when supporting members are 16" o.c. or less or 1-layer 5/8" gypsum board panels when supporting members are greater than 16" o.c.
- Reference 2020 FRC, Table R702.3.5 for additional application requirements.

IX. Finishes (continued)

- Water-resistant gypsum backing board shall comply per 2020 FRC, Sec. R702.3.8 and R702.3.8.1, and shall conform to ASTM C 1396, C 1178, or C 1278. Provide and install per Report requirements, per Code references above, and per manufacturer's written instructions.
 - Covering application is permitted when supporting members are maximum 12" on center for 1/2" thick panels, or maximum 16" on center for 5/8" thick panels per 2020 FRC, Sec. R702.3.8.
- Where there will be direct exposure to water, or in areas subject to continuous high humidity, use of water-resistant gypsum backing board is not permitted per 2020 FRC, Sec. R702.3.8.1.
- Approved 'Ceramic Tile Grout', or 'Glass Mat Gypsum Backer Board' shall comply with ASTM C 1288, C 1325, C 1178, or C 1278, and installed in accordance with manufacturer's recommendations shall be used as backer for wall tile in combination Tub-Shower areas and wall panels in Shower areas per 2020 FRC, Sec. R 702.4.2. (See D, below, for Ceramic Tile Surfaces.)
- Gypsum board fire protection shall comply w/ the following requirements: (Note: Reference GENERAL NOTES, I.A.6 for additional Fire Protection requirements.)
 - The Garage shall be separated from the residence and its attic area per 2020 FRC, Sec. R302.5.
 - Walls: Provide min. 1/2" gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2" gypsum board or equivalent (per Sec. R302.5).
 - In addition to requirements of 5.a.i. above, Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8" Type 'X' gypsum board or equivalent.
 - Ceilings: Provide min. 5/8" Type 'X' gypsum board or equivalent at all garage ceilings per City of Surprise Ordinance.
 - See GENERAL NOTES, VIII.A.2 for doors separating garage from residence.
- Under Stair Protection shall comply with the following requirements:
 - Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" gypsum board per 2012 IRC, Sec. R302.7.
 - Fireblocking / Draftstopping: (See GENERAL NOTES, VI.C and D).
- Ceramic Tile Surfaces:
 - Ceramic Tile Surfaces shall be installed in accordance with American National Standards Institute (ANSI) A 108.1, A 108.4, A 108.5, A 108.6, A 108.11, A118.1, A 118.3, A 136.1 and A 137.1, per 2012 IRC, Sec. R702.4.1. (See C, 4, above, for approved backer boards.)

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XV. Mechanical (continued)

- b. Provide approved exhaust venting at range, cooktop, range/oven, wall oven(s) and microwave.
 - i. Install/connect exhaust fan housing (supplied by Electrical Contractor) to approved exhaust system venting to the exterior.
 - 4. Air Duct Systems shall comply with 2020 FRC, Chapter 16. Provide as designed per registered HVAC consultant or licensed HVAC Contractor's dwgs and as specified by Builder.
 - a. Installation of Air Duct Systems shall comply with 2020FRC, Sections M1601.4.
 - i. Duct construction: Materials used in the construction of Air Duct Systems shall comply in accordance with 2020 FRC, Sec. M1601.
 - ii. Vibration isolators installed between HVAC Equipment and metal ducts (or casings) shall be fabricated from approved materials and shall not exceed 10" in length.
 - iii. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling area from the garage shall be constructed of min. 26 gage corrosion resistant metal or other approved material, and shall have no openings into the garage. per 2020 FRC, Sec. R302.5. Vibration isolating material(s) are not permitted as a part of the ductwork at these locations. NOTE: Other penetrations shall be protected by filling the opening around the penetrating item w/ approved material to resist the free passage of flame and products of combustion, per 2020 FRC, Sec. R302.5.
 - b. Factory-made air ducts shall be approved for the use intended or shall conform to requirements UL Standard 181B per 2012 IRC.
 - i. Each portion of a factory-made air duct system shall bear a listing and label indicating compliance with its applicable Standard and shall be installed in accordance with the terms of its listing, the manufacturer's installation instructions, and the requirements of its Standard. 2020 FRC, Sec. R 702.4.2 (See D, below, for Ceramic Tile Surfaces).
 - 5. Supply- and Return-air Register/Diffuser/Grille sizes and locations shall be verified with the Builder and shall be mechanically fastened to approved rigid supports, approved solid backing, or to structural members on minimum of two sides, and shall be connected to the duct system which they serve.
 - a. All air registers shall be adjustable/closable type. Paint and color per Builder specifications.
 - C. Plumbing
 - 1. Potable Water Supply and Distribution Systems shall comply w/ 2020 FRC, Chap. 29, and all other applicable adopted codes and amendments enforced by governing municipality.
 - 2. Sanitary Drainage Systems / Indirect Waste Systems / and Venting Systems shall comply with 2020 FRC, Chapters 30 and 31, and all other applicable adopted codes and amendments enforced by governing municipality.
 - 3. Supply water and sanitary lines shall be provided to plumbing fixtures and appliances designated on the Drawings. Plumbing Contractor shall verify w/ Builder prior to start of work.
 - a. All water lines shall be specified per Builder. Waste and vent lines shall be approved ABS.
 - i. Hose Bibbs shall be equipped w/ integral backflow preventers, per 2020 FRC, Sec. P2903.3.3.
 - b. Provide Flood-resistant installation in areas prone to flooding (if applicable).
 - i. Water supply system shall be designed and constructed to prevent infiltration of floodwaters.
 - ii. Pipes for sewage disposal systems shall be designed and constructed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
 - 4. All piping in connection with a plumbing system shall be installed so piping or connections will not be subject to undue strains, stresses, breakage or external corrosion, and provisions shall be made for expansion, contraction, and structural settlement per 2020 FRC, Sec. P2603. (Roof and Wall penetrations: See GEN. NOTES, VII.B.8.1 and ii)
 - a. Pipes passing through concrete or cinder walls and floors or other corrosive material shall be protected against external corrosion by a protective sheathing or wrapping or other means that will withstand any reaction from lime and acid of concrete, cinder or other corrosive material.
 - i. Sheathing or wrapping shall allow for expansion and contraction of piping and connections so as to prevent any rubbing action. Voids shall be sealed with approved sealants.
 - ii. No piping shall be directly embedded in concrete or masonry.
 - b. In concealed locations, where piping, other than cast-iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members, the piping shall be protected by steel shield plates in accordance with 2020 FRC, Sec. P2603.2.1.
 - 5. Floor drains shall not be permitted directly under permanently installed appliances.
 - 6. Domestic Dishwashing Machines shall comply with the following:
 - a. Provide protection of water supply for dishwashers with installation of an approved, listed air gap or integral back-flow preventer per 2020 FRC, Sec. P2717.1. In addition to above, Dishwasher/Sink shall comply w/ the following:
 - i. Without food grinder, per 2012 IRC, Sec. P2717.2: A sink and dishwasher are permitted to discharge through a single 1 1/2" trap. The discharge pipe from the dishwasher shall be increased to not less than 3/4" in diameter and shall be connected with a wye fitting to the sink tailpiece. The dishwasher waste line shall rise and be securely fastened to the underside of the counter before connecting to the sink tailpiece.
 - ii. With food grinder, per 2020 FRC, Sec. P2717.3: The combined discharge from a sink, dishwasher, and waste grinder is permitted to discharge through a single 1 1/2" trap. The discharge pipe from the dishwasher shall be increased to not less than 3/4" in diameter and shall be connected with a wye fitting between the discharge of the food-waste grinder and the trap inlet or to the head of the food grinder. The dishwasher waste line shall rise and be securely fastened to the underside of the counter before connecting to the sink tailpiece or the food grinder.
 - 7. Domestic Clothes Washing Machines: Waste shall be discharged through an air break per 2020 FRC, Sec. P2718.1.
 - 8. Domestic Water Heaters shall comply with the following:
 - a. Provide an approved, listed, adequately sized combination Temperature and Pressure Relief Valve per 2020 FRC, Sec. P2803. Install in an approved location based on its listing requirements and manufacturer's specifications and installation instructions.
 - i. Provide Discharge Piping per 2020 FRC, Sec. P2803.6.1. Approved piping (w/ diameter not less than the diameter of the relief valve outlet) shall extend to the exterior of the building providing positive discharge and shall be installed in a manner that does not cause personal injury or property damage. The end of the Discharge Piping shall terminate in a downward position located not more than 6" above grade, hardscape or the flood level receiving the discharge and shall be readily observable by the building occupant(s). Discharge over walkways, patios or similar areas is not permitted.
 - ii. Required pan: Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a minimum thickness of 24 gage or other pans for such use. Pan shall be not less than 1 1/2 inches deep and shall be of sufficient size and shape to receive all drippings or condensate from the tank or water heater. 2020 FRC, Sec. P2801.5 (Listed pans shall comply with CSA C63). Pan shall be drained by an indirect waste pipe of not less than 3/4 inch diameter, of materials listed in Table P2805.5.
 - b. Provide an approved, listed Expansion Tank or other device designed for intermittent operation for thermal expansion control, sized in accordance with manufacturer's recommendations.
 - c. Water Heaters having an "Ignition Source" shall (in addition to above) comply with the following:
 - i. When installed in a hazardous location or in a private garage, water heater shall be elevated such that the source of ignition is not less than 18 inches above the floor, per 2020 FRC, Sec. G2408.2.
 - ii. Exhaust Air requirements: (See B.2, above).
 - iii. Exhaust Vent requirements: Provide and install exhaust vent system to the exterior. Approved vent pipe or conduit shall be listed and labeled for use with appliance provided. (Reference Mechanical Consultant drawings and specifications.)
 - 9. Shower / Tub-shower combinations shall comply with the following:
 - a. Shower / Tub-shower combinations shall have a flow rate of 2.5 gallons per minute at 80 psi and shall be equipped with control valves of the pressure balance, the thermostatic mixing or the combination pressure balance / thermostatic mixing valve types with high limit stops in accordance with ASSE 1016 or CVA B 125 per 2020 FRC, SEC. P2708.3. High limit stops shall be set to a maximum of 120 degrees F.
 - 10. Water Closets shall (in addition to complying w/ enforced, adopted codes) comply w/ the following:
 - a. Maximum water consumption and flow rate shall not exceed 1.6 gallons per flushing cycle.
 - b. Center line of water closet shall be min. 15 inches from any adjacent vertical surface element.
 - 11. Sink and Lavatory Faucets shall have a maximum water consumption and flow rate not to exceed 2.2 gallons per minute at 60 psi per FRC, Table P2903.2.
 - 12. Water meter is required to have a shut off valve on both sides of the water meter.
 - 13. A pressure-reducing valve is required on the house to maintain the pressures below 80 P.S.I.
 - 14. Lawn Irrigation Systems: The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric vacuum breaker, a pressure vacuum breaker assembly, or a reduced pressure principle backflow prevention assembly, and valves shall not be installed downstream from an atmospheric vacuum breaker, per IRC, Section P2902.5.3.
- D. Underground utilities
 - 1. All underground piping, cables, and conduits, installed on private property, to be detectable (metallic) or have a detectable underground location device (tracer wire) attached to it (ARS 40-360.22). The recommended detectable underground location device is a #18 or larger copper tracer wire securely attached to the non-metallic cable, pipe, or conduit at 8' o.c. It shall have 12" of tracer wire accessible above grade at any above grade termination. This includes, but is not limited to, the installation of non-metallic underground facilities such as:
 - a. Non-metallic communications cable, non-metallic water lines, non-metallic sewer lines, and non-metallic gas lines.
 - b. Non-metallic landscape irrigation sprinkler piping greater than 2" in diameter.
 - c. Any cable, pipe, or conduit which conveys, or is designed to convey, water sewage, gas, oil, chilled water, refrigerants, swimming pool water, and steam.
 - d. It also includes empty non-metallic pipes and conduits.

XVI. Electrical

- A. General: Design of Electrical Equipment and Systems provided by 'others', and shall comply with Electrical requirements per 2020 FRC and other enforced, adopted Electrical provisions required by the Governing Municipality. (Reference Electrical Consultant's Drawings, Calculations and Specifications) NOTE: Arizona is a 'home rule state', thus Codes are enforced on a local level. Where a Governing Municipality has adopted Energy Efficiency Codes, the qualified Contractor shall comply with such requirements. When applicable, Energy Efficiency Calculations are provided by 'others'.
- 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by Contractors, Suppliers and Building Officials for compliance with applicable, enforced adopted codes and amendments, requirements of local electrical power supply company, and good common construction practices. Verify any field changes of Electrical Equipment type, size, or location w/ Architect prior to installation.
- 2. Electrical Equipment / Fixtures shall be provided per Builder's specifications.
 - a. Provide 'clearance' at Electrical Equipment per NFPA 70 or per 2020 FRC, Sec. E3405, including, but not limited to Service Panels and to electrical requirements for HVAC Equipment.
- 3. Electric Equipment Design / Installation shall be the responsibility of the appropriate licensed Contractor.
 - a. HVAC Equipment 'Disconnect' and Equip. 'Access': (See GEN. NOTES, XV.B.1.a.ii and B.1.b).
 - b. Provide electrical 'grounding system' approved by governing municipality in accordance w/ associated, applicable enforced code requirements & amendments. Verify prior to start of work.
 - c. Required Energy Sticker cannot cover the service directory or any information in the panel (N1101.9).
- 4. Underground feeder cable type 'UF' required for any underground installations per FRC E3803.
 - a. All underground piping, cables, and conduits, installed on private property, to be detectable (metallic) or have a detectable underground location device (tracer wire) attached to it (ARS 40-360.22). The recommended detectable underground location device is a #18 or larger copper tracer wire securely attached to the non-metallic cable, pipe, or conduit at 8' o.c. It shall have 12" of tracer wire accessible above grade at any above grade termination. This includes, but is not limited to, the installation of non-metallic underground facilities such as:
 - i. Non-metallic communications cable, non-metallic water lines, non-metallic sewer lines, and non-metallic gas lines.
 - ii. Non-metallic landscape irrigation sprinkler piping greater than 2" in diameter.
 - iii. Any cable, pipe, or conduit which conveys, or is designed to convey, water sewage, gas, oil, chilled water, refrigerants, swimming pool water, and steam.
 - iv. It also includes empty non-metallic pipes and conduits.

