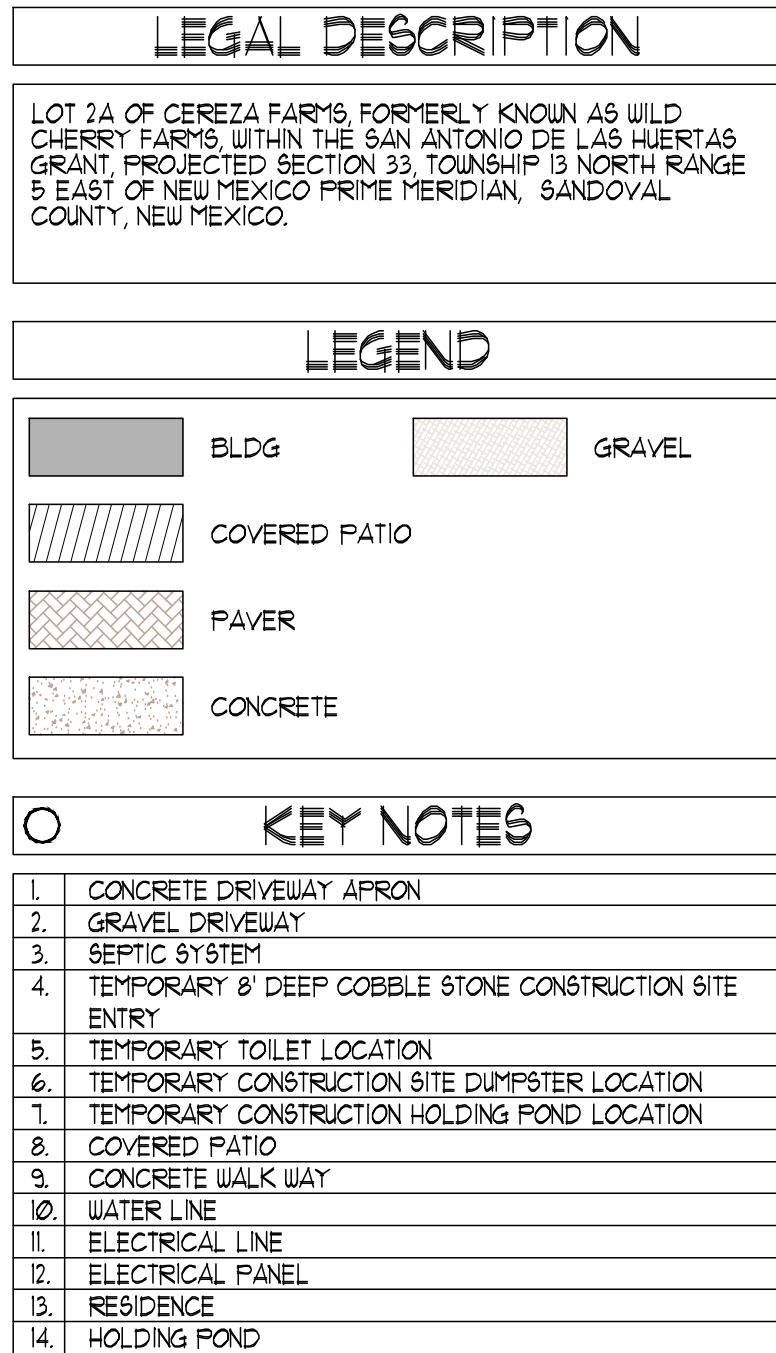
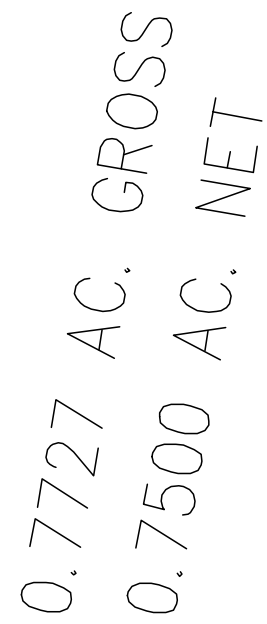
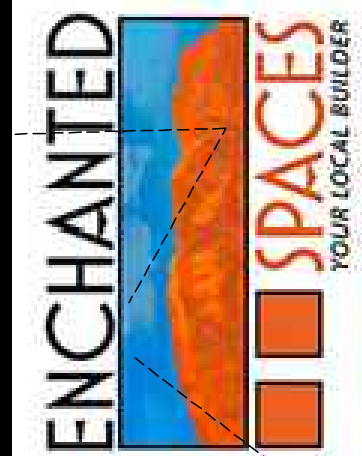




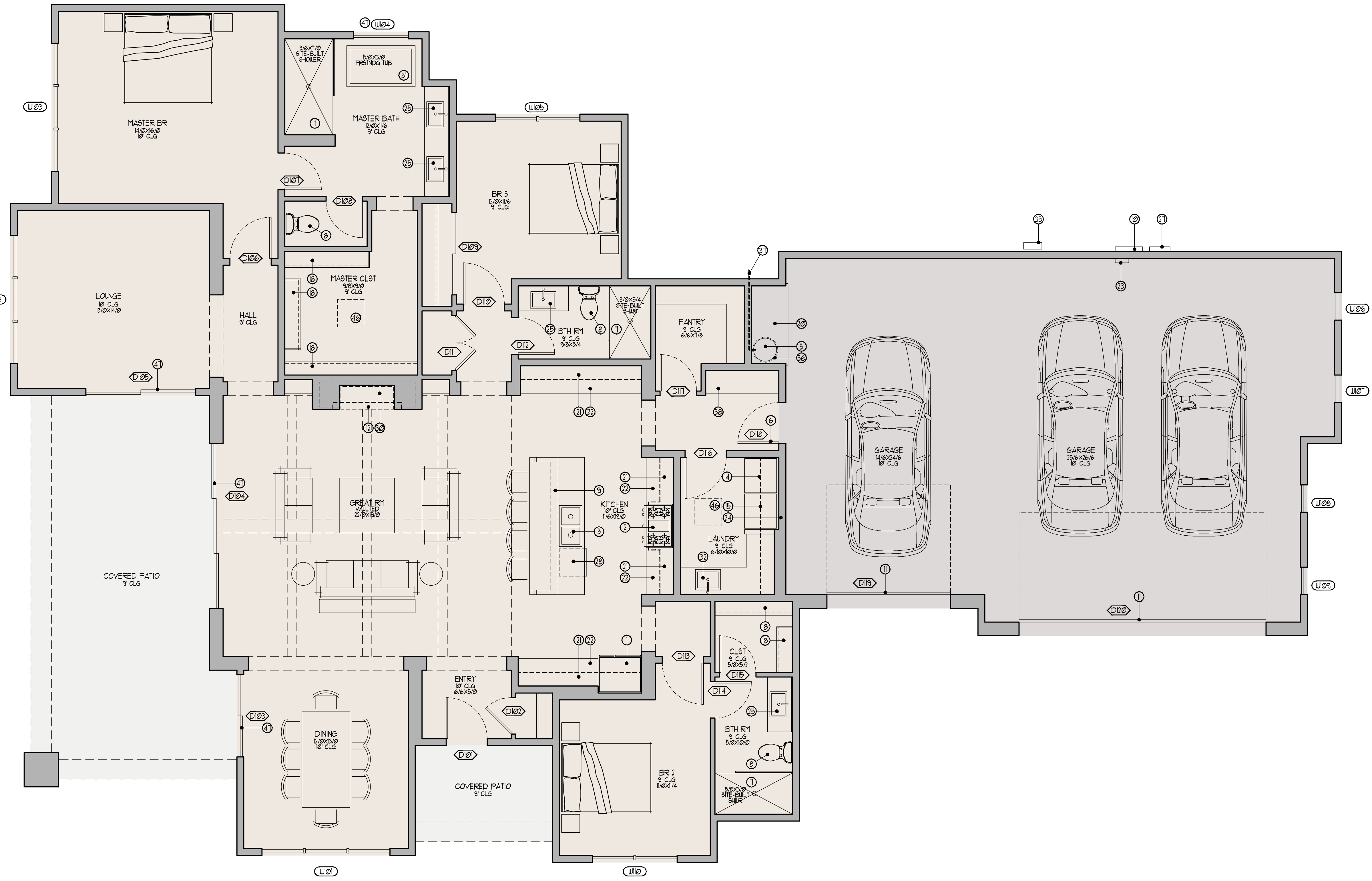
PROPOSED CUSTOM DESIGN FOR:

Cereza Farms Lot 1A



CUSTOM
SP





WINDOW SCHEDULE						
MARK	SIZE	TYPE	DESCRIPTION	HEADER HT	NOTE	
W01	(3) 3'0"X6'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"		
W02	(3) 3'0"X6'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"		
W03	(3) 3'0"X5'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"		
W04	4'0"X6'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"	TEMP	
W05	(2) 3'0"X5'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"		
W06	2'0"X2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"		
W07	2'0"X2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"		
W08	2'0"X2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"		
W09	2'0"X2'0"	FIXED	DOUBLE PANE W/ LOW-E	8'-0"		
W10	(2) 3'0"X5'0"	SINGLE HUNG	DOUBLE PANE W/ LOW-E (30" VENT)	8'-0"		

DOOR SCHEDULE					
MARK	SIZE	TYPE	STYLE	HEADER HT	NOTE
D01	3'6"X8'0"	EXTERIOR SC	SINGLE SLUNG FRONT DOOR	8'-0"	
D02	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG	6'-8"	
D03	6'0"X8'0"	EXTERIOR	SLIDING GLASS DOOR (2 PANEL)	8'-0"	TEMPERED
D04	12'0"X8'0"	EXTERIOR	SLIDING GLASS DOOR (3 PANEL)	8'-0"	TEMPERED
D05	8'0"X8'0"	EXTERIOR	SLIDING GLASS DOOR (2 PANEL)	8'-0"	TEMPERED
D06	3'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D07	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D08	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D09	6'0"X6'0"	INTERIOR HC	BI-PASS 5 PANEL DOUBLE DOORS	6'-8"	
D10	3'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D11	4'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL DOUBLE DOORS	6'-8"	
D12	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D13	3'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D14	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D15	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D16	3'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D17	2'0"X6'0"	INTERIOR HC	SINGLE SLUNG 5 PANEL	6'-8"	
D18	3'0"X6'0"	INTERIOR SC	SINGLE SLUNG 5 PANEL	6'-8"	
D19	8'0"X8'0"	EXTERIOR	OVERHEAD SECTIONAL GARAGE DOOR	8'-0"	
D20	8'0"X8'0"	EXTERIOR	OVERHEAD SECTIONAL GARAGE DOOR	8'-0"	

- KEY NOTES
1. 36" WIDE REFRIGERATOR - FREE PLUMB FOR ICE MAKER

2. GAS RANGE W/ HOOD EXHAUST # 11"

3. 36" SINK W/ DISPOSAL

4. (2) 14"X8" COMBUSTION AIR VENTS, 2" ABV FLOOR & 12" BELOW CLG

5. GAS HOT WATER HEATER

6. 1-1/2" THICK S.C. DOOR W/CLOSURE, TIGHT FITTING GASKETS AND SWEEP

7. CEMENT, FIBER CEMENT OR GLASS MAT GYPSIUM BACKER W/TILE, MARBLE OR EQ. TO 1/2" ABV CURB OR DAM OF SHOWER IRC SEC R102.42

