

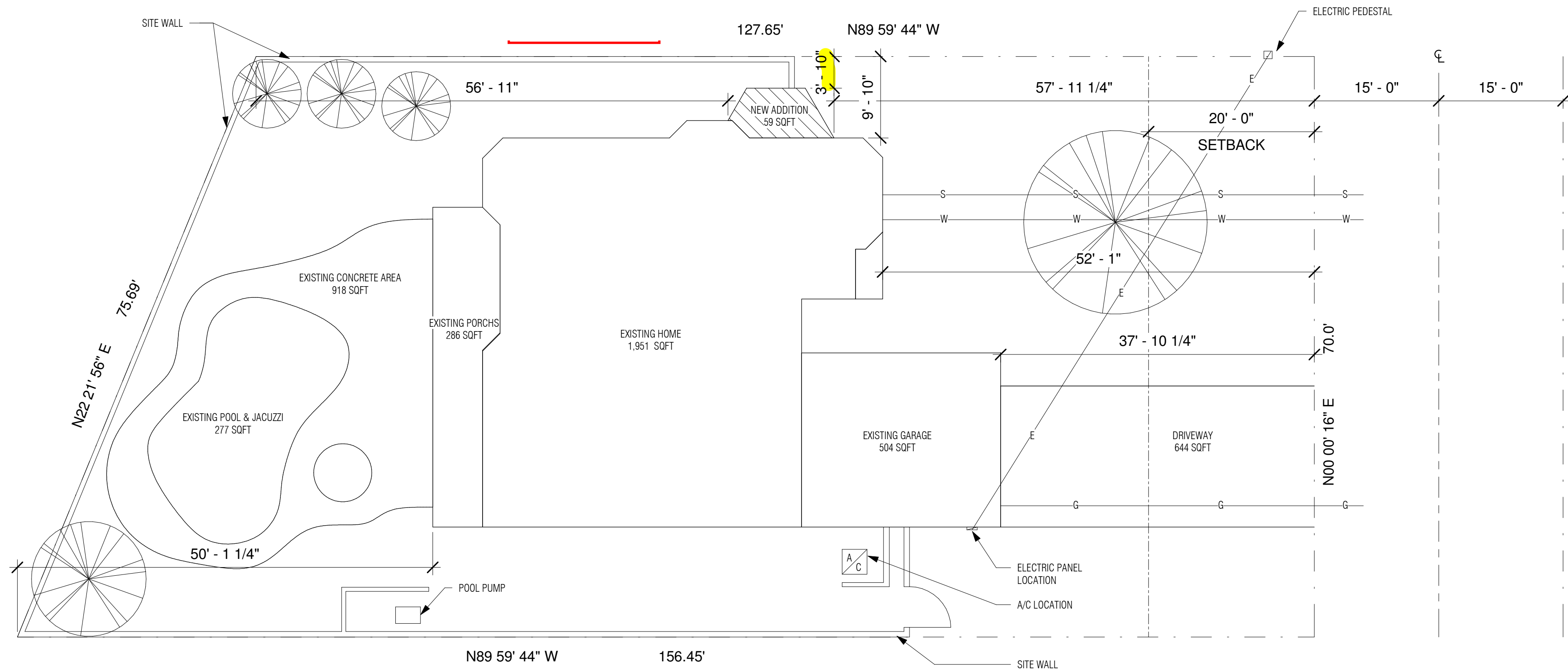
This document is provided as an example of a basic set of plans. Your specific project may require additional details and engineering when applicable.

T I T L E

R E V I S I O N S

ABBREVIATION LIST				PROPERTY INFORMATION		SHEET INDEX	
AC	AIR CONDITIONING	FLEX	FLEXIBLE	OWNERS NAME		CS	COVERSHEET
ACC	ACCESSIBLE	FLR	FLOOR			A100	SITE PLAN
ACT	ACOUSTICAL CEILING TILE	FT	FOOT/ FEET	PROPERTY ADDRESS		A101	FLOOR PLAN
ADJ	ADJUSTABLE	FV	FIELD VERIFY			A102	FOUNDATION PLAN
AFF	ABOVE FINISH FLOOR	FR	FIRE RATED	PARCEL		A103	FRAMING PLAN
ALUM	ALUMINUM	FCE	FINISH CONCRETE ELEVATION			A104	MECHANICAL PLAN
AMP	AMPERAGE	GA	GAUGE	S/ T/ R:		A105	ELECTRICAL PLAN
APPROX	APPROXIMATE	GWB	GYPSUM WALL BOARD			A106	PLUMBING PLAN
ARCH	ARCHITECTURAL	GRND	GROUND	JURISDICTION		A107	SECTION A
BD	BOARD	GALV	GALVANIZED			A108	ELEVATIONS
BLDG	BUILDING	GYP	GYPSUM	LEGAL DESCRIPTION:			
BLKG	BLOCKING	HM	HOLLOW METAL				
BOB	BOTTOM OF BEAM	HDR	HEADER				
BOC	BOTTOM OF CEILING	HORZ	HORIZONTAL				
CAB	CABINET	HR	HOUR				
CD	CONDENSATE DRAIN	HT	HEIGHT				
CKT	CIRCUIT	HVAC	HEATING VENTILATING AIR				
CLG	CEILING	HW	HOT WATER				
CLR	CLEAR/ CLEARANCE	INSUL	INSULATION				
CM	CONSTRUCTION MANAGER	INFO	INFORMATION				
CMNT	CEMENT	LL	LANDLORD				
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM				
CNTRS	CENTERS	MC	MECHANICAL CONTRACTOR				
CO	COMPANY	MECH	MECHANICAL				
CL	CENTER LINE	MEP	MECHANICAL, ELECTRICAL, PLUMBING				
COL	COLUMN	MIN	MINIMUM				
COMP	COMPARTMENT	MTL	METAL				
CONC	CONCRETE	NIC	NOT IN CONTRACT				
CONT	CONTINUOUS	NTS	NOT TO SCALE				
CONST	CONSTRUCTION	OA	OVERALL				
CJ	CONTROL JOINT	OC	ON CENTER				
DIA	DIAMETER	PC	PLUMBING CONTRACTOR				
DIM	DIMENSION	PLYWD	PLYWOOD				
DISP	DISPENSER	PM	PROJECT MANAGER				
DN	DOWN	R	RADIUS				
DT	DRIVE THRU	RECEPT	RECEPTACLE				
DTL	DETAIL	REF	REFRIGERATOR				
DW	DISHWASHER	REV	REVISION				
DWG	DRAWINGS	RND	ROUND				
EA	EACH	SC	SOLID CORE				
EC	ELECTRICAL CONTRACTOR	SF	SQUARE FEET				
ELEC	ELECTRICAL	SHEET	SHEET				
ELEV	ELEVATION	SIM	SIMILAR				
EQ	EQUAL	SOL	SOLID				
EQUIP	EQUIPMENT	SPECS	SPECIFICATIONS				
EXIST	EXISTING	SQ	SQUARE				
EXP	EXPOSED	SS	STAINLESS STEEL				
EXT	EXTERIOR	STRUCT	STRUCTURAL				
FCO	FLOOR CLEANOUT	STL	STEEL				
FN	FINISHED	SL	SLIDING				
FRMG	FRAMING	SL DR	SLIDING DOOR				
FIX	FIXED	SUSP	SUSPENDED				
FXT	FIXTURE	TEMP	TEMPORARY				
		TYP	TYPICAL				
		UC	UNDER COUNTER				
		UNO	UNLESS NOTED OTHERWISE				
		V	VENT				
		VCT	VINYL COMPOSITION TILE				
		VERT	VERTICAL				
		WD	WOOD				
		WH	WATER HEATER				

PROJECT DESCRIPTION		ZONING ORDINANCE	
NEW PROPOSED 5' -6' X 10'-6" BATHROOM. CONSTRUCTION WILL CONSIST OF WOOD STUD FRAMING WITH STUCCO FINISH TO MATCH EXISTING HOME.	INFORMATION BASED ON <del>6R</del> <b>4-R</b> PAD ZONE		
	MAXIMUM BUILDING HEIGHT		
	PER ZONING:	38' FEET MAX	
	MAXIMUM STORIES	2 STORIES	
	MINIMUM YARD REGULATIONS		
	FRONT:	20' FT	
	SIDE:	0' FT	
	REAR:	0' FT	
GOVERNING CODES		LOT COVERAGE	
2018 INTERNATIONAL BUILDING CODE	LOT COVERAGE CALCULATIONS		
2017 NATIONAL ELECTRICAL CODE	EXISTING HOME	1,951 SQFT	
2018 INTERNATIONAL ENERGY CONSERVATION CODE	EXISTING PORCHS	286 SQFT	
2018 INTERNATIONAL EXISTING BUILDING CODE	EXISTING 2-CAR GARAGE	504 SQFT	
2018 INTERNATIONAL MECHANICAL CODE	EXISTING POOL AREA	1,195 SQFT	
2018 INTERNATIONAL PLUMBING CODE	DRIVEWAY	644 SQFT	
2018 INTERNATIONAL RESIDENTIAL CODE	NEW ADDITION	59 SQFT	
2018 INTERNATIONAL FIRE CODE	TOTAL LOT COVERAGE	4,639 SQFT	
	LOT AREA (LOT SIZE)	10,212 SQFT	
	TOTAL LOT COVERAGE / BY LOT AREA	45 %	
	DENSITY CALCULATIONS		
	LOT AREA 10,212 SQFT / 43,560 SQFT = 0.23 ACRES		
VICINITY MAP		APPROVAL STAMP	



