

GENERAL NOTES

GOVERNING CODES: CITY OF MESA PROCEDURES, RULES, AND REGULATIONS:

- 1. 2006 INTERNATIONAL RESIDENTIAL CODE (IRC), w/ AMENDMENTS
- 2. 2006 INTERNATIONAL BUILDING CODE (IBC), w/ AMENDMENTS
- 3. 2006 INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMEC), w/ AMENDMENTS
- 4. 2006 INTERNATIONAL PLUMBING CODE (IPC), w/ AMENDMENTS
- 5. 2006 INTERNATIONAL FIRE CODE (IFC), w/ AMENDMENTS
- 6. 2004 NATIONAL ELECTRICAL CODE (NEC), w/ AMENDMENTS
- 7. 2004 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), w/ AMENDMENTS

FOUNDATIONS:

- 1. FOUNDATIONS DESIGN IS BASED ON MINIMUM SOIL BEARING VALUES PER IBC 1804.2 FOR CLASS 5 MATERIAL.
- 2. BEAR FOOTINGS ON FIRM NATIVE SOIL OR ENGINEERED FILL BELOW ADJACENT FINISHED GRADE AS INDICATED.
- 3. PLACE CONCRETE ONLY ON CLEAN, FIRM, INSPECTED BEARING MATERIAL.
- 4. ALLOWABLE SOIL BEARING PRESSURE:
 - a. 1000 PSF @ 18" BELOW FINISHED GRADE (FOR DEAD LOADS).
 - b. 1500 PSF @ 18" BELOW FINISHED GRADE (FOR DL + LL).
 - c. ALLOW 1/3 INCREASE IN ALLOWABLE STRESSES FOR TIE PRESSURES ON ECCENTRICALLY LOADED FOUNDATIONS OR FOUNDATIONS SUBJECT TO OVERTURNING LOADS.
- 5. BOTTOMS OF ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL 1'-6" BELOW FINISHED GRADE. EXTERIOR AND 1'-0" INTERIOR. DESIGN SOIL PRESSURE 1000 PSF DEAD LOAD OR 1500 PSF TOTAL LOAD.

TERMITE CONTROL:

- 1. ALL SOIL UNDER FOOTINGS & SLABS ON GRADE SHALL BE TREATED WITH TERMITE POISON BEFORE POURING CONCRETE.

CONCRETE:

- 1. CONCRETE QUALITY: CONFORM TO ACI-301 & ACI-308.
- 2. USE REGULAR WEIGHT CONCRETE WITH TYPE I OR II CEMENT PER ASTM C150 AGGREGATE/ASTM C33 & POTABLE WATER.
- 3. MINIMUM 28 DAY COMPRESSIVE STRENGTH 2500 PSI.
- 4. MAXIMUM SLUMP 5".
- 5. MECHANICALLY VIBRATE CONCRETE.
- 6. DO NOT USE ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
- 7. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.
- 8. ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED, BEVELED, OR ROUNDED.
- 9. WAIT 48 HOURS BETWEEN ADJACENT CONCRETE CASTINGS.
- 10. NON-SHRINK CEMENT GROUT SHALL BE NON-METALLIC HIGH STRENGTH OF 4000 PSI.

REINFORCING:

- 1. DEFORMED BARS SHALL CONFORM TO ASTM-A615, GRADE 60.
- 2. CONCRETE COVERAGE FOR REINFORCING BARS SHALL BE AS FOLLOWS:
 - a. UNFORMED CONCRETE IN CONTACT WITH EARTH: 3".
 - b. FORMED CONCRETE IN CONTACT WITH EARTH: 2".
- 3. LAP SPICE LENGTHS SHALL BE 40 BAR DIAMETERS MINIMUM, UNON.
- 4. DOWEL ALL VERTICAL REINFORCING TO FOUNDATIONS, UNON.
- 5. SECURLY TIE AND SUPPORT ALL REINFORCING STEEL IN PLACE BEFORE PLACING CONCRETE OR GROUT.
- 6. REINFORCING PLACEMENT, BAR BENDS, AND STANDARD HOOKS SHALL COMPLY WITH ACI-311 AND CRSI STANDARDS.

MASONRY:

- 1. USE HOLLOW CONCRETE BLOCK UNITS: GRADE N, NORMAL WEIGHT, f_m= 1500 PSI.
- 2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
- 3. MORTAR: TYPE S, MINIMUM 28 DAY COMPRESSIVE STRENGTH 1800 PSI.
- 4. GROUT: TYPE S, MINIMUM 28 DAY COMPRESSIVE STRENGTH 2000 PSI.
- 5. MAXIMUM GROUT LIFTS WITHOUT CLEAN-OUTS AND INSPECTION 4'-0".
- 6. PROVIDE WALL REINFORCING AS FOLLOWS:
 - a. LOCATE #4 REBAR IN VERTICAL GROUTED CELL AT CORNERS, JAMBS, INTERSECTIONS, WALL ENDS & @ 48" O.C.
 - b. PLACE #4 REBAR IN CONTINUOUS GROUTED BOND BEAM AT ROOF LINE, ALL FLOOR LEVELS, AND AT TOP OF PARAPET WALLS.
 - c. PLACE #4 LADDER OR TRUSS TYPE HORIZONTAL JOINT REINFORCING (DOWEL OR EQUAL) AT 16" TYPE HORIZONTAL JOINT REINFORCING.
- 7. PLACE BOND BEAM REINFORCING CONTINUOUS THROUGH CONTROL JOINTS AND EXPANSION JOINTS. WRAPPING BARS WITH 1/8" THICK BOND BREAKING TAPE 2'-0" BOTH SIDES OF JOINT. DO NOT SPlice HORIZONTAL REINFORCING WITHIN 6'-0" OF A CONTROL OR EXPANSION JOINT.
- 8. ALL ANCHOR BOLTS SHALL BE IN GROUTED CELLS.

STRUCTURAL STEEL:

- 1. LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) HANDBOOKS SHALL APPLY.
- 2. ROLLED SECTIONS AND PLATES SHALL CONFORM TO ASTM A-36, f_y=36ksi.
- 3. BOLTS AND PLAIN ANCHORS SHALL CONFORM TO ASTM A-307.
- 4. EXPANSION BOLTS SHALL BE APPROVED DRILLED ANCHORS (PHILLIPS RED HEAD, KNICK BOLT, OR EQUAL), TORQUE AND INSTALL PER MANUF. SPEC.
- 5. W/ SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 ksi.
- 6. STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53, GRADE B, F_y = 35 ksi.

WOOD:

- 1. GENERAL:
 - a. COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC) STANDARDS, LATEST EDITION.
 - b. EACH PIECE OF LUMBER SHALL BEAR THE GRADE STAMP OF A GRADING RULES AGENCY APPROVED BY THE AMERICAN LUMBER STANDARDS COMMITTEE.
 - c. EACH PIECE OF LUMBER IN PLACE SHALL BE OF THE GRADE SPECIFIED OR BETTER.
 - d. DO NOT NOTCH OR DRILL JOIST, BEAMS OR LOAD BEARING STUDS WITHOUT APPROVAL.
 - e. DOUBLE FLOOR JOIST UNDER PARALLEL PARTITIONS.
 - f. PROVIDE METAL OR 1X3 WOOD CROSS BRACING @ MID-SPAN WHEN JOIST EXCEED DEPTH OF 10".
 - g. PROVIDE 2X SOLID BLOCKING @ JOIST BEARING SUPPORTS.
 - h. PROVIDE FIRESTOPS AS FOLLOWS:
 - 1. IN CONCEALED SPACES IN WALLS, @ FURRED SPACES & @ SOFFITS AND FLOOR & CEILING LEVELS.
 - 2. IN OPENINGS AROUND VENTS, CHIMNEYS, & FIREPLACES @ FLOOR/CLG LEVELS.
 - 3. IN CONCEALED SPACES BETWEEN WALL STUDS @ STAIRS IN LINE W/ STRINGERS.
 - i. PRESSURE TREAT WOOD SILL PLATES.
 - j. ATTIC ACCESS SHALL BE MIN 22" X 30" & PROVIDE MIN. 30" OF HEAD ROOM ABOVE ACCESS.
 - k. WINDOWS SHALL BE OPENABLE W/2 SPECIAL TOOLS, KNOWLEDGE, EFFORT OR KEY.
- 2. CONNECTIONS:
 - a. SEE 2006 IBC FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS. USE COMMON NAILS.
 - b. MAKE FRAMED CONNECTIONS WITH APPROVED FRAMING ANCHORS ON EACH SIDE OR JOIST HANGERS BY SIMPSON OR APPROVED EQUAL.
 - c. NAIL PLYWOOD WITH 8d COMMON NAILS @ 6" SPACING @ ALL EDGES AND BOUNDARIES & @ 12" SPACING @ ALL INTERMEDIATE SUPPORTS UNON.
 - d. PRE-DRILL ALL HOLES FOR NAILS LARGER THAN 20d.
 - e. FIELD DRILL BOLT HOLES FOR PROPER MATCHING AND BEARING.
 - f. PROVIDE STANDARD WASHERS @ BOLTS IN WOOD WITHOUT STEEL PLATES.
 - g. AT LEDGERS AND PLATES, PROVIDE ANCHOR BOLTS @ A MIN. OF 6" AND MAX. 12" FROM EACH END OF EACH PIECE.
 - h. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO FOUNDATIONS WITH ANCHOR BOLTS NOT LESS THAN 1/2" IN DIAMETER, EMBEDDED @ LEAST 7" INTO CONCRETE OR REINFORCED MASONRY UNON.
 - i. HOLES IN WOOD PLATES SHALL BE NO MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. STANDARD WASHERS SHALL BE USED AND NUTS SHALL BE SECURELY TIGHTENED.
 - j. CENTERS OF ALL ANCHOR BOLTS SHALL BE WITHIN 1/2" OF THE CENTER LINE OF 2X4 WOOD PLATES OR SILLS & WITHIN 1" OF THE CENTER LINE FOR 2X6 OR LARGER PLATES OR SILLS. BOLTS PLACED CLOSER THAN SPECIFIED TO THE EDGE OF THE PLATE OR SILL MAY BE LEFT IN PLACE BUT AN EXPANSION ANCHOR OF THE SAME SIZE SHALL BE INSTALLED WITHIN 12" OF THE IMPROPERLY INSTALLED BOLT.
 - k. ANCHOR BOLTS FOR FOUNDATION PLATES OR SILLS SHALL BE SPACED NO MORE THAN 4'-0" APART (CLOSER SPACING SHALL BE INDICATED ON THE PLANS) AND SHALL BE NO CLOSER TO ONE ANOTHER THAN 12" FROM PLATE ENDS.
 - l. WHERE ONE OR MORE WOOD PLATES AND FLAT BLOCKING ARE NAILED TOGETHER @ TRUSS BEARINGS, NAIL EACH WOOD PLATE OR BLOCKING TO THE ONE BELOW WITH 16d COMMON @ 6" SPACING.
 - m. FIELD DRILL HOLES FOR 16d AND LARGER, WHEN SPACED LESS THAN 4'-0" IN THE SAME ROW PARALLEL TO THE GRAIN IN 2X LUMBER, OR PREFABRICATED WOOD TRUSSES.

- n. NAILS THAT ARE SHORTER THAN STANDARD LENGTH SHALL BE USED ONLY WHERE NOTED ON THE DRAWINGS OR WHERE APPROVED BY THE STRUCTURAL ENGINEER.
- o. COUNTERSINK ANCHOR BOLTS IN PLATES AND LEDGERS ONLY IF INDICATED ON THE STRUCTURAL DRAWINGS.
- p. ATTACH ALL BRICK VENEER TO WOOD FRAMING W/ VENEER TIES (SIMPSON BT-R/BTB OR EQUAL) @ 16" O.C. EA. WAY
- 3. STRUCTURAL SAWN LUMBER
 - a. 5-DRY, 19% MAXIMUM MOISTURE CONTENT & FINISHED 54S.
 - b. JOIST, BEAMS, AND LEDGERS: DOUGLAS FIR-LARCH #2
 - c. PLATES AND BLOCKING: SPRUCE/PINE/FIR (SPF) STUD GRADE.
 - d. STUDS: SPRUCE/PINE/FIR (SPF) STUD GRADE @ INTERIOR WALLS & 5PF #2
 - e. EXTERIOR WALLS: DOUGLAS FIR-LARCH #2
 - f. COLUMNS AND POST: DOUGLAS FIR-LARCH #2
 - 4. GLU-LAM BEAMS:
 - a. WEST COAST DOUGLAS FIR WITH Fb=2400 PSI, E=1.6 X 10⁶ PSI
 - b. FABRICATIONS AND HANDLING SHALL COMPLY WITH LATEST AITC STANDARDS. EACH BEAM SHALL BEAR AITC STAMP INDICATING SPECIES AND STRESS GRADE.
 - c. FABRICATE WITH WATER RESISTANT GLUE FOR INTERIOR CONDITIONS AND WATERPROOF GLUE FOR EXPOSED CONDITIONS.
 - d. SEE PLANS FOR REQUIRED CAMBERS, (PROVIDE 1800" RADIUS CAMBER U.O.N.)
 - 5. ROOF SHEATHING: (COMPLY W/ IBC 2306.3.1) (PSI & P52)
 - a. 15/32" PLYWOOD OR OSB W/ 8d @ 6" O.C. @ SUPPORTED EDGES (NBLCKED) & 8d @ 12" O.C. INTERM. SUPPORTS UNON. (1-1/2"x13 ga STAPLES IGB0 3540 CAN BE USED IN LIEU OF 8d NAILS). SPAN INDEX 32/16. STAGGER EDGES
 - b. WALL SHEATHING: (COMPLY W/ IBC 2306.4.1 - ANY SPECIES EXCEPT GROUP 5)
 - a. 3/8" OSB WALL SHEATHING W/ 8d NAILS @ 4" O.C. EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS-ALL EDGES BLOCKED. (1-1/2"x13 ga STAPLES IGB0 3540 CAN BE USED IN LIEU OF 8d NAILS). SPAN INDEX 24/0. STAGGER EDGES
 - 6. FLOOR SHEATHING:
 - a. 1/2" PLYND (SEE PLAN FOR SIZE) W/ 48/24 GLUE & 4 SCREW @ 6" O.C. SUPPORTED EDGES & 10"OC INTERMEDIATE SUPPORTS, (USE SCREWS EQ. TO 10d NAILS - SIMPSON HSENTL2125 OR EQUAL)

LIGHT METAL PLATE CONNECTED WOOD TRUSSES:

- 1. DESIGN, FABRICATE, TRANSPORT, AND ERECT PER LATEST AITC STANDARDS AND MANUFACTURER RECOMMENDATIONS.
- 2. FOR SLOPED TRUSSES:
 - a. DESIGN FOR 24 PSF DEAD LOAD PLUS 20 PSF LIVE LOAD (REDUCIBLE) FOR FLAT TRUSSES.
 - b. DESIGN FOR 20 PSF DEAD LOAD PLUS 20 PSF LIVE LOAD (REDUCIBLE) FOR SLOPED TRUSSES.
 - c. DESIGN DEAD LOAD INCLUDES ALLOWANCE FOR TRUSS DEAD LOAD.
- 3. FOR FLOOR TRUSSES:
 - a. DESIGN FOR 20 PSF DEAD LOAD PLUS 40 PSF LIVE LOAD.
 - b. SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS. FABRICATE AFTER ENGINEERS REVIEW, INCLUDE WOOD GRADES AND CONNECTOR PLATES TO BE USED.
 - c. TRUSSES SHALL CONFORM TO 2006 IRC R-502.11 & R-802.10

GLASS:

- 1. GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SHALL BE IMPACT RESISTANT AS DEFINED IN IRC 2006 & AS FOLLOWS:
 - a. ALL GLASS DOORS, INCLUDING DOORS WITH GLASS.
 - b. SIDE LIGHTS & WINDOWS ADJACENT TO DOORS.
 - c. GLAZING ADJACENT TO A WALKING SURFACE, LESS THAN 18" ABOVE THE WALKING SURFACE & NOT PROTECTED BY A RAILING.
 - d. SHOWER ENCLOSURES AND TUB ENCLOSURES.
 - e. GLAZING IN BATHROOMS WITH THE LOWER EDGE LESS THAN 56" ABOVE FFE.
 - f. MIRRORS/MIRROR DOORS UNLESS ATTACHED DIRECTLY TO WALL, FRAMED OR REINFORCED.
 - g. GLAZING WITHIN 24" OF DOOR OPENINGS

FLASHING:

- 1. METAL FLASHING SHALL BE 26 GA.

PLUMBING:

- 1. THE T&P RELIEF VALVE DRAIN LINE SHALL BE FULL DRAWN STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING & TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 2' OR LESS THAN 6" ABOVE GRADE & DRAIN & SUPPORT AT 32'OC.
- 2. ABS OR PVC USED IN DRAIN, WASTE, & VENT SYSTEM SHALL BE SCHEDULE 40.
- 3. COPPER TUBING USED IN WATER PIPING SHALL BE TYPE "M" MIN HEIGHT IN THE BUILDING ABOVE SLAB.
- 4. COPPER TUBING USED IN WATER PIPING BELOW SLABS SHALL BE TYPE "L" MIN HEIGHT INSTALLED WITHOUT JOINTS.
- 5. GAS FUEL PIPING SHALL BE WROUGHT IRON OR STEEL, GALVANIZED OR BLACK. PLUMBING FIXTURES SHALL BE LOW FLOW FITTINGS AS FOLLOWS:
 - a. WATER CLOSETS-----1.6 GPM FLOW MAX.
 - b. SHOWER HEADS-----2.5 GPM MAX.
 - c. LAV & SINKS-----2.2 GPM MAX.
- 6. DISHWASHERS SHALL HAVE AIR GAP.
- 7. LEFT FITTING AT ALL FAUCETS SHALL BE HOT WATER FITTING.
- 8. PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB-SHOWER COMBINATIONS

ELECTRICAL:

- 1. ELECTRIC SMOKE DETECTORS SHALL BE LOCATED ON CEILING OR WALL WITHIN 12" OF CEILING, WIRED TOGETHER & NOT CLOSER THAN 3'-0" TO A DUCT OPENING.
- 2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING W/2 DISCONNECT OTHER THAN CIRCUIT PROTECTION W/ BATTERY BACK-UP IRC R-311.2
- 3. PROVIDE A GROUNDING CONDUCTOR MIN 20' OF #4 SIZE OR LARGER BARE COPPER WIRE EMBEDDED IN CONCRETE FOOTING.
- 4. PROVIDE A BONDING CONDUCTOR MIN 14' OF #10 COPPER WIRE CONNECTED TO THE BUILDINGS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS.

MECHANICAL:

- 1. EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF TO DEGREES F @ A POINT 3'-0" ABOVE THE FLOOR.

ATTIC VENTILATION:

- 1. PROVIDE A NET FREE VENTILATION AREA OF NOT LESS THAN 1/50 OF ATTIC AREA.
- 2. EAVE OR CORNICE VENT UNITS SHALL NOT BE LOCATED WITHIN 3'-0" Laterally ABOVE WINDOW OR DOOR NOR WHERE INSULATION WILL BLOCK ATTIC VENTILATION.

SUPPLEMENTARY NOTES:

- 1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES
- 2. VERIFY IN THE FIELD ALL EXISTING CONDITIONS SHOWN ON THE DRAWING
- 3. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES AND DRAWINGS
- 4. PROVIDE ALL NECESSARY TEMPORARY SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR
- 6. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR
- 7. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN ARIZONA
- 8. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCIES IN OR OMISSIONS FROM THESE DRAWINGS, OR IF HE SHOULD BE IN QUESTION TO THEIR MEANING OR INTENT, HE SHOULD CONTACT THIS OFFICE AT ONCE FOR INTERPRETATION OR CLARIFICATION
- 9. HOLD HARMLESS AGREEMENT: DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY AND ALL COST, EXPENSES, DAMAGES, OR OTHER LIABILITY OF ANY NATURE ARISING OUT OF, IN CONNECTION WITH OR IN ANY WAY RELATED TO THE PLANS DRAWN BY LESLIE CUSTOM HOMES INCLUDING WITHOUT LIMITATION, DEFECT IN DESIGN OR MATERIAL SPECIFIED

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF LESLIE CUSTOM HOMES AND MAY NOT BE REPRODUCED OR REPRODUCTIONS THEREOF USED WITHOUT THEIR PERMISSION

SECURITY NOTES

PER SEC R325 SECURITY STANDARDS OF THE CITY OF MESA RESIDENTIAL CODE

- EXTERIOR SHINGING DOORS MUST BE SOLID CORE OR METAL SKIN CONSTRUCTION WITH JAMBS SHIMMED SOLID FOR 6" ABOVE AND BELOW THE DEADBOLT LOCK STRIKE PLATE. IF HINGES ARE ON THE OUTSIDE, THEY MUST HAVE NONREMOVABLE PINS OR BE PIN STANDARD HINGES. ALL MAIN OR FRONT ENTRY DOORS MUST HAVE A 180 DEGREE DOOR VIEWER OR BE ARRANGED SO THE OCCUPANT CAN VIEW THE IMMEDIATE AREA OUTSIDE THE DOOR THROUGH A WINDOW. DOORS FROM A DWELLING UNIT TO AN ATTACHED GARAGE ARE ALSO CONSIDERED EXTERIOR SHINGING DOORS. THIS DOES NOT PROHIBIT THE USE OF "FRENCH DOORS".
- EXTERIOR SLIDING DOORS MUST HAVE THE SLIDING SECTION EQUIPPED SO THAT IT CANNOT BE RAISED OR REMOVED WHILE IN THE CLOSED AND LOCKED POSITION. AN AUXILIARY NON-KEYED LOCK MUST ALSO BE INSTALLED. THE STATIONARY SECTION SHALL NOT BE REMOVEABLE FROM THE OUTSIDE.
- DEADBOLT LOCKS ARE REQUIRED ON ALL EXTOR SHINGING DOORS AND MUST BE EQUIPPED WITH A MINIMUM ONE INCH BOLT THROW, WRENCH RESISTANT COLLAR, FASTENERS WHICH THREAD INTO THE CYLINDER BODY, AND A TWO SCREW STRIKE PLATE USING TWO INCH BY #8 SCREWS (8d SCREWS IN METAL JAMBS). SUCH LOCKS MUST BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY.
- EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT SLIDING, RAISING, OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. WINDOW PANELS SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE. AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL WINDOW TRACKS TO PREVENT SLIDING. (SLEEPING ROOM WINDOWS MAY NOT HAVE LOCKS WHICH REQUIRE A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO UNLOCK.
- GARAGE DOORS SHALL BE EQUIPPED WITH AT LEAST TWO LOCKING DEVICES OR THE FOLLOWING TYPES: THROW BOLT OR FLUSH BOLT, CYLINDER-TYPE LOCK, PADLOCK, AND HASP, OR BE EQUIPPED WITH A POWER OPERATED MECHANISM.
- ATTIC ACCESS DOORS MUST BE LOCATED IN THE INTERIOR OF THE DWELLING OR GARAGE. IF NO INTERIOR LOCATION IS AVAILABLE, A STEEL HASP AND PADLOCK MUST BE INSTALLED.
- DEVICES SHALL NOT BE INSTALLED IN MANNER TO PREVENT PROPER EGRESS THROUGH DOORS OR BEDROOM WINDOWS
- ALL OPENABLE OPENINGS IN EXTERIOR WALLS AND IN THE ROOF LESS THAN 16 FEET ABOVE GRADE OR ADJACENT TO A ROOF SURFACE, BALCONY, STAIR LANDING, OR SIMILAR STRUCTURE SHALL BE PROVIDED WITH SECURITY DEVICES TO PREVENT UNLAWFUL ENTRY FROM THE OUTSIDE.

RESIDENTIAL WATER METER

TYPE OF FIXTURE	# OF FIXTURES	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
WATER CLOSET	-	X 2.2	-
SHOWER (PER HEAD)	-	X 1.4	-
TUB WITH OR W/O SHOWER OVER TUB	-	X 1.4	-
LAVATORY	-	X .7	-
KITCHEN SINK/ DISHWASHER	1	X 2.5	2.5
RESIDENTIAL BAR SINK	1	X 1.4	1.4
HOSE BIBS (2 COUNTED)	2	X 2.5	5
LAUNDRY/UTILITY SINK	-	X 1.4	-
AUTO CLOTHES WASHER	-	X 1.4	-
POWDER RM (H2 & LAV)	-	X 2.5	-
FULL BATH GROUP W/TUB OR SHW	2	X 3.6	7.2
URINAL	-	X 1.4	-
TOTAL			16.60

- CONTRACTOR SHALL OBTAIN FIELD WATER PRESSURE TEST
- TOTAL DEVELOPED LENGTH OF THE WATER LINE FROM THE WATER METER TO THE FURTHEST WATER USING OUTLET IS 125 FEET
- FIXTURE UNITS SHALL BE PER IRC 2006 TABLE 2403.6
- NOTE: AN APPROVED TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE PRESSURE REDUCED TO EIGHTY (80) p.s.i. OR LESS
- PROVIDE 3/4" WATER METER & 1" BUILDING SUPPLY

NOTE

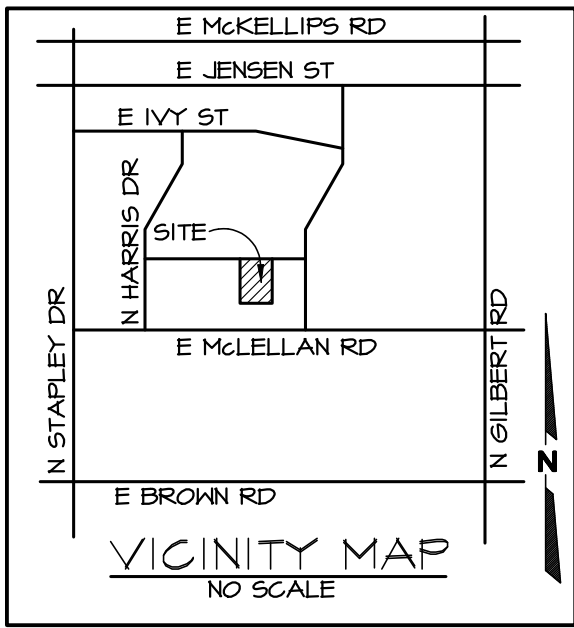
- BUILDING PROJECTIONS SUCH AS FIREPLACES, BAY WINDOWS, OR BUILDING SERVICE EQUIPMENT ARE NOT PERMITTED IN REQ'D 10' SIDE YARD
- TOP OF EXTERIOR FOUNDATION SHALL BE 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER OR THE INLET OF AN APPROVED DRAINAGE DEVICE
- TRACER WIRE REQUIREMENTS: MESA 2006 AMENDMENTS, ORDINANCE 4638 SECTIONS 305.10 AND 701.10, SECTION 404.13 IFGG; DETECTABLE UNDERGROUND LOCATOR DEVICE. UNDERGROUND NON-METALLIC WATER, IRRIGATION AND SANITARY DRAINAGE PIPING LARGER THAN 2" IN DIAMETER, AND ALL SIZES OF NON-METALLIC GAS PIPE, SHALL BE INSTALLED WITH INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR ATTACHED TO THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE ABOVE THE GROUND AT EACH END OF THE NON-METALLIC PIPING. THE TRACER WIRE SIZE SHALL NOT BE LESS THAN 18 AWG AND THE INSULATION TYPE SHALL BE SUITABLE FOR DIRECT BURIAL.

SHEET INDEX:

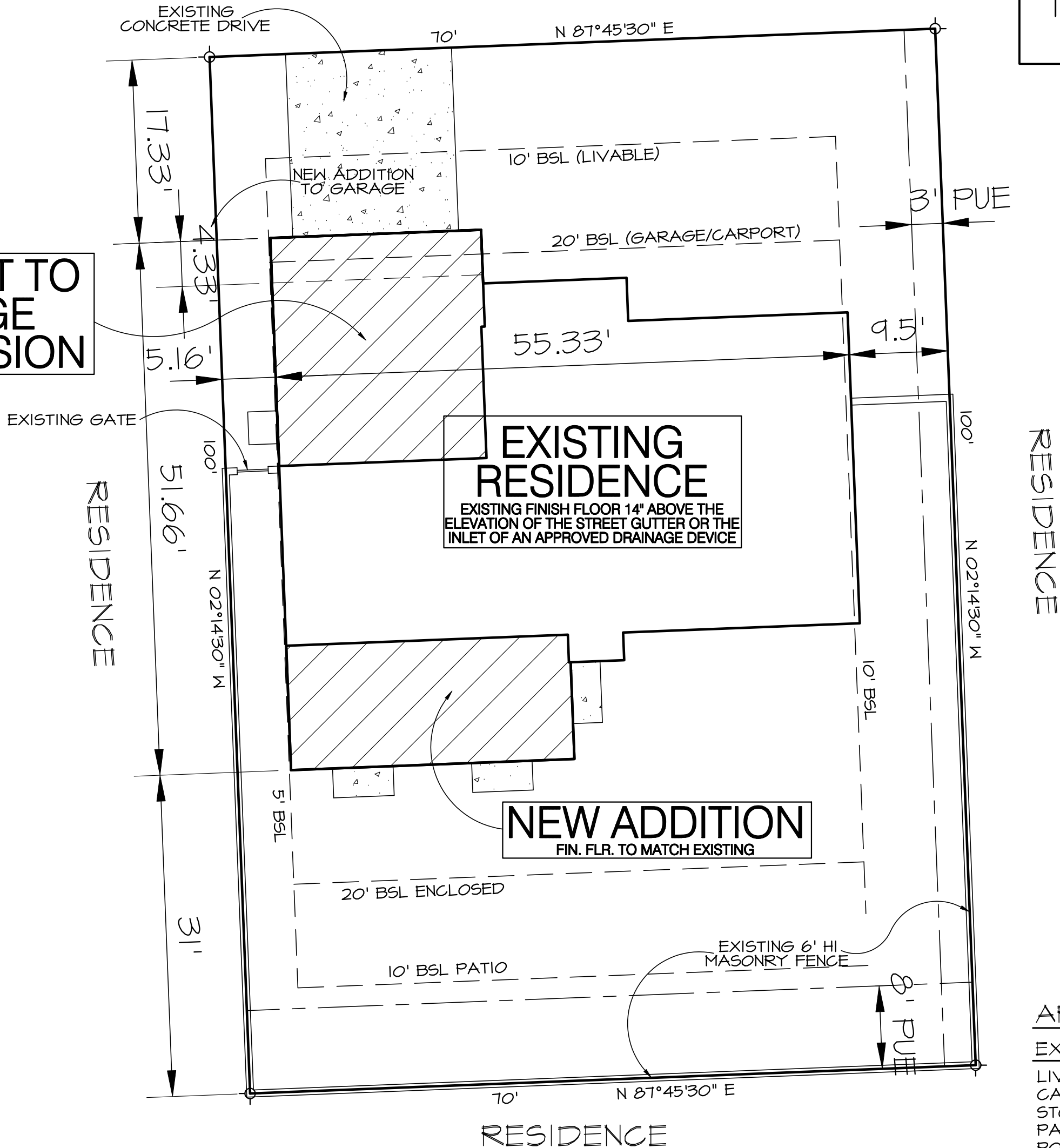
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Two working days before you dig
CALL FOR THE BLUE STAKES

263-1100 OR
1-800-STAKE-IT



CARPORT TO
GARAGE
CONVERSION



AREAS

EXISTING RESIDENCE	
LIVING	1421 S.F.
CARPORT	362 S.F.
STORAGE	111 S.F.
PATIO	108 S.F.
PORCH	57 S.F.
BUILDING FOOTPRINT	2054 S.F.
NEW ADDITION	
LIVING	327 S.F.
GARAGE	88 S.F.
TOTAL REVISED AREA	
LIVING	1748 S.F.
GARAGE	451 S.F.
PORCH	57 S.F.
BUILDING FOOTPRINT	2256 S.F.

LOT 78
ROYAL PALMS OF MESA UNIT 1
1265 E INCA STREET
MESA, ARIZONA 85203
MCA PARCEL #136-27-420
MCR #167-18
ZONING: RS-9
LOT AREA: 6996 S.F.
LOT COVERAGE PERMITTED: 45% = 3148 S.F.
BUILDING SIZE: EXISTING - 2059 S.F.
ADDITION - 190 S.F.
TOTAL - 2256 S.F. (32%)

DESIGN AND DRAFTING BY:

LESLIE CUSTOM HOMES
L-YLE LESLIE
lylesie@gmail.com
480-818-0532

REVISIONS:

DATE:

DATE:

ADDRESS:

1265 E. INCA STREET
MESA, ARIZONA 85203
BRUCE HARVEY

HOME ADDITION PLANS FOR:

MR. & MRS.
BRUCE HARVEY

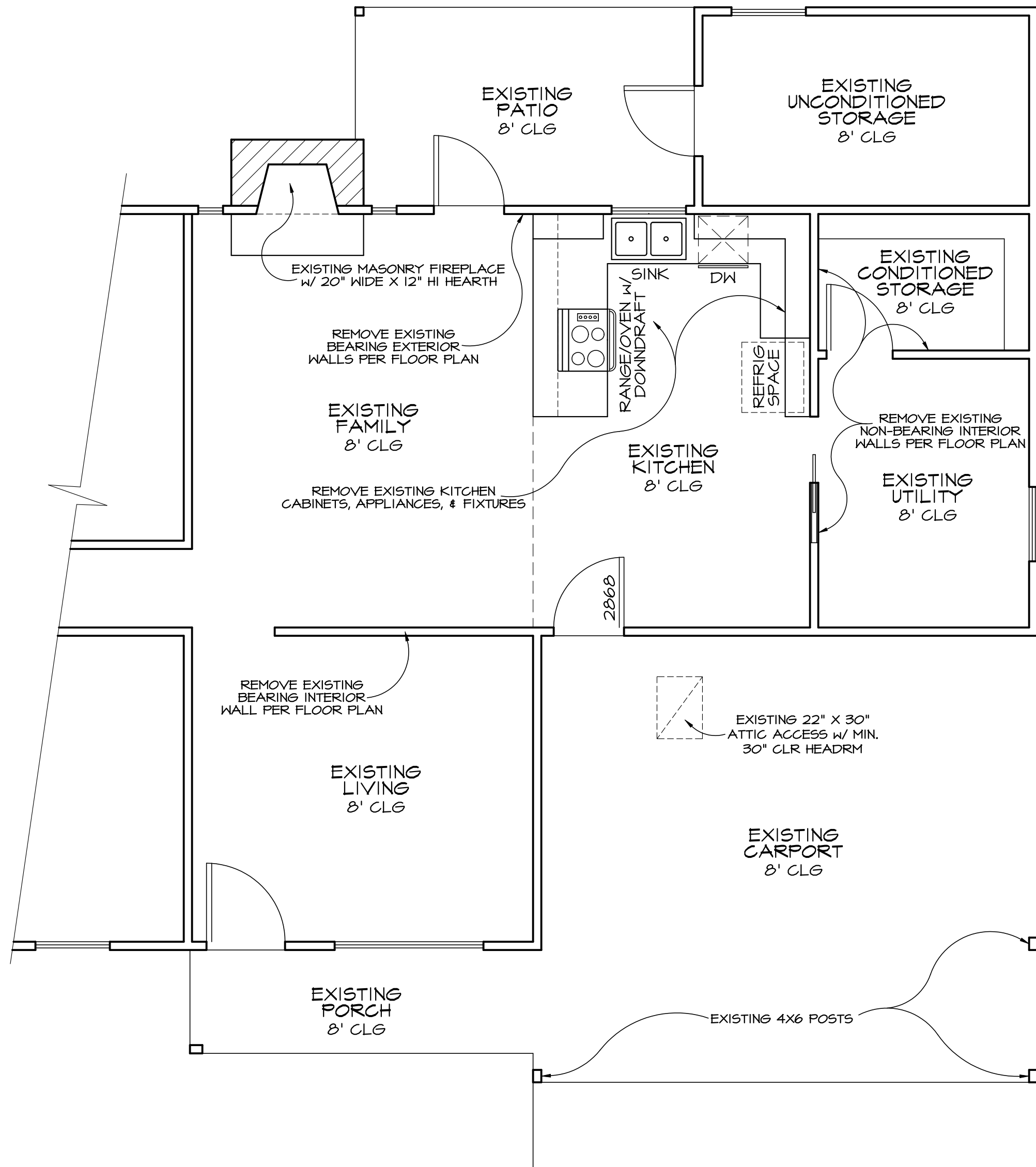
DATE: 5-15-2017

JOB NO: 17-030

DWN BY: LL

SCALE AS SHOWN

SHEET
1 OF 7

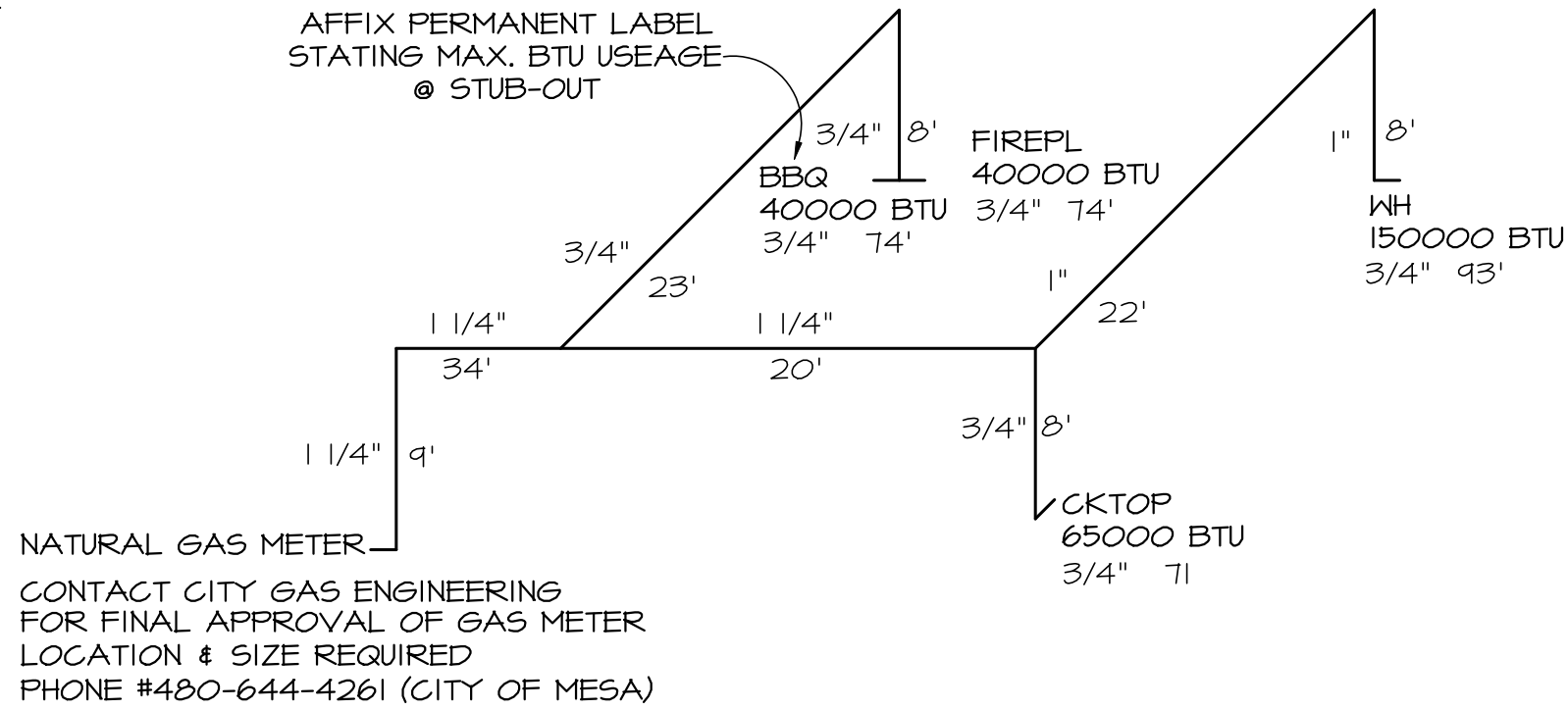


DEMOLITION PLAN

SCALE: 1/4"=1'-0"

GAS NOTE:

- ALL GAS PIPING SHALL CONFORM TO 2006 IFGC AS AMENDED
- UNDERGROUND GAS PIPING SYSTEMS SHALL BE ISOLATED FROM ABOVE GROUND SYSTEMS BY AN APPROVED ISOLATION FITTING INSTALLED MINIMUM 6" ABOVE GRADE
- GAS PIPING MATERIAL TO BE BLACK IRON PIPE
- GAS VENTS SHALL BE LOCATED 8' MIN. AWAY FROM PARAPET WALLS OR EXTEND 12" MIN. ABOVE PARAPET WALLS
- 62419.2 (408.2) DRIPS. WHERE WET GAS EXISTS, A DRIP SHALL BE PROVIDED AT ANY POINT IN THE LINE OF PIPE WHERE CONDENSATE COULD COLLECT. A DRIP SHALL ALSO BE PROVIDED AT THE OUTLET OF THE METER AND SHALL BE INSTALLED SO AS TO CONSTITUTE A TRAP WHEREIN AN ACCUMULATION OF CONDENSATE WILL SHUT OFF THE FLOW OF GAS BEFORE THE CONDENSATE WILL RUN BACK INTO THE METER.
- 62419.3 (408.3) LOCATION OF DRIPS. DRIPS SHALL BE PROVIDED WITH READY ACCESS TO PERMIT CLEANING OR EMPTYING. A DRIP SHALL NOT BE LOCATED WHERE THE CONDENSATE IS SUBJECT TO FREEZING.
- 62419.4 (405.4) SEDIMENT TRAP. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE EQUIPMENT SHUT-OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OPENING OF THE RUN OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLS NEED NOT BE SO EQUIPPED.
- PROVIDE GAS SHUTOFF @ EACH GAS APPLIANCE



GAS ISOMETRIC

NO SCALE

SIZE PER CURRENT IFGC
DEMAND - 245000 B.T.U.
TOTAL DEVELOPED LENGTH - 93'

NOTE:

- ALL TEXTURES, FINISHES, & COLORS TO MATCH EXISTING RESIDENCE
- EXTERIOR WINDOW TREATMENTS TO MATCH EXISTING
- WATER HEATER TEMPERATURE & PRESSURE RELIEF VALVE TO OUTSIDE AIR TO BE HARD DRAWN COPPER TERMINATING IN A DOWNWARD POSITION NOT HIGHER THAN 24" & NOT LOWER THAN 6" ABOVE FINISH GRADE
- WATER HEATERS TO BE SET IN DRAIN PANS & DRAINED TO DAYLIGHT
- PER IRC R702.4.2: CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1208, C 1325, OR C 1178 AND INSTALLED IN ACCORDANCE W/ MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS
- A VAPOR BARRIER IS NOT PERMITTED BEHIND MOISTURE-RESISTANT SHEETROCK ON CEILINGS
- RECIRCULATE HOT WATER TO ALL HOT WATER USING FIXTURES
- ATTENTION FRAMER: SEE FOUNDATION PLAN FOR HOLDOWN INFORMATION
- ATTENTION FRAMER: VERIFY DUCTWORK PENETRATIONS W/ MECHANICAL CONTRACTOR PRIOR TO FRAMING
- PROVIDE 15" MIN. CLEAR FROM ϕ OF WATER CLOSET TO SIDE WALLS
- PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE-TYPE CONTROL VALVES FOR ALL SHOWER & TUB/SHOWER COMBOS

FIREBLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:

- CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
- OPENINGS AROUND PIPES, DUCTS, VENTS, AND CHIMNEYS W/ NON-COMBUSTIBLE MATERIALS (SUCH AS UNFACED FIBERGLASS INSULATION)
- ITEMS ABOVE REFERENCE IRC SECTION R602.8

CEILING BOARD NOTE:

- WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, AND FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" "SAG-RESISTANT" GYPSUM CEILING BOARD SHALL BE USED

WASHER/DRYER NOTE:

- FINAL LOCATION OF WASHER & DRYER TO BE DETERMINED AFTER CONSULTING W/ OWNER AND/OR CONTRACTOR. SIZE & DOOR SWING OF UNITS TO BE VERIFIED.
- PROVIDE WATERTIGHT PAN UNDER WASHER/DRYER & DRAIN TO OUTSIDE
- DRYER EXHAUST VENT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.

HOT WATER PIPING NOTE:

- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE

ENERGY CODE COMPLIANCE NOTES:

- SEE RESCHECK ENERGY COMPLIANCE CERTIFICATE FOR COMPLIANCE WITH 2006 IECC
- WALL SYSTEM "R" VALUES:

WALLS BETWEEN LIVABLE & OUTSIDE AIR:	CAVITY INSULATION -	R-19
	CONTINUOUS INSULATION -	R-6
	TOTAL INSULATION VALUE -	R-25
WALLS BETWEEN LIVABLE & GARAGE SPACE:	CAVITY INSULATION -	R-19
	TOTAL INSULATION VALUE -	R-19

- ATTIC INSULATION TO BE MINIMUM R-38
- AC UNITS MUST BE MINIMUM 13 SEER
- ALL MODIFICATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE FOLLOWING:
PENETRATION = 0.40 MAX U-FACTOR (SKYLIGHT 0.85), 0.25 MAX SHGC. MIN. R-13 @ FRAME WALLS & FLOORS, R-4 @ MASS WALLS OR R-13 IN LOCATED ON INTERIOR SIDE, R-38 @ CEILINGS. SUPPLY & RETURN DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM OF R-6.

WALL LEGEND

EXISTING MASONRY WALL:

EXISTING FRAME WALL:

EXISTING FRAME WALL TO BE REMOVED:

NEW FRAME WALL:

AREAS

EXISTING RESIDENCE

LIVING	1421 S.F.
CARPORT	362 S.F.
STORAGE	111 S.F.
PATIO	108 S.F.
PORCH	51 S.F.
BUILDING FOOTPRINT	2054 S.F.

NEW ADDITION

LIVING	321 S.F.
GARAGE	88 S.F.

TOTAL REVISED AREA

LIVING	1748 S.F.
GARAGE	451 S.F.
PORCH	51 S.F.
BUILDING FOOTPRINT	2256 S.F.

SHEAR NOTE:

- BRACE ALL EXTERIOR WALLS TYP. PER DETAIL 1/2

SHEAR WALL SHEATHING

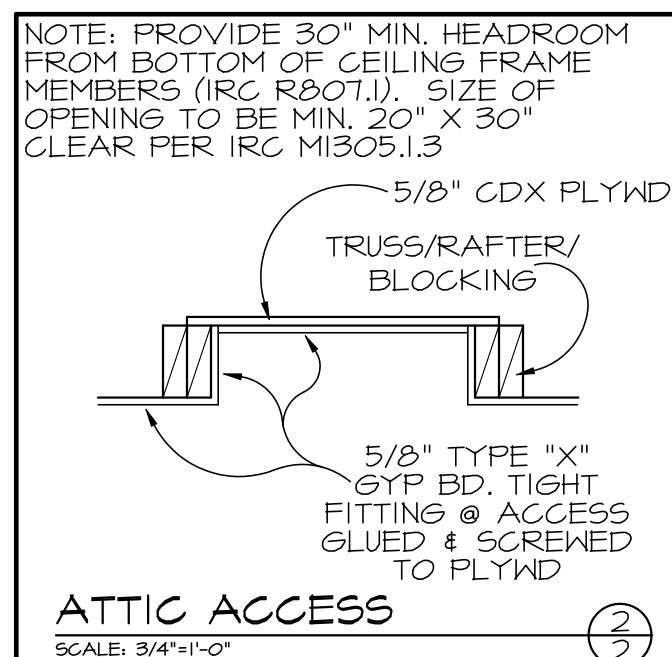
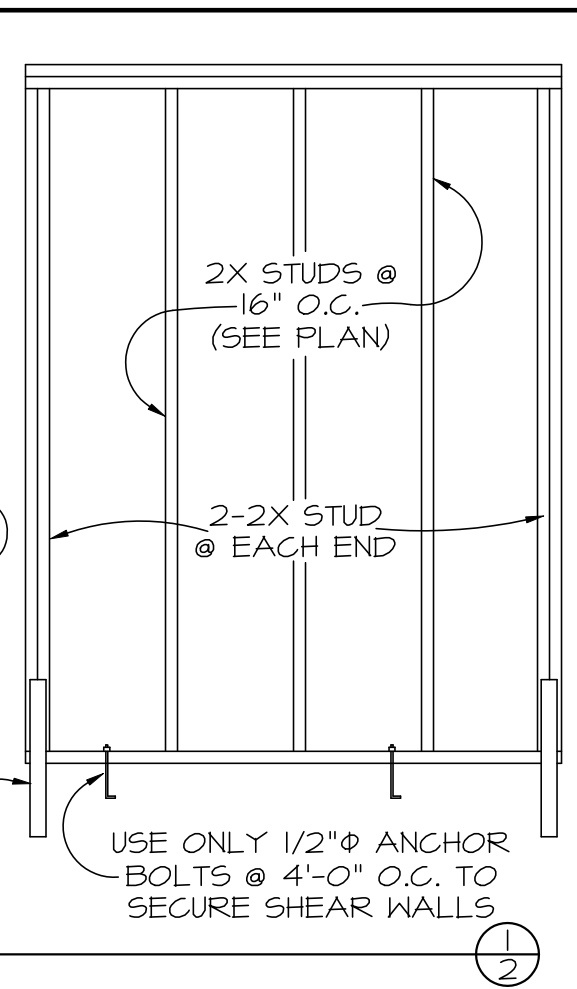
- (SW) 3/8" PLYWOOD OR 0.5B, APA RATED, STRUCTURAL II OR BETTER, ONE FACE W/ 8d @ 4" O.C. AT EDGES (ALL EDGES BLOCKED) & 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS (COMPLY W/ IBC 2306.4.1) (ANY SPECIES EXCEPT GROUP 5)

SHEATH ALL EXTERIOR WALLS TYP.

SIMPSON HOLDOWNS @ ENDS OF SOME "SKI" (SEE FOUNDATION PLAN)

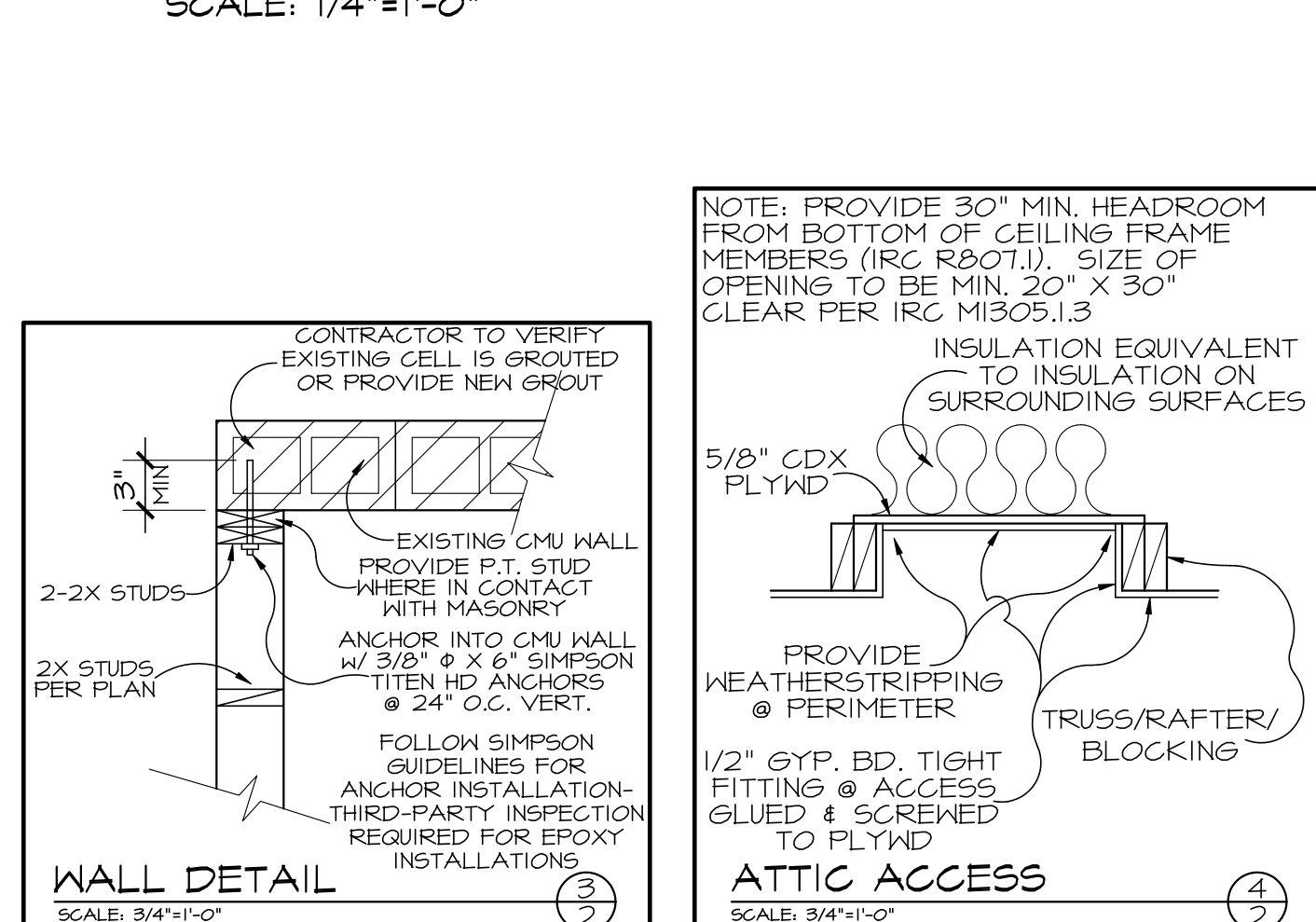
SHEAR WALL DETAIL

NO SCALE



FLOOR PLAN

SCALE: 1/4"=1'-0"



DESIGN AND DRAFTING BY:

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HOME ADDITION PLANS FOR:

MR. & MRS.
BRUCE HARVEY

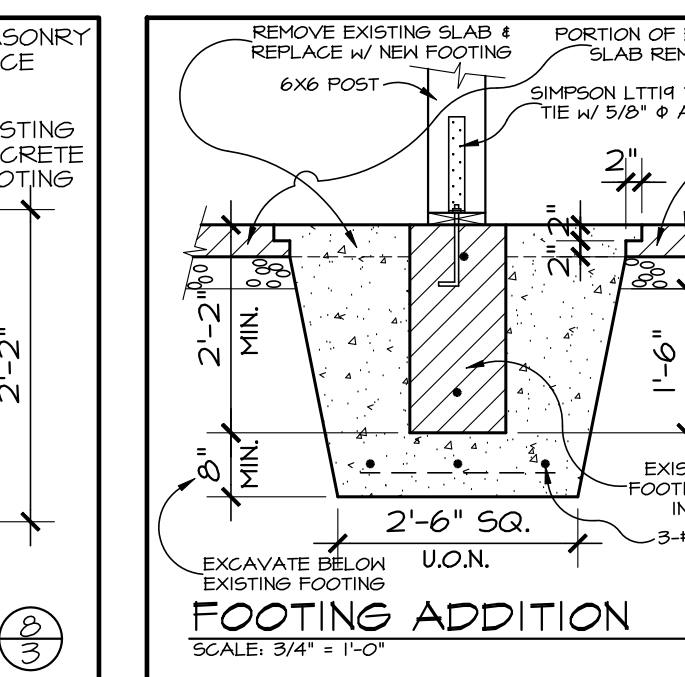
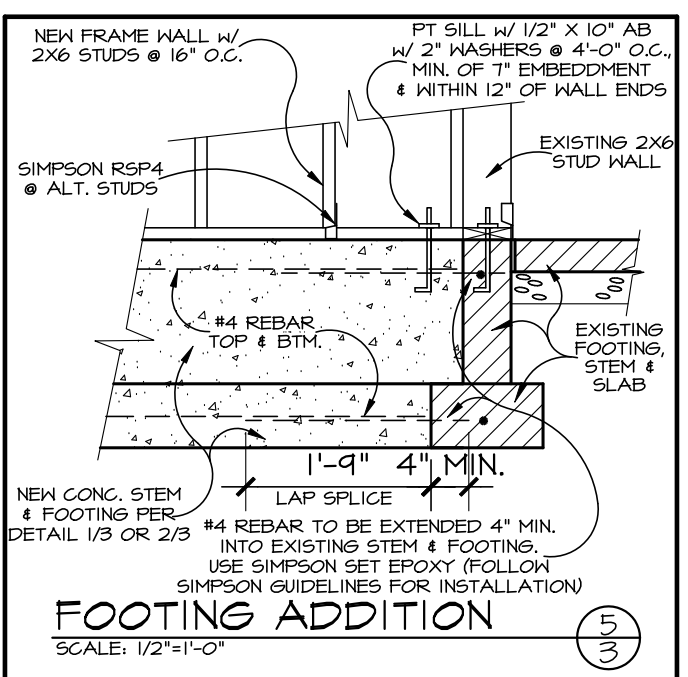
DATE: 5-15-2017

JOB NO: 17-030

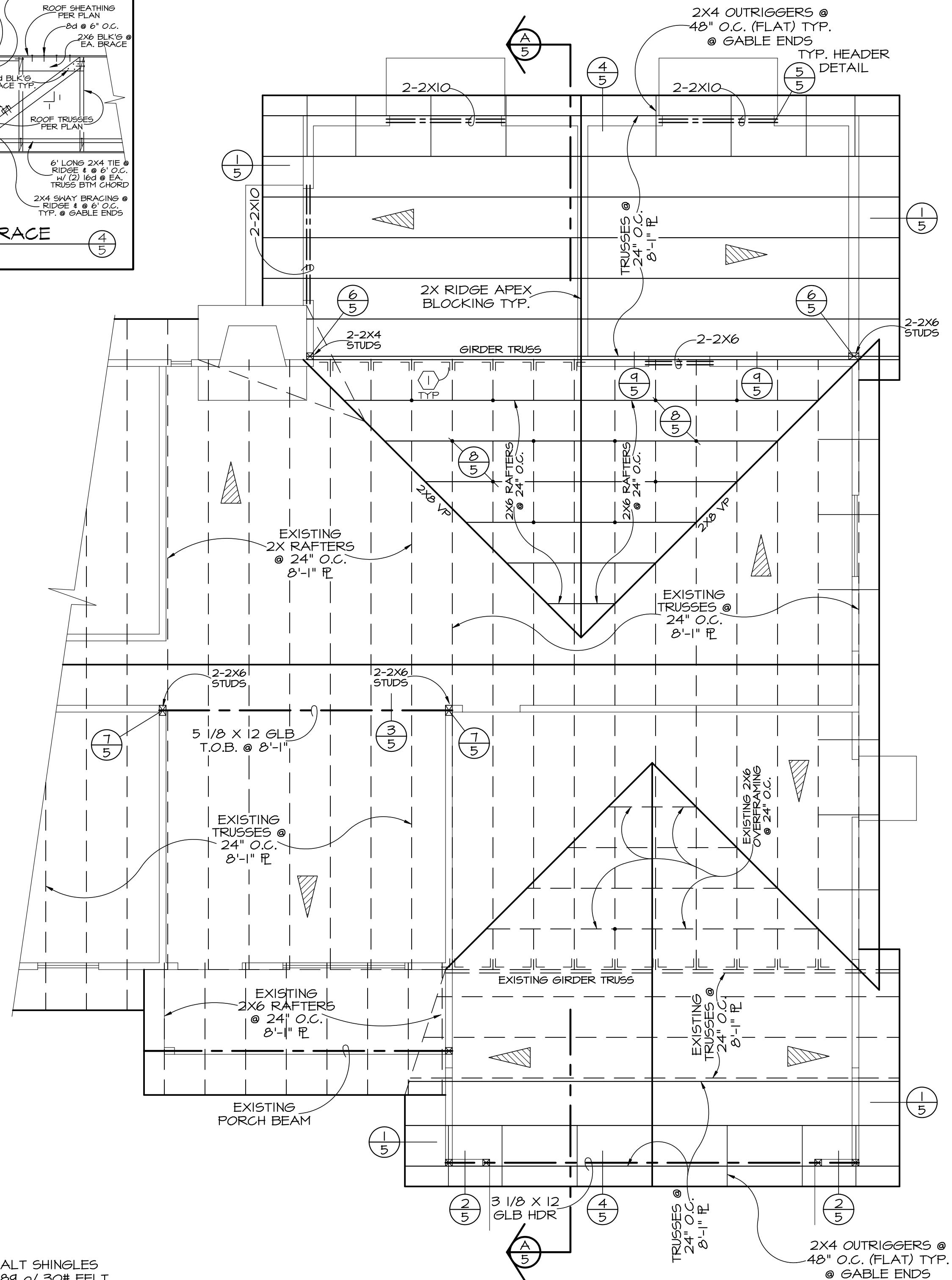
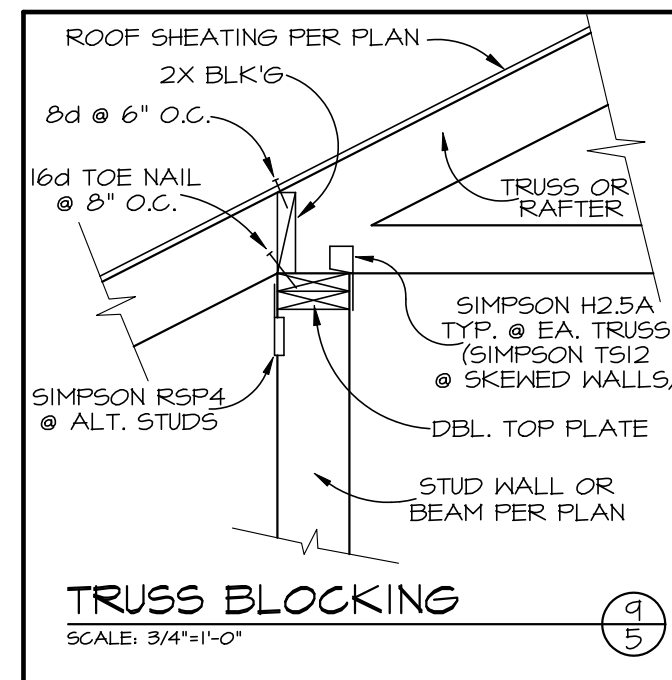
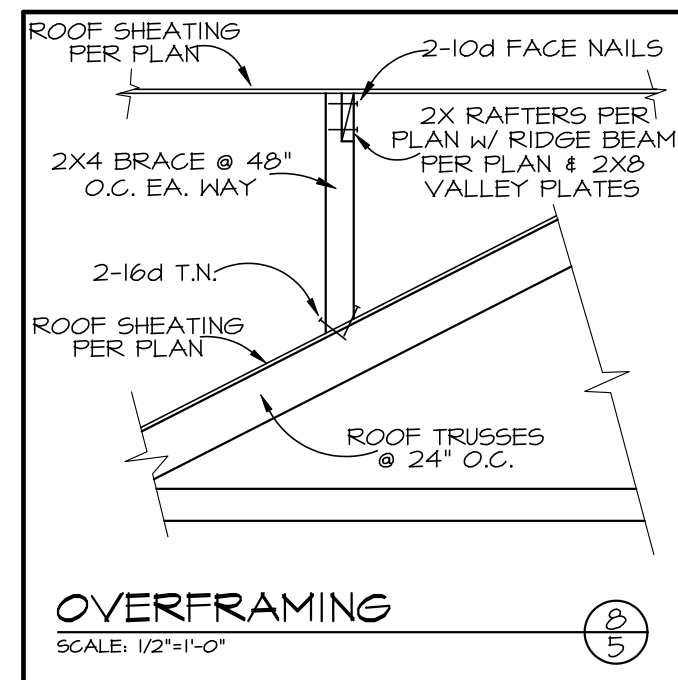
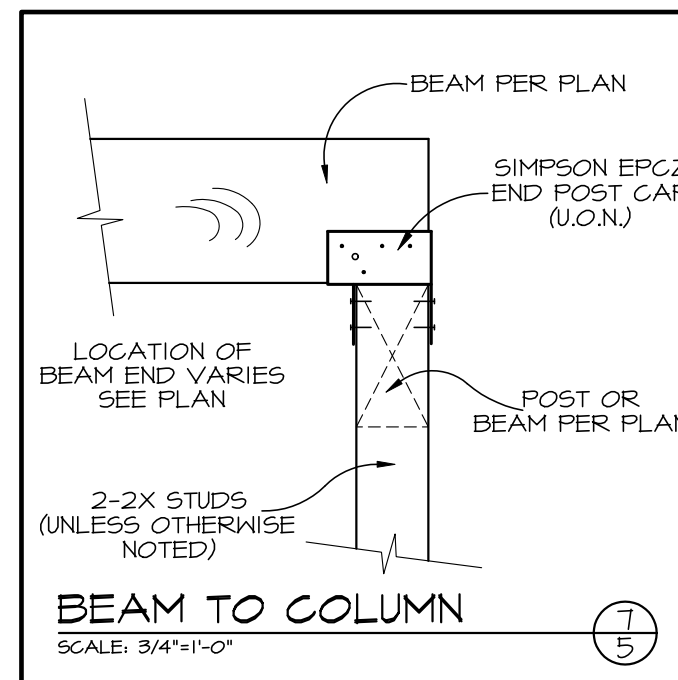
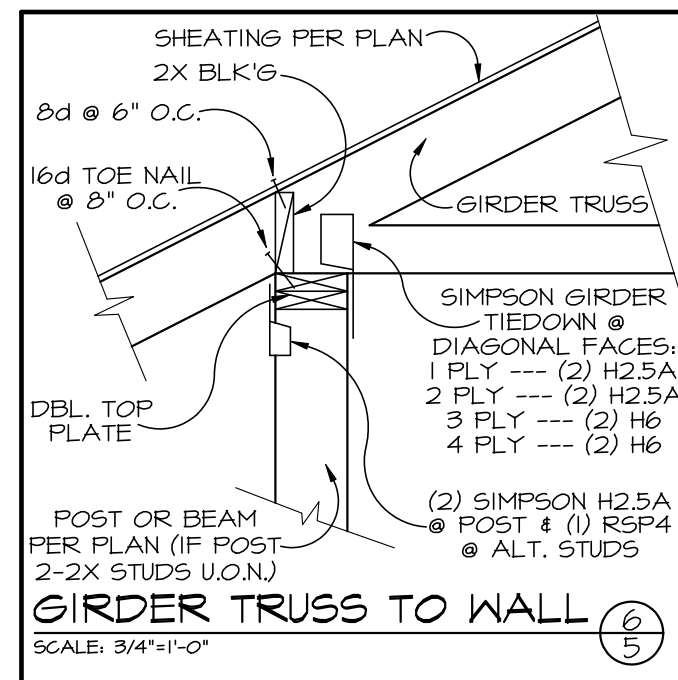
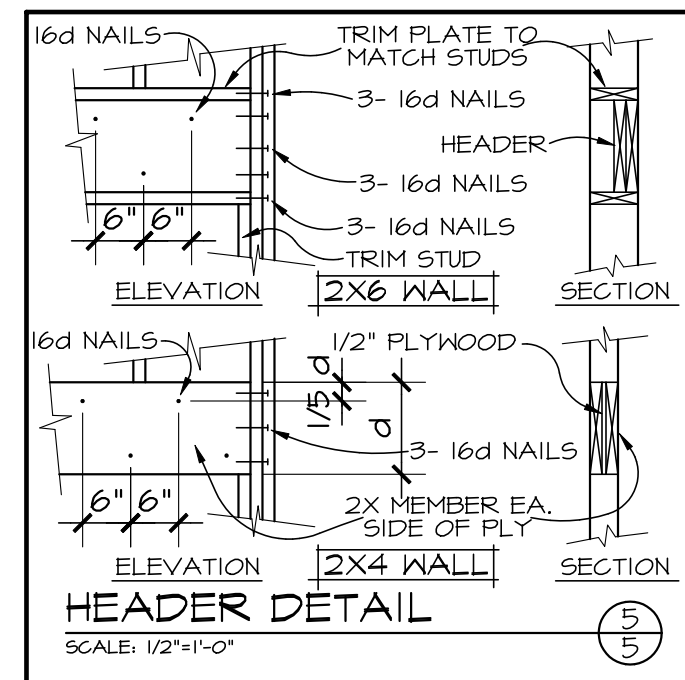
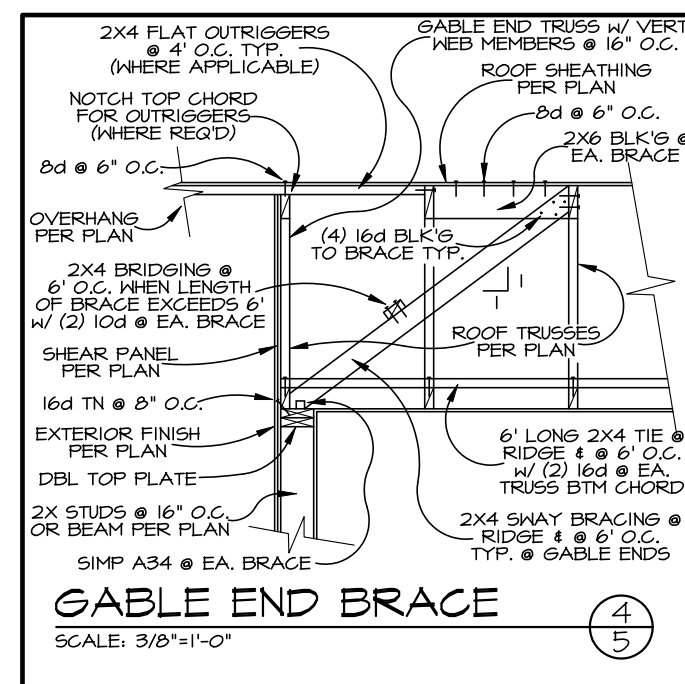
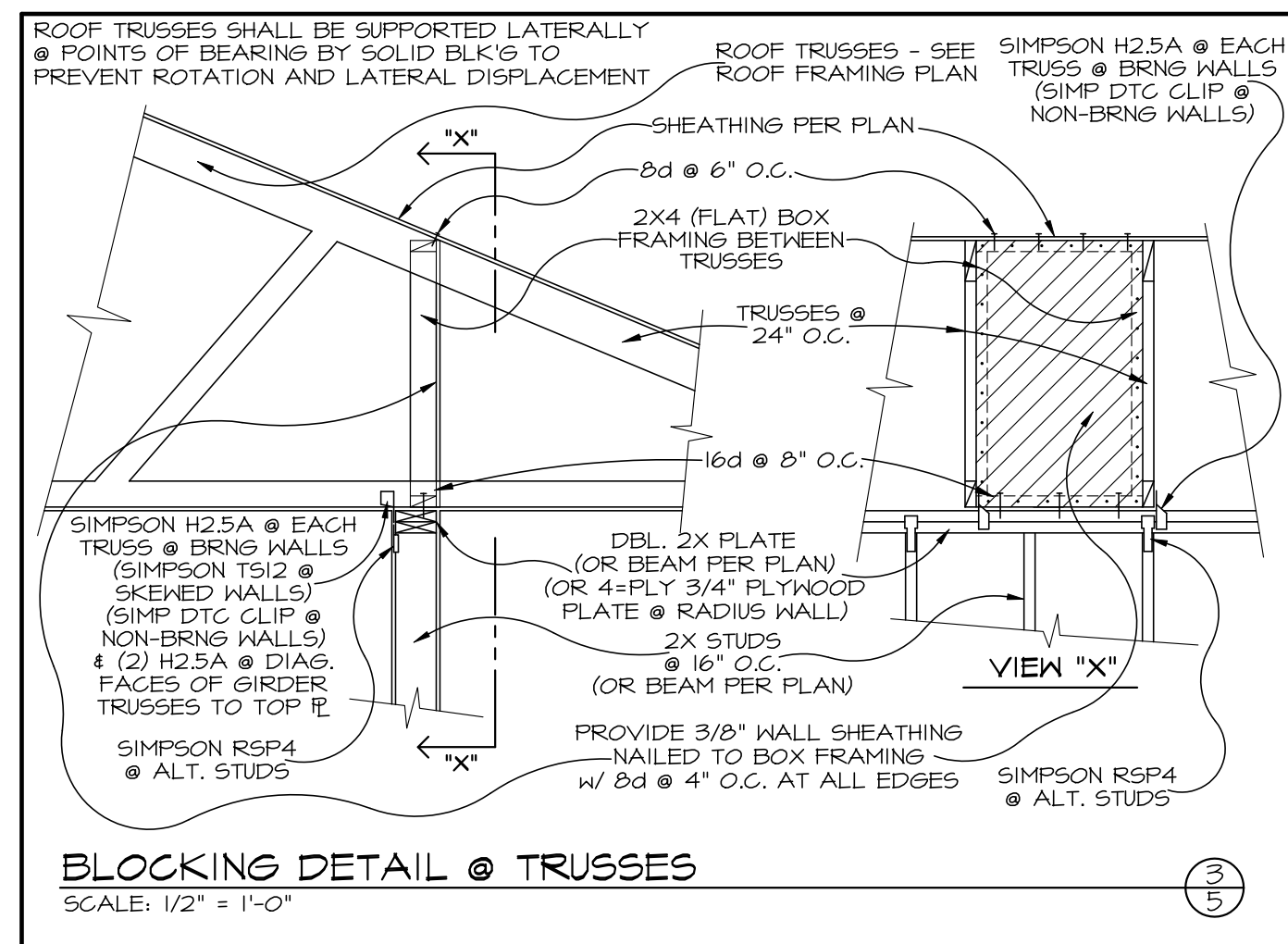
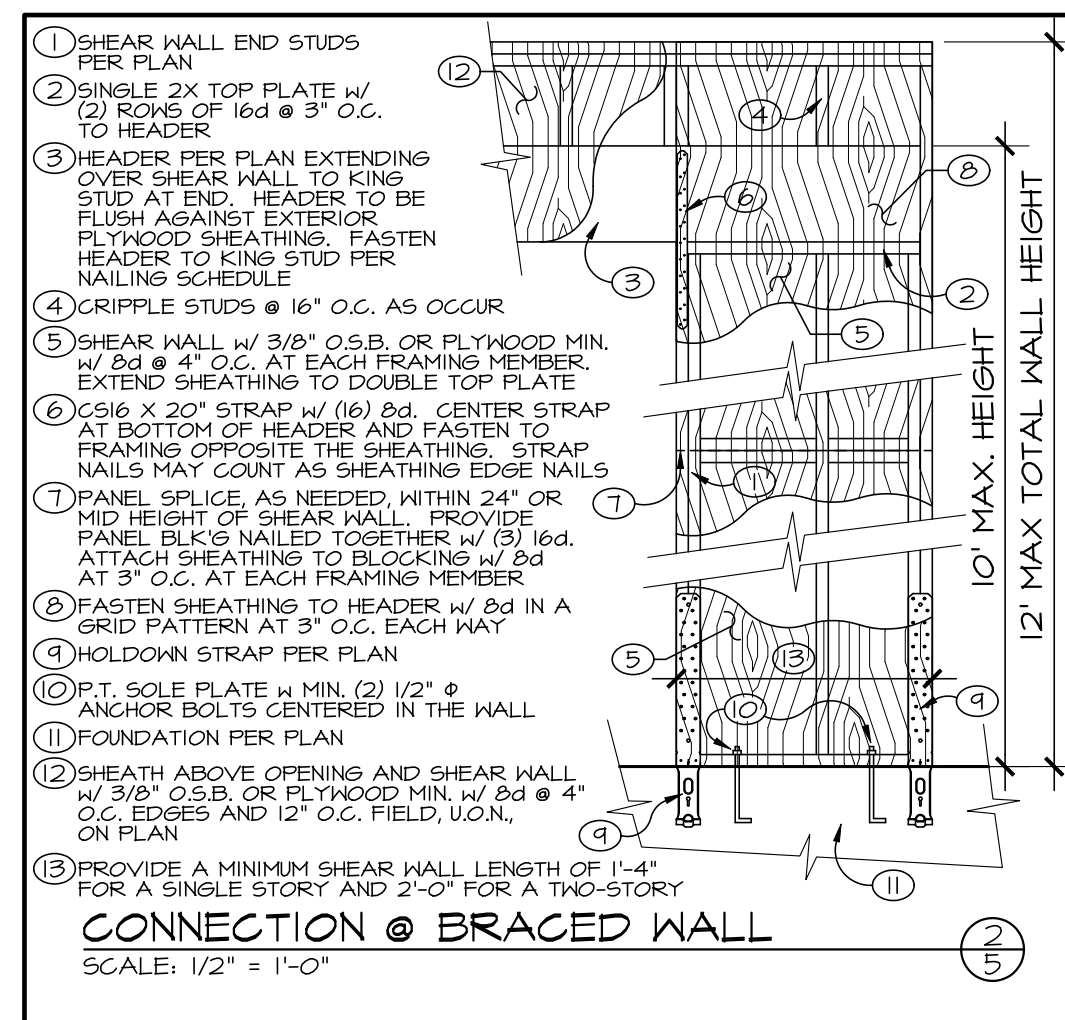
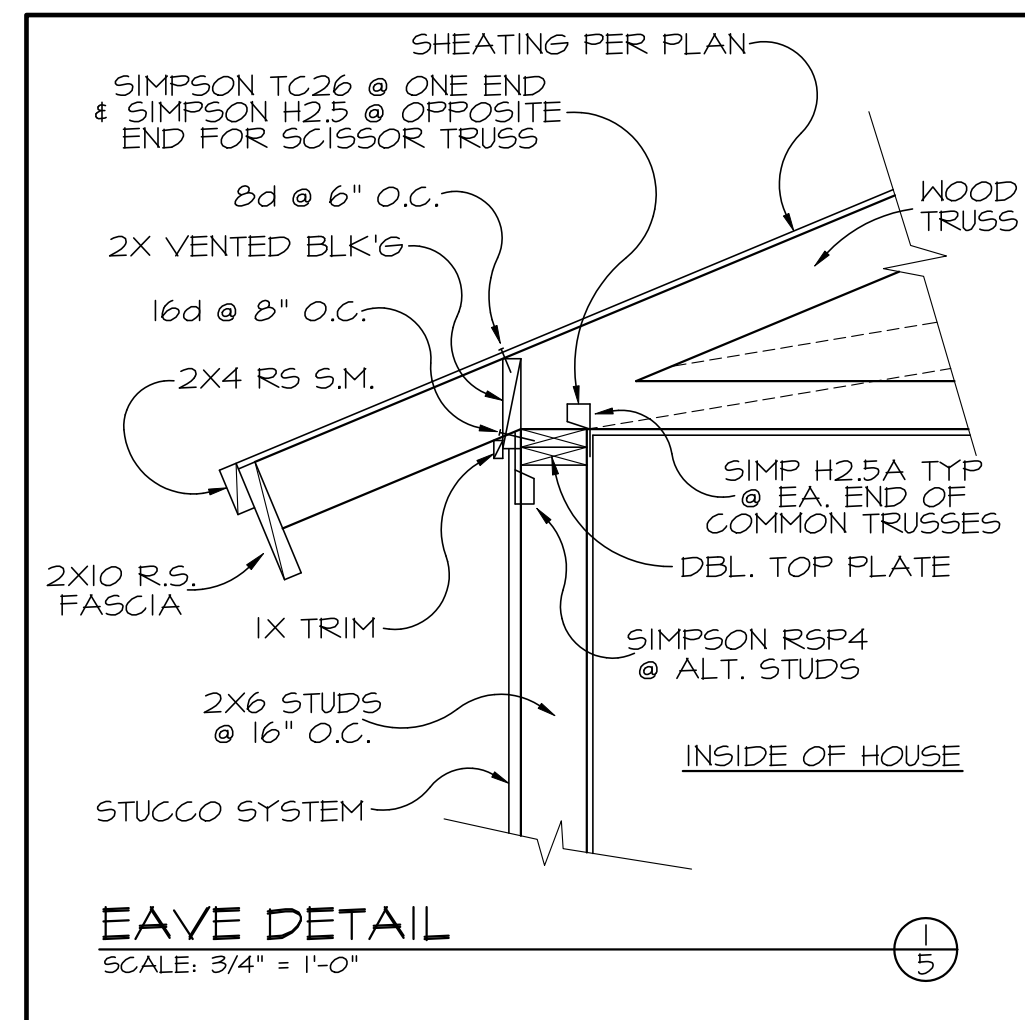
DWN BY: LL

SCALE AS SHOWN

SHEET
2 OF 7




REVISIONS:
DATE:
DATE:



ROOF FRAMING NOTE:

- LUMBER TYPES:
 - ALL EXTERIOR WALLS- 2X6 STUDS @ 16" O.C. (SPF #2) (U.O.N.)
 - ALL INTERIOR WALLS- 2X4 STUDS @ 16" O.C. (SPF/STUD GR.) (U.O.N.)
 - ALL INTERIOR PLUMBING WALLS- 2X6 STUDS @ 16" O.C. (SPF/STUD GR.) (U.O.N.)
- CEILING JOIST SCHEDULE:

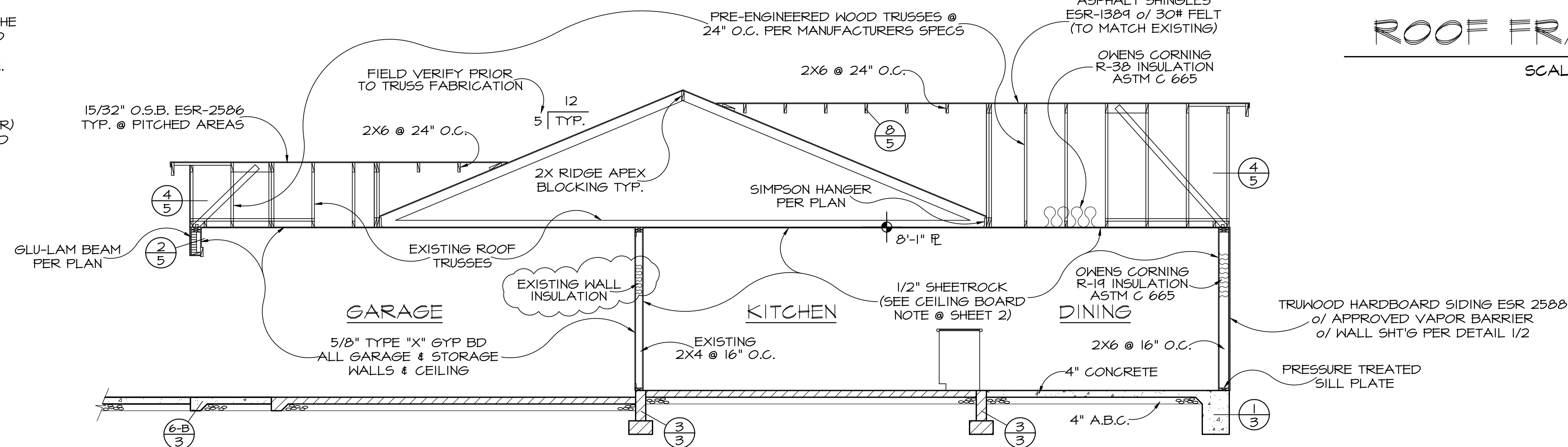
SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2X4	24" O.C.	6'-11"	2X8	24" O.C.	14'-3"
2X6	24" O.C.	10'-10"	2X10	24" O.C.	18'-3"
- CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER
- VERIFY ALL JOIST MANUFACTURER TRUSS MANUFACTURER
- ANY DEVIATION THE TRUSS MANUFACTURER MAKES FROM THIS ROOF PLAN SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY
- DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES OCCURRING FROM DEVIATIONS MADE WITHOUT HIS VERIFICATION AND APPROVAL
- EXTERIOR WALLS 2-2X6 STUDS UNDER BEAMS (U.O.N.)
- INTERIOR WALLS 2-2X4 STUDS UNDER BEAMS (U.O.N.)
- ALL PLATE & BEAM HEIGHTS ARE ASSUMED TO BE TAKEN FROM THE FINISH FLOOR DIRECTLY BELOW U.O.N.
- INSTALL ALL BEAMS w/ CAMBER UP
- DENOTES 5:12 SLOPE OF ROOF; 
- (FIELD VERIFY PRIOR TO TRUSS FABRICATION)

HEADER & POST NOTE:

- HEADERS SHALL BE 2-2X12 UNLESS OTHERWISE NOTED (U.O.N.)
- POSTS UNDER HEADERS, BEAMS, & GIRDERS SHALL BE 2-2X STUDS (MATCHING WALL THICKNESS) UNLESS OTHERWISE NOTED.
- INTERIOR NON-BEARING WALL HEADERS SHALL BE 2-2X4 (U.O.N.)

TRUSS NOTE:

- PRE-FABRICATED WOOD TRUSSES SHALL BE PROVIDED BY AN APPROVED FABRICATOR. TRUSS DIAGRAMS SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE JOB SITE AT THE TIME OF ROOF & FRAMING INSPECTIONS.
- TRUSS DIAGRAMS SHALL BE SEALED & SIGNED BY AN ARIZONA REGISTERED ENGINEER.
- ACTUAL TRUSS HEIGHTS MAY VARY FROM THOSE SHOWN ON PLAN DUE TO THE FABRICATING ENGINEER'S DESIGN. BECAUSE OF THIS, TRUSSES MAY EXTEND ABOVE WINDOW SILL CALLOUTS OR OVERALL BUILDING HEIGHTS. IF THESE DISCREPANCIES OCCUR, CONTACT DESIGNER PRIOR TO TRUSS FABRICATION.
- ALTERATIONS TO TRUSSES. TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (e.g., HVAC EQUIPMENT, WATER HEATER) THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.



SECTION "A-A"

SCALE: 1/4"=1'-0"

DESIGN AND DRAFTING BY:

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REVISIONS:

DATE:

DATE:

ADDRESS:

1265 E. INCA STREET
MESA, ARIZONA 85203

HOME ADDITION PLANS FOR:

MR. & MRS.
BRUCE HARVEY

DATE: 5-15-2017

JOB NO: 17-030

DWN BY: LL

SCALE AS SHOWN

5 SHEET
OF 7

ELECTRICAL NOTE:

- SMOKE DETECTORS SHALL BE 12" FROM CEILING, INTERCONNECTED, HAVE BATTERY BACK-UP, & SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING w/o DISCONNECT OTHER THAN CIRCUIT PROTECTION
- SMOKE DETECTORS SHALL BE A MINIMUM OF 36" FROM DUCT OPENINGS AT SLEEPING ROOMS
- CLOSET LIGHTS TO BE MINIMUM 18" FROM SHELVES
- INTERCOM (IC) SHALL HAVE CHIMES
- VERIFY ALL LIGHTING LOCATIONS w/ OWNER
- EXTERIOR LIGHTING FIXTURES SHALL COMPLY WITH ANY CITY ORDINANCES CONCERNING SUCH
- TWO OR MORE 20 AMPERE SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST ROOM & DINING ROOM. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE EACH BATHROOM. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.
- AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE THE LAUNDRY ROOM. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
- SEE GENERAL NOTES FOR FIRE WARNING SYSTEM SPECIFICATIONS
- PROVIDE GFI PROTECTION WITHIN 6'-0" OF ALL SINKS & AT PUMP MOTORS
- CEILING FAN BOXES SHALL BE RIGIDLY SECURED IN PLACE & LISTED FOR THE APPLICATION & LOCATION
- TYPE NM OR NMC (ROMEX) CABLE SHALL NOT BE EMBEDDED IN POURED CONCRETE OR MASONRY
- VERIFY ELECTRIC METER LOCATION w/ LOCAL POWER COMPANY
- OUTLET BOXES IN THE WALL BETWEEN THE GARAGE & THE DWELLING SHALL BE METAL OR w/L APPROVED FIRE-RESISTANT PLASTIC. OUTLET BOXES IN THE GARAGE CEILING SHALL BE METAL
- GARAGE OUTLETS TO BE 24" MIN. ABOVE THE FINISH FLOOR TYPICAL
- PROVIDE A READILY ACCESSIBLE DISCONNECT ADJACENT TO & WITHIN SIGHT OF ELECTRIC WATER HEATERS
- RECESSED INCANDESCENT LIGHTS SHALL MAINTAIN A 3" CLEARANCE TO INSULATION OR BE LISTED TO HAVE INSULATION IN DIRECT CONTACT WITH THE FIXTURE
- NO SPACE ON KITCHEN COUNTERS CAN BE MORE THAN 24" BETWEEN OUTLETS
- PROVIDE A UFER GROUND ENCASED IN CONCRETE FOOTING (E3508.1.2)
- CEILING FANS OR LIGHTS INSTALLED OUTDOORS OR UNDER PATIO COVERS MUST BE LISTED FOR DAMP LOCATIONS. IRC SECTION E3903.8
- CEILING FANS NOT EXCEEDING 35 POUNDS (WITH OR WITHOUT ACCESSORIES) MAY BE SUPPORTED BY OUTLET BOXES PROVIDED THE BOXES ARE IDENTIFIED FOR SUCH USE PER IRC SECTION E4001.6
- BOND ALL METAL LARGER THAN 4" IN ANY DIMENSION (KEEP SCREED, WINDOW FRAME, ETC.) WHEN WITHIN 5' OF POOL WATERS EDGE
- BOND ALL INTERIOR WATER & GAS PIPING
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- & 20- AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION 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

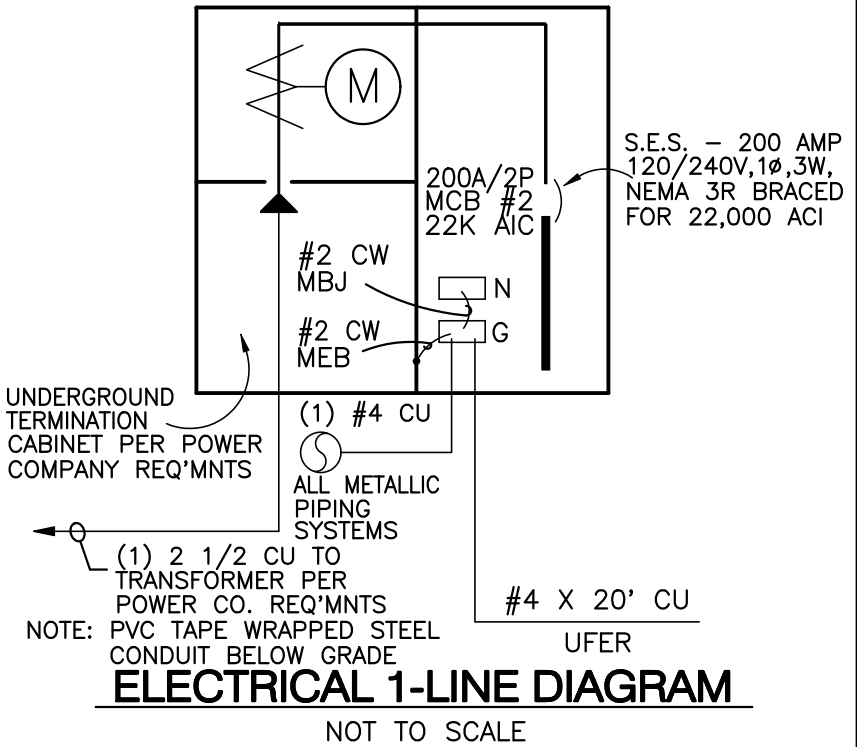
MECHANICAL NOTE:

- MECHANICAL EXHAUST FANS MUST BE CAPABLE OF PROVIDING A MINIMUM OF 5 AIR CHANGES PER HOUR
- HVAC EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70° F. @ A POINT 36" ABOVE THE FINISH FLOOR
- VERIFY MECHANICAL UNIT, VENT, & RETURN AIR SIZES & LOCATIONS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
- DUCT LAYOUT, STYLE, & FAN LOCATIONS SHALL CONFORM TO LOCAL CODES AND ACTUAL FIELD CONDITIONS
- DUCTS SHALL BE INSULATED MIN. R-5 WHEN IN CONDITIONED SPACE & MIN. R-8 WHEN IN UNCONDITIONED SPACE SUCH AS THE ATTIC
- PROVIDE 4" Ø DUCT PROVIDING 100 CFM MIN. EXHAUST @ RANGE HOOD
- CLOTHES DRYER EXHAUST VENT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25' IN LENGTH (35' FOR GAS DRYERS) WITH REDUCTION FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3' FROM PROPERTY LINE

ELECTRICAL LOAD CALCULATION

GEN LTG & RECEPTS 1748 5F @ 3 VA/5F =	5244 VA
SMALL APPL CIRCUITS - 3 @ 1500 W EA. =	4500 VA
REFRIGERATOR (1500 W) =	1500 VA
MICROWAVE (1500 W) =	1500 VA
OVEN (8000 W) =	8000 VA
COOKTOP (6000 W) =	6000 VA
DISHWASHER (1500 W) =	1500 VA
DISPOSAL (450 W) =	450 VA
HOT WATER HEATER (4500 W) =	4500 VA
CLOTHES WASHER (1500 W) =	1500 VA
CLOTHES DRYER (5000 W) =	5000 VA
JACUZZI TUB MOTOR (1500 W) =	- VA
TOTAL GEN LTG & APPL =	34644 VA
1st 10 KVA @ 100% =	10,000 VA
REMAINDER @ 40% =	11878 VA
CONDENSING UNITS (9000 W EA.) =	9000 VA
AIR HANDLERS (1200 W EA.) =	1200 VA
POOL MOTORS (5000 W) =	- VA
NET OTHER LOADS = 32078 VA + 240 V =	134 A
TOTAL LOAD =	134 A
PROVIDE 200 AMP SERVICE	

MAXIMUM AVAILABLE FAULT CURRENT = 22,000 AMPS

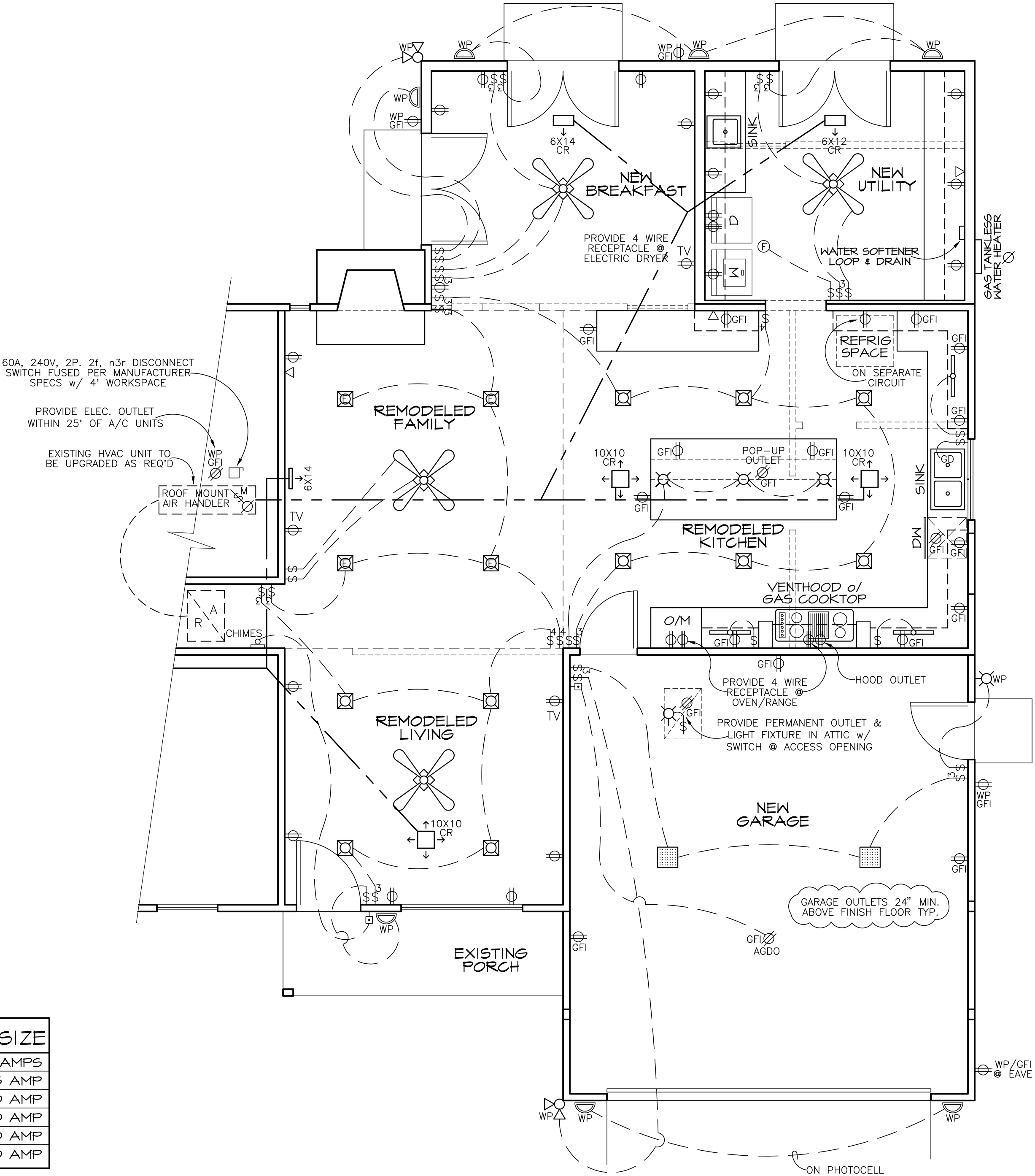


COPPER WIRE SIZE

SIZE	AMPS
#14 AWG	15 AMP
#12 AWG	20 AMP
#10 AWG	30 AMP
#8 AWG	40 AMP
#6 AWG	50 AMP

ELECTRICAL SYMBOL LIST

- ⊕ DUPLEX CONVENIENCE OUTLET, MOUNTED 120V. (MOUNTED +18" HI. OR AS NOTED)
- ⊕ DUPLEX CONVENIENCE OUTLET - SPLIT WIRED. 120V. (MOUNTED +18" HI. OR AS NOTED)
- ⊕ 220V OUTLET
- ⊕ 120V - HARDWIRED
- ⊕ 120V - HARDWIRED w/ DISCONNECTING MEANS PER NEC
- GFI DENOTES GROUND FAULT CIRCUIT INTERRUPTOR.
- WP DENOTES WEATHERPROOF - DAMP LOCATION RATED
- AFI DENOTES ARC-FAULT INTERRUPTOR
- ⊕ FLOOR OUTLET. 120V.
- ⊕ SINGLE POLE SWITCH, MOUNTED +42" OR AS NOTED.
- ⊕ THREE-WAY SWITCH. MOUNTED +42" OR AS NOTED.
- ⊕ FOUR-WAY SWITCH. MOUNTED +42" OR AS NOTED.
- ⊕ TELEPHONE OUTLET - MOUNTED +18" OR AS NOTED.
- ⊕ TELEVISION OUTLET, MOUNTED +18" OR AS NOTED.
- ⊕ INTERCOM
- ⊕ JUNCTION BOX, WP=WEATHER PROOF.
- ⊕ PUSH BUTTON STATION.
- ⊕ SMOKE DETECTOR
- ⊕ HEAT LAMP
- ⊕ EXHAUST FAN
- ⊕ LIGHTING TIMER
- ⊕ CHIMES
- ⊕ CARBON MONOXIDE DETECTOR
- AGDO DENOTES WIRING FOR AUTOMATIC GARAGE DOOR OPENER
- ⊕ FOOTLIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ RECESSED CAN LIGHT FIXTURE
- ⊕ RECESSED CAN LIGHT - DIRECTIONAL EYEBALL STYLE
- ⊕ MINI-RECESSED CAN -or- PINLIGHT (PER OWNER)
- ⊕ LOW VOLTAGE LANDSCAPE UPLIGHTING
- ⊕ SPOTLIGHT
- ⊕ SCONCE LIGHT
- ⊕ L.E.D. LIGHTING PANEL
- ⊕ 48" FLUORESCENT LIGHT FIXTURE
- ⊕ L.E.D. LIGHTING STRIP - UNDER CABINET MOUNT
- ⊕ CEILING FAN (4 OR 5 BLADE) WITH OR WITHOUT LIGHT KIT AS SHOWN
- OUTLET BOX SHALL BE LISTED FOR APPLICATION AND RIGIDLY SECURED IN PLACE



ELECTRICAL/MECHANICAL PLAN

SCALE: 1/4"=1'-0"

DESIGN AND DRAFTING BY:

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REVISIONS:

DATE:

DATE:

ADDRESS:

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HOME ADDITION PLANS FOR:

MR. & MRS.
BRUCE HARVEY

DATE: 5-15-2017

JOB NO: 17-030

DWN BY: LL

SCALE AS SHOWN

SHEET
6 OF 7

REScheck Software Version 4.6.1
Compliance Certificate

Project Goodman Home Addition

Energy Code: 2009 IECC
Location: Mesa, Arizona
Construction Type: Single-family Addition
Project Type: Addition
Climate Zone: 2 (1366 HDD)
Permit Date:
Permit Number:

Construction Site: 655 N. Bermuda Circle, Mesa, AZ
Owner/Agent: Randy Goodman, 655 N. Bermuda Circle, Mesa, AZ
Designer/Contractor: Lyle Leslie, Leslie Custom Homes, 4911 E. Dixon Circle, Mesa, AZ 85205, 480-818-0532

Compliance: Passes using UA trade-off
Compliance: 20.4% Better Than Code
Maximum UA: 152 Your UA: 121
Maximum SHGC: 0.30 Your SHGC: 0.25
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	318	38.0	0.0	0.030	10
Wall 1: Wood Frame, 16" o.c.	432	19.0	0.3	0.059	20
Window 1: Metal Frame-Double Pane with Low-E SHGC: 0.25	52			0.400	21
Door 2: Glass SHGC: 0.25	35			0.400	14
Floor 1: Slab-On-Grade-Unheated Insulation depth: 0.0'	54		0.0	1.042	56

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 4.6.1 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name: Title Lyle Leslie Owner - LCH
Signature Date 6-15-17

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REScheck Software Version 4.6.1
Inspection Checklist

Energy Code: 2009 IECC

Requirements: 100.0% were addressed directly in the REScheck software
Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1] Ⓢ	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
103.2, 403.7 [PR3] Ⓢ	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.6 [PR2] Ⓢ	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual S or other approved methods.	Heating: Btu/hr Cooling: Btu/hr	Heating: Btu/hr Cooling: Btu/hr	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO1] Ⓢ	Slab edge insulation R-value.	R- <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R- <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.8 [FO2] Ⓢ	Slab edge insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.1.1 [FO3] Ⓢ	Slab edge insulation depth/length.	____ ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] Ⓢ	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.8 [FO12] Ⓢ	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.

Additional Comments/Assumptions:

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Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] Ⓢ	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] Ⓢ	Glazing SHGC value (area-weighted average).	SHGC: ____	SHGC: ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] Ⓢ	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.4 [FR20] Ⓢ	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 1011.5, 24A40 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.5 [FR16] Ⓢ	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.2.1 [FR12] Ⓢ	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-____ R-____	R-____ R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.2.2 [FR13] Ⓢ	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.2.3 [FR15] Ⓢ	Building cavities are not used for supply ducts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.3 [FR17] Ⓢ	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.4 [FR18] Ⓢ	Circulating service hot water pipes are insulated to R-2.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.5 [FR19] Ⓢ	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] Ⓢ	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.1.1, 402.2.4, 402.2.5 [IN3] Ⓢ	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] Ⓢ	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1] Ⓢ	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft² or 20% (whichever is less) where sufficient space is not available.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] Ⓢ	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.2.3 [FI3] Ⓢ	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.2, 402.4.2.1 [FI17] Ⓢ	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.2.2 [FI4] Ⓢ	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.1.1 [FI9] Ⓢ	Programmable thermostats installed on forced air furnaces.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.1.2 [FI10] Ⓢ	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.4 [FI11] Ⓢ	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
404.1 [FI6] Ⓢ	50% of lamps in permanent fixtures are high efficacy lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
401.3 [FI7] Ⓢ	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
303.3 [FI18] Ⓢ	Manufacturer manuals for mechanical and water heating equipment have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

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Insulation Rating	R-Value	
Above-Grade Wall	19.34	
Below-Grade Wall	0.00	
Floor	0.00	
Ceiling / Roof	38.00	
Ductwork (unconditioned spaces):	_____	
Glass & Door Rating	U-Factor	SHGC
Window	0.40	0.25
Door	0.40	0.25
Heating & Cooling Equipment	Efficiency	
Heating System: _____	_____	
Cooling System: _____	_____	
Water Heater: _____	_____	

Name: _____	Date: _____	
Comments _____		

DESIGN AND DRAFTING BY:
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DATE:
DATE:

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MESA, ARIZONA 85203

HOME ADDITION PLANS FOR:
MR. & MRS.
BRUCE HARVEY

DATE: 5-15-2017
JOB NO: 17-030
DWN BY: LL
SCALE AS SHOWN

SHEET
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RESCHECK CALCULATIONS