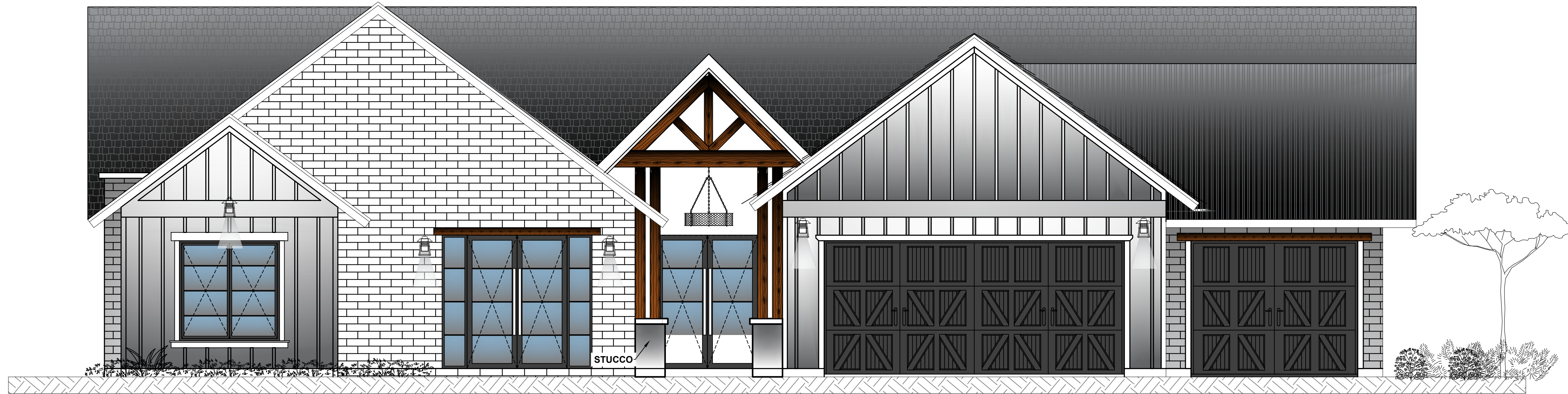




SAN JUAN RESIDENCE

2144 E SAN JUAN AVE PHOENIX, AZ 85016

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



ABBREVIATIONS

ABV	ADJ	A/C	ADD'L	AFF	FLOOR	ALT	AB	ARCH	AUTO	BLW	BM	BRG	BTWN	BLK	BLKG	BTM	B/O	BLDG	BSL	LINE	CAB	CFH	HOUR	CL	CLG	CLG HT	CTR	CLR	CLO	CM	COL	COMB	CONC	CPT	CMU	MASONRY UNIT	CONST	CONT	CONTINUE	CJ	CT	ARCH TOP	WINDOW	d	DTL	DIAG	DIA	DIM	DISP	DIV	DR	DWG	DN	ELECT	ELEV	EA	EB	EJ	EQ	EXH	EXIST	EXT	FAU	FIN	FX	FR	FLR	FLDR	FLUR	FT	FTG	FND	FURR	FOS	FG	GA	GALV	GC	CONTRACTOR	GL	GL BLK	GYP BD	GYP	GI	HDW	HDR	HVAC	VENT	COND	HC	H	HT	HOR	HB	HR	IN	INCL	INSUL	INSULATE/INSULATION	INT	KITCHEN	LAV	LDY	LIN	LVR	LTG	MFR	MAS	MO	MTL	MAX	MECH	EXPANSION JOINT	EQUIP	EQUIPMENT	EXHAUST	EXISTING	EXTERIOR	FORCED AIR UNIT	FINISH	FIXED (PICTURE)	FRENCH	FLOOR	FLOOR DRAIN	FLOOR	FOOTING	FOUNDATION	FURRED (ING)	FACE OF STUD	FINISH GRADE	FLOOR JOIST	GALVANIZED	GENERAL	GLASS, GLAZING	GLASS BLOCK	GYPSUM BOARD	GYPSUM	GALVANIZED IRON	HARDWARE	HEADER	HEATING /	HOLLOW CORE	HIGH	HEIGHT	HORIZONTAL	HOSE BIBB	HOUR	INCH	INCLUDE (ED) (ING)	INSULATION	INTERIOR	KITCHEN	LAVATORY	LAUNDRY	LINEN	LOUVER	LIGHTING	MANUFACTURE (R)	MASONRY	MASONRY OPENING	MATERIAL / METAL	MAXIMUM	MECHANIC (AL)	MC	MN	MISC	NTS	OC	OBS	OPT	OPNG	PNG	PBD	PH	PL	PLY	PVC	CHLORIDE	PRV	PSF	PSI	PL	PR	RAD	REC	REF	REINFC (D) (ING)	RETURN	R/A	RM	RO	R&S	SCH	SECT	SGD	SH	SHWR	SHT	SIM	SOF	SC	SPEC	SG	STD	STL	STRUCT	SYS	SHTG	TV	TEMP	TEMPERATURE	THK	THRES	T.R.	T&G	MEDICINE CABINET	MINIMUM	MISCELLANEOUS	NOT TO SCALE	ON CENTER	OBSCURE	OPTION (AL)	OPENING	OPENING	PANEL	PARTICLE BOARD	PLATE	PRESSURE TREATED	PLYWOOD	POLYVINYL	CHLORIDE	PRESSURE RELIEF	POUNDS PER	POUNDS PER	PROPERTY LINE	PAIR	RADIUS	RECEPTACLE	REFRIGERATOR	REINFORCE (D) (ING)	RETURN AIR	ROOM	ROUGH OPENING	ROD AND SHELF	SCHEDULE	SECTION	SECTION	SINGLE HUNG	SHOWER	SHEET	SIMILAR	SOFFIT	SOLID CORE	SPECIFICATION	SQUARE	STANDARD	STEEL	STRUCTURAL	SYSTEM	SHEATHING	TELEVISION	TEMPERED /	TEMPERATURE	THICK (NESS)	THRESHOLD	TO REMAIN	TONGUE AND	GROOVE	T/O	TYP	UNLESS NOTED	OTHERWISE	VERTICAL	VESTIBULE	OVERHEAD	VERIFY IN FIELD	VAPOR ROOF	VENT THROUGH	ROOF	WATER CLOSET	WATER PROOF (ING)	WIDE / WIDTH	WITH	WINDOW	WITHOUT	WOOD	WATER HEATER	HORIZONTAL SLIDING	OPERABLE, O = FIXED	WINDOW CASEMENT
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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. MINIMUM MATERIAL SPECIFICATIONS PER ATTACHED SHEET (S)

