

ABV	ABOVE	LAD	LADDER
AC	AIR CONDITIONING	LAM	LAMINATE
ACoust	ACOUSTICAL	LAV	LAVATORY
ACT	ACOUSTICAL TILE	LOCKER	LOCKER
A.D	AREA DRAIN	LTR	LIGHT
ADP	AMERICANS WITH DISABILITIES ACT	LTG	LIGHTING
ADDITIONAL			
ADJ	ADJUSTABLE	MATL	MATERIAL
A.F.F.	ABOVE FINISHED FLOOR	MAX	MAXIMUM
AP	AMERICAN INSTITUTE OF ARCHITECTS	M.B	MACHINE BOLT
ALUM	ALUMINUM	M.C	MEDICINE CABINET
ALT	ALTERNATE	MECH	MECHANICAL
ANOD	ANODIZED	MEMB	MEMBRANE
APPROX	APPROXIMATE	MEZZ	MEZZANINE
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
ASSM	ASSEMBLY	MIN	MINIMUM
		MIR	MIRROR
BD	BOARD	MIR.S	MIRROR & SHELF
BT	BETWEEN	MISC	MISCELLANEOUS
BEV	BEVEL	MTD	MOUNTED
BLDG	BUILDING	MTL	METAL
BLK	BLACK	MUL	MULLION
BLKG	BLOCKING		
BM	BEAM	N	NEW
BOT	BOTTOM	N	NORTH
BRKT	BRACKET	N.I.C	NOT IN CONTRACT
B.U.R	BUILT-UP ROOF	NO.#	NUMBER
B.W	BOTTOM OF WALL	NOM	NOMINAL
		NTS	NOT TO SCALE
CAB	CABINET		
CB	CIRCUIT BREAKER	O	OVER / ON
C.B	CATCH BASIN	ON CENTER	
CBC	CALIFORNIA BUILDING CODE	O.C	OUTSIDE DIAMETER (DIMENSION)
CEM	CEMENT	O.L.F	OCCUPANT LOAD FACTOR
CER	CERAMIC	OPNG	OPENING
C.I	CAST IRON	OPPOSITE	
C.J	CONTROL JOINT	OH	OPPOSITE HAND
C.L	CENTERLINE	OVHD	OVERHEAD
C.G	CEILING		
CLKG	CALLING	P.LAM	PLASTIC LAMINATE
CLO	CLOSET	PAR	PARALLEL
CLR	CLEAR	P.D	PERFORATED DRAIN
CC	CLEANOUT	PERF.	PERFORATED
COLUMN	COLUMN	P.G	PAINT GRADE
COMB	COMBINATION	P.H	PHILLIP S HEAD
CONC	CONCRETE	PL	PLATE
CON.	CONNECTION	PLUMB	PLUMBING
CONSTR	CONSTRUCTION	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNTD	PAINTED
CONTR	CONTRACTOR	PR	PART
CORR	CORRIDOR	PREFAB	PREFABRICATED
CS	COUNTERSINK	PSI	POUNDS PER SQUARE INCH
CT	CERAMIC TILE	PT	POINT
CTK	COUNTERSINK	P.T.D	PAPER TOWEL DISPENSER
CI	COLD WATER	PTN	PARTITION
		PTR	PAPER TOWEL RECEPTACLE
		PVC	POLYVINYL CHLORIDE
		PWMT	PAVEMENT
		QTY	QUANTITY
D	DRAIN		
DBL	DOUBLE		
DEMO	DEMOLISH		
DEPT.	DEPARTMENT		
DET	DETAILS		
D.F.	DOUGLAS FIR	R	RISER
DIA	DIAMETER	R.A	RETURN AIR
DIAG	DIAGONAL	RAD	RADIUS
DM	DIMENSION	R.B	RESILIENT BASE
DISP	DISPENSER	R.C	ROUGH CONCRETE
DN	DOWN	RCP	REFLECTED CEILING PLAN
D.O	DOOR OPENING	REBAR	REINFORCING BAR
DR	DOOR	RECESSED	
DS	DOWNSPOUT	REF	REFERENCE
DWG	DRAWING	REINF	REINFORCED
DWR	DRAWER	REQD	REQUIRED
		REV	REVISION
E	EXISTING	RGR	REGISTER
E.L	EAST	R	ROOM
EA	EACH	ROUND	
E.B	EXPANSION BOLT	R.O	ROUGH OPENING
E.J	EXPANSION JOINT	R.O.W	RIGHT OF WAY
EL	ELEVATION	R.W.L	RAIN WATER LEADER
ELEC	ELECTRICAL		
EMER	EMERGENCY	S	SOUTH
ENCL	ENCLOSURE	SA	SANITARY
E.P	ELECTRICAL PANELBOARD	SELF	SELF-ADHERING SHEET MEMB.
EQ	EQUAL	S.C	SOLID CORE
EQUIP.	EQUIPMENT	SCHED.	SCHEDULE
EXH	EXHAUST	SECT	SECTION
EXPO	EXPOSED	SEL	SELECT
EXT.	EXISTING	SF	SQUARE FOOT
	EXTERIOR	S.G	STAIN GRADE
		SHT	SHEET
F.A	FIRE ALARM	SHTG.	SHEATHING
FAB	FABRICATE	SIM	SIMILAR
FAR	FLOOR AREA RATIO	SL	SLIDING
F.B	FLAT BAR	SLNT	SEALANT
F.D	FLOOR DRAIN	S.M.S	SHEET METAL SCREW
FON	FOUNDATION	SPEC.	SPECIFICATIONS
F.E	FIRE EXTINGUISHER	SQ	SQUARE
F.E.C	FIRE EXTINGUISHER CABINET	SSD	SEE STRUCTURAL DRAWINGS
F.F	FINISHED FLOOR	SST	STAINLESS STEEL
F.G	FIXED GLAZING	S.SK	SERVICE SINK
F.H.C	FIRE HOSE CABINET	STA	STATION
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FIN.GR	FINISH GRADE	STD	STANDARD
FIXT.	FIXTURE	STL	STEEL
FL	FLOORING	STOR	STORAGE
FLASH.	FLASHING	STRL	STRUCTURAL
FLUOR	FLUORESCENT	SUSP.	SUSPENDED, SUSPEND
F.O.C	FACE OF CONCRETE		
F.O.F	FACE OF FINISH	T&B	TOP AND BOTTOM
F.O.S	FACE OF STUDS	T&G	TONGUE & GROOVE
F.O.T.	FACE OF TREADS	T.B	TOWEL BAR
FT	FOOT, FEET	T.C	TOP OF CURB
FTG	FOOTING	T.D	THE DOWN
FURR	FURRING	TEL	TELEPHONE
FUT	FUTURE	TEMP	TEMPORARY, TEMPERED
G	GAS	THK	THICK
GA	GAUGE	THRES	THRESHOLD
GALV.	GALVANIZED	T.O.P	TOP OF PLATE
G.B	GRAB BAR	T.O.S	TOP OF SLAB
GC	GENERAL CONTRACTOR	T.O.W	TOP OF WALL
G.D	GUTTER DRAIN	TPC	TOILET PAPER DISPENSER
G.I	GALVANIZED IRON (STEEL)	TRNSF.	TRANSFORMER
GL	GLASS	TRO	TREAD
GLB	GLUE-LAM BEAM	TRP	TYPICAL
GND	GROUND		
GR	GRADE	U.B.C	UNIFORM BUILDING CODE
GSM	GALVANIZED SHEET METAL	UL	UNDERWRITERS' LABORATORIES
GYP	GYPSPUM	ULN	UNLESS OTHERWISE NOTED
GWB	GYPSPUM WALL BOARD	UTIL	UTILITY
H	HOSE, HIGH		
H.B	HOSE BB	V.C.T	VINYL COMPOSITION TILE
H.C	HOLLOW CORE	VENT	VENTILATION
HD	HEAD	VERT	VERTICAL
HDR	HEADER	V.I.F	VERIFY IN THE FIELD
HDWD	HARDWOOD		
HDWE	HARDWARE	W	WEST, WIDE
H.M	HOLLOW METAL	WITH	
HNDRL	HANDRAIL	WIC	WITHOUT
HORIZ	HORIZONTAL	W.C	WATER CLOSET
HR	HOUR	WOOD	
HT	HEIGHT	WDW	WINDOW
HVAC	HEATING, VENTILATING & A/C	W.H	WATER HEATER
HW	HOT WATER	W.M	WATER METER
		WP	WATERPROOF
I.D.	INSIDE DIAMETER (DIMENSION)	W.P.T	WORKING POINT
I.F.	INSIDE FACE	W.R.B	WATER RESISTANT BARRIER
IN	INCH	WVSC	WANSICOT
INFO	INFORMATION	WT	WEIGHT
INSUL	INSULATION	WTR	WATER
INT	INTERIOR		
J	JOIST		
JH	JOIST HANGER		
JT	JOINT	δ	AND
		L	ANGLE
		ε	AT
KIT	KITCHEN	δ	POUND OR NUMBER
K.O	KNOCKOUT	c	PENNY
KPL	KICKPLATE		

ABBREVIATIONS

THESE STANDARD PLANS WERE PREPARED BY OPENSOURCE STUDIO INC. FOR THE CITY OF BEAUMONT AS PART OF AN INITIATIVE TO INCREASE THE AVAILABILITY OF AFFORDABLE, SUSTAINABLE HOUSING TO THE RESIDENTS OF THE CITY OF BEAUMONT. BY USING THESE STANDARD PLANS, THE USER AGREES TO THE CITY OF BEAUMONT, OPENSOURCE STUDIO INC, OPENSOURCE STUDIO'S CONSULTANTS, AND ANY MUNICIPALITY OR JURISDICTION TO WHOM THE USER APPLIES FOR A BUILDING PERMIT, AS WELL AS EACH ENTITY'S OFFICERS, OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

1.

ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
2.

THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
3.

ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
4.

UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5.

IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS.
6.

THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL; AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.
7.

SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201; AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
8.

THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
9.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
11.

PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 1x 6x4 METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12.

ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13.

INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
14.

VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
15.

PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
16.

MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.
17.

ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
18.

ALL WALL, FLOOR, ROOF, AND SHAP CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE-HOUR, U.O.N. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
19.

CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

GENERAL NOTES

APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA BUILDING CODE

CHAPTER 5 - GENERAL BUILDING HEIGHT & AREA

CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3 ACCESSORY

CHAPTER 6 - TYPES OF CONSTRUCTION

TABLE 601 - FIRE-RESISTANCE REQ. FOR BUILDING ELEMENTS:	
PRIMARY STRUCTURAL FRAME =	0 HR
BEARING WALL - EXTERIOR =	0 HR
BEARING WALL - INTERIOR =	0 HR
NON-BEARING WALLS - EXTERIOR =	PER TABLE 602
NON-BEARING WALLS - INTERIOR =	0 HR
FLOOR CONSTRUCTION =	0 HR
ROOF CONSTRUCTION =	0 HR

TABLE 602 - FIRE-RESISTANCE REQ. FOR EXT. WALL PER FIRE SEPERATION DIST.:	
FIRE SEPERATION DISTANCE ($X < 5'$) =	1 HR
FIRE SEPERATION DISTANCE ($5' \leq X < 10'$) =	1 HR
FIRE SEPERATION DISTANCE ($10' \leq X < 30'$) =	0 HR
FIRE SEPERATION DISTANCE ($X \geq 30'$) =	0 HR

1.

EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
2.

PROJECTIONS:

A.

PROHIBITED WITHIN 2 FEET OF PROPERTY LINE

B.

1-HOUR FIRE RATINGS ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)

C.

1-HOUR FIRE RATINGS ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
3.

OPENINGS:

A.

PROHIBITED WITHIN 3FT OF PROPERTY LINE

B.

MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
4.

PENETRATIONS:

A.

1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)

B.

1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)

CHAPTER 8 - INTERIOR FINISHES

CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450
CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450
CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

TABLE 803.13 - INT. WALL AND CEILING FINISH REQ. BY OCCUPANCY:
MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER

CHAPTER 10 - EXITING

- 1031

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS FOLLOWS:

A.

MIN. OPENING HEIGHT 24"

B.

MIN. OPENING WIDTH 20"

C.

MAX. 44" MEASURED FROM THE FLOOR

D.

5.7 SQ. FT. MIN. AREA MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE LEVEL.

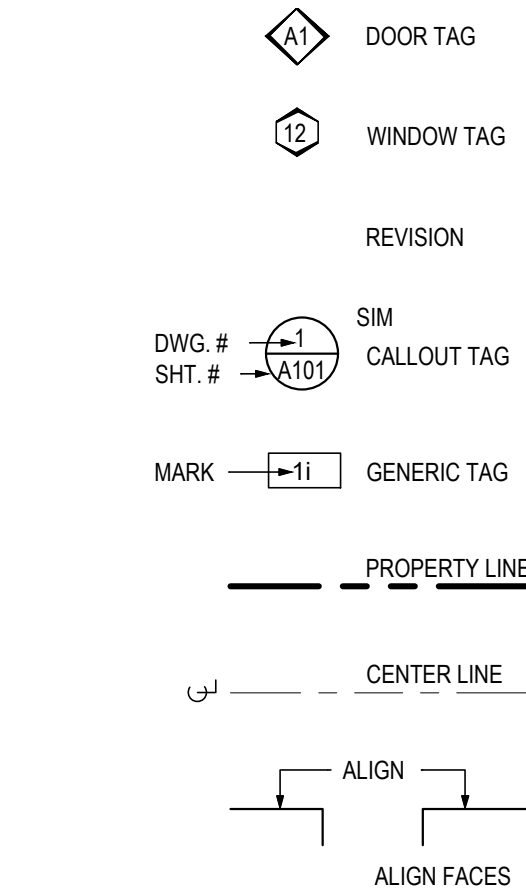
F.

EXISTING DOOR OPENING REQUIRED TO BE 32" IN WIDTH 2022 CBC 1010.1.1

CODE NOTES

SYMBOLS

SITE PLAN



PROJECT INFORMATION

PROJECT DESCRIPTION

THE SCOPE OF WORK IS TO ADD A NEW FREE-STANDING ACCESSORY DWELLING UNIT TO THE REAR YARD OF
INSERT PROJECT ADDRESS.

PROJECT ADDRESS:

-

PARCELS (BLOCK / LOT):

-

PARCEL AREA:

_____ SQUARE FEET, USE AREA FROM LOCAL PARCEL MAPS

EXISTING BUILDING AREA:

_____ SQUARE FEET, USE AREA FROM LOCAL PARCEL MAPS

STORIES & BUILDING HEIGHT:

1 STORY
ACCESSORY DWELLING UNIT TO BE LESS THAN 16' HIGH

BUILDING USE / OCCUPANCY GROUP

R-3

NEW RESIDENTIAL SQUARE FOOTAGE:

500 GSF

SPRINKLERS:

(DESCRIBE PROPOSED SPRINKLER SYSTEM, IF REQUIRED. VERIFY IF THE MAIN RESIDENCE IS SPRINKLERED, SPRINKLER SYSTEM REQUIREMENTS TO COMPLY WITH LOCAL AUTHORITY HAVING JURISDICTION.)

DEFERRED SUBMITTALS:

AUTOMATIC SPRINKLER SYSTEM (IF REQUIRED)

FLOOD HAZARD ZONE:

-

FIRE HAZARD SEVERITY ZONE:

-

WILDLAND URBAN INTERFACE (WUI):

-

PERMIT APPLICATION NUMBER:

ADD, ONCE AVAILABLE

STUDIO (500 GSF)	
ROOM	AREA
BATH	53 SF
CLOSET	10 SF
KITCHEN	71 SF
LINEN	11 SF
LIVING & SLEEPING	250 SF
W/D	10 SF
WH	9 SF

OWNER PROVIDED SECTION

BUILDING DEPARTMENT STAMPING

SHEET LIST - STUDIO	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL - STUDIO	
AB00	TITLE SHEET
AB10	FLOOR & FOUNDATION PLANS
AB11	ROOF PLANS
AB20	ELEVATIONS
AB30	SECTIONS
AB40	WINDOW & DOOR SCHED.
COMMON DETAILS	
DD50	TYPICAL DETAILS
ELECTRICAL - STUDIO	
EB00	GENERAL NOTES, SYMBOLS, ABBREVIATIONS
EB01	SINGLE-LINE DIAGRAMS
EB10	ELECTRICAL POWER PLAN
EB20	LIGHTING PLAN
EB30	SPECIFICATIONS
EB31	SPECIFICATIONS
EB32	SPECIFICATIONS
MECHANICAL - STUDIO	
MB00	MECHANICAL, ABBREVIATIONS, LEGEND, SCHEDULES & DETAILS
MB10	MECHANICAL FLOOR PLANS
PLUMBING - STUDIO	
PB00	PLUMBING, LEGEND, SCHEDULES, ABBREVIATIONS, & DETAILS
PB10	PLUMBING FLOOR PLANS & ISOMETRICS

PROVIDE THE NAME, ADDRESS, PHONE NUMBER, AND EMAIL FOR THE OWNER, CONTRACTOR, ARCHITECT, ENGINEER(S), AND ALL OTHER PROFESSIONALS RESPONSIBLE FOR THE PROJECT

PROJECT DIRECTORY

OWNER PROVIDED SECTION

INSERT A SCREEN SHOT OF THE AREA FROM AN ONLINE MAP PROVIDER, SUCH AS GOOGLE, LOCATE & IDENTIFY THE PROJECT ADDRESS AND LOCATION ON THE MAP.

VICINITY MAP

OWNER PROVIDED SECTION

BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE OPENSOURCE STUDIO, THE CONSULTANTS, THE CITY OF BEAUMONT, AND ANY MUNICIPALITY OR JURISDICTION TO WHOM THE USER APPLIES FOR A BUILDING PERMIT, AS WELL AS EACH ENTITY'S OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

PROJECT
2123
BEAUMONT
ADUS

PROJECT ADDRESS

ISSUE DATE
2022-10-04

REVISIONS	
NO.	DATE
1	2022-10-21

SCALE
As indicated

TITLE SHEET

AB00

CHAPTER 8 - INTERIOR FINISHES

CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

SECTION 803. THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER, PER TABLE 803.9

CHAPTER 10 - EXITING

1203.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS FOLLOWS:

- A. MIN. OPENING HEIGHT 24"
B. MIN. OPENING WIDTH 20"
C. MAX. 44" MEASURED FROM THE FLOOR
D. 5.7 SQ. FT. MIN. AREA MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE LEVEL.

CHAPTER 12 - INTERIOR ENVIRONMENT

1203.1 GENERAL. BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

1203.4 NATURAL VENTILATION. NATURAL VENTILATION OF AN OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER OPENINGS TO THE OUTDOORS. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

1203.4.1 VENTILATION AREA REQUIRED. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

1203.4.1.1 ADJOINING SPACES. WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.

1203.4.2.1 NOTE THAT BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, OR SIMILAR FIXTURES REQUIRE MECHANICAL VENTILATION PER THE CALIFORNIA MECHANICAL CODE TABLE 403.7

1203.4.3. WHERE NATURAL VENTILATION IS TO BE PROVIDED BY OPENINGS ONTO YARDS OR COURTS, THEY MUST COMPLY WITH SECTION 1206.

1204.1 INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING SYSTEMS.

1205.1 LIGHTING - GENERAL. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT IN ACCORDANCE WITH SECTION 1205.3. EXTERIOR GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A PUBLIC WAY OR ONTO A YARD OR COURT IN ACCORDANCE WITH SECTION 1206.

1205.2.1 ADJOINING SPACES. FOR THE PURPOSE OF NATURAL LIGHTING, ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SQUARE FEET, WHICHEVER IS GREATER.

1208.1 MINIMUM ROOM WIDTHS. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET (2134 MM) IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS.

1208.2 MINIMUM CEILING HEIGHTS. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET. SECTION 1208 GRANTS EXCEPTIONS FOR BEAMS, SLOPED CEILINGS, FURRED CEILINGS, AND MEZZANINES.

1208.3 ROOM AREA. EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET. EXCEPTION: KITCHENS ARE NOT REQUIRED TO BE OF A MINIMUM FLOOR AREA.

BUILDING CODE NOTES

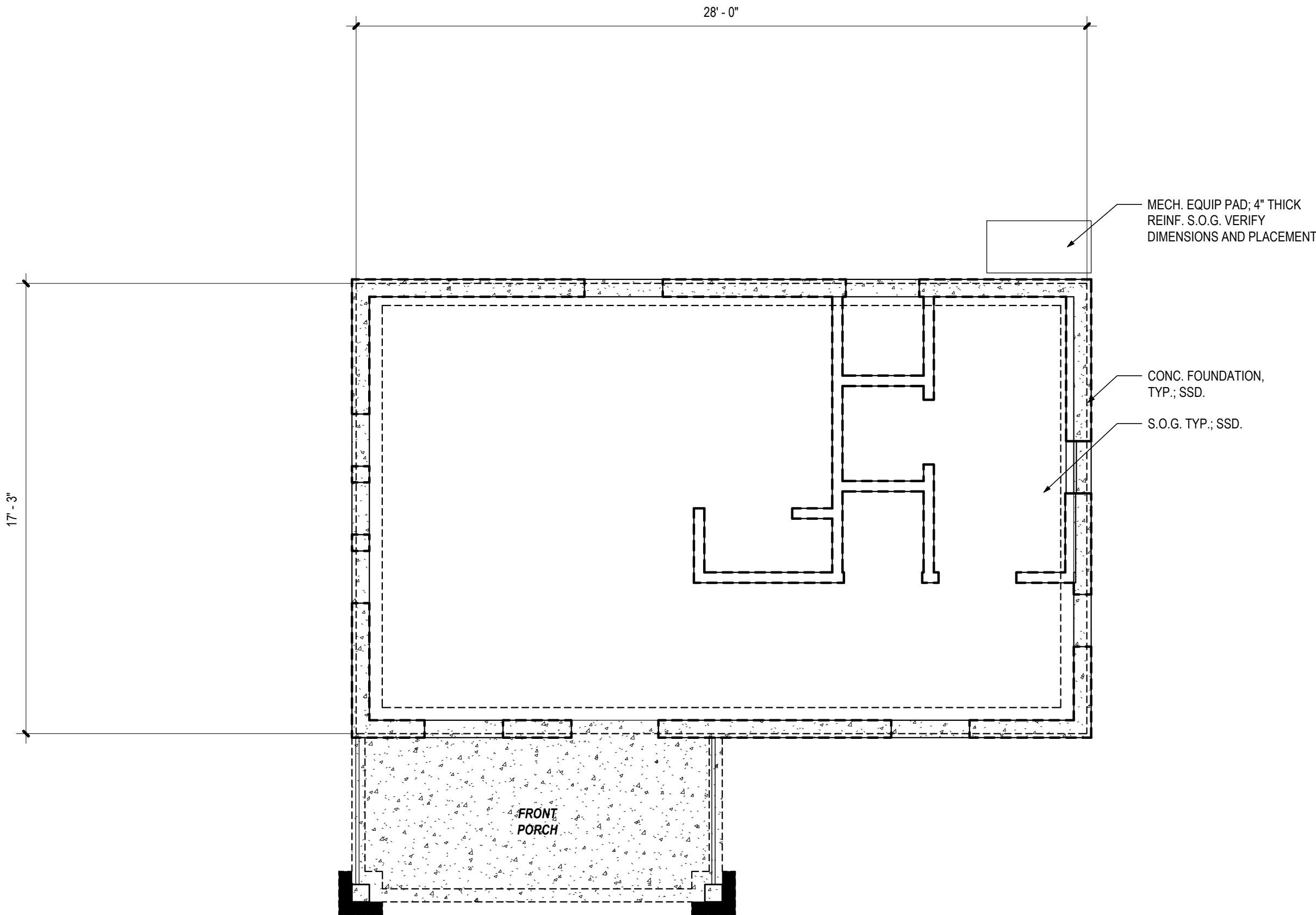
LIGHT AND AIR CALCULATIONS - STUDIO					
	AREA	LIGHT REQ.	LIGHT PROVIDED	AIR REQ.	AIR PROVIDED
LIVING & SLEEPING	250 SF	20.0 SF	44.5 SF	10.0 SF	20.2 SF
KITCHEN	71 SF	5.7 SF	12.7 SF	2.9 SF	6.4 SF

NOTES:

- 10' MIN. SETBACK REQ. FROM ADJACENT BUILDINGS IF ADU UNSPRINKLERED.
- 6' MIN. SETBACK REQ. FROM ADJACENT BUILDINGS IF ADU SPRINKLERED.
- 5' MIN. PORCH SETBACK REQ. FROM ADJACENT BUILDINGS IF ADU UNSPRINKLERED.
- 3' MIN. PORCH SETBACK REQ. FROM ADJACENT BUILDINGS IF ADU SPRINKLERED
- WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. [CRC R307.2]
- SMOKE DETECTORS [CRC314]:
 - TO BE CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS, AND INSIDE EACH SLEEPING ROOM.
 - SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
 - SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPPED WITH BATTERY BACKUP.
 - A MINIMUM OF 20 FT. FROM PERMANENT COOKING EQUIPMENT (OR 10' WITH PHOTO-ELECTRIC TYPE).
 - TO BE A MINIMUM OF 3 FT. FROM BATHROOM.
 - SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- CARBON MONOXIDE DETECTORS [CRC315]:
 - TO BE LOCATED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
 - SHALL BE HARD WIRED AND EQUIPPED WITH BATTERY BACKUP
- OUTDOOR LIGHTING TO COMPLY WITH CHAPTER 8.50 - OUTDOOR LIGHTING OF CODE OF ORDINANCES CITY OF BEAUMONT, CA.
 - SECTION 8.50.050 - EXEMPT LIGHTING
THE FOLLOWING OUTDOOR LIGHTING FIXTURES ARE EXEMPT FROM THIS CHAPTER:

8.50.050.7 MOTION DETECTOR LIGHTING FIXTURES, PROVIDED (A) THAT THERE IS NO LIGHT TRESPASS; (B) THE FIXTURES ARE MOUNTED WITHIN 5 FEET OF AN ENTRANCE OR EXIT DOOR OR ALCOVE OF A STRUCTURE; (C) INSTALLED NO MORE THAN 8 FEET ABOVE THE GROUND; (D) ILLUMINATED WITH A MAXIMUM OF TWO LIGHT BULBS OF NO MORE THAN 75 WATTS EACH; (E) MAXIMUM TIME THE LIGHT IS ON AFTER BEING TRIGGERED IS TEN (10) MINUTES; AND (F) LIGHT CANNOT BE TRIGGERED FROM MORE THAN 30 FEET AWAY.

