

IN DIRECT CONTACT WITH THE FIXTURE PROVIDE 4 WIRE CABLE TO RANGE/OVEN/DRYER

PROVIDE 20 AMP DEDICATED CIRCUITS TO TOILET LAV COUNTER TOP RECEPTACLES PROVIDE POOL SUB PANELSWITH INSULATED GROUND

CONDUCTORS SMOKE DETECTORS MUST BE HARD WIRED AND INTERCONNECTED

WITH A BATTERY BACK UP. BATH AND LAUNDRY FANS TO HAVE A MIN. OF

5 AIR CHANGES PER HOUR MIN. OF 20' UFER WIRE #4 SHALL BE EMBEDDED

IN BOTTOM 3" OF FOOTING 2 OR MORE 20 AMP SMALL APPLIANCE CIRCUITS

SHALL BE PROVIDED TO SERVE KITCHEN AND BREAKFAST AREA AND DINING ROOM. CIRCUITS SHALL HAVE NO OTHER OUTLETS.

SUPPLY AT LEAST ONE 20 AMP CIRCUIT TO SERVE THE LAUNDRY ROOM AND THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.

OUTLETS BETWEEN GARAGE WALL AND DWELLING SHALL BE METALOR U/L LISTED APPROVED FIRE RESISTANT PLASTIC. OUTLETS IN GARAGE CEILING TO BE METAL

PROVIDE BONDING TO THE WATER AND GAS PIPING SYSTEMS PER E3509. A 200 AMP SERVICE REQUIRES # 4 BOND, 400 AMP REQUIRES #1/0 BOND FOR CEILING FANS, ONLY APPROVED OUTLET BOXES

SAWN LUMBER: FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE

WESTERN WOODS PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER BUREAU. ALL

1,600,000

1.300.000

1,300,000

1,600,000

1,600,000

1,600,000 NA/

1.600.000

N/A

N/A

1,250 1,250

1,300 1,000

NER 272

H.F. #2 MIN.

H.F. #2 H.F. #2

LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MINIMUM

(PSI) (PSI)

WIDTH 4" OR LESS 1,000 95 1,700,000 N/A D.F. #1

95

E = 1,800,000 PSI. FABRICATION AND HANDLING PER LATEST AITC AND WCLA

STANDARDS. BEAMS ARE TO BEAR GRADE STAMP AND AITC STAMP AND CERTIFICATE. STANDARD CAMBER: R=2000' UNLESS OTHERWISE NOTED ON PLANS

1,200 85

GLU LAM BEAMS COMB 24F-V8, 2400 Fb, 265 Fv 1.8 E

THE INSIDE WITHOUT THE USE OF A KEY.

THROUGH DOORS OR BEDROOM WINDOWS

ROUGH HARDWARE SIMPSON STRONG TIE OR EQUAL

SAWN LUMBER SHALL BE STAMPED THE THE GRADE MARK OF AN APPROVED

LIGHTS NOT LISTED UNDER COVER MUST BE LISTED FOR

LIGHTS UNDER PATIO MUST BE DAMP LISTED ELECTRICAL PANELS REQUIRE A 30" WIDE, 36" AND 75"

WET LOCATIONS.

HEADER AND JOISTS:

STUDS

2x6 OR LARGER

4×4 OR LARGER

6x6 OR LARGER

850

PLATE BLOCKING AND OTHER SAWN LUMBER

PREFAB WOOD TRUSSES ANSI TPI-1

PNEUMATIC AND MECHANICAL FASTNERS

HIGH CLEAR WORKING SPACE.

CEILING FANS NOT EXCEEDING 35 POUNDS WITH OR WITHOUT ACCESSORIES PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BLDG WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. IN DWELLING

> OPEN TO A HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF A HALLWAY BY 24" OR MORE SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY, AND IN THE ADJACENT ROOM. CONVENIENCE OUTLETS ARE REQUIRED TO BE SPACED SO THAT NO APPLIANCE IN MORE THAN 6' FROM AN

UNITS WHERE THE CEILING HEIGHT OF A ROOM

OUTLET, AND 12' BETWEEN OUTLETS. NO OUTLET SHALL BE PLACED MORE THAN 6' FROM AN OPENING. THE FIXED PANEL OF A SLIDING GLASS DOOR SHALL BE CONSIDERED AS A WALL WHEN DETERMINING THE PLACE-MENT OF OUTLETS. CONVENIENCE OUTLETS ARE REQUIRED TO BE PROVIDED ON ALL WALLS 2' OR MORE IN

AT KITCHEN COUNTERS, LOCATE RECEPTACLES AT A MAX. SPACING OF 48" O.C. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT AT NO POINT ALONG THE WALL LINE, AN APPLIANCE WILL BE NO MORE THAN 2' FROM A RECEPTACLE OUTLET.

PROVIDE KITCHEN EXHAUST FAN A MIN. OF 100 CFM AT HOOD, CONNECTED TO METAL DUCT. UP THRU ROOF W/ FLASHING AND CAP.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE-PHASE, 15 AND 20-AMPERE OUTLETS
INSTALLED IN THE DWELLING UNITS BEDROOMS
SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT NTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE

ENTIRE CIRCUIT

SHEET INDEX

4 ROOF FRAMING

6 DETAILS 7 ELECTRICAL PLAN 7A MECHANICAL AND PLUMBING

GAS ISOMETRIC

INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE ICC ESR . APPROVED EVALUATION REPORTS OR BE APPROVED OR LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

ALL PRODUCTS LISTED BY ICC-ES REPORTS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN

GENERAL SPECIFICATIONS

FIRESTOP ALL WALLS @ 10' HORIZONTAL AND VERTICAL AND IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING

MAX SILL HEIGHT IS 44" TO CLEAR OPENING AT EGRESS WINDOWS 5.7 SQ FT OPENABLE

TEMPERED GLASS OR APPROVED EQUAL TUB/SHOWER WITH CERAMIC TILE WAINSCOT TO +7'-0" A.F.F.

USE ANSI CEMENT WONDER BD. OVER 1/2" MOISTURE RESISTANT GYP. BD.

