BUILDING CODE NOTES

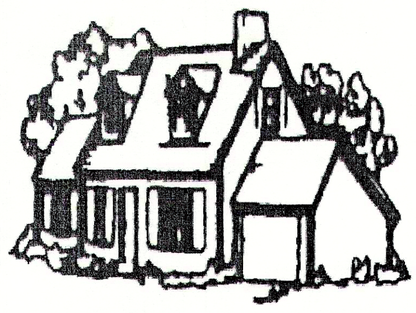
THIS PLAN HAS BEEN DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE.

APPLICABLE CODES:
N.C. MECHANICAL CODE, 2018
N.C. PLUMBING CODE, 2012
N.C. ELECTRICAL CODE, 2017

Charles Smith Associates

RESIDENTIAL DESIGNER

STOCK PLANS



CUSTOM DESIGNS

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~ 1967 ~

CONSTRUCTION NOTES

THE FOLLOWING IS A NON-EXHAUSTIVE LIST OF SOME COMMONLY MISSED CODE REQUIREMENTS AND ARE ENFORCEABLE IN THE CONSTRUCTION FROM THESE PLANS. SEE THE N.C. RESIDENTIAL CODE BOOK FOR MORE INFORMATION.

1. (R308.4.2) ALL GLAZING WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND ON THE SAME WALL PLANE SHALL BE TEMPERED. ALL WINDOWS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED: A) INDIVIDUAL PANES OF MIN. 9sf, B) BOTTOM EDGE IS WITHIN 18" OF FLOOR, C) TOP EDGE IS AT LEAST 36" ABOVE FLOOR, AND D) GLAZING IS WITHIN 36" HORIZONTALLY OF WALKING SURFACE. TEMPERED GLAZING IS ALSO REQUIRED WITHIN 60" OF HOT TUBS OR STAIR LEADING AND FINISH EDGES. TEMPERED WINDOWS ALSO REQUIRED PER REMAINDER OF THIS CODE SECTION.

2. (R310.1) ALL SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS WINDOW CONFORMING TO THE FOLLOWING: A) MIN. 4.0sf CLEAR OPENING B) MIN. TOTAL GLASS AREA OF 5.0sf (GROUND FLOOR WINDOW) 5.7sf (UPPER STORY WINDOW). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOSE THE PROPER CONFORMING WINDOW, AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.

3. (R311.2) ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.

4. (R311.7.5.1 and R311.7.5.2) MAXIMUM STAIR RISER HEIGHT SHALL BE 8-1/4", AND MINIMUM TREAD SHALL BE 9-1/2".

5. (R314) SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED WITH BATTERY BACK-UP IN THE FOLLOWING AREAS: EACH SLEEPING ROOM IN THE AREA (HALLWAY) RIGHT OUTSIDE THE SLEEPING ROOMS AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL SATISFY THAT STORY.

6. (R317) ALL TREATED LUMBER SHALL BEAR THE AWPA U1.

7. (R406.1) BITUMINOUS DAMPPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.

8. (R408.1.2) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT EACH SIDE OF EACH CORNER).

9. (R905.2.8) FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELDS ON ALL ROOF LEGS LESS THAN 4:12 SLOPE. FLASHING TO BE NON-CORROSIVE.

10. (R807.1) BUILDER TO LOCATE 22"X30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR-TYP.

11. (R1003) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK AND MIN. 2" TO FRAMING. POURED HEARTHS TO HAVE MIN. #4@12" O.C. EACH WAY. HEARTHS TO BE MIN. 20" FROM FIREBOX AND HAVE MIN. 12" WIDER THAN FIREBOX ON EACH SIDE.

12. (R403.1.6) ANCHOR STRAPS SHALL BE MIN 1/2" DIAMETERE & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6'O.C. AND WITHIN 12" OF THE CORNER.

13. INSTALL APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AND IN IMMEDIATE VICINITY OF EACH SEPERATE SLEEPING AREA.

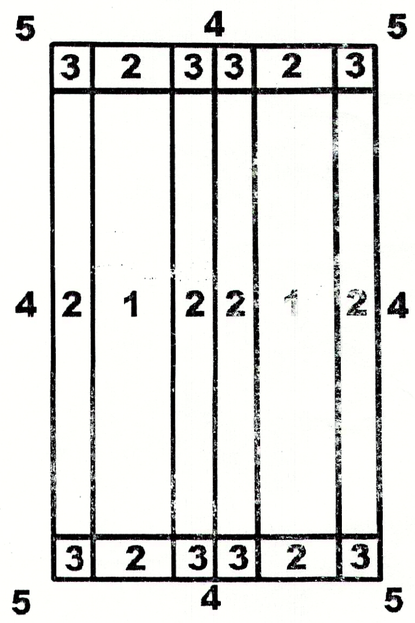
CLIMATE ZONE	FENESTRATION *U*-FACTOR[b,j]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENEST. SHGC[b,k]	CEILING *R*-VALUE[m]	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[l,o] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
3	0.35	0.55	0.30	38 or 30ci	15 or 13+2.5[h]	5/13 or 5/10ci	19	5/13[f]	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13+2.5[h]	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19[n] or 13+5[h] or 15+3[h]	13/17 or 13/12.5ci	30[g]	10/15	10	10/19

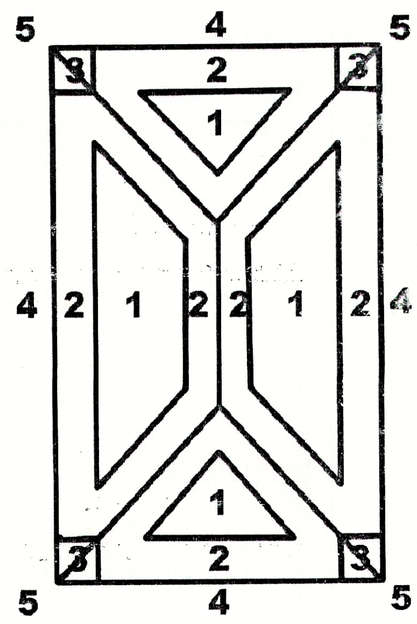
CLIMATIC AND GEOGRAPHIC NOTES

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
ROOF SNOW LOAD	WIND SPEED (MPH) FIGURE (3012.4)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	FLOOD HAZARDS
			WEATHERING	FROST LINE	TERMITE	DECAY		
20 PSF	3 SEC. GUST: __	B	MODERATE	12"	MOD. TO HEAVY	MOD.	20	N/A
	FASTEST MILE: __	(REF: FIG. 310.2(2))						

Wind Load: Basic Wind Speed 115-120-130-140-150 MPH (3 -SECOND GUST)
? MPH (FASTEST MILE)
Exposure Category B (Suburban)

Wind Zone Exposure Plans:





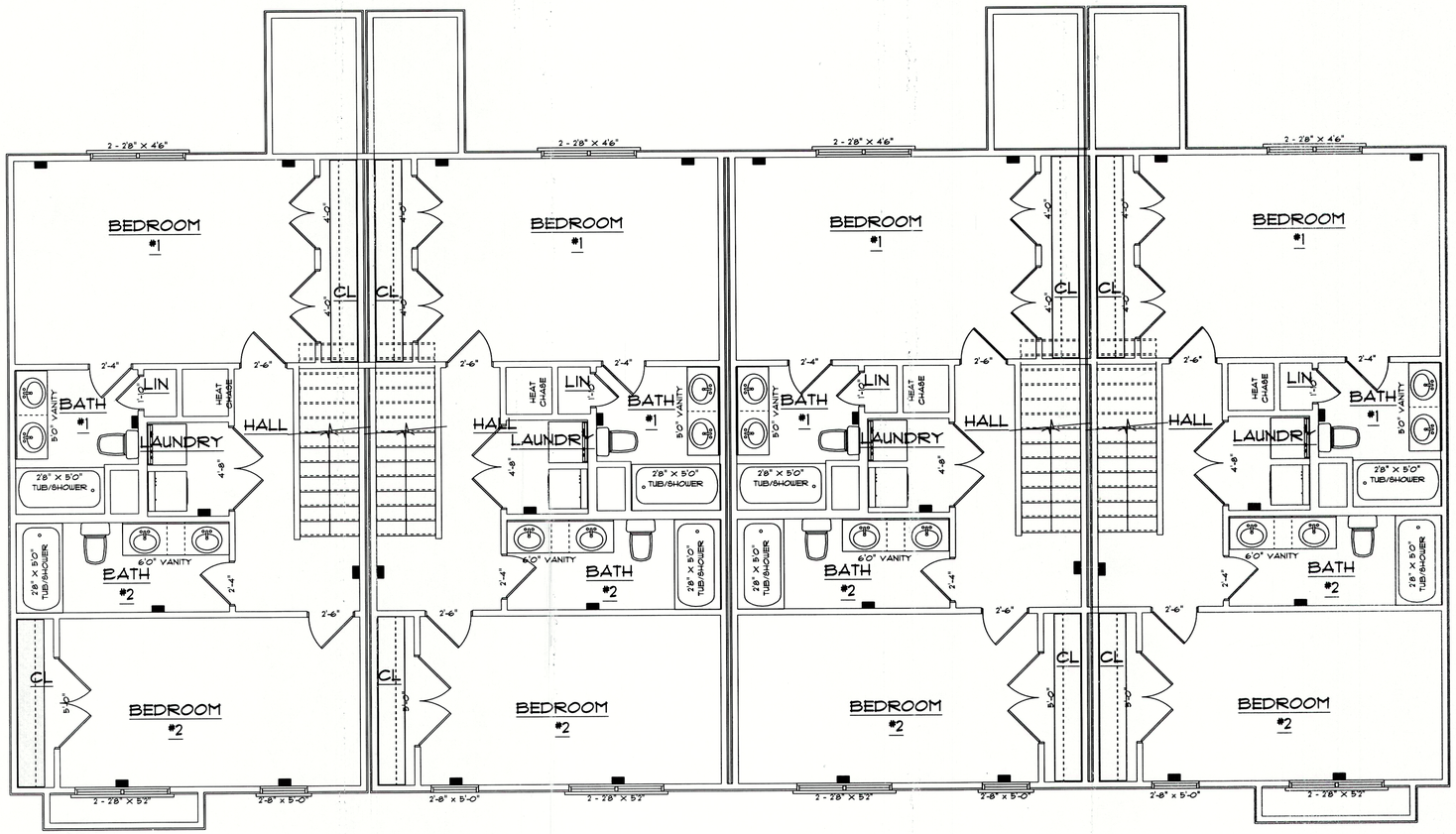
Notes:
3 = 4' Long (Typ.)

