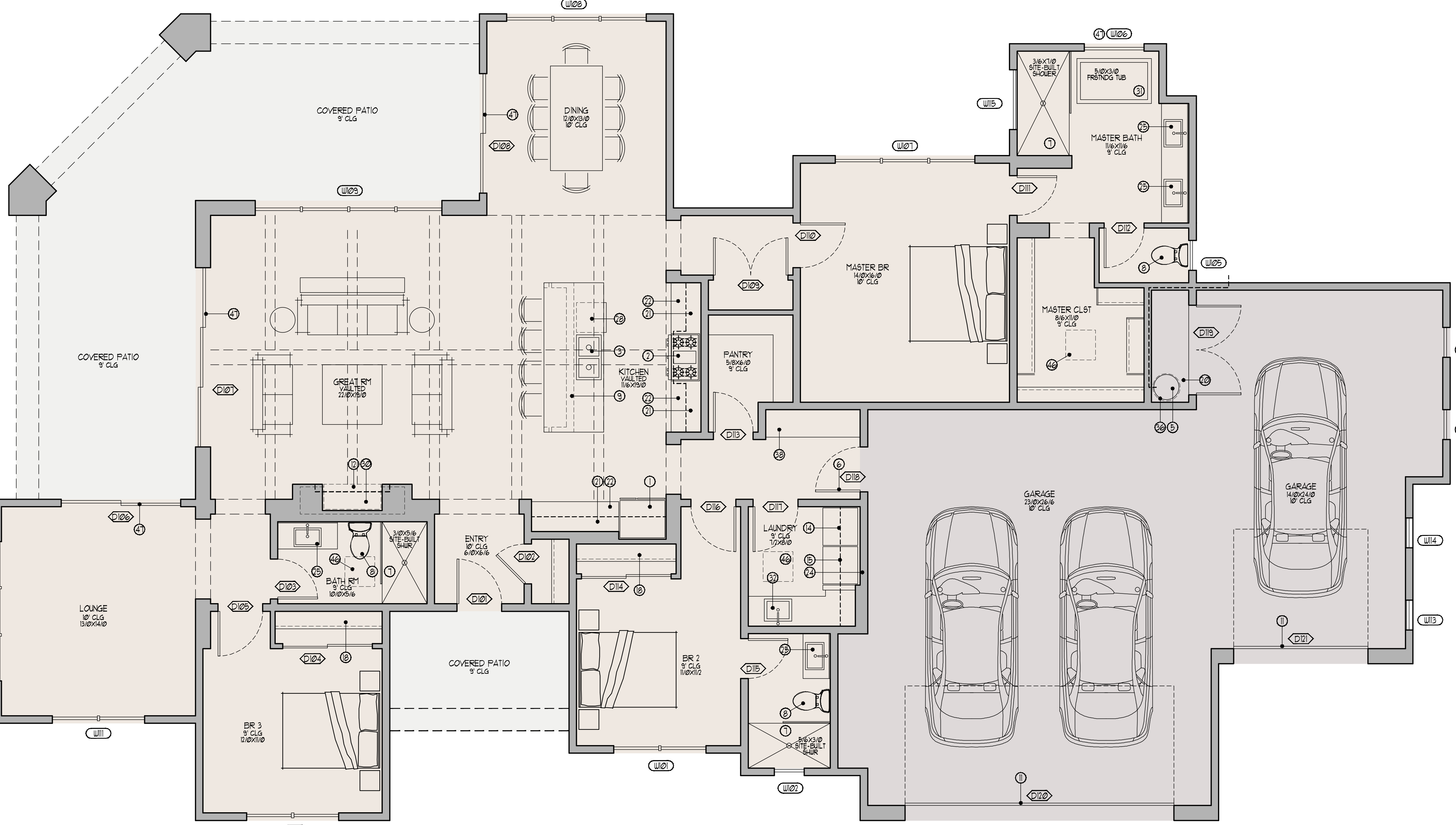




WINDOW SCHEDULE					
MARK	SIZE	TYPE	DESCRIPTION	HEADER HT	NOTE
W101	(2) 3'0"x5'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W102	2'0"x2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W103	2'0"x2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W104	2'0"x2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W105	2'0"x2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W106	4'0"x6'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W107	(3) 3'0"x5'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W108	(3) 3'0"x6'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W109	(4) 3'0"x6'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W110	(3) 3'0"x6'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W11	(7) 3'0"x6'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W12	(2) 3'0"x5'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"	
W13	2'0"x2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W14	2'0"x2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	
W15	4'0"x1'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	

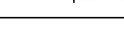
MARK		SIZE	TYPE	STYLE	HEADER HT	NOTE
D101	3/6"x10"	EXTERIOR	SC	SINGLE SLUNG FRONT DOOR	8'-0"	
D102	2'8"x6"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D103	2'8"x6"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D104	6'0"x6"	INTERIOR	HC	BI-PASS 5 PANEL DOUBLE DOORS	6'-8"	
D105	3'0"x6"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D106	8'0"x8"	EXTERIOR		SLIDING GLASS DOOR (2 PANEL)	8'-0"	TEMPERED
D107	12'0"x8"	EXTERIOR		SLIDING GLASS DOOR (3 PANEL)	8'-0"	TEMPERED
D108	8'0"x8"	EXTERIOR		SLIDING GLASS DOOR (2 PANEL)	8'-0"	TEMPERED
D109	3'0"x6"	INTERIOR	HC	SINGLE SLUNG 5 PANEL DOUBLE DOORS	6'-8"	
D110	3'0"x6"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D111	2'8"x6"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D112	2'8"x8"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D113	2'8"x8"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D114	6'0"x6"	INTERIOR	HC	BI-PASS 5 PANEL DOUBLE DOORS	6'-8"	
D115	2'8"x8"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D116	3'0"x8"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D117	3'0"x8"	INTERIOR	HC	SINGLE SLUNG	6'-8"	
D118	3'0"x8"	INTERIOR	SC	SINGLE SLUNG	6'-8"	
D119	6'0"x6"	EXTERIOR	HC	SINGLE SLUNG 5 PANEL DOUBLE DOORS	6'-8"	
D120	3'0"x8"	EXTERIOR		OVERHEAD SECTIONAL GARAGE DOOR	8'-0"	
D121	3'0"x8"	EXTERIOR		OVERHEAD SECTIONAL GARAGE DOOR	8'-0"	

