

ARIZONA CASITA

GENERAL CONTRACTORS NOTIFICATION

GENERAL:

- ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (CURRENT EDITION AT THE TIME IT WAS DRAFTED), AS LOCALLY AMENDED, AND ALL APPLICABLE CODES & ORDINANCES. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE AND FEDERAL).
- CONTRACTOR IS OBLIGATED TO OBTAIN A FULL AND CLEAR UNDERSTANDING OF THE PLANS, NOTES AND CONCEPTS CONTAINED HEREIN PRIOR TO THE START OF ANY WORK.
- AFTER THE SIGNING OF ANY WORK AGREEMENTS, THERE WILL BE NO CONSIDERATION GIVEN TO ANY CLAIM OF MISUNDERSTANDING OF THE DRAWINGS, DETAILS, CONCEPTS, ETC., AS THEY APPLY TO THE PLANS.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK.
- CONTRACTOR WILL INSURE THAT ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERTINENT GOVERNMENTAL CODES AND REQUIREMENTS.
- PRIOR TO STARTING ANY EXCAVATION, CONSTRUCTION AND OR DEMOLITION WORK - THE CONTRACTOR SHALL WALK THE PROJECT SITE WITH THE OWNER TO VERIFY WHAT WORK WILL BE TAKING PLACE.
- CONTRACTOR IS OBLIGATED TO PERFORM ALL WORK IN A GOOD CRAFTSMANSHIP/WORKMANSHIP MANNER ACCORDING TO ALL MANUFACTURERS SPECIFICATIONS.
- THE DRAWINGS, INCLUDING ANY NOTES, SPECIFICATIONS, AND/OR REPORTS ARE TO BE INTERPRETED AS ONE DOCUMENT. HOWEVER, SHOULD ANY ITEM APPEAR IN ONLY ONE AND NOT THE OTHER, SUCH ITEMS ARE STILL TO BE CONSIDERED VALID COMPONENTS OF THE OVERALL DOCUMENT.
- THE CONTRACTOR SHALL NOT PROCEED WITH WORK IF THERE IS AN ERROR, OMISSION, OR DISCREPANCY THAT IS DISCOVERED IN THE DRAWINGS UNTIL CONTACT WITH THE OWNER HAS BEEN ESTABLISHED FOR SPECIFIC INSTRUCTIONS AS HOW TO CONTINUE.
- ANY WORK THAT IS NOT EXPLICITLY ILLUSTRATED OR NOTED IN THE DRAWINGS BUT CLEARLY REQUIRED AS NECESSARY TO COMPLETE THE PROJECT SHALL BE INCLUDED AND EXECUTED AS AN INTEGRAL PART OF THE ORIGINAL SCOPE OF WORK WITH NO ADDITIONAL COST TO THE OWNER.
- SHOULD THERE BE ANY ARCHITECTURAL DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS VERSUS SUPPLEMENTAL DRAWINGS (I.E. ELECTRICAL, MECHANICAL, LANDSCAPE, CIVIL, ETC.) THE ARCHITECTURAL DRAWINGS SHALL ALWAYS BE USED AS THE PREDOMINANT SOURCE OF INFORMATION.
- WHEN QUESTIONS ARISE OVER A SCALED DIMENSION VERSUS A WRITTEN DIMENSION, THE WRITTEN DIMENSION SHALL ALWAYS SUPERSEDE THE SCALED DIMENSION.
- ALL AND ANY SUBSTITUTIONS (INCLUDING BUT NOT LIMITED TO: DESIGN, METHODS, COLORS, TEXTURES AND/OR MATERIALS) THAT DEVIATE FROM THE APPROVED PERMITTED SET OF CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE OWNER. FAILURE TO NOTIFY THE OWNER AND WHEN NECESSARY - CITY INSPECTORS, OF ANY DEVIATIONS FROM DRAWINGS WILL BE CAUSE FOR "STOP OF WORK" UNTIL ALL DEVIATIONS ARE RECTIFIED PER THE APPROVAL OF THE OWNER. ALL AND ANY EXPENSE INCURRED TO RECTIFY SUCH DEVIATIONS WILL BE DONE SOLELY AT THE GENERAL CONTRACTORS EXPENSE.
- IN THE EVENT THAT HAZARDOUS MATERIALS AND/OR CONDITIONS ARE ENCOUNTERED THEY MUST BE ADDRESSED & COMPLY WITH ALL PERTINENT GOVERNMENTAL CODES AND REQUIREMENTS. IF ANY SUCH REMEDIES ARE REQUIRED, COSTS SHALL BE NEGOTIATED BETWEEN OWNER AND CONTRACTOR.

CONCRETE AND FOUNDATIONS:

- ALL FOOTINGS SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE) - SEE STRUCTURAL DRAWINGS.
- ALL FOUNDATION WALLS SHALL BE FOURS CONCRETE - U.N.O. AND REINFORCED PER STRUCTURE DRAWINGS.
- ALL SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE), U.N.O. - SEE STRUCTURAL DRAWINGS.
- ALL SLABS ON GRADE SHALL BE 4" THICK (MIN.) AND REINFORCED W/ #3 REBAR AT 24" O.C. U.N.O. AND BEAR ON 4" (MIN.) COMPACTED AGGREGATE BASE COURSE (COMPACTED TO 95 %) U.N.O.
- PROVIDE PROPER EXPANSION AND CONTROL JOINTS (KEYED OR SAUCUT) NOT TO EXCEED 400 SQUARE FEET AREA OR AS PER LOCAL CODE.
- FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR SYSTEM IS COMPLETELY IN PLACE.
- INSTALL 1/2" DIA. X 10" (MIN.) ANCHOR BOLTS TO 2X6 PRE-TREATED SILL PLATE OVER SILL SEALER AT 48" O.C. AND NOT MORE THAN 12" FROM ANY CORNER OR END OF PLATE.
- IN THE EVENT THAT STEPPED FOOTINGS ARE REQUIRED - HORIZONTAL DIMENSION + 48" (MIN.); VERTICAL DIMENSION + 24" (MAX.)

STEEL:

- ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH ASTM SPECIFICATION A-615 GRADE 60.
- ALL STRUCTURAL STEEL FOR BEAMS AND PLATES SHALL COMPLY WITH ASTM SPECIFICATION A-36.
- ALL STRUCTURAL STEEL FOR STEEL COLUMNS SHALL COMPLY WITH ASTM SPECIFICATION A-53 GRADE B OR A-501.
- PROVIDE (1) #5 REBAR VERTICALLY AT BEAM POCKET LOCATIONS.
- STEEL COLUMNS ARE TO BE 3" I.D. (INSIDE DIAMETER) UNLESS NOTED OTHERWISE.

FRAMING MEMBERS:

- ALL FRAMING LUMBER TO BE DOUGLAS FIR-LARCH #2 (DFL #2) OR BETTER, U.N.O.
- CONTRACTOR TO CONFIRM THE SIZE, SPACING AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS TO MEET LOCAL CODE REQUIREMENTS PER LOCAL STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
- ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLAN ARE TO BE SIZED BY THE CONTRACTOR PER LOCAL STRUCTURAL ENGINEER.
- ALL EXTERIOR WALLS ARE 2" X 6" STUDS AT 16" O.C. & ARE DIMENSIONED FROM OUTSIDE EDGE OF WALL SHEATHING (6" DIMENSION).
- ALL INTERIOR WALLS ARE DIMENSIONED FROM EDGE OF STUD TO EDGE OF STUD.
- CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL FRAMED WALLS HAVE A FINISHED HEIGHT OF 8'-1 1/8" U.N.O.
- ALL ANGLED WALLS ON FLOOR PLANS ARE AT A 45 DEGREE ANGLE, U.N.O.
- ABOVE ALL OPENINGS THAT ARE - U.N.O.:
 - INTERIOR NON -LOAD BEARING LESS THAN OR EQUAL TO 3'-0" USE: (2) 2 X 2 "WALL THICKNESS" DFL #2 HEADER OR EQUIVALENT.
 - INTERIOR NON -LOAD BEARING GREATER THAN 3'-0" USE (2) 2 X 6 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE OR EQUIVALENT.
 - INTERIOR LOAD BEARING OR EXTERIOR LESS THAN OR EQUAL TO 8'-0" USE: (2) 2 X 10 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE.
 - INTERIOR LOAD BEARING OR EXTERIOR 8'-0" - 10'-0" USE: (2) 2 X 12 DFL #2 HEADER WITH A 2 X WALL THICKNESS BOTTOM HEADER PLATE.
 - INTERIOR LOAD BEARING OR EXTERIOR 10' - 18'-0" USE: 3 1/8" X 13 1/2" GLU-LAM DF24-VF HEADER OR EQUIVALENT.
 - ALL OVERHEAD GARAGE DOORS USE: 3 1/8" X 13 1/2" GLU-LAM DF24-VF HEADER OR EQUIVALENT.
 - POSTS UNDER HEADERS, BEAMS, GIRDERS SHALL BE (2) 2 X STUDS OR GREATER X (MATCHING WALL THICKNESS).
- ALL FLOOR & ROOF TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING INDICATED ON THE PLAN.
- UNLESS NOTED OTHERWISE ALL ROOF FRAMING SHALL BE PRE-MANUFACTURED ROOF TRUSSES PER THE ROOF TRUSS MANUFACTURER
- ALL FRAMING CONNECTORS ARE TO BE SIFMSON COMPANY OR EQUIVALENT.
- CEILING HEIGHTS:
 - 8' CLG. = 8'-1 1/8" WALL HEIGHT
 - 9' CLG. = 9'-1 1/8" WALL HEIGHT
 - 10' CLG. = 10'-1 1/8" WALL HEIGHT
 - 11' CLG. = 11'-1 1/8" WALL HEIGHT
 - 12' CLG. = 12'-1 1/8" WALL HEIGHT

MISCELLANEOUS:

- PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.
- 1/2" WATER RESISTANT GYPSUM BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS & AT ALL "WET" LOCATIONS - (BATH ROOMS, LAUNDRY, KITCHEN, ETC.)
- 1/2" GYPSUM BOARD ON ALL INTERIOR WALLS AND 5/8" GYPSUM BOARD ON ALL CEILINGS.
- 5/8" FIRE RATED GYPSUM BOARD ON INTERIOR GARAGE WALLS TO EXTEND FROM FLOOR TO BOTTOM OF ROOF SHEATHING AND ON THE CEILING.
- 5/8" FIRE RATED GYPSUM BOARD ON UNDERSIDE OF STAIRS.
- VENT CLOTHES DRYER, RANGE HOOD FAN, ETC. & ALL EXHAUST FANS TO OUTSIDE AIR.
- PROVIDE 22" X 30" ATTIC ACCESS.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- REMOVE ALL MATERIALS RESULTING FROM DEMOLITION WORK FROM THE SITE IN SUCH A MANNER AS TO AVOID CREATING A NUISANCE.
- THE CONTRACTOR OR SUBCONTRACTOR SHALL INSPECT THE PREMISES PRIOR TO COMMENCING WORK TO CHECK EXISTING WORKING CONDITIONS. SHOULD CONTRACTOR OR SUBCONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD IMPEDE THEIR WORK, THEN SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO SO ADVISE WILL CONSTITUTE NOTICE THAT THE CONTRACTOR IS FULLY SATISFIED AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERRORS OCCUR OR CONDITIONS NOT COVERED ON THE DRAWINGS IS ENCOUNTERED CONTRACTOR SHALL NOTIFY THE OWNER BEFORE COMMENCING THAT PORTION OF THE WORK.
- DETAILS, NOTES, AND FINISHES SHALL BE APPLICABLE TO ALL TYPICAL CONDITIONS, WHETHER OR NOT REFERENCED AT ALL PLACES. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGES THROUGHOUT CONSTRUCTION THEY SHALL MEET THE LATEST REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND COMPLY WITH THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, ALL APPLICABLE SAFETY AND SANITARY LAWS, REGULATIONS AND ORDINANCES, AND ANY SAFETY RULES OR PROCEDURES ESTABLISHED BY THE OWNER FOR THE PROJECT.
- THE CONTRACTOR IS EXCLUSIVELY RESPONSIBLE FOR LOSS OR EXPENSE RESULTING FROM INJURY ON THE PROJECT SITE. THEY ASSUME ALL RISKS IN THE PERFORMANCE OF THE WORK AND IS RESPONSIBLE FOR SUPERVISION, MATERIALS, EQUIPMENT AND LABOR REQUIRED TO IMPLEMENT THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION AND ALL PHASES OF ITS CONTRACT. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING, COORDINATING, MANAGEMENT AND ADMINISTRATION OF SUBCONSULTANTS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND PROTECT THE SAME.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
- ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO THE OWNER.
- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS IN WRITING FOR A PERIOD OF _____ YEAR(S) FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
- UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.

ABBREVIATIONS

A.B.	ANCHOR BOLT	JAN.	JANITOR
A.B.C.	AGGREGATE	JT.	JOINT
A / C	AIR CONDITIONING	KIT.	KITCHEN
ACOUS.	ACOUSTICAL	LAM.	LAMINATE
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	L.F.	LINEAT FOOT LIGHT
AGG.	AGGREGATE	LT.	
ALUM.	ALUMINUM	MAX.	MAXIMUM
ALT.	ALTERNATE	MECH.	MECHANICAL
APPROX.	APPROXIMATE	M.C.	MEDICINE CABINET
ARCH.	ARCHITECTURAL	MEMB.	MEMBRANE
ASPH.	ASPHALT	MTL.	METAL
		MFR.	MANUFACTURER
		MIR.	MIRROR
		MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
		M.R.	MOISTURE RESISTANT
		MTD.	MOUNTED
		MUL.	MULLION
		N	NORTH
		N.I.C.	NOT IN CONTRACT
		N.O. OR #	NUMBER
		N.T.S.	NOT TO SCALE
		O.A.	OVERALL
		O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER
		O.F.C.I.	OWNER FINISHED!
			CONTRACTOR INSTALLED
		OFF.	OFFICE
		OPNG.	OPENING
		OPPG.	OPPOSITE
CNTRSNK.	COUNTERSINK	PNLNG.	PANELLING
CNTR. TOP	COUNTER TOP	PAR.	PARAPET
C.O.	CLEAN OUT	PARTN	PARTITION
COL.	COLUMN	PL.	PLATE OR
CONC.	CONCRETE		PROPERTY LINE
CONN.	CONNECTION	P.LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLAS.	PLASTER
CONT.	CONTINUOUS	FR.	FAIR
CONTR.	CONTRACTOR	P.V.C.	POLYVINYL CHLORIDE
CORR.	CORRIDOR	PLYWD.	PLYWOOD
CTR.	CENTER		
C.W.	COLD WATER	Q.T.	QUARRY TILE
		R.	RISER
		R.A.D.	RADIUS
		R.A.	RETURN AIR
		R.D.	ROOF DRAIN
		REDU.D.	REDWOOD
		REF.	REFERENCE
		REFRIG.	REFRIGERATOR
		REINF.	REINFORCED
		REQ'D	REQUIRED
		RESIL.	RESILIENT
		RM.	ROOM
		R.O.	ROUGH OPENING
		ROOF'G	ROOFING
		S.	SOUTH
		S.A.	SUPPLY AIR
		S.C.	SOLID CORE
		SCHED.	SCHEDULE
		SECT.	SECTION
		SQ. FT.	SQUARE FEET
		SH.	SHELF
		SHR.	SHOWER
		SHT.	SHEET
		SIM.	SIMILAR
		SPEC.	SPECIFICATION
		SQ.	SQUARE
		S.S.	STAINLESS STEEL
		STD.	STANDARD
		STL.	STEEL
		STOR.	STORAGE
		STRUCT.	STRUCTURAL
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
		T.	TREAD
		TEL.	TELEPHONE
		T & G	TONGUE AND GROOVE
		THK.	THICK
		T.O.	TOP OF
		T.O.C.	TOP OF CURB
		T.O.W.	TOP OF WALL
		T.S.	TUBE STEEL
		T.T.B.	TELEPHONE TERMINAL BOARD TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
		UR.	URINAL
GA.	GAUGE	V.C.T.	VYNYL COMPOSITION TILE
GALV.	GALVANIZED	VERT.	VERTICAL
GL.	GLASS	VTR	VENT-THRU ROOF
GL.BM.	GLU-LAM BEAM		
GR.	GRADE		
GRND.	GROUND	W.	WEST
GYP. BD.	GYPSUM BOARD.	W/ & W/O	WITH AND WITHOUT
		W.C.	WATER CLOSET
		WD.	WOOD
		WDW	WINDOW
		W.P.	WEATHERPROOF
		WR.	WATER RESISTANT
		W.S.	WEEP SCREEN
		WT.	WEIGHT
I.D.	INSIDE		
INSUL.	INSULATION		
INT.	INTERIOR		
INV.	INVERT		

PERSPECTIVE:



DESIGN CRITERIA

DESIGN CRITERIA:

ROOF LOAD:	DL = 20 PSF / LL = 20 PSF (SNOW) + 40 PSF
FLOOR LOAD:	DL = 20 PSF / LL = 40 PSF + 60 PSF
DECK LOAD:	DL = 20 PSF / LL = 60 PSF + 80 PSF
WIND LOAD:	30 MPH / 20 PSF
SEISMIC ZONE:	C
SOIL BEARING:	1500 PSF MAX. UNLESS A HIGHER VALUE IS SUBSTANTIATED BY SOILS TESTING

EFFECTIVE CODE:

- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2011 NATIONAL ELECTRIC CODE (NEC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

BUILDING INFORMATION

BUILDING DATA - HOUSE:

LIVING SPACE.....740.4 SQ. FT.

TOTAL.....740.4 SQ. FT.

BUILDING FOOTPRINT TOTAL: 740.4 SQ. FT.

