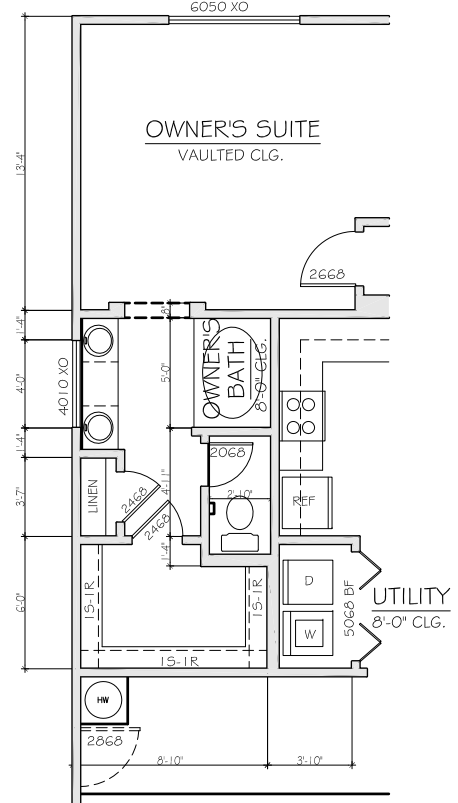
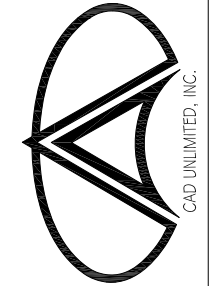


