PLAN 1775

REPUBLIC HOMES

625 N. GILBERT RD., SUITE 104

GILBERT, AZ 85234

CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER CITY'S ADOPTING ORDINACES.

CITY OF CASA GRANDE
1994 UNIFORM BUILDING CODE
1994 UNIFORM MECH. CODE
1994 UNIFORM PLUMB. CODE
1994 UNIFORM FIRE CODE
1993 NATIONAL ELECTRICAL CODE

AREA

FIRST FLOOR	1775
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TOTAL LIVING	1775
GARAGE	373
OPT. THIRD CAR GARGE	156
PORCH	87
PATIO	160
OPT. BAY @ BEDROOM	24
TOTAL UNDER ROOF	2570

PROJECT DATA

LOCATION:
ADDRESS
CITY, STATE, ZIP

LEGAL DESCRIPTION:
SEE CIVIL PLAN

OCCUPANCY:
1994 UNIFORM BUILDING CODE: R-3, U-1

CONSTRUCTION TYPE:
VN

CONTACTS

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Republic Homes
Bill O'Brien (480) 539-6485
Architectural Drafing Service *
The Tektone Company *
Steven J. Preuss (602) 357-1858
Structural Engineer
Bingham Engineering - (602) 971-3033
Truss Engineer
(Company Name and phone number)
Mechanical Engineer
(Company Name and phone number)

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ARCHITECTURAL NOTES AND SPECIFICATIONS

GENERAL NOTES:

1. ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
2. SUBSTITUTIONS SHALL BE BY CHANGE ORDER ONLY. IF THE CONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, THE CONTRACTOR SHALL SUPPLY THE OWNER WITH SUFFICIENT INFORMATION TO MAKE AN ADEQUATE COMPARISON OF QUALITY AND COST.
3. VERIFY ALL DIMENSIONS PRIOR TO STARTING THE WORK. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
4. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. CONNECT WATER, GAS, ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
6. CONTRACTORS WILL WORK WITHIN THE GUIDELINES AND STANDARDS SET BY O.S.H.A.
7. THE CONTRACT DOCUMENTS ARE INTENDED TO REFLECT THE OWNERS INTENT. IF THE CONTRACTOR BECOMES AWARE OF ERRORS OR OMISSIONS IN THE DRAWINGS, SPEC'S, OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITH OUT GIVING NOTICE, THE CONTRACTOR MAY BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

PREMISES IDENTIFICATION

PREMISES IDENTIFICATION SHALL BE CONTRASTING COLOR AND LEGIBLE FROM THE STREET OR DRIVE DURING CONSTRUCTION.

ATTIC VENTILATION

1. PROVIDE ATTIC VENTILATION WITH LOUVERED & SCREENED VENTS AT GABLE ENDS EQUAL TO 1/150 OF ATTIC SPACE, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED THAT AT OF THE VENTILATING AREA IS PROVIDED BY EAVE OR CORNICE VENTS.

GLASS:

1. GLAZING IS REQUIRED TO COMPLY W/CHAPTER 24 1994 U.B.C. OR RELATED CITY CODE.
2. GLAZING IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR SHALL BE SAFETY GLASS. U.B.C. SEC. 2406
3. LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS TO COMPLY w/ SECTION 1203 U.B.C.

EXTERIOR MATERIAL:

1. STUCCO – USE I.C.B.O. APPROVED FIBER REINFORCED STUCCO SYSTEM WITH 1" POLYSTYRENE INSUL. BOARD, A.I.S. AT ATTIC AREAS W/ VAPOR BARRIER.
2. GYPSUM BOARD USED ON EXTERIOR SOFFITS MUST BE APPROVED EXTERIOR TYPE
3. EXTERIOR SOFFIT BOARD MUST BE SPECIFIED TYPE "MR" IDENTIFIED AND REFERRED TO AS "BROWN BOARD" I.C.B.O. #2240
4. MIN. INSULATION SHALL BE PROVIDED ADJACENT TO HABITABLE AREAS – R30 AT CEILING AND R7 AT MASONRY WALLS. REFER TO SHEET A4 FOR ADDITIONAL INFORMATION.

INTERIOR MATERIAL

1. 1/2" DRYWALL THROUGHOUT. 5/8" TYPE "X" AT GARAGE CEILING, BEARING WALL AND WALLS COMMON TO HOUSE, UNDER STAIRS AND IN STORAGE AREAS. GARAGE CEILINGS WITH LIVING SPACE ABOUT SHALL HAVE TWO LAYERS OF 5/8" TYPE "X".
2. GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS SHALL BE TYPE W.R. IDENTIFIED AND REFERRED TO AS "GREENBOARD "ICBO #1847
3. ALL DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR.

