

Architectural General Notes:

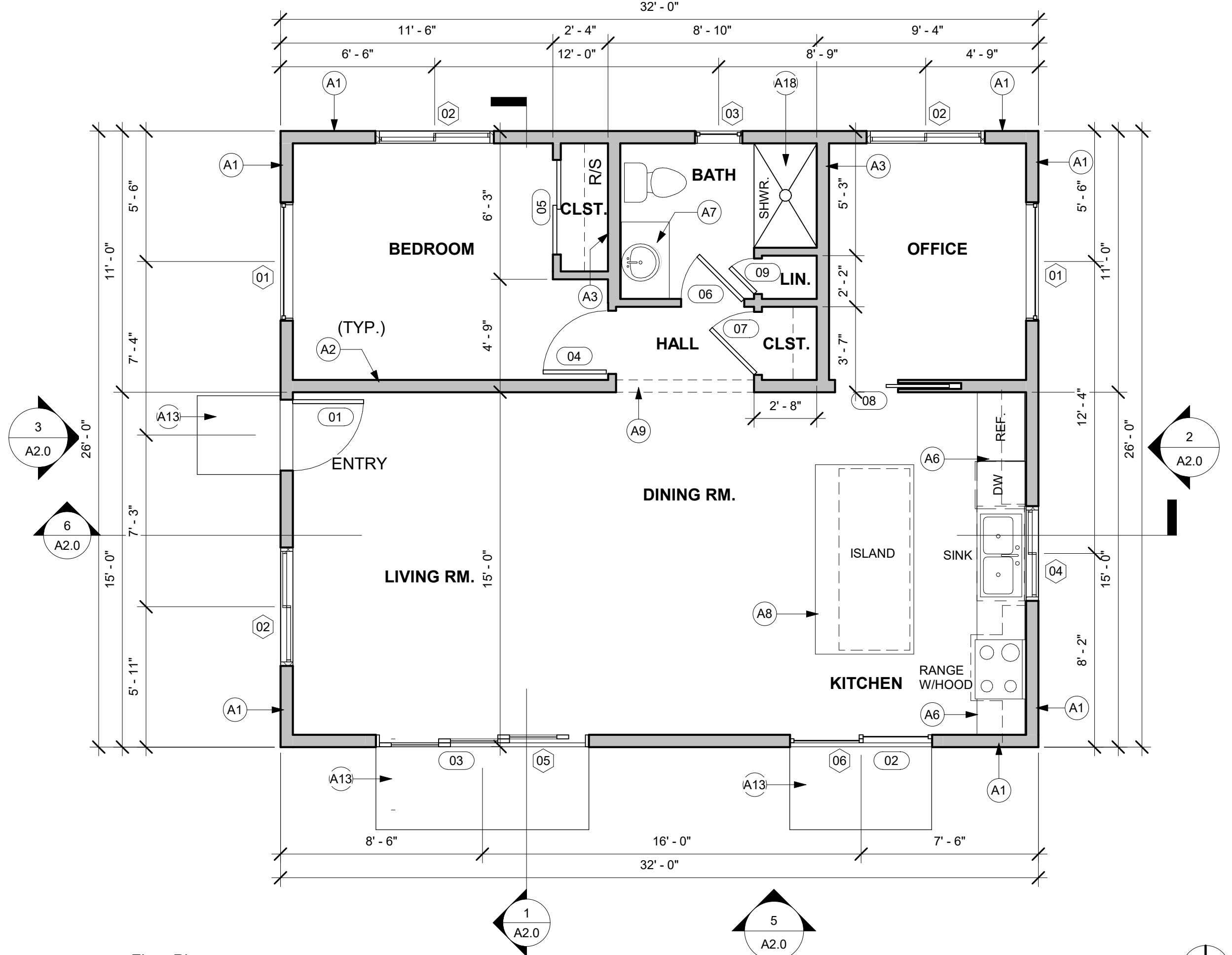
1. COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, INSPECTION, ETC.
2. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSION AND CONDITIONS ON THE JOB. DO NOT SCALE PLANS. DIMENSIONS AS NOTED SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF HE CHOOSES ANY OPTION, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.
4. SEE SEPARATE DRAWINGS FOR HEATING AND AIR CONDITIONING LAYOUTS.
5. SEE SEPARATE DRAWINGS FOR PLUMBING LAYOUTS.
6. FINISH FLOOR SHALL BE MINIMUM OF 7" ABOVE ADJACENT FINISH GRADE.
7. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO APPROVED WATER DISPOSAL AREA.
8. BROOM FISNISH ALL CONCRETE PATIOS, PORCHES AND ENTRY WALKS -COORD. FINAL FINISH W/GENERAL CONTRACTOR
9. PROVIDE CONTROL JOINTS AT ALL EXTERIOR CONCRETE SLABS AS FOLLOWS (U.N.O). WALKS AT 4'-0" O.C. MAXIMUM PATIOS : AT INTERMEDIATE POSTS AND 10' X 10' MAX. UNINTERRUPTED SLAB DRIVES : 10' X 10' MAX.
10. ALL EXT. WALLS TO BE 2 X WOOD STUDS (GREEN-R-PANEL) SYSTEM WITH 3/5" OSB WITH METAL SHEATHING FINISH WITH 1/2" GWB ON INTERIOR (U.N.O.)
11. INTERIOR WALLS TO BE 2X4 WD. STUD WALLS @ 24" O.C. W/1/2" GWB ON EACH SIDE (U.N.O.)
12. INSULATION IN ALL EXTERIOR 2X6 FRAME WALLS SHALL BE MIN. R-13 (AS APPLICABLE), ALL ROOF INSUALTION SHALL BE MIN. R-38.
13. ALL DOORS TO BE PER SCHEDULE.
14. ALL SLIDING GLASS DOORS, FRENCH DOORS, AND SHOWER ENCLOSURES. ALL GLASS IN HAZARDOUS AREA AND ALL GLASS WITHIN 18" OF FLOOR (EXCEPT SINGLE PANES WITH 9 SQUARE FEET OR LESS AREA) SHALL BE SAFETY GLASS.
15. EMERGENCY ESCAPES: IN ALL SLEEPING AREAS.
16. PROVIDE AN OPENABLE WINDOW OR DOOR WITH AN AREA OF 5.7 SQ. FT. (MINIMUM) OPENING DIRECTLY TO THE OUTSIDE WITH A MINIMUM NET CLEAR OPENINGS OF 20" WIDE AND 24" HIGH. MAXIMUM WINDOW SILL HEIGHT OF 44".
17. SHOWER WALLS TO BE FINISHED WITH DURO ROCK AND CERAMIC TILE (OR EQUAL) TO A MINIMUM HEIGHT OF 72"ABOVE DRAIN.
18. FOUNDATION PLATES AND SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE REDWOOD OR PRESSURE TREATED FOUNDATION LUMBER.
19. PROVIDE ROOF VENTS AS REQUIRED ALL VENTS TO HAVE INSECT SCREENS.
20. ALL EXTERIOR WOOD POSTS, BEAMS, FASCIAS, PLANT-ONS, ETC. TO BE SIZED LUMBER, UNLESS NOTED OTHERWISE.
19. BLUE STAKE: CALL 2 DAYS BEFORE DIGGING.
20. SEALED TRUSS DRAWINGS TO BE PROVIDED ON SITE AND SHALL BE BY DEFERRED SUBMITAL
21. TIMBER 1400 Fb SEE CALCS (#2 OR BETTER).
22. WIND 115MPH EXP B.
23. PLANS SHALL REFLECT LOCAL JURDICTION: 2012 IRC AND ANY AMENDMENTS AS ADOPTED BY THE LOCAL JURDICTION.
24. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
25. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES. EXCEPTION: ELEVATION OF THE IGNITION SOURCE IS NOT REQUIRED FOR APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT.
26. APPROVED CORROSION-RESISTANT FLASHING SHALL BE PROVIDED AT ALL OF THE FOLLOWING LOCATIONS: AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS; UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS; CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM; WHERE EXTERIOR PORCHES, DECKS OR STAIRS, ATTACH TO A WOOD FRAME WALL OR FLOOR ASSEMBLY; AT WALL AND ROOF INTERSECTIONS; AT BUILT-IN GUTTERS
27. STUCCO WEEP SCREED TO BE AT OR BELOW THE FOUNDATION PLATE LINE AND MINIMUM 2" ABOVE PAVED SURFACES AND 4" ABOVE GROUND SURFACE.
28. PROVIDE FOUNDATION CURB WHERE PORCH OR STOOP SLAB IS LEVEL OR NEARLY LEVEL WITH FLOOR SLAB SO THAT STUCCO WEEP SCREED IS LOCATED AT OR BELOW THE FOUNDATION PLATE LINE AND MINIMUM 2" ABOVE PORCH OR STOOP SLAB.

Door Schedule				
Door Number	Door Size	Finish		
		Door	Frame	Comments
01	36" x 80"			
02	72" x 96"			TEMPERED
03	9' X 8'			TEMPERED
04	32" x 80"			
05	48" x 80"			
06	32" x 80"			
07	32" x 80"			
08	32" x 80"			
09	18" x 80"			

Window Schedule					
Type Mark	Rough Opening		Type	Material	Finish
	Width	Height			
01	5' - 0"	4' - 0"	Fixed		
02	5' - 0"	4' - 0"	Slider Window		
03	2' - 0"	4' - 0"	Fixed		
04	4' - 0"	3' - 0"	Slider Window		
05	9' - 0"	2' - 0"	Fixed		
06	6' - 6"	2' - 0"	Fixed		

MAXIMUM U-VALUE = 0.40 AND MAXIMUM SHGC = 0.25

Keynote Legend	
Key Value	Keynote Text
A1	2 X WOOD STUDS (GREEN-R-PANEL) SYSTEM WITH 3/5" OSB WITH MIN. R-13 INSULATION WITH METAL SHEATHING FINISH WITH 1/2" GWB ON INTERIOR (U.N.O.)
A2	2X4 WOOD STUD WALL @ 16" O.C. WITH 1/2" GWB ON EACH SIDE (TYP.) (U.N.O.)
A3	2X6 WOOD STUD WALL @ 16" O.C. WITH 1/2" GWB ON EACH SIDE (U.N.O.)
A6	BASE CABINETS, ASSORTED CASEWORK AND COUNTER TOPS - COORDINATE SELECTION WITH OWNER
A7	BATHROOM VANITY, ASSORTED CASEWORK AND COUNTER TOPS AND FIXTURE - COORDINATE SELECTION WITH OWNER
A8	42" HIGH COUNTER TOP WITH MIN. 2 X4 WOOD STUDS @ 16" O.C. WITH 1/2" GWB SUPPORT WALL
A9	ELIPTICAL GWB ARCHED OPENING
A13	4" CONCRETE DOOR STOOP - REFER TO STRUCTURAL PLANS
A18	TILED ENCLOSURE PER BUILDER/OWNER



3 Floor Plan
1/4" = 1'-0"

Project Data

Code Review
APPLICABLE CODES: 2012 IRC
SINGLE FAMILY RESIDENCE;
ALLOWABLE AREA: UNLIMITED
FIRE PROTECTION: NONE REQUIRED
ZONING: GR
SETBACKS: FRONT = 35'-0", REAR = 50'-0", SIDE = 25'-0"
HEIGHT: 35'-0" MAX.
AREAS:
LIVING AREA = 940 S.F.

