

RESIDENTIAL REHABILITATION

RANDALL
312 N. CAMERON AVENUE

CASA
GRANDE
HOUSING
REHAB

Scale: NOT TO SCALE

Date: MAY 28, 2013

Drawing By:

Randall
312 N. Cameron Ave.
Casa Grande, AZ 85122

Sheet #

C1

COVER SHEET

Joe Colson

CODES:

2003 INTERNATIONAL RESIDENTIAL CODE

2005 NATIONAL ELECTRICAL CODE

SQUARE	FOOTAGES
LIVABLE	1140
CARPORT	240
PORCH	160
TOTAL	1540

**RESIDENTIAL WATERMETER INFORMATION
PR 2003 IPC**

TYPE OF FIXTURE	NUMBER	FIXTURE VALUE	FIXTURE UNITS	TOTAL DEMAND
BATHROOM GROUP	2	3.6	3.6	7.2
KITCHEN GROUP	1	2.5	2.5	2.5
HOSE BIB	3	2.5	2.5	7.5
CLOTHES WASHER	1	1.4	1.4	1.4
TOTAL				18.6

SERVICE PRESSURE 50-60 PSI
METER SIZE = 3/4"
SUPPLY SIZE = 1"

TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
7. ENGINEEREDE ROOF TRUSSES 24" O.C. ALL ROOF FRAMING 24" O.C.
8. ROOF PITCH 5:12.
9. CONTRACTOR TO PROVIDE TRUSS LAYOUT AND TRUSS SCHEDULE TO CITY FOR APPROVAL.
10. ALL OVERHANGS 18".

INDEX

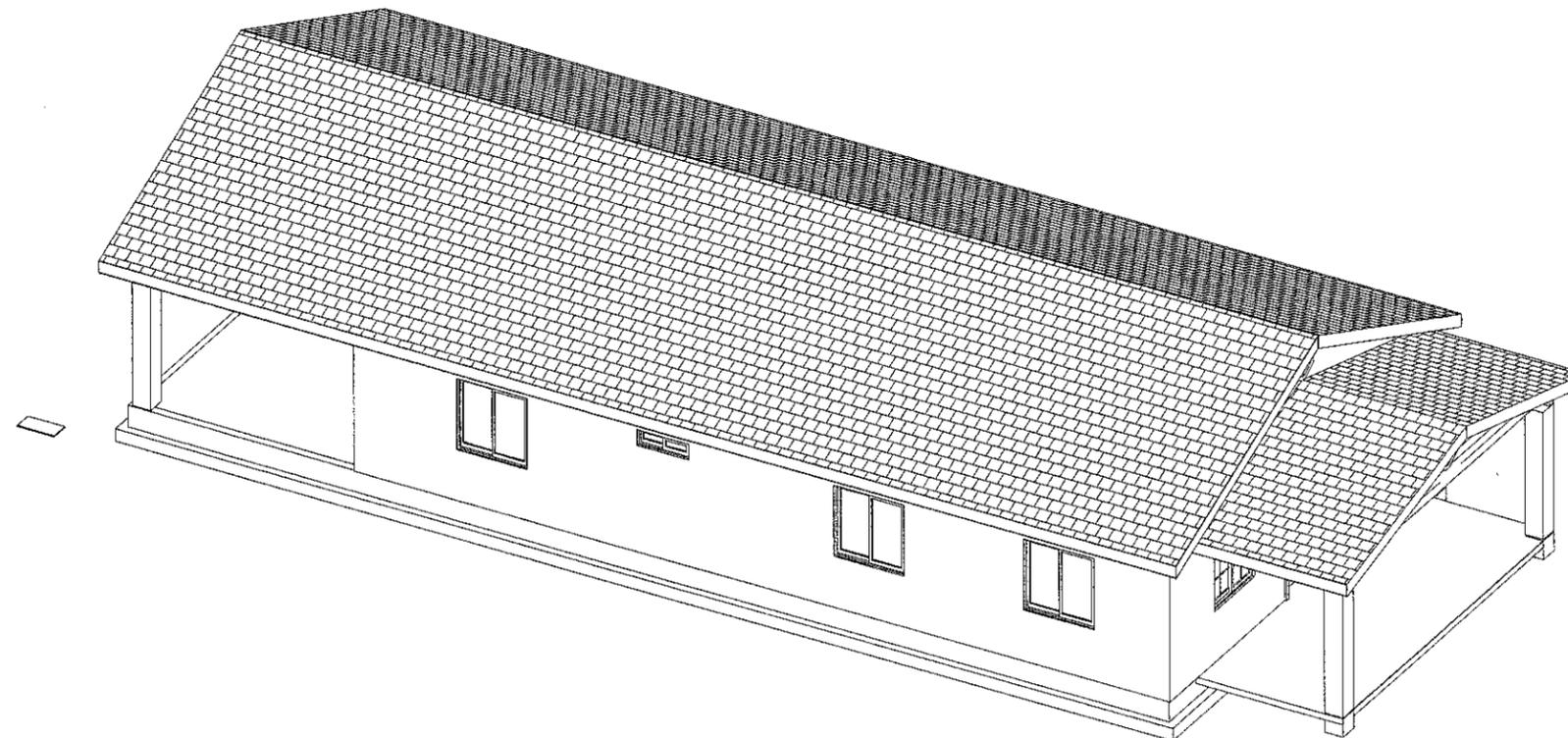
C1	COVER SHEET
G1	INDEX AND GENERAL NOTES
A1	FOUNDATION PLAN
A2	FLOOR PLAN
A3	FLOOR PLAN W/DIMENSIONS
A4	WALL BRACING PLAN
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A6	ELEVATIONS
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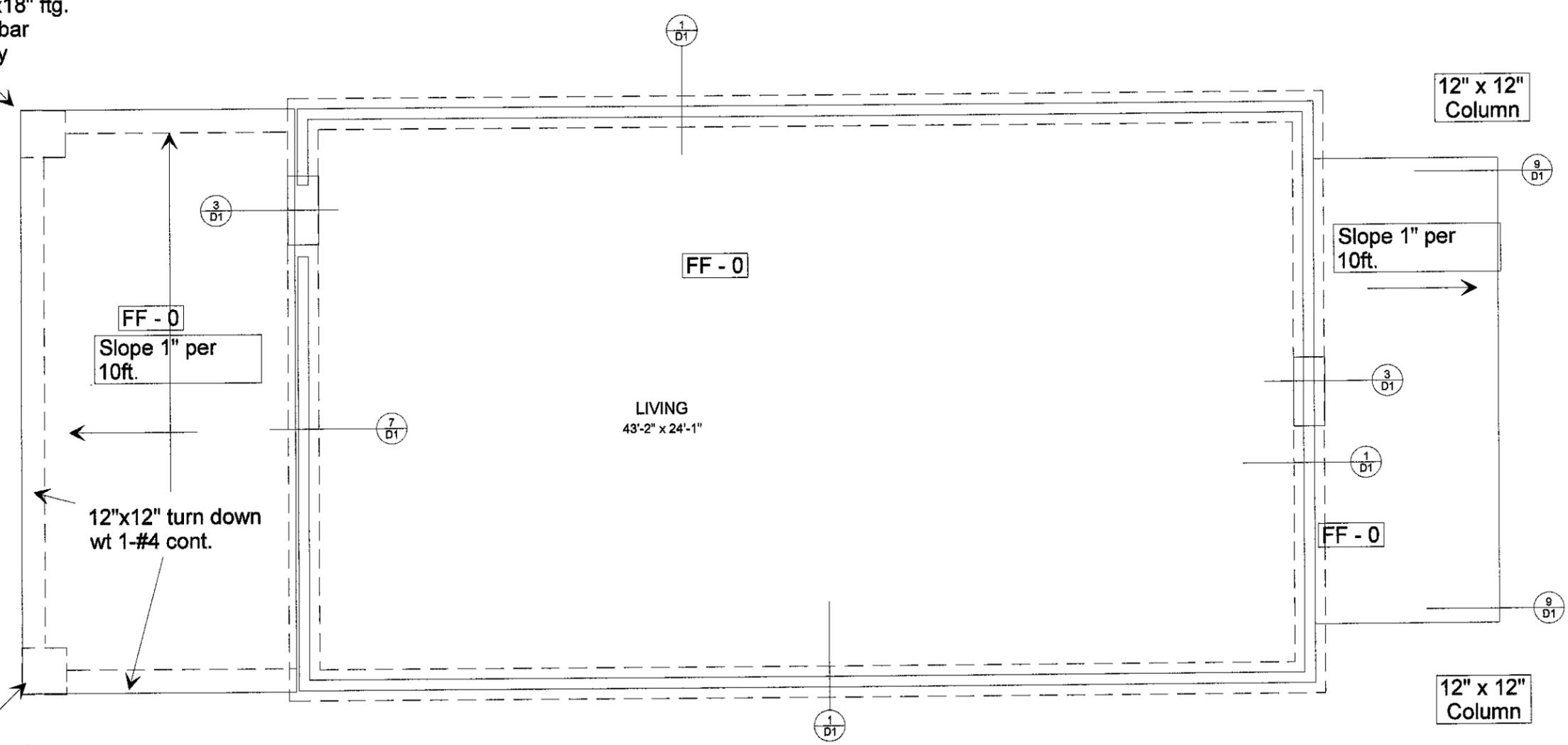
INDEX AND GENERAL NOTES

Sheet #

G1

24"x24"x18" ftg.
2 - #4 rebar
each way

24"x24"x18" ftg.
2 - #4 rebar each way
wt 2-#4 verts grout solid
12"x12" block column



