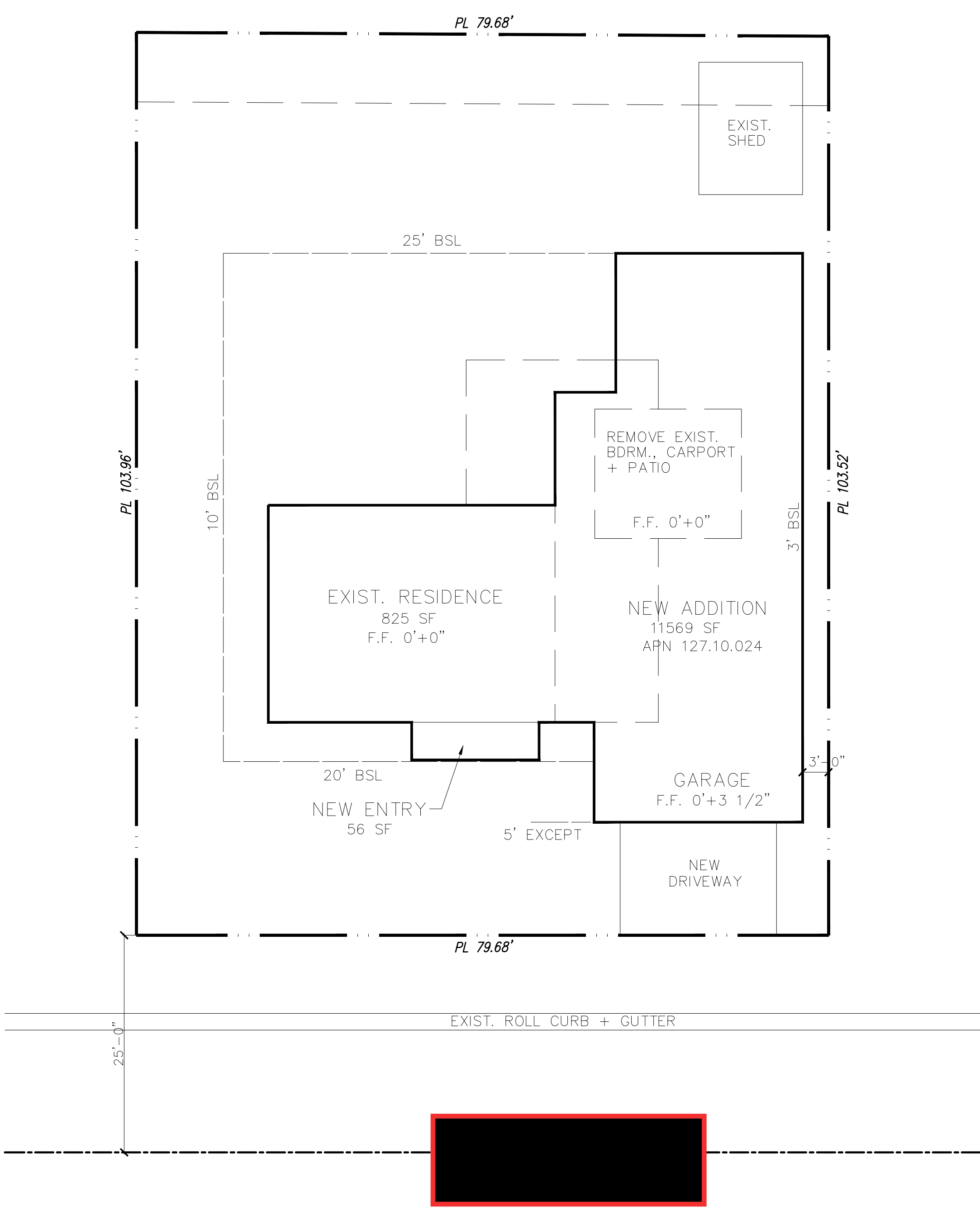
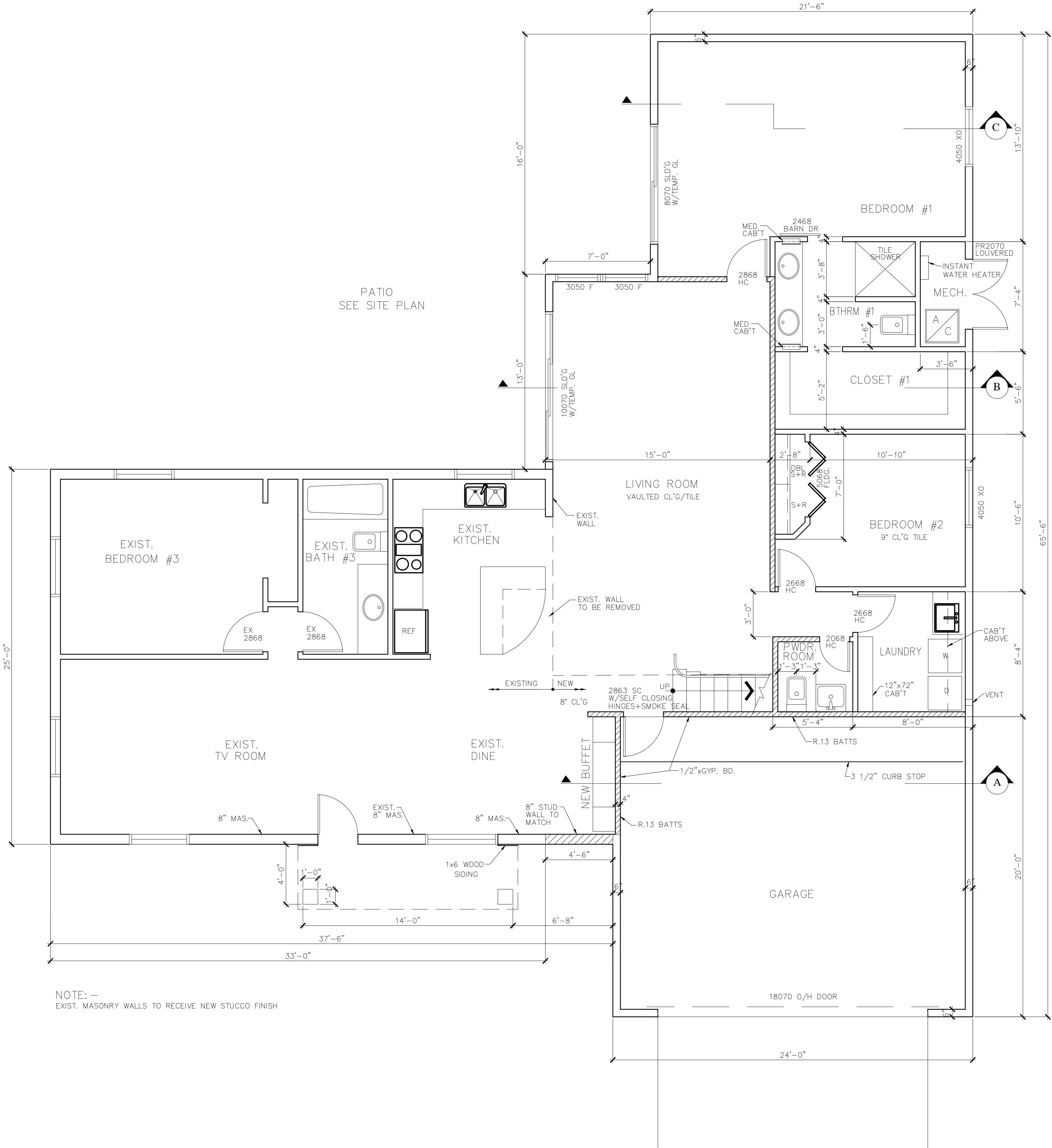


<div>ALL WORK TO BE PERFORMED IN A MANNER SO AS TO HAVE A MINIMUM OF DISRUPTION AND DISTURBANCE WITH EXISTING OPERATIONS AND LOCAL ENVIRONMENT.</div> <div>NOISE AND DUST SHALL BE KEPT TO AN ABSOLUTE MINIMUM.</div> <div>DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH COCONINO COUNTY REGULATIONS ON DUST CONTROL AS–WELL–AS HAZARDOUS AND SANITARY LANDFILLS.</div> <div>DETAILS AND NOTES OF SIMILAR CONDITIONS ARE TYPICAL WHETHER OR NOT CALLED OUT AT ALL PLACES.</div> <div>DO NOT SCALE DRAWINGS.</div> <div>SYSTEMS SHOWN ON DRAWINGS ARE INTENDED TO BE FURNISHED, INSTALLED AND TURNED OVER TO OWNER IN PROPER FUNCTIONING CONDITION. ALL WORK TO BE CONSIDERED IN CONTRACT SUM.</div> <div>PERMIT TO BE KEPT ON SITE AT ALL TIMES.</div> <div>PROVIDE ADEQUATE BLOCKING AND ANCHORAGE FOR CEILING AND WALL–MOUNTED EQUIPMENT (I.E. WATER COOLERS, FIRE EXTINGUISHER CABINETS, HANDICAP GRAB BARS, LIGHT FIXTURES, ETC.)</div> <div>ALL PRODUCTS LISTED BY ICC/ESR NUMBER(S) AND/OR UNDERWRITERS LABORATORIES SYSTEM NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER’S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.</div> <div>SPECIAL FINISH MATERIALS, CARPET/FLOORING,BASES,DOORS, ETC. ARE NOT SHOWN ON ALL DETAILS FOR CLARITY PURPOSES. REFER TO PLANS, SECTIONS, OTHER DETAILS, SPECIFICATIONS AND SCHEDULES FOR ADDITIONAL INFORMATION.</div> <div>INSTALLATION OF ALL MATERIALS AND SYSTEMS SHALL BE IN ACCORDANCE WITH MANUFACTURER’S WRITTEN INSTRUCTIONS.</div> <div>REPAIR, REPLACE AND RETEXTURE EXISTING SURFACES DISTURBED BY NEW CONSTRUCTION AND OR DEMOLITION. ALL NEW SURFACES SHALL MATCH EXISTING IN STYLE, TEXTURE AND ANY OTHER FINISHES THAT ARE ADJACENT TO REAIR/REPLACED SURFACES U.N.O.</div> <div>ALL NEW WORK SHALL BE PAINTED WITH COLOR AND FINISH AS SELECTED BY OWNER. PAINTING SHALL BE EXTENDED TO AN INSIDE OR OUTSIDE CORNER WHICH EVER IS CLOSER TO NEW/REMODELED CONSTRUCTION. THE REST OF THE EXISTING RESIDENCE SHALL BE PAINTED AS DIRECTED BY OWNER.</div> <div>THE STARTING OF WORK BY ANY CONTRACTOR OR SUB–CONTRACTOR SHALL BE CONSIDERED PRIMA FACIA EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY</div> <div>ALL NEW MATERIALS, FINISHES, AND FIXTURES SHALL BE SELECTED AND APPROVED BY OWNER.</div> <div>THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING UTILITIES AND PROTECT SAME.</div> <div>CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION AND SHALL BE LIABLE FOR DAMAGE CAUSED BY SUCH CONSTRUCTION.</div> <div>CONTRACTOR SHALL VERIFY ALL EXISTING GRADES AND SHALL REVIEW ALL GRADING CONDITIONS WITH THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.</div> <div>ALL ELEVATIONS ARE REFERENCED FROM TOP OF FINISH FLOOR BEING EQUAL TO 0’–0”. ADJUST FOR ACTUAL ELEVATIONS.</div> <div>ALL FINISH ELEVATIONS ARE TOP OF WALKS, GRADE, PAVING, WALLS, ROOFS, MASONRY, ETC.</div> <div>WORK SCHEDULED TO BE SUPPLIED BY OTHERS BUT INSTALLED UNDER THIS CONTRACT MEANS THAT APPLICABLE ITEMS WILL BE DELIVERED BY OTHERS TO THE CONTRACTOR AT THE JOBSITE. THE SUBSEQUENT POSSESSION, PROTECTION, INSURANCE FOR A COMPLETE INSTALLATION OF THE AFFECTED ITEM IS THE CONTRACTOR’S RESPONSIBILITY, REPORT IMMEDIATELY TO THE ARCHITECT / DESIGNER ANY DEFECT IN DELIVERED ITEMS.</div> <div>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE W/ COCONINO COUNTY AMENDMENTS AND ALL OTHER APPLICABLE CODES, ORDINANCES AND GOVERNING BODIES HAVING JURISDICTION OVER THE PREMISES.</div> <div>CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITION NOT COVERED BY DRAWINGS IS ENCOUNTERED, CONTRACTOR SHALL NOTIFY ARCHITECT / DESIGNER BEFORE COMMENCING THAT PORTION OF THE WORK.</div> <div>ALL CONCRETE INTERIOR SLABS SHALL BE TROWELLED FINISH AND EXTERIOR SLABS SHALL BE SALT FINISH. (UNO).</div> <div>WORK LABELED AS N.I.C. IS SHOWN FOR THE INFORMATION OF THE CONTRACTOR ONLY AND IS NOT A PART OF THIS CONTRACT.</div> <div>AT ALL NEW AND REPLACED CONCRETE SLABS, PROVIDE TERMITICIDE PRETREATMENT NO LONGER THAN 24 HRS. BEFORE CONCRETE PLACEMENT. APPLY TERMITICIDE PER MANUFACTURER’S WRITTEN DIRECTIONS. THE ACTIVE INGREDIENT MUST BE PERMETHRIN, NO EXCEPTIONS.</div>	<div>2018 International Building Code</div> <div>2018 International Energy Conservation Code</div> <div>2018 International Residential Code</div> <div>2018 International Fire Code</div> <div>2018 International Mechanical Code</div> <div>2018 International Property Maintenance Code</div> <div>2018 International Plumbing Code</div> <div>2018 International Fuel Gas Code</div> <div>2018 international existing building code</div> <div>2017 National Electrical Code</div> <div>2018 International swimming pool and spa code</div> <div>2019–10 Coconino County Building Ordinance – adopting the 2018 Suite of Building Codes with Amendments</div>	<div>CHECKING AND VERIFYING ALL FIELD CONDITIONS AND DIMENSIONS WITH THE CONSTRUCTION DRAWINGS AT THE PROJECT SITE PRIOR TO CONSTRUCTION, ERECTION, AND/OR FABRICATION.</div> <div>–INSPECTION OF RELATED WORK AND ADJACENT SURFACES.</div> <div>–REPORTING ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS WHICH SHALL PREVENT PROPER EXECUTION OF THIS WORK TO THE ARCHITECT/DESIGNER BEFORE PROCEEDING WITH THE WORK.</div> <div>–DIMENSIONS, QUANTITIES, AND COORDINATION OF OTHER TRADES.</div>						
<table><tr><th>CODES</th><th>PROFESSIONAL INFORMATION</th></tr><tr><td><div>CODE ANALYSIS</div><div>TYPE OF CONSTRUCTION ——— ∇ B</div><div>ZONING ————— R1–6</div><div>PROJECT INFORMATION</div><div>NET SITE AREA: 8,141 S.F.</div><div>BUILDING AREA:<div>EXIST. RESIDENCE825 S.F.</div><div>NEW ADDITION1,569 S.F.</div><div>NEW GARAGE480 S.F.</div><div>NEW ENTRY92 S.F.</div></div><div>NEW LIVABLE2,394 S.F.</div><div>TOTAL UNDER ROOF2,490 S.F.</div><div>COVERAGE: 2490/8144 = 31%</div><div>APN NUMBER: 155–19–045</div><div>ADDRESS: 4227 E.PICADDILY, MESA, ARIZONA, 85018</div><div>OCCUPANCY: RESIDENTIAL</div></td><td><div></div></td></tr><tr><th>PROJECT DATA</th><th>VICINITY MAP</th></tr></table>		CODES	PROFESSIONAL INFORMATION	<div>CODE ANALYSIS</div> <div>TYPE OF CONSTRUCTION ——— ∇ B</div> <div>ZONING ————— R1–6</div> <div>PROJECT INFORMATION</div> <div>NET SITE AREA: 8,141 S.F.</div> <div>BUILDING AREA:<div>EXIST. RESIDENCE825 S.F.</div><div>NEW ADDITION1,569 S.F.</div><div>NEW GARAGE480 S.F.</div><div>NEW ENTRY92 S.F.</div></div> <div>NEW LIVABLE2,394 S.F.</div> <div>TOTAL UNDER ROOF2,490 S.F.</div> <div>COVERAGE: 2490/8144 = 31%</div> <div>APN NUMBER: 155–19–045</div> <div>ADDRESS: 4227 E.PICADDILY, MESA, ARIZONA, 85018</div> <div>OCCUPANCY: RESIDENTIAL</div>	<div></div>	PROJECT DATA	VICINITY MAP	<div><div>SITE PLAN</div><div>SCALE: 1"= 20'-0"</div></div>
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<div>GENERAL NOTES</div>								
<div>SHEET INDEX</div>								