OPTIONAL FIREPLACE



OPTIONAL MASTER BATH

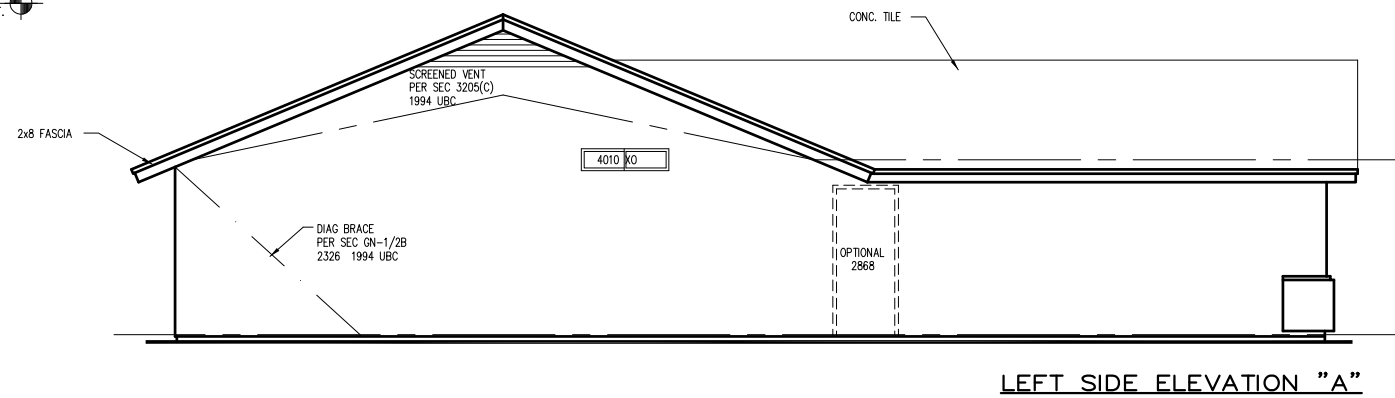
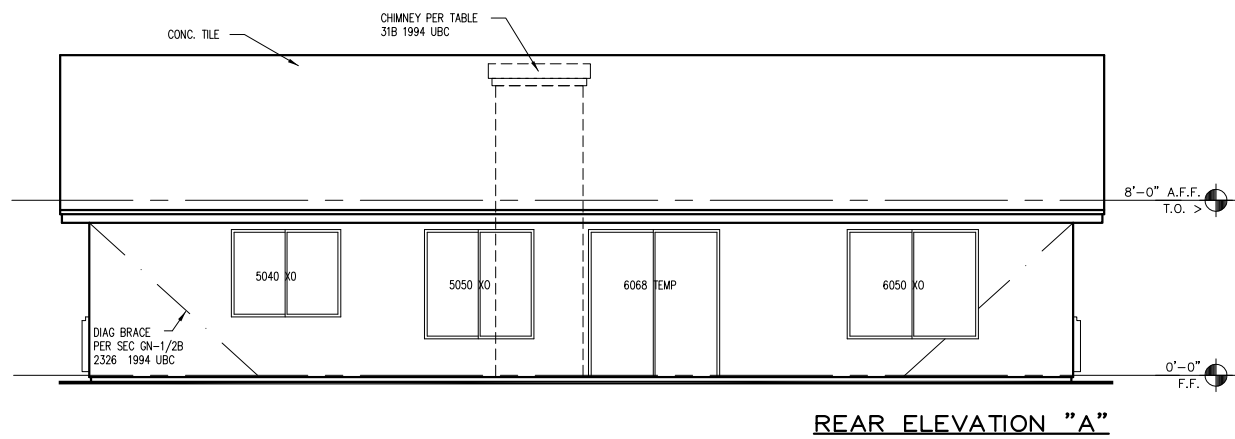
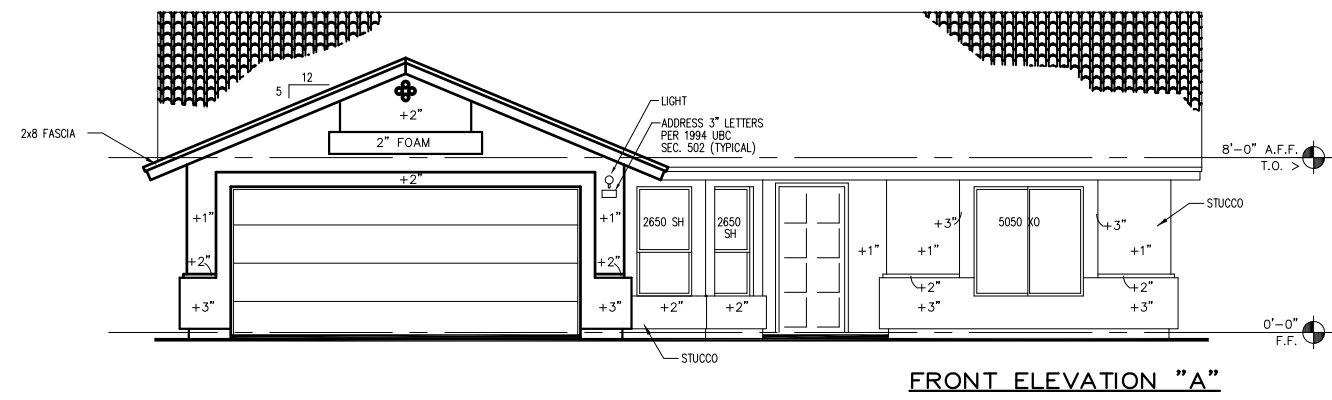
