

GENERAL NOTES:

- ALL DIMENSIONS ARE TO THE FACE OF PLYWOOD UNLESS OTHERWISE NOTED, (U.O.N.).
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL NEW EXTERIOR WALLS TO BE 2x6 STUDS AT 16" O.C. WITH BATT INSULATION, PER TITLE 24 REPORT U.O.N.
- ALL INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C. UNLESS OTHERWISE SHOWN. VERIFY WITH OWNER FOR LOCATION OF ANY INTERIOR SOUND WALLS.
- FLOOR SHEATHING TO BE 3/4" T&G EXTERIOR GRADE PLYWOOD GLUED AND FASTENED OVER 2x FLR JOISTS (W/ BATT INSULATION AS INDICATED)
- ROOF SHEATHING SHALL BE 5/8" EXTERIOR GRADE PLYWOOD.
- EXTERIOR WALL SHEATHING TO BE 17/32" OSB FASTENED TO STUDS PER SHEARWALL SCHEDULE.
- WALLS TO BE 1/2 GYP. BOARD. PROVIDE 5/8" TYPE-X GYPSUM BOARD AT USABLE SPACE UNDER STAIR AND AT GARAGE WALLS & CEILING WHEN APPLICABLE.
- ROOF INSULATION TO BE CLOSED CELL SPRAY APPLIED FOAM PER TITLE 24 REPORT.
- ALL NEW WINDOWS AND GLASS IN EXTERIOR DOORS TO HAVE INSULATING GLASS.
- GLAZING WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED. SAFETY GLAZING AT WALL, ENCLOSURE OR DOOR FOR TUB, SHOWER, SAUNA, ETC., INCLUDING WINDOW IF BOTTOM IS LESS THAN 60" ABOVE STANDING SURFACE. CRC §8308 (ALL MEASUREMENTS ARE TO NEAREST EXPOSED EDGE OF GLASS)
- EMERGENCY EGRESS WINDOW OPENING AT BEDROOMS TO PROVIDE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR WIDTH OF 20" WITH A TOTAL CLEAR OPENING AREA OF 5.7 SF MINIMUM, AND A MAXIMUM OF 44" A.F.F. TO BOTTOM OF CLEAR OPENING, WHEN APPLICABLE.
- SMOKE DETECTORS ARE REQUIRED TO BE LOCATED IN EACH BEDROOM, AT HALLWAYS CENTRALLY LOCATED TO BEDROOMS, AND IN ADJACENT ROOMS TO HALLWAYS WHERE THE CEILING IS 2 FT. HIGHER THAN THE HALLWAY.

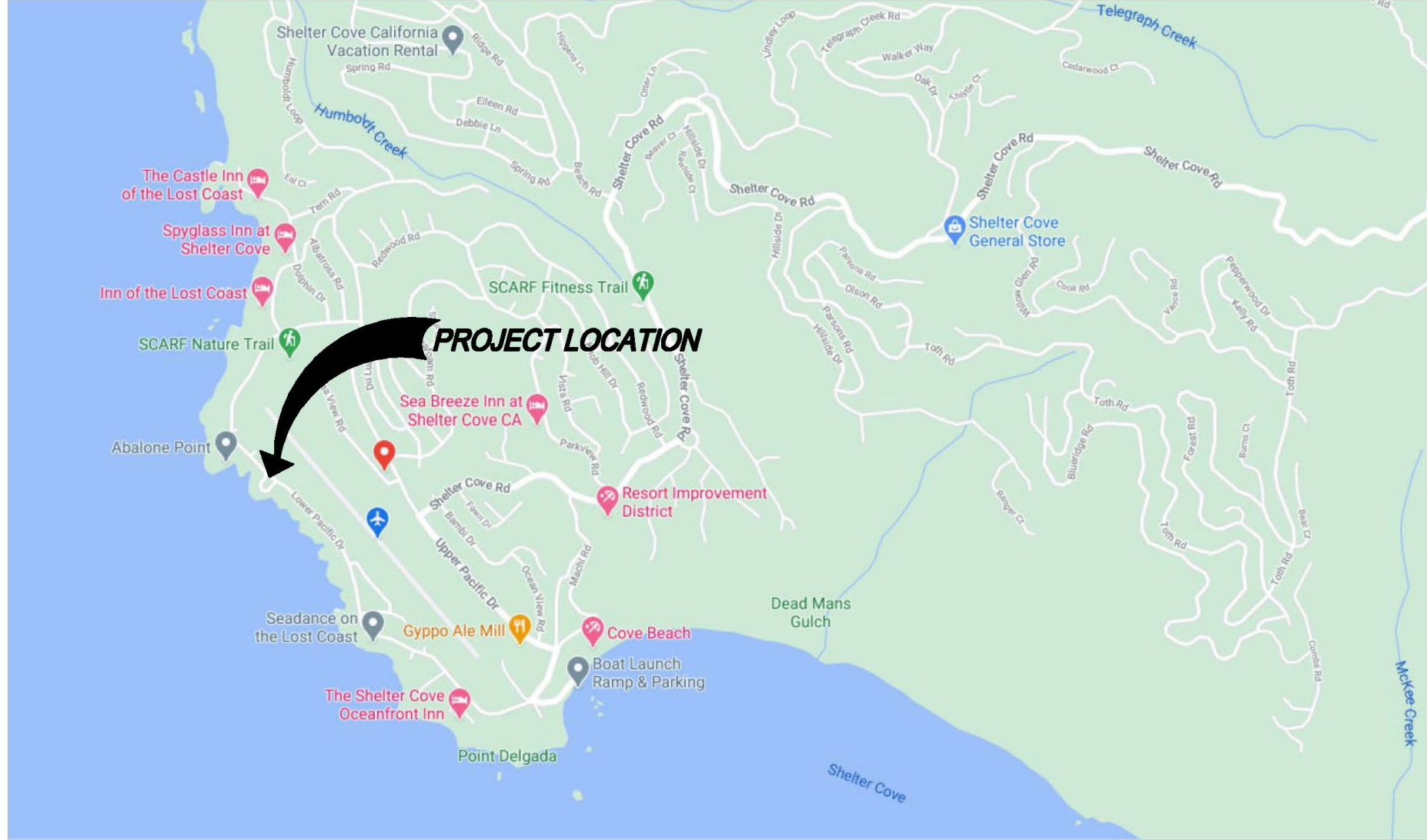
CODE COMPLIANCE DATA

GOVERNING CODES:	
2022 CALIFORNIA BUILDING CODE (CBC)	
2022 CALIFORNIA MECHANICAL CODE (CMC)	
2022 CALIFORNIA PLUMBING CODE (CPC)	
2022 CALIFORNIA ELECTRIC CODE (CEC)	
2022 CALIFORNIA GREEN BUILDING CODE	
BUILDING TYPE: V-N	
OCCUPANCY: SINGLE FAMILY RESIDENCE	
ZONING: RS-5-S7-Q/A/D	
AREA TABULATION:	
GROUND FLOOR	682 SF
UPPER FLOOR	948 SF
TOTAL LIVING SPACE	1,630 SF
GARAGE	418 SF
DECKS (2)	378 SF EACH
BUILDING FOOTPRINT	1,100 SF
TOTAL LOT AREA	5,824 SF (0.13 ACRES)
TOTAL LOT COVERAGE	19%
SOLAR PANEL EXCEPTION:	
SOLAR PANELS ARE NOT INCLUDED IN THIS SUBMITTAL DUE TO THE INABILITY OF THE LOCAL POWER SUPPLIER (RID) TO INTER-CONNECT WITH INDIVIDUAL RESIDENCES IN SHELTER COVE. A LETTER FROM THE RID WILL BE PROVIDED TO THE COUNTY AND A COPY INCLUDED WITH THIS SUBMITTAL.	

LIST OF DRAWINGS & DOCUMENTS

- A1 SITE PLAN / CODE COMPLIANCE
- A2 FOUNDATION PLAN / LOWER LEVEL FRAMING / TYPICAL DETAILS
- A3 GROUND FLOOR PLAN / SHEAR WALL SCHEDULE & DETAILS
- A4 FLOOR FRAMING PLAN / TYPICAL DETAILS
- A5 UPPER FLOOR PLAN / TYPICAL DETAILS
- A6 ROOF PLAN / TYPICAL DETAILS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTIONS
- A9 INTERIOR ELEVATIONS / TYPICAL GLAZING DETAILS
- A10 TYPICAL DETAILS
- A11 LOWER & UPPER MECHANICAL & ELECTRICAL PLANS
- T24.1 CALIFORNIA ENERGY CALCULATIONS
- T24.2 CALIFORNIA ENERGY CALCULATIONS
- T24.3 MANDATORY MEASURES
- GEOTECHNICAL ENGINEERING REPORT
- STRUCTURAL CALCULATIONS
- STORM WATER MITIGATION (I.I.D. CALCS)
- SOLAR PANEL EXCEPTION LETTER

VICINITY MAP

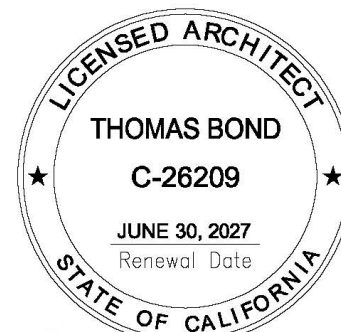


DANIELS RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037

OWNER: DON DANIELS
22985 EL CAMINO REAL
SANTA MARGARITA, CA 93453



tba

Thomas Bond & Associates

5432 Cummings Road
Eureka, California 95503
707.442.1728 Office
707.362.1113 Cell

PROJECT NUMBER : 190
SCALE : AS NOTED
DRAWING DATE : 07.16.2025

REV.	ISSUED BY	DESCRIPTION	DATE
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DRAWING DESCRIPTION

SITE PLAN
CODE COMPLIANCE
GENERAL NOTES

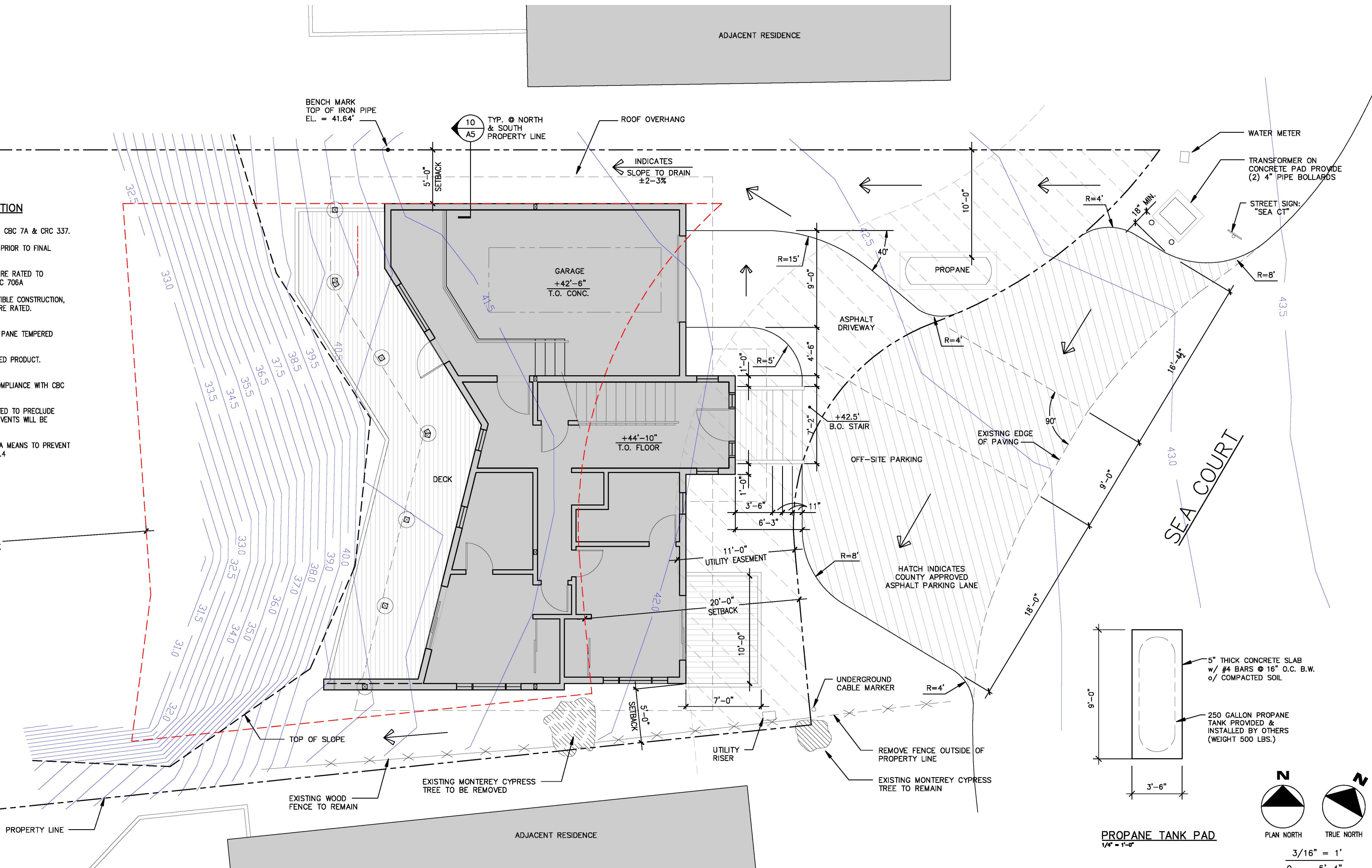
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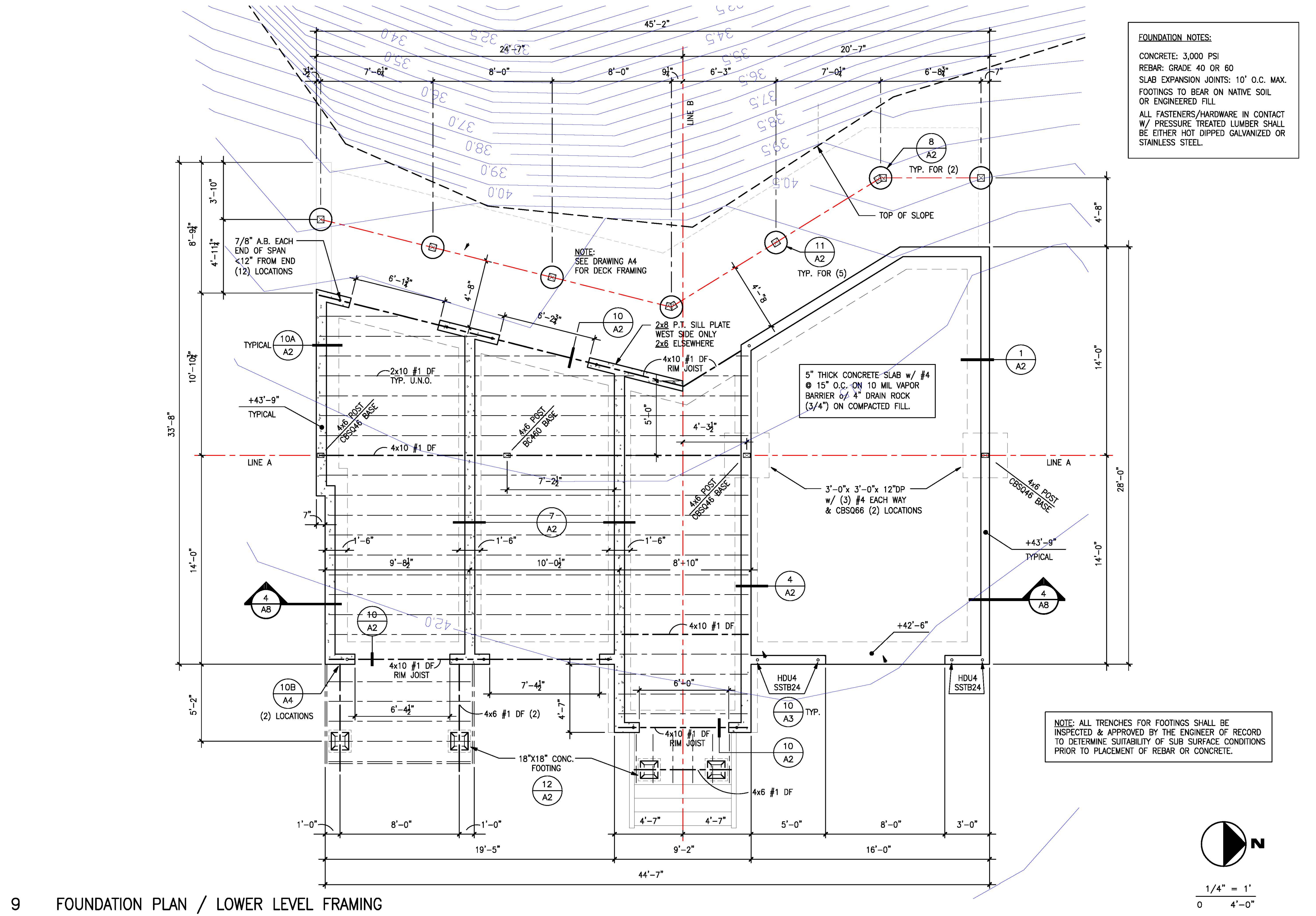
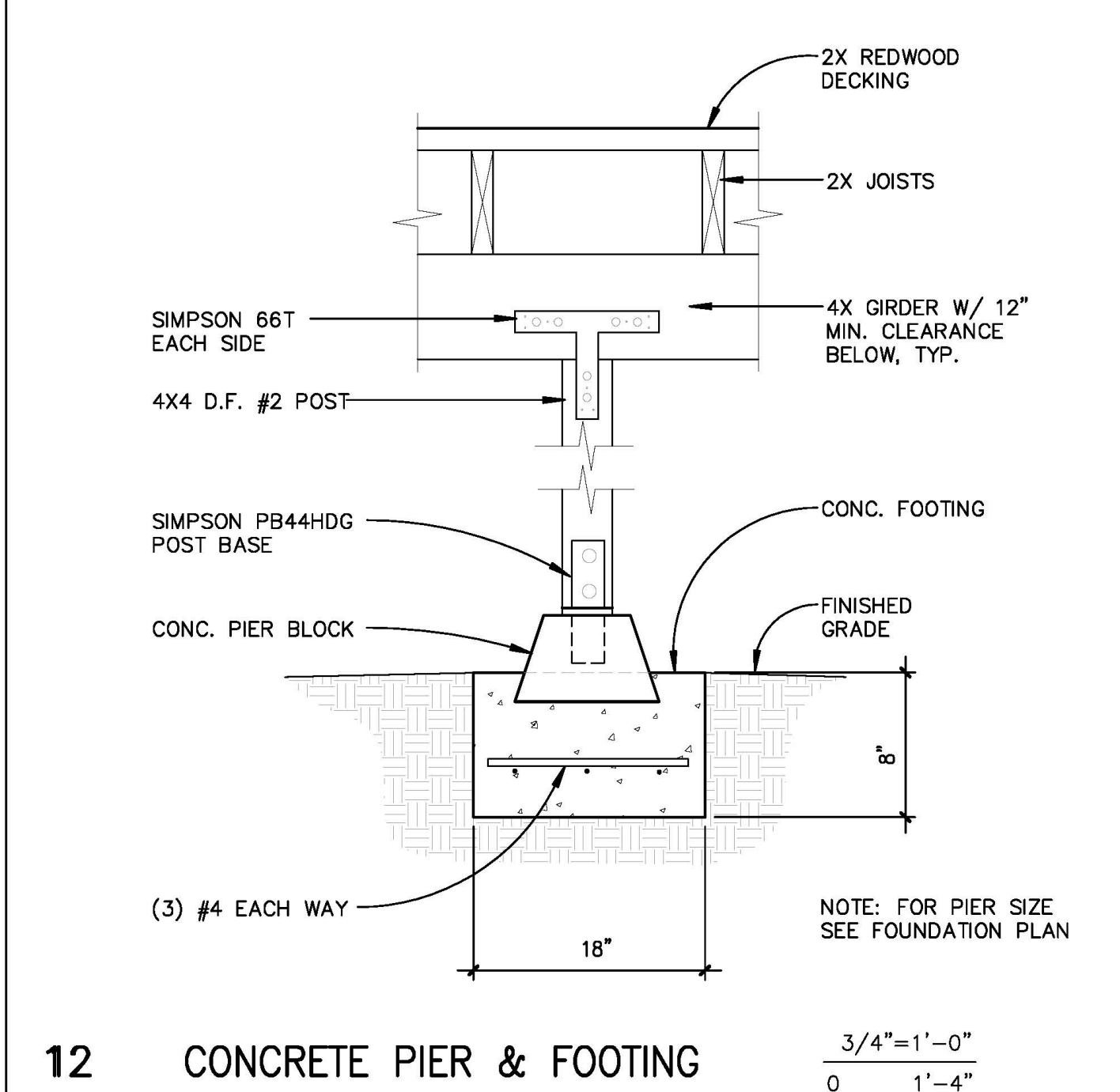
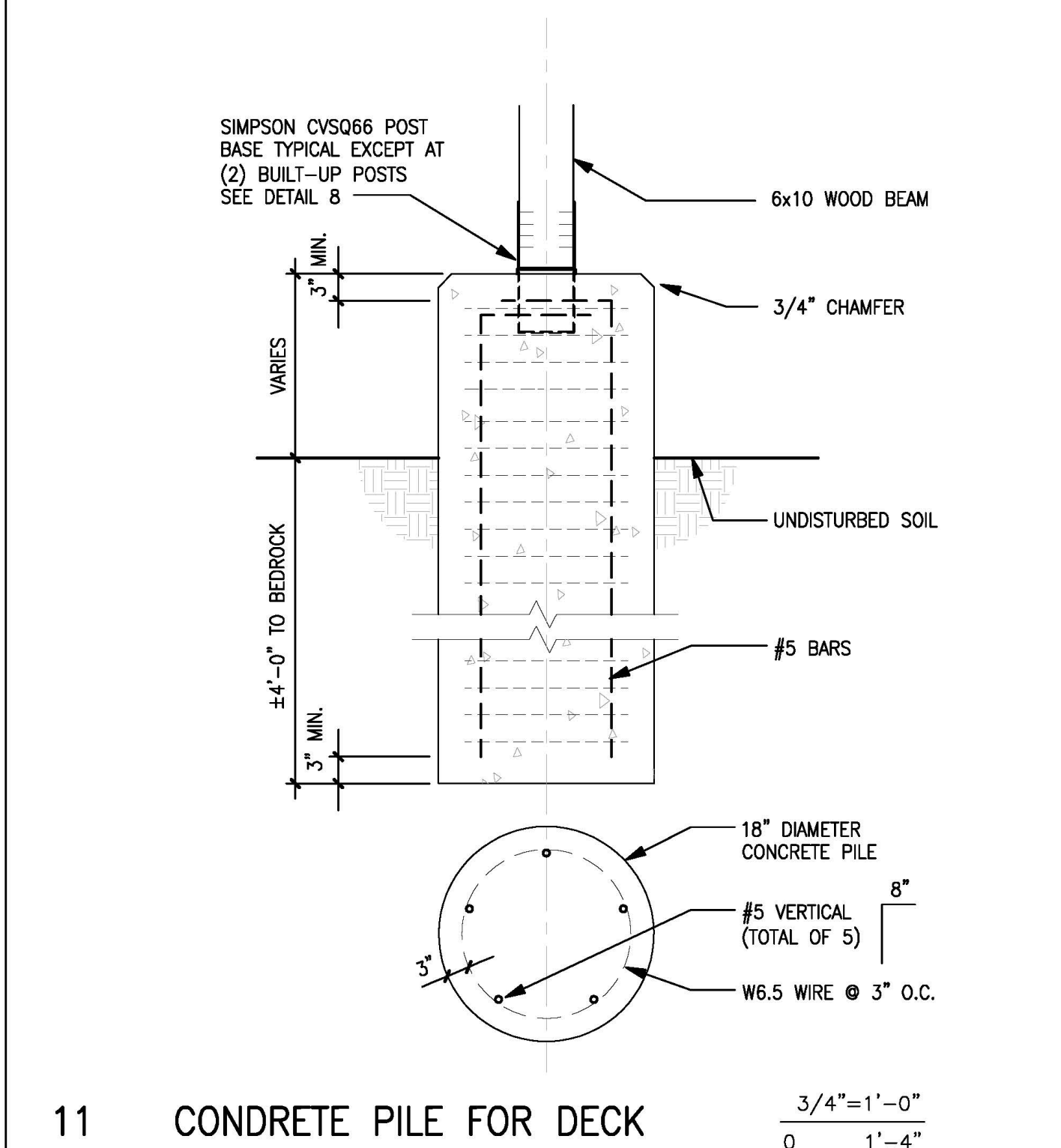
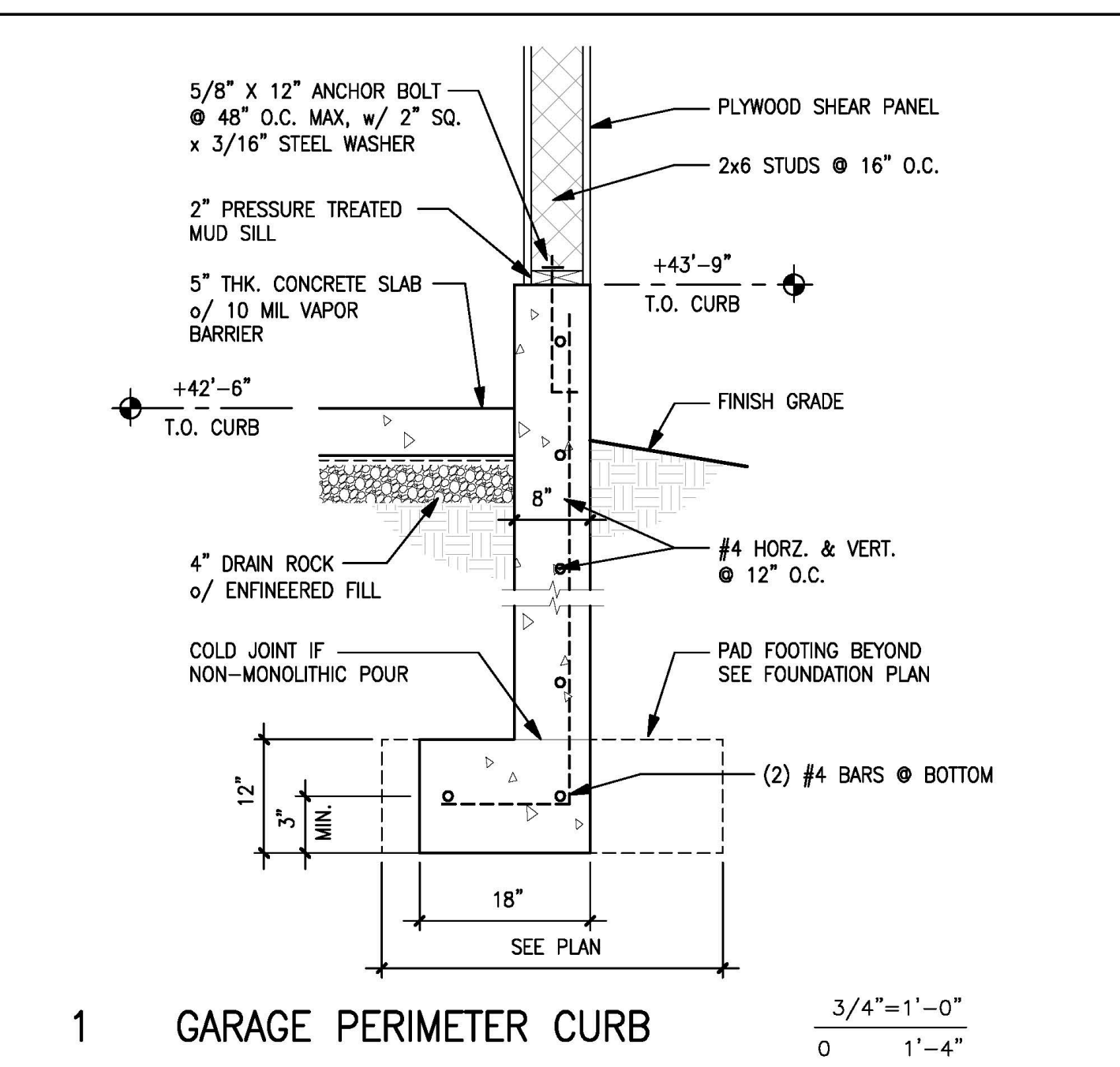
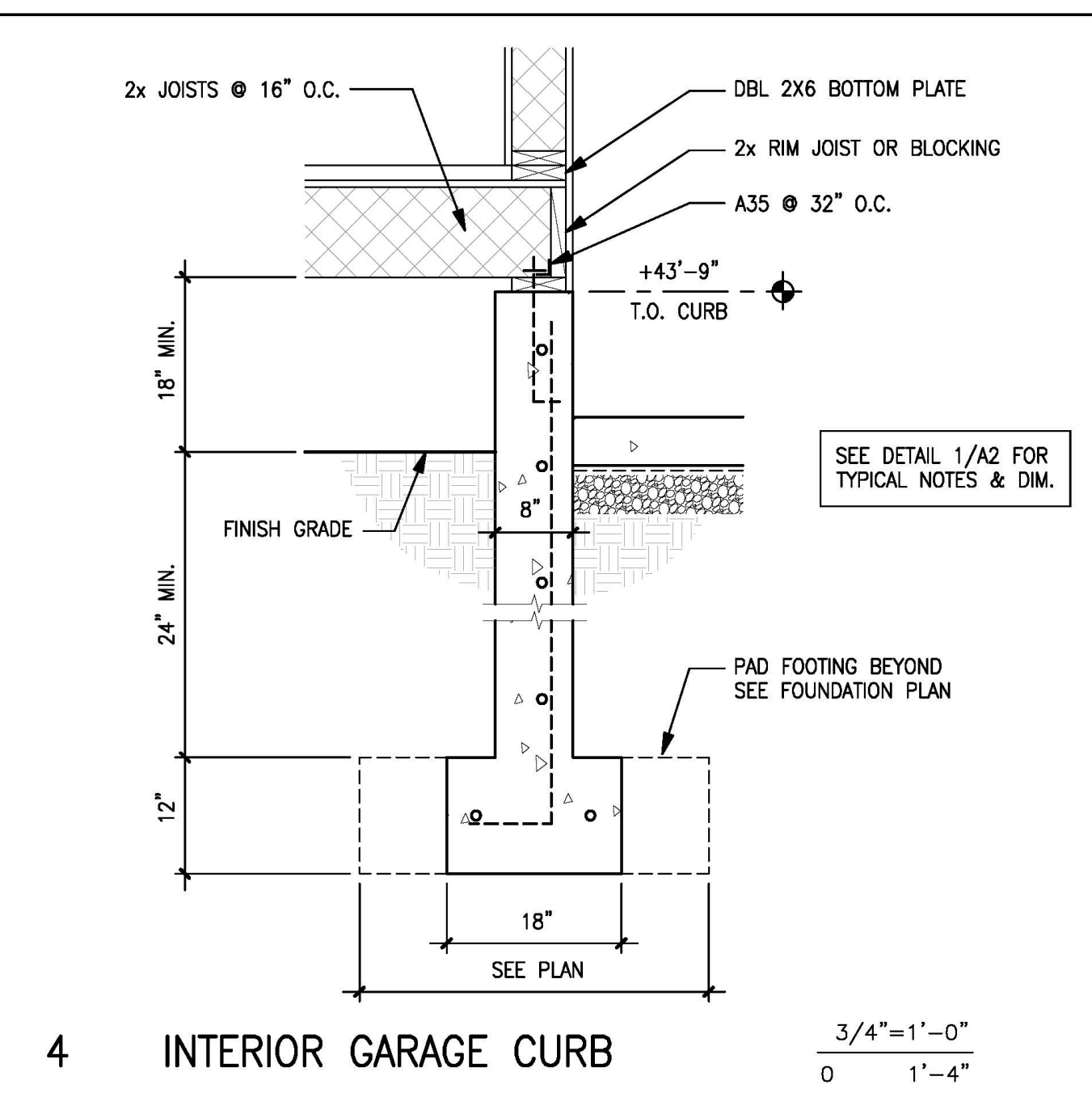
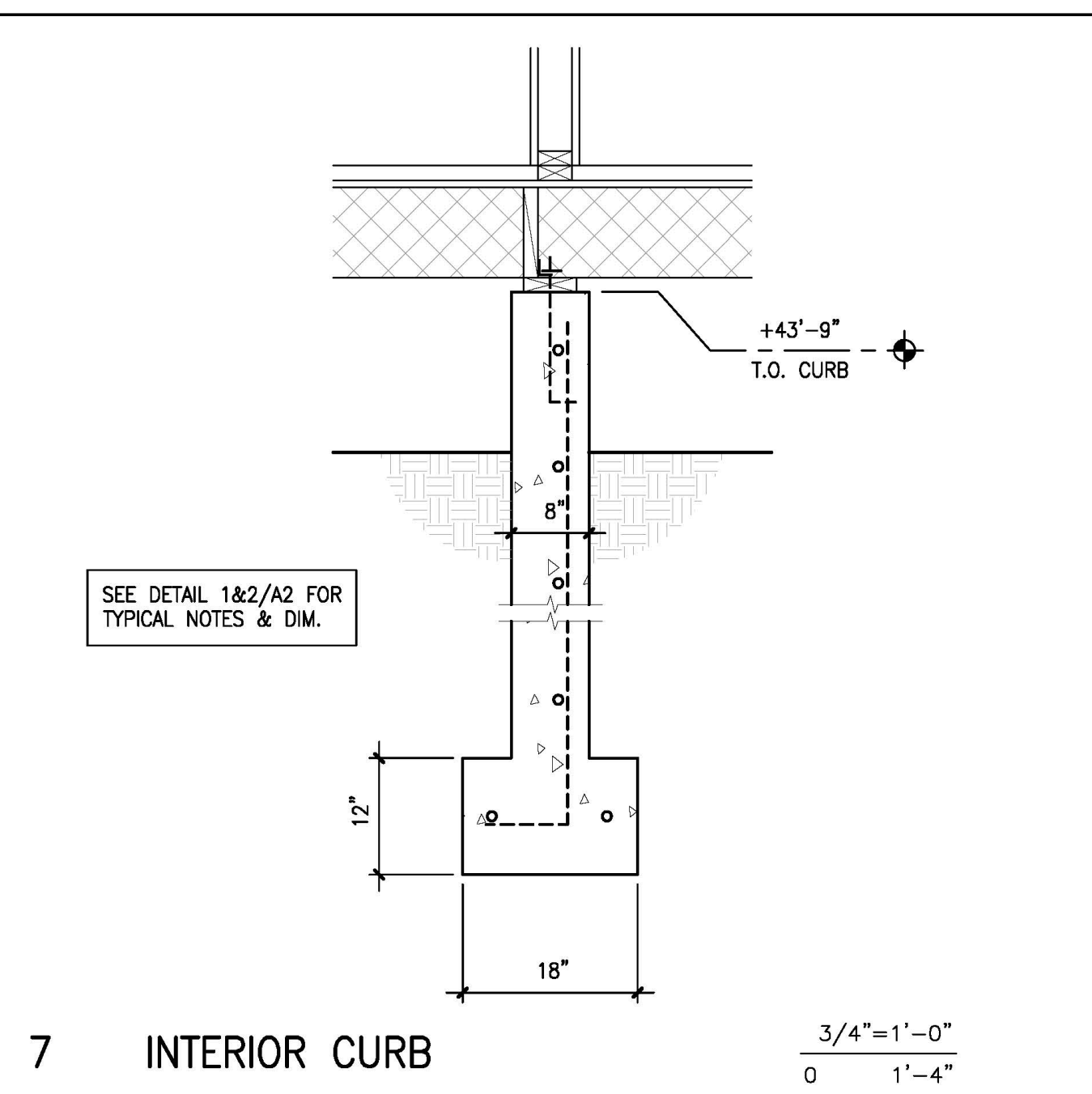
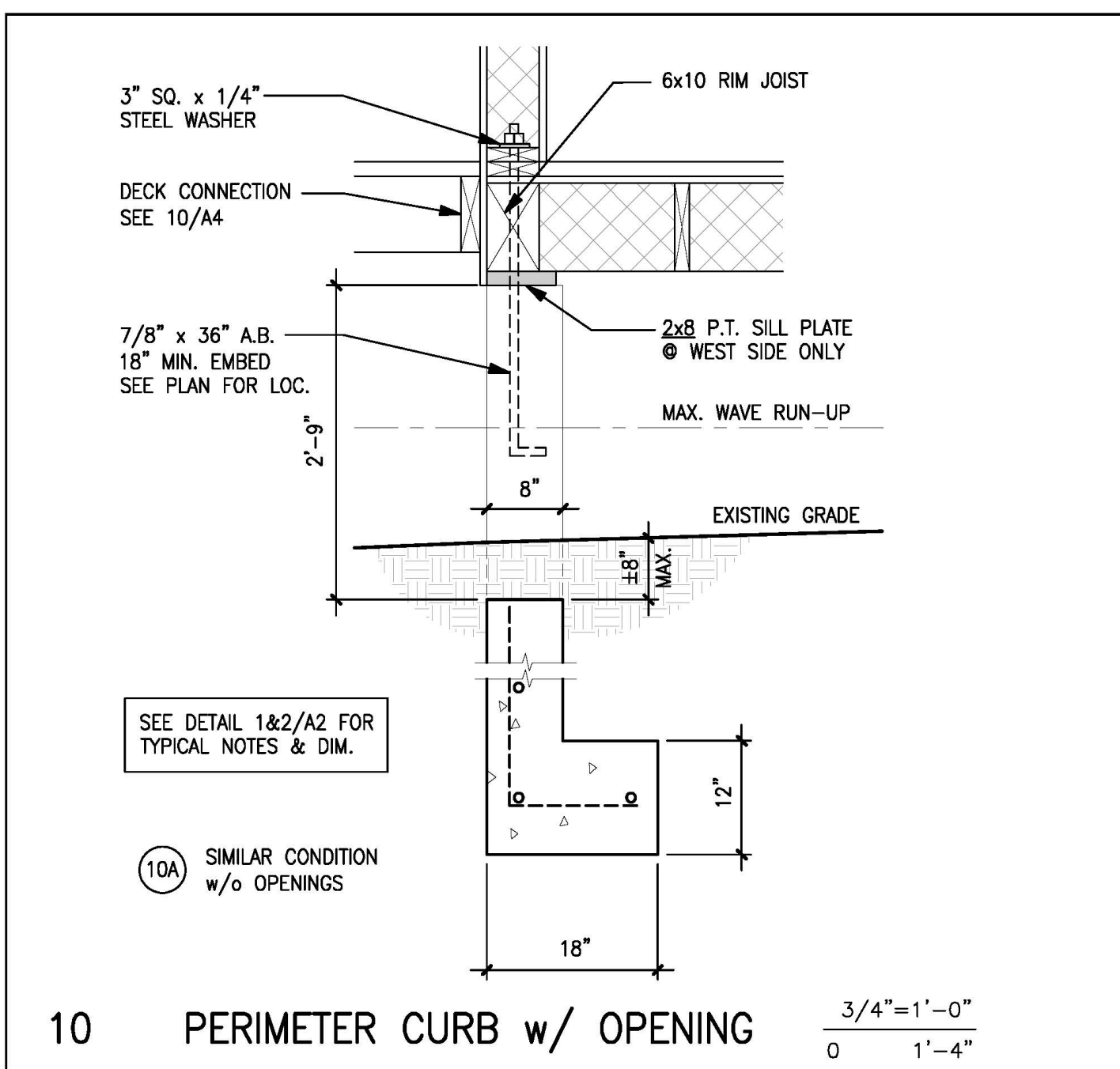
A1