A.1

NOTES

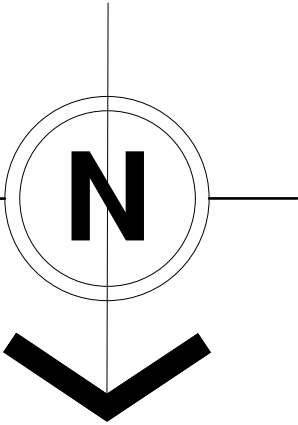
1. ALL PRODUCTS LISTED BY AN EVALUATION SERVICE REPORT (ESR) SHALL BE INSTALLED PER THE REPORT AND THE MANUFACTURES WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS SHALL ALSO BE LISTED BY AN ESR.
2. FOUNDATION & FOOTING DEPTH SHALL BE A MINIMUM OF 18 INCHES BELOW GRADE (OR PER PROPERTY SOIL REPORT). PROVIDE A MINIMUM OF 3-INCH CLEARANCE BETWEEN REBAR AND SOIL (R403.1 AMENDED)
3. DOORS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SELF-CLOSING MINIMUM 1 3⁄8" THICK SOLID CORE OR 20-MINUTE FIRE RATED. (R302.5.1)
4. EXTERIOR WALL PENETRATIONS BY PIPES, DUCTS OR CONDUITS SHALL BE SEALED. (R703.1)
5. WOOD SILL PLATES SHALL BE PRESSURE TREATED OR DECAY RESISTANT. EXTERIOR SILL PLATES SHALL BEAR A MINIMUM OF 6 INCHES ABOVE FINISH GRADE.(R317.1)
6. GYPSUM BOARD APPLIED TO A CEILING SHALL BE ½" WHEN FRAMING MEMBERS ARE 16" O.C. OR 5⁄8" WHEN FRAMING MEMBERS ARE 24" O.C. OR USE LABELED ½" SAG-RESISTANT GYPSUM CEILING BOARD. (TABLE R702.3.5(d))
7. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.(P2708.4)
8. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.(R702.4.2)
9. PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING CONSERVATION REQUIREMENTS: WATER CLOSETS-TAANK TYPE 1.28 GAL./FLUSH SHOWER HEADS-2.0gpm. SINKS-2.2gpm. LAVATORY-1.5gpm (TABLE P2903.2 AMENDED)
10. STORAGE TANK TYPE WATER HEATERS SHALL BE INSTALLED WITH A DRAIN PAN AND DRAIN LINE.(P2801.6)
11. A DEMAND CONTROLLED HOT WATER CIRCULATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH AMENDED SECTIONS N1103.5.1.1 AND N1103.5.1.2.
12. PROVIDE ROOF/ATTIC VENTILATION UNLESS INSULATION UNLESS INSULATION IS APPLIED DIRECTLY TO UNDERSIDE OF ROOF SHEATHING OR THE DIMENSION 24INCHES OR LESS BETWEEN THE CEILING AND BOTTOM OF ROOF SHEATHING.(R806.1 AMENDED)
13. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH CLIMATE ZONE 2. ENERGY COMPLIANCE SHALL BE DEMONSTRATED BY UA TRADE-OFF (RESCHECK) OR PERFORMANCE (REM/RATE) COMPLIANCE PATH OR BY THE FOLLOWING PRESCRIPTIVE VALUES (TABLE N1102.1.2)
  - I. PRESCRIPTIVE MINIMUM R-VALUES : <CEILING = R-38> / <WALLS=R-13>
  - II. PRESCRIPTIVE MAXIMUM WINDOW FENESTRATION VALUES: <U-FACTOR = 0.5> / <SHGC = 0.35>
14. PROVIDE MINIMUM R-3 INSULATION ON HOT WATER PIPES.(N1103.5.3)
15. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. 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. (N1103.3.1)
16. REGISTERS, DIFFUSERS AND GRILLES SHALL BE MECHANICALLY FASTENED TO RIGID SUPPORTS OR STRUCTURAL MEMBERS ON AT LEAST TWO OPPOSITE SIDES.
17. EXHAUST AIR FROM BATHROOMS, KITCHENS, AND TOILET ROOMS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT RECIRCULATED OR DISCHARGED INDOORS.(M1507.2 AMENDED)
18. 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. (R303.3)
19. PROVIDE A WALL MOUNTED GFCI PROTECTED RECEPTACLE OUTLET WITHIN 36" OF A BATHROOM OR POWDER ROOM LAVATORY. (E3901.6)
20. RECEPTACLES SERVING KITCHEN COUNTERTOPS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED ACCESSORY BUILDINGS, OUTDOORS AND LOCATED WITHIN 6FEET OF SINKS SHALL HAVE GFCI PROTECTION FOR PERSONNEL. (E3902)
21. ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20- AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS 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. (E3902.12)
22. GENERAL PURPOSE 15- AN 20- AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT (E4002.14)
23. PROVIDE SMOKE ALARMS IN NEW AND EXISTING AREAS OF HOME. (R314)
24. 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. (R315)
25. A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (N1104.1 AMENDED)
26. RECESSED LUMINAIRES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM ALL RECESSED LUMINAIRES SAHLL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (N1102.4.5)
27. PROVIDE ILLUMINATION WITH WALL SWITCHES FOR STAIRWAYS WHEN THERE ARE 6 OR MORE RISERS (R303.7)
28. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. (E3901.2)
29. PROVIDE MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR THE KICTHEN/DINING/BREAKFAST.(3703.2)
30. EXTERIOR WALL TO BE 2x6 STUDS @ 16" O/C W/ 3⁄8" SHEATHING W/ 8d @ 6" O/C EDGES + 12" O/C FIELD W/AIR BARRIER AND ½" GYP. BD. ON INTERIOR AND R.19 INSULATION IN WALL, W/ ONE COAT STUCCO ESR 2729
31. WHERE NEW CONSTRUCTION MEETS EXISTING - FINISHES WILL MATCH, UNLESS OTHERWISE NOTED.

