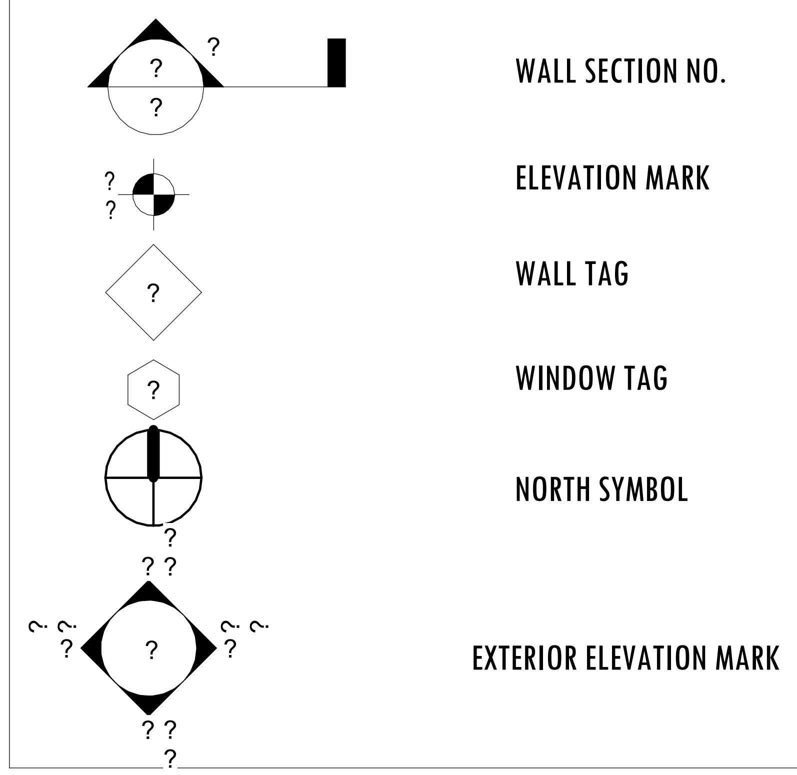
2 Oke Limd

2 OAKLAND PL, BROOKLYN, NY 11226

ABBREVIATIONS

A.F.F.	Above Finish Floor
BD.	Board
BOT.	Bottom
B.R.L.	Bldg Restriction Line
BSMT	Basement
C.I.F.	Change in Finish
C.J.	Control Joint
CLD.	Ceiling
CL	Center Line
CMU	Conc. Masonry Unit
COL.	Column
CONC.	Concrete
CONT.	Continuous
CW.	Cold Water
DBL.	Double
DIA.	Diameter
DN	Down
DS	Downspout
DW	Dishwasher
DWG	Drawing
ELEC	Electric, Electrical
ELEV.	Elevation
E.P.	Electrical Panel
EQ.	Equal
Equp.	Equipment
E.W.	Each Way
Ex.	Existing
F.A.	Fire Alarm
FDN.	Foundation
FIN.	Finish
FIN. FL.	Finish Floor
FL, FLR.	Floor
FT	Foot or Feet
FTG	Footing
FLASH	Flashing
G.A.	Gauge
GALV	Galvinized
G.F.C.I.	Ground Fault Circuit Interrupter
GWB	Gypsum Wall Board
HB	Hose Bibb
HWF	Hardwood Flooring
HGT	Height
H.H.	Head Height
HORIZ.	Horizontal
HWH	Hot Water Heater
INSUL.	Insulation
INT.	Interior
MISC.	Miscellaneous
M.L.	Microllam
MECH	Mechanical
MTL.	Metal
N/A	Not Applicable
N.I.C.	Not In Contract
NO. or #	Number
N.O.M.	Nominal
N.T.S	Not To Scale
O.C.	On Center
PTD.	Paint, Painted
P.T.	Pressure Treated
RAD./R	Radius
REF.	Refrigrator
REQ.	Required
R.O.	Rough Opening
SIM.	Similar
SPEC	Specification
SF	Square Feet
S.S.	Stainless Steel
STD.	Standard
STL.	Steel
STOR.	Storage
T.O.P.	Top of Plate
TYP.	Typical
U.O.N.	Unless Noted Otherwise
VERT.	Vertical

DRAFTING SYMBOLS



GENERAL NOTES

1. 1. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TODEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
6. ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
8. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
9. DAMP PROOFING - ONE GOAT CONTINUOUS ELECTROMETRIC WATERPROOFING FROM GRADE LEVEL TO BOTTOM OF FOUNDATION.
10. SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.
11. DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BEREVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE R ESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ANDMATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.
13. THE BUILDER SHALL FURNISH ART AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA
14. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY ANDCONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.
15. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH

FIRE PROTECTION

1. SMOKE ALARMS:

- SMOKE ALARMS MUST BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE SLEEPING AREAS, AND ON EVERY STORY, INCLUDING BASEMENTS.
- ALARMS MUST BE INTERCONNECTED SO ALL ALARMS SOUND SIMULTANEOUSLY WHEN ONE IS ACTIVATED.
- NEW INSTALLATIONS REQUIRE HARDWIRED ALARMS WITH BATTERY BACKUPS. (IRC R314)

2. CARBON MONOXIDE ALARMS:

- REQUIRED IN DWELLINGS WITH FUEL-BURNING APPLIANCES OR ATTACHED GARAGES.
- ALARMS MUST BE PLACED OUTSIDE SLEEPING AREAS, IN THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH LEVEL, INCLUDING BASEMENTS.
- NEW INSTALLATIONS REQUIRE HARDWIRED ALARMS WITH BATTERY BACKUPS. (IRC R315)

GENERAL REQUIREMENTS

1. STRUCTURAL NOTES

- SEISMIC DESIGN:

While Virginia is in a high seismic zone, ensure compliance with IRC guidelines for seismic category A or B, if applicable.

- WIND LOAD DESIGN:

Design must account for local wind speeds as per the ASCE 7-16 standards (115 mph) or as dictated by local authorities. Use hurricane clips or straps for roof-to-wall and wall-to-foundation connections.

- FOUNDATION DRAINAGE:

Install a drain tile system around the perimeter of the foundation if the water table or local soil conditions suggest a risk of water intrusion.

- EXPANSION JOINTS:

Include expansion or control joints in concrete slabs to prevent cracking due to thermal movement or shrinkage.

2. EXTERIOR NOTES

- EXTERIOR WALL MATERIALS:

Use durable, weather-resistant materials: brick, stone, or fiber cement siding.
Install a weather-resistive barrier behind exterior cladding.
Historic architectural character.
Select materials that meet Virginia Cool Roofing requirements, particularly if the garage addition will have conditioned spaces.

- ROOF PITCH AND DESIGN:

Roof pitch and design should complement the existing structure.

- DRIVEWAY ACCESS:

Ensure driveway additions or modifications meet local paving and stormwater management standards.

- EXPANSION JOINTS:

Include expansion or control joints in concrete slabs to prevent cracking due to thermal movement or shrinkage.

3. UTILITY-SPECIFIC NOTES

- RAINWATER HARVESTING:

Magisterial encourages water conservation. Consider installing a rainwater collection system as part of the project.

- ELECTRICAL PANEL:

If the addition requires a new or upgraded panel, locate it in a weather-protected area and ensure sufficient capacity for future load increases.

- GAS LINES:

If applicable, ensure that gas lines serving the new addition comply with local utility standards and include shut-off valves at strategic points.