ALL PLATES IN CONTACT WITH CONCRETE TO BE #2 PRESSURE TREATED WOOD ALL WOOD TO BE USED IN FRAME WALL TO DOUG FIR STUD GRADE

FIRE BLOCK IN THESE LOCATIONS: CONCEALED SPACES AT STUD WALL AND CEILING AND FLOOR LEVELS. FURRED SPACES AND SOFFITS AT 8' LEVELS BOTH VERT. AND HORIZ. BLOCK IN SPACES OCCURRING AT DROP CEILINGS AND SOFFITS

COMBUSTIBLE MATERIAL INCLUDING NON FACED

ALSO, FIREBLOCK OPENINGS BETWEEN ATTIC SPACES

AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS IF APPLICABLE CATWALK IS TO BE PLACED BY FRAMER-BLOCK ALL EDGES OF CATWALK AND WORK PLATFORM FOR ATTIC

TO MAINTAIN FIREWALL SEPERATION: NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION NO COMMON AIR OPENINGS BETWEEN DWELLING AND GARAGE (CENTRAL VAC. ETC.)

NO SUPPLY AIR OR OTHER DUCT OPENINGS IN
GARAGE W/O FIRE DAMPERS. DUCTS MUST BE MIN. 26 GA. STEEL, WHICH EXCLUDES DUCT VIBRATION

ALL WINDOWS W/IN 18" OF FLOOR WITH PANES GREATER THAN 9 SF ARE REQUIRED TO BE TEMPERED

CÉILING AND WALLS COMMON TO LIVEABLE AREAS. 1 HOUR FIRE RESISTIVE CONTRUCTION IS REQUIRED ON THE GARAGE SIDE OF THE WALL

AND HVAC EQUIPMENT

WHICH IS IN COMMON W/ THE HOUSE. & ALL BRG. WALLS SUPPORTING 1 HOUR CEILING ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE

MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED

EXTERIOR FRAME WALLS TO BE 2X6 @ 16" O.C. INTERIOR FRAME WALLS TO BE 2X4 @ 16" O.C. AND ALL PLUMBING WALLS SHALL BE 2X6 FRAME WALL DUCTS IN GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE OF STEEL AND HAVE NO OPENINGS INTO THE

GENERAL SPECIFICATIONS, USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12" ON CENTER FOR 1/2" THICK OR 16" FOR 5/8" THICK GYPSUM BOARD. WATER RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.

GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS GYPSUM BOARD INSTALLED, ON EXTERIOR OF BUILDING, WHERE IT IS DIRECTLY

EXPOSED TO THE WEATHER SHALL COMPLY WITH ASTM C 931/C931M-04

PLUMBING AND MECHANICAL

PLUMBING AND MECHANICAL CONTRACTORS WILL BE RESPONSIBLE TO MEET ALL APPLICABLE CODES AND ORDINANCES. PLUMBING AND MECHANICAL CONTRACTORS WILL BE RESPONSIBLE TO PROVIDE ANY ADDITIONAL SCHEDULES,

DIAGRAMS OR CALCULATIONS AS MAY BE REQUIRED BY THE CITY OR THE SERVING UTILITY.

ALL FIXTURES AND EQUIPMENT ARE NOTED AS TO TYPE ONLY. FINAL SELECTION WILL BE BY OWNER.

PLUMBING AND MECHANICAL CONTRACTORS WILL BE RESPONSIBLE TO PROVIDE ANY SPECIFIC REQUIREMENTS FOR THEIR WORK TO THE GENERAL CONTRACTOR.

FINAL LAYOUT AND DESIGN OF THE PLUMBING AND MECHANICAL SYSTEMS WILL BE THE RESPONSIBILITY OF THE APPROPRIATE SUB—CONTRACTOR.

VERIFY ALL ROOF SLOPES FOR FABRICATING EQUIPMENT PLATFORMS OR JACKS.

VERTIT ALL ROOF SLOPES FOR FABRICATING EQUIPMENT PLATFORMS ON JACKS.

SOLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL

NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS [A.R.S. SHOWER AND TUB COMBINATION VALVES SHALL BE EQUIPPED WITH ANTI SCALD VALVE

PROVIDE SHOWER HOT WATER CONTROL VALVE AS EITHER PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUB SHOWER AND

WATER CLOSET MUST HAVE MIN. 30 WIDE AND A CLEAR SPACE OF NOT LESS THAN 24".

IRC G2420.5 AT ISLAND SINK, VENTING IS PER DETAIL AT PLUMBING SCHEMATIC PAGE A6 A HIGH LOOP STRAPPED WITH 3/4" STRAP AT THE DISHWASHER TO SINK CONNECTION MAY BE PROVIDED IN LIEU OF AN AIRGAP

NOTE: WHERE WATER HEATERS OR HOT WATER STORAGE WATER CLOSETS FOR USE IN RESIDENTIAL GROUP R, DIVISIONS 1 AND 3 TANKS ARE INSTALLED IN LOCATIONS WHERE LEAKAGE OF OCCUPANCIES SHALL BE DESIGNED. MANUFACTURED AND INSTALLED SO AS TO TANKS OR CONNECTIONS WILL CAUSE DAMAGE, THE TANK OR

PROVIDE A MAXIMUM FLUSH NOT TO EXCEED ONE AND SIX TENTHS (1.6) GALLONS OF HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS. AQUAPEX OR EQUAL MAY BE SUBSTITUTED WHERE THE CURRENT CODE ALLOWS

Below Grade — Type "L" Soft Copper w/ no joints below grade. Inside Building, Above Floor — Type "M" rigid copper WASTE/VENT: ABS or Schedule 40 PVC

ALL PLUMBING FIXTURES TO BE LOW FLOW DESIGN AS FOLLOWS: Sinks and Lavatories Tubs and Showers Water Closets 1.6 gallons per flush

THE EXHAUST FAN TO OUTSIDE, 5 AIR CHANGES PER HOUR, MIN. 50 CFM SMOKE DETECTOR SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND HAVE A BATTERY POWERED BACK UP.

THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND ADJACENT ROOM, PROVIDE ADDITIONAL SMOKE DETECTORS AS APPLICABLE

PROVIDE 18" PLATFORM UNDER ALL APPLIANCES INSTALLED IN OR ACCESSIBLE FROM INSIDE GARAGE CLOTHES DRYER EXHAUST DUCT TOTAL LENGTH TO 25' MAX. COMBINED HORIZONTAL AND VERTICAL WITH REDUCTIONS FOR BENDS ANY MECHANICAL EQUIPMENT MOUNTED IN ATTIC SHALL COMPLY 30" WIDE WORKING

PLATFORM IN FRONT OF MECH. UNIT A SWITCH AND LIGHT AND 120V CONVENIENT OUTLETS REQUIRED FOR MECHANICAL EQUIPMENT SERVICE IN ATTICS, UNDER FLOOR AND FURRED SPACES. THE LIGHT SHALL BE INSTALLED AT THE ACCESS OPENING

CONDENSATE SHALL NOT DISCHARGE <u>INTO AREAS WHERE</u> IT WOULD CAUSE A NUISANCE PER SECTION M 1411.3 WHEN MORE THAN ONE HEATING, COOLING, VENTILATING OR REFRIGERATING SYSTEM IS INSTALLED ON THE ROOF OF A BUILDING OR

WITHIN THE BUILDING, IT SHALL BE PERMANENTLY IDENTIFIED AS TO THE AREA OR SPACE SERVED BY THE EQUIPMENT GAS PIPING SHALL NOT BE PERMITTED UNDER SLABS

ALL CODE SHALL BE IN COMPLIANCE WITH 2015 IRC REQUIREMENTS
EXHAUST DUCTS TO TERMINATE OUTSIDE OF THE BUILDING AND TO BE EQUIPPED WITH A BACK-DRAFT DAMPER. THE CLOTHES DRYER SHALL BE PROVIDED WITH A 4" MINIMUM DIAMETER EXHAUST DUCT THAT IS A MAXIMUM OF 25' IN LENGTH. THE LENGTH SHALL BE REDUCED 2 1/2' FOR EACH 45 DEGREE BEND AND 5 FEET FOR EACH 90 DEGREE BEND, UNLESS

MECHANICAL EQUIPMENT SHALL HAVE PRIMARY CONDENSATE DRAIN LINES SIZED PER CURRENT IMC REQUIREMENTS PER IMC SECTION 1411.3 (3/4" UP TO 20 TONS) AND SHALL TERMINATE IN A APPROVED LOCATION SUCH AS TO THE EXTERIOR OF HE BUILDING OR TO A LISTED LAVATORY TAIL PIECE. ANY CONDENSATE DRAIN LINES THAT ARE PVC AND EXPOSED DAYLIGHT SHALL BE PAINTED TO PROTECT THE PIPE FROM DETERIORATION. AIR HANDLER UNITS LOCATED IN ATTICS OR FURRED SPACES WHERE DAMAGE MAY RESULT FROM CONDENSATE OVERFLOW SHALL BE PROVIDED WITH A WATERTIGHT PAN WITH A 3/4" DRAIN OR A SECONDARY

HEATING OR COOLING EQUIPMENT LOCATED IN ATTIC SPACES SHALL BE PROVIDED WITH AN ACCESS OPENING | RELIEF VALVES LOCATED INSIDE A BUILDING SHALL BE PROVIDED OF 22"X30" BUT NOT LESS THAN THE LARGEST PIECE OF EQUIPMENT, A SOLID FLOORING PASSAGEWAY 24" WIDE TO THE UNIT NOT MORE THAN 20' FROM THE ACCESS. A LEVEL WORKING PLATFORM NOT LESS THAN

50" IN DEPTH FROM THE FRONT OF THE EQUIPMENT, AN ELECTRICAL RECEPTACLE AND A LIGHT FIXTURE LOCATED NEAR THE EQUIPMENT THAT IS CONTROLLED BY A SWITCH AT THE ACCESS OPENING DUCTS SHALL MEET THE MATERIAL REQUIREMENTS OF IRC M 1601.1.1

IECC R-8 MIN. DUCT INSULATION

CONDENSATE DRAIN LINE DISCHARGING AT A POINT THAT CAN BE READILY OBSÉRVED

not more than 20 feet to the appliance. The passageway shall have continuous solid flooring not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance with access is required. The clear access opening shall be 20"

Appliances installed in Attics shall be

provided with an opening not less than

30 inches high and 22 inches wide and

Water heating equipment not

non-circulating systems shall

be provided with heat traps

piping associated with the

on the supply and discharge

supplied with integral heat

traps and serving

NOTE: ALL POTABLE/PRESSURE WATER LINES TO BE COPPER

SHUTOFF VALVE SHALL BE LOCATED IN THE SAME ROOM AS

THE APPLIANCE, NO FURTHER THAN 72 INCHES FROM THE

UNION, CONNECTOR OR QUICK DISCONNECT DEVICE IT SERVES

APPLIANCE, AND SHALL BE INSTALLED UPSTREAM FROM THE

SUCH SHUTOFF VALVES SHALL BE PROVIDED WITH ACCESS.

WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL

PAN HAVING A MINIMUM THICKNESS OF 24 GAGE OR OTHER

PANS LISTED FOR SUCH USE; BE NOT LESS THAN 1.5" DEEP

AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE

HEATER; THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE

SHALL EXTEND FULL SIZE AND TERMINATE OVER A SUITABLY

LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO

THE EXTERIOR OF THE BUILDING AND TERMINATE 6" ABOVE

THE ADJACENT GROUND SURFACE.