Component and Cladding Loads:
Worst Case - 10 s.f. (typ.)

Mean Roof Height	Up to 30'		30'-1" - 35'		35'-1" - 42'		42'-1" - 45'	
Exposure Zone	Design Pressure	Uplift Force	Design Pressure	Uplift Force	Design Pressure	Uplift Force	Design Pressure	Uplift Force
Zone 1:	16.5 psf	-18.0 psf	17.3 psf	-18.9 psf	18.0 psf	-19.6 psf	18.5 psf	-20.2 psf
Zone 2:	16.5 psf	-21.0 psf	17.3 psf	-22.1 psf	18.0 psf	-22.9 psf	18.5 psf	-23.5 psf
Zone 3:	16.5 psf	-21.0 psf	17.3 psf	-22.1 psf	18.0 psf	-22.9 psf	18.5 psf	-23.5 psf
Zone 4:	18.0 psf	-19.5 psf	18.9 psf	-20.5 psf	19.6 psf	-21.3 psf	20.2 psf	-21.8 psf
Zone 5:	18.0 psf	-24.1 psf	18.9 psf	-25.3 psf	19.6 psf	-26.3 psf	20.2 psf	-27.0 psf
Wall, Zone 4:	15.9 psf	-17.8 psf	16.8 psf	-18.8 psf	17.5 psf	-19.6 psf	18.1 psf	-20.1 psf
Wall, Zone 5:	17.8 psf	-26.7 psf	18.7 psf	-27.9 psf	19.4 psf	-28.9 psf	20.0 psf	-29.6 psf

Windows:

*** All windows shall be labeled to conform with AAMA/NWWDA 101.1.S.2 and be rated for min. DP25 classification for all windows within 4' of outside corners and DF20 elsewhere.



HVAC CONTRACTOR TO CONFIRM
VENT LOCATION AND SIZE OF UNIT

SECOND FLOOR 4 UNITS
TOWNHOMES SECOND FLOOR

SCALE: 1/4" = 1'0"

650 S/F ON SECOND FLOOR
DOESN'T INCLUDE STAIRS

4 UNITS
TOWNHOMES FRONT ELEVATION

SCALE: AS NOTED DATE: JULY 2021 DRAWN BY: CGP	CHARLES SMITH ASSOC. RESIDENTIAL DESIGNER - FAYETTEVILLE, NORTH CAROLINA	BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER CODE AS IT PERTAINS TO CONSTRUCTION OF HOUSE. 100, 110, 120, 130, 140, 150 MPH	I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 N.C. BUILDING CODE).	TOWNHOMES T-1320

HOLD DOWN KEY

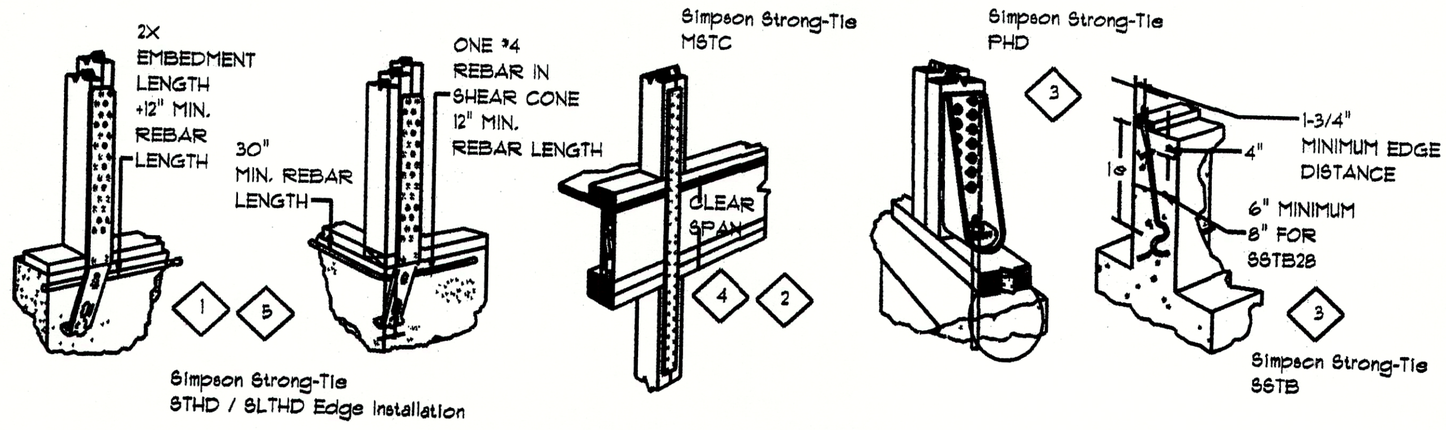
1. SIMPSON LSTHD8 OR LSTHD8RJ (FOR RIM JOIST APPLICATION) WITH 24-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 8" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.

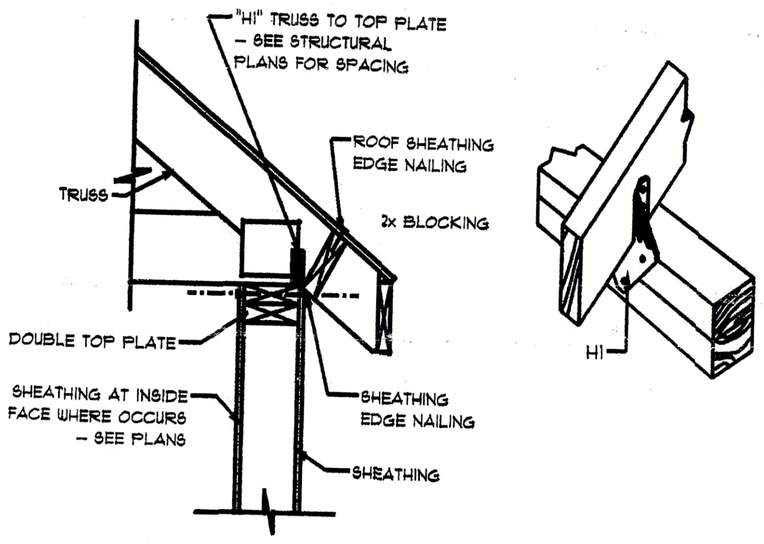
2. TO CLEAR SPAN FLOOR USE SIMPSON MSTC40 WITH 36-16d SINKERS. USE 18-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 18-16d SINKERS TO DBL OR 4x STUD OR HEADER. SEE DETAIL FROM SIMPSON CATALOG. 16" CLEAR SPAN.

3. SIMPSON PHD5 WITH 14-SDS 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON SSTB20 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE POUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.

4. TO CLEAR SPAN FLOOR USE SIMPSON MSTC78 WITH 80-16d SINKERS. USE 40-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 40-16d SINKERS TO DBL OR 4x STUD. SEE DETAIL FROM SIMPSON CATALOG. 18" CLEAR SPAN.

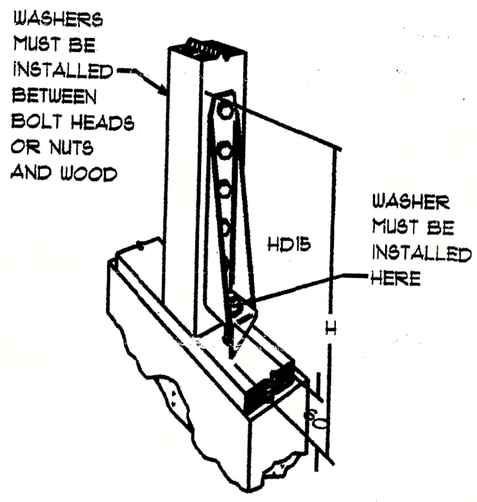
5. SIMPSON STHD10 OR STHD10RJ (FOR RIM JOIST APPLICATION) WITH 28-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 10" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.





