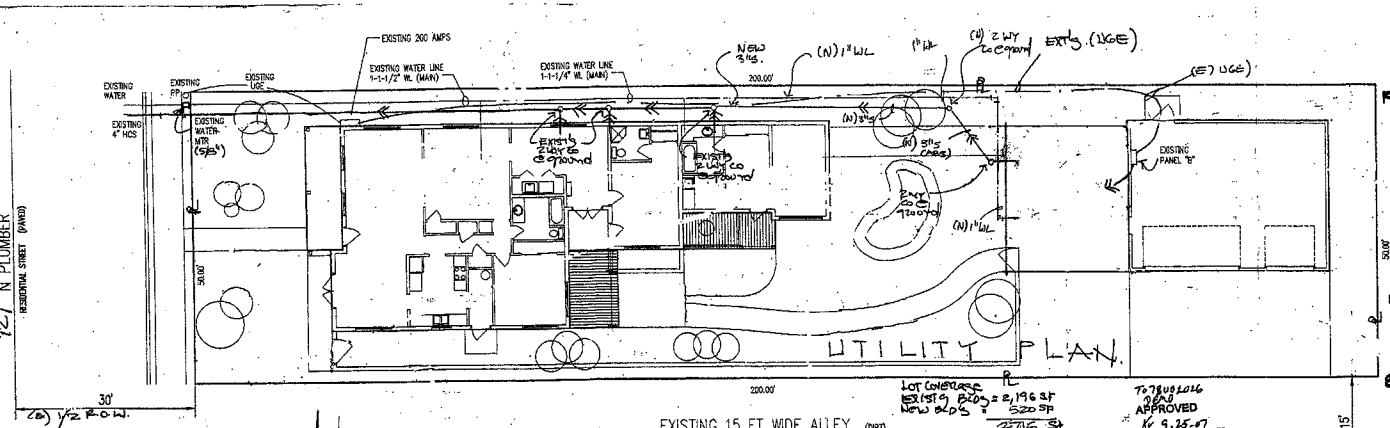
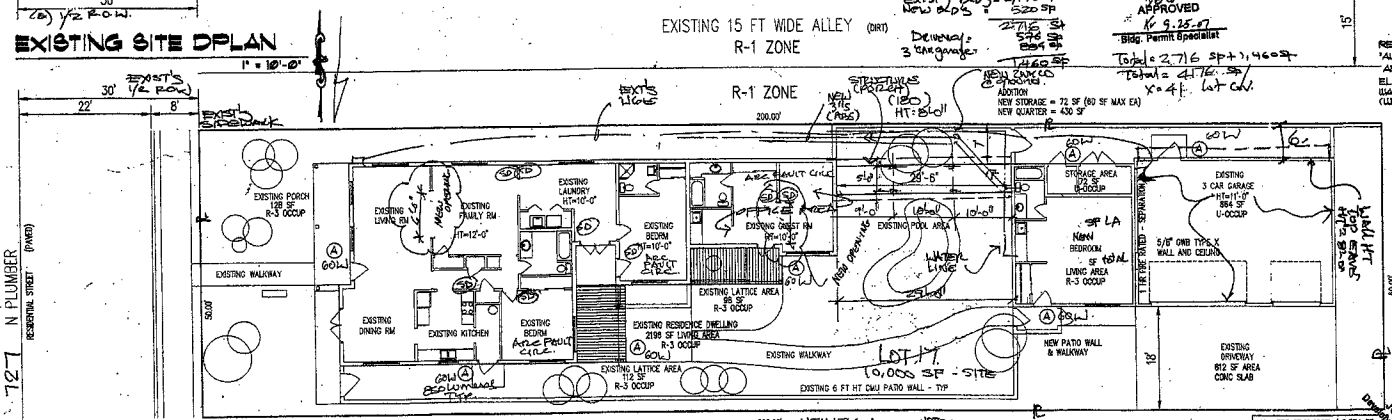


EXISTING SITE DPLAN

1" = 10'-0"



TOTAL MAIN STRUCTURE 2,534 SF

TOTAL EXISTING 3 CAR GARAGE & GUEST QUARTER/WORKSHOP 1,385 SF

X=1,385 SF X 100% / 2,534 SF X = 55 % MAXIMUM ALLOWED = 75 % SIZE SECONDARY DETACHED STRUCTURE FROM MAIN STRUCTURE

PROPOSED SITE PLAN

1" = 10'-0"

City of Tucson T07CM03843
Willdan - 13890-7790
2006 IRC, 1997 UAC & 2006 UPC
EFR (R-3) OCCUP. V-B Construction
520 SF (ADDITION) - smoke detectors
Alarms

SITE WORK

SHOP DRAWINGS TO BE SUBMITTED TO GENERAL CONTRACTOR AND PROCESSED FOR REVIEW PRIOR TO EXECUTING OR FABRICATING THAT AREA OF WORK. NO DEVIATION FROM THE APPROVED DRAWINGS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND BUILDING OFFICIAL. BUILDING LIGHTING SHALL COMPLY W/ NEC & CDT LIGHT POLLUTION ORDINANCE ALL EXTERIOR LIGHTS TO BE LESS THAN 1600 INCANDESCENT.

CONTRACTOR TO BE AWARE OF EXISTING ELEC. BOXES, WATER METER, TEL. BOXES, ETC. TO ADJUST AS REQUIRED.

THE CONTRACTOR IS RESPONSIBLE FOR THE SEQUENCE OF CONSTRUCTION AND ALL MATERIALS, SORTED AND - IN PLACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRAWINGS OF THE CONTRACT DOCUMENTS.

GENERAL NOTES:

ALL WORK SHALL CONFORM WITH REQUIREMENT OF THE LOCAL GOVERNING BUILDING CODE, LOCAL ZONING CODE, NATIONAL ELECTRIC CODE, NFPA, OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE. THE CONTRACTOR SHALL POLICE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THERE BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE PROJECT SITE DURING THE PROGRESS OF THE WORK. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

MOISTURE/THERMAL CONTROL

ALL ROOFING SYSTEMS TO BE INSTALLED PER MANUFACTURERS WRITTEN SPECIFICATION.

SEALING OF PENETRATIONS IN THE BUILDING ENVELOPE AND AT THE JUNCTION OF DISSIMILAR MATERIALS TO BE OF AN APPROVED TYPE AND INSTALLED TO INSURE WEATHER TIGHTNESS.

MINIMUM INSULATION VALUES TO BE:
R26 CEILING
R11 FRAME WALLS

WHERE ATTIC VENTILATION IS REQUIRED, THE NET FREE AREA TO BE A MINIMUM OF 1/150 OF THE SPACE TO BE VENTILATED OR 1/300 OF THE SPACE PROVIDED THAT 50% OF THE VENTILATION AREA IS 3' ABOVE THE EAVE OR CORNICE. VENTILATION OPENINGS TO BE COVERED WITH A CORROSION RESISTANT MESH HAVING

A MESH OPENING LESS THAN 1/4". PROVIDE A MINIMUM 1" CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING.

EXTERIOR SOFFITS REQUIRING STUCCO, TO BE APPLIED TO 1/2" MOISTURE RESISTANT GYPSUM WALLBOARD. ALL GYPSUM WALLBOARD USED AS A BASE FOR HARD SURFACE FINISHES IN SHOWERS, TUBS OR WATER CLOSET COMPARTMENTS SHALL BE OF WATER RESISTANT TYPE. VALLEYS WILL COMPLY W/ SECT R 905.2.8.2
CLAY AND CONCRETE TILE WILL COMPLY W/ SECT R 905.3
THIS PROJECT COMPLY W/ CHAPTER 6 FOR WALL CONSTRUCTION.
FOR FASTENER SCHEDULE FOR STRUCTURE MEMBERS SEE TABLE R 602. 3 PAGE 104
FOR GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS (MAX. HEADER SPANS) SEE TABLE R 502. 5 (1) AND (2)

THIS PROJECT COMPLY W/ CHAPTER 7 FOR WALL COVERING FOR THICKNESS OF PLASTER SEE TABLE R 702.1 (1)
FOR GYPSUM PLASTER PROPORTIONS, SEE TABLE R 702.1 (2)
FOR PORTLAND CEMENT PLASTER SEE TABLE 702.1 (3)

THIS PROJECT COMPLY W/ CHAPTER 8 FOR ROOF -CEILING CONSTRUCTION.

CITY OF TUCSON
DSD / ZONING APPROVAL
☒ Site Plan ☐ Grading Plan ☐ Wall
☐ Lot Split ☐ Sign ☐ HPIZ
☐ SCZ ☐ Other: Addtn Only
additional comments as noted

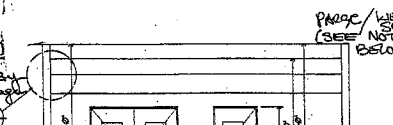
SPECIALTIES

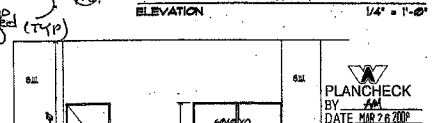
UNLESS BY APPROVED EXCEPTION, ALL SOIL BELOW CONCRETE SLABS TO BE TREATED FOR TERMITE CONTROL USING THE PRODUCT 'DURSBAN TC' BY B.O.B. EXTERMINATOR, INC, 480-781-8660 APPLIED AT A RATE OF 0.75% TO 1.0%.

ELEVATIONS

1/4" = 1'-0"

TYP.-WINDOW SILL HIGHT 44" MAX. WINDOW OPENING 20"W X 24"H & THE TOTAL SQ. FT. OF THE OPENING MUST BE 5.7 SQ. FT.