ACTUAL BLDG. HGT...10'-0" +/-

BUILDING SET NOTE

THESE PLANS ARE COPYRIGHTED AND PROTECTED UNDER SEC. 102 OF THE UNITED STATES COPYRIGHT ACT, AS AMENDED, IT U.S.C. SEC. 101 ET SEQ. ("THE ACT") AS BOTH "ARCHITECTURAL PLANS" AND AS "ARCHITECTURAL WORK". THE ACT PROTECTS THESE PLANS AND THE STRUCTURES BUILT BASED ON THESE PLANS, AMONG OTHER THINGS, THE PROTECTION EXTENDS TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE DESIGN. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DRAFTER MUST BE NOTIFIED OF VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

BUILDING SET DESIGN BY



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ARIZONA CASITA

COVER SHEET

DATE: 02 - 28 - 23

SCALE: AS NOTED

DRAWN: JAR

JOB:

SHEET NO.:



BUILDING CODES:

- All products listed by an Evaluation Service Report (ESR) shall be installed per the report and the manufacturer's written instructions. Product substitutions shall also be listed by an ESR.
- IRC R313 AMENDED - Provide Fire Sprinkler System per Scottsdale Fire Code
- Separate permits required: pools, spas, fences, site walls, retaining walls, and gas storage tanks.
- R403.1 AMENDED - Foundation & Footing depth shall be a minimum of 18 inches below grade (or per property soil report), provide a minimum of 3 inch clearance between Rebar and soil.
- R302.5.1 - Doors between the garage and residence shall be self-closing minimum 1 3/8" thick solid core or 20 minute fire rated.
- R703.1 - Exterior wall penetrations by pipes, ducts or conduits shall be sealed.
- R311.1 - Wood sill plates shall be pressure treated or decay resistant. Exterior sill plates shall bear a minimum of 6 inches above finish grade.
- Table R702.2.5 (d) - Gypsum board applied to a ceiling shall be 1/2" when framing members are 16" o.c. or 5/8" when framing members are 24" o.c. or use labeled 1/2" sag-resistant gypsum ceiling board.
- F7109.4 - Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type.
- R702.4.2 - Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 12 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.
- Table F2903.2 amended - Plumbing fixtures shall comply with the following conservation requirements: Water closets-Tank type 1.28 gal./flush. Shower heads:
 - 2.0 gpm. Sinks- 2.2 gpm. Lavatory-1.5 gpm
- F2801.6 - Storage-tank type water heaters shall be installed with a drain pan and drain line.
- N1103.5.1.1 and N1103.5.1.2 - A demand-controlled hot water circulation system shall be provided in accordance with amended Sections.
- R901.6 Amended - Provide roof/attic ventilation unless insulation is applied directly to underside of roof sheathing or the dimension is 24 inches or less between the ceiling and bottom of roof sheathing.
- Table N1102.1.2 - The building thermal envelope shall comply with climate zone 2. Energy compliance shall be demonstrated by UA trade-off (REBcheck) OR performance (REM/Rate) compliance path OR by the following prescriptive values:
 - Prescriptive minimum R-values : (CeilingR-38) / (WallsR-13)
 - Prescriptive maximum Window Fenestration values: (U-Factor0.40) / (SHGC0.25)
- N1103.5.3 - Provide Minimum R-3 insulation on hot water pipes.
- N1102.3.1 - Supply and return ducts in attics shall be insulated to a minimum R-6. Ducts in other portions of the building shall be insulated to minimum R-6. Ducts and air handlers located completely inside the building thermal envelope are exempt.
- Registers, diffusers and grilles shall be mechanically fastened to rigid supports or structural members on at least two opposite sides. M1501.2 amended - Exhaust air from bathrooms, kitchens and toilet rooms shall be exhausted directly to the outdoors, not recirculated or discharged indoors.
- R303.3 - Exhaust fans in bathrooms with a shower or tub shall be provided with a delay timer or humidity/condensation control sensor. Exhaust fans shall be switched separately from lighting systems.
- E3901.6 - Provide a wall mounted GFCI protected receptacle outlet within 36" of a bathroom or powder room lavatory.
- E3902 - Receptacles serving kitchen countertops installed in bathrooms, garages, unfinished accessory buildings, outdoors and located within 6 feet of sinks shall have GFCI protection for personnel.
- E3902.12 - All branch circuits that supply 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter (AFCI) installed to provide protection of the branch circuit.
- E4002.14 - General purpose 15- and 20-ampere receptacles shall be listed tamper-resistant.
- R314 - Provide Smoke Alarms in new and existing areas of home.
- R315 - Approved Carbon Monoxide Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
- N1104.1 amended - A minimum of 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.
- N1102.4.5 - Recessed luminaires installed in the building thermal envelope shall be listed and labeled as having an air leakage rate not more than 2.0 cfm. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.
- R303.7 - Provide illumination with wall switches for stairways when there are 6 or more risers.
- E3901.2 - Receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width.
- E3703.2 - Provide a minimum of two 20-amp small appliance branch circuits for the kitchen/dining/breakfast.
- E4209 - Both metal piping systems and grounded metal parts in contact with the circulating water associated with a hydro massage tub shall be bonded together using an insulated, covered, or bare solid copper bonding jumper not smaller than 6 AWG.
- N1103.1 - Provide outside combustion air to all indoor fireplaces with air intake located not higher than the firebox. (R1006.1)
- At least one thermostat shall be provided for each separate heating and cooling system. The following three notes are applicable to New Construction only (BPI certified professionals are approved for testing air leakage in existing buildings, otherwise RESNET professionals are approved for new and existing):
 - N1103.6 - The building shall be provided with a whole-house mechanical ventilation system that meets the requirements of Section M1501. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
 - N1102.4.1.2 amended - The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour for detached dwelling units and seven air changes per hour for attached dwelling units. Testing shall be conducted in accordance with ASTM E 119 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by an approved third party (RESNET certified). A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.
- Ducts, air handlers, and filter boxes shall be sealed in accordance with N1103.3.2. Joints and seams shall comply with Section
- M1601.4.1. Ducts shall be pressure tested to determine leakage by one of the following methods (N1103.3.3):
 - Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
 - Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inches w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.
 - Exception: A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
- A written report of the results shall be signed by the party conducting the test and provided to the code official prior to the Building Final.

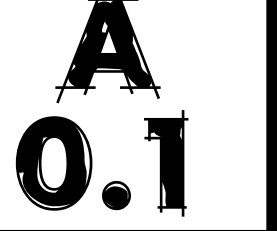


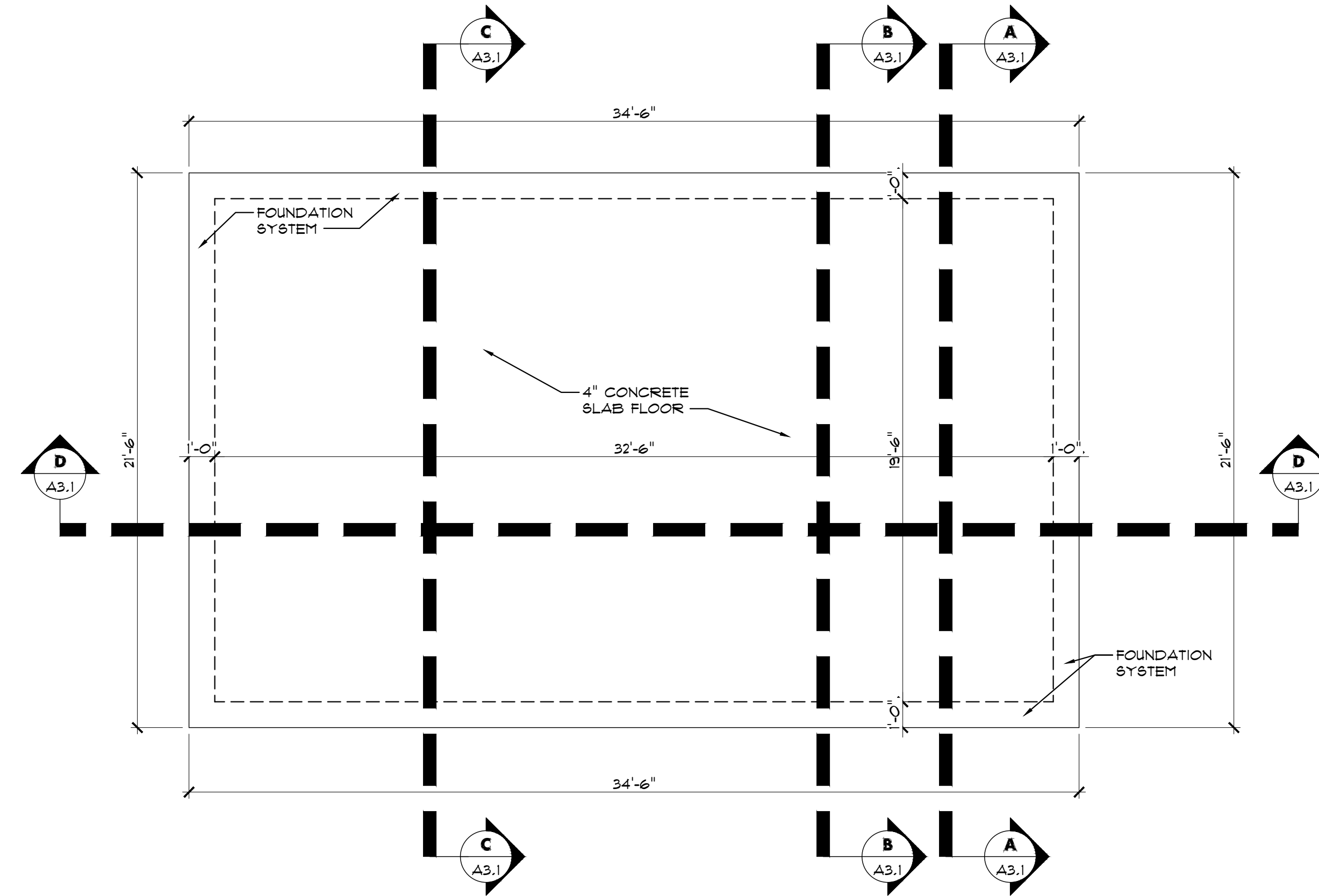
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ARIZONA CASITA

BUILDING CODES

DATE: 02 - 28 - 23
SCALE: AS NOTED
DRAWN: JAR
JOB:
SHEET NO.:





FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL FOUNDATION NOTES:

1. SPREAD AND OR CONTINUOUS FOOTING BEARING MATERIALS SHOULD EITHER BE ON UNDISTURBED SOILS OR 95% COMPACTED SOIL IN 12" LIFTS NOT TO EXCEED 4'-0". UNLESS APPROVED BY CERTIFIED INSPECTION OR BUILDING OFFICIAL.
2. BOTTOM OF FOOTING SHALL BE NO LESS THAN 12" BELOW NATURAL GRADE OR CERTIFIED COMPACTED PAD AND ALWAYS BELOW FROST LINE.
3. ALLOWABLE FOUNDATION BEARING PRESSURE SHALL BE 1500 PSF.
4. FINISH GRADE SHALL SLOPE 5% MINIMUM FOR A DISTANCE OF 10'-0" AWAY FROM STRUCTURE TOWARD AND APPROVED WATER DISPOSAL AREA.
5. FINISHED FLOOR SHALL BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE.
6. SLOPE OF LANDINGS AT DOORWAYS SHALL BE A MINIMUM OF 1" PER 10'-0".
7. UNLESS APPROVED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQ. FT. -SAW CUT WITHIN 24 HOUR PERIOD AFTER POUR.
8. ALL FOOTINGS SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE) WITH HORIZ. #4 REBAR CONTINUOUS (OVERLAP REBAR 30 BAR DIAMETERS) AT TOP & BOTTOM. FOOTING SIZE = 12" (WIDE) X 18" (DEEP), U.N.O.
9. ALL SLABS ON GRADE SHALL BE 3000 PSI (28 DAY COMPRESSIVE STRENGTH CONCRETE) UNLESS NOTED OTHERWISE.
10. ALL SLABS ON GRADE SHALL BE 4" THICK (MIN.) AND BEAR ON 4" (MIN.) COMPACTED AGGREGATE BASE COURSE (COMPACTED TO 95%) UNLESS NOTED OTHERWISE.
11. FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR SYSTEM IS COMPLETELY IN PLACE.
12. INSTALL 1/2" DIA. x 12" ANCHOR BOLTS TO 2x6 PRE-TREATED SILL PLATE OVER SILL SEALER AT 48" O.C. & NOT MORE THAN 12" FROM ANY CORNER OR END OF PLATE.
13. IN THE EVENT THAT STEPPED FOOTINGS ARE REQUIRED -HORIZONTAL DIMENSION = 32" (MIN.) ; VERTICAL DIMENSION = 24" (MAX.)
14. ALL REINFORCING STEEL FOR CONCRETE SHALL COMPLY WITH ASTM SPECIFICATION A-615 GRADE 60.
15. CONTRACTOR TO PROVIDE 30' OF #4 COPPER U.F.P.R. WIRE 20' TO BE TIED TO FOOTING STEEL & 10' AVAILABLE AT PANEL LOCATION.
16. WHERE HOLD DOWNS ARE PLACED, ALL REBARS, ANCHOR BOLTS & SETBOLTS MUST BE TIED IN PLACE BEFORE PLACING ANY CONCRETE. NO "WET STABBING" ALLOWED.



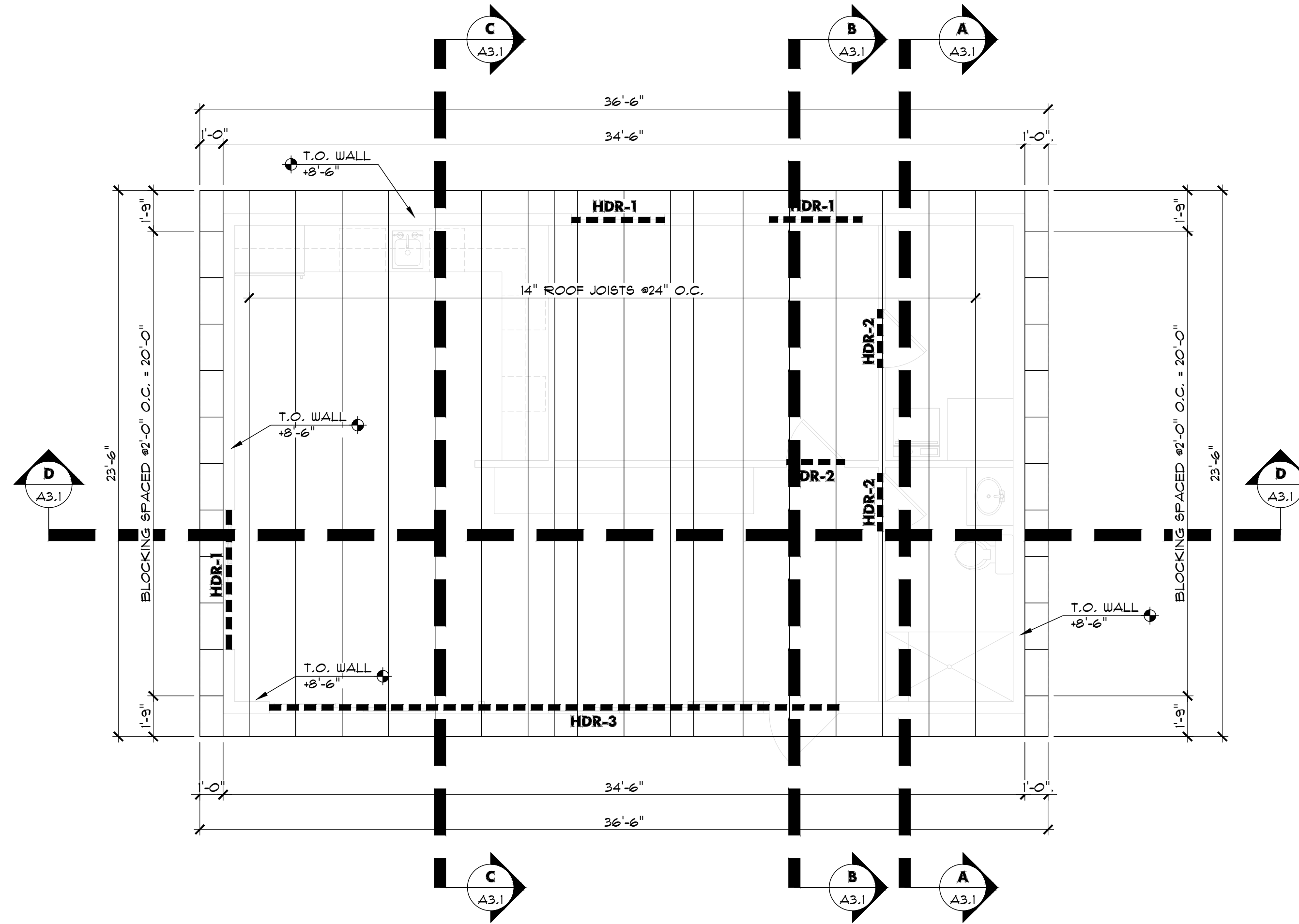
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ARIZONA CASITA

FOUNDATION PLAN

DATE: 02 - 28 - 23
 SCALE: AS NOTED
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 JOB:

SHEET NO.:
A
1.1



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

GENERAL ROOF NOTES:
1. ROOF FITCH = 2% OR U.N.O.
2. TYPICAL OVERHANG = 1'-0" OR U.N.O.

ROOF CONSTRUCTION:

- 1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8" ADX PLYUD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILINGS AT COVERED ENTRY & PATIO LOCATIONS
- 2x4 RAFTER #24" O.C.
- 2x4 RIDGE BEAM
- 1/2" PLYWOOD OR OSB ROOF SHEATHING
- "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
- CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPFRAY FOAM INSULATION (EQR-1226 R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING. (COVERED ENTRY / PATIOS EXCLUDED)
- ROOFING SHINGLES - STYLE AND TYPE ARE SELECT BY OWNER

NOTE:
TOP OF ALL WALLS ARE 8'-1 1/8" - U.N.O.