Drawing List

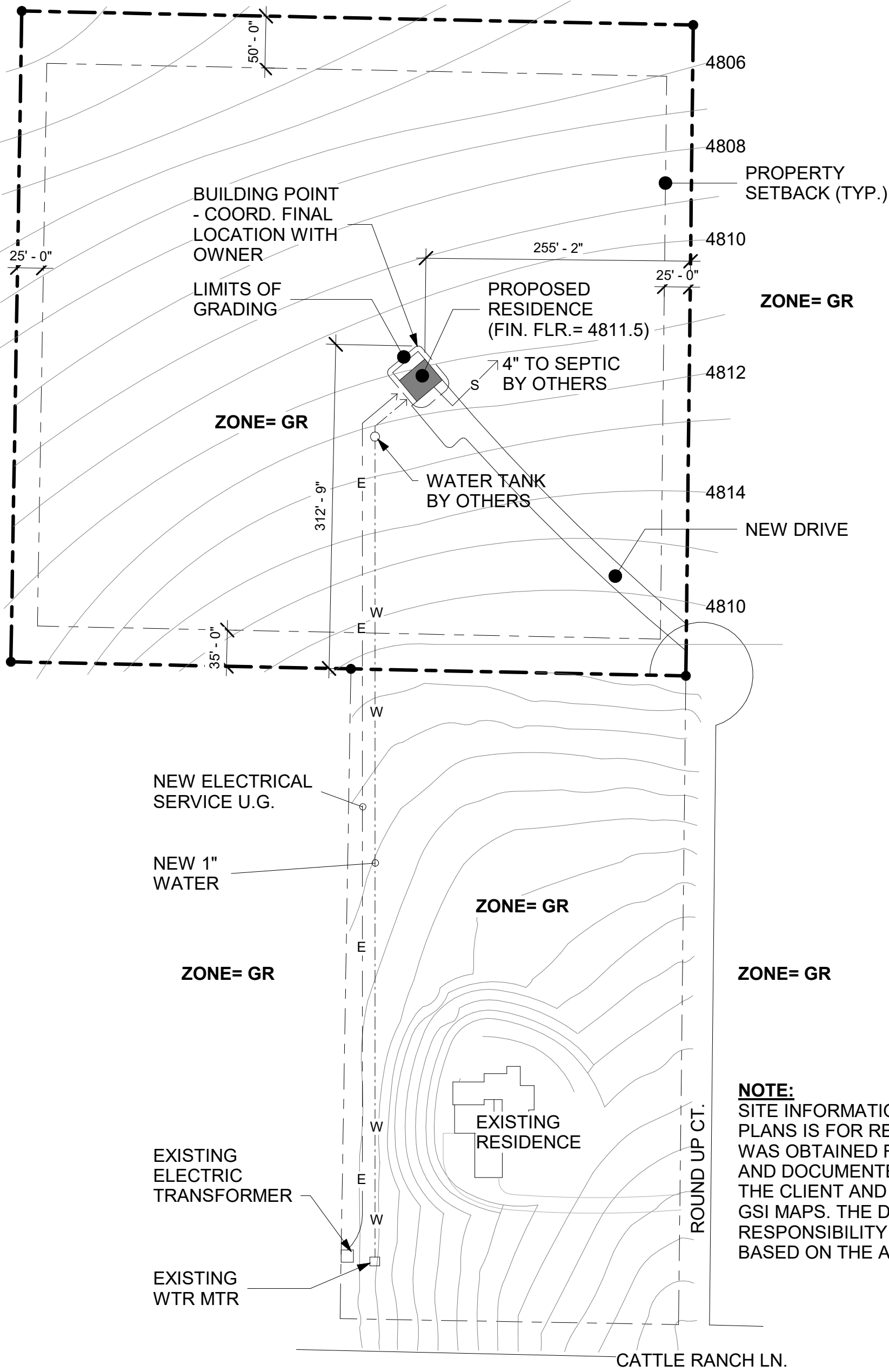
Sheet Number	Sheet Name
ARCHITECTURAL	
A1.0	Floor/Site Plan/Project Data
A2.0	Building Elevations/Sections

STRUCTURAL	
S1.0	Foundation And Framing Plan

ELECTRICAL	
E1.0	Power/Lighting Plan

Site Legend

- S SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- E ELECTRICAL SERVICE
- PROPERTY LINE
- EASEMENT
- SETBACK



NOTE:
SITE INFORMATION SHOWN ON THESE PLANS IS FOR REFERENCE ONLY AND WAS OBTAINED FROM TOPOGRAPHIC AND DOCUMENTED INFORMATION FROM THE CLIENT AND FROM AZ. GSI MAPS. THE DESIGNER TAKES NO RESPONSIBILITY FOR INACCURACY BASED ON THE AVAILABLE INFORMATION.