COVERED AREA

BASEMENT = 3026SQFT
FIRST FLOOR = 5196 SQFT
SECOND FLOOR = 5196 SQFT
THIRD FLOOR = 5196 SQFT
FORTH FLOOR = 5196 SQFT
TOTAL COVERED AREA = 23,810 SQFT

SHEET INDEX

Sheet Name	Sheet Number	Sheet Issue Date
COVER PAGE	01_C101	01/19/25
BASEMENT FLOOR PLAN	A101	01/19/25
FIRST FLOOR	A102	01/19/25
TYPICAL FLOOR PLAN	A103	01/19/25
SCHEDULES	A104	01/19/25
FRONT ELEVATION	A105	01/19/25
REAR ELEVATION	A106	01/19/25

0 10 20 30 40 50mm
PRINT REDUCTION BAR | A3 SHEET

Rev.	AMENDMENT	DATE

2 OKE LIMD
COVER PAGE 01_C101
SCALE: As indicated
DRAWN: Author
JOB / DRAWING No. 66-01_C101
REVISION

ARCHITECTURAL NOTES

1. SHOWER ENCLOSURES: PROVIDE 72" HIGH NON-ABSORBENT WALL SURFACES ADJACENT TO SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES. MATERIALS OTHER THAN STRUCTURAL ELEMENTS MUST BE MOISTURE-RESISTANT (MNBC R307.2).

2. SHOWER STALL SIZE: THE SHOWER STALL SHALL COMPLY WITH THE MINIMUM INTERIOR SIZE OF 1024 SQ. IN. AND MUST ENCOMPASS A 30" DIAMETER CIRCLE. DOORS SHALL SWING TO THE OUTSIDE (MNBC 412.7).

3. WATER EFFICIENCY: LOW-FLOW TOILETS (1.28 GALLONS/FLUSH), SHOWERHEADS (2.0 GPM AT 80 PSI), AND FAUCETS (2.0 GPM AT 60 PSI) SHALL BE PROVIDED TO MEET WATER EFFICIENCY STANDARDS (MNBC 403.6).

4. TEMPERATURE CONTROL VALVES: PROVIDE INDIVIDUAL CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS. THESE SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (MNBC 422.2).

5. WEEP SCREED FOR STUCCO: A WEEP SCREED SHALL BE INSTALLED FOR STUCCO AT THE FOUNDATION PLATE LINE, A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (MNBC 2510.8).

6. DUCT SIZING: DUCTS SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6 OF THE MECHANICAL CODE (MNBC 602.1).

7. CLOTHES DRYER EXHAUST DUCTS: THE CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE LIMITED TO 14 FEET, WITH A REDUCTION OF 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 (MNBC 504.5.2).

8. SKYLIGHT LABELING: ALL UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED AGENCY WITH THE AGENCY'S NAME, PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING (MNBC 1507.1.1).

9. ULTRA-LOW FLUSH TOILETS: ULTRA-LOW FLUSH WATER CLOSETS SHALL BE INSTALLED IN ALL NEW CONSTRUCTION. EXISTING SHOWERHEADS AND TOILETS MUST BE UPGRADED FOR LOW WATER CONSUMPTION (MNBC 403.6).

10. CLEAR ACCESS TO UTILITIES: A MINIMUM OF 5 FEET OF CLEAR, UNOBSTRUCTED ACCESS SHALL BE PROVIDED TO ALL WATER AND POWER DISTRIBUTION FACILITIES, INCLUDING POWER POLES, TRANSFORMERS, AND METERS. NO CONSTRUCTION SHALL BE WITHIN 10 FEET OF ANY POWER LINES (MNBC 314.3).

11. SEISMIC GAS SHUTOFF VALVE: INSTALL AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE FUEL GAS LINE, DOWNSTREAM OF THE UTILITY METER, RIGIDLY CONNECTED TO THE BUILDING'S EXTERIOR (MNBC 1210.0).

12. WATER HEATER STRAPPING: NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL WITH TWO STRAPS: ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD OF THE TANK. THE LOWER STRAP MUST BE AT LEAST 4" ABOVE THE CONTROLS (MNBC P510.5).

13. SANITARY SEWER CONNECTION: ALL PLUMBING FIXTURES MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR SEWAGE DISPOSAL SYSTEM (MNBC 306.3).

14. HOT AND COLD WATER SUPPLY: KITCHEN SINKS, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL HAVE BOTH HOT AND COLD WATER SUPPLIED AND CONNECTED TO AN APPROVED WATER SUPPLY (MNBC 306.4).

15. NONABSORBENT SURFACES FOR BATHTUBS AND SHOWERS: BATHTUBS, SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING AT LEAST 6 FEET ABOVE THE FLOOR (MNBC R307.2).

16. NATURAL AND ARTIFICIAL LIGHTING: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY EXTERIOR GLAZED OPENINGS OR ADEQUATE ARTIFICIAL LIGHTING, ACHIEVING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES AT A HEIGHT OF 30" ABOVE FLOOR LEVEL (MNBC R303.1).

17. EVALUATION REPORT AVAILABILITY: A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE FOR REVIEW (MNBC 105.4).

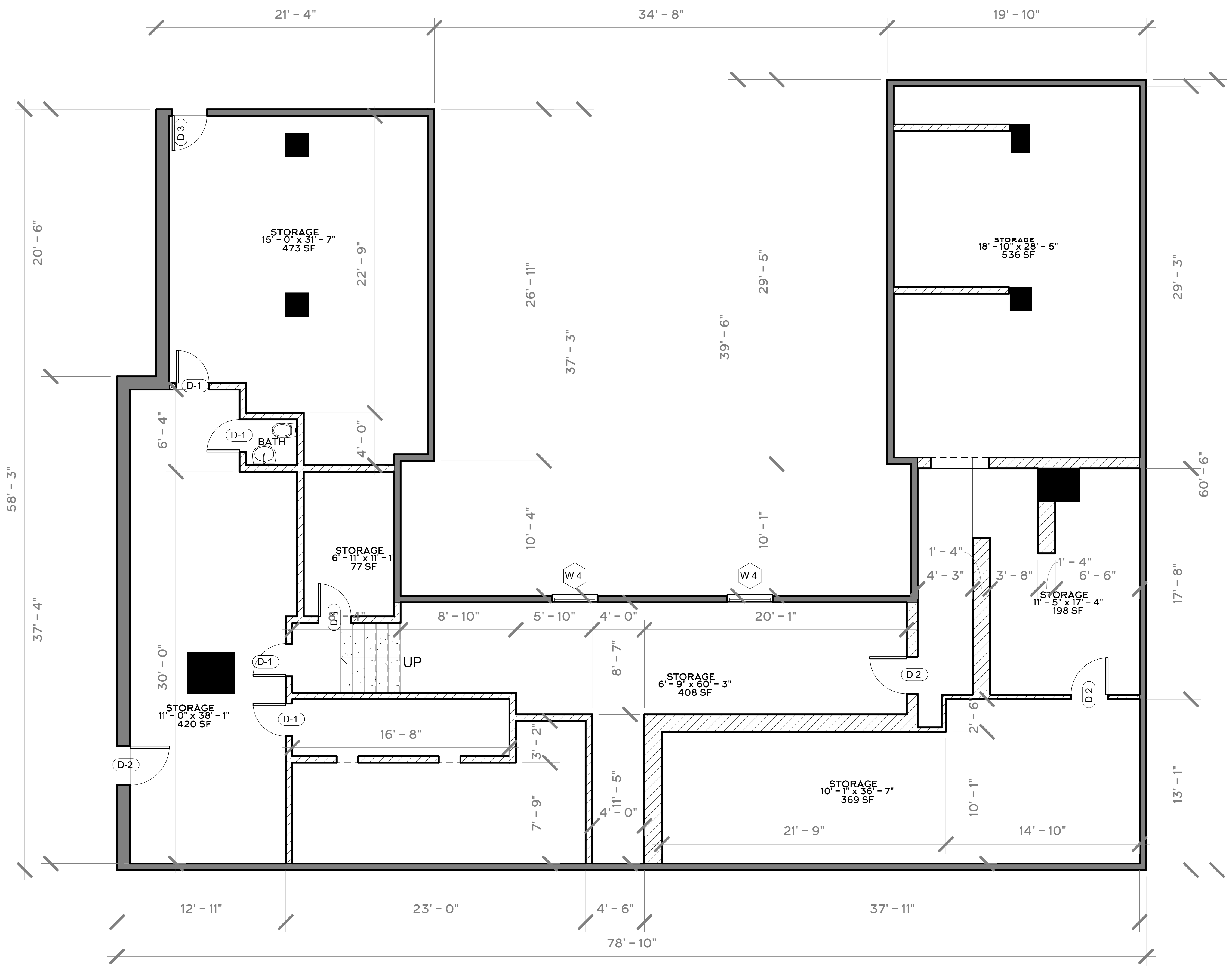
18. ROOM TEMPERATURE FOR HEATERS: HEATERS SHALL MAINTAIN A MINIMUM ROOM TEMPERATURE OF 68°F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (MNBC 315.5).

