



ABBREVIATIONS ABOVE ABV EJ

| ABV | ABOVE | EJ |
|-----------|--------------------|----------|
| ADJ | ADJUSTABLE / | EQ |
| ADJACENT | | EQUIP |
| | | EXH |
| A/C | AIR CONDITIONING | |
| ADD'L | ADDITIONAL | EXIST |
| AFF | ABOVE FINISHED | EXT |
| FLOOR | | FAU |
| ALT | ALTERNATE | FIN |
| AB | ANCHOR BOLT | FX |
| ARCH | ARCHITECTURAL | WINDOW |
| | | |
| AUTO | AUTOMATIC | FR |
| BLW | BELOW | FLR |
| BM | BEAM | FD |
| BRG | BEARING | FLOUR |
| BTWN | BETWEEN | FT |
| | | |
| BLK | BLOCK | FTG |
| BLKG | BLOCKING | FND |
| BTM | BOTTOM | FURR |
| B/O | BOTTOM OF | FOS |
| BLDG | BUILDING | FG |
| BSL | BUILDING SETBACK | FJ |
| | BUILDING SETBACK | |
| LINE | | GA |
| CAB | CBBINET | GALV |
| CFH | CUBIC FEET PER | GC |
| HOUR | | CONTRAC |
| CL | CENTER LINE | GL |
| CLG | CEILING | GL BLK |
| CLG HT | | |
| | CEILING HEIGHT | GYP BD |
| CTR | CENTER | GYP |
| CLR | CLEAR (ANCE) | GI |
| CLO | CLOSET | HDW |
| СМ | CULTURED MARBLE | HDR |
| COL | COLUMN | HVAC |
| | | |
| COMB | COMBUSTION | VENTING |
| CONC | CONCRETE | COI |
| CPT | CARPET | HC |
| CMU | CONCRETE | /HANDYC |
| MASONRY | UNIT | h |
| CONST | CONSTRUCTION | НТ |
| | | |
| CONT | CONTINUOUS OR | HOR |
| CONTINUE | | HB |
| CJ | CONTROL JOIN | HR |
| СТ | CIRCLE TOP/FULL | IN |
| ARCH TOP- | | INCL |
| WINDOW | | INSUL |
| d | DEEP / DEPTH | INSULATE |
| | | |
| DTL | DETAIL | INT |
| DIAG | DIAGONAL | KIT |
| DIA | DIAMETER | LAV |
| DIM | DIMENSION | LDY |
| DISP | DISPOSAL | LIN |
| | DIVISION | LVR |
| DIV | | |
| DR | DOOR | LTG |
| DWG | DRAWING | MFR |
| DN | DOWN | MAS |
| ELECT | ELECTRIC (AL) | МО |
| ELEV | ELEVATION | MTL |
| | EACH | MAX |
| EA | | |
| EB | EYE BROW / EYEBALL | MECH |
| | | |

| EXPANSION JOINT EQUAL IP EQUIPMENT EXHAUST T EXISTING EXTERIOR FORCED AIR UNIT FINISH | |
|--|--|
| EQUAL IP EQUIPMENT EXHAUST T EXISTING EXTERIOR FORCED AIR UNIT FINISH | |
| IP EQUIPMENT EXHAUST T EXISTING EXTERIOR FORCED AIR UNIT FINISH | |
| EXHAUST T EXISTING EXTERIOR FORCED AIR UNIT FINISH | |
| EXTERIOR FORCED AIR UNIT FINISH | |
| FORCED AIR UNIT FINISH | |
| FINISH | |
| | |
| | |
| FIXED (PICTURE) | |
| NOC | |
| FRENCH | |
| FLOOR | |
| FLOOR DRAIN | |
| JR FLUORESCENT | |
| FOOT / FEET | |
| FOOTING | |
| FOUNDATION R FURRED (ING) | |
| R FURRED (ING) FACE OF STUD | |
| FINISH GRADE | |
| FLOOR JOIST | |
| GAUGE | |
| GAUGE GALVANIZED | |
| GENERAL | |
| TRACTOR | |
| GLASS, GLAZING | |
| LK GLASS BLOCK | |
| BD GYPSUM BOARD | |
| GYPSUM | |
| GALVANIZED IRON | |
| HARDWARE | |
| HEADER | |
| C HEATING / | |
| TING/AIR | |
| CONDITIONING | |
| HOLLOW CORE | |
| IDYCAP | |
| HIGH | |
| HEIGHT HORIZONTAL | |
| HOSE BIBB | |
| HOUR | |
| INCH | |
| INCLUDE (ED) (ING) | |
| IL | |
| | |
| ILATE/INSULATION | |
| ILATE/INSULATION INTERIOR | |
| | |
| INTERIOR KITCHEN LAVATORIY | |
| INTERIOR KITCHEN LAVATORIY LAUNDRY | |
| INTERIOR KITCHEN LAVATORIY | |
| INTERIOR KITCHEN LAVATORIY LAUNDRY LINEN LOUVER | |
| INTERIOR KITCHEN LAVATORIY LAUNDRY LINEN LOUVER LIGHTING | |
| INTERIOR KITCHEN LAVATORIY LAUNDRY LINEN LOUVER | |

TEMP TEMPERATURE

T.R.

T&G

THICK (NESS)

THRESHOLD

TONGUE AND

TO REMAIN

MASONRY OPENING THK

MAXIMUM

MECHANIC (AL)

MATERIAL / METAL THRES

| MC | MEDICINE CABINET |
|-----------|---------------------|
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| NTS | NOT TO SCALE |
| o/c | ON CENTER |
| OBS | OBSCURE |
| OPT | OPTION (AL) |
| ОН | OVERHEAD |
| OPNG | OPENING |
| PNL | PANEL |
| PBD | PARTICLE BOARD |
| PH | TELEPHONE |
| PL | PLATE |
| PT | PRESSURE TREATED |
| PLUMBING | |
| PLY | PLYWOOD |
| PVC | POLYVINYL |
| CHLORIDE | |
| PRV | PRESSURE RELIEF |
| VALV | |
| PSF | POUNDS PER |
| SQUARE F | ТОС |
| PSI | POUNDS PER |
| SQUARE IN | |
| PL | PROPERTY LINE |
| PR | PAIR |
| RAD | RADIOUS |
| REC | RECEPTACLE |
| REF | REFRIGERATOR |
| REINF | REINFORCE (D) (ING) |
| R/A | RETURN AIR |
| RM | ROOM |
| RO | ROUGH OPENING |
| R&S | ROD AND SHELF |
| SCH | SCHEDULE |
| SECT | SECTION |
| SGD | SLIDING GLASS |
| DOOR | |
| SH | SINGLE HUNG |
| WINDOW | |
| SHWR | SHOWER |
| SHT | SHEET |
| SIM | SIMILAR |
| SOF | SOFFIT |
| SC | SOLID CORE |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| STD | STANDARD |
| STL | STEEL |
| STRUCT | STRUCTURAL |
| SYS | SYSTEM |
| SHTG | SHEATHING |
| TV | TELEVISION |
| TEMP | TEMPERED / |
| TEMPEDAT | יוסר |

| D | VP VTR ROOF WC WP W W/ WNDW W/ WNDW W/o WD WH | VERTICAL VESTIBULE VERIFY IN FIELD VAPOR ROOF VENT THROUGH WATER CLOSET WATER PROOF (ING) WIDE / WIDTH WITH WINDOW WITHOUT WOOD WATER HEATER HORIZONTAL SLIDING = |
|---|---|---|
|---|---|---|

SUMMARY OF WORK

WHERE SPECIFIC INSTRUCTIONS IN THESE SPEC'S REQUIRE THAT A PARTICULAR PRODUCT AND/OR MATERIAL (S) BE INSTALLED AND/OR APPLIED BY AN APRV'D APPLICATOR OF THE MANUFACTURER, IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO ENSURE THE WORK BE DONE BY AND APPROVED APPLICATOR.

DIMENSION NOTE: IN GENERAL, DIMENSIONS ON ARCHITECTURAL SHEETS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDED FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSIONS STRINGS WITH OVERALL DIMENSION STRINGS.

ALL MATERIALS AND/OR SIZES ARE THOSE SPECIFIED BY EITHER THE BUILDER OR PROJECT ENGINEER. ALL DESIGNS, MATERIALS, & PROCEDURES ARE THOSE OF THE CLIENT AND OR BUILDER.

ALL REFERENCES TO AND DRAWINGS OF "EXISTING CONSTRUCTION" ARE BASED ON DRAWINGS PROVIDED TO TECHNE DESIGN BY OWNER

INDIVIDUAL SUB-CONTRACTORS AND/OR ENGINEERS SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY & CONSISTENCY OF THEIR RESPECTIVE CONSTRUCTION DOCUMENTS INCLUDED IN THIS SET.

DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS.

SAN JUAN RESIDENCE 2144 E SAN JUAN AVE PHOENIX, AZ 85016

READ ALL SHEETS PRIOR TO CONSTRUCTION, ALL CONSTRUCTION MUST ADHERE TO CITY APPROVED CONSTRUCTION DOCUMENTS

MINIMUM MATERIAL SPECIFICATIONS PER ATTACHED SHEET (S)

ARCHITECTURAL SYMBOLS

| SECTION INDICATOR | |
|-------------------------|---------------------------|
| | SECTION INDICATOR |
| DETAIL REFERENCE | ONELTNOMBER |
| 000 | DETAIL NUMBER |
| XX/ | SHEET NUMBER |
| ELEVATION NODE | |
| 9'-3 /2" ± - | ELEVATION HEIGHT |
| T.O.R. | ELEVATION LOCATION |
| NOTE MARKER | |
| $\overline{\mathbf{v}}$ | NOTE INDICATOR |
| -5 - | NOTE NUMBER |
| OFFSET REFERENCE | DIFFERENCE IN FLOOR LEVEL |

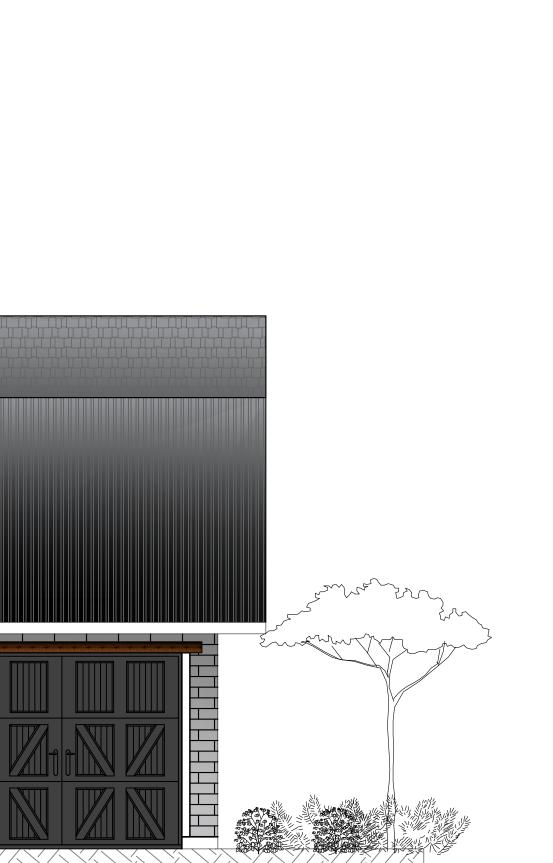
BUILDING CODES

2018 INTERNATIONAL BUILDING CODES.(IBC) 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2018 UNIFORM PLUMBING CODE(UPC)

2018 INTERNATIONAL PLUMING CODES (IPC)

2017 NATIONAL ELECTRICAL CODE /NFPA-70 *WITH CITY OF PHOENIX CODES AND AMENDMENTS



SHEET INDEX:

| CS: A0: GAN: D1: A1: A1: A1: A1: A2: A3: A4: AD: E1: E2: P1 M1: M2: GSN: S1: S2: S3: SD1: | COVER SHEET SITE PLAN GENERAL ARCHITECTURAL NOTES DEMOLITION PLAN FLOOR PLAN DIMENSIONAL PLAN ELEVATIONS SECTIONS ROOF PLAN ARCHITECTURAL DETAILS ELECTRICAL LIGHTING PLAN ELECTRICAL LIGHTING PLAN ELECTRICAL POWER PLAN PLUMBING PLAN MECHANICAL PLAN 1 MECHANICAL PLAN 2 GENERAL STRUCTURAL NOTES FOUNDATION PLAN FRAMING PLAN SHEAR/BRACE PLAN FOUNDATION DETAILS |
|--|---|
| - | SHEAR/BRACE PLAN |
| SD1: SD2: | FOUNDATION DETAILS FRAMING DETAILS |
| | |

ARQM LLC

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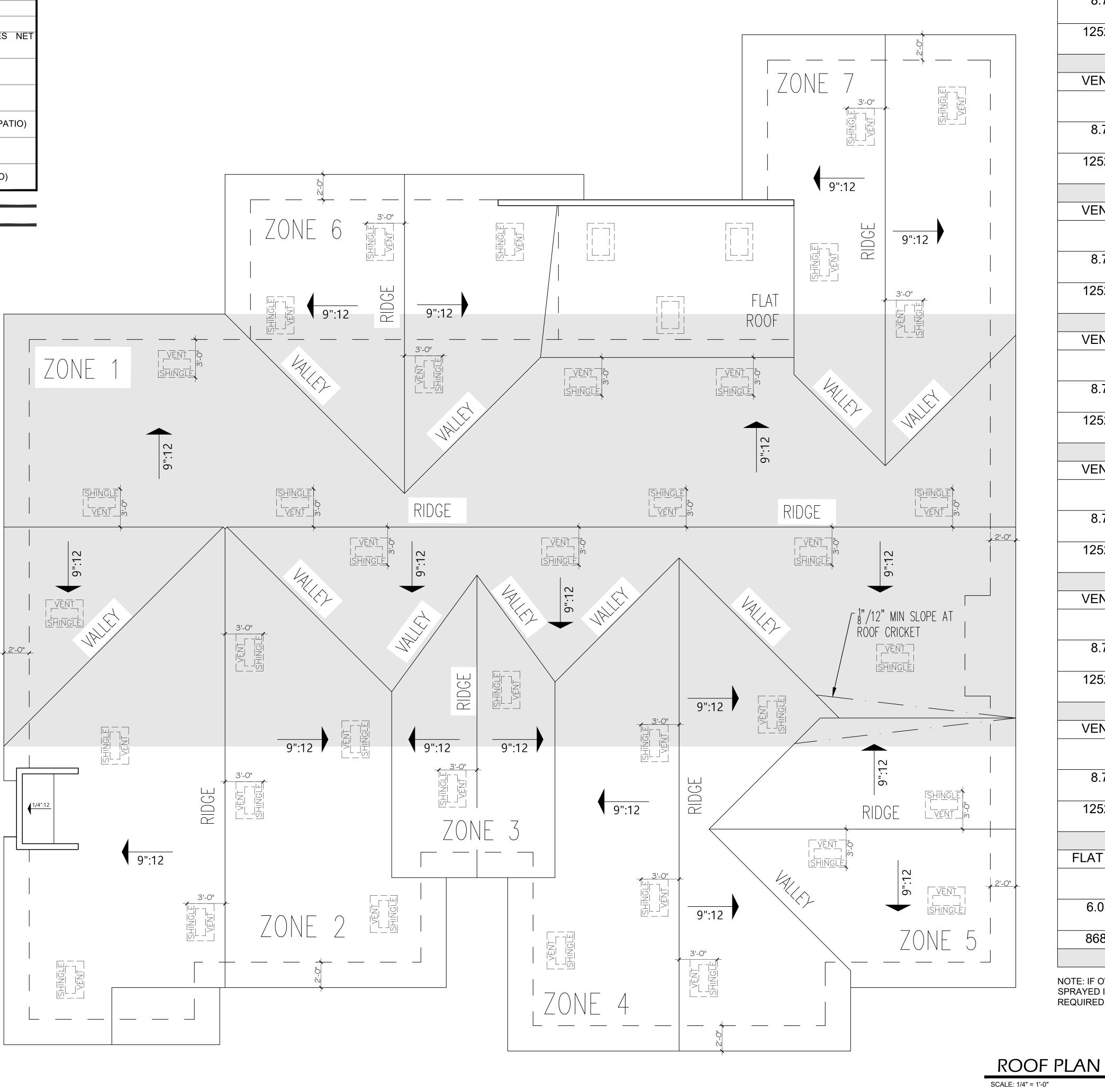
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| CONTACT: | | | | |
|-------------------------|--|--|--|--|
| L (623) 853 3751 | | | | |
| DRAWN BY: | | | | |
| Andres Chavez | | | | |
| CHECKED BY: | | | | |
| AROM LLC | | | | |
| DATE: | | | | |
| 7/20/2023 | | | | |
| SCALE: | | | | |
| PER PLAN | | | | |
| SHEET: | | | | |
| CS | | | | |
| | | | | |

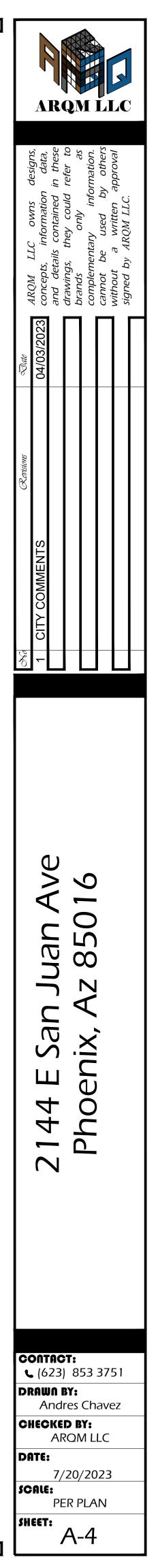
| LEGEND (NON ALL USED) Image: 22"x30" ATTIC ACCESS-PROVIDE 30" HEADROOM AT ALL ACCESS LOCATIONS. A.H.U. LOCATED IN ATTIC SPACE(VERIFY LOCATION). INSULATE AND WEATHER STRIP PER IRC SECTION N1102.2.4. LINE OF BUILDING O'HAGIN SHINGLE VENT SQUARED BOX VENT 98.75SQUARE INCHES NET VENTILATION (SBCCI-9650A) FLAT ROOF VENTILATION 18"X18" 324 SQUARE INCHES NET VENTILATION 2,293 TOTAL ROOF SQ.FT. (WITHOUT COVERED PATIO) 2,610 TOTAL ROOF WITH OVERHANG SQ.FT. (WITHOUT COVERED PATIO) |
|---|
| Image: Strip Per IRC Section N1102.2.4. Image: O'HAGIN SHINGLE VENT SQUARED BOX VENT 98.75SQUARE INCHES NET VENT VENT VENT FLAT ROOF VENTILATION 18"X18" 324 SQUARE INCHES NET VENTILATION 2,293 TOTAL ROOF SQ.FT. (WITHOUT COVERED PATIO) |
| |
| SHINGLE O'HAGIN SHINGLE VENT SQUARED BOX VENT 98.75SQUARE INCHES NET VENTILATION (SBCCI-9650A) VENT FLAT ROOF VENTILATION 18"X18" 324 SQUARE INCHES NET VENTILATION 2,293 TOTAL ROOF SQ.FT. (WITHOUT COVERED PATIO) |
| VENT VENTILATION (SBCCI-9650A) Image: Sector of the sector of |
| 2,293 TOTAL ROOF SQ.FT. (WITHOUT COVERED PATIO) |
| |
| 2,610 TOTAL ROOF WITH OVERHANG SQ.FT. (WITHOUT COVERED PATIO) |
| |
| 2,413 TOTAL ROOF (WITH COVERED PATIO) |
| 2,748 TOTAL ROOF WITH OVERHANG SQ.FT. (WITH COVERED PATIO) |

LEGEND:

MAIN GABLE ROOF



| VENT CALCUL | ATOR - ZONE 1 |
|------------------------|------------------------------|
| 1701 | 5.67 SQ.FT. |
| 8.7X144 | 816.48 SQ.FT. |
| | |
| 1252.80/72 | 11.34 |
| | REQUIRED |
| | ATOR - ZONE 2 3.21 SQ.FT. |
| 8.7X144 | 461.76 SQ.FT. |
| 1252.80/72 | 6.41 |
| 7 VENTS F | REQUIRED |
| | ATOR - ZONE 3 |
| 249 | 0.83 SQ.FT. |
| 8.7X144 | 119.52 SQ.FT. |
| 1252.80/72 | 1.66 |
| 2 VENT R | EQUIRED |
| | ATOR - ZONE 4 |
| 694 | 2.31 SQ.FT. |
| 8.7X144 | 333.12 SQ.FT. |
| 1252.80/72 | 4.63 |
| | EQUIRED |
| | ATOR - ZONE 5 |
| 397 | 1.32 SQ.FT. |
| 8.7X144 | 190.56 SQ.FT. |
| 1252.80/72 | 2.65 |
| | |
| | ATOR - ZONE 6 |
| 480 | 1.60 SQ.FT. |
| 8.7X144 | 230.40 SQ.FT. |
| 1252.80/72 | 3.20 |
| | |
| | ATOR - ZONE 7 1.89 SQ.FT. |
| | T.03 OQ.I⁻T. |
| 8.7X144 | 272.16 SQ.FT. |
| 1252.80/72 | 3.78 |
| | |
| | IT CALCULATOR 1.35 SQ.FT. |
| 6.03X144 | 193.92 |
| 868.80/72 | 2.69 |
| 3 VENT R | EQUIRED |
| NOTE: IF OWNER / DEVEL | |
| SPRAYED INSULATION NO | |
| | |
| σι ανι | |



LEGEND

------ PROPERTY LINE. - SL - SET BACK LINE. ---·CL--- CENTRAL LINE OVERHANG _____ - WL ---- WATER LINE 200 AMP PANEL ELECTRICAL GM GAS METER

S/W R/W. P.U.E. B.S.L. F.F.E. WM

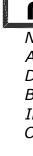
— FO — FIBER CABLE EXISTING SIDEWALK **RIGHT OF WAY** PUBLIC UTILITY EASEMENT BUILDING SETBACK LINE FINISH FLOOR ELEVATION WATER METER

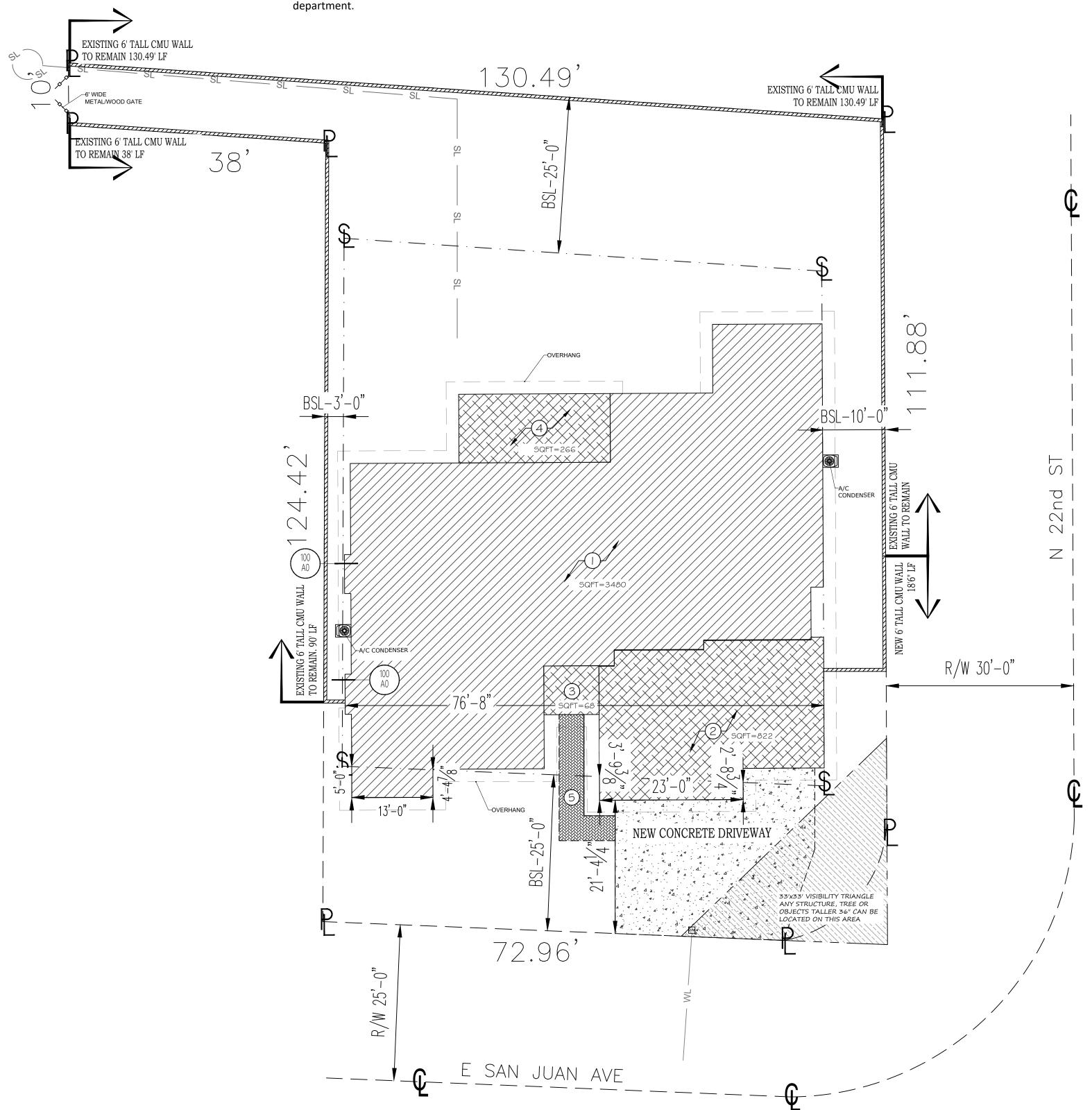
LIVABLE

(NOT ALL USED)

NOT LIVABLE

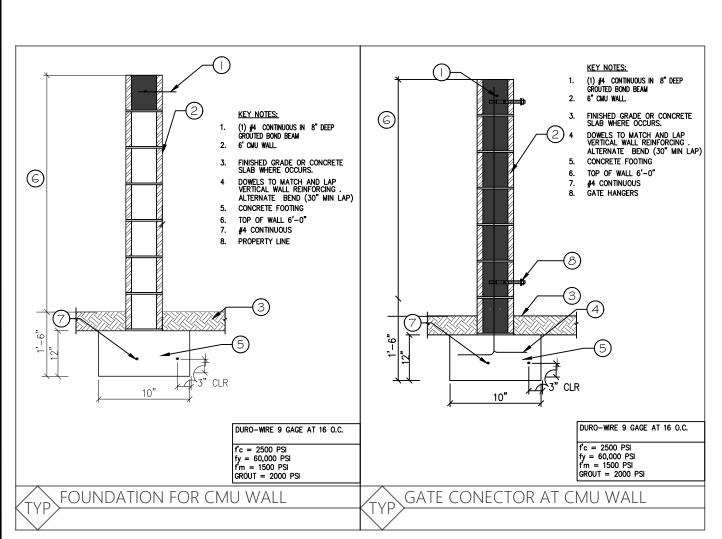
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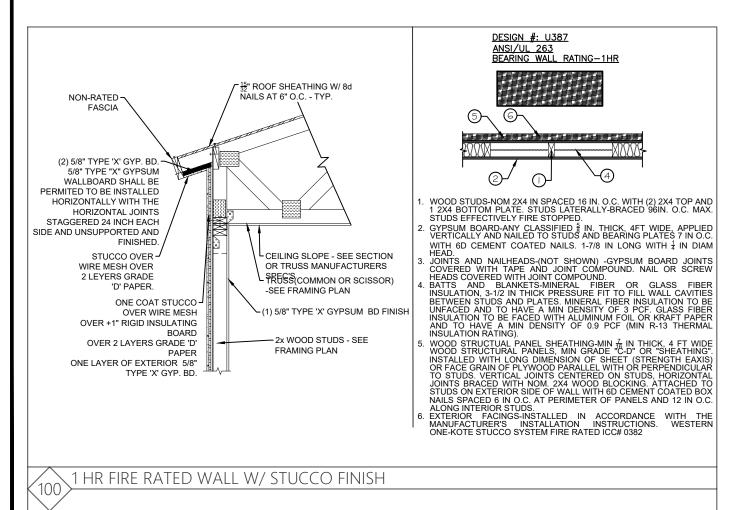


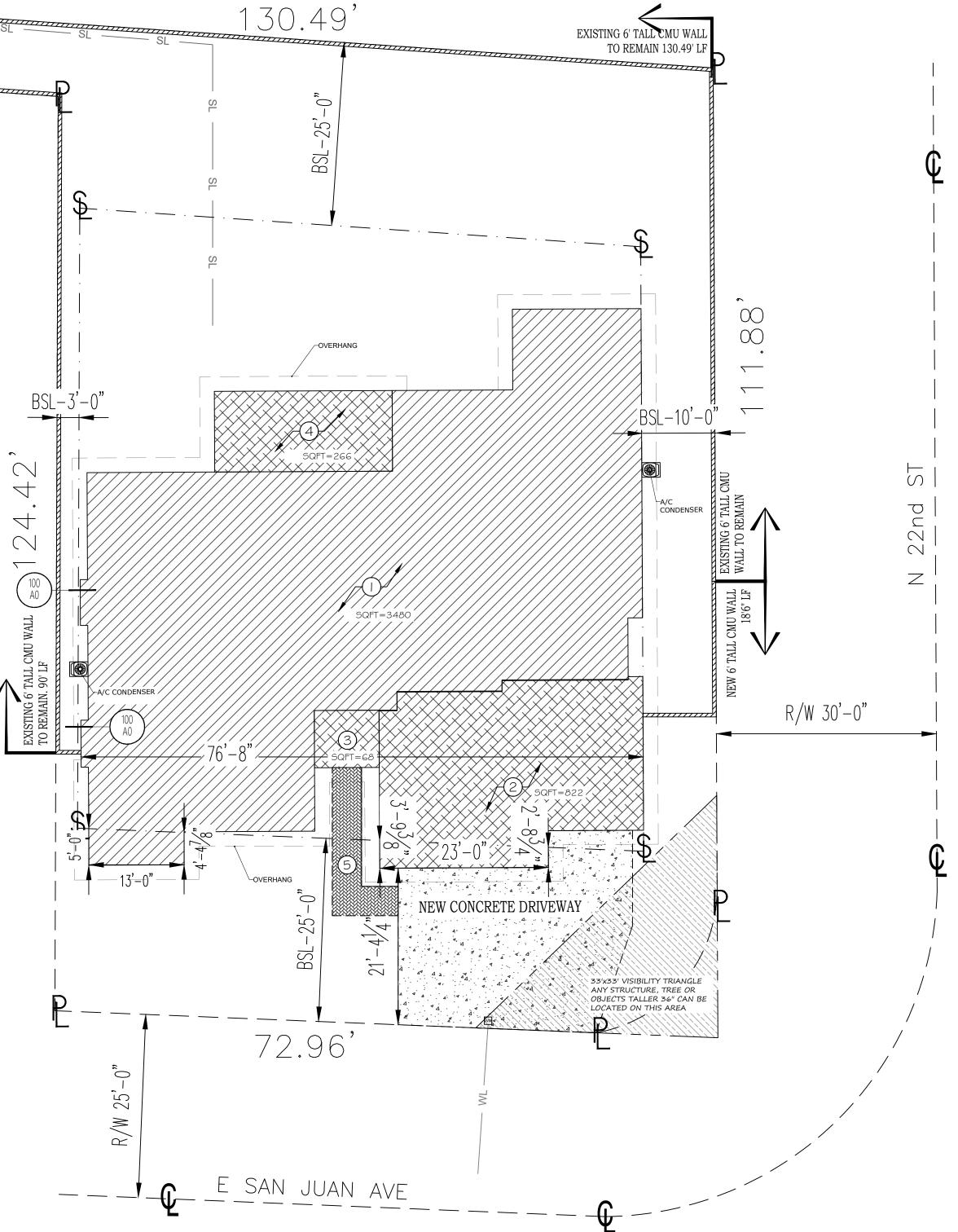


GENERAL NOTE:

- SPRINKLER LOCATIONS ARE NOT TO SCALE.
- 2. ALL MATERIALS WILL BE NEW AND INSTALLED ACCORDING TO LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. 3. PIPE LOCATIONS ARE DIAGRAMMATIC.
- WATERLINES SHOWN ARE ESSENTIALLY DIAGRAMMATIC. ESTABLISH LOCATIONS OF ALL IRRIGATIONS HEADS, VALVES, PIPING, WIRING, ETC. AT THE TIME OF CONSTRUCTION.
- 5. SPRINKLER CONTRACTOR SHALL GUARANTEE 100% COVERAGE IN ALL LANDSCAPED AREAS.
- 6. BUDDLERS ARE TO BE LOCATED NO CLOSER THAN 18" TO SHRUBS AND 36" TO TRESS.
- 7. ALL OTHER SPECIFICATIONS ARE IN ACCORDANCE WITH THOSE FOR THE CITY.
- 8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR LOCATION AND INSTALLATION OF ANY REQUIRED CHECK VALVES FOR LOW LYING AREAS.
- 9. ALL VALVES TO BE INSTALLED IN APPROPRIATE SIZED VALVE BOXES SO AS TO ACCOMMODATE EASY ACCESS AND MAINTENANCE.
- 10. P.V.B. RISERS TO BE GALV. COPPER OR BRASS.
- 11. ALL 24 VOLT WIRING TO BE 140 UF UL SOLID COPPER SINGLE STRAND ONLY. COMMON WIRE AND CONTROL WIRE TO BE SEPARATE COLORS.
- 12. ALL 24 VOLTS VALVE WIRING WILL BE INSTALLED USING CONNECTIONS-FREE WIRE RUNS FROM CONTROLLER TO VALVE, CONNECTIONS MADE AT THE VALVE WILL BE DRI-SPLICED USING CORRECT CONNECTOR SPEARS MODEL NO. DS-100 OR EQUAL AND APPROVED SEALER SPEARS MODEL NO DS-300 OR EQUAL.
- 13. ALL MATERIALS WILL BE NEW AND INSTALLED ACCORDING TO LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.







