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, LVING 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-MPUNITED 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.

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 12" ABOVE THE FLOOR OR WASTE RECEPTOR AND NOT LESS THAN 6". 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 13D, 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 AIR-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.

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.

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.

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 GYP 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

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.

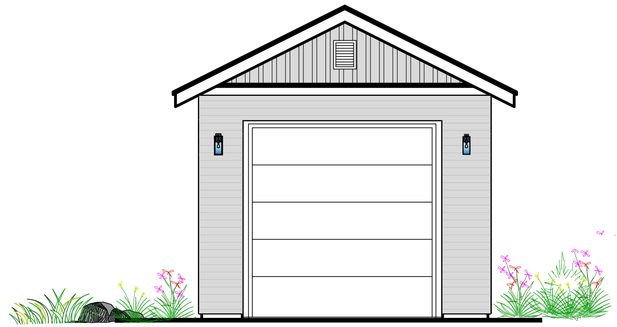
MODEL ENERGY CODE VALUES

COMPONENT:	U-FACTOR:	SHGC:
OPERABLE DOUBLE PANE WINDOW:	0.30	0.25
FIXED DOUBLE PANE WINDOW:	0.30	0.25
PATIO DOUBLE PANE DOORS:	0.30	0.25
EXTERIOR DOORS:	0.30	0.25
	R-VALUE:	
CEILING:	R-38	
EXTERIOR WALLS:	R-19	

COCONINO COUNTY ADOPTED CODES

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

RV GARAGE MODEL



SHEET INDEX

CONTACT INFO.

CONTACT: JUAN M. GUTIERREZ

ADDRESS: 4316 W. BERRIDGE LN. GLENDALE ,AZ

PHONE: (480) 395-4305

EMAIL: juanblue2015@yahoo.com

BUILDING AREA SCHEDULE

A	RV GARAGE	1100 ft²
	TOTAL	4,767 ft²

BLUEPRINTS and 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: RRR

PROJECT:

RV GARAGE

RLD64, LLC

PHONE: 602.690.3030

PROJECT #: 21-036D

DRAWINGS:

COVER SHEET

SITE 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:
1	----	----
2	----	----
3	----	----

SHEET:

CS

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. 2,166 X 3 WATTS PER SQ. FT. _____	6,498
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	36,998

TOTAL AMPS
WATTS 29,799/240 VOLTS
124 AMPS
USE 200 AMP PANEL

1ST 10,000 watts at 100%_____	10,000
REMAINDER AT 40% TOTAL_____	10,799
COOLING, UNITS_____	9,000
	29,799

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	FAMILY ROOM	AFCI	14	15	1200	1200	15	14	BED. 2 AFCI	12
13	DINING AREA	AFCI	14	15	1200	1200	15	14	BED. 3 AFCI	14
15	LAUNDRY		12	20	1500	1200	15	14	BED. 4 AFCI	16
17	WASHER MACHINE		12	20	1500	1500	20	12	BATHS GFCI	18
19	SMOKE DETECTORS		14	15	1200	1500	20	12	POWDER ROOM GFCI	20
21	G.DISPOSAL/DISHWASHER GFCI		12	20	1500	1200	15	14	SMOKE DETECTOR	22
23	GARAGE (GFCI)		12	20	1500	1200	15	14	EXTERIOR LIGHT	24
25	GARAGE MOTOR		14	15	1200					26
27										28
29										30

RV GARAGE

TYP. ELECTRICAL PANEL SCHEDULE

No.	DESCRIPTION	W	AMP	LOAD	LOAD	AMP	W	DESCRIPTION	No.
1	GARAGE (GFCI)	12	20	1500					2
3	GARAGE MOTOR	14	15	1200	1200	15	14	EXTERIOR LIGHT	4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20

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. 1,100 X 3 WATTS PER SQ. FT. _____	3,300
	TOTAL	3,300

TOTAL AMPS
WATTS 3,300/240 VOLTS
14 AMPS
USE 100 SUB-AMP PANEL

1ST 10,000 watts at 100%_____	3,300
REMAINDER AT 40% TOTAL_____	0
COOLING, UNITS_____	0
	3,300

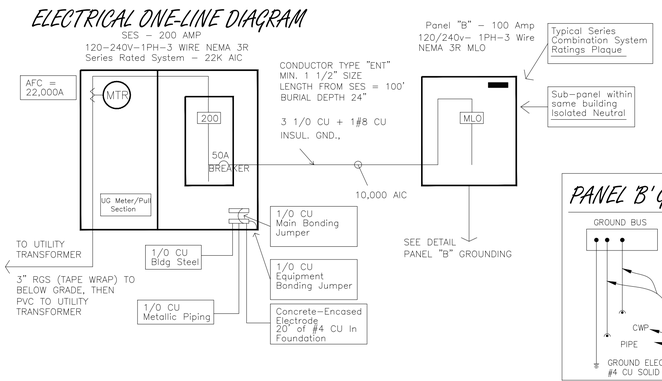
SHEET KEYNOTES

1	2X6 WALL W/ STUDS @ 16" O.C.
2	THRESHOLD
3	140140 MOTORIZED GARAGE DOOR
4	2X8 AND 2X4 WALL @ 12" O.C. PER DETAIL 9 ON SHEET SD1
5	CONCRETE LANDINGS TYP