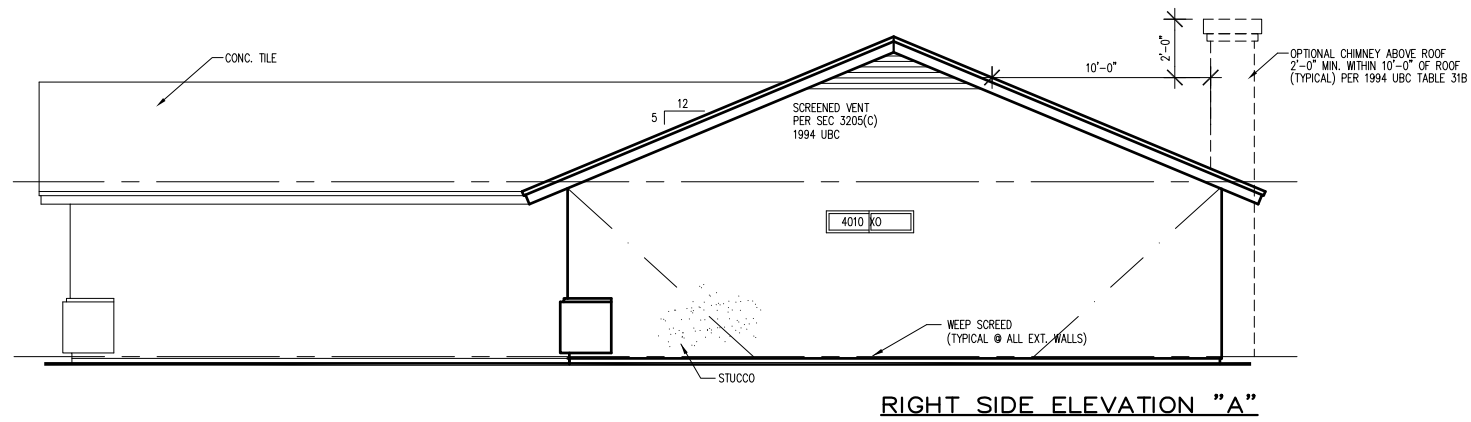
LIVABLE AREA = 1307 SQ. FT.
 GARAGE = 392 SQ. FT.
 TOTAL UNDER ROOF = 1699 SQ. FT.



