

## GENERAL NOTES

1. GYPSUM BACKER BOARD FOR ADHESIVE APPLICATIONS OF CERAMIC TILE OR OTHER NON-ABSORBANT FINISH MATERIAL SHALL CONFORM WITH ASTM C630 OR C1178 1/2" MR GYPSUM BD SHALL BE PERMITTED AT CEILINGS WITH FRAMING MEMBERS SPACED AT 12" O.T.S. AND 5/8" WHERE FRAMING MEMBERS ARE SPACED AT 16" O.T.S MR GYPSUM BD SHALL NOT BE INSTALLED OVER A VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT ALL CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS SHALL BE SEALED AS RECOMMENDED BY THE MFR MR GYPSUM BD TO BE INSTALLED IN BATHROOMS, KITCHEN, LAUNDRY ROOM AND GARAGE, TYP

2. CONTRACTOR SHALL USE FIBER-CEMENT BACKERS PER ASTM C 1288 OR EQUAL FOR CERAMIC TILE ON WALLS IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

3. PROVIDE SOLID WOOD BLOCKING IN WALLS FOR PROPER INSTALLATION OF ALL CABINETS, TOWEL BAR SHELF STANDARDS, MIRRORS, WALL MOUNTED ITEMS, ETC

4. SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OR NOT LESS THAN 6" ABOVE FLOOR PER IRC R307.2

5. SHOWER ENCLOSURES SHALL HAVE MINIMUM FINISHED INTERIOR DIMENSION OF 30" EACH WAY PER IRC R 307.1

6. ALL SHOWER GLASS ENCLOSURES SHALL BE TEMPERED PER IRC R308.4.5

7. TOILETS, BATHTUBS, SINKS, AND SHOWER SPACES SHALL BE SPACED IN ACCORDANCE WITH R307.1 AND WITH ACCORDANCE WITH SECTION P2705.1

8. PROVIDE GROUND FAULT PROTECTED ELEC. OUTLETS AT BATH ROOMS AND PATIO AREA AND GARAGE & KITCHEN OUTLETS WITHIN 6' OF SINK

9. LIGHTING -40 LUMENS /WATT OR GREATER FOR GENERAL LIGHTING IN KITCHEN AND BATH ROOMS.

10. PROVIDE RECEPTACLES WITHIN 25' OF ALL MECHANICAL EQUIPMENT.

11. ALL OUTDOOR KITCHEN, BATHROOM AND GARAGE OUTLETS ARE TO BE G.F.C.I OUTLETS

12. BATHROOM RECEPTACLES SHALL BE SERVED BY DEDICATED 20 AMP CIRCUITS.

13. ALL BRANCH CIRCUITS THAT SUPPLY 15- AND 20-AMP OUTLETS INSTALLED IN FAMILY RM, DINING RM, LIVING RM, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS, OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (E3902.12).

14. APPROVED BOXES ONLY FOR ALL CEILING FANS.

15. SMOKE DETECTORS - ALL SLEEPING ROOMS AND AREAS LEADING TO EXISTING SLEEPING ROOMS SHALL BE PROVIDED WITH SMOKE DETECTORS COMPLYING WITH SEC. 310.9.1.3 AND 313. OF THE 2006 IRC.

16. VENTILATION - PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS.

17. LIGHTING - THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED

18. WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED AS PER R313.2.1

19. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, NEAR FURNACE OR IN UTILITY BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL THE CERTIFICATE SHALL LIST THE PRE-DOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION AND DUCTS OUTSIDE THE CONDITIONED SPACES, U FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING PER IRC N1101.16

20. ACCESS DOORS FROM CONDITIONED SPACES TO

UN-CONDITIONED SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES PER IRC N1102.24

21. DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT TO EXCEED 5 AIR CHANGES PER HOUR IN ZONES 1 AND 2 TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES WG (50 PASCALS) PER IRC N1102.412

22. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. IN THE CONTEXT OF THIS SECTION, A SOURCE OF IGNITION COULD BE A ELECTRICAL COMPONENT CAPABLE OF PILOT FLAME, BURNER, BURNER IGNITER OR ELECTRICAL COMPENT CAPABLE OF PRODUCING A SPARK. IRC SECTION M1307.3

23. WHERE A STORAGE TANK TYPE WATER HEATER IS INSTALLED IN A LOCATION WHERE WATER LEAKAGE FROM THE TANK WILL CAUSE DAMAGE, THE TANK SHALL BE INSTALLED IN A GALVANIZED STEEL PAN HAVING A MATERIAL THICKNESS OF NOT LESS THAN 24 GAGE OR OTHER APPROVED PAN FOR SUCH USE. LISTED PANS SHALL COMPLY WITH CSA LC3. THE PAN SHALL NOT BE LESS THAN 1.5 INCHES DEEP AND SHALL BE DRAINED BY AN INDIRECT WASTE PIPE OF NOT LESS THAN .75 INCH DIAMETER. THE PAN DRAIN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE. IRC SECTION P2801.5

24. WHERE THE PRIMARY HEATING SYSTEM IS FORCED AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES THROUGHOUT THE DAY THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70 DEGREES AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78 DEGREES PER IRC N1103.11

