

TAG NO.	TREE DESCRIPTION
T1	27.0" OAK
T2	23.0" OAK
T3	18.0" OAK

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Block 6, Edgemont Addition 3/131

Lot 18

Lot 19

SEE DETAIL

N 59°52'50" W 51.63'

S 30°05'03" W 168.89'

N 30°00'00" E 168.67' (168.99")

S 60°07'18" E 51.87'

EXIST. STOR.

EXIST. COV. CONC.

REMOVE EXIST. CONC.

REMOVE EXIST. DRIVE

7'-6" POWER LINE ESMT

5'x29' ELEC. & TELE. ESMT. PER 8109/311

HPT = 99.3

HPT3 = 100.2

HPT2 = 100.4

HPT1 = 100.9'

FIN. FLR. = 101.0'

AVG. ADJ. GRADE =

ROOF HT. ABV AVG GRADE =

25' B.L.

NEW RIBBON DRIVE

REMOVE EXIST. DRIVE

WATER METER

TEMPORARY BENCHMARK

ASSUMED ELEVATION = 100.00'

SQUARE SET IN CONCRETE CURB

1515 MOHLE DRIVE

LOT 37

SITE PLAN

SCALE: $1'' = 20' - 0''$

CONSTRUCTION SHALL COMPLY WITH THE UNIFORM MECHANICAL AND PLUMBING CODES AND THE NATIONAL ELECTRICAL CODE, LATEST EDITIONS.

WEATHERSTRIP ATTIC ACCESS DOOR(S).

SPECIFICATIONS AND DETAILS.

EXCEPTIONS:
1. BLOCKING IS NOT REQUIRED IN THE PORTION OF THE WATER CLOSET ROOM OR BATHROOM

2. IF MORE THAN ONE WATER CLOSET ROOM OR BATHROOM IS PROVIDED ON THE FIRST OF A DWELLING UNIT, ONLY ONE WATER ROOM OR BATHROOM IS REQUIRED TO MEET THE BLOCKING STANDARDS IN THIS SECTION.

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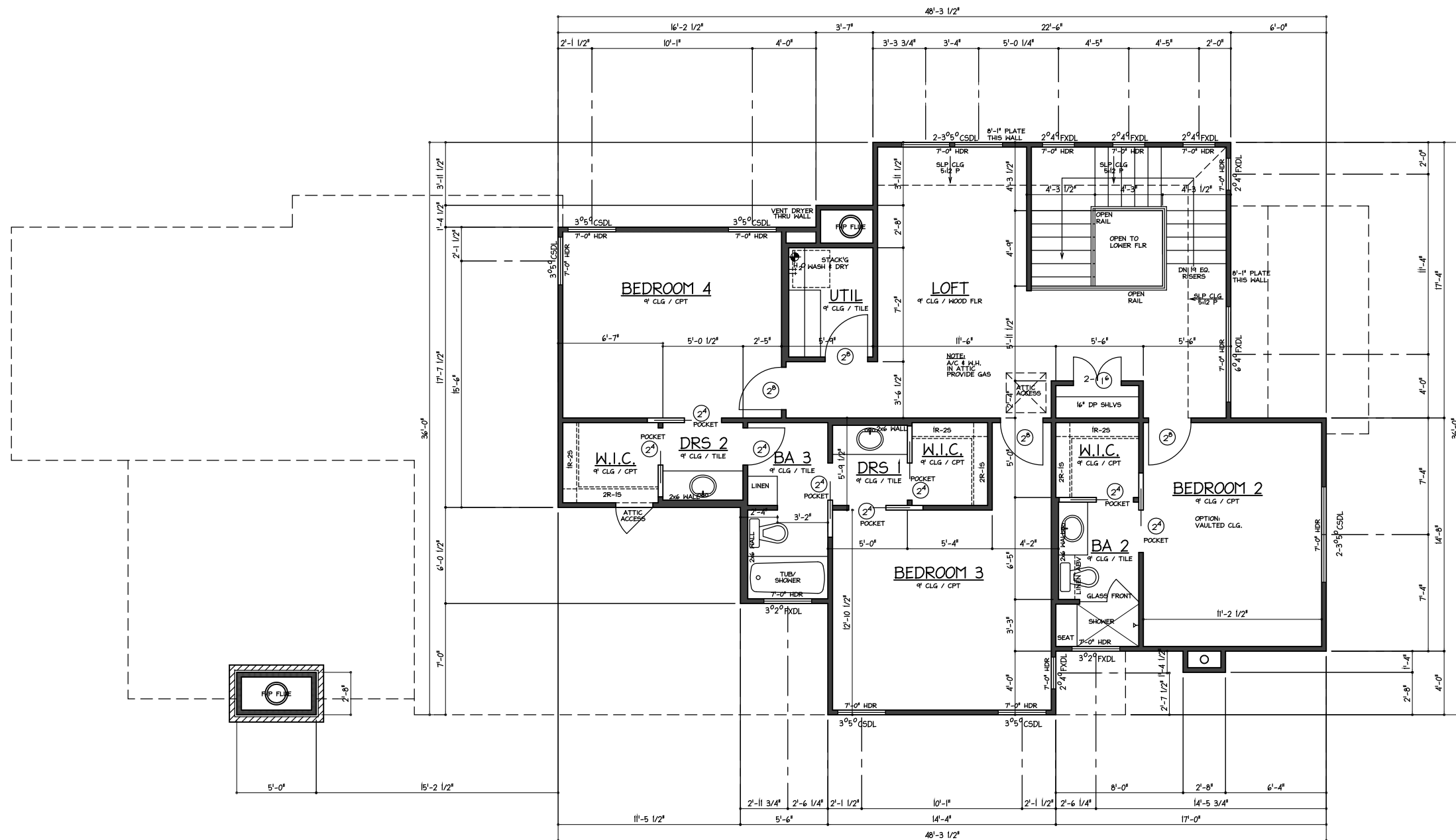
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UPPER FLOOR PLAN

