

Planning & Development Department 320 E Jefferson Blvd, Board of Adjustment:

320 E Jefferson Blvd, Dallas TX 75203 (214) 948-4480 Board of Adjustment: 1500 Marilla Street, 5CN Dallas Tx75201 (214) 948-4480

APPLICATION/APPEAL TO THE BOARD OF ADJUSTMENT

	OFFICE USE (ONLY
Data Relative to Subject Property:		
Location address: 411 N. Marlborough Ave Dallas TX 75208	_Zoning Distri	ct: R-7.5A
Lot No.: Block No.: BLK 2 Acreage: 0.174 Census Tract: Rose	mont Crest	
Street Frontage (in Ft.); 1) 50'-4" 2) 3)	_4)	_(5)
To the Honorable Board of Adjustment:		
Owner of Property (per Warranty Deed): Michael Assaad		_
Applicant: Danielle Moore Telephone: 469-	-378-5488	
Mailing Address:411 N. Marlborough Ave Dallas TXZip Code: 7	5208	
E-mail Address: massaad337@gmail.com Danielle Moore/ GreenWorks Engineering Telephone: 469-378-	===	
Mailing Address: 4848 Lemmon Ave #613 Zip Code: _	75219	_
E-mail Address: permitting@greenworksengineering.com		
This project plans to use the existing foundation of a storage building He will also expand the slab toward his home as needed. Application is made to the Board of Adjustment, in accordance Dallas Development Code, to Grant the described appeal for the Allow the project to proceed as laid out in plans. Denial results in a hard Note to Applicant. If the appeal requested in this application is Adjustment, a permit must be applied for within 180 days of the	with the provise following read dship for the home granted by the	sions of the son: neowner. Board of
the Board, unless the Board specifically grants a longer period.	date of the in	ial delion of
Affidavit	Michael	Assaad
Before me, the undersigned on this day personally appeared _	(Affiant/Applicant	
who on (his/her) oath certifies that the above statements are t best knowledge and that he/she is the owner/or principal/or at the subject property.		esentative of
Respectfully submitted: (Affiant/ Applicant's signature)		JARED HUNTER Notary ID #135101315 My Commission Expires Seltember 20, 2028
Subscribed and sworn to before me this 11th day of NOVE	nber	20.25
Notary Public in and for Dallas County, Texas Together we are planning and building a better Dalla	' (Number is for all	4/30/2025



Address:

Planning & Development Department

320 E Jefferson Blvd, Dallas TX 75203 (214) 948-4480

411 N Marlborough Ave

Board of Adjustment: 1500 Marilla Street, 5CN Dallas Tx75201 (214) 948-4480

Posting of Notification Sign

PER SEC 51A-1.106 Notification signs required to be obtained and posted

Appeal Number: BOA-25-000092	
All required notification signs must be posted on the (14) days after an application has been made, prior the Hearing, and not be removed until the hearing ends.	(프로그리아) (1 (1) 프로그램 (1) (1) (1) (1) (1) (1) (1) (1
The sign must be posted at a prominent location ac evenly spaced along each frontage, and easily visible properly post the sign(s) may result in either a post appeal.	from the street. Failure to
All required notification signs have been received. Or 500 feet or less of frontage, or every tract of five maximum of five (5) signs required. The cost of each	(5) acres or less, with a
Footage of each street frontage:50	
Footage of <u>each</u> street frontage:	<u></u>
Footage of each street frontage:	
Number of acres:	11/11/25



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AFFIDAVIT

Appeal number:BOA-25-000092	
Michael Assaad	, Owner of the subject property
(Owner or "Grantee" of property as it appears on the Warranty Beed)	
at: 411 N. Marlborough Ave Dallas TX 75208	
(Address of property as stated on application)	
Authorize: Danielle Moore	
(Applicant's name as stated on application)	
To pursue an appeal to the City of Dallas Zoning Board of request(s)	Adjustment for the following
X Variance (specify below)	
Special Exception (specify below)	
Other Appeal (specify below)	
Specify This project plans to use the existing foundation of a st	torage building to build a 2 car garage o
He will also expand the slab toward his home as neede	
Michael Assaad	25
Print name of property owner or registered agent Signature of	of property owner or registered agent
Date	
Before me, the undersigned, on this day personally appear	red Michael Assaud
Who on his/her oath certifies that the above statements a	are true and correct to his/her
best knowledge. Subscribed and sworn to before me this	11th day of
November 2025	A NOV water
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	tery Public for Dallas County,
(ARED HUNTER	kas
Metary in #135101315	mmission expires on 09/20/28



Planning and Development Department 320 E Jefferson Blvd, Dallas, TX 75203 (214) 948-4480

DATE:					
APPLICATION TYPE					
REGULAR (EXPRESS (

PERMIT APPLICATION

JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)

REGULAR C EXPRESS								
STREET ADDRESS OF PROPOSED PROJECT		SUITE/BLDG/F	LOOR NO	USE OF PROPERTY				
5		00.1.2/3230/1.	2000	002 01 11101 2111 1				
APPLICANT	ADDRESS			CITY	STTE	Ξ	ZIP CODE	<u> </u>
DBA (IF APPLICABLE)	PHONE	EMAIL	L ADDRES	S (MAY BE USED FOR O	DFFICAL COMM	MUNICATION)		
CONTRACTOR/INDIVIDUAL	CONTRACTOR NUMBER	PIN#		COMPANY NAME				
CURRENT HOME REPAIR LICENSE ON FILE	IF YES, LIST NUMBER	PHONE		EMAIL ADDRESS (MAY	/ RE LISED FOR	R OFFICAL CO	MMI INICATIONI)	
□YES □ NO	II TEG, EIGT NOMBER	THORE		LIMAL ADDITEOU (MAT	BE COED I OI	IT OF FIGAL OC	WWW.ONIOATION)	
PROPERTY OWNER (INDIVIDUAL CONTACT)	ADDRESS	<u> </u>		CITY	STA	ATE	ZIP COI	DE
PROPERTY OWNER (COMPANY NAME)	PHONE		EM	MAIL ADDRESS (MAY BE	USED FOR O	FFICAL COMN	/UNICATION)	
DESCRIPTION OF PROPOSED PROJECT			1	NEW CONST		1	NEW CONST	
BESCHIFTION OF PROPOSED PROJECT				\$			NEW CONCI	
			(\$) Unly	MFD OTHER		1	MFD OTHER	
			VALUATION (\$) Commercial Only	\$		CONST AREA (sq ft)		
			JAT	REMODEL \$		TY A	REMODEL	
			ALI			s) SNC		
			- 0	TOTAL VALUATION		ŏ	TOTAL AREA	
				\$				
PLEASE INDICATE ALL TYPES								BOX
BUILDING PLUMBING		RIVE APPROACH	_	BACKFLOW		RRICADE	ENERGY	DADING
ELECTRICAL FIRE SPRKLR		VIMMING POOL	_	CUSTOMER SVC	_	REEN	PAVING/GF	KADING
☐ MECHANICAL ☐ FIRE ALARM ☐	LANDSCAPE LA	WN SPRINKLEF	≺ 📙 ।	FLAMMABLE LIQU	ID [0	THER:		
All food service establishments require	a grease interceptor	to be installed	on site.	Is there a grea	ase interce	eptor on si	te? □ YES	□NO
Will Alcohol be sold/served? \square YES \square	NO Personal Service	ce License Red	quired f	or the Proposed	Use? 🗆 Y	′ES □ NO)	
Will there be a dance floor? ☐ YES ☐	NO Are Potentially	Hazardous Foo	ods/Op	en Foods Being S	Sold? □ Y	∕ES □ NO		
I HAVE CAREFULLY READ TH AND HEREBY AGREE THAT IF								
LAWS WILL BE COMPLIED WITH								
OR THE DULY AUTHORIZED A ALL INSPECTIONS.								
Signature					Date			
Oignature					Date			



PERMIT APPLICATION

	FOR OFFICE USE ONLY							
ZONING BUILDING						DING	MISCELLA	NEOUS
LAND USE	Т	YPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT		BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA		BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	E	ARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL
ROUTE TO	N	REVIEWER	DATE	AP	PLICATION REMAR	RKS	FEE CALCULATION	ONS (\$)
PRE-SCREEN							PERMIT FEE	
ZONING							SURCHARGE	
BUILDING							PLAN REVIEW FEE	
ELECTRICAL							I LAWKEVIEW I LE	
PLUMBING/MECHANICAL							PREQUALIFICATION REVI	EW FEE
GREEN BUILDING							EXPRESS PLAN REVIEW HOURLY FEE TOTAL	
HEALTH							HEALTH PERMIT APPLICA	TION EEE
HISTORICAL/CONS DIST							TILALTITI LIWIT AT LIOA	HONTEL
ENGINEERING							HEALTH PLAN REVIEW FE	ES
WATER							OTHER FEES	
FIRE							OTUED FEED	
LANDSCAPING							OTHER FEES	
AVIATION							TOTAL FEES	
OTHER:							\$	

GENERAL NOTES:

A. These general notes apply to all structural drawings. This project is designed in accordance with the International Building Code (IBC) 2021 Edition, International Residential Code (IRC) 2021 Edition and the 'Minimum Design Loads for Buildings and Other Structures' (ASCE/SEI 7—16).

All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

LOADS USED IN DESIGN:

A. Gravity Loading

Roof Snow Loads:	5 psf
Roof Live Loads:	20 psf
Roof Dead Loads:	10 psf
Floor Live Loads:	40 psf
Floor Dead Loads:	10 psf
Ceiling Live Loads:	10 psf
Ceiling Dead Loads:	5 psf

Wind Loading Velocity Ultimate (3 sec gust): 115 mph Exposure: . . .

> Risk Factor: . . . Internal Pressure Coeff., GCpi: -0.18 / 0.18 (Enclosed)

- DO NOT SCALE PLANS. The layout shown is based solely on the field notes taken by personnel of GreenWorks Engineering and/or architectural/design plans provided by the client. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering in written form as a change for inclusion into these plans.
- Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions shall be checked against the architectural plans referenced above and any discrepancies shall be brought to the attention of the Architect and Engineer of Record immediately. Refer to mechanical, electrical and architectural plans for openings not shown on the structural plans.
- Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted.
- All temporary shoring shall be the responsibility of the contractor.
- Design is based on the current applicable building codes listed above and shall be void if the building code at the time of construction changes from the codes listed above.

Concrete has been designed and shall be constructed in accordance with the American Concrete Institute 'Building Code Requirement Reinforced Concrete' and 'Specifications for Structural Concrete for Buildings'(ACI 318 and ACI 301) latest editions. Section 1.3"Inspection" of ACI 318 is deleted in its entirety, see 'Field Observations' paragraph. All concrete shall be of stone aggregate, unless noted otherwise.

Concrete Mixes: See specifications for any additional durability requirements.

Mix 'A' For Slabs on Grade

4,000 psi minimum compressive strength at 28 days. Type I/II Cement, minimum of 540 pounds per cubic yard. Fly Ash not allowed. 1" maximum aggregate size. 3% maximum entrained air.

4" maximum slump (8" with super-plasticizer).

Water reducing agent (use in accordance with manufacturer's recommendations).

Mix 'B' For Footings, Grade Beams, and Miscellaneous Concrete 3,500 psi minimum compressive strength at 28 days. Type I/II Cement, minimum of 470 pounds per cubic yard.

3/4" maximum aggregate size.

6% maximum entrained air. 4" maximum slump (8" with super-plasticizer).

- Reinforcing shall be new billet steel conform to ASTM A615, grade 60, except ties—shall be grade 40. Provide not less than (2) #4 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices Of reinforcement are permitted except as detailed or authorized by the Engineer of Record. Where permitted use contact lap splices, (36) bar diameters minimum.
- For the proper placement of the reinforcement provide chairs, bolsters, additional reinforcement, and accessories necessary to support the reinforcement at the positions shown on plans. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be
- Grout under base plates and bearing plates shall be high strength, non-shrink, non-metallic grout with a minimum compressive strength, at 28 days, of 7.500 psi.
- Reinforcement shall be placed so that the following minimum concrete cover is provided, unless noted otherwise.

IICI WI	30.	
1)	Concrete poured against earth	3" Clear
2)	Formed surfaces exposed to earth or weather.	
·	a) #6 Bars and larger	2" Clear
	b) #5 Bars and smaller	1-1/2" Clear
3)	Concrete not exposed to earth or weather	3/4" Clear
4)	Beams, columns, ties, stirrups or spirals	
	around primary reinforcement, or primary	
	reinforcement with no ties, stirrups or spirals	1-1/2" Clear
Γ		

- Placed at center (U.N.O.) 5) Slabs. . . . Welded Wire Fabric (WWF) shall conform to ASTM A185. Provide WWF in flat sheets, rolled sheets are not allowed. Where permitted use contact lap splices, (50) bar diameters minimum.
- Grade beam reinforcement at intersections shall extend 9" (minimum) into the intersection. Foundation walls below grade shall have backfill placed equally on both sides until the required levels
- are reached. Walls shall be appropriately shored when backfill is placed on one side only. Additional (2) #4 bars (one each face) with a 2'-0" projection shall be placed diagonally across the

corners of all openings and at vertical steps in walls unless otherwise detailed on plans.

The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to support their own weight and any superimposed loads. For foundation walls, this typically requires 12 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions,

alternative curing processes, and the use of Type I/II cement, GreenWorks Engineering suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection, distortion, discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50° F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

K. Field Quality Control

- Reference standard: ACI 301 Chapters 16 and 17, in latest edition.
 - Slump tests: The contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first concrete truck of each pour and as often as deemed necessary by the contractor to maintain the required slump when directed by the Architect or Engineer of Record.
 - Control tests:
 - a) Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
 - b) Each test shall consist of four standard 6" test cylinders cast and cured in accordance with ASTM C31 and ASTM C172.
 - c) Sample concrete at point of placement.
 - d) One cylinder shall be tested at the end of 7 days after placing, two cylinders shall be tested at 28 days after placing and the remaining cylinder shall be stored until its disposition is determined by the Architect.
 - e) In general, remaining cylinder will be tested only when previous test reports
 - indicated unsatisfactory results.
 - f) Tests on remaining cylinder shall be at the expense of the contractor.
 - a) Architect and /or Engineer of Record reserves the right to stop future concrete work when the 7 or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
 - h) Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
 - i) All tests shall be made in accordance with ASTM C138 or ASTM

A. Framing lumber shall be Southern Pine (unless noted otherwise) and as follows or better:

2x6 or larger studs #2 Grade

Joists and Rafters #2 Grade 2x and 4x Beams #2 Grade

B. All wood construction shall be in conformance with the provisions of "The National

C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist'

D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the

F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of

or equivalent or shall meet APA Performance Standards, and installed per manufacturers

specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking

current Building Code. All sheathing must be nailed. Adhesives SHALL NOT be used in

and miscellaneous accessories for review by the structural engineer prior to fabrication.

