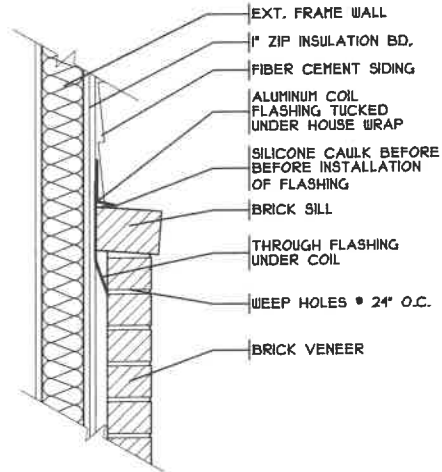


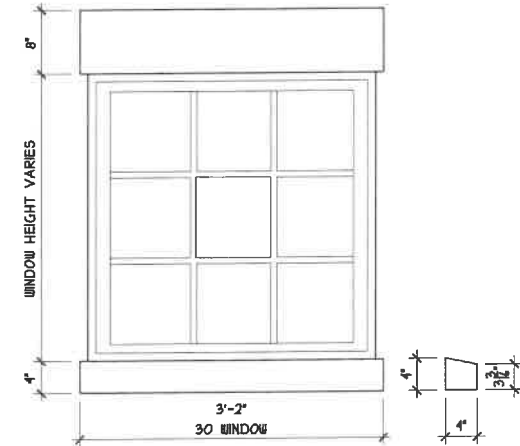
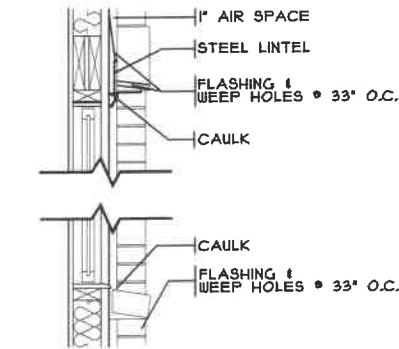
FLASHING DETAIL

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



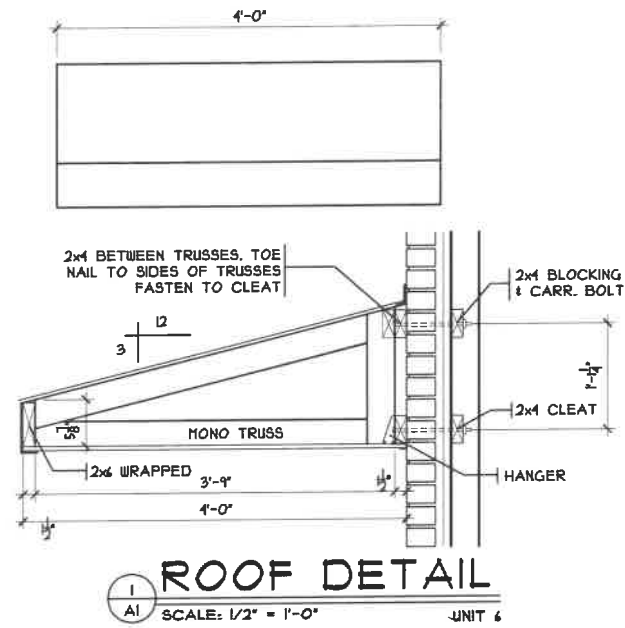
LINTEL & SILL DET.

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



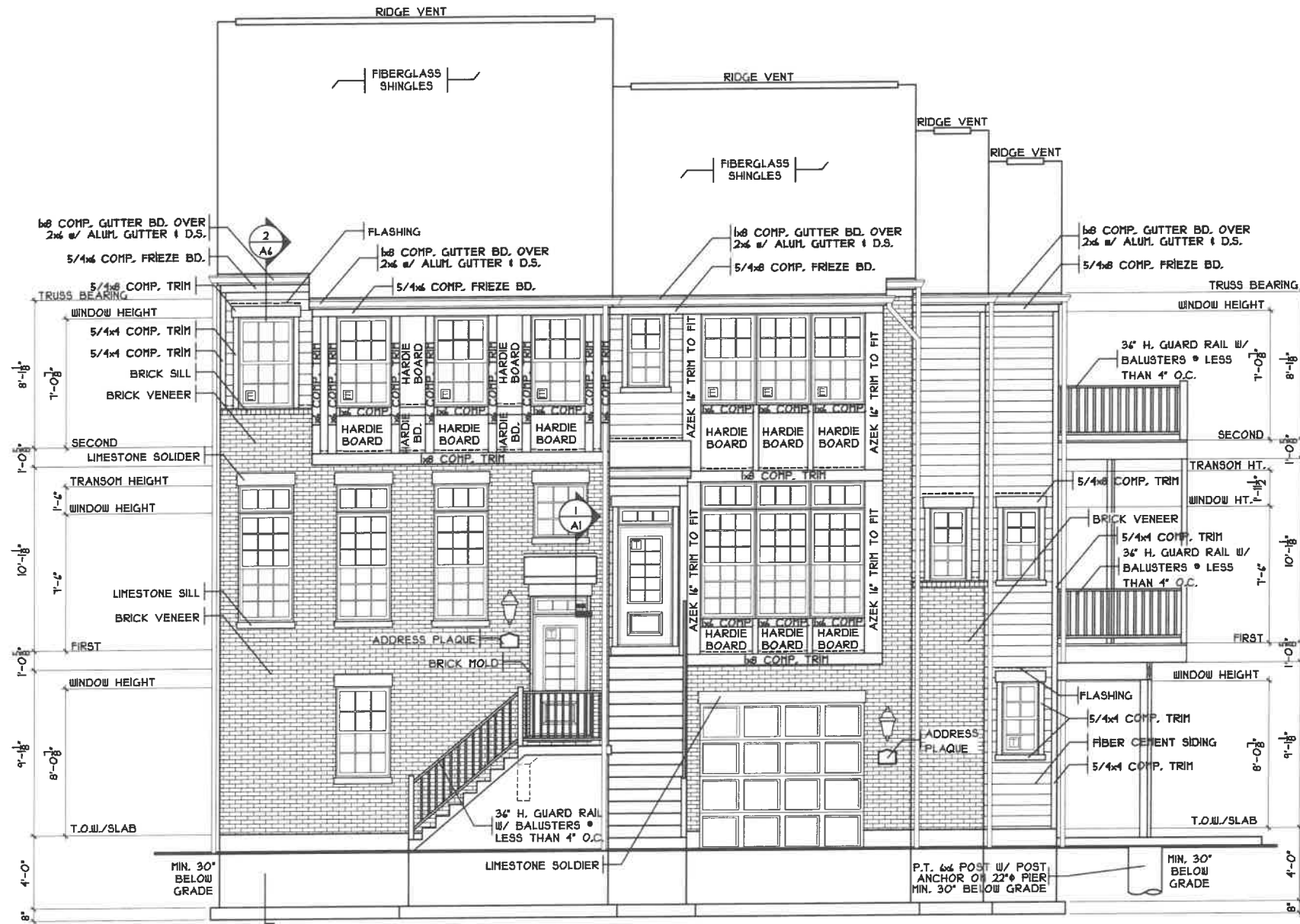
LIMESTONE DETAIL

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



ROOF DETAIL

SCALE: 1/2" = 1'-0" UNIT 6



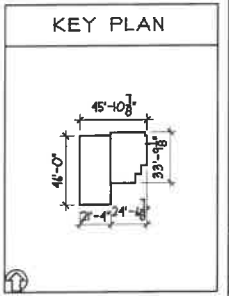
FRONT ELEVATION

SCALE: 1/8" = 1'-0"

SHEET INDEX	
SHT #	DESCRIPTION
A1	FRONT ELEVATION
A1a	REAR ELEVATION
A1b	LEFT ELEVATION
A1c	RIGHT ELEVATION
A2	FOUNDATION PLAN
A2a	L.L. FINISH PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	STAIR SECTIONS
A6	WALL SECTIONS/DETAILS
A7	PORTAL FRAME DETAIL
R1	ROOF PLAN
GENERAL NOTES	
S1	1ST FLR. JOIST LAYOUT
S2	2ND FLR. JOIST LAYOUT
E1	L.L. ELECTRICAL PLAN
E2	1ST ELECTRICAL PLAN
E3	2ND ELECTRICAL PLAN
E4	ELECTRICAL DIAGRAMS
H1	L.L. FLR. HVAC
H2	1ST FLR. HVAC
H3	2ND FLR. HVAC

MATERIAL LEGEND	
	BRICK PLAN/SECTION
	STUD - PLAN
	FINISHED WOOD
	INSULATION
	CONCRETE
	STEEL
	EARTH
	CRUSHED STONE
	FINISHED CLG.
	PLYWOOD / SHEATHING
	WOOD STUD / DIMENSIONAL

CROSS REFERENCE KEY	
	BLDG./WALL SECTION SECTION/DETAIL #
	SHEET #
	DETAIL
	JOIST/TRUSS SPAN
	ELEVATION
	REVISION
	IOV. SMOKE DET.
	CO2 DET.
	EXHAUST FAN
	TEMP GLAZING
	EGRESS



PLAN INFO.		
2-3 BDRMS		
2.5 BATH		
1.5 CAR GARAGE		
1ST FLR. CLG.		
SQUARE FOOTAGE		
TOTAL	UNIT 6	UNIT 7
FIRST	1910	1541
SECOND	1040	1152
LOW. LEV. FIN. GAR. (SLAB)	284	242
	394	282
	481	419

ISSUE DATES	

NOTE:
PLANS PRINTED ON 24x36 SHEETS TO BE SCALABLE AT FULL SCALE, 1/4" = 1'-0"
PLANS PRINTED ON 18x24 SHEETS TO BE SCALABLE AT HALF SCALE, 1/8" = 1'-0"

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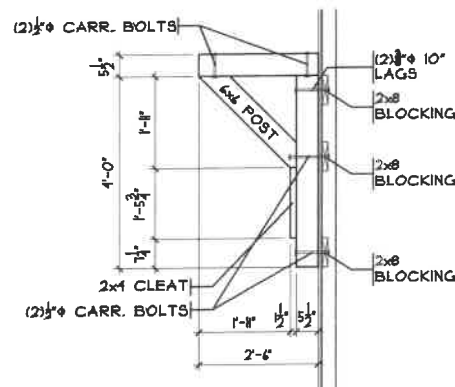
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ELEVATIONS	
JOB	: QCR19145
PLAN	:
DATE	: 5/18/20
DRAWN	: CKB
SCALE	: AS NOTED
REVISED	: 5/13/21
SHEET	: 1 OF 14

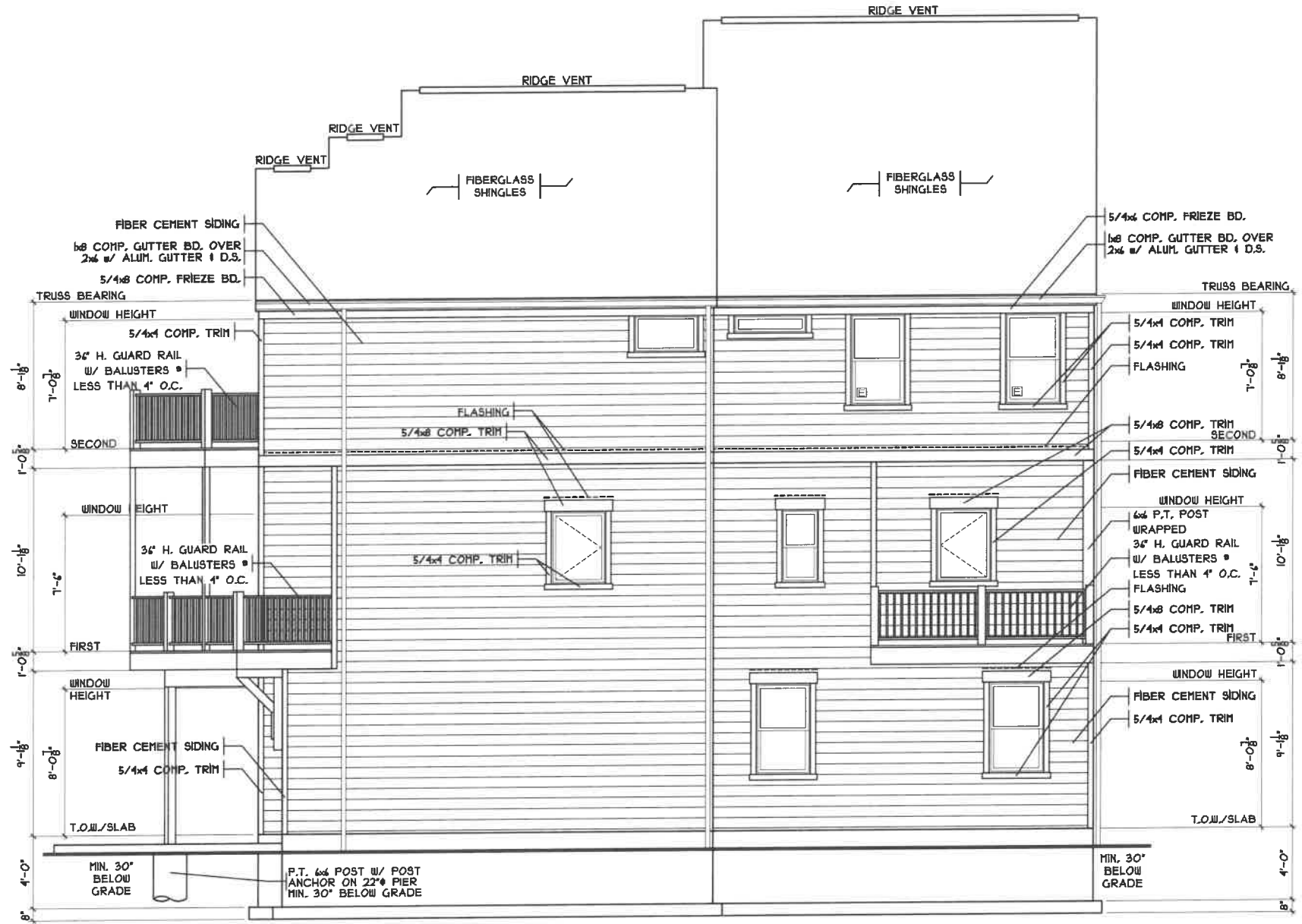
A1



DECK BRACKET DETAIL

SCALE: 1/8" = 1'-0"

UNIT 1



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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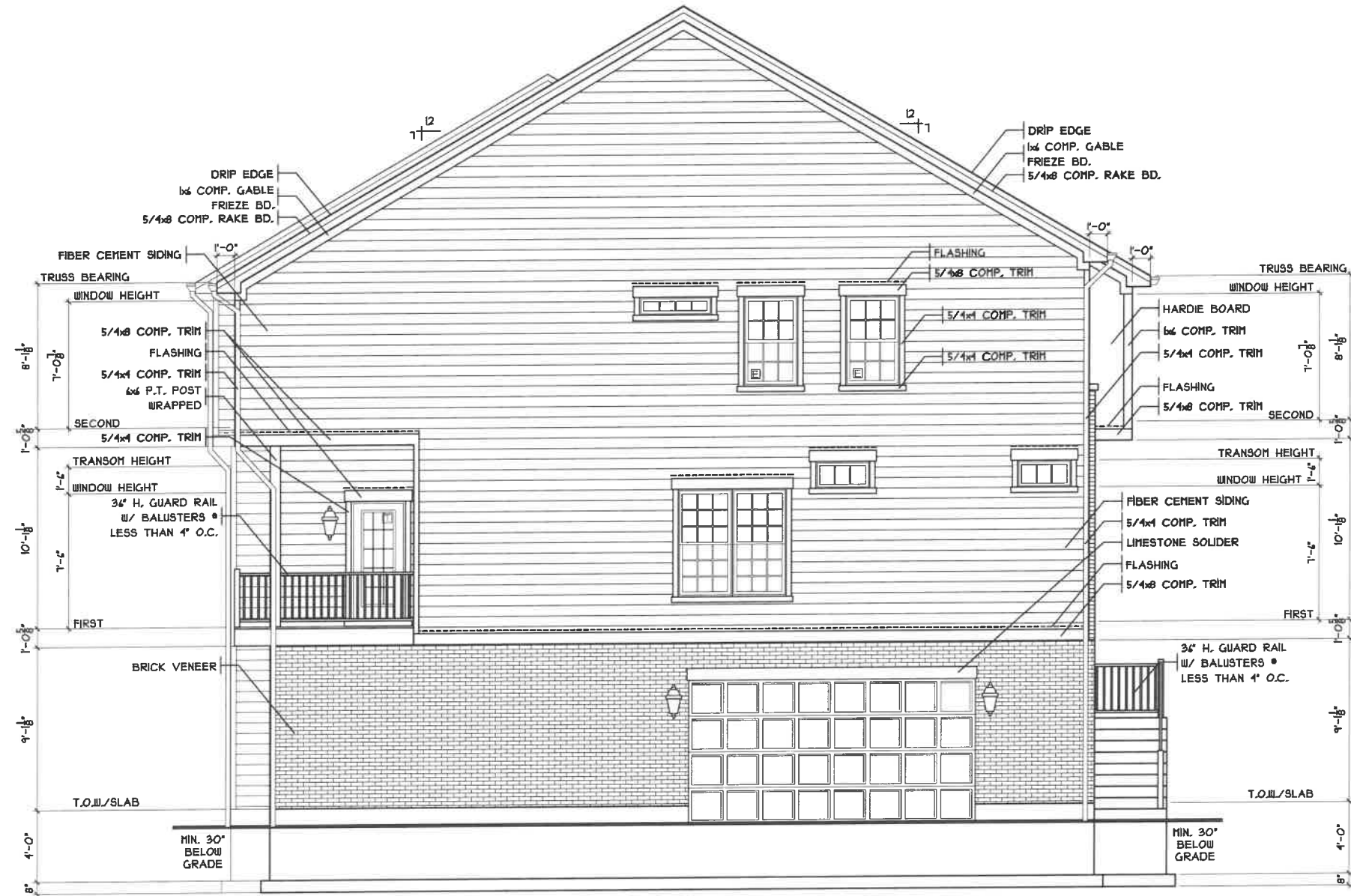
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JOB : QCR19145
PLAN :
DATE : 5/18/20
DRAWN : CKB
SCALE : AS NOTED
REVISED : 5/13/21
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A1a



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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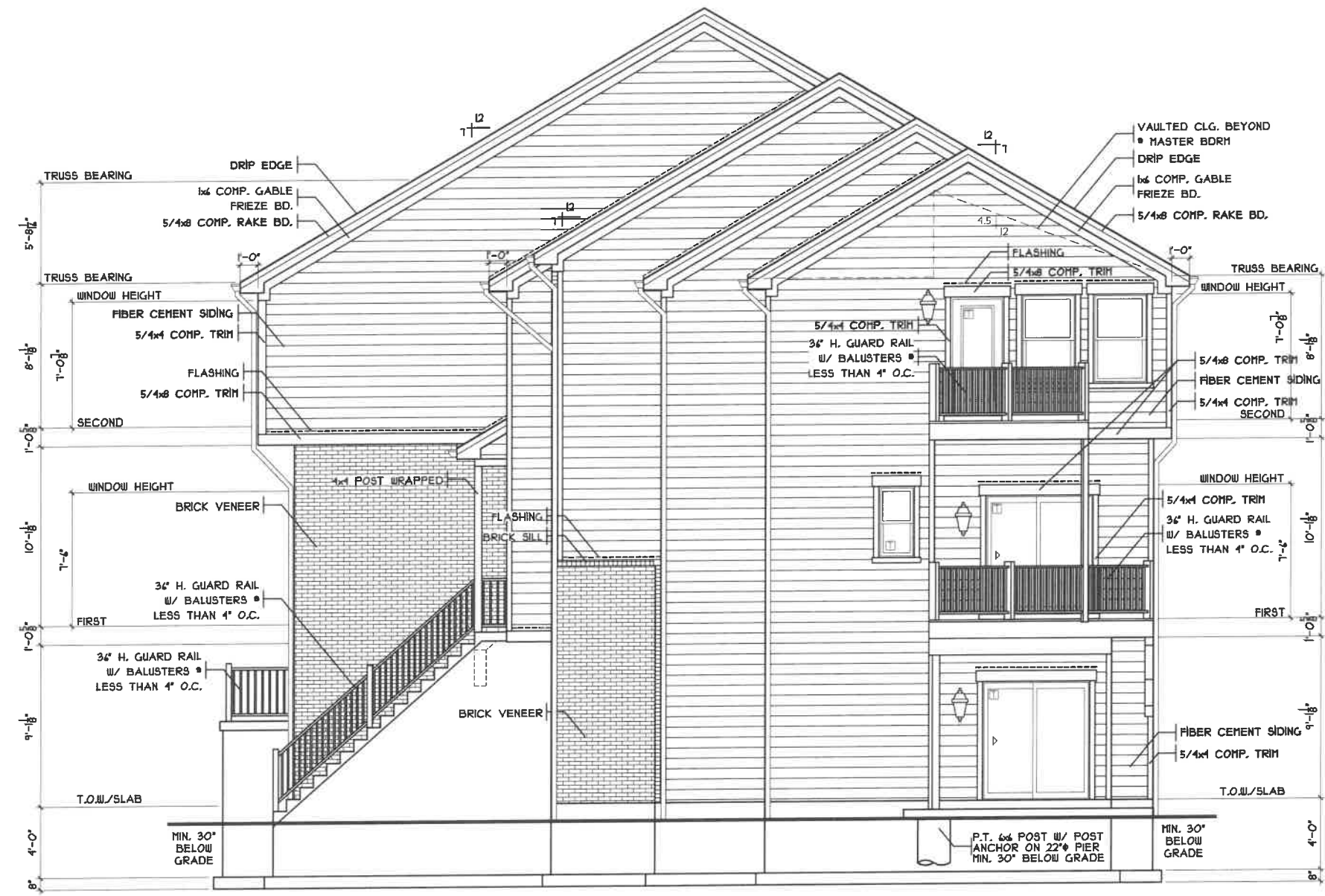
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JOB : QCR19145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/13/21
 SHEET : 3 OF 14

