

SIAN WEINZWEIG DUPLEX

4E 777 PAPAYA CL., GRAND CAYMAN ISLAND

ABBREVIATIONS

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
A.H.J.	AUTHORITY HAVING JURISDICTION
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASI	AMERICAN IRON AND STEEL INSTITUTE
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASD	ALTERNATE STRESS DESIGN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BF	BARRIER FREE
B.F.F.	BELOW FINISH FLOOR
B.F.G.	BELOW FINISH GRADE
BOT.	BOTTOM
BRG	BEARING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
CONC.	CONCRETE
CONT.	CONTINUOUS
CW	COLD WATER
D	DRAIN
DBL	DOUBLE
DCW	DOMESTIC COLD WATER
DEMO.	DEMOLITION
DHW	DOMESTIC HOT WATER
DIA.	DIAMETER
DN	DOWN
DMU	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
ECO	EXTERIOR CLEANOUT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EJ	EXPANSION JOINT
EQ	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN	FINISH
FL	FLOOR
FND	FOUNDATION
FT	FOOT
FTG	FOOTING
FUR.	FURNACE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
HM	HOLLOW METAL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HSS	HIGH STRENGTH STEEL
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
INT	INTERIOR
INV.	INVERT
K	KIP
LAV.	LAVATORY
LP	LOW POINT
LRFD	LOAD AND RESISTANCE FACTOR DESIGN
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH	MECHANICAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
MTL	METAL
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OPP	OPPOSITE
OH	OVERHEAD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RM	ROOM
SAN.	SANITARY
SIM	SIMILAR
SPEC	SPECIFICATIONS
S.S.	SERVICE SINK
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TYP.	TYPICAL
U.G.	UNDER GROUND
U.N.O.	UNLESS NOTED OTHERWISE
V	VENT
VIF	VERIFY-IN-FIELD
VTR	VENT THRU ROOF
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WEATHER PROOF
WWF	WELDED WIRE FABRIC

CODE & DESIGN CRITERIA

BUILDING CODE: CAYMAN ISLAND RESIDENTIAL CODE 2016 (CIRC)(2009 IRC)
 PLUMBING CODE: CAYMAN ISLAND PLUMBING CODE 2016 (CIPC)
 MECHANICAL CODE: CAYMAN ISLAND MECHANICAL CODE 2016 (CIMC)
 ELECTRICAL CODE: NATIONAL ELECTRIC CODE 2014 (NEC-2014)

TYPE OF OCCUPANCY: RESIDENTIAL, TWO-FAMILY DWELLING
 TYPE OF PROJECT: NEW CONSTRUCTION
 LAND ZONING: HIGH DENSITY RESIDENTIAL

FLOOR AREA:
 GROUND FLOOR AREA (UNIT 01) = 1,258 S.F.
 SECOND FLOOR AREA (UNIT 02) = 1,258 S.F.
 TOTAL FLOOR AREA = 2,516 S.F.

BUILDING HEIGHT:
 26'-6 3/4" - APEX TO FINISH GRADE (FGL)

NUMBER OF STORIES: 2 PERMITTED

FINISH GRADE:
 +8.0 ABOVE MEAN SEA LEVEL (MSL)

FINISH FLOOR:
 +9.0 ABOVE MEAN SEA LEVEL (MSL)

DRAINAGE AND SEWAGE DISPOSAL:
 SEPTIC TANK & DISPOSAL WELL

- BUILDING & LIFE SAFETY:**
- R302.1 - EXTERIOR WALLS - >5' = 0 HOUR
 - R302.3 - SEPARATION - TWO-FAMILY DWELLING - HORIZONTAL ASSEMBLY = 1 HOUR
 - R302.12 - DRAFTSTOPPING - N/A
 - R310 - EMERGENCY EGRESS - WINDOWS PROVIDED IN EACH SLEEPING SPACE MEETING THE MIN. OPENING REQUIREMENT
 - R311 - MINIMUM EGRESS WIDTH = 36"
 - R313.2 - SUPPRESSION - NOT REQUIRED
 - R314 - SMOKE ALARMS - PROVIDED IN EACH SLEEPING ROOM AND OUTSIDE EACH SLEEPING AREA - ALARMS TO BE INTERCONNECTED - ALARMS TO BE CONNECTED TO BUILDING POWER WITH BATTERY BACKUP
 - R315 - CARBON MONOXIDE DETECTORS - PROVIDED OUTSIDE EACH SLEEPING AREA - COMBINATION DETECTORS TO BE USED AS NOTED
 - R320.1 - ACCESSIBILITY - NOT REQUIRED, >4 UNITS

SHEET INDEX

- A.101 COVER PAGE
- A.200 **ARCHITECTURAL:** ARCHITECTURAL DRAWINGS
- A.201 ELEVATIONS
- A.202 SECTIONS/DETAILS
- A.203 1 HR. FLOOR ASSEMBLY & HURRICANE TIE CUT SHEET
- S.300 **STRUCTURAL:** STRUCTURAL NOTES
- S.301 FOUNDATION & FRAMING PLAN
- S.303 2ND FLOOR FRAMING & ROOF PLAN FOUNDATION & STAIR DETAILS
- P.400 **PLUMBING:** PLUMBING NOTES
- P.401 PLUMBING PLAN
- M.500 **MECHANICAL:** MECHANICAL NOTES & PLAN
- E.600 **ELECTRICAL:** ELECTRICAL NOTES & RISER DIAGRAM
- E.601 ELECTRICAL POWER & LIGHTING PLAN

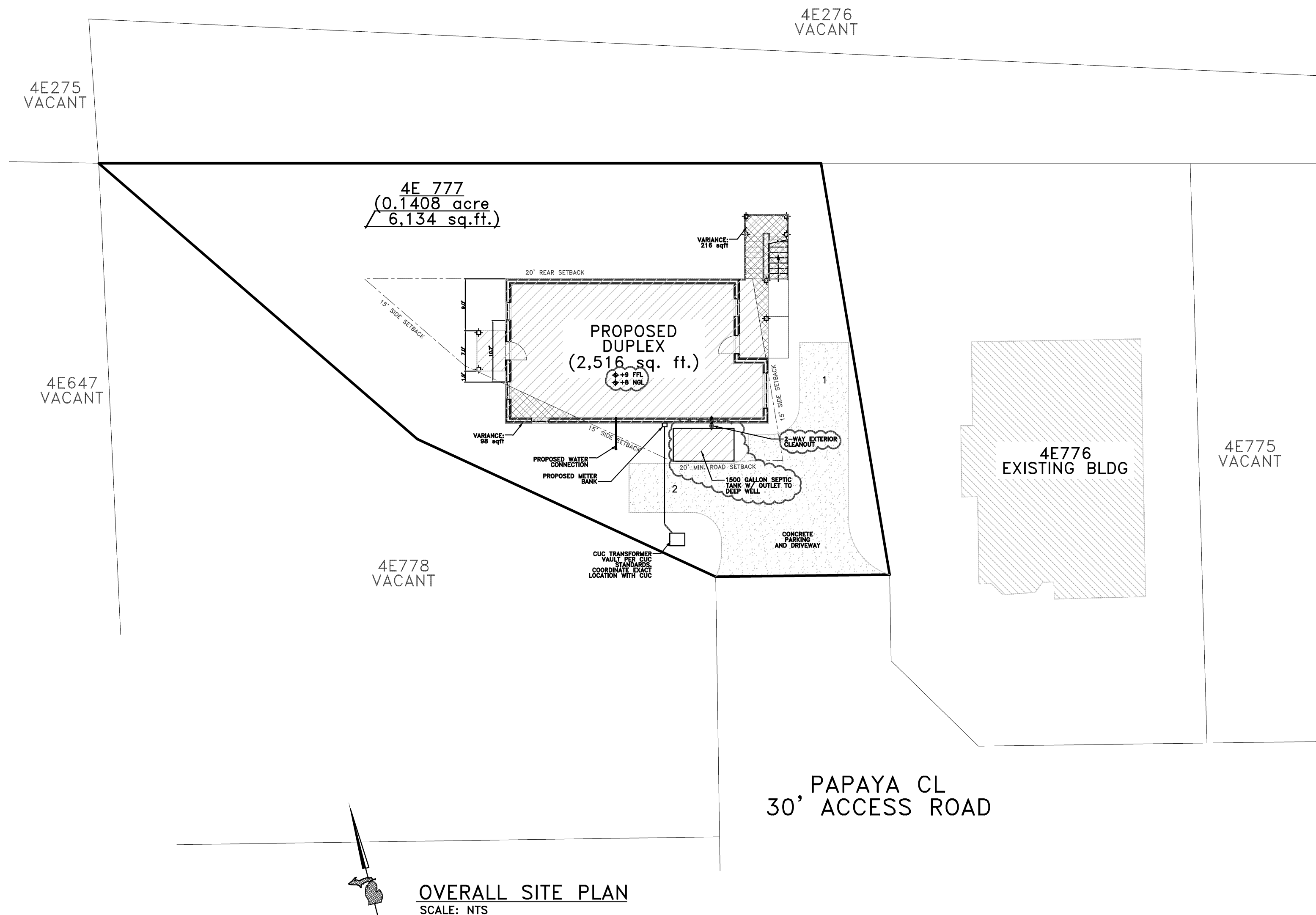
GRAPHIC SYMBOLS

DOOR NO.	104
WINDOW NO.	101
ROOM NAME	MECHANICAL
ROOM NUMBER	101
BUILDING SECTION SHEET NUMBER	104
DETAIL SECTION SHEET NUMBER	104
NORTH ARROW	↑
DETAIL SHEET NUMBER	104
INTERIOR ELEVATION SHEET NUMBER	104

GENERAL NOTES

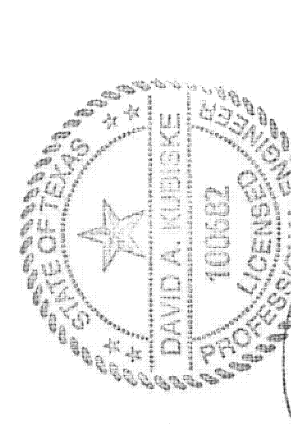
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CAYMAN ISLAND CODES AND REFERENCED CODES.
2. ALL NECESSARY PERMITS, INSPECTIONS AND CERTIFICATES OF APPROVAL SHALL BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS.
3. ALL CODE REQUIREMENTS ARE TO SUPERSEDE ANY NOTES OR SPECS ON THESE PLANS.
4. ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. DAC, INC. IS NOT RESPONSIBLE FOR CHANGES MADE TO THIS DESIGN ONCE CONSTRUCTION BEGINS. IT IS UP TO THE CONTRACTOR TO DETERMINE MEANS AND METHODS OF CONSTRUCTION ON SITE.
5. ALL DIMENSIONS ARE TO FINISH WALLS, UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR WALLS TO BE 6" CORE ICF WALLS.
7. HEADER HEIGHTS NOTED ARE BASED OFF ADJACENT FINISH FLOOR ELEVATION. WINDOW HEADERS TO MATCH ADJACENT DOOR HEADERS, UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR AND INTERIOR DOORS TO BE 6"-8" TALL, UNLESS NOTED OTHERWISE.
9. COORDINATE ALL INTERIOR TRIM AND FINISHES WITH OWNER.
10. DIMENSION MAY VARY SLIGHTLY BASED ON INSTALLED ITEMS AND SHALL BE FIELD VERIFIED DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL FIELD EXISTING CONDITIONS AND DIMENSIONS, PRIOR TO STARTING CONSTRUCTION ON SITE. ANY DISCREPANCIES AND CONCERNS TO BE BROUGHT TO THE OWNER AND ARCHITECT IMMEDIATELY IN EMAIL FORMAT.
11. ALL EXTERIOR WINDOWS AND DOORS TO BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS SPECIFICATIONS.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL WORK AND MATERIALS SPECIFIED IN THE DOCUMENT WHICH INCLUDES THE WORK OF ALL OF SUBCONTRACTORS AND MATERIALS. ALL CARPENTRY WORK SHALL BE INSTALLED PLUMB AND TRUE, FOLLOING BEST PRACTICES OF THE TRADE. TRIM WORK SHALL BE NEATLY CUT AND FULL FITTING JOINTS.
13. FRAMING CONTRACTOR FOR INTERIOR WALLS SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL WOOD BLOCKING FOR, BUT NOT LIMITED TO, CABINERY, MILLWORK, COUNTERS AND SUPPORTS, TOILET ROOM ACCESSORIES, PLUMBING FIXTURES, CURTAINS, HANDRAILS, ETC.
14. CONTRACTOR TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL BLOCKING IS INSTALLED PRIOR TO INSTALLATION OF INSULATION AND GYPSUM BOARD.
15. ALL APPLIANCES TO BE SELECTED BY OWNER. CONTRACTOR TO CONFIRM APPLIANCE SELECTIONS AND HAVE SPEC SHEETS AVAILABLE ON SITE DURING CONSTRUCTION TO ENSURE ALL MANUFACTURERS REQUIREMENTS ARE MET.
16. PLUMBER, ELECTRICIAN AND HVAC CONTRACTORS TO PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR A COMPLETE INSTALLATION OF THEIR SYSTEMS.
17. OWNER TO SELECT ALL LIGHTING FIXTURES. ELECTRICAL CONTRACTOR TO PROVIDE FIXTURE CUT SHEETS AND SPECIFICATIONS FOR OWNER APPROVAL.
18. ALL WALLS TO BE RUN TIGHT TO STRUCTURE ABOVE, U.N.O.
19. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND WITHIN THESE PLANS, WITH CURRENT SITE CONDITIONS, OR WITH ANY MANUFACTURER RECOMMENDED INSTALLATION DETAILS OR INFORMATION. CONSTRUCTION SHALL NOT PROCEED UNLESS A DETERMINATION IS GIVEN TO WHICH DIRECTION IS INTENDED. IF CONSTRUCTION CONTINUES THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTION OF ANY ERRORS, OMISSIONS, DISCREPANCIES AND/OR INCONSISTENCIES WHICH HAVE NOT BEEN BROUGHT TO THE ARCHITECT.
20. WHERE THESE DRAWINGS ARE IN CONFLICT WITH MANUFACTURER STANDARD SPECIFICATIONS, DETAILS OR INSTALLATION RECOMMENDATIONS, OR MAY AFFECT ANY WARRANTY OR GUARANTEE FROM THE MANUFACTURER, THE CONTRACTOR SHALL PROVIDE CHANGES TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL. WORK SHALL NOT CONTINUE ON SUCH ITEMS UNTIL APPROVAL IS GIVEN BY THE ARCHITECT/ENGINEER.
21. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY AND NECESSARY PRECAUTIONS.
22. OPENINGS IN ANY FLOOR OR ROOF SHALL BE PROTECTED AROUND THE PERIMETER OF THE OPENING TO PREVENT ACCESS BY ANY PERSON IN THE AREA OF SUCH OPENING.
23. WHERE REQUIRED, PORTABLE FIRE EXTINGUISHER(S), SURFACE MOUNTED 5# ABC TYPE, SHALL BE PROVIDED ON SITE DURING CONSTRUCTION. EXACT LOCATION SHALL BE COORDINATED WITH THE BUILDING OFFICIAL.
24. DEFERRED SUBMITTALS TO BE PROVIDED TO THE ARCHITECT/ENGINEER AND INCLUDE:
 - TRUSS DESIGN DRAWINGS
 THESE ITEMS TO BE SUBMITTED TO THE ARCHITECT/ENGINEER, BEING SIGNED BY A PROFESSIONAL LICENSED IN A JURISDICTION RECOGNIZED BY GRAND CAYMAN AND REGISTERED AS REQUIRED BY THE GRAND CAYMAN BUILDING DEPARTMENT, FOR GENERAL COMPLIANCE WITH THE CONSTRUCTION DRAWINGS AND THEN FORWARDED TO THE BUILDING OFFICIAL FOR RECORDS.

25. ALL UTILITY (GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SANITARY SEWER, STORM, ETC.) ROUTING TO BE CONFIRMED WITH SITE CONDITIONS AND AGENCY REQUIREMENTS.
26. ALL SHELVING, RODS AND CLOSET BUILD-OUTS TO BE COORDINATED WITH OWNER.
27. KITCHEN AND VANITY LAYOUT FOR REFERENCE ONLY- FINAL LAYOUT, DESIGN AND DETAILS TO BE COORDINATED WITH OWNER PRIOR TO ROUGH FRAMING.
28. CONTRACTOR TO COORDINATE FULL TRIM PACKAGE WITH OWNER PRIOR TO ROUGH FRAMING. ADJUSTMENTS MAY BE NEEDED BASED ON FINAL FINISHES AND TRIM DETAILS.
29. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SYSTEMS AND PROVIDING A WEATHER TIGHT STRUCTURE, INCLUDING ALL FLASHING, COUNTER-FLASHING, WATER-PROOFING AND SEALANTS. CONTRACTOR TO ENSURE ALL BEST PRACTICES ARE FOLLOWED IN ADDITION TO ALL MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS.
30. ALL STRUCTURAL SUPPORTS AND POSTS TO ENSURE SOLID BLOCKING FROM POINT OF LOADING TO THE FOUNDATION.
31. ALL STRUCTURAL LUMBER TO BE MINIMUM GRADE 2, SOUTHERN PINE OR BETTER, UNLESS NOTED OTHERWISE. BLOCKING AND NON-LOADBEARING LUMBER CAN BE ANY GRADE.
32. MOISTURE RESISTANT GYPSUM TO BE USED WHERE WATER IS PRESENT.
33. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA AND ON EACH HABITABLE FLOOR. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN THE VICINITY OF EACH SLEEPING AREA, IN THE VICINITY OF ANY GAS-FUELED APPLIANCE. LOCATIONS SHOWN ON THE PLAN ARE FOR REFERENCE ONLY AND MAY BE ADJUSTED DURING CONSTRUCTION BASED ON ACTUAL SITE CONDITIONS. COMBINATION CO/SMOKE DETECTORS MAY BE USED
34. ALL FLUE/EXHAUST PIPES TO BE LOCATED ON THE BACK SIDE OF THE ROOF AND SHALL BE PAINTED TO MATCH THE ROOFING COLOR.
35. ATTIC ACCESSSES TO BE FIELD VERIFIED AND COORDINATED WITH THE OWNER.
36. ALL WOOD PRODUCTS TO BE EITHER PROTECTED WITH TERMITICIDE OR PRESSURE PRESERVATIVE TREATED FOR TERMITE PROTECTION-SOIL TO BE TREATED WITH TERMITICIDE. APPLICATION AND TREATMENT TO BE IN STRICT ACCORDANCE WITH TERMITICIDE LABEL.



OVERALL SITE PLAN
SCALE: NTS

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COVER PAGE

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REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/19/19	09/26/19
APPROVAL	09/26/19	MAY

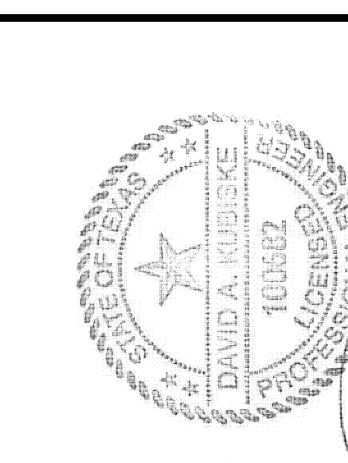
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PLOT DATE 9/26/19

JOB NO. 18-D-4225

SHEET NO.

A.101



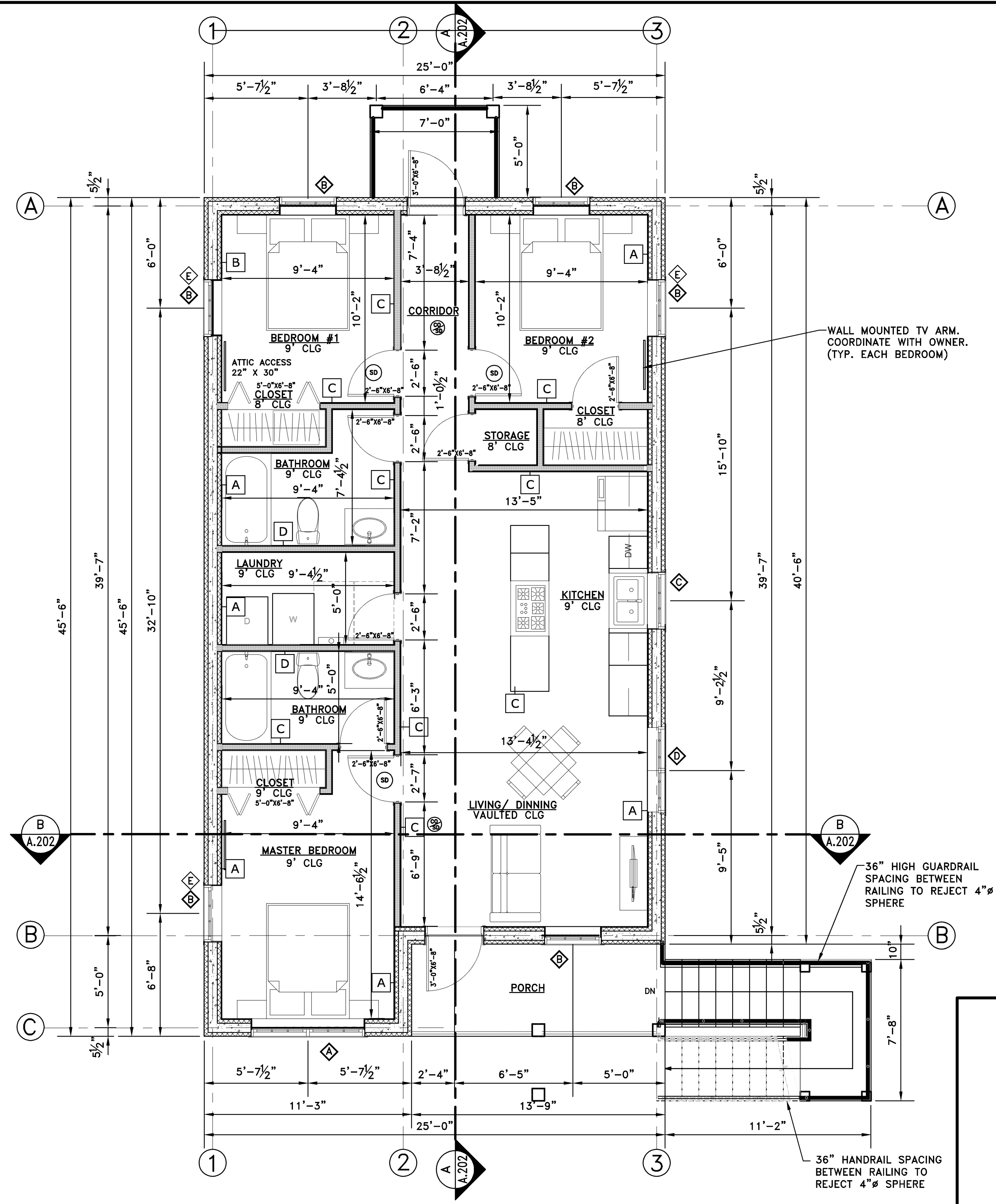
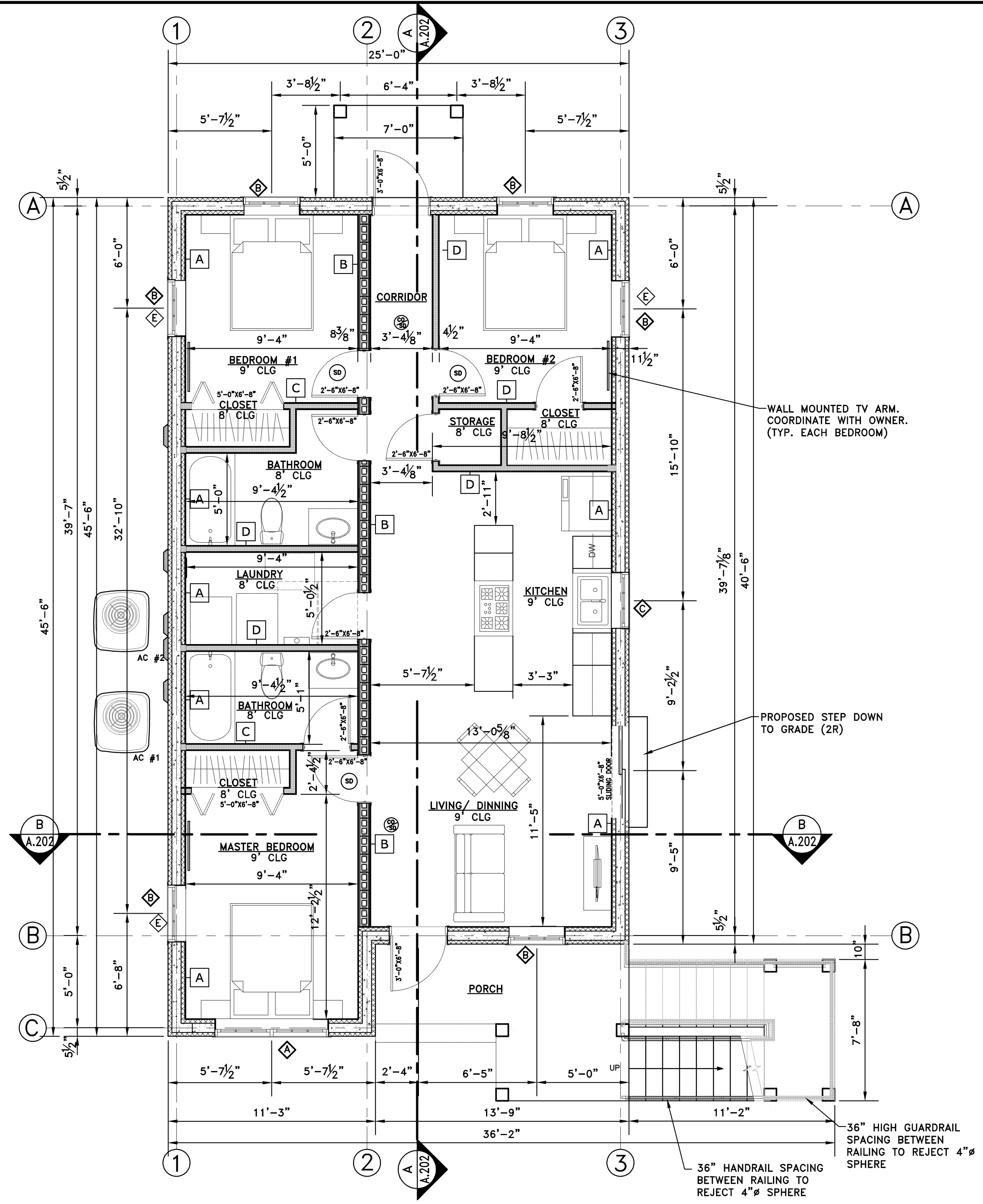
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REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/18/19	MAY
APPROVAL	09/26/19	MAY

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SHEET NO.

