GENERAL NOTES AND INFORMATION

ELECTRICAL

- OUTLETS BOXES IN GARAGE CLG. TO BE RATED FOR A ONE HOUR ASSEMBLY PENETRATION
- ALL CONVENIENCE OUTLETS IN KITCHEN, ON DECKS, PORCHES, AND BALCONIES TO BE G.F.C.I PER 1RC E3901.7.
- RECEPTACLES TO BE IN INTERCONNECTED IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6'-0", MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH AND THE WALL WALL OCCUPIED BY FIX PANELS IN EXTERIOR WALLS BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILING , SHALL BE INCLUDED IN THE 6'-0" MEASUREMENT.
- RECEPTACLES INSTALLED IN THE KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT LESS THAN TWO SMALL APPLIANCE BRANCH CIRCUIT, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOM SPECIFIED IN THE IRC. ADDITIONAL SMALL BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOMS SPECIFIED IN THE IRC.
- A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12" OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER A PENINSULAR COUNTERTOP IN MEASURED FROM THE CONNECTING EDGE.
- COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACE IN APPLYING THE REQUIREMENTS ABOVE.
- RECEPTACLE OUTLETS SHALL BE LOCATED NO MORE THAN 18" ABOVE THE COUNTERTOP, RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN THE FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS, RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.
- AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITH IN 3'-0" FEET TO EACH BASIN LOCATION. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, RECEPTACLE SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS IN A BATHROOM BASIN LOCATION.
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NO MORE THAN 6'-6" ABOVE GRADE SHALL BE INSTALLED AT THE FROM AND BACK OF THE DWELLING AND SHALL NOT BE CONNECTED TO THE SMALL APPLIANCE BRANCH CIRCUIT.
- AT LEAST ONE 20-AMPERE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE LAUNDRY & SHALL HAVE NO OTHER OUTLETS.
- AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER.
- HALLWAYS OF 10'-0" OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLE INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE GROUND-FAULT-CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL:
  - BATHROOMS.
  - GARAGES, GRADE-LEVEL AND PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORKS AREAS.
  - OUTDOORS.
  - CRAWL SPACES-WHERE THE CRAWL SPACES IS AT OR BELOW GRADE LEVEL.
  - UNFINISHED BASEMENTS – UNFINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORKS AREAS, AND THE LIKE.
  - KITCHENS – WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
  - WET BAR SINKS – WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES AND ARE LOCATED WITHIN 6'-0" THE OUTSIDE EDGE PF THE WET BAR SINK.
- OUTLET BOXES IN THE WALL BETWEEN THE DWELLING & THE GARAGE SHALL BE OF METAL OR U.L. APPROVED FIRE-RESISTIVE PLASTIC. SEPARATION OF OUTLETS BOXES ON OPPOSITE SIDES OF WALLS SHALL BE 24" MIN.
- SINGLE and MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM
  - OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM
  - ON EACH ADDITIONAL STORY OF THE DWELLINGS, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, IN DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
  - WHERE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING BEDROOMS EXCEEDS 24" WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL D WELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF THE ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- ALL SMOKE ALARMS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE IRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
- WHEN INTERIOR ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLING, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED. EXCEPTIONS:
  - SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE HARD WIRING AND INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
  - REPAIRS TO THE EXTERIOR SURFACES OF DWELLINGS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND ALSO HAVE BATTERY BACK-UP & EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- SMOKE DETECTORS – FOR ALL SLEEPING AREAS SHALL BE A MIN. OF 3'-0" FROM DUCT OPENINGS.
- J-BOXES SHALL BE U.L. LISTED.
- FIXTURES IN CLOSETS SHALL BE PERMITTED TO BE INSTALLED AS FOLLOWS:
  - SURFACE-MOUNTED INCANDESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
  - SURFACE-MPUNTED FLUORESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF STORAGE SPACE.
  - RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP INSTALLED IN THE WALL OR THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
  - RECESSED FLUORESCENT FIXTURES INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THAT THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
- WHERE CEILING FANS ARE INSTALLED, ONLY APPROVED OUTLET BOXES SHALL BE USED.
- RANGES, CLOTHES DRYERS AND SIMILAR APPLIANCES SHALL BE OF THE 3-POLE WITH GROUNDING TYPE. FOUR-WIRE, GROUNDING-TYPE FLEXIBLE CORD SHALL BE SUPPLIED. THE BONDING JUMPER IS TO BE REMOVED FROM THE APPLIANCE JUNCTION BOX.
- ALL RECESSED FIXTURES SHALL BE INSTALLED PER THEIR LISTING AND SHALL HAVE CLEARANCES TO COMBUSTABLES PER THE IRC OR APPROVED FOR DIRECT CONTACT PER THEIR LISTING.
- LIGHT FIXTURES IN CEILING ENVELOPE EITHER TYPE IC AIRTIGHT, TYPE IC MAX 2 CFM LEAKAGE, OR NON-IC IN AIRTIGHT BOX. NON-IC REQUIRES CLEARANCE TO COMBUSTIBLES.

ATTIC VENTILATION, ACCESS, AND VENTS

- ATTIC ACCESS SHALL BE NOT LESS THAN 22"x30" WITH 30" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING. ATTIC ACCESS OPENINGS WHEN LOCATED IN A GRADE, SHALL COMPLY WITH THE BUILDING CODE FOR THE MODIFIED ONE HOUR OCCUPANCY SEPARATION AND THE JURISDICTION REQUIREMENTS.
- SEE ATTIC VENTILATION CALCULATIONS FOR BREAKDOWN OF VENTILATION CALCULATIONS.
- ROOF SHEATHING UNDER OVER-FRAMING SHALL BE REMOVED TO ALLOW VENTILATION THRU ATTIC AREAS AS REQUIRED BASED ON ATTIC VENTILATION CALCULATIONS.
- • OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF ¼" IN DIMENSION.

PLUMBING

- HOSE BIBS SHALL HAVE INTEGRATED BACK FLOW PREVENTER TO COMPLY WITH THE PLUMBING CODE.
- AIR GAS FITTING FOR DISH WASHER SHALL BE INSTALLED AT OR ABOVE FLOOD LEVEL OF SINK.
- SEAL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS TO COMPLY W/ THE PLUMBING CODE
- WATER HEATER PRESSURE RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXT. OF THE BLDG. & TERMINATING IN A DOWN WARD POSITION MAXIMUM 6" ABOVE THE FLOOR OR WASTE RECEPTOR. THE PRESSURE RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS OR OTHER SIMILAR AREA AND SHALL BE A MIN. 3" FROM ANY ENTRANCE OR EXIT.
- ALL DRAIN, WASTE AND VENTING IS TO BE ABS SCHEDULE 40. ¼" PER FT. SLOPE MIN.
- ALL COPPER TUBING IN WATER PIPING ABOVE SLAB TO BE A MIN. TYPE "M", & MIN. TYPE "L" BELOW SLAB & INSTALLED W/O JOINTS.
- PLUMBING FIXTURES TO COMPLY WITH LOW FLOW FIXTURE ORDINANCE AND INCLUDE THE FOLLOWING:
  - LAVATORY & SINK FAUCET, 2.2 GPM AT 60 PSI
  - SHOWER HEAD, 2.5 GPM AT PSI
  - WATER CLOSETS, 1.6 GALLONS PER FLUSHING CYCLE
- SHOWER & SHOWER TUB COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL, PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- ALL GAS PIPING (IF APPLICABLE) SHALL BE WROUGHT IRON OR STEEL
- SHOWERS SHALL HAVE A FINISHED INTERIOR OR NOT LESS THAN 900 SQ. IN MIN. AND BE CAPABLE OF ENCOMPASSING A 30" DIA. MIN. CIRCLE. PER P2708.1
- SUPPLY AND APPROVED SHUT- OFF VALVE AT EACH GAS APPLIANCE.
- WHEN REQUESTED BY THE OWNER OR REQUIRED BY THE JURISDICTION, AN APPROVED FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES OF THE JURISDICTION. THE MINIMUM REQUIREMENTS SHALL MEET OR EXCEED NFPA 130, 1996.
- AN APPROVED DIELECTRIC INSULATOR SHALL BE PROVIDED ON ALL DISSIMILAR METAL WATER PIPING CONNECTIONS OF WATER HEATERS AND RELATED WATER HEATING EQUIPMENT.
- ALL GAS PIPING SHALL BE INSTALLED PER 2018 IFGC.
- REQUIRED PRESSURE TESTS OF TEN (10) POUNDS OR LESS SHALL BE PERFORMED WITH GAUGES OF 1/10 POUND INCREMENTATIONS.
- MAXIMUM GAUGE RATING SHALL NOT EXCEED TWICE THE APPLIED TEST PRESSURE.
- PLUMBING BOXOUTS SHALL BE BACKFILLED WITH MINIMUM 3000 PSI CONCRETE.

MECHANICAL

- AIR HANDLER WHEN ATTIC MOUNTED SHALL INCLUDE:
  - ¾" PLYWOOD PLATFORM FOR UNIT w/ CORE CLEARANCES
  - LIGHT SWITCHABLE @ UNIT & 110v OUTLET
  - 2 CONDENSER LINES
  - UNOBSTRUCTED 24" WIDE CATWALK TO UNIT NOT TO EXCEED 20'-0" IN LENGTH
- CONDENSATE FROM AIR-COOLING COILS, FUEL-BURNING CONDENSING APPLIANCES AND THE OVERFLOW FROM EVAPORATIVE COOLERS AND SIMILAR WATER-SUPPLIED EQUIPMENT SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR DISPOSAL AREA. THE WASTE PIPE SHALL HAVE A SLOPE OF NOT LESS THAN 1/8 UNIT VERTICAL 12 UNITS HORIZONTAL AND SHALL BE OF APPROVED CORROSION-RESISTANT MATERIAL NOT SMALLER THAN THE OUTLET SIZE AS REQUIRED FOR ARI-COOLING COILS OR CONDENSING FUEL-BURNING APPLIANCES, RESPECTIVELY.
- CONDENSATE OR WASTE WATER SHALL NOT DRAIN OVER A PUBLIC WAY.
- 3/4" DIA. COND. DRAIN (FROM EA. PAN) w/ P-TRAP & C.O. TO GRADE @ + 6"
- WHEN A COOLING COIL OR COOLING UNIT IS LOCATED IN AN ATTIC OR FURRED SPACE WHERE DAMAGE MAY RESULT FROM CONDENSATE OVERFLOW, AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN, OR ONE PAN WITH A STANDING OVERFLOW AND SEPARATE SECONDARY DRAIN MAY BE PROVIDED IN LIEU OF THE SECONDARY DRAIN PAN. THE ADDITIONAL PAN THE STANDING OVERFLOW SHALL BE PROVIDED WITH A DRAIN PIPE, MINIMUM 3/4 NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.
- DOMESTIC DRYER VENT SHALL NOT EXCEED 35' MAXIMUM LENGTH WITH A REDUCTION OF 2.5 FEET FOR EVERY 45° DEGREE ELBOW AND 5'-0" FOR EACH 90° DEGREE ELBOW. PER M1502.4.4.1 & TABLE M 1502.4.4.1PROVIDE MIN. 3'-0" CLEARANCE AT VENT CONDITION FROM ALL WINDOWS, OPENINGS AND SUCH.
- PROVIDE SCREENED COMBUSTION AIR OPENING WITHIN 12" OF CEILING & FLOOR PER PLAN FOR GAS WATER HEATER AND GAS DRYER. PROVIDE 100 SQ. IN. OF MAKEUP AIR FOR DRYER AND 50 SQ. IN. OF COMBUSTION AIR FOR WATER HEATER PER THE IRC.
- EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL HAVING A MINIMUM THICKNESS OF 0.0157 INCHES (NO. 28 GAGE). THE DUCT SHALL BE 4 INCHES NOMINAL IN DIAMETER.
- EXHAUST DUCTS SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 12 FEET AND SHALL BE SECURED IN PLACE. THE INSERT AND OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW. EXHAUST DUCT JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION M 1601.4.1 AND SHALL BE MECHANICALLY FASTENED. DUCTS SHALL NOT BE JOINED WITH SCREWS OR SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8 INCH THE INSIDE OF THE DUCT.
- AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES; 3 FEET FROM OPERABLE AND NONOPERABLE OPENINGS INTO THE BUILDING AND 10 FEET FROM MECHANICAL AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE. OPENINGS SHALL COMPLY WITH SECTIONS R303.5.2 AND R303.6.
- SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6. EXCEPTION: DUCTS OR PORTIONS THEREOF LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