Floor Plan

REVISIONS		BY	
#	DATE	DATE	REMARKS
1			
2			
3			

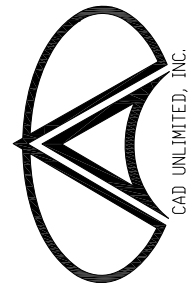
SHEET OF

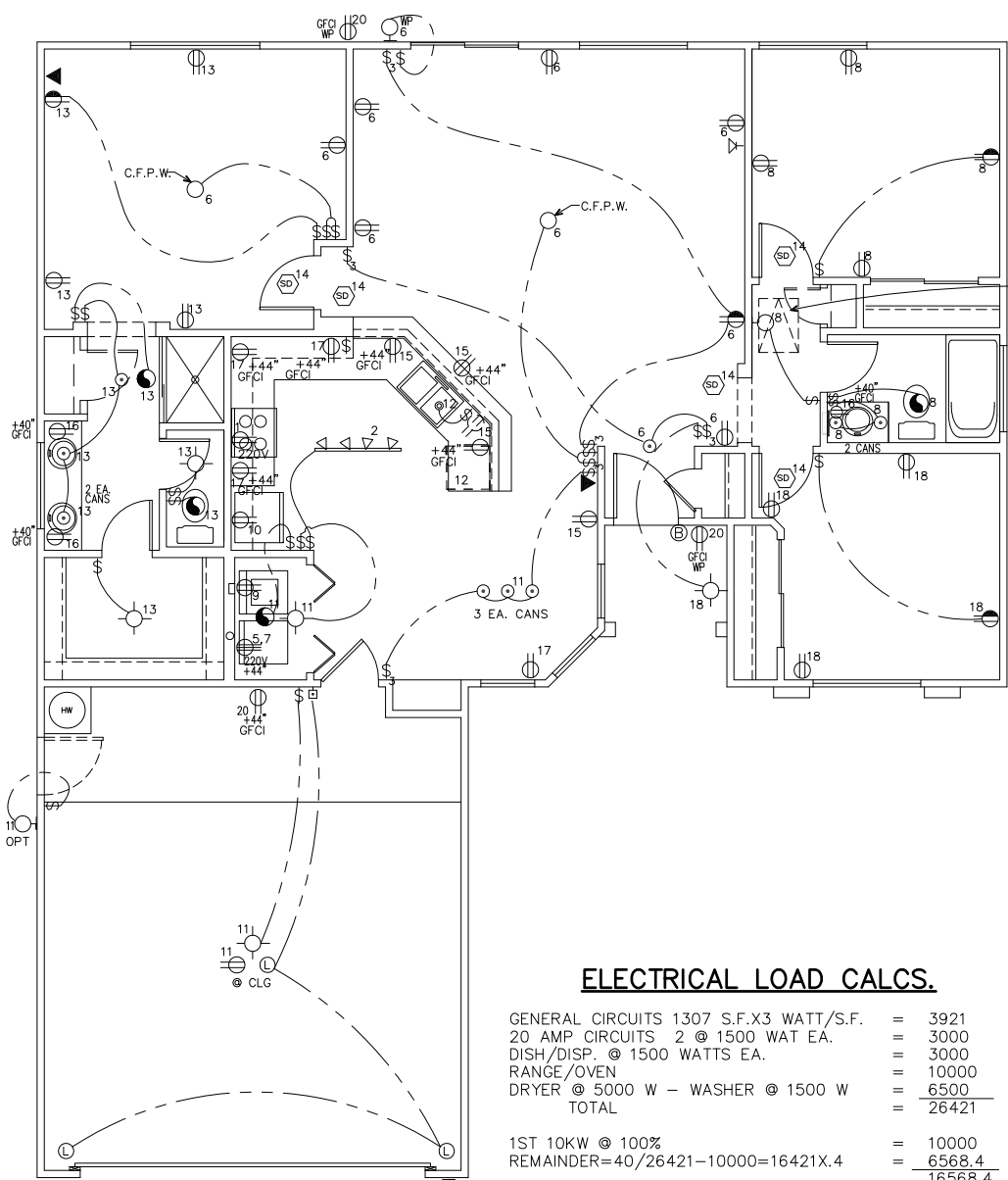


REVISIONS		SHEET	
#	DATE	BY	OF

PROJECT:			
LIT #			
BUYER:			
GARAGE:	GARAGE LEFT		
DRAWN BY:	CAD UNLIMITED		
DATE:			
FILE NAME:			
SCALE:	1/4" = 1'-0"		

ELEVATIONS





ELECTRICAL PLAN

A 120V RECEPT IS REQ'D WITHIN 25' OF ANY COOLER, HP OR AC PER UMC 509

ELECTRICAL PLAN NOTES

- AT APPROVED SERVICE ENTRANCE, PROVIDE MIN. 20FT. #4 COPPER GROUND CONDUCTOR, EMBED IN CONC. FTG. W/MIN. 3" COVER.
- SMOKE DETECTORS SHALL BE LOCATED 3" MIN. FROM DUCT OPENINGS AND SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE BATTERY BACKUP.
- PROVIDE 110V 20A OUTLET IN UTILITY RM. PLACE ON SEPARATE CIRCUIT.
- PROVIDE MIN. 1-#4 COPPER WIRE BONDING CONDUCTOR CONNECTING THE WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.
- PROVIDE 200A SERVICE W/METER-VERIFY LOCATION.
- EXHAUST FAN TO PROVIDE 5 AIR CHANGES PER HOUR MIN. W/ DUCT WORK TO BE METAL OR APPROVED U.L. PLASTIC BOXES.
- 2 OR MORE 20 AMP CIRCUITS W/ NO OTHER OUTLETS ON THIS CIRCUIT AT KITCHEN & DINING AREA PER 210-52 NEC.
- CEILING FANS IN APPROVED BOXES ONLY PER 370-27(c) NEC.
- OUTLET PLACEMENT SHALL COMPLY PER NEC SECTION 210-52.
- SMOKE DETECTORS SHALL COMPLY PER UBC SEC. 310.9.1.3 & 310.9.1.4.
- ELECTRIC EQUIPMENT PER NEC ART 110-16.
- ALL ELECTRICAL SYSTEMS PER 1996 NEC.
- RECEPTACLES FOR RANGE AND DRYERS MUST BE FOUR WIRE TYPE PER 1996 NEC SEC. 250-59.
- BOND GAS APPLIANCES TO GAS PIPING AT APPLIANCES, PER 1996 NEC SEC 250-80(b).

ELECTRICAL LOAD CALCS.

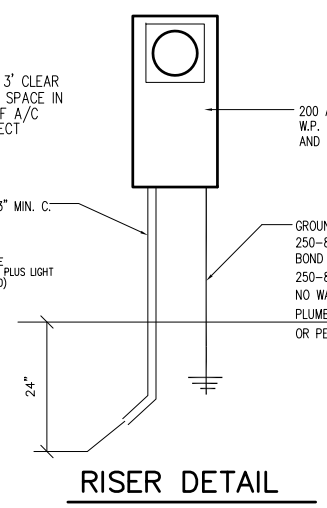
GENERAL CIRCUITS 1307 S.F.X3 WATT/S.F.	=	3921
20 AMP CIRCUITS 2 @ 1500 WAT EA.	=	3000
DISH/DISP. @ 1500 WATTS EA.	=	3000
RANGE/OVEN	=	10000
DRYER @ 5000 W - WASHER @ 1500 W	=	6500
TOTAL	=	26421
1ST 10KW @ 100%	=	10000
REMAINDER=40/26421-10000=16421X.4	=	6568.4
	=	16568.4
16568.4/230	=	72 AMPS
OPTIONAL A/C	=	25.1 AMPS
TOTAL AMPS	=	97.1 AMPS