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.

ARCHITECTURAL SYMBOLS

	SECTION INDICATOR	SECTION INDICATOR
	DETAIL REFERENCE	SHEET NUMBER
	ELEVATION NOTE	ELEVATION HEIGHT ELEVATION LOCATION
	NOTE MARKER	NOTE INDICATOR 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 PLUMBING CODES (IPC)
- 2017 NATIONAL ELECTRICAL CODE (NFPA-70)
- *WITH CITY OF PHOENIX CODES AND AMENDMENTS

SHEET INDEX:

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



ARQM LLC owns designs, concepts, information data, and details contained in these drawings. they could refer to drawings, only information as complementary, only information cannot be used by others without a written approval signed by ARQM LLC.

Rev	04/03/2023
City	1 CITY COMMENTS
Comments	
Comments	
Comments	
Comments	

2144 E San Juan Ave
Phoenix, Az 85016

CONTACT:
(623) 853 3751

DRAWN BY:
Andres Chavez

CHECKED BY:
AROM LLC

DATE:
7/20/2023

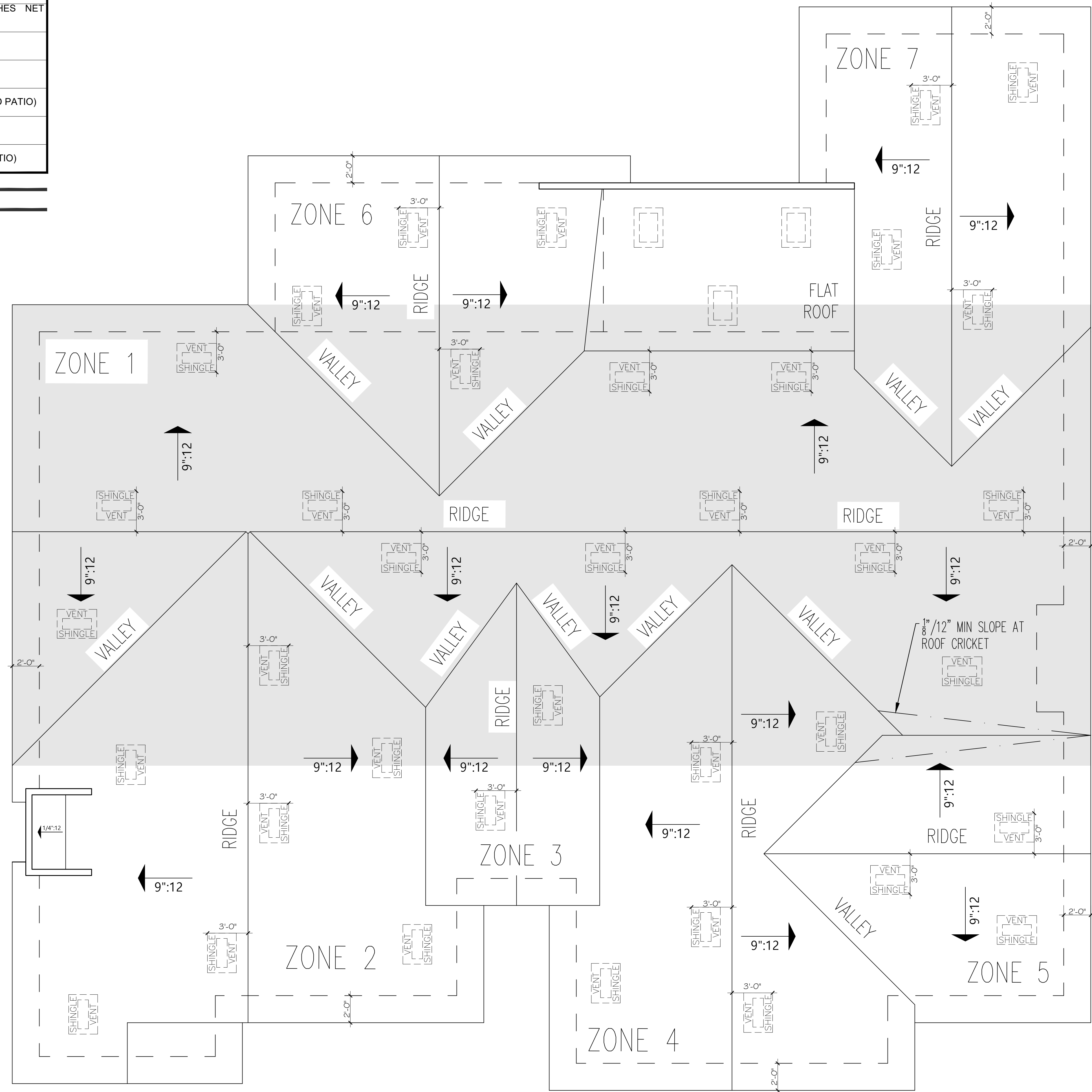
SCALE:
PER PLAN

SHEET:
CS

LEGEND		(NON ALL USED)
	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	
	ROOF LINE (OVERHANG LINE)	
	O'HAGIN SHINGLE VENT SQUARED BOX VENT 98.75 SQUARE 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)	
2,413	TOTAL ROOF (WITH COVERED PATIO)	
2,748	TOTAL ROOF WITH OVERHANG SQ.FT. (WITH COVERED PATIO)	

LEGEND:

MAIN GABLE ROOF



VENT CALCULATOR - ZONE 1	
1701	5.67 SQ.FT.
8.7X144	816.48 SQ.FT.
1252.80/72	11.34
12 VENTS REQUIRED	
VENT CALCULATOR - ZONE 2	
962	3.21 SQ.FT.
8.7X144	461.76 SQ.FT.
1252.80/72	6.41
7 VENTS REQUIRED	
VENT CALCULATOR - ZONE 3	
249	0.83 SQ.FT.
8.7X144	119.52 SQ.FT.
1252.80/72	1.66
2 VENT REQUIRED	
VENT CALCULATOR - ZONE 4	
694	2.31 SQ.FT.
8.7X144	333.12 SQ.FT.
1252.80/72	4.63
5 VENT REQUIRED	
VENT CALCULATOR - ZONE 5	
397	1.32 SQ.FT.
8.7X144	190.56 SQ.FT.
1252.80/72	2.65
3 VENT REQUIRED	
VENT CALCULATOR - ZONE 6	
480	1.60 SQ.FT.
8.7X144	230.40 SQ.FT.
1252.80/72	3.20
4 VENT REQUIRED	
VENT CALCULATOR - ZONE 7	
567	1.89 SQ.FT.
8.7X144	272.16 SQ.FT.
1252.80/72	3.78