A1b



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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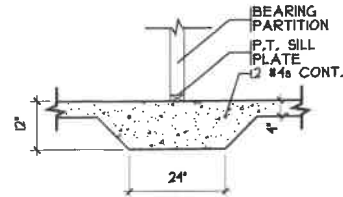
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ELEVATIONS

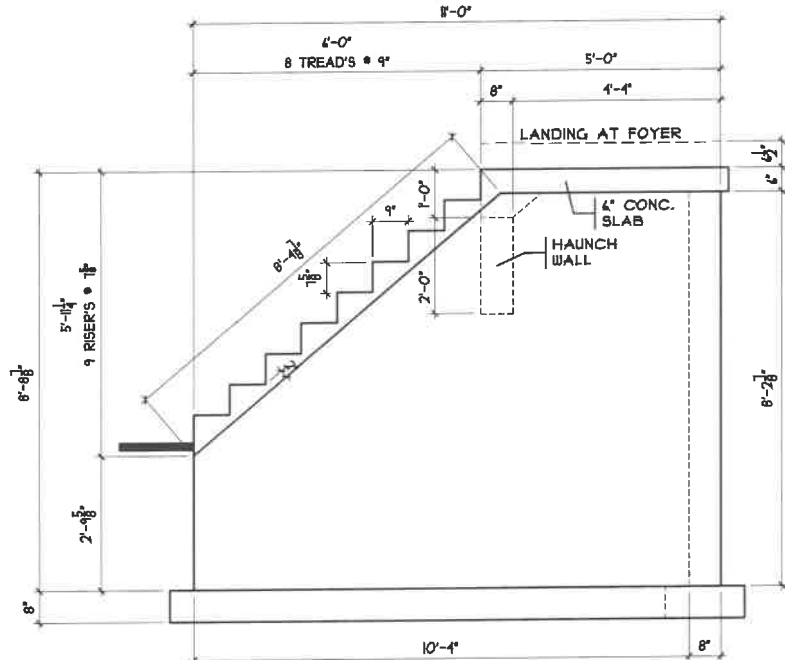
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PLAN :	
DATE :	5/18/20
DRAWN :	CKB
SCALE :	AS NOTED
REVISED :	5/19/21
SHEET :	4 OF 14

A1c



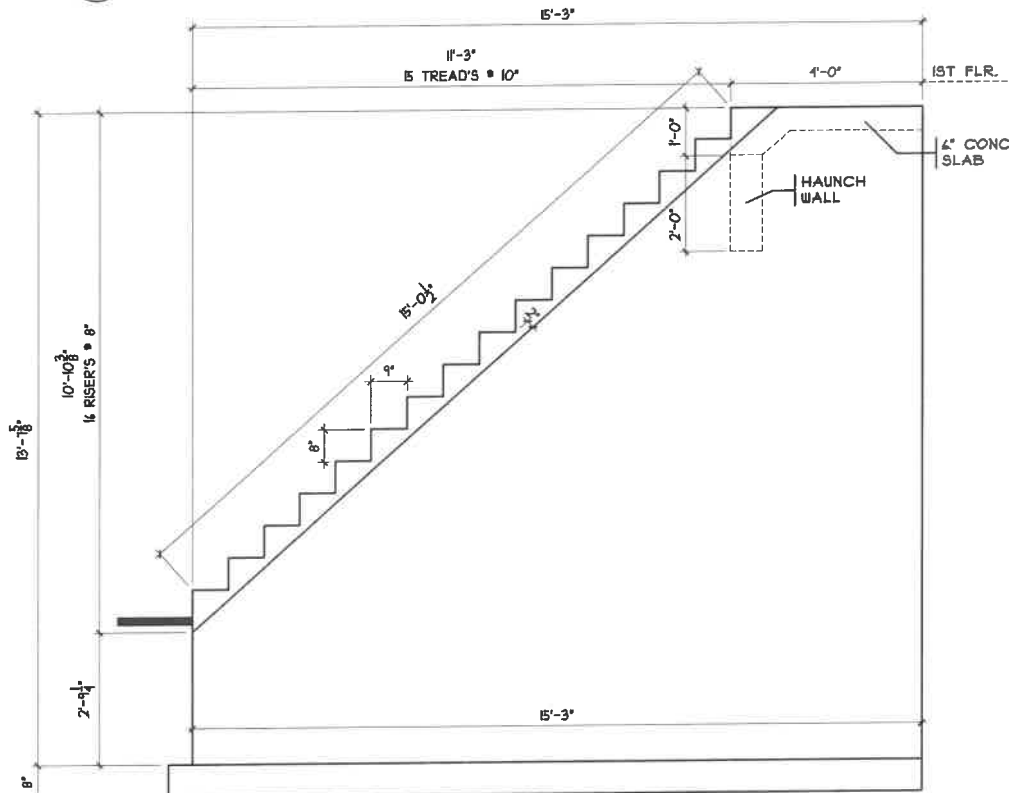
THICKENED SLAB

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



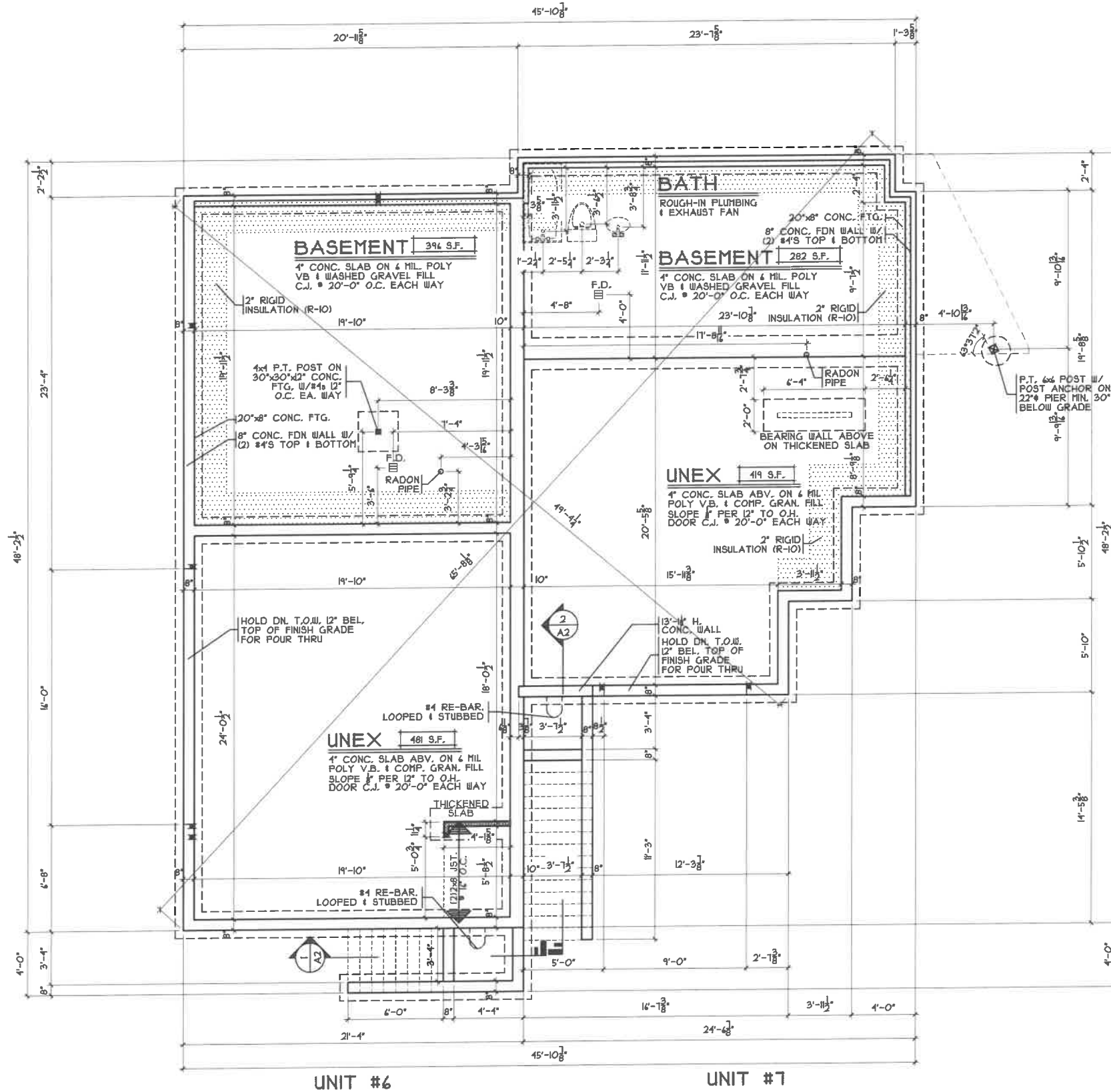
CONC. STAIR DETAIL

SCALE: 3/8" = 1'-0"



CONC. STAIR DETAIL

SCALE: 3/8" = 1'-0"



NOTE: ZIP INSULATED SHEATHING TO OVERHANG FOUNDATION 1/2"

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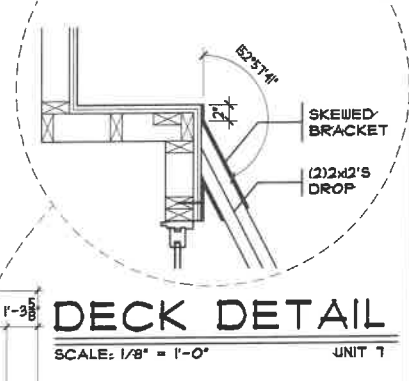
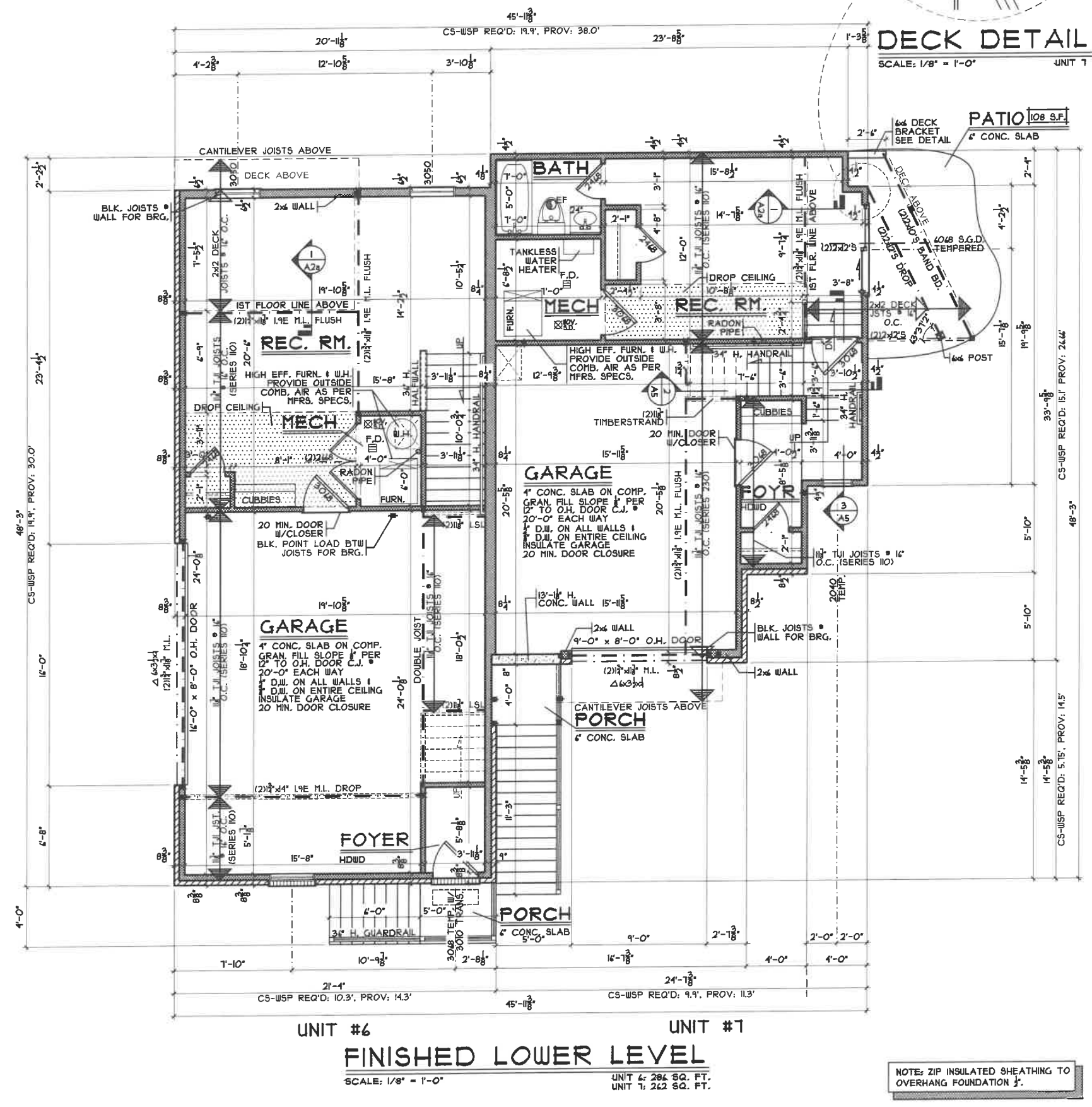
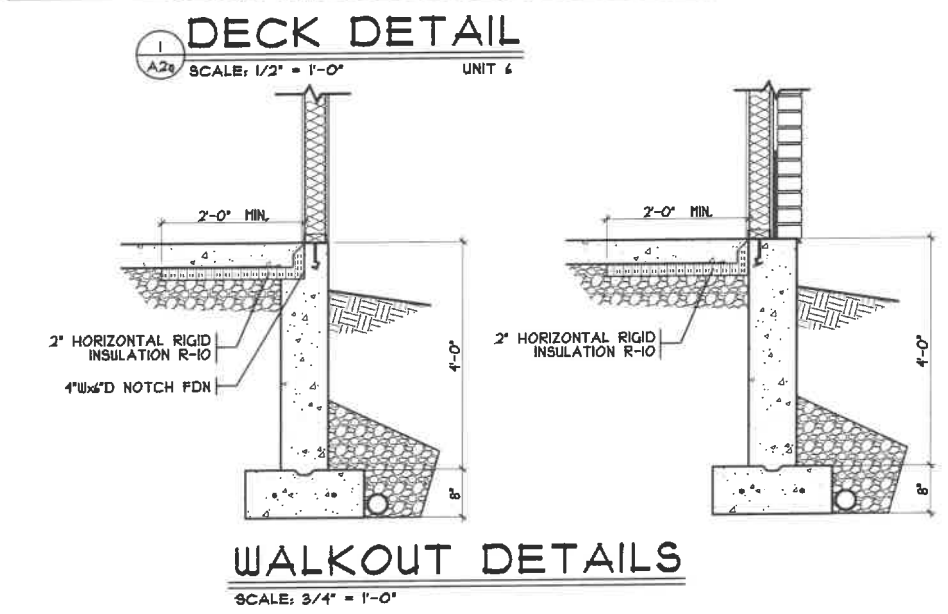
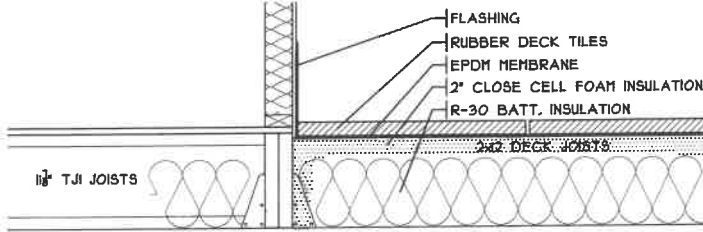
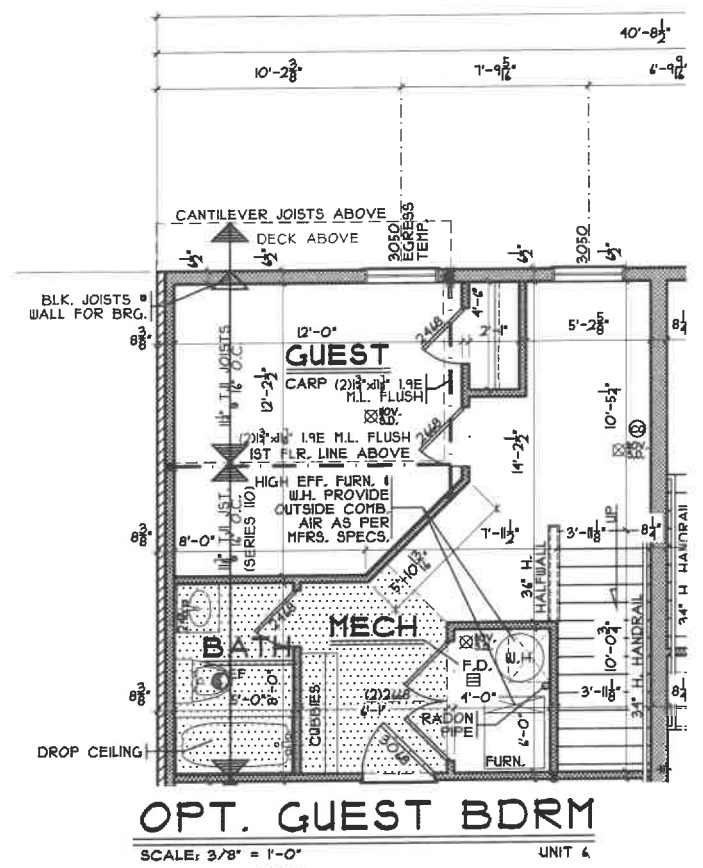
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FOUNDATION