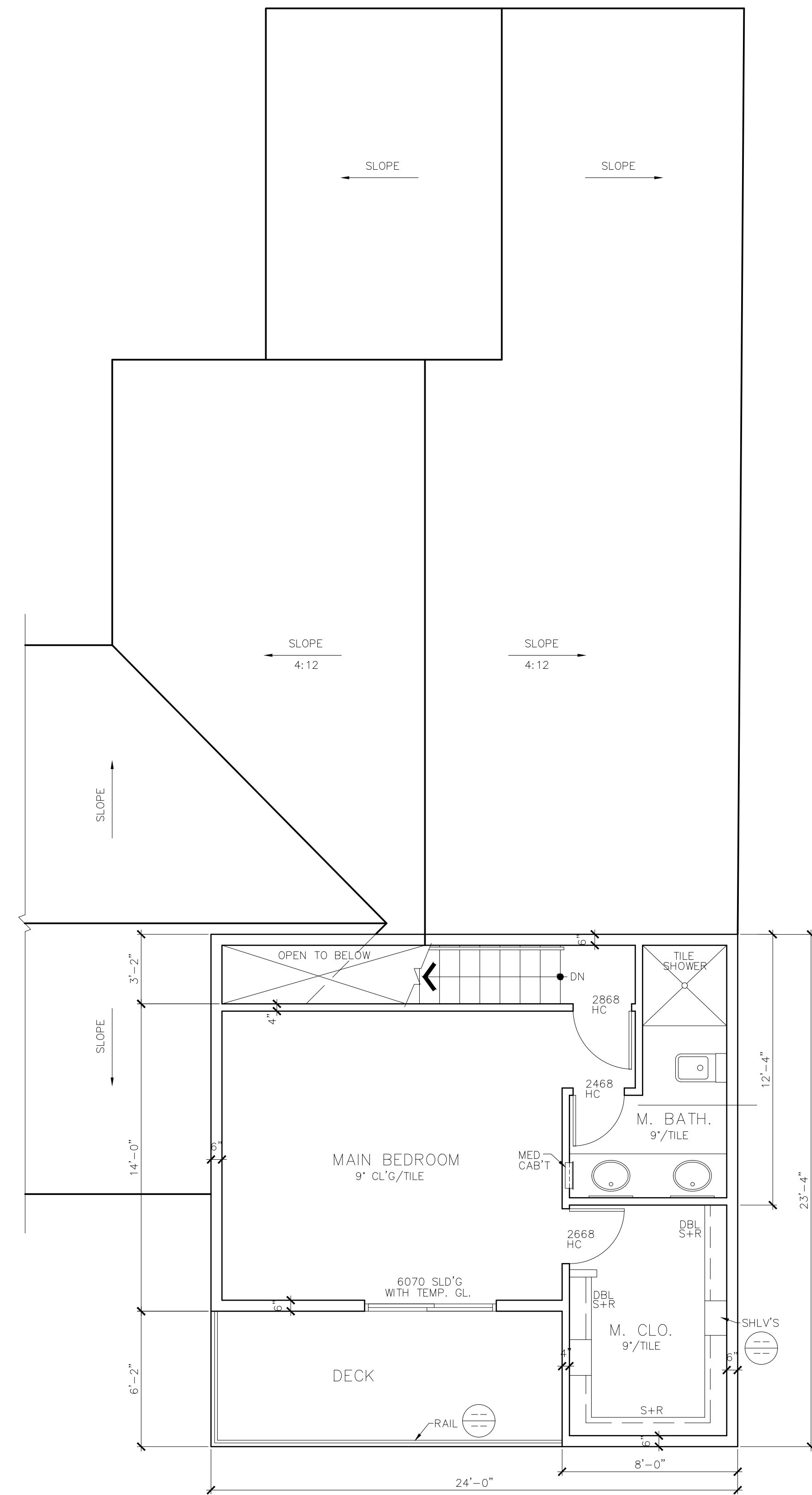


NOTE: —  
EXIST. MASONRY WALLS TO RECEIVE NEW STUCCO FINISH

FIRST FLOOR PLAN

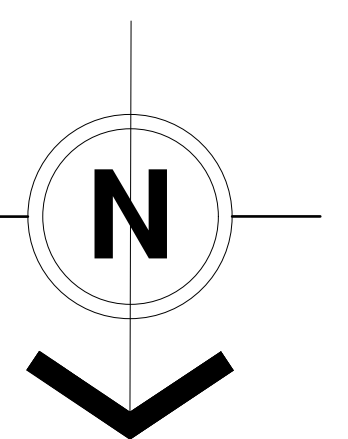
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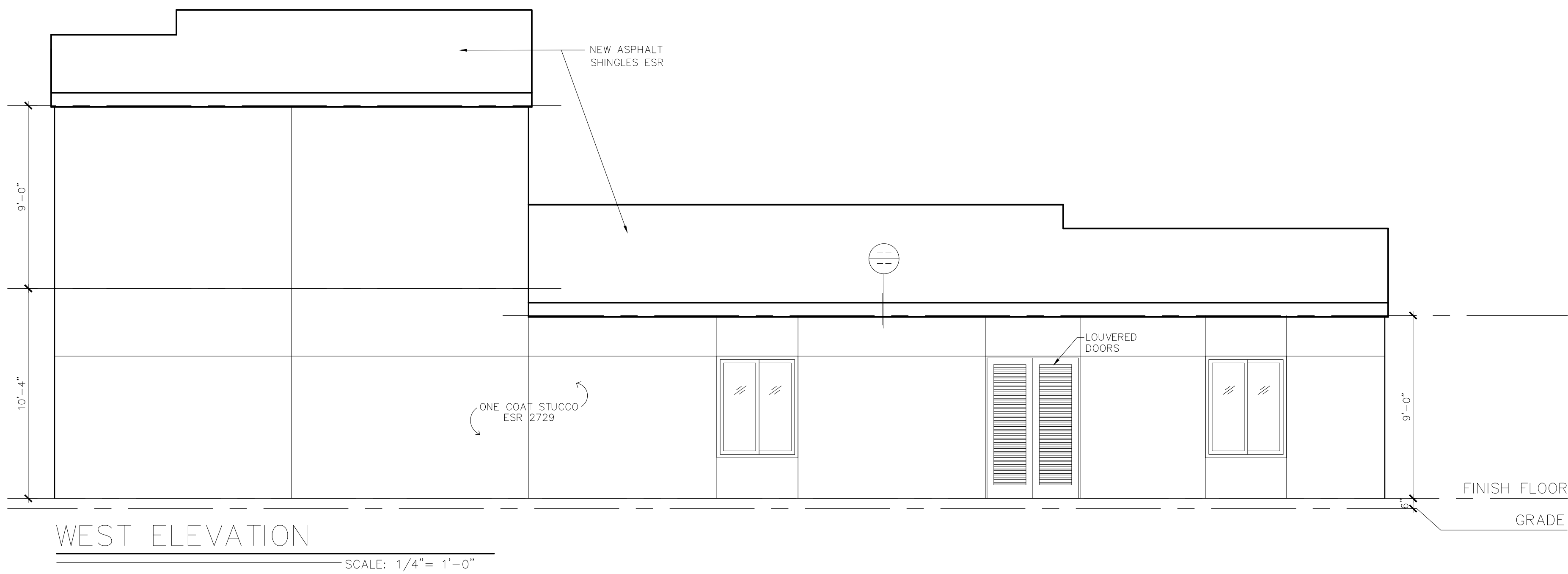
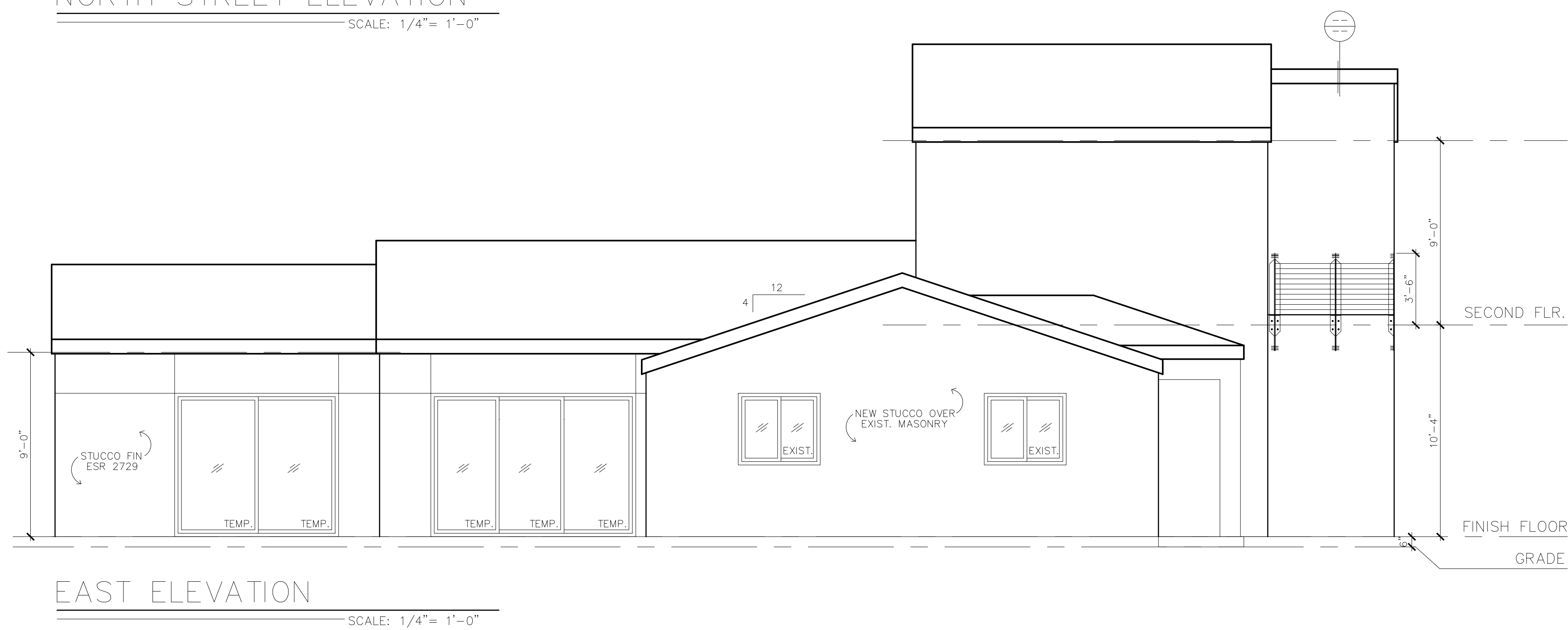
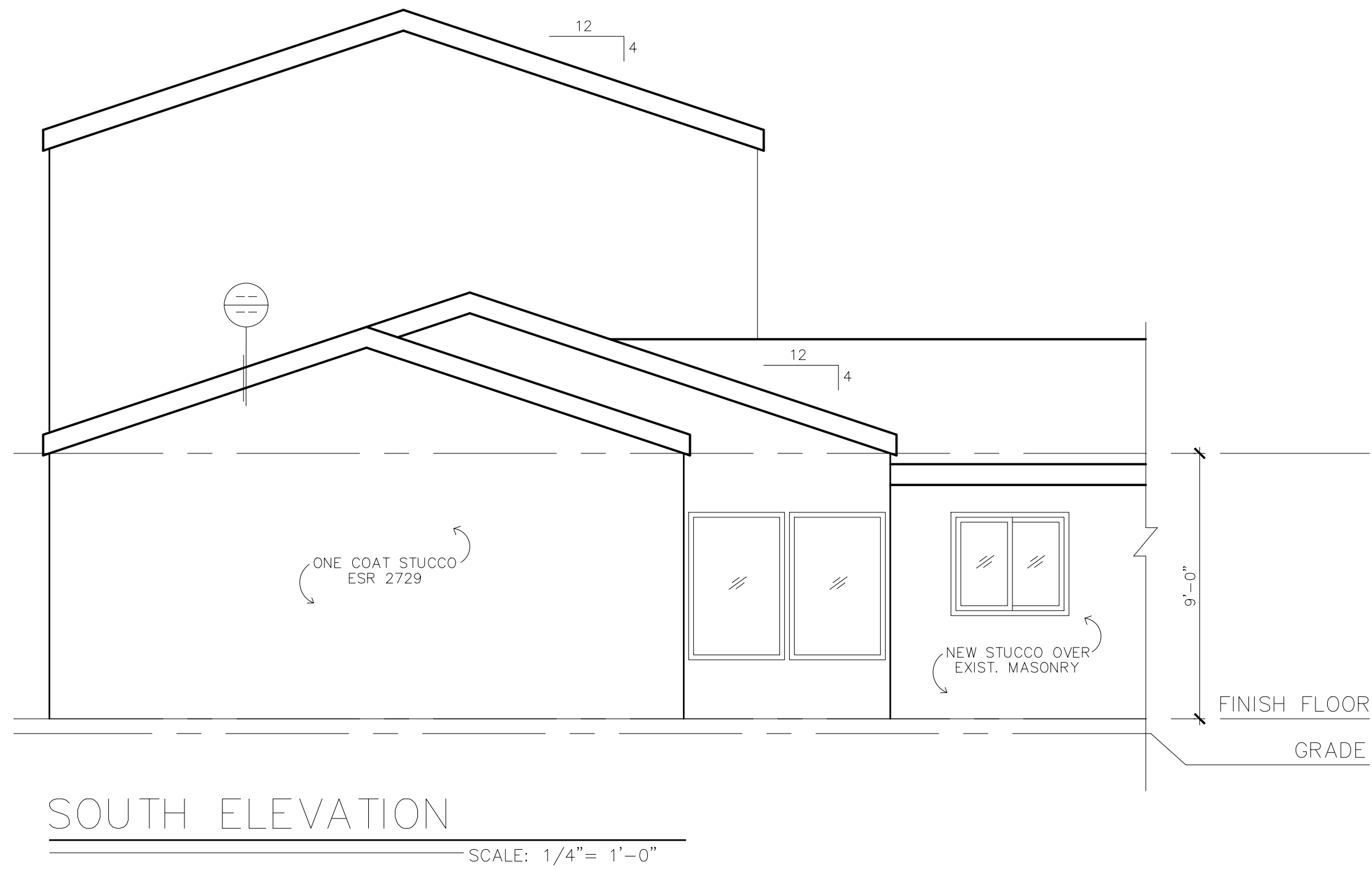
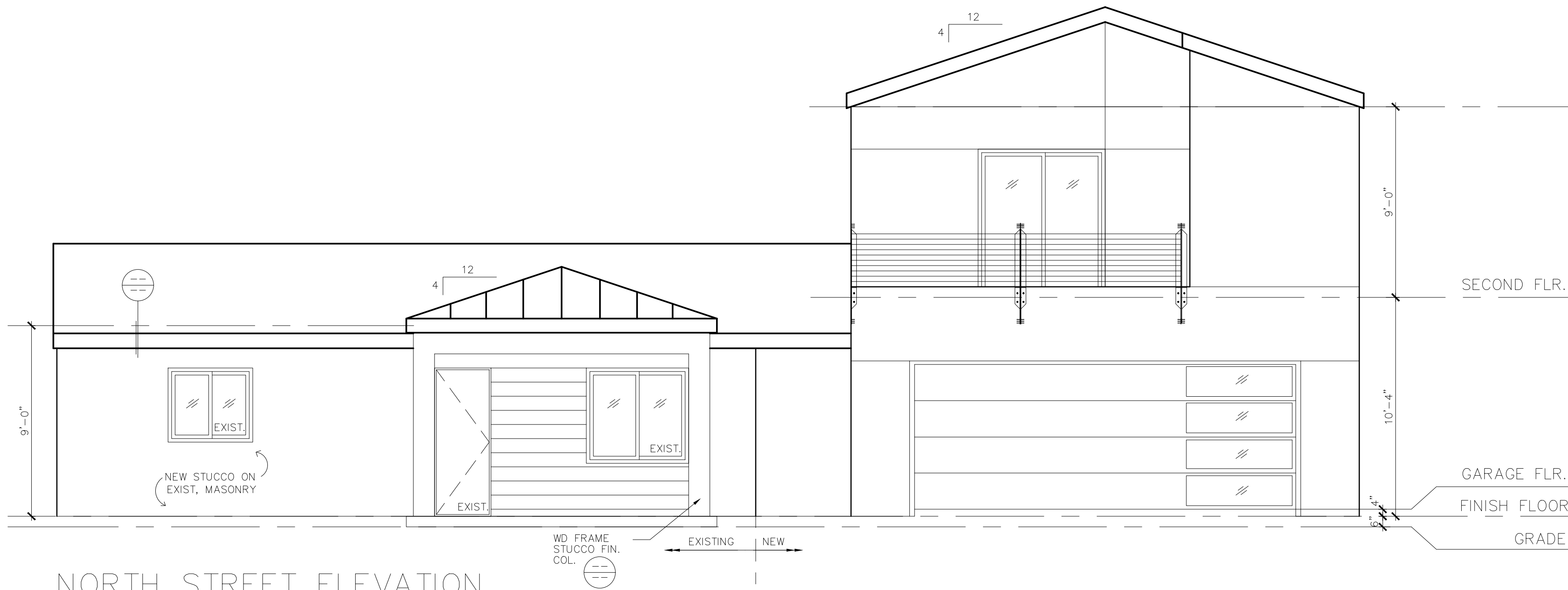