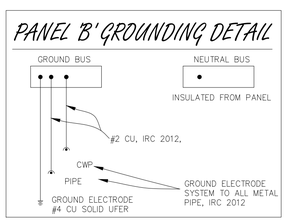
ELECTRICAL KEY

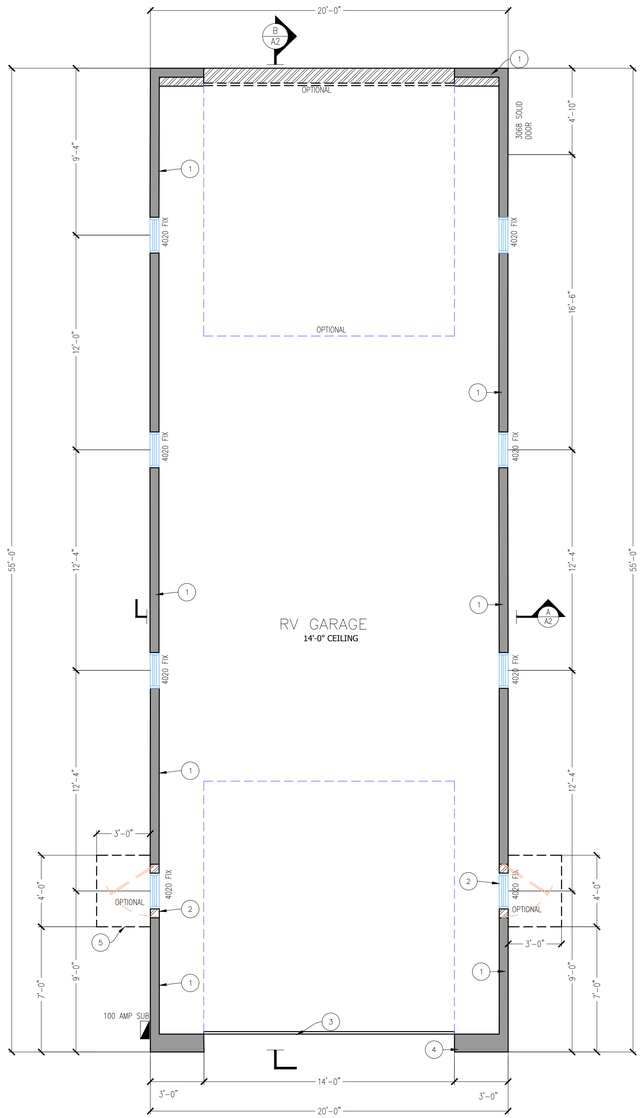
VP	VAPOR PRROF LIGHT
EF	EXHAUST FAN TO OUTSIDE
220	STD. 220 V. OUTLET
GFCI	GROUND FAULT INTERRUPTER RECEPTACLE
	CEILING MOUNTED LIGHT FIXTURE
3	3-WAY WALL SWITCH
CO	CARBON MONOXIDE ALARM
	DUPLEX OUTLET (GROUNDED TYPE)
S	SINGLE POLE WALL SWITCH
SD	SMOKE DETECTOR
F	CEILING FAN W/ LIGHT
	RECESSED CAN LIGHT
	WALL MOUNTED LIGHT FIXTURE
T	THERMOSTAT
	WR GFCI
D	FUSED DISCONNECT SWITCH
CH	CHANDELIER
PL	PENDANT LIGHT FIXTURE
TV	TELEVISION
D	INTERNET
LV	LOW VOLTAGE
	PUSH BUTTON
	DOOR BELL CHIMES
S	DUPLEX OUTLET, ½ SWITCHED
4	4-WAY SWITCH
LVP	LOW VOLTAGE PANEL
	DUSK TO DAWN PHOTOCELL
	100 AMP SUB

