

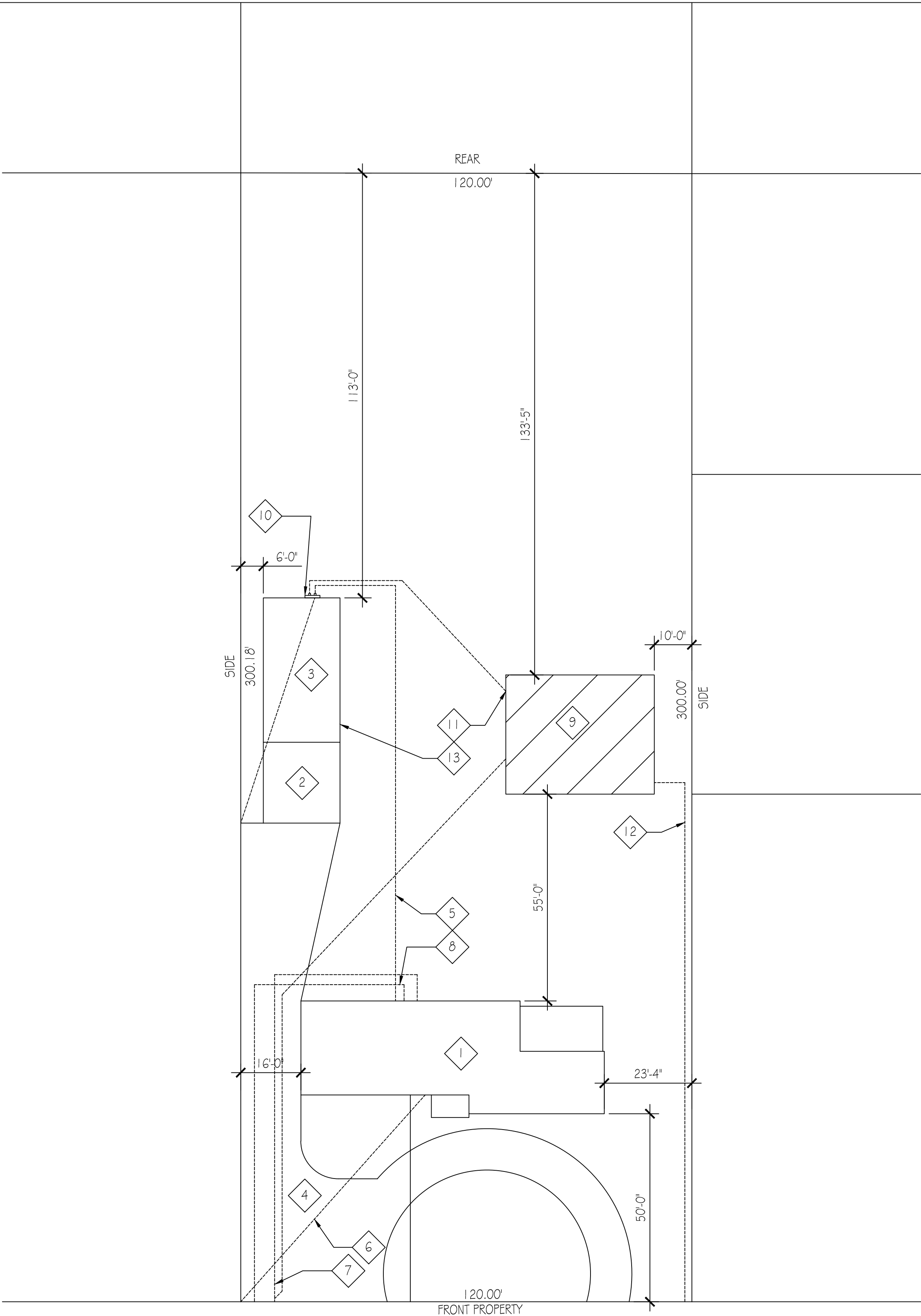
CITY OF TUCSON INCLUSIVE HOME DESIGN

1. THIS ORDINANCE APPLIES TO ALL DWELLING UNITS (SITE BUILT HOMES) PERMITTED FOR CONSTRUCTION IN THE CITY OF TUCSON.  
2. PROVIDE AT LEAST ONE EXTERIOR ACCESSIBLE ROUTE AND ENTRANCE. THE ROUTE MAY ORIGINATE FROM THE CARPORT, DRIVEWAY, PUBLIC STREET OR SIDEWALK. THE SLOPE OF THIS ROUTE SHALL NOT EXCEED ONE-FOOT VERTICAL RISE PER TWENTY FEET HORIZONTAL DISTANCE (1:20), UNLESS A RAMP PER 2018 IRC IS CONSTRUCTED. (NOTE: INDICATE THE EXTERIOR ACCESSIBLE ROUTE AND ACCESSIBLE ENTRANCE ON SINGLE FAMILY RESIDENCE SITE PLAN.  
3. ACCESSIBLE ENTRANCE: PROVIDE MINIMUM ONE NO-STEP LEVEL ENTRANCE THAT IS A MINIMUM 32" WIDE AND MEETS THE DOOR HARDWARE REQUIREMENTS PER THIS ORDINANCE. (NOTE: EXIT DOORS ARE REQUIRED TO BE 36" MINIMUM AND THE GARAGE SHALL NOT BE USED AS AN EXIT). THE ACCESS FLOOR SHALL HAVE A MINIMUM 36" WIDE HALLWAY AND ACCESSIBLE DOORS TO ALL SPACES AND ELEMENTS TO BE MINIMUM 28" DOOR.  
4. CHANGE IN FLOOR LEVELS AND THRESH HOLDS, AT THE ACCESSIBLE ENTRANCE AND ALONG ACCESSIBLE ROUTES MAY BE 1/2" HIGH MAXIMUM. THIS MUST BE BEVELED FROM 1/4" TO 1/52" MAXIMUM WITH A SLOPE NOT STEEPER THAN 1" RISE IN 2" RUN (1:2).

5. DOOR HARDWARE: HANDLES, PULL 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, PINCHING OR TWISTING OF THE WRIST TO OPERATE. LEVER HARDWARE SATISFIES THE REQUIREMENTS OF THIS PROVISION.  
BATHROOM WALL REINFORCEMENT: IN ALL BATHROOMS ON THE ACCESSIBLE ROUTE REINFORCEMENT SHALL BE INSTALLED TO ALLOW 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: (NOTE: ALL BATHROOMS , IF MORE THAN ONE , ARE TO BE ACCESSIBLE. AT LEAST ONE BATHROOM IS REQUIRED ON ACCESSIBLE FLOOR CLOSET, LAVATORY, AND BATHTUB OR SHOWER).  
TOILET: 33"-36" ABOVE THE FLOOR ON ALL ADJACENT WALLS. HORIZONTAL LENGTH OF REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW A 42" GRAB BAR AND 24" REAR GRAB BAR. ( NOTE: NOTHING IN THE ORDINANCE REQUIRES THAT TOILET BE PLACED BY A SIDEWALL).  
TUB: HORIZONTAL LENGTH REINFORCEMENT SHALL BE SUFFICIENT TO ALLOW FOR:

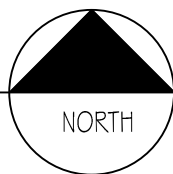
- a) BACK WALL: TWO BACKING REINFORCEMENTS, ONE BACKING REINFORCEMENT HORIZONTAL POSITION 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR, AND ONE BACKING REINFORCEMENT 9" ABOVE THE RIM OF THE BATHTUB. EACH BACKING REINFORCEMENT SHALL BE 24" LONG MINIMUM AND SHALL BE 24" MAXIMUM FROM THE HEAD END WALL AND 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 CONTROL VALVE WALL MOUNTED AT 33"-36" ABOVE SHOWER FLOOR.  
ALL REINFORCEMENT 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-MOLDED SHOWER-TUB SURROUNDS, 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:  
a) ALL LIGHT CONTROLS SHALL BE PLACED NO HIGHER THAN 48", ON CENTER, ABOVE THE FLOOR.  
b) WHERE PRACTICAL, ALL ELECTRICAL RECEPTACLES SHALL BE PLACED NO LOWER THAN 15", ON CENTER, ABOVE THE FLOOR.  
c) ALL THERMOSTATS SHALL BE PLACED NO HIGHER THAN 54", ON CENTER, ABOVE THE FLOOR.  
EXCEPTIONS TO THESE PROVISIONS ARE AS FOLLOWS:  
1. ELECTRICAL RECEPTACLES SERVING A DEDICATED USE.  
2. APPLIANCE MOUNTED 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 IS UNINTERRUPTED BY A SINK OR APPLIANCE.  
b) AT LEAST ONE RECEPTACLE IS PROVIDED FOR THAT LENGTH OF COUNTERTOP;AND  
c) ALL OTHER RECEPTACLES PROVIDED FOR THAT LENGTH OF COUNTERTOP SET NO HIGHER THAN 48".  
4. FLOOR ELECTRICAL RECEPTACLES  
5. PLUMBING FIXTURE CONTROLS.  
6. HVAC DIFFUSERS.  
7. CEILING FAN MOUNTED CONTROLS.



SITE PLAN

1" = 10'



SPECIAL INSPECTIONS

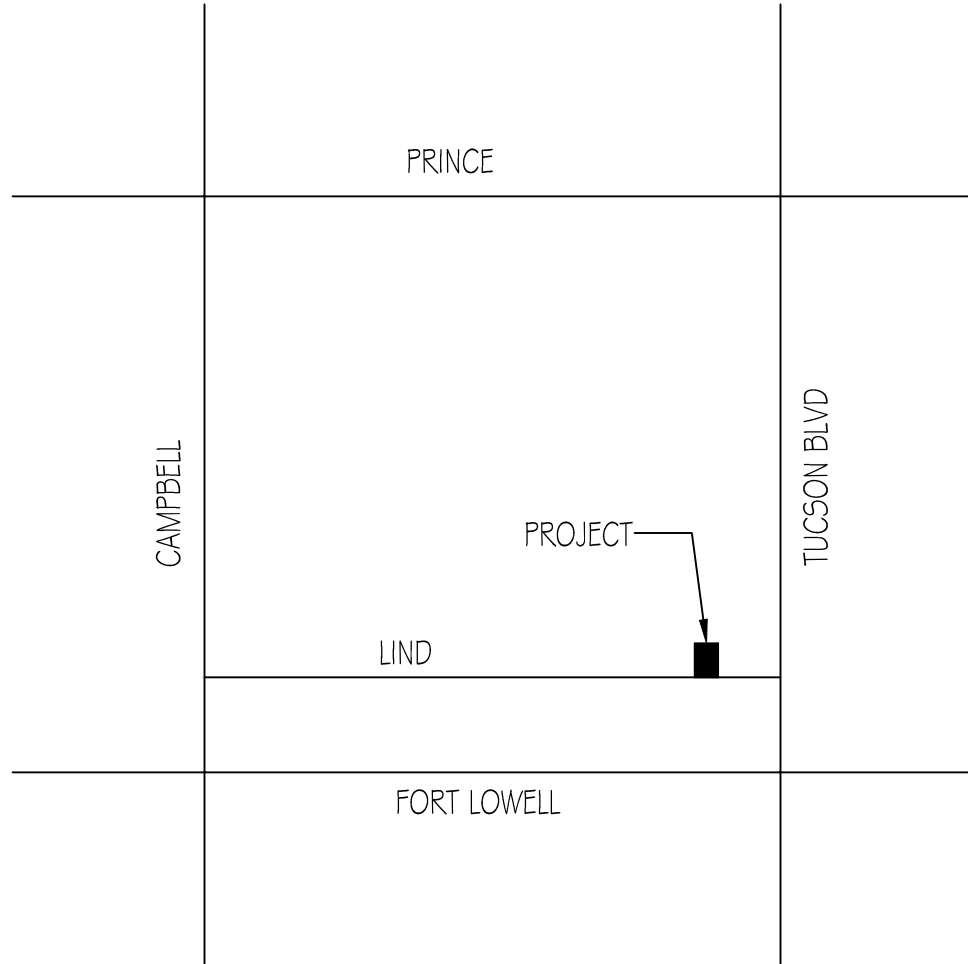
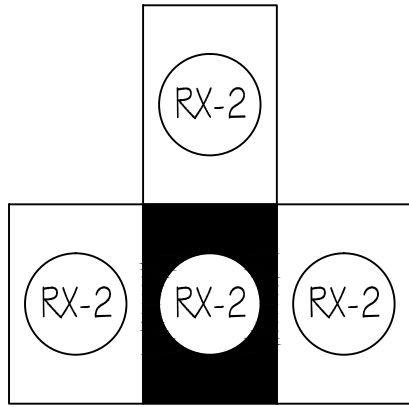
1. N/A

DEFERRED SUBMITTALS

1. TRUSS DRAWINGS N/A  
2.

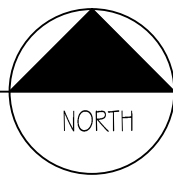
SITE PLAN KEY NOTES

- 1 EXISTING DWELLING UNIT "1"  
2 EXISTING CARPORT  
3 EXISTING STORAGE  
4 EXISTING DRIVEWAY  
5 EXISTING ELECTRIC SERVICE ENTRANCE, BREAKER PANEL "1", U.G.  
6 EXISTING WATER METER, MAIN LINE & SERVICE ENTRANCE  
7 EXISTING / PROPSOED MAIN SEWER LINE  
8 EXISTING MAIN GAS LINE  
9 PROPOSED SECOND DWELLING UNIT "2"  
10 EXISTING DUAL METER PANEL  
11 PROPOSED ELECTRICAL SUB PANEL "B"  
12 PROPOSED WATER METER & SERVICE ENTRANCE  
13 PROPOSED LOCATION FOR EV RECEPTACLE



LOCATION PLAN

3"= 1 MILE



GENERAL NOTES  
1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).  
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE OWNER, IN WRITING, BEFORE PROCEEDING WITH THE WORK.  
3. OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.  
4. DO NOT USE SCALED DIMENSIONS. WHERE NO DIMENSION IS GIVEN CONSULT THE OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.  
5. DETAILS SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.  
6. GENERAL CONTRACTOR (GC) SHALL COORDINATE ALL DRAWINGS, REPORT ANY DISCREPANCIES TO THE OWNER, AND SECURE THE OWNER'S GUIDANCE BEFORE PROCEEDING WITH THE WORK.  
SITE NOTES  
1. THE GENERAL CONTRACTOR (GC) SHALL STAKE ALL SITE DEVELOPMENT AND SECURE THE OWNER'S APPROVAL BEFORE REMOVING ANY VEGETATION OR NATURAL FEATURES.  
2. THE GC IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EXISTING UTILITIES IN THE FIELD.