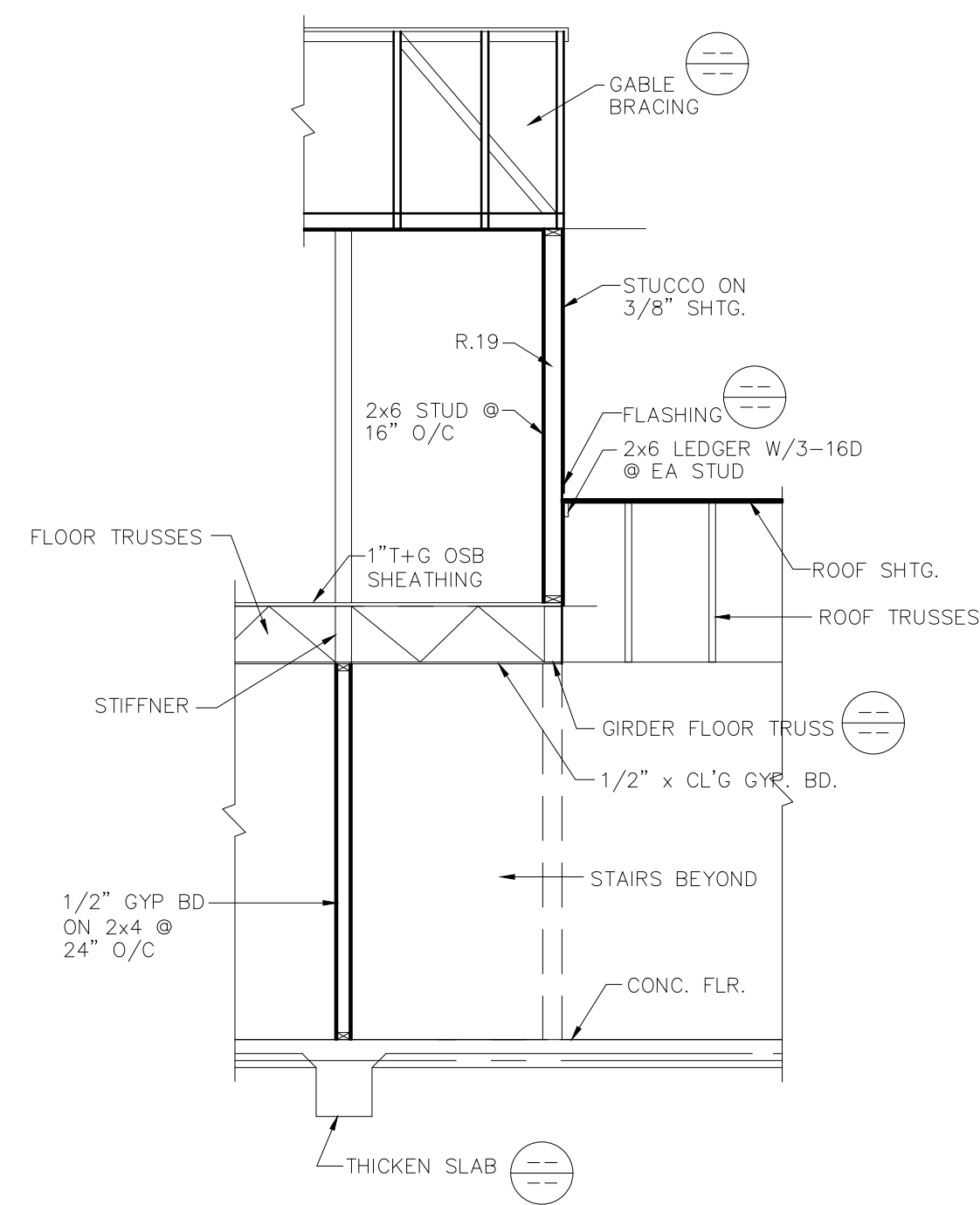
SECOND FLOOR PLAN

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

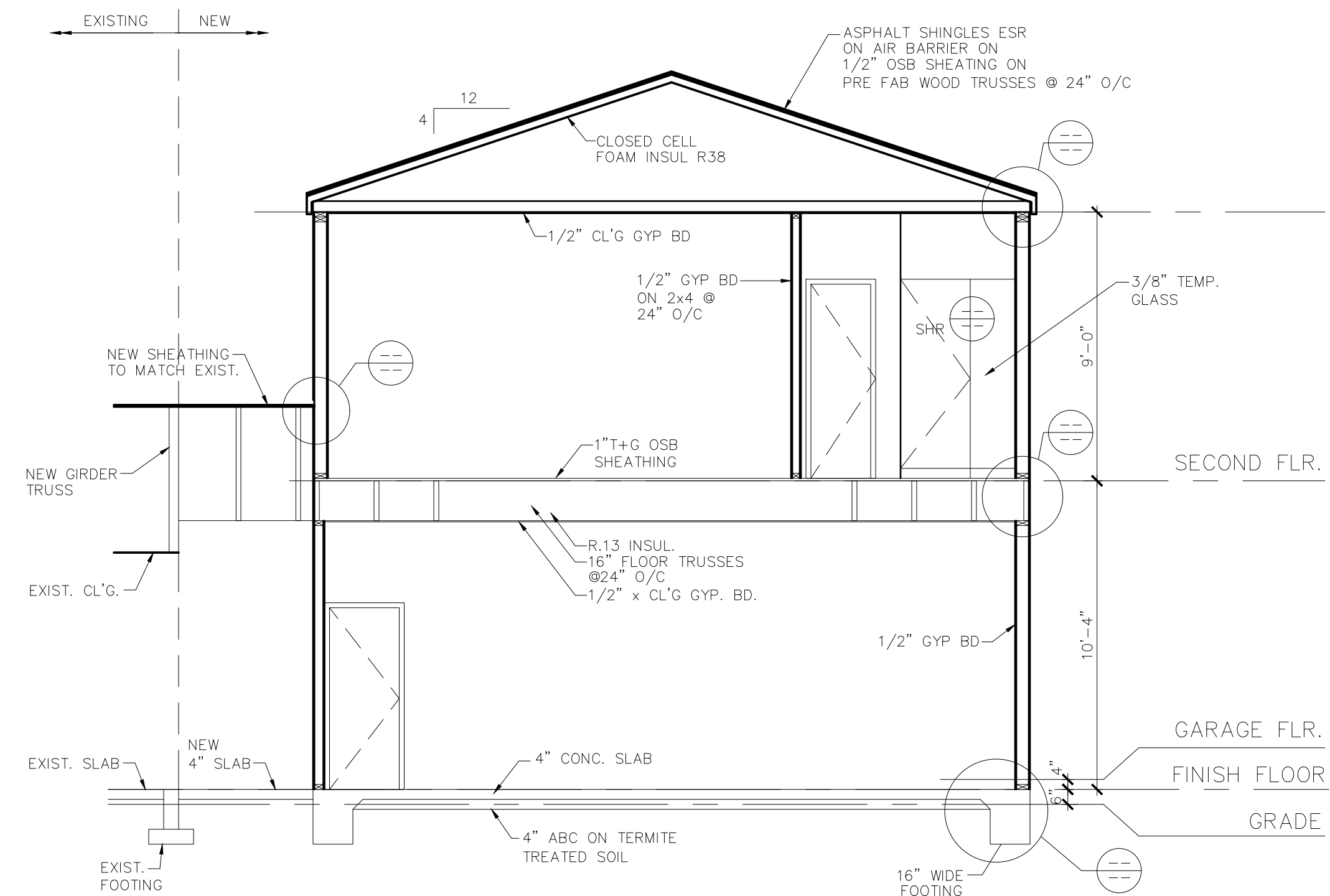




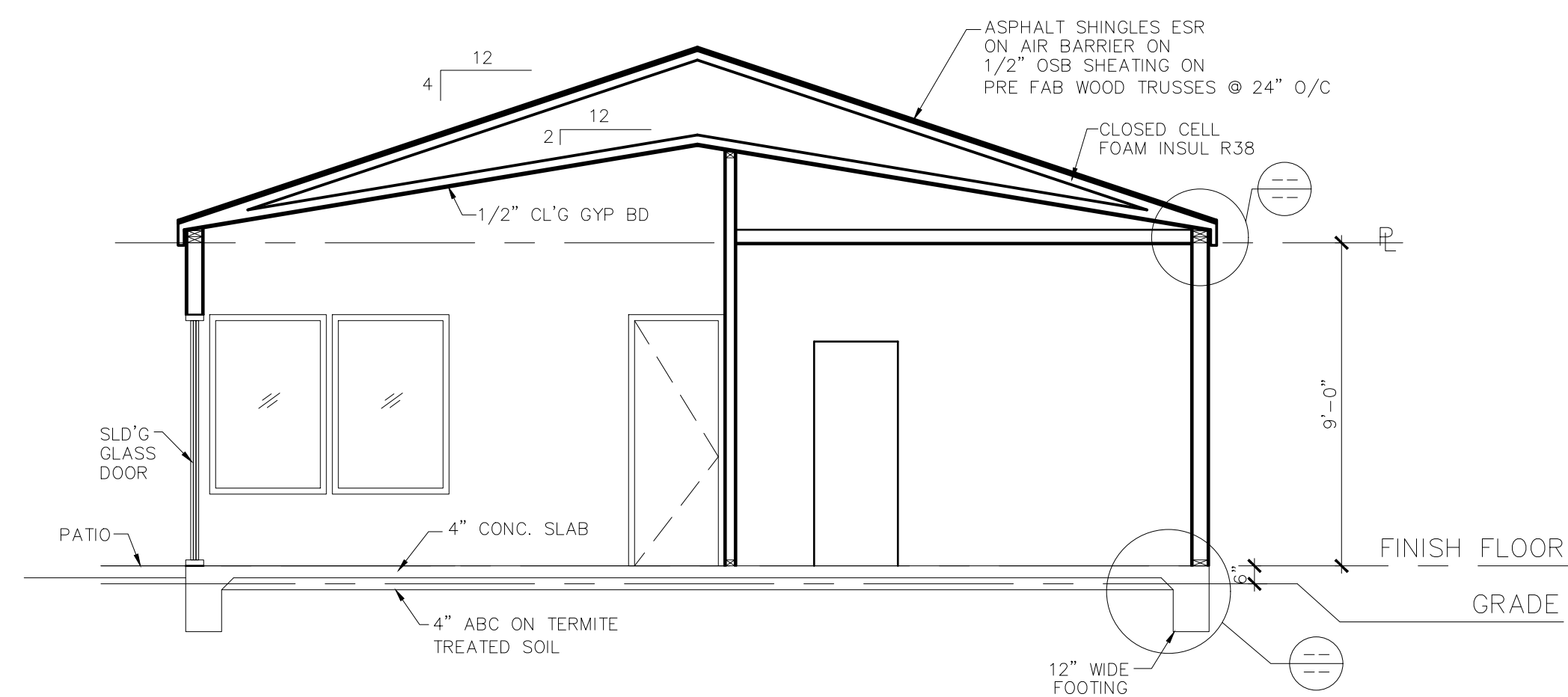




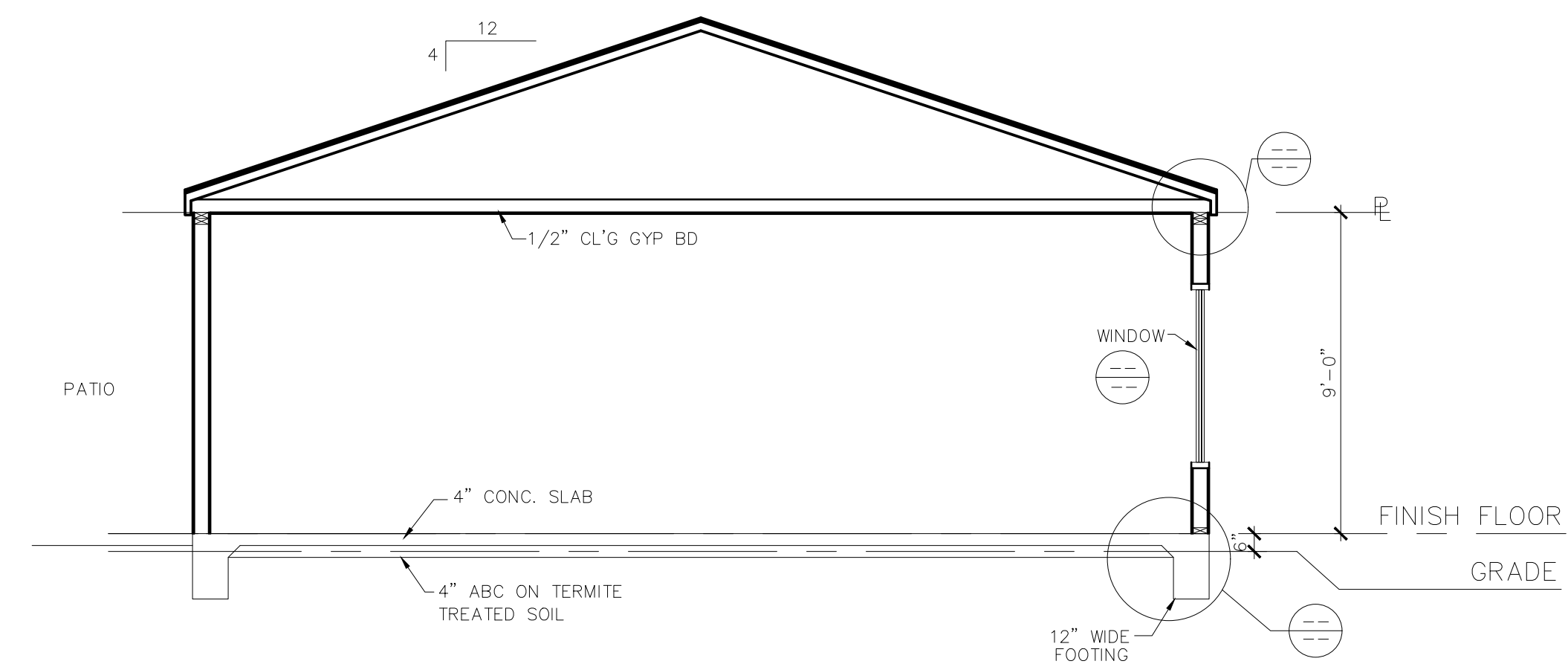
SECTION "D"  
SCALE: 1/4"= 1'-0"



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



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



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

FOUNDATION NOTES:

ALL PIPING PASSING THROUGH SLABS OR FOOTINGS SHALL BE WRAPPED WITH 1" THICK LAYER OF FOAM.

ALL SLABS BLOCKED OUT FOR TUB TRAPS AND WATER CLOSET FLANGES SHALL BE SEALED OVER WITH A 1" THICK LAYER OF CEMENT.

USE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR FOR SILLS IN CONTACT WITH CONCRETE SLAB. AS PER 2516(c) OF THE U.B.C.

FOUNDATIONS SHALL BE PLACED IN NATURAL UNDISTURBED SOIL. CAPABLE OF SUPPORTING A MINIMUM OF 2000 P.S.F.

FILL SOILS: WHERE PLACED PRIOR TO OR DURING CONSTRUCTION. SHALL BE COMPACTED TO 95% OF MAX. DRY DENSITY.

REMOVE ALL VEGETATION, TREE ROOTS, AND OTHER OBJECTIONABLE DEBRIS FROM THE SITE: EXCAVATED AREAS SHALL BE COMPACTED TO 95% OF MAX. DRY DENSITY.

FOOTING EXCAVATIONS SHALL BE CLEANED OF ALL LOOSE, OR DISTURBED SOILS, DEBRIS, RUBBISH AND/OR OTHER DELETERIOUS MATERIALS JUST PRIOR TO POURING..

ALL FOOTINGS SHALL EXTEND MIN. OF 18" BELOW UNDISTURBED SOIL. OR AS OHERWISE NOTED ON THIS DRAWING.

BOLT EXTERIOR WALLS SILL PLATES WITH 1/2" Ø X10 LONG ANCHOR BOLTS AT 4-0" O.C. MAX. AND 12" MAX. FROM ALL CORNERS FOR SPLICES. PROVIDE A MINIMUM OF (3) BOLTS PER SILL PLATE FOR SHORT WALL SECTIONS. SET BOLTS 7 MIN. INTO CONCRETE. INSTALL BOLTS AT ALL EXTERIOR WALLS AND INTERIOR LOAD BEARING WALLS.

FOOTINGS WHICH HAVE PLUMBING UNES PASSING PERPENDICULAR BELOW USE NO.4 REBAR TOP AND BOTTOM 3'-0" MIN. . BACK FILL PIPES IN MOISTENED LAYERS NOT MORE THAN 6" THICK. THOROUGHLY COMPACTED.

PLUMBING LINES PASSING PERPENDICULAR THROUGH FOOTING SHALL BE SLEEVED WITH A 26 GA. GL SLEEVE. MINIMUM SIZE ALLOWABLE TO RECEIVE PIPE. PLACE SLEEVES AS NEAR CENTER OF FOOTING AS POSSIBLE..

ALL ANCHORS AND CHAIRS SHALL BE METAL. NO WOOD PERMITTED INSIDE THE CONCRETE, ALL REINFORCING SHALL BE COVERED WITH AT LEAST MIN. 5? OF CONCRETE..

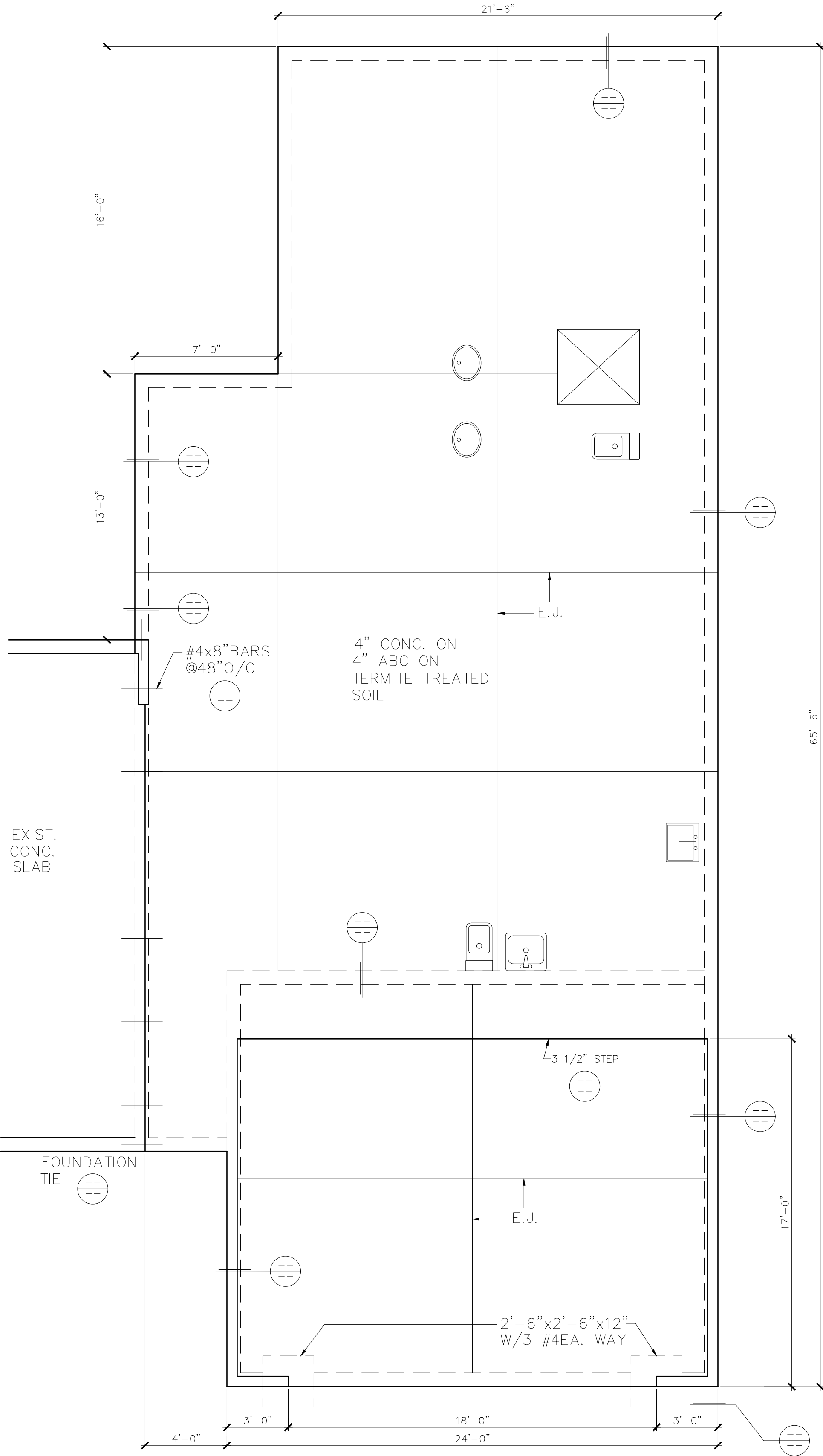
STEM WALL-3-1/2" THICK SHALL NOT EXCEED 3-1/2" HIGH. ANCHOR BOLTS SHALL MIN. INTO THE FOOTING. A NUMBER 4 REBAR MAY BE UTILIZED TO. ACHIEVE MIN. EMBEDMENT.

POWER DRIVEN FASTENERS SHALL NOT BE USED IN STEM WALLS.

LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.

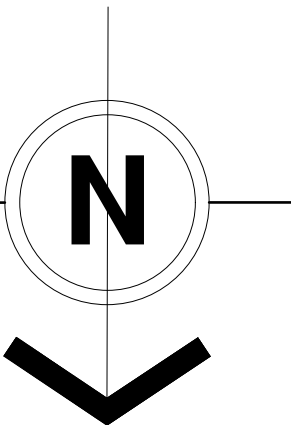
ALL SPECIAL BOLTS, STRAPS, AND HOLDDOWNS FOR SHEAR WALLS AND SPECIAL CONDITIONS SHALL BE IN PLACE PRIOR TO THE FOUNDATION INSPECTION.

CONCRETE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL HOLDDOWNS W/FRAMING CONTRACTOR PRIOR TO INSTALLATION.



FOUNDATION PLAN

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



ROOF FRAMING NOTES:

USE PRE-MANUFACTURED TRUSSES AT 24" O.C., UNLESS NOTED OTHERWISE IN DRAWINGS, AND PER R802-10 APPROVED FABRICATOR TO SUBMIT TRUSS DWG. AND CALCS. TO INSPECTOR @ TIME OF INSPECTION.

TRUSS FABRICATORS WILL PROVIDE PROJECT TRUSS DESIGNS AND TRUSS LAYOUT DRAWINGS TO THE DESIGNER FOR APPROVAL. PRIOR TO ANY WORK

PROVIDE 2X4 CONTINUOUS RIDGE BLOCKING TYPICAL AT ALL TRUSSES

ALL FASCIA TO BE EXIST 2X8 WITH 1X6 R/S STRIP.

ROOF COVERING TO BE COMPOSITION SHINGLES 0/30# FELT 0/ 1/2" OSB RATED 24/00 APA RATED ROOF SHEATHING. WITH 8d AT 6" O.C. AT EDGE AND BOUNDARY NAILING. AND 8d AT 12" O.C. AT FIELD NAILING.

ALL ROOF SHEATHING SHALL BE LAID PERPENDICULAR TO TRUSSES WITH STAGGERED END JOINT

PROVIDE 2X4 FLAT OUTLOOKERS AT 48" O.C. FOR SUPPORT AT THE GABLE ENDS.

ALL TRUSS SPANS, DIMENSIONS, AND QUANTITY SHALL BE VERIFIED WITH THE TRUSS MANUFACTURER. PRIOR TO FABRICATION AND ERECTION OF TRUSSES.

ALL INTERIOR NON BEARINGPARTITIONS SHALL HAVE 1/2" CLEARANCE FROM TOP PLATE TO BOTTOM CHORD OF TRUSS. USE SIMPSON DTC TRUSS CLIPS AT 48" O.C. TO TRUSS BOTTOM CHORD OR BLOCKING BETWEEN TRUSSES.

