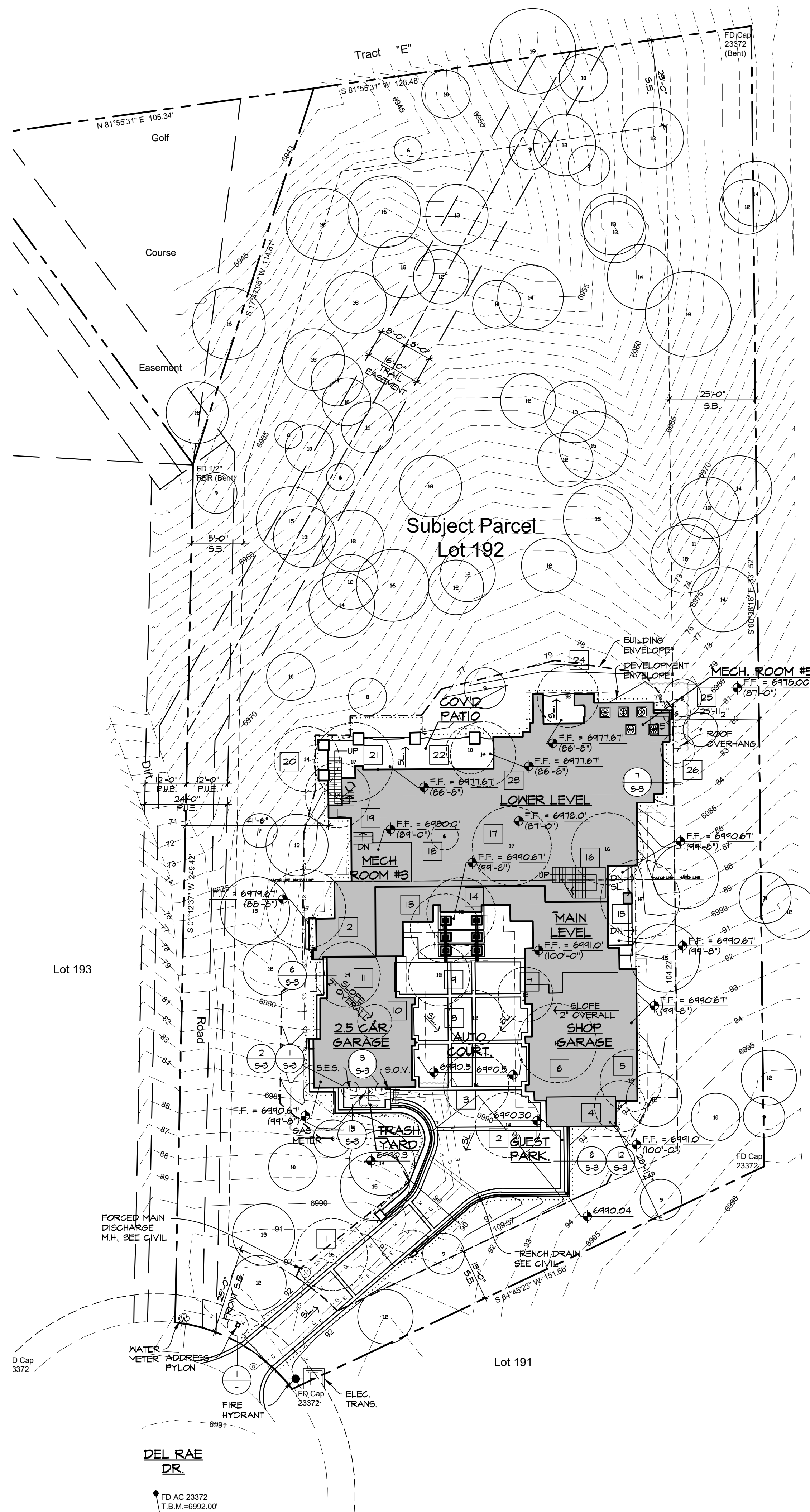


| DISTURBED AREA | |
|-------------------------|---------------------------------------|
| SITE AREA | 91,931 SQ. FT. |
| PROPOSED DISTURBED AREA | 19,000 SQ. FT. (DEVELOPMENT ENVELOPE) |

| TREES TO BE REMOVED | | | |
|-----------------------------------|-----|--------------------|----------------|
| NO. | DBH | DRIP LINE DIAMETER | DRIP LINE AREA |
| 1 | 12" | 16' | 201 s.f. |
| 2 | 10" | 14' | 154 s.f. |
| 3 | 10" | 14' | 154 s.f. |
| 4 | 8" | 11' | 95 s.f. |
| 5 | 4" | 13' | 132 s.f. |
| 6 | 12" | 17' | 226 s.f. |
| 7 | 4" | 12' | 118 s.f. |
| 8 | 4" | 12' | 118 s.f. |
| 9 | 4" | 13' | 132 s.f. |
| 10 | 3" | 7' | 38 s.f. |
| 11 | 10" | 14' | 154 s.f. |
| 12 | 13" | 17' | 226 s.f. |
| 13 | 12" | 15' | 171 s.f. |
| 14 | 12" | 15' | 171 s.f. |
| 15 | 13" | 17' | 226 s.f. |
| 16 | 12" | 16' | 201 s.f. |
| 17 | 13" | 17' | 226 s.f. |
| 18 | 3" | 6' | 28 s.f. |
| 19 | 10" | 14' | 154 s.f. |
| 20 | 13" | 14' | 154 s.f. |
| 21 | 10" | 17' | 226 s.f. |
| 22 | 6" | 10' | 78 s.f. |
| 23 | 10" | 14' | 154 s.f. |
| 24 | 4" | 13' | 132 s.f. |
| 25 | 3" | 6' | 28 s.f. |
| 26 | 3" | 7' | 38 s.f. |
| PROPOSED TREE CANOPY DISTURBANCE: | | | 4162 S.F. |

| IMPERVIOUS SURFACES AREA | |
|--|-------------|
| AREA | S.F. |
| ROOF AREA: | 10,091 S.F. |
| DRIVEWAY AND PARKING AREA: | 3,990 S.F. |
| SIDEWALKS AND DECK/PATIO/PRIVATE LANDSCAPE AREA: | 418 S.F. |
| BUILDING AREA (NOT COVERED BY ROOF): | 24 S.F. |
| TOTAL AREA: | 15,524 S.F. |

- NOTES:**
- ALL MASONRY SCREEN WALLS NOT RETAINING EARTH SHALL HAVE #4 BARS AT 48" O.C. IN SOLID GROUTED CELLS.
 - EXPOSED EXTERIOR CONCRETE SLABS TO HAVE INTEGRAL COLORING. SEE SPEC.
 - MISCELLANEOUS SITE STRUCTURES, GAS STORAGE TANKS, SWIMMING POOLS, SPAS, FENCES AND SITE WALLS (INCLUDING RETAINING WALLS) REQUIRE SEPARATE PERMITS.
 - PROVIDE 3" DIA. PVC DRAINAGE SLEEVES UNDER ALL WALKS, DRIVES, PATIOS ETC. THAT ISOLATE THE DRAINAGE OF LANDSCAPED AREA TO ANOTHER.
 - PROVIDE 4" X 4" OPENINGS IN SOLID PERIMETER FENCING FOR DRAINAGE. IF EXTERIOR GRADE IS MORE THAN 12" BELOW INTERIOR GRADE, PROVIDE A CATCH BASIN WITH MIN. 4" PVC PIPE DOWN AND OUT AT LOWER GRADE. IF EXTERIOR GRADE IS HIGHER THAN INTERIOR GRADE, PROVIDE CATCH BASIN AND MIN. 4" DIA. PVC PIPE TO DAYLIGHT.
 - PIPE ALL CONDENSATE DRAINS TO LANDSCAPED AREAS OR DRAIN TAILPIECE, PROVIDE RIVER ROCK SPLASH AT ALL GUTTER DOWNSPOUT OUTLETS WHERE POTENTIAL SOIL EROSION MAY OCCUR.
 - DO NOT TOP OUT SITE WALLS UNTIL AFTER SLABS ARE IN PLACE AND OWNERS APPROVAL IS OBTAINED.
 - VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS, INCLUDING BUT NOT LIMITED TO NATIVE PLANTS, UTILITY TAPS, INVERT ELEVATIONS, PAVEMENT CURBS, ROCK CUT CROPPINGS, AND WASHES.
 - ALL INDICATED UTILITY AND STUB-UP LOCATIONS ARE FOR REFERENCE ONLY. EXACT LOCATIONS SHALL BE VERIFIED IN THE FIELD, PRIOR TO CONSTRUCTION.



- FIRE DEPARTMENT REQUIREMENTS:**
- FIRE SPRINKLERS SHALL BE MOD-13D
 - MAXIMUM 10% GRADE AT DRIVEWAY
 - MAXIMUM 110' TO FACE OF GARAGE FROM STREET
 - NUMERICAL PREMISE I.D. MUST BE LEGIBLE FROM STREET OR DRIVE

NOTE:
NO DRAINAGE OR RUNOFF SHALL BE DIVERTED TO ADJACENT PROPERTIES.

- PINE CANYON REQUIREMENTS**
- VERIFY LOCATION OF UTILITY TRENCHES TO PRESERVE TREES
 - NO DRAINAGE RUNOFF WILL BE DIVERTED TO ADJACENT PROPERTY
 - PROVIDE BACKFLOW PREVENTING DEVICE ON SEWER SYSTEM

NOTE:
ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF FLAGSTAFF AND PINE CANYON STANDARDS, AND SHALL BE DOWNWARD-FACING, SHIELDED BELOW THE HORIZON. NO LAMPS, (BULBS), SHALL BE VISIBLE FROM ANY OTHER PROPERTY. SEE HARDSCAPE PLAN

LEGEND

| | |
|---------------|-----------------------------|
| --- 6400 --- | EXISTING CONTOUR LINE |
| — 6400 — | NEW CONTOUR LINE |
| ○ 12 | EXISTING TREE TO REMAIN |
| ○ 12 | EXISTING TREE TO BE REMOVED |
| — E — E — | NEW UTILITY SERVICE - POWER |
| — W — W — W — | NEW UTILITY SERVICE - WATER |
| — S — S — S — | NEW UTILITY SERVICE - SEWER |
| — G — G — G — | NEW UTILITY SERVICE - GAS |
| — SL —> | DRAINAGE DIRECTION |
| --- | PROPERTY LINE |
| --- | EASEMENT |
| --- | BUILDING SETBACK LINE |
| --- | BUILDING ENVELOPE |
| --- | DEVELOPMENT ENVELOPE |
| --- | ROOF OVERHANGS |

BUILDING AREA

| | LIVABLE | COVERED PATIO/DECK | GARAGE/STORAGE | TOTAL |
|-------------|------------|--------------------|----------------|-------------|
| MAIN FLOOR | 4,355 S.F. | 1,413 S.F. | 2,418 S.F. | 8,186 S.F. |
| LOWER FLOOR | 2,322 S.F. | 634 S.F. | 1,634 S.F. | 4,600 S.F. |
| TOTAL | 6,677 S.F. | 2,052 S.F. | 4,052 S.F. | 12,786 S.F. |

DISTURBED AREA

| | |
|----------------------|-------------|
| BUILDING ENVELOPE | 19,000 S.F. |
| DEVELOPMENT ENVELOPE | SEE CIVIL |
| LIMITS OF GRADING | SEE CIVIL |

- NOTE:**
- PINE CANYON DEVELOPMENT ENVELOPE
 - CITY OF FLAGSTAFF, AZ BUILDING ENVELOPE

PROJECT DATA:

OWNER: MR. & MRS. TIPPETT
10782 E. RIM ROCK DR.
SCOTTSDALE, AZ 85258

ARCHITECT: JESSICA HUTCHISON-ROUGH
URBAN DESIGN ASSOCIATES
8150 N. 86TH PLACE
SCOTTSDALE, AZ 85258

PROJECT ADDRESS: 2571 E. DEL RAE DRIVE
FLAGSTAFF, AZ 86001

LEGAL DESCRIPTION: LOT 142
PINE CANYON

NET LOT AREA:182 ACRES/51,931 S.F.

PARKING PROVIDED (OFF STREET) (COVERED): 2/4

ASSESSOR'S PARCEL NO.: 10519.098A

GRADING: SEE GRADING PLAN.