KEY NOTES

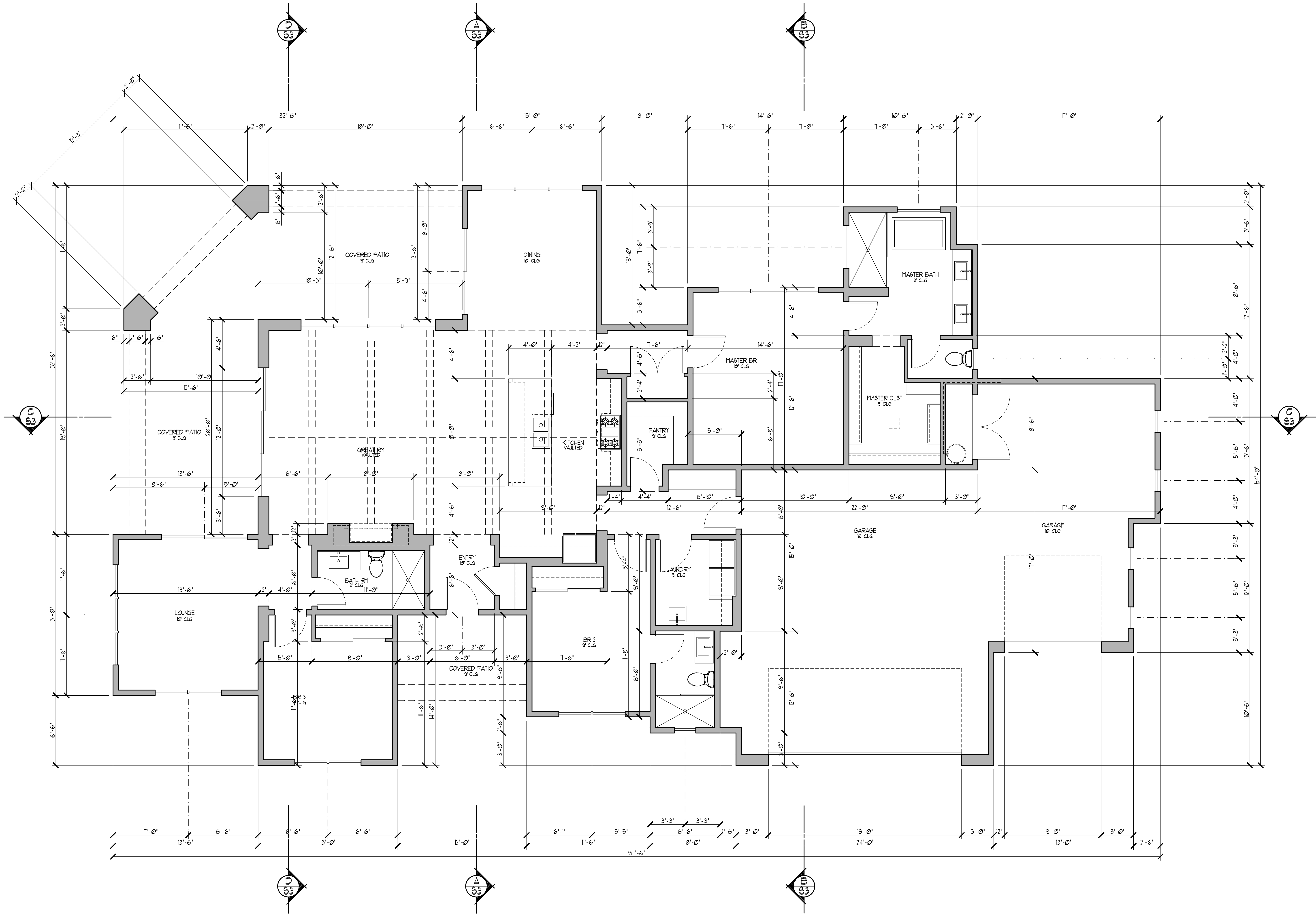
1. 36" WIDE REFRIGERATOR - FREE PLUMB FOR ICE MAKER
2. GAS RANGE W/ HOOD EXHAUST 8" T1"
3. 36" SINK W/ DISPOSAL
4. 12" DIA OF COMBUSTION LAY VENTS, 2" ABY FLOOR & 2" BELOW CLG
5. GAS HOT WATER HEATER
6. 1-1/2" THICK 36" DOOR W/ CLOSURE, TIGHT FITTING GASKETS AND SUEEP.
7. CEMENT, FIBER CEMENT OR GLASS MAT GYP BACKER W/ TILE MARBLE OR EQ TO 1/2" ABY CURS OR DIM OF SHOWER RC SEC R102/42
8. W/ DRYER EXHAUST DRYER EXHAUST 1" DIA ON EACH SIDE 1/2" MIN) CLEAR IN FRONT (PER FLOOR R307/1) RC SEC R307
9. 3-1/4" HIGH X26 KNEE WALL WITH COUNTER TOP
10. FACE FRAMED LINEN CLOSET
11. GARAGE DOOR WITH GASKETS ALL AROUND AND GARAGE DOOR OPERATOR
12. DRYER RECESS ABOVE FIREPLACE FOR FLAT SCREEN TV
13. GAS BED UNIT
14. WASHER
15. DRYER
16. UPPER CABINETS ABOVE WASHER/DRYER
17. UTILITY SINK
18. R/O SHELF
19. CONCRETE LANDING
20. PROVIDE NON-COMBUSTIBLE PLATFORM 18" ABOVE FINISH FLOOR FOR WATER HEATER
21. STANDARD UPPER CABINETS
22. STANDARD BASE CABINETS
23. ELECTRIC VEHICLE DEDICATED 50 AMP CIRCUIT
24. DRYER EXHAUST DUCT POWER VENTILATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST DUCT POWER VENTILATORS SHALL CONFORM TO UL 108 FOR USE IN PORCHES. EXHAUST DUCT SHALL BE 3" DIA. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET. DRYER EXHAUST TO CONFORM WITH IM90.45.1)
25. VANITY W/ SINK OR DOUBLE SINK
26. SLOPE CONCRETE AWAY FROM BUILDING "6" IN 12" MAXIMUM NON-COMBUSTIBLE FLOOR SLOPED THROUGH A MAIN VENTILATOR ENTRY DOOR.
27. 2X3X8 ATTIC SLOTTING-PROVIDE TYP "X" GYP BD. @ GARAGE SIDE & LEATHER STRIPPING OR RC SEC R801/1
28. 2X14 SHOWER
29. AIR HANDLER ROOF PLUMB
30. ELEC. FIBER GLASS INSERT - BOTTOM OF FIREPLACE 4" 18" AFF.
31. FREESTANDING TUB (SEE PLAN FOR SIZE)
32. LAUNDRY SINK
33. HOSE BIBB
34. NICHE 36" WIDE X 60" HIGH (6" DEEP)
35. TRASH CAN, RECYCLE SYSTEMS, SUGGESTED LOCATION.
36. WATERIGHT DRAIN PAN OF CORROSION RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MIN. 3/4" DIAMETER DRAIN. THE PAN DRAINAGE SHOULD EXTEND TO OUTSIDE LOCATION TERMINATE @ MAXIMUM ABOVE FINISHED GRADE
37. 2" DIA. DRAIN
38. TEMPERATURE & PRESSURE RELIEF VALVE TO OUTSIDE LOCATION TERMINATE @ MAXIMUM ABOVE FINISHED GRADE POINTING DOWN.
39. CUSTOM BENCH W/ UNDER SEAT STORAGE & HOOKS ABOVE
40. POT FILLER
41. MICROFRIDGE 1' OVERN STACK
42. BAR SINK
43. UNDER COUNTER REFRIGERATOR
44. STONE VENEER WRAPPED COLUMN
45. SHELVEING
46. UNDER COUNTER ICE MACHINE
47. 1/4" SQ BRICK LAY
48. SAFETY GLAZING REQUIRED PER RC (P308) SEE PLAN FOR LOCATIONS

FLOORPLAN INFO	
LIVABLE AREA	1390 SQFT
GARAGE AREA	1090 SQFT
COVERED AREA	650 SQFT
TOTAL BLDG FOOTPRINT	4130 SQFT
BLDG HEIGHT	

FLOOR PLAN LEGEND

	WINDOW OPENING (SEE PLAN FOR SIZE AND LOCATIONS). SIZE IN FEET/INCHES.
	BUILDING WALLS UNLESS NOTED OTHERWISE 2X6 STUDS @16"OC. AT ALL EXT. WALLS 2X6 STUDS @16"OC. AT ALL INT. BEARING WALLS 2X4 STUDS @16"OC. AT ALL INT. BEARING WALLS 2X4 STUDS @14"OC. AT ALL INT. NON BEARING WALLS
	DOOR (SEE PLAN FOR SIZE AND LOCATIONS) SIZE IN FEET/INCHES. ALL DOORS TO BE 8'-0" UNLESS NOTED OTHERWISE ON PLAN.





FLOOR PLAN NOTES

- A. INSULATION:
- R-49 # CEILING - UNO ON PLAN
- R-30 # EXTERIOR 2x6 WALLS - UNO ON PLAN
B. PROVIDE R-49 BLOW-IN INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES.
C. ENVELOPED AREAS SHALL COMPLY WITH THE FOLLOWING:
PENETRATION U-FACTOR 0.40 MAX. & SHGC 0.25
MIN R-30 AT FRAME EXTERIOR WALLS & FLOORS R-6 # MASS WALL R-49 CEILING DUCT INSULATION REQUIRES MINIMUM R-8 AND R-6 WHEN LOCATED IN FLOOR JOISTS. MINUTE AIR LEAKAGE
D. PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS & CEILING IN GARAGE & ON USABLE SPACE UNDER STAIRS PER CITY REQUIREMENTS
E. PROVIDE EXTERIOR TYPE GYPSUM BOARD AT PATIO & PORCH CEILING - TAPE & TEXTURE. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM & BASEMENT EXPRESS UNO (IRC SECTION R503)
F. WHEN APPLYING WEATHER-BASE TEXTURE MATERIAL THEN MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" THICK FOR 1/2" O.C. FRAMING AND FROM 1/2" TO 3/8" THICK FOR 1/4" O.C. FRAMING OR SAW RESISTANT GYP. BOARD SHALL BE USED - ESR-1338
H. GARAGE SHALL STEP AND/OR SLOPE TO 4" AT THE OVERHEAD GARAGE DOOR.
I. GARAGE ENTRY DOORS TO BE 1 1/4" THICK SELF-CLOSING SELF-LATCHING SELF-SEALING DOOR W/ GASKET THRESHOLD SUEEP. SOLID CORE WOOD OR SOLID OR HONEY COMB STEEL DOOR OR 20 MINUTE FIRE RATED
J. ALL CLOSETS HAVE STANDARD 1'60" AND 1' SHOE UNO
K. TUB SHOWER SURROUND SHALL BE INSTALLED OVER ONE LAYER OF DENSESHIELD OR APPROVED EQUAL (CONCRETE FIBER CEMENT OR GLASS MAT BACKER W/ TILE, MARBLE OR 1/2" (KEY) CURB OR DAY OF SHOWER IRC SEC R107.4)
L. REFRIGERATOR SHALL BE PRE-PLUMBED FOR ICE-MAKER
M. ALL DOOR AND WINDOW GLAZING SHALL MEET THE REQUIREMENTS OF THE IRC, SECTION R308 WHETHER SPECIFICALLY IDENTIFIED ON THE PLANS OR NOT.
N. WALL NICHE STANDARDS:
- TOP OF NICHE TO BE PER PLAN SOFFIT HEIGHT
- BOTTOM OF NICHE TO BE 40"
- WIDTH OF NICHE TO BE PER PLAN
O. ALL EXTERIOR DOORS HEIGHTS TO BE 8'-0" TALL UNO ON PLAN.
P. ALL INTERIOR DOORS TO BE 6'-8" TALL UNO ON PLAN.
Q. EXTERIOR WINDOW HEADERS HEIGHTS TO BE 8'-0" AFF. UNO ON PLAN.
R. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF STUD. TYPICALLY UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION.
S. CLOTHES DRYER EXHAUST DUCT REFER TO MECHANICAL PLAN
T. IF A POOL IS TO BE ADDED AT A LATER TIME ALL DOORS AND WINDOWS ACCESSING THE POOL AREA MUST COMPLY WITH IRC AG 105.1 POOL BARRIERS - AMENDED IRC R308.4 ITEM 3.
U. NON-ABSORBENT SURFACE AT SHOWER/TUB TO AT LEAST SIX FEET ABOVE FINISH FLOOR (R107.2)

SHEAR SCHEDULE

1/2" GUB W/ 8d # 4' O.C. OR 5/8" GUB W/ 6d # 4' O.C.	FOUNDATION ANCHORAGE / SILL PLATE NAILING
EXTERIOR	1/2" DIA. AB. # 48" O.C. /6d NAILS # 10" O.C.
INTERIOR BEARING	1/2" DIA. AB. # 48" O.C. /1" EMBEDMENT
INTERIOR NON-BERG	GUB ONE SIDE: HILTI PINS # 12" O.C. /6d NAILS # 12" O.C. GUB BOTH SIDES: HILTI PINS # 6" O.C. /6d NAILS # 6" O.C.
1/8" APA RATED SHG. W/ 8d # 4' O.C. EDGE AND BOUNDARY NAILING	FOUNDATION ANCHORAGE / SILL PLATE NAILING
EXTERIOR	1/2" DIA. AB. # 32" O.C. /6d NAILS # 8" O.C.
INTERIOR	HILTI PINS # 8" O.C.
1/8" APA RATED SHG. W/ 8d # 3' O.C. EDGE AND BOUNDARY NAILING	FOUNDATION ANCHORAGE / SILL PLATE NAILING
EXTERIOR	1/2" DIA. AB. # 16" O.C. /6d NAILS # 4' O.C.
INTERIOR	HILTI PINS X-DN 12 # 3" O.C.