XVI. Electrical (continued)

- B. Receptacle / Lighting Outlets / Switches: Provide in accordance w/ NFPA 70, 210-7, 210-8, 210-52, 380, 404, 410, or w/ 2020 FRC, Sec. E3801, E3802, E3803, E3901, E3902, E3903, including applicable requirements of associated code. Elec. outlets, switches and fixtures installed in wet or damp locations shall be U.L. approved and labeled, and shall comply w/ NFPA 70, 404, 410.4, or w/ 2020 FRC, Sec. E3901.7, E3902.
 - 1. Ground-Fault-Circuit-Interrupter 'Protection' / 'Location' (GFCI) shall comply in accordance w/ NFPA 70, 210-8, or w/ 2020 FRC Section 3902. Provide in all required locations: Kitchens, bathrooms, bar sinks, basements, attached garages, detached garages (w/ elec. power) unfinished basements and other locations per electrical plan(s) and per all associated, applicable code requirements)
 - a. Verify / provide GFCI requirements for Jacuzzi tubs per NFPA 70, 680-70, or per 2020 FRC, Sec. E4202.
 - 2. Provide (2) or more 20-ampere small-appliance branch circuits to serve kitchen, pantry, breakfast and dining rooms per NFPA 70, 210-11(C)(1) or per 2020 FRC, Sec. E3703.2. All other circuits shall be 15-ampere rated and be equipped with No. 14 copper conductors (U.N.O.).
 - a. Receptacle Outlets 'type' for ranges, cooktops, range/ovens, wall ovens and clothes dryers shall be '3-pole with ground'. Four-wire ground type flexible cords will be required for connection of above mentioned appliances. Contractor shall verify compliance prior to start of work.
 - 3. Provide min. of (1)-20-ampere branch circuit at laundry rooms and at bathrooms. These circuits shall have no other outlets. GFCI protection shall be provided in bathrooms (See B.1, above), and in laundry areas where 'laundry sinks/tubs' are installed.
 - 4. Arc-Fault Circuit-Interrupters (AFCI): All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provided protection of the branch circuit per NFPA 70, 210-12(b), or per 2020 FRC, Sec. E3802.11.
 - 5. Hallways 10' or more in length: Provide min. 1 receptacle outlet per NFPA 70, 210-52(a), / 2020 FRC, Sec. E3901.10.
 - 6. Lighting Outlets: Provide / Install in accordance w/ NFPA 70, 210-70(a)(b)(c), or w/ 2020 FRC, Sec. E3903.
 - a. Provide min. one 'switch controlled' lighting outlet in all habitable rooms and in bathrooms; in hallways, stairways, attached garages, and detached garages (w/ electric power), and in spaces used for storage or spaces containing equipment that requires service.
 - i. Recessed incandescent light fixtures located in insulated areas shall be approved for zero-clearance insulation cover (IC).
 - 7. All 125-volt 15 & 20 amp receptacles installed in and outside dwelling units and in attached and detached garages require tamper resistant receptacles.
 - 8. Receptacle is required for each balcony, deck or porch greater than 20 square feet (3901.7).
 - 9. Receptacles serving countertops at peninsula or kitchen island can be no more than 12" below countertop per FRC E3901.4.
- C. Electrical Boxes / Junction Boxes / and Fittings shall comply w/ NFPA 70, 314, or w/ FRC, Sec. E3905.
 - 1. Provide ceiling-mounted fan boxes in accordance w/ NFPA 70, 314.27 or w/ 2020 FRC, Sec. E3905.9.
- D. Smoke Detectors: Provide / install smoke detectors listed in accordance w/ UL 217 and installed in accordance w/ the provisions of 2020 FRC and the household fire warning equipment provisions of NFPA 72, per 2020 FRC, Section R314.
 - 1. Install in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms, on each additional story of the dwelling, including basements, and wherever a ceiling height change of 24" or greater occurs.
 - a. Smoke detectors shall be: hard wired (110 volt), be equipped with battery back-up system, be inter-connected w/ all other installed smoke detectors in the dwelling, and be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
 - i. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection, per 2020 FRC, Sec. R314.4.
- E. Carbon Monoxide Detectors: Provide / install carbon monoxide detectors listed in accordance w/ UL 2034 and installed in accordance w/ the provisions of 2012 IRC, Section R315, NFPA 72, and NFPA 720.
 - 1. Install when fuel-fired appliances are installed in habitable areas of dwelling and in dwelling units that have attached garages.
 - a. Install approved Carbon Monoxide Detector(s) at a location near the gas appliance(s).
 - b. Install a combination style smoke / carbon monoxide detector listed for interconnection with other smoke alarms in the immediate vicinity of bedrooms.
- F. Light Systems: At least 75% of all permanently installed lighting fixtures must be compact fluorescent lamps or other high efficacy lamps (N1104).
- G. All recessed luminaries must be IC rated and labeled to meet the test criteria for air movement.

XVI. Electrical

- A. General: Design of Electrical Equipment and Systems provided by 'others', and shall comply with Electrical requirements per 2020 FRC and other enforced, adopted Electrical provisions required by the Governing Municipality. (Reference Electrical Consultant's Drawings, Calculations and Specifications) NOTE: Arizona is a 'home rule state', thus Codes are enforced on a local level. Where a Governing Municipality has adopted Energy Efficiency Codes, the qualified Contractor shall comply with such requirements. When applicable, Energy Efficiency Calculations are provided by 'others'.
 - 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by Contractors, Suppliers and Building Officials for compliance with applicable, enforced adopted codes and amendments, requirements of local electrical power supply company, and good common construction practices. Verify any field changes of Electrical Equipment type, size, or location w/ Architect prior to installation.
 - 2. Electrical Equipment / Fixtures shall be provided per Builder's specifications.
 - a. Provide 'clearance' at Electrical Equipment per NFPA 70, 110, or per 2020 FRC, Sec. E3405, including, but not limited to Service Panels and to electrical requirements for HVAC Equipment.
 - 3. Electric Equipment Design / Installation shall be the responsibility of the appropriate licensed Contractor.
 - a. HVAC Equipment 'Disconnect' and Equip. 'Access': (See GEN. NOTES, XV.B.1.a.ii and B.1.b).
 - b. Provide electrical 'grounding system' approved by governing municipality in accordance w/ associated, applicable enforced code requirements & amendments. Verify prior to start of work.
 - c. Required Energy Sticker cannot cover the service directory or any information in the panel (N1101.9).
 - 4. Underground feeder cable type 'UF' required for any underground installations per FRC E3803.
 - a. All underground piping, cables, and conduits, installed on private property, to be detectable (metallic) or have a detectable underground location device (tracer wire) attached to it (ARS 40-360.22). The recommended detectable underground location device is a #18 or larger copper tracer wire securely attached to the non-metallic cable, pipe, or conduit at 8' o.c. It shall have 12" of tracer wire accessible above grade at any above grade termination. This includes, but is not limited to, the installation of non-metallic underground facilities such as:
 - i. Non-metallic communications cable, non-metallic water lines, non-metallic sewer lines, and non-metallic gas lines.
 - ii. Non-metallic landscape irrigation sprinkler piping greater than 2" in diameter.
 - iii. Any cable, pipe, or conduit which conveys, or is designed to convey, water sewage, gas, oil, chilled water, refrigerants, swimming pool water, and steam.
 - iv. It also includes empty non-metallic pipes and conduits.
- B. Receptacle / Lighting Outlets / Switches: Provide in accordance w/ NFPA 70, 210-7, 210-8, 210-52, 380, 404, 410, or w/ 2020 FRC, Sec. E3801, E3802, E3803, E3901, E3902, E3903, including applicable requirements of associated code. Elec. outlets, switches and fixtures installed in wet or damp locations shall be U.L. approved and labeled, and shall comply w/ NFPA 70, 404, 410.4, or w/ 2020 FRC, Sec. E3901.7, E3902.
 - 1. Ground-Fault-Circuit-Interrupter 'Protection' / 'Location' (GFCI) shall comply in accordance w/ NFPA 70, 210-8, or w/ 2020 FRC Section 3902. Provide in all required locations: Kitchens, bathrooms, bar sinks, basements, attached garages, detached garages (w/ elec. power) unfinished basements and other locations per electrical plan(s) and per all associated, applicable code requirements)
 - a. Verify / provide GFCI requirements for Jacuzzi tubs per NFPA 70, 680-70, or per 2020 FRC, Sec. E4202.
 - 2. Provide (2) or more 20-ampere small-appliance branch circuits to serve kitchen, pantry, breakfast and dining rooms per NFPA 70, 210-11(C)(1) or per 2020 FRC, Sec. E3703.2. All other circuits shall be 15-ampere rated and be equipped with No. 14 copper conductors (U.N.O.).
 - a. Receptacle Outlets 'type' for ranges, cooktops, range/ovens, wall ovens and clothes dryers shall be '3-pole with ground'. Four-wire ground type flexible cords will be required for connection of above mentioned appliances. Contractor shall verify compliance prior to start of work.
 - 3. Provide min. of (1)-20-ampere branch circuit at laundry rooms and at bathrooms. These circuits shall have no other outlets. GFCI protection shall be provided in bathrooms (See B.1, above), and in laundry areas where 'laundry sinks/tubs' are installed.
 - 4. Arc-Fault Circuit-Interrupters (AFCI): All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provided protection of the branch circuit per NFPA 70, 210-12(b), or per 2020 FRC, Sec. E3802.11.
 - 5. Hallways 10' or more in length: Provide min. 1 receptacle outlet per NEC, 210-52(a), / 2012 IRC, Sec. E3901.10.
 - 6. Lighting Outlets: Provide / Install in accordance w/ NFPA 70, 210-70(a)(b)(c), or w/ 2012 IRC, Sec. E3903.
 - a. Provide min. one 'switch controlled' lighting outlet in all habitable rooms and in bathrooms; in hallways, stairways, attached garages, and detached garages (w/ electric power), and in spaces used for storage or spaces containing equipment that requires service.
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 - 8. Receptacle is required for each balcony, deck or porch greater than 20 square feet (3901.7).
 - 9. Receptacles serving countertops at peninsula or kitchen island can be no more than 12" below countertop per FRC E3901.4.
- C. Electrical Boxes / Junction Boxes / and Fittings shall comply w/ NFPA 70, 314, or w/ FRC, Sec. E3905.
 - 1. Provide ceiling-mounted fan boxes in accordance w/ NFPA 70, 314.27 or w/ 2020 FRC, Sec. E3905.9.
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 - i. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection, per 2020 FRC, Sec. R314.4.
- E. Carbon Monoxide Detectors: Provide / install carbon monoxide detectors listed in accordance w/ UL 2034 and installed in accordance w/ the provisions of 2020 FRC, Section R315, NFPA 72, and NFPA 720.
 - 1. Install when fuel-fired appliances are installed in habitable areas of dwelling and in dwelling units that have attached garages.
 - a. Install approved Carbon Monoxide Detector(s) at a location near the gas appliance(s).
 - b. Install a combination style smoke / carbon monoxide detector listed for interconnection with other smoke alarms in the immediate vicinity of bedrooms.
- F. Light Systems: At least 75% of all permanently installed lighting fixtures must be compact fluorescent lamps or other high efficacy lamps (N1104).
- G. All recessed luminaries must be IC rated and labeled to meet the test criteria for air movement.

XVII. Energy

- A. Insulation installers shall provide a certification listing the type, manufacturer, and R-value of insulation installed in each element of the building thermal envelope.
 - 1. For blown or sprayed insulation (fiberglass and cellulose), the initial installed thickness, settled thickness, settled R-value, installed density, coverage area, and number of bags installed shall be listed on the certification.
 - 2. For sprayed polyurethane foam (SPF) insulation, the installed thickness of the areas covered and R-value of installed thickness shall be listed on the certification.
- B. The insulation installer shall sign, date, and post the certification in a conspicuous location on the job site.

CONSTRUCTION DOCUMENTS - 08.15.2024

Triplex

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4904 East 8th Avenue, Tampa, Florida 33605



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	1	2	3	4	5
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ARCHITECTURAL GENERAL NOTES

PLAN 1

A0.3

PRELIMINARY



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



CONSTRUCTION DOCUMENTS - 08.15.2024



**Imprex
PV Holdings, LLC**

4904 East 8th Avenue, Tampa, Florida 33605

PLAN 1

A1.3

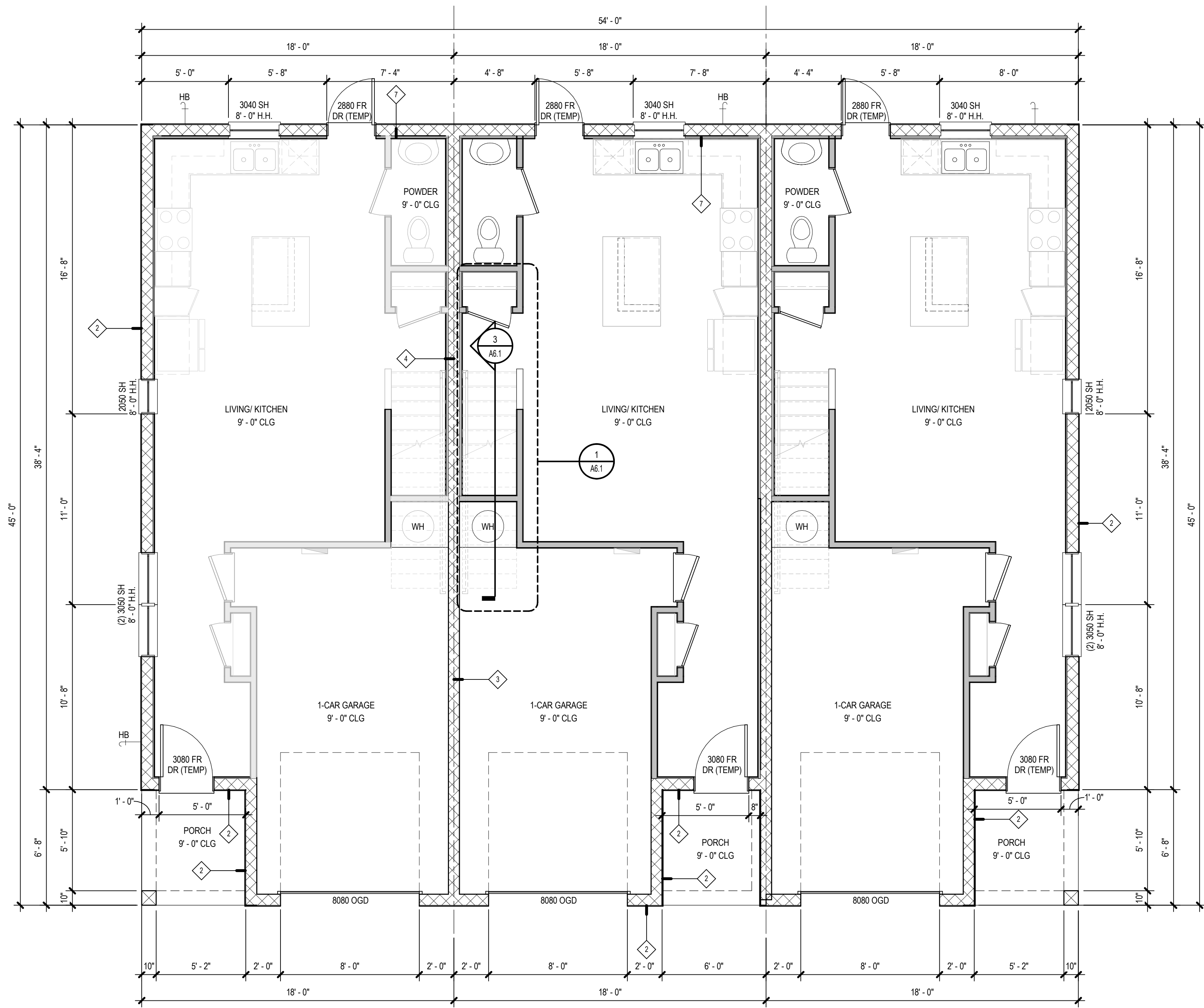
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PRELIMINARY