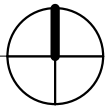
SITE PLAN NOTES

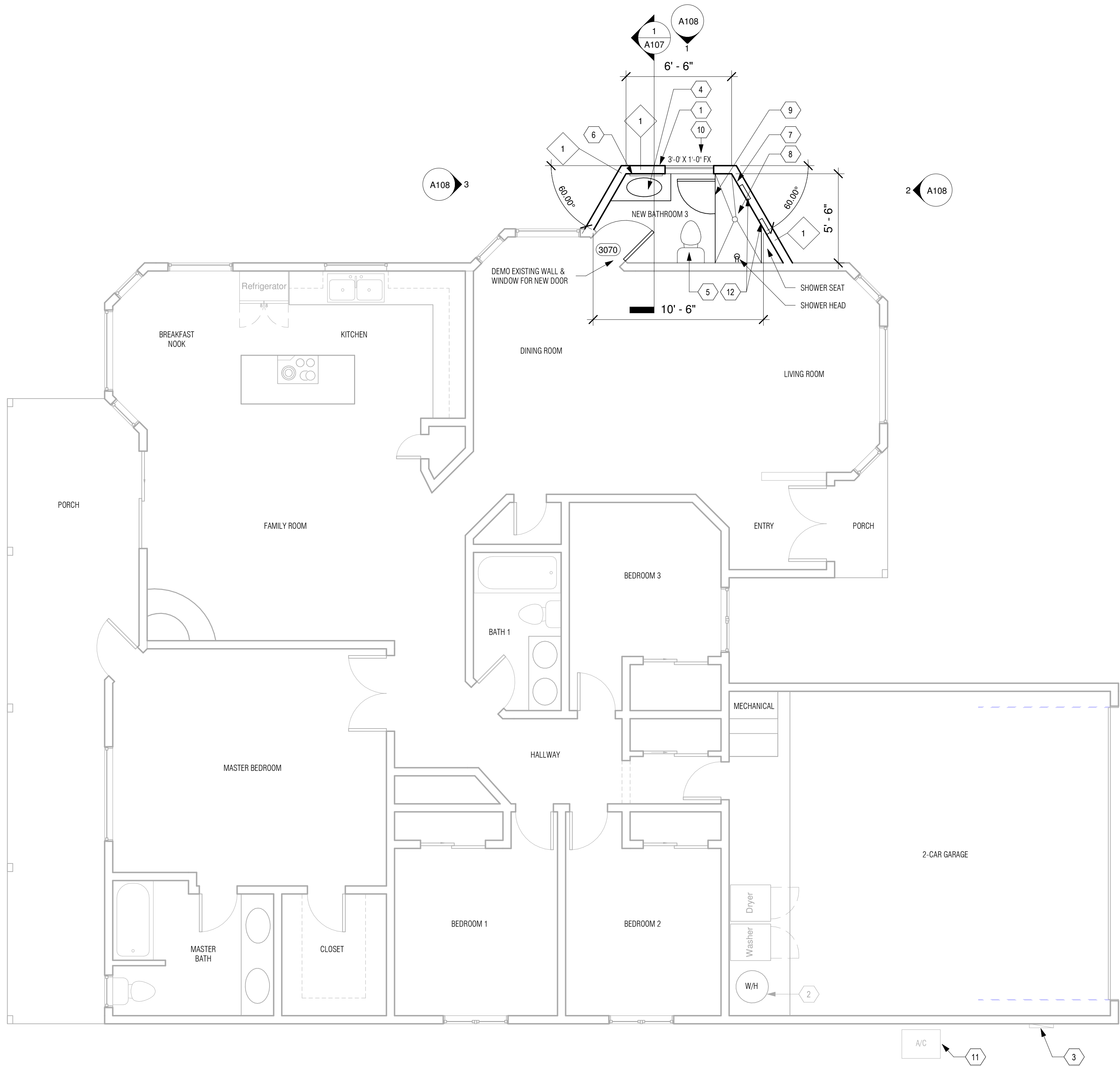
1. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UTILITY STUBS PRIOR TO CONSTRUCTION. TO ASSURE AVAILABILITY OF UTILITY SERVICES, CALL BLUE STAKE CENTER PRIOR TO EXCAVATION.
2. UNIMPROVED DISTURBED AREA RESULTING FROM OPERATIONS ON THIS LOT SHALL BE LANDSCAPED WITH DROUGHT RESISTANT NATIVE PLANTING MATERIAL.
3. MAJOR VEGETATION AND SAGUAROS SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION OR SHALL BE MOVED TO ANOTHER LOCATION ON SITE.
4. EXCESS SOIL GENERATED FROM THE EARTHWORK OPERATIONS SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF OR OTHERWISE PLACED SO AS TO BECOME AN INTERNAL PART OF THE SITE DEVELOPMENT.
5. ALL GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ORO VALLEY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING PROPER AND ADEQUATE DRAINAGE OF WATER AWAY FROM ALL STRUCTURES PER IRC 2018.
7. ALL EXPOSED EXTERIOR WALLS OF NEW ADDITION TO MATCH RESIDENCE.
8. ALL FILL SHALL BE COMPACTED TO 95% OF OPTIMUM DENSITY MINIMUM.

LEGEND:

PROPERTY LINE	---
SETBACK LINE	----
EASTMENT LINE	-----
EXISTING ELECTRIC LINE	—E—E—E—
EXISTING GAS LINE	—G—G—G—
EXISTING WATER LINE	—W—W—W—
EXISTING SEWER LINE	—S—S—S—
FENCE	—○—○—○—○—○—

APPROVAL STAMP





FLOOR PLAN NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2018 IRC & ANY OR ALL LOCAL BUILDING ORDINANCES GOVERNED BY ORO VALLEY.
2. EXTERIOR WALL CONSTRUCTION 2X6'S WOOD STUDS.
3. ALL DOOR AND WINDOW OPENINGS ARE NOMINAL UNLESS OTHERWISE NOTED ARE TO BE VERIFIED WITH DOOR AND WINDOW MANUFACTURERS AS TO EXACT DIMENSIONS PRIOR TO CONSTRUCTION. ALL WINDOWS/ GLAZING SHALL BE INSTALLED FOR IRC R308...R310
4. WATER CLOSET SPACE SHALL BE NO LESS THAN 30" WIDE, WITH W/C CENTERED AND HAVE NO LESS THAN 32" IN FRONT FACE W.C.
5. SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR IRC SECTION R307.2.
6. SHOWER ENCLOSURES SHALL HAVE A MINIMUM FINISHED INTERIOR OF 30 INCHES EACH WAY PER IRC FIGURE R307.1. ALL GLASS ENCLOSURES SHALL BE TEMPERED IRC SECTION R308.4.5.
7. GLASS IN HAZARDOUS AREAS SHALL BE SAFETY GLASS . IRC SECTION R308.4.

WALL LEGEND

- 1 NEW EXTERIOR BEARING WALL  
NEW 2X6'S WOOD STUDS AT 16" O.C. W/ R-19 BATT INSULATION.  
SMOOTH 2 COAT FINISH OV/ 1" FOAM BOARD OV/ 3/8" OSB  
SHEATHING AND 1/2" GYPBOARD WITH SMOOTH TEXTURE

NEW WALLS

EXISTING WALLS

FLOOR PLAN KEYNOTES

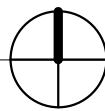
1. SMOOTH 2 COAT STUCCO FINISH OV/ 1" FOAM BOARD OV/ OSB  
SHEATHING. OV/ 2X6 WOOD STUDS AT 16" O.C. W/ R-19 INSULATION AND 1/2" GYPBOARD WITH SMOOTH TEXTURE
2. WATER HEATER LOCATION
3. ELECTRICAL PANEL. SEE ELECTRICAL PLAN
4. VANITY SELECTED BY OWNER
5. WATER CLOSET SELECTION BY OWNER
6. WALL MOUNTED MIRROR SELECTION BY OWNER
7. SHOWER TILE WALLS (TILE SELECTION PER OWNER)/USE CEMENT BOARD GLASS MAT GYPSUM OR EQUAL AS BACKER BOARD MATERIAL PER TABLE R702.4.2
8. SLOPED TILE FLOOR AT SHOWER.
9. FRAMELESS SHOWER W/ FROSTED TEMPERED GLASS
10. 3' X 1' CLERESTORY WINDOW W/ PRIVACY GLASS.
11. EXISTING 3-TON A/C LOCATION