8. WATER CLOSET PROVIDE A (MIN) 15" ON EACH SIDE & 21" (MIN) CLEAR IN FRONT (PER FIGURE R301.1) IRC SEC R301.

9. 34"-1/4" HIGH 2X6 KNEE WALL WITH COUNTER TOP

10. 200 AMP MAIN SER

11. GARAGE DOOR WITH GASKETS ALL AROUND AND GARAGE DOOR OPENER

12. 8" DEEP RECESS ABOVE FIREPLACE FOR FLAT SCREEN TV

13. GAS BBQ UNIT

14. WASHER

15. DRYER

16. UPPER CABINETS ABOVE WASHER/DRYER

17. UTILITY SINK

18. ROD & 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 50AMP CIRCUIT

24. DRYER EXHAUST DUCT POWER VENTILATOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. DRYER EXHAUST DUCT POWER VENTILATORS SHALL CONFORM TO UL 1805 FOR USE IN DRYER EXHAUST DUCT SYSTEMS. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35 FEET. DRYER EXHAUST TO CONFORM WITH TABLE MB02.45)

25. VANITY W/SINK OR DOUBLE SINK

26. SLOPE CONCRETE AWAY FROM BUILDING 1/4" IN 8' MAXIMUM. NON-COMBUSTIBLE FLOOR SLOPED THROUGH A MAIN VEHICULAR ENTRY DOOR

27. LOW VOLTAGE PANEL

28. DISH WASHER

29. AIR HANDLER ROOF PLAN

30. ELEC FIREPLACE INSERT - BOTTOM OF FIREPLACE # 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. GAS METER

36. WATERTIGHT DRAIN PAN OF CORROSION RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MIN 3/4" DIAMETER DRAIN THE PAN DRAINSHALL EXTEND TO OUTSIDE LOCATION TERMINATE 6" MAXIMUM ABOVE FINISHED GRADE POINTING DOWN.

37. TEMPERATURE & PRESSURE RELIEF VALVE TO OUTSIDE LOCATION TERMINATE 6" MAXIMUM ABOVE FINISHED GRADE POINTING DOWN

38. CUSTOM BENCH UNDER SEAT STORAGE & HOOKS ABOVE

39. POT FILLER

40. MICROWAVE / OVEN STACK

41. BAR SINK

42. UNDER COUNTER REFRIGERATOR

43. STONE VENEER UNRAFFED COLUMN

44. SHELVING

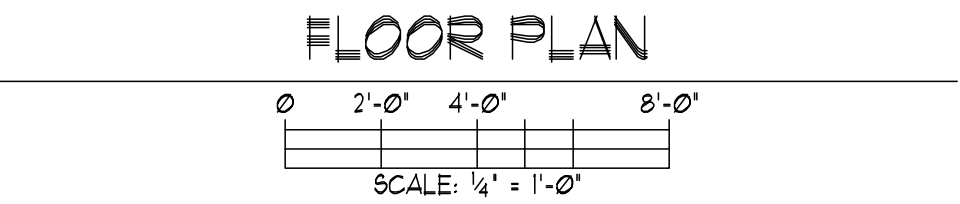
45. UNDER COUNTER ICE MACHINE

46. 24" SQ. SKYLIGHT

47. SAFETY GLAZING REQUIRED PER IRC (R308) SEE PLAN FOR LOCATIONS

FLOORPLAN INFO	
LIVABLE AREA	2475 SQFT.
GARAGE AREA	1020 SQFT.
COVERED AREA	465 SQFT.
TOTAL BLDG FOOTPRINT	4040 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. PLUMBING WALLS 2X4 STUDS @16"OC. AT ALL INT. BEARING WALLS 2X4 STUDS @24"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



- A. INSULATION:
 - 1. R-49 CEILING - UNDO ON PLAIN
 - 2. R-30 EXTERIOR WALLS - UNDO ON PLAIN
- B. PROVIDE R-49 BLOWN-IN INSULATION BETWEEN GARAGE & ALL LIVABLE SPACES
- C. ENCLOSED AREAS SHALL COMPLY WITH THE FOLLOWING:
 - 1. PENETRATION OF EXTERIOR WALLS SHALL BE LIMITED TO 1/2" DIA. MAX. R-49 AT FRAME EXTERIOR WALLS AND FLOORS R-9. 6" MASS WALL R-49 CEILING. GUT INSULATION REQUIRES MINIMUM R-49 AND R-8 WHEN LOCATED OUTSIDE OF GARAGE
 - 2. PROVIDE 3/8" TYPE "X" GYPSUM BOARD ON WALLS & CEILING IN GARAGE ON USABLE SPACE OUTSIDE WHEN STAIRS FOR CITY REQUIREMENTS
- D. MAINTAIN A MAXIMUM HEIGHT OF 44" FROM FINISH FLOOR TO BOTTOM OF SILL - IN BEDROOM 1 BATHROOM 2 BEDROOM 3 UNITS. IFC SECTION R0504.1
- E. ALL GLASS DOORS AND WINDOWS SHALL BE 1/2" MIN. GYP. BOARD THICKNESS SHALL BE INCREASED FROM 1/2" TO 1/4" THICK. THICK GYP. BOARDING AND THICK DOOR 1/4" OR 3/8" FRAMING OR SHOCK RESISTANT GYP. BOARDING SHALL BE USED - ESR 1308
- F. GARAGE SHALL STEP AND ANCHOR FLOORS TO 4" AT THE OVERHEAD GARAGE DOOR
- G. ALL GLASS DOORS AND WINDOWS SHALL BE 1/2" MIN. GYP. BOARDING OR SELF-SEALING DOOR W/ GASKET THRESHOLD. SHEEP SLOD CORE WOOD OR SOLID OR HONEY COMB STEEL DOOR OR 18" THIN FIRE RATED
- H. ALL GLASS DOORS AND WINDOWS SHALL BE 1/2" MIN. GYP. BOARDING
- I. TUB/SHOWER SURROUND SHALL BE INSTALLED OVER ONE LAYER OF PENNSHIELD OR APPROVED EQUIT (CENTIF. FIBER CENTIF OR GLASS MAT REINFORC W/ TILE. 1/2" OR 3/4" THICK) OVER 1/2" MIN. GYP. BOARDING
- J. REFRIGERATOR SHALL BE PER-FLUORIBED FOR ICE-MAKER
- K. ALL DOOR AND WINDOW GLAZINGS SHALL MEET THE REQUIREMENTS OF THE IRC, AND ALL DOORS SHALL BE SPECIFICALLY IDENTIFIED ON THE PLANS OR NOTED IN THE NISD STATE STANDARDS
- L. TOP OF NICHE TO BE PER PLAIN 50FFIT HEIGHT
- M. BOTTOM OF NICHE TO BE PER PLAIN 50FFIT HEIGHT
- N. WIDTH OF NICHE TO BE PER PLAIN
- O. ALL EXTERIOR DOOR HEIGHTS TO BE 8'-0" TALL UNDO ON PLAIN
- P. ALL INTERIOR DOOR HEIGHTS TO BE 8'-0" TALL UNDO ON PLAIN
- Q. EXTERIOR WINDOW HEADER HEIGHTS TO BE 8'-0" AFF UNDO ON PLAIN
- R. DIMENSIONS OF FLOOR PLANS ARE SHOWN TO FACE OF CONSTRUCTION UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE OF CONSTRUCTION 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 INSTALLED, THE POOL SHALL MEET ALL REQUIREMENTS OF ALL DOOR AND WINDOW UNITS PRIOR TO START OF CONSTRUCTION
- U. ACCESSING THE POOL AREA MUST COMPLY WITH IRC AS 1059I POOL BARRIERS - UNFINISHED IRC R0504.1 (7)
- V. NO ACCESSORIES SHALL BE INSTALLED ON OR UNDER TO AT LEAST SIX FEET ABOVE FINISH FLOOR (R307.2)

	1/2" G.W.B. // 5d #4 O.C. OR 3/8" G.W.B. // 6d #4 O.C. FOUNDATION ANCHORAGE // SLIT FLATE NAILING EXTERIOR INTERIOR BEARING INTERIOR NON-BEAR 1/2" DIA. #5'S @ 48" O.C. // 16d NAILS @ 18" O.C. 1/2" DIA. #4'S @ 48" O.C. // 12" EMBEDMENT G.W.B. ONE SIDE: HLTI PINS // 1/2" O.C. // 16d NAILS @ 12" O.C. G.W.B. BOTH SIDES: HLTI PINS @ 6" O.C. // 16d NAILS @ 6" O.C.
	1 1/8" A/A. RATED SHGTS. // 8d #4 O.C. EDGE AND BOUNDARY NAILING FOUNDATION ANCHORAGE // SLIT FLATE NAILING EXTERIOR INTERIOR 1/2" DIA. #5'S @ 32" O.C. // 16d NAILS @ 8" O.C. HLTI PINS @ 8" O.C.
	1 1/8" A/A. RATED SHGTS. // 8d #3 O.C. EDGE AND BOUNDARY NAILING FOUNDATION ANCHORAGE // SLIT FLATE NAILING EXTERIOR INTERIOR 1/2" DIA. #5'S @ 12" O.C. // 16d NAILS @ 4" O.C. HLTI PINS X-DIM 72" @ 3" O.C.

ALL EXTERIOR WALLS TO BE SHEATHED W/ 1 1/8" A/A. RATED SHEATHING W/ 2D #6 O.C. // 1/2" A/B @ 48" O.C. UNLESS NOTED OTHERWISE. IF A WALL IS LABELED SHEAR WALL THIS NOTE IS REFERRING TO 1/2" A/A. RATED SHEATHING. SEE RC SECTION R602.105 FOR ALTERNATE BRACING.

BRACE WALL LINE SPACING 60" MAXIMUM PER TABLE R602.1013 OF R60209.

BRACING METHODS • BRACE WALL LINE CS-WBF/MSF (CONTINUOUS) L BRACING METHOD STUD BRACE PANEL BRACE PANEL BRACE PANEL

REQUIRED LENGTH OF BRACING = EA BRACE WALL LINE PER TABLE R602.1013.45. ADJ. BRACING LENGTH = R602.1013.126.1 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.

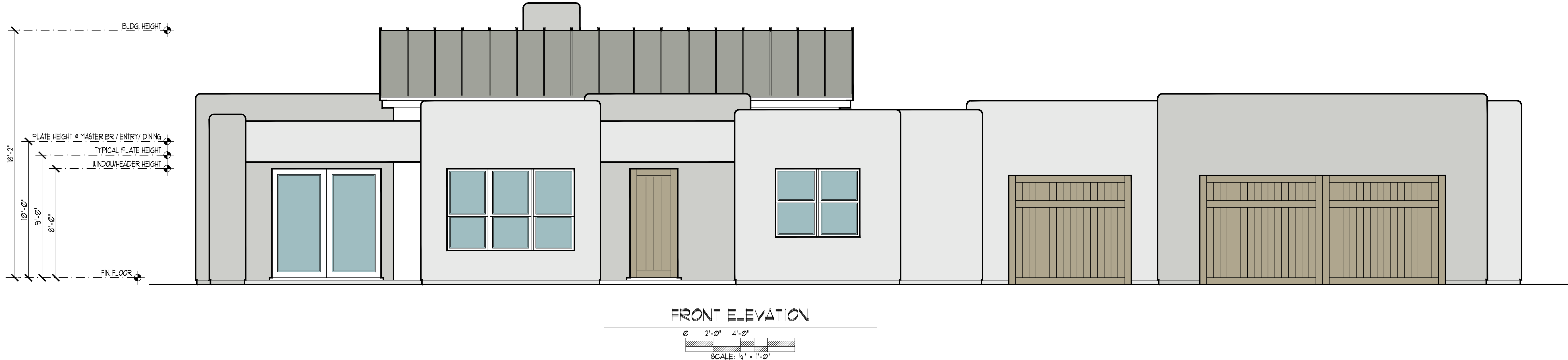
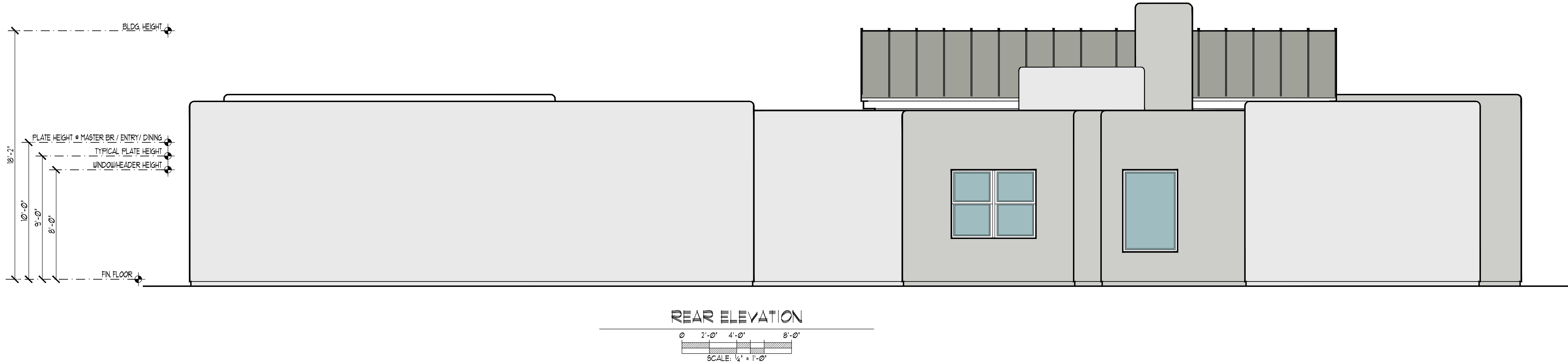
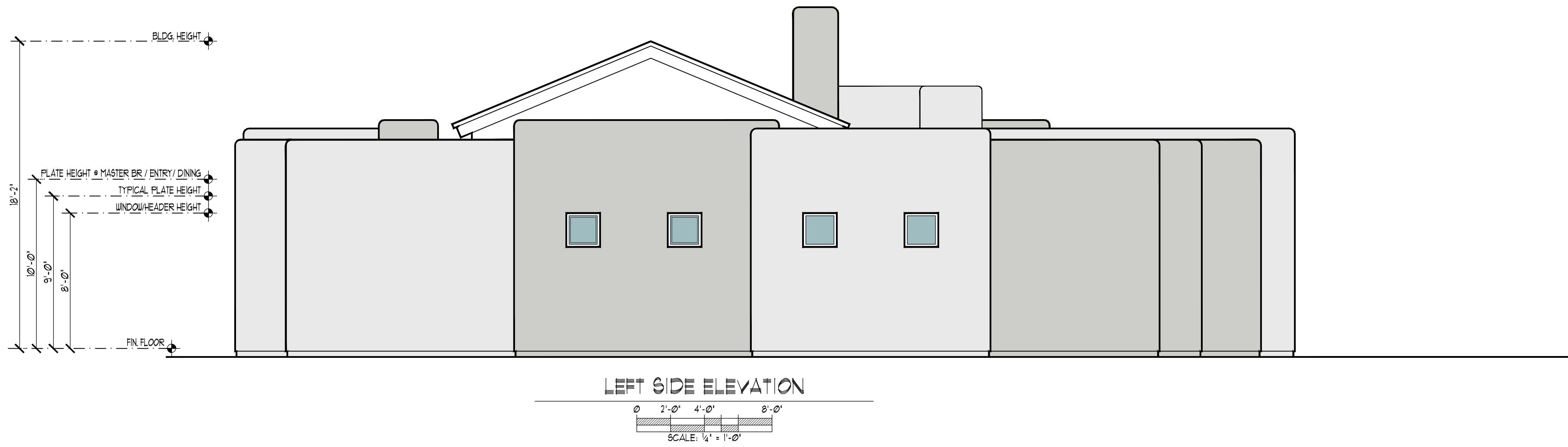
NOTE 1: 1" MIN. HLTI PIN EMBEDMENT ACCEPTABLE HLTI PINS: X-U (R602-2269)

NOTE 2: WHEN INSTALLING G.W.B. OVER SHEATHING USE 8d 1/2 O. 5d or 6d.

NOTE 3: SHEAR WALLS SHALL BE BRACED FROM ALL ADJONING PANEL EDGES TO BE 3 INCHES NOMINAL OR WIDER

NOTE 4: USE HLTI 1/2" DIA. #5 SCREW ANCHOR (R602-3207) OR SIMPSON 1/2" DIA. TITEN 1/4" DIA. #5 AS ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS.

A	SIMPSON H-10 5/8" DIA 1/4" ALL-THREAD 1/2" EMBED X 20'	3
	* EMBED * NT USING SIMPSON SET-XP EPOXY (ICC-ES E-208)	
B	SIMPSON SHIELD W4	5
NOTE 1	FOUNDATION HOLDINGS REQUIRE DOUBLE RUL HEIGHT STUDS AT EACH HOLDPOINT THEREFORE LOCATE HOLDINGS ON KNS STUDS OF TENDONS NOT TENSIONED	
NOTE 2	HOLDINGS SHALL BE PLACED 8" MIN FROM CONCRETE DEIGNS. EXCEPTION: SIMPSON HAS SPECIAL INSPECTION REQUIRED	
NOTE 3	8" DIA. SIMPSON H-10 EMBED (ESR-2113) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA ANCHOR BOLTS.	
NOTE 4	WHEN INSTALLING IN POST TENSIONED FOUNDATIONS LOCATE AN 8'-0" LONG 1/4" DIA DIRECTLY UNDER THE 10' TENSIONED PORTION OF HOLDPOINT.	
NOTE 6	WHEN INSTALLING IN POST TENSIONED FOUNDATIONS ALWAYS LOCATE AND MARK TENDONS PRIOR TO DRILLING OF SLAB.	



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-3048 OVER APA RATED SHEATHING OVER MANUFACTURED TRUSSES 424" O.C. TYP. 1/2" FLTLWOOD SHEATHING 1/8x8x6" O.C. EDGES 4 8x8x10" 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 (2) 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.

PROPOSED CUSTOM DESIGN FOR:

Cereza Farms Lot 1A

ENCHANTED SPACES YOUR LOCAL BUILDERS

CUSTOM A³

AR DESIGNSTUDIO LLC

TWO ROOF DRAINS REQUIRED IN AREAS LESS THAN 10000 SQFT. 4" MIN DIA. 1/4" 12" SLOPE 48" HR RAINFALL				
ROOF ZONE	ROOF SQFT.	4" DIA DRAIN COVERAGE	TOTAL DRAINS REQUIRED	DRAINS PROVIDED
A	216	1%/60 SQFT.	1	2
B	414	1%/60 SQFT.	1	2
C	238	1%/60 SQFT.	1	
D	299	1%/60 SQFT.	1	
E	546	1%/60 SQFT.	1	
F	1308	1%/60 SQFT.	2	3
G	268	1%/60 SQFT.	1	1
H	299	1%/60 SQFT.	1	2
I	152	1%/60 SQFT.	1	

1.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING OVER MANUFACTURED TRUSSES 6'x4" O.C. TYP. 1/2" PLYWOOD SHEATHING 3/8x96" O.C. EDGES & 8x96" 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 TRAP SILL
5.	PARAPET WALL SEE SECTIONS FOR HEIGHT ABOVE FINISH FLOOR
6.	TAR & GRAVEL ROOFING OVER APA RATED SHEATHING OVER 1 JOISTS 6'x4" O.C. TYP. 1/2" PLYWOOD SHEATHING 3/8x96" O.C. EDGES & 8x96" O.C.
7.	STANDING SEAM METAL ROOFING ICC ESR-1048 OVER APA RATED SHEATHING OVER MANUFACTURED TRUSSES 6'x4" O.C. TYP. 1/2" PLYWOOD SHEATHING 3/8x96" O.C. EDGES & 8x96" O.C.

ATTIC VENTING: FOAM INSULATION TO BE INSTALLED THROUGH OUT ATTIC SPACE AND ROOF DECKING NOT ATTIC VENTING REQUIRED.

PARAPET WALLS: THE MINIMUM HEIGHT OF A PARAPET ABOVE THE ROOF DECK IS 12". CONTRACTOR SHALL VERIFY ALL TRUSS AND FRAMING SHOP DRAWINGS TO ENSURE THAT A 12" MINIMUM PARAPET IS MAINTAINED WITHOUT THE NEED TO INCREASE THE HEIGHT OF THE TRUSS. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION.

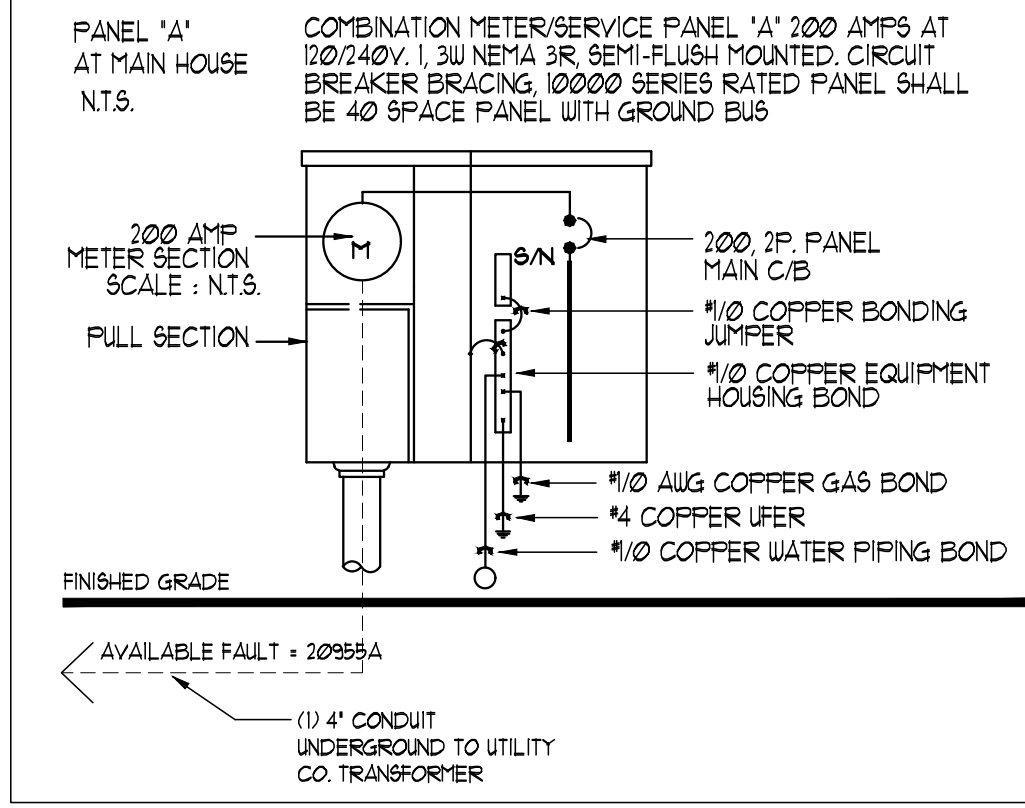
FLASHING: FLASHING INSIDE THE PARAPETS SHALL BE INSTALLED HORIZONTAL AND LEVEL. FLASHING SHOULD NOT SLOPE WITH THE ROOF DECK.

ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	EXCEPTIONAL METALS
A - G	1472	13200	PARAFLEX	186	21	21 PARAFLEX WALL VENT
H	2672	13200	PARAFLEX	9	20	2 PARAFLEX WALL VENT
ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	WESTERN METAL
METAL ROOF	846	13200	RIDGE	406	408	24 LF OF RIDGE VENTING
ROOF ZONE	ROOF AREA	VENT RATIO	VENT	REQUIRED	PROVIDED	VULCAN VENT
REAR PATIO	552	11/50	SOFFIT	579	540	45 LF OF VENTING
FRONT PATIO	98	11/50	SOFFIT	95	96	8 LF OF VENTING

ELECTRICAL LOAD CALCS

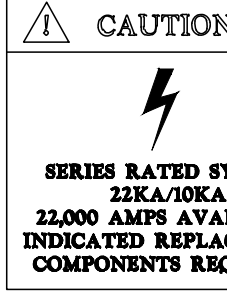
GENERAL LIGHTING @3VA SQFT	3	X	2220	SQFT	=6660
FIXED LIGHTING	1	X	17816	W	=17816
APPLIANCE CIRCUITS	3	X	1500	W	=4500
LAUNDRY CIRCUITS	2	X	1500	W	=3000
REFRIGERATOR	1	X	1500	W	=1500
WATER HEATER (GAS)	1	X	1500	W	=1500
LANDSCAPING LIGHTING	1	X	1500	W	=1500
DRYER	1	X	5500	W	=5500
RANGE (GAS)	1	X	1200	W	=1200
OVEN (ELEC)	1	X	5500	W	=5500
GARAGE DOOR OPENER	1	X	600	W	=600
DISHWASHER/DISPOSAL	1	X	1200	W	=1200
SPA/TUB	1	X	5500	W	=5500
CHARGING STATION	1	X	5500	W	=5500
SMOKE DETECTORS	1	X	600	W	=600
SUB-TOTAL					=67100
A/C	1	X	5160	W	=5160
A/H	1	X	2010	W	=2010
TOTAL AIR CONDITIONING					=7170
1ST 10 KVA LIGHTING @100%					=10000
REMAINER LIGHTING @ 40%					=2106
AIR CONDITIONING @ 100%					=7170
TOTAL LIGHTING LOAD (VA)					=38336
TOTAL LIGHTING LOAD (AMPERES)					=160

ONE LINE DIAGRAM

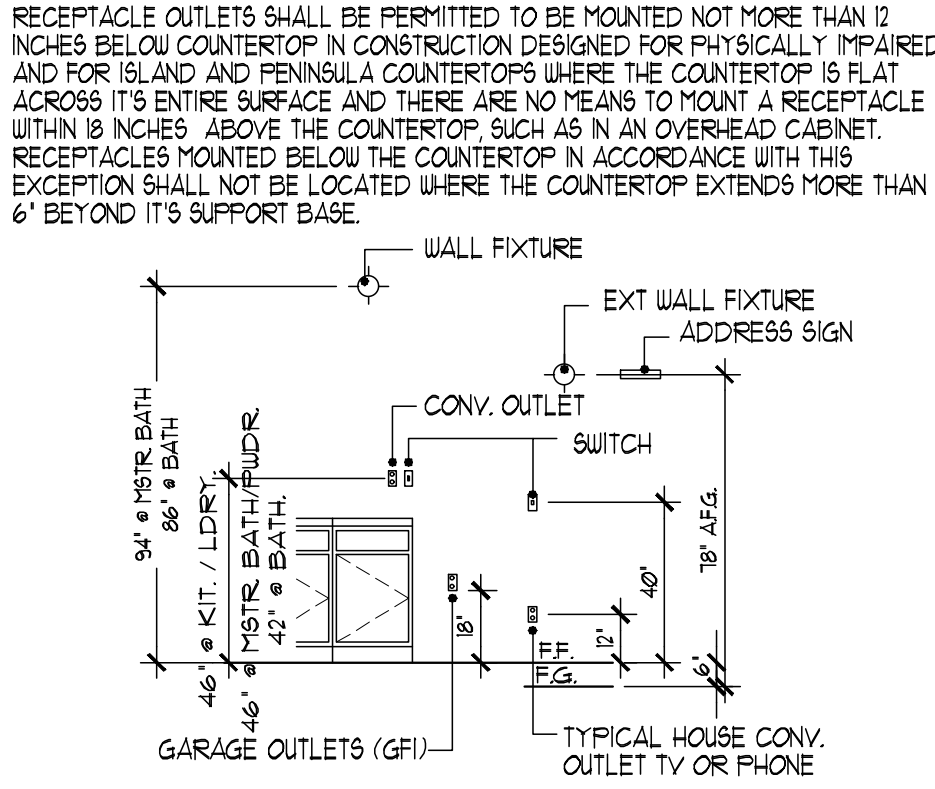


SERVICE EQUIPMENT RATING

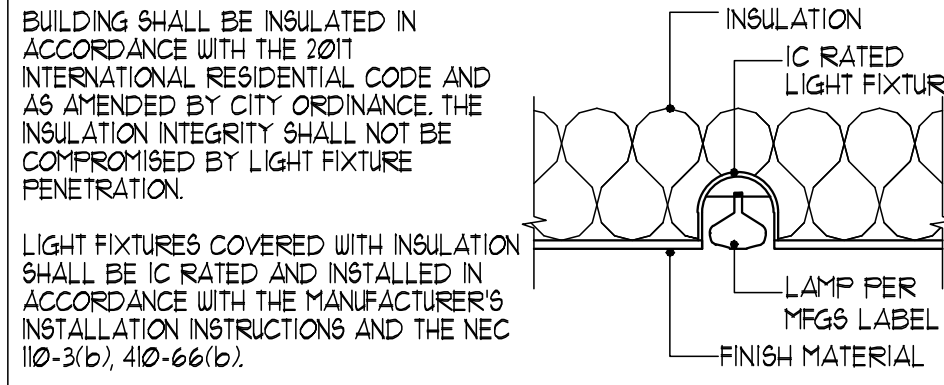
- THIS ELECTRICAL SYSTEM SHALL BE A UL LISTED SERIES RATED FUSE CIRCUIT BREAKER-CIRCUIT BREAKER COMBINATION. PUBLISHED AVAILABLE FAULT CURRENT FROM SERVING UTILITY = 20,000 AMPERES.
- MOTOR F.L.A. CONTRIBUTION DOES NOT EXCEED 1% OF THE INTERRUPT RATING OF DOWN STREAM A.I.C. SERIES RATED DEVICE.
- WORST CASE DOWN STREAM A.I.C. RATING = 10,000 AMP.
- 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.
- PROVIDED LABEL FOR EACH SERIES RATED PANELBOARD AS INDICATED BELOW IN ACCORDANCE WITH NEC 408.22. 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

3901.2 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:

- 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
- 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

⊕ GFCI	DUPLEX RECEPTACLE OUTLET (ARC-FAULT CIRCUIT INTERRUPTER)
⊕ GFCI	DUPLEX RECEPTACLE OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)
⊕ GFCI	DUPLEX RECEPTACLE OUTLET (WEATHER PROOF / GROUND FAULT CIRCUIT INTERRUPTER)
⊕ 220	220 VOLT OUTLET
⊕	DUPLEX RECEPTACLE OUTLET (CEILING MOUNTED)
⊕	DUPLEX 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/30 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 TV/ETHERNET SEE OWNER FOR HEIGHT ABOVE FINISH FLOOR
⊕	THERMOSTAT
⊕	SECURITY CAMERA
⊕	HL (HOLIDAY LIGHT OUTLET) AT ROOF EAVE HEIGHT

ELECTRICAL NOTES

- OUTLET PLACEMENT SHALL COMPLY WITH NEC 201.
- AT ALL INTERIOR ELECTRICAL SERVICE ENTRANCE PROVIDE MINIMUM 100 FEET 14 COPPER GROUND CONDUCTOR EMBED INTO CONC. FIG. WITH MINIMUM 3' COVER.
- 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.
- WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO A HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM PER CURRENTLY RECOGNIZED IRC.
- PROVIDE 100V 20 AMP OUTLET IN UTILITY ROOM OUTLET TO BE ON SEPARATE CIRCUIT.
- PROVIDE A BONDING CONDUCTOR MINIMUM OF 14 COPPER WIRE CONNECTING THE BUILDERS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUS.
- 3901.2 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, BEDS, 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.
- VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL CONTRACTOR.
- EXHAUST FANS TO OUTSIDE PROVIDE 3 AIR CHANGES PER HOUR (MINIMUM).
- 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.
- ATTIC WIRING MUST BE PROTECTED WITHIN 6'-0" OF ATTIC ACCESS.
- AN 24" CLEARANCE IS REQUIRED BETWEEN SURFACE MOUNTED LIGHT AN CLOSET WALLS.
- ALL EXTERIOR ELECTRICAL RECEPTACLES SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE MULTI-SPEED CEILING FANS.
- LIGHTNARIES LOCATED AT BATHROOMS, EXTERIOR OR IN UET LOCATIONS SHALL BE UL LISTED SUITABLE FOR UET LOCATIONS.
- KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI 44" 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 409.21.
- APPROVED CEILING FAN OUTLET BOXES SHALL BE USED FOR THE APPLICATION LOCATION AND SHALL BE PROVIDED IN PLACE MINIMUM 3 CEILING FANS TO BE WIRED FOR REVERSIBLE AND MULTI-SPEED CEILING FANS.
- 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 1 FEET OR MORE IN WIDTH.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOD-UPS-OUT-OPS AND INSURE ALL VOLTAGES ARE COORDINATED WITH EQUIPMENT AND APPLIANCES ALL ALL CIRCUITRY & CORRECT AND ALL CODES AND ORDINANCES ARE MET ELECTRICAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT.
- 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.
- REFER TO PLANS FOR SES AND PANEL LOCATIONS.
- 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.
- IN AREAS SPECIFIED IN SECTION 430.11, 25-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAPER-RESISTANT RECEPTACLES.
- A MINIMUM OF 90 PERCENT OF THE LIGHTS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OR A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED ALIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIENCY LAMPS.
- LIGHTING FIXTURES INSTALLED INSIDE CLOSETS SHALL BE FULLY ENCLOSED.
- AT LEAST ONE 20-AMP CIRCUIT TO BE PROVIDED AT LAUNDRY ROOM WITH NO OTHER OUTLETS.

ONE LINE GENERAL NOTES

- 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.
- 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.
- GFI MUST BE ON-TESTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. ELECTRICAL CONTRACTOR SHALL PROVIDED COPY OF MANUFACTURERS INSTRUCTIONS AND TEST RESULTS TO AUTHORITY HAVING JURISDICTION.
- ALL EQUIPMENT RATED 10,000 AMPS OR MORE SHALL BE TESTED IN CONFORMANCE WITH UL STANDARD 983 OR 983 FOR INSULATION BREAKDOWN PRIOR TO 1ST BEING ENERGIZED. THIS TEST SHALL BE PREFORMED BY A TESTING FACILITY APPROVED BY THE BUILDING OFFICIAL.
- 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 BE 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 NEHA 3R 80FT-FLUSH MOUNTED CIRCUIT BREAKER BRACINGS.			
20000 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	LAUNDRY	GFCI 1-15	1-2 CU
9	LAUNDRY	GFCI 1-15	1-2 CU
10	LAUNDRY	GFCI 1-15	1-2 CU
11	LAUNDRY	GFCI 1-15	1-2 CU
12	LAUNDRY	GFCI 1-15	1-2 CU
13	LAUNDRY	GFCI 1-15	1-2 CU
14	LAUNDRY	GFCI 1-15	1-2 CU
15	LAUNDRY	GFCI 1-15	1-2 CU
16	LAUNDRY	GFCI 1-15	1-2 CU
17	LAUNDRY	GFCI 1-15	1-2 CU
18	LAUNDRY	GFCI 1-15	1-2 CU
19	LAUNDRY	GFCI 1-15	1-2 CU
20	LAUNDRY	GFCI 1-15	1-2 CU
21	LAUNDRY	GFCI 1-15	1-2 CU
22	LAUNDRY	GFCI 1-15	1-2 CU
23	LAUNDRY	GFCI 1-15	1-2 CU
24	LAUNDRY	GFCI 1-15	1-2 CU
25	LAUNDRY	GFCI 1-15	1-2 CU
26	LAUNDRY	GFCI 1-15	1-2 CU
27	LAUNDRY	GFCI 1-15	1-2 CU
28	LAUNDRY	GFCI 1-15	1-2 CU
29	LAUNDRY	GFCI 1-15	1-2 CU
30	LAUNDRY	GFCI 1-15	1-2 CU
31	LAUNDRY	GFCI 1-15	1-2 CU
32	LAUNDRY	GFCI 1-15	1-2 CU
33	LAUNDRY	GFCI 1-15	1-2 CU
34	LAUNDRY	GFCI 1-15	1-2 CU
35	LAUNDRY	GFCI 1-15	1-2 CU
36	LAUNDRY	GFCI 1-15	1-2 CU
37	LAUNDRY	GFCI 1-15	1-2 CU
38	LAUNDRY	GFCI 1-15	1-2 CU
39	LAUNDRY	GFCI 1-15	1-2 CU
40	LAUNDRY	GFCI 1-15	1-2 CU

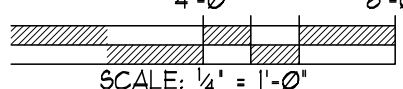
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SLAB / FOUNDATION PLAN



PLUMBING NOTES

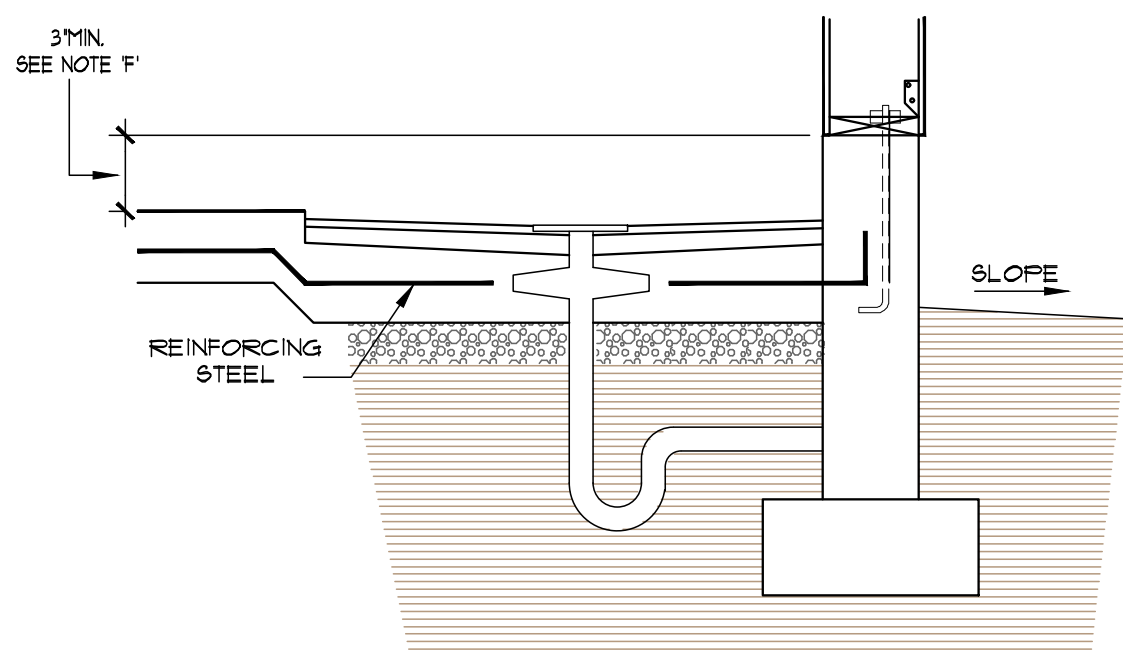
- A. THE PUMPING ISOLATION IS FOR PIPE SIZE AND CLEAN OUT LOCATION
- B. WASTE AND VENT PIPING SHALL BE PLASTIC ABS PIPE
- C. PROVIDE PRESSURE BALANCE GAUGE FOR THERMOSTATIC MIXING VALVE TYPE CONNECTIONS FOR ALL BALANCE CONNECTIONS
- D. SOLDER AND LEAD HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS PERCENT SHALL BE USED IN THE INSTALLATION OR REPAIR OF ANY PUMPING PROVIDING WATER FOR HUMAN CONSUMPTION WHICH IS NOT WATER SOLD, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL UNLESS WASTEWATER IS PROTECTED AGAINST FREEZING OR OTHER DAMAGE TO PIPE FROM FREEZING
- E. PIPING SUBJECT TO UNDER CORROSION EROSION OR MECHANICAL WEAR SHALL BE Labeled WITH THE PIPE SIZES AND APPROVED
- F. DRAWINGS ARE DIAGRAMMATIC MINOR DEVIATIONS TO PIPE ROUTING SHALL BE APPROVED BY THE CONTRACTOR AND THE CITY ENGINEER
- G. DEVIATIONS TO PIPE SIZES AS NOTICED SHALL BE TRANSMITTED TO AND APPROVED BY CONTRACTOR BEFORE STARTING ANY WORK
- H. THE CITY ENGINEER SHALL BE PROVIDED WITH THE CODES 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 RATINGS AND EFFICIENCY. UNITS SHALL BE LABELED WITH THE INPUT RATINGS AND TESTED TO PROVIDE SAFE, STABLE, AND QUIET OPERATION.
- J. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT WATER PUMPING SYSTEMS MEET ALL CITY AND STATE REQUIREMENTS. AVAILABLE IN THE FIELD.
- K. WATER HEATING WITH PIPE RISERS SHALL HAVE HEAT TRAPS ON BOTH PIPES. WATER HEATING WITH WATER HEATERS SHALL HAVE HEAT TRAPS ON INTEGRAL HEAT TRAPS OR PART OF A CIRCULATING SYSTEM.
- L. WATER HEATING WITH WATER HEATERS SHALL HAVE AN ANTI-SCALD VALVE (8" GAUGE OR LARGER) OR CIPERK TRACER LINE INSTALLED WITH AND ATTACHED TO THE PLASTIC SEWER PIPING MATERIAL AT A 8'-0" HIGH FROM THE FINISHED GRADE TO THE WATER HEATER OR WATER HEAT EXCHANGER AT THE PROPERTY OR RIGHT-OF-WAY LINE TO THE CONNECTION AT THE TRIGGER THIS TRACER LINE SHALL TERMINATE IN A VISIBLE LOCATION ABOVE GROUND. THE SEWER PUMPING DRAIN CONNECTION PER ARS 40-3602.01.

WATER CALCULATIONS

TYPE OF FIXTURES (NEW)	# OF FIXTURES	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
BATH OR COMBO BATH+SHWR	0	14	0
CLOTHES WASHER	0	14	0
DISHWASHER	0	14	0
FULL BATH w/ BATHUB	3	36	108
HALF BATH (POWDER ROOM)	0	26	0
HOE BIBS (INCLUDE 1 ONLY)	1	25	5.0
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	6.1	6.1
SHOWER STALL	1	14	14
WALK IN CLOSET (TANK TYPE)	0	22	0
BAR SINK	0	14	0
	TOTAL		22.9

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

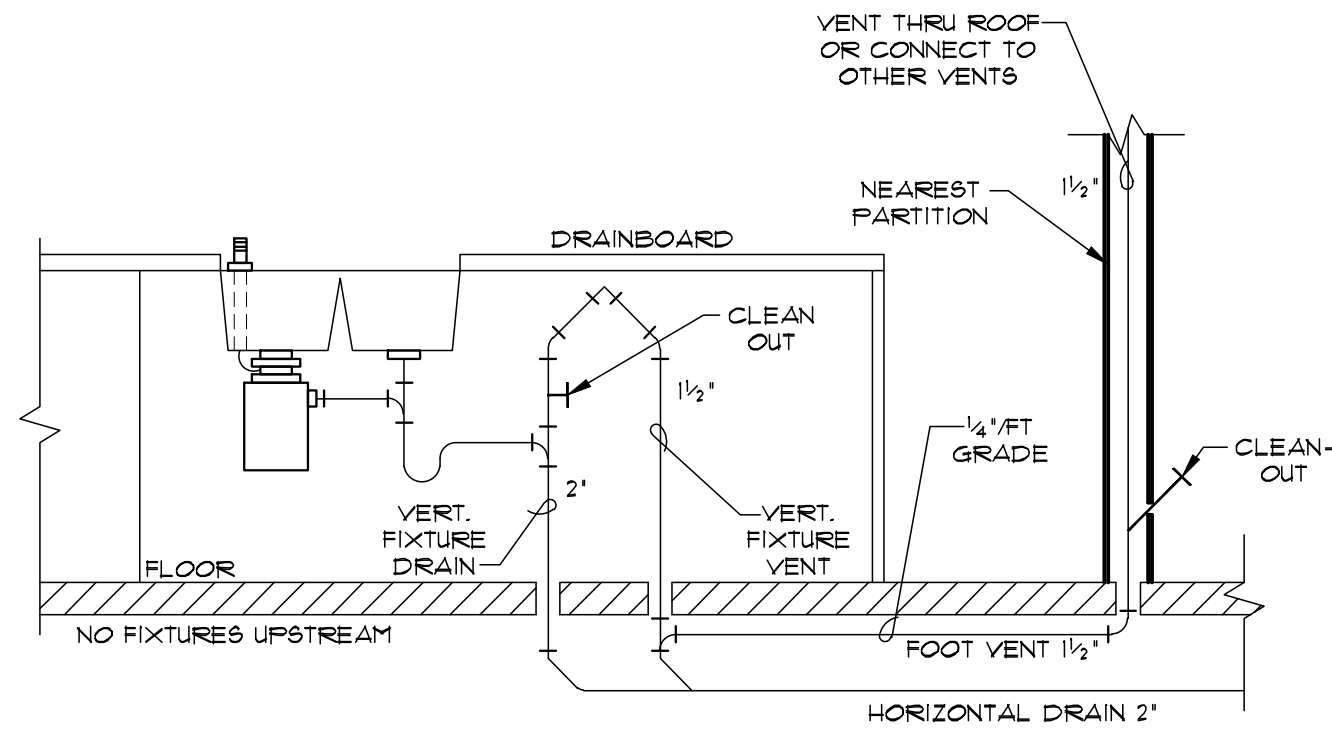
SHOWER RECEPTORS BUILT
DIRECTLY ON THE GROUND SHALL



- A) BE WATERTIGHT
- B) BE CONSTRUCTED OF APPROVED TYPE, DENSE, NON-ABSORBANT 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

(2) SCALE : N.T.S.



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, KITCHEN OUTLETS.
4. PIPING LOCATED OUTSIDE THE CONDITIONED SPACE.
5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
6. PIPING LOCATED UNDER A FLOOR SLAB.
7. BURIED PIPING.
8. SINKS AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN PERMANENT RECIRCULATION SYSTEMS.
9. PIPING WITH RUN LENGTHS GREATER 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

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

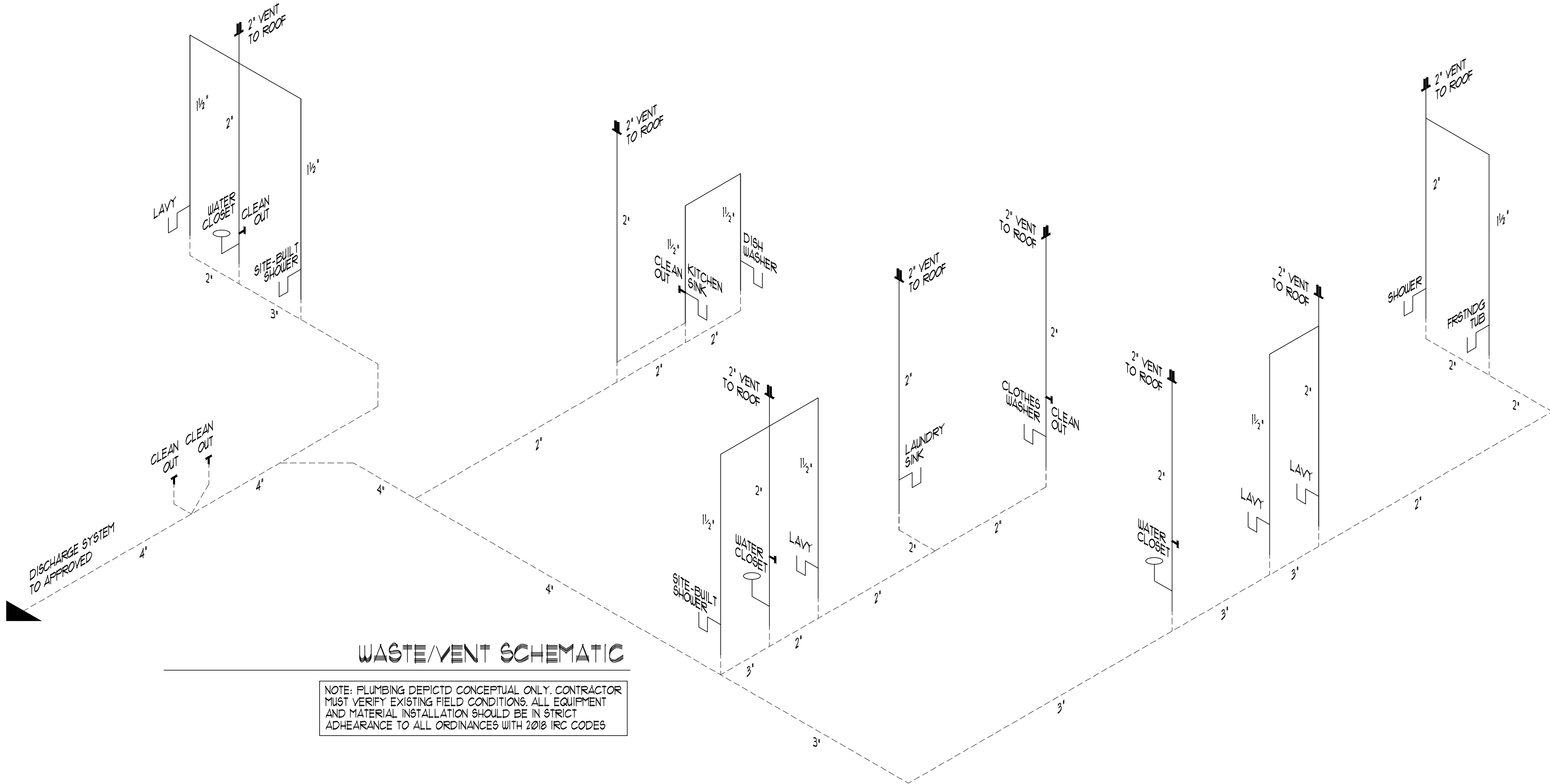
ALL WASTE PIPING WHICH PENETRATES WALL THROUGH FIRE-RESTRICTIVE MATERIAL SHALL BE NON-COMBUSTIBLE PIPING MATERIAL APPROVED BY IRC, APPLICABLE EDITION, STATE AND LOCAL CODES.

AIR ADMITTANCE VALVES (AAV)
INDIVIDUAL AND BRANCH AIR AD

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.

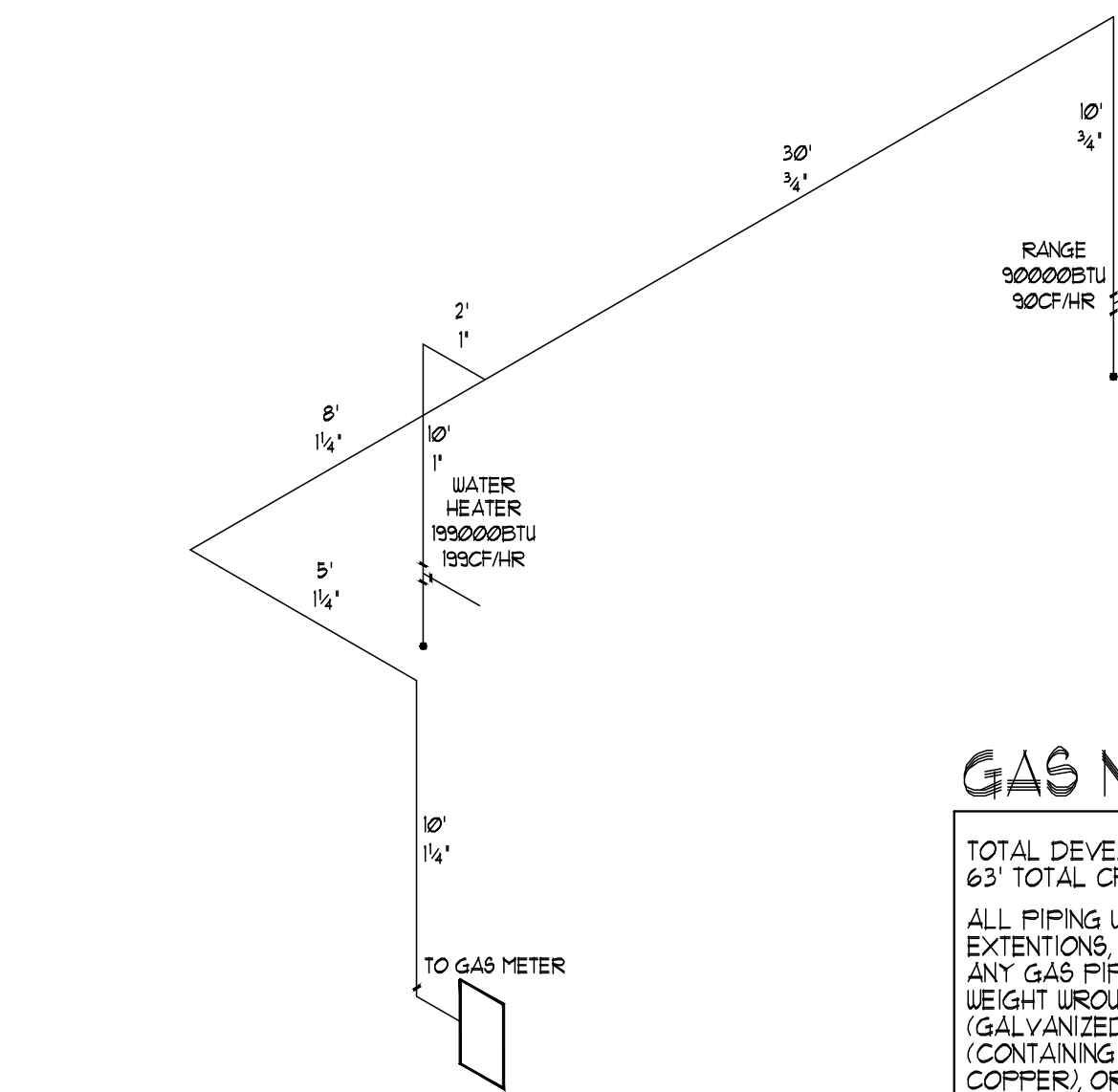
WATER HEATER

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.



WASTE/VENT SCHEMATIC

NOTE: PLUMBING DEPICTED CONCEPTUAL ONLY. CONTRACTOR
MUST VERIFY EXISTING FIELD CONDITIONS. ALL EQUIPMENT
AND MATERIAL INSTALLATION SHOULD BE IN STRICT
ADHEARANCE TO ALL ORDINANCES WITH 2018 IRC CODES



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 75%
COPPER), OR COPPER TUBE OR TYPES K1,
OR ACR. APPROVED PE PIPE MAY BE
USED IN EXTERIOR PIPING SYSTEMS.
COPPER 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

SCALE : N.T.S.



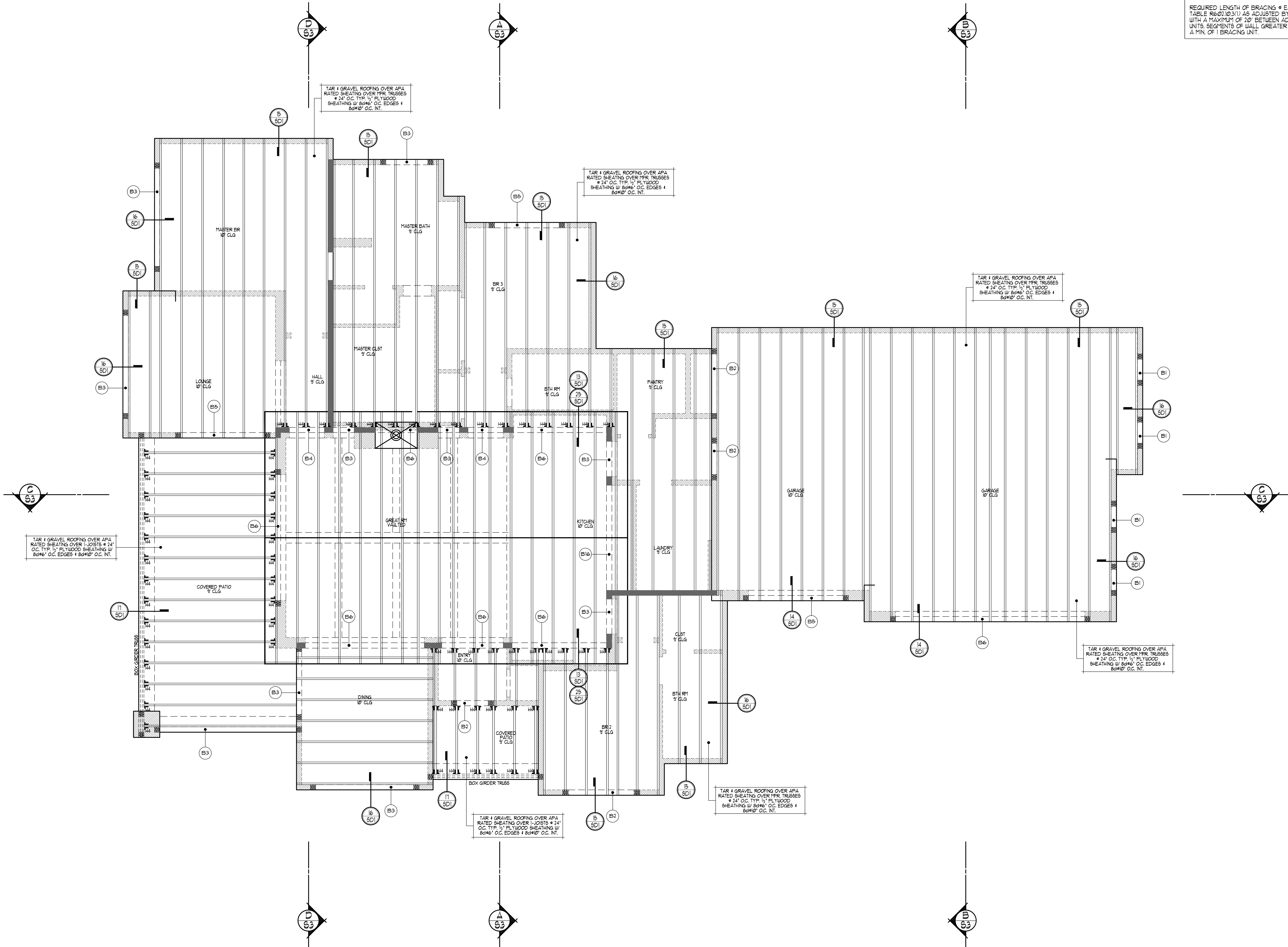
SLAB / FOUNDATION PLAN

8'-0"