4 VENT REQUIRED	
FLAT ROOF VENT CALCULATOR	
202	1.35 SQ.FT.
6.03X144	193.92
868.80/72	2.69
3 VENT REQUIRED	

NOTE: IF OWNER / DEVELOPER CHOOSE TO USE SPRAYED INSULATION NO ROOF VENTS WILL BE REQUIRED

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



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DATE	04/03/2023
CITY COMMENTS	

2144 E San Juan Ave
Phoenix, Az 85016

CONTACT:	(623) 853 3751
DRAWN BY:	Andres Chavez
CHECKED BY:	ARQM LLC
DATE:	7/20/2023
SCALE:	PER PLAN
SHEET:	A-4

LEGEND		(NOT ALL USED)	
— PL —	PROPERTY LINE.	— F0 —	FIBER CABLE
— SL —	SET BACK LINE.	S/W	EXISTING SIDEWALK
--- CL ---	CENTRAL LINE	R/W.	RIGHT OF WAY
-----	OVERHANG	P.U.E.	PUBLIC UTILITY EASEMENT
— WL —	WATER LINE	B.S.L.	BUILDING SETBACK LINE
◼	200 AMP PANEL ELECTRICAL	F.F.E.	FINISH FLOOR ELEVATION
◻	GAS METER	WM	WATER METER
▨	LIVABLE		
▩	NOT LIVABLE		

GENERAL NOTE:

- SPRINKLER LOCATIONS ARE NOT TO SCALE.
- ALL MATERIALS WILL BE NEW AND INSTALLED ACCORDING TO LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
- PIPE LOCATIONS ARE DIAGRAMMATIC.
- WATERLINES SHOWN ARE ESSENTIALLY DIAGRAMMATIC. ESTABLISH LOCATIONS OF ALL IRRIGATIONS HEADS, VALVES, PIPING, WIRING, ETC. AT THE TIME OF CONSTRUCTION.
- SPRINKLER CONTRACTOR SHALL GUARANTEE 100% COVERAGE IN ALL LANDSCAPED AREAS.
- BUDDLERS ARE TO BE LOCATED NO CLOSER THAN 18" TO SHRUBS AND 36" TO TREES.
- ALL OTHER SPECIFICATIONS ARE IN ACCORDANCE WITH THOSE FOR THE CITY.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR LOCATION AND INSTALLATION OF ANY REQUIRED CHECK VALVES FOR LOW LYING AREAS.
- ALL VALVES TO BE INSTALLED IN APPROPRIATE SIZED VALVE BOXES SO AS TO ACCOMMODATE EASY ACCESS AND MAINTENANCE.
- P.V.B. RISERS TO BE GALV. COPPER OR BRASS.
- ALL 24 VOLT WIRING TO BE 140 UF UL SOLID COPPER SINGLE STRAND ONLY. COMMON WIRE AND CONTROL WIRE TO BE SEPARATE COLORS.
- 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.
- ALL MATERIALS WILL BE NEW AND INSTALLED ACCORDING TO LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.

