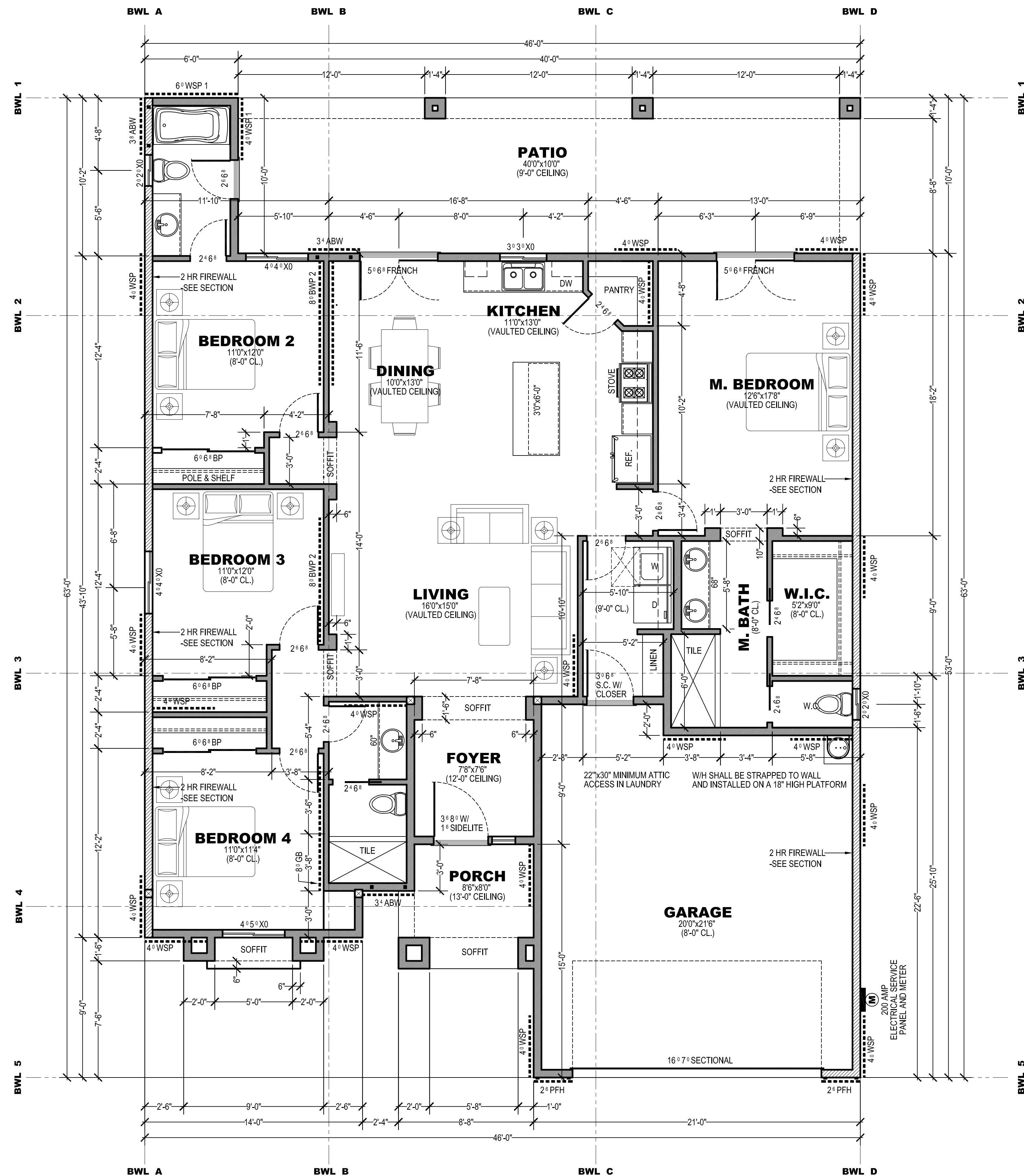


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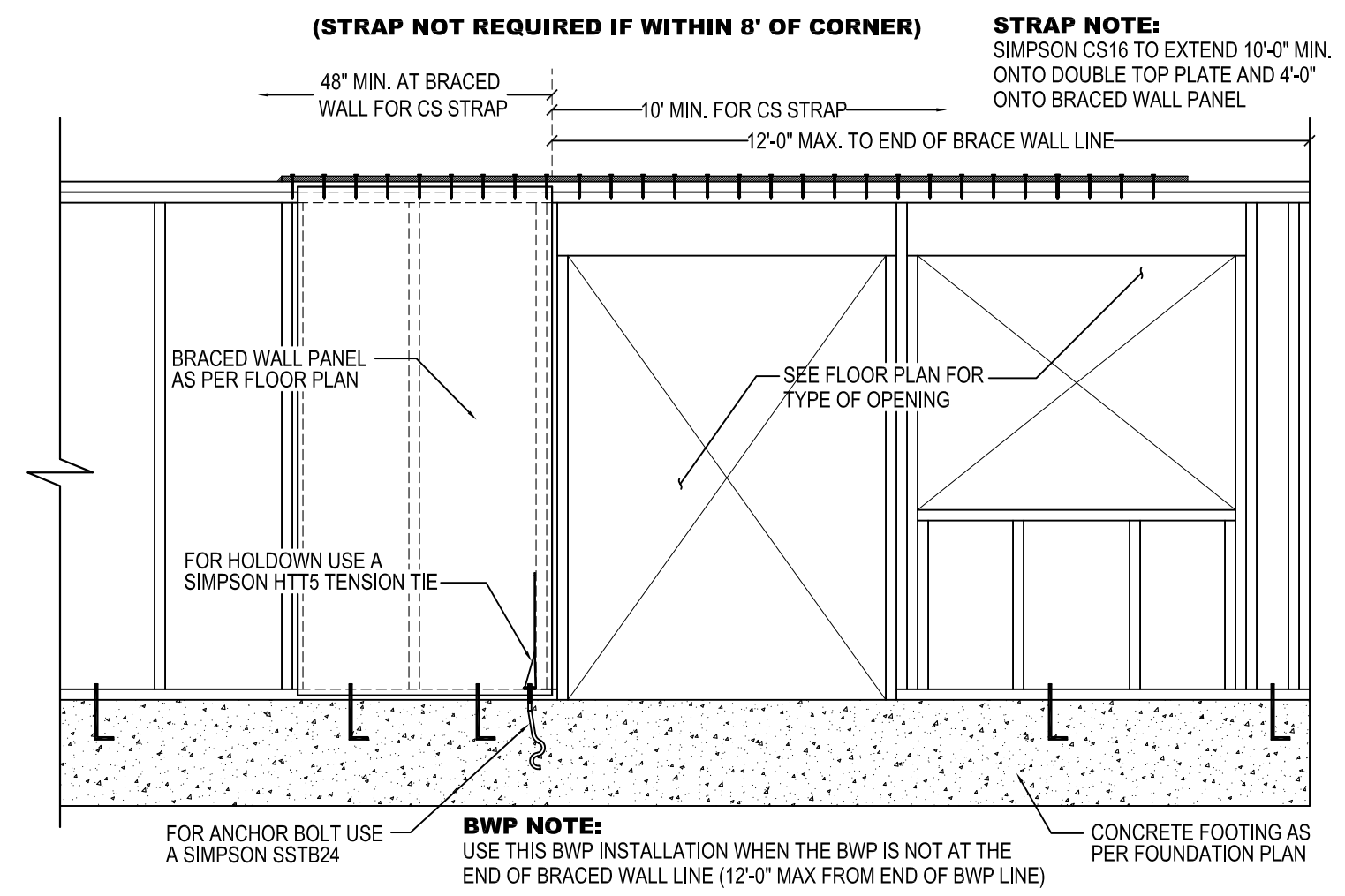
FLOOR PLAN

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

SQUARE FOOTAGE	
LIVING AREA	1,736 SF
GARAGE	480 SF
REAR PATIO	400 SF
PORCH	66 SF
TOTAL LIVING AREA	1,736 SF
TOTAL ROOF COVERAGE	2,682 SF

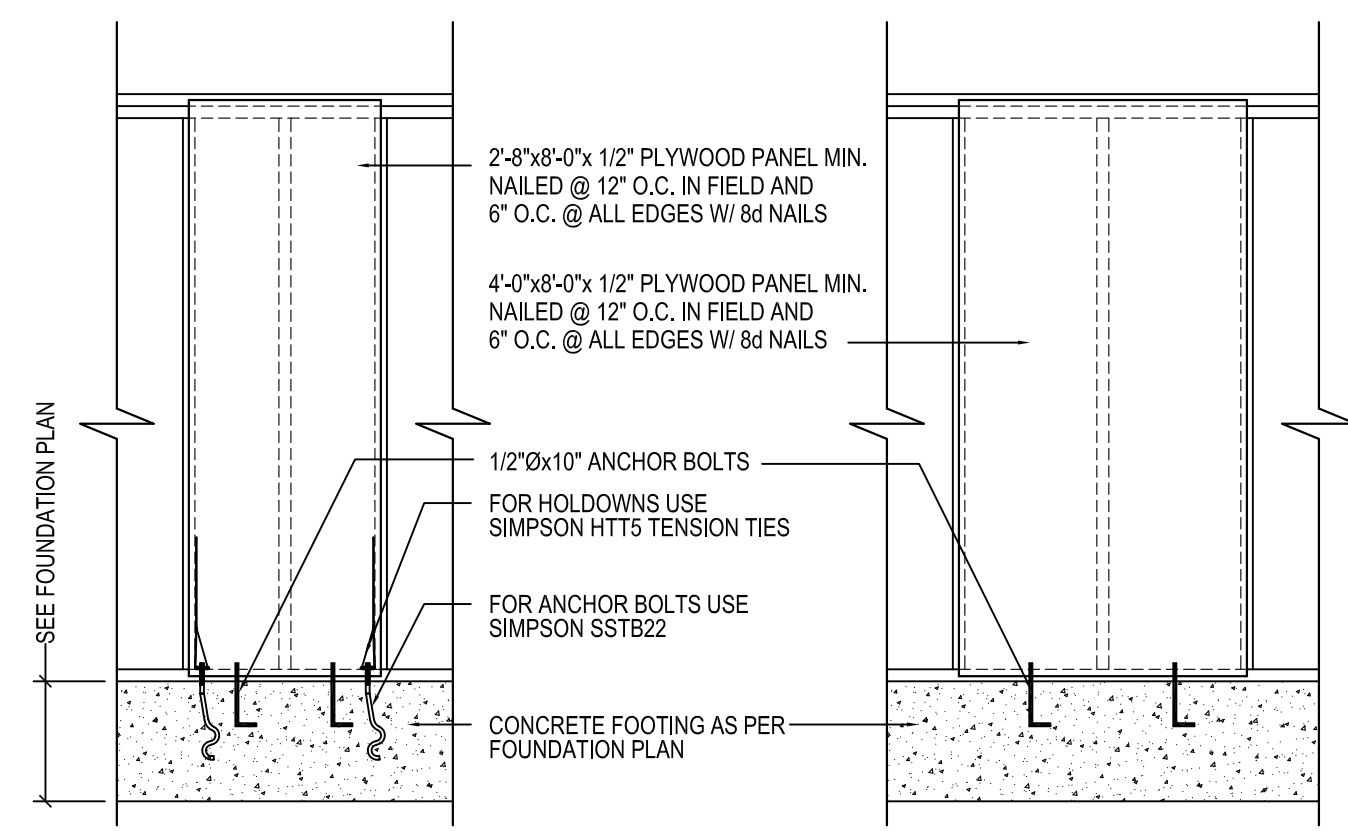
BWP LEGEND/ NOTES	
WSP:	SEE DETAIL ON SHEET 2 (4'-0" MIN.) x 3/8" (MIN.) PLYWOOD PANEL NAILED W/ 8d NAILS @ 6" O.C. AT ALL EDGES AND 12" O.C. ON FIELD 4'-0" x 1/2" GYPSUM BOARD ON EACH SIDE OR 8' ON ONE SIDE W/ ALL EDGES BLOCKED AND NAILED @ 7" O.C. ON FIELD AND EDGES. INTERIOR BWP'S SHALL BE ATTACHED TO CONCRETE SLAB USING 1/2" ANCHOR BOLTS SPACED @ 6'-0" O.C. OR AN EQUIVALENT METHOD, SUCH AS APPROVED POWDER DRIVEN NAILS @ 1'-0" O.C., CUT NAILS OR ADHESIVES SHALL NOT BE PERMITTED.
ABW:	SEE DETAIL ON SHEET 2 2'-8" (MIN.) x 3/8" (MIN.) PLYWOOD PANEL NAILED W/ 8d NAILS @ 6" O.C. ON EDGES AND 12" O.C. ON FIELD SEE DETAIL ON SHEET 3 (16" MIN.) x 3/8" (MIN.) PLYWOOD PANEL NAILED AS PER DETAIL