SUBDIVISION

N/A

LEGAL DESCRIPTION

RICHLAND HEIGHTS LOT 9 BLK. 17

PARCEL

113-06-0110

LOT COVERAGE CALCULATIONS

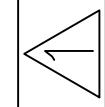
LOT SIZE	34,765 S.F.
SQ FT OF PROPOSED SECOND DWELLING	1,250 S.F.
SQ FT OF EXISTING DWELLING	2,221 S.F.
SQ FT OF EXISTING DETACHED CARPORT/STORAGE	1,222 S.F.
SQ FT OF STORAGE	S.F.
SQ FT OF PATIO	included
SQ FT OF VEHICULAR AREA	4,064 S.F.
TOTAL LOT COVERAGE	8,757 S.F.
PERCENT OF LOT COVERAGE	25%
MAXIMUM HEIGHT OF NEW STRUCTURE	16'-9"

DRAWING INDEX:	
1	- SITE PLAN
2	-
2	- FOUNDATION
3	- FLOOR PLAN
3.1	- DIMENSION PLAN
4	- SECTIONS
5	- DETAILS
	- DETAILS
6	- ELEVATIONS
7	- ROOF PLAN
8	- MECHANICAL PLAN
9	- PLUMBING WATER PLAN
9	- PLUMB. DWV &
10	- ELECTRICAL PLAN



RX-2; New ADU

REVISION



DATE

November 2024

DESERT WOLF DRAFTING

DRAFTOTERO2@GMAIL.COM

TUCSON AZ

SITE PLAN

ROBERT PUTMAN & SARA MOBLEY

2411 E. LIND ROAD UNIT 2

TUCSON, AZ.

85719



FOUNDATION NOTES

1. SOIL BEARING CAPACITY SHALL BE 1500 PSI IN LIEU OF A SOILS ENGINEERING REPORT @ 18" MIN. DEPTH.
2. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL; NO FOOTINGS ARE TO BE SUPPORTED ON FILL.
3. ALL FOOTINGS SHALL EXTEND A MINIMUM 12" INTO NATIVE SOIL PER IRC 2018 SEC R403.1.4.
4. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE DEFORMED BARS, MINIMUM 24" LAP.
5. ALL REINFORCING SHALL BE ACCURATELY AND SECURELY PLACED PRIOR TO PLACEMENT OF CONCRETE.
6. PROVIDE A FIVE YEAR GUARANTEED TERMITE PRE-TREATMENT THROUGHOUT, WITH WRITTEN WARRANTY.
7. ALL SLABS SHALL REST ON A MINIMUM 4" CLEAN ABC FILL, COMPACTED TO 95%, PER IRC 2018.
8. CROSS-REFERENCE FOUNDATION PLAN WITH FRAMING PLAN FOR BEARING REQUIREMENTS.
9. CROSS-REFERENCE FOUNDATION PLAN WITH PLUMBING PLAN AS REQUIRED.
10. PLUMBING CONTRACTOR SHALL VERIFY CENTERLINE LOCATION OF ALL PLUMBING FIXTURES PRIOR TO ROUGH PLUMBING.

11. USE 2500 PSI CONCRETE AT FOOTINGS, 2500 PSI ELSEWHERE (28 DAY MINIMUM VALUES). ALL CONCRETE SHALL CONFORM TO LATEST ACI SPECIFICATIONS.

12. LIMIT POURS TO 400 SF, PROVIDE CONTROL JOINTS AT EDGES.

13. ALL INTERIOR CONCRETE SLABS SHALL HAVE A SMOOTH STEEL TROWEL FINISH. ALL EXTERIOR SLABS AND WALKS SHALL HAVE A BROOM FINISH, UNLESS NOTED OTHERWISE.

14. EXIT LANDINGS AT DOORS SHALL HAVE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE, SLOPING AWAY FROM THE BUILDING NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR) SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL PER IRC SEC. 311.4.3

FOUNDATION KEY NOTES

- 1

4" CONCRETE SLAB  
ON 4" ABC FILL  
FFE
- 2

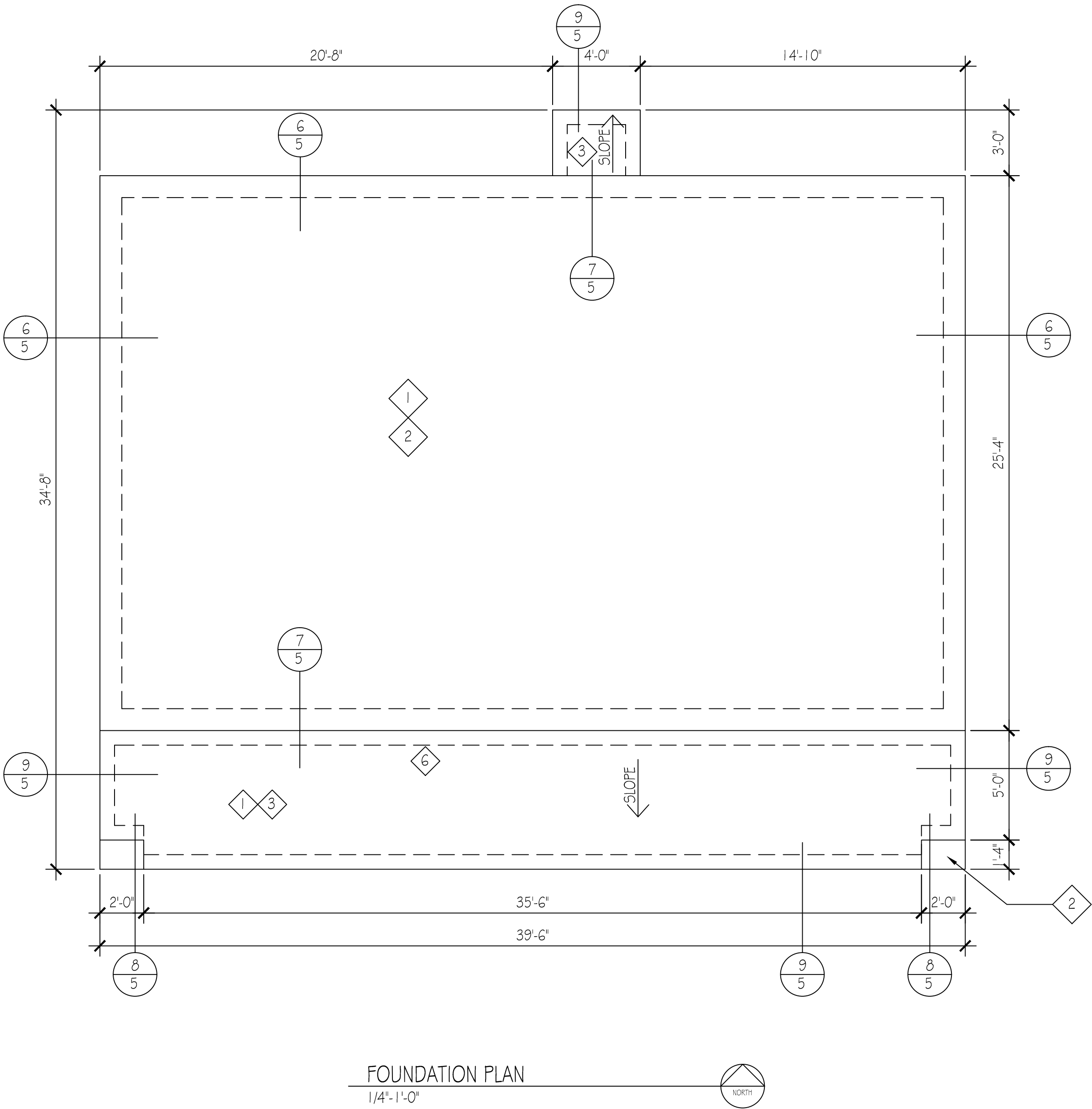
100'-0"  
FFE
- 3

99'-8"  
FFE
- 4

ELECTRICAL LINE TO ISLAND PER IRC 2018
- 5

COLD WATER TO ISLAND PER IRC 2018
- 6

LANDING PER IRC 2018  
SECTION R 311.4.3  
1/2" MAX @ ENTRY DOOR




REVISION	DATE	DESERT WOLF DRAFTING DRAFT0TER02@GMAIL.COM TUCSON AZ	FOUNDATION	ROBERT PUTMAN & SARA MOBLEY 2411 E. LIND ROAD UNIT 2 TUCSON, AZ. 85719	2




FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, UNO.
2. PROVIDE SAFETY GLAZING PER IRC 2018 SEC.R308.4
3. BATHTUB AND SHOWER SPACES, BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. BACKER FOR CERAMIC TILE TO BE CEMENT BOARD, CEMENT FIBER BOARD OR GLASS MAT GYPSUM BOARD.PER IRC 2018, SEC R307.2, R702.4.2
4. SHOWER ENCLOSURES SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1.024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A MINIMUM 30" CIRCLE PER IRC 2018. ALL GLASS ENCLOSURES SHALL BE TEMPERED.
5. ALL WINDOWS SHALL COMPLY WITH IRC 2018 SEC.R310 . 2018.
6. SILL HEIGHTS IN BEDROOMS SHALL NOT BE GREATER THAN 44" ABOVE THE FLOOR AND SHALL HAVE A MINIMUM OPENING OF 5.7 SQ. FT., PER IRC
7. PROVIDE 1/2" TYPE "X" GWB AT ALL WALLS AND CEILINGS OF WATER HEATER AND FURNACE CLOSETS, PER IRC 2018.
8. ALL CLOSETS WITHOUT SWINGING DOORS SHALL HAVE GWB WRAP.
9. PROVIDE BACKING BEHIND ALL WALL MOUNTED ACCESSORY LOCATIONS, AT ALL WINDOWS AND SLIDING GLASS DOOR LOCATIONS (EXTENDING AT LEAST ONE STUD SPACE ON EITHER SIDE OF THE OPENING) AND AT ALL DOORKNOB TO WALL INTERSECTIONS.
10. ALL INTERIOR WALLS SHALL RECEIVE A MINIMUM OF TWO COATS OF INTERIOR LATEX, EXCEPT KITCHEN, BATHS AND LAUNDRY AREA, WHICH SHALL RECEIVE A MINIMUM TWO COATS OF INTERIOR ENAMEL. ALL FINISHES AND COLORS SHALL BE AS SELECTED BY THE OWNER.
11. ALL COLORS, TEXTURES, FINISHES, AND PATTERNS NOT SPECIFICALLY CALLED OUT SHALL BE AS SELECTED BY THE OWNER.
12. 'OR EQUALS' SHALL BE AT THE OWNER'S DISCRETION. SUBMIT DESCRIPTIVE LITERATURE AND/OR SAMPLES FOR REVIEW AND APPROVAL.
13. ALL APPROVALS SHALL BE MADE BY THE OWNER.
14. GARAGE DOOR TO BE MINIMUM 1-3/8" SOLID WOOD, STEEL OR A 20-MINUTE FIRE RATED SELF CLOSING DOOR AS PER IRC 2018 SEC. R309.1.
15. MAXIMUM "U" VALUE FOR GLAZING IS .40 AS PER IRC 2018 SEC. N1102.1.
16. PROVIDE 1/2" GYPSUM BOARD ON ALL COMMON WALLS TO GARAGE AND HOUSE AS PER SEC. R309.2.

SHEAR WALL (FULL SHEAR)			
(LATERAL)			
WALL	SHEATHING STRUCTURAL	NAIL	PATTERN
EXTERIOR WALL (EXCEPT NOTED BELOW)	3/8" *OSB IS ACCEPTABLE	10D	6" EDGE 12" FIELD
EXTERIOR WALL (DESIGNATED BY LETTER Z)	3/8" BOTH SIDES	8D	6" EDGE 12" FIELD
ALL INTERIOR WALLS	1/2" GYPSUM BOARD	5D	7" EDGE 12" FIELD

HOLD-DOWNS: MARKED WITH -  HIT4 OR 5THD10 (SIMPSON OR EQUAL)

HEAVY HOLD-DOWNS: MARKED WITH -  HD7B OR 5THD14 (SIMPSON OR EQUAL)

ENERGY CONSERVATION PER IRC 2018 CHAPTER 11

CLIMATE ZONE : 2

ROOF: R-38 INSULATION

WALLS: R-19 INSULATION

GLAZING / SKYLIGHTS: U = 0.40

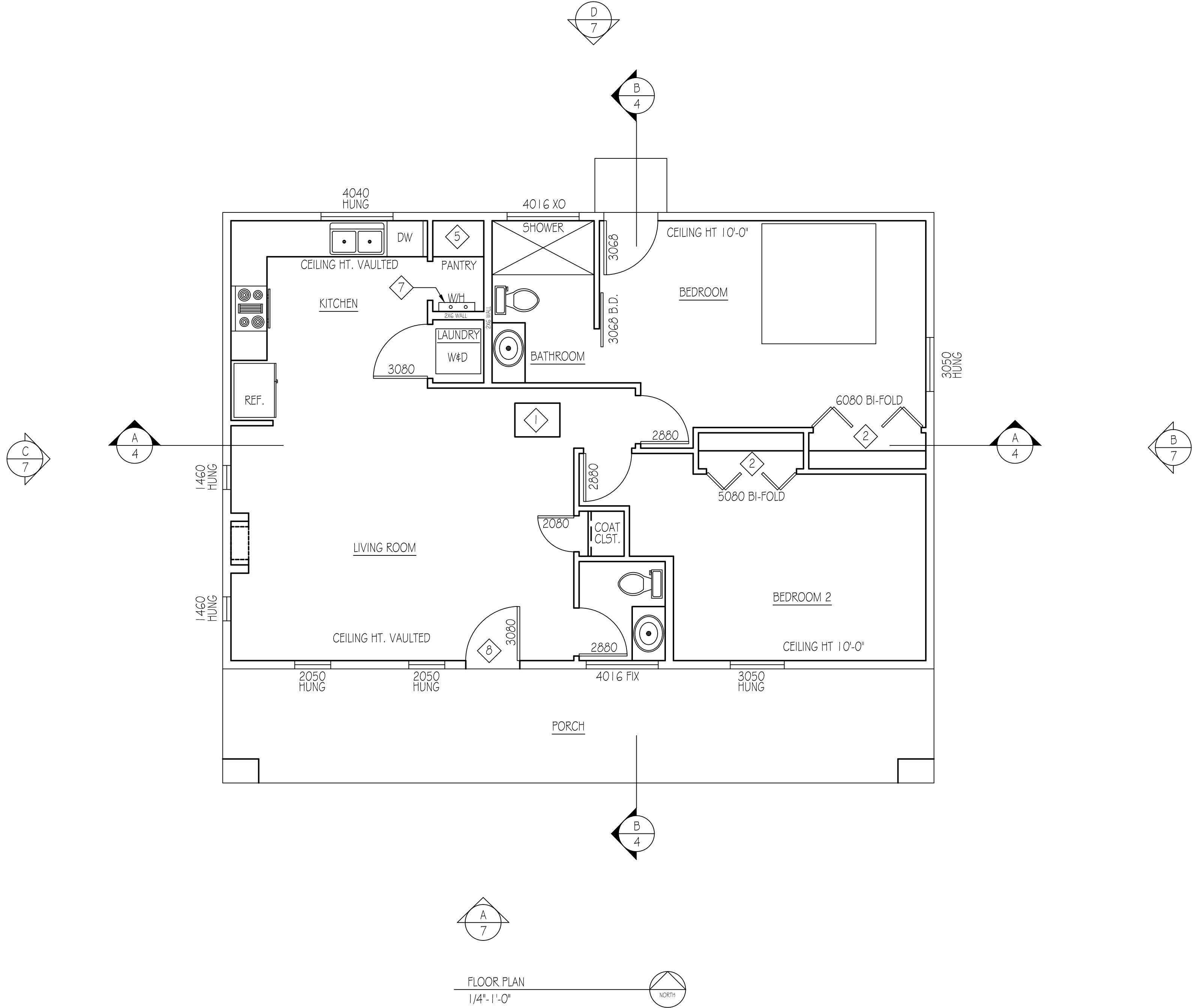
(DOUBLE PANE W/LOW-E AND SHGC = 0.25)

MASS WALL REQUIREMENT IS R=4 WHEN 50% OF INSULATION IS EXTERIOR AND R=6 WHEN APPLIED INTERIOR, N1102.1.

