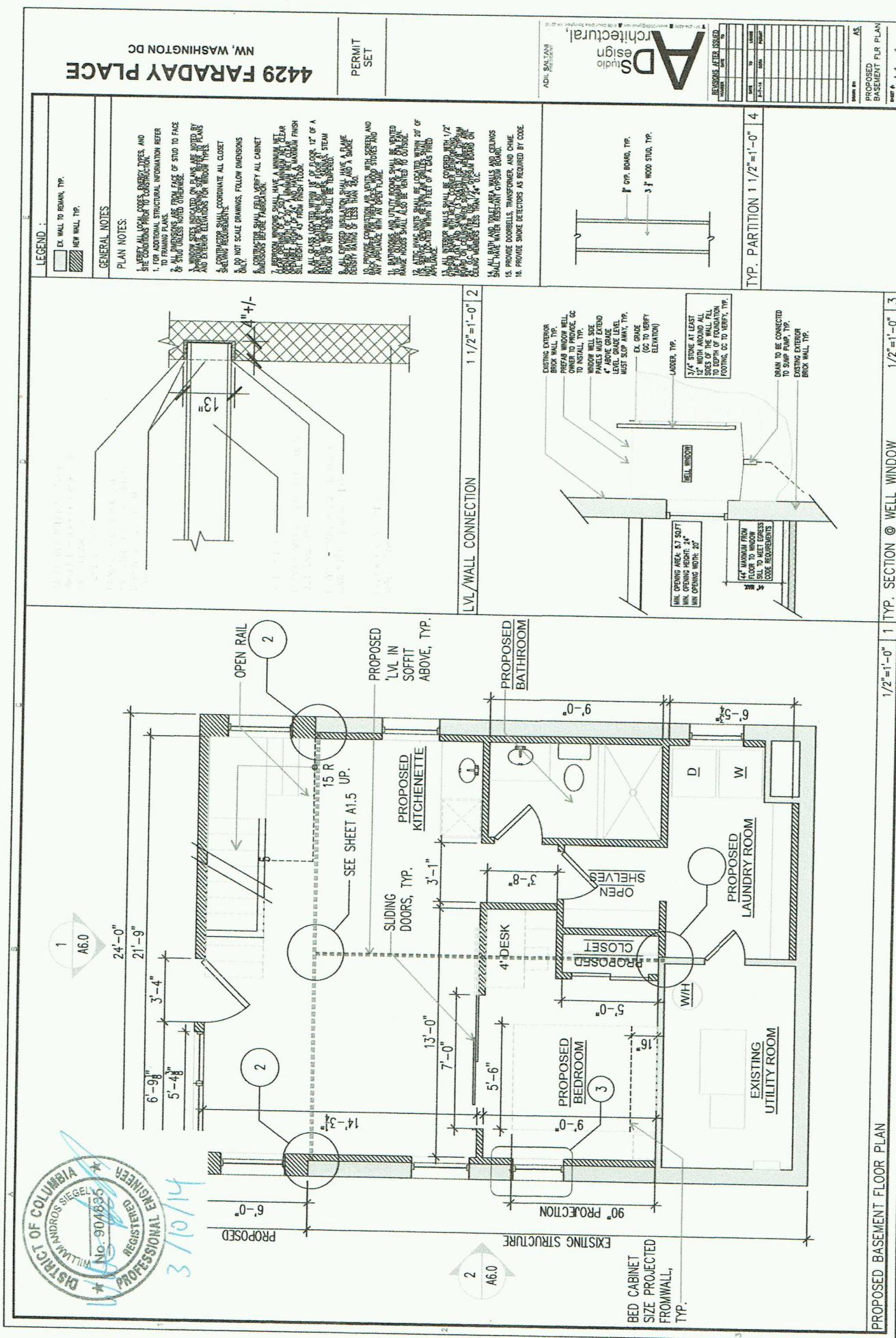




4429 FARADAY PLACE NW, WASHINGTON DC

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PROPOSED BASEMENT FLOOR PLAN

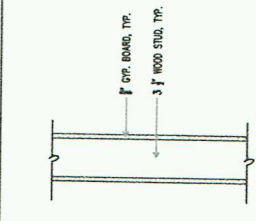
Sheet #

A1-1

LEGEND:
 1 EX. WALL TO REMAIN, TYP.
 2 NEW WALL, TYP.