A.200



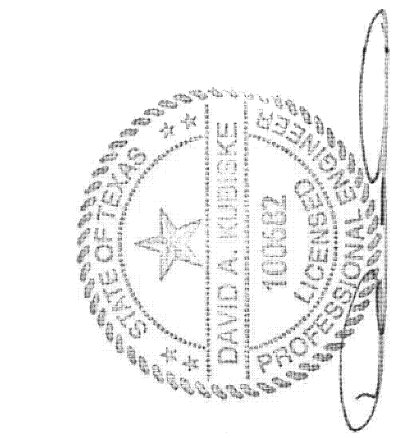
WALL LEGEND	
A	EXTERIOR WALL: 6" CORE ICF WALL, 1/2" GYPSUM BOARD AT INTERIOR FACE EXTERIOR FINISH AS NOTED ON ELEVATIONS
B	INTERIOR WALL: 6" NOMINAL CONCRETE MASONRY WALL, 3/4" HAT CHANNEL, @ 16" O.C. AND 1/2" GYPSUM BOARD EACH SIDE. REINFORCING AS NOTED ON STRUCTURAL DRAWINGS.
C	INTERIOR WALL: 6" STEEL STUD 20 GA MIN. @ 16" O.C. W/ OPTIONAL SOUND INSULATION, 1/2" GYPSUM BOARD BOTH SIDES, WATER RESISTANT BOARD IN BATHROOMS.
D	INTERIOR WALL: 3 5/8" STEEL STUDS 20 GA MIN. @ 16" O.C. W/ OPTIONAL SOUND INSULATION, 1/2" GYPSUM BOARD BOTH SIDES

LEGEND:	
E	EGRESS: DENOTES DESIGNATED EGRESS WINDOW MEETING THE MIN. REQUIREMENTS OF 5.7.5.F. MIN. OPENING AND 24" MIN. OPENING HEIGHT AND 20" MIN. WIDTH.
SD	SMOKE DETECTOR
CO-SD	COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR

- DOOR NOTES:**
- GENERAL SIZE NOTED ON PLAN. COORDINATE STYLE AND FINISH W/ OWNER.
 - ALL INTERIOR DOORS TO BE 1 3/8" MIN. SOLID CORE.
 - ALL EXTERIOR DOORS TO BE HURRICANE IMPACT RATED DOORS OR EQUAL.
 - COORDINATE ALL DOOR HARDWARE WITH OWNER.

WINDOW SCHEDULE						
SYM	QTY.	UNIT WIDTH (1)	UNIT HEIGHT (1)	GLAZING	TYPE	MATERIAL
◇	2	2 X 39"	60"	IMPACT RATED, SAFETY GLAZING	CASEMENT	ALUMINUM FRAME
◇	2	36"	60"	IMPACT RATED, SAFETY GLAZING	CASEMENT	ALUMINUM FRAME
◇	2	36"	36"	IMPACT RATED, SAFETY GLAZING	CASEMENT	ALUMINUM FRAME
◇	2	2 X 30"	60"	IMPACT RATED, SAFETY GLAZING	CASEMENT	ALUMINUM FRAME

1. NOMINAL UNITS SHOWN, ACTUAL UNIT MEASUREMENTS MAY VARY SLIGHTLY.
2. SCREEN AND MILLION OPTION AS COORDINATED WITH OWNER
TOP OF ALL WINDOWS TO BE SET AT 6'-6" AFF. UNLESS NOTED OTHERWISE.
3. FOR WINDOW AND DOOR PRESSURE DESIGN, SEE PAGE S.300.



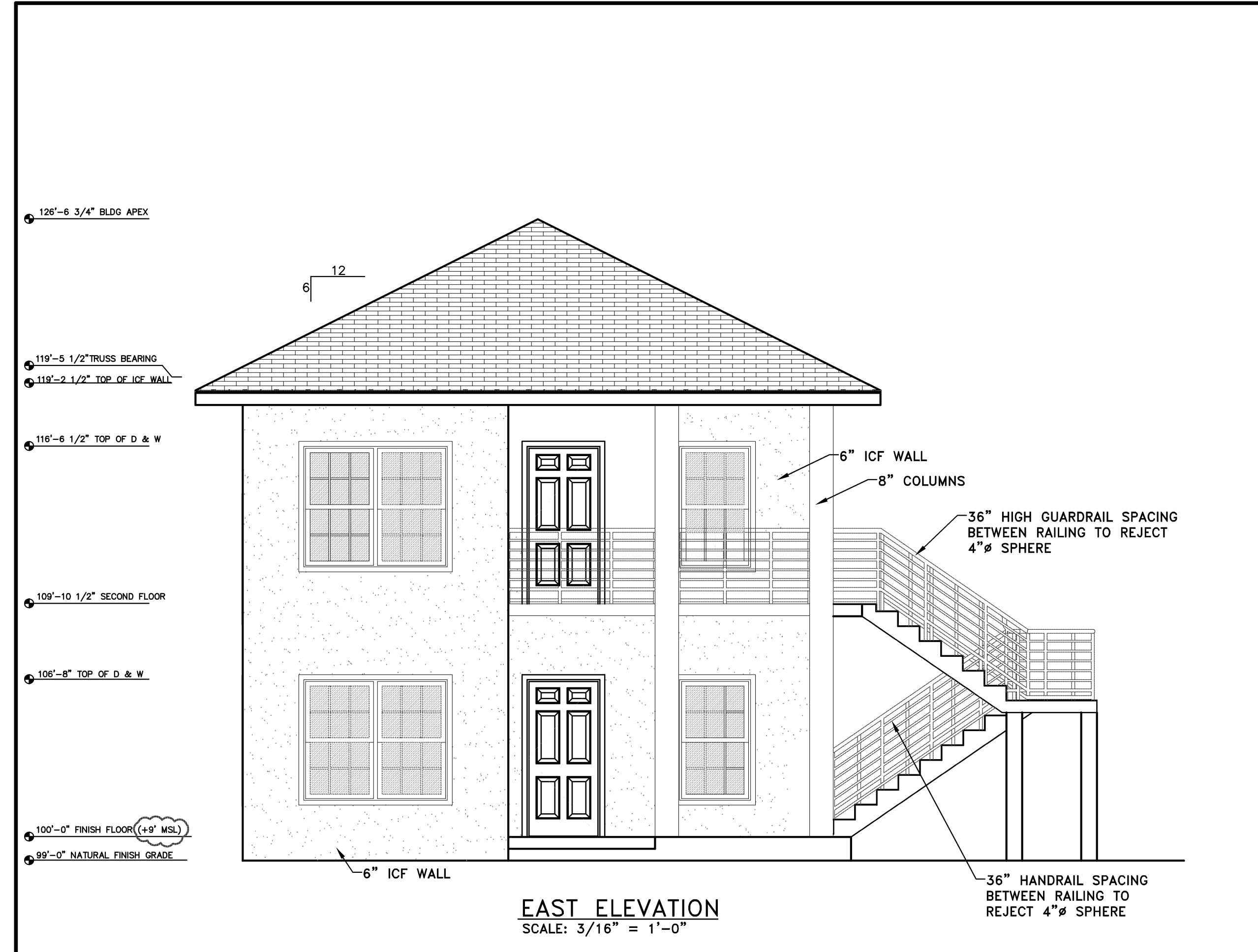
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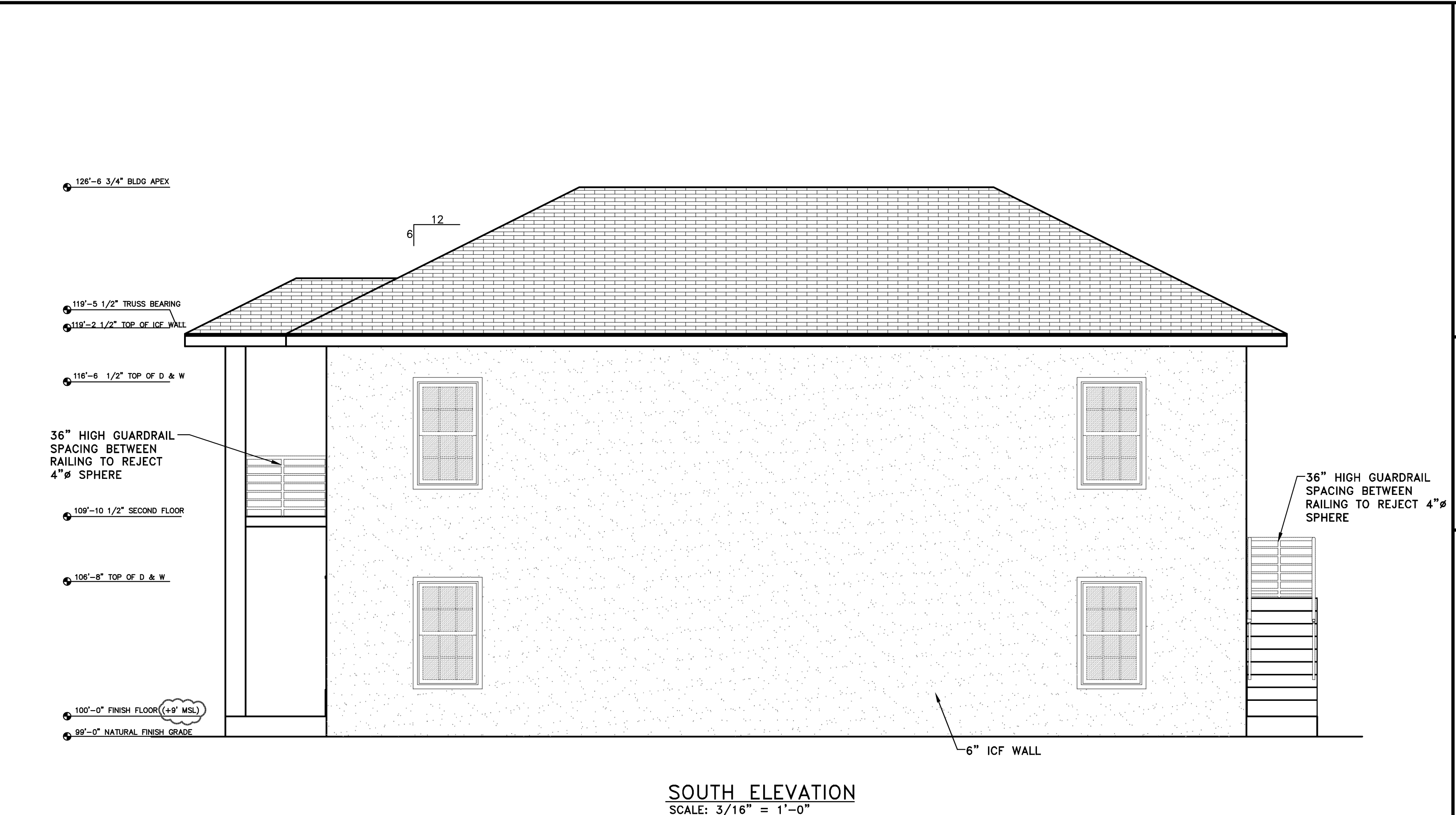
REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	FOR OWNER REVIEW	08/02/19	MAY
2	OWNER REVIEW	08/29/19	MAY
3	SUBMIT FOR APPROVAL	08/30/19	MAY
4	SUBMIT FOR APPROVAL	09/05/19	MAY
5	PER PLAN REVIEW APPROVAL	09/19/19	09/26/19

SCALE* AS NOTED
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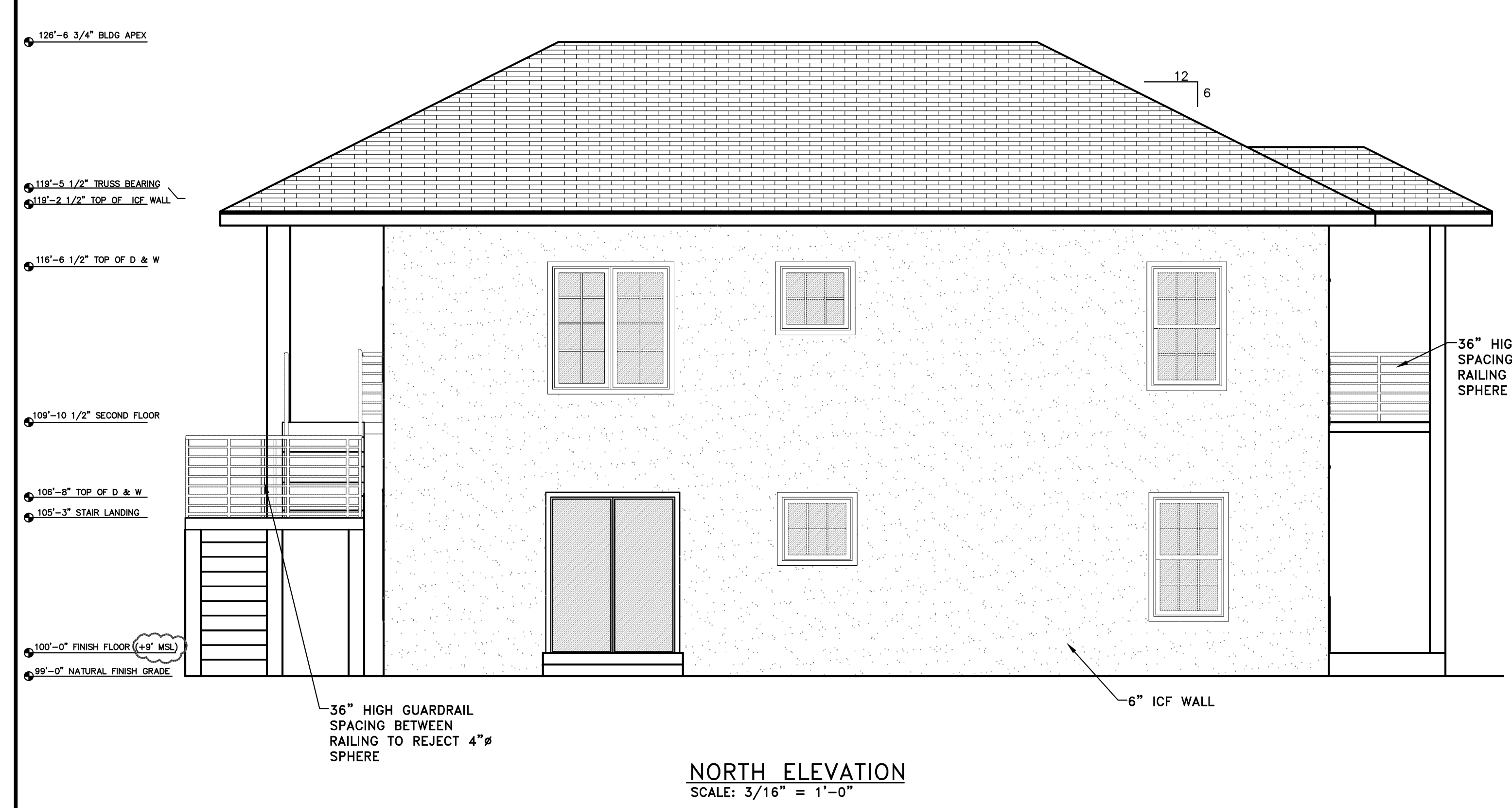
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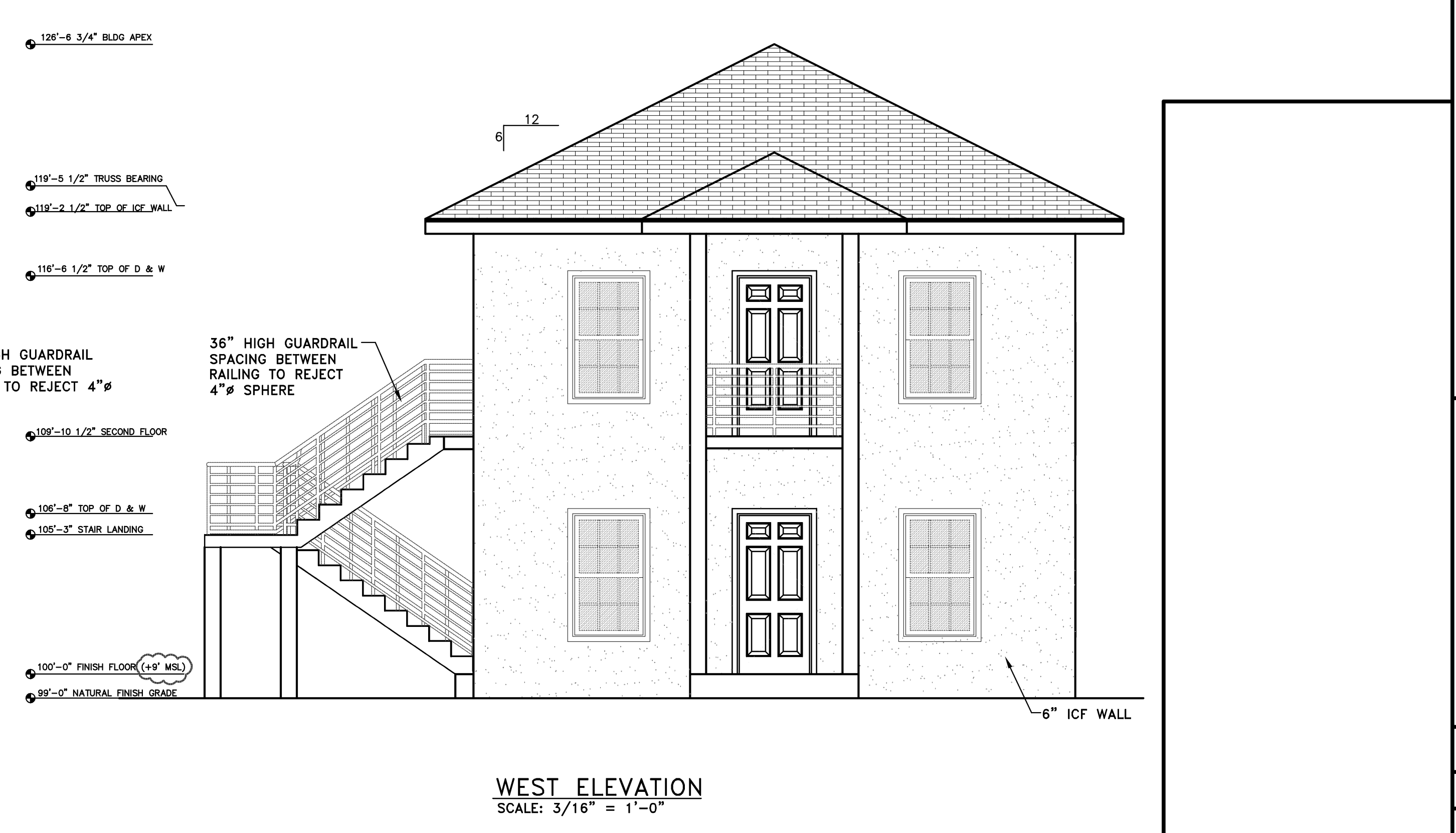
EAST ELEVATION
 SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

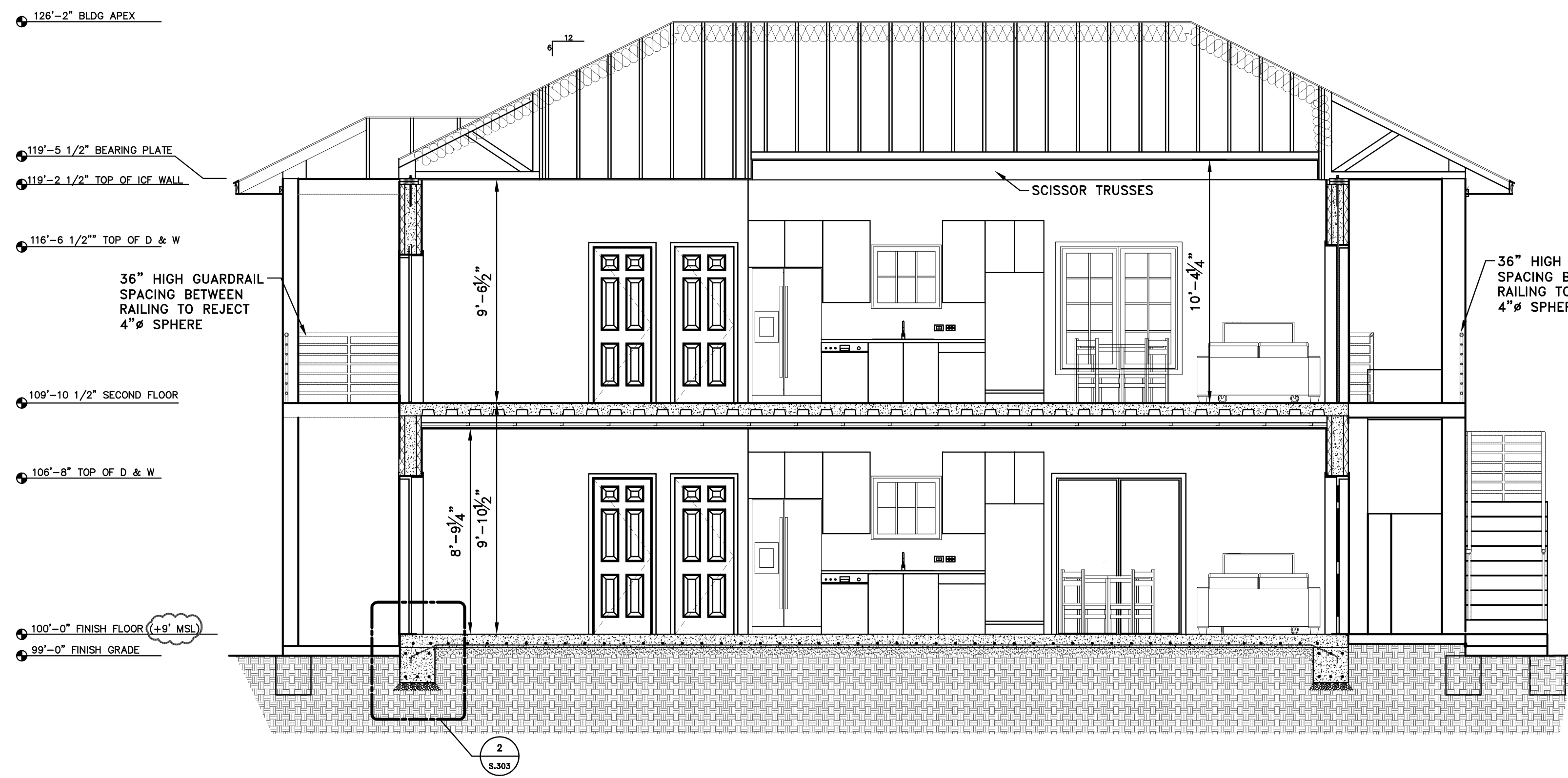


NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

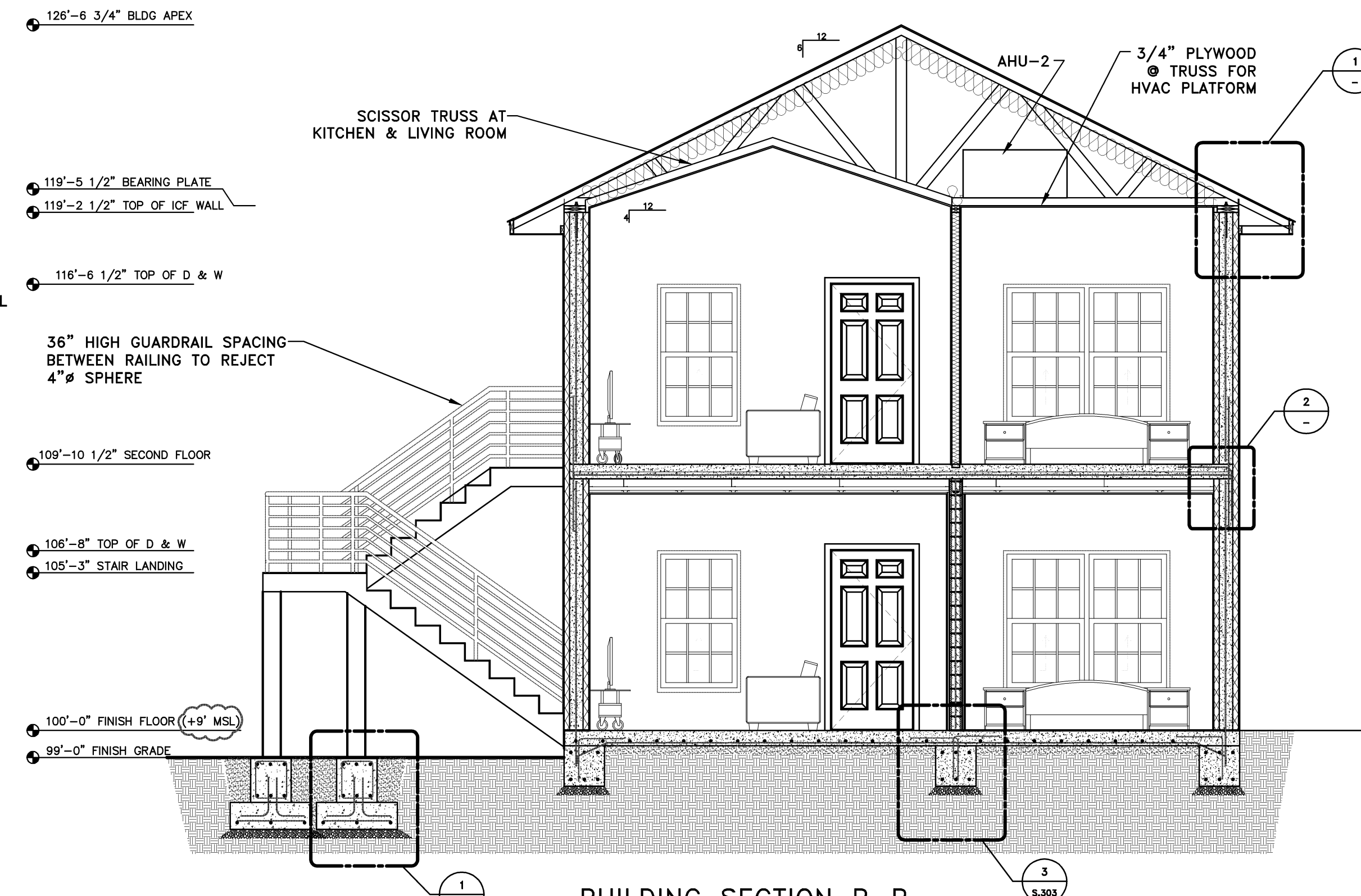


WEST ELEVATION
 SCALE: 3/16" = 1'-0"

