

CASE No. 2010S:-015-001

Southview on Second Specific Plan

112 MILDRED SHUTE & 1078 SECOND AVENUE SOUTH
NASHVILLE, TN 37210

△ COUNCIL DISTRICT 17

AREA CALCULATIONS: GROSS (OUTSIDE FACE OF STUD)

FIRST FLOOR HEATED	699 S.F.	524 S.F.	542 S.F.
SECOND FLOOR HEATED	562 S.F.	500 S.F.	506 S.F.
TOTAL HEATED	1,261 S.F.	1,024 S.F.	1,048 S.F.
FIRST FLOOR BALCONY	24 S.F.	N/A	N/A
SECOND FLOOR BALCONY	24 S.F.	N/A	N/A
FIRST FLOOR DECK	120 S.F.	120 S.F.	120 S.F.
SECOND FLOOR DECK	120 S.F.	120 S.F.	120 S.F.
ROOF DECK	225 S.F.	210 S.F.	200 S.F.
TOTAL USABLE	1,774 S.F.	1,474 S.F.	1,488 S.F.

GENERAL NOTES:

- THE INFORMATION CONTAINED WITHIN THESE DOCUMENTS IS ISSUED TO SHOW DESIGN INTENT AND BASIC FRAMING DETAILS. BY ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY TO PERFORM ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES THAT ENSURE PROPER STRUCTURAL DETAILING, WEATHERPROOF CONSTRUCTION, AND QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES AND STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES OR PROBLEMS OBSERVED OR PERCEIVED WITH THESE DOCUMENTS PRIOR TO PROCEEDING WITH WORK. GENERAL CONTRACTOR SHALL PROVIDE DESIGN / BUILD STRUCTURAL (AS NEEDED), MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAINAGE, REVIEW AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS, FOR OWNER(S) APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE ARCHITECT CANNOT IN ANY WAY BE HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT MAY OCCUR THROUGHOUT CONSTRUCTION AND THE LIFE OF THE HOME. STRUCTURAL, CONSTRUCTION AND DESIGN ISSUES THAT MAY ARISE ARE ULTIMATELY THE LIABILITY OF THE HIRED GENERAL CONTRACTOR.
- CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE PRICING OF THIS PROJECT AND REVIEW ALL AREAS CONCERNED WITH THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- THE CONTRACTOR SHALL SECURE ANY LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- USE ALL GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSION(S) WITH ARCHITECT AND GIVEN DESIGNED DIMENSIONS. GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- FINISHED FLOOR ELEVATION(S) SHOWN ARE SUBJECT TO ACTUAL FIELD CONDITIONS. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING GRADES, TREE LOCATIONS AND PROPOSED HOUSE LOCATION (IF APPLICABLE) AND SHALL ADVISE ARCHITECT OF ANY RECOMMENDED ADJUSTMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE T.V. ETC.) CONNECTIONS, ALL CONNECTIONS, METERS, CLEAN OUTS ETC. SHALL BE LOCATED IN A NON-VISUAL OFFENSIVE AREA APPROVED BY ARCHITECT.
- ALL PLUMBING AND MECHANICAL VENTS SHALL BE GROUPED WITHIN THE HOUSE STRUCTURE OR ATTIC SPACE WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH EXTEND ABOVE THE ROOF SHALL BE LOCATED AWAY FROM PUBLIC VIEW (I.E. PLACE VENTS TOWARDS MIDDLE OF ROOF OR SHIELD PLACEMENT FROM STREET OR OUTDOOR LIVING AREAS. ALL METAL & PVC VENTS & PENETRATIONS SHALL BE PROPERLY PRIMED & PAINTED TO MATCH COLOR OF ROOF.
- ALL WINDOW AND DOORS ARE C.F.C.I. WINDOW AND DOOR SIZES INDICATED ON PLANS ARE NOTED BY GENERIC SASH SIZES. WINDOWS SHALL BE BELLA ARCHITECT SERIES AND EXTERIOR DOORS(S) SHALL BE BELLA ARCHITECT SERIES. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO PURCHASE.
- ALL WOOD FRAMING THAT COMES IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT)
- HARDWARE (WITH BATTERY BACKUP) SECURITY SYSTEM AND SMOKE DETECTORS. SMOKE DETECTORS SHALL BE INSTALLED ON ALL FLOORS AND IN EVERY BEDROOM. GENERAL CONTRACTOR TO VERIFY NUMBER OF DETECTORS AND LOCATIONS WITH OWNER AND CODE REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER AND PLANS FOR ALL SHELVEY / CLOSET REQUIREMENTS (I.E. PANTRY, CLOSETS, STORAGE, ETC.)
- ALL PLUMBING FIXTURES TO BE C.F.C.I. UNLESS NOTED OTHERWISE. ARCHITECT AND OWNER TO SPECIFY AND APPROVE ALL FIXTURES PRIOR TO PURCHASE AND INSTALLATION.
- ALL INTERIOR CEILINGS SHALL BE 5/8" GYP. SMOOTH FINISHED UNLESS NOTED OTHERWISE.

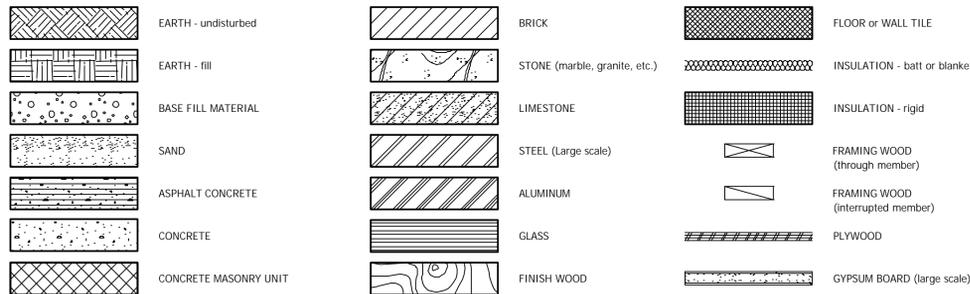
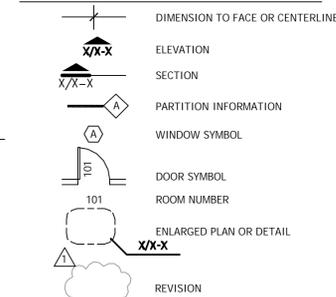
DEFINITIONS & TERMINOLOGY

- "TYPICAL" UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH AS INDICATED.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS WHICH MATCH ORIGINAL CONDITION INDICATED.
- "ALIGN" MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ACROSS JOINTS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/ MINUS TOLERANCE.

INDEX OF DRAWINGS

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- A1.0 FOUNDATION & ROOF PLAN
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- A2.2 FLOOR PLANS (112)
- A3.0 ELEC. & MECH. PLANS
- A4.1 EXTERIOR ELEVATIONS (1078)
- A4.2 EXTERIOR ELEVATIONS (1078)
- A4.3 EXTERIOR ELEVATIONS (112)

SYMBOLS & MATERIALS:



PROJECT TEAM:

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ABBREVIATIONS:

ARCH	ARCHITECT(URAL)	LVR	LOUVER
AUTO	AUTOMATIC	MAS	MASONRY
AV	AUDIO/VISUAL	MAT	MATERIAL
BD	BOARD	MAX	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BLK	BLOCK	MEF, MPE	MECH., ELEC. & PLUMB.
BLKG	BLOCKING	MTL	METAL
BM	BENCH MARK	MFR	MANUFACTURER
BO	BOTTOM OF	MIN	MINIMUM
BOM	BOTTOM OF MASONRY	MISC	MISCELLANEOUS
BOT	BOTTOM	MO	MASONRY OPENING
CAB	CABINET	MTD	MOUNT, MOUNTED
CEM	CEMENT	NIC	NOT IN CONTRACT
CLG	CEILING	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CIVIL	CIVIL ENGINE(ING)	OC	ON CENTER
CJ	CONTROL JOINT	OD	OUTSIDE DIAMETER
CLR	CLEAR(ANCE)	OHD	OVERHEAD
CMU	CONCRETE MASONRY UNIT	OFCI	OWNER FURNISHED ITEM
CO	CASED OPENING	OPH	OPPOSITE HAND
COL	COLUMN	ORG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONST	CONSTRUCTION	PL	PLASTIC LAMINATE
CONT	CONTINUOUS	PLAS	PLASTIC
COORD	COORDINATE	PLUMB	PLUMBING
CP	CARPET	PLYWD	PLYWOOD
CT	CERAMIC TILE	POLY	POLYURETHANE
CTR	CENTER	PT	PRESSURE TREATED
D	DEEP	PTD	PAINTED
DEMO	DEMOLITION	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	QT	QUARRY TILE
DF	DRINKING FOUNTAIN	R	RISER, RADIUS
DIA	DIAMETER	RB	RUBBER BASE
DIM	DIMENSION	RD	ROOF DRAIN
DN	DOWN	REF	REFERENCE
DS	DOWN SPOUT	REFG	REFRIGERATOR
DWG	DRAWING	REC	REQUIRED
EIFS	EXT. INSULATION FINISH SYS.	REV	REVISION
EJ	EXPANSION JOINT	RH	RIGHT HAND
EL	ELEVATION	RO	ROUGH OPENING
ELEC	ELECTRIC(AL)	RT	RUBBER TILE
EPXY	EPOXY	RTU	ROOF TOP UNIT
EQ	EQUAL	SCHD	SCHEDULE
EQUIP	EQUIPMENT	SECT	SECTION
EXH	EXHAUST	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER	SQ	SQUARE
FEE	FINISHED FLOOR ELEVATION	SS	STAINLESS STEEL
FIN	FINISH(ED)	SSR	STANDING SEAM ROOF
FLG	FLASHING	STD	STANDARD
FLR	FLOORING	STL	STEEL
FLU	FLOUORESCENT	STN	STAINED
FOF	FACE OF FINISH	STR	STRUCTUR(AL)
FOM	FACE OF MASONRY	SV	SHEET VINYL
FOS	FACE OF STUD	SYS	SYSTEM
FTG	FOOTING	T	TREAD
GA	Gauge	TELE	TELEPHONE
GALV	GALVANIZED	THR	THRESHOLD
GYP	GYPSPUM BOARD	TOC	TOP OF CONCRETE
HC	HANDICAP	TOJ	TOP OF JOIST
HGT	HEIGHT	TOM	TOP OF MOUNT
HM	HOLLOW METAL	TOP	TOP OF PLATE, BEARING HGT.
HOR	HORIZONTAL	TOS	TOP OF STEEL
HVAC	HEATING VENTING AND COOLING	TOW	TOP OF WALL
INSUL	INSULATION	TYP	TYPICAL
INT	INTERIOR	T&G	TONGUE AND GROVE
JT	JOINT	VCT	VINYL COMPOSITE TILE
LAM	LAMINATE(D)	VERT	VERTICAL
LAND	LANDSCAPE (ARCHITECT)	VIF	VERIFY IN FIELD
LAV	LAVATORY	VT	VINYL TILE
LH	LEFT HAND	WC	WATER CLOSET
LL	LIVE LOAD	WD	WOOD
LT	LIGHT	WH	WATER HEATER
LVL	LAMINATED VENEERED LUMBER	WWF	WELDED WIRE FABRIC
		W/W	WITH
		W/O	WITHOUT

PHASING SCHEDULE:

- PHASE 1 (PREVIOUSLY COMPLETED):
1072A/B AND 1074A/B
- PHASE 2
1078A/B AND 112 MILDRED SHUTE

SPECIFIC PLAN NOTES:

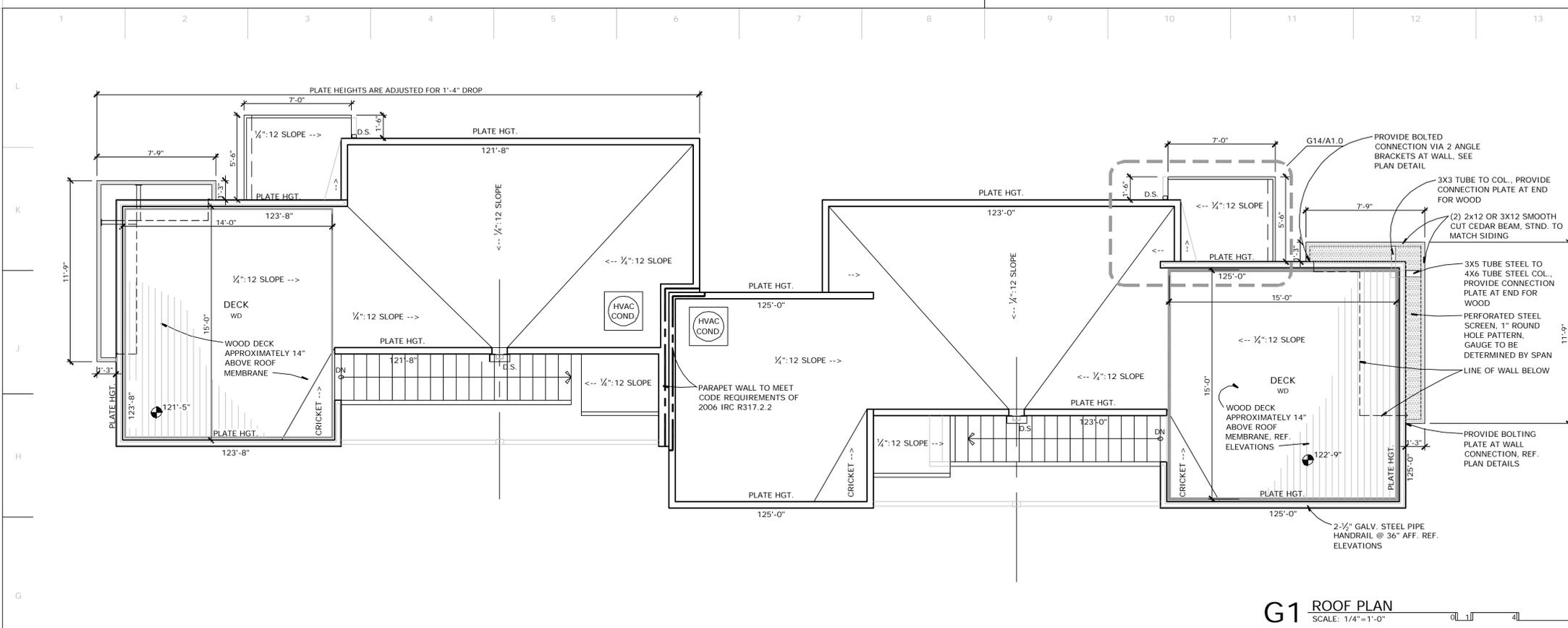
- THE PURPOSE FOR THIS SPECIFIC PLAN IS TO ALLOW THE CONSTRUCTION OF A 2-FAMILY RESIDENCE ON THE EXISTING NON-CONFORMING (MINIMUM LOT SIZE) R6 ZONED PARCEL LOCATED AT 1078 SECOND AVENUE SOUTH AND TO MODIFY THE REQUIRED BUILDING SETBACKS AT 112 MILDRED SHUTE TO ALLOW FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
- MINIMUM LOT AREA FOR 1078 SECOND AVENUE SOUTH SHALL BE 4,000 SQUARE FEET
- FRONT SETBACK OF SINGLE FAMILY RESIDENCE AT 112 MILDRED SHUTE SHALL BE 10'-0".
- SP IS LIMITED TO THREE RESIDENTIAL UNITS.
- TOTAL SP ACREAGE TO BE 0.17 ACRES.
- SHARED PARKING AGREEMENT FOR 1078 SECOND AVENUE SOUTH SHALL BE PROVIDED BY DESIGNATION WITHIN THE ADJACENT REAR YARD AS SPECIFIED BY THE SOUTHWEST ON SECOND'S HOME OWNER'S ASSOCIATION AGREEMENT. PARKING IS NOT LOCATED MORE THAN 200 FEET AWAY FROM RESIDENCE AND IS CONNECTED BY A CONTINUOUS SIDEWALK SYSTEM. 112 MILDRED SHUTE SHALL HAVE THE TWO REQUIRED SPACES WITHIN THE PROPERTY BOUNDARIES AS SHOWN.
- DEVELOPMENT STANDARDS:
 - HEIGHT OF UNITS SHALL BE NO TALLER THAN THREE STORIES
 - SIZE OF EACH UNIT SHALL BE NO LARGER THAN 2,000 SQUARE FEET OF CONDITIONED SPACE MEASURED OUTSIDE FACE OF STUD.
 - SETBACKS SHALL BE SPECIFIED PER ARCHITECTURAL SITE PLAN
 - EVERY UNIT SHALL HAVE TWO PARKING SPACES ASSIGNED BY THE HOME OWNER'S ASSOCIATION.
 - EXTERIOR MATERIALS SHALL CONSIST OF SPLIT-FACED CMU BLOCK, CEMENT BOARD SIDING, CEDAR SIDING AND STEEL RAILING AND ROOF ACCENTS
 - USE OF PRESSURE TREATED WOOD RAILINGS SHALL ONLY BE ALLOWED ON NORTHERN-FACING ELEVATIONS. ALL OTHER RAILINGS SHALL BE PAINTED STEEL.
 - WHERE SPLIT-FACE C.M.U. IS UTILIZED FOR PLANTER BOXES, ETC. A PRECAST WALL CAP SHALL BE USED.
 - ALL UTILITIES SHALL BE UNDERGROUND
 - FOR ANY STANDARDS NOT SPECIFICALLY STATED ON THE PLAN, THE DEVELOPMENT STANDARDS OF THE R6 ZONING DISTRICT SHALL APPLY. FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - B105.1
- GENERAL PLAN CONSISTENCY:

THIS SPECIFIC PLAN MEETS THE "NEIGHBORHOOD GENERAL" LAND USE POLICY BY:

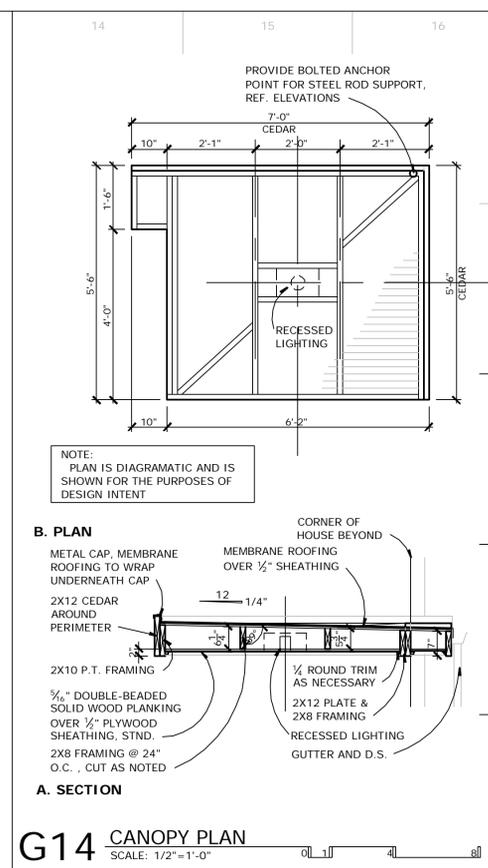
 - CREATING A PEDESTRIAN-FRIENDLY STREETScape ALONG SECOND AVENUE SOUTH BY LOCATING ALL PARKING TO THE REAR OF THE STRUCTURES TO SEPARATE PEDESTRIAN AND AUTOMOBILE CONFLICTS.
 - THE DESIGNS OF THE STRUCTURES ARE THOUGHTFUL IN SCALE AND DESIGNATE PUBLIC AND PRIVATE AREAS WITH THE USE OF THE BUILDING STRUCTURES AND LANDSCAPING.
 - ALL NEW STRUCTURES ARE LOCATED ALONG THE EXISTING CONTEXTUAL FRONT SETBACK ON SECOND AVENUE SOUTH TO PRESERVE THE EXISTING CHARACTER, RHYTHM AND SPACING OF THE URBAN FABRIC.
 - THE SIZE OF THE RESIDENTIAL UNITS WILL BE NO LARGER THAN 1200 +/- SQUARE FEET TO ENCOURAGE A DIVERSITY OF HOME OWNERSHIP OPPORTUNITIES.
 - THE USE OF TWO AND THREE BEDROOM DUPLEX UNITS INTRODUCES A GREATER DENSITY OF INFILL CRITICAL FOR FUTURE NEIGHBORHOOD GROWTH WHILE STILL SIZE APPROPRIATE AROUND THE EXISTING HISTORIC SINGLE FAMILY HOMES ON ADJACENT PROPERTIES.

A4 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

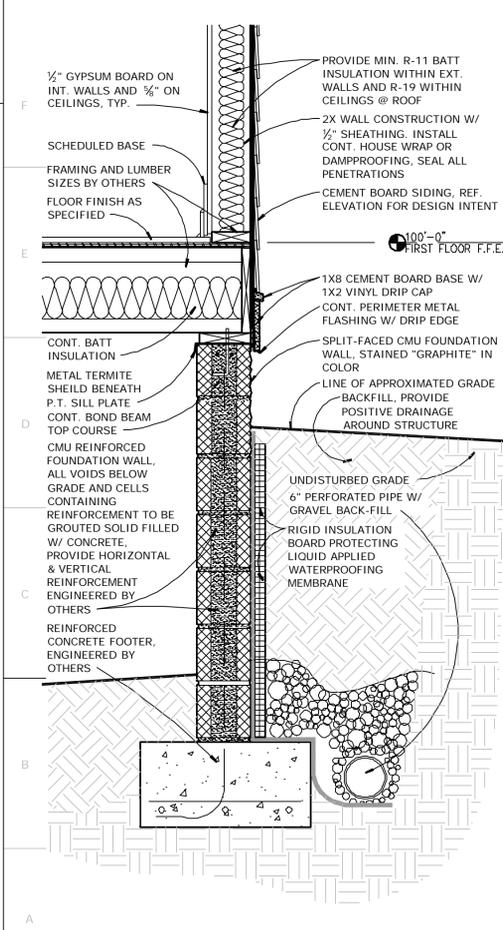
A11 VICINITY PLAN
N.T.S.