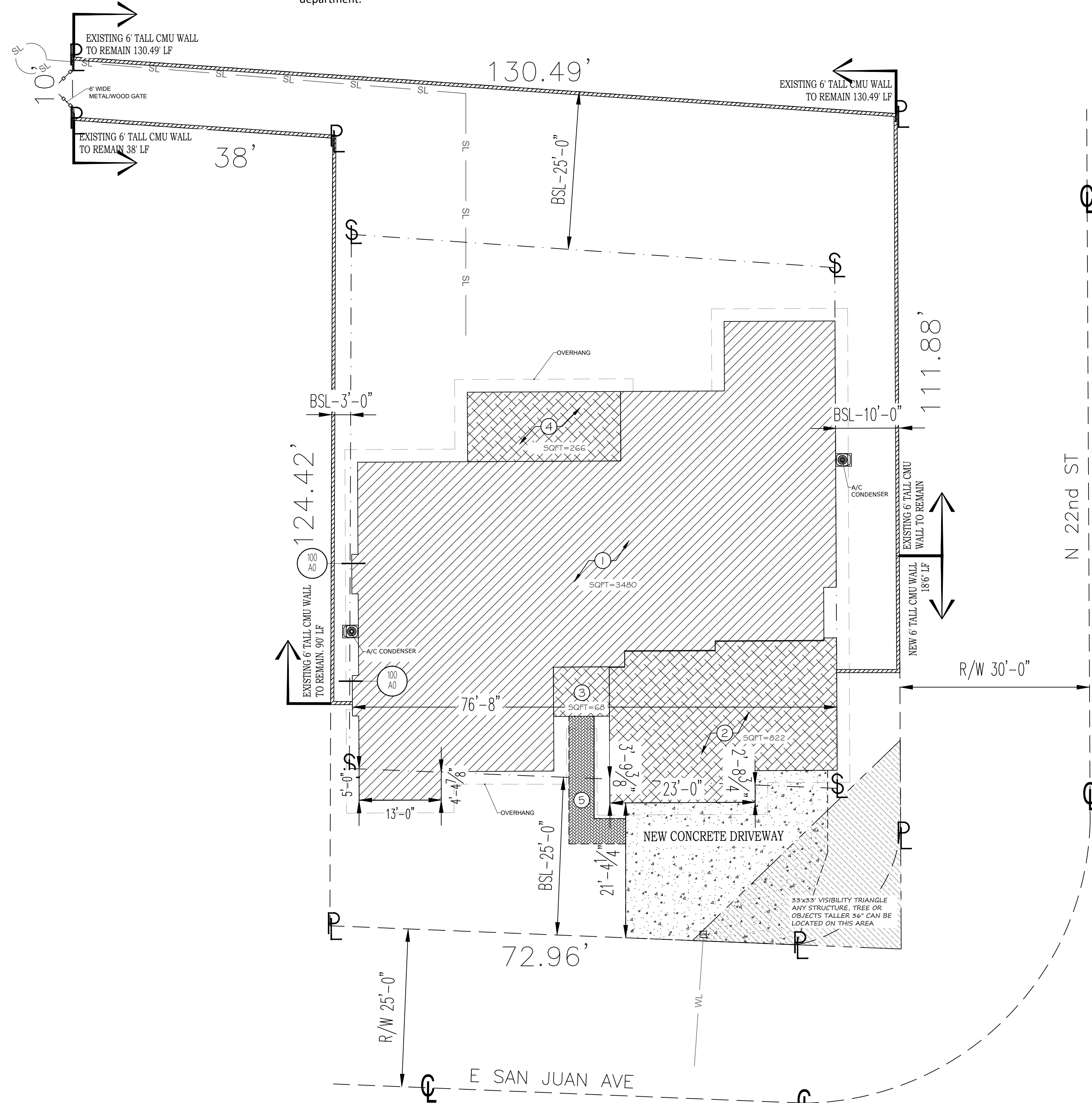
KEY NOTES

- | | |
|----------------------------------|---------------------------------------|
| ① MAIN HOUSE (LIVABLE) | ⑤ NEW SIDEWALK |
| ② NEW 3 CAR GARAGE (NOT LIVABLE) | ⑥ EXISTING 6' TALL CMU WALL TO REMAIN |
| ③ NEW FRONT PORCH (NOT LIVABLE) | ⑦ RETAINING WALL TO REMAIN |
| ④ NEW REAR PATIO (NOT LIVABLE) | ⑧ NEW RETAINING WALL |

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.

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



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 INTERNATIONAL PLUMBING CODES (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)