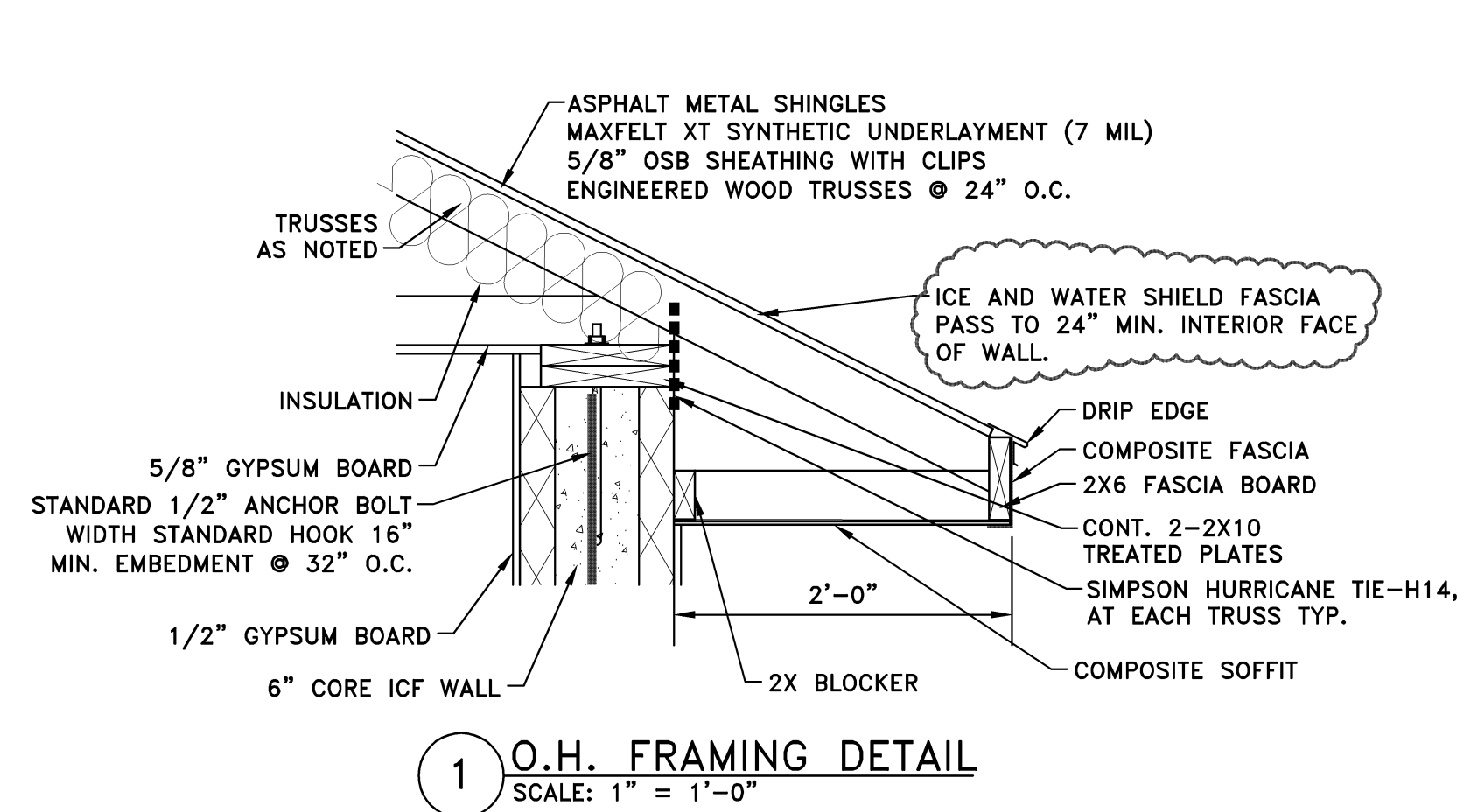
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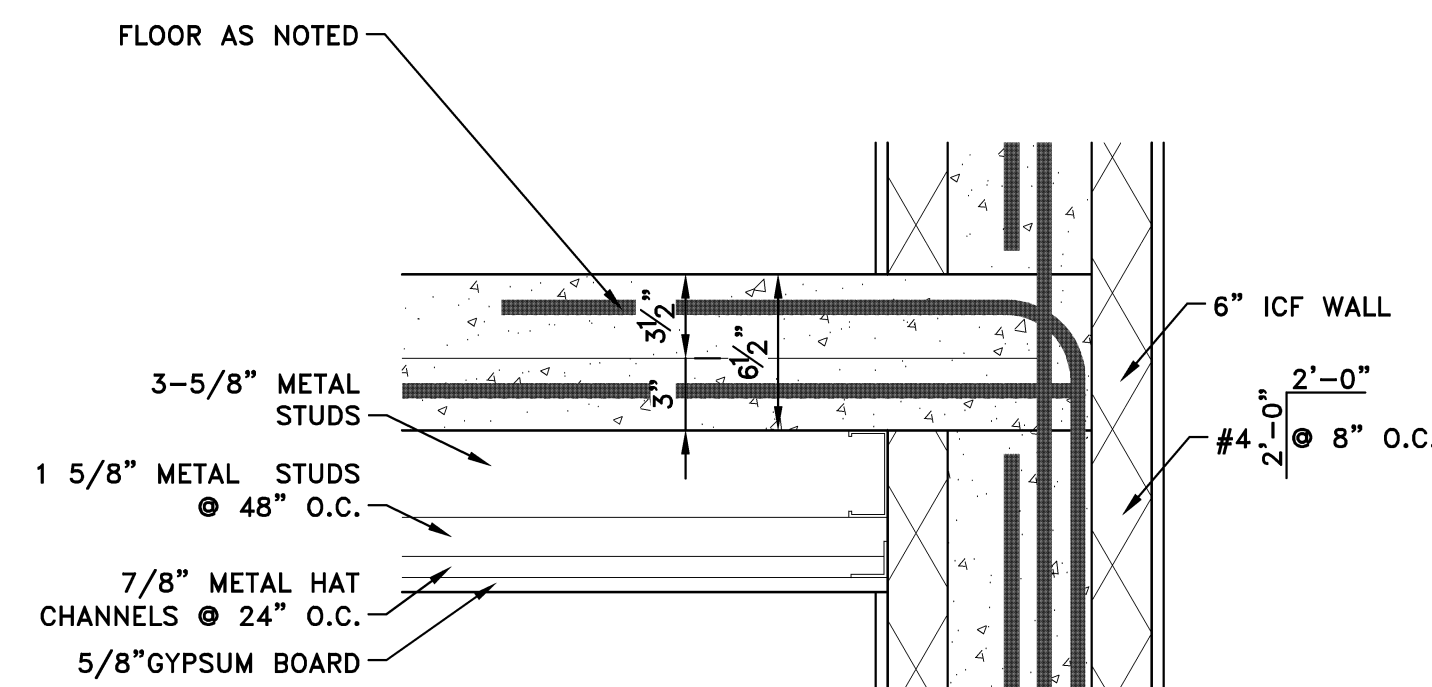
BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



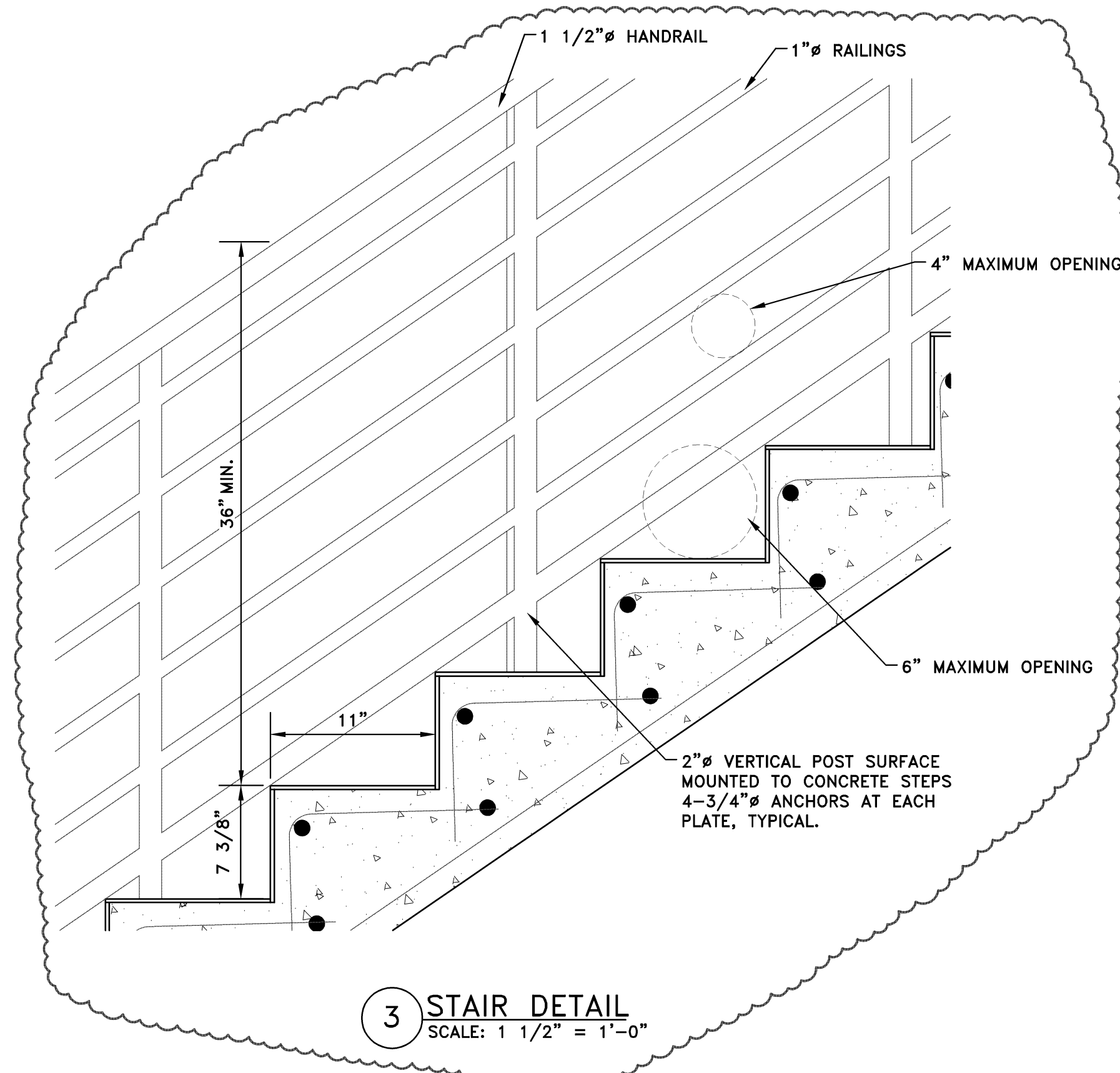
BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



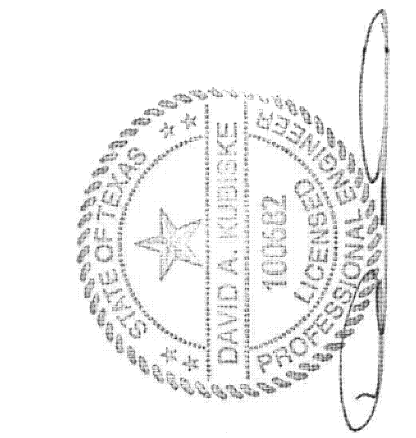
1 O.H. FRAMING DETAIL
SCALE: 1" = 1'-0"



2 TYPICAL CONNECTION
SCALE: 1 1/2" = 1'-0"



3 STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



SIAN WEINZWEIG DUPLEX

4E 777 PAFAYA CL., GRAND CAYMAN

SECTIONS & DETAILS

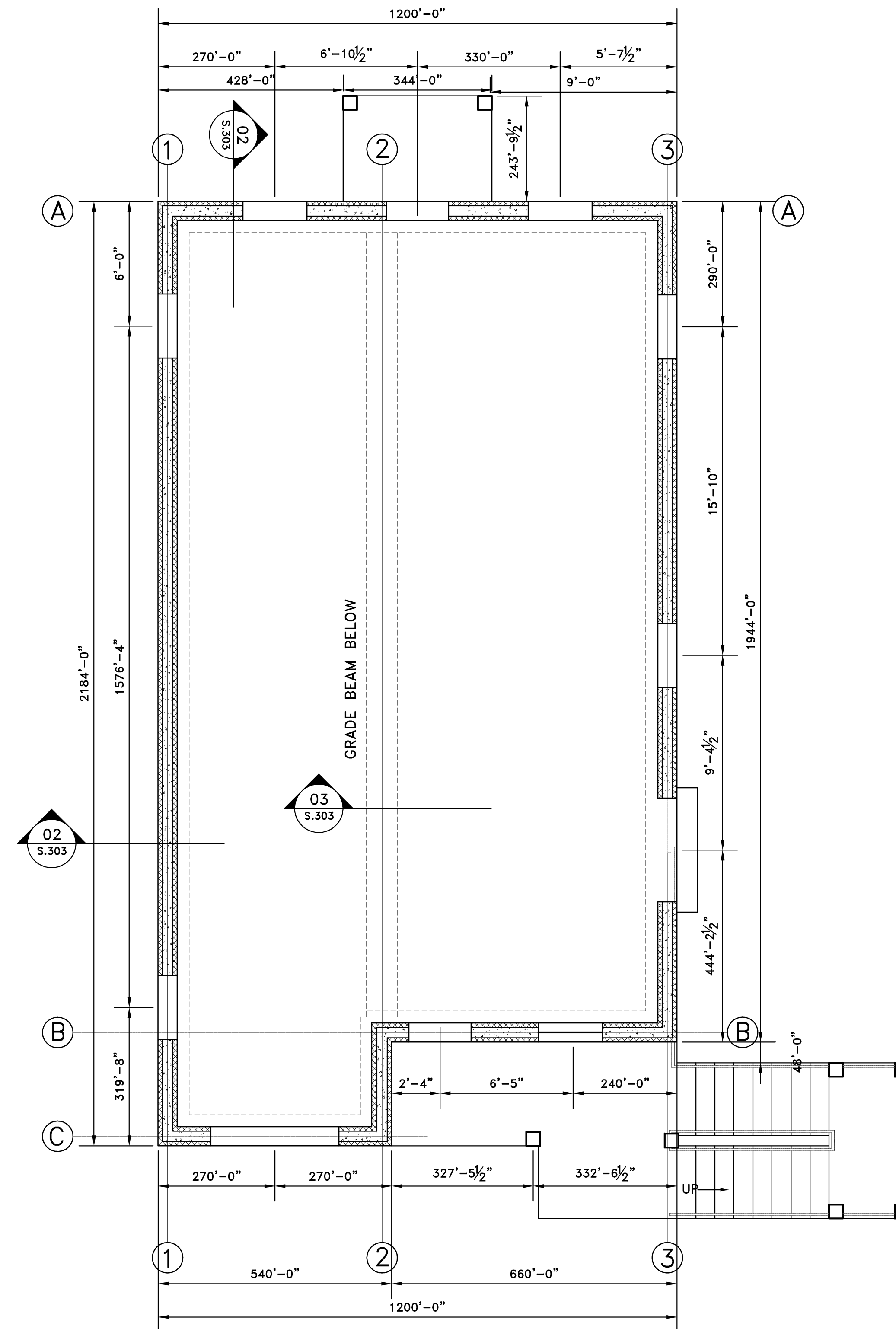
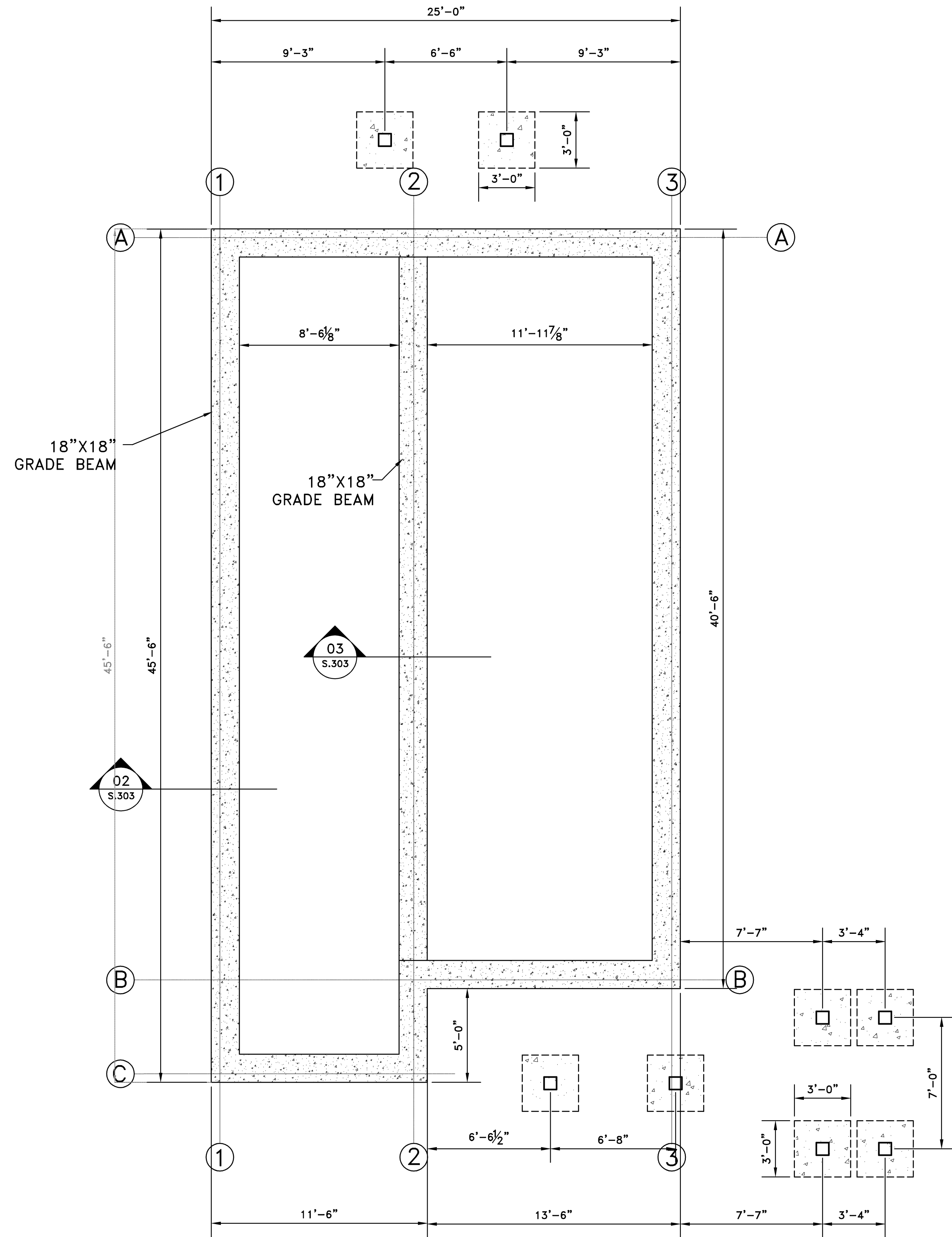
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REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/03/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/19/19	09/26/19
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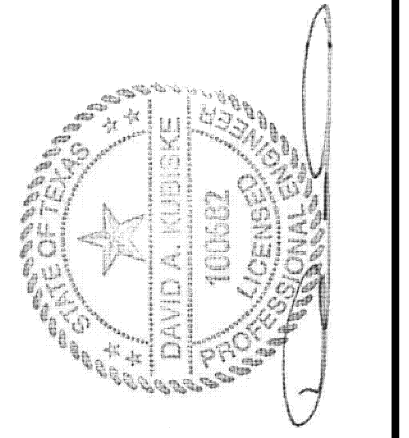
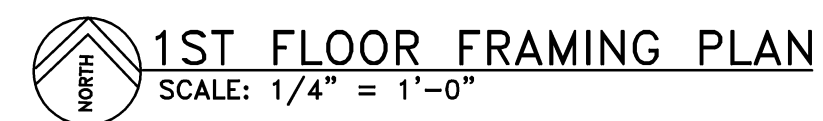
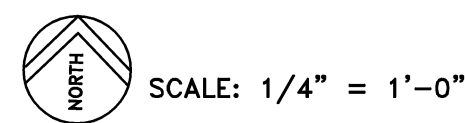
A.202



PLAN NOTES:
 1) COORDINATE ALL DIMENSIONS W/ ARCH. DRAWINGS

 18"x18" GRADE BEAMS W/3-#6, TOP & BOTTOM

PLAN NOTES:
 1) COORDINATE ALL DIMENSIONS W/ ARCH. DRAWINGS
 2) 6" SLAB ON GRADE CONCRETE W/ #4 BARS @ 16" O.C. E.W.
 3) CONCRETE FOR SLAB: 4,000 PSI.
 4) SEE HATCH DETAIL FOR LOCATION AND REINFORCEMENT REQUIREMENTS



SIAN WEINZWEIG DUPLEX
 4E 777 PAFAYA CL., GRAND CAYMAN

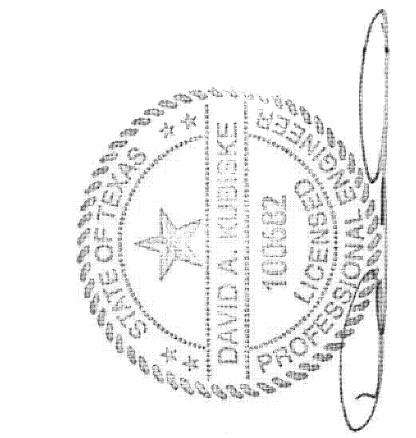
FOUNDATION FRAMING PLAN

DEVELOPER / OWNER
 SIAN WEINZWEIG
 P.O. BOX 31584 GRAND CAYMAN,
 KYI-1207 CAYMAN ISLANDS
 +1 345-938-2395

REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/03/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/18/19	MAY
APPROVAL	09/26/19	MAY

SCALE* AS NOTED
 PLOT DATE 9/26/19
 JOB NO. 18-D-4225
 SHEET NO.

S.301



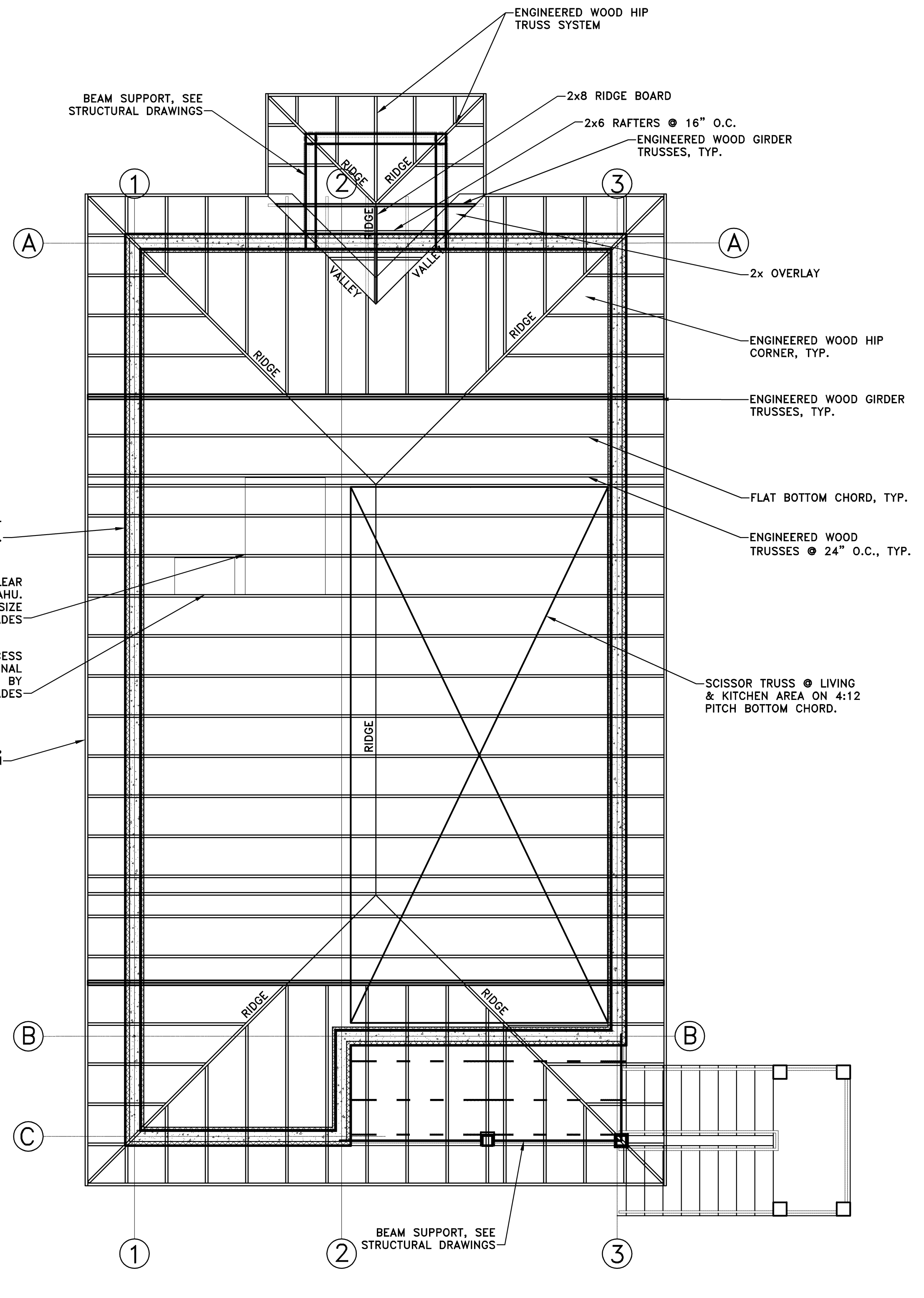
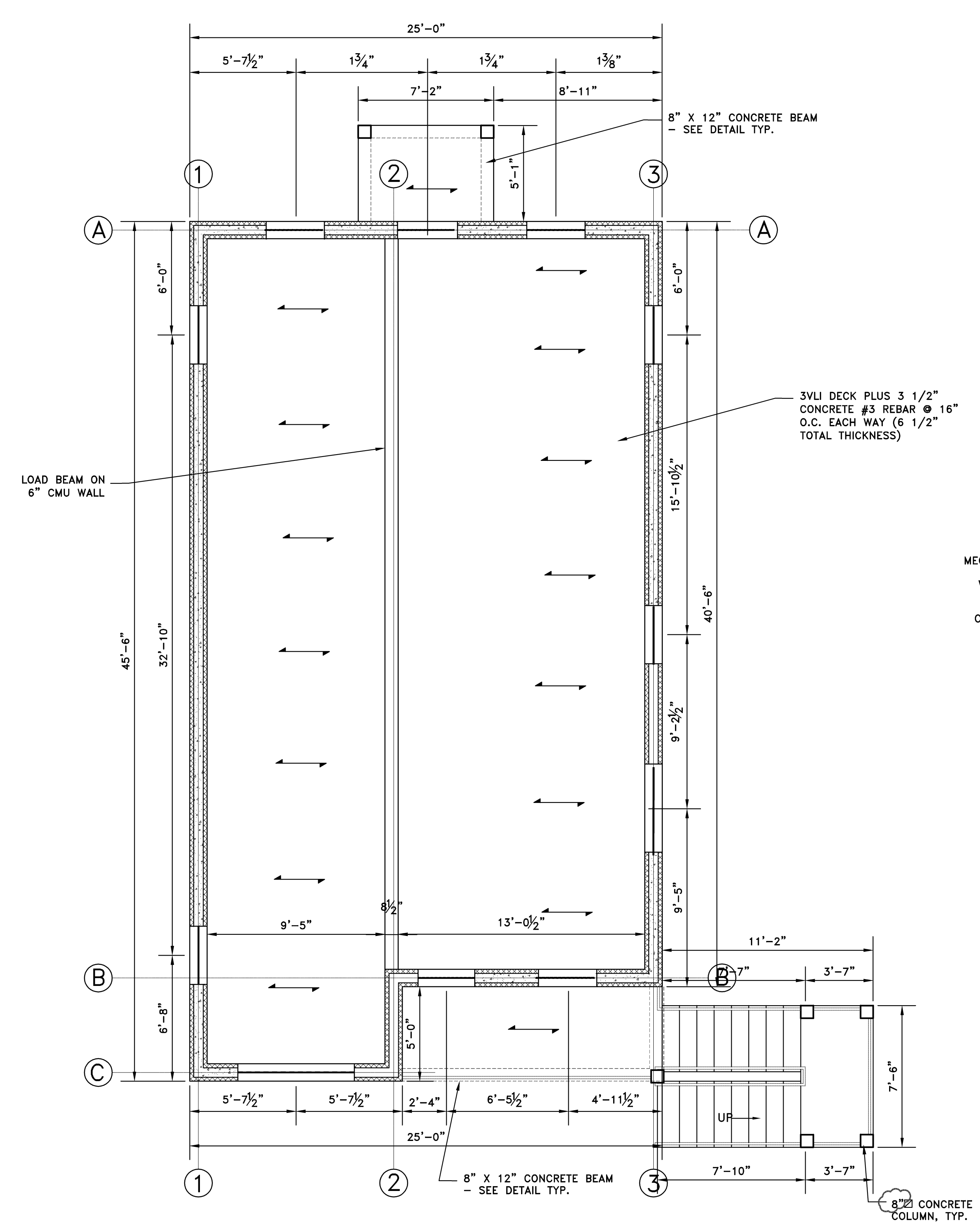
SIAN WEINZWEIG DUPLEX
 4E 777 PAFAYA CL., GRAND CAYMAN
2ND FLOOR AND ROOF PLAN