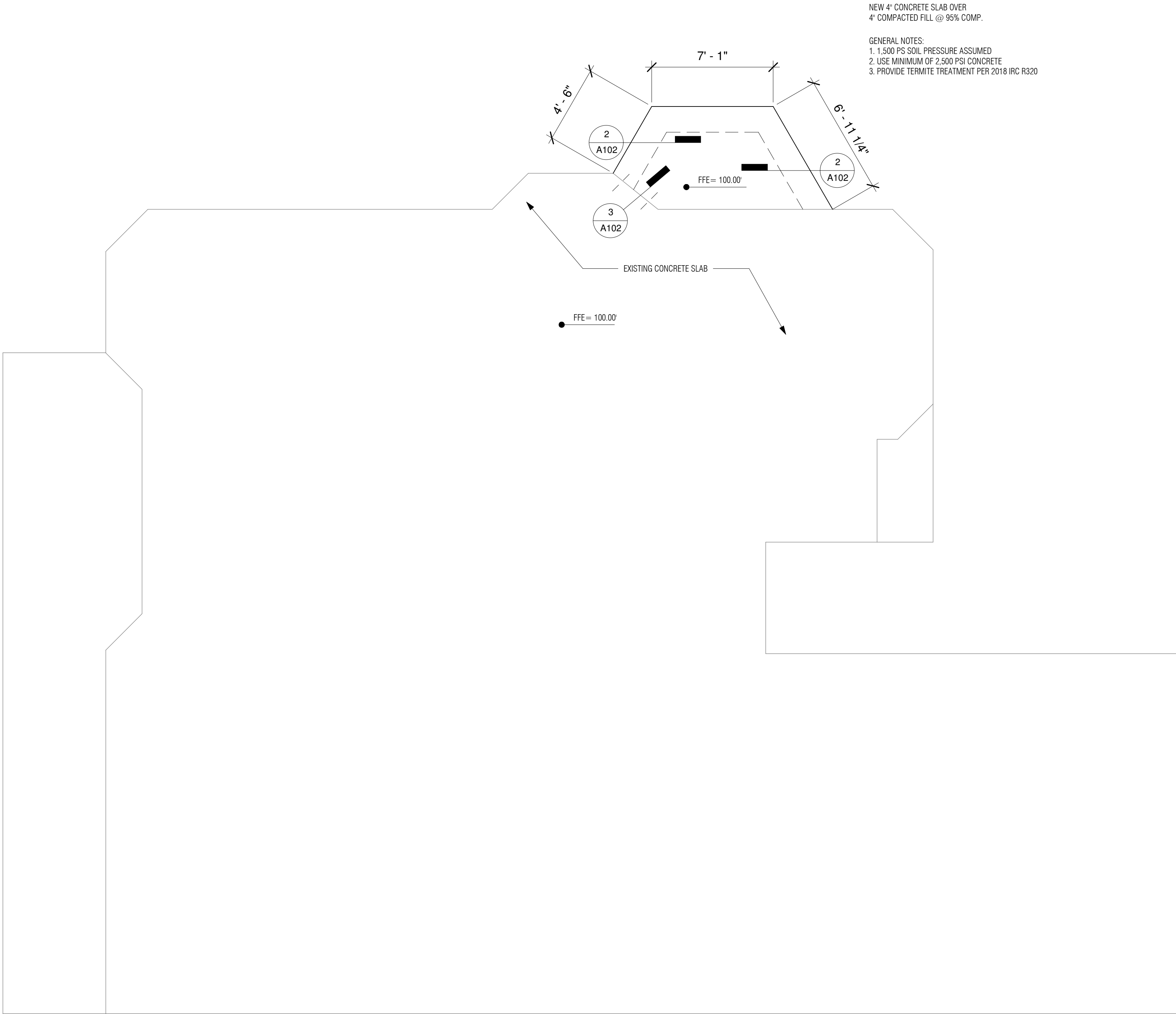
GLAZING  
U-FACTOR = MIN 0.40 OR LESS  
SHGC = MIN 0.25 OR LESS

ABBREVIATIONS

FX = FIXED WINDOW  
SL = SLIDING WINDOW  
SLWD = SLIDING WOOD DOOR  
SH = SINGLE HUNG  
WD = WOOD DOOR  
MD = METAL DOOR  
SD = SLIDING GLASS DOOR

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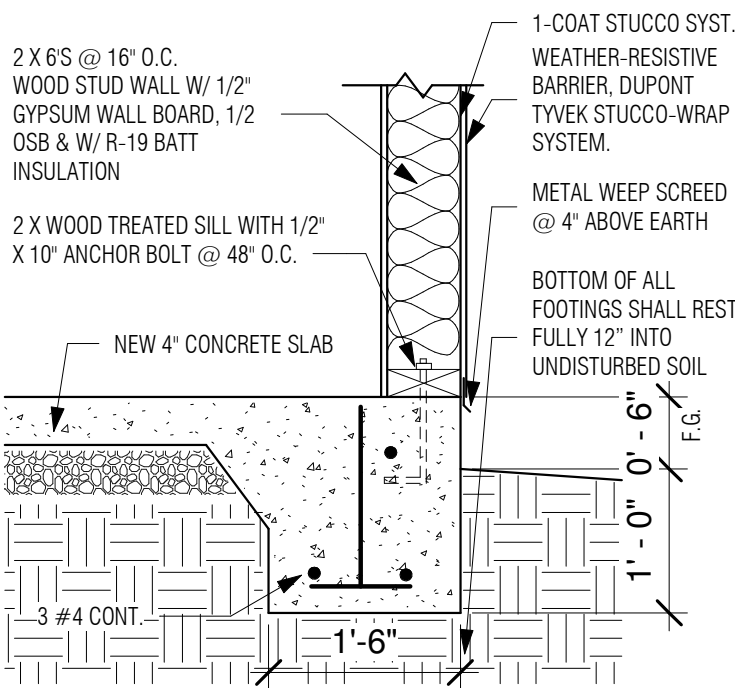




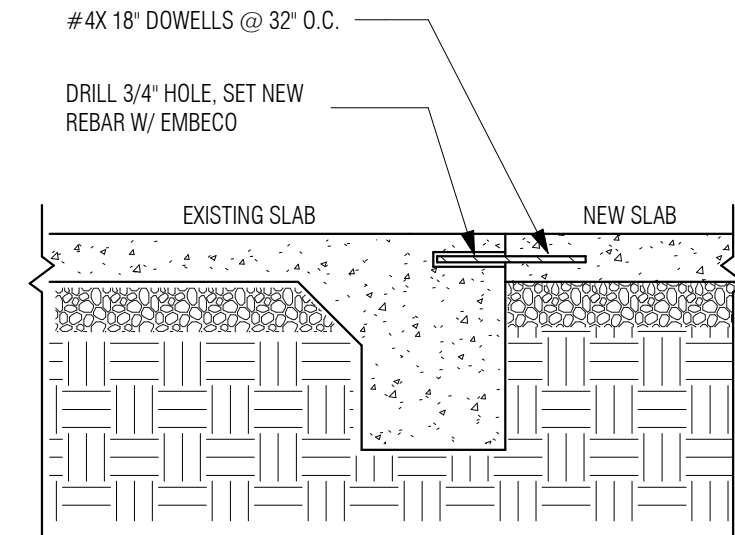
R703.6.2.1 WEEP SCREEDS.  
THE WEEP SCREED SHALL BE PLACED A  
MINIMUM OF 4 INCHES ABOVE THE EARTH  
OR 2 INCHES ABOVE PAVED AREAS AND  
SHALL BE OF A TYPE THAT WILL ALLOW  
TRAPPED WATER TO DRAIN TO THE  
EXTERIOR OF THE BUILDING.

FOUNDATION NOTES

- 1,500 PSF SOIL PRESSURE ASSUMED
- USE MINIMUM OF 2,500 PSI CONCRETE
- PROVIDE TERMITE TREATMENT PER 2018 IRC R318.1
- SURFACE DRAINAGE TO COMPLY WITH IRC R401.3
- FOOTINGS SHALL BE ON UNDISTURBED NATURAL SOIL OR APPROVED FILL IRC SECTION R403.1.
- ALL PLATES (INTERIOR AND EXTERIOR, LOAD BEARING AND NON-LOAD BEARING) SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. IRC SECTION R403.1.6.
- SLOPE ALL EXTERIOR FINISHED GRADES AWAY FROM THE BUILDING TO ENSURE NO PONDING OF WATER OCCURS AROUND BUILDINGS.
- BOTTOM OF ALL FOOTINGS SHALL BEAR A MINIMUM OF 1'-6" BELOW LOWEST ADJACENT FINISH GRADE.
- ALL HORIZONTAL REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AROUND ALL CORNERS AND INTERSECTIONS PER TYP. DETAILS.
- SEE FRAMING PLAN FOR UPPER WINDOW LOCATIONS.

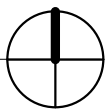


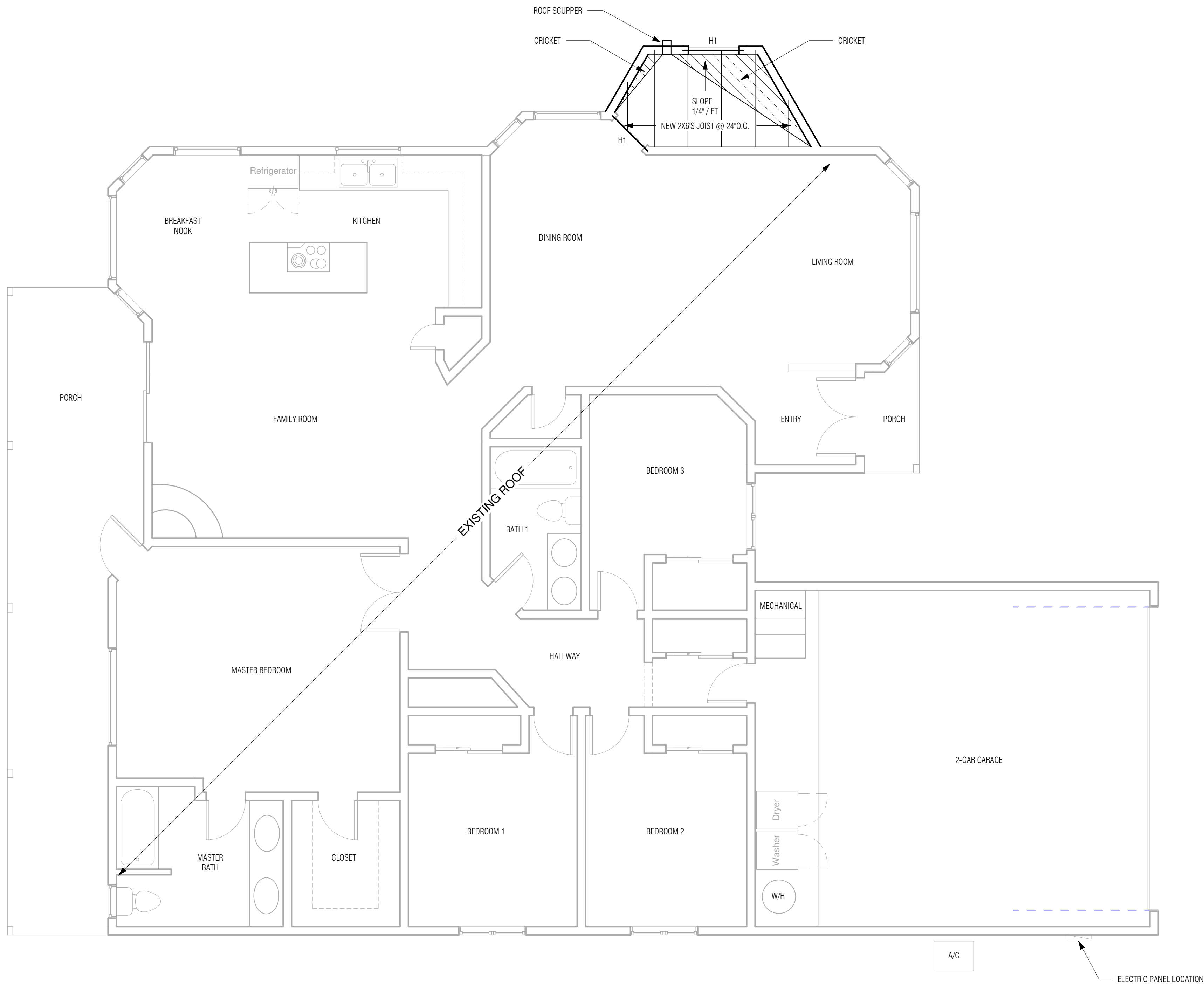
2 EXTERIOR WOOD STUD WALL FOOTING  
3/4" = 1'-0"