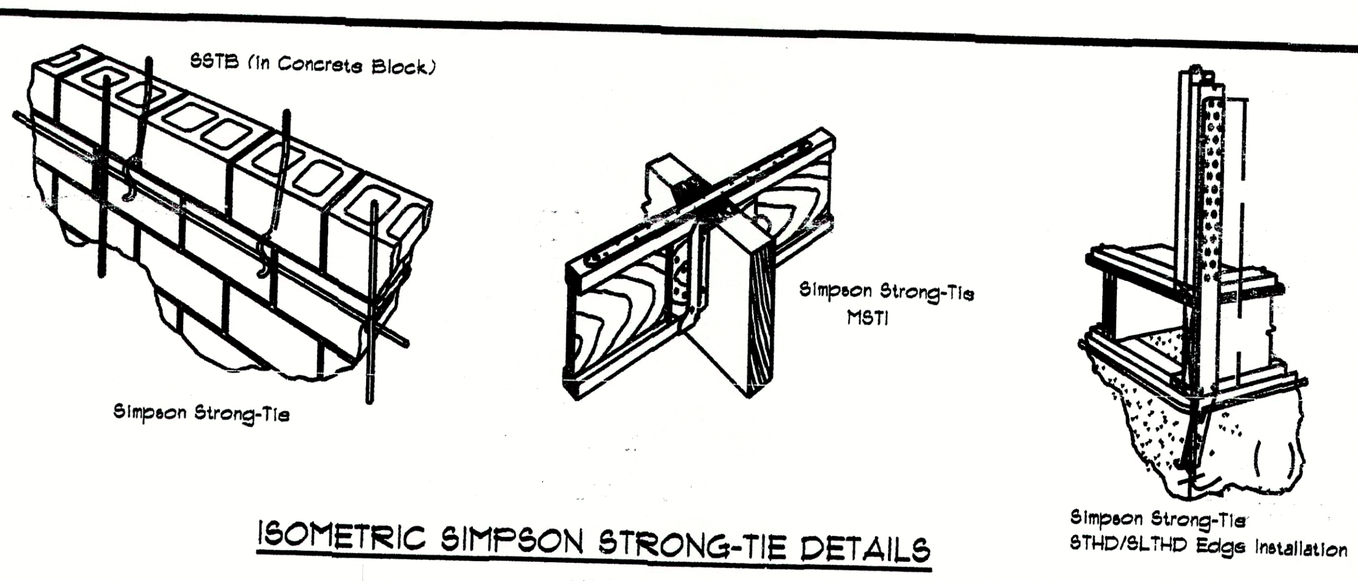
SHEAR TRANSFER AT EAVE

NTS



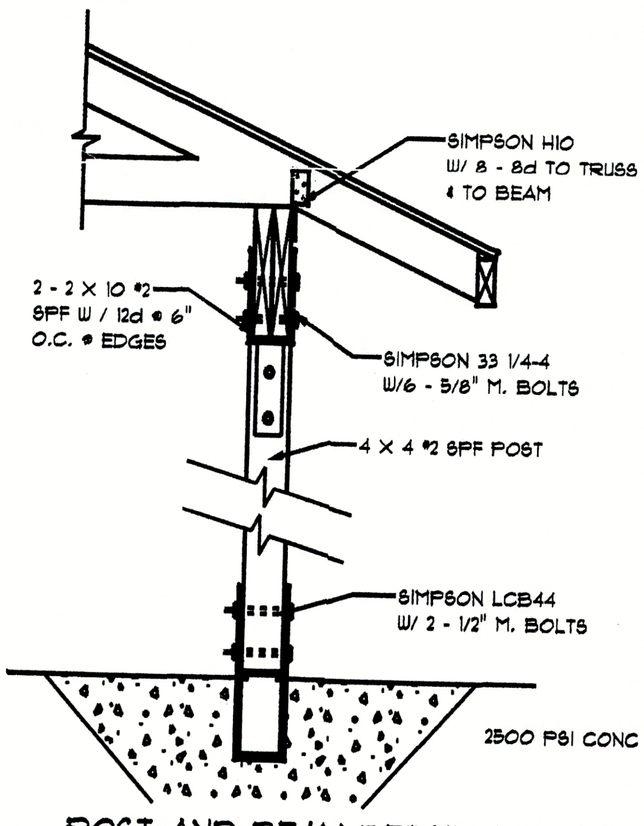
ISOMETRIC HD15 HOLDOWN

NTS



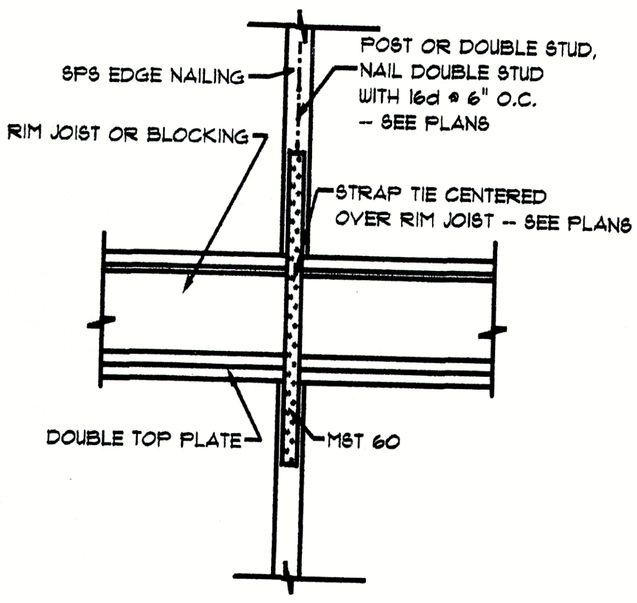
ISOMETRIC SIMPSON STRONG-TIE DETAILS

NTS



POST AND BEAM DETAIL A

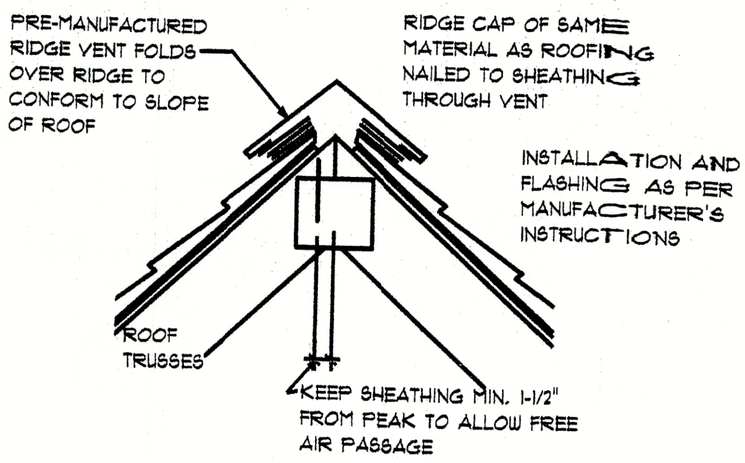
NTS



STRAP TIE B

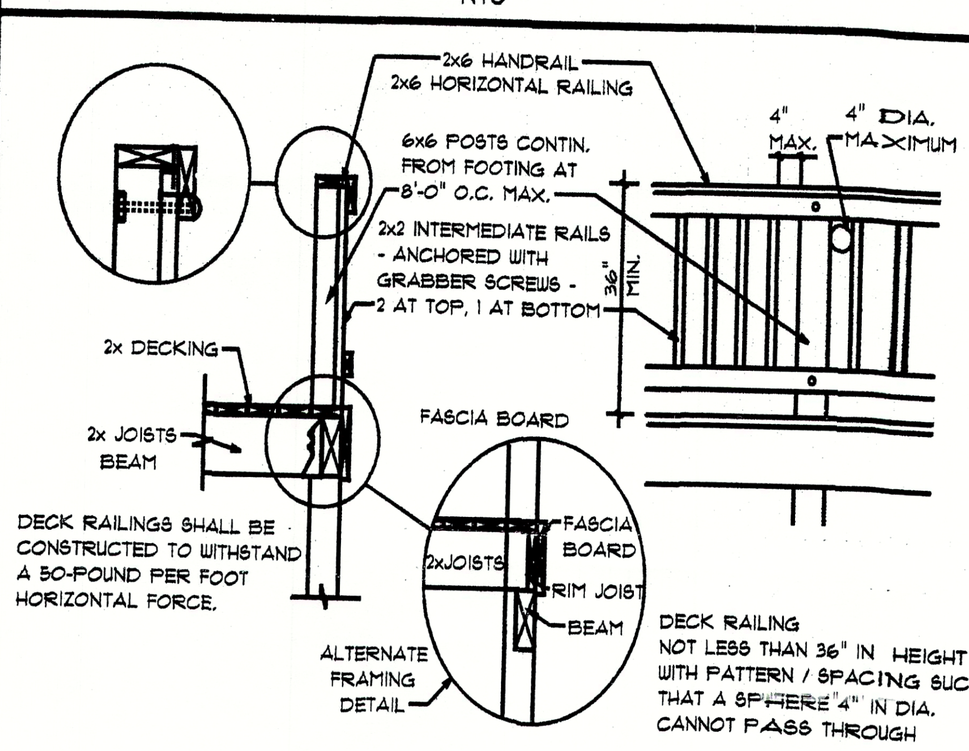
NTS

NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.
MIN. 26 SQ. FT. (3800/150 = 25.33) VENTILATION AREA REQ'D



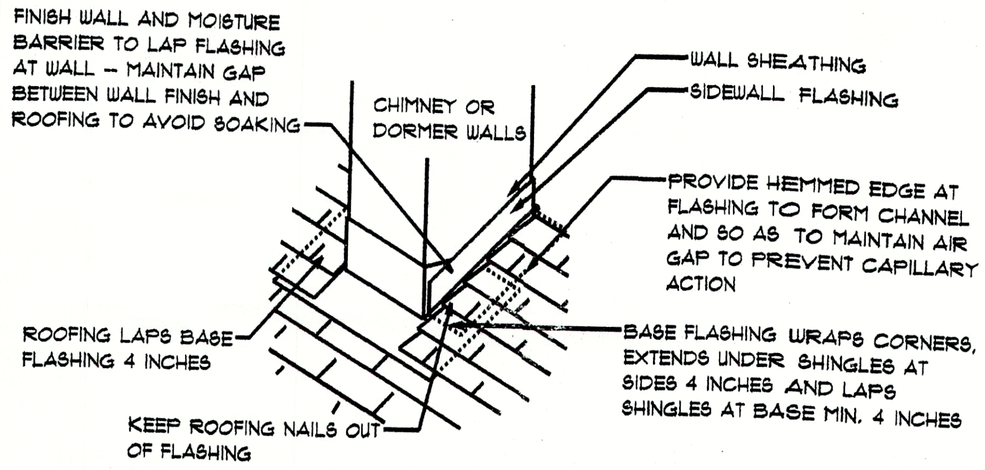
RIDGE VENT

NTS



DECK AND RAILING A

NTS

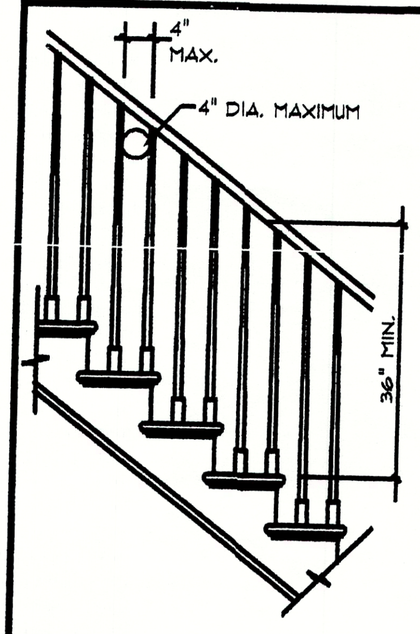


ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS -- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIPS AND VALLEYS

METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES -- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION

FLASHING DETAILS / NOTES

NTS



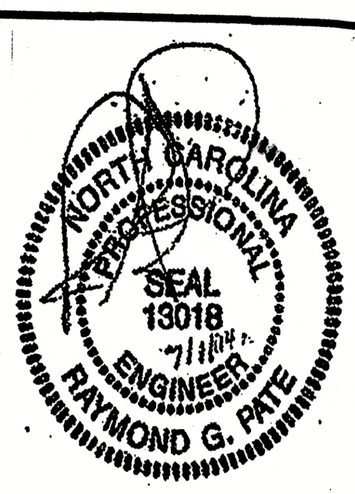
ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.
HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" INCROSS SECTIONAL DIMENSION, OR THE SHAPE SHALLPROVIDE AN EQUIVALENT GRIPPING SURFACE

NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH

STAIR / BALUSTER STYLES ARE DIAGRAMMATIC ONLY -- CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHES

OPEN BALUSTRADE BALCONY / STAIR RAILINGS

NTS



Raymond G. Patte, P.E.
119 W. Woodhill Dr., Suite #8
Nags Head, NC 27959

SCALE: AS NOTED
DATE: OCT. 2018
DRAWN BY: CGP

DESIGNED BY
CHARLES SMITH ASSOC.
FAYETTEVILLE, NORTH CAROLINA
WWW. CSAPLANS.COM

BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER CODE AS IT PERTAINS TO CONSTRUCTION OF HOUSE 100, 110, 120, 130, 140, 150 MPH

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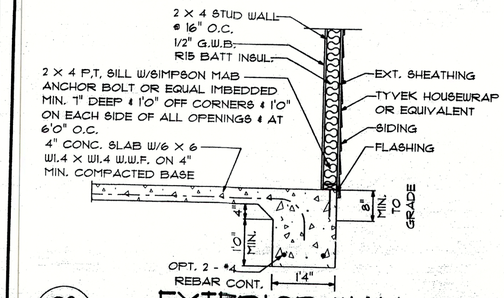
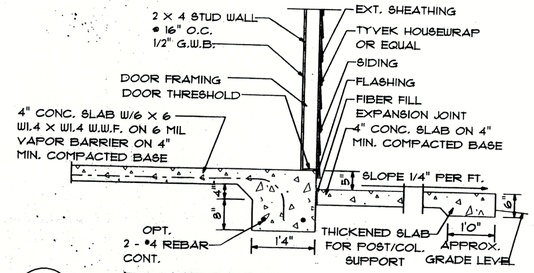
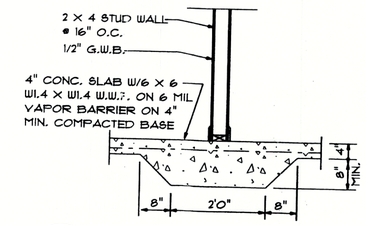
DRAWING NUMBER
DETAILS