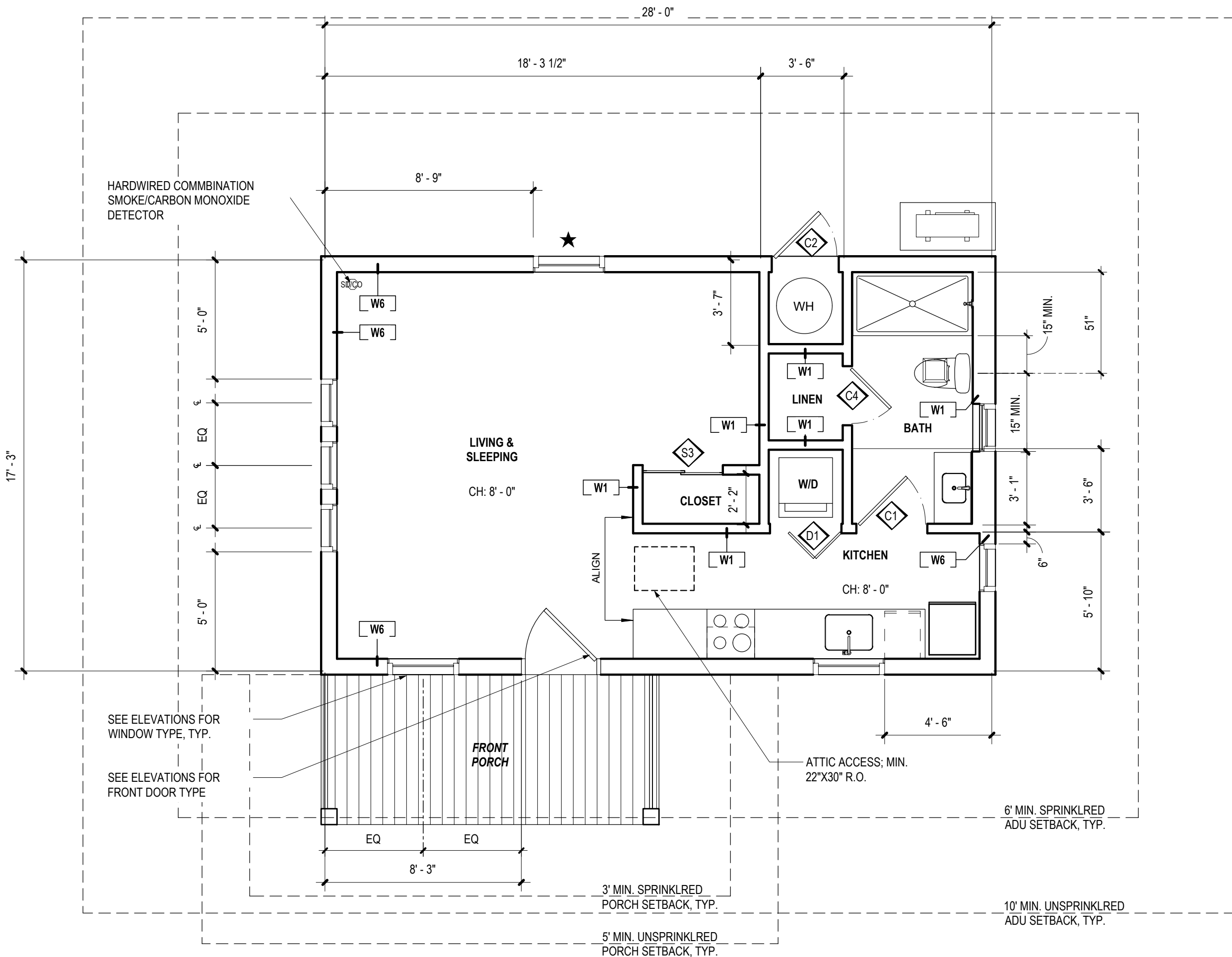
8.50.060.4 THIS SUBSECTION APPLIES TO ALL OUTDOOR LIGHTING, WHETHER ATTACHED TO A BUILDING, POLES OR OTHER STRUCTURES. THE MAXIMUM ALLOWABLE LIGHTING LIMIT PER LOT IN THE RESIDENTIAL LIGHTING ZONE SHALL BE DETERMINED BY MULTIPLYING THE AREA (SQUARE FOOTAGE) OF THE LOT BY 0.03. THE ALLOWABLE LAMP WATTAGE PER SQUARE FOOT OF LOT AREA.



1/4" = 1'-0"

STUDIO - SLAB ON GRADE

2



1/4" = 1'-0"

STUDIO

1

ROOF VENTILATION REQUIREMENTS
ENCLOSED ATTICS AND ENCLOSED RAFTERS SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS:

1. PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW;
2. SHALL HAVE DIMENSION OF AT LEAST 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM; DIMENSION LARGER THAN 1/4 INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM.
4. OPENINGS IN ROOF FRAMINGS MUST CONFORM TO THE REQUIREMENTS OF SECTION R802.7 IN THE 2019 CRC (CUTTING AND NOTCHING STRUCTURAL ROOF MEMBERS).
5. THE SCREENS COVERING THE VENTS SHALL HAVE A MAXIMUM MESH OPENING OF 1/8" AND SHALL BE OF CORROSIVE-RESISTANT METAL PER CRC R337.7.6.2.
6. EAVES SHALL BE ENCLOSED PER THE CRITERIA LISTED IN CRC R337.8.3.

MINIMUM AREA (R806.2)
THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION - THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED NO LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

VENTED ROOF AREA: 441 SF
REQUIRED FREE VENTILATING AREA TO BE MIN: 441/150 SF = 3.0 SF

VENT AND INSULATION CLEARANCE (R806.3)
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, BLOCKING, BRIDGING AND INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NO LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES UNLESS THEY COMPLY WITH THE EXCEPTIONS OF CRC R337.6.3.

ATTIC ACCESS (R807)
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE VERTICAL HEIGHT OF 30 INCHES OR MORE. VERTICAL HEIGHT MUST BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.

ROUGH-FRAMED OPENING OF ATTIC ACCESS:

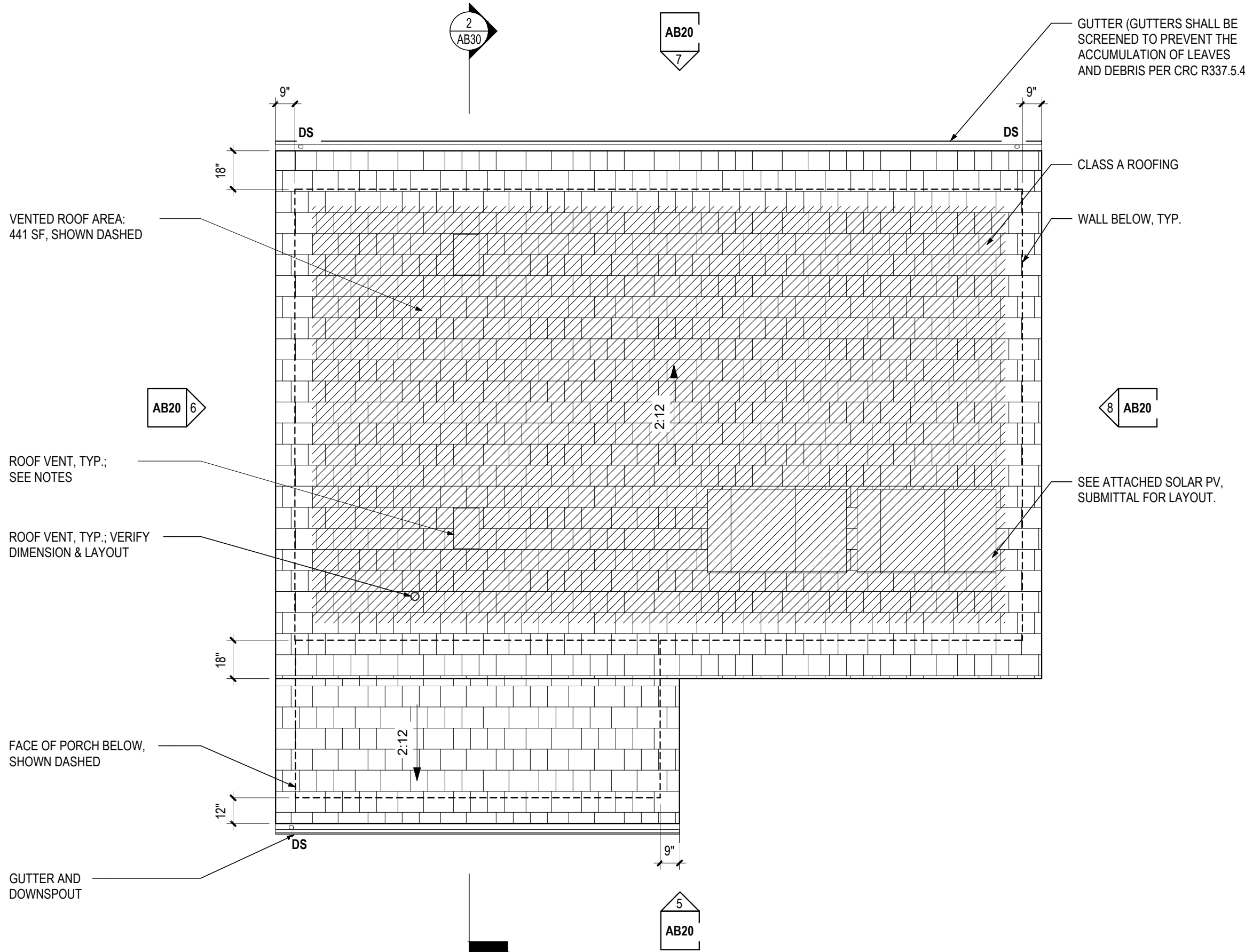
1. SHALL NOT BE LESS THAN 22-INCHES BY 30-INCHES
2. SHALL BE LOCATED IN HALLWAY OR READILY ACCESSIBLE LOCATION
3. WHEN LOCATED IN A WALL, OPENING SHALL BE MINIMUM OF 22-INCHES WIDE BY 30-INCHES HIGH
4. WHEN LOCATED IN CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30-INCHES AT SOME POINT ABOVE THE CEILING MEASURED VERTICALLY FROM BOTTOM OF CEILING FRAMING MEMBERS.

PLUMBING VENTS
WHERE FEASIBLE, COMBINE PLUMBING VENTS IN ATTIC. SEE DETAIL 1/DD50 FOR FLASHING AT ROOF.

PHOTOVOLTAIC SYSTEM COORDINATION

1. IDENTIFY AND MAINTAIN MINIMUM 250 S.F. SOLAR ZONE AREA
2. SOLAR ZONE AREA SHALL BE LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH
3. NO OBSTRUCTIONS, INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, AND ROOF-MOUNTED EQUIPMENT, SHALL BE LOCATED WITHIN SOLAR ZONE.
4. MAINTAIN 3'-0" MINIMUM FIRE FIGHTER ACCESS ALONG ROOF PERIMETER
5. MAINTAIN 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

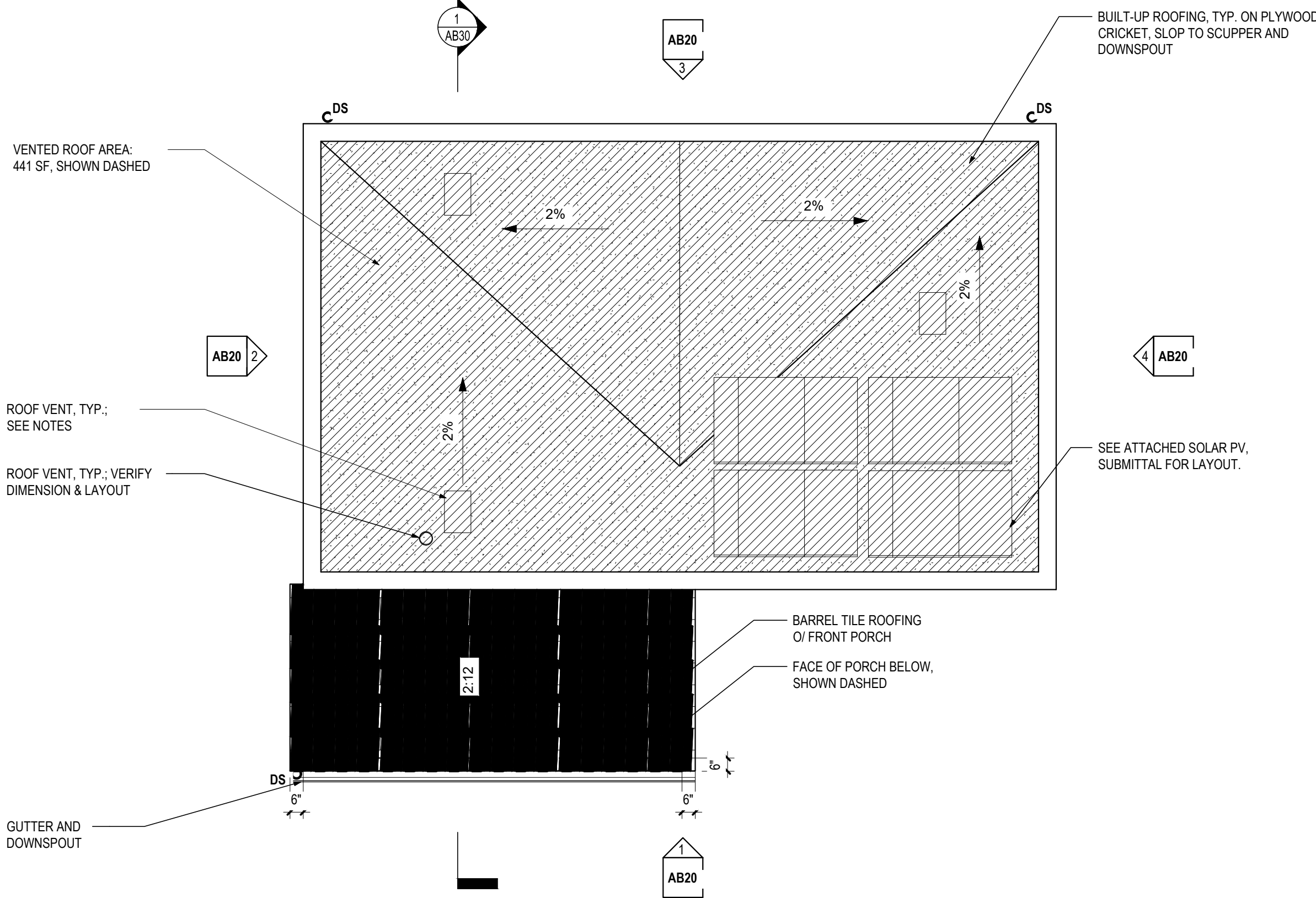
ROOF & ATTIC NOTES



1/4" = 1'-0"

STUDIO - STYLE B - ROOF PLAN

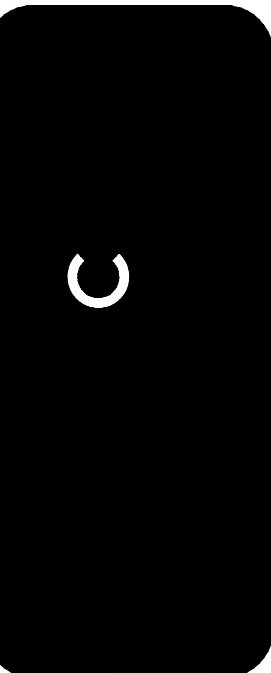
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1/4" = 1'-0"

STUDIO - STYLE A - ROOF PLAN

1



BUILDING DEPT STAMPING



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE OPENSCOPE STUDIO, INC. AND ITS OFFICERS, EMPLOYEES, AGENTS, AND SUBMITTAL REVIEWERS FROM ALL LIABILITY, INCLUDING TO WHOM USER APPLIES FOR A BUILDING PERMIT, AS WELL AS EACH ENTITY'S OFFICERS, OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DAMAGES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE STANDARD PLANS. THE USER RELEASES OPENSCOPE STUDIO, INC. FROM ANY AND ALL LIABILITY OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

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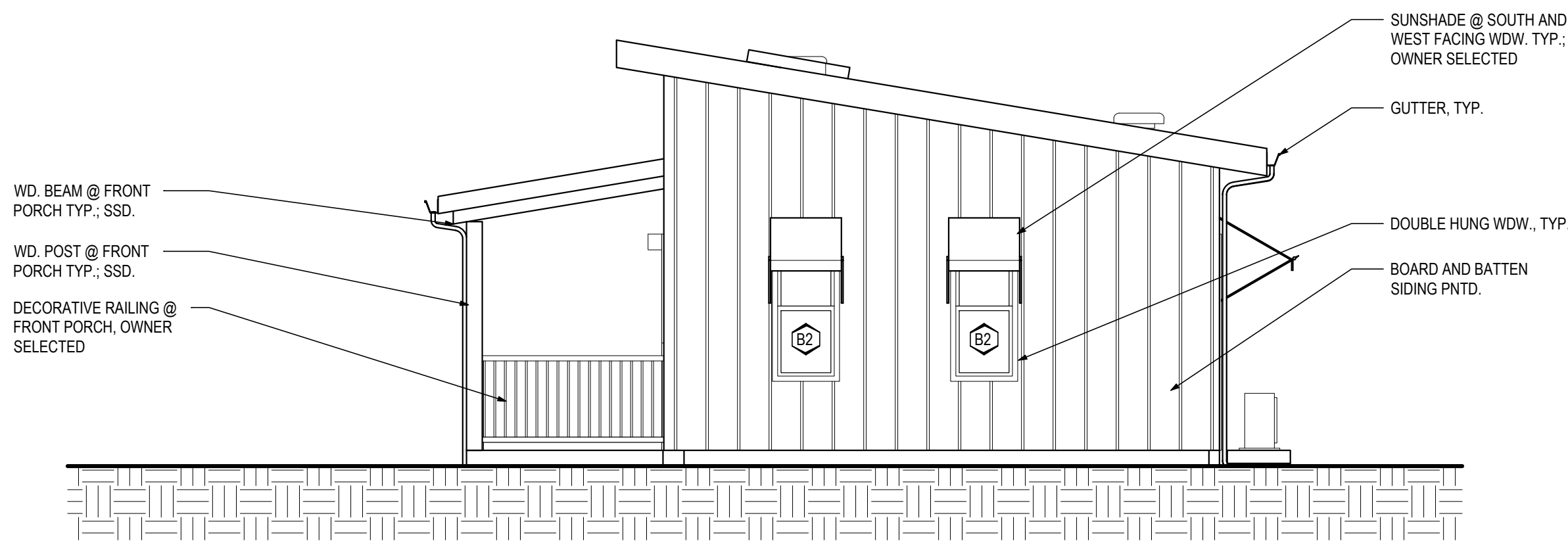
ISSUE DATE
2022-10-04

REVISIONS	
NO.	DATE.
1	2022-10-21
2	2023-04-28

SCALE
1/4" = 1'-0"

