



REVISION NO.	REVISION DESCRIPTION

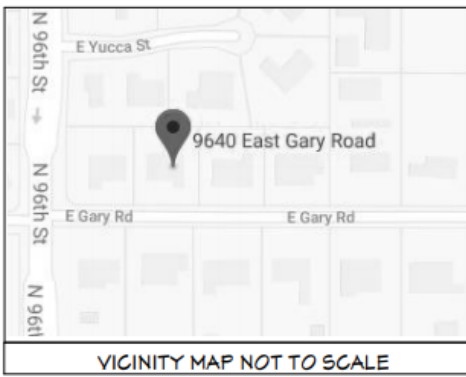
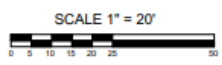
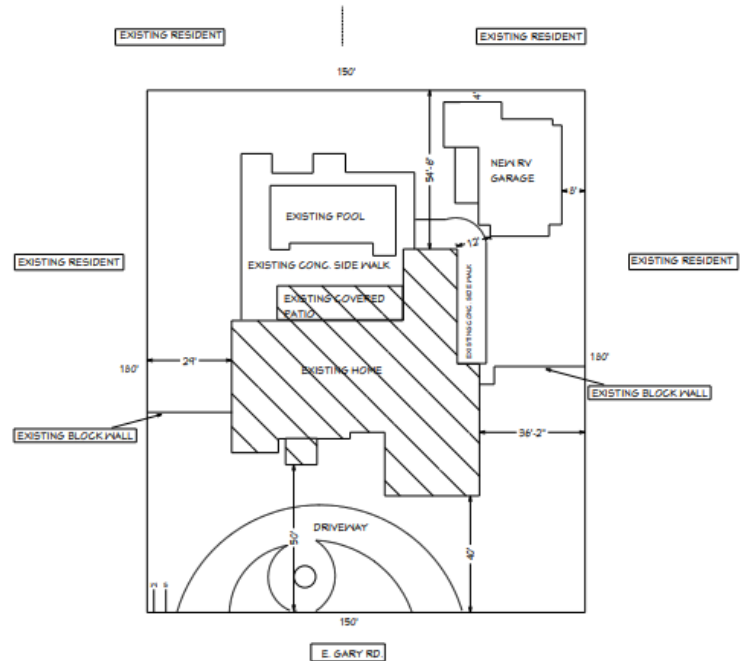
SITE PLAN

A 1 DRAFTING
480-881-2331

DATE:
10/1/2019

SCALE:
1" = 20'

SHEET:
P-1



DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

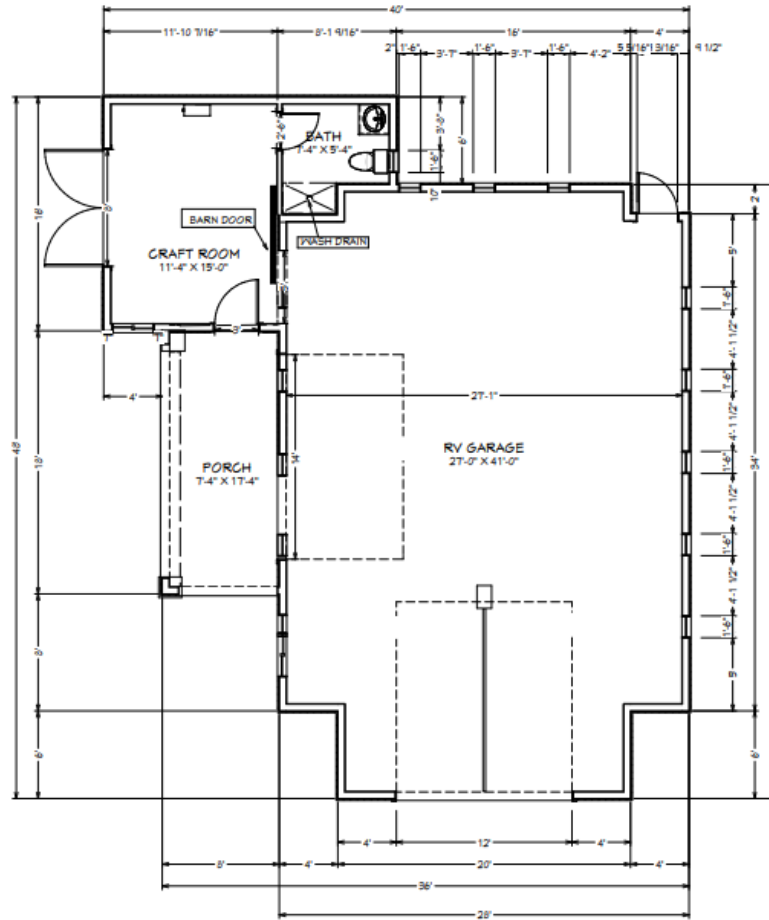
DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