UNDERGROUND CONDUITS

- BURIED NONMETALLIC PIPING, CABLES, AND CONDUITS, INSTALLED ON PRIVATE PROPERTY, TO BE DETECTIBLE (METALLIC) OR HAVE A DETECTIBLE UNDERGROUND LOCATION DEVICE (TRACER WIRE) ATTACHED TO IT. THIS INCLUDES, BUT IS NOT BE LIMITED TO, THE INSTALLATION OF NONMETALLIC UNDERGROUND FACILITIES SUCH AS:
  - NONMETALLIC COMMUNICATION CABLE, NONMETALLIC WATER LINES, NONMETALLIC SEWER LINES, AND NONMETALLIC GAS LINES.
  - NONMETALLIC LANDSCAPE IRRIGATION SPRINKLER PIPING GREATER THAN 2 INCH IN DIAMETER.
  - ANY CABLE, PIPE, OR CONDUIT WHICH CONVEYS, OR IS DESIGNED TO CONVEY, WATER, SEWAGE, GAS, OIL, CHILLED WATER, REFRIGERANTS, SWIMMING POOL WATER, AND STEAM.
  - IT ALSO INCLUDES EMPTY NONMETALLIC PIPES AND CONDUITS. THEREFORE, EFFECTIVE IMMEDIATELY, ALL UNDERGROUND CABLE, PIPE, AND CONDUITS SHALL BE DETECTIBLE (METALLIC) OR HAVE A DETECTIBLE UNDERGROUND LOCATION DEVICE INSTALLED WITH IT. THE RECOMMENDED DETECTIBLE UNDERGROUND LOCATION DEVICE IS A AWG 18 OR LARGER COPPER TRACER WIRE SECURELY ATTACHED TO THE NONMETALLIC CABLE, PIPE, OR CONDUIT AT 8FOOT O.C. IT SHALL HAVE 12 INCH OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT ANY ABOVE GRADE TERMINATION. EFFECTIVE DECEMBER 31, 2005.

SUBSTITUTIONS

- THE SUBCONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXAC BRANDS, SYSTEMS METHODS, AND MATERIALS SHOWN, IF THE SUBCONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL LIST THEM W/ HIS BID & IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON & MUST INCLUDE THE MONETARY DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

ERRORS AND OMISSIONS

- IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPEC'S, OR OTHER DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY OWNER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE SUBCONTRACTORS FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED W/OWNER PRIOR TO SUBMITTING A BID; OTHERWISE INTERPRETATION SHALL BE FINAL.

WATER RESISTANT APPLICATION

- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AN WALL PANELS IN SHOWER AREAS.
- EXTERIOR RATED CYP BD IS REQUIRED ON ALL WEATHER EXPOSED SURFACES. (PATIOS, PORCHES, CARPORTS, ETC. IF INSTALLED)

ADDRESS

- R319 BUILDING ADDRESS SHALL BE PERMANENT AND MINIMUM 4 INCH HIGH AND A HALF INCH STROKE

FIREPLACES

- FIREPLACES CHIMNEY SHALL TERMINATE A MIN. OF 2'-0" ABOVE THE ROOF W/IN 10'-0" MEASURED HORZ.
- FIREPLACES HEART, LINTEL HEART EXTENSION, & FIRESTOPPING SHALL COMPLY WITH THE BUILDING CODE PROVIDE A COPY OF MFR. INSTALLATION INSTRUCTIONS.
- FIREPLACES SHALL BE PROVIDED WITH AN OUTSIDE COMBUSTION AIR OPENING DIRECTLY INTO THE FIREBOX WITH NOT LESS THAN 1 SQ. IN. OF COMBUSTION AIR PER 100 SQ IN OF FIREBOX OPENING.
- FIREPLACES SHALL COMPLY WITH ONE OF THE FOLLOWING TO MEET POLLUTION CONTROL REQUIREMENTS:
  - PERMANENTLY INSTALLED GAS OR ELECTRIC.
  - LOG INSERT CERTIFIED BY EPA CONFORMING TO FEDERAL REGULATION PART 60.
  - TESTED/LISTED TO MEET FEDERAL REGULATION PART 60.
  - APPROVED BY MARICOPA COUNTY AIR POLLUTION CONTROL OFFICER TO MEET FEDERAL REGULATION PART 60.
  - PERMANENTLY INSTALLED WOOD STOVE INSERT MEETING FEDERAL REGULATION PART 60.
- ALL FIREPLACES, WOODSTOVES AND OTHER SOLID BURNING DEVICES CONSTRUCTED OR INSTALLED ON OR AFTER DECEMBER 31, 1998 ARE REQUIRED BY MESA ORDINANCE #3434 TO COMPLY WITH EMISSIONS STANDARDS FOR SUCH FUEL-BURNING APPLIANCES.
- FIREPLACE GAS VALVES SHALL BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NO MORE THAN 72 INCHES FROM GAS OUTLET.
- • DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF VENTS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC VENTING SYSTEM AND ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATIONS INSTRUCTIONS.

WINDOWS

- WINDOWS SHALL COMPLY WITH THE BUILDING CODE FOR ACCESS AND EGRESS
- ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEAN OF ESCAPE OR RESCUE THEY SHALL HAVE A CLEAR WINDOW OPENING HEIGHT OF NO MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR OR 24" ABOVE FINISH FLOOR WHEN LOCATED MORE THAN 72" ABOVE THE FINISH GRADE OR SURFACE BELOW.
- LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ THE BUILDING CODE. GLASS IN HAZARDOUS AREAS AS DEFINED BY THE BUILDING CODE SHALL BE SAFETY GLAZING.
- R703.8 AT EXTERIOR WINDOW AND DOOR OPENINGS FLASHING SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS OR REGISTERED DESIGN PROFESSIONAL.

RELEASED FOR PERMITTING

THIS SET OF PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. THE CITY NEITHER ACCEPTS OR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.

CITY OF PHOENIX ADOPTED CODES

YEAR:	CODE:
2018	INTERNATIONAL BUILDING CODE
2017	NATIONAL ELECTRICAL CODE
2018	INTERNATIONAL ENERGY CONSERVATION CODE
2018	INTERNATIONAL EXISTING BUILDING CODE
2018	INTERNATIONAL FUEL CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL PROPERTY MAINTENANCE CODE
2018	INTERNATIONAL RESIDENTIAL CODE
2018	INTERNATIONAL FIRE CODE

BUILDING AREA SCHEDULE

MARK	DESCRIPTION	AREA
A	EXISTING LIVABLE AREA	282 ft²
B	NEW LIVABLE AREA	1,066 ft²
C	NEW PORCH	30 ft²
D	NEW CARPORT	201 ft²
	TOTAL:	1,579 ft²
	LOT SIZE:	3,565 ft²
	LOT COVERAGE:	44.29%

PARCEL INFORMATION

ADDRESS:	14206 N PALM ST EL MIRAGE 85335
PARCEL NUMBER:	501-28-050B
SUBDIVISION:	EL MIRAGE 2 PT TR J 1-48
LOCAL JURISDICTION:	EL MIRAGE
ZONING DISTRICT:	MIXED URBAN (MU)
LOT NUMBER:	18
FRONT SETBACK:	5'-0"
REAR SETBACK:	5'-0"
SIDE SETBACK:	5'-0"
MAX STRUCTURE HT.	30'-0"
MAX. ALLOWED COVERAGE:	90%
OWNER:	MARTINEZ-MARTINEZ LETICIA

CONTACT INFO.

CONTACT: JUAN M. GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN. GLENDALE ,AZ

PHONE: (480) 395-4305

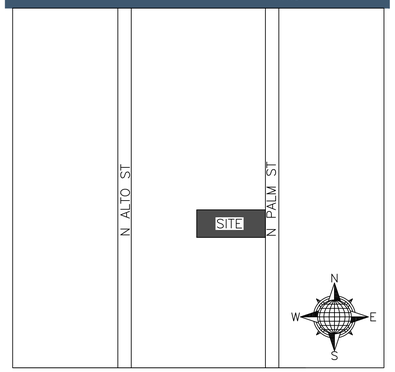
EMAIL: juanblue2015@yahoo.com

SCOPE OF WORK

NEW LIVABLE AREA

VICINITY MAP

N.T.S.



BLUEPRINTS & DESIGN

DESIGNER:

JUAN MANUEL GUTIERREZ
ADDRESS: 4316 W. BERRIDGE LN
GLENDALE, AZ 85301
PHONE NUMBER: 480-395-4305
EMAIL: JUANBLUE2015@YAHOO.COM
PLANS DRAWN BY: ARMG

PROJECT:

14206 N PALM PROJECT
ADDRESS:14206 N PALM ST EL MIRAGE 85335
APN: 501-28-050B
OWNER:MARTINEZ-MARTINEZ LETICIA
PROJECT NUMBER: 25-074

DRAWINGS:

COVER SHEET

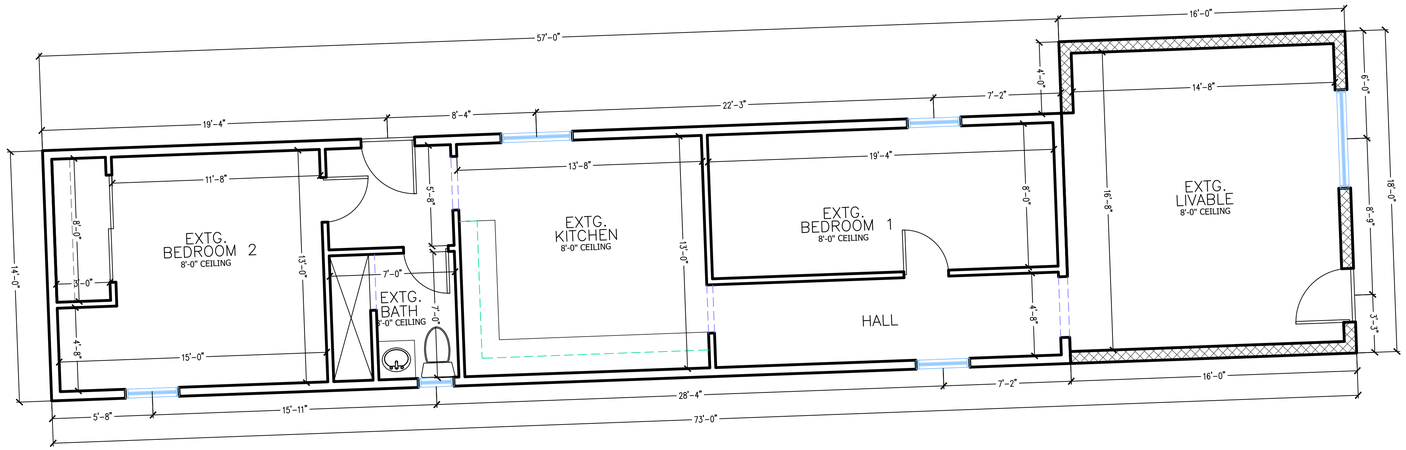
TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