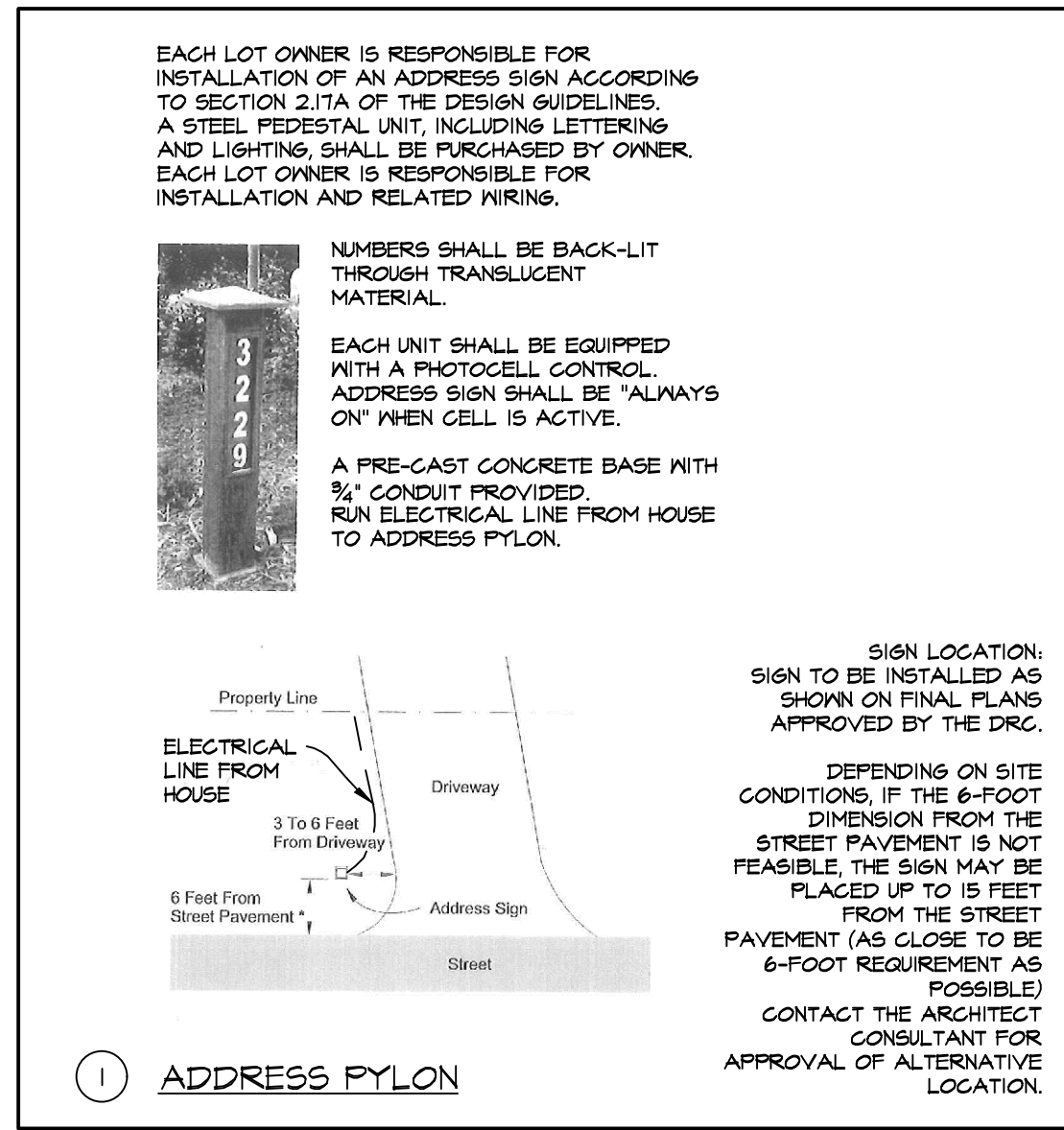
BENCH MARK: SEE GRADING PLAN.

CLEAN UP: SITE TO BE CLEANED OF ALL DEBRIS AS OUTLINED IN SPECIFICATIONS.

- FIRE PROTECTION: STORE VOLATILE WASTE IN COVERED METAL CONTAINERS, AND REMOVE FROM PREMISES DAILY.
- POLLUTION CONTROL: CONDUCT CLEANUP AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI-POLLUTION LAWS. BURNING OR BURYING OF RUBBISH AND WASTE MATERIAL ON THE PROJECT SITE IS NOT PERMITTED.
- CLEAN UP FREQUENTLY (AT LEAST WEEKLY) ALL REFUSE, RUBBISH, SCRAP MATERIALS, AND DEBRIS CAUSED BY OPERATIONS, TO THE END THAT AT ALL TIMES THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE. SPRINKLE DUSTY DEBRIS WITH WATER.
- PROVIDE FOR THE DISPOSAL OF ALL WASTE PRODUCTS, TRASH, DEBRIS, ETC., AND MAKE NECESSARY ARRANGEMENT FOR LEGAL DISPOSAL OF SAME OFF THE SITE.
- ALL EXISTING IMPROVEMENTS, INSIDE OR OUTSIDE THE PROPERTY WHICH ARE DISTURBED, DAMAGED OR DESTROYED BY THE WORK UNDER THE CONTRACT SHALL BE RESTORED TO THE CONDITION IN WHICH THEY ORIGINALLY WERE, OR TO THE SATISFACTION OF THE ARCHITECT.

Contact Arizona 811 at least two full working days before you begin excavation

Call 811 or click Arizona811.com



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DWG BY: DATE: 6/1/2021
LGI/ALS

REVISIONS:
CITY COMMENTS:

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URBAN DESIGN architecture
ASSOCIATES LTD. AIA 480-905-1212
8150 N. 86TH. PLACE SCOTTSDALE, ARIZONA 85258

Udco

ARCHITECTURAL SITE PLAN

OF 3
SHEET S-1

JOB NO. 020.091A

ARIZONA 811

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Lot 193



Forest
National
Coconino

SYMBOLS

| | |
|--------------------|--|
| TREE TO REMAIN | |
| TREE TO BE REMOVED | |

TREES TO BE REMOVED

| NO. | DBH | DRIP LINE DIAMETER | DRIP LINE AREA |
|-----------------------------------|-----|--------------------|----------------|
| 1 | 12" | 16' | 201 s.f. |
| 2 | 10" | 14' | 154 s.f. |
| 3 | 10" | 14' | 154 s.f. |
| 4 | 8" | 11' | 95 s.f. |
| 5 | 9" | 13' | 132 s.f. |
| 6 | 12" | 17' | 226 s.f. |
| 7 | 9" | 12' | 113 s.f. |
| 8 | 9" | 12' | 113 s.f. |
| 9 | 9" | 13' | 132 s.f. |
| 10 | 3" | 7' | 38 s.f. |
| 11 | 10" | 14' | 154 s.f. |
| 12 | 13" | 17' | 226 s.f. |
| 13 | 12" | 15' | 177 s.f. |
| 14 | 12" | 15' | 177 s.f. |
| 15 | 13" | 17' | 226 s.f. |
| 16 | 12" | 16' | 201 s.f. |
| 17 | 13" | 17' | 226 s.f. |
| 18 | 3" | 6' | 28 s.f. |
| 19 | 10" | 14' | 154 s.f. |
| 20 | 13" | 17' | 226 s.f. |
| 21 | 10" | 14' | 154 s.f. |
| 22 | 6" | 10' | 78 s.f. |
| 23 | 10" | 14' | 154 s.f. |
| 24 | 9" | 13' | 132 s.f. |
| 25 | 3" | 6' | 28 s.f. |
| 26 | 3" | 7' | 38 s.f. |
| PROPOSED TREE CANOPY DISTURBANCE: | | | 4182 S.F. |

DISTURBED AREA

| | |
|----------------|----------------|
| SITE AREA | 57,331 SQ. FT. |
| DISTURBED AREA | 13,000 SQ. FT. |
| PROPOSED | 23% |
| ALLOWABLE | 35% |

FD Cap 23372

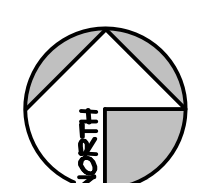
FD Cap 23372

Lot 191

FD Cap 23372

NATURAL RESOURCES PLAN

DATE: 3/11/21 SCALE: 1" = 10'-0"



DATE: 3/11/21
DR. REVIEWER: SATT/ZE

A CUSTOM RESIDENCE
AT
LOT # 192
PINE CANYON

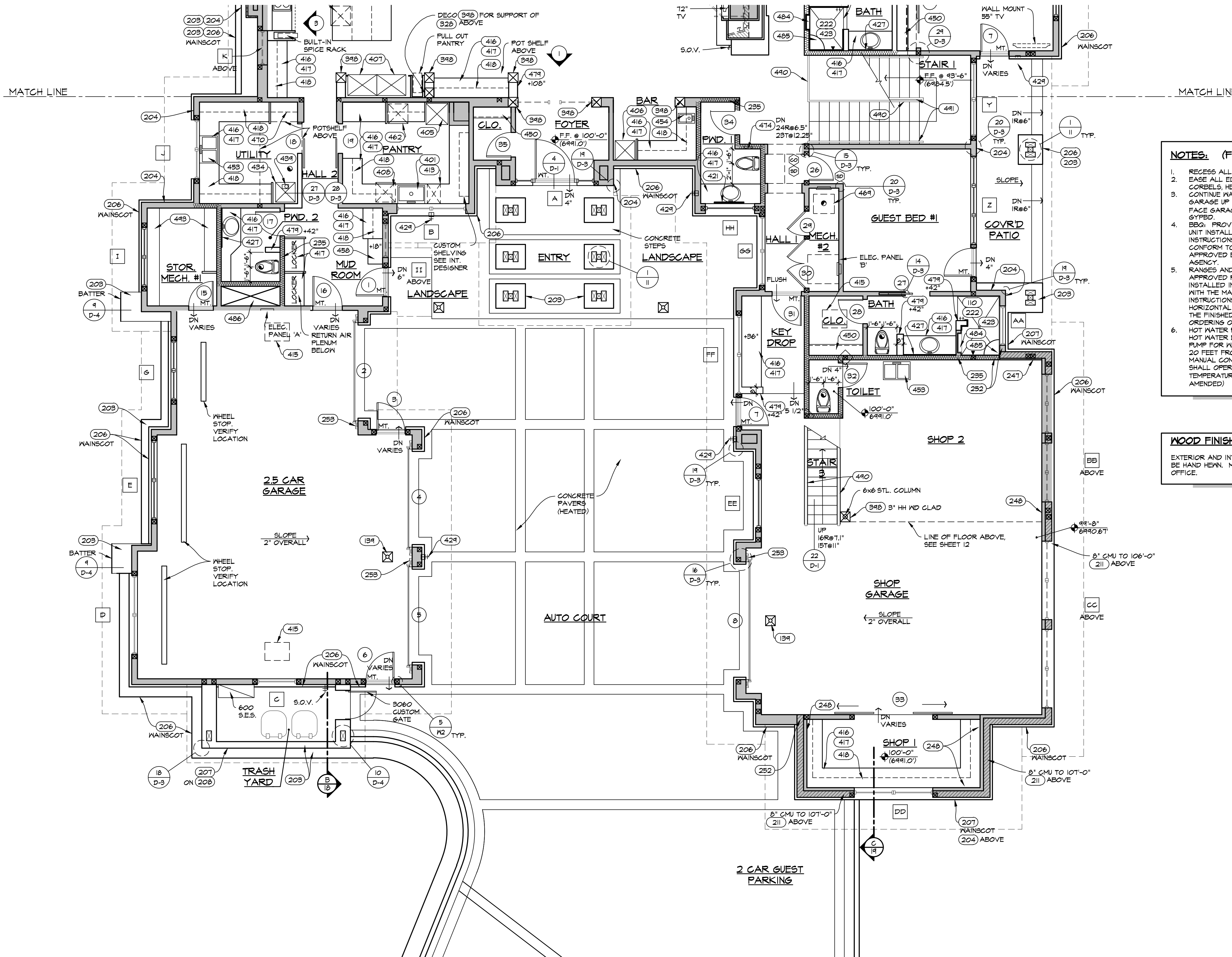
PREPARED FOR
MR. & MRS. TIPPETT

URBAN DESIGN architecture
ASSOCIATES LTD. AIA 480-905-1212
8150 N. 86TH. PLACE SCOTTSDALE, ARIZONA 85258

Urban Design Associates

JESSICA HUTCHISON-ROUGH, AIA

| | BUILDING AREA | | | |
|-------------|---------------|--------------------|----------------|-------------|
| | LIVABLE | COVERED PATIO/DECK | GARAGE/STORAGE | TOTAL |
| MAIN FLOOR | 4,955 S.F. | 1,415 S.F. | 2,418 S.F. | 8,788 S.F. |
| LOWER FLOOR | 2,922 S.F. | 634 S.F. | 1,634 S.F. | 5,190 S.F. |
| TOTAL | 6,677 S.F. | 2,049 S.F. | 4,052 S.F. | 12,786 S.F. |



NOTES: (FLOOR PLAN)

- RECESS ALL A/C SUPPLY AND RETURN GRILLES.
- RASE ALL EDGES OF EXPOSED WOOD BEAMS, CORBELS, HEADERS, POSTS, ETC.
- CONTINUE WALL FRAMING BETWEEN RESIDENCE & GARAGE UP THRU ATTIC TO ROOF SHEATHING. FACE GARAGE SIDE W/ 3/4" PLYWOOD OR 3/4" GYPSUM.
- PROVIDE A LISTED AND APPROVED BBQ UNIT INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND LISTING. BBQ UNIT SHALL CONFORM TO ANSI Z21.58-1993 AND SHALL BE APPROVED BY NATIONALLY RECOGNIZED TESTING AGENCY.
- RANGES AND COOKTOPS: PROVIDE A LISTED AND APPROVED RANGE AND/OR COOKTOP UNIT INSTALLED IN ACCORDANCE WITH THE LISTING AND WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.
- HOT WATER RECIRCULATION PUMPS: PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM FURTHEST FIXTURE SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT-OFF (M2003.5 AMENDED)

WOOD FINISH NOTE:

EXTERIOR AND INTERIOR EXPOSED SAWN WOOD SHALL BE HAND HEWN. MATCH SAMPLE AT ARCHITECT'S OFFICE.