SQUARE FOOTAGE	
LIVING	1,000 SQ. FT.
PORCH	250 SQ. FT.
TOTAL	1,250 SQ. FT.

FLOORPLAN NOTES

- 1 ATTIC ACCESS 22-1/2 X 30
- 2 12" SHELF AND ROD TYP.
- 3 2" SHELF AND ROD
- 4 (5) 16" SHELF TYP.
- 5 (5) 24" SHELF TYP.
- 6 TANK-LESS WATER HEATER
- 7 16" SQ. COLUMN
- 8 ACCESSIBLE ROUTE ENTRANCE
- 9
- 10
- 11
- 12



RX-2; New ADU

REVISION

DATE

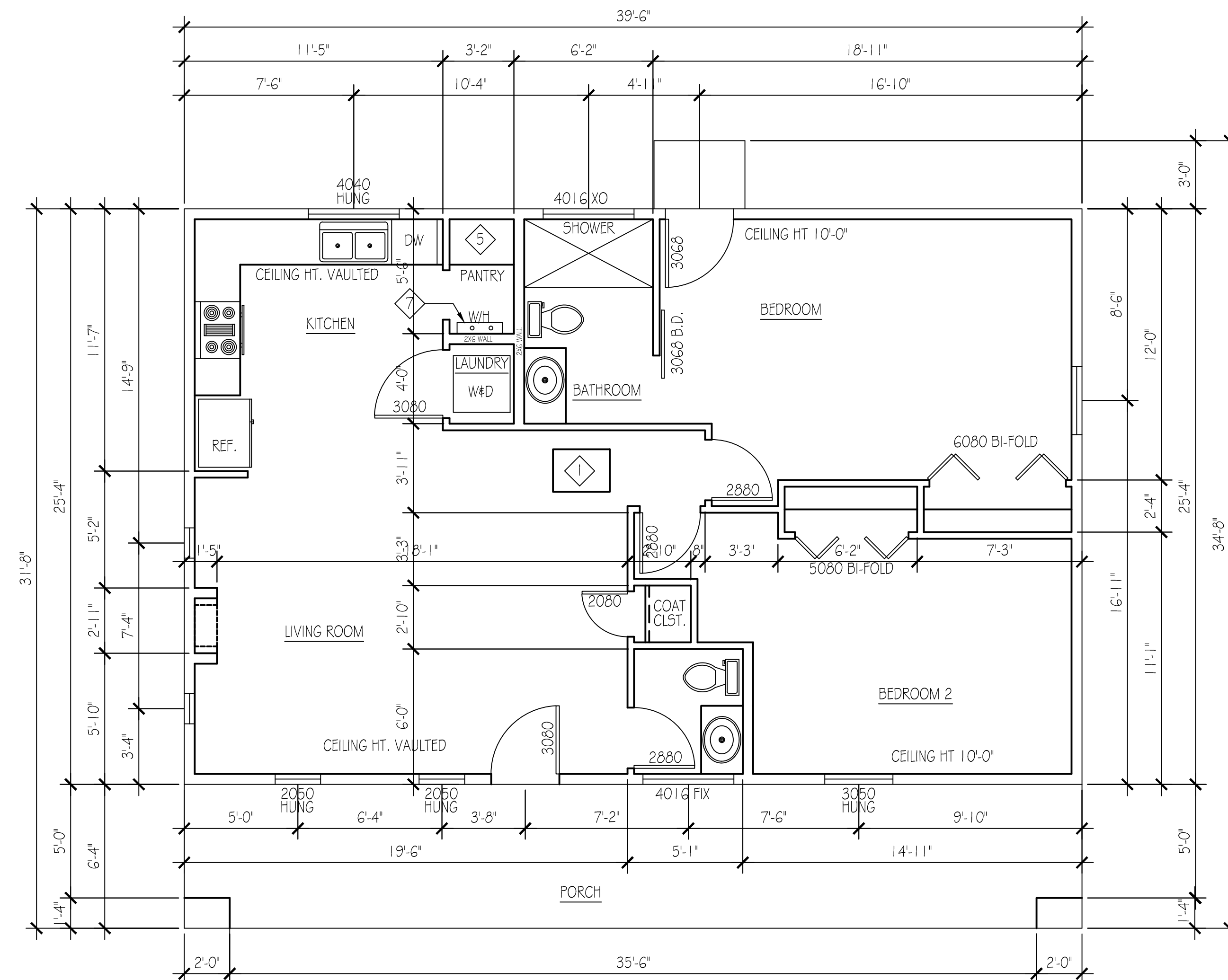
DESERT WOLF DRAFTING  
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TUCSON AZ

FLOOR PLAN

ROBERT PUTMAN & SARA MOBLEY  
2411 E. LIND ROAD UNIT 2  
TUCSON, AZ. 85719

3





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



REVISION

DATE \_\_\_\_\_

November 2024

DESERT WOLF DRAFTING

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TUCSON AZ

# DIMENSION PLAN

ROBERT PUTMAN &amp; SARA MOBLEY

2411 E. LIND ROAD UNIT 2

85719

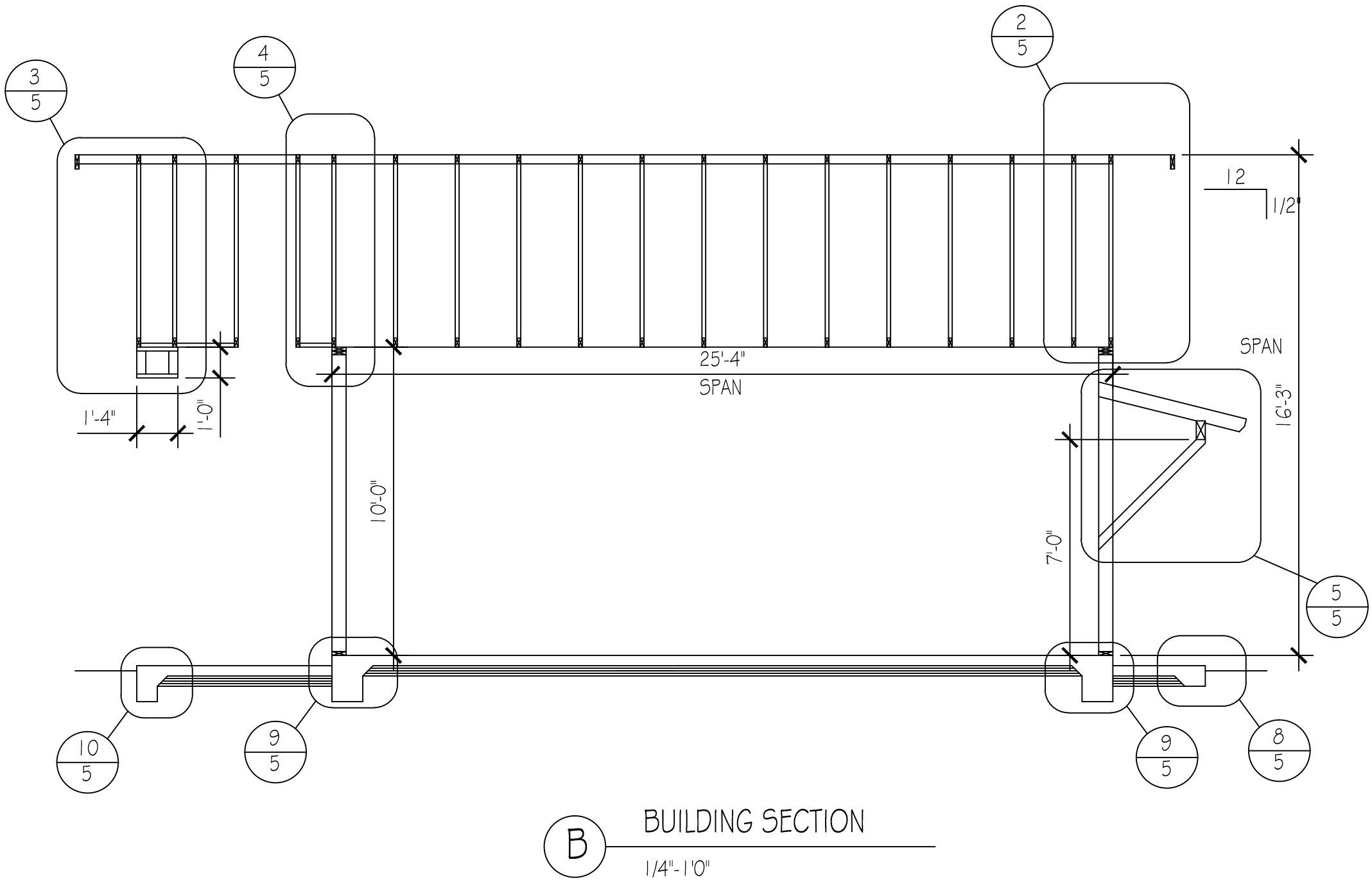
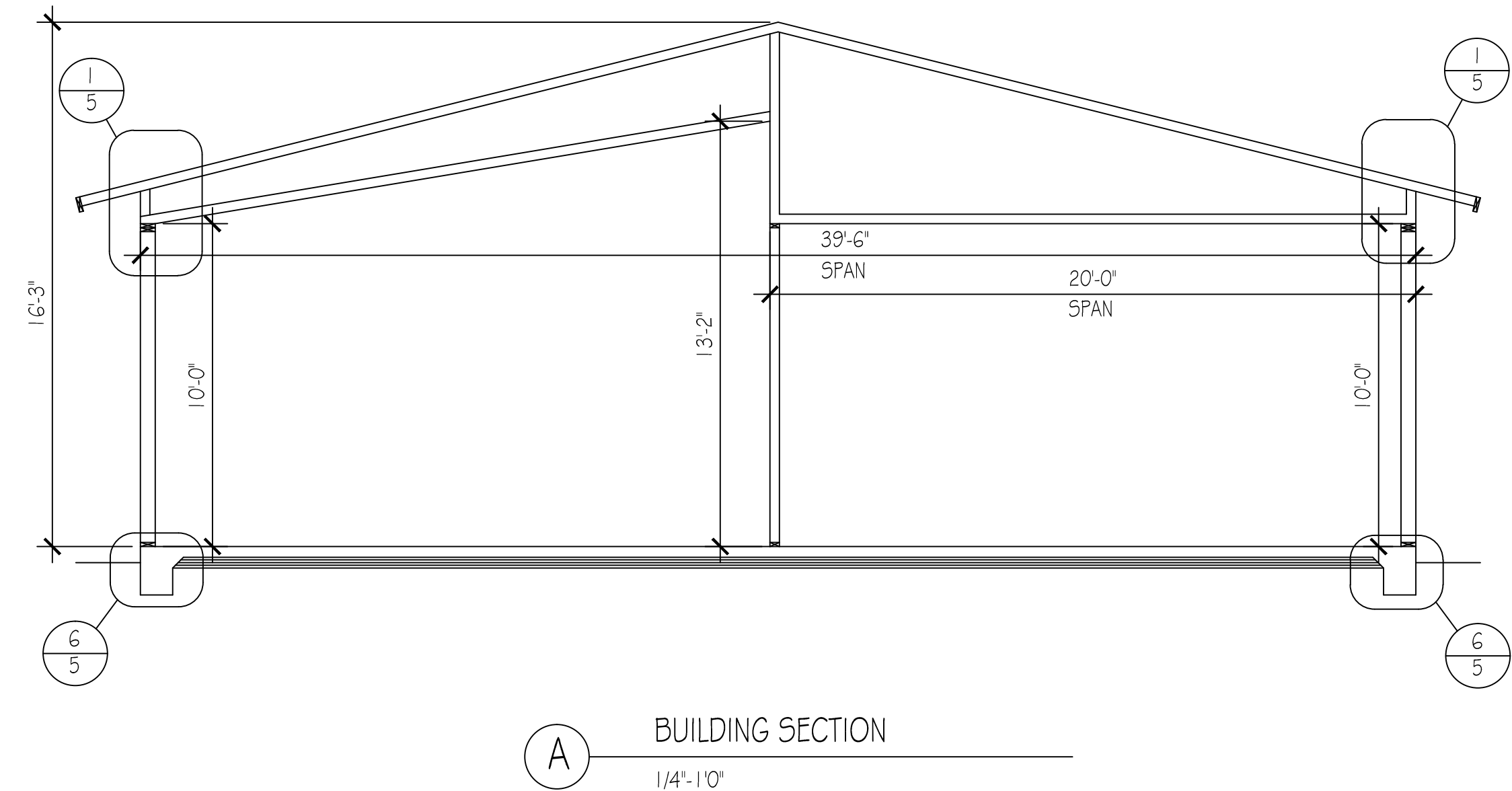
TUCSON, AZ.

### 3.1



SECTION NOTES

- 1. TYPICAL HEADER HEIGHT TO BE 8'-0", UNO.
- 2. BLOCKING AND FIRE STOPS PER IRC 2018.
- 3. USE PRESSURE TREATED SILL PLATES THRU-OUT (IRC 2018).
- 4. PROVIDE ADEQUATE DRAINAGE PER IRC 2018.
- 5. PROVIDE VAPOR BARRIER AND WEEP SCREED AS PER AS PER SEC. R703.6.