19.WOOD PROTECTION FROM DECAY: WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN LOCATIONS SPECIFIED BY MNBC SECTION R317.1, EITHER BY USING NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1 (MNBC R317.1).

20. ANTI-GRAFFITI FINISH: PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, ON EXTERIOR WALLS AND DOORS. MAINTENANCE OF BUILDING AFFIDAVIT REQUIRED FOR GRAFFITI REMOVAL WITHIN 7 DAYS OF APPLICATION (MNBC 6306).

UTILITY NOTES

1. AFCI PROTECTION (MNBC 210.12):
* ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
2. AFCI PROTECTION IN DWELLING UNITS (MNBC 210.12):
* 120V, 15/20-AMP CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, BEDROOMS, KITCHENS, ETC., MUST BE AFCI-PROTECTED. KITCHEN COUNTERS REQUIRE COMBINATION AFCI/GFCI RECEPTACLES.
3. TAMPER-RESISTANT RECEPTACLES (MNBC 210.52):
* ALL 125V, 15/20-AMP RECEPTACLES MUST BE TAMPER-RESISTANT IN SPECIFIED AREAS (E.G., LIVING ROOMS, BEDROOMS).
4. LUMINARIES SUPPORT (MNBC 314.27):
* CEILING LUMINARIES BOXES MUST SUPPORT AT LEAST 50 LBS. WALL-MOUNTED LUMINARIES BOXES SHOULD BE MARKED WITH WEIGHT LIMITS. CEILING FAN BOXES MUST BE LISTED FOR FAN SUPPORT.
5. LED AND DIMMER COMPATIBILITY (MNBC 2019 RESIDENTIAL COMPLIANCE MANUAL 6.3.1):
* LED LUMINARIES MUST BE CONTROLLED BY NEMA SSL-7A-COMPLIANT DIMMERS OR SENSORS FOR FLICKER-FREE OPERATION.
6. BATHROOM LUMINARIES CONTROLS (MNBC 150.0(K)2C):
* AT LEAST ONE LUMINARIES IN BATHROOMS MUST HAVE AN OCCUPANT OR VACANCY SENSOR FOR AUTOMATIC-OFF FUNCTIONALITY. OCCUPANT SENSORS MUST BE MANUALLY CONFIGURED FOR "ON" OPERATION INITIALLY.



1 BASEMENT PLAN

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

ADDITIONAL NOTES

1. CEILING HEIGHTS (MNBC R305.1):

*HABITABLE SPACES, INCLUDING ANY LIVING AREAS OR STORAGE ROOMS ON THE SECOND FLOOR, MUST HAVE A MINIMUM CEILING HEIGHT OF 7'-6".
*FOR NON-HABITABLE SPACES LIKE GARAGES, THE CEILING HEIGHT SHOULD NOT BE LESS THAN 7'-0".

2. ESCAPE WINDOWS (MNBC R310.2):

*IF THE SECOND FLOOR INCLUDES ANY HABITABLE SPACES (SUCH AS A LIVING UNIT OR APARTMENT), ESCAPE WINDOWS ARE REQUIRED IN EACH BEDROOM.
*THESE WINDOWS MUST HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT., AND THE SILL HEIGHT SHOULD NOT EXCEED 44" ABOVE THE FLOOR. THE WINDOW'S MINIMUM CLEAR HEIGHT SHOULD BE 24" AND THE WIDTH 20".

3. FIRE PROTECTION (MNBC 705.2):

*FOR A GARAGE ATTACHED TO THE BUILDING, IF THE EXTERIOR WALLS ARE WITHIN 3 FEET OF THE PROPERTY LINE, A 1-HOUR FIRE-RATED WALL IS REQUIRED.
*WITHOUT SPRINKLERS, THE FIRE RATING EXTENDS TO 5 FEET FROM THE PROPERTY LINE.
*PROJECTIONS (SUCH AS EAVES OR OVERHANGS) WITHIN 3 FEET OF THE PROPERTY LINE SHOULD ALSO BE FIRE-RATED TO 1 HOUR.

4. FIRE SEPARATION (MNBC 406.2):

*SEPARATION BETWEEN GARAGE AND DWELLING UNIT: A FIRE-RATED WALL (MINIMUM 1-HOUR) MUST SEPARATE THE GARAGE FROM ANY HABITABLE SPACE, INCLUDING APARTMENTS OR LIVING AREAS ON THE SECOND FLOOR. THIS INCLUDES THE CEILING OF THE GARAGE AND ANY CONNECTING WALLS.

5. GARAGE DOOR CLEARANCE (MNBC 406.2.4):

*FOR 2-STORY GARAGE BUILDINGS, ENSURE THAT GARAGE DOORS PROVIDE A MINIMUM HEADROOM OF 7 FEET, PARTICULARLY WHEN PARKING VEHICLES.

6. VENTILATION (MNBC 1203.4):

*PROPER VENTILATION MUST BE PROVIDED FOR THE GARAGE AREA TO AVOID THE ACCUMULATION OF HAZARDOUS GASES (E.G., CARBON MONOXIDE) FROM VEHICLES.

7. STAIRWAYS (MNBC R311.7):

*STAIRWAYS LEADING FROM THE GARAGE TO THE SECOND FLOOR SHOULD BE DESIGNED WITH A RISE OF NO MORE THAN 8 ¼ INCHES AND A TREAD DEPTH OF AT LEAST 9 INCHES.
*THE MINIMUM WIDTH FOR STAIRS SHOULD BE 36 INCHES.

8. PLUMBING (MNBC P2904.1, 406.5):

*IF THE GARAGE INCLUDES PLUMBING FIXTURES (SUCH AS A SINK OR BATHROOM), ALL PLUMBING MUST BE CONNECTED TO AN APPROVED SEWAGE SYSTEM OR AN ON-SITE SEWAGE DISPOSAL SYSTEM.

9. ELECTRICAL (MNBC 334.10):

*ELECTRICAL WIRING IN THE GARAGE MUST MEET CODE, WITH OUTLETS PROPERLY SPACED AND GFCI OUTLETS INSTALLED IN AREAS WHERE WATER IS LIKELY, SUCH AS NEAR THE GARAGE DOORS OR ANY SINK.

WALL SCHEDULE

▬	EXTERIOR WALL
▨	INTERIOR WALL

COVERED AREA

BASEMENT = 3026 SQFT

0 10 20 30 40 50mm

PRINT REDUCTION BAR | A3 SHEET

Rev.	AMENDMENT	DATE

2 OKE LIMD

BASEMENT FLOOR PLAN A101

SCALE: As indicated

DRAWN: Author

JOB / DRAWING No. 66-A101

REVISION

ARCHITECTURAL NOTES

1. SHOWER ENCLOSURES: PROVIDE 72" HIGH NON-ABSORBENT WALL SURFACES ADJACENT TO SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES. MATERIALS OTHER THAN STRUCTURAL ELEMENTS MUST BE MOISTURE-RESISTANT (MNBC R307.2).