PROVIDE (3) 16d NAILS AT ALL TRUSS TO TOP PLATE CONNECTIONS. OR USE (1) SIMPSON A35N FRAMING ANCHOR? AT EACH TRUSS. TW. AT BEARING WALLS.

PROVIDE 2X4 CONTINUOS LATERAL BRACING AT BOTTOM CHORD OF TRUSS. AT THIRD POINTS OF TRUSS SPANS (BUT NOT TO EXCEED 15'-0" O.C.).

NAILING OF SHEAR WALLS OR PLYWOOD DIAPHRAGMS SHALL BE DONE WITH COMMON WIRE NAILS. SHOULD THE CONTRACTOR DESIRE TO USE ANY OTHER FASTENERS, HE SHALL OBTAIN WRITTEN APPROVAL FROM THE ENGINEER AND/OR DESIGNER. PRIOR TO THE USE OF SUCH FASTENERS IN THE FIELD

ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE EXPOSURE ONE RATED

ALL FRAMING LUMBER, PLYWOOD, AND TIMBER SHALL BE GRADE STAMPED.

FRAMING LUMBER AND TIMBER  
MANUFACTURED AND GRADED IN ACCORDANCE WITH THE LATEST RULES OF THE WESTCOAST LUMBERMAN'S ASSOCIATION (WCLA)

ANY RAFTER SPANS SHALL COMPLY WITH TABLE NO.R802-5-1 (1)

ANY CEILING JOIST SPANS SHALL COMPLY WITH TABLE NO. R802-4 (1)

CONTRACTOR TO CONFIRM IF ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE. PRIOR TO SHEATHING OF ROOF.

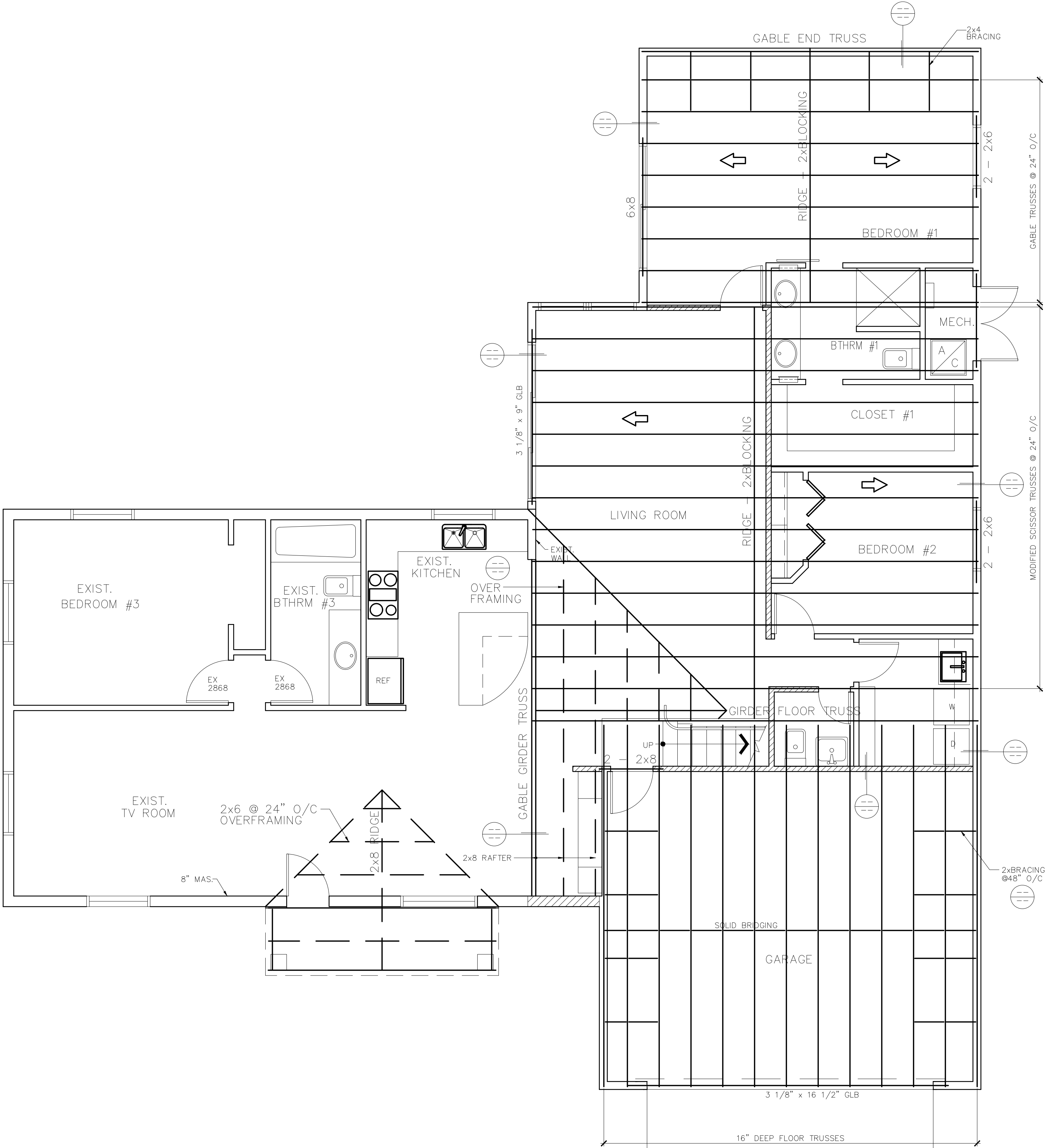
ALL ELEVATIONS ARE GIVEN FROM TOP OF FLOOR SLAB

VERIFY SIZES AND LOCATIONS OF ALL ROOF OPENINGS, PLATFORMS, ETC., WITH RESPECTIVE CONTRACTORS

NOTE:  
ALL CONNECTORS FOR PRE-FABRICATED TRUSS TO TRUSS SHALL BE PROVIDED BY TRUSS MANUFACTURE.

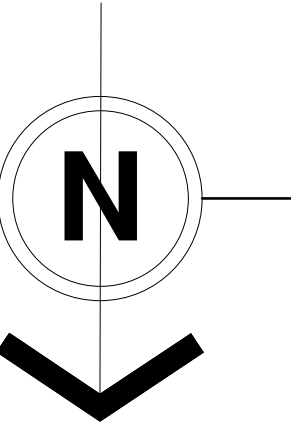
TRUSS MANUFACTURE SHALL HAVE SEALED TRUSS DRAWINGS ON SITE AVAILABLE FOR CITY OF PHOENIX INSPECTION SERVICES.  
PER IRC SECTION R802.10

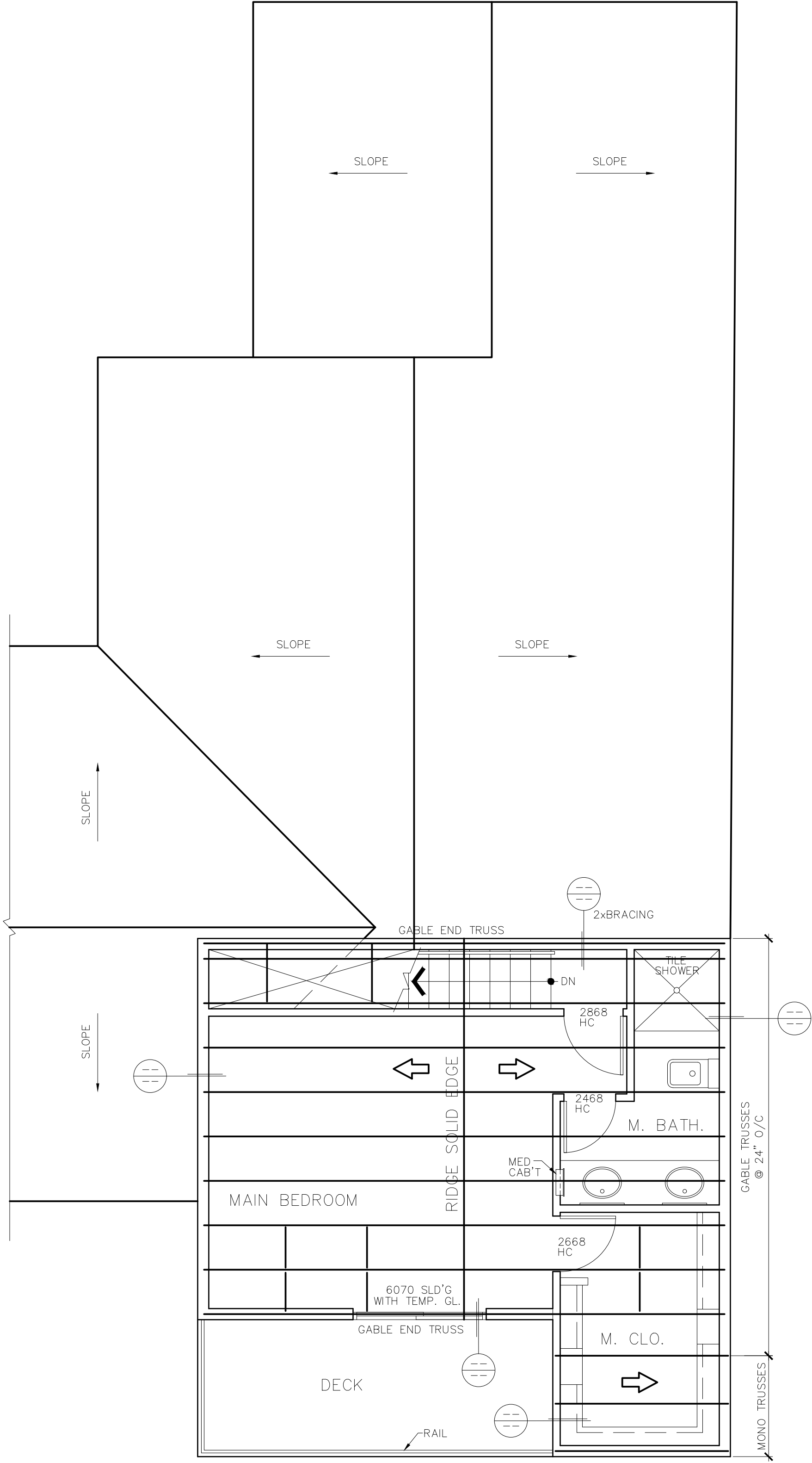
NOTE:  
TRUSS MANUFACTURE SHALL FIELD MEASURE FOR EXACT VERIFICATION PRIOR IN FABRICATION/INSTALLATION OF ROOF TRUSSES.



FIRST FLR. AND ROOF FRAMING PLAN

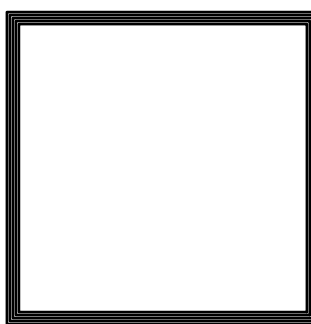
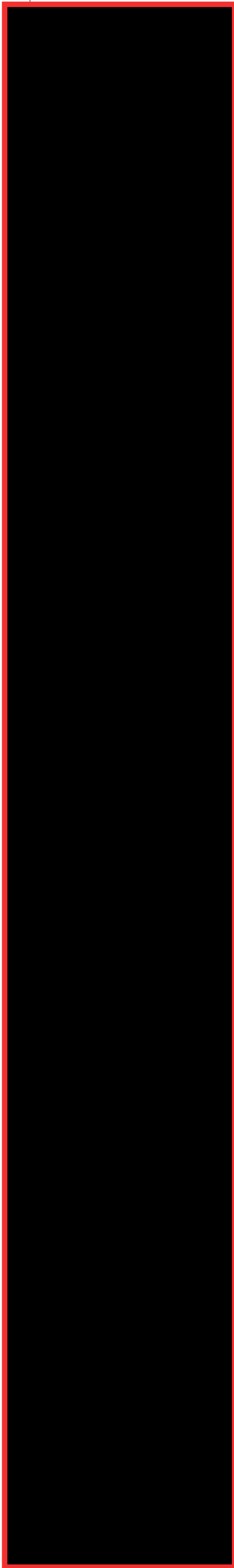
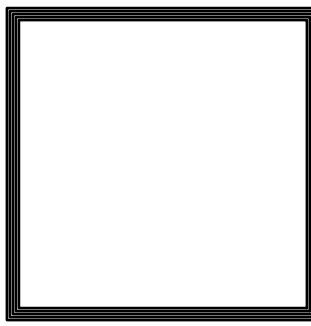
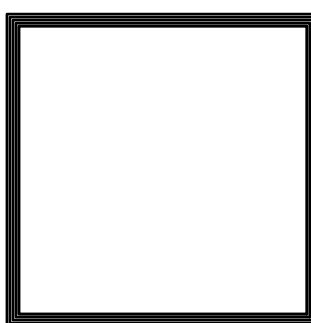
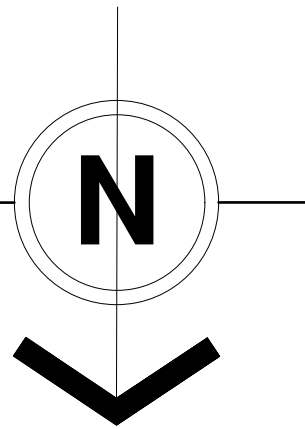
SCALE: 1/4" = 1'-0"





SECOND FLR. ROOF FRAMING PLAN

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





E4002.14 TAMPER-RESISTANT RECEPTACLES. IN AREA SPECIFIED IN SECTION E3901.1 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING TYPE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [406.12(A)]

EXCEPTION: RECEPTACLES IN THE FOLLOWING LOCATIONS SHALL NOT BE REQUIRED TO BE TAMPER RESISTANT:

1. RECEPTACLES LOCATED MORE THAN 5.5 FEET (1676 MM) ABOVE THE FLOOR
2. RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE.
3. A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES, WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER. THE APPLIANCES SHALL BE CORD-AND-PLUG-CONNECTED TO SUCH RECEPTACLES IN ACCORDANCE WITH SECTION E3909.4 [486.12(A) EXCEPTION]

E4002.8 DAMP LOCATIONS. A RECEPTACLE INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE COVER(S) IS CLOSED AND AN ATTACHMENT PLUG CAP IS NOT INSERTED. AN INSTALLATION SUITABLE FOR WET LOCATIONS SHALL ALSO BE CONSIDERED TO BE IN LOCATION PROTECTED FROM THE WEATHER WHERE LOCATED UNDER ROOFED OPEN PORCHES, CANOPIES AND SIMILAR STRUCTURES, AND NOT SUBJECT TO RAIN OR WATER RUNOFF. FIFTEEN AND 20- AMPERE, 125- AND 250- VOLT NONLOCKING RECEPTACLES INSTALLED IN DAMP LOCATIONS SHALL BE LISTED A WEATHER RESISTANT TYPE. [406.9(A)]

E4003.2 LUMINAIRES NEAR COMBUSTIBLE MATERIAL. LUMINAIRES SHALL BE INSTALLED OR EQUIPPED WITH SHADES OR GUARDS SO THAT COMBUSTIBLE MATERIAL WILL NOT BE SUBJECTED TO TEMPERATURES IN EXCESS OF 90°C (194°F). (410.11)

N1104.1 (R404.1) LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

E3902.16 ARC-FAULT CIRCUIT INTERRUPTER PROTECTION. BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE FOLLOWING : [210.12(A)]