MAIN LEVEL ARCHITECTURAL FLOOR PLAN - SOUTH

INDICATE INTERIOR ELEVATION, SEE SHEET I-1 & I-2.
 REFER TO SHEET M-1 & M-2 FOR DOOR & WINDOW SCHEDULES

SCALE: 3/16" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

DATE: 6/1/2021
 DWG BY: LG/VALS
 REVISIONS:
 CITY COMMENTS:

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A CUSTOM RESIDENCE PREPARED FOR MR. & MRS. TIPPETT AT LOT 192, PINE CANYON

URBAN DESIGN architecture
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 8150 N. 86TH. PLACE SCOTTSDALE, ARIZONA 85258

MAIN LEVEL ARCHITECTURAL FLOOR PLAN - SOUTH

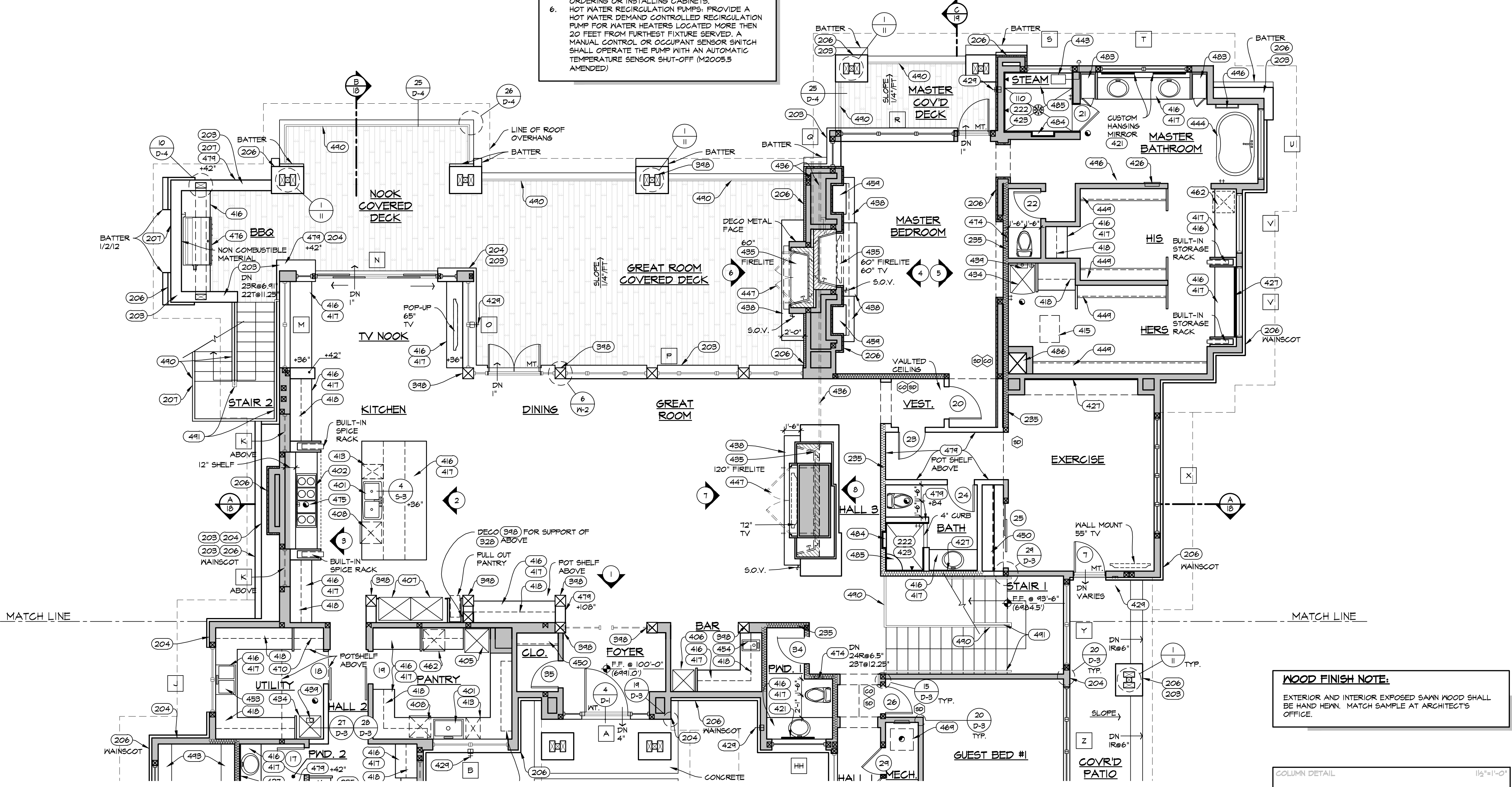
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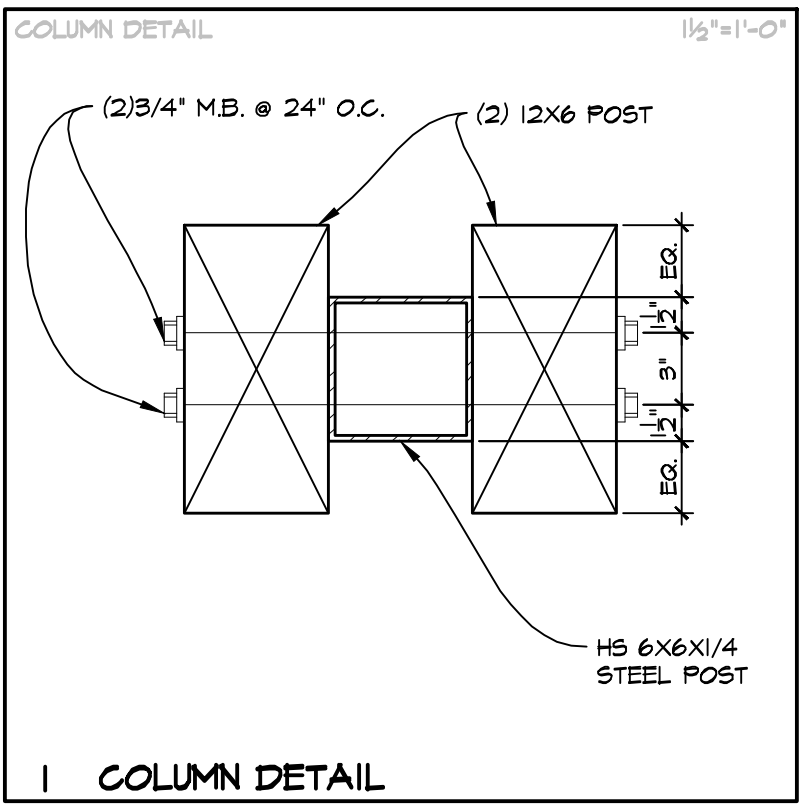
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- NOTES: (FLOOR PLAN)**
1. RECESS ALL A/C SUPPLY AND RETURN GRILLES. EASE ALL EDGES OF EXPOSED WOOD BEAMS, CORBELS, HEADERS, POSTS, ETC.
 2. CONTINUE WALL FRAMING BETWEEN RESIDENCE & GARAGE UP THRU ATTIC TO ROOF SHEATHING. FACE GARAGE SIDE W/ 3/8" PLYWOOD OR 3/8" GYPSUM.
 3. BBQ: PROVIDE A LISTED AND APPROVED BBQ UNIT INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND LISTINGS. BBQ UNIT SHALL CONFORM TO ANSI Z118.0-1918 AND SHALL BE APPROVED BY NATIONALLY RECOGNIZED TESTING AGENCY.
 4. RANGES AND COOKTOPS: PROVIDE A LISTED AND APPROVED RANGE AND/OR COOKTOP UNIT INSTALLED IN ACCORDANCE WITH THE LISTING AND WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.
 5. HOT WATER RECIRCULATION PUMPS: PROVIDE A HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP FOR WATER HEATERS LOCATED MORE THAN 20 FEET FROM FURTHEST FIXTURE SERVED. A MANUAL CONTROL OR OCCUPANT SENSOR SWITCH SHALL OPERATE THE PUMP WITH AN AUTOMATIC TEMPERATURE SENSOR SHUT-OFF (M2005.5 AMENDED).
 - 6.

| BUILDING AREA | | | |
|---------------|------------|--------------------|------------|
| | LIVABLE | COVERED PATIO/DECK | TOTAL |
| MAIN FLOOR | 4,855 S.F. | 1,418 S.F. | 6,273 S.F. |
| LOWER FLOOR | 2,322 S.F. | 634 S.F. | 2,956 S.F. |
| TOTAL | 6,677 S.F. | 2,052 S.F. | 8,729 S.F. |



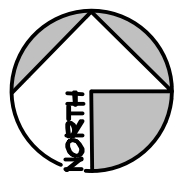
WOOD FINISH NOTE:
EXTERIOR AND INTERIOR EXPOSED SAWN WOOD SHALL BE HAND HEWN. MATCH SAMPLE AT ARCHITECTS OFFICE.



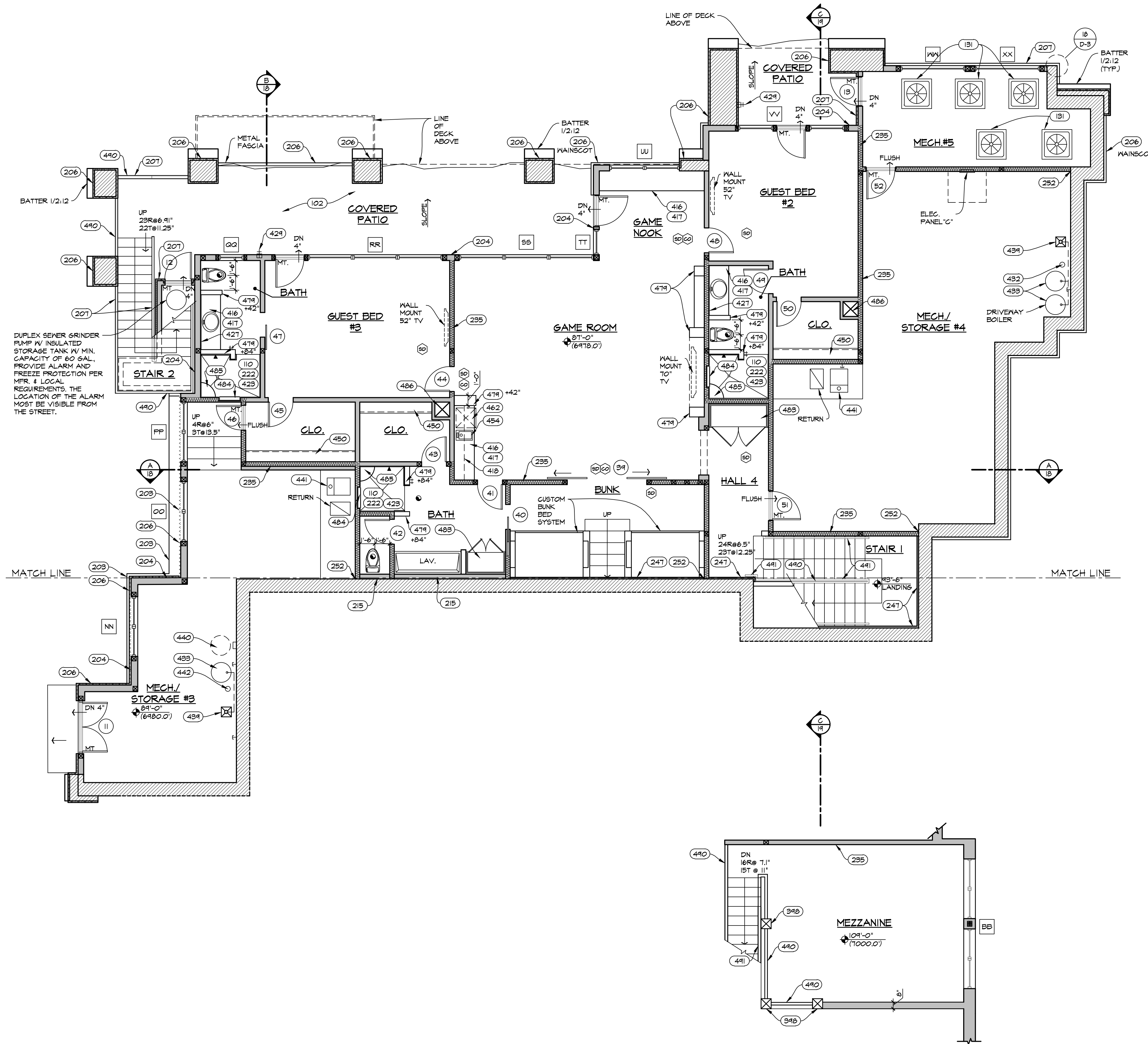
MAIN LEVEL ARCHITECTURAL FLOOR PLAN - NORTH

INDICATE INTERIOR ELEVATION. SEE SHEET I-1 & I-2.
REFER TO SHEET W-1 & W-2 FOR DOOR & WINDOW SCHEDULES

SCALE: 3/16" = 1'-0"