3 EXISTING SLAB TO NEW SLAB  
3/4" = 1'-0"

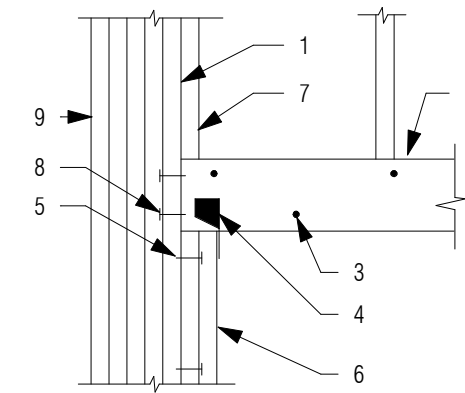
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FRAMING NOTES

- FRAMING NOTES:
1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.
  2. ALL FRAMING LUMBER TO BE #2 DOUGLAS FIR OR BETTER
  3. ALL NAILING SHALL COMPLY WITH 2018 IRC, TABLE 602.3 (1)
  4. ALL WOOD STRUCTURE MEMBERS 4X AND SMALLER SHALL BE #2 DOUGFIR OR BETTER. ALL WOOD STRUCTURAL MEMBERS 6X SHALL BE #1 DOUGFIR.
  5. ALL NAILING SHALL COMPLY WITH 2018 IRC, TABLE R602.3 (1).
  6. MINIMUM OF 2-2X6 HEADERS AT ALL INTERIOR PENETRATIONS.
  7. ALL DOUBLE TIMBER HEADERS TO HAVE A CONTINUOUS 1/2" PLYWOOD FLITCH PLATE, SCREWED AND GLUED.
  8. ALL WOOD BOTTOM PLATES SHALL BE PRESSURE TREATED.
  9. ROOF SHEATHING SHALL COMPLY W/ IRC-TABLE R503.2.1
  10. ROOF DRAINAGE PER IRC-R903.4
  11. FOR BEAM SIZE AND SPANS SEE FRAMING PLAN.
  12. PROVIDE MIN. 48" SPLICES AT DOUBLE PLATE.



STRUCTURAL STUD WALL

DETAIL KEY NOTES:

- 1 2X JAMB CONTINUOUS TO TOP PLATE.
- 2 HEADER.
- 3 16D AT 12" O.C. STAGGER AT BUILT UP HEADERS.
- 4 SIMPSON H3 EACH SIDE (2 TOTAL)
- 5 16D AT 12" O.C. STAGGERED
- 6 2-2X TRIMMER STUDS.
- 7 ADDITIONAL STUD AT OPENING 8'-0" OR WIDER.
- 8 4-16D EACH END.
- 9 MULTIPLE STUD PER OPENING SIZE:  
1 STUD WHEN OPENING <2'-0"  
2 STUDS WHEN OPENING <4'-0"  
3 STUDS WHEN OPENING <6'-0"  
4 STUDS WHEN OPENING <8'-0"  
5 STUDS WHEN OPENING <10'-0"

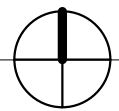
	OPENING WIDTH	HEADER AT BEARING WALL OR SHEAR WALL	HEADER AT OTHER WALLS
H1	0'-0" TO 4'-0"	2- 2X8	2 - 2X4
H2	4'-1" TO 6'-0"	3- 2X10	2 - 2X6
H3	6'-1" TO 8'-0"	3- 2X12	2 - 2X8
H4	8'-1" TO 10'-0"	6X14	2 - 2X10

NOTES:

- HEADER SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON FRAMING PLANS.
- AT OTHER INTERIOR (NON STRUCTURAL WALLS USE ONLY 1 JAMB AND 1 TRIMMER STUD (2 TOTAL)

② WOOD STUD HEADER SCHEDULE  
3/4" = 1'-0"

APPROVAL STAMP






MECHANICAL NOTES

- 1. ALL MECHANICAL WORK TO COMPLY WITH 2018 IRC
- 2. ALL FLEX TO RUN THRU ATTIC
- 3. AIR SUPPLY GRILLS SHALL BE FITTED TO ROUND DUCTS W/REQUIRED TAKE-DOFS MOUNTING FOR RECTANGULAR GRILLS
- 4. ALL INTERIOR DOORS SHALL BE UNDERCUT 1" MINIMUM FOR RETURN AIR.
- 5. DUCT LAYOUTS ARE DIAGRAMMATICAL FOR SIZING PURPOSES AND NOT NECESSARILY INTENDED TO REPRESENT EXACT LOCATION OF DUCT RUNS.
- 6. PROVIDE R-8 INSULATION AT ALL NEW MECHANICAL DUCTS.

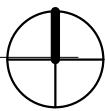
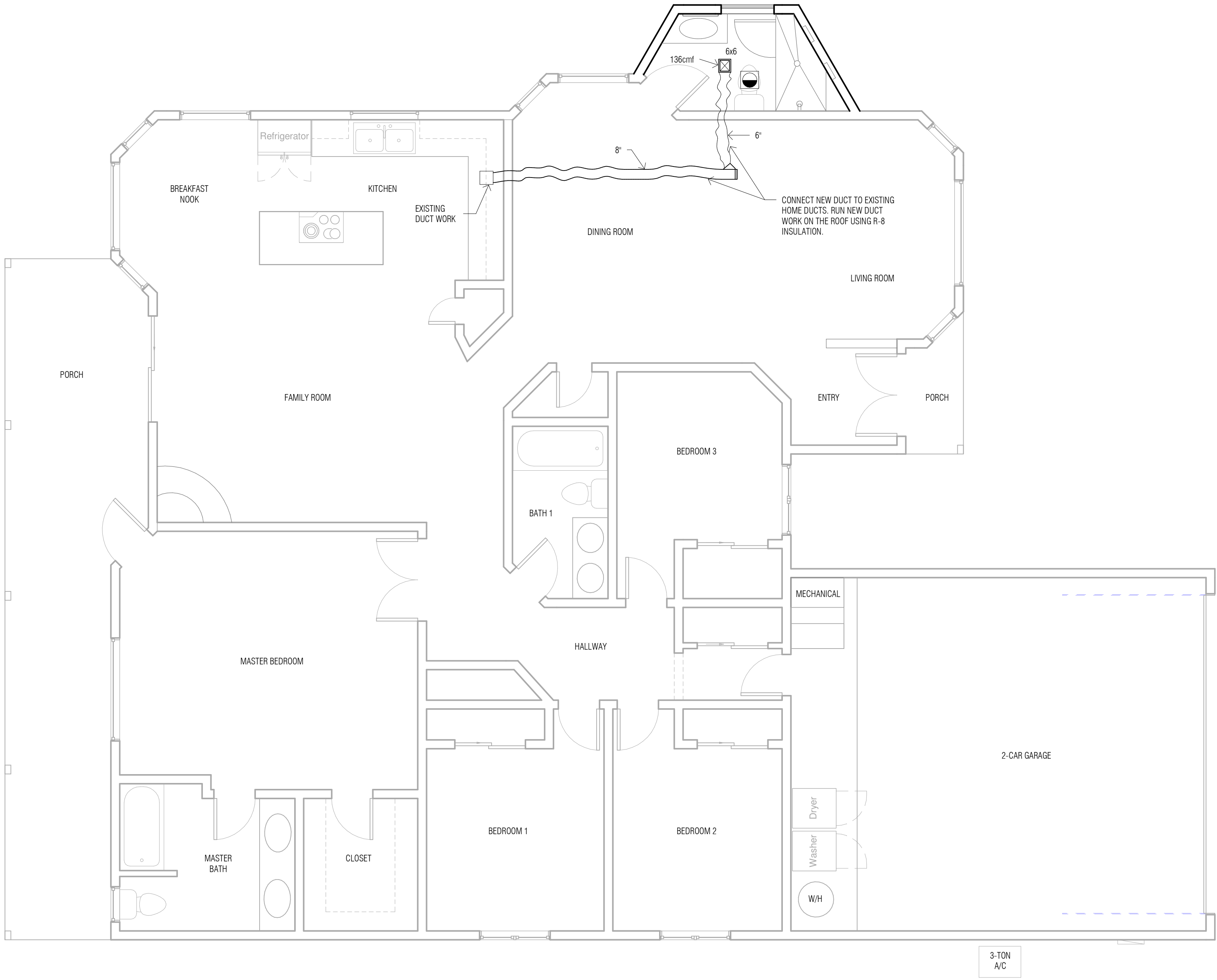
LEGEND

