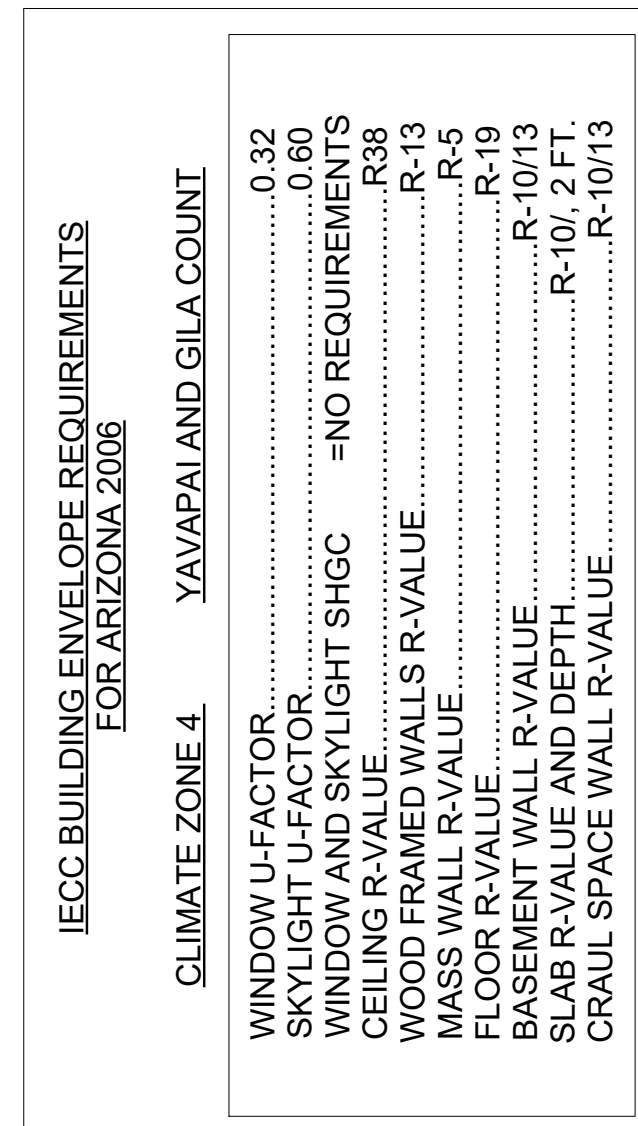




General Notes



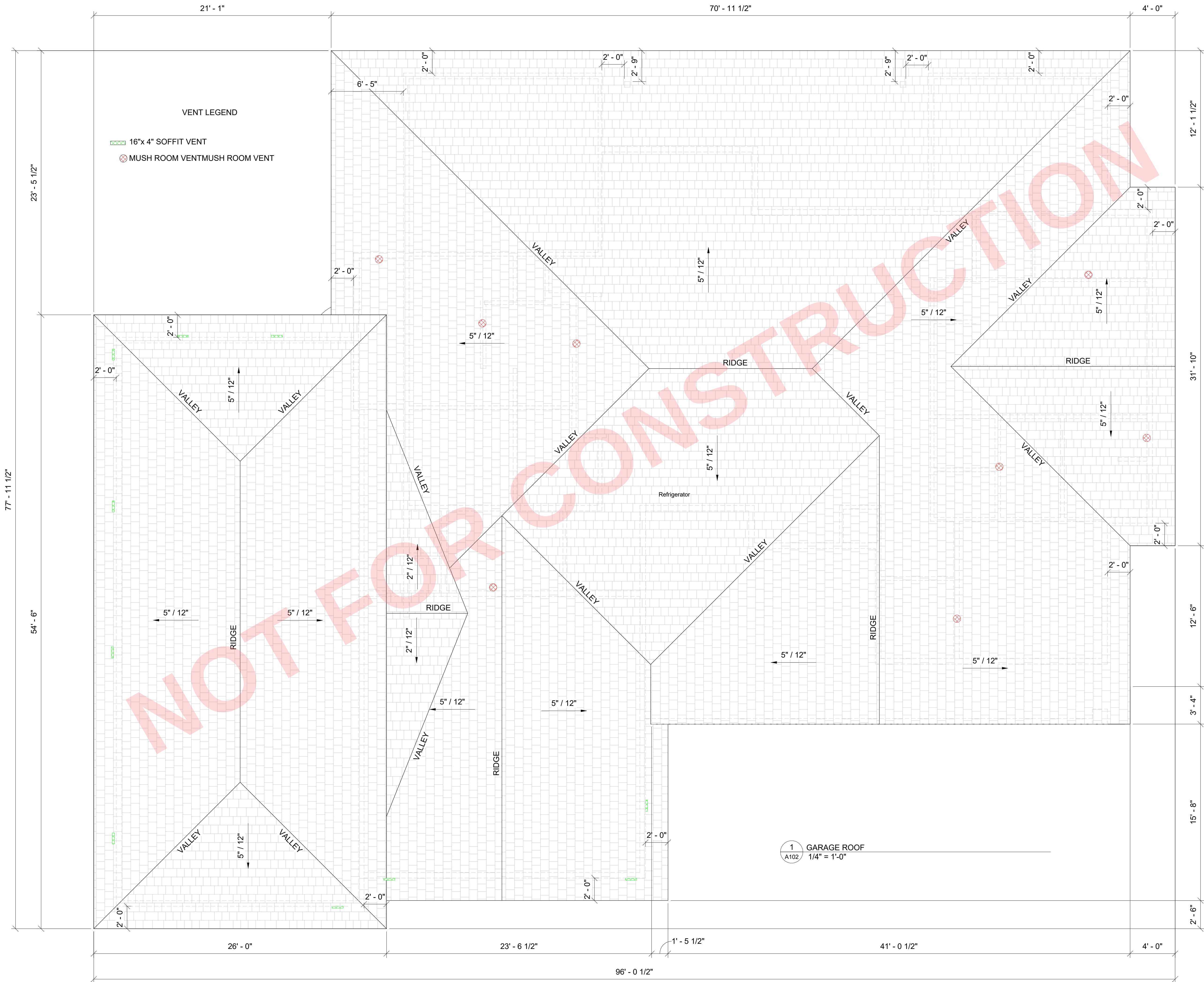
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No.	Revision / Issue	Date