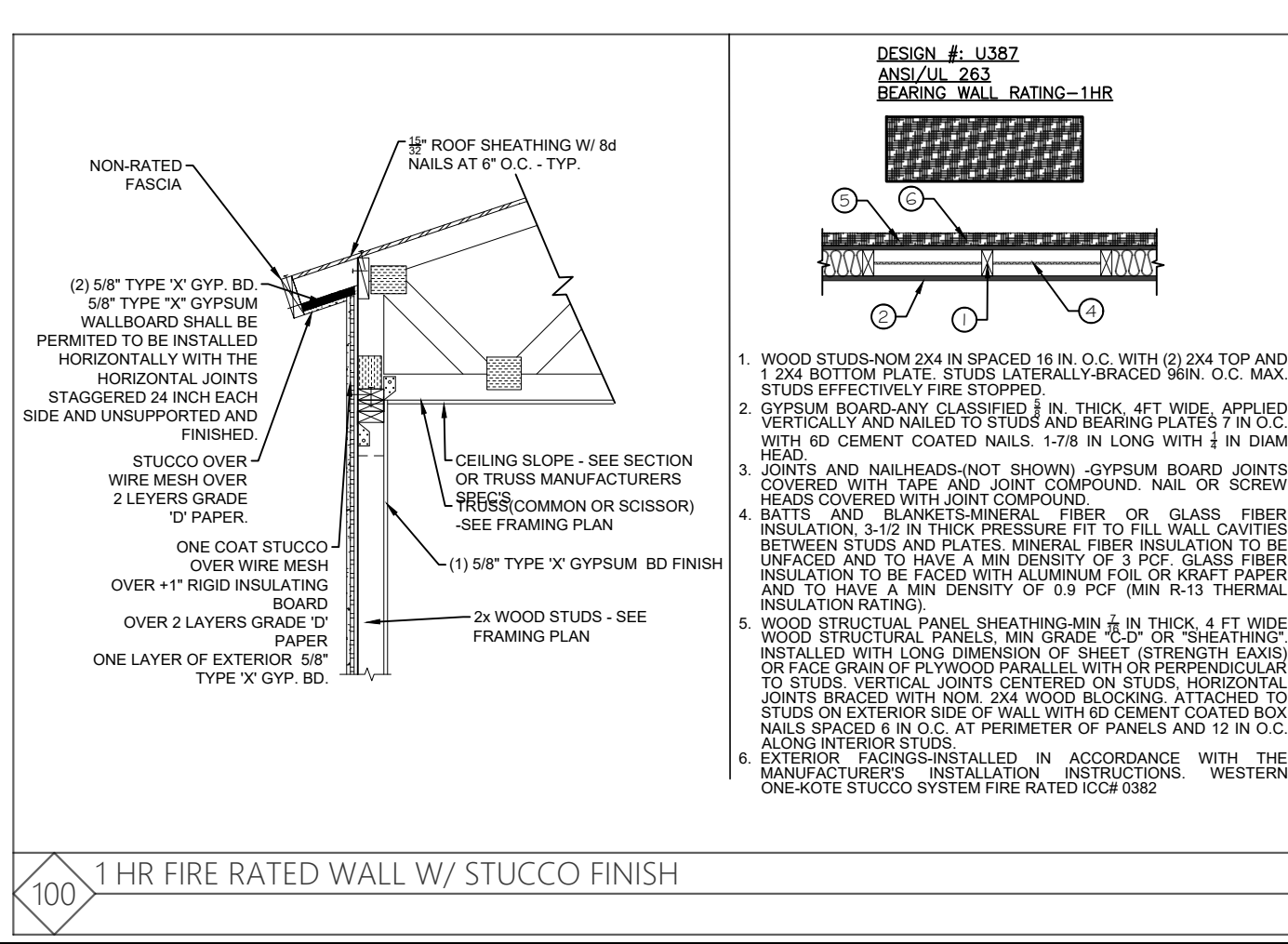
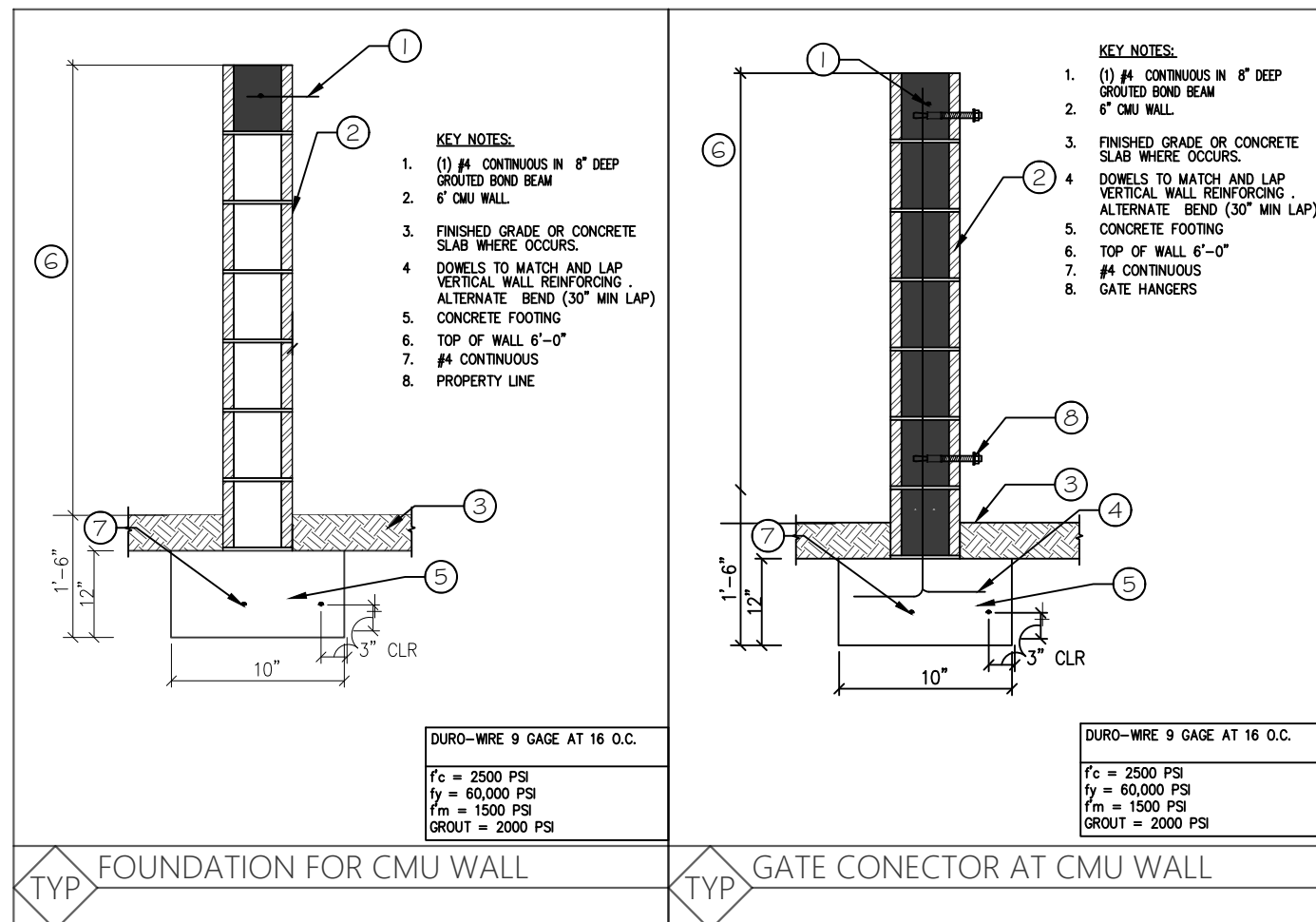
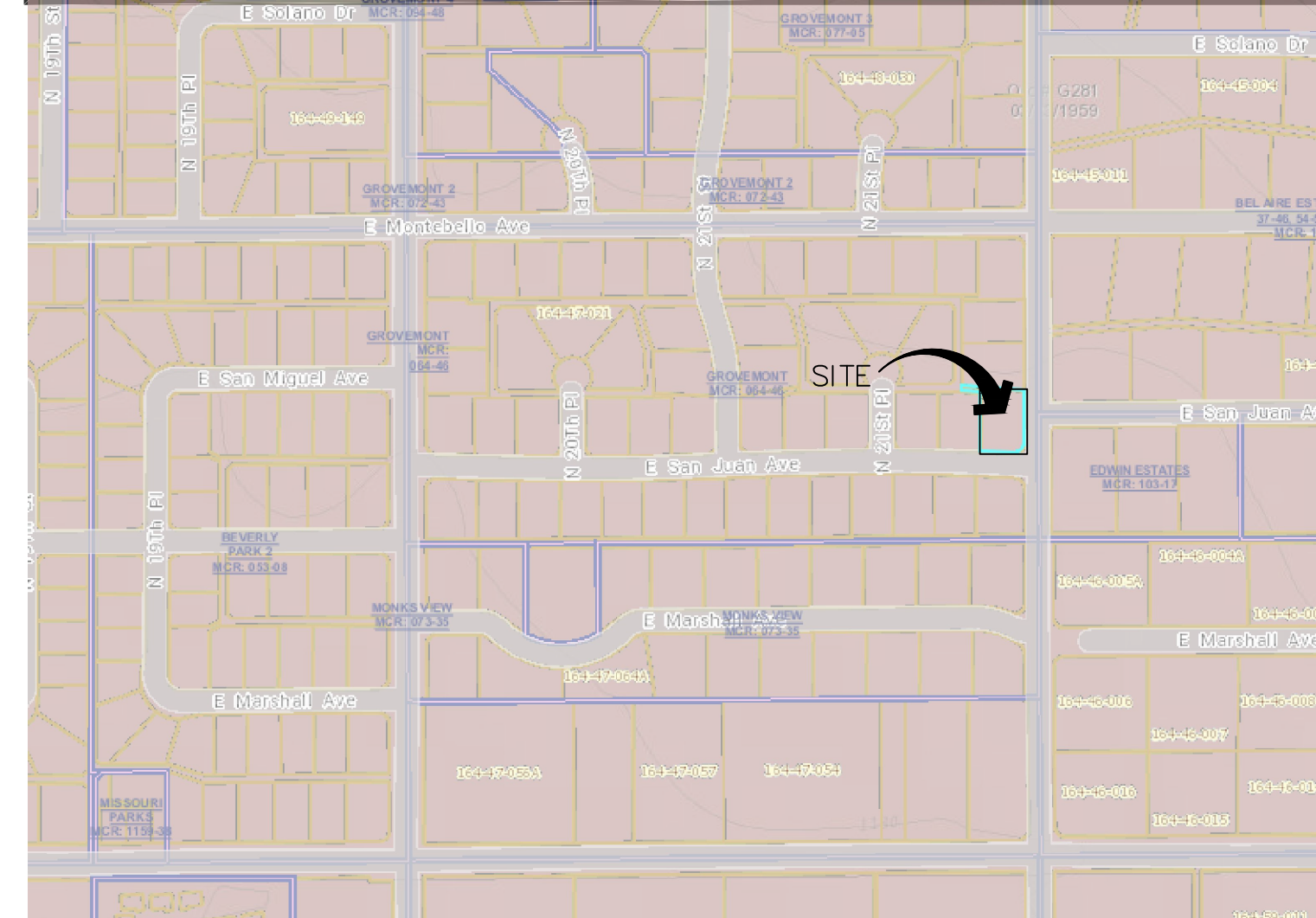
PROJECT ADDRESS:	
SAN JUAN RESIDENCE	
PARCEL# (APN):	164-47-038
PROPERTY INFORMATION:	
S/T/R:	15 2N 3E
JURISDICTION:	PHOENIX
ZONING:	R1-10 LOT #38
CONSTRUCTION YEAR:	1956
PROJECT DESCRIPTION:	
NEW RESIDENCE	
OWNER'S INFORMATION:	
DANCO HOMES LLC	