EXTERIOR WILDFIRE PROTECTION

- PROJECT SHALL BE IN CONFORMANCE WITH CBC 7A & CRC 337.
- DEFENSIBLE SPACE SHALL BE SIGNED OFF PRIOR TO FINAL INSPECTION. CRC 337.1.5
- EXTERIOR WALL VENTS SHALL BE LISTED FIRE RATED TO PRECLUDE EMBER & FLAME ENTRANCE. CBC 706A
- EXTERIOR DOORS SHALL BE NON-COMBUSTIBLE CONSTRUCTION, OR 1-3/8" SOLID CORE, OR 20 MINUTE FIRE RATED. CBC 708A.3
- WINDOWS SHALL HAVE A MINIMUM OF ONE PANE TEMPERED GLASS. CBC 708A.2.1
- DECKING SURFACES SHALL BE AN APPROVED PRODUCT. CBC 709A
- VEGETATION MANAGEMENT SHALL BE IN COMPLIANCE WITH CBC 701A.5, CFC 4906, CRC 337.1.5.
- EAVE & SOFFIT VENTS SHALL BE FIRE RATED TO PRECLUDE EMBER & FLAME ENTRANCE (ONLY LISTED VENTS WILL BE ALLOWED). CBC 706A
- ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES. CBC 705A.4

SITE PLAN





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495 SEA COURT
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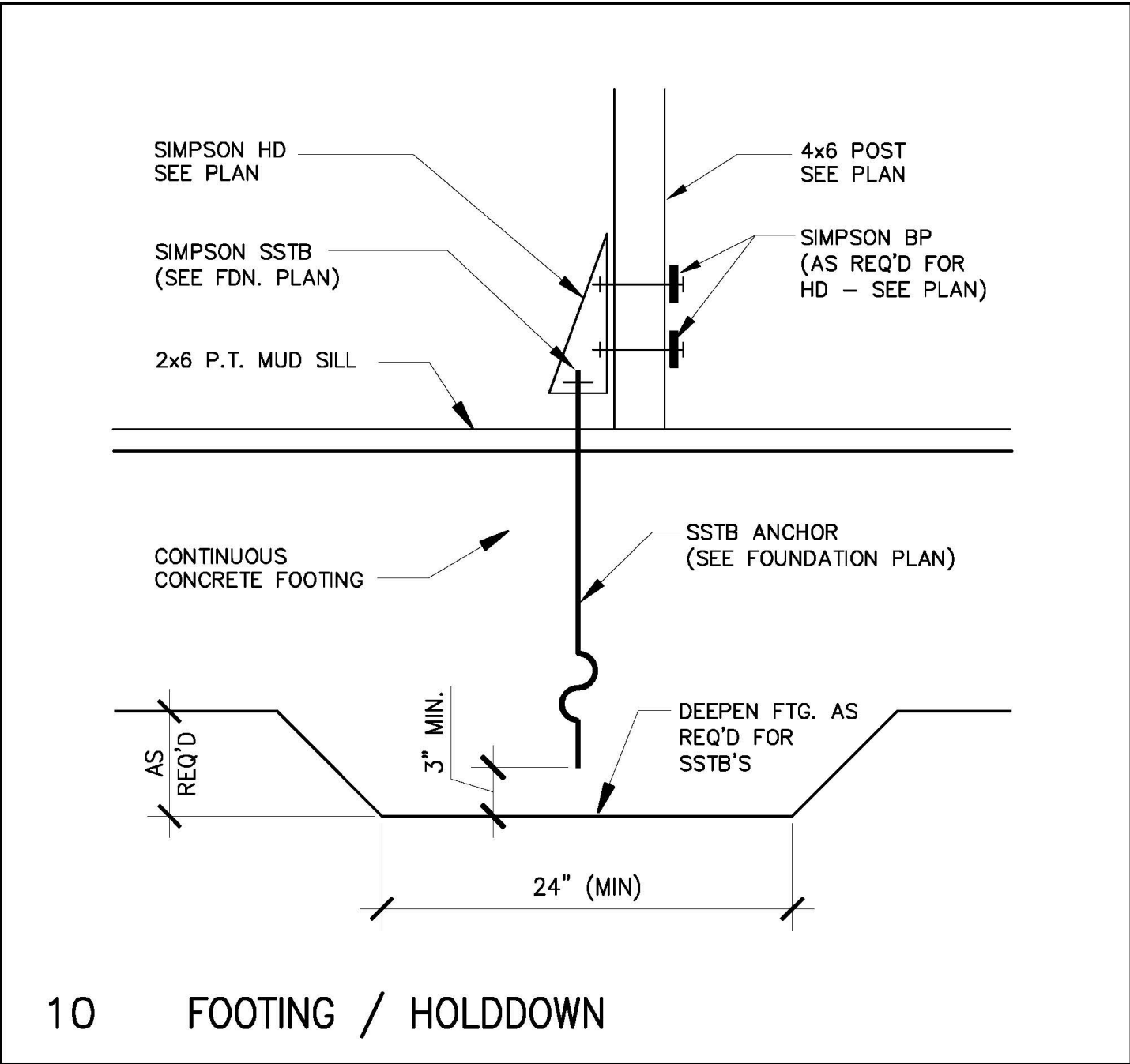
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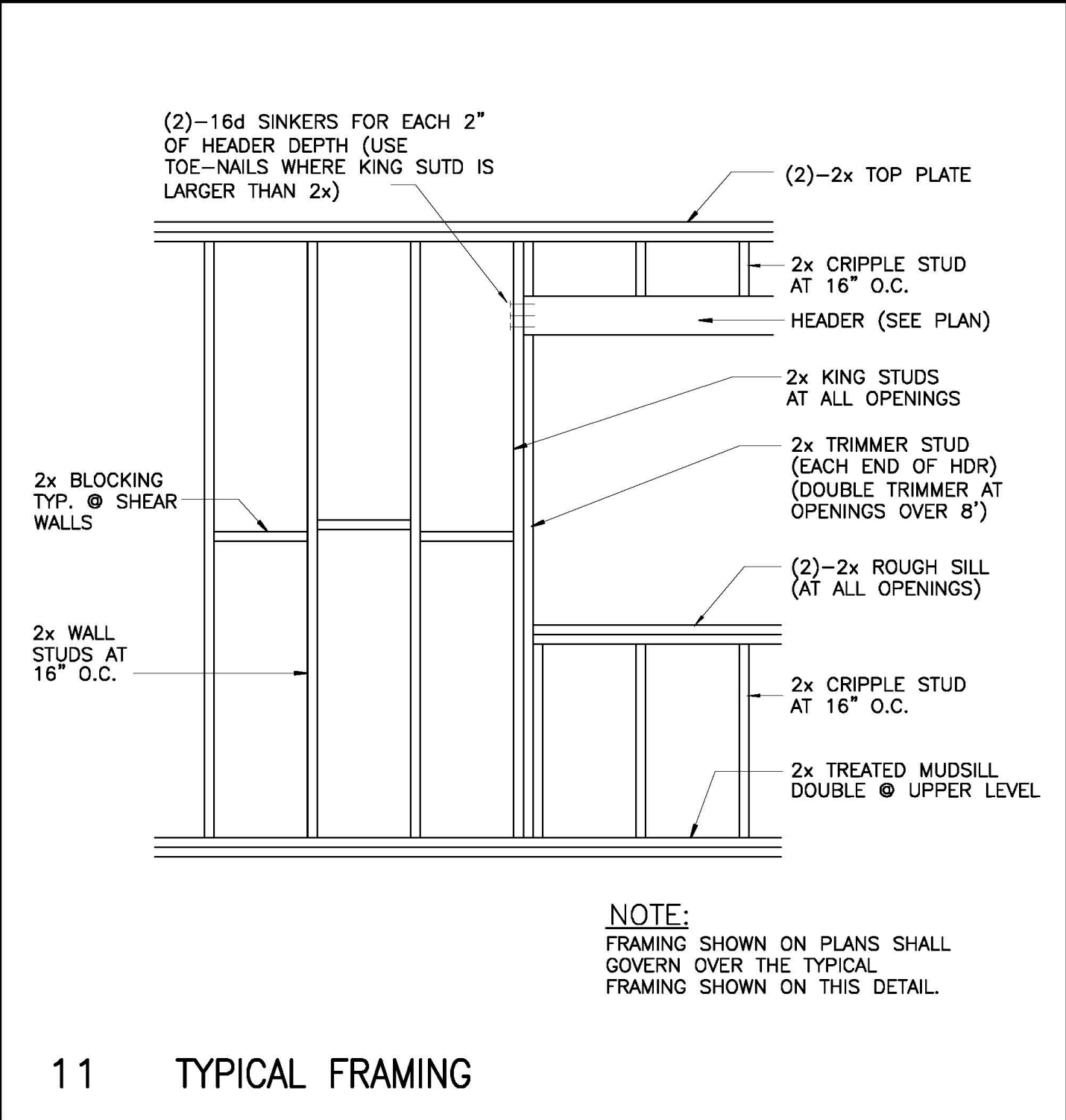
FOUNDATION PLAN LOWER FRAMING & DETAILS

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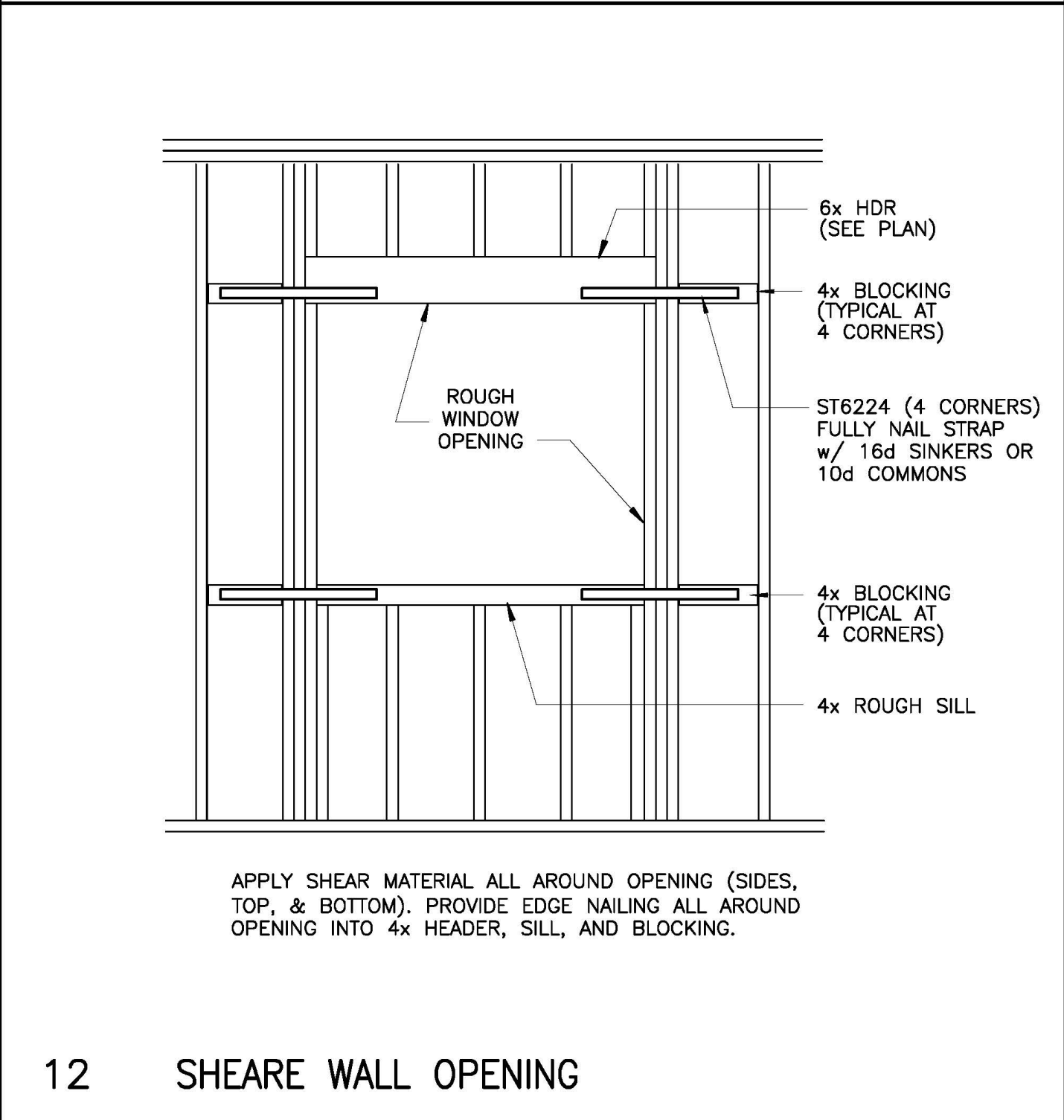
A2



10 FOOTING / HOLDDOWN



11 TYPICAL FRAMING



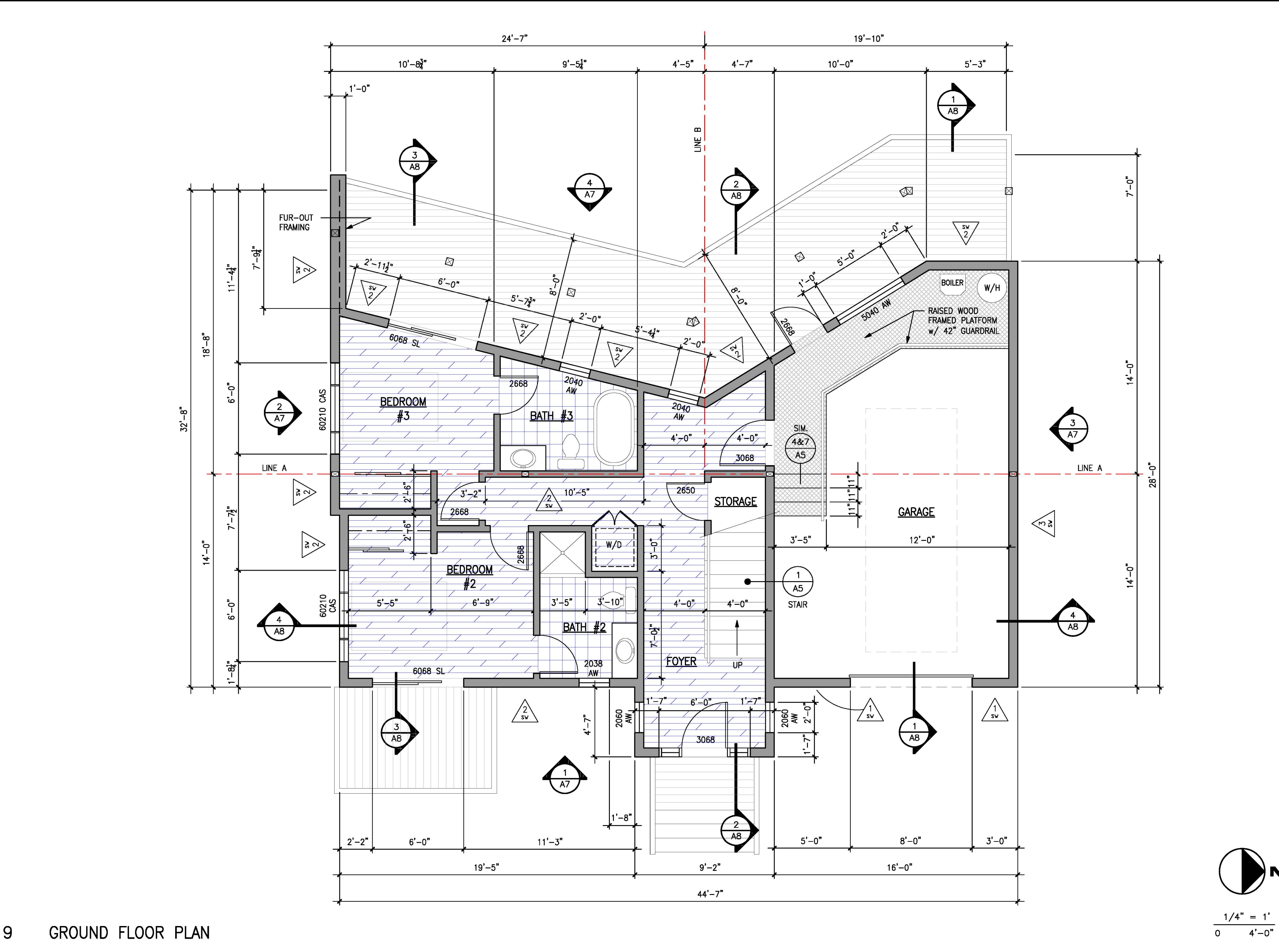
12 SHEARE WALL OPENING

- STRUCTURAL NOTES**
1. TYPICAL SHEARWALL FASTENERS: 8d COMMON OR GALVNZED BOX NAILS (NO SINKERS), 6" EDGE NAILING AND 12" FIELD NAILING UNLESS OTHERWISE SPECIFIED ON FLOOR PLANS. SEE SHEARWALL NOTATION FOR EDGE NAILING AND ANCHOR BOLT SPACING REQUIREMENTS.
 2. ANCHOR BOLTS MUST BE 5/8"x12" SPACED 48" OC UNLESS OTHERWISE SPECIFIED ON FOUNDATION OR FLOOR PLAN. 3"x3"x0.229" PLATE WASHERS REQUIRED AT MUD SILL.
 3. LAG BOLTS MUST BE 1/2" DIAMETER. ADJUST LENGTH FOR 2" PENETRATION INTO JOIST. PRE-DRILL 3/8" HOLE FOR LAG. PROVIDE WASHER.
 4. STRAPS AND HOLD-DOWNS MUST RUN CONTINUOUS TO WALLS BELOW, IF NO WALLS BELOW, TIE TO BEAMS.
 5. TYPICAL DIAPHRAGM FASTENERS: 8d COMMON NAILS AT ROOF, 10d COMMON NAILS AT FLOOR (NO SINKERS), 6" EDGE NAILING, 12" FIELD NAILING AT ROOF / 6" EDGE NAILING, 8" FIELD NAILING AT FLOOR.
 6. PROVIDE CONTINUOUS RIM RAFTER/JOIST AT ALL DIAPHRAGMS.
 7. PROVIDE CONTINUOUS RIM JOIST/RAFTER OR SOLID BLOCKING AT ALL SHEARWALL GRID LINES.
 8. BETWEEN BLOCKS OR BREAKS IN RAFTERS/JOISTS PROVIDE STRAPS TO MAINTAIN TIE CONTINUITY.
 19. ALL EXTERIOR HEADERS MUST BE MINIMUM 4X6 (1st) OR (3) 2X6 #2 D.F.
 10. ALL CONSTRUCTION MUST MEET 2022 CBC STANDARDS.
 11. FOR ANY DETAILS NOT SHOWN, REFER TO CBC SECTION 2308, "CONVENTIONAL LIGHT-WEIGHT FRAME CONSTRUCTION".
 12. REFER TO 12/A4 FOR MINIMUM NAILING SCHEDULE AND ADDITIONAL MECHANICAL FASTENER NOTES.

