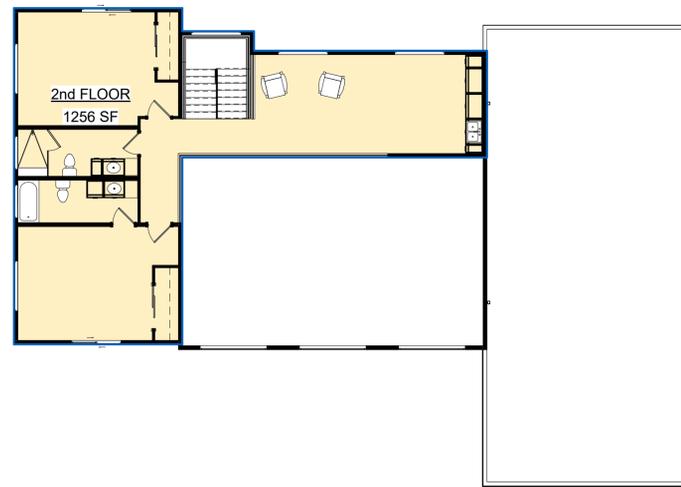


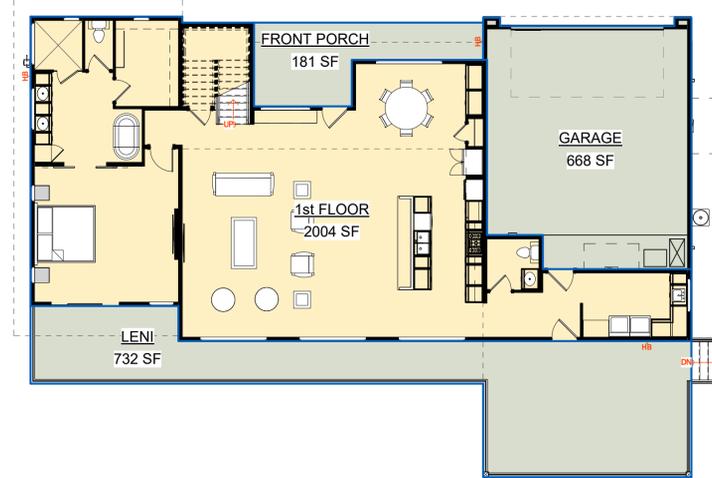


Window Schedule			
Count	Type Comments	Width	Height
2	2020 FX	2'-0"	2'-0"
2	2050 FX	2'-0"	5'-0"
1	3060 FX	3'-0"	6'-0"
2	4020 FX	4'-0"	2'-0"
1	4040 FX	4'-0"	4'-0"
2	5016 FX	5'-0"	1'-6"
6	6060 FX	6'-0"	6'-0"
2	6060 HS	6'-0"	6'-0"
1	8060 FX	8'-0"	6'-0"
3	8080 FX	8'-0"	8'-0"
1	8080 FX TEMP	8'-0"	8'-0"

Door Schedule			
Count	Type Comments	Width	Height
1	2080	2'-0"	8'-0"
6	2680	2'-6"	8'-0"
3	2880	2'-8"	8'-0"
1	3080	3'-0"	8'-0"
1	3080 BLK	3'-0"	8'-0"
2	5080	5'-0"	8'-0"
1	5080 BARN	5'-0"	8'-0"
1	8080	8'-0"	8'-0"
2	8080 BLK GLS	8'-0"	8'-0"
1	18080	18'-0"	8'-0"
2	GLS	2'-6"	8'-0"
1	S7411	3'-0"	8'-0"



2 2nd FLOOR AREA PLAN
1" = 10'-0"



1 1st FLOOR AREA PLAN
1" = 10'-0"

Area Schedule		
Name	Area	Comments
1st FLOOR	2004 SF	HVAC
2nd FLOOR	1256 SF	HVAC
	3259 SF	
FRONT PORCH	181 SF	NON HVAC
GARAGE	668 SF	NON HVAC
LENI	732 SF	NON HVAC
	1582 SF	
	4841 SF	

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A0
SITE PLAN	A1
1st FLOOR	A2
2nd FLOOR	A3
KEYNOTES	A4
OBLIQUE	A5
ELEVATIONS	A6
ELEVATIONS	A7
ROOF / SECTIONS	A8
ELECTRICAL	A9
ELECTRICAL	A10
PLUMBING	A11

ABBREVIATIONS

AB ANCHOR BOLT	F.S. FULL SIZE	PLAST PLASTER
ABOVE FRPF. FOOTING	PLF POUNDS PER LINEAR FOOT	PLF POUNDS PER LINEAR FOOT
ACC. ACCESS/ACCESSIBLE	PL YVD. PLYWOOD	PNL PANEL
ACOUS. ACOUSTICAL	FURN. FURNISH	PRKG. PARKING
A.C.T. ACOUSTICAL CEILING TILE	FURR. FURRED/FURRING	PSF POUNDS PER SQUARE FOOT
ADD. ADDENDUM	F.V. FIELD VERIFY	PSI POUNDS PER SQUARE INCH
ADJ. ADJUSTABLE	GA. GAUGE	PR. PAINTED
A.F.F. ABOVE FINISH FLOOR	GAL. GALLON	PVMT. PAVEMENT
AGG. AGGREGATE	GALV. GALVANIZED	Q.T. QUARRY TILE
AL. ALUMINUM	GB. GARBAGE DISPOSAL	RC. RECESSED
ALT. ALTERNATE	G.C. GENERAL CONTRACTOR	REFR. REFRIGERATOR
APPROX. APPROXIMATELY	GD. GENERAL	REIN. REINFORCED
ARCH. ARCHITECT	GL. GLASS	REQ. REQUIRED
AUTO. AUTOMATIC	GR. GRADE/GRADING	RES. RESILIENT
AUX. AUXILIARY	GYP. GYPSUM	RET. RETURN
AVG. AVERAGE	HD. HEAD	REV. REVERSE/REVISION
A/C AIR CONDITIONING	H.M. HOLLOW METAL	RF. ROOFING
AV. AUDIO VISUAL	HORIZ. HORIZONTAL	RH. RIGHT-HAND
BD. BOARD	HR. HOUR	RM. ROOM
B/F. BOTH FACES	HT. HEIGHT	R.O. ROUGH OPENING
BET. BETWEEN	HT. HEATING/VENTILATING/AIR CONDITIONING	R.O.W. RIGHT OF WAY
BTUM. BITUMINOUS	HW. HOT WATER	RAD. RADIUS
BLDG. BUILDING	I.D. INSIDE DIAMETER	S.C. SOLID CORE
BLK. BLOCKING	INCL. INCLUDED	SCHED. SCHEDULE
BM. BEAM	INFO. INFORMATION	SECT. SECTION
BOT. BOTTOM	INSULA. INSULATION	SF. SQUARE FOOT/FEET
B.O.C. BOTTOM OF CURB	INT. INTERIOR	SH. SHELF
B.S. BOTH SIDES	INT. INTERIOR	SHWR. SHOWER
B.W. BOTH WAYS	INT. INTERIOR	SIM. SIMILAR
CAB. CABINET	JST. JOIST	SPEC. SPECIFICATION
CER. CERAMIC	JT. JOINT	SPEAK. SPEAKER
CIP. CAST-IN-PLACE	LAV. LAVATORY	SQ. SQUARE
CIR. CIRCLE	LGTH. LENGTH	STL. STEEL
C.J. CONTROL JOINT	LH. LEFT-HAND	STOR. STORAGE
CLG. CEILING	LV. LEVEL	STRUC. STRUCTURE / STRUCTURAL
CLG. HT. CEILING HEIGHT	LIN. LINEAR	SUSP. SUSPENDED
CL. CL. (RANCE)	LWT. LIGHT-WEIGHT	SYM. SYMBOL
COL. COLUMN	MAS. MASONRY	SY. SYSTEM
C.O. CENTER OF CURB	MAX. MAXIMUM	T. TREAD
C.O.C. CENTER TO CENTER	MISC. MISCELLANEOUS	T.C. TOP OF CURB
DBL. DOUBLE	M.O. MASONRY OPENING	T.O.P. TOP OF PAVEMENT
D.H. DOUBLE-HUNG	MTD. MOUNTED	T.O.S. TOP OF STEEL / SLAB
DIAG. DIAGONAL	MTG. MOUNTING	T.O.W. TOP OF WALL
DI. DIAMETER	MTL. METAL	TY. TYPICAL
DM. DIMENSION	MULL. MULLION	UC. UNDER-COUNTER
DN. DOWN	N.I.C. NOT IN CONTRACT	UL. UNDERWRITERS LABORATORY
DR. DOOR	NO. / # NUMBER	UN.O. UNLESS NOTED OTHERWISE
DTL. DETAIL	NOM. NOMINAL	UR. URINAL
DW. DISHWASHER	N.T.S. NOT TO SCALE	UR. URINAL
DWG. DRAWING	OA. OVERALL	V.T. VERTICAL
EA. EACH	O.C. ON CENTER	VE. VESTIBULE
ELEC. ELECTRICAL	O.D. OUTSIDE DIAMETER	WC. WATER CLOSET
EL. ELEVATION	OFF. OFFICE	WDW. WINDOW
ENCL. ENCLOSURE	OPH. OVERHEAD	WD. WOOD
EQUIP. EQUIPMENT	OPH. OVERHEAD	WF. WIDE FLANGE
EXH. EXHAUST	OPH. OVERHEAD	WP. WATERPROOFING
EXIST. EXISTING	OPH. OVERHEAD	WR. WATER RESISTANT
EXPO. EXPOSED	OPH. OVERHEAD	WT. WEIGHT
EXT. EXTERIOR	OPH. OVERHEAD	
FD. FLOOR DRAIN	OPH. OVERHEAD	
F.F. FINISH FLOOR/FACE	OPH. OVERHEAD	
FIN. FINISHED	OPH. OVERHEAD	
FIXT. FIXTURE	OPH. OVERHEAD	
F.L. FLOOR	OPH. OVERHEAD	
FND. FOUNDATION	OPH. OVERHEAD	