NOTED CEILING HEIGHTS = WALL HEIGHT:
A. 8' CLG. = 8'-1 1/8" WALL HEIGHT
B. 9' CLG. = 9'-1 1/8" WALL HEIGHT
C. 10' CLG. = 10'-1 1/8" WALL HEIGHT
D. 11' CLG. = 11'-1 1/8" WALL HEIGHT
E. 12' CLG. = 12'-1 1/8" WALL HEIGHT

HEADERS:

HDR-1	(2) 2 X 10 DFL #2 HEADER W/ 2" X "WALL THICKNESS" BOTTOM HEADER PLATE - SEE DET. 4 / A2.2
HDR-2	INTERIOR NON - LOAD BEARING LESS THAN OR EQUAL TO 3'-0" USE: (2) FLAT 2" X "WALL THICKNESS" DFL #2 HEADER INTERIOR NON - LOAD BEARING GREATER THAN 3'-0" USE (1) 2 X 8 DFL #2 HEADER WITH A (2) 2" X "WALL THICKNESS" BOTTOM HEADER PLATE
HDR-3	NEED BE DESIGN BY A STRUCTURAL ENGINEER



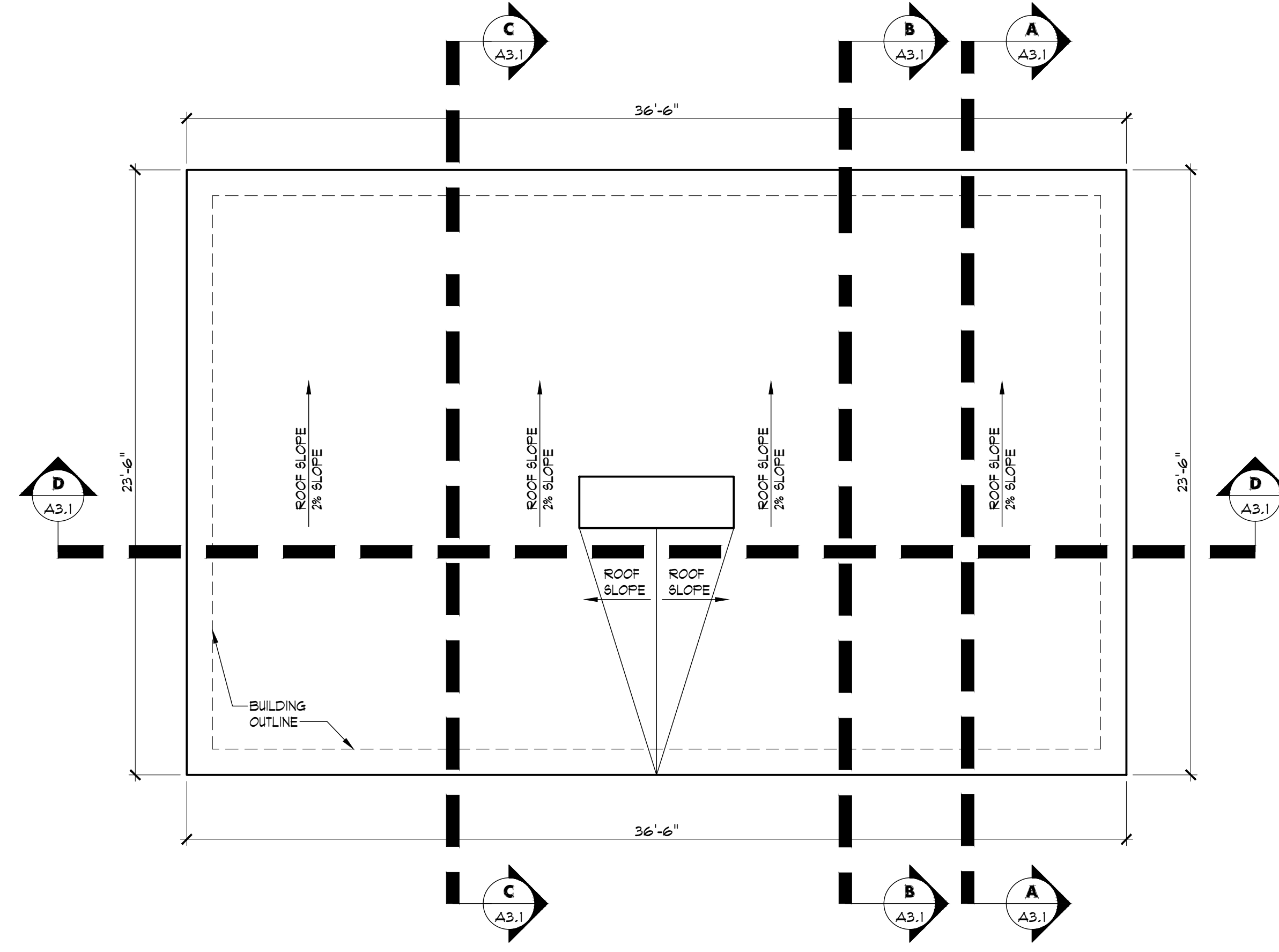
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ARIZONA CASITA

ROOF FRAMING PLAN

DATE: 02 - 28 - 23
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**A
1.3**



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

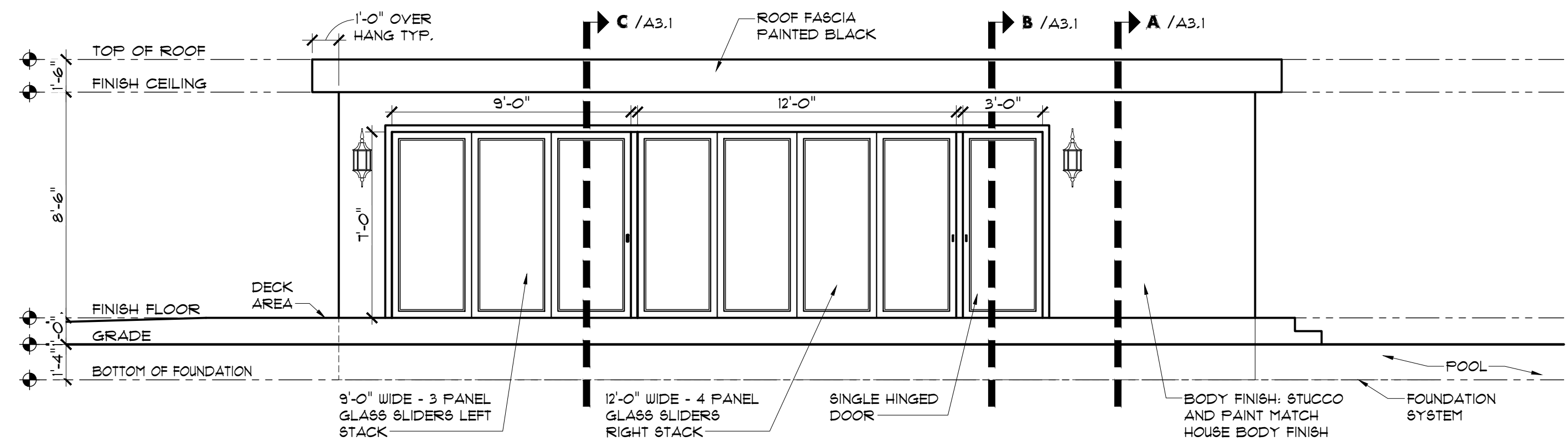
ARIZONA CASITA

ROOF DRAINAGE PLAN

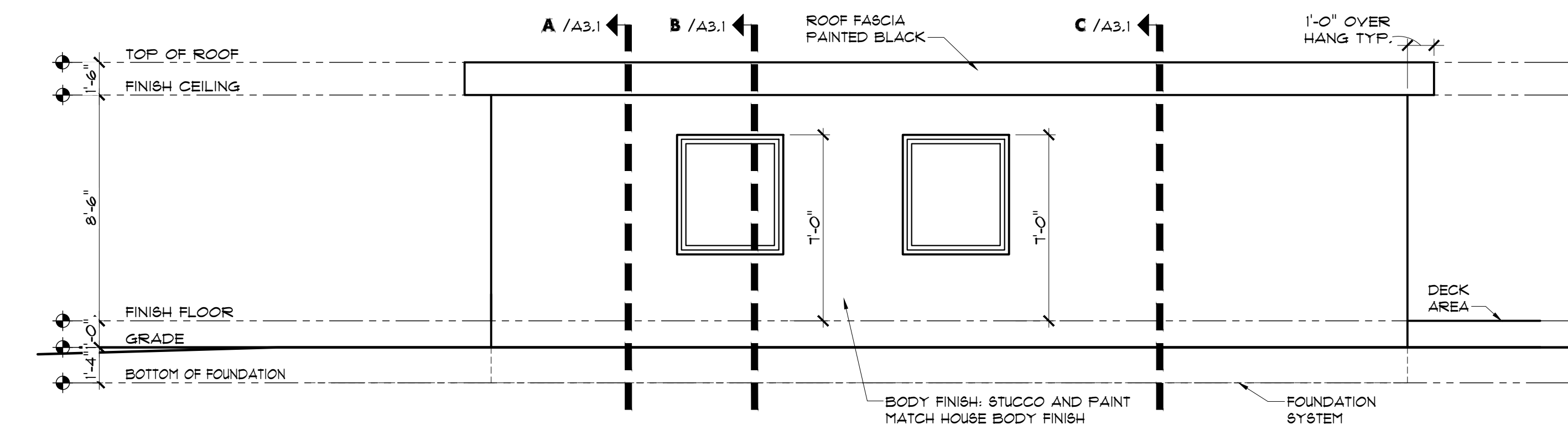
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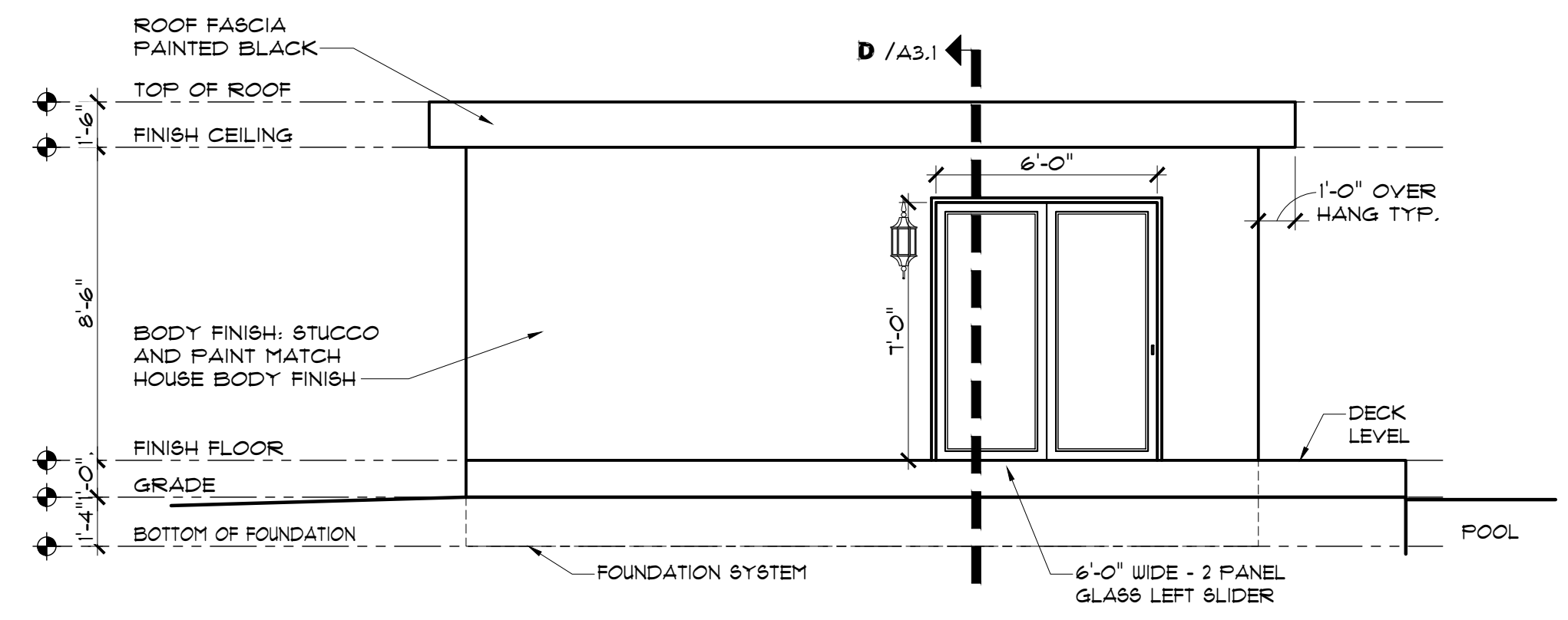
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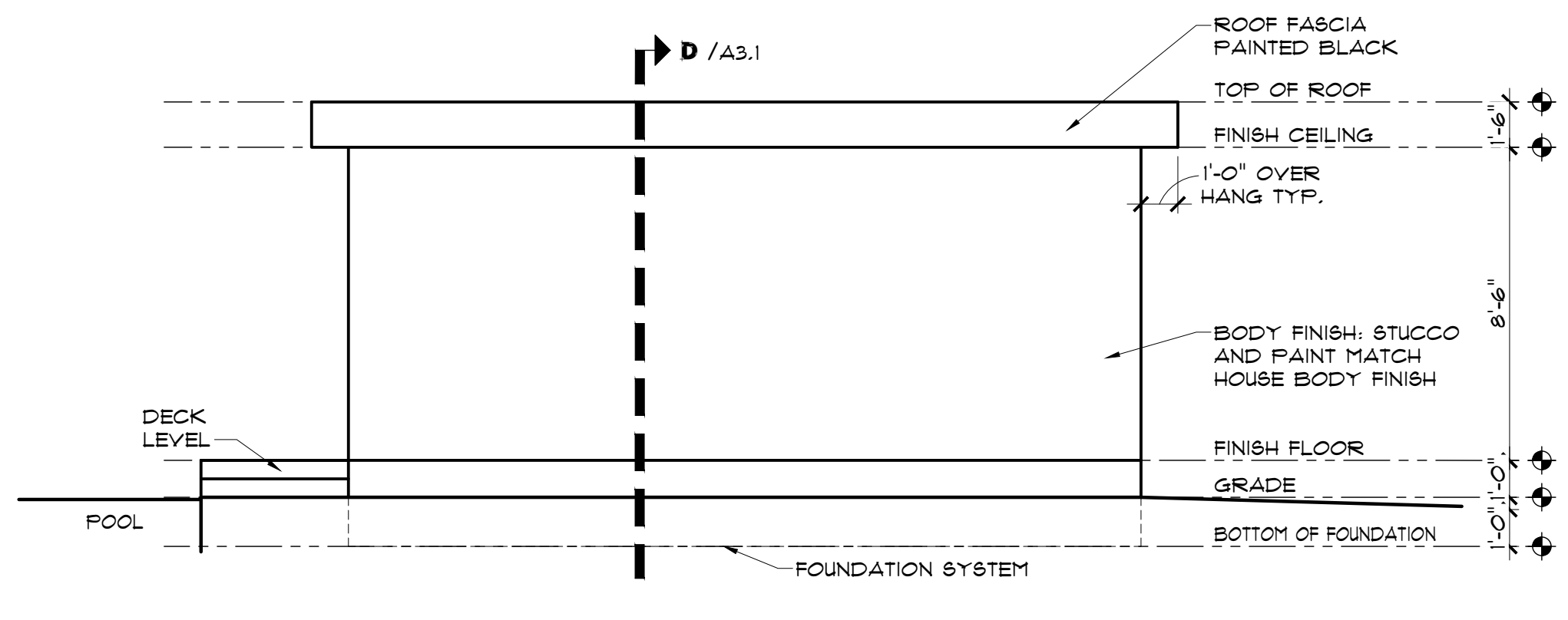
FRONT ELEVATION 1
SCALE: 1/4" = 1'-0"



REAR ELEVATION 2
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION 3
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION 3
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1. VERIFY ALL EXTERIOR FINISH RELATED ITEMS (MATERIALS, COLORS, PATTERNS, TEXTURES, ETC.) W/ OWNER PRIOR TO THE START OF CONSTRUCTION
2. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS AND INTERIOR WALLS WHERE REQUIRED SHALL BE BRACED AS REQUIRED PER 2012 IRC SECTION R602.10.4. INTERMITTENT BRACING METHOD "UBSP" (WOOD STRUCTURAL PANEL); 3/8" PLYWOOD / OSB WALL SHEATHING WITH 16-INCH STUD SPACING. WOOD STRUCTURAL PANELS SHALL BE INSTALLED W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
3. INSTALL EXTERIOR WALL SHEATHING (OSB / PLYWOOD) WITH 1/8" GAP BETWEEN ALL JOINTS (HORIZ. & VERT.) TO ALLOW FOR EXPANSION MOVEMENT
4. ALL DOORS AND WINDOWS ARE TO BE INSTALLED AND FLASHED PER DOOR AND WINDOW MANUFACTURER
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.