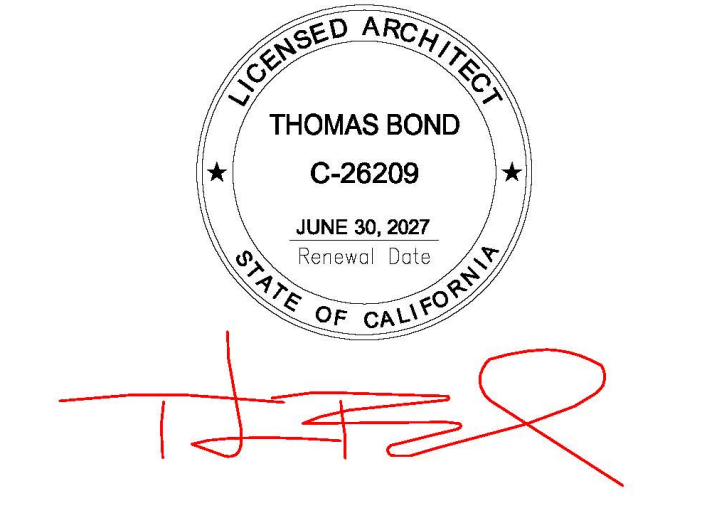
7 SHEARWALL SCHEDULE & STRUCTURAL NOTES

SHEARWALL SCHEDULE										
SHEARWALL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	8"x12" A.B. SPACING	BLOCKING REQ'D	POST @ PANEL EDGES	MUDSILL	SILL PLATE	NOTES
1	5/8" CDX/OSB	10d	4"	12"	24"	YES	4X	2X	2X	HDU4 w/ SSTB24 HOLDDOWNS
2	1/2" CDX/OSB	8d	4"	12"	24"	YES	(2) 2X	2X	2X	
3	1/2" CDX/OSB	8d	6"	12"	48"	NO	3X	2X	2X	

- STRUCTURAL MATERIAL PROPERTIES**
1. FRAMING LUMBER FOR NEW CONSTRUCTION MUST BE SOLID SAWN D.F. GRADE #2 OR BETTER.
 2. PRESSURE TREATED FRAMING LUMBER MUST BE HEM-FIR GRADE #2 OR BETTER.
 3. SHEATHING MUST BE 17/32" OSB OR 1/2" CDX PLYWOOD U.N.O.
 4. ROOF DIAPHRAGMS MUST BE 5/8" CDX PLYWOOD.
 5. CONNECTORS, STRAPS, HOLD-DOWNS, ANCHORS, AND CLIPS MUST BE MANUFACTURED BY SIMPSON STRONG-TIE CO. AND COMPLY WITH THE PROPERTIES IN THE CURRENT CATALOG.
 6. ALL FASTENERS/ANCHOR BOLTS CONNECTED TO PRESSURE TREATED LUMBER MUST BE HOT DIPPED ZINC-COATED GALV.



9 GROUND FLOOR PLAN



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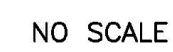
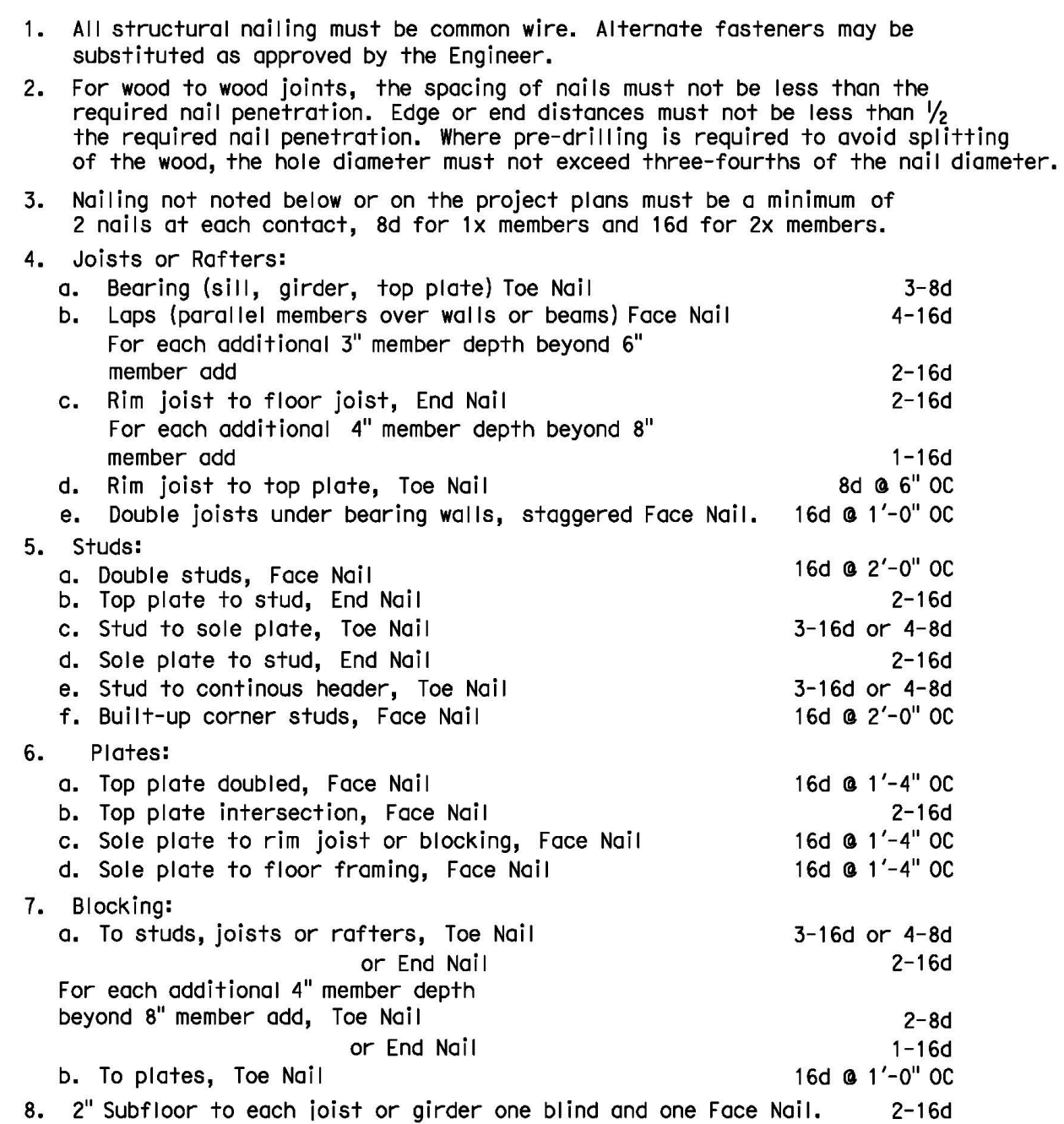
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DRAWING DESCRIPTION
**GROUND FLOOR
PLAN & DETAILS**

DRAWING NUMBER
A3


$$\frac{1-1/2''}{0} = \frac{1'}{8''}$$


APN 111-121-037



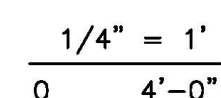
1. The clearance holes for lag screw shanks must be the same diameter and depth as the unthreaded shank. The lead hole for the threaded portion must be of a diameter equal to 60% of the shank diameter for screws up to 1/2" diameter, and 75% of the shank diameter for larger lag screws. The lead hole must be at least the length of the threaded portion.
2. Lag screws must be turned into pre-drilled holes and not be driven.
3. All bolts and lag screws must be tightened and retightened before closing in, or at completion of Job.
4. All bolts and lag screws must be provided with metal washers under heads and nuts which bear on wood.