Elgin, Arizona. 85611

Floor/Site Plan/Project Data

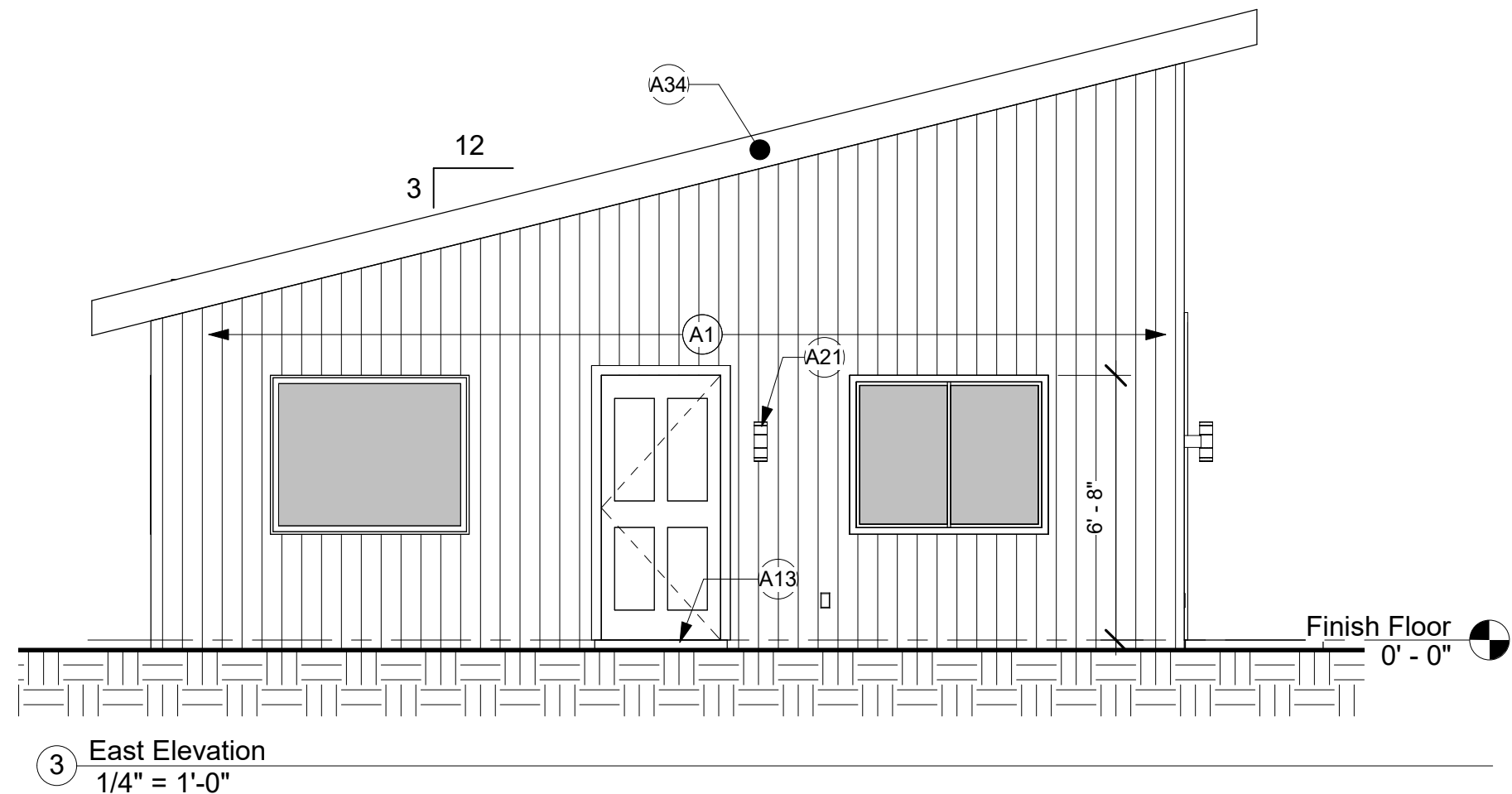
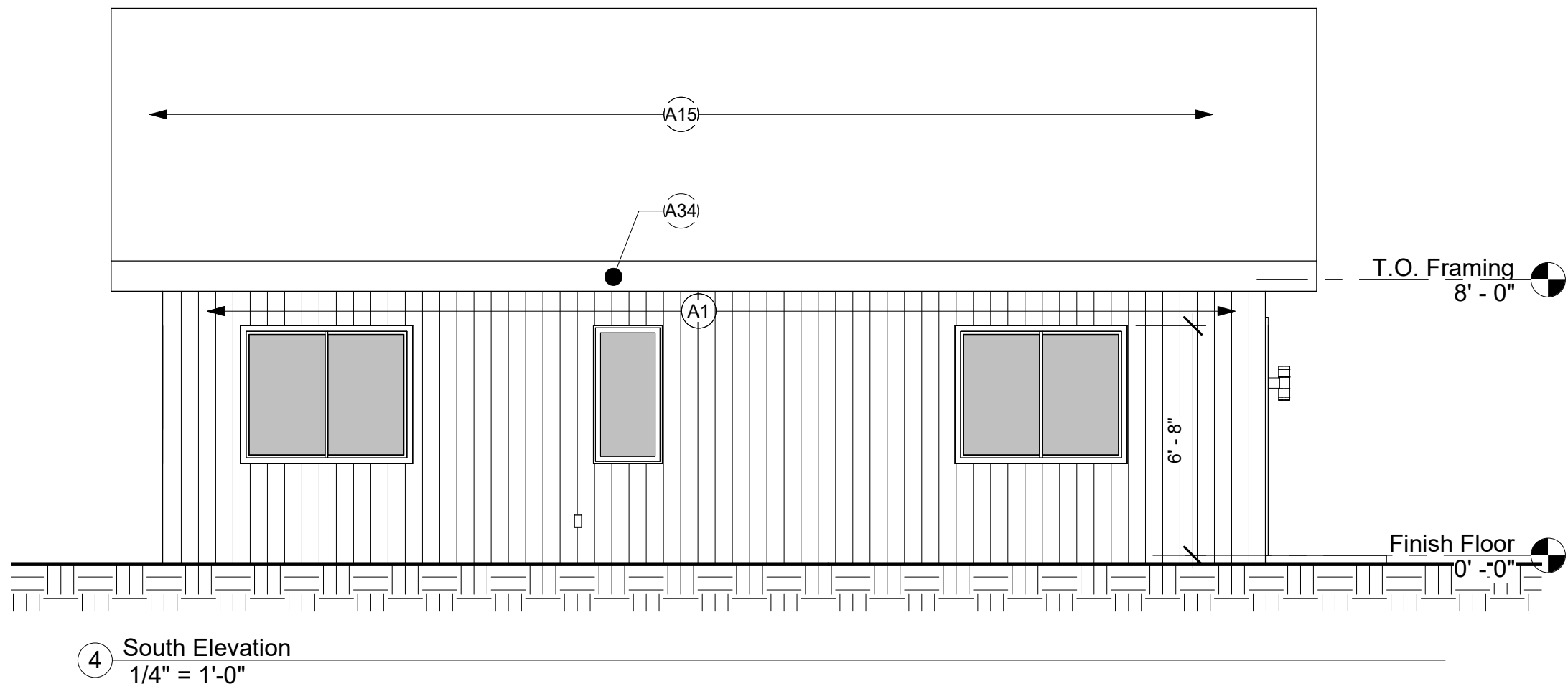
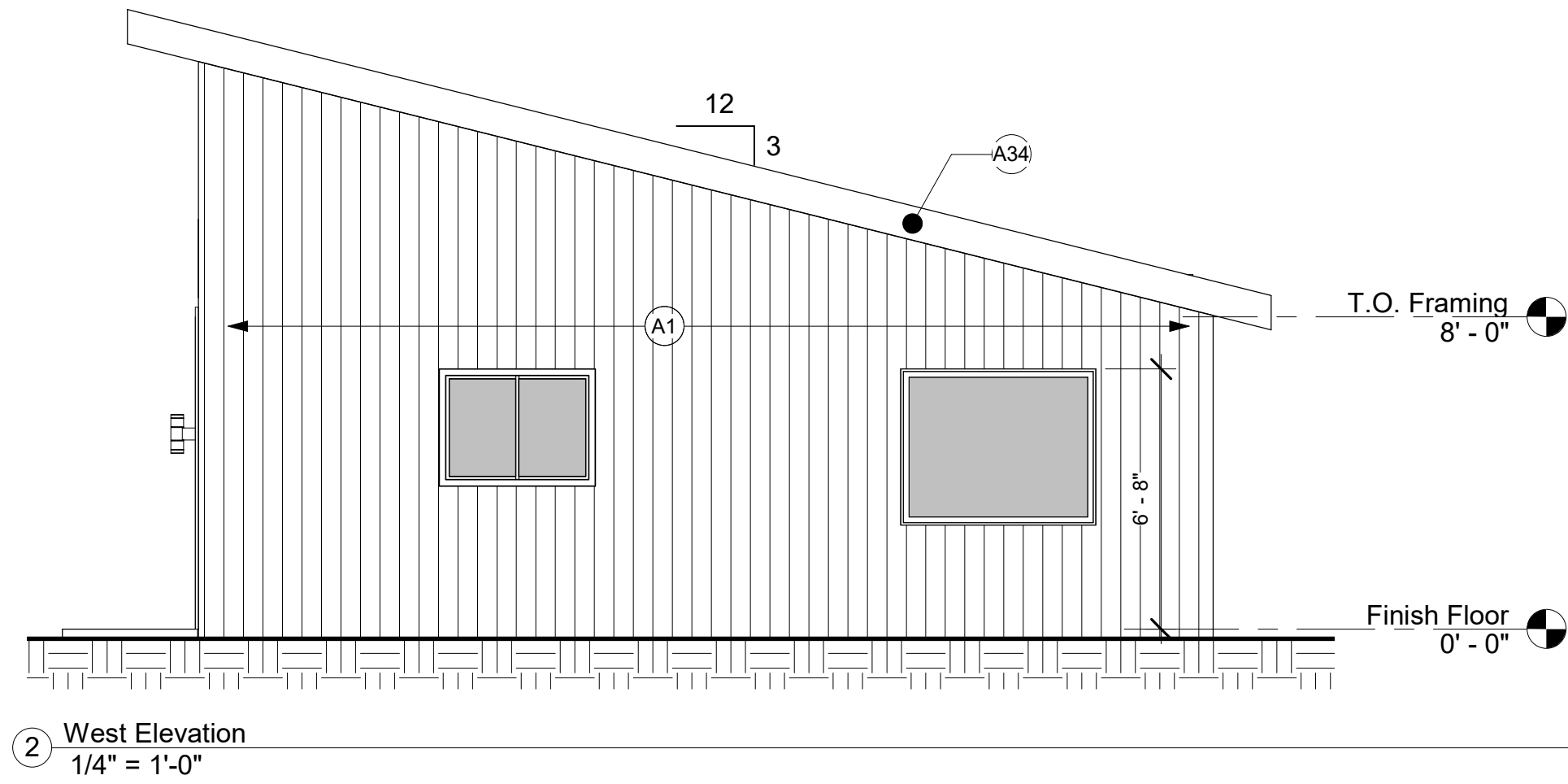
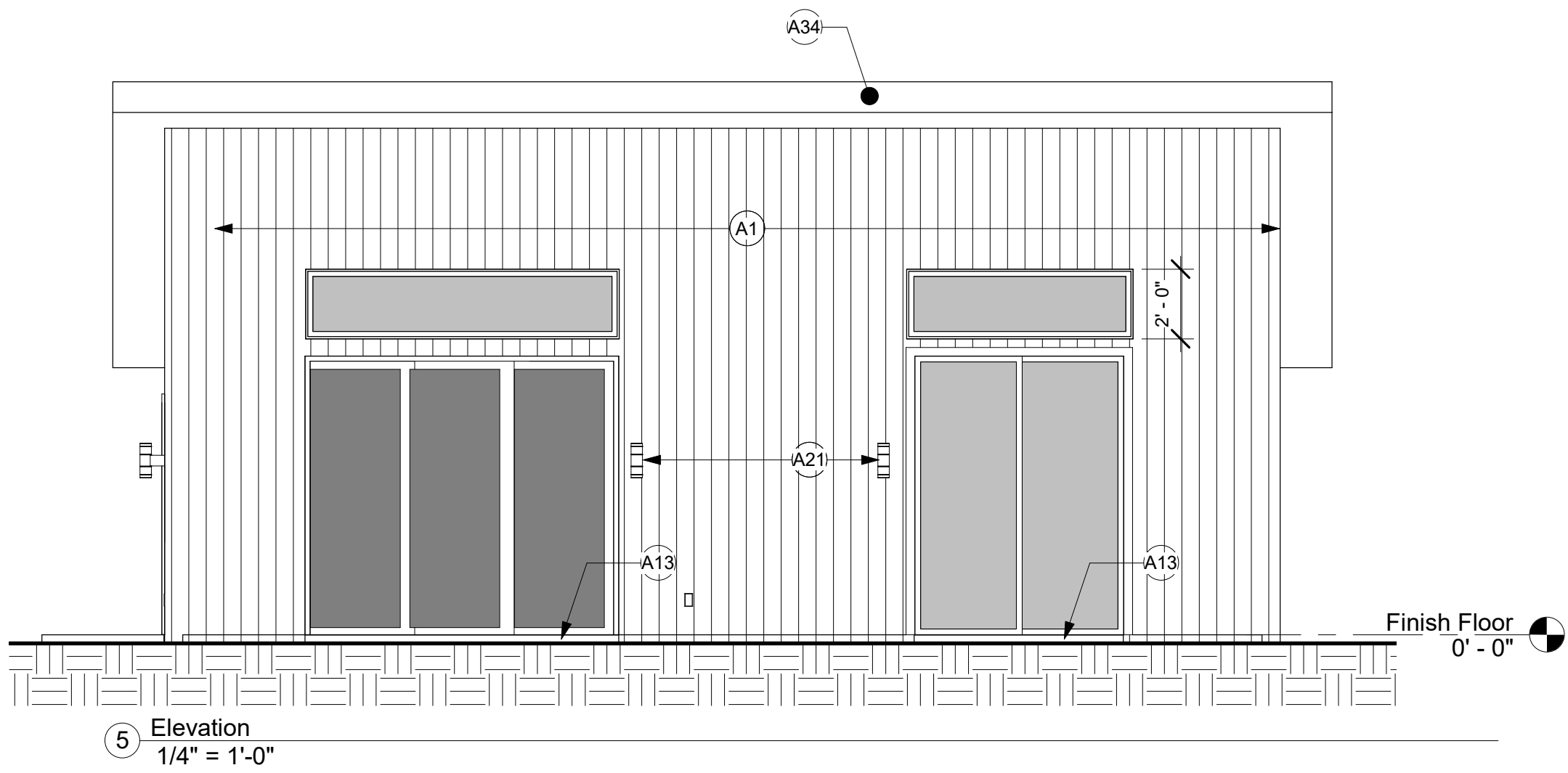
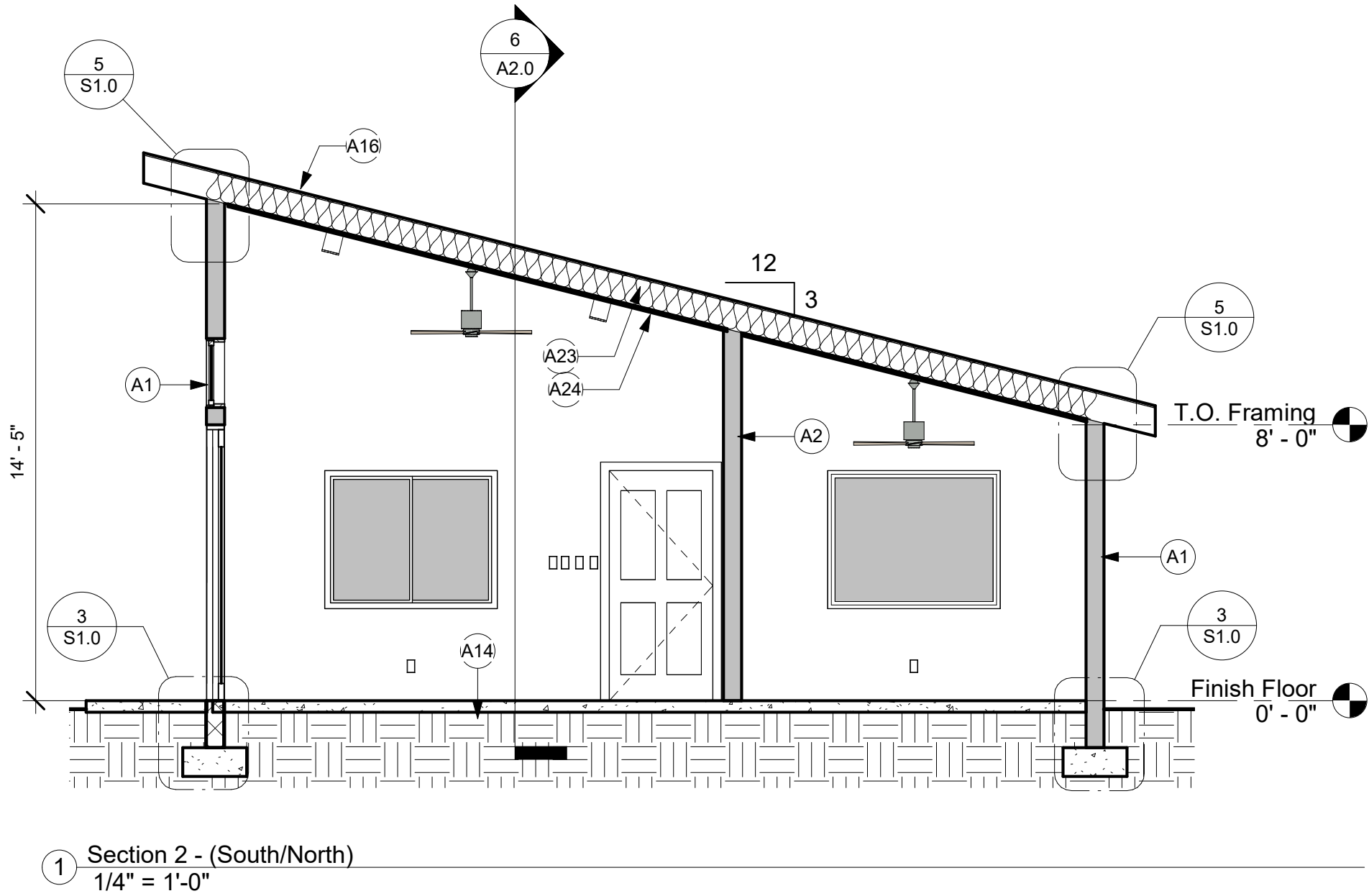
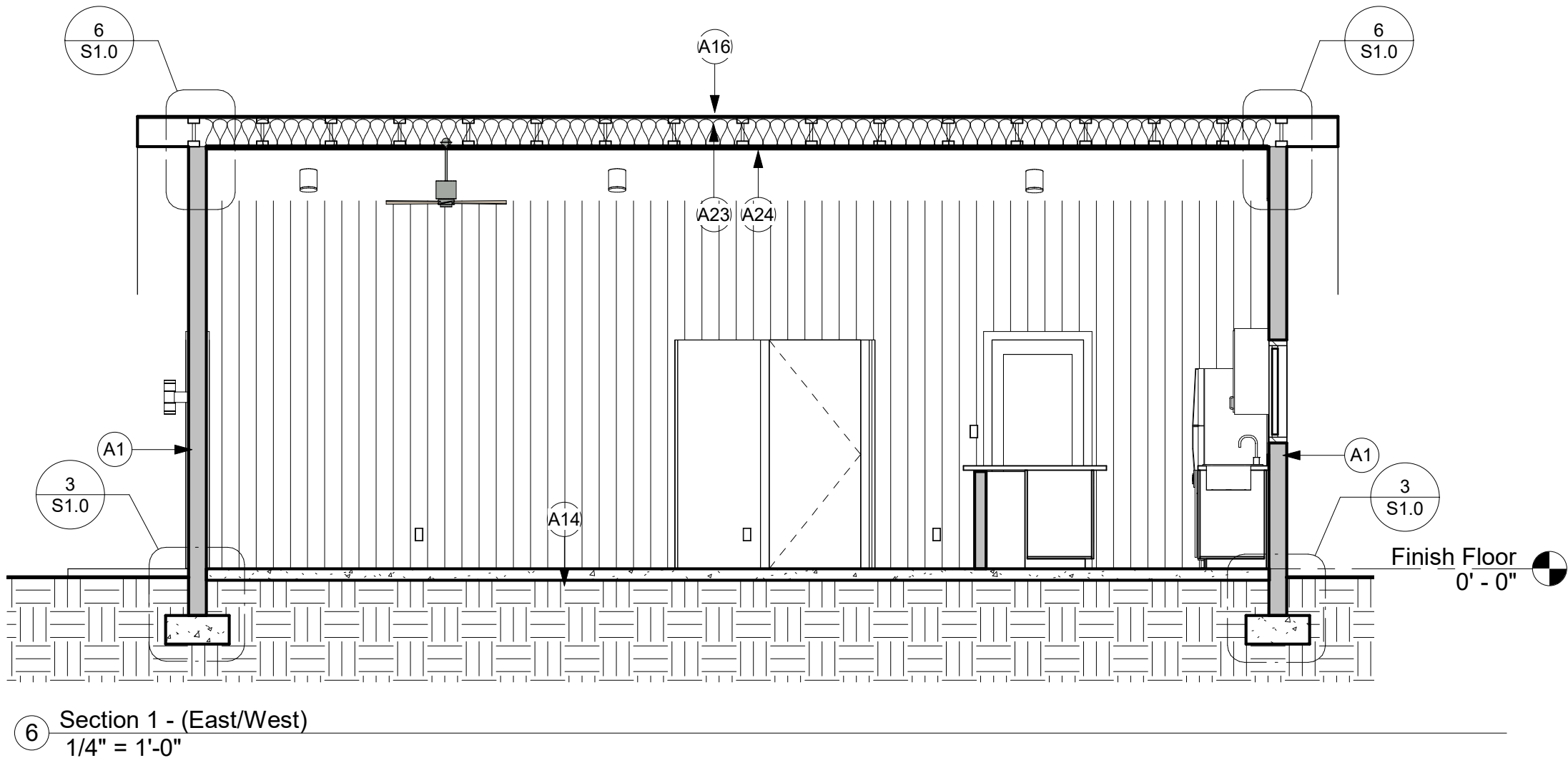
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Keynote Legend	
Key Value	Keynote Text
A1	2 X WOOD STUDS (GREEN-R-PANEL) SYSTEM WITH 3/5" OSB WITH MIN. R-13 INSULATION WITH METAL SHEATHING FINISH WITH 1/2" GWB ON INTERIOR (U.N.O.)
A2	2X4 WOOD STUD WALL @ 16" O.C. WITH 1/2" GWB ON EACH SIDE (TYP.) (U.N.O.)
A13	4" CONCRETE DOOR STOOP - REFER TO STRUCTURAL PLANS
A14	4" CONCRETE SLAB
A15	METAL ROOF SYSTEM
A16	PRE-ENGINEERED ROOF TRUSS/JOIST SYSTEM - REFER TO FRAMING PLAN
A21	EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL PLAN
A23	R-38 FIBERGLAS INSULATION BETWEEN JOIST
A24	5/8" GWB CEILING
A34	2 X WOOD FASCIA (METAL FINISH)