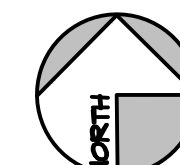
- 100. FOUNDATION**
101. 4" CONC. SLAB W/ 6x6-IN AM-14 PULF.
 102. 4" CONC. SLAB W/ FINISH & SCORING AS SHOWN ON PLANS.
 103. DEPRESSURED GRANITE.
 104. DEPRESSURED GRANITE. (MORTAR SUB-BASE AND VINYL LINER BY TILE CONTR. RAMP FLOOR TO OMIT STEP @ SHOWER ENTRANCE.)
 105. FOUNDATION SILL KEEP SCHEDULE. SEE DETAIL I-1.
 106. 1/2" EXPANSION JT.
 107. WATERPROOFING. SEE SP-1.
 108. CONTROL JOINT.
 109. CONCRETE FOOTING.
 110. 12" x 8" TYP. FOR SHEAR WALL.
 111. 30" MIN. BELOW UNDISTURBED SOIL OR ENGR. CERT. COMPACTED SOIL.
 112. FINISH GRADE.
 113. EXISTING GRADE.
 114. FLOOR FINISH.
 115. A/C UNIT W/ RETURN AIR. SEE HVAC PLAN.
 116. A/C CONDENSING UNIT ON 4" HIGH CONCRETE PAD.
 117. 4" AREA DRAIN.
 118. 2" STONE CAP.
 119. WOOD SIDING. SEE SP-1.
 120. METAL PANEL RAIN SCREEN-SEE SP-1.
 121. C.M.U. SEE SP-1.
 122. 2x4 WOOD STUDS @ 16" O.C.
 123. 2x6 WOOD STUDS @ 16" O.C.
 124. 2x8 WOOD STUDS @ 16" O.C.
 125. 2x12 WOOD STUDS @ 16" O.C.
 126. 2x TREATED WOOD SILL @ EXT. WALL W/ 1/2" x 1/2" AB. @ MAX 6" O.C. AND 12" MAX. FROM END. 1" MIN. EMBEDMENT. W/ 2x2 CUT PL. WASHERS.
 127. 2x TREATED WOOD SILL @ INT.
 128. WALL ANCHORS IN POWDER DRIVEN FASTENERS. SEE SP-1.
 129. 2x6 STUDS @ 16" O.C. W/ 2x12 BLK'S @ COUNTERS & PLUMB'S FIXTURES.
 130. 1/2" POST. SEE FRM. PLAN.
 131. 2x WOOD OR GYPSUM BOARD FIRESTOP BLOCKING.
 132. PLASTER FINISH. SEE SPEC.
 133. GYPSUM BOARD. SEE SP-1.
 134. 1/2" GYPSUM BOARD. SEE SPEC.
 135. CROWN MOULDING. SEE FINISH SCHEDULE.
 136. 1/2" GYPSUM BOARD. SEE SP-1.
 137. 5/8" GYP. BD. AT WALLS AND CEILING OF ACCESSIBLE UNDER STAIR SPACE.
 138. 5/8" GYP. BD. @ GARAGE G.S. AND WALLS BETWEEN GARAGE & RESIDENCE.
 139. PLYWOOD SHEATHING @ SHEAR PANEL.
 140. METAL LOUVER.
 141. INSULATION. SEE SP-1.
 142. 1" CLOSED CELL SPRAY FOAM. SEE SPEC.
 143. BITUMENE FLASHING.
 144. SOUND WALL. SEE DETAIL 24D-5.
 145. 1x2 FURRING.
 146. 2x2 FURRING.
 147. 2x2 FURRING.
 148. 2x4 FURRING.
 149. FURRED CEILING.
 150. ANCHOR STUD WALL TO MASONRY W/ 1/2" DIA. AB. @ 24" O.C. & 3/8" R.S. W/ 1/2" DIA. AB. @ 24" O.C. AT DOOR HEAD AND JAMB.
 151. 2x4 FURRING.
 152. ASPHALT SHINGLES. SEE SP-1.
 153. METAL ROOFING. SEE SP-1.
 154. PLYWOOD SHEATHING. SEE SP-1.
 155. PLYWOOD SUBFLOOR. SEE SP-1.
 156. 1/2" LIGHTWEIGHT CONC. SEE SP-1.
 157. WOOD ROOF FLAT BOTTOM TRUSSES (24" O.C.)
 158. PARALLEL CHORD SCISSOR TRUSSES (24" O.C.)
 159. GIBBER TRUSS.
 160. 6x6 END TRUSS.
 161. 1-JOIST ROOF RAFTERS @ 24" O.C. AND BOTTOM (24" O.C.)
 162. 2x6 CONVENTIONAL FRAMING, TOP AND BOTTOM (24" O.C.)
 163. RIPPED ROOF JOISTS (24" O.C.)
 164. 2x OVERFRAMING (24" O.C.)
 165. EXPOSED HEAVY TIMBER TRUSSES.
 166. ROOF JOIST W/ RIPPERS (24" MAX. O.C.)
 167. 2x ROOF RAFTER (24" O.C.)
 168. ROOF RAFTER. SEE FR. PLAN.
 169. BEAM. SEE FR. PLAN.
 170. HAND HEWN DECO BEAM.
 171. 2x FASCIA. SEE FR. PLAN.
 172. 2x ROOF PURLIN. SEE FR. PLAN.
 173. 2x SOLID BLK'S.
 174. HEADERS. SEE SCHEDULE.
 175. 2x FLOOR JOISTS (16" O.C.)
 176. WOOD FLOOR TRUSSES/JOISTS SEE FR. PLAN.
 177. SIMPSON H2S. EA. ST.
 178. SIMPSON H2S. EVERY OTHER STUD.
 179. SIMPSON H2S. EACH BLOCK. (3-16D T.N. OPTIONAL)
 180. BOUNDARY NAILING.
 181. 26 GA. GALV. METAL COUNTER FLASHING.
 182. CANT FLASH & COUNTERFLASH.
 183. GRIGLET.
 184. DRAPERY POCKET. (SEE DETAIL)
 185. 1x4 WOOD FLANK.
 186. 3x6 METAL TRELLIS @ 12" O.C.
 187. EXPOSED WOOD POST.
 188. 2x4 WOOD POST.
 189. 2x4 WOOD POST.
 190. 2x4 WOOD POST.
 191. 2x4 WOOD POST.
 192. 2x4 WOOD POST.
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LOWER LEVEL & MEZZANINE ARCHITECTURAL FLOOR PLAN

INDICATE INTERIOR ELEVATION, SEE SHEET I-1
 REFER TO SHEET W-1 & W-2 FOR DOOR & WINDOW SCHEDULES

SCALE: 3/16" = 1'-0" 3"=0"



- 100. FOUNDATION
- 101. 4" CONC. SLAB W/ 6x6-IN AM-14 PULF.
- 102. 4" CONC. SLAB W/ FINISH & SCORING AS SHOWN ON PLANS.
- 103. DECOMPOSED GRANITE.
- 104. DEPRESS SLAB AT BROWER (MORTAR SUB-BASE AND VINYL LINER BY TILE CONTR. RAMP FLOOR TO OMIT STEP @ SHOWER ENTRANCE.
- 110. FOUNDATION SILL KEEP SCAFFOLD. SEE DETAIL 1/2-1.
- 111. 1/2" EXPANSION JT.
- 114. WATERPROOFING, SEE SP-1.
- 115. CONTROL JOINT.
- 116. CONCRETE FOOTING.
- 120. 12" X 8" THICK FOR SHEAR WALL.
- 122. 30" MIN. BELOW UNDISTURBED SOIL OR ENR CERT. COMPACTED SOIL.
- 123. FINISH GRADE.
- 124. EXISTING GRADE.
- 126. FLOOR FINISH.
- 130. A/C UNIT W/ RETURN AIR, SEE HVAC PLAN.
- 131. A/C CONDENSING UNIT ON 4" HIGH CONCRETE PAD.
- 134. 4" AREA DRAIN.
- 200. WALLS
- 205. 2" STONE CAP
- 206. WOOD SIDING, SEE SP-1.
- 207. METAL PANEL RAIN SCREEN-SEE SP-1
- 208. C.M.U. SEE SP-1.
- 209. C.M.U. TO TOP PLATE.
- 210. 2x4 WOOD STUDS @ 16" O.C.
- 211. 2x6 WOOD STUDS @ 16" O.C.
- 212. DBL. 2 X 4 W/ FLATE
- 213. 2X TREATED WOOD SILL @ EXT. WALL W/ 1/2" X 1/2" A.B. @ MAX 6" O.C. AND 12" MAX. FROM FL. ENDS (1" MIN. EMBEDMENT) W/ 2x2 CUT PL WASHERS.
- 214. 2X TREATED WOOD SILL FL @ INT.
- 215. WALL ANCHORS W/ POWER DRIVEN FASTENERS, SEE SP-1.
- 216. 2x6 STUDS @ 16" O.C. W/ 2x12 B.L.G.'S @ COUNTERS & PLUMBING FIXTURES.
- 217. W/ POST. SEE FRM. PLAN.
- 218. 2X WOOD OR GYPSUM BOARD FIRESTOP BLOCKING.
- 219. PLASTER FINISH, SEE SPEC.
- 220. GYPSUM BOARD, SEE SP-1.
- 221. CROWN MOULDING, SEE FINISH SCHEDULE.
- 222. 1/2" GYPSUM BOARD, SEE SP-1.
- 223. 5/8" GYP. BD. AT WALLS AND CEILING OF ACCESSIBLE UNDER STAIR SPACE.
- 224. 5/8" GYP. BD. AT WALLS AND CEILING OF ACCESSIBLE UNDER STAIR SPACE.
- 225. 2x4 FURRING.
- 226. 2x4 FURRING.
- 227. METAL LOUVER.
- 230. INSULATION, SEE SP-1.
- 231. 1" CLOSED CELL SPRAY FOAM, SEE SPEC.
- 232. BITUMENE FLASHING.
- 233. SOUND WALL, SEE DETAIL 24/D-5.
- 244. 1x2 FURRING.
- 247. 2x2 FURRING.
- 248. 2x4 FURRING.
- 249. FURRED CEILING.
- 252. ANCHOR STUD WALL TO MASONRY W/ 1/2" DIA. A.B. @ 24" O.C. AND 3/8" R.S. W/ 1/2" DIA. A.B. @ 24" O.C. AT DOOR HEAD AND JAMBS.
- 300. FLOORS & ROOFS
- 301. ASPHALT SHINGLES, SEE SP-1.
- 302. METAL ROOFING, SEE SP-1.
- 303. PLYWOOD SHEATHING, SEE SP-1.
- 304. PLYWOOD SUBFLOOR, SEE SP-1.
- 305. 1/2" LIGHTWEIGHT CONC. SEE SP-1.
- 306. WOOD ROOF FLAT BOTTOM TRUSSES (24" O.C.)
- 307. PARALLEL CHORD SCISSOR TRUSSES (24" O.C.)
- 308. GIBBER TRUSS.
- 309. GABLE END TRUSS.
- 310. 1-JOIST ROOF RAFTERS @ 24" O.C. AND BOTTOM (24" O.C.)
- 311. 2x6 CONVENTIONAL FRAMING, TOP AND BOTTOM (24" O.C.)
- 312. 2x OVERFRAMING (24" O.C.)
- 313. EXPOSED HEAVY TIMBER TRUSSES.
- 314. ROOF JOIST W/ RIPPERS (24" MAX. O.C.)
- 315. 2x ROOF RAFTER (24" O.C.)
- 316. ROOF RAFTER, SEE FR. PLAN.
- 317. BEAM, SEE FR. PLAN.
- 318. HAND HEIN DECO BEAM.
- 319. 2x FASCIA, SEE FR. PLAN.
- 320. 2x ROOF PURLIN, SEE FR. PLAN.
- 321. 2x SOLID B.L.G.'S.
- 322. HEADERS, SEE SCHEDULE.
- 323. 2x FLOOR JOISTS (16" O.C.)
- 324. WOOD FLOOR TRUSSES/JOISTS SEE FR. PLAN.
- 325. SIMPSON H2.5, EA. ST.
- 326. SIMPSON H2.5, EVERY OTHER STUD.
- 327. SIMPSON HANGERS, SEE FR. PLAN.
- 328. SIMPSON A95 EACH BLOCK. (3-16D) T.N. OPTIONAL.
- 330. BOUNDARY NAILING.
- 331. 26 GA. GALV. METAL COUNTER FLASHING.
- 332. CAINT FLASH & COUNTERFLASH.
- 333. GRIGLET.
- 334. DRAPERY POCKET, (SEE DETAIL)
- 335. 1x4 T & S DECKING.
- 336. 1x4 WOOD FLANK.
- 337. 3x6 METAL TRELLIS @ 12" O.C.
- 338. EXPOSED WOOD POST.
- 400. INTERIOR FIXTURES & FINISHES
- 401. SINK W/ DISPOSAL.
- 402. RANGE & OVEN.
- 403. OVEN, MICROWAVE COMB.
- 404. BUILT-IN WINE REFRIGERATOR.
- 405. BUILT IN REF. W/ WATER SUPPLY.
- 406. DISHWASHER.
- 407. TRASH DRAWER.
- 408. 22x30 ATTIC ACCESS PANEL, SEE S1/4
- 409. COUNTER TOP, EDGE & SPLASH.
- 410. CABINETRY, PROVIDE SHOPDRAWINGS.
- 411. WALL CABINET.
- 412. BUILT-IN FREEZER.
- 413. BACKING FOR DECO. HANGING MIRROR.
- 414. TUB SHWR W/ ROD AND NON-ABSORBANT FINISH TO CEILING.
- 415. SHWR W/ NON-ABSORBANT FINISH TO CEILING, WATERPROOF BOTTOM W/ 12" HIGH VINYL LINER.
- 416. 2x SAFETY GLASS SHWR DOOR.
- 417. 60" TALL MED. CAB. SEE DETAIL 21/D-5.
- 418. PLATE GLASS MIRROR.
- 419. HORIZONTAL IN RECESSED METAL BOX.
- 420. WASHER SPACE W/PLUMB. BOX.
- 421. DRYER SPACE W/ VTR.
- 422. FULL SIZE COPPER P & T LINE TO EXT. TERMINATE 6" ABOVE GRADE.
- 423. POWER VENTED WATER HEATER W/ PRESSURE RELIEF VALVE, S.S. PAN AND DRAIN LINE.
- 424. STACKED WASHER/DRYER.
- 425. ISOKERN FIREPLACE W/ PERMANENTLY INSTALLED APPROVED GAS LOG SET & IRON DAMPER BLOCKED OPEN (1" SEE SP-1).
- 426. FIREPLACE COMBUSTION AIR DUCT W/ CAST IRON GRILLES.
- 427. NON-COMBUSTIBLE HEARTH.
- 428. 2" DIA. FLOOR DRAIN.
- 429. WATER TREATMENT LOOP W/ DRAIN.
- 430. DIRECT VENT FURNACE UNIT ON 18" HIGH PLATFORM RETURN AIR.
- 431. HOT WTR. REGR. PUMP, SEE DETAIL 61/O
- 432. STEAM GENERATOR.
- 433. RANSED TUB W/ NON-ABSORBANT DECK AND SPLASH.
- 434. KIP. ACCESS PANEL.
- 435. SHOE RACK.
- 436. BUILT-IN TV CABINET W/ POCKET DOORS.
- 437. 5 WOOD SHELVES.
- 438. CUSTOM GLOSET STORAGE SYSTEM.
- 439. ROD & SHELF, A.F.F.
- 440. 18" SHELF, S4, A.F.F.
- 441. LAUNDRY SINK.
- 442. BAR SINK.
- 443. BUILT IN BANCO, HT AS INDICATED.
- 444. BUILT IN NICHE.
- 445. UNDERCOUNTER REFRIG.
- 446. UNDERCOUNTER WINE REFRIGERATOR.
- 447. MARKING DRAWER.
- 448. BUILT-IN MICROWAVE.
- 449. BUILT-IN DESK.
- 450. A/V RACK AND STRUCTURED WIRE PANEL.
- 451. DRIP DRY W/ ROD @ 60"
- 452. R-18 BATT INSULATION AND VAPOR BARRIER.
- 453. REMOTE EXHAUST FAN, LOCATE GRILLE IN WALL @ 12" A.T.F.
- 454. BUILT-IN RANGE HOOD W/ VENT TO FAN ON ROOF.
- 455. BUILT-IN GAS BARBEQUE, BASE AND IRON DOORS, SEE SP-1.
- 456. BUILT-IN BOOKSHELVES.
- 457. LOW WALL, SEE INTERIOR ELEVATION UNO.
- 458. BUILT-IN LINEN CABINET.
- 459. SCAP NICH. SEE DET. 22/D-3
- 460. 18" HIGH BUILT-IN BANCO @ SHOWER.
- 461. RETURN AIR FLEM/BANCO
- 462. GUARD RAIL @ 36" A.F.F. SEE SP-1.
- 463. HANDRAIL, SEE SP-1.
- 464. STORAGE SHELVING, SEE OWNER.
- 465. HEATED TOWEL BAR.