ALL EXTERIOR WALLS TO BE SHEATHED W/ 1/8" APA RATED SHEATHING W/ 8d # 4' O.C. W/ 1/2" AB. # 48" O.C. UNLESS NOTED OTHERWISE. IF A WALL IS LABELED SHEAR WALL, THIS SIDE IT IS REFERRING TO 1/8" APA RATED SHEATHING. SEE IRC SECTION R602.10.3 FOR ALTERNATE BRACING.

BRACE WALL LINE SPACING 60" MAXIMUM PER TABLE R602.10.3 OF IRC2019

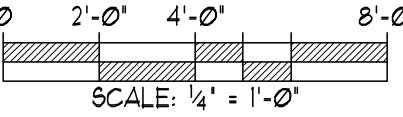
BRACING METHODS • BRACE WALL LINE CS-UBSP/UBSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL/WOOD STRUCTURAL PANEL)

REQUIRED LENGTH OF BRACING • EA BRACE WALL LINE PER TABLE R602.10.3(1) AS ADJUSTED BY TABLE R602.10.3(2) 126" LONG WITH A MAXIMUM OF 20" BETWEEN ADJACENT EDGES OF BRACING UNITS. SEGMENTS OF WALL GREATER THAN 8' LENGTH SHALL HAVE A MIN. OF 1 BRACING UNIT.

HOLDOWN SCHEDULE

A	SIMPSON HIT-5 W/ 5/8" DIA ALL THREAD W/ 10" EMBED # EXT. 3"	3, 6
B	EMBED # INT. USING SIMPSON SET-XP EPOXY (ICC-ESR-15008)	5
NOTE 1	FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN THEREFORE LOCATE HOLDOWNS ON KING STUDS OF OPENINGS, NOT TRIMMERS	
NOTE 2	HOLDOWNS SHALL BE PLACED 8" (MIN) FROM CONCRETE EDGES. EXCEPTION: SIMPSON HAS	
NOTE 3	SPECIAL INSPECTION REQUIRED	
NOTE 4	1/2" DIA SIMPSON TITEN HD W/ 6" EMBED (ESR-2713) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS	
NOTE 5	WHEN INSTALLING IN POST TENSIONED FOUNDATIONS LOCATE AN 8'-0" LONG 14 BAR DIRECTLY ABOVE EMBEDDED HOOK OF HOLDOWN	
NOTE 6	WHEN INSTALLING IN POST TENSION SLAB ALWAYS LOCATE AND MARK TENDONS PRIOR TO DRILLING OF SLAB	

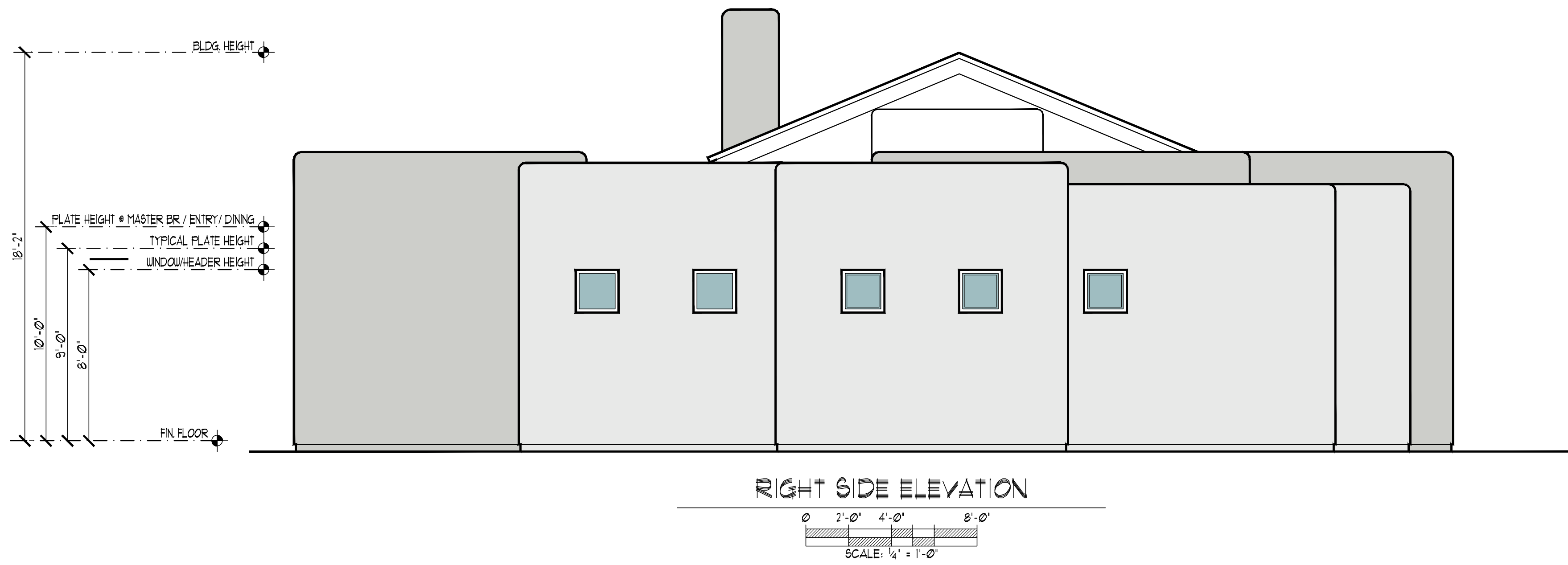
DIMENSIONED FLOOR PLAN

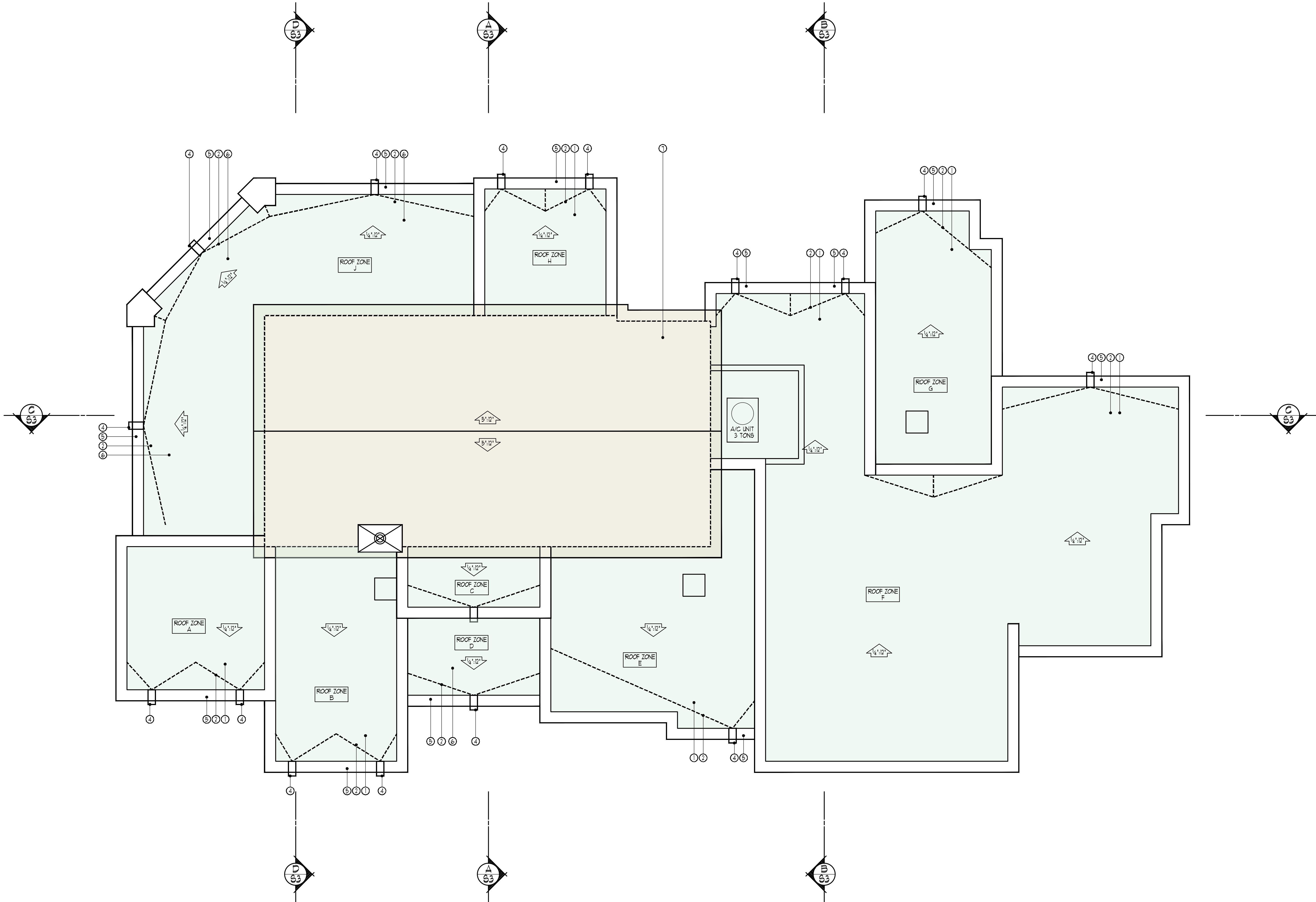




O	KEY NOTES
1.	WESTERN ONE-KOTE STUCCO SYSTEM OVER 1" FOAM BOARD PER UES ER-382
2.	STUCCO JEEP SCREED MIN. 1/4" BELOW FINISHED FLOOR, MIN. 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS. PAINT CONCRETE STEM BELOW TO MATCH BUILDING
3.	THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN 10' (IRC R4013)
4.	WINDOW, SEE PLAN FOR SIZE
5.	DOOR, SEE PLAN FOR SIZE
6.	STANDING SEAM METAL ROOFING (CC ESR-2048 OVER APA RATED SHEATHING OVER MANUFACTURED TRUSSES 424" O.C. TYP. 1/2" FLTLWOOD SHEATHING @8d@6" O.C. EDGES 4 8d@10" O.C.
7.	STUCCO TRIM
8.	8" WIDE FASCIA BOARD

EXTERIOR ELEVATION NOTES
A. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
B. PROVIDE 12 LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS.
C. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOW AND DOOR FRAMES SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.
D. PROVIDE CONT. 16 GA. G1 JEEP SCREED WITH 3-1/2" VERTICAL NAILING FLANGE AT 4" ABOVE FINISH GRADE.
E. PATIO TORCH-BREEZEWAY CEILINGS TO BE FINISHED WITH EXTERIOR GRADE GYPSUM BOARD UNO. ON PLANS ON ELEVATIONS.
F. ADDRESS SIGN MOUNTING HEIGHT: 68" ABOVE FINISHED FLOOR TO CENTER LINE OF ELECTRICAL BOX UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS.





