

# DUPLEX UNIT - 498/500 MILUK DRIVE

## COQUILLE INDIAN HOUSING AUTHORITY

### SHEET INDEX

ARCHITECTURE	
G1.0	AERIAL MAP & CODE SUMMARY
G1.1	SPECIFICATIONS
G1.2	SPECIFICATIONS
A1.1	SITE PLAN & ECM
A1.2	EROSION CONTROL PLAN & DETAILS
A2.1	FLOOR PLAN, DETAILS, SCHEDULES
A2.2	BRACED WALL PLAN
A2.3	FOUNDATION PLAN
A2.4	ROOF FRAMING PLAN
A3.1	SECTIONS & INTERIOR ELEVATIONS
A4.1	BUILDING ELEVATIONS
P1	DIAGRAMMATIC PLUMBING PLAN
M1	DIAGRAMMATIC HVAC PLAN
E1	DIAGRAMMATIC ELECTRICAL PLAN

### ABBREVIATIONS

AB	ANCHOR BOLT
ALT	ALTERNATE
CONC	CONCRETE
CONT	CONTINUOUS
COMP	COMPOSITION
EA	EACH
EW	EACH WAY
FD	FLOOR DRAIN
MANUF	MANUFACTURER
OC	ON CENTER
OFICI	OWNER FURNISHED, CONTRACTOR INSTALLED
PERF	PERFORATED
PT	PRESSURE TREATED
REQ'D	REQUIRED
RO	ROUGH OPENING
SAMF	SELF-ADHERED MEMBRANE FLASHING
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WRB	WATER RESISTIVE BARRIER
w/	WITH
o/	OVER
@	AT
&	AND

### CODE & ENERGY SUMMARY

NOTE: 1HR MIN. FIRE WALL BETWEEN UNITS

#### BUILDING AREA:

NOTE: 498/500 & 494/496 UNITS ARE IDENTICAL

WEST DUPLEX UNIT:	1,272 FT <sup>2</sup>
EAST DUPLEX UNIT:	1,272 FT <sup>2</sup>
<b>TOTAL BUILDING AREA:</b>	<b>2,544 FT<sup>2</sup></b>

CARPORSTORAGE AREA:	(2) AT 80 FT <sup>2</sup> = 160 FT <sup>2</sup> (ENCLOSED, NON-CONDITIONED)
<b>TOTAL CARPORT AREA:</b>	<b>720 FT<sup>2</sup></b>

#### ENERGY CODE:

CONFORM TO MINIMUMS PRESENTED IN THE 2023 OREGON RESIDENTIAL SPECIALTY CODE:

- WALLS: R-21
- FLAT CEILINGS: R-49
- SLAB-EDGE PERIMETER: 24" CONT. R-15
- WINDOWS: U-0.27
- EXTERIOR DOORS: U-0.20

ADDITIONAL MEASURES:  
1b - AIR SOURCE HEAT PUMP  
2b - NATURAL GAS/PROPANE WATER HEATER



EXTERIOR VIEW



2 VICINITY MAP  
N.T.S.



1 AERIAL MAP  
1" = 30'-0"

#### LAT/LONG COORDINATE

1	43.360836, 124.298228
2	43.360756, 124.297944
3	43.360867, 124.297886
4	43.360886, 124.297964
5	43.360872, 124.297972
6	43.360908, 124.298111
7	43.360922, 124.298106
8	43.360942, 124.298178
11	43.361017, 124.298200
12	43.360939, 124.297911
13	43.361050, 124.297858
14	43.360967, 124.297931
15	43.361053, 124.297936
16	43.361086, 124.298078
17	43.361106, 124.298075
18	43.361125, 124.298147

PROJECT NO.: 24-041  
COQUILLE INDIAN HOUSING AUTHORITY  
DUPLEX LAYOUT  
498/500 MILUK DRIVE  
COQUILLE TRIBAL LANDS - COOS BAY, OREGON

#### CONSTRUCTION

REVISIONS:  
# DATE DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
AERIAL MAP & CODE SUMMARY

G1.0

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**CONSTRUCTION**

#	DATE	DESCRIPTION

**SHEET TITLE: SPECIFICATIONS**

DATE:	MAR 2026
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**G1.1**

**SECTION 087100 - DOOR HARDWARE**

**PART 2 PRODUCTS**

Allelegion Brands, Ives: www.allelegion.com/us.  
Assa Abloy Brands, Corbin Russwin: www.assaabloydss.com.

**DOOR HARDWARE - GENERAL**

Provide hardware specified or required to make doors fully functional, compliant with applicable codes, and secure to the extent indicated.  
Provide items of a single type of the same model by the same manufacturer.  
Provide products that comply with the following:  
Applicable provisions of federal, state, and local codes.  
Fire-Rated Doors: NFPA 80.  
Hardware on Fire-Rated Doors, Except Hinges: Listed and classified by UL (DIR) as suitable for the purpose specified and indicated.  
Hardware for Smoke and Draft Control Doors (Indicated as "S" on Drawings): Provide hardware that enables door assembly to comply with air leakage requirements of the applicable code.  
Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified and indicated.

Function: Lock and latch function numbers and descriptions of manufactures series as listed in hardware schedule.

Electrically Operated and/or Controlled Hardware: Provide all power supplies, power transfer hinges, relays, and interfaces required for proper operation; provide wiring between hardware and control components and to building power connection.

Finishes: Provide door hardware of the same finish unless otherwise indicated.  
Primary Interior Finish: Satin chrome plated over nickel on brass or bronze, #26 (approx US26D).  
Location: Interior doors.  
Primary Exterior Finish: Stainless steel, satin, #30.

Finish Definitions: BHMA A156.18.  
Exceptions:  
Where base metal is specified to be different, provide finish that is an appearance equivalent according to BHMA A156.18.  
Hinges for Fire-Rated Doors: Steel base metal with painted finish.

**LOCKS AND LATCHES**

Locks: Provide a lock for every door, unless specifically indicated as not requiring locking.  
If no hardware set is indicated for a swinging door provide an office lockset.  
Trim: Provide lever handle or pull trim on outside of all locks unless specifically stated to have no outside trim.  
Lock Cylinders: Provide key access on outside of all locks unless specifically stated to have no locking or no outside trim.  
Lock Cylinders: Manufacturer's standard tumbler type, six-pin standard core.  
Provide cams and/or tailpieces as required for locking devices required.

Keying: Keyed in like-groups.  
Key to existing keying system.  
When providing keying information, comply with DHI Handbook "Keying systems and nomenclature".

Latches: Provide a latch for every door that is not required to lock, unless specifically indicated "push/pull" or "not required to latch".

Privacy Latchset - Mortise Style;  
Basis of Design: L9496 Px17A by Schlage.  
Privacy lock with ADA turnturn and "vacant/occupied" indicator.

**HINGES**

Hinges - Basis of Design: FBB179 or FBB199, Stanley.  
Self Closing Hinges: Comply with BHMA A156.17.  
Hinges: Provide hinges on every swinging door.  
Provide five-knuckle full mortise but hinges unless otherwise indicated.  
Provide ball-bearing hinges at all doors having closers.  
Provide non-removable pins on exterior outswinging doors.

Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7; standard weight, unless otherwise indicated.

Quantity of Hinges Per Door:  
Doors up to 60 inches High: Two hinges.  
Doors From 60 inches High up to 90 inches High: Three hinges.  
Doors 90 inches High up to 120 inches High: Four hinges.  
Doors 42 inches Wide up to 90 inches High: Four hinges.

Manufacturers - Hinges:  
Assa Abloy Brands; McKinney: www.assaabloydss.com.  
Ives Architectural Hardware.  
Bommer Industries, Inc: www.bommer.com.  
C. R. Laurence Company, Inc: www.cr-arch.com/sle.  
Hager Companies: www.hagerco.com.  
Stanley Black & Decker: www.stanleyblackanddecker.com.

**PUSH/PULLS**

Push/Pulls - Basis of Design: Ives.  
Push/Pulls: Comply with BHMA A156.6.  
Provide push and pull on doors not specified to have lockset, latchset, exit device, or auxiliary lock.  
On solid doors, provide matching push plate and pull plate on opposite faces.

Manufacturers - Push/Pulls:  
Assa Abloy McKinney or Ives.  
C. R. Laurence Company, Inc: www.cr-arch.com/sle.  
Substitutions: See Section 016000 - Product Requirements.

**LOCKS AND LATCHES**

Locks: Provide a lock for every door, unless specifically indicated as not requiring locking.  
Hardware Sets indicate locking functions required for each door.  
If no hardware set is indicated for a swinging door provide an office lockset.  
Trim: Provide lever handle or pull trim on outside of all locks unless specifically stated to have no outside trim.  
Lock Cylinders: Provide key access on outside of all locks unless specifically stated to have no locking or no outside trim.

Lock Cylinders: Manufacturer's standard tumbler type, six-pin standard core.  
Provide cams and/or tailpieces as required for locking devices required.

Keying: Grand master keyed.  
Latches: Provide a latch for every door that is not required to lock, unless specifically indicated "push/pull" or "not required to latch".

**CYLINDRICAL LOCKSETS**

Cylindrical Locksets - Basis of Design: Schlage .  
Exterior: ALX Series Grade 2 Cylindrical Lock.  
Interior: S Series Grade 2 Tubular Lock.

Locking Functions: As defined in BHMA A156.2, and as follows.  
Passage: No locking, always free entry and exit.  
Privacy: F76, emergency tool unlocks.  
Office: F81, key not required to lock, remains locked upon exit.  
Classroom: F84, key required to lock.  
Intruder Classroom: F110, keyed both sides.  
Communicating: F80 or F113.  
Hotel: F83.  
Store Room Function: F86, key required to lock, may not be left unlocked.

**CLOSERS**

Closers - Basis of Design: LCN 4010 Series, or 281 Sargent.  
Closers: Complying with BHMA A156.4.  
Provide surface-mounted, door-mounted closers unless otherwise indicated.  
Provide a door closer on every exterior door.  
Provide a door closer on every fire- and smoke-rated door. Spring hinges are not an acceptable self-closing device unless specifically so indicated.  
On pairs of swinging doors, if an overlapping astragal is present, provide coordinator to ensure the leaves close in proper order.

**STOPS AND HANDLERS**

Lap Siding: Individual horizontal boards made of cement and cellulose fiber formed under high pressure with integral surface texture, complying with ASTM C1186, Type A, Grade II; with machined edges, for nail attachment.  
Style: Standard lap style.  
Texture: Simulated cedar grain.  
Length: 12 ft, nominal.  
Width (Height): 7-1/4 inches.  
Thickness: 5/16 inch, nominal.  
Finish: Factory applied primer.

**SECTION 076200 - SHEET METAL FLASHING AND TRIM**

**PART 2 PRODUCTS**

**SHEET MATERIALS**

Pre-Finished Galvanized Steel: ASTM A 653/A 653M, with G90/Z275 zinc coating; minimum 0.02 inch (24 gauge) thick base metal, shop pre-coated with modified silicone coating.  
Modified Silicone Polyester Coating: Pigmented Organic Coating System, AAMA 2603; baked enamel finish system.  
Stainless Steel: ASTM A666, Type 304 alloy, soft temper, 28 gage, (0.0156 inch) thick; smooth No. 4 - Brushed finish.

**ACCESSORIES**

Fasteners: Galvanized steel, with soft neoprene washers.

**FABRICATION**

Form sections true to shape, accurate in size, square, and free from distortion or defects.  
Form pieces in longest possible lengths.  
Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonetted or interlocking hooked seams.  
Gutters: SMACNA (ASMM) Rectangular profile.  
Downspouts: Rectangular profile.

**SECTION 079005 - JOINT SEALERS**

**PART 2 PRODUCTS**

**SEALANTS**

Type 1 - General Purpose Exterior Sealant: Polyurethane; ASTM C920, Grade NS, Class 25 minimum; Uses M, G, and A; single component.  
Color: color as selected.  
Product: Sonalac NF-1 manufactured by BASF.  
Applications: Use for:  
Control, expansion, and soft joints in masonry.  
Joints between concrete and other materials.  
Joints between metal frames and other materials.  
Joints at wood siding and trim as indicated.  
Other exterior joints for which no other sealant is indicated.  
Test Data:  
Movement capability, % - +100 to -50.  
Tensile strength - 250 psi.  
Ultimate elongation at break, % - 1000.  
Hardness, Shore A - passes 25 - 30.  
Type 2 - General Purpose Interior Sealant: Acrylic emulsion latex; ASTM C834, Type OP, Grade NF single component, paintable.  
Color: Match adjacent finished surfaces.  
Product: Sonalac manufactured by BASF.  
Applications: Use for:  
Interior wall and ceiling control joints.  
Joints between door and window frames and wall surfaces.  
Other interior joints for which no other type of sealant is indicated.

**ACCESSORIES**

Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.

**SECTION 081433 - STILE AND RAIL WOOD DOORS**

**PART 2 PRODUCTS**

**DOORS**

Interior Doors: 1-3/8 inches thick unless otherwise indicated; solid lumber construction; mortise and tenon joints. Transparent or opaque finish. Paint grade.  
Style: 6-panel masonite or similar.  
Design Style/Pattern: Simpson - Alliance Door Products, Model 465.

**DOOR FRAMES**

Prehung door/door frames. Hemlock wood frames.

**DOOR CONSTRUCTION**

Panels: Flat.

**FINISHES**

Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:  
Opaque:

**SECTION 081613 - FIBERGLASS DOORS**

**PART 2 PRODUCTS**

**MANUFACTURERS**

Fiberglass Composite Doors:  
Therma-Tru Fiberglass Entry Door, by Therma-Tru Corp..  
Substitutions: See Section 016000 - Product Requirements.

**DOOR AND FRAME ASSEMBLIES**

Door and Frame Assemblies: Factory-fabricated, prepared and machined for hardware.  
Screw-Holding Capacity: Tested to 890 pounds, minimum.  
Surface Burning Characteristics: Flame spread index (FSI) of 0 to 25, Class A, and smoke developed index (SDI) of 450 or less, when tested in accordance with ASTM E84.  
Flammability: Self-extinguishing when tested in accordance with ASTM D635.  
Clearance Between Door and Frame: 1/8 inch, maximum.  
Clearance Between Bottom of Door and Finished Floor: 3/4 inch, maximum; not less than 1/4 inch clearance to threshold.

**COMPONENTS**

Door Frames: Provide type in compliance with performance requirements specified for doors.  
Type: Solid 5/4 wood kiln-dried material with 1/2 inch stops.

**PERFORMANCE REQUIREMENTS**

Provide door assemblies that have been designed and fabricated in compliance with specified performance requirements.  
Forced Entry Resistance: Pass in accordance with AAMA 1304 test method.  
Water Leakage: No uncontrolled leakage on interior face when tested in accordance with ASTM E331 at differential pressure of 7.5 psf.  
Air Leakage: Maximum of 0.1 cm<sup>3</sup> per square foot at 6.27 psf differential pressure, when tested in accordance with ASTM E283.  
Thermal Transmittance, Exterior Doors: AAMA 1503, U-value of 0.20, maximum, measured on exterior door in size required for this project. U-value of 0.40 for entry door with glazing.

**FINISHES**

Primer: Aliphatic urethane for field finishing.

**Hardware**

Door Hardware: See Section 087100.

Air Permeance: 0.004 cubic feet per square foot, maximum, when tested in accordance with ASTM E2178.  
Water Vapor Permeance: 5 perms, minimum, when tested in accordance with ASTM E96/E96M Procedure A (desiccant method).  
Water Vapor Permeance: 29 perms, minimum, when tested in accordance with ASTM E96/E96M Procedure A (desiccant method).  
Surface Burning Characteristics: Flame spread index of 25 or less, and smoke developed index of 50 or less, when tested in accordance with ASTM E84.  
Manufacturers:  
VaprosShield, LLC; WrapShield IT - Integrated Tape: www.vaprosshield.com/#sle.  
Henry Company, Bluskin VP 160.  
Substitutions: See Section 016000 - Product Requirements.