JOB :	QCR19145
PLAN :	
DATE :	5/18/20
DRAWN :	CKB
SCALE :	AS NOTED
REVISED :	5/19/21
SHEET :	5 OF 14

A2



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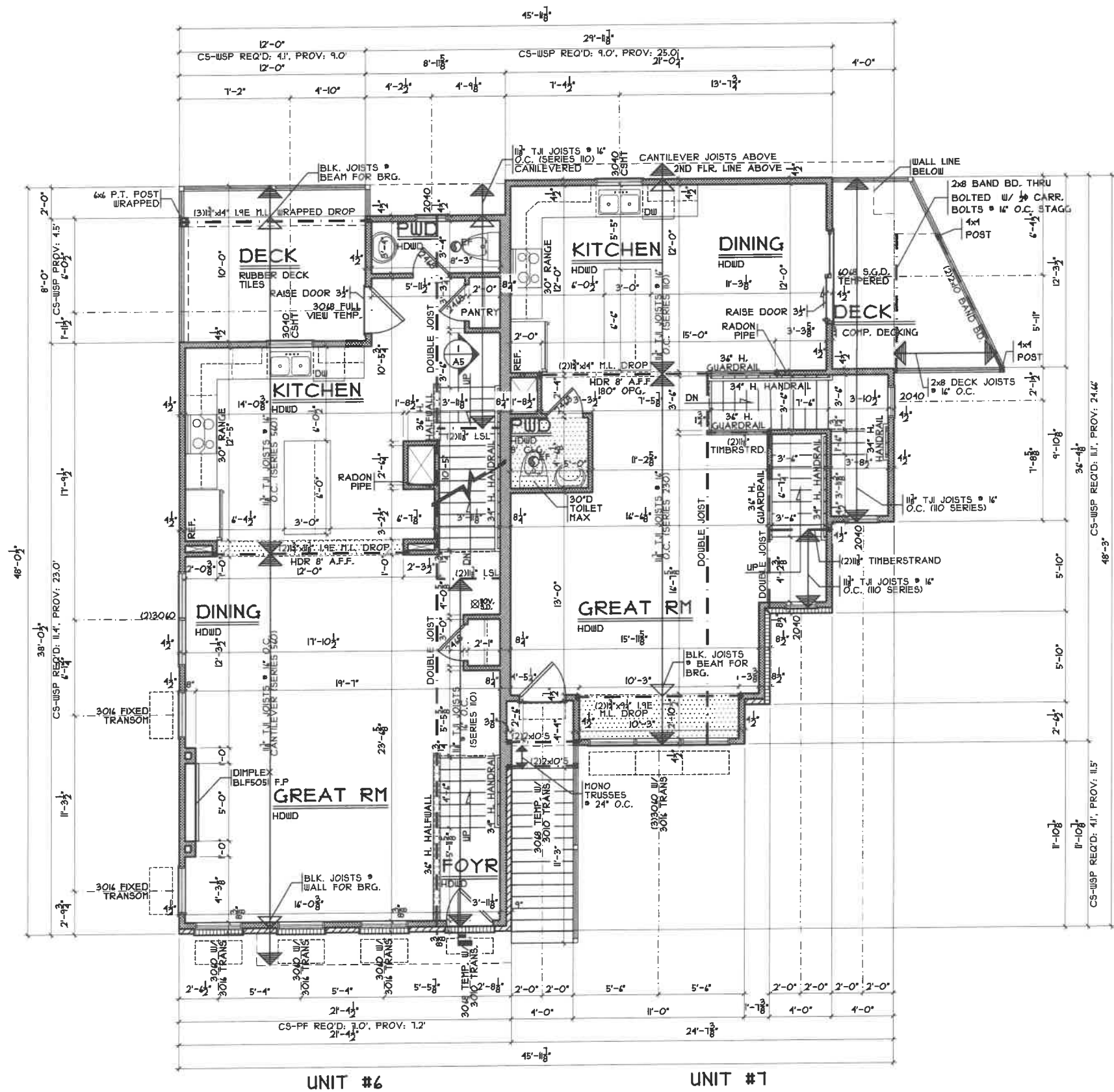
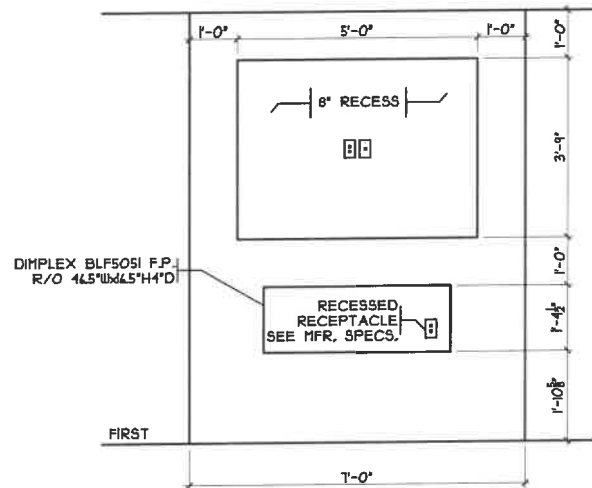
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L.L. FINISH

JOB	: QCR1#15
PLAN	: 1
DATE	: 5/18/20
DRAWN	: CKB
SCALE	: AS NOTED
REVISED	: 5/13/21
SHEET	: 4 OF 14

A2a

NOTE: ZIP INSULATED SHEATHING TO OVERHANG FOUNDATION 1/2"



NOTE: ZIP INSULATED SHEATHING TO OVERHANG FOUNDATION 1/2"

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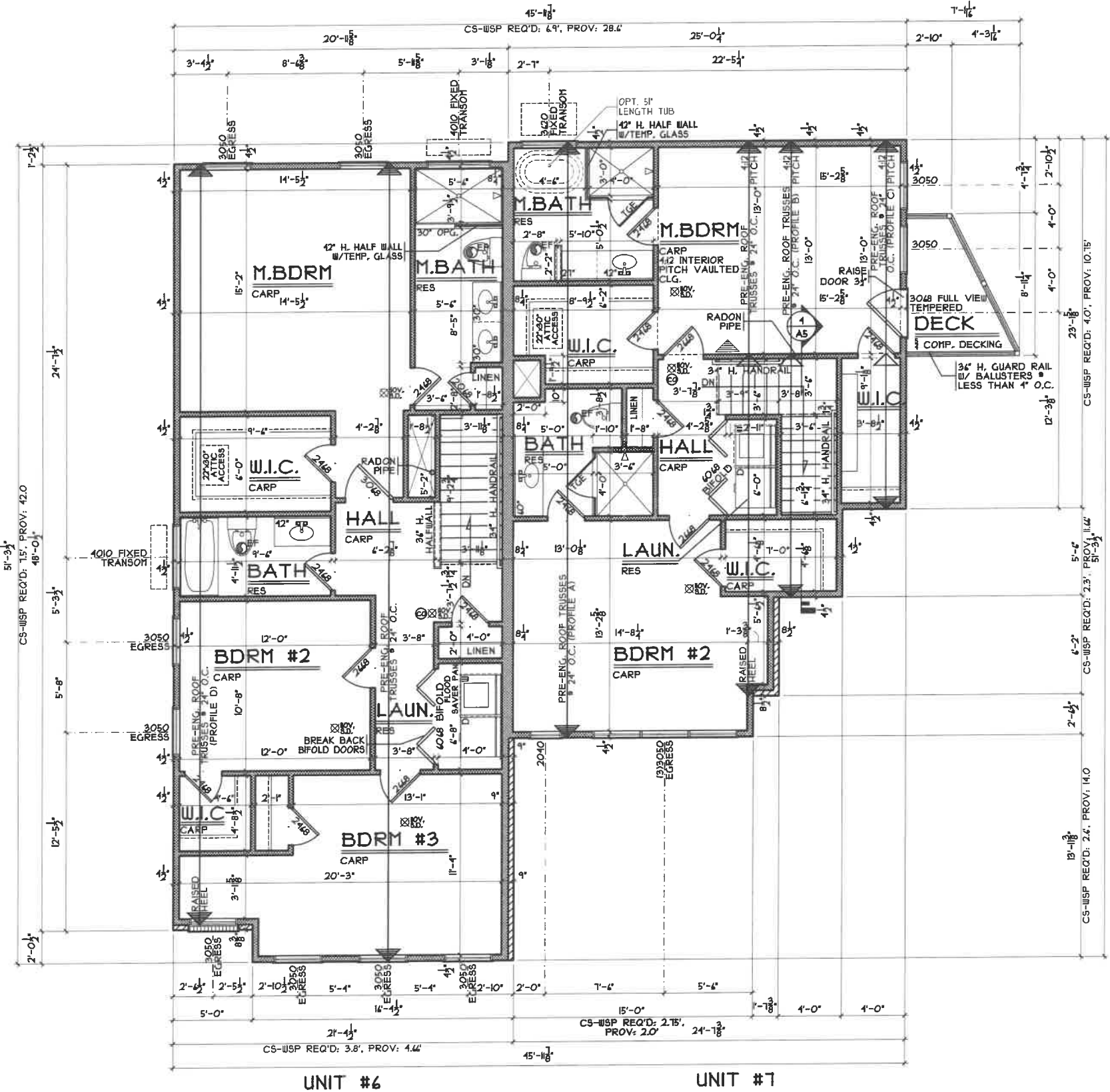
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FIRST FLOOR

JOB : QCR1945
PLAN :
DATE : 5/18/20
DRAWN : CKB
SCALE : AS NOTED
REVISED : 5/13/21
SHEET : 1 OF 14

A3



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
 UNIT 6: 1040 SQ. FT.
 UNIT 7: 1099 SQ. FT.

NOTE: ZIP INSULATED SHEATHING TO OVERHANG FOUNDATION 1/2"

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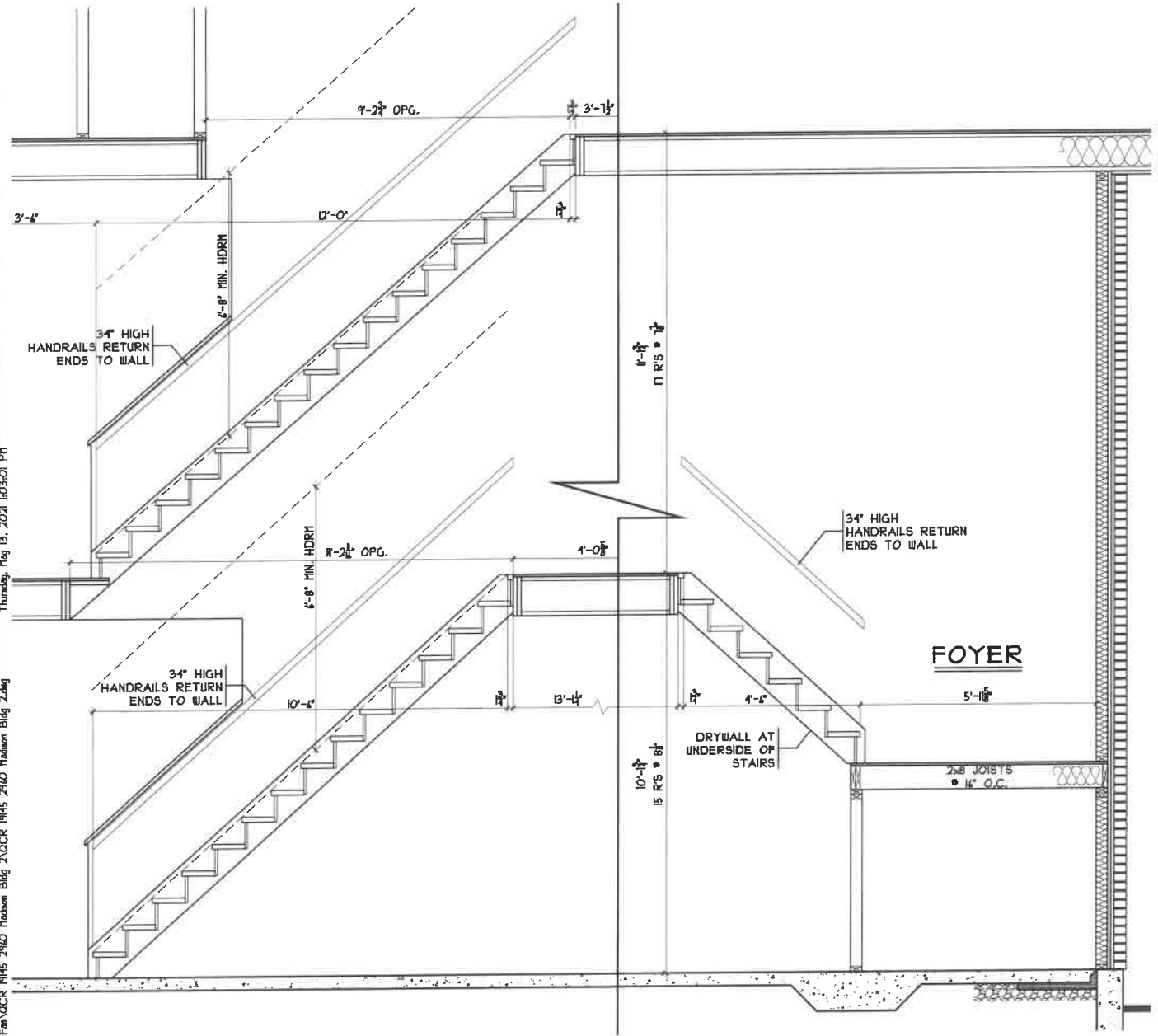
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SECOND FLOOR

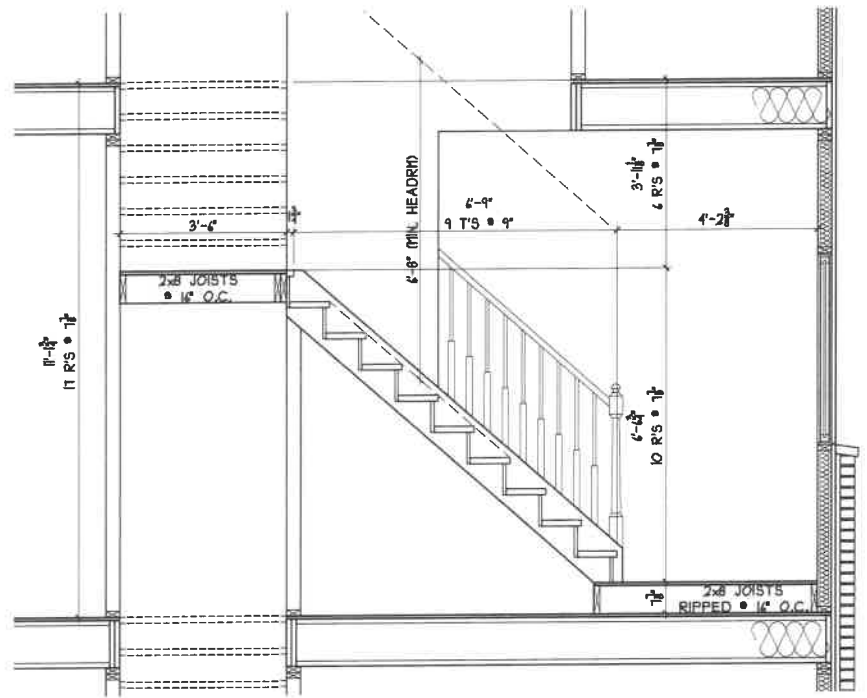
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 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/13/21
 SHEET : 8 OF 14

A4

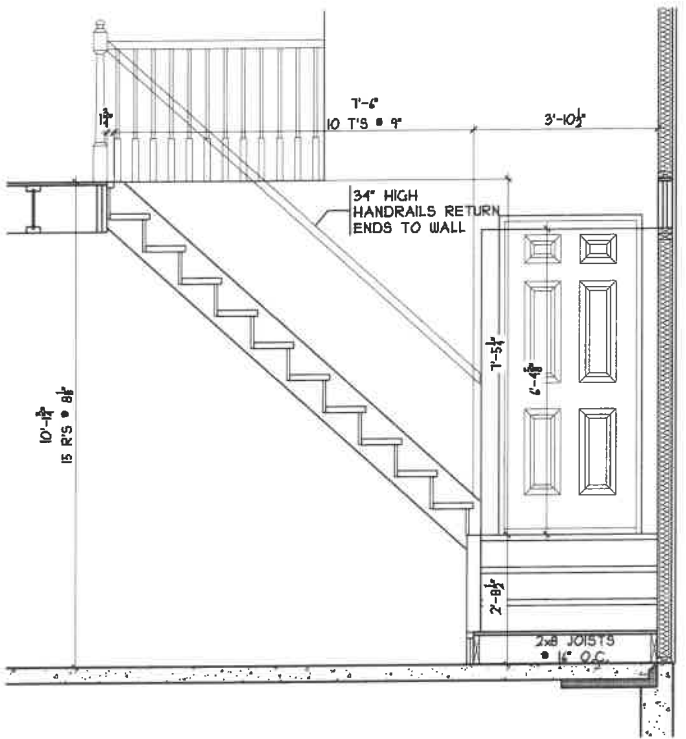
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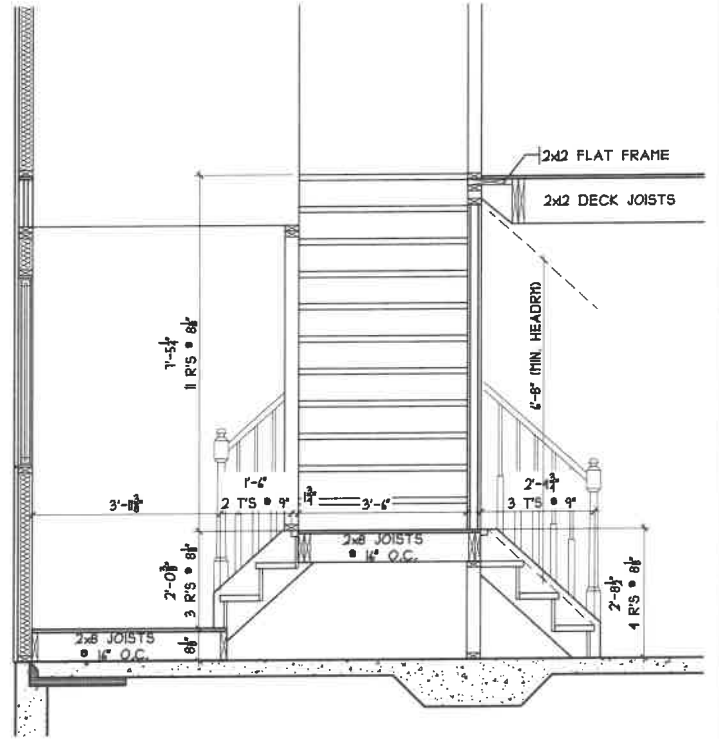
1 STAIR SECTION
 A5 SCALE: 1/4" = 1'-0" UNIT 4



4 STAIR SECTION
 A5 SCALE: 1/4" = 1'-0" UNIT 1



2 STAIR SECTION
 A5 SCALE: 1/4" = 1'-0" UNIT 1



3 STAIR SECTION
 A5 SCALE: 1/4" = 1'-0" UNIT 1

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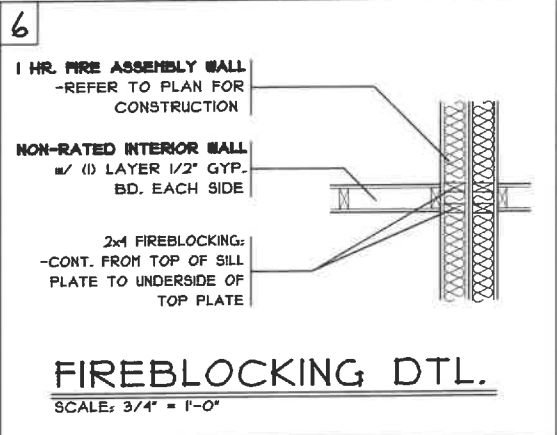
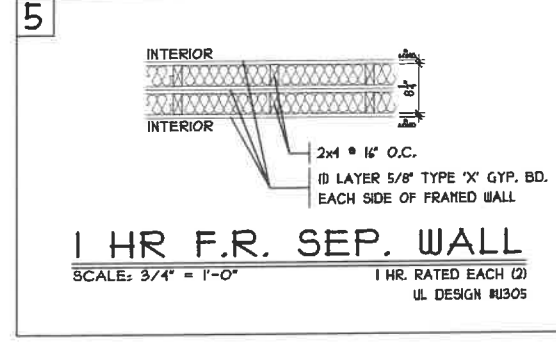
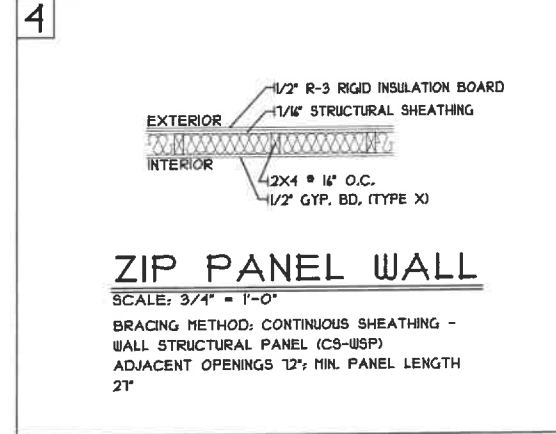
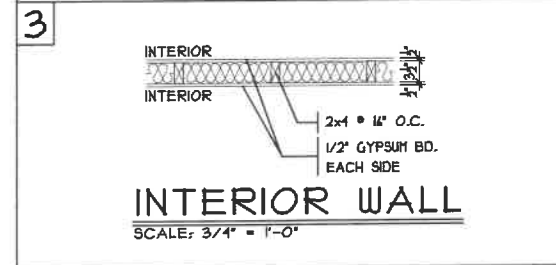
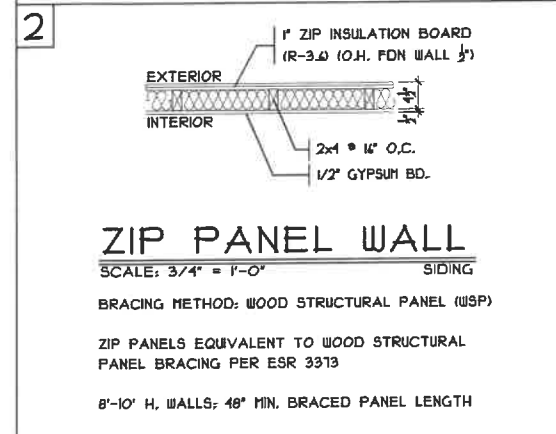
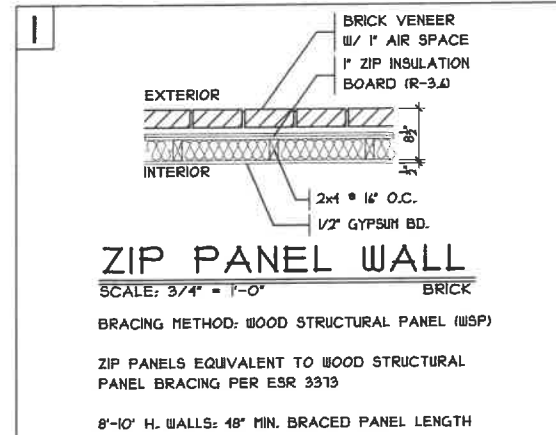
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SECTIONS	
JOB :	QCR19145
PLAN :	
DATE :	5/18/20
DRAWN :	CKB
SCALE :	AS NOTED
REVISED :	5/13/21
SHEET :	10 OF 14