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 MR. & MRS. TIPPETT
 AT
 LOT 192, PINE CANYON

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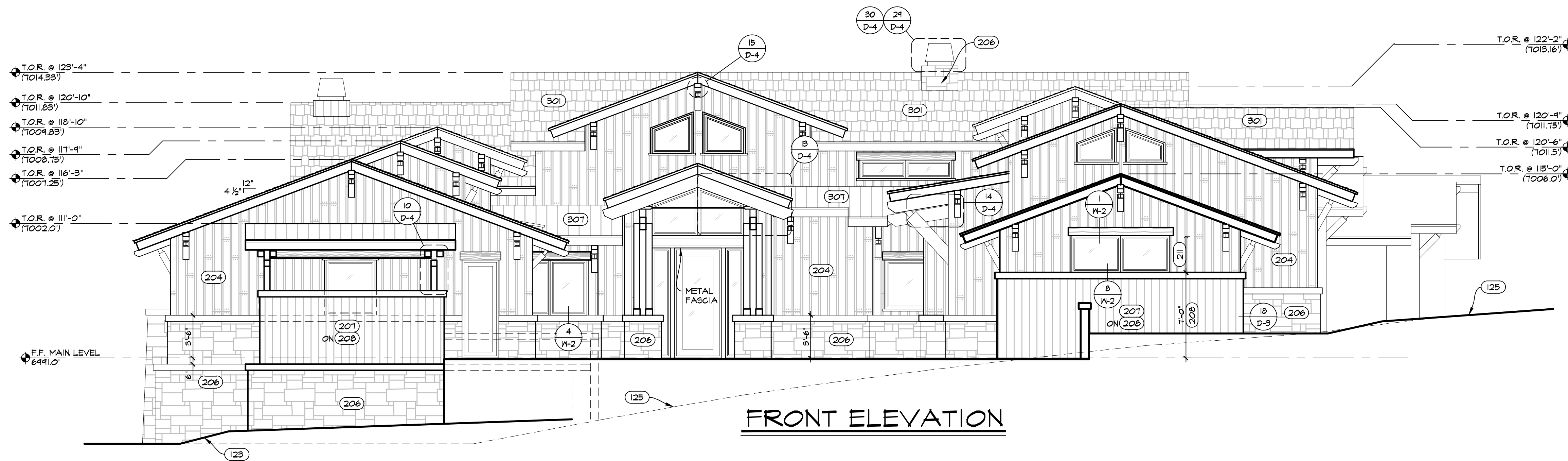
Urban Design

LOWER LEVEL & OFFICE ARCHITECTURAL FLOOR PLAN

SHEET 12 OF 25
 JOB NO. 020.04.1A

Jessica Hutchison-Rough, AIA

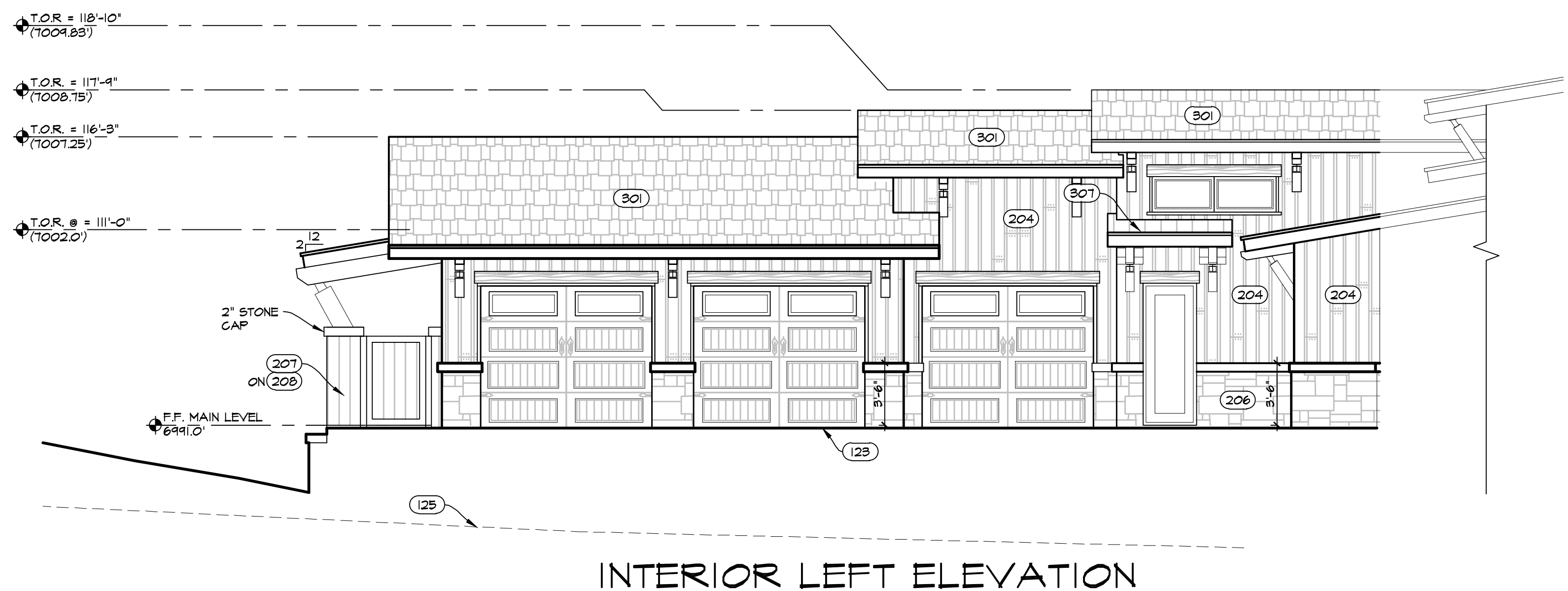
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FRONT ELEVATION



REAR ELEVATION

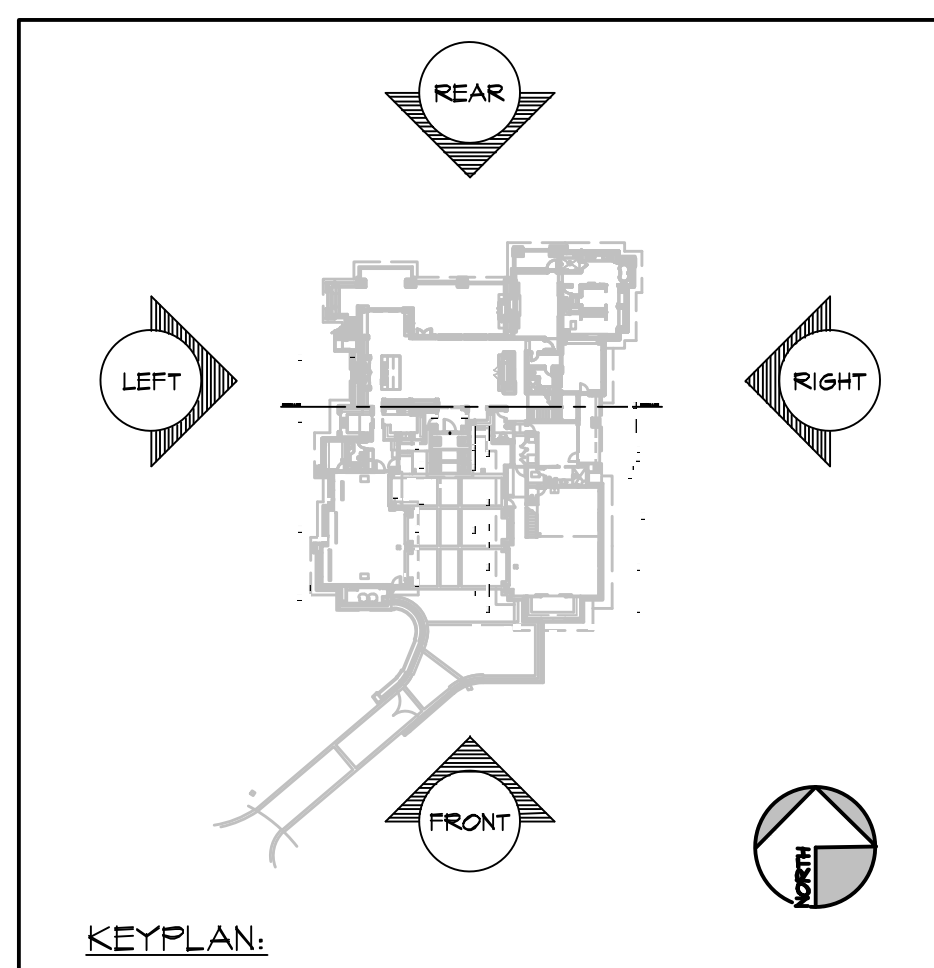


INTERIOR LEFT ELEVATION

| |
|--|
| 100. FOUNDATION |
| 123. FINISH GRADE. |
| 125. EXISTING GRADE. |
| 200. WALLS |
| 203. 2" STONE CAP |
| 204. EXT. SIDING, SEE SP-1. |
| 206. STONE VENEER, SEE SP-1. |
| 207. METAL PANEL SIDING-SEE SP-1. |
| 208. CMU, SEE SP-1. |
| 221. METAL LOUVER. |
| 300. FLOORS & ROOFS |
| 301. ASPHALT SHINGLES, SEE SP-1. |
| 307. METAL ROOFING, SEE SP-1. |
| 341. 3x6 METAL TRELLIS @ 12" O.C. |
| 400. INTERIOR FIXTURES & FINISHES |
| 440. GUARD RAIL @ 36" A.F.F. SEE SP-1. |
| 441. HANDRAIL, SEE SP-1. |

- NOTES: (ELEVATIONS)**
- SEE SITE PLAN FOR EXTERIOR FINISH GRADE ELEVATIONS.
 - DATUM ELEVATIONS ARE TAKEN FROM REFERENCE FINISH FLOOR ELEVATION OF 100'-0" @ FOYER.
 - THE EXTERIOR SIDE OF ALL EXTERIOR FRAME WALLS SHALL BE SHEATHED WITH MINIMUM 3/8" CDX PLYWOOD.
 - DOOR AND WINDOW FLASHING (TYPICAL).
PROVIDE BUTYLENE FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOW AND DOOR OPENINGS IN FRAME WALLS. SEE DETAIL.
 - A. FLASH HORIZONTAL AND/OR SLOPED AREAS AND 6" MINIMUM OF VERTICAL WALL SURFACE AROUND OPENINGS.
 - B. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
 - PROVIDE TYVEK DRAINAGE WRAP "WRB" OVER ALL WOOD-BASED WALL SHEATHING.
 - SEE FRAMING PLAN FOR PLATE AND LEDGER HEIGHTS NOT SHOWN ON THIS SHEET.

NOTES:
ALL COMBUSTIBLE SIDING WITHIN 3'-0" OF FINAL FINISH GRADE SHALL BE FIRE RATED PER CITY OF FLAGSTAFF FIRE WISE GUIDELINES.



EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

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AT
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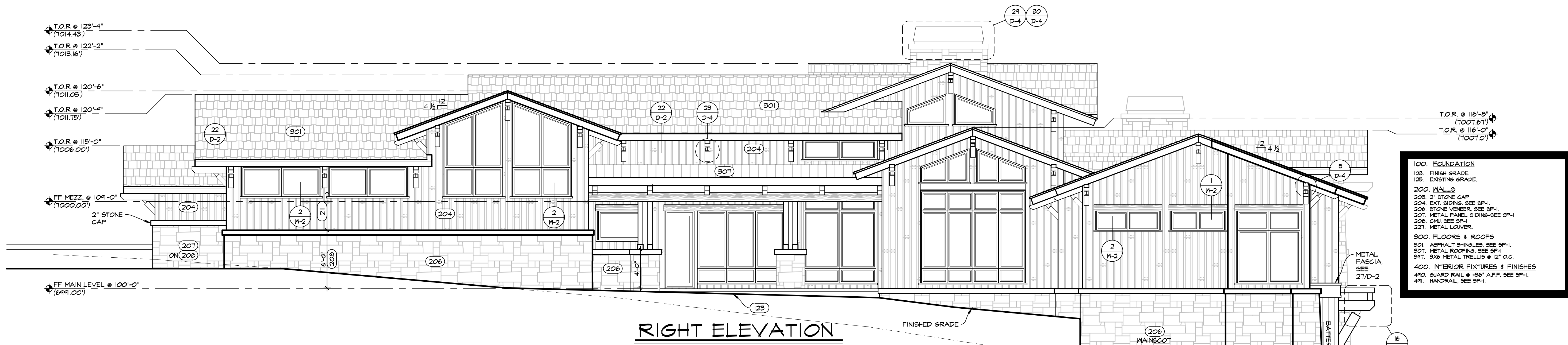
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EXTERIOR ELEVATIONS