**ACCESSORIES**

Rainscreen/drainage matt: Tyvek Drainwrap.

**PART 3 EXECUTION**

**EXAMINATION**

Verify that surfaces and conditions are ready to accept the work of this section.

**PREPARATION**

Remove projections, protruding fasteners, and loose or foreign matter that might interfere with proper installation.

**INSTALLATION**

Install materials in accordance with manufacturer's instructions.  
Air Barriers: Install continuous air tight barrier over surfaces indicated, with sealed seams and with sealed joints to adjacent surfaces.

Openings and Penetrations in Exterior Weather Barriers:  
Install flashing over sills, covering entire sill frame member, extending at least 5 inches onto weather barrier and at least 6 inches up jambs; mechanically fasten stretched edges.  
At openings to be filled with frames having nailing flanges, seal head and jamb flanges using a continuous bead of sealant compressed by flange and cover flanges with sealing tape at least 4 inches wide; do not seal sill flange.  
At openings to be filled with non-flanged frames, seal weather barrier to each side of opening framing, using flashing at least 9 inches wide, covering entire depth of framing.

At interior face of openings, seal gap between window/door frame and rough framing, using joint sealant over backer rod.  
Service and Other Penetrations: Form flashing around penetrating item and seal to weather barrier surface.

**FIELD QUALITY CONTROL**

See Section 014000 - Quality Requirements, for additional requirements.  
Owner's Inspection and Testing: Cooperate with Owner's testing agency.  
Allow access to work areas and staging.  
Notify Owner's testing agency in writing of schedule for work of this section to allow sufficient time for testing and inspection.  
Do not cover work of this section until testing and inspection is accepted.  
Coordination of ABAA Tests and Inspections:  
Provide testing and inspection required by ABAA QAP.  
Notify ABAA in writing of schedule for air barrier work, and allow adequate time for testing and inspection.  
Cooperate with ABAA testing agency.  
Allow access to air barrier work areas and staging.  
Do not cover air barrier work until tested, inspected, and accepted.  
Do not cover installed weather barriers or vapor retarders until inspections have been completed.

**PROTECTION**

Do not leave materials exposed to weather longer than recommended by manufacturer.

**SECTION 073113 - ASPHALT SHINGLES**

**PART 2 PRODUCTS**

**ASPHALT SHINGLES**

Asphalt Shingles: Asphalt-coated glass felt, mineral granule surfaced, complying with ASTM D3462/D3462M.  
Fire Resistance: Class A, complying with ASTM E108.  
Wind Resistance: Class A, when tested in accordance with ASTM D3161/D3161M.  
Wind Resistance (Uplift): Class H, when tested in accordance with ASTM D7159/D7158M.  
Warranted Wind Speed: Not greater than 190 mph.  
Algae resistant.  
Weight: 300 lb/100 sq ft.  
Self-sealing type.  
Style: Laminated overlay.  
Color: As selected by Architect.  
Hip and Ridge Shingles: Same as above, complimentary for use with same style as above.  
12 inch width, 8 inch exposure.  
Pre-folded design, for factory-applied adhesive.

**SECTION 073113 - ASPHALT SHINGLES**

**PART 2 PRODUCTS**

**ASPHALT SHINGLES**

Asphalt Shingles: Asphalt-coated glass felt, mineral granule surfaced, complying with ASTM D3462/D3462M.  
Fire Resistance: Class A, complying with ASTM E108.  
Wind Resistance: Class A, when tested in accordance with ASTM D3161/D3161M.  
Wind Resistance (Uplift): Class H, when tested in accordance with ASTM D7159/D7158M.  
Warranted Wind Speed: Not greater than 190 mph.  
Algae resistant.  
Weight: 300 lb/100 sq ft.  
Self-sealing type.  
Style: Laminated overlay.  
Color: As selected by Architect.  
Hip and Ridge Shingles: Same as above, complimentary for use with same style as above.  
12 inch width, 8 inch exposure.  
Pre-folded design, for factory-applied adhesive.

**SHEET MATERIALS**

Eave Edge Starter Shingles: Glass felt base, with ceramic coated mineral granules tightly embedded in refined, water-resistant asphalt, complying with ASTM D3462/D3462M.  
Shingle Size: 7-5/8 by 38-3/4 inches, nominal.  
Underlayment: Synthetic non-asphaltic felt, intended by manufacturer for mechanically fastened roofing underlayment without sealed seams.  
Underlayment: Self-adhering rubber-modified asphalt sheet complying with ASTM D1970/D1970M; 40 mil minimum mil total thickness; with strippable release film and woven polypropylene sheet top surface.  
Flexible Polishing: Self-adhering polymer-modified asphalt sheet complying with ASTM D1970/D1970M; 40 mil total thickness; with strippable treated release paper and polyethylene sheet top surface.

**ACCESSORIES**

Roofing Nails: Standard round wire shingle type, stainless steel, minimum 3/8-inch head diameter, 12-gauge, 0.109-inch nail shank diameter, 1-1/2 inches long and complying with ASTM F1667/F1667M.  
Asphalt Roof Cement: ASTM D4586/D4586M, asbestos-free.  
Hand tab all shingles.  
Continuous Plastic Ridge Vents: Extruded plastic with vent openings that do not permit direct water or weather entry; flanged to receive shingles.  
Low profile, 5/8 inch high.  
50 year warrantee.  
Passes all weather infiltration tests.  
11 inch width.  
Products:  
Cor-A-Vent A300E, enhanced with storm/snow screen.  
Single manufacturer continuous venting model, meeting heavy weather/storm enhanced version, and single manufacturer warrantees.  
Substitutions: See Section 016000 - Product Requirements.

Plastic Wall-Roof Vents: Continuous ventilation system, refer to details.  
Cor-A-Vent Roof-2-Wall, enhanced with storm/snow screen.  
Single manufacturer continuous venting model, meeting heavy weather/storm enhanced version, and shingle manufacturer warrantees.  
Substitutions: See Section 016000 - Product Requirements.

Roof Vents: Same as above, Cor-A-Vent ridge vents. See Drawings for locations.  
Soffit Vents: Stainless steel commercial grade soffit vents with insect screen for additional venting for existing roof air space. See Drawings for locations.  
Size 4 x 16.

**SECTION 074646 - FIBER-CEMENT SIDING**

**PART 2 PRODUCTS**

**FIBER-CEMENT SIDING**

**COUNTERTOPS**

Plastic Laminated Countertops: Medium density fiberboard substrate covered with HPDL, conventionally fabricated, with decorative PVC edge.  
Counter Wood Edge Banding/Profile: 0.12 inch/1/8 inch nominal (3 mm) thick applied band with radius edge, shaped; smooth finish; of width to match component thickness, color as selected from manufacturer's standard colors.

**ACCESSORIES**

**FACTORY FINISHING**  
Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:  
Finish work in accordance with AWI/AWMAC Architectural Woodwork Quality Standards Illustrated, Section 1500, Nitrocellulose Lacquer, Transparent.

**SECTION 072100 - THERMAL INSULATION**

**PART 2 PRODUCTS**

**MANUFACTURERS**

Insulation:  
CertainTeed Corporation: www.certainteed.com.  
Johns Manville Corporation: www.jm.com.  
Knauf Insulation GmbH: www.knaufinsulation.us.  
Owens Corning Corp: www.owenscorning.com.  
Substitutions: See Section 016000 - Product Requirements.

**APPLICATIONS**

Insulation at Perimeter of Foundation: Extruded polystyrene (XPS) board.  
Insulation in Wood Framed Walls: Batt insulation with integral vapor retarder.  
Insulation in Wood Framed Ceiling Structure: Batt insulation with integral vapor retarder.  
Insulation behind window and door headers (interior side): Rigid, Cellular Polystyrene Thermal Insulate.  
Sound Insulation in Wood Framed Walls: 3 inch glass fiber sound batt insulation.

**FOAM BOARD INSULATION MATERIALS**

Extruded Polystyrene (XPS) Continuous Insulation (CI) Board: Complies with ASTM C578, and manufactured using carbon black technology.  
Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.  
Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.  
Type and Thermal Resistance, R-value: Type IV, 5.0 (0.88), minimum, per 1 inch thickness at 75 degrees F mean temperature.  
Board Size: 48 inch by 96 inch.  
Board Thickness: 3 inch, R-15 min, 5-1/2 inch, R-30 above roof deck.  
Board Edges: Ship-lap, at long edges.  
Manufacturers:  
DuPont de Nemours, Inc; STYROFOAM Brand Ultra SL (Ship-lap): www.building.dupont.com/#sle.  
Dow Chemical Company; STYROFOAM HIGHLOAD 40: www.dowbuildingsolutions.com/#sle.  
Kingspan Insulation LLC; GreenGuard XPS Type IV, 25 psi: www.kingspan.com/#sle.  
Owens Corning Corporation; FOAMULAR Extruded Polystyrene (XPS) Insulation: www.ocbuildingspec.com/#sle.  
Substitutions: See Section 016000 - Product Requirements.

**BATT INSULATION MATERIALS**

Where batt insulation is indicated, use glass fiber batt insulation.  
Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.  
Batt Insulation: ASTM C 665; preformed batt; friction fit, conforming to the following:  
Material: Glass fiber.  
Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.  
Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.  
Formaldehyde Content: Zero.  
Thickness: 5-1/2, 9-1/2, 12 and 15 inch, refer to Drawings for R-values locations.  
Floor: R-30  
Walls: R-21  
Roof (attic area): R49.  
Roof (vaulted area): R30, R38.  
Roof insulation above deck: R-30 Rigid.  
Vapor Barrier Facing: Aluminum foil, flame spread 25 rated; one side (or equivalent), when not in direct contact with finish material, paper face elsewhere.  
Manufacturers:  
CertainTeed Corporation: www.certainteed.com/#sle.  
Johns Manville: www.jm.com/#sle.  
Owens Corning Corporation; EcoTouch PINK FIBERGLAS Insulation: www.ocbuildingspec.com/#sle.  
Knauf Insulation GmbH: www.knaufinsulation.us.  
Owens Corning Corp: www.owenscorning.com.  
Substitutions: See Section 016000 - Product Requirements.

Glass Fiber Sound Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C 665; friction fit.  
Density: 0.8 pcf.  
Thickness: 3 inch.  
Manufacturers:  
Same as above.  
Locations: Typical thru-out building, except as noted for SAFB below.

**SPRAY FOAM IN PLACE INSULATION**

Foamed-In-Place Insulation: Low-density, flexible, open or closed cell, water vapor permeable polyurethane foam; foamed on-site, using blowing agent of water or non-ozone-depleting gas.  
Thermal Resistance: R-value of 3.0, minimum, per 1 inch thickness at 75 degrees F mean temperature when tested in accordance with ASTM C518.  
Air Permeance: 0.04 cfm per square foot, maximum, when tested at intended thickness in accordance with ASTM E2178 at 1.57 psf.  
Surface Burning Characteristics: Flame spread/Smoke developed index of 25/450, maximum, when tested in accordance with ASTM E84.  
Manufacturers:  
BASF Corporation; WALLTITE US Series Closed Cell: www.spf.basf.com/#sle.  
Carlisle Spray Foam Insulation: www.carlislecfi.com/#sle.  
Henry Company; www.henry.com/#sle.  
Substitutions: See Section 01-6000 - Product Requirements.

Primer: As required by insulation manufacturer.

**ACCESSORIES**

Tape: Reinforced polyethylene film with acrylic pressure sensitive adhesive.  
Application: Sealing of interior circular penetrations, such as pipes or cables.  
Width: Are required for application.  
Tape: Bright aluminum self-adhering type, mesh reinforced, 2 inch wide, at foil face vapor barrier areas, polyester elsewhere.  
Nails or Staples: Steel wire; electroplated or galvanized; type and size to suit application.  
Wire: Galvanized steel.  
Support tape: Nylon reinforced or as approved by manufacture.  
Adhesive: Type recommended by insulation manufacturer for application.

**SECTION 072500 - THERMAL BARRIERS**

**PART 2 PRODUCTS**

**WEATHER BARRIER ASSEMBLIES**

Water-Resistive Barrier: Provide on exterior walls under exterior cladding. Consists of self-adhesive weather barriers with drainage barrier wrap over.  
**AIR BARRIER MATERIALS (WATER VAPOR PERMEABLE AND WATER-RESISTIVE)**  
Self-Adhered Water Resistant Air Barrier Membrane:

**SECTION 032000 - CONCRETE REINFORCING**

**PART 2 PRODUCTS**

**REINFORCEMENT**

Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).  
Deformed billet-steel bars.  
Unfinished.  
Reinforcement Accessories:  
Tie Wire: Annealed, minimum 16 gage,

Stops: Complying with BHMA A156.8; provide a stop for every swinging door, unless otherwise indicated.

Provide wall stops, unless otherwise indicated.  
If wall stops are not practical, due to configuration of room or furnishings, provide overhead stop.  
Stop is not required if positive stop feature is specified for door closer; positive stop feature of door closer is not an acceptable substitute for a stop unless specifically so stated.

Kick Down Holder: Ives FS 452.

Wall Stops: Ives WS406/407CCV, concave wall bumper.

Door Guard: Ives 481 Change Door Guard.

#### GASKETING, THRESHOLDS and door protection

Gasketing and Thresholds - Basis of Design: Pemko.

Gaskets: Complying with BHMA A156.22.

On each door in smoke partition, provide smoke gaskets; top, sides, and meeting stile of pairs. If fire/smoke partitions are not indicated on drawings, provide smoke gaskets on each door identified as a "smoke door" and 20-minute rated fire doors. Pemko S88D.

On each exterior door, provide weatherstripping gaskets, unless otherwise indicated; top, sides, and meeting stiles of pairs.

Where exterior door is also required to have fire or smoke rating, provide gaskets functioning as both smoke and weather seals.  
Pemko 303 AV.

On each exterior door, provide door bottom sweep, unless otherwise indicated; 216AV Pemko.

On each exterior door, provide door top; 346AV Pemko.  
On doors indicated as "sound-rated", "acoustical", or with an STC rating, provide sound-rated gaskets and automatic door bottom; make gaskets completely continuous, do not cut or notch gaskets for installation.

Door Bottom Seal: 4301 ARL, Pemko.  
Threshold/Carpet Separator: 174A Pemko.  
Sound Seal: S88D, Pemko.

Thresholds: Complying with BHMA A156.21.

At each exterior door, provide a threshold unless otherwise indicated, 6 inch wide typical, unless detailed otherwise.  
Field cut threshold to frame for tight fit.  
Pemko 1716 A.

Fasteners At Exterior Locations: Non-corroding.

#### GENERAL REQUIREMENTS FOR DOOR HARDWARE PRODUCTS

Provide products that comply with the following:

Applicable provisions of Federal, State, and local codes.

#### KEYING

Door Locks: Master keyed.

Supply keys in the following quantities:  
2 master keys.  
5 grand master keys.  
3 change keys for each lock.

#### HARDWARE SETS

##### HARDWARE SETS - GENERAL

These Hardware Sets indicate requirements for single doors of that type, with conditional requirements for pairs and other situations.

##### SWING DOORS -- NOT REQUIRING KEY LOCKING

HW-02: Latchset, Non-Fire-Rated.

Hinges.  
Latchset, Passage.  
Wallstop.

HW-05: Privacy Lockset, Non-Fire-Rated:

Hinges.  
Privacy lockset.  
Wall stop.

##### SLIDING DOORS -- NO LOCKING

HW-SL-10: By-Passing Doors, Non-Fire-Rated:

By-Passing Door Track Kit.  
Flush Cup Pull on each leaf.