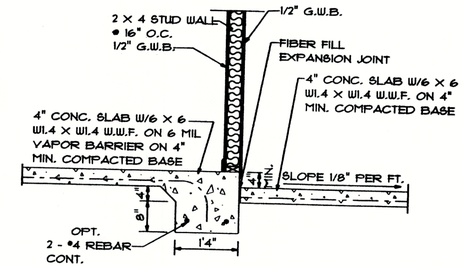
CS 1 EXTERIOR WALL W/SIDING



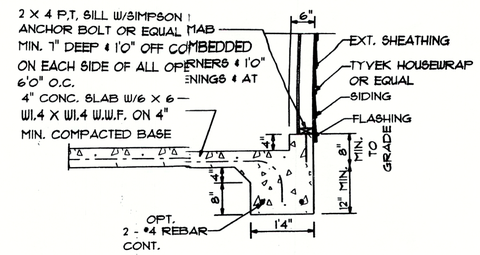
CS 2 EXTERIOR WALL @ PORCH W/SIDING



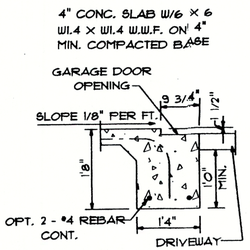
CS 4 LUG FOOTING



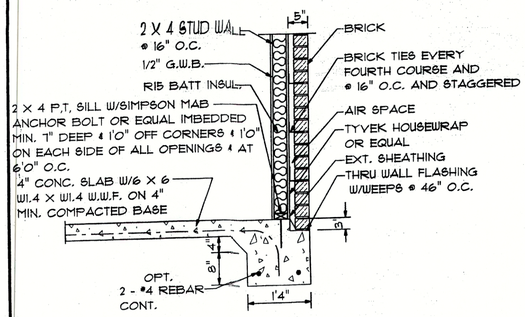
CS 5 GARAGE STEP DOWN



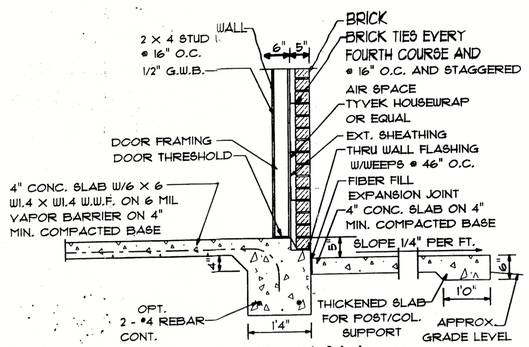
CS 3 GARAGE CURB W/SIDING



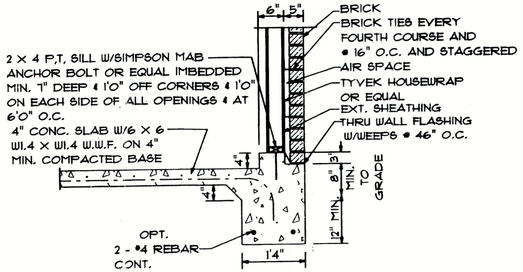
CS 6 GARAGE DOOR WATER STOP



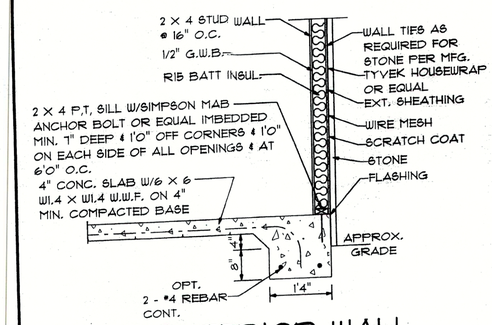
CS 1A EXTERIOR WALL W/BRICK



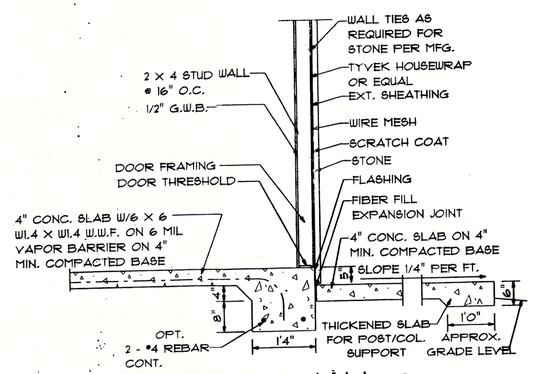
CS 2A EXTERIOR WALL @ PORCH W/BRICK



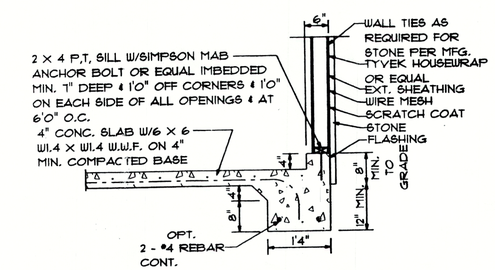
CS 3A GARAGE CURB W/BRICK



CS 1B EXTERIOR WALL W/STONE



CS 2B EXTERIOR WALL @ PORCH W/STONE



CS 3B GARAGE CURB W/STONE

BASIC WIND SPEEDS 100, 110, 120, 130, 140, MPH

NORTH CAROLINA PROFESSIONAL SEAL 13018 ENGINEER RAYMOND G. PATE

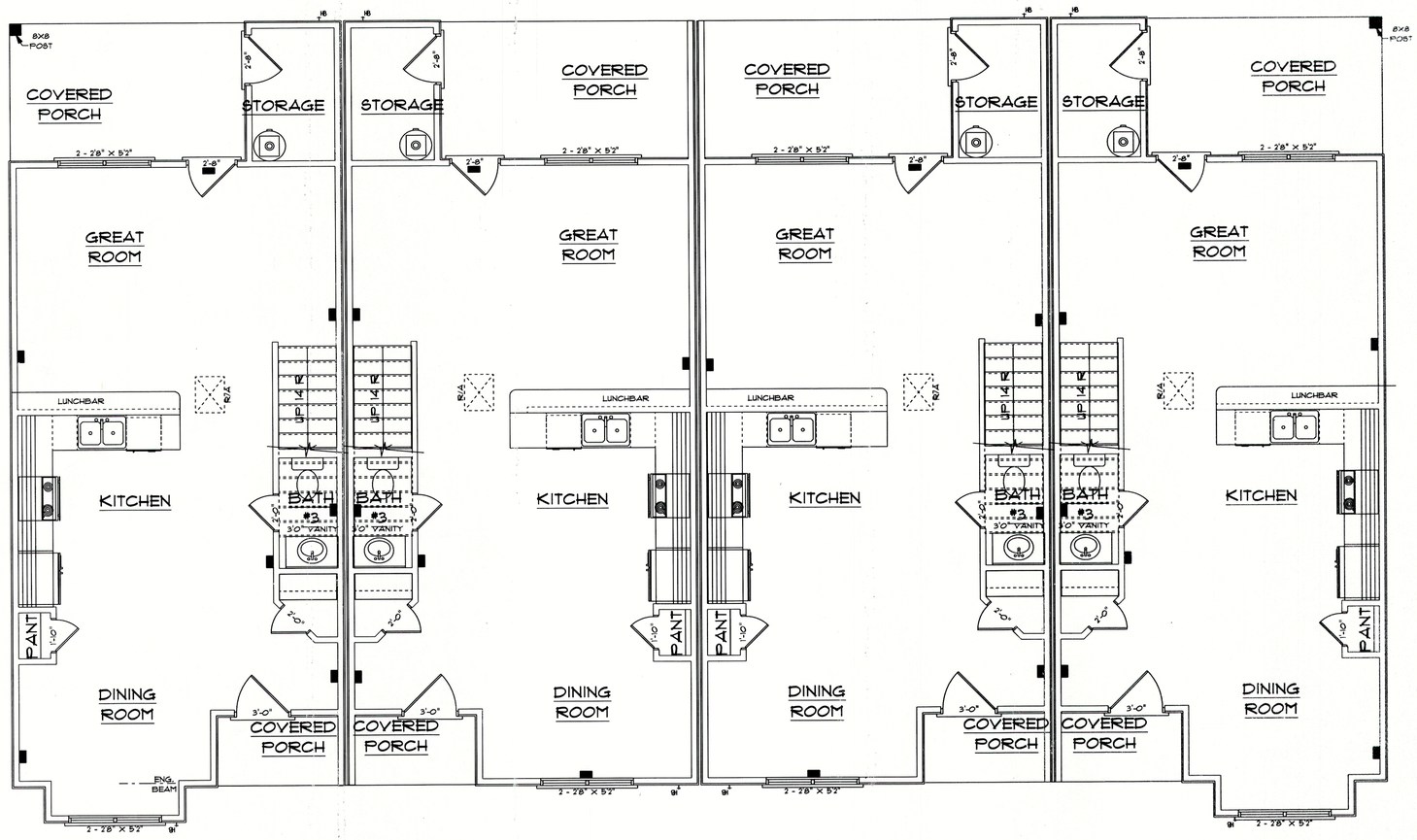
Raymond G. Pate, P.E.
119 W. Woodhill Dr., Suite #8
Nags Head, NC 27959

I DO HEARBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2006 N.C. BUILDING CODE.)

DRAWING NUMBER
DETAILS

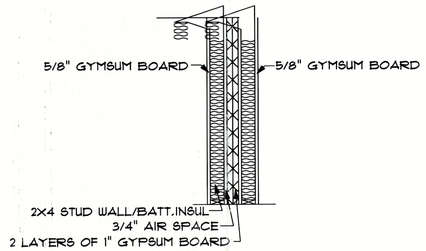
CHARLES SMITH & ASSOC.
RESIDENTIAL DESIGNER
FAYETTEVILLE, NC.
www.csdplans.com

SCALE: AS NOTED
SUBDIVISION:
DATE: APRIL 2009
LOT NO.:
DRAWN BY: CSP



8'0" FINISHED CEILING HEIGHT ON FIRST FLOOR
6'8" WINDOW HEADER HEIGHT ON FIRST FLOOR
8'0" FINISHED CEILING HEIGHT ON SECOND FLOOR
6'8" WINDOW HEADER HEIGHT ON SECOND FLOOR
CANTILEVER ALL ROOF TRUSSES

HVAC CONTRACTOR TO CONFIRM
VENT LOCATION AND SIZE OF UNIT



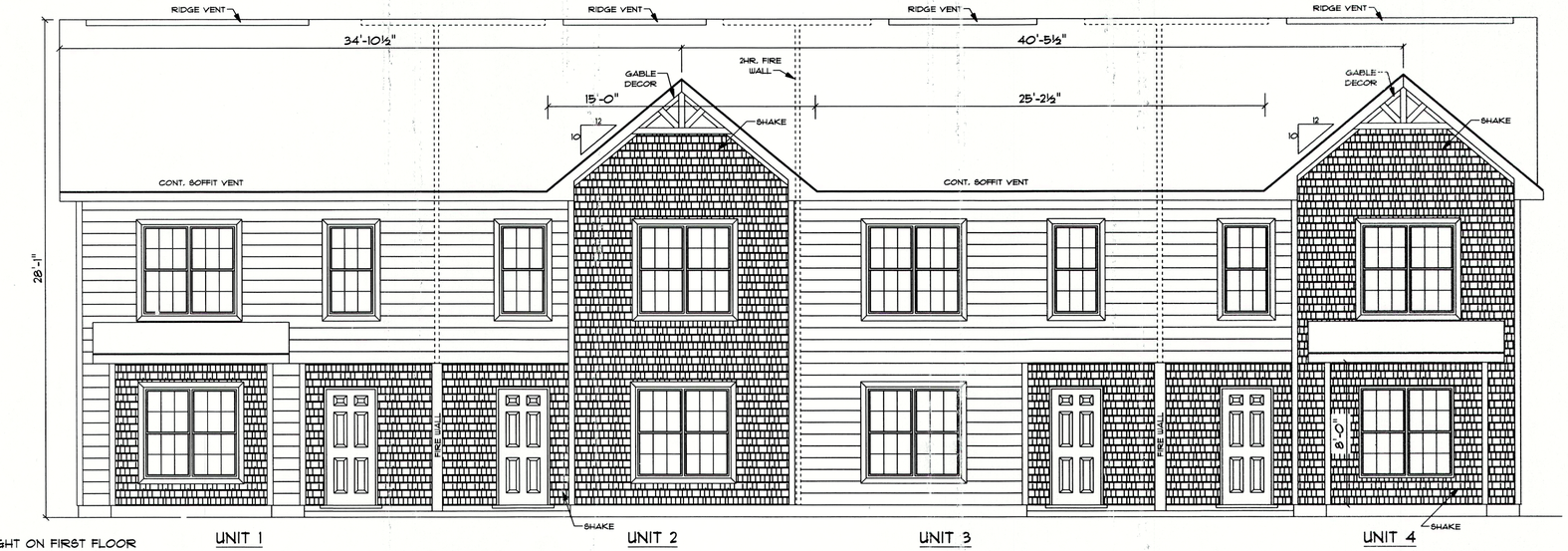
FIREWALL DETAIL
SECTION
NTS

FLOOR PLAN 4 UNITS
TOWNHOMES FIRST FLOOR
SCALE: 1/4" = 1'0"

670 S/F ON FIRST FLOOR ONE UNIT
650 S/F ON SECOND FLOOR ONE UNIT
1320 S/F TOTAL HEATED AREA
212 S/F ON ALL FRONT PORCHS
820 S/F ON REAR PORCHS

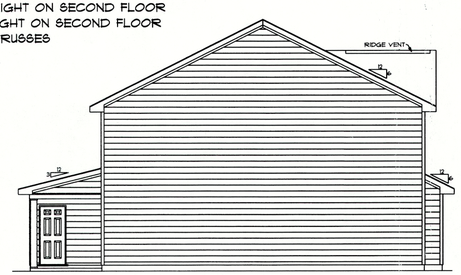
4 UNITS
TOWNHOMES FRONT ELEVATION

SCALE: AS NOTED DATE: JULY 2021 DRAWN BY: CGP	CHARLES SMITH ASSOC. RESIDENTIAL DESIGNER - FAYETTEVILLE, NORTH CAROLINA	BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER CODE AS IT PERTAINS TO CONSTRUCTION OF HOUSE 100, 110, 120, 130, 140, 150 MPH	I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 N.C. BUILDING CODE).	TOWNHOMES T-1320

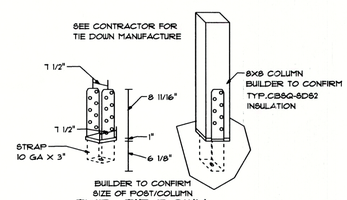


8'0" FINISHED CEILING HEIGHT ON FIRST FLOOR
6'8" WINDOW HEADER HEIGHT ON FIRST FLOOR
8'0" FINISHED CEILING HEIGHT ON SECOND FLOOR
6'8" WINDOW HEADER HEIGHT ON SECOND FLOOR
CANTILEVER ALL ROOF TRUSSES

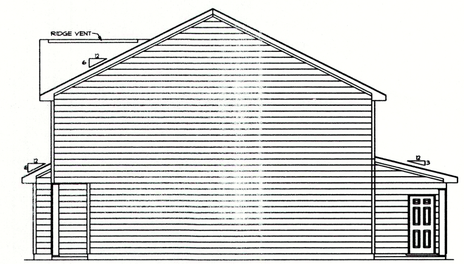
FRONT ELEVATION
SCALE: 1/4" = 1'0"