PIPR HAVING A MIMIMUM DIAMETER OF 3/4"; THE PAN DRAIN

ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER

equipment

NOTE: EACH APPLIANCE SHALL BE PROVIDED WITH A

SHUTOFF VALVE SEPARATE FROM THE APPLIANCE. THE

WITH A DRAIN, NOT SMALLER THAN THE RELIEF VALVES OULTLET OF GALVINIZED STEEL, HARD DRAWN COPPER PIPING AND ITTINGS, CPVC, PB, OR LISTED RELIEF VALVE DRAIN TUBE FITTINGS WHICH WILL NOT REDUCE THE INTERNAL BORE OF THE PIPE NOT MORE THAN 2 NOR MORE THAN 6" ABOVE THE FLOOR OR WASTE RECEPTOR AND POINTING DOWNWARD, (NO PART SHALL BE TRAPPED). IRC SECTION P2803.6.1

FOUNDATION REQUIREMENTS

SOIL BEARING TO BE A MIN. OF 1500 PSF @ 18" BELOW NATURAL GRADE

PROVIDE GEOTECH REPORT AT TIME OF FOOTING INSPECTION 2. 20' OF #4 UFER WIRE GROUND TO BE EMBEDDED IN THE FOOTING

3. ALL SLABS TO BE A MIN. OF 4" THICKNESS W/ " OF ABC MIN. --EXTERIOR SLABS, 5"

4. SLOPE OF EXTERIOR CONCRETE TO BE .25/12" MIN.

6. CONCRETE TO BE A MIN. 2500 PSI.- 3000 PSF AT EXT. SLABS

5. ANCHOR B'S TO BE 32" O.C. U.N.O. AT 7'S AND AT CORNERS AND BESIDE DOOR OPENINGS

7. TOP OF EXTERIOR FOUNDATION SHALL BE 12 PLUS 2% ABOVE THE ELEVATION

OF THE STREET GUTTER OF THE INLET OF AN APPROVED DRAINAGE DEVICE 8. FINISH GRADE SHALL BE A MIN. OF 6" ABOVE ADJACENT GRADE FINISH

9. ALL UNDERSLAB AREAS WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION SHALL

BE CHEMICALLY TREATED BY A LICENSED APPLICATOR TO PREVENT THE INFESTATION OF TERMITES 10. ANCHOR BOLTS SHALL BE A MIN. 1/2"X10" LONG AND EMBEDDED 7" AND SPACED 32". U.N.O. at SW/ 7'S AND WITHIN 12" OF EACH SPLICE CORNER AND OPENING. USE A MIN. OF 2 AB'S PER PIECE

11. PROVIDE A LANDING AT ALL EXTERIOR DOORS AT LEAST 36" DEEP.

12. FOOTING ARE TO BE A MIN. OF 24" INTO UNDISTURBED SOIL

13. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL 6" WITHIN THE FIRST 10 FEET

14. SOILS SHALL BE CHEMICAL TERMITICIDE TREATED PRIOR TO CONCRETE PLACEMENT FOR ALL FOR ALL FOUNDATIONS AND SLABS THAT ARE PART OF OR ATTACHED TO A DWELLING 15. PAD CERTIFICATION REQUIRED

ASSUMED ALLOWABLE SOIL BEARING PRESSURE 1500 PSF DESIGN WITH SEISMIC OR WIND LOAD COMBINATIONS

UNIESS OTHERWISE NOTED BY SOIL REPORT THE FOLLOWING SLAB REPORT SHALL BE USED: CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON A 8" COMPACTED SOIL ZONE

FOOTINGS AND STEM WALLS F'c= 2500 PSI 4.5" SLUMP SLABS ON GRADE F'c= 2500 PSI 4.5" SLUMP

CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE TO NOT DISTURB FILL MATERIAL. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC. SHALLBE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH ACI 305 AND 306.

UNLESS APPROVED OTHERWISE, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY CONTROL JOINTS (KEYED OR SAW CUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQUARE FEET. KEYED CONTROL JOINTS NEED ONLY OCCUR AT THE EXPOSED EDGES DURING POURING, ALL OTHERS MAY BE SAW CUT.

REINFORCING STEEL

Fy=36 Ksi STRUCTURAL STEEL Fy=40 Ksi REINFORCING STEEL A615-40 Fv=46 Ksi STEEL TUBING A500 "B" Fy=35 Ksi STEEL PIPE A53 "B" Fy=33 Ksi ANCHOR BOLTS Fy=33 Ksi

TENSION LAP SPLICES OF REINFORCING STEEL UNLESS NOTED OTHERWISE, IN CONCRETE BEAMS, SLABS AND FOOTINGS SHALL BE CLASS "B" TENSION LAP SPLICE ACCORDING TO 2015 IRC REQUIREMENTS. FOR SIMPLICITY LAPS MAY BE 44 BAR DIAMETERS. MASONRY

CONCRETE MASONRY UNITS GRADE N Fm 1500 PSI

MORTAR TYPE S 1800 PSI GROUT 2000 PSI

STRUCTURAL NOTES

WHERE WALLS ARE NOT SPECIFIED AS SHEARWALLS.

BOLTING: ALL BOLTS SHALL CONFORM TO ASTM A307 BOLTS AND SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16" LARGER THAN THE DIAMETER OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. NICK THREADS TO PREVENT LOOSENING.

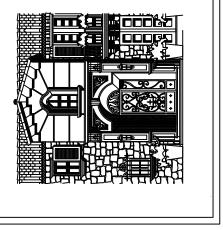
H. INTERIOR ANCHOR BOLT SUBSTITUTIONS:

THE FOLLOWING SUBSTITUTIONS FOR EMBEDDED ANCHOR BOLTS APPLY ONLY TO ANCHOR BOLTS AWAY FROM SLAB EDGES OR OPENINGS (6" MIN. EDGE DIST.). THE FOLLOWING SUBSTITUTIONS MAY NOT BE USED AT HOLDOWN LOCATIONS OR SHEAR WALLS INTERIOR ANCHOR BOLTS MAY BE REPLACED WITH EXPANSION ANCHORS OR LOW VELOCITY SHOT PINS.

INTERIOR ANCHOR BOLTS MAY BE SUBSTITUTED WITH LOW VELOCITY SHOT PINS USING "ITW" RAMSET (ESR 2690)

PER ICC/ESR REPORT RECOMMENDATIONS. EMBED 2.875". INSTALL SHOT PINS SUCH THAT SILL PLÁTE WOOD DOES NOT SPLIT. IF SPLITTING OCCURS, EQUIVALENT EXPANSION

AVAILBLE TO THE INSPECTOR FOR DIRECT VENTED FIREPLACES



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HARDWARE

(A) THE PROVISIONS OF THIS SECTION SHALL APPLY TO DWELLING UNITS WITHIN ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE SOLID CORE OR METAL SKIN IN THE NONGLAZED PORTION.