##### SWING DOORS -- LOCKABLE, MAY BE LEFT UNLOCKED, KEY NOT REQUIRED TO LOCK

HW-12: Residential Entry, Non-Fire-Rated, Typically Exterior:

Hinges.  
Lockset.  
Wallstop.  
Threshold, 1/2" high maximum.  
Weatherstrip.  
Door Viewer; provide two ADA Standards compliant units.

#### SECTION 092116 - GYPSUM BOARD ASSEMBLIES

##### PART 2 PRODUCTS

##### BOARD MATERIALS

Manufacturers - Gypsum-Based Board:  
American Gypsum: www.americangypsum.com.  
CertainTeed Corporation: www.certainteed.com/#sle.  
Georgia-Pacific Gypsum: www.gpgypsum.com/#sle.

Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

Application: Use for vertical surfaces and ceilings, unless otherwise indicated.

Thickness:  
Vertical Surfaces: 5/8 inch.  
Ceilings: 5/8 inch.

Mold Resistant Paper Faced Products:

CertainTeed Corporation; ProRoc Brand Moisture & Mold Resistant Gypsum Board.

Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

Application: Vertical surfaces behind thinnest tile, except in wet areas, and all areas behind sinks, lavatory sinks, mop sinks, etc.

Type: Regular and Type X, in locations indicated. Type X at garage/residence wall.  
Type X Thickness: 5/8 inch.  
Regular Board Thickness: 5/8 inch.  
Edges: Tapered.

Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

Application: Ceilings, unless otherwise indicated.  
Thickness: 5/8 inch.  
Edges: Tapered.

##### Gypsum Wallboard ACCESSORIES

Acoustic Insulation: As specified in Section 072100.

Acoustic Sealant: Non-hardening, non-skinning, for use in conjunction with gypsum board.

Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inch in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion resistant.

Adhesive for Attachment to Wood ASTM C557 and Wood ASTM C557:

Acoustical Sound Board: Fibrous 1/2 inch thick board, installed behind gypsum board in sound rated walls as indicated in Drawings.

##### TEXTURE FINISH

Prime paint prior on all walls and ceilings designated to receive spray textured finish.

Apply finish texture coating by means of spraying apparatus in accordance with manufacturer's instructions and to match approved sample.  
Texture Required: Light orange peel texture.

Taping, filling, and sanding is not required at surfaces behind adhesive applied ceramic tile and fixed cabinetry.

#### SECTION 096500 - RESILIENT FLOORING

##### PART 2 PRODUCTS

##### SHEET FLOORING

Vinyl Sheet Flooring: Homogeneous without backing, with color and pattern throughout full thickness.

##### Manufacturers:

Tarkett Melodia.  
Mannington Commercial "Biospace".  
Substitutions: See Section 016000 - Product Requirements.

Minimum Requirements: Comply with ASTM F1913.

Thickness: 0.080 inch nominal.

Sheet Width: 72 inch minimum.

Static Load Resistance: 250 psi minimum, when tested as specified in ASTM F970.

Seams: Heat welded.

Welding Rod: Solid bead in material compatible with flooring, produced by flooring manufacturer for heat welding seams, and in color matching field color.

Vinyl Welding Rod: Solid vinyl bead produced by manufacturer of vinyl flooring for heat welding seams, in color matching field color.

##### TILE FLOORING

Vinyl Composition Tile: Homogeneous, with color extending throughout thickness.

Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.

Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E 648, NFPA 253, ASTM E 648, or NFPA 253.  
Size: 18 by 18 inch.

VOC Content Limits: As specified in Section 016116.

##### Manufacturers:

Basis of Design: Mannington Commercial; Amtico Signature: www.mannington.com.

Armstrong World Industries, Inc: www.armstrong.com.

Johnsontite, a Tarkett Company: www.johnsontite.com.

Or approved .

Thickness: 0.125 inch.

##### Manufacturers:

Basis of Design: Mannington Commercial; Amtico Signature: www.mannington.com.

Armstrong World Industries, Inc: www.armstrong.com.

Johnsontite, a Tarkett Company: www.johnsontite.com.

Or approved .

##### Manufacturers:

Basis of Design: Mannington Commercial; Amtico Signature: www.mannington.com.

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Basis of Design: Mannington Commercial; Amtico Signature: www.mannington.com.

Armstrong World Industries, Inc: www.armstrong.com.

Johnsontite, a Tarkett Company: www.johnsontite.com.

Or approved .

##### RESILIENT BASE

Resilient Base: ASTM F1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove.

Height: 4 inch.

Thickness: 0.125 inch.

Finish: Satin.

Color: Color as selected from manufacturer's standards.

Accessories: Premolded external corners and internal corners.

##### Manufacturers:

Burke Flooring: www.burkemercer.com.

Johnsontite, a Tarkett Company: www.johnsontite.com.

Roppe Corp: www.roppe.com.\

Mannington.

##### ACCESSORIES

Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.

Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.

Provide only products having lower volatile organic compound (VOC) content than required by the more stringent of the South Coast Air Quality Management District Rule No. 1168 and the Bay Area Air Quality Management District Regulation 8, Rule 51.

Moldings, Transition and Edge Strips: Same material as flooring.

#### SECTION 099000 - PAINTING AND COATING

##### PART 2 PRODUCTS

##### PAINTS AND COATINGS - GENERAL

Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.  
Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.

Supply each coating material in quantity required to complete entire project's work from a single production run.

Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.

Primers: As follows unless other primer is required or recommended by manufacturer of top coats; where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

Volatile Organic Compound (VOC) Content:

Provide coatings that comply with the most stringent requirements specified in the following:

40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.

Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

##### PAINT SYSTEMS - EXTERIOR

Primer(s): As recommended by manufacturer of top coats.

Paint E-TR-W - Stain on Wood, Unless Otherwise Indicated:

2 coats stain.

Locations: Exposed beams and trusses.

Paint WE-OP-3L - Wood, Opaque, Latex, 3 Coat - unfinished wood trim, soffits:

One coat of latex primer sealer.  
Semi-gloss: Two coats of latex enamel; Moorcraft Super Spec Latex House & Trim No. 170, applied at dry film thickness of not less than 1.1 mils per coat.

Paint WE-OP-2L - Wood, Opaque, Latex, 2 Coat - Preprimed Siding & Trim:  
One coat of latex primer sealer - touch up as needed on bare surfaces, end cuts, etc.

Semi-gloss: Two coats of latex enamel; Moorcraft Super Spec Latex House & Trim No. 170, applied at dry film thickness of not less than 1.1 mils per coat.

Paint WE-TR-VS - Wood, Semi-Transparent Stain:

One coat of stain; Moorwood Alkyd Semi-Transparent Deck & Siding Stain.

Paint ME-OP-3A - Ferrous Metals, Unprimed, Alkyd, 3 Coat:

One coat of alkyd primer.  
Semi-gloss: Two coats of alkyd enamel; Benjamin Moore Paints: IMC DTM Acrylic Semi-Gloss (M29). Applied at a dry film thickness of not less than 2.0 mils per coat.

Paint ME-OP-2A - Ferrous Metals, Primed, Alkyd, 2 Coat:

Touch-up with rust-inhibitive primer recommended by top coat manufacturer.  
Semi-gloss: Two coats of alkyd enamel; Sherman-Williams Scuff/Tuff. Applied at a dry film thickness of not less than 2.0 mils per coat.

##### PAINT SYSTEMS - INTERIOR

By Owner: Paint WI-OP-3L - Wood, Opaque, Latex, 3 Coat:

One coat of latex primer sealer.

Semi-gloss: Two coats of latex enamel; Sherwin Williams Paints: Scuff Tuff Interior Waterbased Paint. APplied at a dry film thickness of not less than 1.3 mils per coat.

Paint GI-OP-3L - Gypsum Board/Plaster, Latex, 3 Coat:

One coat of alkyd primer sealer.  
Semi-Gloss: Two coats of latex enamel; Moorcraft Super Spec Latex Semi-Gloss Enamel No. 274: Applied at a dry film thickness of not less than 1.3 mils per coat.

By Contractor: Paint WI-TR-VS - Wood, Transparent, Varnish, Stain:

One coat of stain; Benjamin Moore Paints; Benwood Wood Finishes Penetrating Stain (234).

One coat sealer.

Gloss: One coat of varnish; Benjamin Moore; Stays Clear Acrylic Polyurethane No. 423, Satin.

Location: Exposed wood timber trusses.

Paint MI-OP-3L - Ferrous Metals, Unprimed, Latex, 3 Coat:

One coat of latex primer.

Paint MI-OP-2L - Ferrous Metals, Primed, Latex, 2 Coat:

Touch-up with latex primer.  
Gloss: Two coats of latex enamel; Benjamin Moore Paints: IMC DTM Acrylic Semi-Gloss (M29). Applied at a dry film thickness of not less than 2.0 mils per coat.

##### ACCESSORY MATERIALS

Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.

Patching Material: Latex filler.

Fastener Head Cover Material: Latex filler.

#### SECTION 220100 - PLUMBING

##### PART 2 - PRODUCTS

##### PIPING MATERIALS

Sanitary Sewer: ABS Schedule 40 plastic sewer pipe and fittings, ASTM D2680 or D2751, Solvent amount ASTM D2235 at joints.

Water: Seamless copper tube and fittings, hard drawn, Type L, ASTM B88.76 with ASTM B16.29 wrought copper fittings, 150 psi rated, solder type, ASTM B52 Grade 95TA.

##### PLUMBING FIXTURES & MATERIALS

##### Cleanouts:

Manufacturer: J.R. Smith, Zurn, Wade, Ancon, or approved substitute.

##### Types:

Tile Floor Cleanouts: Smith 4053-U with square heavy-duty nickel bronze top, taper thread, bronze plug, and vandaloop of screws.

Carpeted Floor Cleanout: Smith 4023-U-X with round heavy-duty nickel bronze top, taper thread, bronze plug, carpet clamping device, and vandaloop screws.

Concrete Floor Cleanout: Smith 4023 with round heavy-duty nickel bronze top.

Wall Cleanouts: Smith 4472-U, bronze ferrule with raised head bronze plug, stainless steel shallow cover and vandaloop screws.

Outside Area Walks and Drives: Smith 4253-U-G with galvanized cast iron body, top secured with vandaloop screws; taper thread and bronze plug.  
Install in 18" x 18" x 6" deep concrete pad flush with grade.

Priming Valves: Smith 2699, Wade W8800T, Zurn Z1022, Ancon MS810 or equivalent Precision Plumbing. Locate in closets, under counters or in walls behind Milcor or access panels as specified in Section 15050. Use copper specified in Section 15060, Pipe & Pipe Fittings, for all underground priming lines

Stops: Furnish stop valves for all fixtures. Loose key style, in wall, angle or straight through pattern to fit installation. Stops to be all brass with full turn brass stem and replaceable washer, no plastic. Compression nuts to be high copper content brass.

Finish to be copper nickel chrome plate. Product to carry manufacturer's name. Risers to be chrome plated copper. McGuire, Chicago, Brasskraft, or approved substitute.

1.6 Gallon Flush Water Closet, Tank Type, Vitreous China, "WC-1": Water closet bowl shall be designed for 1.6 gallon siphon jet flushing action.

Seat: Solid white heavy weight molded plastic seat, with molded-in bumpers; open front less cover for elongated bowl with check and self-sustaining hinge. Hinge and hardware to be 300 series stainless steel. Church, Beneke, Olsonite.  
Floor Mounted, 18" High "WC-1": American Standard or equal. American Standard Cadet Pro.

Lavatory, Vitreous China:

Electric Hot Water Heaters:

UL approved and complying with the State Energy Code and ASHRAE 90.1-1999 requirements with adjustable automatic thermostatically controlled electric insertion elements constructed to withstand 400 degrees F without failure. Heavy glass-lined steel tank with magnesium anode, not less than 1-1/2" of non-organic insulation and factory enameled jacket. Install with ASME Code pressure-temperature relief valve and hose bib drain. Internal factory circuit fusing on all heaters drawing 48 amps or more per circuit.

Size: 50 gallon.

Manufacturers: State, Ruud, Rheem, Bradford White, Coates, A.O. Smith, Republic, PVI, or approved substitute.

Water Heater and Tank Seismic Restraints: For water heaters and tanks, Spacemaker, Holdrite "Quickstrap", or approved.

Kitchen Sink:

Elkay LRAD2522 two compartment sink with grid strainer. Install with Delta single handle faucet with sprayer.

Service Sink:

Drop-in counter/top mount fiberglass single bowl/sink; Install with Chicago faucet with 2.2 gpm aerator and wrist blade handles.

Fiberglass Shower: EverFab one-piece fiberglass unit with faucet. See Drawings for size.

Standard unit.  
ADA compliant unit including seat, separate shower wand and diverter valve, and foldup seat.

Lavatory Sink: Porcelain drop in lavatory sink with single lever faucet, ADA compliant.

#### SECTION 230100 - HEATING, VENTILATING AND AIR CONDITIONING

##### PART 2 - PRODUCTS

##### DUCTWORK

Ductwork air tight and constructed per SMACNA Manual "HVAC Duct Construction Standards", First Edition, 1985. Flexible duct work is not allowed in main runs/trunk lines or more than 6 feet in length..

Exterior wall or roof caps: Sheet metal, with backdraft dampers.

##### SHEET METAL DUCT

Provide galvanized sheet metal at toilet exhaust ductwork.

Provide elbows, boots, and transition fittings as required.

##### HVAC UNITS

Manufacturers: Trane, Mitsubishi, or approved.

"Split system" electric heat pump with 100% fresh-air economizer feature. Refer to Drawings for locations of equipment.

Indoor Air Handler Unit located in garage, supply ducting below floor in crawl space. Main trunk lines to be insulated sheet metal duct only, ductboard or flex duct not allowed.

Return air ducting in attic. Main trunks to be sheet metal ducting only.

Ductboard or flex duct not allowed.

Flex duct 6 foot branch maximum length only.

Size: As determined by Mechanical Contractor, design-build.

Controls: Minimum accessories shall include all necessary internal circuiting and fused disconnects for the following:

Single field electrical power connection.  
Programmable 7-day, night set back, electronic thermostat and economizer/controller with remote sensors. Operation to average all associated spaces to control each unit.  
Automatic outside and return air damper controlled to maintain a set mixed air temperature with the outside air damper closing on fan shutdown and going to a minimum position above 60 deg. F (automatic minimum outside air intake damper to close on fan shutdown) and the thermostat shall operate the heating and cooling as required to maintain space temperatures.

#### SECTION 260100 - ELECTRICAL

##### PART 2 PRODUCTS

##### MAIN SERVICE AND DISTRIBUTION

Electrical contractor to provide and install fully operational system (less actual utility connection).

Electrical contractor to provide and install fully operational system (less actual utility connection). See One-Line Diagram and Panel Schedules on the Electrical plans. Verify all requirements with Utility prior to rough-in.

Provide all trenching, backfilling, compaction, repaving or other site restoration as required by the work done in this Division.