25. AIR DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING, POST CONSTRUCTION TEST OR ROUGH-IN TEST

26. A MINIMUM OF 75% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS PER IRC N1104.4

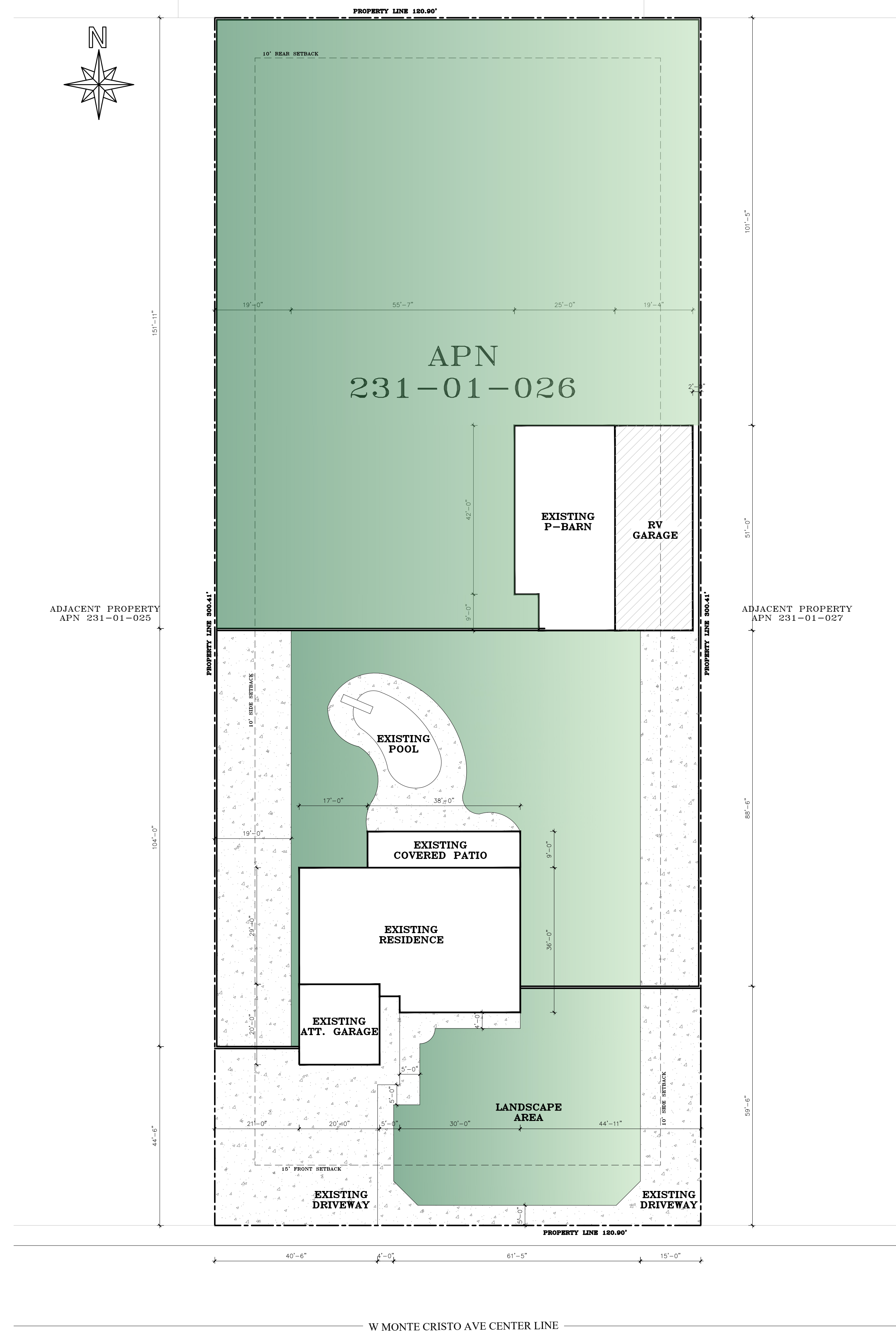
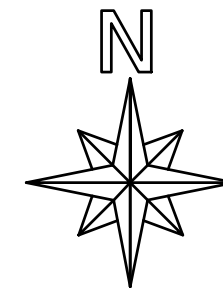
27. THE MAX HEIGHT AT BOTTOM OF THE OPERABLE SASH FOR ALL BEDROOM EGRESS WINDOWS SHALL NOT BE MORE THAN 24" MEASURED FROM FINISH FLOOR TO THE CLEAR OPENING PER IRC R3101

28. PROVIDE A 4 INCH DIAMETER MOISTURE EXHAUST VENT FOR CLOTHES DRYER, OR AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS PROVIDED THAT IS TO BE PRESENTED PRIOR TO CONSTRUCTION. IRC SECTION M1502.4 & G2439.5

29. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 35'-0" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL WITH REDUCTIONS FOR BENDS, THE DUCT SHALL TERMINATE NOT LESS THAN 3'-0" FROM PROPERTY LINE IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. IRC M1502.3, M1502.4.4 & G2439.5.5

30. PROVIDE 5/8" TYPE "X" GWB UNDER STAIR ON CEILING AND WALLS FOR FIRE PROTECTION

31. THE BUILDING THERMAL ENVELOPE SHALL BE SEALED (IECC 402.4) AND MUST BE:  
- IMPERMEABLE TO AIR FLOW.  
- CONTINUOUS OVER THE ENTIRE BUILDING ENVELOPE.  
- DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING.  
- ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUFACTURER'S SPECIFICATIONS.