- ### GENERAL NOTES
- ALL MATERIALS, PAINT AND FINISHES SHALL BE APPROVED BY OWNER PRIOR TO CONSTRUCTION OR INSTALLATION.
 - APPROVED NUMBERS OF ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING SAID PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 - PROVIDE MINIMUM CLEARANCE OF 24" IN FRONT OF AND 30" WIDTH FOR WATER CLOSETS.
 - FIXTURES WITH HOSE OUTLETS SHALL BE PROTECTED WITH APPROVED INTERNAL BACKFLOW PREVENTERS (VACUUM BREAKERS).
 - ALL KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFI AND 42" ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
 - WATER HEATERS SHALL BE STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.
 - ENTRY DOOR FROM GARAGE INTO HOUSE MUST BE FIRE RATED AND SELF CLOSING.
 - EXTERIOR DOORS TO HAVE THRESHOLD AND WEATHER STRIPPING
 - ATTIC ACCESS SHALL BE 22" x 30" MINIMUM
 - ALL EGRESS DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



WSP W/ HOLD-DOWN DETAIL

SCALE: 3/8" = 1'-0"



ABW & WSP1 DETAILS

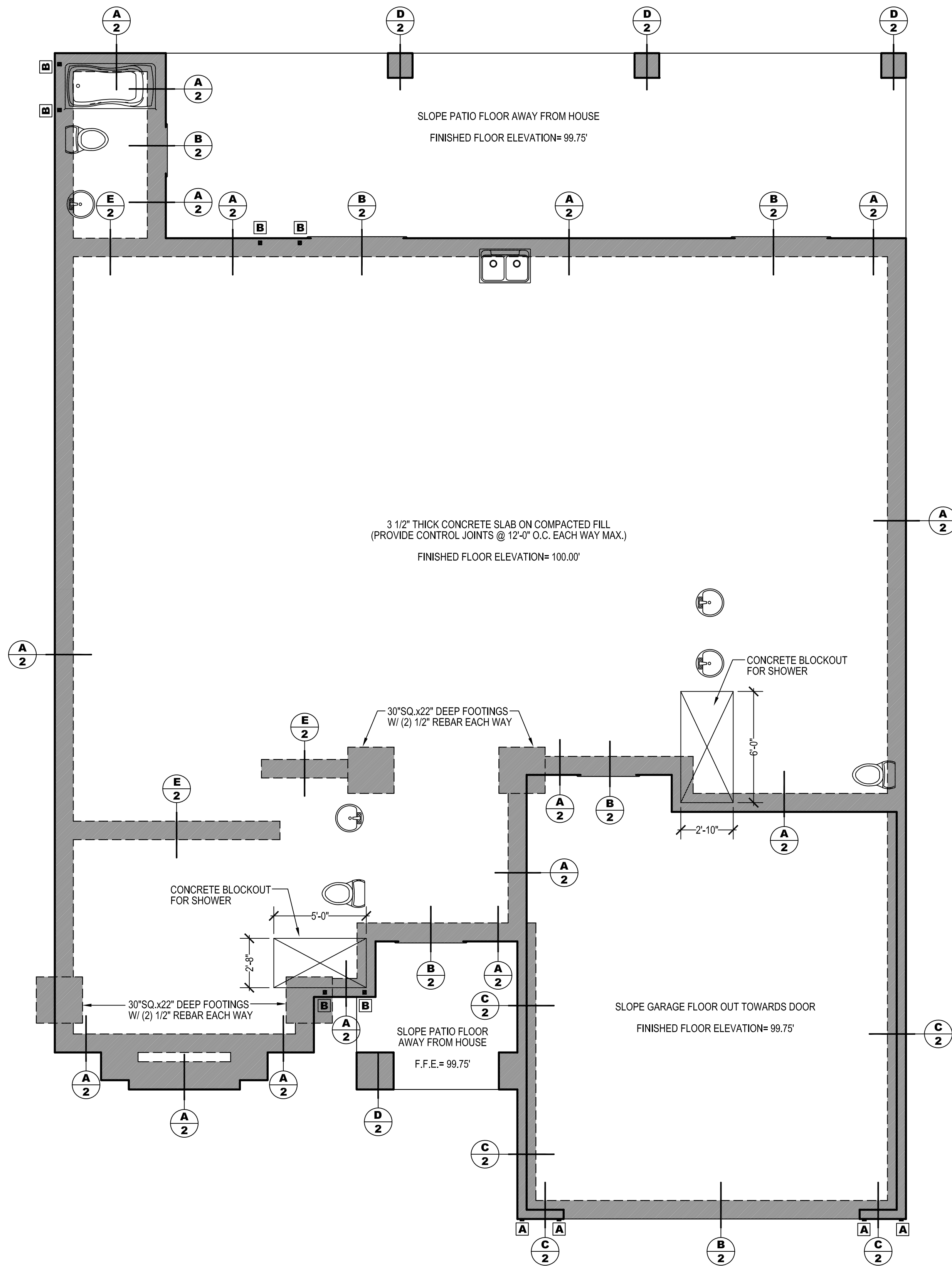
SCALE: 3/8" = 1'-0"

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FOUNDATION PLAN

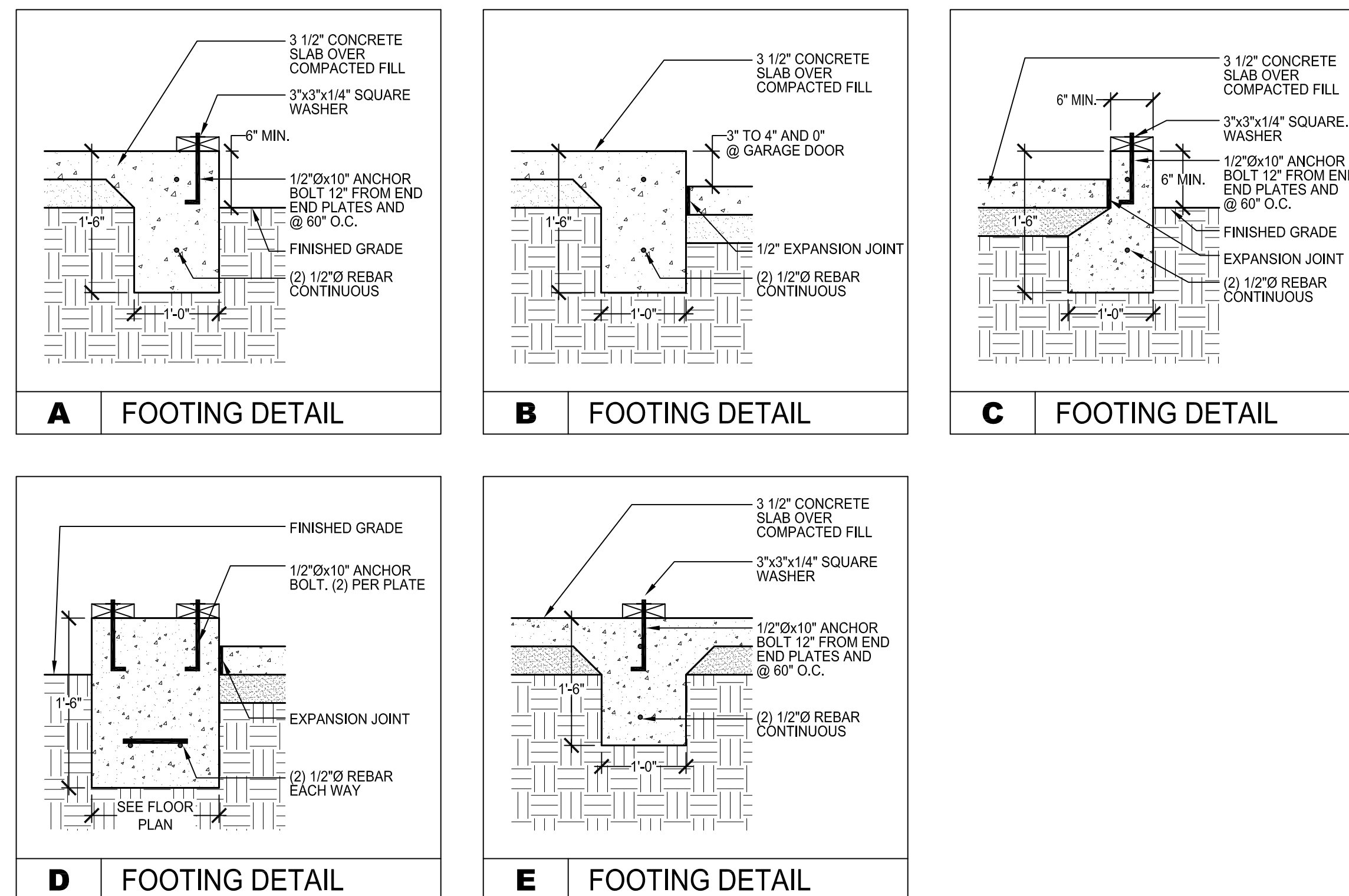
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