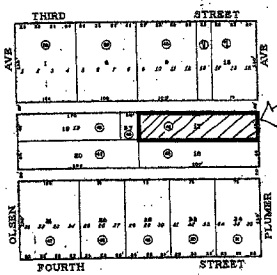


THIS PROJECT COMPLIES IRC - 2006
PART V - MECHANICAL CHAPTER 12-23
PART IV - ENERGY CONSERVATION CHAPTER 11 ENERGY EFFICIENCY

THIS PROJECT COMPLY W/ CHAPTER 9 - ROOF ASSEMBLIES
THIS PROJECT COMPLY W/ SECT R 905 - REQUIREMENTS FOR ROOF COVERINGS.

ASSESSOR'S RECORD MAP

BLOCK 6, UNIVERSITY MANOR



PROJECT SYMBOLS

SECTION
DETAIL REFERENCE
REVISION MARK

R-1 ZONE

SURVEY ABBRIV.

FFE FINISH FLOOR
℄ CENTER LINE
℄ PROPERTY LINE
6' PED. 6' PEDESTRIAN & PUBLIC
4 PUE. UTILITY EASEMENT

SURVEY & UTIL SYMBOLS

DRAINAGE DIRECTION

REFUSE SERVICE: 'AUTOMATION' & FREE - PIMA WASTE MANAGMENT AND/OR SOLID WASTE DEPT.
ELECTRICITY SUPPLY PER T.E.P. CO. (U.N.O.)
WATER PER PIMA COUNTY WATER DEPARTMENT (U.N.O.)

LOCATION MAP

1" = 3 MILES
ASSESSORS MAP

MEC CALCULATION BASED ON:

MTL WINDOW-DOUBLE PANE
EXTERIOR DOOR
CEILING
WALLS - 4" WALLS (R-11 Batt insulation later)

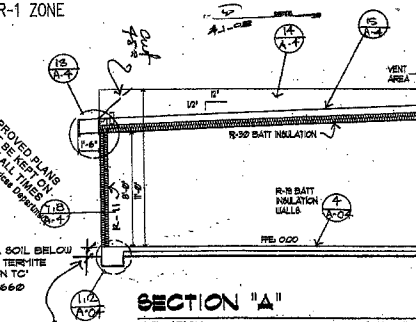
PIMA COUNTY WASTEWATER MANAGEMENT
2006 IECC - Comply chapter 4

OUTDOOR LITE CALCULATION (CITY OF TUCSON)
SITE = 10,000 SF (.022 AC)
55,000 L X .022 AC = 1,210 L ALLOWED
12,000 L X .022 AC = 2640 L ALLOWED
TOTAL = 9,460 LUMENS ALLOWED

LAMPS TYPE 'A' 60 WATTS (850 LUMENS)
5 EXISTING 5 X 850 = 4250
2 NEW 2 X 850 = 1700
1 X 60 WATTS (850 LUMENS) = 850 LUMENS

City of Tucson ENGINEERING APPROVAL HDZ ☐ SHPO ☐ OTHER ☐ Plumb Addition
by [signature] 9-25-07
T07BU02026 / T07CM03843
date

APPROVED PLANS MUST BE KEPT ON JOB AT ALL TIMES
Development Services Department



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MAR 10 2008
WILLDAN

T07BU02026
T07CM03843

JOB NO. 95-2K7
STAR DATE SEPT 2007

DRAWING INDEX:
A-01 SITE PLAN ELEVATIONS
A-02 FOUND. PLAN WALL PLAN ROOF PLAN
A-03 MECH. PLAN ELECT. PLAN DETAILS
A-04 GEN. NOTES
GN-01

PROJECT:
GUEST QUARTER ADDITION
Parcel 128-06-0420
BROOKS TATIANA A
727 N PLUMBER AVE
TUCSON AZ 85719
UNIVERSITY MANOR
LOT 17 BLK 6
Docket 10427, Page 2543
Book 8, Page 122
Township 14S, Range 14E
Section 8

SHEET NO. A-01 OF SH.

PLANCHECK BY [signature] DATE MAR 26 2008 ASPIME F/P

DWGS by
J.A.C.A. DESIGN
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TUCSON, ARIZONA
jacadesign3@hotmail.com
CELL (520) 808-4052 - FAX (520) 616-0200
POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

T07CM03843

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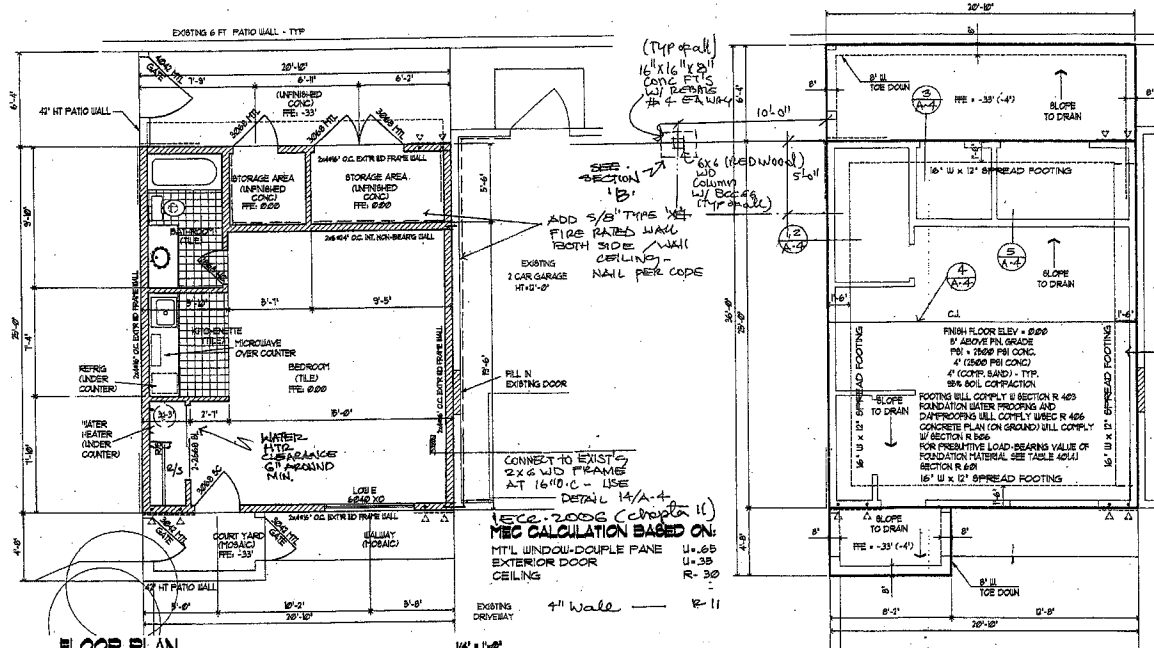


FLOOR PLAN

1/4" = 1'-0"

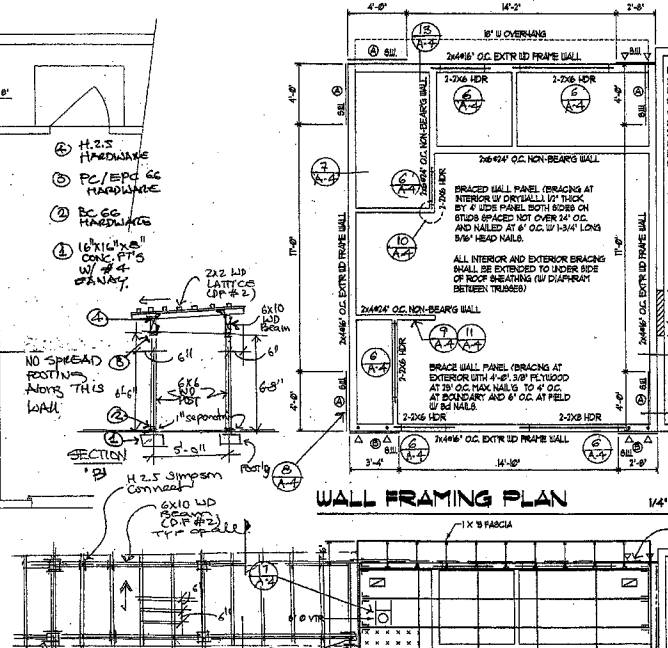
TYP-WINDOW SILL HIGHT 44" MAX. WINDOW OPENING 20"W X 24"H = THE TOTAL SQ. FT. OF THE OPENING MUST BE 5.7 SQ. FT.

FOUNDATION PLAN

1/4" = 1'-0"

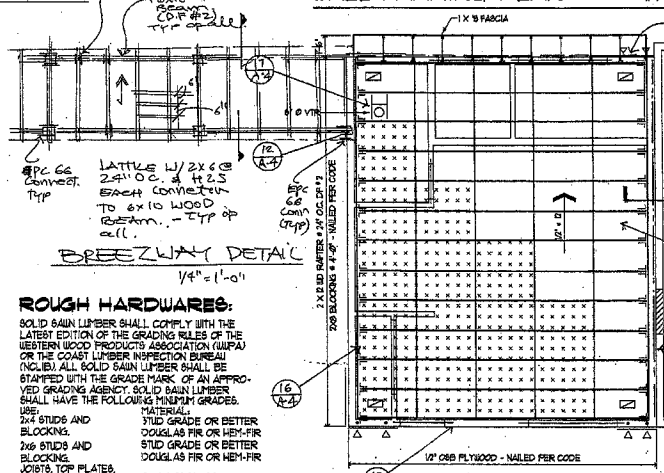
BASIS OF DESIGN:
2006 IBC (INTERNATIONAL BUILDING CODE)
2006 IRC (INTERNATIONAL RESIDENTIAL CODE)

ROOF LIVE LOAD:	
FLAT ROOF:	20 LBS
SLOPE ROOF:	15 LBS
FLOOR LIVE LOAD:	40 PSF
WIND LOADING:	90 MPH



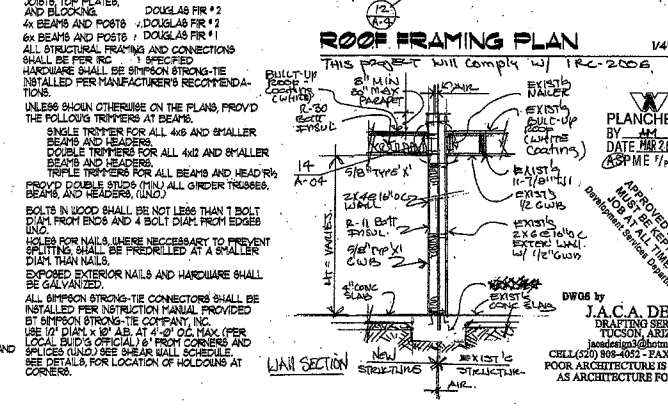
WALL FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"



WOOD AND LUMBER PRODUCTS:

ALL WOOD CONSTRUCTION SHALL CONFORM TO IRC-2006

ALL STRESS GRADE LUMBER SHALL COMPLY WITH THE APPROPRIATE SPECIFICATIONS AS PUBLISHED IN THE CURRENT EDITION OF THE WCLA MANUAL AND ALL PIECES OF LUMBER, IN PLACE, SHALL BEAR THE APPROVAL STAMP OF THE WCLA.