| | | |
|-------|----|----|
| SHEET | OF | 25 |
| 16 | | |

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RIGHT ELEVATION

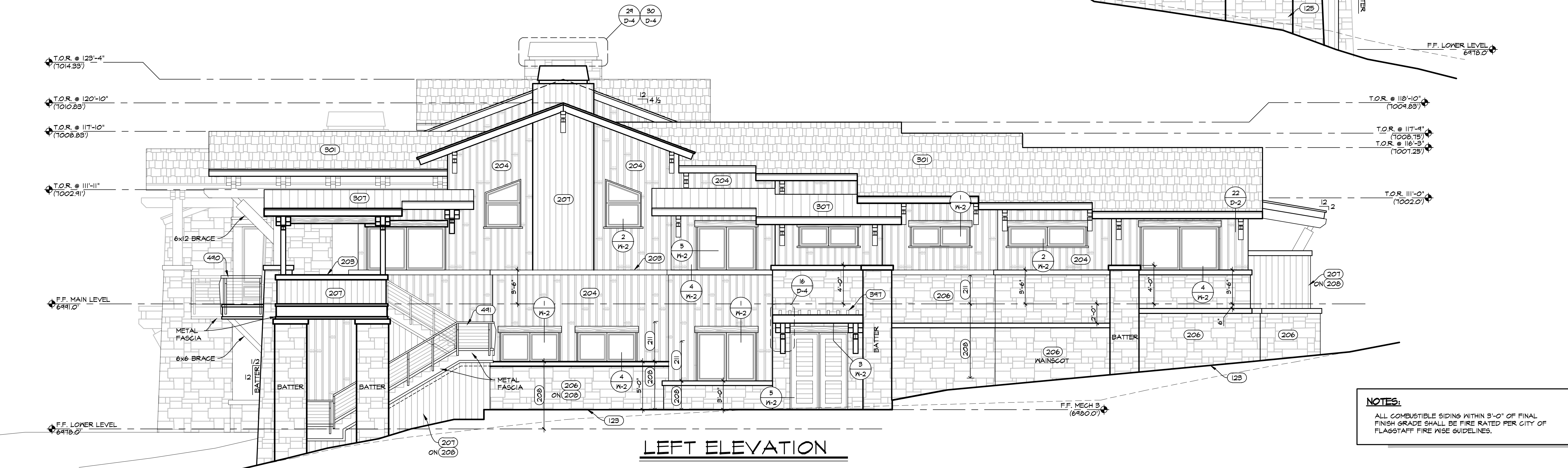
- 100. FOUNDATION
- 125. FINISH GRADE
- 125. EXISTING GRADE
- 200. WALLS
- 208. 2" STONE CAP
- 204. EXT. SIDING, SEE SP-1
- 206. STONE VENEER, SEE SP-1
- 207. METAL PANEL SIDING-SEE SP-1
- 209. CMU, SEE SP-1
- 221. METAL LOUVER
- 300. FLOORS & ROOFS
- 301. ASPHALT SHINGLES, SEE SP-1
- 307. METAL ROOFING, SEE SP-1
- 341. 3x6 METAL TRELLIS @ 12" O.C.
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- 441. HANDRAIL, SEE SP-1

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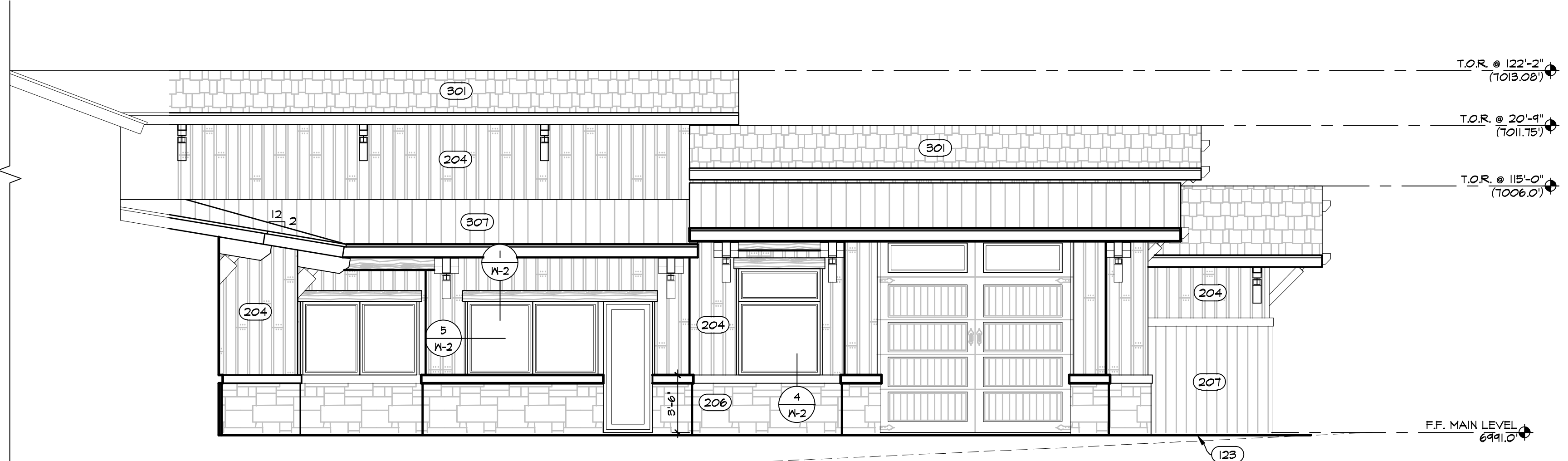


LEFT ELEVATION

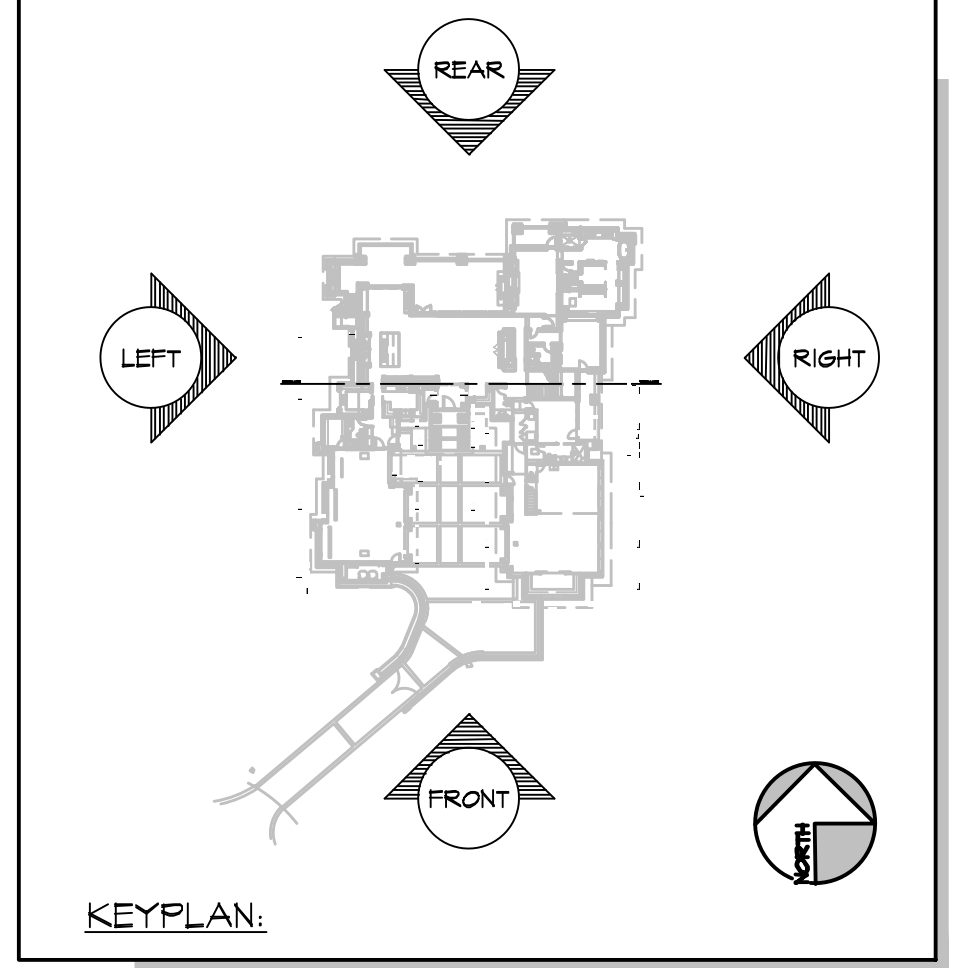
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INTERIOR RIGHT ELEVATION



EXTERIOR ELEVATIONS

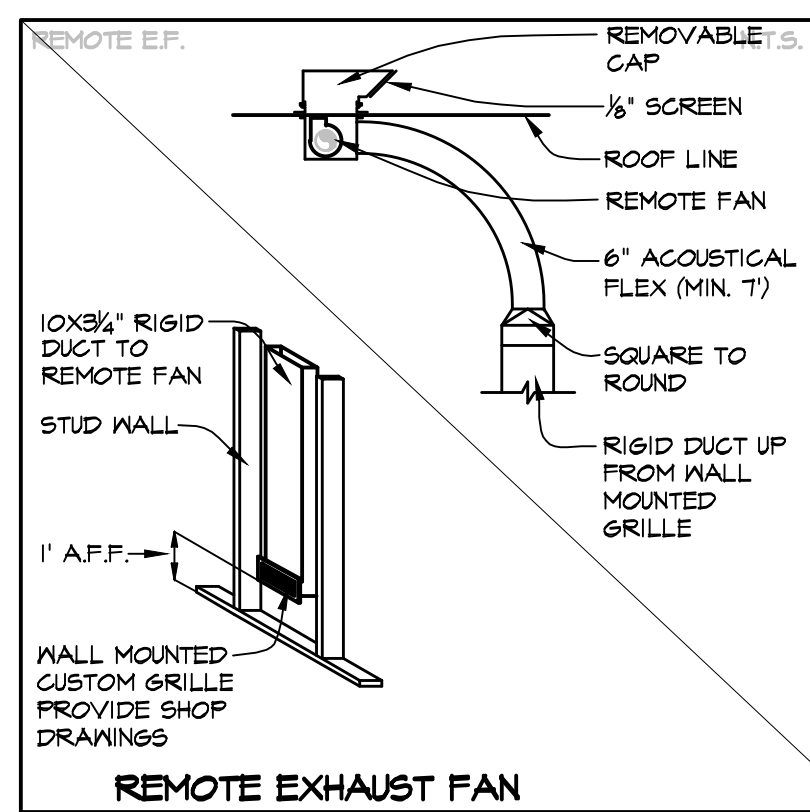
SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

| | | |
|-------|----|----|
| SHEET | OF | 25 |
| 17 | | |

| | |
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A.F.C.I.:
 ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, KITCHENS, DINING ROOMS, LAUNDRY ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

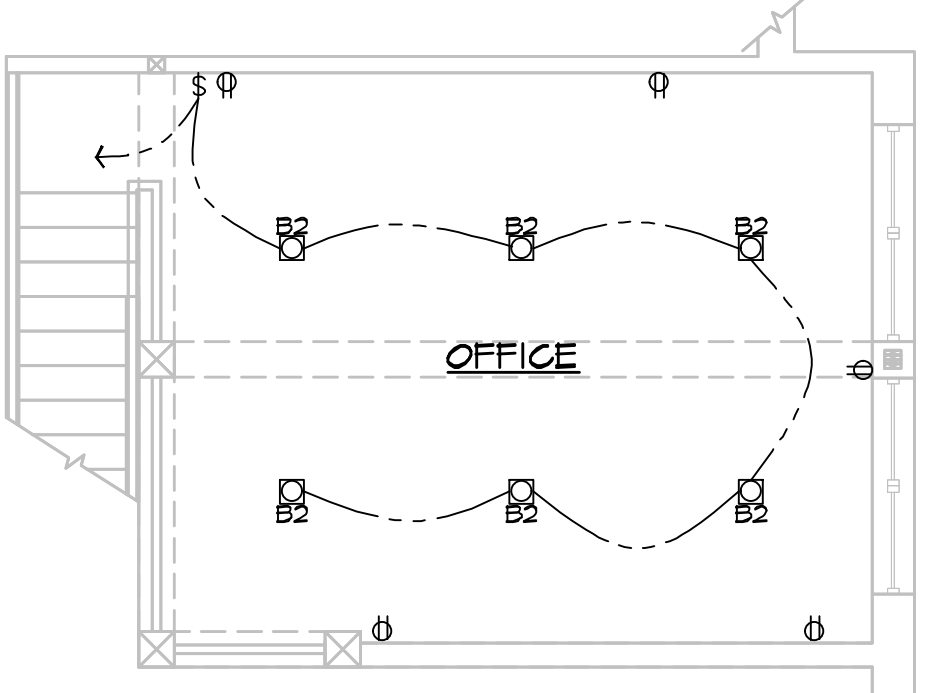
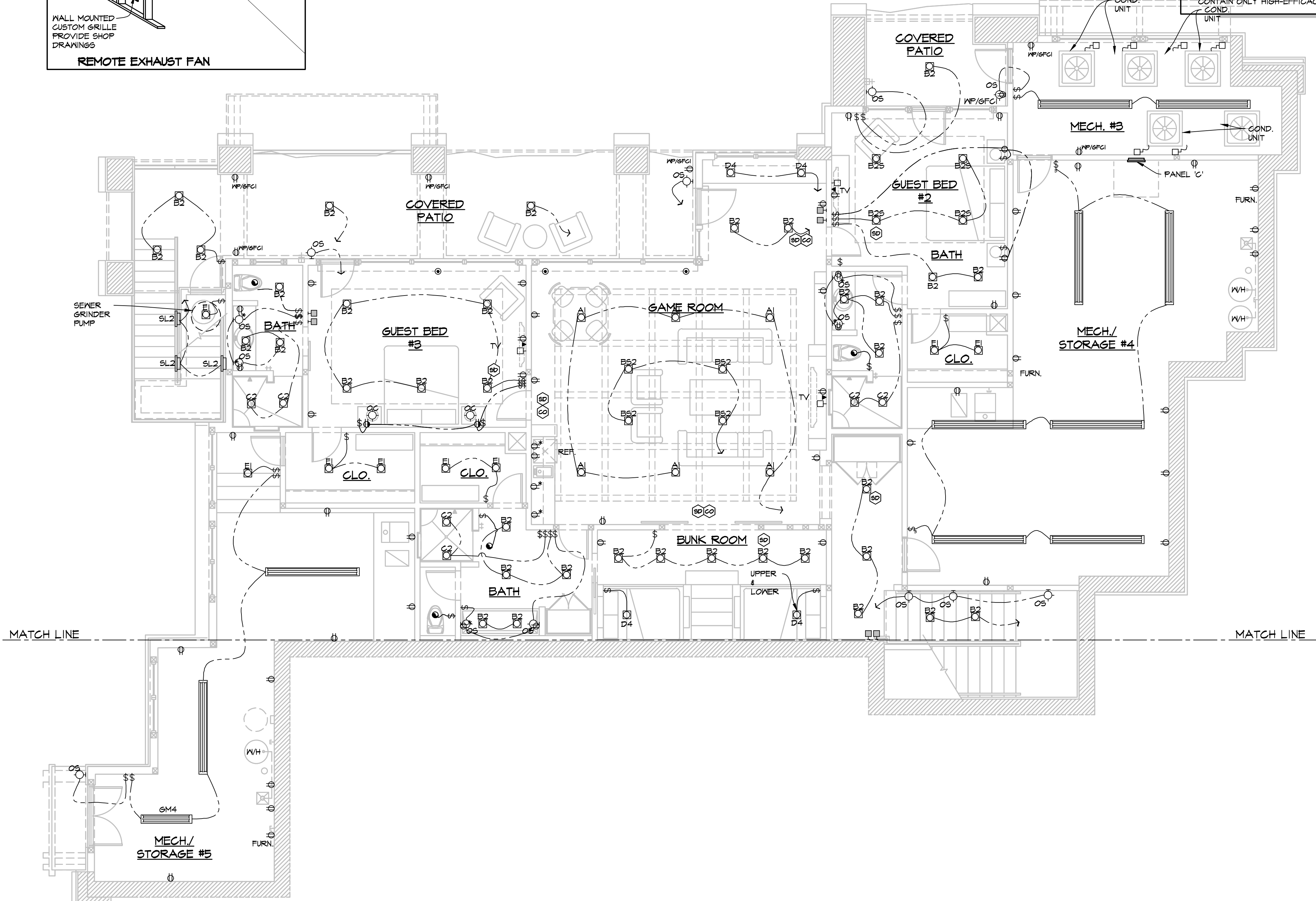
EXTERIOR LIGHTING
 FIXTURES LOCATED OUTSIDE UNDER COVER SHALL BE LISTED FOR DAMP LOCATIONS. ALL OTHER EXTERIOR FIXTURES SHALL BE LISTED FOR WET LOCATIONS - TYP.