DELTA:	DATE:	REVIEWER:
1	-----	----
2	----	----
3	-----	----

SHEET:

CS

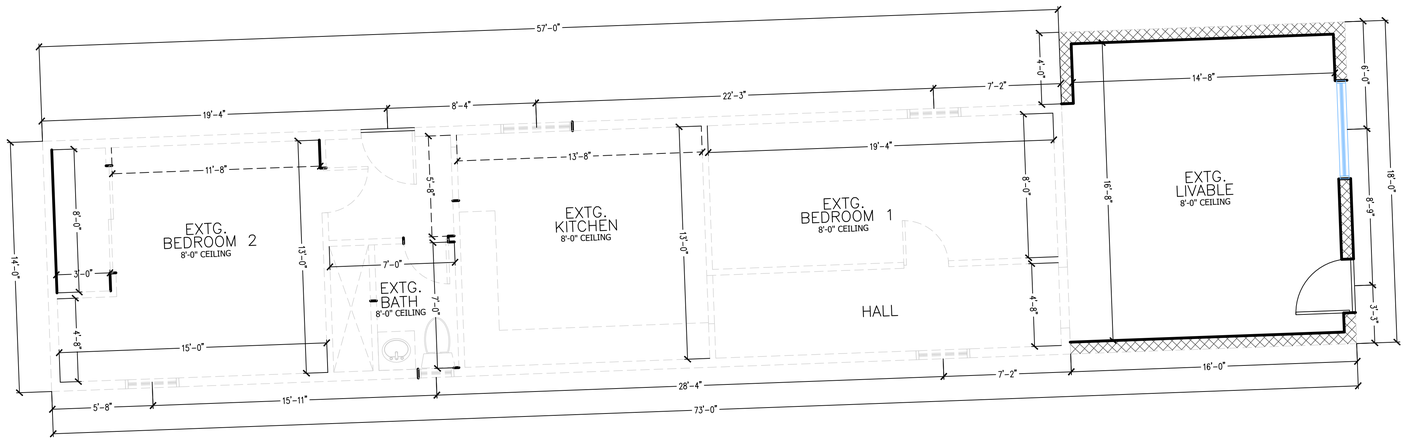


EXISTING FLOOR PLAN

SCALE: 3/8"=1'-0"

0 2' 4'

WALL SCHEDULLE	
	EXTG WOOD FRAME
	WALL TO BE DEMO
	EXTG. CMU WALL
	NEW WOOD FRAME



DEMO PLAN

SCALE: 3/8"=1'-0"

0 2' 4'

BLUEPRINTS & DESIGN

DESIGNER:

JUAN MANUEL GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN
GLENDALE, AZ 85301
PHONE NUMBER: 480-395-4305
EMAIL: JUANBLUE2015@YAHOO.COM
PLANS DRAWN BY: ARMG

PROJECT:

14206 N PALM PROJECT

ADDRESS: 14206 N PALM ST EL MIRAGE 85335

APN: 501-28-050B

OWNER: MARTINEZ-MARTINEZ LETICIA

PROJECT NUMBER: 25-074

DRAWINGS:

- EXTG FLOOR PLAN
- DEMO PLAN
- ------
- ------

TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

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1	-----	----
2	----	----
3	----	----

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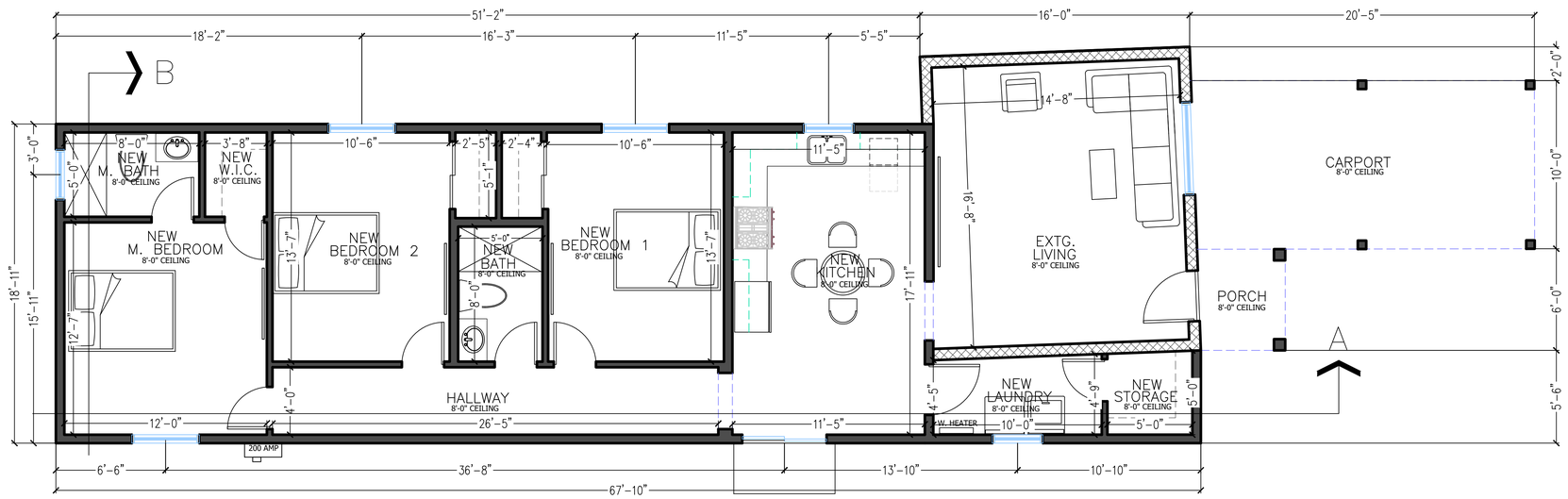
A1

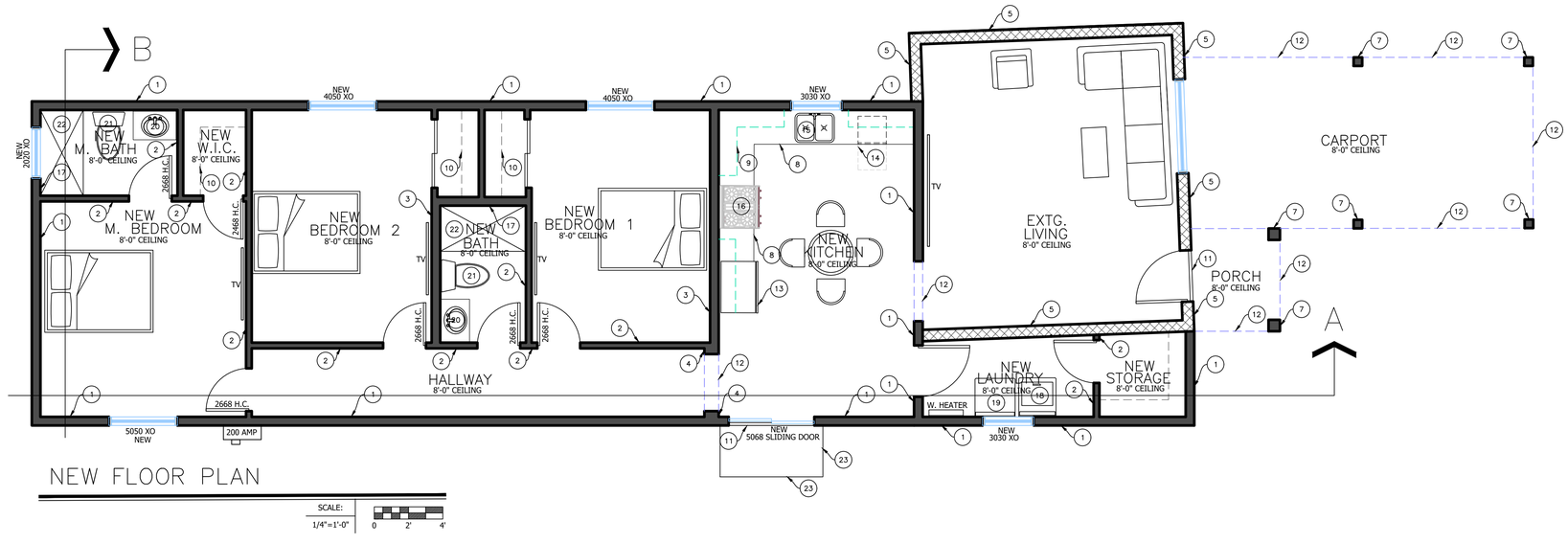
WALL SCHEDULLE	
	EXTG WOOD FRAME
	WALL TO BE DEMO
	EXTG. CMU WALL
	NEW WOOD FRAME

FLOOR PLAN KEYNOTES	
1	NEW 2X6 WALL W/ STUDS @ 16" O.C.
2	NEW 2X4 WALL W/ STUDS @ 24" O.C.
3	NEW 2X6 WALL W/STUDS @ 24" O.C.
4	NEW 2X8 WALL W/STUDS @ 24" O.C.
5	EXTG. BLOCK WALL
6	NOT USED
7	6"X6" POST
8	BASE CABINETS
9	UPPER CABINETS
10	SHELVES
11	THRESHOLD
12	SOFFIT
13	REFRIGERATOR
14	DISHWASHER
15	KITCHEN SINK W/ DISPOSAL
16	ELECTRIC OVEN W/ MICROWAVE ON TOP
17	SHOWER CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. KERDI SYSTEM MAY BE USED AS BACKER PER ICC ESR-2467 AND MANUFACTURE INSTALLATION INSTRUCTIONS
18	WASHER
19	DRYER
20	LAVATORY
21	WATER CLOSET (ALLOW MIN. 15" TO EA. SIDE & 24" TO FRONT)
22	SHOWER
23	SLAB



NEW FLOOR PLAN

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



NEW FLOOR PLAN

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

BLUEPRINTS & DESIGN

DESIGNER:

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APN: 501-28-050B

OWNER:MARTINEZ-MARTINEZ LETICIA

PROJECT NUMBER: 25-074

DRAWINGS:

NEW FLOOR PLAN

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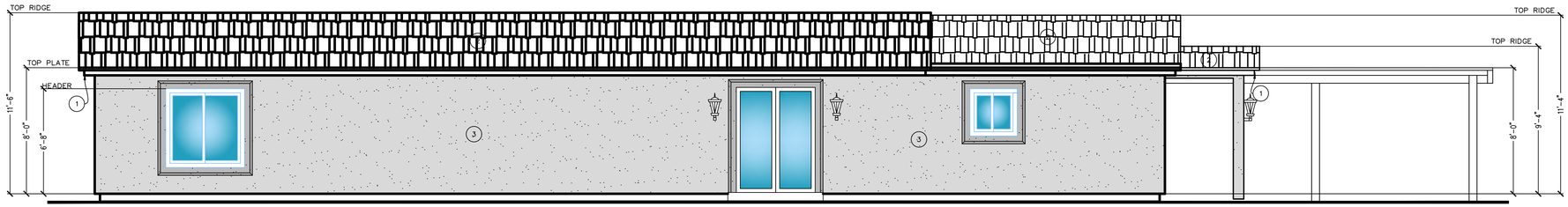
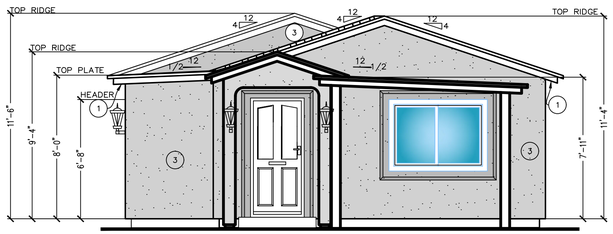


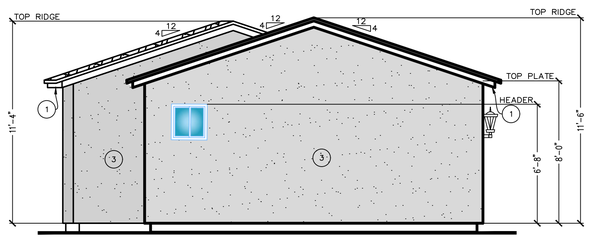
NORTH ELEVATION

SCALE: 3/8"=1'-0" 0 2' 4'



WEST ELEVATION

SCALE: 3/8"=1'-0" 0 2' 4'



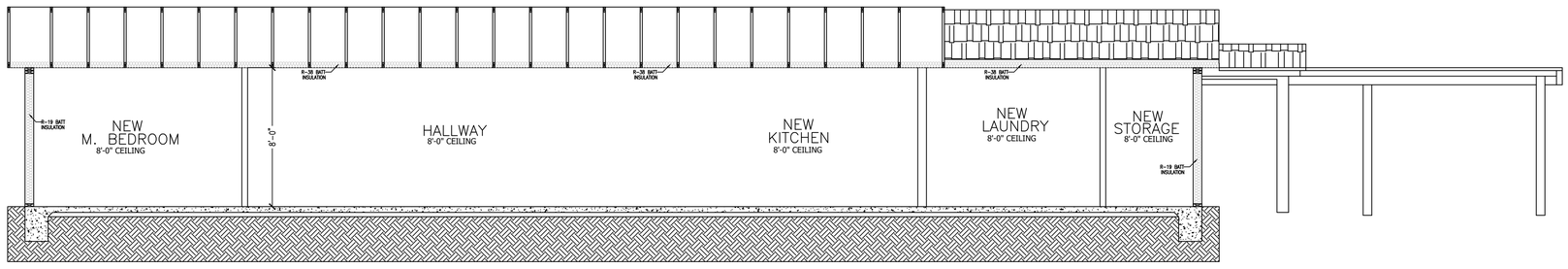
EAST ELEVATION

SCALE: 3/8"=1'-0" 0 2' 4'

ELEVATION KEYNOTES	
1	2X6 FASCIA
2	SHINGLES (TYP) ICC-ESR # 1475
3	WESTERN ONE COAST STUCCO ESR #2729 REPORT TYPICALLY REQUIRED MINIMUM OF 1 LAYER OF No. 15 ASPHALT FELT COMPLYING WITH ASTM D 226 TYPE I WITH ON OPEN STUDS OR WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL BE 2 LAYERS PF GRADE D PAPER (FEDERAL SPECIFICATION UU-B790a) WITH MINIMUM 2 INCH HORIZONTAL EDGE LAP AND 6 INCH VERTICAL EDGE LAPS – MATCH TO EXIST.

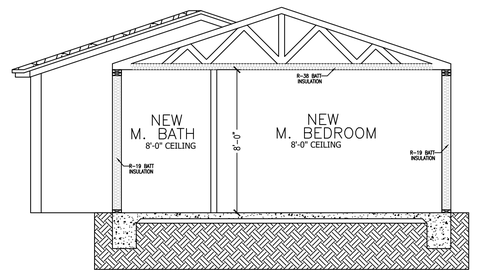
SOUTH ELEVATION

SCALE: 3/8"=1'-0" 0 2' 4'



SECTION A

SCALE: 3/8"=1'-0" 0 2' 4'



SECTION B

SCALE: 3/8"=1'-0" 0 2' 4'

BLUEPRINTS & DESIGN

DESIGNER:

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DRAWINGS:

ELEVATIONS
SECTION

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ALL RECEPTACLES OUTLETS (GFCI & AFCI) SHALL BE TAMPER-RESISTANT.
ALL OUTDOOR GFCI RECEPTACLES OUTLETS SHALL BE:
WATER PROTECTED (WP)
WATER RESISTANT (WR)
TAMPER RESISTANT (TR)

NOTE: RECESSED LIGHT FIXTURES SHALL BE IC LISTED OR THERMALLY PROTECTED.

NOTE:
IRC R314.3 (AMENDED) SMOKE DETECTORS.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3
5. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVICING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE ALARMS SHALL BE INSTALLED IN THE HALLWAYS AND IN THE ADJACENT ROOM.

ELECTRICAL GENERAL NOTES
1. SEE MECHANICAL PLAN FOR LOCATION OF THERMOSTAT
2. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF MECHANICAL UNITS AND REQUIREMENTS PRIOR TO ROUGH-IN.
3. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION OF ATTIC ACCESS AND AIR HANDLER PLATFORMS.
4. ALL CIRCUITS IN ELECTRIC PANELS SHALL BE IDENTIFIED PER NEC 408.4
5. LABEL PANEL: "CAUTION-SERIES RATED SYSTEM RATED 22K/10K AMPERES, IDENTIFIED REPLACEMENT COMPONENTS REQUIRED " SEE 240.86 (B) FOR INTERRUPTING RATING MARKING FOR END -USE EQUIPMENT
6. PROVIDE CARBON MONOXIDE ALARMS PER IRC (R315)
7. A 15- OR 20-AMPERE BRANCH CIRCUIT SHALL BE PERMITTED TO SUPPLY LIGHTING UNITS, OR OTHER UTILIZATION EQUIPMENT, OR A COMBINATION OF BOTH. THE RATING OF ANY ONE CORD-AND-PLUG-CONNECTED UTILIZATION EQUIPMENT NOT FASTENED IN PLACE SHALL NOT EXCEED 80 PERCENT OF THE BRANCH-CIRCUIT AMPERE RATING. THE TOTAL RATING OF UTILIZATION EQUIPMENT FASTENED IN PLACE, OTHER THAN LUMINAIRES, SHALL NOT EXCEED 50 PERCENT OF THE BRANCH-CIRCUIT AMPERE RATING WHERE LIGHTING UNITS, CORD-AND-PLUG-CONNECTED UTILIZATION EQUIPMENT NOT FASTENED IN PLACE, OR BOTH, ARE ALSO SUPPLIED.(IRC SECTION E3702.3)
8. PROVIDE MINIMUM OF (2) 20-AMPERE - RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AND DINING AREAS, SEPARATE 20-AMPHERE - RATED BRANCH CIRCUIT TO THE LAUNDRY AND SEPARATE 20 - AMPHERE - RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).
9. RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE 3-POLE WITH GROUNDING TYPE, FOUR-WIRE, GROUNDING TYPE FLEXIBLE CORD WILL BE REQUIRED FOR CONNECTION OR RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL AND THE FRAME OF THE APPLIANCE.
10. CEILING FANS OR LIGHTS SHALL HAVE PROPER LISTED BOXES. WHEN INSTALLED UNDER COVERS MUST BE LISTED FOR WET LOCATIONS
11. BATHROOM RECEPTACLES SHALL BE SUPPLIED BY AY LEAST ONE (1) 20 AMP BRANCH CIRCUIT & SHALL HAVE NO OTHER OUTLETS.
12. SMOKE SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION.

13. LUMINARIES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS OR OTHER ELECTRICAL TARTS. ALL LUMINARIES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS"ALL LUMINARIES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR SUITABLE FOR DAMP LOCATIONS"

14. PER E4002.14: IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15 AND 20 - AMPERE RECEPTACLE SHALL BE LISTED TAMPER-RESISTANT.

15. PER-WIRED FUTURE LIGHTING BOXES TO BE FAN RATED PER IRC E3905.8

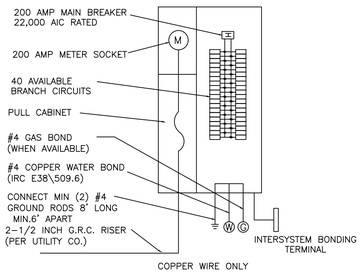
16. PER N1104.1. A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

EXCEPTION: LOW-VOLTAGE LIGHTING SHALL NOT BE REQUIRED TO UTILIZE HIGH-EFFICIANCY LAMPS.

17. ALL EXTERIOR FIXTURES TO BE WATERPROOF /WEATHERPROOF.

18. ALUMINUM AND COPPER CONNECTIONS. TERMINALS AND SPLICING CONNECTORS SHALL BE IDENTIFIED FOR THE MATERIAL OF THE CONDUCTOR JOINED. CONDUCTORS OF DISSIMILAR METALS SHALL NOT BE JOINED IN A TERMINAL OR SPLICING CONNECTOR WHERE PHYSICAL CONTACT OCCURS BETWEEN DISSIMILAR CONDUCTORS SUCH AS COPPER AND ALUMINUM, COPPER AND COPPER-CLAD ALUMINUM, OR ALUMINUM AND COPPER-CLAD ALUMINUM, EXCEPT WHERE THE DEVICE IS LISTED FOR THE PURPOSE AND CONDITIONS OF APPLICATION. MATERIALS SUCH AS INHIBITORS AND COMPOUNDS SHALL BE SUITABLE FOR THE APPLICATION AND SHALL BE OF A TYPE THAT WILL NOT ADVERSELY AFFECT THE CONDUCTORS, INSTALLATION OR EQUIPMENT.

200 AMP NEMA 3R PANEL
RESIDENTIAL SERVICE
120/240 VOLT SINGLE PHASE



LOAD CALCULATIONS

LOAD ARE BASED ON STANDARD TABLE VALUES. THE CONTRACTOR SHALL VERIFY ACTUAL LOADS FOR ALL EQUIPMENT AND DEVICES AND SHALL ADJUST CIRCUIT BREAKER SIZES AND CONDUCTOR SIZES AS NECESSARY TO MEET MANUFACTURES' REQUIREMENTS.

1.	DWELLING, AREA IN SQ.FT. 1,348 X 3 WATTS PER SQ. FT.	4,044
2.	KITCHEN APPLIANCE CIRCUITS (2 X1,500 EACH)	3,000
3.	MICROWAVE (1 X 1,500 EACH)	1,500
4.	GARBAGE DISPOSAL / DISHWASHER (1 X 1,500 EACH)	1,500
5.	LAUNDRY CIRCUIT (1 X 1,500 EACH)	1,500
6.	BATHROOM RECEPTACLE CIRCUIT	1,500
7.	WATER HEATER	4,500
8.	RANGE	12,000
9.	DRYER	5,000
	TOTAL	34,544

TOTAL AMPS
WATTS 28,817/240 VOLTS
120 AMPS
USE 200 AMP PANEL

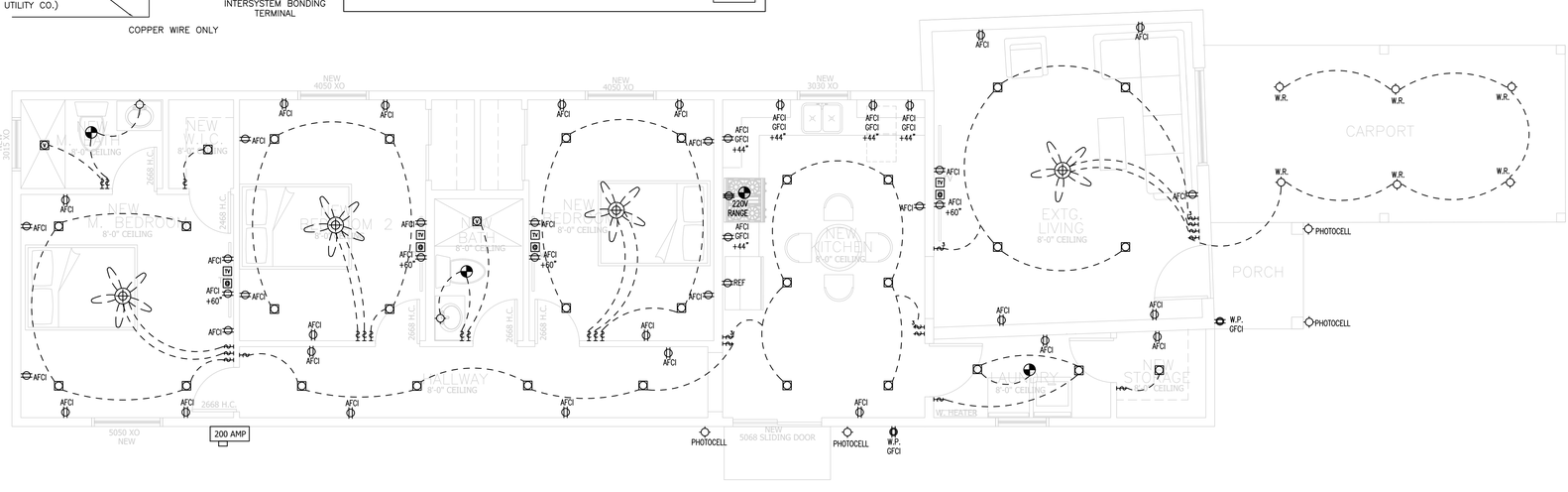
1ST 10,000 watts at 100%		10,000
REMAINDER AT 40% TOTAL		9,817
COOLING, UNITS		9,000
		28,817

TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W	AMP	LOAD	LOAD	AMP	W	DESCRIPTION	No.
1	AC UNIT		40	7500	5000	30		DRYER	2
3	⏚	8					10	⏚	4
5	KITCHEN APPLICANCE	12	20	1500	4500	30		WATER HEATER	6
7	KITCHEN APPLICANCE	12	20	1500			10	⏚	8
9	MICROWAVE	12	20	1500	1200	15	14	M. BEDROOM AFCI	10
11	GREAT ROOM AFCI	14	15	1200	1200	15	14	BEDROOM 1 AFCI	12
13	LAUNDRY	12	20	1200	1200	15	14	BEDROOM 2 AFCI	14
15	WASHER MACHINE	12	20	1500	1200	15	14	EXTERIOR LIGHT	16
17	SMOKE DETECTORS	14	15	1200	1200	15	14	SMOKE DETECTOR	18
19	M. BATH GFCI	12	20	1200	1200	50		RANGE	20
21	BATH GFCI	12	20	1200			6		22

ELECTRICAL KEY

	VAPOR PRROF LIGHT
	EXHAUST FAN TO OUTSIDE
	STD. 220 V. OUTLET
	GROUND FAULT INTERRUPTER RECEPTACLE
	CEILING MOUNTED LIGHT FIXTURE
	3-WAY WALL SWITCH
CO	CARBON MONOXIDE ALARM
	DUPLEX OUTLET (GROUNDED TYPE)
	SINGLE POLE WALL SWITCH
SD	SMOKE DETECTOR
	CEILING FAN W/ LIGHT (ONLY APPROVED OUTLET BOXES SHALL BE USED PER NEC422.18)
	RECESSED CAN LIGHT
	WALL MOUNTED LIGHT FIXTURE
T	THERMOSTAT
	WP GFCI
	FUSED DISCONNECT SWITCH
	CHANDELIER
	PENDANT LIGHT FIXTURE
TV	TELEVISION
	INTERNET
LV	LOW VOLTAGE
	PUSH BUTTON
	DOOR BELL CHIMES
T	THERMOSTAT



ELECTRICAL PLAN

SCALE: 1/4"=1'-0" (0, 2', 4')

BLUEPRINTS & DESIGN

DESIGNER:
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SHEET:
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NOTES

THE FOLLOWING THREE NOTES ARE APPLICABLE TO NEW CONSTRUCTION ONLY (BPI CERTIFIED PROFESSIONALS ARE APPROVED FOR TESTING AIR LEAKAGE IN EXISTING BUILDINGS, OTHERWISE RESNET PROFESSIONALS ARE APPROVED FOR NEW AND EXISTING):

1.•THE BUILDING SHALL BE PROVIDED WITH A WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM THAT MEETS THE REQUIREMENTS OF SECTION M1505. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (N1103.6).

2.•THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR FOR DETACHED DWELLING UNITS AND SEVEN AIR CHANGES PER HOUR FOR ATTACHED DWELLING UNITS. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. (RESNET CERTIFIED). A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2).

3.•DUCTS, AIR HANDLERS, AND FILTERS BOXES SHALL BE SEALED IN ACCORDANCE WITH N1103.3.4 JOINTS AND SEAMS SHALL COMPLY WITH SECTIONS M1601.4.1 DUCTS SHALL BE PRESSURE TESTED TO DETERMINE LEAKAGE BY ONE OF THE FOLLOWING METHODS (N1103.3.5):
1.ROUGH–IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
2.POST– CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. A WRITTEN REPORT OF THE RESULTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PRIOR TO THE FINAL BUILDING INSPECTION.

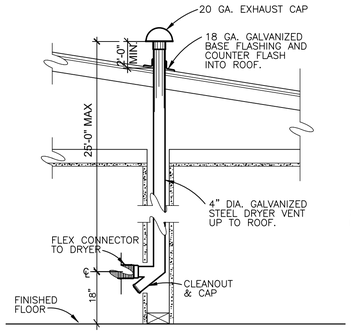
NOTES:
1. UNITS ARE SIZED FOR 108•F SUMMER AMBIENT TEMPERATURE, 30•F WINTER TEMPERATURE.
2. COOLING CAPACITY, MINIMUM HEAT CAPACITY AND CFM ARE MINIMUM OUTPUT REQUIRED.
3. ALL UNITS SHALL HAVE NO LESS THEN 98% OF THESE CAPACITIES CAPACITY IS GROSS COIL CAPACITY REQUIRED (FAN HEAT NOT DEDUCTED).
4. PROVIDE WITH PROGRAMMABLE THERMOSTAT.
5. PROVIDE WITH LOW AMBIENT OPERATION TO: 34•F.

NOTE
ALL DX SPLIT SYSTEM FAN COIL WITH REMOTE CONDENSING UNIT WITH REFRIGERATOR LINES EXTENDING OVER "50" FT. IN LENGTH TO HAVE HARD START KIT, CRANK CASE HEATER, TIME GUARD, AND LIQUID SOLENOID VALVE AT CONDENSER. INSTALL AND ADJUST REFRIG. AND OIL CHARGE PER MFR'S RECOMMENDATIONS. MOUNT CONDENSING UNIT ON CONC PAD, PROVIDE HOUSEKEEPING PAD

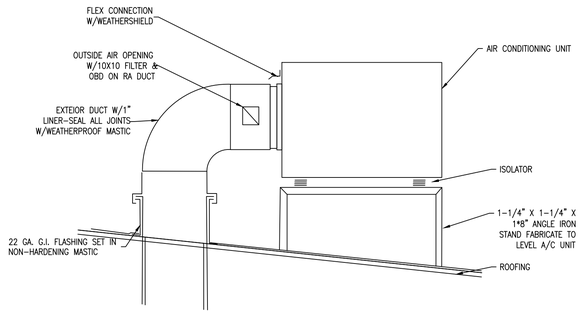
NOTE
THE DWELLING MUST BE PROVIDED WITH HEATING CAPABLE OF MAINTAINING A ROOF TEMPERATURE OF 68 DEGREES AT A POINT 3'–0" ABOVE THE FLOOR. REFER. IRC, SECTION R303.8.

NOTE:

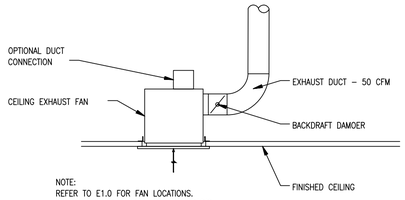
1. WHERE THE EXHAUST DUCT IS CONCEALEDWITHING THE BUILDINGCONMTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WHITING 6 FEET OF THE EXHAUST DUCT CONNECTION.
2. DUCT SEALING, MANDATORY, INDICATE THE EITHER A POST CONSTRUCTION DUCT LEAKAGE EST OR A ROUGH–IN DUCT LEAKAGE TEST SHALL BE PERFORMED IN ACCOMPLISHED (N1103.2.2)
3. AIR LEAKAGE, MANDATORY,BUILDING ENVELOPE IS REQUIRE TO BE SEALED OF THE COMPONENTS THAT MAKE UP THE THERMAL ENVELOPE WILL BE ACCOMPLISHED (N1102.4)
4. ROO BATT INSULATION, R–38 IS THE DEFAULT MINIMUM IS YOU WISH TO USE THE EXCEPTION WHICH ALLOWS R–30 THEN SHOW COMPLIANCE WITH (N1102.2.1) TRUSS HEEL HEIGHT SHALL ALLOW FUL UNCOMPRESSED INSULATION TO COVER THE FULL TOP PLATE.
5. CLOTHES DRYER, INDICATE THAT A PERMANENT LABEL SHALL BE INSTALLED WITHIN 6' FT OF THE DRYER INLET STATING THE SIZE AND DEVELOPMENT LENGTH WHEN THE DUCT IS CONCEALED WITHIN THE CONSTRUCTION (M1502) MAXIMUM LENGTH 35 FT OR MANUFACTURER LISTED INSTRUCTIONS.



CLOTHES DRYER VENT DETAIL



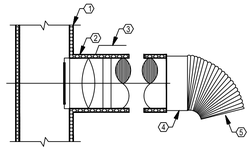
A/C ROOF MOUNTING DETAIL



NOTE:
REFER TO E1.0 FOR FAN LOCATIONS.
INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS

CEILING MOUNTED EXHAUST FAN DETAIL

KEYNOTES
1. DUCT INSTALLATION TYPICAL
2. "SPIN–IN" FITTING & VOLUME DAMPER WITH LOCKING QUADRANT. DAMPER SHAFT PARALLEL TO MAIN FLOW
3. EXTEND HANDLE ABOVE INSULATION
4. DRAW BAND
5. ACOUSTICAL FLEXIBLE DUCT TO DIFUSSER MAX 4" STRAIGH WITHOUT ANY TURN T



FLEXIBLE DUCT TAKE–OFF

2018 IECC COMPLIANCE NOTES

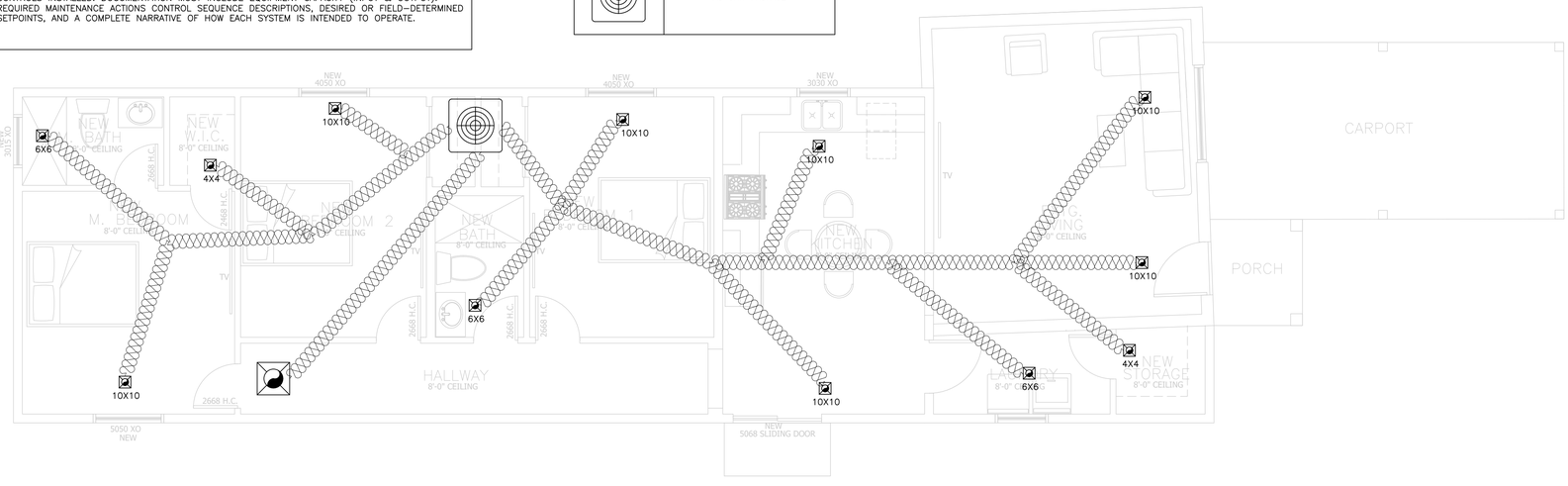
1. PER 2021 IRC N1103.1.1 (R403.1.10) PROVIDE AUTOMATIC CHANGEOVER 7–DAY PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH A 2–HOUR OCCUPANT OVERRIDE, INTELLIGENT RECOVERY, AND 10–HOUR MINIMUM BATTERY BACKUP. PROGRAM SETBACK TEMPERATURES TO 85•F (COOL) AND 55•F(HEAT). THERMOSTATS USED TO CONTROL BOTH HEATING AND COOLING, SHALL PROVIDE A SETPOINT OVERLAP RESTRICTION SUCH AS A DEADBAND OF AT LEAST 5•F. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SETPOINT NO HIGHER THEN 70•F(21•C) AND COOLING TEMPERATURE SETPOINT NO LOWER THEN 78•F(26•C). ALL TEMPERATURE CONTROLS ARE TO BE TESTED, ADJUSTED, AND CALIBRATED FOR PROPER OPERATION. MOUNT ALL THERMOSTATS AND TEMPERATURE SENSORS AS INDICATED ON THE DRAWINGS. COORDINATE EXACT LOCATIONS WITH THE ARCHITECT. PROVIDE LOCKING COVER AS REQUIRED BY THE ARCHITECT.OR THE OWNER. MOUNT BETWEEN 48"–54"AFF.
2. WHERE MECHANICAL VENTILATION IS PROVIDED, THE SYSTEM SHALL PROVIDE THE CAPABILITY TO REDUCE THE OUTDOOR AIR SUPPLY TO THE MINIMUM REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL ENERGY EFFICIENCY CODE. OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE PROVIDED WITH AUTOMATIC MEANS TO REDUCE AND SHUT OFF AIRFLOW.
3. SEALING DUCTWORK: ALL JOINTS, LONGITUDINAL AND TRANSVERSE SEAMS AND CONNECTIONS IN DUCTWORK MUST BE SECURELY SEALED USING WELDMENTS; MECHANICAL FASTENERS WITH SEALS, GASKETS OR MASTICS; MESH AND MASTIC SEALING SYSTEMS; OR TAPES. TAPES AND MASTICS MUST BE LISTED AND LABELED IN ACCORDANCE WITH UL 181A OR 181B.
4. OUTDOOR AIR SUPPLY AND EXHAUST DUCTS SHALL BE EQUIPPED WITH MOTORIZED DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. EXCEPTION – GRAVITY DAMPERS SHALL BE PERMITTED IN BUILDINGS LESS THAN 3 STORIES IN HEIGHT.
5. PROVIDE OWNER WITH COMPLETE OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT AND CONTROLS INSTALLED. DOCUMENTATION MUST INCLUDE EQUIPMENT CAPACITY (INPUT & OUTPUT). REQUIRED MAINTENANCE ACTIONS CONTROL SEQUENCE DESCRIPTIONS, DESIRED OR FIELD–DETERMINED SETPOINTS, AND A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.

MECHANICAL LEGEND

	AIR DROP FROM CEILING
	RETURN AIR
	EXHAUST FAN
	R–8 FLEX DUCTS
	AIR HANDLER
	AC UNIT PACKAGE

TABLE M1507.3.3(1)
CONTINUOUS WHOLE–HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEAT)	NUMBER OF BEDROOMS 0–1	2–3	4–5	6–7	>7
	AIRFLOW IN CFM				
<1500	30	45	60	75	90
1501–3000	45	60	75	90	105
3001–4500	60	75	90	105	120
4501–6000	75	90	105	120	135
6001–7500	90	105	120	135	150
>7500	105	120	135	150	165



MECHANICAL PLAN

SCALE: 1/4"=1' (0 2' 4')

BLUEPRINTS & BD

DESIGNER:
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PLANS DRAWN BY: ARMG

PROJECT:
14206 N PALM PROJECT
ADDRESS:14206 N PALM ST EL MIRAGE 85335
APN: 501–28–050B
OWNER:MARTINEZ–MARTINEZ LETICIA
PROJECT NUMBER: 25–074

DRAWINGS:
MECHANICAL PLAN

TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

DELTA:	DATE:	REVIEWER:
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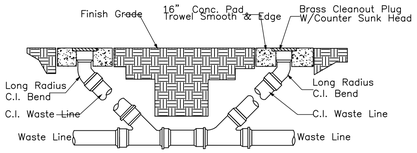
P2708.3 SHOWER CONTROL VALVES.
INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC-MIXING OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC-MIXING VALVE TYPES WITH A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016 OR CSA B125. THE HIGH LIMIT STOP SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120°F (49°C). IN-LINE THERMOSTATIC VALVES SHALL NOT BE USED FOR COMPLIANCE WITH THIS SECTION.

P2903.5 WATER HAMMER.
THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE USED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010

P2902.4.3 HOSE CONNECTION.
SILLCOCKS, HOSE BIBBS, WALL HYDRANTS AND OTHER OPENINGS WITH A HOSE CONNECTION SHALL BE PROTECTED BY AN ATMOSPHERIC-TYPE OR PRESSURE-TYPE VACUUM BREAKER OR A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER.

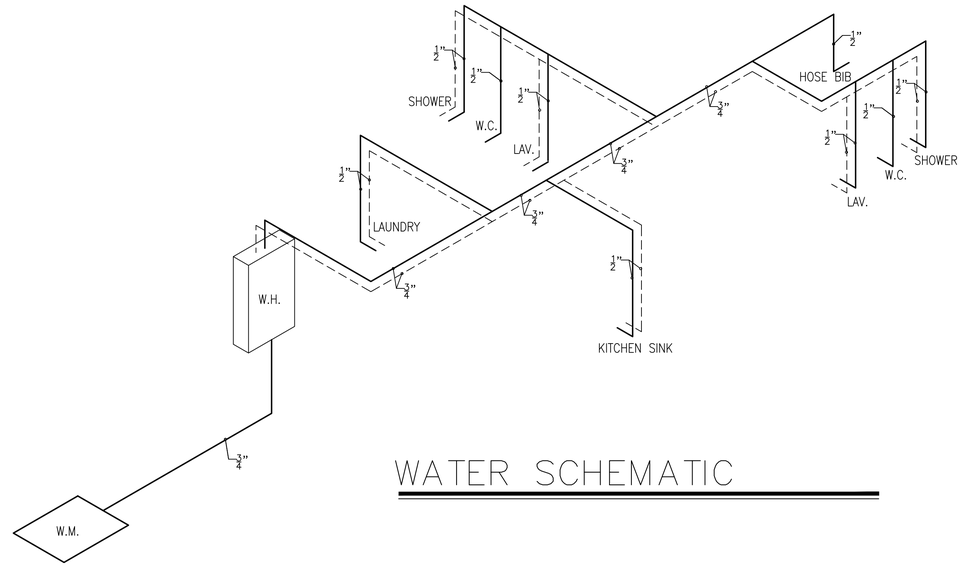
NOTE: WATER HEATER DISCHARGE PIPE. THIS PIPE SHALL NOT TERMINATE MORE THAN 6" ABOVE FLOOR

1 " BUILDING SUPPLY
3/4" WATER METER
DEVELOPED LENGTH FROM METER FARTHEST FIXTURE = 205'-0"
GREATER THAN 40-49 PSI PRESSURE

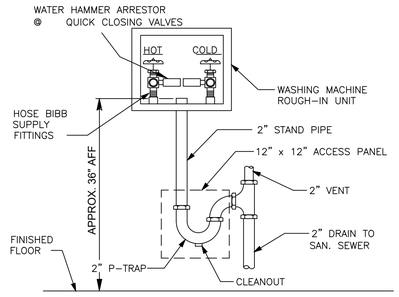


Two-Way Cleanout To Grade Diagram (COTG)

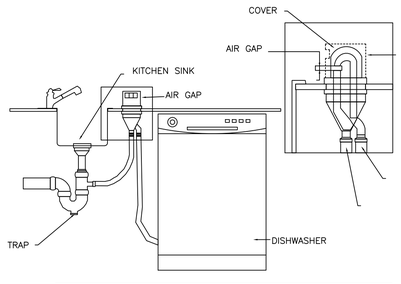
SUPLY FIXTURE COUNT				
TYPE OF FIXTURE OR GROUP OF FIXTURE	FIXTURE		FIXTURE UNIT VALUE	TOTAL FIXTURE UNIT
	EXIST.	NEW		
BATH TUB(WITH/WITHOUT OVERHEAD SHOWER	0	0	1.4	0.00
CLOTHES WASHER	0	0	1.4	0.00
DISHWASHER	0	0	1.4	0.00
FULL BATH GROUP WITH BATHTUB (WITH OR WITHOUT SHOWER HEAD OR SHOWER STALL	0	2	3.6	7.20
HALF BATH GROUP (WATER CLOSET & LAVATORY)	0	0	2.6	0.00
HOSE BIB (INCLUDE ONLY 2)	0	1	2.5	2.50
KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT GARBAGE DISPOSAL)	0	1	2.5	2.50
KITCHEN SINK	0	0	1.4	0.00
BAR SINK	0	0	1	0.00
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB) LAUNDRY TUB	0	1	2.5	2.50
LAVATORY	0	0	0.7	0.00
SHOWER STALL	0	0	1.4	0.00
WATER CLOSET (TANK TYPE)	0	0	2.2	0.00
OTHER	0	0		
			TOTAL	14.70



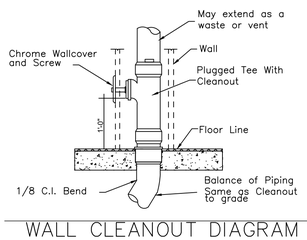
WATER SCHEMATIC



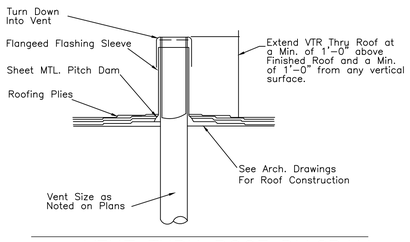
WASHING MACHINE HOOK-UP DETAIL



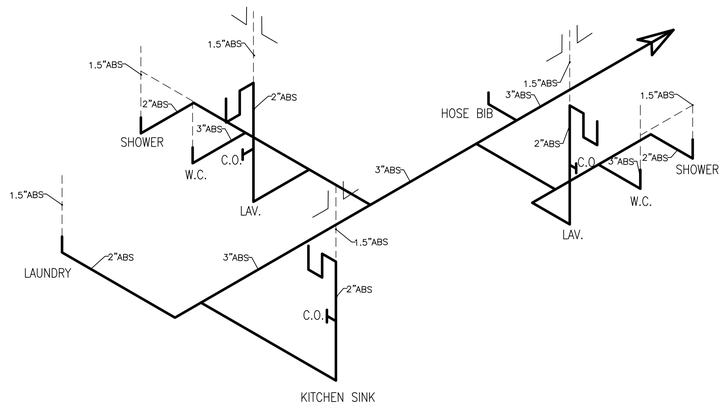
AN AIR GAP FOR THE DISHWASHER IS VERY IMPORTANT TO PREVENT BACKFLOW.



WALL CLEANOUT DIAGRAM (WCO)



VENT THRU ROOF DIAGRAM



WASTE AND VENT SCHEMATIC

BLUEPRINTS & DESIGN

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PROJECT:
14206 N PALM PROJECT
ADDRESS: 14206 N PALM ST EL MIRAGE 85335
APN: 501-28-050B
OWNER: MARTINEZ-MARTINEZ LETICIA
PROJECT NUMBER: 25-074

DRAWINGS:
PLUMBING
ISOMETRIC

TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

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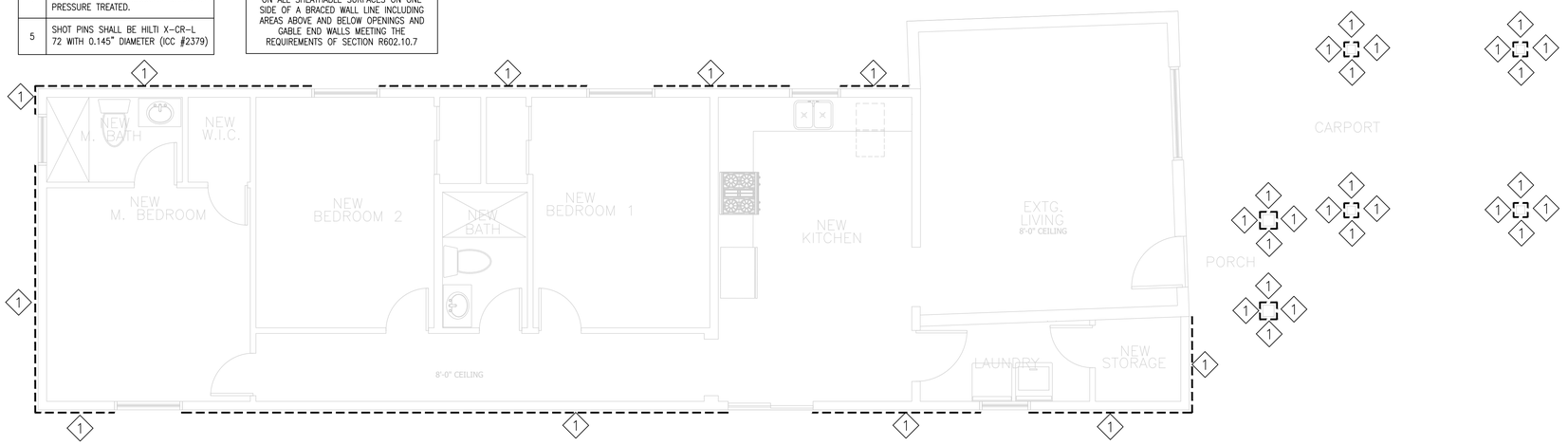
SHEAR WALL NOTES

1	SPACE STUDS A MAXIMUM OF 16" O.C.
2	NAILS MAY BE COMMON OR GALVANIZED BOX
3	LOAD CAPACITY OF PLYWOOD SHEATHED WALL ARE PERMITTED TO BE INCREASED BY 40% FOR WIND DESIGN PER I.B.C. 2306.4.1 AND PER EXCEPTION IN I.B.C. 2305.3.8 FOR WIND DESIGN SINGLE SIDED PLYWOOD SHEAR WALLS WITH GYP. BOARD ON OPPOSITE SIDE SHALL HAVE THE CAPACITY OF THE SUM OF THE SHEATHING CAPACITIES. LOADS SHOWN WHERE APPLICABLE FOR EACH CASE.
4	ALL SILL PLATES IN DIRECT CONTACT WITH FOUNDATION CONCRETE SHALL BE PRESSURE TREATED.
5	SHOT PINS SHALL BE HILTI X-CR-L 72 WITH 0.145" DIAMETER (ICC #2379)
6	WHERE PLYWOOD IS APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OF FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
7	SPECIFIED ALLOWABLE SHEAR IS FOR SHEATHING ON ONE SIDE. ALLOWABLE SHEAR MAY BE BOUBLED IF SHEATHING IS APPLIED TO BOTH SIDES OF WALL. SILL PLATE ATTACHMENT SHALL BE DOUBLED FOR SHEAR WALLS APPLIED TO BOTH SIDE

CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS MEETING THE REQUIREMENTS OF SECTION R602.10.7

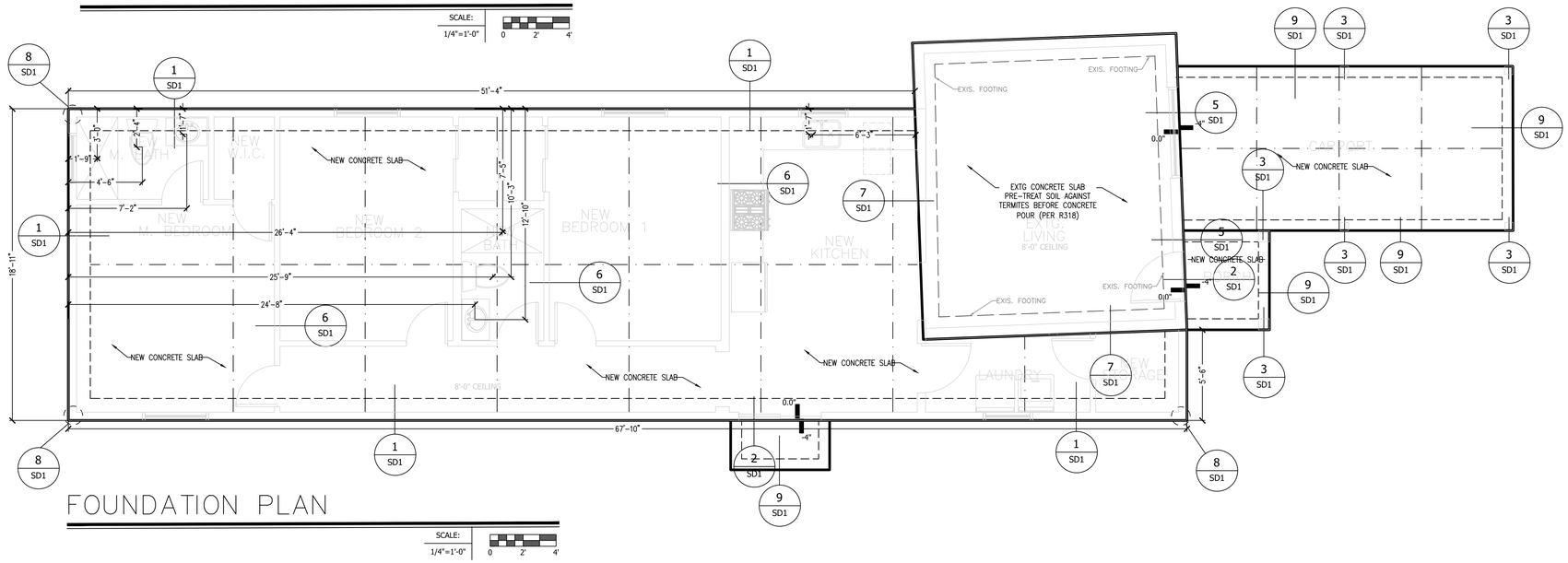
SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING AND ATTACHMENT	ALLOWABLE SHEAR (plf)(1)(3)(7)	SILL PLATE ATTACHMENT AT FOUNDATION (4)	ALTERNATE #1 (5)(4)	SILL PLATE ATTACHMENT AT WOOD FRAMING	ALTERNATE #1
1	7/16" BLOCKED OSB SHEATHING WITH 8d NAILS AT 6" O.C. AY EDGES AND 12" O.C. AT FIELD	260	1/2" ø ANCHOR BOLT 32" O.C. W/ 2"X2"X5/16" PLATE WASHER	SHOT PINS AT 6" O.C.	16d COMMON AT 8" O.C.	SIMPSON LTP4 AT 24" O.C.



BRACED PLAN

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



FOUNDATION PLAN

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

BLUEPRINTS & DESIGN

DESIGNER:

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PROJECT NUMBER: 25-074

DRAWINGS:

FOUNDATION PLAN
BRACED PLAN

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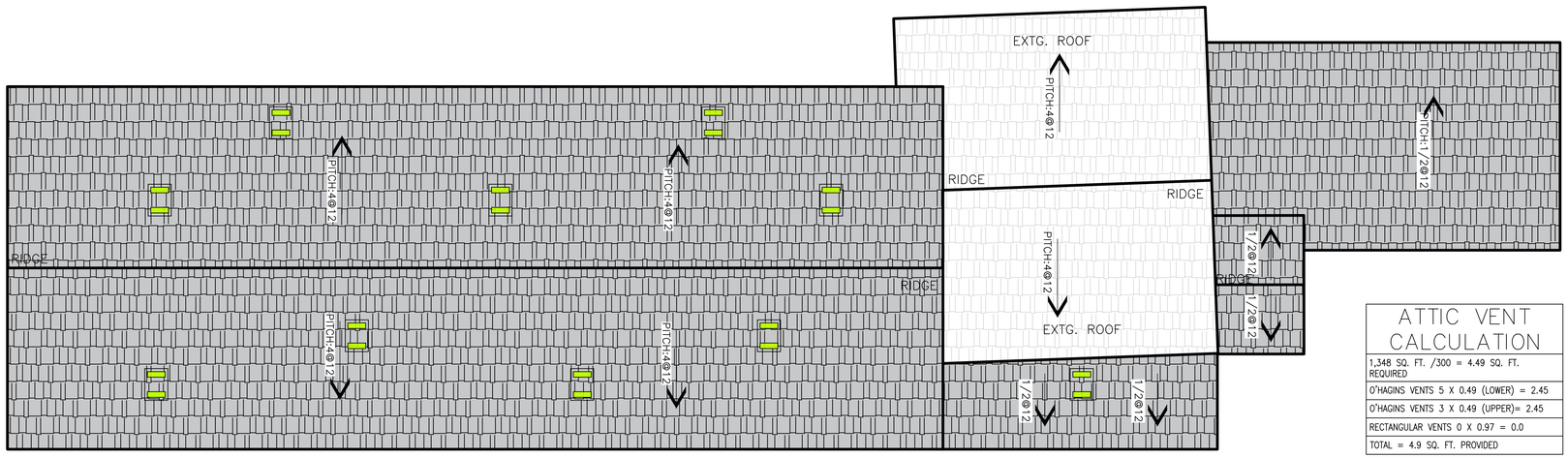
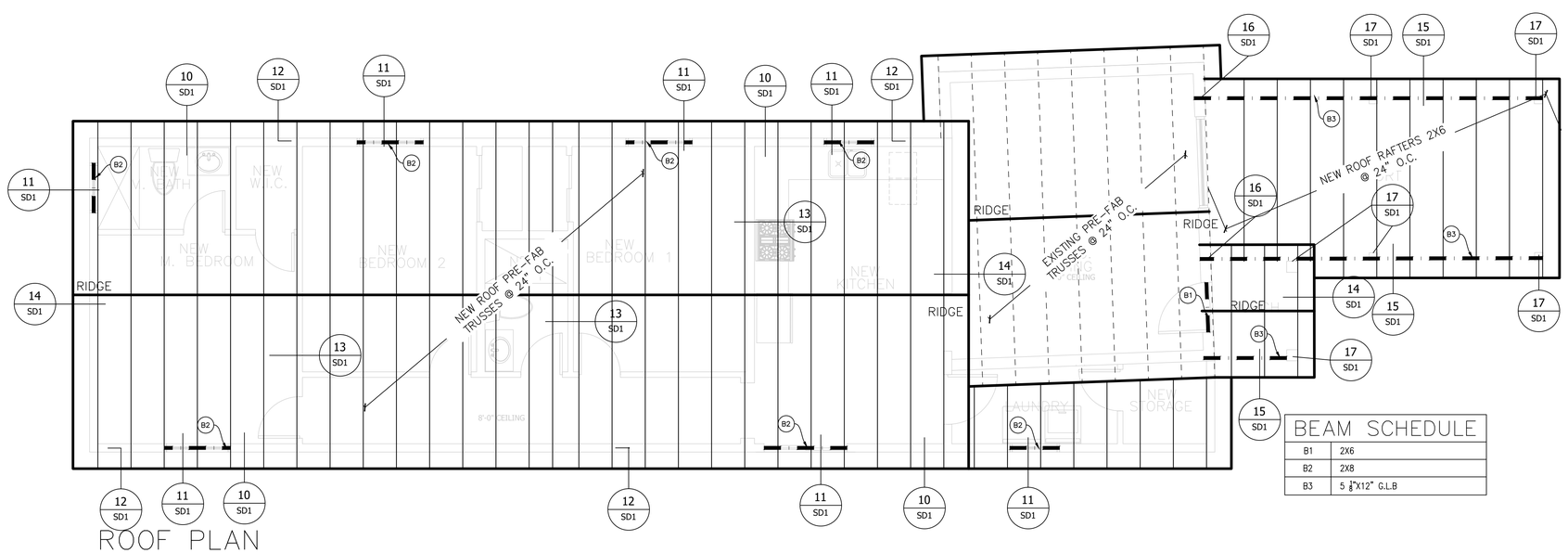