EXTERIOR DOORS WITH HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE HINGES WITH NONREMOVABLE PINS, OR PIN STANDARD HINGES TO PREVENT REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. DEADBOLT LOCKS INSTALLED ON THE FRONT OR MAIN ENTRY DOOR SHALL BE KEY OPERATED FROM THE EXTERIOR AND OPERABLE FROM

ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPENABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL

ACCESS DOORS TO ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN SECURED ENCLOSED ROOM OR GARAGE, PROVIDED THAT IF NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED WITH A STEEL HASP AND A HEAVY DUTY LOCK MAY BE LOCATED ON THE EXTERIOR.

POST ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET SHALL NOT REMOVABLE FROM THE OUTSIDE. EXTERIOR WINDOWS: SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT

SLIDING, RAISING, OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. WINDOW PANELS SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE. AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL WINDOW TRACKS TO PREVENT SLIDING. (SLEEPING-ROOM WINDOWS MAY NOT HAVE LOCKS WHICH REQUIRE A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO UNLOCK). GARAGE DOORS: SHALL BE EQUIPPED WITH AT LEAST TWO LOCKING DEVICES OF THE

FOLLOWING TYPES: THROW BOLT OR FLUSH BOLT; CYLINDER-TYPE LOCK; PADLOCK AND HASP; OR BE EQUIPPED WITH POWER OPERATED MECHANISM. ATTIC ACCESS DOORS: MUST BE LOCATED IN THE INTERIOR OF THE DWELLING OR GARAGE. IF NO INTERIOR LOCATION IS AVAILABLE, A STEEP HASP AND PADLOCK MUST BE INSTALLED.

NOTE: THESE REQUIREMENTS ARE NOT INTENDED TO PREVENT USE OF ANY HARDWARE OR METHODS OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED, WHICH PROVIDE EQUIVALENT SECURITY, WHEN FIRST APPROVED BY THE SUPERINTENDENT OF BUILDING INSPECTIONS. NOTE: DEVICES SHALL NOT BE INSTALLED IN A MANNER TO PREVENT PROPER EGRESS

S1 SITE PLAN 1 COVER SHEET

2 FLOOR PLAN

5 EXTERIOR ELEVATION 5A EXTERIOR ELEVATION/SECTION

3 FOUNDATION PLAN

TUB/SHOWER WITH CERAMIC TILE WAINSCOT TO +7'-0" A.F.F. OVER 1/2" MOISTURE RESISTANT GYP. BD.- CEMENT, FIBER-CEMENT

BUILDING CODES

EXTERIOR SWINGING DOORS: MUST BE SOLID CORE OR METAL SKIN CONSTRUCTION WITH JAMBS SHIMMED SOLID FOR SIX INCHES (6") ABOVE AND BELOW THE DEADBOLT

A 180 DEGREE DOOR VIEWER OR BE ARRANGED SO THAT THE OCCUPANT CAN VIEW THE IMMEDIATE AREA OUTSIDE THE DOOR THROUGH A WINDOW. DOORS FROM A DWELLING UNIT TO AN ATTACHED GARAGE ARE ALSO CONSIDERED EXTERIOR SWING-ING DOORS. THIS DOES NOT PROHIBIT THE USE OF "FRENCH" DOORS. EXTERIOR SLIDING DOORS: MUST HAVE THE SLIDING SECTION EQUIPPED SO THAT IT CANNOT BE RAISED OR REMOVED WHILE IN THE CLOSED AND LOCKED POSITION. AN

AUXILIARY NON-KEYED LOCK MUST ALSO BE INSTALLED. THE STATIONARY SECTION

LOCK STRIKE PLATE. IF HINGES ARE THE OUTSIDE, THEY MUST HAVE NON REMOVABLE

PINS OR BE PIN STANDARD HINGES. ALL MAIN OR FRONT ENTRY DOORS MUST HAVE

HARDWARE CONTINUED

FRONT DOOR— SECURITY CODE REQUIRES THAT ALL MAIN OR FRONT ENTRY DOORS TO UNITS SHALL BE ARRANGED SO THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR W/O OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW NOT LESS THAN 180 DEGREES THROUGH WINDOWS OR THROUGH VIEW PARTS.

DOORS TO REAR YARD SHALL BE SELF CLOSING, SELF

BULDING CODE: 2015 IRC WITH CITY AMENDMENTS

TILE ROOF DEAD LOAD FLAT ROOF DEAD LOAD

ROOF LIVE LOAD 20 PS WIND LOAD: 115 PSF EXPOSURE C

SLABS: NONE REQUIRED

SEISMIC FORCE: PER 2015 IBC

LATCHING WITH DOOR AND WINDOW LATCHES AT 54" AFF. IF POOL IS TO BE BUILT WITH SEPARATE PERMIT

GENERAL REQUIREMENTS

THE CONTRACT STRUCTURAL DOCUMENTS INDICATE THE FINISHED STRUCTURE. THEY OO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHOODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. OPTIONS FOR THE CONTRACTORS CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

WHERE DISCREPANCIES OCCUR BETWEEN PLAN, TYPICAL DETAILS AND GENERAL STRUCTURAL NOTES, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. TYPICAL DETAILS AND NOTES NOT NECESSARILY INDICATED ON A SPECIFIC LOCATION ON PLANS OR DETAILS SHALL APPLY NOT—THE—LESS. WHERE DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETALS MAY SHOW ONLY ONE SIDE OF A CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

20 PSF REDUCIBLE

2015 IRC TABLE 1102.1.2 (CLIMATE ZONE 2)

INSULATION AND FENESTRATION REQ.

24 PSF 15 PSF

GLAZED FENESTRATION: 0.25 SHGC MAXIMUM AND A U-FACTOR OF .40 MAX CEILINGS: R-38 MINIMUM EXTERIOR WALLS: R-19 MINIMUM FLOORS: R-13 MINIMUM BASEMENT WALLS: NONE REQUIRED

CONSTRUCTION TYPE - VB OCCUPANCY - R3/U1 PAD ZONING

GOVERNING BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

GOVERNING BUILDING CODES: CITY OF CHANDLER

2015 International Residential Code

2015 International Building Code Administrative Provisions 2015 International Building Code

2015 International Energy Conservation Code 2015 International Existing Building Code

2015 International Fuel Gas Code 2015 International Green Construction Code 2015 International Mechanical Code

2015 International and Uniform Plumbing Codes

ARIZONANS WITH DISABILITIES ACT A.R.S. 41-1491.37 (ADA/ADAAG)

AND CITY CODE AMMENDMENTS Zoning: PAD

LOT COVERAGE

2014 National Electrical Code

Lot Size (sq ft): 31,232 7,748 / 31,232=24.8%

AREA CALCS.