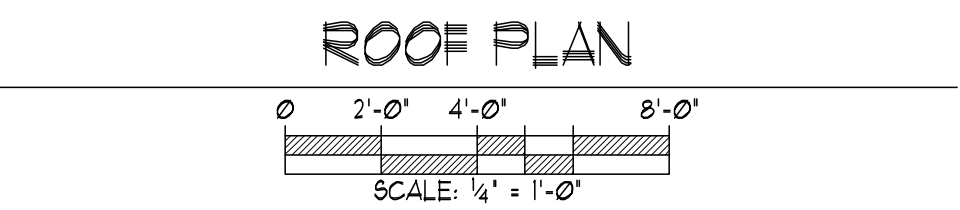
ROOF DRAIN CALCS					
TWO ROOF DRAINS REQUIRED IN AREAS LESS THAN 10000 SQFT. 4" MIN DIA. 1/4" - 1/2" SLOPE #3" / HR RAINFALL					
ROOF ZONE	ROOF SQFT.	4" DIA DRAIN COVERAGE	TOTAL DRAINS REQUIRED	DRAINS PROVIDED	
A	216	/ %0 SQFT.	1	2	
B	414	/ %0 SQFT.	1	2	
C	238	/ %0 SQFT.	1	1	
D	299	/ %0 SQFT.	1	1	
E	546	/ %0 SQFT.	1	1	
F	1308	/ %0 SQFT.	2	3	
G	268	/ %0 SQFT.	1	1	
H	299	/ %0 SQFT.	1	2	
J	152	/ %0 SQFT.	1	1	

KEY NOTES	
1.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING OVER MANUFACTURED TRUSSES #24" O.C. TYP. 1/2" PLYWOOD SHEATHING W/8d#6 O.C. EDGES & 8d#10" O.C.
2.	CRICKET
3.	4" ROOF DRAIN WITH SECONDARY OVERFLOW DRAIN. DRAIN OUTLET NO HIGHER THAN 4" ABOVE THE ADJACENT FINISH GRADE.
4.	4X8 METAL SCUPPER
5.	PARAPET WALL SEE SECTIONS FOR HEIGHT ABOVE FINISH FLOOR
6.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING OVER 1-20918 #24" O.C. TYP. 1/2" PLYWOOD SHEATHING W/8d#6 O.C. EDGES & 8d#10" O.C.
7.	STANDING SEAM METAL ROOFING ICC ESR-2048 OVER APA RATED SHEATHING OVER MANUFACTURED TRUSSES #24" O.C. TYP. 1/2" PLYWOOD SHEATHING W/8d#6 O.C. EDGES & 8d#10" O.C.

ROOF PLAN NOTES	
ATTIC VENTING:	FOAM INSULATION TO BE INSTALLED THROUGH OUT ATTIC SPACE AT ROOF DECKING. NOT ATTIC VENTING REQUIRED.
PARAPET WALLS:	THE MINIMUM HEIGHT OF A PARAPET ABOVE THE ROOF DECK IS 6". CONTRACTOR SHALL VERIFY ALL TRUSS AND FRAMING SHOP DRAWINGS TO ENSURE THAT A 6" MINIMUM PARAPET IS MAINTAINED WITHOUT THE NEED TO INCREASE THE HEIGHT OF THE PARAPET. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.
FLASHING:	FLASHING INSIDE THE PARAPETS SHALL BE INSTALLED HORIZONTAL AND LEVEL. FLASHING SHOULD NOT SLOPE WITH THE ROOF DECK.

ATTIC VENT NOTES						
ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	EXCEPTIONAL METALS
A - G	2472	1/300	PARAPET	186	1201	21 PARAPET WALL VENT
H	162	1/300	PARAPET	18	89	2 PARAPET WALL VENT
ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	WESTERN METAL
METAL ROOF	846	1/300	RIDGE	406	408	24 LF OF RIDGE VENTING
ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	VULCAN VENT
REAR PATIO	552	1/150	SOFFIT	579	540	45 LF OF VENTING
FRONT PATIO	98	1/150	SOFFIT	95	96	8 LF OF VENTING
VENTILATION REQUIRED ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, 1/16" (32 mm) MINIMUM TO 1/4" (6.35 mm) MAXIMUM OPENINGS. MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3" (76 mm) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATING AREA PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS VENTILATING AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERY (514 kg/s x 11 SQ x Ft) IS INSTALLED ON THE WARM SIDE OF THE CEILING. VENT CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" (25.4 mm) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.						

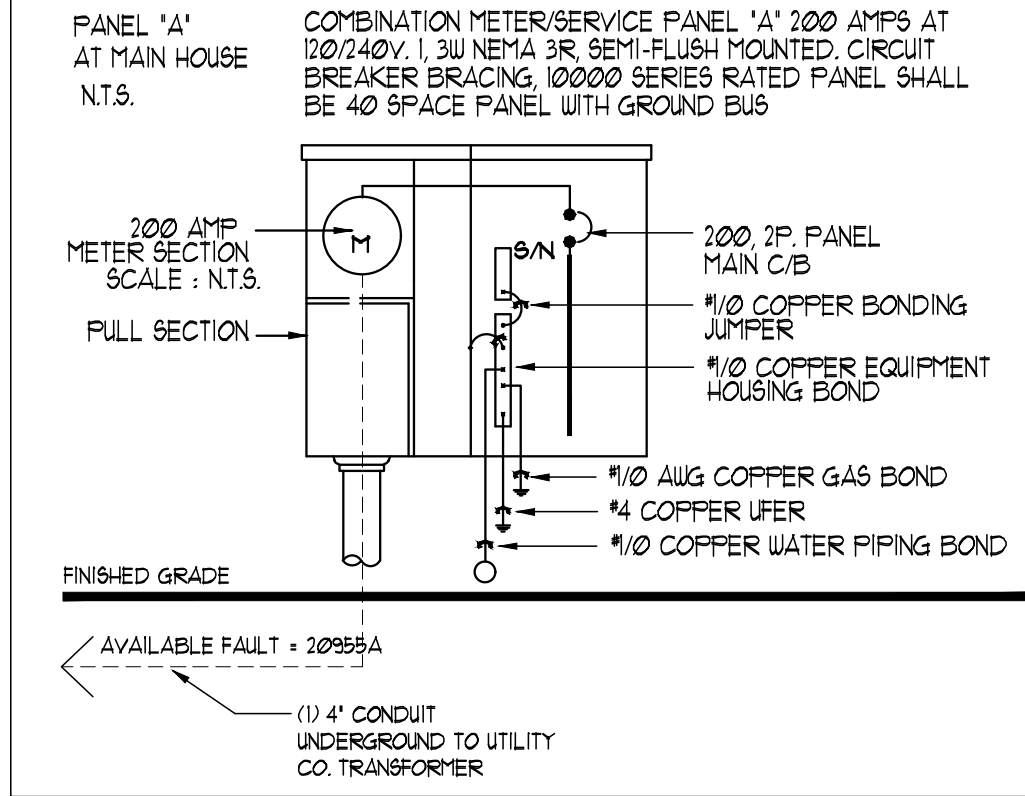
LEGEND	
	ROOF VENTS TO BE 10X16 (445 SQ INCHES NFA CLEAR VENTING) EXCEPTIONAL METAL PARAPET VENT
	CRICKET
	ROOF SLOPE
	VULCAN VENT (100 SQ INCHES NFA PER 10LF)



ELECTRICAL LOAD CALCS

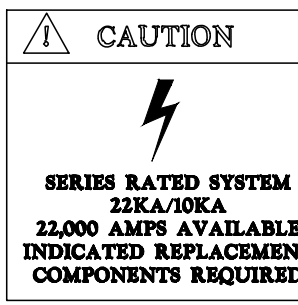
GENERAL LIGHTING #3/4" SGT	3	X	2220	SQFT	=6660
FIXED LIGHTING	1	X	17816	W	=17816
APPLIANCE CIRCUITS	3	X	1500	W	=4500
LAUNDRY CIRCUITS	2	X	1500	W	=3000
REFRIGERATOR	1	X	1500	W	=1500
WATER HEATER (GAS)	1	X	1500	W	=1500
LANDSCAPING LIGHTING	1	X	1500	W	=1500
DRYER	1	X	5500	W	=5500
RANGE (GAS)	1	X	1200	W	=1200
OVEN (ELEC)	1	X	5500	W	=5500
GARAGE DOOR OPENER	1	X	600	W	=1000
DISHWASHER/DISPOSAL	1	X	1200	W	=1200
SPT/UB	1	X	5500	W	=5500
CHARGING STATION	1	X	5500	W	=5500
SMOKE DETECTORS	1	X	600	W	=600
SUB-TOTAL					=62120
A/C	1	X	5160	W	=5160
A/H	1	X	2010	W	=2010
TOTAL AIR CONDITIONING					=7170
1ST 10 KYA LIGHTING #100%					=10000
REMAINER LIGHTING #40%					=2106
AIR CONDITIONING #100%					=7170
TOTAL LIGHTING LOAD (VA)					=38336
TOTAL LIGHTING LOAD (AMPERES)					=160