KEY NOTES

- MAIN HOUSE (LIVABLE)
- NEW 3 CAR GARAGE (NOT LIVABLE)
- NEW FRONT PORCH (NOT LIVABLE)
- NEW REAR PATIO (NOT LIVABLE)

NOTE

NOTE: PROPERTY LINE DIMENSIONS ON SITE PLAN ARE OBTAINED FROM COUNTY ASSESSOR'S WEBSITE AND ARE TO BE USED AS A POINT OF REFERENCE ONLY. FOR EXACT DIMENSIONS, PLEASE CONTACT A REGISTERED SURVEYOR. ARQM Architect SHOULD NOT BE HELD LIABLE IF THE DIMENSIONS FOUND ON COUNTY ASSESSOR'S WEBSITE ARE INACCURATE, IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO GET A SURVEY OF THE PROPERTY.

(5)

(6)

(8)

NEW SIDEWALK

EXISTING 6' TALL CMU WALL TO REMAIN

RETAINING WALL TO REMAIN

NEW RETAINING WALL

IRC R106.1.1 Get water meter location form City of Phoenix water

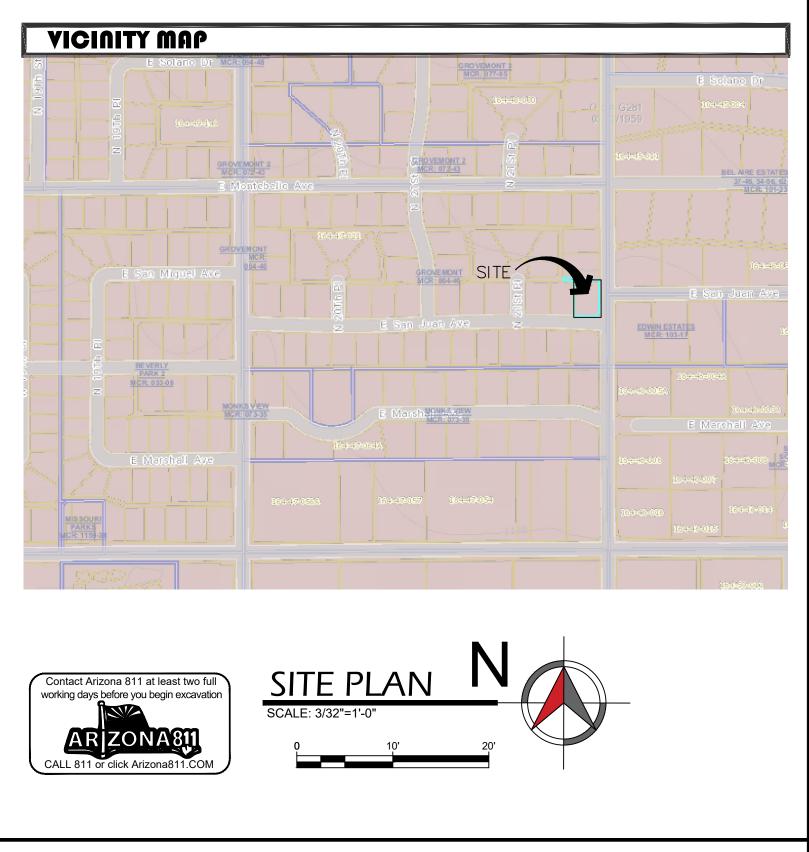
BUILDING CODES

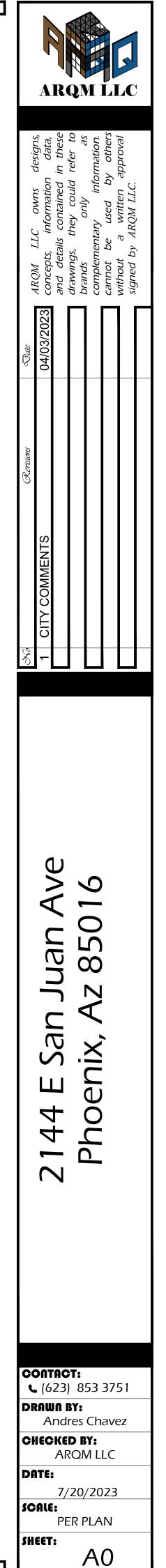
2018 INTERNATIONAL BUILDING CODES. 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL EXISTING BUILDIN 2018 INTERNATIONAL ENERGY CONSERVA 2018 INTERNATIONAL PLUMING CODES (2018 INTERNATIONAL MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE (NEC) 2018 INTERNATIONAL FUEL GAS CODE (IF 2018 INTERNATIONAL GREEN CONSTRUCT

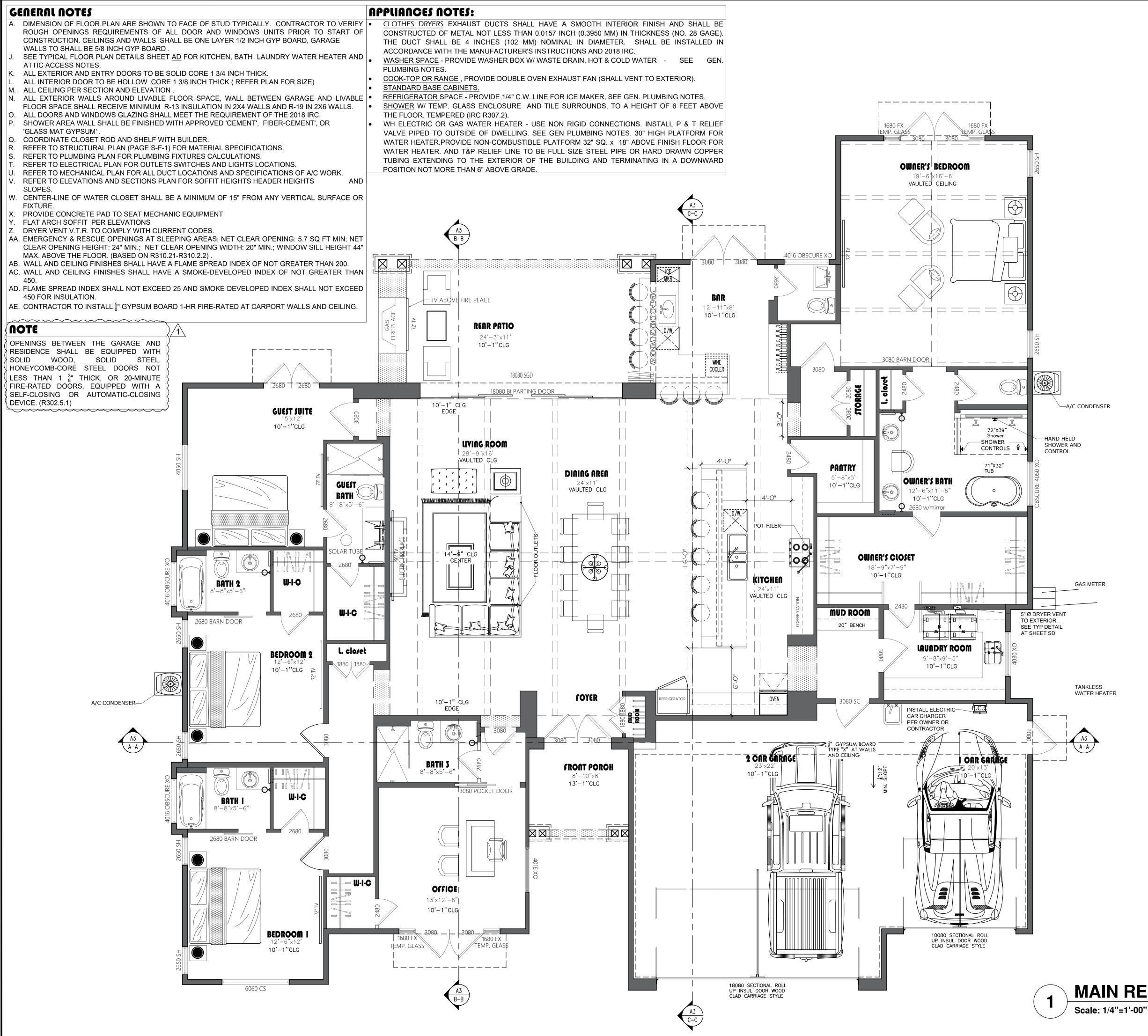
| | N RESIDEN | CE | | | | | |
|---|--|---|--|----------------|-------|--|--|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| JURISDICTION | N: P | HOENIX | | | | | |
| ZONING: R1-10 LOT #:38 CONSTRUCTION YEAR: 1956 PROJECT DESCRIPTION: | | | | | | | |
| | | | | NEW RESIDENCE | | | |
| | | | | WNER'S INFORMA | TION: | | |
| DANCO |) HOMES LL | C | | | | | |
| | | | | | | | |
| AREAS | | | | | | | |
| | 3480 | SQ. FT. | | | | | |
| | 5400 | 00.11. | | | | | |
| | | | | | | | |
| NON-LIVABLE | 822 | SQ. FT. | | | | | |
| | | | | | | | |
| NON-LIVABLE | 68 | SQ. FT. | | | | | |
| | | | | | | | |
| NON-LIVABLE | 266 | SQ. FT. | | | | | |
| | 200 | | | | | | |
| TOTAL AREA | | | | | | | |
| BLE | 3480 | SQ. FT. | | | | | |
| ΔRI F | 1 156 | SQ. FT. | | | | | |
| | 1,100 | | | | | | |
| TOTAL (LIVABLE+ NOT LIVABLE) LOT SIZE | | SQ. FT. | | | | | |
| | | SQ. FT. | | | | | |
| ERAGE | 38.32 | % | | | | | |
| OVERAGE | 40 | % | | | | | |
| | SAN JUA ARCEL# (APN) : 164 ROPERTY INFORM S/T/R: JURISDICTION ZONING: CONSTRUCTION ZONICON Z | 164-47-038ROPERTY INFORMATION:S/T/R:15 2N 31JURISDICTION:PZONING:R1-10 LOCONSTRUCTION YEAR:ROJECT DESCRIPTION:NEW RESIDENCEWNER'S INFORMATION:DANCO HOMES LLOMNON-LIVABLE3480NON-LIVABLE822NON-LIVABLE68NON-LIVABLE266TOTAL AREA3480ABLE3480ABLE1,156NOT LIVABLE4,636IZE38.32 | | | | | |

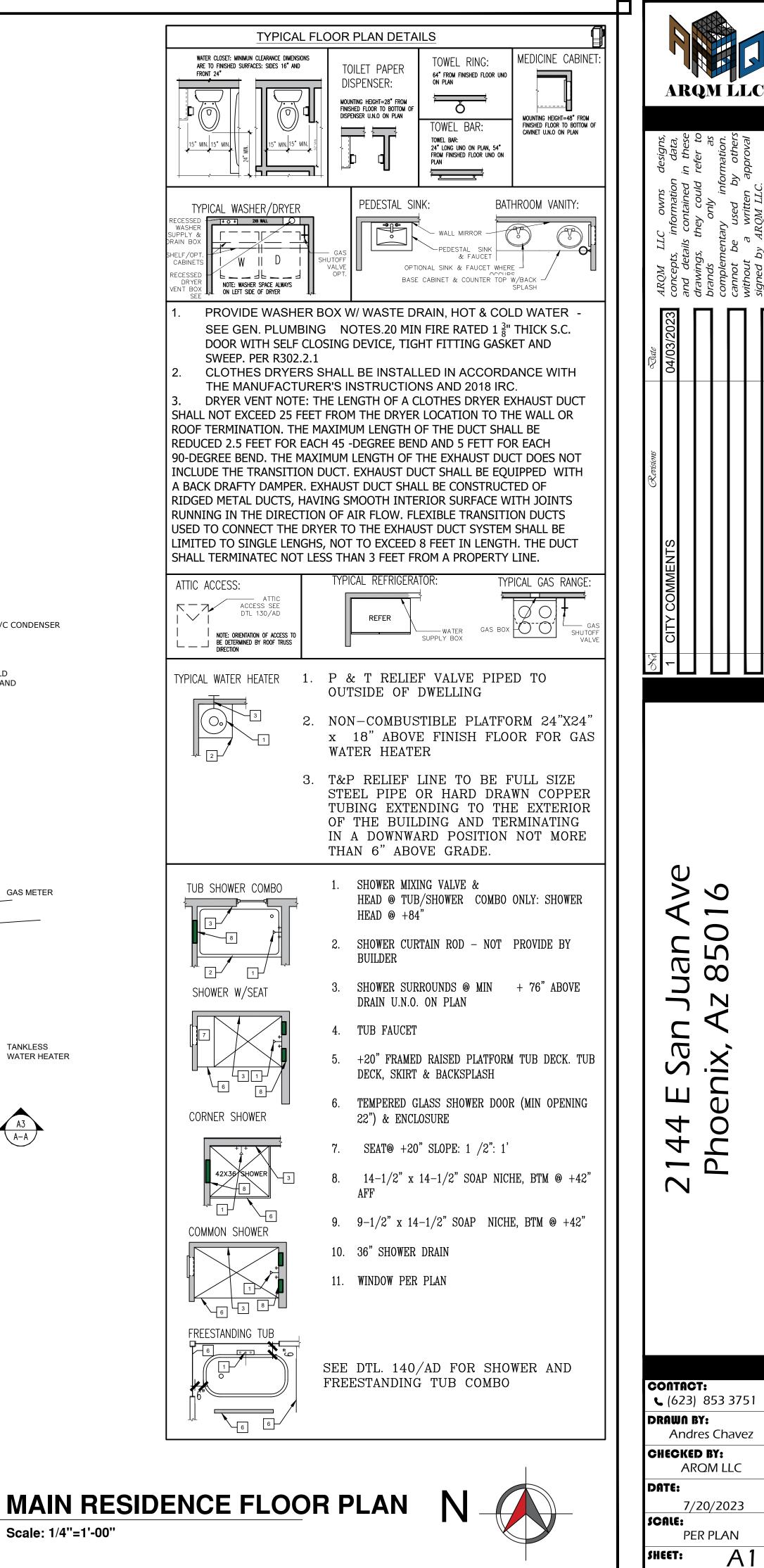
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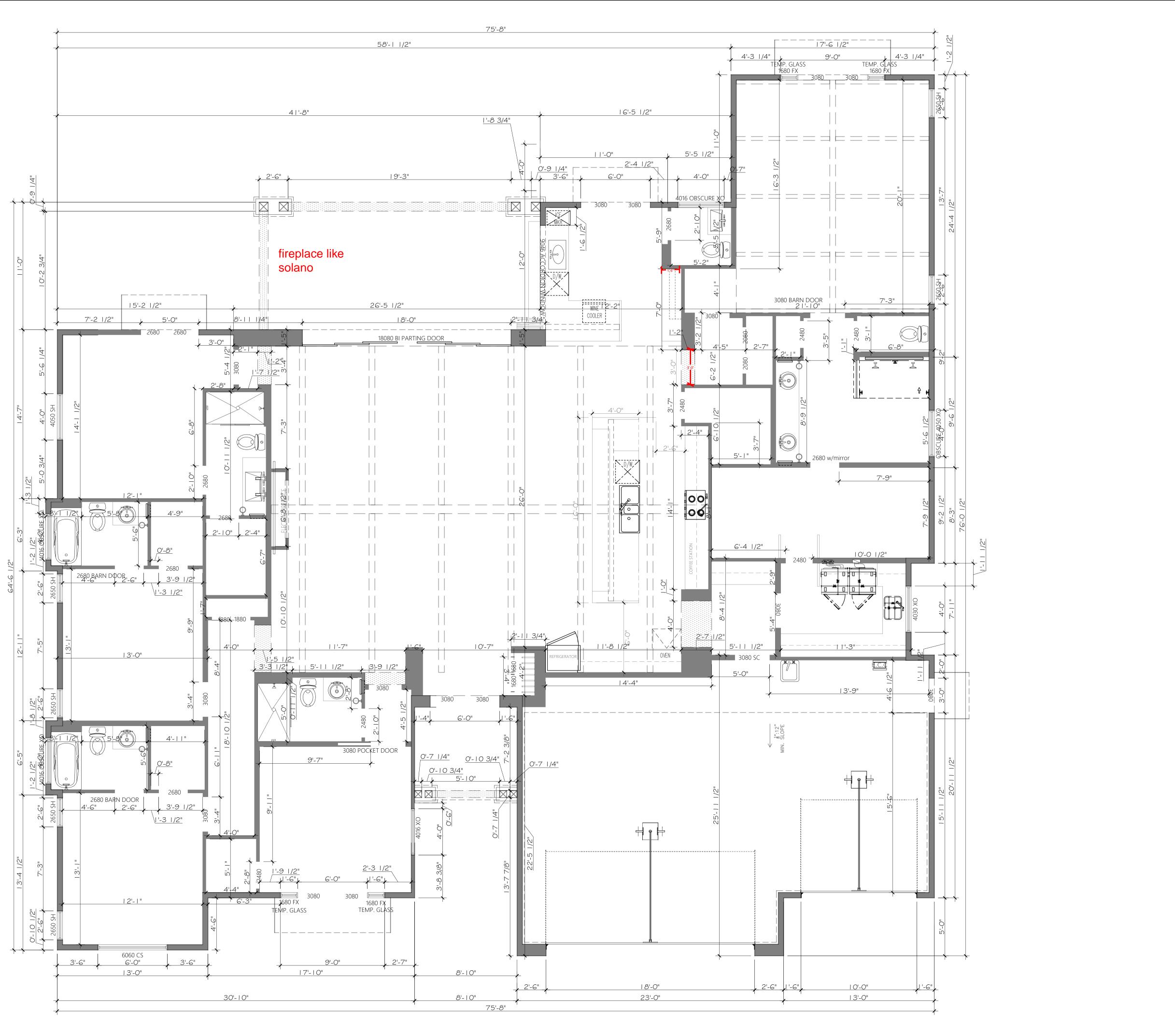
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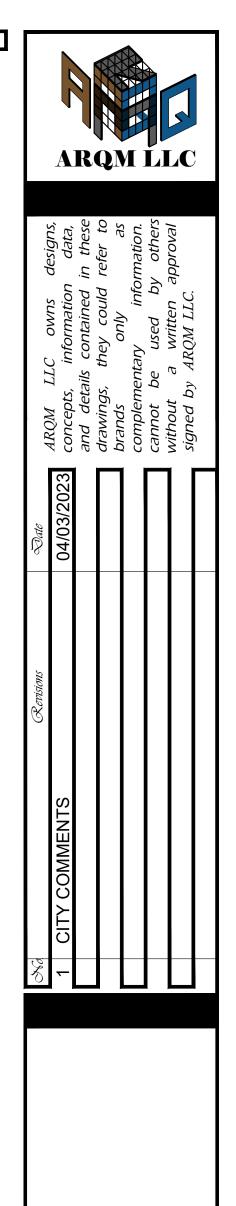






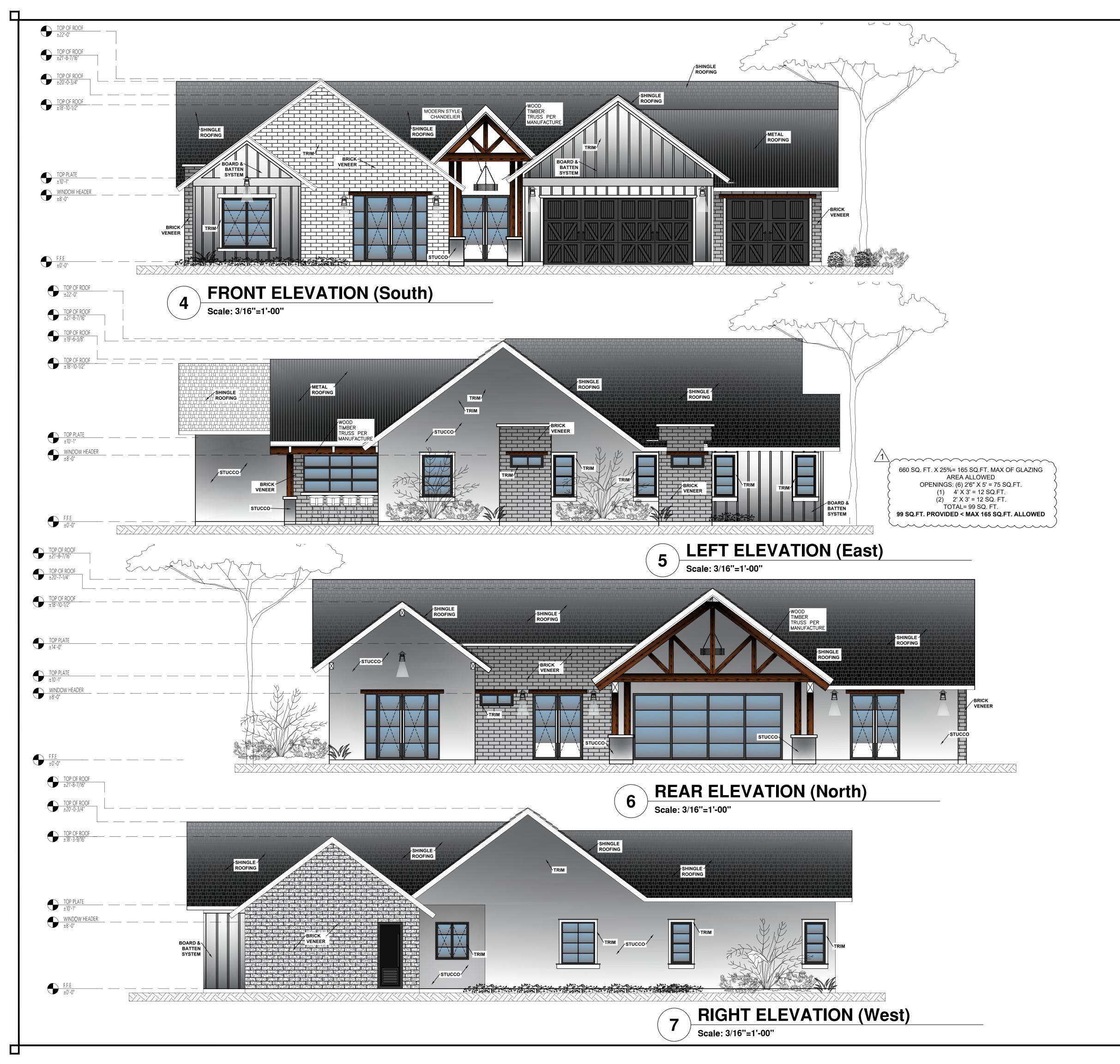
DIMENSIONAL PLAN

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



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| CONTACT: | | | | |
|-------------------------|--|--|--|--|
| L (623) 853 3751 | | | | |
| DRAWN BY: | | | | |
| Andres Chavez | | | | |
| CHECKED BY: | | | | |
| AROM LLC | | | | |
| DATE: | | | | |
| 7/20/2023 | | | | |
| SCALE: | | | | |
| PER PLAN | | | | |
| SHEET: A1.1 | | | | |



GENERAL ELEVATION NOTES

- A. ONE(1) COAT STUCCO SYSTEM (ESR-2323) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(U.N.O) SUBSTRATE:
 - 1) FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE
 - 2) ABOVE TOP PLATE:1" INSULATIONS FOAM BOARD,EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- B. MAG ONE-COAT STUCCO COMPLIANCE PROGRAM, ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURERS APPROVED INSTALLERS. AN APPROVED WEATHER-RESISTIVE BARRIER SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.
- PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS. SEE TYP. DETAIL
 PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOWS
- J. PROVIDE CONTINUOUS SEALANT BEAD WHERE STUCCO ABUTS WINDOWS AND DOORS FRAME SO AS TO PROVIDE A WEATHER RESISTIVE BARRIER.REFER TO DETAIL.
- K. PROVIDE CONT. 26 GA. G.I. WEEP SCREED, WITH 3-1/2" VERTICAL NAILING FLANGE AT +4" ABOVE FINISH GRADE SEE DTL. 100
- L. ALL NON-VERTICAL STUCCO SURFACES (STUCCO SHAPES)TO BE SLOPED MIN $\frac{1}{8}$ " PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHETHANE WATERPROOF MEMBRANE.

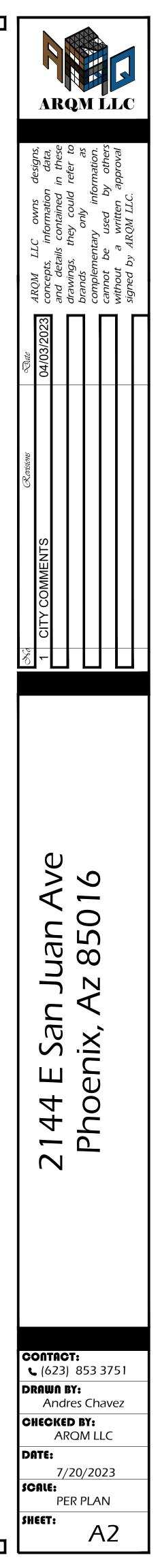
LEGEND

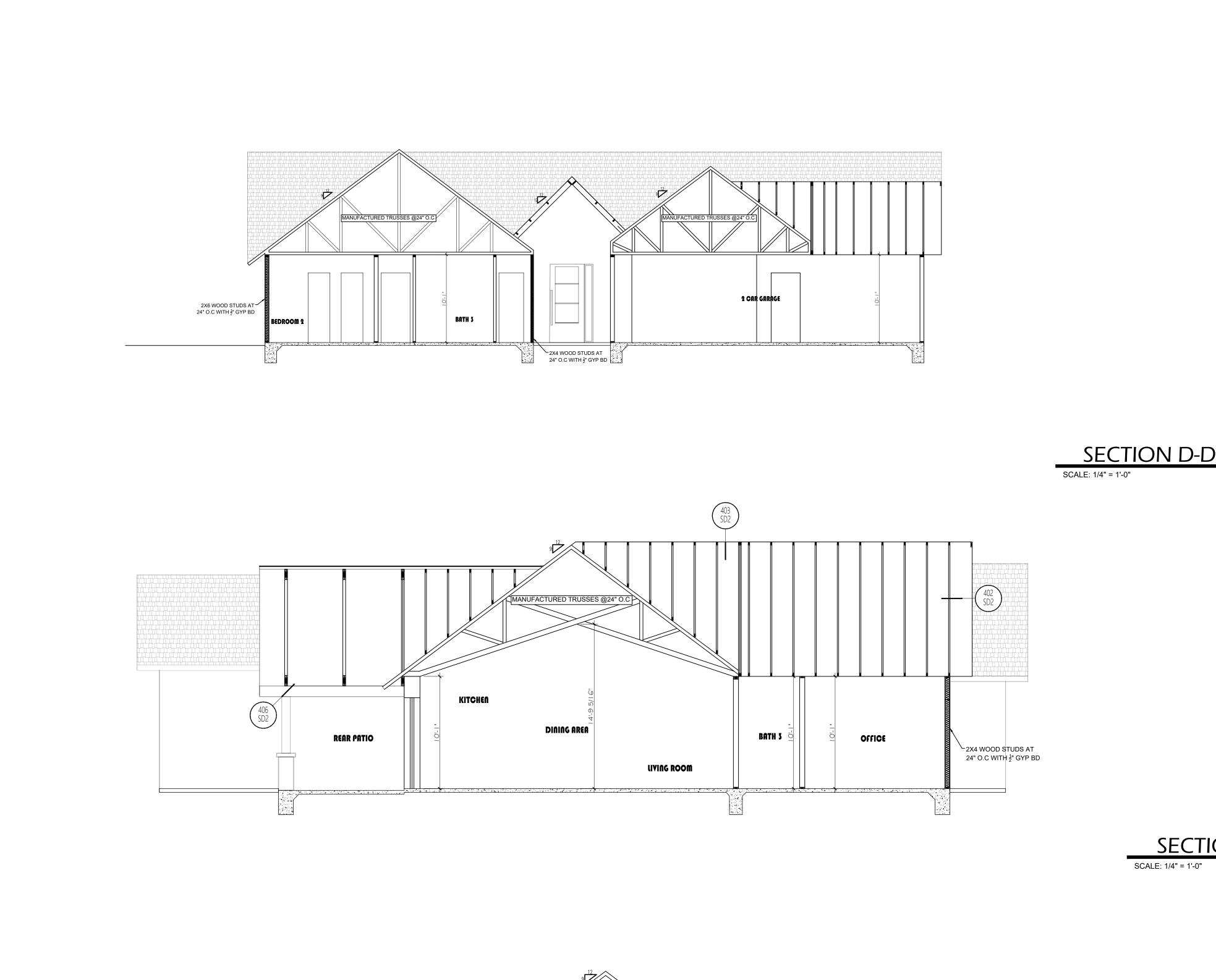
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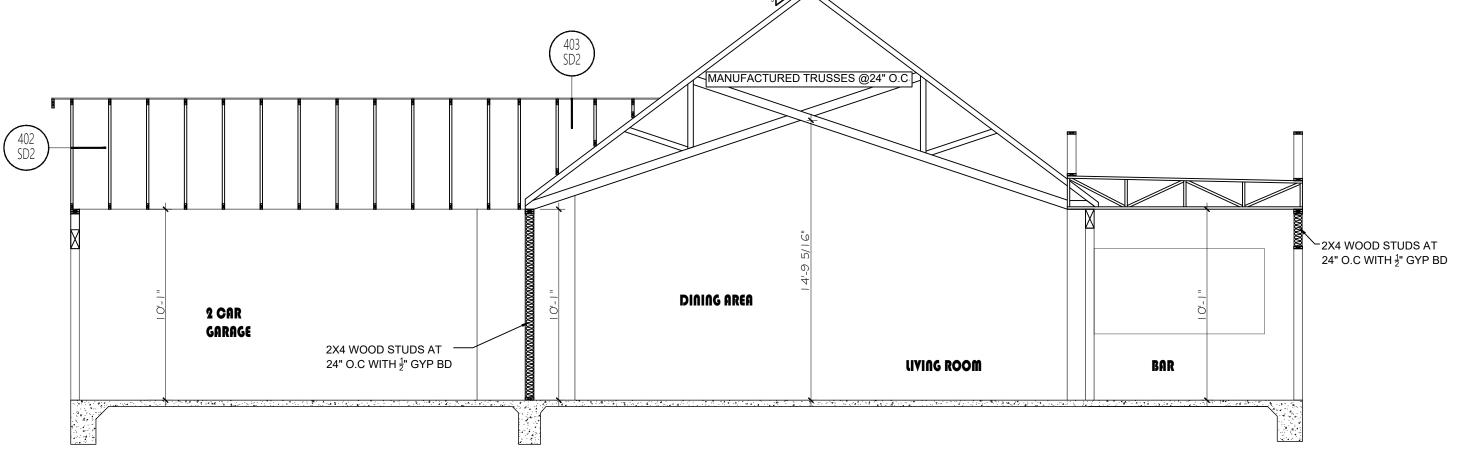


GEMSTONE STUCCO SYSTEM PER ESR-2323 SANDFINISH STUCCO SYSTEM PER ESR-2323 CEMENT WALL TILE ESR-1900 SHIPLAP SIDING SYSTEM ESR-2588 BOARD & BATTEN SYSTEM ESR-2590 BRICK VENEER ESR-1702 STONE VENEER ESR-1702 SHINGLE ROOFING ESR-1389 CONCRETE TILE ESR-1759 METAL ROOFING ESR-1188





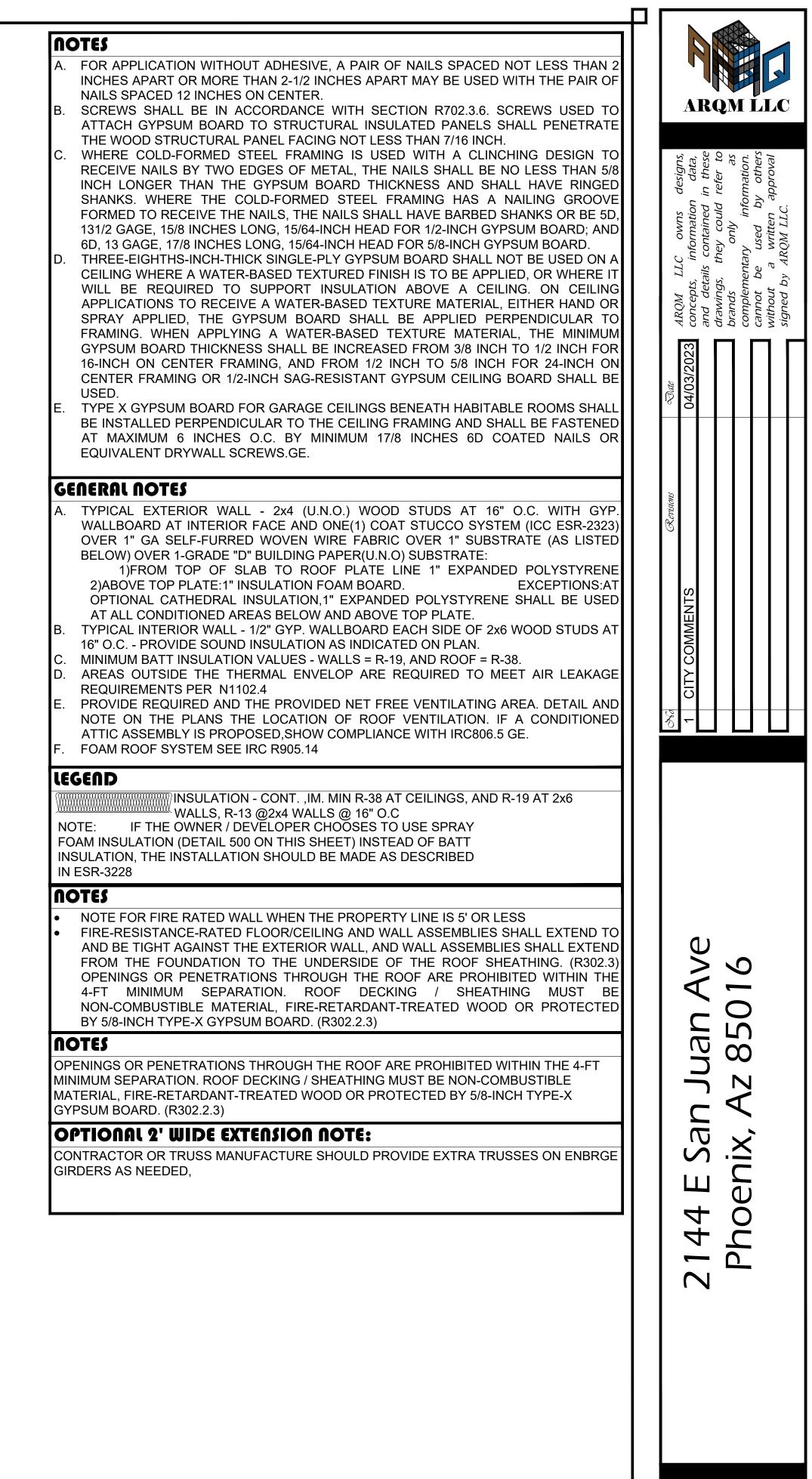




SECTION B-B

SECTION C-C

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





CONTACT:

DRAWN BY:

DATE:

SCALE:

SHEET:

CHECKED BY:

💪 (623) 853 3751

Andres Chavez

AROM LLC

7/20/2023

PER PLAN

AЗ

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

GENERAL

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE BUILDING CODES AND TO ALL REQUIREMENTS AND REGULATIONS OF THE CITY, COUNTY, STATE AND/OR OTHER GOVERNING AGENCY HAVING JURISDICTION. ALL WORKMANSHIP AND MATERIAL SHALL BE FULLY GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. SUBMIT ALL WARRANTIES, INSTRUCTIONS, OPERATION MANUALS, ETC., TO THE OWNER BEFORE FINAL PAYMENT. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN UP ALL PACKAGING CARTONS, CONTAINERS, TRASH AND DEBRIS UPON COMPLETION OF WORK. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES FOUND IN THE FIELD. PLEASE CONTACT GENERAL CONTRACTOR WITH ANY CORRECTIONS TO THIS SET OF PLANS. A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY VISIBLE TO EMERGENCY VEHICLES TO LOCATE THE RESIDENCE. MATERIAL, LOCATION AND MOUNTING HEIGHT PER GENERAL CONTRACTOR INSTALL PRIOR TO FINAL INSPECTION.