ELECTRICAL ONE-LINE DIAGRAM



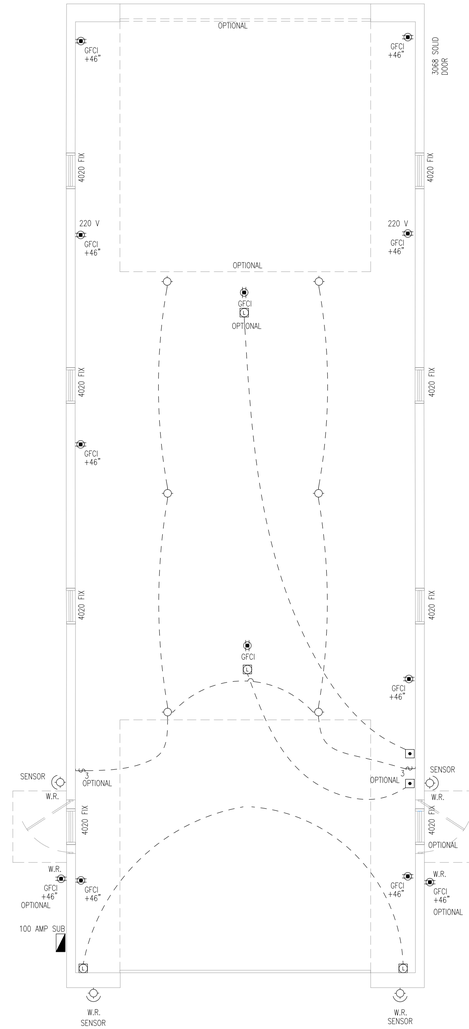
PANEL 'B' GROUNDING DETAIL





FLOOR PLAN PLAN

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



ELECTRICAL PLAN

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

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

PROJECT:

RV GARAGE
RLD64, LLC
PHONE: 602.690.3030
PROJECT #: 21-036D

DRAWINGS:

- FLOOR PLAN
- ELEVATIONS
- SECTIONS
- ------

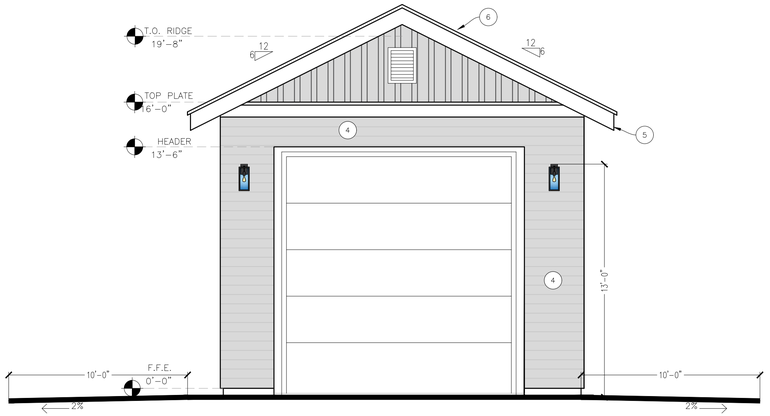
TO AVOID MISTAKES DURING CONSTRUCTION ANY DISCREPANCIES BETWEEN THE PLANS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR IN WRITING BEFORE PROCEEDING. IN ORDER TO AVOID MISTAKES READ AND CHECK ALL PLANS AND BIDS BEFORE CONSTRUCTION.

REVISIONS:

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

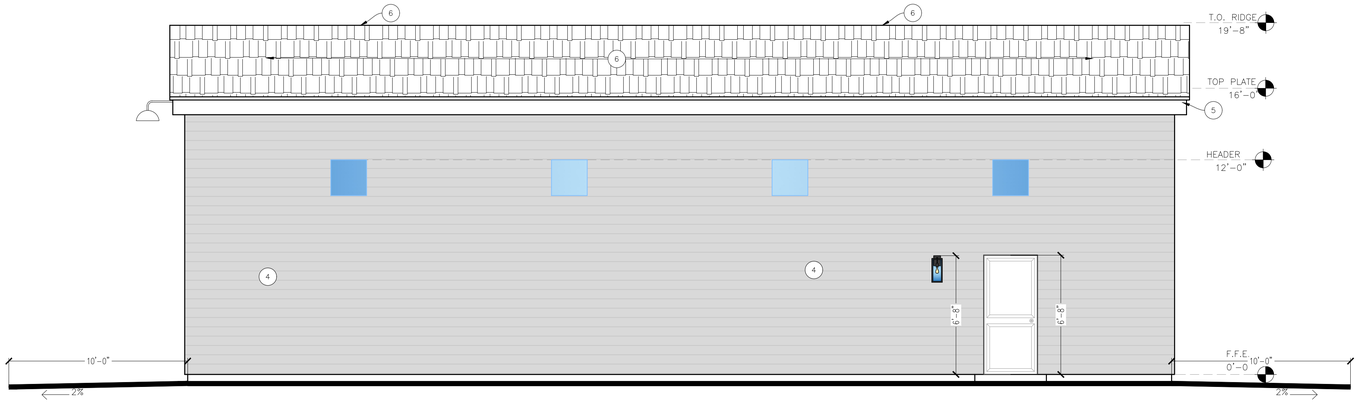
SHEET:

A1



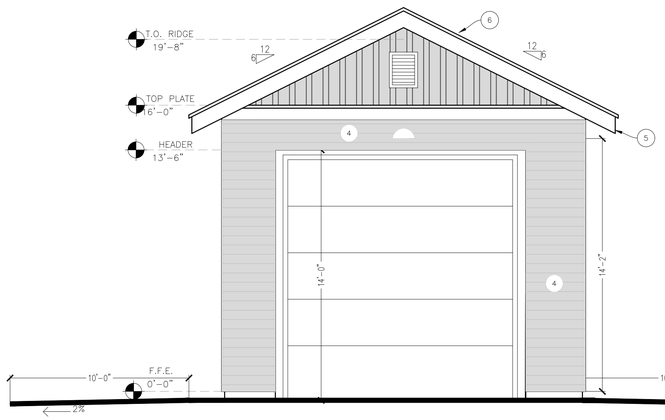
FRONT ELEVATION

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



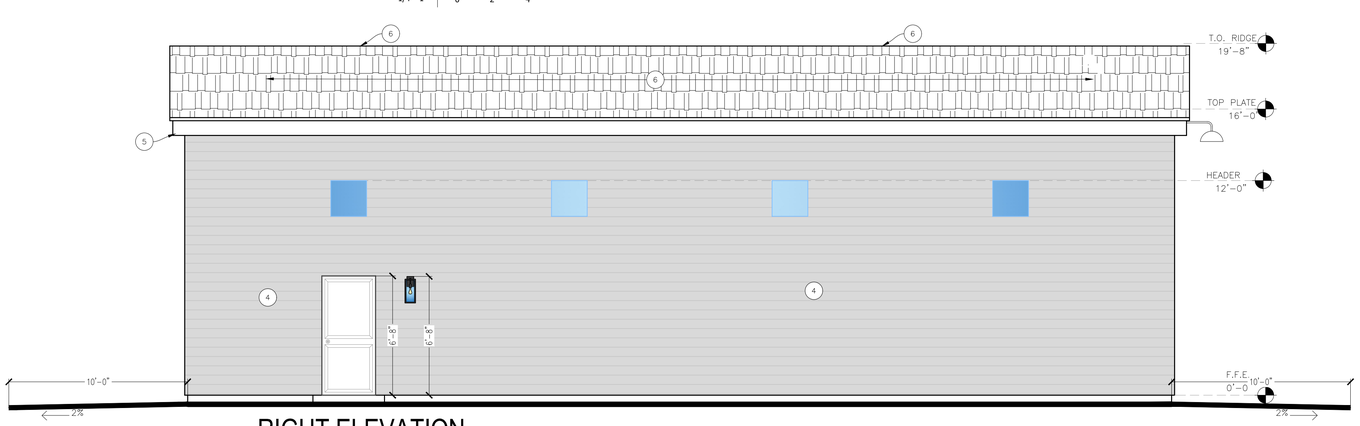
LEFT ELEVATION

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



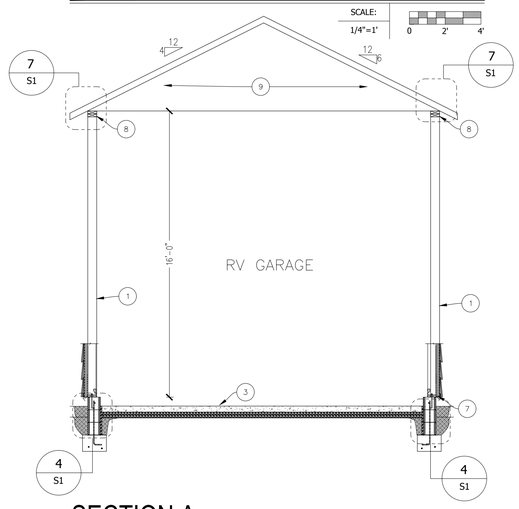
REAR ELEVATION

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



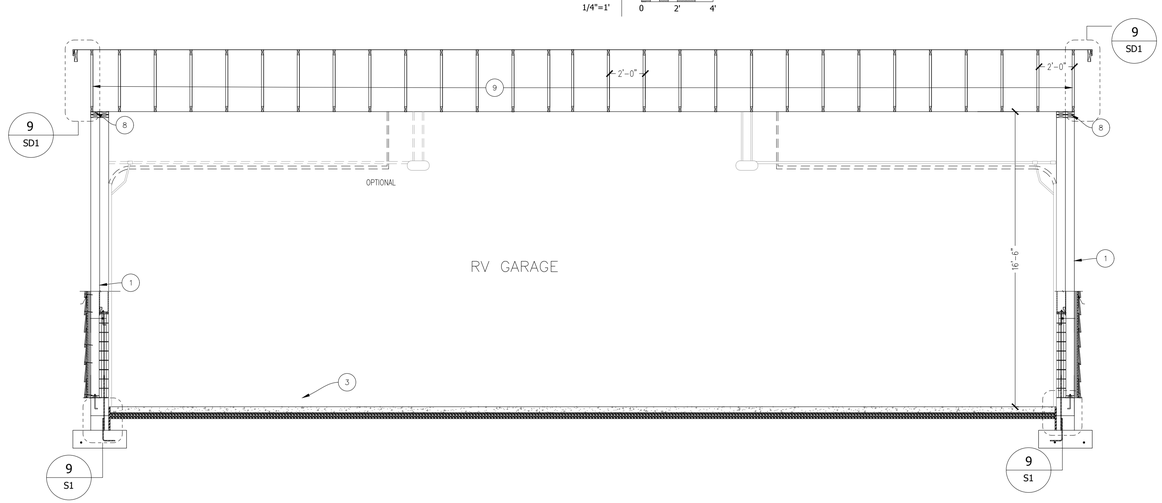
RIGHT ELEVATION

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



SECTION A

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



SECTION B

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

ELEVATIONS NOTE

COLOR, MATERIAL AND TEXTURE MATCH TO EXISTING HOME

SHEET KEYNOTES

1	2X6 WALL W/ STUDS @ 16" O.C.
2	THRESHOLD
3	4" CONCRETE SLAB OVER TERMITE TREATED A.B.
4	WOOD SIDING TYP. (HORIZONTAL) PER ICC ESR-1066
