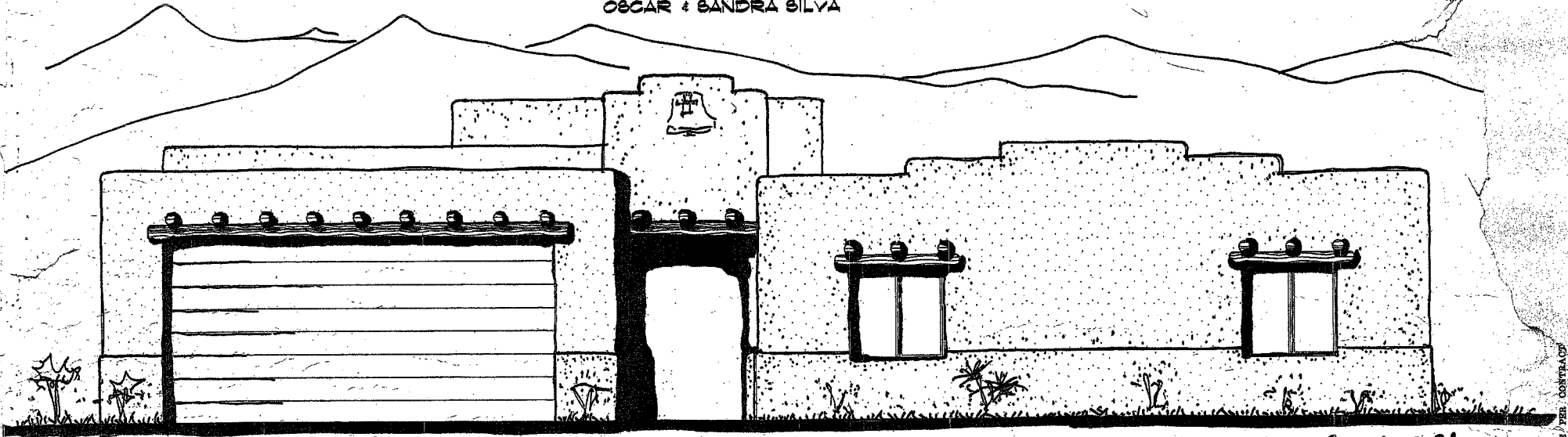


MODEL PLAN 2021 (K.B. RANCHO) BEDROOM RESIDENCE SUNDRY BUILDERS

OSCAR & SANDRA SILVA



MAIN ELEVATION

CHAPTER 3, USE AND OCCUPATION CLASSIFICATION, RC-2005

OCCL. GROUP	OCCL. LOAD	CONST. TYPE	AREA SF	SPRINKLERS	ALARMS
R-3 (RESIDENCE) U (GARAGE) U (PORCH)	N/A N/A	N/A N/A	2031 556 600	NO NO	SMoke NO NO

THIS PROJECT TO COMPLY W/ IRC-2005

PIMA COUNTY/CITY OF TUCSON
APPROVED MODEL PLAN

Approval of this contractor's execution of work shall be contingent on a permit for approval of any violation of the provisions of the Pima County Building Code.

Changes to this plan not approved shall be approved by the Pima County Building Department.

APPROVED PLANS MUST BE KEPT ON THE JOB AT ALL TIMES

Residing in: NS Planning: NS
Mechanical: NS Electrical: NS
City: 19142905

APPROVED BY: [Signature] 12/16/05

PIMA COUNTY INCLUSIVE HOME DESIGN

EXTERIOR ACCESSIBLE ROUTE

THERE SHALL BE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE. THIS ROUTE MAY ORIGINATE FROM THE DRIVEWAY, DRIVEWAY, OR PUBLIC STREET OR SIDEWALK. THE SLOPE OF THIS ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE SHALL NOT EXCEED ONE-FOOT VERTICAL RISE PER TWENTY FEET HORIZONTAL DISTANCE (5%), UNLESS A RAMP IS CONSTRUCTED COMPLYING WITH THE 2009 INTERNATIONAL RESIDENTIAL CODE. RAMPS MAY HAVE A GRADE OF 1:12.

ACCESSIBLE ENTRANCE

THERE SHALL BE AT LEAST ONE NO-STEP, ACCESSIBLE ENTRANCE TO THE HOME. THIS ENTRANCE MAY BE AT THE FRONT, BACK, SIDE, GARAGE, OR CARPORT OF THE HOME, BUT MAY NOT BE THROUGH A BEDROOM. THE DOOR OF THIS ENTRANCE SHALL BE 32" WIDE MINIMUM AND SHALL MEET THE DOOR HARDWARE REQUIREMENTS DESCRIBED IN THIS PAMPHLET.