##### BASIC MATERIALS

All wire to

**CONSTRUCTION**

REVISIONS:	#	DATE	DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
**ECM & SITE PLAN**

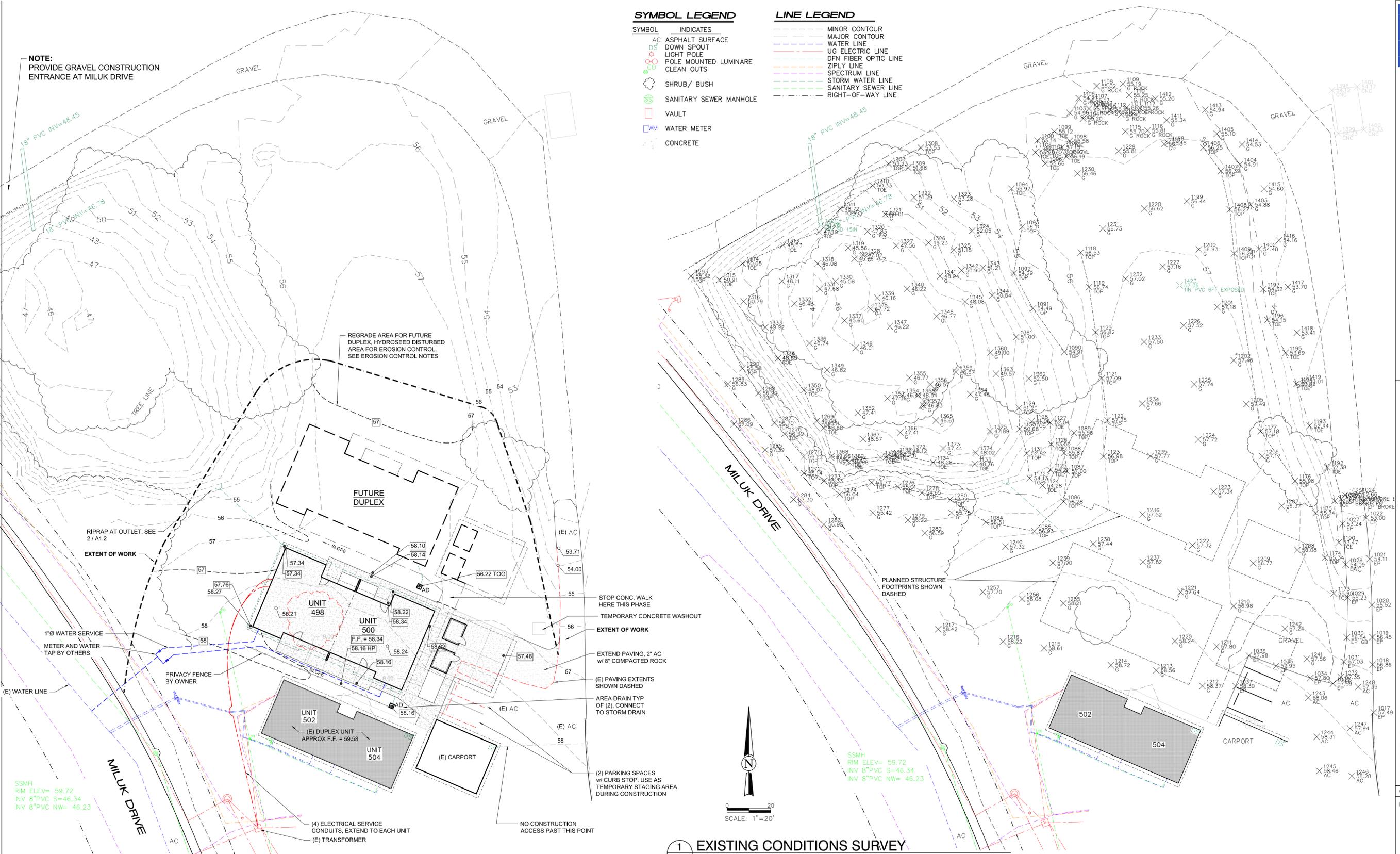
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**SYMBOL LEGEND**

SYMBOL	INDICATES
AC	ASPHALT SURFACE
DS	DOWN SPOUT
○	LIGHT POLE
○	POLE MOUNTED LUMINAIRE
○	CLEAN OUTS
○	SHRUB/ BUSH
○	SANITARY SEWER MANHOLE
□	VAULT
WM	WATER METER
○	CONCRETE

**LINE LEGEND**

---	MINOR CONTOUR
---	MAJOR CONTOUR
---	WATER LINE
---	UG ELECTRIC LINE
---	DFN FIBER OPTIC LINE
---	ZIPLY LINE
---	SPECTRUM LINE
---	STORM WATER LINE
---	SANITARY SEWER LINE
---	RIGHT-OF-WAY LINE



**1** EXISTING CONDITIONS SURVEY  
SCALE: 1"=20'-0"

**2** SITE PLAN  
SCALE: 1"=20'-0"

**LEGEND**

XX.XX	EXISTING SPOT ELEVATION (INTERPOLATED)
XX.XX	FINISH SPOT ELEVATION
---	EXIST. CONTOUR LINES
---	REVISED CONTOUR LINE

**NOTES**

HORIZONTAL DATUM: OREGON STATE PLANE COORDINATES SYSTEM (NAD83/91) SOUTH ZONE, PER THE EXISTING TRIBAL CONTROL NETWORK BY THE DYER PARTNERSHIP PERFORMED IN 2002.

VERTICAL DATUM: THIS SURVEY IS ADJUSTED VERTICALLY TO NAVD88 AT CONTROL POINT 12(DYER).  
CONTOUR INTERVAL:  
MINORS: 1 FOOT  
MAJORS: 5 FOOT

UNDERGROUND UTILITY NOTE:  
UNDERGROUND UTILITY INFORMATION SHOWN IS BASED SHN'S UTILITY MAPPING PROJECT OF 2022.

**EXISTING CONDITIONS SURVEY**  
LOCATED IN SECTION 31, TOWNSHIP 25 SOUTH,  
RANGE 13 WEST, WILLAMETTE MERIDIAN, COOS  
COUNTY, OREGON.

**NOTE:**  
PROVIDE GRAVEL CONSTRUCTION  
ENTRANCE AT MILUK DRIVE

REGRADE AREA FOR FUTURE  
DUPLX. HYDROSEED DISTURBED  
AREA FOR EROSION CONTROL.  
SEE EROSION CONTROL NOTES

- STOP CONC. WALK HERE THIS PHASE
- TEMPORARY CONCRETE WASHOUT
- EXTENT OF WORK
- EXTEND PAVING, 2" AC w/ 8" COMPACTED ROCK
- (E) PAVING EXTENTS SHOWN DASHED
- AREA DRAIN TYP OF (2), CONNECT TO STORM DRAIN
- (E) AC
- (E) AC
- (E) AC
- (2) PARKING SPACES w/ CURB STOP. USE AS TEMPORARY STAGING AREA DURING CONSTRUCTION
- NO CONSTRUCTION ACCESS PAST THIS POINT

SSMH  
RIM ELEV= 59.72  
INV 8" PVC S= 46.34  
INV 8" PVC NW= 46.23

SSMH  
RIM ELEV= 59.72  
INV 8" PVC S= 46.34  
INV 8" PVC NW= 46.23



DOOR SCHEDULE						
DOOR NO.	ROOM NAME	SIZE (WxH)	DOOR MATERIAL	FRAME MATERIAL	NOTES	COUNT
1		3'-0" X 6'-8"			ENTRY DOOR W/ 12" SIDE LITE	2
2		6'-0" X 6'-8"			DUAL ENTRY DOOR, ONE SIDE FIXED	2
3		3'-0" X 6'-8"			TYP. INTERIOR DOOR	10
4		4'-0" X 6'-8"			DOUBLE SLIDING CLOSET DOOR	4
6		3'-0" X 6'-8"			STORAGE RM DOORS W/ LOCK	2
7		9'-0" X 6'-8"			TRIPLE SLIDING CLOSET DOOR	2

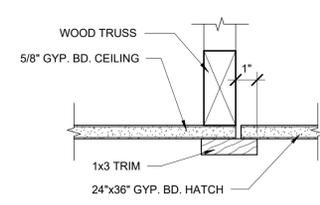
WINDOW SCHEDULE				
MARK	SIZE (WxH)	COUNT	TYPE	NOTES
A	5'-0" x 4'-0"	4	SLIDER, VINYL	BEDROOM EGRESS WINDOW
B	2'-0" x 3'-0"	4	SLIDER, VINYL	
C	6'-0" x 5'-0"	2	FIXED, VINYL	
D	4'-0" x 3'-0"	2	SLIDER, VINYL	

ROOM FINISH SCHEDULE		
ROOM NAME	FLOOR FINISH	BASE
BEDROOM	LVT	RB
BATH	RES	RB
BATH	RES	RB
DINING	LVT	RB
LIVING	LVT	RB
KITCHEN	LVT	RB
MAIN BEDROOM	LVT	RB

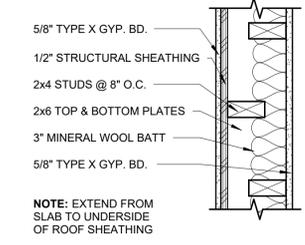
NOTE: ALL WALLS & CEILINGS TO BE PAINTED GYP BD/LEP UNO

**FINISH LEGEND**

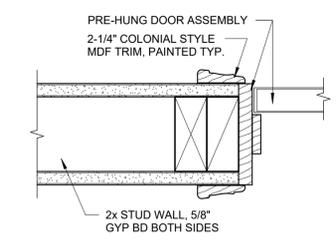
- RB RUBBER BASE
- LVT LUXURY VINYL TILE
- RES HEAT-WELDED RESILIENT FLOOR
- LEP LATEX ENAMEL PAINT



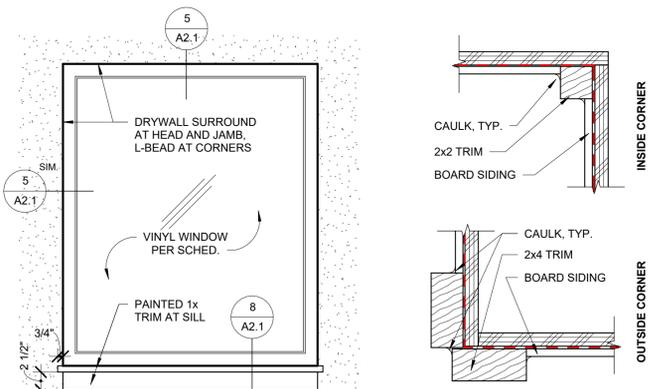
**4 ATTIC HATCH**  
3" = 1'-0"



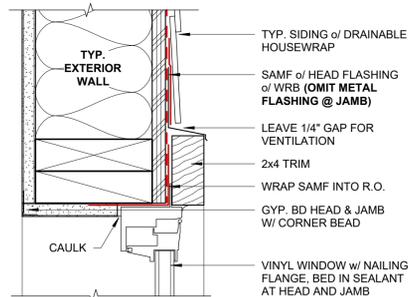
**2 FIRE & SOUND WALL**  
1 1/2" = 1'-0" STC 48, 1-HR RATED



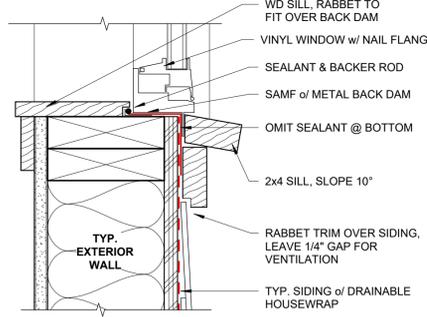
**7 INTERIOR DOOR HEAD/JAMB**  
3" = 1'-0"



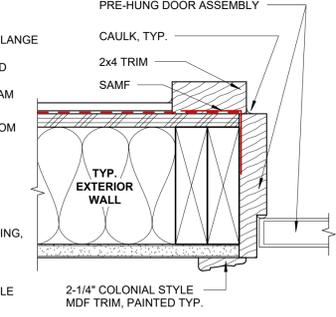
**3 TYP. CORNER TRIM**  
3" = 1'-0"



**5 WINDOW HEAD/JAMB**  
3" = 1'-0"

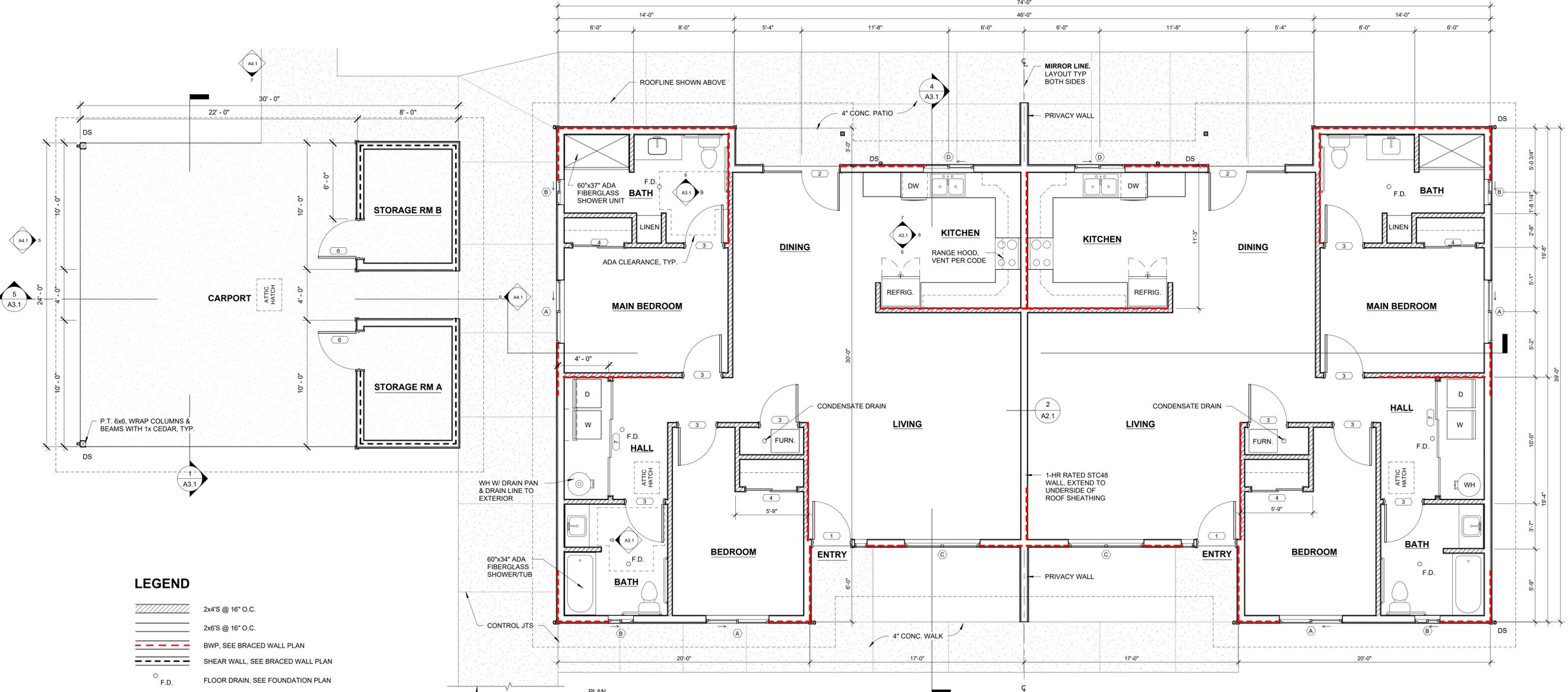


**8 WINDOW SILL**  
3" = 1'-0"



**6 EXTERIOR DOOR HEAD/JAMB**  
3" = 1'-0"

**INTERIOR WINDOW TRIM**  
N.T.S.



**1 FLOOR PLAN - ADAPTABLE 504 COMPLIANT**  
1/4" = 1'-0"

- LEGEND**
- 2x4'S @ 16" O.C.
  - 2x6'S @ 16" O.C.
  - BWP, SEE BRACED WALL PLAN
  - SHEAR WALL, SEE BRACED WALL PLAN
  - F.D. FLOOR DRAIN, SEE FOUNDATION PLAN

NOTE: VERIFY ALL FINISHES & MATERIALS W/ OWNER. REFERENCE PLUMBING PLAN FOR FLOOR DRAIN LOCATIONS.