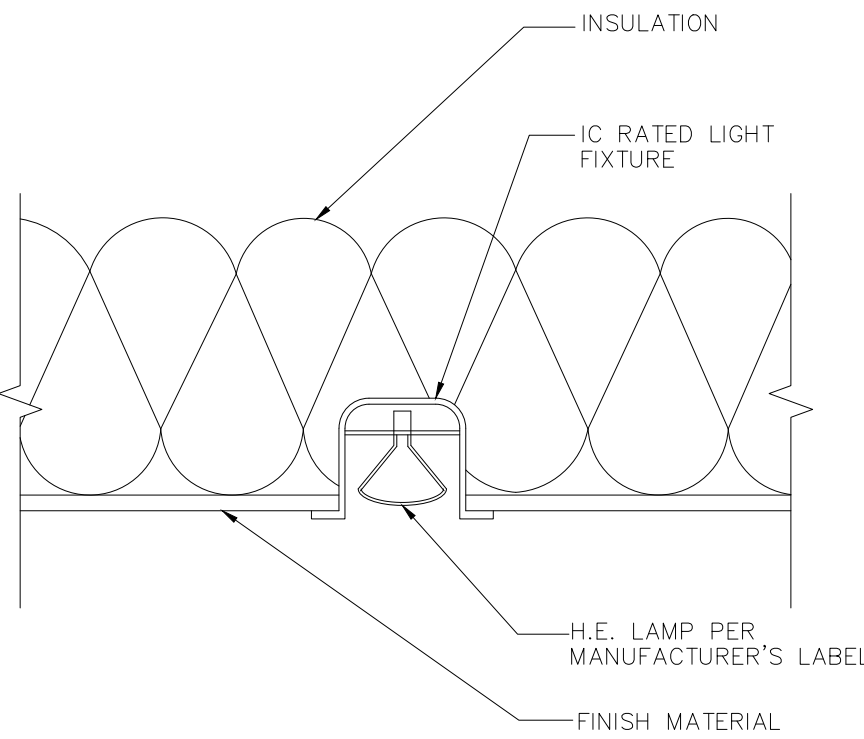
1. A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. [210.12(A)(1)]
2. A LISTED BRANCHFEEDER-TYPE AFCI INSTALLED AT THE ORIGIN OF THE BRANCH CIRCUIT TYPE ARC FAULT CIRCUIT INTERRUPTER INSTALLED AT THE FIRST OUTLET BOX ON THE BRANCH CIRCUIT. THE FIRST OUTLET BOX IN THE BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT IT IS THE FIRST OUTLET OF THE CIRCUIT. [210.12(A)(1)]
3. A LISTED SUPPLEMENTAL ARC-PROTECTION CIRCUIT BREAKER INSTALLED AT THE ORIGIN OF THE BRANCH CIRCUIT IN COMBINATION WITH A LISTED OUTLET BRANCH CIRCUIT TYPE ARC FAULT CIRCUIT INTERRUPTER INSTALLED AT THE FIRST OUTLET BOX ON THE BRANCH CIRCUIT WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
  - 3.1. THE BRANCH CIRCUIT WIRING SHALL BE CONTINUOUS FROM THE BRANCH-CIRCUIT OVERCURRENT DEVICE TO THE OUTLET BRANCH CIRCUIT ARC FAULT CIRCUIT INTERRUPTER.
  - 3.2. THE MAXIMUM LENGTH OF THE BRANCH CIRCUIT WIRING FROM THE BRANCH CIRCUIT OVERCURRENT DEVICES TO THE FIRST OUTLET SHALL NOT EXCEED 50 FEET (15.2 m) FOR 14AWG CONDUCTORS AND 70 FEET (21.3 m) FOR 12 AWG CONDUCTORS.
  - 3.3. THE FIRST OUTLET BOX ON THE BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT IT IS THE FIRST OUTLET ON THE CIRCUIT [210.12(A)(3)]
4. A LISTED OUTLET BRANCH CIRCUIT TYPE ARC FAULT CIRCUIT INTERRUPTER INSTALLED AT THE FIRST OUTLET ON THE BRANCH CIRCUIT IN COMBINATION WITH A LISTED BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
  - 4.1. THE BRANCH CIRCUIT WIRING SHALL BE CONTINUOUS FROM THE BRANCH-CIRCUIT OVERCURRENT DEVICE TO THE OUTLET BRANCH CIRCUIT ARC FAULT CIRCUIT INTERRUPTER.
  - 4.2. THE MAXIMUM LENGTH OF THE BRANCH CIRCUIT WIRING FROM THE BRANCH CIRCUIT OVERCURRENT DEVICES TO THE FIRST OUTLET SHALL NOT EXCEED 50 FEET (15.2 m) FOR 14AWG CONDUCTORS AND 70 FEET (21.3 m) FOR 12 AWG CONDUCTORS.
  - 4.3. THE FIRST OUTLET BOX ON THE BRANCH CIRCUIT SHALL BE MARKED TO INDICATE THAT IT IS THE FIRST OUTLET ON THE CIRCUIT.

#### RECESSED LIGHT FIXTURES

NOTE  
BUILDING SHALL BE INSULATED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE CHAPTER II AND AS AMENDED BY CITY ORDINANCE. THE INSULATION INTEGRITY SHALL NOT BE COMPROMISED BY LIGHT FIXTURE PENETRATIONS.

LIGHT FIXTURES COVERED WITH INSULATION SHALL BE IC RATED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE 2011 NATIONAL ELECTRICAL CODE E 4004.9

1. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES BE IC RATED AND LABELED AS HAVING 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 (N1102.4.4)



#### GENERAL NOTES

1. CENTER ALL CEILING J-BOXES/LIGHTS IN ROOMS UNLESS NOTED OTHERWISE. OUTLET BOVES SHALL NOT BE USED AS SOLE SUPPORT FOR CEILING FANS. EXCEPT BOXES LISTED FOR THE APPLICATION SHALL BE PERMITTED AS SOLE MEANS OF SUPPORT.
2. PLACE BATHROOM WALL FIXTURES OVER LAYS @ DUAL LAYS AND COUNTERS. CENTER OVER MIRROR @ SINGLE LAY COUNTERS.
3. EXHAUST FANS SHALL BE NUTONE MOOLE QT80 CEILING MOUNTED OR EQUAL.
4. LOOP ALL GFI PROTECTED RECEPTACLES TO A MINIMUM OF (1) GFI OUTLET.
5. 240V @ RANGE IS OPTIONAL.
6. PROVIDE (1) 20AMP CIRCUIT FOR BATHROOMS GFIS WITH ON OTHER OUTLETS.
7. ALL BRANCH CIRCUITS THAT SUPPLY 125V SINGLE, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROCTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S) COMBINATION TYPE.
8. ALL SMOKE ALARMS SHALL BE HARD WIRED AND INTERCONNECTED SO WHEN ONE ALARM IS SOUNDED ALL ALARMS SHALL SOUND.
9. COUNTERTOP OUTLETS REQUIRED EVERY 2FT. NOT TO EXCEED 4FT BETWEEN OUTLETS. SWITCHES REQUIRED WITHIN 3FT. OF ROOM OR HALLWAY ENTRANCES
10. ALL CONVENIENCES OUTLETS WITHIN 6FT OF SINKS IN BATHROOMS, GARAGES AND WITHIN 6'-6" OF DIRECT GRADE LEVEL ACCESS SHALL BE GFI PROTECTED.
11. ALL ELECTRICAL DEVICES MOUNTED ON THE EXTERIOR OF THE BUILDING ARE TO BE INSTALLED IN WEATHERPROOF BOXES.
12. ALL WIRES SIZES ARE BASED ON COPPER CONDUCTORS.
13. ALL GFI OUTLETS IN KITCHEN AND BATHROOMS ARE TO BE MOUNTED 6" ABOVE COUNTER TOPS OR 42" ABOVE F.F.
14. CONDUCTORS SHALL BE #12 AWG MINIMUM.
15. COORDINATE MOUNTING HEIGHTS OF ALL DEVICES WITH ARCHITECT PRIOR TO ROUGH IN.
16. ALL LIGHT FIXTURES TO BE ENERGY EFFICIENT - 90% TO BE LED.

#### ELECTRICAL NOTES

1. 240V/30A/2 POLE FUSIBLE DISCONNECT MOUNTED OUTSIDE ADJACENT TO FAN COIL UNIT. FUSE PER EQUIPMENT MANUFACTURER'S RECOMMENDATION. COORDINATE MOUNTING LOCATION WITH MECHANICAL CONTRACTOR.
2. LIGHT FIXTURE AND MAINTENANCE RECEPTACLE MTD. IN ATTIC IN VICINITY OF FAN COIL UNIT. COORDINATE LOCATION W/MECHANICAL CONTR. MOUNT SWITCH AT ACCESS TO ATTIC SPACE COORDINATE Q/ARCH'L DWGS. MAX. 20'-0" FROM ACCESS TO UNIT
3. 240V/R0A/2 POLE / NEMA 3R FUSIBLE DISCONNECT FOR SUPPLY OF POWER TO GROUND MOUNTED HEAT PUMP. FUSE PER EQUIPMENT MANUFACTURERS RECOMMENDATIONS. PROVIDE (2) #10 AND #10 GROUND TO PANEL.
4. NEMA 10-50P RECEPTACLE FOR SUPPLY OF POWER TO OVEN/RANGE. PROVIDE (2) #10 AND #10 GROUND TO PANEL.
5. NEMA 10-30P RECEPTACLE FOR SUPPLY OF POWER TO OVEN/RANGE. PROVIDE (2) #6 AND #10 GROUND TO PANEL.
6. JUNCTION BOX FOR SUPPLY OF POWER TO WATER HEATER. PROVIDE 2 POLE TOGGLE SWITCH IN BOX AS A MEANS OF LOCAL DISCONNECT. PROVIDE (2) #10 GROUND TO PANEL. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
7. ALL BRANCH CIRCUITS THAT SUPPLY 125V, 10, 15 & 20A OULETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY AN ARCH. FAULT CIRCUIT INTERRUPTERS. NEG (210-12B)
8. ONLY APPROVED OUTLET BOXES SHALL BE USED FOR CEILING FANS.

R315.1.1 LISTINGS. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL217.

R315.2 WHERE REQUIRED, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELKING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

EXCEPTIONS:  
1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A ORCH OR DECK.  
2. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS.

R315.3 LOCATION. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION ALARMS. COMBINATIONS CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 INTERCONNECTIVITY. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

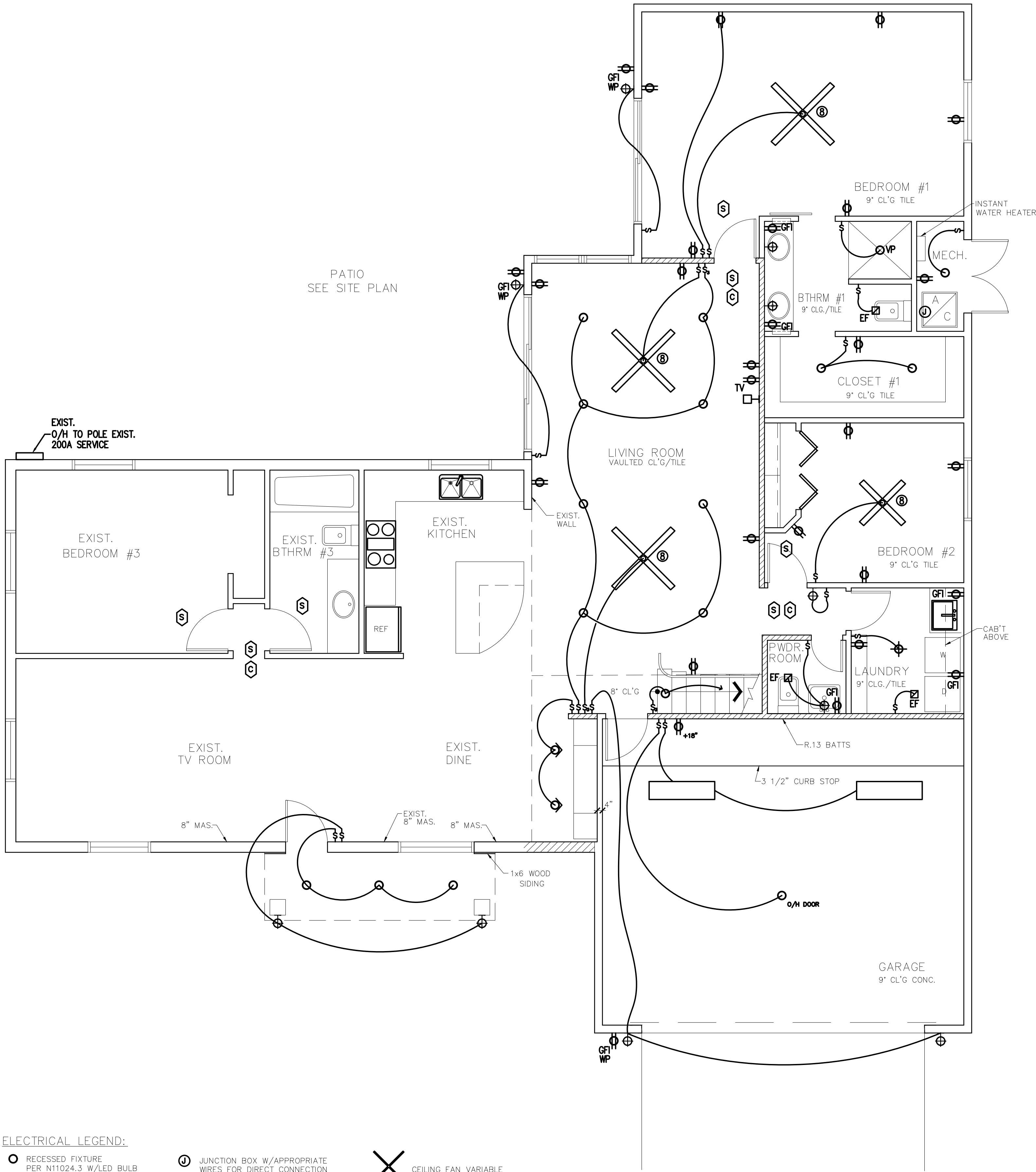
EXCEPTION: INTERCONNECTION OF CARBON MONXIDE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.

#### ELECTRICAL LEGEND:

- RECESSED FIXTURE PER N11024.3 W/LED BULB
- ⊕ WALL MOUNTED FIXTURE W/LED BULB
- ▮ 4'-0" (2) TUBE FLUORESCENT LIGHT
- ⊕ TYP. DUPLEX OUTLET
- ⊕ TYP. DUPLEX OUTLET ON GROUND
- ⊕ TYP. DUPLEX OUTLET ON GROUND WATERPROOF
- ⊕ 220V OUTLET
- ⊕ EXIST. DUPLEX

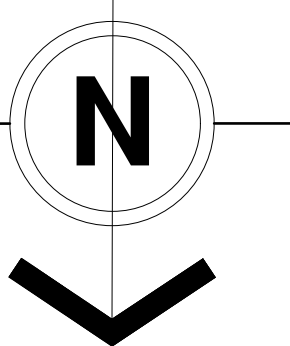
- ⊕ JUNCTION BOX W/APPROPRIATE WIRES FOR DIRECT CONNECTION TO APPLIANCE
- ⊕ DISCONNECT
- ⊕ CABLE OUTLET
- ⊕ SMOKE ALARM
- ⊕ SURFACE MTD. FIXT.
- ⊕ EXISTING SURFACE MTD. FIXT.
- ⊕ CARBON MONOXIDE DETECTOR