NOTE:

- INSULATION
 - DRYWALL
 - BATH FIXTURES
- TO BE COMPLETED IN FUTURE DATE.



REVISION TABLE			
NUMBER	DATE	REVISION	DESCRIPTION

FLOOR PLAN

A 1 DRAFTING
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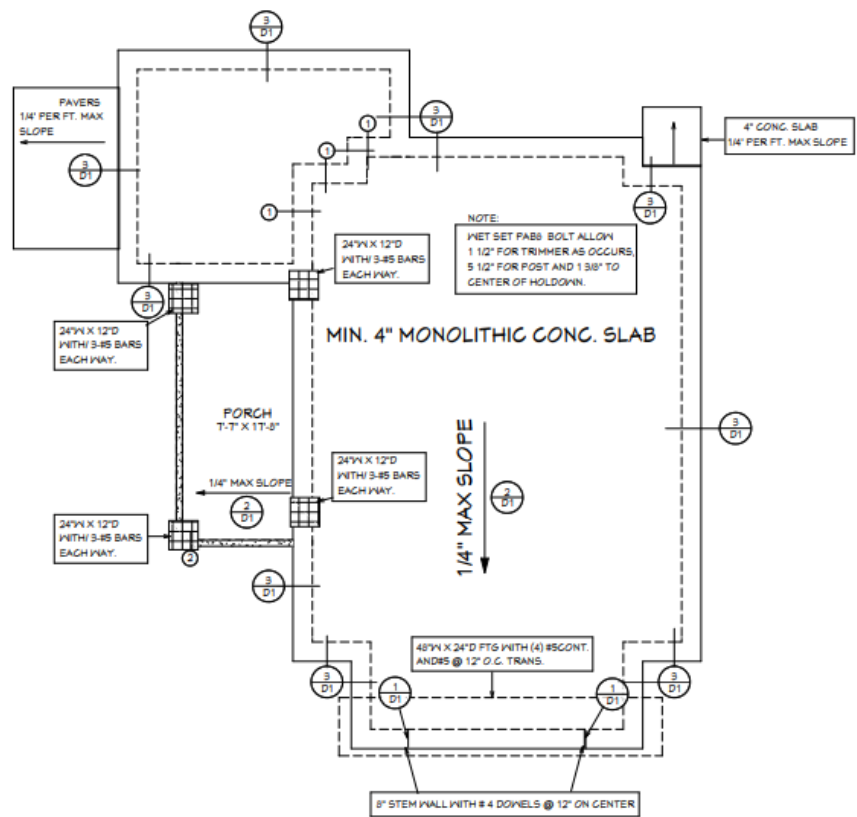
SCALE:

1/4"=1'

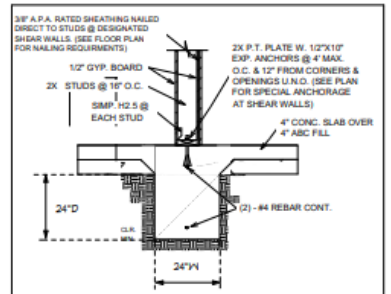
SHEET:

2

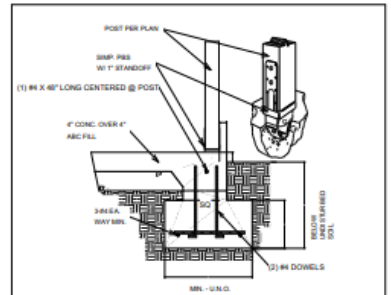
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NOTE:
ENTIRE GARAGE TO COMPLY WITH DETAIL ④



① BEARING WALL



② 6X6 POST HOLD DOWN

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH:
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI)
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION. ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

FOUNDATION

A 1 DRAFTING
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1/4"=1'
SHEET:
3

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER: _____

VENTILATION NOTES:

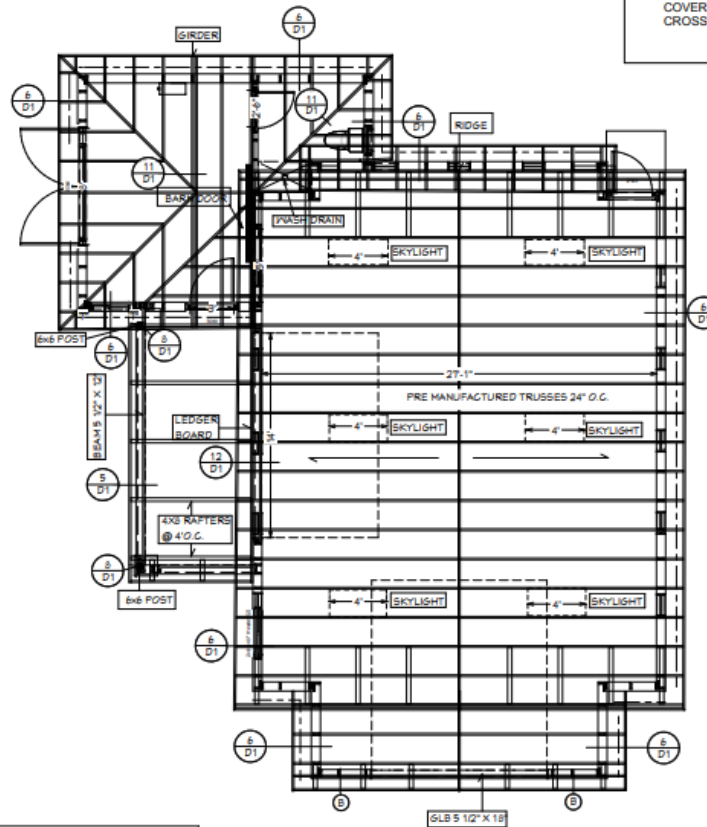
ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

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.

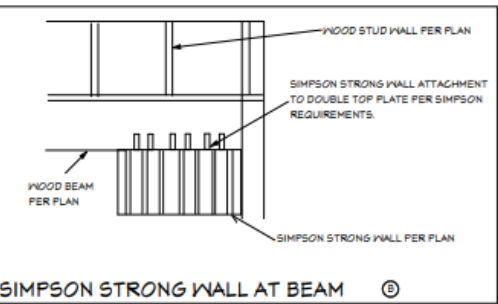
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

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.



SHEAR WALL - - - - -



NOTE:
RV GARAGE AND CRAFT ROOM TO HAVE VAULTED CEILING.

NOTES:
RV GARAGE TO HAVE :
EXTERIOR WALLS 2X6 DF-L #2 @ 16" O.C.
R-19 INSULATION FOR EXTERIOR WALLS
R-38 INSULATION FOR ATTIC
6X6 POST

SHEAR NOTES:
SHEAR WALLS TO HAVE:
7/16" WOOD STRUCTURAL PANEL,
UN-BLOCKED, W/8D NAILS,
@ 6" O.C. EDGES AND 12" O.C. FIELD,
1/2" DIA. AB @ 48" O.C.