Firm Name and Address:

Client Name and Address:

Project	25011	Sheet
Date	11/25/2025	A101
Scale	As indicated	



General Notes



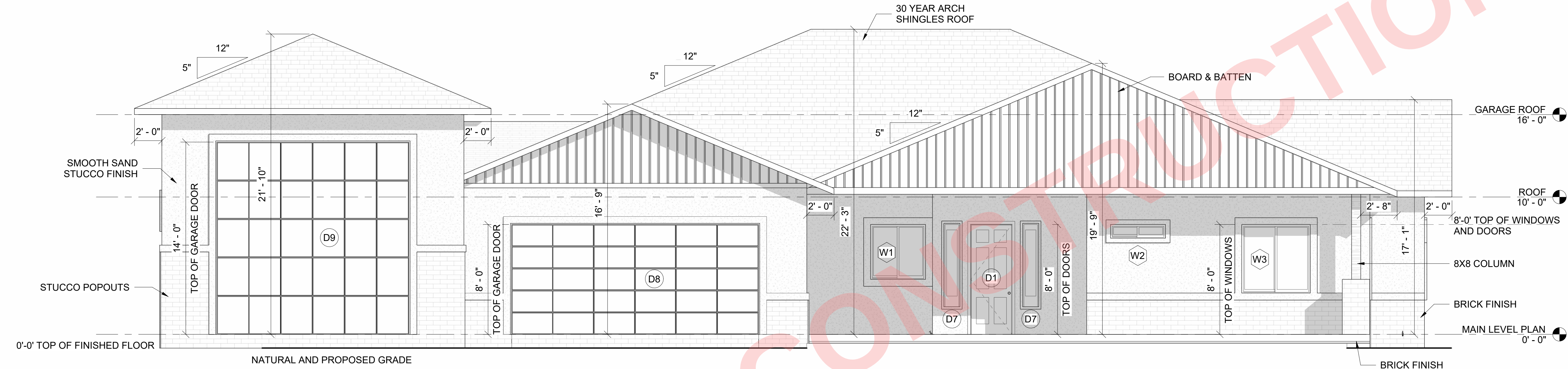
No.	Revision / Issue	Date

Firm Name and Address:

Client Name and Address:

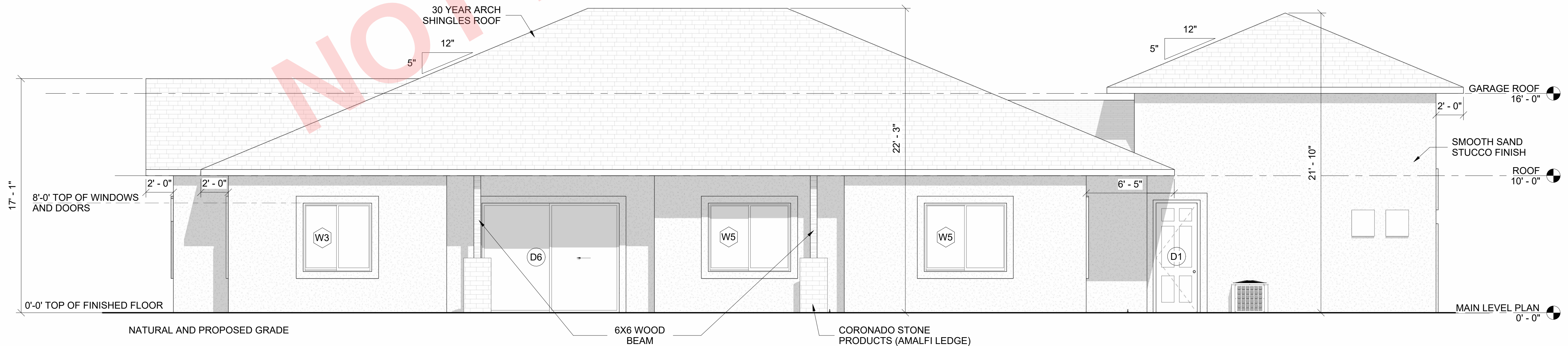
Project	25011	Sheet
Date	11/25/2025	A102
Scale	1/4" = 1'-0"	

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.