TAMPER-RESISTANT RECEPTACLES
 ALL 15 AND 20 AMPERE RECEPTACLES LOCATED IN FAMILY ROOMS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE LISTED TAMPER-RESISTANT.

LIGHTING NOTES

- ALL INTERIOR RIB'S NOT SWITCHED SHALL BE ON D/D W/ OVERRIDE SWITCH AND DIMMER @ UTILITY.
- ALL EXTERIOR RIB'S SHALL BE ON D/D.
- ALL RECESSED WALL LIGHTS TO HAVE COMPLETE AND FULL ACCESS TO LIGHT J-BOX.
- ALL TRANSFORMERS ARE TO BE UL LISTED AS LIGHTING SYSTEM TRANSFORMERS. ALL LIGHTING TRANSFORMERS MUST MEET REQUIREMENTS ARTICLE 411 OF NATIONAL ELECTRICAL CODE UL-2109/UL-1899.
- A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

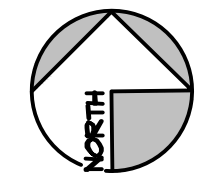
| | |
|------------------|--|
| \$ | SWITCH/SINGLE POLE @ +48" A.F.F. UNLESS NOTED OTHERWISE |
| \$ ₃ | 3 WAY SWITCH |
| \$ ₄ | 4 WAY SWITCH |
| \$ _{sm} | SMART SWITCH |
| \$ _d | DIMMER SWITCH |
| \$ _o | DOOR JAMB SWITCH |
| ⊙ | LIGHT, CLG. MOUNTED |
| ⊙ | LIGHT, CLG. MOUNTED |
| ⊙ | LIGHT/WALL MOUNTED @ +60" UNLESS NOTED OTHERWISE |
| ⊙ | LIGHT/SURFACE MOUNTED ADJ. SPOT |
| ⊙ | SECURITY LIGHT W/ MOTION SENSOR |
| ⊙ | LIGHT, RECESSED IN CEILING |
| ⊙ | LIGHT, RECESSED IN CEILING (ADJUST.) |
| ⊙ | LIGHT, RECESSED WALL WASHER |
| — | STRIP LIGHTING |
| — | LIGHT RECESSED IN WALL @ +12" UNLESS NOTED OTHERWISE |
| — | FLOURESCENT LIGHT/SURFACE MTD. UNLESS NOTED OTHERWISE |
| — | FLOURESCENT WALL MOUNT (ABOVE DOOR) |
| — | PLASTER WALL SCONCE @ +18" UNLESS NOTED OTHERWISE |
| ⊙ | WEATHER PROOF LIGHT FIXTURE LISTED FOR DAMP LOCATION |
| ⊙ | "J-BOX" FLUSH MOUNTED |
| ⊙ | MULTI SPEED FAN, 2 CIRCUITS, DBL. SWITCH |
| ⊙ | POWERSTRIP IN DRAWER POWER FROM GFCI RECEPTACLE @ +12" |
| ⊙ | 110V DUPLEX RECEPTACLE MOUNTED AT POTSHLELF LEVEL |
| ⊙ | DUPLEX 110V RECEPTACLE @ +12" UNLESS NOTED OTHERWISE |
| ⊙ | FOURPLEX 110V RECEPTACLE @ +12" UNO |
| ⊙ | RECEPTACLE @ +12" ONE SIDE SWITCHED |
| ⊙ | 220 VOLT RECEPTACLE |
| ⊙ | RECEPTACLE WITH GROUND FAULT INTERRUPTER(GFCI), MTD. ABOVE COUNTER |
| ⊙ | ENTIRE CIRCUIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) |
| ⊙ | RECEPTACLE WEATHERPROOF, GFCI |
| ⊙ | CLOCK BOX |
| ⊙ | RECEPTACLE RECESSED IN FLOOR, VERIFY LOCATION |
| ⊙ | TELEPHONE JACK |
| ⊙ | PHONE JACK RECESSED IN FLOOR |
| ⊙ | DATA JACK |
| ⊙ | CABLE TV JACK |
| ⊙ | CABLE TV JACK FLOOR MOUNT |
| ⊙ | PUSH BUTTON/DOOR BELL |
| ⊙ | CHIME |
| ⊙ | EXHAUST FAN TO OUTSIDE, 5 AIR CHANGES/HR. MIN. |
| ⊙ | SPEAKER |
| ⊙ | THERMOSTAT |
| ⊙ | DISCONNECT |
| ⊙ | SMOKE DETECTOR |
| ⊙ | DRAPERY POCKET POWER & LOW VOLTAGE CONTROL, VERIFY SWITCHING |
| ⊙ | SECURITY KEY PAD |
| ⊙ | ELECTRICAL SES PANEL, FLUSH MOUNT |
| ⊙ | ELECTRICAL SUB PANEL |
| ⊙ | LOW VOLTAGE TRANSFORMER |
| L.C.P. | LIGHTING CONTROL PANEL |
| (A) | LIGHTING ZONE |
| ⊙ | LIGHTING CONTROL KEYPAD |
| ⊙ | LIGHTING CONTROL, MULTIPLE KEYPADS |
| ⊙ | CARBON MONOXIDE DETECTOR |
| ⊙ | INTERCOM SYSTEM |
| ⊙ | REMOTE EXHAUST FAN W/ GRILLE NEAR FLOOR |
| ⊙ | CEILING MOUNTED EXHAUST FAN |
| ⊙ | EXHAUST FAN ON ROOF |
| D/D | DUSK TO DAWN PHOTOCELL |
| P.S. | POT SHELF |
| T.K. | TOE KICK |
| U.C. | UNDER COUNTER |
| W.P. | WATER PROOF FIXTURE |
| D.P. | DAMP PROOF FIXTURE |
| — | HOME RUN TO LIGHTING CONTROL SYSTEM |
| ⊙ | INFRARED HEATER 220V |



LOWER LEVEL POWER & LIGHTING PLAN

FOR NOTES, DETAILS, SCHEDULES - SEE SHEET E-6 OF 8

SCALE: 3/16" = 1'-0"



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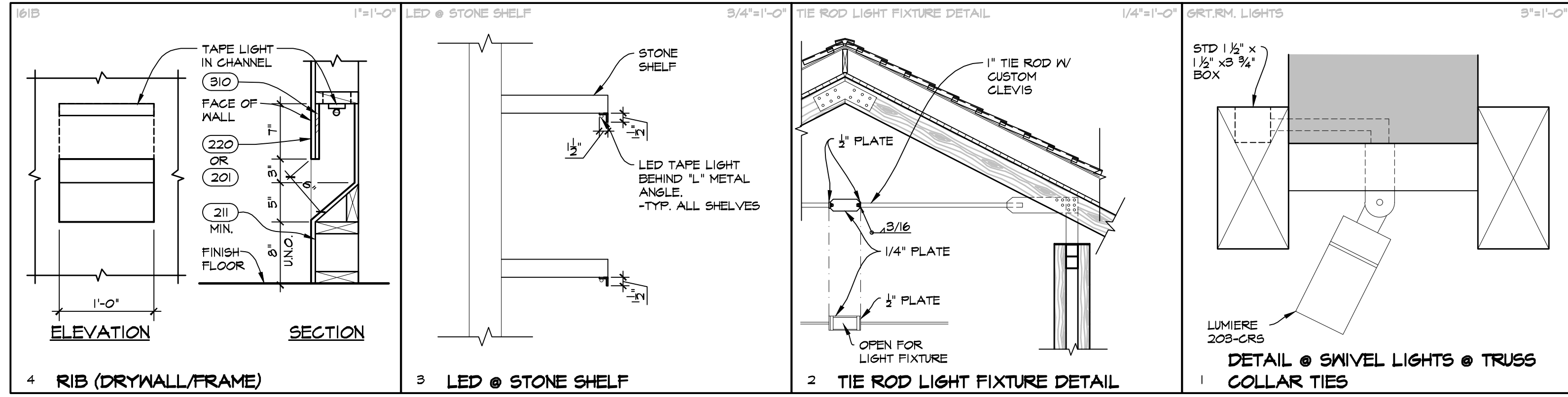
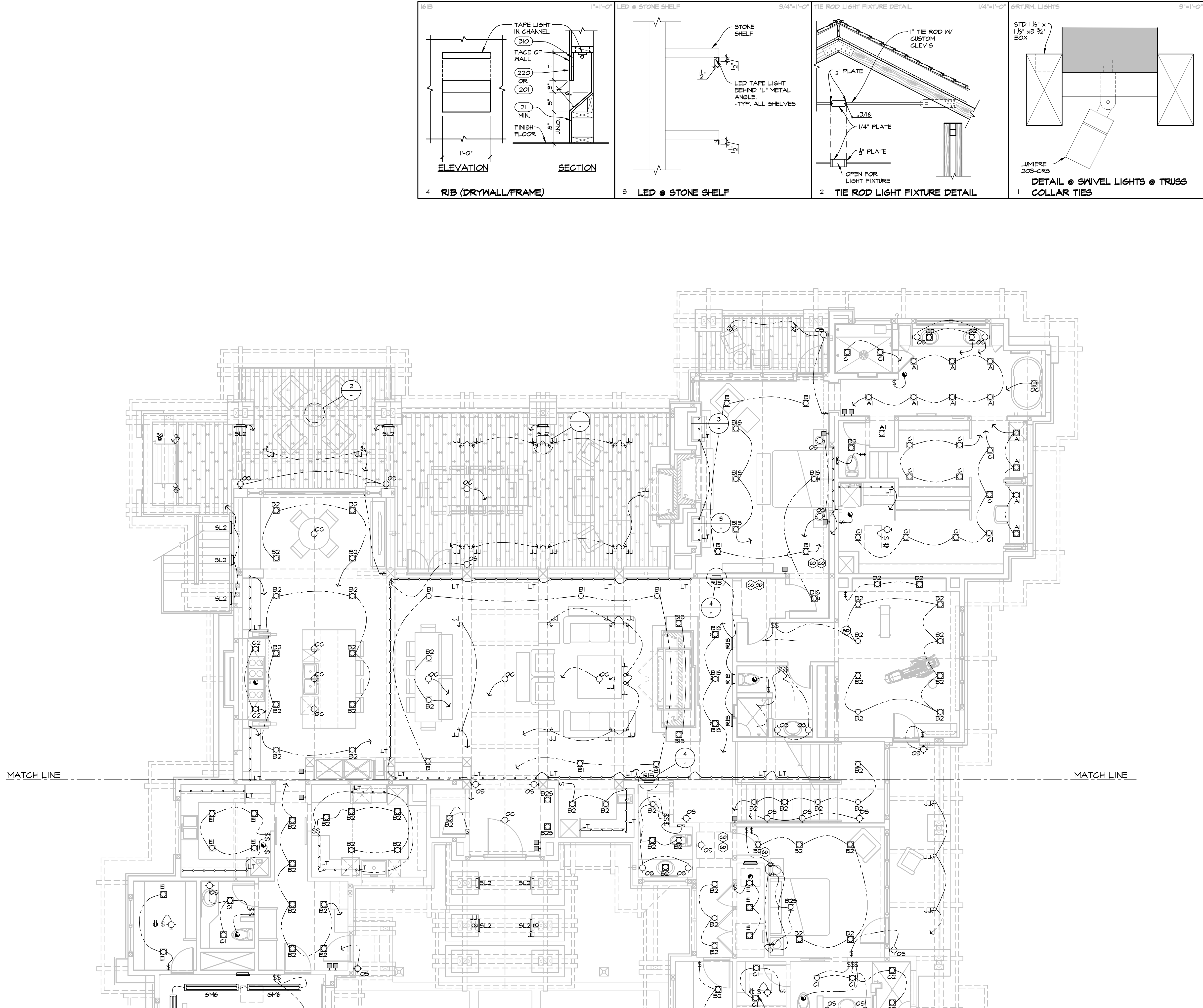
LOWER LEVEL POWER & LIGHTING PLAN