1. FOOTINGS AND FOUNDATIONS SHALL NOT BE PLACED ON EARTH FILL UNLESS COMPACTED TO 95% OR SHALL EXTEND TO SOLID UNDISTURBED EARTH.
2. CONCRETE SLAB SHALL BE PROVIDED WITH CONTROL JOINTS AT 12'-0" O.C. MAXIMUM IN BOTH DIRECTIONS.
3. GARAGE FLOOR SHALL SLOPE 1/8" TO 1/2" TO DRAIN OUT OF DOOR.
4. CONCRETE SHALL BE PLACED AND FINISHED TO PROVIDE A SURFACE LEVEL AND TRUE TO WITHIN 3/16" IN 10'-0" DISTANCE.
5. ALL EXPOSED CONCRETE SHALL BE 3000 P.S.I. AND SHALL HAVE BRUSHED FINISH AND BULLNOSE EDGES.
6. BUILDING PAD SHALL BE 3'-0" MINIMUM BEYOND BUILDING LINE.
7. LOT SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" F.F. ELEVATION= 12" +2% ABOVE CURB GUTTER OR POINT OF DISCHARGE.
8. F.F. ELEVATION= 12" +2% ABOVE CURB GUTTER OR POINT OF DISCHARGE.
9. BOTTOM OF FOOTINGS SHALL BE CLEARED OF ALL LOOSE MATERIAL PRIOR TO CONCRETE PLACEMENT.
10. SOIL BEARING VALUE IS ASSUMED TO BE 1500 PSI UNLESS CLASSIFIED BY AN ACCEPTABLE SOIL REPORT.
11. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW THE SURFACE IN THE AREA TO BE OCCUPIED BY THE STRUCTURE.
12. COLUMNS AND POSTS WHICH ARE SUBJECT TO WATER SPLASH SHALL BE SUPPORTED BY CONCRETE OR A METAL PEDESTAL PROJECTING AT LEAST 1" ABOVE FLOOR (OR PROVIDE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD)

FOUNDATION KEY

- = SIMPSON STD14 STRAP TIE DOWN
- = SIMPSON HTT5 HOLDOWNS (USE SSTB24 ANCHOR BOLTS)



FOOTING DETAILS

SCALE: 3/4" = 1'-0"

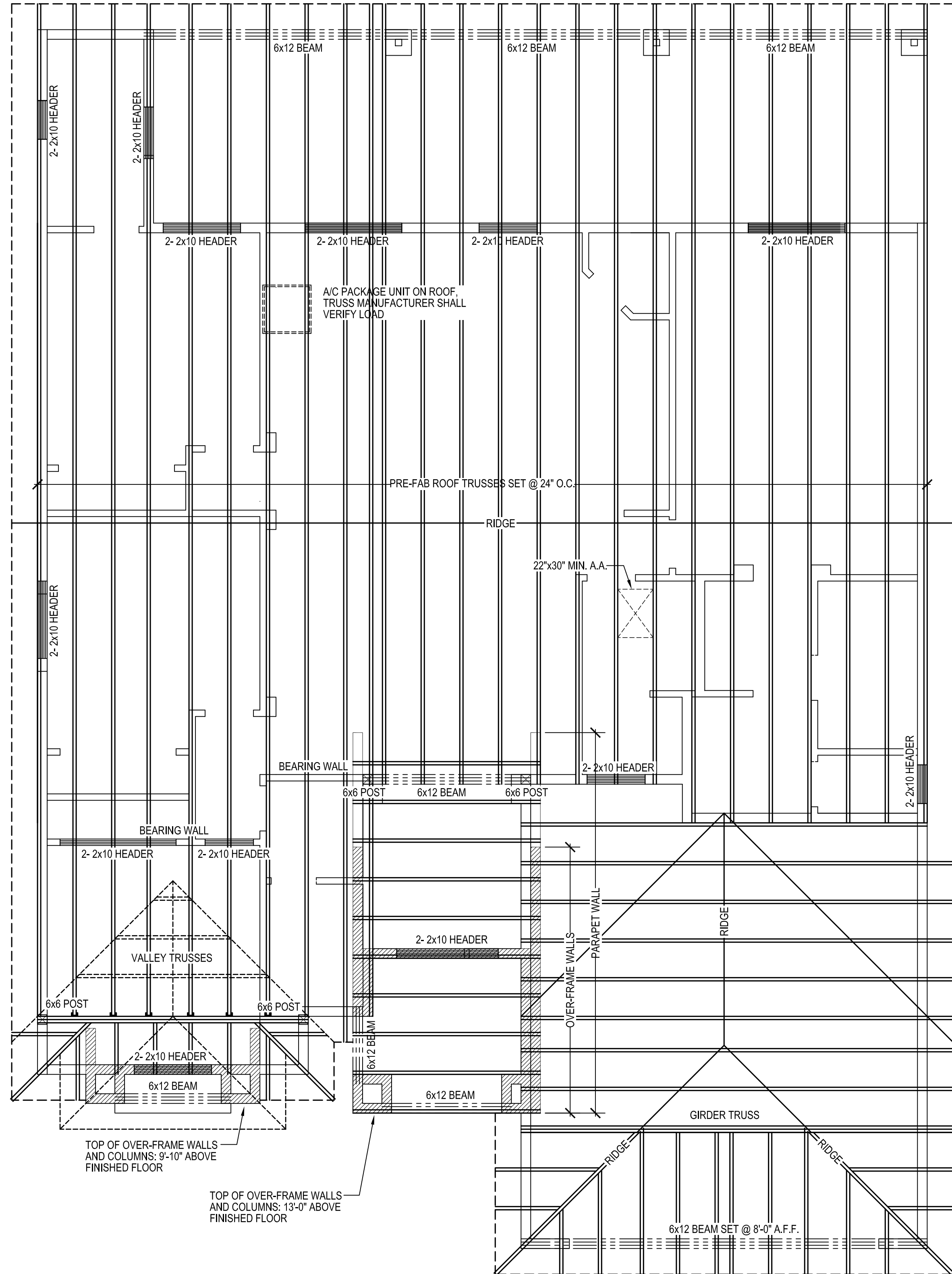
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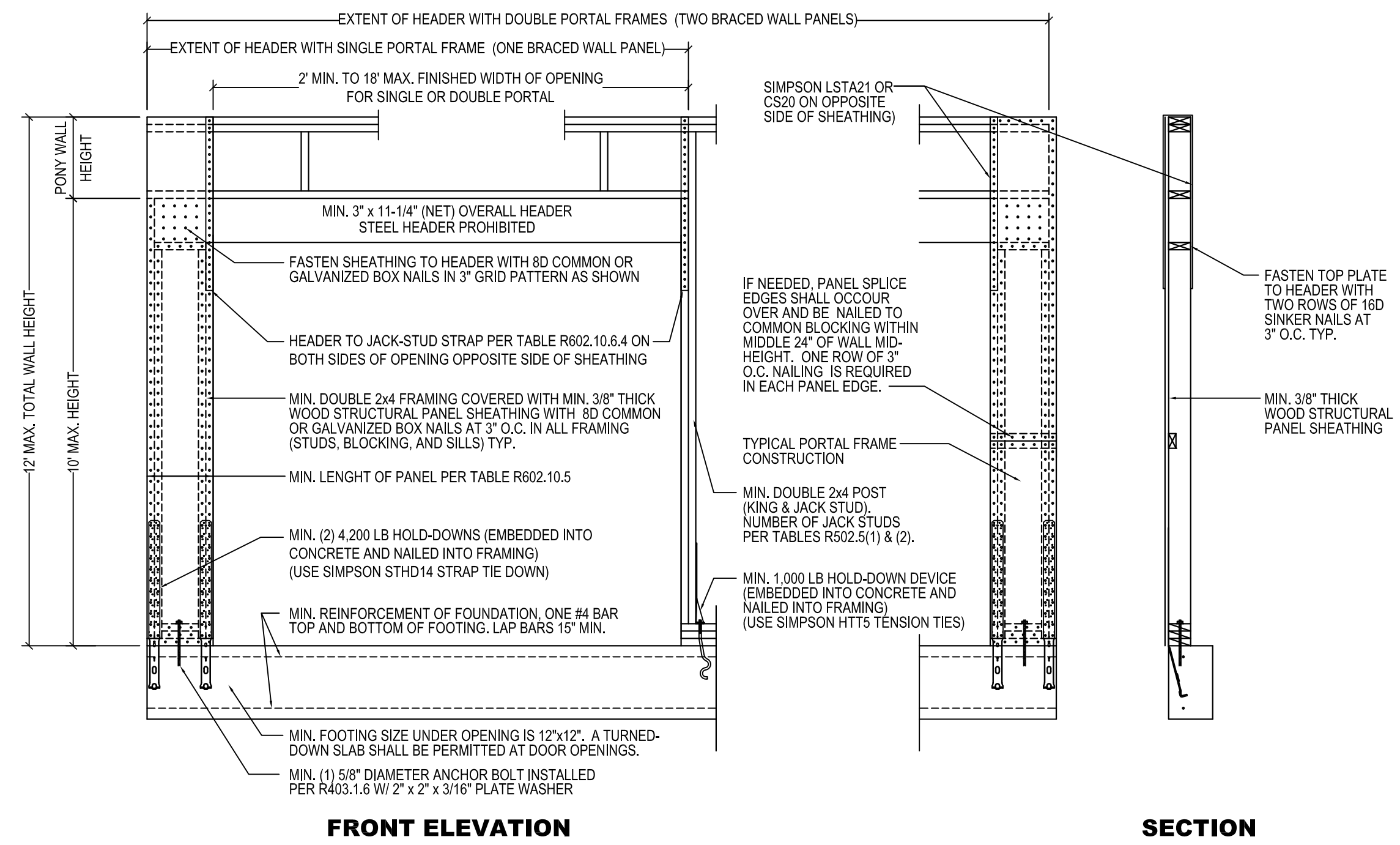


FRAMING PLAN

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

FRAMING NOTES

1. EXTEND PLUMBING CLEANOUTS THROUGH FOAM AND STUCCO NETTING.
2. STUCCO 3" WEEP SCREED TO BE NAILED AROUND BASE 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR CONCRETE AREAS.
3. ALL EXTERIOR WALLS TO BE 2x6 STUDS AND INTERIOR TO BE 2x4 STUDS UNLESS OTHERWISE NOTED.
4. PROVIDE OUTRIGGERS AT 48" O.C. AT ALL GABLE END UNITS AS REQUIRED.
5. FLASHING SHALL BE PROVIDED AT ALL SLOPE CHANGES, RIDGES, VALLEYS AND ROOF CONNECTIONS AS REQUIRED.
6. COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE REQUIRED OPENINGS FOR REGISTERS.
7. PROVIDE BLOCKING FOR ALL FIXTURES, RESTROOM ACCESSORIES, ETC.
8. VERIFY R.O. ON ALL WINDOWS BEFORE CONSTRUCTION. SIZES SHOWN ARE NOMINAL INDICATIONS ONLY.
9. ALL MATERIALS, PAINTS AND FINISHES SHALL BE APPROVED BY OWNER PRIOR TO CONSTRUCTION OR INSTALLATION.
10. SHEAR WALL PANELS SHALL BE EXPOSED AT TIME OF INSPECTION. A STAMPED SET OF CONSTRUCTION PLANS SHALL BE PRESENT AT JOB SITE AT ALL TIMES AND AVAILABLE TO THE BUILDING INSPECTOR.
11. ALL OVER FRAME RIDGE BOARDS TO BE ONE SIZE LARGER THAN OVER-FRAME RAFTERS.
12. FLOOR JOISTS AND RAFTERS MORE THAN 10'-0" IN DEPTH AND SPANNING MORE THAN 8'-0" SHALL BE SUPPORTED LATERALLY BY BRIDGING AT INTERVALS NOT EXCEEDING 8'-0".
13. PROVIDE COLLAR TIES AT 48" O.C. AND VALLEY PLATES FOR ALL OVER-FRAMING.
14. IN UNINSULATED WALLS, SEAL ANNULAR SPACE AROUND PIPES/ CABLES THAT PENETRATE THE TOP PLATE IN AN APPROVED MANNER TO MAINTAIN THE INTEGRITY OF THE ELEMENTS PENETRATED. (FOAM IS NOT ACCEPTABLE).