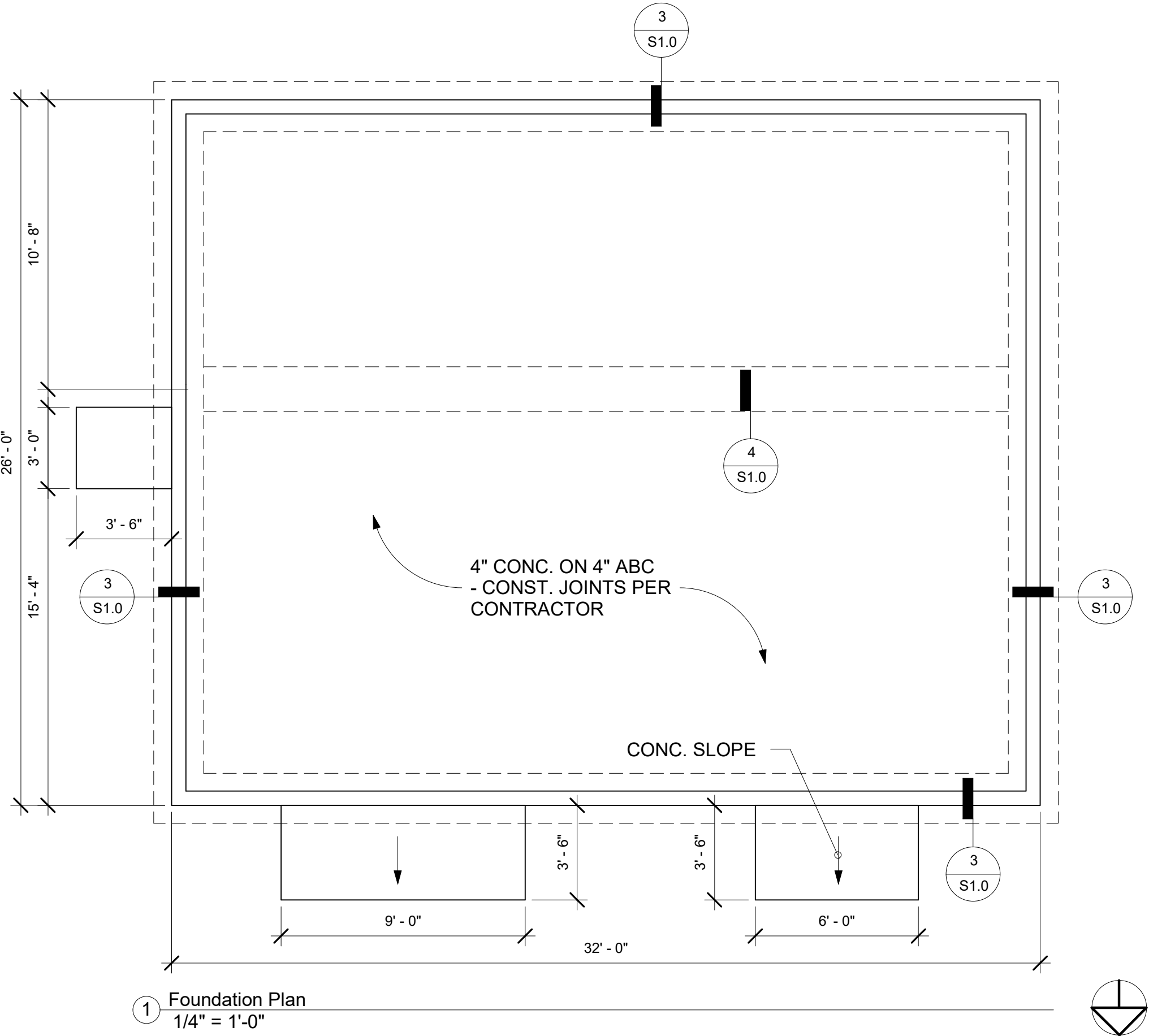
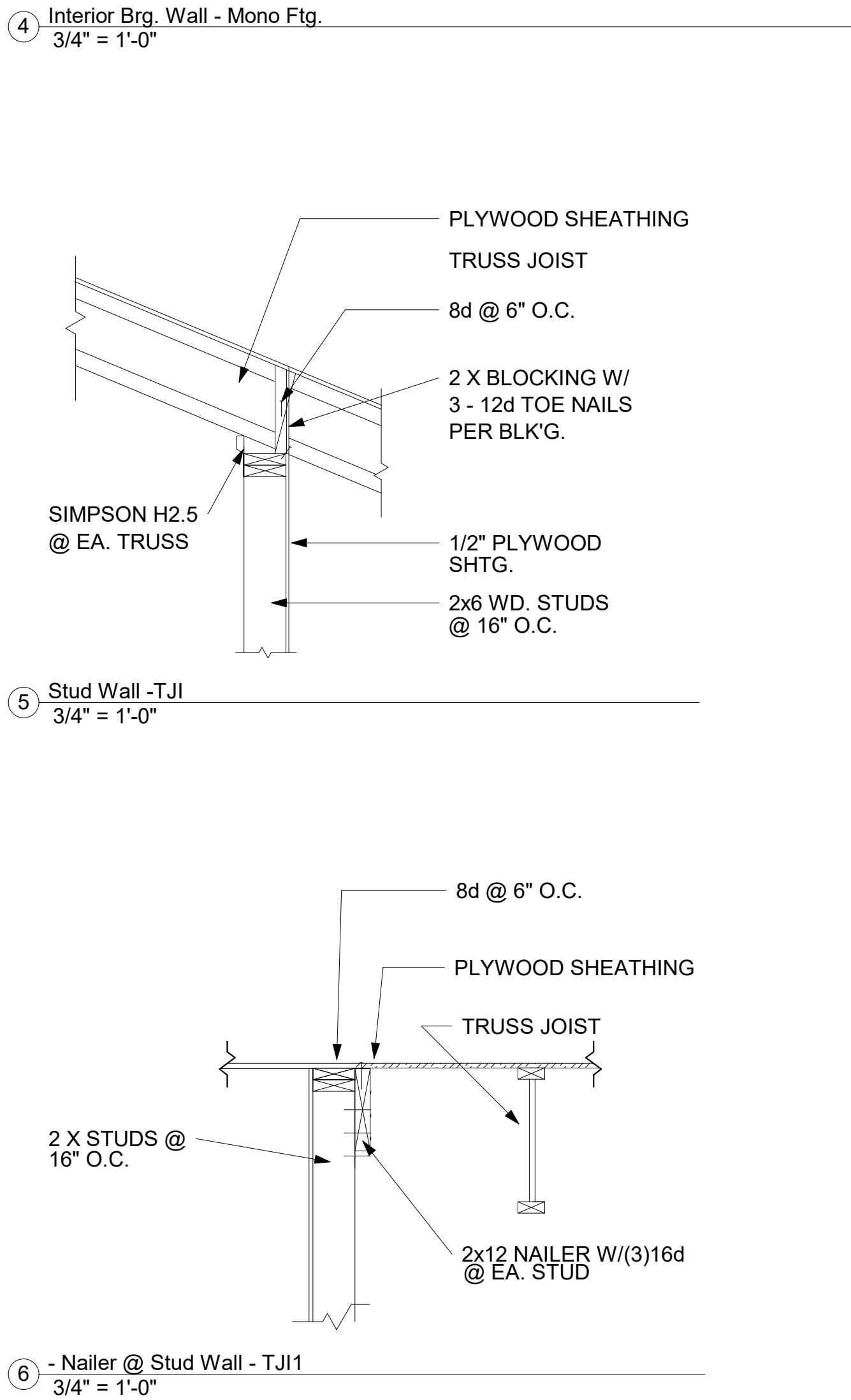
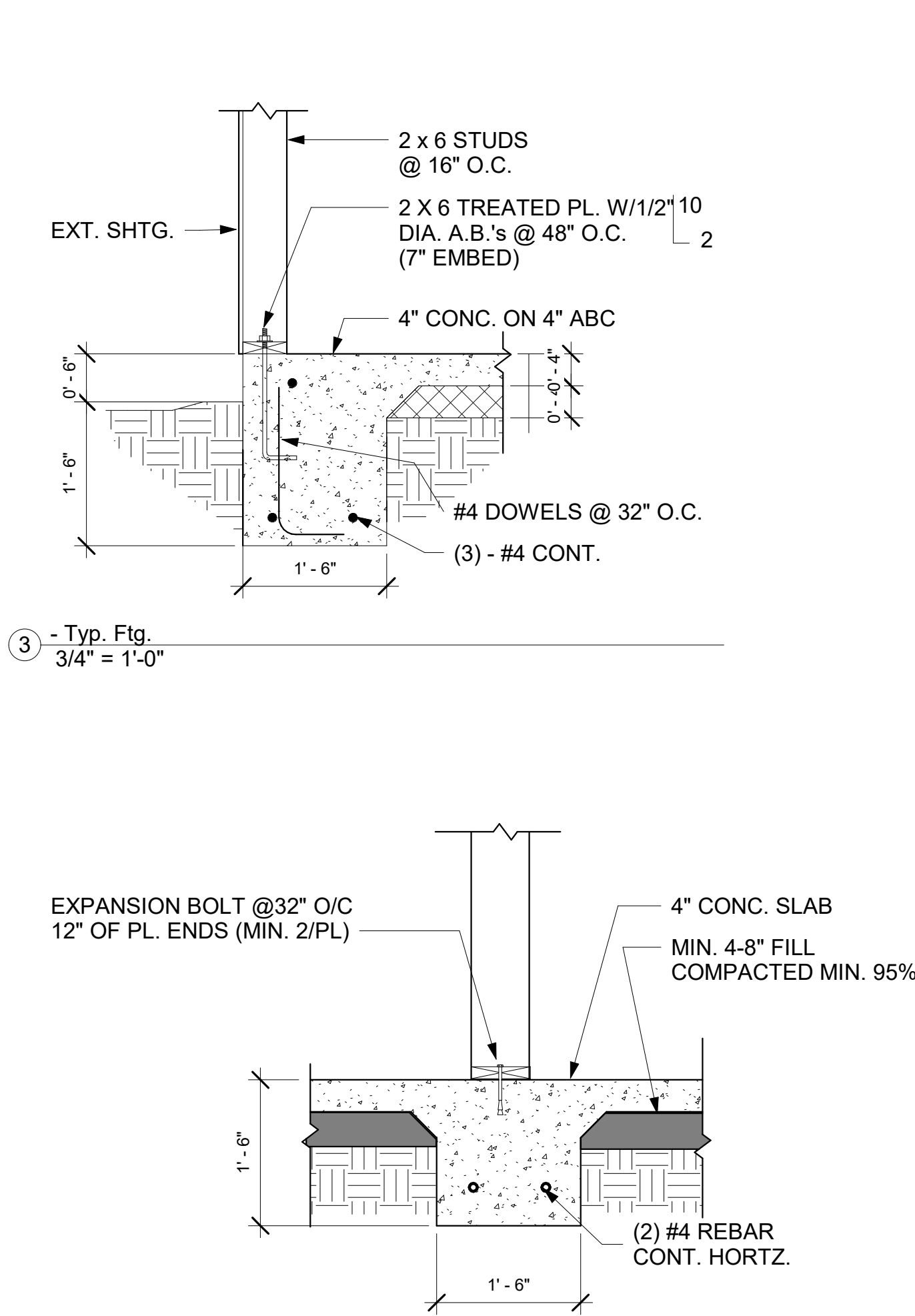
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Building Elevations/Sections			
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General Foundation Notes:

1. ALL CONCRETE AND EARTH WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2012 INTERANTIONAL RESIDENTIAL CODE AS ADOPTED AND AMENDED BY THE LOCAL JURISDICTION HAVING AUTHORITY. CONCRETE WORK SHALL BE PERFORMED PER THE LATEST PUBLISHED EDITION OF THE A.C.I. STANDARDS.
2. THE DESIGNER ASSUMES NO LIABILITY FOR SOILS CONDITIONS AT THE SITE.
3. ALL FOUNDATIONS SHALL BEAR 12" MINIMUM INTO NATIVE UNDISTURBED SOIL OR INTO ENGINEERED FILL. IT IS RECOMMENDED THAT A SOILS ENGINEER BE CONSULTED WHEN ENGINEERED FILL IS USED. THE DESIGNER ASSUMES NO LIABILITY FOR ENGINEERED FILL. THE DESIGNER ALSO ASSUMES NO LIABILITY FOR FOUNDATIONS WHEN A SOILS REPORT PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF ARIZONA IS NOT PROVIDED FOR REVIEW BY THE DESIGNER. ALL ENGINEERED FILL SHALL BE TESTED BY A QUALIFIED TESTING LAB BEFORE PLACEMENT FOR SUITABILITY AND AFTER PLACEMENT FOR PROPER COMPACTION BASED ON THE SOILS REPORT.
4. SLOPE FINISHED GRADE AWAY FROM THE BUILDING @ A MINIMUM OF 5% FOR A DISTANCE OF 10' (OR HALF THE DISTANCE FROM THE PROPERTY LINE IF THE PROPERTY LINE IS LESS THAN 10' FROM THE BUILDING).
5. CONCRETE: MATERIAL USED FOR FOUNDATIONS, STEMS, BUILDING SLABS, AND EXTERIOR CONCRETE FLAT WORK SHALL REACH A MINIMUM DESIGN STRENGTH IN 28 DAYS OF 2,500 P.S.I. MAXIMUM SLUMP SHALL BE 4 1/2". MECHANICALLY VIBRATE ALL CONCRETE FOR FOUNDATIONS (EXCEPT FOR TOE DOWNS).
6. REINFORCING STEEL: ALL #4 BARS AND SMALLER SHALL BE FY = 40,000 P.S.I. AND ALL #5 BARS OR GREATER SHALL BE FY = 60,000 P.S.I. (PER ASTM A615). ALL REINFORCING STEEL SHALL BE DEFORMED BARS. NO WELDING OR HEATED BENDING OF BARS SHALL BE ALLOWED. WELDED WIRE FABRIC SHALL BE PER ASTM A185.
7. ASSUMED SOIL BEARING PRESSURE 1,500 P.S.I. PER I.R.C. 2012