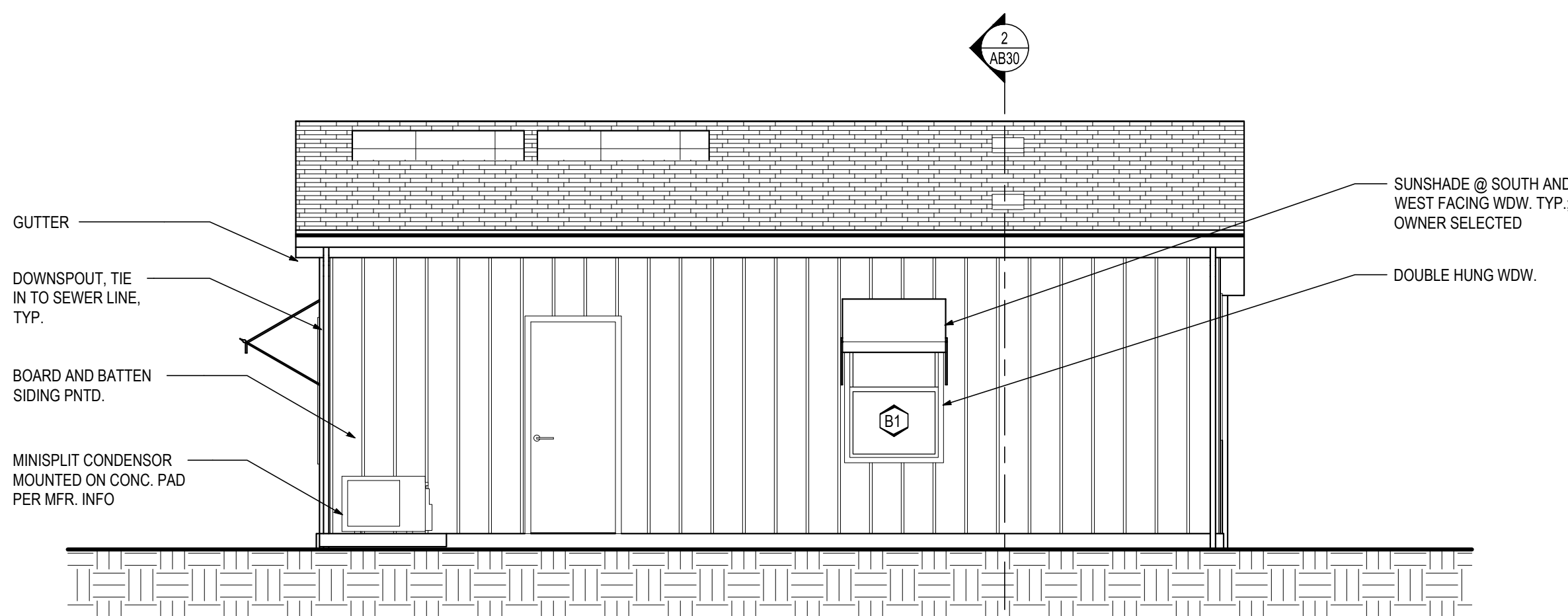
ROOF PLANS

AB11



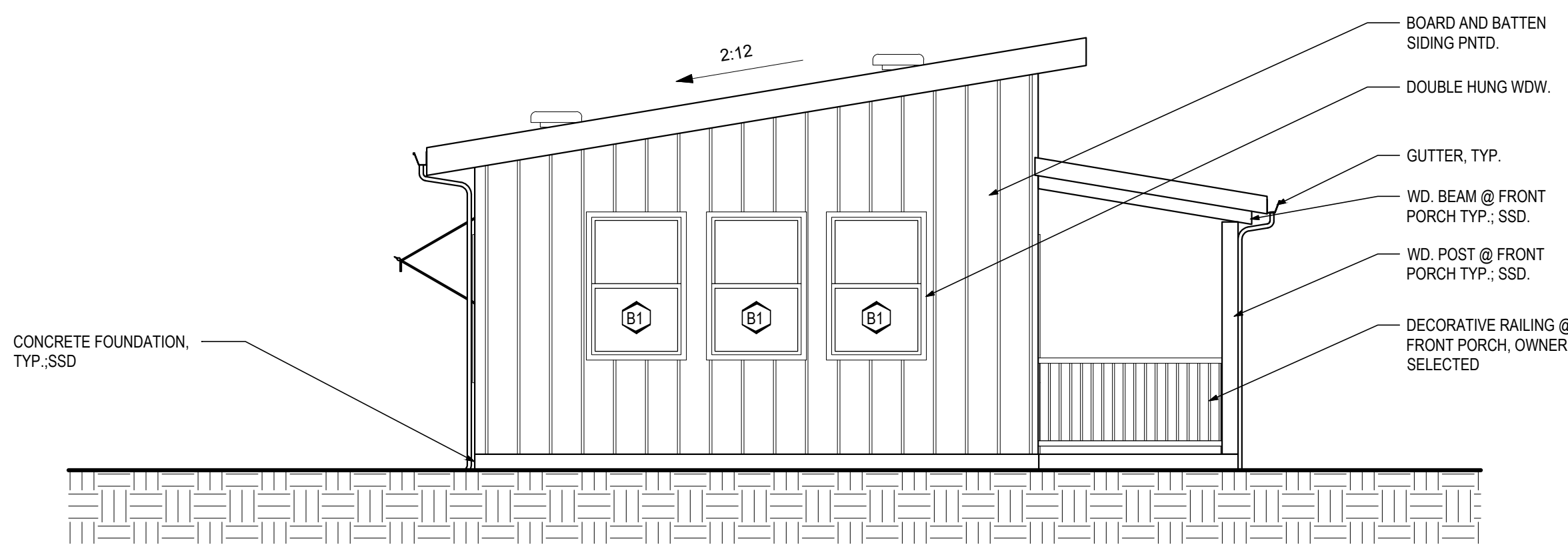
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STUDIO - STYLE B - SIDE ELEVATION 8



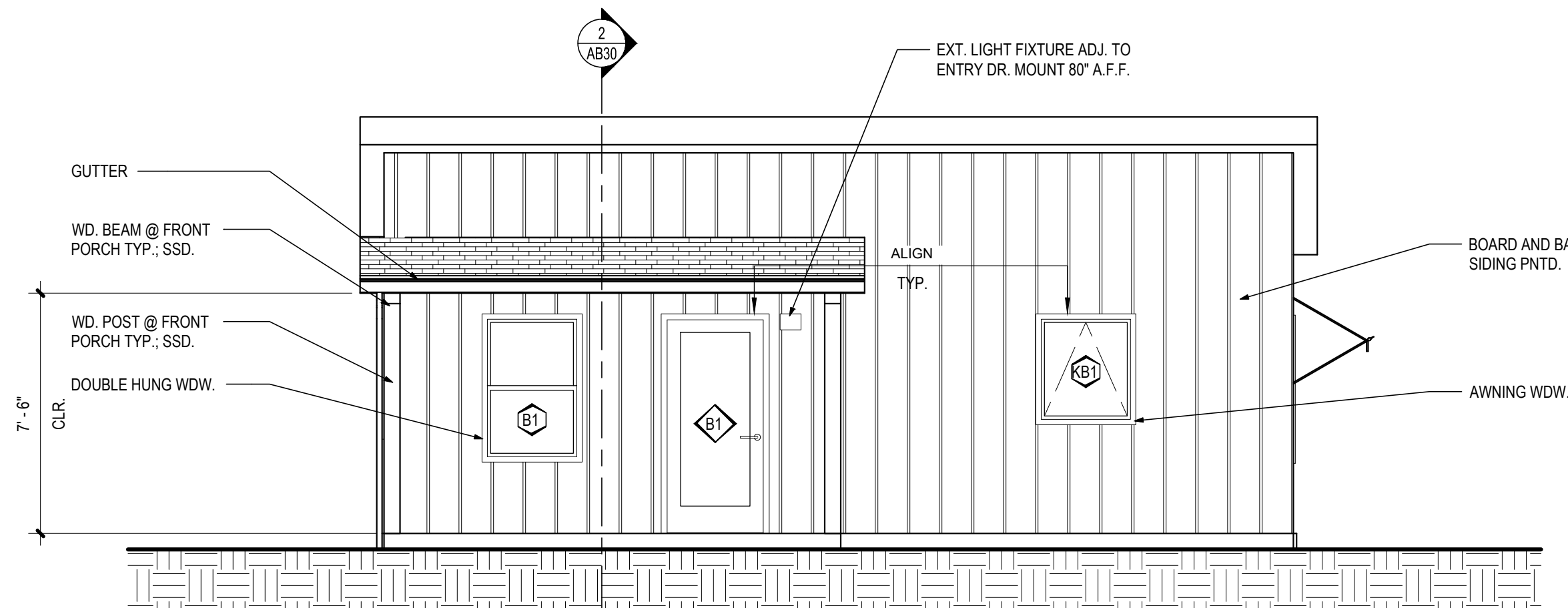
1/4" = 1'-0"

STUDIO - STYLE B - REAR ELEVATION 7



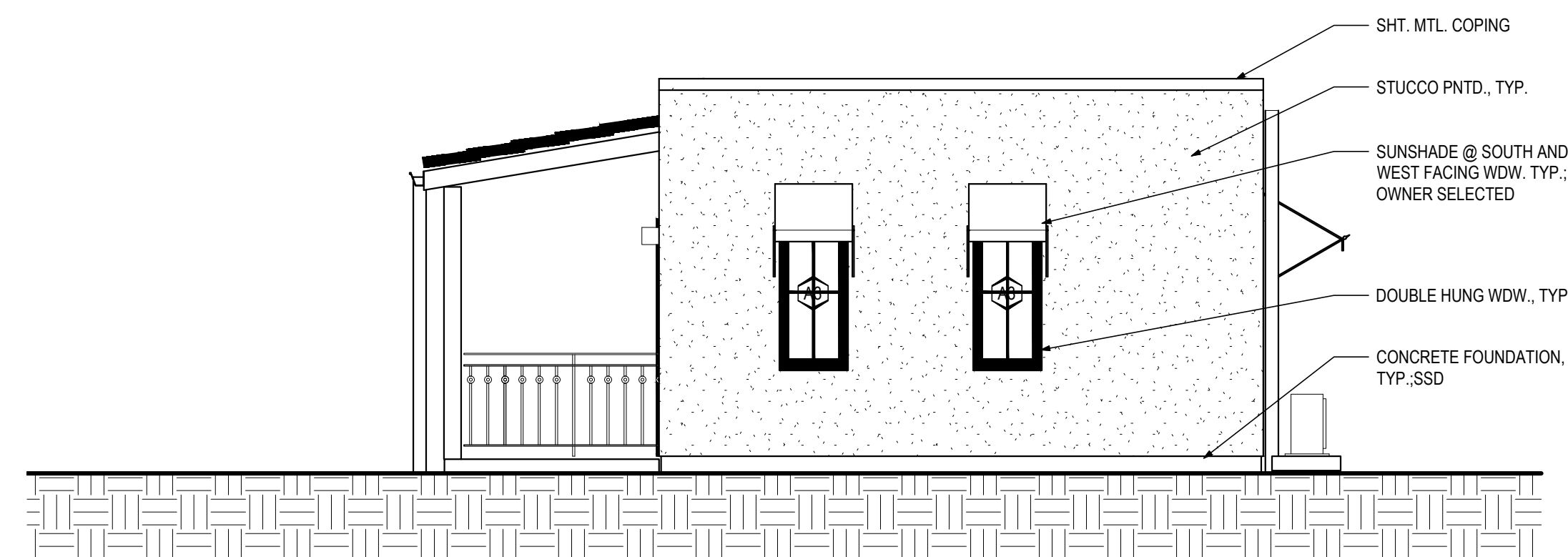
1/4" = 1'-0"

STUDIO - STYLE B - SIDE ELEVATION 6



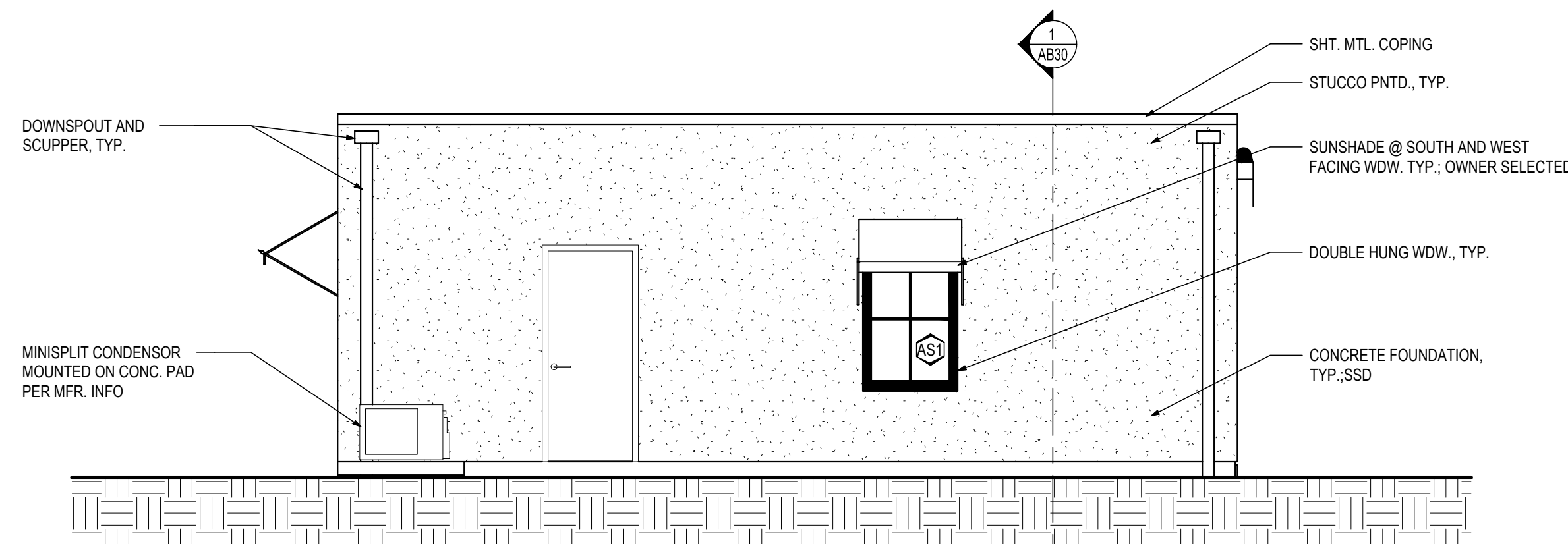
1/4" = 1'-0"

STUDIO - STYLE B - FRONT ELEVATION 5



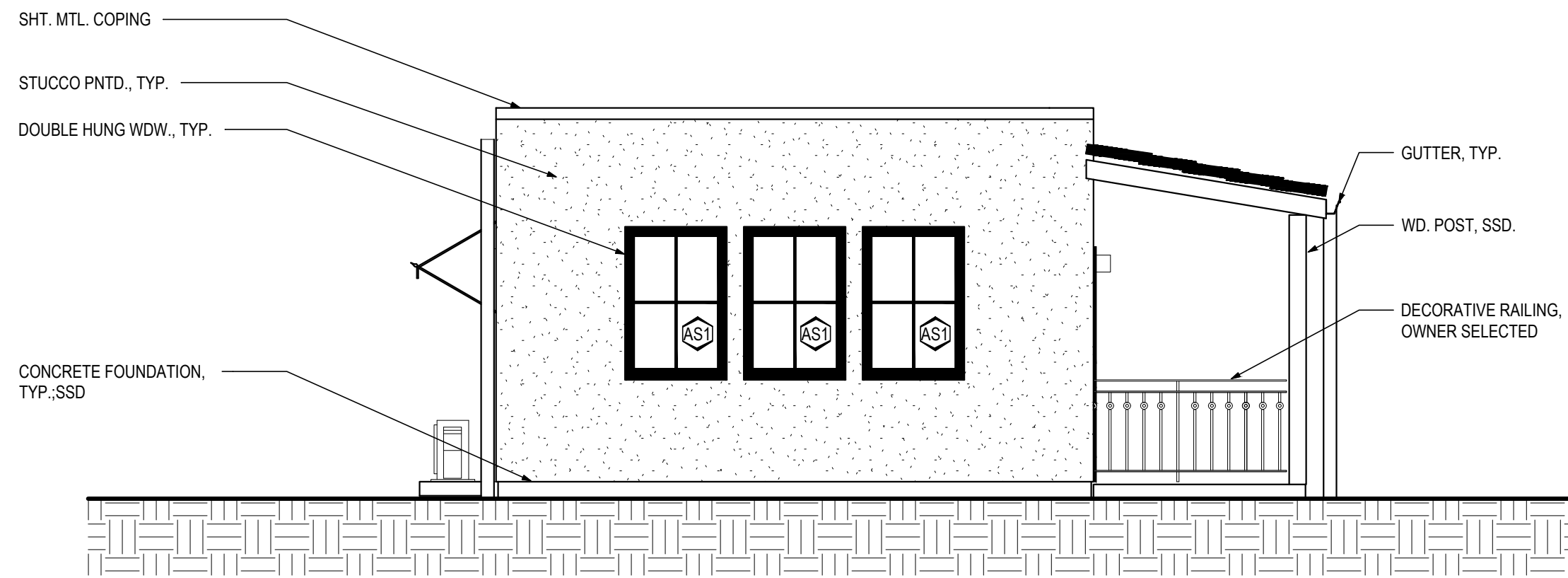
1/4" = 1'-0"

STUDIO - STYLE A - SIDE ELEVATION 4



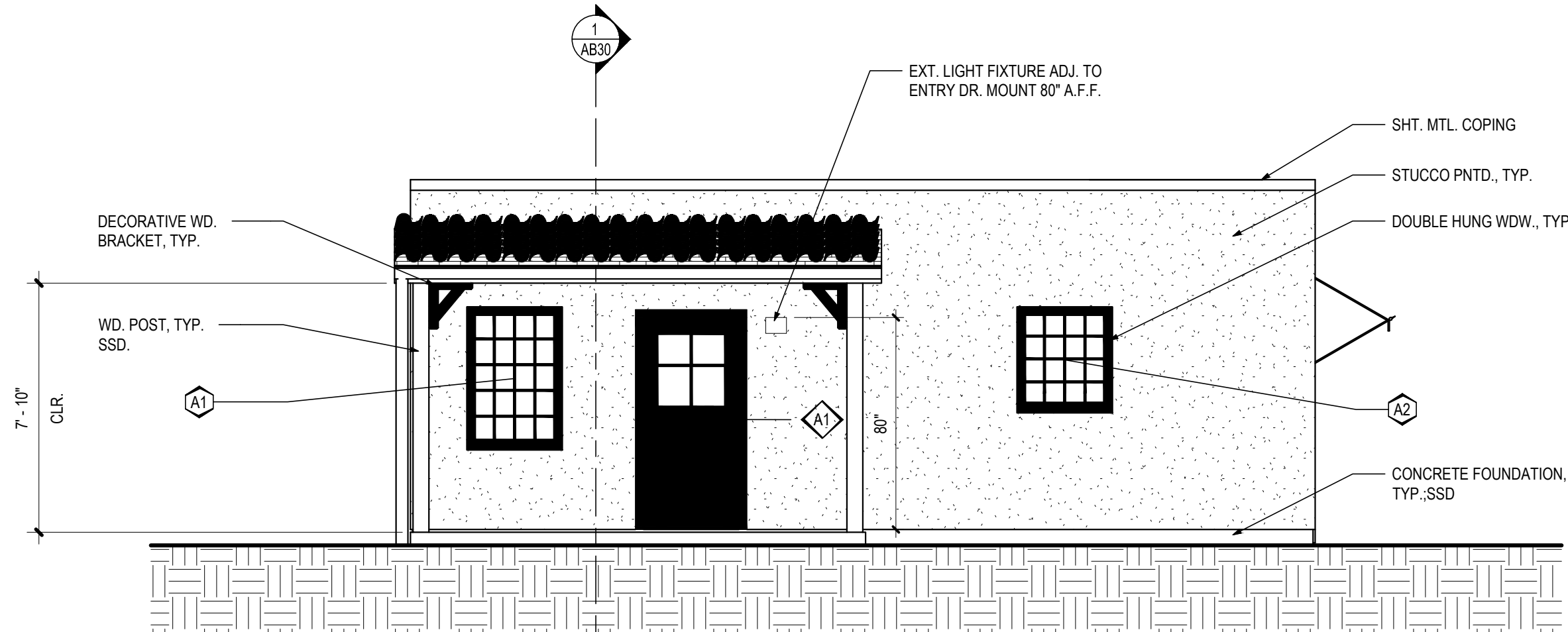
1/4" = 1'-0"

STUDIO - STYLE A - REAR ELEVATION 3



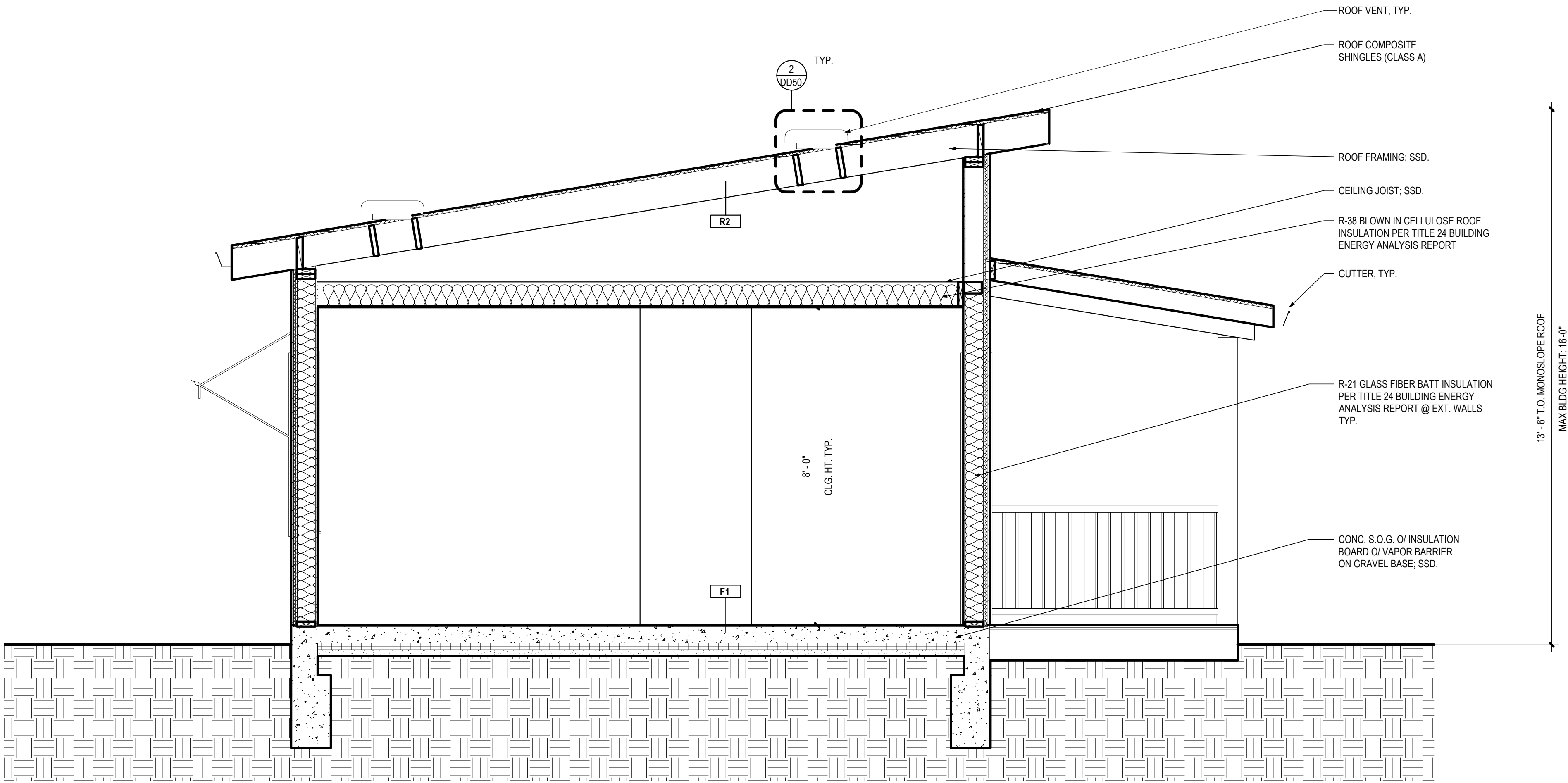
1/4" = 1'-0"

STUDIO - STYLE A - SIDE ELEVATION 2



1/4" = 1'-0"