PLUMBING PLAN NOTES

- HOT AND COLD WATER LINES TO BE 1/2" STUBBED TO EACH FIXTURE.
- 3/4" LINES TO MANIFOLDS SERVING MORE THAN TWO FIXTURES.
- SHUT-OFF VALVES REQUIRED AT ALL GAS FIXTURES.
- WATER PIPING MATERIAL TO BE TYPE L OR M COPPER, POLY-BUTYLENE, OR PEX INSIDE. PVC, POLY-BUTYLENE, OR PEX OUTSIDE. TYPE L SOFT COPPER BELOW CONCRETE SLAB.
- PROVIDE WATER LINES WITH VALVES AND UNION CONNECTIONS TO ICE MAKER, WASHER AND EVAPORATIVE COOLER(S) (AS APPLICABLE).
- VERIFY WATER HEATER ASME RATED TEMPERATURE & PRESSURE RELIEF VALVE. ROUTE FULL SIZE HARD COPPER DISCHARGE LINE (ON REQUIRED SLOPE) TO A POINT 6" ABOVE FINISHED EXTERIOR GRADE. GATE VALVE AND UNION AT COLD WATER CONNECTION, AND UNION ONLY AT HOT WATER CONNECTION.
- PROVIDE WATER HAMMER PROTECTION ON CONNECTIONS TO DISHWASHER AND CLOTHES WASHER.
- GAS PIPING TO BE BLACK STEEL SCHEDULE 40.
- GAS COOK AND UNION AT EACH APPLICABLE EQUIPMENT CONNECTION.
- WEATHERPROOF ALL PLUMBING RELATED ROOF PENETRATION.
- PROVIDE FLUE FOR WATER HEATER TO "Y" PROVIDED BY HVAC CONTRACTOR.
- PROVIDE ANGLE STOPS AT ALL FIXTURE SUPPLIES.
- SOIL WASTE AND VENT PIPING TO BE ABS SCHEDULE 40.
- ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH CURRENT UPC, UBC AND APPLICABLE LOCAL CODES AND STANDARDS.
- ALL FIXTURE LOCATIONS ARE TO BE COORDINATED WITH OTHER CONTRACTORS (ie; CABINETS, COUNTERTOPS, MARBLE TUB/SHOWER, ect.) PRIOR TO ROUGH-IN.
- USE OF PB TUBING WATER SYSTEM REQUIRES A PERMANENT LABEL ON MAIN ELECTRICAL SERVICE "THIS BUILDING HAS NON-METALLIC INTERIOR WATER SYSTEM" (PER IAPMO 15-2290 SEC 1008.11)