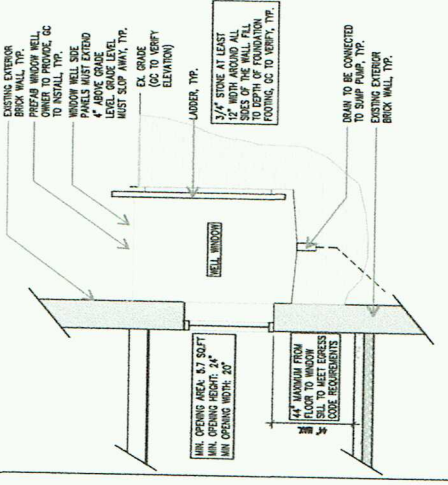
GENERAL NOTES:

- PLAN NOTES:
1. VERIFY ALL UPON CODES, ENERGY CODES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
 2. FOR ADDITIONAL STRUCTURAL INFORMATION REFER TO THE STRUCTURAL DRAWINGS.
 3. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
 4. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY THE MANUFACTURER'S SIZES AND ARE TO BE USED FOR ORDERING AND INSTALLATION. WINDOW SIZES ARE TO BE USED FOR ORDERING AND INSTALLATION.
 5. CONTRACTOR SHALL COORDINATE ALL CLOSET SIZES WITH THE MANUFACTURER'S SIZES.
 6. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
 7. ALL CLOSET SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 8. ALL CLOSET SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 9. ALL CLOSET SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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 14. ALL CLOSET SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 15. ALL CLOSET SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 16. ALL CLOSET SIZES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



TYP. PARTITION 1 1/2"=1'-0"

LVL/WALL CONNECTION 1 1/2"=1'-0"



1 TYP. SECTION @ WELL WINDOW 1/2"=1'-0"

PROPOSED BASEMENT FLOOR PLAN

NW, WASHINGTON DC

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architectural,

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PROPOSED 1ST
FLOOR PLAN

A1-2

LEGEND :

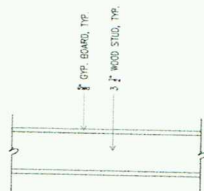
EX. WALL TO REMAIN, TYP.
NEW WALL, TYP.

GENERAL NOTES

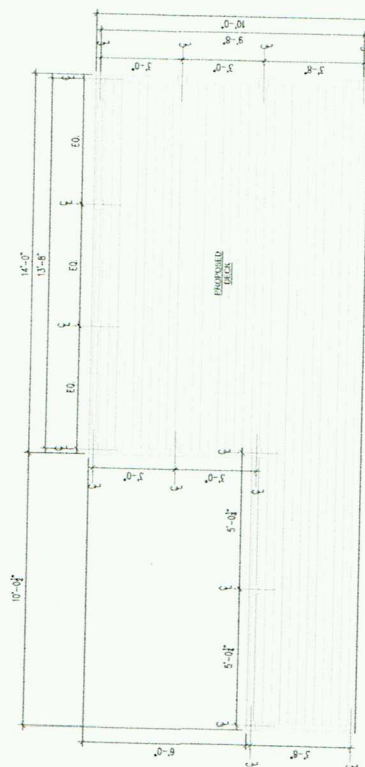
PLAN NOTES:

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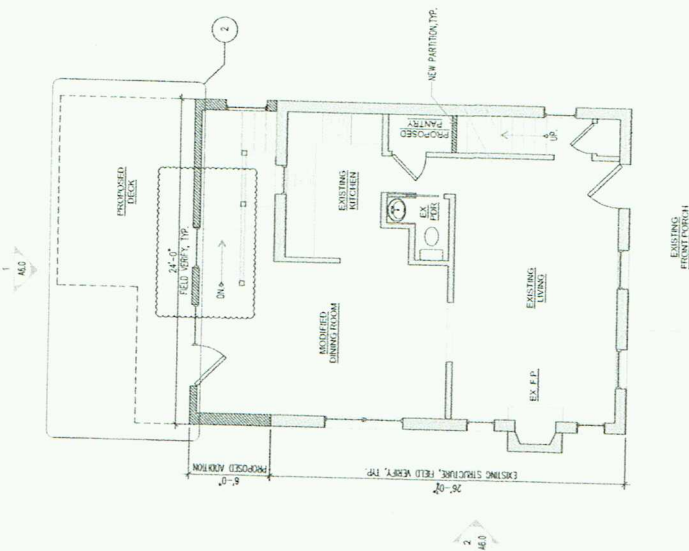
TYP. PARTITION 1 1/2"=1'-0" 2