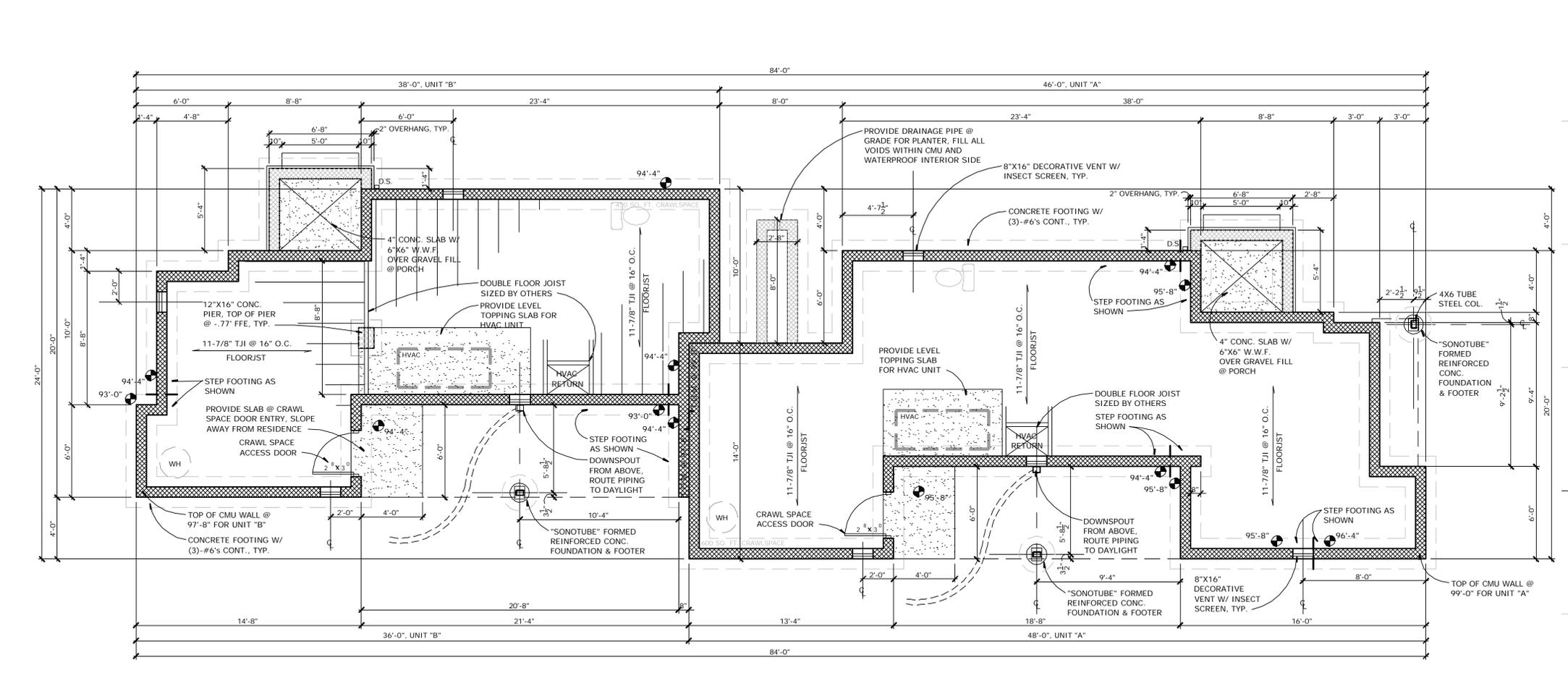
G1 ROOF PLAN
SCALE: 1/4"=1'-0"



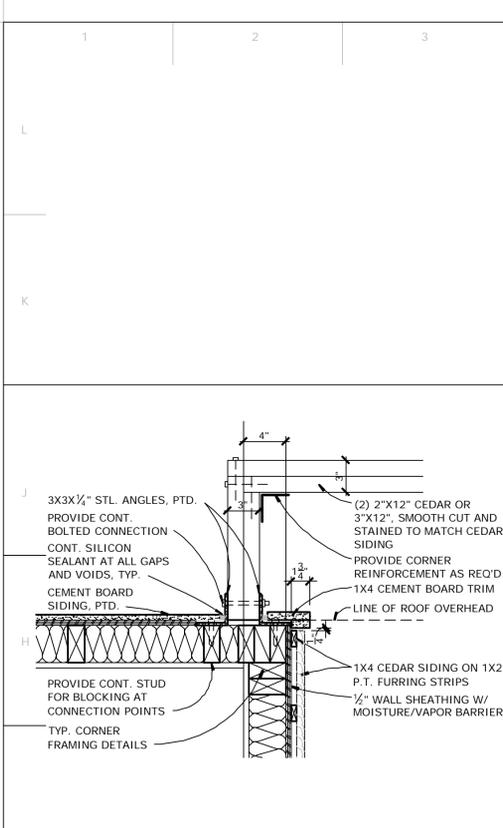
G14 CANOPY PLAN
SCALE: 1/2"=1'-0"



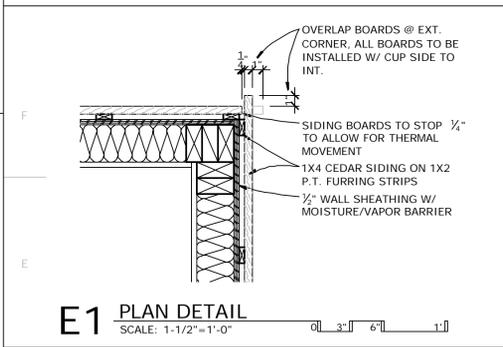
A1 TYP. FOUNDATION DTL.
SCALE: 1/2"=1'-0"



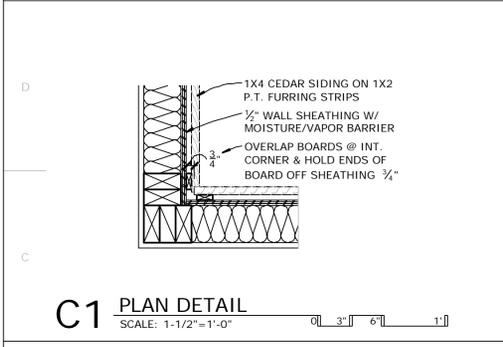
A4 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



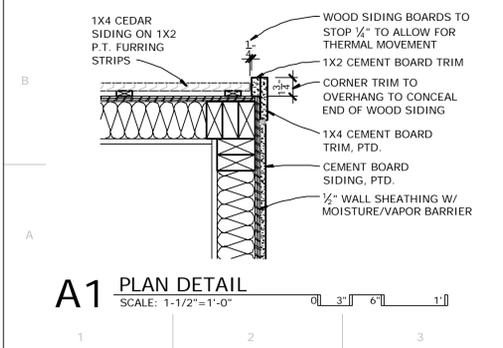
G1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



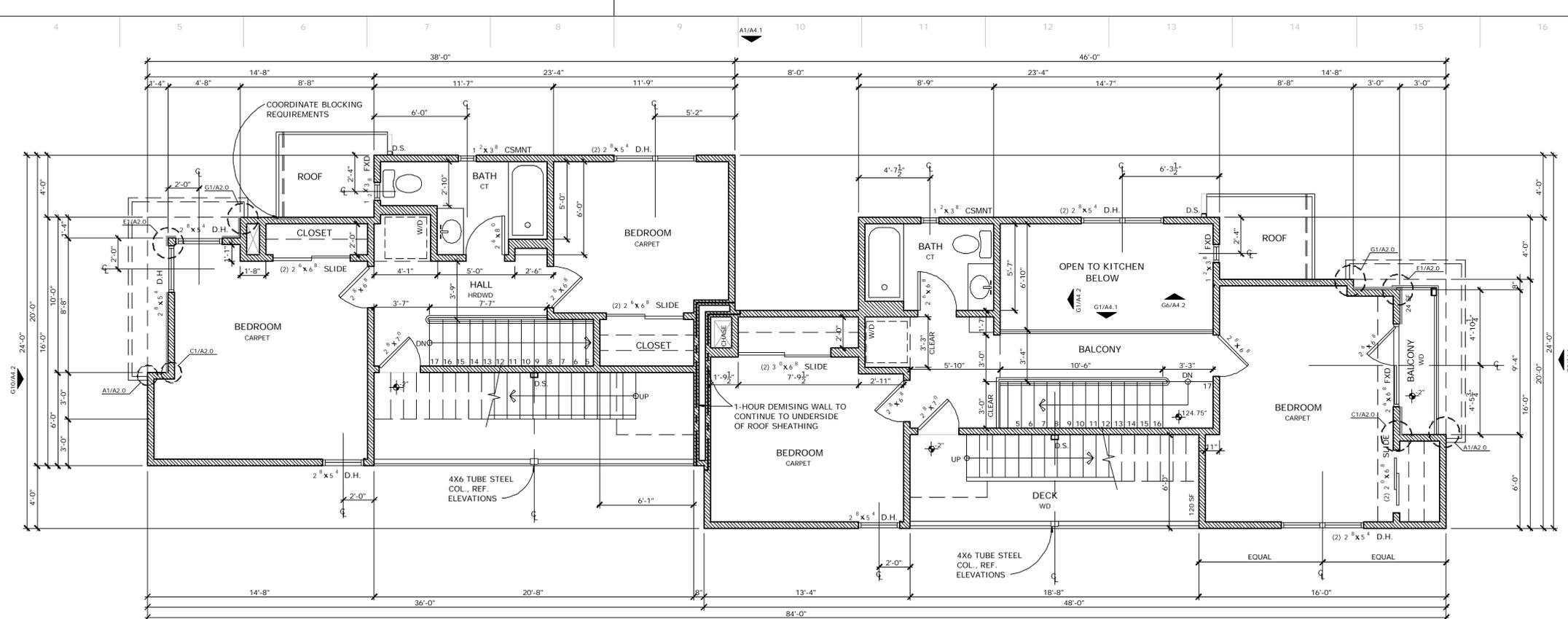
E1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