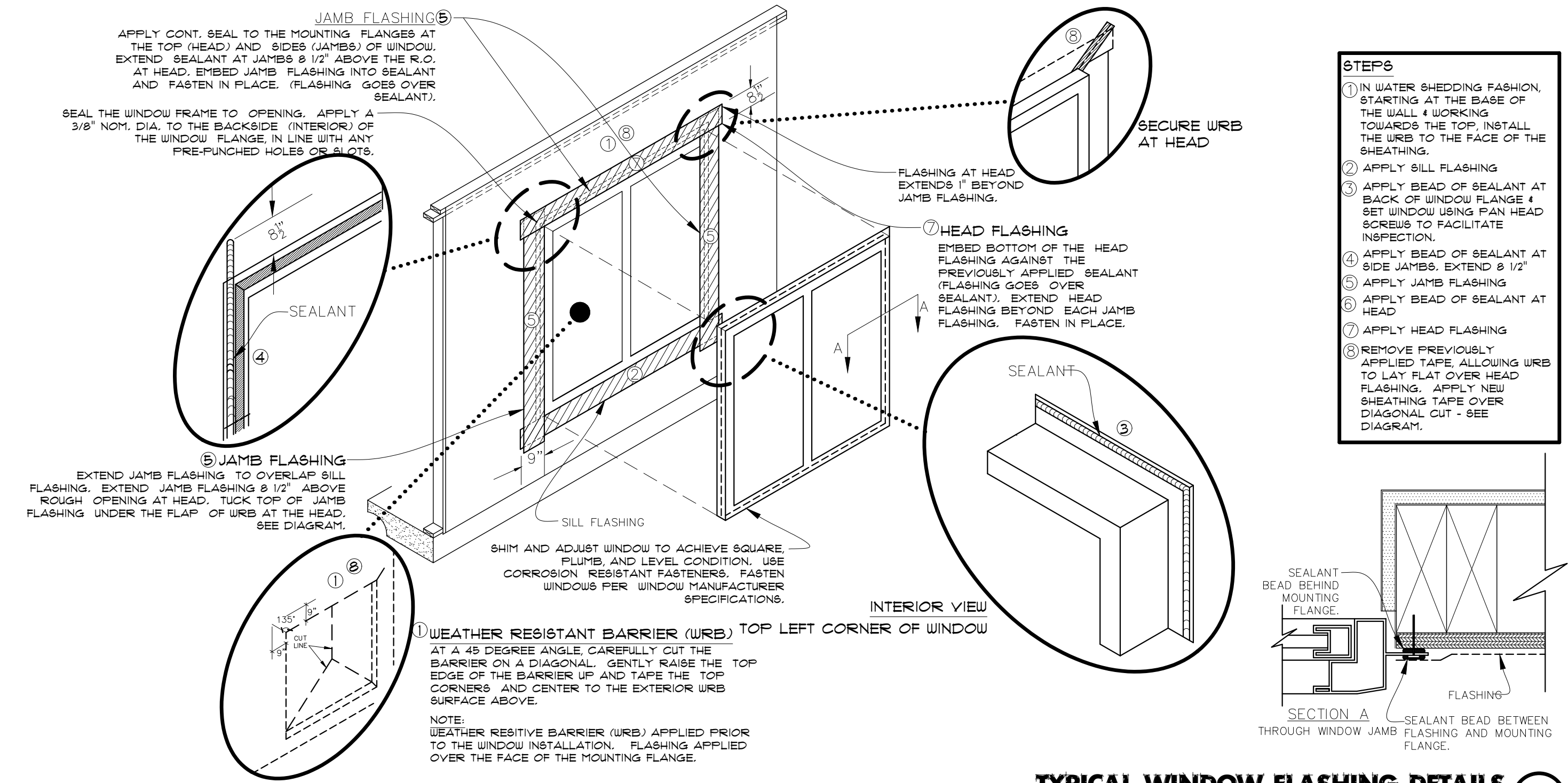
EXTERIOR FINISHES:

1. **STUCCO:**
STUCCO FINISHES TO BE WESTERN 1 KOTE EXTERIOR STUCCO SYSTEM (ICC REPORT #2123) VERIFY FINISH TEXTURE & COLOR W/ OWNER.
2. **ROOFING:**
VERIFY W/ OWNER - SEE ROOF PLAN
3. **FASCIA BOARD:**
ROOF FASCIA PAINTED BLACK
4. **EXTERIOR LIGHTING:**
FULLY SHIELDED EXTERIOR LIGHT
VERIFY LIGHT FIXTURE WITH OWNER
5. **WINDOW / DOOR TRIM:**
WINDOW / DOOR TRIM (SEE DETAIL 5 / A2.1);
6. **RAILING:**
42" HIGH RAILING SYSTEM - TO BE SELECTED AND VERIFIED WITH OWNER AND CONTRACTOR INSTALLED

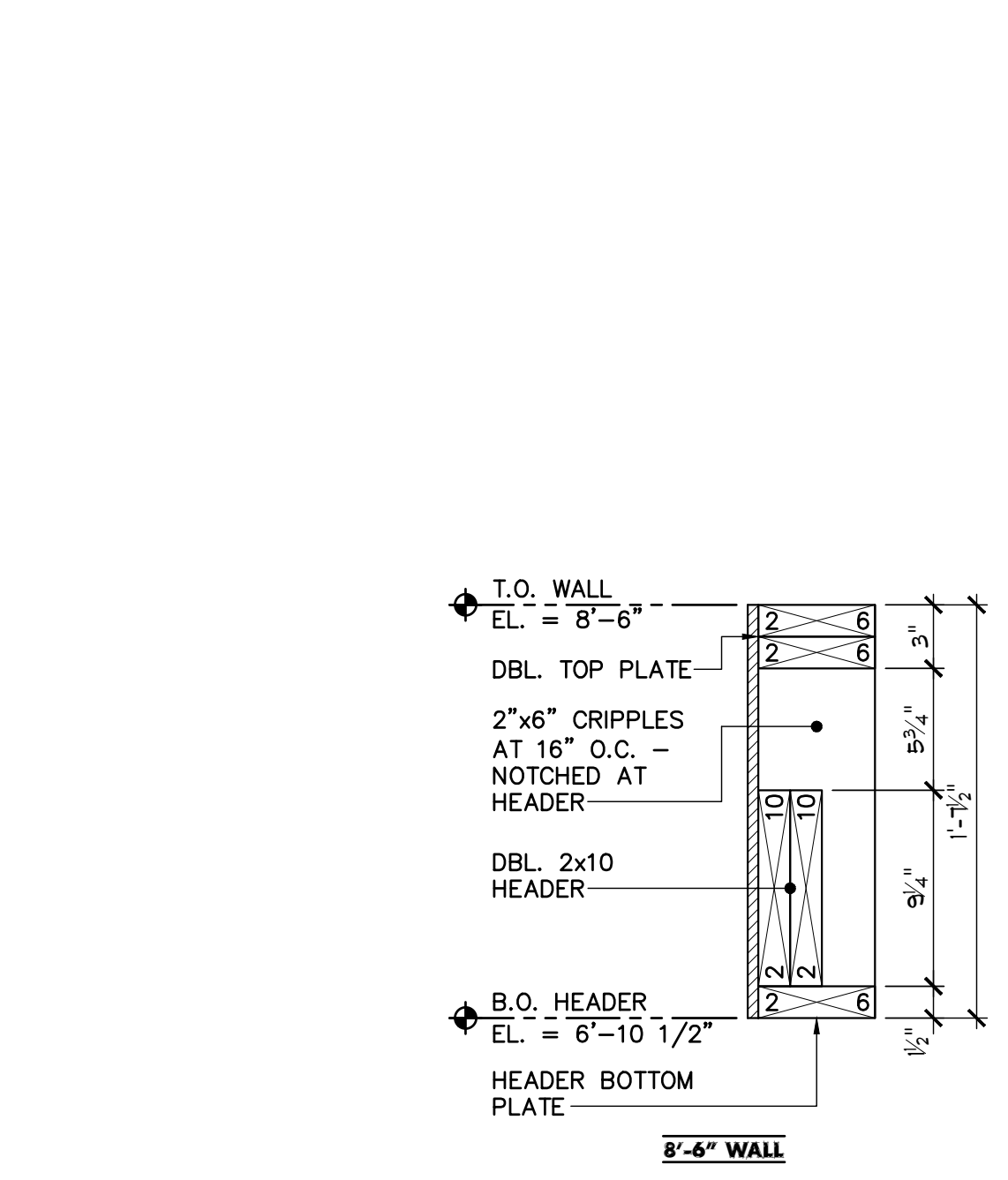
GENERAL WINDOW / DOOR NOTES:

1. FACTORY ENERGY PERFORMANCE RATING STICKERS MUST REMAIN ON WINDOWS / SKYLIGHTS UNTIL INSPECTED.
2. ALL BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.1 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE FINISHED SILL HEIGHT SHALL BE NOT MORE THAN 44" ABOVE THE FLOOR.
3. ALL WINDOWS AND DOORS SHALL BE FLASHED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL WINDOWS AND DOORS SHALL COMPLY WITH THE 2018 IECC INTERNATIONAL ENERGY CONSERVATION CODE.
5. ALL OPERABLE WINDOWS SHALL HAVE SCREENS.
6. CONTRACTOR TO COORDINATE SIZE OF ROUGH OPENINGS FOR DOORS AND WINDOWS WITH MASONRY AND FRAMING CONTRACTORS TO ALLOW FOR USE OF STANDARD SIZE DOOR AND WINDOW. ANY CONFLICT BETWEEN STANDARD SIZES AND ROUGH OPENINGS PRIOR TO START OF CONSTRUCTION SHALL PLACE BURDEN ON CONTRACTOR TO OBTAIN WRITTEN CLARIFICATION FROM WINDOW / DOOR MANUFACTURER.
7. ALL WINDOW UNITS LOCATED IN SLEEPING AREAS ARE TO PROVIDE OPERABLE SECTIONS TO CONFORM WITH EMERGENCY EGRESS IN 2018 IRC CODES.

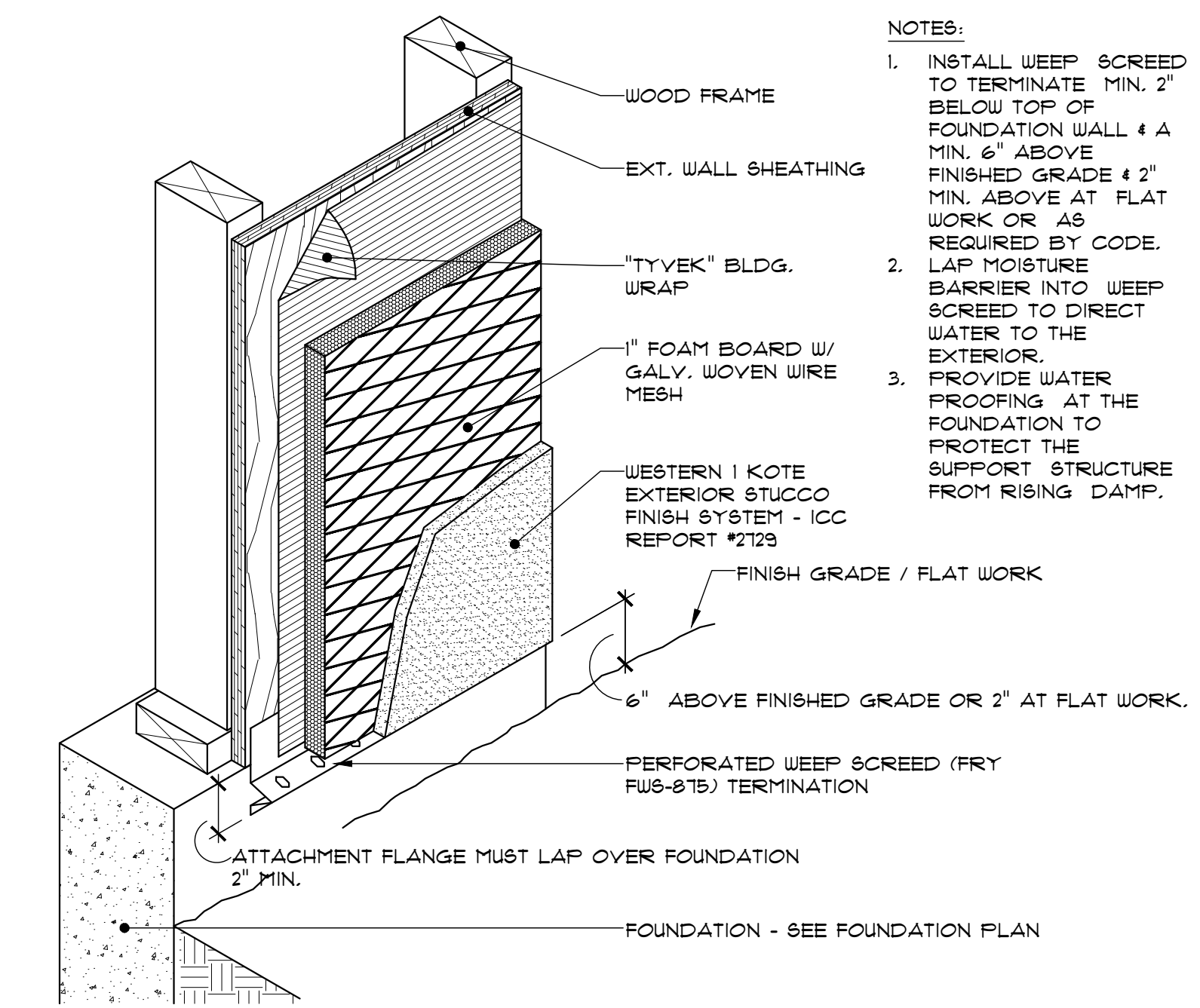
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TYPICAL WINDOW FLASHING DETAILS 1



TYPICAL WINDOW / DOOR HEADER DETAIL 3



TYPICAL WEEP SCREED DETAIL 2

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ARIZONA CASITA
EXTERIOR DETAILS

DATE: 02 - 28 - 23
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A
2.5



PERSPECTIVE 3



PERSPECTIVE 2



PERSPECTIVE 1

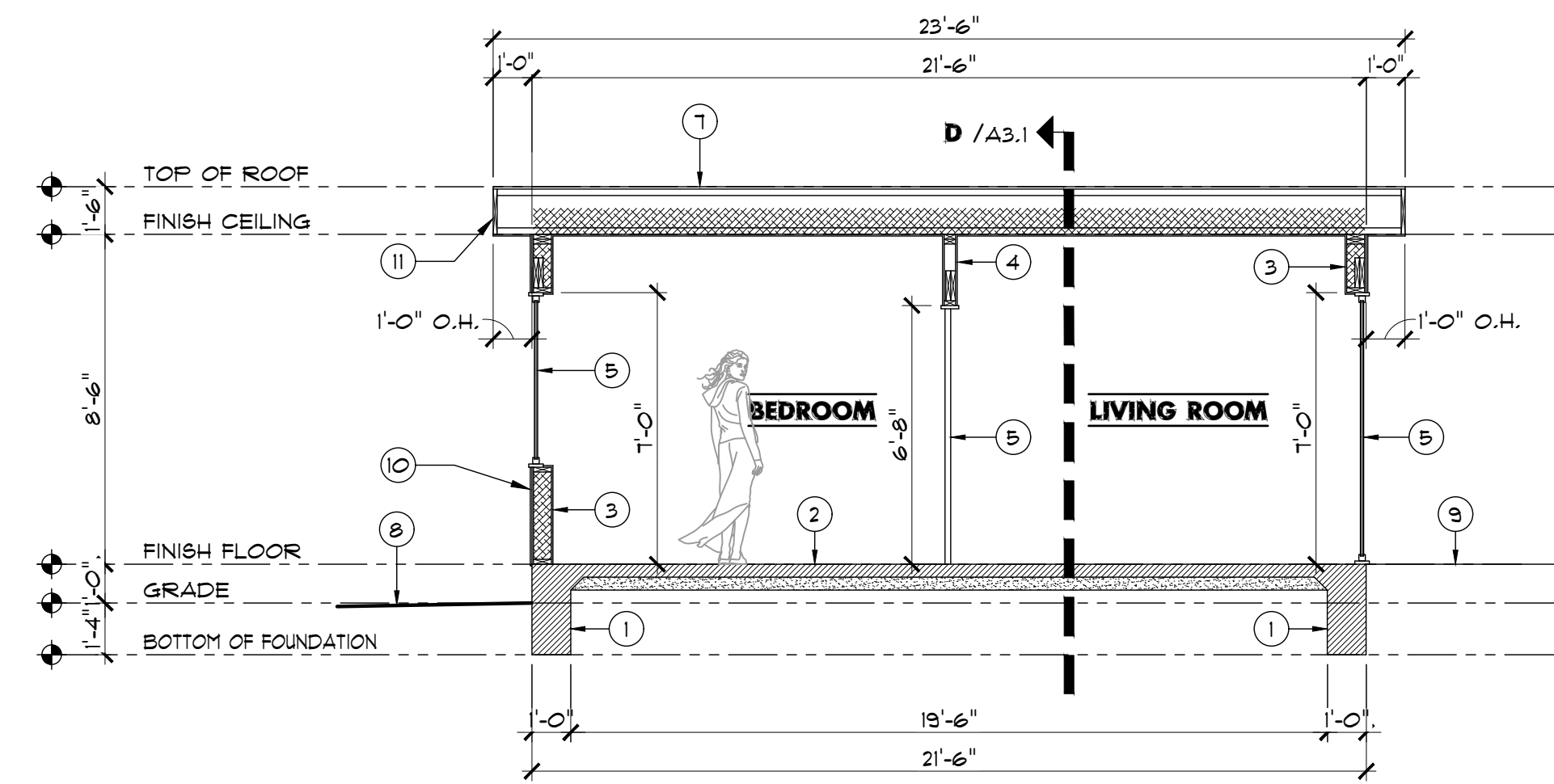
NOTE:
3-D RENDERING ARE ONLY
FOR REFERENCE PURPOSES
ONLY AND MAY NOT FULLY
DETAILED