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Main Floor Plan

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

GENERAL FLOOR PLAN NOTES

- REFER TO AD.110 FOR WALL ASSEMBLY TYPES.
- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
- PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
- PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
- SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF CMU. (U.N.O.)
- ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
- CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

WALL LEGEND

- 2 x 4 WALL (INCLUDES WALLS NOT TAGGER)
- 8" CMU WALL w/ STUCCO
- 8" CMU WALL
- 8" CMU WALL w WOOD FURRING BOTH SIDES
- 2 x 6 WALL
- 2 x 6 WALL w/ BATTEN & BOARD
- 8" CMU WALL w/ 2x PLUMBING WALL

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

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MAIN FLOOR PLAN

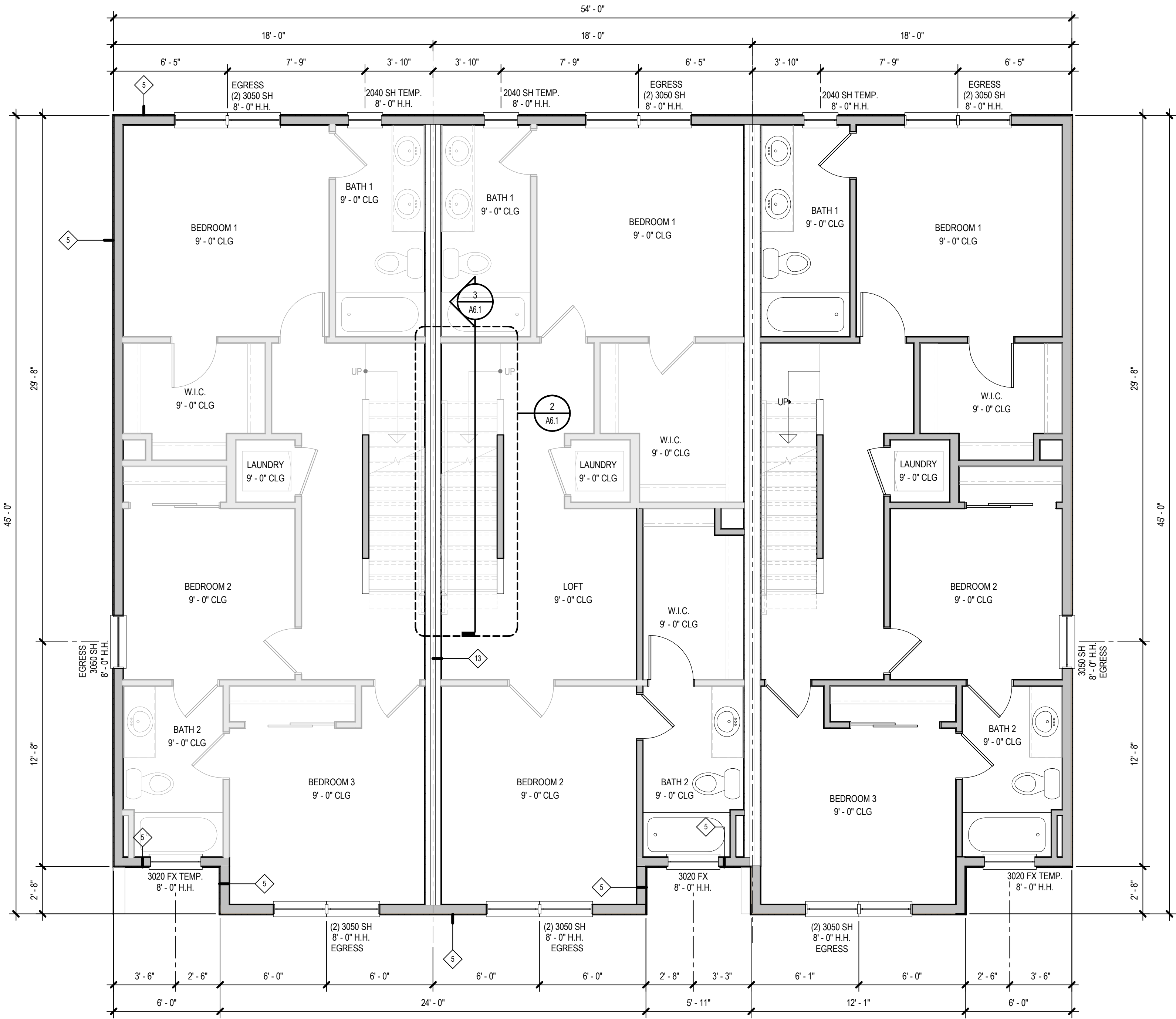
PLAN 1
A2.1

CONSTRUCTION DOCUMENTS - 08.15.2024

PRELIMINARY

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Second Floor Plan

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

GENERAL FLOOR PLAN NOTES

- REFER TO AD.110 FOR WALL ASSEMBLY TYPES.
- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
- PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
- PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
- SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM' BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF CMU. (U.N.O.)
- ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
- CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

NOTE: SEE STANDARD FLOOR PLANS, ELECTRICAL PLANS, ROOF PLANS, AND ELEVATIONS, FOR INFORMATION NOT SHOWN, IN AREAS ADJACENT TO OPTIONS, THAT DOES NOT CHANGE.

WALL LEGEND

- 2 x 4 WALL (INCLUDES WALLS NOT TAGGER)
- 8" CMU WALL w/ STUCCO
- 8" CMU WALL
- 8" CMU WALL w WOOD FURRING BOTH SIDES
- 2 x 6 WALL
- 2 x 6 WALL w/ BATTEN & BOARD
- 8" CMU WALL w/ 2x PLUMBING WALL

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

PRELIMINARY

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SECOND FLOOR PLAN

PLAN 1
A2.2

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

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PLAN 1

A2.3

[illegible]

PRELIMINARY



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



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

Elevation B - Craftsman

ALL ITEMS SHOWN ARE STANDARD U.N.O.

ISSUE DATE:	REVISIONS

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EXTERIOR ELEVATIONS - ELEVATION B

PLAN 1

A3.1B



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



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

Elevation B - Craftsman

ALL ITEMS SHOWN ARE STANDARD U.N.O.

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EXTERIOR ELEVATIONS - ELEVATION B

PLAN 1

A3.2B

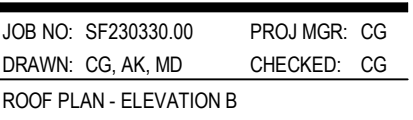
NOTE: * REQUIRED NET FREE AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300. 40%-50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) WITH REMAINING REQUIRED IN THE SOFFIT (LOW). WHEN NO "HIGH" / LOW" VENTING IS PROVIDED, THE REQUIRED NET FREE AREA IS 1/150 OF THE ACTUAL AREA.

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

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PLAN 1

A4.1B



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



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

EXTERIOR UNIT



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

- A. REFER TO **AD.110** FOR WALL ASSEMBLY TYPES.
- B. CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0". CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 7'-0". (U.N.O.)
- C. PROVIDE SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING - SEE GENERAL NOTES. WINDOWS LOCATED AT +72" ABOVE FINISHED GRADE MUST COMPLY WITH IRC R312.2.
- D. PROVIDE GYPSUM BOARD - SEE GENERAL NOTES FOR CODE REQUIREMENTS.
- E. ANY EXTERIOR SHELVE BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT.
- F. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB / SHOWER COMBINATIONS.
- G. SHOWER AREA WALLS SHALL BE FINISHED WITH APPROVED CEMENT / FIBER-CEMENT, OR GLASS MAT GROUT OVER BACKERS AND NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE THE DRAIN - SEE GENERAL NOTES, SECTION IX, AND IRC SECTION R702.4.2.
- H. ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING. (U.N.O.)
- I. ALL EXTERIOR DIMENSIONS ARE TO FACE OF CMU. (U.N.O.)
- J. ALL ANGLED PARTITIONS ARE 45 DEGREES. (U.N.O.)
- K. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.

WALL LEGEND	
1	2 x 4 WALL (INCLUDES WALLS NOT TAGGER)
2	8" CMU WALL w/ STUCCO
3	8" CMU WALL
4	8" CMU WALL w WOOD FURRING BOTH SIDES
5	2 x 6 WALL
6	2 x 6 WALL w/ BATTEN & BOARD
7	8" CMU WALL w/ 2x PLUMBING WALL

NOTE: VERIFY ALL WALL CONSTRUCTION WITH STRUCTURAL DRAWINGS.

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EXTERIOR UNIT PLANS

PLAN 1

A5.1

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CONSTRUCTION DOCUMENTS - 08.15.2024