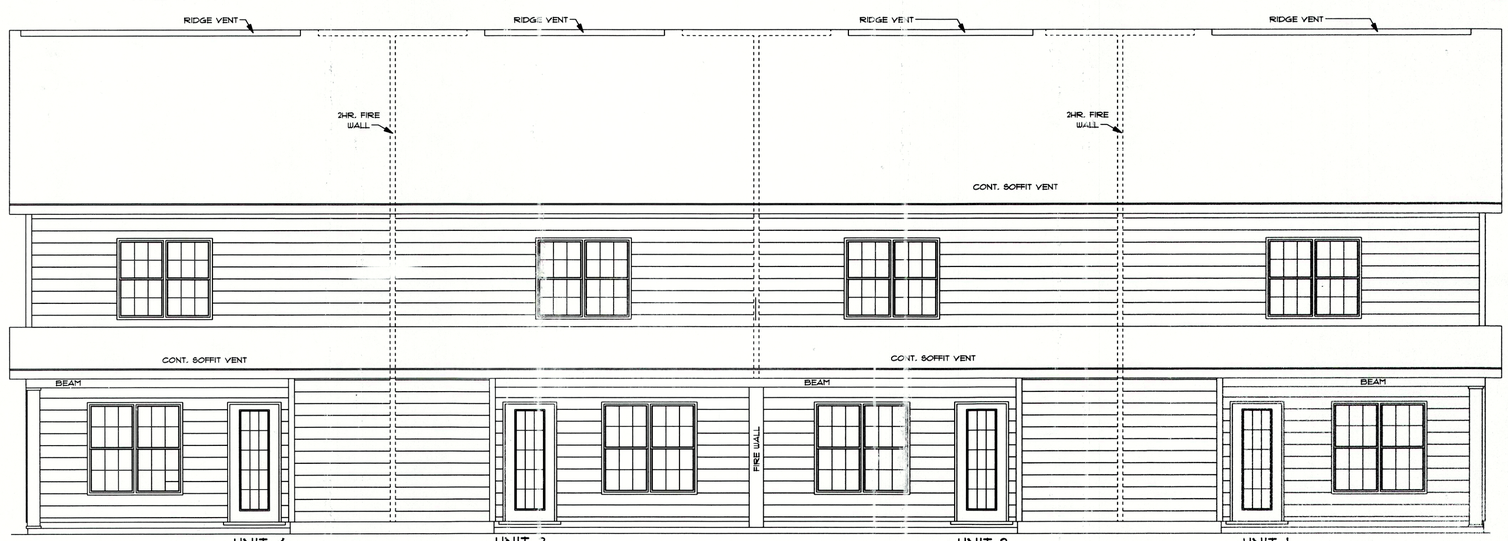
LEFT ELEVATION
SCALE: 1/8" = 1'0"



TYP. TIE DOWN
DETAIL
NTS



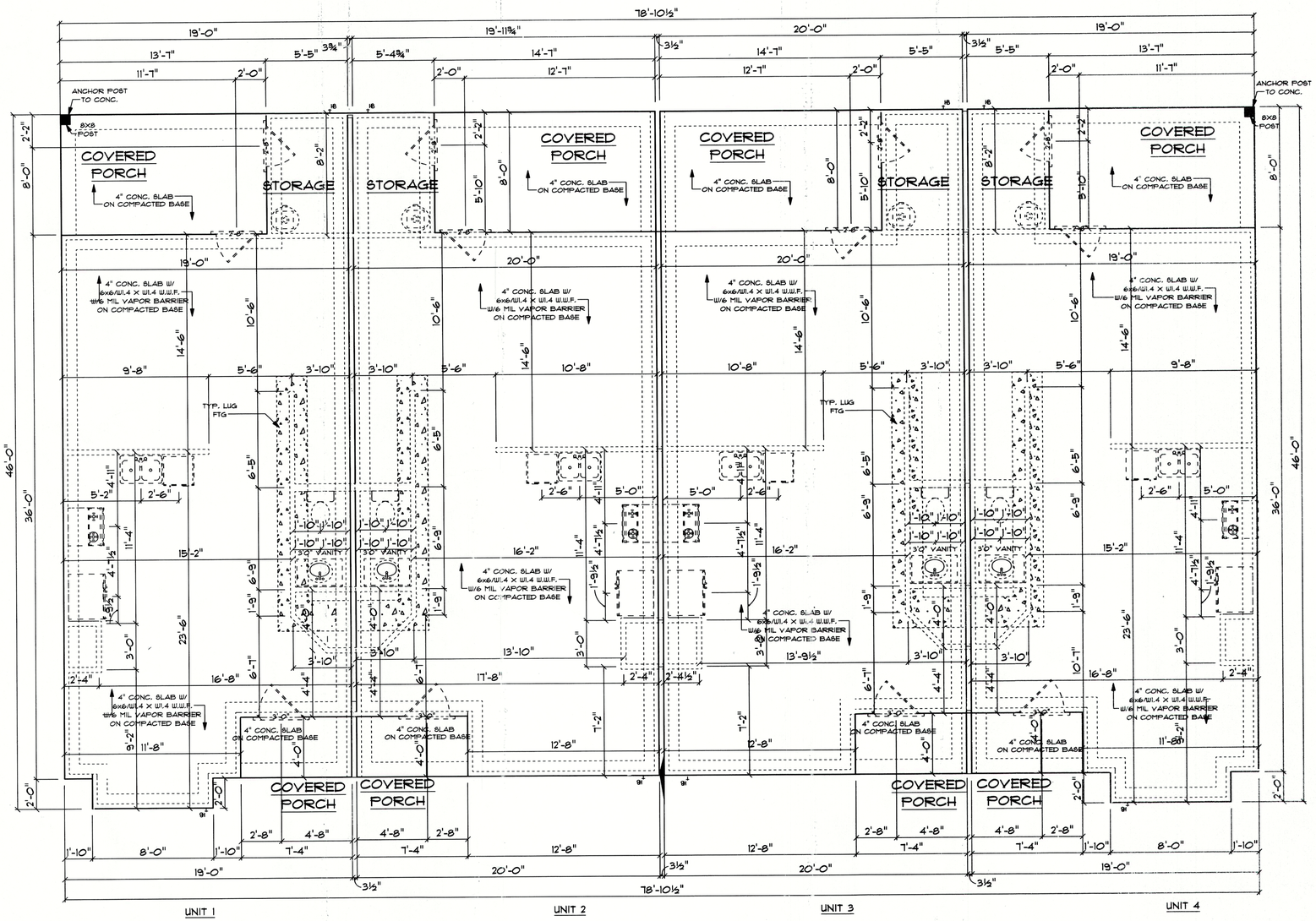
RIGHT ELEVATION
SCALE: 1/8" = 1'0"



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

4 UNITS
TOWNHOMES FRONT ELEVATION

SCALE: AS NOTED DATE: JULY 2021 DRAWN BY: CGP	CHARLES SMITH ASSOC. RESIDENTIAL DESIGNER - FAYETTEVILLE, NORTH CAROLINA	BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER CODE AS IT PERTAINS TO CONSTRUCTION OF HOUSE 100, 110, 120, 130, 140, 150 MPH	I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 N.C. BUILDING CODE).	TOWNHOMES T-1320



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8'0" FINISHED CEILING HEIGHT ON SECOND FLOOR
6'8" WINDOW HEADER HEIGHT ON SECOND FLOOR
CANTILEVER ALL ROOF TRUSSES

CONCRETE NOTES

NOTES:
1) MINIMUM SOIL BEARING CAPACITY: 2000 psf.
2) CONCRETE COMPRESSIVE STRENGTH @ END OF 28 DAYS (MIN)
FOUNDATIONS, FOOTING, & INTERIOR SLABS = 3000 psi.
EXTERIOR SLAB (EXPOSED TO WEATHER) = 3500 psi.

FOUNDATION PLAN 4 UNITS TOWNHOMES FIRST FLOOR

SCALE: 1/4" = 1'0"

670 S/F ON FIRST FLOOR ONE UNIT
650 S/F ON SECOND FLOOR ONE UNIT
1320 S/F TOTAL HEATED AREA
212 S/F ON ALL FRONT PORCHS
820 S/F ON ALL REAR PORCHS

4 UNITS
TOWNHOMES FRONT ELEVATION

SCALE: AS NOTED
DATE: JULY 2021
DRAWN BY: CGP

CHARLES SMITH ASSOC.
RESIDENTIAL DESIGNER - FAYETTEVILLE, NORTH CAROLINA

BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER CODE AS IT PERTAINS TO CONSTRUCTION OF HOUSE 100, 110, 120, 130, 140, 150 MPH