AREAS			
MAIN RESIDENCE	LIVABLE	3480	SQ. FT.
GARAGE	NON-LIVABLE	822	SQ. FT.
FRONT PORCH	NON-LIVABLE	68	SQ. FT.
REAR PATIO	NON-LIVABLE	266	SQ. FT.
TOTAL AREA			
LIVABLE		3480	SQ. FT.
NON LIVABLE		1,156	SQ. FT.
TOTAL (LIVABLE+ NOT LIVABLE)		4,636	SQ. FT.
LOT SIZE		12097	SQ. FT.
LOT COVERAGE		38.32	%
MAX LOT COVERAGE		40	%

NOTE

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VICINITY MAP



ARQM LLC
 ARQM LLC owns design concepts, information and details contained in these drawings, they could refer to as complementary information cannot be used by others without a written approval signed by ARQM LLC.

NO.	CITY COMMENTS
1	

2144 E San Juan Ave
 Phoenix, Az 85016

CONTACT:
 (623) 853 3751

DRAWN BY:
 Andres Chavez

CHECKED BY:
 ARQM LLC

DATE:
 7/20/2023

SCALE:
 PER PLAN

SHEET:
 A0



SITE PLAN

SCALE: 3/32"=1'-0"

GENERAL NOTES

- A. DIMENSION OF FLOOR PLAN ARE SHOWN TO FACE OF STUD TYPICALLY. CONTRACTOR TO VERIFY ROUGH OPENINGS REQUIREMENTS OF ALL DOOR AND WINDOWS UNITS PRIOR TO START OF CONSTRUCTION. CEILINGS AND WALLS SHALL BE ONE LAYER 1/2 INCH GYP BOARD, GARAGE WALLS TO SHALL BE 5/8 INCH GYP BOARD.
- J. SEE TYPICAL FLOOR PLAN DETAILS SHEET AD FOR KITCHEN, BATH LAUNDRY WATER HEATER AND ATTIC ACCESS NOTES.
- K. ALL EXTERIOR AND ENTRY DOORS TO BE SOLID CORE 1 3/4 INCH THICK.
- L. ALL INTERIOR DOOR TO BE HOLLOW CORE 1 3/8 INCH THICK (REFER PLAN FOR SIZE)
- M. ALL CEILING PER SECTION AND ELEVATION.
- N. ALL EXTERIOR WALLS AROUND LIVABLE FLOOR SPACE, WALL BETWEEN GARAGE AND LIVABLE FLOOR SPACE SHALL RECEIVE MINIMUM R-13 INSULATION IN 2X4 WALLS AND R-19 IN 2X6 WALLS.
- O. ALL DOORS AND WINDOWS GLAZING SHALL MEET THE REQUIREMENT OF THE 2018 IRC.
- P. SHOWER AREA WALL SHALL BE FINISHED WITH APPROVED 'CEMENT', 'FIBER-CEMENT', OR 'GLASS MAT GYPSUM'
- Q. COORDINATE CLOSET ROD AND SHELF WITH BUILDER.
- R. REFER TO STRUCTURAL PLAN (PAGE S-F-1) FOR MATERIAL SPECIFICATIONS.
- S. REFER TO PLUMBING PLAN FOR PLUMBING FIXTURES CALCULATIONS.
- T. REFER TO ELECTRICAL PLAN FOR OUTLETS SWITCHES AND LIGHTS LOCATIONS.
- U. REFER TO MECHANICAL PLAN FOR ALL DUCT LOCATIONS AND SPECIFICATIONS OF A/C WORK.
- V. REFER TO ELEVATIONS AND SECTIONS PLAN FOR SOFFIT HEIGHTS HEADER HEIGHTS AND SLOPES.
- W. CENTER-LINE OF WATER CLOSET SHALL BE A MINIMUM OF 15" FROM ANY VERTICAL SURFACE OR FIXTURE.
- X. PROVIDE CONCRETE PAD TO SEAT MECHANIC EQUIPMENT
- Y. FLAT ARCH SOFFIT PER ELEVATIONS
- Z. DRYER VENT V.T.R. TO COMPLY WITH CURRENT CODES.
- AA. EMERGENCY & RESCUE OPENINGS AT SLEEPING AREAS: NET CLEAR OPENING: 5.7 SQ FT MIN; NET CLEAR OPENING HEIGHT: 24" MIN.; NET CLEAR OPENING WIDTH: 20" MIN.; WINDOW SILL HEIGHT 44" MAX. ABOVE THE FLOOR. (BASED ON R310.21-R310.2.2)
- AB. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- AC. WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
- AD. FLAME SPREAD INDEX SHALL NOT EXCEED 25 AND SMOKE DEVELOPED INDEX SHALL NOT EXCEED 450 FOR INSULATION.
- AE. CONTRACTOR TO INSTALL 5/8" GYPSUM BOARD 1-HR FIRE-RATED AT CARPORT WALLS AND CEILING.