INTERIOR ACCESSIBLE ROUTE

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS, WHICH ARE A PART OF THE ACCESSIBLE FLOOR OF THE HOME. EXCEPTIONS TO THE INTERIOR ACCESSIBLE ROUTE PROVISION INCLUDE A RAISED OR SUNKEN PORTION OF A LIVING, DINING, OR SLEEPING ROOM. THIS ROUTE SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR OTHER SPACES, AS PER EXISTING CODES. THIS ROUTE IS REQUIRED TO BE 36" WIDE MINIMUM.

THRESHOLDS

THRESHOLDS AT THE ACCESSIBLE ENTRANCE AND ALONG ACCESSIBLE ROUTES MAY BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL WHICH EXCEED 1/4 INCH HIGH SHALL BE BEVELLED, WITH A SLOPE NOT STEEPER THAN ONE INCH RISE TO 2 INCH RUN (1:2).

INTERIOR DOORS

DOORS ON THE ACCESSIBLE ROUTE SHALL HAVE A CLEAR OPENING OF 36 INCHES MINIMUM. A 32" (7' 6") WIDE DOOR SATISFIES THESE REQUIREMENTS. THIS DOOR SHALL CONTAIN HARDWARE MEETING THE DOOR HARDWARE REQUIREMENTS DESCRIBED IN THIS PAMPHLET.

DOOR HARDWARE

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND THAT DOES NOT REQUIRE TIGHT GRASPING, PINGING, OR TURNING OF THE SMILE TO OPERATE. LEVER HARDWARE SATISFIES THE REQUIREMENTS OF THIS PROVISION.

BATHROOM WALL REINFORCEMENT

IN BATHROOMS ON THE ACCESSIBLE ROUTE, REINFORCEMENT SHALL BE INSTALLED TO ALLOW THE FUTURE INSTALLATION OF GRAB BARS ON WALLS ADJACENT TO THE TUB AND TOILET. IN ADDITION, REINFORCEMENT SHALL BE INSTALLED IN BATHROOM COMPARTMENTS FOR FUTURE INSTALLATION OF GRAB BARS. THIS REINFORCEMENT SHALL BE INSTALLED FLUSH WITH THE STUDS AND AT THE FOLLOWING LOCATIONS:
TOILET: 33" - 24" ABOVE THE FLOOR ON ALL ADJACENT WALLS.
HORIZONTAL LENGTH OF REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW A 48" GRAB BAR AND 24" REAR GRAB BAR. NOTE: NOTHING IN THE ORDINANCE REQUIRES THAT THE TOILET BE PLACED BY A SIDEWALL.
TUB: HORIZONTAL LENGTH REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW FOR:
A) BACK WALL: TWO BACKING REINFORCEMENTS, ONE BACKING REINFORCEMENT HORIZONTAL.
POSITION 33" MINIMUM AND 24" MAXIMUM ABOVE THE FLOOR.
AND ONE BACKING REINFORCEMENT 3" ABOVE THE TOP OF THE BATHTUB. EACH BACKING REINFORCEMENT SHALL BE 24" LONG MINIMUM AND SHALL BE 24" MAXIMUM FROM THE HEAD END WALL.

AND 12" MAXIMUM FROM THE FOOT END WALL.
B) FOOT END WALL: ONE BACKING REINFORCEMENT 24" LONG MINIMUM ON THE FOOT END WALL AT THE FRONT EDGE OF THE BATHTUB.
C) HEAD END WALL: ONE BACKING REINFORCEMENT 12" LONG MINIMUM ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.
D) BATHROOM COMPARTMENTS SHALL HAVE BACKING ON A MINIMUM OF TWO WALLS, NOT TO INCLUDE ALL WALL REINFORCEMENTS SHALL BE CAPABLE OF RESISTING SHEAR AND BENDING FORCES OF A MINIMUM OF 2500 POUNDS. REINFORCEMENT IS NOT REQUIRED AT THE LOCATION OF VANITIES, LINEN CLOSETS, AND PRE-HEATED SHOWERS/TUBS SURROUNDINGS, OR IN A ROOM CONTAINING ONLY A SINK AND A TOILET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY SINK OR TOILET ON THE ACCESSIBLE FLOOR OF THE HOME.