SCALE:

$$1/8'' = 1' - 0''$$

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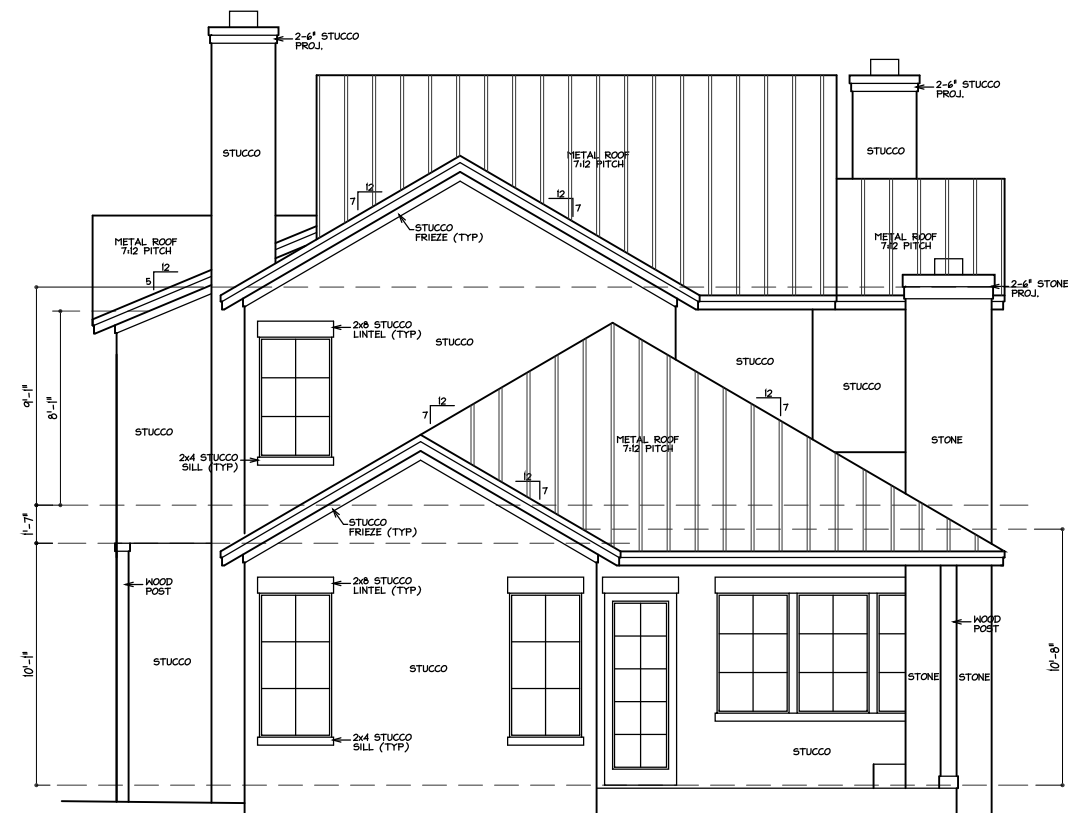
D E S I G N E R S A N D P L A N N E R S