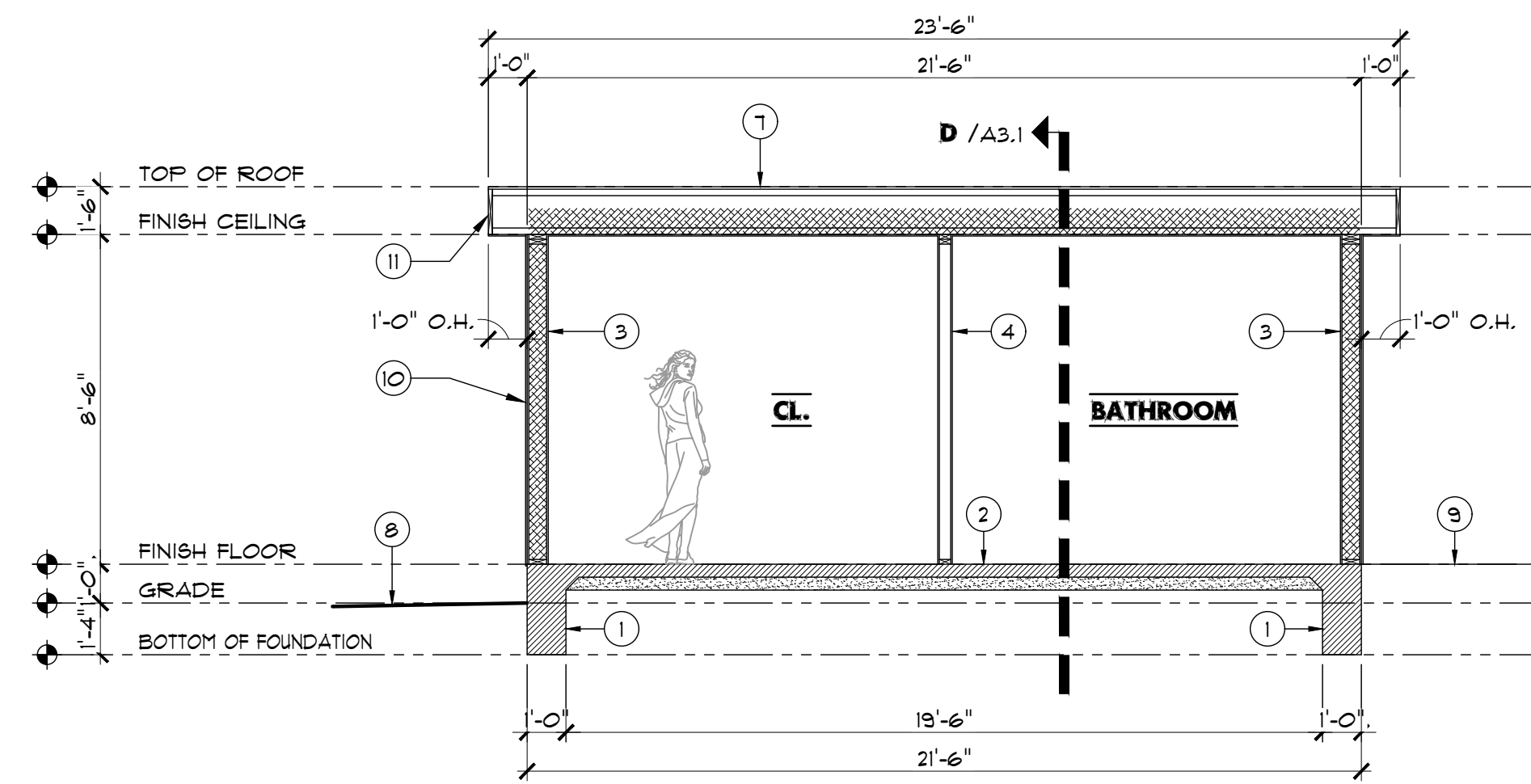
PERSPECTIVE 5



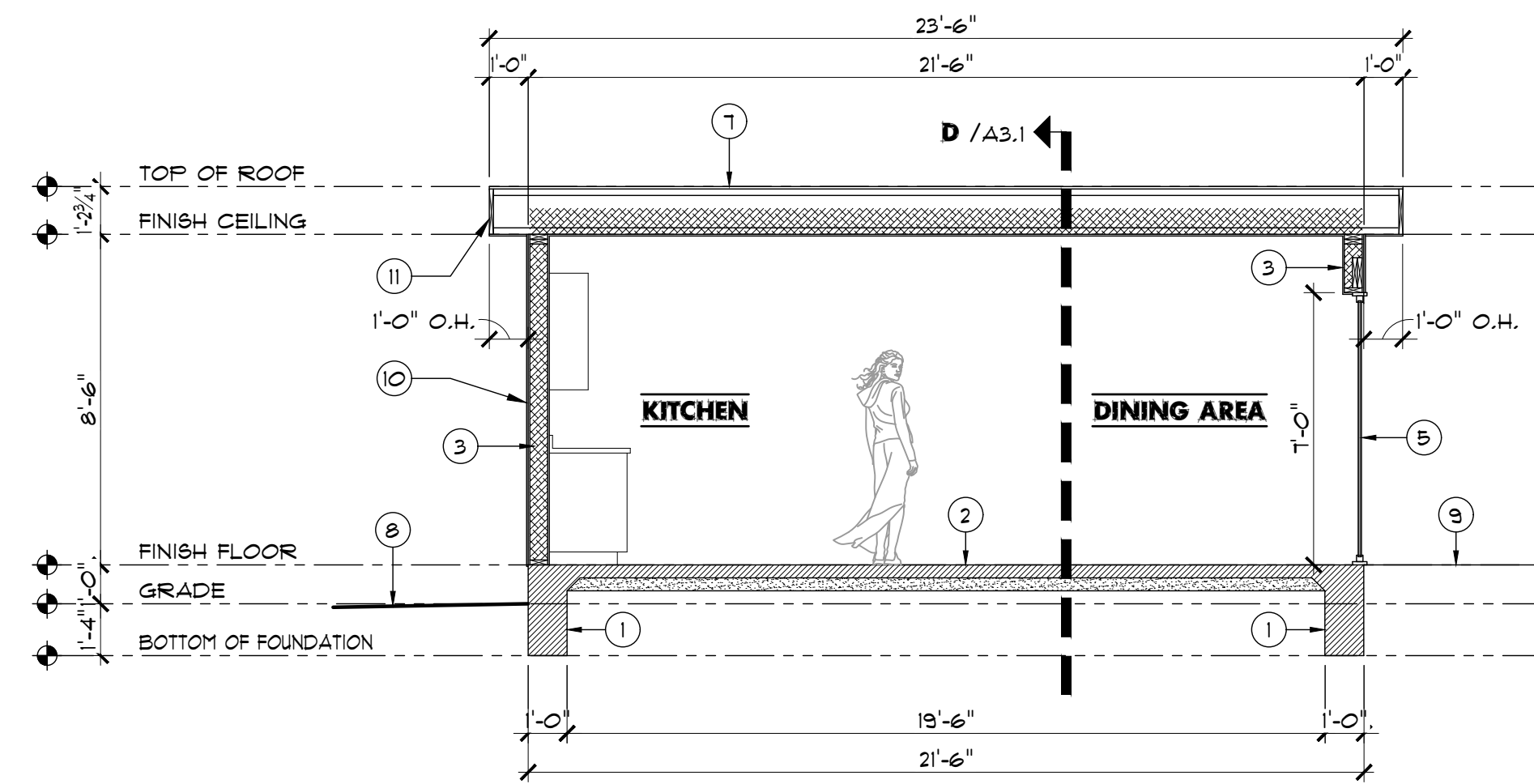
PERSPECTIVE 4



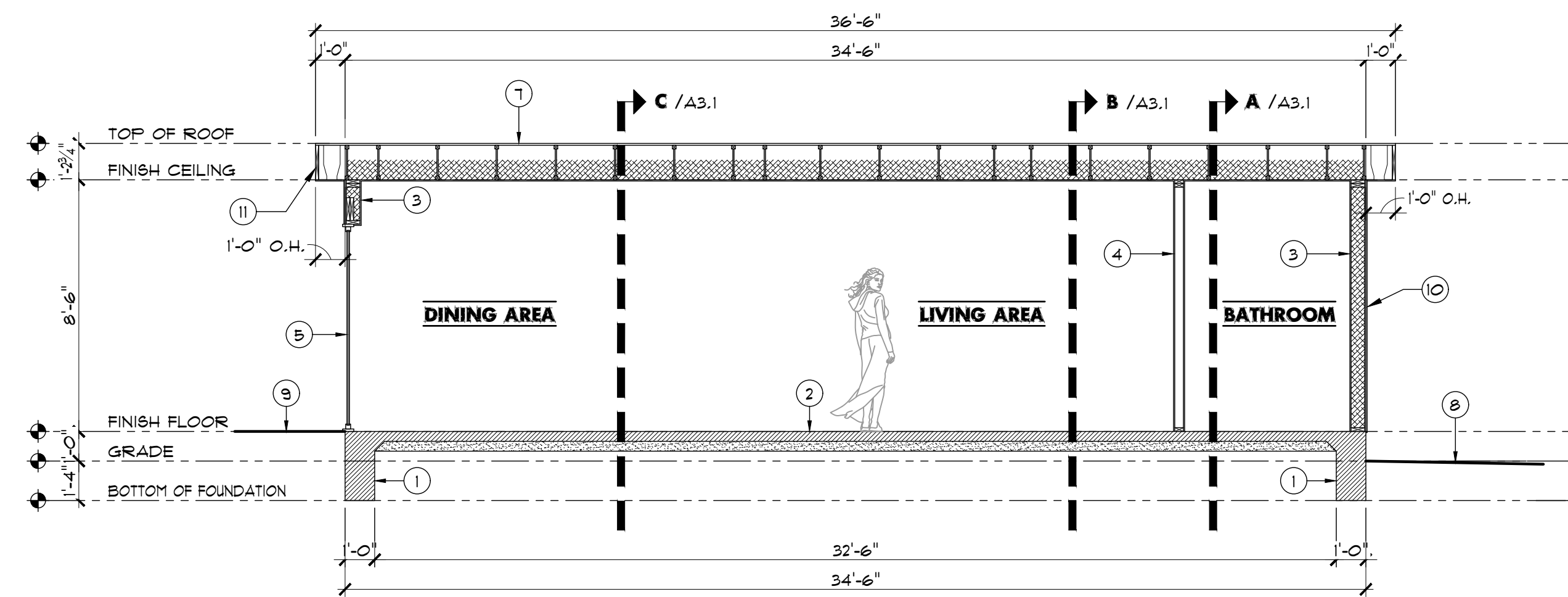
BUILDING SECTION "B"
SCALE: 1/4" = 1'-0" **B**



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



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



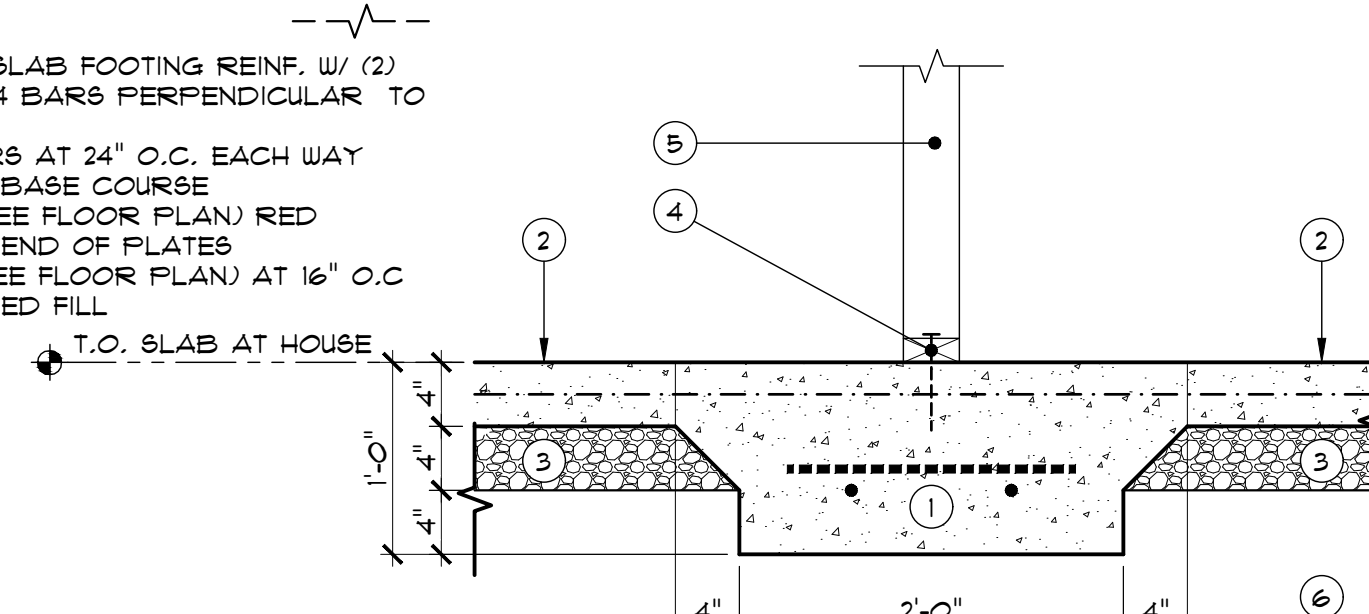
BUILDING SECTION "D"
SCALE: 1/4" = 1'-0" **D**

BUILDING SECTION KEY NOTES:

- 1 FOUNDATION:
 - CONCRETE PAD FOOTING REINF. W/ (3) #4 BARS EACH WAY
 - VERT. #4 REBAR (8" HOOK) TO EXTEND UP INTO EACH CORNER OF C.M.U. PIER BLOCK ABOVE - ALTERNATE BEND DIRECTION IN FOOTING
 - C.M.U. / CONCRETE PIER
 - FOOTING DEPTH PER I.R.C. SECTION R403.1.4 MINIMUM DEPTH EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12" BELOW UNDISTURBED GROUND SURFACE, WHERE APPLICABLE, THE DEPTH OF FOOTINGS SHALL ALSO CONFORM TO LOCAL APPROVED CODE REQUIREMENTS & IF REQUIRED, AN ENGINEERED SOILS REPORT RECOMMENDATIONS
 - UNDISTURBED SOIL OR ENGINEERED FILL
 - POINT LOAD FROM ABOVE - SEE FLOOR PLAN
- 2 HOUSE FLOOR CONSTRUCTION (SLAB ON GRADE) - SEE STRUCTURAL:
 - 4" CONCRETE SLAB REINFORCED W/ #3 REBAR AT 16" O.C. EACH WAY
 - 4" COMPACTED (95% MIN.) AGG. BASE COURSE
 - UNDISTURBED OR ENGINEERED FILL
- 3 TYPICAL EXTERIOR WALL CONSTRUCTION:
 - EXTERIOR FINISH SELECT BY OWNER
 - TYVEK® BUILDING WRAP - (2) LAYERS AT MANUFACTURED STONE VENEER LOCATIONS
 - 3/8" (MIN.) CDX PLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF FLOOR DECK - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
 - 2" X 6" STUDS AT 16" O.C.
 - WALL INSULATION (R-21 MIN.) BETWEEN STUDS
 - 1/2" GYPSUM BOARD
- 4 INTERIOR WALL CONSTRUCTION:
 - 1/2" GYPSUM BOARD
 - 2" X 4" OR 2" X 6" STUDS AT 16" O.C. - SEE FLOOR PLAN
 - 1/2" GYPSUM BOARD
- 5 WINDOW / DOOR UNIT - SEE FLOOR PLAN & EXTERIOR ELEVATIONS
- 6 HEADER / BEAM - SEE STRUCTURAL
- 7 ROOF CONSTRUCTION:
 - 1/2" NON-SAG GYPSUM BOARD CEILING (INTERIOR) / 3/8" ADX PLYWD. SOFFITS AT EAVES / 1/2" NON-SAG EXTERIOR GYPSUM BOARD CEILING AT COVERED ENTRY & PATIO LOCATIONS
 - 14" ROOF JOISTS #24" O.C.
 - 3/4" PLYWOOD OR OSB ROOF SHEATHING
 - "PALISADE" 35 YEAR SYNTHETIC ROOFING UNDERLAYMENT
 - CONDITIONED CATHEDRALIZED ATTIC SPACE W/ OPEN CELL SPRAY FOAM INSULATION (R-38-R-38 MIN.) ON UNDERSIDE OF ROOF SHEATHING (COVERED ENTRY / PATIOS EXCLUDED)
 - ROOFING SYSTEM - STYLE AND TYPE ARE SELECT BY OWNER
- 8 NATURAL GRADE LINE
- 9 DECK - DESIGN FOR REFERENCE ONLY - COORDINATE WITH LANDSCAPE DESIGNER'S DRAWINGS
- 10 EXTERIOR WALL FINISH:
 - BODY FINISH: STUCCO AND PAINT MATCH HOUSE BODY FINISH
- 11 ROOF FASCIA FINISH:
 - ROOF FASCIA PAINTED BLACK

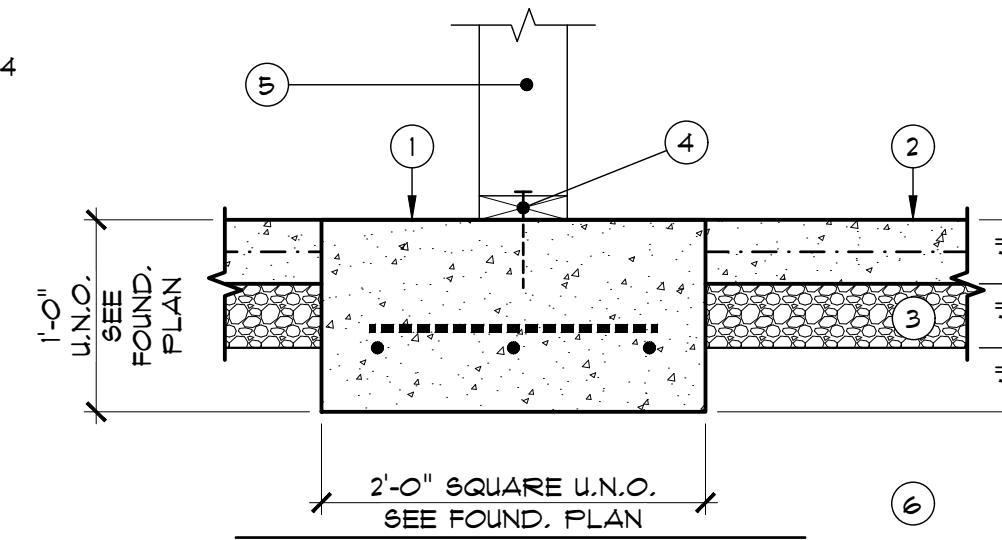
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- KEY NOTES:
- 24" X 12" THICKENED CONCRETE SLAB FOOTING REINF. W/ (2) #4 BARS PARALLEL TO WALL & #4 BARS PERPENDICULAR TO WALL AT 12" O.C.
 - 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
 - 4" COMPACTED (95% MIN.) AGG. BASE COURSE
 - 2" X (WALL THICKNESS) PLATE (SEE FLOOR PLAN) RED HEADED AT 48" O.C. AND FROM END OF PLATES
 - 2" X (WALL THICKNESS) STUDS (SEE FLOOR PLAN) AT 16" O.C.
 - UNDISTURBED SOIL OR ENGINEERED FILL



INTERIOR THICKENED SLAB CONDITION

- KEY NOTES:
- 24" SQUARE X 12" CONCRETE PAD FOOTING REINF. W/ (3) #4 BARS EACH WAY
 - 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
 - 4" COMPACTED (95% MIN.) AGG. BASE COURSE
 - 2" X (WALL THICKNESS) PLATE (SEE FLOOR PLAN) RED HEADED AT 48" O.C. AND FROM END OF PLATES
 - BUILT-UP STUDS OR SOLID WOOD POST / COL. WIDTH = BEAM WIDTH 4" OR GIRDER TRUSS FLYS X MIN. DEPTH = WALL DEPTH - UNLESS NOTED OTHERWISE
 - UNDISTURBED SOIL OR ENGINEERED FILL