K.B. Rancho 2021
C.O.T: 705-10376
WILLIAM: 13870-5754

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

PLAN CHECK
BY: [Signature]
DATE: 12/16/05

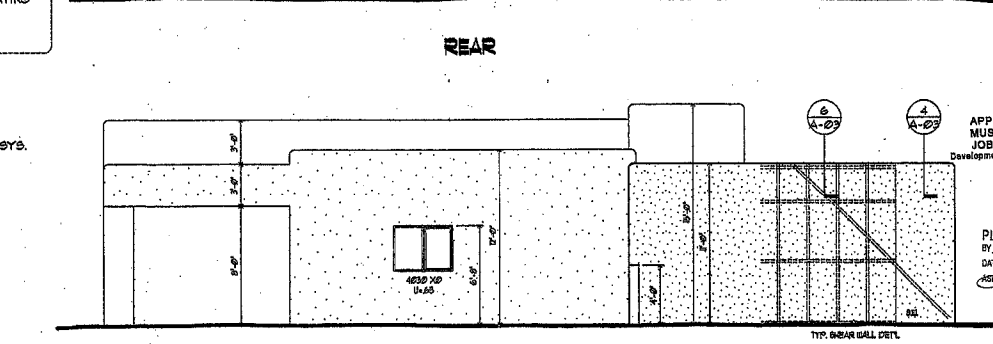
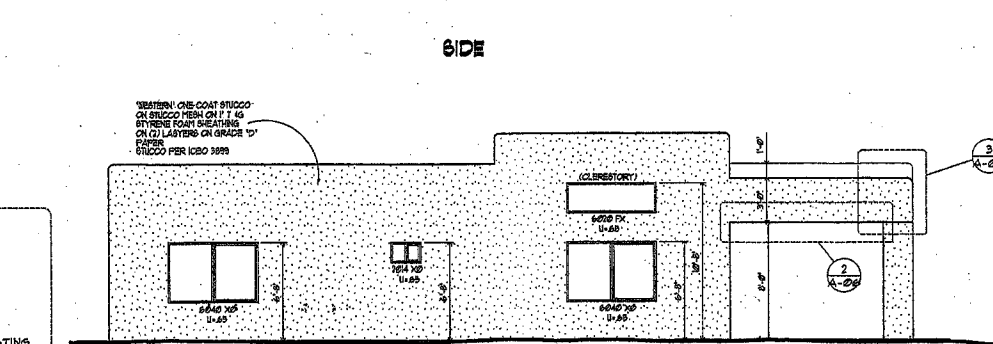
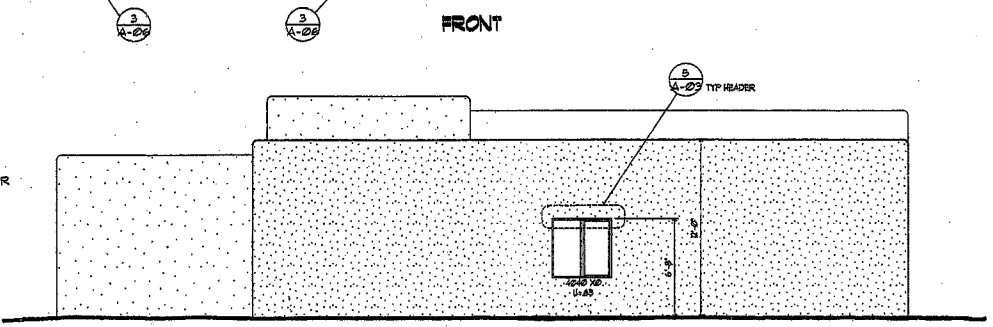
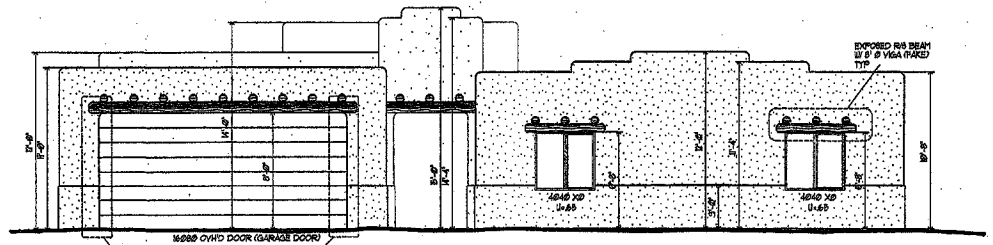
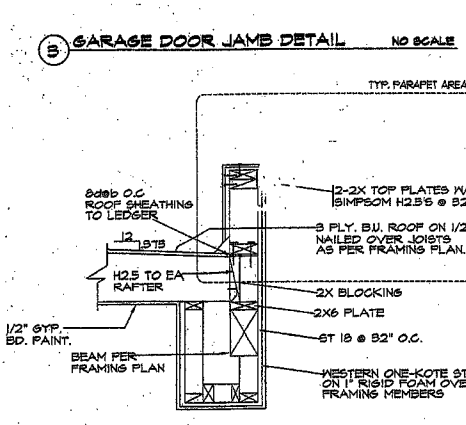
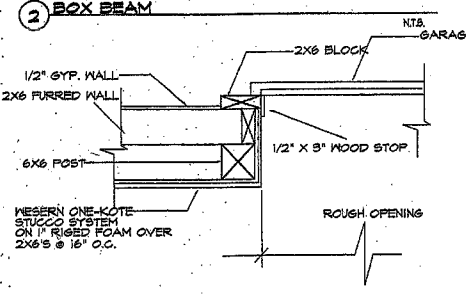
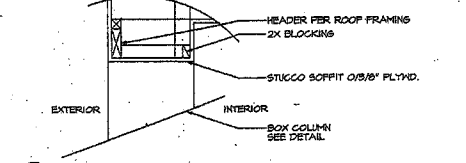
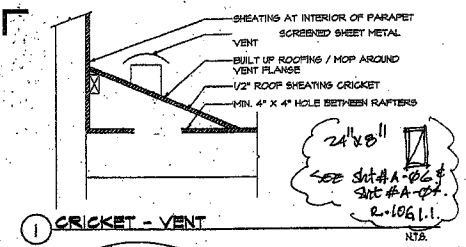
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APPROVED FOR THE CITY OF TUCSON
CITY ENGINEER
CITY OF TUCSON