2'-0"

4'-0"

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



FRAMING PLAN LEGEND

	BEARING POINT LOCATION (PROVIDE SOLID BEARING MIN OF MEMBER WIDTH UNO.)
	BEAM/HEADER (SEE HEADER SCHEDULE & ROOF PLAN)
	INTERIOR BEARING WALL TYPICAL
	OVER FRAMING

SHEAR WALL NOTES

ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" APA RATED SHEATHING W/ 8d@18" O.C. W/ 1/2" A.B. @ 48" O.C. UNLESS NOTED OTHERWISE. IF A WALL IS LABELED SHEAR WALL THIS SIDE IT IS REFERRING TO 7/16" APA RATED SHEATHING. SEE IRC SECTION R602.10.3 FOR ALTERNATE BRACING.

BRACE WALL LINE SPACING 60" MAXIMUM PER TABLE R602.10.3 OF IRC2021.

BRACING METHODS @ BRACE WALL LINE CS-WUP/USP (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) 12' 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.

BEAM/HEADER SCHEDULE

MARK	TYPE	SIZE	NOTES
B1	BU.B	(2) 2X8	(1) 2X6 POST EACH END
B2	BU.B	(2) 2X10	(1) 2X6 POST EACH END
B3	BU.B	(2) 2X12	(1) 2X6 POST EACH END
B4 -1	LAM LVL	3-3/4" X 11 1/2"	(2) 2X6 POSTS EACH END
B5 -1	LAM LVL	3-3/4" X 14"	(3) 2X6 POSTS EACH END
B6 -1	LAM LVL	3-3/4" X 16"	(1) 6X6 POST EACH END
B7	BU.B	(3) 2X10	(2) 2X6 POST EACH END
B8 -1	LAM LVL	3-3/4" X 24"	(1) 6X6 POSTS EACH END
B9 -2	BCI-5020	2" X 11 1/2"	(1) SIMPSON US 2.06/118

NOTES
1. 3/4" BOISE VERSA-LAM LVL EASTERN STY. 2 E 3/102FB
2. BOISE BCI-5020 1 1/4" I-JOISTS 24" O.C. EASTERN SPECIFER GUIDE STY. REQUIRES 3/8"X12" PITCH 2X POSITIVE SLOPE RIPPERS APPLIED IN THE FIELD.
ALTERNATE BOX HEADER
SEE SCHEDULE
2X6 TOP & BOTTOM
16d NAILS 7" O.C. TOP & BOTTOM

MARK	TYPE	SIZE	NOTES
B1	BOX HEADER	(2) 2X6	(1) 2X6 POST EACH END
B2	BOX HEADER	(2) 2X8	(1) 2X6 POST EACH END
B3	BOX HEADER	(2) 2X10	(1) 2X6 POST EACH END

GYPSTUM NOTES

GYPSTUM BOARD USED ON EXTERIOR AND SOFFITS MUST BE APPROVED EXTERIOR TYPE "X" AND BE IDENTIFIED AS REFERRED TO AS "EXTERIOR BOARD" OR APPROVED EQUIVALENT.

UNLESS NOTED OTHERWISE, 1/2" GYPSTUM WALLBOARD SHALL BE USED THROUGHOUT THE INTERIOR. USE 5/8" GYPSTUM WALLBOARD ONLY WHERE SPECIFICALLY NOTED. INSTALL GYPSTUM WALLBOARD ON WALLS AND CEILING ONLY AFTER DEAD LOAD HAS BEEN PLACED ON THE ROOF.

WHEN APPLYING A WATER BASED TEXTURE MATERIAL, THE MINIMUM GYPSTUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16 INCH O.C. FRAMING AND FROM 1/2 INCH TO 5/8 INCH FOR 24 INCH O.C. FRAMING OR 1/2 INCH SAG RESISTANT GYPSTUM CEILING BOARD SHALL BE USED. (IRC TABLE R102.3.5)

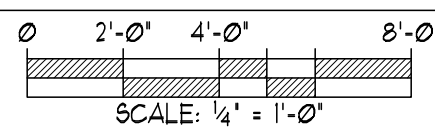
HANGER SCHEDULE

ALL HARDWARE TO BE SIMPSON		
HANGER	TYPE	LOAD VALUE
H2	HU26 / HU26-2	2165*
H3	LTHU26	2100*
H4	LU26 / LU26	1010*
H5	HU25 / I2	3910*
H6	HGU26-2-SD53	5565*
H7	THUPT-5-SD53	

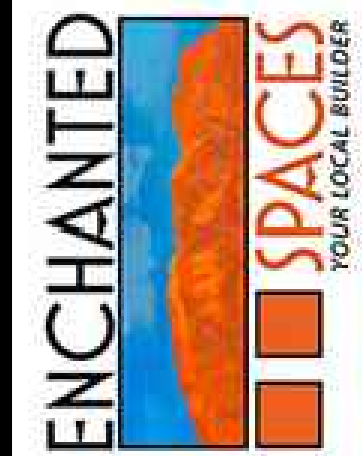
FRAMING PLAN NOTES

- EXTERIOR WALL FRAMING SHALL BE 2X4 OR 2X6 STUDS AT 16" O.C. UNO. INTERIOR LOAD BEARING WALLS SHALL BE 2X4 AT 16" O.C. UNO.
- MINIMUM 1 KING STUD AND ONE TRIMMER REQUIRED AT ALL OPENINGS.
- DOUBLE 2X TOP PLATE REQUIRED AT ALL BEARING WALLS.
- ROOF AND FLOOR FRAMING MEMBERS SHOWN ON PLANS INDICATE PREFABRICATED WOOD TRUSSES SPACED @ 24" O.C. MAX. UNO.
- ALIGN (2) 2X6 STUDS (MIN) BENEATH ALL GROSS TRUSSES AT BEARING WALL NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GROSS TRUSSES SUPPORTED BY (2) 2X OR LARGER POSTS.
- FASTENERS SHALL BE PLACED NOT LESS THAN 3/8" FROM PANEL EDGES AND SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. PANEL JOINT SHALL BE CENTERED ON FRAMING MEMBER NO UNLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED.
- PROVIDE 1/2" GAP BETWEEN ROOF SHEATHING PANELS.

ROOF FRAMING PLAN



PROPOSED CUSTOM DESIGN FOR:

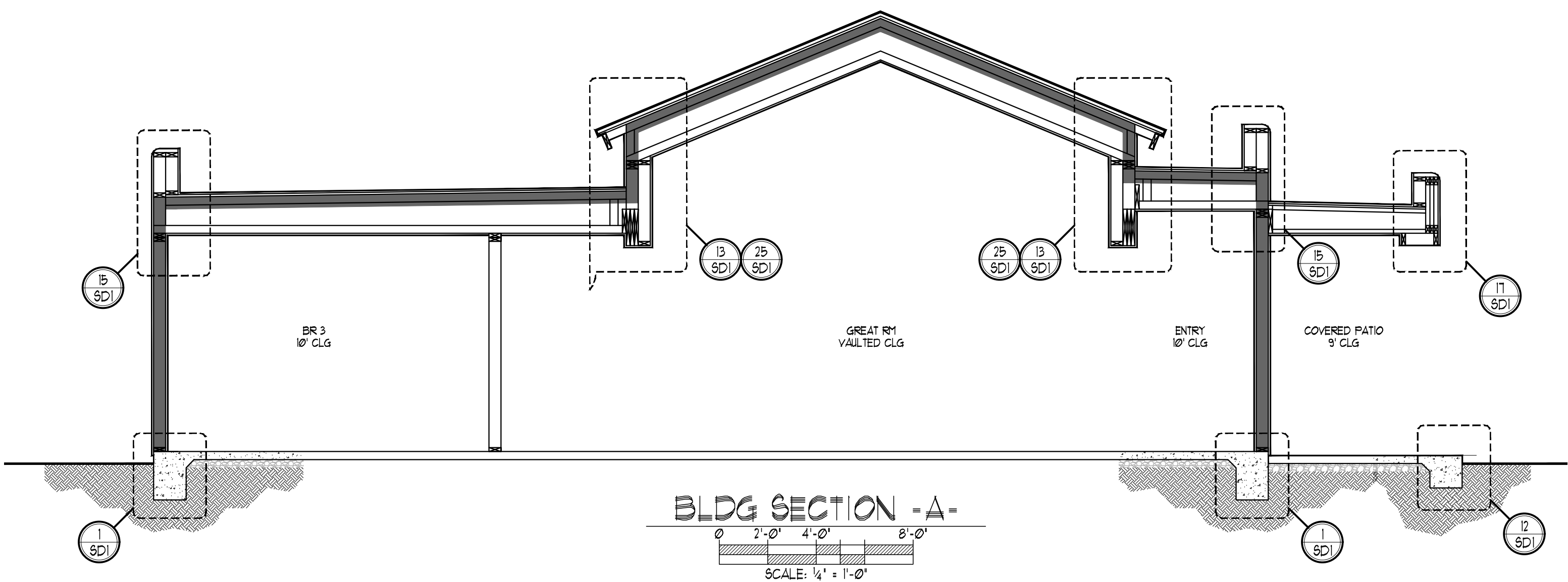
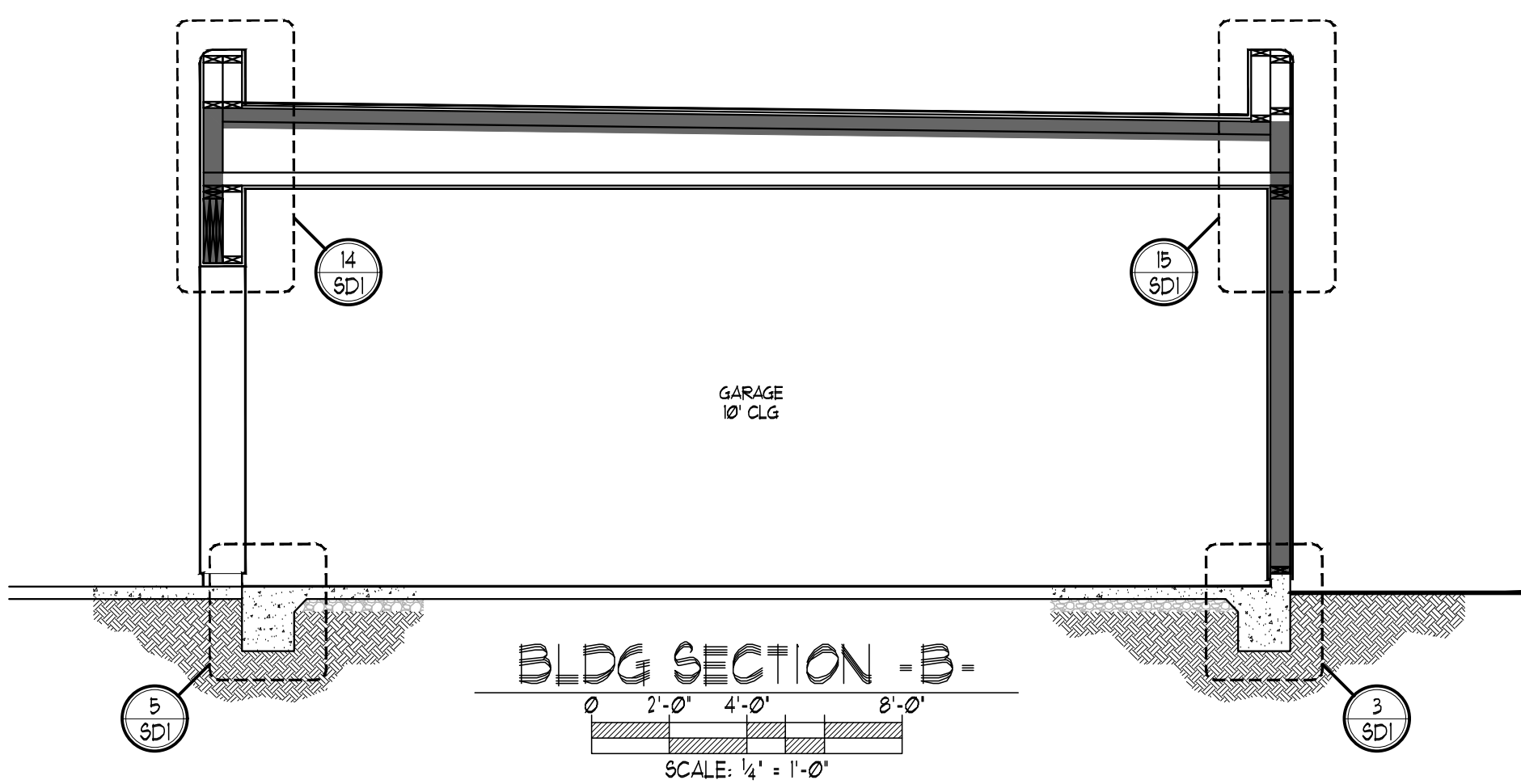
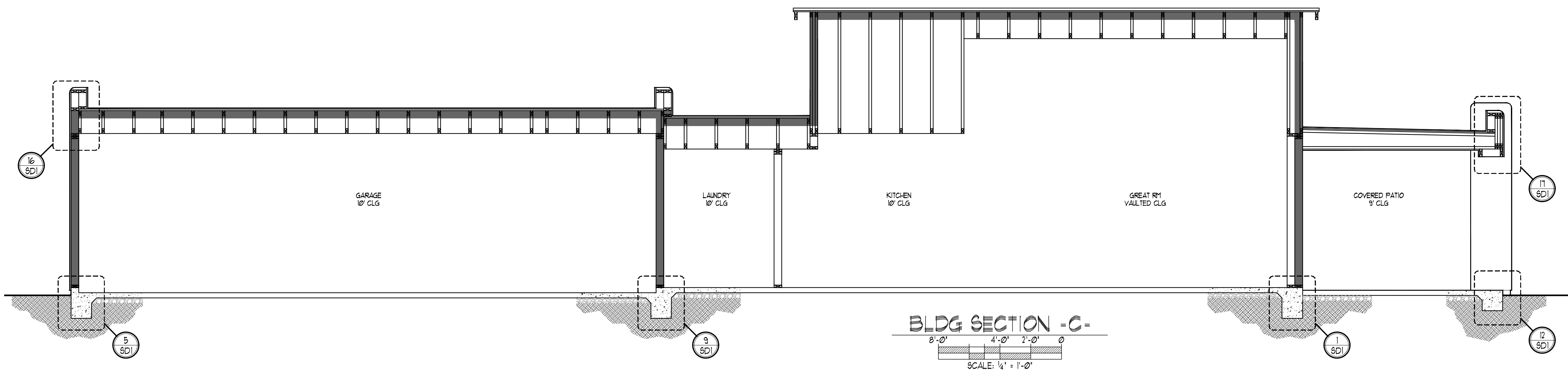
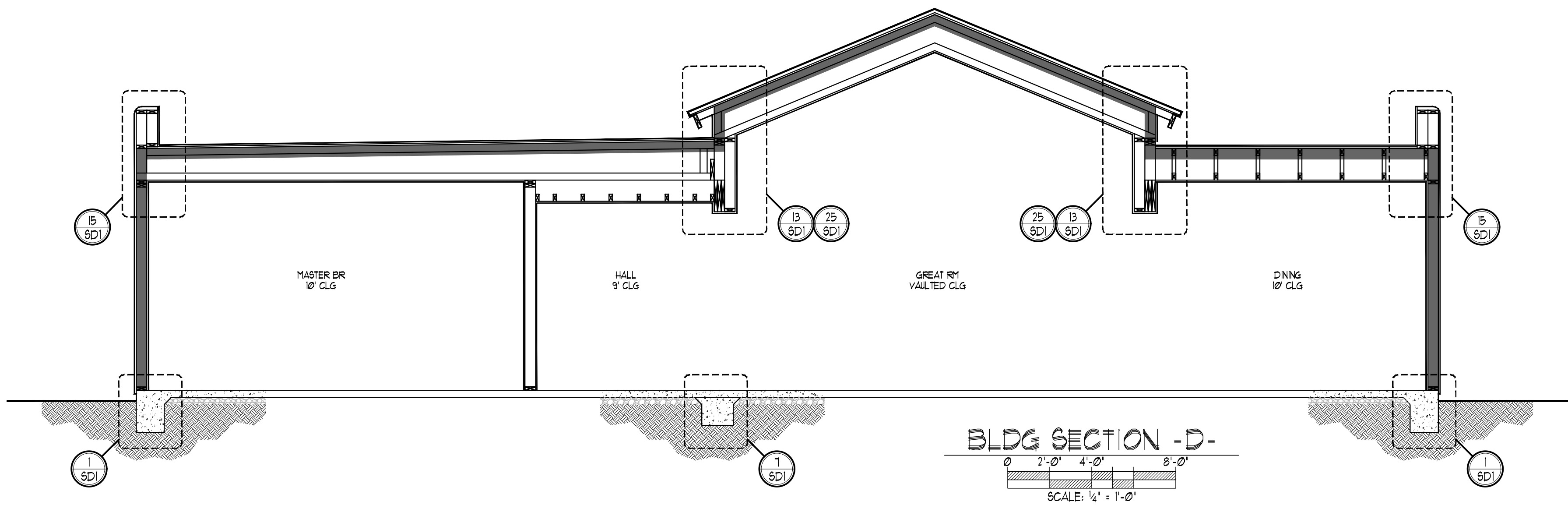


CUSTOM S²



Cereza Farms Lot 1A

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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 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.	FOAM 1" BLOWN IN INSULATION - MIN R-49 AT CEILING 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" GAG RESISTANT GYP. BD. ESR-1338



THERMAL INSULATION AND AIR BARRIER
ER-833 | ESR-1352

PRODUCT DESCRIPTION

Accufoam CC-HFO is a two-component, one-to-one by volume spray-applied polyurethane foam. Accufoam CC-HFO is a medium density spray foam designed to provide good thermal performance and a significant controller of air infiltration in an air barrier assembly. Accufoam HFO is low GWP and zero ODP.



PRODUCT DATA		
PROPERTY	TEST METHOD	VALUE
R-VALUE @ 1"	ASTM C 518	7.5
R-VALUE @ 2.5"	ASTM C 518	24
CORE DENSITY (PCF)	ASTM D 1622	1.9
OPEN-CELL CONTENT %	ASTM D 6526	<5
DIMENSIONAL STABILITY %	ASTM D 2126	+7.66
TENSILE STRENGTH (PSI)	ASTM D 1623	46.9
COMPRESSIVE STRENGTH (PSI)	ASTM D 1621	32.2
SHEAR PROPERTIES OF SANDWICH CORE MATERIALS (LB/IN)	ASTM C 273	40.67
SURFACE BURNING CHARACTERISTICS	ASTM E 84	Class 1
RE-ENTRY PERIOD W/0 ACH	ASTM D846-22A	1 Hour
RE-OCCUPANCY PERIOD W/0 ACH	ASTM D846-22A	2 Hours
VISCOSITY-ISO AT 77F (CP)		200
VISCOSITY-RESIN AT 77F (CP)		700
ANTI FUNGAL	ASTM C 1338	PASS

BURN CHARACTERISTICS		
PROPERTY	TEST METHOD	VALUE
FLAME SPREAD INDEX	ASTM E 84	≤ 25
SMOKE DEVELOPMENT	ASTM E 84	≤ 450

THERMAL BARRIER NFPA286			
TYPE	W/F	WALL	CEILING
DECTIS	1/4 MIL MIN	7.5 INCH MAX	9.5 INCH MAX
FLAME CONTROL NO HOA	1/4 MIL MIN	7.5 INCH MAX	9.5 INCH MAX
NO BURN X2PLUS THB	1/4 MIL MIN		

IGNITION BARRIER AC377X	
Complies with the applicable requirements of AC377 Appendix X for use in attics and crawl spaces without a prescriptive ignition barrier	

TEMPERATURE GRADES	
REACTIVATES AVAILABLE	AMBIENT TEMPERATURE RANGE
REGULAR	50°F - 110°F
WINTER	20°F - 70°F

APPLICATION PARAMETERS	
STORAGE TEMPERATURE	60° - 80°
AMBIENT TEMPERATURE	20° - 120°
SUBSTRATE TEMPERATURE	30° - 120°
IN SERVICE TEMPERATURE	231°
MOISTURE CONTENT OF SUBSTRATE	Less than 15%
MAXIMUM LIFT PER PASS	Not to exceed 3.5"

EQUIPMENT SETTINGS	
PRE-HEATER: (A) COMPONENT - ISO	110° - 130°
PRE-HEATER: (B) COMPONENT - RESIN	110° - 130°
HOSE HEAT	110° - 130°
FLUID PRESSURE - DYNAMIC	1100 - 1400 psi
MIXING RATIO	1:1 by Volume
RECOMMENDED MIX CHAMBER SIZE	10-15 lbs./minute (i.e. 01-Graco AR4242)
SHELF LIFE	6 Months

*The values represented in the Equipment Settings chart provides initial optimum settings. Actual operating ranges will vary as ambient air humidity, moisture, and substrate temperatures vary. Extreme conditions will affect the yield, adhesion and cured physical properties of the foam. Applicator must make adjustments as conditions vary.

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