SPECIFICATIONS FOR LUMBER AND WOOD PRODUCTS:

FRAMING LUMBER, 8&B (2x4 - 4x16.) DOUGLAS FIR LARCH N 2
SIMPSON STRONGS-TIE

ROUGH HARDWARES:

SOLID SAWN LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR THE COAST LUMBER INSPECTION BUREAU (NCLIB). ALL SOLID SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED GRADING AGENCY. SOLID SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM GRADES.

USE:	MATERIAL:
2x4 STUDS AND BLOCKING.	STUD GRADE OR BETTER DOUGLAS FIR OR HEM-FIR
2x6 STUDS AND BLOCKING.	STUD GRADE OR BETTER DOUGLAS FIR OR HEM-FIR
JOISTS, TOP PLATES, and BLOCKING.	DOUGLAS FIR #2
4x BEAMS and POSTS	DOUGLAS FIR #2
6x BEAMS and POSTS	DOUGLAS FIR #1

ALL STRUCTURAL FRAMING AND CONNECTIONS SHALL BE PER IRC 1 SPECIFIED HARDWARE SHALL BE SIMPSON STRONG-TIE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

UNLESS SHOWN OTHERWISE ON THE PLANS, PROVD THE FOLLOWG TRIMMERS AT BEAMS.
SINGLE TRIMMER FOR ALL 4x8 AND SMALLER BEAMS AND HEADERS.
DOUBLE TRIMMERS FOR ALL 4x12 AND SMALLER BEAMS AND HEADERS.
TRIPLE TRIMMERS FOR ALL BEAMS AND HEADERS

PROVD DOUBLE STUDS (MIN.) ALL GIRDER TRUSSES, BEAMS, AND HEADERS, (U.N.O.)

BOLTS IN WOOD SHALL BE NOT LESS THAN 1 BOLT DIAM. FROM ENDS AND 4 BOLT DIAM. FROM EDGES U.N.O.

HOLES FOR NAILS, WHERE NECCESSARY, TO PREVENT SPLITTING, SHALL BE PREDRILLED AT A SMALLER DIAM. THAN NAILS.

EXPOSED EXTERIOR NAILS AND HARDWARE SHALL BE GALVANIZED.

ALL SIMPSON STRONG-TIE CONNECTORS SHALL BE INSTALLED PER INSTRUCTION MANUAL PROVIDED BY SIMPSON STRONG-TIE COMPANY, INC.

USE 1/2" DIAM. x 10" A.B. AT 4'-0" O.C. MAX. (PER LOCAL BUID'G OFFICIAL) 6" FROM CORNERS AND SPLICES (U.N.O.) SEE SHEAR WALL SCHEDULE.

SEE DETAILS, FOR LOCATION OF HOLDOWNS AT CORNERS.

FINISH HARDWARE NOTES:

1. SHALL BE BUILDING STANDARDS
2. HARDWARE SHALL BE ADJUSTED, CLEANED AND CERTIFIED BY HARDWARE CONSULTANT/CONTRACTOR.
3. FINISH HARDWARE KEYS SHALL BE COORDINATED WITH THE BUILDING'S MASTER KEYING SYSTEM.
4. ALL DOOR - (NEW AND RELOCATED) SHALL HAVE RUBBER SILENCERS, AND DOOR STOPS.

FLOOR..NG NOTES:

CONTRACTOR SHALL INSPECTED THE SUB FLOORING BEFORE COMMENCEMENT OF WORK. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY UNACCEPTABLE FINISHED WORK CAUSED BY SUB-FLOOR CONDITIONS AND CORRECTIONS REQUIRED BY THE ARCHITECT.

FINISHING NOTES:

1. ALL WORK SHALL BE PERFORMED IN A FIRST-CLASS, WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A NEAT AND FINISHED APPEARANCE. CONTRACTOR SHALL CLEAN SURFACES FREE OF ALL DIRT AND DEBRIS. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF INSTALLATION/S). ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION.
2. DRYWALL TO BE PAINTED SHALL RECEIVE A "LIGHT STIPPLE" FINISH. DRYWALL TO BE FINISHED WITH PRP BOARD, WALL COVERING AND/OR VENEER SHALL RECEIVE A SMOOTH FINISH. ALL JOINTS, SCREWS AND METAL SHALL RECEIVE MINIMUM THREE COATS JOINT COMPOUND WITH SANDING BETWEEN EACH COAT. APPLY A THIN FUTTY COAT TO ALL GWB SURFACES. ALL EXISTING DRYWALL OR PLASTER AREAS (INCLUDING EXISTING CORNER BEADS) ARE TO BE REPAIRED, TAPED SKIMMED AND FINISHED ALONG WITH NEW DRYWALL. DRYWALL CONTRACTOR SHALL RE-TOUCH FINISH AS NECESSARY AFTER FIRST COAT OF PAINT AND PRIOR TO FINAL POINT.
3. PAINTED DRYWALL SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF MANUFACTURER'S HIGHEST PREMIUM BRAND PRODUCT(S). REFER TO BUILDING STANDARD FINISHING NOTES FOR PAINT TYPES, FINISHES AND COLOR SPECIFICATIONS. DRYWALL TO RECEIVE PRP BOARD, WALL COVERING AND/OR VENEER SHALL RECEIVE ONE COAT OF SEALER PRIMER. DOOR FRAMES SHALL RECEIVE ONE COAT OF PRIMER AND TWO COATS OF SEMI-GLOSS.

GENERAL NOTES

ALL WORK SHALL CONFORM WITH REQUIREMENT OF THE LOCAL GOVERNING BUILDING CODE, LOCAL ZONING CODE, NATIONAL ELECTRIC CODE, NFPLA, OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE. THE CONTRACTOR SHALL POLICE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THERE BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT WHO SHALL BE IN ATTENDANCE AT THE PROJECT SITE DURING THE PROGRESS OF THE WORK. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THROUGH INSPECTION OF THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK. ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO THE WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.

ALL WORK BY ALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF VETY PRACTICE AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPA.. AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.

ALL PENETR..TION OF EXISTING FIRE RATED MEMBRANES SHALL BE PROTECTED AS REQUIRED. REPAIR AND DAMAGE TO EXISTING FIRE PROTECTED MATERIALS.

ALL PERMITS, INSPECTIONS APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID FOR BY THE CONTRACTOR, AND SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS AND APPROVALS OF HIS WORK.

ALL THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH IRC-2203

GENERAL NOTES

AS STATED: INSULATION-ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME RATING.

THE ARCHITECT SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT.

A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE.

DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. ALL WRITTEN DIMENSIONS TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. CORE DRILLING NEAR EXISTING TENANTS WILL BE DONE AFTER HOURS OF 5:00 PM AND BEFORE 8:00 AM. PROPER PROTECTION OF EXISTING FURNITURE AND FINISHES IS WELL AS CLEAN UP WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR ON SITE G.C. SUPERVISION OF THIS OPERATION IS MANDATORY.

DO NOT USE PAINTS, PRIMER, SEALERS, OR GLUES THAT EMIT FLAMMABLE, TOXIC OR NAUSEOUS FUMES. EACH TRADE SHALL BE RESPONSIBLE TO VERIFY THE MATERIALS THEY ARE USING, COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR THEIR USE. "MSDS" SHEET SHALL BE SUBMITTED TO THE PROPERTY MANAGER OR THE ARCHITECT.

DRAWINGS ASSUME THE EXISTING BUILDING TO BE IN COMPLIANCE WITH CODE REQUIREMENTS. NOTIFY PROPERTY MANAGER AND ARCHITECT OF ANY VIOLATIONS OF CODES DISCOVERED DURING THE COURSE OF CONSTRUCTION IN THE EXISTING BUILDING.

MECHANICAL - SUPPLY AND INSTALL AS PER MANUFACTURES INSTRUCTIONS. HVAC OVERRIDE INSTALLATION IS TO BE COORDINATED WITH BOTH MECHANICAL AND ELECTRICAL CONTRACTORS. HVAC UNITS ARE TO BE INSTALLED WITH CLEAR ACCESS TO FILTERS FOR FUTURE MAINTENANCE. SHUT OFF VALVES ARE TO BE LOCATED ON A PLAN AND SUBMITTED TO MANAGER FOR FUTURE REFERENCE. BALANCE SYSTEM UPON COMPLETION TO TENANT COMPORT AND BALANCE BUILDING WATER SYSTEM. WRAP ALL EXPOSED FIBERGLASS INSULATION FOUND IN RETURN AIR PLENUMS WITH (FSK) FOIL SCRIM.