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING, START OF CONSTRUCTION, AND DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE DESIGNER SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND COORDINATED WITH ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGNER IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.
- DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FACE OF STUD, MASONRY, OR CONCRETE GRIDLINES, UNLESS NOTED OTHERWISE (U.N.O.).
- FINAL CLEAN UP AND DISPOSAL - REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNERS PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL AREAS SHALL BE LEFT VACUUM-CLEAN AND FREE FROM DEBRIS, CLEAN ALL DUST, DIRT, STAINS, HANDMARKS, PAINTSPOTS, DROPPINGS, AND OTHER BLEMISHES.
- ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED AT NO ADDITIONAL EXPENSE TO THE OWNER, DESIGNER, OR CONSULTANTS.
- THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND DESIGNER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS.
- SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL FLOOR MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF WATER, ELECTRICAL, GAS, TELEPHONE AND TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES AND, IF APPLICABLE, TO ESTABLISH TEMPORARY FACILITIES.
- CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FEES REQUIRED, NOT NORMALLY COVERED BY THE BUILDING PERMITS.
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
- DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE
- GYPSUM BOARD DRYWALL BACKING FOR CERAMIC TILE INSTALLED IN TOILET ROOMS SHALL BE USG WIR (WATER RESISTANT) PANELS OR EQUAL.
- ONLY NEW FIRST CLASS MATERIALS SHALL BE USED IN CONSTRUCTION UNLESS NOTED OTHERWISE. THE OWNER SHALL HAVE THE FINAL DECISION IN THE CASE OF QUESTIONABLE CRAFTSMANSHIP.
- SLOPE GRADE AWAY FROM NEW BUILDING A MINIMUM OF 6" FOR THE FIRST 10 FEET.
- ALL WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADOPTED CODES, LOCAL AMENDMENTS/RULES AND STATE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF REQUIREMENTS.
- PANVE 95% STAGE 1 80K BTU 5 TON COIL 5 TON 13 SEER CONDENSER
- PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP AND SIGNAL WHEN BATTERIES LOW SHALL BE PLACED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND ON EACH STORY.
- ALL RECESSED CAN LIGHT FIXTURES SHALL BE SEALED.
- LIGHT FIXTURES IN TUB & SHOWER ENCLOSURES SHALL BE LABELED SUITABLE FOR DAMP LOCATION.

MECHANICAL NOTES

- HVAC SPLIT SYSTEM NOMINAL CAPACITY PANVE 95% STAGE 1 80K BTU 5 TON COIL 5 TON 13 SEER CONDENSER
- HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
- PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS PANVE 95% STAGE 1 80K BTU 5 TON COIL 5 TON 13 SEER CONDENSER
- HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE
- VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.
- MECHANICAL DESIGN/BUILD CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PRODUCT DATA INFORMATION, PRIOR TO ORDERING EQUIPMENT OR MATERIALS, FOR APPROVAL BY THE OWNER AND ARCHITECT, DESCRIBING ALL OF THE MECHANICAL EQUIPMENT, DUCTWORK, INSULATION, PIPING, DIFFUSERS, GRILLES AND REGISTERS, THERMOSTATS, ACCESSORIES AND OTHER ITEMS REQUIRED TO COMPLETE THE MECHANICAL SYSTEM WORK. INDICATE ALL DUCTWORK CONSTRUCTION MATERIALS, DUCT SIZES AND AIR VOLUME CAPACITIES IN CFM AT ALL DIFFUSERS, GRILLES AND REGISTERS, TURNING VANES, LOCATIONS OF FLEX AND FIXED CONNECTIONS, VIBRATION ISOLATION DEVICES, AND OTHER APPLICABLE INFORMATION.

APPLICABLE CODES

- 2021 International Building Code (IBC) family, which includes:
 - International Plumbing Code (IPC)
 - International Mechanical Code (IMC)
 - International Fuel Gas Code (IFGC)
 - International Residential Code for One and Two-Family Dwellings (IRC)
 - International Energy Code (IECC)
 - International Green Construction Code (IGCC)
 - 2000 International Property Maintenance Code
 - 2017 National Electric Code (NEC)
 - 2012 International Swimming Pool and Spa Code

DISCLAIMER

Names of materials and manufacturers shown on the Plans do not represent an endorsement or recommendation by the Designer. Final selections of materials are the responsibility of the home Client and/or builder, including, but not limited to proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans, and over which the Designer has no control or responsibility. The Designer shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever. Consult all local building codes prior to construction. ©DESIGN CENTEX BLUEPRINT LLC 2021

ARCHITECTURAL GRAPHIC SYMBOLS



ARCHITECTURAL MATERIAL DESIGNATION

- CONCRETE
- BRICK
- WOOD
- EARTH
- STEEL
- RIGID INSULATION
- GYP. BD.
- GYP. SHEATHING
- BATT INSULATION
- SUPPLY AIR
- RETURN AIR

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COVER PAGE

SCALE: As indicated

A0

REVISION	DATE
1	3/21/23

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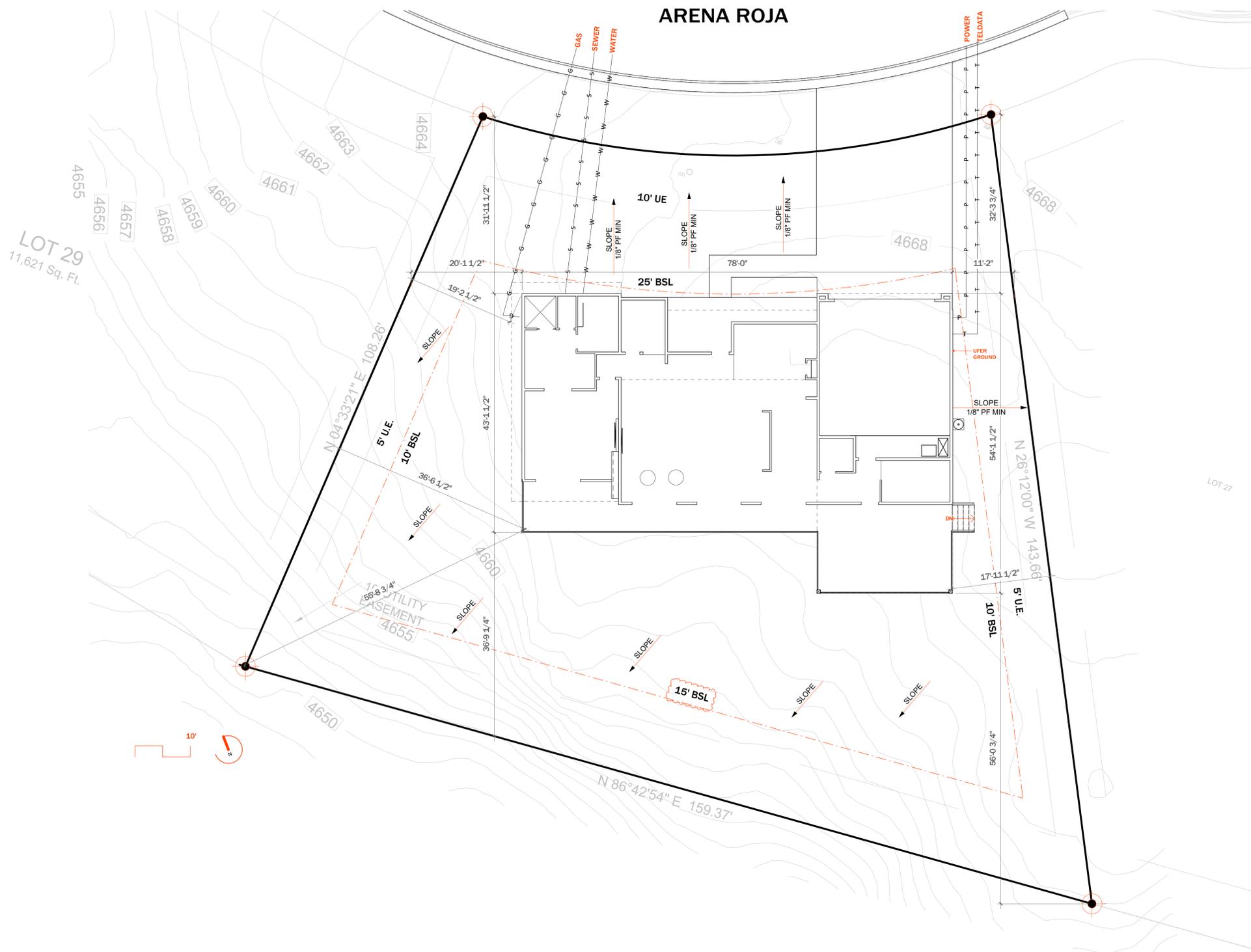
SITE PLAN

SCALE: 1" = 10'-0"

A1

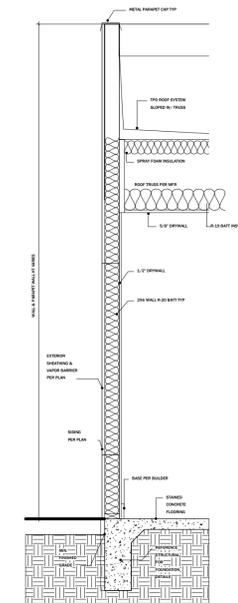
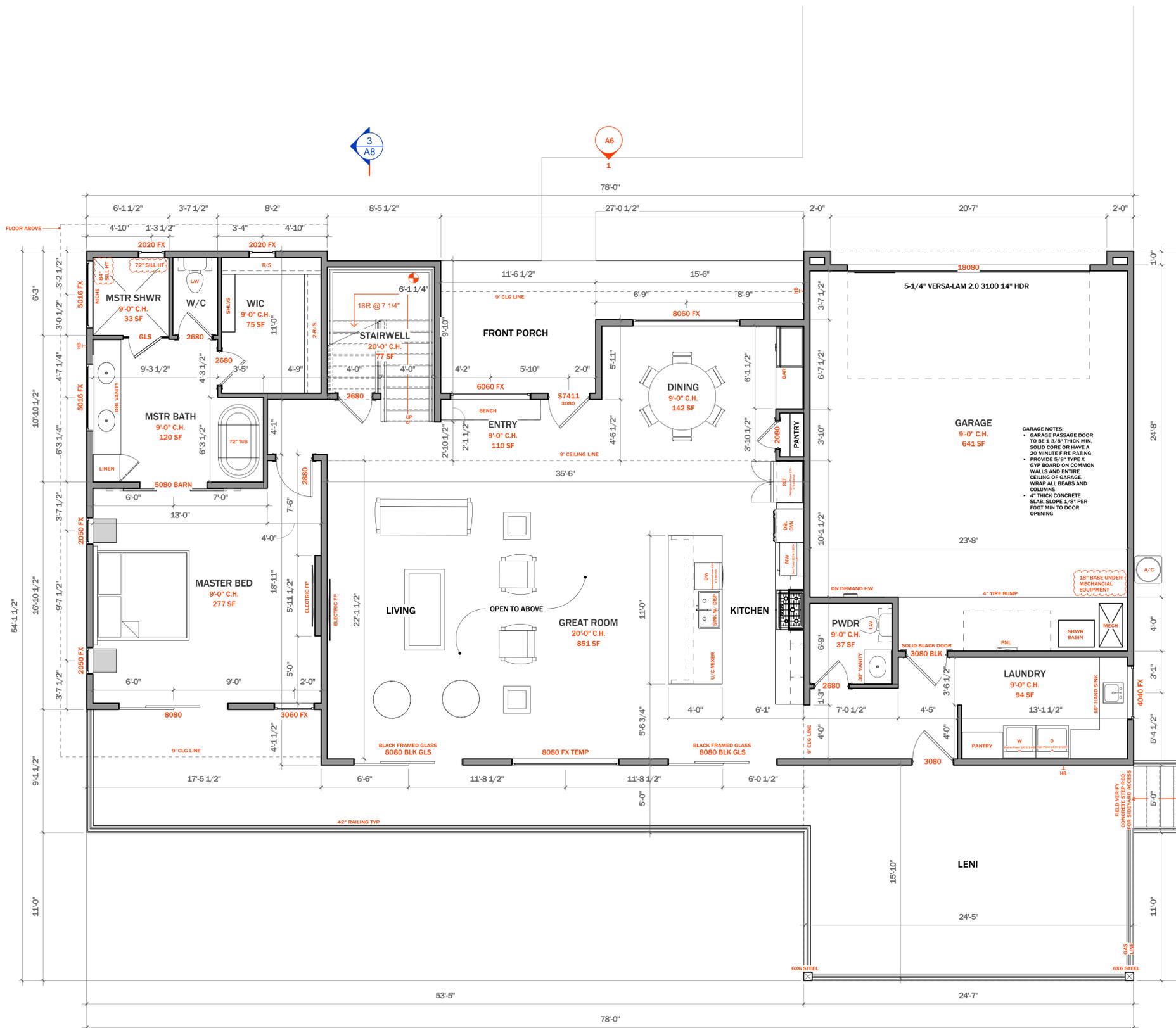
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ARENA ROJA



- 1. APPLICABLE REGULATIONS:** THIS SITE PLAN AND EVERYTHING DEPICTED REMAINS SUBJECT TO THE ZONING ORDINANCE, THE DEVELOPMENT ORDINANCES AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE GOVERNING MUNICIPALITY. ALL AS HERETOFORE AND HEREAFTER AMENDED ("APPLICABLE REGULATIONS"). APPLICABLE REGULATIONS CHANGE OVER TIME. WORDS AND PHRASES USED IN THIS SITE PLAN HAVE THE SAME MEANINGS AS IN THE CORRESPONDING APPLICABLE REGULATIONS, UNLESS A DIFFERENT MEANING IS CLEARLY INDICATED BY THE CONTEXT.
- 2. PERMITS & APPROVALS:** GENERALLY, CONSTRUCTION OR ALTERATION OF BUILDINGS OR OTHER FEATURES IS PROHIBITED WITHOUT A PERMIT OR OTHER APPROVAL FROM THE GOVERNING MUNICIPALITY. CONSTRUCTION OR ALTERATION IS GENERALLY GOVERNED BY APPLICABLE REGULATIONS.
- 3. DEED RESTRICTIONS:** NOTHING IN THIS SITE PLAN AMENDS OR REMOVES ANY "DEED RESTRICTIONS" PLAT RESTRICTIONS OR OTHER CONDITIONS, COVENANTS OR RESTRICTIONS, ALL OF WHICH REMAIN IN EFFECT.
- 4. EFFECT OF APPROVAL:** APPROVAL OF THIS SITE PLAN SIGNIFIES ONLY THAT THE BUILDING OFFICIAL DID NOT NOTICE NON-COMPLIANCE. APPROVAL OF THIS SITE PLAN DOES NOT: 1) SIGNIFY THAT ANY AREA, BUILDING, OR OTHER ITEMS COMPLIES WITH APPLICABLE REGULATIONS. 2) AUTHORIZE OR EXCUSE ANY NON-COMPLIANCE WITH APPLICABLE REGULATIONS WHETHER IN EFFECT NOW OR ADOPTED LATER, OR 3) RELINQUISH OR IMPAIR ANY PROPERTY RIGHT OF THE GOVERNING MUNICIPALITY. NO APPROVAL AND ESPECIALLY NOT A MISTAKEN APPROVAL PRECLUDE SUBSEQUENT ENFORCEMENT ACTION OR ASSERTION OF PROPERTY RIGHTS. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR COMPLIANCE BY GOVERNING MUNICIPALITIES ENGINEERS.
- 5. CONTRACTOR IS TO VERIFY ALL PROPERTY BOUNDARIES WITH A SEALED SURVEY AND IS TO FIELD VERIFY ALL DIMENSIONS.**

ISSUED FOR PERMIT



1 WALL SECTION
3/8" = 1'-0"

- GENERAL NOTES:**
- ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
 - HOUSE DATUM: X.X' = 0'-0"
 - 10\"/>

2 DIMENSIONED PLAN
1/4" = 1'-0"

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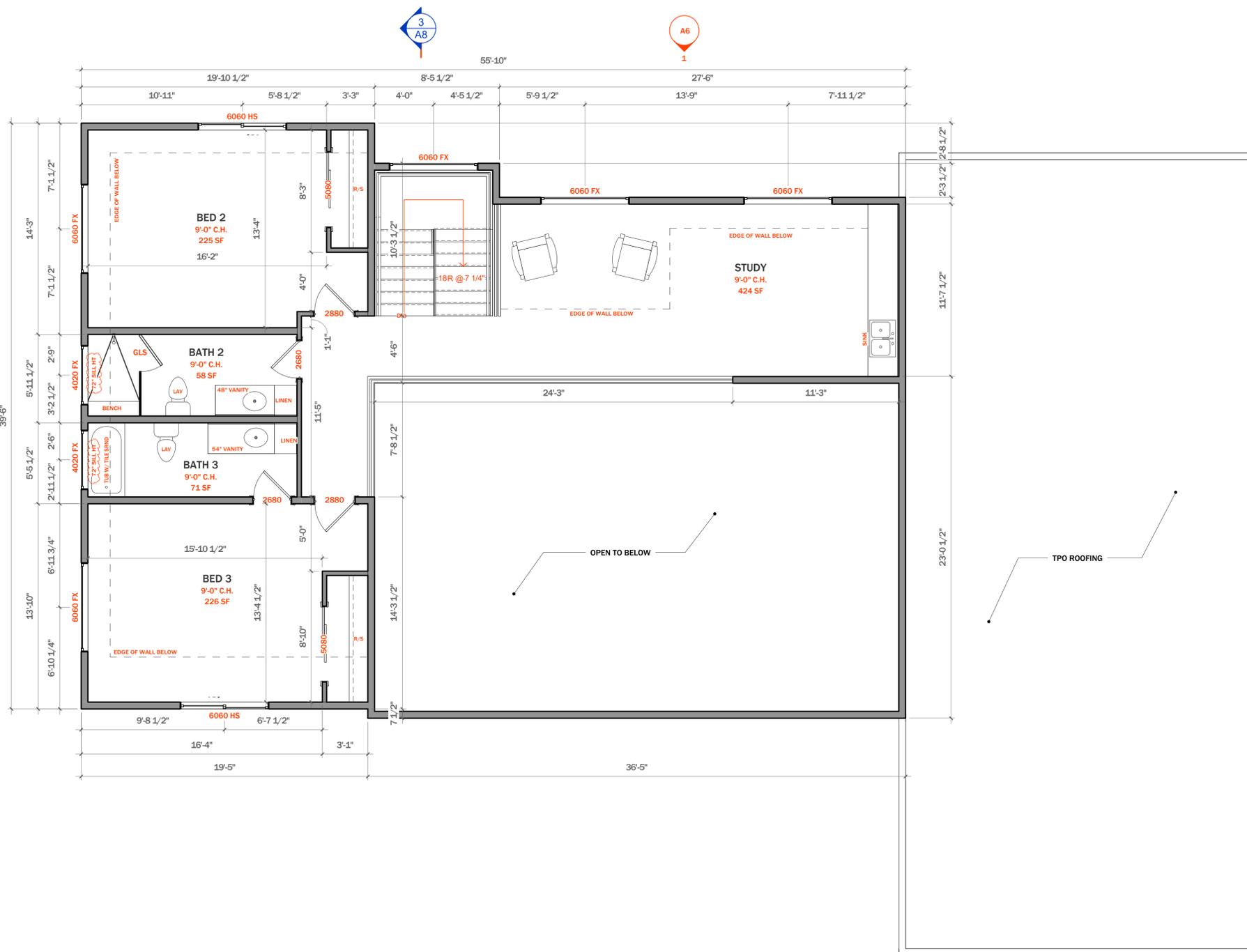


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2nd FLOOR

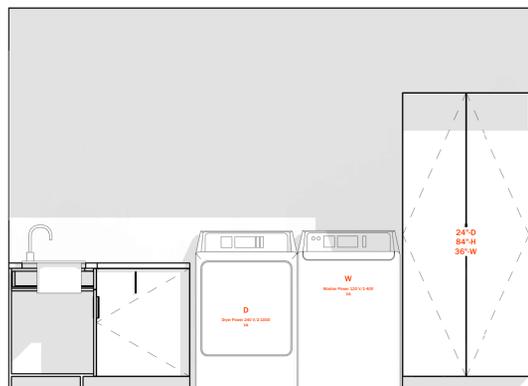
SCALE: 1/4" = 1'-0"

A3

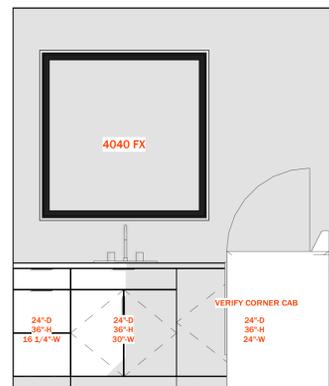


1 2nd FLOOR
1/4" = 1'-0"

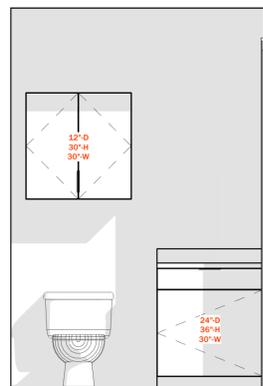
- GENERAL NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
 2. HOUSE DATUM: X.X' = 0'-0"
 3. 10" BOXED HDR U.N.O.
 4. INSULATION ON NON-VENTED HOME: ROOF 3IN CLOSED CELL SPRAY FOAM, DEMILEC HEATLOC HFO WITH R19 AND JOHNS MANSVILLE BATT'S FOR A TOTAL OF R-41, R20 IN EXT. WALLS R-20 DENSITY BATT WITH EXTERIOR 1 INCH HIGH DENSITY STUCCO FOAM BOARD WITH R-7 FOAM BOARD WITH R-7
 5. REFERENCE TRUSS PLAN FOR BEAM SPEC.



5 Elevation 3 - c
1/2" = 1'-0"



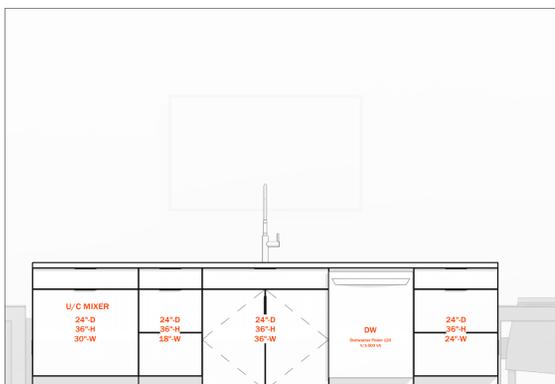
3 Elevation 3 - b
1/2" = 1'-0"



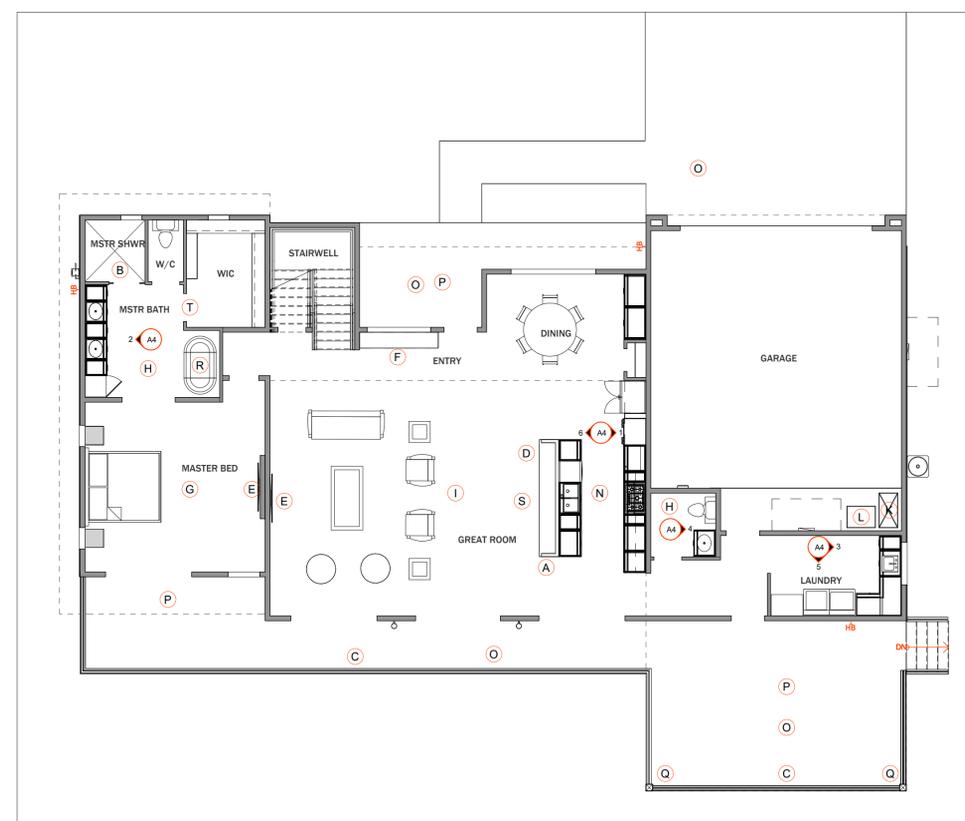
4 Elevation 4 - c
1/2" = 1'-0"

KEYNOTES		
Tag	NOTE	Count
A	CORRUGATED RUSTED METAL	2
B	0 TRANSITION SHOWER PAN TILE TO MATCH 2209	2
C	1" SQUARE STOCK METAL HANDRAIL	3
D	ISLAND 36" A.F.F.	1
E	ELECTRIC FIREPLACE	2
F	BENCH	1
G	CARPET IN MSTR BR	1
H	TILE IN BATHROOMS	4
I	STAINED CONCRETE ON MAIN LEVEL TYP LINO	1
J	LAMINATE FLOORING ON SECOND FLOOR TYP LINO	3
K	MECHANICAL	1
L	MOP BASIN	1
M	OPEN TO BELOW	1
N	APPLIANCE PACKAGE PER CLIENT	1
O	LIGHT BROOM FINISHED CONCRETE STAINED TO MATCH STEMWALL	4
P	CLG FINISH- STUCCO	3
Q	8X8 STEEL POSTS	2
R	SHWR TILE TO REPEAT ON TUB APRON	1
S	COUNTERTOPS TO MATCH 2209 WHITE, QUARTZ	1
T	USE ROLLED EDGE TRANSITION AT CARPET	1

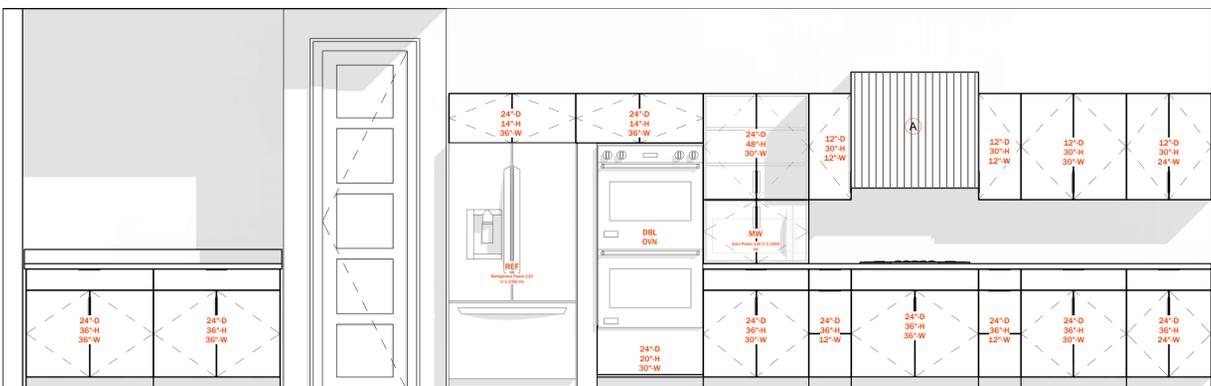
Room Schedule									
Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Perimeter	Volume	Level
MSTR BATH	120 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	46'-9 1/2"	1081.84 CF	1st FLOOR
MSTR SHWR	33 SF	STAINED CONCRETE	NONE	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	23'-1 1/2"	298.58 CF	1st FLOOR
W/C	19 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	18'-3"	173.75 CF	1st FLOOR
W/C	75 SF	CARPET	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	35'-0"	673.06 CF	1st FLOOR
MASTER BED	277 SF	CARPET	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	70'-11"	2490.55 CF	1st FLOOR
GARAGE	641 SF	EPOXY ON CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	102'-9 3/4"	5769.28 CF	1st FLOOR
DINING	142 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	50'-0"	1282.38 CF	1st FLOOR
LAUNDRY	94 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	40'-0"	843.59 CF	1st FLOOR
GREAT ROOM	851 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	20'-0"	149'-6 1/4"	16266.48 CF	1st FLOOR
PWDR	37 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	24'-3"	330.75 CF	1st FLOOR
ENTRY	110 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	62'-3"	994.15 CF	1st FLOOR
STAIRWELL	77 SF	STAINED CONCRETE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	20'-0"	35'-8"	1536.67 CF	1st FLOOR
BED 2	225 SF	LAMINATE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	64'-7"	2021.00 CF	2nd FLOOR
BATH 2	58 SF	TILE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	32'-2"	523.88 CF	2nd FLOOR
BATH 3	71 SF	TILE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	38'-4"	637.50 CF	2nd FLOOR
BED 3	226 SF	LAMINATE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	64'-8"	2036.98 CF	2nd FLOOR
STUDY	424 SF	LAMINATE	TYP TRIM PAINTED	TEXTURE & PAINT	TEXTURE & PAINT	9'-0"	120'-5"	3816.83 CF	2nd FLOOR



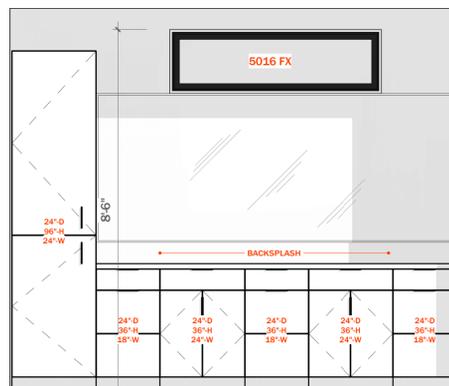
6 Elevation 1 - c
1/2" = 1'-0"



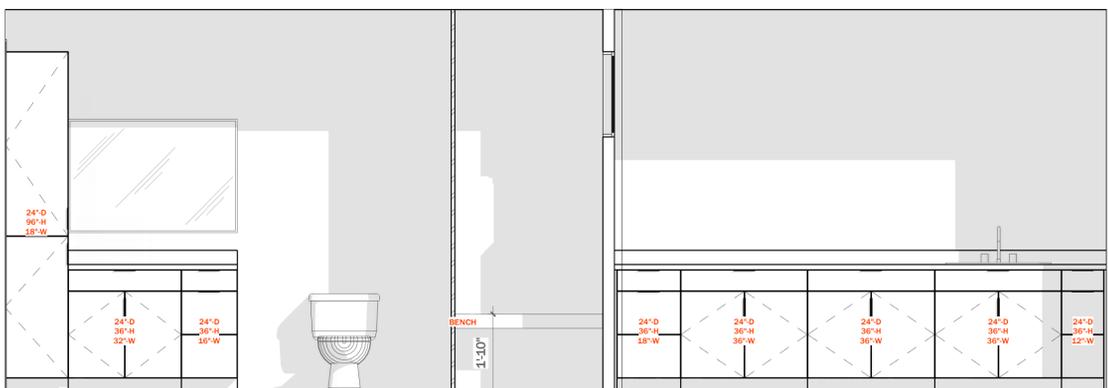
7 1st FLOOR KEYNOTE PLAN
1/8" = 1'-0"



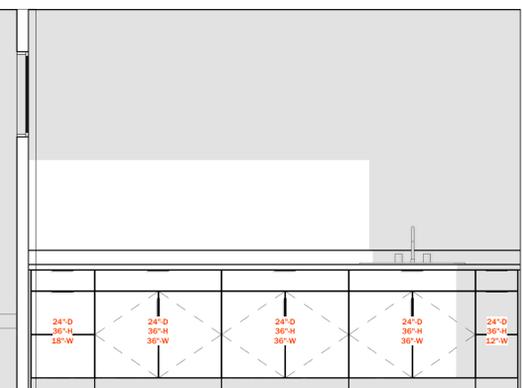
1 Elevation 1 - a
1/2" = 1'-0"



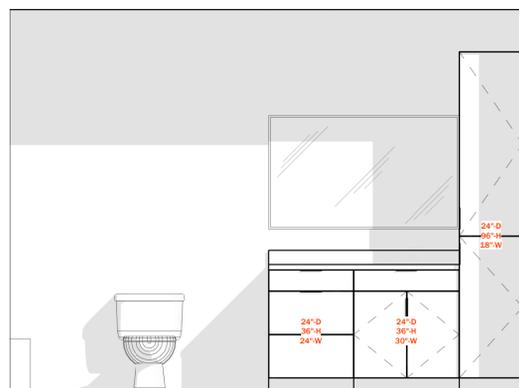
2 Elevation 2 - a
1/2" = 1'-0"



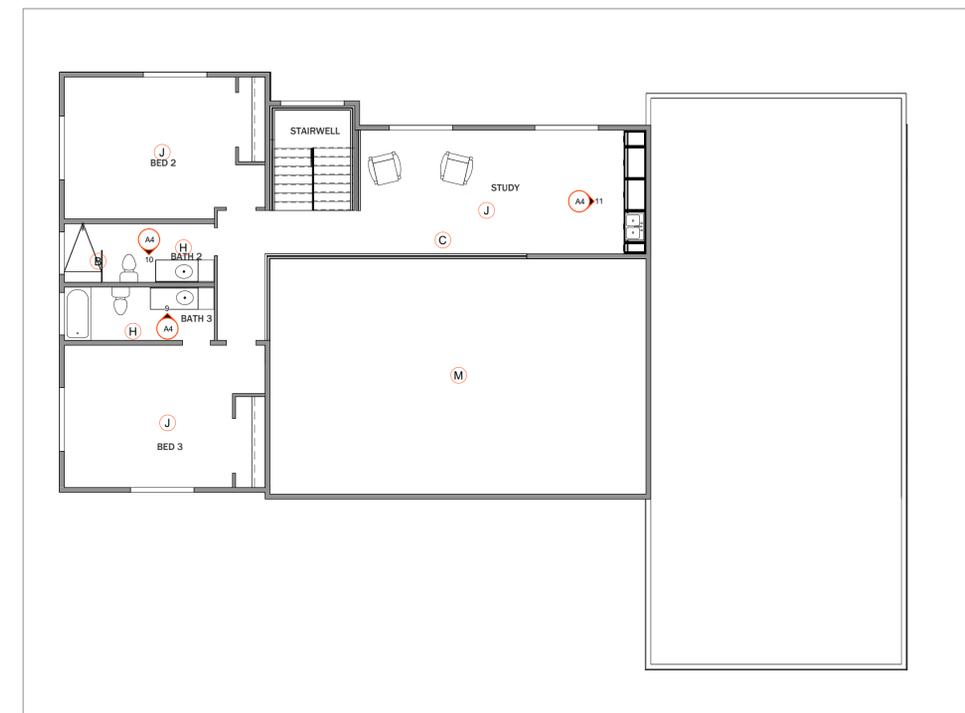
10 Elevation 4 - a
1/2" = 1'-0"



11 Elevation 5 - a
1/2" = 1'-0"



9 Elevation 3 - a
1/2" = 1'-0"



8 2nd FLOOR KEYNOTE PLAN
1/8" = 1'-0"



**CENTEX
BLUEPRINT**
BUILDING DESIGN - CONSTRUCTION DOCUMENTS

CENTEX BLUEPRINT 02021

NICK SMITH, CPED
NICK@CENTEXBLUEPRINT.COM
(313) 458-6819

PROJECT LOCATION:

3514 E ARENA ROJA
MOAB UTAH 84532

LEGAL
DESCRIPTION:

LOT 28 PUESTA DEL
SOL PH 13 SEC 15
T26S R22E 0.34 AC

REVISION	DATE

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OBLIQUE

SCALE:

A5

CENTEX BLUEPRINT 02021

NICK SMITH, CPED
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(313) 459-6819

PROJECT LOCATION:

3514 E ARENA ROJA
MOAB UTAH 84532

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LOT 28 PUESTA DEL SOL PH 13 SEC 15
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N-C-B-D-C
NATIONAL BOARD OF CONTRACT EXAMINERS
Nick Smith
REGISTERED DESIGNER
CERTIFICATION NO. 798
4/5/2023 8:57:59 AM

ELEVATIONS

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

A6

C:\Users\cento\Desktop\Projects\Mike Seguin\Lot 28\Alternate Elevations.rvt



2 PLAN BOTTOM
1/4" = 1'-0"



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

Wall Schedule						
Type Mark	Function	Description	Total LF	Area	Comments	AREA %
I	Exterior	EFIS SYSTEM W/ ULTRAFINE FINISH - DRYVIT 472 CAPTAIN	203'	1730 SF	SIDING	40%
J	Exterior	PAINED METAL SIDING	6'	14 SF	SIDING	0%
N	Exterior	EFIS SYSTEM W/ ULTRAFINE FINISH - BLACK	115'	1167 SF	SIDING	27%
O	Exterior	RUSTED METAL SIDING	150'	807 SF	SIDING	19%
Q	Exterior	EFIS SYSTEM W/ ULTRAFINE FINISH - DRYVIT 402 BROWN DERBY	60'	599 SF	SIDING	14%
WALL TOTALS			534'	4318 SF		

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Q	Exterior	EFIS SYSTEM W/ ULTRAFINE FINISH - DRYVIT 402 BROWN DERBY	60'	599 SF	SIDING	14%
WALL TOTALS			534'	4318 SF		



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



2 PLAN RIGHT
1/4" = 1'-0"

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REVISION	DATE
2	3/30/23

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4/5/2023 8:58:13 AM

ROOF / SECTIONS

SCALE: 3/16" = 1'-0"

A8



1 ROOF PLAN
3/16" = 1'-0"

CONSTRUCTION NOTES:

- FOUNDATION CONSTRUCTION:**
- POURED CONCRETE WALL/SLAB WITH REINFORCING PER ENGINEERS FOUNDATION DRAWINGS AND DETAILS (REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION)
 - 4" PREFORATED PVC DRAIN TILE AROUND FOUNDATION TO DAYLIGHT OR SUMP AS REQUIRED WITH STONE AND BACKFILL TO CODE. (REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION)
 - SWAY ASPHALT DAMP PROOFING BELOW GRADE PER LOCAL CODE
 - 2X TREATED SILL PLATE PER STRUCTURAL
 - INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE
 - REFERENCE ENGINEER FOUNDATION PLAN
- EXTERIOR WALL CONSTRUCTION:**
- 1/2" OSB OR PLYWOOD SHEATHING (RE. STRUCTURAL PLANS)
 - 2X6 STUDS @ 16" O.C.
 - INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE - R-20 BATT IN ALL WALLS
 - 1/2" GYP BOARD W/ TEXTURE & PAINT ON LIVING SIDE PER SPECIFICATIONS
- EXTERIOR WALL CONSTRUCTION - CEMENTOUS STUCCO:**
- EFIS STUCCO SYSTEM W/ 1" HIGH DENSITY FOAM
 - TYVEK HOUSE WRAP PER MFR
 - TYPICAL EXTERIOR WALL CONSTRUCTION
 - INSTALLED PER 2018 IRC
- GARAGE WALL CONSTRUCTION - ADJOINING LIVING SPACE:**
- 5/8" TYPE X GYP WALL BOARD FINISH ADJACENT TO HABITABLE SPACE
 - 2/6 STUDS @ 16" O.C. OR PER STRUCTURAL PLANS
 - INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE - R20 BATT IN ALL EXTERIOR WALLS MIN
 - 1/2" GYP BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS
- ROOF CONSTRUCTION:**
- ROOFING TO TPO SYSTEM
 - 5/8" EXTERIOR GRADE OSB OR PLYWOOD DECK PER STRUCTURAL NAIL PER LOCAL CODE
 - PRE-ENGINEERED WOOD TRUSSES OR 2X RAFTERS CEILING JOISTS PER FRAMING PLANS
 - INSULATION TO COMPLY WITH ENERGY CODE CERTIFICATE
 - 5/8" GYP BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS
 - PROVIDE VENTILATION PER 2018 IRC
 - DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS
 - ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS.
 - ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS. ECT. SHALL BE FINISHED OR PAINTED TO COMPLEMENT ROOF
 - PROVIDE FLEXIBLE PIPE FLASHINGS AT ALL PENETRATIONS WHERE APPLICABLE
 - ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED OR TRIPLE SING (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS
 - COORDINATE WITH STRUCTURAL PLAN FOR ALL ROOF MEMBER SIZING
 - NON VENTED 3" CLOSED CELL SPRAY FOAM & R-19 BATT IN CLG

FRAMING NOTES:

- ROOF SHEATHING: 5/8" CDX PLYWOOD W/ 8d's @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD
- OVER FRAME: CROSSED HATCHED AREAS INDICATE OVERFRAMING W/ 2X6 RAFTERS @ 24" AND BLOCK DOWN TO TRUSSES BELOW W/ 2X4 STUDS @ 48" O.C. CONTINUE ROOF SHEATHING BELOW OVERFRAMING (TYP. UNLESS NOTED OTHERWISE)
- TRUSS / RAFTER ANCHORING: PROVIDE (1) SIMPSON H2.5T CLIP PER PLY MIN. @ EACH TRUSS/ RAFTER TO TOP PLATE BEARING LOCATIONS (TYP. UNLESS NOTED OTHERWISE)
- BEAMS AND MULTI-PLY TRUSSES: SHALL HAVE A MIN OF (2) 2X4/6 STUD COLUMN PER PLY AT EACH BEARING LOCATION (TYP. UNLESS OTHERWISE NOTED)
- BUILT UP STUD COLUMNS: SHALL BE CONTINUED TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT UP COLUMNS SHALL BE BLOCKED SOLIDTHROUGH THE FLOOR SYSTEM
- EXTERIOR WALLS: SHALL BE 2X6 WOOD FRAMING
- INTERIOR WALLS: SHALL BE 2X STUDS PER PLAN @ 24" O.C.
- HEADER SIZES: SHALL BE (2) 2X8 MIN W/ (1) KING STUD AND (1) TRIMMER AT EACH END UNLESS NOTED OTHERWISE
- DROP FRAMED (TOP LOADED): BUILT UP M-L BEAMS CONSISTING OF (4) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) ROWS OF 1/2" DIA. THROUGH BOLTS STAGGARED @ 24" O.C. (OFFSET EACH BOLT 2 1/2" CTR LN OF BEAM)
- FLUSHED FRAMED (SIDE LOADED): BUILT UP M-L BEAMS CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) ROWS OF 1/2" DIA. THROUGH BOLTS STAGGARED @ 24" O.C. (OFFSET EACH BOLT 2 1/2" CTR LN OF BEAM)

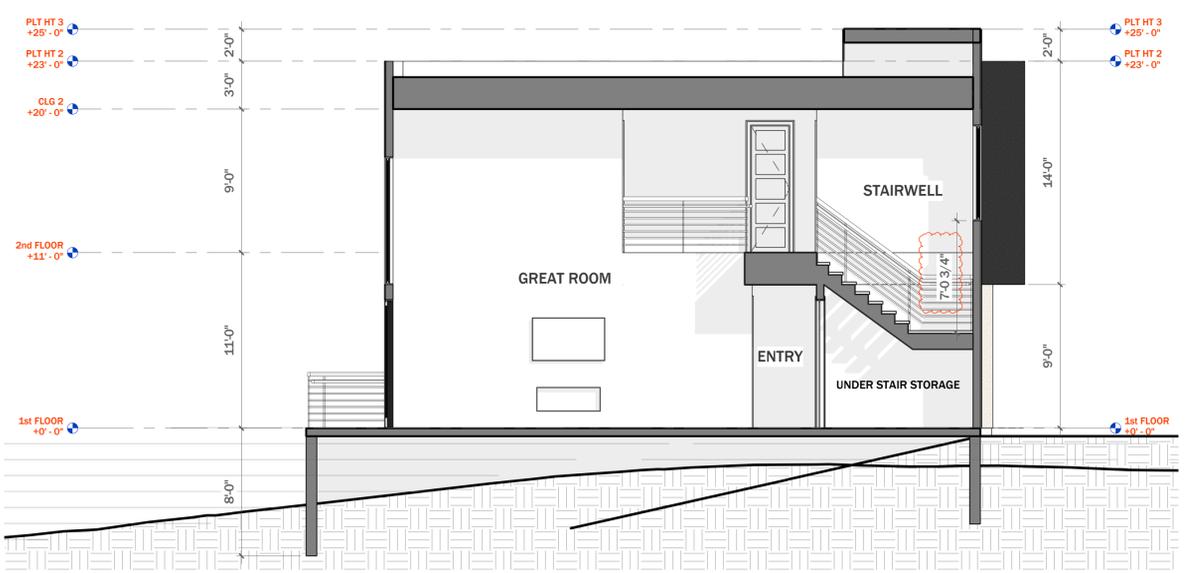
ROOF LOADS:

LIVE LOAD - 65 PSF
DEAD LOAD - 15 PSF
TOTAL LOAD - 80 PSF

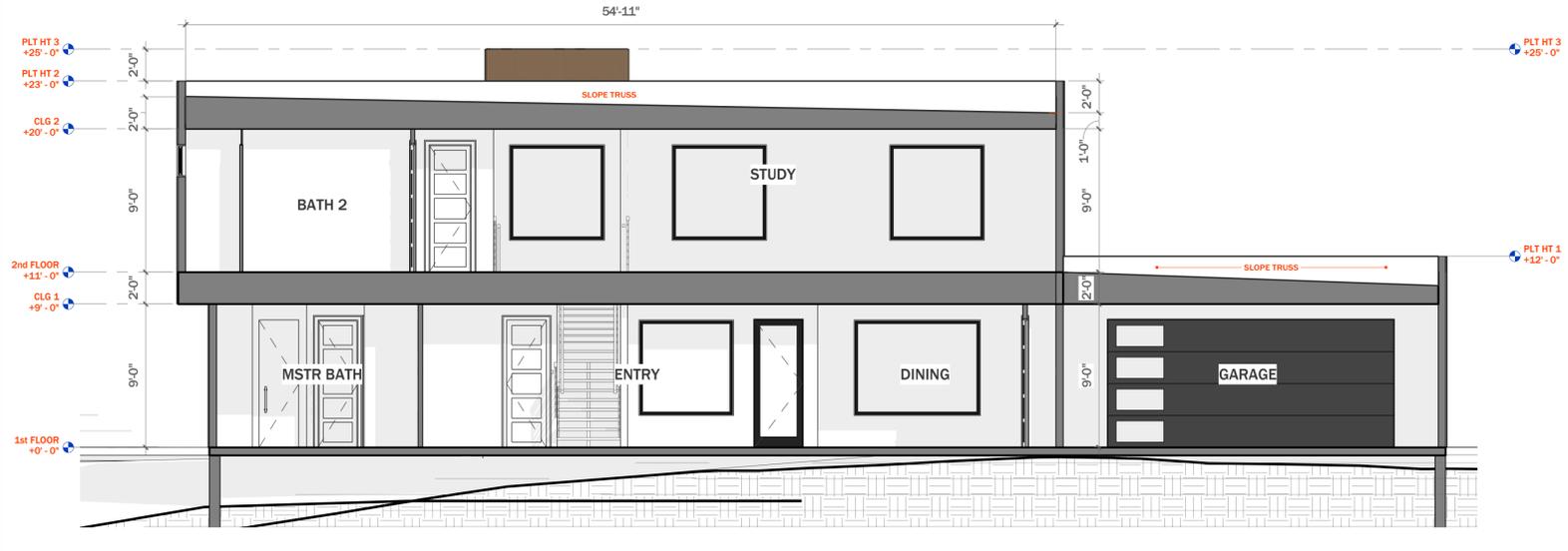
PER 2018 IRS WIND LOAD 100 MPH
3 SECOND GUST, EXPOSURE = C

DECK LOADS:

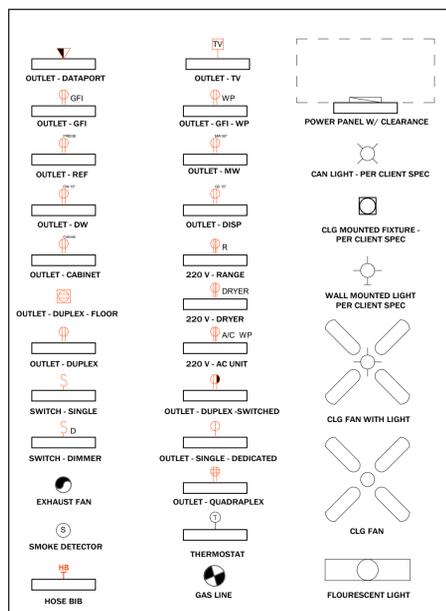
LIVE LOAD - 40 PSF
DEAD LOAD - 15 PSF
TOTAL LOAD - 55 PSF
LEDGER LOAD - 65 PSF



3 Section 1
3/16" = 1'-0"



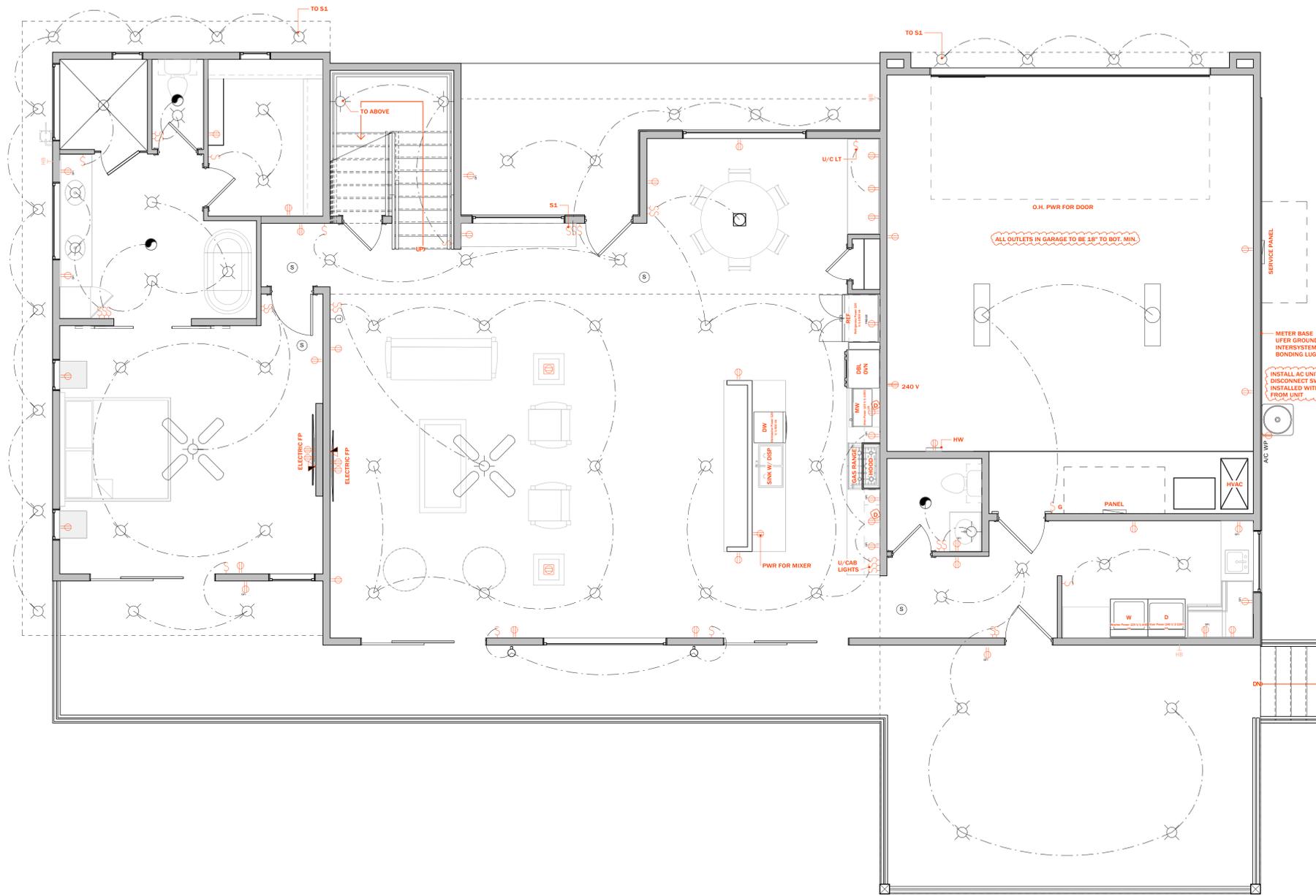
2 Section 2
3/16" = 1'-0"



- ELECTRICAL NOTES:**
- LAYOUT SHOWN IS SCHEMATIC ONLY ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
 - COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
 - PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.
 - COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
 - VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
 - BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
 - CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER GOA CODE AND NEC.
 - PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.
 - PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
 - OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER GOA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
 - WIRING DEVICES: SWITCHES AND RECEPTACLES; UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.
 - DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
 - IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
 - FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.
 - ALL OUTLETS IN ALL LOCATIONS SHOULD BE ARC FAULT PER 210.12 OF NFPA 70 (IBC 2012), UNLESS NOTED OTHERWISE.
 - ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, ACCESSORY BUILDINGS AND EXTERIOR TO BE GROUND-FAULT CIRCUIT INTERRUPT. AS WELL AS ALL LOCATIONS IN A KITCHEN THAT SERVICE COUNTERTOP SURFACES AND WITHIN 6FT OF THE EDGE OF SINK, BATHTUB, OR SHOWER STALL.
 - ALL OUTDOOR OUTLETS AND LIGHTS SHOULD BE ON A GROUND FAULT BREAKER.
 - PROVIDE POWER AT ENTRY GATE FOR MOTOR. FIELD VERIFY GATE OPENER REQUIREMENTS
 - ALL 15 & 20 AMP RECEPTACLES TO BE TAMPER RESISTANT
 - EXTRA DUTY IN USE COVERS AT EXTERIOR RECEPTALS

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

- RCP NOTES:**
- CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
 - DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF THE STUD FRAMING, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM, CEILING MOUNTED FIXTURES, AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
 - CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC... SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
 - REFER TO MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
 - REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR PLAN, REFLECTED CEILING PLAN, AND BUILDING SECTIONS.
 - COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS AS REQUIRED.
 - TYPICAL CEILINGS TO BE PAINTED 5/8" TYPE-X, FIRE RATED GYPSUM WALL BOARD, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED ON THE PLANS.
 - PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM WALL BOARD CEILINGS AS REQUIRED.
 - USE 2x WD. FRAMING FOR ALL FURR DOWNS



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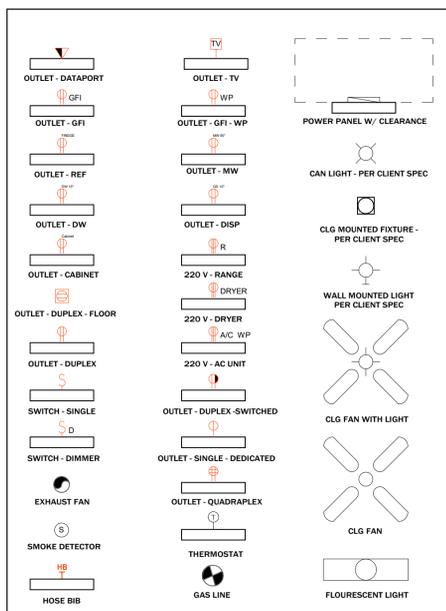
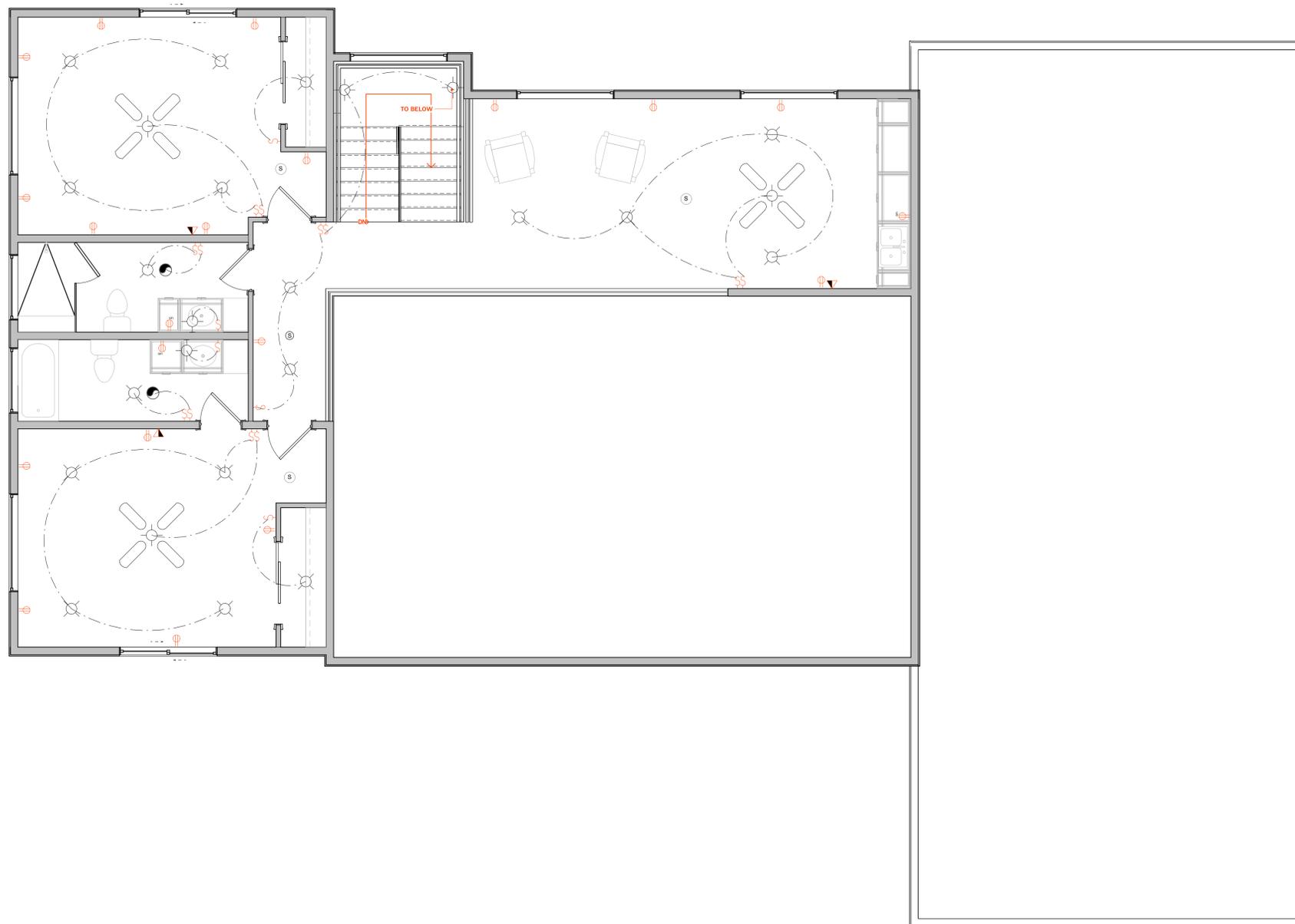


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ELECTRICAL

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

A10



1 ELECTRICAL LEGEND
1/4" = 1'-0"

1 2nd FLOOR ELECTRICAL
1/4" = 1'-0"

REVISION	DATE
2	3/30/23

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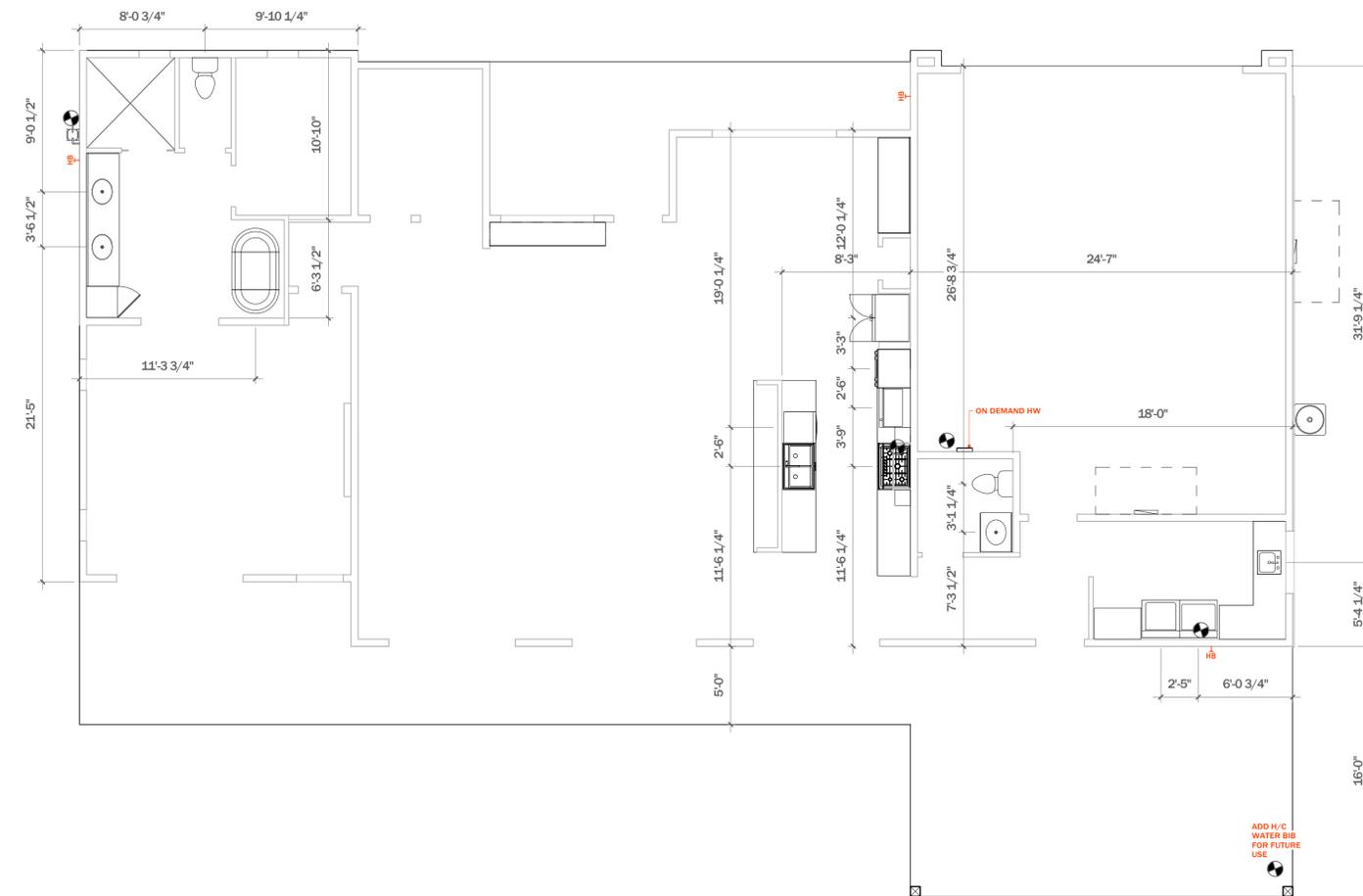


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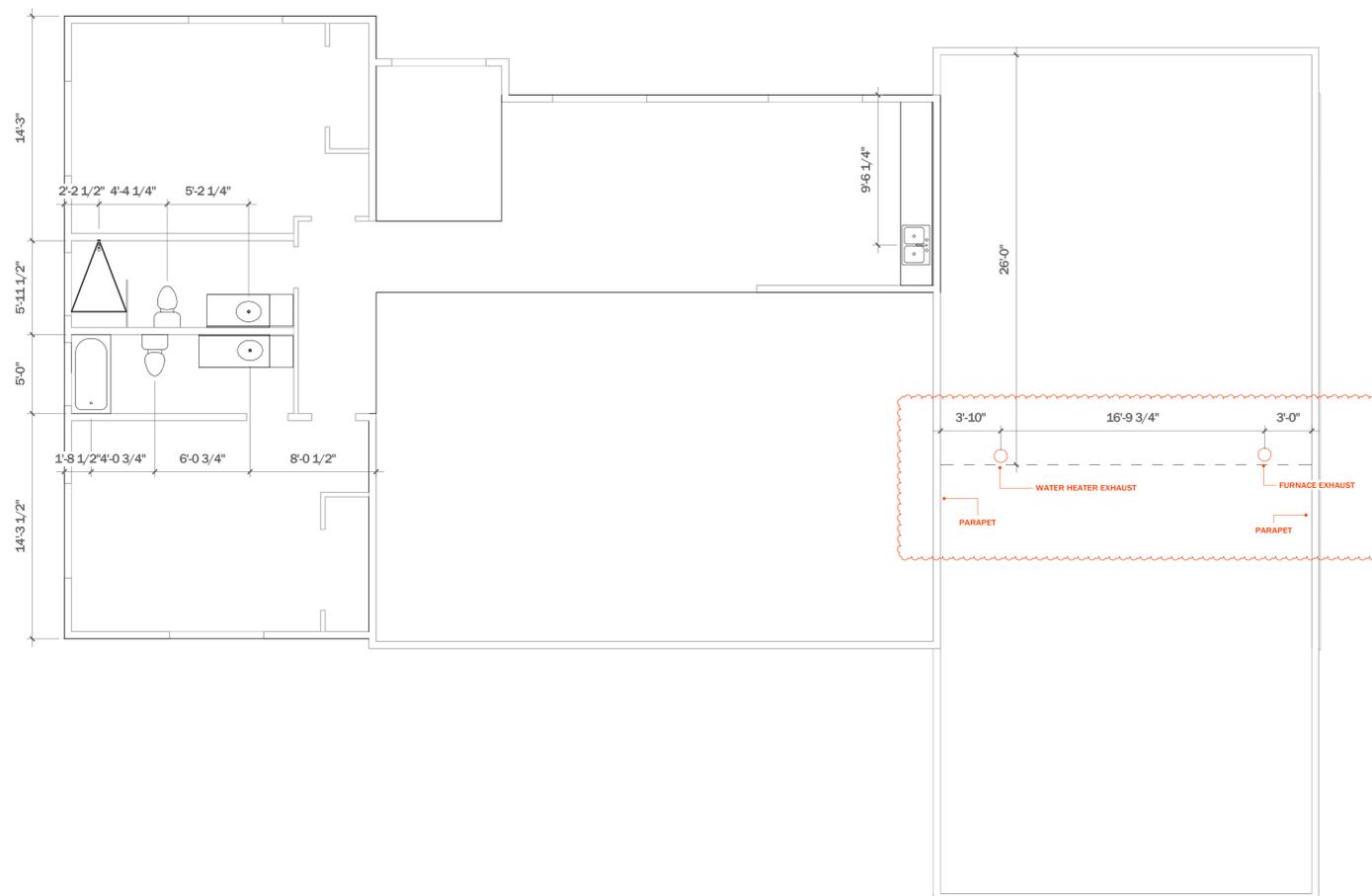
PLUMBING

SCALE: 3/16" = 1'-0"

A11



1 PLUMBING PLAN
3/16" = 1'-0"



2 2nd FLOOR PLUMBING
3/16" = 1'-0"

PLUMBING NOTES:

- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
- THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
- WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: "AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505XONG" OR APPROVED EQUAL OR RINNAI MODEL# R85E (2532W).
- WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
- WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED
- WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.