ELECTRICAL:
All light controls shall be placed no higher than 48" on center, above the floor.
Where practical, all electrical receptacles shall be placed no lower than 18" on center, above the floor.
All thermostats shall be placed no higher than 54" on center, above the floor.
The exceptions to these provisions are as follows:
1. Electrical receptacles serving a dedicated use.
2. Appliances installed controls or switches.
3. A single outlet shall be of the following conditions are met:
a) The outlet is above a length of countertop that

DRAWING INDEX:
B-01 SUB PLAN
A-00 COVER SHEET
A-01 FLOOR PLAN
A-02 FLOOR PLAN
A-03 NO FRAME PLAN
A-04 NO FRAME PLAN
A-05 SECTIONS
ELEVATIONS
A-06 SPEC
B-01 FLOOR PLAN
B-02 FLOOR PLAN
B-03 FLOOR PLAN

<p>DESIGN BY JACADESIGN DRAWING SERVICES TUCSON, ARIZONA</p> <p>POOR ARCHITECTURE IS NOT THE SAME AS ARCHITECTURE FOR THE POOR</p>	<p>JOB NO. 2005-110 REVISION</p> <p>STAR DATE 1 DEC 2005</p>
<p>PROJECT: MODEL PLAN 2021 K.G. RANCHO PIMA COUNTY ADDRESS: 677 OWNER: OSCAR & SANDRA SILVA SUNDRY BUILDERS OSCAR & SANDRA SILVA (320) 476-3872</p>	<p>MODEL PLAN 2021 K.G. RANCHO B-3 (BEDROOM) 58 U (PORCH) 89</p> <p>SHEET NO. A-00 OF 81</p>

THESE DOCUMENTS ARE TO BE USED FOR THE ADDRESSED SITE PER CONTRACT



ELEVATIONS
 TYP. WINDOW SILL HEIGHT 44" MAX. WINDOW OPENING 20"W X 24"H &
 THE TOTAL SQ. FT. OF THE OPENING MUST BE 5.1 SQ. FT.

MOISTURE/THERMAL CONTROL

ALL ROOFING SYSTEMS TO BE INSTALLED PER MANUFACTURER'S WRITTEN SPECIFICATION. ROOF ROOFING SYSTEMS TO BE A MINIMUM OF 1" THICK WITH AN ELASTOMERIC TOP COAT. SEALING OF PENETRATIONS IN THE BUILDING ENVELOPE AND AT THE JUNCTION OF DAMPLAR MATERIALS TO BE OF AN APPROVED TYPE AND INSTALLED TO INSURE WEATHER TIGHTNESS.

WHERE ATTIC VENTILATION IS REQUIRED, THE NET FREE AREA TO BE A MINIMUM OF 1/60 OF THE SPACE TO BE VENTILATED OR 1/200 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 FRAME WALLS REQUIRING A STUCCO FINISH SHALL BE WIRE-TEXT AND SHALL BE INSTALLED PER I.C.B.O. 188-3076 (MIN.) EXTERIOR SOFFITS REQUIRING STUCCO, TO BE APPLIED TO 1/2" MOISTURE RESISTANT GYPSUM WALLBOARD. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH HAND NON-ABSORBENT SURFACE, SUCH AS CERAMIC TILE, TO A HEIGHT OF 10" ABOVE THE DRAIN. ALL GYPSUM WALLBOARD USED AS A BASE FOR HARD SURFACE FINISHES IN SHOWERS, TUBS OR WATER CLOSET COMPARTMENTS SHALL BE OF WATER RESISTANT TYPE.

SPECIALTIES

UNLESS BY APPROVED EXCEPTION ALL SOIL BELOW CONCRETE SLABS TO BE TREATED FOR TERMITES CONTROL USING THE PRODUCT 'DURBAN TC' BY S.O.S. EXTERMINATOR, INC. 480-181-8660 APPLIED AT A RATE OF 0.75# TO 1.0#. ALL ZERO CLEARANCE REFRIGERATE UNITS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND I.C.B.O. REPORTS. WHERE FIRE PROTECTION IS REQUIRED, THE SYSTEM AND EQUIPMENT SHALL BE SPECIFIED BY A LICENSED FIRE PROTECTION CONSULTANT OR CONTRACTOR. THIS PROJECT COMPLY'S IRC - 2003 PART V - MECHANICAL CHAPTER 2-23 PART IV - ENERGY CONSERVATION CHAPTER 11 ENERGY EFFICIENCY

THIS PROJECT COMPLY'S WITH CHAPTER 9 - ROOF ASSEMBLIES THIS PROJECT COMPLY'S WITH SECT R 909 - REQUIREMENTS FOR ROOF COVERINGS. VALLEYS WILL COMPLY WITH SECT R 909.2.02 CLAY AND CONCRETE TILE WILL COMPLY WITH SECT R 909.3 THIS PROJECT COMPLY'S WITH 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 602.3 (1) AND (2). THIS PROJECT COMPLY'S WITH CHAPTER 1 FOR WALL COVERING FOR THICKNESS OF PLASTER SEE TABLE R 1021 (1) FOR GYPSUM PLASTER PROPORTIONS. SEE TABLE R 1021 (2) FOR PORTLAND CEMENT PLASTER SEE TABLE 1021 (3) THIS PROJECT COMPLY'S WITH CHAPTER 8 FOR ROOF - CEILING CONSTRUCTION. ALL COMMUNICATION SYSTEM REQUIREMENTS TO BE VERIFIED BY THE CONTRACTOR OR OWNER AND INSTALLED PER CURRENT INDUSTRY STANDARDS.

MEC CALCULATION BASED ON:

- MTL WINDOW-DOUBLE PANE U=.65
- JOBS AT ALL TIMES GARAGE DOOR U=.10
- PERMETIC DOOR- MTL DOUBLE PANE U=.10
- CEILING R=30
- WALLS R=15

DRAWING INDEX:

8-01	BASE PLAN
A-01	COVER SHEET
A-01	FLOOR PLAN
A-02	FLOOR PLAN
A-03	WD FRAM'G PLAN
A-04	BY FRAM'G PLAN
A-05	SECTIONS
A-06	ELEVATIONS
A-07	SECT PLAN
P-01	PLUMB'G PLAN
R-01	MECH PLAN
R-01	ELECT PLAN

APPROVED PLANS MUST BE KEPT ON EXTERIOR DOOR JOBS AT ALL TIMES GARAGE DOOR Development Services Department DATE 11/13/14

DWGS by JACADESIGN DRAWING SERVICES TUCSON, ARIZONA www.jacadesign.com 520.535.4926	JOB NO. 2005-110 REVISION
PROJECT MODEL PLAN 2021 K.G. RANCHO PIMA COUNTY ARIZONA ST OWNER, CARLOS MARTINEZ (520) 844-8889 SUNNY'S BUILDINGS OSCAR & BANDRA SILVA (520) 875-2873	STATUS DATE 1 DEC 2005
MODEL 2021(K.G.RANCHO) B-B (RESIDENCE) 2021 U (GARAGE) 202 U (PORCH) 00	SHEET NO. A-06 OF 08

THESE DOCUMENTS ARE TO BE USED ONLY FOR THE ADDRESSED SITE PER CONTRACT BETWEEN JACA AND CLIENTS/REPRODUCED DRAWINGS, TRACING, REISSUES, ETC. ARE THE PROPERTY OF JACA

PIMA COUNTY INCLUSIVE HOME DESIGN

EXTERIOR ACCESSIBLE ROUTE
 THERE SHALL BE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE. THIS ROUTE MAY ORIGINATE FROM THE GARAGEPORT, DRIVEWAY, OR FROM THE STREET OR SIDEWALK. THE SLOPE OF THIS ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE SHALL NOT EXCEED ONE-FOOT VERTICAL RISE PER TWENTY FEET HORIZONTAL DISTANCE (1:20), UNLESS A RAMP IS CONSTRUCTED COMPLYING WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE (IRC) THAT MAY HAVE A GRADE OF 1:12.

ACCESSIBLE ENTRANCE
 THESE SHALL BE AT LEAST ONE NO-STEP, ACCESSIBLE ENTRANCE TO THE HOME. THIS ENTRANCE MAY BE AT THE FRONT, BACK, SIDE, GARAGE, OR CARPORT OF THE HOME, BUT MAY NOT BE THROUGH A BEDROOM. THE DOOR OF THIS ENTRANCE SHALL BE 32" WIDE MINIMUM AND SHALL MEET THE DOOR HARDWARE REQUIREMENTS DESCRIBED IN THIS Pamphlet.

INTERIOR ACCESSIBLE ROUTE
 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS, WHICH ARE A PART OF THE ACCESSIBLE FLOOR OF THE HOME. EXCEPTIONS TO THE INTERIOR ACCESSIBLE ROUTE PROVISION INCLUDE A RAISED OR SLOPED PORTION OF A LIVING, DINING, OR SLEEPING ROOM. THIS ROUTE SHALL NOT PASS THROUGH BATHROOMS, CLOSETS, OR SIMILAR SPACES. AS PER EXISTING CODE, THIS ROUTE IS REQUIRED TO BE 36" WIDE MINIMUM.

THRESHOLDS
 THRESHOLDS AT THE ACCESSIBLE ENTRANCE AND ALONG ACCESSIBLE ROUTES MAY BE 1/2 INCH HIGH MAXIMUM. CHANGES IN LEVEL WHICH EXCEED 1/4 INCH SHALL BE BEVELED, WITH A SLOPE NOT STEEPER THAN ONE INCH RISE TO 2 INCH RUN (1:2).

INTERIOR DOORS
 DOORWAYS ON THE ACCESSIBLE ROUTE SHALL HAVE A CLEAR OPENING OF 30 INCHES WIDE MINIMUM. A 32" (31") WIDE DOOR BATHRIES THESE REQUIREMENTS. THIS DOOR SHALL CONTAIN HARDWARE MEETING THE DOOR HARDWARE REQUIREMENTS DESCRIBED IN THIS Pamphlet.

DOOR HARDWARE
 HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND, AND THAT DOES NOT REQUIRE TIGHT GRASPING, PRICING, OR TURNING OF THE WRIST TO OPERATE. LEVER HARDWARE BATHRIES THE REQUIREMENTS OF THIS PROVISION.

BATHROOM WALL REINFORCEMENT
 IN BATHROOMS ON THE ACCESSIBLE ROUTE, REINFORCEMENT SHALL BE INSTALLED TO ALLOW THE FUTURE INSTALLATION OF GRAB BARS ON WALLS ADJACENT TO THE TUB AND TOILET. IN ADDITION, REINFORCEMENT SHALL BE INSTALLED IN SHOWER COMPARTMENTS FOR FUTURE INSTALLATION OF GRAB BARS. THIS REINFORCEMENT SHALL BE INSTALLED FLUSH WITH THE STUDS AND AT THE FOLLOWING LOCATIONS:

TOILET: 33" ABOVE THE FLOOR ON ALL ADJACENT WALLS. HORIZONTAL LENGTH OF REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW A 4" GRAB BAR AND 24" REAR GRAB BAR. NOTE: NOTHING IN THE ORDINANCE REQUIRES THAT THE TOILET BE PLACED BY A SIDEWALL.

TUB: 1) HORIZONTAL LENGTH REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW FOR A) BACK WALL: TWO BACKING REINFORCEMENTS, ONE BACKING REINFORCEMENT HORIZONTAL.

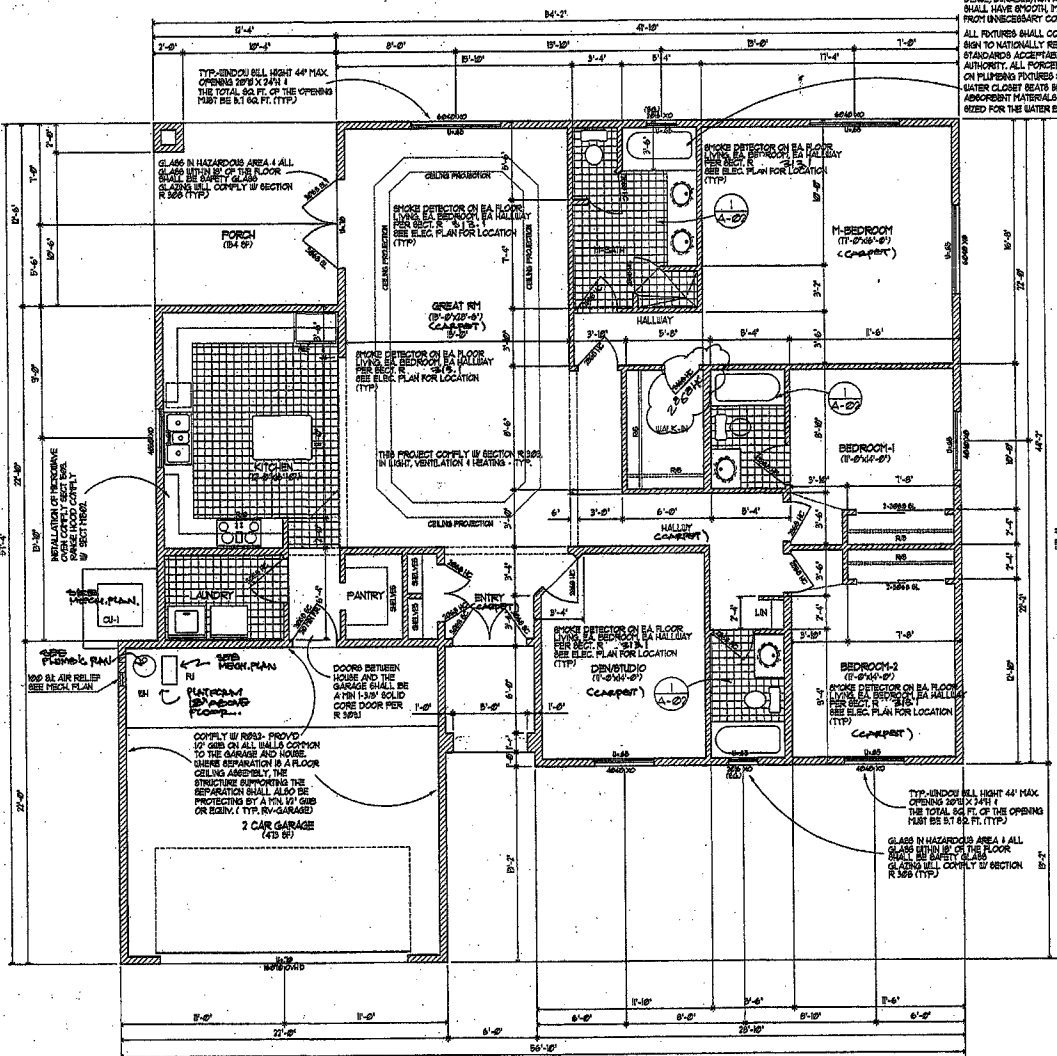
POSITION 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR, AND ONE BACKING REINFORCEMENT 9" ABOVE THE TOP OF THE BATHTUB. EACH BACKING REINFORCEMENT SHALL BE 24" LONG MINIMUM, AND SHALL BE 24" MAXIMUM FROM THE HEAD END WALL AND 12" MAXIMUM FROM THE FOOT END WALL.

B) FOOT END WALL: ONE BACKING REINFORCEMENT 24" LONG MINIMUM ON THE FOOT END WALL AT THE FRONT EDGE OF THE BATHTUB. C) HEAD END WALL: ONE BACKING REINFORCEMENT 12" LONG MINIMUM ON THE HEAD END WALL AT THE FRONT EDGE OF THE BATHTUB.

D) SHOWER COMPARTMENTS SHALL HAVE BACKING ON A MINIMUM OF TWO WALLS, NOT TO INCLUDE SHOWER FLOOR. ALL WALL REINFORCEMENTS SHALL BE CAPABLE OF RESISTING SHEAR AND BENDING FORCES OF A MINIMUM OF 250 POUNDS. REINFORCEMENT IS NOT REQUIRED AT THE LOCATION OF VANITIES, LINEN CLOSETS, AND PRE-INSTALLED SHOWERS/STUBS, OR IN A ROOM CONTAINING ONLY A SINK AND A TOILET, PROVIDED THAT THE ROOM DOES NOT CONTAIN THE ONLY SINK OR TOILET ON THE ACCESSIBLE FLOOR OF THE HOME.

ELECTRICAL
 All light controls shall be placed no higher than 40", or center, above the floor. Where practical, all electrical receptacles shall be placed no lower than 18" on center, above the floor. All thermostats shall be placed no higher than 54", or center, above the floor. The exceptions to these provisions are as follows:

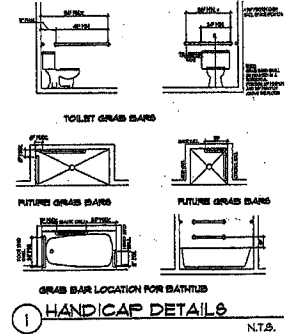
1. Electrical receptacles serving a dedicated use.
2. Appliances installed controls or switches.
3. A single outlet where all of the following conditions are met:
 - a) The outlet is above a length of countertop that



FLOOR PLAN 1/4" = 1'-0"

REVISION: ONE COAT STUCCO ON STUCCO MESH ON 1 1/2" G. STRIPPER POINT MARKING ON 2" WATERS ON GRADE 1" PAPER. \$1200 PER 1200 1800.

FINISHING FINISHES SHALL BE CONSTRUCTED OF DENSE, DURABLE, NON-ABSORBENT MATERIALS AND SHALL HAVE SMOOTH, FINISH FOR SURFACES. FREE FROM INHERENTLY CONCEALED POILING SURFACE. ALL FINISHES 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 NON-POROUS, NON-ABSORBENT MATERIALS AND SHALL BE PROPERLY SIZED FOR THE WATER BOWL TYPE.



GENERAL NOTES:

1. ALL WORK SHALL CONFORM WITH REQUIREMENT OF THE LOCAL GOVERNING BUILDING CODE, LOCAL ZONING CODE, NATIONAL ELECTRIC CODE (NEC), OSHA, AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OR ALL APPLICABLE HAVING JURISDICTION OVER WORK OF THIS TYPE. THE CONTRACTOR SHALL POLICE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, ISSUING THESE BEST PRACTICE AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION FEASIBILITY, TECHNICAL SPECIFICATIONS, 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 CONSTRUCTION GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR.
3. 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 CONFLICTS SHALL BE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO THE WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF NECESSARILY, PERMITTED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.

FINISHING NOTES:

1. ALL WORK SHALL BE PERFORMED IN A NEAT, CLEAN, WORKMANLIKE MANNER MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AVOID A FINISH AND FINISHED APPEARANCE. CONTRACTOR SHALL CLEAN SURFACES FREE OF ALL DIRT AND DEBRIS. CONTRACTOR SHALL PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF INSTALLATIONS. ALL GLENS AND HARDWARE SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION.
2. DRYWALL TO BE PAINTED SHALL RECEIVE A LIGHT STREPS! FINISH. DRYWALL TO BE FINISHED WITH POP BOARD, WALL COVERING AND VENEER SHALL RECEIVE A SMOOTH FINISH. ALL JOINTS, SCREWS AND NAILS SHALL RECEIVE PAINTED THREE COATS. JOINT COMPOUND WITH SANDING BETWEEN EACH COAT. APPLY A THIN PUTTY COAT TO ALL JOINT SURFACES. ALL EXTERIOR DRYWALL OR PLASTER AREAS (INCLUDING EXTERIOR CORNER BEARDS) ARE TO BE REPAIRED, TAPED, SCAFFED AND FINISHED ALONG WITH INTERIOR WALLS. DRYWALL CONTRACTOR SHALL RE-TOUCH FINISH AS NECESSARY AFTER FIRST COAT OF PAINT AND PRIOR TO FINAL PAINT.
3. PAINTED DRYWALL SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS OF MANUFACTURER'S HIGHEST PREMIUM BRAND PRODUCT. REFER TO BUILDING BRAND/AND FINISHING NOTES FOR PAINT TYPES, FINISHES AND COLOR SPECIFICATIONS. DRYWALL TO RECEIVE POP BOARD, WALL COVERING AND VENEER SHALL RECEIVE ONE COAT OF SEALER PRIMER. DOOR FRAMES SHALL RECEIVE ONE COAT OF PRIMER AND TWO COATS OF 90% SOLIDS. DOORS SHALL

DOORS & WINDOWS

1. All Door and Window Glazing shall conform to Arizona Safety Glazing Law (most sections, Per IRC-2003).
2. Install weatherstripping and threshold at exterior doors.
3. Undercut all interior doors as required for air return to each system and correct. Check to see if needed.
4. Ensure type, door style and hardware to be selected by owner.
5. Locksets on all closet doors to have privacy locks and between doors to have privacy locks, exterior doors to have keyed locks and deadbolt. All locks to be keyed alike.
6. Door separating garage from living areas to be solid core or fire-rated wood and be self-closing.
7. All glazing in doors shall comply with IRC-2003.
8. All glazing under 8' above floor or surfaces see safety glass.
9. Check all height opening sizes of both windows and doors prior to any construction.

MTC CALCULATION BASED ON:

MTL WINDOW-DOUBLE PANE	U-0.65
EXTERIOR DOOR	U-1.12
GARAGE DOOR	U-1.30
PATIO DOOR- MTL DOUBLE PANE	U-1.10
CEILING	R-30
WALLS	R-10

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

PLAN CHECK DATE 12/12/05

<p>DRAWN BY: JACADESIGN</p> <p>PROJECT: MODEL PLAN 2021 K.G. RANCHO PIMA COUNTY</p> <p>OWNER: CARLOS MARTINEZ 7024 141-1800 SUNDLY BUILDINGS OSOAR & SANDRA SILVA (520) 878-3372</p>	<p>JOB NO. 2006-110</p> <p>REVISION</p> <p>SPAD DATE 1 DEC 2005</p> <p>MODEL 2021(K.G.RANCHO) B-3 (RESIDENCE) 2021 U (GARAGE) 2021 R (POOR)</p> <p>SHEET NO. A-02 OF 08</p>
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