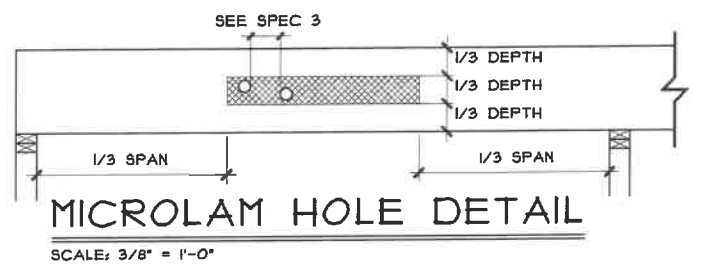
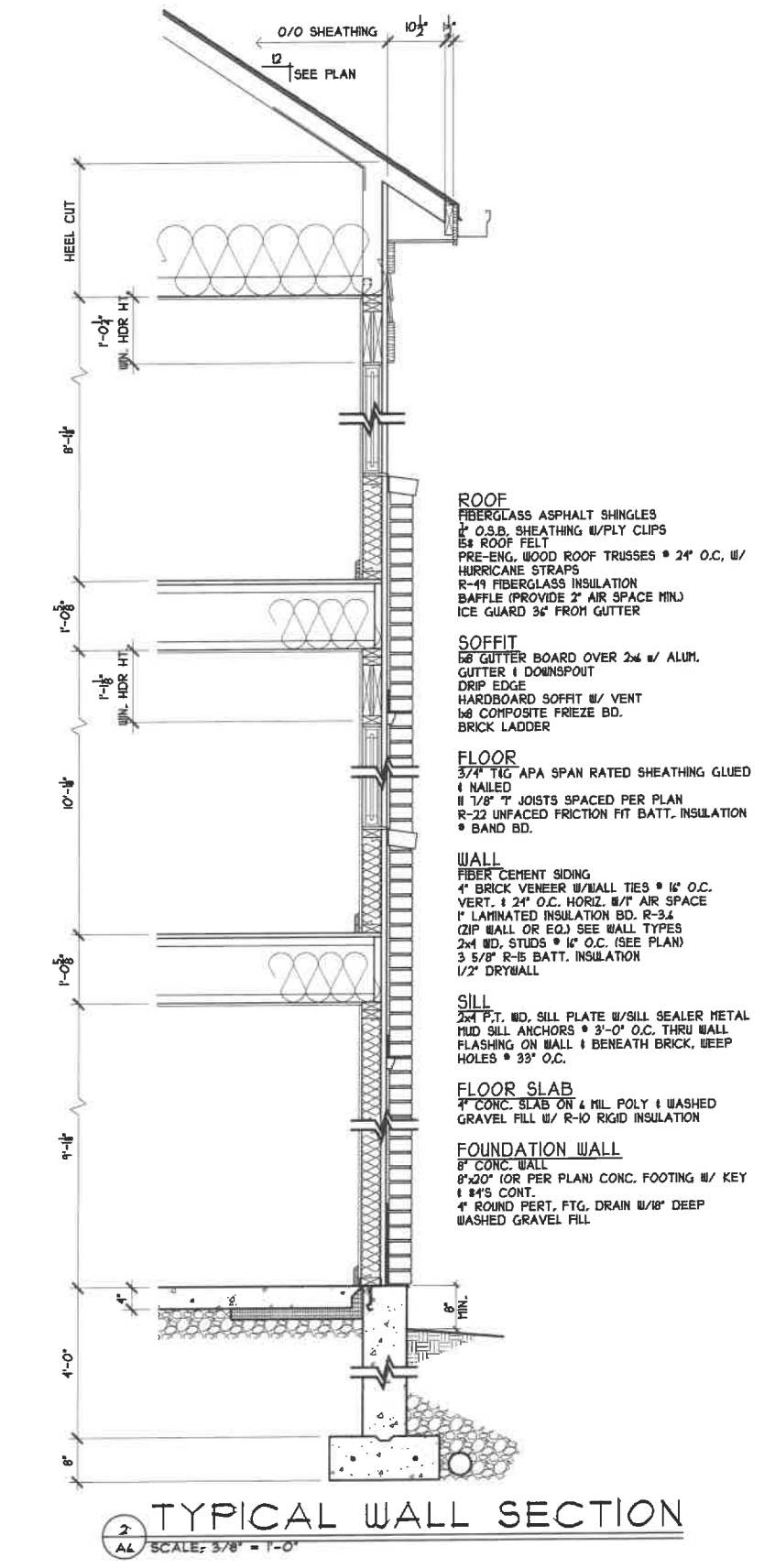
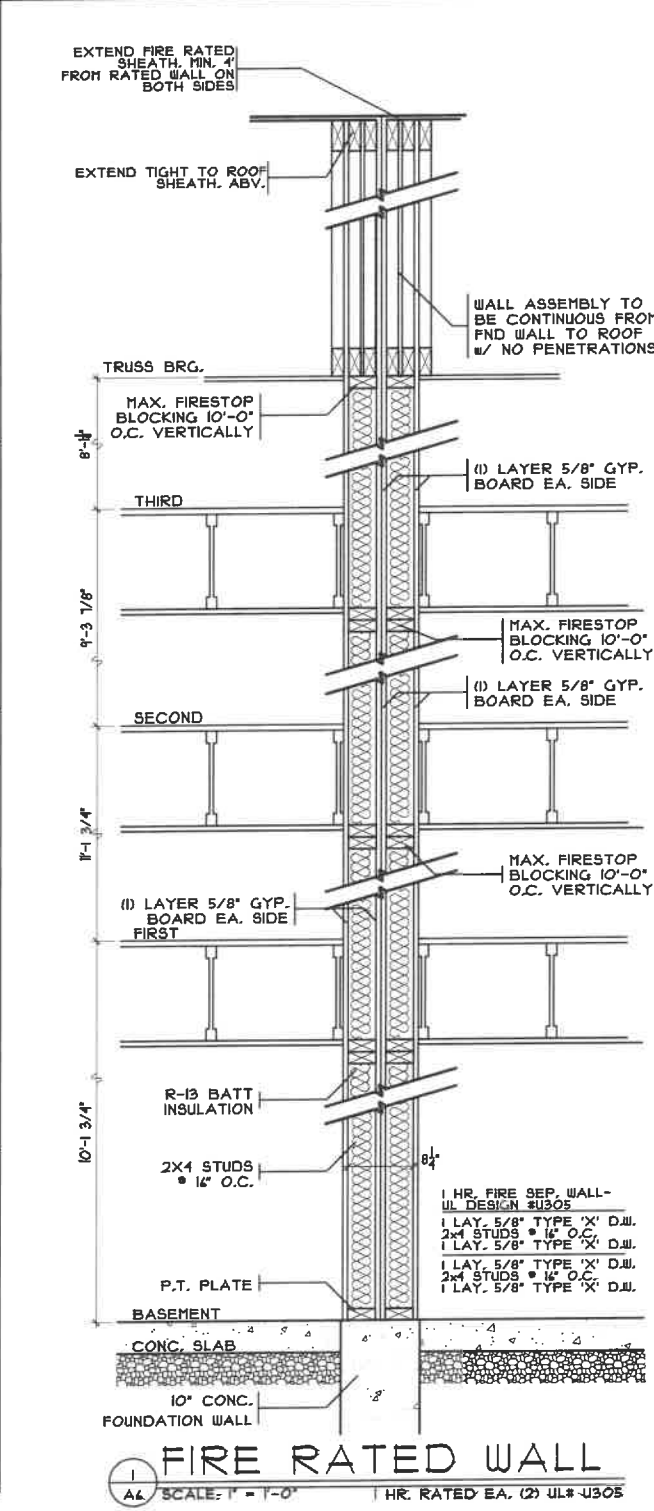
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 QCR1145.DWG



NOTE: WALL TYPE 2 & 4 SHALL BE INTERCHANGEABLE. WHERE NOTED ON PLANS AS ZIP ON WALL BRACING SHEETS WB1/WB2/WB3, WALL TYPE SHALL APPLY AS 1" ZIP BOARD, WHERE NOTED CS-WSP, CS-WSP W/ 1" INSULATION BOARD APPLIED OVER TOP. ALL OTHER AREAS NOTED SHALL BE 1" ZIP BOARD, HOWEVER, THEY DON'T CONTRIBUTE TO THE BRACING CALCS.

NOTE: ZIP INSULATED SHEATHING TO OVERHANG FOUNDATION 1/2"

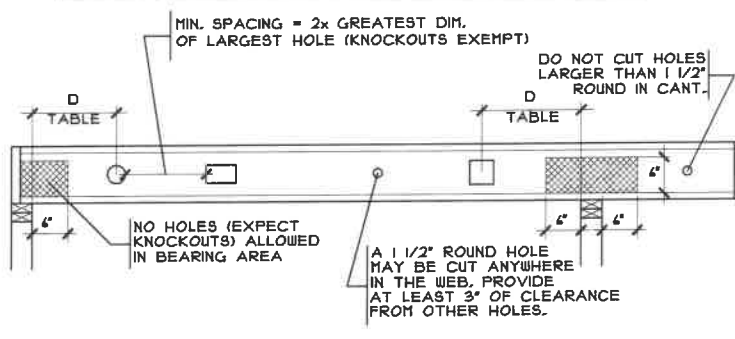


MICROLAM HOLE SPECS

- SQUARE AND RECTANGULAR HOLES ARE NOT PERMITTED.
- ROUND HOLES MAY BE DRILLED OR CUT WITH A HOLE SAW ANYWHERE WITHIN THE SHADED AREA OF THE BEAM.
- THE HORIZONTAL DISTANCE BETWEEN ADJACENT HOLES MUST BE AT LEAST TWO TIMES THE SIZE OF THE LARGER HOLE.
- DO NOT DRILL MORE THAN THREE ACCESS HOLES IN ANY FOUR FOOT LONG SECTION OF BEAM
- THE MAXIMUM ROUND HOLE DIAMETER PERMITTED IS:

BEAM DEPTH	MAX. HOLE DIAMETER
5 1/2"	3/4"
7 1/4"	1"
9 1/4" AND GREATER	2"

- LIMITATIONS APPLY ONLY TO HOLES DRILLED FOR WIRING AND PLUMBING ACCESS. THE SIZE AND LOCATION OF HOLES DRILLED FOR FASTENERS ARE GOVERNED BY THE PROVISIONS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
- BEAMS DEFLECT UNDER LOAD. SIZE HOLES TO PROVIDE CLEARANCE WHERE REQUIRED.
- THESE SPECIFICATIONS RE VALID FOR BEAMS SUPPORTING LIVE LOAD ONLY. FOR BEAMS SUPPORTING POINT LOADS, OR FOR BEAMS REQUIRING LARGER HOLES, CONTACT BOISE EWP ENGINEERING



MIN. DIST. (D) FROM SUPPORT
 SCALE: 3/8" = 1'-0"

ROUND HOLE DIA. (IN)	MIN. DIST. (D) FROM SUPPORT								
	2	3	4	5	6	6 1/2	7	8	8 7/8
9 1/2" I-JOIST	8	1'-0"	1'-1"	1'-5"	2'-1"	2'-9"	3'-1"	3'-5"	
	12	1'-0"	1'-2"	2'-2"	3'-2"	4'-2"	4'-8"	5'-2"	
	16	1'-0"	1'-7"	2'-11"	4'-3"	5'-7"	6'-3"	6'-11"	
11 7/8" I-JOIST	8	1'-0"	1'-1"	1'-5"	1'-10"	2'-4"	2'-10"	3'-4"	3'-9"
	12	1'-0"	1'-4"	2'-1"	2'-10"	3'-7"	3'-11"	4'-3"	5'-8"
	16	1'-0"	1'-10"	2'-10"	3'-9"	4'-9"	5'-3"	5'-9"	6'-9"
20	1'-1"	2'-3"	3'-6"	4'-9"	5'-11"	6'-7"	7'-2"	8'-5"	9'-6"

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 Rondell Plikerd, R.A.
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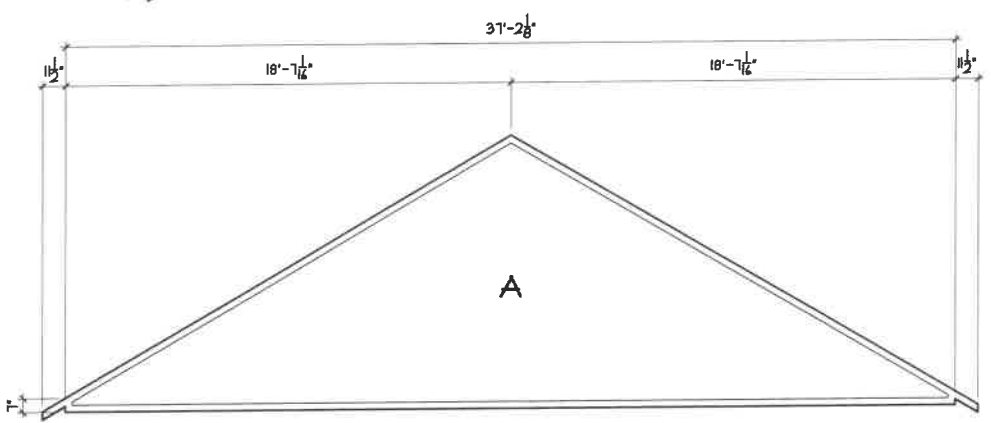
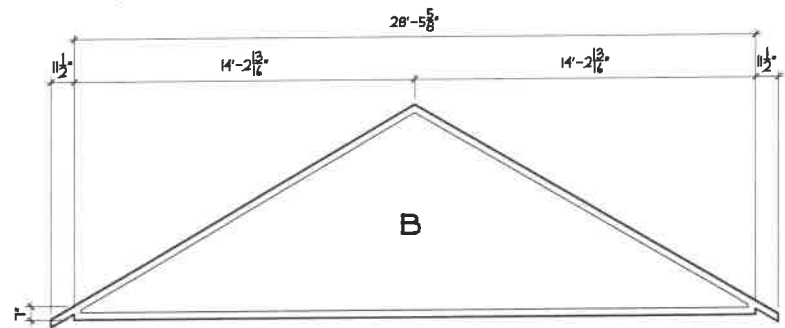
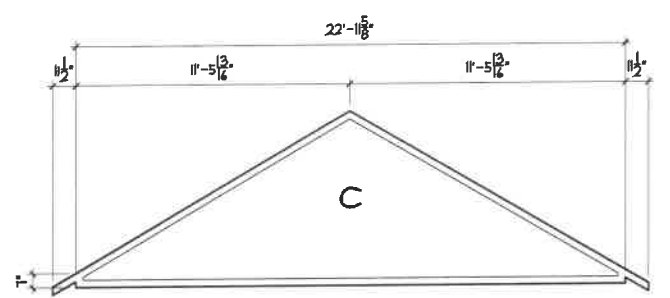
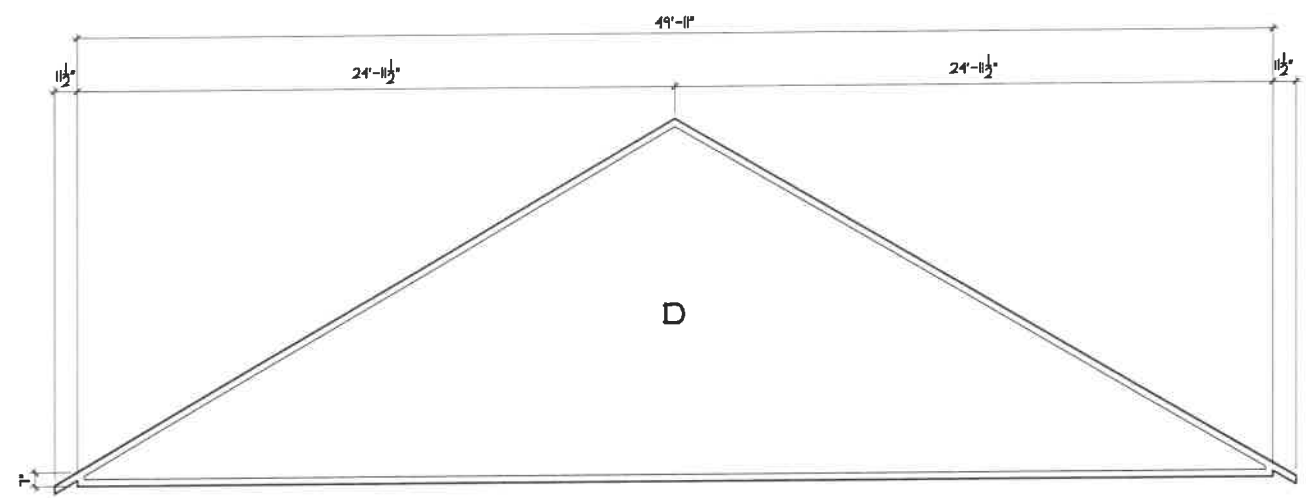
PROPOSED RESIDENCE
MADISON TOWNHOMES
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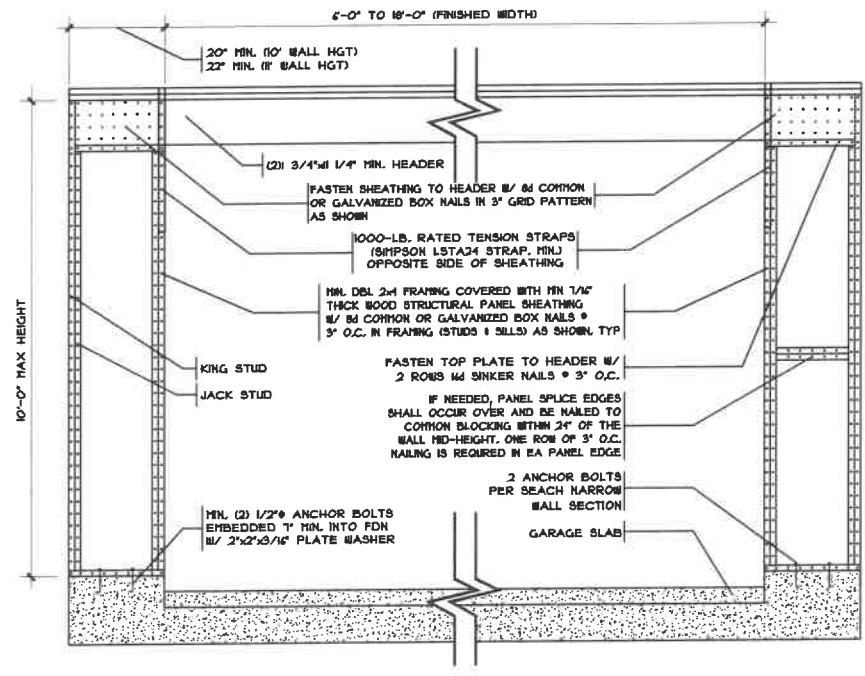
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DETAILS
 JOB : QCR1145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/19/21
 SHEET : 11 OF 14