Stud Grade

#3 Grade

#1 Grade Post and Timber

6x or larger Beams #1 Grade Beam and Stringer

2x4 studs

Plates

Posts

Design Specification for Wood Construction", latest edition.

E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.

G. Minimum treatment for pressure treated lumber shall be as follows:

I. Bolt holes in lumber shall be drilled as bolt diameter plus 1/16".

1) Wood not in contact with soil . . . 0.25 ACQ

2) Wood in contact with soil 0.40 ACQ

H. Pressure treated lumber that has been cut shall be site treated at each cut.

4) Slab tolerance: Maintain surface flatness with maximum variation of 1/8" in 20 feet.

METAL WOOD FRAMING HARDWARE:

- A. All metal wood framing hardware shall be provided by 'Simpson Strong—Tie' or equivalent.
- All metal hardware shall be installed per manufacturer's recommendations.
- C. All metal fasteners and hardware in contact with pressure treated lumber shall be Hot Dipped Galvanized or ZMax coated (G=185).

SHEATHING and DECKING:

- A. Roof sheathing/decking shall be a minimum of 7/16" thick CDX plywood or APA rated O.S.B. C—D interior grade with exterior glue. Minimum panel span rating of
- B. Floor sheathing/decking shall be a minimum of 23/32" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of
- C. Gypsum sheathing for shear walls shall be a minimum of 1/2" thick and free of imperfections and shall conform to ASTM C79.
- D. Exterior wall sheathing shall be a minimum of 7/16" thick plywood or APA rated O.S.B.

WIRE NAILS:

- A. Nail installation and materials shall be in compliance with A.I.T.C., NDS, and all applicable building code requirements.
- B. Gun nails may be used in lieu of hand nailing. Gun nail substitutions shall be as follows:

•				
	8d	0.113"	X	2.5"
	10d	0.123"	X	3.0"
	12d	0.123"	X	3.25"
	164	O 133"	~	35"

- 0.133×3.5 C. Nails shall have a minimum penetration of 10 times the wire diameter unless noted otherwise on the plans.
- D. Edge distance for all nails shall be a minimum of 4 times the wire diameter unless noted otherwise on the plans.
- E. All nails listed /specified on the plans shall be Common unless noted otherwise.

STRUCTURAL LEGEND					
<u>-</u> S-	DETAIL # OR LETTER SHEET DETAIL IS ON	c====	INTERIOR BRACED WALL		
(1)	SEE KEYED NOTES		ROOF LINE		
B1	BEAM/HEADER SCHEDULE		STEEL FRAMING		
<u>(C1)</u>	COL/POST SCHEDULE		FRAMED WALL		
A	HOLDOWN PER PLAN LEGEND		FOUNDATION PERIMETER		
\$2	SOLID BOX INDICATES LOAD		FOUNDATION FOOTING/BEAM		
	CONTINUES DOWN TO FOUNDATION BELOW	TYP	TYPICAL		
	OPEN BOX INDICATES LOAD	SP	SOUTHERN PINE		
	CARRIED BY BEAM OR HEADER BELOW	O.C.	ON CENTER		
	JOIST SPAN	K	KING/FULL-HEIGHT STUD		
	RAFTER SPAN	Т	TRIMMER/JACK STUD		
====	COMMODITY LUMBER HEADER	LVL	LAMINATED VENEER LUMBER		
:=====	LVL BEAM OR HEADER	SIM	SIMILAR		
	PRE-MANUFACTURED TRUSS	0.S.B.	ORIENTED STRAND BOARD		
	LEDGER	Ę	CENTER LINE		
L	- JOIST/RAFTER SPAN	G.T.	GIRDER TRUSS		
	(BEAR ON BEAM)	HSS	HOLLOW STRUCTURAL SECTION		
<u> </u>	JOIST/RAFTER SPAN	GLB	GLUE-LAMINATED BEAM		
	(FLUSH FRAME TO BEAM)	BWL	BRACED WALL LINE		
	ROOF BRACE & THROW	GALV.	GALVANIZED		
	BRACED WALL LINE	MIN./MAX.	MINIMUM/MAXIMUM		
	EXTERIOR BRACED WALL	U.N.O.	UNLESS NOTED OTHERWISE		





MARLBOROUG Z

1		
	DESIGN BY: DRAWN BY:	RH LA
		29/2025
	REVISION:	DATE:
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		•
	•	•
	•	•
	•	•
	•	· .
	SHEET No.	

1 OF 9

FRAMING NOTES:

GENERAL:

. All notes on this sheet shall apply to all wood framing except where indicated otherwise.

TYPICAL WOOD-TO-WOOD MEMBER CONNECTIONS:

Connections between any two wood members shall be according to the following table:

		FASTENING SCHEDULE*	
	BUILDING ELEMENTS	FASTENING OPTIONS	SPACING AND PLACEMENT
		WALL	
		(3)10d — 16d box nails	
	Sole, sill, or top plate to	(2)16d common nails	End nail
1	stud	(4)8d — 10d or (3)16d box nails	
		(4)8d common nails	Toe nail
		(2)16d common or box nails	End nail
2	Blocking between studs	(2)8d common nails	
		(2)10d box nails	Toe nail
		16d box nails	12" o.c. face nail
3	Stud to stud	16d common nails	16" o.c. face nail
		(5)8d or (4)10d box nails	
4	Continuous header to stud	(4)8d common nails	Toe nail
		(4)10d - 16d box nails	
5	King stud to header —	(3)16d common nails	End nail
		16d common nails	16" o.c. face nail
6	Double top plate —	10d box nails	12" o.c. face nail
		(12)10d — 16d box nails	Face nail each side of end joint
7	Double top plate splice —	(8)16d common nails	-(min. 24" lap splice length each s of end joint)
			Of end joint)
		FLOOR AND CEILING	4"
0	Disc bound to top plate	8d box nails	4" o.c. toe nail
8	Rim board to top plate	10d box nails	6" o.c. toe nail
		8d common nails	
9	Joist to sill plate, top plate, or dropped beam	(4)8d or (3)10d box nails	Toe nail
		(3)8d common nails	
10	Rim board to joist —	(4)10d box nails	End nail
		(3)16d common nails	
11	Sole plate to joist or rim board	(3)16d box nails	16" o.c. face nail
	board	(2)16d common nails	
12	Bridging or blocking to	(2)10d box nails	Each end, toe nail
	joist	(2)8d common nails	
	<u></u>	ROOF	
13	Blocking between rafters	(4)8d or (3)10d box nails	Toe nail
	to top plate	(3)8d common nails	
14	Blocking between rafters —	(2) 8d common nails	Each end toe nail
		(2) 16d common nails	End nail
15	Ceiling joist to parallel rafter (heel joint) and ceiling joist lap splices	SEE TABL	E BELOW
		(3)16d or (4)10d box nails	(2) toe nails on one side and (1
16	Rafter to top plate —	(3)10d common nails	toe nail on opposite side
17	Every other rafter to top plate	H2.5A clip (Item 16 is not require	d at locations where clip is used)
		(4)10d — 16d box nails	Too no!!
1 0	Rafters and hip and valley	(3)10d common nails	Toe nail
18	boards to ridge, hip, and walley boards	(3)10d — 16d box nails	
		(2)16d common nails	End nail
		(4)10d box nails	
19	Collar tie to rafter	(3)10d common nails	Face nail

ITEM 15: HEEL JOINT AND CEILING JOIST LAP NAILING*				
ROOF SPAN (FEET)				
ROOF PITCH	12	24	36	
	REQUIRED NUMBER OF 16d COMMON NAILS PER HEEL JOINT OR CEILING JOIST SPLICE			
3:12	5	10	15	
4:12	4	8	11	
5:12	3	6	9	
7:12	3	5	7	
9:12	3	4	5	
12:12	3	3	4	

* Rafters @ 24" o.c. only. For roof pitches between those tabulated, use pitch associated with the larger number of nails. 10d common nails are permitted where the required number of nails is taken as 1.2 times the required number of 16d nails, rounded up to next full nail.

2. Additional connections between wood members (including flush—to—flush, beam—to—post, etc.) shall be accomplished with Simpson Strong—Tie connectors according to the following table:

CONNECTOR SCHEDULE		
MEMBER	SIMPSON CONNECTOR	
STRAIGHT HAN	NGERS	
2x6, 2x8	LUS26	
2×10	LUS28	
2x12	LUS210	
(2)2×6, (2)2×8	LUS26-2	
(2)2×10	LUS28-2	
(2)2×12	LUS210-2	
(3)2×6, (3)2×8	LUS26-3	
(3)2×10	LUS28-3	
(3)2×12	LUS210-3	
11-7/8" TJI 110 I-JOIST	IUS1.81/11.88 OR MIU2.1/11 (MIN.)	
14" TJI 110 I—JOIST	IUS1.81/14 (MIN.)	
16" TJI 110 I—JOIST	IUS1.81/16 (MIN.)	
(2)11-7/8" TJI 110 I-JOIST	IUS3.56/11.88	
(2)14" TJI 110 I—JOIST	IUS3.56/14 (MIN.)	
(2)16" TJI 110 I—JOIST	IUS3.56/16 (MIN.)	
SLOPED HAN	GERS	
2x6, 2x8	LRU26Z	
2x10	LRU28Z	
2x12	LRU210Z	
(2)2x6, (2)2x8	U26-2X SLD/U(PITCH)	
SLOPED AND/OR SKE	WED HANGERS	
2x6, 2x8	LSSJ26RZ	
2x10	LSSJ28RZ	
2x12	LSSJ210RZ	
(2)2x10, (2)2x12	LSSR210-2Z	
POST CAF	PS .	
BEAM TO 4x4 POST	BC4 CAP	
BEAM TO 6x6 POST	BC6 CAP	
BEAM TO 8x8 POST	BC8 CAP	
BEAM TO CORNER 4x4, 6x6 POST	(2)LCE4	

WOOD FRAMING TO CONCRETE FOUNDATION CONNECTIONS:

l. All isolated wood posts (wood posts located without a wood framed wall) shall have a 2x pressure treated bearing plate anchored to the

2. In lieu of pressure post bases may

concrete foundation w/ (2) anchor bolts. re treated bearing plate, Simpson Strong—Tie	POST SIZE	POST BASE
be used according to the following table and	4×4	ABA44Z
	4×6	ABW46Z
T CAP	6x6	ABA66Z
T BASE	8x8	ABU88Z
* Or better. Rough hewn lumber may	10x10	ABU1010Z
use equivalent RZ designated post ASE/CAP bases TAIL	12x12	ABU1212Z
/ NIL		

ADDITIONAL FRAMING NOTES:

1. Provide full-depth (2)-ply blocking at floor joists carrying

- perpendicular walls. 2. All wood framing exposed to weathering shall be pressure—treated against weathe
- 3. All roof braces 4. All ledgers sho cut ends of th joists, 2x8 led be connected Schedule. Ledg

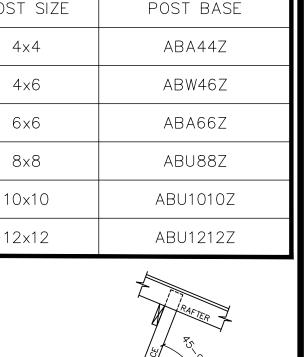
against weathering.	
All roof braces shall be positioned according to the following detail:	□ \/_\
All ledgers shall be single ply SP#2 with depth adequate to fit the	M CEILING JOIST
cut ends of the carried members (e.g., 2x6 ledger for 2x6 flat	OR BEAM
joists, 2x8 ledger for 2x6 sloped joists, etc.). Carried members shall	
be connected to the ledger by hangers according to the Connector	BRACES SHALL BEAR→ ON BEAM OR FRAMED
Schedule. Ledger shall be fastened to main structure rim board, wall	WALL U.N.O.
studs, or full—height 2x blocking according to the following table:	ROOF BRACE DETA

LEDGER TABLE*			
CARRIED MEMBER			LEDGER
TYPE	SIZE	SIZE	FASTENING SPACING (IN.)
	2×6	2×6	64" o.c.
Ceiling joists	2x8	2×8	48" o.c.
	2×10	2×10	36" o.c.
	2×8	2×8	16" o.c.
Floor joists	2×10	2×10	16" o.c.
	2x12	2×12	16" o.c.
	2×6	2×8	36" o.c.
Rafters	2×8	2×10	32" o.c.
	2×10	2×12	24" o.c.

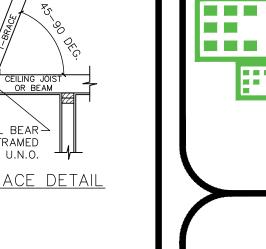
* Fasteners shall be (2) rows Simpson Strong—Tie SDS25300 screws (or equivalent) and shall have an edge distance of 1.5". Ledgers shall be fastened by no fewer than (4) screws. Floor joist dead load = 10 psf. Ceiling joists spaced @ 24" o.c., floor joists spaced @ 16" o.c., rafters spaced @ 24" o.c.