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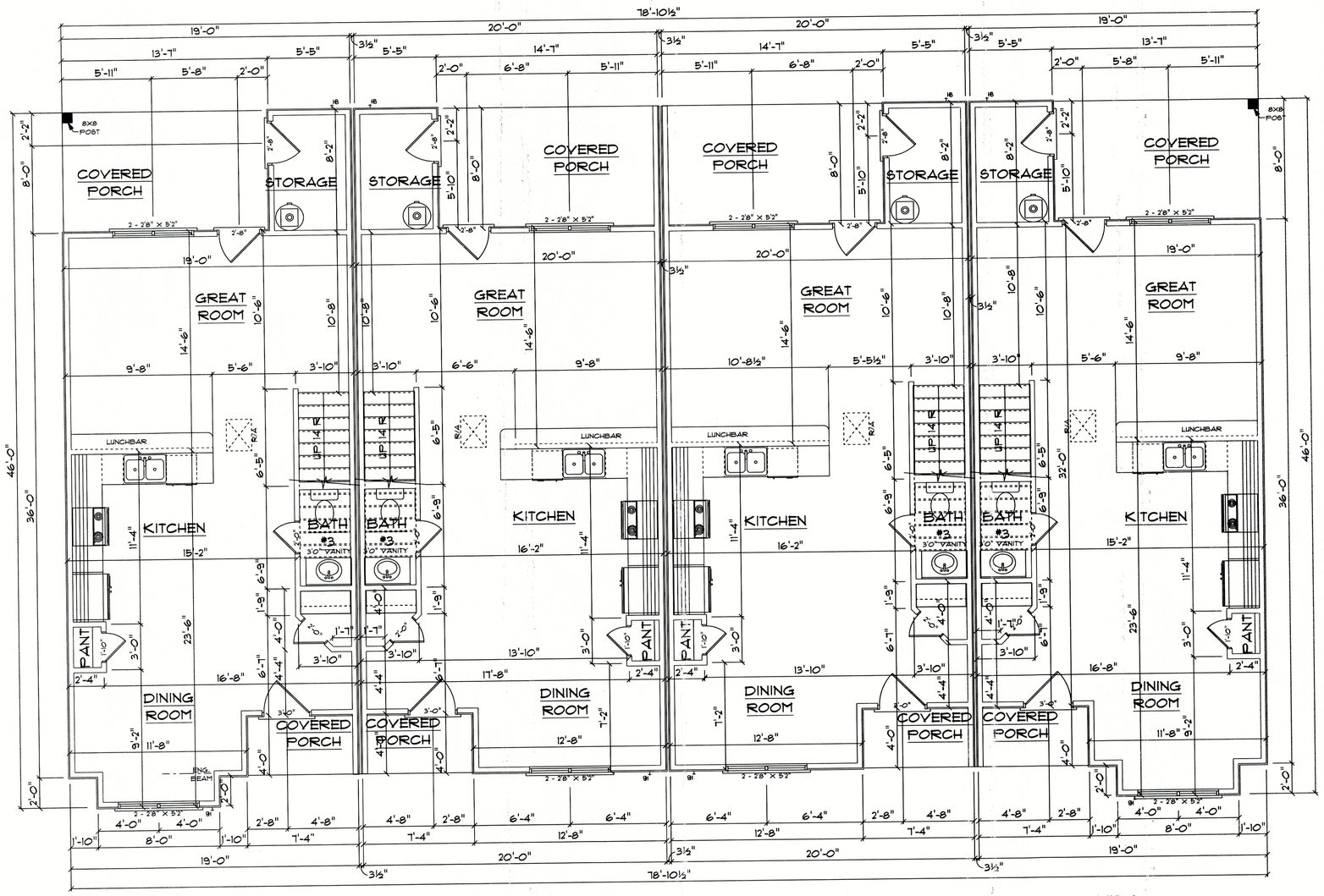
TOWNHOMES
T-1320



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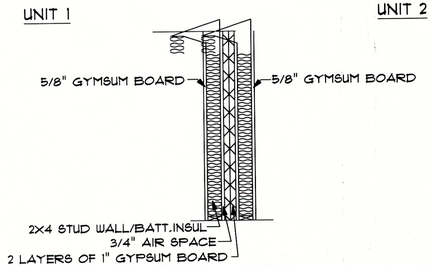

FIREWALL DETAIL
SECTION
NTS

FLOOR PLAN 4 UNITS
TOWNHOMES FIRST FLOOR
SCALE: 1/4" = 1'0"

670 S/F ON FIRST FLOOR ONE UNIT
650 S/F ON SECOND FLOOR ONE UNIT
1320 S/F TOTAL HEATED AREA
212 S/F ON ALL FRONT PORCHS
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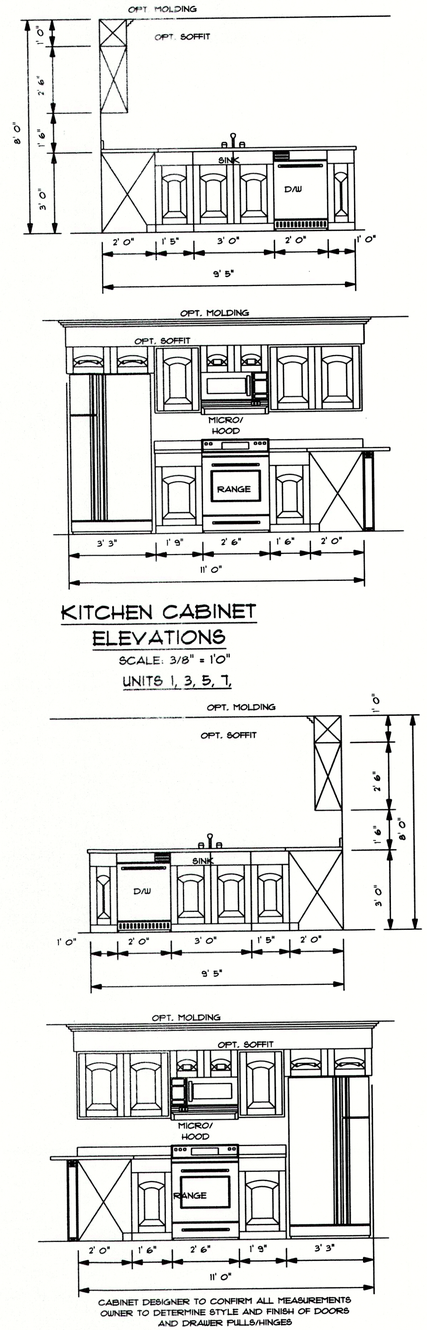

KITCHEN CABINET
ELEVATIONS
SCALE: 3/8" = 1'0"
UNITS 1, 3, 5, 7,

KITCHEN CABINET
ELEVATIONS
SCALE: 3/8" = 1'0"
UNITS 2, 4, 6,

CABINET DESIGNER TO CONFIRM ALL MEASUREMENTS
OWNER TO DETERMINE STYLE AND FINISH OF DOORS AND DRAWER PULLS/HINGES

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TOWNHOMES
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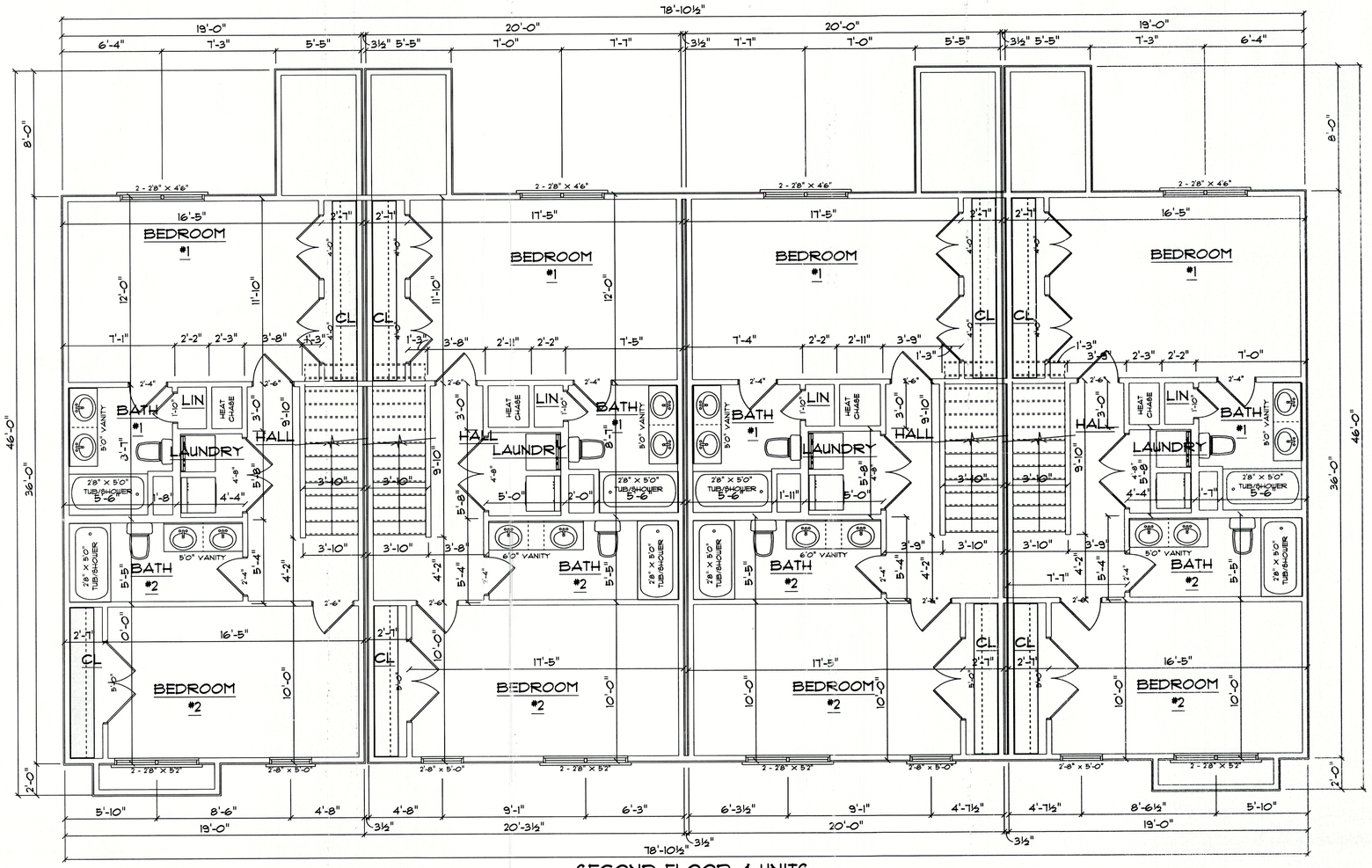