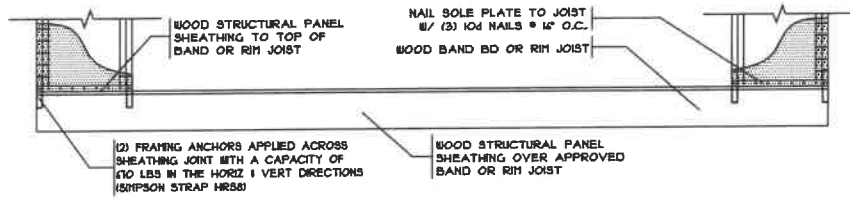
A6



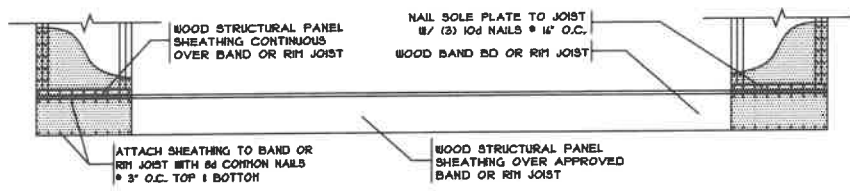
TRUSS PROFILES
SCALE: 1/8" = 1'-0"



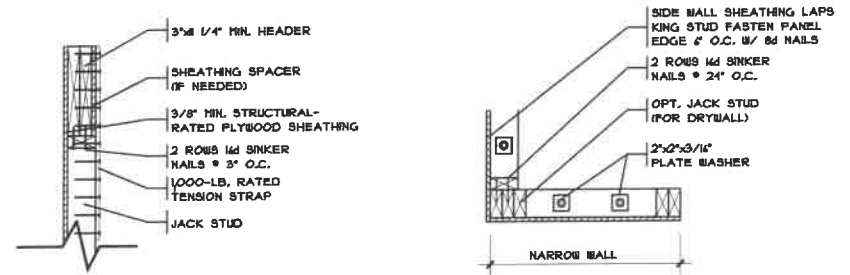
WALL OVER POURED FOUNDATION
SCALE: 1/4" = 1'-0"



WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0"
FRAMING ANCHOR OPTION



WALL OVER RAISED WOOD FLOOR
SCALE: 1/4" = 1'-0"
OVERLAP OPTION



SECTION
1" = 1'-0"

PLAN VIEW
1" = 1'-0"

METHOD CS-PF
CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
SCALE PER DETAIL Poured Wall Fdn

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RANDALL FLUKERD
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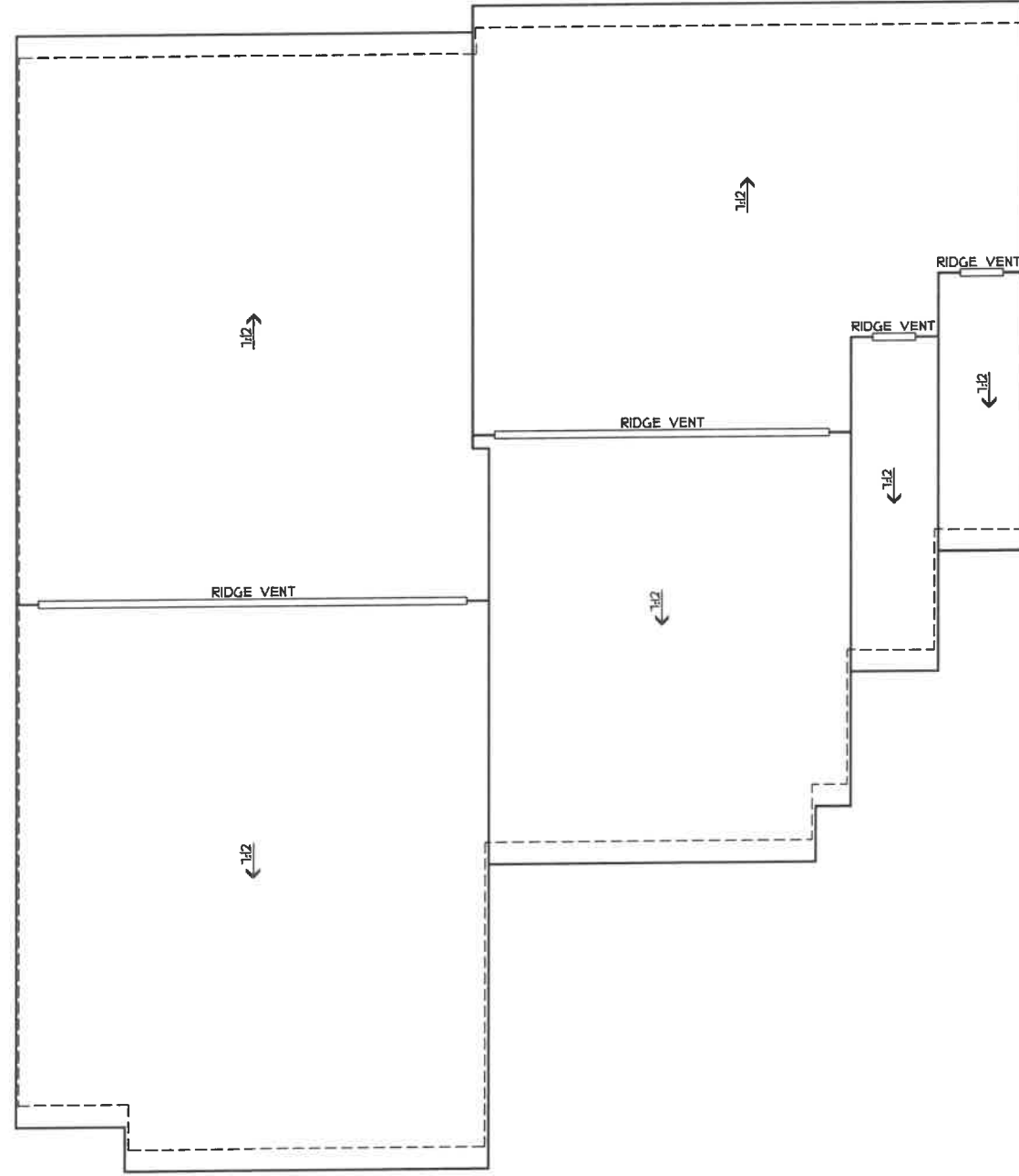
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BUILDING SEC.

JOB :	QCR19145
PLAN :	
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SHEET :	12 OF 14

A7



ROOF PLAN

SCALE: 1/8" = 1'-0"

UNIT #6

UNIT #7

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ROOF PLAN

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R1

GOVERNING CODE
 2011 OHIO BUILDING CODE USE GROUP R-3
 ENERGY EFFICIENCY COMPLIANCE - OHBA OPTION SECTION #12 - COMPLIANCE PATH #2

THESE PLANS ARE CONTRACTORS GUIDE PLANS ONLY. DESIGNER IS RESPONSIBLE FOR WORK ONLY AS SHOWN ON THE DRAWINGS, BASED ON IDEAL CONDITIONS. ANY SITE OR JOB CONDITIONS THAT MAY ARISE THAT CAUSE THE CONTRACTOR TO VARY FROM THE DRAWINGS SHALL BE HIS RESPONSIBILITY. THE DESIGNER IS IN NO WAY RESPONSIBLE FOR INSPECTION OF FIELD INSTALLATION NOR QUALITY OF CONSTRUCTION UNLESS SPECIFICALLY DIRECTED AND CONTRACTED FOR BY THE OWNER. ANY JOB CONDITIONS VARYING FROM THE DRAWINGS AS SHOWN ARE THE RESPONSIBILITY OF THE OWNER. OWNER AND/OR CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS ON THE CONTRACT DRAWINGS. ANY MODIFICATION OR ADJUSTMENT BY OWNER/SUB CONTRACTOR RESULTANT FROM ERROR OR OMISSION SHALL NOT BE RESPONSIBILITY OF DESIGNER.

- DO NOT SCALE DRAWINGS.
- ALL SHELVING SHALL BE 12" DEEP UNLESS OTHERWISE NOTED. ALL LINEN CLOSETS AND PANTRIES SHALL HAVE (5) SHELVES.
- DIMENSION NOTES:
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATIONS WALLS, UNLESS OTHERWISE NOTED. OSB CONTINUOUS SHEATHING, CS-PF AND CS-WSP BRACING METHOD.
 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - ALL INTERIOR WALLS ARE 2X4 STUDS @ 16" O.C. (3 1/2") UNLESS OTHERWISE NOTED.
- ALL SILL PLATES TO BE PRESSURE TREATED AND BOLTED TO FOUNDATION OR ATTACHED WITH ANOTHER APPROVED ANCHORING METHOD. MINIMUM FOUNDATION SILL PLATE ANCHORAGE & REINFORCEMENT SCHEDULE (PER TABLES 404.2.18) & 404.2.19)

FOUNDATION WALL HEIGHT	FOUNDATION THICKNESS	MAXIMUM BACKFILL	MAXIMUM ANCHOR BOLT SPACING	MINIMUM FOOTING SIZE	VERTICAL STEEL	HORIZONTAL STEEL
7' AND LESS	8"	5'	40"	20"x8"D	N/R	
8'	8"	4'		20"x8"D	5#43'/4#28'	
8'	8"	7'	72"	20"x8"D	6#43'/4#20'	(2)#4 TOP @ 48"
9'	8"	5'	32"	20"x8"D	N/R	
9'	8"	8'		20"x8"D	6#29'/4#13'	
8'	10"	8'	36"	22"x8"D	6#44'/4#20'	(2)#4 12" TOP @ 48"
9'	10"	8'	36"	22"x8"D	6#39'/4#18'	(3)#4 12" TOP @ 1/2 PTS.
10'	10"	8'		22"x8"D	6#35'/4#16'	
10'	10"	9'		22"x8"D	6#21'/4#12'	

*THE MIN. THICKNESS IS PERMITTED TO BE REDUCED BY 2", PROVIDED THAT THE MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE IS 4,000 PSI. 1/2" DIAMETER BOLTS OR STRAPS TO BE 12" FROM CORNERS, EMBED A MINIMUM OF 1" INTO POURED CONCRETE, 15" MINIMUM INTO CONCRETE BLOCK WALLS. ALL SILL PLATES TO REST ON A CONTINUOUS SILL SEALER.

- DESIGN LIVE LOADS ARE AS FOLLOWS (P.S.F.): (MAX DEF. FLOORS & STRUCT. MEMBERS = L/360, WALLS = H/240, ROOF = L/240)
 - EXTERIOR BALCONIES AND DECKS 40#LL / 10#DL / SQ. FT.
 - LIVING AREAS (EXCEPT SLEEPING AREAS) 40#LL / 10#DL / SQ. FT.
 - STAIRS 40#LL / 10#DL / SQ. FT.
 - ATTICS: LIMITED ATTIC STORAGE. NO STORAGE 20#LL / 10#DL / SQ. FT.
 - SLEEPING AREAS. 10# LL / 10#DL / SQ. FT.
 - GARAGES (PASSENGER CARS ONLY) 30#LL / 10#DL / SQ. FT.
 - WIND 115 MPH
 - ROOF 20#LL / 25#DL / SQ. FT.
 - GUARDRAILS AND HANDRAILS 200 #/CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT AT GUARD TOP
 - GUARDRAIL INFILL 50 #/ SQ. FT.
- TERMITE PROTECTION SHALL BE PROVIDED BY:
 - SOIL POISONING OF THE ENTIRE EXCAVATED AREA UTILIZING A CHEMICAL TREATMENT OF SUCH MATERIAL THAT THE TEST RESULTS MEET A 5 YEAR TEST CONDUCTED BY THE U.S. FOREST SERVICE.
 - A COMBINATION OF CONCRETE FOUNDATION WALLS AND TREATED WOOD, LUMBER AND PLYWOOD, PROPERLY IDENTIFIED, AND LABELED.
- EXTERIOR AND FOUNDATION WALL PANELS OF FRAME CONSTRUCTION SHALL BE BRACED WITH APPROVED STRUCTURAL SHEATHING, DX4 LET IN BRACES, OR APPROVED METAL STRAP DEVICES. METAL STRAPS TO BE SIMPSON #CUB 104 1/4 GAUGE GALVANIZED METAL CORNER BRACING.
- LINTEL SCHEDULE:

SIZE OF ANGLE	MASONRY OPENINGS		
	NO STORY ABOVE	1 STORY ABOVE	2 STORY ABOVE
3X3X1/2	6'-0"	3'-6"	3'-0"
4X3X1/2	8'-0"	5'-0"	3'-0"
6X3X1/2	14'-0"	8'-0"	3'-6"
1TX4X1/2	16'-0" WIDE GARAGE DOOR OPENINGS		

HEADER SCHEDULE:	
(2)2X10'S #1 SYP, UNLESS OTHERWISE NOTED	
HEADERS (2X4 STUDS PARTITIONS) SYP #1 1,700,000	HEADERS (2X4 STUDS PARTITIONS) SYP #1 1,700,000
SPANS TO 6'-0" (3)2X12'S 1/2" PLYWOOD SPACERS	SPANS TO 6'-0" (2)2X12'S 1/2" PLYWOOD SPACERS
SPANS 6'-0" TO 9'-0" (3)2X12'S 1/2" PLYWOOD PLATE	SPANS 6'-0" TO 9'-0" (2)2X12'S 1/2" PLYWOOD PLATE
SPANS 9'-0" AND LARGER PER PLAN	SPANS 9'-0" AND LARGER PER PLAN

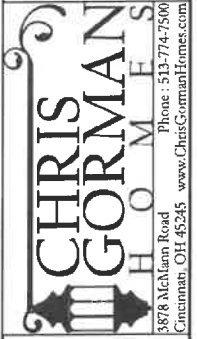
- ALL SMOKE DET./CO SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL UTILIZE PHOTOELECTRIC AND IONIZATION TECHNOLOGIES AND RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACK-UP. SMOKE DETECTORS REQUIRED IN THE VICINITY OF BEDROOMS SHALL UTILIZE PHOTOELECTRIC TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED. SMOKE DETECTOR LOCATION AS SHOWN PER PLANS. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE IMMEDIATE VICINITY OF BEDROOMS. DEVICES MAY BE SEPARATE PLUG-IN DEVICES.
- VENT ALL BATH FANS TO OUTSIDE. MIN 50 CFM, OR HIGHER PER ENERGY REPORT.
- MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (FC) @ 28 DAYS PSI. OWNER SHALL VERIFY SOIL CONDITION AT SITE. FOUNDATION DESIGNED FOR SOIL BEARING CAPACITY OF 1500 PSF. TYPE OF LOCATIONS OF CONCRETE CONSTRUCTION.

BSMT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	WEATHERING POTENTIAL
BSMT SLABS AND INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	3,000 (1)
BSMT WALLS, FOUNDATIONS WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER	2,500 (1)
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS.	3,000 (2)
	4,500 (2)

- CONCRETE IN THESE LOCATIONS WHICH MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE
- CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (% BY VOLUME OF CONCRETE) SHALL BE NOT LESS THAN 5% OR MORE THAN 7%
- FOUNDATION WALLS SHALL EXTEND AT LEAST 12" ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS. WHERE MASONRY VENEER IS USED, FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 4" INCHES ABOVE THE FINISHED GRADE.
- CRAWL SPACES UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. MINIMUM 4" BASE OF GRAVEL WITH AN .004 MILL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" IN REQUIRED IN ALL CRAWL SPACES.
- FOUNDATION WALLS OF HABITABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH BITUMINOUS COATING.
- SLABS SHALL BE CONSTRUCTED WITH CONTROL JOINTS HAVING A DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS, AND JOINTS SHALL BE SPACED AT INTERVALS NOT MORE THAN 20 FEET IN EACH DIRECTION.
- STUDS SHALL BE A MINIMUM NO. 3 OR STANDARD STUD GRADE LUMBER. (SPF 1200,000) NONBEARING STUDS OR BEARING STUDS NOT SUPPORTING FLOORS MAY BE UTILITY GRADE LUMBER, PROVIDED THAT STUDS ARE SPACED 16" ON CENTER MAXIMUM.
- STRUCTURAL WOOD FLOOR JOIST AND RAFTERS 2X4 OR LARGER SHALL BE SYP#1-1700,000.
- ALL WOOD TRUSSES TO BE SHOP ENGINEERED AND FABRICATED TO MEET ALL CODES REQUIREMENTS. APPLICANT SHALL SUBMIT TRUSS DESIGN DATA (IE MANUFACTURER SPECIES/GRADE, AND ENGINEERS' SEALED DRAWINGS) FOR BUILDING INSPECTOR APPROVAL AT THE FRAMING INSPECTION. TRUSSES SHALL BE BRACED PER TRUSS MFR. 1 WALLS BLOCKED FOR BRG. TO SOLID BRG. PER MFR. UNLESS OTHERWISE NOTED. TRUSSES ARE NOT TO BE USED FOR STORAGE-WEB CONFIGURATION NOT TO ALLOW 42"x24" RECTANGLE TO PASS THRU. BOTTOM CHORDS OF ALL TRUSSES SHALL BE DESIGNED FOR A MINIMUM DEAD LOAD OF 10 P.S.F.-AN ADDITIONAL 5 P.S.F. SHALL BE ADDED FOR CEILING DEAD LOAD. TRUSSES TO BE CONNECTED TO WALL PLATES BY APPROVED CONNECTORS, SIMPSON H2.5A OR EQ. MIN. UPLIFT RESIST 175#
- NOTCHES IN EXTERIOR WALLS OR BEARING WALL STUDS ARE NOT TO EXCEED ONE-FORTH OF THE STUD WIDTH. NOTCHES IN NON LOAD BEARING PARTITIONS SHALL NOT EXCEED 40 PERCENT OF THE STUD WIDTH. NOTCH WALL PLATES SHALL CONFORM W/ 404.1. NOTCHES IN FLOOR JOISTS AND ROOF RAFTERS SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER ARE NOT TO EXCEED ONE-SIXTH OF THE MEMBER DEPTH. HOLES SHALL NOT BE BORED LARGER THAN ONE-THIRD OF THE MEMBER DEPTH, OR WITHIN TWO INCHES OF THE TOP OF BOTTOM OF THE MEMBER OR WITHIN TWO FEET OF BEARING. NO HOLES OR NOTCHES ARE ALLOWED IN BEAMS UNLESS APPROVED BY "SABO DESIGN ASSOCIATES."
- FIRE STOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITION, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP & COVE CEILINGS, ETC.:
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITH NON COMBUSTIBLE MATERIALS.
- MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION- RESISTANT METAL TIES NOT LESS THAN NO. 22 US GAUGE BY 1/8" WIDE. CORRUGATED. EACH TIE TO BE 16" ON CENTER HORIZONTALLY AND 24" ON CENTER VERTICALLY. MASONRY VENEER SHALL HAVE MINIMUM ONE TIE PER 2.1 SQ. FT. OF WALL AREA. WALL OPGS. GREATER THAN 16" SHALL HAVE ANCHOR TIES MAX. 36" O.C. AROUND OPG. AND WITHIN 12" OF THE WALL OPG.
- EGRESS - ALL BDRM WINDOWS SHALL PROVIDE A MIN. CLEAR OPG. OF 20" MIN. WIDTH, 24" MIN. HT.- 5.0 SQ. FT. AT GRADE LEVEL. 5.1 SQ. FT. ELSEWHERE- 44" MAX. A.F.F.
- PRE-FAB. FIREPLACE UNITS IF INCLUDED ON PLANS; SUPPLY COMBUSTIBLE AIR AS REQUIRED BY MANUFACTURER. CONTRACTOR TO INSTALL PROTECTIVE TOUCH COVER OVER FLUE WHEN FLUE IS 6" OR LESS TO GRADE/DECK/PORCH.
- HANDRAILS SHOULD BE 34" ABOVE NOSING OF TREAD AND BE 2 1/4" MAX. DIAMETER GRIPPABLE. RAILINGS TO BE TERMINATED AT POST. RETURNED TO WALL. OR HAVE SAFETY TERMINATION AT ENDS.
- STAIRS TO MIN. 36" WIDE. TREADS TO BE MIN 9" DEEP WITH 1" NOSING. TREAD NOSING TO HAVE EASED EDGES. RISERS TO BE MAX. 8 1/4" AND 6" MIN.- OPEN RISER STAIRS (DECK) TO NOT ALLOW PASSAGE OF 4" DIA. SPHERE. ALL STAIRS, INTERIOR AND EXTERIOR- TO BE ARTIFICIALLY ILLUMINATED AT STEPS AND LANDINGS.
- MICROLLAM BEAM DESIGN BASE VALUES ARE: Fb=2,400 P.S.I. Fv=285 P.S.I. E=1,900,000 P.S.I. Fb VALUES MAY BE LESS THAN 2,400 P.S.I. FOR BEAM SIZES GREATER THAN 12" TALL. VERIFY SPECS WITH MFR. MEMBERS WITH EQUAL OR GREATER DESIGN VALUES MAY BE SUBSTITUTED. MINIMUM (3) CRIPPLE STUDS AT EACH END UNLESS OTHERWISE NOTED ON PLAN
- ENERGY CONSERVATION- EXTERIOR WALLS R-13, ROOFS R-49, BASEMENT WALLS (FULL HEIGHT OF WALLS) R-10 CONTINUOUS/ R-13 CAVITY. FLOORS (OVER UNCONDITIONED SPACE) R-30, SLAB EDGE (TOP OF SLAB, DOWN 24") R-10. GLAZING U=0.32 MAX. THERMOSTAT IS TO BE PROGRAMMABLE.
- CONTRACTOR TO PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH HABITABLE ROOM WITHOUT OUTDOOR VENTILATION OR PROVIDE A WHOLE HOUSE VENTILATION SYSTEM CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (1.08 L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM. CONTRACTOR WILL PROVIDE AN APPROVED ELECTRICAL SYSTEM CAPABLE OF PROVIDING ARTIFICIAL LIGHT TO PRODUCE AN AVERAGE ILLUMINATION OF 4 FOOTCANDLES (44 LUX) AT A HEIGHT OF 30 INCHES (1221MM) ABOVE THE FLOOR LEVEL OVER THE AREA OF EACH HABITABLE ROOM WITH GLAZED AREAS LESS THAN 8% OF THE HABITABLE ROOM'S FLOOR AREA.
- DRYER EXHAUST TO BE INDEPENDENT OF ALL OTHER SYSTEMS. SHALL CONVEY MOISTURE TO THE OUTDOORS AND TERMINATE TO THE EXTERIOR OF THE BUILDING. EXHAUST DUCTS TO BE INSTALLED PER DRYER MANUFACTURERS SPECIFICATIONS. DUCTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPER AND CONSTRUCTED OF MIN. 0.01" THICK RIGID METAL DUCT HAVING SMOOTH INTERIOR SURFACE WITH JOISTS RUNNING IN DIRECTION OF AIR FLOW. FLEXIBLE DUCT TO BE LIMITED TO SINGLE LENGTHS. NOT TO EXCEED 8 FT. DIAMETER OF THE EXHAUST DUCT SHALL BE AS REQUIRED BY THE DRYER MANUFACTURER SPECIFICATIONS, THE MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FT. FROM DRYER TO THE ROOF/WALL TERMINATION. MAX LENGTH SHALL BE REDUCED 25 FT. FOR EACH 45 BEND AD 5 FT. FOR EACH 90 BEND. (NOT INCLUDING THE TRANSITION DUCT). WHERE THE EXHAUST MUST EXCEED 25 FT. IN LENGTH, A LISTED AND LABELED CLOTHES DRYER BOOSTER FAN SHALL BE INSTALLED.
- ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBANT, IMPERVIOUS SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. WHERE THE DESIGN CALLS FOR A CUSTOM SIZE OR SHAPE OF SHOWER TO BE INSTALLED, UNLESS OTHERWISE NOTED, A MORTAR MUD PAN SHALL BE INSTALLED OVER A 40 MIL PVC PAN LINER. PAN LINER TO EXTEND UP THE SIDE WALL A MIN. OF 6" AND SHALL BE INSTALLED WITH APPROVED SHOWER PAN LINER ADHESIVE. MUD PAN SHALL BE SLOPED TO DRAIN.