- 5. All LVL beams shall be 2.0E Microllam LVL. Microllam LVLs may be substituted for 2.1E Versa-Lam 2800 LVL beams of equal size and ply count if desired. Fasten multiple plies of LVL beams together per manufacturer's instructions, ATTACH RAFTER unless noted otherwise.
- 6. All glue—laminated beams (GLB) shall be ATTACH CEILING 24F-V4 Doulgas Fir-Larch (DF) glulams

 JOIST/BEAM TO
 TOP PLATE or better.
- 7. All engineered wood i—joists shall be Weyerhaeuser Trus Joist TJI 110 joists. TJI 110 joists may be substituted for Boise—Cascade BCI 5000 1.7 joists of equal size and ply count up to 14" depth if desired. If deeper substitutions are needed, contact GreenWorks Engineering.
- 8. Rough hewn timber may be used in lieu of specified southern pine for exposed posts and beams where desired. Rough hewn timber shall be of equal nominal size and grade as specified on framing
- 9. Where indicated, roof overbuild shall be framed with 2x6 SP#2 rafters @ 24" o.c.. Each rafter shall be braced w/ (1) 2x4 brace @ 36" o.c. positioned directly above lower rafters. Both lower and upper rafters shall be fully sheathed.
- 10. Rafters and joists may be lap spliced at bearing points as desired. Rafters shall have a total 48" lap over bearing purlins. Joists shall be fully lapped across bearing walls or dropped beams. 11. Contractor shall refer to current local prevailing building code for additional
- framing details and construction requirements not included in this structural plan.



POST BASE TABLE*



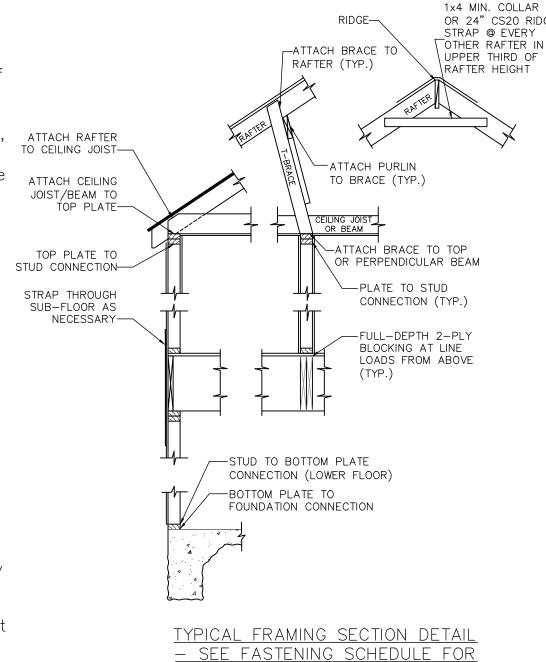


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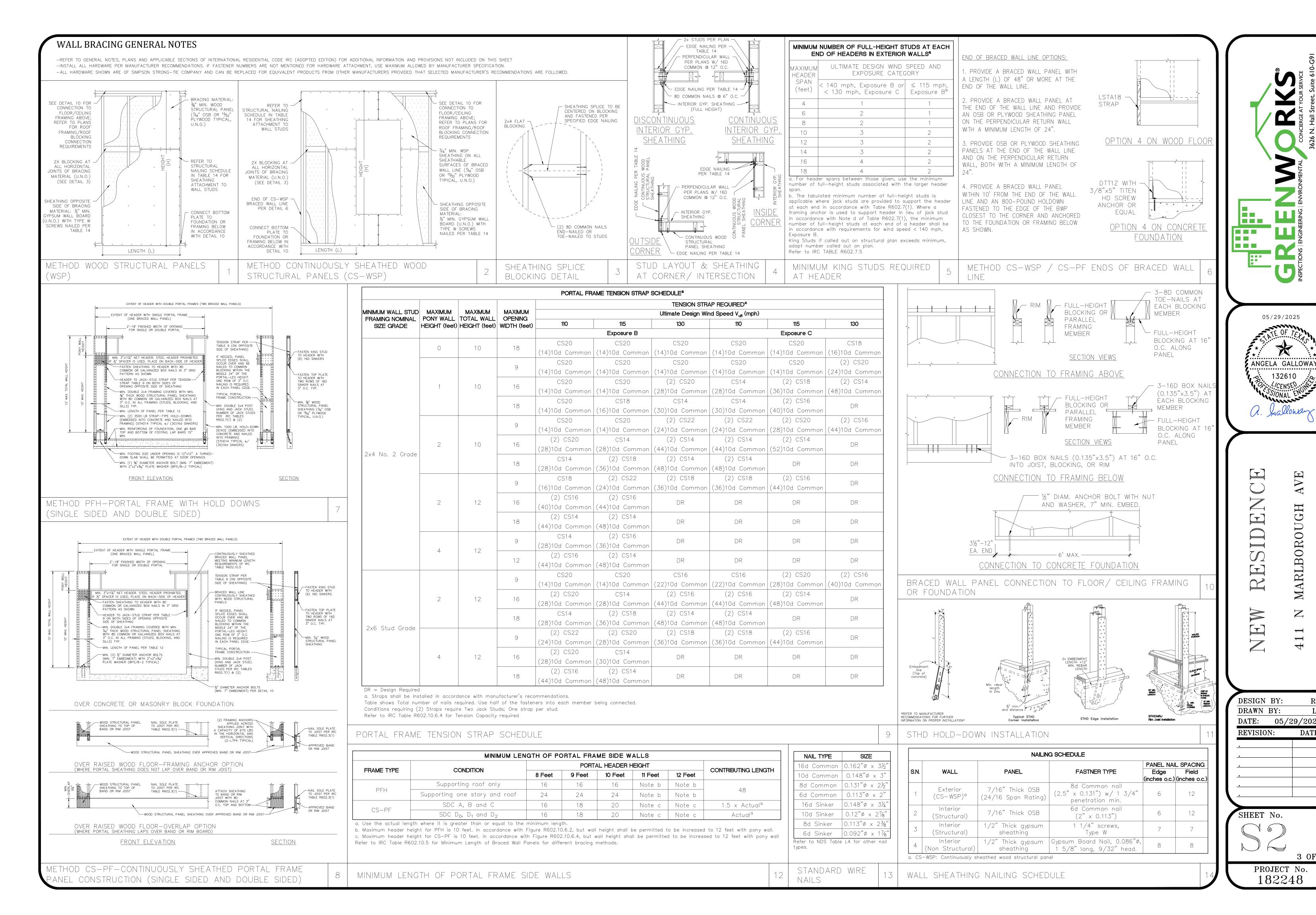
SHEET No. 2 OF 9

PROJECT No. 182248



CONNECTION DETAILS

Other connections per connector schedule or on framing plan



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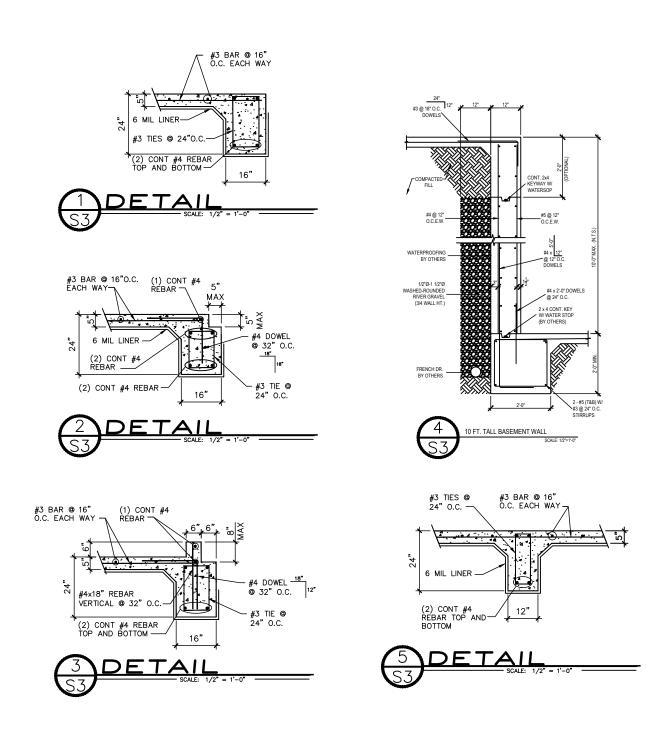
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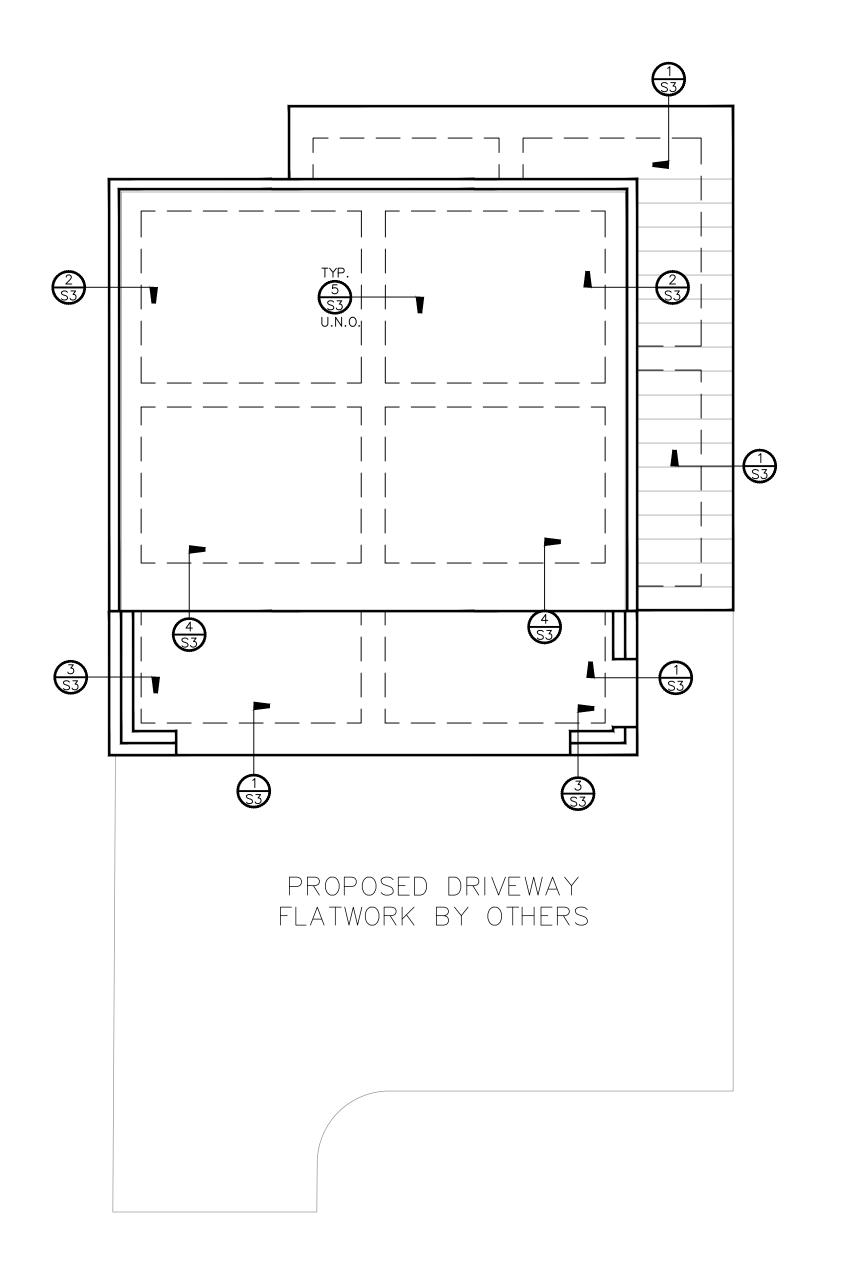
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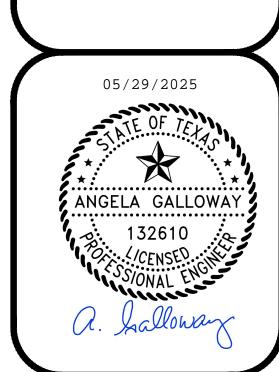
FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOIL W/ MIN.
BEARING CAPACITY 1500 PSF.
CONTACT GREENWORKS ENGINEERING IMMEDIATELY IF IN-SITU CONDITIONS DIFFER

PLAN NOTES

- DRAINAGE SHALL BE MAINTAINED AROUND THE FOUNDATION AT ALL TIMES DURING AND AFTER CONSTRUCTION. SURFACE WATER SHALL FLOW RAPIDLY AWAY FROM THE FOUNDATION.
- ANCHOR BOLTS SHALL BE 1/2"Ø GALV. J—BOLTS @ 72" O.C. W/ MIN. EMBEDMENT OF 7"