## 01 SITE PLAN

SCALE: 1/16" = 1'

## PROJECT INFORMATION

PROJECT DESCRIPTION: ADDITION OF RV GARAGE  
PROJECT ADDRESS: 5134 W MONTE CRISTO AVE, GLENDALE, AZ 85306  
APN: 231-01-026  
LOT SIZE: 30,058 SQ FT.  
ZONING: SR-30  
JURISDICTION: GLENDALE  
S/T/R: 5 3N 2E

## AREA CALCULATIONS

EXISTING ATT. GARAGE: 400.00 SF  
EXISTING RESIDENCE/LIVABLE AREA: 1,820.00 SF  
EXISTING COVERED PATIO: 342.00 SF  
EXISTING P-BARN: 1,221.00 SF

RV GARAGE FOR PERMIT: 986.00 SF  
TOTAL LOT COVERAGE: 4,769.00 SF

LOT COVERAGE REQUIRED: 40%  
LOT COVERAGE PROVIDED: 15.87%

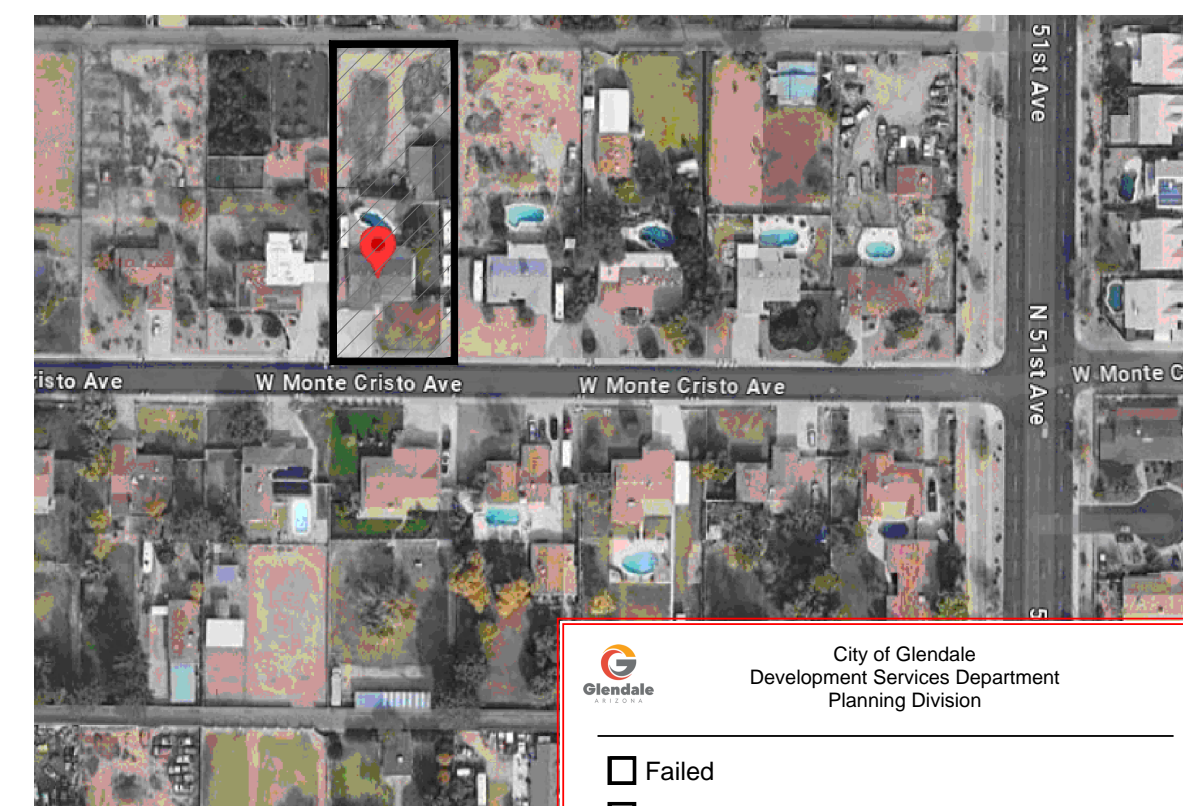
## CODE SUMMARY

2018 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ CITY AMENDMENTS  
2018 INTERNATIONAL BUILDING CODE (IBC) W/ CITY AMENDMENTS  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ CITY AMENDMENTS  
2018 INTERNATIONAL PLUMBING CODE (IPC) W/ CITY AMENDMENTS  
2018 INTERNATIONAL MECHANICAL CODE (IMC) W/ CITY AMENDMENTS  
2017 NATIONAL ELECTRIC CODE (NEC) W/ CITY AMENDMENTS  
2018 INTERNATIONAL FIRE CODE (IFC) W/ CITY AMENDMENTS.