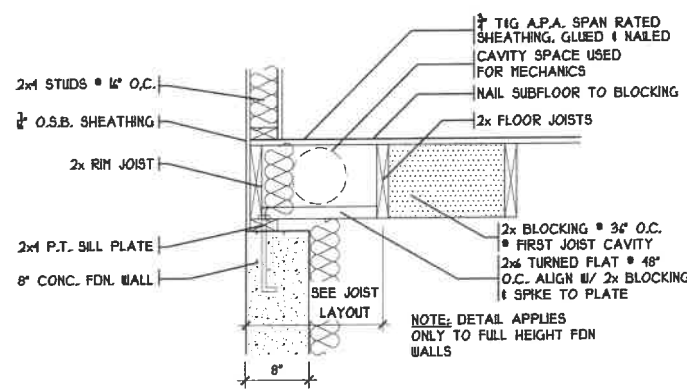
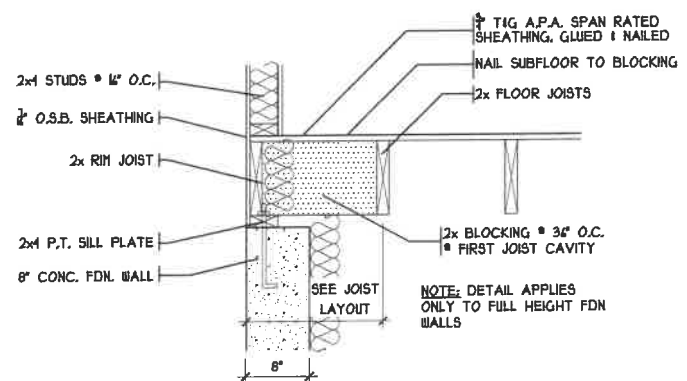
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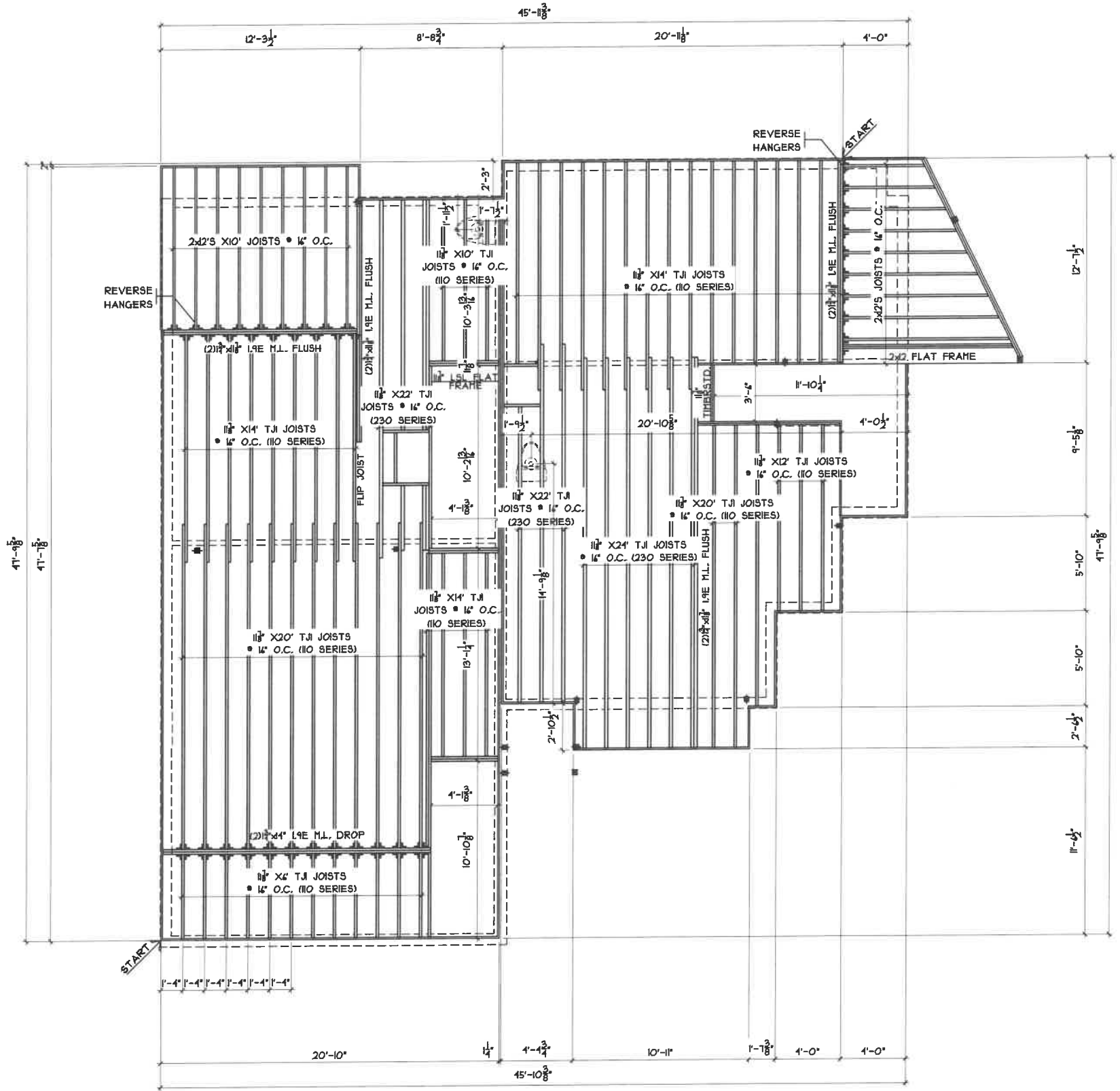
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GENERAL NOTES
 JOB : QCR19145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
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 SHEET : 14 OF 14

G1



FLOOR JOIST DETAILS
SCALE: 1/2" = 1'-0"



FIRST FLOOR JOIST LAYOUT
SCALE: 1/8" = 1'-0"

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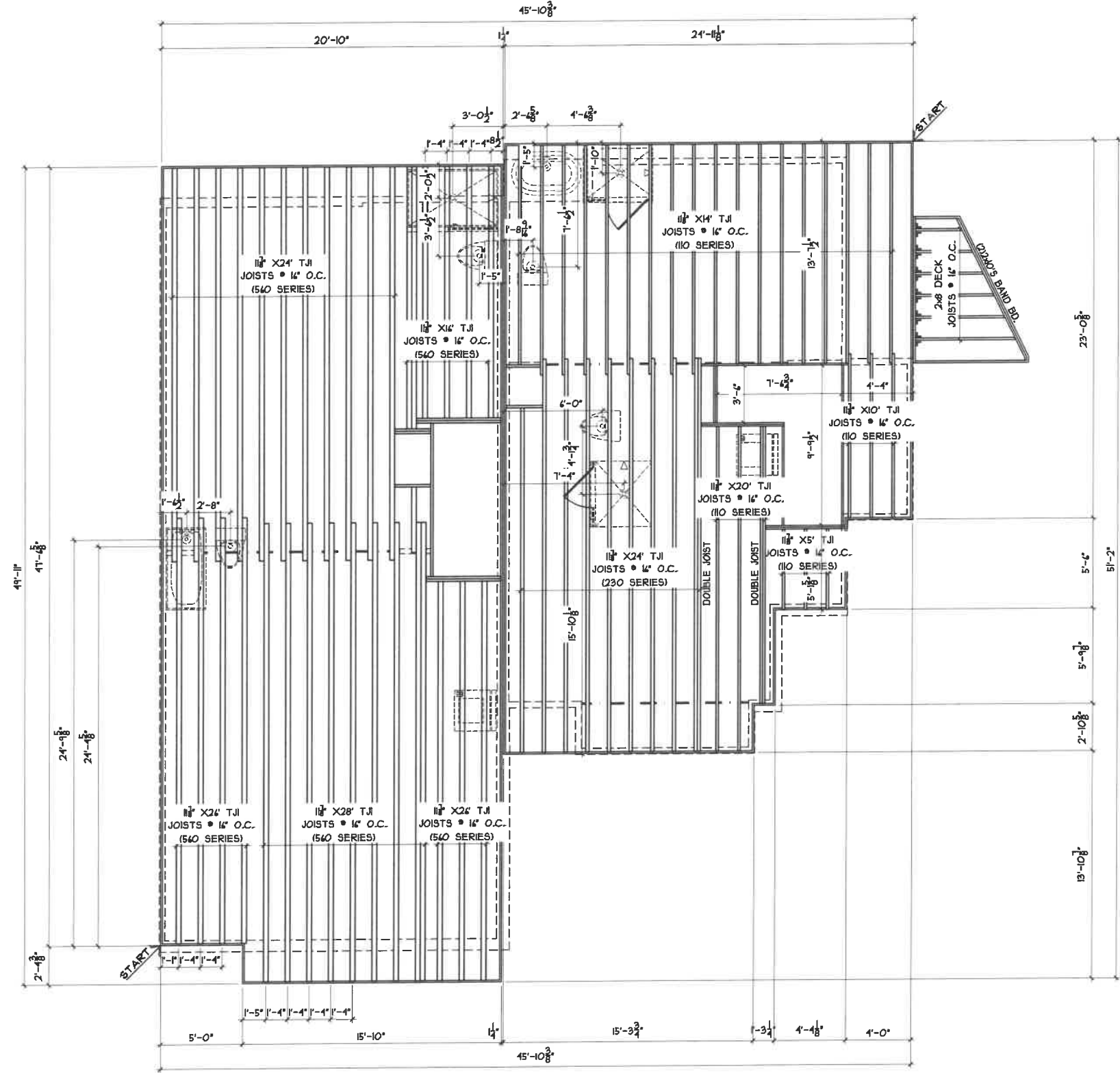
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FLOOR JOISTS

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S1



SECOND FLOOR JOIST LAYOUT

SCALE: 1/8" = 1'-0"

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FLOOR JOISTS

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REVISED	: 5/13/21
SHEET	: 52 OF 14

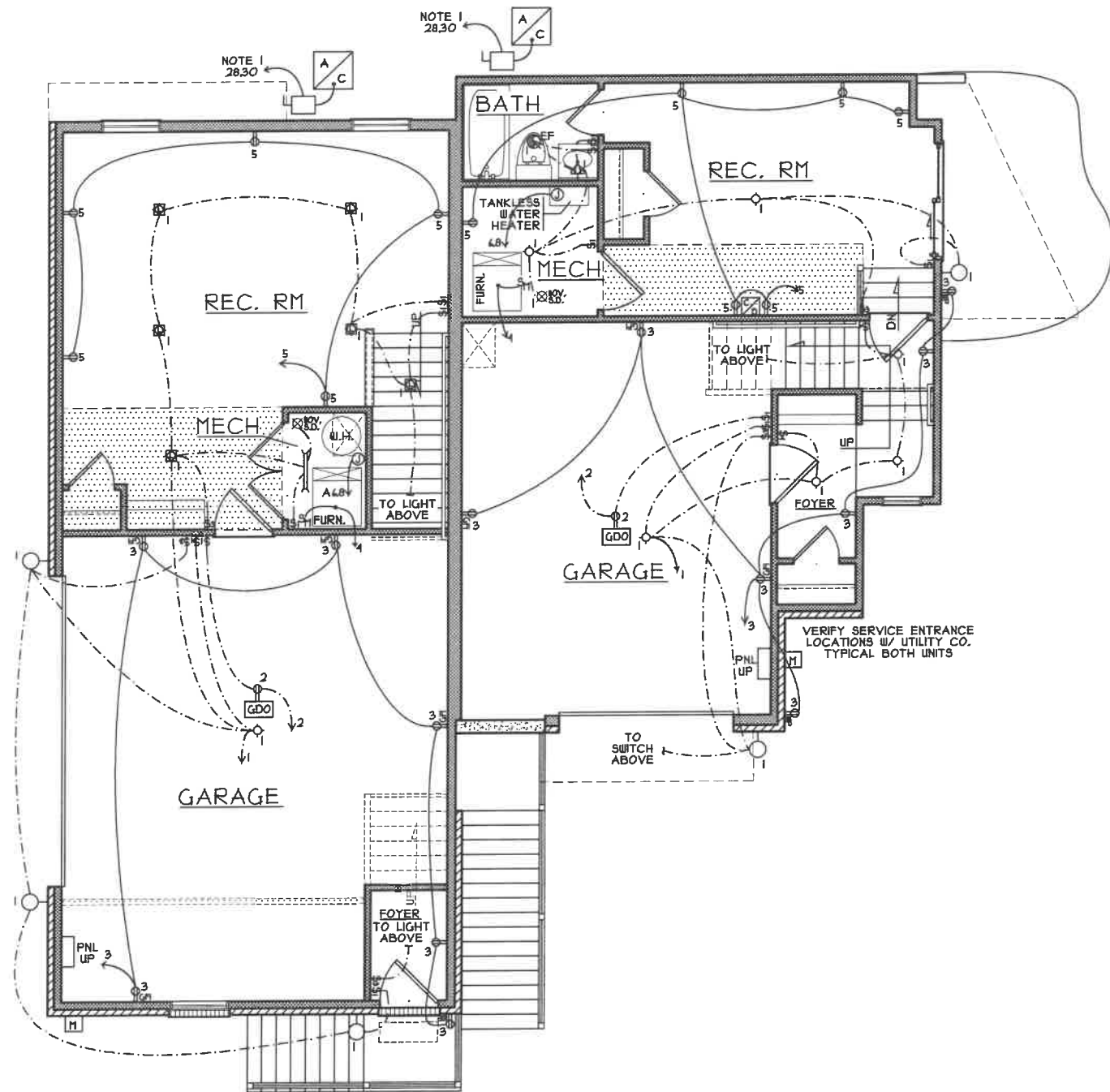
52

ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL CO-ORDINATE THE EXACT LOCATION OF ALL HVAC EQUIPMENT, (HVAC AND EXHAUST) WITH GENERAL CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION.
2. ANY REFERENCE TO ELECTRICAL, PLUMBING, AND HVAC CONTRACTORS, NOTED ON THESE DRAWINGS OR STATED IN THE SPECIFICATIONS SHALL NOT BE MISCONSTRUED AS AN INTENTION TO DEFINE SEPARATE CONTRACTORS FOR THE RESPECTIVE WORK. THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND PROVIDE A COMPLETE BUILDING WITH COMPLETE MECHANICAL, AND ELECTRICAL SYSTEMS, REGARDLESS OF ANY SPECIFICATION REFERENCES TO OTHER CONTRACTORS.