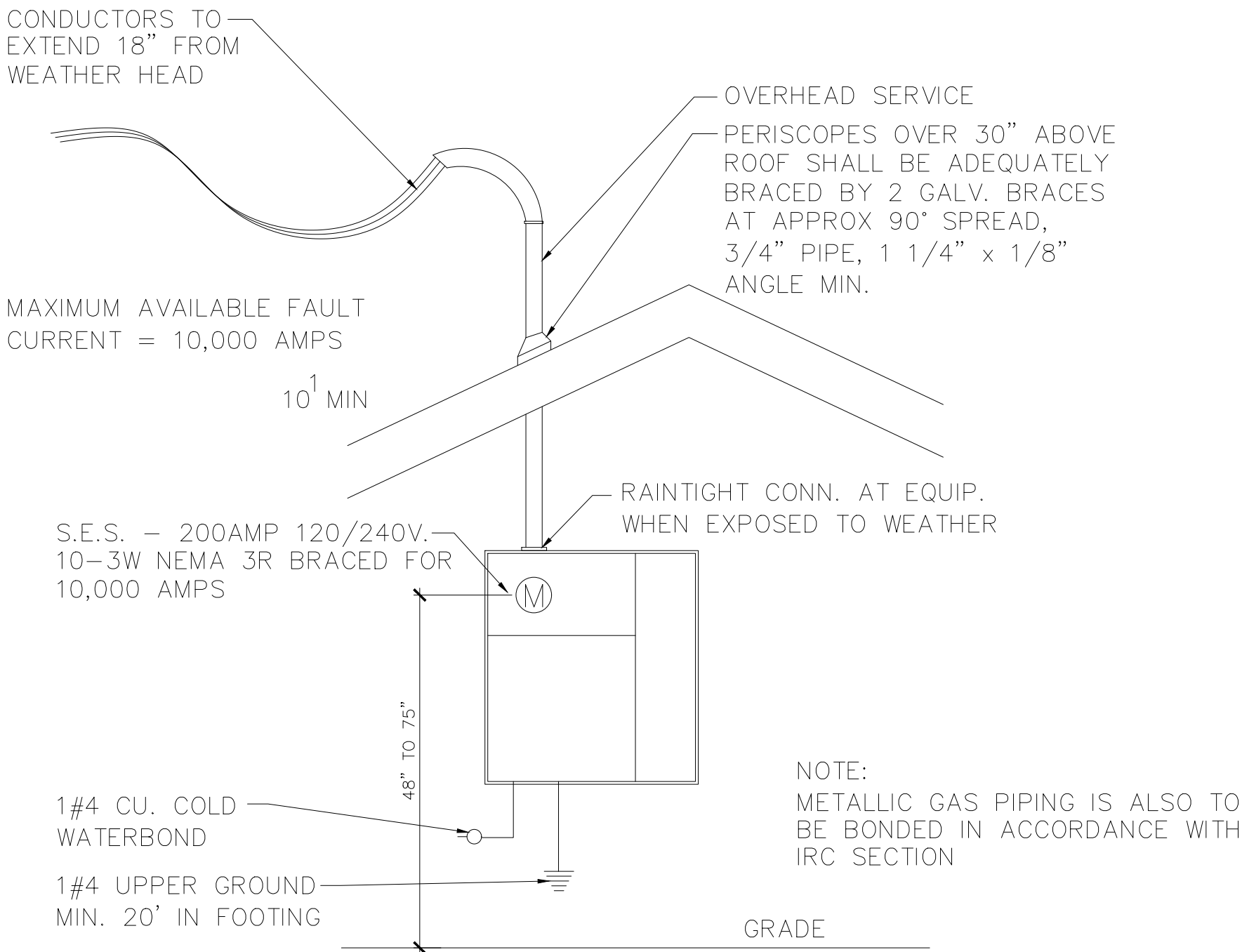
⊕ CEILING FAN VARIABLE SPEED CONTROLLER



#### FIRST FLOOR ELECTRICAL PLAN

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





ONE LINE DIAGRAM - EXISTING

SCALE: N.T.S

PANEL SCHEDULE					
200 AMP ALL-IN-ONE					
DESCRIPTION		MAIN		DESCRIPTION	
1	WASHER	20	1 15	1	#2,#3BDRM. LITES RECEPT/BATH LITES
3	DRYER		20	1	BATH #1, POWDER RM LITES
5	DISHWASHER/DISPOSAL	20	1 15	1	DINING & ENTRY LITES
7	KITCHEN APPL. RECPT.	20	1 15	1	KITCHEN LITES
9	KITCHEN APPL. RECPT.	20	1		
11	REFRIGERATOR	20	1		
13	A/C #1	30	20	1	GFI CIRCUIT
15			2 15	1	SPARE
17	WATERHEATER - GAS				
19			2 15	1	SMOKE DETECTOR
21	OVEN / RANGE - GAS				
23			1		
25	M.BDRM LITE / BATH LITES	15	1		SPARE
27	M.BATH RECEPT.GFI	20	1		SPARE
29	MICROWAVE	20	1		SPARE

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20- AMPERE RECEPTACLE OUTLETS INSTALLED IN ALL ROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).

LOAD CALCULATIONS

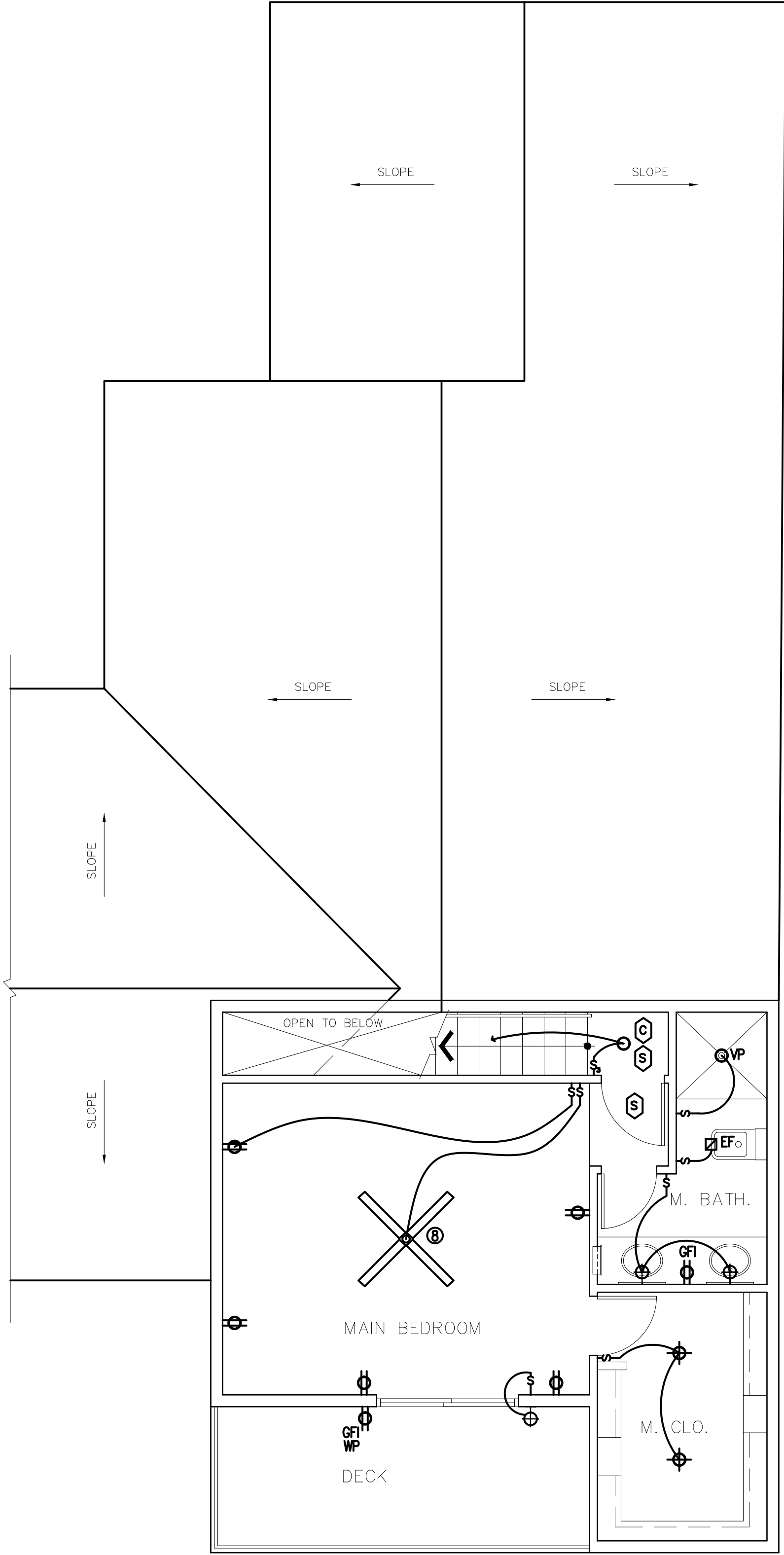
WATTS PER SQ. FT. 2394 @ 3va	7,182
LAUNDRY CIRCUIT: (1)	1,500
3 OR MORE SMALL APPLIANCE CIRCUITS:	4,500
OVEN AT NAMEPLATE RATING	--
COOK TOP	--
DRYER (5000 WATTS OR LARGER)	--
DISHWASHER	750
GARBAGE DISPOSAL (1)	750
WATER HEATER	--
MISC 20 AMP CIRCUITS	1,500
GARAGE CIRCUIT	1,500

TOTAL WATTS, LESS COOL/HEAT	17,682
1ST 10,000 WATTS AT 100%	10,000
SUB TOTAL	7,682
REMAINDER AT 40%	3,073
1ST 10,000 WATTS	10,000
SUB TOTAL	23,073
HEATING COOLING: (..) UNIT	
POOL PANEL & EQUIPMENT	
TOTA WATTS: 23073 /240 VOLTS 96.0	
TOTAL AMPS: 96.0 USE/200AMP SERVICE EXIST.	

ELECTRICAL LEGEND:

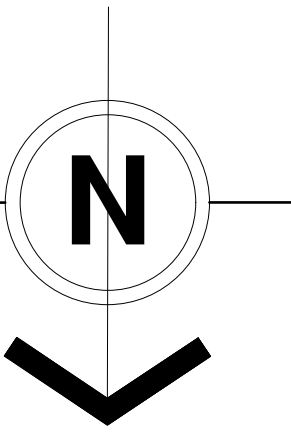
- RECESSED FIXTURE PER N11024.3 W/LED BULB
- ⊕ WALL MOUNTED FIXTURE W/LED BULB
- 4'-0" (2) TUBE FLUORESCENT LIGHT
- ⊕ TYP. DUPLEX OUTLET
- ⊕ TYP. DUPLEX OUTLET ON GROUND
- ⊕ TYP. DUPLEX OUTLET ON GROUND WATERPROOF
- ⊕ 220V OUTLET
- ⊕ EXIST. DUPLEX
- ⊕ JUNCTION BOX W/APPROPRIATE WIRES FOR DIRECT CONNECTION TO APPLIANCE
- ⊕ DISCONNECT
- ⊕ CABLE OUTLET
- ⊕ SMOKE ALARM
- ⊕ SURFACE MTD. FIXT.
- ⊕ EXISTING SURFACE MTD. FIXT.
- ⊕ CARBON MONOXIDE DETECTOR

CEILING FAN VARIABLE SPEED CONTROLLER

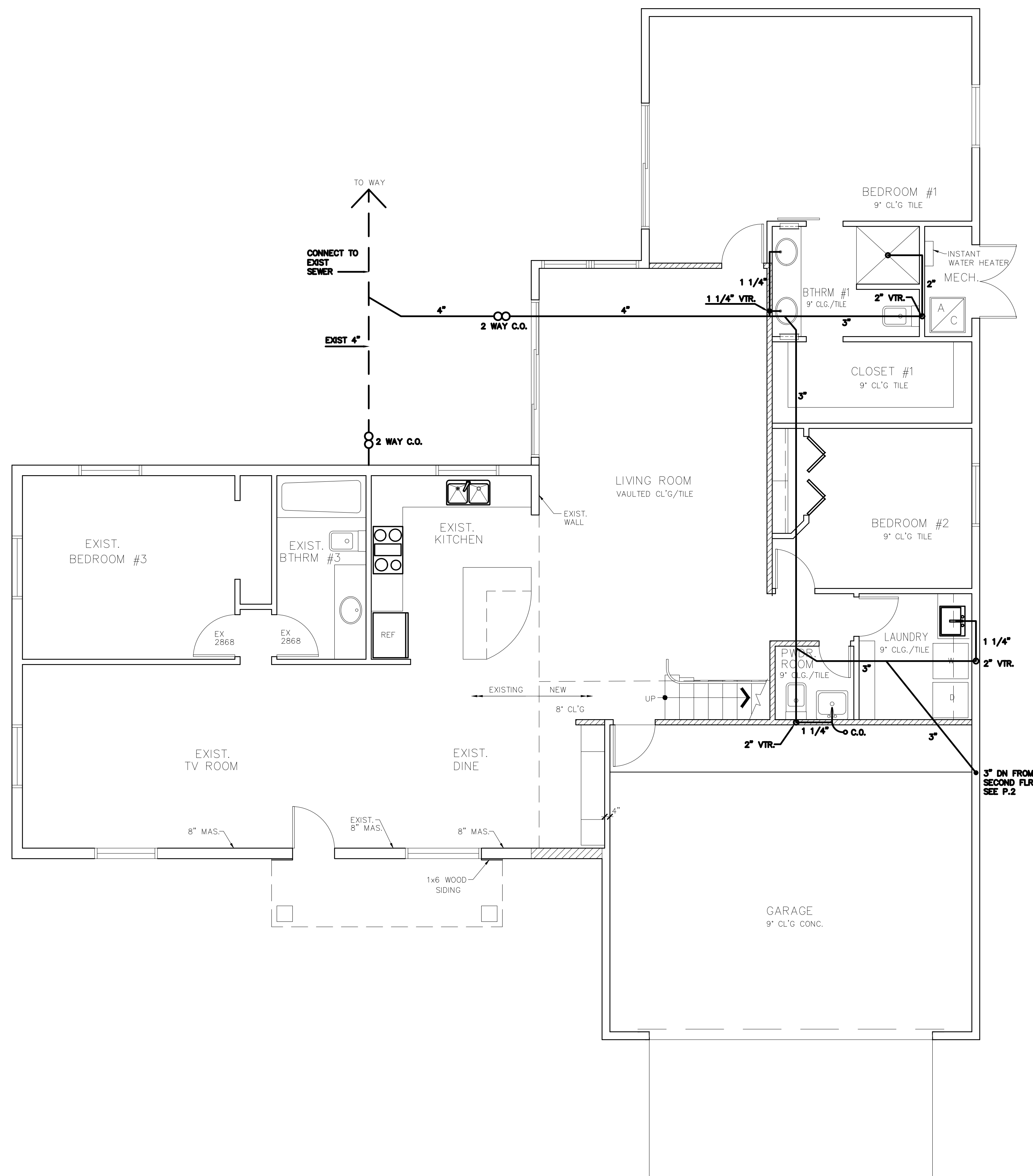
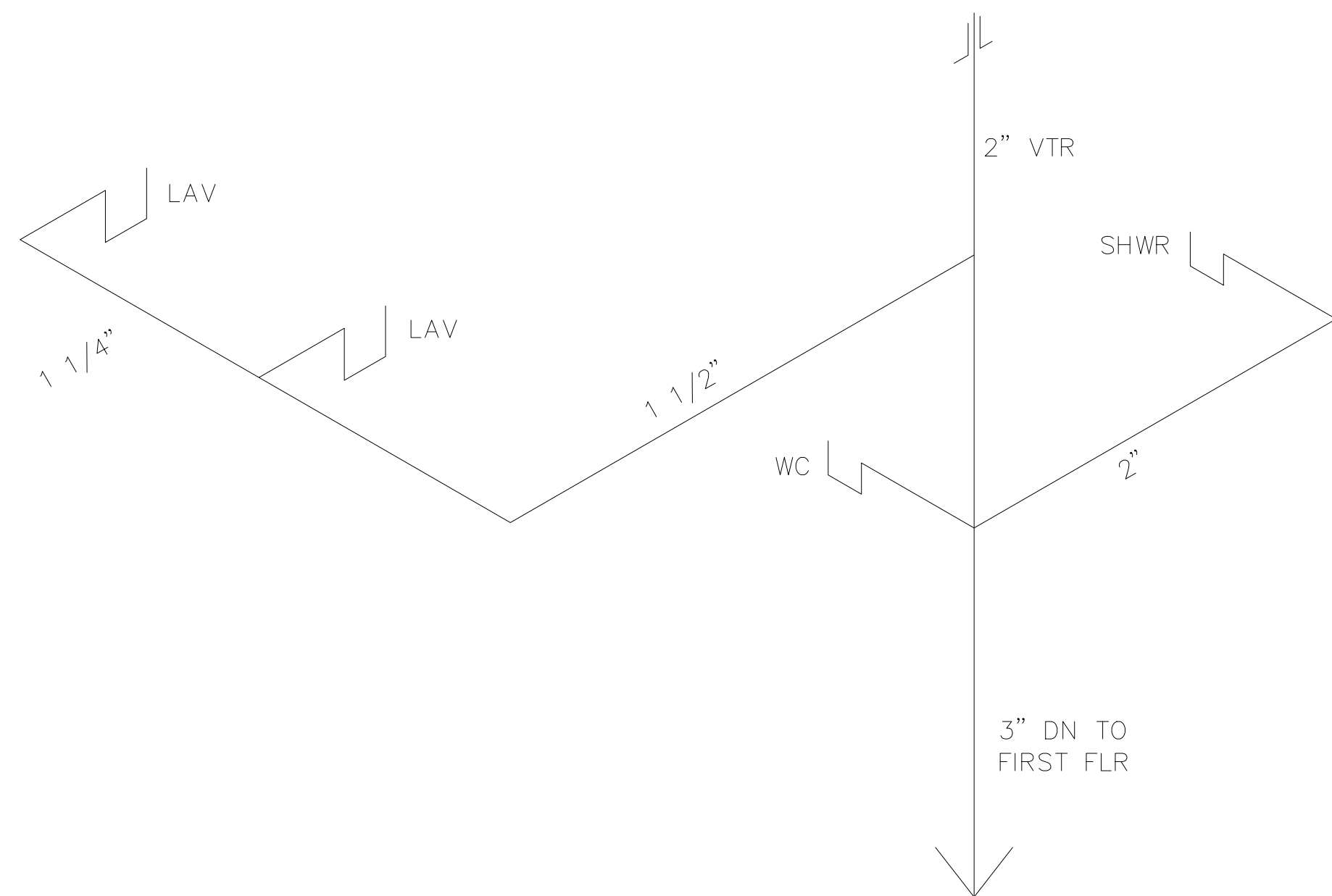
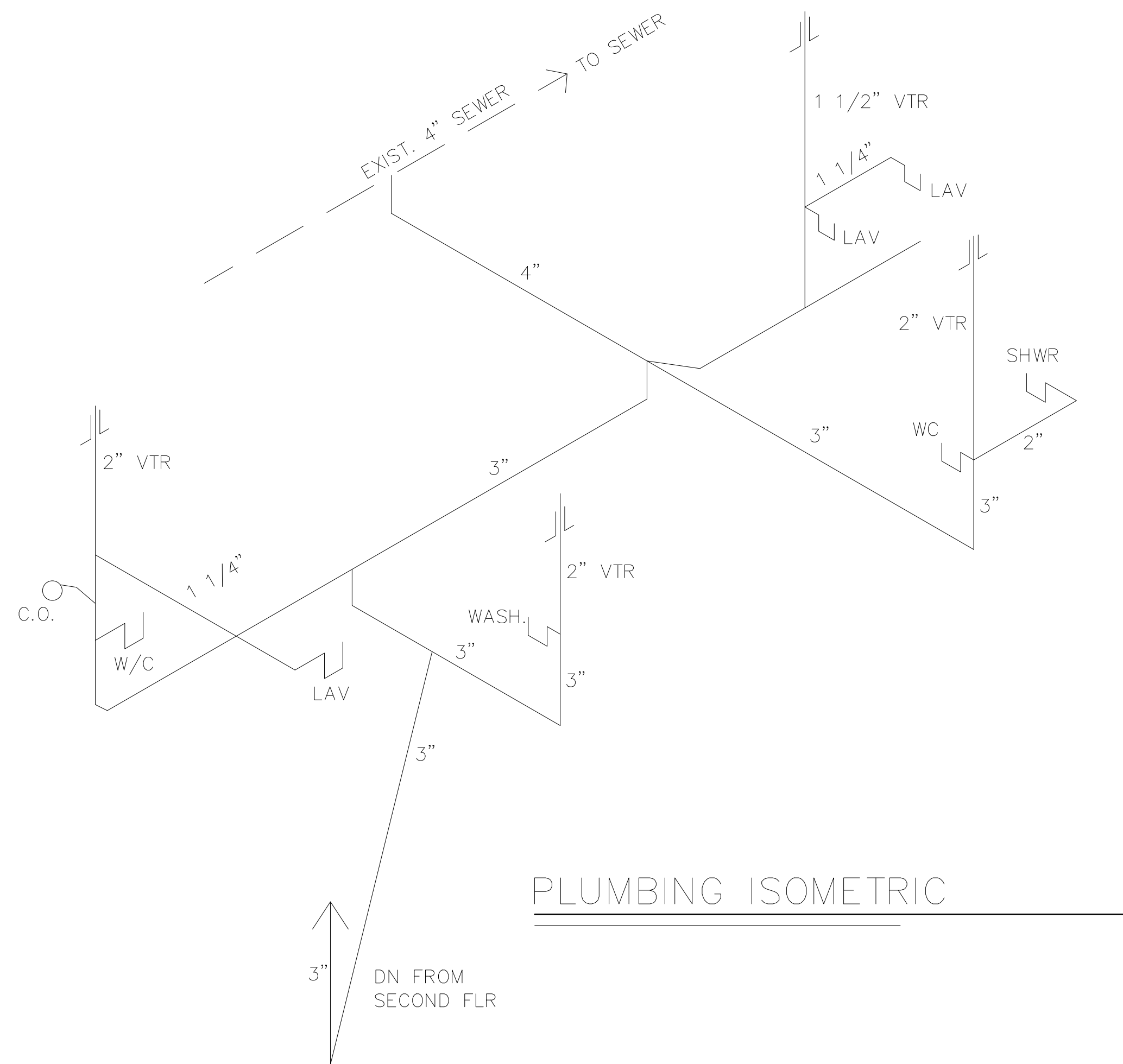