1/2"ø GALV. THREADED EMBED 7" AND EPOXY W/ SIMPSON STRONG-TIE EPOXY

----OR-----



NEW RESIDENCE

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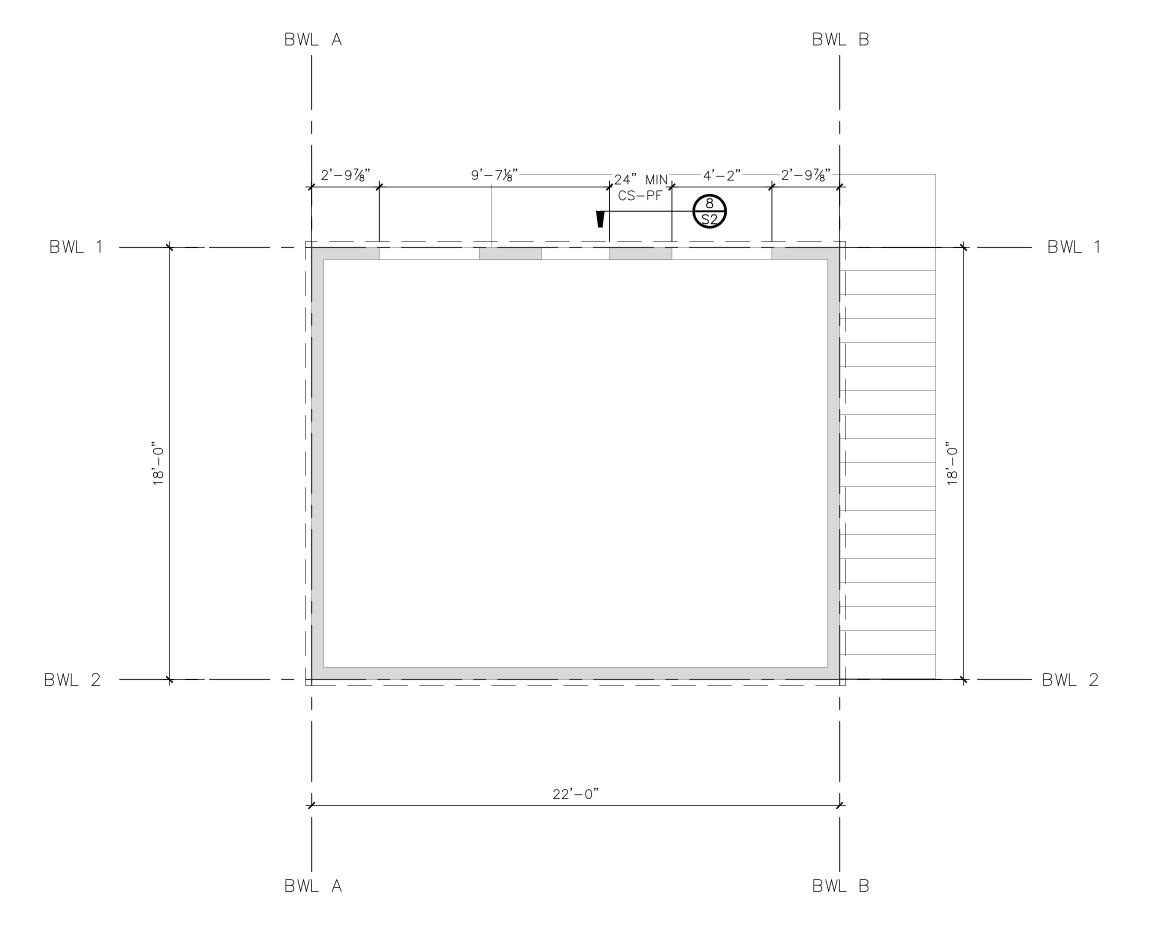
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PROJECT No. 182248

FOUNDATION PLAN

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

SEE GENERAL NOTE SHEET S2 FOR BRACING INFORMATION AND DETAILS



LOWER LEVEL
WALL BRACING PLAN

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

PLAN LEGEND

---- CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS WITH 7/6" OSB. ATTACHMENTS PER NAILING SCHEDULE

BRACED WALL PANEL. ONE FACE SHEATHED WITH $\frac{1}{16}$ " OSB, OPPOSITE FACE SHEATHED WITH STRUCTURAL $\frac{1}{2}$ " GYP. BOARD. ATTACHMENTS PER NAILING SCHEDULE.

PLAN NOTES

ALL 2x4 WALLS TO BE FRAMED W/ 2x4 STUDS @ 16" O.C. U.N.O. ALL 2x6 WALLS TO BE FRAMED W/ 2x6 WALL STUDS @ 16" O.C. U.N.O.

- 2. ALL EXTERIOR WALLS AND INTERIOR BRACED WALL PANELS TO BE ANCHORED TO FOUNDATION USING 1/2" ANCHOR BOLTS w/ NUT AND WASHER, SPACED AT 72" o.c. MAX. 7" ANCHOR EMBEDMENT TO CONCRETE MIN. TWO ANCHOR BOLTS PER PLATE SECTION MIN. w/ ONE BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 3 1/2" FROM EACH END OF PLATE SECTION.
- 6. ALL EXTERIOR WALLS TO HAVE GYPSUM BOARD SHEATHING ON INSIDE U.N.O.
- 4. VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.
- ALL HORIZONTAL JOINTS OF PANEL SHEATHING IN EXTERIOR AND BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF THICKNESS 1 1/2" OR GREATER.

Windspeed: 115mph (V_{ult}) 89mph (V_{asd}) Exposure: B

SDC: A





EW RESIDENCE

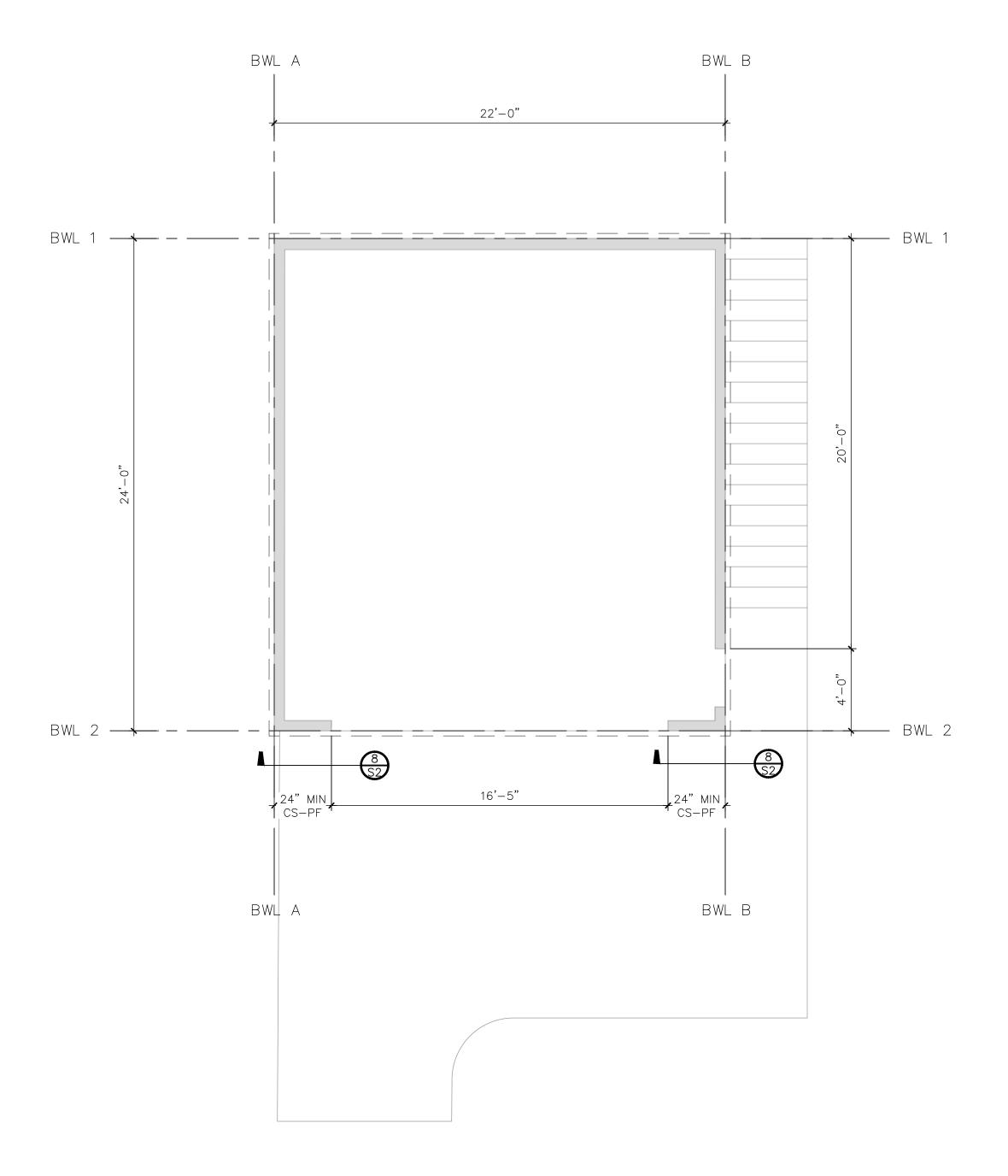
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PROJECT No.
182248

FRAMING - NEW
FRAMING - EXISTING

SEE GENERAL NOTE SHEET S2 FOR BRACING INFORMATION AND DETAILS



UPPER LEVEL WALL BRACING PLAN

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

PLAN LEGEND

BRACED WALL PANEL. ONE FACE SHEATHED WITH 7/6" OSB, OPPOSITE FACE SHEATHED WITH STRUCTURAL 1/2" GYP. BOARD. ATTACHMENTS PER NAILING SCHEDULE.

PLAN NOTES

- . ALL 2x4 WALLS TO BE FRAMED W/ 2x4 STUDS @ 16" O.C. U.N.O. ALL 2x6 WALLS TO BE FRAMED W/ 2x6 WALL STUDS @ 16" O.C. U.N.O.
- 2. ALL EXTERIOR WALLS AND INTERIOR BRACED WALL PANELS TO BE ANCHORED TO FOUNDATION USING 1/2" ANCHOR BOLTS w/ NUT AND WASHER, SPACED AT 72" o.c. MAX. 7" ANCHOR EMBEDMENT TO CONCRETE MIN. TWO ANCHOR BOLTS PER PLATE SECTION MIN. w/ ONE BOLT LOCATED NOT MORE THAN 12" AND NOT LESS THAN 3 1/2" FROM EACH END OF PLATE SECTION.
- 3. ALL EXTERIOR WALLS TO HAVE GYPSUM BOARD SHEATHING ON INSIDE U.N.O.
- 4. VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.
- ALL HORIZONTAL JOINTS OF PANEL SHEATHING IN EXTERIOR AND BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF THICKNESS 1 1/2" OR GREATER.

Windspeed: 115mph (V_{ult}) 89mph (V_{asd}) Exposure: B SDC: A





EW RESIDENCE

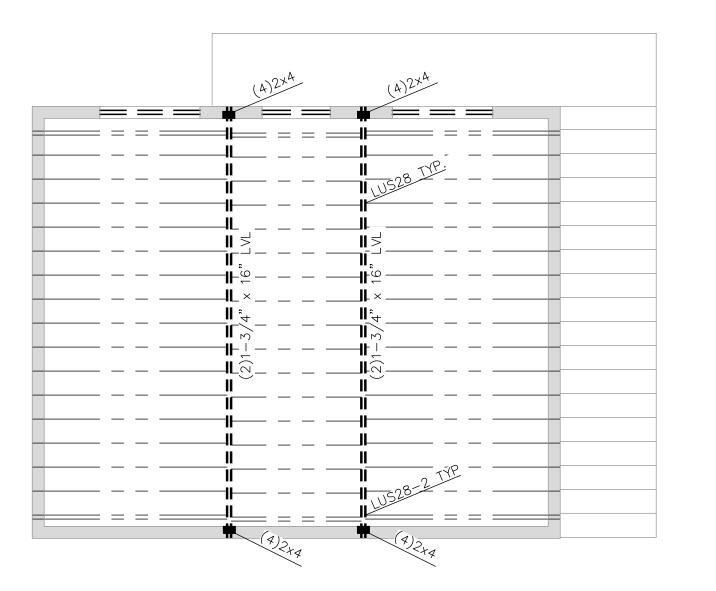
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PROJECT No.

182248

FRAMING - NEW
FRAMING - EXISTING



PLAN NOTES

- 1. FLOOR SYSTEM SHALL BE FRAMED W/ 2x10 SP#2 FLOOR JOISTS 12"
- 2. FLOOR SHEATHING SHALL BE 3/4"
 O.S.B. W/ 10d R.S. NAILS @ 6" O.C.
 @ SUPPORTED EDGES & @ 12" O.C.
 IN-FIELD
- 3. STUD PACKS @ EACH END OF BEAM TO MATCH SUPPORTING BEAM PLIES W/ STUD GRADE JACK STUDS U.N.O.

 4. HEADERS ASSUMED TO BE DROPPED
- DESIGN ASSUMES NO ATTIC STORAGE
- . ALL FRAMED WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
- 7. ALL HEADERS TO BE (2)2x6
 SUPPORTED @ EACH END W/ (1) TR
 & (1) KS U.N.O.





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PROJECT No.

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FLOOR FRAMING PLAN

—— SCALE: 1/4" = 1'-0" ———

(2)1-3/4" x 11-1/4" LVL

PLAN NOTES

. ALL CEILING JOISTS TO BE 2x6 SP#2 @ 24" O.C. U.N.O.

- 2. STUD PACKS @ EACH END OF BEAM TO MATCH SUPPORTING BEAM PLIES W/ STUD GRADE JACK STUDS U.N.O.
- 3. HEADERS ASSUMED TO BE DROPPED U.N.O.
- 4. DESIGN ASSUMES NO ATTIC STORAGE
- 5. ALL FRAMED WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
- . ALL HEADERS TO BE (2)2×6
 SUPPORTED @ EACH END W/ (1) TR
 & (1) KS U.N.O.





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PROJECT No. 182248

PLAN NOTES

1. ALL RAFTERS TO BE 2x6 SP#2 @ 24" O.C. U.N.O.

- 2. ALL RIDGE, HIP, & VALLEY BEAMS TO BE 2x8 SP#2 BOARDS
- 3. BRACE RIDGE, HIP, & VALLEY
 BOARDS W/ 2x6 BRACES ONTO
 FRAMING BELOW AS SHOWN. USE 2x6
 W/ 2x4 STIFFBACK FOR ANY BRACE
 LONGER THAN 6'
- 4. ALL ROOF SHEATHING SHALL BE 7/16" O.S.B. W/ 8d R.S. NAILS @ 6" O.C. @ SUPPORTED EDGES & 12" O.C. IN-FIELD

VERIFY ALL DIMENSIONS

PRIOR TO CONSTRUCTION



05/29/2025

NEW RESIDENCE

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 DESIGN BY:
 RH

 DRAWN BY:
 LA

 DATE:
 05/29/2025

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PROJECT No. 182248

ROOF FRAMING PLAN

GENERAL NOTES:

APPLICABLE CODES:

- A. These general notes apply to all architectural drawings. This project is designed in accordance with the International Building Code (IBC) 2021 Edition, International Residential Code (IRC) 2021 Edition and the 'Minimum Design Loads for Buildings and Other Structures' (ASCE/SEI 7-16).
- All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

COORDINATION:

- A. DO NOT SCALE PLANS. The layout shown is based solely on the field notes taken by personnel of GreenWorks Engineering and/or architectural/design plans provided by the client. Changes affecting the layout shown must be specific and clearly conveyed to GreenWorks Engineering in written form as a change for inclusion into these plans.
- B. Contractor and/or client shall verify all dimensions and layout prior to construction. All dimensions shall be checked against the architectural plans referenced above and any discrepancies shall be brought to the attention of the Architect and Engineer of Record immediately. Refer to mechanical, electrical and architectural plans for openings not shown on the structural plans.
- C. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted
- All temporary shoring shall be the responsibility of the contractor.
- E. Design is based on the current applicable building codes listed above and shall be void if the building code at the time of construction changes from the codes listed above.