PROPOSED ROOF PLAN



ENLARGED DECK PLAN



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PROPOSED FIRST FLOOR PLAN

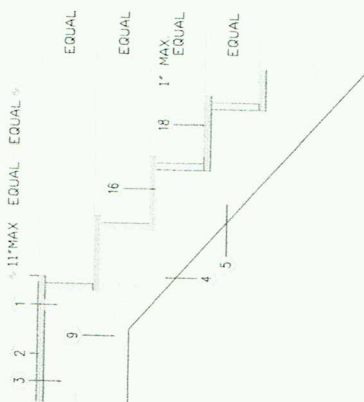


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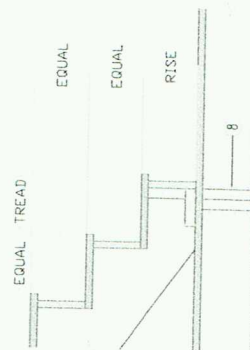
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LEGEND:	
1	DOUBLE 2X FLOOR JOISTS, TYP.
2	PLYWOOD SUBFLOOR, TYP.
3	FLOOR JOIST, TYP.
4	"SWAMPON" HANGER, TYP.
5	2X12 STAIR STRINGERS AT 12" O.C. W/ ONE ADJACENT TO WALL, TYPICAL EACH SIDE, TYP.
6	CUT PLYWOOD RISER OR TREADS, FASTEN TO 2X STAIR STRINGERS W/ GLUE AND SCREWS, TYP.
7	ALLOW FOR FINISH ON PLYWOOD.
8	"SWAMPON" H/ JOIST HANGERS DOUBLE BLOCKING TO FLOOR JOIST, TYP.
9	BLOCKING, TYP.



A - STAIR HEAD CONNECTION	1/4" = 1'-0"	2
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1/4" = 1' - 0"	2
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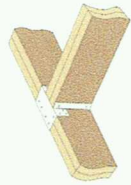


B-STAIR SILL AT FLOOR	1/4"=1'-0"	3
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$1/4'' = 1'-0''$	3
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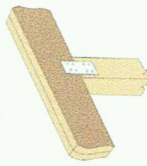
Connection Details

Beam-to-Beam Connection



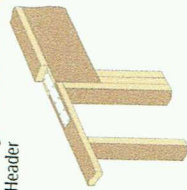
Install hanger per manufacturer's instructions. Hanger must distribute load to each ply of the assembly. Contact Eastern Engineered Wood Products technical support with questions.

Bearing on Wood Column



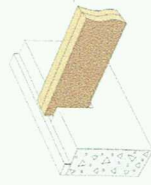
Install column cap per manufacturer's instructions; verify cap and column capacity.

Bearing for Door or Window Header



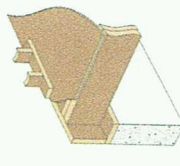
Strap per building code if top plate is not continuous over header.

Beam Pocket in Masonry Wall



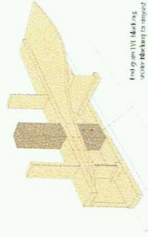
Protect LVL from moisture with a vapor barrier and airspace. LVL should not directly contact concrete.

Bearing on Exterior Wall



LVL should not directly contact concrete.

Solid Blocking at Post



Provide a continuous load path to concrete.