5	2X10 FASCIA W/ 4X1 WOOD TRIM (MATCH TO EXISTING)
6	SHINGLES PER ICC ESR-1475 OR EQUAL
7	PRESSURE TREATED BOTTOM PLATE
8	CONTINUOUS DOUBLE TOP PLATE
9	PRE-FAB TRUSSES @ 24" O.C.

BLUEPRINTS and DESIGN

DESIGNER:

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

PROJECT:

RV GARAGE
RLD84, LLC
PHONE: 602.690.3030
PROJECT #: 21-036D

DRAWINGS:

- FLOOR PLAN
- ELEVATIONS
- SECTIONS
- -----

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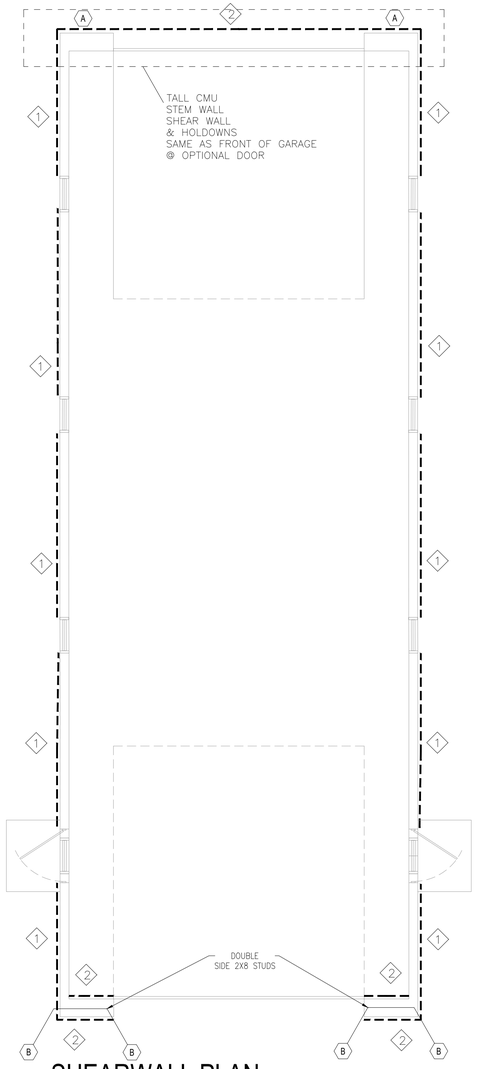
1	----	----
2	----	----
3	----	----

SHEET:

A2



SHEARWALL PLAN

WALL BRACE LEGEND

1	7/16" OR 1/2" A.P.A. RATED SHEATHING W/8D @ 6" O.C. @ EDGES, 12" O.C. IN FIELD (Fv=260 plf)
2	7/16" OR 1/2" A.P.A. RATED SHEATHING W/8D @ 3" O.C. w/ 1/2" A.B. @ 12" O.C.

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

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.