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



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

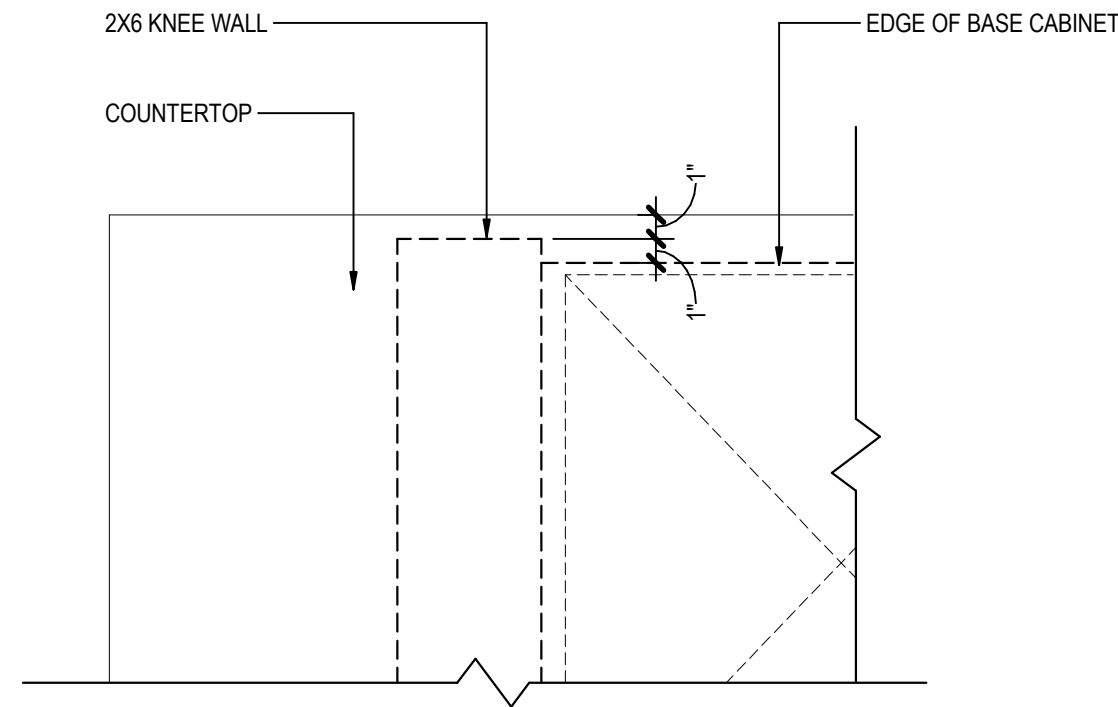
INTERIOR UNIT



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

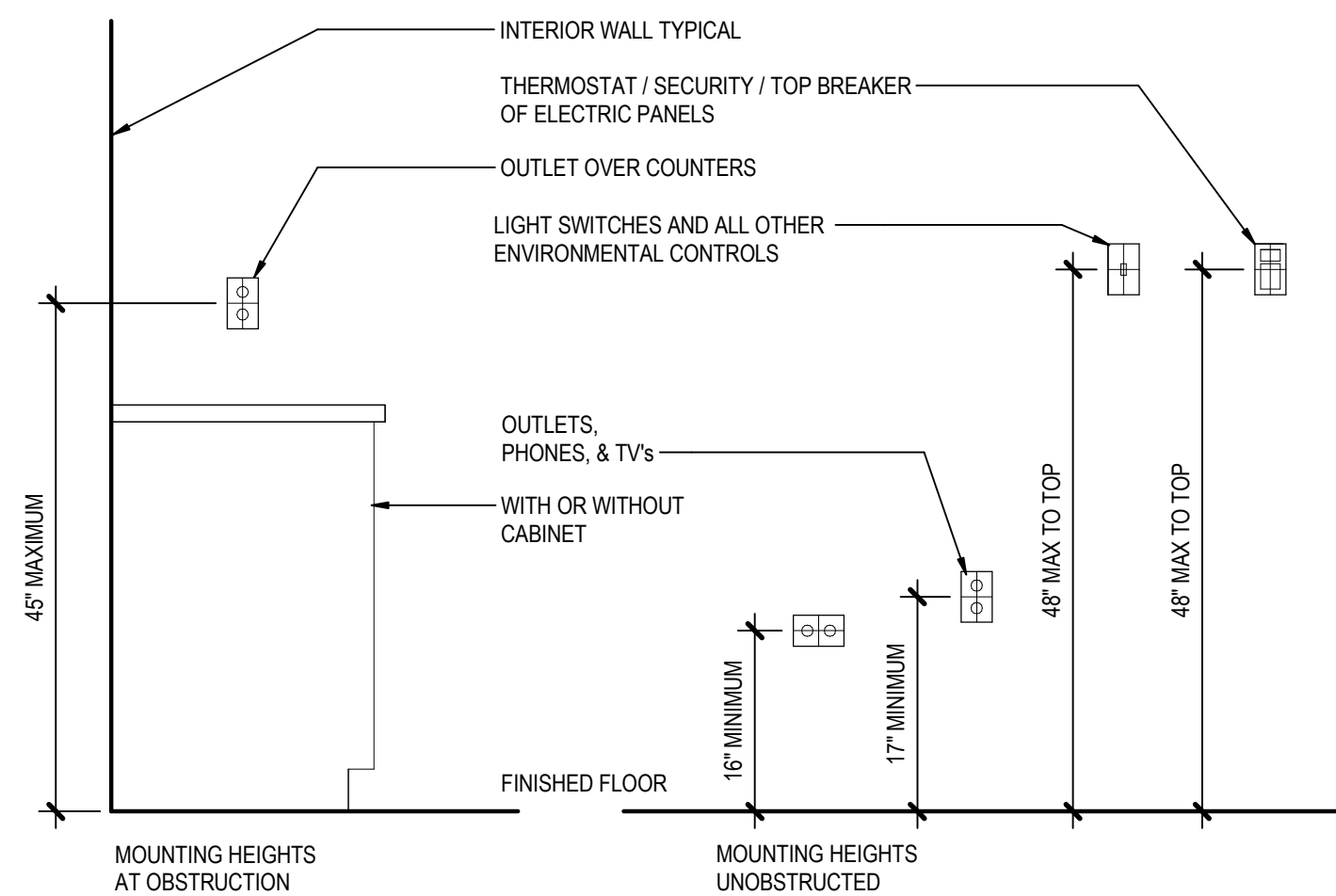
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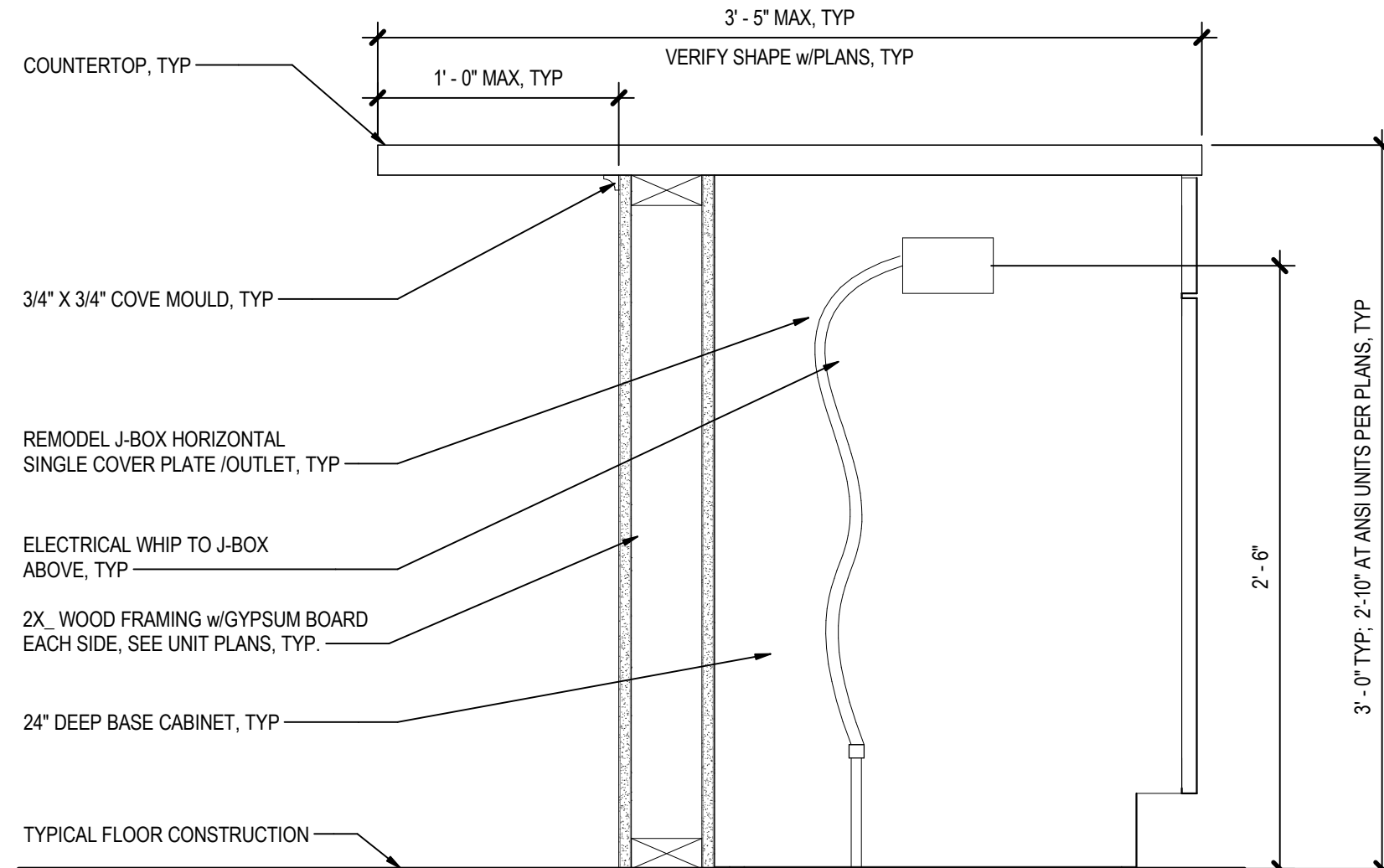
Base Cabinet Detail

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



Typical Mounting Heights

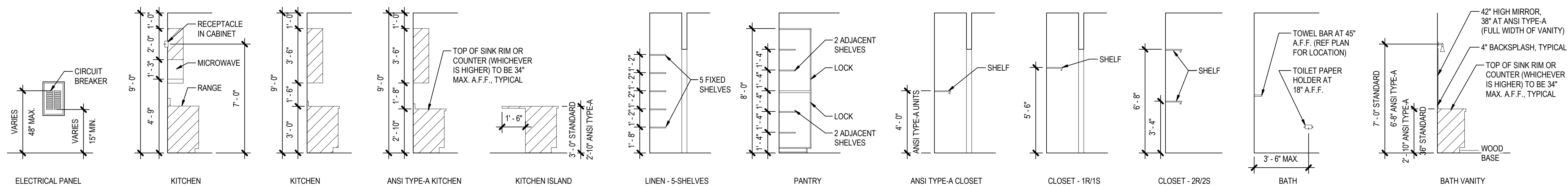
SCALE: 3/4" = 1'-0"



Countertop Section

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

TYPICAL INTERIOR PROFILES



UNIT NOTES

1. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD. DIMENSIONS IN PLANS ARE FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. ALL UNDIMENSIONED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL TO JAMB.
3. ALL CLOSURES SHALL BE DESIGNED BY OTHERS AND SHALL MEET ALL APPLICABLE CODES ACCORDING TO THE LAYOUT GENERALLY SHOWN ON THE UNIT PLANS. VERIFY DIMENSIONS AND CONNECTIONS OF ALL APPLIANCES WITH MANUFACTURER BEFORE CABINET INSTALLATION. CABINET SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
4. SEE A02 SERIES SHEETS FOR TYPICAL GRAB BAR BLOCKING REQUIREMENTS AND DETAILS FOR TOILETS, TUBS AND SHOWERS.
5. SEE ELECTRICAL DRAWINGS FOR UNIT ELECTRICAL LAYOUTS.
6. SEE BUILDING PLANS AND ELEVATIONS FOR TYPICAL WINDOW & EXTERIOR DOOR LOCATIONS.
7. UNLESS NOTED OTHERWISE, ALL ANGLED WALLS ARE TO BE 45-DEGREES.
8. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS.
9. SEE FINISH SCHEDULES IN ID PACKAGE FOR ACTUAL UNIT FINISH MATERIALS. ALL FINISH AND COLOR SELECTIONS TO BE APPROVED BY OWNER.
10. FLOOR DEMARCATION LINES ON PLANS ARE FOR REFERENCE WHEN MATERIALS ARE TO DIFFER. PROVIDE FLOOR TRANSITION AS NECESSARY. PROVIDE BLOCKING FOR ALL CABINETS, CEILING FANS, HANDRAILS, GUARDRAILS, BATH ACCESSORIES AND GRAB BARS.
11. INSPECT, REPAIR, AND PREPARE FLOORS AS REQUIRED TO PROVIDE A SATISFACTORY SUB-FLOOR FOR FLOOR FINISH MATERIALS.
12. SATISFACTORY SUB-FLOOR IS DEFINED AS A SUBSURFACE THAT IS FREE FROM IMPAIRED PERFORMANCE OR APPEARANCE OF THE FINISH MATERIALS.
13. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR EXACT LOCATIONS OF KITCHEN EQUIPMENT AND FIXTURES. CONTRACTOR TO REVIEW PLUMBING, ELECTRICAL, AND FINISH LOCATIONS WITH CABINET DESIGN.
14. KITCHEN COUNTERTOP & DOOR LOCATIONS MUST BE APPROVED BY THE OWNER PRIOR TO COUNTERTOP FABRICATION.
15. REFERENCE BUILDING PLANS AND ELEVATIONS FOR MASONRY LOCATIONS.
16. ICE MAKER AND WASHER PLUMBING BOXES SHALL BE GYPSUM BOARD PRE-ROCKED TO MEET UL RATING.
17. EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
18. 5/8" DENSIFIED LITE BACKER BOARD SHALL BE USED IN BOTH TUB AND SHOWER COMPARTMENTS, UNLESS NOTED OTHERWISE. ALL WET WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD PER CODE.
19. USE MANUFACTURER APPROVED SEALANT WHERE BATHTUB/SOWER MEETS FLOOR.
20. ALL SHELVING TO BE VINYL COATED WIRE SHELVING UNLESS NOTED OTHERWISE.
21. ALL DIMENSION SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
22. ALL SPACES, GRAB BAR LOCATIONS AND APPLIANCES SHALL COMPLY W/ ACCESSIBILITY REQUIREMENTS AS PER CHAPTER 11 OF THE 2018 IBC AND ANS I 117.1-2009.
23. ALL UNITS TO RECEIVE PORTABLE FIRE EXTINGUISHERS, AS REQUIRED BY THE INTERNATIONAL FIRE CODE
24. ALL FLOOR MATERIAL TRANSITIONS TO OCCUR AT DOOR TRANSITIONS UNLESS NOTED OTHERWISE.
25. FIELD VERIFY DIMENSIONS PRIOR TO INSTALLING BATHROOM MIRRORS.
26. TOWEL BARS TO BE MOUNTED AT 48" AFF
27. SEE SHEET FOR TYPICAL ANSI REQUIRED KNEE CLEARANCES AT SINKS AND LAVATORIES.
28. EXTEND FLOOR FINISHES UNDER SINKS AT ANSI AND ADAPTABLE UNIT LOCATIONS AND BATHROOMS.
29. GYPCRETE TO BE INSTALLED UNDER ALL SHOWER UNITS/TUBS AND MAY REQUIRE AN INSPECTION HOLE TO VERIFY GYPCRETE COVERAGE.
30. SHOWER SEATS ARE NOT IN CONTRACT. PROVIDE BLOCKING ONLY PER ANS I 117.1, 608.4 EXCEPTION 2.
31. DIMENSIONS SHOWN FOR PLUMBING FIXTURES ARE FROM THE CENTER LINE OF FIXTURE AND ARE ASSUMED CLEAR TO MAINTAIN MINIMUM CLEARANCES.
32. MAINTAIN MINIMUM 7" (84") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT BATHROOMS, KITCHENS, STORAGE AND LAUNDRY ROOMS.
33. ALL NON-DIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
34. ALL ANGLES PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED
35. ALL DIMENSIONS ARE TO FACE OF STUDS OR TO FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
36. REFER TO WALL SECTIONS AND ROOF DETAILS FOR ASSEMBLY CONSTRUCTION TYPES.
37. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON PLANS.
38. ALL FRAMING LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED.
39. WALL AND CEILING FINISHES SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPED REQUIREMENTS PER CHAPTER 8 OF THE 2018 INTERNATIONAL BUILDING CODE.
40. G.C. TO COORDINATE ALL PLUMBING/MECHANICAL/FIRE PROTECTION PENETRATIONS THROUGH FLOORS/WALLS WITH MEP/FP ENGINEERING AND STRUCTURAL DRAWINGS.

ISSUE DATE: _____

REVISIONS

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CONSTRUCTION DOCUMENTS - 08.15.2024

**Triplex
PV Holdings, LLC**
4904 East 8th Avenue, Tampa, Florida 33605



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JOB NO: SF230330.00	PROJ MGR: CG
DRAWN: CG, AK, MD	CHECKED: CG
UNIT INFORMATION	

PLAN 1

A5.3



Upper Floor Enlarged Stair Plan

Main Floor Enlarged Stair Plan

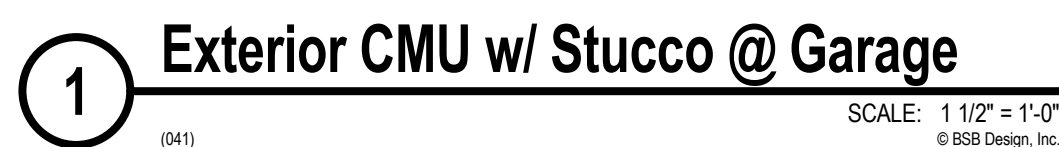
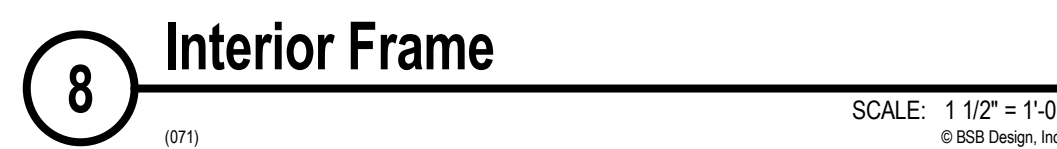
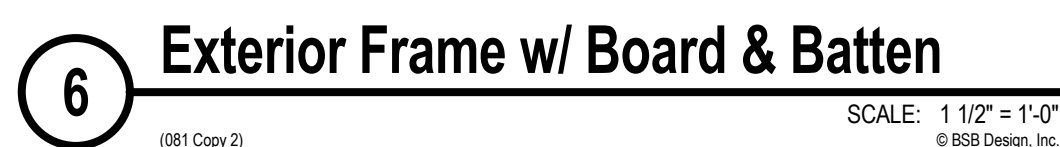
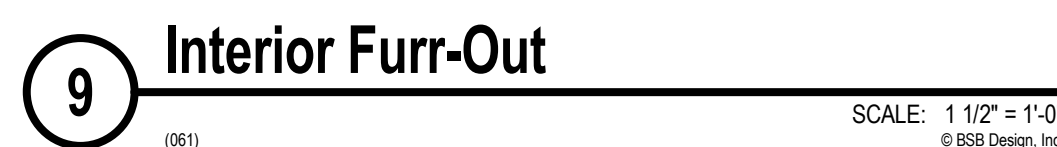
12'-5"