BUILT-UP ROOF:

1. 3 PLY BUILT UP ROOF: FIRST LAYER TO BE #30 FELT MECHANICALLY FASTENED TO ROOF SHEATHING: SECOND LAYER TO BE #15 FELT FULLY MOPPED. THIRD LAYER TO BE #15 FELT FULLY MOPPED AND HAVE 300# OF GRAVEL PER 100 SQ. FT. EMBEDDED INTO ROOFING SURFACE, OR DIBITEN POLY 4.5 ROOF SYSTEM. I.C.B.O. #4392

MECHANICAL

1. ATTIC MOUNTED AIR HANDLER SHALL INCLUDE:
   A. PLYWOOD PLATFORM FOR UNIT w/ CORE CLEARANCES
   B. LIGHT SWITCHABLE @ UNIT $ 110v OUTLET
   C. 2 CONDENSER LINES
   D. CATWALK TO UNIT NOT TO EXCEED 20'-0" IN LENGTH
2. CONDENSER UNIT SHALL BE GROUND MOUNTED AND SHALL NOT ENCROACH INTO REQUIRED SIDE YARD SET BACK.
3. AIR HANDLER OVER LIVABLE AREA SHALL HAVE EXTERNAL CONDENSATION PAN. INSTALL 3/4"^ COND. DRAIN (FROM EA. PAN) w/ P-TRAP & C.O. TO GRADE @ +6"
4. 4" DIA. DRYER VENT SHALL NOT EXCEED 14'-0" IN LENGTH AND 28'-0" FOR 5" DIA.
5. PROVIDE 100 SQ. IN. OF MAKE UP AIR FOR DRYERS.
6. PROVIDE 50 SQ. IN. VENT FOR COMBUSTION AIR FOR GAS WATER HEATER. VENTS SHALL BE WITHIN 12" OF CEILING AND FLOOR.

PLUMBING:

1. PLUMBING FIXTURES TO COMPLY WITH LOW FLOW FIXTURE ORDINANCE:
   WATER CLOSETS – 1.5 GAL/FLUSH MAX.
   SHOWER HEADS – 2.75 G.P.M. MAX.
   SINK FAUCETS – 2.5 G.P.M. MAX.
2. WATER HEATER TO BE 40 GAL. CAPACITY MIN.
3. HOT WATER SHALL BE THE LEFT FITTING.
4. WATER HEATER SHALL HAVE TEMP/PRESSURE RELIEF VALVE. RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN TWO FEET NOR LESS THAN SIX INCHES ABOVE GRADE
5. ALL WATER PIPES TO BE COPPER TYPE "L" UNDER SLAB, TYPE "M" ABOVE SLAB & PVC SCH 40 FROM METER TO HOUSE.
6. ALL WASTE AND VENT PIPE TO BE ABS
7. SHOWER & SHOWER TUB COMBINATION SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.

ELECTRICAL:

1. PROVIDE 200 AMP ELECTRICAL SERVICE.
2. PROVIDE 20' #4 COPPER WIRE @ FOOTING FOR UFER.
3. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED, INTERCONNECTED AND WITH BATTERY BACKUP.

SECURITY DEVICE NOTES:

"ALL MAIN OR FRONT ENTRY DOORS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN ONE-HUNDRED EIGHTY (180°) DEGREES OR THROUGH A WINDOW."

"OPEN SPACE BETWEEN TRIMMERS AND WOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN TWELVE (12") INCHES ABOVE & BELOW THE DEADBOLT STRIKE PLATE. DEAD-BOLT STRIKE PLATES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO WOOD JAMBS WITH NOT LESS THAN FOUR (4) No. 8 BY THREE INCH" SCREWS OR, WHEN ATTACHED TO METAL JAMBS, SHALL BE ATTACHED WITH NOT LESS THAN FOUR (4) No. 8 MACHINE SCREWS. MINIMUM PENETRATION IS 3/4 INCH INTO THE NEAREST STUD."

"ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE CORE OR METAL SKIN IN THE NON-GLAZED PORTION."

"EXTERIOR DOORS WITH HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE HINGES w/ NONREMOVABLE PINS, OR STANDARD PIN HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE HINGE PINS NOT LESS THAN THREE (3) 4 1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME w/ NOT LESS THAN FOUR (4) WOOD SCREWS OR TO METAL w/ NOT LESS THAN FOUR (4) #8 MACHINE SCREWS."

"ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED & INSTALLED OR EQUIPPED SO AS TO PROHIBIT THE RISING, SLIDING, OR REMOVAL OF THE SLIDING SECTION FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKING DEVICE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT."

"STRIKE PLATES SHALL BE ATTACHED TO WOOD W/ NOT LESS THAN FOUR (4) NO.8 BY 3" SCREWS W/ MIN. PENETRATION OF 3/4" INTO NEAREST STUD.

"ALL EXTERIOR SWINGING DOORS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:
1. HAVE A MINIMUM ONE-INCH BOLT THROW AND RECEIVING STRIKE PLATE HOLE ONE-QUARTER INCH DEEPER THAN THE PROJECTED BOLT THROW, AND
2. HAVE A WRENCH-RESISTANT COLLAR; AND
3. HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY; AND
4. BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY.

"ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED WITH AT LEAST TWO (2) LOCKING THROW OR FLUSH BOLTS, CYLINDER-TYPE LOCK, OR PADLOCK AND HASP.

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

"(ACCESS DOORS TO ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE.

"EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT RAISING, SLIDING OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. A PASSIVE WINDOW PANEL SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE TO PREVENT REMOVAL OF THE WINDOW GLASS.

"AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL HORIZONTAL AND VERTICAL SLIDING WINDOWS TO ALLOW THE WINDOW TO BE LOCKED IN A PARTIALLY OPEN, VENTILATING POSITION. ANY LOCKING DEVICE USED ON WINDOWS IN A SLEEPING ROOM SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

STRUCTURAL NOTES AND SPECIFICATIONS

SOIL:

1. SEE APPROVED GRADING PLAN.
2. ALLOWABLE SOIL PRESSURE – 1000 P.S.F. MINIMUM. MINIMUM FOOTING DEPTH SHALL BE MEASURED FROM THE TOP OF UNDISTURBED SOIL OR ENGINEER CERTIFIED COMPACTED FILL. FOOTING DEPTH SHALL COMPLY WITH SOILS REPORT, AND SHALL NOT BE LESS THEN 18".
3. MINIMUM FINISHED FLOOR ELEVATION WILL BE 12" PLUS 2% ABOVE LOW POINT OF LOT PER CURRENT UBC.
4. TREAT ALL AREAS UNDER FLOOR SLAB ON GRADE & ADJACENT TO ALL STEM WALLS FOR TERMITE PROTECTION. PROVIDE A WRITTEN GUARANTEE AGAINST TERMITE INFESTATION TO BEGIN AT DATE OF SUBSTANTIAL COMPLETION.

CONCRETE:

1. FOUNDATIONS – 2500 P.S.I. AT 28 DAYS, TYPE II CONC. 5 BAG.
2. FLOOR SLABS – 2500 P.S.I. AT 28 DAYS. MAX. SLUMP = 5-1/2". NO FLY ASH
3. PROVIDE CONSTRUCTION JOINTS AT 400 SQ. FT. MAXIMUM.
4. WALKS & DRIVES – 2500 P.S.I. AT 28 DAYS, NO FLY ASH.

MASONRY:

1. CONC. BLOCK UNITS – GRADE N; f'm = 1350 P.S.I.
   BRICK UNITS – GRADE A: F'm @ 2500 P.S.I.
2. GROUT – 2000 P.S.I.
3. MORTAR – TYPE S – 1800 P.S.I.
4. PROVIDE DURO-O-WIRE AT 16" O.C. VERT. IN HORIZ. JOINTS. 9 GAUGE WIRE MIN. LAP REINFORCEMENT 16"
5. ALL CELLS WITH REBAR TO BE GROUT FILLED.
6. MASONRY VENEER SHALL BE ANCHORED PER ONE OF THE METHODS SPECIFIED PER U.B.C. WITH A MINIMUM OF ONE 22 GA. GALVANIZED METAL ANCHOR FOR EACH TWO SQUARE FEET OF WALL AREA.