ONE LINE DIAGRAM

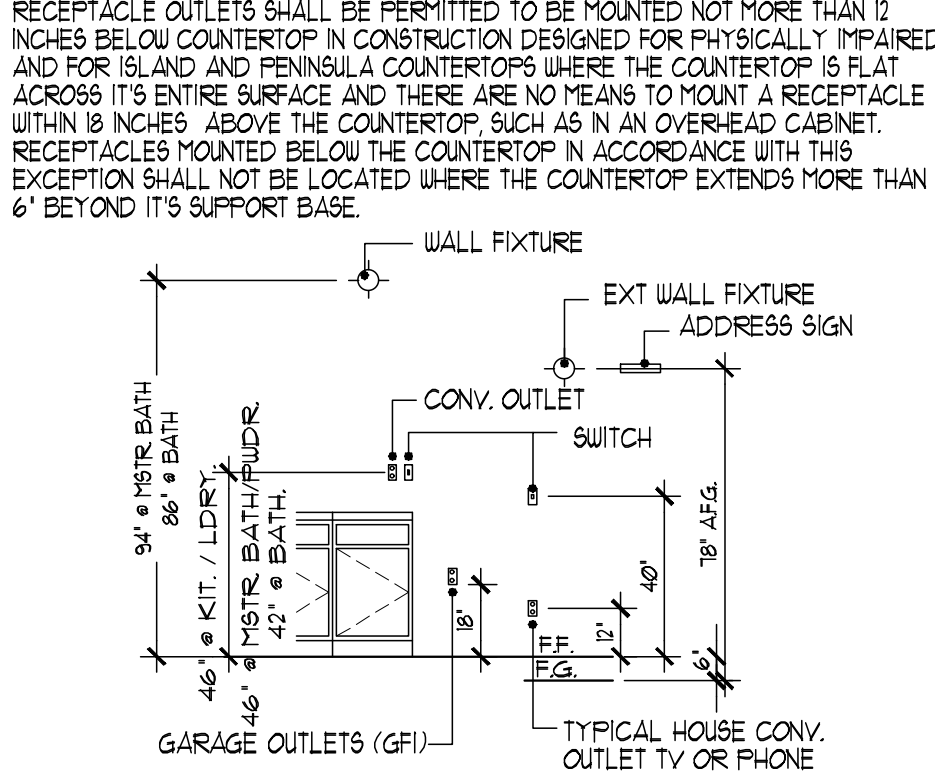


SERVICE EQUIPMENT RATING

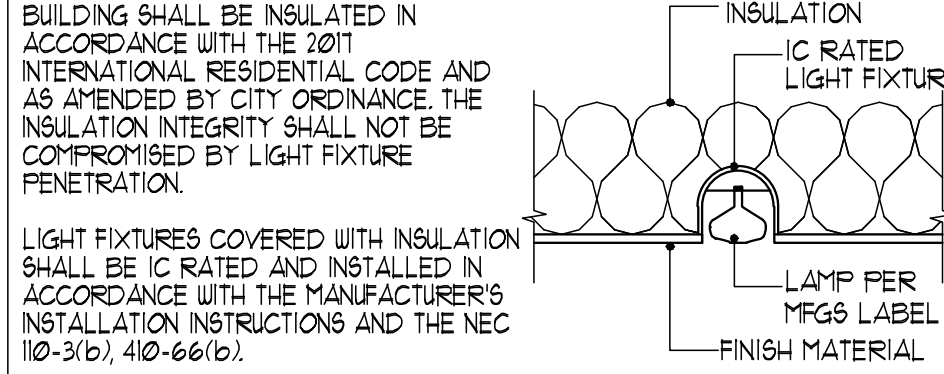
1. THIS ELECTRICAL SYSTEM SHALL BE A UL LISTED SERIES RATED FUSE CIRCUIT BREAKER-CIRCUIT BREAKER COMBINATION. PUBLISHED AVAILABLE FAULT CURRENT FROM SERVING UTILITY = 20,000 AMPERES.
2. MOTOR F.L.A. CONTRIBUTION DOES NOT EXCEED 1% OF THE INTERRUPT RATING OF DOWN STREAM A.I.C. SERIES RATED DEVICE.
3. WORST CASE DOWN STREAM A.I.C. RATING = 10,000 AMPS.
4. NO DESIGN CHANGES MAY BE MADE TO THIS SYSTEM WITHOUT APPROVAL OF THE AUTHORITY HAVING JURISDICTION. THIS SYSTEM SHALL BE INSTALLED EXACTLY AS INDICATED ON THESE PLANS.
5. PROVIDED LABEL FOR EACH SERIES RULLY PANELBOARD AS INDICATED BELOW IN ACCORDANCE WITH NEC 407.22. PERMISSIBLE SUBSTITUTION OF A FULLY RATED CIRCUIT BREAKER SYSTEM IS ALLOWABLE PROVIDED THE PANELBOARD AND CIRCUIT BREAKER AIC RATING IS GREATER THAN AVAILABLE FAULT CURRENT AS INDICATED THIS SHEET AND LABELED AS A FULLY RATED SYSTEM.



TYPICAL INSTALL HEIGHT



RECESSED LIGHT FIXTURES



SMOKE DETECTOR NOTE

WHEN ALTERATION REPAIR OR ADDITION REQUIRED A PERMIT OCCUR OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS THE INDIVIDUAL DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

ARC FAULT NOTES

- 39012 ARC-FAULT PROTECTION OF OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCHFEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, SUCH ARC-FAULT CIRCUIT INTERRUPTER DEVICES SHALL BE COMBINATION TYPE.
- EXCEPTION: THE LOCATION OF THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE PERMITTED TO BE AT OTHER THAN THE ORIGIN OF BRANCH CIRCUIT PROVIDED THAT:
1. THE ARC-FAULT CIRCUIT INTERRUPTER IS INSTALLED WITHIN 6 FEET (1.8M) OF THE BRANCH CIRCUIT OVER CURRENT DEVICE AS MEASURED ALONG THE BRANCH CIRCUIT CONDUCTORS AND
 2. THE CIRCUIT CONDUCTORS BETWEEN THE BRANCH CIRCUIT OVER CURRENT DEVICE AND THE ARC-FAULT CIRCUIT INTERRUPTER ARE INSTALLED IN A METAL RACEWAY OR A CABLE WITH METALLIC SHEATH.

ELECTRICAL SYMBOLS

○	DUPLX RECEPTACLE OUTLET (ARC FAULT CIRCUIT INTERRUPTER)
○	DUPLX RECEPTACLE OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)
○	DUPLX RECEPTACLE OUTLET (WEATHER PROOF / GROUND FAULT CIRCUIT INTERRUPTER)
○	220 VOLT OUTLET
○	DUPLX RECEPTACLE OUTLET (CEILING MOUNTED)
○	DUPLX RECEPTACLE OUTLET (FLOOR RECESSED FLUSH)
○	WALL SWITCH
○	WALL SWITCH (THREE-WAY)
○	WALL MOUNTED LIGHT FIXTURE
○	CEILING MOUNTED LIGHT FIXTURE (HIGH EFFICACY)
○	RECESSED MOUNTED LIGHT FIXTURE (HIGH EFFICACY / ARC FAULT CIRCUIT INTERRUPTER)
○	RECESSED MOUNTED LIGHT FIXTURE (HIGH EFFICACY / VAPOR PROOF)
○	EXHAUST FAN
○	DISCONNECT SWITCH
○	CEILING FAN W/LIGHT
○	100V SMOKE DETECTOR INTERCONNECTED DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP.
○	COMBO SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
○	100V/3-0/3-TUBE LED LIGHT FIXTURE
○	HIGH EFFICACY
○	GARBAGE DISPOSAL
○	WEATHER PROOF (PROVIDE BUBBLE BOX FOR OUTDOOR LOCATIONS) NO MORE THAN 6'-0" ABOVE GROUND
○	CABLE TETHERNET SEE OWNER FOR HEIGHT ABOVE FINISH FLOOR
○	THERMOSTAT
○	SECURITY CAMERA
○	HL (HOLIDAY LIGHT OUTLET) AT ROOF EAVE HEIGHT

ELECTRICAL NOTES

- A. OUTLET PLACEMENT SHALL COMPLY WITH NEC 201.
- B. AT INTERIOR ELECTRICAL SERVICE ENTRANCE PROVIDE MINIMUM 20 FEET 14 COPPER GROUND CONDUCTOR EMBED INTO CONC. FIG. WITH MINIMUM 3" COVER.
- C. SMOKE DETECTORS SHALL BE LOCATED 3'-0" MINIMUM FROM DUCTS OPENINGS, AND SHALL BE PERMANENTLY HARD WIRED AND INTERCONNECTED WITH A BATTERY BACK-UP. ALL SLEEPING ROOMS AND AREAS LEADING TO EXISTING SLEEPING ROOMS SHALL BE PROVIDED WITH SMOKE DETECTORS.
- D. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO A HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM PER CURRENTLY RECOGNIZED IRC.
- E. PROVIDE 100V 20 AMP OUTLET IN UTILITY ROOM OUTLET TO BE ON SEPARATE CIRCUIT.
- F. PROVIDE A BONDING CONDUCTOR MINIMUM OF 14 COPPER WIRE CONNECTING THE BUILDERS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUS.
- G. 39012 ARC-FAULT CIRCUIT INTERRUPTER PROTECTION ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHEN, LAUNDRY AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- H. VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL CONTRACTOR.
- I. EXHAUST FANS TO OUTSIDE PROVIDE 5 AIR CHANGES PER HOUR (MINIMUM).
- J. ALL ELECTRICAL IN WALLS OR CEILING OF GARAGE COMMON TO LIVABLE SPACE TO BE IN METAL OR UL APPROVED PLASTIC BOXES ONLY. METAL ALLOWED IN CEILING.
- K. ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS.
- L. AN 24" CLEARANCE IS REQUIRED BETWEEN MOUNTED LIGHT AN CLOSET WALLS.
- M. ALL EXTERIOR ELECTRICAL RECEPTACLES SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE MULTI-SPEED CEILING FANS.
- N. LUMINAIRES LOCATED AT BATHROOMS, EXTERIOR OR IN UET LOCATIONS SHALL BE UL LISTED SUITABLE FOR UET LOCATIONS.
- O. KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI 144" AND DOWN RECEPTACLE ON COUNTER SPACE SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. NEC 1301.2.
- P. APPROVED CEILING FAN OUTLET BOXES SHALL BE USED FOR THE APPLICATION LOCATION AND SHALL BE RIGIDLY SECURED IN PLACE. MINIMUM 3 CEILING FANS TO BE WIRED FOR REVERSIBLE AND MULTI-SPEED CEILING FANS.
- Q. 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.
- R. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS-OUT-OPS AND INSURE ALL VOLTAGES ARE COORDINATED WITH EQUIPMENT AND APPLIANCES. ALL ALL CIRCUITRY IS CORRECT AND ALL CODES AND ORDINANCES ARE MET. ELECTRICAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- S. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
- T. RANGE/OVEN AND ELECTRICAL DRYER SHALL BE SUPPLIED BY 4 WIRE RECEPTACLE OUTLET BOXES IN THE WALL BETWEEN DWELLING 4 GARAGE AND IN GARAGE CEILING SHALL BE METAL OR UL APPROVED FIRE RESISTANT PLASTIC.
- U. REFER TO PLANS FOR SES AND PANEL LOCATIONS.
- V. APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND STATE AND LOCAL CODES SHALL GOVERN AND DETERMINE THE MINIMUM STANDARD OF WORK. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE.
- X. IN AREAS SPECIFIED IN SECTION 1301.2, 25-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- Y. A MINIMUM OF 50 PERCENT OF THE LIGHTS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR A MINIMUM OF 50 PERCENT OF THE PERMANENTLY INSTALLED ALIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
- Z. LIGHTING FIXTURES INSTALLED IN CLOSETS SHALL FULLY ENCLOSED.
- AA. AT LEAST ONE 20-AMP CIRCUIT TO BE PROVIDED AT LAUNDRY ROOM WITH NO OTHER OUTLETS.