OF 8
 SHEET E-1

JOB NO.
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| ELECTRICAL SYMBOL LEGEND | |
|--------------------------|--|
| ⌚ | SWITCH SINGLE POLE @ +40" A.F.F. UNLESS NOTED OTHERWISE |
| ⌚ | 3 WAY SWITCH |
| ⌚ | 4 WAY SWITCH |
| ⌚ | SMART SWITCH |
| ⌚ | DIMMER SWITCH |
| ⌚ | DOOR JAMB SWITCH |
| ⌚ | LIGHT, CLG. MOUNTED |
| ⌚ | LIGHT, CLG. MOUNTED |
| ⌚ | LIGHT/WALL MOUNTED @ +60" UNLESS NOTED OTHERWISE |
| ⌚ | LIGHT/SURFACE MOUNTED ADJ. SPOT |
| ⌚ | SECURITY LIGHT W/ MOTION SENSOR |
| ⌚ | LIGHT, RECESSED IN CEILING |
| ⌚ | LIGHT, RECESSED IN CEILING (ADJUST) |
| ⌚ | LIGHT, RECESSED WALL WASHER |
| ⌚ | STRIP LIGHTING |
| ⌚ | LIGHT RECESSED IN WALL @ +12" UNLESS NOTED OTHERWISE |
| ⌚ | FLUORESCENT LIGHT/SURFACE MTD. UNLESS NOTED OTHERWISE |
| ⌚ | FLUORESCENT WALL MOUNT (ABOVE DOOR) |
| ⌚ | PLASTER WALL SCONCE @ +18" UNLESS NOTED OTHERWISE |
| ⌚ | WEATHER PROOF LIGHT FIXTURE LISTED FOR DAMP LOCATION |
| ⌚ | "J-BOX" FLUSH MOUNTED |
| ⌚ | MULTI SPEED FAN, 2 CIRCUITS, DBL. SWITCH |
| ⌚ | POWERSTRIP IN DRAWER POWER FROM GFCI RECEPTACLE @ +12" |
| ⌚ | 110V DUPLEX RECEPTACLE MOUNTED AT POT SHELF LEVEL |
| ⌚ | DUPLEX 110V RECEPTACLE @ +12" UNLESS NOTED OTHERWISE |
| ⌚ | FOURPLEX 110V RECEPTACLE @ +12" UNO |
| ⌚ | RECEPTACLE @ +12" ONE SIDE SWITCHED |
| ⌚ | 220 VOLT RECEPTACLE |
| ⌚ | RECEPTACLE WITH GROUND FAULT INTERRUPTER (GFCI), MTD. ABOVE COUNTER |
| ⌚ | ENTIRE CIRCUIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) |
| ⌚ | RECEPTACLE WEATHERPROOF, GFCI |
| ⌚ | CLOCK BOX |
| ⌚ | RECEPTACLE RECESSED IN FLOOR, VERIFY LOCATION |
| ⌚ | TELEPHONE JACK |
| ⌚ | PHONE JACK RECESSED IN FLOOR |
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| ⌚ | DISCONNECT |
| ⌚ | SMOKE DETECTOR |
| ⌚ | DRAPERY POCKET POWER & LOW VOLTAGE CONTROL, VERIFY SWITCHING |
| ⌚ | SECURITY KEY PAD |
| ⌚ | ELECTRICAL SES PANEL, FLUSH MOUNT |
| ⌚ | ELECTRICAL SUB PANEL |
| ⌚ | LOW VOLTAGE TRANSFORMER |
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| ⌚ | (A) LIGHTING ZONE |
| ⌚ | ⌚ LIGHTING CONTROL KEYPAD |
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| ⌚ | ⌚ INTERCOM SYSTEM |
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| ⌚ | ⌚ CEILING MOUNTED EXHAUST FAN |
| ⌚ | ⌚ EXHAUST FAN ON ROOF |
| ⌚ | D/D DUSK TO DAWN PHOTOCELL |
| ⌚ | P.S. POT SHELF |
| ⌚ | T.K. TOE KICK |
| ⌚ | U.C. UNDER COUNTER |
| ⌚ | W.P. WATER PROOF FIXTURE |
| ⌚ | D.P. DAMP PROOF FIXTURE |
| ⌚ | ← HOME RUN TO LIGHTING CONTROL SYSTEM |
| ⌚ | ⌚ INFRARED HEATER 220V |

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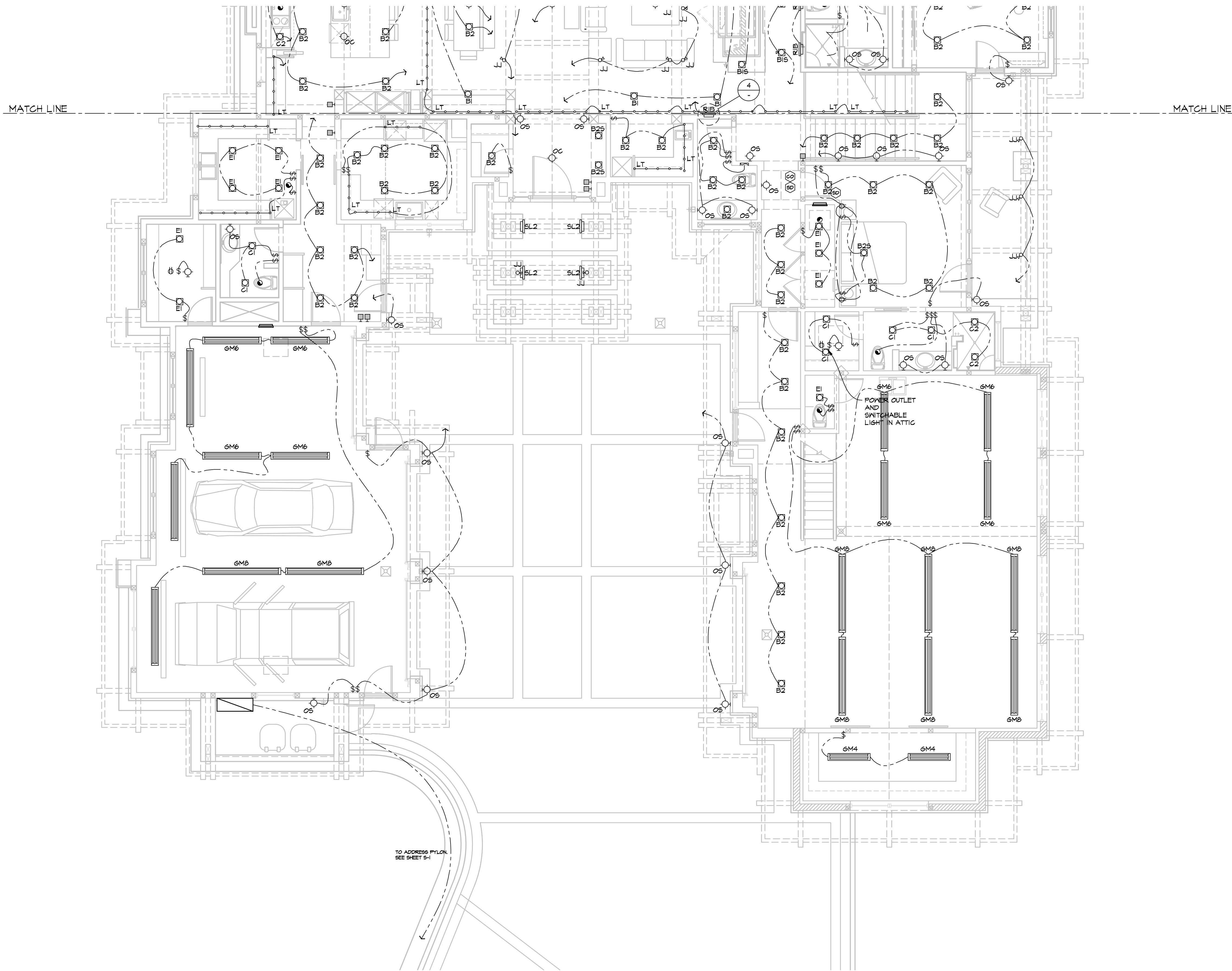
MAIN LEVEL LIGHTING PLAN - NORTH

SCALE: 3/16" = 1'-0"

MAIN LEVEL LIGHTING PLAN - NORTH

SHEET OF 8
E-4

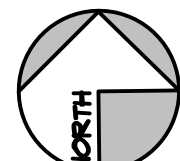
JOB NO.
020.091A



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|--------------------------|--|
| \$ | SWITCH SINGLE POLE @ +48" A.F.F. UNLESS NOTED OTHERWISE |
| \$ | 3 WAY SWITCH |
| \$ | 4 WAY SWITCH |
| \$ | SMART SWITCH |
| \$ | DIMMER SWITCH |
| \$ | DOOR JAMB SWITCH |
| ⊙ | LIGHT, CLG. MOUNTED |
| ⊙ | LIGHT, WALL MOUNTED @+60" UNLESS NOTED OTHERWISE |
| ⊙ | LIGHT SURFACE MOUNTED ADJ. SPOT |
| ⊙ | SECURITY LIGHT W/ MOTION SENSOR |
| ⊙ | LIGHT, RECESSED IN CEILING |
| ⊙ | LIGHT, RECESSED IN CEILING (ADJUST) |
| ⊙ | LIGHT, RECESSED WALL WASHER |
| — | STRIP LIGHTING |
| — | LIGHT RECESSED IN WALL @ +12" UNLESS NOTED OTHERWISE |
| — | FLUORESCENT LIGHT SURFACE MTD. UNLESS NOTED OTHERWISE |
| — | FLUORESCENT WALL MOUNT (ABOVE DOOR) |
| — | PLASTER WALL SCORCE @ +18" UNLESS NOTED OTHERWISE |
| ⊙ | WEATHER PROOF LIGHT FIXTURE LISTED FOR DAMP LOCATION |
| ⊙ | "J-BOX" FLUSH MOUNTED |
| ⊙ | MULTI SPEED FAN, 2 CIRCUITS, DBL. SWITCH |
| ⊙ | POWER STRIP IN DRAWER POWER FROM GFCI RECEPTACLE @ +12" |
| ⊙ | 110V DUPLEX RECEPTACLE MOUNTED AT POT SHELF LEVEL |
| ⊙ | DUPLEX 110V RECEPTACLE @ +12" UNLESS NOTED OTHERWISE |
| ⊙ | FOURPLEX 110V RECEPTACLE @+12" UNO |
| ⊙ | RECEPTACLE @ +12" ONE SIDE SWITCHED |
| ⊙ | 220 VOLT RECEPTACLE |
| ⊙ | RECEPTACLE WITH GROUND FAULT INTERRUPTER (GFCI), MTD. ABOVE COUNTER |
| ⊙ | ENTIRE CIRCUIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) |
| ⊙ | RECEPTACLE WEATHERPROOF, GFCI |
| ⊙ | CLOCK BOX |
| ⊙ | RECEPTACLE RECESSED IN FLOOR, VERIFY LOCATION |
| ⊙ | TELEPHONE JACK |
| ⊙ | PHONE JACK RECESSED IN FLOOR |
| ⊙ | DATA JACK |
| ⊙ | CABLE TV JACK |
| ⊙ | CABLE TV JACK FLOOR MOUNT |
| ⊙ | PUSH BUTTON/DOOR BELL |
| ⊙ | CHIME |
| ⊙ | EXHAUST FAN TO OUTSIDE, 5 AIR CHANGES/HR. MIN. |
| ⊙ | SPEAKER |
| ⊙ | THERMOSTAT |
| ⊙ | DISCONNECT |
| ⊙ | SMOKE DETECTOR |
| ⊙ | DRAPERY POCKET POWER & LOW VOLTAGE CONTROL, VERIFY SWITCHING |
| ⊙ | SECURITY KEY PAD |
| ⊙ | ELECTRICAL SES PANEL, FLUSH MOUNT |
| ⊙ | ELECTRICAL SUB PANEL |
| ⊙ | LOW VOLTAGE TRANSFORMER |
| L.C.P. | LIGHTING CONTROL PANEL |
| (A) | LIGHTING ZONE |
| ⊙ | LIGHTING CONTROL KEYPAD |
| ⊙ | LIGHTING CONTROL, MULTIPLE KEYPADS |
| ⊙ | CARBON MONOXIDE DETECTOR |
| ⊙ | INTERCOM SYSTEM |
| ⊙ | REMOTE EXHAUST FAN W/ GRILLE NEAR FLOOR |
| ⊙ | CEILING MOUNTED EXHAUST FAN |
| ⊙ | EXHAUST FAN ON ROOF |
| D/D | DUSK TO DAWN PHOTOCELL |
| P.S. | POT SHELF |
| T.K. | TOE KICK |
| U.C. | UNDER COUNTER |
| W.P. | WATER PROOF FIXTURE |
| D.P. | DAMP PROOF FIXTURE |
| ← | HOME RUN TO LIGHTING CONTROL SYSTEM |
| ⊙ | INFRARED HEATER 220V |

MAIN LEVEL LIGHTING PLAN - SOUTH

SCALE: 3/16" = 1'-0"



MAIN LEVEL LIGHTING PLAN - SOUTH

SHEET OF 8
E-5

JOB NO.
020.09.1A

A CUSTOM RESIDENCE PREPARED FOR
MR. & MRS. TIPPETT
AT
LOT 192, PINE CANYON

URBAN DESIGN architecture
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DWG BY: LCI/ALS
DATE: 6/1/2021
REVISIONS:
CITY COMMENTS:

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PRELIMINARY ONLY
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Jessica Hutchison-Rough, AIA

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