NOTE:
-PROVIDE (3) 2X6 HEADERS ON ALL WINDOWS AND DOORS.
-PROVIDE (2) 2X6 POST EACH SIDE OF ALL 4' OR LESS HEADERS PER ENGINEERING.

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FRAMING

A 1 DRAFTING
480-881-2331

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4

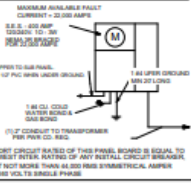
EXISTING LOAD CALCULATIONS

2400 S.F. X 3 WATTS	7200
APPLIANCE CIRCUITS	1 X 1500 W 1500
LAUNDRY CIRCUITS	1 X 1500 W 1500
DISHWASHER DISP.	1 X 1500 W 1500
WATER HEATER	1 X 4500 W 4500
DRYER	1 X 5000 W 5000
RANGE	1 X 1500 W 1500
MICROWAVE	0 X 1500 W 0
BATH	1 X 1500 W 1500
TOTAL	26,200
FIRST 20 KW @ 100%	20,000
22,470 REMAINDER @ 40 %	9,088
AC 2 X 9600	19,200
TOTAL	28,988
28,988 DIVIDED BY 240V = 121 AMPS.	

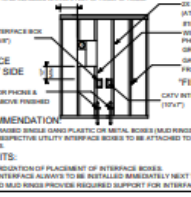
PANEL BOARD SCHEDULE

NO.	AC 1	2	3	RANGE	2
1.	AC 1	2	3	RANGE	2
2.	AC 1	2	3	RANGE	4
3.	AC 1	2	3	DRYER	4
4.	AC 1	2	3	DRYER	4
5.	AC 1	2	3	DRYER	4
6.	AC 1	2	3	DRYER	4
7.	AC 1	2	3	DRYER	4
8.	AC 1	2	3	DRYER	4
9.	AC 1	2	3	DRYER	4
10.	AC 1	2	3	DRYER	4
11.	AC 1	2	3	DRYER	4
12.	AC 1	2	3	DRYER	4
13.	AC 1	2	3	DRYER	4
14.	AC 1	2	3	DRYER	4
15.	AC 1	2	3	DRYER	4
16.	AC 1	2	3	DRYER	4
17.	AC 1	2	3	DRYER	4
18.	AC 1	2	3	DRYER	4
19.	AC 1	2	3	DRYER	4
20.	AC 1	2	3	DRYER	4
21.	AC 1	2	3	DRYER	4
22.	AC 1	2	3	DRYER	4
23.	AC 1	2	3	DRYER	4
24.	AC 1	2	3	DRYER	4
25.	AC 1	2	3	DRYER	4
26.	AC 1	2	3	DRYER	4
27.	AC 1	2	3	DRYER	4
28.	AC 1	2	3	DRYER	4
29.	AC 1	2	3	DRYER	4
30.	AC 1	2	3	DRYER	4

ONE LINE DIAGRAM



400 AMP METER BOX AND PHONE UTILITY LOCATION



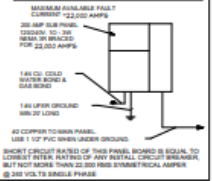
NEW LOAD CALCULATIONS

1108 S.F. X 3 WATTS	3554
APPLIANCE CIRCUITS	1 X 1500 W 1500
LAUNDRY CIRCUITS	1 X 1500 W 1500
DISHWASHER DISP.	0 X 1500 W 0
WATER HEATER	1 X 4500 W 4500
DRYER	1 X 5000 W 5000
RANGE	1 X 1500 W 1500
MICROWAVE	0 X 1500 W 0
BATH	1 X 1500 W 1500
TOTAL	26,554
FIRST 10 KW @ 100%	10,000
19,554 REMAINDER @ 40 %	7,822
AC 1 X 9600	9600
TOTAL	27,422
27,422 DIVIDED BY 240V = 114 AMPS.	