ONE LINE GENERAL NOTES

1. THE GENERAL ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS TO FULLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BID. NO ADDITIONAL CONSIDERATIONS WILL BE ALLOWED AFTER BID.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING SWITCH FUSE CONDUCTOR, CIRCUIT BREAKER SIZES, ETC. FOR CODE COMPLIANCE. NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES PRIOR TO HIS BID.
3. GFI MUST BE ON-TESTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ELECTRICAL CONTRACTOR SHALL PROVIDED COPY OF MANUFACTURER'S INSTRUCTIONS AND TEST RESULTS TO AUTHORITY HAVING JURISDICTION.
4. ALL EQUIPMENT RATED 10,000 AMPS OR MORE SHALL BE TESTED IN CONFORMANCE WITH UL STANDARD 983 OR 983 FOR INSULATION BREAKDOWN PRIOR TO BEING ENERGIZED. THIS TEST SHALL BE PERFORMED BY A TESTING FACILITY APPROVED BY THE BUILDING OFFICIAL.
5. SERVICE ENTRANCE SECTION SHALL BE MARKED IN ACCORDANCE WITH NEC ARTICLE 110-16 FOR FLASH PROTECTION HAZARDS. (REFERENCE NFPA 70E-2009 AND ANSI Z39.4-1998).

GROUND NOTES

ALL INTERIOR METALLIC WATER PIPING WHICH MAY BECOME ENERGIZED SHALL BE BONDED TOGETHER AND MADE ELECTRICALLY CONTINUOUS. A BOND OF BARE 14 COPPER WIRE SHALL E MADE BETWEEN THE BONDED PIPING SYSTEM AND THE ELECTRODE CONDUCTOR.

20'-0" MINIMUM BARE WIRE CONDUCTOR (14 MIN) ENCASED BY 2" MIN. OF CONCRETE AT THE BOTTOM OF A FOOTING WHICH IS IN DIRECT CONTACT WITH THE ADJACENT EARTH.

THE INTERIOR METAL COLD WATER PIPING SYSTEM IS TO BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE. THE GROUNDING ELECTRODE OR TO ONE OR MORE GROUND ELECTRODES USED.

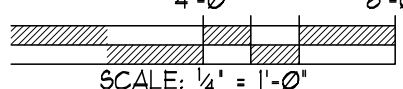
PANEL WIRE SCHEDULE "A"

PANEL 'A' 200 AMPS AT 120/240V.			
120/240V, 1-3U NEMA 3R, 90°-180° FLUSH MOUNTED, CIRCUIT BREAKER BRACINGS, 100,000 SERIES RATED PANEL, SHALL BE 40 SPACE PANEL WITH GROUND BUS			
#	USAGE	CB	WIRE
1	KITCHEN	GFCI 1-20	1-2 CU
2	KITCHEN	GFCI 1-20	1-2 CU
3	KITCHEN	GFCI 1-20	1-2 CU
4	LAUNDRY	GFCI 1-20	1-2 CU
5	LAUNDRY	GFCI 1-20	1-2 CU
6	REF	GFCI 1-15	1-2 CU
7	COOKTOP	GFCI 1-40	4-3 AL
8	COOKTOP	GFCI 1-40	4-3 AL
9	LANDSCAPE	1-15	1-2 CU
10	DRYER	1-40	4-3 AL
11	DRYER	1-40	4-3 AL
12	SPARE		
13	MICROWAVE	1-15	1-2 CU
14	GARAGE DOOR	1-15	1-2 CU
15	GARAGE DOOR	1-15	1-2 CU
16	GARAGE	GFCI 1-20	1-2 CU
17	DISH / DISP	1-20	1-2 CU
18	SD	1-15	1-2 CU
19	WATER HEATER	2-40	4-3 AL
20	SPARE		
21	SPARE		
22	SPARE		
23	SPARE		
24	SPARE		
25	SPARE		
26	SPARE		
27	SPARE		
28	SPARE		
29	SPARE		
30	SPARE		
31	SPARE		
32	SPARE		
33	SPARE		
34	SPARE		
35	SPARE		
36	SPARE		
37	SPARE		
38	SPARE		
39	SPARE		

GROUND FAULT NOTES

- 39012 ARC-FAULT PROTECTION OF OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCHFEEDER TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, SUCH ARC-FAULT CIRCUIT INTERRUPTER DEVICES SHALL BE COMBINATION TYPE.
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 2. THE CIRCUIT CONDUCTORS BETWEEN THE BRANCH CIRCUIT OVER CURRENT DEVICE AND THE ARC-FAULT CIRCUIT INTERRUPTER ARE INSTALLED IN A METAL RACEWAY OR A CABLE WITH METALLIC SHEATH.

SLAB / FOUNDATION PLAN



PLUMBING NOTES

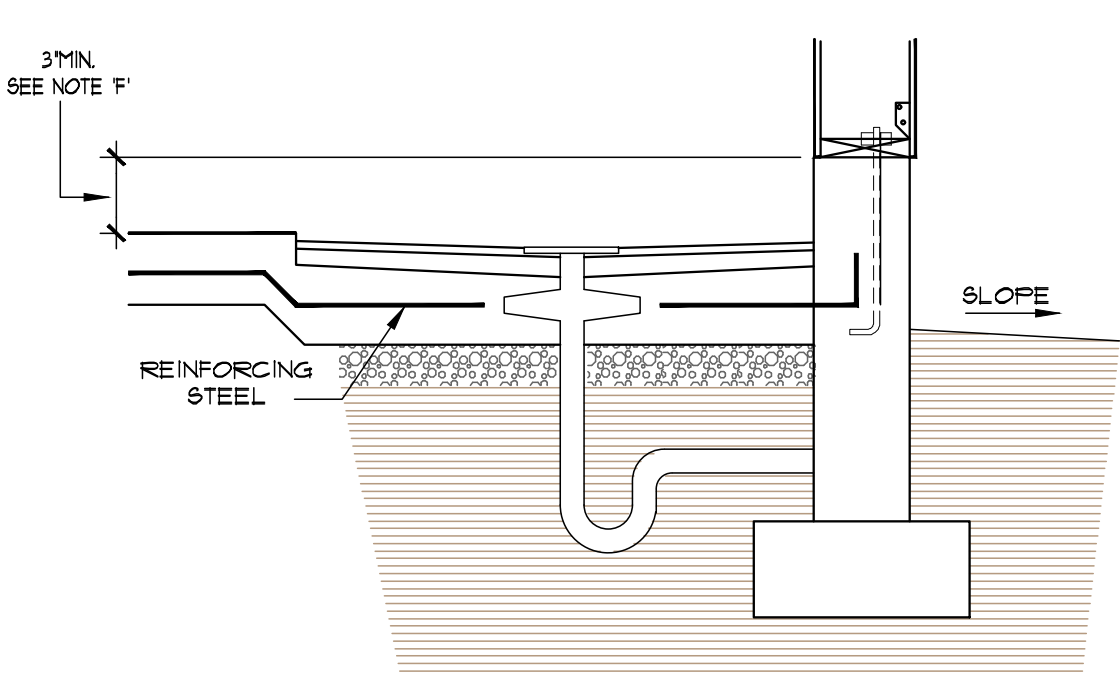
- A. THE PUMPING ISOTHERMIC IS FOR PIPE SIZE AND CLEAN OUT LOCATION ONLY. FLUME SIZE IS ACCORDING TO 2008 RMC.
- B. ALL PIPING SHALL BE 150 PSI RATED, 12" CLASSIC ABS PIPE.
- C. PROVIDE PUMPING BALANCE LOAD FOR THERMOSTATIC MIXING VALVE TYPE PER THE MANUFACTURER'S RECOMMENDATIONS FOR ALL SHOULDER AND TIE-BUS CONNECTIONS.
- D. SOLDER AND FLUX LEAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL BE PROHIBITED. ALL SOLDER SHALL BE REPAIRS OF ANY PUMPING PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.
- E. ALL PIPING SHALL BE 150 PSI RATED. IT SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL, UNLESS OTHERWISE SPECIFIED. ADEQUATE PROVISION IN ORDER TO PROTECT SUCH PIPE FROM FREEZING.
- F. PIPING SUBJECT TO ADOPT CORROSION EROSION OR MECHANICAL DEGRADATION. PROVIDE PROTECTION FROM SUCH DAMAGE.
- G. DRAWINGS ARE DIAGRAMMATIC. MINOR DEVIATIONS TO BE SOUTING MAY BE NECESSARY DUE TO STRUCTURAL CONDITIONS. ANY DEVIATION SHALL BE APPROVED BY THE ENGINEER. ALL DEVIATIONS SHALL BE NOTED TO AND APPROVED BY CONTRACTOR BEFORE STARTING ANY WORK.
- H. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2008 RMC AND LATEST EDITION OF THE APPLICABLE INTERNATIONAL RESIDENTIAL MECHANICAL ELECTRICAL CODES AND FEDERAL, STATE, AND LOCAL REGULATIONS.
- I. ALL UNITS TO BE LABELED WITH THEIR INPUT RATING AND EFFICIENCY. ALL EQUIPMENT SHALL BE BALANCED, ADJUSTED, AND TESTED TO OPERATE AT THE INPUT RATING AND EFFICIENCY.
- J. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT WATER PROTECTION IS SHOWN ON PLANS, ARE THE MINIMUMS AVAILABLE IN THE FIELD.
- K. WATER HEATING WITH FLOOR RISERS SHALL HAVE HEAT TRAPS ON BOTH SIDES OF THE WATER HEATER. THE WATER HEATER SHALL HAVE AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.
- L. PLASTIC UNDERGROUND SERVICE PIPING SHALL HAVE A CONTINUOUS 150 PSI RATED, 12" CLASSIC ABS PIPE. ALL PIPING SHALL BE ATTACHED TO THE PLASTIC SERVICE PIPING MATERIAL AT A FIT-UP HEIGHT OF 18" ABOVE FINISHED FLOOR OR GRADE. THE CONNECTION AT THE PROPERTY OR RIGHT-OF-WAY LINE TO THE CONNECTION AT THE BUILDING THIS TRACER WIRE SHALL TERMINATE IN A VISIBLE LOCATION 18" ABOVE FINISHED FLOOR. THE SERVICE BUILDING DRAIN CONNECTION PER ARS 40-3607.2, J.