FOR FOUNDATION SEE GENERAL NOTES

Sidewalks, landings, AC pad, and driveways - SEE SITE PLAN

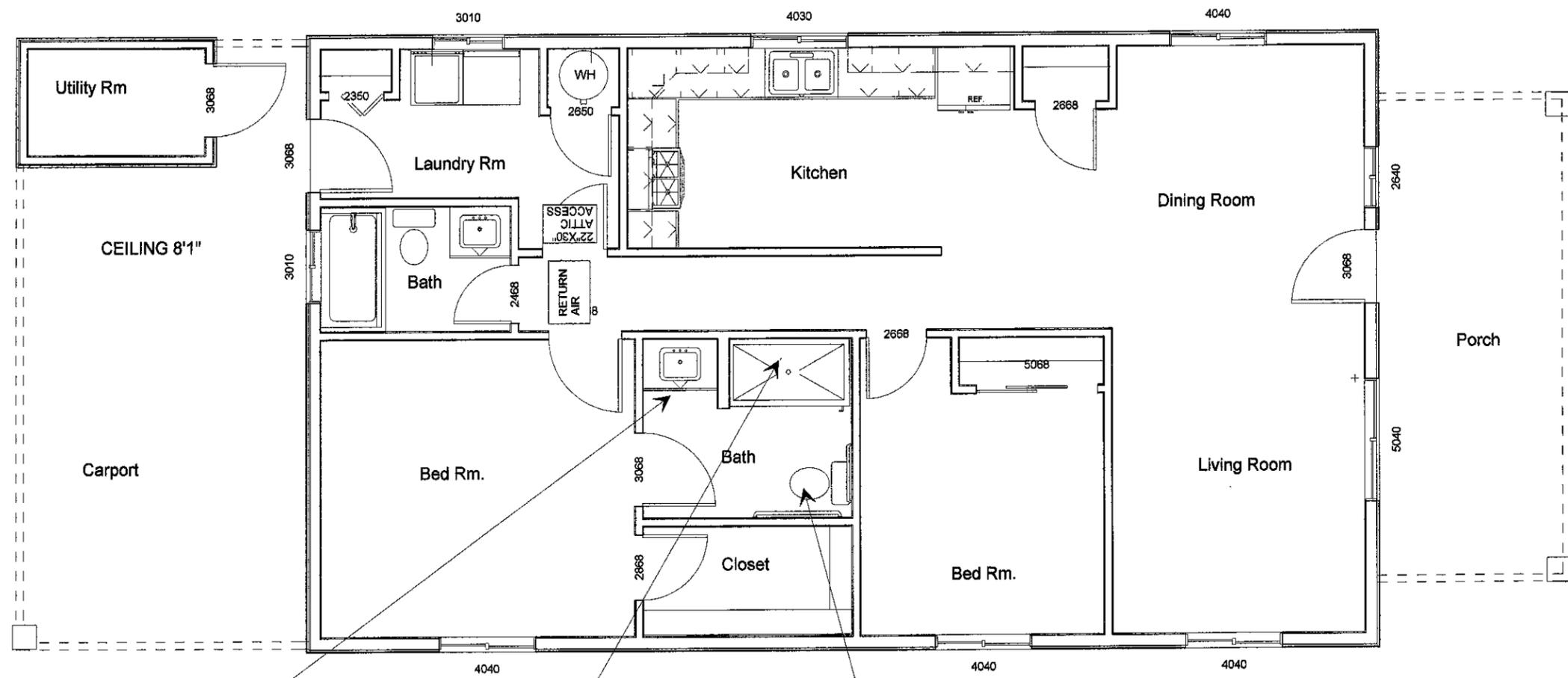
FOUNDATION PLAN

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Sheet #
A1



VANITY OPEN UNDER COUNTER TOP FOR ADA ACCESS. WRAP DRAIN AND SERVICE LINES.

ADA BARRIER FREE SHOWER WITH FOLD DOWN SEAT, GRAB BARS, FLEX LINE SHOWER HEAD INSTALL PER ADA SPECIFICATIONS

ADA COMMUNE WITH GRAB BARS

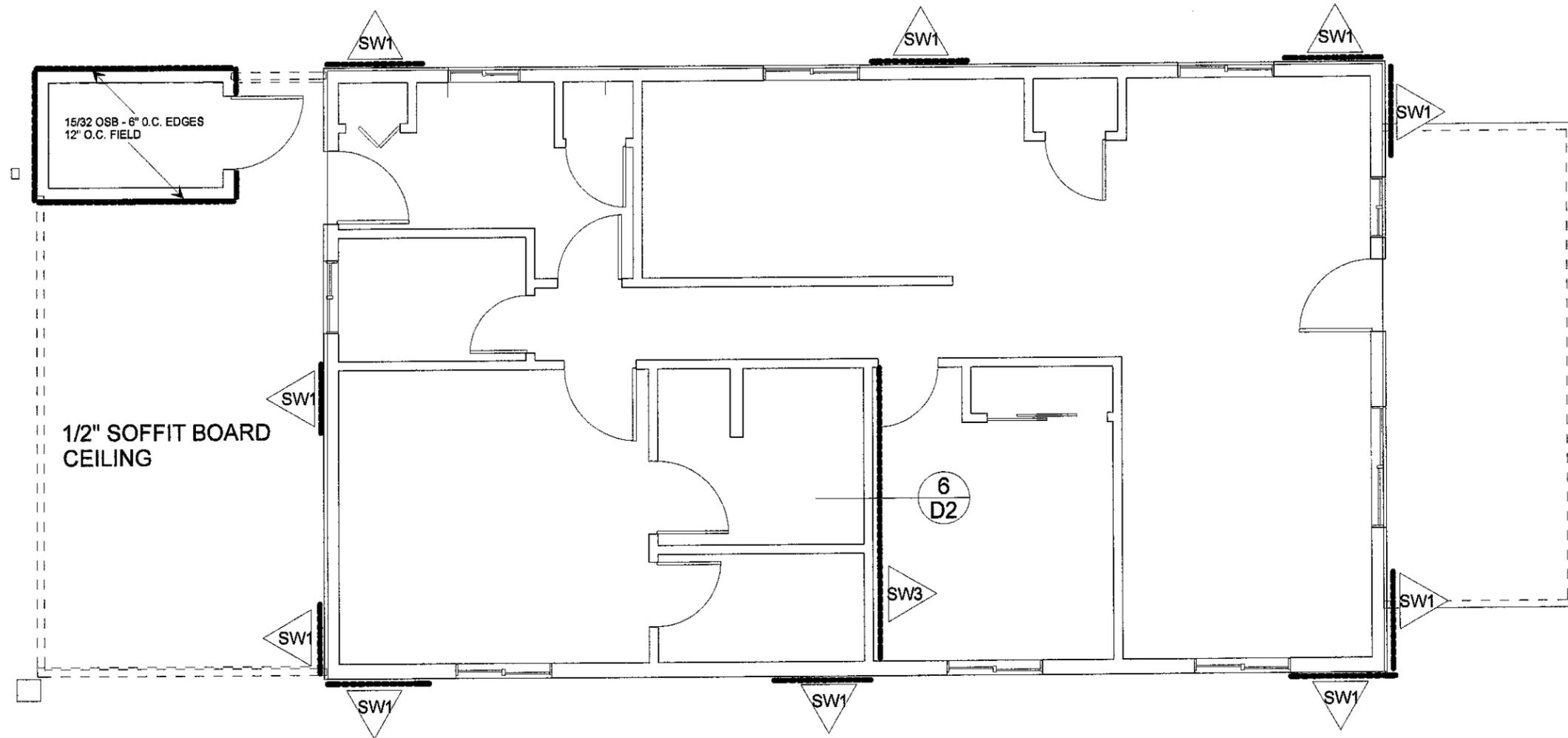
FLOOR PLAN

CASA GRANDE HOUSING REHAB

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Sheet #
A2



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Sheet #

A4

WALL BRACING SCHEDULE

- 1 15/32 OSB 4' WIDE, NAILED 6" O.C. ALL EDGES, 12" O.C. FIELD
- 2 1/2" DRYWALL MIN. 4' WIDE BOTH SIDES NAILED 7" O.C ALL EDGES AND FIELD
- 3 1/2" DRYWALL MIN. 8' NAILED 7" O.C. ALL EDGES AND FIELD
- 4 5/8" DRYWALL MIN. 8' NAILED 7" O.C. ALL EDGES AND FIELD

NOTE
Ceiling drywall to be approved ceiling board

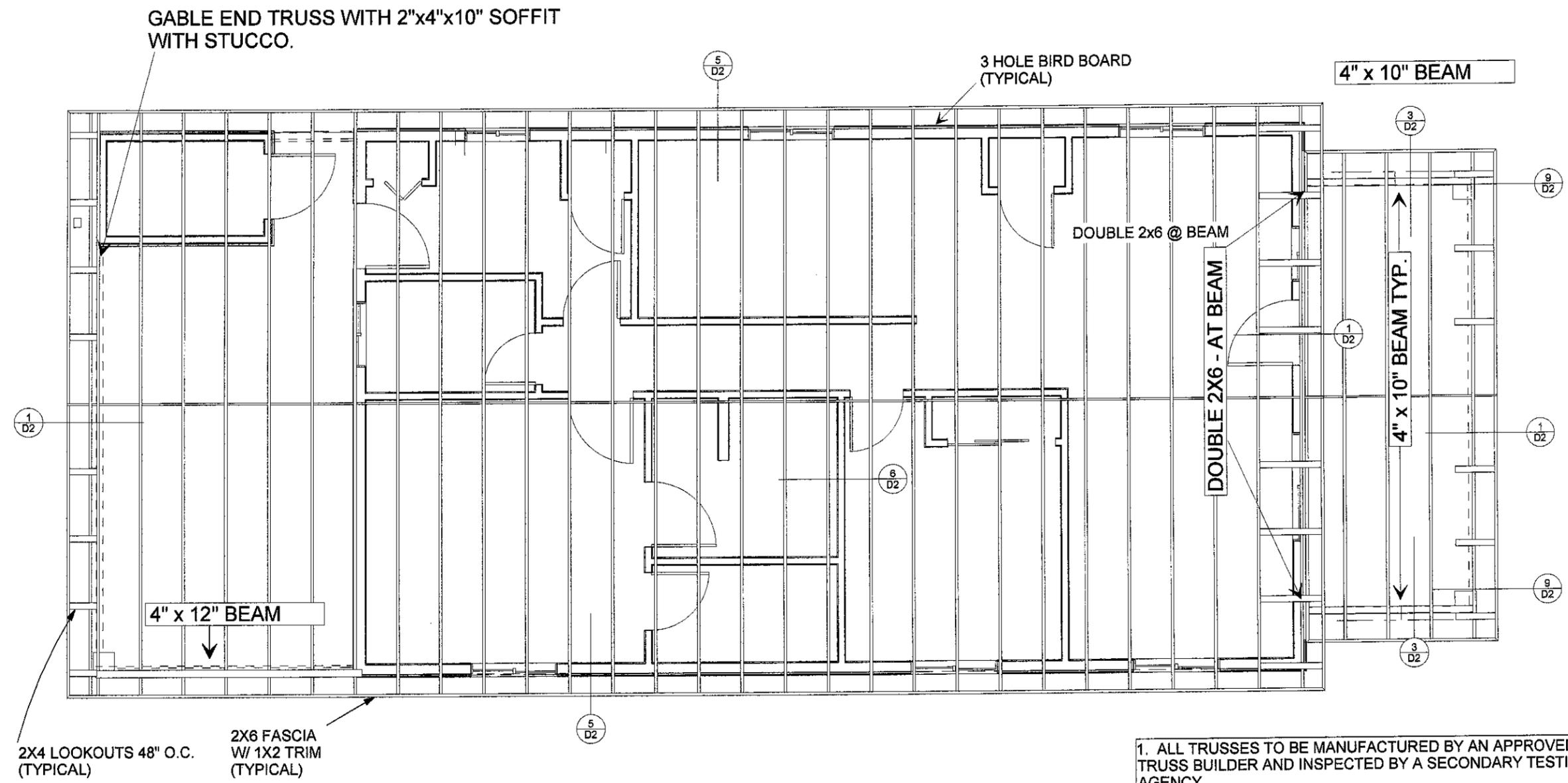
WALL BRACING PLAN

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Sheet #
A5



ATTIC VENTING:

TOTAL ATTIC SPACE = 1574
 TOTAL VENTING REQUIRED =
 1574 / 300 = 5.2 SF.
 VENTING PROVIDED =
 HIGH VENTING =
 1 - 8' TRIVENT 5/12 PITCH =
 1 X 1.96 SF = 1.98 SF
 2- 16" Octagon x .68 SF = 1.36 SF
 Total upper 3.34 SF
 LOW VENTING =
 52 - 3 (2") HOLE BIRD BOARDS
 = 46 X 0.044 = 2.29 SF
 TOTAL PROVIDED = 5.63 SF

1. 3 (2") HOLE BIRD BOARDS TO BE USED AS BLOCKING BETWEEN TRUSSES TYPICAL.
2. BIRD BOARDS USED AS LOWER VENTING MUST HAVE BAFFLES WITH 1" AIR GAP INSTALLED TO PROTECT FROM ATTIC INSULATION.

LOADING

*D.L. 20
L.L. 20
40 TOTAL*

NOTE
 All exterior wall are to be 2 x 6, 16" O.C. wt double top plates.
 All interior walls are to be 2 x 4, 24" O.C.
 All Headers to be 4x6 or double 2x6
 Beams - See Plan

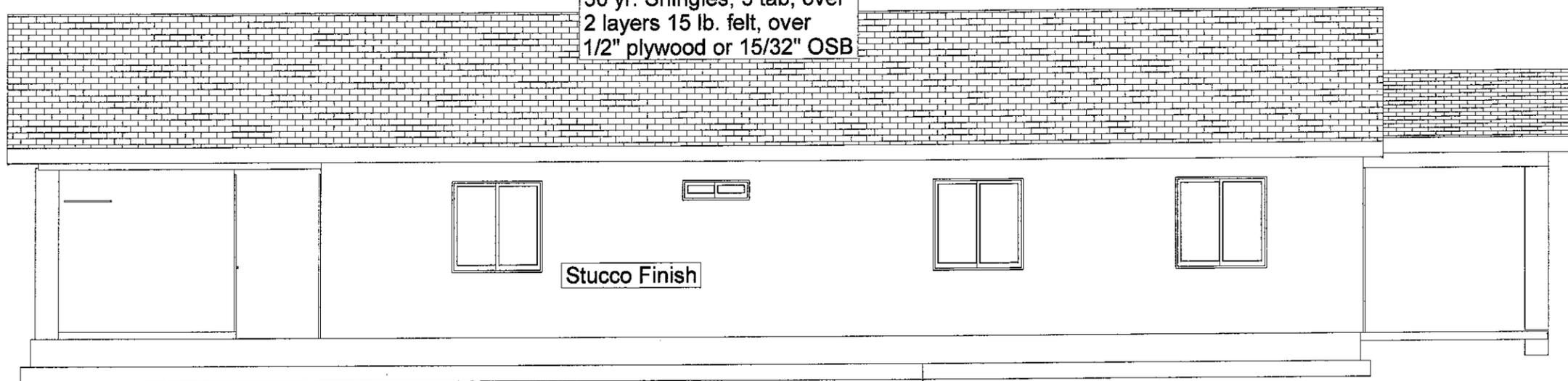
NOTE
 See elevation plan for attic vent sizes.

1. ALL TRUSSES TO BE MANUFACTURED BY AN APPROVED TRUSS BUILDER AND INSPECTED BY A SECONDARY TESTING AGENCY.
2. ALL TRUSSES ARE TO BE DESIGNED BY ARIZONA REGISTERED ENGINEER.
3. PROVIDE ENDANGERED DRAWINGS AND CALCULATIONS FOR INSPECTION.
4. PROVIDE ALL BRACING AS REQUIRED BY TRUSS MANUFACTURER.
5. ALL HEADERS TO BE 2-2X6 UNLESS NOTED OTHERWISE BY BEAM SIZE.
6. ALL CONVENTIONAL FRAMING TO BE HEM FIR #2 OR BETTER.
7. ALL SHEATHING TO BE 15/32" OSB EXCEPT ON EXPOSED AREAS. EXPOSED AREAS TO BE 1/2" CCX.
8. ALL NAILING PER CURRENT CODES.
9. SUBMIT TRUSS LAYOUT AND ENGINEERING TO BUILDING DEPARTMENT PRIOR TO FRAMING INSPECTIONS.

ROOF FRAMING PLAN

13'3" +/-
Ridge

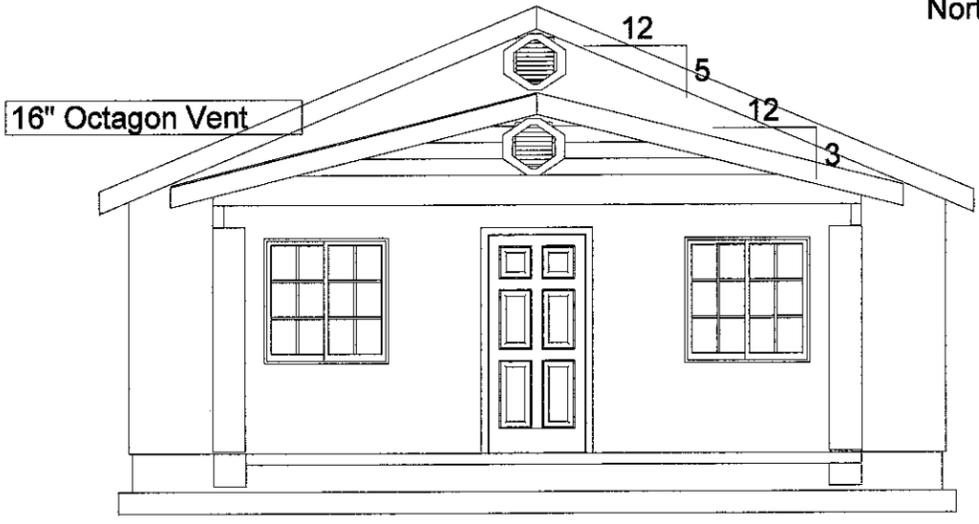
30 yr. Shingles, 3 tab, over
2 layers 15 lb. felt, over
1/2" plywood or 15/32" OSB



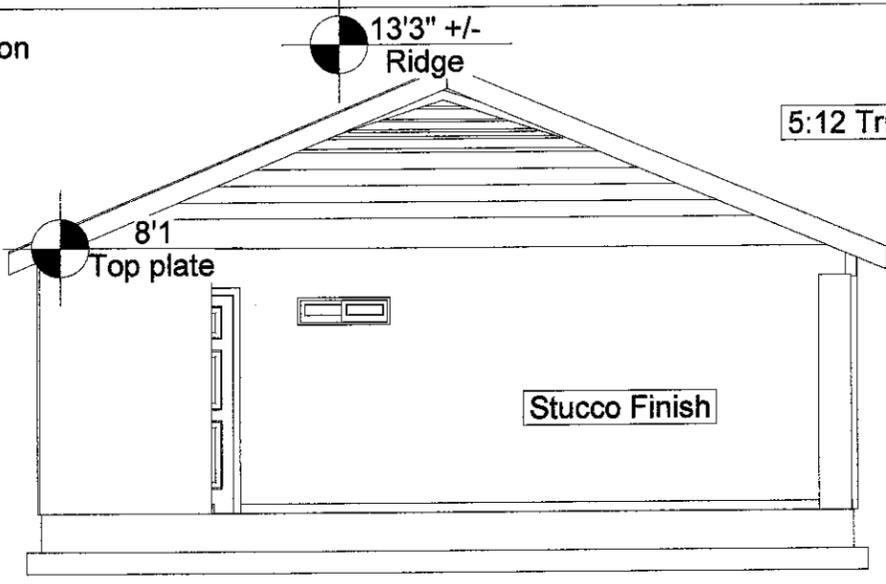
North Elevation

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West Elevation

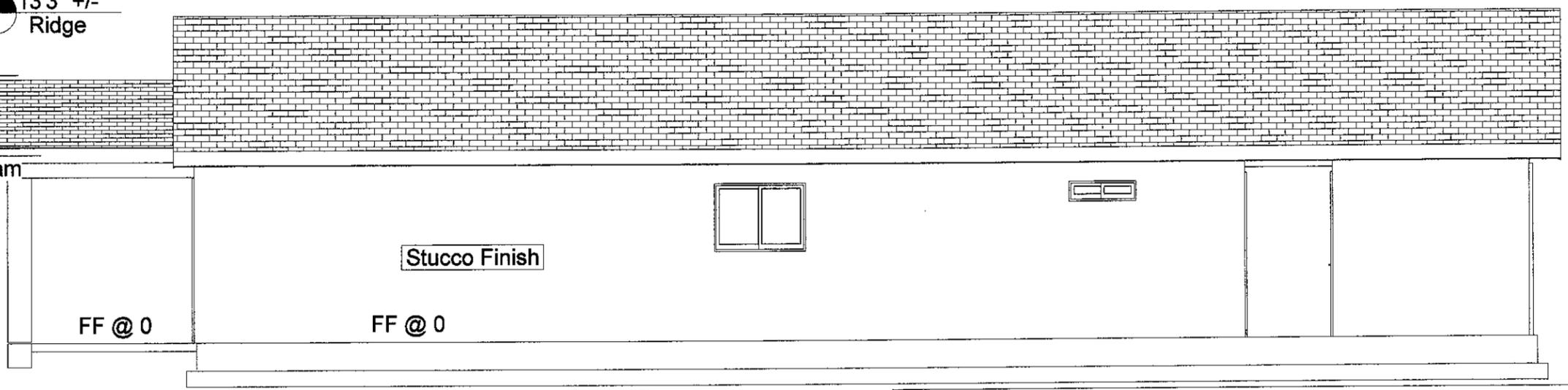


East Elevation

FINISH GRADE = FFE - 6"

Randall
312 N. Cameron Ave.
Casa Grande, AZ 85122

13'3" +/-
Ridge
10" +/-
Ridge
7"6"
Top of Beam



South Elevation

FF to be at least 14"
above top of adjacent
curb.