SITE WORK:

ALL EXISTING FINISHED PUBLIC SIDEWALKS, CURBS, STREETS, UTILITIES AND GRADE ELEVATIONS DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO PROPER QUALITY AS A PART OF THIS CONTRACT. STRIP AND REMOVE: ALL VEGETATION, ANY EXISTING DEBRIS OR RUBBLE, ALL EXISTING FILL ZONES OR STOCKPILE AND ANY OBVIOUSLY LOOSE SURFACE SOILS. SURFACE FILLS MAY BE CONSTRUCTED WITH ON-SITE NATIVE SOILS PROVIDED THEY ARE PLACED AND MAINTAINED AT MOISTURE CONTENTS BETWEEN OPTIMUM AND OPTIMUM PLUS 2%%%. IMPORTED SOILS MAY BE USED IF THEY EXHIBIT LOW EXPANSION CHARACTERISTICS. PROVIDE TERMITE PROTECTION UNDER ALL CONCRETE FLOOR SLABS. CONCENTRATION SHALL NOT BE LESS THAN: TORPEDO 0.5%%%, DEMON T.C. 0.25% TO 0.5% OR DRAGNET 0.5%%%.

CONCRETE:

CONCRETE IN FOOTINGS. STEMS. FLOOR SLABS. WALKS AND DRIVES SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAY MINIMUM UNLESS NOTED OTHERWISE. FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR ON ENGINEERED PAD CERTIFIED BY AN INDEPENDENT SOILS LAB - SEE DETAILS. CONCRETE COVERAGE FOR REINFORCING STEEL SHALL BE 3" MINIMUM. INTERIOR SLABS SHALL RECEIVE A SMOOTH TROWEL FINISH. EXTERIOR SLABS SHALL RECEIVE A "SALT" OR LIGHT "BROOM" FINISH. (U.N.O.) PROVIDE ANCHOR BOLTS PER FOUNDATION PLAN, SHEARWALL PLAN AND DETAILS. ALL FOUNDATION SIZES AND SLAB THICKNESSES ARE PER DETAILS (U.N.O.). CONCRETE SLABS SHALL BE 4" THICK MINIMUM (U.N.O.). PROVIDE 4" MINIMUM 3/4" CRUSHED ROCK BASE COURSE UNDER ALL INTERIOR CONCRETE SLABS (U.N.O.). SLOPE OF LANDINGS AT ALL DOORS SHALL BE 1/4" PER FOOT MAXIMUM. PROVIDE CONTROL JOINTS AS SHOWN ON THE FOUNDATION PLAN OR AT 600 S.F. MAXIMUM. DO NOT LOCATE JOINTS THROUGH CERAMIC TILE OR VINYL FLOOR AREAS. SEAL ALL VOIDS AROUND PENETRATIONS THROUH FLOOR SLABS.

CARPENTRY:

- A. ALL EXTERIOR SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION REDWOOD. EXTERIOR SILL PLATE SHALL BE SEAL AND BOLTED TO FOUNDATION WALL PER DETAILS. B. ALL PRE-MANUFACTURED ROOF AND FLOOR TRUSSES SHALL CONFORM TO CURRENT CODES, ICB AND T.P.I. STANDARDS AND SHALL BE MANUFACTURED BY A CITY APPROVED FABRICATOR. TRUSS DRAWINGS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN
- THE STATE OF ARIZONA. SEAL SHALL BE DATED WITHIN THE LATEST ADOPTED U.B.C. EDITION. C. IT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR OF THE STRUCTURAL UNITS TO DESIGN THE UNITS AND TO SUBMIT STRUCTURAL CALCULATIONS FOR APPROVAL. STRUCTURAL CALCULATIONS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN THE STATE OF ARIZONA. SEAL SHALL BE DATED WITHIN LATEST CITY ADOPTED IRC.
- D. LAMINATED WOOD BEAMS SHALL BE MANUFACTURED USING COAST REGION DOUGLAS FIR, WITH DESIGN AND FABRICATION CONFORMING TO STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR LUMBER. LAMINATED BEAMS SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER SPANS, WITH ARCHITECTURAL FINISH AT INTERIOR APPLICATIONS AND ROUGH SAWN FINISH AT EXTERIOR APPLICATIONS. ALL SAWN LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY. ROOF JOISTS, FLOOR JOISTS, LEDGERS AND PLATES TO BE DOUGLAS FIT #2 OR BETTER. STUDS TO BE HEMLOCK FIR STUD GRADE OR BETTER. POSTS TO BE DOUGLAS FIR #2 OR BETTER. PLATE MATERIAL SHALL BE DOUGLAS FIR #2 OR BETTER. BEAMS AND HEADERS OF 2X OR 4X MATERIAL SHALL BE DOUGLAS FIR #2 OR BETTER.
- ROOF SHEATHING SHALL BE 1/2" THICK 5 PLY CDX EXTERIOR PLYWOOD WITH EXTERIOR GLUE OR 15/32" THICK ORIENTED STRAND BOARD NER #108 OR EQUAL. ALL PANELS SHALL BE APA GRADE TRADEMARKED WITH A 32/16 SPAN INDEX. ALL JOINTS TO HAVE 2X BLOCKING, TYP.
- F. ALL ROOF SHEATHING SHALL BE FASTENED WITH 8D COMMON AT 6" O.C. AT EDGES AND BOUNDARY. 8D AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS, OR 16 GAUGE X 1 3/4" LONG X 7/16" O.D. CROWN GALVANIZED WIRE STAPLES AT 4" O.C. AT EDGES AND BOUNDARY, AND 8" O.C. AT INTERMEDIATE. NER #272.
- G. SUBFLOOR-UNDERLAYMENT SHALL BE 3/4" THICK 6 PLY CC INTERIOR PLYWOOD WITH EXTERIOR GLUE OR 1 1/8" THICK ORIENTED STRAND BOARD NER #108 OR EQUAL. ALL PANELS SHALL BE APA GRADE TRADEMARKED WITH 48/24 SPAN INDEX.
- H. SUBFLOOR SHALL BE FASTENED WITH CONSTRUCTION ADHESIVE AND 10D NAILS AT 6" O.C. AT EDGES AND BOUNDARY, 10" O.C. AT INTERMEDIATE OR 16 GAUGE X 2 3/8" LONG X 7/16" O.D. CROWN GALVANIZED WIRE STAPLES AT 2 1/2" O.C. AT EDGES AND BOUNDARY AND 4" O.C. AT INTERMEDIATE. NER #272.
- I. PLYWOOD DECKING FOR EXTERIOR BALCONIES SHALL BE APA GRADE TRADEMARKED. 1-1/8" EXTERIOR. PROVIDE GROUP-1, AC WHEN ANY DECK COATING IS APPLIED DIRECTLY TO PLYWOOD, GROUP-2, CC OTHERWISE.
- ALL SHEATHING SHALL BE INSTALLED WITH STAGGERED JOINTS AND THE FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS WITH A TWO SPAN MINIMUM.
- K. TIES WILL BE REQUIRED AT ALL SPLICES ALONG THE FASCIA BOARD. A FASCIA TIE WILL CONSIST OF A 1"X3" (SIMPSON T-31) TRUSS PLATE (OR EQUIVALENT) APPLIED TO THE BOTTOM SIDE OF THE FASCIA BOARD. ALL COLUMNS AND CORNERS ARE TO HAVE 90 DEGREE SQUARE CORNERS WITH FLAT SURFACES FROM EDGE TO EDGE. NO INWARD OR OUTWARD BOWING ACROSS FLAT PORTIONS OF ANY COLUMN OR WALL. ANY SPLIT, WARPED OR TWISTED LUMBER SHALL BE CORRECTED OR REPLACED PRIOR TO COMPLETION OF FRAMING. L. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.

SUPPLEMENTARY NOTES:

VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR INCONSISTENCIES. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES DRAWINGS. PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS IMPOSED DURING CONSTRUCTION, ETC. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF CONTRACTOR CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN ARIZONA. DETAILS ON THE STRUCTURAL ARE TYPICAL. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. ALL PRODUCTS LISTED BY I.B.C./N.E.C.. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.B.C. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED AGENCIES. ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS ARE NOT REVIEW- ED NOR APPROVED BY THE CITY OF SCOTTSDALE'S PLAN REVIEW PROCESS FOR RESIDENTIAL CONSTRUCTION. HOWEVER, CODE REQUIREMENTS STILL MUST BE SATISFIED. ENFORCEMENT SHALL BE PROVIDED BY PHOENIX'S FIELD INSPECTOR'S. FINISH FLOOR ELEVATION (AS-BUILT) SHALL BE CERTIFIED BY THE CITY FOR FEDERAL EMERGENCY MANAGEMENT ASSOCIATION (F.E.M.A.) WHERE REQUIRED. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRED SEPARATE PERMITS. ALL MECHANICAL EQUIPMENT (AIR CONDITIONING, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE (1) FOOT HIGHER THAN HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT MAIN BUILDING. PROVIDE FIRE SPRINKLER SYSTEM PER MUNICIPALITY CODE / ORDINANCE.

LATERAL BRACING REQUIREMENTS:

- PROVIDED BY LICENSED ENGINEER).
- AND STUDS.
- SHEATHING.
- FRAMING AND SHEARWALL PLAN FOR ANY ADDITIONAL BRACING REQUIRED.)

FLOOR JOIST/TRUSS BRACING REQUIREMENTS:

FLOOR JOISTS AND TRUSSES GREATER THAN 2 X 10 IN DEPTH SHALL ALSO BE BRACED AT INTERVALS AS FOLLOWS:

- ARIZONA.)
- B. SOLID 2X.... BLOCKING OR X- BRIDGING AS NOTED ABOVE AT 8'-0" O.C. MAXIMUM

ALL FLOOR JOISTS AND TRUSSES SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY ONE OF THE FOLLOWING:

- NC, NB, OR TB METAL BRIDGING).
- ENDS, AND TOP PLATE OF BEARING WALL.

DOOR AND WINDOWS:

- OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE C. GLAZING IN DOORS WITH DIMENSION GREATER THAN 3".
- THAN WARDROBE DOORS.
- INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- UNLESS GLAZED PANEL IS PROVIDED WITH A HORIZONTAL MEMBER 1-1/2" IN WIDTH LOCATED BETWEEN 24" AND 36" ABOVE FLOOR.
- G. GLAZING IN BATHROOMS WITH BOTTOM EDGE LESS THAN 60" ABOVE FINISH FLOOR. INCHES ABOVE THE WALKING SURFACE.
- PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS
- K. EMERGENCY & RESCUE OPENINGS AT SLEEPING AREAS: NET CLEAR OPENING: 5.7 SQ FT MIN; HEIGHT 44" MAX. ABOVE THE FLOOR. (BASED ON R310.21-R310.2.2).

ELECTRICAL:

ELECTRICAL PANEL SHALL BE 200 AMP., 120-240 VOLT, 20 CIRCUIT BREAKER PANEL EQUIPPED WITH BREAKERS ON ALL ACTIVATED CIRCUITS (U.N.O.) - SEE ELECTRICAL DRAWING. PROVIDE 20' #4 COPPER WIRE AT FOOTING FOR UFER. SMOKE DETECTORS SHALL BE PROVIDED AS NOTED PER CURRENT CODE. SEE ELECTRICAL PLAN. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED AS NOTED. SEE ELECTRICAL PLAN. ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE LOCATED TO COMPLY WITH CURRENT CODES, ALL EXTERIOR FIXTURES SHALL BE U.L. APPROVED FOR WET LOCATIONS. ELECTRICAL BOXES AT CEILING FAN OUTLETS SHALL BE LISTED FOR THE APPLICATION/LOCATION AND SHALL BE RIGIDLY SECURED IN PLACE. TWO OR MORE 20 AMPERE SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, BREAKFAST AND DINING ROOM. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS. ALL OTHER CIRCUITS SHALL BE RATED AT 15 AMPS. AND EQUIPPED WITH 14 GAUGE COPPER (U.N.O.). CONDENSING UNIT DISCONNECT REQUIRES WORKING CLEARANCES AND ACCESS. AT LEAST ONE 20 AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SERVE THE LAUNDRY ROOM. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. ALUMINUM WIRE TO BE USED ONLY WHERE PERMITTED BY CODE I.E., 220 VOLT LOCATIONS. PROVIDE G.F.C.I. OUTLET FOR JACUZZI PUMP.

A. ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED AT EACH END, OR AS NEAR THERETO AS POSSIBLE AND AT LEAST EVERY 25 FEET OF LENGTH BY ONE OF THE FOLLOWING METHODS: (UNLESS SHEARWALL SCHEDULE IS

NOMINAL 1X4 CONTINUOS DIAGONAL BRACES LET INTO TOP AND BOTTOM PLATES AND INTERVENING STUDS, PLACED AT AN ANGLE NOT MORE THAN 60 DEGREES OR LESS THAN 45 DEGREES FROM THE HORIZONTAL AND ATTACHED TO THE FRAMING WITH 2-8D NAILS AT PLATES

C. 3/8" MINIMUM CDX PLYWOOD WITH 10D @ 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE 2 LAYERS OF GRADE "D" BUILDING PAPER OVER ALL PLYWOOD WALL

D. THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH BEING BRACED AT LEAST EVERY 25 FEET IN HORIZONTAL LENGTH. WHERE 1X4 LET-IN BRACING OR METAL "X" BRACING CANNOT BE UTILIZED DUE TO OPENINGS PROVIDE A MINIMUM OF 3/8" PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO 4'-0" BEYOND THE WALL OPENING (OR TO NEXT CORNER WHICHEVER COMES FIRST.) (SEE

A. TRUSSES MAY BE BRACED WITH 2X STRONG BACK BRIDGING WITH SIZE AND SPACING AS SPECIFIED IN TRUSS CALCS. (CALCS. MUST BEAR THE SEAL OF AN ENGINEER REGISTERED IN

A. 1 X 3 WOOD CROSS BRIDGING OR METAL CROSSING BRIDGING OF EQUAL STRENGTH (SIMPSON)

B. CONT. 1/2" PLYWOOD PANEL NAILED WITH 8D @ 6" O.C. INTO 2 X 4 CONT. LET-IN NAILER, TRUSS

A. ALL DOORS AND WINDOWS SHALL BE OF THE TYPES AND SIZES AS SHOWN ON THE FLOOR PLAN. B. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS SHALL BE PROVIDED WITH INSECT SCREENS. ALL DOORS TO BE 8'-0" HIGH, 1-3/4" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR (U.N.O.). FURNISH AND INSTALL ALL FINISH HARDWARE AS SELECTED AND AS REQUIRED. PROVIDE SECURITY HARDWARE AS FOLLOWS:. EXTERIOR SWINGING DOORS MUST BE SOLID CORE OR METAL SKIN CONSTRUCTION 1-3/4" THICK WITH 4-5/8" MINIMUM STILE WIDTH WITH JAMBS SHIMMED SOLID FOR SIX INCHES (6") ABOVE AND BELOW THE LOCK STRIKE PLATE IF HINGES ARE ON THE OUTSIDE, THEY MUST HAVE NON REMOVABLE PINS OR BE PIN STANDARD HINGES. ALL MAIN OR FRONT ENTRY DOORS MUST HAVE 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 SWINGING DOORS. THE INACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH CANE BOLTS, EDGE OR SURFACE MOUNTED FLUSH BOLTS TOP AND BOTTOM WITH 1/2" MINIMUM PROJECTION TO HOLD FIRM THIS PORTION OF THE DOOR. THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH CANE BOLTS, EDGE OR SURFACE MOUNTED FLUSH BOLTS TOP AND BOTTOM, WITH 1/2" MINIMUM PROJECTION TO HOLD FIRM THIS PORTION OF THE DOOR. THE ACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH A DEADBOLT. AND THE LOCK SHALL BE KEY-OPERATED FROM THE EXTERIOR ONLY. DEADBOLT LOCKS ARE REQUIRED ON ALL EXTERIOR SWINGING DOORS AND MUST BE EQUIPPED WITH A MINIMUM ONE INCH (1") BOLT THROW. WRENCH RESISTANT AND CASE HARDENED COLLAR. CASE HARDENED FASTENERS WHICH THREAD INTO THE CYLINDER BODY, AND A FOUR (4) SCREW STRIKE PLATE USING TWO INCH BY NO. 8 SCREWS. SUCH LOCKS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. NO DOUBLE KEYED LOCKS SHALL BE ALLOWED. ON ALL DOUBLE ENTRY DOORS AND FRENCH DOORS THE ASTRAGAL IS TO BE METAL. THE FINISH WILL VARY ACCORDING TO THE FOLLOWING: WITH METAL DOORS, THE ASTRAGAL WILL BE PAINTED TO MATCH THE FINISH ON THE DOOR. WITH WOOD DOORS, THE ASTRAGAL SHALL HAVE A BRONZE FINISH. EXTERIOR SLIDING DOORS MUST HAVE THE SLIDING SECTION ON THE INSIDE AND BE 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 SHALL NOT BE 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. ADJUSTABLE CLAMP LOCKS 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 ONE OF THE FOLLOWING TYPES: CYLINDER-TYPE LOCK; OR ELECTRIC DOOR OPERATOR WITH AN AUTOMATIC LOCK. SUCH LOCKS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ELECTRICAL POWER. ATTIC ACCESS DOORS MUST BE LOCATED IN THE INTERIOR OF THE DWELLING OR GARAGE. IF ATTIC ACCESS DOOR IS LOCATED IN THE GARAGE IT SHALL BE WEIGHTED WITH 3/4" PARTICLE BOARD. NOTE: DEVICES SHALL NOT BE INSTALLED IN A MANNER TO PREVENT PROPER EGRESS THROUGH DOORS OR BEDROOM WINDOWS AS SPECIFIED IN IRC. THE FOLLOWING LOCATIONS SHALL BE PROVIDED WITH SAFETY GLAZING: ALL EXITS TO BE

D. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING PANELS OF SLIDING TYPE DOORS OTHER

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60

GLAZING IN OPENINGS WITH BOTTOM EDGE LESS THAN 18" ABOVE ADJACENT FINISHED FLOOR

GLAZING IN FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED

EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60

ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE

NET CLEAR OPENING HEIGHT: 24" MIN.; NET CLEAR OPENING WIDTH: 20" MIN.; WINDOW SILL

DRYWALL:

PROVIDE 1/2" GYP. BOARD AT WALLS THROUGHOUT (U.N.O.). PROVIDE 5/8" TYPE "X" FIRECODE GYP. BOARD AT GARAGE CEILING AND WALLS COMMON TO HOUSE (AND BEARING WALLS) UNLESS NOTED OTHERWISE. AT CEILINGS PROVIDE 1/2" GYP. BD. WHEN FRAMING MEMBERS ARE 16" O.C. OR 5/8" WHEN MEMBERS ARE 24" O.C. OR USE LABLED 1/2" SAG-RESISTANT GYPSUM CEILING BOARD. GYPSUM BOARD USED AT EXTERIOR LOCATIONS SHALL BE EXTERIOR TYPE (APPROVED PER I.C.C. ESR-1874). ALL GYPSUM BOARD SHALL BE NAILED WITH A FULL NAILING PATTERN AND FINISHED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ENDS AND EDGES OF WALL BOARD SHALL OCCUR OVER AND BE NAILED TO SUPPORTS. NAIL SPACING SHALL CONFORM TO TABLE 25-G U.B.C. AND SHEARWALL SCHEDULE. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8". THIS SHALL APPLY TO BOTH CEILING AND WALL INSTALLATION. DRYWALL SHIMS SHALL BE USED WHERE NECESSARY. OPENINGS CUT FOR OUTLETS, SWITCHES, ETC, SHALL BE OF A TOLERANCE THAT CAN BE COVERED ADEQUATELY WITH NORMAL SWITCH PLATES AND COVERS WITHOUT ADDITIONAL TAPING. DRYWALL SHALL NOT BE INSTALLED WITHOUT PROPER BACKING. ALL EXTERIOR CORNERS ON DRYWALL SHALL BE COVERED WITH NON-CORROSIVE METAL CORNER BEAD AND COVERED WITH AN ACCEPTABLE INSTALLATION OF JOINT COMPOUND. DRYWALL RETURNS, COMPLETE WITH NON-CORROSIVE METAL CORNER BEADS SHALL BE INSTALLED AT TOP AND SIDES OF ALL BI-FOLD AND BIPASS DOOR OPENINGS, (IF NECESSARY), WALL CORNERS AND OPENINGS, AND COVERED WITH AN ACCEPTABLE INSTALLATION OF JOINT COMPOUND. PROVIDE ROUNDED CORNER BEAD (U.N.O.).

WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, ALSO INCLUDES AREAS SUBJECT TO CONTINUOS HIGH HUMIDITY. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. (R702.4.2).

PLUMBING:

ALL WATER PIPE TO BE COPPER TYPE "L" BELOW GRADE W/O FITTINGS AND TYPE "M" ABOVE GRADE OR APPROVED EQUAL. PROVIDE ONE EXPANSION CHAMBER PER LINE. PROVIDE 3/4" TEE WITH 3" CAPPED STUB AT FRONT HOSE BIBB. TEE SHALL BE INSTALLED ON THE STREET SIDE OF THE SHUT OFF VALVE. ALL WASTE AND VENT PIPE TO BE PLASTIC ABS SCHEDULE 40 BELOW GRADE, ABS OR PVC ABOVE GRADE. ALL VENTS SHOULD BE VENTED TO REAR OF HOUSE. WATER HEATER TO BE ELECTRIC (OR GAS IF NOTED) 100 GALLON MINIMUM. (NATURAL GAS WATER HEATER WHERE APPLICABLE - VENT WITH APPROVED DOUBLE WALL VENTILATION SYSTEM) - U.P.C., CHAPTER 13 AND IRC SEC. G2407. PROVIDE WATER HEATER WITH TEMP/PRESSURE RELIEF VALVE AND DRAIN LINE TO THE EXTERIOR OF BUILDING. SLOPE DRAIN LINE AND SUPPORT @ 32" O.C. MAXIMUM. TERMINATE IN A DOWNWARD POSITION, 2' MAXIMUM AND 6" MINIMUM ABOVE FINISHED GRADE. PLUMBING FIXTURES SHALL BE AS FOLLOWS: 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 OR NON-RESIDENTIAL FACILIITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEM.

- WATER CLOSETS: 1.6 GALLONS PER FLUSHING CYCLE MAXIMUM FLOW RATE OR QUANTITY
- SHOWER HEADS: 2.5 GPM AT 80 PSI MAXIMUM FLOW RATE OR QUANTITY LAVATORY FAUCETS: 2.2 GPM AT 60 PSI MAXIMUM FLOW RATE OR QUANTITY
- 4. SINK FAUCETS: 2.2 G.P.M. AT 60 PSI MAXIMUM FLOW RATE OR QUANTITY

HOT WATER DEMAND CONTROLLED RECIRCULATION PUMP AT EACH HEATER LOCATED MORE THAN 20 FEET FROM FURTHEST FIXTURE SERVED. ALL WATER HEATERS ARE SEALED-COMBUSTION UNITS WHERE VENTILATION ALLOWS.

PAINT:

ALL EXTERIOR WOOD AND OTHER UNPRIMED TRIM SHALL RECEIVE TWO (2) COATS OF EXTERIOR GRADE PAINT. THE FIRST COAT (PRIME COAT) SHALL BE A SEPARATE OPERATION. PRIME COAT SHALL BE APPLED WITHIN SEVEN (7) DAYS OF COMPLETION OF EXTERIOR TRIM. EXTERIOR SECTIONS OF EXPOSED EXTERIOR SHEET METAL INCLUDING ACCESS PANELS, HEAT PUMPS AND AIR CONDITIONING DUCT, ROOF VENTS, FLASHING, GUTTERS AND DOWN-SPOUTS TO BE PAINTED ON (1) COAT OF METAL PRIMER AND ONE (1) COAT OF EXTERIOR LATEX. ALL SHEET METAL ITEMS AND EXPOSED PLASTIC PIPE LOCATED ON THE ROOF SHALL BE PAINTED A COLOR TO MATCH THE ROOF COLOR SELECTION BY BUILDER. IMMEDIATELY AFTER INSTALLATION, THE GARAGE SERVICE DOOR AND FRENCH DOORS SHOULD BE PRIMED INSIDE, OUTSIDE AND ALL EDGES. IN ADDITION, IT SHOULD BE FINISHED WITH TWO (2) COATS OF HIGH QUALITY EXTERIOR PAINT ON ALL SURFACES. PRE-MANUFACTURED ITEMS SHALL BE TOUCHED UP AS NECESSARY, (I.E. CABINETS, DOORS, ZERO CLEARANCE FIREPLACES, AIR REGISTERS, LIGHT FIXTURES, ETC.). ALL BATHROOMS, KITCHEN WALLS, AND CEILINGS WILL BE PAINTED SEMI-GLOSS ENAMEL (U.N.O.). ALL OTHER WALLS AND CEILING AREAS WILL BE PAINTED FLAT LATEX ENAMEL (U.N.O.). ALL INTERIOR WOODWORK SUCH AS DOORS, BASE, CASING, ETC., SHALL BE PAINTED LATEX ENAMEL (HIGH GLOSS) (U.N.O.). THE TOP AND BOTTOM OF EACH DOOR MUST BE PAINTED AT THE SAME TIME AS THE REST OF THE HOUSE ALL EXTERIOR PAINT SHALL BE LATEX. ALL WOODWORK SHALL BE SANDED BEFORE PAINTING AND BETWEEN COATS OF PAINTS. ALL INTERIOR BASE, CASING, SHELVING (TOP AND BOTTOM), ETC. SHALL BE CAULKED AND NAIL HOLES FILLED. CAULK OR OTHERWISE SEAL AROUND ALL OPENING IN THE EXTERIOR ENVELOPE OF THE HOME, AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS AND AT JUNCTIONS OF MAJOR COMPONENTS, SUCH AS WALL TO FLOOR. CAULKING SHALL BE A SILICONE BASE OR BUTYL RUBBER BASE, CONFORMING TO FEDERAL SPECIFICATIONS (TT-9-1543 AND TT-S-1657).

INSULATION:

INSTALL INSULATION AT ALL CEILING AREAS AND/OR ROOF AREAS AND ALL VERTICAL WALLS AS INDICATED ON THE DRAWINGS AND AT AREAS MINIMUM INSULATION SHALL BE PROVIDED AS FOLLOWS: NECESSARY TO PROPERLY INSULATE THE BUILDING TO FORM A TIGHT, CONTINUOUS ENVELOPE AT ALL CONDITIONED SPACES. CERTIFY INSULATION VALUES BY PLACING CERTIFICATION CARDS IN GARAGE, SPECIFYING NUMBER OF BAGS OF BLOW, AREA OF COVERAGE, THICKNESS OF INSULATION (SETTLED DENSITY) AND R-FACTORS OF WALLS, CEILINGS, ETC. INSULATION AT ROOF AND WALLS TO BE "ICYNENE" OR SIMULAR TO MEET R-VALUE REQUIREMENTS.

- FRAME WALLS: R19 MINIMUM MASONRY WALLS: R11 MINIMUM
- CEILINGS: R38 MINIMUM BLOW CELLULOSE AT FLAT CEILING (WHERE FEASIBLE); R38 MINIMUM AT VAULTED AREAS

MECHANICAL:

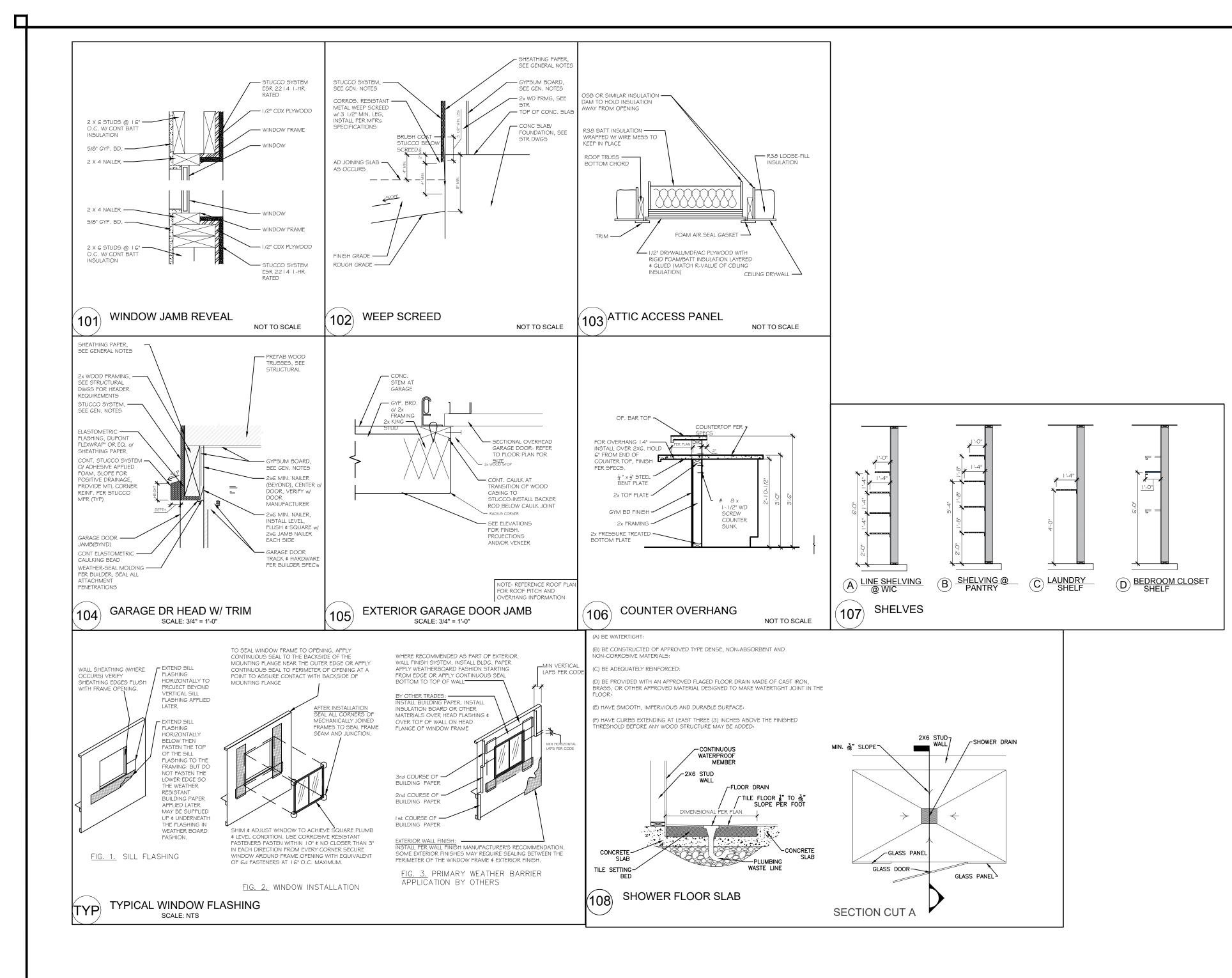
ALL FURNACE AND AIR CONDITIONERS SHALL HAVE A S.E.E.R. RATING OF 14.00 OR BETTER ON ALL SIZE UNITS. ALL AIR CONDITIONING AND HEATING SYSTEMS SHALL BE DESIGNED, SIZED AND INSTALLED BY THE SUBCONTRACTOR TO MAINTAIN A MINIMUM INTERIOR TEMPERATURE OF 68° (DEGREES) F. AIR REGISTERS SHALL BE OF CLOSEABLE TYPE LOCATED PER PLAN. RETURN AIR GRILLES SHALL ALSO BE LOCATED PER PLAN. ALL REGISTERS FOR WALLS AND CEILINGS ARE TO BE WHITE IN COLOR. PROVIDE 4" ROUND DRYER VENT AND INSTALLATION AS SHOWN ON FLOOR PLAN. INSTALL EXHAUST FAN HOUSING (SUPPLIED BY ELECTRICIAN) AND VENT AND DUCT FROM VENTED RANGE HOOD OR MICROWAVE. SEAL AND CAULK DUCTS WHERE THEY PENETRATE FRAMING MEMBERS AND FINISH MATERIALS. MECHANICAL CONTRACTOR TO MAKE FINAL CONNECTIONS FOR CONDENSATION LINES AT ALL AIR HANDLER UNITS. ALL MECHANICAL EQUIPMENT INSTALLED IN ATTIC SHALL COMPLY PER CURRENT CODES. MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE FORM THE PUBLIC STREET. ALL EXHAUST FANS SHALL PROVIDE FIVE AIR CHANGES PER HOUR MINIMUM. COMBUSTION AIR REQUIREMENTS AND VENTILATION FOR INSTALLED GAS APPLIANCES SHALL COMPLY PER CURRENT CODES INCLUDING BUT NOT LIMITED TO WATER HEATERS, FIREPLACES, ETC. - VENT WITH APPROVED DOUBLE WALL SYSTEM. ALL DUCTWORK IN GARAGE SHALL BE MINIMUM 26 GAUGE WITH NO VIBRATION ISOLATION MATERIAL IN DUCT.