- A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute 'Building Code Requirement Reinforced Concrete' and 'Specifications for Structural Concrete for Buildings'(ACI 318 and ACI 301) latest editions. Section 1.3"Inspection" of ACI 318 is deleted in its entirety, see 'Field Observations' paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- Concrete Mixes: See specifications for any additional durability requirements.
 - Mix 'A' For Slabs on Grade
 - 4,000 psi minimum compressive strength at 28 days. Type I/II Cement, minimum of 540 pounds per cubic yard.
 - Fly Ash not allowed.
 - I" maximum aggregate size.
 - 3% maximum entrained air.
 - 4" maximum slump (8" with super-plasticizer).
 - Water reducing agent (use in accordance with manufacturer's recommendations).

3" Clear

2"Clear

1-1/2" Clear

3/4" Clear

- Mix 'B' For Footings, Grade Beams, and Miscellaneous Concrete
 - 3,500 psi minimum compressive strength at 28 days.
 - Type I/II Cement, minimum of 470 pounds per cubic yard.
 - 3/4" maximum aggregate size.
 - 6% maximum entrained air.
 - 4" maximum slump (8" with super-plasticizer).
- C. Reinforcing shall be new billet steel conform to ASTM A615, grade 60, except ties—shall be grade 40. Provide not less than (2) #4 around all sides of all openings in concrete and extend 2'-0'' past edges of openings. No splices Of reinforcement are permitted except as detailed or authorized by the Engineer of Record. Where permitted use contact lap splices, (36) bar diameters minimum.
- D. For the proper placement of the reinforcement provide chairs, bolsters, additional reinforcement, and accessories necessary to support the reinforcement at the positions shown on plans. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be
- Grout under base plates and bearing plates shall be high strength, non-shrink, non-metallic grout with a minimum compressive strength, at 28 days, of 7,500 psi.
- Reinforcement shall be placed so that the following minimum concrete cover is provided, unless
 - noted otherwise. Concrete poured against earth. . . .

notes for specifications on when to backfill foundation walls.

- 2) Formed surfaces exposed to earth or weather.
 - a) #6 Bars and larger. . . .
 - b) #5 Bars and smaller. . . .
- Concrete not exposed to earth or weather. . . . 4) Beams, columns, ties, stirrups or spirals
- around primary reinforcement, or primary
- reinforcement with no ties, stirrups or spirals. . . .
- 1-1/2" Clear
- Placed at center (U.N.O.) G. Welded Wire Fabric (WWF) shall conform to ASTM A185. Provide WWF in flat sheets, rolled sheets are
- not allowed. Where permitted use contact lap splices, (50) bar diameters minimum. Grade beam reinforcement at intersections shall extend 9" (minimum) into the intersection.
- Foundation walls below grade shall have backfill placed equally on both sides until the required levels
- are reached. Walls shall be appropriately shored when backfill is placed on one side only. Additional (2) #4 bars (one each face) with a 2'-0" projection shall be placed diagonally across the
- corners of all openings and at vertical steps in walls unless otherwise detailed on plans.
- K. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to support their own weight and any superimposed loads. For foundation walls, this typically requires 12 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type I/II cement, GreenWorks Engineering suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection, distortion, discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50° F, or more, after the initial pour. See applicable

- L. Field Quality Control
- Reference standard: ACI 301 Chapters 16 and 17, in latest edition.
 - Slump tests: The contractor shall provide necessary equipment and shall make test in conformity with ASTM C143. The contractor shall make slump tests on the first concrete truck of each pour and as often as deemed necessary by the contractor to maintain the required slump when directed by the Architect or Engineer of Record.
- a) Control tests of concrete work shall be made on every 50 cubic yards or fraction thereof of concrete placed and, in any case, minimum of once during each day's pour.
- b) Each test shall consist of four standard 6" test cylinders cast and
- cured in accordance with ASTM C31 and ASTM C172.
- c) Sample concrete at point of placement.

Control tests:

- d) One cylinder shall be tested at the end of 7 days after placing, two cylinders shall be tested at 28 days after placing and the remaining cylinder shall be stored until its disposition is determined by the Architect.
- e) In general, remaining cylinder will be tested only when previous test reports
 - indicated unsatisfactory results.
- f) Tests on remaining cylinder shall be at the expense of the contractor.
- g) Architect and /or Engineer of Record reserves the right to stop future concrete work when the 7 or 28 day tests indicate unsatisfactory results until, in the opinion of the Architect and/or Engineer of Record, proper corrective measures have been taken to insure quality concrete in future work and corrections deemed necessary have been made.
- Tests shall be made at time control tests are taken and so stated in reports to determine slump, air content, unit weight and temperature of concrete.
- i) All tests shall be made in accordance with ASTM C138 or ASTM C231.
- Slab tolerance: Maintain surface flatness with maximum variation of 1/8" in 20 feet.

STRUCTURAL STEEL:

- A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
- All wide flange and channel structural steel shall conform to ASTM A992. All HSS members shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53, Grade—B. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted.
- C. Column base plates shall be set on 1.1/2" non—shrink high density grout with a minimum of (4) 3/4" ϕ x 1'-0" anchor bolts, unless noted otherwise.
- D. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
- E. All beam connections not detailed on the drawings shall be standard framed beam connections as shown in Table II and III of the AISC "Manual of Steel Construction", latest edition, designed to carry the full capacity of the uniformly loaded member, unless noted otherwise.
- F. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end
- G. Steel stairs to be detailed and designed by others unless noted otherwise. Stair detailer shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Texas, for review by the Engineer of Record to verify they conform to the requirements of the basic structure. Fabrication shall not proceed until completion of shop drawing review by the Engineer of Record.
- All exposed structural steel shall be hot dipped galvanized. I. Field Quality Control: Inspect in accordance with AISC specifications. Materials engineer shall visually inspect all field welded connections and visually inspect all bolted connections to ascertain that all welds, bolts, nuts and required washers have been installed and are of proper type and that all facing surfaces have been brought into snug contact.

A. Framing lumber shall be Southern Pine (unless noted otherwise) and as follows or better:

2x4 studs 2x6 or larger studs #2 Grade Plates #3 Grade Joists and Rafters #2 Grade

2x and 4x Beams #2 Grade 6x or larger Beams #1 Grade Beam and Stringer

- Posts #1 Grade Post and Timber B. All wood construction shall be in conformance with the provisions of "The National"
- Design Specification for Wood Construction", latest edition. C. Laminated Veneer Lumber (LVL) and prefab joists shall be manufactured by 'TrusJoist' or equivalent or shall meet APA Performance Standards, and installed per manufacturers specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- D. Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the current Building Code. All sheathing must be nailed. Adhesives SHALL NOT be used in place of nailing.
- E. Metal connectors to be provided by 'Simpson Strong-Tie' or equivalent.
- F. APA rated OSB may be used in lieu of plywood with prior approval from Engineer of
- G. Minimum treatment for pressure treated lumber shall be as follows: 1) Wood not in contact with soil 0.25 ACQ
 - 2) Wood in contact with soil 0.40 ACQ
- H. Pressure treated lumber that has been cut shall be site treated at each cut.
- I. Bolt holes in lumber shall be drilled as bolt diameter plus 1/16".

METAL WOOD FRAMING HARDWARE:

- A. All metal wood framing hardware shall be provided by 'Simpson Strong—Tie' or eauivalent.
- B. All metal hardware shall be installed per manufacturer's recommendations.
- C. All metal fasteners and hardware in contact with pressure treated lumber shall be Hot Dipped Galvanized or ZMax coated (G=185).

SHEATHING and DECKING:

- A. Roof sheathing/decking shall be a minimum of 7/16" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of
- B. Floor sheathing/decking shall be a minimum of 23/32" thick CDX plywood or APA rated O.S.B. C-D interior grade with exterior glue. Minimum panel span rating of
- C. Gypsum sheathing for shear walls shall be a minimum of 1/2" thick and free of imperfections and shall conform to ASTM C79.
- D. Exterior wall sheathing shall be a minimum of 7/16" thick plywood or APA rated O.S.B.

WIRE NAILS:

- A. Nail installation and materials shall be in compliance with A.I.T.C., NDS, and all applicable building code requirements.
- B. Gun nails may be used in lieu of hand nailing. Gun nail substitutions shall be as

 $0.113" \times 2.5"$ 8d $0.123" \times 3.0"$ 10d 12d $0.123" \times 3.25"$ $0.133" \times 3.5"$

- 16d C. Nails shall have a minimum penetration of 10 times the wire diameter unless noted otherwise on the plans.
- D. Edge distance for all nails shall be a minimum of 4 times the wire diameter unless noted otherwise on the plans. E. All nails listed /specified on the plans shall be Common unless noted otherwise.

ARCHITECTURAL LEGEND				
DRAWING TITLE & SCALE	FULL WALL			
DETAIL # OR LETTER		FULL WALL (EXISTING)		
SHEET DETAIL IS ON		OVERHEAD INFORMATION		
DETAIL # OR LETTER SHEET DETAIL IS ON	TYP.	TYPICAL		
X'-X" CEILING HEIGHT	HVAC	HEATING, VENTILATION, A/C		
FINISH DESIGNATION	MECH	MECHANICAL		
TRIM ONLY- COMMENTS, IF APPLICABLE	O.C.	ON CENTER		
ADDENDUM NUMBER REVISION AREA CLOUDED	Т.О.	TOP OF		
T.O. SLAB REFERENCE POINT ELEVATION HEIGHT	B.O.	BOTTOM OF		
DOOR NUMBER DESIGNATION	UP	DIRECTION OF FLOW (STAIRS)		
X WINDOW NUMBER DESIGNATION	DOWN	DIRECTION OF FLOW (STAIRS)		
KEYED NOTE DESIGNATION	O.S.B.	ORIENTED STRAND BOARD		
EQUIPMENT DESIGNATION	Ą	CENTER LINE		
X WALL TYPE DESIGNATION	0/H	OVERHEAD (ELECTRICAL)		
PROPERTY LINE	MIN./MAX.	MINIMUM/MAXIMUM		
BUILDING SETBACK	U.N.O.	UNLESS NOTED OTHERWISE		
UTILITY EASEMENT	SPEC	MANUFACTURER SPECIFICATION		
	P.U.E.	PUBLIC UTILITY EASEMENT		
_O_O_O_O FENCING	B.S.L.	BUILDING SETBACK LINE		



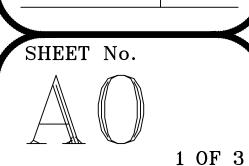
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DESIGN BY: M.ASSAAD DRAWN BY: DATE: 04/28/2025 REVISION: DATE: ORIGINAL ISSUE 03/21/25 R1-COMMENTS 03/29/25

R2-COMMENTS 03/31/25

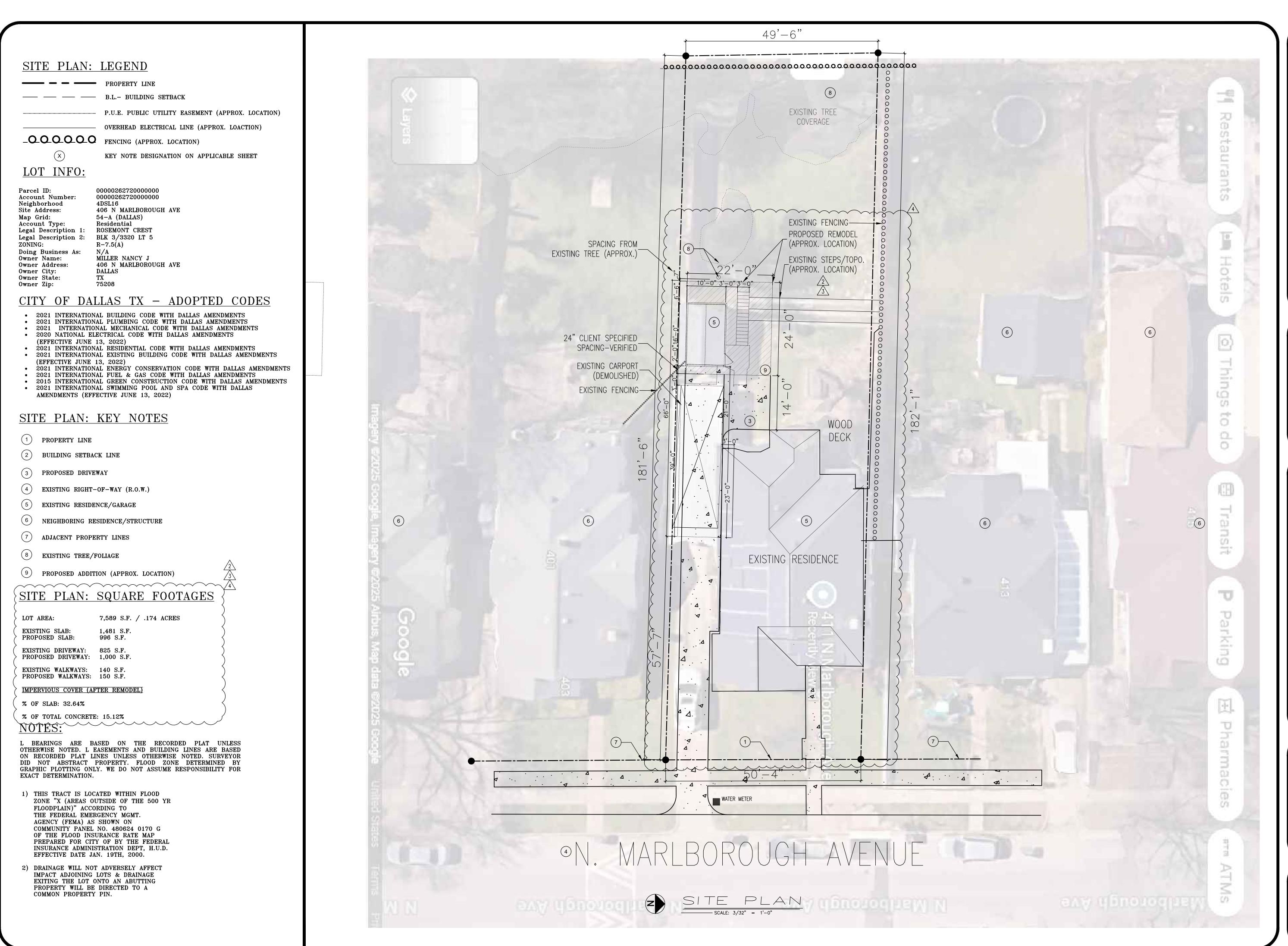
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R3-COMMENTS