PROJECT NO.: 24-041  
**COQUILLE INDIAN HOUSING AUTHORITY**  
DUPLIC LAYOUT  
498/500 MILUK DRIVE  
COQUILLE TRIBAL LANDS - COOS BAY, OREGON

**CONSTRUCTION**  
REVISIONS:  
# DATE DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
**FLOOR PLAN, DETAILS, SCHEDULES**

**A2.1**

BRACED WALL SCHEDULE

GENERAL INFORMATION

BRACED WALL PANEL METHOD: CS-WSP  
(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)  
MIXED METHODS NOT PERMITTED IN CATEGORY D  
• MIN. PANEL WIDTH PER TABLE 602.10.5: 24" FOR OPENINGS <64" IN HEIGHT.  
• TYPICAL WALL FRAMING 2x6 @ 16" O.C.  
• 7/16" PLYWOOD SHEATHING  
• FASTENERS: 8d COMMON (2.75" x 0.131"), SPACING 6" @ EDGES, 12" @ FIELD

SEISMIC CATEGORY: D - RECLASSIFIED FROM CATEGORY E

- ALL SHEAR WALL LINES AND BRACED WALL PANELS ARE IN ONE PLANE.
- FLOORS DO NOT CANTILEVER PAST EXTERIOR WALLS.
- THE BUILDING IS CONSIDERED REGULAR PER R301.2.2.6:
  - NO OFFSET BRACED WALLS OUT OF PLANE.
  - ROOF IS LATERALLY SUPPORTED ON ALL EDGES.
  - NO OFFSET BRACED WALLS IN PLANE.
  - NO FLOOR OR ROOF OPENINGS.
  - NO FLOOR LEVEL OFFSETS.
  - ALL SHEAR WALLS AND BRACED WALLS ARE PERPENDICULAR.
  - NO MASONRY CONSTRUCTION.

BASIC DESIGN WIND SPEED: 120 MPH - SPECIAL WIND REGION

- ADJUSTMENT FACTOR: 0.89 PER TABLE R301.2.1(2)
- SURFACE ROUGHNESS B, EXPOSURE B
  - MEAN ROOF HEIGHT: 13'8"
  - ADJUSTED WIND SPEED: 107 MPH

PRODUCT OF WIND SPEED ADJUSTMENT FACTORS: 1.71

- EXPOSURE CATEGORY: D, ONE-STORY STRUCTURE: 1.0
- ROOF EAVE-RIDGE HEIGHT: 6'6": 79 (INTERP.)
- WALL HEIGHT: 6': 90
- MAX. NUMBER OF BRACED WALL LINES: 5: 1.5
- ADDITIONAL HOLD DOWNS: NONE: N/A
- INTERIOR GYPSUM BOARD FINISH: NOT OMITTED: N/A
- GYPSUM BOARD FASTENING: N/A: N/A
- HORIZONTAL BLOCKING: N/A: N/A

PRODUCT OF SEISMIC ADJUSTMENT FACTORS: 0.85

- WALL HEIGHT: ≤ 10': 1.0
- TOWNHOUSE BWL SPACING: N/A: N/A
- BWL SPACING IN SDC D<sub>s</sub>, D<sub>i</sub>, D<sub>o</sub>: <25': N/A
- WALL DEAD LOAD ≤ 8 PSF: .85
- ROOF CEILING DEAD LOAD FOR WALL SUPPORTING:
  - 1- OR 2-STORY BUILDING: ≤ 15 PSF: 1.0
  - 2- OR 3-STORY BUILDING: ≤ 15 PSF: N/A
- WALLS W/ MASONRY VENEER: N/A: N/A
- WALLS W/ MASONRY VENEER: N/A: N/A
- WALLS W/ MASONRY VENEER: N/A: N/A
- INTERIOR GYPSUM BOARD: NOT OMITTED: N/A
- HORIZONTAL BLOCKING: NOT OMITTED: N/A

BRACED WALL LINES & PANELS

TABLE R602.10.3.(1) AND (3)

**BWL A:** 37.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 6.5	TABLE 6.5	ADJUSTED 11.1	ACTUAL 20.5
	SEISMIC - 6.1		5.2	

**BWL B:** 37.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 6.5	TABLE 6.5	ADJUSTED 11.1	ACTUAL 19.3
	SEISMIC - 6.1		5.2	

**BWL C:** 37.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 6.5	TABLE 6.5	ADJUSTED 11.1	ACTUAL 13.5
	SEISMIC - 6.1		5.2	

NOTE: BWL A, B, AND C ARE GREATER THAN 50' IN LENGTH PER 602.10.3(3) NOTE C. THIS BRACED WALL PLAN TREATS THEM AS TWO IDENTICAL SEGMENTS SPLIT AT GRIDLINE 3.

**BWL 1:** 39.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 6.5	TABLE 6.5	ADJUSTED 11.1	ACTUAL 12.0
	SEISMIC - 6.1		5.2	

**BWL 2:** 30.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 5.0	TABLE 5.0	ADJUSTED 8.6	ACTUAL 23.9
	SEISMIC - 4.6		3.9	

**BWL 3:** 30.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 5.0	TABLE 5.0	ADJUSTED 8.6	ACTUAL 14.6
	SEISMIC - 4.6		3.9	

**BWL 4:** 30.0' OVERALL

MIN REQ'D BRACED WALL LENGTH:	WIND - 5.0	TABLE 5.0	ADJUSTED 8.6	ACTUAL 23.9
	SEISMIC - 4.6		3.9	

**BWL 5:** 39.0' OVERALL

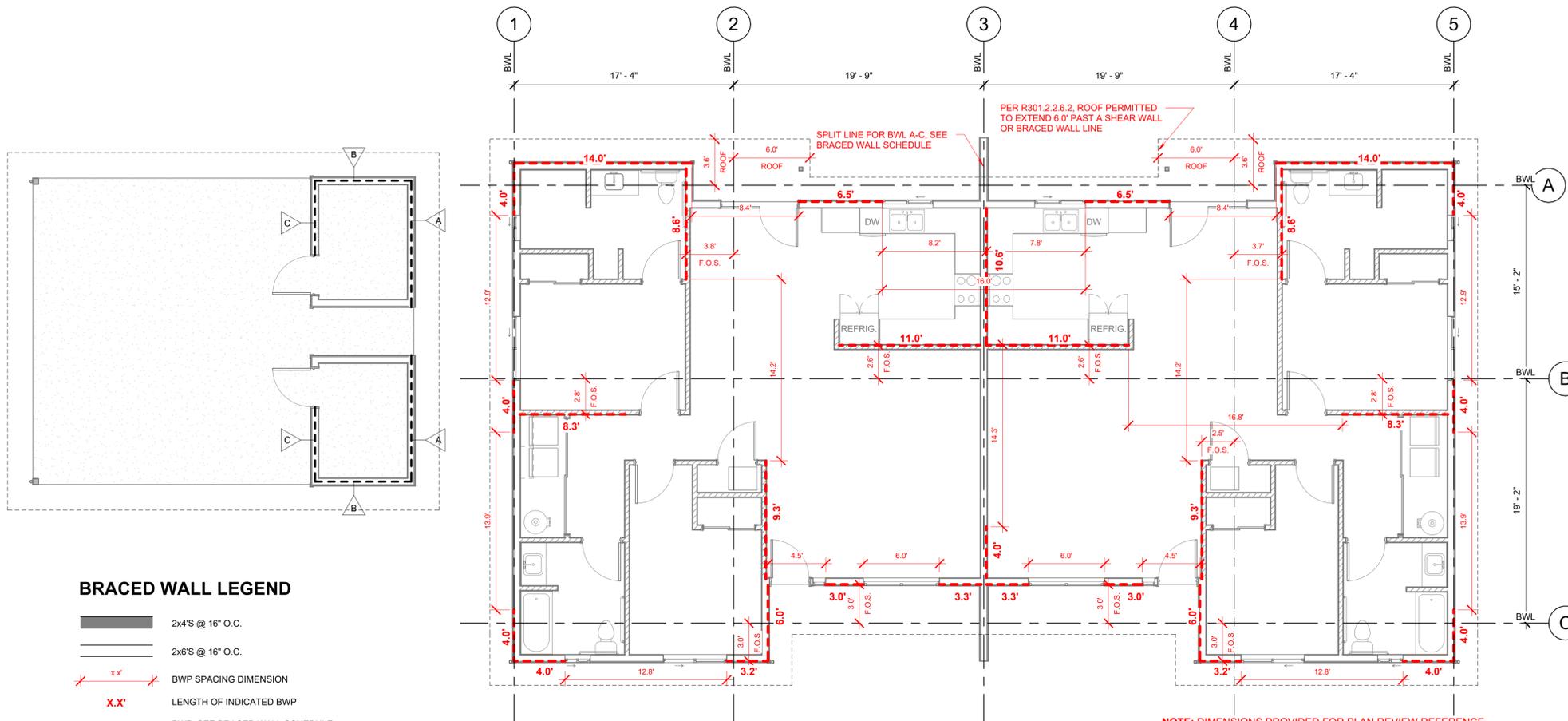
MIN REQ'D BRACED WALL LENGTH:	WIND - 6.5	TABLE 6.5	ADJUSTED 11.1	ACTUAL 12.0
	SEISMIC - 6.1		5.2	

BOLED VALUE INDICATES PREVAILING DESIGN CRITERIA

SHEAR WALL SCHEDULE

WALL TYPE	MINIMUM WALL SHEATHING THICKNESS, APA RATED	NAIL SIZE & SPACING AT ALL PANEL EDGES, FULLY BLOCKED	MINIMUM BLOCKING & STUD SIZE AT ADJOINING PANEL EDGES	HOLD-DOWN EACH END	SILL PLATE ATTACHMENT	REMARKS
A	15/32"	0.148 X 3" @ 6" O.C.	2X	NOT REQUIRED	5/8" X 12" A.B. @ 48" O.C.	USE SIMPSON SB ANCHOR BOLT, SIZE PER LISTED FOR HOLDDOWN.
B	15/32"	0.148 X 3" @ 6" O.C.	2X	SIMPSON DTTZZ 2.5 @ (2) 2 X STUDS EACH END W/ (8) SDS 1/4" X 2-1/2" SCREWS, w/ 7/8" A.B. W/ 15" EMBEDMENT	5/8" X 12" A.B. @ 48" O.C.	USE SIMPSON SB ANCHOR BOLT, SIZE PER LISTED FOR HOLDDOWN.
C	15/32"	0.148 X 3" @ 6" O.C.	2X	SIMPSON HDU2-SDS 2.5 @ (2) 2 X STUDS EACH END W/ (10) SDS 1/4" X 2-1/2" SCREWS, W/ 5/8" A.B. W/ 15" EMBEDMENT	5/8" X 12" A.B. @ 48" O.C.	USE SIMPSON SB ANCHOR BOLT, SIZE PER LISTED FOR HOLDDOWN.

- NOTES:
- INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY, WITH BLOCKED PANEL EDGES.
  - SHEAR WALL NAILING, BLOCKING, AND SHEATHING SHALL EXTEND FROM FOUNDATION PLATE @ HOLDDOWN UP TO THE UNDERSIDE OF THE ROOF SHEATHING UNLESS NOTED OTHERWISE. BLOCK AROUND TRUSSES AS REQUIRED.
  - BLOCKING IS REQUIRED AT ALL PANEL EDGES.
  - USE SAME HOLD DOWN, DUAL, WITH ALL THREAD CONNECTING BOLT, FOR PASS THRU AT FLOOR LINE TO BASEMENT WALL OR CRIPPLE WALL WHERE REQUIRED.
  - PROVIDE HOT-DIPPED GALVANIZED STEEL PLATE WASHERS, 0.229" X 3" X 3" MIN., AT ANCHOR BOLTS.
  - (2) 2X STUDS MAY BE USED IN LIEU OF SINGLE 3X AT HOLDDOWN. NAIL TOGETHER WITH 3" NAILS, SAME SPACING AS PANEL EDGE NAILING.



BRACED WALL LEGEND

- 2x4'S @ 16" O.C.
- 2x6'S @ 16" O.C.
- BWP SPACING DIMENSION
- LENGTH OF INDICATED BWP
- BWP, SEE BRACED WALL SCHEDULE
- SHEAR WALL, SEE SHEAR WALL SCHEDULE

ABBREVIATIONS

- B.W.L. BRACED WALL LINE
- B.W.P. BRACED WALL PANEL
- F.O.S. FACE OF STUD

BRACED WALL PLAN

3/16" = 1'-0"

NOTE: DIMENSIONS PROVIDED FOR PLAN REVIEW REFERENCE ONLY, REFER TO FLOOR PLAN FOR CONSTRUCTION LAYOUT.