ELEVATIONS AND SECTIONS

Sheet #
A6

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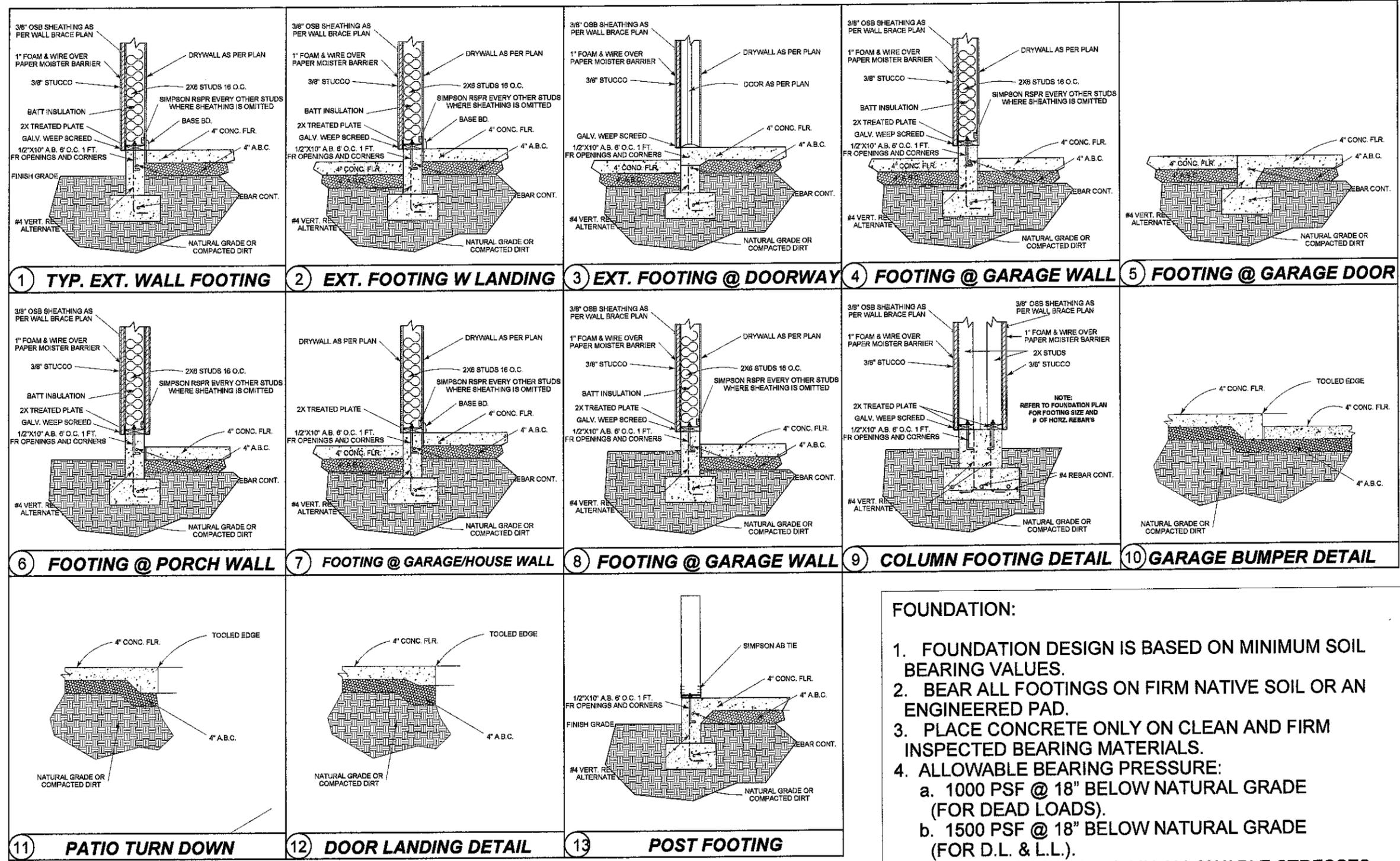
Date: MAY 28, 2013

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Sheet #

D1



TERMITE CONTROL

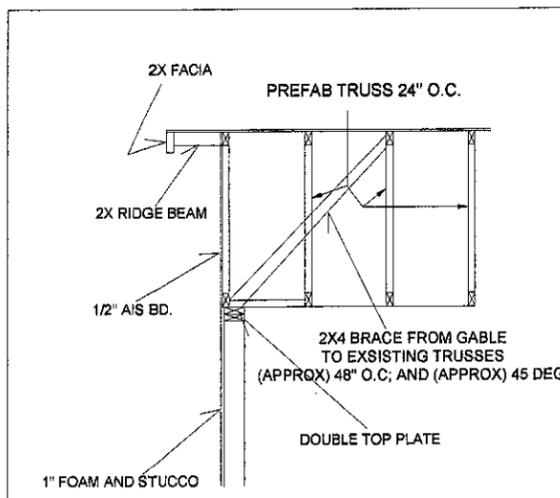
1. ALL SOIL UNDER FOOTINGS AND SLABS ON GRADE SHALL BE TREATED WITH TERMITICIDE BEFORE POURING CONCRETE.
2. TERMITICIDE FINAL GRADE SHALL BE INSTALLED AFTER COMPLETION OF CONSTRUCTION AND AFTER FINAL GRADING OF HOME IS COMPLETED.

NOT TO SCALE

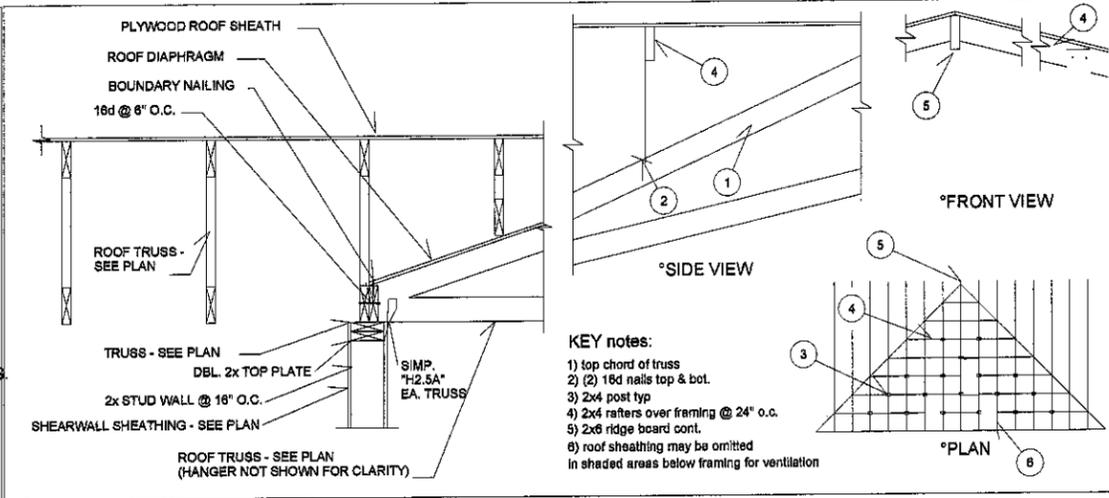
FOUNDATION:

1. FOUNDATION DESIGN IS BASED ON MINIMUM SOIL BEARING VALUES.
2. BEAR ALL FOOTINGS ON FIRM NATIVE SOIL OR AN ENGINEERED PAD.
3. PLACE CONCRETE ONLY ON CLEAN AND FIRM INSPECTED BEARING MATERIALS.
4. ALLOWABLE BEARING PRESSURE:
 - a. 1000 PSF @ 18" BELOW NATURAL GRADE (FOR DEAD LOADS).
 - b. 1500 PSF @ 18" BELOW NATURAL GRADE (FOR D.L. & L.L.).
 - c. ALLOW 1/3 INCREASE IN ALLOWABLE STRESSES FOR TOE PRESSURES ON ECCENTRICALLY LOADED FOUNDATIONS OR FOUNDATIONS SUBJECT TO OVERTURNING LOADS.
5. BOTTOM OF ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL 18" BELOW NATURAL GRADE EXTERIOR AND 12" INTERIOR.