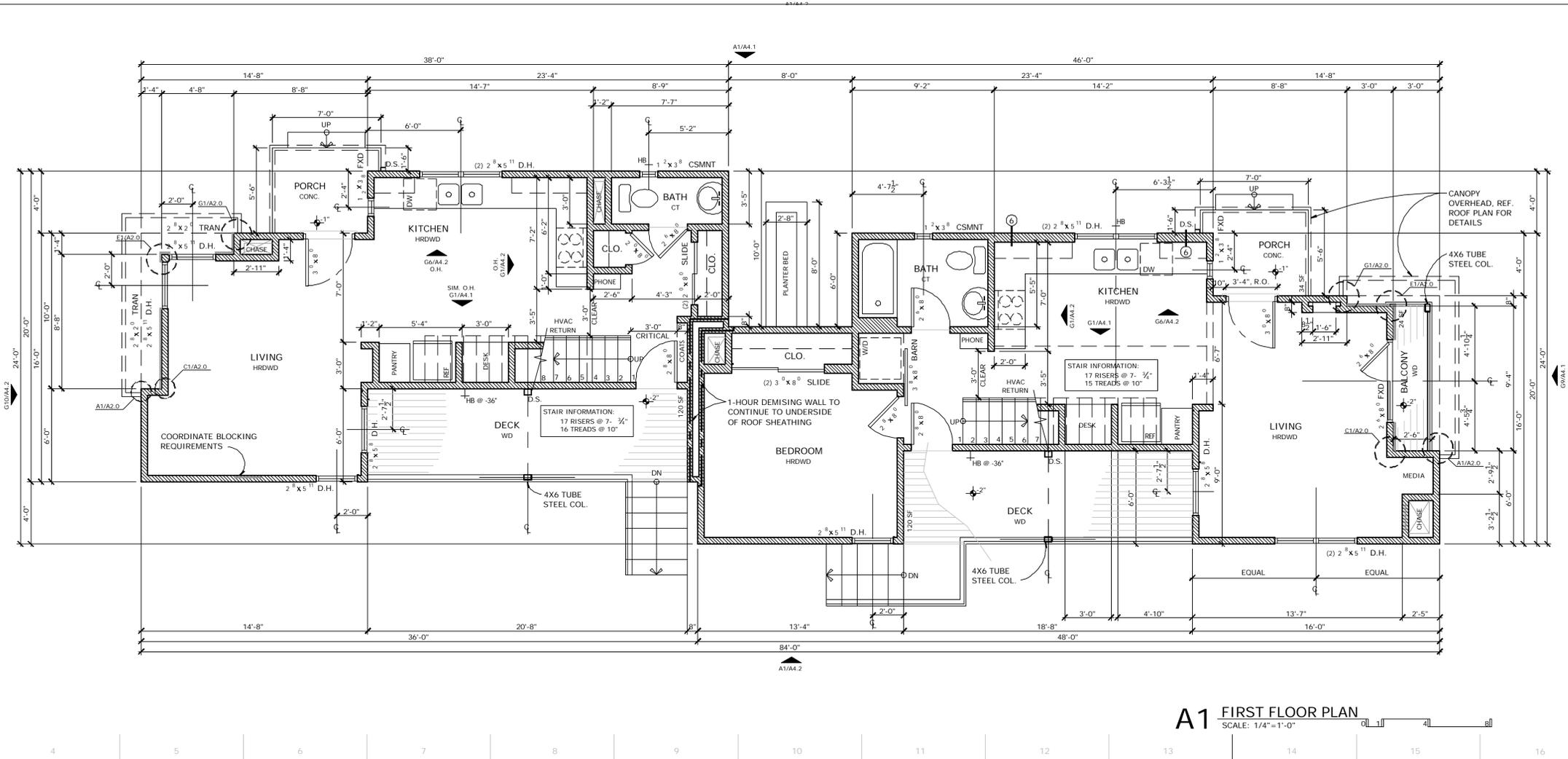
C1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



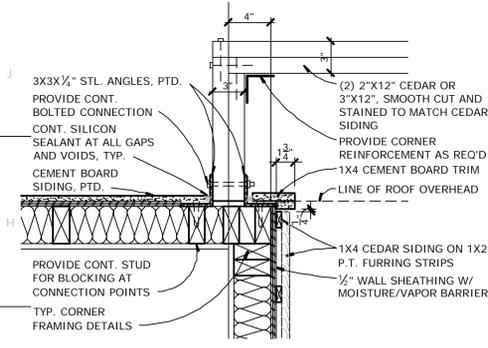
A1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



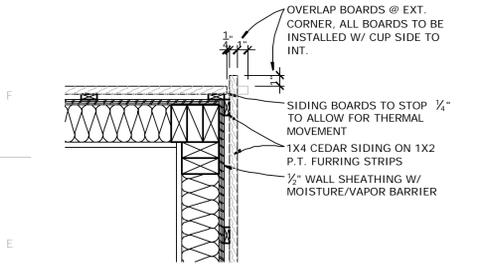
G1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



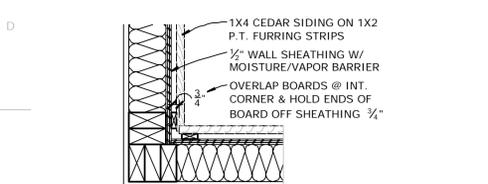
A1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



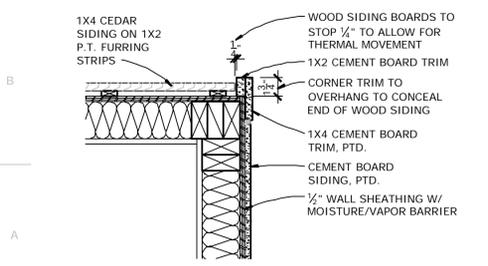
G1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



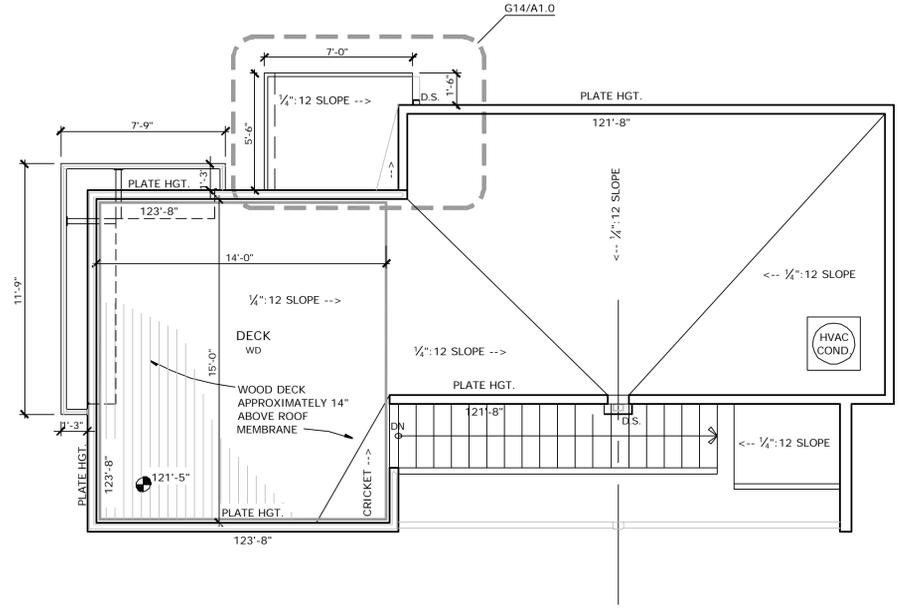
E1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