Place under Bolt Heads & Nuts bearing on Wood

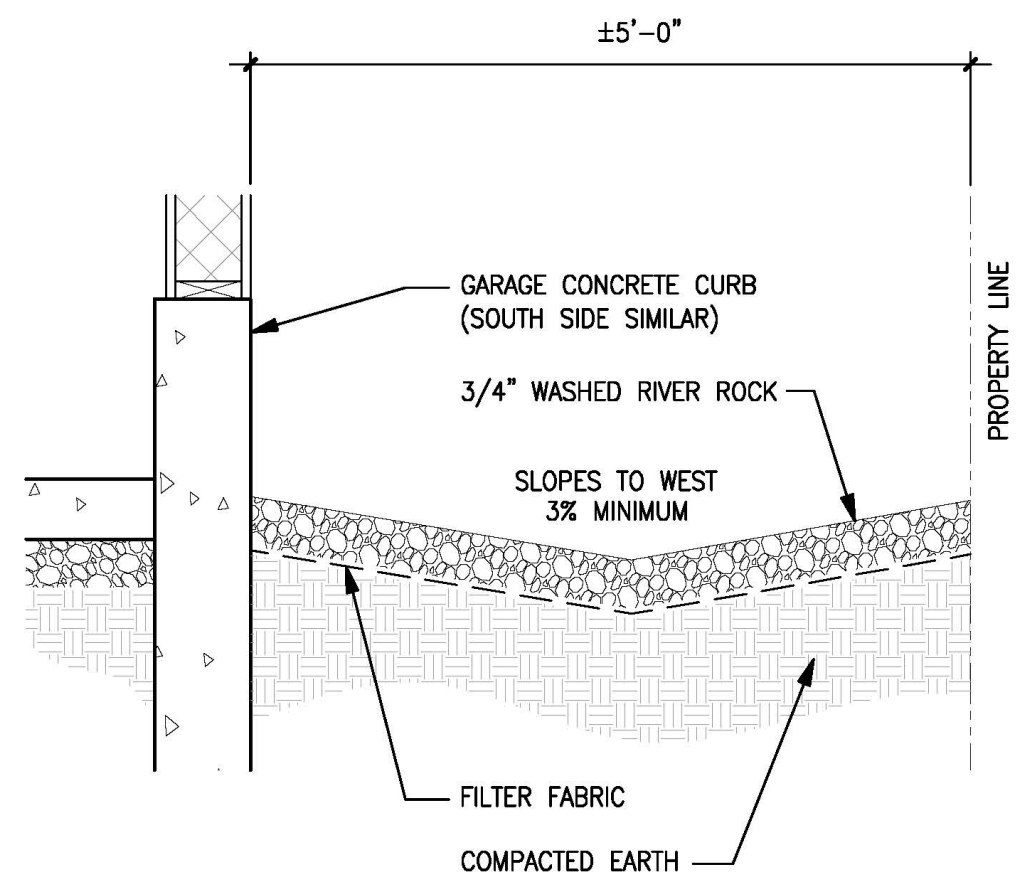
- ## 12 NAILING & FASTENER REQUIREMENTS



NO SCALE

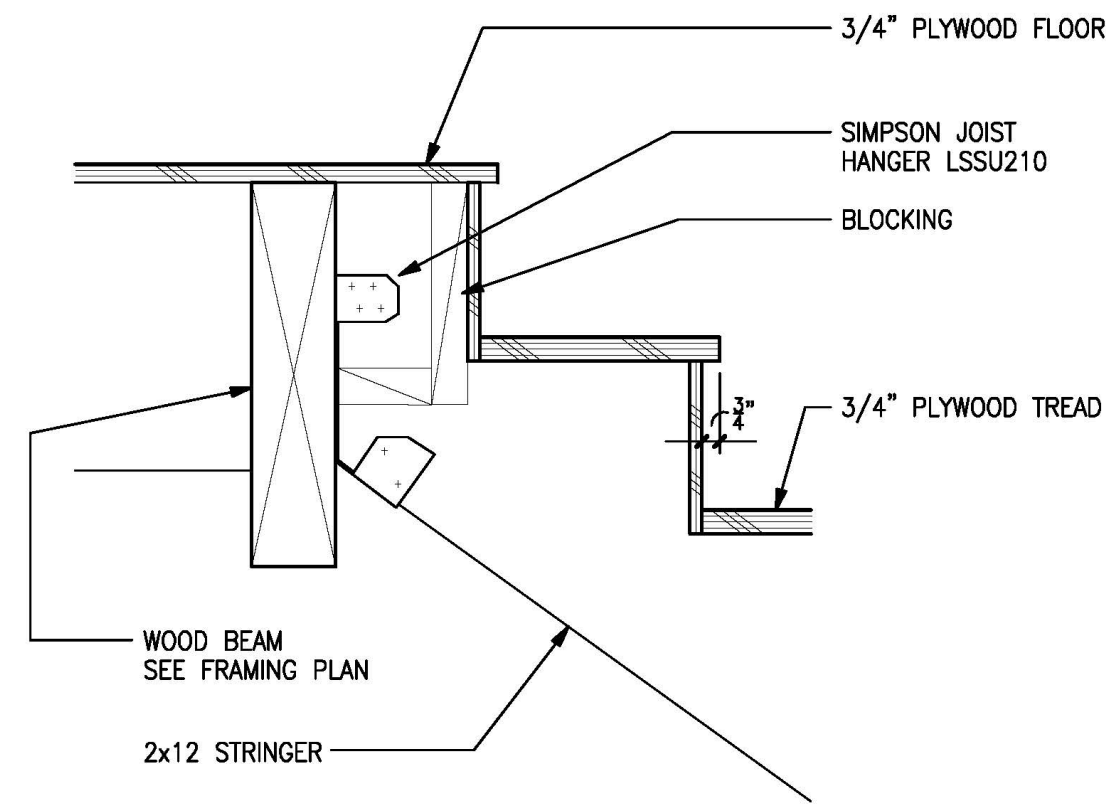


A4



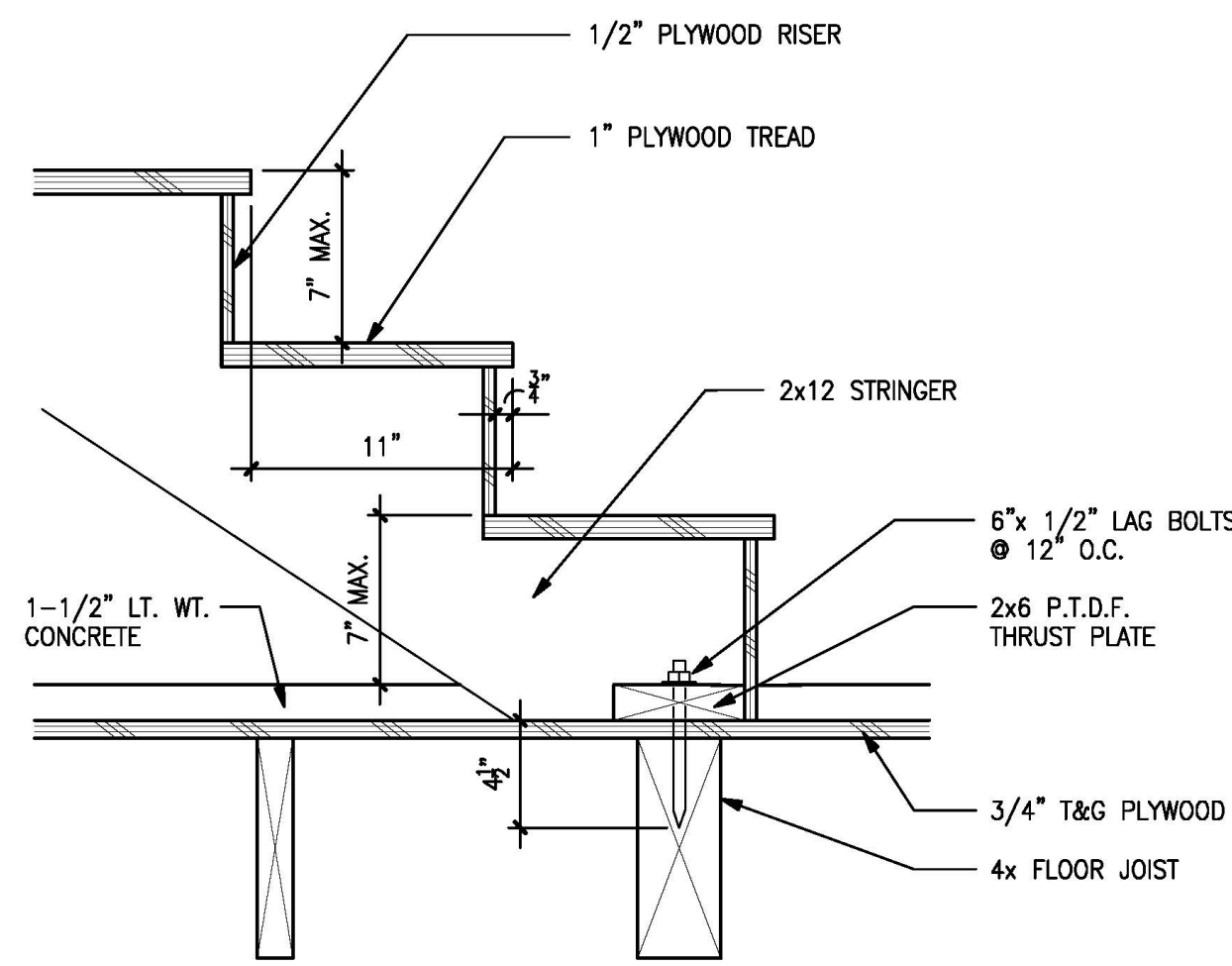
10 SITE DRAINAGE

$\frac{3/4" = 1'}{0 \quad 1'-4"}$



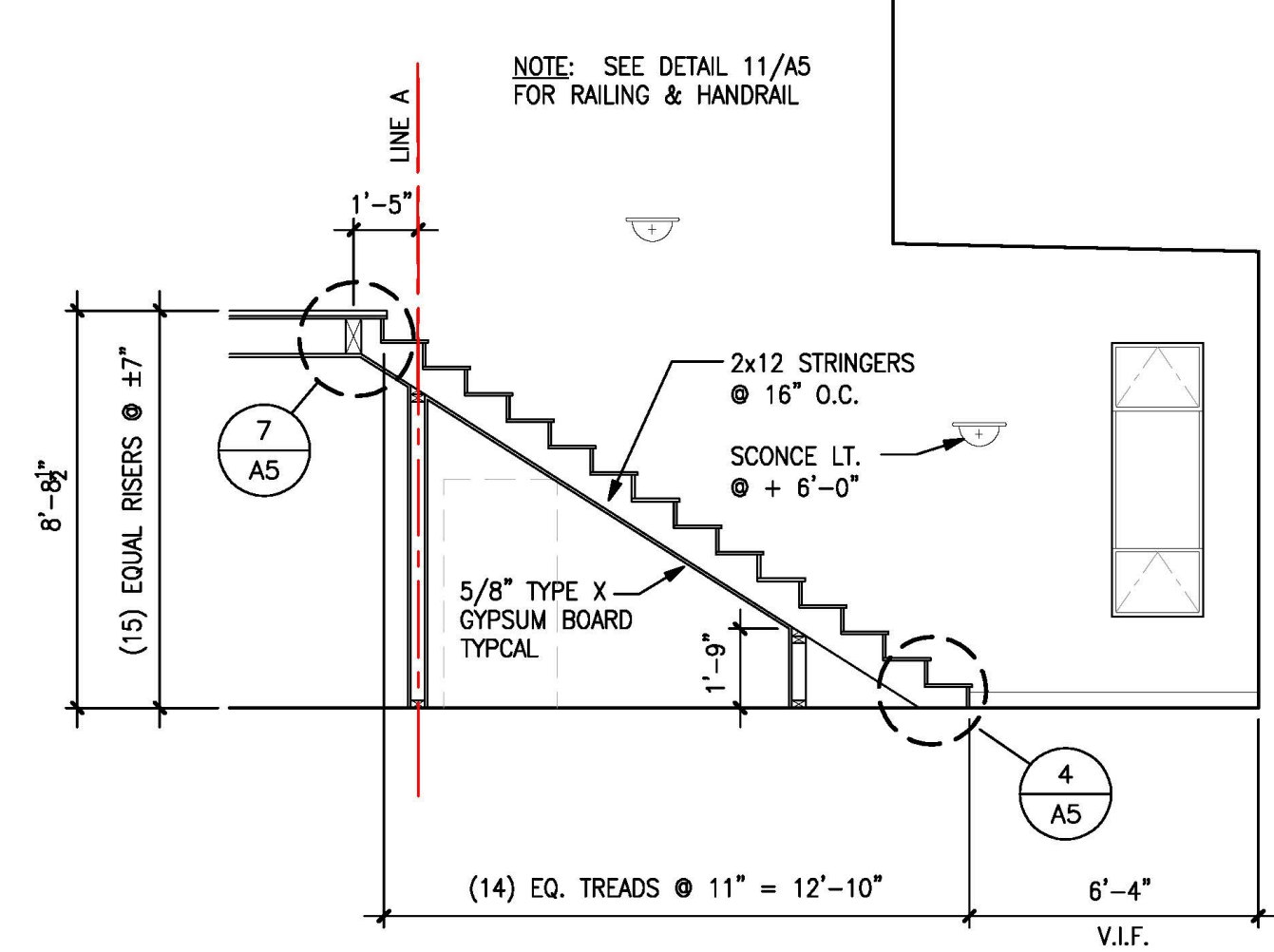
7 INTERIOR STAIR @ SECOND FLOOR

$\frac{1 \quad 1/2" = 1'}{0 \quad 8"}$



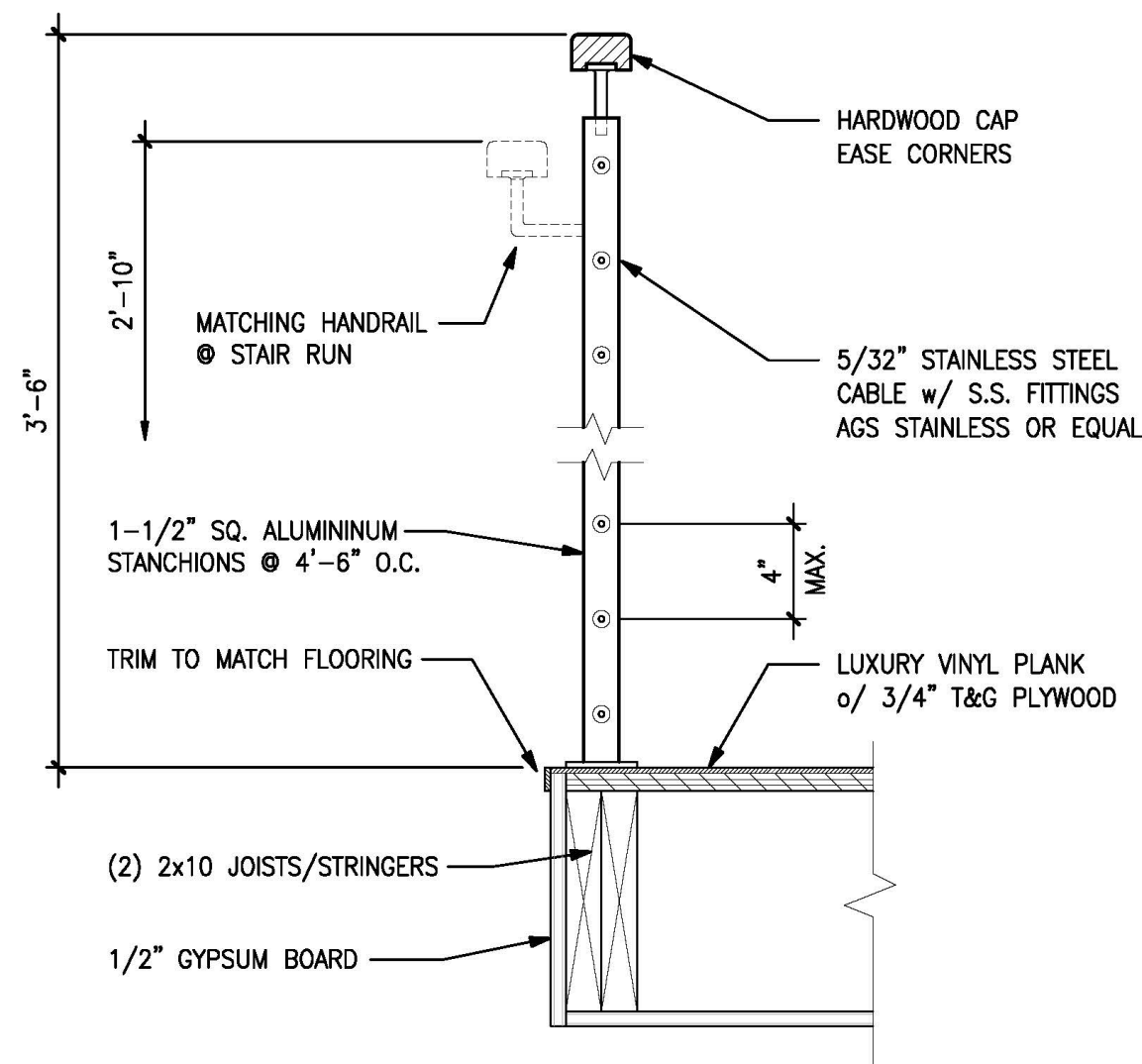
4 INTERIOR STAIR TOE

$\frac{1 \quad 1/2" = 1'}{0 \quad 8"}$



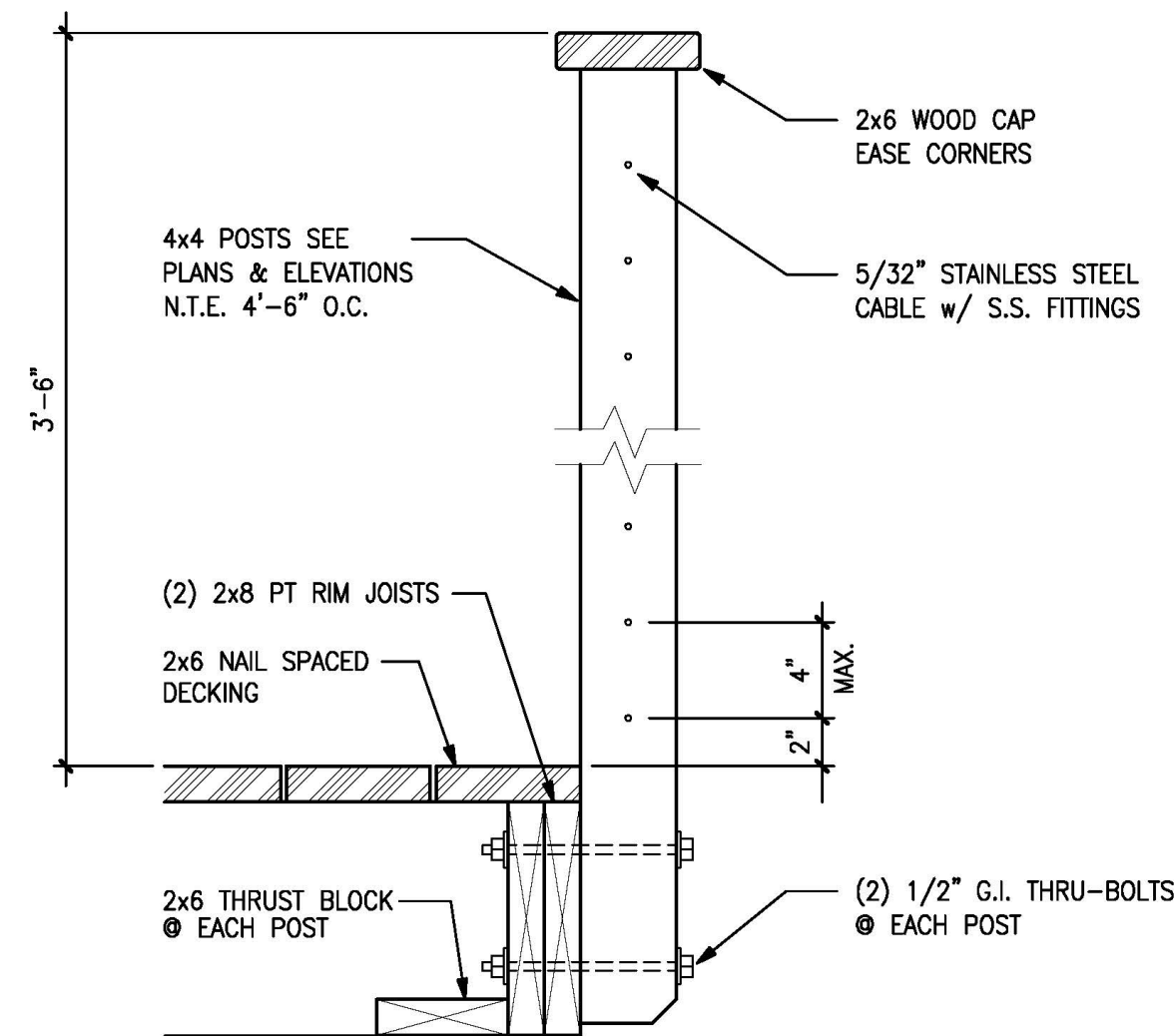
1 STAIR SECTION

$\frac{1/4" = 1'}{0 \quad 4'-0"}$



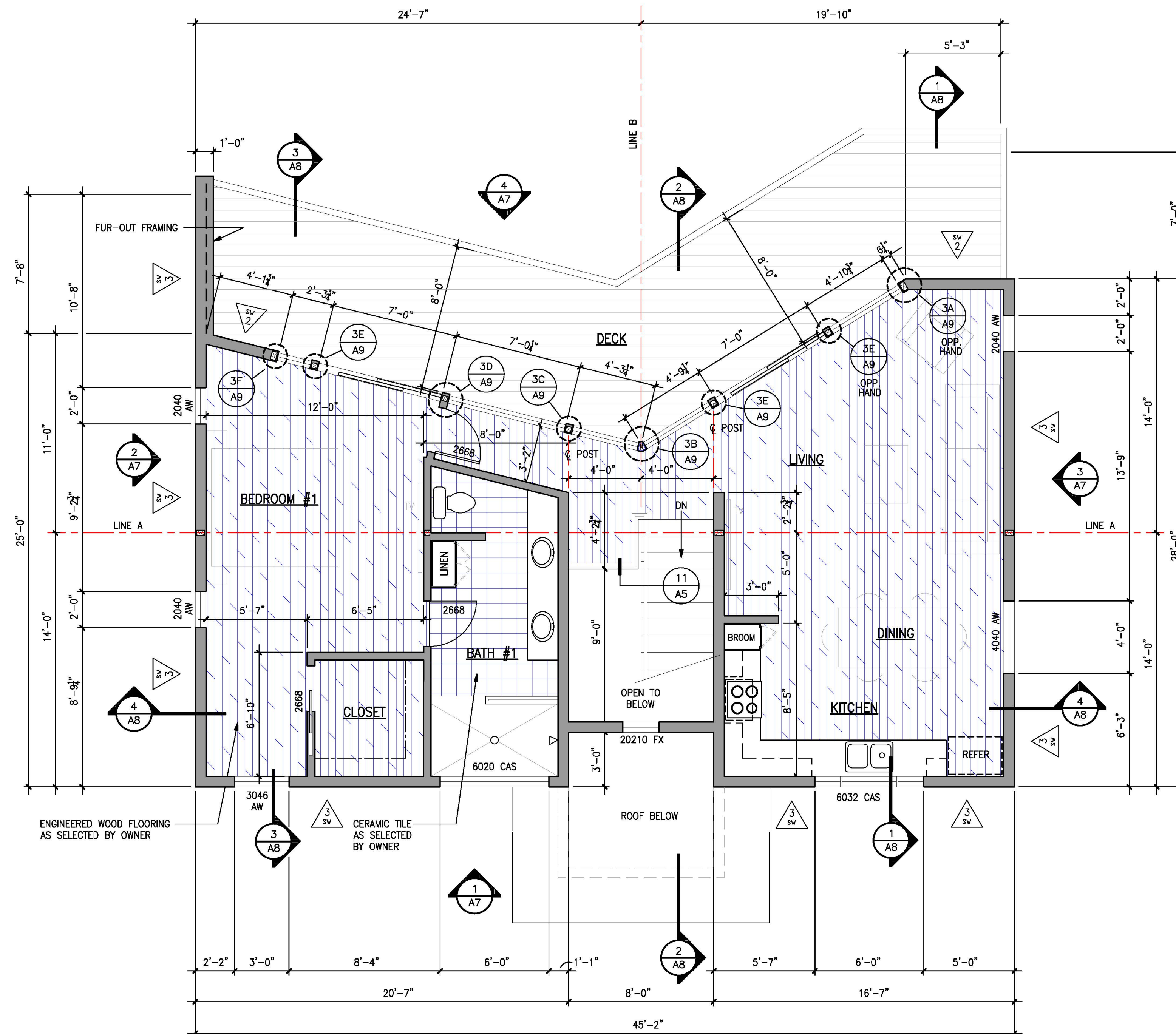
11 INTERIOR RAILINGS

$\frac{1 \quad 1/2" = 1'}{0 \quad 8"}$



12 GUARDRAIL @ DECK

$\frac{1 \quad 1/2" = 1'}{0 \quad 8"}$

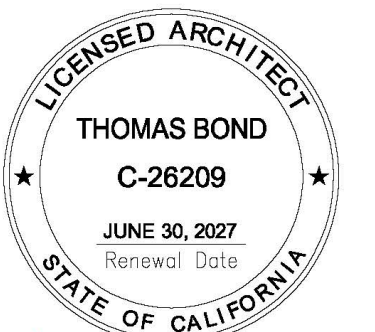


9 UPPER FLOOR PLAN

DANIELS RESIDENCE

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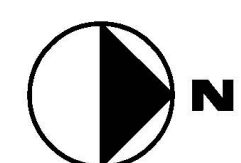
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DRAWING DESCRIPTION

UPPER FLOOR
PLAN & DETAILS

DRAWING NUMBER

A5

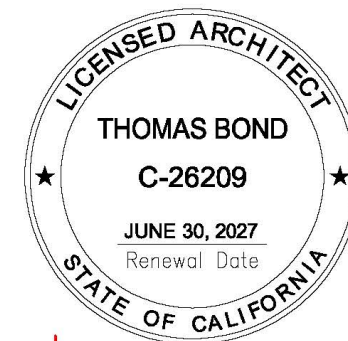


$\frac{1/4" = 1'}{0 \quad 4'-0"}$

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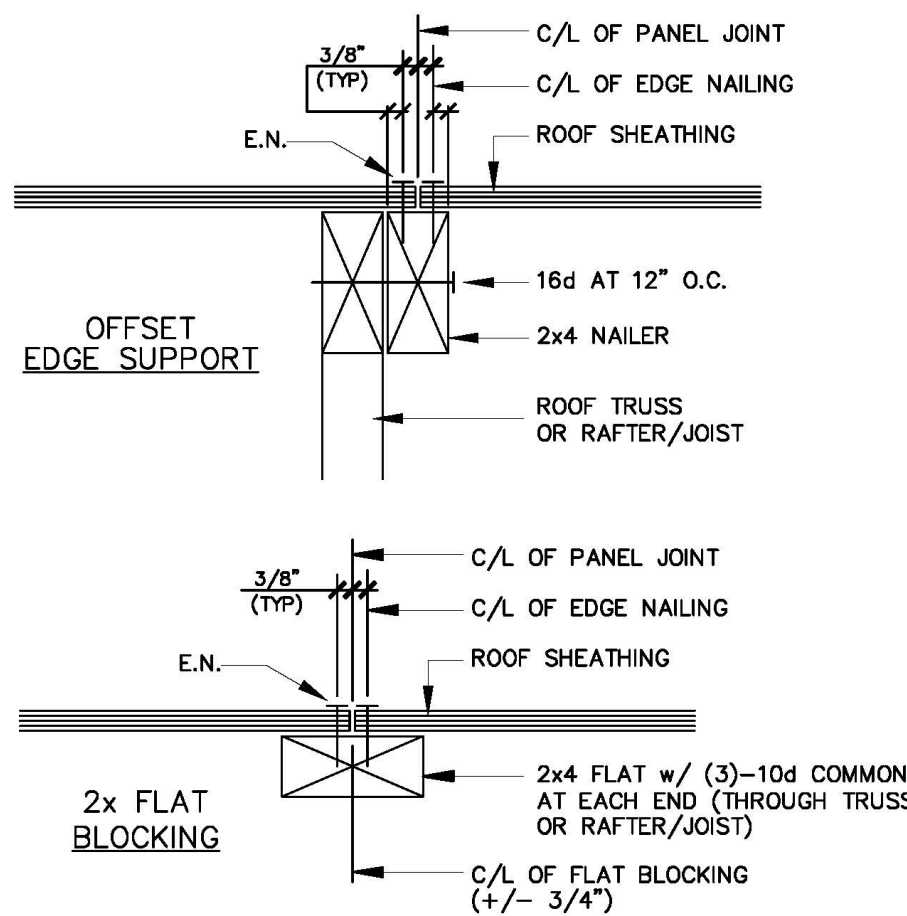
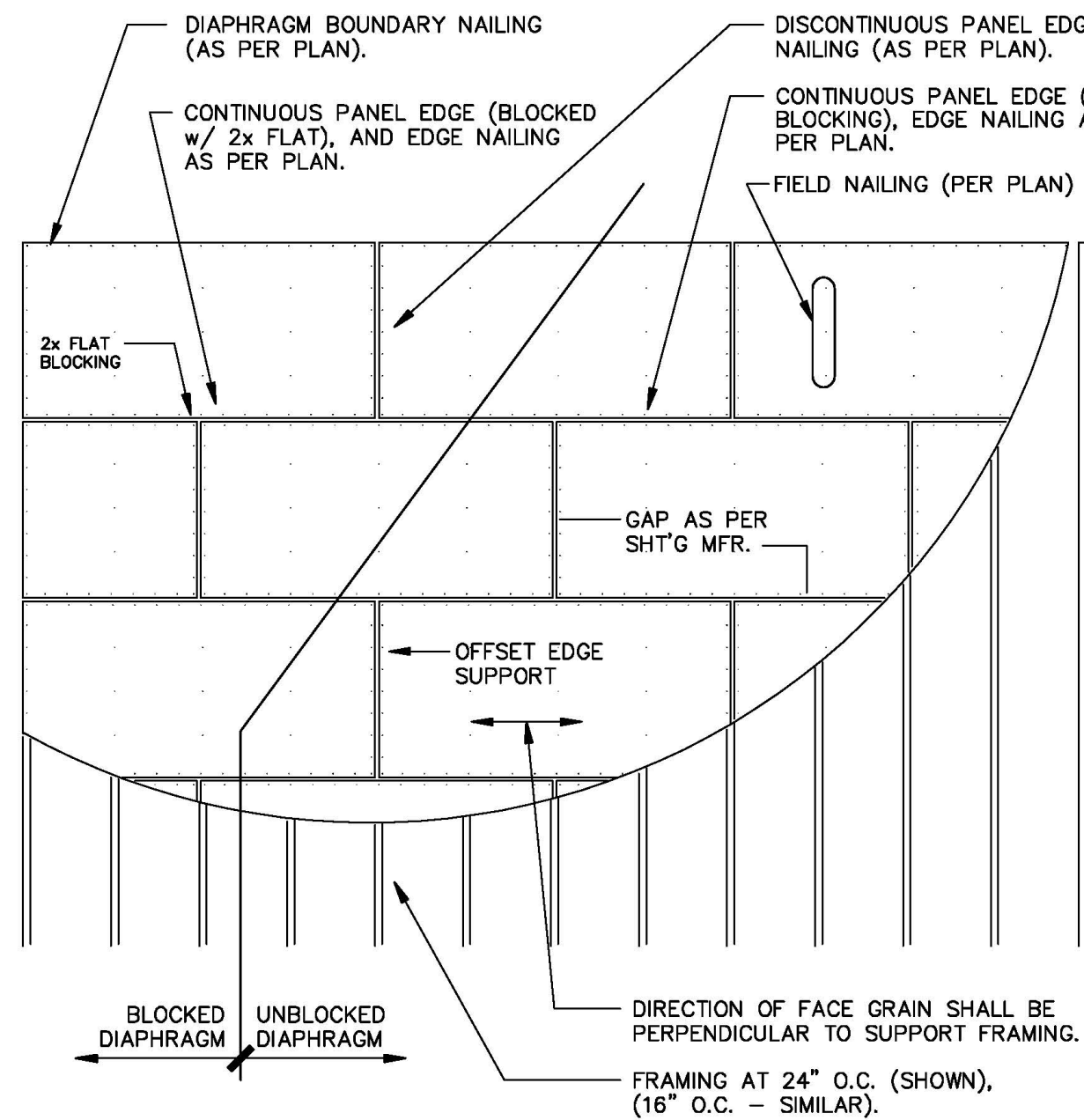
DRAWING DESCRIPTION

ROOF FRAMING
PLAN & DETAILS

DRAWING NUMBER

A6

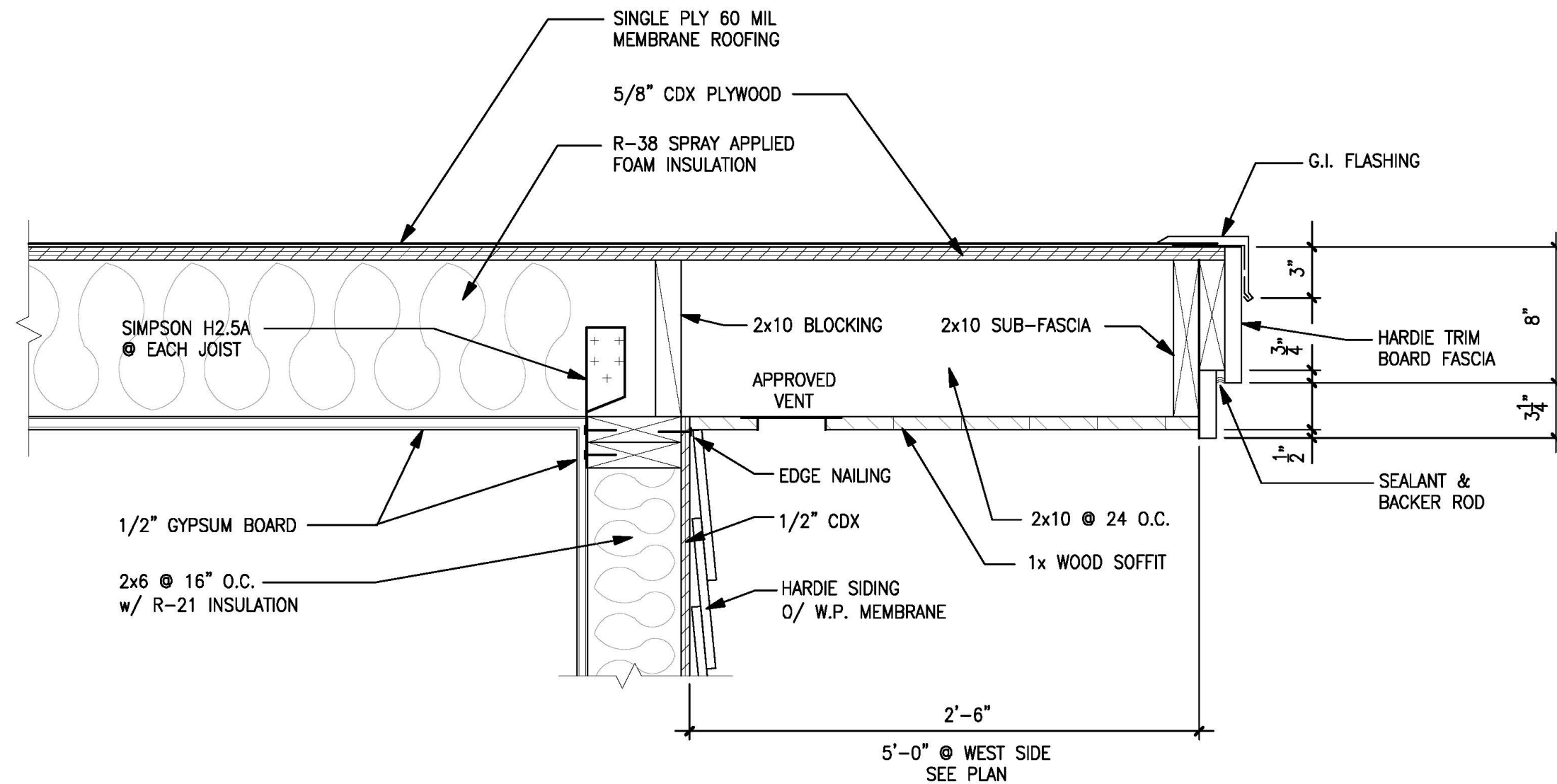
10 SHEATHING LAYOUT



SHEATHING NOTES:

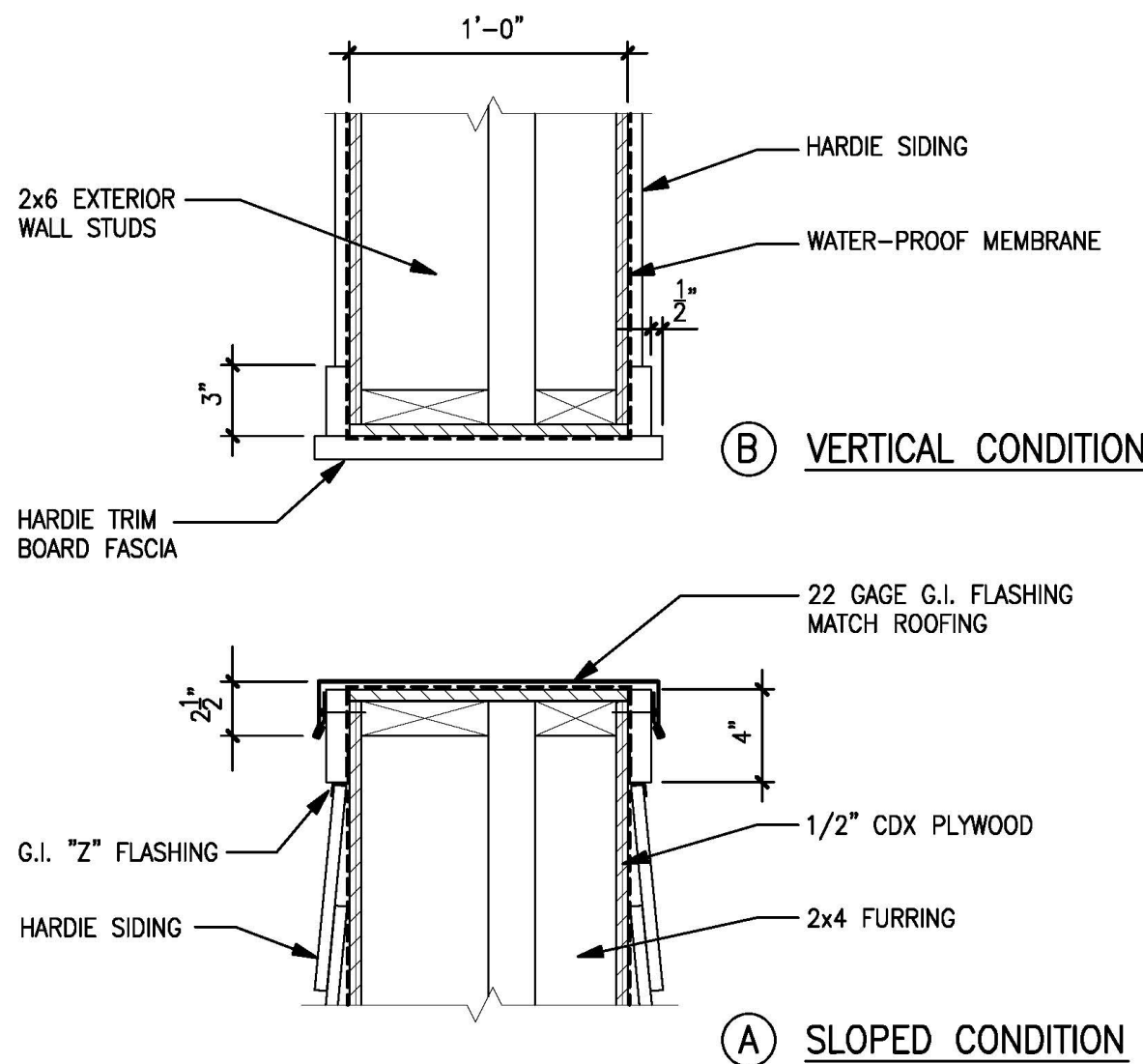
1. STAGGER JOINTS AS SHOWN.
2. MINIMUM SIZE OF PANEL SHALL BE 24" x 24".
3. NAILS SHALL BE DRIVEN TIGHT, BUT MAY NOT FRACTURE SURFACE OF PLYWOOD.
4. TOLERANCE ON NAIL SPACING SHALL BE THE AVERAGE NAIL SPACING OVER ANY 4' LENGTH & SHALL BE AT LEAST THAT WHICH IS NOTED ON PLANS.