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SHEET
A-3
OF 5



FRONT ELEVATION

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



REAR ELEVATION

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


$$1/8'' = 1' - 0''$$

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SYMBOL SCHEDULE			
	WALL MOUNTED DUPLEX OUTLET		H RECESSED HEATER
	WALL MOUNTED FOURPLEX OUTLET		V RECESSED EXHAUST FAN
	WALL MOUNTED DUPLEX OUTLET - SPLIT WIRED		HVL RECESSED HEATER, FAN & LIGHT
	WALL MOUNTED DUPLEX OUTLET - WATERPROOF		SD HARDWIRED SMOKE DETECTOR
	WALL MOUNTED DUPLEX OUTLET (220)		TRACK LIGHTING
	RECESSED FLOOR DUPLEX OUTLET		FLOOD LIGHT
	CEILING DUPLEX OUTLET		WALL MOUNTED DOUBLE POLE SWITCH
	WALL MOUNTED DUPLEX OUTLET - BELOW CABINET TOP		WALL MOUNTED TRIPLE POLE SWITCH
	JUNCTION BOX		WALL MOUNTED QUAD. POLE SWITCH
	SURFACE OR WALL MOUNTED INCANDESCENT		WALL MOUNTED DOUBLE POLE SWITCH - DIMMER
	WALL WASHER		WALL MOUNTED DOUBLE POLE SWITCH - RHEOSTAT
	RECESSED LOW VOLTAGE HALOGEN - MICRO		FLUORESCENT STRIP LIGHT - (UCF)
	RECESSED INCANDESCENT - MICRO		UNDERCOUNTER LOW VOLTAGE LIGHTS - (UCLV)
	RECESSED INCANDESCENT		FLUORESCENT BOX LIGHTING - 2' X 4' UNIT
	RECESSED INCANDESCENT - ADJUSTABLE		
	RECESSED EYEBALL		

NOTES TO ELECTRICIAN:

THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET LATEST EDITION INTERNATIONAL RESIDENTIAL CODE. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS.

ANY DISCREPANCIES IN CONTRACT DOCUMENTS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO WORK BEING PERFORMED OR MATERIALS BEING ORDERED.

PROVIDE SMOKE DETECTORS WIRED TO CODE.

ALL COUNTERTOP OUTLETS IN KITCHEN TO HAVE G.F.I. PROTECTION.

ALL OUTLETS IN BATHROOMS, GARAGES, ALL EXTERIOR OUTLETS, AND YARD LIGHT CIRCUITS TO HAVE G.F.I. PROTECTION.

ALL BEDROOMS TO HAVE ARC FAULT CIRCUIT PROTECTION.

PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

VERIFY HT. AND LOCATION OF VANITY FIXTURES WITH OWNER ON ALL BATHS.

SUPPLY 220V AND 110V, OR IF GAS, 110V TO HVAC UNIT(S) IN ATTIC (REF SPECS).

SUPPLY 220V TO ALL AC CONDENSER UNITS. REFER TO OWNER/BUILDER TO DETERMINE LOCATION(S).