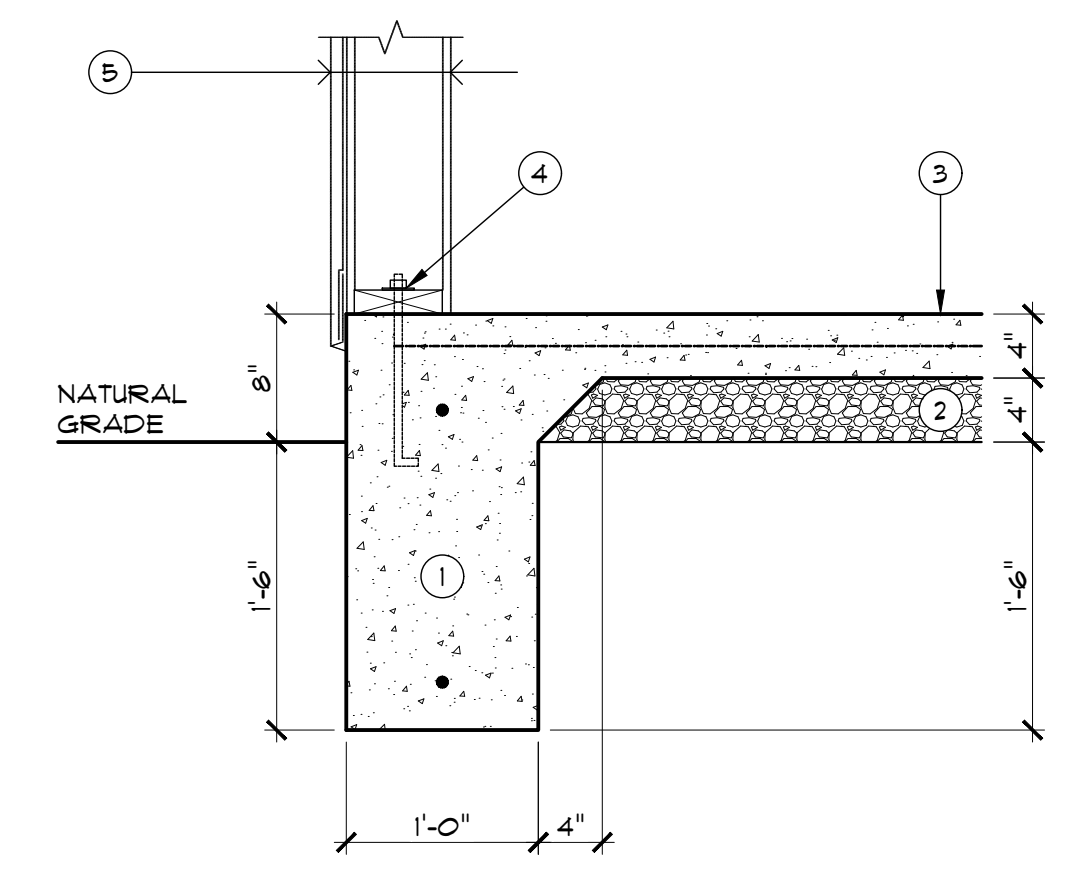


INTERIOR PAD FOOTING CONDITION
INTERIOR THICKENED SLAB / PAD FOOTING

NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

SCALE: 1" = 1'-0" 2

- KEY NOTES:
- CONTINUOUS (OVERLAP REBAR 30 BAR DIAMETERS) AT TOP & BOTTOM
 - 4" COMPACTED (95% MIN.) AGG. BASE COURSE
 - 4" CONC. SLAB REINF. W/ #3 BARS AT 24" O.C. EACH WAY
 - 2 X 6 PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS @ 48" O.C. MAX. 4" FROM CORNERS & END OF PLATES - INSTALL SO EXTERIOR WALL SHEATHING IS FLUSH WITH FOUNDATION WALL
 - WALL FRAMING - SEE FLOOR PLAN AND TYPICAL WALL SECTION



TYPICAL FOOTING DETAIL

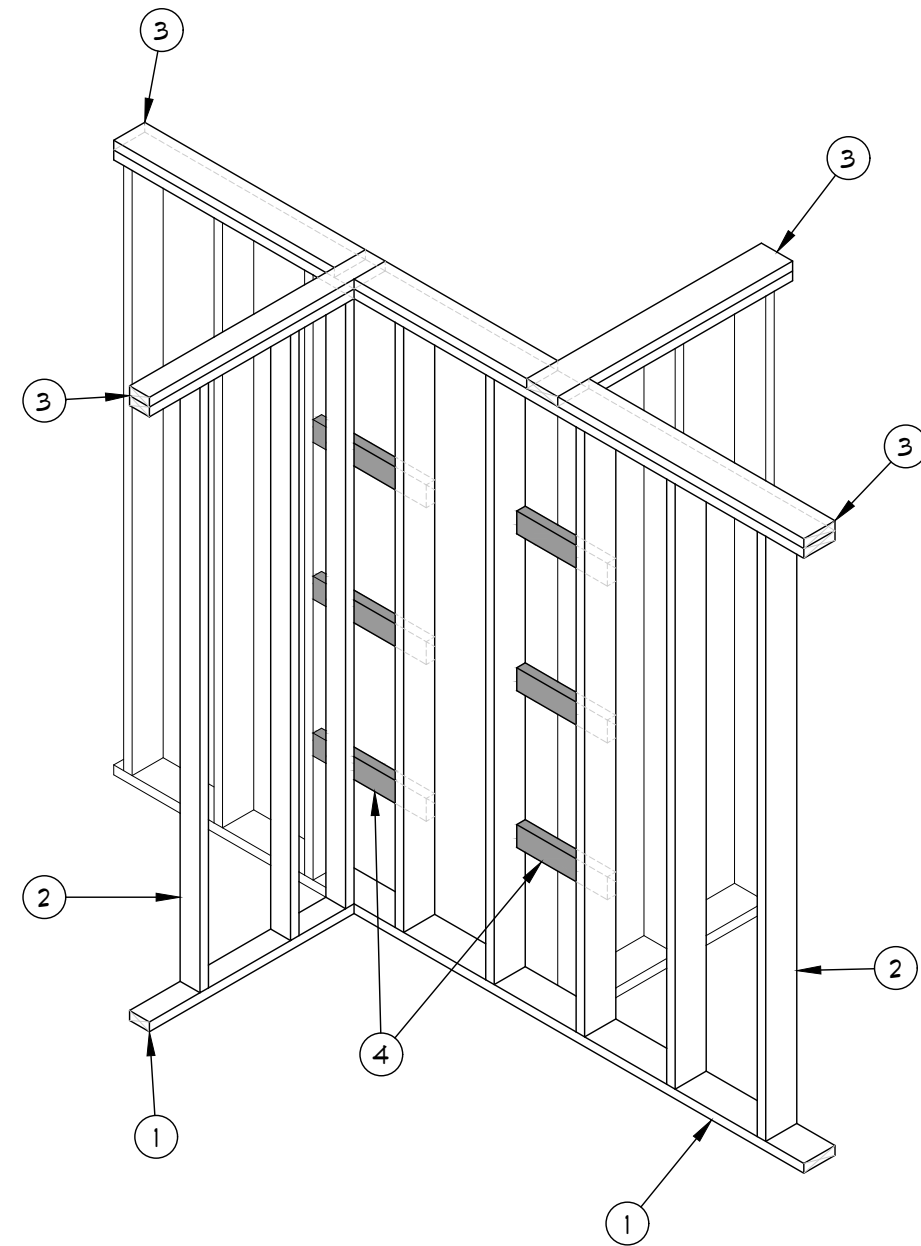
NOTE: ALL REBAR TO BE 3" CLEAR FROM SOIL

SCALE: 1" = 1'-0" 1

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KEY NOTES:

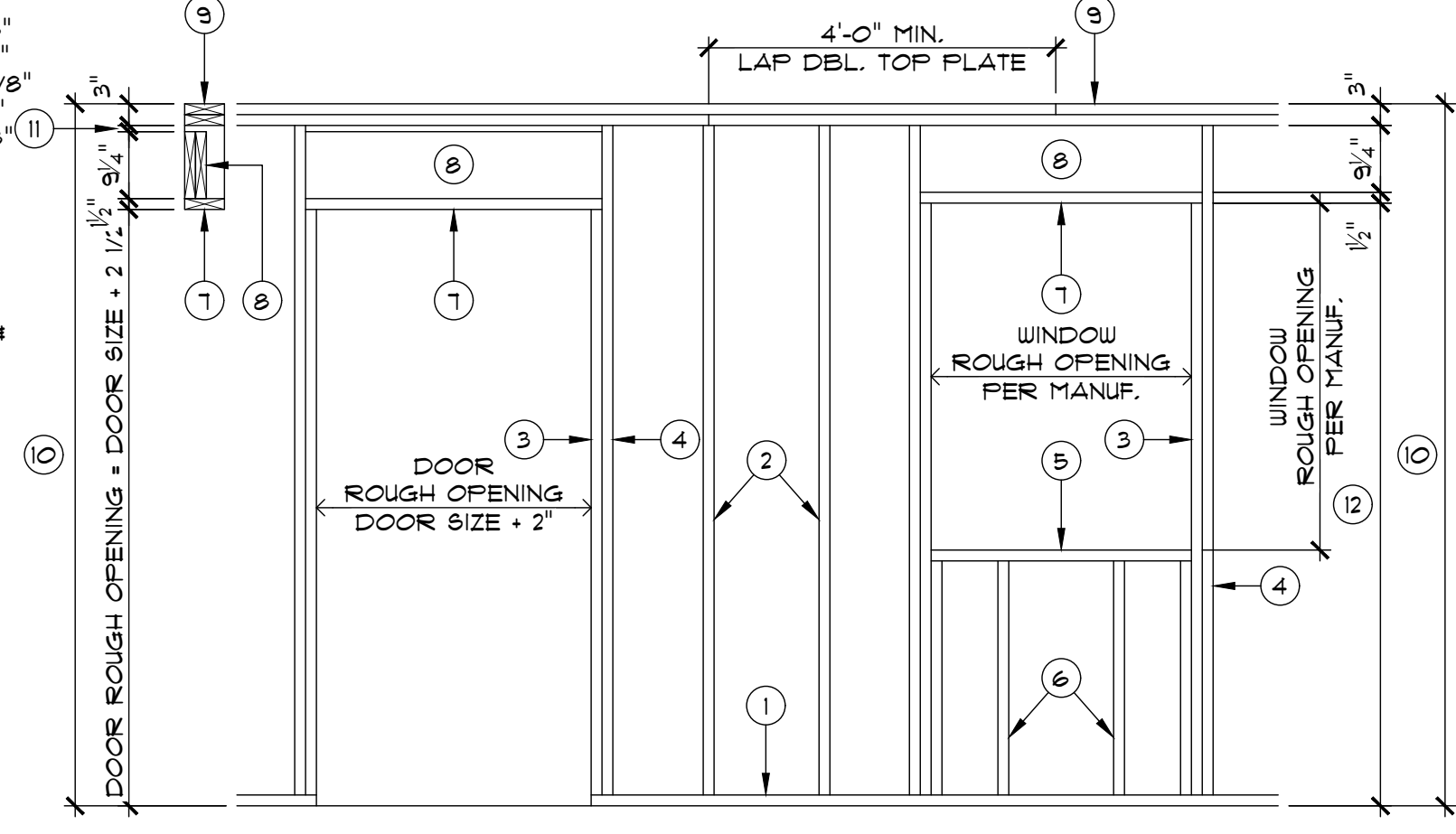
- 2" X "WALL THICKNESS" PRE-TREATED SILL PLATE ANCHORED TO FLOOR - SEE DETAIL 1/A4.1 FOR EXTERIOR CONDITION & 2/A4.1 FOR INTERIOR CONDITION.
- 2" X "WALL THICKNESS" PRE-CUT STUDS AT 16" O.C.
- DOUBLE 2" X "WALL THICKNESS" TOP PLATES - TOP PLATE OF INTERSECTING WALL OVERLAPS CONTINUOUS TOP PLATE OF PRIMARY WALL.
- 2" X 4" LADDER BLOCKING AT 24" O.C. INSTALL BLOCKING W/ WIDE FACE VERT. FOR MAX. BACKING TO WALL FINISH AND MAX. INSULATION TO EXTERIOR WALLS.



TYPICAL INTERSECTING WALL DETAIL
SCALE: 1/2" = 1'-0" 3

KEY NOTES:

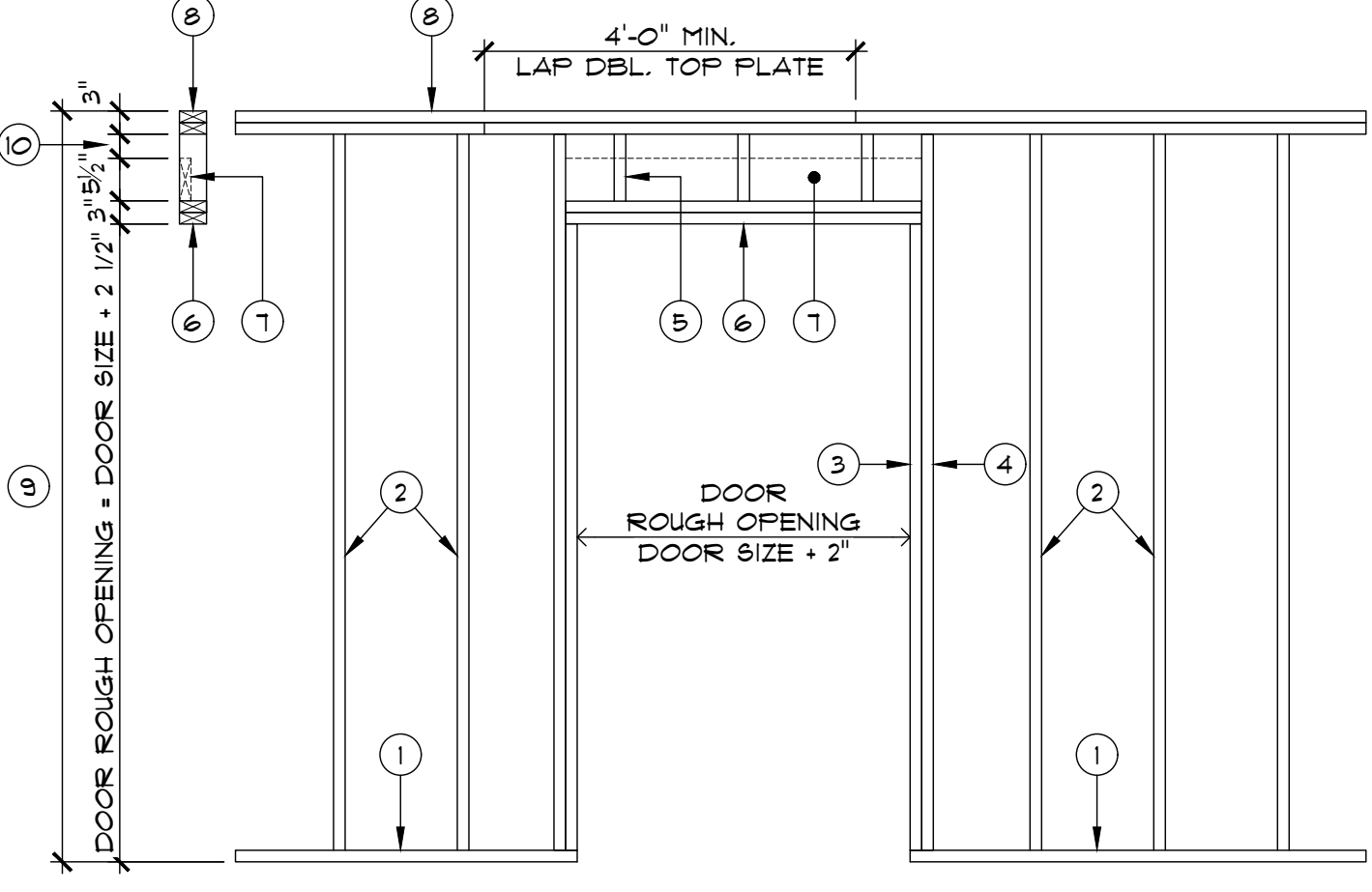
- 2 X 6 PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 10" ANCHOR BOLTS @ 48" O.C. MAX. 4 12" FROM CORNERS & END OF PLATES - INSTALL SO EXTERIOR WALL SHEATHING IS FLUSH WITH FOUNDATION WALL
- 2" X 6" PRE-CUT STUDS AT 16" O.C.
- 2" X 6" TRIMMER STUD - DOUBLE TRIMMER STUD FOR OPENINGS 9'-0" AND WIDER
- 2" X 6" KING STUD
- 2" X 6" SILL PLATE
- 2" X 6" CRIPPLE STUDS
- 2" X 6" HEADER PLATE
- HEADER (DOUBLE 2" X 10" MIN. - U.N.O.) - SEE ROOF FRAMING PLAN
- DOUBLE 2" X 6" TOP PLATE
- WALL HEIGHT
 - 8' CLG. = 8'-1 1/8"
 - 9' CLG. = 9'-1 1/8"
 - 10' CLG. = 10'-1 1/8"
 - 11' CLG. = 11'-1 1/8"
 - 12' CLG. = 12'-1 1/8"
- VARIES DEPENDING ON DOOR & WALL HEIGHT
- VARIES DEPENDING ON TOP OF WINDOW & WALL HEIGHT



TYPICAL EXTERIOR WALL FRAMING
SCALE: 1/2" = 1'-0" 2

KEY NOTES:

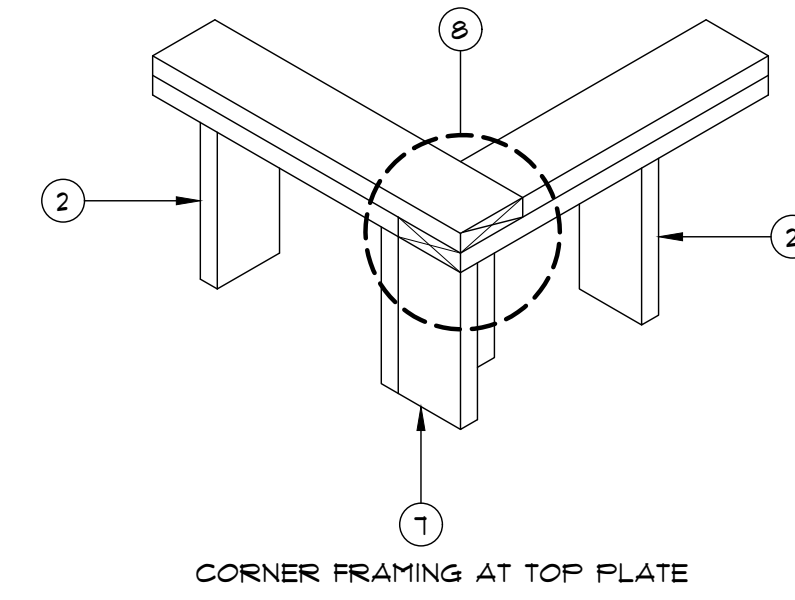
- 2 X "WALL THICKNESS" PRE-TREATED SILL PLATE "RED HEADED" AT 48" O.C. AND FROM END OF PLATES
- 2" X "WALL THICKNESS" PRE-CUT STUDS AT 16" O.C.
- 2" X "WALL THICKNESS" TRIMMER STUD - DOUBLE TRIMMER STUD FOR OPENINGS 9'-0" AND WIDER
- 2" X "WALL THICKNESS" KING STUD
- 2" X "WALL THICKNESS" CRIPPLE STUDS - NOTCHED AT HEADER CONDITION
- (2) FLAT 2" X "WALL THICKNESS" HEADER FOR OPENINGS LESS THAN OR EQUAL TO 3'-0"
- HEADER (2" X 6" MIN. - U.N.O.) FOR OPENINGS GREATER THAN 3'-0"
- DOUBLE 2" X "WALL THICKNESS" TOP PLATE
- WALL HEIGHT
 - 8' CLG. = 8'-1 1/8"
 - 9' CLG. = 9'-1 1/8"
 - 10' CLG. = 10'-1 1/8"
 - 11' CLG. = 11'-1 1/8"
 - 12' CLG. = 12'-1 1/8"
- VARIES DEPENDING ON DOOR & WALL HEIGHT