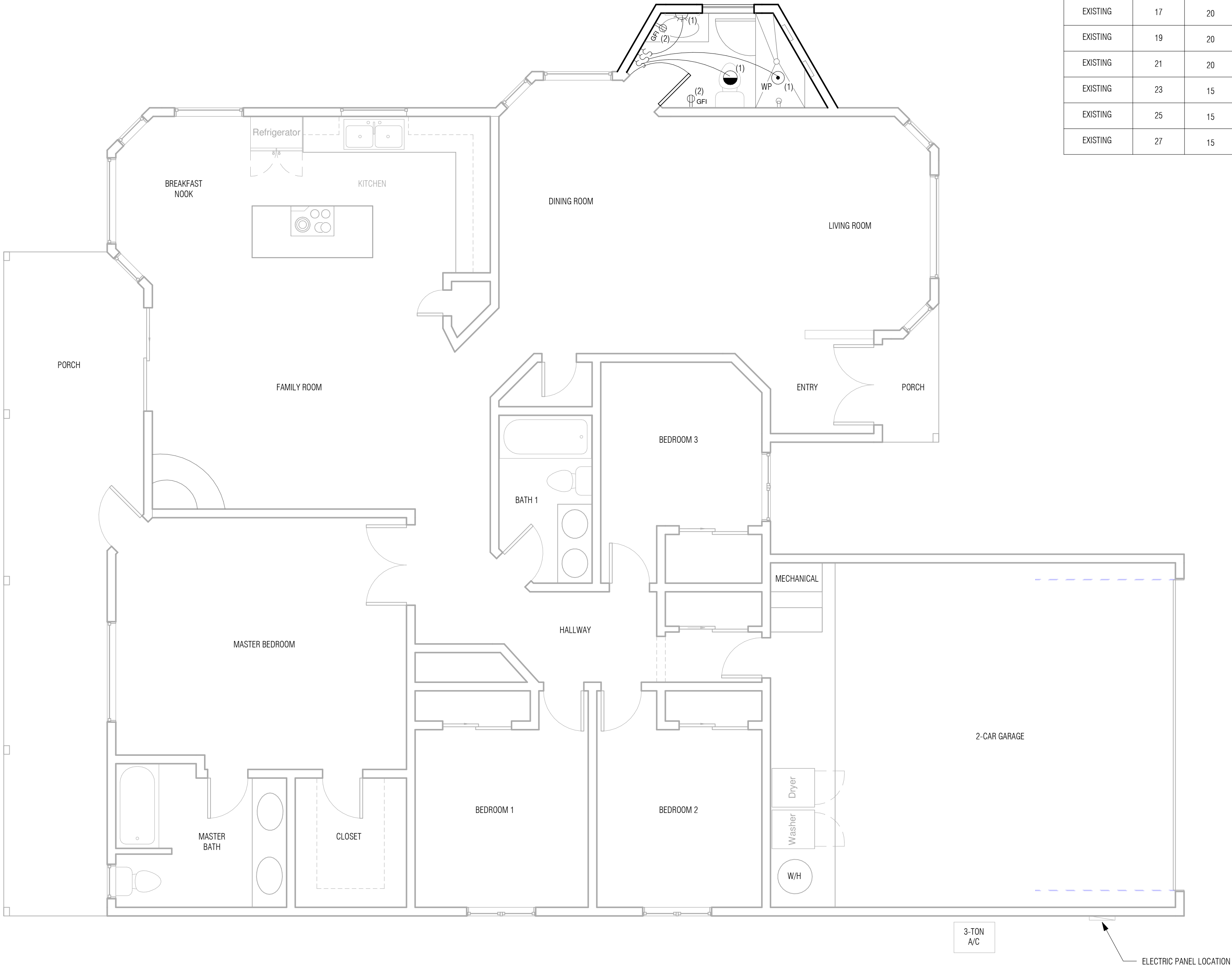
 SUPPLY AIR DIFUSER

 RETURN GRILLE

 FLEX DUCTS -REFER TO PLAN FOR SIZE

 EXHAUST FAN





EXISTING 200 AMP. MAIN BREAKER TYPE SQUARE D							
WIRE TYPE & SIZE	CIRC		CIRCUIT PROTECTED	CIRCUIT PROTECTED	CIRC		WIRE TYPE & SIZE
	#	AMP			#	AMP	
* NEW	CU #12	1	20	NEW BATH LIGHTS	2	2	EXISTING
* NEW	CU #12	3	20	NEW BATH WP GFCI	4	50	
EXISTING	5	2	DRYER	A/C	6	2	EXISTING
	7	30			8	60	
EXISTING	9	2	COOK TOP	POOL PUMP	10	2	EXISTING
	11	30			12	30	
EXISTING	13	20	DISHWASHER	DISPOSAL	14	20	EXISTING
EXISTING	15	20	S.R.V.	WASHING MACHINE	16	20	EXISTING
EXISTING	17	20	DINING NOOK RECEP.	REFRIGERATOR	18	20	EXISTING
EXISTING	19	20	GARAGE GFCI	KITCHEN GFCI	20	20	EXISTING
EXISTING	21	20	BATH GFCI	LIGHTS	22	15	EXISTING
EXISTING	23	15	LIGHTS	LIGHTS	24	15	EXISTING
EXISTING	25	15	RECEPTS	LIGHTS	26	15	EXISTING
EXISTING	27	15	RECEPTS	LIGHTS	28	15	EXISTING

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH 2018 IRC
2. ALL 15 & 20A: OUTLETS SHALL BE ARC-FAULT PROTECTED OR GFCI.
3. PROVIDE TAMPER RESIST RECEPTACLES PER 2018 IRC SEC E3901.1
4. ENERGY EFFICIENCY NOTES: LIGHTING EQUIPMENT PER IRC N1104.1 (R404.1) A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
5. LIGHT FIXTURES SHALL MEET 2018 IRC N1104.1 AND SELECTED BY OWNER, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LOCAL CABLE, TELEPHONE AND POWER COMPANIES FOR EXACT ROUTING OF UNDERGROUND LINES AND TRENCHING PRIOR TO ROUGH-IN AND COMPLY AS REQUIRED.
7. VERIFY ALL HEIGHTS OF LIGHT SWITCHES AND RECEPTACLES WITH OWNER PRIOR TO ROUGH-IN.

ELECTRICAL SYMBOLS

CEILING LIGHT

WALL LIGHT

FAN

SWITCH

DUPLEX RECEP.

GFCI RECEP.

FLUORESCENT LAMP.

MOTOR

WEATHERPROOF REC.

TELEVISION CABLE

THERMOSTAT 60°

EXHAUST FAN

SMOKE DETECTOR

DUPLEX RECEP. 220 V

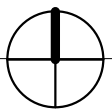
RECESSED LIGHT

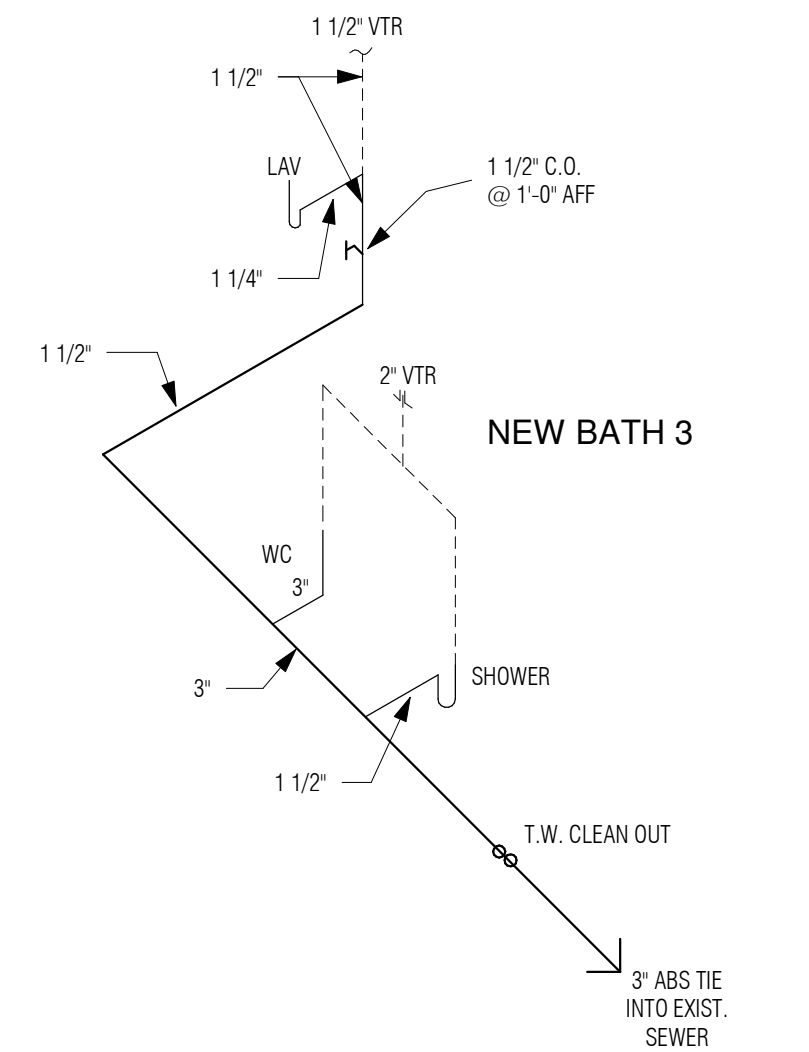
LOAD CALCS

LOAD CALCS: EXISTING HOME + ADDITION	
2,455 S.F. + 59 S.F. @ 3 WATTS EA.	= 7,542 W
3 BATH GFCI CIR @ 1500	= 4,500
MICRO. 1 @ 1800	= 1,800
REF. 1 @ 1500	= 1,500
STOVE 1 @ 3500	= 3,500
DRYER 1 @ 3500	= 3,500
TOTAL	= 22,342
1 ST. 10000 W @ 100	= 10000
%REM. @ 40%	= 4,937
	TOTAL = 14,937
14,937 W/ 230 V	TOTAL = 65 AMP
A/C @ 100%	= 80 AMP