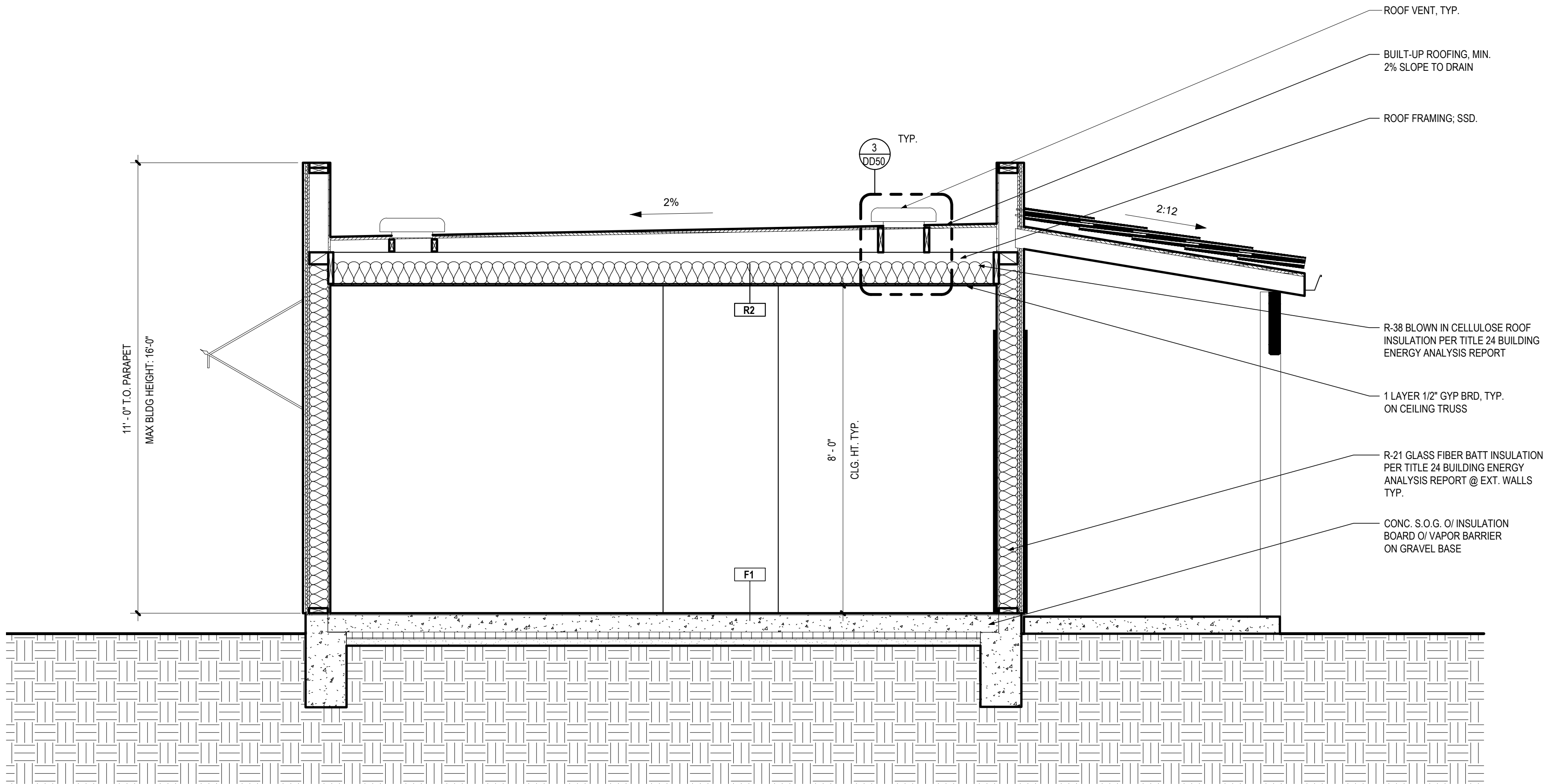
STUDIO - STYLE A - FRONT ELEVATION 1



1/2" = 1'-0"

STUDIO - STYLE B - BUILDING SECTION

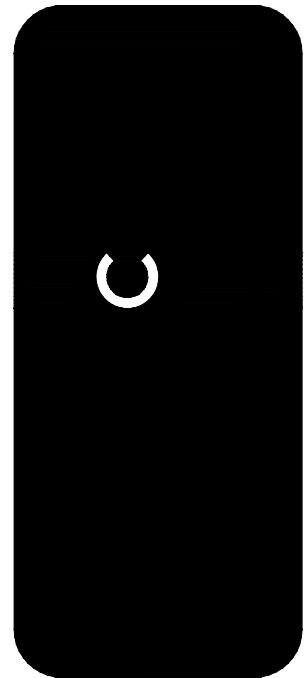
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1/2" = 1'-0"

STUDIO - STYLE A - BUILDING SECTION

1



BUILDING DEPT STAMPING



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE OPENSCOPE STUDIO, INC. FROM ALL LIABILITY FOR ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR REDUCING THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

PROJECT
2123
BEAUMONT
ADUS

PROJECT ADDRESS

ISSUE DATE
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REVISIONS	
NO.	DATE.
1	2022-10-21
2	2023-04-28

SCALE
1/2" = 1'-0"

SECTIONS

AB30

1 GENERAL ELECTRICAL NOTES
1.1 THESE NOTES CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED ELSEWHERE WITHIN THESE DOCUMENTS OR WITHIN RELEVANT MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL SUPERSEDE.
1.2 UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

2 OVERCURRENT PROTECTION
2.1 OVERCURRENT DEVICES SHALL BE READILY ACCESSIBLE.
2.2 OVERCURRENT DEVICES SHALL NOT BE LOCATED WHERE THEY WILL BE EXPOSED TO PHYSICAL DAMAGE.
2.3 OVERCURRENT DEVICES SHALL NOT BE IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS IN A CLOTHES CLOSET.
2.4 OVER CURRENT DEVICES IN DWELLING UNITS SHALL NOT BE LOCATED IN BATHROOM.
2.5 BRANCH CIRCUITS THAT SUPPLY BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
2.6 ALL PANEL CIRCUITS TO BE LABELED.

3 KITCHEN
3.1 PROVIDE MIN. (2), 20A, SMALL APPLIANCE BRANCH CIRCUITS. MAY INCLUDE APPLIANCE OUTLETS IN PANTRY, DINING ROOM, & OTHER SIMILAR AREAS.
3.2 REFRIGERATOR MAY BE ON ITS OWN 15A OR GREATER CIRCUIT.
3.3 NO POINT ALONG COUNTERTOP SHALL BE MORE THAN 24" FROM OUTLET. OUTLETS MUST BE NO MORE THAN 18" ABOVE COUNTERTOP. SPACES SEPARATED BY SINKS, RANGE TOPS, OR REFRIGERATORS SHALL BE CONSIDERED SEPARATE SPACE. OUTLETS NOT REQ. IN WALL SPACES LESS THAN 12".
3.4 GFI PROTECTION REQUIRED FOR COUNTERTOP OUTLETS.
3.5 AT LEAST 50% OF LIGHTING WATTAGE TO BE FLUORESCENT OR OTHER APPROVED HIGH EFFICACY DEVICE.
3.6 DO NOT SCALE APPLIANCE LOCATIONS FROM DRAWING. CONFIRM ALL LOCATIONS WITH CLIENT AT TIME OF ROUGH-IN.

4 BATHROOMS
4.1 PROVIDE MIN. 20A BRANCH CIRCUIT TO RECEPTACLES WITH NO OTHER OUTLETS. IF 20A BRANCH SUPPLIES SINGLE BATHROOM. LIGHTING IN SAME BATHROOM ALLOWED. ADDITIONAL EQUIPMENT ALLOWED UNDER SPECIAL CIRCUMSTANCES.
4.2 AT LEAST ONE GFI OUTLET WITHIN 36" OF OUTSIDE EDGE OF SINK.
4.3 ALL LIGHTING TO BE FLUORESCENT OR ACTIVATED BY TITLE 24 APPROVED SWITCH. IE WILL AUTOMATICALLY TURN OFF WITHIN 30 MINUTES IF NO ACTIVITY FROM MOTION DETECTOR.

5 LAUNDRY
5.1 MIN. 20A BRANCH CIRCUIT TO RECEPTACLES WITH NO OTHER OUTLETS.

6 ATTACHED GARAGES
6.1 PROVIDE AT LEAST ONE GFI OUTLET AND LIGHT WITH WALL SWITCH.
6.2 ALL LIGHTING TO BE FLUORESCENT OR ACTIVATED BY TITLE 24 APPROVED SWITCH. IE WILL AUTOMATICALLY TURN OFF WITHIN 30 MINUTES IF NO ACTIVITY FROM MOTION DETECTOR.
6.3 SEE "FIRE SEPARATION WALLS" FOR RECEPTACLES INSTALLED IN GARAGE/HOUSE DIVIDING WALL.

10 FIRE RATED WALLS
10.1 24" MIN. SPACING BETWEEN STEEL RECEPTACLE BOXES THAT ARE "BACK-TO-BACK." OPENINGS SHALL NOT TO EXCEED 100 SQUARE INCHES FOR ANY 100 SF OF WALL AREA.

11 SMOKE DETECTORS
11.1 SMOKE DETECTORS MUST BE WITHIN 24" OF HIGHEST POINT IN ROOM. DETECTORS REQ. IN EACH BEDROOM, HALL OR AREA IMMEDIATELY OUTSIDE BEDROOM(S), TOP OF STAIRS, AND A MINIMUM OF 1 DETECTOR AT EACH FLOOR. DETECTORS TO BE WIRED TOGETHER WITH BATTERY BACKUP.

(GENERAL ELECTRICAL NOTES - CONTINUED)

12 INTERIOR RECEPTACLES
12.1 NO POINT ALONG THE FLOOR LINE IN WALL SPACE SHALL BE MORE THAN 6 FT FROM OUTLET WHEN MEASURED HORIZONTALLY. OUTLET NOT REQ. FOR WALL SPACE LESS THAN 24".
12.2 UNLESS OTHERWISE NOTED, BOTTOM OF RECEPTACLE BOXES TO BE 14" ABOVE THE SUB-FLOOR OR SLAB.
12.3 BRANCH CIRCUITS THAT SUPPLY BEDROOM RECEPTACLES SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

13 EXTERIOR RECEPTACLES
13.1 WATERPROOF GFI (WPGFI) RECEPTACLES REQ. AT FRONT AND REAR YARDS. RECEPTACLES TO BE NO MORE THAN 6-1/2" ABOVE GRADE.

14 SWITCHES
14.1 UNLESS OTHERWISE NOTED, BOTTOM OF SWITCH BOXES TO BE 40" ABOVE SUB-FLOOR OR SLAB.
14.2 DOOR BELL SWITCH TO BE NO MORE THAN 48" ABOVE LANDING.

14 GROUNDING
14.1 UFER AT SERVICE DISCONNECT - CONNECT #4 CU GROUND ELECTRODE CONDUCTOR TO #4 FOOTING REBAR WITH A MINIMUM LENGTH OF 20-FT OR EMBED 20-LF OF #4 CU CONDUCTOR IN FOOTING. UFER TO HAVE A MINIMUM OF 2" CONCRETE ENCASEMENT.
14.2 BOND ALL METAL PIPING (COLD WATER, HOT WATER, & GAS).

15 CONDUCTORS
15.1 ALL CONDUCTORS TO BE COPPER WITH TYPE THIN/THWN INSULATION MINIMUM.

T - TELEPHONE NOTES

1 TELEPHONE SERVICE REQUIREMENTS
1.1 PROVIDE A WEATHER RESISTANT FLUSH-MOUNTED TELEPHONE SERVICE BOX WITH HINGED DOOR
1.2 FOR 2-6 LINES, BOX TO BE A MINIMUM OF 14" X 15" X 5-1/4" (SUN WEST OR EQUIVALENT)
1.3 FOR 1-25 LINES, BOX TO BE A MINIMUM OF 28" X 14-1/2" X 6" (BENNER NAWMAN OR EQUIVALENT)
1.4 THE BOTTOM OF THE BOX TO BE 36"-48" ABOVE FINAL GRADE
1.5 ALL INTERIOR WIRING WILL TERMINATE INSIDE THE TELEPHONE SERVICE BOX

2 GROUND REQUIREMENTS
2.1 FOR 1-25 LINES, #6 AWG SOLID COPPER GROUND CONDUCTOR TO RUN FROM TELEPHONE SERVICE BOX TO ELECTRICAL SYSTEM GROUND OR UFER. CONDUCTOR TO HAVE A MAXIMUM LENGTH OF 20-FT AND PROVIDE A COMMON BOND WITH A SEPARATE CLAMP

3 CONDUITS
3.1 FOR 1-25 LINES, (1) 2" MINIMUM PVC SCHEDULE 40 OR DB100
3.2 CONDUIT TO BE PLACED FROM TELCO UTILITY BOX, OR FROM EXISTING UTILITY POLE INTO TELEPHONE SERVICE BOX MOUNTED ON HOUSE. UTILITY POLE ATTACHMENT LOCATION TO BE MARKED BY A PHONE COMPANY REPRESENTATIVE
3.3 CONDUIT TO BE CONTINUOUS WITH NO MORE THAN TWO 90 DEGREE BENDS. WHERE THE RUN EXCEEDS 350-FT, PULL BOXES, WITH A MINIMUM SIZE OF 17" X 30" X 22", SHALL BE INSTALLED
3.4 CONDUIT TERMINATION AT POLE MUST HAVE 36" SCHEDULE 80 RISER BEND ENDING 12" ABOVE FINISHED GRADE
3.5 CONDUIT WILL BE BURIED A MINIMUM OF 30" WHERE SUBJECTED TO VEHICULAR TRAFFIC AND MUST BE NO LESS THAN 24" UNDER ANY CIRCUMSTANCES. CONDUIT MUST HAVE A DEPTH OF 30" AT PROPERTY LINE OR POINT OF CONNECTION TO TELCO COMPANY.
3.6 A MINIMUM OF 12" OF WELL-PACKED EARTH OR 3" OF CONCRETE IS REQUIRED BETWEEN PRIMARY POWER CIRCUITS AND TELEPHONE CONDUIT.
3.7 ALL CONDUIT TO HAVE A MINIMUM OF 1/4" NYLON OR PLASTIC PULL ROPE. ALL CONDUITS SHALL BE LEFT CLEAN, DRY AND FREE OF DEBRIS OR OTHER OBSTRUCTIONS.

CA - CATV NOTES

1 SERVICE REQUIREMENTS
1.1 PROVIDE A WEATHER RESISTANT SERVICE BOX
1.2 FOR 2-6 LINES, BOX TO BE A MINIMUM OF 14" X 15" X 5-1/4" (SUN WEST OR EQUIVALENT)
1.3 THE CENTER OF THE BOX TO BE 24 " ABOVE FINAL GRADE
1.4 ALL INTERIOR WIRING SHALL TERMINATE INSIDE THE SERVICE BOX

2 GROUND REQUIREMENTS
2.1 ALL DEMARCATION OR PREWIRE LOCATIONS MUST BE GROUNDED WITH #6 AWG SOLID COPPER GROUND WIRE

3 CONDUITS
3.1 ALL CONDUITS SHALL BE 2" PVC SCHEDULE 40
3.2 ALL CONDUIT TO HAVE A MINIMUM OF 1/4" NYLON OR PLASTIC PULL ROPE. ALL CONDUITS SHALL BE LEFT CLEAN, DRY AND FREE OF DEBRIS OR OTHER OBSTRUCTIONS
3.3 DUCT TAPE ALL OPEN ENDS OF EXPOSED CONDUIT
3.4 PRIOR TO ANY TRENCHING OR CONDUIT PLACEMENT, A CABLE COMPANY REPRESENTATIVE MUST APPROVE ALL CONDUIT SWEEP LOCATIONS AT UTILITY POLES
3.5 WITHIN CITY OR COUNTY RIGHT OF WAY, CONDUIT TO BE BURIED WITH 30" MIN CLEARANCE BETWEEN THE TOP OF CONDUIT AND GRADE. AND MUST BE NO LESS THAN 24" ON PRIVATE PROPERTY.
3.6 A MINIMUM OF 12" CLEARANCE REQUIRED BETWEEN PRIMARY POWER CIRCUITS AND CATV CONDUIT.
3.7 CATV CONDUIT CAN BE ADJACENT TO TELCO CONDUIT.

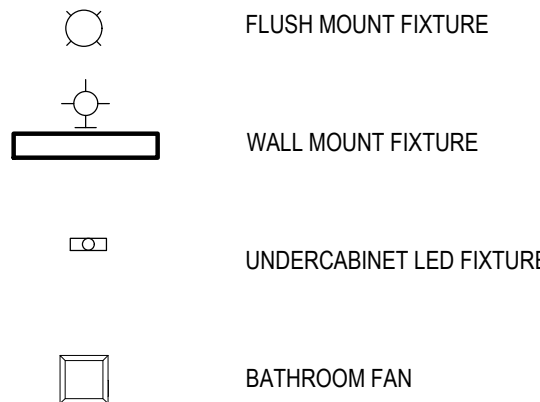
4 SWEEPS
4.1 ALL SWEEPS MUST HAVE A MINIMUM RADIUS OF 24 "
4.2 ALL SWEEPS SHALL BE 2" SCHEDULE 80

5 CABLE
5.1 CABLE TO BE RG6U CATV UL APPROVED AT 75 OHM FOILED CABLE WITH MINIMUM 90% BRAID COVER

6 CABLE VAULTS
6.1 ALL CONDUITS PROVIDED FOR CABLE SERVICE MUST BE PLACED IN ITS OWN PULL BOX, WITH CATV CLEARLY MARKED ON THE BOX LID.
6.2 A CONCRETE VAULT EQUIPPED WITH STEEL TRAFFIC RATED LID MUST BE PLACED IF THE VAULT IS ACCESSIBLE TO ANY VEHICULAR TRAFFIC.

ELECTRICAL NOTES

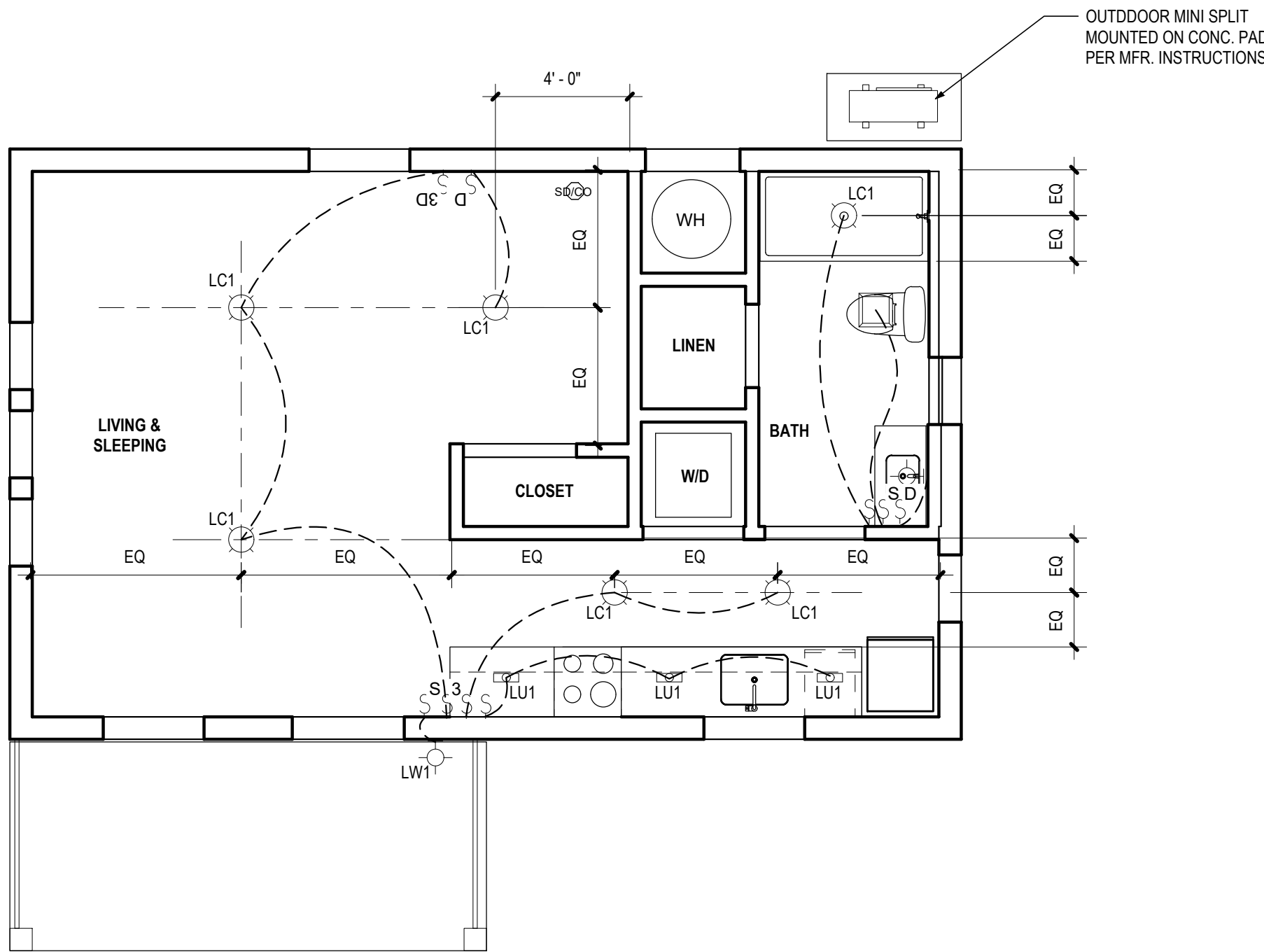
LIGHTING LEGEND



- NOTES:**
1. LIGHT FIXTURES TO BE CENTERED ON CEILINGS UNLES NOTED OTHERWISE
 2. REVIEW LIGHT LOCATIONS WITH ARCHITECT DURING ROUGH-IN
 3. PROVIDE "HIGH EFFICACY" LED LIGHTING WHERE LED LIGHTING IS NOTED

LIGHTING LEGEND

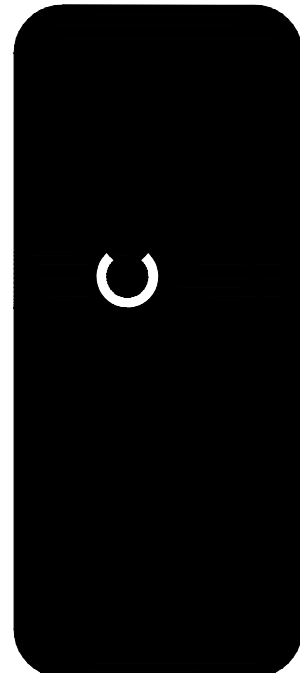
LIGHTING FIXTURE SCHEDULE			
MARK	DESCRIPTION	COLOR TEMP.	COMMENTS
LC1	INT. SURFACE MOUNTED - CEILING - ROUND	3000 K	HIGH EFFICACY LED LIGHT FIXTURE; 90+ CRI. W/ WET RATED HOUSING AT BATHROOM
LU1	INT. UNDERCABINET STRIP LIGHT	3000 K	KIM MOUNTING CHANNEL W/ CLEAR LENS; HIGH EFFICACY LED LIGHT FIXTURE; 90+ CRI
LW1	EXT. SURFACE MOUNTED - WALL	3000 K	ON DAYLIGHT SENSOR; HIGH EFFICACY LED LIGHT FIXTURE; 90+ CRI. CLIENT SELECTED
LW2	INT. SURFACE MOUNTED - WALL	3500 K	HIGH EFFICACY LED LIGHT FIXTURE; 90+ CRI. CLIENT SELECTED



1/4" = 1'-0"

STUDIO - LIGHTING PLAN

1



BUILDING DEPT STAMPING



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE PERSONS/SCOPE STUDIO, ITS EMPLOYEES, AGENTS, AND REPRESENTATIVES FROM ALL LIABILITY, INCLUDING BUT NOT LIMITED TO, INDEMNIFY AND HOLD HARMLESS THE USER AND PROVIDER OF THESE PLANS FROM ALL CLAIMS, DAMAGES, LOSSES, AND DEMANDS, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE PLANS, WHETHER IN CONTRACT OR TORT. THE USER RELEASES PERSONS/SCOPE STUDIO, ITS EMPLOYEES, AGENTS, AND REPRESENTATIVES FROM ALL LIABILITY, INCLUDING BUT NOT LIMITED TO, INDEMNIFY AND HOLD HARMLESS THE USER AND PROVIDER OF THESE PLANS FROM ALL CLAIMS, DAMAGES, LOSSES, AND DEMANDS, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE PLANS, WHETHER IN CONTRACT OR TORT. THE USER RELEASES PERSONS/SCOPE STUDIO, ITS EMPLOYEES, AGENTS, AND REPRESENTATIVES FROM ALL LIABILITY, INCLUDING BUT NOT LIMITED TO, INDEMNIFY AND HOLD HARMLESS THE USER AND PROVIDER OF THESE PLANS FROM ALL CLAIMS, DAMAGES, LOSSES, AND DEMANDS, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THESE PLANS, WHETHER IN CONTRACT OR TORT.

PROJECT
2123
**BEAUMONT
ADUS**

PROJECT ADDRESS

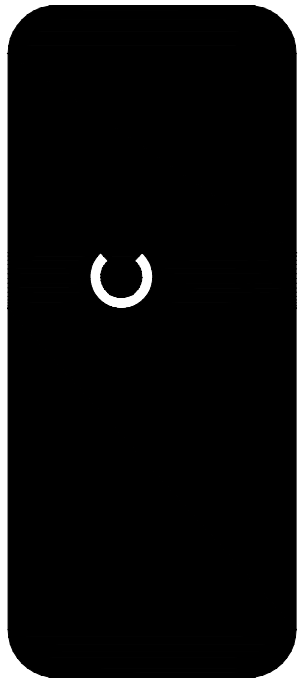
ISSUE DATE
2022-10-04

REVISIONS
NO. DATE.