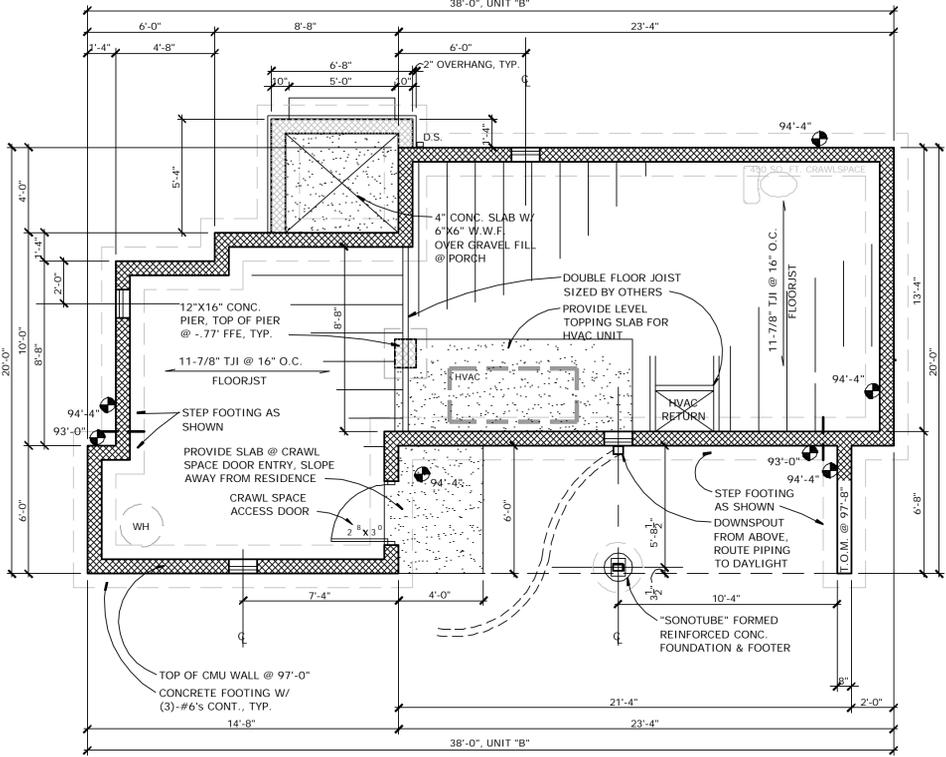
C1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



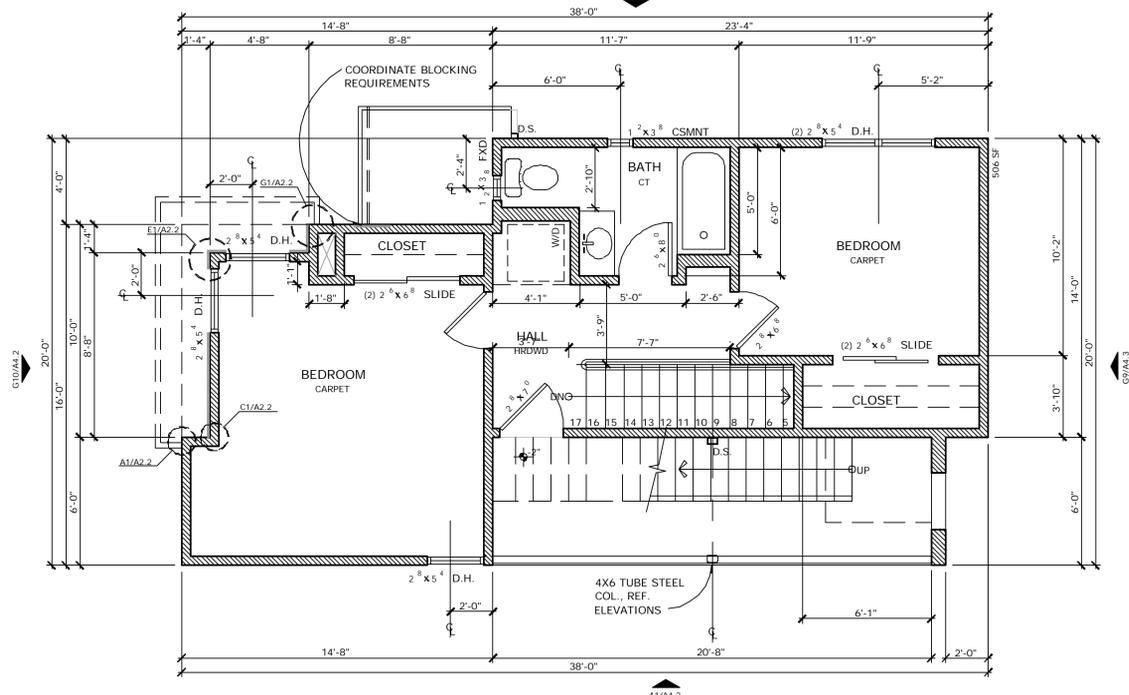
A1 PLAN DETAIL
SCALE: 1-1/2"=1'-0"



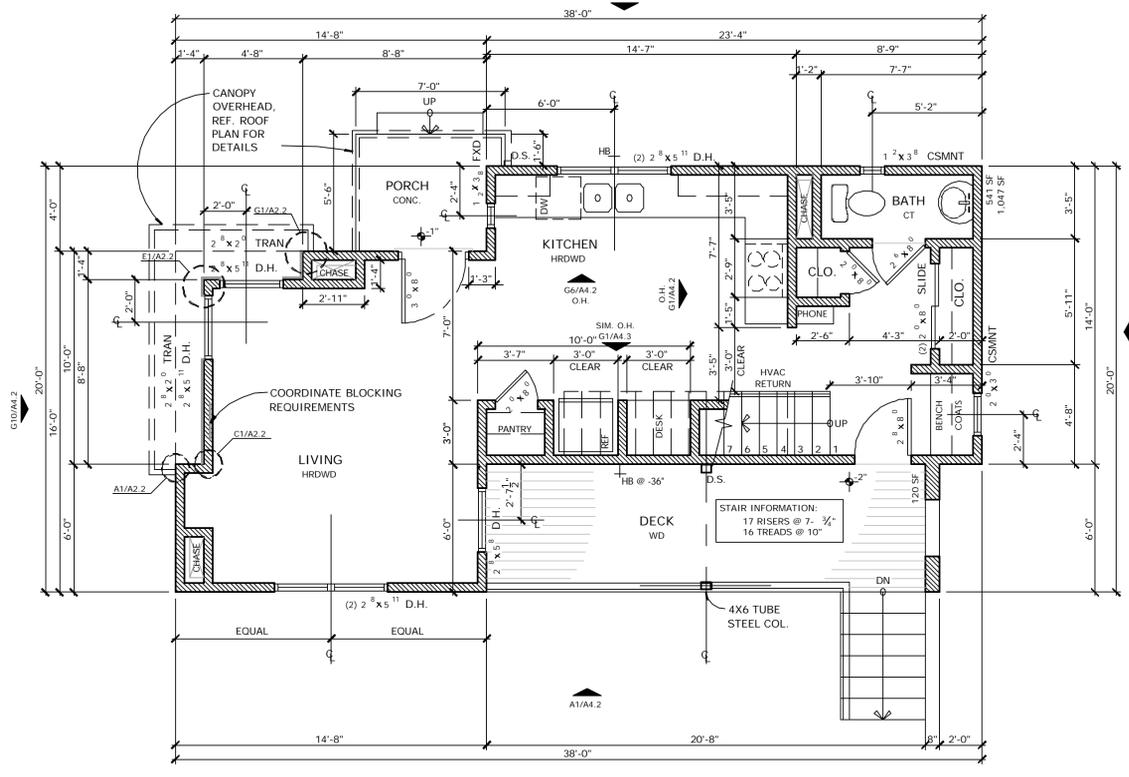
G4 ROOF PLAN
SCALE: 1/4"=1'-0"