4 TYPICAL EAVE & ROOF ASSEMBLY

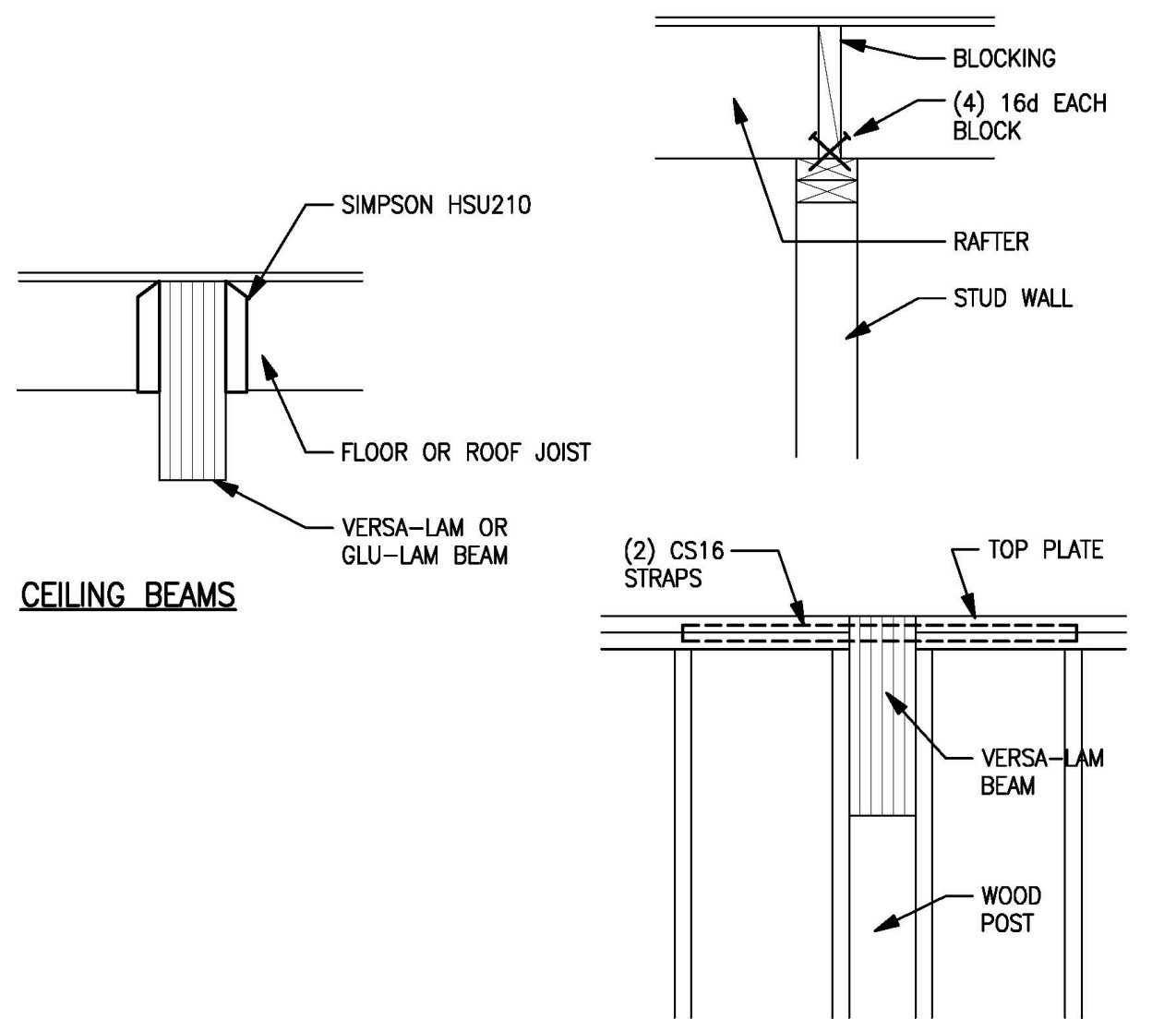


1 1/2" = 1'
0 8"

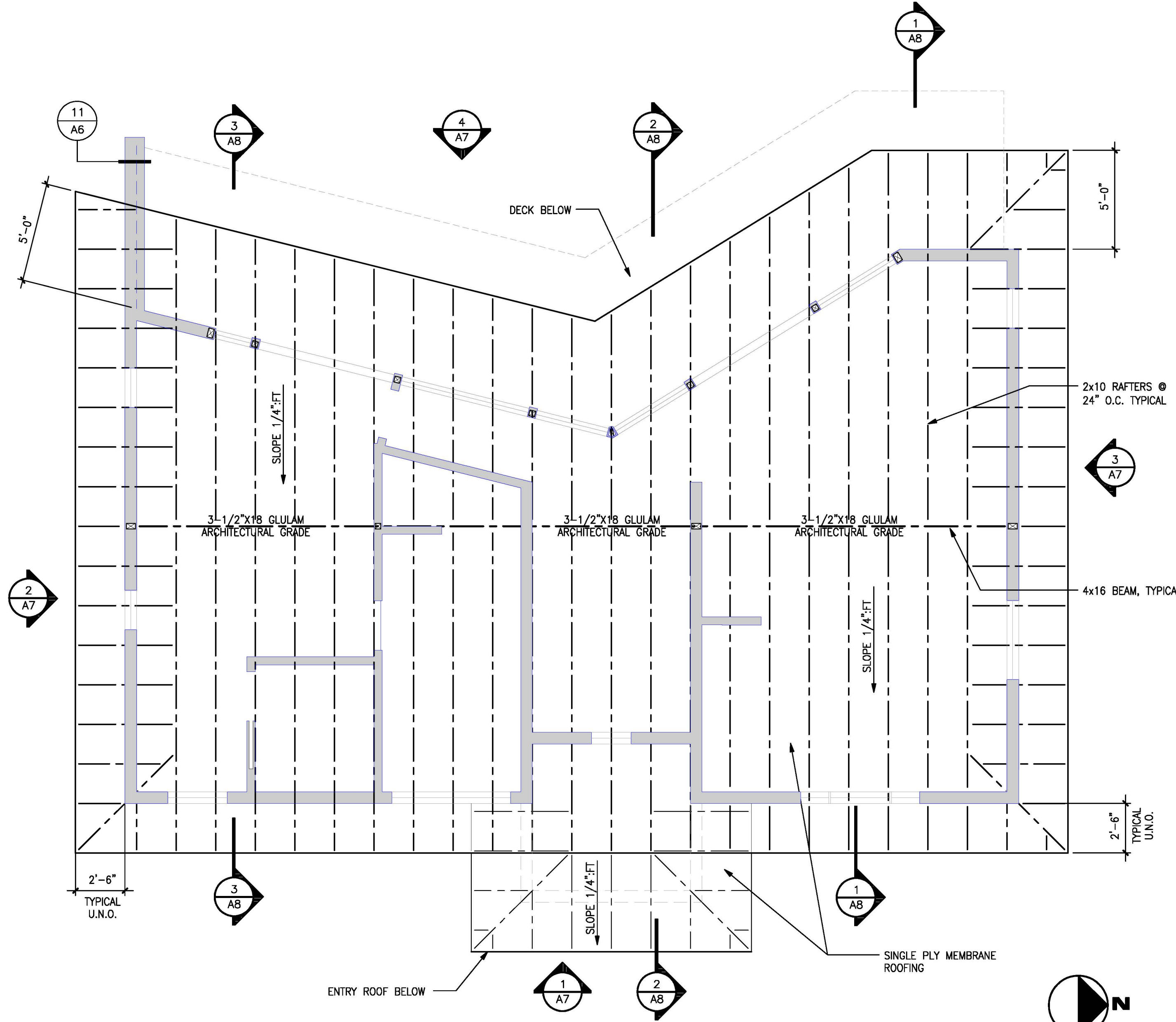
11 SCREEN WALL END CAP



8 TYPICAL FRAMING CONNECTIONS



6 ROOF PLAN



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707.442.1728 Office
707.362.1113 Cell

PROJECT NUMBER : 190
SCALE : AS NOTED
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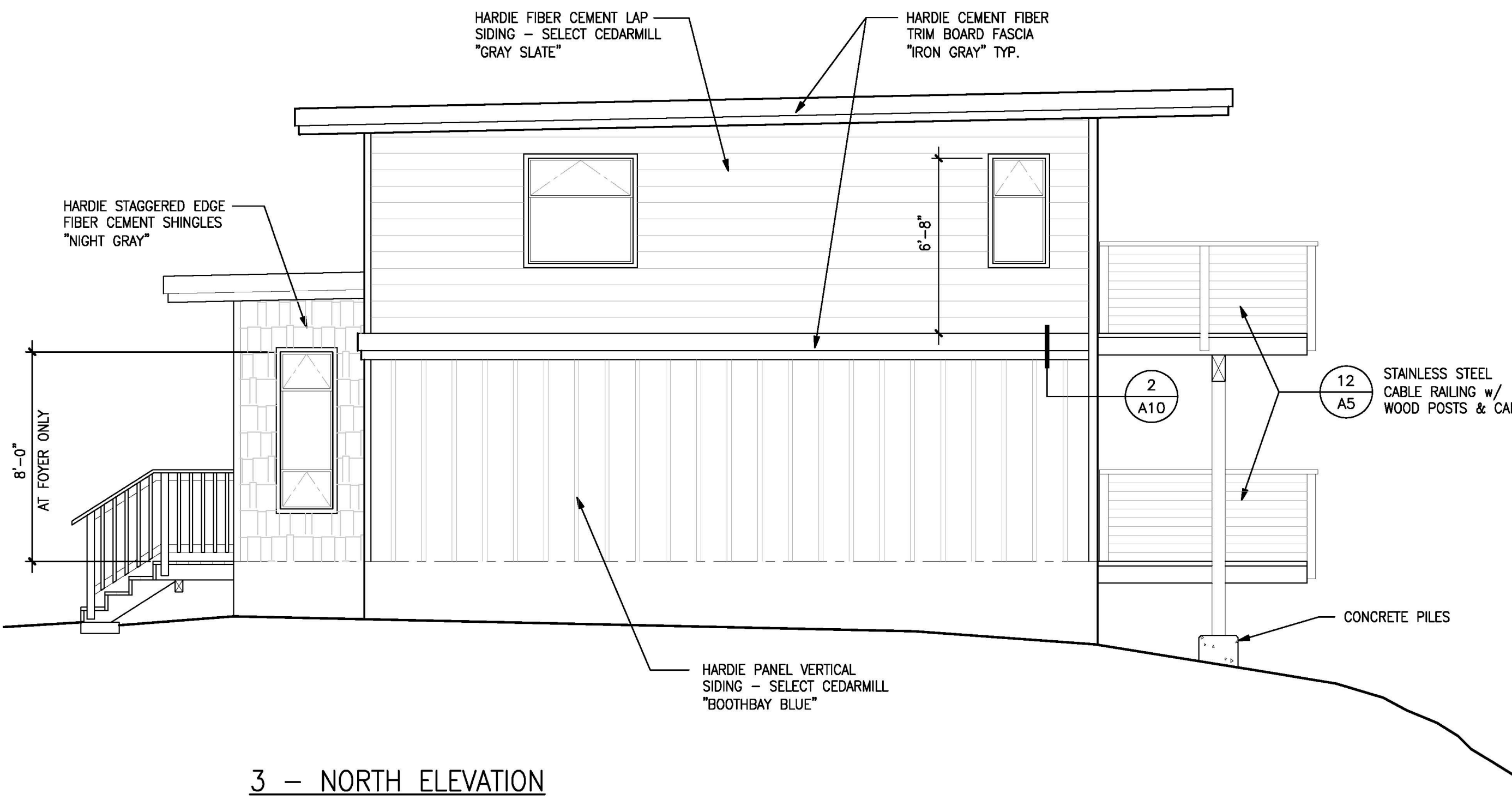
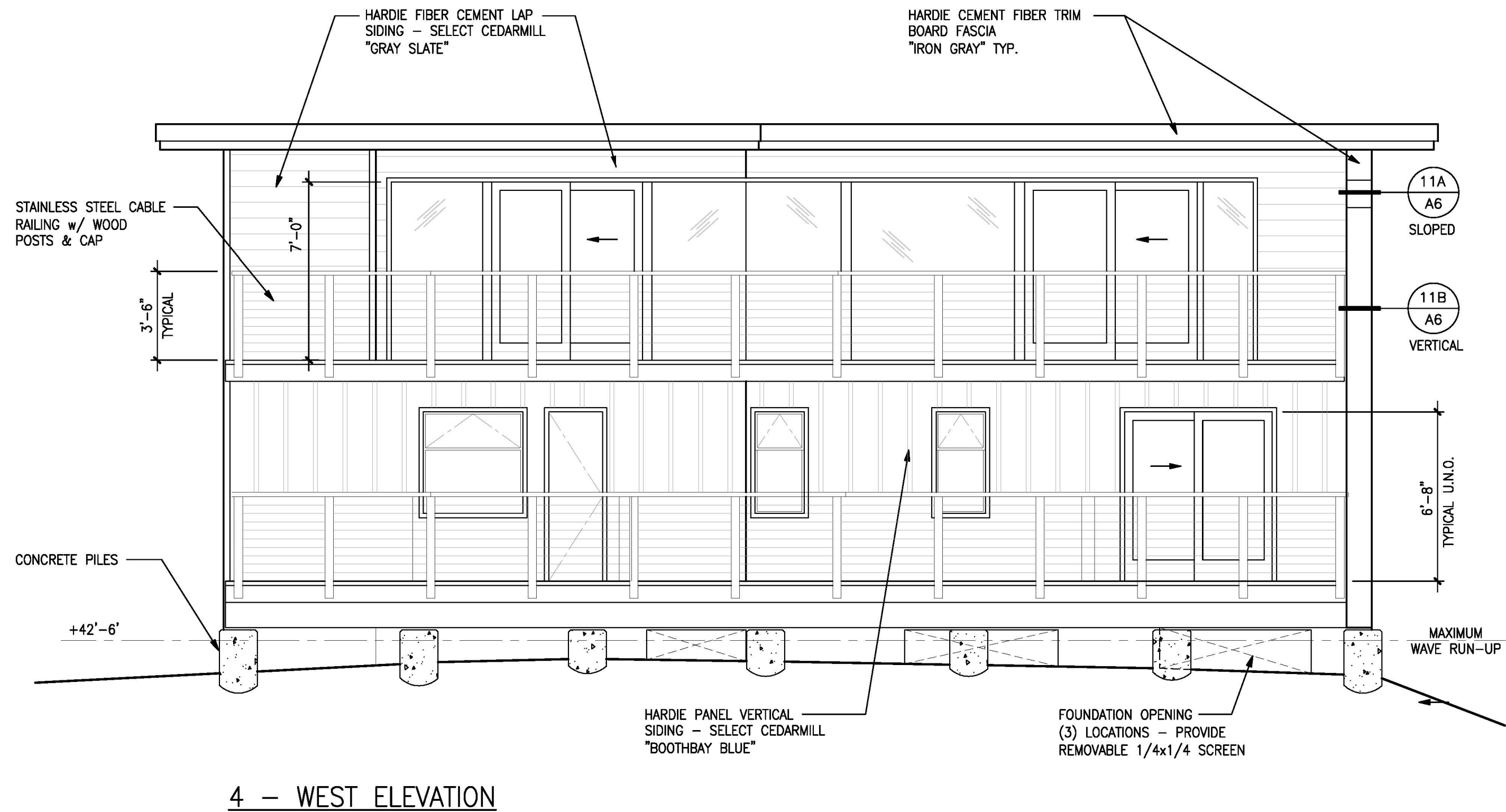
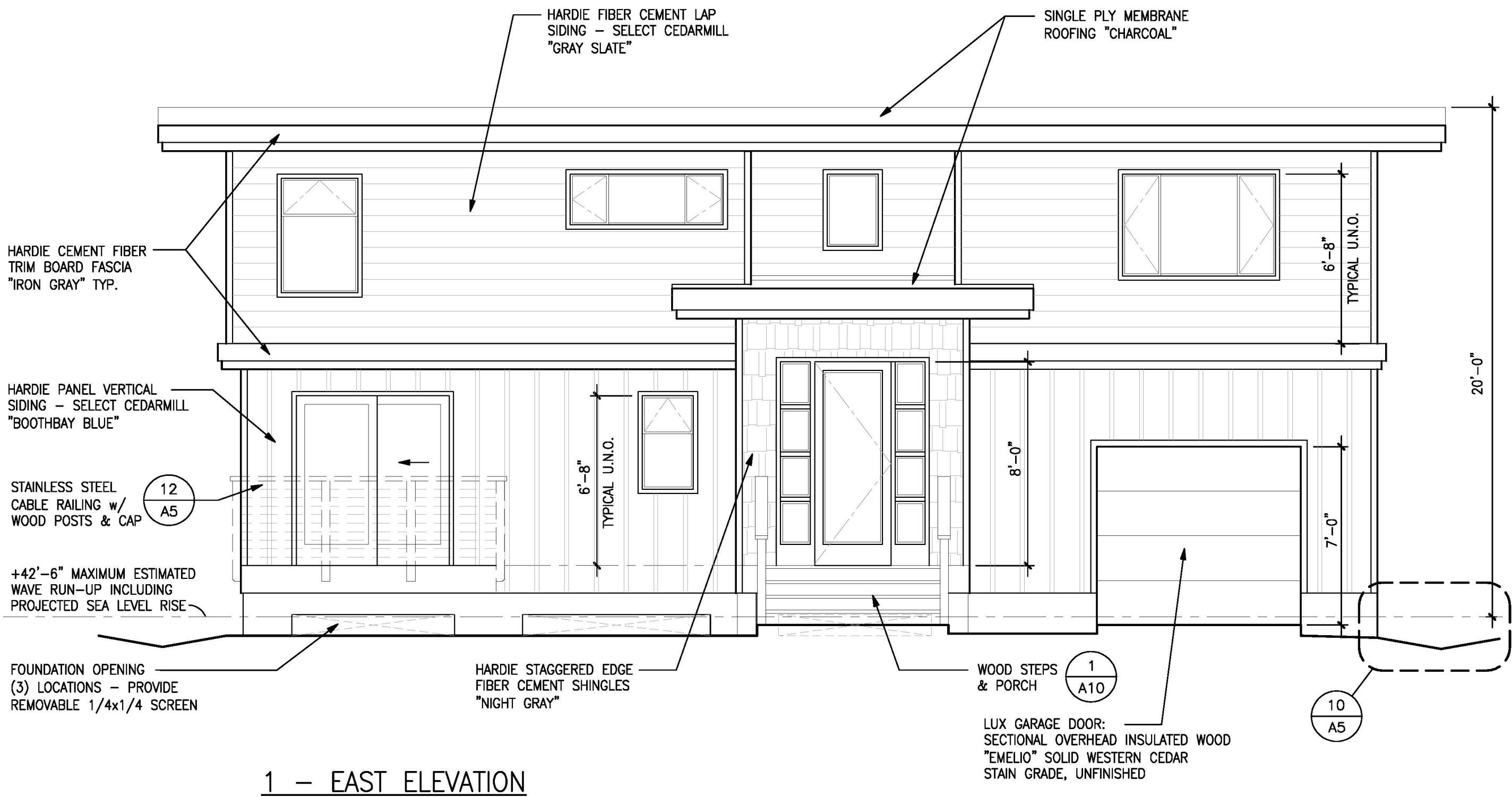
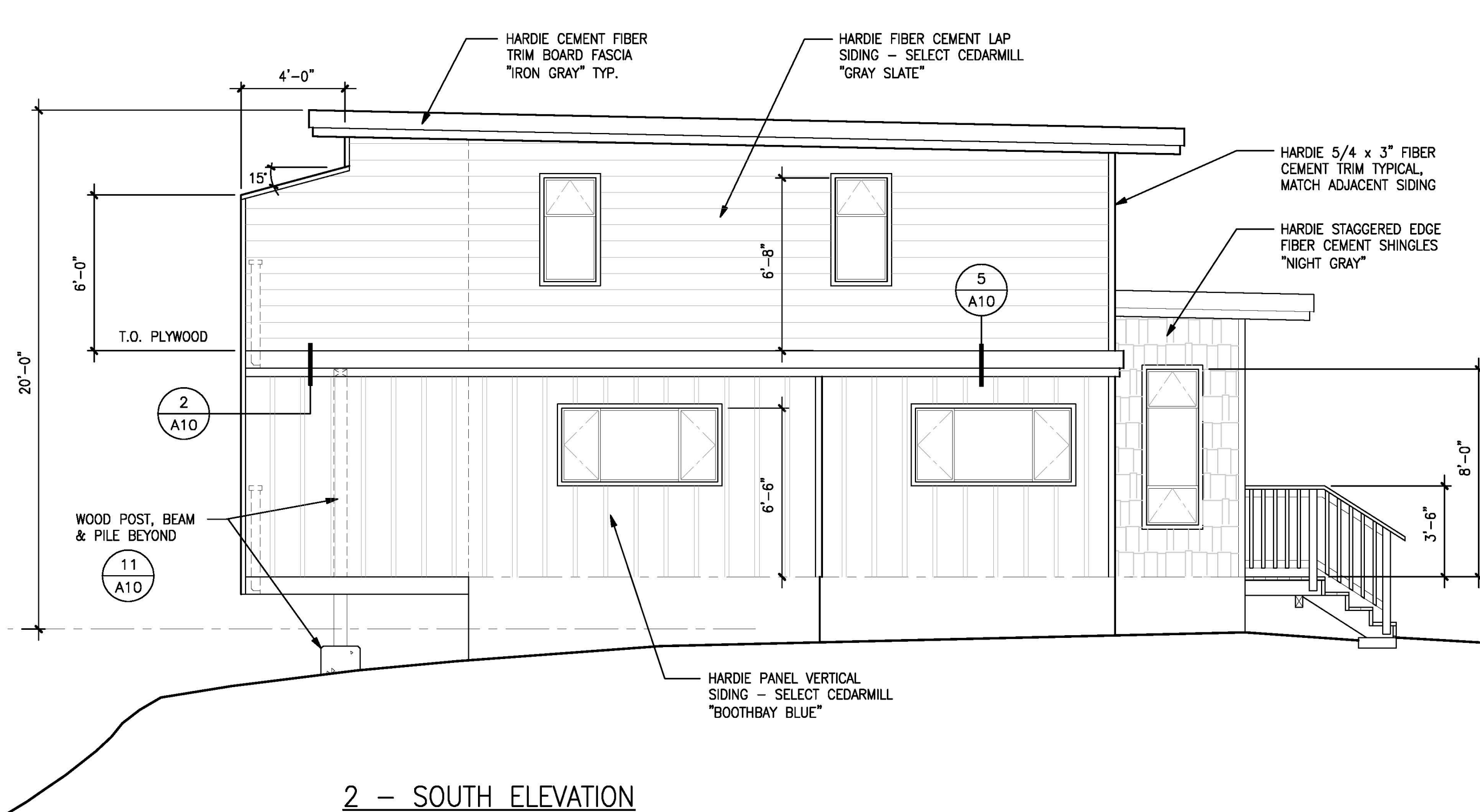
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DRAWING DESCRIPTION

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A7



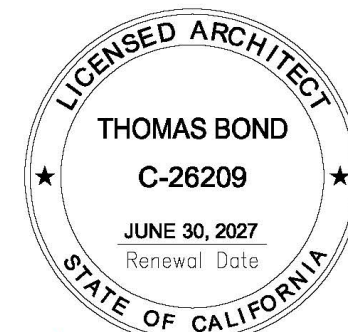
EXTERIOR ELEVATIONS

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

DANIELS
RESIDENCE

495 SEA COURT
SHELTER COVE, CALIFORNIA

APN 111-121-037



tba

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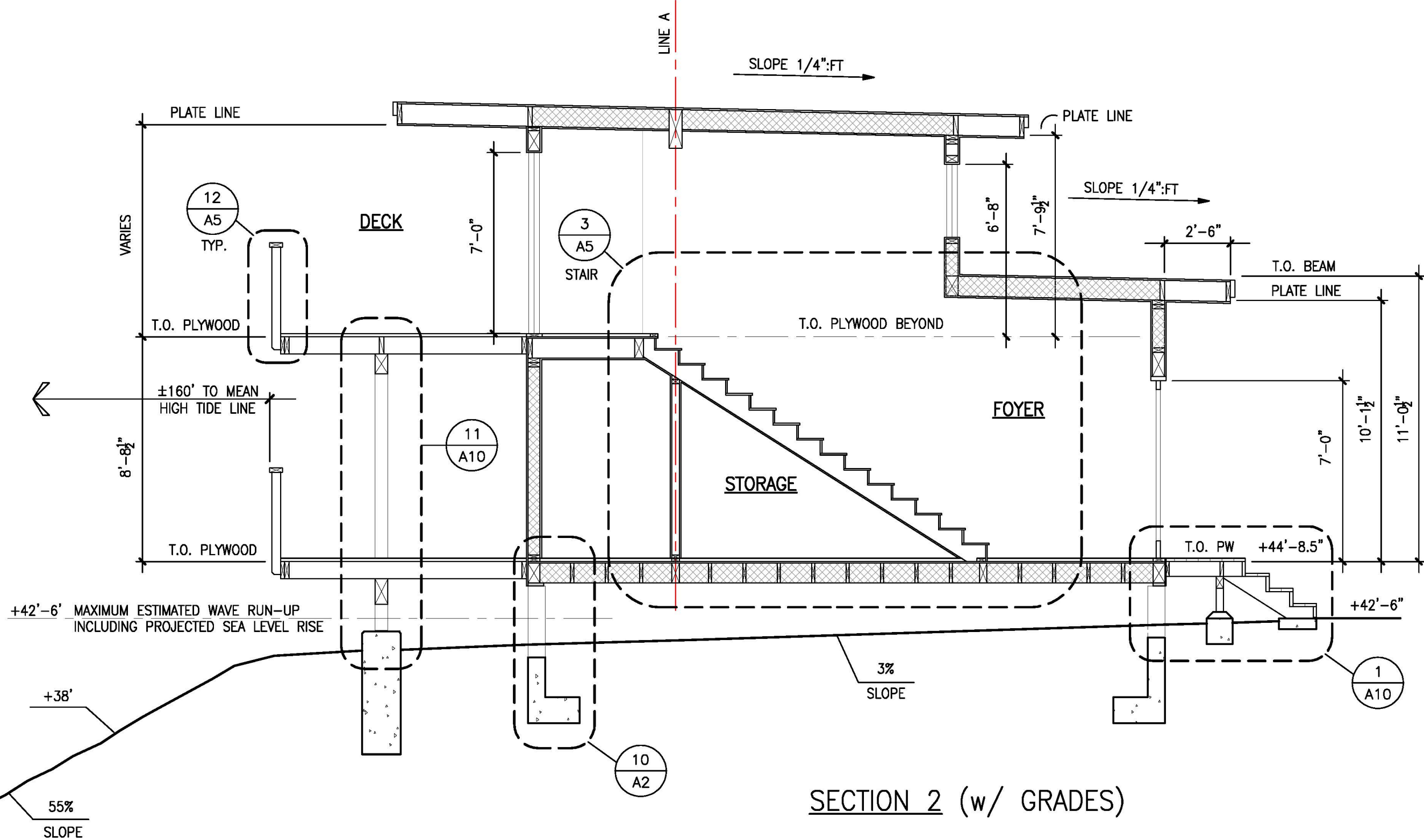
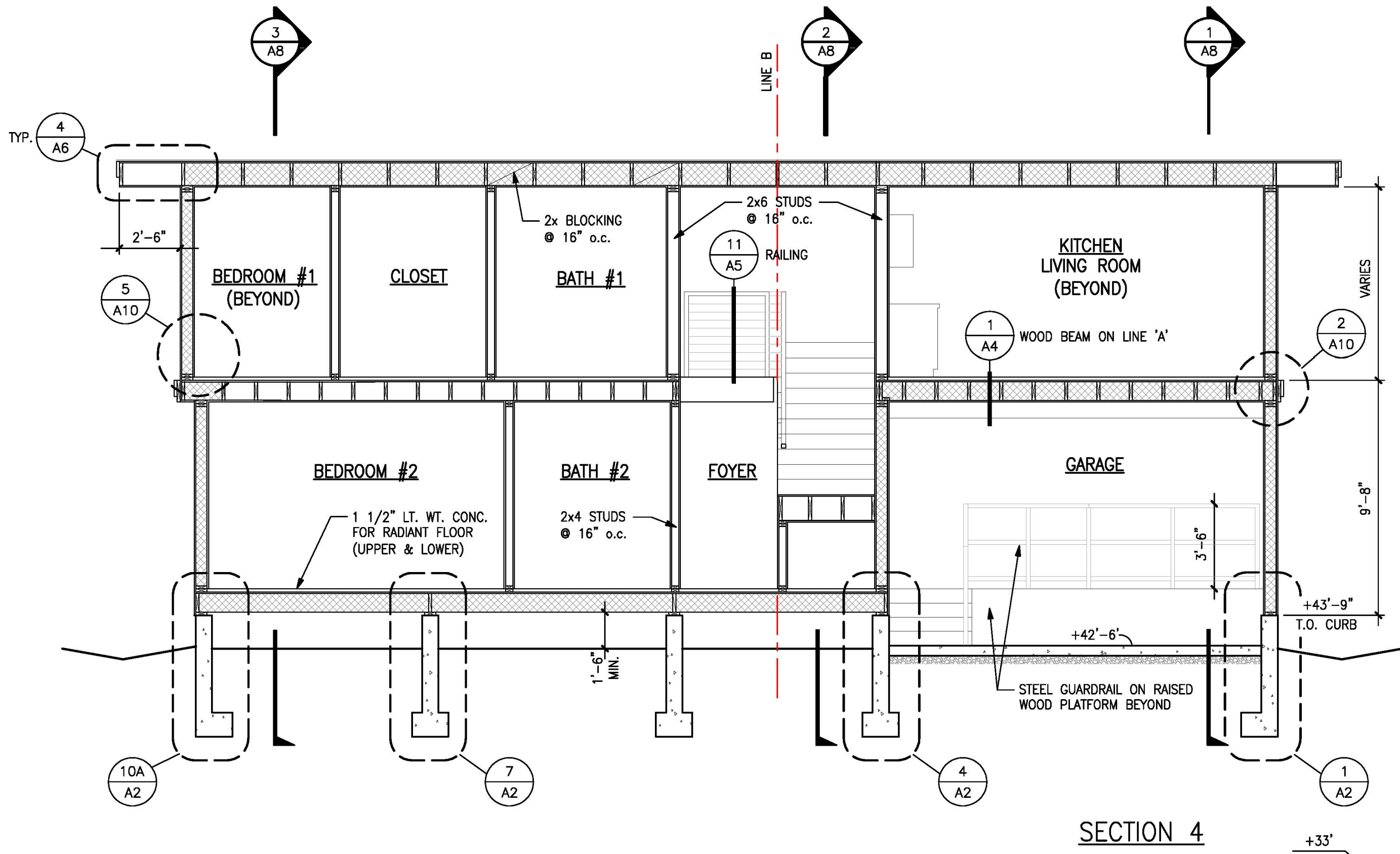
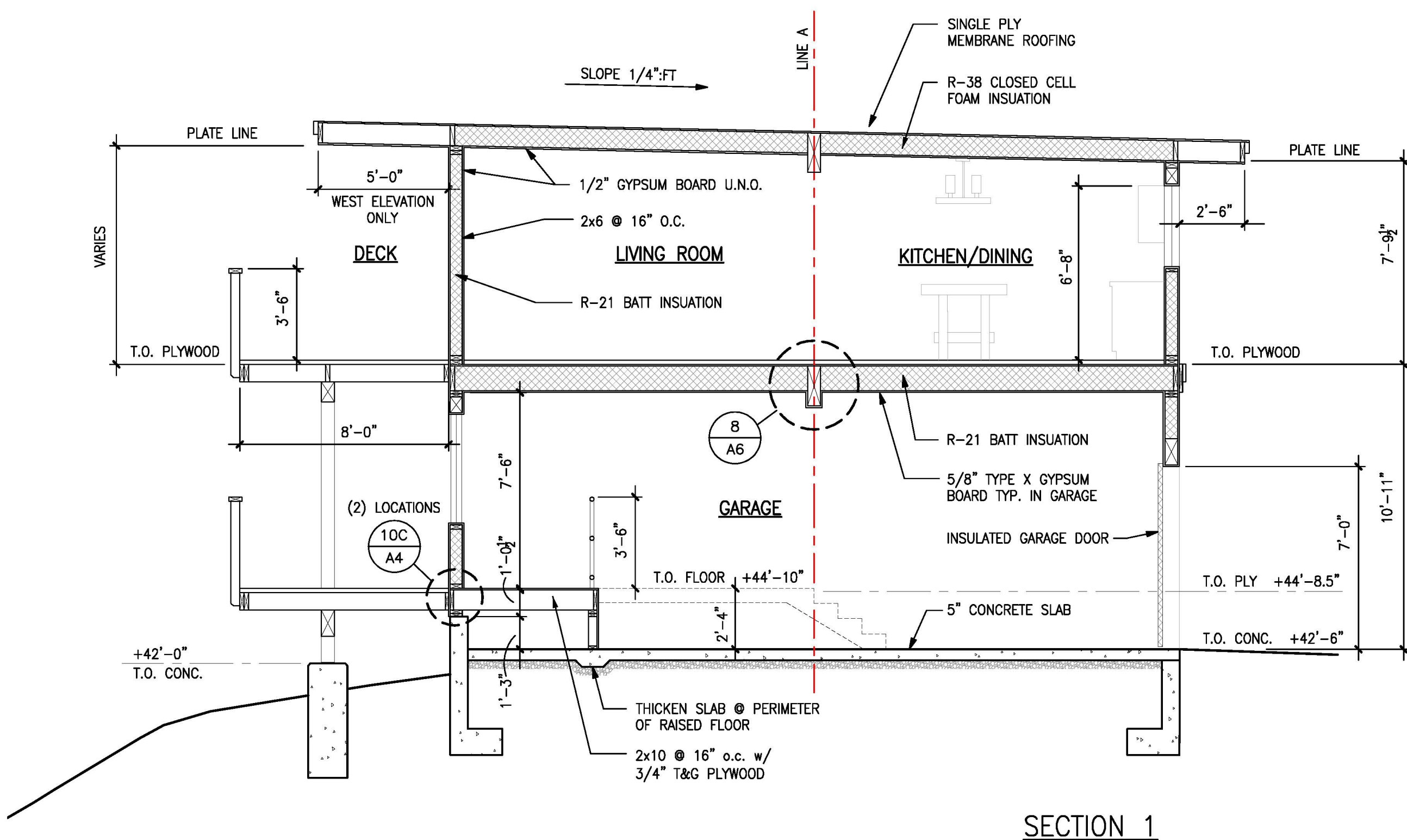
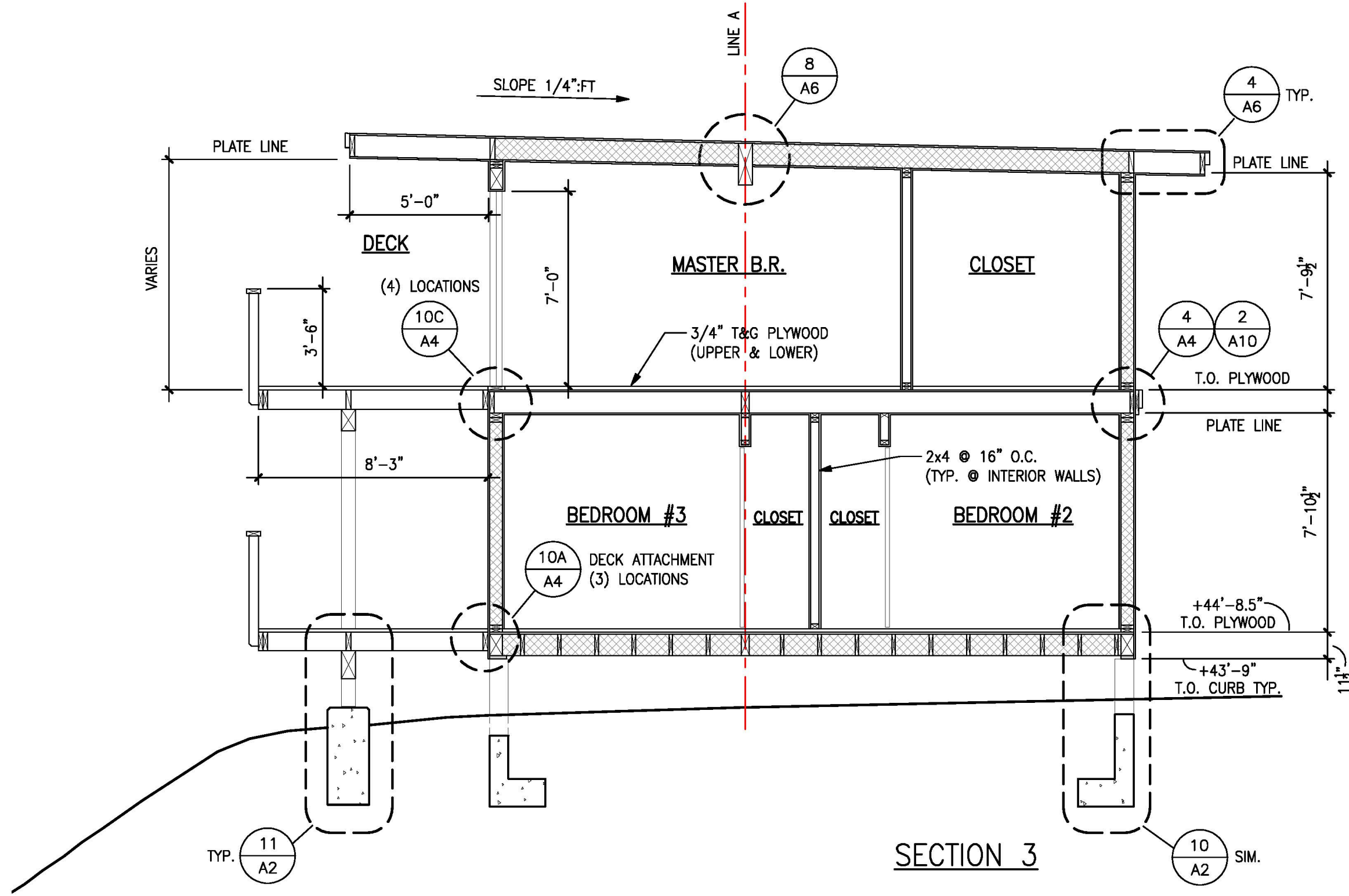
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DRAWING DESCRIPTION