WATER CALCULATIONS

TYPE OF FIXTURES (NEW)	# OF FIXTURES	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
ROTHS OR COMBO BATH/SINK	0	14	0
GATHERING WASHER	0	14	0
DISHWASHER	0	14	0
FULL BATH W/ BATHROOM	3	36	108
HALF BATH (POUNDER ROOM)	0	26	0
HOSE BIBS (INCLUDE 1 ONLY)	2	25	50
KITCHEN SINK (SINK & WASHER)	1	25	25
KITCHEN SINK	0	14	0
LAUNDRY GROUP (WASHER & SINK)	1	25	25
LAUNDRY SINK	0	14	0
LAVATORY	1	01	01
SHOWER STALL	1	14	14
WATER CLOSET (TANK TYPE)	0	22	0
BAR SINK	0	14	0
	TOTAL		229

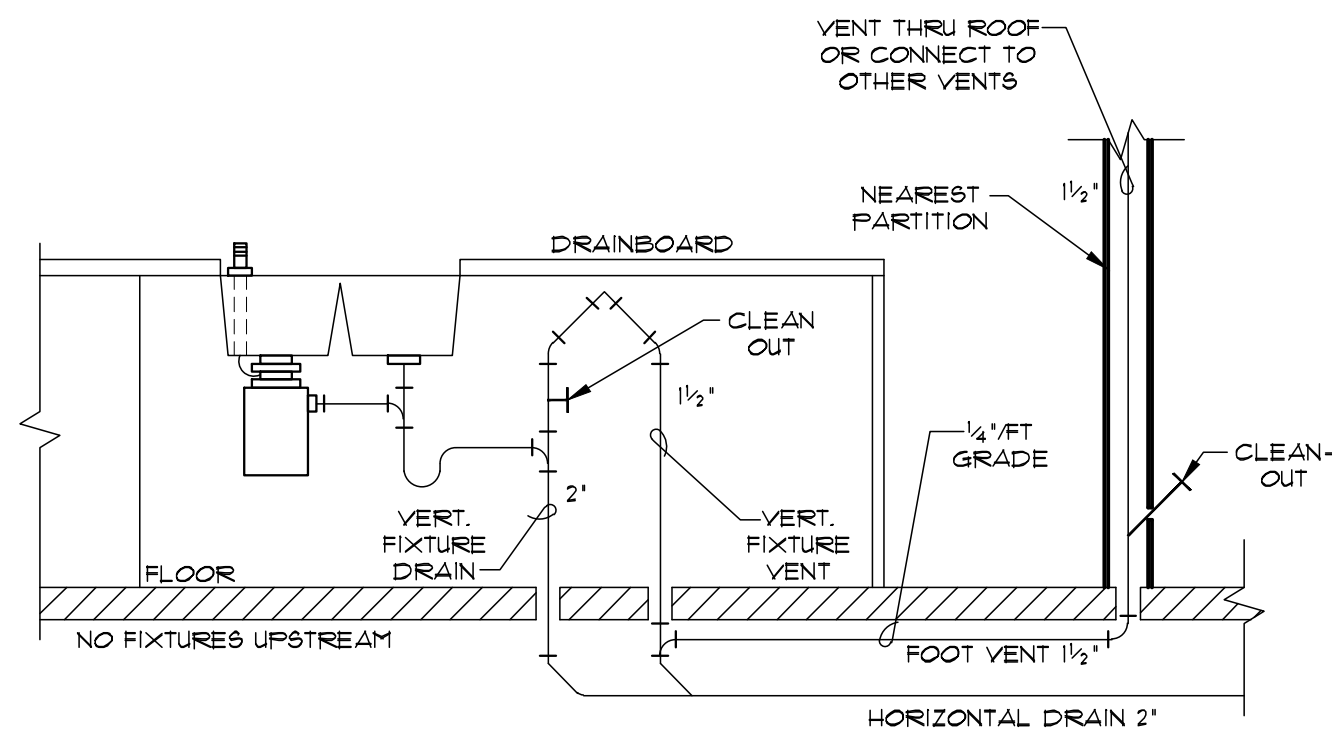
PRESSURE RANGE - 40-49 PSI
LENGTH LESS THAN 150'
FIXTURE UNITS LESS THAN 32
CONCLUSION: 3/4" WATER METER
1 1/4" BLDG. SUPPLY

SHOWER RECEPTORS BUILT
DIRECTLY ON THE GROUND SHALL



- A) BE WATERTIGHT
- B) BE CONSTRUCTED OF APPROVED TYPE, DENSE, NON-ABSORBENT AND NON-CORROSIVE MATERIALS.
- C) BE ADEQUATELY REINFORCED.
- D) BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN MADE OF CAST IRON OR BRASS DESIGNED TO MAKE A WATERTIGHT JOINT IN FLOOR.
- E) HAVE SMOOTH, NON-SLIP, IMPERVIOUS AND DURABLE SURFACES.
- F) HAVE CURBS EXTENDING AT LEAST 3" ABOVE THE FINISHED THRESHOLD BEFORE ANY WOOD SUPERSTRUCTURE MAY BE ADDED.

2 SHOWER DETAILS



4 VENT AT ISLAND SINK
NTS.

HOT WATER PIPE INSULATION

INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 SHALL BE APPLIED TO THE FOLLOWING:

1. PIPING LARGER THAN 3/4-INCH NOMINAL DIAMETER
2. PIPING SERVING MORE THAN ONE DWELLING UNIT
3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANFOLD.
6. PIPING LOCATED UNDER A FLOOR SLAB.
7. BURIED PIPING.
8. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEDICATED RECIRCULATION SYSTEMS.
9. PIPING WITH RUN LENGTHS LONGER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN TABLE N103.4.2.
10. PIPING FOR HOSE BIBS

ALL REMAINING PIPING SHALL BE INSULATED TO AT LEAST R-3 OR MEET THE RUN LENGTH REQUIREMENTS OF TABLE N103.42.

PLUMBING SPECIFICATIONS

PLUMBING FIXTURES SHALL BE AS FOLLOWS:
WATER CLOSETS: 15 GALLON PER FLUSH, MAX.
SHOWER HEADS: 2.5 GALLONS PER MINUTE, MAX.
LAVATORY: 2.2 GALLONS PER MINUTE, MAX.

WATER PIPING

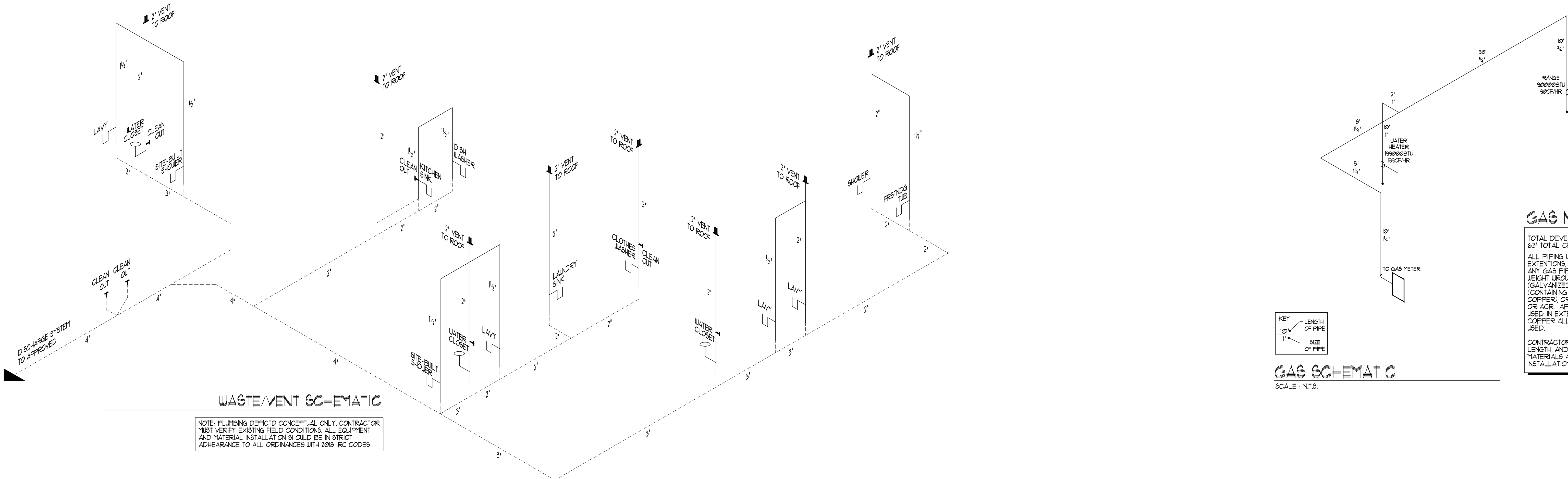
COPPER PIPE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE L. EXCEPTIONS: TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND AS PER 2018 IRC STANDARDS. PEX PIPE MAY USED.