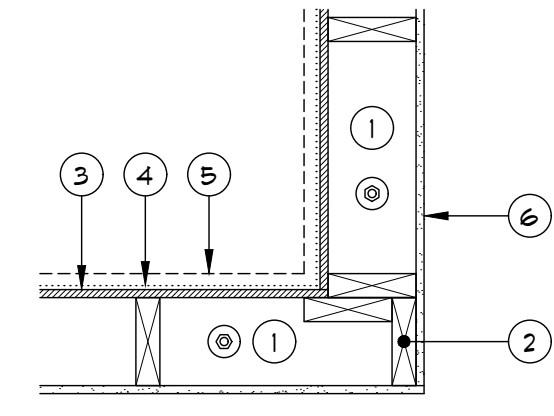
TYPICAL INTERIOR WALL FRAMING
SCALE: 1/2" = 1'-0" 1

KEY NOTES:

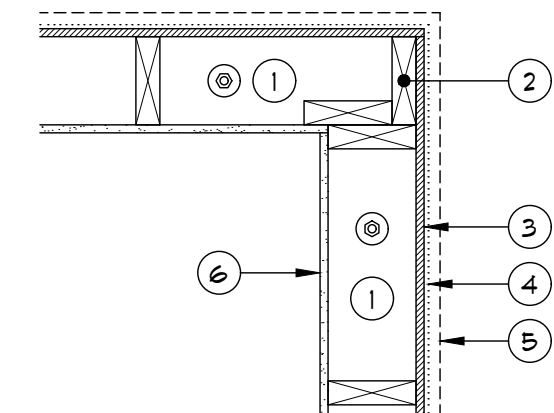
- 2 X 6 PRE-TREATED SILL PLATE OVER SILL SEALER W/ 1/2" DIA. X 12" ANCHOR BOLTS @ 48" O.C. MAX. 4 12" FROM CORNERS & END OF PLATES - INSTALL SO EXTERIOR WALL SHEATHING IS FLUSH WITH FOUNDATION WALL
- 2" X 6" STUDS AT 16" O.C.
- 3/8" (MIN.) CDX FLYWOOD OR O.S.B. WALL SHEATHING TO BE FLUSH W/ FACE OF FOUNDATION WALL - FASTEN W/ 8D NAILS AT 6" O.C. AT ALL PANEL EDGES & 12" O.C. ON ALL FRAMING MEMBERS NOT AT PANEL EDGES
- "TYVEK" BUILDING WRAP
- EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
- 1/2" GYPSUM BOARD
- CORNER FRAMING - SEE INSIDE / OUTSIDE CORNER DETAIL 2 / 4B.1
- DOUBLE 2" X 6" TOP PLATE - TOP PLATE TO OVERLAP AT ALL CORNERS



CORNER FRAMING AT TOP PLATE



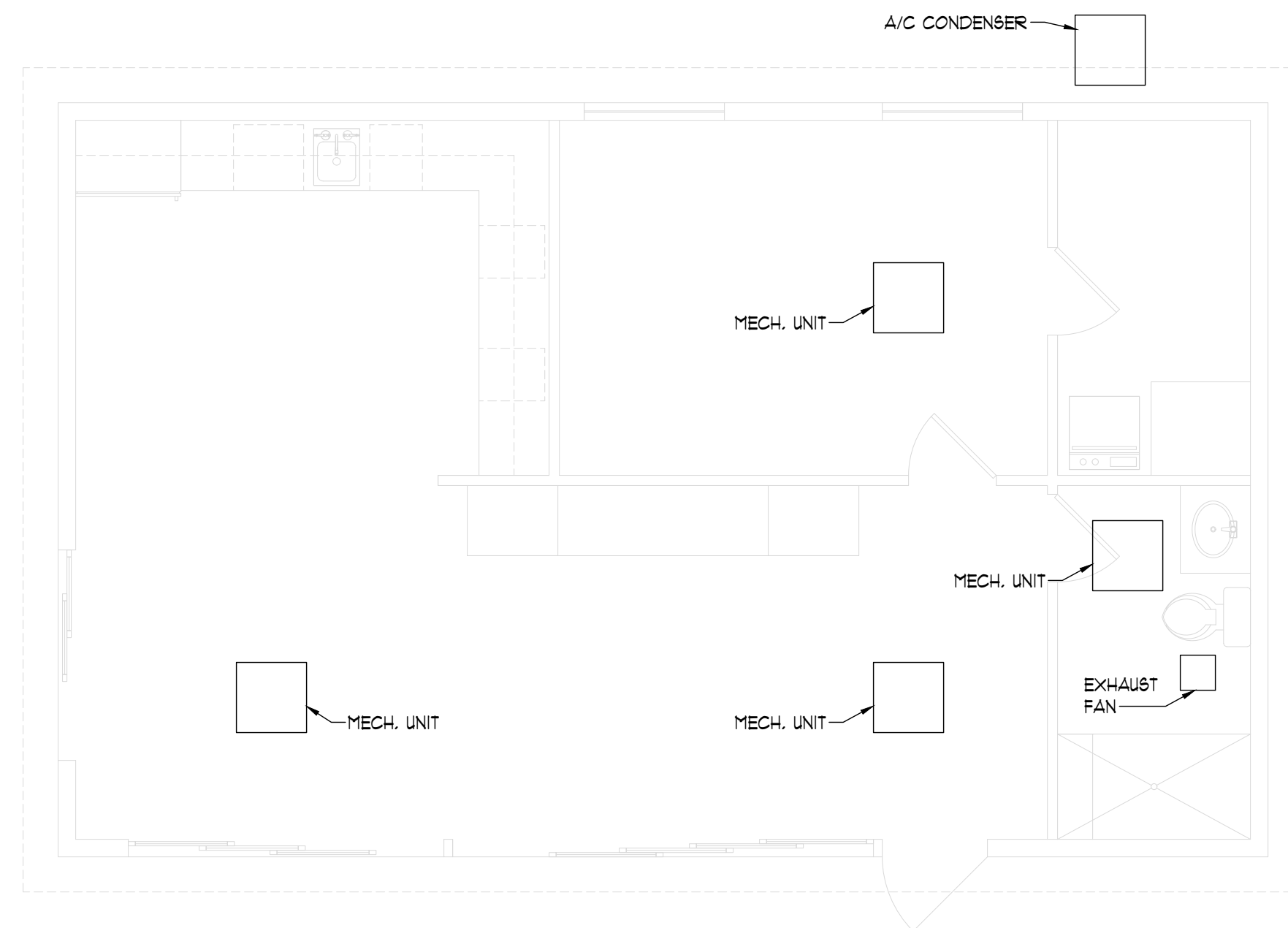
INSIDE CORNER



OUTSIDE CORNER

CORNER FRAMING DETAILS
SCALE: 1" = 1'-0" 4

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SCHEMATIC MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

NOTES:

- HVAC UNIT TO BE SIZED BY HVAC CONTRACTOR.
- DUCT SYSTEM TO BE SIZED BY HVAC CONTRACTOR.
- ALL DUCT SUPPLY & RETURN SHALL BE INSULATED MINIMUM R-6.
- ALL DUCTS, AIR HANDLERS, FILTER BOXES & BUILDING CAVITIES (NOT OR SUPPLY AIR) USED AS DUCTS SHALL BE SEALED. JOINTS OF DUCT SYSTEMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT BY MEANS OF TAPES, MASTICS, GASKETING OR OTHER APPROVED CLOSURE SYSTEMS.
- ALL OUTDOOR AIR INTAKES & EXHAUSTS SHALL BE PROVIDED WITH DAMPERS (AUTOMATIC OR GRAVITY) TO EFFECTIVELY CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING.
- HVAC CONTRACTOR SHALL VERIFY ALL EQUIPMENT AND DUCT SIZES AND LOCATIONS.
- HVAC CONTRACTOR SHALL VERIFY ALL SYSTEM COMPONENTS AND INSTALLATION SHALL MEET I.R.C. CHAPTER 11-20.

NOTE:

DUE TO INDIVIDUAL PREFERENCES AND METHODS OF INSTALLATION, THIS SHEET IS FOR THE BUILDER AND HVAC CONTRACTOR TO LAYOUT AND SIZE THE DUCT WORK, THE DUCT WORK, VENTING, AND OTHER DETAILS WILL VARY DEPENDING ON THE TYPE OF HEATING AND COOLING SYSTEM (FORCED AIR, HOT WATER, ELECTRIC, SOLAR) AND THE TYPE OF ENERGY (GAS, OIL, ELECTRICITY, SOLAR) THAT ARE TO BE USED. THESE CORRESPONDING DETAILS AND SPECIFICATIONS ARE TO BE OBTAINED FROM YOUR BUILDER, OR HVAC CONTRACTOR.

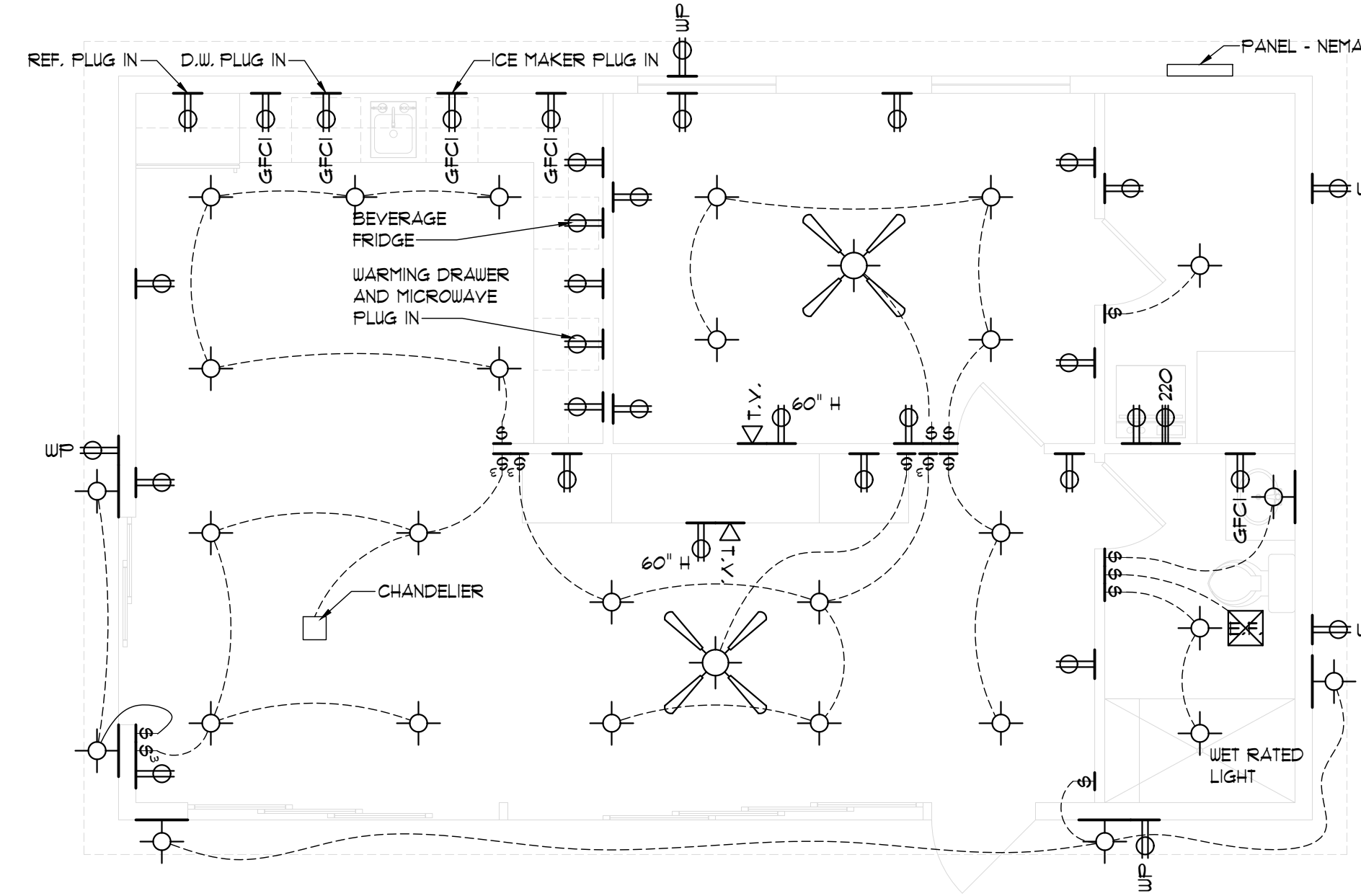
MECHANICAL NOTES (2018 IRC):

1. THE MECHANICAL LAYOUT IS SCHEMATIC & INTENDED TO SHOW THE MOST PROBABLE LOCATIONS OF EQUIPMENT, DUCTS, REGISTERS, GRILLS, ETC. THE MECHANICAL CONTRACTOR SHALL DESIGN THE ENTIRE HEATING / COOLING SYSTEM(S), SIZING THE EQUIPMENT, DUCTS, GRILLS AND REGISTERS AND SHALL GUARANTEE THE SYSTEM(S) TO PROVIDE COMFORTABLE TEMPERATURE YEAR LONG THROUGHOUT THE LIVEABLE SPACE.
2. ALL WORK TO BE DONE SHALL COMPLY WITH THE APPLICABLE CHAPTERS OF THE 2018 I.R.C.
3. WORK AND INSTALLATION SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE, LOCAL CODES AND ORDINANCES.
4. THE MECHANICAL CONTRACTOR SHALL COMMUNICATE TO THE OWNER PRIOR TO ANY INSTALLATION THE TOTAL SYSTEM DESIGN INCLUDING THE INTENDED SYSTEM PERFORMANCE AND REGISTER AND GRILL LOCATIONS.
5. EXTERIOR HEAT PUMPS AND AC COMPRESSORS SHALL BE PLACED ON CONCRETE SLABS. SLABS SHALL BE SEPARATED FROM ANY BUILDING STRUCTURE BY 4" MIN. AND SHALL NOT TOUCH THE BUILDING. EQUIPMENT CLOSE TO ANY LIVEABLE AREA SHALL BE MOUNTED ON VIBRATION ISOLATORS. SLAB SHALL BE 3" MIN. ABOVE GRADE.
6. COMPRESSOR PIPING SHALL BE ISOLATED FROM ALL BUILDING FRAMING WITH INSULATORS.
7. THERMOSTATS SHALL HAVE "ON-OFF" AND "AUTO-FAN" SWITCHES.
8. THERMOSTATS SHALL BE 1 DAY PROGRAMMABLE WITH BATTERY BACK-UP.
9. DOORS TO MECHANICAL ROOMS SHALL BE SOLID CORE WITH WEATHER STRIPPING AND THRESHOLDS FOR TIGHT FITTING INSTALLATION.
10. VENT CLOTHES DRYER TO OUTSIDE WITH A 1" MIN. DIA. EXHAUST DUCT, THE MAX. LENGTH SHALL NOT EXCEED 25'-0" FROM THE DRYER TO THE WALL OR ROOF TERMINATION, THE MAX. LENGTH SHALL BE REDUCED 2.5' FOR EACH 45 DEGREE BEND, AND 5'-0" FOR EACH 90 DEGREE BEND.
11. PROVIDE EXTERIOR SCREENED AND LOUVERED VENT CAPS FOR ALL EXHAUST FANS.
12. THE CONTRACTOR IS RESPONSIBLE FOR TRENCHING ANY BELOW SLAB DUCTS, OR SHALL ARRANGE WITH SUB-CONTRACTOR TO HAVE THIS WORK DONE PRIOR.
13. RETURN AIR DUCTS FROM BEDROOMS EXITING INTO LIVING SPACES (FOR PICK-UP BY THE MAIN RETURN AIR GRILLE) SHALL BE LINED ON THE INSIDE OF THE DUCT FOR NOISE REDUCTION.
14. UNLESS INSTRUCTED OTHERWISE EACH CLOSED-OFF LIVEABLE ROOM SHALL HAVE ITS OWN RETURN AIR. CUTTING OF DOORS FOR RETURN AIR PURPOSES IS NOT PERMITTED.
15. THE SUPPLY AND RETURN TRUNK LINES SHALL BE RIGID SHEET METAL. INDIVIDUAL BRANCH LINES MAY BE FLEX DUCT AT CONTRACTORS OPTION.
16. THE MECHANICAL CONTRACTOR SHALL CONVEY TO THE GENERAL CONTRACTOR, DUCT SIZES NECESSARY FOR PLENUM AND SOFFIT FRAMING ENCLOSING DUCTS.
17. FLUES FROM ANY GAS APPLIANCES SHALL HAVE THE REQUIRED CLEARANCES TO COMBUSTIBLE MATERIALS AS PER CODE AND MANUF. REQUIREMENTS.
18. PROVIDE SCREENED AND LOUVERED COMBUSTION AIR VENTS (HIGH-LOW) TO MECHANICAL ROOMS WITH GAS APPLIANCES. THE SIZE OF EACH VENT SHALL BE A MINIMUM OF 1 SQ. INCH PER 1000 BTU, OR AS PER CODE. MINIMUM EACH VENT = 100 SQ. INCHES. THIS AIR SHALL NOT BE TAKEN FROM INSIDE THE GARAGE.
19. FOLLOW ALL MECHANICAL CODE REQUIREMENTS FOR GAS FLUE PIPING AND ANNULAR SPACES.
20. ALL CONTROL WIRING SHALL BE 18 GAUGE SOLID COPPER WIRE
21. CONDENSATE PIPING SHALL BE 3/4" PVC SCHEDULE 40 PIPE WITH SOLVENT-CEMENTED JOINTS MADE IN ACCORDANCE WITH 2018 I.M.C. SECTION 1203.3.4.
22. CONDENSATE PIPING WILL BE 3/4" PVC SCHEDULE 40 PIPE EXTENDING AT FULL PIPE SIZE TO OUTSIDE 6" - 24" ABOVE GRADE.
23. REFRIGERANT "SUCTION" LINE SHALL BE INSULATED WITH 3/8" WALL CLOSE CELL INSULATION IN ACCORDANCE WITH 2018 I.M.C. SECTION 1107.
24. ALL REFRIGERANT LINES ARE TO BE TYPE ACR TYPE SOFT COPPER TUBING.
25. ALL FLEXIBLE DUCT TO BE SUPPORTED EVERY 6'-0"
26. ALL SUPPLY AND RETURN DUCTS, TRANSITIONS, AND FLEXIBLE DUCTS SHALL BE INSULATED TO A MIN. R-6.
27. ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES NOT FOR SUPPLY AIR USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL BE SEALED TO COMPLY WITH SECTION M1501.3 OF THE 2018 I.R.C.
28. CLOTHES DRYER EXHAUST DUCTS TO BE IN ACCORDANCE WITH 2018 I.M.C. SECTION 504.1.2M, 504.3, 504.4, 504.5, 504.6, 504.6.1 AND 504.6.2.
29. KITCHEN EXHAUST EQUIPMENT DUCTS TO BE IN ACCORDANCE WITH 2018 I.M.C. SECTION 505.1 AND 505.2. ALL LOAD CALCULATIONS AND DUCT SIZING TO BE IN ACCORDANCE WITH 2018 IECC SECTION 403.5 AND IRC SECTION M1401.3 AND M1601.1.