2. SHOWER STALL SIZE: THE SHOWER STALL SHALL COMPLY WITH THE MINIMUM INTERIOR SIZE OF 1024 SQ. IN. AND MUST ENCOMPASS A 30" DIAMETER CIRCLE. DOORS SHALL SWING TO THE OUTSIDE (MNBC 412.7).

3. WATER EFFICIENCY: LOW-FLOW TOILETS (1.28 GALLONS/FLUSH), SHOWERHEADS (2.0 GPM AT 80 PSI), AND FAUCETS (2.0 GPM AT 60 PSI) SHALL BE PROVIDED TO MEET WATER EFFICIENCY STANDARDS (MNBC 403.6).

4. TEMPERATURE CONTROL VALVES: PROVIDE INDIVIDUAL CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS. THESE SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (MNBC 422.2).

5. WEEP SCREED FOR STUCCO: A WEEP SCREED SHALL BE INSTALLED FOR STUCCO AT THE FOUNDATION PLATE LINE, A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (MNBC 2510.8).

6. DUCT SIZING: DUCTS SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6 OF THE MECHANICAL CODE (MNBC 602.1).

7. CLOTHES DRYER EXHAUST DUCTS: THE CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE LIMITED TO 14 FEET, WITH A REDUCTION OF 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 (MNBC 504.5.2).

8. SKYLIGHT LABELING: ALL UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED AGENCY WITH THE AGENCY'S NAME, PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING (MNBC 1507.1.1).

9. ULTRA-LOW FLUSH TOILETS: ULTRA-LOW FLUSH WATER CLOSETS SHALL BE INSTALLED IN ALL NEW CONSTRUCTION. EXISTING SHOWERHEADS AND TOILETS MUST BE UPGRADED FOR LOW WATER CONSUMPTION (MNBC 403.6).

10. CLEAR ACCESS TO UTILITIES: A MINIMUM OF 5 FEET OF CLEAR, UNOBSTRUCTED ACCESS SHALL BE PROVIDED TO ALL WATER AND POWER DISTRIBUTION FACILITIES, INCLUDING POWER POLES, TRANSFORMERS, AND METERS. NO CONSTRUCTION SHALL BE WITHIN 10 FEET OF ANY POWER LINES (MNBC 314.3).

11. SEISMIC GAS SHUTOFF VALVE: INSTALL AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE FUEL GAS LINE, DOWNSTREAM OF THE UTILITY METER, RIGIDLY CONNECTED TO THE BUILDING'S EXTERIOR (MNBC 1210.0).

12. WATER HEATER STRAPPING: NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL WITH TWO STRAPS: ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD OF THE TANK. THE LOWER STRAP MUST BE AT LEAST 4" ABOVE THE CONTROLS (MNBC P510.5).

13. SANITARY SEWER CONNECTION: ALL PLUMBING FIXTURES MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR SEWAGE DISPOSAL SYSTEM (MNBC 306.3).

14. HOT AND COLD WATER SUPPLY: KITCHEN SINKS, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL HAVE BOTH HOT AND COLD WATER SUPPLIED AND CONNECTED TO AN APPROVED WATER SUPPLY (MNBC 306.4).

15. NONABSORBENT SURFACES FOR BATHTUBS AND SHOWERS: BATHTUBS, SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING AT LEAST 6 FEET ABOVE THE FLOOR (MNBC R307.2).

16. NATURAL AND ARTIFICIAL LIGHTING: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY EXTERIOR GLAZED OPENINGS OR ADEQUATE ARTIFICIAL LIGHTING, ACHIEVING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES AT A HEIGHT OF 30" ABOVE FLOOR LEVEL (MNBC R303.1).

17. EVALUATION REPORT AVAILABILITY: A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE FOR REVIEW (MNBC 105.4).

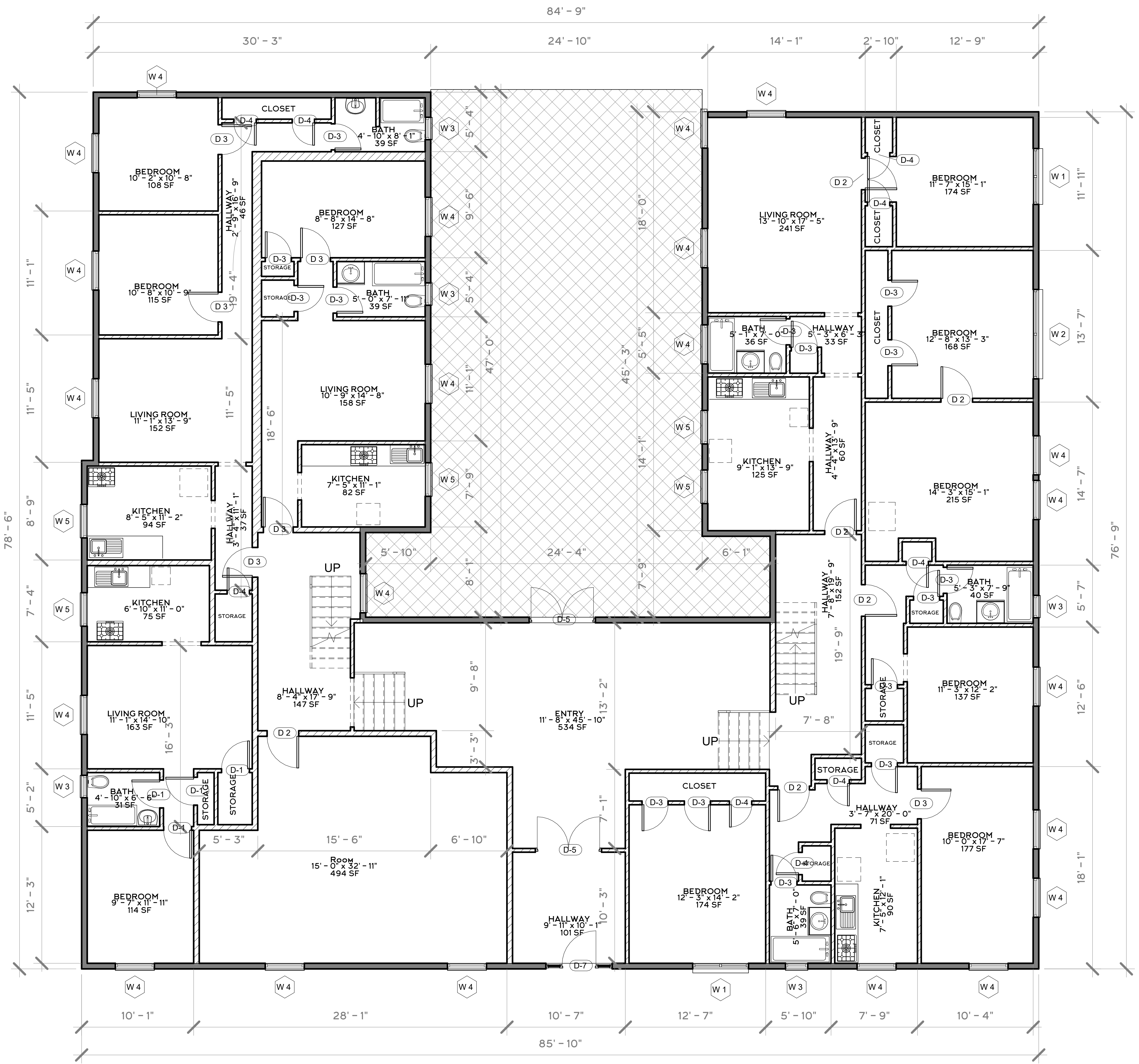
18. ROOM TEMPERATURE FOR HEATERS: HEATERS SHALL MAINTAIN A MINIMUM ROOM TEMPERATURE OF 68°F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (MNBC 315.5).

19.WOOD PROTECTION FROM DECAY: WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN LOCATIONS SPECIFIED BY MNBC SECTION R317.1, EITHER BY USING NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1 (MNBC R317.1).

20. ANTI-GRAFFITI FINISH: PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, ON EXTERIOR WALLS AND DOORS. MAINTENANCE OF BUILDING AFFIDAVIT REQUIRED FOR GRAFFITI REMOVAL WITHIN 7 DAYS OF APPLICATION (MNBC 6306).

UTILITY NOTES

1. AFCI PROTECTION (MNBC 210.12):
* ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
2. AFCI PROTECTION IN DWELLING UNITS (MNBC 210.12):
* 120V, 15/20-AMP CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, BEDROOMS, KITCHENS, ETC., MUST BE AFCI-PROTECTED. KITCHEN COUNTERS REQUIRE COMBINATION AFCI/GFCI RECEPTACLES.
3. TAMPER-RESISTANT RECEPTACLES (MNBC 210.52):
* ALL 125V, 15/20-AMP RECEPTACLES MUST BE TAMPER-RESISTANT IN SPECIFIED AREAS (E.G., LIVING ROOMS, BEDROOMS).
4. LUMINARIES SUPPORT (MNBC 314.27):
* CEILING LUMINARIES BOXES MUST SUPPORT AT LEAST 50 LBS. WALL-MOUNTED LUMINARIES BOXES SHOULD BE MARKED WITH WEIGHT LIMITS. CEILING FAN BOXES MUST BE LISTED FOR FAN SUPPORT.
5. LED AND DIMMER COMPATIBILITY (MNBC 2019 RESIDENTIAL COMPLIANCE MANUAL 6.3.1):
* LED LUMINARIES MUST BE CONTROLLED BY NEMA SSL-7A-COMPLIANT DIMMERS OR SENSORS FOR FLICKER-FREE OPERATION.
6. BATHROOM LUMINARIES CONTROLS (MNBC 150.0(K)2C):
* AT LEAST ONE LUMINARIES IN BATHROOMS MUST HAVE AN OCCUPANT OR VACANCY SENSOR FOR AUTOMATIC-OFF FUNCTIONALITY. OCCUPANT SENSORS MUST BE MANUALLY CONFIGURED FOR "ON" OPERATION INITIALLY.



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADDITIONAL NOTES

1. CEILING HEIGHTS (MNBC R305.1):

*HABITABLE SPACES, INCLUDING ANY LIVING AREAS OR STORAGE ROOMS ON THE SECOND FLOOR, MUST HAVE A MINIMUM CEILING HEIGHT OF 7'-6".
*FOR NON-HABITABLE SPACES LIKE GARAGES, THE CEILING HEIGHT SHOULD NOT BE LESS THAN 7'-0".

2. ESCAPE WINDOWS (MNBC R310.2):

*IF THE SECOND FLOOR INCLUDES ANY HABITABLE SPACES (SUCH AS A LIVING UNIT OR APARTMENT), ESCAPE WINDOWS ARE REQUIRED IN EACH BEDROOM.
*THESE WINDOWS MUST HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT., AND THE SILL HEIGHT SHOULD NOT EXCEED 44" ABOVE THE FLOOR. THE WINDOW'S MINIMUM CLEAR HEIGHT SHOULD BE 24" AND THE WIDTH 20".

3. FIRE PROTECTION (MNBC 705.2):

*FOR A GARAGE ATTACHED TO THE BUILDING, IF THE EXTERIOR WALLS ARE WITHIN 3 FEET OF THE PROPERTY LINE, A 1-HOUR FIRE-RATED WALL IS REQUIRED.
*WITHOUT SPRINKLERS, THE FIRE RATING EXTENDS TO 5 FEET FROM THE PROPERTY LINE.
*PROJECTIONS (SUCH AS EAVES OR OVERHANGS) WITHIN 3 FEET OF THE PROPERTY LINE SHOULD ALSO BE FIRE-RATED TO 1 HOUR.

4. FIRE SEPARATION (MNBC 406.2):

*SEPARATION BETWEEN GARAGE AND DWELLING UNIT: A FIRE-RATED WALL (MINIMUM 1-HOUR) MUST SEPARATE THE GARAGE FROM ANY HABITABLE SPACE, INCLUDING APARTMENTS OR LIVING AREAS ON THE SECOND FLOOR. THIS INCLUDES THE CEILING OF THE GARAGE AND ANY CONNECTING WALLS.

5. GARAGE DOOR CLEARANCE (MNBC 406.2.4):

*FOR 2-STORY GARAGE BUILDINGS, ENSURE THAT GARAGE DOORS PROVIDE A MINIMUM HEADROOM OF 7 FEET, PARTICULARLY WHEN PARKING VEHICLES.

6. VENTILATION (MNBC 1203.4):

*PROPER VENTILATION MUST BE PROVIDED FOR THE GARAGE AREA TO AVOID THE ACCUMULATION OF HAZARDOUS GASES (E.G., CARBON MONOXIDE) FROM VEHICLES.

7. STAIRWAYS (MNBC R311.7):

*STAIRWAYS LEADING FROM THE GARAGE TO THE SECOND FLOOR SHOULD BE DESIGNED WITH A RISE OF NO MORE THAN 8 ¼ INCHES AND A TREAD DEPTH OF AT LEAST 9 INCHES.
*THE MINIMUM WIDTH FOR STAIRS SHOULD BE 36 INCHES.

8. PLUMBING (MNBC P2904.1, 406.5):

*IF THE GARAGE INCLUDES PLUMBING FIXTURES (SUCH AS A SINK OR BATHROOM), ALL PLUMBING MUST BE CONNECTED TO AN APPROVED SEWAGE SYSTEM OR AN ON-SITE SEWAGE DISPOSAL SYSTEM.

9. ELECTRICAL (MNBC 334.10):

*ELECTRICAL WIRING IN THE GARAGE MUST MEET CODE, WITH OUTLETS PROPERLY SPACED AND GFCI OUTLETS INSTALLED IN AREAS WHERE WATER IS LIKELY, SUCH AS NEAR THE GARAGE DOORS OR ANY SINK.

WALL SCHEDULE

▬	EXTERIOR WALL
▨	INTERIOR WALL

COVERED AREA

FIRST FLOOR = 5196 SQFT

0 10 20 30 40 50mm
PRINT REDUCTION BAR | A3 SHEET

Rev.	AMENDMENT	DATE

2 OKE LIMD
FIRST FLOOR A102

SCALE: As indicated
DRAWN: Author

JOB / DRAWING No. 66-A102
REVISION

ARCHITECTURAL NOTES

1. SHOWER ENCLOSURES: PROVIDE 72" HIGH NON-ABSORBENT WALL SURFACES ADJACENT TO SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES. MATERIALS OTHER THAN STRUCTURAL ELEMENTS MUST BE MOISTURE-RESISTANT (MNBC R307.2).

2. SHOWER STALL SIZE: THE SHOWER STALL SHALL COMPLY WITH THE MINIMUM INTERIOR SIZE OF 1024 SQ. IN. AND MUST ENCOMPASS A 30" DIAMETER CIRCLE. DOORS SHALL SWING TO THE OUTSIDE (MNBC 412.7).

3. WATER EFFICIENCY: LOW-FLOW TOILETS (1.28 GALLONS/FLUSH), SHOWERHEADS (2.0 GPM AT 80 PSI), AND FAUCETS (2.0 GPM AT 60 PSI) SHALL BE PROVIDED TO MEET WATER EFFICIENCY STANDARDS (MNBC 403.6).

4. TEMPERATURE CONTROL VALVES: PROVIDE INDIVIDUAL CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS. THESE SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (MNBC 422.2).

5. WEEP SCREED FOR STUCCO: A WEEP SCREED SHALL BE INSTALLED FOR STUCCO AT THE FOUNDATION PLATE LINE, A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (MNBC 2510.8).

6. DUCT SIZING: DUCTS SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6 OF THE MECHANICAL CODE (MNBC 602.1).

7. CLOTHES DRYER EXHAUST DUCTS: THE CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE LIMITED TO 14 FEET, WITH A REDUCTION OF 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 (MNBC 504.5.2).

8. SKYLIGHT LABELING: ALL UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED AGENCY WITH THE AGENCY'S NAME, PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING (MNBC 1507.1.1).

9. ULTRA-LOW FLUSH TOILETS: ULTRA-LOW FLUSH WATER CLOSETS SHALL BE INSTALLED IN ALL NEW CONSTRUCTION. EXISTING SHOWERHEADS AND TOILETS MUST BE UPGRADED FOR LOW WATER CONSUMPTION (MNBC 403.6).

10. CLEAR ACCESS TO UTILITIES: A MINIMUM OF 5 FEET OF CLEAR, UNOBSTRUCTED ACCESS SHALL BE PROVIDED TO ALL WATER AND POWER DISTRIBUTION FACILITIES, INCLUDING POWER POLES, TRANSFORMERS, AND METERS. NO CONSTRUCTION SHALL BE WITHIN 10 FEET OF ANY POWER LINES (MNBC 314.3).

11. SEISMIC GAS SHUTOFF VALVE: INSTALL AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE FUEL GAS LINE, DOWNSTREAM OF THE UTILITY METER, RIGIDLY CONNECTED TO THE BUILDING'S EXTERIOR (MNBC 1210.0).

12. WATER HEATER STRAPPING: NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL WITH TWO STRAPS: ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD OF THE TANK. THE LOWER STRAP MUST BE AT LEAST 4" ABOVE THE CONTROLS (MNBC P510.5).

13. SANITARY SEWER CONNECTION: ALL PLUMBING FIXTURES MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR SEWAGE DISPOSAL SYSTEM (MNBC 306.3).

14. HOT AND COLD WATER SUPPLY: KITCHEN SINKS, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL HAVE BOTH HOT AND COLD WATER SUPPLIED AND CONNECTED TO AN APPROVED WATER SUPPLY (MNBC 306.4).

15. NONABSORBENT SURFACES FOR BATHTUBS AND SHOWERS: BATHTUBS, SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING AT LEAST 6 FEET ABOVE THE FLOOR (MNBC R307.2).

16. NATURAL AND ARTIFICIAL LIGHTING: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY EXTERIOR GLAZED OPENINGS OR ADEQUATE ARTIFICIAL LIGHTING, ACHIEVING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES AT A HEIGHT OF 30" ABOVE FLOOR LEVEL (MNBC R303.1).

17. EVALUATION REPORT AVAILABILITY: A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE FOR REVIEW (MNBC 105.4).

18. ROOM TEMPERATURE FOR HEATERS: HEATERS SHALL MAINTAIN A MINIMUM ROOM TEMPERATURE OF 68°F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (MNBC 315.5).

19.WOOD PROTECTION FROM DECAY: WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN LOCATIONS SPECIFIED BY MNBC SECTION R317.1, EITHER BY USING NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1 (MNBC R317.1).

20. ANTI-GRAFFITI FINISH: PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, ON EXTERIOR WALLS AND DOORS. MAINTENANCE OF BUILDING AFFIDAVIT REQUIRED FOR GRAFFITI REMOVAL WITHIN 7 DAYS OF APPLICATION (MNBC 6306).

UTILITY NOTES

1. AFCI PROTECTION (MNBC 210.12):
* ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES MUST BE PROTECTED BY A LISTED
ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
2. AFCI PROTECTION IN DWELLING UNITS (MNBC 210.12):
* 120V, 15/20-AMP CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, BEDROOMS,
KITCHENS, ETC., MUST BE AFCI-PROTECTED. KITCHEN COUNTERS REQUIRE
COMBINATION AFCI/GFCI RECEPTACLES.
3. TAMPER-RESISTANT RECEPTACLES (MNBC 210.52):
* ALL 125V, 15/20-AMP RECEPTACLES MUST BE TAMPER-RESISTANT IN SPECIFIED
AREAS (E.G., LIVING ROOMS, BEDROOMS).
4. LUMINARIES SUPPORT (MNBC 314.27):
* CEILING LUMINARIES BOXES MUST SUPPORT AT LEAST 50 LBS. WALL-MOUNTED
LUMINARIES BOXES SHOULD BE MARKED WITH WEIGHT LIMITS. CEILING FAN
BOXES MUST BE LISTED FOR FAN SUPPORT.
5. LED AND DIMMER COMPATIBILITY (MNBC 2019 RESIDENTIAL COMPLIANCE MANUAL
6.3.1):
* LED LUMINARIES MUST BE CONTROLLED BY NEMA SSL-7A-COMPLIANT DIMMERS
OR SENSORS FOR FLICKER-FREE OPERATION.
6. BATHROOM LUMINARIES CONTROLS (MNBC 150.0(K)2C):
* AT LEAST ONE LUMINARIES IN BATHROOMS MUST HAVE AN OCCUPANT OR
VACANCY SENSOR FOR AUTOMATIC-OFF FUNCTIONALITY. OCCUPANT SENSORS
MUST BE MANUALLY CONFIGURED FOR "ON" OPERATION INITIALLY.

1 TYPICAL FLOOR PLAN UPTO FORTH FLOOR

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

ADDITIONAL NOTES

1. CEILING HEIGHTS (MNBC R305.1):

*HABITABLE SPACES, INCLUDING ANY LIVING AREAS OR STORAGE ROOMS ON THE SECOND FLOOR, MUST HAVE A MINIMUM CEILING HEIGHT OF 7'-6".
*FOR NON-HABITABLE SPACES LIKE GARAGES, THE CEILING HEIGHT SHOULD NOT BE LESS THAN 7'-0".

2. ESCAPE WINDOWS (MNBC R310.2):

*IF THE SECOND FLOOR INCLUDES ANY HABITABLE SPACES (SUCH AS A LIVING UNIT OR APARTMENT), ESCAPE WINDOWS ARE REQUIRED IN EACH BEDROOM.
*THESE WINDOWS MUST HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT., AND THE SILL HEIGHT SHOULD NOT EXCEED 44" ABOVE THE FLOOR. THE WINDOW'S MINIMUM CLEAR HEIGHT SHOULD BE 24" AND THE WIDTH 20".

3. FIRE PROTECTION (MNBC 705.2):

*FOR A GARAGE ATTACHED TO THE BUILDING, IF THE EXTERIOR WALLS ARE WITHIN 3 FEET OF THE PROPERTY LINE, A 1-HOUR FIRE-RATED WALL IS REQUIRED.
*WITHOUT SPRINKLERS, THE FIRE RATING EXTENDS TO 5 FEET FROM THE PROPERTY LINE.
*PROJECTIONS (SUCH AS EAVES OR OVERHANGS) WITHIN 3 FEET OF THE PROPERTY LINE SHOULD ALSO BE FIRE-RATED TO 1 HOUR.

4. FIRE SEPARATION (MNBC 406.2):

*SEPARATION BETWEEN GARAGE AND DWELLING UNIT: A FIRE-RATED WALL (MINIMUM 1-HOUR) MUST SEPARATE THE GARAGE FROM ANY HABITABLE SPACE, INCLUDING APARTMENTS OR LIVING AREAS ON THE SECOND FLOOR. THIS INCLUDES THE CEILING OF THE GARAGE AND ANY CONNECTING WALLS.

5. GARAGE DOOR CLEARANCE (MNBC 406.2.4):

*FOR 2-STORY GARAGE BUILDINGS, ENSURE THAT GARAGE DOORS PROVIDE A MINIMUM HEADROOM OF 7 FEET, PARTICULARLY WHEN PARKING VEHICLES.

6. VENTILATION (MNBC 1203.4):

*PROPER VENTILATION MUST BE PROVIDED FOR THE GARAGE AREA TO AVOID THE ACCUMULATION OF HAZARDOUS GASES (E.G., CARBON MONOXIDE) FROM VEHICLES.

7. STAIRWAYS (MNBC R311.7):

*STAIRWAYS LEADING FROM THE GARAGE TO THE SECOND FLOOR SHOULD BE DESIGNED WITH A RISE OF NO MORE THAN 8 ¼ INCHES AND A TREAD DEPTH OF AT LEAST 9 INCHES.
*THE MINIMUM WIDTH FOR STAIRS SHOULD BE 36 INCHES.

8. PLUMBING (MNBC P2904.1, 406.5):

*IF THE GARAGE INCLUDES PLUMBING FIXTURES (SUCH AS A SINK OR BATHROOM), ALL PLUMBING MUST BE CONNECTED TO AN APPROVED SEWAGE SYSTEM OR AN ON-SITE SEWAGE DISPOSAL SYSTEM.

9. ELECTRICAL (MNBC 334.10):

*ELECTRICAL WIRING IN THE GARAGE MUST MEET CODE, WITH OUTLETS PROPERLY SPACED AND GFCI OUTLETS INSTALLED IN AREAS WHERE WATER IS LIKELY, SUCH AS NEAR THE GARAGE DOORS OR ANY SINK.

WALL SCHEDULE

▬	EXTERIOR WALL
▨	INTERIOR WALL

COVERED AREA

SECOND FLOOR	= 5196 SQFT

0 10 20 30 40 50mm
PRINT REDUCTION BAR | A3 SHEET

Rev.	AMENDMENT	DATE

2 OKE LIMD
TYPICAL FLOOR PLAN A103
SCALE: As indicated
DRAWN: Author
JOB / DRAWING No. 66-A103
REVISION

DOOR SCHEDULE

MARK	HEIGHT	WIDTH	LEVEL
D 2	7' - 0"	2' - 10"	01_BASEMENT
D 2	7' - 0"	2' - 10"	01_BASEMENT
D 3	7' - 0"	2' - 8"	01_BASEMENT
D-1	7' - 0"	2' - 6"	01_BASEMENT
D-1	7' - 0"	2' - 6"	01_BASEMENT
D-1	7' - 0"	2' - 6"	01_BASEMENT
D-1	7' - 0"	2' - 6"	01_BASEMENT
D-1	7' - 0"	2' - 6"	01_BASEMENT
D-2	7' - 0"	3' - 0"	01_BASEMENT
D 2	7' - 0"	2' - 10"	02_FIRST FLOOR
D 2	7' - 0"	2' - 10"	02_FIRST FLOOR
D 2	7' - 0"	2' - 10"	02_FIRST FLOOR
D 2	7' - 0"	2' - 10"	02_FIRST FLOOR
D 2	7' - 0"	2' - 10"	02_FIRST FLOOR
D 2	7' - 0"	2' - 10"	02_FIRST FLOOR
D 3	7' - 0"	2' - 8"	02_FIRST FLOOR
D 3	7' - 0"	2' - 8"	02_FIRST FLOOR
D 3	7' - 0"	2' - 8"	02_FIRST FLOOR
D 3	7' - 0"	2' - 8"	02_FIRST FLOOR
D 3	7' - 0"	2' - 8"	02_FIRST FLOOR
D 3	7' - 0"	2' - 8"	02_FIRST FLOOR
D-1	7' - 0"	2' - 6"	02_FIRST FLOOR
D-1	7' - 0"	2' - 6"	02_FIRST FLOOR
D-1	7' - 0"	2' - 6"	02_FIRST FLOOR
D-1	7' - 0"	2' - 6"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-3	7' - 0"	2' - 4"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-4	7' - 0"	2' - 0"	02_FIRST FLOOR
D-5	6' - 11"	5' - 11"	02_FIRST FLOOR
D-5	6' - 11"	5' - 11"	02_FIRST FLOOR
D-7	6' - 11"	5' - 11"	02_FIRST FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 2	7' - 0"	2' - 10"	03_SECOND FLOOR
D 3	7' - 0"	2' - 8"	03_SECOND FLOOR
D 3	7' - 0"	2' - 8"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-1	7' - 0"	2' - 6"	03_SECOND FLOOR
D-3	7' - 0"	2' - 4"	03_SECOND FLOOR
D-3	7' - 0"	2' - 4"	03_SECOND FLOOR
D-3	7' - 0"	2' - 4"	03_SECOND FLOOR
D-3	7' - 0"	2' - 4"	03_SECOND FLOOR
D-3	7' - 0"	2' - 4"	03_SECOND FLOOR
D-3	7' - 0"	2' - 4"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR
D-4	7' - 0"	2' - 0"	03_SECOND FLOOR

WINDOW SCHEDULE

MARK	SILL HEIGHT	WIDTH	HEIGHT	LEVEL
W 4	3' - 6"	3' - 6"	3' - 5"	01_BASEMENT
W 4	3' - 6"	3' - 6"	3' - 5"	01_BASEMENT
W 1	2' - 6"	5' - 0"	4' - 5"	02_FIRST FLOOR
W 1	2' - 6"	5' - 0"	4' - 5"	02_FIRST FLOOR
W 2	2' - 6"	8' - 0"	4' - 5"	02_FIRST FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	02_FIRST FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	02_FIRST FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	02_FIRST FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	02_FIRST FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	3' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	3' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	3' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	02_FIRST FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	02_FIRST FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	02_FIRST FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	02_FIRST FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	02_FIRST FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	02_FIRST FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 6"	2' - 0"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	03_SECOND FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	03_SECOND FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	03_SECOND FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	03_SECOND FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	03_SECOND FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	03_SECOND FLOOR
W 5	2' - 6"	3' - 0"	3' - 5"	03_SECOND FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 3	3' - 8"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 3	3' - 6"	2' - 0"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR

WINDOW SCHEDULE

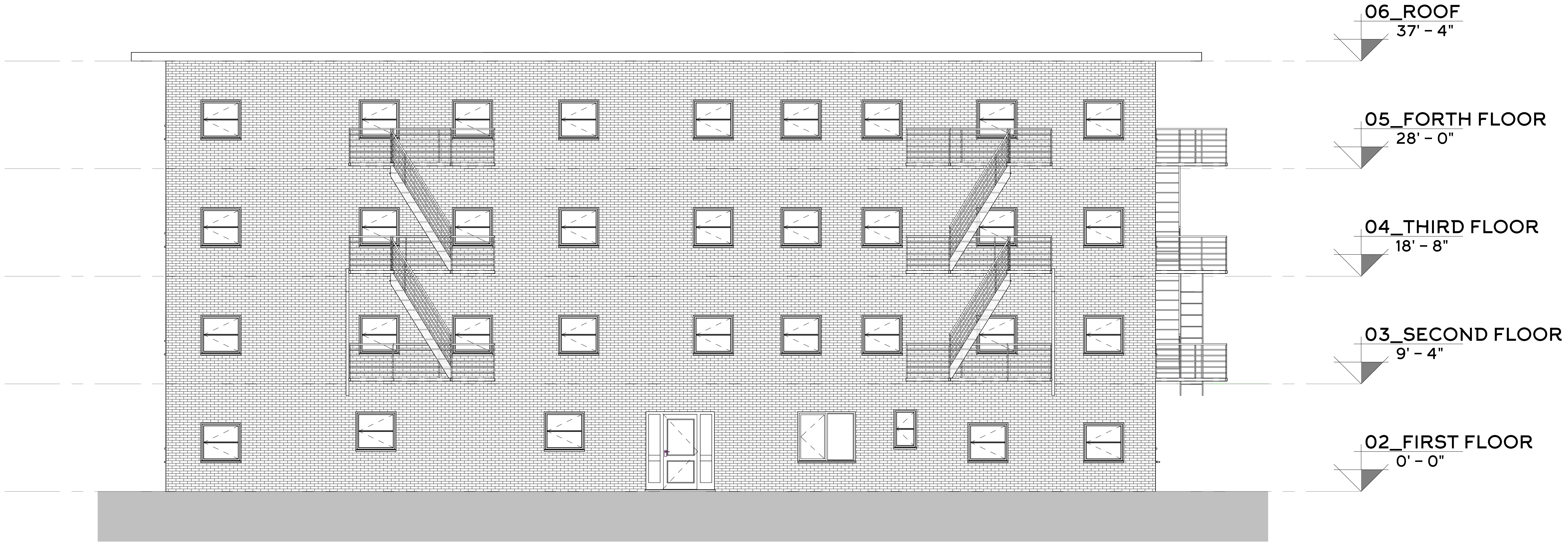
MARK	SILL HEIGHT	WIDTH	HEIGHT	LEVEL
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR
W 4	2' - 6"	3' - 6"	3' - 5"	04_THIRD FLOOR