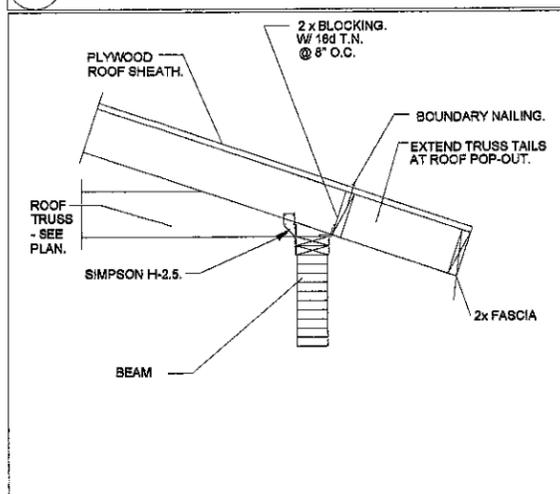
FOUNDATION DETAILS



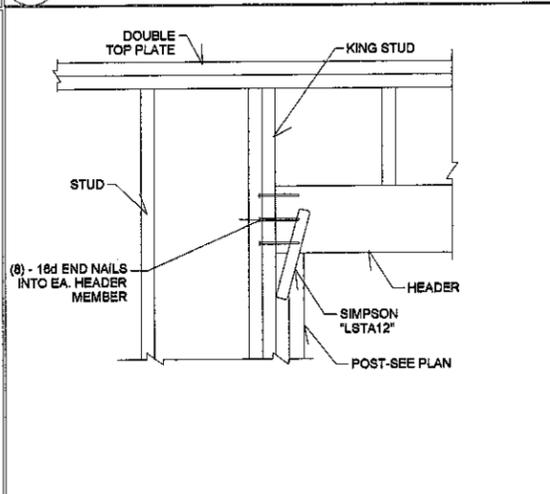
1 GABLE END BRACING



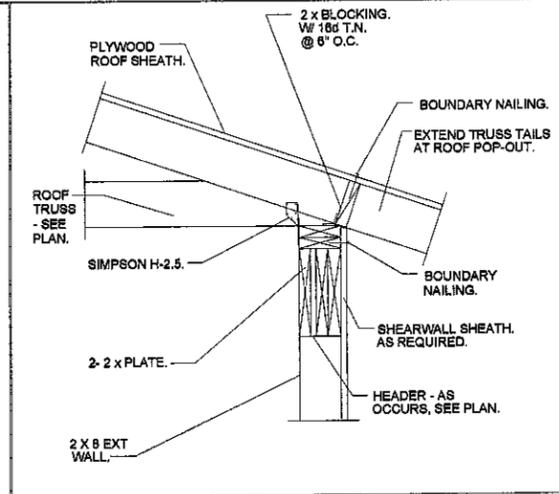
2 INTERSECTING TRUSSES/VALLEY



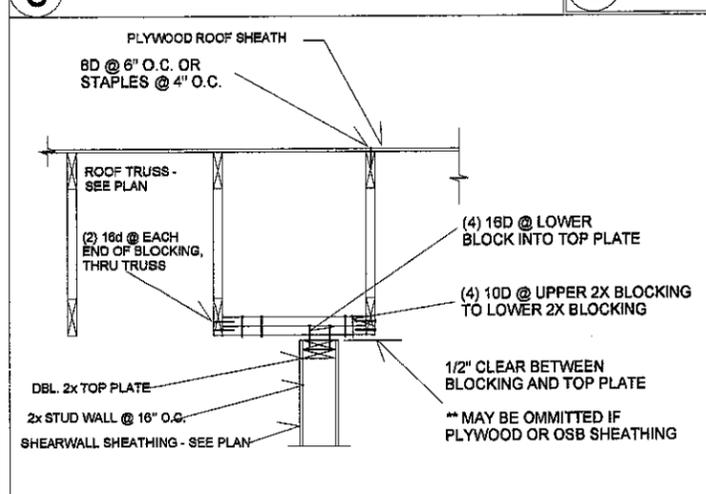
3 ROOF TRUSS TO BEAM



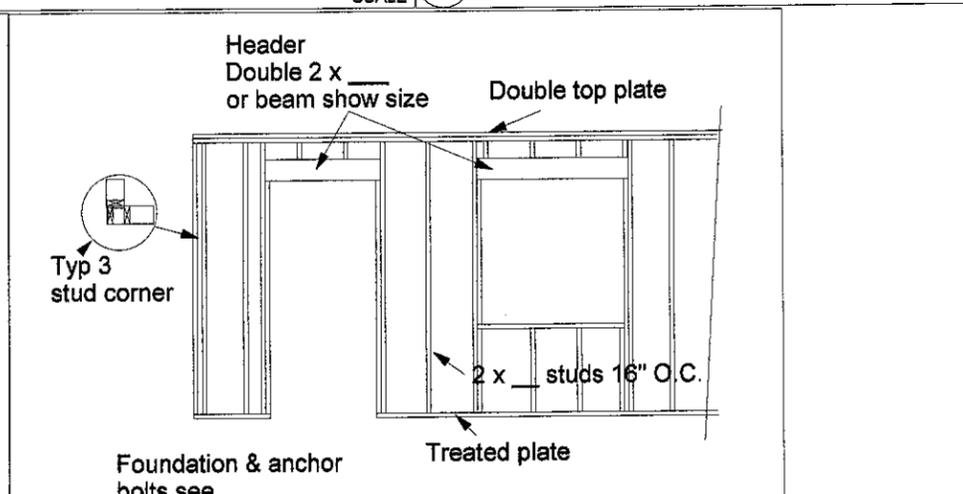
4 GARAGE DOOR BEAM BEARING



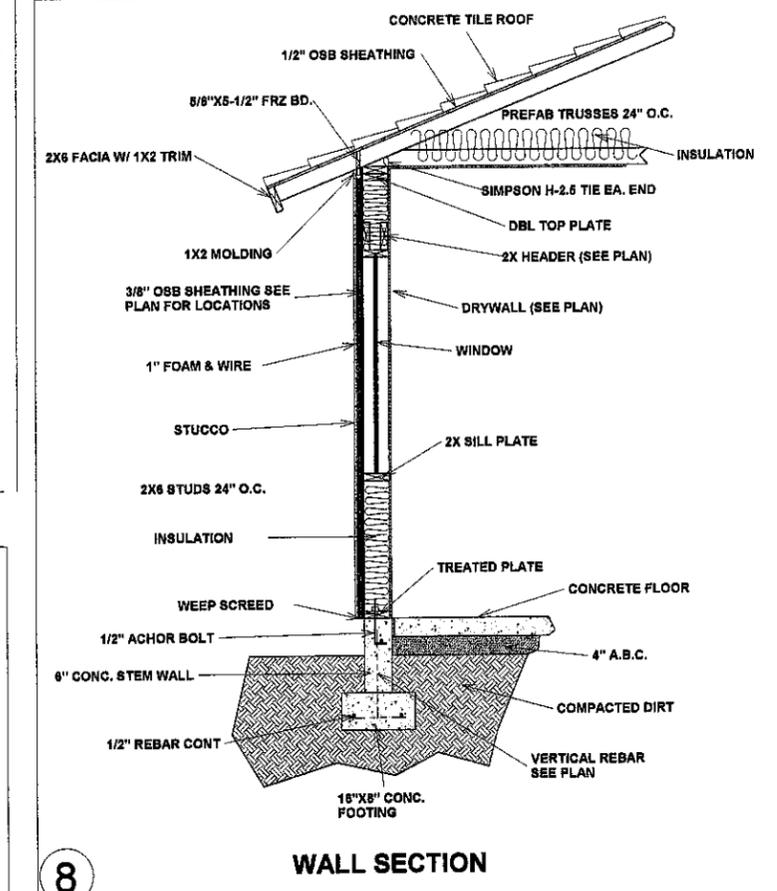
5 ROOF TRUSS TO WALL



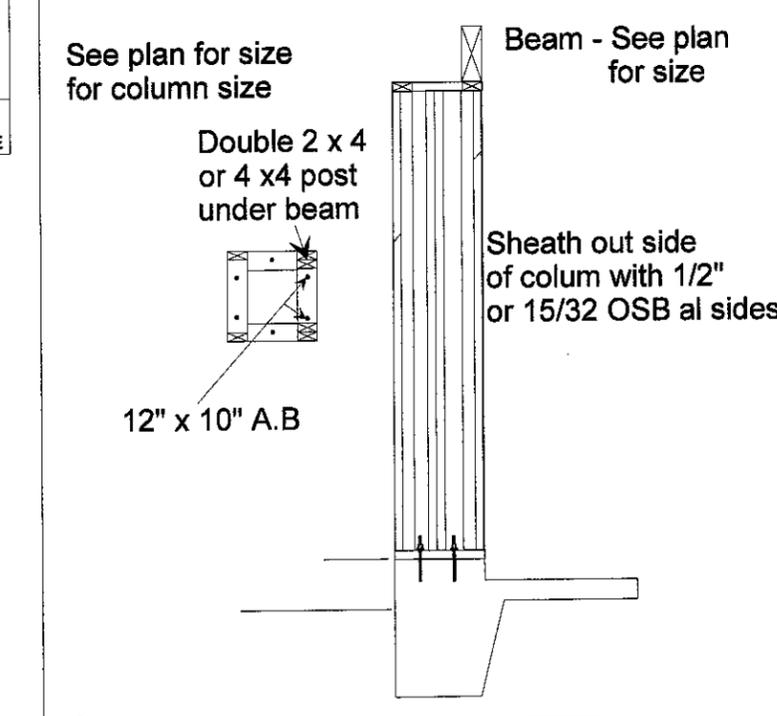
6 SHEAR TRANSFER CONNECTION PARALLEL TO ROOF FRAMING



7 Typ 3 stud corner



8 WALL SECTION



9 FRAME BOX COLUMN

FRAMING DETAILS

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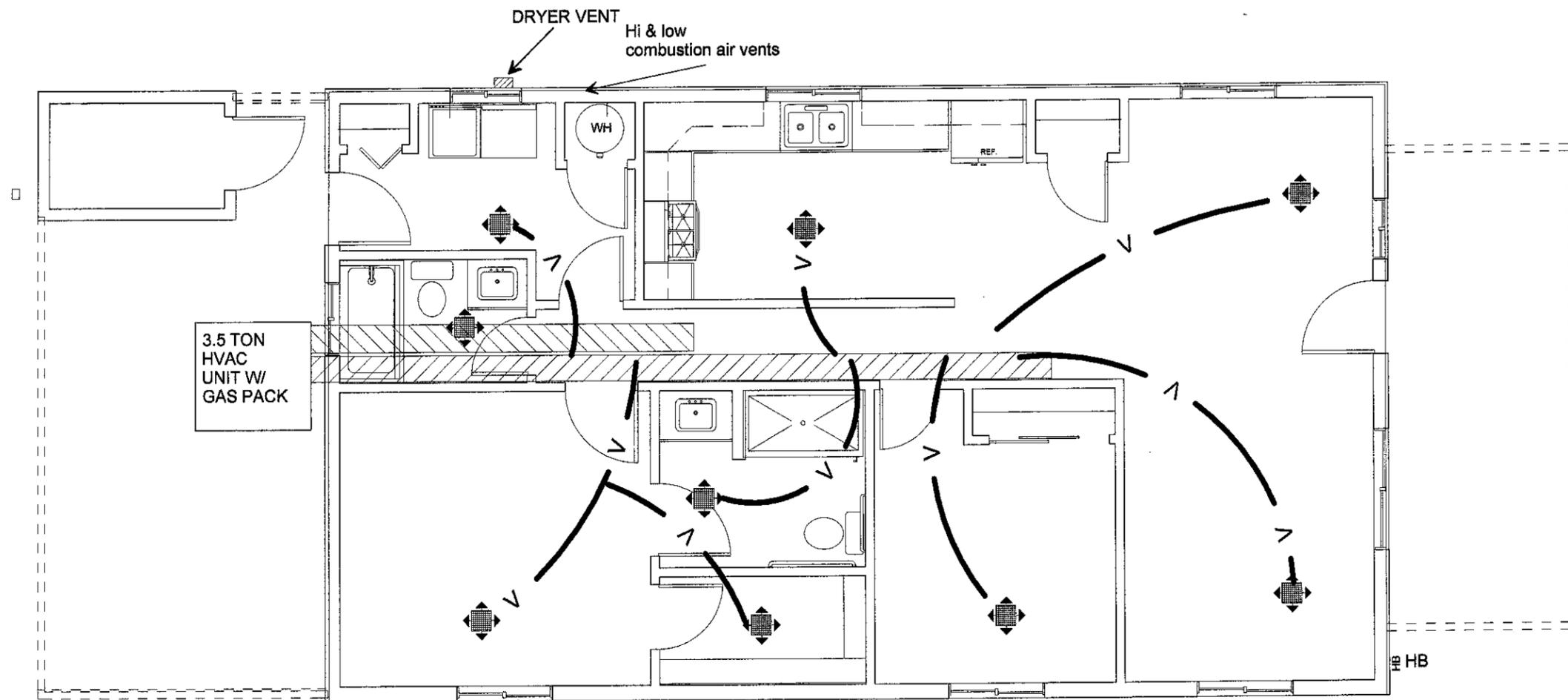
Sheet # **D2**