R4-COMMENTS





REMODE 5208 MARLBOROUGH Z

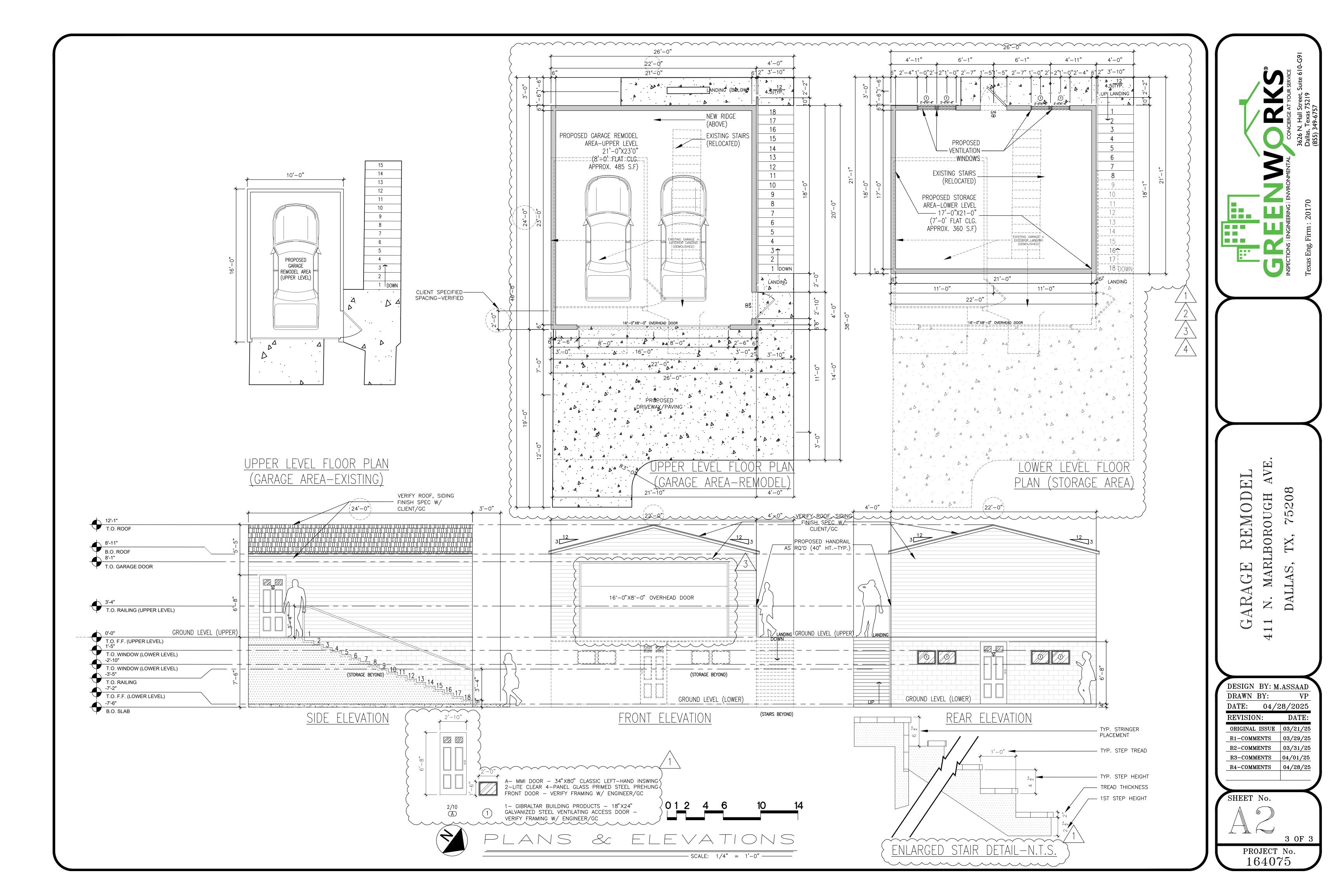
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04/28/25

SHEET No.

R4-COMMENTS

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GENERAL NOTES

- A. <u>GENERAL</u>
- 1. THE CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF NEC AND ALL APPLICABLE LOCAL CODES...
- 2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY ANY OF THE FOREGOING AUTHORITIES, AND PAY FOR ALL OTHER COSTS IN CONNECTION WITH THE WORK. ALL CERTIFICATES SHALL BE IN DUPLICATE AND SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER/OWNER.
- 3. THE SITE, LOCATION AND ROUTING OF SYSTEMS INDICATED TO HAVE NEW CONNECTIONS MADE TO THEM ARE SHOWN AS ACCURATELY AS FIELD CONDITIONS WOULD PERMIT. BIDDERS SHALL VISIT THE SITE AND THOROUGHLY EXAMINE THE CONTRACT DRAWINGS. BIDDERS WHO DO NOT VISIT THE SITE MAY BE UNILATERALLY NOT PERMITTED TO SUBMIT A BID IF THE OWNER SO DESIGNATES. ALL EXISTING CONDITIONS SHALL BE EXAMINED AND THEIR EXACT LOCATIONS VERIFIED. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT/ENGINEER/OWNER BEFORE SUBMITTING A BID, ANY CONDITIONS WHICH MIGHT MAKE INSTALLATION OF REQUIRED EQUIPMENT A PROBLEM. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO INVESTIGATE CONDITIONS OR MISUNDERSTANDINGS OF THE CONTRACTUAL REQUIREMENTS.
- 4. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT NOT INDICATED TO BE REUSED TO A DESIGNATED LOCATION AT THE PROJECT SITE. AFTER THE EQUIPMENT HAS BEEN ASSEMBLED FOR THE OWNER'S INSPECTION AND POSSIBLE RETENTION, ALL EQUIPMENT NOT TO BE RETAINED BY THE OWNER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- 5. THE CONTRACTOR SHALL INSTALL AND CONNECT ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH THE BEST ENGINEERING PRACTICE AND, UNLESS OTHERWISE SHOWN OR SPECIFIED, FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND FURNISH AND INSTALL ALL REQUIRED AUXILIARY ITEMS COMPLETE.
- 6. DRAWINGS SHALL BE CONSIDERED DIAGRAMMATIC AND FOR BIDDING PURPOSES ONLY. WHILE THE DRAWINGS ARE GENERALLY TO SCALE AND ARE AS ACCURATE AS THE SCALE WILL PERMIT, ALL IMPORTANT DIMENSIONS SHALL BE
- 7. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE AMONG MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL ITEMS. PROVIDE ALL NECESSARY OFFSETS AND FITTINGS IN CIRCUITRY AND OTHER ITEMS REQUIRED TO INSTALL THE WORK WITHOUT INTERFERENCES.
- 8. THE CONTRACTOR SHALL TEST ALL EQUIPMENT INSTALLED UNDER THIS CONTRACT AND DEMONSTRATE TO THE OWNER ITS PROPER OPERATIONS. ALL NEW EQUIPMENT SHALL BE MOUNTED VIBRATION FREE.
- 9. ALL EQUIPMENT AND WORKMANSHIP SHALL BE GUARANTEED IN FULL FROM ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS WORK.
- 10. ALL EQUIPMENT INSTALLED SHALL BE NEW AND SHALL CONFORM IN ALL RESPECTS TO THE LATEST APPROVED STANDARDS OF IEEE, ANSI, NEMA AND UNDERWRITERS LABORATORIES, INC., UNLESS INDICATED OTHERWISE.
- 11. REPAIR OF EXISTING WORK: ALL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE, AND WHERE CUTTING, CHANNELING, CHASING, OR DRILLING OF FLOORS, WALL, PARTITIONS, CEILINGS, OR OTHER SURFACES IS NECESSARY FOR THE PROPER INSTALLATION, SUPPORT, OR ANCHORAGE OF THE CONDUIT, RACEWAYS OR OTHER ELECTRICAL WORK, THIS WORK SHALL BE CAREFULLY DONE, AND ANY DAMAGE TO BUILDING, PIPING, OR EQUIPMENT SHALL BE REPAIRED BY SKILLED MECHANICS OF THE TRADE INVOLVED, AT NO ADDITIONAL COST TO THE OWNER. METHODS FOR AND EXACT LOCATIONS OF PROPOSED CUTTING, CHANNELING, CHASING OR DRILLING OF EXISTING CONSTRUCTION SHALL BE AS APPROVED BY THE OWNER.
- 12. THE CONTRACTOR SHALL REPAIR ALL WALL, CEILING, FLOOR, OR ROOF OPENINGS WHICH ARE CREATED BY DEMOLITION OR PENETRATION. THE REPAIRS SHALL BE WITH MATERIALS AND FINISHES TO MATCH EXISTING. ALL FIRE RATED PENETRATIONS SHALL BE SEALED WITH SUITABLE MATERIALS TO PRESERVE FIRE RATED INTEGRITY.
- "PROVIDE" UNDER THIS CONTRACT IS DEFINED AS FURNISH AND INSTALL. "CONCEALED" UNDER THIS CONTRACT IS DEFINED AS WITHIN ARCHITECTURAL WALLS AND ABOVE CEILINGS.
- "EXPOSED" UNDER THIS CONTRACT IS DEFINED AS VISIBLE TO VIEW. "INDICATED" UNDER THIS CONTRACT IS DEFINED AS SHOWN IN THE CONTRACT DOCUMENTS.
- e. "CIRCUITRY" UNDER THIS CONTRACT IS DEFINED AS CONDUIT, FEEDER AND OR CIRCUIT.
- 15. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE CONTRACT AREA AND ALL OTHER AREAS USED FOR STORAGE, STAGING, ETC.
- 16. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER WHEN THE PROJECT IS APPROXIMATELY 75% COMPLETED IN ORDER TO SCHEDULE A PRE-FINAL REVIEW OF CONSTRUCTION. NO WORK SHALL BE CONCEALED BY CEILINGS, WALLS, ETC. FINAL REVIEW SHALL BE SCHEDULED AT 100% COMPLETION. ALL PUNCH LIST ITEMS MUST BE ACCOMPLISHED PRIOR TO FINAL ACCEPTANCE.
- 17. PROVIDE TEMPORARY SERVICE FOR LIGHTING AND POWER EQUIPMENT (DRILLS, SAW, ETC.). VERIFY TEMPORARY REQUIREMENTS WITH GENERAL CONTRACTOR. TEMPORARY LIGHTING AND POWER SHALL MEET OSHA REQUIREMENTS AND LOCAL CODE. TEMPORARY POWER SHALL BE 120 VOLTS.
- 18. PROTECT ADJACENT MATERIALS INDICATED TO REMAIN. INSTALL AND MAINTAIN DUST AND NOISE BARRIERS TO KEEP DIRT, DUST, AND NOISE FROM BEING TRANSMITTED TO ADJACENT AREAS. REMOVE PROTECTION AND BARRIERS AFTER DEMOLITION OPERATIONS ARE COMPLETE.
- 19. FINAL TESTING: AT THE TIME OF FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELBOARDS, DEVICES AND EQUIPMENT AND ALL SPLICES MUST BE COMPLETED. EACH BRANCH CIRCUIT AND ITS RESPECTIVE CONNECTED EQUIPMENT MUST TEST FREE OF SHORT CIRCUITS. UPON COMPLETION OF THE WORK, CLEAN AND POLISH ALL EXPOSED SURFACES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 20. CONTRACTOR SHALL PROVIDE ACCESS PANEL FOR JUNCTION BOXES, DISCONNECT SWITCHES, OR OTHER DEVICES WHICH REQUIRE SERVICE ACCESS PER NEC.
- 21. SUBMIT COPIES OF SHOP DRAWINGS TO ARCHITECT FOR REVIEW. SUBMITTAL DATA MUST SHOW MANUFACTURER'S NAME, PUBLISHED RATINGS OR CAPACITY DATA AND OTHER PERTINENT DATA. SUBMITTALS ARE REQUIRED FOR BUT ARE NOT LIMITED TO THE FOLLOWING ITEMS:
 - 1) CIRCUIT BREAKERS AND PANELBOARDS 2) LAMPS
- 3) LIGHTING FIXTURES
- 4) SAFETY SWITCHES 5) WIRING DEVICES
- 22. PROVIDE AS BUILT DRAWINGS TO OWNER AT THE END OF THE CONSTRUCTION.