## DRAWING LIST

CS COVER SHEET / SITE PLAN  
A.01 EXISTING RV GARAGE FLOOR PLAN & ROOF PLAN  
A.02 ELEVATIONS & SECTION  
E.01 ELECTRICAL PLAN  
S.01 GENERAL STRUCTURAL NOTES  
S.10 TYPICAL DETAILS  
S.20 FOUNDATION PLAN & SHEAR WALL PLAN  
S.30 ROOF FRAMING PLAN  
S.40 FOUNDATION DETAILS  
S.50 ROOF FRAMING DETAILS

## VICINITY MAP



City of Glendale  
Development Services Department  
Planning Division

Failed  
 Conditionally Approved  
 Approved

bschwerner  
BY

11/12/2024  
DATE



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STAMP / SEAL

PROJECT NAME / LOCATION

## RESIDENTIAL REMODEL

5134 W MONTE CRISTO AVE,  
GLENDALE, AZ 85306

CLIENT NAME / ADDRESS

## BEC VIOREL/ESTERA

5134 W MONTE CRISTO AVE,  
GLENDALE, AZ 85306

#	REVISION DESCRIPTION	DATE
A	FOR PERMIT	02/02/2024

SHEET CONTENTS

## COVER SHEET

DRAWN BY: R. ANDRES  
CHECKED BY:  
DATE:

SHEET NUMBER

# CS

PERMIT NUMBER:



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## EXISTING FLOOR PLAN & ROOF PLAN

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DATE:

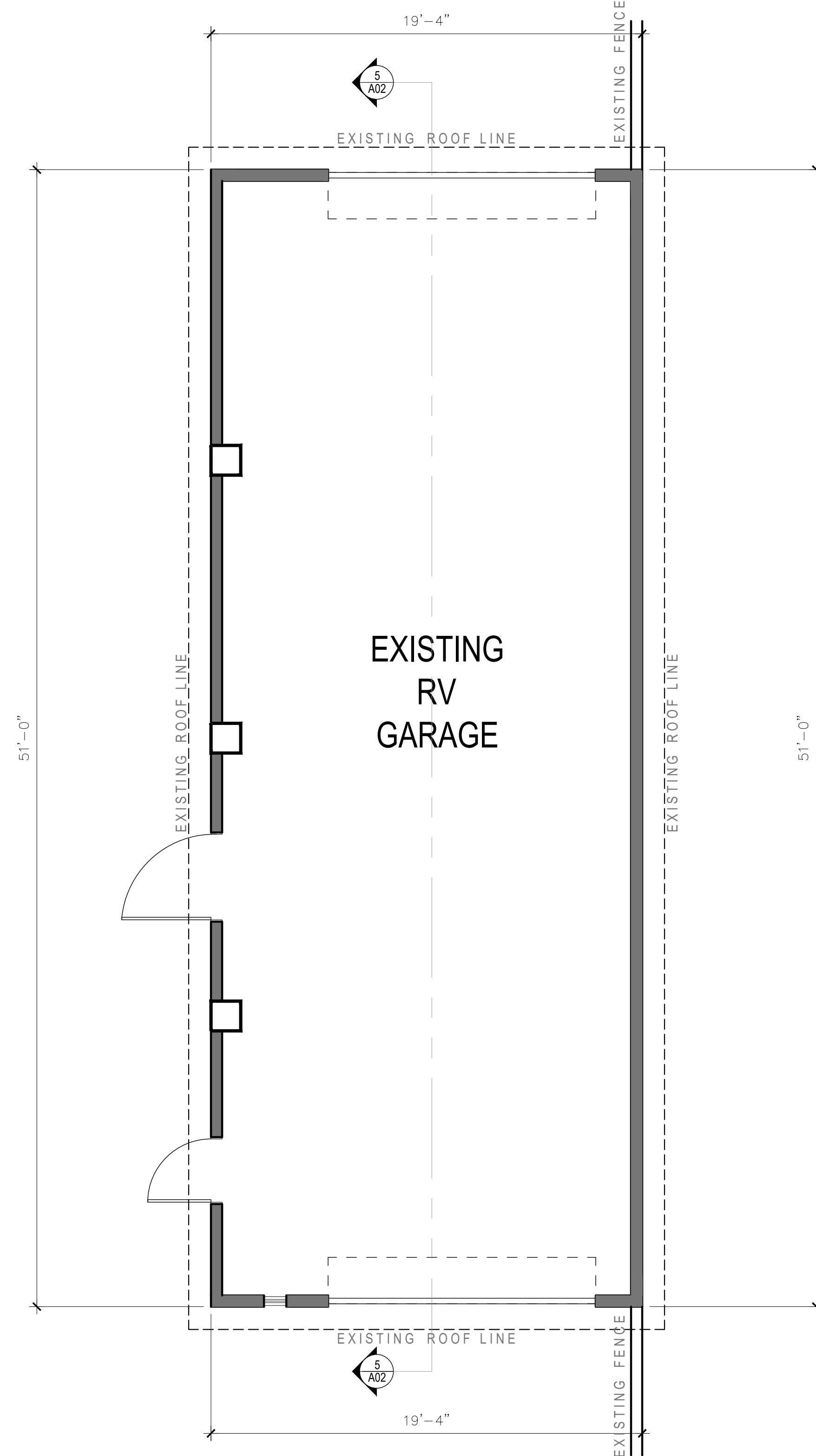
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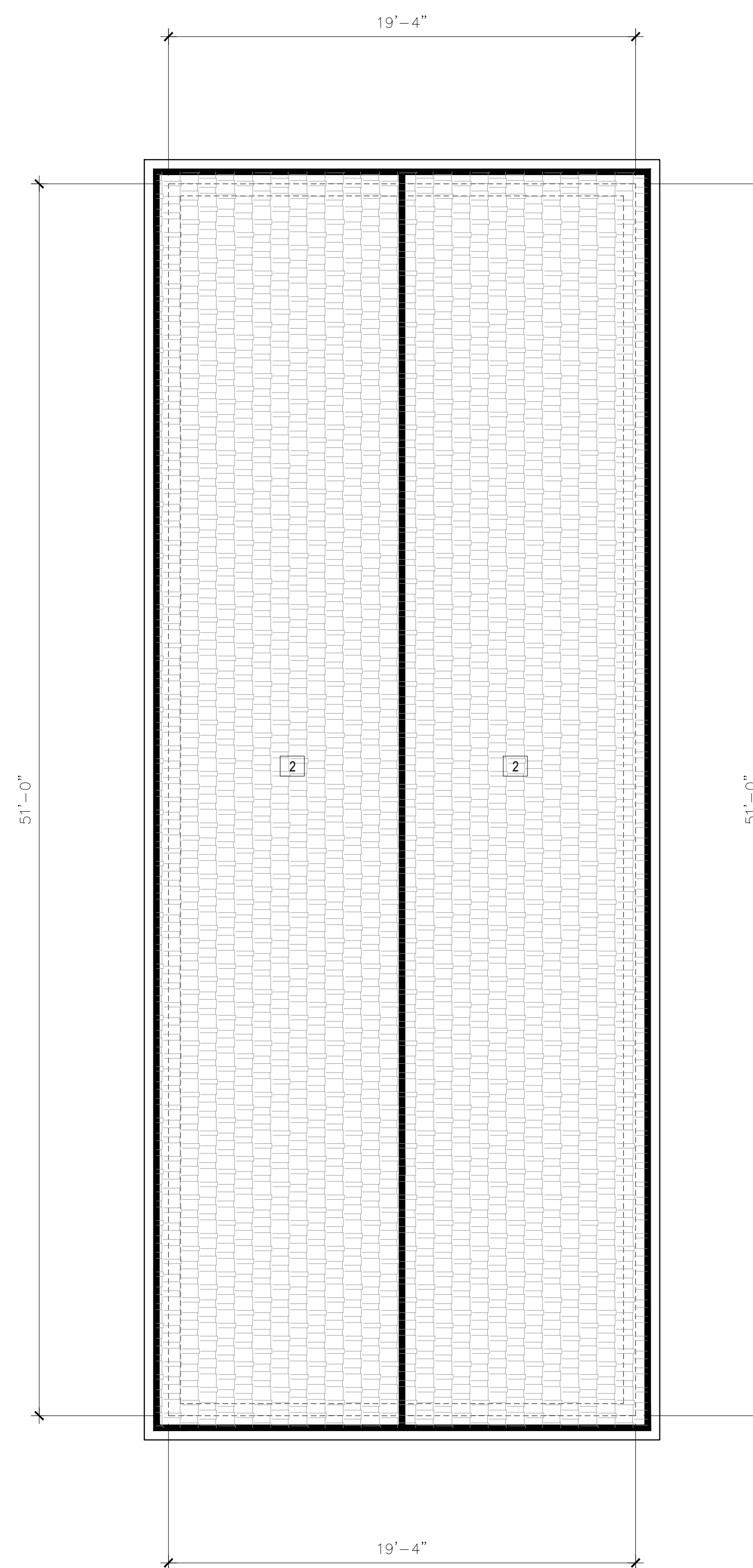
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### SLOPED ROOF KEYNOTES

1. NEW ASPHALT ROOF SHINGLES ON SLOPED ROOF.
2. EXISTING ROOF SHINGLES TO REMAIN.
3. EXISTING ROOF DRAIN TO REMAIN.
4. ROOF VENT. SEE CALCULATION
5. EXISTING ROOF MOUNTED HVAC UNIT TO BE REPLACED.



**01 EXISTING FLOOR PLAN**  
SCALE: 1/4" : 1'



**02 EXISTING ROOF PLAN**  
SCALE: 1/4" : 1'

### GENERAL NOTE:

-ALL EXISTING STRUCTURE AND ROOF MATERIALS SHALL REMAIN.

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GLENDALE, AZ 85306

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SHEET CONTENTS

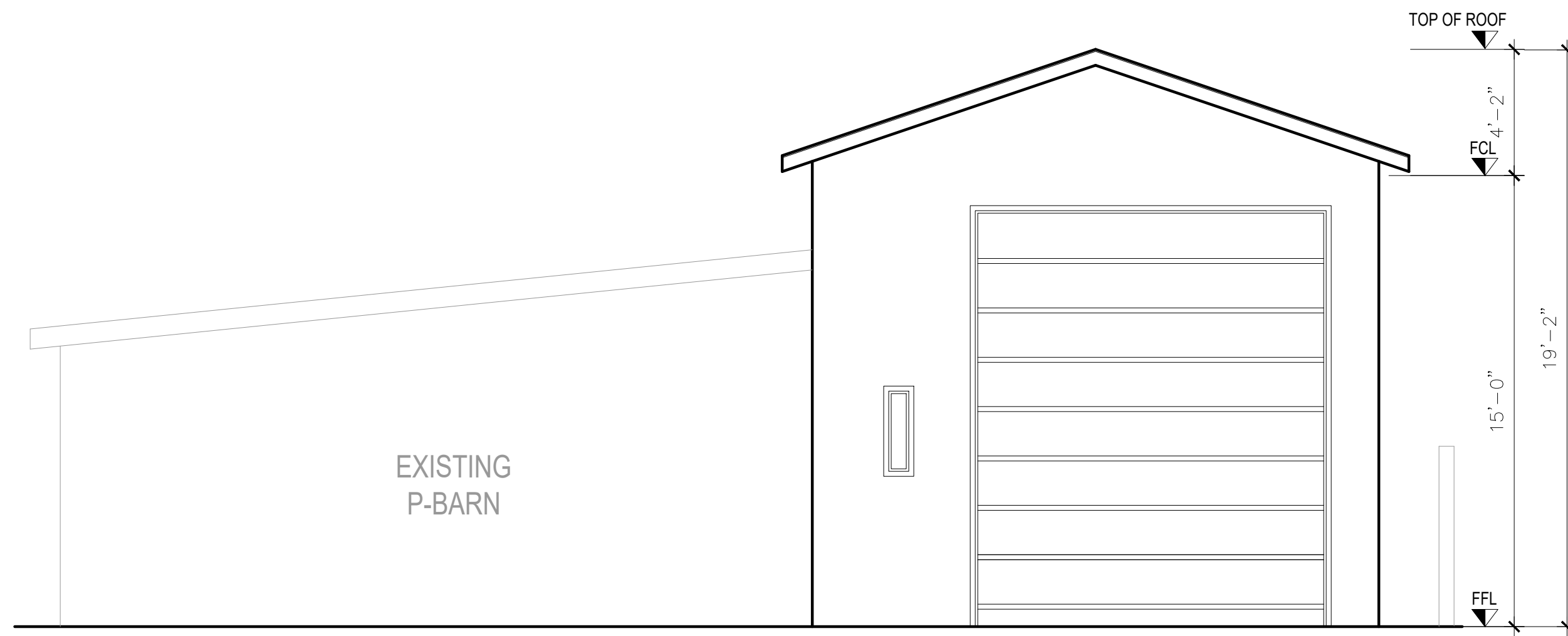
**ELEVATIONS & SECTION**

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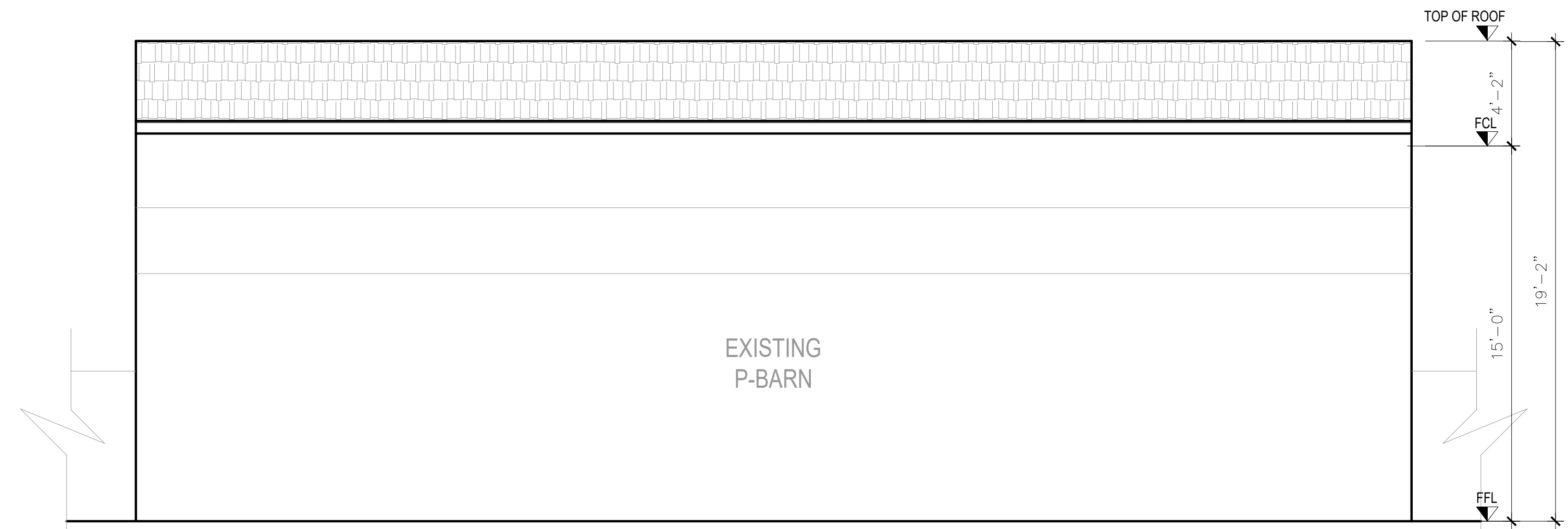
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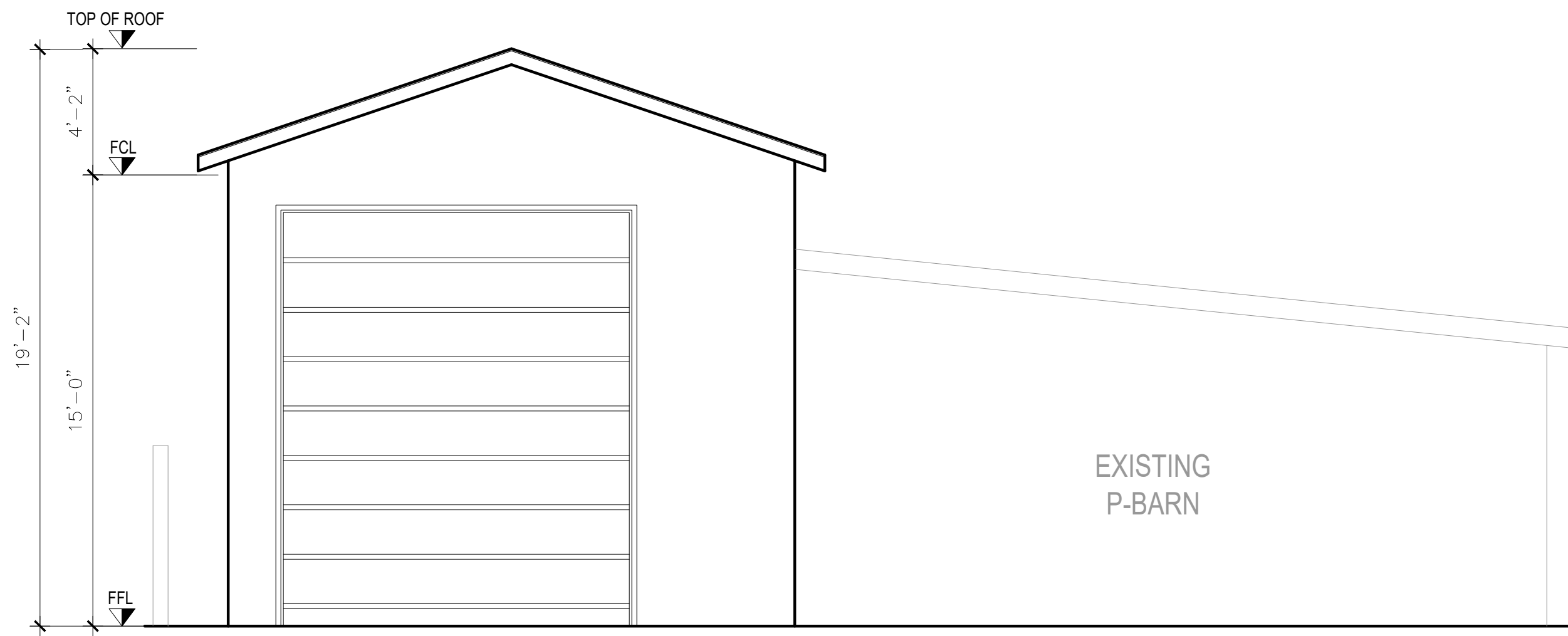
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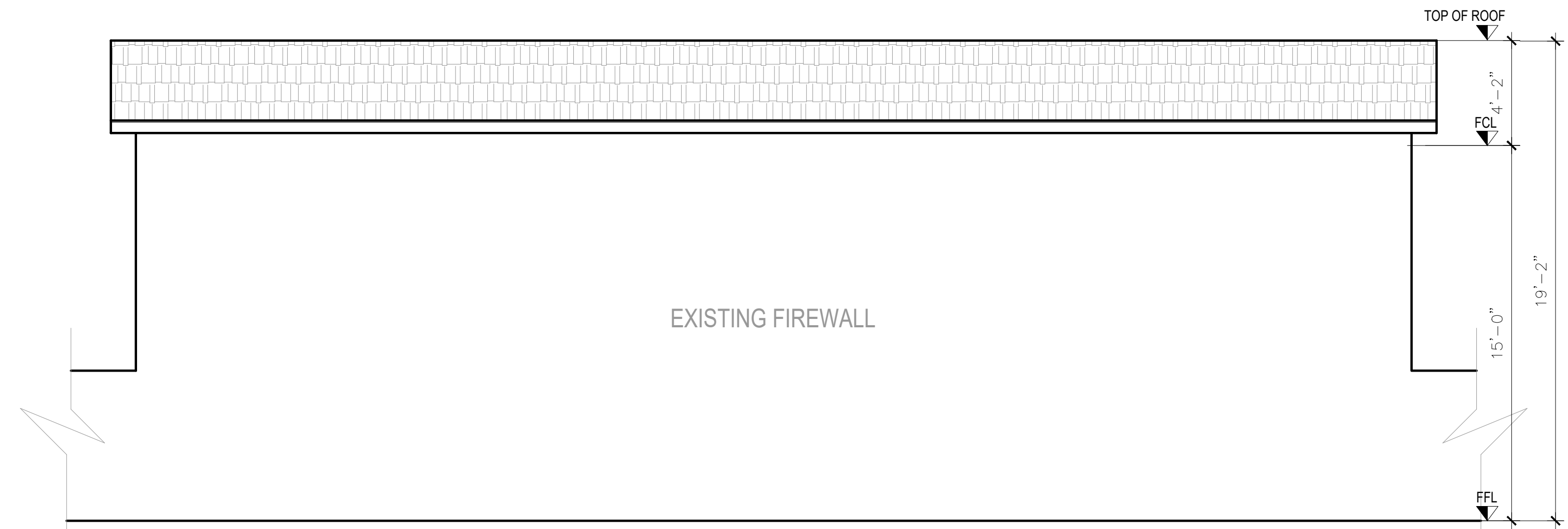
**01 SOUTH ELEVATION**  
SCALE: 1/4" : 1'



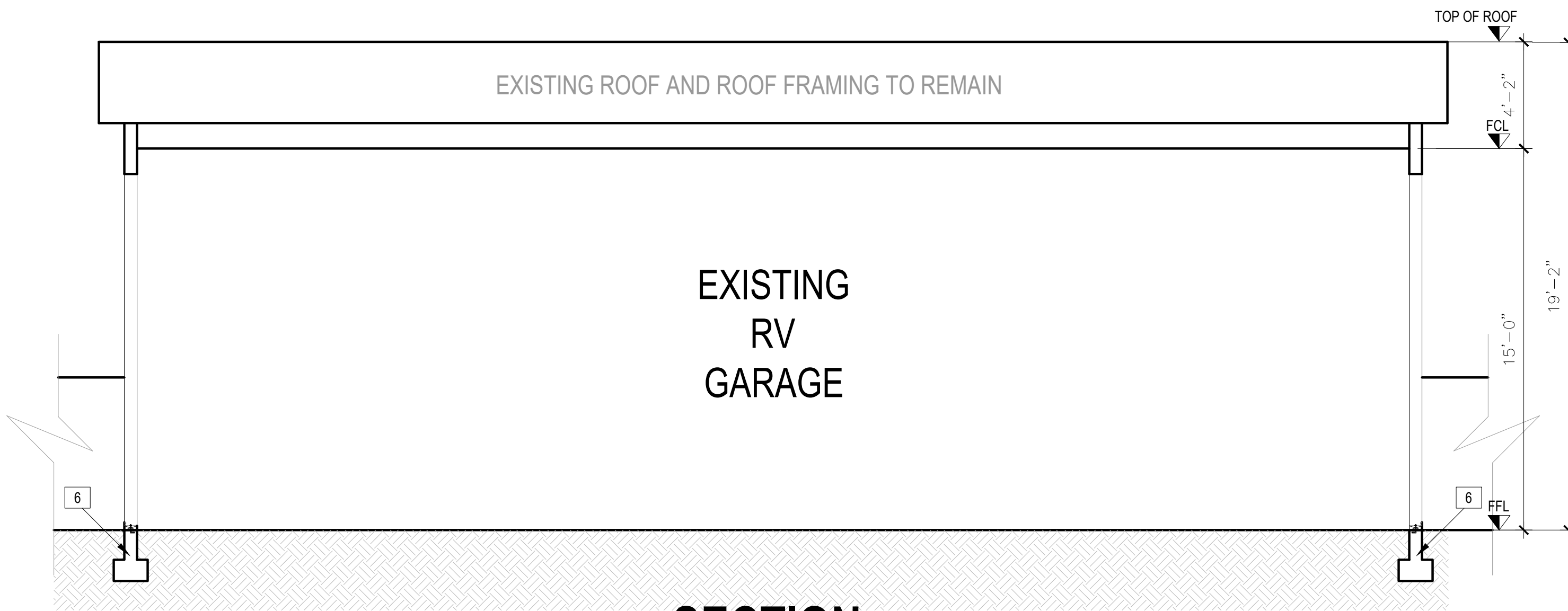
**02 WEST ELEVATION**  
SCALE: 1/4" : 1'



**03 NORTH ELEVATION**  
SCALE: 1/4" : 1'



**04 EAST ELEVATION**  
SCALE: 1/4" : 1'



**05 SECTION**  
SCALE: 1/4" : 1'

**KEYNOTES:**

- 1 NEW WOOD FRAMED WALL WITH 2"x6" STUDS SPACED AT 16" O.C. W/ 5/8" GYPSUM BOARD ON INTERIOR FACE OF WALL AND EXTERIOR FACE WITH WESTERN 1-KOTE STUCCO FINISH (ICC-ES AC11) OVER METAL LATH OVER SHEATHING PER GSN. INSULATION SHALL BE 2".
- 2 NEW WOOD FRAMED WALL WITH 2"x4" STUDS SPACED AT 16" O.C. W/ 1/2" GYPSUM BOARD ON BOTH SIDES OF WALL.
- 3 R-19 WALL INSULATION STYROFOAM BRAND ST-100 (ICC-ESR 4755)
- 4 R-38 ROOF INSULATION SPRAY-APPLIED (ICC-ESR-3375)
- 5 PRE-ENGINEERED TRUSS
- 6 EXISTING FOUNDATION TO REMAIN
- 7 NEW ASPHALT SHINGLES ROOF OVER 15# ORGANIC FELT
- 8 CRICKET PANEL
- 9 2X6 D.F. #2 @ 2' O.C
- 10 EXISTING WOOD POST
- 11 4X8 BEAM D.F. #2
- 12 4X4 POST D.F. #2 @ 8'-0" O.C
- 13 1/2" THK PLYWOOD SHEATHING
- 14 ROOF RIDGE VENT (SEE ROOF VENTILATION CALCULATION)
- 15 SHINGLE ROOF VENT (SEE ROOF VENTILATION CALCULATION)
- 16 ROOF DRAIN (DOWNSPOUT)

**GENERAL NOTE:**

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