REVISION	DATE	DESERT WOLF DRAFTING DRAFT0TER02@GMAIL.COM TUCSON AZ	CROSS SECTION	ROBERT PUTMAN & SARA MOBLEY 2411 E. LIND ROAD UNIT 2 TUCSON, AZ.	4



<div><p>ROOF SHINGLES O/ ROOFING FELT O/ AIR IMPERMEABLE RIDGE INSULATION O/ 1/2" ROOF SHEATHING ON PRE-MANUFACTURED TRUSSES W/R-38 PERMEABLE INSULATION # 1/2" GWB INTERIOR</p><p>DOUBLE 2X6 TOP PLATE</p><p>DRIP EDGE 2X FASCIA SOLID BLOCKING H-2.5A OR EQUIVALENT</p><p>PER MANUFACTURE SPECS WESTERN ONE KOTE STUCCO O/ 1" FOAM O/ BUILDING PAPER ON 1/2" SHEATHING O/ 2 X 6'S @ 16" O.C. W/ R-19 FIBERGLASS BATTS W/ 1/2" GWB INTERIOR</p><p>1 TOP PLATE DETAIL 3/4"= 1'0"</p></div>	<div><p>ROOF SHINGLES O/ ROOFING FELT O/ AIR IMPERMEABLE RIDGE INSULATION O/ 1/2" ROOF SHEATHING ON PRE-MANUFACTURED TRUSSES W/R-38 PERMEABLE INSULATION # 1/2" GWB INTERIOR</p><p>MTL FLASHG / STUCCO STOP</p><p>2X FLY RAFTER</p><p>2X BLOCKING @ 24" O.C.</p><p>PER MANUFACTURE SPECS WESTERN ONE KOTE STUCCO O/ 1/2" OSB O/ BUILDING PAPER ON 2 X 6'S @ 16" O.C. W/ R-19 FIBERGLASS BATTS # 1/2" GWB INTERIOR</p><p>2 GABLE END WALL DETAIL 3/4"= 1'0"</p></div>	<div><p>ROOF SHINGLES O/ ROOFING FELT O/ AIR IMPERMEABLE RIDGE INSULATION O/ 1/2" ROOF SHEATHING ON PRE-MANUFACTURED TRUSSES W/R-38 PERMEABLE INSULATION # 1/2" GWB INTERIOR</p><p>MTL FLASHG / STUCCO STOP</p><p>2X FLY RAFTER</p><p>2X BLOCKING @ 24" O.C.</p><p>2X BLOCKING @ 24" O.C.</p><p>PER MANUFACTURE SPECS WESTERN ONE KOTE STUCCO O/ 1" FOAM O/ 1/2" OSB O/ BUILDING PAPER ON 2X SOLID BLOCKING</p><p>3 GABLE END W/ SOFFIT 3/4"= 1'0"</p></div>	<div><p>ROOF SHINGLES O/ ROOFING FELT O/ AIR IMPERMEABLE RIDGE INSULATION O/ 1/2" ROOF SHEATHING ON PRE-MANUFACTURED TRUSSES W/R-38 PERMEABLE INSULATION # 1/2" GWB INTERIOR</p><p>GABLE END TRUSS</p><p>2X BLOCKING @ 24" O.C.</p><p>PER MANUFACTURE SPECS WESTERN ONE KOTE STUCCO O/ 1/2" OSB O/ BUILDING PAPER ON 2 X 6'S @ 16" O.C. W/ R-19 FIBERGLASS BATTS # 1/2" GWB INTERIOR</p><p>4 GABLE END TRUSS CONNECTION DETAIL 3/4"= 1'0"</p></div>	REVISION	DATE	November 2024	DESERT WOLF DRAFTING DRAFTOTERO2@GMAIL.COM TUCSON AZ	DETAILS	ROBERT PUTMAN & SARA MOBLEY 2411 E. LIND ROAD UNIT 2 TUCSON, AZ.	85719
<div><p>DOUBLE STUD UNDER EA. RAFTER W/ 5/12 ON EA. SIDE</p><p>METAL ROOF O/ 2X PURLINS @ 24" O.C. W/ (2) SDW EWP .220 X 3-3/8 PER RAFTER</p><p>SIMPSON SDWC15600 SCREW THROUGH EA. RAFTER INTO BEAM AND POST</p><p>SIMPSON KB512</p><p>FG SLOPE AWAY FROM BUILDING IN ACCORDANCE W/ IRC SEC. R401.3</p><p>5 EYEBROW CONNECTION DETAIL 3/4"= 1'0"</p></div>	<div><p>PER MANUFACTURE SPECS WESTERN ONE KOTE STUCCO O/ 1" FOAM O/ BUILDING PAPER ON 2 X 6'S @ 16" O.C. W/ R-19 FIBERGLASS BATTS # 1/2" GWB INTERIOR</p><p>1/2" X 10" A.B. W/ 7" MIN. EMBEDMENT @ 48" O.C.</p><p>PRESSURE TREATED FINISH FLOORING</p><p>4" CONC. SLAB O/ 4" AB FILL</p><p>95% COMPACTION SOIL BEARING PRESSURE 1500 PSI.</p><p>CONC. MONO. FTG. W/ 2 # 4 REBAR CONT.</p><p>6 BEARING WALL FOOTING 3/4"= 1'0"</p></div>	<div><p>PRESSURE TREATED WOOD PLATE</p><p>FINISH FLOORING</p><p>4" CONC. SLAB O/ 4" ABC</p><p>1/2" Ø X 10" A.B. @ 48" O.C. W/ MIN 7" EMBEDMENT</p><p>95% COMPACTION SOIL BEARING PRESSURE 1500 PSI.</p><p>CONC. MONO. FTG. W/ 2 # 4 REBAR CONT. PER IRC 2018 SEC. R403.1 # R403.1.3.2 3" MIN CLEARANCE TYP.</p><p>7 BEARING WALL FOOTING 3/4"= 1'0"</p></div>	<div><p>PER MANUFACTURE SPECS WESTERN ONE KOTE STUCCO O/ 1/2" OSB O/ BUILDING PAPER ON 2X5</p><p>SEE ROOF/FRAMING PLAN FOR SUPPORTS</p><p>R5P4 EA. STUD</p><p>FG</p><p>1) 1/2" Ø X 10" A.B. @ @ EA. SIDE W/ MIN 7" EMBEDMENT</p><p>2'-0" SQUARE</p><p>8 POST PAD DETAIL 3/4"= 1'-0"</p></div>							
<div><p>FG</p><p>4" SLAB</p><p>1" MIN</p><p>8" MIN</p><p>1" #4 CONT.</p><p>9 TOE DOWN 3/4"= 1'-0"</p></div>										
<div><p>PREFAB TRUSSES</p><p>2 X SOLID BLOCKING 24" O.C.</p><p>H-2.5A EA.</p><p>OSB BRACE PANEL FULL SHEAR</p><p>EDGE NAILING 8D @ 6" O.C. FIELD NAILING 8D @ 12" O.C.</p><p>OSB BRACE PANEL FULL SHEAR</p><p>(1/2" OR 3/8") 2'-8" BRACE PANEL W/ HOLDDOWNS STD 10 OR HT14 OR HT15 WHERE REQUIRED SEE FLOOR PLAN FOR LOCATION OR (1/2" OR 3/8") 4'-0" BRACE PANEL WHERE REQUIRED SEE FLOOR PLAN FOR LOCATION</p><p>BRACE AND WALL CONNECTION 3/4"= 1'0"</p></div>										
<div><p>REVIEWED FOR BUILDING CODE COMPLIANCE K. Van Karsen 02/24/2025 CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES</p></div>										



ELEVATION KEY NOTE

- 1
- PER MANUFACTURE SPECS  
WESTERN ONE KOTE STUCCO  
ICBO # ER-3899 O/ 1" FOAM  
O/ 2D VAPOUR BARRIER PAPER
- 2
- FINAL GRADE
- 3
- BUCK ALL WINDOWS
- 4
- 2X FASCIA
- 5
- 2X FLY RAFTER

ATTIC VENTILATION

(PER IRC 2018 R806)

1001/150 = 6.67 SQ. FT. REQUIRED  
1.7158 sq.ft. X 4 = 6.86 PROVIDED

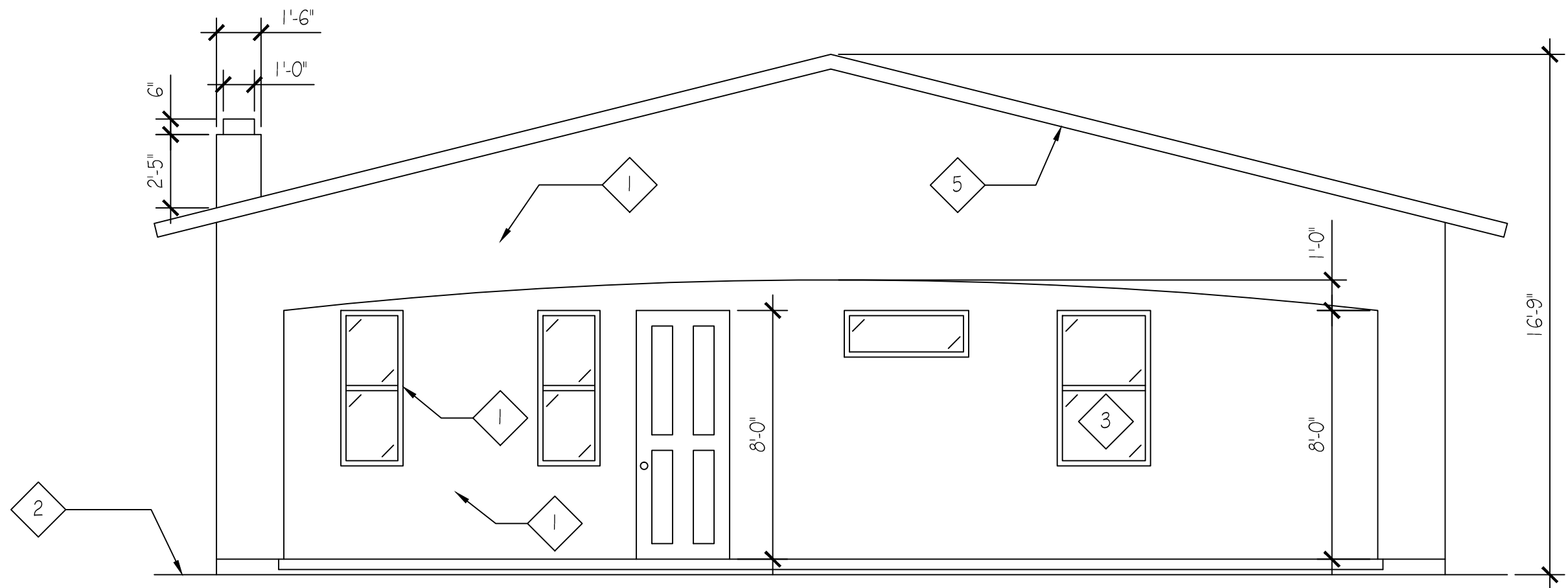
LOCATE VENTS ON ROOF  
SEE SCUPPER PLAN

18 x 18 BOX FLAT ROOF VENT

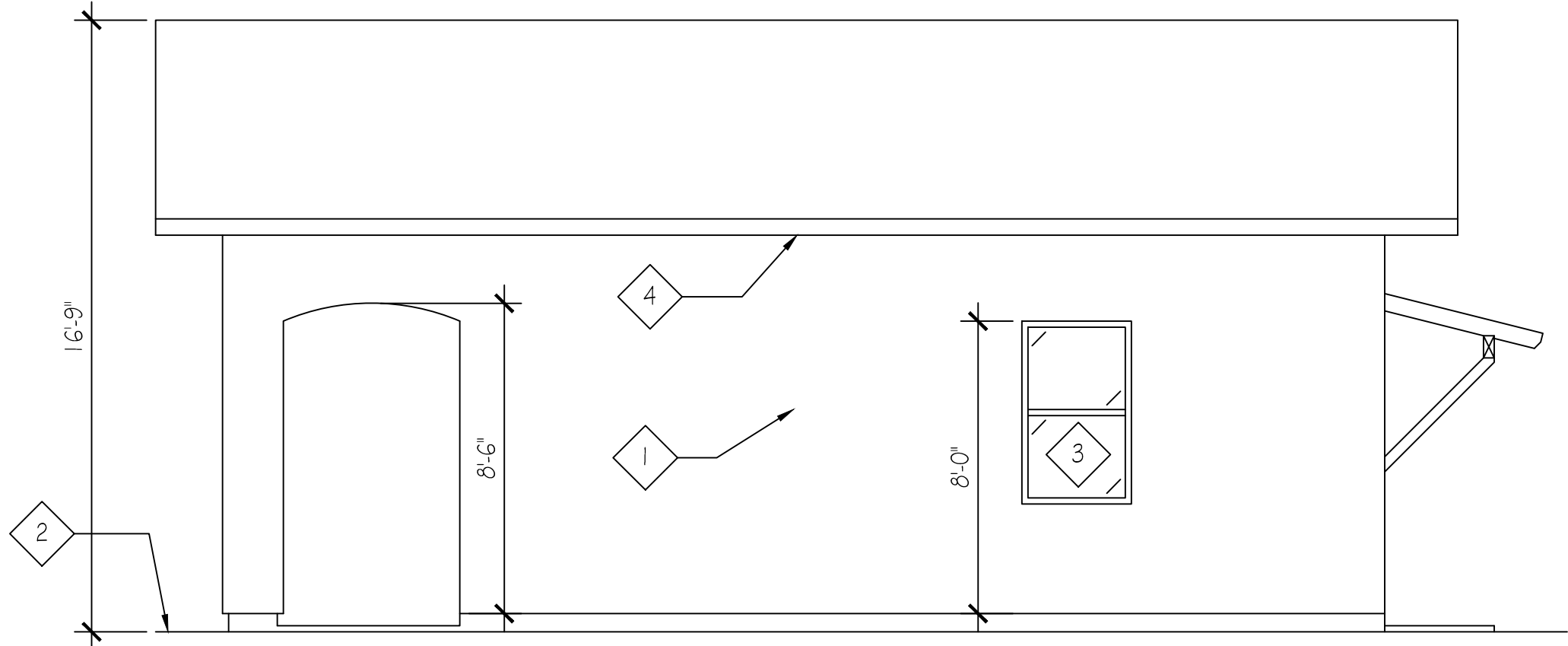
NON-ATTIC VENTILATION

(PER IRC 2018 R806.5)