BUILDING SECTIONS

DRAWING NUMBER

A8



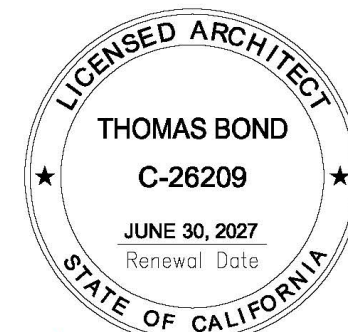
BUILDING SECTIONS

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

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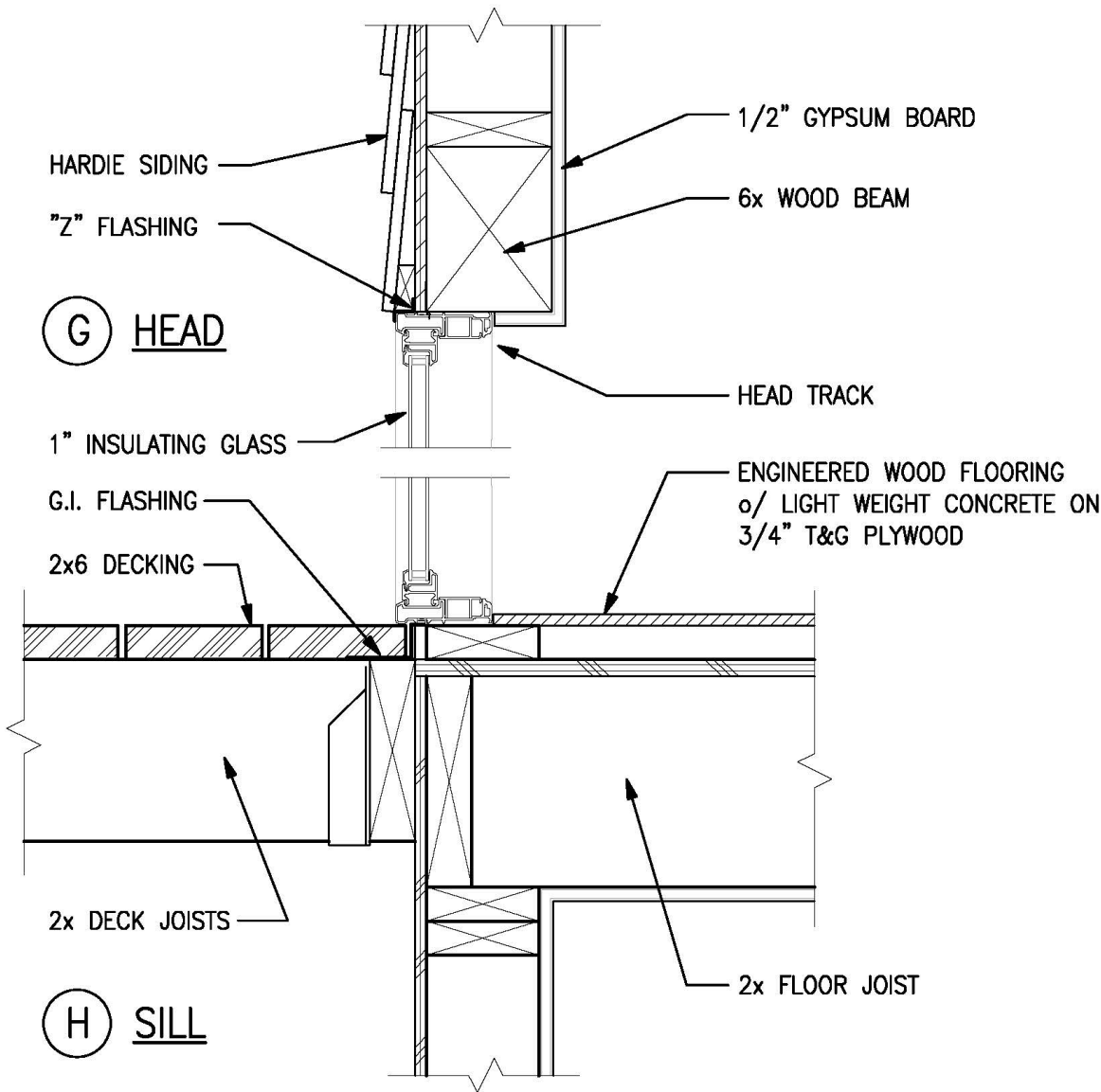
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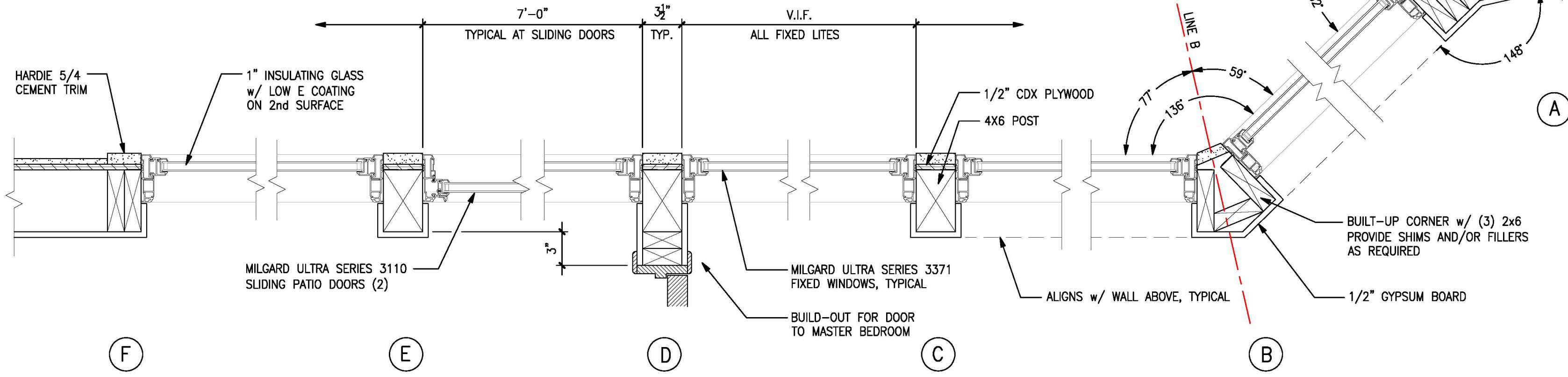
INTERIOR
ELEVATIONS

DRAWING NUMBER

A9

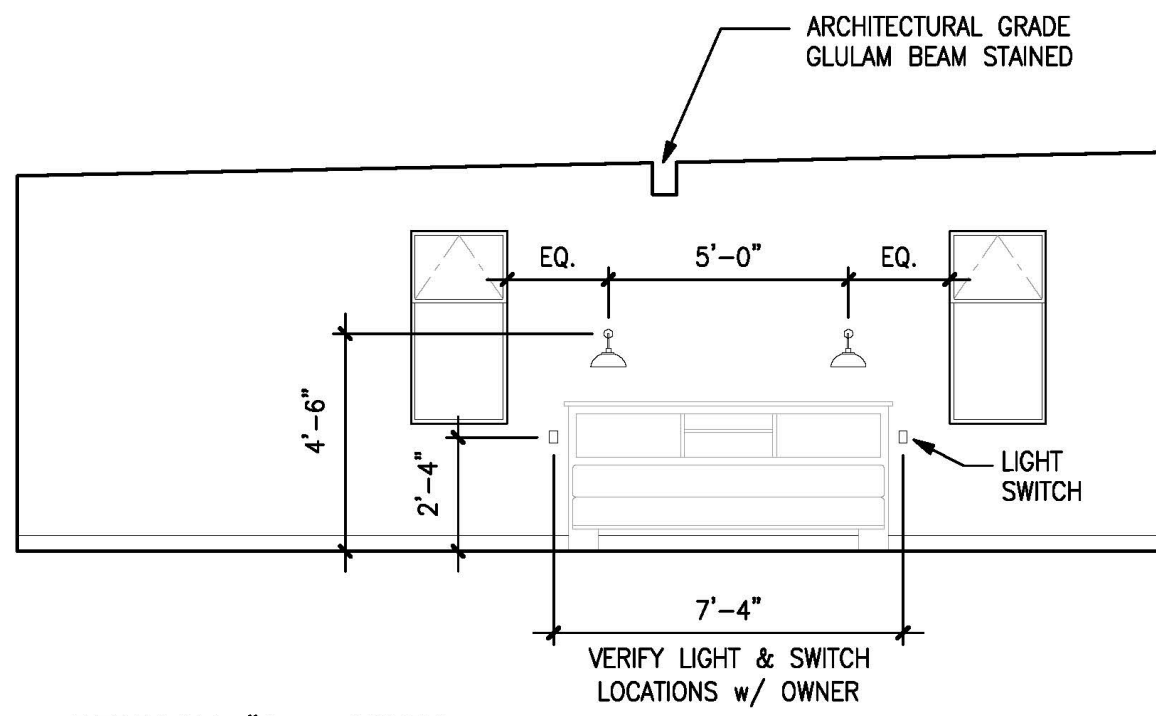


10 WINDOW WALL HEAD / SILL

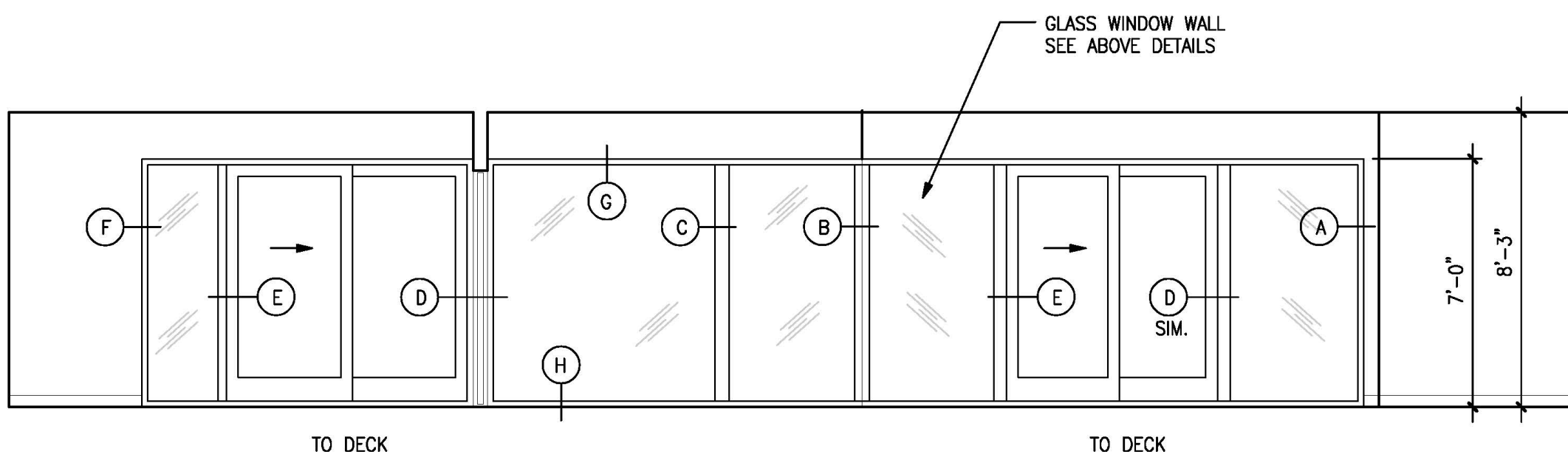


7 WINDOW WALL JAMB DETAILS

1 1/2" = 1'
0 8"