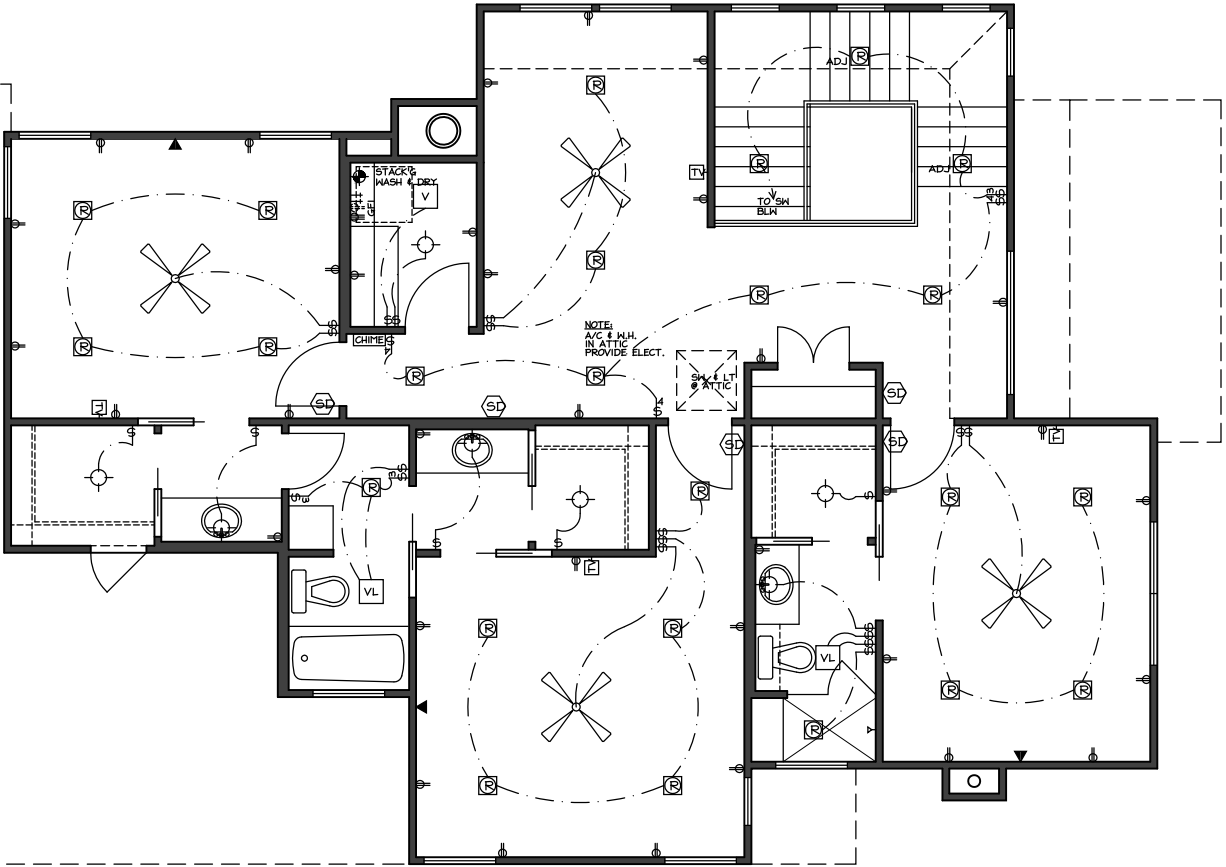
PROVIDE LIGHT NEAR HVAC UNIT(S) IN ATTIC, SWITCHED AT ACCESS.

LOCATE SUBPANEL CIRCUIT BREAKER BOX IN GARAGE OR UTILITY. SEE OWNER.

THESE DRAWINGS ARE FOR ELECTRICAL ONLY AND DO NOT TAKE PRECEDENCE OVER DIMENSIONED FLOOR PLANS.

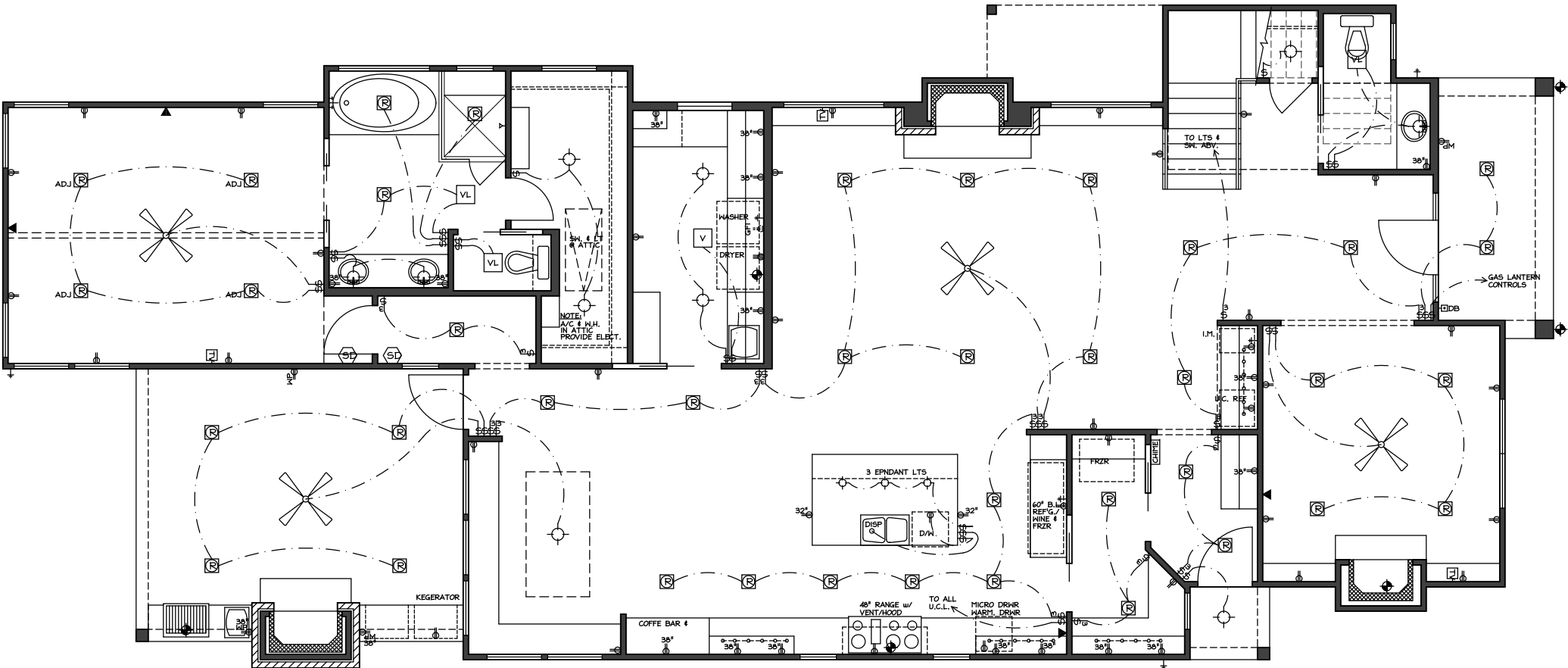
PROVIDE SMOKE DETECTOR SYSTEM - HARDWIRED INTERCONNECTED, BATTERY BACKUP AT EACH SLEEPING ROOM AND VICINITY, IF APPLICABLE AS WELL ON EACH ADDITIONAL AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING IN BASEMENTS, IN ACCORDANCE WITH 2012 IRC SEC. R314.

APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCE ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES, IN ACCORDANCE WITH 2012 IRC SEC. R315.1.



UPPER FLOOR PLAN

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



LOWER FLOOR PLAN

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

THESE PLANS ARE AN ESTIMATE OF THE WORK TO BE DONE. THEY ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE PFA DESIGN GROUP, INC. ANY CHANGES TO THE PLANS MUST BE MADE IN WRITING. THE PFA DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

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