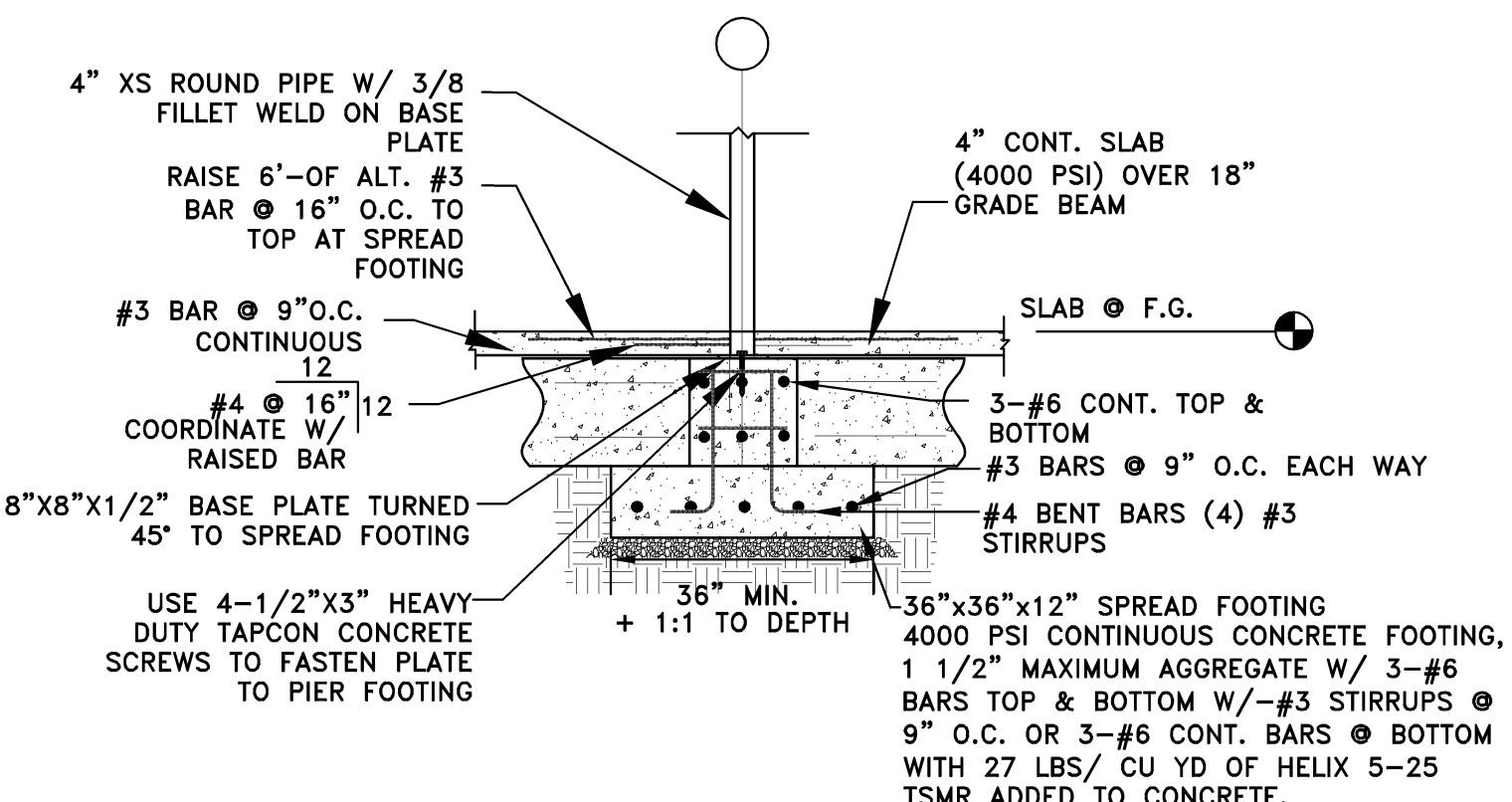
DEVELOPER / OWNER
 SIAN WEINZWEIG
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REVISIONS	DATE	BY
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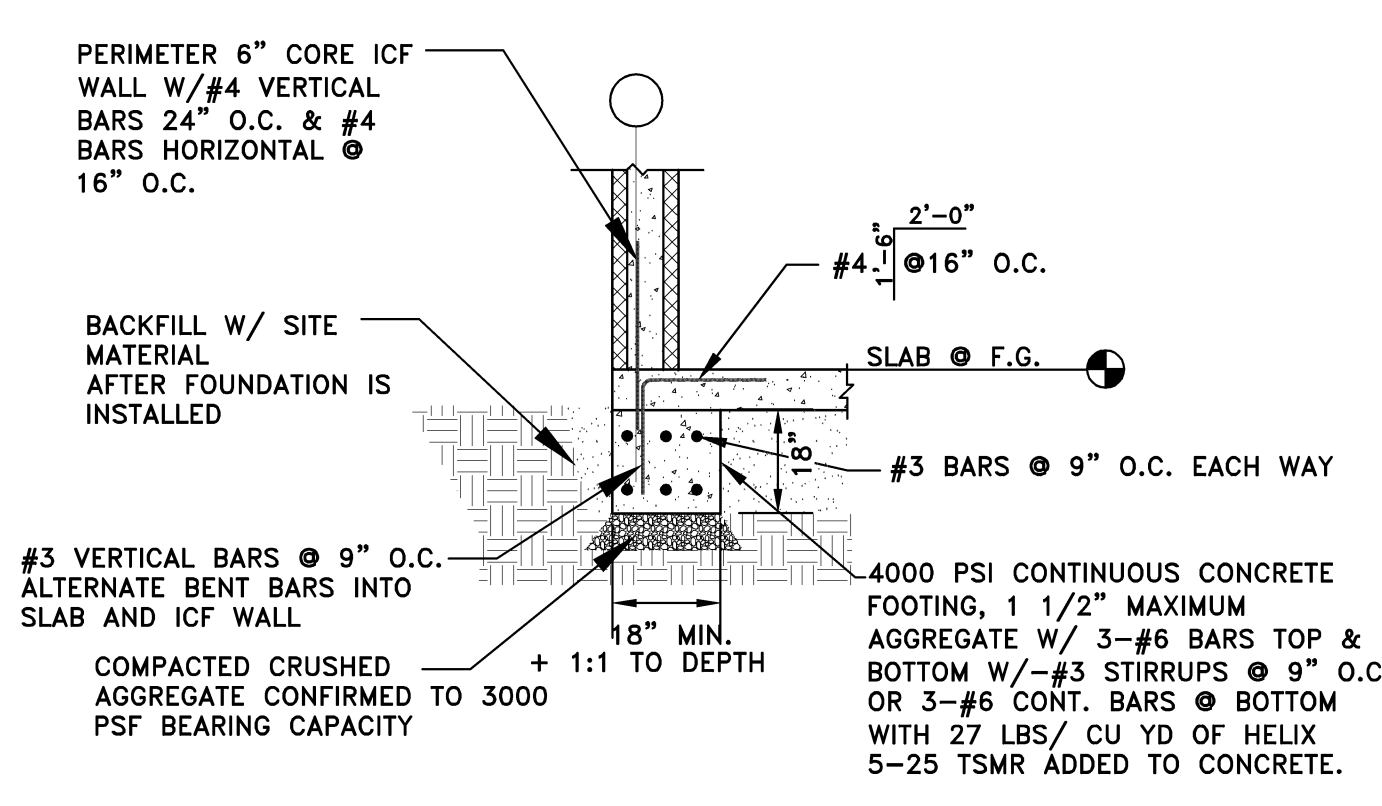
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 PLOT DATE 9/26/19
 JOB NO. 18-D-4225
 SHEET NO.

S.302

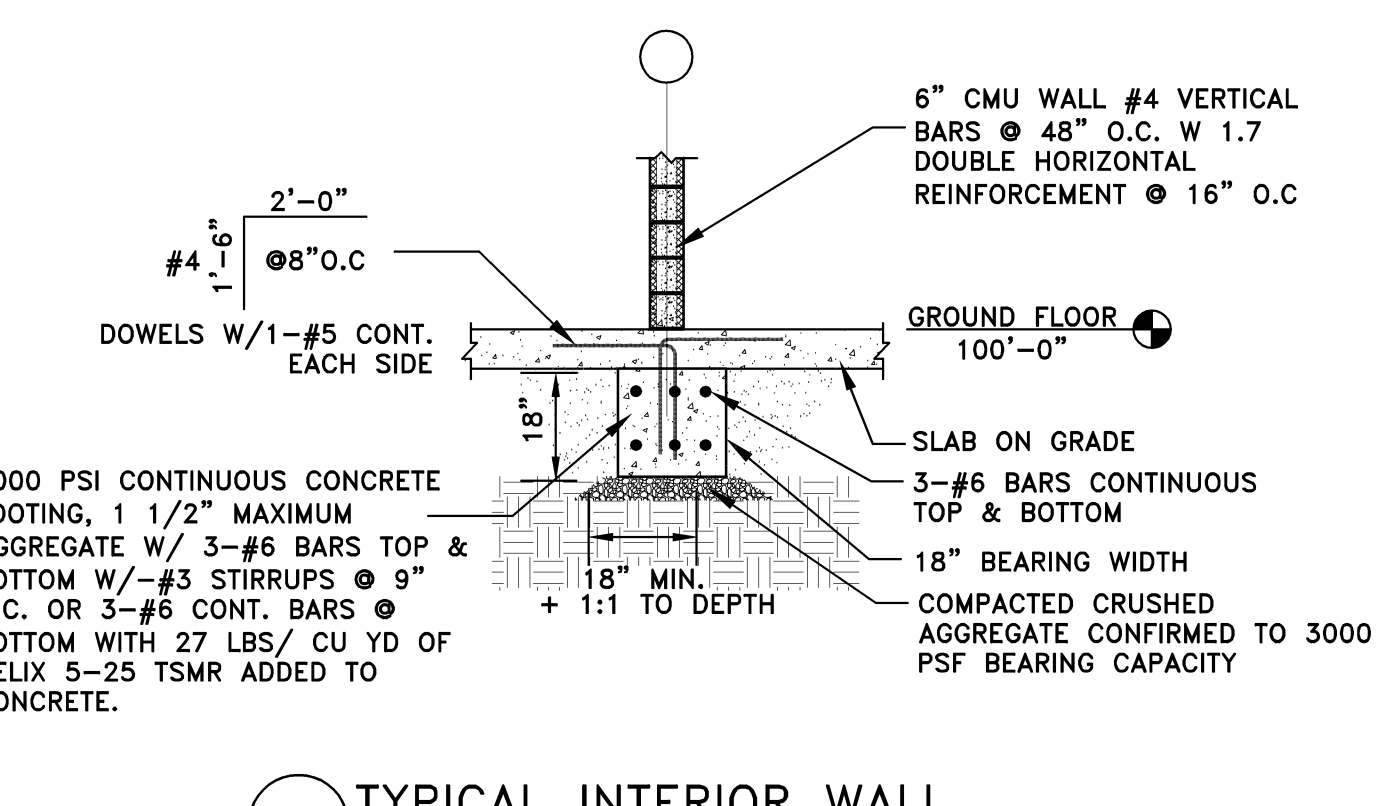




01 FLOOR SECTION @ COLUMN
SCALE: 3/8"=1'-0"



02 TYPICAL PERIMETER WALL
SCALE: 3/8"=1'-0"



03 TYPICAL INTERIOR WALL
SCALE: 3/8"=1'-0"

ALL INTERIOR MASONRY WALL OPENING TO HAVE LINTELS AS NOTED BELOW. CONFIRM OPENING SIZES WITH ARCHITECTURAL DRAWINGS. MINIMUM BEARING 8" EACH END.

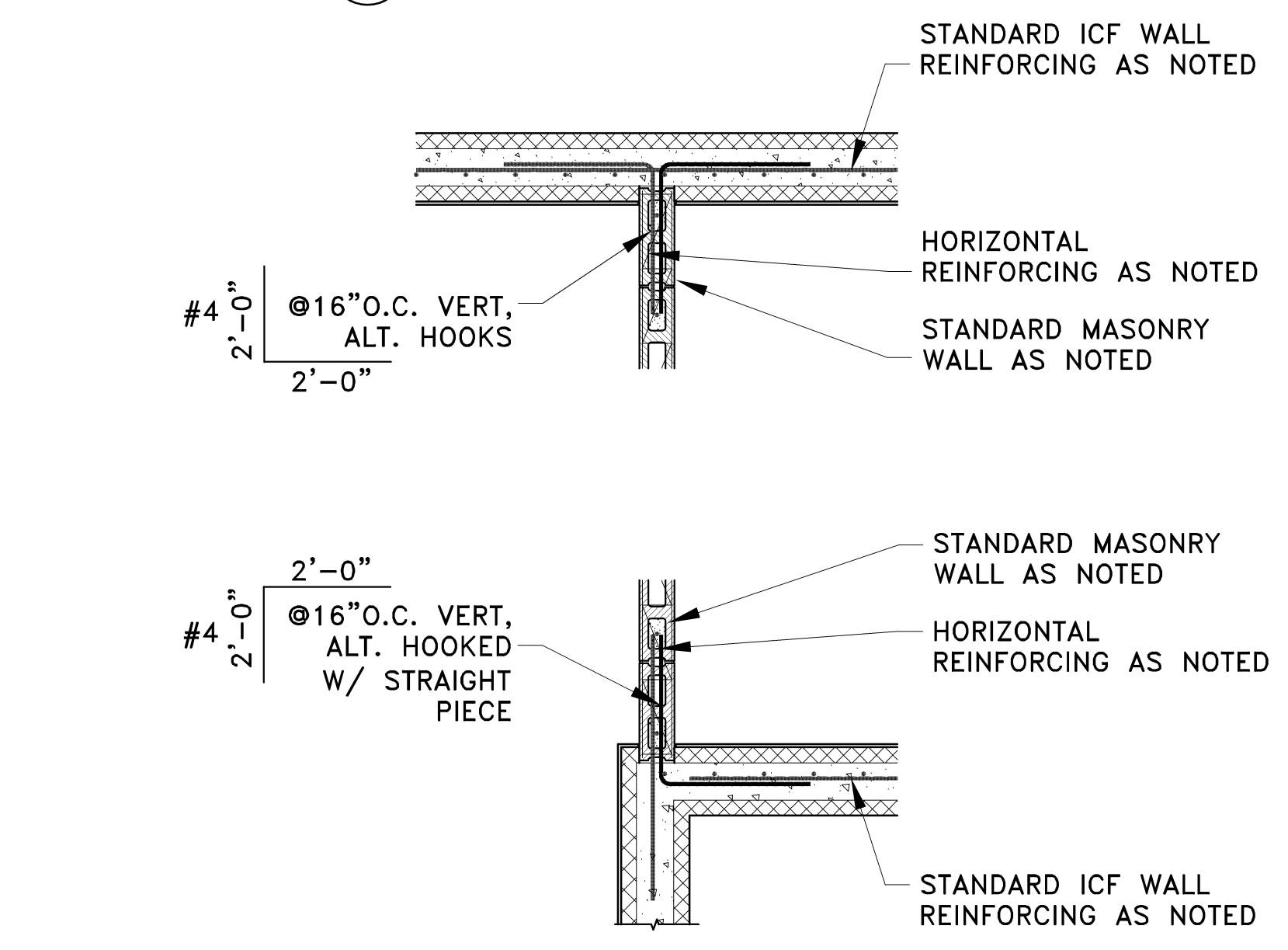
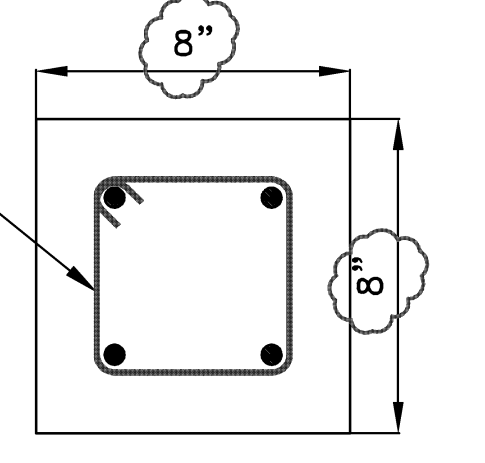
WALL REINFORCING IN FULL GROUT AS NOTED

STANDARD MASONRY WALL AS NOTED

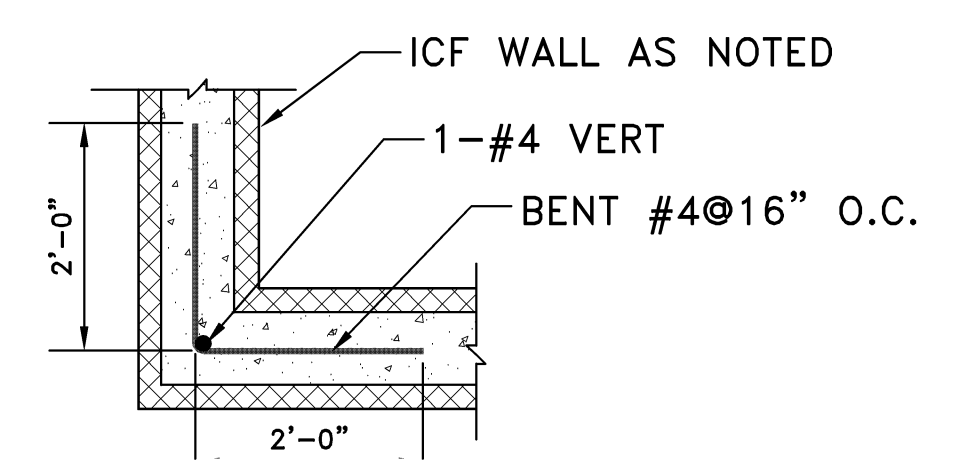
HORIZONTAL REINFORCING AS NOTED

SINGLE COURSE BOND BEAM - 2-#5 CONT. REBAR IN FULL GROUT

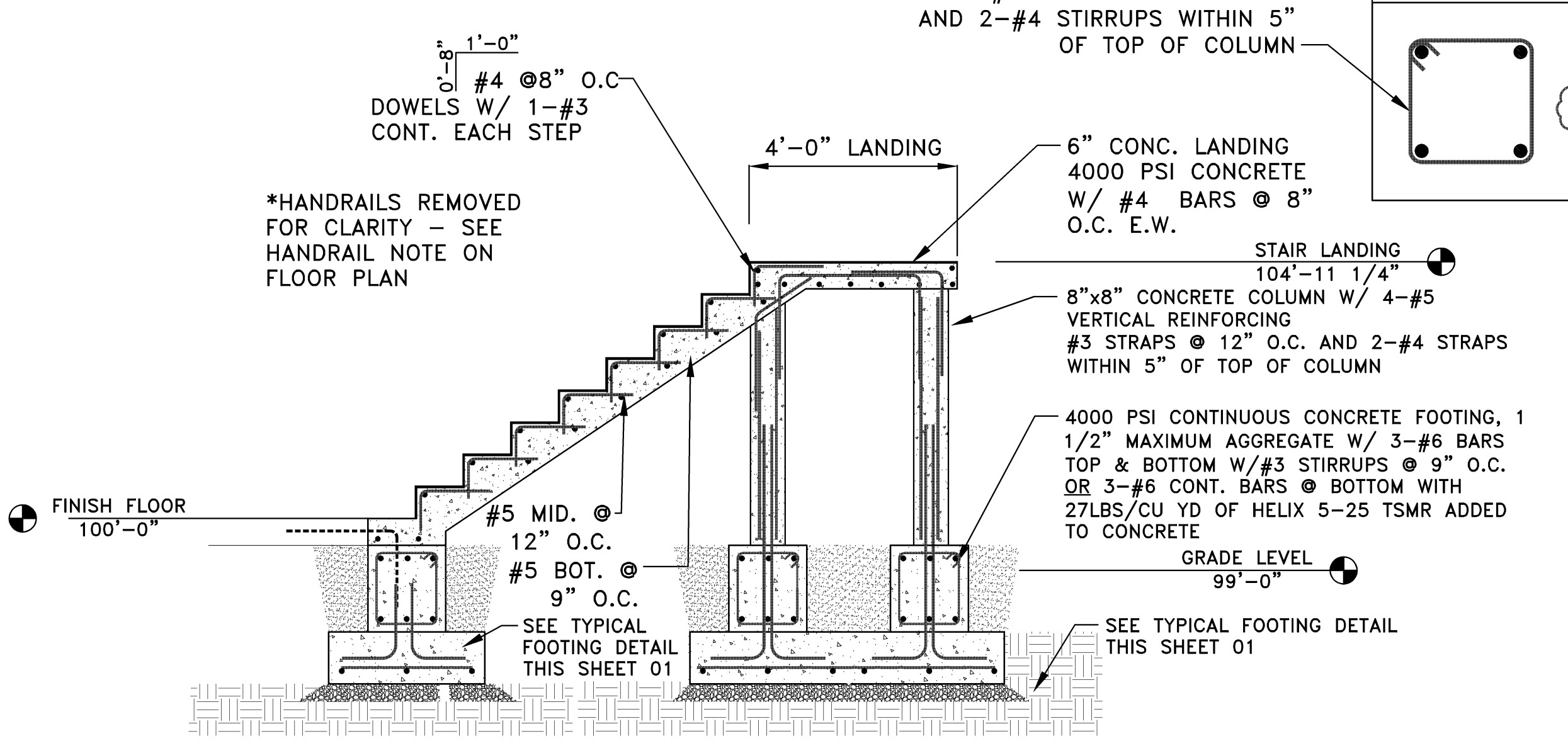
04 TYPICAL BLOCK LINTELS
SCALE: 1/2"=1'-0"