Minimum Nail Spacing

for nails installed parallel to the grain

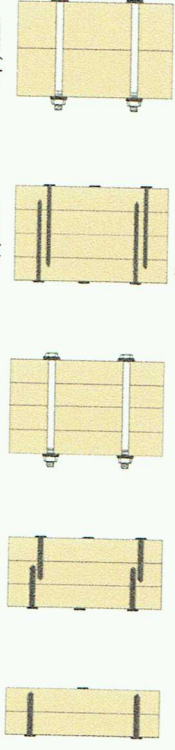
Nail Size	Single Row	Multiple Rows
8d Common (2 1/2")	3"	4"
10d Common (3")	4"	5"
12d Common (3 1/2")	4"	5"
16d Common (4 1/2")	5"	6"

- Offset multiple rows 1/2" and stagger nails on equal-spacing layout.
- Minimum nail spacing may be reduced to 5" for 1 1/2" wide members.
- Nail penetration shall not exceed 2 1/2" for 16d and 18d and 2" for 16d.

Multiple Piece Assembly & Side Load Capacity

When assembling more than one LVL ply into a single load-bearing beam, follow the appropriate guidelines:

Detail A	Detail B	Detail C	Detail D	Detail E
Maximum 3 1/4" wide 2-ply beams	Maximum 5 1/4" wide 3-ply beams	Maximum 7" wide 4-ply beam	Maximum 7" wide 4-ply beam	Maximum 7" wide 2-ply beam



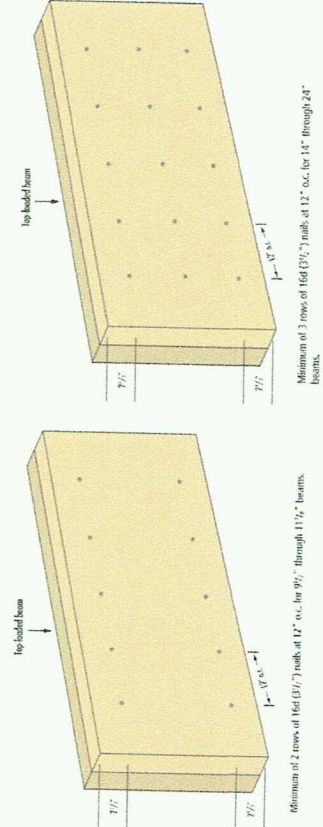
Simpson SDS
1/4" x 6" screws
(or equal)

Uniform Side-load Capacity (lbs)

Connection Detail	2 Rows of 10d Box Nails at 12" oc	3 Rows of 10d Box Nails at 12" oc	2 Rows of 1 1/2" dia. Bolts at 12" oc	2 Rows of 1 1/2" dia. Bolts at 24" oc
A	365	545	500	1000
B	270	410	375	750
C	-	-	335	670
D	-	-	855	1715
E	-	-	-	-

- Notes:
- Design values based on 2005 NDS and PRC-183 APA and ICC-ES ESR-2013 Product Report.
 - Dry conditions of use.
 - For use in wet conditions, design values are reduced for load duration; see 2005 NDS.
 - Verify load capacity of framing member in addition to connection design.
 - Use minimum two rows of fasteners for up to 1 1/2" LVL beam depth and minimum three rows of fasteners for 1 1/2" to 2 1/2" LVL beam depths.

Connection of Multiple Pieces for Top-loaded Beams



Minimum of 2 rows of 16d (3") nails at 12" oc, for 9 1/2" through 11 1/2" beams.

Minimum of 3 rows of 16d (3") nails at 12" oc, for 14" through 24" beams.

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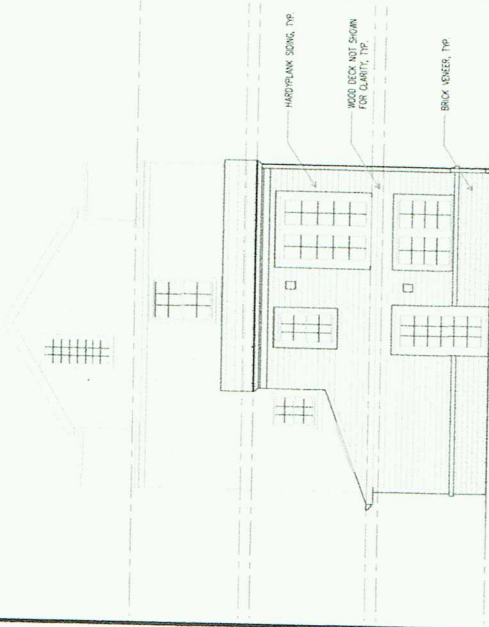
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PROPOSED SECTION
& EXTERIOR
ELEVATIONS