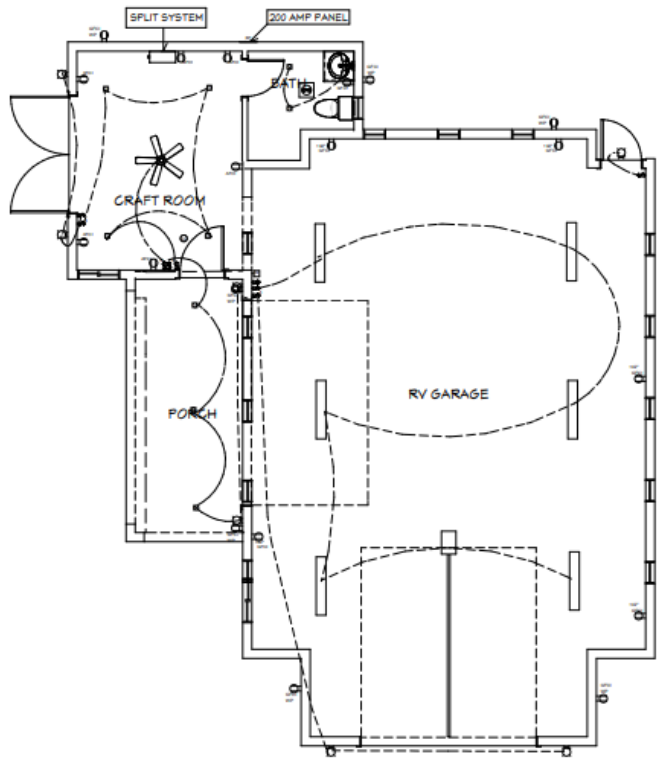
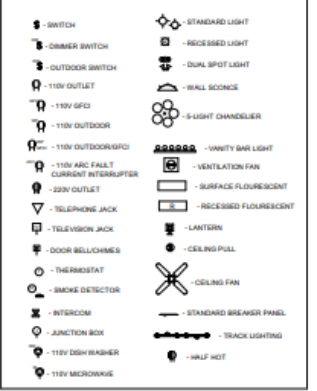
SUB PANEL BOARD SCHEDULE

NO.	AC 1	2	3	RANGE	2
1.	AC 1	2	3	RANGE	2
2.	AC 1	2	3	RANGE	4
3.	AC 1	2	3	DRYER	4
4.	AC 1	2	3	DRYER	4
5.	AC 1	2	3	DRYER	4
6.	AC 1	2	3	DRYER	4
7.	AC 1	2	3	DRYER	4
8.	AC 1	2	3	DRYER	4
9.	AC 1	2	3	DRYER	4
10.	AC 1	2	3	DRYER	4
11.	AC 1	2	3	DRYER	4
12.	AC 1	2	3	DRYER	4
13.	AC 1	2	3	DRYER	4
14.	AC 1	2	3	DRYER	4
15.	AC 1	2	3	DRYER	4
16.	AC 1	2	3	DRYER	4
17.	AC 1	2	3	DRYER	4
18.	AC 1	2	3	DRYER	4
19.	AC 1	2	3	DRYER	4
20.	AC 1	2	3	DRYER	4
21.	AC 1	2	3	DRYER	4
22.	AC 1	2	3	DRYER	4
23.	AC 1	2	3	DRYER	4
24.	AC 1	2	3	DRYER	4
25.	AC 1	2	3	DRYER	4
26.	AC 1	2	3	DRYER	4
27.	AC 1	2	3	DRYER	4
28.	AC 1	2	3	DRYER	4
29.	AC 1	2	3	DRYER	4
30.	AC 1	2	3	DRYER	4