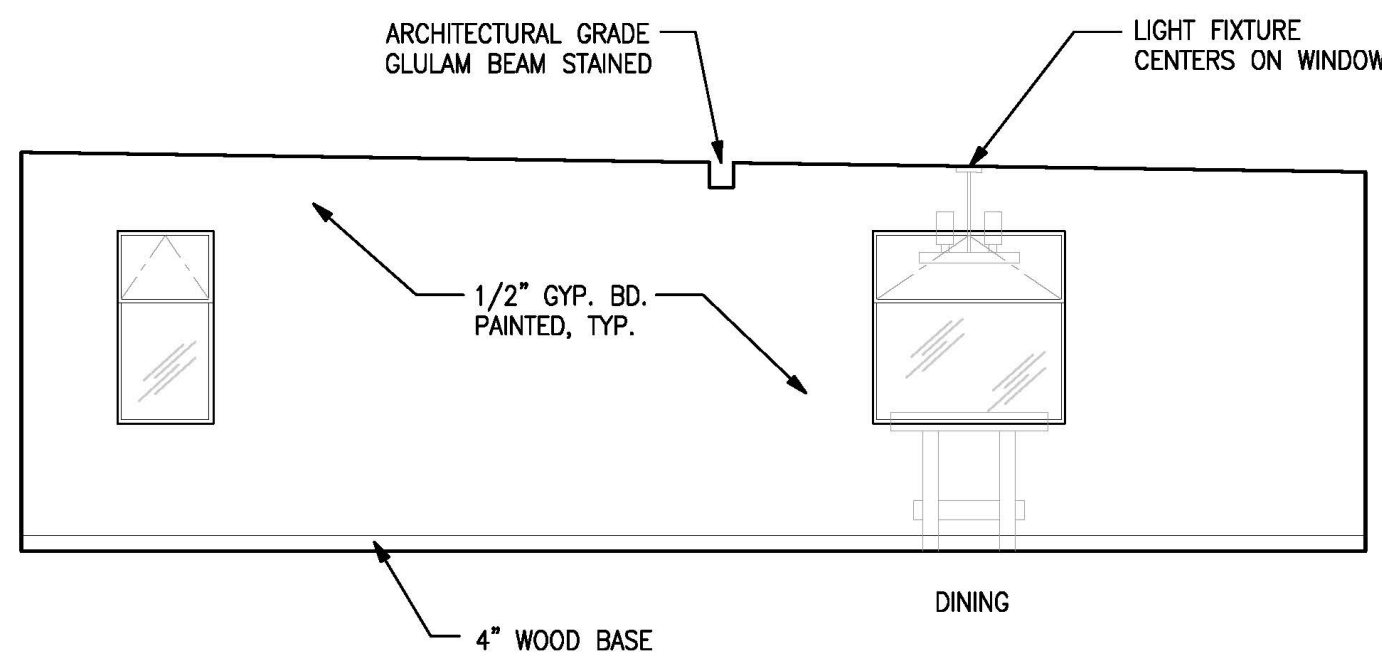


BEDROOM #1 - SOUTH

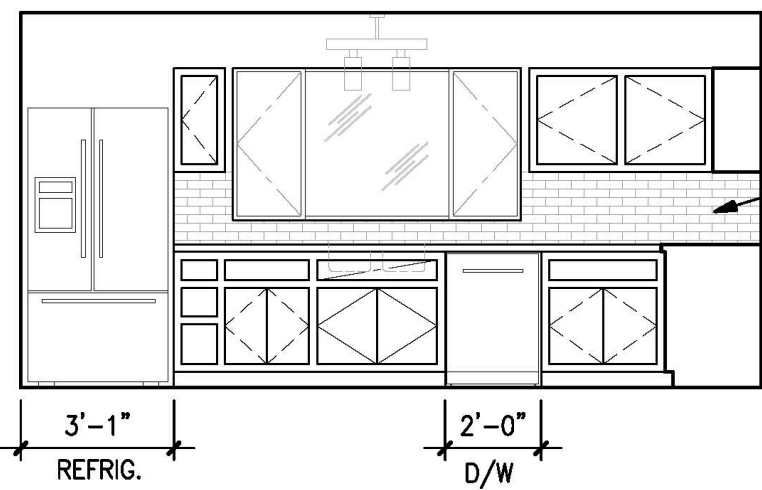


BEDROOM #1 - WEST

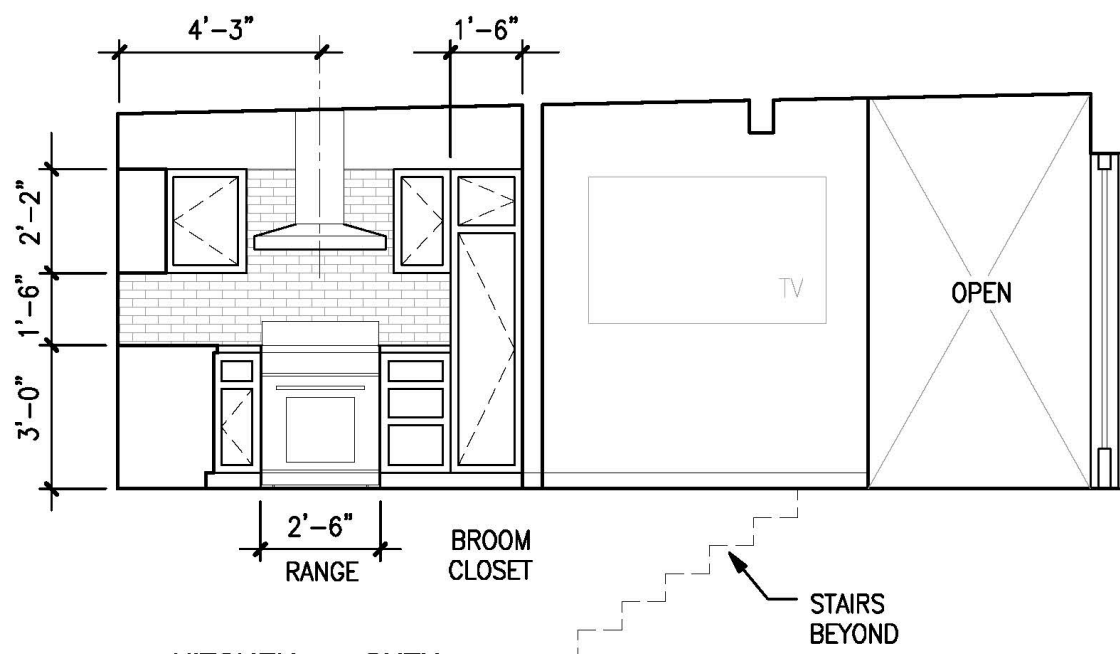
LIVING ROOM - WEST



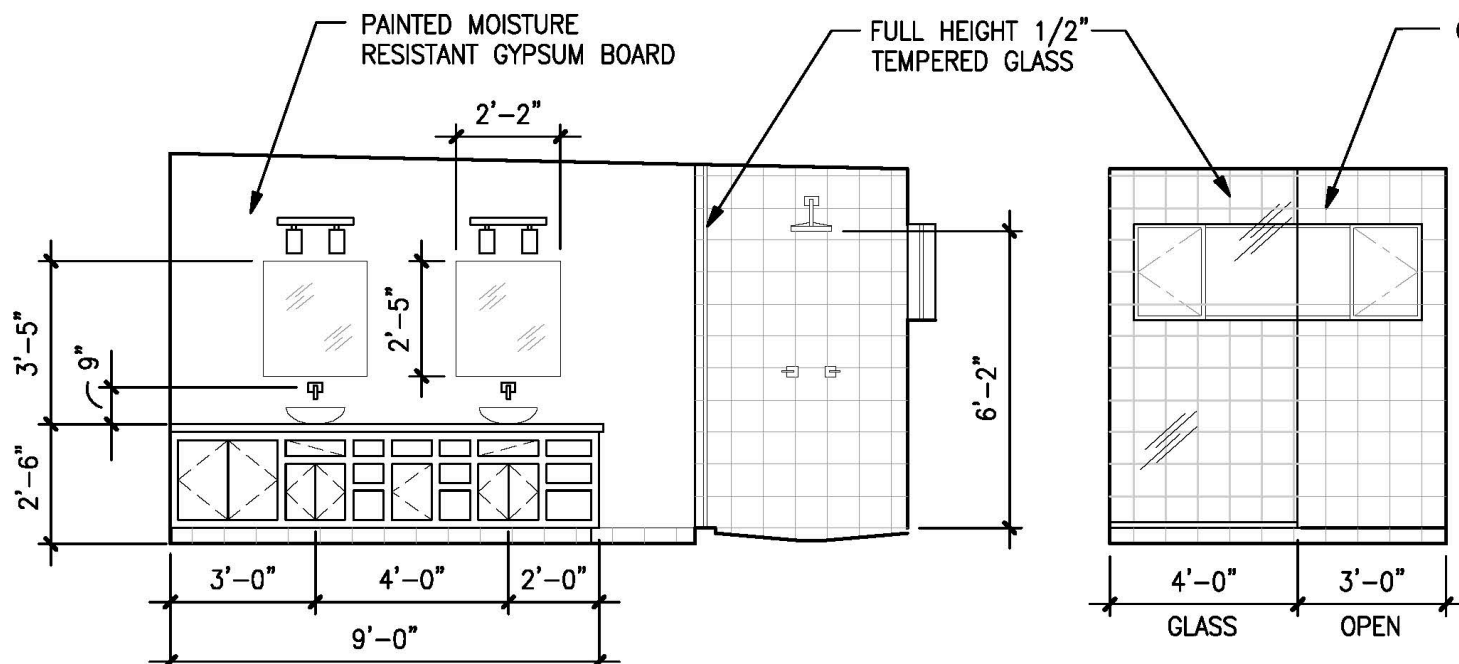
LIVING ROOM - NORTH



KITCHEN - EAST

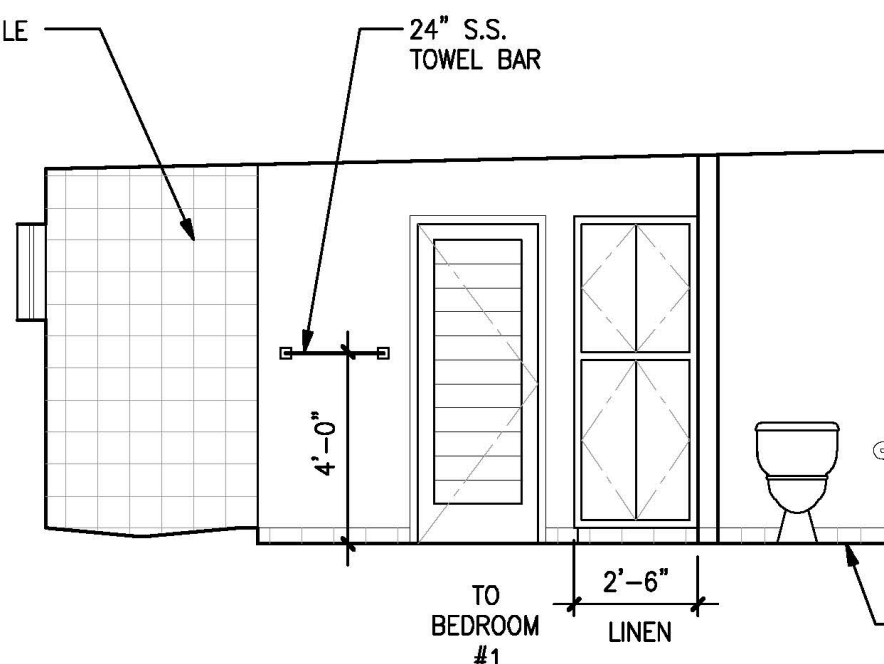


KITCHEN - SOUTH

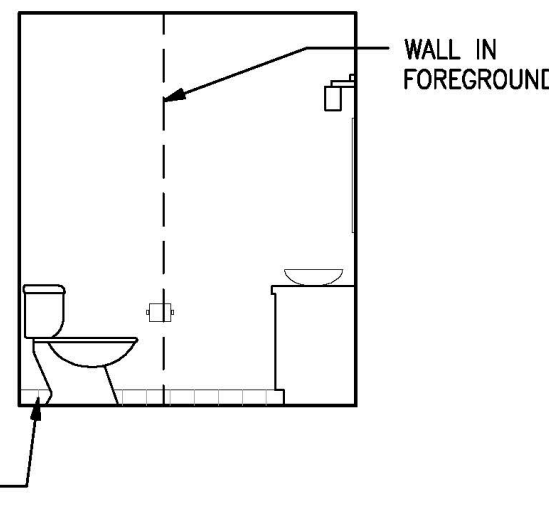


BATH #1 - NORTH

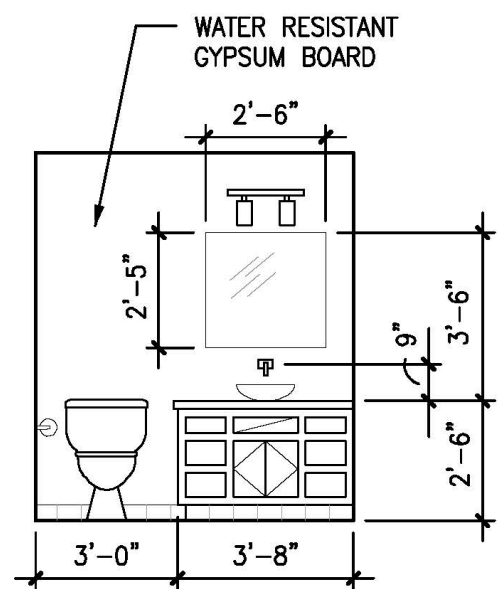
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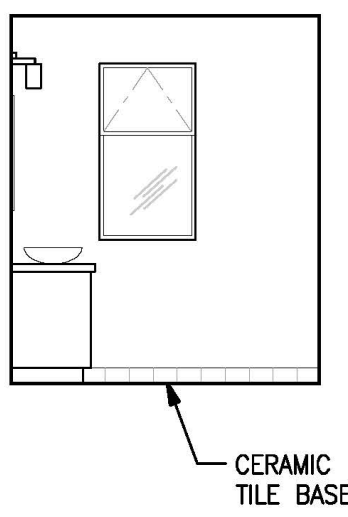
BATH #1 - SOUTH



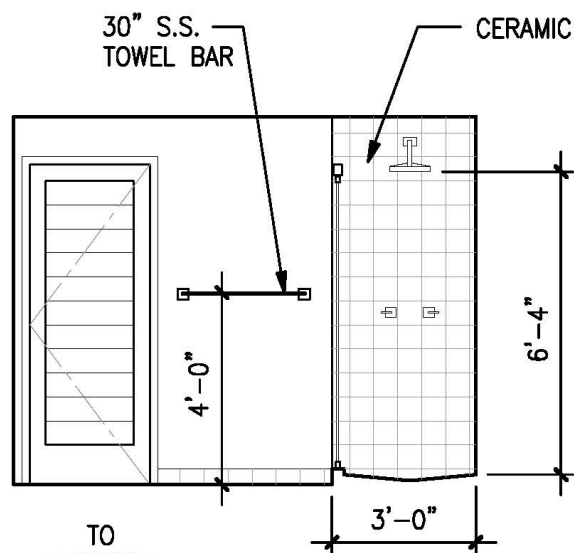
BATH #1 - WEST



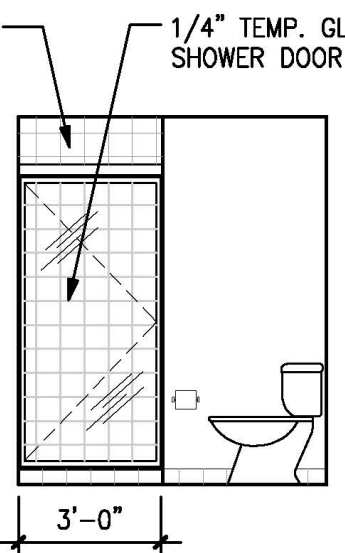
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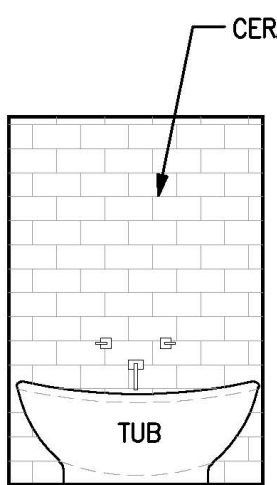
BATH #2 - EAST



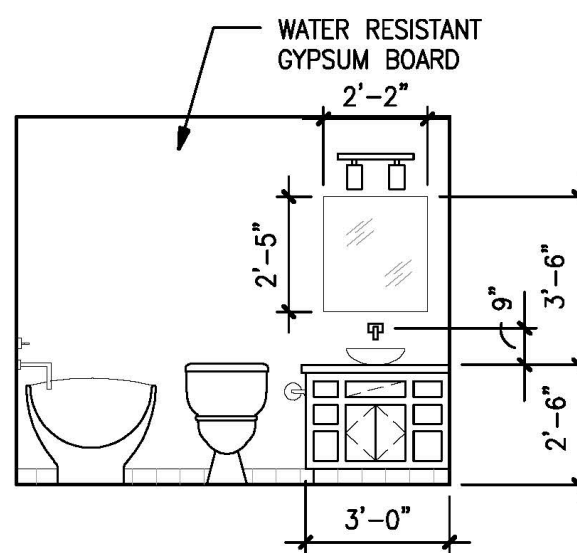
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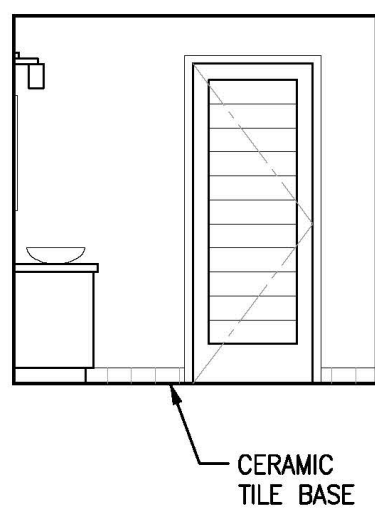
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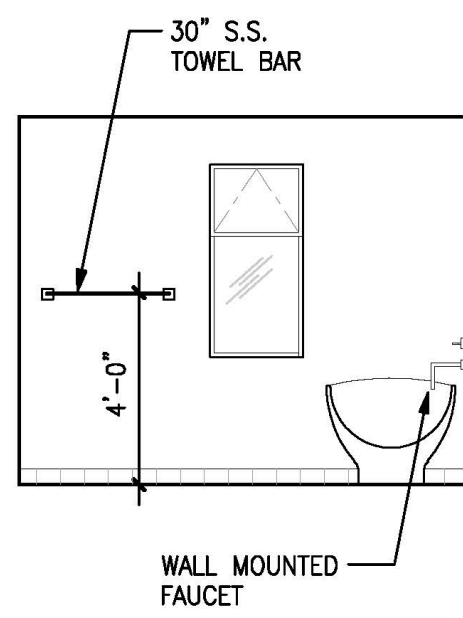
BATH #3 - NORTH



BATH #3 - EAST



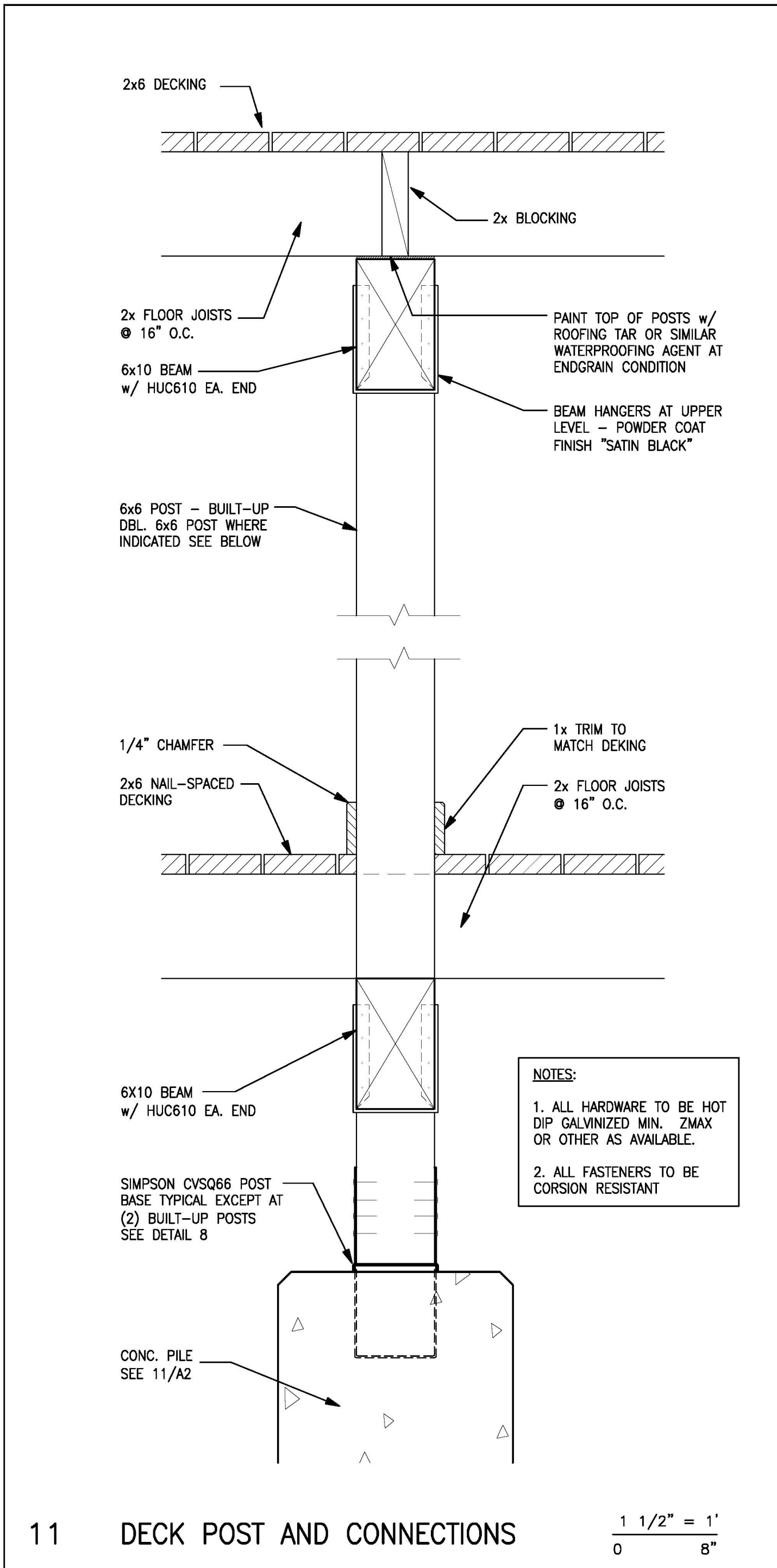
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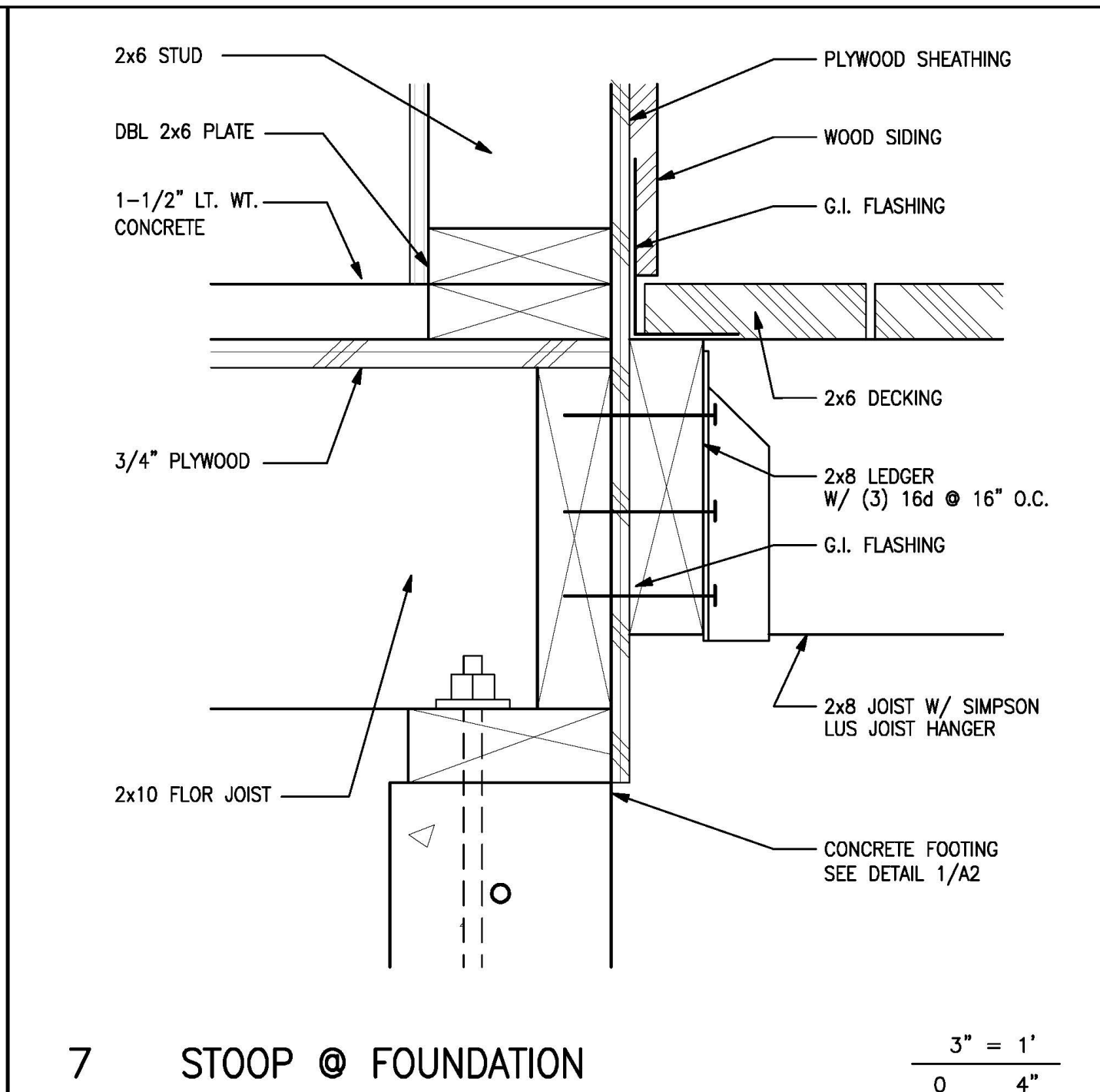
BATH #3 - WEST

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALLS & CEILINGS SHALL BE IN ACCORDANCE w/ SECTION R302.9 CALIFORNIA RESIDENTIAL BUILDING CODE
MAXIMUM FLAME SPREAD INDEX SHALL NOT BE GREATER THAN 200
MAXIMUM SMOKE-DEVELOPED INDEX SHALL NOT BE GREATER THAN 450
TESTS SHALL BE MADE IN ACCORDANCE w/ ASTM E84 or UL 723

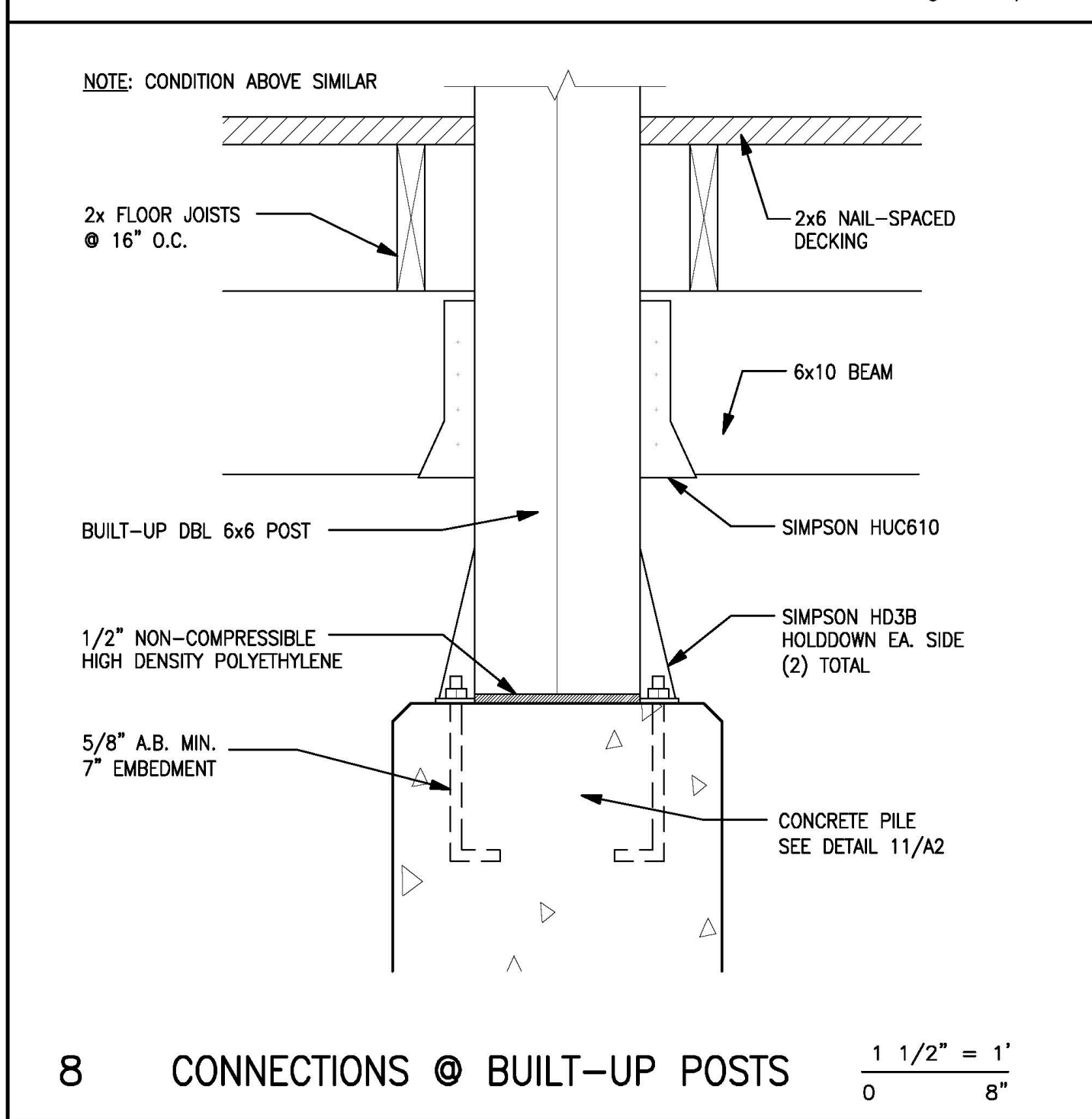
1/4" = 1'
0 4'-0"



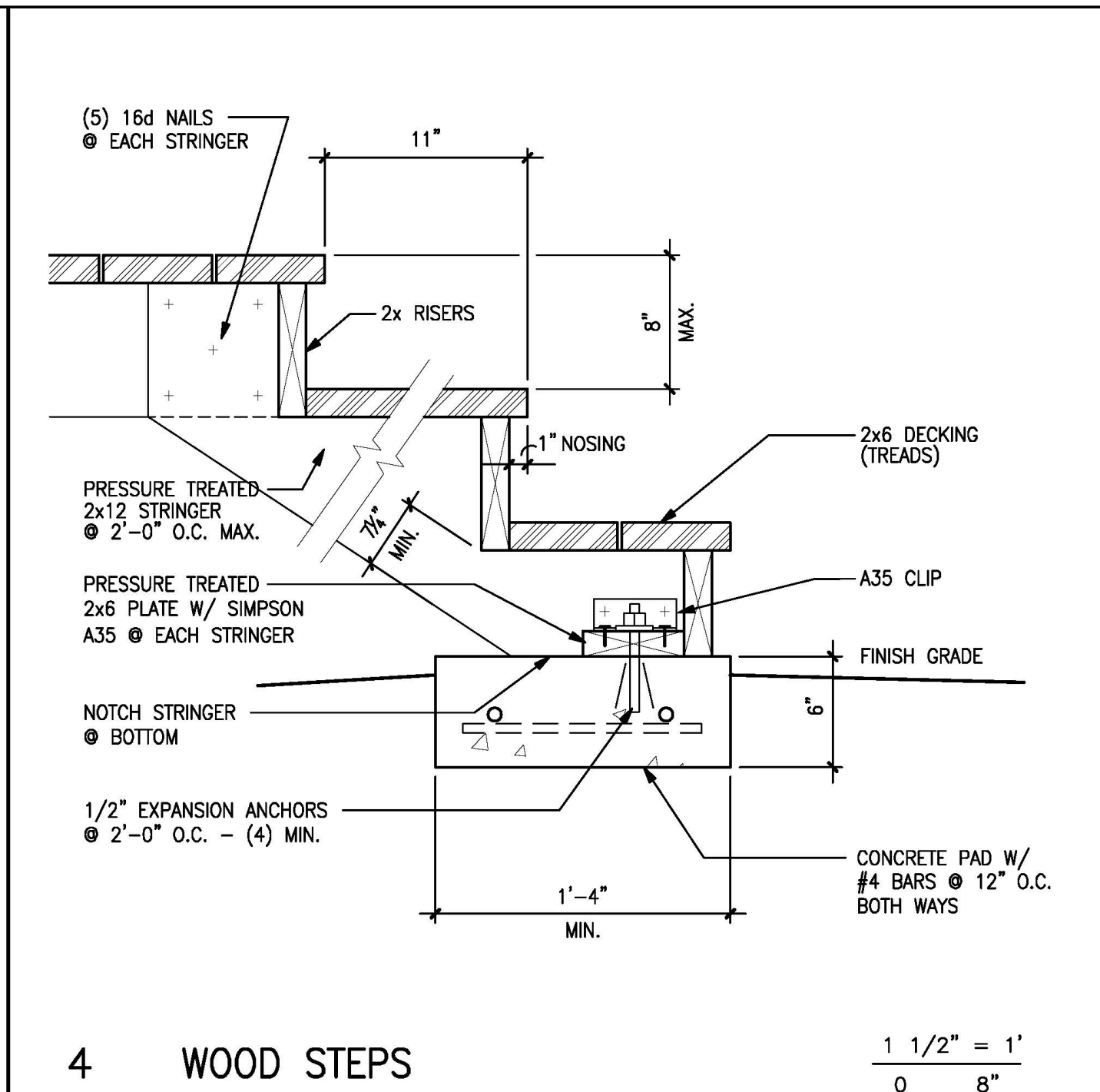
11 DECK POST AND CONNECTIONS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



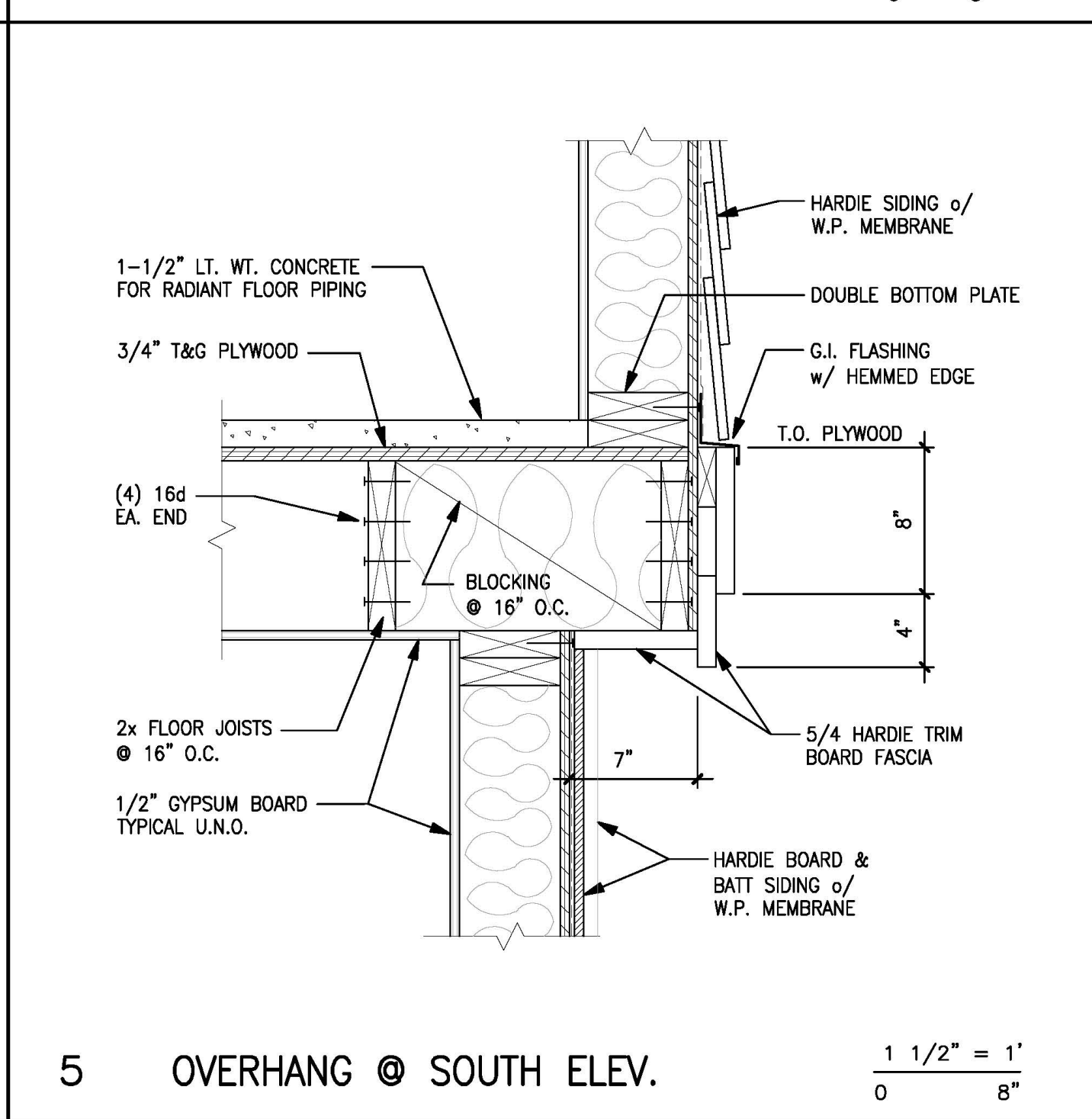
7 STOOP @ FOUNDATION $\frac{3}{0} \frac{1}{2}'' = \frac{1}{4}''$