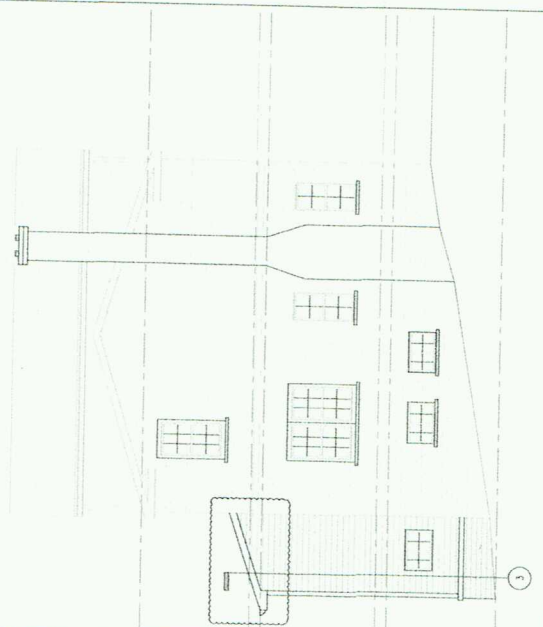
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3/10/14

 $1/4'' = 1' - 0''$ 

1/4"=1'-0"	2	BUILDING SECTION
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BUILDING SECTION