SUB PANEL ONE LINE DIAGRAM



ELECTRICAL LEGEND



REVISION DATE	DESCRIPTION

ELECTRICAL

A 1 DRAFTING
480-881-2331

DATE:
10/1/2019

SCALE:
1/4"=1'

SHEET:
5

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
2. THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
6. 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.
7. 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.
8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
10. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
12. INSULATE WASTE LINES FOR SOUND CONTROL.
13. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

VENTILATION NOTES:

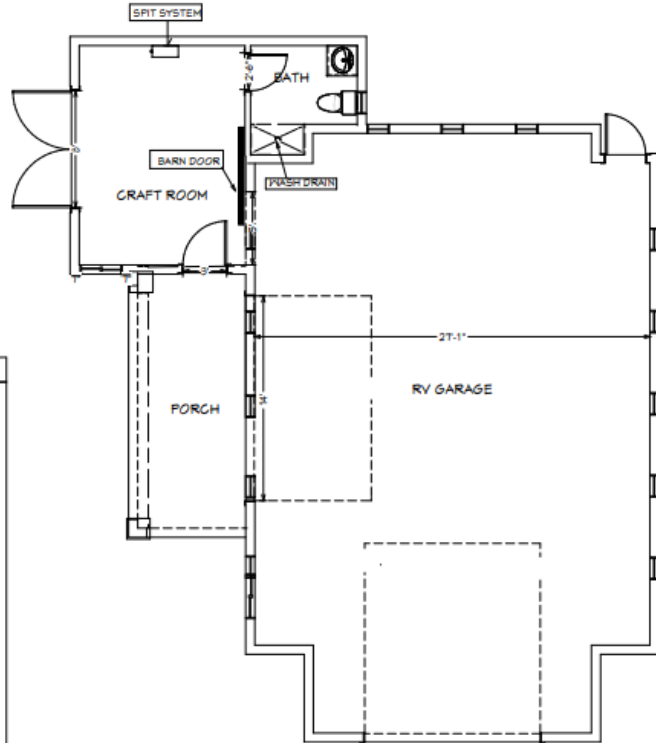
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GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

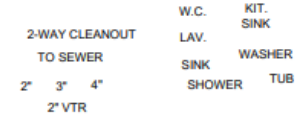
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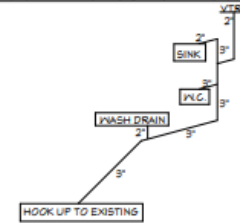
**ABS 40 SCH.
4" TRUNK**

**CLEANOUTS @ ALL LAVS, TUBS,
SHOWERS AND KITCHEN**

WASTE ISO (NTS)



PLUMBING ISOMETRICS



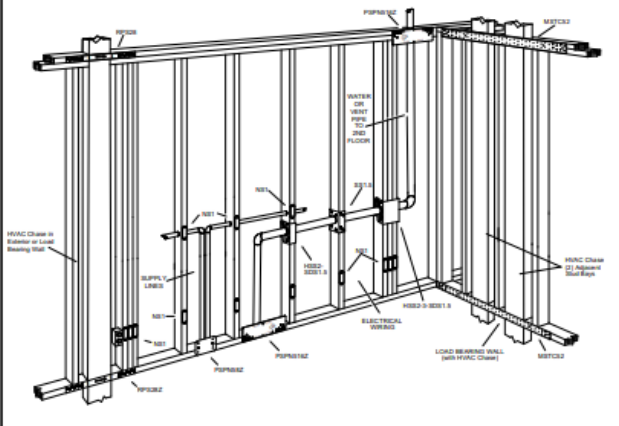
MARK	FIXTURES	CONNECTIONS				REMARKS
		GP	SP	SS	V	
W/C	WATER CLOSET	1/2"	1/2"	3"	4"	FLUSH TANK MAX
LAV. SINK	LAVATORY SINK	1/2"	1/2"	2"	2"	FAUCET MAX 2.75 GMP
KIT SINK	KITCHEN SINK	1/2"	1/2"	2"	2"	FAUCET MAX 2.75 GMP
S	SHOWER	1/2"	1/2"	2"	3"	MAX 2.75 GPM
W/A	WASHER	1/2"	1/2"	2"	2"	