SECOND FLOOR ELECTRICAL PLAN

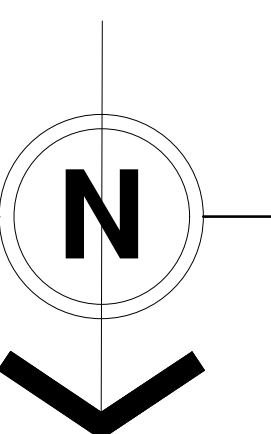
SCALE: 1/4" = 1'-0"







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



1) TOTAL NUMBER OF FIXTURE UNITS OF ALL WATER-USING OUTLETS IS:

TYPE OF FIXTURE	FIXTURE UNIT VALUE		NUMBER OF FIXTURES		=	TOTAL FIXTURE UNIT
			EXIST.	ADD'L.		
BIDET	2	x			=	
BATHTUB (WITH/WITHOUT OVERHEAD SHOWER HEAD)	1.4	x			=	
CLOTHES WASHER	1.4	x			=	
DISHWASHER	1.4	x			=	
FULL-BATH GROUP WITH BATHTUB (WITH/WITHOUT SHOWER HEAD) OR SHOWER STALL	3.6	x	4	0	=	14.4
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	2.6	x	0	1	=	2.6
HOSE BIBB (SILCOCK)	2.5	x	2	0	=	5.0
KITCHEN GROUP (DISWASHER AND SINK WITH/WITHOUT) GARBAGE GRINDER)	2.5	x	2	0	=	5.0
KITCHEN SINK	1.4	x			=	
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB	2.5	x	1	0	=	2.5
LAUNDRY TUB	1.4	x	0	1	=	1.4
LAVATORY	0.7	x			=	
SHOWER STALL	1.4	x			=	
WATER CLOSET (TANK TYPE)	2.2	x			=	
*OTHER		x			=	
TOTAL					=	30.9

WATER SUPPLY OUTLETS FOR ITEMS NOT LISTED ABOVE SHALL BE COMPUTED AT THEIR MAXIMUM DEMAND OR ACCORDING TO THE SIZE OF THE SUPPLY PIPE AS INDICATED IN THE INTERNATIONAL PLUMBING CODE, WHICHEVER IS GREATER.

2) TOTAL LENGTH OF THE WATER LINE FROM THE WATER METER TO THE FARTHEST WATER USING OUTLET / FIXTURE IS: 90

3) LOCAL WATER SERVICE PRESSURE IS 65 POUNDS PER SQUARE INCH (psi).

3) LOCAL WATER SERVICE PRESSURE IS 65 POUNDS PER SQUARE INCH (psi).

PIPE SIZING CHART

3/8" = 4.5 GPM = 4 FU

1/2" = 10 GPM = 12 FU

1" = 18 GPM = 28 FU

1 1/4" = 25 GPM = 40 FU

1 1/2" = 38 GPM = 80 FU

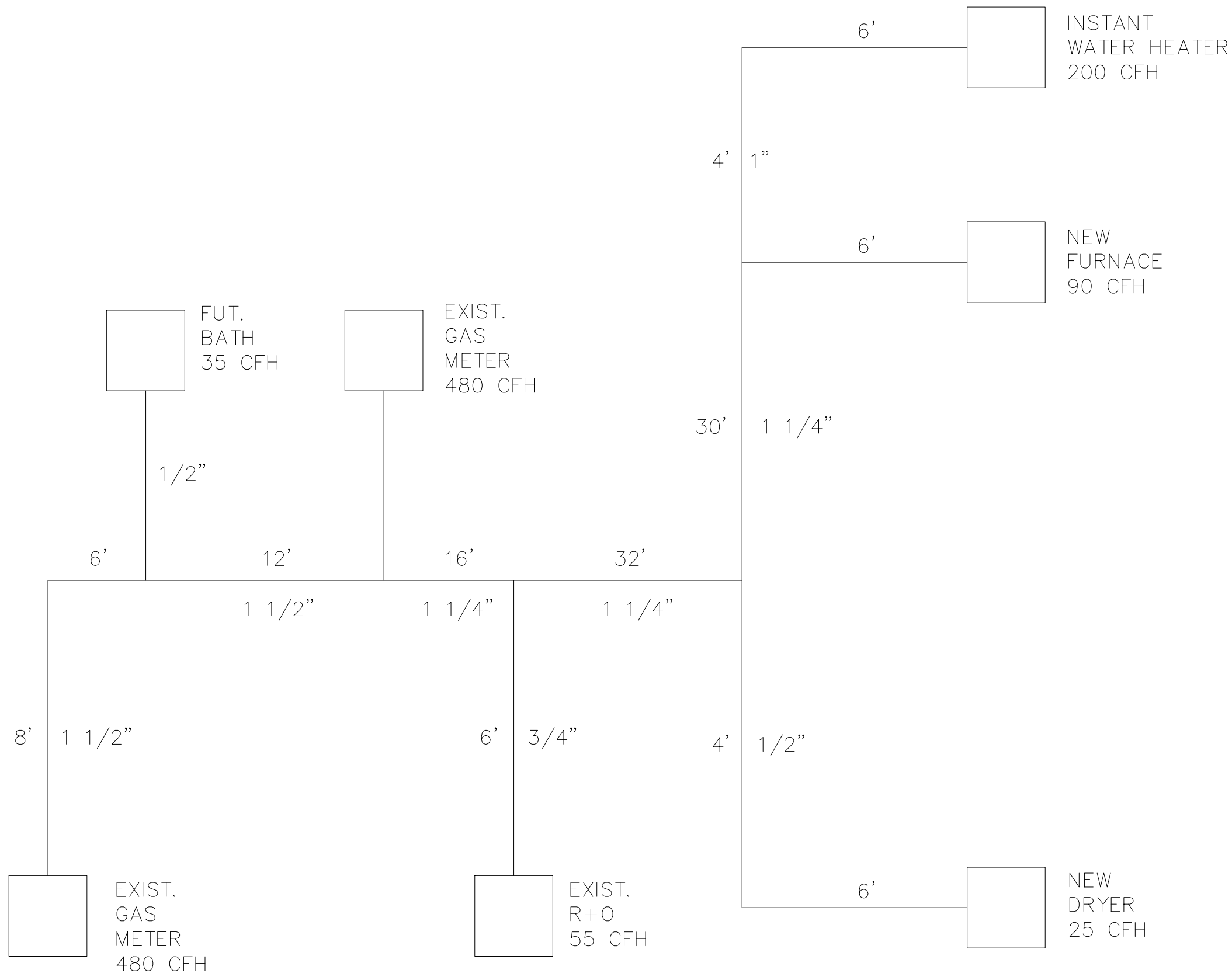
NO NEW PLUMBING FIXTURES ARE BEING ADDED.

ALL FIXTURES WILL BE REPLACED AS DIRECTED BY OWNER.

METER SIZE : 5/8" EXIST.

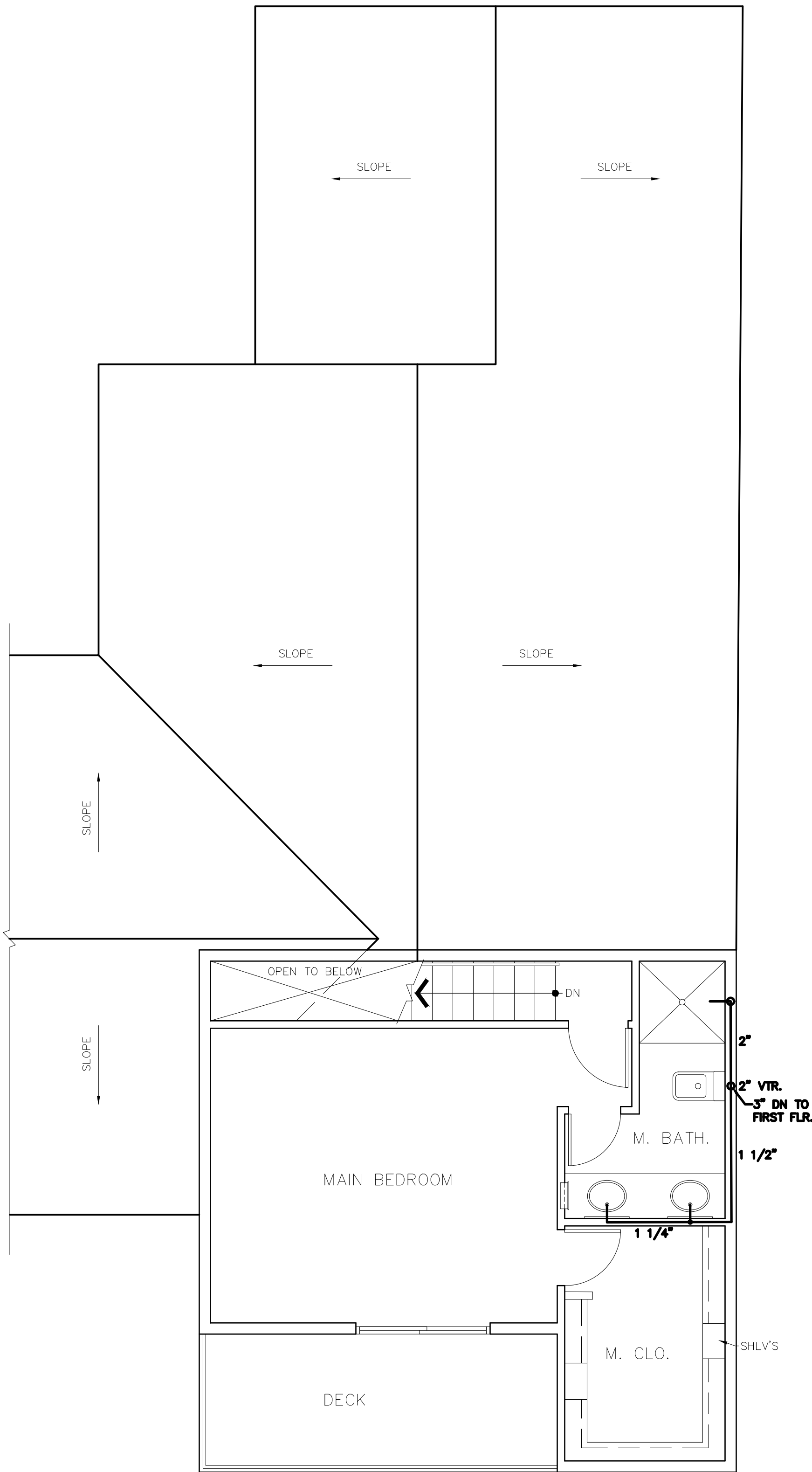
SUPPLY SIZE : EXIST. 1 1/2" SERVICE

NOTE : PRESSURE REGULATOR WILL BE INSTALLED IF PRESSURE EXCEEDS 90 P.S.I.



GAS ISOMETRIC

114 FT TOTAL LENGTH



SECOND FLOOR PLUMBING PLAN

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