SCALE
As indicated

**LIGHTING
PLANS**

AB41



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE OPENSCOPE STUDIO, INC. FROM ALL LIABILITY FOR ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

PROJECT
2123

BEAUMONT
ADUS

PROJECT ADDRESS

ISSUE DATE
2022-10-04

REVISIONS

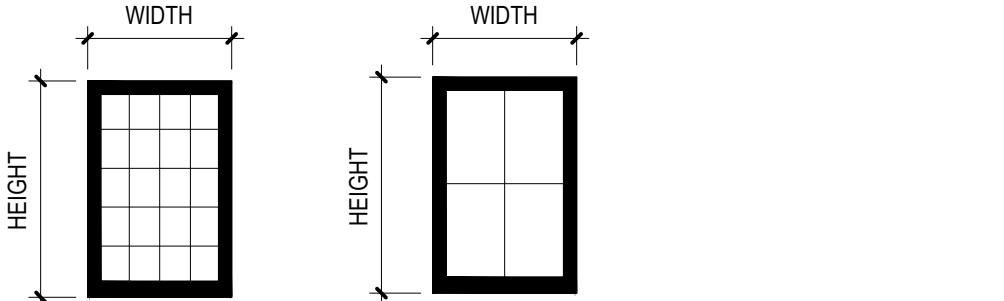
NO.	DATE.
1	2022-10-21

SCALE
As indicated

WINDOW &
DOOR
SCHED.

AB60

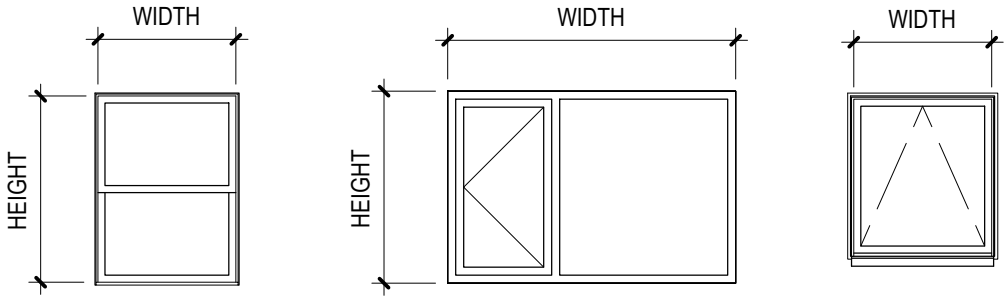
WINDOW SCHEDULE							
TYPE	DESCRIPTION	WIDTH	HEIGHT	FIRE RATING	FRAME	GLAZING	COMMENTS
STYLE A							
A1	DOUBLE HUNG WINDOW	3' - 0"	4' - 6"	NONE		LOW E, I.G.U.	
A2	DOUBLE HUNG WINDOW	3' - 0"	3' - 4"	NONE		LOW E, I.G.U.	AT STUDIO KITCHEN SINK
A3	DOUBLE HUNG WINDOW	2' - 0"	4' - 6"	NONE		LOW E, I.G.U.	
AS1	DOUBLE HUNG WINDOW	3' - 0"	4' - 6"	NONE		LOW E, I.G.U.	
AS2	DOUBLE HUNG WINDOW	3' - 0"	3' - 4"	NONE		LOW E, I.G.U.	AT 1 BED KITCHEN SINK
STYLE B							
B1	DOUBLE HUNG WINDOW	3' - 0"	4' - 6"	NONE		LOW E, I.G.U.	
B2	DOUBLE HUNG WINDOW	2' - 0"	4' - 6"	NONE		LOW E, I.G.U.	
BC1	COMPOUND FIXED AND CASEMENT WINDOW	6' - 6"	4' - 6"	NONE		LOW E, I.G.U.	
KB1	AWNING WINDOW	3' - 0"	3' - 4"	NONE		LOW E, I.G.U.	AT KITCHEN SINK



A

AS

TYP. DETAILS



B

BC

KB

WINDOW LEGEND

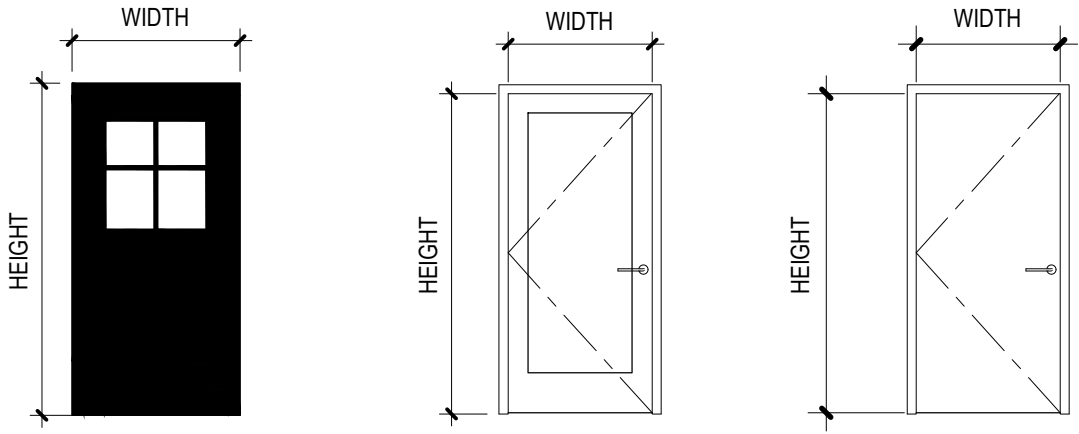
WINDOW NOTES:

- REFER TO EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHT ELEVATIONS. REFER TO FLOOR PLANS FOR WINDOW TYPES AND LOCATIONS.
- WHERE DOOR & WINDOW SYSTEMS ARE ADJACENT, CONTRACTOR SHALL INSURE ALIGNMENT OF HORIZONTAL AND VERTICAL MEMBERS.
- ALL WINDOWS ARE DOUBLE-GLAZED, UNLESS OTHERWISE NOTED. FOR DOUBLE GLAZED WINDOWS, PROVIDE U-VALUE PER SPECIFICATION (MIN. 0.75 PER TITLE 24).
- ALL SAFETY GLAZING SHALL BE IDENTIFIED AS SUCH PER CBC SECTION 2406.2. PROVIDE SAFETY GLAZING AT LOCATIONS REQUIRED PER CBC SECTION 2406.3, INCLUDING, BUT NOT LIMITED:
 - ALL GLAZING IN SWINGING DOOR PANELS.
 - ALL GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THEN 5'-0" ABOVE FINISH FLOOR.
 - GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 5'-0" OF THE BOTTOM OR TOP OF A STAIRWAY WHERE THE BOTTOM OF THE GLASS IS LESS THAN 5'-0" ABOVE FINISH FLOOR.
 - ALL GLAZING IN FIXED OR OPERABLE PANELS WITH AN EXPOSED EDGE LESS THAN 1'-6" ABOVE THE FINISHED FLOOR.
- SEE WINDOW DETAIL SHEET FOR INSTALLATION AND FLASHING SEQUENCE (WHERE APPLIES).
- EMERGENCY EGRESS WINDOWS TO COMPLY WITH CBC, SECTION 1030: MINIMUM NET CLEAR HEIGHT OF 24", MINIMUM NET CLEAR WIDTH OF 20", MAXIMUM FINISHED SILL HEIGHT OF 44", AND MINIMUM CLEAR AREA OF 5.7 SQ. FT. CONTRACTOR SHALL VERIFY PRIOR TO START OF ROUGH FRAMING THAT EMERGENCY EGRESS WINDOWS COMPLY WITH SECTION 1030.
- ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. [CRC R308.4, ITEM 5]



WINDOW NOTES

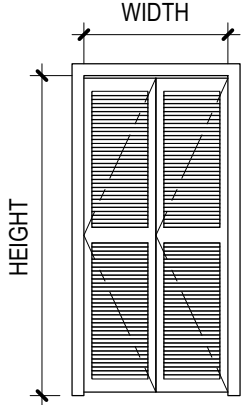
DOOR SCHEDULE - STUDIO								
TYPE	DESCRIPTION	WIDTH	HEIGHT	PANEL THICKNESS	FIRE RATING	FRAME	PANEL	FINISH
STYLE A								
A1	EXT. SINGLE SWING	3' - 0"	6' - 8"	0" - 1 3/4"	NONE	WD	SCWD	STYLE A - FRONT DOOR
STYLE B								
B1	EXT. SINGLE SWING	3' - 0"	6' - 8"	0" - 1 3/8"	NONE	WD	SCWD	STYLE B - FRONT DOOR
TYPICAL								
C1	INT. SINGLE SWING	2' - 10"	6' - 8"	0" - 1 3/8"	NONE	WD	SCWD	
C2	EXT. SINGLE SWING	2' - 8"	6' - 8"	0" - 1 3/4"	NONE	WD	SCWD	
C4	INT. SINGLE SWING	2' - 4"	6' - 8"	0" - 1 3/8"	NONE	WD	SCWD	
D1	INT. BIFOLD	3' - 0"	6' - 8"	0" - 1"	NONE	WD	LOUVERED	AT W/D CLOSET
S1	EXT. DOUBLE SLIDING	6' - 0"	6' - 8"	0" - 1 3/4"	NONE	ALUM	TEMPERED GLAZED	AT PATIO
S2	INT. DOUBLE SLIDING	7' - 8"	6' - 8"	0" - 1"	NONE	WD	SCWD	



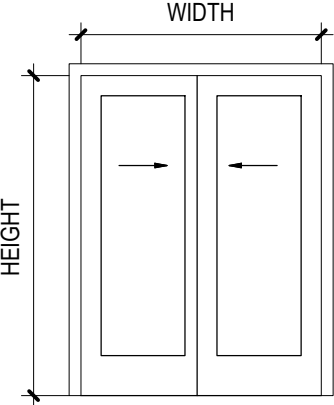
A

B

C



D



S

DOOR LEGEND

- PROVIDE SAFETY GLAZING PER CBC SEC. 2406.
- ALL EXIT DOORS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, OR SPECIAL KNOWLEDGE OR EFFORT.
- THE MAXIMUM EFFORT TO OPERATE EXTERIOR & INTERIOR DOORS IS 5 POUNDS. DOORS REQUIRING MORE THAN 5 POUNDS OF PRESSURE TO OPERATE SHALL BE EQUIPPED WITH POWER-ASSISTED OPENERS. FIRE-RATED DOORS ARE TO OPERATE WITH THE MINIMUM PRESSURE TO CLOSE AND LATCH, NOT TO EXCEED 15 POUNDS.
- PROVIDE WEATHER STRIPPING PER TITLE 24 FOR ALL EXTERIOR DOORS. PERIMETER SEAL SHALL PROVIDE CONTINUOUS BARRIER, WITH NO VISIBLE GAPS BETWEEN THE DOOR AND THE FRAME OR THRESHOLD.
- DO NOT USE TIMELY FRAMES.
- ALL FIRE-RATED DOORS SHALL HAVE A TIGHT-FITTING SMOKE-SEAL ASSEMBLY PER CBC SECTION 715.4.
- PROVIDE 100 SQ. IN. OF MAKEUP AIR TO W/D CLOSET PER CMC 205, 504.4.1 AND 701.3.



DOOR NOTES

FOUNDATION PLAN NOTES	
1.	REQUIRED SHEAR AND HOLDOWN HARDWARE SHALL BE IN PLACE AND SECURED PRIOR TO FOUNDATION INSPECTION.
2.	BOLT FOUNDATION PLATES AND SILLS TO THE FOUNDATIONS WITH 5/8" ANCHOR BOLTS SPACED NOT MORE THAN 4'-0" APART AND WITHIN 12" OF EACH END OF EACH PLATE. EMBED BOLTS AT LEAST 7" INTO CONCRETE OR 10" INTO REINFORCED MASONRY.
3.	ALL CONNECTORS AND METAL HARDWARE IN CONTACT WITH PRESSURE TREATED TIMBER SHALL HAVE CORROSION RESISTANT COATINGS OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED, OR BE STAINLESS STEEL.
5.	HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
6.	HOLDOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTOR OF THE HOLDOWN TO THE POST.

SLAB SCHEDULE				
SLAB #	THICKNESS	REBAR	CONCRETE STRENGTH	BASE
S-1	4"	#4 @ 16" O.C.	2500 PSI	O/10 MIL VAPOR BARRIER O/4" OF 1/2" MIN. CLEAN AGGREGATE BASE
S-2	4"	#4 @ 16" O.C.	2500 PSI	UNDISTURBED SOIL

CONTINUOUS FOOTING SCHEDULE				
FOOTING #	WIDTH X DEPTH	REBAR	CONCRETE STRENGTH	MIN. EMBEDMENT INTO UNDISTURBED
F-1	12" x 18"	(2) #4 T&B	2500 PSI	18"
F-2	8" x 8"	(1) #4 T&B	2500 PSI	8"

PAD SCHEDULE				
PAD #	SIZE	REBAR	CONCRETE STRENGTH	MIN. EMBEDMENT INTO UNDISTURBED
P-1	24" x 24"	(3) #4 BOTH WAYS	2500 PSI	24" (MIN. 12" THICK)

FOUNDATION PLAN LEGEND	
	CONCRETE FOOTING PER PLAN PER SCHEDULE 2500 PSI CONCRETE
	CONCRETE PAD PER PLAN PER SCHEDULE 2500 PSI CONCRETE
	CONCRETE SLAB ON GRADE PER PLAN
	TIMBER POST PER PLAN
	SHEARWALL PER PLAN PER SCHEDULE
	2x STUD WALL

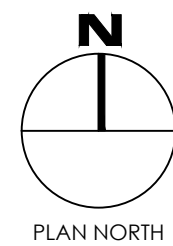
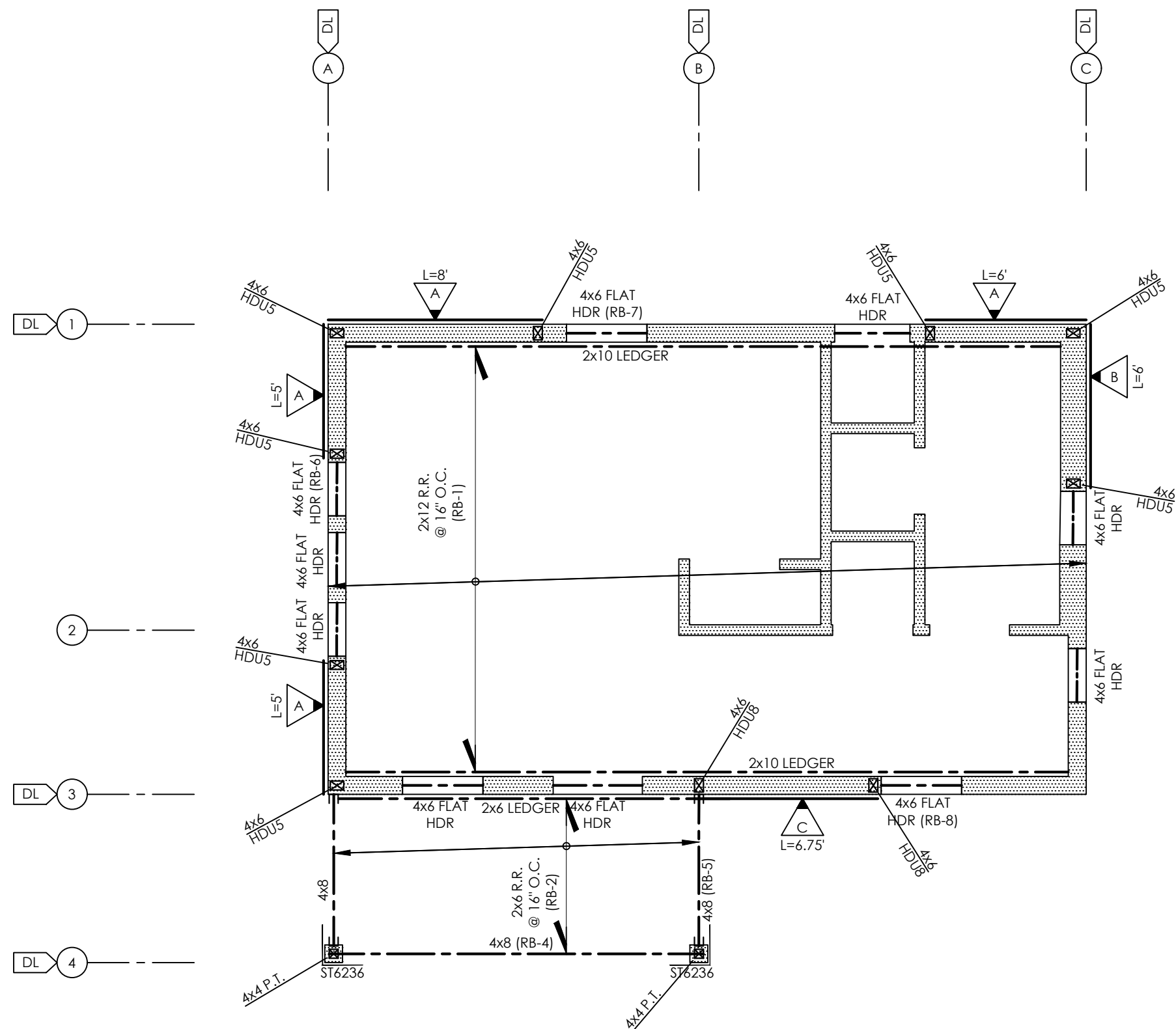
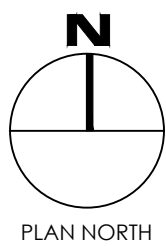
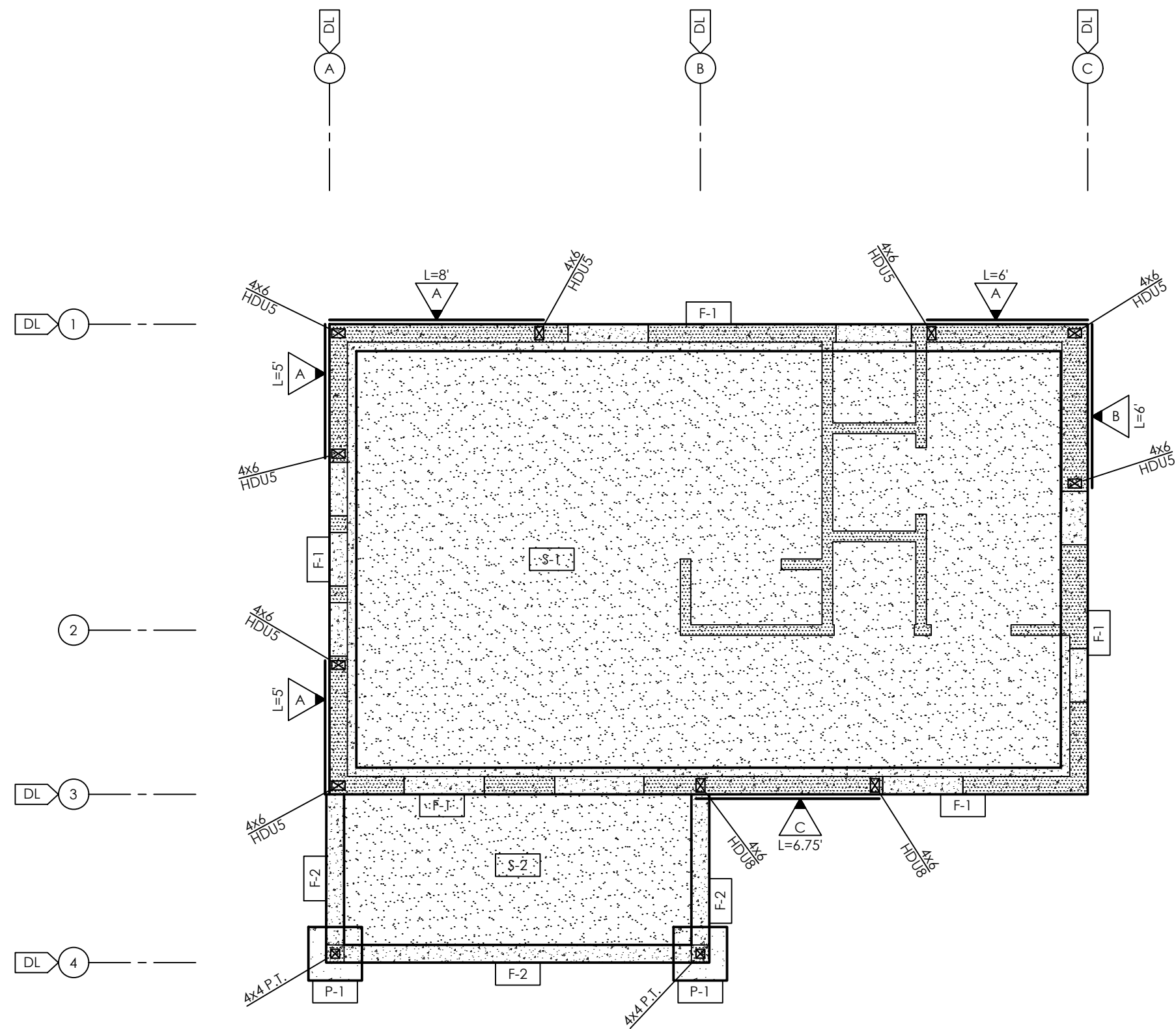
	EXCAVATION NOTICE BEFORE A PERMIT TO EXCAVATE WILL BE VALID, CONTACT DIG ALERT FOR DIG ALERT IDENTIFICATION NUMBER 48 HOURS BEFORE EXCAVATION	CALL 811
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2019 CBC SHEARWALL SCHEDULE									
SHEARWALL DESIGNATION	SHEATHING	NAILING EDGE NAILING (EN) & BOUNDARY NAILING (BN) (FIELD NAILING @ 12" O.C.)	ASBESTOS FRAMING CLIPS O.C. SPACING	SOLE PLATE FASTENERS 1/4" DIA. @ 16" O.C. SPACING	5/8" ANCHOR BOLT O.C. SPACING	FACE GRAIN OF PLYWOOD AND JOINTING PANEL EDGES	ALLOWABLE SHEAR LOADING	SPECIAL INSPECTION REQUIREMENT	
ALL OTHER EXTERIOR WALL		24"	(2) 16d @ 16"	48"	2x	NO			
15/32" STR. 1	8d @ 6" O.C.	16"	12" OR 16d @ 5"	48"	2x	280	NO		
15/32" STR. 1	8d @ 4" O.C.	16"	12"	42"	2x	350	YES		
15/32" STR. 1	8d @ 4" O.C.	14"	9"	42"	3x	430	YES		
15/32" STR. 1	8d @ 3" O.C.	10"	7"	32"	3x	550	YES		
15/32" STR. 1	8d @ 2" O.C.	8"	5"	24"	3x	750	YES		
15/32" STR. 1	10d @ 2" O.C.	7"	4"	20"	3x	870	YES		

- ALL NAILS ARE TO BE EITHER COMMON OR GALVANIZED BOX.
- ANCHOR BOLTS ARE TO BE 5/8"Ø F1554 GRADE 8 W/ MIN. 7" EMBEDMENT SECURE WITH NUT AND 229" x 3" x 3" SLOTTED BEARING PLATE.
- ALL SILL PLATE NAILING TO BE STAGGERED 1/2" MINIMUM (TYP.)
- WHEN A SHEAR WALLS SPECIFIED ON BOTH SIDES OF THE WALL, THE SHEAR WALL SCHEDULE SPACING SHALL BE REDUCED BY HALF.