STRUCTURAL STEEL:

1. ASTM A-35, Fy = 36 KSI, STRUCTURAL TUBES SHALL BE ASTM A-500 (Fy-46 KSI)
2. BOLTS – ASTM A-307. LATEST AISC AND AWS CODES APPLY. ALL CONST. PER LATEST AISC HANDBOOK. MIN. EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT OR CONC. TO BE 7" U.N.O. ON PLANS.
3. ALL EXPANSION BOLTS TO BE "WEJ-IT", RAM-SET, OR RED HEAD PHILLIPS (I.C.B.O. APPROVED) TYPE WITH A 360° EXPANSIVE WEDGING ACTION.
4. SEE DETAILS FOR SIZE.

STRUCTURAL STEEL:

1. ASTM A-36, Fy = 36 KSI, STRUCTURAL TUBES SHALL BE ASTM A-500 (Fy – 46 KSI).
2. STEEL REINFORCING BARS SHALL BE DEFORMED GRADE 40, GRADE 60 FOR #6 AND LARGER. LAP VERTICAL BARS A MIN. OF 36 BAR DIAMETERS. TIE W/ APPROVED WIRE TIES.
3. LINTELS SHALL BE "POWERS" APPROVED STEEL LINTELS OVER MASONRY OPENINGS.
4. BOLTS – ASTM A-307. LATEST AISC AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AIC HANDBOOK. MIM. EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT OR CONC TO BE 7" U.N.O. ON PLANS.

LUMBER:

1. ALL SAWN LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY.
2. ROOF JOISTS, FLOOR JOISTS, BEAMS, LEDGERS, AND PLATES TO BE DOUGLAS-FIR LARCH #2 OR BETTER
3. STUD LENGTH GREATER THAN 8'-1" TO BE HEMLOCK-FIR # 2 OR BETTER. STUD LENGTH LESS THAN 8'-1" TO BE STUD GRADE OR BETTER.
4. AT NON-BRG. EXTERIOR GABLE ENDWALLS USE 2X4 HEM-FIR #2 OR BETTER AT 16" O.C. TO T.O. PLATE FOR SPANS 9'-0" TO 13'-0"; USE 2X4 HEM-FIR #2 STUDS OR BETTER AT 12" O.C. TO T.O. PLATE FOR SPANS 13'-0" TO 15'-0".
5. SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED LUMBER.

TRUSSES:

TRUSSES SHALL CONFORM TO U.B.C., AND BE MANUFACTURED BY CITY AND STATE APPROVED FABRICATOR. (AS REQ'D BY GOVERNING MUNICIPALITY) DESIGN SHALL BE SUBMITTED & SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS TO BE BUILT. SEAL SHALL BE DATED WITHIN THE LATEST CITY ADOPTED U.B.C. ALL TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM TOTAL LOADS.
-- 40 P.S.F. AT TILE ROOFS. -- 55 P.S.F. AT FLOORS AND WALKING DECKS.
-- 35 P.S.F. AT BUILT-UP AND FOAM ROOFS.

GLU-LAM BEAM:

1. WEST COAST DOUG. FIR./DOUG. FIR W/ Fo=2400 P.S.I. STRUCT. GRADE COMBINATION 24F
   A. SIMPLE_____V4
   B. CONTINUOUS/CANTILEVER_____V8
   C. OTHERS_____
2. BEAMS SHALL HAVE THE LATEST AITC CERTIFICATION AND GRADE STAMPS
3. FABRICATION AND HANDLING PER A.T.C. AND WCLA STANDARDS.
4. ADHESIVE FOR INTERIOR BEAMS, WATER RESISTANT GLUE ADHESIVE FOR PART OR FULL BEAM EXPOSED DIRECTLY TO RAIN WATER-PROOF GLUE.
5. ALL GLU-LAM BEAMS SHALL HAVE MINIMUM CAMBER EQUAL TO A RADIUS OF 2000 FEET UNLESS CAMBER IS NOTED ON PLANS.

SHEATHING:

1. ROOF SHEATHING SHALL BE 1/2" STD. GRADE SHEATHING (3-PLY) W/ EXTERIOR GLUE. SPAN INDEX RATIO 32/16 W STAMP OF APPROVED TESTING AGENCY OR ORIENTED STRAND BOARD (NER-108).
2. ROOF PLYWOOD SHALL BE NAILED W/ 8d AT 6" O.C., EDGES, BEARING & BOUNDARY 8d AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS OR 14 GA. X 1-3/4" LONG X 7/16" O.D. CROWN GALVANIZED WIRE STAPLES AT 6" O.C. AT EDGES AND BOUNDARY, AT 12" O.C. AT INTERMEDIATE (NER-272).
3. FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE UNDERLAYMENT. (48/24) GROUP 1 W/ EXTERIOR GLUE W/ STAMP OF AN APPROVED TESTING AGENCY OR ORIENTED STRAND BOARD (NER-108)
4. ALL FLOOR SHEATHING SHALL HAVE: 10d NAILS AT 6" O.C. AT EDGES AND BOUNDARY, 10" O.C. AT INTERMEDIATE.