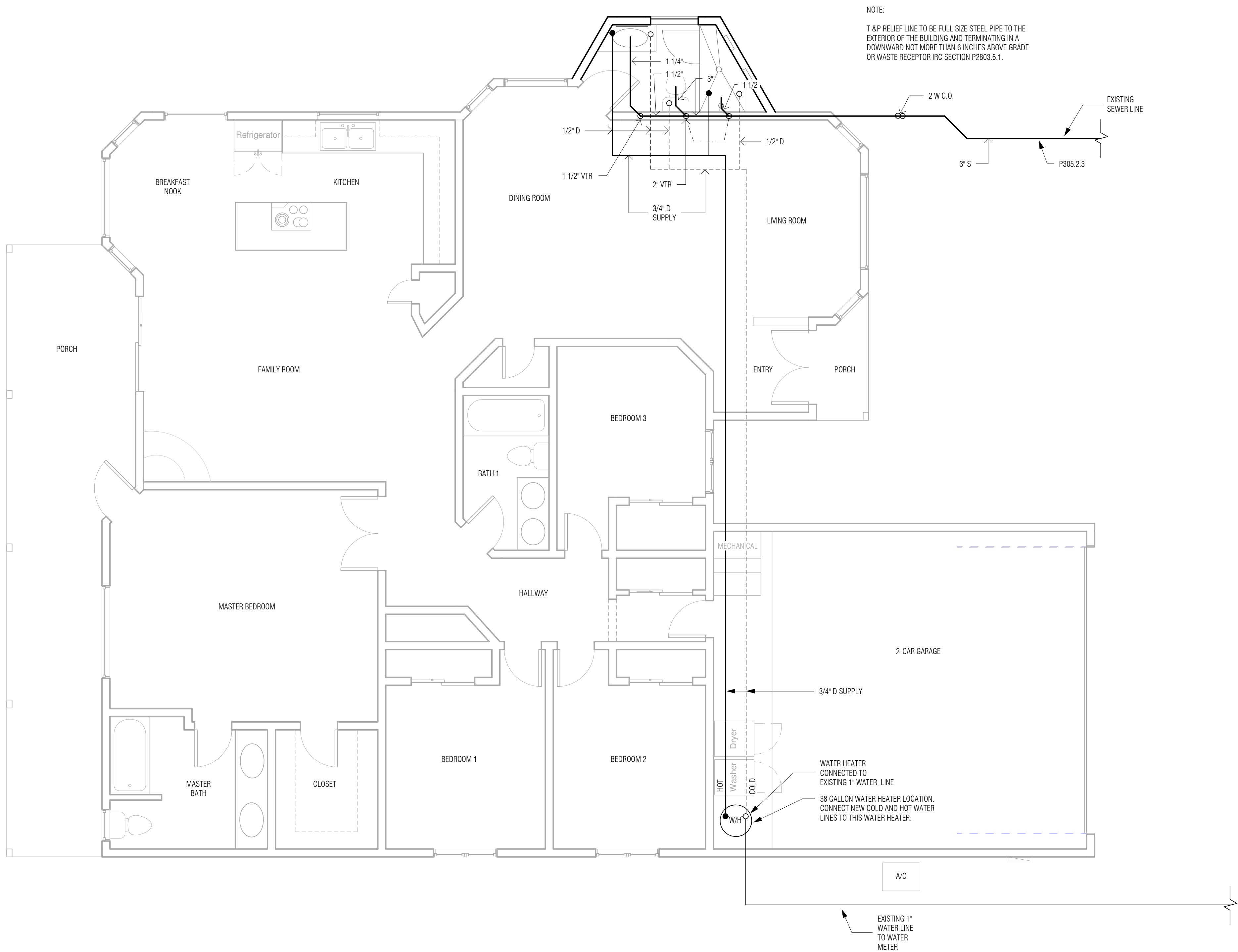
80 AMP A/C + 65 AMP = 145 AMP

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4 WASTE ISOMETRIC  
NOT TO SCALE



LEGEND:

SEWER LINE	
HOT WATER LINE	
COLD WATER LINE	
2 WAY CLEAN OUT	

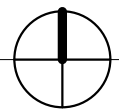
PLUMBING NOTES

1. PLUMBING PLAN DESIGNED TO & TO BE INSTALLED IN COMPLIANCE WITH ALL REQUIREMENTS OF THE 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS.
2. CONTRACTOR TO SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS. PROVIDE A COMPLETE, FUNCTIONING PLUMBING SYSTEM AS INDICATED, INCLUDING ITEMS OF A MINOR NATURE REQUIRED FOR THE INSTALLATION, BUT NOT SPECIFICALLY NOTED OR SHOWN.
3. PRIOR TO BID AND PRIOR TO FABRICATING ANY MATERIALS OR ORDERING ANY EQUIPMENT, THOROUGHLY INVESTIGATE ALL EXISTING SITE AND/OR BUILDING CONDITIONS INCLUDING AVAILABLE INVERT, CLEARANCES, POTENTIAL INTERFERENCES, ETC. TO ENSURE THAT SYSTEMS MAY BE INSTALLED ESSENTIALLY AS INDICATED. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. PIPING: DOMESTIC WATER PIPING SHALL BE AS FOLLOWS:  
UNDERGROUND - TYPE K SOFT COPPER TUBING WITH NO JOINTS. OR CROSS-LINKED POLYETHYLENE (PEX) TUBING.  
ABOVE GROUND - TYPE L COPPER HARD DRAWN WITH WROUGHT COPPER FITTINGS, OR CROSS-LINKED POLYETHYLENE (PEX) TUBING.  
HOT WATER PIPING SHALL BE INSULATED WITH 1/2" THICK GLASS FIBER PIPE INSULATION WITH ALL SERVICE JACKET. ALL COLD WATER PIPING, WHERE PIPING IS SUBJECT TO FREEZE, SHALL BE INSULATED.
5. SOIL, WASTE AND VENT PIPING SHALL BE AS FOLLOWS:  
INSIDE THE BUILDING AND BELOW SLAB - SCHEDULE 40 A.B.S. PIPE TUBE AND SHOWER UP SOLID, NO SLP. JOINTS.
6. CLEAN OUTS SHALL BE THE SAME SIZE AS LINE EXCEPT NOT TO EXCEED 4" WITH NIKALOY COVER AND FRAME. INSTALL FLUSH WITH FINISH SURFACE. GRADE CLEAN OUTS TO BE INSTALLED WITHIN 24" OF BUILDING.
7. SLEEVE PIPES THROUGH STEM WALLS WITH SCHEDULE 40 PVC PIPE. COORDINATE LOCATION AND ELEVATION WITH GENERAL CONTRACTOR.
8. UNDERGROUND PIPING SHALL BE INSTALLED IN PROPERLY EXCAVATED AND BACK FILLED TRENCHES WITH A MINIMUM COVER OF 18", UNLESS OTHERWISE SPECIFICALLY NOTED OR REQUIRED BY CODE.
9. FURNISH AND INSTALL ALL PLUMBING FIXTURES INDICATED ON THE DRAWINGS, OR SELECTED BY THE OWNER. PROVIDE STOPS AT HOT AND COLD WATER CONNECTIONS TO EACH FIXTURE.
10. RECORD ALL CHANGES TO THE SYSTEM ON A RECORD DRAWING AND TURN OVER SUCH DRAWINGS TO THE OWNER. LOCATE UNDERGROUND SOIL AND WATER PIPING BY DIMENSION FROM FIXED REFERENCE POINTS.
11. SHOWER AND TUB SHOWER COMBO SHALL HAVE INDIVIDUAL CONTROL VALVES AND SHALL HAVE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES.
12. FIXTURES TO BE AS SELECTED BY OWNER AND TO BE OF THE WATER CONSERVATION TYPE IN ACCORDANCE WITH 2018 IRC TABLE P2803.2. LAVATORY AND SINK FAUCETS MAX. 2.2 GPM. SHOWERHEADS MAX. 2.5 GPM. AND WATER CLOSETS MAX. 1.6 GPM. PROVIDE ALL ACCESSIBLE STOPS WITH WHEEL HANDLES, SUPPLIES. 17 GAUGE TUBULAR CHROME PLATED P-TRAPS, ETC. TO RENDER A COMPLETE INSTALLATION.
13. PROVIDE PRESSURE BALANCE SHOWER VALVES.
14. WHERE PLAN CALLS FOR 'VENT IN WALL', IT IS THE PLUMBERS DISCRETION TO ROUTE ABOVE CEILING.
15. SEWER VENTS THRU ROOF TO BE OFFSET AS REQUIRED TO AVOID OBSTRUCTIONS AND TO COMPLY W/ ALL CODE REQUIREMENTS.
16. PLUMBING PLAN IS DIAGRAMMATIC. PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR FINAL DESIGN AND LAYOUT PER CODE REQUIREMENTS.
17. WASTE VENTS SHALL COMPLY WITH IRC P3105.
18. PER IRC N1103.4.2 INSULATION FOR HOT WATER PIPE WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF R-3 SHALL BE APPLIED TO THE FOLLOWING:
  1. PIPING LARGER THAN 3/4" NOMINAL DIAMETER.
  2. PIPING SERVING MORE THAN ONE DWELLING UNIT.
  3. PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
  4. PIPING LOADED OUTSIDE THE CONTAINED SPACE.
  5. PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
  6. PIPING LOCATED UNDER A FLOOR SLAB.
  7. BURIED PIPING.
  8. SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RE-CIRCULATION SYSTEMS.
9. PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER GIVEN IN TABLE N1103.4.2.
19. ALL REMAINING PIPING SHALL BE INSULATED TO AT LEAST R-3 OR MEET THE RUN LENGTH REQUIREMENTS OF TABLE N1103.4.2.
20. DOMESTIC WATER PIPING SHALL BE TYPE 'L' COPPER WITHIN THE BUILDING AND TO A POINT 4'-0" FROM THE BUILDING. ALL JOINTS SHALL BE MADE WITH LEAD-FREE SOLDER. SITE WATER PIPING MAY BE PVC SCHEDULE 40 PLASTIC PIPE. DOMESTIC WATER PIPING ABOVE GRADE AND IN CONCEALED SPACES MAY BE CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING OF AN EQUIVALENT INSIDE DIAMETER (I.D.)
21. 1/2" GATE VALVE AND UNION TO BE PROVIDED @ C.W. CONNECTION TO E.C. IF APPLICABLE.
22. WATER PRESSURE 46-60 PSI
23. PROVIDE SHUT OFF VALVE @ COLD WATER CONNECTION @ HOT & COLD WATER CONNECTION
24. SANITARY DRAINAGE CLEAN OUT PER SEC. 707 & 719
25. PLUMBING VENTS TO BE A MINIMUM OF 10' AWAY FROM ALL AIR INTAKES PER UBC SEC 906.2
26. BACK FLOW VALVE TO BE PROVIDED IF ANY FIXTURE HAS A FLOOD LEVEL BELOW NEXT UPSTREAM MANHOLE COVER.
27. SLEEVE/ CONCRETE ENCASE SOIL/WASTE DRAIN THRU LOAD BEARING WALL OR UNDER EXISTING WALL FOOTING.
28. SHOWER & TUB SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE TYPE OR THERMOSTATIC MIXING VALVE TYPE SEC 410.7
29. COMPLIANCE W/ WATER CONSERVATION CH.15
30. DOMESTIC WATER PIPING BELOW GRADE SHALL BE SCHEDULE 40 PVC OR CPVC PIPING AND FITTINGS WITH SOLVENT JOINTS.
31. PROVIDE SHUT-OFF VALVE @ COLD WATER CONNECTION TO WATER HEATER PROVIDE UNION @ HOT AND COLD WATER CONNECTION.
32. DRAINAGE PIPE CLEANOUTS SHALL COMPLY WITH SECTIONS P3005.2.1 THROUGH P3005.2.11.
33. ALL PIPING MATERIALS MUST BE SCHEDULE 40. GAS FUEL PIPING MUST BE WROUGHT IRON OR STEEL SEC 12210.604. & 715.1. SANITARY SOIL AND VENT PIPING SHALL BE SCHEDULE 40 ABS OR PVC PIPING WITH DWV FITTINGS AND SOLVENT JOINTS AS APPROVED BY CODE AGENCIES.