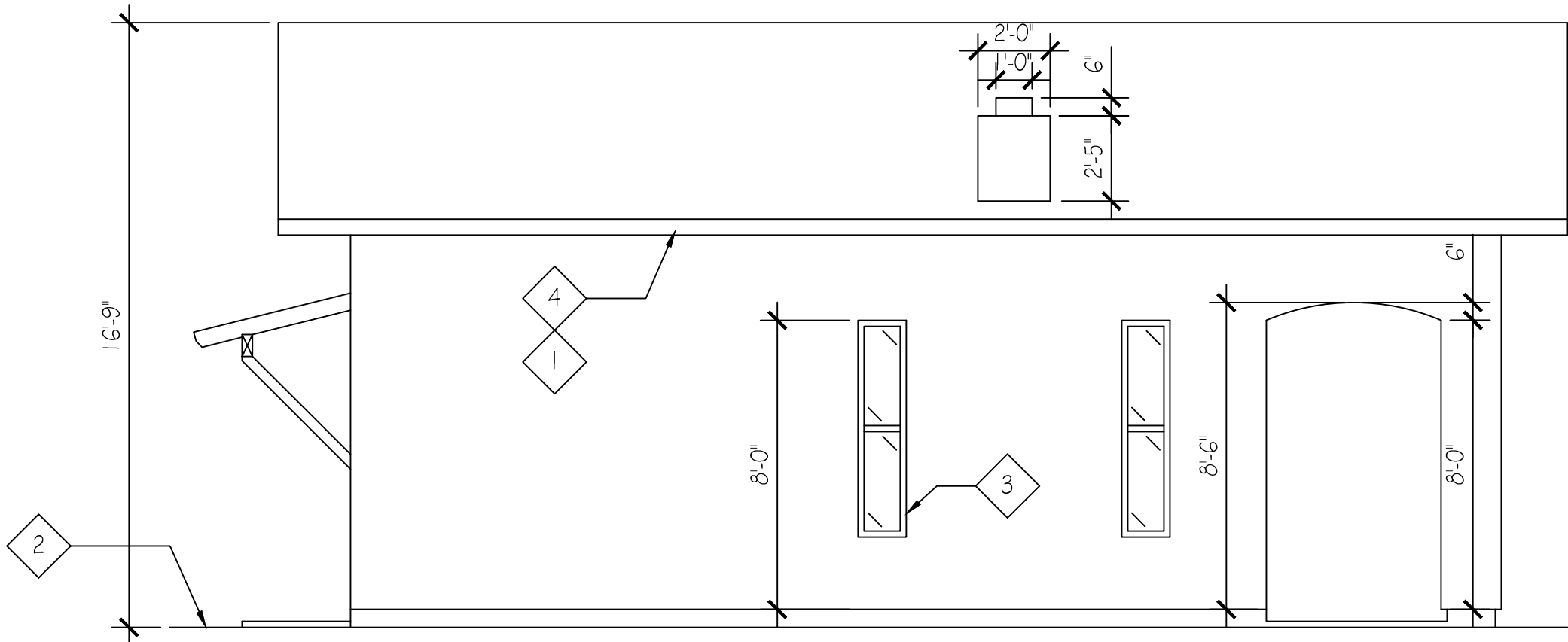
INSTALL MINIMUM R-5 RIGID BOARD  
INSULATION PER TABLE R806.5



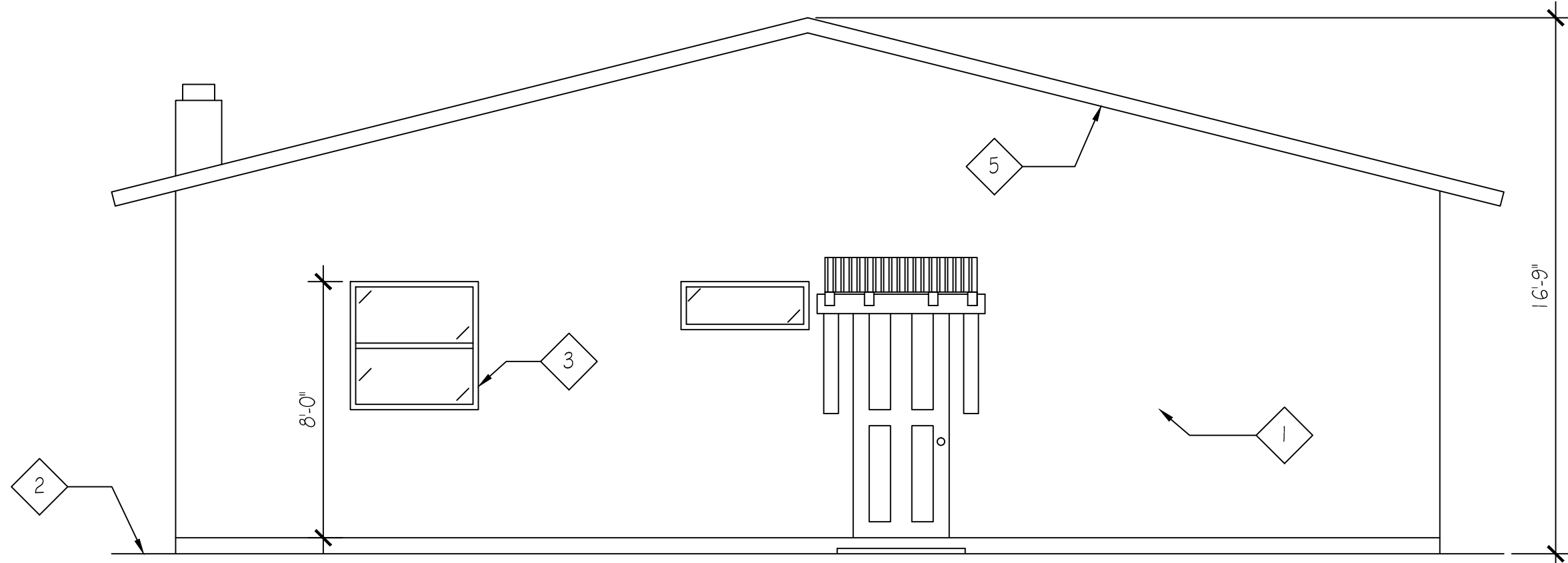
A SOUTH ELEVATION  
1/4"=1'0"



B EAST ELEVATION  
1/4"=1'0"



C WEST ELEVATION  
1/4"=1'0"



D NORTH ELEVATION  
1/4"=1'0"



REVISION

DATE

DESERT WOLF DRAFTING  
DRAFTOTER02@GMAIL.COM  
TUCSON AZ

ELEVATION

ROBERT PUTMAN & SARA MOBLEY  
2411 E. LIND ROAD UNIT 2  
TUCSON, AZ.

6



FRAMING NOTES

1. ALL LUMBER TO BE GRADED AND STAMPED.
2. MATERIALS:  
STUDS D.F.#2 OR BETTER  
BEAMS D.F.#1 OR BETTER  
JOISTS D.F.#2 OR BETTER  
SHEATHING 1 / 2" CDX/OSB (CCX @ OVERHANGS), PLYWOOD STRUCTURAL  
GRADE 1, DFPA GRADE STAMPED.
3. ALL FRAMING MEMBERS SHALL NOT EXCEED 19% MOISTURE CONTENT
4. ALL SOLE PLATES TO BE PRESSURE TREATED.
5. USE PRE-MANUFACTURED TRUSSES FOR THE FRAMING MEMBERS AS SHOWN. THE GENERAL CONTRACTOR SHALL SUBMIT TRUSS DRAWINGS, ANCHORING AND CONNECTIONS, BLOCKING AND STRESS DIAGRAM, STAMPED AND SIGNED BY AN ARIZONA REGISTERED PROFESSIONAL ENGINEER FOR APPROVAL BY THE PLAN CHECK/BUILDING INSPECTION AGENCY PRIOR TO ERECTION.
6. PROVIDE NON-COMBUSTIBLE FLASHING THROUGHOUT.
7. ALL FRAMING, NAILING AND CONNECTIONS PER IRC 2018.
8. ALL EXPOSED LUMBER SHALL BE ROUGH SAWN.
9. PLYWOOD 8d @ 6" O.C. AT EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS. USE BOX WIRE NAILS AND PLYWOOD CLIPS SPACED AT 24" O.C.
10. ALL SHEATHING SHALL BE PROVIDED WITH BEARING AT CENTERLINE OF RAFTERS AND FULL BEARING AT THE EDGES.
11. METAL FRAMING DEVICES SHALL BE MANUFACTURED BY SIMPSON COMPANY OR EQUAL.
12. PROVIDE TECO CLIPS OR SIMPSON H2.5 OR EQUAL CONNECTORS AT EVERY OTHER STUD AT THE BOTTOM PLATE AND THE SAME AT THE TOP PLATE, EXTERIOR STUD WALLS ONLY.
13. BOLT HOLES SHALL BE 1/16" OVERSIZE. THREADS SHALL NOT BEAR ON WOOD OR STEEL. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO ENCLOSING. ALL BOLTS SHALL BE ASTM A307.
14. BRACED WALL PANEL SHALL BE AT LEAST 48 INCHES IN LENGTH, COVERING A MINIMUM OF THREE STUD SPACES WHERE STUDS ARE SPACED 16 INCHES (406 MM) ON CENTER AND COVERING A MINIMUM OF TWO STUD SPACES WHERE STUDS ARE SPACED 24 INCHES

FRAMING KEY NOTE

- 1
- PRE-MANUFACUTRED TRUSS @ 24" o.c.
- 2
- RIDGE
- 3
- 2X FASCIA
- 4
- 2X FLY RAFTER
- 5
- 2X OUT RIGGERS @ 48" O.C. TURNED FLAT
- 6
- GABLE END TRUSS
- 7
- 2X BLOCKING TURNED FLAT @ 24" O.C.
- 8
- CEILING MOUNTED AIR HANDLER
- 9
- 4 X 6 ROOF RAFTERS @ 16" O.C.
- 10
- DOUBLE 2X6 @ EA. CORNER W RSP4 TOP & BOTTOM
- 11
- SIMPSON ST18 STRAP FROM BEAM TO STUD
- 12
- WALL ON TOP OF TRUSS
- 13
- RIDGE
- 14
- (3) 2X6'S NAILED STAGGERED TOGETHER
- 15
- 300 SQ. FT. ZONE FOR FUTURE SOLAR PANELS

DEAD LOAD = 15 LBS  
LIVE LOAD = 20 LBS

ATTIC VENTILATION  
(PER IRC 2018 R806)

842/150 = 5.61 SQ. FT. REQUIRED  
1.7158 sq.ft. X 4 = 6.86 PROVIDED

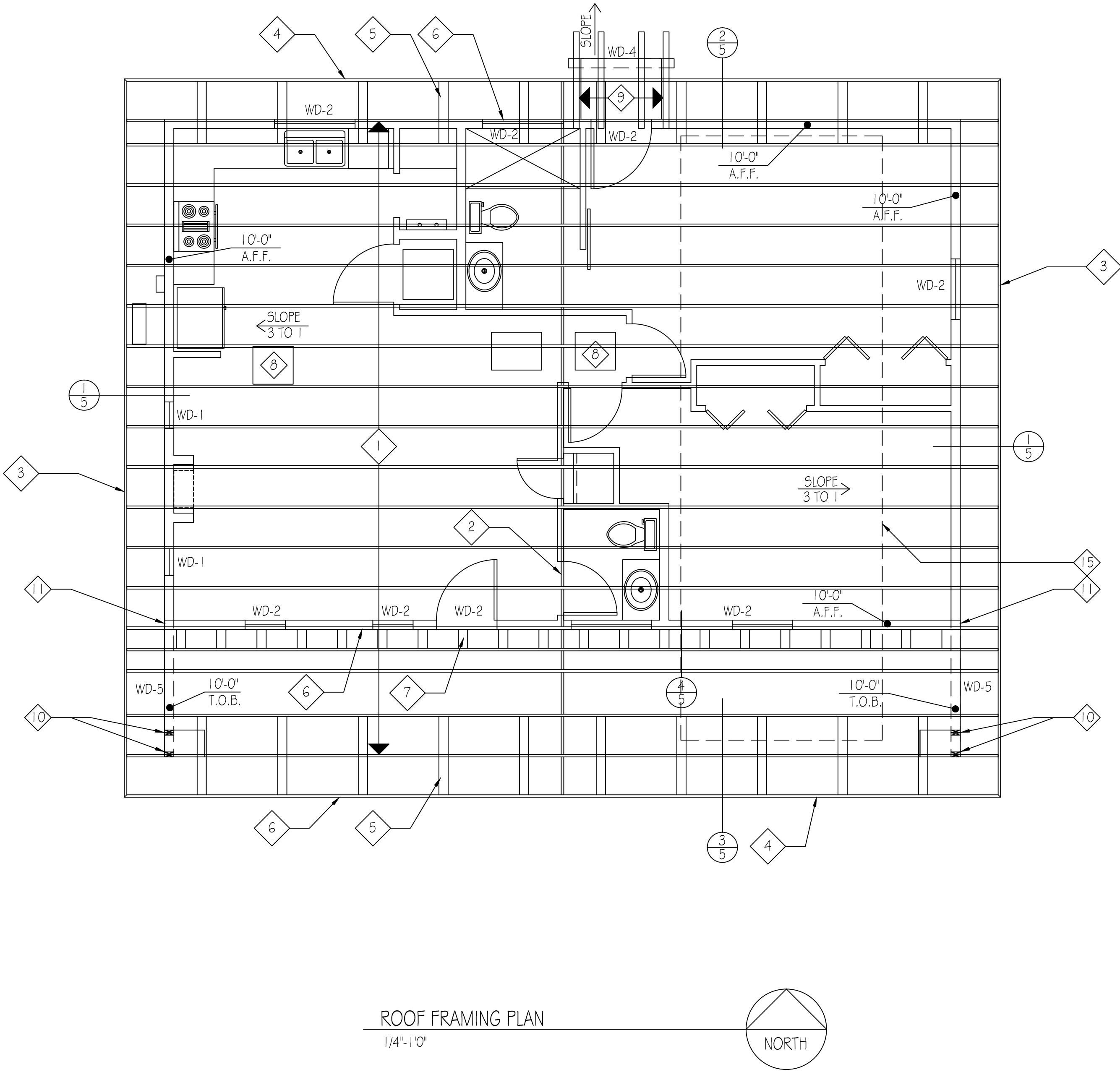
LOCATE VENTS ON ROOF  
SEE SCUPPER PLAN

18 x 18 BOX FLAT ROOF VENT

WOOD HEADER & POST SCHEDULE	
MARK	SIZE
WD-1	2'-0" TO 3'-0" = 2-2 X 4 ON EDGE
WD-2	3'-0" TO 5'-0" = (2) 2 X 6 ON EDGE
WD-3	5'-0" TO 7'-0" = (2) 2 X 8 ON EDGE
WD-4	4 X 8 SOLID WOOD BEAM
WD-5	6 X 12 SOLID WOOD BEAM

NON-ATTIC VENTILATION  
(PER IRC 2018 R806.5)

INSTALL MINIMUM R-5 RIGID BOARD  
INSULATION PER TABLE R806.5



REVISION

DATE

DESERT WOLF DRAFTING  
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TUCSON AZ

ROOF FRAMING  
PLAN

ROBERT PUTMAN & SARA MOBLEY  
2411 E. LIND ROAD UNIT 2  
TUCSON, AZ. 85719

7



MECHANICAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC) AS ADOPTED BY SANTA CRUZ COUNTY.
2. ALL MECHANICAL WORK SHALL BE ACCOMPLISHED BY A LICENSED MECHANICAL CONTRACTOR (MC) IN ACCORDANCE WITH IRC 2018 CHAPTERS 13& 19.
3. DUCTWORK INSTALLED IN UNCONDITIONED SPACE WILL HAVE A MINIMUM OF R-6 INSULATION, AND SNY DUCT WORK INSTALLED OUTSIDE THE BUILDING ENVELOPE WILL HAVE A MINIMUM OF R-8 INSULATION
4. MC SHALL USE SMACNA GUIDELINES FOR LOW PRESSURE DUCTWORK CONSTRUCTION.
5. DUCT SIZES ARE SHEET METAL DIMENSIONS.
6. MC SHALL GIVE THE OWNER ONE COMPLETE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS AND SHALL GUARANTEE THE ENTIRE SYSTEM FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE MOUNTED ON APPROVED STAND PER MANUFACTURER'S SPECIFICATIONS.
8. ALL PIPING SHALL CONFORM TO 2018 IRC STANDARDS
9. ALL SUPPLY AND RETURN DUCTS SHALL BE MINED WITH 1" ACOUSTIC LINER.
10. MC MAY SUBSTITUTE EQUIVALENT EQUIPMENT WITH PRIOR APPROVAL FROM THE OWNER.
11. DUCTWORK SHALL BE CONSTRUCTED OF 24 GAUGE GALVANIZED METAL PER SMACNA STANDARDS AND 2018 IRC CHAPTER 16.
12. SUPPLY AIR DUCTWORK TO BE LOCATED IN FURR-DOWNS, SOFFITS AND ATTIC SPACES.
13. PROVIDE PLENUM FOR VERTICAL FLOW OF RETURN AIR (MIN. 18") AND IN ACCORDANCE WITH ALL CLEARANCES REQUIRED BY THE MFR. AND IRC SEC M1307.3
14. PROVIDE UNDERCUT DOORS FOR RETURN AIR EXCEPT AS NOTED IN 2018 IRC SEC. M1602
15. PROVIDE FLEXIBLE CONNECTIONS AT EQUIPMENT FOR SUPPLY DUCT.
16. PROVIDE WEATHERPROOF SHUT-OFF ON ALL OUTDOOR EQUIPMENT.
17. PROVIDE WEATHERPROOF 120V RECEIPT. WITHIN 6' OF ALL OUTDOOR HVAC EQUIPMENT.
18. PROVIDE 3X8 DTR FOR DRYER, TO COMPLY WITH 2018 IRC SEC M1501.
19. VERIFY WH FLUE REQUIREMENTS PER 2018 IRC M1801.
20. ALL MECHANICAL SHALL COMPLY WITH 2018 IRC CHAPTERS 12-24
21. ENERGY CERTIFICATE PER 2018 IRC SEC. N1101.14 WITH 2018 IRC CHAPTERS 12-24

SYMBOLS & ABBREVIATIONS	
C & R	COMBUSTION & RELIEF
CFM	CUBIC FOOT PER MINUTE
R.A.	RETURN AIR
DTW	DUCT THROUGH WALL
DTR	DUCT THROUGH ROOF

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM PER IRC 2018 SEC. M1505.4.1 - M1505.4.4	
VENTILATION RATE (0.01 X 1001 = 10.01) + (7.5 X 3=22.5) = 32.51 CFM	
M1505.4.3(1) (EXHAUST FAN)	45 CFM CONTINOUS
M1505.4.3(2) (EXHAUST FAN)	180 CFM INTERMITTENT
M1505.4.1 (RETURN AIR)	DUCT CONNECTED TO RETURN AIR

- 1

MINI SPLIT CARTRIDGE
- 2

EXHAUST FAN PER IRC 2018 TABLE M1505.4.4.
- 3

4" DRYER EXHAUST DUCT THROUGH ROOF
- 4

4 X 10 RANGE EXHAUST DUCT THROUGH ROOF
- 5

DISCONNECT BOX
- 6

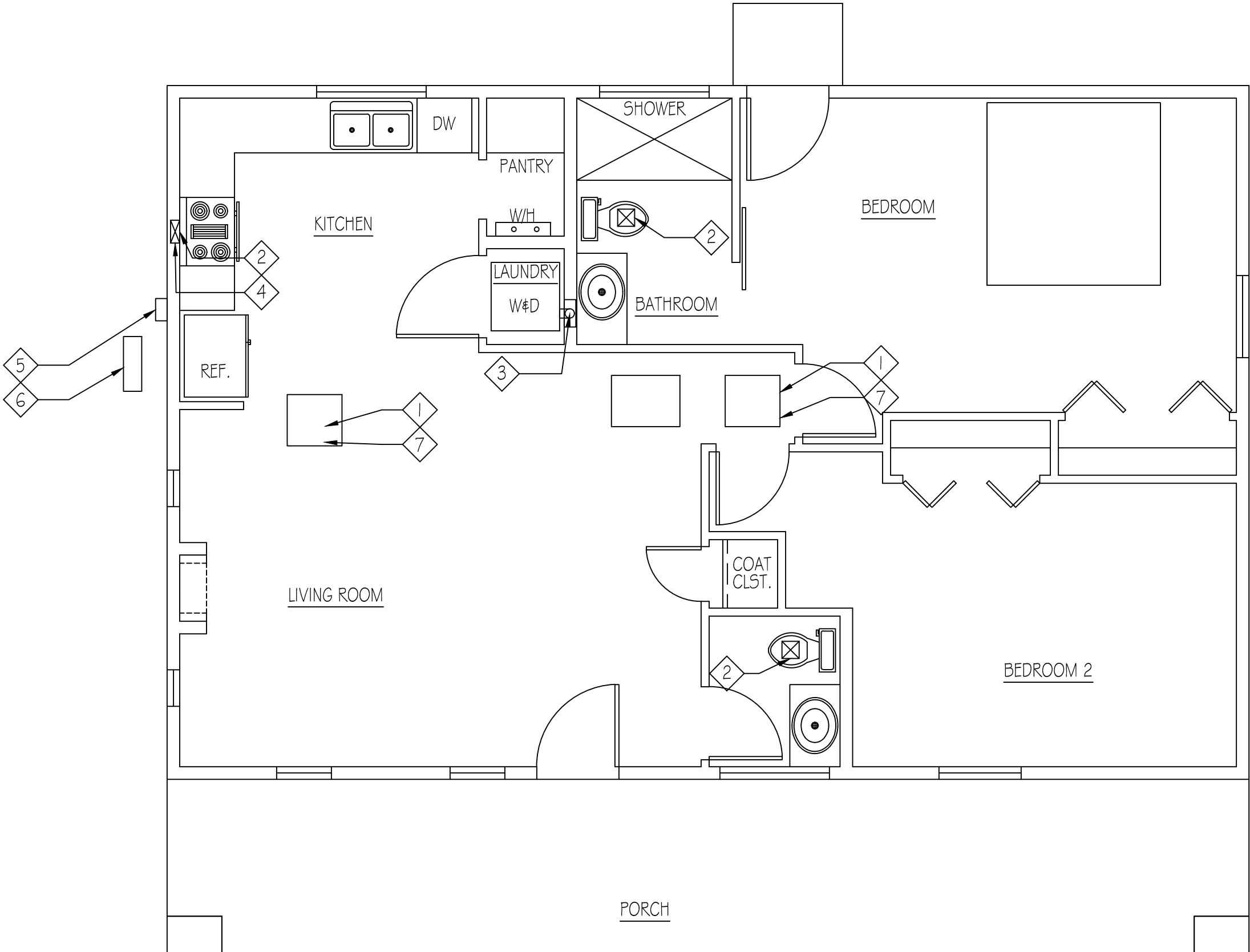
CONDENSER
- 7

MECHANICAL CONTRACTOR TO INSTALL CONDENSATION 3/4" PVC AS PER 2018 IRC
- 8

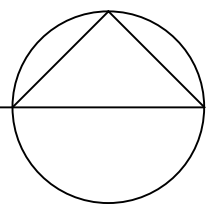
NAVIEN TANKLESS WATER HEATER MODEL # NPE-180A2
- 9

INSTALL INTAKE / EXHAUST PIPES PER MANUFACTURE SPECS
- 10

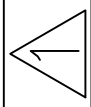
20" X 30" (1167 CFM) RETURN AIR
- 11
- 12



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



REVISION



DATE

November 2024

DESERT WOLF DRAFTING

DRAFT0TER02@GMAIL.COM

TUCSON AZ

MECHANICAL

ROBERT PUTMAN & SARA MOBLEY

2411 E. LIND ROAD UNIT 2

TUCSON, AZ.

85719



REVIEWED FOR  
BUILDING CODE  
COMPLIANCE  
K. Van Karsen  
02/24/2025

8



PLUMBING NOTES

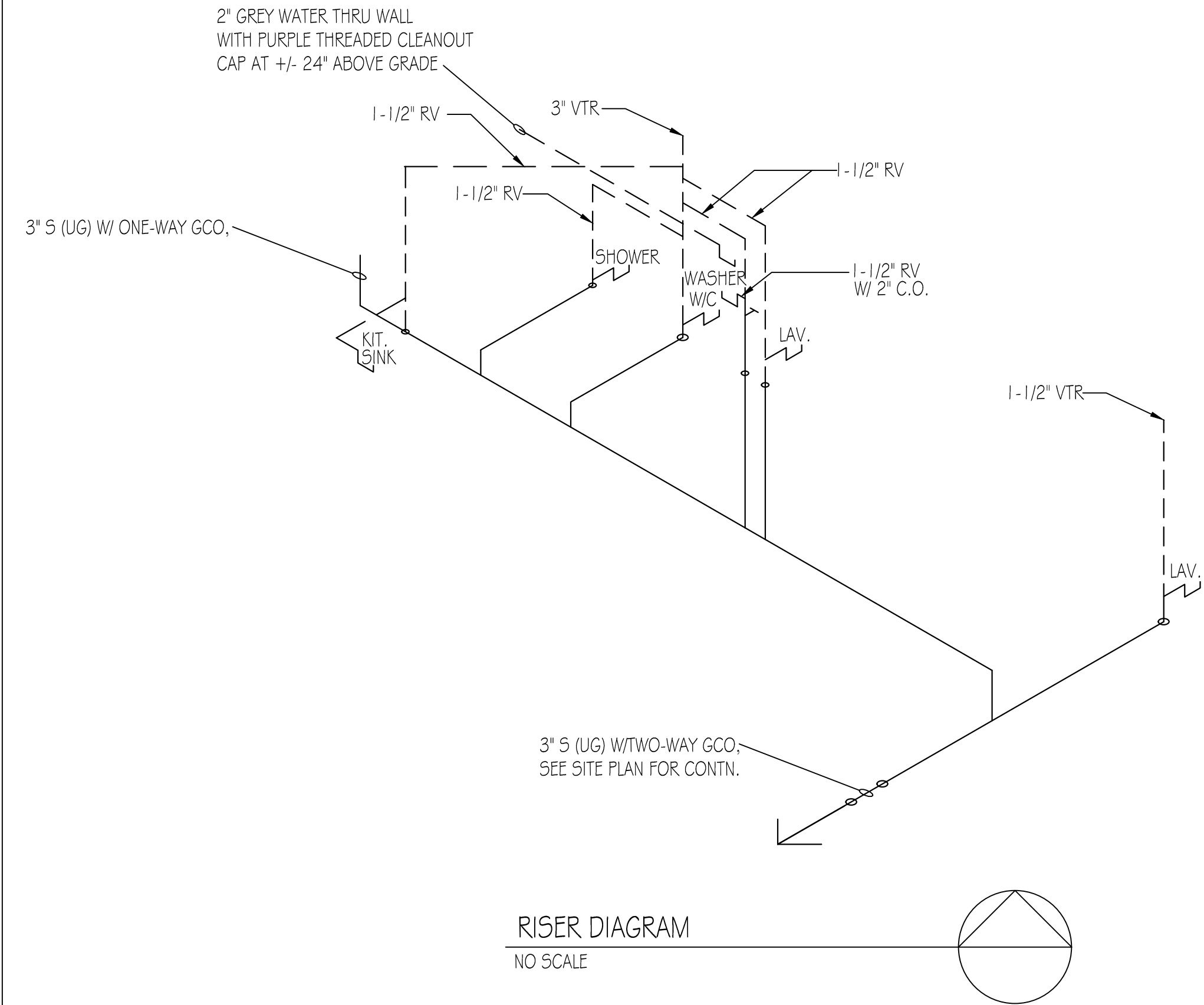
1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY PIMA COUNTY.
2. DOMESTIC HOT AND COLD WATER PIPING AS PER 2018 IRC.
- ABOVE GRADE: PROVIDE TYPE "M" COPPER WITH 50/50 SOLDERED WROUGHT COPPER FITTINGS.
- UNDER SLAB: PROVIDE TYPE "L" HARD DRAWN COPPER WITH 95/5 SOLDERED WROUGHT COPPER FITTINGS. SHEATH IN PLASTIC PER IRC.
3. ABS (SCHEDULE 40) WASTE LINES MAY BE USED PROVIDED INSTALLATION AND SEALS CONFORM TO LOCAL STANDARDS. TERMINATE WITH A TWO-WAY GRADE CLEAN-OUT (GCO) AND SWITCH TO APPROVED PIPE PRIOR TO LEAVING THE SITE AS REQUIRED FOR SEWER CONNECTION.
4. PROVIDE 1/4" PER FOOT SLOPE FOR WASTE LINES.
5. PROVIDE CLEANOUTS PER IRC 707.0 AND LOCAL CODES.
6. PLUMBING CONTRACTOR (PC) SHALL SECURE ANY AND ALL PERMITS AND INSPECTIONS INCIDENTAL TO THE WORK, AND SHALL ADHERE TO ANY AND ALL CODES HAVING JURISDICTION.
7. PC SHALL DO ALL EXCAVATION AND BACK FILL INCIDENTAL TO THE WORK.
8. PC SHALL BE RESPONSIBLE FOR FINAL WASTE, GAS, AND WATER HOOKUPS ON ALL EQUIPMENT REQUIRING SUCH.
9. THERE SHALL BE NO COPPER FITTINGS BELOW GRADE.
10. PC SHALL GUARANTEE THE MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
11. FIXTURES TO COMPLY WITH IRC CHAPTER 15 AND LOCAL AMENDMENTS. WATER CLOSETS 1.6 GALLONS PER FLUSH MAX. SINKS AND SHOWER HEAD TO BE 3 GALLONS PER MINUTE MAX.
12. PROVIDE AIR HAMMERS AT THE ENDS OF PLUMBING RUNS.
13. PROVIDE ANTI-SIPHON DEVICE AT EACH HOSE BIBB PER IRC 2018 SEC 2902.4.3, AND VACUUM BREAKERS PER IRC 2018 SEC 2902.4.3.
14. PROVIDE 3/4" DIAMETER CU P&TRV LINE FROM THE WATER HEATER TO EXTERNAL WALL PER IRC 2018 SEC P2804.
15. SHOWER AND TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER 2018 IRC 410.7.
16. PROVIDE DISHWASHER CONNECTION PER IRC 804.4, AND WASHER CONNECTION PER IRC 804.1.
17. PROVIDE SHUTOFF VALVE AND UNION AT THE DCW CONNECTION TO THE WH. PROVIDE UNION AT THE DHW CONNECTION.
18. GAS PIPING - USE BLACK IRON, SHEATH PER IRC.
19. GAS WH INSTALLATION PER IRC 507, 508, AND 509.
20. PROVIDE BRASS SHUTOFF VALVES AND PRESSURE REGULATORS AS REQUIRED AT EACH GAS APPLIANCE CONNECTION.
21. DRAINAGE PIPING FOR MAIN SEWER TO HAVE MINIMUM SLOPE OF 1/4" PER FOOT AS PER 2018 IRC SEC. 708.0.
22. THERMAL EXPANSION TANK TO BE INSTALLED AS PER 2018 IRC
23. BATHTUB & SHOWER ENCLOSURES BE FINISHED PER P2710 W/ CERAMIC TILE, OR A LISTED ENCLOSURE, TO A HEIGHT OF 72" ABOVE THE DRAIN PER R307.2
24. WATER HEATERS WITH VERTICAL PIPE RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET OF THE WATER HEATER, UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM
25. HOT WATER SUPPLY LINES SHALL HAVE R-3 INSULATION PER IRC 2018 SEC N1103.5.3.
26. PLUMBING VENTS SHALL BE A MINIMUM OF 10 FEET FROM OR 3 FEET ABOVE FROM ALL AIR INTAKES AS PER IRC 2018 SECTION P3103.

PLUMBING LEGEND		
SYMBOL	ABBREVIATION	EXPLANATION
	WASTE	WASTE
	DCW	DOMESTIC COLD WATER
	DHW	DOMESTIC HOT WATER
	GAS	GAS
	P&TRV DRAIN	PRESSURE & TEMP RELIEF VALVE DRAIN
	RV, OV, CV.	RE. OVER OR CIRCUIT VENT
	VTR	VENT THROUGH ROOF
	HB	HOSE BIBB
	S O V	SHUT OFF VALVE
	G C O	GRADE CLEAN OUT
	P&TRV	PRESSURE & TEMP RELIEF VALVE

NOTE OPTIONAL:  
A MANIFOLD SYSTEM FOR HOT & COLD WATER IS TO BE USED FOR ALL DISTRIBUTION LINES FROM THE MANIFOLD TO FIXTURES TO BE 1/2" PEX OR COPPER PIPING EXCEPT 3/4" TO MASTER TUB

GRAY WATER PIPING SECTION P2601.2.1

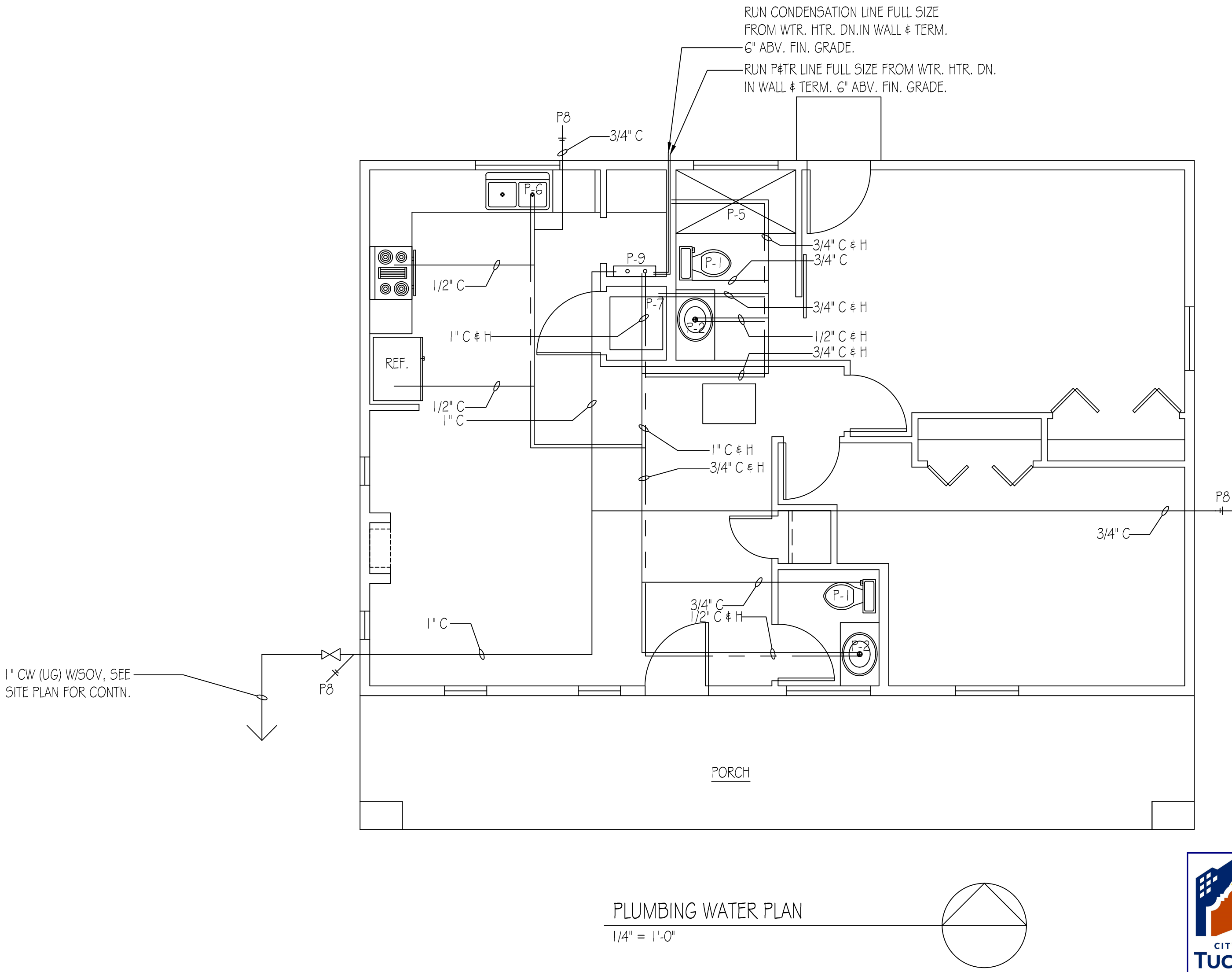
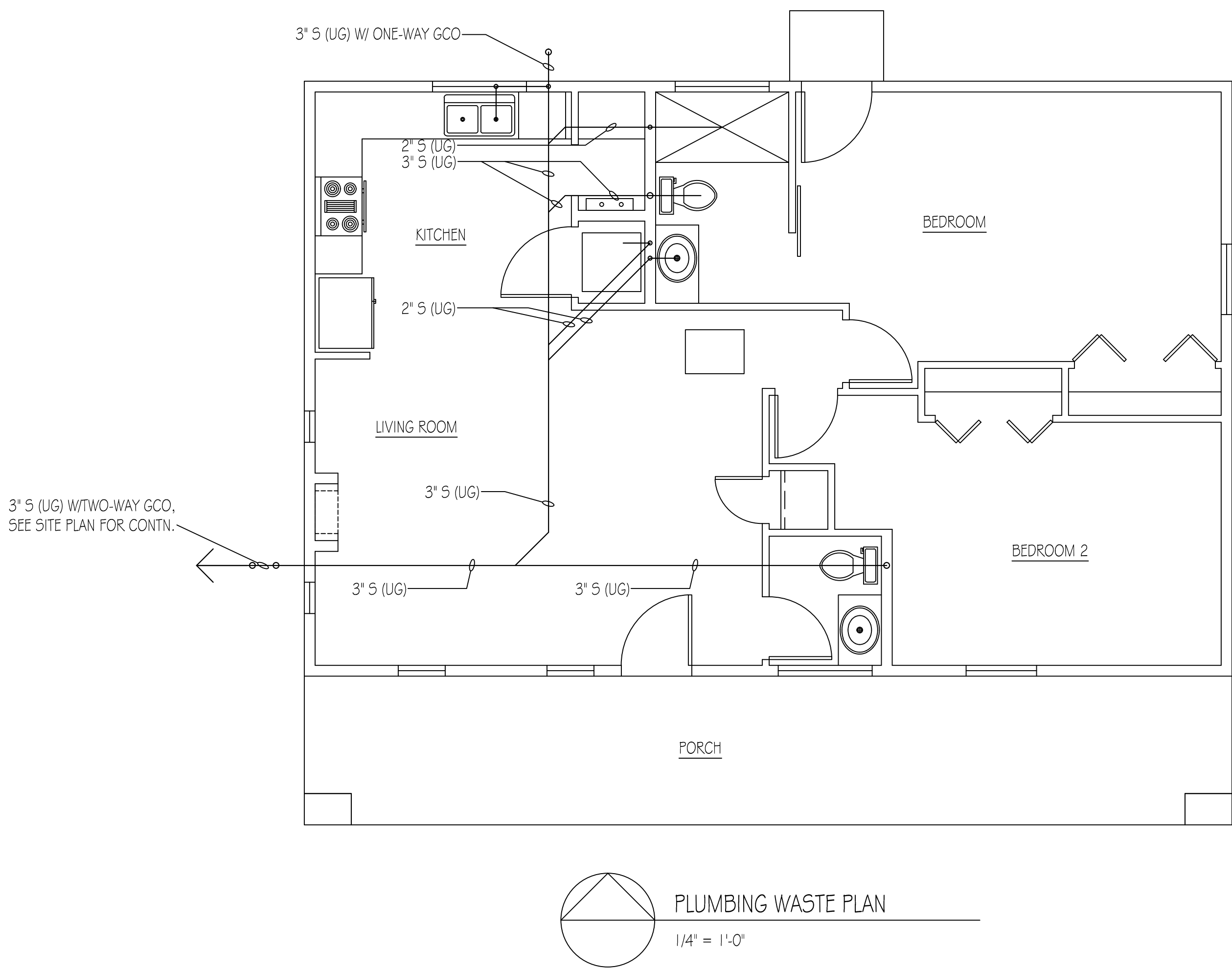
1. All new single family and duplex residential dwelling units shall include either a separate multiple pipe outlet or a diverter valve, and outside "stub-out" installation on the clothes washing machine hook-ups, to allow separate discharge of gray water for direct irrigation.
2. All new single family residential dwelling units shall include a building drain or drains for lavatories, showers, and bathtubs, segregated from drains for all other plumbing fixtures, and connected a minimum of three (3) feet from the limits of the foundation, to allow for future installation of a distributed gray water system.
3. All gray water systems shall be designed and operated according to the provisions of the applicable permit authorized by ADEQ under the Arizona Administrative Code, Title 18, Chapter 9.



PLUMBING FIXTURE CONNECTION SCHEDULE									
FIXTURE	WASTE	VENT	DCW	DHW	F.U. EA.	QTY.	TOT	W-F.U.	TOT
P-1 WATER CLOSET	3"	2"	1/2"		2.2	2	4.4	3	6
P-2 LAVATORY	2"	1-1/2"	1/2"	1/2"	.7	2	1.4	1	2
P-3 TUB/SHOWER COMBO	2"	1-1/2"	1/2"	1/2"	1.4	0	0	2	0
P-4 TUB	2"	1-1/2"	1/2"	1/2"	1.4	0	0	2	0
P-5 SHOWER	2"	1-1/2"	1/2"	1/2"	1.4	1	1.4	2	2
P-6 KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	2.5	1	2.5	2	2
P-7 CLOTHES WASHER	2"	1-1/2"	1/2"	1/2"	1.4	1	1.4	2	2
P-8 HOSE BIBB					2.5	2	5.0		
P-9 WATER HEATER			1"	1"					
GRAND TOTAL							16.1		14
TOTAL DEVELOPED LENGTH = 200'									
47 - 54' P.S.I. MINIMUM WATER PRESSURE									
5/8" WATER METER / METER # 18891729									

PLUMBING LEGEND		
SYMBOL	ABBREVIATION	EXPLANATION
	WASTE	WASTE
	DCW	DOMESTIC COLD WATER
	DHW	DOMESTIC HOT WATER
	GAS	GAS
	P&TRV DRAIN	PRESSURE & TEMP RELIEF VALVE DRAIN
	RV, OV, CV.	RE. OVER OR CIRCUIT VENT
	VTR	VENT THROUGH ROOF
	HB	HOSE BIBB
	S O V	SHUT OFF VALVE
	G C O	GRADE CLEAN OUT
	P&TRV	PRESSURE & TEMP RELIEF VALVE

1" CW (UG) W/ SOV, SEE SITE PLAN FOR CONTN.