- AIR SUPPLY DUCTS SHALL BE INSTALLED TO A MINIMUM R-4.2 IN CONDITIONED SPACES AND R-8 IN UNCONDITIONED SPACES.
- REFRIGERANT PIPING SHALL BE INSULATED TO A MINIMUM R-2.

| MASONRY: | |
|---|-------------------|
| CONCRETE MASONRY UNITS SHALL BE GRADE "N1", F'M = 1350 P.S.I., ASTM C-90. | |
| MASONRY MORTAR SHALL BE TYPE "S", F'M = 1800 P.S.I., ASTM C-270. CONCRETE GROUT: F'M = 2000 P.S.I., ASTM C-94. | |
| REINFORCING STEEL: $F'M = 40 P.S.I.$, A615-40. | A |
| ALL CONCRETE MASONRY UNITS SHALL BE REINFORCED AS FOLLOWS: INSTALL VERTICAL STEEL AT ALL CORNERS, INTERSECTIONS, AND ENDS OF WALLS, AT EACH JAMB OF ALL OPENINGS AND | |
| AS SHOWN AND DETAILED ON THE DRAWINGS. PROVIDE DUR-O-WIRE 9 GAUGE REINFORCEMENT AT 16" O.C. VERTICAL. ALL CELLS WITH REBAR SHALL BE GROUTED SOLID. | designs, data. |
| | owns ormation |
| | int C |

"STOPOWERWALL" STUCCO SYSTEM OR EQUAL SHALL BE INSTALLED DIRECTLY OVER OPEN FRAMING WITH STUDS SPACED A MAXIMUM OF 16" ON CENTER. PLACE STYRENE BOARD, 2X8 OR 4X8, HORIZONTALLY WITH TONGUES OR LAPS UPWARD TO PREVENT WATER PENETRATION OVER MINIMUM (1) LAYER GRADE "D" BUILDING PAPER OR (1) LAYER TYPE 15 FELT BUILDING PAPER. ALL VERTICAL JOINTS MUST OCCUR ON STUDS. SHEATHING IS TEMPORARILY HELD IN PLACE WITH 1 1/2" LONG ROOFING NAILS OR EQUIVALENT. APPLY A 1" NO. 20 GAUGE GALVANIZED WIRE FABRIC TIGHTLY OVER THE STYRENE BOARD SURFACE AND STAPLE OR NAIL IN ACCORDANCE WITH THE CODE AT EACH STUD AND ALL PLATES. ALL FASTENERS MUST BE LONG ENOUGH TO PENETRATE THE FRAMING MEMBERS 3/4". APPLY THE STUCCO MIXTURE TO A MINIMUM THICKNESS OF 3/8" WITH MEDIUM TROWEL PRESSURE. PROVIDE GALVANIZED METAL OR APPROVED PLASTIC 3 1/2" J-SHAPED TRIM. PIECES ARE USED AT WINDOWS WHERE FOAM WOULD BE LEFT EXPOSED. IF J-TRIM PIECES ARE USED AT WINDOWS AND DOORS ABUTTING. METAL EDGES SHALL BE CAULKED WITH DAP ACRYLIC LATEX NO. 11465, TREMCO CAULKING, OR OTHER APPROVED EQUAL. SEAL OPENINGS AROUND HOSE BIBBS. ELECTRICAL PANELS OR ANY HOLES IN THE SUBSTRATE SURFACE WITH A SPRAY TYPE URETHANE TO PREVENT MOISTURE PENETRATION. COVER OUTSIDE CORNERS WITH METAL CORNER REINFORCEMENT. COVER INSIDE CORNERS WITH 2" NYLON MESH TAPE STAPLED TO THE SHEATHING AND SEALED WITH AN EXTERIOR JOINT COMPOUND. PROVIDE EXPANSION JOINTS IN ACCORDANCE WITH LOCAL ACCEPTED PRACTICES. "STOPOWERWALL" STUCCO SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH I.C.C. ESR-2323. INSULATION BOARD SHALL BE TYPE II EXPANDED POLYSTYRENE (E.P.S.) I.C.C. ESR-3228 OR OTHER I.C.B.O./NER. APPROVED TYPE II E.P.S. ALL FOAM APPLICATIONS SHALL COMPLY TO CURRENT CODES WEATHER RESISTIVE BARRIER APPLICATION SHALL COMPLY TO CURRENT CODES. PROVIDE 26 GAUGE G.I. WEEP SCREED 3/4" BELOW BOTTOM PLATE AND 5 1/4" MINIMUM ABOVE FINISHED GRADE. PROVIDE 1/2" ASPHALT IMP. SHEATHING IN LIEU OF FOAM AT ALL ATTIC AREAS AND GARAGE WALLS. THE BUILDING SAFETY DEPARTMENT WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER APPROVED APPLICATIONS BE ON THE JOB BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER. A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER THE COMPLETION OF WORK AND BEFORE FINAL INSPECTION AND THE INSTALLATION CARD SHALL BE LEFT AT THE JOBSITE FOR THE HOMEOWNER. STUCCO IS INTEGRALLY COLORED

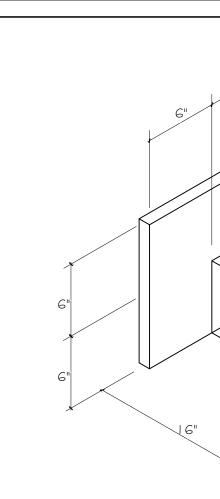
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TYPICAL SCUPPER

6 INCHES 4246,800 SF

SIZE OF DRAIN FLOW GPM 6 INCHES PER HOUR



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| CHECKED BY: |
| AROM LLC |
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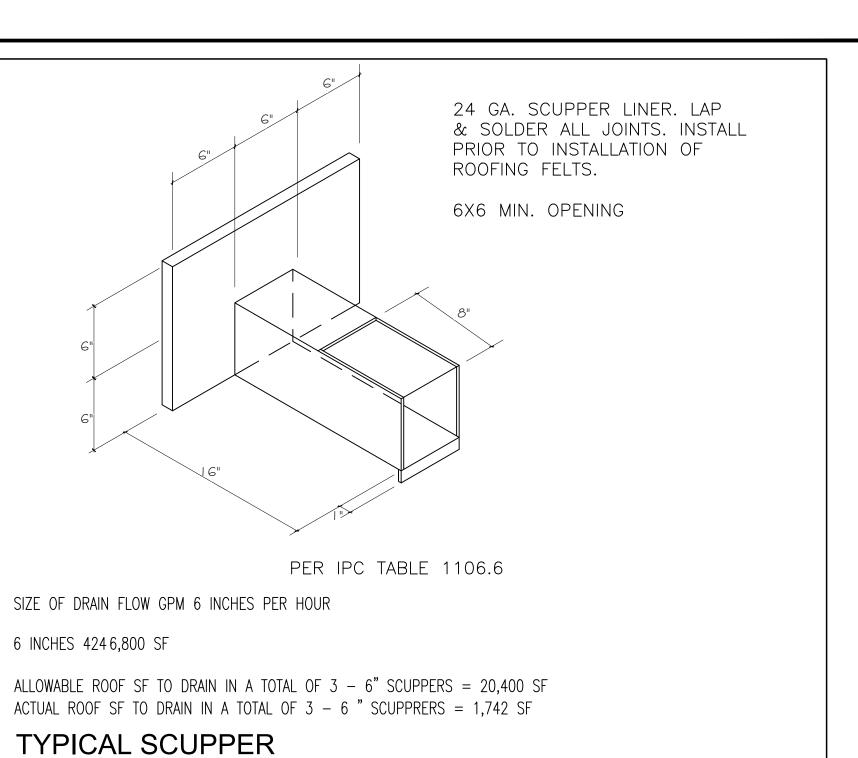
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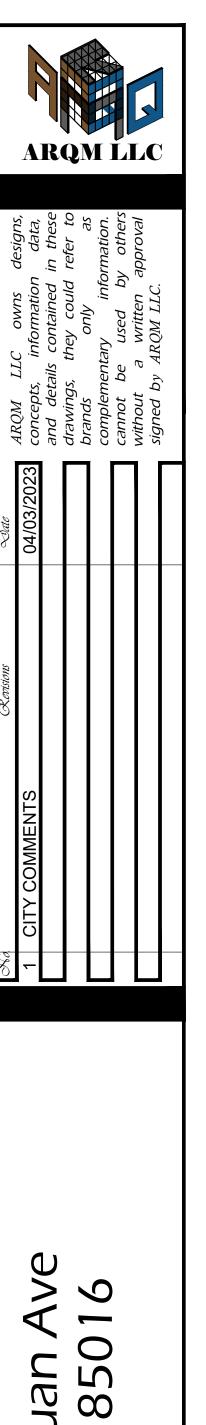
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ARCHITECTURAL DETAILS SCALE: 1/4" = 1'-0"



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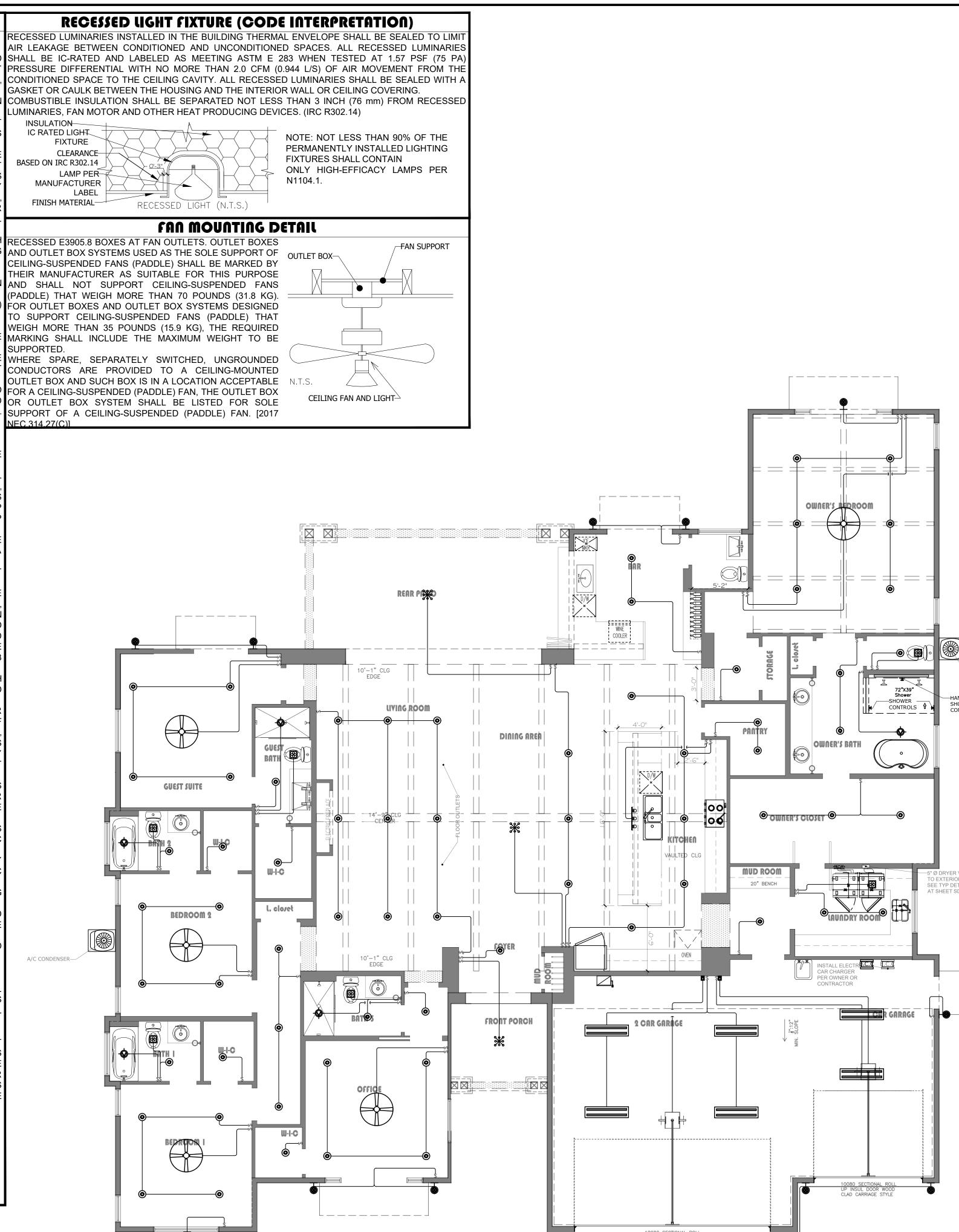


ELECTRICAL GENERAL NOTES

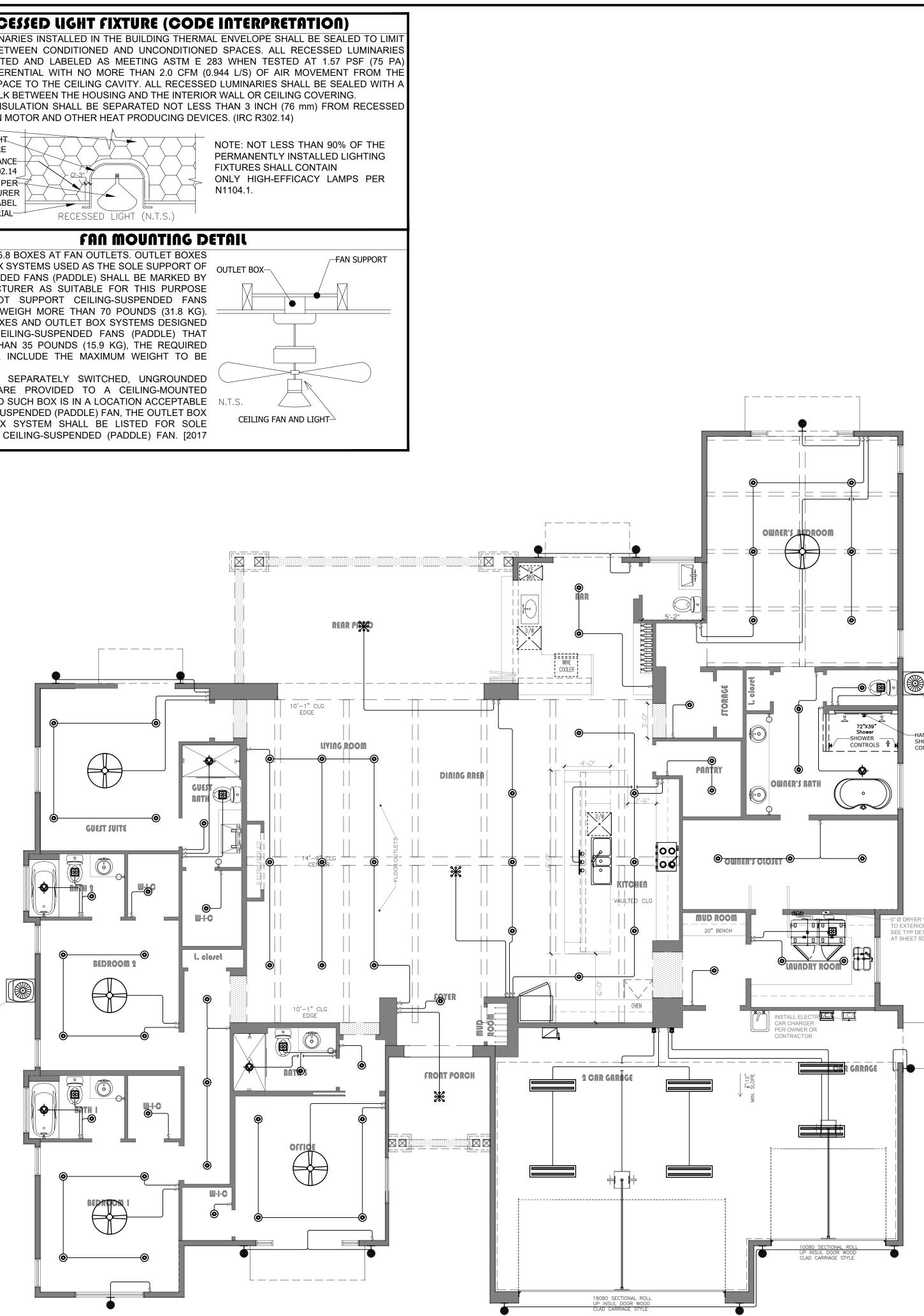
- OUTLET PLACEMENT SHALL COMPLY WITH N.E.C. 2017 ALL RECEPTACLES LISTED IN 2017 NEC 406.12 SHALL BE TAMPER-RESISTANT RECEPTACLES
- APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC 2017) AND STATE AND SHALL BE IC-RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 1.57 PSF (75 PA LOCAL CODES SHALL GOVERN AND DETERMINE THE MINIMUM STANDARD OF WORK. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL
- AND THE INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE EVEN IF NOT SPECIFICALLY SHOWN ON THE ELECTRICAL PLAN, PROVIDE RECEPTACLE OUTLET ON COMBUSTIBLE INSULATION SHALL BE SEPARATED NOT LESS THAN 3 INCH (76 mm) FROM RECESSEI ALL WALLS 24 INCHES OR MORE IN LENGTH IN REQUIRED AREAS. 2017 NEC 210.52(A).
- EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT AND SPECIFIC PURPOSE OR USE PER NEC 408.4 NO GENERAL LIGHTING, MUST BE SPECIFIC TO ITS LISE
- APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT OR SIMILAR SPACE SHALL B ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24" WIDE WIDE AND HAVE A WORKING SPACE A MINIMUM OF 30" WIDE AND AT LEAST A TALL AS THE UNIT PER M1305.1.2. SMALL APPLIANCE RECEPTACLES (2018 IRC E3901.3) EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, BEDROOM SUNROOM, RECREATION ROOM, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN SECTION E3901.2 THROUGH E3901.12 AS WELL AS 2017 NEC 210.52(B)(1).
- KITCHEN AND DINING AREA RECEPTACLES: A MINIMUM OF TWO (2) 20-AMP-RATED BRANCH RECESSED E3905.8 BOXES AT FAN OUTLETS. OUTLET BOXES CIRCUITS SHALL BE PROVIDED TO OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF OUTLET BOX-AREA, OR SIMILAR AREA OF A DWELLING. 2018 IRC R3703 & 2017 NEC 210.11, 210.52. KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI +44 AND DOWN
- GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN AND SHALL NOT SUPPORT CEILING-SUSPENDED FANS
- DWELLING UNIT LOCATIONS. 2017 NEC 210.8(D). THE DINING ROOM RECEPTACLE CIRCUIT SHALL BE MINIMUM 20 AMP. 2017 NEC ARTICLE 210.52(B) FOR OUTLET BOXES AND OUTLET BOX SYSTEMS DESIGNED AND (C). AS APPLICABLE.
- RANGE/OVEN AND ELECTRICAL DRYER SHALL BE SUPPLIED BY 4 WIRE RECEPTACLES.
- OUTLETS INSTALLED IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND GARAGE MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SHALL BE OF MATERIAL(S) LISTED IN 2018 IRC R302.4.2.
- GARAGES & ACCESSORY BUILDINGS: NOT LESS THAN ONE (1) RECEPTACLE OUTLET SHALL BE WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED INSTALLED PER 2018 IRC E3901.9 (W/CITY OF PHOENIX AMENDMENTS) AND IN EACH VEHICLE BAY AT CONDUCTORS ARE PROVIDED TO A CEILING-MOUNTED NOT LESS THAN (18) INCHES ABOVE THE FLOOR. 2017 NEC 210.52(G)(1), (2), AND (3).
- GARAGE RECEPTACLES MUST BE ON A SEPARATE 20A CIRCUIT. GARAGE DOOR OPENERS AND GARAGE LIGHTING SHALL NOT BE ON THIS CIRCUIT. GARAGE DOOR OPENERS LOAD OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE CALCULATIONS SHALL BE SEPARATE FROM OTHER CIRCUITS IN THE GARAGE. 2017 NEC, ART. SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN. [2017 210.11 (C) (4). LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A), (B), AND (C).
- ALL RECESSED LIGHTS IN SHOWER/TUB AREAS TO BE SHOWER-RATED RECESSED CAN LIGHTS.
- ALL RECESSED CAN LIGHTS TO BE "AIR-TIGHT" & I.C. RATED WITH NO PENETRATIONS INSIDE THE RECESSED FIXTURE PER I.E.C.C. 402.4.3 #1, 2 OR 3.
- E4003.9 WET OR DAMP LOCATIONS.- LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHAL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS LAMPHOLDERS OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."(IRC E410.10).
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET (1829 MM), (2018 IRC E3901.2.1) FROM A RECEPTACLE OUTLET. [2017 NEC 210.52(A)(1)].
- HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR SERVICING OF EQUIPMENT AND AS PER 2017 NEC 210.63.
- E3901.12 HVAC OUTLET.-A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET (7620 MM) OF THE HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS. (210.63) EXCEPTION: A RECEPTACLE OUTLET SHALL NOT BE REQUIRED FOR THE SERVICING OF EVAPORATIVE COOLERS. (210.63 EXCEPTION).
- E3802.2 CABLES IN ACCESSIBLE ATTICS.- CABLES IN ATTICS OR ROOF SPACES PROVIDED WITH ACCESS SHALL BE INSTALLED AS SPECIFIED IN SECTIONS E3802.2.1 AND E3802.2.2. (320.3 AND 334.23).
- V.A. E3802.2.1 ACROSS STRUCTURAL MEMBERS.-WHERE RUN ACROSS THE TOP OF FLOOR JOISTS, OR RUN WITHIN 7 FEET (2134 MM) OF FLOOR OR FLOOR JOISTS ACROSS THE FACE OF RAFTERS OR STUDDING, IN ATTICS AND ROOF SPACES THAT ARE PROVIDED WITH ACCESS THE CABLE SHALL BE PROTECTED BY SUBSTANTIAL GUARD STRIPS THAT ARE AT LEAST AS HIGH AS THE CABLE. WHERE SUCH SPACES ARE NOT PROVIDED WITH ACCESS BY PERMANENT STAIRS OR LADDERS, PROTECTION SHALL ONLY BE REQUIRED WITHIN 6 FEET (1829 MM) OF THE NEAREST EDGE OF THE ATTIC ENTRANCE. [320.23(A) AND 334.23]
- V.B. E3802.2.2 CABLE INSTALLED THROUGH OR PARALLEL TO FRAMING MEMBERS. WHERE CABLES ARE INSTALLED THROUGH OR PARALLEL TO THE SIDES OF RAFTERS, STUDS OR FLOOR JOISTS, GUARD STRIPS AND RUNNING BOARDS SHALL NOT BE REQUIRED, AND THE INSTALLATION SHALL COMPLY WITH TABLE E3802.1. [320.23(B) AND 334.23].
- W. PROVIDE A BONDING CONDUCTOR-MINIMUM OF ON #4 COPPER WIRE CONNECTING THE BUILDERS WATER PIPING SYSTEM TO THE SERVICE EQUIPMENT ENCLOSURE GROUNDING BUSS [2017 NEC 250...].
- AT LEAST ONE (1) 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE INSTALLED TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. (SEE IRC E3703.5). 2017 NEC 210.11(C)(4). PROVIDE ACCESS AND WORKING SPACE ABOUT ALL ELECTRICAL EQUIPMENT (INCLUDING DISCONNECTS) PER 2017 NEC 110.26 & 2018 IRC R3405.
- MEMBRANE PENETRATION SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANT RATING. RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
- AA. ALL EXTERIOR ELECTRICAL RECEPTACLES SHALL BE GROUND FAULT CIRCUIT PROTECTED AND MUST BE WATER PROOF
- AB. 200 AMP. SERVICE WITH METER; VERIFY LOCATION. AC. VERIFY ALL CEILING LIGHT FIXTURES WITH MECHANICAL CONTRACTOR.
- AD. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUT-OFFS, AND INSURE ALL VOLTAGES ARE COORDINATED WITH EQUIPMENT AND APPLIANCES, ALL ALL CIRCUITRY IS CORRECT AND ALL CODES AND ORDINANCES ARE MET. ELECTRICAL CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. E. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
- AF. E3903.3 ADDITIONAL LOCATIONS. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLE SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR EGRESS DOOR.
- AG. M1305.1.2.1 ELECTRICAL REQUIREMENTS. A LUMINARIES CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION IN ACCORDANCE WITH CHAPTER 39. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
- AH. THE TYPES OF LUMINAIRES INSTALLED IN CLOTHES CLOSETS SHALL BE LIMITED TO SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINAIRES WITH COMPLETELY ENCLOSED LIGHT SOURCES. INCANDESCENT LUMINAIRES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINAIRES OR LAMP-HOLDERS SHALL BE PROHIBITED. (E4003.12)

ELECTRICAL LIGHTING PLAN

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

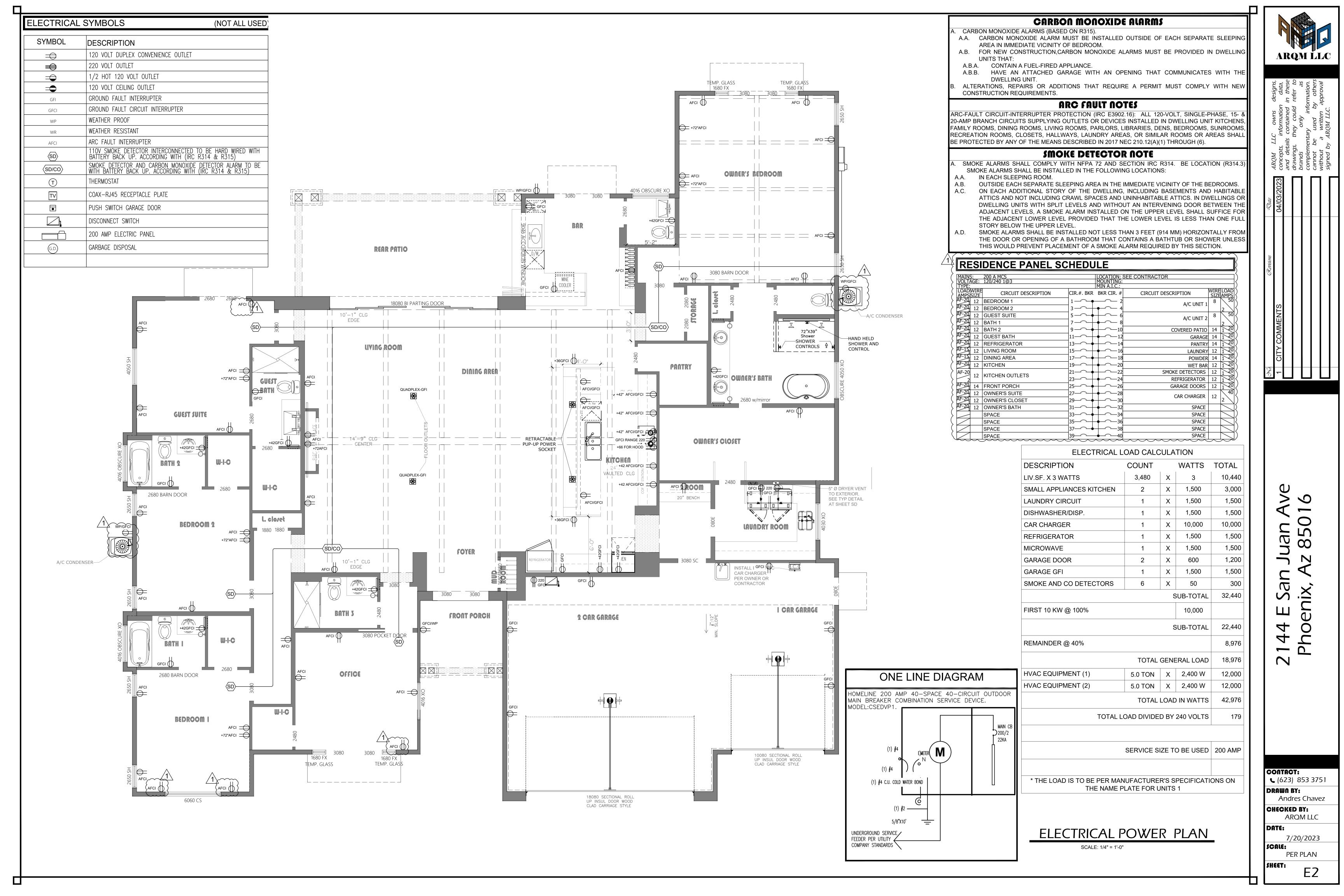


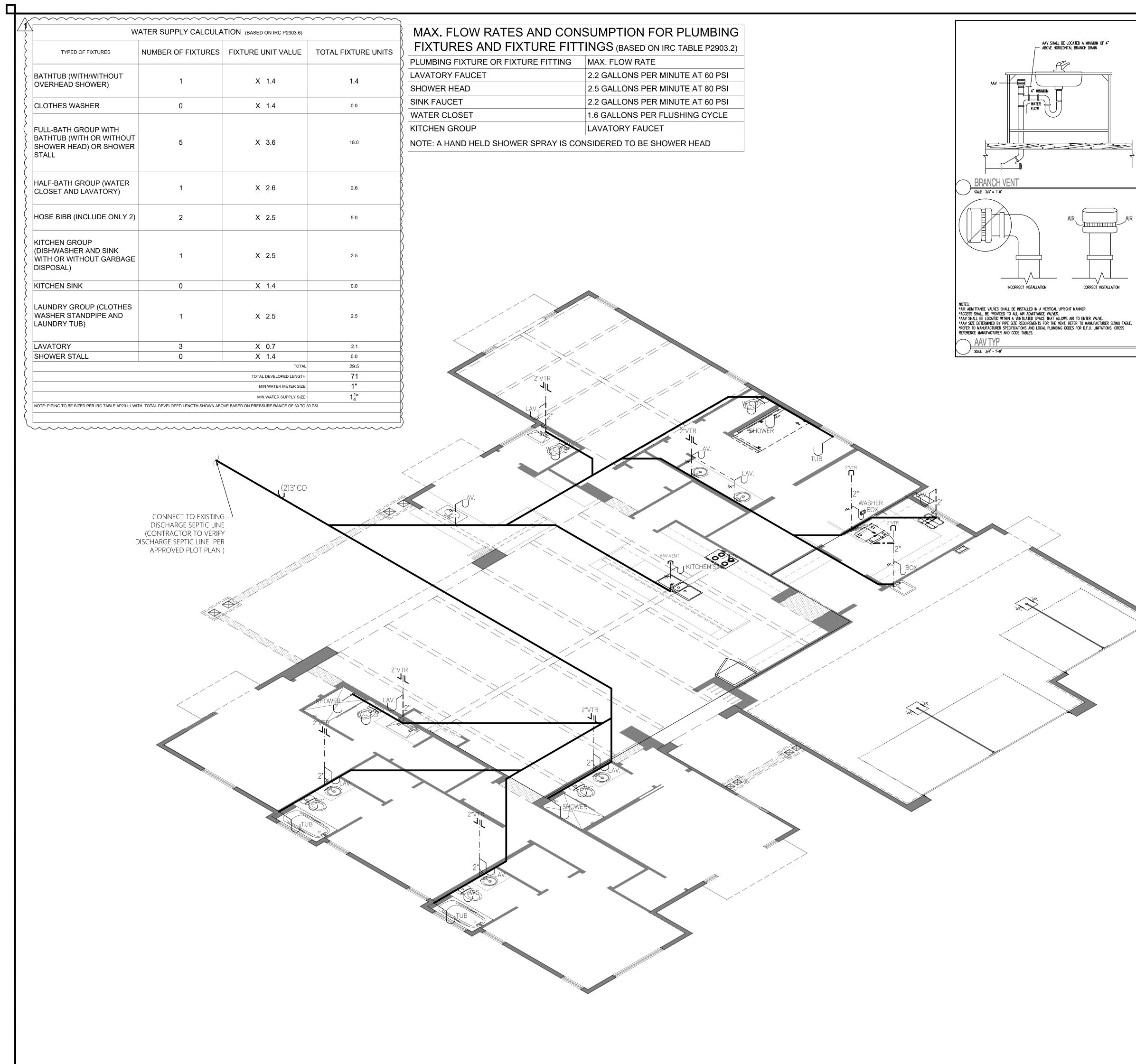
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| DESCRIPTION CAN CEILING HIGH-EFFICACY LIGHT FIXTURE NTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT FIXTURE BULBS IN ATTIC HIGH-EFFICACY LIGHT FIXTURE RECESSED MOUNTED CEILING HIGH-EFFICACY VAPOR PROOF LIGHT FIXTURES EXTERIOR WALL MOUNTED HIGH-EFFICACY WATER PROOF LIGHT FIXTURES PENDANT/CHANDELIER-LIGHT FIXTURE CEILING FAN W/ LIGHT (PROVIDE METAL BOX AND SOILD BACK'G) LIGHT TRUCK WITH FIXTURES EXTERIOR SENSOR FIXTURE W/ EMERGENCY HEADS - WALL MOUNT EXHAUST FAN (VENT THROUGH ROOF) CLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED CABLE TELEVISION OUTLET PUSH SWITCH OPEN DOOR GARAGE 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | | 04/03/2023 ARQM LLC owns designs, concepts, information data, and details contained in these drawings, they could refer to brands only as complementary information. |
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| BULBS IN ATTIC HIGH-EFFICACY LIGHT FIXTURE RECESSED MOUNTED CEILING HIGH-EFFICACY VAPOR PROOF LIGHT FIXTURES EXTERIOR WALL MOUNTED HIGH-EFFICACY WATER PROOF LIGHT FIXTURES PENDANT/CHANDELIER-LIGHT FIXTURE CEILING FAN W/ LIGHT (PROVIDE METAL BOX AND SOILD BACK'G) .IGHT TRUCK WITH FIXTURES EXTERIOR SENSOR FIXTURE W/ EMERGENCY HEADS - WALL MOUNT EXHAUST FAN (VENT THROUGH ROOF) FLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED CABLE TELEVISION OUTLET PUSH SWITCH OPEN DOOR GARAGE 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | | ARQM LLC owns de concepts, information and details contained in drawings, they could re brands only complementary inform cannot be used by |
| RECESSED MOUNTED CEILING HIGH-EFFICACY VAPOR PROOF LIGHT FIXTURES EXTERIOR WALL MOUNTED HIGH-EFFICACY WATER PROOF LIGHT FIXTURES PENDANT/CHANDELIER-LIGHT FIXTURE CEILING FAN W/ LIGHT (PROVIDE METAL BOX AND SOILD BACK'G) LIGHT TRUCK WITH FIXTURES EXTERIOR SENSOR FIXTURE W/ EMERGENCY HEADS - WALL MOUNT EXHAUST FAN (VENT THROUGH ROOF) FLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED CABLE TELEVISION OUTLET PUSH SWITCH OPEN DOOR GARAGE 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | | ARQM LLC owns de concepts, information and details contained in drawings, they could re brands only complementary inform cannot be used by |
| EXTERIOR WALL MOUNTED HIGH-EFFICACY WATER PROOF LIGHT FIXTURES PENDANT/CHANDELIER-LIGHT FIXTURE CEILING FAN W/ LIGHT (PROVIDE METAL BOX AND SOILD BACK'G) LIGHT TRUCK WITH FIXTURES EXTERIOR SENSOR FIXTURE W/ EMERGENCY HEADS - WALL MOUNT EXHAUST FAN (VENT THROUGH ROOF) FLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED CABLE TELEVISION OUTLET PUSH SWITCH OPEN DOOR GARAGE 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | | ARQM LLC owns de concepts, information and details contained in drawings, they could re brands only complementary inform cannot be used by |
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| EXTERIOR SENSOR FIXTURE W/ EMERGENCY HEADS - WALL MOUNT EXHAUST FAN (VENT THROUGH ROOF) FLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED CABLE TELEVISION OUTLET PUSH SWITCH OPEN DOOR GARAGE 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | | ARQM LLC concepts, i and details drawings, t brands complementa cannot be |
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| PUSH SWITCH OPEN DOOR GARAGE 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | Zate | 103/2023 |
| 200 AMP ELECTRIC METER AND PANEL SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | Zate | 1/03/ |
| SUB- PANEL ELECTRIC DISCONNECT SWITCH GARBAGE DISPOSAL | 18 | |
| DISCONNECT SWITCH GARBAGE DISPOSAL | | 8 |
| GARBAGE DISPOSAL | | |
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| SINGLE POLE SWITCH | | |
| OOUBLE POLE SWITCH | Revisions | |
| THREE WAY SWITCH | Ľ | |
| OUR WAY SWITCH | | |
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| 20 VOLT CEILING OUTLET | | |
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| DUAL TELEPHONE/DATA OUTLET | | |
| | FOUR WAY SWITCH DIMMER SWITCH 3 OR 1 WAY MONITOR SENSOR SWITCH | THELE WAY SWITCH FOUR WAY SWITCH SOR 1 WAY MONITOR SENSOR SWITCH SAL SYMBOL SHEDULE (NON ALL USED) DESCRIPTION 120 VOLT DUPLEX CONVENIENCE OUTLET 120 VOLT DUPLEX CONVENIENCE OUTLET 120 VOLT DUPLEX CONVENIENCE OUTLET 120 VOLT OUTLET 120 VOLT OUTLET 120 VOLT OUTLET 120 VOLT CEILING OUTLET, 20A, 120VAC - FLOOR SROUND FAULT INTERRUPTER SROUND FAULT INTERRUPTER SROUND FAULT INTERRUPTER SROUND FAULT INTERRUPTER 1100 SMOKE DETECTOR INTERCONNECTED TO BE HARD WIRED WITH BATTERY BACK UP. ACCORDING WITH (IRC R314 & R315) MOKE DETECTOR AND CARBON MONOXIDE DETECTOR ALARM TO BE VITH BATTERY BACK UP. ACCORDING WITH (IRC R314 & R315) HERMOSTAT COAX-RJAS RECEPTACLE PLATE |

