

VENTILATION NOTES:

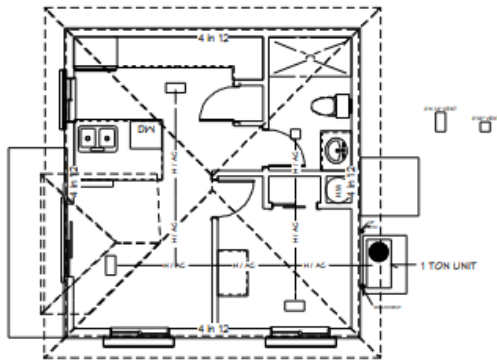
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.



GENERAL PLUMBING & HVAC NOTES:

- HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
- THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
- THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
- METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
- DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
- ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
- TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
- WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
- EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
- HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
- INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
- INSULATE WASTE LINES FOR SOUND CONTROL.
- INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

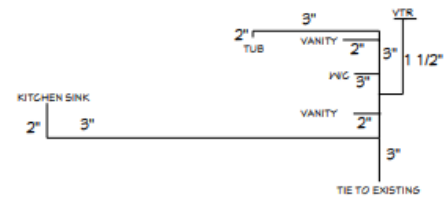
39.5 F.U.
 200' DEVELOPED LENGTH
 13' ABOVE METER
 46 PSI - LOWEST AVAILABLE PRESSURE
 1" METER
 1 1/4" SUPPLY

W.C. KIT.
 LAV. SINK
 SINK WASHER
 SHOWER TUB

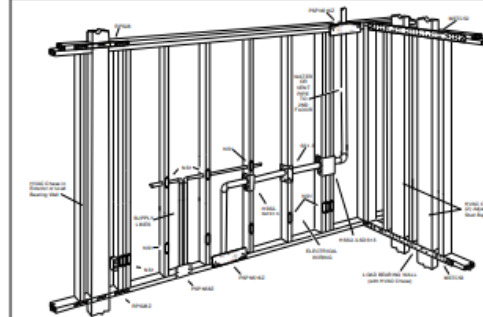
_____ COLD
 - - - - - HOT

WATER SUPPLY ISO. (NTS)

PLUMBING ISOMETRICS



PLUMBING NOTES:



NOTE:

WATER SERVICE PIPE AND WATER DISTRIBUTOR PIPE SHALL COMPLY WITH TABLE P2405.4 AND 2405.5 OF THE 2012 IRC.

NOTE:

METHOD FOR COMPLIANCE WITH R-3 HOT WATER PIPE INSULATOR SECTION N 1103.4.2

REVISIONS

NO.	DATE	DESCRIPTION

PLUMBING / MECHANICAL

A 1 DRAFTING AND DESIGN 602-525-1020

DATE:

10/30/2018

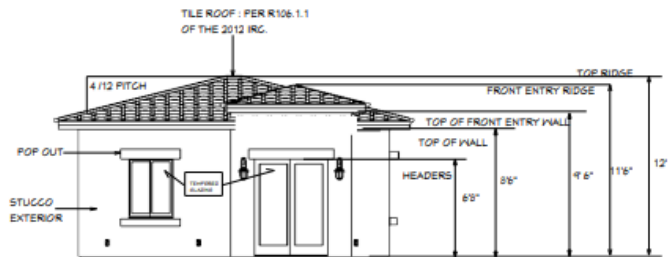
SCALE:

1/4" = 1'

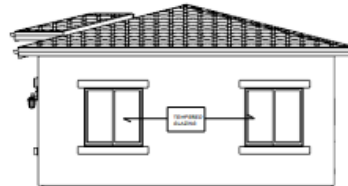
SHEET:

4

ALL EXTERIOR COLORS
ELEVATIONS
ROOF PITCH
TO MATCH EXISTING
ALL WINDOWS TO BE
TEMPERED GLAZING
STUCCO AND ROOF TILE
PER R106.1.1 OF THE 2012 IRC

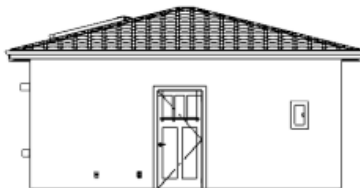


FRONT ELEVATION

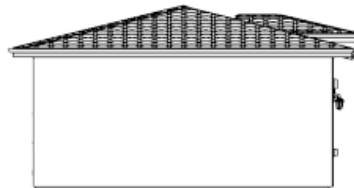


RIGHT ELEVATION

TABLE N1102.1.1:
FENESTRATION: U-FACTOR = 0.40
GLAZED FENESTRATION SHGC = 0.25



BACK ELEVATION



LEFT ELEVATION

REVISION TABLE							
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D		

ELEVATION

A.1 DRAFTING
AND DESIGNZ
602-525-91020

DATE:
10/30/2018
SCALE:
1/4" = 1'
SHEET:
5