0 10 20 30 40 50mm

PRINT REDUCTION BAR | A3 SHEET

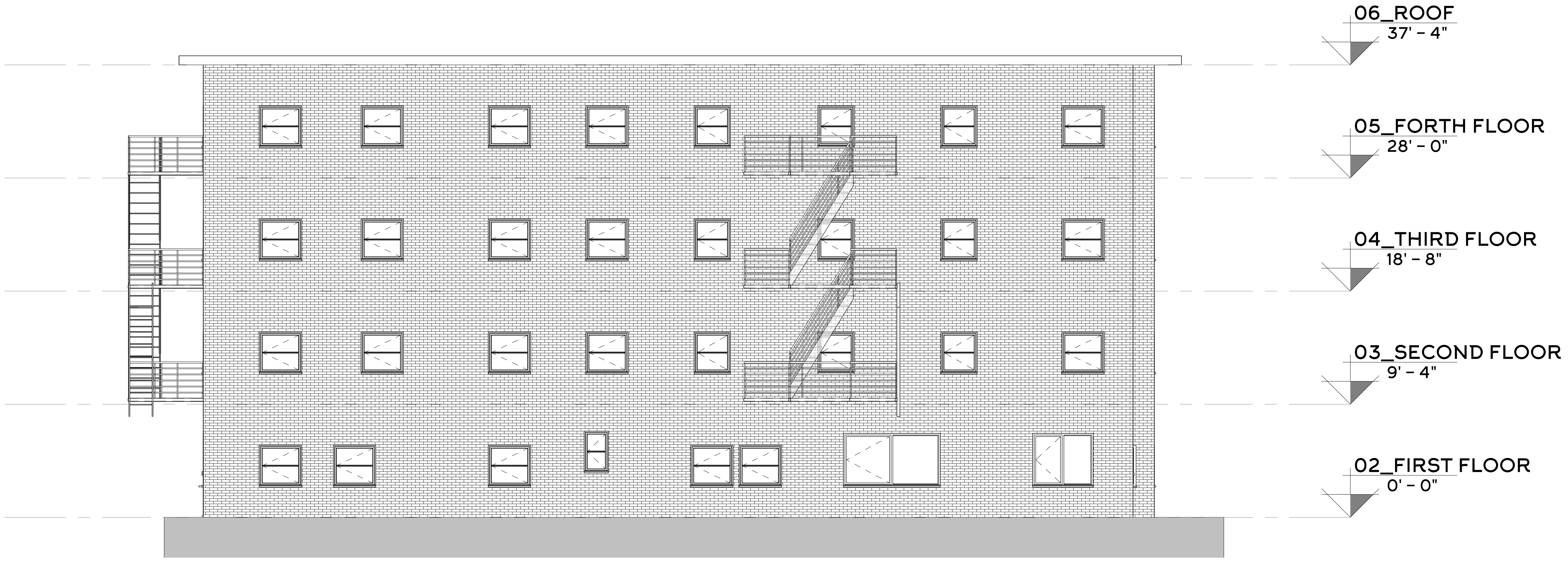
Rev.	AMENDMENT	DATE

2 OKE LIMD
SCHEDULES A104
SCALE:
DRAWN: Author
JOB / DRAWING No. 66-A104
REVISION



2 FRONT ELEVATION

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



1 RIGHT ELEVATION

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

0 10 20 30 40 50mm

PRINT REDUCTION BAR | A3 SHEET

Rev.	AMENDMENT	DATE

2 OKE LIMD

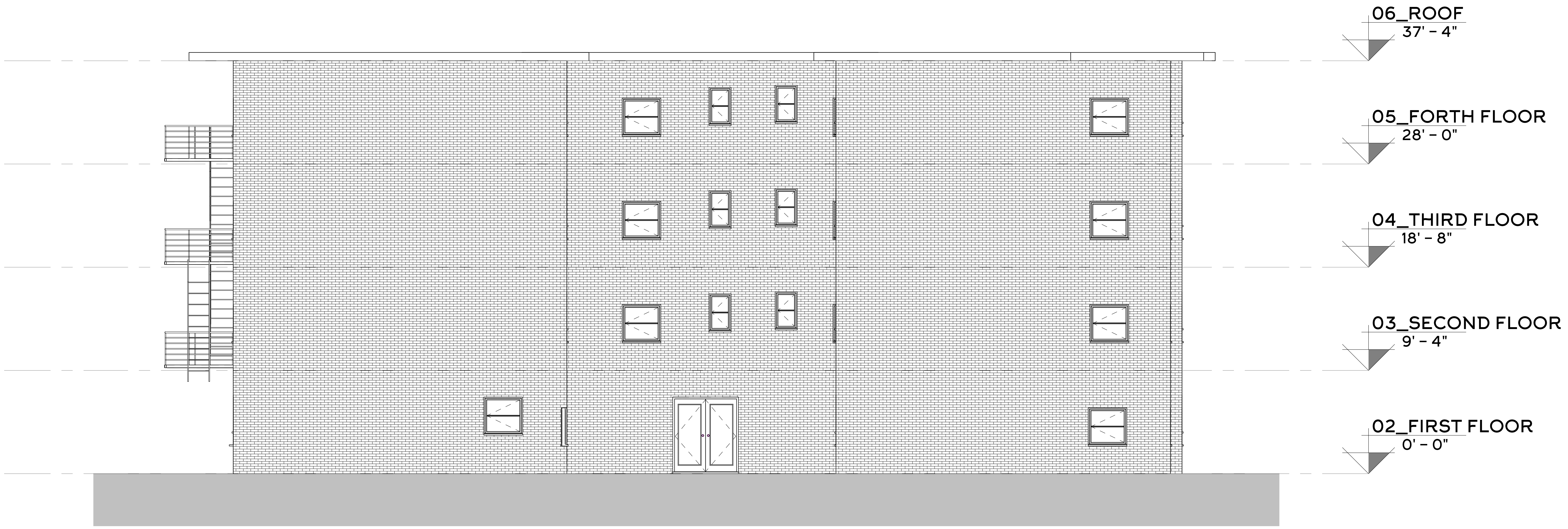
FRONT ELEVATION A105

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

DRAWN: Author

JOB / DRAWING No. 66-A105

REVISION



1 REAR ELEVATION

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

2 LEFT ELEVATION

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

0 10 20 30 40 50mm

PRINT REDUCTION BAR | A3 SHEET

Rev.	AMENDMENT	DATE

2 OKE LIMD

REAR ELEVATION A106

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

DRAWN: Author

JOB / DRAWING No. 66-A106

REVISION