05 TYPICAL MASONRY CONNECTION
SCALE: 1/2"=1'-0"

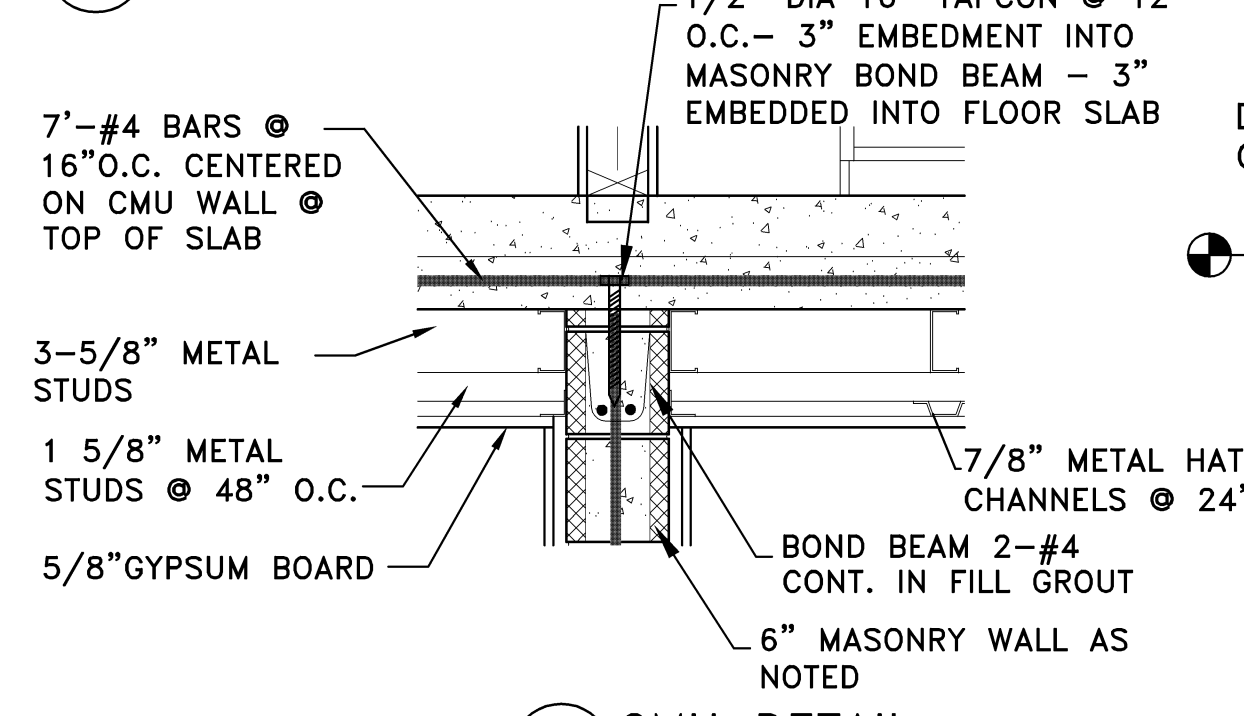


06 CORNER DETAIL
SCALE: NTS

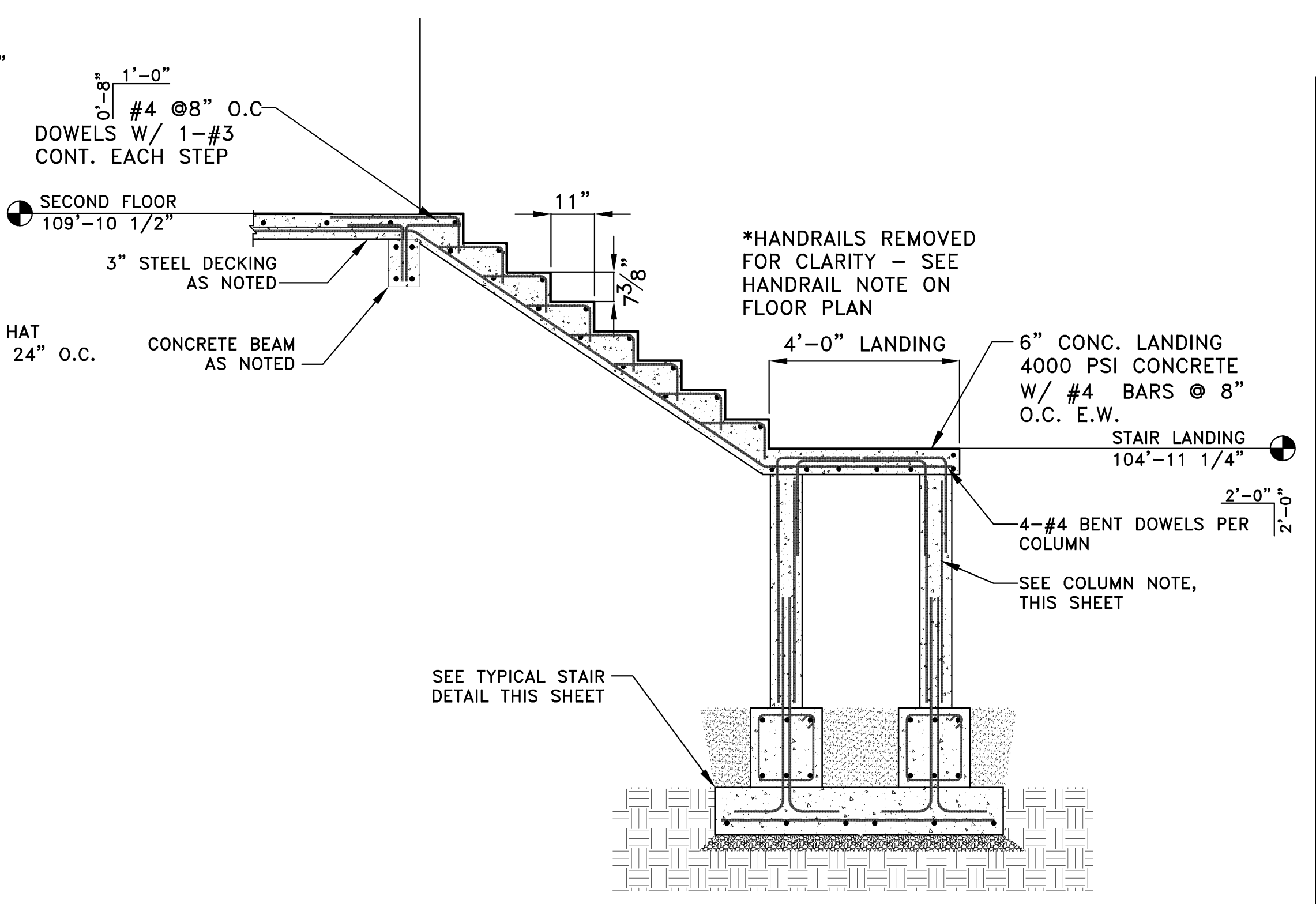


08 STAIR SECTION
SCALE: NTS

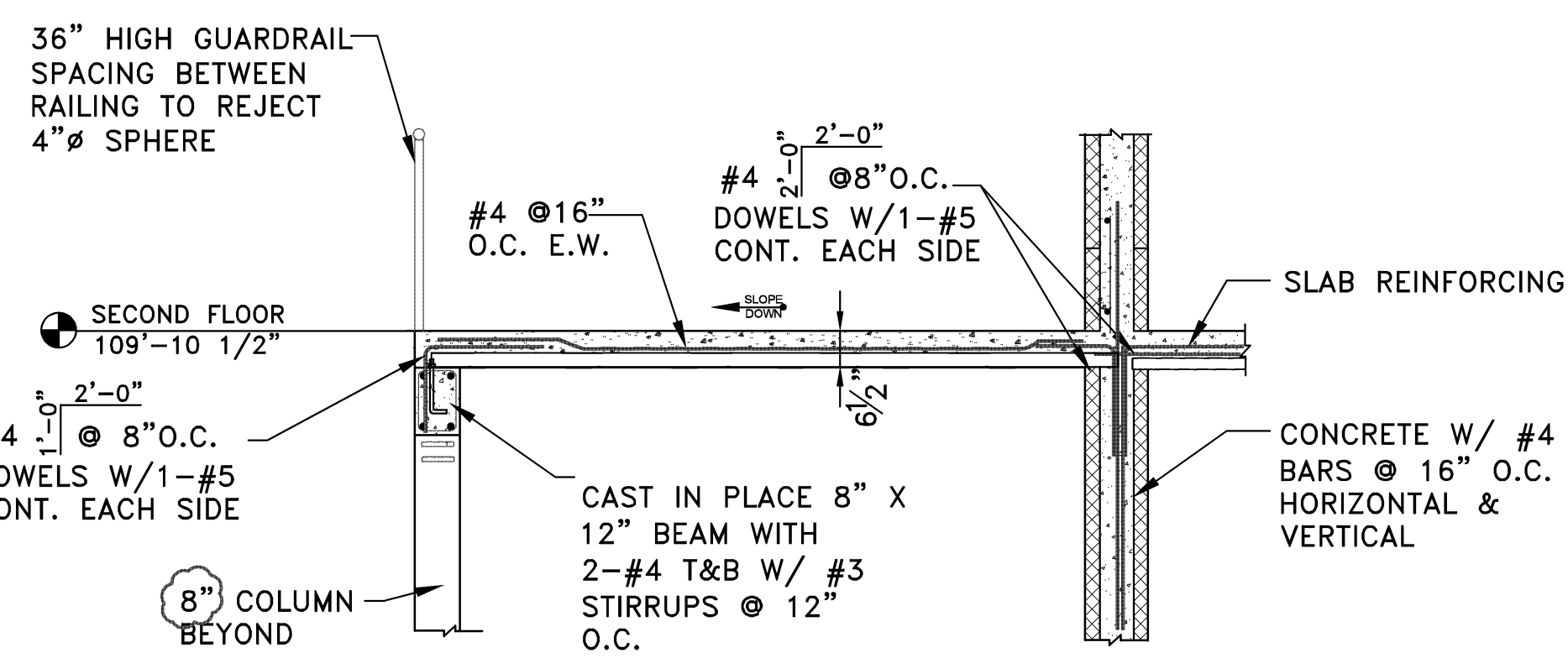
07 CROSS WALL DETAIL
SCALE: NTS



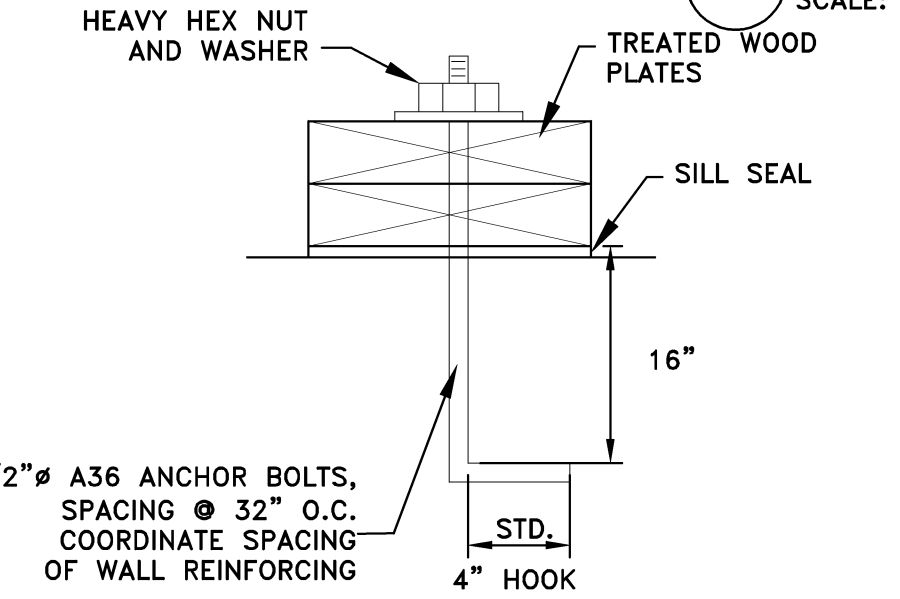
10 CMU DETAIL
SCALE: NTS



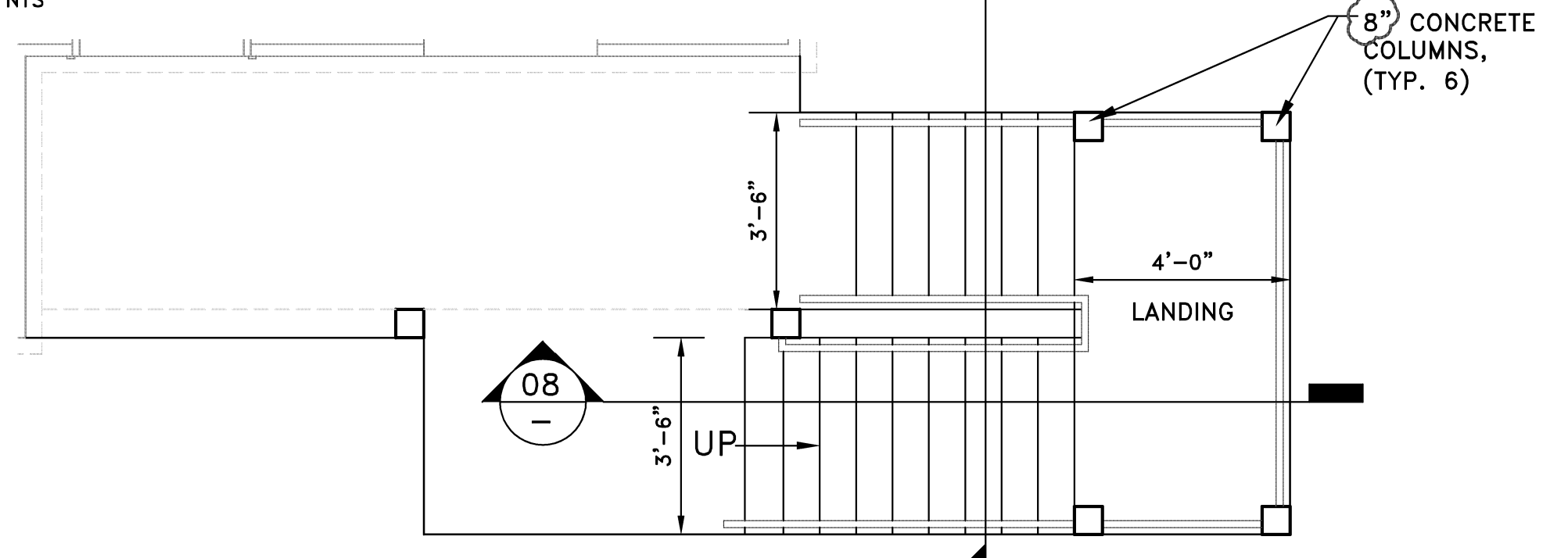
13 STAIR SECTION
SCALE: NTS



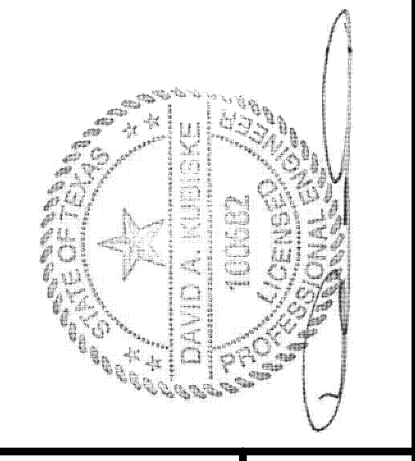
09 TYPICAL SECTION
SCALE: NTS



11 TYPICAL ANCHOR BOLT DETAIL FOR WOOD SILLS



12 STAIRWAY PLAN VIEW
SCALE: NTS



REVISIONS	DATE	BY	REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY	FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY	OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY	SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/19/19	09/26/19	PER PLAN REVIEW	09/19/19	09/26/19
APPROVAL	09/26/19	MAY	APPROVAL	09/26/19	MAY

SCALE*	AS NOTED
PLOT DATE	9/26/19
JOB NO.	18-D-4225
SHEET NO.	

* NOTE: DO NOT SCALE DRAWING, USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER. THIS DRAWING SHALL NOT BE DUPLICATED, MODIFIED, TRANSFERRED OR ISSUED WITHOUT THE WRITTEN CONSENT OF DAVID ARTHUR CONSULTANTS, INC. - COPYRIGHT 2019.

PLUMBING GENERAL NOTES & SPECIFICATIONS:
1.0 GENERAL-

1.1 THE ENTIRE SET OF CONSTRUCTION DRAWINGS ARE TO BE REVIEWED THOROUGHLY BY THE PLUMBING CONTRACTOR FOR ANY DISCREPANCIES, CONFLICTS, INTERFERENCES, OR COLLISIONS WITHIN HIS TRADE OR WITH ANY OTHER TRADE. THE ENGINEER/ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS ARE DISCOVERED. WHEN THE PLUMBING CONTRACTOR CONFIRMS THE MANUFACTURER AND MODEL TO BE USED FOR THE PROJECT, IT SHALL BE HIS RESPONSIBILITY TO COORDINATE ALL INSTALLATION DETAILS WITH OTHER TRADES, AND THAT THE SPECIFIED EQUIPMENT WILL FIT INTO THE CONDITIONS PRESENTED FOR THIS PROJECT.

1.2 THESE PLUMBING PLANS ARE DIAGRAMMATIC ONLY AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION OR LOCATION OF PIPING OR EQUIPMENT. THE PLUMBING CONTRACTOR SHALL CONFORM TO THE INTENT OF THE MOST RECENT REVISED SET OF DRAWINGS. WHERE BUILDING CONSTRUCTION MAKES IT ADVISABLE OR NECESSARY TO CHANGE THE LOCATION OF PIPING OR EQUIPMENT, ETC. WITHOUT INCREASING THE COST OF THE WORK, THE PLUMBING CONTRACTOR SHALL PERFORM SUCH WORK WITH THE CONSENT OF THE ARCHITECT/ENGINEER. IF IT IS ADVISABLE TO ADJUST THE LOCATION OF ANY PLUMBING FIXTURE, THE PLUMBING CONTRACTOR SHALL VERIFY ANY ADJUSTMENT WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION. CUTTING AND PATCHING IN NEW CONSTRUCTION DONE BY THE PLUMBING CONTRACTOR BECAUSE OF INITIAL FAILURE TO PROVIDE FOR OPENINGS AND SPACES SHALL BE DONE AT NO COST TO THE OWNER.

1.3 WHERE DIMENSIONS, EQUIPMENT, LOCATIONS, ELEVATIONS AND LAYOUT ARE SHOWN FOR EXISTING CONDITIONS, IT IS FOR REFERENCE PURPOSES ONLY. THE PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, EQUIPMENT AND MATERIALS PRIOR TO STARTING CONSTRUCTION.

1.4 ALL PLUMBING CONTRACTORS BIDDING THE PROJECT SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SITE, EXISTING CONDITIONS AND MATERIALS UNDER WHICH THE PROJECT WILL BE PERFORMED. ANY AND ALL DISCREPANCIES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER IMMEDIATELY FOR DIRECTION AND/OR CLARIFICATION. FAILURE TO DO SO WILL BE DEEMED AS AN ACCEPTANCE OF THE EXISTING CONDITIONS WITH NO ADDITIONAL COST WILL BE CONSIDERED FOR ANY DISCREPANCIES AFTER THE CONTRACT HAS BEEN AWARDED.

1.5 PLAN THE CONNECTION OF ANY NEW WORK WITH EXISTING TO MINIMIZE ANY INTERFERENCE WITH THE EXISTING FACILITY AND DAILY ACTIVITIES. A SCHEDULE SHALL BE PROVIDED TO THE ARCHITECT/ENGINEER/PROJECT MANAGER INDICATING ANY ANTICIPATED PERIODS OF SHUT-DOWN OR INTERFERENCE IN DAILY ACTIVITIES. NO SHUT-DOWN OR INTERFERENCE IN ANY EXISTING SERVICE SHALL OCCUR WITHOUT PRIOR CONSENT OF THE OWNER/ARCHITECT/ENGINEER/PROJECT MANAGER.

1.6 PROVIDE A MINIMUM OF ONE(1) YEAR LABOR AND MATERIAL WARRANTY ON ALL WORK UNLESS NOTED OTHERWISE.

1.7 ALL WATER PIPING SHALL BE TESTED AT 150 PSIG, STERILIZED AND FLUSHED BEFORE CONNECTION TO BUILDING SYSTEMS.

2.0 PRODUCTS-

2.1 MANUFACTURERS AND MATERIALS SPECIFIED HEREIN ARE INCLUDED AS THE BASIS OF DESIGN. ALTERNATE MANUFACTURERS OF SIMILAR EQUIPMENT AND MATERIALS ARE SUBJECT TO ARCHITECT/ENGINEER APPROVAL PRIOR TO ACCEPTANCE OF THE BID ONLY. SUBSTITUTIONS AFTER THE BIDS ARE SUBMITTED MAY BE CONSIDERED WITH THE OWNERS APPROVAL AND MAY NOT BE ACCEPTED, WHEREAS THE ORIGINALLY SPECIFIED EQUIPMENT AND MATERIALS WILL BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO JUSTIFY AND PROVE MINIMUM ESTABLISHED STANDARDS OF THE BASIS OF DESIGN HAVE BEEN MET AND OR EXCEED ALONG WITH JUSTIFICATION FOR THE CHANGE IN EQUIPMENT, MANUFACTURER OR MATERIALS, INCLUDING DIFFERENCE IN COST AND LEAD TIME.

2.2 ALL PLUMBING TRENCHES TO BE FILLED WITH SAND, CRUSHED LIMESTONE (#8) OR SCREENINGS, FULL HEIGHT OF EXCAVATION (OR TO FINISH GRADE WHICHEVER IS HIGHER) INSTALLED IN 6" MAX. LIFTS. EACH LIFT TO BE COMPACTED TO 95% RELATIVE COMPACTION.

2.3 DRAIN, WASTE, & VENT PIPING BELOW GRADE, ABOVE FLOOR LINE, UP TO A POINT OF 5' BEYOND FOUNDATION WALL (BUILDING PLUMBING LINE), IN WALLS, ABOVE CEILING OR TO ROOF SHALL BE SCHEDULE 40 PVC & SOLVENT WELDED/GLUED FITTINGS, U.N.O. AND SHALL COMPLY WITH ASTM D2665, D2564, D3311, AS APPLICABLE. PLASTIC SHALL NOT BE USED IN AREAS WHERE TEMPERATURE OF CONTENTS MAY EXCEED 140°F. PIPE SLOPE: 2 1/2" OR LESS - 1/4"/FT. MIN., 3"Ø-6"Ø - 1/8"/FT. MIN., 8"Ø - OR LARGER - 1/16"/FT. MIN.

2.4 UNDERGROUND WATER - TYPE "K" COPPER TUBE (ASTM B88-83A) WITH NO JOINTS (SOLDER PRESSURE RATED FITTINGS WHERE JOINTS REQUIRED) OR CROSS LINKED POLYETHYLENE (PEX-AL)(ASTM F876, F877, F1960) WITH NO CONCEALED FITTING OR FITTINGS IF POSSIBLE, OTHERWISE ASTM F1960 COLD EXPANSION FITTINGS. INTERIOR ABOVE GROUND - SOLDERED COPPER TYPE 'L' PIPE & FITTINGS TO BE IN ACCORDANCE WITH ASME B16.18 OR ASME B16.22 OR CROSS LINKED POLYETHYLENE (PEX) AS NOTED ABOVE.

2.5 GAS LINE SHALL BE THREADED PIPE, SCHEDULE 40 BLACK STEEL, PER ASTM A-53 & USED WHERE EXPOSED, ACCESSIBLE, & ABLE TO BE USED PER PLUMBING CODE & NATURAL GAS PIPING REGULATIONS. THREADED FITTINGS SHALL BE 300 LB. WOG PER ASME B31.1. PROVIDE BRANCH LINE ISOLATION VALVES, DIRT LEGS, AND UNIONS TO EACH PIECE OF GAS EQUIPMENT. PAINT ANY GAS PIPING EXPOSED TO VIEW WITH RUSTOLEUM PRIMER AND TWO FINISH COATS WITH COLOR AS SELECTED BY OWNER. CORRUGATED STAINLESS STEEL TUBING (CSST)(TYPE 304 ALLOY, ASTM A240) WITH POLYETHYLENE JACKET (ASTM E84) WITH MECHANICAL BRASS FITTINGS SHALL BE PERMITTED WHERE CODE ALLOWS, WITH NO CONCEALED FITTINGS AND SHALL BE RUN CONTINUOUS WHERE POSSIBLE ELIMINATING AS MANY FITTINGS AS POSSIBLE.

2.6 PROVIDE FIBERGLASS THERMAL INSULATION AT ALL DOMESTIC HOT & COLD WATER PIPING. INSULATION TO CONFORM TO ASTM C547 CLASS I WITH C=0.26 MAXIMUM (BTU-IN/HR-SQ.FT.-DEG.F.Ø75). VAPOR BARRIER SHALL HAVE WHITE KRAFT PAPER EXTERIOR AND GLASS FIBER REINFORCEMENT INSULATION. INSTALL IN ALL CONCEALED LOCATIONS (WALLS, UNDER SLAB, & ATTIC). 1/2" INSULATION AT PIPES 3/4" AND SMALLER, 1" INSULATION AT PIPES OVER 3/4". SUCH SHALL BE BY MANVILLE (MICRO-LOK 650 AP-T) OR EQUAL BY OWNERS CORNING, CERTAINTED, OR KNAUF. PLUMBING CONTRACTOR HAS THE OPTION OF USING 1/2" TO 3/4" THICK TUBULAR CLOSED CELL FLEXIBLE FOAM WRAP-AROUND TYPE AS MANUFACTURED BY ARMSTRONG (AP ARMAFLEX), RUBATEX OR EQUAL) COMPOSITE INSULATION TO HAVE A FLAME SPREAD RATING OF NOT OVER 25 AND A SMOKE DEVELOPMENT RATING OF NOT HIGHER THAN 450.

2.7 ALL WATER HEATERS TO HAVE: PRESSURE RELIEF VALVE, SHUT-OFF VALVES ON BOTH HOT & COLD WATER TO ISOLATE UNIT DURING REPAIR OR REPLACEMENT, RELIEF DISCHARGE PIPE WITH AN AIR GAP CONNECTION AT THE BUILDING DRAIN SYSTEM, DRAIN PAN AS NEEDED, EXPANSION TANK, GAS FIRED WATER HEATERS TO HAVE A DIRT LEG AND ISOLATION VALVE LOCATED ON THE GAS CONNECTION. MAXIMUM TEMPERATURE TO BE SET AT 140°F. TEMPERATURE LIMITING MIXING VALVE MAY BE PLACED AT THE WATER HEATER WHERE NO KITCHEN EQUIPMENT OR OTHER EQUIPMENT REQUIRES THE HIGH TEMPERATURE SUPPLY.

2.8 WATER-HAMMER ARRESTORS, IN ACCORDANCE WITH ASSE 1010 (MPC 604.9), SHALL BE PROVIDED AT ALL PLUMBING FIXTURES (HOT & COLD) WITH QUICK CLOSING VALVES.

2.9 PROVIDE STAINLESS STEEL OR CHROME PLATED COPPER TRAPS, ARMS, EXTENSIONS, ETC. AT PLUMBING FIXTURES WHERE EXPOSED TO VIEW. ALL OTHERS TO BE PVC. VERIFY WHICH MATERIALS USED WHERE WITH OWNER. PROVIDE STAINLESS STEEL ESCUTCHEONS AT ALL WALL, FLOOR, OR CEILING PIPE PENETRATIONS. FILL ALL OPENINGS AROUND SLEEVES OR AROUND PIPES IN FIRE RATED ASSEMBLIES, WITH APPROVED FIRE BARRIER SYSTEM (CALCIUM SILICATE BLOCK, SILICON FOAM PUTTY OR CAULK) AND SEALED AT BOTH ENDS. TRUEBRO LAV, GUARDS OR EQUAL TO BE INSTALLED AT ALL ACCESSIBLE FIXTURES WITH EXPOSED PLUMBING.

2.10 SEE FIXTURE SCHEDULE FOR ADDITIONAL EQUIPMENT, ACCESSORIES AND EQUIPMENT.

2.11 RETURN AIR PLENUM RATED PIPING AND ACCESSORIES TO BE USED WHERE ANY PLENUM TO ACT AS THE HVAC RETURN CHASE. VERIFY W/ HVAC DESIGN IF PLENUM RATED ITEMS ARE INTENDED ON THIS PROJECT. PLASTIC PIPE SHALL NOT BE USED IN ANY RETURN AIR PLENUM RATED APPLICATION.

PLUMBING GENERAL NOTES CONTINUED:

2.12 THE PLUMBING CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL PART NUMBERS PROVIDED ON THE DRAWINGS WITH THE MANUFACTURER TO ENSURE THAT ALL THE COMBINED PARTS ARE COMPATIBLE. REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER FOR CORRECTION. PROVIDE MANUFACTURER SUBMITTALS FOR SPECIFIED OR APPROVED EQUAL EQUIPMENT TO DESIGN ENGINEER IN ORDER TO OBTAIN APPROVALS PRIOR TO ORDERING EQUIPMENT.

3.0 EXECUTION & CLOSE-OUT-

3.1 ALL PLUMBING EQUIPMENT AND SYSTEMS TO BE INSTALLED IN ACCORDANCE TO THE CURRENT REGULATIONS & STANDARD OF AUTHORITIES HAVING JURISDICTION.

3.2 THE PLUMBING CONTRACTOR SHALL FURNISH, ASSEMBLE, INSTALL, CONNECT, AND FINISH ALL FIXTURES, ACCESSORIES, TRIM, ETC., AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY INTENDED INSTALLATION, SURROUNDING CONDITIONS, CONDITIONS DURING CONSTRUCTION AND PRIOR TO INSTALLATION, DIMENSIONS, BLOCKING, CLEARANCES OF ALL EQUIPMENT AND ACCESSORIES, ETC. AND COMPARE WITH THESE DRAWINGS AND MANUFACTURERS REQUIREMENTS. WHERE A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND MANUFACTURERS RECOMMENDATIONS, THE MANUFACTURER SHALL TYPICALLY GOVERN. ANY DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING.

3.3 THE PLUMBING CONTRACTOR SHALL PROVIDE A COMPLETE INSTALLATION OF ALL FIXTURES, ACCESSORIES, EQUIPMENT, VALVES, TRAPS, SUPPLY LINES, SEALANT, HANGERS, SUPPORTS, ANCHORS, CARRIERS, ETC. FOR INSTALLATIONS SPECIFIC FOR THIS PROJECT.

3.4 ALL FIXTURES SHALL BE SET LEVEL AND PLUMB AS REQUIRED, AND IN A NEAT AND UNIFORM MANNER. ALL CONNECTIONS, SUPPORTS AND INSTALLATIONS SHALL BE SET AT RIGHT ANGLES, UNLESS DIRECTED OTHERWISE.

3.5 PATCH ADJACENT EXISTING SURFACES WHERE WORK IS PERFORMED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. PATCHING FIRE RATED PARTITIONS OR CONSTRUCTION ELEMENTS TO BE WITH NEW MATERIALS AND METHODS TO MATCH THE RATING OF ASSEMBLY.

3.6 INTERCONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER TO MINIMIZE THE INTERFERENCE WITH STANDARD FACILITY OPERATIONS. AN ANTICIPATED SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND COORDINATION WITH OWNER FOR SCHEDULE APPROVAL AND APPROVED. SHUT-DOWNS SHALL ONLY OCCUR WITH THE WRITTEN APPROVAL FROM THE ENGINEER/ARCHITECT.

3.7 THE PLUMBING CONTRACTOR SHALL PROVIDE FIELD INSTRUCTION, TRAINING, SYSTEM DEMONSTRATION, MAINTENANCE PROCEDURES TO THE OWNER, AND ANY PERSONNEL SELECTED BY THE OWNER.