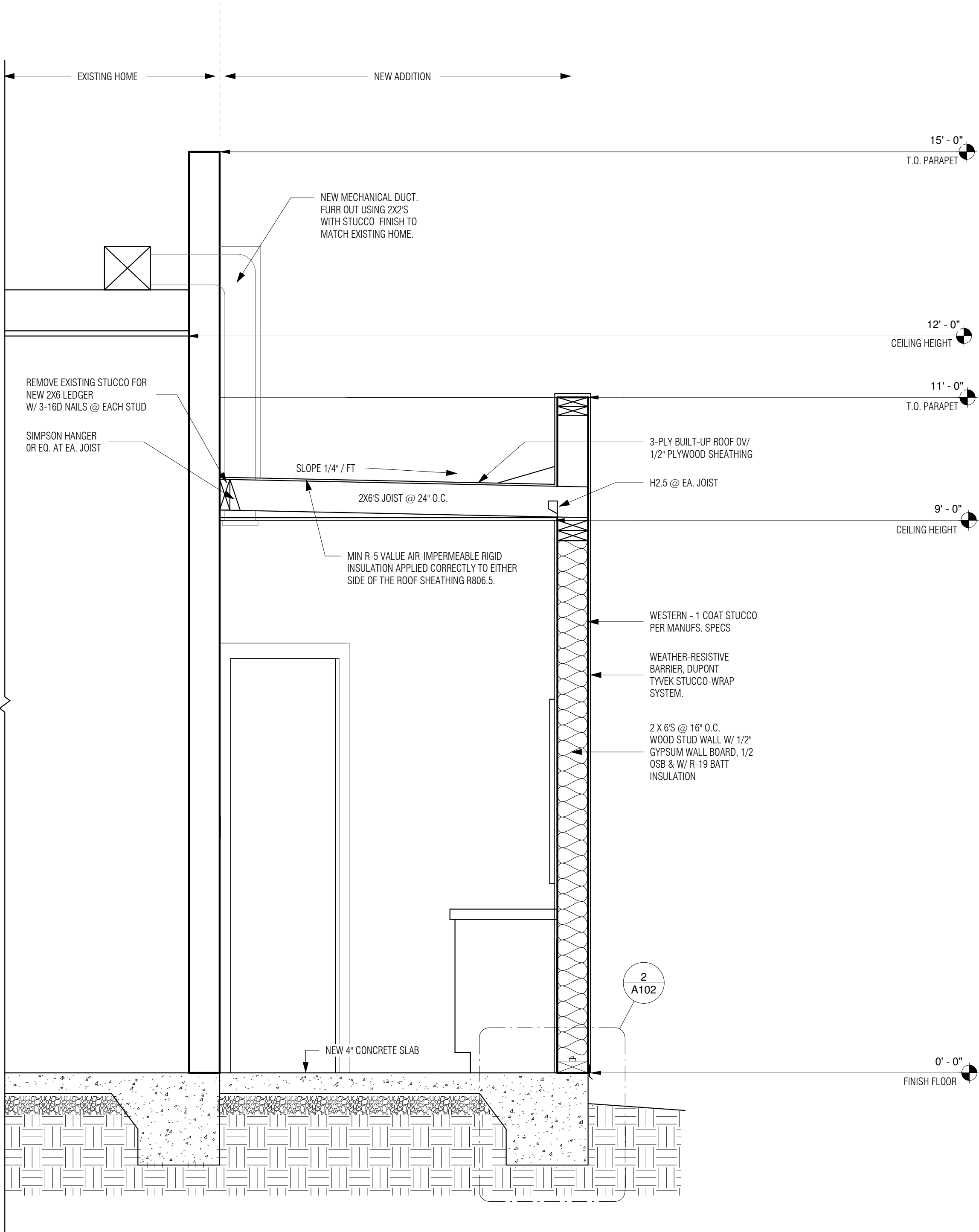
WATER SUPPLY FIXTURE UNIT SCHEDULE

	FU	QTY	TOTAL
TUB / SHOWER	1.4	3	4.2
WATER CLOSET	2.2	3	6.6
LAVATORY	.7	5	3.5
KITCHEN SINK	1.4	1	1.4
CLOTHES WASHER	1.4	1	1.4
HOSE BIBBS	2.5	1	2.5
TOTAL			19.6
TOTAL DEV LENGTH			75'
SUPPLY LINE FROM METER			1"
PRESSURE RANGE			46 PSI
METER SIZE			1"