CONSTRUCTION

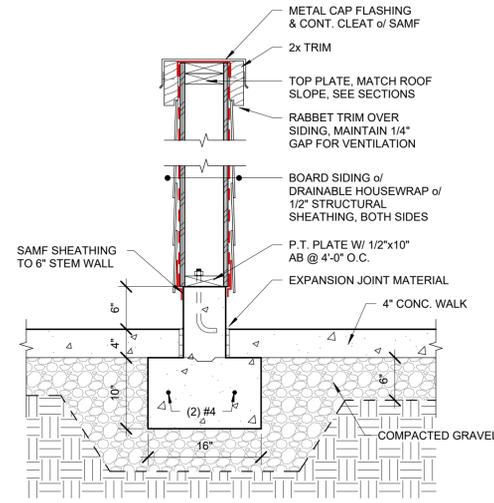
REVISIONS:	#	DATE	DESCRIPTION

DATE: MAR 2026

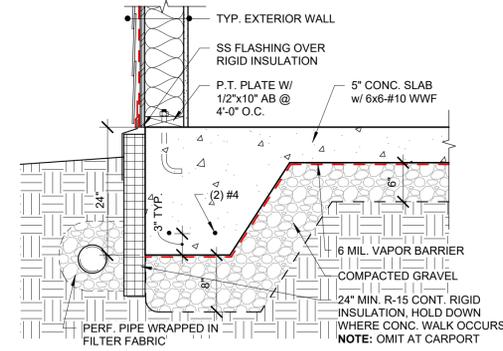
SHEET TITLE:  
FOUNDATION PLAN

A2.3

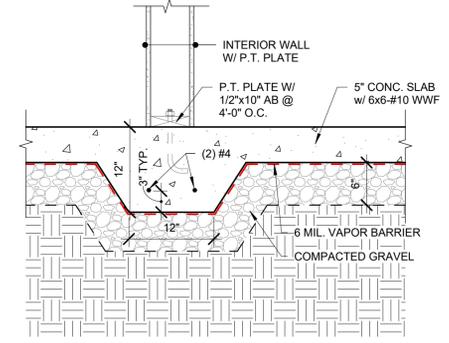
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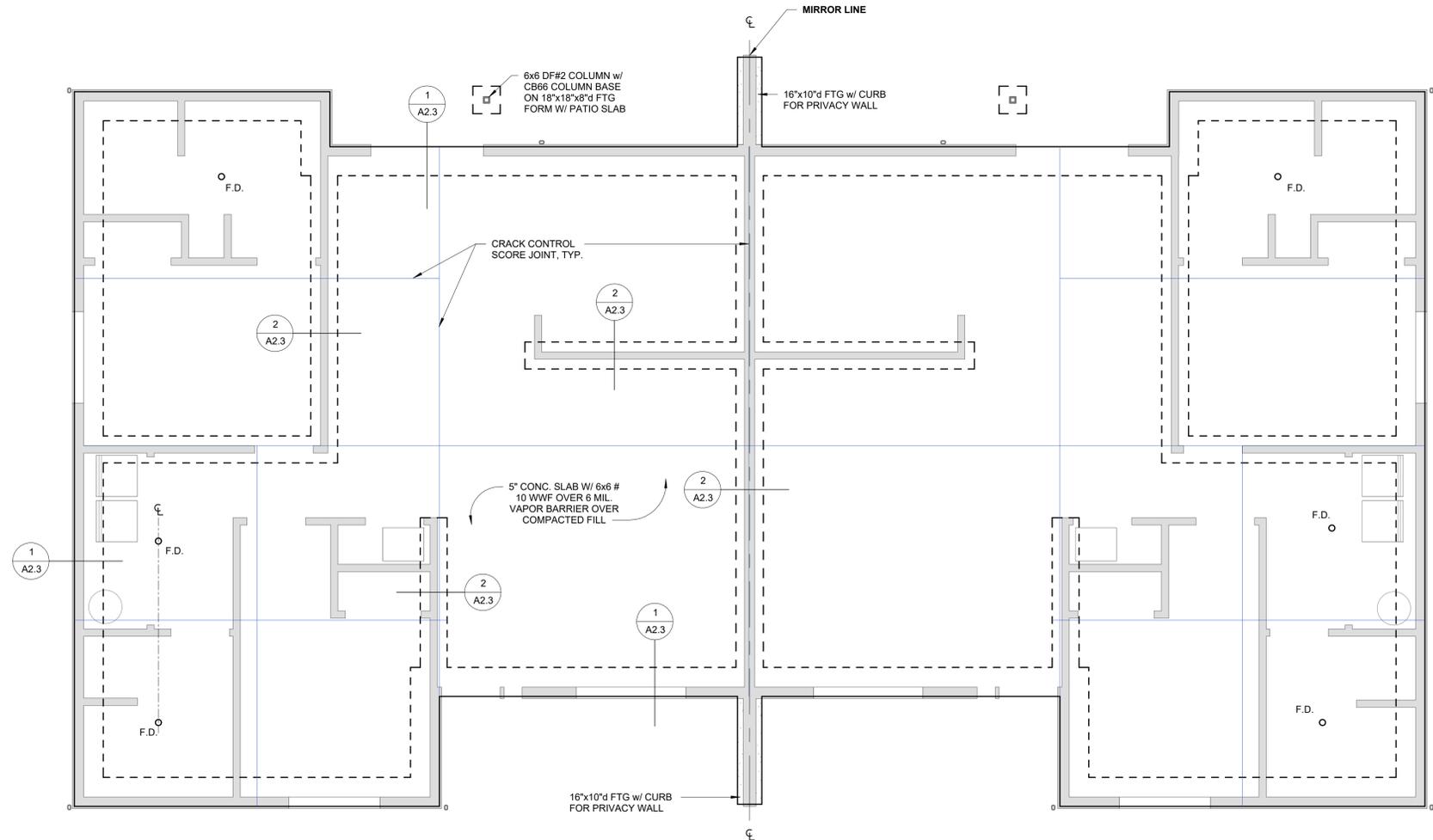
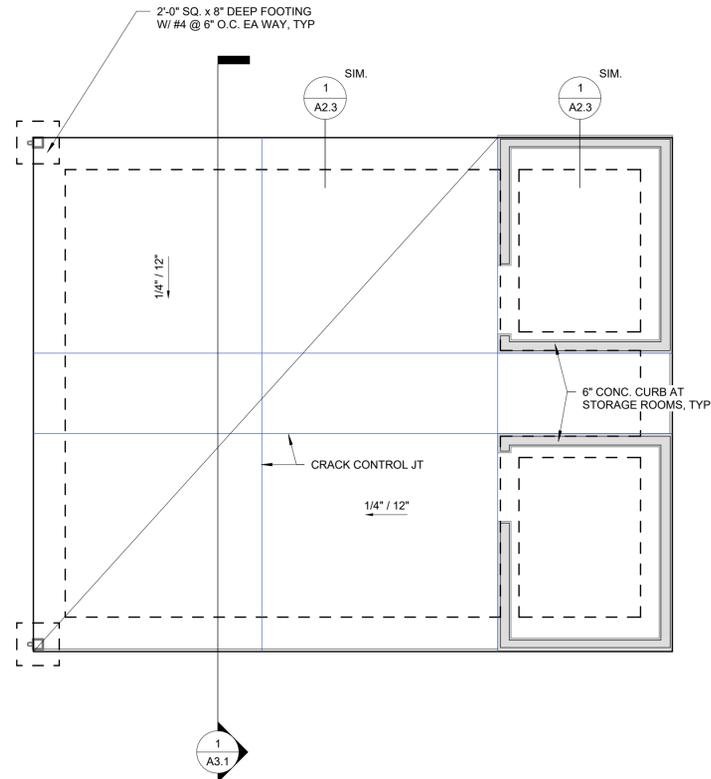
3 PRIVACY WALL SECTION  
1" = 1'-0"



1 TYP. EXTERIOR FOOTING  
1" = 1'-0"



2 TYP. INTERIOR FOOTING  
1" = 1'-0"



8 FOUNDATION PLAN  
1/4" = 1'-0"

NOTE: REFERENCE PLUMBING PLAN FOR FLOOR DRAIN LOCATIONS.

LEGEND

- STEM WALL & FOOTING
- THICKENED SLAB EDGE
- INTERIOR THICKENED SLAB
- CRACK CONTROL JT.

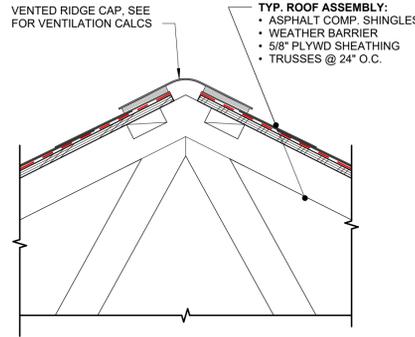
**CONSTRUCTION**

REVISIONS:  
# DATE DESCRIPTION

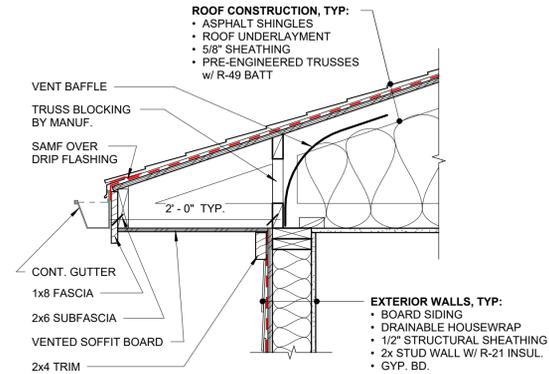
DATE: MAR 2026

SHEET TITLE:  
**ROOF FRAMING PLAN**

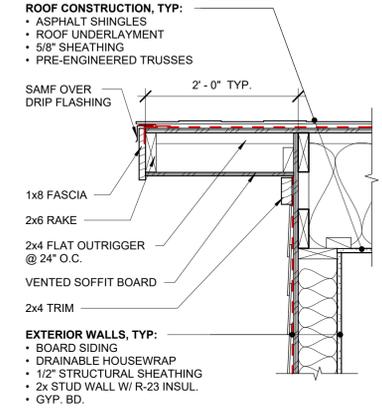
**A2.4**



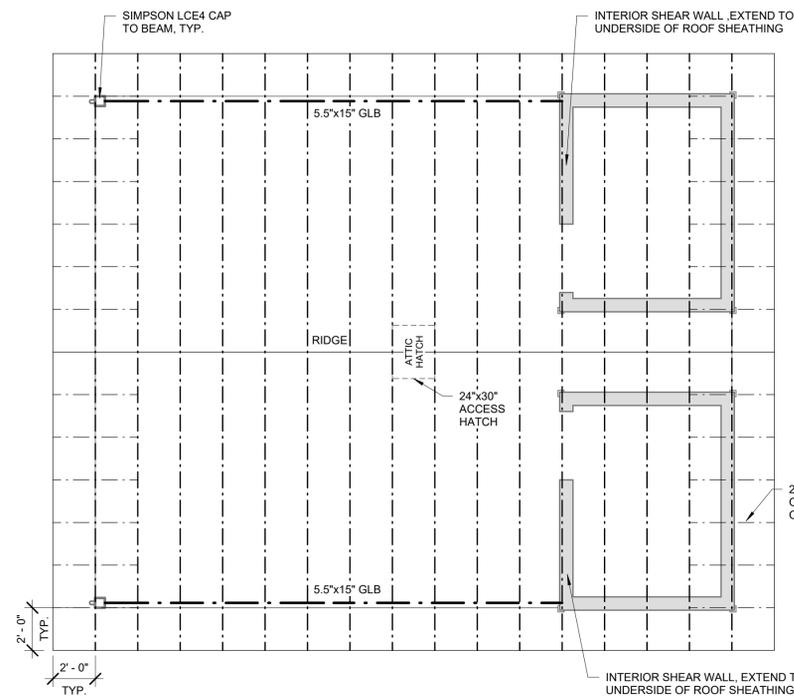
**5 RIDGE VENT**  
1 1/2" = 1'-0"



**4 TYP. ROOF SOFFIT**  
1" = 1'-0"



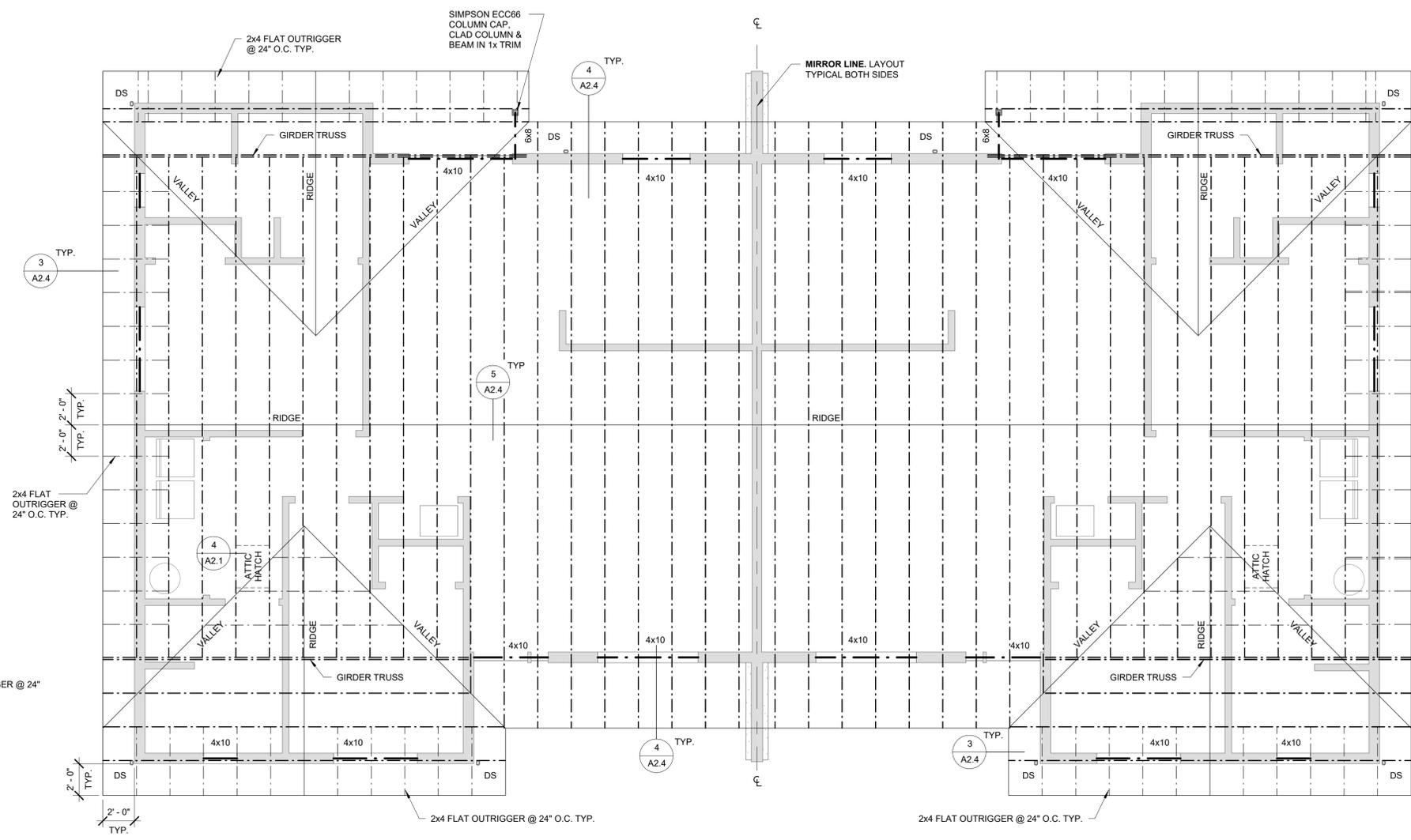
**3 TYP. ROOF RAKE**  
1" = 1'-0"



**2 CARPORT ROOF FRAMING PLAN**  
1/4" = 1'-0"

**CARPORT ROOF VENTILATION AREA**

ROOF AREA: 720 FT<sup>2</sup>  
REQ'D VENTING: 720 FT<sup>2</sup> / 300 = 2.40 FT<sup>2</sup>  
= 348 IN<sup>2</sup>  
40-50% IN UPPER PORTION = 139 - 173 IN<sup>2</sup>  
ACTUAL VENTING: (3) RIDGE VENTS @ 50 IN<sup>2</sup> EA  
= 150 IN<sup>2</sup>  
60 L.F. VENTED 24" SOFFIT PANEL @ 5 IN<sup>2</sup> PER LIN. FT.  
= 300 IN<sup>2</sup>  
= 450 IN<sup>2</sup> TOTAL

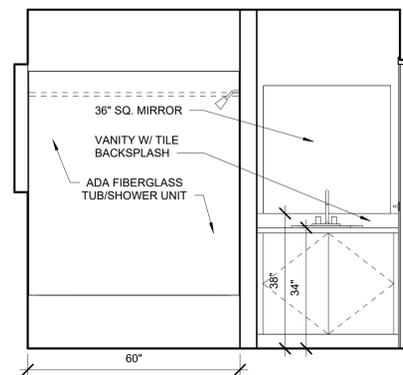


**1 ROOF FRAMING PLAN**  
1/4" = 1'-0"

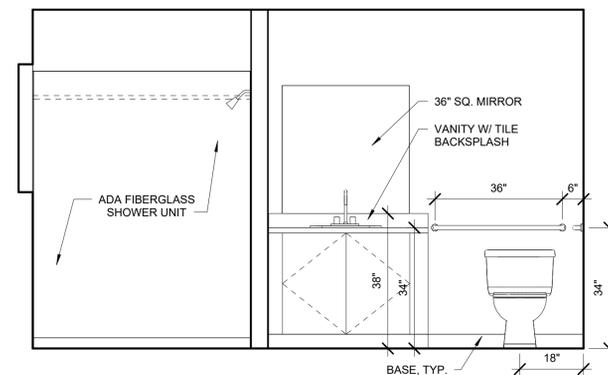
**DUPLX ROOF VENTILATION AREA**

ROOF AREA: 2,544 FT<sup>2</sup>  
REQ'D VENTING: 2,544 FT<sup>2</sup> / 300 = 8.48 FT<sup>2</sup>  
= 1,221 IN<sup>2</sup>  
40-50% IN UPPER PORTION = 488 - 610 IN<sup>2</sup>  
ACTUAL VENTING: (12) RIDGE VENTS @ 50 IN<sup>2</sup> EA  
= 600 IN<sup>2</sup>  
138 L.F. VENTED 24" SOFFIT PANEL @ 5 IN<sup>2</sup> PER LIN. FT.  
= 690 IN<sup>2</sup>  
= 1,290 IN<sup>2</sup> TOTAL

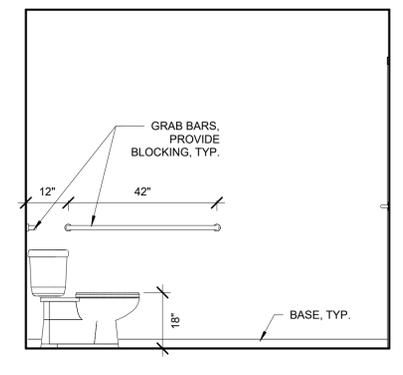
NOTE: HEADERS TO BE 4x10 DF#2 UNO, TYP.