A6-0

0-1=711

Mechanical Notes

1. CONTRACTOR SHALL VERIFY ALL BUILDING CONDITIONS BEFORE COMMENCING WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES OR CONDITIONS WHICH PREVENTS THE CONTRACTOR FROM ACCOMPLISHING THE INTENT OF THE DRAWINGS.
2. THE ORIGINAL CONTRACT SPECIFICATION AND DRAWING INSOFAR AS THEY APPLY SHALL GOVERN THE WORK AS INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
3. ALL DUCTWORK AND EQUIPMENT TO BE FIELD COORDINATED.
4. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL CODES HAVING JURISDICTION.
5. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF HVAC WORK WITH BUILDING ELECTRICAL AND THE WORK OTHER TRADES. MINOR DEVIATIONS FROM THE PLANS MAY BE MADE TO AVOID MINOR CONFLICTS AND/OR INTERFERENCE. ALL DEVIATIONS SHALL BE ADVISED IMMEDIATELY, AND AFFECTED WORK SHALL NOT BE INSTALLED UNTIL THE CONFLICT HAS BEEN RESOLVED.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AND ARRANGE FOR INSPECTIONS BY LOCAL AUTHORITIES HAVING JURISDICTION.
7. PROVIDE OPENINGS IN BUILDING CONSTRUCTION FOR PASSAGE OF PIPING AND DUCTWORK. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL OF ARCHITECT.
8. DUCTWORK SHALL BE INSTALLED HIGH AS POSSIBLE TO BUILDING STRUCTURAL BEAMS.
9. ALL DUCTWORK SIZES SHOWN ARE INSIDE DIMENSIONS. PROVIDE AIR TURNING DEVICES IN DUCTWORK AT ANY CHANGES IN DIRECTION OF 30 DEG. OR GREATER.
10. PROVIDE ALL NECESSARY ACCESSORIES FOR DUCTWORK TO ALLOW PROPER AIR BALANCE. BALANCE AIR SYSTEMS TO QUANTITIES INDICATED.
11. ALL NECESSARY ALLOWANCES AND PROVISIONS SHALL BE MADE BY THIS CONTRACTOR FOR BEAMS, COLUMNS OR OTHER OBSTRUCTIONS OF THE BUILDING WHICH ARE NECESSARY TO AVOID OBSTRUCTION. THE DUCTS SHALL BE TRANSFORMED, DIVIDED, OFFSET, BASED OR CONVEYED WITH THE REQUIRED FREE AREA BEING MAINTAINED.
12. MECHANICAL CONTRACTOR SHALL THOROUGHLY CLEAN HIS WORK AREA DAILY. MECHANICAL CONTRACTOR SHALL ALSO REMOVE ALL TRASH AFTER WORK COMPLETION.
13. WHERE EXISTING FIELD CONDITIONS ARE DIFFERENT THAN SHOWN ON DRAWINGS THE CONTRACTOR SHALL ADVISE THE ENGINEER OF DISCREPANCIES WHICH WILL AFFECT THE PROPOSED WORK PRIOR TO BEGINNING WORK.
14. SYMBOLS SHOWN ON SCHEDULES DEFINE TYPE OF EQUIPMENT ONLY. CONTRACTOR IS RESPONSIBLE FOR RESEARCHING DRAWINGS FOR EXACT QUANTITIES REQUIRED OF EACH TYPE.
15. DUCTWORK SHALL BE SEALED AIR TIGHT. MAXIMUM ALLOWABLE DUCT LEAKAGE IS 1%.
16. NOT USED.
17. FLEXIBLE DUCT INSULATION
 - A. FLEXIBLE DUCT INSULATION SHALL BE 1 LB. PER CU. FT. DENSITY GLASS FIBER WITH A MAXIMUM K FACTOR OF .029 AT 75 DEGREES F. MEAN TEMPERATURE WITH FUME RESISTANT BARRIER.
 - B. INSULATION SHALL BE SECURED WITH A BENLUMIN-FOSTER RS-20 ADHESIVE. BUTT ALL EDGES OF INSULATION ON EXPOSED DUCTS AND LAP ALL EDGES OF INSULATION 2" ON DUCTS. INSULATION SHALL THEN BE FASTENED WITH 16 GAUGE COPPER-CLAD WIRE ON 12" CENTERS.
18. RIGID DUCT INSULATION AND VAPOR BARRIER
 - A. RIGID DUCT INSULATION SHALL BE 4.2 LBS PER CU. FT. DENSITY GLASS FIBER WITH MAXIMUM K FACTOR OF .24 DEGREES F MEAN TEMPERATURE WITH VAPOR BARRIER FACING.
 - B. SUPPLY DUCT WORK SHALL BE SOUND LINED 10' FROM UNIT.
19. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
20. CONTROLS AND ACCESSORIES FOR EQUIPMENT SHALL BE PROVIDED BY EQUIPMENT MANUFACTURER.
21. PROVIDE ELECTRICAL DISCONNECTS, TRANSFORMERS, CONTROL WIRING AND ALL OTHER REQUIRED ACCESSORIES NECESSARY FOR AUTOMATIC OPERATION OF MECHANICAL EQUIPMENT.
22. THERMOSTAT SHALL BE INSTALLED ON THE WALL 4'-0" ABOVE FINISHED FLOOR.
23. PUT ALL THE EQUIPMENT INTO OPERATION. BALANCE SYSTEMS, INCLUDING ALL OUTLETS, TO QUANTITIES INDICATED. PROVIDE ALL NECESSARY ACCESSORIES FOR AIR BALANCE. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN HIS BALANCING PROCEDURE A COMPLETE TEST OF THE BUILDING A/C UNITS. THIS SHALL INCLUDE:
 - A. CFM QUANTITIES FOR MAXIMUM AND MINIMUM SETTING. MINIMUM SETTING SHALL PROVIDE SUFFICIENT PRESSURE TO INSURE THAT ANY ZONE REQUIRING FULL (MAX) CFM WILL BE SATISFIED.
 - B. DISCHARGE TEMPERATURE. STATE WHETHER FREE COOLING OR COMPRESSORS ARE OPERATING.
24. THE TEST SHALL BE DONE IN THE PRESENCE OF/OR WITH THE KNOWLEDGE OF THE OWNER'S REPRESENTATIVE. MAINTENANCE WILL BE REPORTED TO ENGINEERING CONNECTION. ALL DATA RECORDED SHALL BE ENTERED INTO THE BALANCING REPORT.
25. ALL DISTRIBUTION DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL IN ACCORDANCE WITH THE SMACNA CONSTRUCTION STANDARDS FOR THE APPROPRIATE STATIC PRESSURE.

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MECHANICAL LAYOUT

3/10/14

1/4" = 1'-0"

DUCTLESS MINI
SPLIT AIR
CONDITIONER
HEAT PUMP

OUTDOOR
UNIT
(CONDENSER)

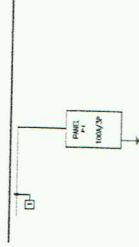
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TO VENT
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, TYP.