1 FRONT ELEVATION
A201 1/4" = 1'-0"

Rain gutters and downspouts are required. Positive drainage away from the structure is required. Refer to the geotechnical report for any additional requirements.



2 REAR ELEVATION
A201 1/4" = 1'-0"

General Notes

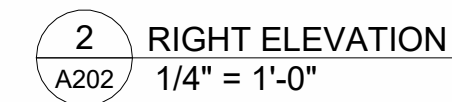
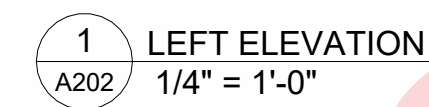


No.	Revision / Issue	Date

Firm Name and Address:

Client Name and Address:

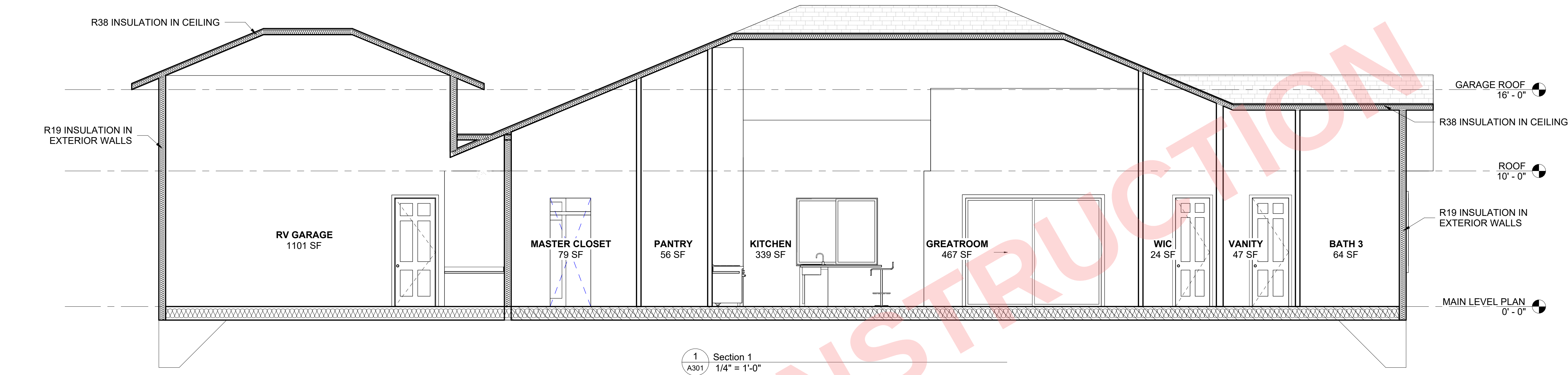
Project	25011	Sheet
Date	11/25/2025	A201
Scale	1/4" = 1'-0"	



INSTALL WEEP SCREED AROUND ALL PERIMETER

Project	25011	Sheet A202
Date	11/25/2025	
Scale	1/4" = 1'-0"	

A202



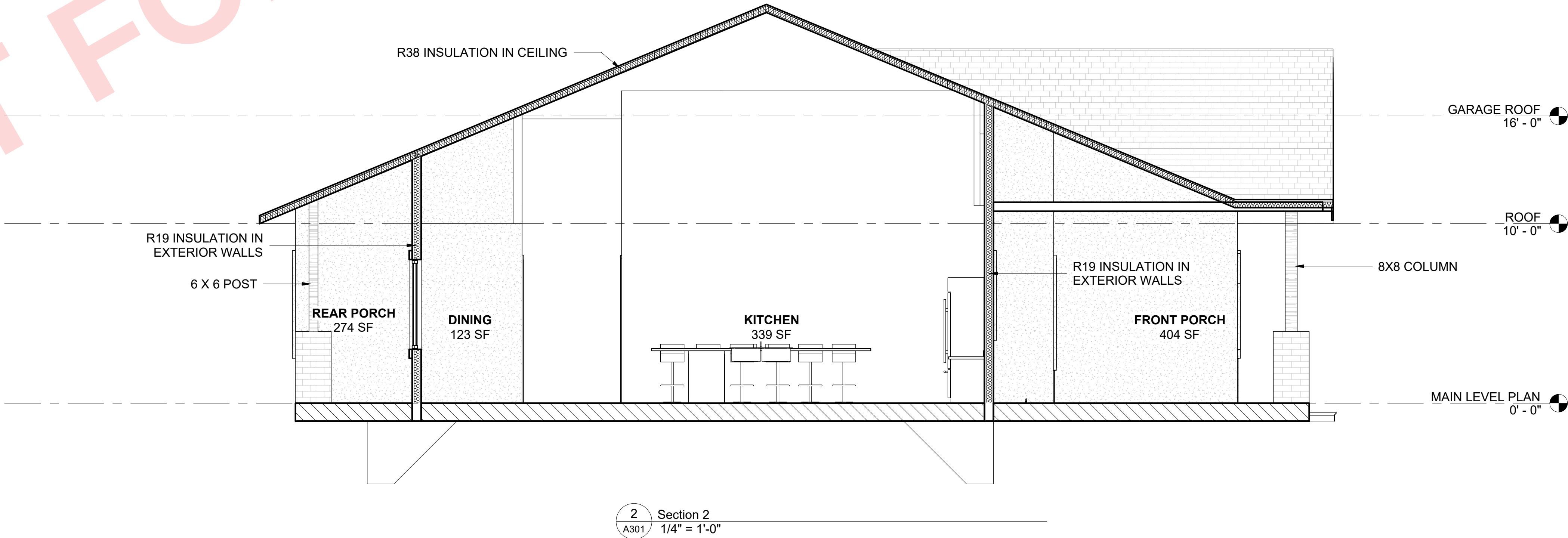
FIREPLACE MANUFACTURER SPECIFICATIONS AND INSTALLATION MANUAL TO BE ON SITE AT TIME OF INSPECTION.