3.8 PIPES PASSING THROUGH CONCRETE OR MASONRY WALLS AND FLOORS OR OTHER CORROSIVE MATERIAL SHALL BE PROTECTED AGAINST EXTERNAL CORROSION. PROVIDE A METAL OR PVC SLEEVE AT ANY PENETRATION. ANNULAR SPACES BETWEEN SLEEVES AND PIPES SHALL BE FILLED AND TIGHTLY CAULKED PROVIDING A WATER TIGHT JOINT. A METAL SLEEVE AND FIRE CAULKING TO BE USED AT ANY FIRE RATED ASSEMBLIES.

3.9 PIPES PASSING THROUGH OR UNDER FOOTINGS OR FOUNDATION WALL SHALL BE COVERED TO ELIMINATE AN LOAD FLOOR BEARING ON THE PIPE OR A SLEEVE (PVC OR OTHER APPROVED MATERIAL) WHICH IS TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH HE WALL.

3.10 NO FRAMING MEMBER MAY BE CUT, NOTCHED OR ALTERED IN EXCESS OF THE LIMITATIONS OF THE MICHIGAN BUILDING CODE OR PER MANUFACTURER'S SPECIFICATIONS. NO ALTERATIONS TO TRUSSES OR STRUCTURAL MEMBERS ARE PERMITTED UNLESS APPROVED BY THE MANUFACTURER. ANY CHANGES OR ALTERATIONS MADE TO ANY STRUCTURAL FRAMING OR TRUSS MEMBER WHICH EXCEEDS ALLOWABLE SPECIFICATIONS, SHALL BE REPLACED BACK TO ORIGINAL CONDITION AT NO COST TO THE OWNER.

3.11 THE PLUMBING CONTRACTOR SHALL PROVIDE ANY SLEEVES OR ASSEMBLY METHODS FOR PENETRATIONS THROUGH ANY FIRE RATED ASSEMBLY OR ELEMENT. THE SYSTEM INSTALLED SHALL PREVENT THE SPREAD OF FIRE AND SMOKE.

3.12 PROVIDE EASILY ACCESSIBLE ISOLATION VALVES (BRASS OR BALL TYPE) AT EACH INDIVIDUAL BRANCH LINE SERVING A ROOM OR ZONE. SHUT-OFF VALVES SERVING SINKS, WATER CLOSETS & OTHER FIXTURES ABOVE FLOOR LINE AND WHERE EXPOSED TO VIEW SHALL BE CHROME HANGERS, SUPPORTS AND STEEL TO BE INSTALLED PER MPC, MANUFACTURER AND INDUSTRY STANDARDS.

3.13 ALL PIPE HANGERS AND SUPPORTS SHALL SUPPORT PIPE, EQUIPMENT AND CONTENTS.

3.14 THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SYSTEM PRESSURE AND/OR LEAKAGE TESTING. ALL POTABLE WATER SYSTEM LINES SHALL BE DISINFECTED PER THE METHODS DESCRIBED IN SECTION 610 OF THE CURRENT MPC.

3.15 ALL FIXTURES TO HAVE A MIN. OF 1/2"Ø WATER SUPPLY; HOT OR COLD UNLESS OTHERWISE SPECIFIED IN MANUFACTURER'S SPECIFICATIONS.

3.16 MAIN WATER SUPPLY TO BE RUN BELOW SLAB, AT NOTED LOCATIONS. PLUMBING TO BE RUN WITHIN WALL CAVITIES OR WITHIN PLENUM SPACE. DRAIN LINES UNDER SLAB ARE AS NOTED ON FOUNDATION PLAN. ALL OTHER DRAINAGE LINES TO BE RUN WITHIN WALL CAVITIES. ALL PLUMBING TO BE CONCEALED.

3.17 TRAP PRIMERS ARE TO BE ATTACHED TO ALL FLOOR DRAINS, U.N.O. INDIVIDUAL PRIMERS OR DISTRIBUTION BLOCKS ARE AS NOTED ON DRAWINGS AND IN PLUMBING LEGEND.

3.18 ALL VENT LINES ARE TO BE SLOPED TOWARD DRAINS TO PREVENT STANDING WATER. STANDARD SLOPES APPLY TO INDIVIDUAL PIPE SIZES.

3.19 CONDENSATE LINES, INCLUDING THE AUXILIARY AND SECONDARY DRAIN SYSTEM, TO BE TERMINATED AS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT EDITION OF MICHIGAN PLUMBING CODE. CONDENSATE LINES TO BE PVC, U.N.O. A DRAIN OR STACK SHALL BE UTILIZED WHEN LOCATED IN A REMOTE SECTION OR AN ADJACENT FLOOR DRAIN OR A SERVICE SINK SHALL BE UTILIZED. VERIFY WITH MANUFACTURER'S RECOMMENDATION BASED ON SITUATION. CONDENSATE PUMPS ARE PERMISSIBLE WITH PRIOR APPROVAL OF THE ARCHITECT/ENGINEER AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND CURRENT MPC REQUIREMENTS FOR PIPE MATERIAL, SIZE AND LOCATION. COORDINATE WITH THE HVAC CONTRACTOR FOR CONDENSATE DRAIN LINE AT INTERIOR AIR HANDLER UNITS. ALL DRAINS TO BE INSTALLED FOR GRAVITY FLOW TOWARD THE OUTLET AND SHALL NOT PROVIDE ANY SPACE FOR PONDING WITHIN THE PIPE.

3.20 FULL OPEN VALVES TO BE PROVIDED AT THE FOLLOWING LOCATIONS AS A MINIMUM: WATER DIRECTION PIPE AT THE ENTRANCE INTO THE BUILDING, DISCHARGE SIDE OF THE WATER METER & BOTH SIDES OF EVERY WATER HEATER. A SHUTOFF VALVE TO BE PROVIDED AT EVERY PLUMBING FIXTURE, SUPPLY PIPE OF EACH HOSE BIB/WALL HYDRANT, AT EACH SUPPLY LINE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT. ISOLATION VALVES TO BE INSTALLED ON BRANCH LINES SERVING GROUPS OF FIXTURES, SUCH AS TOILET ROOMS OR PORTIONS OF A BUILDING. VALVES TO BE BRASS, GATE OR BALL TYPE. WHERE EXPOSED TO VIEW, VALVES SHALL HAVE A CHROME FINISH. EASY ACCESS TO ALL VALVES SHALL BE PROVIDED, COORDINATE WITH ARCHITECT/ENGINEER IF AN ACCESS DOOR/PANEL WILL NEED TO BE INSTALLED FOR VALVE ACCESS.

3.21 TEMPERED WATER SHALL BE PROVIDED TO EACH HAND WASHING FACILITY. TEMPERED WATER TO ANY PUBLIC FIXTURE SHALL NOT EXCEED 110°C BY MEANS OF AN ACCESSIBLE TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070.

3.22 EVERY TRAP AND TRAPPED FIXTURES SHALL BE VENTED IN ACCORDANCE WITH ONE OF THE VENTING METHODS SPECIFIED IN CHAPTER 9 OF THE PLUMBING CODE. ROUTING SHOWN ON PLANS ARE FOR REFERENCE ONLY. EXACT ROUTING TO BE COORDINATED BY THE PLUMBING CONTRACTOR BASED ON CONDITIONS AT TIME OF INSTALLATION. VERIFY AND CONFIRM ALL ROOF PENETRATIONS WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

PLUMBING GENERAL NOTES CONTINUED:

3.23 ALL VENTS THROUGH THE ROOF SHALL BE 3" MIN. ANY DECREASE IN PIPE SIZE SHALL BE MADE MORE THAN 12" BELOW THE ROOF OR INSIDE OF WALL.

3.24 PAINT ANY AND ALL PIPES EXPOSED TO VIEW, INTERIOR OR EXTERIOR. COLOR TO TYPICALLY MATCH ADJACENT SURFACE, TO BE APPROVED BY OWNER AND/OR ARCHITECT/ENGINEER PRIOR TO APPLICATION.

3.25 THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES ASSOCIATED WITH FOR HIS WORK.

3.26 AS-BUILT DRAWINGS SHALL BE PROVIDED AT THE COMPLETION OF THE PROJECT AND SHALL INCLUDE ALL VALVE LOCATIONS AND LABEL, PIPE ROUTING, IF DIFFERENT THAT SHOWN ON THE DRAWINGS, OR OTHER DEVIATIONS FROM THE PLANS. WHERE NO CHANGES WERE MADE FROM THE DRAWINGS, A SIGNED PLAN SHALL BE SUBMITTED THAT NO CHANGES WERE MADE AND ALL WAS INSTALLED EXACTLY PER PLANS.

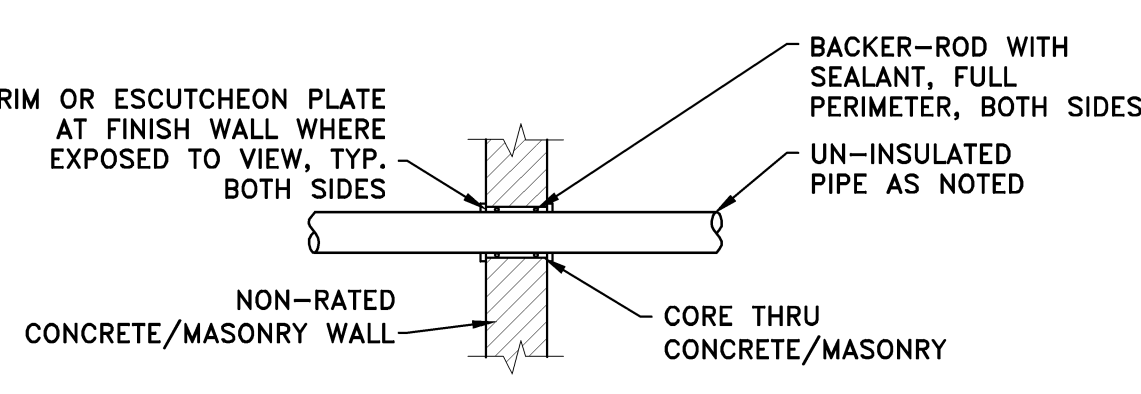
3.27 THE PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES. ANY AND ALL BLOCKING REQUIRED SHALL BE COORDINATED AND CONVEYED TO THE FRAMING CONTRACTOR. WHERE BLOCKING IS NOT INSTALLED, IT SHALL BE THE PLUMBING CONTRACTOR'S RESPONSIBILITY FOR ANY ADDITIONAL COSTS FOR INSTALLATION OF NECESSARY BLOCKING, ANY AND ALL REPAIRS REQUIRED FOR BLOCKING INSTALLATION, OR FOR ANY ADDITIONAL BRACKETS, ANCHORS, ETC. REQUIRED FOR PROPER INSTALLATION. COORDINATE ALL ROUTING WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND ELECTRICAL CONTRACTOR.

3.28 ALL VENTS AND FLUES TO BE LOCATED A MINIMUM OF 10'-0" FROM ANY FRESH AIR INTAKE. ALL VENTS AND FLUES TO BE COORDINATED WITH MECHANICAL CONTRACTOR.

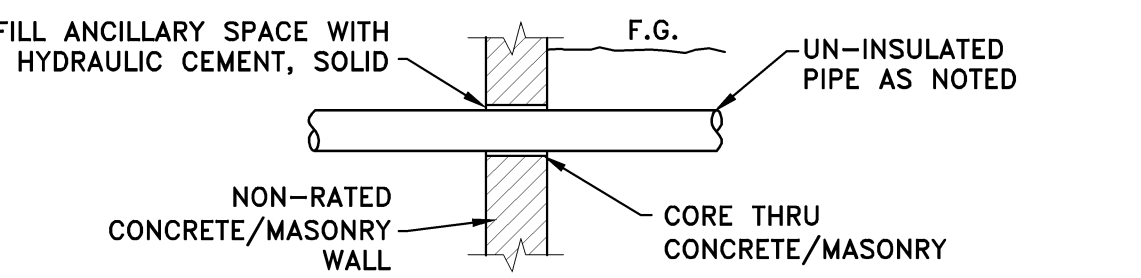
3.29 ALL ROOF MOUNTED EQUIPMENT WHICH REQUIRES SERVICE OR ANY TYPE OF REGULAR MAINTENANCE SHALL NOT BE INSTALLED WITHIN 10'-0" OF THE EDGE OF ANY ROOF.

3.30 COORDINATE ALL WORK WITH OTHER TRADES

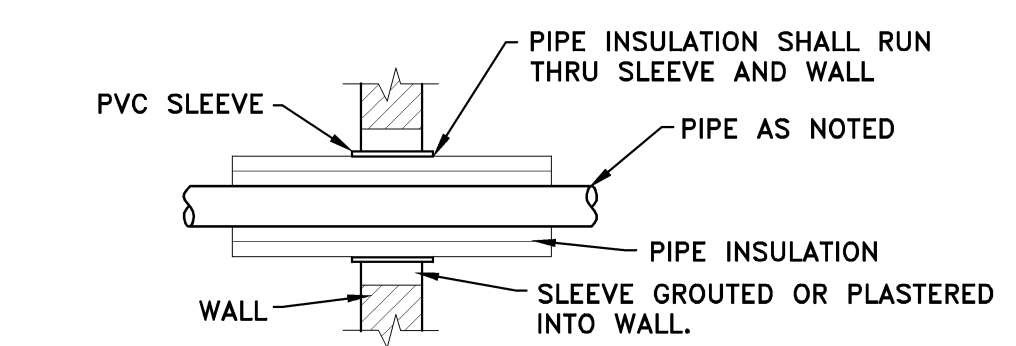
3.31 ALL SHOWER AND BATHTUBS TO BE SOLVENT WELDED.



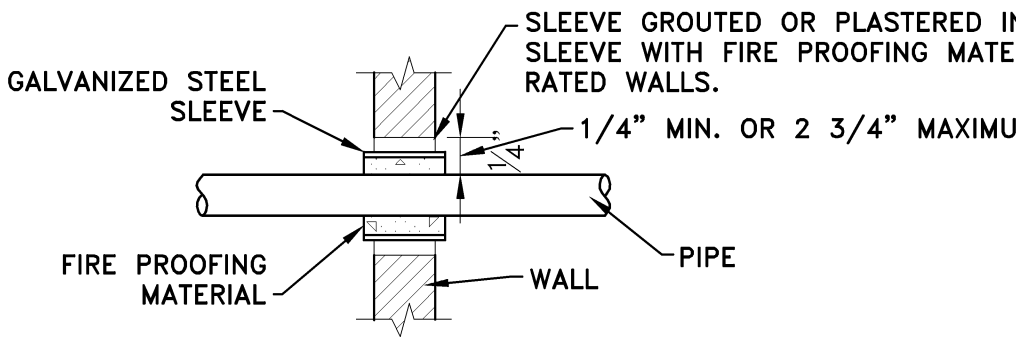
PIPE THRU CONCRETE/MASONRY (ABOVE GRADE)



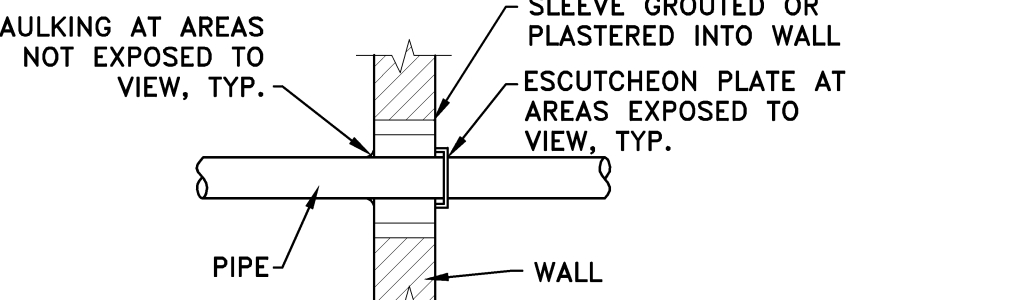
PIPE THRU CONCRETE/MASONRY (BELOW GRADE)



INSULATED PIPE THRU WALL

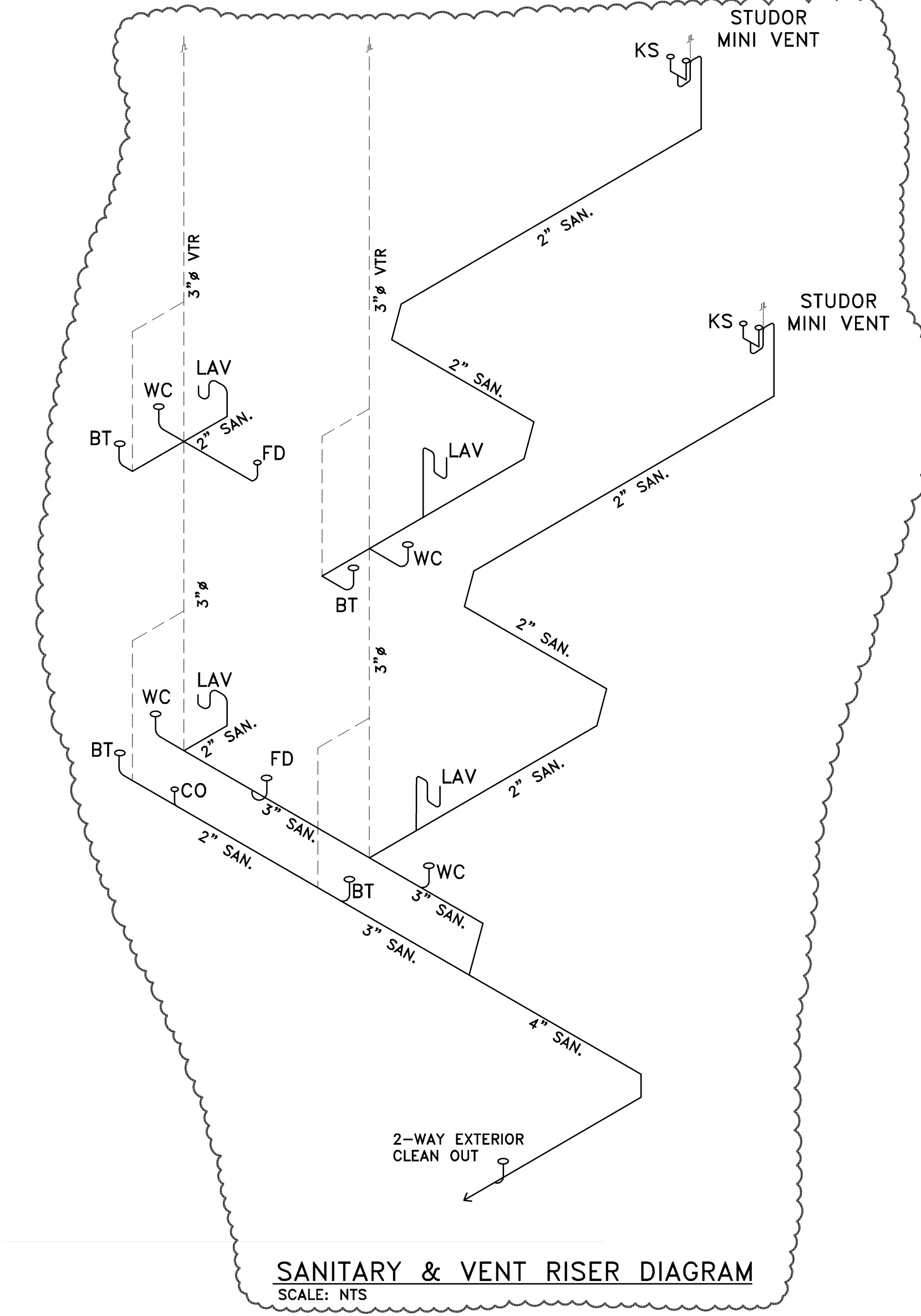


UN-INSULATED PIPE THRU FIRE WALL

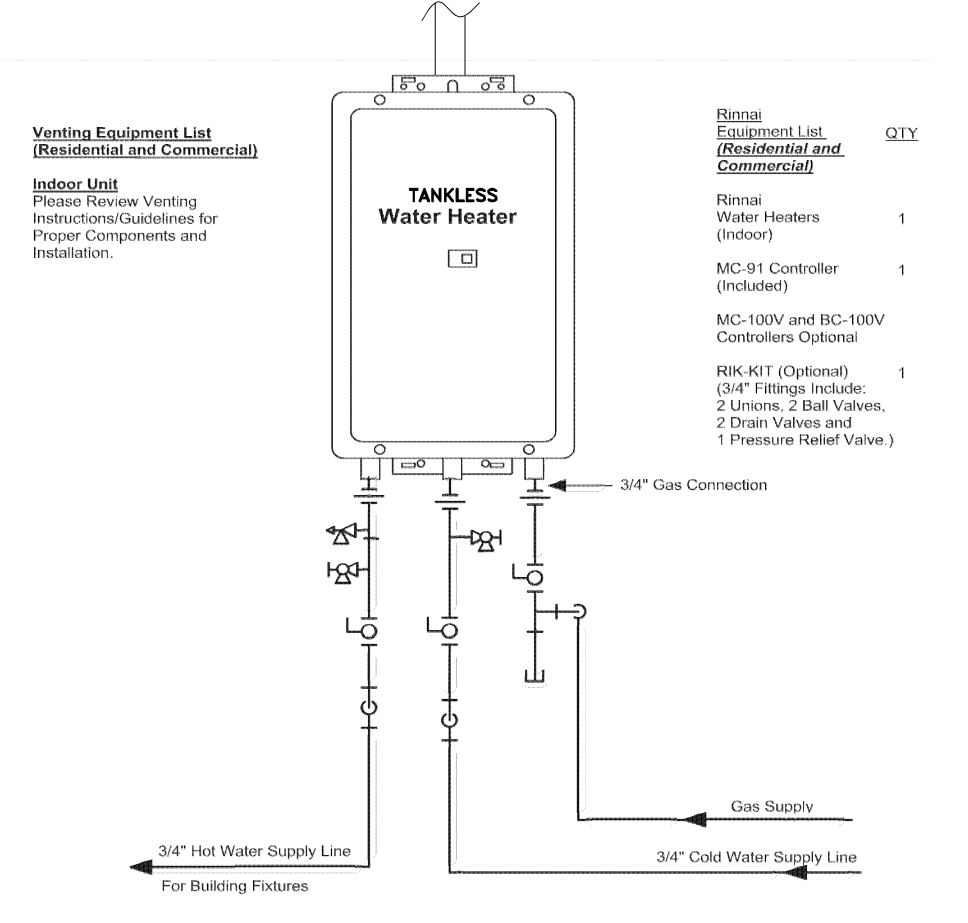


UN-INSULATED THRU STANDARD WALL

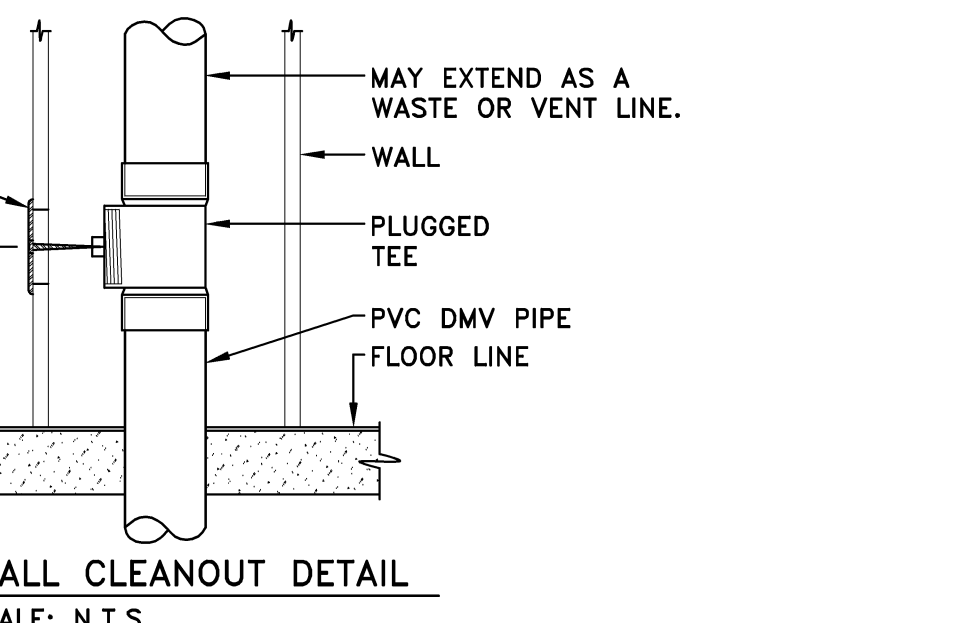
PIPE PENETRATION DETAILS
SCALE: N.T.S.



SANITARY & VENT RISER DIAGRAM
SCALE: NTS

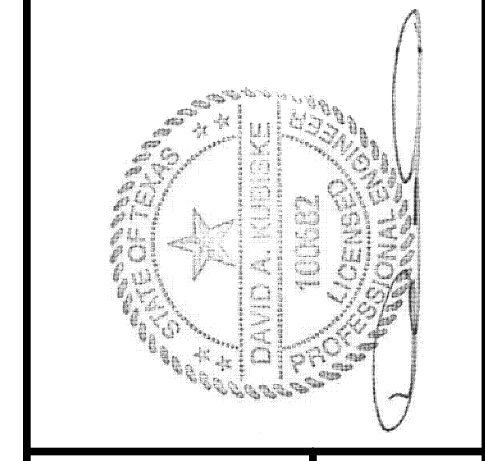


TANKLESS WATER HEATER
SCALE: N.T.S.



WALL CLEANOUT DETAIL
SCALE: N.T.S.

DAVID ARTHUR CONSULTANTS, INC.
110 MAIN STREET, DUNDEE MI 48131
PHONE: (734) 923-5080



SIAN WEINZWEIG DUPEX
4E 777 PAPAVA CL., GRAND CAYMAN
PLUMBING SPECIFICATIONS & GENERAL INFORMATION

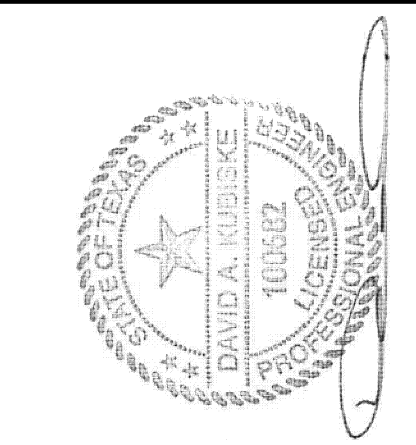
DEVELOPER / OWNER
SIAN WEINZWEIG
P.O. BOX 31584 GRAND CAYMAN, KYI - 1207 CAYMAN ISLANDS
+1 345-938-2395

REVISIONS	DATE	BY	COMMENTS
FOR OWNER REVIEW	08/02/19	BY	
OWNER REVIEW	08/02/19	MAY	
SUBMIT FOR APPROVAL	08/02/19	MAY	
SUBMIT FOR APPROVAL	08/05/19	MAY	
PER PLAN REVIEW	09/18/19	MAY	
APPROVAL	09/26/19	MAY	

DRAWN BY: DMV
REVIEWED BY: SIAN WEINZWEIG

SCALE* AS NOTED
PLOT DATE 9/26/19
JOB NO. 18-D-4225
SHEET NO. **P.400**

* NOTE: DO NOT SCALE DRAWING, USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER. THIS DRAWING SHALL NOT BE DUPLICATED, MODIFIED, TRANSFERRED OR ISSUED WITHOUT THE WRITTEN CONSENT OF DAVID ARTHUR CONSULTANTS, INC. - COPYRIGHT 2019.



SIAN WEINZWEIG DUPLEX
4E 777 PAPAYA CL., GRAND CAYMAN
PLUMBING LAYOUT

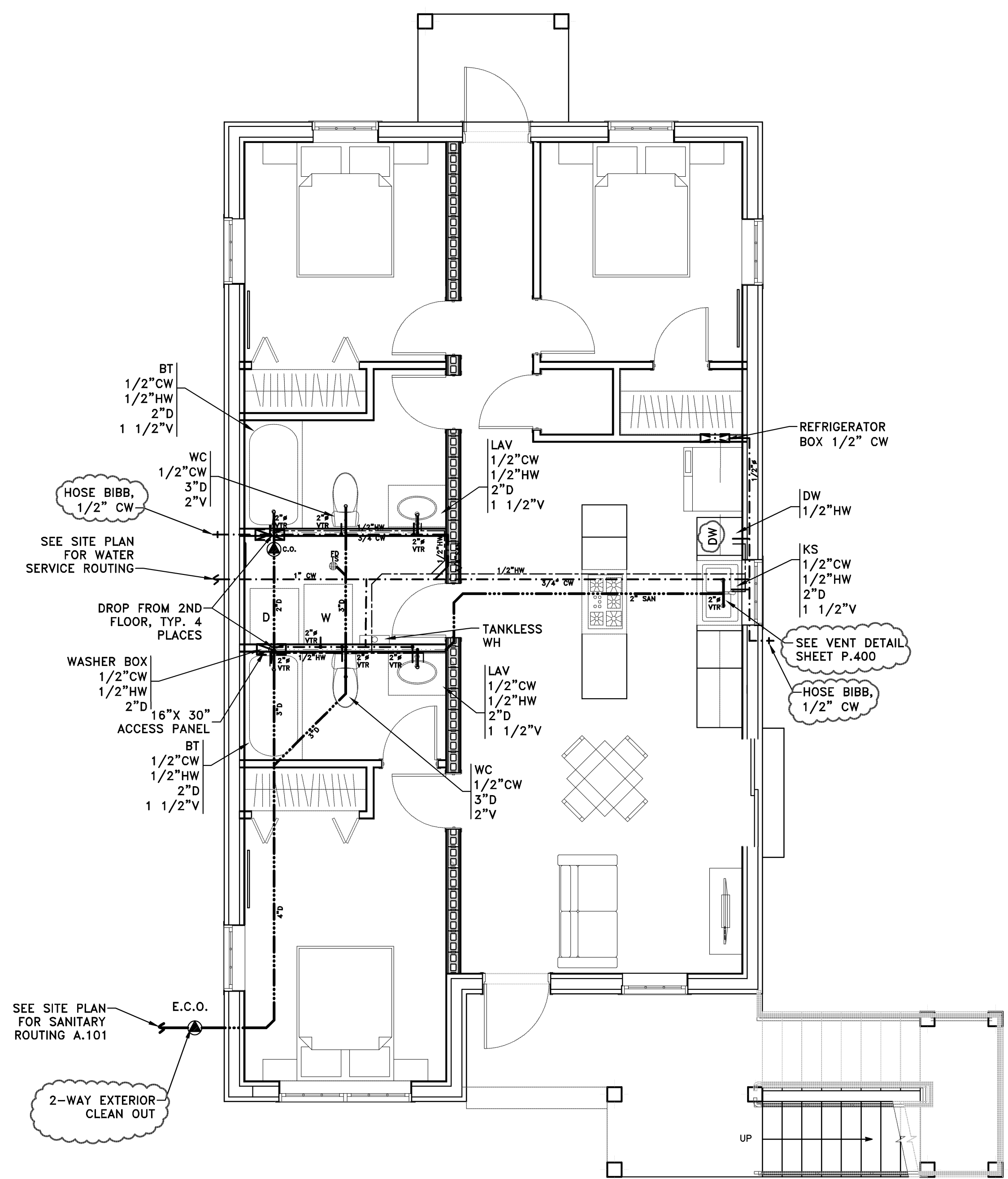
DEVELOPER / OWNER
SIAN WEINZWEIG
P.O. BOX 31584, GRAND CAYMAN,
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+1 345-938-2395

REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/19/19	MAY
APPROVAL	09/26/19	MAY

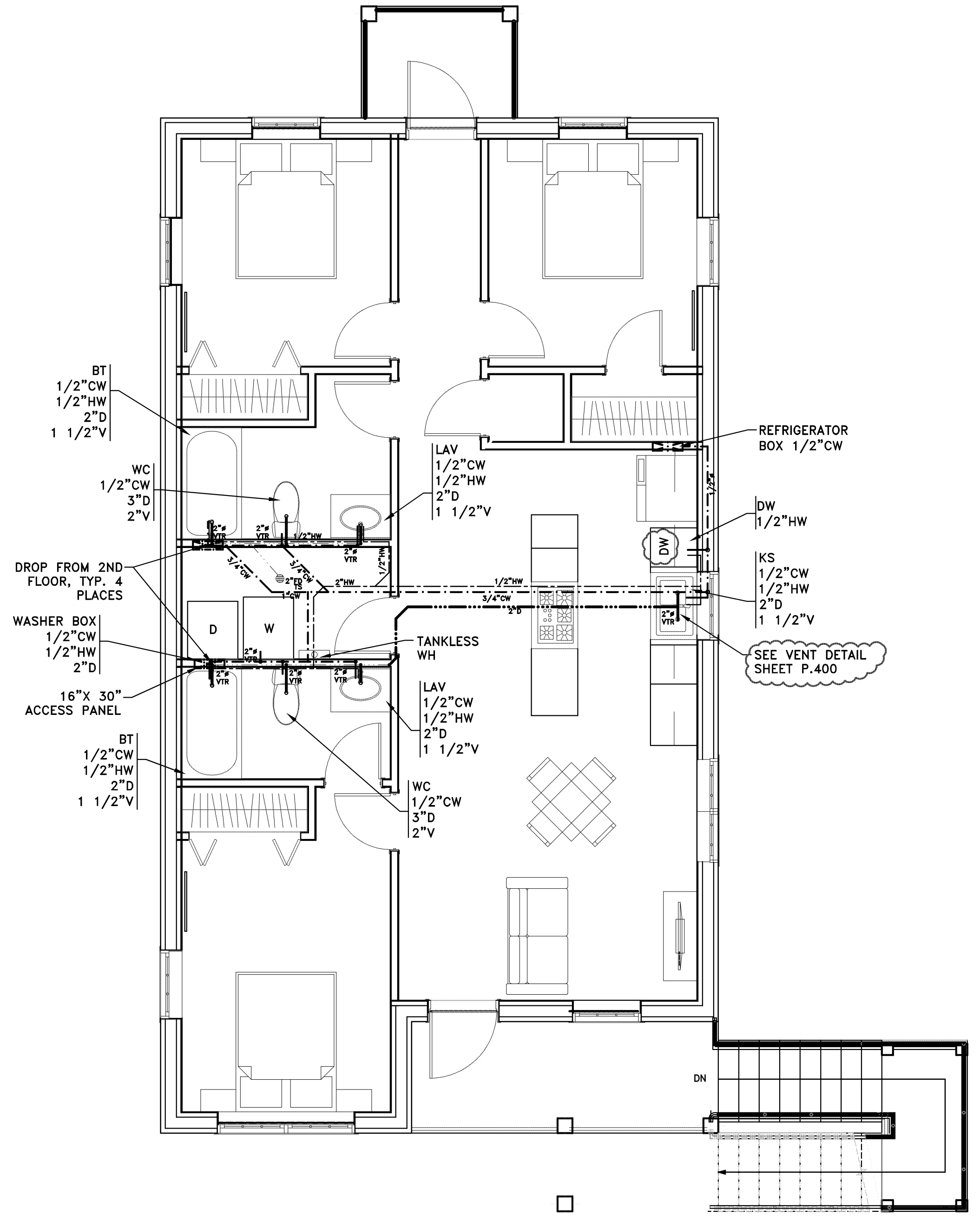
SCALE* AS NOTED
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JOB NO. 18-D-4225
SHEET NO.

P.401

- LEGEND**
- DOMESTIC COLD WATER SUPPLY
 - - - DOMESTIC COLD WATER SUPPLY - EXISTING
 - DOMESTIC HOT WATER SUPPLY
 - - - DOMESTIC HOT WATER SUPPLY - EXISTING
 - DOMESTIC HOT WATER RETURN
 - SANITARY SEWER - ABOVE SLAB
 - SANITARY SEWER - BELOW SLAB
 - SANITARY SEWER - BELOW SLAB - EXISTING
 - V VENT
 - GAS LINE
 - FLOW DIRECTION
 - SANITARY CLEAN-OUT - FLOOR
 - SANITARY CLEAN-OUT - WALL
 - ⊕ FD FLOOR DRAIN
 - DW DISHWASHER
 - KS KITCHEN SINK
 - LAV LAVATORY
 - WC WATER CLOSET
 - BT BATHTUB

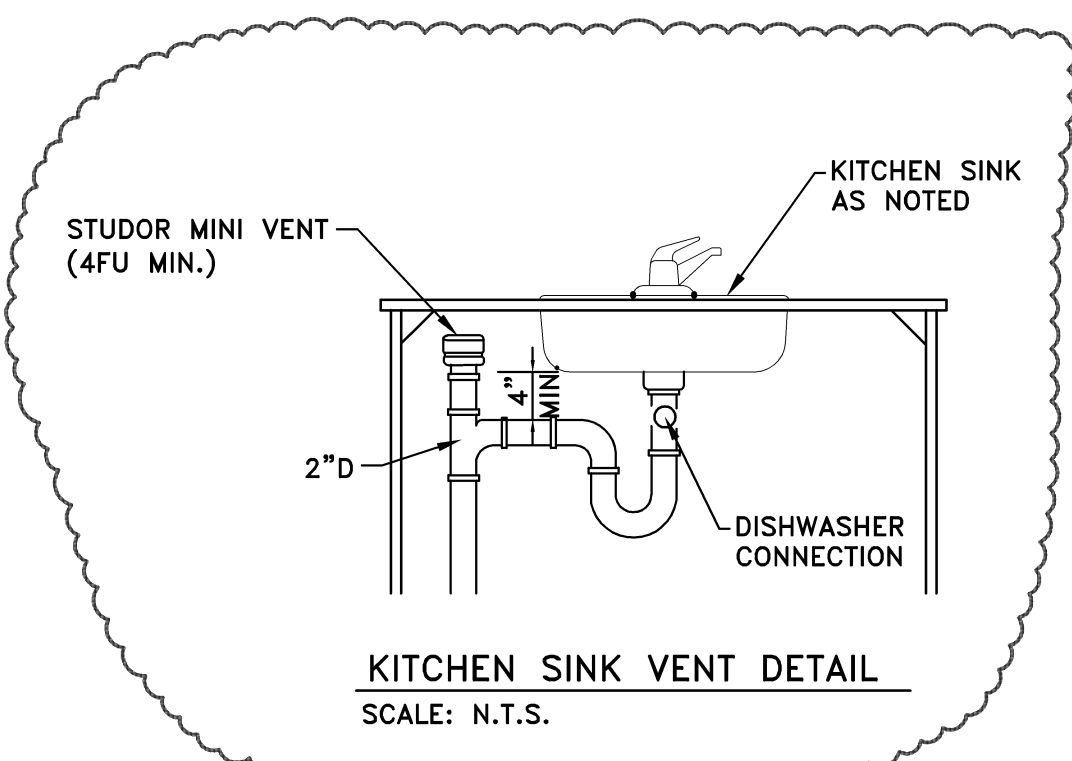


FIRST FLOOR PLUMBING
SCALE: 1/4" = 1'-0"

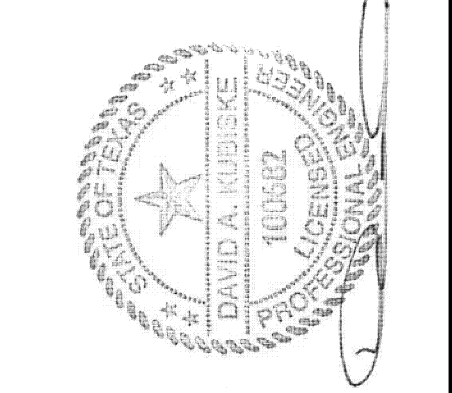


SECOND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

FIXTURE & ACCESSORY SCHEDULE						
SYMBOL	DESCRIPTION	PIPE CONNECT.		MODEL / MANUFACTURER		
		WASTE	VENT			
WH	WATER HEATER	-	-	3/4" 3/4"	STIEBEL ELTRON TEMPRA 15 PLUS	
W.C.	WATER CLOSET	4"	2"	-	1/2"	SELECTED BY OWNER
LAV.	LAVATORY	2"	2"	1/2"	1/2"	SELECTED BY OWNER
KS	KITCHEN SINK	2"	2"	1/2"	1/2"	SELECTED BY OWNER
KF	KITCHEN FAUCET	-	-	1/2"	1/2"	SELECTED BY OWNER
SH-1	SHOWER HEAD & CONTROL	2"	2"	1/2"	1/2"	SELECTED BY OWNER
BT	BATHTUB	2"	2"	1/2"	1/2"	SELECTED BY OWNER
WM	WASHING MACHINE	2"	2"	1/2"	1/2"	SELECTED BY OWNER
DW	DISH WASHER	-	-	-	1/2"	SELECTED BY OWNER
FR	REFRIGERATOR	-	-	-	-	SELECTED BY OWNER
F.D.	FLOOR DRAIN	2"	-	-	-	SELECTED BY OWNER
TS	TRAP SEAL	-	-	-	-	SELECTED BY OWNER
C.O.	CLEAN OUT	2"	2"	-	3/4"	SELECTED BY OWNER



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SIAN WEINZWEIG DUPLEX
4E 777 PAPAYA CL., GRAND CAYMAN
MECHANICAL NOTES & LAYOUTS

DEVELOPER / OWNER
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REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MA
OWNER REVIEW	08/29/19	MA
SUBMIT FOR APPROVAL	09/05/19	MA
SUBMIT FOR APPROVAL	09/05/19	MA
PER PLAN REVIEW APPROVAL	09/19/19	MA
	09/26/19	MA

SCALE* AS NOTED
PLOT DATE 9/26/19
JOB NO. 18-D-4225
SHEET NO.

M.500

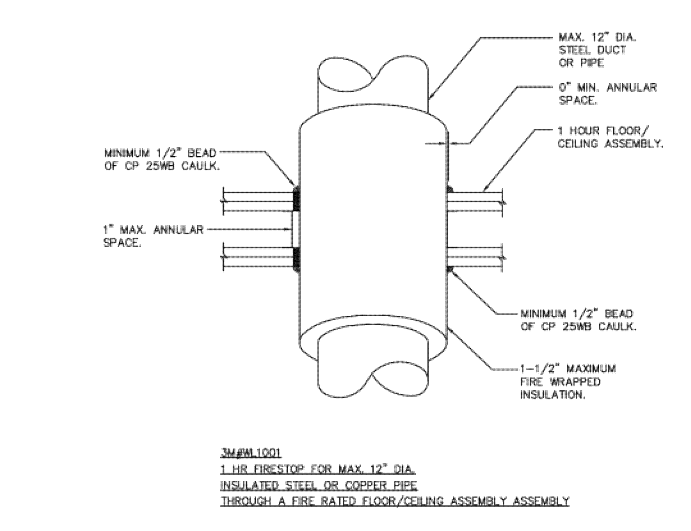
GENERAL MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	SUPPLY AIR DIFFUSER CEILING
	RETURN OR EXHAUST AIR REGISTER CEILING
	EXHAUST FAN
	SPACE THERMOSTAT MOUNTING HEIGHT PER ADA (48" AFF)

- NOTES:
- SEE PLUMBING DRAWING FOR CONDENSATE DRAIN.
 - PROVIDE MOUNTING PAD. SEE DETAILS SHEET M.500
 - PROVIDE FIRE DAMPER IN TOILET EXHAUST DUCT FIRE RATED CEILING PENETRATION OR FIRE WRAPPED THE ENTIRE DUCT RUN, WHICHEVER IS ECONOMICAL.
 - AHU UNIT INSTALLED WITH CEILING ACCESS PANEL.

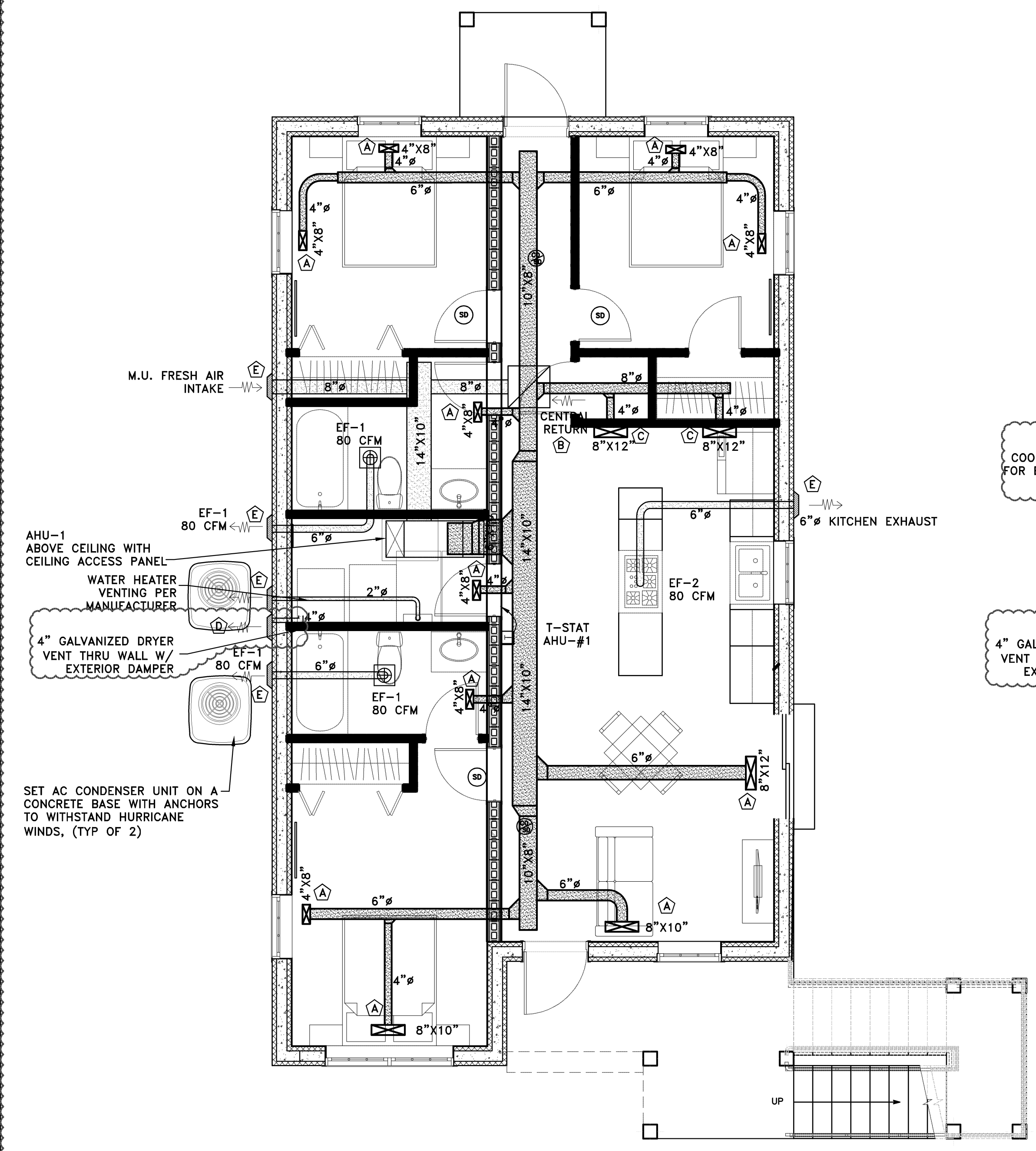
EQUIPMENT SCHEDULE					
SYM	MODEL #	TYPE	SERVICE	MATERIAL	NOTES
A	TITUS-250-AA	SUPPLY DIFFUSER	SUPPLY	ALUMN.	1,2,3,4,5
B	TITUS-355-FL	RET/EXH. GRILLE	RETURN/EXHAUST	ALUMN.	1,2,3,4,5
C	TITUS/ CT-581	SIDEWALL GRILLE	SUPPLY/RETURN	ALUMN.	1,3,6,7,8,5
D	TITUS/ CT-581	SIDEWALL GRILLE	SUPPLY/RETURN	ALUMN.	1,3,6,7,8,5
E	SEIHO/ SFX-N	EXH./INTAKE WALL VENT	EXHAUST/INTAKE	ALUMN.	1,3,6,7,8,5

- NOTES:
- COLOR TO BE SELECTED BY OWNER.
 - PROVIDE OPPOSED BLADE DAMPER.
 - EQUIVALENT MODEL OR EQUAL.
 - FINISH, BORDER, & FRAME BY CONTRACTOR.
 - CONTRACTOR TO PROVIDE SUBMITTALS TO DESIGNER FOR ALTERNATES PRIOR TO PURCHASE OR INSTALLATION.
 - COMPLETE WITH BACKDRAFT DAMPER.
 - COMPLETE WITH BUG SCREEN.
 - WEATHER PROOF AND CORROSION-RESISTANT.

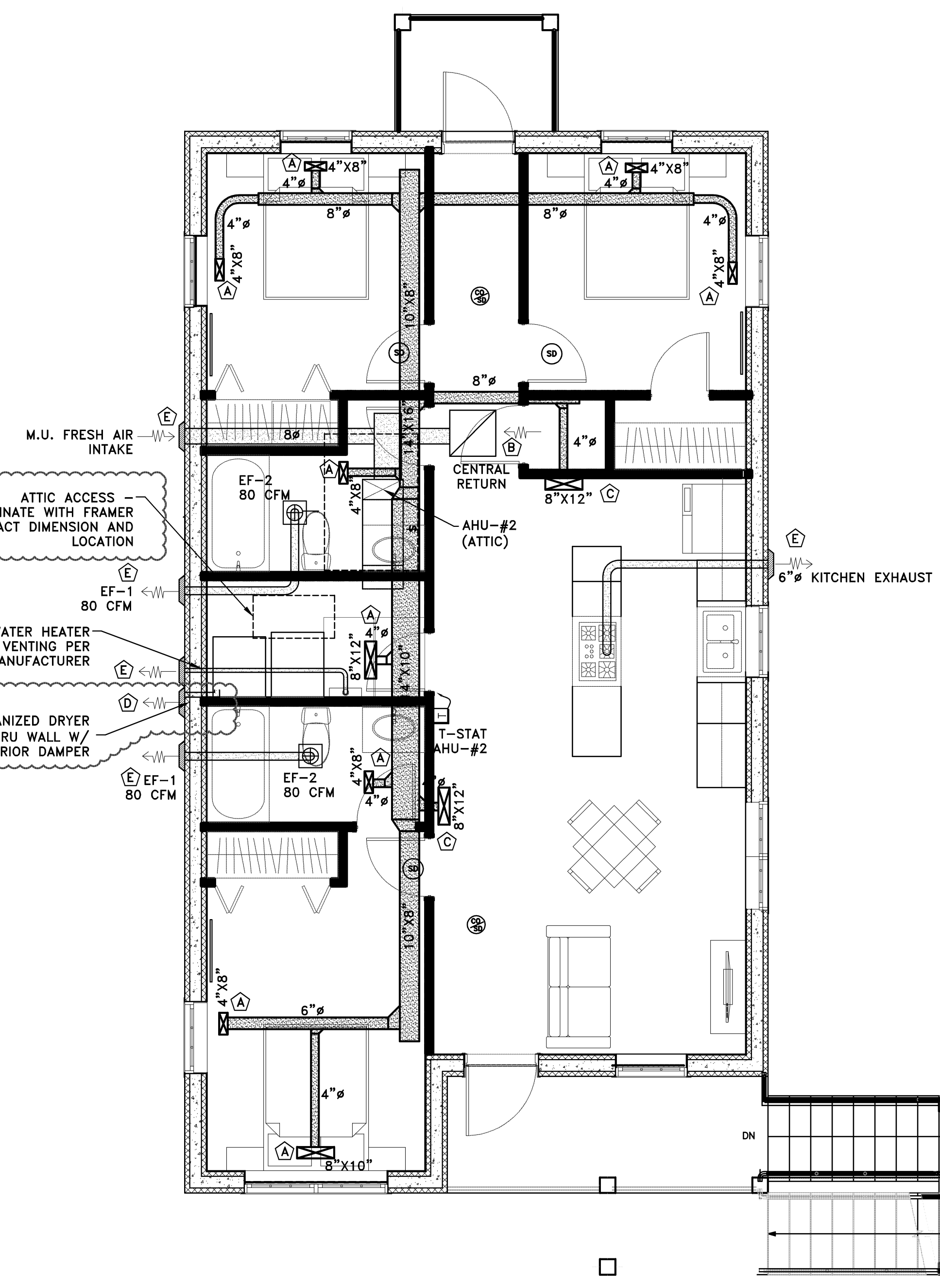
EXHAUST SCHEDULE	
UNIT DESIGNATION	EF-1
TYPE	CEILING
SERVICE	BATHROOMS
C.F.M.	90
STATIC PRESSURE	0.25
SONES	1.0
WATTS/AMPS	23.4/0.3
VOLTAGE	120/1/60
ACCESSORIES	
DAMPER TYPE	WALL BACKDRAFT
SCREEN TYPE	BIRDSCREEN
HANGERS/INSTALLATION	VIBRATION ISOLATION KIT
CONTROL	INTERCONNECT W/ WALL SWITCH
MANUFACTURER	BROAN
MODEL #	AE 110K



FIRE RATED FLOOR/CEILING DUCT PENETRATION DETAIL



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



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

OUTDOOR CONDENSING UNIT	
UNIT DESIGNATION	CU#1 & #2
SERVICE	UNIT #1
MANUFACTURER	LENNOX
MODEL	13ACX-030-230
TON (MIN.)	2.5
SEER	13
REF. TYP.	R-410A
CAPACITY (BTUH)	30,000
VOLTAGE	210/1/60
MCD/MCOP	18.7/30
DIMENSIONS	24 1/4" X 24 1/4" X 29 1/4"
WEIGHT (LBS)	144
ACCESSORIES	-CONCRETE PAD -ANCHORS TO WITHSTAND HURRICANE WINDS -DX LIQUID AND SECTION REFRIGERANT PIPING SIZED FOR ACTUAL FIELD CONDITIONS AND MANUFACTURERS RECOMMENDATIONS -REFRIGERANT SAFETY RELIEF VALVE IN ACCORDANCE WITH LOCAL CODES -LOW AMBIENT CONTROL -CORROSION RESISTANT COMPONENT

AIR HANDLER SCHEDULE		
UNIT DESIGNATION	AHU-1	AHU-2
SERVICE	UNIT #1	UNIT #2
CAPACITY (CFM)	1075	1075
COOLING CAPACITY (BTU/HR)	30,000	30,000
MANUFACTURE	GOODMAN	GOODMAN
MODEL	ACNF 300016	ACNF 300016
S.P. (WIC)	OIL	OIL
VOLTAGE	230/1/160	230/1/160
UNIT MCA/MOCP	1.6/15	1.6/15
MOTOR	1/4	1/4
HEATING CAP.	NONE	NONE
DIMENSIONS	49 1/4" X 46 3/4" X 42"	49 1/4" X 46 3/4" X 42"
WEIGHT (LBS)	79	79

- MECHANICAL H.V.A.C. GENERAL AND SPECIFICATION NOTES:
- ALL WORK TO BE IN CONFORMANCE WITH CAYMAN ISLAND MECHANICAL CODE 2016.
 - REGISTERS, GRILLES, & DIFFUSERS SHALL BE BY TITUS OR APPROVED ALTERNATE. ALL SIZES & CFM RATINGS SHALL BE AS NOTED ON PLAN. STEEL FRAME FINISH SHALL BE PREFINISHED WHITE COLOR.
 - FLEXIBLE DUCTS MAY BE USED PROVIDED THEY DO NOT EXCEEDING LENGTHS PERMITTED BY THE CAYMAN ISLAND MECHANICAL CODE. FLEXIBLE DUCTWORK TO BE CLASS 1. R-6 MIN. UL STANDARD 181. WITH FOIL FACE VAPOR BARRIER WITH WIRE HELIX. ALL OTHER DUCT WORK SHALL BE 26 GAGE GALVANIZED STEEL (NO. 1 PRIME FINISH) PER SMACNA DUCT CONSTRUCTION STANDARDS & ASHRAE GUIDE.
 - ALL DUCT JOINTS & SEAMS (LONGITUDINAL & TRANSVERSE) ARE TO BE SEALED WITH CLEAR SILICONE DUCT SEALANT (3M OR UNITED) FOR AIRTIGHT SEAL.
 - THERMOSTAT TO BE PROGRAMMABLE DIGITAL WALL MOUNTED AND SHALL HAVE STANDARD 'COOL-OFF-HEAT' SUB-BASE SWITCHES WITH 'FAN ON' OR 'AUTOMATIC' AND 5-1-1 PROGRAMMING OPERATION FUNCTIONS.
 - MECHANICAL CONTRACTOR TO OBTAIN REQUIRED PERMITS & INSPECTIONS WITH LOCAL UTILITY & INSPECTION AGENCIES & PAY ALL APPLICABLE PLAN REVIEW/PERMIT FEES. COORDINATE WORK WITH AND DETERMINE/VERIFY DIVISION OF RESPONSIBILITIES/REQUIREMENTS WITH UTILITY, PLUMBING OR ELECTRICAL CONTRACTOR, OR OWNER BEFORE COMMENCING ANY WORK.
 - PROVIDE HORIZONTAL OR VERTICAL 165° FUSIBLE LINK TYPE CEILING OR WALL MOUNTED FIRE DAMPERS WHERE DUCTS PENETRATE ANY FIRE RATED WALL OR CEILING ASSEMBLIES. FIRE DAMPERS SHALL BE ONE HOUR FIRE RATED MINIMUM CURTAIN TYPE WITH UL LABEL/APPROVED TYPE AS MANUFACTURED BY GREENHECK, RUSKIN OR EQUAL. FIRE DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION & ABLE TO HAVE FUSIBLE LINK REPLACED & CURTAIN RESET. IF NECESSARY, PROVIDE CAM-LOCK DUCT ACCESS DOOR OR CEILING FLUSH MOUNTED METAL DRYWALL ACCESS DOOR (GREENHECK, MILCOR OR EQUAL).