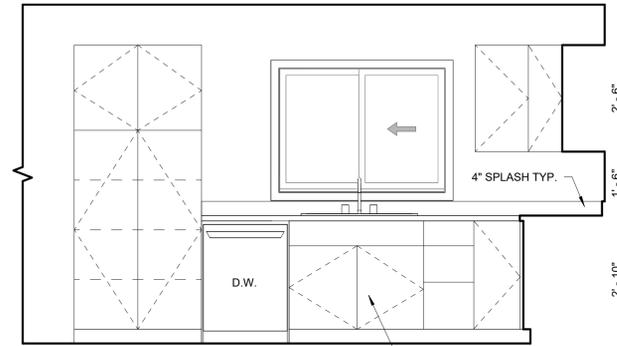
**10 BATH ELEVATION**  
1/2" = 1'-0"



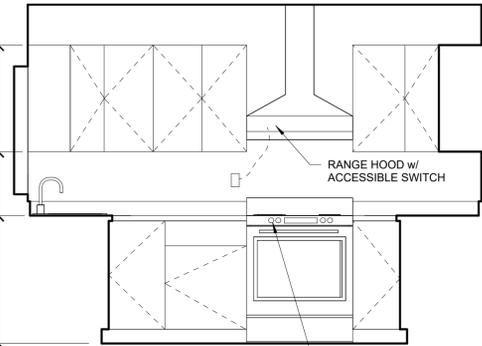
**9 MAIN BATH ELEVATION**  
1/2" = 1'-0"



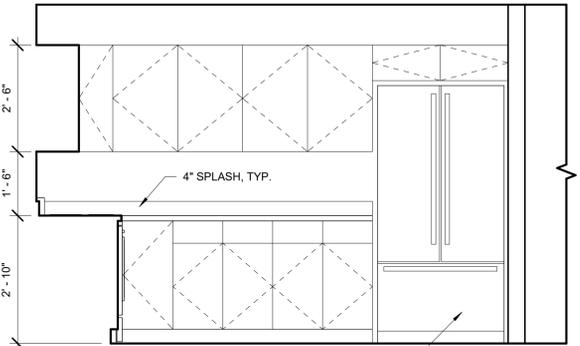
NOTE: THESE DIMENSIONS TYPICAL THROUGHOUT



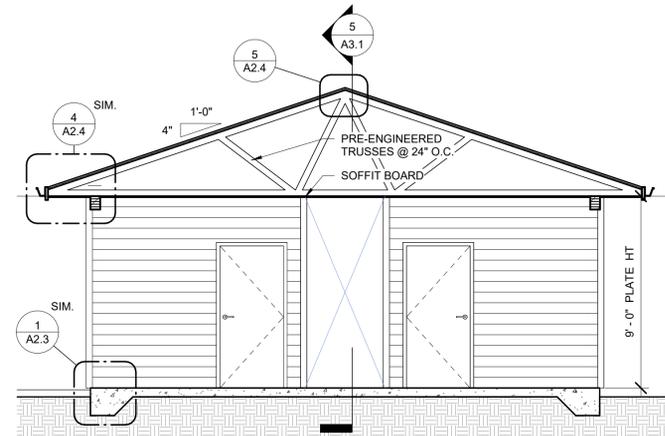
**7 KITCHEN NORTH ELEVATION**  
1/2" = 1'-0"



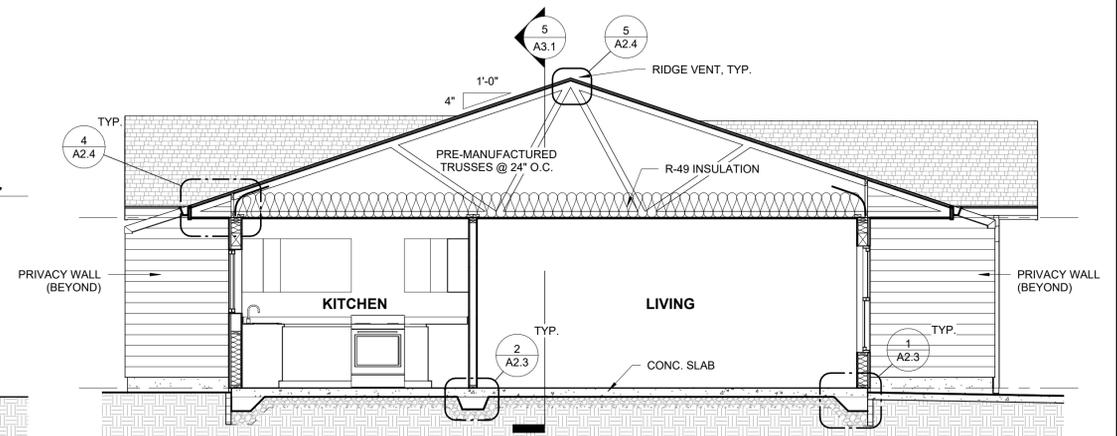
**8 KITCHEN EAST ELEVATION**  
1/2" = 1'-0"



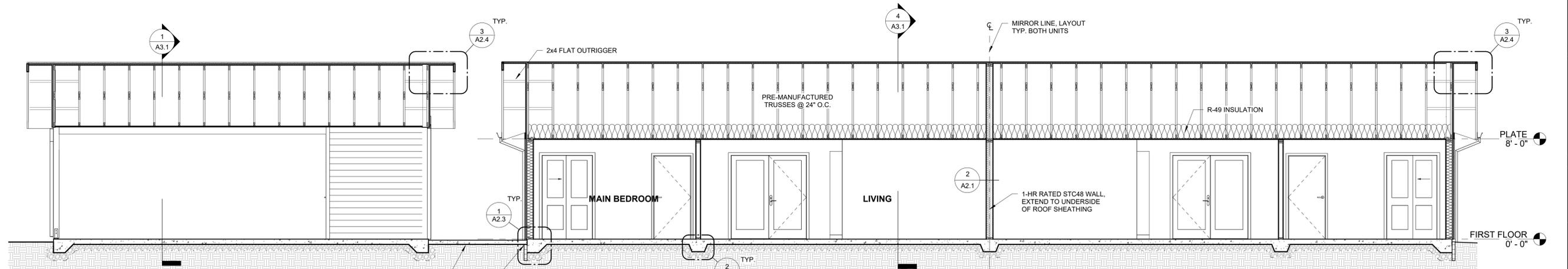
**6 KITCHEN SOUTH ELEVATION**  
1/2" = 1'-0"



**1 CARPORT SECTION**  
1/4" = 1'-0"



**4 SECTION 1**  
1/4" = 1'-0"



**5 SECTION THROUGH CARPORT AND DUPLEX**  
1/4" = 1'-0"

PROJECT NO.: 24-041  
**COQUILLE INDIAN HOUSING AUTHORITY**  
DUPLICATE LAYOUT  
498/500 MILUK DRIVE  
COQUILLE TRIBAL LANDS - COOS BAY, OREGON

**CONSTRUCTION**

REVISIONS:

#	DATE	DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
**SECTIONS & INTERIOR ELEVATIONS**

**A3.1**

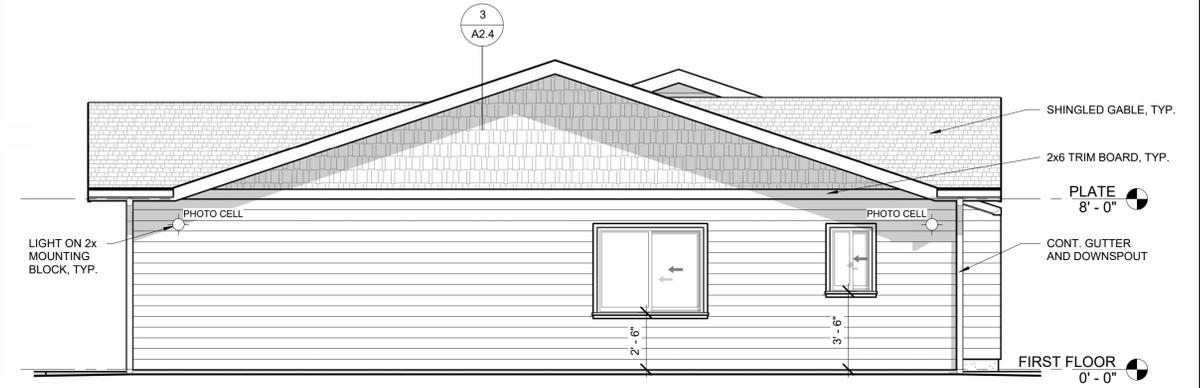
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REVISIONS:	#	DATE	DESCRIPTION

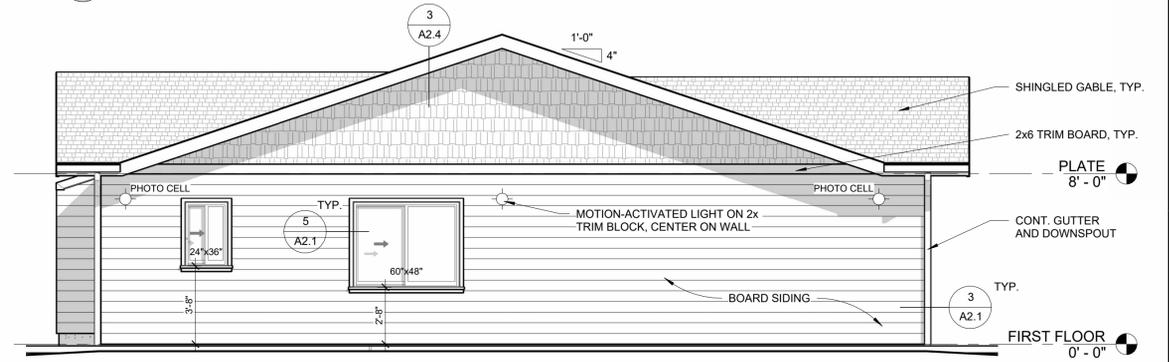
DATE: MAR 2026

SHEET TITLE:  
**BUILDING ELEVATIONS**

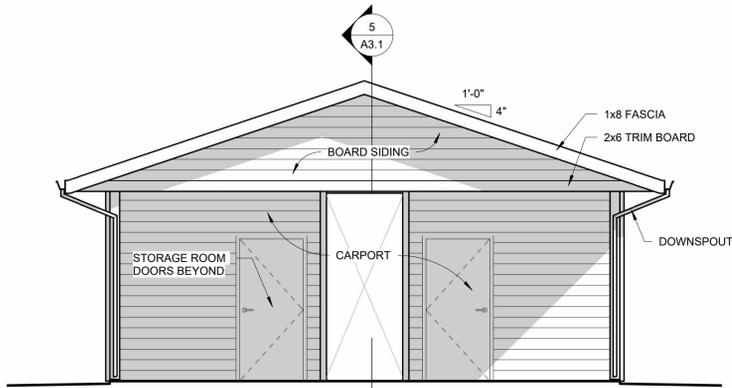
**A4.1**



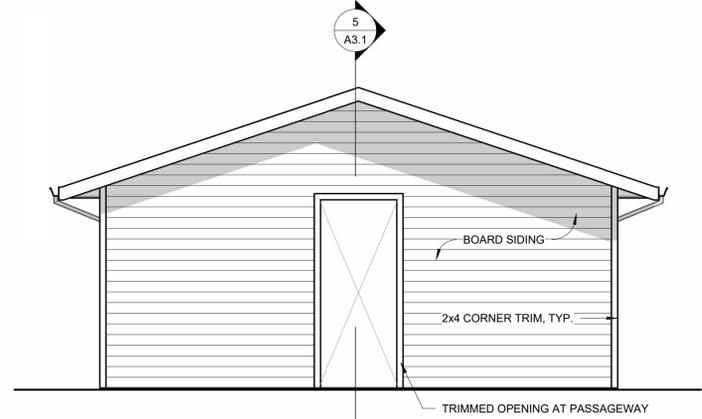
**4 EAST ELEVATION**  
1/4" = 1'-0"



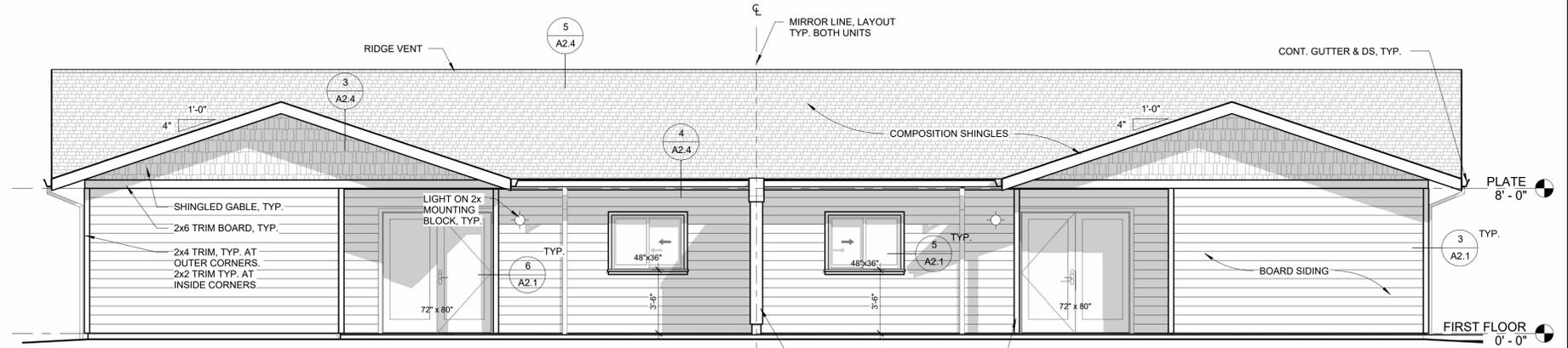
**3 WEST ELEVATION**  
1/4" = 1'-0"



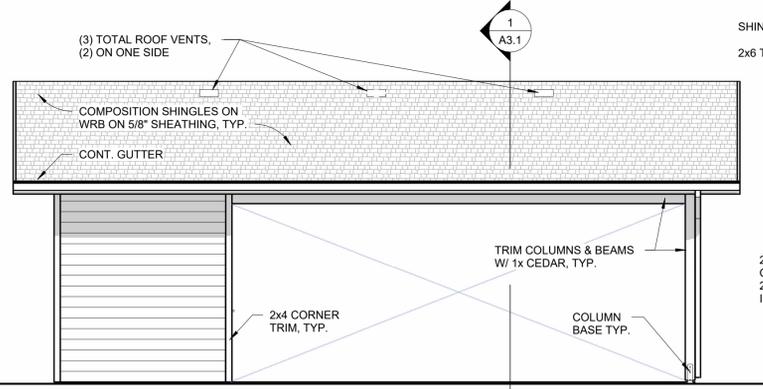
**5 CARPORT EAST ELEVATION**  
1/4" = 1'-0"