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Sheet #
M1



HVAC NOTES:

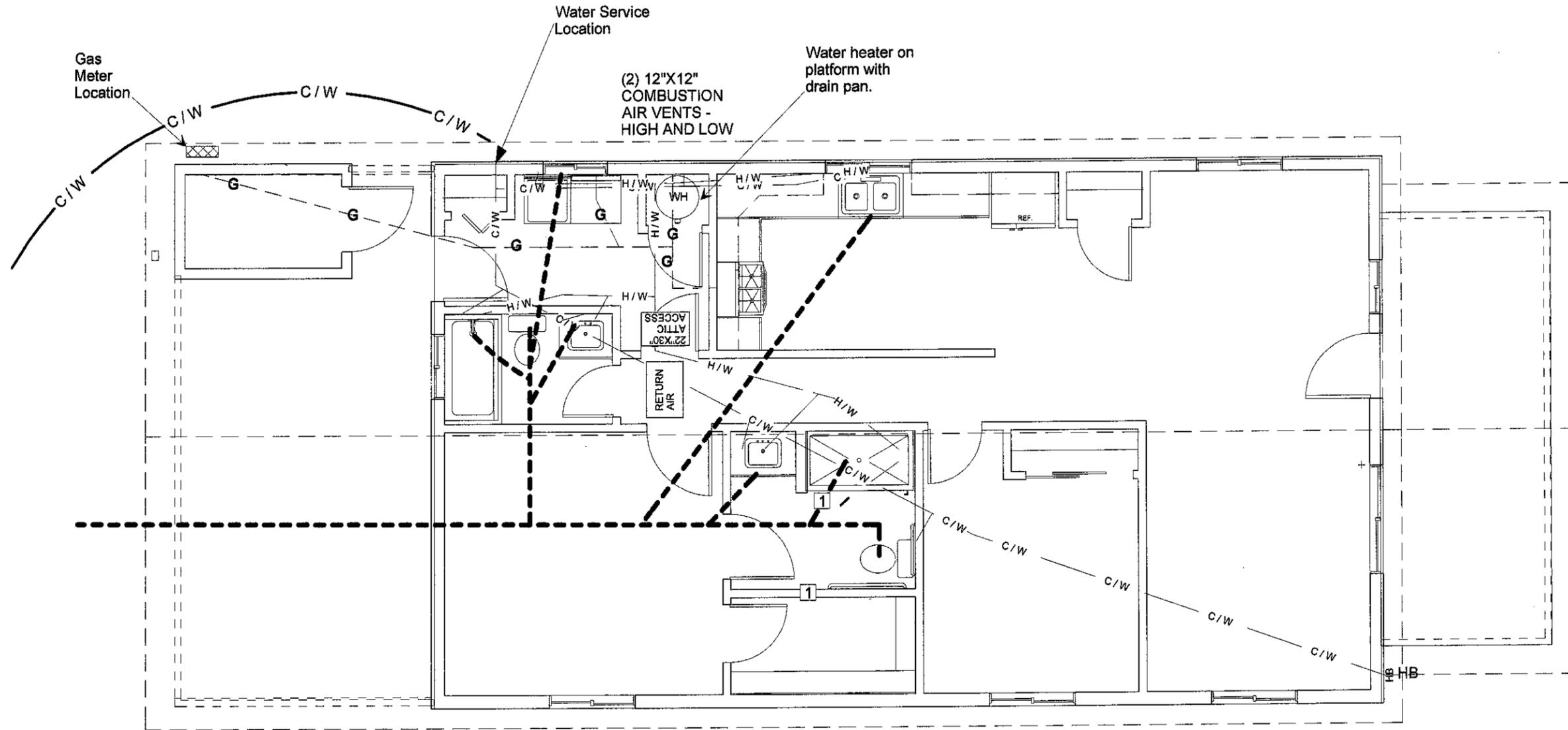
1. CLEARANCES FROM COMBUSTABLE MATERIALS FOR GAS FIRED FURNACES MUST BE AS SPECIFIED IN MANUFACTURERS INSTALLATION INSTRUCTIONS OR CURRENT CODE.
2. ATTIC ACCESS OPENING MUST BE 22"X30".
3. ALL CONSTRUCTION SHALL COMPLY WITH 2003 IRC, 2003 IPC, 2003 IMC, AND 2005 NEC.

THIS DRAWING IS ONLY TO ASSIST THE HVAC CONTRACTOR. AIR HANDLERS, COMPRESSORS, AND ALL REGISTERS MAY CHANGE BY THE HVAC CONTRACTOR SO THAT THE MAXIMUM AIR FLOW AND EFFICIENCY CAN BE ACHIEVED

NOTE: SEE GENERAL NOTES

MECHANICAL PLAN

FOR UTILITY LOCATIONS SEE PLOT PLAN



- SEWER LINE
- C/W --- COLD WATER
- HOT WATER
- G --- GAS LINE

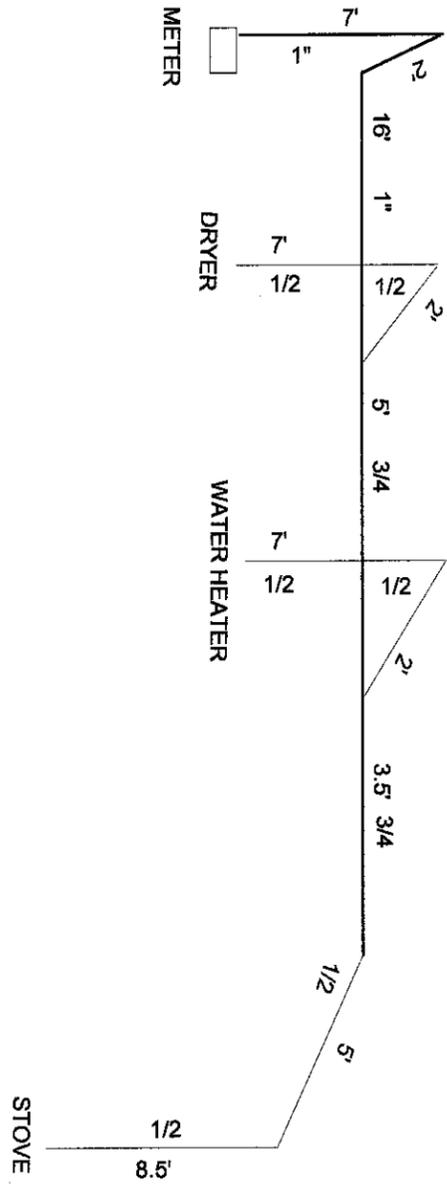
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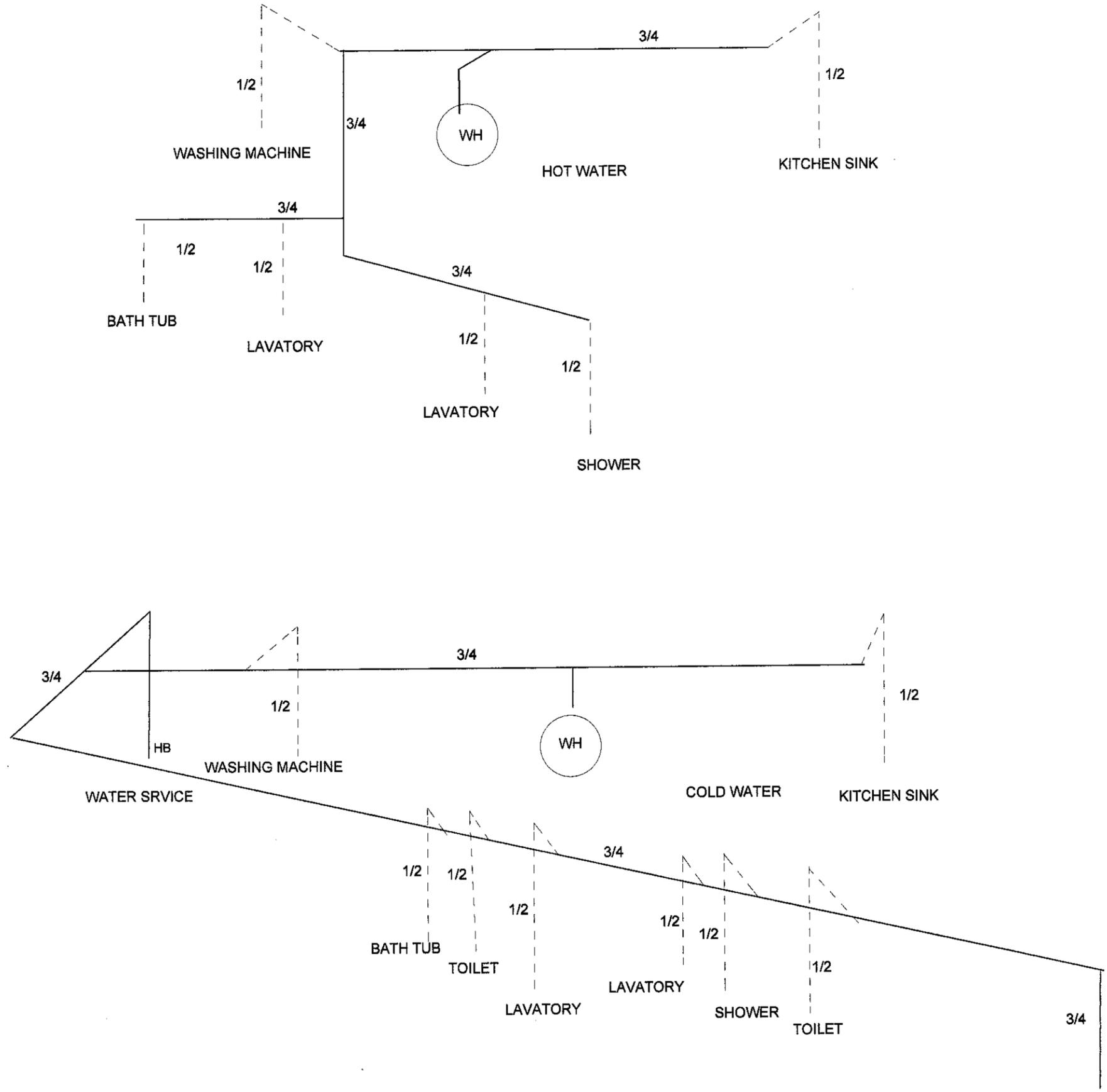
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Sheet #
P1