DWGS by
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DRAFTING SERVICES
TUCSON, ARIZONA
jacadesign3@hotmail.com
CELL(520) 808-4052 - FAX (520) 616-0200

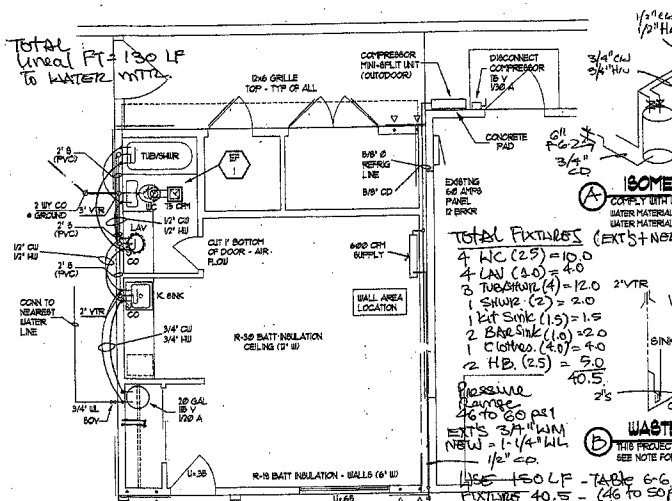
POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

JOB NO. 95-2K7
STAR DATE SEPT 2007

DRAWING INDEX:
A-01 SITE PLAN ELEVATIONS
A-02 FOUND. PLAN WALL PLAN ROOF PLAN
A-03 MECH. PLAN ELECT. PLAN DETAILS
A-04 GEN. NOTES

PROJECT:
GUEST QUARTER ADDITION
Parcel 125-06-0420
BROOKS TATIANA A
727 N PLUMER AVE
TUCSON AZ 85719
UNIVERSITY MANOR
LOT 17 BLK 6
Docket 10437, Page 2548
Book 8, Page 132
Township 14S, Range 14E
Section 8

SHEET NO. A-02 OF SH.



ISOMETRIC-WATER

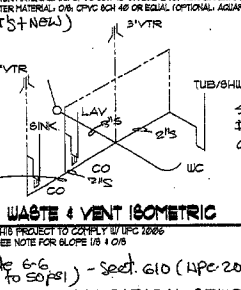
(A) COMPLY WITH UPC-2006 (CPVC MATERIAL OR EQ)
WATER MATERIAL: U/G: CPVC SCH 40 OR EQUAL (OPTIONAL: AQUAPEX)
WATER MATERIAL: O/G: CPVC SCH 40 OR EQUAL (OPTIONAL: AQUAPEX)

3/4" = 1'-0"

TOTAL FIXTURES (EXIST'S + NEW)
4 WC (2.5) = 10.0
4 LAV (1.0) = 4.0
3 TUB/SHWR (4) = 12.0
1 SHWR (2) = 2.0
1 Kit Sink (1.5) = 1.5
2 Bar Sink (1.0) = 2.0
1 Clothes (4.0) = 4.0
2 H.B. (2.5) = 5.0
40.5

Pressure range 40 to 60 psi
EXIST'S 3/4" W/M
NEW = 1-1/4" W/M
1/2" = 0.

USE 150 LF - TABLE 6-6
FIXTURES 40.5 - (40 to 50 PSI) - Sect. 610 (UPC 2006)
TABLES



WASTE & VENT ISOMETRIC

(B) THIS PROJECT TO COMPLY W/ UPC 2006
SEE NOTE FOR SLOPE 1/8 + 0/8

3/4" = 1'-0"

SEWER MATERIAL
I/S: PVC
O/S: ABS (PVC - OPTIONAL)

VTR = VENT THRU ROOF
WC = WATER CLOSET
LAV = LAVATORY
TUB/SHWR

WATER HEATER
W.H. with VERTICAL pipe risers shall have a Heat Trap on both the INLET & OUTLET of the WATER HEATER. UNLESS THE WATER HTR. HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM - I.E.C. SECT 504.7.

PLUMBING / MECHANICAL PLAN

1/4" = 1'-0"

THIS PROJECT TO COMPLY W/ UPC' 2006 & AZ STATE AMENDMENTS

Mechanical shall Comply W/ IRC-2006 chapter 12-24. Section M1201.2

PLUMBING FIXTURES SHALL BE CONSTRUCTED OF DENSE, DURABLE, NON ABSORBENT MATERIALS AND SHALL HAVE SMOOTH, IMPERVIOUS SURFACES, FREE FROM UNNECESSARY CONCEALADED FOULING SUR-

ALL FIXTURES SHALL CONFORM IN QUALITY + DESIGN TO NATIONALLY RECOGNIZED APPLICABLE STANDARDS ACCEPTABLE TO THE ADMINISTRATIVE AUTHORITY. ALL PORCELAIN ENAMEL SURFACES ON PLUMBING FIXTURES SHALL BE ACID RESISTANT. WATER CLOSET SEATS SHALL BE OF SMOOTH NON-ABSORBENT MATERIALS AND SHALL BE PROPERLY SIZED FOR THE WATER BOWL TYPE.

PLUMBING NOTES:

SHOWERS + TUB/SHOWERS COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.

WATER CLOSET TO BE 1.6 GALLONS PER FLUSH. SINK + SHOWER HEADS TO BE 2.5 GALLONS PER MINUTE PER UPC CH 4 ER IS WITH LOCAL MODIFICATION REQUIREMENTS.

3/4" TEMP + PRESSURE VALVE PRESSURE DISHWASHER.
PROVIDE CONNECTION PER CODE
CLOTHESWASHER.
PROVIDE CONNECTION PER CODE

PROVIDE SHUT OFF VALVE + UNION + COLD WATER CONNECTION TO WATER HTR. PROVIDE UNION ONLY @ WATER HTR. CONNECTION.

CLOTHESWASHER - PROVIDE CONN. PER CODE
PROVIDE SHUT - OFF VALVE + UNION @ CW CONN TO W.H. PROVIDE UNION ONLY @ HOT WATER CONN.

PROVIDE 2 3/4" CLEAN OUT TO GRADE. PROVIDE CLEAN OUTS PER CODE

PLUMBER TO MAKE ALL GAS CONNECTIONS TO EQUIPMENT PLUMBER TO PROVIDE CONDENSATE CU LINE TO FURNACE RM. AND CONN TO W.H.

PLUMBER TO PROVIDE ACCESS DOORS TO SERVICE ALL PLUMB'G EQUIPMENT AS REQUIRED
ALL FIXTURES TO HAVE STOPS AND 11" AIR CHAMBERS

GENERAL NOTES:

COORDINATE ALL OVERHEAD PIPING WITH HVAC DUCTWORK AND WORK OF OTHER TRADES

PLUMBER TO VERIFY EXACT SIZE AND LOCATION OF ALL EXTG PIPING AND TO VERIFY INVERTS TO ASSURE PROPER SLOPE MAY BE OBTAINED BEFORE BEGINING WORK

RUN ALL WASTE LINES AT 2% SLOPE UNLESS NOTED OTHERWISE

ALL SLAB PENETRATIONS SHALL BE SEALED USING POURABLE URETHANE SEALANT

CONTRACTOR TO COMPLY W/ CODE ON SHUR
+ ALL LAVS - WASTE TRAPS - TO INCLUDE CO.

TYP. VTR - LOCATE MIN 1'-0" ABOVE ROOF, 1'-0" FROM ALL VERTICAL SURFACES AND 3'-0" ABOVE A/C OUTSIDE AIR INTAKES

PROVIDE HOSE END VACUUM BREAKER PER LATEST PLUMBING CODE EDITION.

OUTSIDE (UNDERGROUND) WATER LINES - INSULATE MATERIALS, JOINTS AND CONN. COMPLY W/ CODE
TESTING - COMPLY W/ LATEST PLUMBING CODE EDITION
CONTRACTOR TO COMPLY W/ THE LATEST PLUMBING CODE EDITION IN SHOWERS.

WATER CONSERVATION NOTES

FAUCETS - SHALL DELIVER A MAX. OF 1.50 AND ONE-HALF (1.5) GALLONS PER MIN

WATER CLOSETS - SHALL USE A MAX OF ONE AND SIX-TENTHS (1.6) GALLONS PER FLUSH

SHOWER HEADS - SHALL DELIVER A MAX OF TWO AND ONE-HALF (2.5) GALLONS PER MINUTE

LAVS OF THE METERING OR SELF-CLOSING TYPE SHALL HAVE A MAX FLOW RATE AT 25 GALLONS PER CYCLE + SHALL REMAIN OPEN FOR A PERIOD OF NOT LESS THAN 10 SECONDS.

TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT† U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB‡ R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
1	1.2	0.75	0.40	30	13	3	13	0	0	0
2	0.75	0.75	0.40	30	13	4	13	0	0	0
3	0.65	0.65	0.40	30	13	5	19	0	0	5/13
4 except Marine 4	0.40	0.60	NR	38	13	5	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.35	0.60	NR	38	19 or 13 + 5§	13	30	10/13	10, 2 ft	10/13
6	0.35	0.60	NR	49	19 or 13 + 5§	15	30	10/13	10, 4 ft	10/13
7 and 8	0.35	0.60	NR	49	21	19	30	10/13	10, 4 ft	10/13

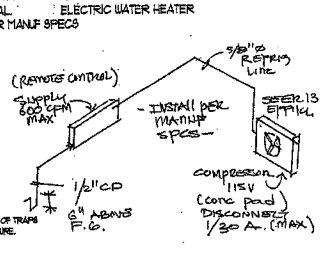
EXHAUST FAN SCHEDULE

MARK	MANUF. & MODEL OR EQUAL	TYPE	CFM	E.S.P. (INCHES)	MOTOR DATA: WATTS	MOTOR DATA: SPEEDS	MOTOR DATA: FAN RPM	MOTOR DATA: ELECT.	WEIGHT
EF-1	COOK GC-140	CEILING MOUNTED	75	0.25	75	1	1400	115-1-60	20

PROVIDE MANUF'S DISCONNECT AND BACKDRAFT DAMPER
PROVIDE MANUF'S HANGING ISOLATION KIT (IF REQUIRED)
PROVIDE MANUFACTURER'S ROOF OR WALL CAPS.
PROVIDE SEPARATE WALL SWITCH, COORDINATE WITH ELECTRICAL.