APPROVAL STAMP



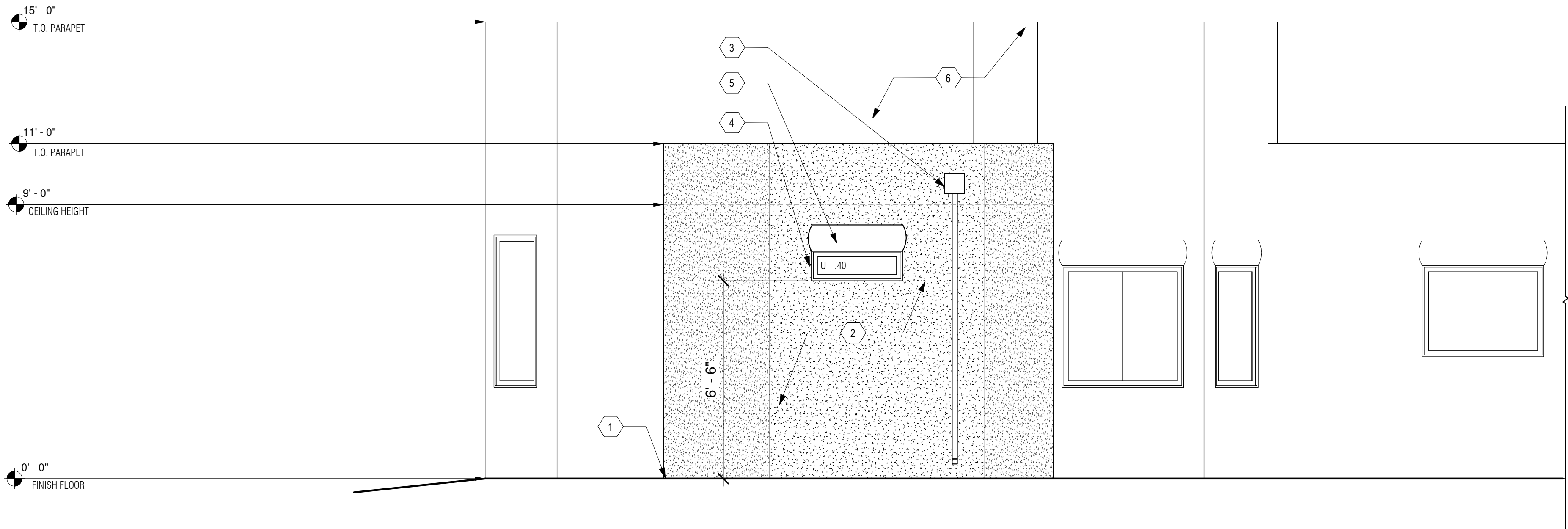




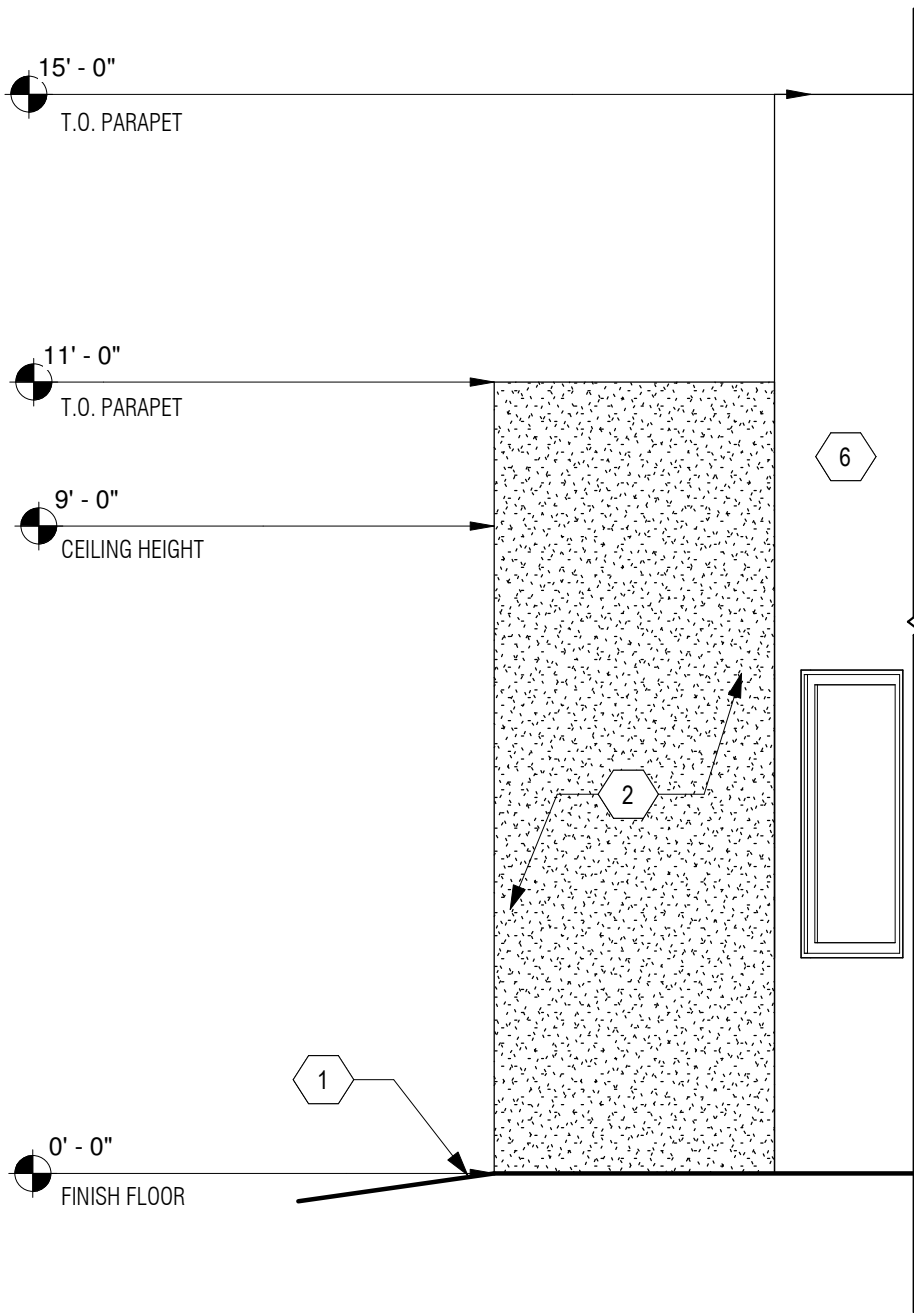
1 SECTION A  
3/4" = 1'-0"

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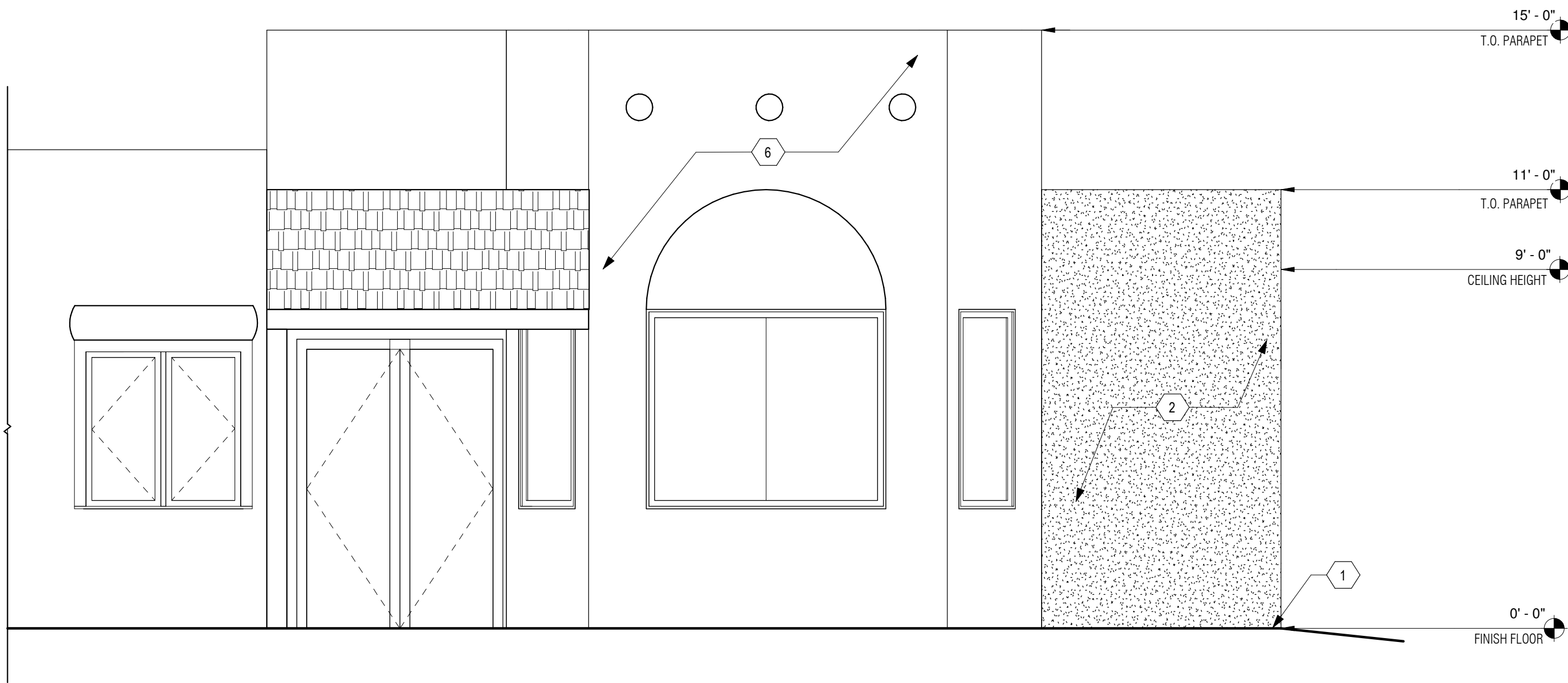




1 NORTH ELEVATION  
3/8" = 1'-0"



3 WEST ELEVATION  
3/8" = 1'-0"



2 EAST ELEVATION  
3/8" = 1'-0"

STUCCO NOTES

1. STUCCO SYSTEM - WESTERN ONE-KOTE STUCCO SYSTEM IC80 # 3899 OVER 1" THICK 1.5 P.L.F. DENSITY TYPE-2 T & G EXPANDED POLYSTYRENE INSULATION BOARD W/ (1) LAYER GRADED MINIMUM BUILDING PAPER OVER OPEN STUDS, (2) LAYERS OF GRADE-10" KRAFT WATER PROOF PAPER ON WOOD BASE SHEATHING, IC80 #4169. A THERMAL BARRIER AIS BOARD SHALL BE BEHIND OR I.L.O. FOAM IN ATTIC AREA.
2. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM.
3. ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY A MANUFACTURER APPROVED INSTALLER(S). AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
4. STUCCO TO BE SMOOTH TO MATCH EXISTING HOME. PAINT OVER STUCCO TO MATCH EXISTING HOME COLOR.

INTERNATIONAL ENERGY CONSERVATION

1. ORO VALLEY IS CLIMATE ZONE 9B. THE SIMPLIFIED PRESCRIBED ENERGY VALUES FOR GLAZING IS U=0.40, SKYLIGHTS U=0.65, CEILING R=38 (R-30 WITH CONDITIONS) AND WALLS R=19.
2. ALL WINDOWS AND DOORS WILL HAVE A MAXIMUM "U" FACTOR COMPLYING WITH THE VALUES STATED IN NOTE 1, AS WELL AS A SOLAR HEAT GAIN COEFFICIENT (SHGC) MINIMUM VALUE OF 0.25.

ELEVATION KEYNOTES

1. FINISHED FLOOR ELEVATION
2. STUCCO SYSTEM OVER 1" FOAM BOARD, OV 3/8" PLYWOOD OV/ WOOD FRAMED WALL.
3. SCUPPER/ DRAIN LOCATION.
4. WINDOW, SEE FLOOR PLAN FOR SIZE.
5. EXPOSED WOOD HEADER TO MATCH EXISTING WINDOWS.
6. EXISTING HOME.

APPROVAL STAMP