ROOF FRAMING PLAN NOTES	
1.	ALL DIAPHRAGM AND SHEARWALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX ONLY.
2.	TIMBER GRADE MINIMUM REQUIREMENTS U.N.O. 2x MEMBERS: DFL #2 4x MEMBERS: DFL #1 (4x4 DFL #2 OK) GLULAM (GLB): 24F/V4 DF/DF PARALLAM (PSL): 2900 PSI 2.0E
3.	ROOF SHEATHING: 15/32" APA RATED SHEATHING, EXPOSURE I, 24/0 SPAN RATING W/ 8d NAILS @ 6" O.C. EDGE, 6" O.C. BOUNDARY, AND 12" O.C. FIELD. EDGE BLOCKING NOT REQUIRED
4.	PROVIDE RAFTER BLOCKING @ 8'-0" O.C.
5.	TOP PLATE REQUIREMENTS: SPICES: (1) 3 16d NAILS OR ST6236 STRAP BREAKS WITH BUTTED ENDS: ST6236 STRAP BREAKS WITH GAP: HARDY FRAME SADDLE
6.	ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7

ROOF FRAMING PLAN LEGEND	
	ROOF RAFTER PER PLAN
	BEAM PER PLAN
	TIMBER POST PER PLAN
	4x BLOCKING
	SHEARWALL PER PLAN PER SCHEDULE
	BEAM BEARING ON POST
	BEAM BEARING ON TRIMMER
	HANGER/FLUSH CONNECTION
	INVERTED HANGER
	2x STUD WALL
	OUTLINE OF ROOF
	STRAP PER PLAN



BUILDING DEPT STAMPING

BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE OPENSCOPE STUDIO, INC. FROM ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY, PROPERTY DAMAGE, AND ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

PROJECT
2123
**BEAUMONT
ADUS**

PROJECT ADDRESS

ISSUE DATE
2022-10-04

REVISIONS	
NO.	DATE
1	2022-10-21

SCALE
As indicated
**WINDOW &
DOOR
SCHED.**

AB60

FOUNDATION PLAN NOTES	
1.	REQUIRED SHEAR AND HOLDOWN HARDWARE SHALL BE IN PLACE AND SECURED PRIOR TO FOUNDATION INSPECTION.
2.	BOLT FOUNDATION PLATES AND SILLS TO THE FOUNDATIONS WITH 5/8" ANCHOR BOLTS SPACED NOT MORE THAN 4'-0" APART AND WITHIN 12" OF EACH END OF EACH PLATE. EMBED BOLTS AT LEAST 7" INTO CONCRETE OR 10" INTO REINFORCED MASONRY.
3.	ALL CONNECTORS AND METAL HARDWARE IN CONTACT WITH PRESSURE TREATED TIMBER SHALL HAVE CORROSION RESISTANT COATINGS OR PROTECTION, SUCH AS "ZMAX", HOT DIPPED GALVANIZED, OR BE STAINLESS STEEL.
5.	HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
6.	HOLDOWN CONNECTOR BOLT HOLES SHALL NOT BE MORE THAN 1/16" OVERSIZED AT THE CONNECTOR OF THE HOLDOWN TO THE POST.

SLAB SCHEDULE				
SLAB #	THICKNESS	REBAR	CONCRETE STRENGTH	BASE
S-1	4"	#4 @ 16" O.C.	2500 PSI	0/ 10 MIL VAPOR BARRIER 0/ 4" OF 1/2" MIN. CLEAN AGGREGATE BASE
S-2	4"	#4 @ 16" O.C.	2500 PSI	UNDISTURBED SOIL

CONTINUOUS FOOTING SCHEDULE				
FOOTING #	WIDTH & DEPTH	REBAR	CONCRETE STRENGTH	MIN. EMBEDMENT INTO UNDISTURBED
F-1	12" x 18"	(2) #4 T&B	2500 PSI	18"
F-2	8" x 8"	(1) #4 T&B	2500 PSI	8"

PAD SCHEDULE				
PAD #	SIZE	REBAR	CONCRETE STRENGTH	MIN. EMBEDMENT INTO UNDISTURBED
P-1	24" x 24"	(3) #4 BOTH WAYS	2500 PSI	24" (MIN. 12" THICK)

FOUNDATION PLAN LEGEND	
	CONCRETE FOOTING PER PLAN PER SCHEDULE 2500 PSI CONCRETE
	CONCRETE PAD PER PLAN PER SCHEDULE 2500 PSI CONCRETE
	CONCRETE SLAB ON GRADE PER PLAN
	TIMBER POST PER PLAN
	SHEARWALL PER PLAN PER SCHEDULE
	2x STUD WALL

	EXCAVATION NOTICE BEFORE A PERMIT TO EXCAVATE WILL BE VALID, CONTACT DIG ALERT FOR DIG ALERT IDENTIFICATION NUMBER 48 HOURS BEFORE EXCAVATION	CALL 811

2019 CBC SHEARWALL SCHEDULE								
SHEARWALL DESIGNATION	SHEARING	NAILING: EDGE NAILING (E/N) & BONDWIRE NAILING (B/N) (FIELD NAILING @ 12" O.C.)	ASBESTOS FRAMING CLIPS O.C. SPACING	SOLE PLATE FASTENERS 1/4" DIA. @ 12" O.C. SPACING	5/8" ANCHOR BOLT O.C. SPACING	MIN. EMBEDMENT INTO FOUNDATION	ALLOWABLE SHEAR LOADING SPECIAL INSPECTION REQUIREMENT	
ALL OTHER EXTERIOR WALL		24"	(2) 16d @ 16"	48"	2x	280	NO	
	15/32" STR. 1	8d @ 6" O.C.	16"	12" OR 16d @ 5"	48"	2x	350	YES
	15/32" STR. 1	8d @ 4" O.C.	16"	12"	42"	2x	350	YES
	15/32" STR. 1	8d @ 4" O.C.	14"	9"	42"	3x	430	YES
	15/32" STR. 1	8d @ 3" O.C.	10"	7"	32"	3x	550	YES
	15/32" STR. 1	8d @ 2" O.C.	8"	5"	24"	3x	730	YES
	15/32" STR. 1	10d @ 2" O.C.	7"	4"	20"	3x	870	YES

1. ALL WALLS ARE TO BE EITHER CONCRETE OR GALVANIZED BOX.

2. ANCHOR BOLTS ARE TO BE S10C15 F1554 GRADE W/ MIN. 7" EMBEDMENT SECURE WITH NUT AND 22# x 3" x 3" SLOTTED BARBERING PLATE.

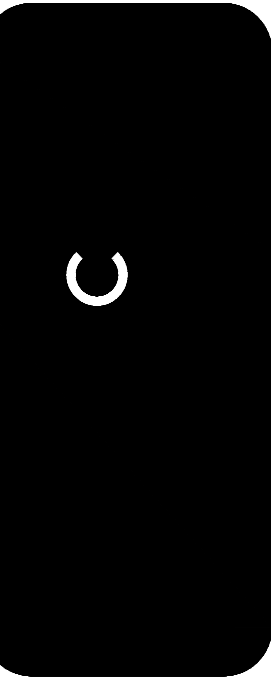
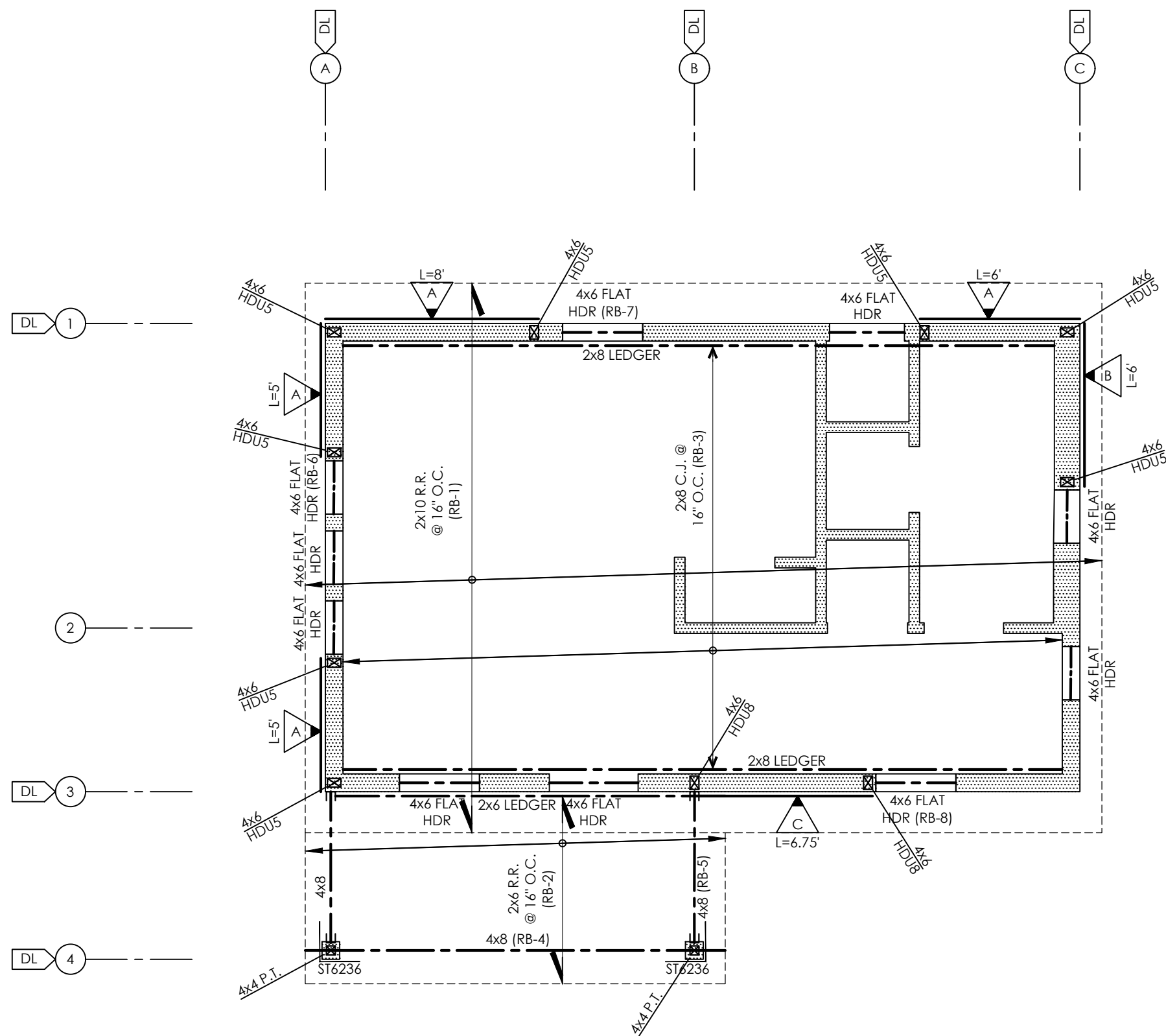
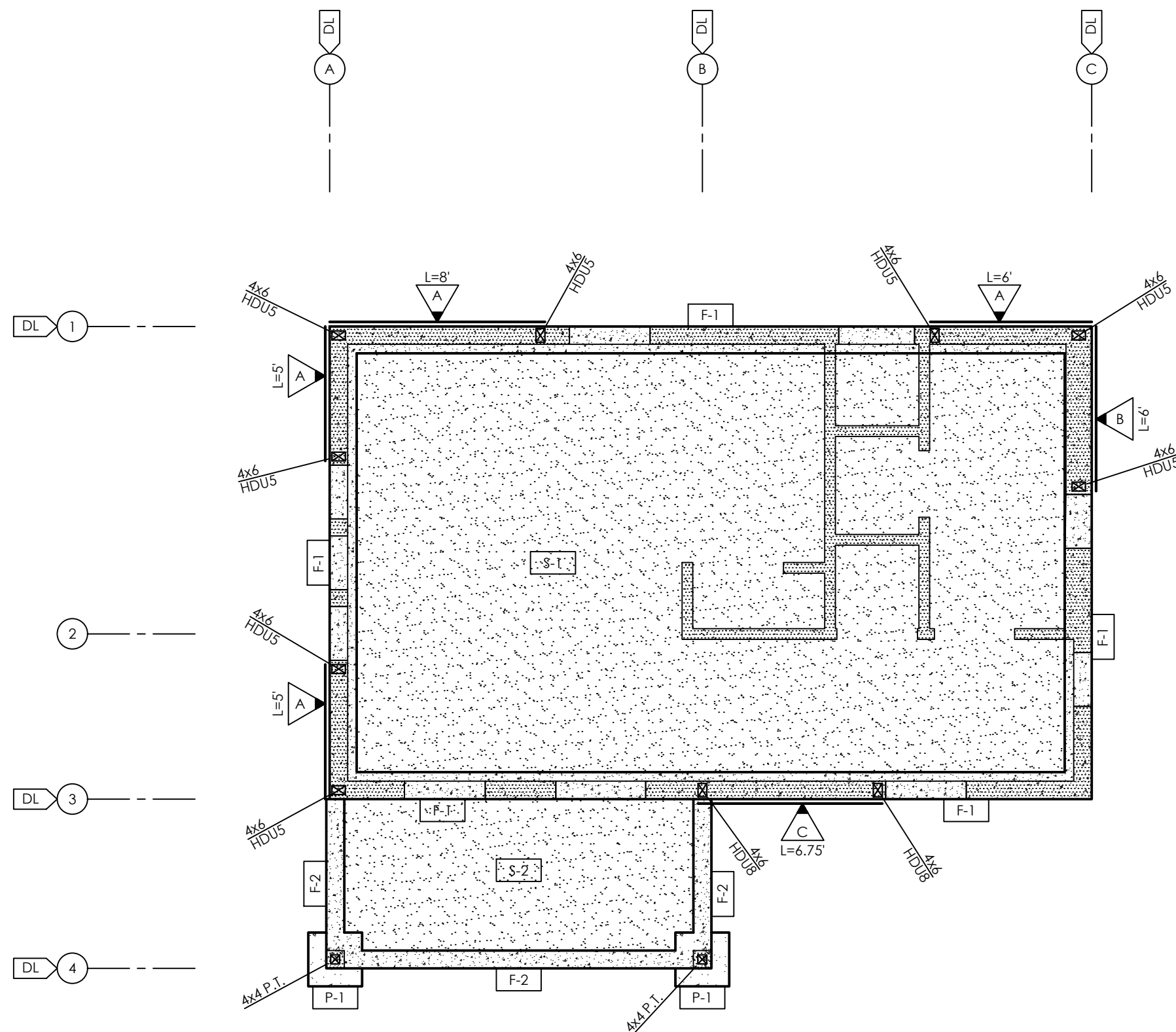
3. ALL SHEET PLATE NAILING TO BE STAGGERED 1/2" MINIMUM (TYP.)

4. WHEN A SHEAR WALL IS SPECIFIED ON BOTH SIDES OF THE WALL, THE SHEAR WALL SCHEDULE SPACING SHALL BE DETERMINED BY HALF.

- ALL NAILS ARE TO BE EITHER COMMON OR GALVANIZED BOX.
- ANCHOR BOLTS ARE TO BE 5/8" Ø F1554 GRADE B W/ MIN. 7" EMBEDMENT SECURE WITH NUT AND 22"x 3" x 3" SLOTTED BEARING PLATE.
- ALL SILL PLATE NAILING TO BE STAGGERED 1/2" MINIMUM (TYP.)
- WHEN A SHEAR WALL IS SPECIFIED ON BOTH SIDES OF THE WALL, THE SHEAR WALL SCHEDULE SPACING SHALL BE REDUCED BY HALF.

ROOF FRAMING PLAN NOTES	
1.	ALL DIAPHRAGM AND SHEARWALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX ONLY.
2.	TIMBER GRADE MINIMUM REQUIREMENTS U.N.O. 2x MEMBERS: DFL#2 4x MEMBERS: DFL #1 (4x4 DFL#2 OK) GLULAM (GLB): 24F/V4 DF/DF PARALLAM (PSL): 2900 PSI 2.0E
3.	ROOF SHEATHING: 15/32" APA RATED SHEATHING. EXPOSURE 1, 24/10 SPAN RATING W/ 8d NAILS @ 6" O.C. EDGE, 6" O.C. BOUNDARY, AND 12" O.C. FIELD. EDGE BLOCKING NOT REQUIRED
4.	PROVIDE RAFTER BLOCKING @ 8'-0" O.C.
5.	TOP PLATE REQUIREMENTS: SPICES: (1) 3) 16d NAILS OR ST6236 STRAP BREAKS WITH BUTTED ENDS: ST6236 STRAP BREAKS WITH GAP: HARDY FRAME SADDLE
6.	ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7

ROOF FRAMING PLAN LEGEND	
	ROOF RAFTER PER PLAN
	CEILING JOIST PER PLAN
	BEAM PER PLAN
	TIMBER POST PER PLAN
	4x BLOCKING
	SHEARWALL PER PLAN PER SCHEDULE
	BEAM BEARING ON POST
	BEAM BEARING ON TRIMMER
	HANGER/FLUSH CONNECTION
	INVERTED HANGER
	2x STUD WALL
	OUTLINE OF ROOF
	STRAP PER PLAN



BUILDING DEPT STAMPING



BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE OPPOSED STUDIO, BEAUMONT ADUS, THE CITY OF BEAUMONT, AND THE UNIVERSITY OF CALIFORNIA FROM ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO WHOM USER APPLIES FOR A BUILDING PERMIT, AS WELL AS EACH ENTITY'S OFFICERS, EMPLOYEES AND AGENTS FROM ANY AND ALL CLAIMS, DAMAGES, SUITS, AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING ON ACCOUNT OF ANY INJURY, DAMAGE, OR ECONOMIC LOSSES ARISING OUT OF THE USE OF THESE STANDARD PLANS. THE USER RELEASES BEAUMONT ADUS FROM ALL LIABILITY OR REDUCE THE USER'S RESPONSIBILITY TO GRIEVANCE AND ALL INFORMATION.

PROJECT
2123
**BEAUMONT
ADUS**

PROJECT ADDRESS

ISSUE DATE
2022-10-04

REVISIONS	
NO.	DATE.
1	2022-10-21

SCALE
As indicated

**WINDOW &
DOOR
SCHED.**

AB60

			<div></div> <div>3" = 1'-0"</div> <div>PLUMBING VENT1</div>	<div></div> <div>@ STUCCO FINISH, SEE ELEVATIONS FOR LOCATIONS</div> <div>3" = 1'-0"</div>
		<div></div> <div>1 1/2" = 1'-0"</div> <div>ROOF VENT - @ FLAT ROOF3</div>	<div></div> <div>3" = 1'-0"</div> <div>ROOF - BUILT-UP ROOFING @ FLAT ROOFR2</div>	<div></div> <div>@ SIDING FINISH, SEE ELEVATIONS FOR LOCATIONS</div> <div>3" = 1'-0"</div> <div>WALL - EXT. 2X6 - NON RATEDW6</div>
		<div></div> <div>1 1/2" = 1'-0"</div> <div>ROOF VENT - @ SLOPED ROOF2</div>	<div></div> <div>3" = 1'-0"</div> <div>ROOF - SLOPED ASSEMBLYR1</div>	<div></div> <div>3" = 1'-0"</div> <div>WALL - INT. 2X6 - NON RATEDW3</div>
			<div></div> <div>3" = 1'-0"</div> <div>FLOOR - SLAB ON GRADEF1</div>	<div></div> <div>3" = 1'-0"</div> <div>WALL - INT. - 2X4 - NON RATEDW1</div>

PROJECT

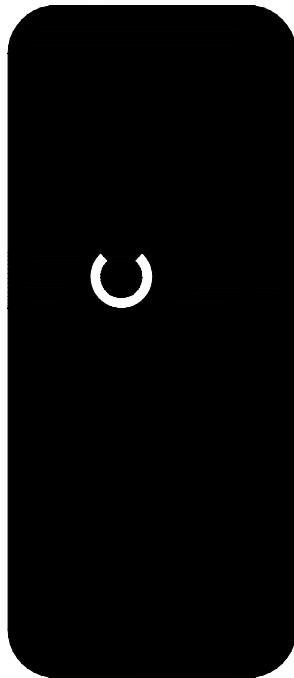
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DD50

SHEET

BEAUMONT ADUS



BUILDING DEPT STAMPING



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PROJECT
2123
**BEAUMONT
ADUS**

PROJECT ADDRESS

ISSUE DATE 2022-10-04	
REVISIONS	
NO.	DATE.
1	2022-10-21
2	2023-04-28

SCALE
As indicated

TYPICAL
DETAILS

DD50

OPENSCOPE
ARCHITECTURE | URBANISM | DESIGN

1. POWER TO ADU MAY EITHER BE PROVIDED BY A NEW SCE SERVICE OR BY PROVIDING POWER FROM THE PROPERTY'S MAIN HOUSE PANEL IF CAPACITY EXISTS ON THAT PANEL FOR THE NEW ADU.
2. IN ORDER TO PROVIDE POWER TO THE ADU FROM AN EXISTING PANEL, ELECTRICAL LOAD CALCULATIONS MUST BE PROVIDED BY A PROFESSIONAL ENGINEER. FOR POWER PROVIDED FROM AN EXISTING PANEL, PROVIDE INSTALLATIONS PER SINGLE LINE A2 ON THIS SHEET.
3. COORDINATION IS REQUIRED WITH SCE IF A NEW SCE SERVICE IS PROVIDED FOR THE ADU. FOR POWER PROVIDED WITH A NEW SCE SERVICE, PROVIDE INSTALLATIONS PER SINGLE LINE A1 ON THIS SHEET.