15 TREADS @ 7 3/4" RISERS

UP

3

A6.1

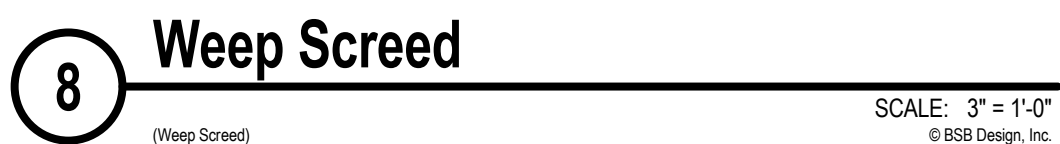




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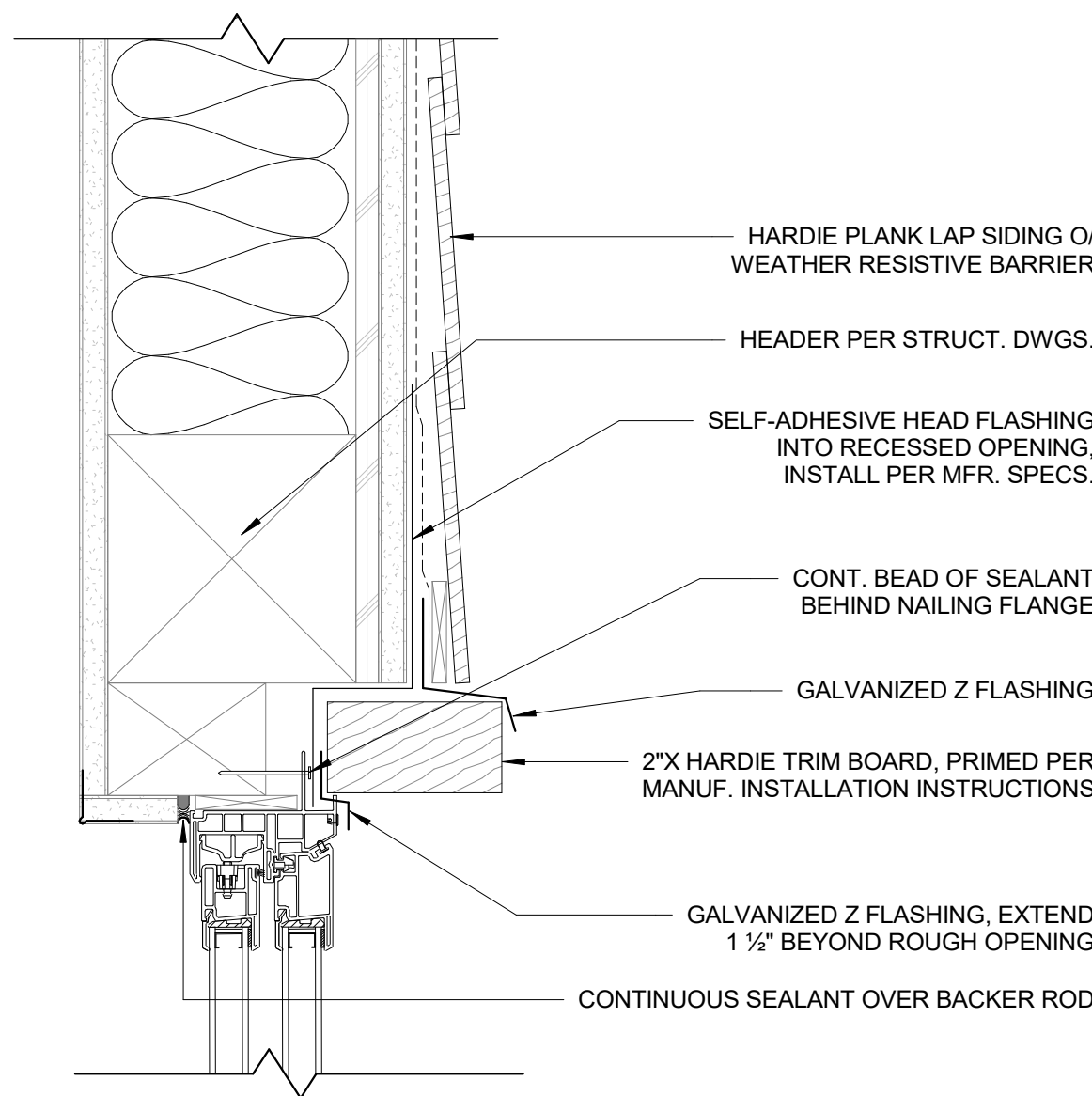


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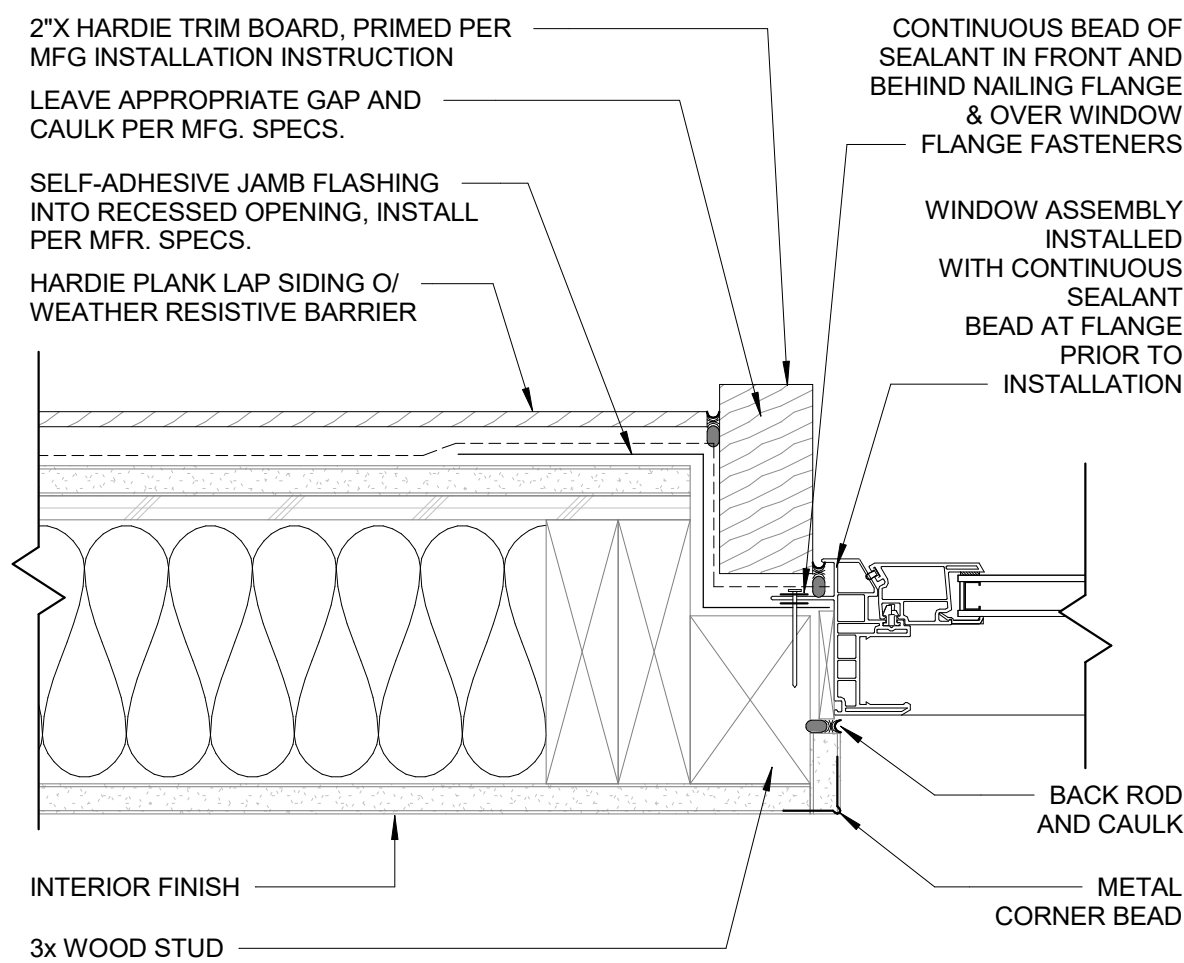


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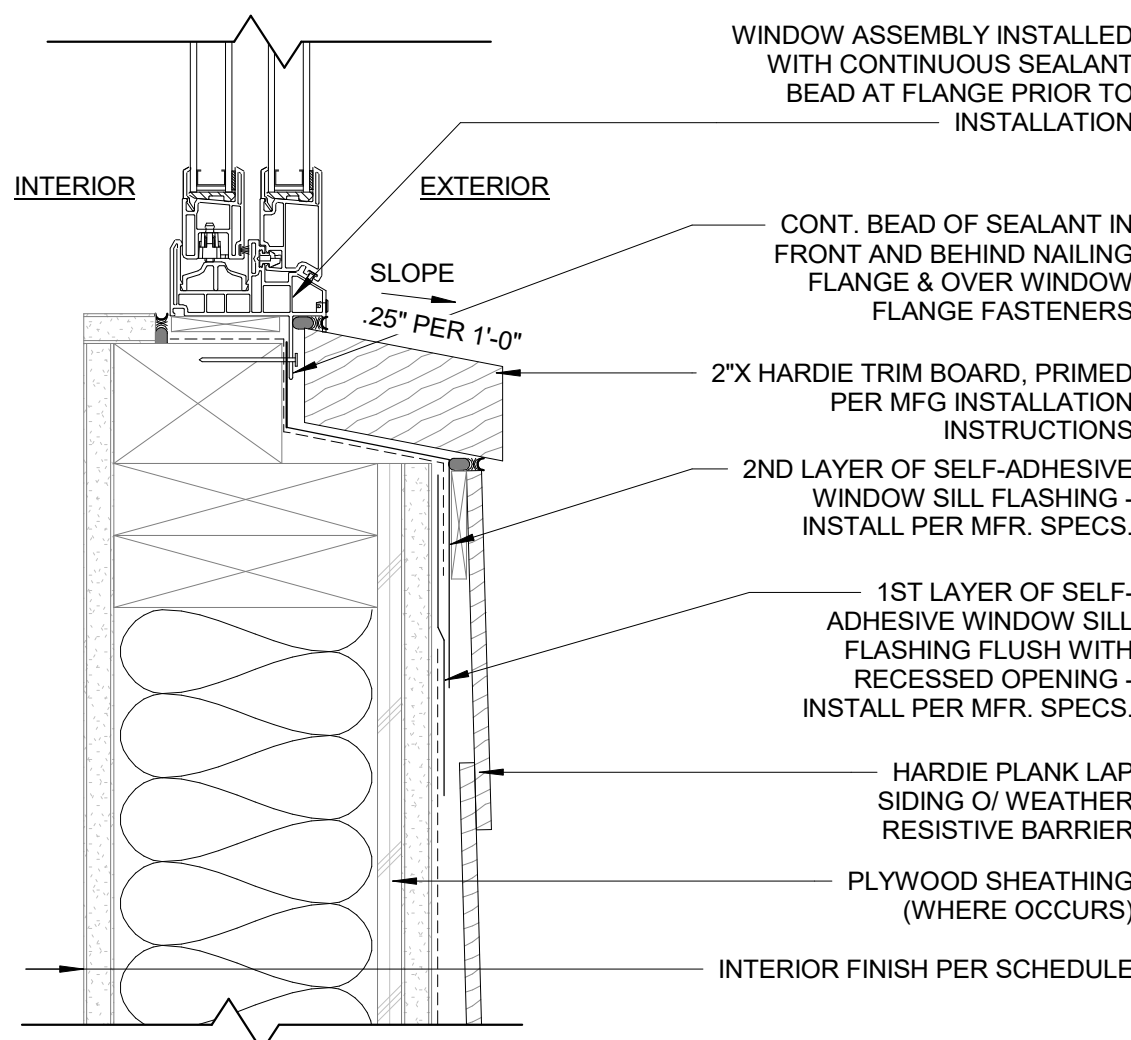
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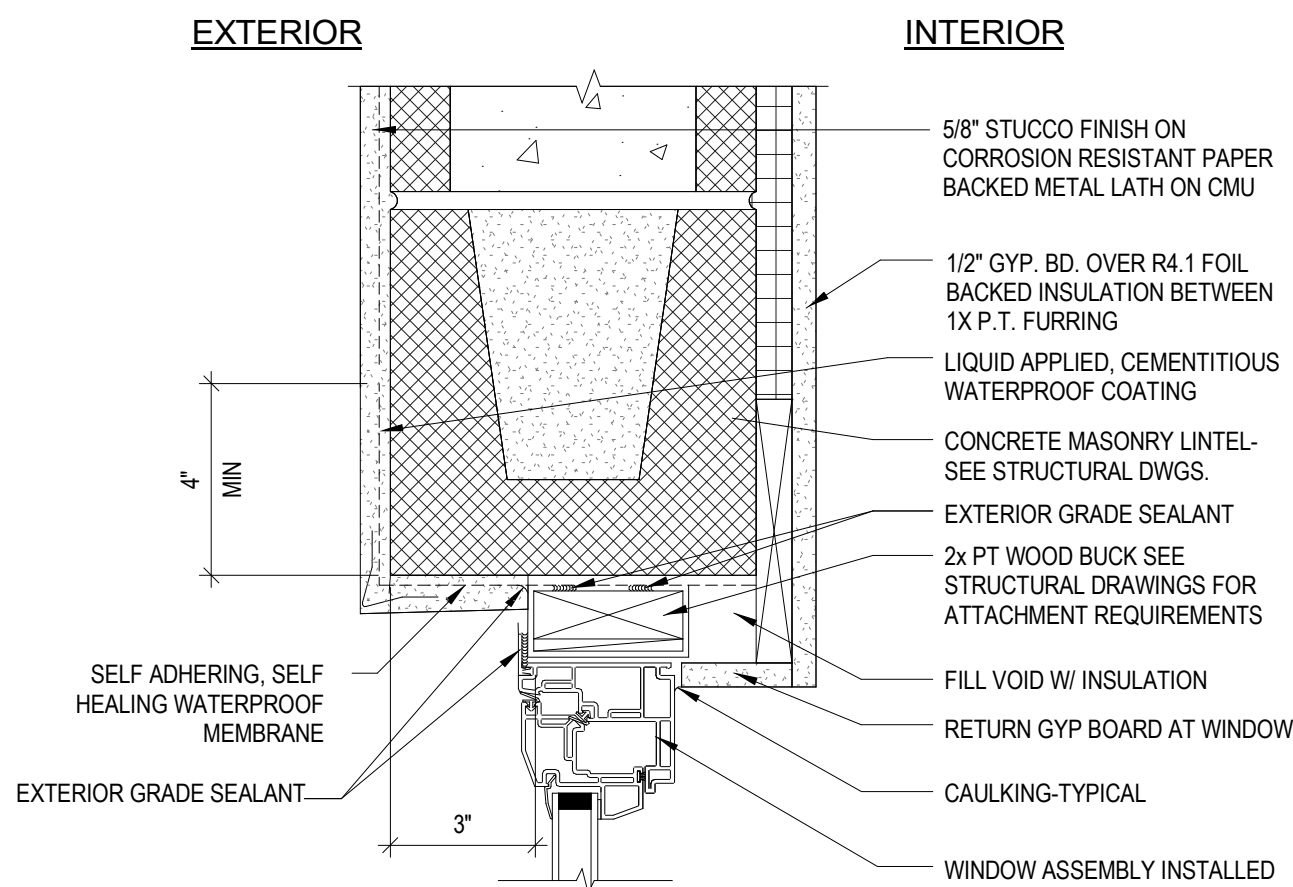
9 Exterior Siding Window Head
SCALE: 3" = 1'-0"
© BSB Design, Inc.



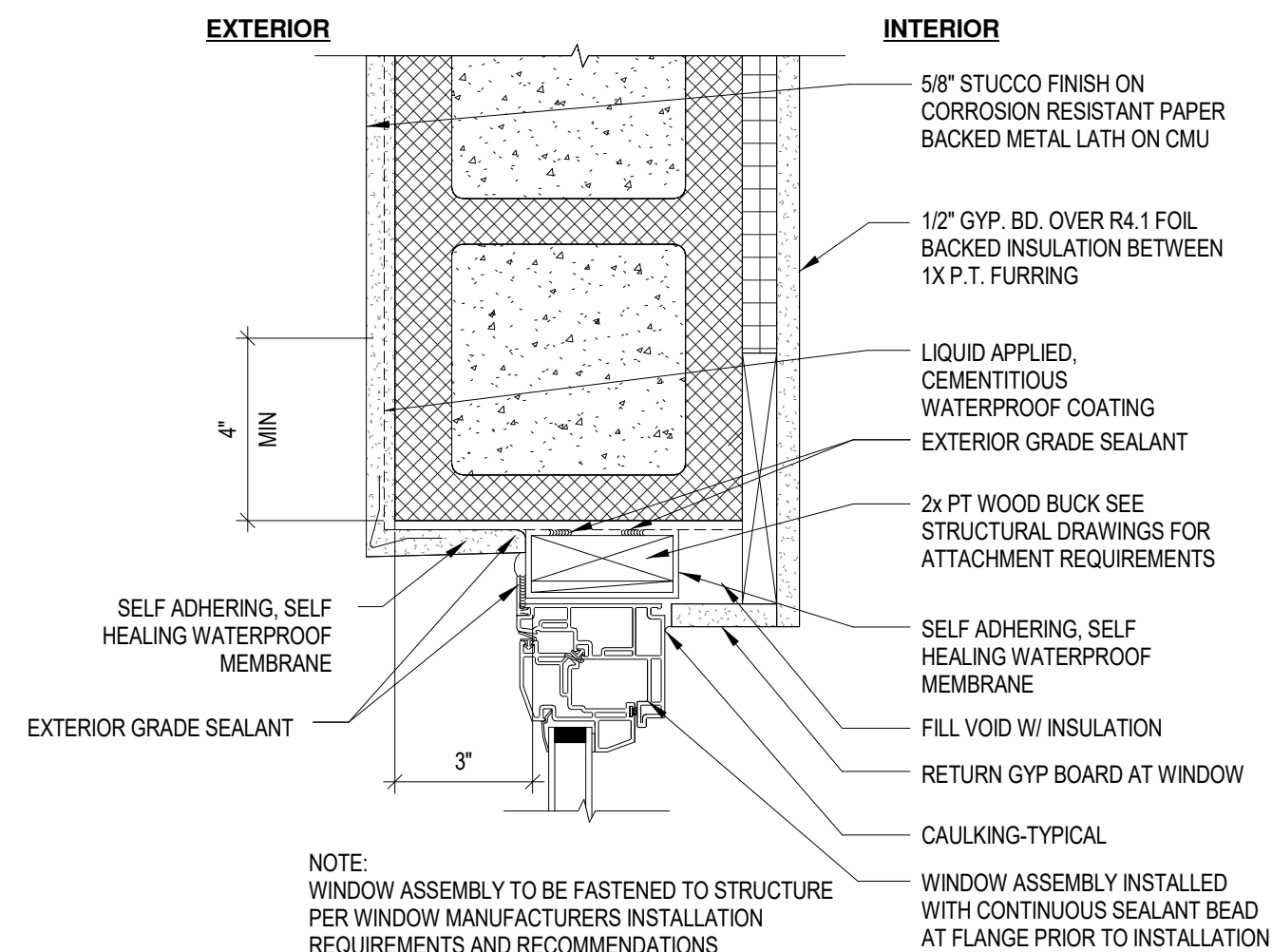
8 Exterior Siding Window Jamb
SCALE: 3" = 1'-0"
© BSB Design, Inc.



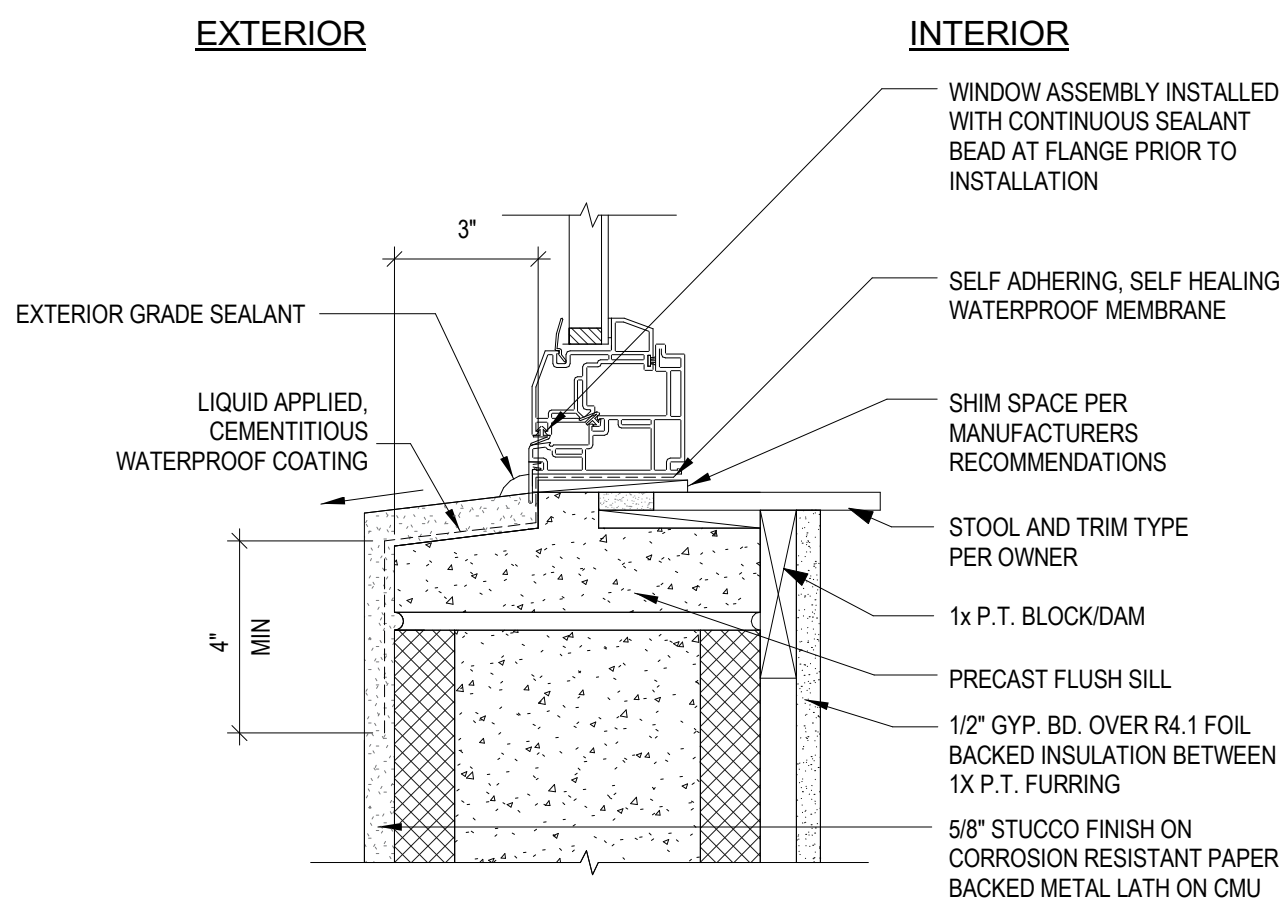
7 Exterior Siding Window Sill
SCALE: 3" = 1'-0"
© BSB Design, Inc.



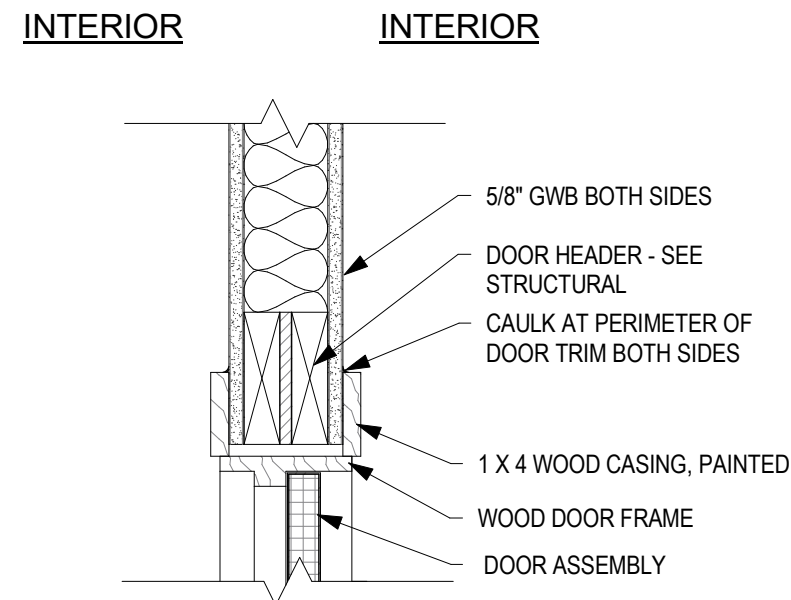
6 Exterior CMU Window Head W/ Stucco
SCALE: 3" = 1'-0"
© BSB Design, Inc.



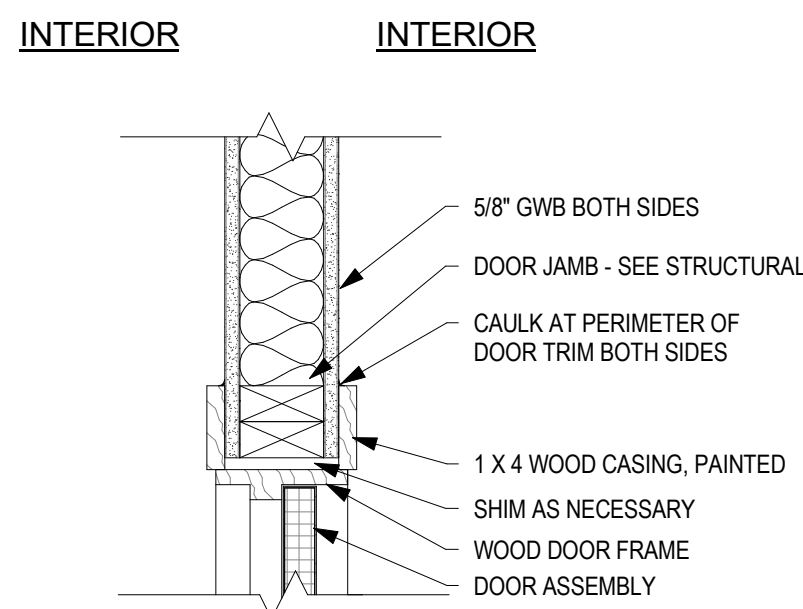
5 Exterior CMU Window Jamb W/ Stucco
SCALE: 3" = 1'-0"
© BSB Design, Inc.



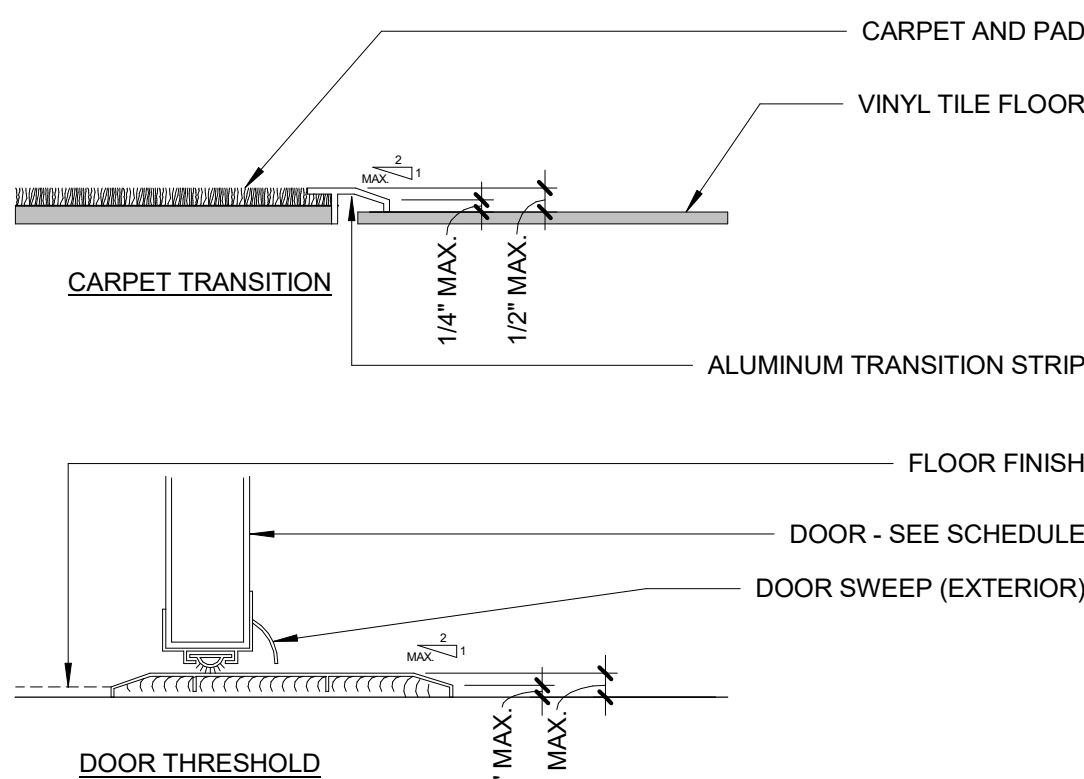
4 Exterior CMU Window Sill W/ Stucco
SCALE: 3" = 1'-0"
© BSB Design, Inc.



3 Interior 2x4 Wood Door Head
SCALE: 1 1/2" = 1'-0"
© BSB Design, Inc.



2 Interior 2x4 Wood Door Jamb
SCALE: 1 1/2" = 1'-0"
© BSB Design, Inc.



NOTE:
1. IF A THRESHOLD IS PROVIDED AT ACCESSIBLE ROUTES, THRESHOLD SHALL BE 1/2" HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL OF 1/4" HIGH MAX SHALL BE PERMITTED TO BE VERTICAL.
2. DETAIL IS ONLY INTENDED TO SHOW REQUIREMENTS FOR ACCESSIBLE THRESHOLD AND IS NOT INTENDED TO SHOW SPECIFIC INSTALLATION OR FLASHING DETAILS. REFER TO SPECIFIC DOOR THRESHOLD DETAILS FOR CONDITION.

1 Accessible Threshold
SCALE: 3" = 1'-0"
© BSB Design, Inc.

PRELIMINARY

ISSUE DATE:	REVISIONS

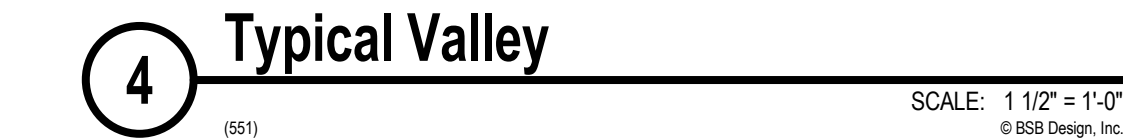
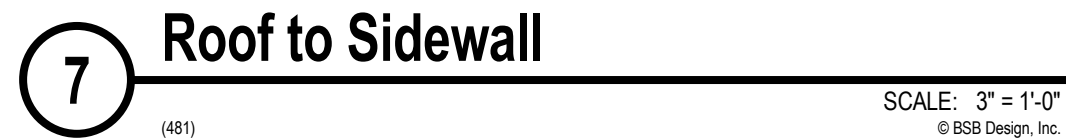
CONSTRUCTION DOCUMENTS - 08.15.2024

Triplex
PV Holdings, LLC
4904 East 8th Avenue, Tampa, Florida 33605



JOB NO: SF230330.00 PROJ MGR: CG
DRAWN: CG, AK, MD CHECKED: CG
ARCHITECTURAL DOOR & WINDOW DETAILS

PLAN 1
AD.4





PLAN 1

AD.6



ELECTRICAL SYMBOL LEGEND

- | | |
|--|---|
| | SINGLE POLE OUTLET |
| | DUPLEX CONVENIENCE OUTLET |
| | FOUR-FLEX CONVENIENCE OUTLET |
| | DUPLEX OUTLET ABOVE COUNTER |
| | WEATHERPROOF DUPLEX OUTLET |
| | GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET |
| | ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET |
| | HALF-SWITCHED DUPLEX OUTLET |
| | DUPLEX OUTLET IN FLOOR |
| | OVERHEAD DUPLEX OUTLET |
| | 220 VOLT OUTLET |
| | SPECIAL PURPOSE OUTLET / JUNCTION BOX |
| | DUPLEX OUTLET w/ USB |
| | WALL SWITCH |
| | THREE-WAY WALL SWITCH |
| | FOUR-WAY WALL SWITCH |
| | PUSH BUTTON |
| | WALL MOUNTED INCANDESCENT LIGHT FIXTURE |
| | WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE |
| | WALL MOUNTED LED LIGHT FIXTURE |
| | CEILING MOUNTED INCANDESCENT LIGHT FIXTURE |
| | CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE |
| | CEILING MOUNTED PENDANT LIGHT FIXTURE |
| | CEILING MOUNTED LED LIGHT FIXTURE |
| | RECESSED INCANDESCENT LIGHT FIXTURE |
| | RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS) |
| | RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE |
| | RECESSED LED LIGHT FIXTURE |
| | 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED |
| | CARBON MONOXIDE DETECTOR |
| | HEAT DETECTOR |
| | 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED |
| | EXHAUST FAN (VENT TO EXTERIOR) |
| | EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR) |
| | JUNCTION BOX |
| | REINFORCED JUNCTION BOX |
| | THERMOSTAT |
| | DOOR CHIMES |
| | TELEVISION |
| | TELEPHONE |
| | DATA |
| | DISCONNECT |
| | CEILING FAN (PROVIDE ADEQUATE SUPPORT) |
| | CEILING FAN w/ INCANDESCENT LIGHT (PROVIDE ADEQUATE SUPPORT) |
| | 12\" x 48\" CEILING MOUNTED FLUORESCENT LIGHT FIXTURE |
| | UNDER-CABINET FLUORESCENT LIGHT |
| | WALL SCONCE |
| | FLOOD LIGHT |
| | ELECTRIC METER |
| | ELECTRIC / SUB / SPECIAL PURPOSE PANEL |
| | RECESSED WEATHERPROOF LED LIGHT FIXTURE |
| | AIR SWITCH |
| | HALF-SWITCHED DUPLEX OUTLET IN FLOOR |
| | FOUR-FLEX OUTLET IN FLOOR |

GENERAL ELECTRICAL NOTES

- PROVIDE AND INSTALL LOCALITY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- B. PROVIDE AND INSTALL ALL BACKUP CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY 2021 IFC E3901 & E3902 AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- C. DIRECT CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS.
- D. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- E. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FLOOD LIGHTS, LIGHTS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN LINE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- F. ALL BRK CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SLEEPING PORCHES, BATHS, HALLWAYS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER IFC SECTION E3902.12.
- G. FIXTURES LOCATED IN CLOTHES LOCKERS SHALL BE COVERED AND COMPLY w/ 2021 IFC E4003.12 REGARDING DISTANCES AND TYPE OF FIXTURE. SUTHERLAND RAINSCREEN AND FAN DRYER SHALL BE SUPPLIED BY 4-WIRE RECEPTACLE.
- I. ALL RECEPTACLE AND FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY PER 2021 IFC E3902.
- J. ALL PRE-WIRED, CEILING-MOUNTED OUTLET BOXES SHALL BE USED IN ACCORDANCE WITH 2021 IFC E4003.2 TO SUPPORT ALL LIGHTING CONSTRUCTION. ACCEPTABLE. CEILING FANS NOT EXCEEDING 70 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED FOR SUCH USE PER 2021 IFC SECTION E3903.9.
- K. CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS PER 2021 IFC SECTION E4003.9.
- L. SPRINKS AND HYDRA-MAN VALVES SHALL COMPLY WITH 2021 IFC SECTION E4020.
- M. ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY SUTHERLAND PRIOR TO ANY CONSTRUCTION.
- N. ARTIFICIAL LIGHTING MUST BE CAPABLE OF ILLUMINATION NO LESS THAN 1 FOOT-CANDLE, MEASURED AT CENTER OF TREADS AND LANDINGS.
- O. PROVIDE TAMPER RESISTANT RECEPTABLES PER IFC E4002.4.4. RECEPTABLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT: 1) RECEPTABLES LOCATED MORE THAN 5'-6" ABOVE THE FLOOR, 2) RECEPTABLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE, 3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, WHERE SUCH RECEPTABLES ARE LOCATED IN SPACES DEDICATED TO THE USE OF THE APPLIANCE, 4) RECEPTABLES UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER.
- P. PROVIDE DISCONNECT AT ALL HVAC EQUIPMENT WITH CLEARANCE 30" WIDE BY 36" IN FRONT, WITHIN LINE OF VIEW OF EQUIPMENT.
- Q. OUTLET BOXES IN WALLS USED AS LUMINAIRE OR LAMP HOLDER OR CEILING OUTLET BOXES USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SUCH THAT A LUMINAIRE OR LAMP HOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS, EXCEPT WALL OUTLETS WHEN LIGHTING LABELLED.
- R. LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRTIGHT, TYPE ICM 2X CM LEAKAGE, OR NON-IC AIRTIGHT BOX. NON-IC requires CLEARANCE TO COMBUSTIBLES: IFC N1022.4.4 & E4004.8.
- S. UNDERGROUND FEEDING OF ELECTRICAL WIRE REQUIRED FOR ANY UNDERGROUND INSTALLATIONS PER IFC SECTION E3803.
- T. NM WIRE SIZING PER IFC SECTIONS E3705.1 & E3705.4.4.
30 AMPS: #10 CU or #8 AL
40 AMPS: #8 CU or #6 AL
45 AMPS: #6 CU or #4 AL
50 AMPS: #6 CU or #4 AL
60 AMPS: #4 CU or #3 AL
100 AMPS: #1 CU or 1/0 AL
- U. CIRCUITING HOT WATER SYSTEMS SHALL BE PROVIDED w/ AUTOMATIC OR READILY ACCESSIBLE SHUT-OFF SWITCH THAT IS LOCATED AT THE HOT-WATER CIRCULATING PUMP WHEN SYSTEM IS NOT IN USE.
- V. ALL 15A & 20A, 120V & 240V RECEPTABLES, INSTALLED OUTDOORS IN DAMP AND WET LOCATIONS, SHALL BE UNDER-RECESSED AND IDENTIFIED FOR SUCH USE PER E4002.8, E4002.9, E4002.10, & E4002.14.

ELECTRICAL DEVICE	ABOVE FINISHED FLOOR
SWITCHES OVER COUNTER	48" TO CUL
WALL OUTLETS OVER COUNTER	48" TO CUL
REMAINING SWITCHES	48" TO CUL
WALL OUTLETS	12" TO CUL
BATH VANITY BRACKET OUTLET	
(1" ABOVE TOP OF MIRROR)	80" TO CUL
WATER SOFTENER & SUMP OUTLETS	48" TO CUL
TELEPHONE OUTLETS	12" TO CUL
TELEVISION OUTLETS	12" TO CUL
EXTERIOR OUTLETS	12" TO CUL
GARAGE GFCI (ABOVE GARAGE FLOOR)	48" TO CUL
BASEMENT WALL OUTLETS	48" TO CUL
FRONT DOOR COACH LIGHT	72" TO CUL
GARAGE DOOR COACH LIGHT	
(ABOVE GARAGE FLOOR)	84" TO CUL
DINING AND NOOK FIXTURE	64" TO BTM
FOYER AND STAIRWAY FIXTURE	96" TO BTM
THERMOSTAT	OF FIXTURE
DOORBELL CHIMES	54" TO CUL
DOORBELL BUTTON	54" TO CUL
KITCHEN HOOD FAN WHIP	LEVEL w/
KITCHEN WALL HUNG MICROWAVE	DR HANDEL
OUTLET	66" TO CUL
KITCHEN DISHWASHER RECEPTACLE	76" TO CUL
KITCHEN RANGE	24" TO CUL
KITCHEN REFRIGERATOR	48" TO CUL
	LESS THAN 12"
ISLAND / PENINSULA	BELOW COUNTER
WASHER / DRYER OUTLET	48" TO CUL

[illegible]

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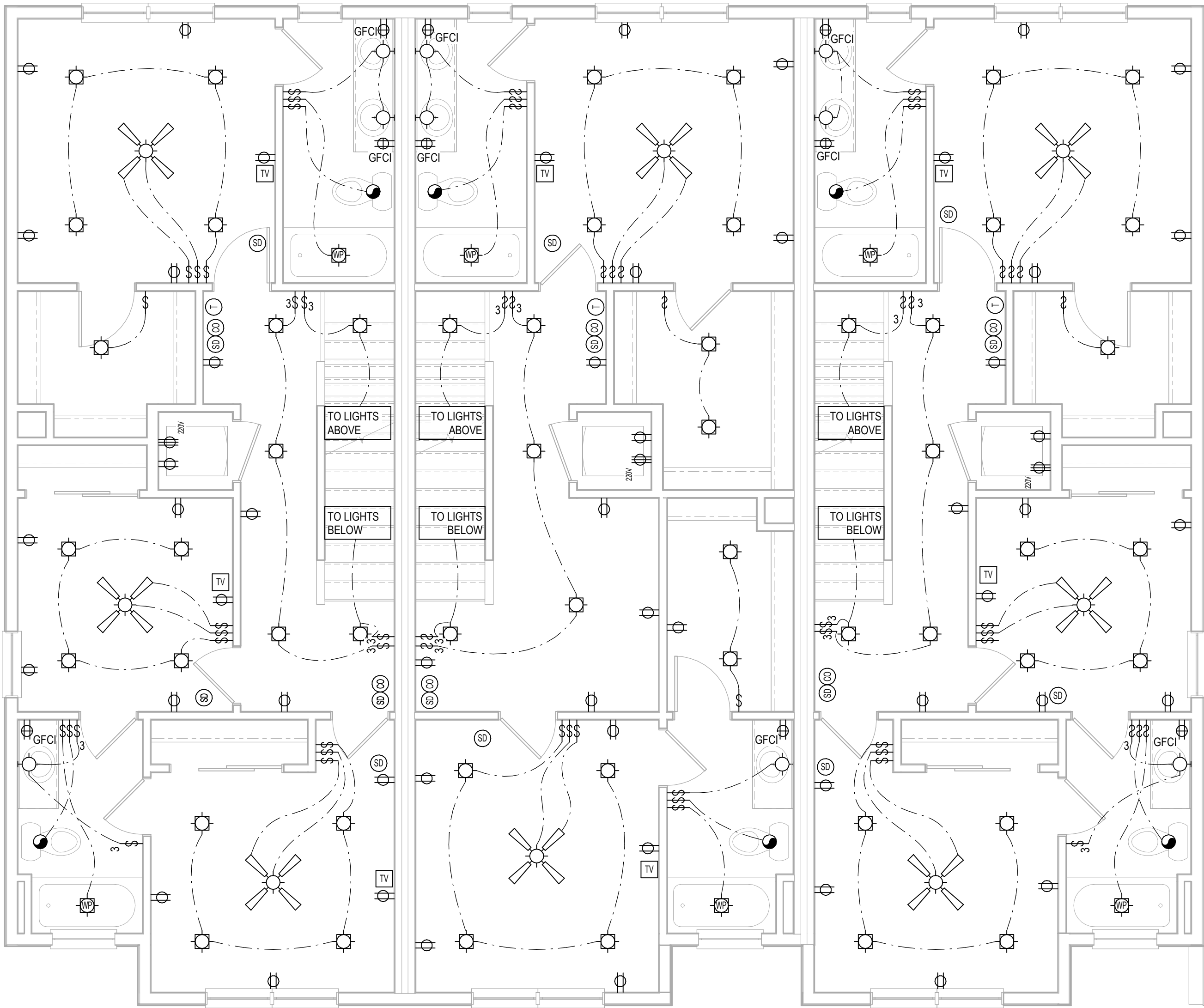
F230330.00 PROJ MGR: CG
G, AK, MD CHECKED: CG
R ELECTRICAL PLAN