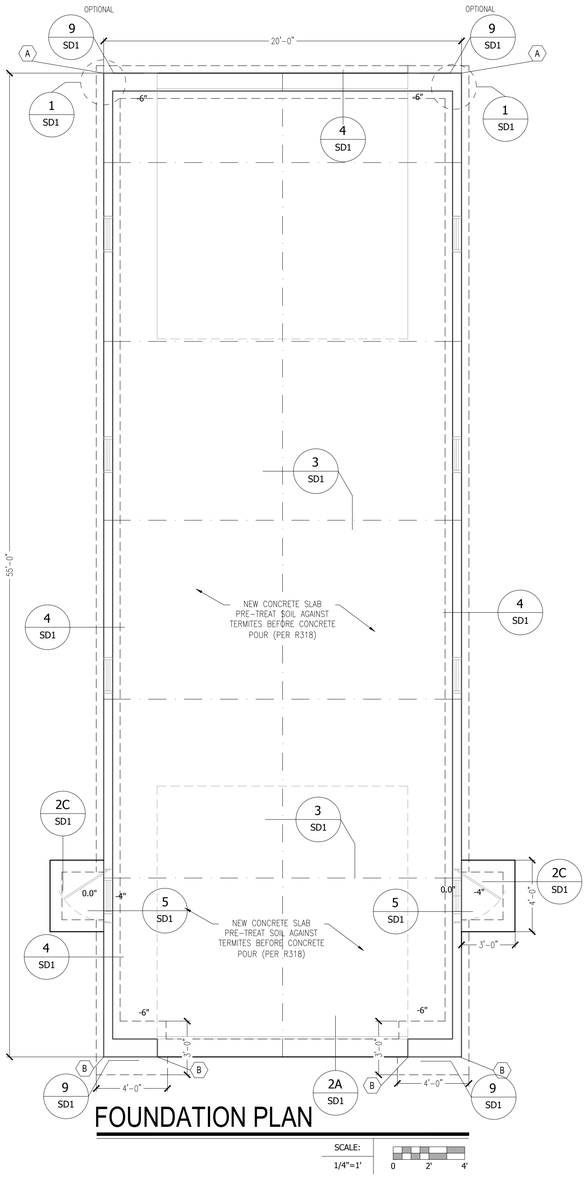
FDN ANCHORAGE/SILL PLATE NAILING

EXTERIOR: 1/2" ø A.B. @ 48" O.C. OR 16d @ 6" O.C.
INTERIOR: 16d @ 6" O.C. OR 1/2" ø SIMPSON STRONG BOLT, 3 1/4" EMBEDMENT, @ 48" O.C.

HOLDOWN SCHEDULE

A SIMPSON STHD14

B SIMPSON HDU8-SDS2.5 w/ 7/8" ALL THREAD ROD EMBED 15" MIN.

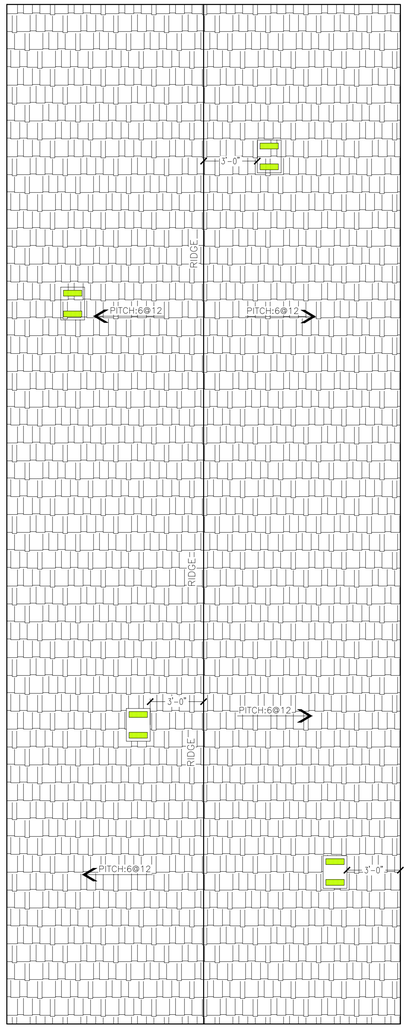


FOUNDATION PLAN

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

NOTE:

MINIMUM SOIL BEARING CAPACITY PER R401.4.1 MIN. 1500 PSF CLAYEY SAND
CONCRETE F'c = 2500 PSI (PER IRC-R402.2)
4" CONCRETE SLAB OVER 4" A.B.C. FILL ON TERMITE TREATED SOIL