SPECIFICATIONS

RACEWAYS, BOXES AND CONDUITS

- OUTDOORS WIRING METHODS: USE THE FOLLOWING WIRING METHODS:
- EXPOSED: CONDUCTORS IN RIGID METAL CONDUIT
- CONCEALED: CONDUCTORS IN RIGID METAL CONDUIT. UNDERGROUND: CONDUCTORS IN RIGID NONMETALLIC CONDUIT, UNLESS OTHERWISE NOTED.
- CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN LIQUID-TIGHT FLEXIBLE METAL CONDUIT. BOXES AND ENCLOSURES: NEMA TYPE 3R.
- 2. INDOORS WIRING METHODS: USE THE FOLLOWING METHODS: a. CONNECTION TO VIBRATING EQUIPMENT: CONDUCTORS IN FLEXIBLE METAL CONDUIT, EXCEPT IN WET OR DAMP
- LOCATIONS USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT. DAMP OR WET LOCATIONS: CONDUCTORS IN RIGID STEEL CONDUIT.
- EXPOSED: CONDUCTORS IN ELECTRICAL METALLIC TUBING. d. CONCEALED: CONDUCTORS IN ELECTRICAL METALLIC TUBING OR, AS APPROVED, METAL—CLAD (MC) CABLE. BOXES AND ENCLOSURES: NEMA TYPE 1, EXCEPT IN DAMP OR WET LOCATIONS USE NEMA TYPE 4,
- 3. ALL CIRCUITRY IN FINISHED AREAS SHALL BE RUN CONCEALED.
- 4. MINIMUM SIZE CONDUIT SHALL BE 1/2".
- 5. EMT CONNECTORS AND COUPLINGS SHALL BE OF THE ALL-STEEL, COMPRESSION TYPE WITH INSULATED THROAT.
- 6. EXPOSED AND CONCEALED CIRCUITRY (WHETHER CONDUIT AND WIRE OR CABLE) SHALL BE RUN TIGHT TO CEILING SLAB (AS HIGH AS POSSIBLE TO MAXIMIZE HEADROOM) IN A NEAT, WORKMANLIKE MANNER. ALL RUNS SHALL BE PARALLEL OR PERPENDICULAR TO BUILDING WALLS.
- 7. EXPOSED LOW VOLTAGE WIRING SHALL BE INSTALLED IN A RACEWAY, UNLESS OTHERWISE NOTED.
- 8. OUTLET BOXES SHALL BE A MINIMUM OF 4" SQUARE WITH THE APPROPRIATE PLASTER RING OR TILE COVER.
- WHERE EXISTING WALLS ARE FURRED OUT AND DEVICES ARE NOT NOTED TO BE REMOVED, PROVIDE EXTENSION BOXES TO BRING FACE OF DEVICES FLUSH WITH NEW FINISH SURFACE AND CONTINUE IN SERVICE.
- 1. ALL CONDUCTORS SHALL BE COPPER, MINIMUM #12 TYPE "THHN-THWN" INSULATION.
- 2. ALL WIRE SIZES SHALL BE AS NOTED AND COMPLY WITH NEC.
- ALL "MC" CABLE SHALL HAVE AN INTERNAL GREEN INSULATED EQUIPMENT GROUND CONDUCTOR.
- 4. ALL 120 VOLT CIRCUIT HOMERUNS WHICH ARE OVER 100 LINEAR FEET SHALL BE #10 CONDUCTORS MINIMUM FOR THE ENTIRE CIRCUIT.
- WIRING DEVICES AND TELEPHONE/CABLE OUTLETS
- THE LOCATION OF ALL WIRING DEVICES AND TELEPHONE/DATA OUTLETS SHALL BE VERIFIED BEFORE INSTALLATION WITH THE ARCHITECT. THE ARCHITECT MAY RELOCATE ANY DEVICE 5 FEET AT NO CHARGE TO THE OWNER.
- 2. DEVICE PLATES SHALL BE A FINISH AND COLOR SELECTED BY THE ARCHITECT.
- COORDINATE WALL MOUNTED TELEPHONE/CABLE OUTLET LOCATIONS WITH THE ARCHITECT. TELEPHONE/CABLE CONDUCTORS SHALL BE INSTALLED BY OTHERS.
- INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC REQUIREMENTS AND ANY ADDITIONAL LOCAL CODES.
- ELECTRICAL IDENTIFICATION
- APPLY EQUIPMENT IDENTIFICATION LABELS (MINIMUM 1" HIGH LETTERS) OF ENGRAVED PLASTIC-LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT. APPLY LABELS FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF
- PANELBOARDS AND DISCONNECTS. b. ACCESS DOORS AND PANELS FOR CONCEALED ELECTRICAL ITEMS.
- G. <u>GROUNDING</u>
- 1. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT IN ACCORDANCE WITH NEC EXCEPT WHERE GROUNDING IN EXCESS OF NEC REQUIREMENTS IS INDICATED.
- 2. ALL CIRCUITS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTORS. ALL NEW RECEPTACLE CIRCUITS SHALL CONTAIN A #12 INSULATED GROUNDING CONDUCTOR.
- 3. SEPARATELY DERIVED SYSTEMS REQUIRED BY NEC TO BE GROUNDED SHALL BE GROUNDED AS APPROVED BY THE AUTHORITY HAVING JURISDICTION. I. <u>PANELBOARDS</u>
- IN PANELBOARDS, "EQUIPPED SPACE" OR "SPACE" IS DEFINED TO INCLUDE ALL NECESSARY BUS, DEVICE SUPPORTS AND CONNECTIONS FOR INSERTION OF A FUTURE DEVICE.
- PANELBOARD CIRCUITING SHALL MATCH THE DRAWINGS. CIRCUITING CHANGES MUST BE APPROVED BY THE
- 3. PANELBOARD BUS SHALL BE COPPER WITH BOLT-ON BRANCH CIRCUIT BREAKERS.
- 4. BEFORE ORDERING PANELBOARDS, COORDINATE ALL MOTOR CIRCUIT BREAKER TRIPS WITH MECHANICAL EQUIPMENT MANUFACTURER'S REQUIREMENTS.
- SURFACE MOUNTED PANELBOARD CABINETS SHALL BE INSTALLED ON AN APPROVED STEEL SLOTTED SUPPORT SYSTEM TO DISTRIBUTE THE WEIGHT EVENLY TO THE WALL AND FLOOR AND TO PROVIDE A 1-INCH AIR SPACE BETWEEN WALL AND CABINET.
- 6. FOR RECESSED PANELBOARDS, RUN ONE 3/4" CONDUIT FROM TOP OF PANEL 6" INTO CEILING SPACE FOR EVERY SET OF 3 SPARE CIRCUIT BREAKERS OR SPACES.
- 7. PANELBOARD SHALL BE EQUAL TO SQUARE D TYPE NEHB, NQOD, OR MANUFACTURED EQUIVALENT BY GENERAL ELECTRIC, EATON/CUTLER HAMMER, OR SIEMENS.
- 8. PROVIDE FRAMED, TYPED CIRCUIT DIRECTORY WITH EXPLICIT DESCRIPTION AND IDENTIFICATION OF ITEMS CONTROLLED BY EACH INDIVIDUAL BREAKER. PROVIDE NEW PANELBOARD DIRECTORY FOR ALL EXISTING AND NEW PANELBOARDS AFFECTED BY RENOVATION. PANELBOARD DIRECTORY SHALL BE REVISED TO REFLECT ALL REVISED FIELD CONDITIONS.
- J. <u>FUSES</u>
- 4. INSTALL FUSES IN FUSIBLE DEVICES AS INDICATED.
- INSTALL TYPEWRITTEN LABELS ON THE INSIDE DOOR OF EACH FUSED SWITCH TO INDICATE FUSE REPLACEMENT INFORMATION.

SPECIFICATIONS

- DISCONNECTS AND CIRCUIT BREAKERS
- ENCLOSED NON-FUSIBLE SWITCH SHALL BE NEMA HEAVY-DUTY TYPE WITH ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.
- ENCLOSED FUSIBLE SWITCHES SHALL BE NEMA HEAVY-DUTY TYPE WITH CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE CONSISTENT WITH ENVIRONMENT WHERE LOCATED, HANDLE LOCKABLE WITH 2 PADLOCKS AND INTERLOCKED WITH COVER IN "CLOSED" POSITION.
- ENCLOSED MOLDED-CASE CIRCUIT BREAKER: FRAME SIZE, TRIP RATING, NUMBER OF POLES. AND AUXILIARY DEVICES AS INDICATED; INTERRUPTING CAPACITY RATING TO MEET AVAILABLE FAULT CURRENT. 10,000 SYMMETRICAL RMS AMPERES MINIMUM; WITH APPROPRIATE APPLICATION LISTING WHEN USED FOR SWITCHING FLUORESCENT LIGHTING LOADS OR HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT.
- 4. ENCLOSURE: NEMA TYPE 1, UNLESS SPECIFIED OR REQUIRED OTHERWISE TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.
- a. OUTDOOR LOCATIONS: TYPE 12/3R.
- KITCHEN AREAS: TYPE 4X, STAINLESS STEEL. c. OTHER WET OR DAMP INDOOR LOCATIONS: TYPE 4.
- 6. PROPERLY SUPPORT DISCONNECT OR ENCLOSED CIRCUIT BREAKER ON WALL WITH METAL FRAMING AS REQUIRED.
- COORDINATE RECESSED LIGHTING FIXTURES WITH MECHANICAL EQUIPMENT AND ARCHITECTURAL CEILING PLAN. GRID LAYOUT ON PLANS IS APPROXIMATE. ADJUST LIGHTING FIXTURES IN FIELD
- PROVIDE FINISHING FRAMES FOR ALL RECESSED LIGHTING FIXTURES, TYPE TO BE COMPATIBLE WITH CEILING. COORDINATE ALL FIXTURE TYPES WITH CEILING SYSTEM BEFORE ORDERING FIXTURES. PROVIDE ALL MOUNTING ATTACHMENTS FOR A COMPLETE INSTALLATION.
- ALL NEW LIGHTING FIXTURES SHALL BE INSTALLED COMPLETE WITH LAMPS. SEE PLANS FOR
- SPECIFIC REQUIREMENTS. PROVIDE NEW LAMPS FOR ALL EXISTING LIGHTING FIXTURES. 4. FINISHES OF LIGHTING FIXTURES SHALL BE AS SELECTED BY THE ARCHITECT.
- N. <u>EQUIPMENT LOCATION</u>
- DO NOT INSTALL NEW PANELBOARDS, SWITCHBOARDS AND/OR MOTOR CONTROL CENTERS UNDERNEATH NEW OR EXISTING DUCTWORK AND/OR PIPING. IF SUCH CONDITIONS ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR FURTHER EVALUATION AND DIRECTIVES. INSTALLING THE PANELBOARD IN A DIFFERENT LOCATION AGREED TO BY THE ENGINEER AND OWNER TO AVOID THIS SCENARIO SHALL BE AT SOLE COST TO THE CONTRACTOR.
- PROVIDE DEMOLITION AS INDICATED ON DEMOLITION PLANS. CIRCUITRY NOTED FOR REMOVAL SHALL BE REMOVED BACK TO THE SOURCE BUS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL FROM THE SITE FOR ALL EQUIPMENT AND MATERIAL REMOVED UNDER DEMOLITION WORK, UNLESS OTHERWISE NOTED OR DIRECTED. EXISTING CIRCUITS-TO-REMAIN INTERRUPTED BY DEMOLITION SHALL BE RESTORED FOR OPERATION AS BEFORE. OUTAGES REQUIRED TO PERFORM DEMOLITION SHALL BE COORDINATED WITH THE OWNER AND PROCESSED OUTSIDE OF NORMAL BUSINESS HOURS. REPAIR ALL WALL, CEILING, FLOOR OR ROOF OPENINGS CREATED BY DEMOLITION.
- 2. LOCATE, IDENTIFY AND PROTECT ELECTRICAL SERVICES PASSING THROUGH DEMOLITION AREA AND SERVING OTHER AREAS OUTSIDE THE DEMOLITION LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.

ABBREVIATIONS

- LTG LIGHT MFR MANUFACTURER AFF ABOVE FINISHED FLOOR AIC AMPERES INTERRUPTING CAPACITY(MIN) MCB MAIN CIRCUIT BREAKER PH,Ø PHASE CB CIRCUIT BREAKER CONDUIT CKT CIRCUIT
- EC EMPTY CONDUIT (E) EXISTING TO REMAIN. CONT. IN SERVICE NEC NATIONAL ELECTRICAL CODE UON UNLESS OTHERWISE NOTED FA FIRE ALARM FLA FULL LOAD AMPS

G GROUND

KW KILOWATT

HP HORSE POWER

KVA KILO-VOLT AMPERE

- MH MOUNTING HEIGHT MLO MAIN LUG ONLY n neutral (N) NEW ITEMS NIC NOT IN CONTRACT OEM ORIGINAL EQUIPMENT MANUFACTURER OFCI OWNER FURNISHED
- P POLE PNI PANFI (R) REMOVE EXISTING AND RELOCATED (RE) RELOCATED EQUP. RECPT RECEPTACLE TBD TO BE DETERMINED