REVISION

DATE

DESERT WOLF DRAFTING

PLUMBING PLAN

ROBERT PUTMAN & SARA MOBLEY

9

2411 E. LIND ROAD UNIT 2

85719

November 2024

TUCSON, AZ

TC-RES-1124-06748



ELECTRICAL PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY PIMA COUNTY.
2. ELECTRICAL PANELS SHALL BE SQUARE "D", TYPE "QO".
3. MINIMUM WIRE SIZE SHALL BE #12 (CU). ALL BRANCH CIRCUIT WIRE SHALL BE "TW".
4. VERIFY EXACT LOCATION AND REQUIREMENTS OF MECHANICAL EQUIPMENT, THERMOSTAT, AND CONTROL WIRING, SIZE OF EQUIPMENT (HP, AMPS, VOLTAGE, ETC.) PRIOR TO ROUGH-IN AND COMPLY AS REQUIRED.
5. ELECTRICAL CONTRACTOR SHALL DO ALL WIRING NECESSARY AND CONNECT ALL SPECIAL CONTROLS FURNISHED BY THE MECHANICAL CONTRACTOR.
6. FUSES FOR MOTORS SHALL BE TYPE "FRN". FUSES FOR PANEL FEEDERS SHALL BE TYPE "KTN".
7. ALL DISCONNECT SWITCHES FOR MOTORS SHALL BE HP RATED. MOTORS SHALL BE PROTECTED WITH PROPER SIZED FUSETRONS.
8. IF ELECTRICAL CONDUCTORS USED ARE ALUMINUM, TERMINATE AND SPlice AS RECOMMENDED BY THE MANUFACTURER AND AS FOLLOWS:

CLEAN CONDUCTORS WITH A WIRE BRUSH AND APPLY "NO-OXIDE GRADE A" SPECIAL SEALING PASTE THOROUGHLY AS SOON AS CONDUCTORS ARE CLEANED.

USE AL/CU TYPE LUGS, CONNECTORS, ETC. WITH FACTORY FILLED CONNECTOR PASTE.

9. THE FOLLOWING ITEMS MAY BE USED WHERE PERMITTED BY CODE:

NON-METALLIC TYPE CABLE  
NON-METALLIC DEVICE BOXES  
ALUMINUM CONDUCTORS

10. SMOKE DETECTORS SHALL BE LOCATED PER IRC 2018.

11. VERIFY WITH TELEPHONE AND CABLE COMPANY AS TO CONDUIT AND TRENCHING REQUIREMENTS AND COMPLY AS REQUIRED FOR THE ENTIRE PROJECT.

12. SWITCHES AND RECEPTACLES SHALL BE LEVITON, SLATER OR EQUAL, FLUSH WITH IVORY PLATES OF PROPER GANG AS REQUIRED.

13. ALL FIXTURES TO BE UL APPROVED AND SELECTED BY THE OWNER, FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

14. ELECTRICAL INSTALLATION SHALL COMPLY WITH ALL ELECTRICAL CODES IN EFFECT IN THE AREA AND THE IRC 2018.

15. ELECTRIC SERVICE TO BE UNDERGROUND FROM THE PEDESTAL TO THE RISER PER IRC 2018 INSTALLATION REQUIREMENTS. GROUND PER IRC 2018. BOND PER IRC 2018.

16. ELECTRICAL LOCATIONS SHOWN ARE APPROXIMATE, UNO. ALL LIGHT FIXTURES IN CLOSETS TO BE A MIN 18" FROM SHELVES.

17. CEILING FANS PER IRC 2018.

18. DISCONNECTS AT HVAC EQUIPMENT SHALL NOT BE SUPPORTED BY OR ATTACHED TO HVAC EQUIPMENT.

19. PROVIDE SMOKE DETECTORS PER IRC 2018. LOCATE A MINIMUM 36" FROM MECHANICAL SUPPLY OR RETURN GRILLE. LOCATE AS INDICATED UNO.

20. ALL RECEPTACLES SERVING KITCHEN AND LAUNDRY PER IRC 2018 SEC E3902.16.

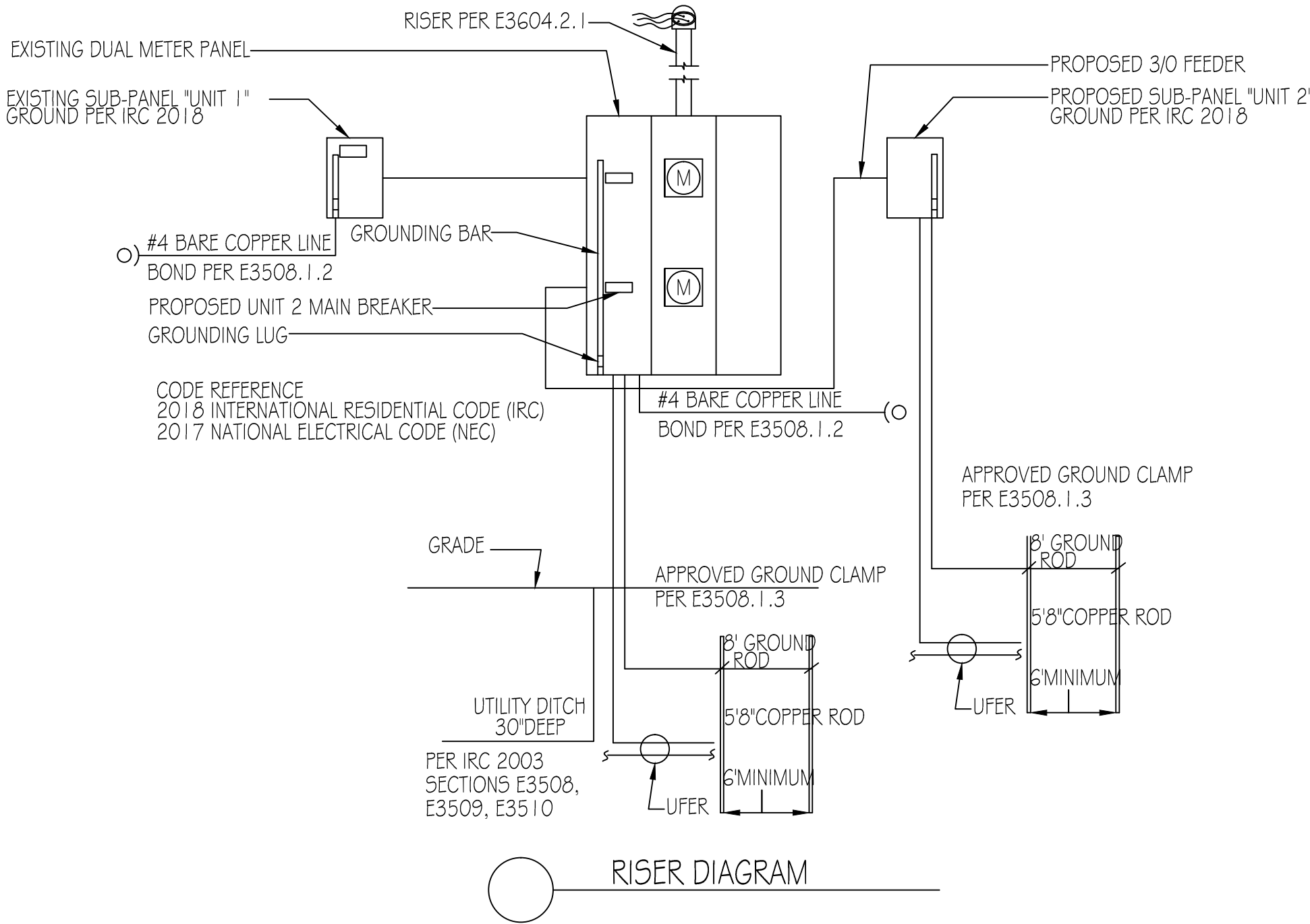
21. LOCATE EXTERIOR OUTLET WITHIN 25 FT. OF ROOF TOP UNIT AS PER IRC 2018.

22. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE AEC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. E3902.12

23. TAMPER RESISTANT RECEPTACLE ARE REQUIRED IN AREAS SPECIFIED IN SECTION E4002.14; EXCEPTIONS ARE MORE THE 5.5 FEET ABOVE THE FLOOR, RECEPTACLES ARE PART OF A LUMINAIRE OR APPLIANCE AND A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCE SERVED AND, UNDER CONDITIONS OF NORMAL USE THE APPLIANCES ARE NOT EASILY MOVED FROM ONE SPACE TO ANOTHER.

24. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR A MINIMUM OF 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS.

25. FACEPLATE GROUNDING PER SECTION E4001.1.1.1 AS PER IRC 2018

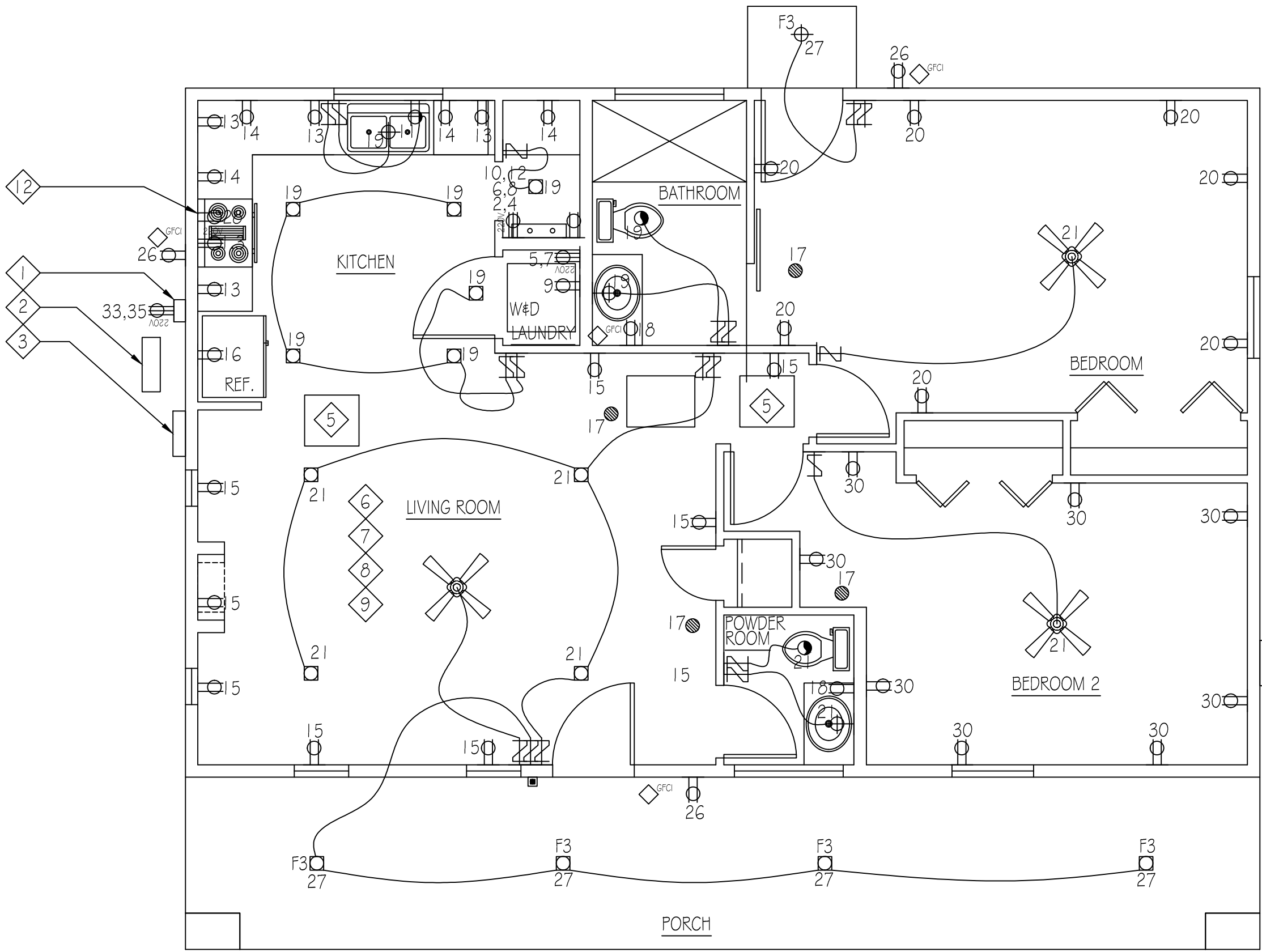


LOAD CALCULATIONS

1001 SQ. FT X 3	=	3003 WATTS
2 SMALL APPLIANCE	=	3000 WATTS
RANGE	=	5000 WATTS
DISP./DISHWASHER	=	1200 WATTS
WASHER	=	1500 WATTS
DRYER	=	5000 WATTS
MICROWAVE	=	1350 WATTS
WATER HEATER	=	24000 WATTS
REFRIG	=	1500 WATTS
TOTAL	=	45,553 WATTS

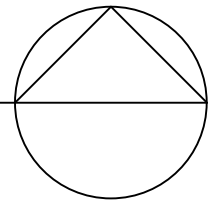
15T 10,000 @ 100%	10,000
35,553 X 40% =	14,221
EV @ 100%=	7,800
A/C @ 100%=	5,200
	37,221 / 240 = 156 AMPS

200 AMP MAIN OK



ELECTRICAL PLAN

1/4" = 1'-0"



ELECTRICAL KEY NOTES

- 1 DISCONNECT BOX
- 2 A/C CONDENSER
- 3 200 AMP SUB PANEL

- 4 CARBON MONOXIDE PER IRC 2018 SEC. R315
- 5 AIR HANDLER

- 6 CONTRACTOR TO INSTALL ELECTRICAL TO RECEIVE A PHOTOVOLTAIC SYSTEM FOR FUTURE USE  
LOCATION OF FUTURE PHOTOVOLTAIC ELECTRICAL BOX

- 7 INSTALLATION OF AN SRCC COMPLIANT SOLAR WATER HEATING SYSTEM PROVIDE (2) INSULATED 3/4" COPPER LINES AND (2) PAIRS OF CONTROL WIRES (MIN. 18 AWG) EXTENDING FROM THE WATER HEATER LOCATION (OR FUTURE STORAGE TANK LOCATION) TO THE PROPOSED ROOF AREA.

- 8 PROVIDE AN ACCESS AREA (MIN. 30" HEAD CLEARANCE) IN THE ATTIC DIRECTLY ABOVE THE WATER HEATER LOCATION (OR FUTURE STORAGE TANK LOCATION).

- 9 NEMA 14-50R RECEPTACLE (VEHICLE CHARGING RECEPT.)  
SEE SITE PLAN FOR LOCATION

- 10 MINI SPLIT CONDENSOR

- 11 MINI SPLIT REGISTER

- 12 HOOD VENT

(PIMA COUNTY) OUTDOOR LIGHTING CODE CALCULATIONS

1. PROJECT LOCATION IN AREA = E3
2. TOTAL SITE AREA = .80 ACRE
3. TOTAL ALLOWABLE LUMENS (SHIELDED) .80 x 55,000 = 44,000  
TOTAL ALLOWABLE LUMENS (UNSHIELDED) .80 x 11,000 = 8,800  
(INCLUDES MAIN HOUSE & 2ND DWELLING)

FIXTURE TYPE	MAX QUANTITY	LUMENS EA.	SHIELDING	TOTAL LUMENS
F1	0	900	SHIELDED	0
F2	3	1100	UNSHIELDED	3300
F3		FULL CUT OFF PER 401.2.1		



REVISION

DATE

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