PROPOSED MECHANICAL LAYOUT

Electrical Notes

1. INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING REGULATIONS, CODES, ETC.
A. LOCAL ELECTRICAL CODES AND ORDINANCES.
B. THE EDITION OF THE NATIONAL ELECTRICAL CODE PRESENTLY IN EFFECT.
C. THE NATIONAL BOARD OF FIRE UNDERWRITERS.
2. PRIOR TO BEGINNING ANY WORK, SECURE ANY NECESSARY PERMITS FROM ANY AUTHORITY HAVING JURISDICTION.
3. ALL CONDUITS AND JUNCTION BOXES SHALL BE RUN BEHIND FINISHED SURFACES. SURFACE METAL RACEWAY IS NOT TO BE USED U.N.C.
4. CONDUCTORS SHALL BE COPPER. CONDUCTIONS NO. 10 AWG AND SMALLER SHALL BE SOLID WITH NEC TYPE THHN. HAT-RESISTANT THERMOPLASTIC INSULATION AND CLEAR PVC JACKET RATED 90 DEGREES C. MINIMUM SIZE CONDUIT SHALL BE 1/2" FOR CONDUITS NO. 6 AND LARGER SHALL BE STRIPPED WITH NEC TYPE-THIN HEAT RESISTANT THERMOPLASTIC INSULATION.
5. THE ELECTRICAL PLANS ARE DIAGRAMMATIC ONLY. SEE ARCHITECTURAL PLANS FOR COORDINATION PURPOSES.
6. THE CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY PHASING THE CIRCUITS IN PANELS. A MAXIMUM OF THREE SWITCHES SHALL BE ALLOWED IN ANY CIRCUIT. ON COMPLETION OF THE INSTALLATION THE CONTRACTOR SHALL BALANCE THE PANEL LOAD UNDER NORMAL OPERATING CONDITIONS AND PROVIDE AN UPDATED PANEL SCHEDULE.
7. ALL EQUIPMENT SUCH AS RELAYS, CONDUCTORS, SWITCHES, PANELS AND OTHER APPURTENANCES SHALL HAVE IDENTIFICATION PLATES OF BLACK LAMINATED PLASTIC WITH 1/2" WHITE LETTERS. PANELS IN UNDERGROUND SHALL HAVE PLATES MOUNTED ON INSIDE OF DOOR OVER PANEL DIRECTORY. OTHERWISE PLATES SHALL BE MOUNTED ON FRONT OF EQUIPMENT. FASTEN PLATES WITH FOUR SCREWS.
8. ALL CONDUCTORS SHALL BE IDENTIFIED.
9. THE NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON PLAN OR NOT.
10. ALL EQUIPMENT SHALL BE "UL" LABELED.
11. VERIFY ALL DOOR SWINGS BEFORE INSTALLING LIGHT SWITCHES.
12. GANG ALL MULTIPLE SWITCHES UNDER ONE COVERPLATE WHERE POSSIBLE.
13. ALL ELECTRICAL OUTLETS SHALL HAVE A TAG BEHIND THE COVERPLATE INDICATING THE PANELBOARD AND CIRCUIT NUMBER FROM WHICH THEY ARE FED.
14. ALL CONNECTIONS TO SWITCHES AND RECEPTACLES SHALL BE TAPED WITH SCOTCH 33 ELECTRICAL TAPE.
15. PRIOR TO COMPLETION OF NEW CONSTRUCTION, ALL WORK BEHIND FINISHED SURFACES SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE.
16. CONTROL WIRING SHALL BE TAGGED AT EACH END AND TERMINATED IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
17. THE CONTRACTOR SHALL INCLUDE IN THE WORK WITHOUT EXTRA COST TO THE OWNER, ANY LABOR, MATERIALS, SERVICES, APPURTENANCES, DRAWINGS (IN ADDITION TO CONTRACT DRAWINGS AND DOCUMENTS), IN ORDER TO COMPLY WITH ALL APPLICABLE LAWS, INDICATED AND/OR SPECIFIED.