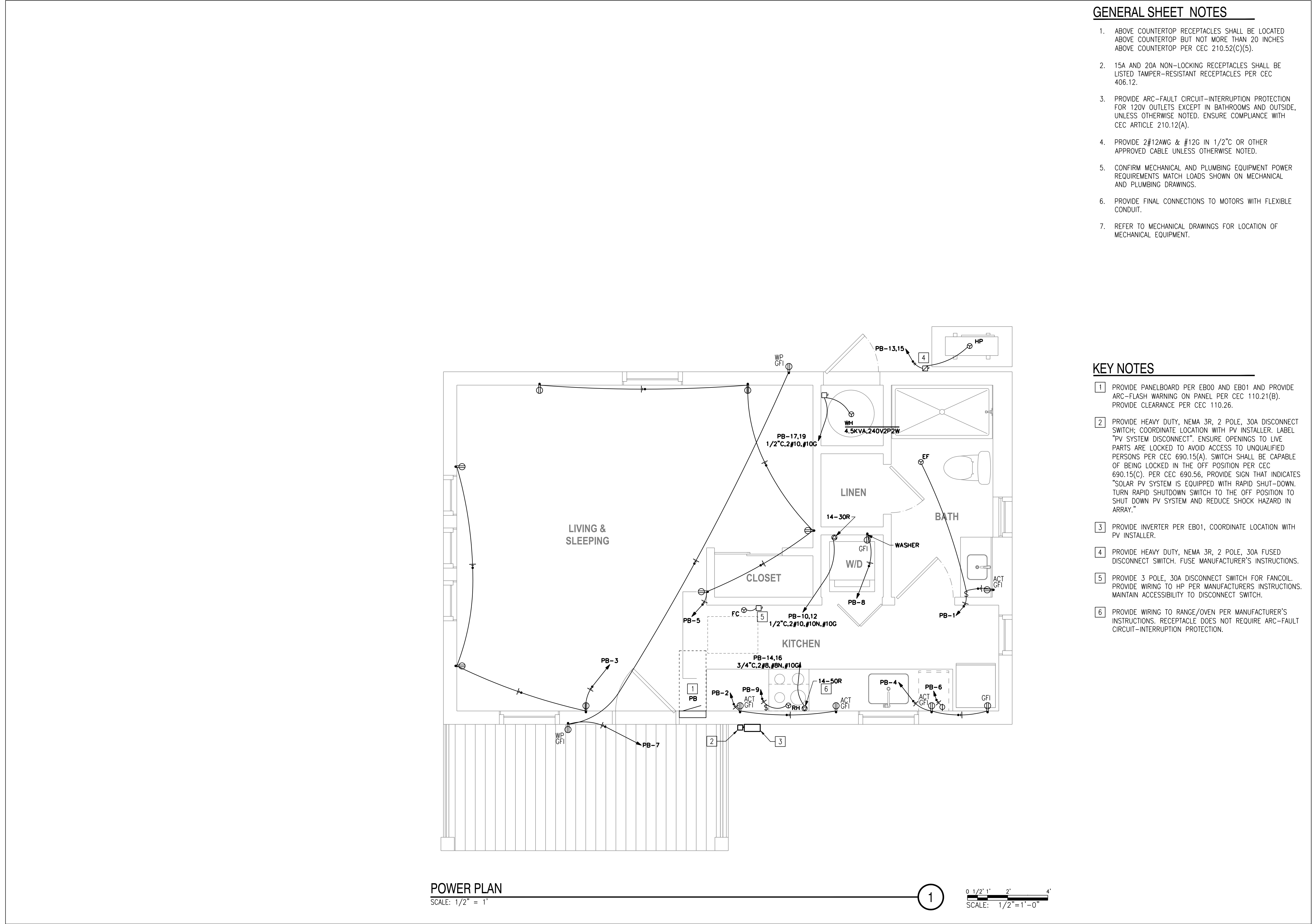
- 1 EQUIPMENT MUST BE SERVICE ENTRANCE RATED. LABEL AS "SERVICE DISCONNECTING MEANS."
- 2 PROVIDE PANEL AS SHOWN. NOT ALL CIRCUIT BREAKERS ARE SHOWN ON SINGLE-LINE FOR SIMPLICITY. REFER TO PANEL SCHEDULE ON EB00 FOR CIRCUIT BREAKERS. REFER TO EB10 FOR PANEL LOCATION.
- 3 PROVIDE #6 AWG CU OR LARGER MAIN BONDING TO COMPLY WITH CEC 250.28.
- 4 CONFIRM CONNECTION TO ALL PRESENT GROUNDING ELECTRODES DESCRIBED IN CEC 250.52. CONNECTION TO GROUND ROD MAY BE #6 AWG CU PER CEC 250.66(A).
- 5 PROVIDE CONDUIT AND CONDUCTORS AS INDICATED.
- 6 PROVIDE INVERTER WITH RAPID SHUTDOWN PER CEC 690.12. ENSURE DC DISCONNECTS ARE CONTAINED AS SHOWN.; OTHERWISE PROVIDE DC DISCONNECTS FOR ARRAY CIRCUITS.
- 7 CONNECT ARRAYS ON A SEPARATE MPPT IF REQUIRED BY OUTPUT. CONSULT WITH INVERTER MANUFACTURER TO DETERMINE MAX OUTPUT PER ARRAY.
- 8 PROVIDE NEMA 3R JUNCTION BOX ON ROOF.
- 9 PROVIDE PV ARRAY(S) WHICH IS CAPABLE OF PRODUCING A MINIMUM OF 1.7 KW_{pv}. PROVIDE PV SYSTEM WITH RAPID SHUTDOWN COMPLIANT WITH CEC 690.12.
- 10 PROVIDE 240V, 2 POLE, 30A AC DISCONNECT SWITCH FOR INVERTER.
- 11 PROVIDE METER ENCLOSURE PER SCE ELECTRICAL SERVICE REQUIREMENTS (ESR), IN PARTICULARLY ESR 3. COORDINATE NEW SERVICES AND METER INSTALLATIONS WITH SCE.
- 12 COORDINATE UNDERGROUND ROUTING WITH SCE. PROVIDE A MINIMUM OF 30" OF COVER. REFER TO SCE ESR-3. AS ALTERNATE CONNECTION IF PERMITTED BY SCE, A 2" RMC SERVICE RISER WITH 3-#1AWG TO A WEATHERHEAD MAY BE INSTALLED IN COMPLIANCE WITH CEC 230 PART 2, CEC 230 PART 4, AND SCE ESR-2.
- 13 COORDINATE UNDERGROUND POINT OF CONNECTION WITH SCE. ALTERNATIVE, IF OVERHEAD SERVICE DROP IS DESIRED, COORDINATE OVERHEAD SERVICE DROP CONNECTION WITH SCE. COMPLY WITH SCE ESR-2.
- 14 PER SCE ESR 13, THE MAXIMUM UTILITY SHORT CIRCUIT CONTRIBUTION WILL BE NO GREATER THAN 10,000A FOR SELF-CONTAINED METERS RATED 100A-400A FOR SINGLE-FAMILY RESIDENCES AND DUPLEXES. FOR OTHER SERVICES CONSULT SCE FOR MAXIMUM FAULT VALUES AND ENSURE EQUIPMENT IS ADEQUATELY RATED.
- 15 CONFIRM PANEL IS 120/240V SINGLE PHASE, 3 WIRE PRIOR TO COMMENCING WORK. PROVIDE CALCULATIONS BY PROFESSIONAL ENGINEER TO ENSURE THAT MAIN PANEL CAN SUPPORT THE ADDITIONAL LOAD PRIOR TO INSTALLATION. ONCE CALCULATIONS SUPPORT ADDITIONAL LOAD FOR ADU. PROVIDE 125A, 2P CIRCUIT BREAKER IN PANEL.
- 16 ENSURE GROUNDING CONDUCTOR (NEUTRAL) IS NOT BONDED TO GROUND (EQUIPMENT GROUNDED CONDUCTOR OR GROUNDED ELECTRODE CONDUCTOR) AT ADU.
- 17 ENSURE GROUNDING CONDUCTOR (NEUTRAL) IS BONDED TO GROUND AT MAIN PANEL.
- 18 PROVIDE SCHEDULE 80 PVC FOR UNDERGROUND CONDUIT. PROVIDE A MINIMUM OF 30" OF COVER.
- 19 PROVIDE PERMANENT PLAQUE OR DIRECTORY INDICATING SOURCES OF ENERGY AND STATING "CAUTION: MULTIPLE SOURCES OF POWER" PER CEC 705.10.



SCALE: NTS



SCALE: NTS



GENERAL SHEET NOTES

1. ABOVE COUNTERTOP RECEPTACLES SHALL BE LOCATED ABOVE COUNTERTOP BUT NOT MORE THAN 20 INCHES ABOVE COUNTERTOP PER CEC 210.52(C)(5).
2. 15A AND 20A NON-LOCKING RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.
3. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTION PROTECTION FOR 120V OUTLETS EXCEPT IN BATHROOMS AND OUTSIDE, UNLESS OTHERWISE NOTED. ENSURE COMPLIANCE WITH CEC ARTICLE 210.12(A).
4. PROVIDE 2#12AWG & #12G IN 1/2" C OR OTHER APPROVED CABLE UNLESS OTHERWISE NOTED.
5. CONFIRM MECHANICAL AND PLUMBING EQUIPMENT POWER REQUIREMENTS MATCH LOADS SHOWN ON MECHANICAL AND PLUMBING DRAWINGS.
6. PROVIDE FINAL CONNECTIONS TO MOTORS WITH FLEXIBLE CONDUIT.
7. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL EQUIPMENT.

KEY NOTES

1. PROVIDE PANELBOARD PER EB00 AND EB01 AND PROVIDE ARC-FLASH WARNING ON PANEL PER CEC 110.21(B). PROVIDE CLEARANCE PER CEC 110.26.
2. PROVIDE HEAVY DUTY, NEMA 3R, 2 POLE, 30A DISCONNECT SWITCH; COORDINATE LOCATION WITH PV INSTALLER. LABEL "PV SYSTEM DISCONNECT". ENSURE OPENINGS TO LIVE PARTS ARE LOCKED TO AVOID ACCESS TO UNQUALIFIED PERSONS PER CEC 690.15(A). SWITCH SHALL BE CAPABLE OF BEING LOCKED IN THE OFF POSITION PER CEC 690.15(C). PER CEC 690.56, PROVIDE SIGN THAT INDICATES "SOLAR PV SYSTEM IS EQUIPPED WITH RAPID SHUT-DOWN. TURN RAPID SHUTDOWN SWITCH TO THE OFF POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY."
3. PROVIDE INVERTER PER EB01, COORDINATE LOCATION WITH PV INSTALLER.
4. PROVIDE HEAVY DUTY, NEMA 3R, 2 POLE, 30A FUSED DISCONNECT SWITCH. FUSE MANUFACTURER'S INSTRUCTIONS.
5. PROVIDE 3 POLE, 30A DISCONNECT SWITCH FOR FANCOIL. PROVIDE WIRING TO HP PER MANUFACTURERS INSTRUCTIONS. MAINTAIN ACCESSIBILITY TO DISCONNECT SWITCH.
6. PROVIDE WIRING TO RANGE/OVEN PER MANUFACTURER'S INSTRUCTIONS. RECEPTACLE DOES NOT REQUIRE ARC-FAULT CIRCUIT-INTERRUPTION PROTECTION.

LUMINAIRE SCHEDULE				
CALLOUT	SYMBOL	DESCRIPTION	INPUT WATTS	QUANTITY
LC1	○	INTERIOR LED ROUND FIXTURE	13	5
LC2	○	INTERIOR LED ROUND FIXTURE, WET OR DAMP RATED	13	1
LU1	⊢○	UNDERCABINET, SWITCHABLE LED	7	3
LW1	⊢○	EXTERIOR WALL MOUNTED LED FIXTURE WITH PHOTOCELL, DAMP OR WET RATED	12	1
LW2	⊢▭	WALL MOUNTED VANITY LED FIXTURE	17	1



LIGHTING PLAN
SCALE: 1/2" = 1'

1

0 1/2' 1' 2' 4'
SCALE: 1/2"=1'-0"


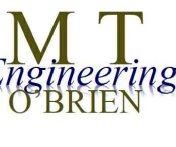
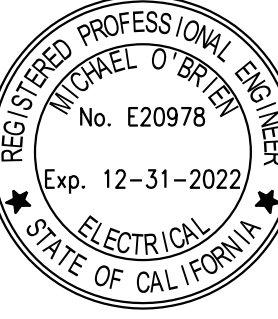
GENERAL SHEET NOTES

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTION PROTECTION FOR 120V OUTLETS EXCEPT IN BATHROOMS AND OUTSIDE, UNLESS OTHERWISE NOTED. ENSURE COMPLIANCE WITH CEC ARTICLE 210.12(A).
2. PROVIDE 2#12AWG & #12G IN 1/2" C OR OTHER APPROVED CABLE UNLESS OTHERWISE NOTED.
3. REFER TO LIGHTING FIXTURE SCHEDULE ON THIS SHEET FOR FIXTURE SELECTION. IF FIXTURE DIFFERS WITH ARCHITECTURAL DRAWINGS, COORDINATE FIXTURE WITH ARCHITECT. ENSURE OUTDOOR FIXTURES ARE DAMP OR WET RATED.
4. ENSURE LIGHT FIXTURES COMPLY WITH 150.0(K), INCLUDING COMPLIANCE WITH TABLE 150.0-A
5. HIGH EFFICIENCY LIGHT FIXTURES SHALL BE PIN BASED.

KEY NOTES

- 1
- PROVIDE PHOTOCELL AND OCCUPANCY SENSOR TO AUTOMATICALLY TURN OFF EXTERIOR LIGHTING WHEN DAYLIGHT IS PRESENT AND TO AUTOMATICALLY TURN OFF LIGHTING DURING VACANCY.

SPECIFICATIONS		SPECIFICATIONS (CONTINUED)		SPECIFICATIONS (CONTINUED)		SPECIFICATIONS (CONTINUED)	
SECTION 260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES							
PART 1 - GENERAL							
1.1 SUMMARY							
A. Section Includes:							
1. Copper building wire.							
2. Metal-clad cable, Type MC.							
3. Photovoltaic cable, Type PV.							
4. Connectors and splices.							
PART 2 - PRODUCTS							
2.1 COPPER BUILDING WIRE							
A. Description: Flexible, insulated and uninsulated, drawn copper current-carrying conductor with an overall insulation layer or jacket, or both, rated 600 V or less.							
B. Standards:							
1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.							
2. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."							
C. Conductors: Copper, complying with ASTM B3 for bare annealed copper and with ASTM B8 for stranded conductors.							
D. Conductor Insulation:							
1. Type NM: Comply with UL 83 and UL 719.							
2. Type USE-2: Comply with UL 854.							
3. Type THHN and Type THWN-2: Comply with UL 83.							
4. Type XHHW-2: Comply with UL 44.							
2.2 METAL-CLAD CABLE, TYPE MC							
A. Description: A factory assembly of one or more current-carrying insulated conductors in an overall metallic sheath.							
B. Standards:							
1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.							
2. Comply with UL 1569.							
3. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."							
C. Circuits:							
1. Single circuit.							
2. Power-Limited Fire-Alarm Circuits: Comply with UL 1424.							
D. Conductors: Copper, complying with ASTM B3 for bare annealed copper and with ASTM B8 for stranded conductors.							
E. Ground Conductor: Insulated.							
F. Conductor Insulation:							
1. Type TFN/THHN/THWN-2: Comply with UL 83.							
2. Type XHHW-2: Comply with UL 44.							
G. Armor: Steel or Aluminum, interlocked.							
H. Jacket: PVC applied over armor.							
2.3 PHOTOVOLTAIC CABLE, TYPE PV							
A. Description: Flexible, insulated and uninsulated, drawn copper current-carrying conductor with an overall insulation layer or jacket, or both, rated 600 V.							
B. Standards:							
1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.							
2. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."							
C. Conductors: Copper, complying with ASTM B3 for bare annealed copper and with ASTM B8 for stranded conductors.							
D. Conductor Insulation: Comply with UL 44 and UL 4703.							
2.4 CONNECTORS AND SPLICES							
A. Description: Factory-fabricated connectors, splices, and lugs of size, ampacity rating, material, type, and class for application and service indicated; listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.							
B. Jacketed Cable Connectors: For steel and aluminum jacketed cables, zinc die-cast with set screws, designed to connect conductors specified in this Section.							
C. Lugs: One piece, seamless, designed to terminate conductors specified in this Section.							
1. Material: Copper.							
2. Type: One or Two hole with barrels.							
3. Termination: Compression or Crimp.							
PART 3 - EXECUTION							
3.1 CONDUCTOR MATERIAL APPLICATIONS							
A. Feeders:							
1. Conductors must be solid for No. 10 AWG and smaller; stranded for No. 8 AWG and larger.							
B. Branch Circuits:							
1. Copper. Solid for No. 10 AWG and smaller; stranded for No. 8 AWG and larger.							
C. PV Circuits: Copper. Solid for No. 10 AWG and smaller; stranded for No. 8 AWG and larger.							
3.2 CONDUCTOR INSULATION AND MULTICONDUCTOR CABLE APPLICATIONS AND WIRING METHODS							
A. Service Entrance: Type THHN/THWN-2, single conductors in raceway or Type XHHW-2, single conductors in raceway or Type USE, single conductor in raceway.							