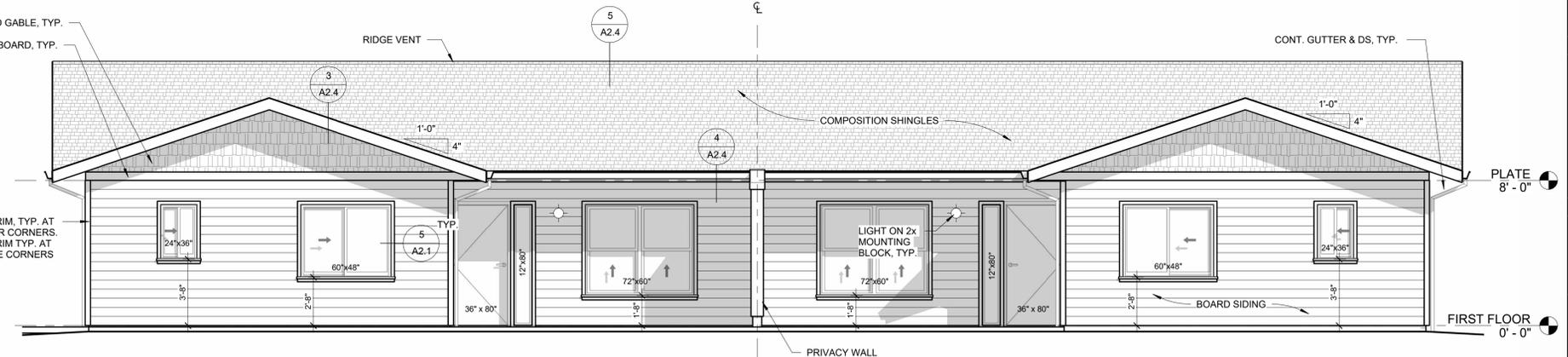
**6 CARPORT WEST ELEVATION**  
1/4" = 1'-0"



**2 NORTH ELEVATION**  
1/4" = 1'-0"



**7 CARPORT SOUTH ELEVATION (NORTH SIM.)**  
1/4" = 1'-0"



**1 SOUTH ELEVATION**  
1/4" = 1'-0"

**CONSTRUCTION**

REVISIONS:

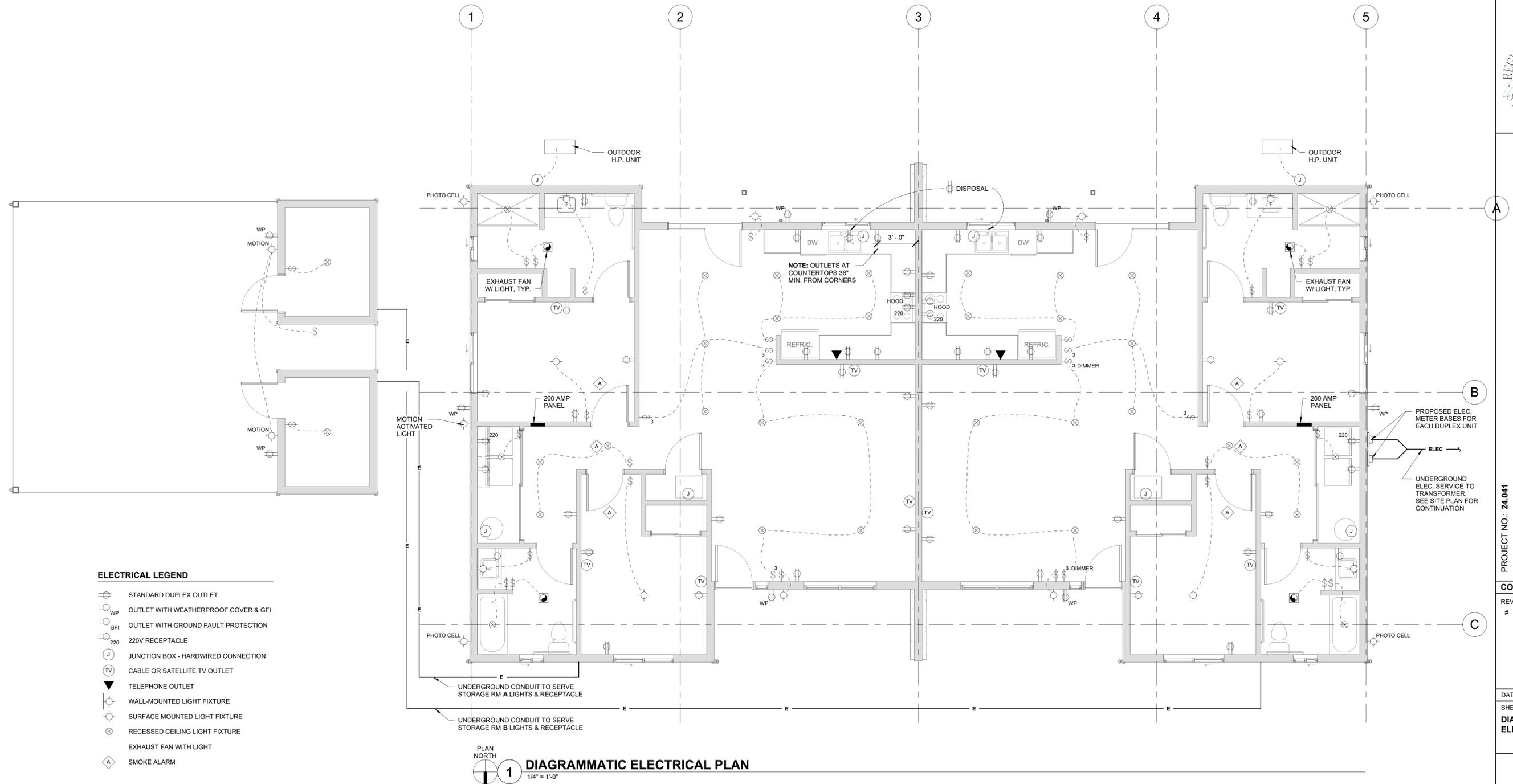
#	DATE	DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
**DIAGRAMMATIC ELECTRICAL PLAN**

**E1**

3/10/2026 9:45:01 PM H:\Architecture\Jobs\24\_041 Coquille Indian Housing Authority\1 Drawings\7\_CAD & Revit\Duplex.rvt



- ELECTRICAL LEGEND**
- STANDARD DUPLEX OUTLET
  - OUTLET WITH WEATHERPROOF COVER & GFI
  - OUTLET WITH GROUND FAULT PROTECTION
  - 220V RECEPTACLE
  - JUNCTION BOX - HARDWIRED CONNECTION
  - CABLE OR SATELLITE TV OUTLET
  - TELEPHONE OUTLET
  - WALL-MOUNTED LIGHT FIXTURE
  - SURFACE MOUNTED LIGHT FIXTURE
  - RECESSED CEILING LIGHT FIXTURE
  - EXHAUST FAN WITH LIGHT
  - SMOKE ALARM

PLAN NORTH  
**1**  
**DIAGRAMMATIC ELECTRICAL PLAN**  
1/4" = 1'-0"

**CONSTRUCTION**

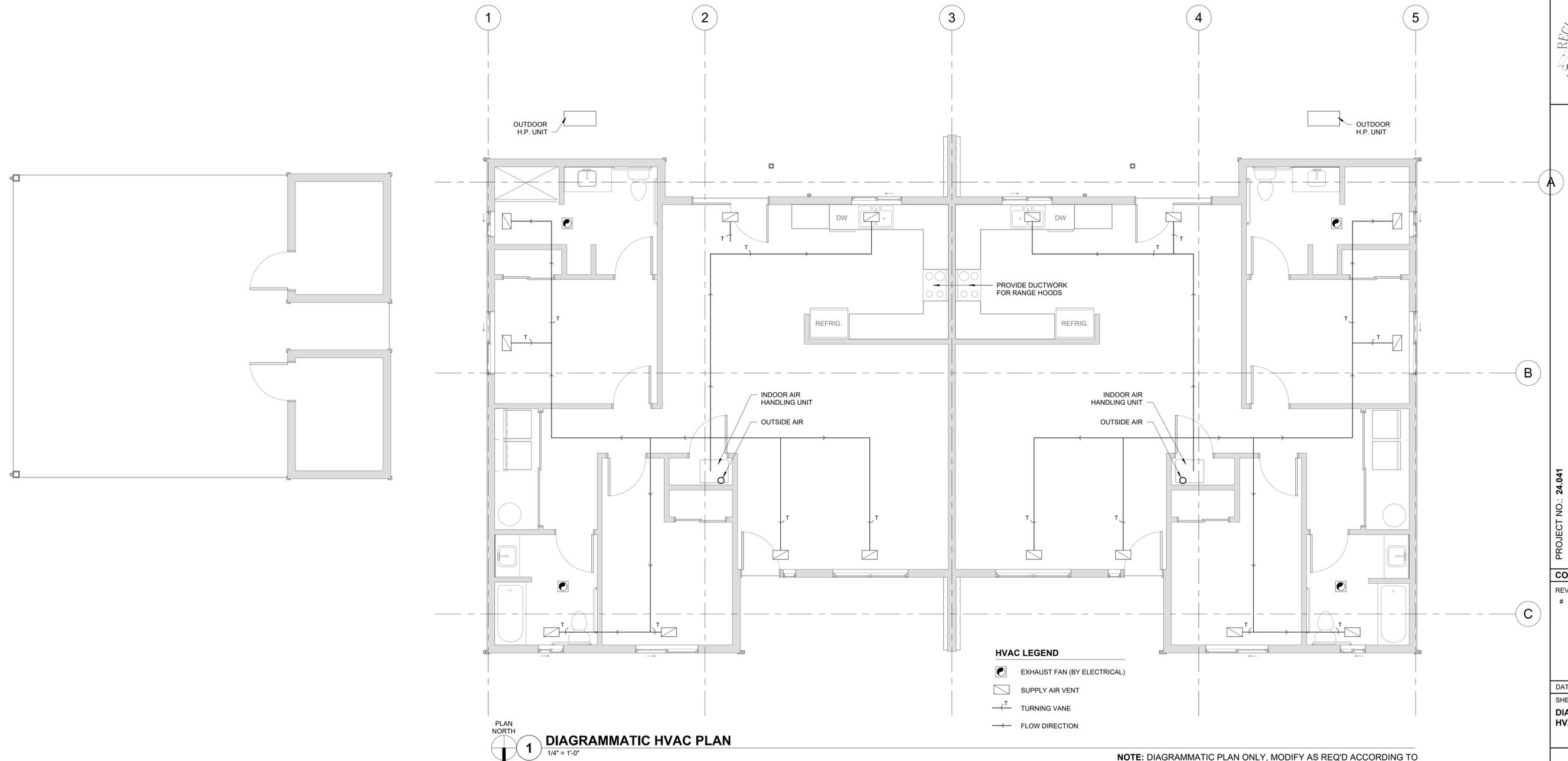
REVISIONS:

#	DATE	DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
**DIAGRAMMATIC HVAC PLAN**

**M1**



**NOTE:** DIAGRAMMATIC PLAN ONLY. MODIFY AS REQ'D ACCORDING TO CODE AND BEST PRACTICES. EXHAUST AIR DUCTWORK NOT SHOWN, CONTRACTOR TO PROVIDE REQ'D VENTING & EXHAUST DUCTWORK.

COQUILLE INDIAN HOUSING AUTHORITY  
DUPLEX LAYOUT  
498/500 MILUK DRIVE  
COQUILLE TRIBAL LANDS - COOS BAY, OREGON

PROJECT NO.: 24-041

CONSTRUCTION

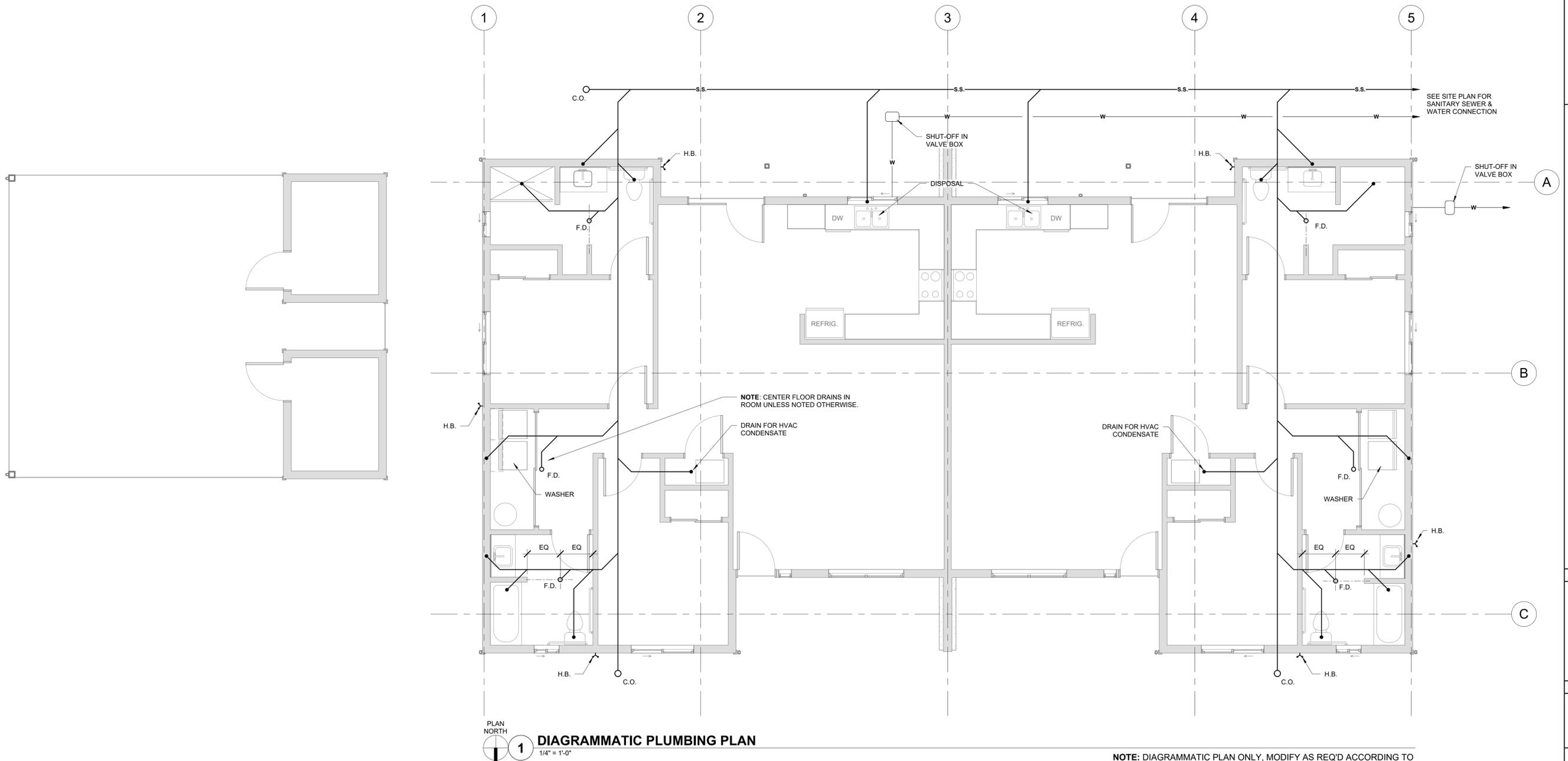
REVISIONS:

#	DATE	DESCRIPTION

DATE: MAR 2026

SHEET TITLE:  
**DIAGRAMMATIC PLUMBING PLAN**

P1



PLAN NORTH  
**1**  
**DIAGRAMMATIC PLUMBING PLAN**  
1/4" = 1'-0"

NOTE: DIAGRAMMATIC PLAN ONLY. MODIFY AS REQ'D ACCORDING TO CODE AND BEST PRACTICES. VENTING & SUPPLY PIPING NOT SHOWN, CONTRACTOR TO DETERMINE APPROPRIATE SIZING.