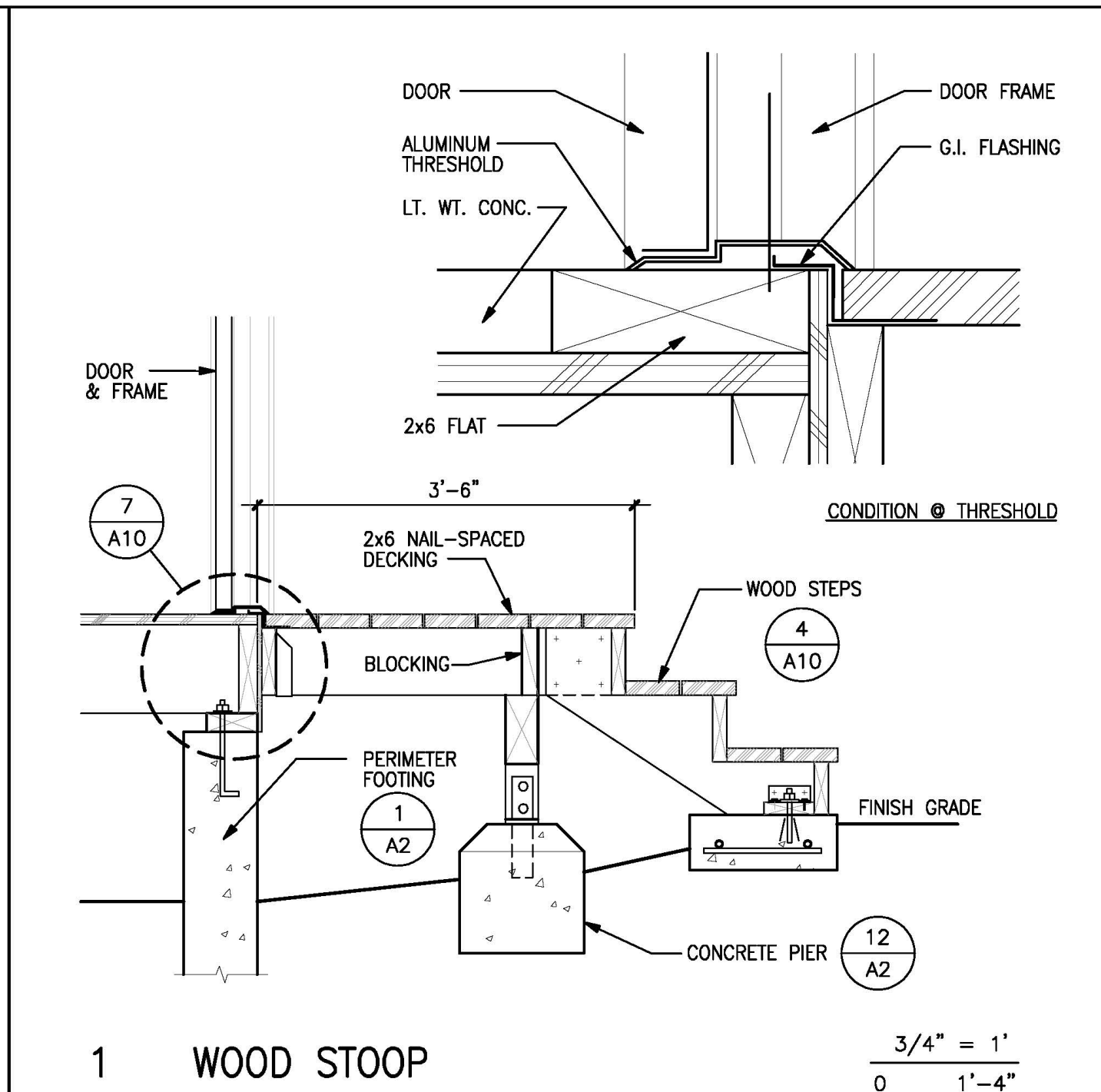
8 CONNECTIONS @ BUILT-UP POSTS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



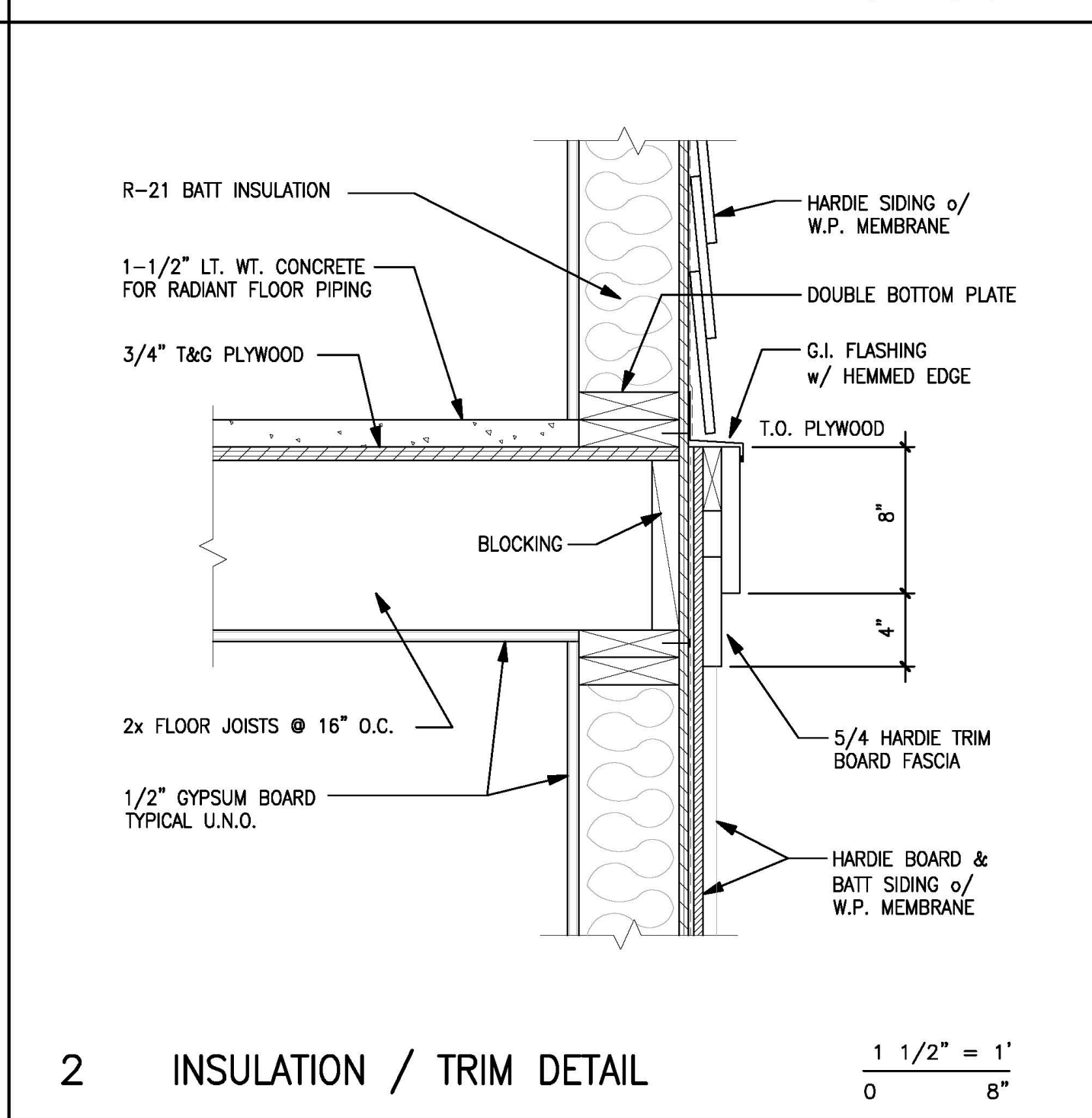
4 WOOD STEPS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



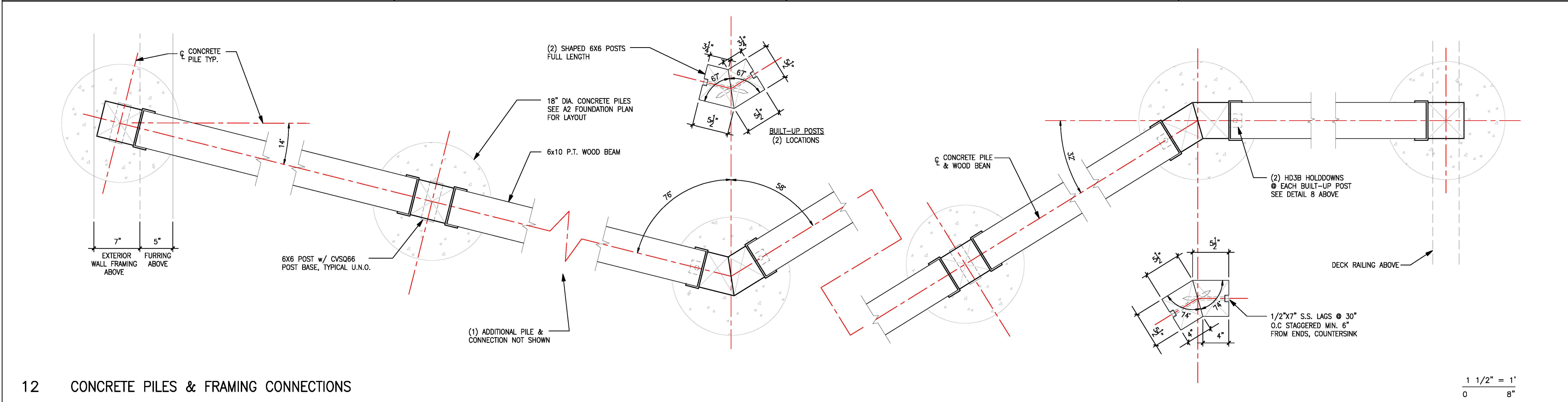
5 OVERHANG @ SOUTH ELEV. $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$



1 WOOD STOOP $\frac{3}{0} \frac{1}{2}'' = \frac{1}{1'-4}''$



2 INSULATION / TRIM DETAIL $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$

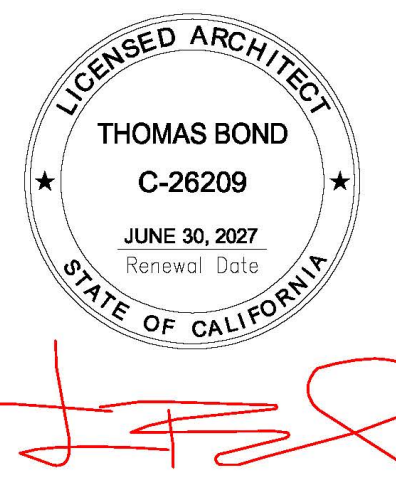


12 CONCRETE PILES & FRAMING CONNECTIONS $\frac{1}{0} \frac{1}{2}'' = \frac{1}{8}''$

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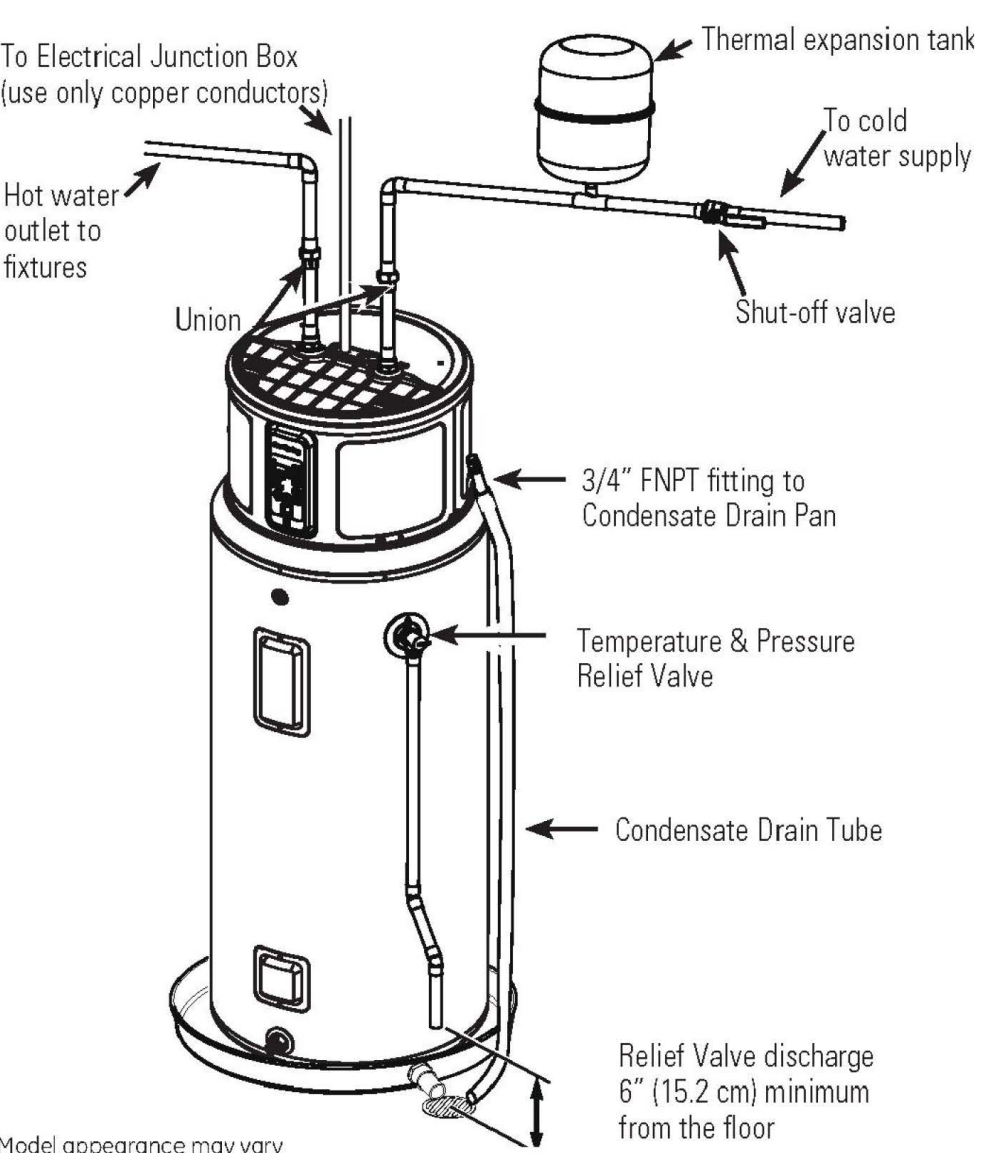
DRAWING DESCRIPTION

TYPICAL DETAILS

DRAWING NUMBER

A10

TYPICAL INSTALLATION



10 WATER HEATER

PLUMBING NOTES:

1. PROVIDE ANTI-SCALDING DEVICE IN TUBS AND SHOWERS.
2. PROVIDE 12" X 12" ACCESS PANEL FOR TUB TRAP SLIP JOINT OR USE NON-SLIP (WELDED) JOINTS.
3. ALL PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING FLOW RATES:

WATER CLOSETS	1.6 GPM
SHOWER HEADS	2.5 GPM
SINK FAUCETS	2.5 GPM
4. ELECTRIC HEAT PUMP WATER HEATER: RHEEM PROPH50 T2 RH350 D, UEF & NEEA RATED (50 GAL). MINIMUM 30 AMP CIRCUIT INSTALL PER MFG'R'S INSTRUCTIONS. PROVIDE SEISMIC STRAPPING.

MECHANICAL NOTES:

1. BOILER: FTV SERIES FIRE TUBE BOILER, WALL MOUNTED BY NTI NEW BRUNSWICK, CANADA.
2. INDOOR AIR QUALITY FANS: BATHROOM FANS - 2 @ LOWER LEVEL AND 1 @ UPPER LEVEL. MINIMUM 53 CFM, 1 SONE MAXIMUM.
3. KITCHEN FANS: MINIMUM 110 CFM FOR ELECTRIC RANGE. MINIMUM 250 CFM FOR GAS RANGE. 3 SONES MAXIMUM.
4. INSTALLED FANS MUST BE LISTED IN THE HVI.ORG DIRECTORY & MEET SYSTEM REQUIREMENTS.

ELECTRICAL NOTES:

1. SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED & INTERCONNECTED W/ BATTERY BACK-UP.
2. SMOKE DETECTORS ARE REQUIRED TO BE LOCATED IN EACH BEDROOM, AT HALLWAYS CENTRALLY LOCATED TO BEDROOMS, AND IN ADJACENT ROOMS TO HALLWAYS WHERE THE CEILING IS 2 FT. HIGHER THAN THE HALLWAY, AND AT LEAST ONE ON EACH LEVEL, WHEN APPLICABLE.
3. GFCI PROTECTED OUTLETS ARE REQUIRED FOR ALL COUNTERTOP OUTLETS IN KITCHENS, FOR ALL OUTLETS IN A BATHROOM, GARAGE, AND EXTERIOR.
4. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
5. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
6. OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 S.F. ARE EXEMPT FROM THIS REQUIREMENT.
7. RECESSED CAN LIGHTS MUST BE I.C. RATED FOR DIRECT CONTACT TO INSULATION AND A.T. RATED TO PRECLUDE INFILTRATION FROM ATTIC INTO THE CONDITIONED SPACE.
8. ALL OUTSIDE LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
9. ALL 120-VOLT, SINGLE-PHASE, 15- & 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

LEGEND OF SYMBOLS:

WP = WATERPROOF

GFI = GROUND FAULT INTERRUPTER

MD = MOTION DETECTOR

DED = DEDICATED CIRCUIT

\$ SWITCH

⊖ DUPLEX OUTLET

⊖ FLOOR OUTLET

⊖ FOURPLEX OUTLET

220v ⊖ 220v OUTLET COOR. W/ OWNER

⊖ J-BOX

⊖ CABLE

⊖ SURFACE MOUNTED LED DOWNLIGHT

○ RECESSED LED DOWNLIGHT

⊖ RECESSED LED PIN-SPOT

⊖ SUSPENDED LED DOWNLIGHT

⊖ SUSPENDED CHANDELIER

⊖ CEILING FAN

⊖ WALL MOUNTED SCONCE

⊖ RECESSED LED WALL WASH

⊖ SURFACE MOUNTED LED UTILITY LIGHT

⊖ FLOODLIGHTS

⊖ BATHROOM EXHAUST FAN (5) AIR CHANGES/HR

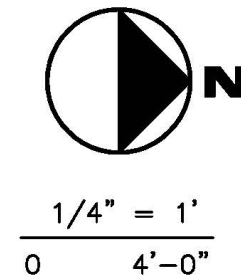
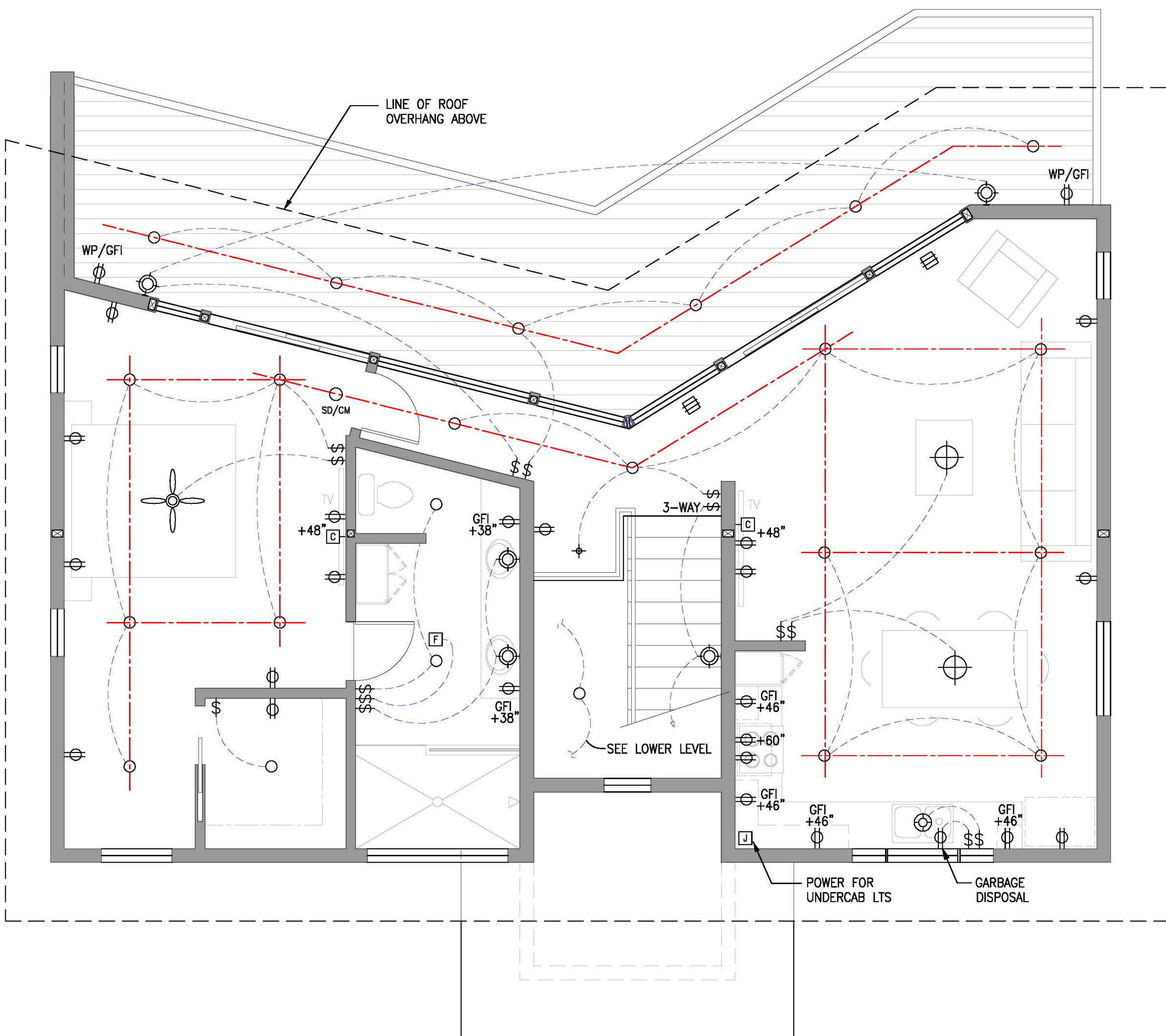
⊖ SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP & ALARM INTERCONNECTED

⊖ SMOKE / CARBON MONOXIDE COMBINATION ALARM

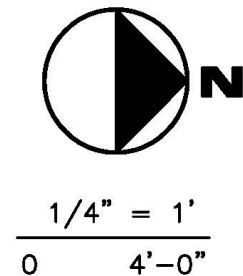
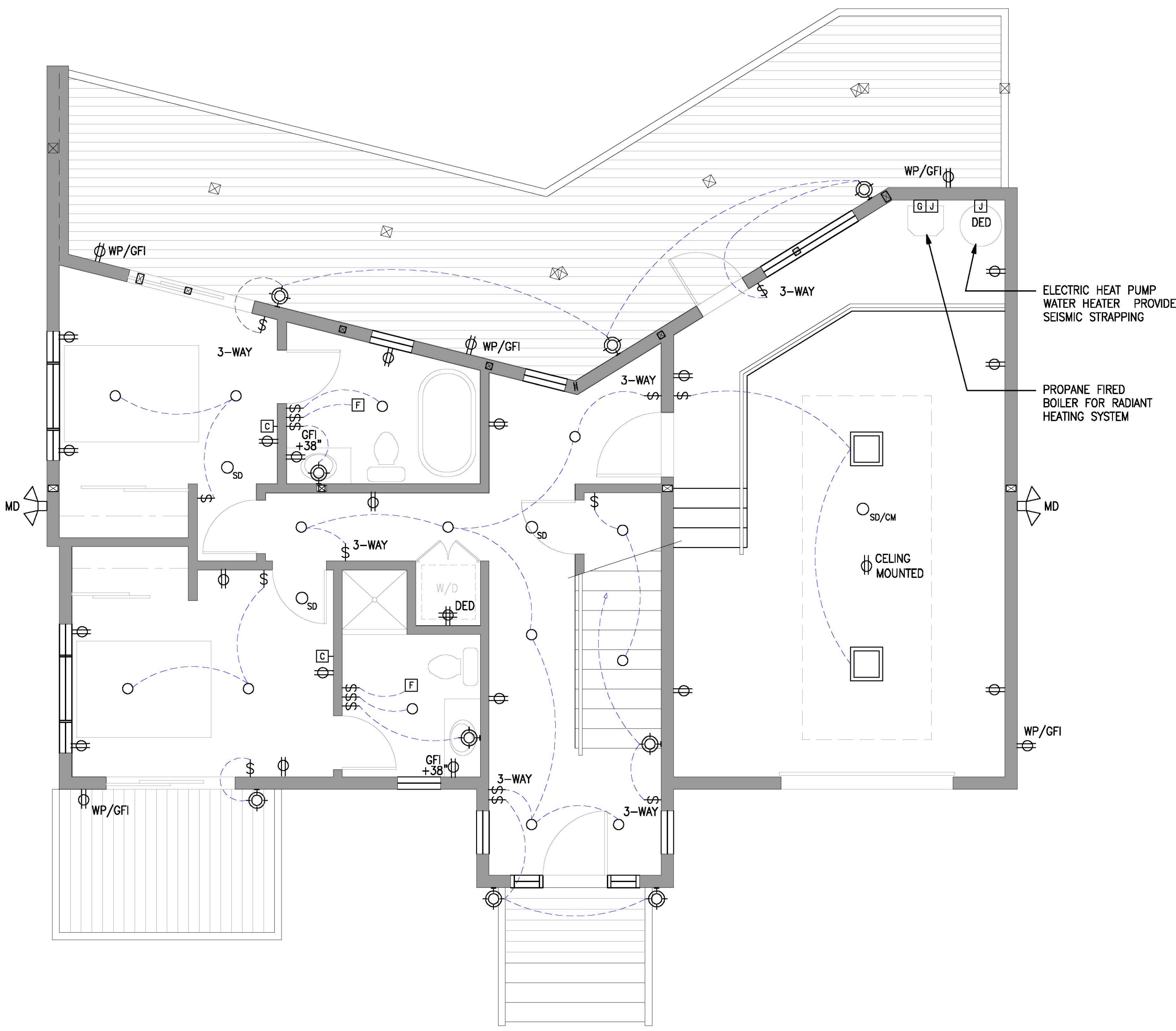
⊖ LED LANDSCAPE LIGHT (SEE ALSO SITE PLAN)

⊖ GAS OUTLET

7 MEP NOTES & LEGEND



12 UPPER LEVEL MEP PLAN



6 LOWER LEVEL MEP PLAN

DANIELS RESIDENCE

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DRAWING DESCRIPTION
**LOWER & UPPER
MEP PLANS**

DRAWING NUMBER
A11