ELECTRIC WATER HEATER

WH-1 - 20 GAL. ELECTRIC WATER HEATER
INSTALL PER MANUF SPECS



WET VENTING COMPLY W/ CODE
TRAPS COMPLY W/ UPC FOR SIZE OF TRAPS AND TRAP ARMS FOR PLUMB'G FIXTURE.

ELECTRICAL CALCULATIONS "B"

GENERAL LIGHTING 390 SQ. FT. X (3) V.A. PER SQ. FT.	1,170	V.A.
2 SMALL APPLIANCE CIRCUITS AT 1500 V.A. EA.	3,000	V.A.
MICROWAVE (1500 V.A. EA.)	1500	V.A.
WATER HEATER (20 GAL)	1500	V.A.
TOTAL	7,170	V.A.

MECHANICAL UNITS		
DUCTLESS AIR CONDIT (1 TONS)	2400 VA	2,400 V.A.
TOTAL		2,400 V.A.

TOTAL GUEST ROOM AREA 9,570 VA / 240 V = 40 AMPS

EXISTING GARAGE (884 SF)

2 LITE (60 WATTS)	2 LITE	
2 RCPT (GFI/UP)	1,500 VA	
TOTAL 8 AMPS		

PANEL 'B'
PANEL LOAD = 40 A + 8 A = 48 A
48 A LESS THAN 60 A LOAD

(1) EXISTING OUTDOOR LITE IN THIS DETACHED STRUCTURE

NOTES

1. ALL WIRE TO BE THWN/THHN WITH COPPER CONDUCTORS
2. ALL RECEPTACLES TO BE 18" A.F.F. UNLESS NOTED OTHERWISE
3. ALL EXTERIOR LIGHTS TO BE LESS THAN 150 IN INCANDESCENT
4. INSTALL "TUCSON ELEC. BOX" AT ALL MECHANICAL UNIT LOCATIONS

*** CONTRACTOR TO NOTIFY THE ARCHITECT/ENGINEER OF ANY AND ALL BRANCH CIRCUITS WHERE THE ACTUAL LOAD IS IN EXCESS OF DESIGN LOADS. DO NOT CONNECT SUCH ELECTRICAL EQUIPMENT UNTIL THE ARCHITECT/ENGINEER REVISES THE ELECTRICAL PLANS & CALCS

THIS PROJECT WILL COMPLY WITH IRC-2006 MECHANICAL CHAPTER: COORDINATE WITH MECHANICAL CONTRACTOR & GENERAL CONTRACTOR

ELECTRICAL SPECIFICATIONS

GENERAL:

ALL WORK SHALL COMPLY WITH THE LATEST PUBLISHED EDITION OF THE NATIONAL ELECTRIC CODE, AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AND THE RULES AND REGULATIONS OF ANY UTILITY COMPANIES SERVING THE FACILITY OR THE PROPERTY. WHERE THE CONTRACT DOCUMENTS EXCEED THESE REQUIREMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN. IN NO CASE SHALL ANY WORK BE INSTALLED CONTRARY TO, OR BELOW, MINIMUM LEGAL STANDARDS. ANY DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND THESE CODES, RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE PROJECT OR ANY WORK ON THE ITEM IN QUESTION.

THE CONTRACTOR SHALL VISIT THE JOB SITE AND FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING, ORDERING OF EQUIPMENT, OR CONSTRUCTION.

ALL EQUIPMENT SHALL BE NEW, PURCHASED SPECIFICALLY FOR THE PROJECT, BE U.L. LISTED FOR THE ENVIRONMENT IN WHICH INSTALLED, AND BE DELIVERED TO THE JOB SITE IN THE ORIGINAL MANUFACTURER'S SHIPPING CONTAINERS. ALL ELECTRICAL EQUIPMENT, FUSES, ETC. WITHIN THE SAME CATEGORY (E.G., DISCONNECTS, PANEL BOARDS, CIRCUIT BREAKERS, FUSES) SHALL BE OF THE SAME MANUFACTURER.

THE ELECTRICAL CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR COORDINATING THE FURNISHING AND INSTALLATION OF THE MECHANICAL EQUIPMENT CONTROL WIRING, STARTERS FOR MECHANICAL AND OWNER FURNISHED EQUIPMENT, STARTER INTERLOCK WIRING, MECHANICAL AND OWNER FURNISHED EQUIPMENT DISCONNECTS, FIRE ALARM CONNECTIONS TO HVAC EQUIPMENT, FIRE ALARM SPRINKLER FLOW SWITCHES, FIRE ALARM SMOKE DETECTORS, AND THEIR ASSOCIATED CONDUIT AND WIRING WITH THE GENERAL CONTRACTOR PRIOR TO BIDDING THE PROJECT. THE ELECTRICAL CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR FURNISHING AND INSTALLING THESE ITEMS AND NOTIFY ALL ASSOCIATED CONDUIT, WIRING AND APPURTENANCES UNLESS SPECIFICALLY RELIEVED OF THE RESPONSIBILITY BY THE GENERAL CONTRACTOR.

WIRING:

ALL WIRING SHALL BE SOLID COPPER, TYPE THW, FOR ALL CIRCUITING CONCEALED WITHIN WALL AND OTHER BUILDING SURFACES. IN EXPOSED LOCATIONS, AND ON SIX FEET TO FINISHED FLOOR OR FINISHED GRADE, OR IN WET LOCATIONS, WIRING SHALL BE TYPE THW/THHN INSTALLED IN GALVANIZED IMC CONDUIT. UNDERGROUND SERVICE FEEDERS SHALL BE TYPE "USE" CABLE, UNDERGROUND PANEL OR EQUIPMENT FEEDERS SHALL BE TYPE "UF" CABLE.

MINIMUM WIRE SIZE SHALL BE #12 AWG UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. RECOMMENDED WIRE PULLING TENSIONS (WHERE CONDUIT IS USED), TAKING INTO ACCOUNT CONDUIT SIZE, CONDUIT BENDS AND WIRE LAY, SHALL NOT BE EXCEEDED.

EQUIPMENT CONNECTIONS:

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT, WIRE, DISCONNECTS, MOTOR STARTERS AND CONTROLLERS REQUIRED FOR MECHANICAL AND OWNER FURNISHED EQUIPMENT FOR THE PROJECTS RATED AT 120 VOLTS OR ABOVE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND INTERCONNECTION OF LOW VOLTAGE CONTROL WIRING AND CONDUIT WITH THE MECHANICAL CONTRACTOR OR OWNER PRIOR TO BIDDING THE PROJECT.

THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL AND OWNER FURNISHED EQUIPMENT ELECTRICAL REQUIREMENTS PRIOR TO THE BID OR THE START OF CONSTRUCTION.

CONDUIT:

ALL CONDUITS SHALL BE GALVANIZED EMC IN EXPOSED LOCATIONS ABOVE GRADE.

CONDUITS INSTALLED IN SLABS SHALL BE GALVANIZED IMC, MAXIMUM OF 3/4 INCH, IN SLABS NOT LESS THAN FOUR INCHES THICK.

CONNECTORS FOR EMC CONDUITS SHALL BE SET-SCREW TYPE IN DRY LOCATIONS. CONNECTORS FOR DAMP OR WET LOCATIONS SHALL BE THE COMPRESSION TYPE.

LIGHT FIXTURES:

ALL LIGHT FIXTURES SHALL BE U.L. LISTED, AS SCHEDULED OR INDICATED ON THE DRAWINGS, AND BE INSTALLED COMPLETE WITH ALL MOUNTING HARDWARE, LAMPS, LENSES, JUNCTION BOXES, SWING ARMS, ETC. NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM. ALL FIXTURES SHALL BE THOROUGHLY CLEANED AT THE END OF THE CONSTRUCTION AND ALL BURNED OUT LAMPS REPLACED.

LIGHT FIXTURES REQUIRING BALLASTS SHALL HAVE BALLASTS OF THE ENERGY EFFICIENT TYPE. GENERAL ELECTRIC HIGH MISER 1 OR EQUAL. FLUORESCENT LIGHT FIXTURES USED ON DIMMING CIRCUITS SHALL BE SUPPLIED WITH APPLICABLE DIMMING BALLASTS.

LAMPS SHALL BE AS SCHEDULED ON THE DRAWINGS, OR STANDARD WATTAGE AND BE GENERAL ELECTRIC OR EQUAL.

DISCONNECTS/STARTERS/CONTACTORS:

ALL DISCONNECTS SHALL BE NEMA STANDARD AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS COMPLETE WITH ALL FUSES, LUGS, CONNECTORS, ETC., RATED FOR THE LOAD SERVED OR AS INDICATED ON THE DRAWINGS AND EQUAL TO SQUARE 'D'.

ALL STARTERS, COMBINATION STARTERS, CONTACTORS AND COMBINATION CONTACTORS SHALL BE NEMA STANDARD AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS COMPLETE WITH FUSES, 120 VOLT COIL, HAND-OFF-AUTO PILOTOR SWITCH MOUNTED IN THE COVER, OVERLOADS, OVERLOAD HEATERS, LUGS, CONNECTORS, ETC., RATED FOR THE LOAD SERVED OR AS INDICATED ON THE DRAWINGS AND EQUAL TO SQUARE 'D'.