PLUMBING PLAN



GAS ISOMETRIC



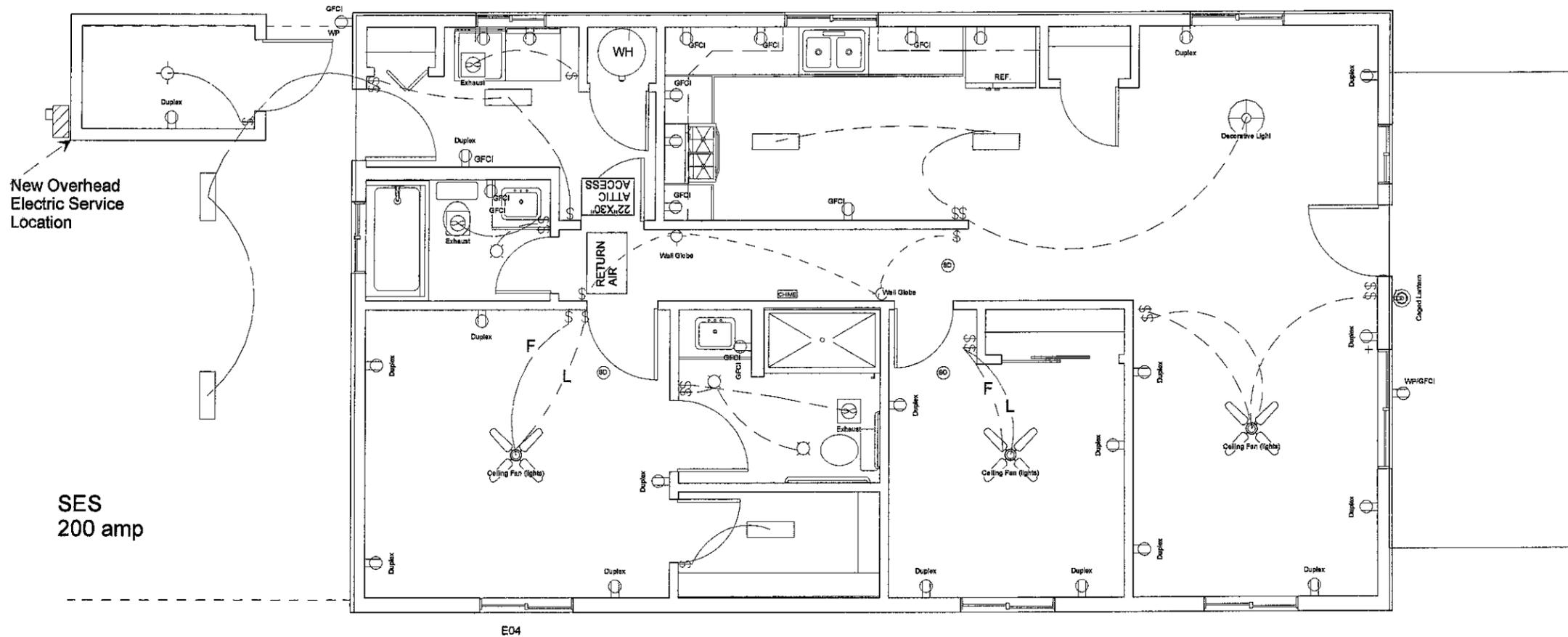
PLUMBING SCHEMATIC

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P2



New Overhead
Electric Service
Location

SES
200 amp

NOTE: GENERAL NOTES

1. COPPER WIRE FOR ALL CIRCUITS
2. ARC FAULT BREAKERS FOR BEDROOM CIRCUITS
3. GFCI RECEPTACLES IN KITCHEN
4. GFCI RECEPTACLES IN BATHROOM
5. OUTSIDE RECEPTACLES GFCI PROTECTED
6. SMOKE DETECTOR IN EACH BEDROOM AND HALLWAY BEFORE BEDROOM

PER: 2005 NATIONAL
ELECTRICAL CODE

ELECTRICAL PLAN

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E1

ALL CONSTRUCTION TO COMPLY WITH
2003 IRC

REFER TO PLOT PLAN FOR LOCATION OF
DRIVEWAY, SIDEWALKS AND ENTRY WALKS.

AC PADS TO BE DETERMINED BY
HVAC CONTRACTOR

FOUNDATION NOTES

1. SLAB TO BE 4" CONCRETE OVER 4" AGGREGATE BASE COMPOUND (ABC) OVER TERMITE TREATED SOIL.
2. ALL UNDERSLAB AREAS & FOUNDATION SHALL BE CHEMICALLY TREATED FOR TERMITES BY ARIZONA LICENSED APPLICATOR (PCBO).
3. CONCRETE CONTRACTOR TO PROVIDE TERMITE TREATMENT CERTIFICATE PROVIDED BY TERMITE TREATMENT COMPANY.
4. PROVIDE 1/2"X10" ANCHOR BOLTS @ 6' O.C. AND 1" FROM OPENINGS AND CORNERS.
5. A MINIMUM OF 2 ANCHOR BOLTS ARE REQUIRED ON WALLS LESS THAN 6' IN LENGTH.
6. ANY WALL WIDER THAN 6" MUST HAVE DOUBLE ROW OF ANCHOR BOLTS TO ACCOMMODATE TWO PARALLEL WALLS.
7. ANCHOR BOLT SPACING MAY VARY AS PER FOOTING SCHEDULE.
8. ALL PATIOS TO SLOPE APPROXIMATELY 1" PER 10'.

TERMITE CONTROL:

1. ALL SOIL UNDER FOOTINGS AND SLABS ON GRADE SHALL BE TREATED WITH TERMITE POISON BEFOR POURING CONCRETE.
- CONCRETE:
1. CONCRETE QUALITY TO CONFORM TO ACI-301 AND ACI-318.
 2. USE REGULAR WEIGHT CONCRETE WITH TYPE 1 OR 2 CEMENT PER ASTM c150 AGGREGATE/ ASTM c33 AND POTABLE WATER.
 3. MINIMUM 28 DAY COMPRESSIVE STRENGTH 2500 PSI.
 4. MAXIMUM SLUMP 5".
 5. DO NOT USE ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED.
 6. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.
 7. ALL EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED, BEVLED, OR ROUNDED.
 8. WAIT 48 HOURS BETWEEN ADJACENT CONCRETE CASTINGS.
 9. NON SHRINK CEMENT GROUT SHALL BE NON METALLIC HIGH STRENGTH OF 4000 PSI.

REINFORCING:

1. DEFORMED BARS SHALL CONFORM TO ASTM-615 GRADE 60.
2. CONCRETE COVERAGE FOR REINFORCING BARS SHALL BE AS FOLLOWS"
 - A. UNIFORMED CONCRETE IN CONTACT WITH EARTH 3"
 - B. FORMED CONCRETE IN CONTACT WITH EARTH 2".
3. LAP SPICE LENGTHS SHALL BE 40 BAR DIAMETERS MINIMUM UON
4. DOWEL ALL VERTICALS REINFORCED TO FOUNDATIONS.
5. SECURLY TIE AND SUPPORT ALL REINFORCING STEEL IN PLACE BEFORE PLACING CONCRETE OR GROUT.
6. REINFORCED PLACEMENT BAR BENDS AND STANDARD HOOKS SHALL COMPLY WITH ACI-317 AND CRSI STANDARDS.

WOOD:

1. GENERAL:
 - A. COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARDS, LATEST EDITION.
 - B. EACH PIECE OF LUMBER SHALL BEAR THE GRADE STAMP OF A GRADING RULES APPROVED AGENCY.
 - C. EACH PIECE OF LUMBER IN PLACE SHALL BE OF GRADE SPECIFIED OR BETTER.
 - D. DO NOT NOTCHOR DRILL JOIST, BEAMS RO LOAD BEARING STUDS WITH OUT APPROVAL.
 - E. DOUBLE FLOOR JOIST UNDER PARALLEL PARTITIONS.
 - F. PROVIDE METAL OR 1X3 WOOD CROSS BRACING AT MID SPAN WHEN JOIST EXCEED DEPTH OF 10"
 - G. PROVIDE 2X BLOCKING AT JOIST BEARING SUPPORTS.
 - H. PROVIDE FIRESTOPS AS FOLLOWS.
 1. IN CONCEALED SPACES IN WALLS A FURRED SPACES AND SOFFITS AT FLOOR AND CEILING LEVELS.
 2. IN OPENINGS AROUD VENTS, CHIMINEYS, AND FIREPLACES AT FLOOR AND CEILING LEVELS.
 3. IN CONCEALED SPACES BETWEEN WALL STUDS AT STAIRS IN LINE WITH STRINGERS.
 - I. USE PRESSURE TREATED WOOD AT ALL SILL PLATES.
 - J. ATTIC ACCESS SHALL BE MIM 22"X30" WITH MIM DEPTH OF HEAD ROOM AT 30" FROM ACCESS.
 - K. WINDOWS SHALLBE OPENABLE WITH OUT SPECIAL TOOLS, KNOWLEDGE, EFFORT OR KEY.