FRAMING:

1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.
2. ALL BEARING STUD WALLS TO BE 2X4 AT 16" O.C. INTERIOR AND EXTERIOR UNLESS NOTED OTHERWISE.
3. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES.
4. ALL NON BEARING PARTITIONS SHALL BE 2X4 AT 24" O.C. U.N.O.
5. ROOF AND FLOOR SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES WITH PANEL EDGES STAGGERED AND FACE GRAIN PERPENDICULAR TO SUPPORT.
6. FIRE STOPS SHALL BE PLACED IN ALL CONCEALED SPACES IN WALLS, AT FURRED SPACES & AT FLOOR/CEILING LEVELS AS SO NO CONCEALED SPACE EXCEEDS TEN FEET. FIRE BLOCK THE TOPS OF ALL FRAMED COLUMNS
7. SEE FRAMING PLAN(S) FOR HEADERS OVER ALL OPENINGS IN EXTERIOR WALLS- UNLESS OTHERWISE NOTED.
8. USE DBL. STUDS UNDER BRG. POINTS OF GIRDER AND BEAMS- U.N.O. ON PLANS.
9. 1X4 DIAGONAL BRACING AT ALL EXTERIOR CORNERS & 25'-0" O.C. AND/OR 3/8" A.P.A. RATED SHEATHING (OR EQ.) SHEAR PANEL WHERE LET-IN BRACING IS NOT PERMITTED. 1x4 MAY BE USED FOR TEMPORARY SHORING AND TO RESIST RACKING DURING CONSTRUCTION ONLY.
10. ALL FRAMING MEMBERS SHALL BE BLOCKED AND BRIDGED PER U.B.C.

WELDING:

1. E70xx LOW HYDROGEN RODS

NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END.	2-8d
3. 1x6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
6 SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, @ BRACED WALL PANELS	16d @ 16" O.C. 3-16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE.	4-8, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	16d @ 16" O.C. 8-16d 3-8d
12. RIM JOIST TO TOP PLATE ,TOENAIL	8d @ 6" O.C.
13. TOP PLATES, LAPS, AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
23. BUILT-UP CORNER STUDS HIP JACK (7'-0" MAX. SPAN) TO HIP GIRDER	16d @ 24" O.C. 16d @ 24" O.C.

DESIGN LOAD CRITERIA

	LIVE LOAD (PSF)	DEAD LOAD (PSF)
FLOOR	40	10
ROOF (4/12 AND GREATER)	16	21
FLAT ROOF	20	15
PATIO	20	10
BALCONIES	60	10
DECK	40	10

HEADER SCHEDULE (NON-BEARING) :

SPAN UP TO 5'-0". ——— USE 2-2x4 HEADER
SPAN UP TO 7'-0". ——— USE 2-2x6 HEADER
SPAN UP TO 10'-0". ——— USE 2-2x8 HEADER

NOTE: ALL BEARING HEADERS ARE SPECIFIED ON THE PLANS. GABLE END WALLS ARE CONSIDERED NON-BEARING.

CEILING JOIST SPAN TABLE :

SIZE	SPACING	SPAN	SIZE	SPACING	SPAN
2x4 HEM-FIR#2	12"	9'-2"	2x8 DFL-2	12"	18'-6"
	16"	8'-7"		16"	15'-10"
	24"	6'-11"		24"	12'-10"
2x6 DFL-2	12"	14'-5"	2x10 DFL-2	12"	22'-3"
	16"	12'-9"		16"	18'-9"
	24"	10'-2"			

The Tektone Company
Architectural Drafting Services
8221 E. Coralbell Cir., Mesa, AZ 85208
PH. (602) 357-1858 FAX (602) 357-1858
REPUBLIC HOMES, L.L.C.
625 N. GILBERT RD., SUITE 104
GILBERT, AZ 85234
PH. (480) 539-6485 FAX (480) 539-6487

GENERAL SPECIFICATIONS

SHEET CONTENT:

PROJECT NO.: RH98-0504

DRAWN BY: DRAFTER

DATE: 12 JULY 99

REVISIONS

Rev.	DATE:
1	
2	
3	
4	

PLAN 1775

SHEET G-1