LIVING ARFA	4,232 SQ. FT
ZITIITO TIIKZIK	,
REAR PATIO	<u>1,178 SQ. FT</u>
VERANDA	263 SQ. FT
GARAGES/STORAGE/MECH	2,075 SQ. FT
,	•

7,748 SQ. F⁻ TOTAL BLDG. AREA

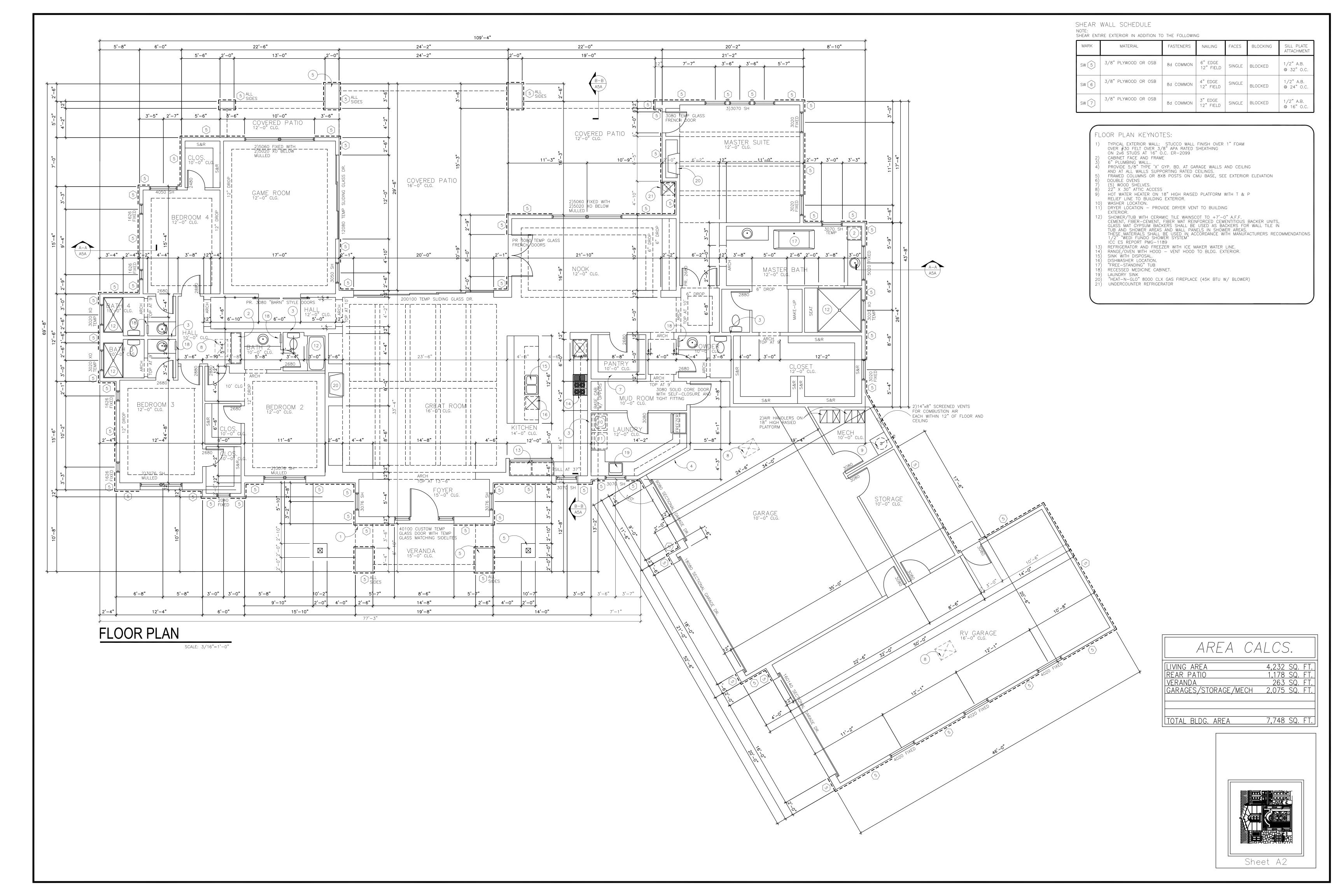
OR ANY OTHER ICC/ESR APPROVED LOW VELOCITY FASTENER WITH AT LEAST 200 POUNDS SHEAR RESISTANCE IN 2000 PSI CONCRETE. INSTALL ALL FASTENERS BOLTS SHALL BE INSTALLED PER RECOMMENDATIONS ABOVE.

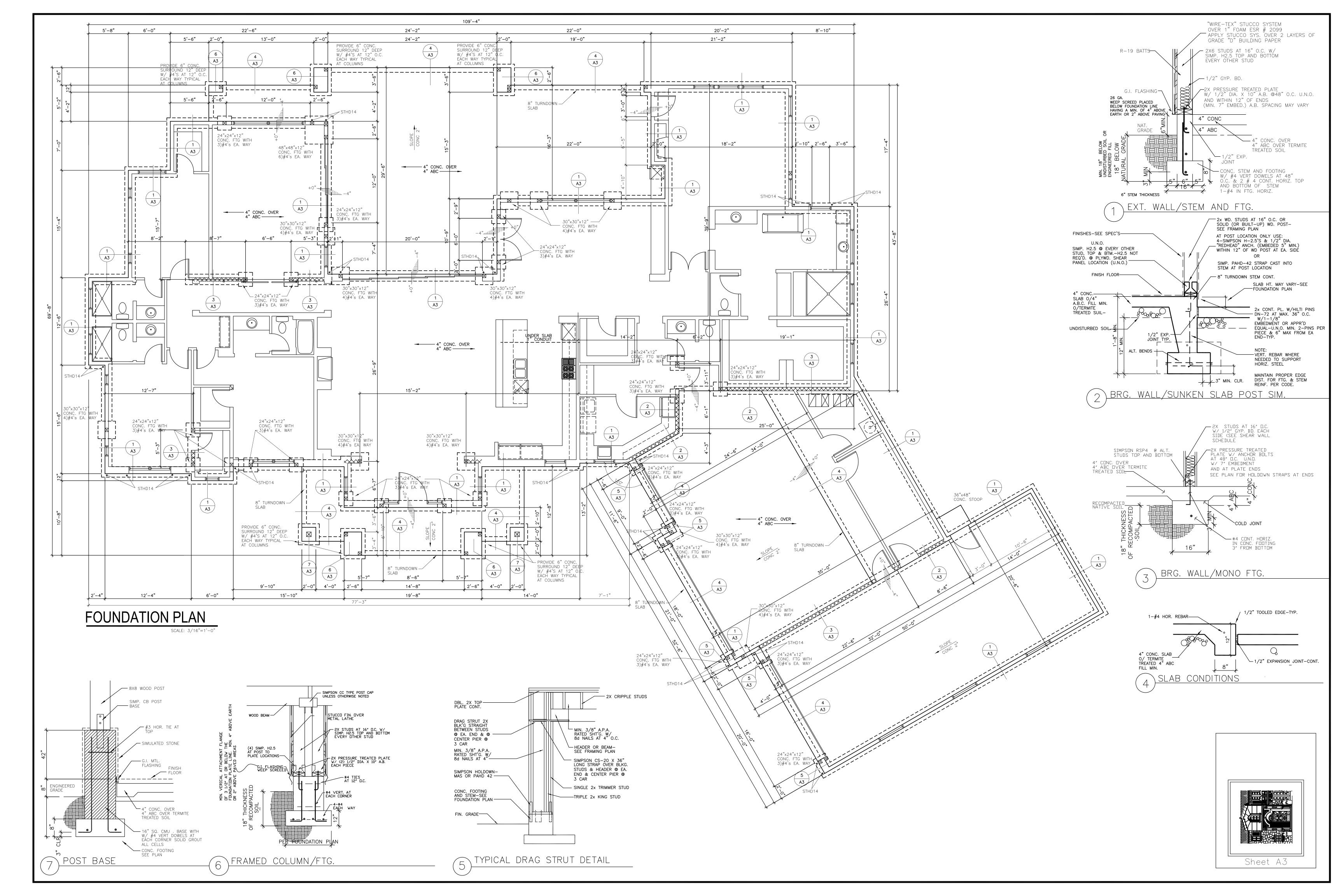
MANUFACTURER'S INSTALLATION INSTRUCTIONS AND A COPY OF APPLICABLE ICC/ESR RESEARCH REPORT WILL BE MADE

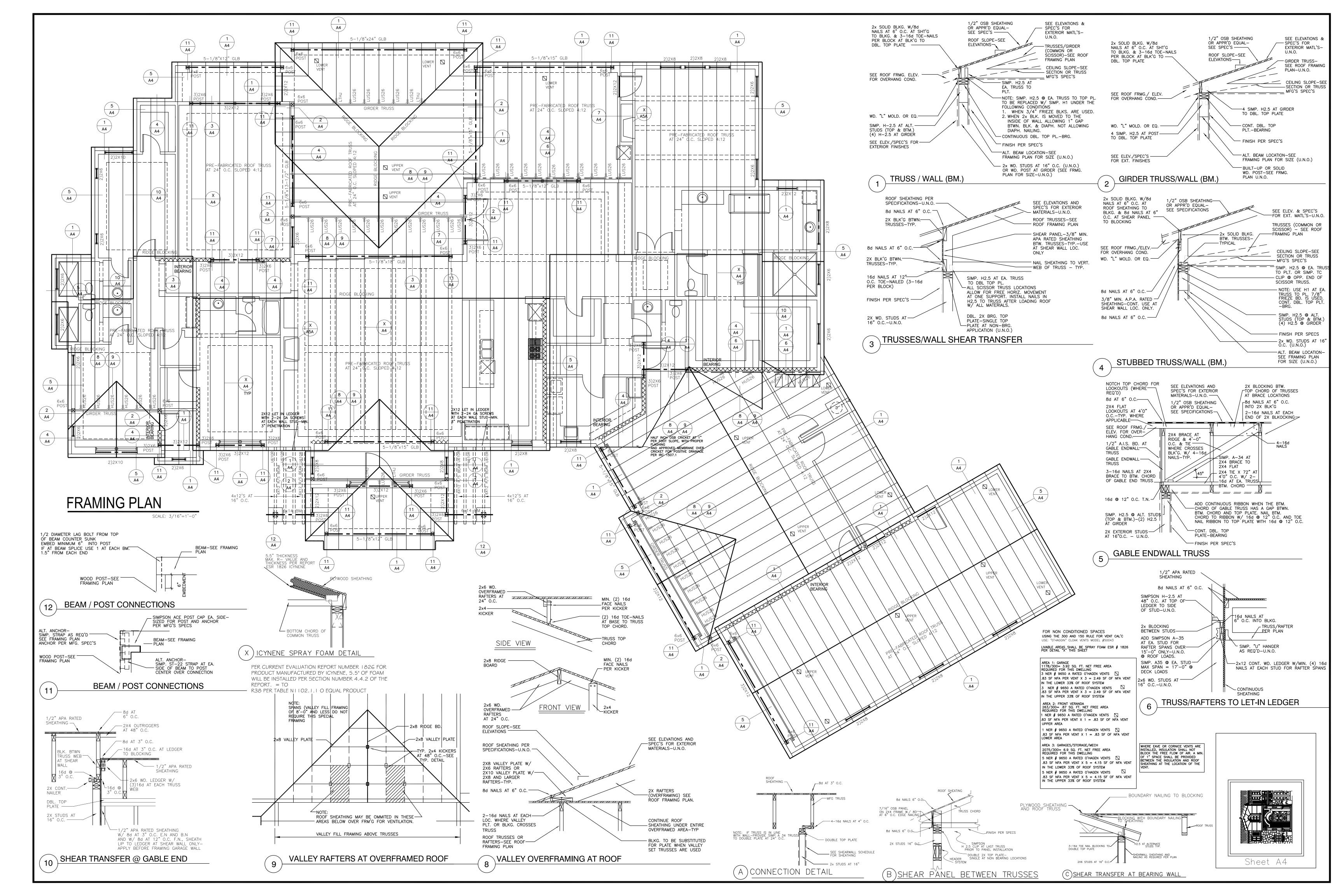
REV 06/25/18

Drosos e Planning 100 ERT, A7

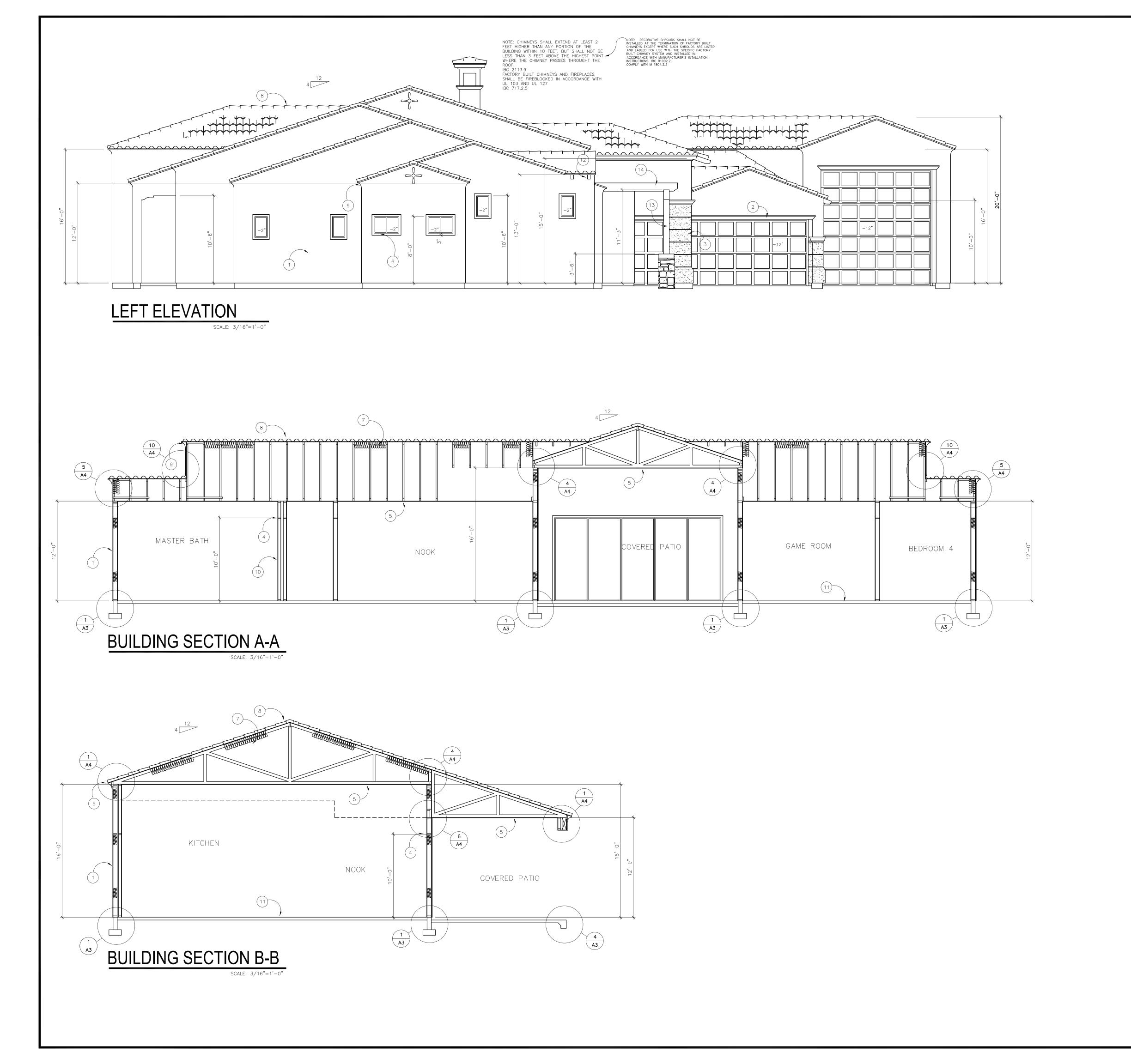
Sheet 1 of 7











ELEVATION/BUILDING SECTION KEYNOTES:

- 1) STUCCO WALL SYSTEM ERS-2099 OVER
 2) LAYERS GRADE 'D' BUILDING PAPER ON 3/8" SHEATHING OVER
 WOOD STUDS AT 16" O.C. WITH R-19 BATT INSULATION
- BETWEEN STUDS. PRE—FORMED CONCRETE PROJECTIONS/DETAILS AT WINDOWS AND DOORS LIMESTONE APPLICATION AT WHERE SHOWN
- 3) LIMESTONE APPLICATION AT WHERE SHOWN
 4) 2x BLOCKING/FIRESTOP AT ALL FURRED AREAS.
 5) 1/2" GYP. BD. TYPICAL SAG RESISTANT AT CEILINGS
 6) RECESSED SURROUND OR 3" WIDE BY 2" DEEP AT ALL DOORS/WINDOWS
 7) PRE-FABRICATED TRUSSES AT 24" O.C. WITH R-38 (MIN) SPRAYED INSULATION ESR-1826 BETWEEN TRUSSES (AT CHORD) IN ALL ATTIC SPACES GARAGE/BREEZEWAY AND MAIN RESIDENCE
 8) CONCRETE TILE ROOFING (ESR-1647) ON 1/2" APA RATED PLYWOOD SHEATHING. ROOF COVERING SHALL HAVE A MINIMUM OF CLASS "B" ROOF ASSEMBLY. INSTALL PER MANUFACTURERS INSTRUCTIONS.

- 9) STUCCOED FASIA
 10) TYPICAL INTERIOR WALL: 2x4'S AT 24" O.C. WITH 1/2" GYP. BD. EACH SIDE
 11) 4" CONCRETE OVER 4" ABC 12) EXPOSED TRUSS TAILS
- 13) 8x8 WOOD POST ON CMU BASES WITH SIMULTED STONE VENEER
 14) 4X12 LATTICE WORK AT 16" O.C.