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



WATER SUPPLY ISO. (NTS)

PLUMBING WALL



REVISION TABLE	DESCRIPTION
NUMBER	DATE

**PLUMBING /
MECHANICAL**

**A 1 DRAFTING
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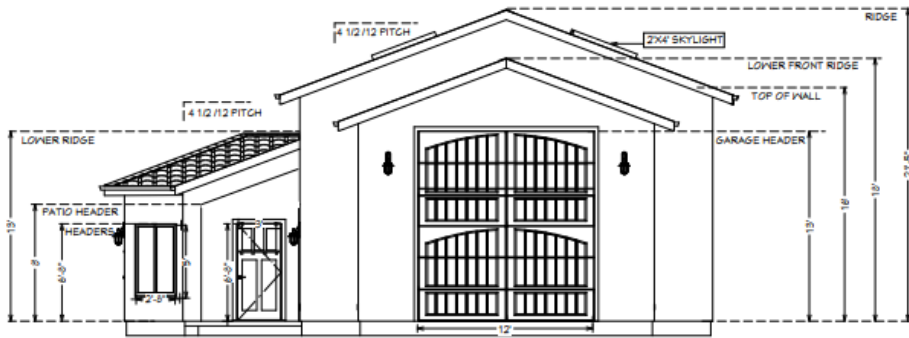
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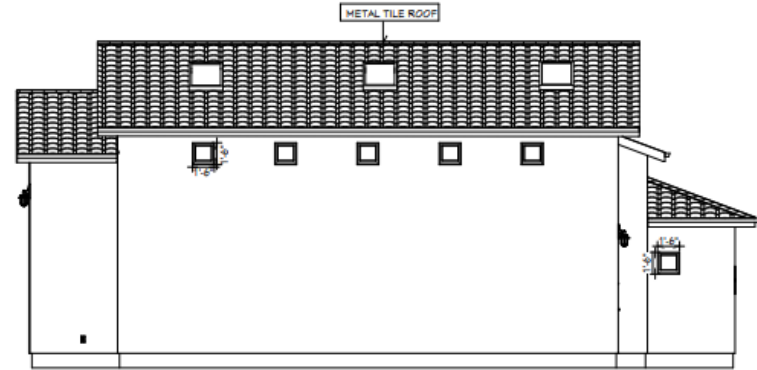
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SHEET:

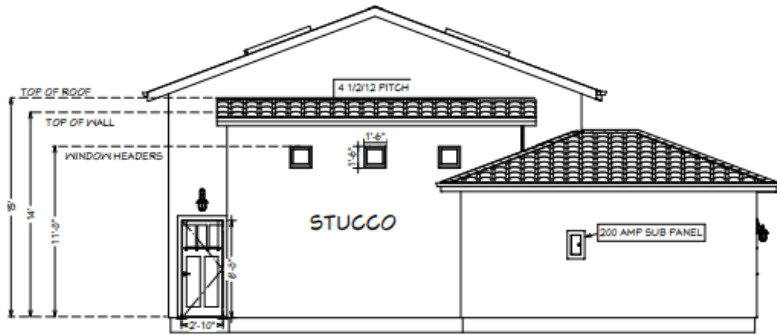
6



FRONT ELEVATION (S)



LEFT ELEVATION (E)



BACK ELEVATION (N)



RIGHT ELEVATION (W)

REVISION TABLE		
NO.	DATE	DESCRIPTION

ELEVATIONS

A 1 DRAFTING
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DATE:	10/1/2019
SCALE:	1/4"=1'
SHEET:	7