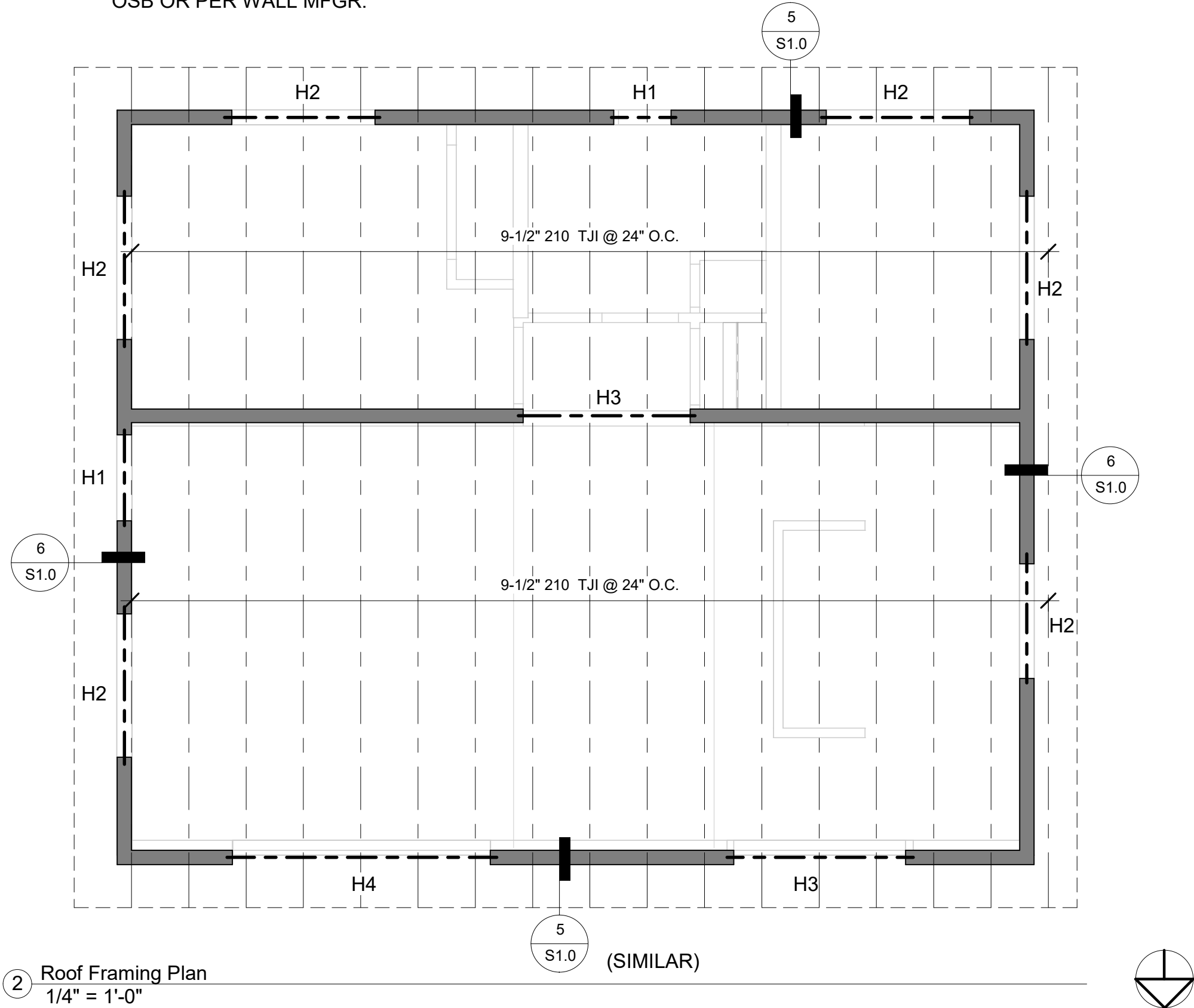
General Framing Notes

1. ALL CARPENTRY WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AS ADOPTED AND AMENDED BY THE LOCAL JURISDICTION HAVING AUTHORITY.
2. ALL FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION UTILIZING IN-GRADE STRESS VALUES. ALSO ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK BY AN APPROVED GRADING AGENCY.
3. ALL 2X STUD FRAMING AT EXTERIOR WALLS SHALL BE @ 16" O.C. AND SHALL BE DOUGLAS-FIR #2 (OR BETTER).
- 4.ALL SILL PLATES SHALL BE 2X LUMBER WITH A WIDTH TO MATCH THE STUD WALL, AND PRESSURE TREATED FOR ROT RESISTANCE. GRADE STAMPS MUST BE PRESENT INDICATING THAT LUMBER HAS BEEN PRESSURE TREATED FOR ROT RESISTANCE.
5. DO NOT NOTCH OR DRILL TRUSSES, BEAMS, HEADERS, OR LOAD BEARING STUDS WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGNER.
6. USE DOUBLE 2X TRIMMERS UNDER EACH END OF ALL HEADERS SPANNING MORE THAN 4'-0" OR GREATER IN BEARING WALLS, U.N.O.
7. ALL BEARING DOUBLE AND TRIPLE 2X STUDS SHALL BE FACE NAILED WITH 16D'S @ 8" O.C. STAGGERED.
8. TRUSSES: ALL TRUSSES SHALL BE ENGINEERED BY AN ENGINEER REGISTERED IN THE STATE OF ARIZONA, WITH ALL DESIGN DRAWINGS AND CALCULATIONS TO BE SEALED BY THE SAME. 6 COPIES OF TRUSS DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER FOR REVIEW. FURTHER, 2 OF THE DESIGNER REVIEWED COPIES OF THE TRUSS DRAWINGS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DRAWINGS SUBMITTED MUST CONTAIN TRUSS ELEVATIONS FOR EACH TRUSS ALONG WITH ALL DESIGN LOADS CLEARLY INDICATED FOR EACH TRUSS AND A LAYOUT PLAN SHOWING LOCATIONS OF EACH TRUSS.
9. PLYWOOD: ALL PLYWOOD SHALL BE C-D INTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. PLACE ROOF SHEATHING WITH THE FACE GRAIN PERPENDICULAR TO THE TRUSSES. SHEATHING SHALL BE CONTINUOUS OVER 2 OR MORE SPANS. ALL SHEATHING SHALL BE OF THE FOLLOWING THICKNESS, SPAN INDEX RATIO, AND SHALL BE NAILED WITH COMMON NAILS AS FOLLOWS:
- ROOF: THICKNESS 1/2" S.I. RATIO 32/16
NAILING: EDGE = 8D @ 6" O.C. / INTERM. = 8D @ 12" O.C.
ALTERNATE FASTENING: 14 GA. X 1 3/4" X 7/16 O.D. GALVANIZED WIRE STAPLES MAY BE USED AT THE SAME SPACING
- CROWN: THICKNESS 3/8" S.I. RATIO 32/16
NAILING: EDGE = 8D @ 6" O.C. / INTERM. = 8D @ 12" O.C.
- WALLS: THICKNESS 3/8" S.I. RATIO 32/16
NAILING: EDGE = 8D @ 6" O.C. / INTERM. = 8D @ 12" O.C.
- ORIENTED STRAND BOARD WHEN ICBO APPROVED MAY BE USED IN LIEU OF PLYWOOD (NER-108).
10. NAILING: ALL NAILING SHALL CONFORM TO IRC 2012
11. DESIGN LOADS:
TOP CHORD: ROOF LIVE LOAD 20 P.S.F.
ROOF DEAD LOAD 15 P.S.F.



HEADER SCHEDULE						
For beams & headers not called out on drawings.						
HEADER NO.	HEADER SIZE	HEADER TYPE	HEADER GRADE	MIN. SPAN	MAX. SPAN	WALL SIZE
H 1	3-2x8	WOOD	D.F. No.2	0'-0"	3'-0"	2x6
H 2	3-2x10	WOOD	D.F. No.2	3'-1"	6'-0"	2x6
H 3	3-2x12	WOOD	D.F. No.2	6'-1"	8'-0"	2x6
H 4	6x12	WOOD	D.F. No.2	8'-1"	12'-0"	2x6

NOTE:
ROOF TRUSS DEFERRED SUBMITTAL
ALL EXTERIOR WALLS TO HAVE 3/8" OSB OR PER WALL MFGR.



Elgin, Arizona. 85611

Foundation And Framing Plan

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Plumbing General Notes

1. ALL PLUMBING TO BE INSTALLED IN ACCORDANCE WITH 2012 IRC, AND SHALL COMPLY WITH JURISDICTIONS MODIFIED CODES AND REGULATIONS. SEWER, WATER LINES SHOWN ARE SCHEMATICAL, CONTRACTOR TO LAYOUT
2. ALL SEWER, WATER LINES PER CODES AND ACTUAL FIELD CONDITIONS.
3. DRAIN, VENT & SEWER PIPING TO BE ABS SCHEDULE 40.
4. PLUMBING VENTS SHALL BE A TERMINATED PER IRC SEC. P 3103.
5. COLD WATER OUTSIDE HOUSE- SCH 40 P.V.C., OR POLY-ETHYLENE (PEX) WATER BELOW SLAB "L" COPPER, POLY, OR PEX W/ NO JOINTS WATER ABOVE SLAB "M" COPPER W/LEAD FREE SOLDER, OR POLY-ETHYLENE (PEX) ALL H.B.'s TO HAVE VACUUM BREAKERS
6. HOT AND COLD WATER LINES TO BE 1/2" STUBBED TO EACH FIXTURE.
7. 3/4" LINES TO "MANIFOLDS" SERVING MORE THAN TWO FIXTURES.
8. PROVIDE WATER LINES WITH VALVES AND UNION CONNECTIONS TO ICE MAKER, WASHER AND EVAPORATIVE COOLER(S) (AS APPLICABLE).
9. PROVIDE WATER HAMMER PROTECTION ON CONNECTIONS TO DISHWASHER AND CLOTHES WASHER.
10. PROVIDE ANGLE STOPS AT ALL FIXTURE SUPPLIES.
11. IF WATER PRESSURE AT THE METER IS LESS THAN 46 PSI, USE 1 1/2" BUILDING SUPPLY FROM METER TO W/H. CONNECTION.
12. VERIFY WATER HEATER ASME RATED TEMPERATURE & PRESSURE RELIEF VALVE. ROUTE FULL SIZE HARD COPPER DISCHARGE LINE (ON REQUIRED SLOPE) TO A POINT 6" ABOVE FINISHED EXTERIOR GRADE. GATE VALVE AND UNION AT COLD WATER CONNECTION, AND UNION ONLY AT HOT WATER CONNECTION.
13. PROVIDE FLUE FOR WATER HEATER TO "Y" PROVIDED BY HVAC CONTRACTOR, AS APPLICABLE.
14. PLUMBING CONTRACTOR TO FURNISH & INSTALL CONDENSATE LINE FOR HVAC SYSTEM. COORDINATE WITH MECH. CONTRACTOR FOR SIZE & LOCATION.
15. WEATHERPROOF ALL PLUMBING RELATED ROOF PENETRATION.
16. ALL FIXTURE LOCATIONS ARE TO BE COORDINATED WITH OTHER CONTRACTORS (i.e., CABINETS, COUNTERTOPS, TUB/SHOWER, etc.) PRIOR TO CONSTRUCTION.
17. ALL PLUMBING FIXTURES SHALL BE WATER CONSERVATION TYPE.
- WATER CLOSET1.6 GPM/MAX
- SHOWER2.5 GPM/MAX
- LAV. FAUCETS2.2 GPM/MAX
- KITCHEN SINK2.2 GPM/MAX
- BAR SINK2.2 GPM/MAX
- ALL FIXTURES TO BE MARKED W/FLOW RATE & VERIFIABLE MODEL # AT FINAL INSPECTION.
18. SHOWERS SHALL HAVE A MIN. FINISHED INTERIOR OF 900 SQ. INCHES, AND SHALL BE CAPABLE OF ENCOMPASSING A MIN. 30" CIRCLE. WATER CLOSETS TO HAVE CLEAR SPACE NOT LESS THAN 30" WIDE AND A CLEAR SPACE OF NOT LESS THAN 24". SHOWER/TUB COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE/THERMOSTATIC MIXING TYPE.
19. HOT WATER SHALL ALWAYS BE THE LEFT FITTING AT ALL FAUCETS.
20. PROVIDE ALL HOSE BIBS WITH BACKFLOW PREVENTERS.
21. SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN THIS PROJECT.
26. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH ON GRADE FLOOR SLABS.
27. AN APPROVED DEVICE FOR THERMAL EXPANSION CONTROL SHALL BE INSTALLED ON ANY WATER SUPPLY SYSTEM UTILIZING STORAGE WATER HEATING EQUIPMENT - USE AMTROL MODEL NO. ST-5 COMMERCIAL THERMAL EXPANSION TANK WITH 2 GALLON CAPACITY
28. HWS SHALL BE R-3 INSULATED N1103.5.3