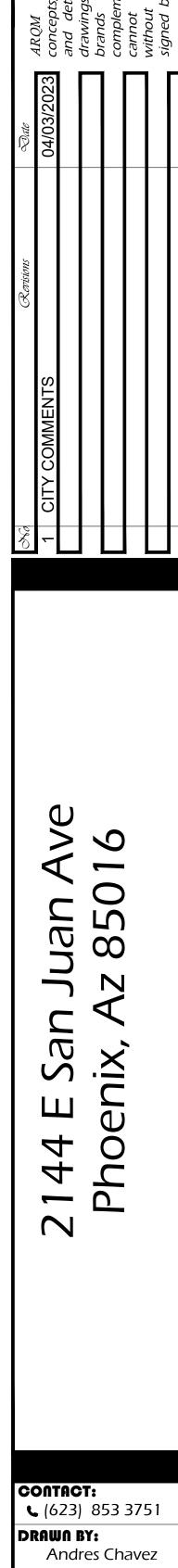
| CONTACT: |
|-------------------------|
| C (623) 853 3751 |
| RAWN BY: |
| Andres Chavez |
| HECKED BY: |
| AROM LLC |
| DATE: |
| 7/20/2023 |
| CALE: |
| PER PLAN |
| HEET: |
| - 4 |





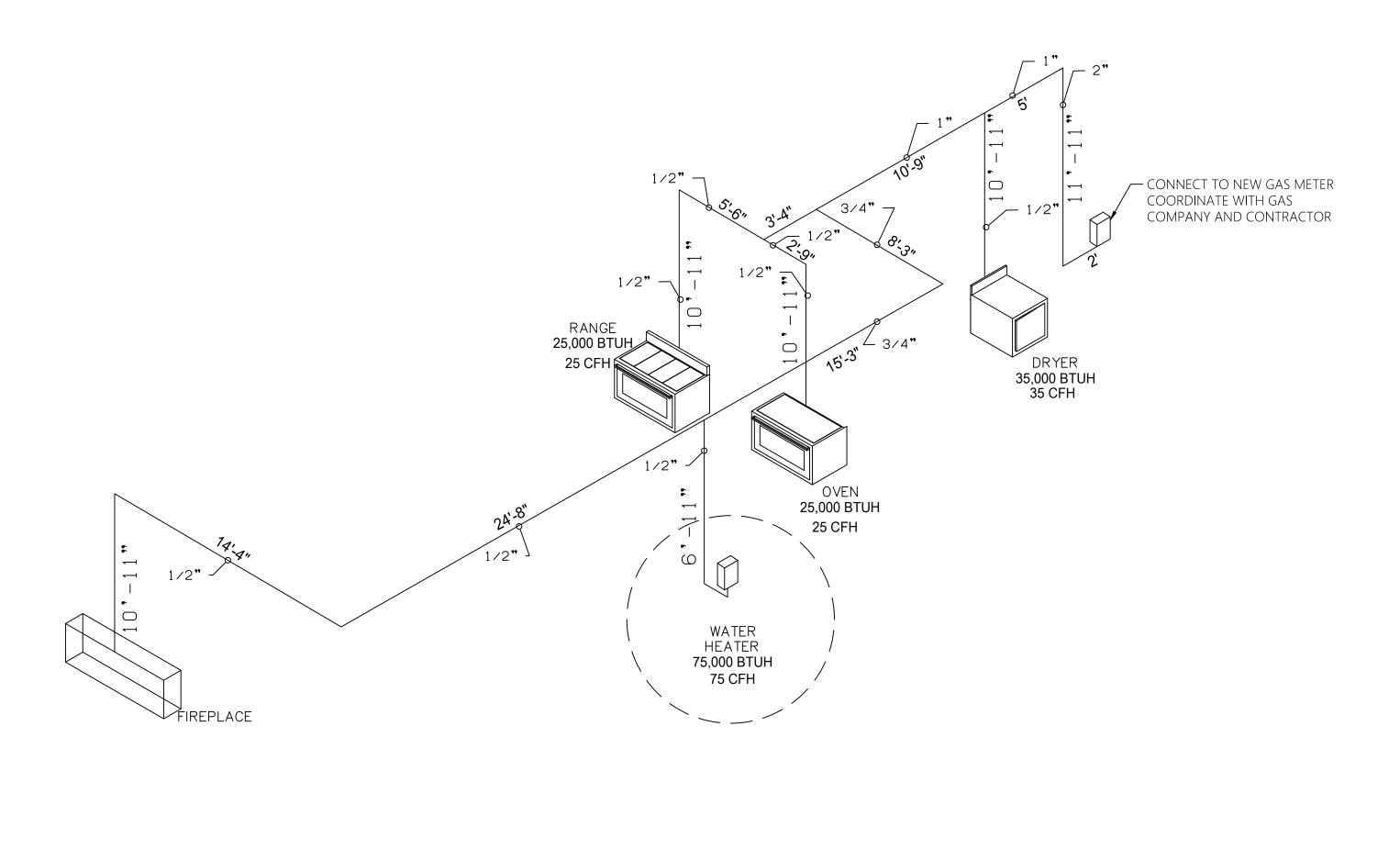
| _ | | | | | | |
|---|---|---|-------------------|-----------------------|-------------------------------|------------------------------------|
| | GENERAL NOTES | | 2 | | | |
| | A. THE PLUMBING ISOMETRIC IS FOR PIPE SIZE AND CLEAN OUT LOCATION ONLY. SIZE PIPE IS | | | | | |
| | ACCORDING TO 2018 IRC. B. WASTE AND VENT PIPING SHALL BE PLASTIC ABS PIPE. | | | | | |
| | C. PROVIDE PRESSURE BALANCE FOR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR | | | RA | M I | LLC |
| | ALL SHOWER AND TUBS-SHOWERS COMBINATIONS. | | | | JIVI I | |
| | D. SOLDER 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 PROVIDING WATER FOR HUMAN | | 12 | e O | | S - |
| | CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEM. E. WATER, SOLID OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN | | signs, data, | r ti | as Iation. | others iroval |
| | AN EXTERIOR WALL, UNLESS WHERE NECESSARY, ADEQUATE PROVISION IN MADE TO PROTECT | | designs, data, | n tl efe | nat | / other approval |
| | SUCH PIPE FROM FREEZING. | | ~ | 2 2 | inforr | 5,5 |
| | F. PIPING SUBJECT TO UNDUE CORROSION, EROSION OR MECHANICAL DAMAGE SHALL BE | | ns Itio | tained could | <u>i</u> | TC. |
| | PROTECTED IN AN APPROVED MANNER. G. EACH HOSE BIBB SHALL HAVE A BACKFLOW PREVENTTER INSTALLED. | | nformatior | tair CC | Ś | e used b a written ARQM LLC. |
| | H. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES. R 3228) | | , IOI | con they | , <i>2</i> | su ng |
| | I. HORIZONTAL DRAINAGE PIPING SLOPE (BASED ON P3005.3): | | ц ГС | th o | | e Al |
| | I.A. MIN. SLOPES OF PIPES WITH DIAMETER 2 1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS | | ts, L | etaii 75, | | be by |
| | HORIZONTAL (1/4:12)(2% SLOPE). I.B. MIN. SLOPES OF PIPES WITH DIAMETER 3 OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS | | M epi | de | ds | out ed |
| | HORIZONTAL (1/8:12)(1%SLOPE). | | ARQM concep | and deta drawings, | brands ⁻ comple | cannot without signed |
| | | | ŭ | ס ש | ΩŬ | U Z V |
| | ΠΟΤΕΣ | | 23 | | ן ר | |
| | WATER PIPING | | /2023 | | | |
| | COPPER PIPE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE L. EXCEPTIONS: TYPE M COPPER TUBING MY BE USED FOR WATER PIPING WHEN PIPING IS | | | | | |
| | ABOVE GROUND AS PER 2018 IRC STANDARDS. | ſ | 74 | | | |
| | PEX PIPE MAY USED. | | | | | |
| | WASTE PIPING. | | | | | |
| | ALL WASTE PIPING WHICH PENETRATED WALL 1 HOUR FIRE-RESTRICTIVE MATERIAL SHALL BE | | | | | |
| | NON-COMBUSTIBLE PIPING MATERIAL APPROVED BY IRC. APPLICABLE EDITION. STATE AND LOCAL | | | | | |
| | CODES. | | | | | |
| | AIR ADMITTANCE VALVES (A.A.V.) | | Cersions | | | |
| | INDIVIDUAL AND BRANCH AIR ADMITTANCE VALVES SHALL BE LOCATED A MINIMUM OF 4 INCH. ABOVE | 6 | XCA | | | |
| | THE HORIZONTAL BRANCH DRAIN OF FIXTURES DRAIN BEING VENTED. AIR ADMITTANCE VALVE SHALL | | 5 | | | |
| | BE INSTALLED A MINIMUM OF 6" ABOVE INSULATION MATERIAL. | | | | | |
| l | WATER HEATER | | | | | |
| | WATER HEATER HAVING NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR SUPPORT. | | S | | | |
| | WATER HEATER TO BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF DRAIN SHALL | | Ĕ | | | |
| | DISCHARGE NO MORE THAN 6 INCHES ABOVE THE GRADE, PER 2803.6.1 OF THE IRC. | | ΛE | | | |
| | LEGEND | | COMMENT | | | |
| | — — — — — 2" VENT THROUGH THE ROOF (2"VTR) | | | | | |
| | CO CLEAN OUT | | CITY | | | |
| | — — — — PIPE VENT 1-1/2" | | Ö | | | |
| | NOTE: PER P3005 CLEAN OUT AT JUNCTION OF SEWER AND DRAINS | ् | 9 | | | |

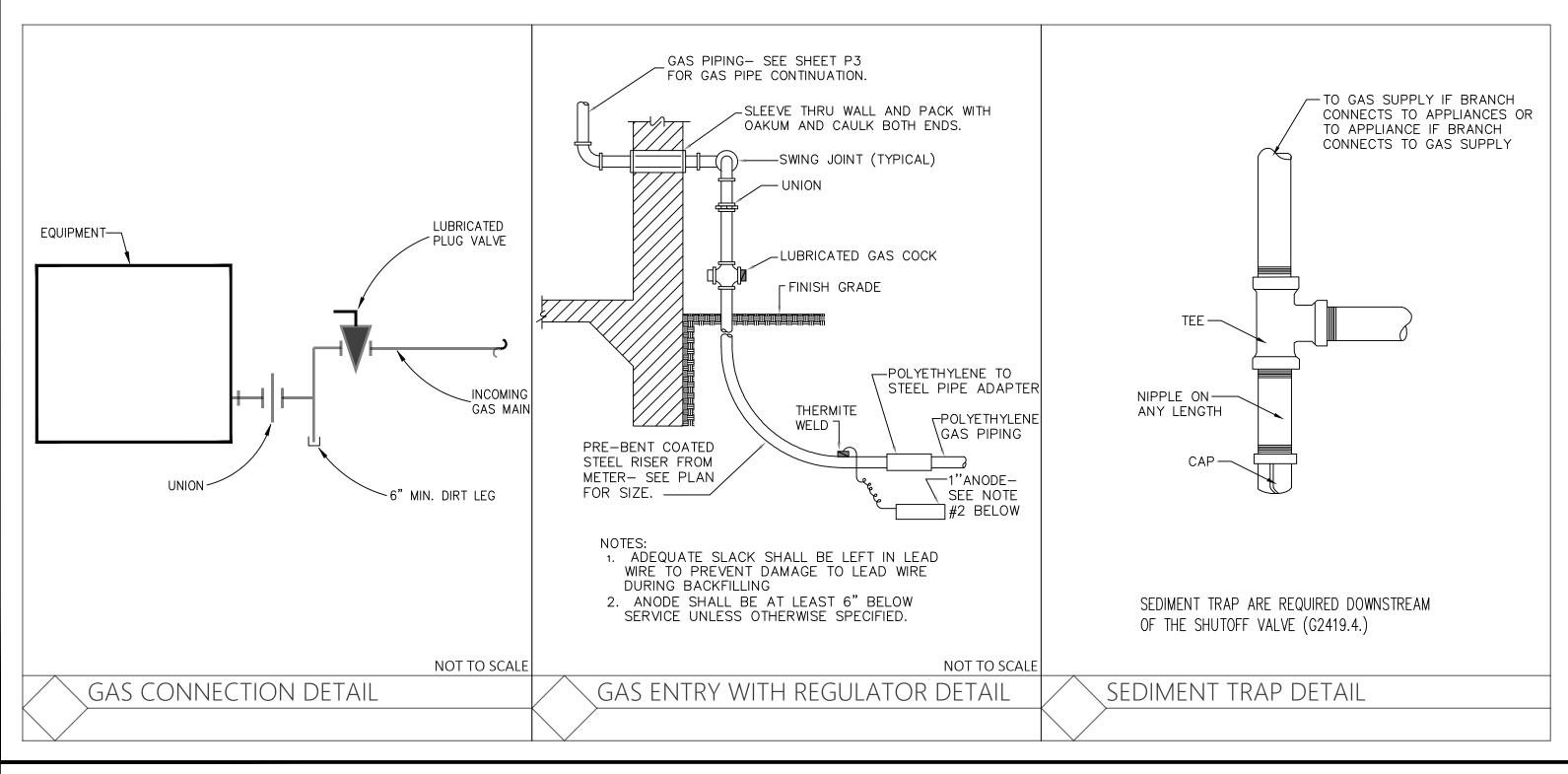
| — | CLEAN OUT |
|-----------------------|-----------------------------------|
| | VENT THROUGH THE ROOF (VTR) |
| S | SEWER |
| V | VENT |
| | 1-1/2" V |
| NOTE: PER P3005 CLEAN | OUT AT JUNCTION OF SEWER & DRAINS |



| L (623) 853 3751 |
|----------------------------|
| DRAWN BY: Andres Chavez |
| CHECKED BY: Arom Llc |
| DATE: 7/20/2023 |
| PER PLAN |
| SHEET: |

| GAS: NAT | | | | | SPEC | | | 51 FY: 0.60 |) | | | |
|------------|-------|---------|-------|--------|---------|--------|-------|----------------|--------|--------|---------------|---------|
| Nominal | 1/2 | 3/4 | 1 | 1-1/4 | | 2 | 2 1/2 | 3 | 4 | 5 | 6 | 8 |
| Actual ID | 0.622 | | | 1.380 | 1.610 | | 2.469 | 3.068 | 4.026 | 5.047 | 6.065 | 7.981 |
| Length ft. | Capa | city in | Cubic | Feet o | f Gas p | ber Ho | ur | | | | • | |
| 10 | 172 | 360 | 678 | 1,390 | 2,090 | 4,020 | 6,400 | 11,300 | 23,100 | 41,800 | 67,600 | 139,000 |
| 20 | 118 | 247 | 466 | 957 | 1,430 | 2,760 | 4,400 | 7,780 | 15,900 | 28,700 | 95,500 | 173,000 |
| 30 | 95 | 199 | 374 | 768 | | 2,220 | 3,530 | 6,250 | 12,700 | 23,000 | 37,300 | 76,700 |
| 40 | 81 | 170 | 320 | 657 | 985 | 1,900 | 3,020 | 5,350 | 10,900 | 19,700 | 31,900 | 65,600 |
| 50 | 72 | 151 | 284 | 583 | 873 | 1,680 | 2,680 | 4,740 | 9,660 | 17,500 | 28,300 | 58,200 |
| 60 | 65 | 137 | 257 | 528 | 791 | | 2,430 | | 8,760 | | 25,600 | |
| 70 | 60 | 126 | 237 | 486 | 728 | 1,400 | 2,230 | 3,950 | 8,050 | 14,600 | 23,600 | 48,500 |
| 80 | 56 | 117 | 220 | 452 | 677 | 1,300 | 2,080 | 3,950 | 7,490 | 13,600 | 22,000 | 45,100 |
| 90 | 52 | 110 | 207 | 424 | 635 | 1,220 | 1,950 | 3,450 | 7,030 | 12,700 | 20,600 | 42,300 |
| 100 | 50 | 104 | 195 | 400 | 600 | 1,160 | 1,840 | 3,260 | 6,640 | 12,000 | <u>19,500</u> | 40,000 |
| 125 | 44 | 92 | 173 | 355 | 532 | 1,020 | 1,630 | 2,890 | 5,890 | 10,600 | 17,200 | 35,400 |
| 150 | 40 | 83 | 157 | 322 | 482 | 928 | 1,480 | 2,610 | 5,330 | 9,650 | 15,600 | 32,100 |
| 175 | 37 | 77 | 144 | 296 | 443 | 854 | 1,360 | 2,410 | 4,910 | 8,880 | 14,400 | 29,500 |
| 200 | 34 | 71 | 134 | 275 | 412 | 794 | 1,270 | 2,240 | 4,560 | | 13,400 | |
| 250 | 30 | 63 | 119 | 244 | 366 | 704 | 1,120 | 1,980 | 4,050 | | 11,900 | · · · · |
| 300 | 27 | 57 | 108 | 221 | 331 | 638 | 1.020 | 1.800 | 3.670 | 6.620 | 10.700 | 22.100 |





1. THE PLUMBING ISOMETRIC IS FOR PIPE SIZE AND CLEAN OUT LOCATION ONLY. SIZE PIPE IS ACCORDING TO 2018 IRC. 2. ALL PIPE USED FOR THE INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON STEEL(GALVANIZED OR BLACK) YELLOW BRASS (CONTAINING NO MORE THAN 75% COPPER) OR INTERNALLY TINNED OR EQUIVALENTLY TREATED COOPER OF IRON PIPE SIZE. 3. ALL FITTING USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER). 4. GAS PIPING IS NOT ALLOWED UNDER ANY BUILDING OR SLAB KITCHEN ISLAND PERMITTED BY EXCEPTION. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OF STRUCTURE. 5. ALL GAS FUELED APPLIACES SHALL HAVE AN ACCESSIBLE SHUT-OFF VALVE IN ACCORDANCE WITH 2018 IRC. 6. SEE TABLE G2413.4 FOR PIPE SIZES 7. ALL PLUMBING MATERIAL, INSTALLATION AND WORKMANSHIP TO BE IN COMPLIANCE WITH 2018 IPC

NOTES

ALL GAS PIPE INSTALLATION TO BE BLACK STEE (40) ICC-ES PMG-1100

| GAS CALCULAITON (CONVERTED A 1,000 BTU/H | R PER CFH) |
|--|--------------------------------|
| APPLIANCE | TOTAL GAS (USAGE CFH) |
| RANGE | 25 |
| OVEN | 25 |
| WATER HEATER | 75 |
| DRYER | 35 |
| TOTAL DEMAND | 160 |
| TOTAL LENGTH: 54 LINEAR FEET | |

GAS ISOMETRIC PLAN SCALE: 1/4" = 1'-0"

| <u>ן</u> | ARQM LLC |
|----------|---|
| | ARQM LLC owns designs, concepts, information data, and details contained in these drawings, they could refer to brands only as complementary information. complementary information. complementary others without a written approval signed by ARQM LLC. |
| | <i>⊙ate</i> 04/03/2023 |
| | Revisions |
| | CITY COMMENTS |
| | 7 |
| | 2144 E San Juan Ave Phoenix, Az 85016 |
| | CONTACT: (623) 853 3751 |
| | DRAWN BY: Andres Chavez CHECKED BY: |
| | AROM LLC |
| | 7/20/2023 Scale: Per plan |
| | |
| 1 | |

GENERAL NOTE MECHANICAL

- A. Building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of sections N1102.4.1 through N 1102.4.5. B. N1103.1 (R403.1) not less than 1 thermostat shall be providing for each separated heating and cooling system
- C. N1103.1.1 (R403.1.1) Programmable thermostat. The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be programmed initially by the manufacturer with a heating temperature set point of not greater than 70° (21° c) and a cooling temperature set point of not less than 78°F (26°C).
 D. Heat pumps having supplementary electric resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump
- compressor can meet the heating load.
- E. N1103.3.2 (R403.3.2) ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with section M1601.4.1. F. N1103.3 (r403.3.3) dust shall be pressure tested to determine air leakage by one of
- the following methods:
- G. Rough-in test. H. Postconstruction test.

than 3" dia.

- See exceptions at N1103.3 (R403.3.3)
- N1103.3.5 (R403.3.5) building framing cavities shall not to be used as ducts or plenums.
- plenums.
 K. N1103.3.6 (r403.3.6) ducts buried within ceiling insulation. where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:
 L. The supply and return duct shall have an insulation R-VALUE not less than R-8.
 M. At all points along each duct, the sum of the ceiling insulation R-VALUES against and above the top of the duct, and against and below the bottom of the duct shall be not less than r-19, excluding the R-VALUE of the duct insulation.
 N. In climate zones 1a, 2a and 3a, the supply ducts shall be completely buried within ceiling insulation, insulated to an R-VALUE of not less than R-13 and in compliance with the vapor retarder requirements of section m1601.4.6.
 O. Exception: sections of the supply duct that are less than 3 feet (914 mm) from the supply outlet shall not be required to comply with these requirements.
- supply outlet shall not be required to comply with these requirements. N1103.4 (r403.4) mechanical system piping capable of carrying fluids greater than 105 °R (41°C) or less an 55°F(13°C) shall be insulated to an R-VALUE of not less than
- Q. N1103.5.1 (R403.5.1) heated water circulation systems shall s be in accordance with section n1103.5.1.1 heat trace temperature maintenance system shall be in accordance with section n1103.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.
- R. N1103.6 (R403.6) the building shall be providing with ventilation that complies with the requirements of section m1507or with other approved means of ventilation. Outdoor air intakes and exhaust shall have automatic or gravity dampers that close when the ventilation system is not operating.
- S. N1103.7 (r403.7) heating and cooling equipment shall be sized in accordance with acca manual s based on building loads calculated in accordance with acca manual j or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

ENERGY EFFICIENCY: (Arizona 2B Maricopa)

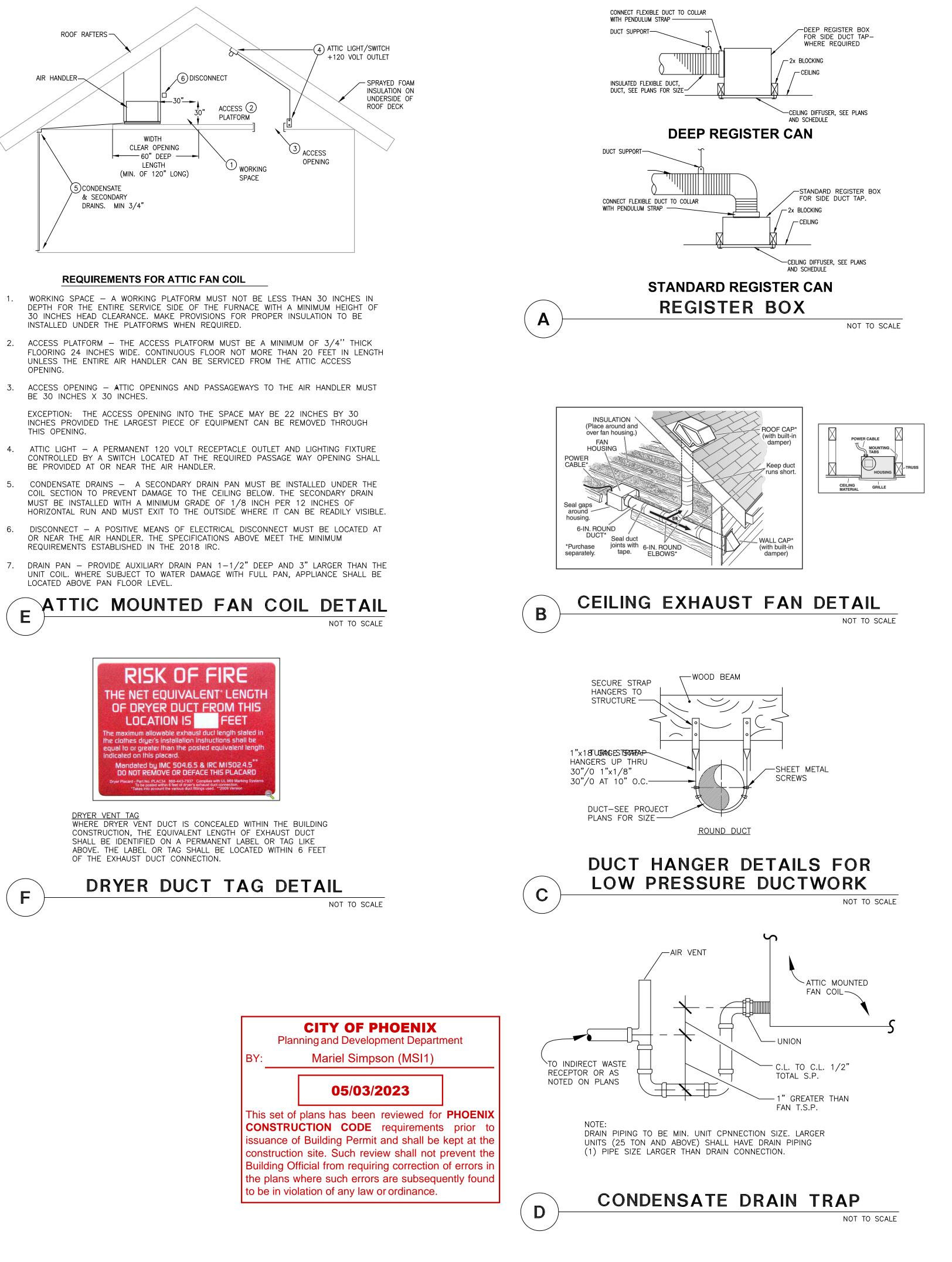
Thermal enveloped areas of the building shall comply with the following requirements: 0.40 maximum fenestration u-factor, 0.75 maximum skylight u-factor, 0.25 maximum glazed fenestration SHGC. Minimum 38 R-VALUE at ceilings, minimum 13 R-VALUE at wood framed walls, minimum 4/6 R-VALUE at mass walls, and provide 13 R-VALUE at floor. Supply and return ducts in attic shall be insulated with minimum R-8 R-VALUE for 3" dia. Dusts and no less than r-6 for ducts smaller than 3" dia. In other portion of the building shall be insulated not less than r-6 3" dia. Ducts and not less than R-4.2 for ducts smaller

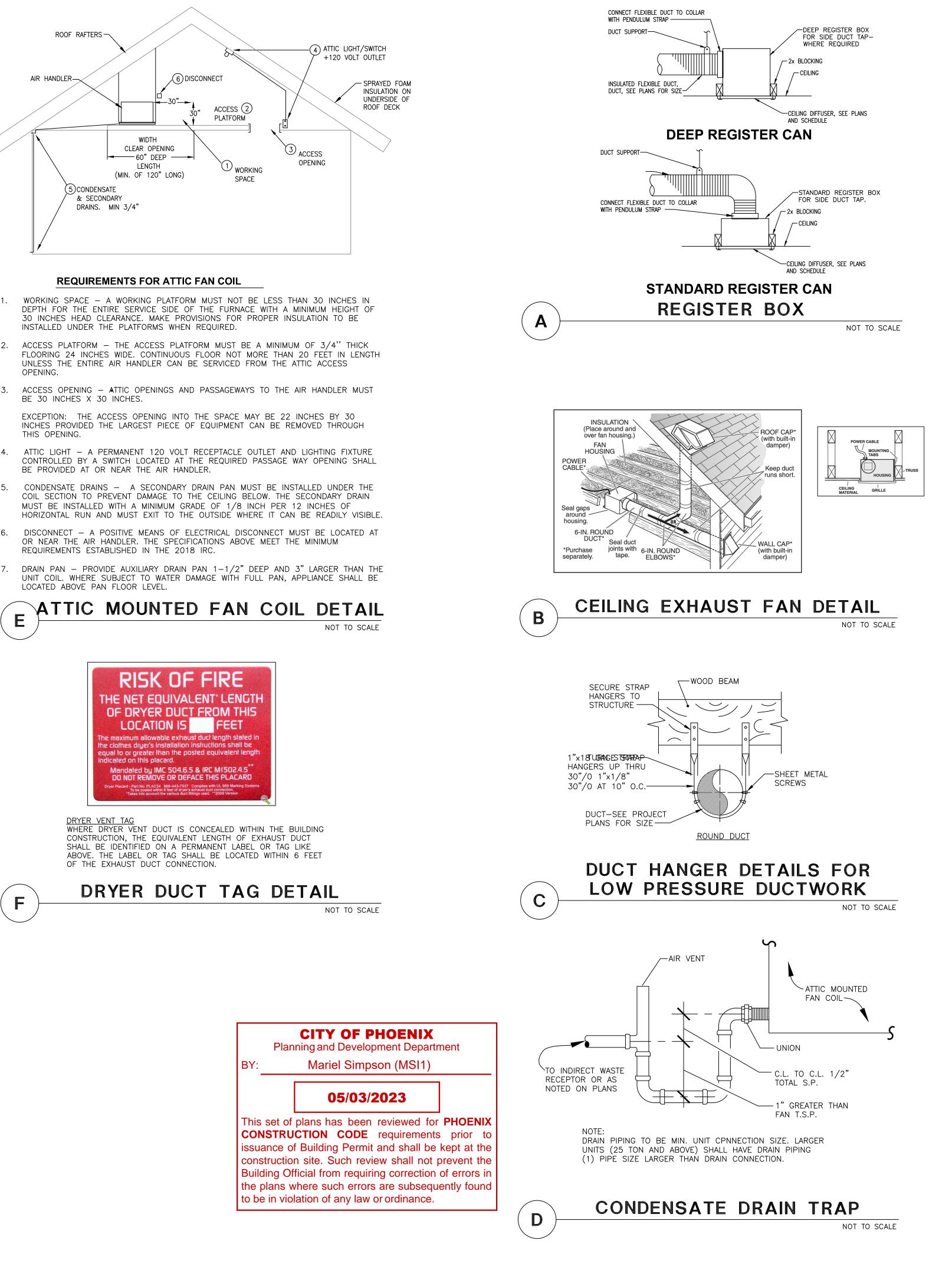
N11025.4 (R402.4) the building thermal enveloped shall be constructed to limit air air leakage in accordance with the requirements of sections n1102.4.1 through N1102.5

| | | Cooling E | quipme | nt | | |
|---|---------------------------|---|------------------------------|-----------------------------|--|------------------|
| Design Conditions | | | | | | |
| Outdoor design WB: 69. Indoor design DB: 75. | 8°F 4°F 0°F 5% | Sensible gain: Latent gain: Total gain: Estimated airflow: | 44721 37 44757 1933 | Btuh Btuh Btuh cfm | Entering coil DB: Entering coil WB: | 78.9°F 62.0°F |
| Manufacturer's Performa | ance Data | a at Actual Design Co | nditions | | | |
| Equipment type:Pkg ASManufacturer:TraneActual airflow:193Sensible capacity:4795Latent capacity:113Total capacity:4909 | 3 cfm 9 Btuh 8 Btuh | Model: 4WCC40 107% of load 3104% of load 110% of load SHR: | | | | |
| | | Heating E | quipme | nt | | |
| | 7°F 0°F | Heat loss: | 34347 | Btuh | Entering coil DB: | 67.8°F |
| Manufacturer's Performa | ance Data | a at Actual Design Co | nditions | | | |
| Equipment type: Pkg AS Manufacturer: Trane Actual airflow: 193 Output capacity: 4586 Supplemental heat required | 3 cfm 9 Btuh | Model: 4WCC40 134% of load 0 Bluh | 60A1 | | Capacity balance: | 27 °F -99 °F |