18. BEFORE SUBMITTING BIDS, THE CONTRACTOR SHALL REVIEW DRAWINGS AND PLANSET. CONDITIONS ON WHICH HIS WORK IS IN ANY WAY DIFFERENT FOR THE BEST INFORMATION AND HIS OPERATION ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. HE SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY CONDITION WHICH MIGHT PREVENT HIM FROM INSTALLING HIS EQUIPMENT IN THE MANNER SPECIFIED TEN DAYS PRIOR TO SUBMISSION OF BIDS.
19. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR ANY ALLEGED MISREPRESENTATIONS OR MATERIALS TO BE FURNISHED OR WORK TO BE PERFORMED, IT BEING AGREED THAT TENDER OF PROPOSAL CARRIES WITH IT AGREEMENT TO ITEMS AND CONDITIONS REFERRED TO HEREIN OR INDICATED IN THE SPECIFICATIONS AND DRAWINGS.
20. ALL RECEPTACLES TO BE INSTALLED AT HEIGHT (A.F.F.) AS SHOWN ON ARCHITECTURAL DRAWINGS.
21. ALL WIRING SHALL BE CONDUITED/EMT, MINIMUM SIZE ON HALF INCH WITH LARGER SIZES AS INDICATED OR REQUIRED BY NEC.
22. AT THE OPTION OF THE CONTRACTOR AND IF LOCAL AUTHORITY HAVING JURISDICTION ALLOWS THE USE OF FLEXIBLE METAL CONDUIT, ARMORED CABLE, NON-METALLIC CABLE, OR METAL CLAD CABLE, THEN THE CONTRACTOR MAY USE THIS WIRING METHOD IN COMPLIANCE WITH APPLICABLE CODES.
23. 120/208V PANELBOARDS SHALL BE SQUARE D, TYPE IROD WITH BUILT ON BREAKERS.
24. ALL WIRING SHALL BE CONDUITED, MINIMUM SIZE ONE-HALF INCH WITH LARGER SIZES AS INDICATED OR REQUIRED BY NEC. ALL CONDUITS IN DAMP AND WET LOCATIONS SHALL BE USED GALVANIZED STEEL ON SCHEDULE 40 PVC.
25. AT THE OPTION OF THE CONTRACTOR AND IF LOCAL AUTHORITY HAVING JURISDICTION ALLOWS THE USE OF FLEXIBLE METAL CONDUIT, ARMORED CABLE, OR METAL CLAD CABLE, THEN THE CONTRACTOR MAY USE THIS WIRING METHOD IN COMPLIANCE WITH APPLICABLE CODES.
26. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO CONTACT THE POWER COMPANY AND OBTAIN WRITTEN CONSENTATION OF THE POWER COMPANY FOR THE SHUT DOWN OF THE SYSTEM. THE CONTRACTOR SHALL BE INCREASED OR DECREASED FROM SPECIFIED A.C. BASED ON THE CONTRACTOR'S SCHEDULE FOR THE SERVICE EQUIPMENT. SUBMIT INFORMATION TO ENGINEER FOR APPROVAL OF RATED WIRINGS. CIRCUIT BREAKERS SHALL BE RATED AT OR ABOVE FAULT CURRENT.
28. INSTALL SEPARATE CONTROL PANELS FOR BASEMENT AND UPPER FLOORS.



ELECTRICAL RISER DIAGRAM
SEE 100V/2P

EXISTING FEEDER NOTES
WHEN FEEDERS ARE NOT SHOWN AND FEEDER
CIRCUIT IS NOT SHOWN
(U) P. 1 P. 6 OR ETC.

EXISTING FEEDER NOTES
WHEN FEEDERS ARE NOT SHOWN AND FEEDER
CIRCUIT IS NOT SHOWN
(U) P. 1 P. 6 OR ETC.



ELECTRICAL LEGEND	
	FAN W/ LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	C.E.S. MOUNTED LIGHT FIXTURE
	CABLE TV JACK
	SMOKE DETECTOR
	THREE WAY SWITCH
	GFI OUTLET
	AFCI OUTLET
	FLOOR MOUNTED OUTLET
	DOUBLE POLE SWITCH



PROPOSED ELECTRICAL LAYOUT
1/4" = 1'-0"