SECOND FLOOR 4 UNITS
TOWNHOMES SECOND FLOOR

SCALE: 1/4" = 1'0"

650 S/F ON SECOND FLOOR
DOESN'T INCLUDE STAIRS

4 UNITS
TOWNHOMES FRONT ELEVATION

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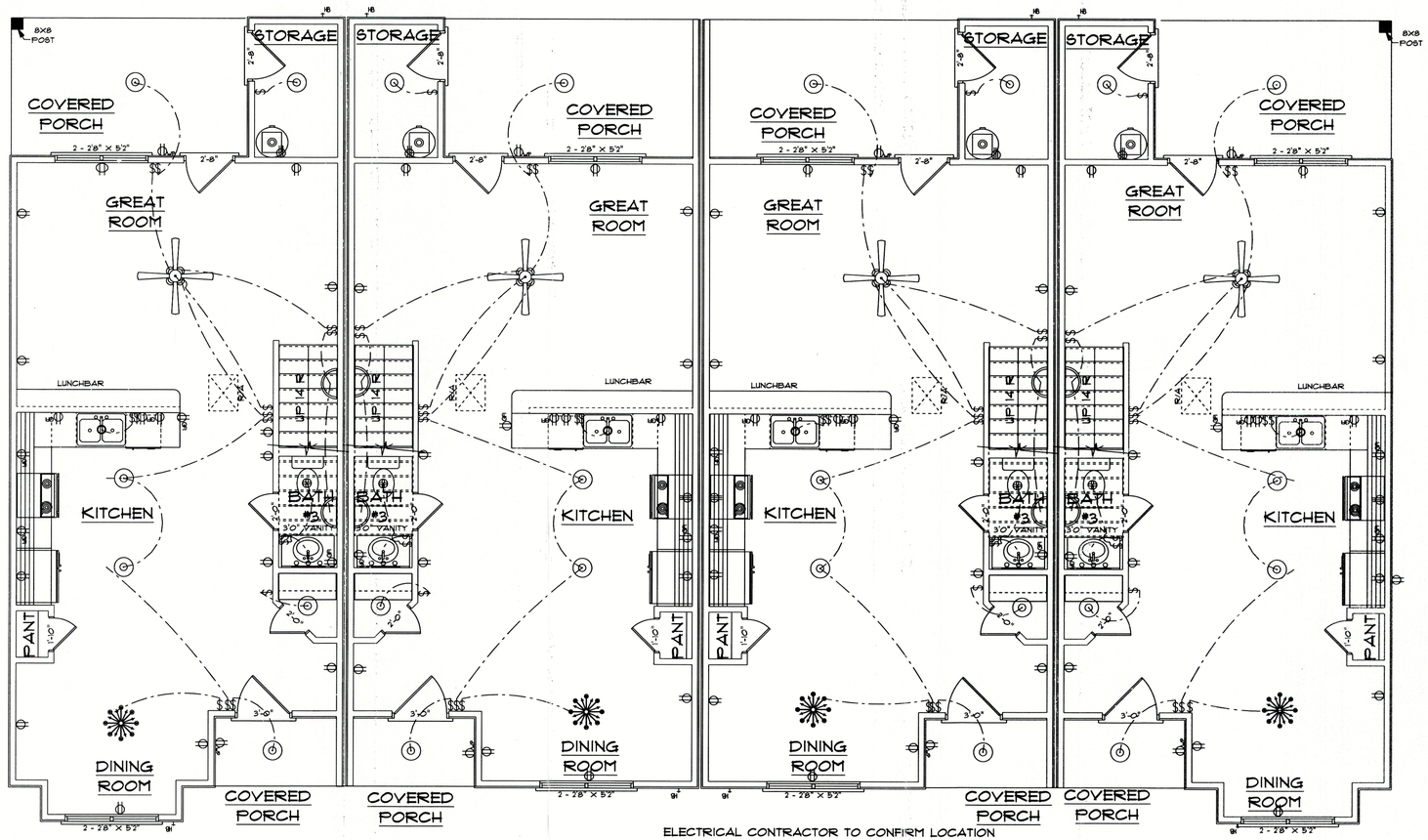

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CANTILEVER ALL ROOF TRUSSES

ELECTRICAL CONTRACTOR TO CONFIRM LOCATION OF OUTLET AND FIXTURES, SEE HOME OWNER FOR TYPE AND STYLE OF ELECTRICAL FIXTURES

HOUSEHOLD FIRE ALARMS SYSTEMS INSTALLED IN ACCORDANCE WITH BOTH INTERNATIONAL AND LOCAL BUILDING CODES IN THE FOLLOWING LOCATIONS.

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING ARAS IN THE IMMEDIATE VICINITY OF BEDROOMS AND WIRED TOGETHER IN SUCH A MANNER THAT WHEN ONE IS ACTIVATED ALL SHELL ACTIVATE

ELECTRICAL PLAN 4 UNITS
TOWNHOMES FIRST FLOOR

SCALE: 1/4" = 1'0"

4 UNITS
TOWNHOMES FRONT ELEVATION

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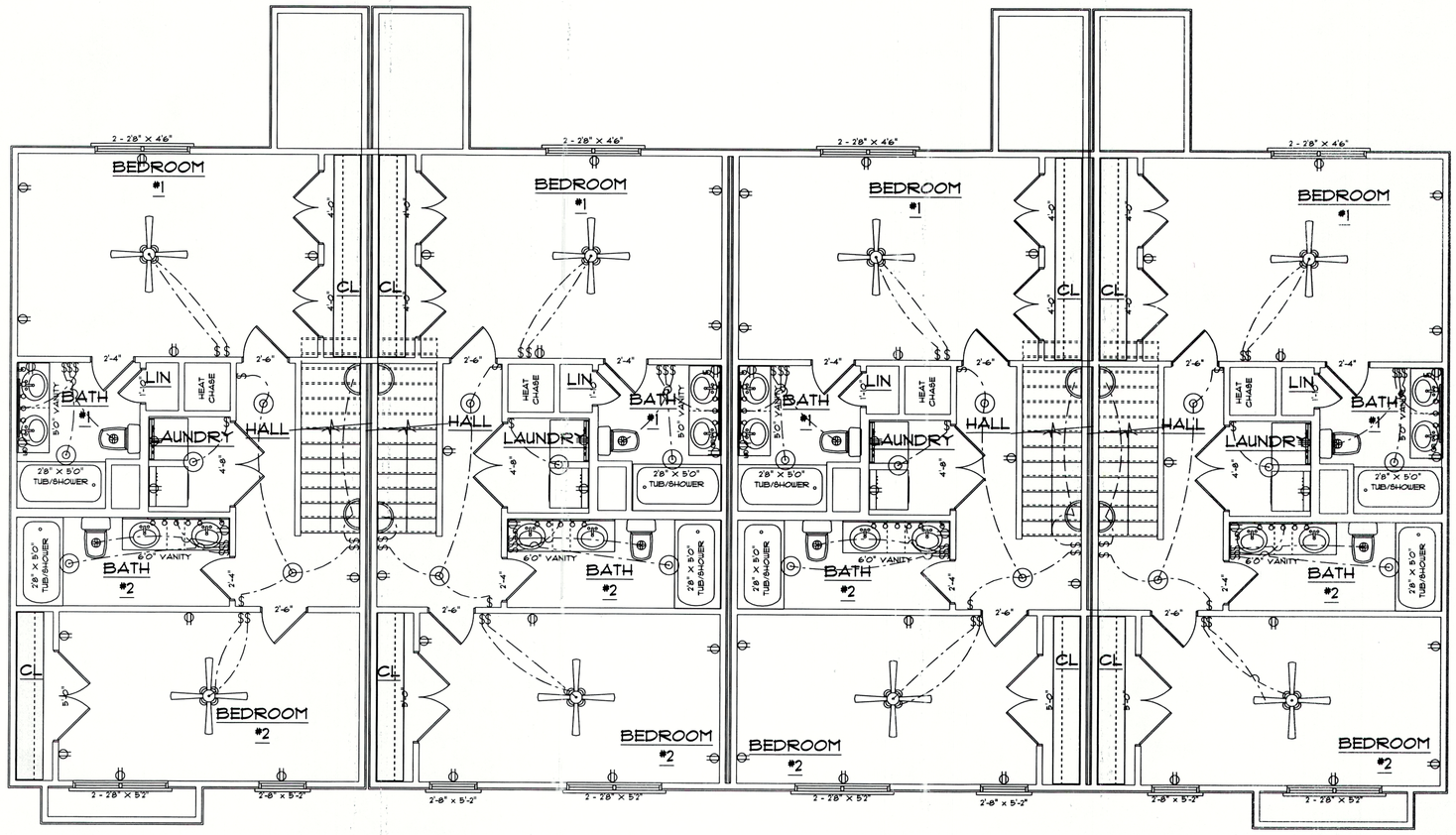
TOWNHOMES
T-1320



ELECTRICAL CONTRACTOR TO CONFIRM LOCATION OF OUTLET AND FIXTURES, SEE HOME OWNER FOR TYPE AND STYLE OF ELECTRICAL FIXTURES

ELECTRICAL PLAN 4 UNITS
TOWNHOMES SECOND FLOOR

SCALE: 1/4" = 1'0"

604 S/F ON SECOND FLOOR
DOESN'T INCLUDE STAIRS

HOUSEHOLD FIRE ALARMS SYSTEMS INSTALLED IN ACCORDANCE WITH BOTH INTERNATIONAL AND LOCAL BUILDING CODES IN THE FOLLOWING LOCATIONS.

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF BEDROOMS AND WIRED TOGETHER IN SUCH A MANNER THAT WHEN ONE IS ACTIVATED ALL SHELL ACTIVATE

4 UNITS
TOWNHOMES FRONT ELEVATION

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