(X) REMOVE WITH ALL CIRCUITRY THERETO

V VOLT

W WIRE

CONTRACTOR INSTALLED XFMR TRANSFORMER

w/ with

WP WEATHERPROOF

DESIGNATION	DESCRIPTION	MTG HGT T CENTERLINE
	INCANDESCENT, COMPACT FLUORESCENT OR LED LIGHTING FIXTURE "A" (IF SHOWN) INDICATES FIXTURE TYPE AND "a" (IF SHOWN) INDICATES SWITCH CTRL	AFF (UON) -
•	INCANDESCENT, COMPACT FLUORESCENT OR LED WALL WASHER TYPE LIGHTING FIXTURE "A" (IF SHOWN) INDICATES FIXTURE TYPE. "a" (IF SHOWN) INDICATES SWITCH CONTROL	_
S	SINGLE POLE TOGGLE SWITCH. MOUNTING HEIGHT +48" A.F.F., U.O.N. SUBSCRIPTS AT SWITCH SYMBOL INDICATE THE FOLLOWING: OS — WALL MOUNTED OCCUPANCY SENSOR, SIMILAR TO WATTSTOPPER CAT. # DSW-100, DSW-200(FOR BI-LEVEL SWITCHING) OR EQUAL D — DIMMER, 1000W U.O.N. 3 — 3—WAY SWITCH a,b,c — IDENTIFICATION OF LIGHTS CONTROLLED K — LOCK TYPE	4'-0"
+	DUPLEX RECEPTACLE: 20A-125V-2P, 3W. MOUNTING HEIGHT +18" A.F.F. UNLESS OTHERWISE NOTED. SUBSCRIPTS ADJACENT TO RECEPTACLE SYMBOL INDICATE THE FOLLOWING:	18"
	WP - WEATHERPROOF GFI - GROUND FAULT INTERRUPTING IG - ISOLATED GROUND DED - DEDICATED CIRCUIT FL - FLOOR MOUNTED - RECESSED.	
=	DEDICATED DUPLEX RECEPTACLE - NEMA 5-20R - ON SEPARATE CIRCUIT	18"
_C ⊕	DUPLEX RECEPTACLE — NEMA 5—20R WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER	18"
O -	SPECIAL PURPOSE SINGLE RECEPTACLE - SEE DRAWING FOR DESCRIPTION	18"
TV	TELEVISION — PROVIDE 4" SQUARE BOX AND STUB OUT 3/4" EC 6" INTO CEILING SPACE	REFER TO ARC
EP _{1,3}	HOMERUN TO PANELBOARD — NO. OF ARROWHEADS INDICATE NO. OF CIRCUITS. NUMERALS & LETTERS ADJACENT TO ARROWHEADS INDICATE ASSIGNED PANEL & CKT # TELEPHONE OUTLET STUB OUT 1" EC 6" INTO CEILING SPACE WITH PLASTER RING AND PULL STRING TO ACCESSIBLE CEILING SPACE	REFER TO ARC
<u> </u>	GROUND	-
	PANELBOARD 120/240V SYSTEM	6'-0" TO TOP
(M)	MOTOR CONNECTION	_
30 🗔	NON-FUSED SAFETY DISCONNECT SWITCH - NUMERAL DENOTES SWITCH SIZE - 3 POLE UON	5'-0" TO TOP
60 40 □h	FUSED SAFETY DISCONNECT SWITCH — UPPER NUMERAL DENOTES SWITCH SIZE, LOWER NUMERAL DENOTES FUSE SIZE — 3 POLE UON	5'-0" TO TOP
#10	TICK MARKS IN HOMERUN OR BRANCH CIRCUITRY, UNLESS OTHERWISE SCHEDULED, INDICATE THE QUANTITY (WHEN MORE THAN TWO) OF CURRENT CARRYING CONDUCTORS. NUMERAL ADJACENT TO TICKS INDICATES WIRE SIZE WHEN OTHER THAN #12 AWG. ALL WRING SHALL ALSO CONTAIN AN INSULATED EQUIPMENT GROUND CONDUCTOR SIZED PER NEC. (NOT SHOWN)	
	GENERAL CIRCUITRY	
1)	KEY NOTE, NEW WORK	
1	KEY NOTE, DEMOLITION	
(FACTORY CONNECTION - PROVIDE CIRCUITRY CONNECTION AS NOTED ON PLAN	
M	METER	_
Φ	HALF SWITCHED RECEPTACLE, 18" A.F.F.	
-0	JUNCTION BOX, WALL MOUNTED.	
M	UTILITY METERING.	
<u>\$</u>	SMOKE DETECTOR W/ BATTERY. CONNECT AHEAD OF AN UNSWITCHED 120V CIRCUIT, DO NOT EXCEED 1500VA.	
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ELECTRICAL SYMBOLS

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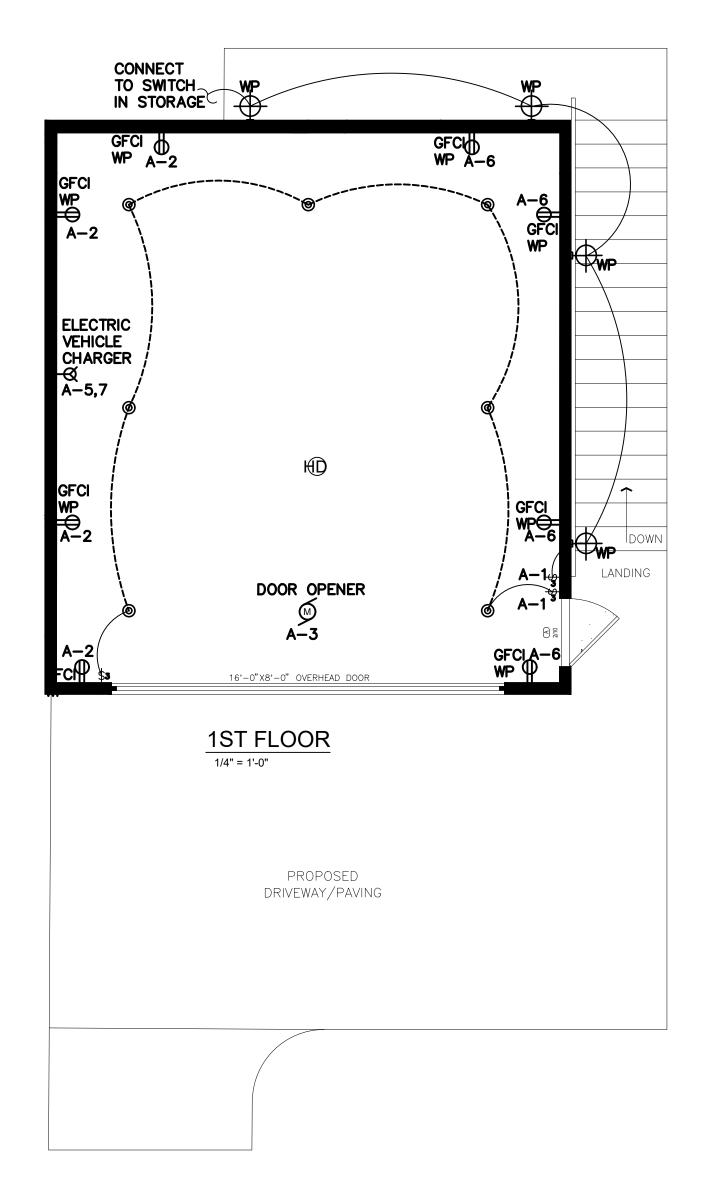
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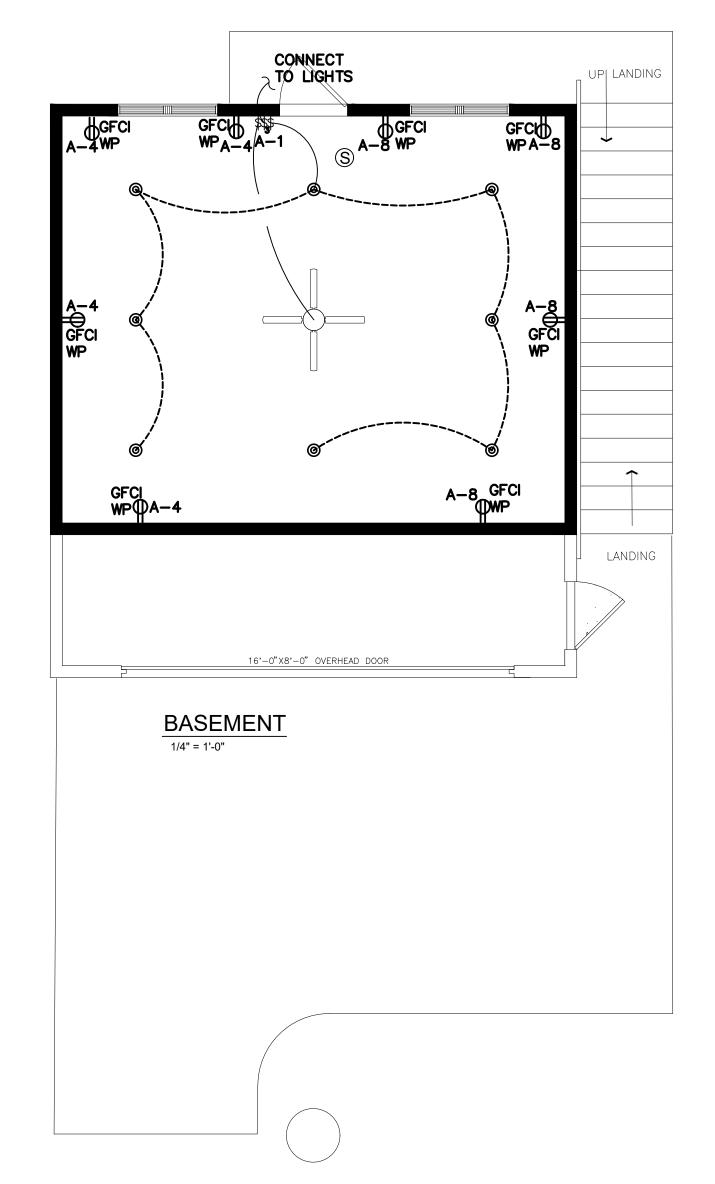
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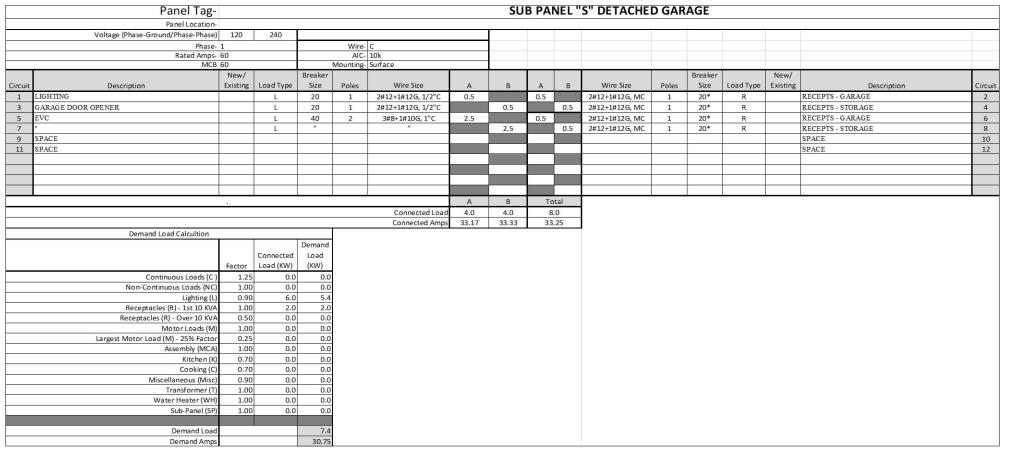
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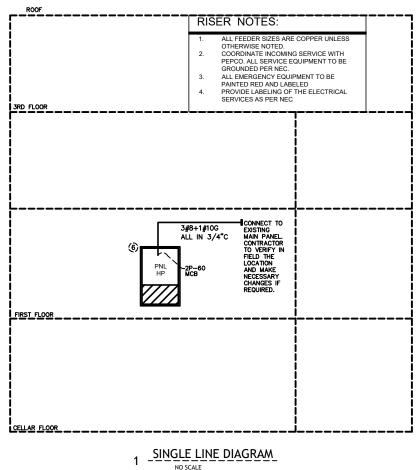
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SHEET No. 1 OF 2









ALL ELECTRICAL WIRING, BOXES, CONDUITS, RACEWAYS, CATV AND TELEPHONE WIRING PENETRATING FIRE RESISTANCE RATED MEMBRANCES MUST BE PROPERLY SEALED TO ASSURE THAT THE REQUIRED FIRE RATED RATING IS NOT REDUCE.

UL 263 FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIAL. SIMILAR TO ASTM E119

UL 1479 FIRE TESTS OF THROUGH—PENETRATION FIRESTOPS. COMPLEMENTARY TO UL 263. SIMILAR TO ASTM E 814

SPECIAL NOTES:

ALL 120 VOLT SINGLE PHASE, 15 AND 20AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSET, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED AY A LISTED ARC—FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER NEC 210.12. PROVIDE TAMPER RECEPTACLES AT ALL LOCATIONS WHERE THEY ARE MOUNTED NO HIGHER THAN 5—1/2 FEET AFF OR IN A SPACE DEDICATED TO A SPECIFIC APPLIANCE.

SPECIAL NOTE:

ELECTRICAL CONTRACTOR TO VERIFY IN FIELD THE LOCATION OF EXISTING ELECTRICAL PANEL AND CONNECT NEW SUB PANEL, MAKE NECESSARY CHANGES IF REQUIRED.

LEGEND - LIGHTING FIXTURE

O RECESSED CAN

FAN WITH LIGHT

S SMOKE DETECTOR

♦ SECURITY LIGHT

HEAT DETECTOR

NEW WORK LIGHTING NOTES:

NEW WORK GENERAL NOTES:

REFER TO COVER SHEET DRAWING FOR ELECTRICAL LEGENDS & ADDITIONAL INFORMATION

LOCATION OF ALL ELECTRICAL DEVICES SUCH

AS SWITCHES, POWER/TELE/DATA OUTLETS,

INSTALLATION AND SHALL PROVIDE AN ACCURATE, TYPED PANEL ABOARD DIRECTORY

FOR PANEL BOARD. ANY UNUSED BREAKER

SHALL BE USED FOR THE LIGHTING OTHERWISE

COORDINATE WITH ARCHITECT FOR EXACT

EQUIPMENT, ETC. PRIÓR INSTALLATION.

CIRCUIT NUMBERS AT THE TIME OF

PROVIDE SLOT FOR NEW LIGHTING.

CONTRACTOR SHALL COORDINATE ACTUAL

1. CONTRACTOR SHALL CONNECT TO PANEL RUN 2#12+1#12G. CONTRACTOR SHALL CONNECT NO MORE THAN 1800 WATTS PER 1-1P-20A-120V C/A.

1. INSTALL A LISTED, TRADE SIZE 1 (NOMINAL 1 INCH INSIDE DIAMETER) RACEWAY AND A DEDICATED 240-VOLT BRANCH CIRCUIT FROM THE SUBPANEL TO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV

CHARGER.

2. THE RACEWAY SHALL ORIGINATE AT THE SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.

3. THE SUBPANEL SHALL PROVIDE A 40A MINIMUM DEDICATED CIRCUIT. THE OVER—CURRENT PROTECTIVE DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED 'EV CAPABLE'.

GARAGE REMODEL

411 N. MARLBORO DALLAS, TX, 7

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	DESIGN BY:	CLIENT
	DRAWN BY:	VP
	DATE: 05/2	27/2025
	REVISION:	DATE:

SHEET No.

2 OF 2 PROJECT No. 164075