A4 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



G10 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



A10 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

REFLECTED CEILING LEGEND:

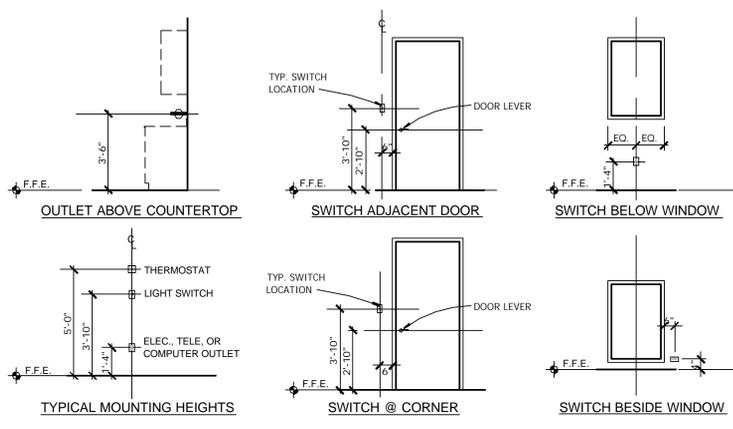
- SURFACE MOUNTED FIXTURE
- SURFACE MTD. PORCELAIN FIXTURE
- ⊗ PENDANT FIXTURE
- ⊗ EXTERIOR FLOOD FIXTURE (M= 270d MOTION)
- RECESSED FIXTURE
- ⊙ UPLIGHTING
- WALL SCONCE
- WALL WASHER
- GROUND MOUNTED UPLIGHT
- ⊗ VENTED FOOT/WALKWAY DOWN LIGHTING
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- 4-WAY DIMMER SWITCH
- LOW-VOLTAGE SWITCH
- REMOTE CONTROLLED DIMMER SWITCH
- DOOR SWITCH

- ⊗ EXHAUST FAN
- P.C. PULL CHAIN
- ⊗ CEILING FAN (LIGHT KIT IF DESIGNATED)
- ⊗ ELECTRIC PANEL
- ⊗ SUPPLY DIFFUSER, WALL MOUNT
- ⊗ SUPPLY DIFFUSER, TOE MOUNT
- ⊗ RETURN AIR GRILLE, WALL MOUNT
- ⊗ SUPPLY DIFFUSER, CEILING MOUNT
- ⊗ SUPPLY DIFFUSER, FLOOR MOUNT
- ⊗ SMOKE DETECTOR, WALL MOUNTED
- ⊗ SMOKE DETECTOR, CLNG MOUNTED
- ⊗ SECURITY KEY PAD
- ⊗ THERMOSTAT
- ⊗ INTERCOM

- ⊗ OUTLET
- ⊗ FLOOR OUTLET
- ⊗ OUTLET ABOVE COUNTER
- ⊗ GFCI PROTECTED OUTLET
- ⊗ 220 RECEPTACLE
- ⊗ TELEVISION
- ⊗ TELEPHONE, ABOVE COUNTER
- ⊗ TELEPHONE / TV / OUTLET
- ⊗ PUCK LIGHTING (above and below cabinets)
- ⊗ TRACK LIGHTING
- ⊗ SURFACE MOUNTED FLUORESCENT FIXTURE W/ COLOR CORRECTED LAMPS AS MANF. BY GENERAL ELECTRIC, SPX35 (OR EQUAL) VERIFY SIZE ON PLAN.
- ⊗ SPEAKER CEILING MOUNTED
- ⊗ SPEAKER WALL MOUNTED
- ⊗ GARAGE DOOR OPENER WITH LIGHT

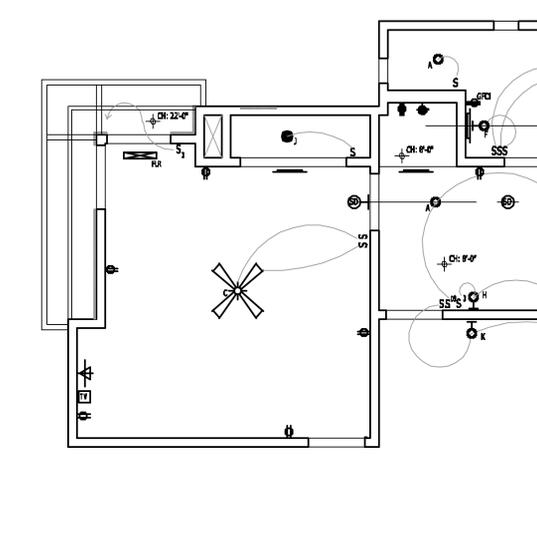
NOTE: ELECTRICAL DEVICES

1. PROVIDE STANDARD TOGGLE ON/OFF SWITCHES W/ SLIDE DIMMER @ SIDE WHERE APPLICABLE.
2. ELECTRICAL DEVICES TO BE WHITE ON LIGHT SURFACES, BLACK ON DARK SURFACES.
3. MOUNT CENTER OF SWITCH @ 46" A.F.F. OR @ HEIGHT OF ADJACENT EXISTING SWITCHES
4. PROVIDE T.V. / PHONE / ELECTRICAL OUTLETS WITH FACEPLATE OPENINGS, STANDARD 'ROUND'
5. MOUNT WALL OUTLETS @ 1'-4" A.F.F.
6. CENTER OR ALIGN ELECTRICAL DEVICES ON WALL, WINDOW, OPENING, LIGHT FIXTURE, CASEWORK, ETC. AS INDICATED OR IMPLIED ON THE DOCUMENTS.
7. OUTLETS: WHERE WALL OUTLETS ARE TO BE SWITCHED, SWITCH HALF THE DUPLEX OUTLET ONLY.

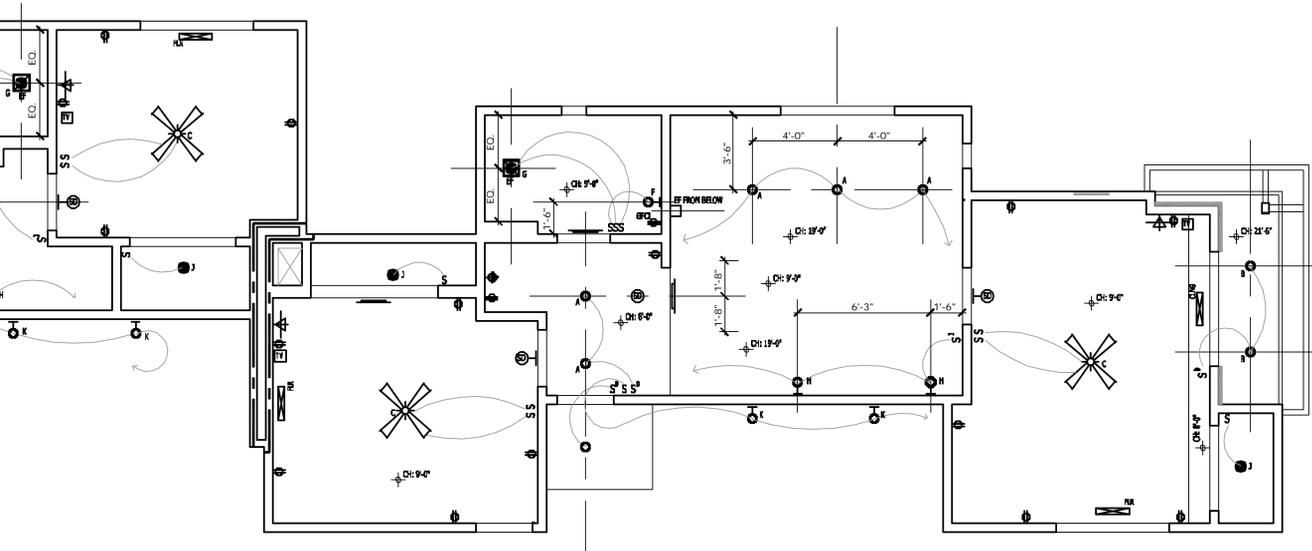


LIGHT FIXTURE SCHEDULE:

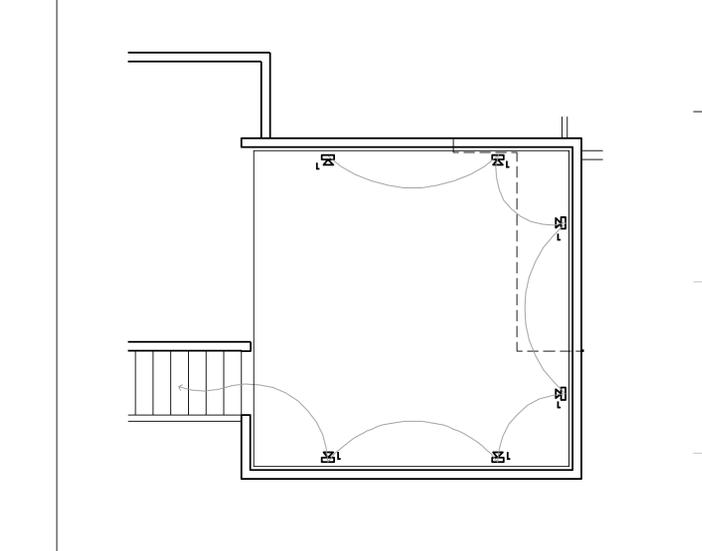
- INTERIOR 4" RECESSED CAN, WHITE BAFFLE TRIM
- EXTERIOR RECESSED CAN, WET LOCATION, IC RATED
- EXTERIOR CEILING LIGHT, WET LOCATION
- ⊗ CEILING LIGHT, WIRE FOR FUTURE FAN W/ LIGHT KIT
- ⊗ DECORATIVE MINI-PENDANT
- ⊗ FUTURE FIXTURE, PROVIDE WHITE COVER PLATE
- ⊗ UNDERCOUNTER PUCK LIGHTING
- ⊗ VANITY BATHROOM WALL SCONCE
- ⊗ EXHAUST FAN W/ LIGHT KIT
- ⊗ EXHAUST FAN
- DECORATIVE WALL SCONCE (INT. STAIR)
- FLUORESCENT CLOSET LIGHT
- EXT. WALL SCONCE @ EXT. STAIR
- LOW VOLTAGE STEP LIGHTING AT ROOF DECK
- EXT. UP/DOWN WALL SCONCE @ UNIT "B"
- EXTERIOR FLOOD LIGHT



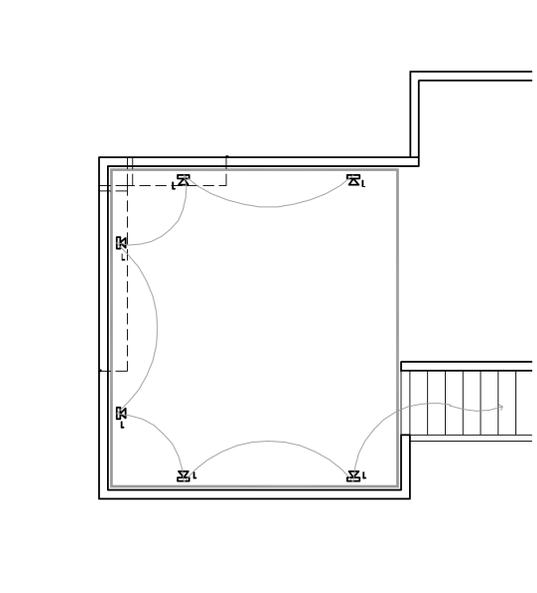
E1 SECOND FLOOR RCP
SCALE: 1/4"=1'-0"



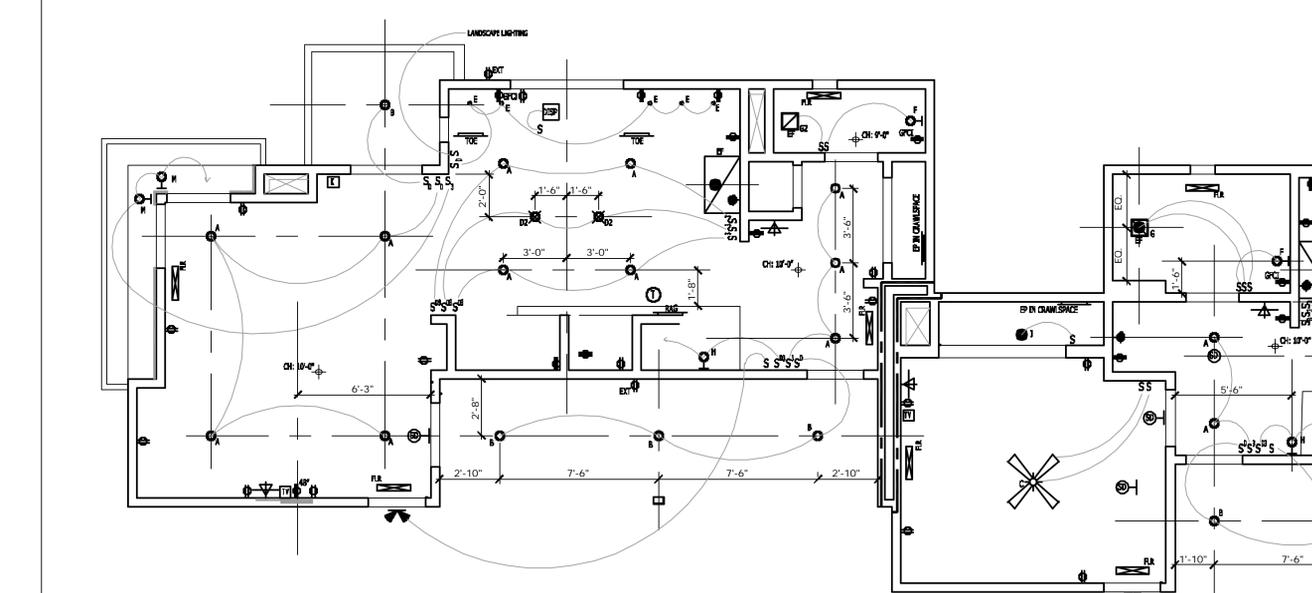
E13 UNIT "A" ROOFTOP
SCALE: 1/4"=1'-0"



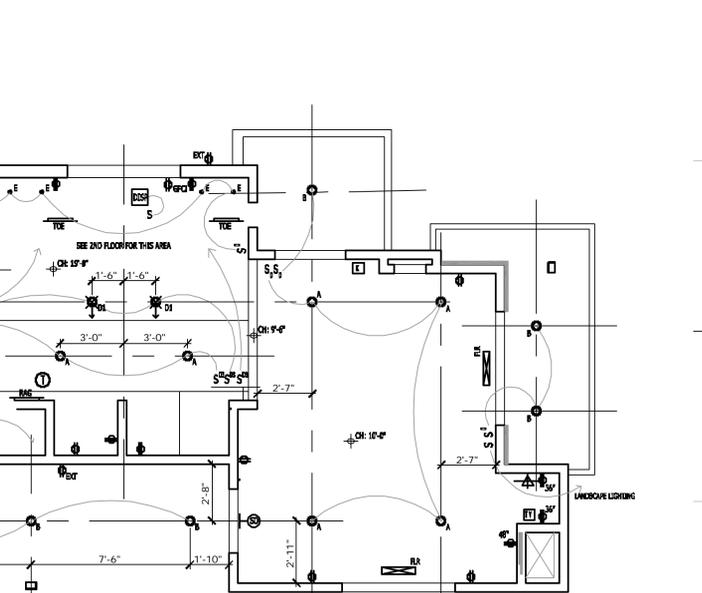
A1 UNIT "B" ROOFTOP
SCALE: 1/4"=1'-0"



A5 FIRST FLOOR RCP
SCALE: 1/4"=1'-0"



A3.1 SOUTHVIEW ON SECOND SP
SCALE: 1/4"=1'-0"



A3.1 SOUTHVIEW ON SECOND SP
SCALE: 1/4"=1'-0"