ATTIC VENT CALCULATION
1,348 SQ. FT. /300 = 4.49 SQ. FT. REQUIRED
O'HAGINS VENTS 5 X 0.49 (LOWER) = 2.45
O'HAGINS VENTS 3 X 0.49 (UPPER)= 2.45
RECTANGULAR VENTS 0 X 0.97 = 0.0
TOTAL = 4.9 SQ. FT. PROVIDED

ROOF PLAN

SCALE: 1/4"=1' (0, 2', 4')



BEAM SCHEDULE	
B1	2X6
B2	2X8
B3	5 1/8"X12" G.L.B

ROOF PLAN

SCALE: 1/4"=1' (0, 2', 4')

BLUEPRINTS & DESIGN

DESIGNER:

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OWNER: MARTINEZ-MARTINEZ LETICIA
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DRAWINGS:

FRAMING PLAN
ROOF PLAN

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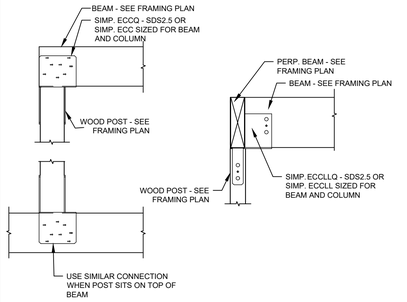
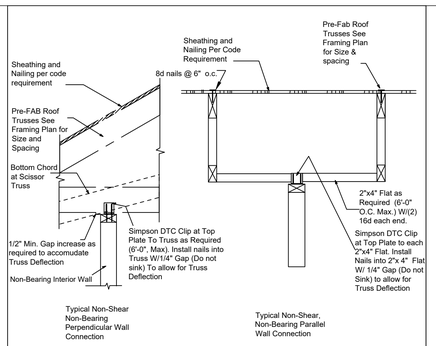
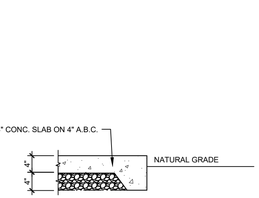


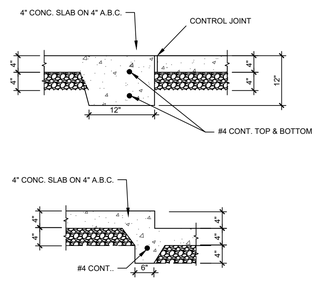
17 BEAM AT POST CONNECTIONS



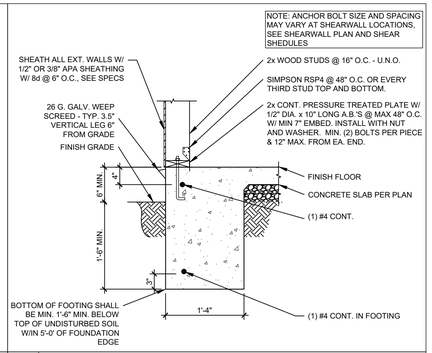
13 NON-LOAD BEARING WALLS @ TOP SCALE: NTS



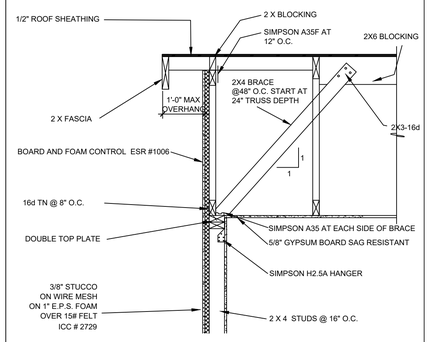
9 SLAB PATIO SCALE: NTS



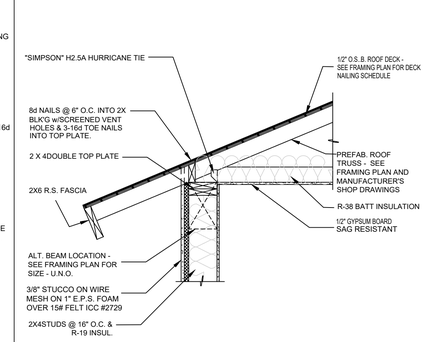
5 CONCRETE SLAB SCALE: NTS



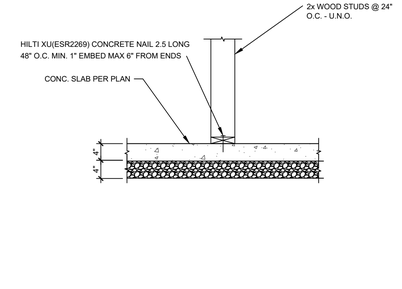
1 TYPICAL EXTERIOR MONOLITHIC FOOTING SCALE: NTS



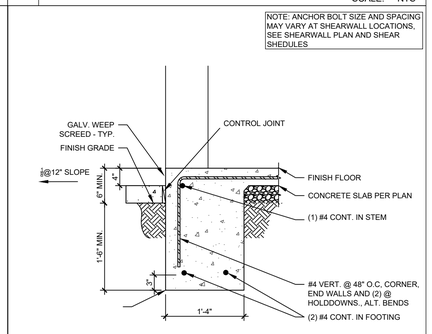
14 GABLE END (TYP) SCALE: NTS



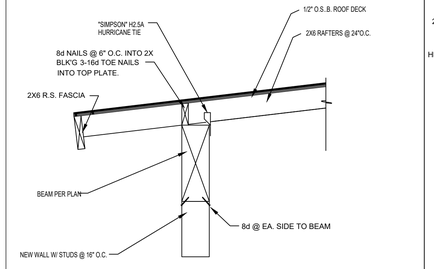
10 TRUSS TO WALL SCALE: NTS



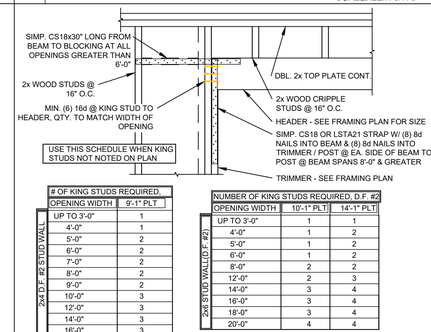
6 NON-BEARING INTERIOR WALL SCALE: NTS



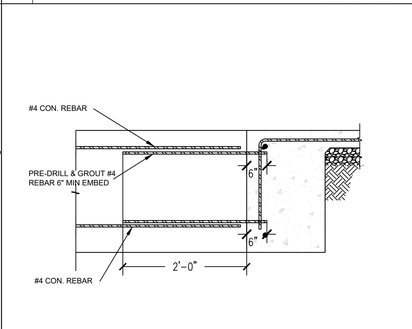
2 TYPICAL FOOTING AT DOOR OPEN'G SCALE: NTS



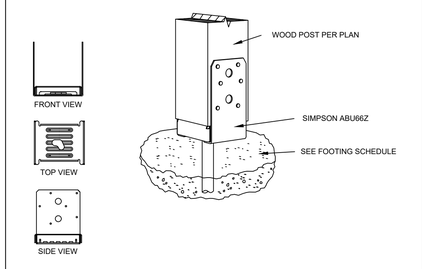
15 **RAFTERS TO BEAM** SCALE: NTS



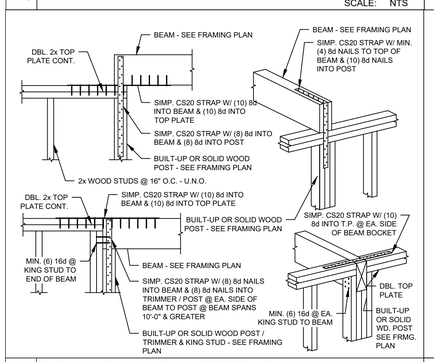
11 WINDOW AND OR DOOR HEADER, K.S. SCHEDUEL SCALE: NTS



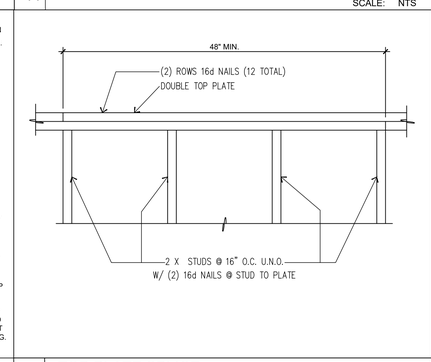
7 NEW FOOTING TO EXISTING FOOTING SCALE: NTS



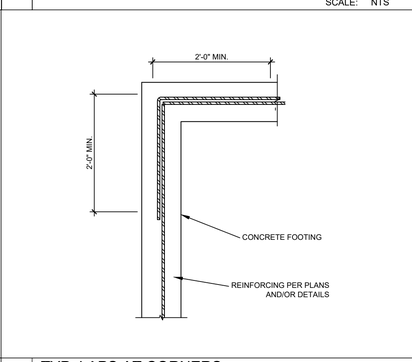
3 POST FOOTING



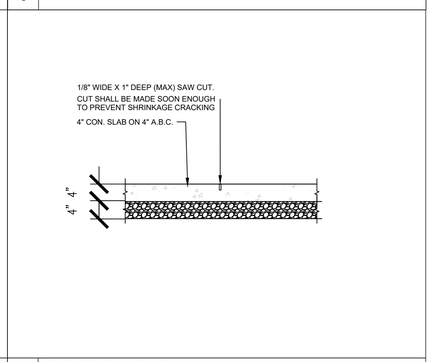
16 BEAM AT WALL CONNECTIONS SCALE: NTS



12 TOP PLATE SPLICE SCALE: NTS



8 TYP. LAPS AT CORNERS AND INTERSECTIONS SCALE: NTS



4 CONTROL JOINT SCALE: NTS

BLUEPRINTS & BLUEPRINTS & DESIGN

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PLANS DRAWN BY: ARMG

PROJECT:

14206 N PALM PROJECT

ADDRESS: 14206 N PALM ST EL MIRAGE 85335
APN: 501-28-050B
OWNER: MARTINEZ-MARTINEZ LETICIA
PROJECT NUMBER: 25-074

DRAWINGS:

DETAILS

TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

DELTA:	DATE:	REVIEWER:
1	-----	----
2	----	----
3	----	----

SHEET:

SD1