MANUAL MOTOR STARTERS SHALL BE NEMA STANDARD, TOGGLE SWITCH TYPE AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS COMPLETE WITH OVERLOADS, LUGS, CONNECTORS, ETC., RATED FOR THE LOAD SERVED OR AS INDICATED ON THE DRAWINGS AND EQUAL TO SQUARE 'D'.

SMOKE DETECTORS:

SMOKE DETECTORS SHALL BE OF THE PHOTO-ELECTRIC TYPE, 120 VOLTS AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATIONS RECOMMENDATIONS AND THE REQUIREMENTS OF THE JURISDICTIONAL AUTHORITY. THE CONTRACTOR SHALL VERIFY ANY APPLICABLE INSTALLATION REQUIREMENTS PRIOR TO THE START OF CONSTRUCTION.

WIRING DEVICES:

ALL SWITCHES, RECEPTACLES, OUTLETS, ETC. SHALL BE INSTALLED COMPLETE WITH GROUNDING BOXES, ALL MOUNTING HARDWARE AND SMOOTH FACE SWITCHES/OUTLETS WITH LIGHT SWITCHES FACE PLATES IN STAINLESS AND OUTLETS IN WHITE MATCHED TO THE DEVICE INSTALLED UNLESS NOTED OTHERWISE ON THE DRAWINGS. CONFIRM FACE PLATE MATERIAL + FINISH WITH ARCH. TECT.

ALL RECEPTACLES SHALL BE INSTALLED 12 INCHES ABOVE FINISHED FLOOR (A.F.F.) OR FOUR INCHES ABOVE COUNTERS (A.C.) AND/OR BACKSPLASHES AND SHALL BE LOCATED WITHIN SIX FEET OF DOOR OPENINGS AND NOT MORE THAN TWELVE FEET APART AS MEASURED ALONG THE SURFACE OF THE WALL(S). THE CONTRACTOR SHALL COORDINATE DEVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS, CABINETRY SUPPLIER AND/OR EXISTING CABINETRY PRIOR TO ROUGH-IN. RECEPTACLES LOCATED IN BATHROOMS, TOILETS, KITCHENS (WITHIN SIX FEET OF ANY SINK), EXTERIOR LOCATIONS AND IN GARAGES SHALL BE OF THE GROUND FAULT INTERRUPTING TYPE.

ALL LIGHT SWITCHES SHALL BE INSTALLED AT 54 INCHES ABOVE FINISHED FLOORS (A.F.F.) UNLESS NOTED OTHERWISE ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE SWITCH LOCATIONS WITH ARCHITECTURAL DRAWINGS, CABINETRY SUPPLIER AND/OR EXISTING CABINETRY PRIOR TO ROUGH-IN. WHERE INSTALLED ADJACENT TO A RECEPTACLE, THE LIGHT SWITCH AND RECEPTACLE SHALL BE INSTALLED UNDER A COMMON FACE PLATE.

ALL RECEPTACLES SHALL BE RATED AT TWENTY AMPS, 125 VOLTS, GROUNDING, TYPE, OF STANDARD NEMA CONFIGURATION AND EQUAL TO PASS & SEYMOUR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL SWITCHES SHALL BE RATED AT TWENTY AMPS, 125 VOLTS, TYPE AS INDICATED ON THE DRAWINGS, AND EQUAL TO PASS & SEYMOUR UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL INCANDESCENT DIMMERS SHALL BE OF THE SLIDE TYPE, RATED 120 VOLTS, HAVE A MINIMUM RATING OF 2000 WATTS AT RATED VOLTAGE AND EQUAL TO LUTRON "NOVA" SERIES UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL DRAWING CIRCUITS SHALL USE AN INDEPENDENT NEUTRAL AND ISOLATED GROUND WIRE BACK TO THE ORIGINATING PANEL.

ELECTRICAL CALCULATIONS "A"

GENERAL LIGHTING 2,286 SQ. FT. X (3) V.A. PER SQ. FT.	6,858	V.A.
2 SMALL APPLIANCE CIRCUITS AT 1500 V.A. EA.	3,000	V.A.
MICROWAVE (1500 V.A. EA.)	1500	V.A.
WASHER	1500	V.A.
DRYER	1500	V.A.
	14,058	V.A.
FIRST 10,000 (100%)	10,000	V.A.
REMAING 4,058 V.A. (40%)	1,635	V.A.
	11,635	V.A.
HEAT PUMP (7,500 VA)	7,500	V.A.
	19,135	V.A.

TOTAL = 19,135 VA / 240 V = 79.7 (80) AMPS
RANGE/OVEN = GAS
WATER HEATER = GAS

MAIN RESIDENCE LOAD = 80 AMPS
EXISTING PANEL = 125 AMPS

EXISTING POOL AREA (MOTOR) 18 AMPS

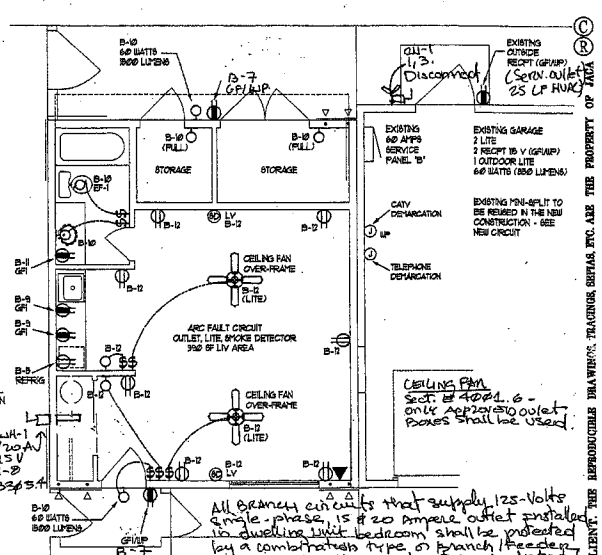
CIRCUIT BREAKER PANELBOARDS:

PANELBOARD BUS STRUCTURE AND CIRCUIT BREAKERS SHALL HAVE RATINGS AS INDICATED ON THE PANEL SCHEDULE ON THE DRAWINGS. ALL PANELBOARDS SHALL BE U.L. LISTED WITH A MINIMUM INTEGRATED SHORT CIRCUIT RATING OF 10,000 AMPS SYMMETRICAL FOR 240 VOLT RATED PANELS (MAXIMUM) WITH ALL DEVICES AND CIRCUIT BREAKERS IN PLACE. PANELBOARDS SHALL BE SQUARE 'D' OR EQUAL.

CIRCUIT BREAKERS SHALL BE PLUG-IN FOR 240 VOLT RATED PANELBOARDS AND BE OF THE SAME MANUFACTURER AS THE PANELBOARD SUPPLIED. CIRCUIT BREAKERS SHALL BE OF THE THERMAL-MAGNETIC TYPE, SINGLE HANDLE FOR ALL POLES, WITH RATINGS AS INDICATED ON THE DRAWINGS. CIRCUIT BREAKERS SHALL HAVE A MINIMUM SHORT CIRCUIT RATING EQUAL TO THE PANELBOARD IN WHICH INSTALLED. CIRCUIT BREAKERS USED TO SWITCH LIGHTING CIRCUITS SHALL BE "SWD" RATED AND CIRCUIT BREAKERS FEEDING HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE "HACR" RATED.

PANELBOARDS SHALL BE ENCLOSED IN A STEEL CABINET PER U.L. STANDARD 50 WITH HINGED GUTTER SPACE PER U.L. STANDARD 67. THE BOX AND/OR FRONTS SHALL BE FULLY FINISHED WITH RUST-INHIBITING PRIMER AND BAKED ENAMEL FINISH. CIRCUIT BREAKER PANELBOARDS SHALL HAVE LOCKABLE DOORS WITH FLUSH CYLINDER TUMBLER-TYPE LOCK WITH CATCH AND SPRING-LOADED STAINLESS STEEL DOOR PULL. ALL PANELBOARDS SHALL BE KEYED ALIKE.

ALL PANELBOARDS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND BE COMPLETE WITH ALL NECESSARY MOUNTING HARDWARE, BACK BOXES, TRIM, LUGS AND WITH A COMPLETE TYPED, PANELBOARD SCHEDULE MOUNTED ON THE INSIDE OF THE DOOR IN A DIRECTORY FRAME WITH CLEAR, PLASTIC COVER INDICATING LOAD SERVED AND LOCATION. THE CONTRACTOR SHALL VERIFY MOUNTING LOCATION AND, IN THE CASE OF RECESSED PANELBOARDS, WALL THICKNESS PRIOR TO ORDERING THE EQUIPMENT.