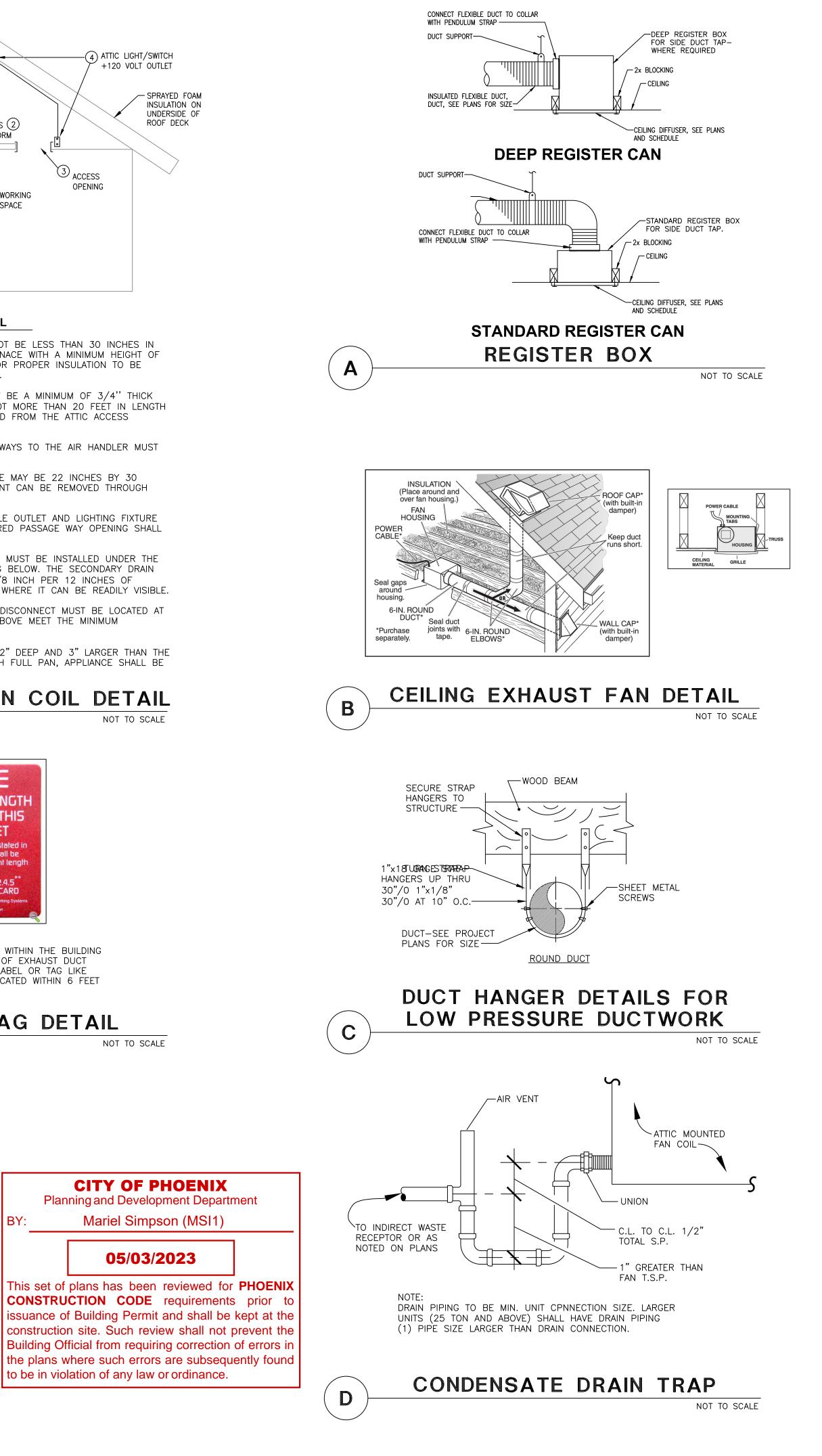
| <u> </u> | | SYSTEM #3 | |
|--|--|---|--|
| Cooling Equipment | | Cooling Equipment | |
| Design Conditions | | Design Conditions | |
| Outdoor design DB:108°FSensible gain:32035BtuhOutdoor design WB:69.4°FLatent gain:85BtuhIndoor design DB:75.0°FTotal gain:32120BtuhIndoor RH:45%Estimated airflow:1433cfm | Entering coil DB: 79.1°F Entering coil WB: 62.1°F | | ng coil DB: 78.3°F ng coil WB: 61.9°F |
| Ianufacturer's Performance Data at Actual Design Conditions | | Manufacturer's Performance Data at Actual Design Conditions | |
| Equipment type:Pkg ASHPManufacturer:TraneModel: 4WCC4042A1Actual airflow:1433cfmSensible capacity:35131Btuh110% of loadLatent capacity:316Btuh372% of loadTotal capacity:35447Btuh110% of load | | Equipment type:Split ASHPManufacturer:TraneModel: 4TWR4024G1+TEM4A0B24S21++TDRActual airflow:793 cfmSensible capacity:17507 Btuh108% of loadLatent capacity:588 Btuh498% of loadTotal capacity:18095 Btuh111% of load | |
| Heating Equipment | | Heating Equipment | |
| Design Conditions | | Design Conditions | |
| Outdoor design DB: 38.7 °F Heat loss: 25793 Btuh Indoor design DB: 70.0 °F | Entering coil DB: 67.5°F | Outdoor design DB: 38.7°F Heat loss: 14214 Btuh Enteri Indoor design DB: 70.0°F | ng coil DB: 67.7°F |
| Manufacturer's Performance Data at Actual Design Conditions | | Manufacturer's Performance Data at Actual Design Conditions | |
| Equipment type: Pkg ASHP Manufacturer: Trane Model: 4WCC4042A1 Actual airflow: 1433 cfm Output capacity: 31677 Btuh 123% of load Supplemental heat required: 0 Btuh | Capacity balance: 29 °F Economic balance: -99 °F | | y balance: 27 °F nic balance: -99 °F |

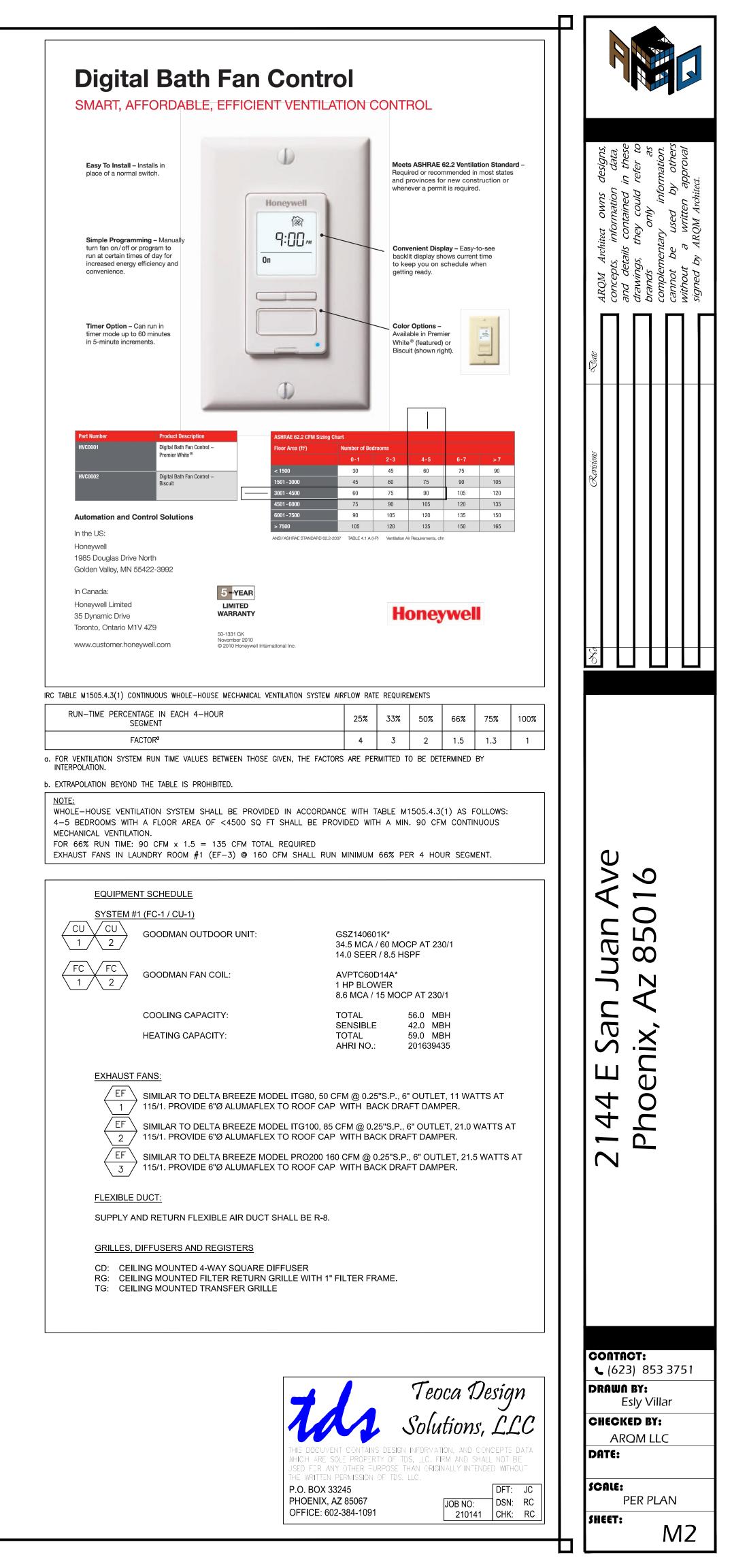












NOTES

- 1. SEE GENERAL STRUCTURAL NOTES ON DRAWINGS FOR OTHER INFORMATION. ALL SHEATHING CONTINUOUS TO TOP OF WALL UNLESS NOTED OTHERWISE. NAILING REQUIREMENTS APPLY AT ALL PANEL EDGES, TOP AND BOTTOM PLATES AND BLOCKING. STUDS FOR PLYWOOD SHEAR WALLS TO BE NOT SMALLER THAN 2 X 4 SPACED AT NOT MORE THAN AT 24" O.C. (TYPICAL) U.N.O. ON SHEAR WALL SCHEDULE. STUDS FOR GYPSUM WALL BOARD SHEAR WALLS TO BE NOT SMALLER THAN 2 X 4 SPACED AT NOT MORE THAN AT 16" O.C. SEE SHEAR WALL ELEVATIONS IN DETAILS FOLLOWING FOR INFORMATION NOT SHOWN. 3/8" AND 1/2" PANEL GRADE 2-M-W ORIENTED STRAND BOARD MAY BE SUBSTITUTED FOR 3/8" AND 15/32" PLYWOOD SHEATHING. RESPECTIVELY. 7/16" PANEL GRADE 2-M-W ORIENTED STRAND BOARD MAY BE SUBSTITUTED FOR 15/32" PLYWOOD SHEATHING PROVIDING STUDS ARE SPACED A MAXIMUM OF 16" ON CENTER. 2. SILL PLATE BOLTING SUBSTITUTIONS:
- THE FOLLOWING SUBSTITUTIONS MAY BE MADE FOR THE 1/2" DIAMETER ANCHOR BOLTS ABOVE
- ALL INTERIOR WALLS: 1/2" DIAMETER WEDGE ANCHORS (ICC APPROVED) 2-1/4" MIN. EMBED AT SAME SPACING.

ALL EXTERIOR AND/OR INTERIOR WALLS: 1/2" DIAMETER EPOXY ANCHORS (ICB APPROVED) -2-1/4" MIN. EMBED AT SAME SPACING.

- SIMPSON SET EPOXY TIE ADHESIVE (REDUCTION FACTOR FOR ABSENCE OF SPECIAL INSPECTION WAS USED)
- INTERIOR GYPSUM WALLBOARD WALLS ONLY: HILTI PINS X-DNI 72P8 AT SAME SPACING AS THE 16D WALL PLATE NAILING INDICATED FOR 2ND FLOOR CONDITION INDICATED IN SHEAR WALL SCHEDULE.
- 3. NAILS INDICATED IN TABLE ARE COMMON NAILS. 16D SINKERS MAY BE SUBSTITUTED FOR 16D COMMON NAILS BUT PLACED AT 0.87 TIMES THE SPACING.

FRAMING NOTES

- A. PROVIDE 2X SOLID BLOCKING AT ALL SPANS EXCEEDING 8'-0" AND AT ALL BEAMS AND BEARING PARTITIONS.
- B. PROVIDE 2X FIRE BLOCKING AT ALL FURR DOWNS AND 8'-0" FROM FINISH FLOOR AT ALL INTERIOR AND EXTERIOR PARTITIONS.
- C. PROVIDE MIN. 2" CLEARANCE AT CHIMNEY FRAMING MEMBERS
- D. ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED AT EACH 25'-0" OF LENGTH WITH 1X4 LET-INS OR APPROVED STEEL STRAPS.
- E. TRUSS DESIGN SHALL BE SEALED AND SIGNED BY AN ENGINEER LICENSED IN ARIZONA. TRUSSES SHALL BE APPROVED BY THE CITY CODE ENFORCEMENT DEPT WHERE PERMITTED A TRUSS WAIVER MAY BE USED. G.C. REVIEW PRIOR TO FABRICATION.
- F. TRUSSES FOR BUILT-UP ROOFS SHALL BE DESIGNED FOR A MIN. OF 35 A MIN OF 40 LBS. TOTAL LOAD. G. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST LO LEDGER CONNECTIONS.
- H. PROVIDE 16 GA. SIMPSON ST 6224 TIE STRAPS AT ALL RIDGE TO BEAM CONNECTIONS
- ALL PITCHED JOIST TO BE NOTCHED @ BEARING POINTS. J. PROVIDE SIMPSON P.B. AND P.C. CONNECTIONS AT ALL POSTS. ALL MEMBER SHALL BE FRAMED, ANCHORED, TIED AND BRACED TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE
- PURPOSE OF WHICH THEY ARE INTENDED.
- K. ROOF PITCH FORM NEW CONSTRUCTION SHALL BE 1/2" PER FOOT MIN.
- ROOF DECK ¹/₂" CDX PLYWOOD PI W/ 8d @ 6" O.C. JOISTS AND 8d @ 12" O.C. FIELD. OR USE ¹/₂ O.S.B. BOARD IN LIEU OF PLYWOOD (G.C. OPTION). ALL ROOF OVERHANGS SHALL BE EXTERIOR GRADE.
- M. ALL ROOF DRAINS SHALL HAVE AN ADJACENT OVERFLOW DRAIN SET 2" ABOVE THE FLOW LINE OF THE MAIN ROOF DRAIN. (IF USED IN LIEU OF SCUPPERS.)
- N. TRUSS DIAGRAMS TO BE PROVIDED TO THE CITY INSPECTOR AT TIME OF FRAMING INSPECTION. USE 2X STUDS AT ALL BEAMS. HEADERS. MULTIPLE TRUSSES & TRUSS GIRDER SUPPORTS. U.N.O.
- O. WALL SOLE PLATES TO BE REDWOOD OR PRESSURE TREATED.
- P. SOLE PLATE ANCHORAGE 6'-0" O.C. & 12" MAX. FROM PLATE ENDS, 7" (MIN.) EMBEDMENT, 🗄 A.B. (MIN.) OR APPROVED ANCHORAGE.
- Q. ALL INTERIOR AND EXTERIOR WALL ADJACENT A VAULTED CEILING SHALL BE BALLOON FRAMED WITH FIRE-BLOCKING AT 8'-0".
- BRIDGING SHALL BE SOLID BLOCKING AT 8' MAX. AND/OR 8' O.C.

S. BRACE WALLS AT END 25' LENGTH OR EQUIVALENT WHIT APPROVED DIAGONAL BRACING T. ALL FRAMING ANCHORS BY "SIMPSON" OR APPROVED EQUAL.

FOUNDATION NOTES

A. FOUNDATIONS:

- A.A. ALL INTERIOR AND EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 1'6" BELOW UNDISTURBED NATIVE SOIL (EXISTING OR FINISH GRADE IS NOT SYNONYMOUS WITH UNDISTURBED SOIL)
- A.B. BEARING DEPTH SHALL BE MEASURED AT THE ADJACENT ELEVATION FOR UNDISTURBED
- PROVIDE A MINIMUM OF (2)#4 REBAR CONT. IN FOOTING OR STEM WALL, OR 1 IN FOOTING A.C. AND 1 IN STEM WALL
- REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM 15-40 (F'y=60,000 P.S.I.) A.D. DEFORMED BARS IN ACCORDANCE WITH LATEST ASTM SPECIFICATIONS. ARRANGEMENT AND BENDING OF BARS AS PER ACI DETAIL MANUAL A.E.
- A.F. LAP REINFORCEMENT A MINIMUM OF 32 DIA. WITH A MINIMUM LAP OF 12".
- CONCRETE PROTECTION FOR BARS: A.G.
- SURFACE EXPOSED TO AIR MIN. CLR. DISTANCE FROM SURFACE TO BAR SHALL BE 3". A.G.A. SURFACE EXPOSED TO EARTH MIN. CLR. DISTANCE FROM SURFACE TO BAR SHALL BE A.G.B. 1-1/2".
- MINIMUM THICKNESS OF A STUD BEARING SHALL BE 8". A.H.
- PROVIDE (2)#4'S IN FOOTING ABOVE ALL RETURN AIR DUCTS. A.I.
- A.J. NOTIFY THE ARCHITECT OF ANY SPECIAL CONDITION THAT ARE ENCOUNTERED DURING EXCAVATION AND BACKFILLING OPERATIONS. A.K. FOUNDATIONS DESIGN IS BASED UPON THE MINIMUM REQUIREMENTS SPECIFIED IN THE
- ABOVE MENTIONED GOVERNING BUILDING CODES I.B.C. 2012 SOILS ARE ASSUMED TO BE NON-EXPANSIVE AND NON COLLAPSIBLE. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION WALLS.

B. CONCRETE

- B.A. SHALL MEET ALL THE REQUIREMENTS OF ACI 301-89 WITH TYPE II CEMENT, WITH NORMAL WEIGHT AGGREGATE. MINIMUM 28 DAYS STRENGTH 2500 PSI EXCEPT AS FOLLOWS; PROVIDE EXTERIOR WATERPROOF MEMBRANE UP TO 1'-0" BEYOND CONCRETE STEM AT ALL B.B. SUNKEN FLOORS.
- SEAL ALL VOIDS AROUND PIPING PASSING THRU CONCRETE FLOOR. B.C.
- ALL EXTERIOR CONCRETE FLAT WORK TO SLOPE A MINIMUM OF $\frac{1}{8}$ " / FT. AND ALL LANDINGS B.D. AT DOORS TO SLOPE A MINIMUM OF $\frac{1}{4}$ " /FT
- ALL SLABS, SIDEWALKS, AND DRIVEWAYS SHALL BE A MIN. OF 4" THICK ON 4" OF B.E. COMPACTED GRAVEL FILL, SOIL SHALL BE TERMITE TREATED PRIOR TO CONCRETE FILL. ALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM ¹/₂" DIA. B.F.
- ANCHOR BOLT. HAVING A MINIMUM 7" EMBEDMENT OF 12" FROM PLATE ENDS. AT ALL HOLD DOWN LOCATIONS PROVIDE 1 #4 HORIZONTAL WITHIN TOP 6" OF STEM WALL.
- MACHINE BOLTS OR ANCHOR BOLTS SHALL BE ASTM-A307 STEEL, F'y = 36 KSI. B.H. ΒI A MINIMUM 28 DAY COMPRESSIVE STRENGTH WITH A MAXIMUM 4-1/2" 45° SLUMP TEST FOR
- CONCRETE FOOTINGS SHALL BE 2500 PSI, AND CONCRETE SLABS SHALL BE 3000 PSI B.J. ALL PROCEDURE, PLACEMENT, FORMWORK LAP, ETC. SHALL CONFORM WITH LATEST
- A.S.C.I. STANDARDS, MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THE SLABS ON GRADE NEED ONLY TO BE VIBRATE AROUND UNDER FLOOR DUCTS, ETC. MINIMUM STRENGTH FOR REMOVAL OF FORMS AND SHORING SHALL BE 71% OF SPECIFIED B.K.
- STRENGTH AT 28 DAY. CONTINUOUS FLOOR SLABS SHALL BE SAW CUT EVERY 600 S.F. FOR EXPANSION JOINTS. B.L. SAW CUTS SHALL BE UNDER INTERIOR NON-BEARING WALLS, OR IN AREAS NOT AFFECTING
- TILE FLOORS WHERE POSSIBLE. B.M. CONTRACTOR SHALL PROVIDE A 20' #4 COPPER WIRE UFER ATE ELECTRICAL SERVICE ENTRANCE.
- B.N. NO ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES NOT BE USED REINFORCING COVERAGE: FOOTING - 3" MINIMUM BOTTOM & SIDES, WALLS 1-1/4" MINIMUM.

LUMBER

GENERAL: ALL STRESS GRADE LUMBER CONSTRUCTION STANDARDS LATEST EDIT STAMP OF GRADING RULES AGENCY COMMITTEE (A.L.S.C.). REGARDLESS OF LUMBER (EACH PIECE) IN BETTER WHEN A.I.S.C. GRADE LOSS RESULTING FROM EFF OR DIVIDING LENGTHS WILL CAUSE FOR RE.

NOTCH OR DRILL JOIST'S, BEAMS OR LOAD OTHER ALTERATION REQUIRES PRIOR APP ARCHITECT.

GLU LAM BEAMS: WEST COAST DOUGLAS FI CANTILEVERS. FABRICATION AND HANDLING BEARS TO BEAM A.I.T.C. STAMPS AND CERTIFICATES. CAMBER =L/300 WHERE L=SPAN IN INCHES. U.N.O.

SAWN LUMBER: WEST COAST DOUGLAS FIR - LARCH, SURFACED DRY STUDS.

- JOISTS 2" TO 4" WIDE..
- BEAMS 6X AND LARGER
- POSTS 4X4 AND LARGER

 BLOCKING, SILLS, PLATES.. PEELED LOGS - SOUTHERN PINE OR SPRUCE PINE - FIR #2 OR BETTER

SOLE PLATE OF ALL WALLS SHALL BE PRESSURE TREATED.

PLYWOOD: APA GRADED OR OTHER GRADING AGENCY PRIOR TO APPROVED BY THE ARCHITECT. C-D W/ EXTERIOR GLUE. PLYWOOD, OSB, AND/OR WAFER BOARD SHALL CONFORM WITH N.E.R.-108. .CDX/T&G 詅", 쇞

- ROOF.
- WALLS (TYPICAL) U.N.O..
- FLOOR..

PLYWOOD, O.S.B., AND WAFER BOARD SHALL CONFORM TO N.E.R.-108, LAY UP ROOF PLYWOOD OR OSB WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, MINIMUM 2-SPAN CONTINUOUS. STAGGER JOINTS. PROVIDE WD. CLIPS (SIMPSON PSC) AT ALL UNBLOCKED EDGES. LAY UP WALL PLYWOOD WITH FACE GRAIN PARALLEL TO SUPPORTS.

CONNECTIONS: ALL FRAMED CONNECTIONS SHALL BE MADE W/ I.C.C. APPROVED FRAMING ANCHORS EACH SIDE OR APPROVED JOISTS HANGERS, BY SIMPSON, KC METALS OR ARCHRIB. ANY HANGERS USED SHALL HAVE I.C.C. CAPACITIES EQUAL TO OR GREATER THAN THE SIMPSON HANGER CALLED OUT. FOR NAILING SCHEDULE SEE TABLE R602.3(1) OF 2018 INTERNATIONAL RESIDENTIAL CODE. FIELD DRILL ALL HOLES FOR NAILS LARGER THAN 20 d.

NAIL ROOF PLYWOOD WITH 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND BOUNDARIES AND AT 12" AT INTERMEDIATE SUPPORTS. U.N.O. (SEE PLANS FOR EXCEPTIONS).

NAIL WALL PLYWOOD SHEATHING AS PER DRAWINGS. MINIMUM NAILING, 8d NAILS @6" O.C. PANEL EDGES AND BOUNDARIES AND 12" O.C. INTERMEDIATE SUPPORTS. (SEE PLANS FOR EXCEPTIONS).

NAIL FLOOR PLYWOOD WITH 10d SCREW NAILS AT 6" O.C. AT ALL SUPPORTED EDGES AND INTERMEDIATE SUPPORTS. GLUE PLYWOOD TO FLOOR TRUSS.

WOOD TRUSSES: FABRICATOR SHALL BE RESPONSIBLE FOR DESIGN USING THE FOLLOWING LOADS:

- MECHANICAL EQUIPMENT SEE MECHANICAL DRAWINGS

A.I.T.C. STANDARDS APPLY PRIOR TO MANUFACTURING TRUSSES, FABRICATOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DWGS, SEALED AND DATED WITHIN LATEST CITY ADOPTED I.R.C BY ARIZONA REGISTERED ENGINEER TO THE BUILDING DEPARTMENT AND THE ENGINEER FOR REVIEW INCLUDING WOOD SPECIFICATIONS. ALL PERMANENT AND TEMPORARY BRACING AND FASTENING AT BEARING SHALL BE PROVIDED BY TRUSS MANUFACTURE. TRUSSES SHALL CONFORM TO I.B.C. R802.10. .

STRUCTURAL NOTES

- NOTED OTHERWISE
- CUTS, REFERENCES OR TITLES. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- D. CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS
- TO BE 5000 PSI.
- PRIOR TO CONSTRUCTION.

MASONRY MORTAL AND GROUT

- AT 48" O.C. MAX. U.N.O.
- A.C.1 #5 BAR @48" O.C. ELSEWHERE UNLESS NOTED OTHERWISE.
- IN HORIZONTAL JOINTS (LAP 8" MINIMUM) ARRANGEMENT AND BENDING OF BARS AS PER A.C.I. DETAILING MANUAL. R
- P.S.I. (AT 28 DAY) C.B. 2 PARTS PER GRAVEL MAY BE ADDED TO (C.A.) ABOVE.

| | _ |
|--|---|
| CONSTRUCTION SHALL COMPLY WITH A.I.T.C. TIMBER FION ALL LUMBER (EACH PC.) SHALL BEAR THE GRADE APPROVED BY THE AMERICAN LUMBER STANDARDS REQUIRED GRADE STAMP AND CERTIFICATIONS. ALL INSPECTED BY A GRADING AGENCY APPROVED BY THE ECTS OF WEATHERING, HANDLING, STORAGE, RESAWING | - |
| JECTION. | (|
| BEARING STUDS ONLY AS INDICATED ON DRAWINGS ANY PROVAL OF THE STRUCTURAL ENGINEER THROUGH THE | |
| R WITH F(B)=2400 PSI (24F-V3) STRESS GRADE (24-V8) FOR G PER (LATEST A.I.T.C. STANDARDS. WATERPROOF GLUE. | (|

| DFL -3 |
|-------------|
| DFL - 2 |
| |
| DFL - 1 |
| ЦЕ |

...3/8, 🚟

...3/4", ⁴⁸/₂₄ T&G

 LIVE LOADS: EACH ACTS INDEPENDENTLY ROOF, 20 PSF - 7 DAY DURATION - HORIZONTAL PROJECTION AT BUILT-UP ROOF. (SEE ROOF PLAN FOR DRIFT) 16 PSF AT TILE ROOF. DEAD LOADS (INCLUDING WT. OF TRUSS): 15 PSF AT BUILT-UP ROOF

24 PSF AT TILE ROOF.

A. EXPANSION BOLTS SHALL BE SHALL BE TRUBOLTS BY RAMSET AS PER I.C.C. OR APPROVED ALTERNATE WITH ALLOWABLE VALUES EQUAL TO OR EXCEEDING THOSE FOR TRUBOLTS. EMBED 3-3/8" MINIMUM FOR $\frac{3}{4}$ " DIAMETER BOLTS IN CONCRETE. EMBED 5" GROUTED MASONRY. UNLESS

B. UNLESS OTHERWISE NOTED, DETAILS ON STRUCTURAL DRAWINGS ARE TYP, AS INDICATED BY

E. DRYPACK SHALL BE ONE PART CEMENT AND 2-1/2 PARTS SAND W/ JUST ENOUGH WATER TO HYDRATE CEMENT AND FORM A BALL SHOWING MOISTURE ON THE SURFACE WHEN SQUEEZED. IT SHALL BE RAMMED IN TIGHT TO MAXIMUM DENSITY ATTAINABLE MINIMUM 28 DAY STRAIGHT

F. IN LIEU OF DRYPACK, GROUT SHALL BE NON- SHRINK, NON-METALLIC: U.S. GROUT CORP., FIVE STAR ASTM C-827, C-191 AND C-109, OR PRIOR APPROVED EQUAL MIXED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION. MIN. COMPRESSIVE STRENGTH 5000 PSI IN DAYS. PROVIDE ALL TEMPORARY BRACING IN, SHORING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL ELECTRICAL AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTOR

G. THE STRUCTURAL ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENT.

A. CONCRETE MASONRY UNITS MUST BE PRODUCED BY MANUFACTURE THAT IS CURRENT COMPLIANCE WITH MASONRY INSTITUTE OF ARIZONA CERTIFIED BLOCK PROGRAM. A.A. BLOCK UNITS, GRADE N-1 RUNNING BOND MASONRY STRENGTH = 1,500 PSI. MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AGAIN ABOUT 5 MINUTES LATER. MAXIMUM GROUT LIFT WITHOUT CLEANOUTS 48" STAY EACH END OF EACH VERTICAL REBAR USING WIRE AND LOOP TYPE TIES. MAXIMUM VERTICAL SPACING OF TIES. MAXIMUM VERTICAL SPACING OF TIES 96". NO. POZZOLANA WILL BE PERMITTED IN MORTAR OR OR GROUT. SEE ARCHITECTURAL DRAWINGS FOR EXPANSION OR CONTROL JOINTS. LOCATE AT 30' MAXIMUM O.C. U.N.O., BUT NOT LESS THAN 24' FROM BEARING FROM A JAMB OF AN OPENING WIDER THAN 4'-0".

A.B. VERTICAL REINFORCING. CONTINUOUS FULL HEIGHT AT CENTER OF WALL. AT ALL CORNERS. INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND

A.D. PROVIDED STANDARD WEIGHT. 9 GRADE WIRE, LADDER TYPE JOINT REINFORCING AT 16' O.C.

C. GROUTING PROCEDURES MASONRY 4' LIFTS OR 8 LIFTS WITH CLEAN OUTS. GROUT: F'c = 2000

C.A. 1 PERT PORTLAND CEMENT TO 2 $\frac{1}{4}$ = 3 PARTS SAND & $\frac{1}{10}$ PARTS MAX. HYDRATED LIME.