SPECIFICATIONS		SPECIFICATIONS (CONTINUED)		SPECIFICATIONS (CONTINUED)		SPECIFICATIONS (CONTINUED)			
<div>E. Do not install aluminum conduits, boxes, or fittings in contact with concrete or earth.</div> <div>F. Do not install nonmetallic conduit where ambient temperature exceeds 120 deg F (49 deg C).</div> <div>3.2 INSTALLATION</div> <div>A. Comply with NECA 1 and NECA 101 for installation requirements except where requirements on Drawings or in this article are stricter. Comply with NECA 102 for aluminum conduits. Comply with NFPA 70 limitations for types of raceways allowed in specific occupancies and number of floors.</div> <div>B. Do not fasten conduits onto the bottom side of a metal deck roof.</div> <div>C. Keep raceways at least 6 inches (150 mm) away from parallel runs of flues and steam or hot-water pipes. Install horizontal raceway runs above water and steam piping.</div> <div>D. Complete raceway installation before starting conductor installation.</div> <div>E. Arrange stub-ups so curved portions of bends are not visible above finished slab.</div> <div>F. Install no more than the equivalent of three 90-degree bends in any conduit run except for control wiring conduits, for which fewer bends are allowed. Support within 12 inches (300 mm) of changes in direction.</div> <div>G. Make bends in raceway using large-radius preformed els. Field bending shall be according to NFPA 70 minimum radii requirements. Use only equipment specifically designed for material and size involved.</div> <div>H. Conceal conduit within finished walls, ceilings, and floors unless otherwise indicated. Install conduits parallel or perpendicular to building lines.</div> <div>I. Support conduit within 12 inches (300 mm) of enclosures to which attached.</div> <div>J. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of raceway and fittings before making up joints. Follow compound manufacturer's written instructions.</div> <div>K. Raceway Terminations at Locations Subject to Moisture or Vibration: Use insulating bushings to protect conductors including conductors smaller than No. 4 AWG.</div> <div>L. Terminate threaded conduits into threaded hubs or with locknuts on inside and outside of boxes or cabinets. Install bushings on conduits up to 1-1/4-inch (35mm) trade size and insulated throat metal bushings on 1-1/2-inch (41-mm) trade size and larger conduits terminated with locknuts. Install insulated throat metal grounding bushings on service conduits.</div> <div>M. Install raceways square to the enclosure and terminate at enclosures with locknuts. Install locknuts hand tight plus 1/4 turn more.</div> <div>N. Do not rely on locknuts to penetrate nonconductive coatings on enclosures. Remove coatings in the locknut area prior to assembling conduit to enclosure to assure a continuous ground path.</div> <div>O. Cut conduit perpendicular to the length. For conduits 2-inch (53-mm) trade size and larger, use roll cutter or a guide to make cut straight and perpendicular to the length.</div> <div>P. Install pull wires in empty raceways. Use polypropylene or monofilament plastic line with not less than 200-lb (90-kg) tensile strength. Leave at least 12 inches (300 mm) of slack at each end of pull wire. Cap underground raceways designated as spare above grade alongside raceways in use.</div> <div>Q. Install raceway sealing fittings at accessible locations according to NFPA 70 and fill them with listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install raceway sealing fittings according to NFPA 70.</div> <div>R. Install devices to seal raceway interiors at accessible locations. Locate seals so no fittings or boxes are between the seal and the following changes of environments. Seal the interior of all raceways at the following points:<div><div>1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.</div><div>2. Where an underground service raceway enters a building or structure.</div><div>3. Conduit extending from interior to exterior of building.</div><div>4. Where otherwise required by NFPA 70.</div></div></div> <div>S. Expansion-Joint Fittings:<div><div>1. Install type and quantity of fittings that accommodate temperature change listed for each of the following locations:<div><div>a. Outdoor Locations Not Exposed to Direct Sunlight: 125 deg F (70 deg C) temperature change.</div><div>b. Indoor Spaces Connected with Outdoors without Physical Separation: 125 deg F (70 deg C) temperature change.</div><div>c. Attics: 135 deg F (75 deg C) temperature change.</div></div></div><div>2. Install expansion fittings at all locations where conduits cross building or structure expansion joints.</div><div>3. Install each expansion-joint fitting with position, mounting, and piston setting selected according to manufacturer's written instructions for conditions at specific location at time of installation. Install conduit supports to allow for expansion movement.</div></div></div> <div>T. Flexible Conduit Connections: Comply with NEMA RV 3. Use a maximum of 36 inches (915 mm) of flexible conduit for equipment subject to vibration, noise transmission, or movement; and for transformers and motors.<div><div>1. Use LFMC in damp or wet locations subject to severe physical damage.</div><div>2. Use LFMC or LFNC in damp or wet locations not subject to severe physical damage.</div></div></div> <div>U. Mount boxes at heights indicated on Drawings. If mounting heights of boxes are not individually indicated, give priority to ADA requirements. Install boxes with height measured to center of box unless otherwise indicated.</div> <div>V. Horizontally separate boxes mounted on opposite sides of walls so they are not in the same vertical channel.</div> <div>W. Fasten junction and pull boxes to or support from building structure. Do not support boxes by conduits.</div> <div>3.3 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR ELECTRICAL PENETRATIONS</div> <div>A. Install sleeves and sleeve seals at penetrations of exterior floor and wall assemblies.</div> <div>3.4 FIRESTOPPING</div> <div>A. Install firestopping at penetrations of fire-rated floor and wall assemblies.</div> <div>3.5 PROTECTION</div> <div>A. Protect coatings, finishes, and cabinets from damage and deterioration.<div><div>1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.</div></div></div> <div>END OF SECTION 260533</div> <div>SECTION 260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS</div> <div>PART 1 - GENERAL</div> <div>1.1 RELATED DOCUMENTS</div> <div>1.2 SUMMARY</div> <div>A. Section Includes:</div>		<div>1. Labels.</div> <div>2. Signs.</div> <div>PART 2 - PRODUCTS</div> <div>2.1 PERFORMANCE REQUIREMENTS</div> <div>A. Comply with NFPA 70.</div> <div>B. Comply with 29 CFR 1910.144 and 29 CFR 1910.145.</div> <div>C. Comply with ANSI Z535.4 for safety signs and labels.</div> <div>D. Comply with NFPA 70E.</div> <div>E. Adhesive-attached labeling materials, including label stocks, laminating adhesives, and inks used by label printers, shall comply with UL 969.</div> <div>F. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes.<div><div>1. Temperature Change: 120 deg F (67 deg C, ambient; 180 deg F (100 deg C), material surfaces.</div></div></div> <div>2.2 COLOR AND LEGEND REQUIREMENTS</div> <div>A. Color-Coding for Phase-Identification, 600 V or Less: Use colors listed below for ungrounded service, feeder, and branch-circuit conductors.<div><div>1. Color shall be factory applied or field applied for sizes larger than No. 8 AWG if authorities having jurisdiction permit.</div><div>2. Colors for 240-V Circuits:<div><div>a. Phase A: Black.</div><div>b. Phase B: Red.</div></div></div><div>3. Color for Neutral: White.</div><div>4. Color for Equipment Grounds: Green.</div></div></div> <div>B. Equipment Identification Labels:<div><div>1. Black letters on a white field.</div></div></div> <div>2.3 SIGNS</div> <div>A. Baked-Enamel Signs:<div><div>1. Preprinted aluminum signs, [high-intensity reflective],punched or drilled for fasteners, with colors, legend, and size required for application.</div><div>2. 1/4-inch (6.4-mm) grommets in corners for mounting.</div><div>3. Nominal Size: 7 by 10 inches (180 by 250 mm).</div></div></div> <div>B. Laminated Acrylic or Melamine Plastic Signs:<div><div>1. Engraved legend.</div><div>2. Thickness:<div><div>a. For signs up to 20 sq. in. (129 sq. cm), minimum 1/16 inch (1.6 mm) thick.</div><div>b. For signs larger than 20 sq. in. (129 sq. cm), 1/8 inch (3.2 mm) thick.</div><div>c. Framed with mitered acrylic molding and arranged for attachment at applicable equipment.</div></div></div></div></div>	<div>PART 1 - GENERAL</div> <div>1.1 DEFINITIONS</div> <div>A. GFCI: Ground-fault circuit interrupter.</div> <div>B. MCCB: Molded-case circuit breaker.</div> <div>1.2 INFORMATIONAL SUBMITTALS</div> <div>A. Panelboard Schedules: For installation in panelboards.</div> <div>1.3 CLOSEOUT SUBMITTALS</div> <div>A. Operation and Maintenance Data: For panelboards and components to include in emergency, operation, and maintenance manuals. Include the following:<div><div>1. Manufacturer's written instructions for testing and adjusting overcurrent protective devices.</div><div>2. Time-current curves, including selectable ranges for each type of overcurrent protective device that allows adjustments.</div></div></div> <div>1.4 MAINTENANCE MATERIAL SUBMITTALS</div> <div>A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.<div><div>1. Keys: Two spares for each type of panelboard cabinet lock.</div></div></div> <div>1.5 QUALITY ASSURANCE</div> <div>A. Manufacturer Qualifications: ISO 9001 or ISO 9002 certified.</div> <div>1.6 FIELD CONDITIONS</div> <div>A. Environmental Limitations:<div><div>1. Do not deliver or install panelboards until spaces are enclosed and weathertight, wet work in spaces is complete and dry, work above panelboards is complete, and temporary HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during the remainder of the construction period.</div><div>2. Rate equipment for continuous operation under the following conditions unless otherwise indicated:<div><div>a. Ambient Temperature: Not exceeding 23 deg F (minus 5 deg C) to plus 104 deg F (plus 40 deg C).</div><div>b. Altitude: Not exceeding 6600 feet (2000 m).</div></div></div></div><div>B. Service Conditions: NEMA PB 1, usual service conditions, as follows:<div><div>1. Ambient temperatures within limits specified.</div><div>2. Altitude not exceeding 6600 feet (2000 m).</div></div></div></div> <div>PART 2 - PRODUCTS</div> <div>2.1 PANELBOARDS AND LOAD CENTERS COMMON REQUIREMENTS</div> <div>A. Fabricate and test panelboards according to IEEE 344 to withstand seismic forces.</div> <div>B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.</div> <div>C. Comply with NEMA PB 1.</div> <div>D. Comply with NFPA 70.</div> <div>E. Enclosures: dead-front cabinets.<div><div>1. Rated for environmental conditions at installed location.<div><div>a. Indoor Dry and Clean Locations: NEMA 250, Type 1.</div><div>b. Outdoor Locations: NEMA 250, Type 3R.</div></div></div><div>2. Height: 84 inches (2.13 m) maximum.</div><div>3. Front: Secured to box with concealed trim clamps. For surface-mounted fronts, match box dimensions; for flush-mounted fronts, overlap box. Trims shall cover all live parts and shall have no exposed hardware.</div><div>4. Finishes:<div><div>a. Panels and Trim: Steel, factory finished immediately after cleaning and pretreating with manufacturer's standard two-coat, baked-on finish consisting of prime coat and thermosetting topcoat.</div><div>b. Back Boxes: Same finish as panels and trim.</div></div></div></div></div> <div>F. Incoming Mains:<div><div>1. Main Breaker: Main lug interiors up to 400 amperes shall be field convertible to main breaker.</div></div></div> <div>G. Phase, Neutral, and Ground Buses:<div><div>1. Material: Tin-plated aluminum or Hard-drawn copper, 98 percent conductivity.<div><div>a. Plating shall run entire length of bus.</div><div>b. Bus shall be fully rated the entire length.</div></div></div><div>2. Interiors shall be factory assembled into a unit. Replacing switching and protective devices shall not disturb adjacent units or require removing the main bus connectors.</div><div>3. Equipment Ground Bus: Adequate for feeder and branch-circuit equipment grounding conductors; bonded to box.</div><div>4. Full-Sized Neutral: Equipped with full-capacity bonding strap for service entrance applications. Mount electrically isolated from enclosure. Do not mount neutral bus in Include instructions in "Conductor Connectors" Paragraph below if special sizing or oversizing of lugs is required, if allowing optional use of aluminum for circuits sized for copper conductors, or when upsizing conductors for voltage drop.</div></div></div> <div>H. Conductor Connectors: Suitable for use with conductor material and sizes.<div><div>1. Material: Tin-plated aluminum or Hard-drawn copper, 98 percent conductivity.</div><div>2. Terminations shall allow use of 75 deg C rated conductors without derating.</div><div>3. Size: Lugs suitable for indicated conductor sizes, with additional gutter space, if required, for larger conductors.</div><div>4. Main and Neutral Lugs: Mechanical type, with a lug on the neutral bar for each pole in the panelboard.</div><div>5. Ground Lugs and Bus-Configured Terminators: Mechanical type, with a lug on the bar for each pole in the panelboard.</div></div></div> <div>I. NRTL Label: Panelboards or load centers shall be labeled by an NRTL acceptable to authority having jurisdiction for use as service equipment with one or more main service disconnecting and overcurrent protective devices. Panelboards or load centers shall have meter enclosures, wiring, connections, and other provisions for utility metering. Coordinate with utility company for exact requirements.</div> <div>J. Panelboard Short-Circuit Current Rating: Rated for series-connected system with integral or remote upstream overcurrent</div>	<div>protective devices and labeled by an NRTL. Include label or manual with size and type of allowable upstream and branch devices listed and labeled by an NRTL for series-connected short-circuit rating.</div> <div>1. Panelboards rated 240 V or less shall have short-circuit ratings as shown on Drawings, but not less than 10,000 A rms symmetrical.</div> <div>2. Panelboards rated above 240 V and less than 600 V shall have short-circuit ratings as shown on Drawings, but not less than 14,000 A rms symmetrical.</div> <div>2.2 PERFORMANCE REQUIREMENTS</div> <div>A. Seismic Performance: Panelboards shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.<div><div>1. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified."</div></div></div> <div>2.3 LOAD CENTERS</div> <div>A. Load Centers: Comply with UL 67.</div> <div>B. Mains: Circuit breaker.</div> <div>C. Branch Overcurrent Protective Devices: Plug-in circuit breakers, replaceable without disturbing adjacent units.</div> <div>D. Doors: Concealed hinges secured with flush latch with tumbler lock; keyed alike.</div> <div>E. Conductor Connectors: Mechanical type for main, neutral, and ground lugs and buses.</div> <div>2.4 DISCONNECTING AND OVERCURRENT PROTECTIVE DEVICES</div> <div>A. MCCB: Comply with UL 489, with series-connected rating or interrupting capacity to meet available fault currents.<div><div>1. Thermal-Magnetic Circuit Breakers:<div><div>a. Inverse time-current element for low-level overloads.</div><div>b. Instantaneous magnetic trip element for short circuits.</div><div>c. Adjustable magnetic trip setting for circuit-breaker frame sizes 250 A and larger.</div></div></div><div>2. Adjustable Instantaneous-Trip Circuit Breakers: Magnetic trip element with front-mounted, field-adjustable trip setting.</div><div>3. GFCI Circuit Breakers: Single- and double-pole configurations with Class A ground-fault protection (6-mA trip).</div><div>4. Arc-Fault Circuit Interrupter Circuit Breakers: Comply with UL 1699; 120/240-V, single-pole configuration.</div><div>5. MCCB Features and Accessories:<div><div>a. Standard frame sizes, trip ratings, and number of poles.</div><div>b. UL listed for reverse connection without restrictive line or load ratings.</div><div>c. Lugs: Compression or Mechanical style, suitable for number, size, trip ratings, and conductor materials.</div></div></div></div></div> <div>2.5 IDENTIFICATION</div> <div>A. Panelboard Label: Manufacturer's name and trademark, voltage, amperage, number of phases, and number of poles shall be located on the interior of the panelboard door.</div> <div>B. Breaker Labels: Faceplate shall list current rating, UL and IEC certification standards, and AIC rating.</div> <div>C. Circuit Directory: Directory card inside panelboard door, mounted in transparent card holder.<div><div>1. Circuit directory shall identify specific purpose with detail sufficient to distinguish it from all other circuits.</div></div></div>	<div>PART 3 - EXECUTION</div> <div>3.1 EXAMINATION</div> <div>A. Verify actual conditions with field measurements prior to ordering panelboards to verify that equipment fits in allocated space in, and comply with, minimum required clearances specified in NFPA 70.</div> <div>B. Receive, inspect, handle, and store panelboards according to NECA 407.</div> <div>C. Examine panelboards before installation. Reject panelboards that are damaged, rusted, or have been subjected to water saturation.</div> <div>D. Examine elements and surfaces to receive panelboards for compliance with installation tolerances and other conditions affecting performance of the Work.</div> <div>E. Proceed with installation only after unsatisfactory conditions have been corrected.</div> <div>3.2 INSTALLATION</div> <div>A. Coordinate layout and installation of panelboards and components with other construction that penetrates walls or is supported by them, including electrical and other types of equipment, raceways, piping, encumbrances to workspace clearance requirements, and adjacent surfaces. Maintain required workspace clearances and required clearances for equipment access doors and panels.</div> <div>B. Comply with NECA 1.</div> <div>C. Install panelboards and accessories according to NECA 407.</div> <div>D. Equipment Mounting:<div><div>1. Attach panelboard to the vertical finished or structural surface behind the panelboard.</div></div></div> <div>E. Mount top of trim 90 inches (2286 mm) above finished floor unless otherwise indicated.</div> <div>F. Mount panelboard cabinet plumb and rigid without distortion of box.</div> <div>G. Mount recessed panelboards with fronts uniformly flush with wall finish and mating with back box.</div> <div>H. Mount surface-mounted panelboards to steel slotted supports 5/8 inch (16 mm) in depth. Orient steel slotted supports vertically.</div> <div>I. Install overcurrent protective devices and controllers not already factory installed.<div><div>1. Set field-adjustable, circuit-breaker trip ranges.</div><div>2. Tighten bolted connections and circuit breaker connections using calibrated torque wrench or torque screwdriver per manufacturer's written instructions.</div></div></div> <div>J. Make grounding connections and bond neutral for services and separately derived systems to ground. Make connections to grounding electrodes, separate grounds for isolated ground bars, and connections to separate ground bars.</div> <div>K. Install filler plates in unused spaces.</div> <div>3.3 IDENTIFICATION</div> <div>A. Identify field-installed conductors, interconnecting wiring, and components; install warning signs complying with requirements in Section 260553 "Identification for Electrical Systems."</div> <div>B. Create a directory to indicate installed circuit loads; incorporate Owner's final room designations. Obtain approval before installing. Handwritten directories are not acceptable. Install directory inside panelboard door.</div> <div>C. Panelboard Nameplates: Label each panelboard with a nameplate complying with requirements for identification specified in Section 260553 "Identification for Electrical Systems."</div> <div>D. Install warning signs complying with requirements in Section 260553 "Identification for Electrical Systems" identifying source of</div>				
						<div>OPENSCOPE</div> <div>ARCHITECTURE URBANISM DESIGN</div>			
						<div>BUILDINGS DEPT STAMPING</div> <div><div>BEAUMONT</div><div>CALIFORNIA</div></div>			
						<div>CONSULTANTS</div> <div><div>Michael O'Brien</div><div>Engineering</div></div> <div></div>			
						<div>PROJECT</div> <div>2123</div> <div>BEAUMONT</div> <div>ADUS</div>			
						<div>PROJECT ADDRESS</div>			
						<div>ISSUE DATE</div> <div>2022-10-21</div> <div>PERMIT -</div> <div>REV 1</div> <div>REVISIONS</div> <div><table><tr><td>NO.</td><td>DATE.</td></tr></table></div>		NO.	DATE.
NO.	DATE.								
						<div>SCALE</div> <div>SPECIFICATIONS</div> <div>EB31</div>			

PART 3 - EXECUTION

3.1 PREPARATION

A. Self-Adhesive Identification Products: Before applying electrical identification products, clean substrates of substances that could impair bond, using materials and methods recommended by manufacturer of identification product.

3.2 INSTALLATION

A. Verify and coordinate identification names, abbreviations, colors, and other features with requirements in other Sections requiring identification applications, Drawings, Shop Drawings, manufacturer's wiring diagrams, and operation and maintenance manual. Use consistent designations throughout Project.

B. Install identifying devices before installing acoustical ceilings and similar concealment.

C. Verify identity of each item before installing identification products.

D. Coordinate identification with Project Drawings, manufacturer's wiring diagrams, and operation and maintenance manual.

E. Apply identification devices to surfaces that require finish after completing finish work.

F. Install signs with approved legend to facilitate proper identification, operation, and maintenance of electrical systems and connected items.

G. Self-Adhesive Labels:

1. On each item, install unique designation label that is consistent with wiring diagrams, schedules, and operation and maintenance manual.

2. Unless otherwise indicated, provide a single line of text with 1/2-inch- (**13-mm->**) high letters on 1-1/2-inch- (**38-mm->**) high label; where two lines of text are required, use labels 2 inches (**50 mm**) high.

H. Baked-Enamel Signs:

1. Attach signs that are not self-adhesive type with mechanical fasteners appropriate to the location and substrate.

2. Unless otherwise indicated, provide a single line of text with 1/2-inch- (**13-mm->**) high letters on minimum 1-1/2-inch- (**38-mm->**) high sign; where two lines of text are required, use signs minimum 2 inches (**50 mm**) high.

3.3 IDENTIFICATION SCHEDULE

A. Identify conductors, cables, and terminals in enclosures and at junctions, terminals, pull points, and locations of high visibility. Identify by system and circuit designation.

B. Instructional Signs: Self-adhesive labels, including the color code for grounded and ungrounded conductors.

C. Warning Labels for Indoor Cabinets, Boxes, and Enclosures for Power and Lighting: **Self-adhesive labels or Baked-enamel warning signs**.

1. Apply to exterior of door, cover, or other access.

D. Arc Flash Warning Labeling: Self-adhesive labels.

END OF SECTION 260553

SECTION 262416 - PANELBOARDS

SPECIFICATIONS	SPECIFICATIONS (CONTINUED)	SPECIFICATIONS (CONTINUED)	SPECIFICATIONS (CONTINUED)
<div>remote circuit.</div> <div>3.4 FIELD QUALITY CONTROL</div> <div>A. Perform tests and inspections.</div> <div>B. Acceptance Testing Preparation:<div>1. Test insulation resistance for each panelboard bus, component, connecting supply, feeder, and control circuit.</div></div> <div>C. Panelboards will be considered defective if they do not pass tests and inspections.</div> <div>3.5 ADJUSTING</div> <div>A. Adjust moving parts and operable components to function smoothly, and lubricate as recommended by manufacturer.</div> <div>END OF SECTION 262416</div> <div>SECTION 262816 - ENCLOSED SWITCHES AND CIRCUIT BREAKERS</div> <div>PART 1 - GENERAL</div> <div>1.1 SUMMARY</div> <div>A. Section Includes:<div>1. Fusible switches.</div><div>2. Nonfusible switches.</div></div> <div>PART 2 - PRODUCTS</div> <div>2.1 PERFORMANCE REQUIREMENTS</div> <div>A. Seismic Performance: Enclosed switches and circuit breakers shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.</div> <div>2.2 GENERAL REQUIREMENTS</div> <div>A. Source Limitations: Obtain enclosed switches and circuit breakers, overcurrent protective devices, components, and accessories, within same product category, from single manufacturer.</div> <div>B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and application.</div> <div>C. Comply with NFPA 70.</div> <div>2.3 FUSIBLE SWITCHES</div> <div>A. Type HD, Heavy Duty:<div>1. Single throw.</div><div>2. Two or Three pole.</div><div>3. 240-V ac.</div><div>4. 200 A and smaller.</div><div>5. UL 98 and NEMA KS 1, horsepower rated, with clips or bolt pads to accommodate indicated fuses.</div><div>6. Lockable handle with capability to accept three padlocks, and interlocked with cover in closed position.</div></div> <div>B. Accessories:<div>1. Equipment Ground Kit: Internally mounted and labeled for copper and aluminum ground conductors.</div></div> <div>2.4 NONFUSIBLE SWITCHES</div> <div>A. Type GD, General Duty, Two or Three Pole, Single Throw, 240-V ac, 600 A and Smaller: UL 98 and NEMA KS 1, horsepower rated, lockable handle with capability to accept two padlocks, and interlocked with cover in closed position.</div> <div>B. Type HD, Heavy Duty, Two or Three Pole, Single Throw, 240-V ac, 1200 A and Smaller: UL 98 and NEMA KS 1, horsepower rated, lockable handle with capability to accept three padlocks, and interlocked with cover in closed position.</div> <div>C. Accessories:<div>1. Equipment Ground Kit: Internally mounted and labeled for copper and aluminum ground conductors.</div></div> <div>PART 3 - EXECUTION</div> <div>3.1 EXAMINATION</div> <div>A. Examine elements and surfaces to receive enclosed switches and circuit breakers for compliance with installation tolerances and other conditions affecting performance of the Work.</div> <div>B. Proceed with installation only after unsatisfactory conditions have been corrected.<div>1. Commencement of work shall indicate Installer's acceptance of the areas and conditions as satisfactory.</div></div> <div>3.2 ENCLOSURE ENVIRONMENTAL RATING APPLICATIONS</div> <div>A. Enclosed Switches: Provide enclosures at installed locations with the following environmental ratings.<div>1. Outdoor Locations: NEMA 250, Type 3R.</div><div>2. Other Wet or Damp, Indoor Locations: NEMA 250, Type 4 <Insert type>.</div></div> <div>3.3 INSTALLATION</div> <div>A. Coordinate layout and installation of switches, circuit breakers, and components with equipment served and adjacent surfaces. Maintain required workspace clearances and required clearances for equipment access doors and panels.</div> <div>B. Install fuses in fusible devices.</div> <div>C. Comply with NFPA 70 and NECA 1.</div> <div>3.4 IDENTIFICATION</div> <div>A. Comply with requirements in Section 260553 "Identification for Electrical Systems."<div>1. Identify field-installed conductors, interconnecting wiring, and components; provide warning signs.</div><div>2. Label each enclosure with engraved metal or laminated-plastic nameplate.</div></div> <div>END OF SECTION 262816</div>	<div>SECTION 263100 - PHOTOVOLTAIC COLLECTORS</div> <div>PART 1 - GENERAL</div> <div>1.1 SUMMARY</div> <div>A. Section Includes:<div>1. PV system description.</div><div>2. Manufactured PV units.</div><div>3. PV module framing.</div><div>4. PV array construction.</div><div>5. Inverters.</div><div>6. System overcurrent protection.</div><div>7. Mounting structures.</div></div> <div>1.2 DEFINITIONS</div> <div>A. CEC: California Energy Commission.</div> <div>B. IP Code: Required ingress protection to comply with IEC 60529.</div> <div>C. MPPT: Maximum power point tracking.</div> <div>D. PTC: PVUSA Test Condition. Commonly regarded as a "real-world" measure of PV output. See below for definition of "PVUSA."</div> <div>E. PV: Photovoltaic.</div> <div>F. PVUSA: Photovoltaics for Utility Systems Applications.</div> <div>G. STC: Standard Test Conditions defined in IEC 61215.</div> <div>1.3 ACTION SUBMITTALS</div> <div>A. Product Data: For each type of product.<div>1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for PV panels.</div><div>2. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.</div></div> <div>B. Shop Drawings: For PV modules.<div>1. Include plans, elevations, sections, and mounting details.</div><div>2. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.</div><div>3. Detail fabrication and assembly.</div><div>4. Include diagrams for power, signal, and control wiring.</div></div> <div>1.4 INFORMATIONAL SUBMITTALS</div> <div>A. Field quality-control reports.</div> <div>B. Sample Warranty: For manufacturer's special materials and workmanship warranty and minimum power output warranty.</div> <div>1.5 CLOSEOUT SUBMITTALS</div> <div>A. Operation and Maintenance Data: For PV modules to include in operation and maintenance manuals.</div> <div>1.6 WARRANTY</div> <div>A. Manufacturer's Special Warranty: Manufacturer agrees to repair or replace components of PV modules that fail in materials or workmanship within specified warranty period.<div>1. Manufacturer's materials and workmanship warranties include, but are not limited to, the following:<div>a. Faulty operation of PV modules.</div></div><div>2. Warranty Period: Five years from date of Substantial Completion.</div></div> <div>PART 2 - PRODUCTS</div> <div>2.1 PERFORMANCE REQUIREMENTS</div> <div>A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.</div> <div>B. Seismic Qualification Certificates: For modules, accessories, and components, from manufacturer.<div>1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.</div><div>2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.</div><div>3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.</div></div> <div>2.2 PV SYSTEMS DESCRIPTION</div> <div>A. Interactive PV System: Collectors connected in parallel to the electrical utility; and capable of providing power for Project and supplying power to a distributed network.<div>1. System Components:<div>a. PV modules.</div><div>b. Array frame.</div><div>c. Utility-interactive inverter.</div><div>d. Overcurrent protection, disconnect, and rapid shutdown devices.</div><div>e. Mounting structure.</div><div>f. Utility meter.</div></div></div> <div>2.3 MANUFACTURED PV UNITS</div> <div>A. Encapsulant: Ethyl vinyl acetate.</div> <div>B. Bypass Diode Protection: Internal.</div> <div>C. Junction Box:</div>	<div>1. Size: 1.56 by 3.96 by 0.52 inch (39.6 by 100.6 by 13.2 mm).</div> <div>2. Fully potted, vandal resistant.</div> <div>3. Flammability Test: UL 1703.</div> <div>D. Output Cabling:<div>1. Quick, multiconnect, polarized connectors.</div><div>2. Two-Conductor Harness: No traditional return wire is needed from the end of a row back to the source combiner.</div></div> <div>2.4 PV MODULE FRAMING</div> <div>A. PV laminates mounted in anodized extruded-aluminum frames.<div>1. Entire assembly UL listed for electrical and fire safety, Class A or Class C depending on install, according to UL 1703, and complying with IEC 61215.</div><div>2. Frame strength exceeding requirements of certifying agencies in subparagraph above.</div></div> <div>2.5 PV ARRAY CONSTRUCTION</div> <div>A. Framing:<div>1. Material: Extruded aluminum or Galvanized steel or Coated steel].</div><div>2. Maximum System Weight: Less than 4 lb/sq. ft. (19.53 kg/sq. m).</div></div> <div>B. Flat-Roof Mounting:<div>1. No roof penetrations.</div><div>2. Self-ballasting.</div><div>3. Wind-tunnel tested to 110-mph (160-km/h) wind.</div><div>4. Service Life: 25 years.</div><div>5. Freestanding system.</div></div> <div>2.6 INVERTER</div> <div>A. Control Type: Maximum power point tracker control.</div> <div>B. Inverter Electrical Characteristics:</div> <div>C. Operating Conditions:<div>1. Operating Ambient Temperatures: Minus 4 to plus 122 deg F (20 to plus 50 deg C).</div><div>2. Storage Temperature: Minus 40 to plus 122 deg F (minus 40 to plus 50 deg C).</div><div>3. Relative Humidity: Zero to 95 percent, noncondensing.</div></div> <div>D. Enclosure:<div>1. NEMA 250, Type 3R.</div><div>2. Protective Functions:<div>a. AC over/undervoltage.</div><div>b. AC over/underfrequency.</div><div>c. Ground overcurrent.</div><div>d. Overtemperature.</div><div>e. AC and dc overcurrent.</div><div>f. DC overvoltage.</div></div></div> <div>E. Regulatory Approvals:<div>1. IEEE 1547.1.</div><div>2. IEEE 1547.3.</div><div>3. UL 1741.</div></div> <div>2.7 MOUNTING STRUCTURES</div> <div>A. Roof Mount: Extruded aluminum, two or four rails, tilt legs, and roof standoffs.</div> <div>PART 3 - EXECUTION</div> <div>3.1 EXAMINATION</div> <div>A. Examine substrate areas and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.</div> <div>B. Do not begin installation until mounting surfaces have been properly prepared.</div> <div>C. If preparation of mounting surfaces is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.</div> <div>D. Examine modules and array frame before installation. Reject modules and arrays that are wet, moisture damaged, or mold damaged.</div> <div>E. Examine roofs, supports, and supporting structures for suitable conditions where PV system will be installed.</div> <div>F. Proceed with installation only after unsatisfactory conditions have been corrected.</div> <div>3.2 INSTALLATION</div> <div>A. Comply with NECA 1.</div> <div>B. Coordinate layout and installation of PV panels with roof assembly and other construction.</div> <div>C. Support PV panel assemblies independent of supports for other elements such as roof and support assemblies, enclosures, vents, pipes, and conduits. Support assembly to prevent twisting from eccentric loading.</div> <div>D. Install PV inverters, rapid shutdown, and system control in locations indicated on Drawings.</div> <div>E. Install weathersal fittings and flanges where PV panel assemblies penetrate exterior elements such as walls or roofs. Seal around openings to make weathertight.</div> <div>F. Wiring Method: Install cables in raceways.</div> <div>G. Wiring within Enclosures: Bundle, lace, and train conductors to terminal points with no excess and without exceeding manufacturer's limitations on bending radii. Install lacing bars and distribution spools.</div> <div>3.3 CONNECTIONS</div> <div>A. Coordinate PV panel cabling to equipment enclosures to ensure proper connections.</div> <div>B. Coordinate installation of utility-interactive meter with utility.</div>	<div>C. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A-486B.</div> <div>D. Make splices, terminations, and taps that are compatible with conductor material.</div> <div>END OF SECTION 263100</div>