ELECTRICAL PLAN

1/4" = 1'-0"

THIS PROJECT TO COMPLY W/ IRC-2006 - CHAPTER VIII
All Electrical work shall comply w/ chapter 33-42. Sect. E 3301.2 - cot submittal requirements

(EXISTING) SUB-PANEL "B" SCHEDULE

PANELBOARD, B — NEMA 3R
TYPE: ALL-IN-ONE SERVICE PANEL
VOLTAGE: 120/240 | 1 PH. | 3 WIRE | 10 K MIN AIC
MOUNTING: ☒ SURFACE ☐ RECESSED | 60 AMP MAIN | ☐ LUGS ONLY ☒ BREAKER

CIRCUIT DESCRIPT.	CKT NO.	C/B	WIRE/PHASE A	WIRE/PHASE B	C/B	CKT NO.	CIRCUIT DESCRIPT.
(ONE-FOR-D) MINI-SPLIT (OUTSIDE) 1 TON - 220 V 1/60 A	1	50A 2P	10	8	20A 1P	2	GARAGE (EF)
	3		10	8	20A 1P	4	GARAGE RCPT (GFI/WP) (EF)
KITCHENETTE RECPT.	5	20A 1P	12	10	20A 1P	6	OUTSIDE RCPT (GFI/WP)
OUTSIDE	7	20A 1P	12	10	20A 1P	8	WATER HTR (15 GAL)
KITCHENETTE LITE	9	20A 1P	14	8	20A 1P	10	BATHROOM STORAGE
BATHROOM/OUTSIDE RCPT (GFI/WP)	11	20A 1P	12	8	20A 1P	12	HALL ROOM/ UTIL RCPT

1 PROVIDE HANDLE LOCK OUT DEVICE.
2 CIRCUIT BREAKER SHALL BE RATED FOR ARC FAULT CURRENT INTERRUPTING (ARC)
3 GFI RATED CIRCUIT BREAKER

PIMA COUNTY WASTEWATER MANAGEMENT
APPROVED FOR CONNECTION TO PUBLIC SEWER SYSTEM

PROVIDE SERVICE LATERAL PER APS STDS.
APS 10 000 AMP (MIN) WITHSTAND

(E) MAIN HOUSE 225 AMP PANEL (SUB-PANEL "A") - 50 SPACES

200 AMP METER + METER BASE (UF)
120/240V 1 ø 3W 1 PH, NEMA 3R - 200 AMP RUMBLE DISCONNECT W/ 2 LPN-R K FUSES SERV. DISC. RATED
60 AMP PANEL (SUB-PANEL 'B') (EF)
3# - 250 MCM (AL) THW + 1 # 2 GND (EF) OR 3# - 2/0 CU - THW + 1 # 2 GND (2" C)
#2 BARE CU GROUND PER N.E.C. 250-81,85 (EF) GROUND PER 250-60
2-1/2" CONDUIT MIN. FEEDER FROM POWER COMPANY TRANSFORMER (E)
UNDER GROUND SERVICE PER POWER CO. SPECS
GROUNDING AS PER ART. 250-52
CURRENT NEC
3# - 250 MCM (AL) THW + 1 # 2 GND (2"C) OR 3# - 2/0 CU - THW + 1 # 2 GND (2" C)

(E) ELEC. RISER DIAGRAM
SEE ELECTRICAL PLAN FOR LOCATION (NEC-2005).

LOAD CALCULATION	
EXISTING RESIDENCE	= 80 AMPS
EXISTING POOL	= 18 AMPS
EXISTING GARAGE AND GUEST ROOM	= 48 AMPS
TOTAL	= 146 AMPS
ALLOWED MAX LOAD = 200 AMPS	
SERVICES PER ELECT CO.	

PLANCHECK BY [illegible] DATE MAR 2 6 2008 ASPME F/P

APPROVED PLANS MUST BE KEPT ON JOB AT ALL TIMES
Development Services Departm

DWGS by
J.A.C.A. DESIGN
DRAFTING SERVICES
TUCSON, ARIZONA
jacadesign1@hotmail.com
CELL(520) 808-4052 - FAX (520) 616-0200
POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

JOB NO. 95-2K7
STAR DATE SEPT 2007

DRAWING INDEX:
A-01 SITE PLAN ELEVATIONS
A-02 FOUND. PLAN WALL PLAN ROOF PLAN
A-03 MECH. PLAN ELECT. PLAN
A-04 DET'AILS
GN-01 GEN. NOTES

PROJECT:
GUEST QUARTER ADDITION
Parcel 135-08-0420
BROOKS TATIANA A
787 N PLUMER AVE
TUCSON AZ 85719
UNIVERSITY MANOR
LOT 17 BLK 6
Docket 10437, Page 3548
Book 8, Page 132
Township 14S, Range 14E
Section 8

SHEET NO. A-03 OF 8S.

SPECIFICATION NOTES

INTERNATIONAL RESIDENTIAL CODE - IRC 2006 & UNIFORM PLUMBING CODE - UPC-2006

Structural

CHAPTER 4 - FOUNDATION

All work must conform to all requirements of the International Residential Code 2006 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

I. DESIGN LOADS

1.	Design Loads	20 PSF
2.	Horizontal Wind load	15 PSF
3.	Seismic Loading	Zone C
4.	Allowable Soil Pressure	1500 PSF Assumed

II. FOUNDATION AND EARTHWORK

1. All footing shall be founded at the depths indicated on construction drawings.
2. All earth fill under footing, floors, and other paved areas shall be machine compacted in 6 inch layers to the following maximum densities, at optimum moisture content: in accordance with ASTM D698-58T, Method D:
   A. Below foundation level — 95% compaction
   B. Floor slab support & backfill — 90% compaction
   C. Floor base course — 95% compaction
3. Floor slab base course shall be 4 inches of well-graded sand and gravel base course material.

III. CONCRETE

1. All concrete shall be ready-mixed, conforming with ASTM-C94, and attain the following minimum 28-day compressive strengths:
   A- Footing, stemwalls and slabs on grade 2500 psi (max)
   B- Curbs, sidewalks 2500 psi
2. Concrete work shall conform with the latest editions of the following ACI STANDARDS OF RECOMMENDED PRACTICE & THE 2006 IBC
   A- ACI 318-71 Building Code Requirements for reinforced concrete.
   B- ACI 605-59 Practice for Hot Weather Concreting
   C- ACI 614-59 Practice for Measuring, Mixing & Placing.
   D- ACI 347-63 Practice of Formwork.
3. All concrete shall have a minimum cement content of 5-1/2 sacks per cubic yard, and a maximum water content of 6 gallons per sack of cement. Maximum slump shall be 4 inches.
4. All concrete shall contain pozzolith water reducing agent.
5. All concrete slabs shall be cured with Edeco#1002 Curing Compound. All other concrete surfaces shall be kept moist and cured for a minimum of 7 days.

IV. REINFORCING STEEL

1. Reinforcing steel shall conform to ASTM Specification A615, Grade 40
2. Welded wire fabric shall have minimum strenght of 65,000 PSI and conform with ASTM designation A-185
3. Minimum concrete protection, except as noted:
   A- Slabs ..... 3/4 inches.
   B- Walls & Columns ..... 1-1/2 inches.
   C- Footings ..... 3 inches.
4. Lap all reinforcing steel splices, dowels, wall corners, and footing corners, at minimum of 30 diameters. Min. lap for masonry splices shall be 30 diameters.
5. See Section VII - Masonry, Paragraph 7, below.

V. MISCELLANEOUS STEEL

1. All miscellaneous steel shapes shall conform to ASTM A36 with a minimum yield strenght of 36,000 PSI.
2. Steel tubes to conform with ASTM A500.

VI. LUMBER CONSTRUCTION

1. All wood construction shall conform to Chapter 6 of the International Residential Code 2003
2. All joists, rafters, studs, plates, and blocking shall be 1450 I-1GE material.
3. Glu lams DF/DF 24 F-V4.
4. Place 2" solid blocking between joist & rafters @ supports.
5. Place bolts in wood not less than 7 Dia. from end & 4 Dia. from the edge. Place bolts not less than 4 Dia. on center.

VII. MASONRY

1. All masonry shall be constructed in accordance with Internation Residential Code 2003
2. Solid masonry units shall conform to ASTM C62, Grade MW, with a compressive strenght of 2,000 PSI.
3. Concrete masonry units shall be hollow load bearing conforming to ASTM C90, type I, grade U-I, with a minimum 28-day net compressive strenght of 2,000 PSI.
4. Masonry mortar shall conform to ASTM C270-68, Type 'S', with a minimum 28-day compressive strenght of 2,000 PSI.
5. Masonry grout shall conform to ASTM C476, coarse grout with a minimum 28-day compressive strenght of 2,000 PSI.
6. All masonry shall be reinforced with truss type 'Dur-o-Wall' horizontally at 16 inches o.c. unless indicated otherwise. Vertical reinforcement shall be shown on the drawings.
7. Provide on #4 vertical rebar at all wall corners and intersections and jambs of at all wall openings and ends of walls.
8. Provide 'Dur-O-Wall' wide flange vertical expansion joints in masonry at maximum 32 feet o.c. or as indicated on drawings.

Plumbing

All work must conform to all requirements of the International Plumbing Code, 2006 Edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Code are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. Secure & pay for permits, inspections & certificates required by authorities having jurisdiction.
2. Provide labor, materials, tools, machinery & equipment necessary for the construction of the plumbing system including miscellaneous items required for proper execution.
3. Drawings are diagrammatic & intended to show approximate location of outlets, equipment & piping.
4. Guarantee work to be free from defects in workmanship & material for a period of one year from date of final acceptance. Promptly repair or replace materials or equipment which prove defective within that period without cost to the owner.
5. Pipe & Pipe fittings.
   ABS (sch 40) & PVC (sch 40) may be used where approv. by code.
6. Install cleanouts where indicated on the drawings & as required by the plumbing code. Distance between cleanouts not to exceed 15 feet.
7. Fixtures & trims as selected by Owner, furnished & installed by plumbing contractor, unless otherwise noted.
8. Wrap copper pipes leaning on or touching steel with poly-mithylene tape.
9. Connection to Fixtures:
   A. Make connections to all plumbing fixtures & other plumbing equipment indicated on the drawings.
   B. Install joints between closets & flanges with asbestos composition gaskets or Bol-Max gaskets. Gaskets shall be germicidal, gastight, watertight & stainproof.
10. Tests:
    A. Make tests on water piping with hydrostatic pressure for a period of not less than an hour using an approved pressure gauge.
    B. Remove all items which may be damage by test pressure & replace after tests have been approved.
    C. Promptly repair leaks & repeat test.
    D. Test pressures shall be as follows:

All water	150 PSI	Hydrostatic
Sewer	10 PSI	Hydrostatic

HVAC

PART V - MECHANICAL
CHAPTER 12 - 23

All work must conform to all requirements of the International Residential Code 2003 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. Secure & pay for permits, inspections & certificates required by authorities having jurisdiction.
2. Provide labor, materials, tools, machinery & equipment necessary for the construction of the plumbing system including miscellaneous items required for proper execution & completion of work.
3. Drawings are diagrammatic & intended to show approximate location of outlets, equipment, duct work & piping.
4. Guarantee work to be free from defects in workmanship & material for a period of one year from date of final acceptance. Promptly repair or replace materials or equipment which prove defective within that period without cost to the owner.
5. Duct sizes shown are sheet metal sizes.
6. Externally insulate all supply & return duct work below the roof with 1" thick fiberglass FRK 25, owvis ED-75 insulation. Secure to duct. Insulate all lines to & from condensing units on roof.
7. Grills & diffusers shall be equal to the following Krueger figure no.