NAILING SCHEDULE (IRC TABLE R602.3(1))

| | RO | OF | İ | | |
|--|-------------------|------------------------------|---|---|---|
| DESCRIPTION OF BUILDING ELEMENTS | | | | R & TYPE OF IER a,b,c | SPACING AND LOCATION |
| BLOCKING BETWEEN CEILING JOISTS TO TOP PLATE. CEILING JOISTS TO TOP PLATE | | | or 3-10d E 4-8d, 3-8c | BOX or 3-3" NAILS 1,3-10d, OR 3-3" | PER JOIST, TOE NA |
| 3. CEILING JOISTS NOT ATTACHED RAFTER, LAPS OVER PARTITIONS R802.5.2 AND TABLE R802.5.2) | | | | | FACE NAIL |
| 4. CEILING JOIST ATTACHED TO PARALLE (HEEL JOINT)(SEE SECTION R802.5.2 AN R802.5.2) | | | TABLE R | | FACE NAIL |
| ∫ 5. COLLAR TIE TO RAFTER, FACE NAIL or 1 | 1-1/4" x 20 | • • • | | | FACE NAIL |
| 6. RAFTER OR ROOF TRUSS TO PLATE | | | 3-16d BO | X NAILS or 3-10d I NAILS or 4-10d 3" NAILS | EACH RAFTER 2 TOE NAILS ON ON SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS |
| 7. ROOF RAFTERS TO RIDGE, VALLEY OF OR ROOF RAFTER TO MINIMUM 2" RIDG | | | 4-3" | | TOE NAIL |
| <u>{</u> | | WALL | 3-16d or 2 3-3" | 2-16d or 3-10d or | END NAIL |
| (8. STUD TO STUD (NOT AT BRACED WALL | PANELS |) | 16d COMI | | 24" O.C. FACE NAIL |
| 9. STUD TO STUD AND ABUTTING INTERSECTING WALL CORNERS (AT | - | S AT | | or 3" NAILS OR 3" NAILS MON | 16" O.C. FACE NAIL 12" O.C. FACE NAIL 16"O.C. FACE NAIL |
| PANELS) 10.BUILT-UP HEADER (2" TO 2" HEADER WI | TH <u>1</u> " SP | ACER) | 16d COMI | | 16" O.C. EACH EDGE |
| | | | 16d BOX | | FACE NAIL 12" O.C. EACH EDGE FACE NAIL |
| 11.CONTINUOUS HEADER TO STUD | | | <u>or 4-10d E</u> | | |
| 12.TOP PLATE TO TOP PLATE | | | | or 3" NAILS | 16" O.C. FACE NAIL 12" O.C. FACE NAIL |
| 13.DOUBLE TOP PLATE SPLICE | | | | BOX or 12-3" | FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24"LAP SPLICE LENGTH EACH SIDE OF END |
| 14.BOTTOM PLATE TO JOIST, RIM JOIST, E BLOCKING (NOT AT BRACED WALL PAN | | IST OR | 16d COM | IMON | JOINT) 16"O.C. FACE NAIL |
| ` | , | IST OR | | | 12"O.C. FACE NAIL 3 EACH 16" O.C. |
| 15.BOTTOM PLATE TO JOIST,RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL) | | | | N OR 4-3" NAILS | FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. |
| 16. TOP OR BOTTOM PLATE TO STUD | | | | or 3-16d BOX or 1MON or 4-10d | FACE NAIL TOE NAIL |
| | | | BOX or 4 3-16d BO | -3"NAILS | END NAIL |
| 17. TOP PLATES, LAPS AT CORNERS AND IN | NTERSEC | | |)X or 2-16d | FACE NAIL |
| 18.1" BRACE TO EACH STUD AND PLATE | | | 3-8d BOX | <u>N or 3-3" NAILS</u> or 2/8d COMMON 3OX or 2 STAPLES | |
| 19.1" x 6" SHEATING TO EACH BEARING | | | or 2-10d E | or 2-8d COMMON 3OX or 2 STAPLES /N, 16GA ., 1-3/4" | |
| 20.1" x 8" AND WIDER SHEATING TO EACH | BEARING | | 3-8d BOX or 3-10d E , 1" CROV LONG WIDER T BOX or 3- 3-10d BO 1"CROWN 1-3/4"LON | HAN 1"X 8" 4-8d 8d COMMON or X or 4 STAPLES, N 16 GA., | |
| 21.JOIST TO SILL, TOP PLATE OR GIRDER | | | 4-8d BOX | or 3/8d COMMON | TOE NAIL |
| 22.RIM JOIST, BAND JOIST OR BLOCKING T | FO SILL (| | 8d BOX | | 4" O.C. TOE NAIL |
| | | | or 3" NAI | | 0 U.U. IUE NAIL |
| 23.1" x 6" SUBFLOOR OR LESS TO EACH JC | | | or 3-10 d STAPLES GA., 1-3/ | , 1"CROWN, 16 | FACE NAIL |
| 24.2" SUBFLOOR TO JOIST OR GIRDER 25.2" PLANKS (PLANK & BEAM FLOOR & F | ROOF) | 3-16d BO2 3-16d BO2 | X or 2-16d X or 2-16d | | LIND AND FACE NAIL T EACH BEARING, ACE NAIL |
| 26.BAND OR RIM JOIST TO JOIST | 4 | | | AILS or 4-3" x 14 | ND NAIL |
| 27.BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS | 20d C | OMMON | or | NAIL EACH LAYEI O.C. AT TOP AND STAGGERED. | |
| | AND:2-2 | OX or 3" I Od COMN | ION | SIDES. FACE NAIL AT EN | NL AT TOP AND ERED ON OPPOSITE DS AND AT EACH |
| 28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS | 4-16d BC COMMO | OX or 3-10 N Or 4-10 | | S SPLICE AT EACH JOIST OR RAFTER, F/ NAIL | |
| 29. BRIDGING OR BLOCKING TO JOIST | соммо | DX or 2-80 N 0.131" or | d | EACH END, TOE I | NAIL |
| | | | | | |

ALL NAILS ARE SMOOTH-COMMON. BOX OF DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 ksi (551 MPa) FOR SHANK DIAMETER OF 0.192 INCH (COMMON NAIL), 90 ksi (640 MPa) FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 ksi (689 MPa) FOR SHANK DIAMETERS OF 0.142 INCHES OF LESS.

STAPLE ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH. C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE

SPANS ATE 48 INCHES OF GREATER.

FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-9-FOOT PANELS SHALL BE APPLIED VERTICALLY. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).

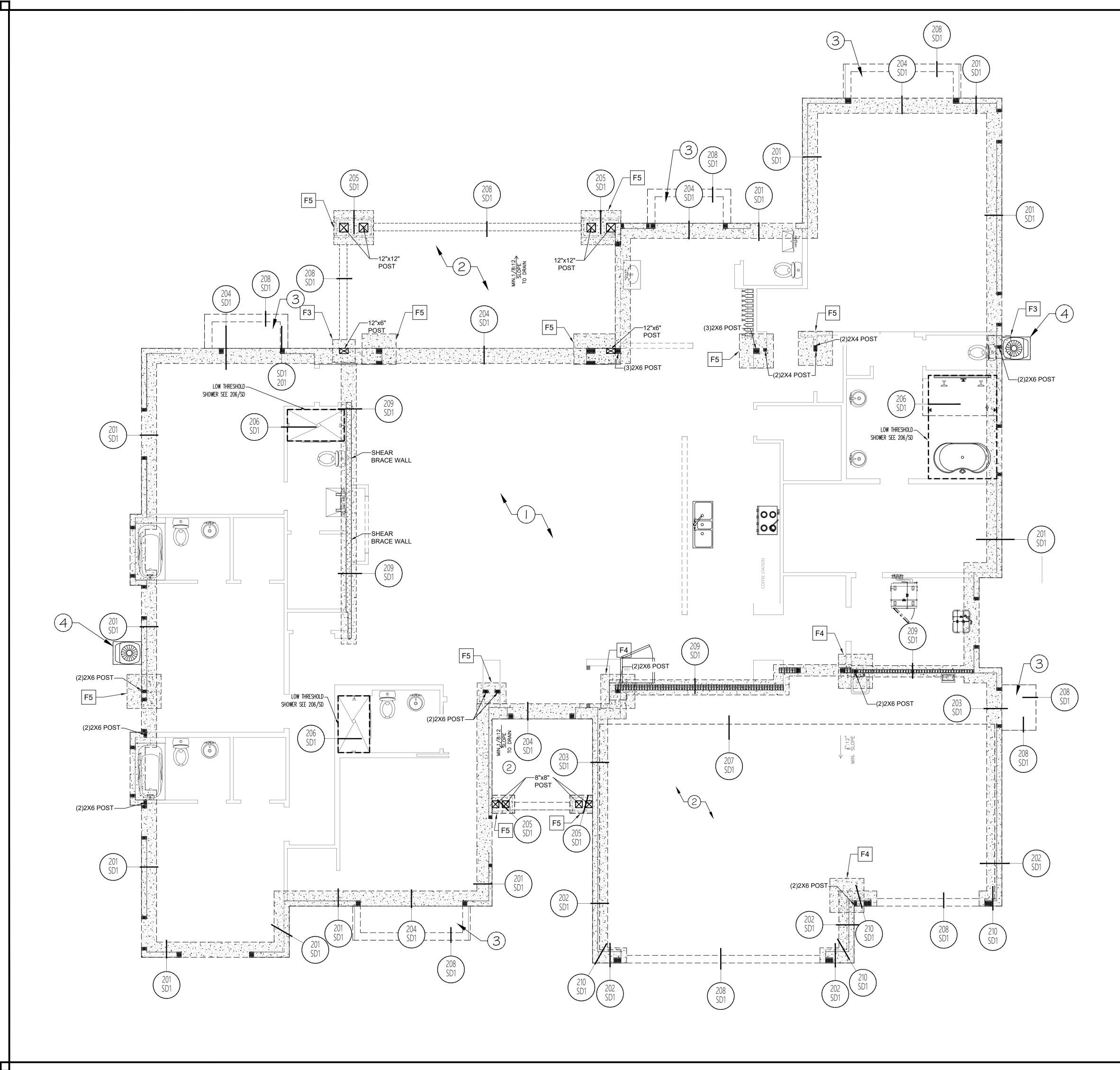
| ۔ ر | | | | | | | | |
|--------|---|---|---|--|---|---|-------------------------------|--|
| | AND TO INTERMEDI SPACED AT 6 INCHE MPH AND SHALL BE MPH OR GRATER BL G. GYPSUM SHEATHING 253. FIBERBOARD SI H. SPACING OF FASTE SUPPORTED BY FF FASTENERS ON RO | ATE SUPPORT S ON CENTER SPACED 4" C IT LESS THAN G SHALL CONI HEATHING SH ENERS ON FL RAMING MEMI OF SHEATHIN | IS WITHIN 48" OF R WHERE THE ULTIM ON CENTER WHERE 140 MPH. FORM TO ASTM C139 ALL CONFORM TO AS LOOR SHEATHING F BERS AND AT ALL IG PANEL EDGES A | ROOF EDGES AN ATE DESIGN WIN THE ULTIMATE I 96 AND SHALL BE STM C208 PANEL EDGES A FLOOR PERIME PPLIES TO PAN | Gable and roof fram d ridges, nails shall nd speed is less than design wind speed is e in accordance with applies to panel ed eters only. Spacing el edges supported | - BE 130 130 I GA GES OF 0 BY | designs, data, in these | information. by others |
| | SHEATHING PANEL REQUIRED EXCEPT PERIMETER SHALL E | EDGES PEF AT INTERSE BE SUPPORTE | RPENDICULAR TO T ECTIONS OF ADJA(D BY FRAMING MEMI | THE FRAMING I CENT ROOF PL BERS OR SOLID | | BE OOF | nformation contained | y cou only ised vritten |
| | \langle | | ING SHANK NAIL MEI | ETING THE SPEC | CIFICATIONS IN ASTM F1 | 567. | LLC 5, <i>ii</i> tails | <i>js, un</i> mental be |
| | | FOLLOWS: PIPE S OLTS AND PLAIN | ANCHORS; ASTM A-307 | . LATEST AISC HAN | BE STEEL. IDBOOKS AND CODES APPL' NCLUDING BOLT HEAD WIT | | ARQM conce and | arawings, the brands complementary cannot be without a v |
| |) D. WELDED ANCHORS AND | SHEAR CONNE | CTORS SHALL BE ICC AF | PPROVED NELSON | KSM OR EQUAL. | | 3/2023 | |
| . L | | 3 | | | | | <i>Tate</i> 04/03/ | |
| • | A. ASTM A-615 GRADI | | A-185 | | | | | |
| | A.B. WELDER ANCH B. LIMITED PRE A.W.S C. ALL REINFORCING | B. SPEC. FOR W | | HEAT. | NAL I SIS | | | |
| | D. LATEST A.C.I. COI REINFORCING INCI D.A. CONCRETE PL D.B. FORMED CON | LUDING TIES A ACE AGAINST | ARE AS FOLLOWS: EARTH | | | ANY | Revisions | |
| |) D.C. ALL OTHER E. LAP SPLICES IN MA | ASONRY: SHAL | L BE 48 DIAMETERS | | 1-1/2" | | | |
| | F. MESH SPLICES: TY G. LAP SPLICES IN (SPLICES IN CONCF | CONCRETE: L | AP AND EXTENSION | | ROVIDED 32 DIAMETER | R LAP | S | |
| | \langle I. REBAR SPACING | GIVEN IS MAX | XIMUM ON CENTER | AND ALL REBA | T CONTRACTOR'S OPTIC | ILESS | COMMENTS | |
| | REBAR'S AT CORN | ERS AND INTE | RSECTIONS OF WAL | LS, BEAM AND F | AND LA WITH HORIZO OOTINGS PER A.C.I. MA ORE PLACING CONCRET | NUAL. | | |
| | GROUT. IN | | | | | | СІТҮ | |
| | | INFO SC | HEDULE | | | | - | |
| | HD MARK SIMPSON | | AT 2ND FLOOR | CAPACITY | | | | |
| | A NONE B PAHD42 | | NONE MST37 | <600 2205 | | | | |
| | C HPAHD22 I D HPAHD22 I | | MST48 MST60 | 3150 3950 | | | | |
| | E HD8A F HD20A | | FTA7 N.A. | 7460 11080 | | | | |
| | * HILTI CARBON ST * SIMPSON SET EP INSPECTION WAS * USE THE EPOXY INSTALLED AS RE INSPECTED AS RE | EEL KWIKBOL OXY - TIE ADH USED) SYSTEM FOR I COMMENDED EQUIRED BY T | T II EXPANSION ACH IESIVE (REDUCTION INTERIOR AND EDGE BY THE MANUFACT THE LOCAL BUILDING | IOR FACTOR FOR AE CONDITIONS. A URERS REQUIRE OFFICIAL. SPEC | further hold down required SENCE OF SPECIAL LL ANCHORS SHALL BE EMENTS AND SHALL BE CIAL INSPECTION MAY BI | | Ave | 16 |
| | | E INDICATES | | | MADE FOR HOLD DOWN | IS | | 0 |
| | NDICATED IN THE HOL SIMPSON SUBSTITUTE HOLDOWN SIMPSON SPECIFIED HOLDOWN | | N ANCHOR INTERIOR | EPOXY ANCI EDGE COND | HOR BOLT FOR ITION** | | luai | 8 |
| | PAHD42 HTT16 | | | ENT 5/8" Ø BOLT | W/ 10" MIN. EMBEDMEN | Γ | | K |
| |) HPAHD22 HTT22 | NONE | | | W/ 10" MIN. EMBEDMEN | | ar | × |
| | HPAHD22 MTT28B | | W/ 8" MIN. EMBEDME | | W/ 10" MIN. EMBEDMEN | | S I | i C |
| |) HD8A } | NONE | | 7/8" Ø BOLT ' | W/ 15" MIN. EMBEDMEN ⁻ | <u> </u> | ш | er |
| | | | | | | | 44 | 2 C |
| | $\left\{ \right\}$ | | | | | | | |
| | \$ | | | | | | | |
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| | \langle | | | | | | CONTAC (623) | T: 853 3751 |

| CONTRCT |
|------------------------|
| L (623) 853 375 |
| DRAWN BY: |
| Andres Chavez |
| CHECKED BY: |
| AROM LLC |
| DATE: |
| 7/20/2023 |
| SCALE: |

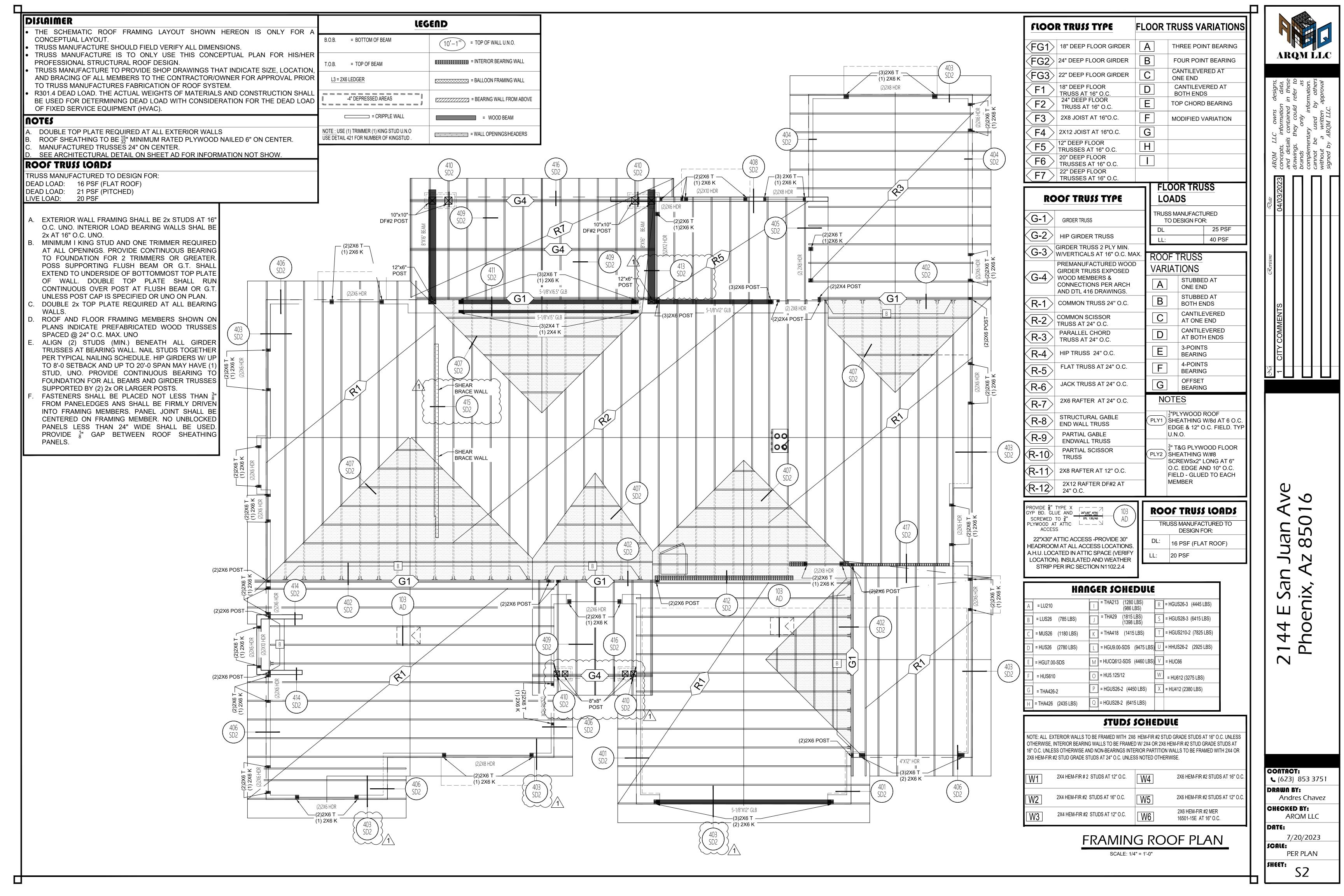
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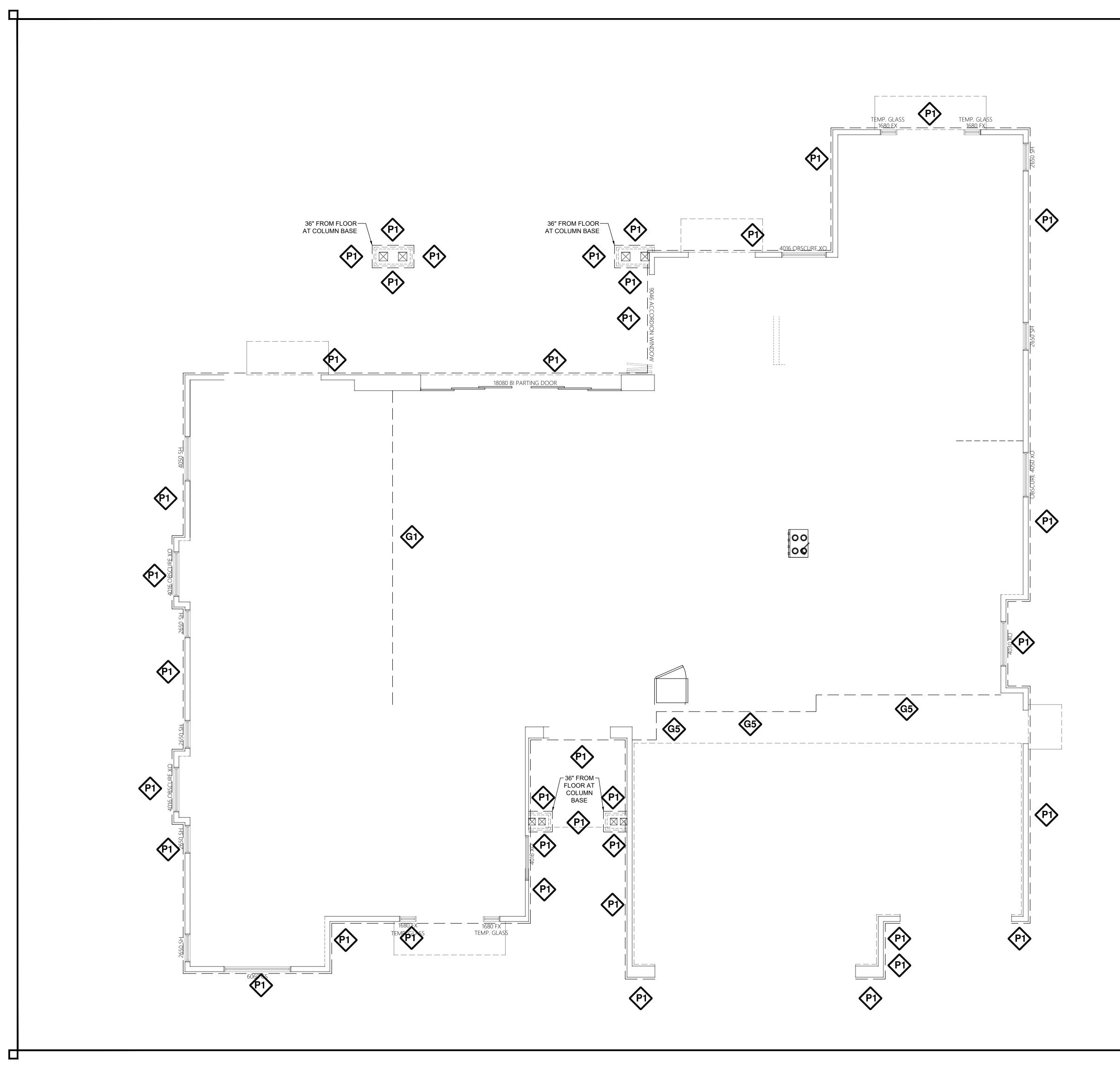
GSN

SHEET:



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|--|----|--|
| | | |
| A. EXTERIOR WALL FRAMALL EXTERIOR AND INTERIOR BEARING FOOTINGS SHALL BEAR A MINIMUM OF 1'-6" BELOW UNDISTURBED SOIL. B. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS. | | |
| C. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT | | ARQM LLC |
| 10 FEET SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH THE TOP AND BOTTOM OF SUCH FOUNDATIONS ARE LEVEL. | | rs, a, sse to as n. al |
| E. MAINTAIN A MINIMUM 3 INCH CLEARANCE FROM FOUNDATION REINFORCEMENT TO EARTH. F. SLOPE THE GARAGE FLOOR TO THE MAIN VEHICLE ENTRY DOOR. | | s designs, ion data, ed in these uld refer to as information. by others .C. |
| G. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE | | owns formation ontained ey could only used by written <i>i</i> tQM LLC. |
| H. FINISH GRADE SLOPE SHALL SLOPE AWAY FROM FOUNDATION W/ MINIMUM SLOPE FOR A DISTANCE OF 10'-0" TOWARDS APPROVED WATER DISPOSAL I. CONTRACTOR TO COORDINATE LOCATION OF UNDERGROUND MECHANICAL, | | |
| PLUMBING, AND ELECTRICAL SERVICES AND OUTLETS J. CONTRACTOR TO COORDINATE LOCATION OF WASTE SLABS W/ MECHANICAL CONTRACTOR. | | |
| K. CONSTRUCTION JOINTS VERIFY WITH CONTRACTOR L. JOINTS EVERY 15' MAX | | <i>ARQM LLC</i> <i>concepts, inf</i> <i>and details cc</i> <i>drawings, the</i> <i>brands</i> <i>to the</i> <i>brands</i> <i>complementary</i> <i>cannot be</i> <i>vithout a v</i> <i>signed by AR</i> (|
| M. VAPOR BARRIER-FOR REBAR | | |
| NOTE OWNER/DEVELOPER TO CHOOSE BETWEEN USING STEM OR MONOLITHIC DETAILS FOR | | ्य <i>ate</i> 04/03/2023 |
| HIS BEST CONVENIENCE, SEE BOTH SHEET SD | | <i>\S</i> 10 |
| NOTE SOIL REPORT UNLESS NOTED OTHERWISE IN OWNER/BUILDER SUPPLIED PROJECT SOILS REPORT, | | |
| FOUNDATION DESIGN BASED ON 1500 PSF ALLOWABLE SOIL BEARING PRESSURE AT MINIMUM 1'6" BELOW ENGINEER CERTIFIED COMPACTED PAD OR UNDISTURBED SOIL. SOIL IS ASSUMED TO BE NON-EXPANSIVE, NON COLLAPSIBLE AND NON-CORROSIVE. FINISH | | |
| GRADE TO PROVIDE ADEQUATE DRAINAGE AWAY FROM FOUNDATION SYSTEM. | | Rentsions |
| (IBC 1803.5.2) SPECIAL INSPECTIONS AND AN APPROVED GEOTECHNICAL REPORT SHALL | | |
| BE REQUIRED FOR ALL CONDITIONS THAT REQUIRE FILL PLACEMENT, CLASSIFICATION, STRENGTH OR COMPRESSIBILITY OF THE SOIL. (ADMNISTRATIVE (TRT) - SOILS REPORT SPECIAL INSPECTION FOR PRESUMPTIVE LOAD-BEARING DESIGN) A REVISED | | |
| STRUCTURAL FOUNDATION & DETAILS PLANS MUST BE SUBMITTED FOR REVIEW PRIOR TO PLOT PLAN REVIEW APPLICATION AND THE SAID PLANS MUST REFERENCE THE CORRECT VITAL SOIL REPORT INFORMATION FOR DESIGN: THE COMPANY AND THEIR | | ENTS |
| REPORT NUMBER, ALLOWABLE SOIL BEARING CAPACITIES AND AT WHAT DEPTH AND ANY COMPACTED FILL REQUIREMENTS IN ADDITION TO ITEMS NOTED ABOVE. ALL CALCULATIONS SHALL BE BASED AND COORDINATED WITH THIS SOIL REPORT. | | COMMENT |
| (ADMINISTRATIVE POLICY) | | |
| NOTE UNLESS NOTED OTHERWISE IN OWNER/BUILDER SUPPLIED PROJECT SOILS REPORT, | | - X |
| FOUNDATION DESIGN BASED ON 1500PSF ALLOWABLE SOILS BEATING PRESSURE AT MINIMUM '-" BELOW ENGINEER CERTIFIED COMPACTED PAD OR UNDISTURBED SOIL. SOILS IS ASSUMED TO BE NON-EXPANSIVE, NON-COLLAPSABLE AND NON-CORROSIVE. FINISH | | |
| GRADE TO PROVIDE ADEQUATE DRAINAGE AWAY FROM FOUNDATION SYSTEM. CONCRETE FOOTING SCHEDULE F_ (NOT ALL USED) | | |
| MARK WIDTH LENGTH THICKNESS REINFORCING TOP REINFORCING | | |
| F1 1'-0" 12" (2)#4 EACH WAY IF SPECIFIED F2 1'-6" 1'-6" 12" (3)#4 EACH WAY IF SPECIFIED | | |
| F3 2'-0" 2'-0" 12" (3)#4 EACH WAY FOOTING. F4 2'-6" 2'-6" 12" (4)#4 EACH WAY FOOTING. | | |
| F5 3'-0" 12" (4)#4 EACH WAY | | |
| F6 3'-0" 3'-6" 12" (5)#5 EACH WAY | | e v |
| MIN 3" WIDTH/LENGHT | | |
| FOOTING REINFORCING . | | |
| | | l el œ |
| LEGEND: | | |
| | | |
| | | l is it |
| NEW CONCRETE SLAB | | Б Ш Г |
| | | 4 4 0 1 0 1 |
| FOUNDATION KEYNOTES: | | |
| 4" UN-REINFORCED CONCRETE SLAB OVER 4" COMPACTED ABC TO 95% STANDARD PROCTOR-DENSITY @12" CLEAN GRANULAR | | |
| MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. WITH CONTROL JOINTS EVERY 15' MAXIMUM. | | |
| 4" UN-REINFORCED CONCRETE SLAB OVER 4" COMPACTED ABC TO | | |
| 2 95% STANDARD PROCTOR-DENSITY @12" CLEAN GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. | | |
| WITH ¹ / ₈ " SLOPE. | | |
| 3 PROVIDE A MINIMUM CONCRETE LANDING @ EACH EXTERIOR DOOR (PER CODE-SEE PLAN FOR SIZE). | | |
| 4" LANDING FOR MECHANICAL CONDENSERS (PER I.R.C. 1305.1.4.1) | | CONTACT: (623) 853 3751 |
| | | DRAWN BY: Andres Chavez |
| | | CHECKED BY: ARQM LLC |
| FOUNDATION PLAN N | | DATE: |
| SCALE: 1/4" = 1'-0" | | 7/20/2023 SCALE: |
| | | PER PLAN |
| | Η- | S1 |

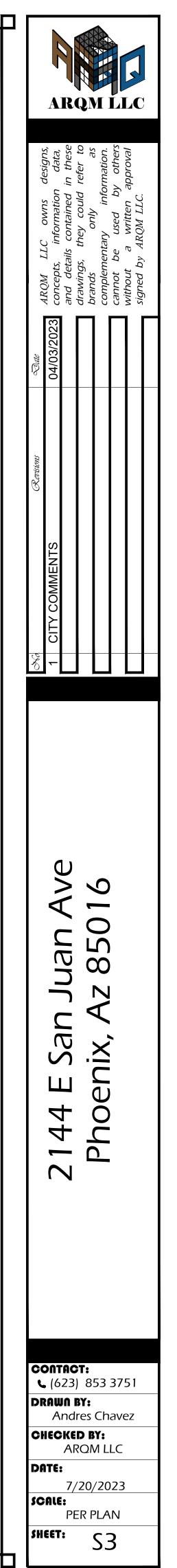


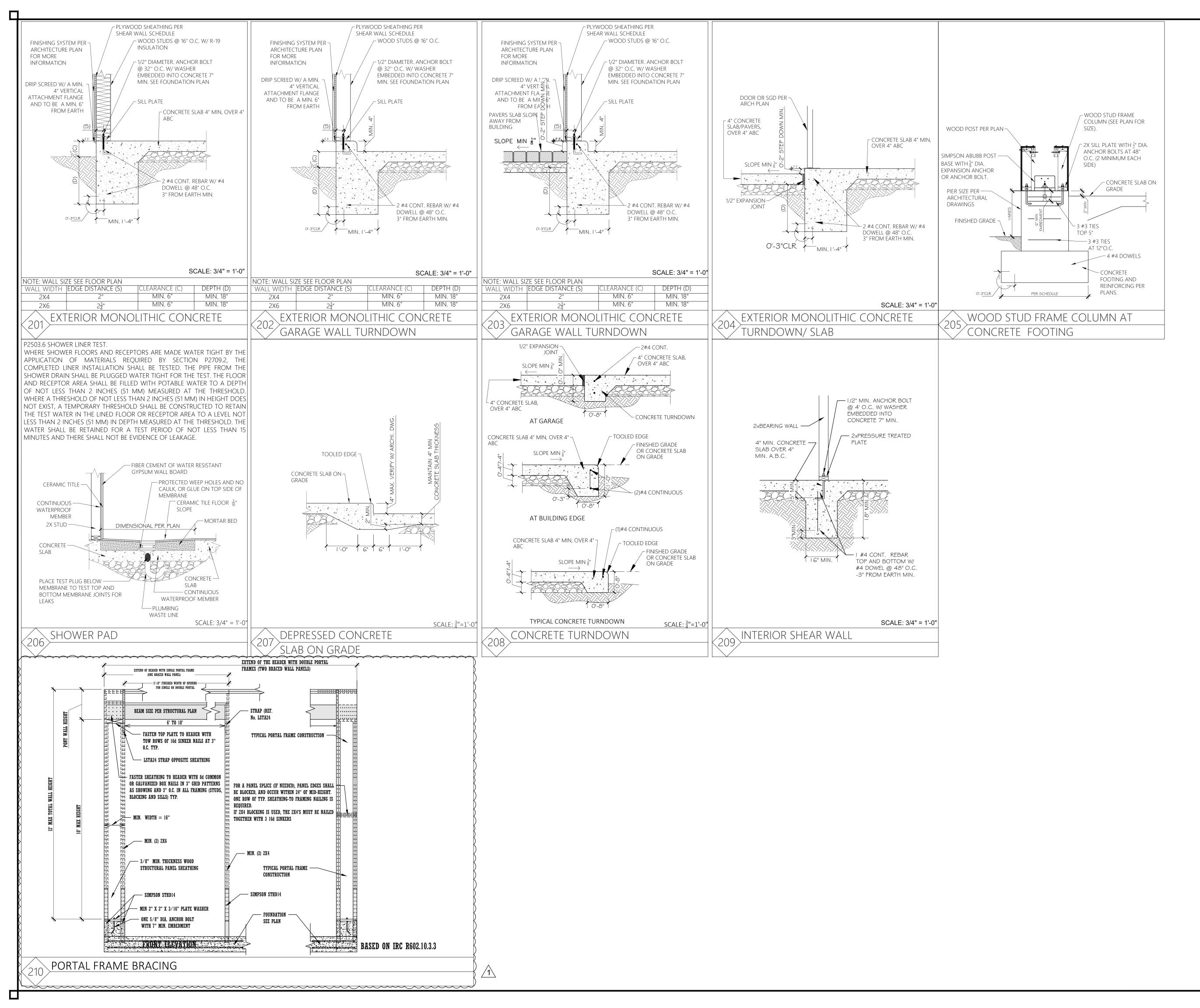


| | BRACED/SHEAR WALL SCHE | DULE | SILL PLATE NAIL SPACING -SHEARWALL | | |
|------------|---|-------------------|---------------------------------------|--|--|
| MARK | DESCRIPTION | CAPACITY (pft) | AT UPPER FLOORS (16d NAILS) | | |
| G1 | $\frac{1}{2}$ G.W.B. W/5d COOLER NAILS AT 7" O.C. EDGES AND FIELD (UNBLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | 100 | 5" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 48" O.C. | | | | |
| INTERIOR | HILTI PINS AT 9" O.C. | | | | |
| G 2 | ¹ / ₂ G.W.B. W/5d COOLER NAILS AT 7" O.C. EDGES AND FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | - 125 | 6" | | |
| EXTERIOR | 1/2" x 10" ANCHOR BOLTS AT 48" O.C. | | | | |
| INTERIOR | HILTI PINS AT 9" O.C. ¹ / ₂ G.W.B. W/5d COOLER NAILS AT 4" O.C. EDGES AND FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | 150 | 6" | | |
| EXTERIOR | 1/2" x 10" ANCHOR BOLTS AT 48" O.C. | 1 | | | |
| INTERIOR | HILTI PINS AT 6" O.C. | | | | |
| G 4 | ⁵ / ₈ G.W.B. TYPE X W/6d COOLER NAILS AT 7" O.C. EDGES AND FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | - 145 | 6" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 48" O.C. | | | | |
| INTERIOR | HILTI PINS AT 9" O.C. FIRE RATED ⁵ / ₈ G.W.B. TYPE "X" W/6d COOLER NAILS AT 7" O.C. EDGES AND FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | 145 | 6" | | |
| EXTERIOR | 1/2" x 10" ANCHOR BOLTS AT 48" O.C. | - | | | |
| INTERIOR | HILTI PINS AT 6" O.C. | - | | | |
| P1 | $\frac{3}{8}$ C.D STHG. W/8d NAILS AT 6" O.C. EDGES/ 12" O.C. FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | - 213 | 6" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | $\frac{1}{2}$ Ø SIMP. WEDGE-ALL A.B. AT 32" O.C. (EMBED 2- $\frac{1}{2}$ " MIN. ICC ESR-2251) | | | | |
| <₽2> | $\frac{3}{8}$ C.D STHG. W/8d NAILS AT 4" O.C. EDGES/ 12" O.C. FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | - 312 | 4" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 24" O.C. | | | | |
| INTERIOR | $\frac{1}{2}$ Ø SIMP. WEDGE-ALL A.B. AT 24" O.C. (EMBED 2- $\frac{1}{2}$ " MIN. ICC ESR-2251) | | | | |
| ₽3 | $\frac{3}{8}$ C.D STHG. W/8d NAILS AT 3" O.C. EDGES/12" O.C. FIELD (BLOCKED) | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | 402 | 3" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 16" O.C. | _ | | | |
| INTERIOR | $\frac{1}{2}$ Ø SIMP. WEDGE-ALL A.B. AT 16" O.C. (EMBED 2- $\frac{1}{2}$ " MIN. ICC ESR-2251) | | | | |
| P 4 | ³ / ₈ C.D STHG. W/8d NAILS AT 2" O.C. EDGES/12" O.C. FIELD (BLOCKED) | 505 | | | |
| LOCATION | FOUNDATION ANCHORAGE: | 525 | 2" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 12" O.C. | _ | | | |
| INTERIOR | $\frac{1}{2} \emptyset \text{ SIMP. WEDGE-ALL A.B. AT 12" O.C. (EMBED 2-\frac{1}{2}" MIN. ICC ESR-2251)\frac{1}{2} \text{ C.D STHG. W/10d NAILS AT 2" O.C. EDGES/12" O.C. FIELD (BLOCKED)}$ | | | | |
| LOCATION | FOUNDATION ANCHORAGE: | 714 | 2" | | |
| EXTERIOR | ¹ / ₂ " x 10" ANCHOR BOLTS AT 8" O.C. | 1 | | | |
| INTERIOR | $\frac{1}{2}$ Ø SIMP. WEDGE-ALL A.B. AT 8" O.C. (EMBED 2- $\frac{1}{2}$ " MIN. ICC ESR-2251) | 1 | | | |