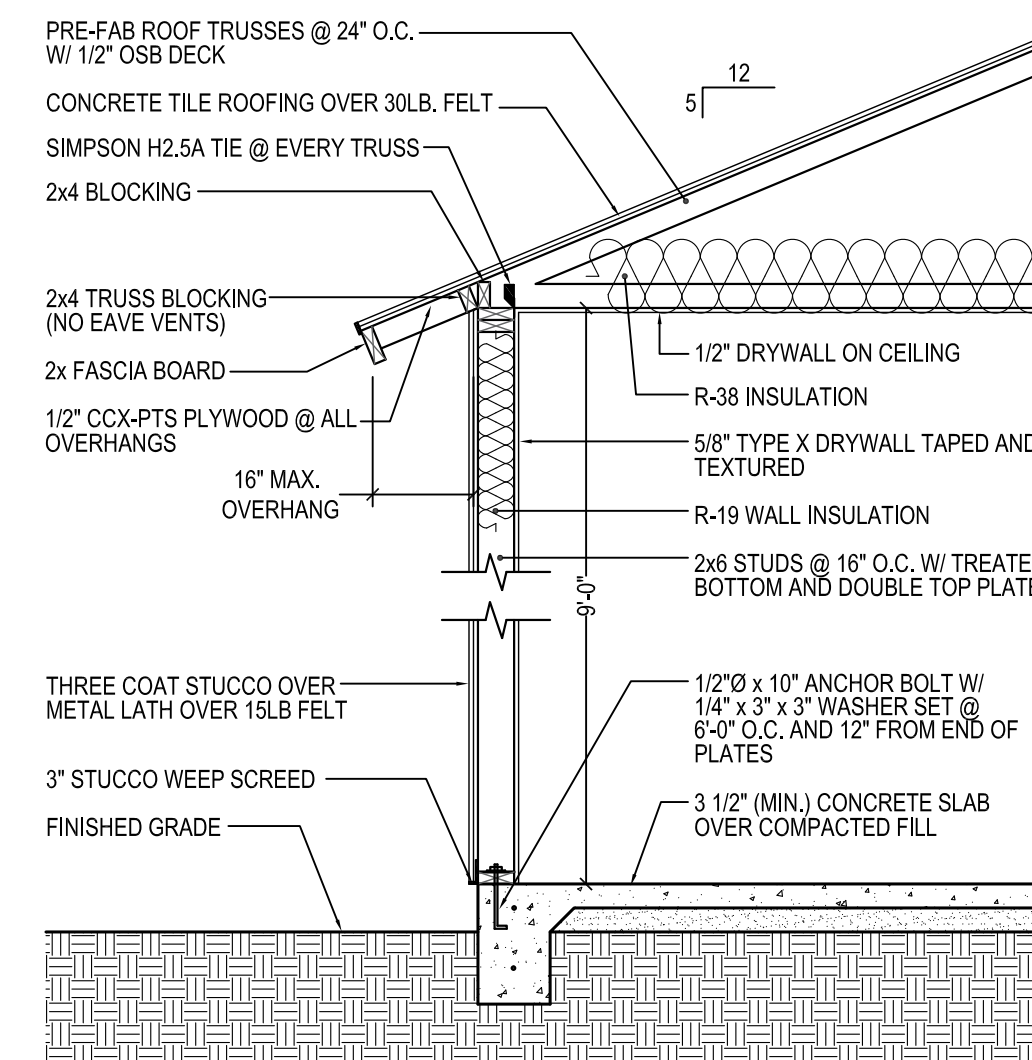


FRONT ELEVATION

SECTION

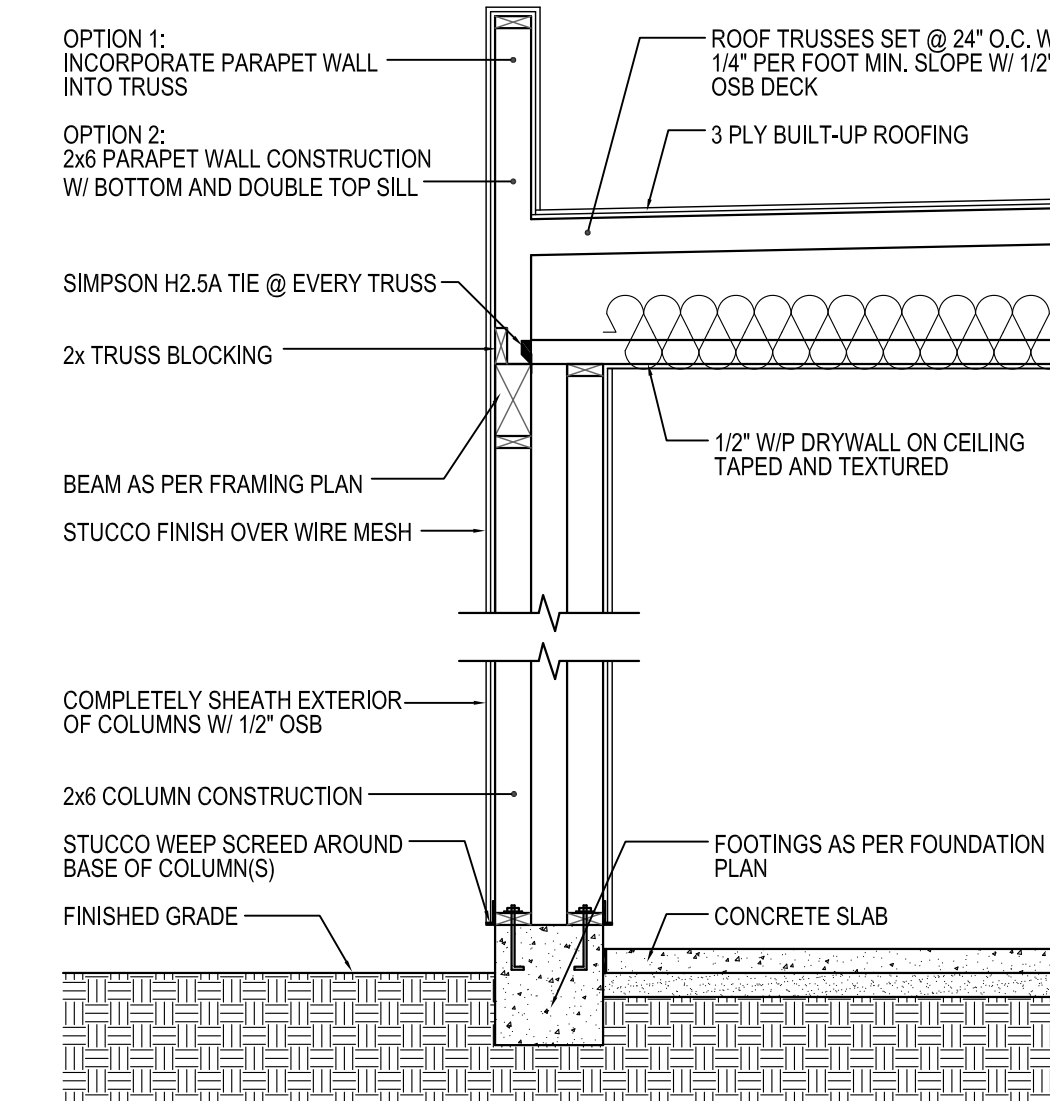
PFH DETAIL

SCALE: 3/8" = 1'-0"



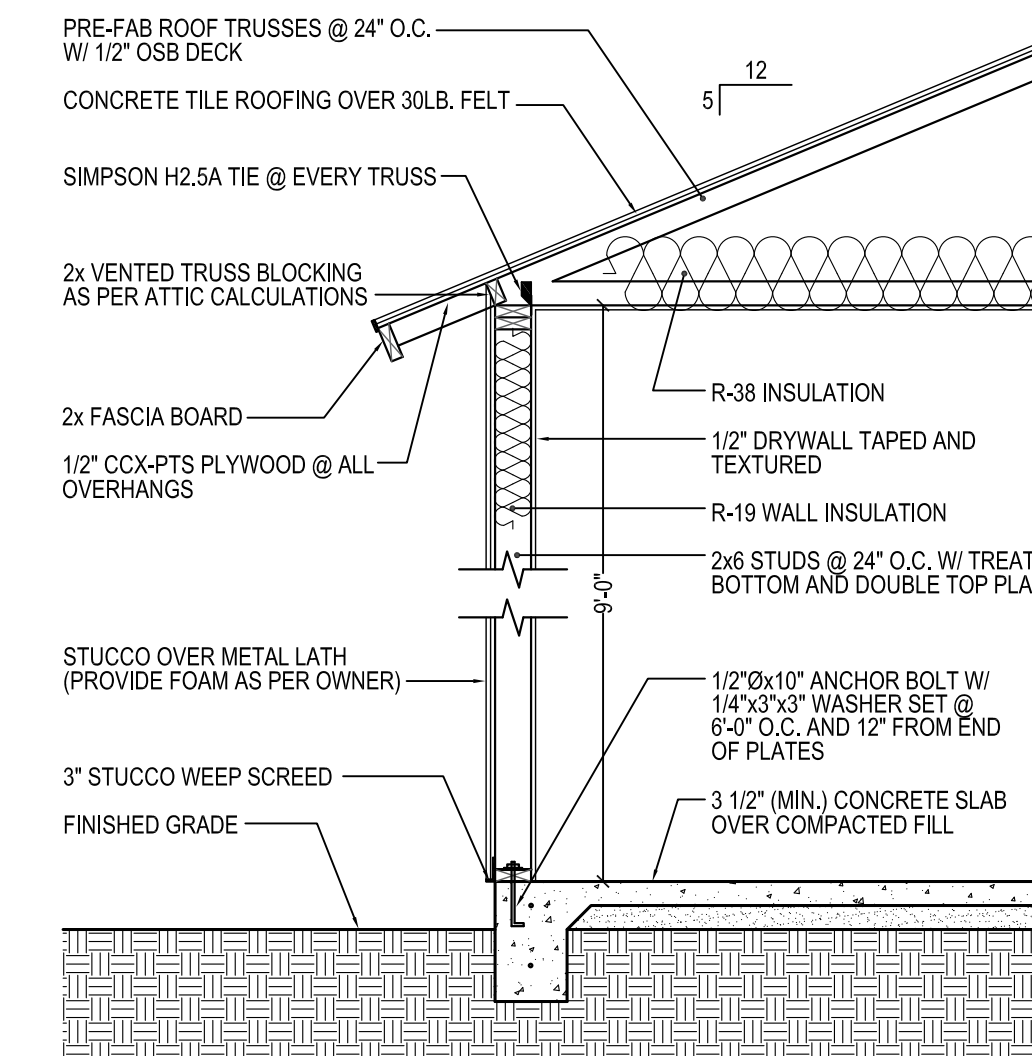
FIREWALL SECTION

SCALE: 3/8" = 1'-0"



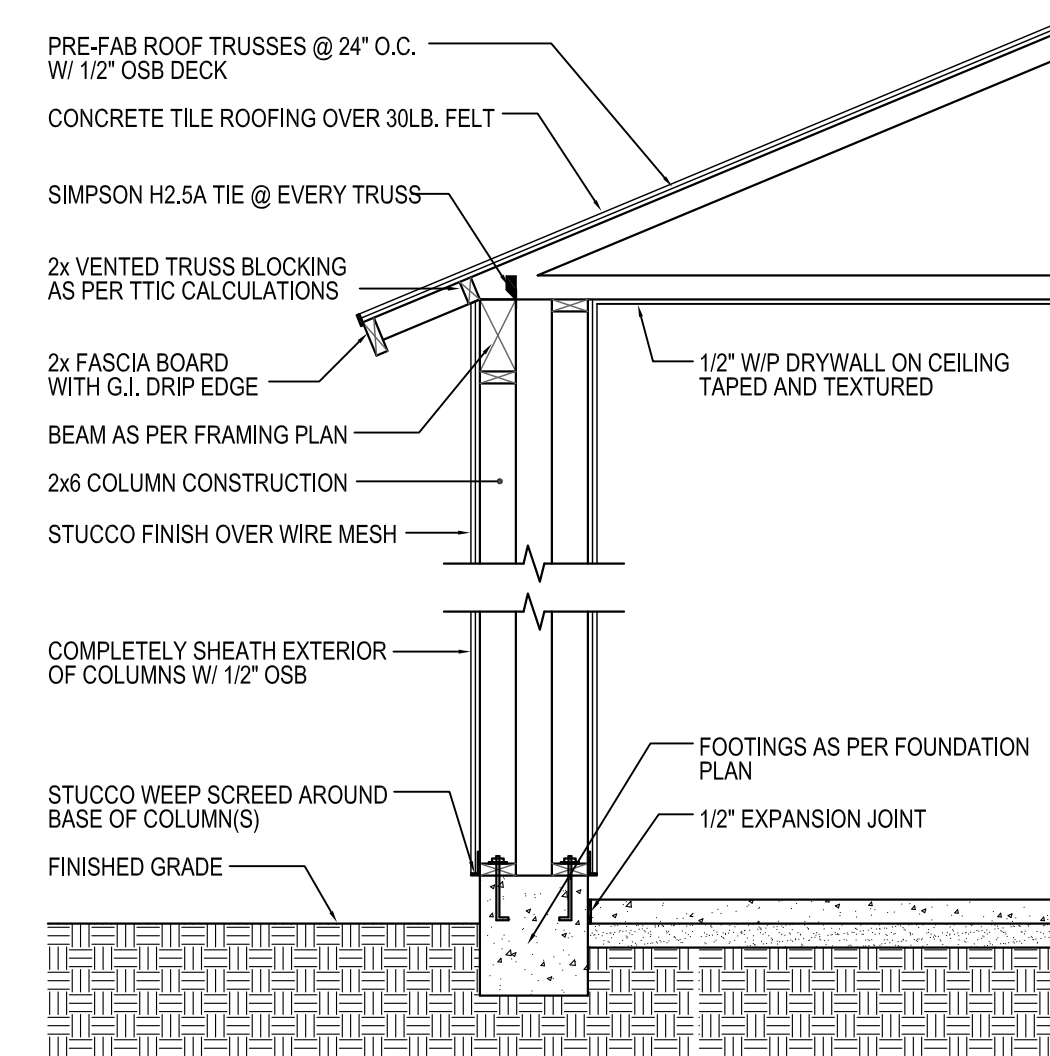
PATIO SECTION

SCALE: 3/8" = 1'-0"



WALL SECTION

SCALE: 3/8" = 1'-0"



PORCH SECTION

SCALE: 3/8" = 1'-0"

FRAMING PLAN
WALL SECTIONS

PLAN 1736

PROJECT FILE NAME: VZC-2001

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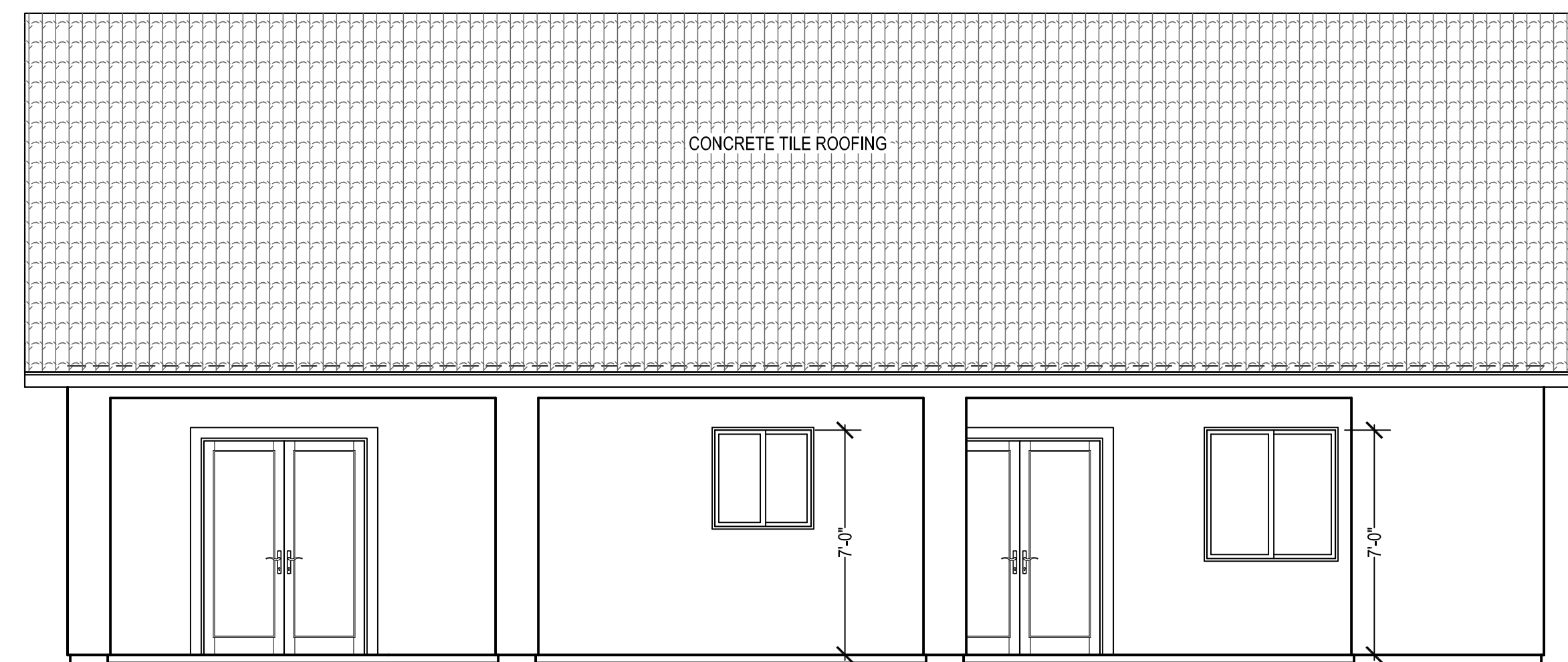
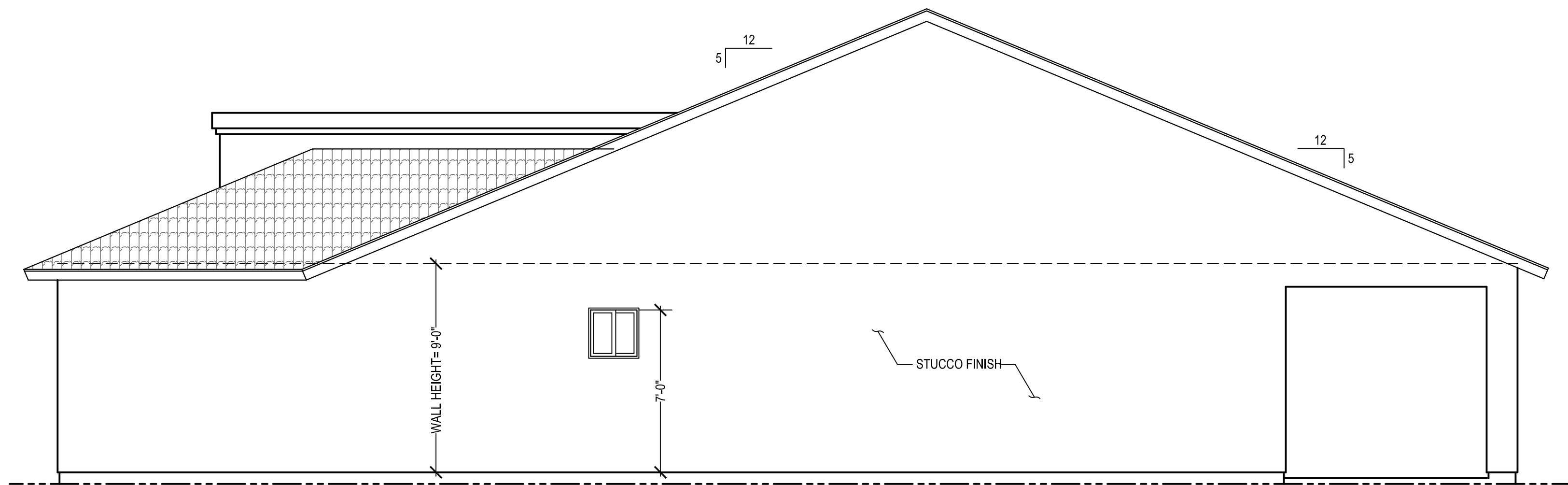
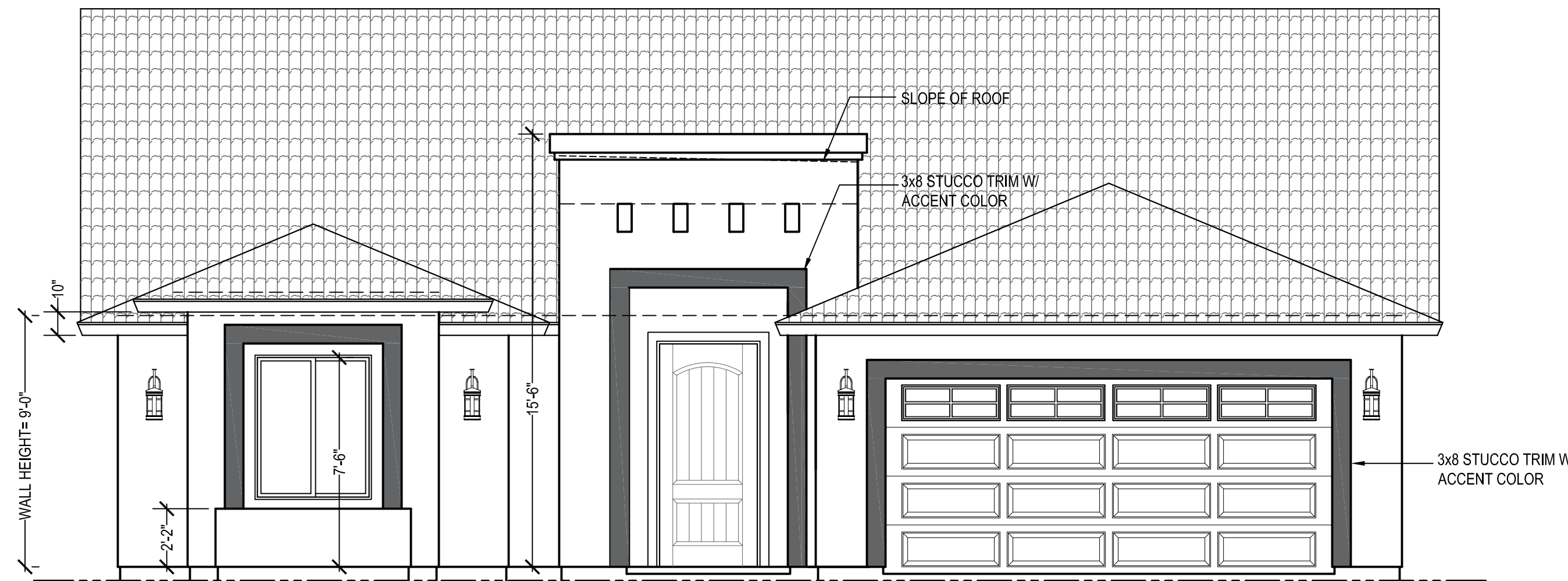
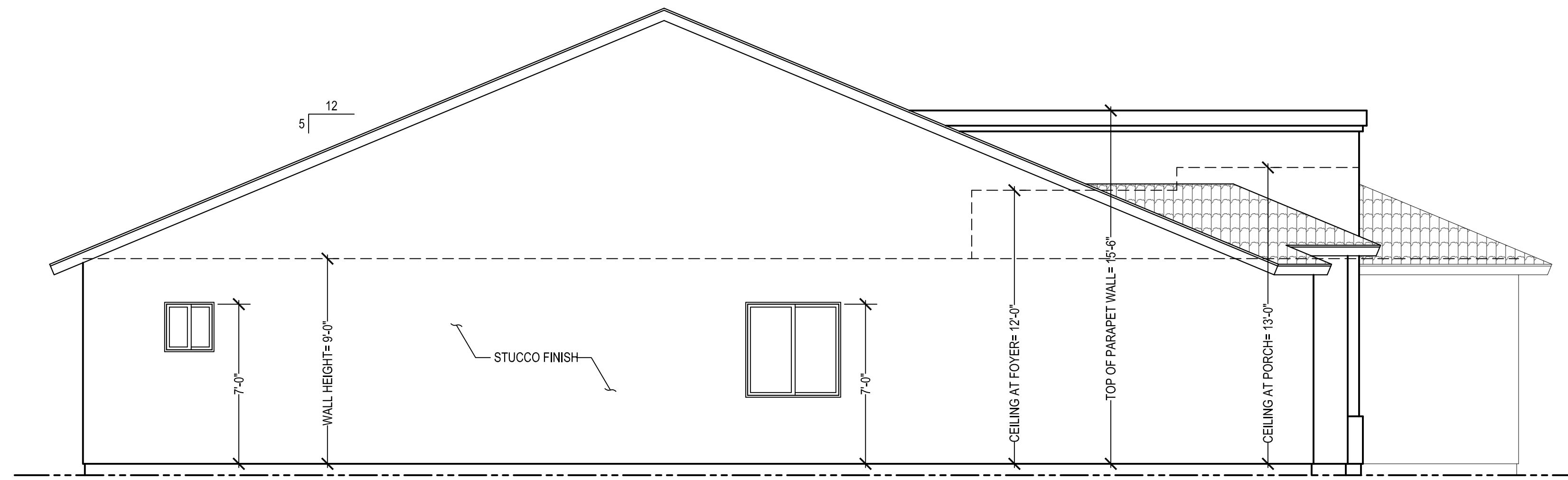
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ATTIC VENTILATION	
TOTAL ATTIC AREA:	= 2,682.00 SF
REQUIRED AREA: (1SF/300SF) *1/2 HIGH/ 1/2 LOW"	= 8.94 SF
	= 1,287.36 SI
HIGH PROVIDE:	
(7) O'HAGIN HIGH-PROFILE MODEL S @97.50	SI EA. = 682.50 SI
TOTAL ATTIC VENTILATION	= 682.50 SI
REQUIRED ATTIC VENTILATION	= 643.68 SI
LOW PROVIDE:	
(6) 22.5"x5.5" EAVE VENT(S) @123.75	SI EA. = 742.50 SI
TOTAL ATTIC VENTILATION	= 742.50 SI
REQUIRED ATTIC VENTILATION	= 643.68 SI

ENERGY EFFICIENCY NOTES

STRUCTURE/ FRAMING:
 THE BUILDING THERMAL ENVELOPE SHALL MEET THE FOLLOWING REQUIREMENTS (UNLESS MEETING U-FACTOR ALTERNATIVE OR TOTAL UA ALTERNATIVE METHODS) (N1102.1.4):

1. CEILING INSULATION R-VALUE: 38'
2. WOOD FRAME WALL INSULATION R-VALUE: 13
3. FLOOR INSULATION R-VALUE: 13
4. MASS WALLS R-VALUE: 4/6
5. FENESTRATION U-FACTOR: 0.40
6. SKYLIGHT U-FACTOR: 0.65
7. GLAZED FENESTRATION SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.25

*BLOWN CEILING INSULATION REQUIRES INSULATION MARKERS INSTALLED EVERY 300 SF THROUGHOUT THE ATTIC SPACE, AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH A NUMBER MINIMUM 1" IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC OPENING (N1101.10.1.1)

EAVE Baffles ARE REQUIRED ADJACENT TO SOFFIT AND EAVE VENTS (TABLE N1102.2.3)

THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED. (TABLE N1102.4.1.1)

ATTIC ACCESS HATCHES FROM UNCONDITIONED TO CONDITIONED SPACES TO BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE SURROUNDING SURFACES. ACCESS TO ALL EQUIPMENT SHALL BE PROVIDED THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT Baffle OR RETAINER SHALL BE PROVIDED WHEN LOOSE FILL INSULATION IS INSTALLED, TO PREVENT SPILLAGE OF INSULATION INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO MAINTAIN THE INSTALLED R-VALUE OF THE LOOSE FILL INSULATION (N1102.2.4)

THE JUNCTION OF FOUNDATION AND SILL PLATE SHALL BE SEALED WITH SILL SEALER AND/OR CAULKING. (TABLE N1102.4.1.1)

CORNERS AND HEADERS SHALL BE INSULATED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED.

EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.

RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.

INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUB-FLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFT OPENINGS TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.

BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.

AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.

NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT-FITTING FLUE DAMPERS OR DOORS AND OUTDOOR COMBUSTION AIR. WHERE USING TIGHT-FITTING DOORS ON FACTORY BUILT FIREPLACES LISTED AND LABELED ACCORDANCE WITH UL 127, THE DOORS SHALL BE TESTED AND LISTED FOR THE FIREPLACE. (N1102.4.2) (R402.4.2)

UP TO 15 SF OF GLAZED FENESTRATION PER DWELLING UNIT IS EXEMPT FROM THE U-FACTOR AND SHGC REQUIREMENTS IN N1102.1.2 (N1102.3.3).

WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 (N1102.1.1) (R402.1.1)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS N1102.4.1 THROUGH N1102.4.5

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS (OTHER THAN SITE BUILT) INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT. SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (N1102.4.3).

RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT THE AIR LEAKAGE. THEY SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. THEY SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING (N1102.4.5).

HEATING-VENTILATION-AIR CONDITIONING (HVAC):
 CUSTOM HOMES - SYSTEM COMPONENTS
 A. MECHANICAL CONTRACTORS SHALL PROVIDE ACCA MANUAL J D & S CALCULATIONS FOR CUSTOM HOMES.

NOT LESS THAN ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (N1103.1)

PROGRAMMABLE THERMOSTAT. THE THERMOSTAT CONTROLLING THE PRIMARY HEATING OR COOLING SYSTEM OF THE DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED BY THE MANUFACTURER WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C) (N1103.1.1)

DUCT TIGHTNESS AND LEAKAGE TEST (N1103.3.3)
 A. DUCT LEAKAGE TEST SHOULD BE CONDUCTED BY A LICENSED MECHANICAL CONTRACTOR WITH TRAINED PERSONNEL OR A CERTIFIED THIRD PARTY INSPECTOR.

B. THE CONTRACTORS WILL SCHEDULE A DUCT LEAKAGE TEST AND INDICATE THE TIME OF THE TEST. BUILDING DEPARTMENT INSPECTORS MAY OR MAY NOT BE PRESENT DURING THE TEST.

C. THE BUILDING DEPARTMENT WILL PROVIDE A STANDARDIZED FILL FORM FOR DOCUMENTATION OF DUCT LEAKAGE TEST.

N1103.3.4 (R403.3.4) DUCT LEAKAGE (PRESCRIPTIVE)
 THE TOTAL LEAKAGE OF THE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS:

1. ROUGH-IN TEST. THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113.3 L/MIN) PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST. WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CUBIC FEET PER MINUTE (85 L/MIN) PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.
2. POST PRODUCTION TEST. THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (113.3 L/MIN) PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL.

SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO AN R-VALUE OF NOT LESS THAN R-8 FOR DUCTS 3 INCHES IN DIAMETER AND LARGER AND NOT LESS THAN R-6 FOR DUCTS SMALLER THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO NOT LESS THAN R-6 FOR DUCTS 3 INCHES IN DIAMETER AND TO NOT LESS THAN R-4.2 FOR DUCTS SMALLER THAN 3 INCHES IN DIAMETER. (N1103.3.1)

HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT. (N1102.4.1.1)

DUCTS, AIR HANDLERS, AND AIR FILTER BOXES SHALL BE SEALED. (N1103.3.2)

FRAMING CAVITIES SHALL NOT BE USED AS A SUPPLY DUCT. (N1103.3.5)

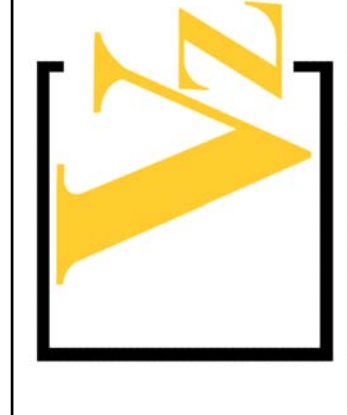
MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105° F OR BELOW 55° F SHALL BE INSULATED TO A MINIMUM OF R-3.

SEWAGE HOT WATER SYSTEMS SEE SECTION N1103.5
 ENERGY CONSERVATION MEASURES FOR SERVICE OF HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS N1103.5.1 THROUGH N1103.5.4

LIGHTING
 NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTS. (N104.1)
 FUEL GAS LIGHTING SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS. (N104.1.10)

EXTERIOR ELEVATIONS

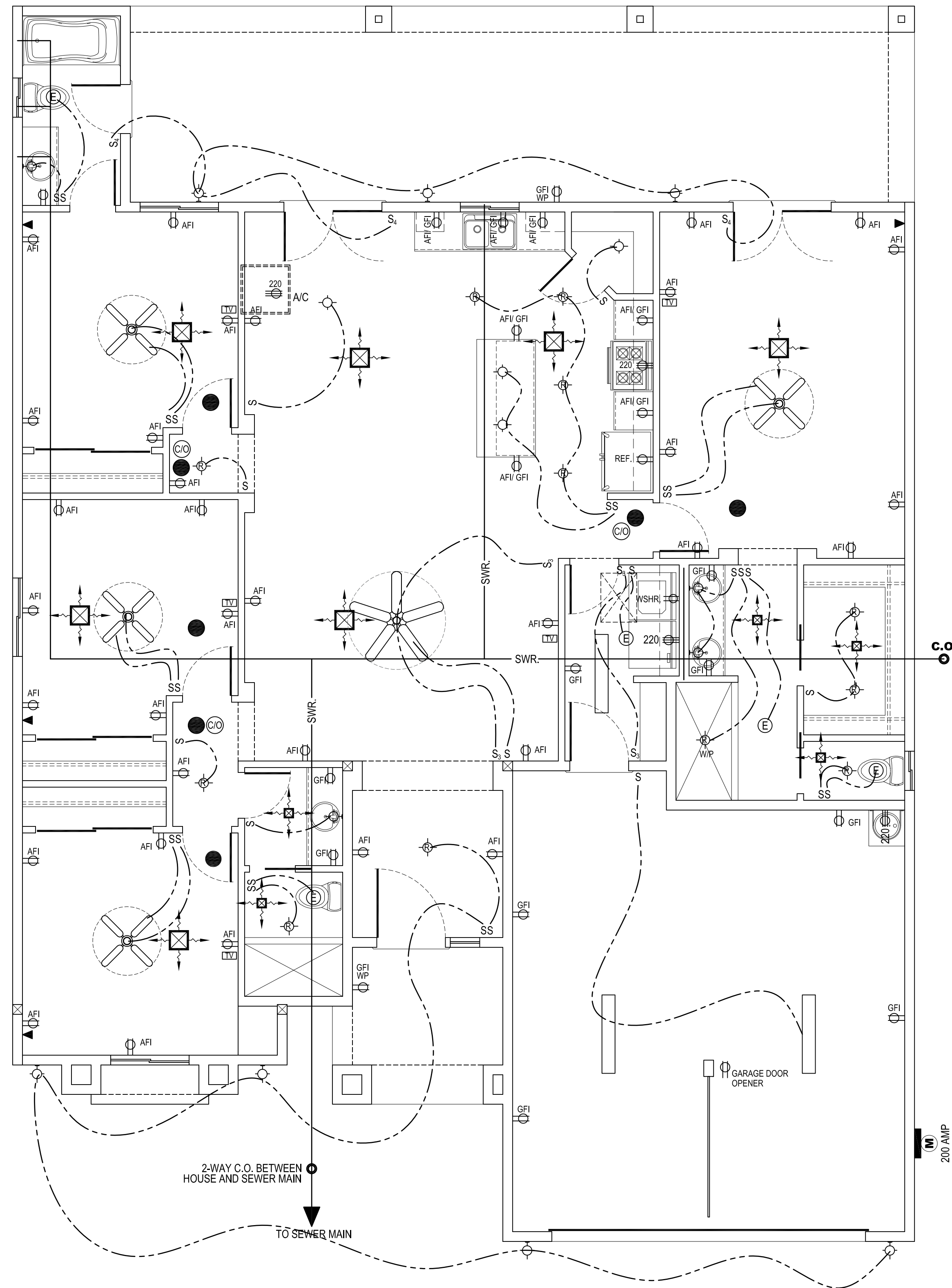
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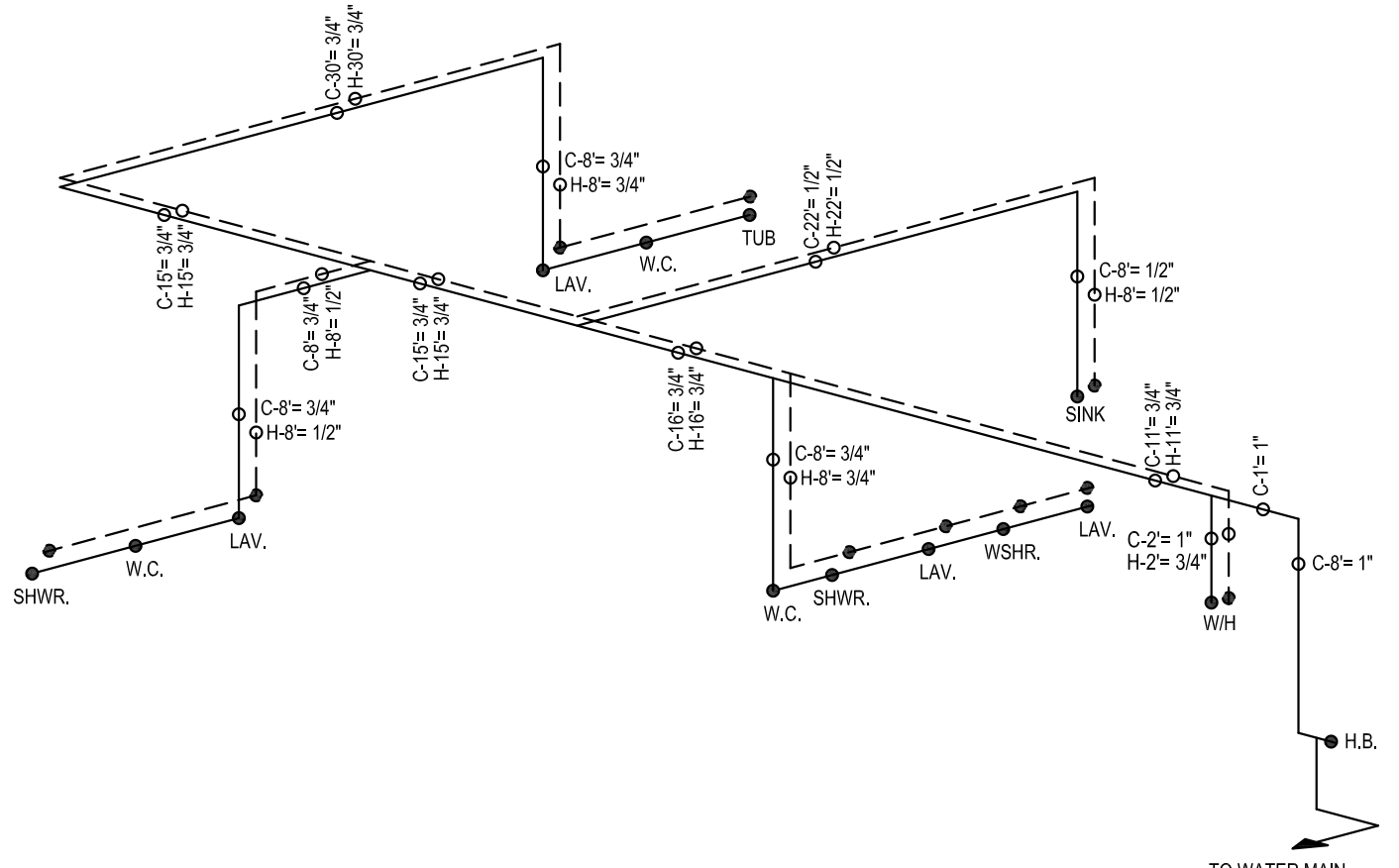


ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS	
	DUPLEX OUTLET - 110 V. 15 AMP. - 12" ABOVE FLOOR EXCEPT WHERE HEIGHT IS NOTED
	FOURPLEX OUTLET - 110 V. 15 AMP. - 12" ABOVE FLOOR EXCEPT WHERE HEIGHT IS NOTED
	DUPLEX OUTLET - 110 V. 15 AMP. ARC FAULT PROTECTED
	DUPLEX OUTLET - 110 V. 15 AMP. - W/ GROUND FAULT INTERRUPT
	DUPLEX OUTLET - 110 V. 15 AMP. - W/ GROUND FAULT INTERRUPT AND WIP COVER
	SINGLE OUTLET - 220 V. AMPERAGE SPECIFIED
	DUPLEX OUTLET - 110 V. 15 AMP. - BOTTOM OUTLET SWITCHED
	DUPLEX OUTLET - 110 V. 15 AMP. - FLOOR OUTLET W/ BRASS COVER
	SWITCH - 44" FROM FLOOR EXCEPT WHERE HEIGHT IS NOTED
	SWITCH 2-WAY
	LIGHT - WALL OR CEILING MOUNT
	CEILING FAN W/ LIGHT- W/ IP FOR OUTDOOR USE
	RECESSED CANISTER LIGHT
	RECESSED CANISTER LIGHT W/ WIP COVER
	FLUORESCENT LIGHT - 2 TUBES 48" IN LENGTH
	FLOOD LIGHT - EXTERIOR WEATHER PROOF W/ MOTION DETECTOR
	EXHAUST FAN
	SMOKE DETECTOR - 110 V. W/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR
	TELEPHONE OUTLET
	TV OUTLET
	DOOR BELL
	DOOR BELL TRANSFORMER
	ELECTRICAL SERVICE PANEL
	ELECTRICAL METER
	GAS METER

PLUMBING NOTES	
1.	T AND P VALVE SHALL HAVE A 3/8" DISCHARGE PIPE THAT TERMINATES AT A MAXIMUM 6" ABOVE THE FLOOR.
2.	WATER HEATERS INSTALLED INSIDE HOMES UNLESS IN A SUMP LOCATION OR A GARAGE WILL REQUIRE PANS.
3.	WATER HEATERS ON GYPSUM BOARD PLATFORM IN GARAGE ALSO REQUIRE A PAN. PAN DRAIN SHALL DRAIN BY AN INDIRECT WASTE PIPE HAVING A MIN. DIAMETER OF 3/4" OR THE OUTLET DIAMETER OF THE RELIEF VALVE, WHICHEVER IS LARGER. PAN DRAIN SHALL EXTEND TO A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR TO THE EXTERIOR OF THE BUILDING AND TERMINATE A MIN. OF 6" AND A MAX OF 24" ABOVE THE ADJACENT GROUND SURFACE. PAN MAY DRAIN INTO GARAGE. PRESSURE AND TEMPERATURE RELIEF VALVES REQUIRED. THE T&P DISCHARGE PIPE SHALL BE MIN. 3/4" AND EXTEND DOWN TO A MAXIMUM HEIGHT OF 6" ABOVE FLOOR.

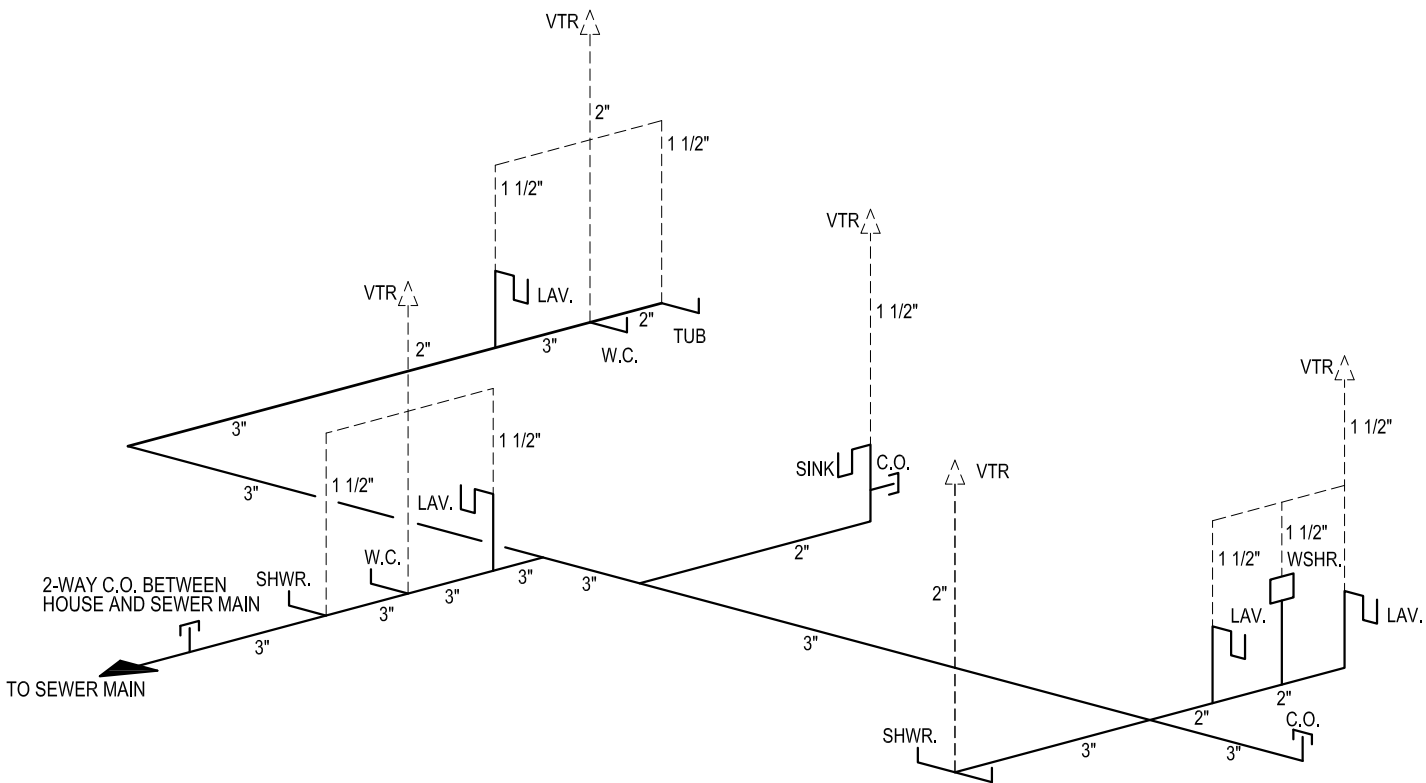


WATER DISTRIBUTION

SCALE: NONE

ELECTRICAL NOTES	
1.	ELECTRICAL SUBCONTRACTOR TO PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AND ONE IN EACH ACCESS AREA INTO EACH BEDROOM. SMOKE DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL ALARMS IN THE INDIVIDUAL UNIT.
2.	ELECTRICAL SUBCONTRACTOR SHALL PROVIDE TELEPHONE RECEPTACLES AND TV OUTLETS AT AREAS SELECTED BY OWNER.
3.	THE MINIMUM SIZE OF CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE NO. 12 COPPER.
4.	ALL LIGHT FIXTURES ABOVE SHOWERS AND TUBS SHALL BE W/P
5.	ALL EXTERIOR RECEPTACLES SHALL BE GFI.
6.	ALL UNDERGROUND NON-METALLIC CONDUITS AND LINES SHALL HAVE A MIN. #14 INSULATED COPPER TRACER WIRE SECURELY ATTACHED AT 8" O.C. OR WRAPPED AROUND THE PIPE AND HAVE 12" OF WIRE EXPOSED ON EACH END. BLUE STAKE LAW ARS 40-360.
7.	WHERE INSTALLED OUTDOORS IN WET LOCATIONS, ELECTRICAL RECEPTACLES SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF WHETHER OR NOT THE ATTACHMENT PLUG IS INSERTED.
8.	COMBINATION TYPE AFCI PROTECTION IS REQUIRED ON ALL BRANCH CIRCUITS FEEDING POWER TO OUTLETS IN: FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DEN, BEDROOM, SUNROOM, RECREATION ROOM, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS.
9.	FACE PLATE FOR ALL SNAP-SWITCHES INCLUDING DIMMERS SHALL BE CONNECTED TO EQUIPMENT GROUNDING CONDUCTOR.
10.	ALL 15A OR 20A/ 125 VOLT OR 250 VOLT NON LOCKING TYPE RECEPTACLES THAT ARE LOCATED IN DAMP OR WET LOCATIONS, SHALL BE LISTED FOR WEATHER RESISTANT.
11.	ALL CEILING LUMINARE BOXES SHALL BE RATED TO SUPPORT AT LEAST 50 LBS.
12.	TAMPER RESISTANT RECEPTACLES SHALL BE REQUIRED FOR ALL 15 AMP OR 20 AMP/ 125 VOLT OUTLETS EXCEPT: OUTLETS LOCATED 5'-6" ABOVE FLOOR, SINGLE RECEPTACLES THAT ARE DEDICATED FOR ONE APPLIANCE, AND DUPLEX RECEPTACLES THAT IS DEDICATED FOR 2 APPLIANCES.
13.	WHERE RACEWAYS ARE INSTALLED IN WET LOCATIONS ABOVE GRADE, THE INTERIOR OF SUCH RACEWAYS SHALL BE CONSIDERED TO BE A WET LOCATION. INSULATED CONDUCTORS AND CABLES INSTALLED IN RACEWAYS IN WET LOCATIONS ABOVE GRADE SHALL BE LISTED FOR USE IN WET LOCATIONS. 2012IRC E3802.7
14.	THE INTERIOR OF ENCLOSURES OR RACEWAYS INSTALLED UNDERGROUND SHALL BE CONSIDERED TO BE A WET LOCATION. INSULATED CONDUCTORS AND CABLES INSTALLED IN SUCH ENCLOSURES OR RACEWAYS IN UNDERGROUND INSTALLATIONS SHALL BE LISTED FOR USE IN WET LOCATIONS. CONNECTIONS OR SPLICES IN AN UNDERGROUND INSTALLATION SHALL BE APPROVED FOR WET LOCATIONS. 2012IRC E3803.10
15.	KITCHEN: A MINIMUM OF TWO 20-AMPERE RATED BRANCH CIRCUITS SHALL BE PROVIDED TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF A DWELLING. THE KITCHEN COUNTERTOP RECEPTACLES SHALL BE SERVED BY A MINIMUM OF TWO 20-AMPERE RATED BRANCH CIRCUITS, EITHER BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY OTHER RECEPTACLE OUTLETS IN THE SAME KITCHEN, PANTRY, BREAKFAST AND DINING AREA. THE RECEPTACLE OUTLET FOR REFRIGERATION APPLIANCES SHALL BE PERMITTED TO BE SUPPLIED FROM AN INDIVIDUAL BRANCH CIRCUIT RATED 15 AMPERES OR GREATER.
16.	LAUNDRY: A MINIMUM OF ONE 20-AMPERE RATED BRANCH CIRCUIT SHALL BE PROVIDED FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA AND SHALL SERVE ONLY RECEPTACLE OUTLETS LOCATED IN THE LAUNDRY AREA
17.	WARNING RIBBON: UNDERGROUND SERVICE CONDUCTORS THAT ARE NOT ENCASED IN CONCRETE AND THAT ARE BURIED 18" OR MORE BELOW GRADE SHALL HAVE THEIR LOCATION IDENTIFIED BY A WARNING RIBBON THAT IS PLACED IN THE TRENCH NOT LESS THAN 12" ABOVE THE UNDERGROUND INSTALLATION.

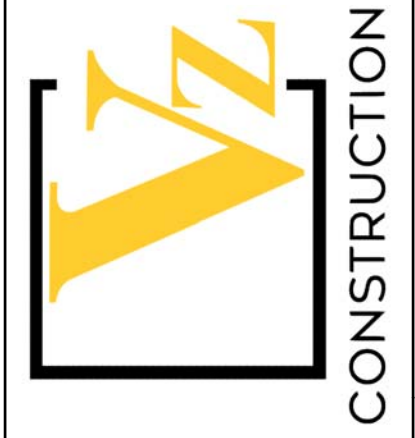
MECHANICAL NOTES	
1.	IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO VERIFY AC UNIT, REGISTER SIZES AND THEIR RESPECTIVE LOCATIONS.
2.	PROVIDE COMPLETE MECHANICAL PLANS INCLUDING RETURN AIR LOCATION AND AIR DUCT SIZES ON SITE FOR INSPECTORS REVIEW.
3.	CONDENSATION LINES SHALL BE TERMINATED AT AN APPROVED LOCATION.
4.	VENT CLOTHES DRYER TO OUTSIDE AIR (4" LINE MIN.)



PLUMBING SCHEMATIC

SCALE: NONE

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