VENTILATION NOTE:
R806.1 VENTILATION REQUIRED.
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802. T. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

EXCEPTION: ATTIC VENTILATION SHALL NOT BE REQUIRED WHEN DETERMINED NOT NECESSARY BY THE CODE OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS.
R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF TH VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRE VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.



No.	Revision / Issue	Date
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Firm Name and Address:

Client Name and Address:

Project	25011	Sheet
Date	11/25/2025	
Scale	1/4" = 1'-0"	

A301

ELECTRICAL SYMBOLS

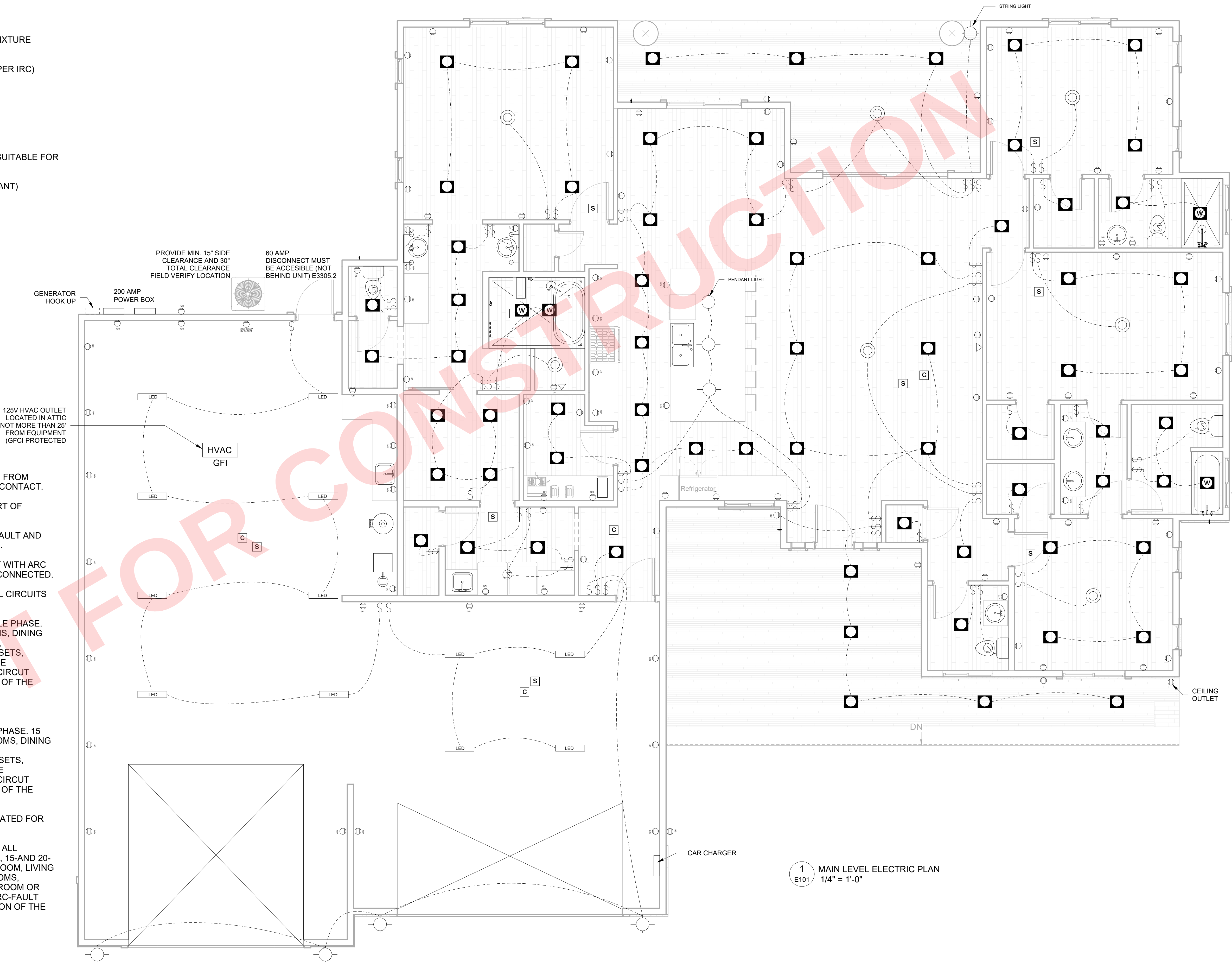
- (W) WEATHER PROOF AND GFI PROTECTED OUTLET
△ TELEVISION JACK
⊙ EXHAUST FAN AT THE CEILING (MUST VENT TO THE EXTERIOR OF BUILDING)
◼ RECESSED CEILING LIGHT FIXTURE
⊙ CEILING OR WALL MOUNTED LIGHT FIXTURE
⊙ CEILING FAN. (APPROVED OUTLETS PER IRC)
[S] SMOKE DETECTOR
[C] CARBON MONOXIDE DETECTOR
[D] DIMMER SWITCH (RHEOSTAT)
◼ RECESSED CEILING LIGHT FIXTURE SUITABLE FOR DAMP LOCATIONS
⚡ SECURITY LIGHT (DARK SKY COMPLIANT)
⊙ OUTLET
\$ SWITCH
LED LED STRIP LIGHT
⊙ FLOOR OUTLET
⚡ VANITY LIGHT
50 50 AMP SERVICE
20 20 AMP SERVICE
8 CAT 8 ETHERNET
C COAXIL CABLE

E3901.12 HVAC OUTLET.
A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET (7620 MM) OF THE HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

ELECTRICAL NOTES

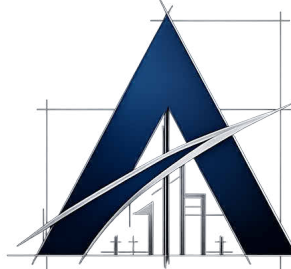
- RECESSED LIGHT FIXTURES SHALL BE KEPT 2" AWAY FROM INSULATION OR SHALL BE U.I. LABELED FOR DIRECT CONTACT.
- CEILING J-BOXES SHALL BE ANCHORED FOR SUPPORT OF CEILING FANS AND LIGHTS.
- SMOKE DETECTORS SHALL BE 120 VOLT WITH ARC FAULT AND BACK UP POWER SUPPLY AND BE INTERCONNECTED.
- CARBON MONOXIDE DETECTORS SHALL BE 120 VOLT WITH ARC FAULT AND BACK UP POWER SUPPLY AND BE INTERCONNECTED.
- LICENSED ELECTRICAL CONTRACTOR TO DESIGN ALL CIRCUITS AND INSTALL OF METER
- ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE. 15 AND 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPED ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- WIRE FOR 220 V WHERE NEEDED.
- ALL BRANCH CIRCUITS THAT SUPPLY 120-V, SINGLE PHASE. 15 AND 20 AMP OUTLETS INSTALLED IN THE FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPED ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANC CIRCUIT.
- WIRING RAN IN UNDERGROUND CONDUIT MUST BE RATED FOR WET LOCATIONS (NO ROMEX)

E3902.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15-AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOM, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOM OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROBIDE PROTECTION OF THE BRANCH CIRCUIT.



1 MAIN LEVEL ELECTRIC PLAN
E101 1/4" = 1'-0"

General Notes



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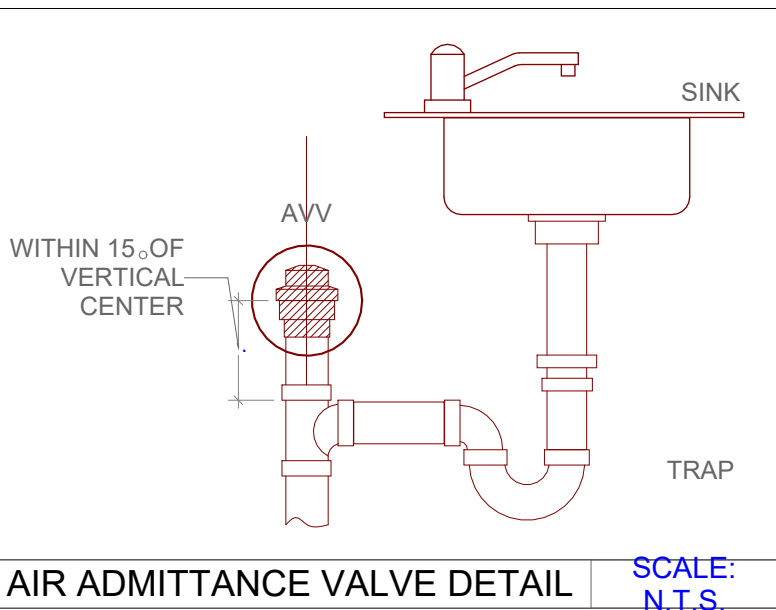
No.	Revision / Issue	Date

Firm Name and Address:

Client Name and Address:

Project	25011	Sheet
Date	11/25/2025	E101
Scale	As indicated	

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
	COLD WATER.
	HOT WATER.
	VENT THRU ROOF.
	VENT THRU WALL.
PLUMBING NOTE	
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS: 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT. 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.	



NOTES

- P2801.1 Required. INSIGHTS Hot water shall be supplied to plumbing fixtures and plumbing appliances intended for bathing, washing or culinary purposes.
- P2801.2 Drain valves.Drain valves for emptying shall be installed at the bottom of each tank-type water heater and hot water storage tank. The drain valve inlet shall be not less than 3/4-inch (19.1 mm) nominal pex pipe size and the outlet shall be provided with a male hose thread.
- P2801.3 Installation.Water heaters shall be installed in accordance with this chapter and Chapters 20 and 24.
- P2801.4 Location.Water heaters and storage tanks shall be installed in accordance with Section M1305 and shall be located and connected to provide access for observation, maintenance, servicing and replacement.
- P2801.5 Prohibited locations.Water heaters shall be located in accordance with Chapter 20.
- P2801.6 Required pan. INSIGHTS Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following: 1.Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.2.Plastic not less than 0.036 inch (0.9 mm) in thickness.3.Other approved materials. A plastic pan beneath a gas-fired water heater shall be constructed of material having a flame spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 or UL 723.
- P2801.6.1 Pan size and drain.The pan shall be not less than 11/2 inches (38 mm) deep and shall be of sufficient size and shape to receive dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe of not less than 3/4 inch (19 mm) diameter. Piping for safety pan drains shall be of those materials indicated in Table P2906.5.Where a pan drain was not previously installed, a pan drain shall not be required for a replacement water heater installation.
- P2801.6.2 Pan drain termination.The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than 6 inches (152 mm) and not more than 24 inches (610 mm) above the adjacent ground surface.
- P2801.7 Water heaters installed in garages.Water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the garage floor.Exception: Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition-resistant.
- P2801.8 Water heater seismic bracing.In Seismic Design Categories D0, D1 and D2 and townhouses in Seismic Design Category C, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

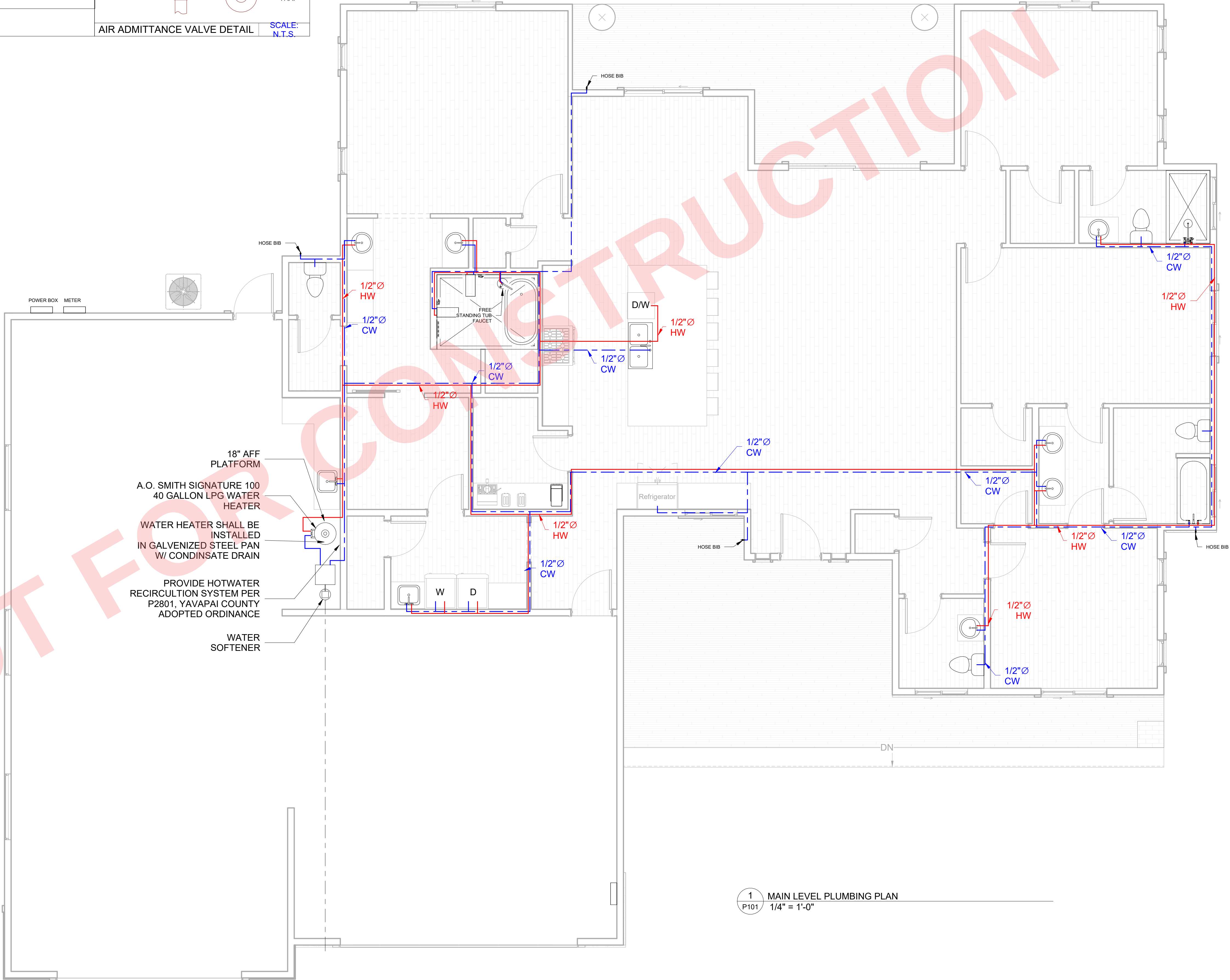
ALL PLUMBING MATERIAL SHALL COMPLY AS FOLLOWS,
WATER-PER CHAPTER 6 'WATER SUPPLY AND DISTRIBUTION'

TABLE P2903.2MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING
FIXTURES AND FIXTURE FITTINGSb
PLUMBING FIXTURE
OR FIXTURE FITTING

MAXIMUM FLOW RATE OR QUANTITY

Lavatory faucet 2.2 gpm at 60 psi
Shower heada 2.5 gpm at 80 psi
Sink faucet 2.2 gpm at 60 psi
Water closet 1.6 gallons per flushing cycle
For SI: 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

- A handheld shower spray shall be considered to be a shower head.
- Consumption tolerances shall be determined from referenced standards.



General Notes



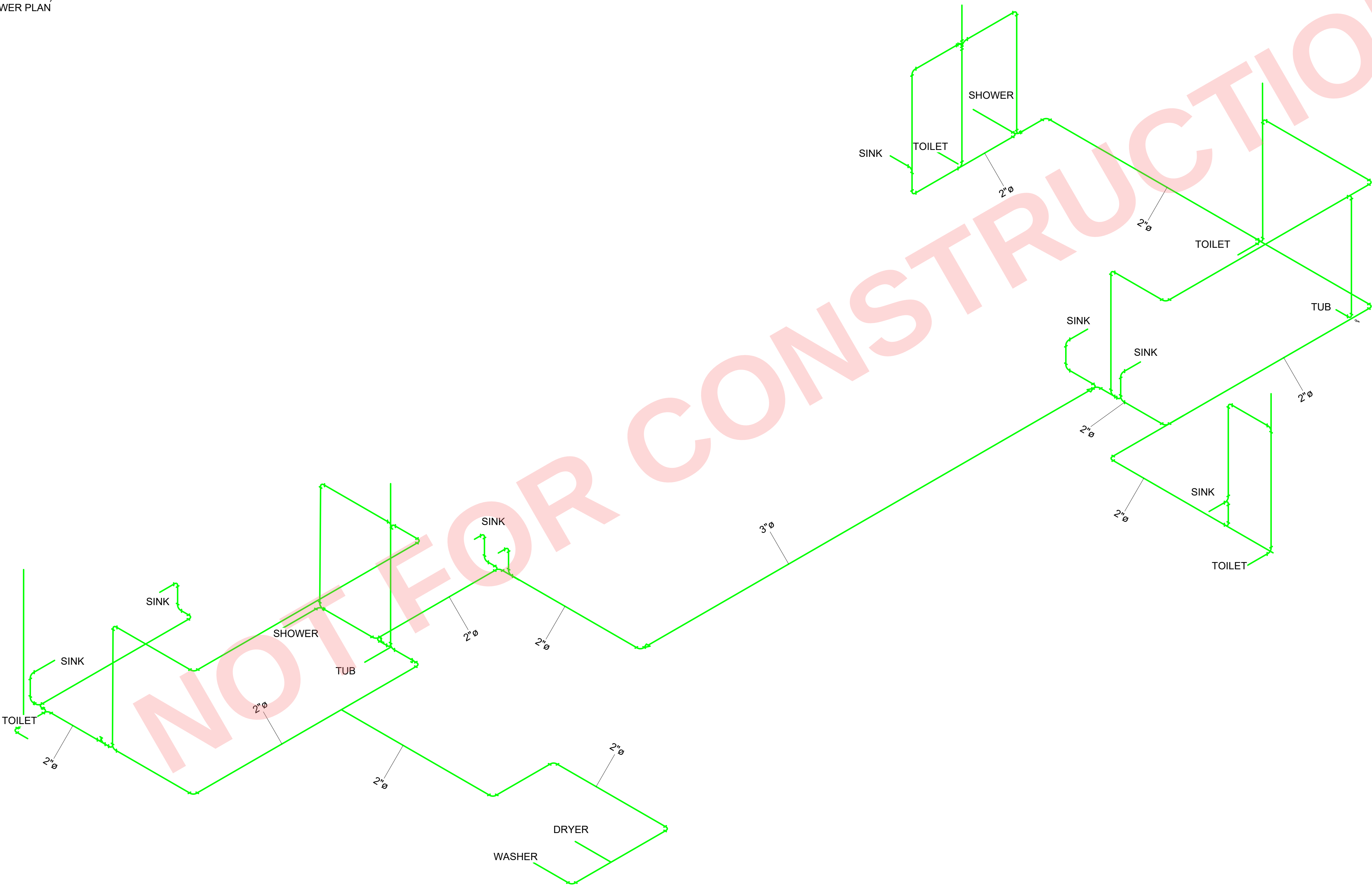
No.	Revision / Issue	Date

Firm Name and Address:

Client Name and Address:

Project	25011	Sheet
Date	11/25/2025	P101
Scale	1/4" = 1'-0"	

G2413.4(5) CORRUGATED STAINLESS STEEL
SEWER-PER CHAPTER 30 'SANITARY DRAINAGE'
TABLE P3002.3
P2903.2
P2903.1
P2902.3.1
P2902.3
SEPTIC (SEE 2018 IPSDC)
ATTACHED SEWER PLAN



1 MAIN LEVEL RISER DIAGRAM
P102

General Notes



No.	Revision / Issue	Date
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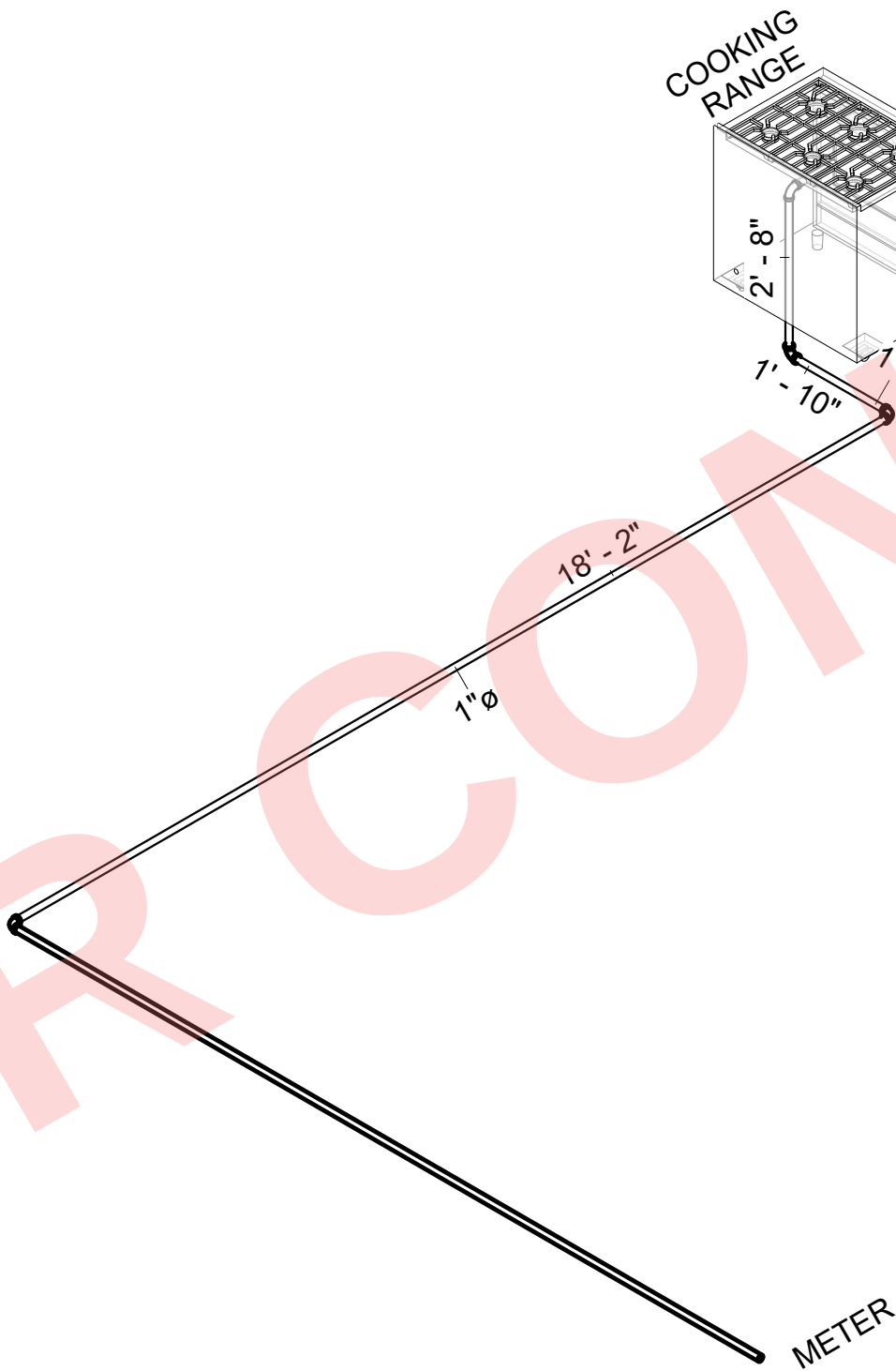
Firm Name and Address:

Client Name and Address:

Project	25011	Sheet
Date	11/25/2025	P102
Scale		

- NOTES
- 1) USE APPROVED PIPE THREAD COMPOUND
 - 2) INSTALL ALL REQUIRED DRIP LEGS AND TERMINATION SHUT OFF VALVES
 - 3) CLEAN PIPE OF ALL CUTTING OIL PRIME AND FINISH TO PREVENT RUST
 - 4) CONTRACTOR TO PROVIDE ADEQUATE VENTILATION The venting of appliances shall be in accordance with Sections G2427.2 through G2427.16.

ALL PIPE SCHEDULE 40 BLACK IRON



1
P103

GAS RISER DIAGRAM

General Notes



No.	Revision / Issue	Date
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Firm Name and Address:

Client Name and Address:

Project	25011	Sheet P103
Date	11/25/2025	
Scale		