SHEAR BRACE PLAN

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



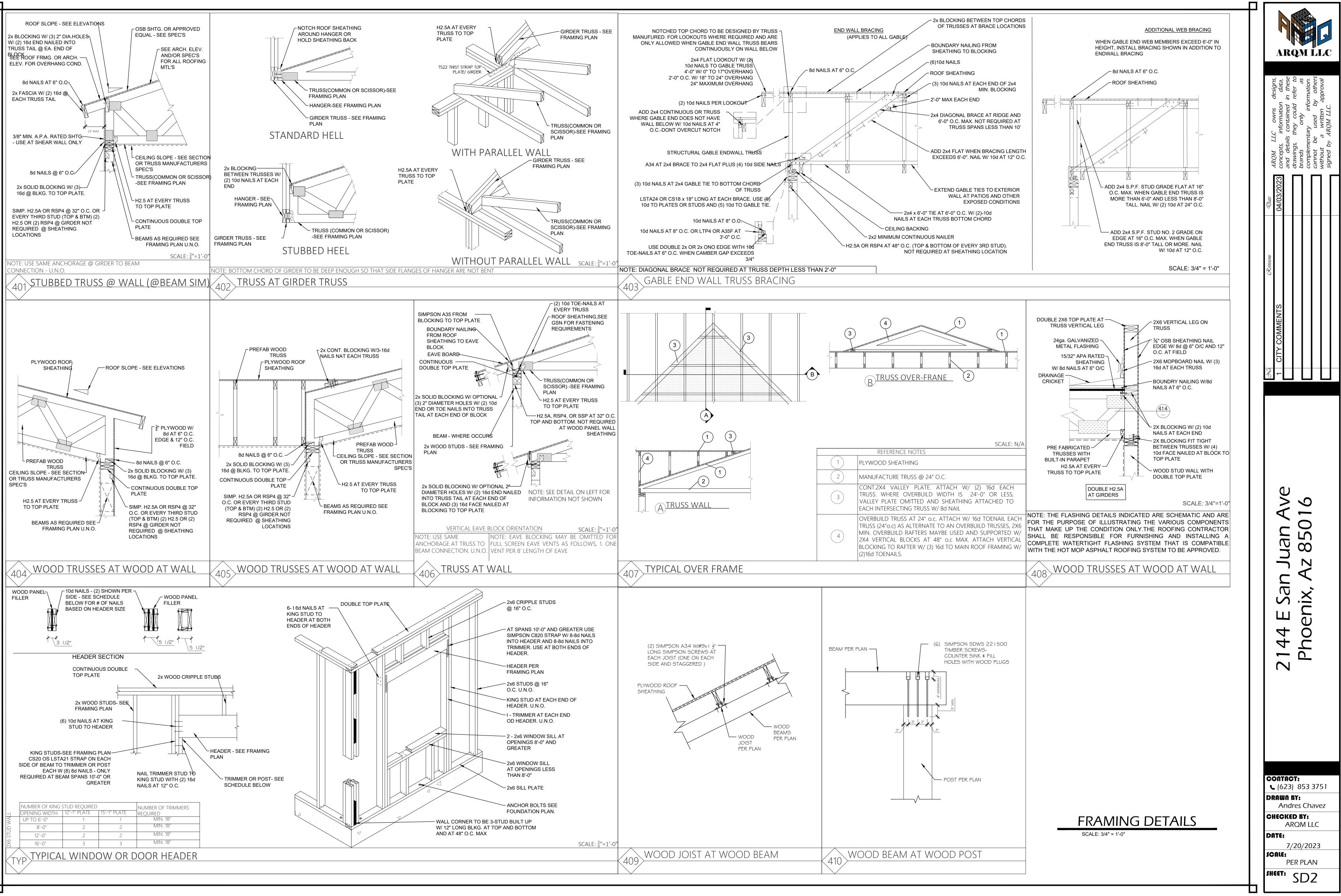


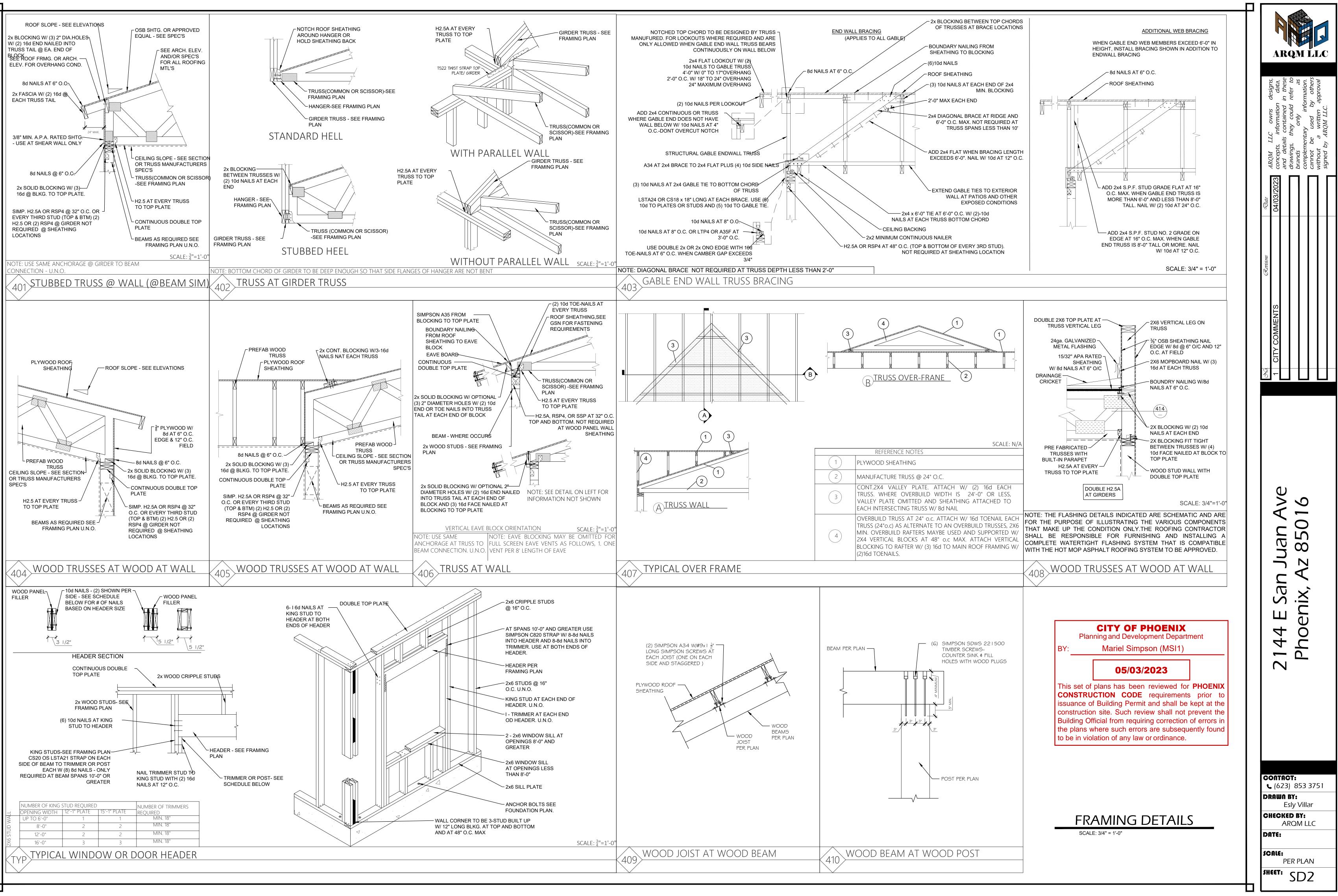
FOUNDATION DETAILS

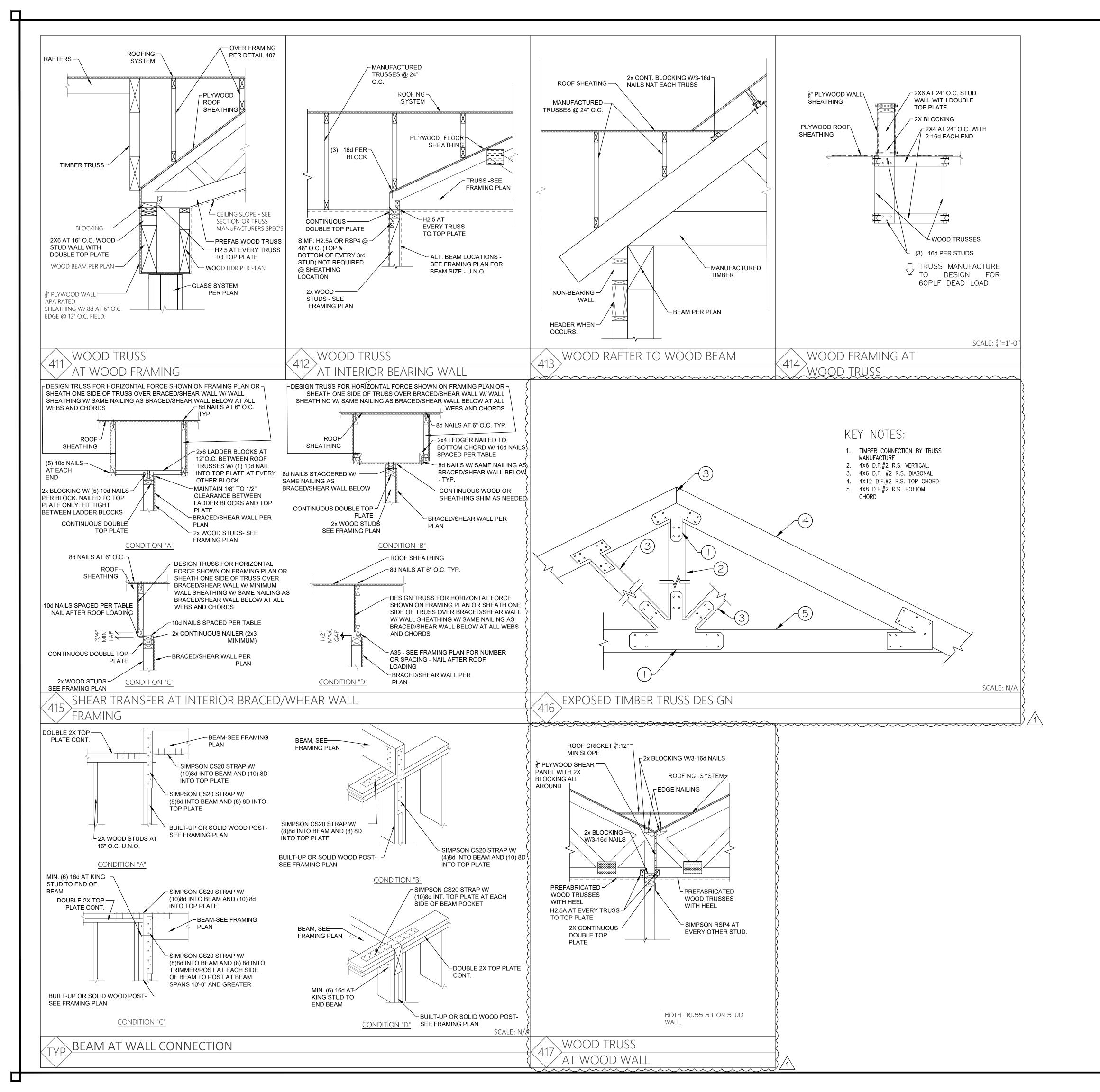
SCALE: 3/4" = 1'-0"

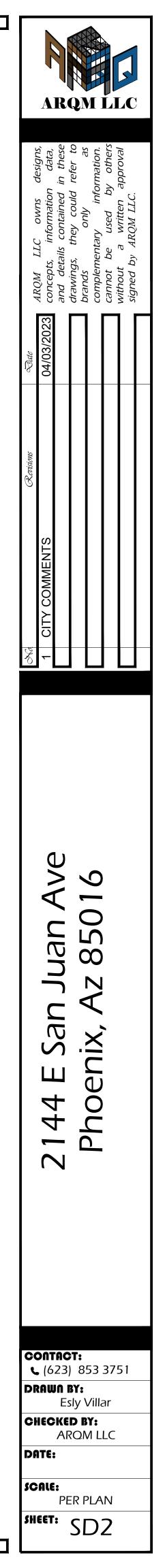
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|---|-----------|---|--------------------------------|---|----------------------------|--------------------------|----------------------------|---------------------|
| Image: Constraint of the second of the se | | AKUM LLC OWIN URIVIN, CONCEPTS, information data, | and details contained in these | drawings, they could refer to brands only as | complementary information. | cannot be used by others | without a written approval | signed by ARQM LLC. |
| | Sate | 04/03/2023 | | | | | | |
| | Revisions | | | | | | | |
| 2144 E San Juan Ave Phoenix, Az 85016 | CKG | 1 CITY COMMENTS | | | | | | |
| | | | | | | | | |

SHEET: SD1





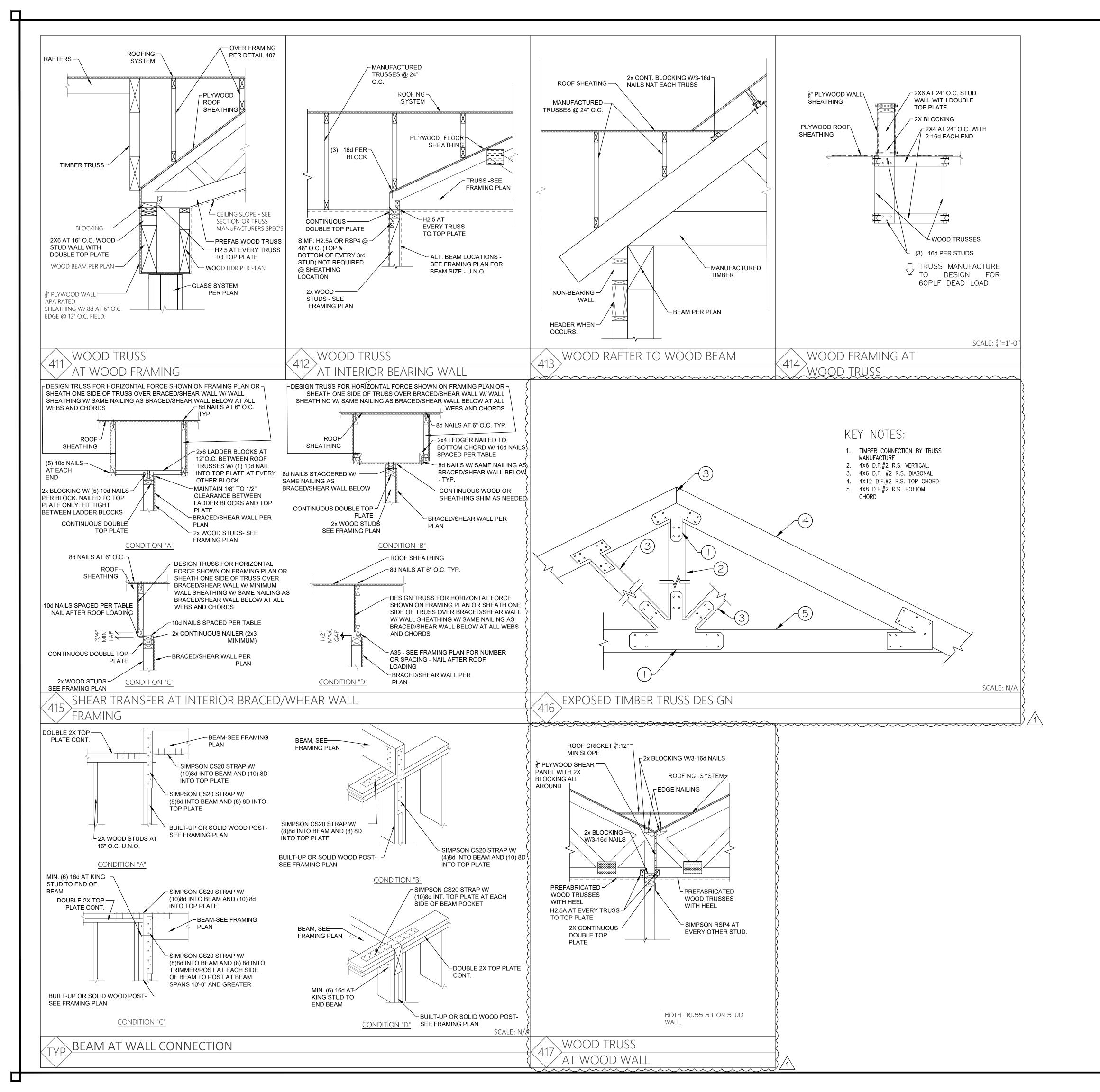


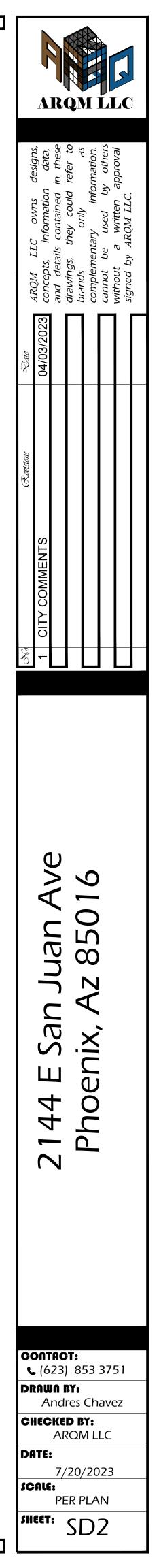


| BY: | Plan | ning and I | Develop | HOEN oment De son (MS | partr | nent |
|--------------------------------------|--|---|--|---|--|--|
| | | 0 | 5/03/2 | 2023 | | |
| CON issua cons Build the | NSTRU ance or struction ding Of plans w | plans has CTION (f Building n site. Su ficial from here sucl lation of a | CODE Permit ch revi requiri h errors | requiren and shal ew shall ng correc are subs | nents II be not p ction sequ | prior kept at th prevent th of errors |

FRAMING DETAILS

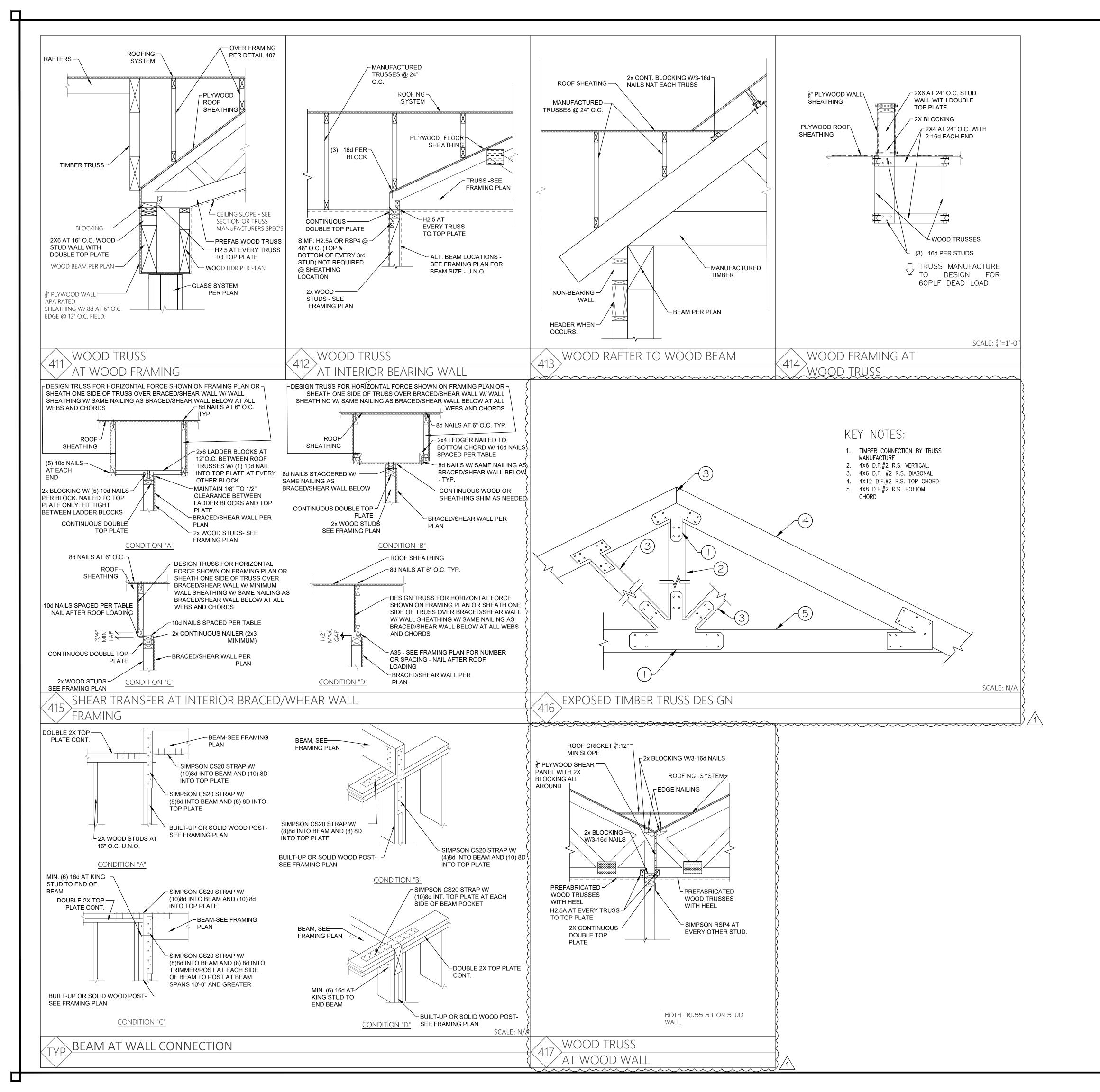
SCALE: 3/4" = 1'-0"

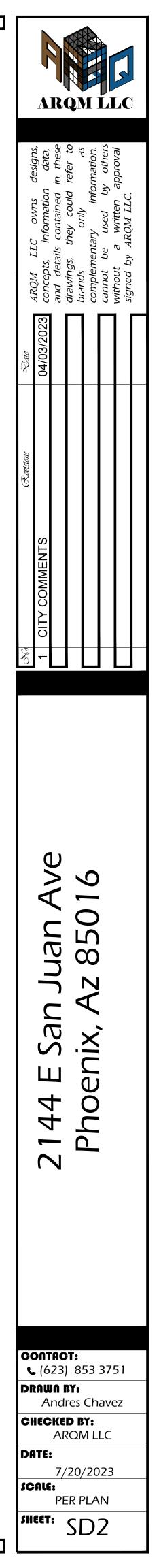




FRAMING DETAILS

SCALE: 3/4" = 1'-0"





FRAMING DETAILS

SCALE: 3/4" = 1'-0"

NOTES

- 1. A FFE CERTIFICATE SHALL BE PROVIDED BY THE REGISTRANT, TO THE FIELD INSPECTOR, PRIOR TO THE FLOOR SLAB PLACEMENT.
- 2. THE MINIMUM FINISH FLOOR ELEVATION SHOWN IS SAFE FROM A 100-YEAR FLOOD OF THE MINIMUM SPECIFIED IN THE CITY OF PHOENIX STORM WATER POLICIES AND STANDARDS MANUAL.
- 3. A SEPARATE PERMIT IS REQUIRED FOR ANY WORK IN THE CITY OF PHOENIX RIGHT-OF-WAY.
- 4. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE APPROVED G&D PLOT PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.

POST-DEVELOPED CONDITION (FOR THE 100 YR-2 HR STORM EVENT)

P= 2.25" (MARICOPA COUNTY DRAINAGE DESIGN MANUAL FIG. A.56)

DRAINAGE CALCULATIONS

VOLUME REQUIRED (VR) = C(P/12)A; WHERE:

 $VR=(0.65)(2.25^{\circ}/12)(12,591 \text{ S.F.}) = 1,535 \text{ C.F.}$

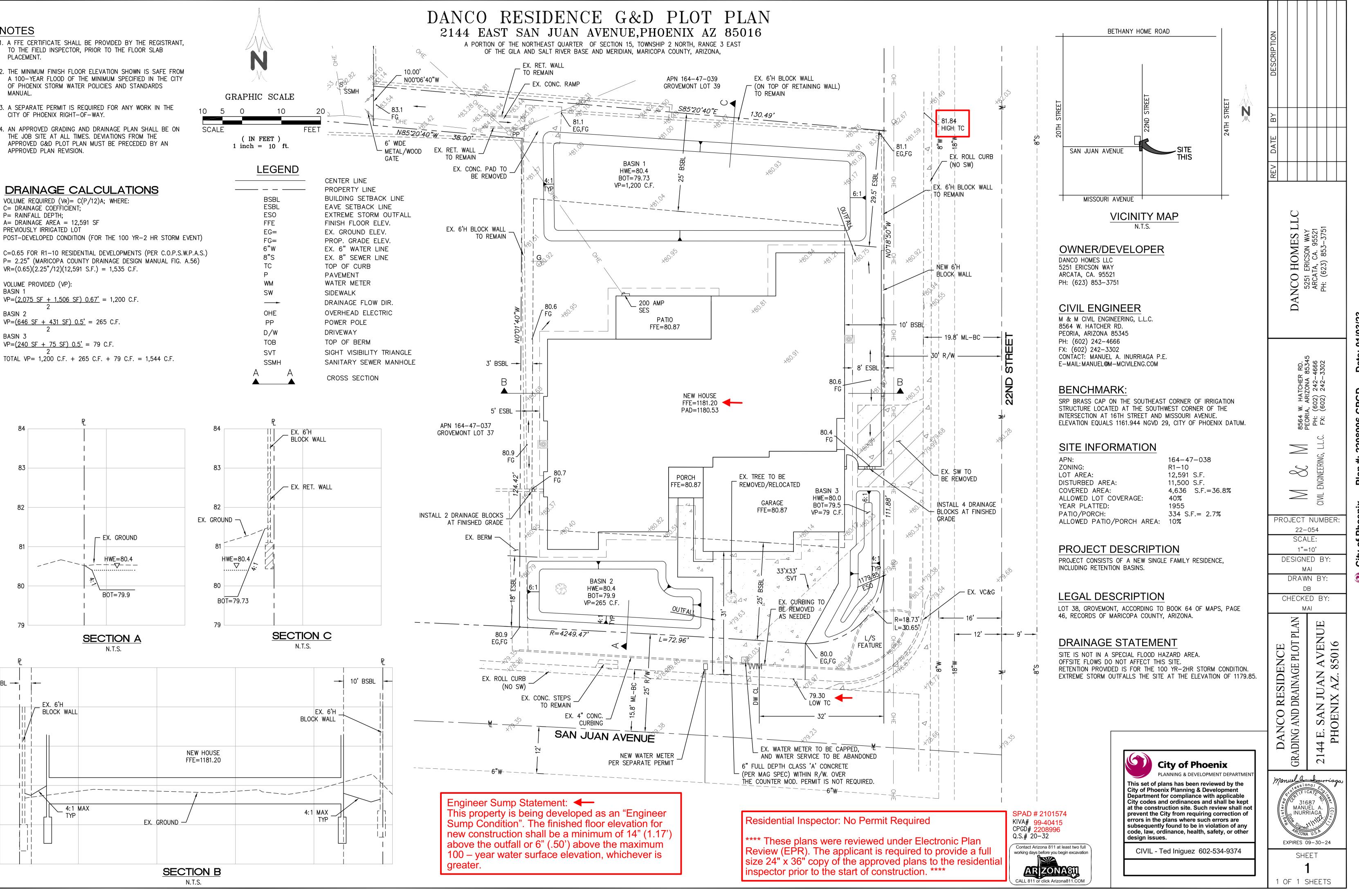
C= DRAINAGE COEFFICIENT;

PREVIOUSLY IRRIGATED LOT

VOLUME PROVIDED (VP):

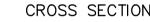
A= DRAINAGE AREA = 12,591 SF

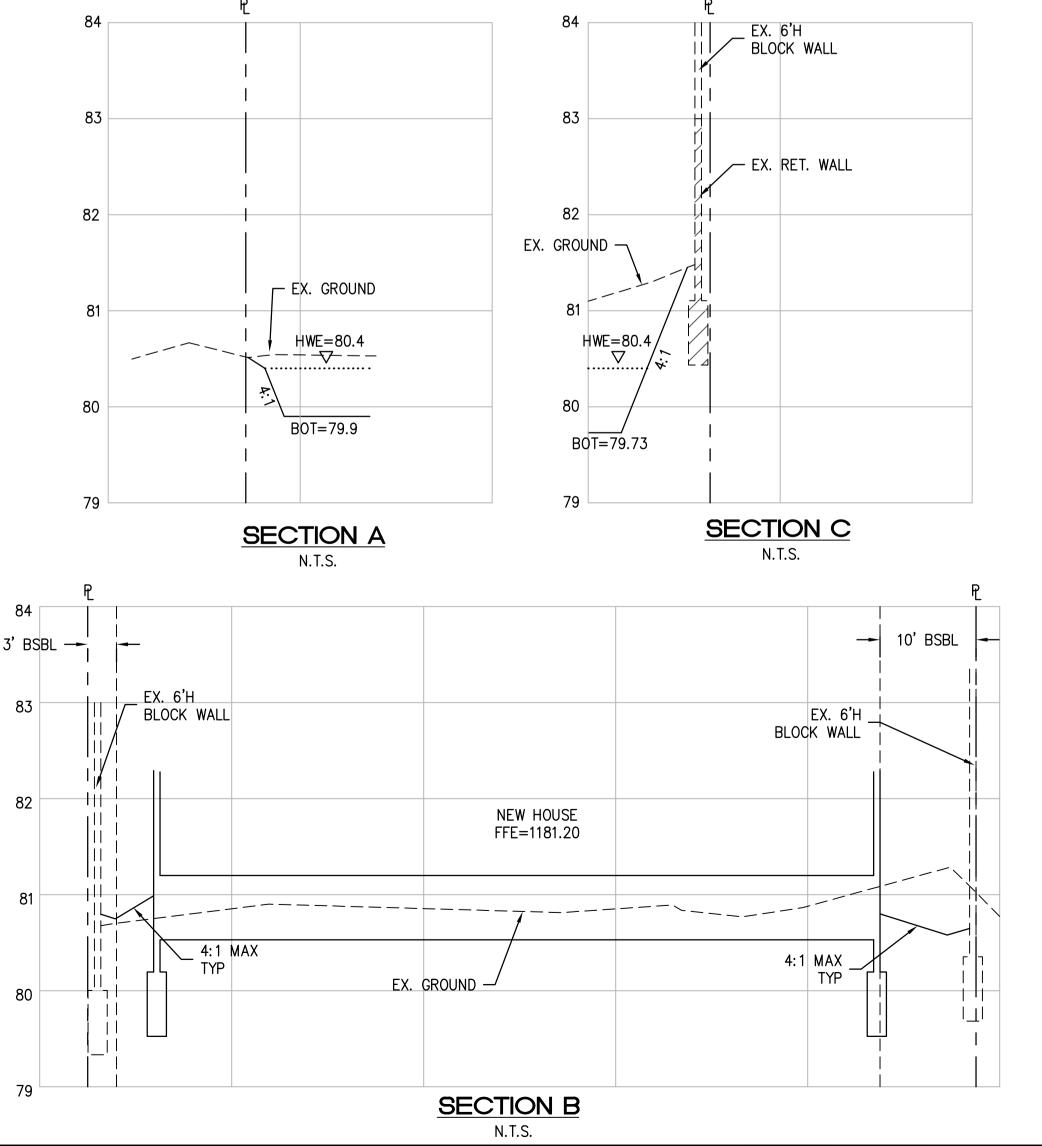
P= RAINFALL DEPTH;



BASIN 1 VP = (2.075 SF + 1.506 SF) 0.67' = 1,200 C.F.BASIN 2 VP = (646 SF + 431 SF) 0.5' = 265 C.F.BASIN 3 VP = (240 SF + 75 SF) 0.5' = 79 C.F.

TOTAL VP= 1,200 C.F. + 265 C.F. + 79 C.F. = 1,544 C.F.





City of Phoenix Plan #: 2208996-CPGD Date: 01/03/23