CONNECTIONS

- A. SEE TABLE R602.3(1) FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS
- B. MAKE FRAMED CONNECTIONS WITH APPROVED FRAMING ANCHORS ON EACH SIDE OF JOIST HANGERS BY SIMPSON OR EQUAL.
- C. NAIL PLYWOOD WITH 8D COMMOM NAILS AT 6" SPACING AT ADGES AND BOUNDARIES AND 12" SPACING IN FEILD.
- D. PROVIDE STANDARD WASHERS AT BOLTS INWOOD WITHOUT STEEL PLATES.
- E. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO FOUNDATION WITH ANCHOR BOLTS NOT LESS THE 1/2" DIAMETER, EMBEDDED AT LEAST 7" INTO CONCRETE OR REINFORCED MASONARY UNIT.
- F. CENTERS OF ALL ANCHOR BOLTS SHALL BE WITH IN 1/2" OF THE CENTER LINE OF 2X4 WOOD PLATES OR SILLS, AND 1" OF THE CENTER OF 2X6 OR LARGER PLATES OR SILLS . IF ANY OF THE BOLTS ARE CLOSER TO THE EDGE THEN SPECIFIED AN EXP BOLTS MAY BE USED WITH IN 12" OF SAID BOLT.
- G. ANCHOR BOLTS FOR FOUNDATION PLATES OF SILLS SHALL E SPACED NO MORE THAN 6' APART
- H. ATTACH ALL BRICK VENEER TO WOOD FRAMING WITH VENEER TIES. SIMPSON BT-R/BTS RO EQUAL AT 16" O.C. EACH WAY.

STRUCTUAL SAWN LUMBER:

- A. JOIST, BEAMS, AND LEDGERS: MUST BE DOUG FIR. #2 OR BETTER.
- B. PLATES AND BLOCKING " HEM FIR STUD GRADE OR BETTER.
- E. COLUMN AND POST #2 DOUG. FIR. OR BETTER.

GLU LAM BEAMS:

- A. WEST COAST DOUTH fb=2400 PSI, E=1.6X10-6 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 EXPOSED CONDITIONS.

ROOF SHEATHING:

- A. 1/2" OSB WITH 8D AT 6" O.C. AT SUPPORTED EDGES (UNBLOCKED) AND 12" IN THE FIELD. OR (1-1/2"X13GA. STAPLES ICBO 3540) CAN BE USED IN LIEU OF NAILS.
- C. STUDS: HEM FIR STUD GRADE AT INT WALLS AND #2 HEM FIR AT EXT.WALLS.

WALL SHEATHING:

- A. 3/8" OSB WITH 8D AT 3" O.C. EDGES AND 12" IN THE FIELD. OR (1-1/2"X13GA. STAPLES ICBO 3540) CAN BE USED IN LIEU OF NAILS.

GLASS:

- A. GLAZING IN LOCATIONS SUBJECT TO HUMAN INPACT SHALL BE INPACT RESISTANT AS DEFINED IN SECTION 2406
 1. ALL GLASS DOORS, INCLUDING DOORS WITH GLASS.
 2. SIDE LIGHTS AND WINDOWS ADJACENT TO DOORS.
 3. GLAZING ADJACENT TO A WALKING SURFACE LESS THE 18" ABOVE.
 4. SHOWER DOORS AND TUB ENCLOSURES.
 5. GLAZING IN BATHROOMS WITH THE LOWER EDGE LESS THAN 56"F.F.F.
 6. MIRRORS/MIRROR DOORS UNLESS ATTACHED DIRECTLY TO WALL, FRAMED OR REINFORCED.
 7. GLAZING WITHIN 24" OF DOOR OPENINGS IRC R308.4

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 AND TERMINATED IN A DOWNWARD POSITION NOT MORE THE 2' OR LESS THEN 6" ABOVE GRADE.
2. ABS OR PVC USED IN DRAIN, WASTE AND VENT SYSTEM SHALL BE SCHEDULE 40.
3. COPPER TUBING USED IN WATER PIPING SHALL BE TYPE M MIN WEIGHT IN THE BUILDING ABOVE SLAB.
4. COPPER TUBING USED IN WATER PIPING BELOW SLABS SHALL BE TYPE L MIN WEIGHT INSALLED WITHOUT JOINTS.
5. GAS FUEL PIPING SHALL E WHOUGHT IRON OR STEEL GALVINIZED OR BLACKK.
6. PLUMBING FIXTURES SHALL BE LOW FLOW FITTINGS AS FOLLOWS:
 - A. WATER CLOSETS-----1.6 GAL/FLUSH MAX.
 - B. SHOWER HEADS-----2.75 GPM MAX.
 - C. LAV AND SINKS-----3.0 GPM MAX.
7. DISHWASHERS SHALL HAVE AIR GAP.
8. LEFT FITTING AT ALL FAUCETS SHALL BE HOT WATER FITTING.

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Drawing By:

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312 N. Cameron Ave.
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GN1

GENERAL NOTES

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2003 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2005 NEC AND 2003 IMC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2003 IRC
ROOF: 40 PSF TOTAL
20 PSF DL
20 PSF LL

SOIL: *2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
FROST DEPTH: *2'-0"
SEISMIC ZONE: C,
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

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

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 6 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

GENERAL TRUSS NOTES

1. ALL TRUSSES TO BE MANUFACTURED BY APPROVED TRUSS BUILDER AND INSPECTED BY A SECONDARY TESTING AGENCY.
2. ALL TRUSSES ARE TO BE ENGINEERED AND STAMP WITH APPROVED SEAL AND SUBMITTED TO BUILDING DIVISION PRIOR TO FRAMING INSPECTION.
3. PROVIDE ALL BRACING AS REQUIRED BY TRUSS ENGINEERING FIRM.
4. ALL HEADER ARE TO BE 2-2X6 UNLESS OTHERWISE NOTED BY BEAM SIZE.
5. ALL CONVENTIONAL FRAMING IS TO BE HEM FIR #2 OR BETTER.
6. ALL SHEATHING IS TO BE 1/2" O.S.B. EXCEPT ON ALL EXPOSED AREAS WHERE 1/2" CCX IS REQUIRED
7. ALL NAILING AS PER 2003 IRC SPECS
8. SUMMIT TRUSS LAYOUT AND ENGINEERING TO BUILDING DEPT. PRIOR TO FRAMING INSPECTIONS

GENERAL MECHANICAL NOTES

NOTES:

1. CLEARANCES FROM COMBUSTIBLE MATERIALS FOR GAS FIRED FURNACES MUST BE AS SPECIFIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. A WORKING PLATFORM MUST NOT BE LESS THAN 30" IN DEPTH ON THE ENTIRE SERVICE SIDE OF THE FURNACE WITH A MIN. HEIGHT OF 30" OF HEAD CLEARANCE.
3. THE ATTIC ACCESS OPENING MUST BE 22"X30" PROVIDED THAT THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THIS OPENING
4. A PERMANENT 120 VOLT RECEPTICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED BY ATTIC ACCESS SHALL BE PROVIDED A PULL CHAIN LIGHT MAY BE USED PROVIDED THAT LIGHT CAN BE TURNED ON AT ATTIC ACCESS AREA.

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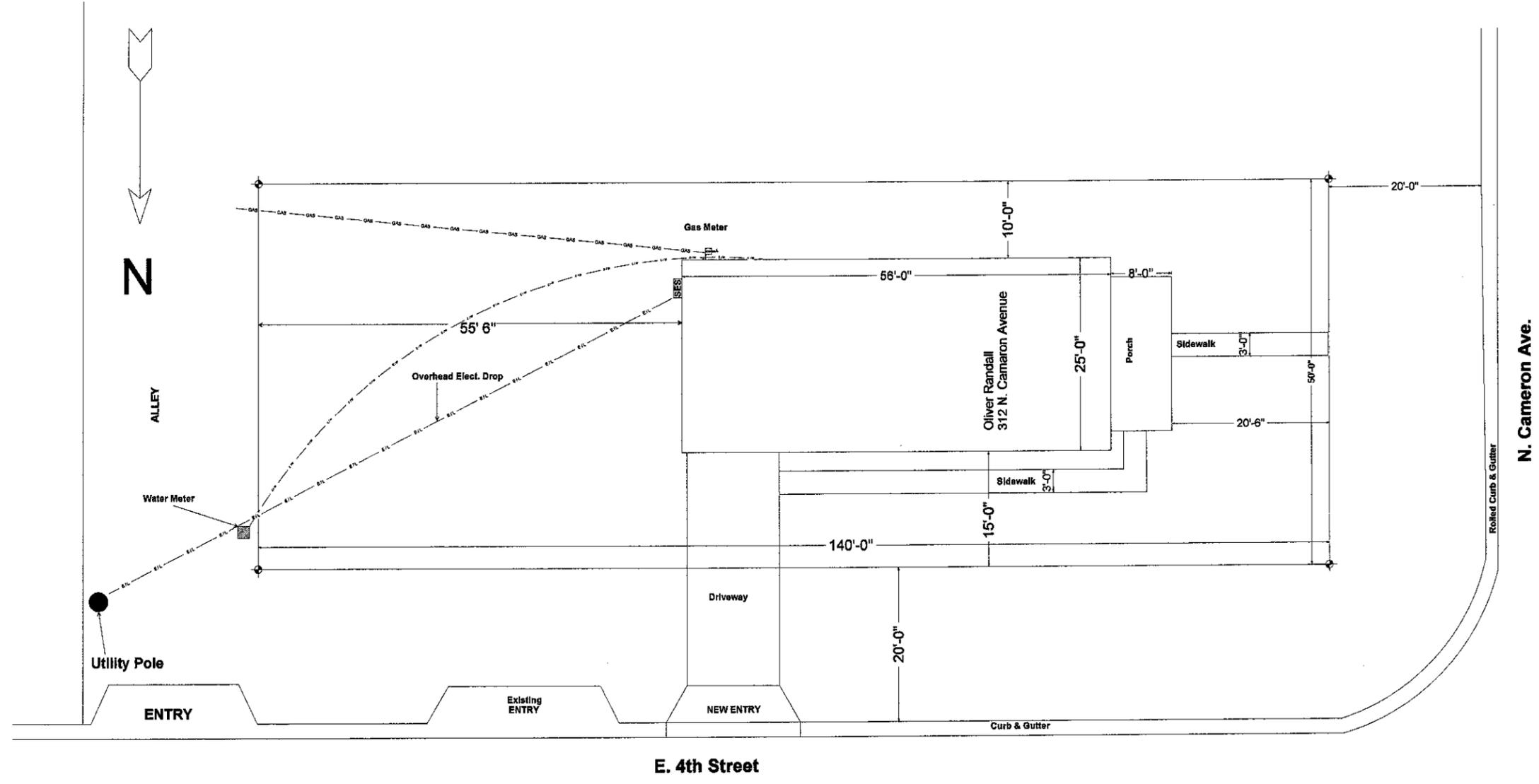
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GENERAL NOTES



PLOT PLAN

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