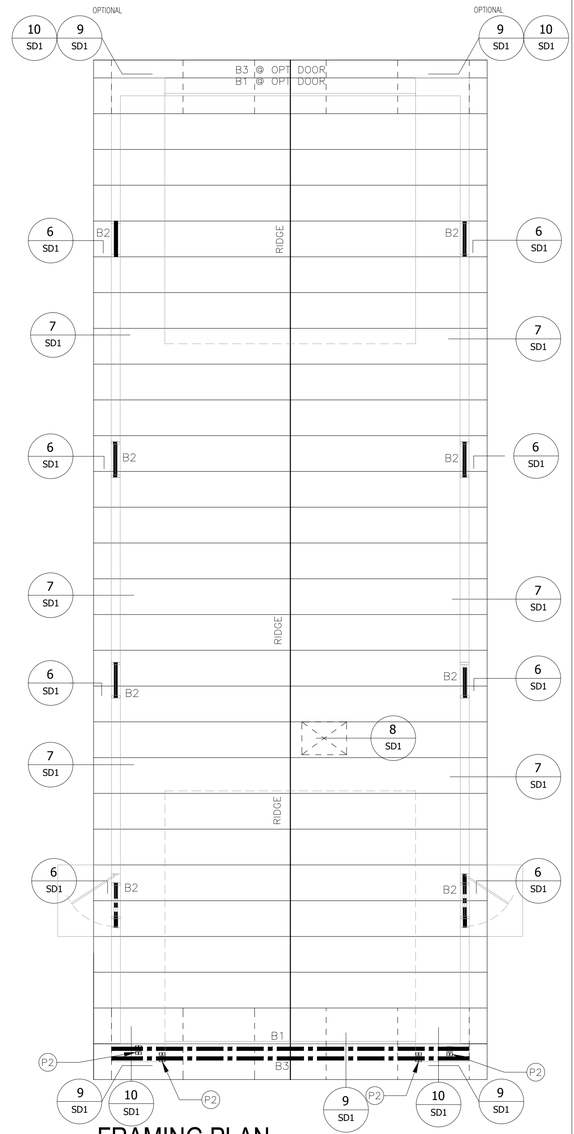
ROOF PLAN

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

CALL TWO WORKING DAYS BEFORE YOU DIG BLUE STAKE AT 1-800-STAKE-IT.

ATTIC VENT CALCULATION

1100 SQ. FT. /300 = 3.67 SQ. FT. REQUIRED
O'HAGINS VENTS 2 X 0.49 (LOWER) = .98
O'HAGINS VENTS 2 X 0.49 (UPPER)= .98
RECTANGULAR VENTS 2 X 0.97 = 1.94
TOTAL = 3.9 SQ. FT. PROVIDED



FRAMING PLAN

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

LEGEND

▬	HEADER/WOOD BEAM

HEADER SIZES

B1	(3 1/8 X 12" GLB
B2	(2) 2X6
B3	(2) 2X12

POST SIZES

P1	(2) 2X6

BLUEPRINTS and DESIGN

DESIGNER:

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PROJECT:

RV GARAGE
RLD64, LLC
PHONE: 602.690.3030
PROJECT #: 21-036D

DRAWINGS:

- SHEARWALL PLAN
- FOUNDATION PLAN
- ROOF PLAN
- FRAMING PLAN

REVISIONS:

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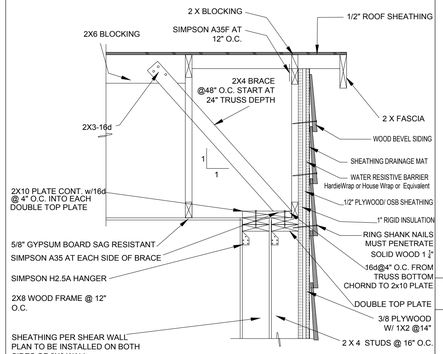
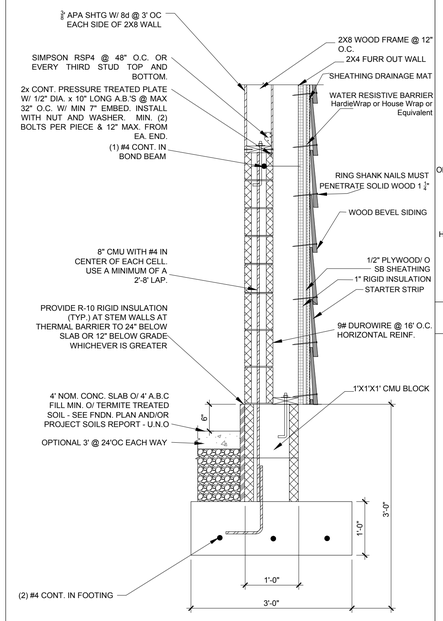
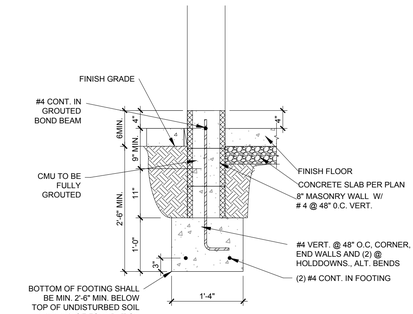
1	----	----
2	----	----
3	----	----

SHEET:

S1







5 TYPICAL FOOTING AT DOOR OPEN'G SCALE: NTS

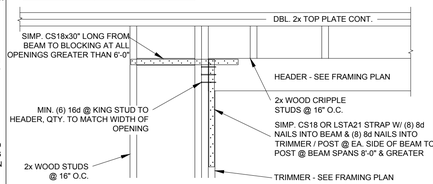
USE THIS SCHEDULE WHEN KING STUDS NOT NOTED ON PLAN

2x6 STUD WALL(D.F. #2)

NUMBER OF KING STUDS REQUIRED, D.F. #2		
OPENING WIDTH	10'-1" PLT	14'-1" PLT
UP TO 3'-0"	1	1
4'-0"	1	2
5'-0"	1	2
6'-0"	1	2
8'-0"	2	2
12'-0"	2	3
14'-0"	3	4
16'-0"	3	4
18'-0"	3	4
20'-0"	4	4

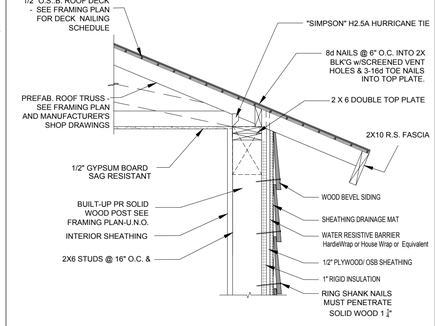
2x4 D.F. #2 STUD WALL

# OF KING STUDS REQUIRED,	
OPENING WIDTH	9'-1" PLT
UP TO 3'-0"	1
4'-0"	1
5'-0"	2
6'-0"	2
7'-0"	2
8'-0"	2
9'-0"	2
10'-0"	3
12'-0"	3

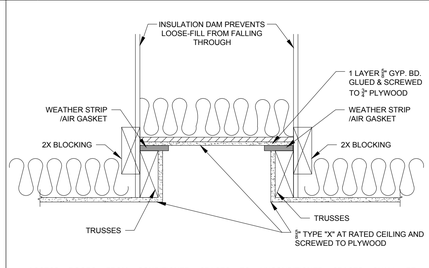


6 WINDOW AND OR DOOR HEADER, K.S. SCHEDUEL SCALE: NTS

10 TYPICAL ATTIC ACCESS



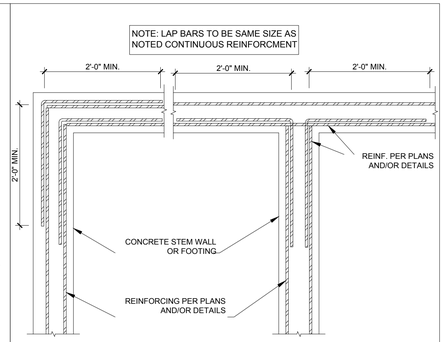
7 TRUSS TO WALL SCALE: NTS



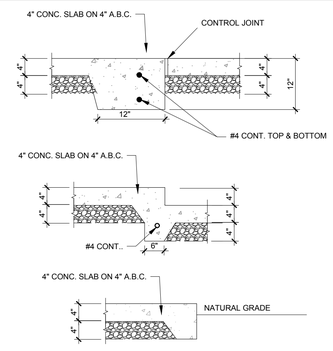
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED. THE PURPOSE IF WHICH IS TO PREVENT THE LOOSE FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION.

8 TYPICAL ATTIC ACCESS SCALE: NTS

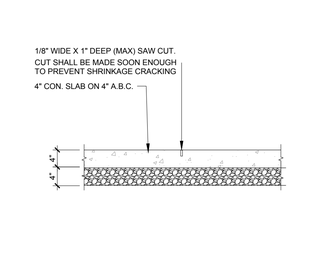
NOTE: LAP BARS TO BE SAME SIZE AS NOTED CONTINUOUS REINFORCMENT



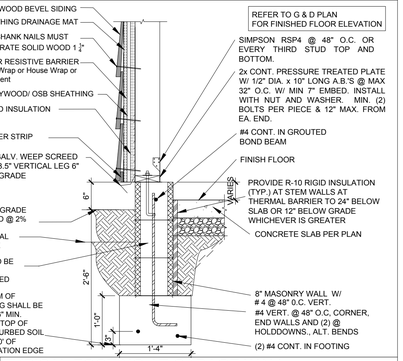
1 TYP. LAPS AT CORNERS AND INTERSECTIONS SCALE: NTS



2 CONCRETE SLAB



3 CONTROL JOINT SCALE: NTS



4 TYPICAL FOOTING AT GARAGE WALL SCALE: NTS

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DRAWINGS:

- FOUNDATION PLAN
- SHEAR WALL PLAN
- FRAMING PLAN
- STRUCTURAL DETAILS

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REVISIONS:

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2	----	----
3	----	----

SHEET:

SD1