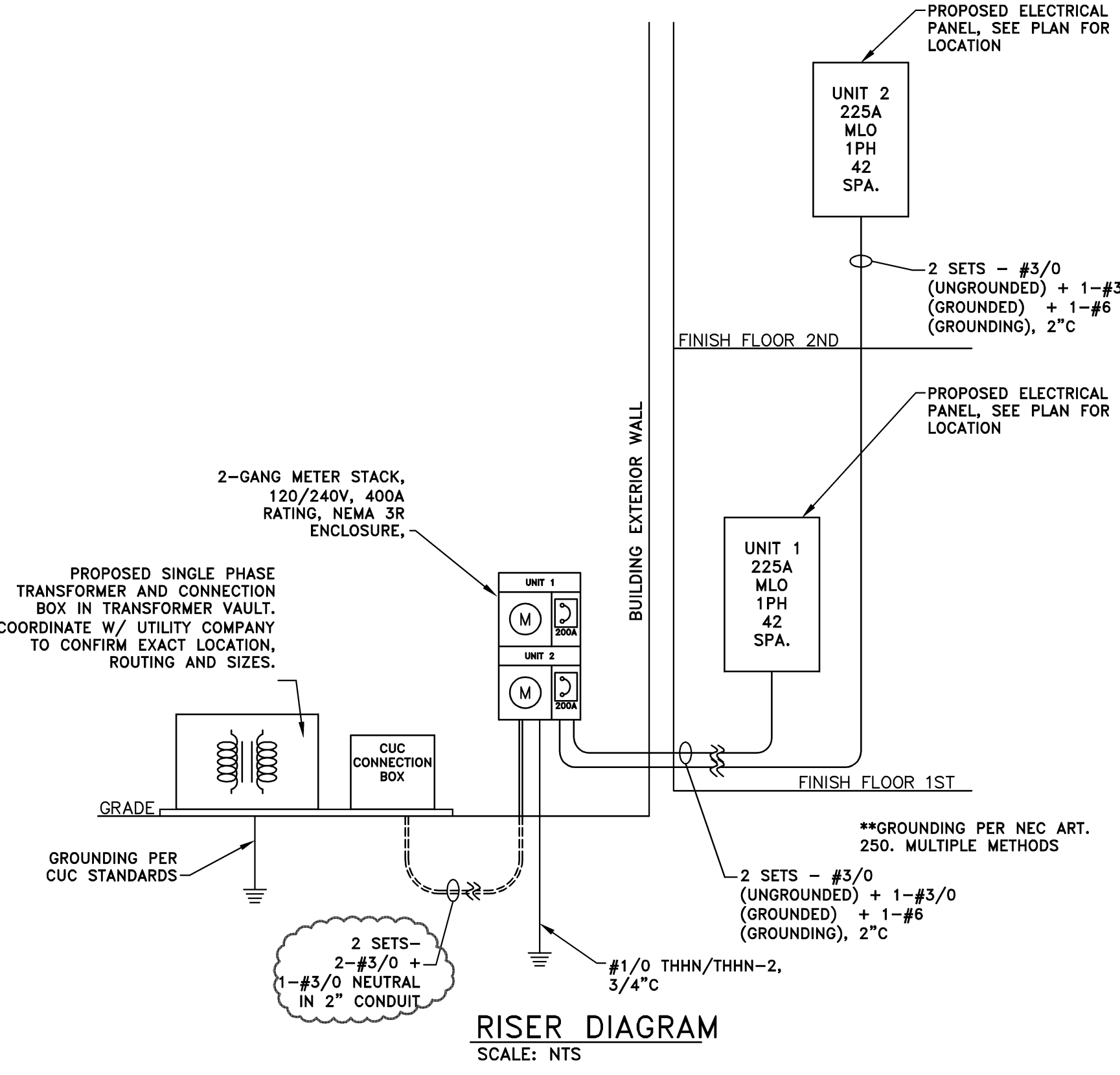
- AIR BALANCE TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BALANCING CONTRACTOR. CONTRACTOR TO SUBMIT TEST REPORT TO BUILDING OFFICIAL IF REQUIRED.
- THESE HVAC PLANS ARE DIAGRAMMATIC ONLY AND ARE NOT INTENDED TO SHOW EVERY DETAIL OF CONSTRUCTION OR LOCATION OF PIPING, DUCTWORK, OR EQUIPMENT. WHERE BUILDING CONSTRUCTION MAKES IT ADVISABLE OR NECESSARY TO CHANGE LOCATION OF PIPING, DUCTWORK, EQUIPMENT, ETC WITHOUT INCREASING THE COST OF THE WORK, THE CONTRACTOR SHALL PERFORM SUCH WORK WITH THE CONSENT OF THE ENGINEER. CUTTING AND PATCHING IN NEW CONSTRUCTION DONE BY THE CONTRACTOR BECAUSE OF INITIAL FAILURE TO PROVIDE FOR OPENINGS AND SPACES SHALL BE DONE AT NO COST TO THE OWNER.
- ALL MITERED ELBOWS ON SUPPLY AND RETURN DUCTWORK TO HAVE DOUBLE THICKNESS TURNING VANES.
- ALL SUPPLY DUCTS TO HAVE ACCESSIBLE BALANCING DAMPER.
- ALL DUCTS TO BE STANDARD ROUND OR RECTANGULAR SHEET METAL WHERE CONCEALED. ALL EXPOSED DUCTS TO BE SPIRAL, FACTORY PRIMED.
- M.U. AIR SHALL BE ADDED TO THE FURNACE THROUGH A DUCT TO THE EXTERIOR WALL.
- EXHAUST FAN DUCTS SHALL BE SHEET METAL WITH BACK DRAFT DAMPERS & CONNECTED TO WALL OR ROOF CAPS AS NOTED. COORDINATE SLEEVE AND ROOF BOOT WITH MANUFACTURER RECOMMENDATIONS AND CONSTRUCTION SITUATION.
- ALL DUCTS TO BE INSULATED ACCORDING TO THE LOCAL AHJ. DUCTS LOCATED IN AN UNHEATED ATTIC SHALL HAVE A MINIMUM R-6. DUCTS LOCATED OUTSIDE THE BUILDING SHALL HAVE A MINIMUM R-8. ALL DUCTS TOTALLY WITHIN CONDITIONED SPACE TO HAVE A MINIMUM R-3. ANY OTHER DUCTS SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER.
- ALL DOORS TO BE UNDER CUT & PROVIDE NECESSARY AIRFLOW TO CENTRAL RETURN.

ELECTRICAL SPECIFICATION & GENERAL NOTES:

- 1. ALL WORK TO BE IN CONFORMANCE WITH LATEST ADOPTED EDITION OF NATIONAL ELECTRICAL CODE (2014 N.E.C.) AND ALL LOCAL REQUIREMENTS...
2. UTILITY, PLAN REVIEW, BUILDING PERMIT & OTHER RELATED FEES SHALL BE BY ELECTRICAL CONTRACTOR...
3. INSTALL EQUIPMENT AND MATERIALS IN COMPLIANCE WITH THE CURRENT APPLICABLE VERSION OF THE:
1. NATIONAL ELECTRICAL CODE (NEC)
2. AUTHORITY HAVING JURISDICTION
3. MANUFACTURERS' INSTRUCTIONS ONLY PROVIDE EQUIPMENT AND MATERIALS FROM THE MANUFACTURERS SPECIFIED.
4. COORDINATE TEMPERATURE, LOW VOLTAGE, FIRE ALARM/SECURITY SYSTEM, MOTORS, PUMPS, TELEPHONE & COMPUTER/DATA ELECTRICAL WORK WITH THAT OF OTHERS AND MANUFACTURER'S CRITERIA FOR COMPLETE OPERATIONAL & FUNCTIONAL SYSTEMS, & EXTENT OF WORK BY EACH PARTY.
5. VERIFY MOUNTING HEIGHTS AND LOCATIONS OF ALL RECEPTACLES, BOXES, SWITCHES, DEVICES, ETC. WITH OWNER PRIOR TO INSTALLATION.
6. ELECTRICAL CONTRACTOR TO SUBMIT AND REVIEW MANUFACTURER'S CATALOG CUT SHEETS OF LIGHT FIXTURES, ETC. WITH OWNER PRIOR TO ORDERING...
7. ALL WIRING SHALL BE COPPER (SOLID OR STRANDED) SIZED TO HANDLE THE EQUIPMENT CONNECTED AND PER LOCAL AND NATIONAL CODES...
8. ELECTRICAL PANELS TO BE RECESSED. PROVIDE PLASTIC LAMINATE PANEL DESIGNATION LABELS.
9. ELECTRICAL CONTRACTOR TO MAKE POWER CONNECTIONS TO EQUIPMENT INSTALLED BY OTHER TRADES...
10. CIRCUIT BREAKERS. PROVIDE ALSO TWO (2) "SPARES" PER PANEL.
11. INSTALL AN EXTERIOR WP/GFCI RECEPTACLE WITHIN 25' OF ANY EXTERIOR MECHANICAL EQUIPMENT.
12. ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE NEW AND LABELED BY UNDERWRITERS LABORATORIES (UL) ELECTRICAL TESTING LABORATORIES (ETL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), INSULATED CABLE ENGINEERS ASSOCIATION (ICEA), OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORY, AS APPLICABLE.
13. CONDUCTORS AND CONDUITS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE RATED ACCORDINGLY.
14. INSTALLATION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR GOOD WORKMANSHIP AND QUALITY...
15. ALL CONDUITS AND CONDUCTORS TO BE CONCEALED WITH ROUTING WITHIN WALLS AND CEILINGS OR THROUGH SLEEVES TO THE GREATEST EXTENT POSSIBLE...
16. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS...
17. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE EQUIPMENT APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT...
18. ALL WORKING CLEARANCES ARE TO BE PROVIDED, AND MAINTAINED AT ALL ELECTRICAL EQUIPMENT...
19. COORDINATE ALL EXTERIOR WORK WITH AFFECTED UTILITIES AND THE OWNER...
20. LOW VOLTAGE CONTROL WIRING FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
21. PROVIDE ALL TEMPORARY LIGHTING REQUIRED THROUGHOUT THE PROJECT...
22. CONDUITS INDOORS IN GENERAL AREAS SHALL BE ELECTRICAL METALLIC TUBING (EMT) WITH STEEL SET SCREW FITTINGS...
23. PROVIDE A NAME TAG ON EACH IDENTIFYING THE PANEL AND CIRCUIT NUMBER FEEDING THE DEVICE...
24. PROVIDE A NAME TAG ON EACH IDENTIFYING THE PANEL AND CIRCUIT NUMBER FEEDING THE DEVICE...

Table with columns: SYMBOL, TYPE, DESCRIPTION. Includes entries for recessed light fixtures, vanity light fixture, ceiling fan, bathroom exhaust fan, and various duplex outlets and switches.

NOTE: COORDINATE ALL LOW VOLTAGE; PHONE, NETWORK, CABLE, ETC. WITH OWNER



RISER DIAGRAM SCALE: NTS

Panel Load Calculations

Panel PP-1 Unit #1, ground level. Table showing General Floor Loads, General Loads, Demand Factor, and Total Demand AMPS: 114.

Panel Load Calculations

Panel PP-2 Unit #2, upper level. Table showing General Floor Loads, General Loads, Demand Factor, and Total Demand AMPS: 114.

Panel Schedule - Power Panel (PP-1) Location: Laundry Mounting: Recessed Phase: Single Main Size: 225A Conduit Size: 2" Wire: 120/240 Wire: 3 wire Feeder Wires: 2 SETS - #3/0 (UNGROUND) + 1-#3/0 (GROUNDED) + 1-#6 (GROUNDING)

Table with columns: Description, Wire Size, CB/P, Circuit No., Description. Lists loads for various rooms like Bedroom #1, Bathroom #1, Kitchen, etc.

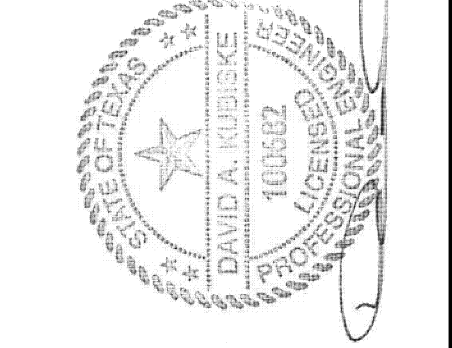
Notes: *All loads noted above for appliances to be confirmed w/ owner finish selection of appliances. Follow manufacturers requirements for electric service. ** Conduit, where used, to be sized based in nec and total number of cables within the conduit.

Panel Schedule - Power Panel (PP-2) Location: Laundry Mounting: Recessed Phase: Single Main Size: 225A Conduit Size: 2" Wire: 120/240 Wire: 3 wire Feeder Wires: 2 SETS - #3/0 (UNGROUND) + 1-#3/0 (GROUNDED) + 1-#6 (GROUNDING)

Table with columns: Description, Wire Size, CB/P, Circuit No., Description. Lists loads for various rooms like Bedroom #1, Bathroom #1, Kitchen, etc.

Notes: *All loads noted above for appliances to be confirmed w/ owner finish selection of appliances. Follow manufacturers requirements for electric service. ** Conduit, where used, to be sized based in nec and total number of cables within the conduit.

DAVID ARTHUR CONSULTANTS, INC. 110 MAIN STREET, DUNDÉE, ONT. M8Z 5T7 PHONE: (794) 823-5080



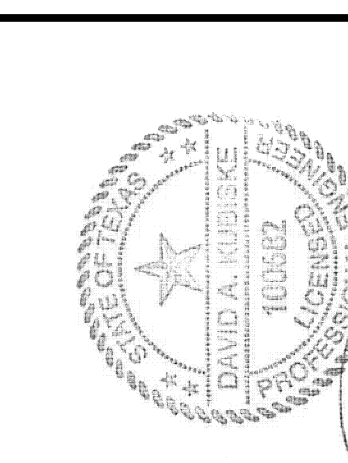
SIAN WEINZWEIG DUPLUX DEVELOPER / OWNER 4E 777 PAPAIA CL., GRAND CAYMAN KYT - 1207 CAYMAN ISLANDS +1 345-938-2395

REVISIONS TABLE with columns: ITEM, DATE, BY, COMMENT.

FOR OWNER REVIEW 08/02/19 MAY FOR OWNER REVIEW 08/29/19 MAY SUBMIT FOR APPROVAL 08/30/19 MAY SUBMIT FOR APPROVAL 09/05/19 MAY PER PLAN REVIEW 09/18/19 MAY PER PLAN REVIEW 09/26/19 MAY

SCALE: AS NOTED PLOT DATE: 9/26/19 JOB NO.: 18-D-4225 SHEET NO.:

E.600



SIAN WEINZWEIG DUPLEX

4E 777 PAPAYA CL., GRAND CAYMAN

ELECTRICAL LAYOUT

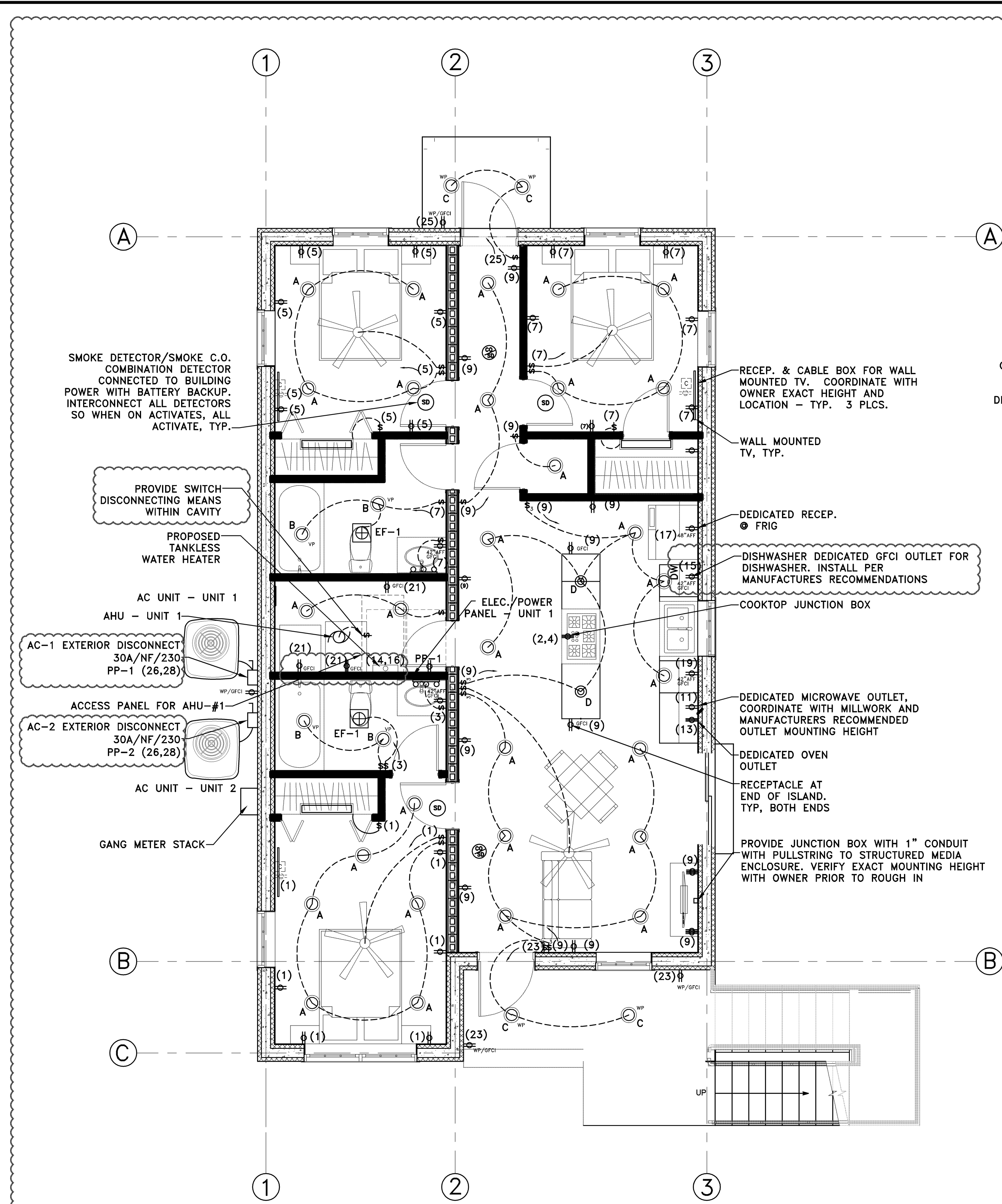
DEVELOPER / OWNER

SIAN WEINZWEIG
P.O. BOX 31584, GRAND CAYMAN,
KYI - 1207 CAYMAN ISLANDS
+1 345-938-2395

REVISIONS	DATE	BY
FOR OWNER REVIEW	08/02/19	MAY
OWNER REVIEW	08/29/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
SUBMIT FOR APPROVAL	09/05/19	MAY
PER PLAN REVIEW	09/26/19	MAY
APPROVAL	09/26/19	MAY

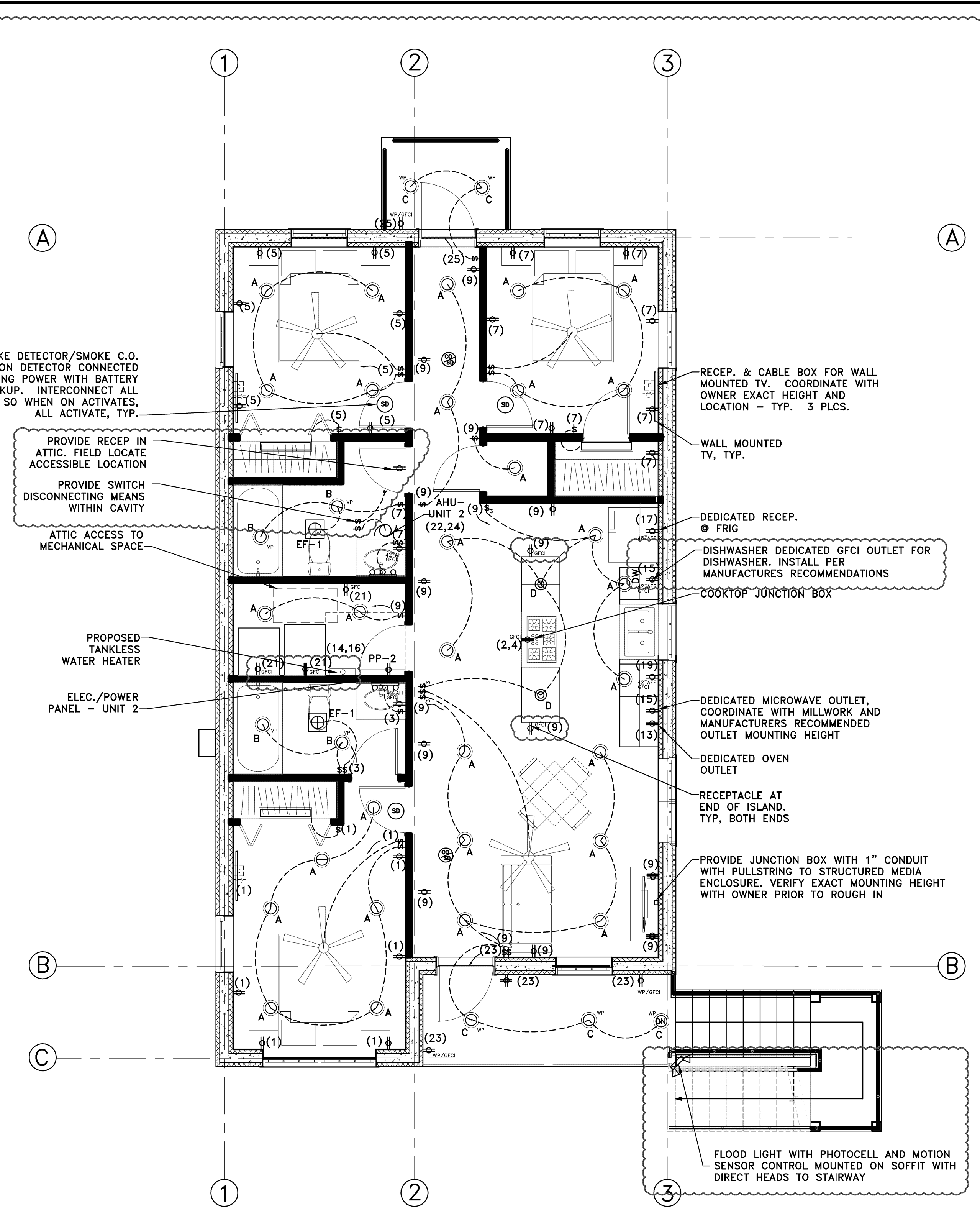
SCALE*	AS NOTED
PLOT DATE	9/26/19
JOB NO.	18-D-4225
SHEET NO.	

E.601



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

- ELECTRICAL SPECIFICATION & GENERAL NOTES:**
1. PROVIDE JUNCTION BOX WITH 1" CONDUIT WITH PULLSTRING TO STRUCTURED MEDIA ENCLOSURE. VERIFY EXACT MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH IN
 2. ONE SET OF RECEPTACLE, TV OUTLET AND DATA OUTLET AT 36" AFF AND ONE SET OF RECEPTACLE, TV OUTLET AND DATA OUTLET AT 18" AFF.
 3. AHU IN CEILING/ATTIC FOR UNIT 1 & 2. PROVIDE DISCONNECTING MEANS WITH FLEX CONNECTION AND ACCESS TO EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATIONS; RATING AS PER EQUIPMENT AND PANEL SCHEDULE.



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

* NOTE: DO NOT SCALE DRAWING, USE PRINTED DIMENSIONS ONLY. IF DRAWING IS REPRODUCED IN A SIZE OTHER THAN 24" x 36", SCALE MAY DIFFER. THIS DRAWING SHALL NOT BE DUPLICATED, MODIFIED, TRANSFERRED OR ISSUED WITHOUT THE WRITTEN CONSENT OF DAVID ARTHUR CONSULTANTS, INC. - COPYRIGHT 2019.