General Electrical Notes

1. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE 2012 IRC, AND NEC AND SHALL COMPLY WITH JURISDICTIONS MODIFIED CODES AND REGULATIONS.
2. PROVIDE 200A SERVICE W/METER - VERIFY LOCATION.
3. AT APPROVED SERVICE ENTRANCE, PROVIDE MIN. 20FT. #4 STEEL REINF. BAR (1/2), EMBED IN CONC. FTG. W/MIN. 2" COVER. GROUNDING ELECTRODE CONDUCTOR CONNECTION TO BE #4 COPPER.
4. PROVIDE MIN. 1 - #4 COPPER WIRE BONDING CONDUCTOR CONNECTING THE WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS (ONLY IF WATER IS RUN IN COPPER), #4 GAS BOND REQ.
5. PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.
6. RECPT'S. SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZ. FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2' OR MORE IN WIDTH.
7. BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE, 15 & 20 AMP RECPT. SHALL BE PROTECTED BY A COMBINATION TYPE OR BRANCH/FEEDER TYPE ARC-FAULT CIR. INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIR.
8. PROVIDE 110V 20A OUTLET IN UTILITY ROOM PLACE ON SEPARATE CIRCUIT. 2 OR MORE 20 AMP CIRCUITS W/NO OTHER OUTLETS ON THIS CIRCUIT AT KITCHEN & DINING AREA
10. OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOUR-WIRE, GROUNDING-TYPE FLEXIBLE CORDS ARE REQUIRED FOR RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.
11. ALL COUNTER TOP RECEPTACLES SHALL BE GFCI PROTECTED
12. EXTERIOR OUTLETS SHALL BE WATER PROOF/GFI.
13. BATHROOM RECEPTACLE OUTLETS SHALL BE GROUND FAULT INTERRUPTING.
14. FIXTURES, FITTINGS, BOXES, & RECPT. IN DAMP OR WET LOCATIONS, ARE TO BE LISTED AS SUITABLE FOR THEIR LOCATIONS. WALL MOUNTED EXT. LIGHT FIXTURES SHOULD BE MARKED AS WP ON ELECT. PLANS.
15. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
16. PROVIDE FACEPLATE GROUNDING PER
17. PROVIDE TAMPER RESISTANT RECEPTACLES
18. CEILING FANS - ONLY APPROVED OUTLET BOXES SHALL BE USED
19. LIGHT FIXTURES TO BE HIGH EFFICACY
20. MFG'S INSTRUCTIONS/INSTALLATIONS FOR APPLIANCES/COMPONENTS SHALL BE AVAILABLE ON SITE
21. ELECTRICAL CONTRACTOR TO VERIFY ALL LIGHTS, SWITCHES, TV, PHONE OUTLETS WITH BUILDER PRIOR TO CONSTR. COORDINATE WORK WITH MECHANICAL CONTRACTOR TO LOCATE A/C UNIT, WIRE SIZES, AND CIRCUIT BREAKER SIZE PRIOR TO CONSTRUCTION.
22. DISCONNECT TO BE PROVIDED NEAR AND IN SIGHT OF MECH EQUIPMENT INCLUDING AIR CONDITIONING CONDENSING UNITS AND HEAT PUMP UNITS.
23. ELECTRICAL CONTRACTOR TO VERIFY BREAKER, WIRE SIZES & LOCATION FOR A/C, RANGE ETC. & BALANCE PANEL. COORDINATE WITH MECHANICAL CONTRACTOR.

Mechanical Notes

1. HVAC DESIGN PER 2012 IRC AND COUTY AMENDMENTS. AND INTERNATIONAL ENERGY CONSERVATION CODE.
2. PROVIDE FLEXIBLE DUCT CONNECTIONS TO UNIT FOR BOTH SUPPLY AND RETURN AIR DUCTS W/ R4.2 INSUL. MIN.
3. EXHAUST FAN CFM TO PROVIDE NEGATIVE PRESSURE IN TOILET ROOMS AND LAUNDRY.
4. PROVIDE PLASTIC PIPE CONDUIT FOR UNDERGROUND PIPING FROM CONDENSER UNIT TO FURNACE.

FIXTURE UNIT CALC'S & CONNECTIONS									
DESCRIPTION	PLAN	FIXTURE UNITS			CONNECTION SIZE				
		WATER EA. TOT.	WASTE EA. TOT.	WASTE	VENT	COLD	HOT		
WATER CLOSET	1	2.2	2.2	4	4	3"	2"	1 1/2"	-
BATHTUB	1	1.4	1.4	2	2	2"	1-1/2"	1 1/2"	1 1/2"
LAVATORY	1	.7	.7	1	1	2"	1-1/2"	1 1/2"	1 1/2"
KITCHEN SINK	1	1.4	1.4	2	2	2"	1-1/2"	1 1/2"	1 1/2"
DISHWASHER	1	1.4	1.4	2	2	2"	-	-	1 1/2"
HOSE BIBB	2	2.5	5	-	-	-	-	3/4"	-
TOTALS:		12.3	11						

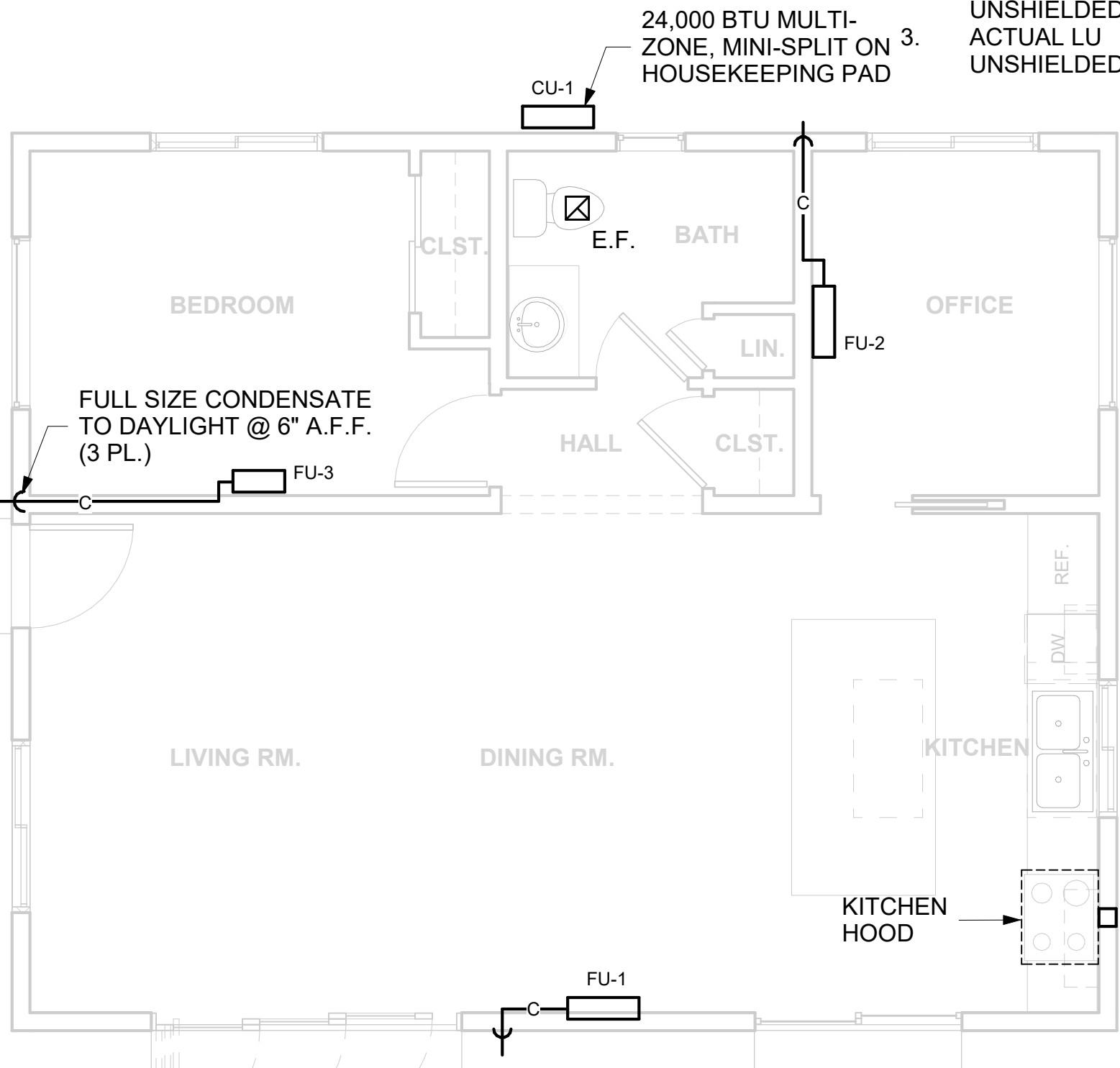
WATER PRESSURE CALC.