PLAN 1

E1.110

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Second Floor Electrical Plan

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- OVERHEAD DUPLEX OUTLET
- 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- DUPLEX OUTLET w/ USB
- WALL SWITCH
- THREE-WAY WALL SWITCH
- FOUR-WAY WALL SWITCH
- PUSH BUTTON
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- JUNCTION BOX
- REINFORCED JUNCTION BOX
- THERMOSTAT
- DOOR CHIMES
- TELEVISION
- TELEPHONE
- DATA
- DISCONNECT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN w/ INCANDESCENT LIGHT (PROVIDE ADEQUATE SUPPORT)
- 12" x 48" CEILING MOUNTED FLUORESCENT LIGHT FIXTURE
- UNDER-CABINET FLUORESCENT LIGHT
- WALL SCONCE
- FLOOD LIGHT
- ELECTRIC METER
- ELECTRIC / SUB / SPECIAL PURPOSE PANEL
- RECESSED WEATHERPROOF LED LIGHT FIXTURE
- AIR SWITCH
- HALF-SWITCHED DUPLEX OUTLET IN FLOOR
- FOUR-PLEX OUTLET IN FLOOR

GENERAL ELECTRICAL NOTES

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY 2021 IRC E3901 & E3902 AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / OUTLETS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER IRC SECTION E3902.12
- FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED AND COMPLY w/ 2021 IRC E4003.12 REGARDING DISTANCES AND TYPE OF FIXTURE.
- KITCHEN OVEN / RANGE AND ELECTRIC DRYER SHALL BE SUPPLIED BY 4-WIRE RECEPTACLE.
- ALL RECEPTACLE AND FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY PER 2021 IRC E3902.
- ALL PRE-WIRED, CEILING-MOUNTED OUTLET BOXES SHALL BE LISTED IN ACCORDANCE WITH 2021 IRC E3905.8 TO SUPPORT A CEILING FAN, WHERE ACCEPTABLE. CEILING FANS NOT EXCEEDING 70 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED FOR SUCH USE PER 2021 IRC SECTION E3905.8.
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS PER 2021 IRC SECTION E4003.9.
- SPAS AND HYDRO-MASSAGE TUBS SHALL COMPLY WITH 2021 IRC SECTION E4008.
- ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION.
- ARTIFICIAL LIGHTING MUST BE CAPABLE OF ILLUMINATION NO LESS THAN 1 FOOT-CANDLE, MEASURED AT CENTER OF TREADS AND LANDINGS.
- PROVIDE TAMPER RESISTANT RECEPTACLES PER IRC SECTION E4002.14. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT: 1) RECEPTACLES LOCATED MORE THAN 5'-6" ABOVE THE FLOOR. 2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE. 3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED, AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER.
- PROVIDE DISCONNECT AT ALL HVAC EQUIPMENT WITH CLEAR ACCESS 30" WIDE BY 36" IN FRONT, WITHIN LINE OF SIGHT OF EQUIPMENT.
- OUTLET BOXES IN WALLS USED AS LUMINAIRE OR LAMPHOLDER OR CEILING OUTLET BOXES USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS, EXCEPT WALL OUTLETS WHEN PROPERLY LABELED.
- LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRTIGHT, TYPE IC MAX 2 CFM LEAKAGE, OR NON-IC IN AIRTIGHT BOX. NON-IC REQUIRES CLEARANCE TO COMBUSTIBLES. IRC N1102.4.4 & E4004.8.
- UNDERGROUND FEEDER CABLE TYPE UF REQUIRED FOR ANY UNDERGROUND INSTALLATIONS PER IRC SECTION E3803.
- NM WIRE SIZING PER IRC SECTIONS E3705.1 & E3705.4.4:
 - 30 AMPS: #10 CU or #8 AL
 - 40 AMPS: #8 CU or #6 AL
 - 45 AMPS: #6 CU or #4 AL
 - 50 AMPS: #6 CU or #4 AL
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- CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED w/ AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN SYSTEM IS NOT IN USE.
- ALL 15A & 20A, 120V & 240V RECEPTACLES, INSTALLED OUTDOORS IN DAMP AND WET LOCATIONS, SHALL BE LISTED WEATHER-RESISTANT TYPE, WEATHER-PROOF COVER, AND TAMPER-RESISTANT PER 2021 IRC E4002.8, E4002.9, E4002.10, & E4002.14.

ELECTRICAL DEVICE	ABOVE FINISHED FLOOR
SWITCHES OVER COUNTER.....	48" TO CL
WALL OUTLETS OVER COUNTER.....	48" TO CL
REMAINING SWITCHES.....	48" TO CL
WALL OUTLETS.....	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR).....	80" TO CL 1/2
WATER SOFTENER & SUMP OUTLETS.....	48" TO CL
TELEPHONE OUTLETS.....	12" TO CL
TELEVISION OUTLETS.....	12" TO CL
EXTERIOR GFCI OUTLETS.....	12" TO CL
GARAGE GFCI (ABOVE GARAGE FLOOR).....	48" TO CL
BASEMENT WALL OUTLETS.....	48" TO CL
FRONT DOOR COACH LIGHT.....	72" TO CL
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR).....	84" TO CL
DINING AND NOOK FIXTURE.....	64" TO BTM OF FIXTURE
FOYER AND STAIRWAY FIXTURE.....	96" TO BTM OF FIXTURE
THERMOSTAT.....	54" TO CL
DOORBELL CHIMES.....	84" TO CL
DOORBELL BUTTON.....	DR HANDLE
KITCHEN HOOD FAN WHIP.....	68" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET.....	76" TO CL
KITCHEN DISHWASHER RECEPTACLE.....	UNDER SINK
KITCHEN RANGE.....	24" TO CL
KITCHEN REFRIGERATOR.....	48" TO CL
ISLAND / PENINSULA.....	LESS THAN 12" BELOW COUNTER
WASHER / DRYER OUTLET.....	48" TO CL

- CL = CENTER LINE
- 1 = FIELD VERIFY
- 2 = MASTER BATH STANDARD 36" HIGH VANITY TO BE RAISED 4"

CONSTRUCTION DOCUMENTS - 08.15.2024

Triplox

PV Holdings, LLC

4904 East 8th Avenue, Tampa, Florida 33605



BSBDESIGN.COM

JOB NO: SF230330.00 PROJ MGR: CG
DRAWN: CG, AK, MD CHECKED: CG

UPPER FLOOR ELECTRICAL PLAN

PLAN 1

E1.120

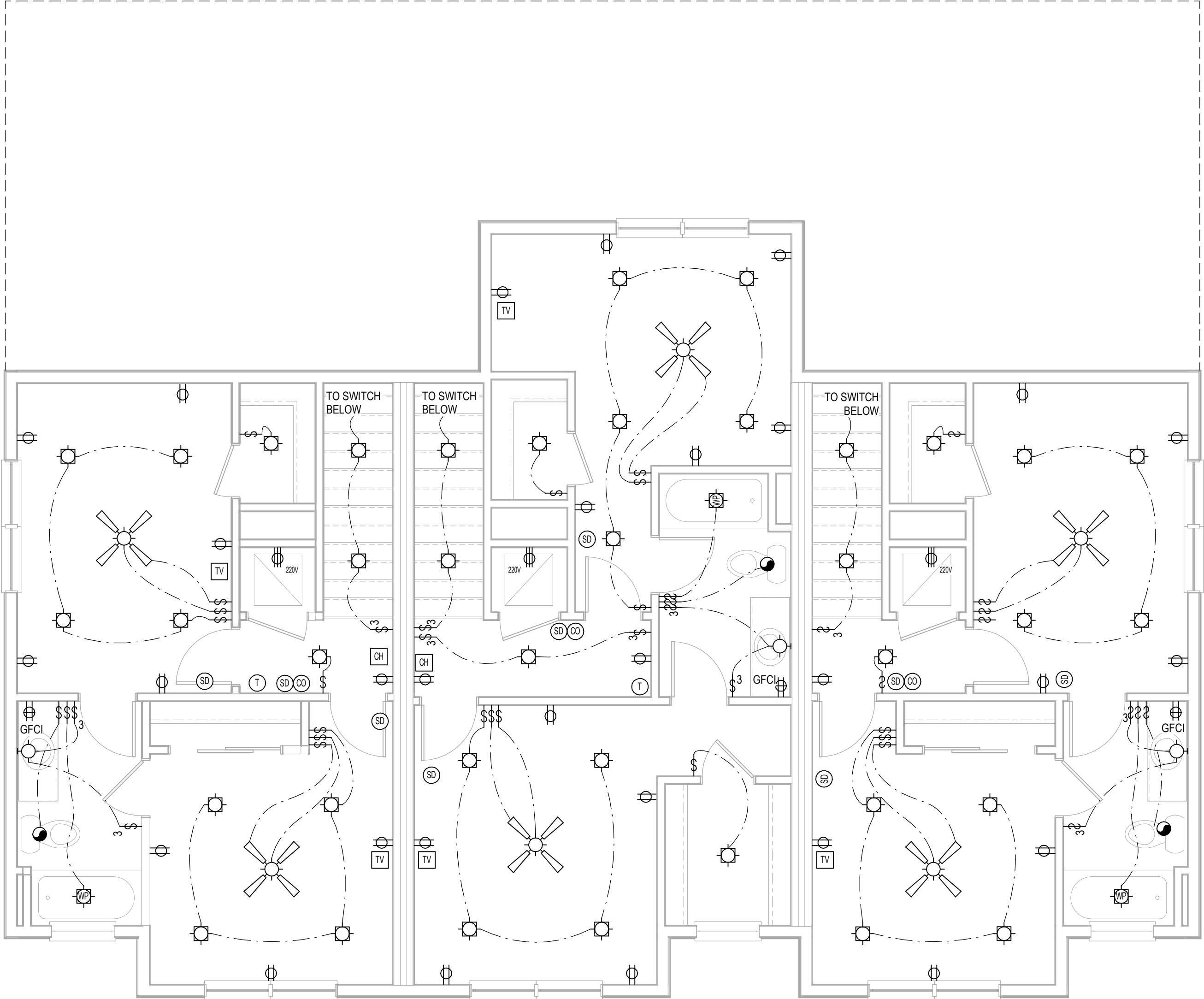
ISSUE DATE: REVISIONS

THIS PLAN AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE USER AGREES TO HOLD THE DESIGNER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS AND DAMAGES.

PRELIMINARY

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Third Floor Electrical Plan

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

ELECTRICAL SYMBOL LEGEND

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- FOUR-PLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WEATHERPROOF DUPLEX OUTLET
- GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- ARC-FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- OVERHEAD DUPLEX OUTLET
- 220 VOLT OUTLET
- SPECIAL PURPOSE OUTLET / JUNCTION BOX
- DUPLEX OUTLET w/ USB
- WALL SWITCH
- THREE-WAY WALL SWITCH
- FOUR-WAY WALL SWITCH
- PUSH BUTTON
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- WALL MOUNTED LED LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- RECESSED VAPOR PROOF LIGHT FIXTURE (SUITABLE FOR WET or DAMP LOCATIONS)
- RECESSED WEATHERPROOF INCANDESCENT LIGHT FIXTURE
- RECESSED LED LIGHT FIXTURE
- 110V SMOKE DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- 110V SMOKE / CO DETECTOR w/ BATTERY BACKUP & INTERCONNECTED
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN / LIGHT COMBINATION (VENT TO EXTERIOR)
- JUNCTION BOX
- REINFORCED JUNCTION BOX
- THERMOSTAT
- DOOR CHIMES
- TELEVISION
- TELEPHONE
- DATA
- DISCONNECT
- CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN w/ INCANDESCENT LIGHT (PROVIDE ADEQUATE SUPPORT)
-

GENERAL ELECTRICAL NOTES

- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) AS REQUIRED BY 2021 IRC E3901 & E3902 AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS / CUTOFFS
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS, SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER IRC SECTION E3902.12
- FIXTURES LOCATED IN CLOTHES CLOSETS SHALL BE COVERED AND COMPLY w/ 2021 IRC E4003.12 REGARDING DISTANCES AND TYPE OF FIXTURE.
- KITCHEN OVEN / RANGE AND ELECTRIC DRYER SHALL BE SUPPLIED BY 4-WIRE RECEPTACLE.
- ALL RECEPTACLE AND FIXTURE BOXES IN THE GARAGE SHALL BE OF METAL OR MATERIAL TESTED FOR FIRE RESISTIVE ASSEMBLIES AND INSTALLED IN ACCORDANCE WITH THE TESTED ASSEMBLY PER 2021 IRC E3902.
- ALL PRE-WIRED, CEILING-MOUNTED OUTLET BOXES SHALL BE LISTED IN ACCORDANCE WITH 2021 IRC E3905.8 TO SUPPORT A CEILING FAN, WHERE ACCEPTABLE. CEILING FANS NOT EXCEEDING 70 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED FOR SUCH USE PER 2021 IRC SECTION E3905.8.
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS PER 2021 IRC SECTION E4003.9.
- SPAS AND HYDRO-MASSAGE TUBS SHALL COMPLY WITH 2021 IRC SECTION E4008.
- ELECTRICAL PLAN DESIGNATES SCHEMATIC LAYOUT ONLY. ALL ELECTRICAL ELEMENTS TO BE VERIFIED BY BUILDER PRIOR TO START OF CONSTRUCTION.
- ARTIFICIAL LIGHTING MUST BE CAPABLE OF ILLUMINATION NO LESS THAN 1 FOOT-CANDLE, MEASURED AT CENTER OF TREADS AND LANDINGS.
- PROVIDE TAMPER RESISTANT RECEPTACLES PER IRC SECTION E4002.14. RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT: 1) RECEPTACLES LOCATED MORE THAN 5'-6" ABOVE THE FLOOR. 2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE. 3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED, AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER.
- PROVIDE DISCONNECT AT ALL HVAC EQUIPMENT WITH CLEAR ACCESS 30" WIDE BY 36" IN FRONT, WITHIN LINE OF SIGHT OF EQUIPMENT.
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THIRD FLOOR ELECTRICAL PLAN

PLAN 1

E1.130

ISSUE DATE: REVISIONS

THIS PLAN AND SPECIFICATIONS ARE NOT VALID UNLESS THEY ARE APPROVED BY THE DESIGNER AND THE CLIENT. ANY CHANGES TO THE PLAN MUST BE MADE IN WRITING AND SIGNED BY THE DESIGNER AND THE CLIENT.

PRELIMINARY