ELECTRICAL LEGEND

◇	LIGHT FIXTURE - PENDANT
◇ PC	LIGHT FIXTURE - PULL CHAIN
⊙	LIGHT FIXTURE - RECESSED
□	SHALLOW BOX LED
⊙	LIGHT FIXTURE - EYEBALL
○	EXTERIOR FIXTURE - WALL MOUNTED
○	INCANDESCENT FIXTURE - WALL MOUNTED
△	WALL SCENCE
○ H	LIGHT FIXTURE - HOCKEY PUCK
—	LIGHT FIXTURE - FLUORESCENT
—	UNDER CABINET LIGHT
□	EXHAUST FAN/LIGHT FIXTURE
□	TELEVISION OUTLET
□	UNIVERSAL OUTLET
⊙	TELEPHONE OUTLET
⊙	DUPLEX CONVENIENCE RECEPTACLE VISUAL SAFETY REQUIRED
⊙ D	DUPLEX CONVENIENCE RECEPTACLE DEDICATED
⊙ GFI	GROUND FAULT CIRCUIT INTERRUPT DUPLEX RECEPTACLE
⊙	DUPLEX CONVENIENCE RECEPTACLE WEATHER PROOF
⊙ LV	LOW VOLTAGE RECEPTACLE
⊙ 220	220 VOLT RECEPTACLE
⊙	SWITCH - SINGLE POLE
⊙	SWITCH - THREE WAY
⊙	SWITCH - FOUR WAY
⊙	SWITCH - DIMMER
⊙	SMOKE DETECTOR
⊙	CARBON MONOXIDE DETECTOR
⊙ EF	EXHAUST FAN
⊙ CRF	CONTINUOUS RUNNING FAN
⊙	CEILING FAN
⊙	THERMOSTAT
⊙ GDO	GARAGE DOOR OPENER
⊙	SPOT LIGHT
⊙	MANUAL MOTOR STARTER



UNIT #6 UNIT #7
LOWER LEVEL ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"

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 PUNKERD
 8857
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ELECTRIC PLANS
 JOB : QCR19145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/18/21
 SHEET : E1 OF 14

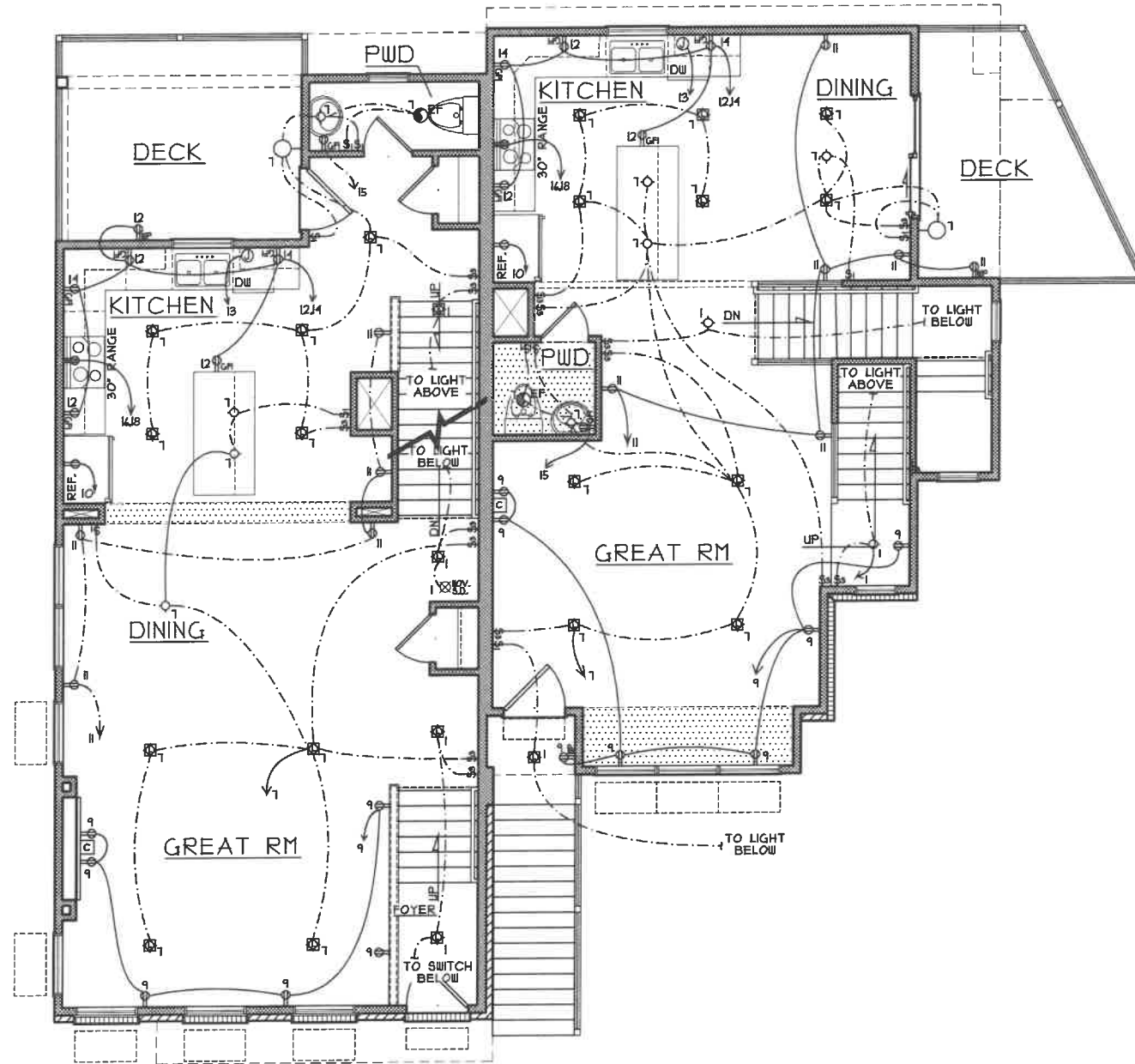
E1

ELECTRICAL NOTES

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ELECTRICAL LEGEND

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◇ PC	LIGHT FIXTURE - PULL CHAIN
□	LIGHT FIXTURE - RECESSED
□	SHALLOW BOX LED
⊙	LIGHT FIXTURE - EYEBALL
⊙	EXTERIOR FIXTURE - WALL MOUNTED
⊙	INCANDESCENT FIXTURE - WALL MOUNTED
△	WALL SCONCE
OH	LIGHT FIXTURE - HOCKEY PUCK
—	LIGHT FIXTURE - FLUORESCENT
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□	EXHAUST FAN/LIGHT FIXTURE
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⊕ 220	220 VOLT RECEPTACLE
↓	SWITCH - SINGLE POLE
↓	SWITCH - THREE WAY
↓	SWITCH - FOUR WAY
↓	SWITCH - DIMMER
⊗	SMOKE DETECTOR
⊗	CARBON MONOXIDE DETECTOR
⊕ EF	EXHAUST FAN
⊕ CRF	CONTINUOUS RUNNING FAN
⊕	CEILING FAN
⊕	THERMOSTAT
⊕ GDO	GARAGE DOOR OPENER
⊕	SPOT LIGHT
⊕	MANUAL MOTOR STARTER



UNIT #6 UNIT #1
FIRST FLOOR ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"

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 Exp. 12-31-2021

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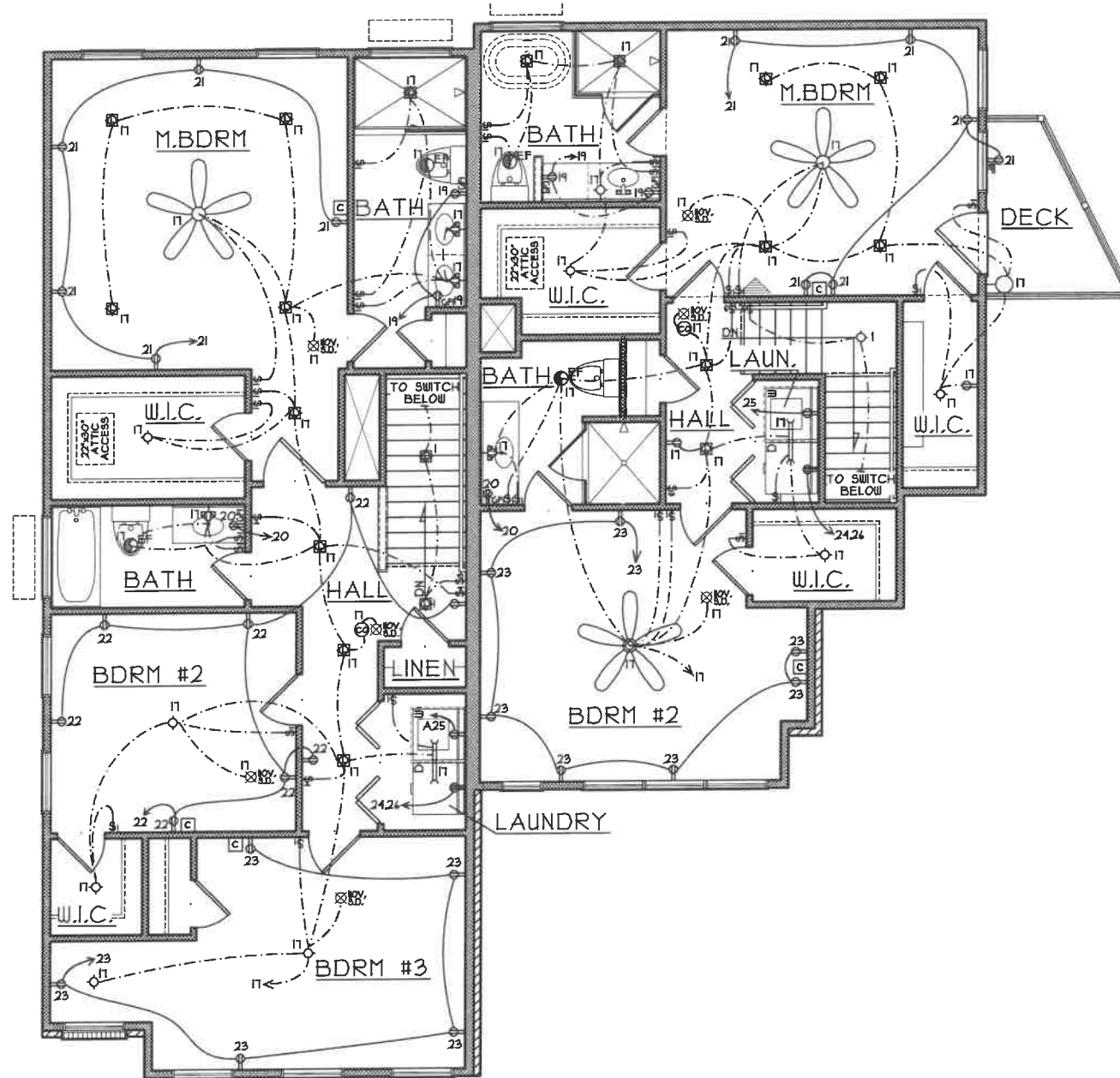
ELECTRIC PLANS
 JOB : QCR19145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/13/21
 SHEET : E2 OF 14

E2

ELECTRICAL NOTES

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ELECTRICAL LEGEND	
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⊙	LIGHT FIXTURE - PULL CHAIN
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⊞	SWITCH - DIMMER
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⊞	CARBON MONOXIDE DETECTOR
⊞	EXHAUST FAN
⊞	CONTINUOUS RUNNING FAN
⊞	CEILING FAN
⊞	THERMOSTAT
⊞	GARAGE DOOR OPENER
⊞	SPOT LIGHT
⊞	MANUAL MOTOR STARTER



UNIT #6 UNIT #7
SECOND FLOOR ELECTRICAL PLAN
 SCALE: 1/8" = 1'-0"

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 Randall Pilkard, R.A.
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ELECTRIC PLANS

JOB :	QCR19145
PLAN :	
DATE :	5/18/20
DRAWN :	CKB
SCALE :	AS NOTED
REVISED :	5/13/21
SHEET :	E3 OF 14

E3

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ELECTRICAL SPECIFICATIONS:

DESCRIPTION OF WORK: CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, APPLIANCES, EQUIPMENT, TOOLS, TRANSPORTATION, SUPERINTENDENCE AND SERVICES REQUIRED TO PROVIDE ELECTRICAL WORK AS SPECIFIED HEREIN, OR AS SHOWN ON THE DRAWINGS.

PERMITS, CODES, AND INSPECTIONS: CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS FROM LEGALLY AUTHORIZED AGENCY GOVERNING SUCH WORK OR BY A RECOGNIZED INSPECTION BUREAU APPROVED BY ARCHITECT OR ENGINEER.

INSTALLATION OF WORK: ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL AND LOCAL ELECTRICAL CODES, NATIONAL FIRE PROTECTION ASSOCIATION-NFPA 70, STANDARDS OF SAFETY, UTILITY COMPANY REQUIREMENTS AND NECA STANDARD OF INSTALLATION.

GUARANTEE: CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS ENTERING INTO CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. DATE OF ACCEPTANCE SHALL BE DATE OF VOUCHER FOR FINAL PAYMENT.

MATERIAL: MATERIALS, EQUIPMENT AND APPLIANCES SHALL BE NEW UNLESS INDICATED OTHERWISE. MATERIAL SHALL BEAR UNDERWRITER'S LABEL WHERE SUCH STANDARD HAS BEEN ESTABLISHED AND LISTED BY UNDERWRITER'S LABORATORIES, INC. MATERIAL, EQUIPMENT AND APPLIANCES SHALL CONFORM WITH LATEST INDUSTRY STANDARDS.

CUTTING AND PATCHING: PROVIDE NECESSARY CUTTING AND PATCHING TO INSTALL WORK. DO NOT CUT BEAMS WITHOUT VERIFYING WITH STRUCTURAL ENGINEER.

IDENTIFICATION: EQUIPMENT, PANELS, SPECIAL DEVICE PLATES AND SIMILAR MATERIAL SHALL BE CLEARLY MARKED, SIZE OF LETTERING AND WORDING TO BE APPROVED BY ARCHITECT/ENGINEER. PROVIDE TYPEWRITTEN DIRECTORIES IN PANELS AND WHERE OTHERWISE REQUIRED WITH CLEAR PLASTIC PROTECTION SHIELDS AND MOUNTED IN CARD HOLDER IN PANEL.

CLEANING AND TESTING: CLEAN ALL EQUIPMENT AND CONDUIT SYSTEMS, TEST COMPLETE ELECTRICAL SYSTEM FOR GROUNDS AND SHORT CIRCUITS BEFORE FINAL ACCEPTANCE IN ACCORDANCE WITH N.E.C. AND UTILITY COMPANY REQUIREMENTS.

ELECTRIC SERVICE: PROVIDE ELECTRICAL SERVICE AND DISTRIBUTION PANEL BOARDS AND BRANCH PANEL BOARDS AS INDICATED ON DRAWINGS. SEE POWER RISER DIAGRAM ON PLANS FOR FEEDER SIZE AND PANEL SCHEDULES FOR PANEL LOADING DATA.

GROUNDING: PROPERLY GROUND ALL ELECTRICAL SERVICES, SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH N.E.C. 250 REQUIREMENTS. MINIMUM SIZE GROUND WIRE SHALL BE #12 AWG.

DISTRIBUTION AND BRANCH PANEL BOARDS: REFER TO PANEL BOARDS SCHEDULES AND POWER RISER DIAGRAM ON DRAWINGS FOR SIZE, TYPE, AND MANUFACTURER INFORMATION. PROVIDE TYPEWRITTEN CIRCUIT DIRECTORY WITH HOLDER CARD AND PROTECTIVE SHIELD INSIDE DOOR OF PANEL.

CONDUIT AND FITTINGS: INSTALL WIRING IN CONDUIT, CONCEALED WHERE POSSIBLE MINIMUM SIZE CONDUIT SHALL BE 1/2 INCH IN SIZE, USE EMT GALVANIZED STEEL PER N.E.C. EXCEPT FOR MOTOR AND EQUIPMENT CONNECTIONS, USE 1/2 INCH FLEXIBLE WATERTIGHT CONDUIT WITH WATERTIGHT FITTINGS, CONDUITS BURIED BELOW GRADE, INSTALLED IN OR BELOW GROUND FLOOR SLAB, OR WHERE EXPOSED TO SEVERE PHYSICAL DAMAGE SHALL BE HEAVY WALL GALVANIZED STEEL WITH THREADED FITTINGS. SCHEDULE 40 PVC CONDUIT MAY BE USED BELOW GRADE AND FOR ELECTRICAL SERVICE ENTRANCE FEEDERS AND BRANCH RUNS AS PERMITTED BY N.E.C. (SEE NOTE UNDER WIRE DESCRIPTION).

OUTLET BOXES: PROVIDE OUTLET BOX FOR EACH WIRING DEVICE OR GROUP OF DEVICES, PER N.E.C. REQUIREMENTS.

WIRE: UNLESS OTHERWISE INDICATED, WIRE SHALL BE COPPER, RATED FOR 600 VOLTS, NOT SMALLER THAN #12 AWG, TYPE THHN/THWN. ALUMINUM WIRE MAY BE USED FOR SERVICE ENTRANCE FEEDERS AND AS FEEDERS TO BRANCH PANEL BOARDS, AS PER N.E.C. REQUIREMENTS. BRANCH CIRCUIT WIRING SHALL BE COPPER.

NOTE: TYPE AC OR MC CABLE MAY BE UTILIZED FOR FACILITY WIRING AS SPECIFICALLY NOTED IN THE N.E.C.

SWITCHES: SWITCHES SHALL BE SPECIFICATION GRADE, 20 AMPERE, AS MANUFACTURED BY HUBBELL, BRYANT, SLATER, OR LEVITON. MOUNT AT 48 INCHES ABOVE FINISHED FLOOR.

RECEPTACLES: DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE, 20 AMPERE, 125 VOLTS, 2 POLE, 3 WIRE, GROUNDING TYPE, NEMA 5-20R AS MANUFACTURED BY HUBBELL, BRYANT, SLATER, OR LEVITON. MOUNT AT 18 INCHES ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED ON DRAWINGS OR AS DIRECTED BY ARCHITECT OR OWNER. PROVIDE GROUND FAULT TYPE RECEPTACLE WHERE THE LETTERS 'GFI' ARE SHOWN ADJACENT TO A RECEPTACLE ON THE DRAWINGS.

COVER PLATES: COVER PLATES SHALL BE PLASTIC WITH ROUND HEAD SCREWS, FACTORY PUNCHED FOR PARTICULAR DEVICE TO BE INSTALLED. ARCHITECT OR OWNER TO SPECIFY COLOR.

DEVICE HEIGHTS: DUPLEX RECEPTACLES - FINISHED AREAS 18" A.F.F. WALL SWITCHES - 48" A.F.F. WALL TELEPHONE OUTLETS - 40" A.F.F. TELEPHONE OUTLETS - 18" A.F.F. (THE ABOVE DEVICE HEIGHTS SHALL BE STANDARD UNLESS NOTED OTHERWISE ON THE DRAWINGS)

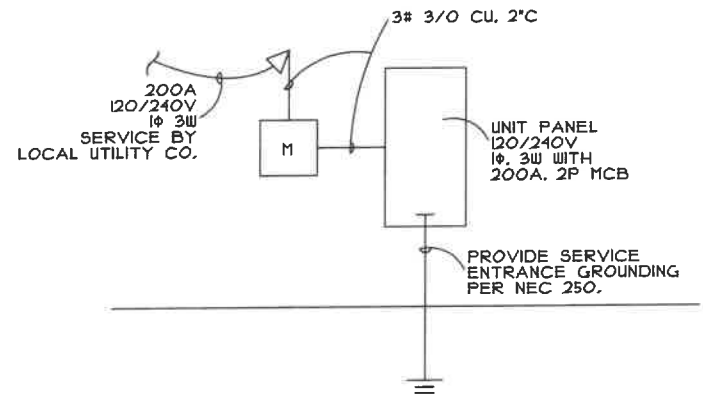
TELEPHONE SYSTEM: PROVIDE OUTLET WITH BLANK COVER PLATE AND 3/4 INCH CONDUIT WITH BUSHING AND PULL WIRE. STUB-CONDUIT UP ABOVE CEILING FOR TELEPHONE SYSTEM. TELEPHONE SYSTEM WIRING TO BE INSTALLED BY OTHERS.

MECHANICAL EQUIPMENT: EXHAUST FANS, CONDENSING UNITS, WATER HEATERS, FURNACES, ROOF TOP-UNITS, ETC. SHALL BE SUPPLIED AND INSTALLED BY THE MECHANICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECT SWITCHES, HACR BREAKER, AND POWER WIRING TO EQUIPMENT AS INDICATED ON THE DRAWINGS. ALL TEMPERATURE CONTROL WIRING SHALL BE PERFORMED BY THE TEMPERATURE CONTROL CONTRACTOR.

FIRE ALARM SYSTEM: (IF REQUIRED BY CODES) A COMPLETE AND OPERABLE FIRE ALARM SYSTEM CONSISTING OF MANUAL PULL STATIONS, SMOKE AND OR HEAT DETECTORS, OR COMBINATION SMOKE/ HEAT DETECTORS AUDIO-VISUAL HORNS, STROBES, MAIN CONTROL PANEL, END OF LINE RESISTORS, WIRING ETC. SHALL BE INSTALLED PER N.F.P.A. REQUIREMENTS. FIRE ALARM SYSTEM DRAWINGS SHALL BE PREPARED BY THE FIRE ALARM MANUFACTURER AND SYSTEM PRIOR TO INSTALLATION. MANUFACTURER SHALL BE SIMPLEX, HONEYWELL, OR APPROVED EQUAL.