PRESSURE RANGE	- 95 PSI	(COORD. W/WELL PUMP - PROVIDE PRV@ EXISTING RESIDENCE F.F.E.)
DESIGN PRESSURE	- 5 PSI	(ELEVATION)
	- 15 PSI	(THRU FIXTURE)
	- 3 PSI	(REMAINING)
	- 72 PSI	(PUMBING CONTRACTOR TO VERIFY WATER PRESSURE)

72 PSI X 100 FT = 11 ALLOW LOSS/100FT
900

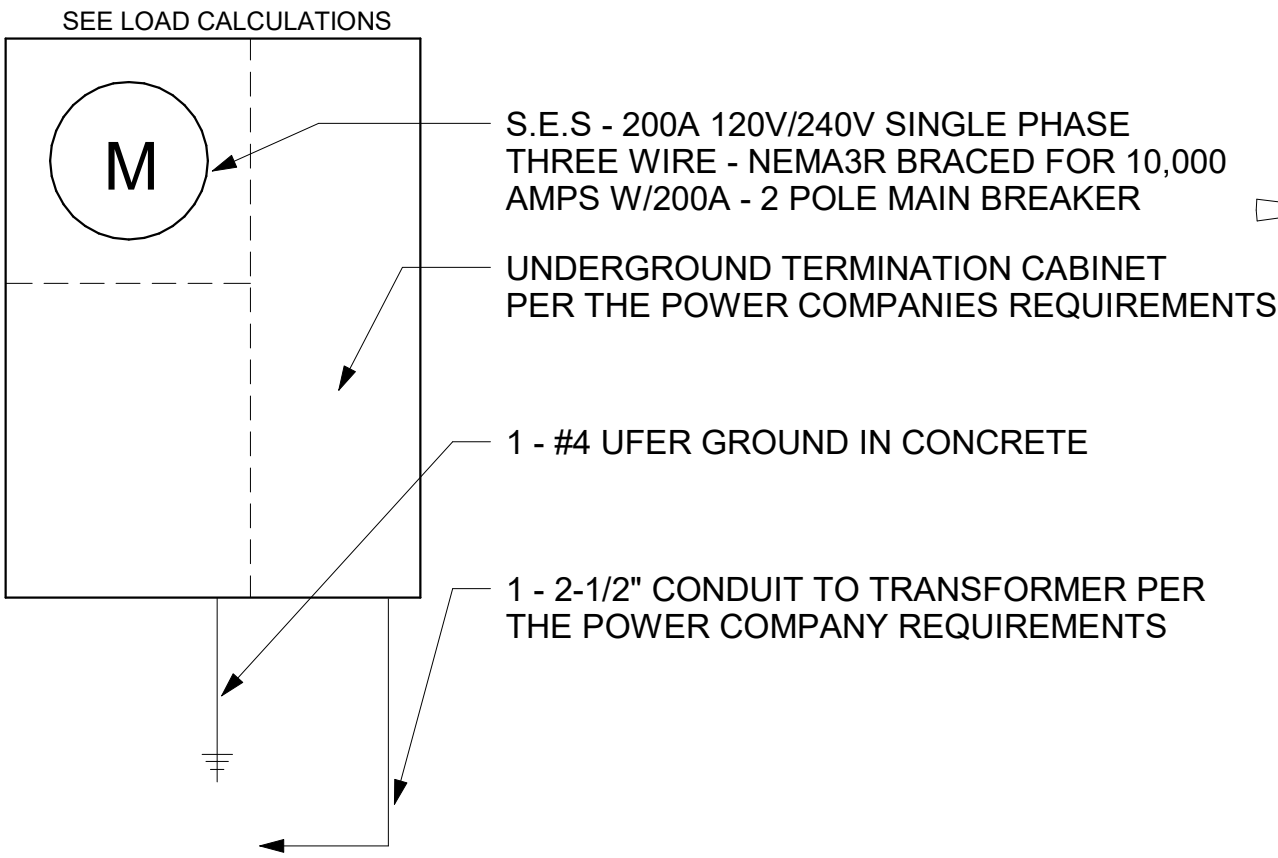
Electrical Load Calculations

PANEL "A" (SERVICE)	
832 SF X 3VA	= 2,496VA
1 WTR HTR	= 18,000VA
3 (20 AMP CIR.)	= 4,500VA
SUBTOTAL	= 24,996VA
1ST 10,000VA @ 100%	= 10,000VA
15,996VA @ 40%	= 5,999VA
CALCULATED TOTAL LOAD	= 15,999VA
15,599VA / 240V	= 67A
MINI-SPLIT	= 21A
TOTAL	= 88A



2 Mechanical Plan
1/4" = 1'-0"

ELECTRICAL PANEL A									
PANEL = "A"		VOLTAGE 120/240V		BUS _200A_		MAIN LUGS_			
TYPE PLUG - ON		SHORT CIRCUIT		_10KAIC_		FLUSH MOUNTED			
#	ROOM NAME	A	B		ROOM NAME	#			
1	LIVING RM. LTS	1 15			1 15	2			
3	BEDROOM	1 15			1 20	4			
5	WTR HTR	2			2	6			
7		40			40	8			
9	RANGE	2			1 20	10			
11		50			1 15	12			
13	KITCHEN GFI	1 20			1 20	14			
15	EXT. LTS.	1 15			1 15	16			
17	MINI-SPLIT	2				18			
19		30				20			
21						22			
23						24			
25						26			
27						28			
29						30			
31						32			
33						34			
35						36			
37						38			
39						40			

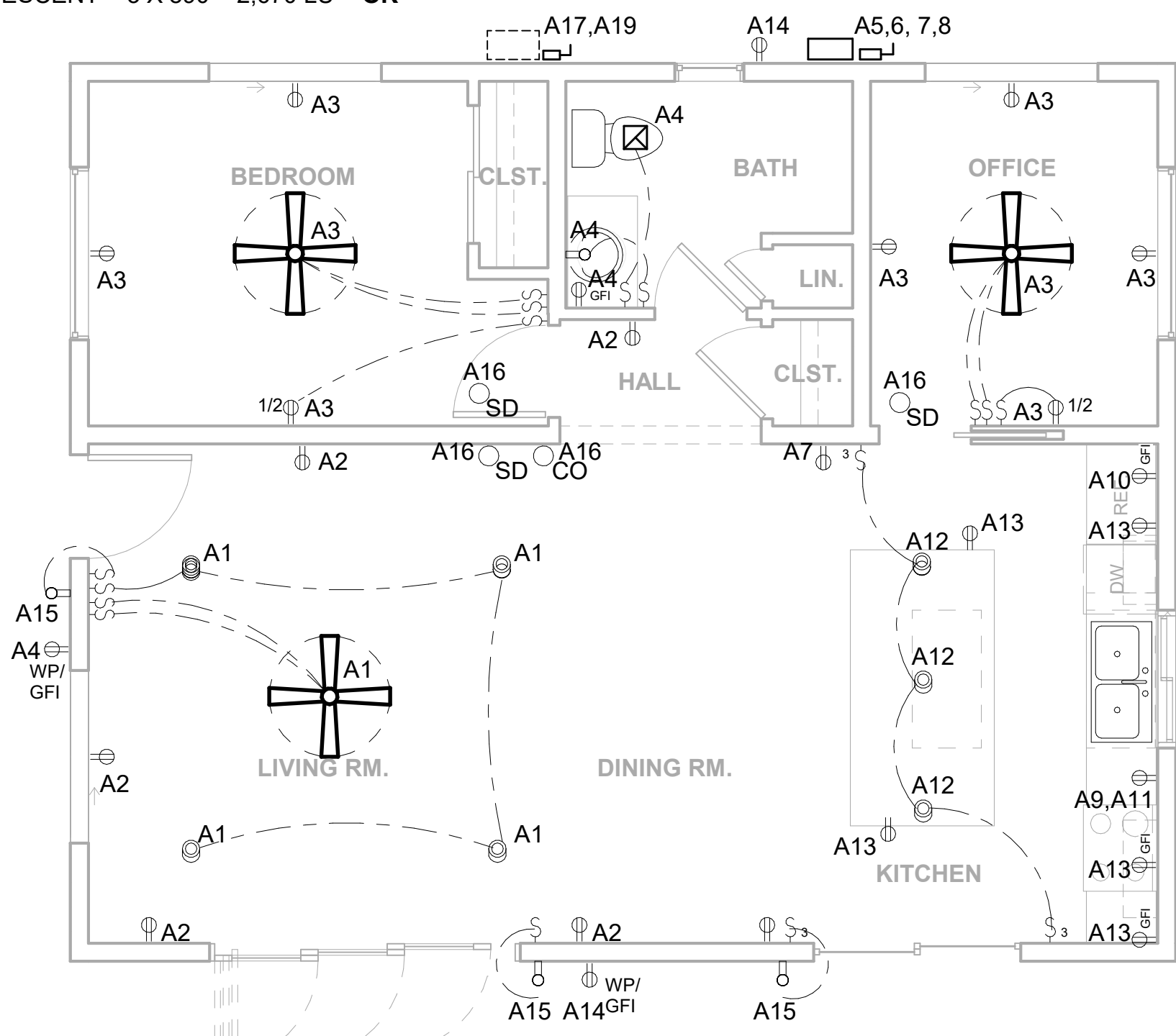


- 6 Electrical Riser Diag1
1 : 1
Outdoor Lighting Code Compliance
1. TOTAL SITE: 9 ACRES
2. ALLOWABLE LU = 20,000
- UNSHIELDED = 3,000
- ACTUAL LU = 3 X 890 = 2,670 LU = OK
- UNSHIELDED

Electrical Legend

- S Light Switch
- S3 3-Way Light Switch
- S4 4-Way Light Switch
- WP/GFI Receptacle (number indicates circuit, typ.)
- Weather Proof/GFCI Receptacle
- 240V 240 Volt Receptacle (numbers indicate circuits, typ.)
- SD Smoke Detector/Carbon Monoxide
- Data
- Ceiling Mounted Incandescent Recessed Light Fixture
- Wall Mounted Incandescent Light Fixture
- Garage Door
- Ceiling Mounted Incandescent Light Fixture. J Box is to be labeled for ceiling fan use so that future ceiling fan can be installed.
- Disconnect Switch
- Exhaust Fan
- Pendant Light
- Chandelier

Key Value	Keynote Text
P1	NEW 4" BUILDING DRAIN - REFER TO SITE PLAN FOR CONTINUATION
P2	2 WAY GCO TO GRADE
P3	1-1/4" CW RISER IN WALL TO O.H. WITH S.O.V. & HB IN VERT. - REFER TO SITE PLAN FOR U.G. CONT.
P4	3" WCO
P5	2" WCO
P6	1-1/2" VTR
P7	2" VTR
P9	3/4" CW DN. IN WALL TO HB
P10	3/4" CW, HW DN IN WALL - RUN 1/2" CW, HW TO EA. FIXTURE AS REQUIRED.
P13	1/2" CW, HW DN. IN WALL TO FIXTURE
P14	1/2" HW, 2" DRAIN FROM SINK TO DISHWASHER



1 Power and Lighting Plan
1/4" = 1'-0"

3 Plumbing Plan
1/4" = 1'-0"

CHECKED BY:	PD
DRAWN BY:	IDII
PROJECT NUMBER:	2231DHD

REVISION:	REMARK:
MARK:	DATE: