

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 TCE 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-318.
- 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.

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.

- 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, 18% 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 10-6 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 (UNBLOCKED) & 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. 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.
- 5. TRUSSES SHALL CONFORM TO 2006 IRC R8-502.11 & R8-802.10

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 OR 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 MAX.
 - b. SHOWER HEADS-----2.5 GPM MAX.
 - c. LAV & SINKS-----2.2 GPM MAX.
- 7. DISHWASHERS SHALL HAVE AIR GAP
- 8. LEFT FITTING AT ALL FAUCETS SHALL BE HOT WATER FITTING.
- 9. 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

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/2 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

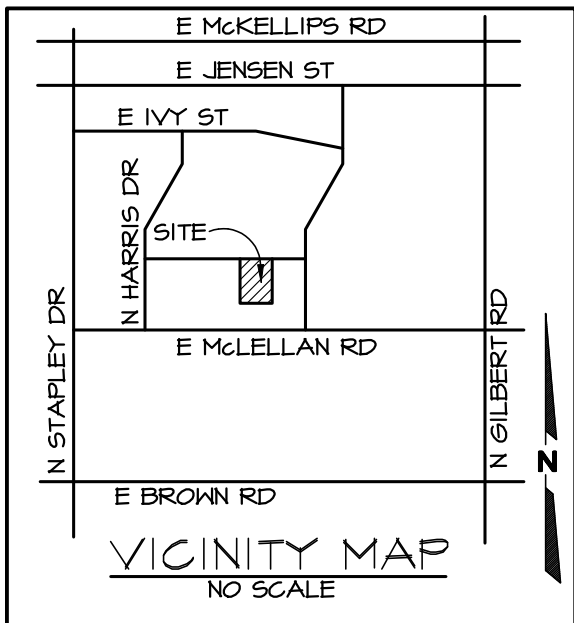
- BUILDING PROJECTIONS SUCH AS FIREPLACES, BAY WINDOWS, OR BUILDING SERVICE EQUIPMENT ARE NOT PERMITTED IN REQ'D 10' SIDE YARD
- TOP OF EXTERIOR FOUNDATION SHALL BE 12" PLUS 2% ABOVE THE ELEVATION OF THE STREET GUTTER OR THE INLET OF AN APPROVED DRAINAGE DEVICE
- TRACER WIRE REQUIREMENTS: MESA 2006 AMENDMENTS, 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 WITH 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:

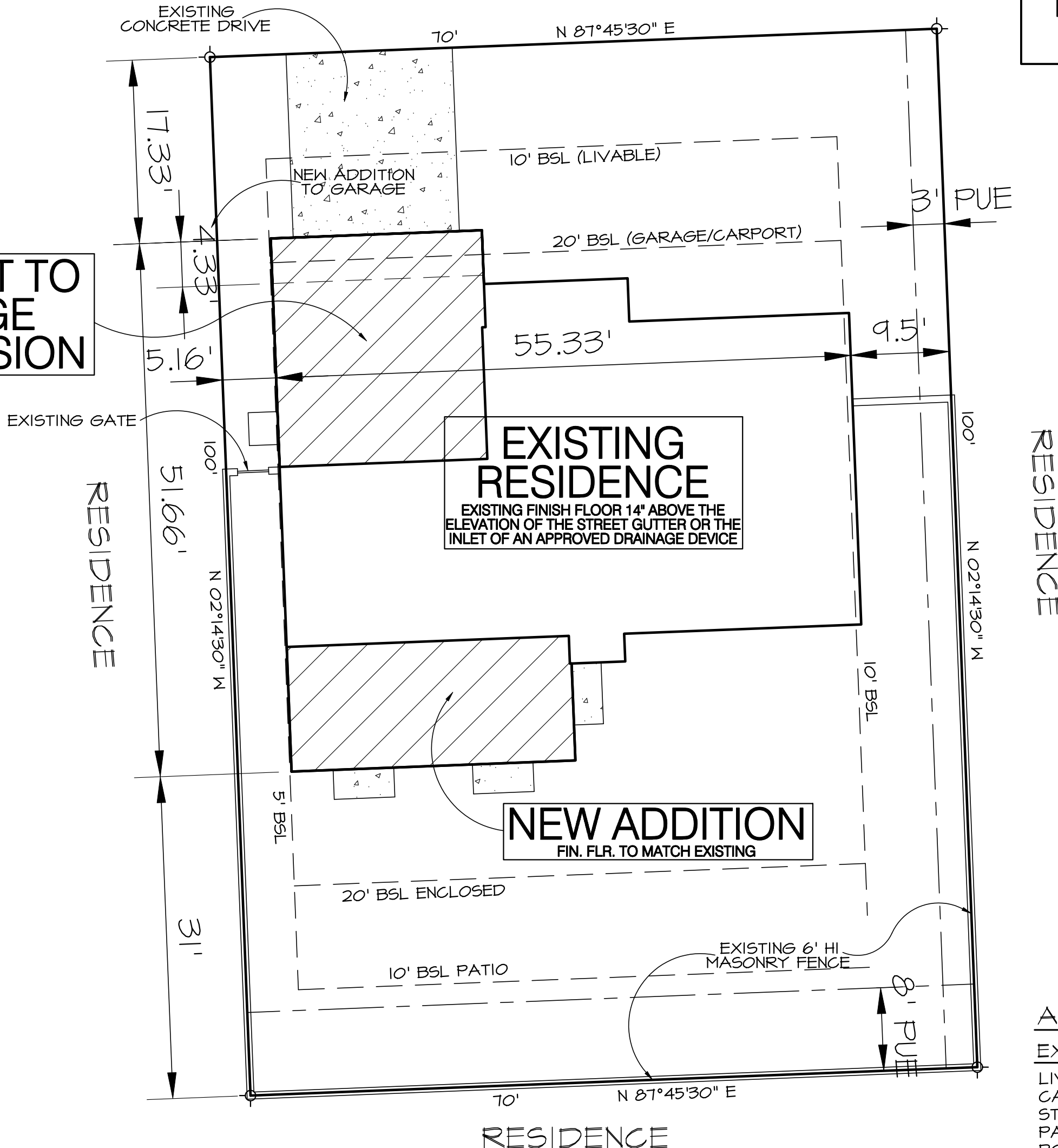
SHEET #	INFORMATION SHOWN
1	SITE PLAN, GENERAL NOTES
2	FLOOR PLAN
3	FOUNDATION PLAN
4	ELEVATIONS
5	ROOF FRAMING PLAN, SECTION
6	ELECTRICAL PLAN
7	ENERGY CALCS

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.
TOTAL - 2256 S.F. (32%)

DESIGN AND DRAFTING BY:
LESLIE CUSTOM HOMES
L-YLE LESLIE
lylesl@e@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