NEW PANEL												
PANEL: UP			VOLTAGE: 120/240		AMP:		PHASE: 1		WIRE: 3 S.N.			
LOCATION: SEE PLANS MFG: SQUARE D OR EQUAL TYPE: - TYPE OF MAINS: FEEDER: 3# 3/0 CU, 1#6G, 2"C.						NOTE: - AIC RATING: 10,000 GROUND BUS: COPPER MOUNTING: - FED FROM: UTILITY CO. XFMR						
CKT NO.	BRKR OPTIONS	SERVICE DESCRIPTION	CIR WATTS	BRKR		LOAD		BRKR	CIR WATTS	SERVICE DESCRIPTION	BRKR OPTIONS	CKT NO.
				A	P	A	B					
1		LIGHTING	600	20	I	1100		I	20	500	GARAGE OPENER	2
3		RECEPTS	1080	20	I		2880	I	20	1800	FURNACE	4
5		RECEPTS	900	20	I	3150		2	30	2250	WATER HEATER	6
7		LIGHTING	600	20	I		2850	I	I	2250	1 #10 WIRE	8
9		RECEPTS	1080	20	2	1880		I	20	800	REFRIGERATOR	10
11		RECEPTS	900	20	I		2400	I	20	1500	KITCHEN RECPTS.	12
13		DISHWASHER	800	20	I	2300		I	20	1500	KITCHEN RECPTS.	14
15		BATHRM RECPT.	180	20	I		4980	2	50	4800	RANGE	16
17		LIGHTING	800	20	I	5600		I	I	4800	1 #6 WIRE	18
19		BATH RM RECPT.	360	20	I		540	I	20	180	BATH RM RECPTS	20
21		LIGHTING	900	20	I	2160		I	20	1260	RECEPTS	22
23		BATH RM RECPTS.	900	20	I		3400	2	30	2500	DRYER	24
25		RECEPTS	1500	20	I	4000		I	I	2500	1 #10 WIRE	26
27		RECEPTS	-	20	I		5760	2	60	5760	AC UNIT	28
29		WASHER	-	20	I	5760		I	I	5760	1 #6 WIRE	30
31		SPARE	-	20	I		-	-	-	-	SPACE	32
33		SPARE	-	20	I		-	-	-	-		34
35		SPACE	-	-	-		-	-	-	-		36
37			-	-	-		-	-	-	-		38
39			-	-	-		-	-	-	-		40
41			-	-	-		-	-	-	-		42
PHASE TOTALS:			25,950	22,810								
TOTAL WATTS:			48,760	TOTAL AMPS:	203							
BREAKER OPTIONS:												
AS - POWERLINK AS BREAKER					GFCI - GROUND FAULT CIRCUIT INTERRUPTER							
LO - HANDLE LOCK-ON DEVICE					HACR - HEATING, A/C & REFRIGERATION							
ST - SHUNT TRIP TYPE					SF - SUBFEED							
AUX - AUXILIARY CONTACTS					ACF - ARC FAULT BREAKER							
EX - SHALL REUSE EXISTING CIRCUIT BREAKER					N - PROVIDE NEW CIRCUIT BREAKER AS INDICATED IN EXISTING SPACE							

NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE GFCI AND ARC FAULT BREAKERS AND DEVICES PER N.E.C. REQUIREMENTS.
SEE DWELLING UNIT FEEDER CALCULATIONS



POWER RISER DIAGRAM TYPICAL FOR UNIT 6 AND UNIT 7
SCALE: 1/8" = 1'-0"

DWELLING UNIT FEEDERS - NEC 220	PART IV LOAD CALCS. 1Ø, 120/240V, 60HZ	PER 2017 NEC
LIGHTS & POWER - LARGEST UNIT	2196 FT X 3.0 W FT X 125% = 8.24 KVA	ART 220.82 B1
LAUNDRY BRANCH CIRCUIT - WASHER	1 EA X 1.5 KVA X 100% = 1.50 KVA	ART 220.82 B2
POWER KITCHEN SMALL APPLIANCES	2 EA X 1.5 KVA X 100% = 3.00 KVA	ART 220.82 B2
EQUIPMENT - DISHWASHER	1 EA X 1.5 KVA X 100% = 1.50 KVA	ART 220.82 B3a
EQUIPMENT - GARBAGE DISPOSAL	1 EA X 1.5 KVA X 100% = 1.50 KVA	ART 220.82 B3a
EQUIPMENT - ELECTRIC RANGE	1 EA X 9.6 KVA X 100% = 9.60 KVA	ART 220.82 B3b
EQUIPMENT - ELECTRIC CLOTHES DRYER	1 EA X 5.0 KVA X 100% = 5.00 KVA	ART 220.82 B3c
EQUIPMENT - WATER HEATER	1 EA X 4.5 KVA X 100% = 4.50 KVA	ART 220.82 B3d
	SUBTOTAL = 34.84 KVA	
FIRST 10 KVA	10.00 KVA X 100% = 10.00 KVA	TABLE 220.82 B
REMAINDER	24.84 KVA X 40% = 10.00 KVA	TABLE 220.82 B
	SUBTOTAL = 19.94 KVA	
EQUIPMENT - HVAC CONDENSING UNIT	1 EA X 4 TON X 2.2 KVA/TON = 8.80 KVA	ART 220.82(C)3
EQUIPMENT - HVAC GAS FURNACE UNIT	1 EA X 1.8 KVA/EA X 65% = 1.17 KVA	ART 220.82(C)3
	TOTAL CALCULATED LOAD = 30.44 KVA	
	AMPACITY REQUIRED = 127A.	
	AMPACITY PROVIDED = 200A.	



PROPOSED RESIDENCE
MADISON TOWNHOMES
2960 MADISON ROAD
CINCINNATI, OHIO
CITY OF CINCINNATI



ELECTRIC
JOB : QCR19145
PLAN :
DATE : 5/18/20
DRAWN : CKB
SCALE : AS NOTED
REVISED : 5/19/21
SHEET : E3 OF 14

E4

SPECIFICATIONS:

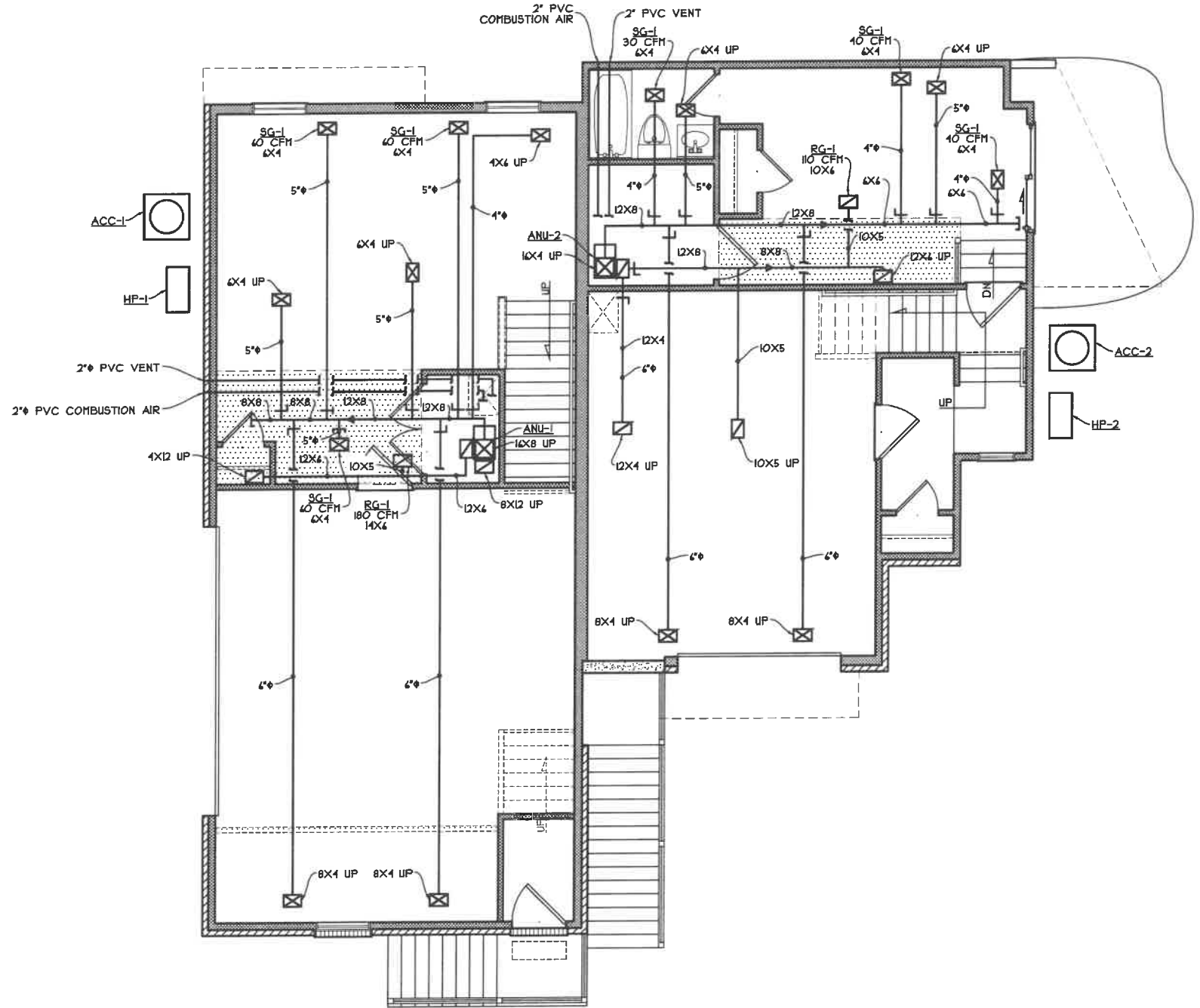
- AHU-1 CARRIER HIGH EFFICIENT FURNACE MODEL 58 MXA 040-08, 40,000 BTUH IN/54,000 BTUH OUT HEATING, 24,000 BTUH COOLING WITH DX COIL, 15/1/40, 1/2 H.P. MIN. UNIT AMPS 4.1 MAX CKT BRK 15 AMP. OR APPROVED EQUAL
- ACC-1 CARRIER MODEL NO. 24ABB324, 2 TON CAPACITY, 208-230/1/40, MIN. UNIT AMPS 11.4 MAX CKT BRK 25 AMPS, OR APPROVED EQUAL
- AHU-2 CARRIER HIGH EFFICIENT FURNACE MODEL 58 MXA 040-08, 40,000 BTUH IN/54,000 BTUH OUT HEATING, 18,000 BTUH COOLING WITH DX COIL, 15/1/40, 1/2 H.P. MIN. UNIT AMPS 4.1 MAX CKT BRK 15 AMP. OR APPROVED EQUAL
- ACC-2 CARRIER MODEL NO. 24ABB318, 1/2 TON CAPACITY, 208-230/1/40, MIN. UNIT AMPS 11.8 MAX CKT BRK 20 AMP, OR APPROVED EQUAL
- HP-1 & HP-2 DAIKIN MINI SPLIT HEAT PUMP OUT DOOR UNIT 41X334RHVJU, 34,000 BTUH COOLING, 34,000 BTUH HEATING, 208-230/1/40, MCA 23.9, MAX CRT BRK 25 AMP.
- WC-1 & WC-4 DANKIN INDOOR UNIT FTX518LVJU 18,000 BTUH COOLING, 21,600 BTUH HEATING 208-230/1/40, 7.1 AMPS.
- WC-2, WC-3, WC-5 & WC-6 DANKIN INDOOR UNIT FTX509LVJU 9,000 BTUH COOLING, 12,600 BTUH HEATING 208-230/1/40, 3.4 AMPS.

MECHANICAL LEGEND

	SUPPLY GRILLE SUPPLIED WITH ADJUSTABLE DAMPER THROUGH THE FACE OF THE GRILLE
	RETURN/EXHAUST GRILLE SUPPLIED WITH ADJUSTABLE DAMPER THROUGH THE FACE OF THE GRILLE
	DUCT SIZE CHANGE
	THERMOSTAT MTD 5'-0" ABOVE F.F.
SG	SUPPLY GRILLE
RG	RETURN GRILLE
HP	HEAT PUMP
ACC-1	AIR COOLED CONDENSER
WC	WALL CASSETTE
	END OF DUCT
	BALANCING AIR DAMPER

AIR BALANCE SCHEDULE

MARK	SUPPLY CFM	RETURN CFM
AHU-1	800	800
AHU-2	400	400



UNIT #6
UNIT #7
FINISHED LOWER LEVEL HVAC LAYOUT

SCALE: 1/8" = 1'-0"

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Randall Plunkert, R.A.
Lic. # 8557
Exp. 12-31-2021

PROPOSED RESIDENCE
MADISON TOWNHOMES
2960 MADISON ROAD
CINCINNATI, OHIO
CITY OF CINCINNATI

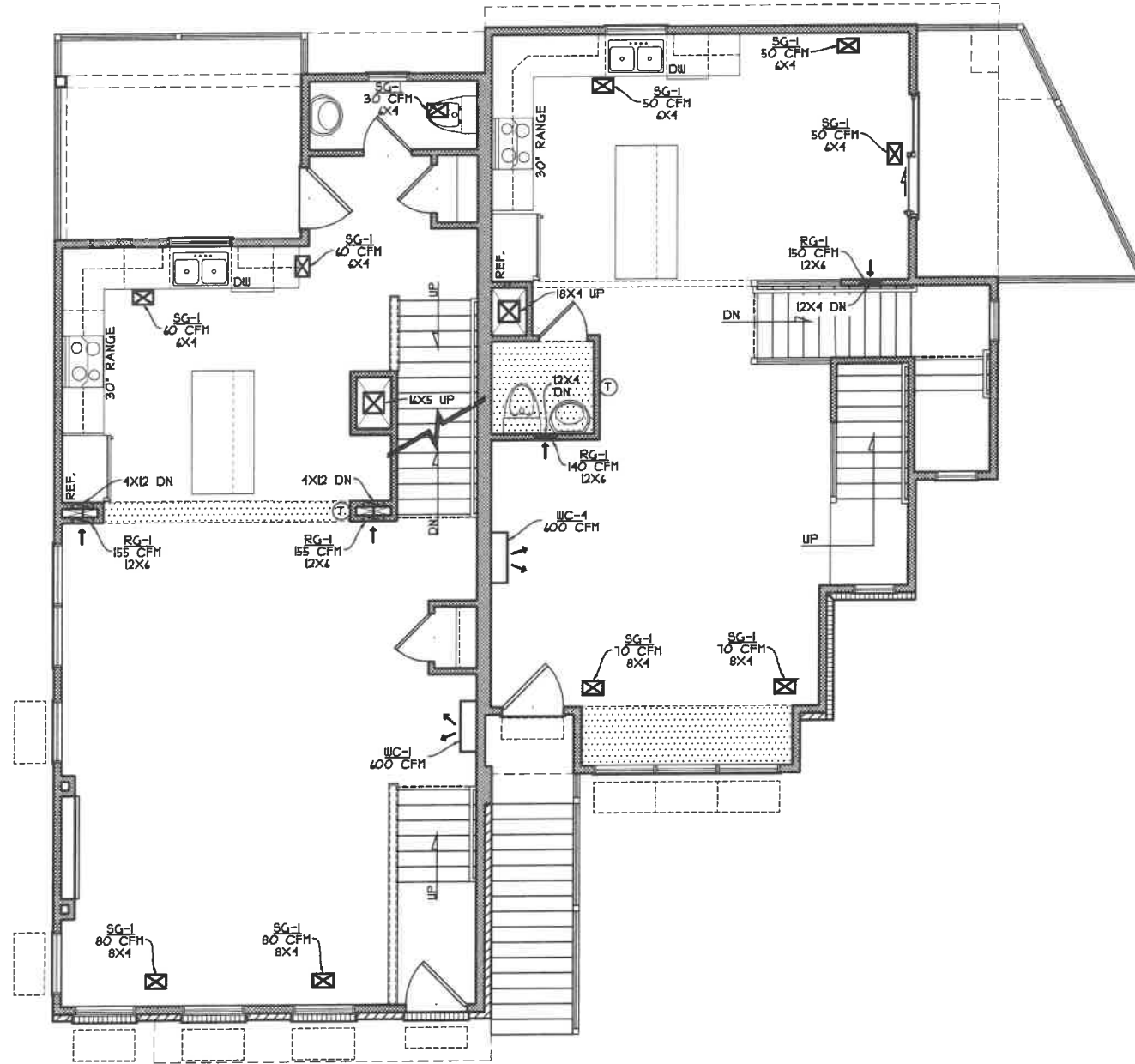
CHRIS GORMAN
H O M E S
3878 McMurray Road
Cincinnati, OH 45245
Phone: 513-774-7500
www.ChrisGormanHomes.com

SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

L.L. FINISH

JOB :	QCR19145
PLAN :	
DATE :	5/18/20
DRAWN :	CKB
SCALE :	A9 NOTED
REVISED :	5/13/21
SHEET :	11 OF 14

M1



UNIT #6

UNIT #7

FIRST FLOOR HVAC LAYOUT

SCALE: 1/8" = 1'-0"

Professional Member



Randall Plunkard, R.A.
Lic. # 8557
Exp. 12-31-2021

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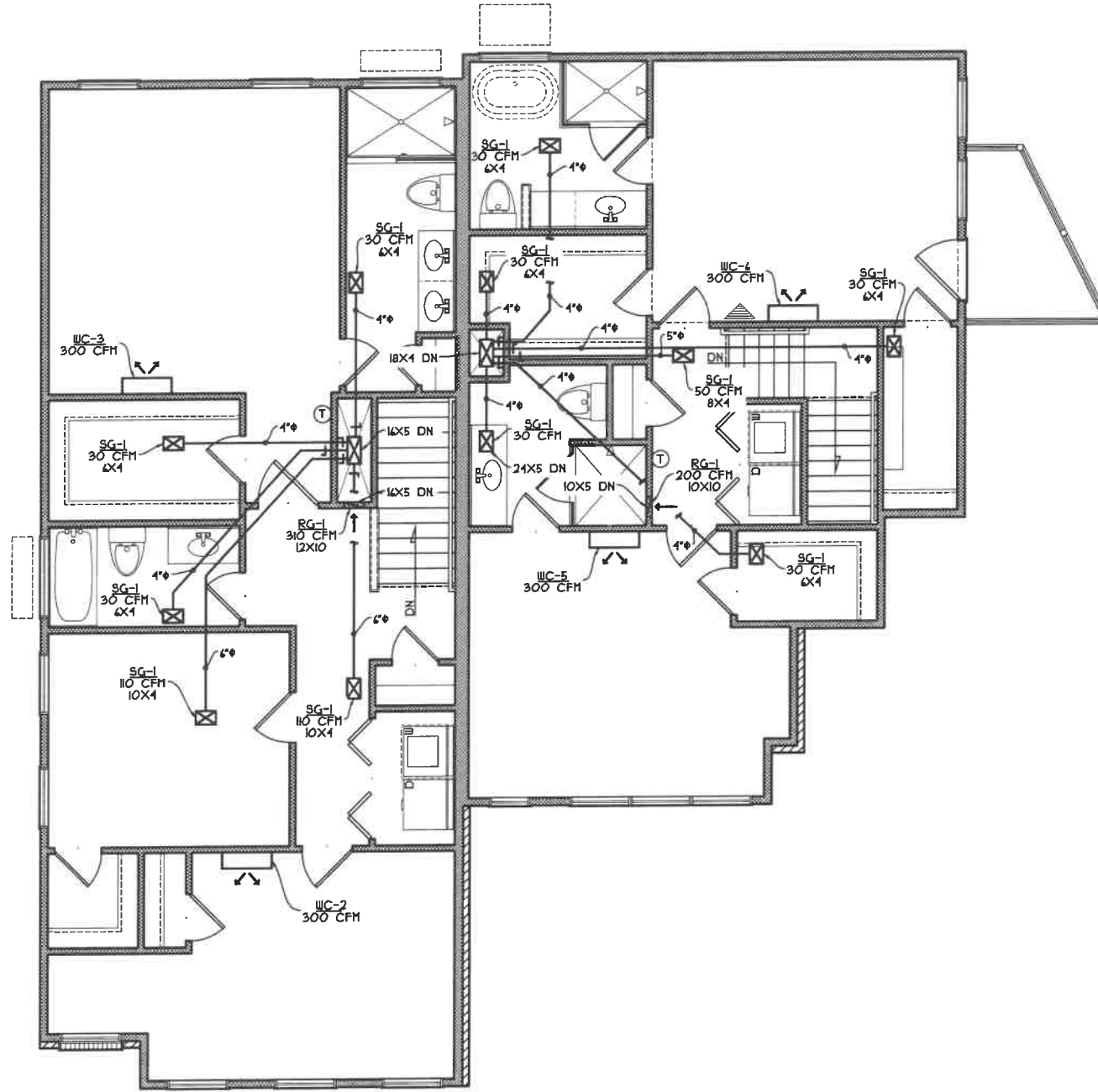
SDA
 SABO DESIGN ASSOCIATES

550 Ward's Corner Road
 Suite 201
 Loveland, Ohio 45140
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 sabodesignassociates.com

FIRST FLOOR

JOB : QCR19145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/13/21
 SHEET : M2 OF 14

M2



UNIT #6
 UNIT #1
SECOND FLOOR HVAC LAYOUT
 SCALE: 1/8" = 1'-0"

Professional Member
**AI
BD**
 AMERICAN
 INSTITUTE OF
 BUILDING DESIGN

Randall Plukard, R.A.
 Lic. # 8557
 Exp. 12-31-2021

PROPOSED RESIDENCE
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 (513) 683-1236
 sabodesignassociates.com

SECOND FLOOR

JOB : QCR19145
 PLAN :
 DATE : 5/18/20
 DRAWN : CKB
 SCALE : AS NOTED
 REVISED : 5/19/21
 SHEET : M3 OF 14

M3