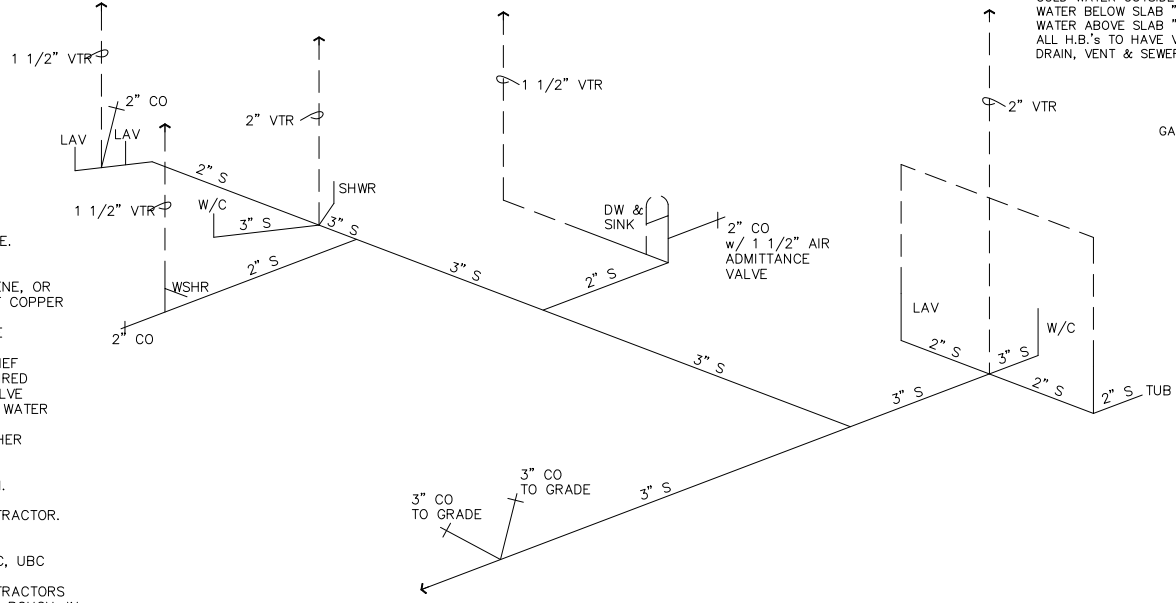
ELECTRICAL PANEL SCHEDULE

200 AMP R/T MAIN BKKR PANEL 115-230V 1Ø 3W						
CRT	DESCRIPTION	WIRE	BKR	BKR WIRE	DESCRIPTION	CRT
1	RANGE/OVEN	#6AL	50	60	#4 A/C	2
3			2P	2P		4
5	DRYER	#10	2P	1/20 #12	LIVING RM	6
7	WASHER	#12	1/20	#12	BEDROOM	8
9			1/20	#12	REFER.	10
11	GARAGE/UTL.	#12	1/20	#12	DISH/DISP	12
13	MSTR SUITE	#12	1/20	#12	SMOKE DET.	14
15	KITCHEN GFI	#12	1/20	#12	BATH GFI	16
17	KITCHEN GFI	#12	1/20	1/15 #14	BEDROOM	18
19	FAU	#14	1/15	1/20 #12	FAU	20



RISER DETAIL

NOTE: IF PRESSURE AT WATER/METER IS LESS THAN 46 PSI, PROVIDE 1 1/2" SUPPLY LINE FROM METER TO WATER HEATER.



FIXTURE UNIT CALC'S & CONNECTIONS

DESCRIPTION	PLAN EA.	FIXTURE UNITS		CONNECTION SIZE					
		WATER	WASTE	WASTE	VENT	COLD	HOT		
WATER CLOSET	2	3	6	4	6	3"	2"	1"	-
BATHTUB	1	2	2	2	2	2"	1 1/2"	1"	1"
SHOWER	1	2	2	2	2	2"	1 1/2"	1"	1"
LAVATORY	3	1	3	1	3	2"	1 1/2"	1"	1"
KITCHEN SINK	1	2	2	2	2	2"	1 1/2"	1"	1"
DISHWASHER	1	2	2	2	2	2"	-	-	1"
WASHING MACHINE	1	6	2	2	2	2"	1 1/2"	1"	1"
HOSE BIBB	3	3	9	-	-	-	-	-	1"
TOTALS:		32	21						

COLD WATER OUTSIDE HOUSE- SCH 40 P.V.C. WATER BELOW SLAB "L" COPPER, POLY, OR PEX W/ NO JOINTS. WATER ABOVE SLAB "M" COPPER, POLY, OR PEX W/ LEAD FREE SOLDER ALL H.B.'S TO HAVE VACUUM BREAKERS DRAIN, VENT & SEWER- SCH 40 A.B.S.

GAS DEMAND

1-FURN.	60,000 BTU
1-W.H.	50,000 BTU
1-DRYER	35,000 BTU
1-RANGE	65,000 BTU
210,000 BTU TOTAL DEMAND	
80 FT TOTAL DEV. LENGTH	

SHEET OF

REVISIONS

#	DATE	REMARKS	BY

DRAWN BY: CAD UNLIMITED
DATE: FILE NAME: SCALE: 1/4" = 1'-0"
PROJECT: LOT #: REVISED BY: DATE: GARAGE LEFT

ELECTRICAL/PLUMBING



CAD UNLIMITED, INC.