Sidwall Grills (supply)	880V-OBD for A/C	800V coolers
Ceiling diffuser	183-OBD for A/C	183 coolers
Ceiling Grille (return)	8-80 BFF with hinge	

8. Support ducts from above, do not rest on ceiling construction, piping or electrical conduits.
9. Build ducts of galvanized steel. Gauges & construction shall be in accordance with the mechanical code & SMACNA 'Ton Velocity Requirements'
10. Flash & counter flash all duct penetrations through roof or walls.
11. Tights shall be airtight & the joints shall be taped or painted with mastic.
12. Instruct the owner in the operation of the equipment.
13. Balance the CFM output from all outlets with an approved instrument & make all adjustments neccessary to bring the delivery within 10% of the specified quantity.
14. Adjusts the blades in all supply outlets to produce air distribution satisfactory to the occupants.
15. Contractor to verify all electrical characteristics of equipment prior to ordering & installing.

Electrical

PART VIII - ELECTRICAL
CHAPTER 33 - 42

Electrical installation shall comply with electrical codes in this area & with the National Electrical Code. All work must comform to all requirements of the Int. Residential Code 2006 edition. Comply with all laws, ordinances, codes, rules & regulations of authorities having jurisdiction. Codes are minimal acceptable standards & do not relieve the contractor from complying with the more stringent requirements of the plans.

1. Electrical panels shall be square 'D' type 'QD' or equivalent.
2. Minimum wire size shall be # 14 (cu) in Kitchen, Dining Room, Rec/Family Room install #12 (cu). All branch circuit wire shall be 'THW'
3. Verify exact location of mech. equipment, T-state & control wiring, size of equip. eg. (HP, amps, voltage, etc) prior to rough-in & comply as required.
4. Electrical contr. shall do all wiring necessary & connect all special controls furnished by mech contr.
5. Fuses of A/C units & motors shall be type 'FRN'. Fuse for panels feeders shall be type 'KTR'.
6. All disconnect switches for motors shall be HP rated. Motors shall be protected with proper sized fusetrons
7. If electrical conductors used are aluminum, terminate & splice as recommended by mfgr. & as follows:
   A. Clean conductors with a wire brush & apply 'NO-OX-ID' 'grade A' special (sealing paste) thoroughly as soon as conductors are cleaned.
   B. Use AL/CU type lugs. Connectors etc. with factory filled connector paste.
8. The following items may be used where permitted by code:
   A. Non-metallic type cable.
   B. Non-metallic device boxes.
   C. Alluminum conductors.
9. Verify the telephone co. as to conduit & trenching requirements & comply as required for entire job.
10. Switches & receptacles shall be Leviton, Slater or equal flush wit ivory plates of proper gang as required.
11. Light fixtures as selected by owner, furnished & installed by electrical contractor unless otherwise noted.
12. All wire shall be THHW/THWN or THWN INSULATION optional

Nailing Schedule

CHAPTER 6 - WALL CONSTRUCTION — TABLE R602.3 FASTENER SCH. FOR STRUCTURAL MEMBERS

CHAPTER 8 - ROOF CEILING CONSTRUCTION — TABLE R802 & R802.5

NAILING SCHEDULE: IRC 2006

All framing to comply with

	CONNECTION	NAILING
1.	Joist to sill or girder, toe-nail.	3-8d
2.	Bridging to joists, toe-nail each end.	2-8d
3.	1"x6" (25mm x 152mm) subfloor to ea. joist, face nail.	2-8d
4.	Wider than 1"x6" subfloor to each joist, face nail.	3-8d
5.	2" (51mm) subfloor to joist or girder, blind and face nail.	2-16d
6.	Sole plate to joist or blocking, face nail.	16d @ 24"(406mm) o.c.
7.	Sole plate to joist or blocking, at braced wall panels	3-16d per 16' (406mm)
8.	Top plate to stud, end nail.	2-16d
9.	Stud to sole plate.	4-8d toe-nail or 2-16d, end-nail
10.	Doubled studs, face nail.	16d @ 24"(610mm) o.c.
11.	Doubled top plates, typical face nail.	16d @ 16"(406mm) o.c.
12.	Double top plates, lap splice.	8-16d
13.	Blocking between joists or rafters to top plate, toe-nail	3-8d
14.	Rim joist to top plate, toenail.	8d @ 6" (152mm) o.c.
15.	Top plates, laps and intersections, face nail.	2-16d
16.	Continous header, two pieces.	16d @ 16"(406mm) o.c. along each edge
17.	Ceiling joists to plate, toenail.	3-8d
18.	Continous header to stud, toenail.	4-8d
19.	Ceiling joists, laps over partitions, face nail.	3-16d
20.	Ceiling joists to parallel rafters, face nail	3-16d
21.	Rafter to plate, toenail.	3-8d
22.	1"(25mm) brace to each stud and plate, face nail	2-8d
	1"x8" (25mm x 203mm) sheating or less to each bearing, face nail.	
	Wider than 1"x8" (25mm x 203mm) sheating to each bearing, face nail.	3-8d
23.	Built-up corner studs.	16d @ 24" o.c.
24.	Built-up girder and beams.	20d @ 32"(813mm) o.c. @ top bottom and staggered
25.	2" (51mm) planks	2-20d at ends & at each splice.
		2-16d at each bearing

HARDWARE SCHEDULE

All Hardware Strong tie by Simpson (or equal)

EXTERIOR WALLS	BEARING	NON-BEARING
WITH LEDGER OR NAILED		
Stud to sole plate	H2S every stud	H2S every other stud
Stud to ledger/nailer	A35 every stud	A35 every other stud
Stud to top plate	none	none
WITH TRUSSES OR RAFTER		
Stud to sole plate	H2S every stud	H2S every other stud
Stud to top plate	A35 every stud	A35 every other stud
Truss/rafter to top plate	H2S every stud	NA
Gable to top plate	NA	H2S Plat o/s @ 32" o.c or A83 inside @ 52" o.c.
WINDOWS, DOORS		
Header to kingstud	H2S Plat ea. end	H2S Plat ea. end.
Kingstud/trimmer to sole pl.	2-H2S 1 o/s, 1 1/4	2-H2S 1 o/s, 1 1/4
Cripples under sill	none	none

INTERIOR WALLS

Bearing walls - Same hardware as exterior nonbearing
non-bearing - no hardware required.

OTHER NOTES

ALL STRUCTURAL FRAMING MEMBERS TO BE #2 OR BETTER DOUG. FIR

26.	Wood structural panels & particleboard:		2-16d at each bearing
	Subfloor, roof & wall sheathing (to framing):		
	(1 inch = 25.4mm)		
	1/2" and less		6d (3)
	19/32" - 3/4"		8d (4) or 6d (5)
	7/8" - 1"		8d (3)
	1-1/8" - 1-1/4"		10d (4) or 8d (5)
	Combination Subfloor - underlayment (to framing):		
	(1 inch = 25.4mm)		
	3/4" and less		6d (5)
	7/8" - 1"		8d (3)
	1-1/8" - 1-1/4"		10d (4) or 8d (5)
27.	Panel siding (to framing):		
	1/2" (13mm) or less		6d (6)
	5/8" (16mm)		8d (6)
28.	Fiberboard sheathing		
	1/2" (13mm)	No 11 ga. (8)	
		8d (6)	
		No 16 ga. (9)	
	25/32" (20mm)	No 11 ga. (8)	
		8d (4)	
29.	Interior paneling:	No 11 ga. (9)	
	1/4" (6.4mm)	4d (10)	
	3/8" (9.5mm)	6d (11)	

APPROVED PLANS MUST BE KEPT ON JOB AT ALL TIMES
Development Services Department

PLANCHECK BY ____ DATE MAR 2 6 2008
ASPME F/P

JOB. NO. 95-2K7
STAR DATE SEPT 2007

DRAWING INDEX:

A-01	SITE PLAN
	ELEVATIONS
A-02	FOUND. PLAN
	WALL PLAN
	ROOF PLAN
A-03	MECH. PLAN
	ELECT. PLAN
A-04	DETAILS
GN-01	GEN. NOTES

PROJECT:
GUEST QUARTER ADDITION
Parcel 125-06-0420
BROOKS TATIANA A
736 N PLUMER AVE
TUCSON AZ 85719
UNIVERSITY MANOR
LOT 17 BLK 6
Docket 10437, Page 2543
Book 8, Page 123
Township 14S, Range 14E
Section 8

DWGS by
J.A.C.A. DESIGN
DRAFTING SERVICES
TUCSON, ARIZONA
jacadesign2@hotmail.com
CELL(520) 808-4052 - FAX (520) 616-0200
POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR

SHEET NO. GN-1 OF SH.