EXHAUST FANS:

30. ALL EXHAUST FANS TO BE INSTALLED IN ACCORDANCE WITH MANUF. RECOMMENDATIONS.
31. ALL EXHAUST FANS TO BE PLACED IN ACCORDANCE WITH 2018 I.M.C. SECTION 502.1B.
32. EXHAUST FANS TO BE SIZED IN ACCORDANCE WITH 2018 I.M.C. SECTION 403.3.
33. ALL EXHAUST FANS TO BE DUCTED INDEPENDENTLY TO OUTSIDE.
34. ALL EXHAUST FANS TO BE DUCTED IN 4" ALUMINUM FLEX DUCT, DUCTS TO BE IN ACCORDANCE WITH 2018 I.M.C. SECTION 503.6.
35. ALL EXHAUST FANS TO HAVE A MECHANICAL BACK DRAFT DAMPER.
36. ALL EXHAUST TERMINATIONS TO BE PLACED IN ACCORDANCE WITH 2018 I.M.C. SECTION 501.2, 401.4.2 AND 401.5.

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SCHEMATIC ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

- CEILING MOUNT LIGHT
- WALL MOUNT LIGHT
- CEILING FAN W/ LIGHT KIT
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DUPLEX - 110 VOLT OUTLET
- 220 VOLT
- GFCI DUPLEX 110 VOLT OUTLET
- WATER PROOF
- CABLE T.V.
- EXHAUST FAN

ELECTRICAL PLAN NOTES:

1. THE FOLLOWING APPLIANCES ARE REQUIRED TO HAVE A SEPARATE 20 AMP CIRCUIT: DISHWASHER, TRASH COMPACTOR, SWAMP COOLER, MICROWAVE, OVEN AND WASHER. THE WASHER CIRCUIT MAY SERVE ONE ADDITIONAL OUTLET IN THE LAUNDRY AREA. ELECTRICIAN TO PROVIDE COPPER WIRE AT ELECTRIC SERVICE ENTRANCE.
2. ELECTRICIAN SHALL VERIFY LOCATION OF SERVICE ENTRANCE AND METER WITH UTILITY COMPANY PRIOR TO START OF CONSTRUCTION.
3. ELECTRICIAN TO PROVIDE TEMPORARY POWER AS REQUIRED.
4. IF INTERCOM AND/OR SECURITY SYSTEM IS INCLUDED, ELECTRICIAN SHALL VERIFY LOCATIONS WITH GENERAL CONTRACTOR.
5. ELECTRICIAN SHALL HOOK UP ALL APPLIANCES SELECTED BY OWNER.
6. ELECTRICIAN TO PRE-WIRE FOR TELEPHONE, TELEVISION, FUTURE CABLE AND INTERNET (INCLUDING TRIM-OUT)
7. ALL CEILING BOXES TO BE RIGIDLY SECURED TO FRAMING.
8. PROVIDE A FUSED DISCONNECT AS PER MANUFACTURER SPECIFICATIONS TO ALL A/C POWER LOCATIONS.
9. ALL EXTERIOR OUTLETS, BATHROOM OUTLETS, GARAGE OUTLETS TO BE EQUIPPED WITH G.F.C.I.
10. GARAGE AND EXTERIOR OUTLETS TO BE WATERPROOF.
11. TWO OR MORE SEPARATE SMALL APPLIANCE CIRCUITS ARE REQUIRED IN THE KITCHEN, BREAKFAST ROOM, DINNING ROOM OR OTHER SIMILAR AREA.
12. PROVIDE OUTLETS AT KITCHEN SO THAT NO PORTION OF COUNTER IS MORE THAN 24" FROM AN OUTLET.
13. ALL KITCHEN COUNTERTOP OUTLETS SHALL BE ON A DEDICATED 20 AMP G.F.C.I. BREAKER.
14. ALL BATHROOM OUTLETS SHALL BE ON A DEDICATED 20 AMP G.F.C.I. BREAKER.
15. ALL BRANCH CIRCUITS TO BEDROOMS SHALL BE ON A DEDICATED ARC-FAULT CIRCUIT INTERRUPTER BREAKER.
16. PROVIDE ELECTRICAL SERVICE TO HVAC UNIT (VERIFY LOCATION)
17. VERIFY WITH CONTRACTOR LOCATION OF: PREFERRED LOCATIONS FOR TV AND PHONE OUTLETS. ANY CHANGES TO THE ELECTRICAL LAY-OUT, VERIFY FOR ANY ADDITIONAL CHANGES.
18. ELECTRICAL PLAN IS STRICTLY DIAGRAMMATIC. CONTRACTOR IS TO OBTAIN ENGINEERING WHEN REQUESTED BY BUILDING OFFICIALS. ALL WORK MUST CONFORM TO 2011 NEC AND 2012 IRC CODES
19. PROVIDE 120 VOLT SINGLE PHASE POWER TO UTILITY ROOF MOUNT A/C UNITS. ALSO PROVIDE COMPLETE WIRING, INCLUDING DISCONNECT SWITCHES, FUSES, CONTROL WIRING, ETC. FOR A/C EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS IN COMPLIANCE WITH THE LATEST N.E.C. - SEE SHEET E-1.2 FOR LOCATIONS OF A/C UNITS.
20. ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE ARE TO BE PROVIDED BY OTHERS

NOTES:

- A SEPARATE 20 AMP RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN BATHROOM AREAS.
- ALL BRANCHES THAT SUPPLY 125V, SINGLE PHASE, 15 AMP & 20 AMP RECEPTACLE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTERS.
- A SEPARATE 20 AMP RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN LAUNDRY AREAS.
- A MIN. OF (2) 20 AMP RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, BREAKFAST & DINING AREAS
- TOP OF ALL SWITCH BOXES TO BE AT 44"-48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
- TOP OF ALL OUTLETS TO BE AT 12"-16" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE
- MOUNT RECEPTACLES AT COUNTERTOP LOCATIONS 2" ABOVE BACKSPASH.
- DISHWASHER RECEPTACLE TO BE MOUNTED AT 6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE

NOTE:

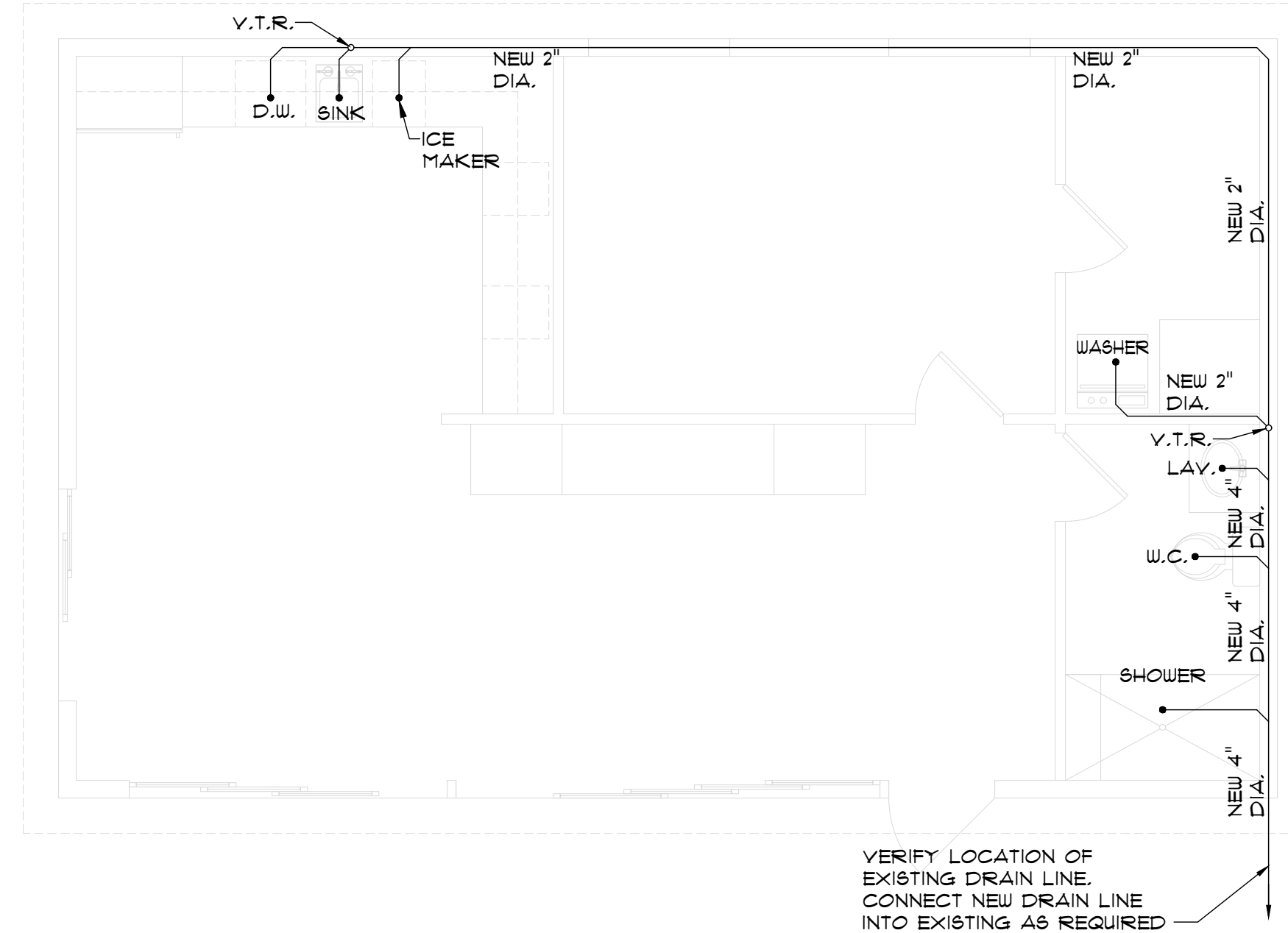
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- M1507.2 AMENDED - EXHAUST AIR FROM BATHROOMS, KITCHENS AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS
- R303.3 AMENDED - EXHAUST FANS IN BATHROOMS WITH A SHOWER OR TUB SHALL BE PROVIDED WITH DELAY TIMER OR HUMIDITY / CONDENSATION CONTROL SENSOR. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS
- SEE ELECTRICAL ENGINEERING DRAWINGS FOR ADDITION INFORMATION

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DATE: 02 - 28 - 23
SCALE: AS NOTED
DRAWN: JAR
JOB:

SHEET NO.:



SCHEMATIC PLUMBING PLAN

SCALE: 1/4" = 1'-0"

VERIFY LOCATION OF EXISTING DRAIN LINE. CONNECT NEW DRAIN LINE INTO EXISTING AS REQUIRED

PLUMBING NOTES (2018 I.R.C.):

1. VERIFY IN FIELD THE LOCATION OF THE CONNECTION TO THE WASTE TREATMENT SYSTEM LOCATION.
2. PROVIDE DISHWASHER WITH AN APPROVED AIR GAP DEVICE.
3. ALL FIXTURES WITH HOSE OUTLETS SHALL BE EQUIPPED WITH APPROVED BACK FLOW PREVENTERS (VACUUM BREAKERS).
4. ISOLATE ALL PIPING FROM FRAMING WITH INSULATORS.
5. INSULATE ALL HOT WATER PIPES AND COLD WATER PIPES EXPOSED TO POTENTIAL FREEZING CONDITIONS. USE FIBERGLASS PIPE INSULATION IN CRAWL SPACES AND IN EXPOSED LOCATIONS.
6. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE ACTUAL LAYOUT OF ALL GAS, WATER AND WASTE LINES.
7. INSULATE ALL PLUMBING WALLS WITH SOUND DEADENING BATTS.
8. TANKLESS WATER HEATER (GAS) W/ EXPANSION TANK & RECIRCULATING PUMP - TANKLESS WATER HEATER IS A SEALED COMBUSTION DIRECT VENT HIGH EFFICIENCY (90% & ABOVE) UNIT - IT USES OUTSIDE AIR FOR COMBUSTION, NOT AIR INSIDE YOUR HOME. IT HAS (2) PVC PIPES PER MANUF. SPECS. THAT BRING IN COMBUSTION AIR FROM OUTDOORS AND THEN EXHAUSTS THE GASES BACK TO THE OUTDOORS.
9. PROVIDE THERMAL EXPANSION TANK AT WATER SUPPLY.
10. SEE FLOOR PLAN FOR LOCATION OF HOSE BIBBS (FROST FREE) WITH BACK FLOW PREVENTION
11. PROTECT WITH PLASTIC SLEEVES ALL COPPER LINES WHICH HAVE POTENTIAL OF COMING IN CONTACT WITH CONCRETE OR MASONRY.
12. DIELECTRIC UNIONS SHALL BE REQUIRED ON WATER PIPING OF DISSIMILAR METAL MATERIALS.
13. ISLAND SINKS SHALL BE LOOP VENTED.
14. THE AUTO WASHER BOX FOR WASHING MACHINE SHALL HAVE A SINGLE LEVER TYPE HOSE TURN OFF FOR BOTH HOT AND COLD WATER - GLOBE VALVES ARE NOT ACCEPTED.
15. SOLDER FOR COPPER PIPING SHALL HAVE A MAXIMUM LEAD CONTENT OF .002% (TWO TENTHS OF ONE PERCENT)
16. VENTS SHALL BE A MINIMUM OF 10'-0" FROM ANY AIR INTAKE.
17. SEE PLUMBING SPECIFICATIONS DIVISION 15 SECTION 15400.
18. AT OPENINGS AROUND VENTS, PIPES, WASTE LINES, ETC. IN CEILING AND FLOOR PENETRATIONS, PROVIDE AN APPROVED FLAME AND HOT GAS SEALANT.
19. PROVIDE CODE APPROVED SEDIMENT TRAPS AT GAS FIRED APPLIANCES, EXCLUDING ILLUMINATING FIXTURES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLS - SEE I.R.C. SECTION G2418.4
20. ALL PLUMBING WORK SHALL BE TESTED, THEN INSPECTED BY BUILDING OFFICIAL TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE.
21. THE PLUMBER SHALL BE FAMILIAR WITH THE PLUMBING REQUIREMENTS OF THE 2018 I.R.C.
22. WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT ALLOWED BY CODE.

PLUMBING NOTES:

PLUMBING CONTRACTOR TO PLACE ALL PIPING AND FITTINGS IN FIELD PER CURRENT JURISDICTION CODE REQUIREMENTS - INSULATE HOT WATER LINES.

WATER PIPING NOTES:

1. WATER IS SUPPLIED BY A 1" WATER LINE FROM WATER METER.
2. WATER HEATER SHALL BE SUPPLIED WITH A MINIMUM 3/4" COLD LINE.
3. WATER HEATER SHALL HAVE A MINIMUM 3/4" LINE OUT SERVING THE FIXTURES LISTED.
4. (1) 1/2" WATER LINE SHALL FEED NO MORE THAN (6) FIXTURE UNITS.
5. ALL INDIVIDUAL FIXTURE SUPPLIES SHALL HAVE A 1/2" FEED LINE.
6. ICE MAKER SHALL HAVE A MINIMUM 1/4" FEED LINE.
7. LOOPED HOT WATER LINES FOR RECIRCULATION PUMP ARE REQUIRED.

WASTE WATER PIPING NOTES:

1. FOLLOW ALL MINIMUM PIPE SIZE NOTES.
2. WATER HEATER SHALL BE SUPPLIED WITH A MINIMUM 3/4" COLD LINE.
3. VENTS SHALL EXIT THE ROOF AND EXTEND A MINIMUM 12" ABOVE FINISH SURFACE.
4. PIPES GOING THROUGH FOOTINGS OR UNDER FOOTINGS OR STEM WALLS SHALL BE SLEEVED.
5. PIPE THROUGH FOOTINGS SHALL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE FOOTING. A CONTINUOUS FOOTING SIZED PER THE FOUNDATION PLAN MUST BE ABOVE OR BELOW THE PIPE.
6. VERIFY ALL FINISH FLOOR HEIGHTS IN REGARDS TO SEWER LATERAL TO ASSURE PROPER DRAINAGE FALL.
7. SEWER LATERAL MAY FALL AT A MINIMUM OF 1/4" FOR 3" PIPE AND 1/8" FOR 4" PIPE.

FIRE SUPPRESSION SYSTEM IS TO DESIGN BY OTHERS

NOTE:
DUE TO INDIVIDUAL PREFERENCES, MATERIALS AND METHODS OF INSTALLATION, THIS SHEET IS FOR THE BUILDER AND PLUMBING CONTRACTOR TO LAYOUT AND SIZE ALL REQUIRED WORK AND MATERIAL ACCORDINGLY. THE REQUIRED WORK, MATERIALS, INSTALLATION, AND OTHER DETAILS WILL VARY DEPENDING ON THE TYPE OF INDIVIDUAL PREFERENCES, MATERIALS AND METHODS OF INSTALLATION THAT ARE TO BE USED. THESE CORRESPONDING DETAILS AND SPECIFICATIONS ARE TO BE OBTAINED FROM YOUR BUILDER, OR PLUMBING CONTRACTOR.

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