WASTE PIPING.
ALL WASTE PI

ALL WASTE PIPING WHICH PENETRATED WALL 1 HOUR FIRE-RESTRICTIVE MATERIAL SHALL BE NON-COMBUSTIBLE PIPING MATERIAL APPROVED BY IRC APPLICABLE EDITION, STATE AND LOCAL CODES.

AIR ADMITTANCE VALVES (A.A.V.)
INDIVIDUAL AND BRANCH AIR ADMITTANCE VALVES SHALL BE LOCATED A MINIMUM OF 4' ABOVE THE HORIZONTAL BRANCH DRAIN OF FIXTURES DRAIN BEING VENTED. AIR ADMITTANCE VALVE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE INSULATION MATERIAL. MUST BE MADE ACCESSIBLE FOR REPAIR/ REPLACEMENT.

WATER HEATER
WATER HEATER HAVING NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR SUPPORT. WATER HEATER TO BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD-DRAWN COPPER TO OUTSIDE OF BUILDING WITH END OF PIPE NO MORE THAN 2 FEET OR LESS THAN 6 INCHES ABOVE THE GRADE, POINTING DOWNWARD. THE TERMINAL END BEING UNTHREADED, MUST BE MADE ACCESSIBLE FOR REPAIR/REPLACEMENT.



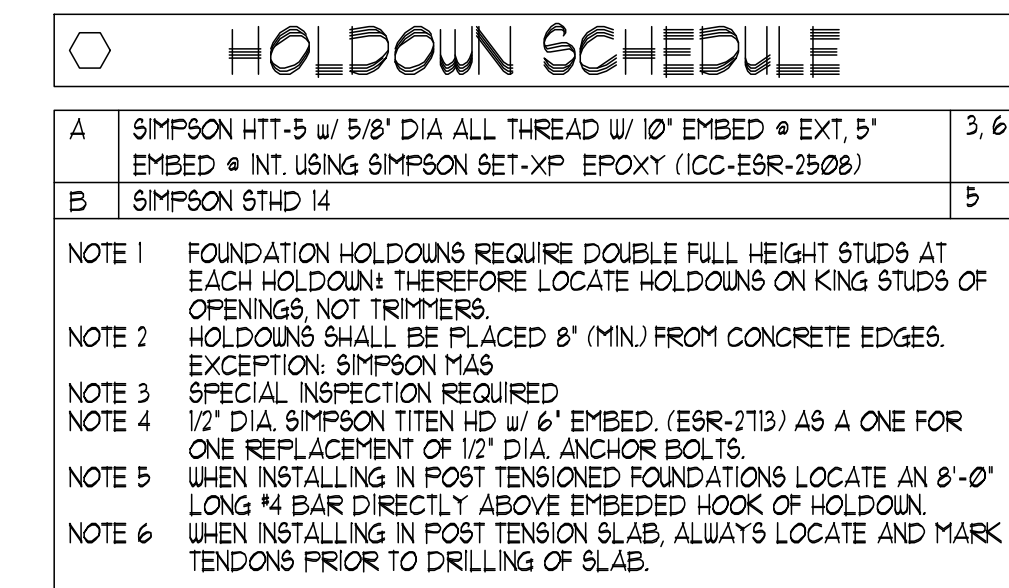
GAS NOTES

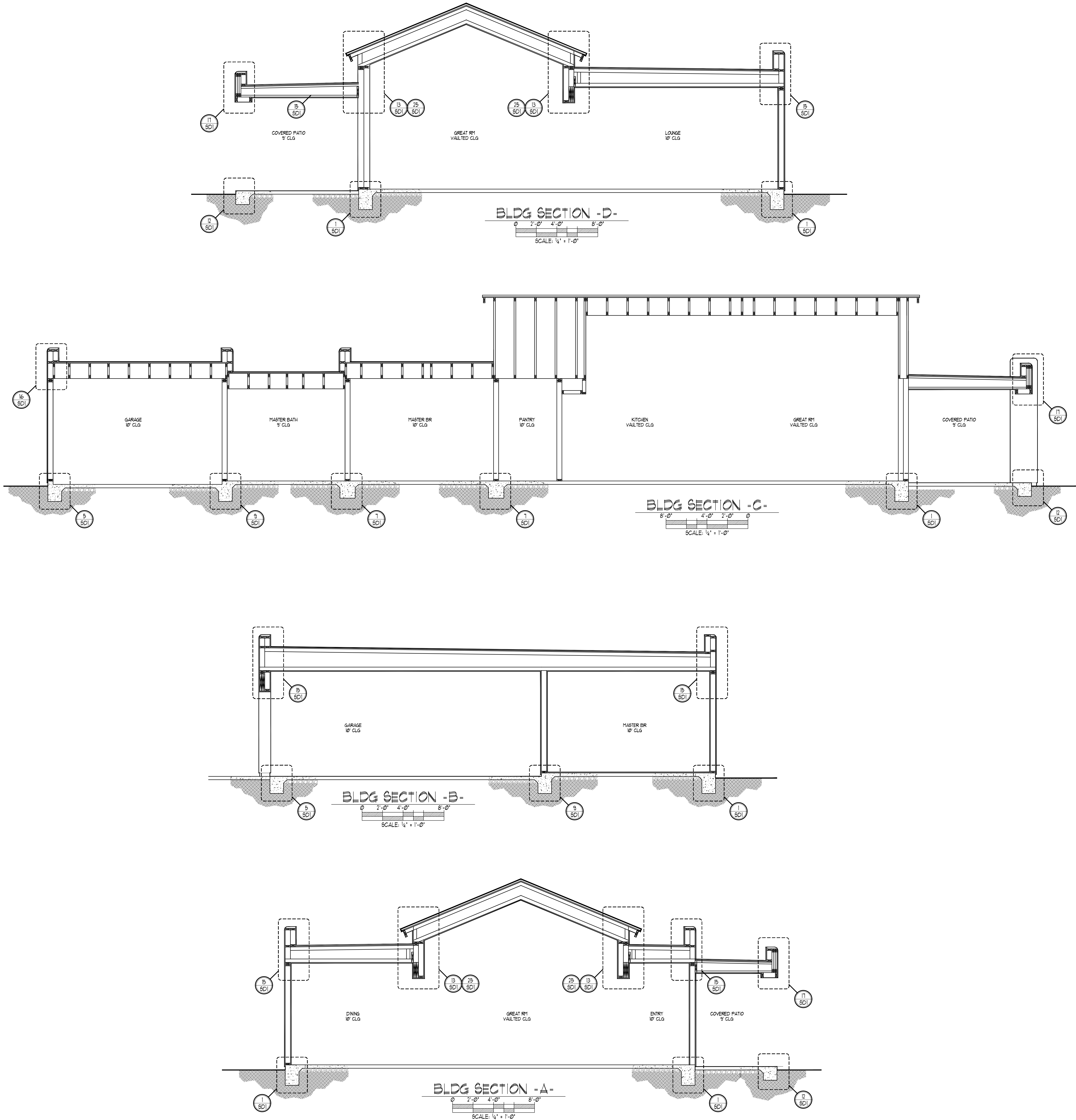
TOTAL DEVELOPED LENGTH FOR SYSTEM:
63' TOTAL CFH FOR SYSTEM 289CFH.

ALL PIPING USED FOR INSTALLATION,
EXTENSIONS, ALTERATION, OR REPAIR OF
ANY GAS PIPING SHALL BE STANDARD
WEIGHT WROUGHT IRON OR STEEL
(GALVANIZED OR BLACK), YELLOW BRASS
(CONTAINING NOT MORE THAN 1%
COFFER), OR COFFER TUBE OR TYPES KL,
OR ACR. APPROVED PE PIPE MAY BE
USED IN EXTERIOR PIPING SYSTEMS.
COFFER ALLOY TUBING SHALL NOT BE
USED.

CONTRACTOR TO FIELD VERIFY SIZE,
LENGTH, AND PLACEMENT OF ALL
MATERIALS AND GAS TYPE PRIOR TO
INSTALLATION.

GAS SCHEMATIC





KEY NOTES	
1.	CONCRETE FOOTING - SEE FOUNDATION PLAN
2.	THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN 10' (IRC R401.3)
3.	2X4 OR 2X6 STUDS AT 16" O.C. WITH 1/2" GYP. BD. ON INTERIOR AND STUCCO SYSTEM ON EXTERIOR
4.	CEILING'S SHALL BE 5/8" TYPE X GYP. BD. AND WALLS SHALL BE ON LAYER 1/2" GYP. BD. GARAGE WALLS SHALL BE 5/8" GYP. BD.
5.	PREFABRICATED WOOD TRUSSES #24" O.C.
6.	2X4 OR 2X6 WOOD STUDS AT 24" O.C.
7.	BLOWN IN INSULATION - MIN R-49 AT CEILING'S AND R-30 AT 2X6 WALLS
8.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING
9.	BEAM-HEADER, TYP. SEE FRAMING PLAN
10.	PRESSURE TREATED BOTTOM PLATE
11.	2X DOUBLE TOP PLATE
12.	4" CONCRETE SLAB (SEE FOUNDATION PLAN)
13.	1/2" 54G RESISTANT GYP. BD E98-1338

THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT FOR THE USE OF THE CONTRACTOR IN THE CONSTRUCTION OF THE BUILDING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE BUILDING DURING CONSTRUCTION. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR TO THE PERSONS OR PROPERTY OF ANYONE DURING THE CONSTRUCTION OF THE BUILDING. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING OR TO THE PERSONS OR PROPERTY OF ANYONE DURING THE CONSTRUCTION OF THE BUILDING.

PROPOSED CUSTOM DESIGN FOR:



CUSTOM S³



Cereza Farms Lot 2A

