

PHOENIX

IST FLOOR 2232 SQ FT GARAGE 902 SQ FT

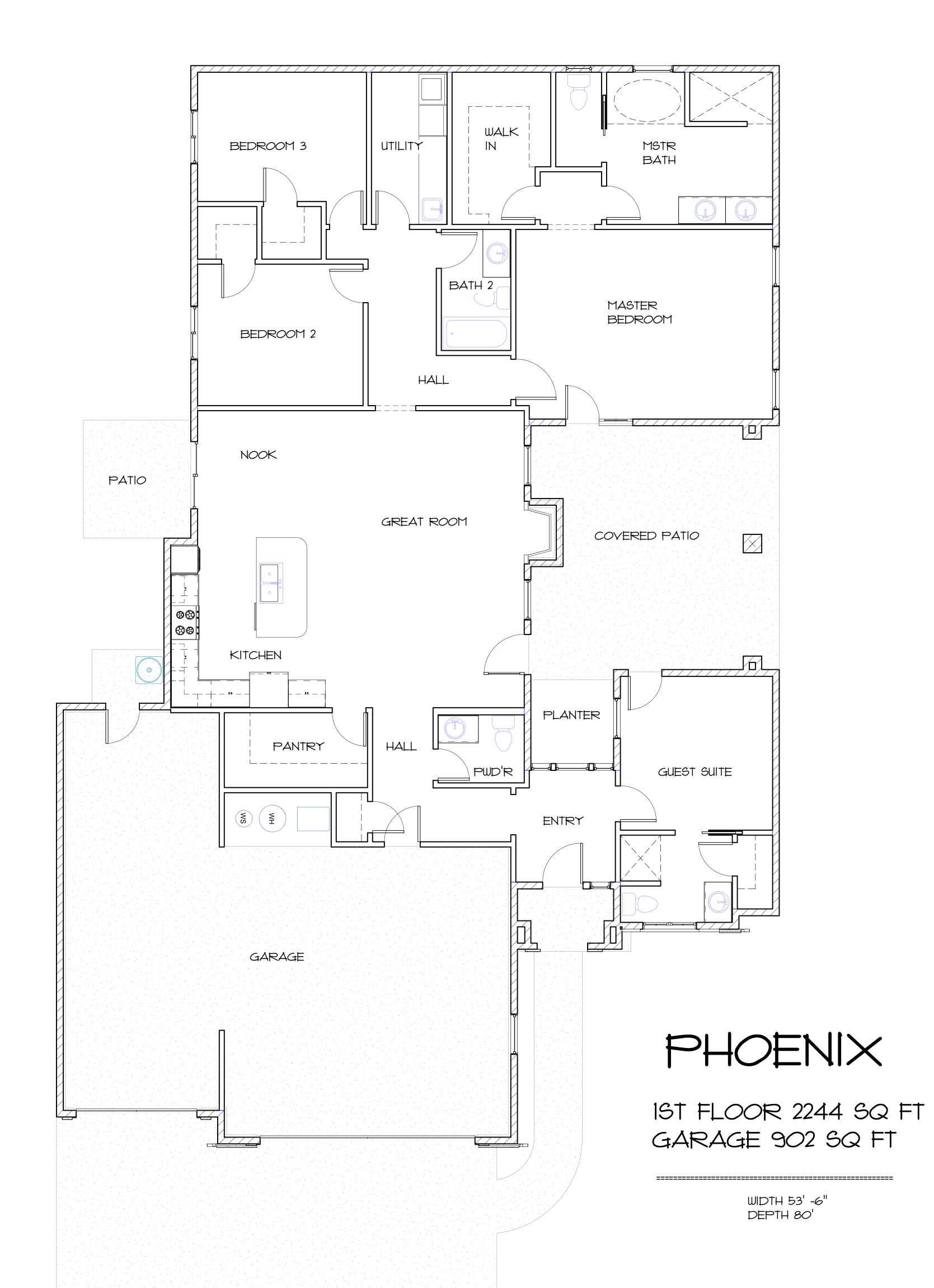
> WIDTH 53' -6" DEPTH 80'

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# GENERAL SPECIFICATIONS

# ATTIC VENTILATION, SCUTTLE, AND VENTS

ATTIC SCUTTLE SHALL BE NOT LESS THAN 22"x30" # 30" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING. ATTIC ACCESS PANEL SHALL NOT BE LOCATED IN GARAGE IF THIS DOES OCCUR, IT SHALL COMPLY WITH SECTION R807. • VENTILATION SHALL COMPLY WITH SECTION REOG. SEE ATTIC VENTILATION CALCULATION ON ROOF FRAMING SHEETS FOR BREAKDOWN OF VENTILATION CALCULATIONS. • WHERE THIN-COAT STUCCO IS USED AT ATTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL BE USED PER IRC SECT. RTO2. PROVIDE CORROSION RESISTANT METAL MESH @ EXTERIOR VENTS W/ MESH OPENINGS OF 1/4" MAX, AND 1/8" MIN,

## ELECTRICAL ALL ELECTRICAL WORK SHALL COMPLY WITH 2003 IRC • CUTLETS SHALL BE PLACED SO THAT NO POINT ALONG THE FLOOR LINE OF AN UNBROKEN WALL TWO OR MORE FEET

IS MORE THAN SIX FET FROM AN OUTLET WITHIN THAT WALL SPACE - REC E3801.2.1 • OUTLETS AT KITCHEN COUNTER GREATER THAN 12" SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2'-O" FROM A OUTLET - IRC E3801.4 ALL OUTLETS IN BATHROOMS AND GARAGE AT GRADE LEVEL, OUTLETS SERVING KITCHEN COUNTERTOP
SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTING PROTECTION.
ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE LAUNDRY ROOM & SHALL HAVE NO OTHER OUTLETS.

 ONE 20 AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SERVE THE BATHROOM 4 SHALL HAVE NO OTHER OUTLETS.
 OLITLET BOXES IN THE WALL BETWEEN THE DUELLING 4 THE GARAGE SHALL BE METAL OR UL APPROVED FIRE-RESISTIVE PLASTIC. OUTLET BOXES IN GARAGE CEILING SHALL BE METAL. • SMOKE DETECTORS ARE TO BE INSTALLED AT EACH LEVEL, AT EACH SLEEPING ROOM, 4 TOP OF STAIRS, DETECTORS AT NON-SLEEPING AREAS ARE TO BE WRED TO THOSE IN SLEEPING AREAS SO THAT ALARM WILL BE INTERCONNECTED IN EVERY ROOM - IRC R313.1 • SMOKE DETECTORS SHALL ALSO HAVE BATTERY BACK-UP 4 EMIT A SIGNAL WHEN BATTERES ARE LOW, • SMOKE DETECTORS - FOR ALL SLEEPING AREAS SHALL BE A MIN. OF 3'-O'' FROM DUCT OPENINGS. J-BOXES TO BE UL LISTED - E4106.8.1

OBLASS TO BE LEDIED - EARORAT TWO OR MORE 20 AMP SHALL APPLIANCE CIRCUITS SHALL BE INSTALLED TO SERVE KITCHEN NOOK & DINING AREAS. NO OTHER OUTLETS SHALL BE ON THESE CIRCUITS. • URFACE MOUNTED INCANDESCENT LIGHT FXTURE IN CLOTHES CLOSET SHALL MAINTAIN 12" BETWEEN THE FXTURE AND THE NEAREST POINT OF STORAGE - IRC E3903.11. \* ALL 110 WIRING SHALL BE COPPER

RECESSED INCANDESCENT LIGHTS SHALL MAINTAIN A 3" CLEARANCE TO INSULATION OR BE LISTED TO HAVE INSULATION IN DIRECT CONTACT W/ THE FIXTURE. IRC E3904.9.
ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, IS- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT-INTERRUPTER LIGTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. • ALL OUTLETS THAT SERVE COUNTERTOP SURFACES, AND ARE LOCATED WITHIN 6 FEET OF THE OUTSIDE EDGE OF A

SINK, WASH BASIN, TUB, OR SHOULER SHALL BE GFCI FROTECTED. • MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM OUTLET(S).

UNLERVALUE, AND DIVING AREAS, A SETARATE 20-AI Increased Diration (Diration of Baharoon Uniteritor). I UTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOURWIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS, THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

# SERVICE PANEL: PER IRC SECTION E3301, GROUNDING ELECTRODE: PER IRC SECTION E3508,

PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEMS PER IRC SECTION E3509

## ERRORS AND OMISSIONS

IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPEC'S, OR OTHER DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY DREAMS BY DESIGN LLC IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION, IN THE EVENT OF THE SUBCONTRACTORS FALURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED W DREAMS BY DESIGN LLC PRIOR TO SUBMITTING A BID; OTHERWIGE DREAMS BY DESIGN LLC'S INTERPRETATION SHALL BE FINAL,

## FIREPLACES

• FIREPLACE CHIMNEY SHALL TERMINATE A MIN. OF 2'-O" ABOVE THE ROOF w/in 10'-O" MEASURED HORZ PER IRC RIOO1.6, · FIREPLACE HEARTH, LINTEL & HEARTH EXTENSIONS PER IRC SECT, RI003.9, FIRE STOPPING SHALL COMPLY TO IRC SECT REQUE REPORTE A COPY OF MRR. INSTALLATION INSTRUCTIONS 4 AN I.C.B.O. REPORT TO THE INSPECTOR OF FIREPLACE. • THE PROPER REPORT NUMBER TO BE PULLED IS F/P AGA ANG# Z0150B. · FIREPLACE NOT PERMITTED ON 10' SIDE YARD SETBACK.

ALL FIREPLACES MUST COMPLY WITH APPROVED UNITS LISTED BY PINAL COUNTY CLEAN BURNING REGIDENTIAL REPLACE ORDINANCE 122000, · A GAS OR LIQUD FUEL FIREPLACE SHALL HAVE DAMPERS THAT REMAIN PERMANENTLY OPEN. A FIREPLACE OR

CONSTRUCTED, THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUE SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED, THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED; A GAS OR ELECTRICAL STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.

### LOCATION FOR REQUIRED FIRE BLOCKING • FIRE BLOCKS AND DRAFT STOPS MUST COMPLY WITH IRC SECT, R602.8,

CONCEALED PRACES OF STUD WALLS AT CELLING AND FLOOR LEVELS FURRED SPACES AND SOFFITS () () LEVELS BOTH VERT, 4 HORIZ, ALL INTERCONNECTIONS BETWEEN CONCEALED VERT, 4 HORIZ, SPACES SUCH AS OCCUR () DROP CELING, BOFFITS AND COVE CEILINGS, · BETWEEN STAIR STRINGERS IN TOP & BOTTOM OF RUN & BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS W/ NON-COMBUSTIBLE MATERIALS SUCH AS UNFACED FIBERGLASS

INGULATION AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS PER IRC SECT. RIOOI.16. • WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLAGS FIBER OR OTHER APPROVED NON-RIGID MATERIAL.

## \* THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED LOCATION ON LOT, GRADING, AND DRAINAGE

• EAVES SHALL BE A MINIMUM OF 30" TO PROPERTY LINE, SEC 302, IRC. . FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10'-0" TO APPROVED WATER DISPOSAL AREA.

MATERIALS · CONCRETE, REINFORCING STEEL, CMU, BRICK, MORTAR, GROUT, LUMBER, (SPECIES & GRADE FOR JOISTS, RAFTERS, POSTS, STUDS, 4 BEAMS) GLU-LAMS, TREATED LUMBERS, FLYWOOD, WOOD SHINGLES, SHAKES, AND SIDING MUST COMPLY WITH THE ALTERIAL STANDARDS OF THE APPLICABLE SECTION OF THE IRC. CONCRETE TILE ROOF MATERIAL PER SPECIFICATION ON THE ELEV. SHEET, VALLEY FLASHING TO BE NOT LESS THAN 0.019 INCHES, NO, 26 GALVANIZED SHEET GAUGE CORROSION REGISTANT SHEET METAL, IRC SECTION R305.3.8. INCHES, NO. 28 GALVAINZED SHEET GAUGE CORROLOW RESIDIANT SHEET I FALL, INC SUITON RESIDIANT, SHEET I FALL, INC SUITON RESIDIANT SHEET I FALL I FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG REGISTANT GYPSUM CEILING BOARD SHALL BE USED.

### MECHANICAL - ALL MECHANICAL SHALL COMPLY WITH 2003 IRC. · AIR HANDLER SHALL BE ATTIC MOUNTED & SHALL INCLUDE:

A. PLYWOOD PLATFORM FOR UNIT W/ CORE CLEARANCES B. LIGHT SWITCHABLE @ UNIT \$ 100 OUTLET

## 2 CONDENSER LINES C. A CONLENDER LINES D. CATUALK TO UNIT NOT TO EXCEED 20<sup>1</sup>-0" IN LENGTH UNITS OVER LIVABLE AREA TO RECEIVE EXTERNAL CONDENSATION DRAIN PAN

3/4"%%D CONDENSATION DRAIN (FROM EACH PAN) w/ P-TRAP & C.O. TO GRADE @ +6" MECHANICAL EQUIPMENT SHALL BE PER PLAN.

· DRYER VENT SHALL NOT EXCEED 25'-O" MAX, IRC MI501 PROVIDE SCREENED OPENING @ 12" OF CEILING & FLOOR PER PLAN FOR OPTIONAL GAS WATER HEATER AND GAS DRYFR. PROVIDE 100 SQ. IN, OF MAKEUP AIR FOR DRYER, AND 50 SQ. IN, OF COMBUSTION AIR FOR WATER

HEATER PER IRC G242 • PERMANENTLY IDENTIFY MULTIPLE HVAC UNITS WITH PERMANENT LABEL/MARKING AS INDICATING AREA SERVED BY EACH UNIT, IRC MI303,1

• THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTIONS FOR BENDS, THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.

A, WATER CLOSETS, 1.6 GALLONG PER FLUSH

CERAMIC TILE OR EQUAL TO A MIN, 72" ABOVE FINISH - REF, IRC SECTION 307,2 <u>WINDOUS</u>

SHEET INDEX	
SHEET #	SHEET NAME
A0,1	TITLE SHEET
Al.O	SITE PLAN
A2.0	FOUNDATION PLAN
A3.0	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS
A5.0	ROOF FRAMING PLAN
A6.0	BUILDING SECTIONS
A7.0	DETAILS