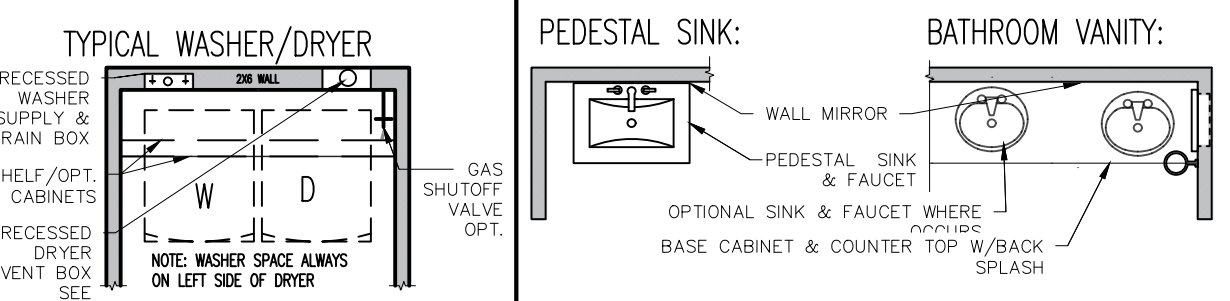
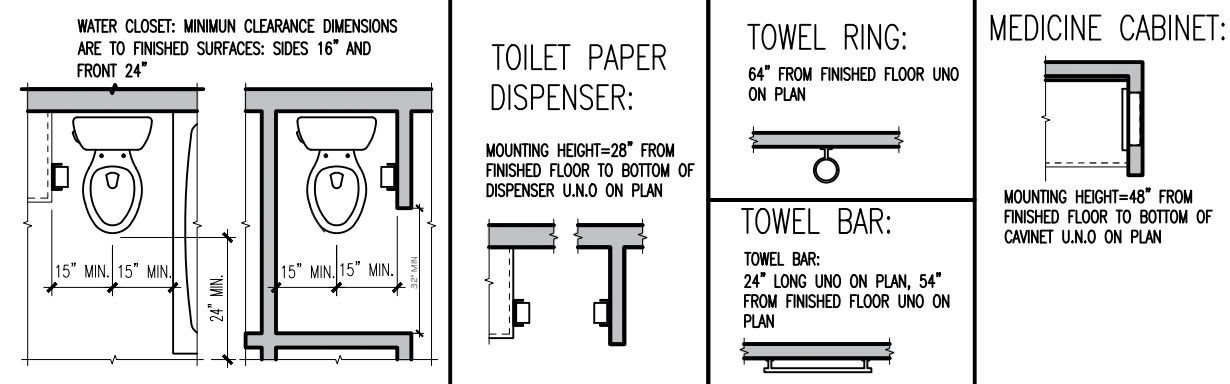
NOTE

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD, SOLID STEEL, HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE. (R302.5.1)

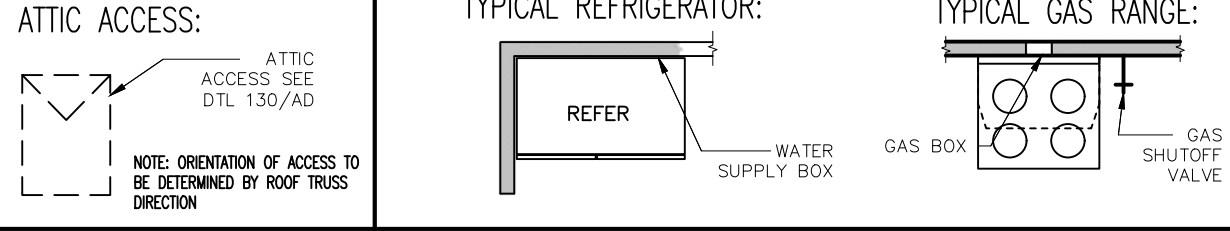
APPLIANCES NOTES:

- CLOTHES DRYERS EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND SHALL BE CONSTRUCTED OF METAL NOT LESS THAN 0.0157 INCH (0.3950 MM) IN THICKNESS (NO. 28 GAGE). THE DUCT SHALL BE 4 INCHES (102 MM) NOMINAL IN DIAMETER. SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND 2018 IRC.
- WASHER SPACE - PROVIDE WASHER BOX W/ WASTE DRAIN, HOT & COLD WATER - SEE GEN. PLUMBING NOTES.
- COOK-TOP OR RANGE, PROVIDE DOUBLE OVEN EXHAUST FAN (SHALL VENT TO EXTERIOR).
- STANDARD BASE CABINETS.
- REFRIGERATOR SPACE - PROVIDE 1/4" C.W. LINE FOR ICE MAKER. SEE GEN. PLUMBING NOTES.
- SHOWER W/ TEMP. GLASS ENCLOSURE AND TILE SURROUNDS, TO A HEIGHT OF 6 FEET ABOVE THE FLOOR. TEMPERED (IRC R307.2).
- WH ELECTRIC OR GAS WATER HEATER - USE NON RIGID CONNECTIONS. INSTALL P & T RELIEF VALVE PIPED TO OUTSIDE OF DWELLING. SEE GEN PLUMBING NOTES. 30" HIGH PLATFORM FOR WATER HEATER. PROVIDE NON-COMBUSTIBLE PLATFORM 32" SQ. x 18" ABOVE FINISH FLOOR FOR WATER HEATER. AND T&P RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 6" ABOVE GRADE.

TYPICAL FLOOR PLAN DETAILS



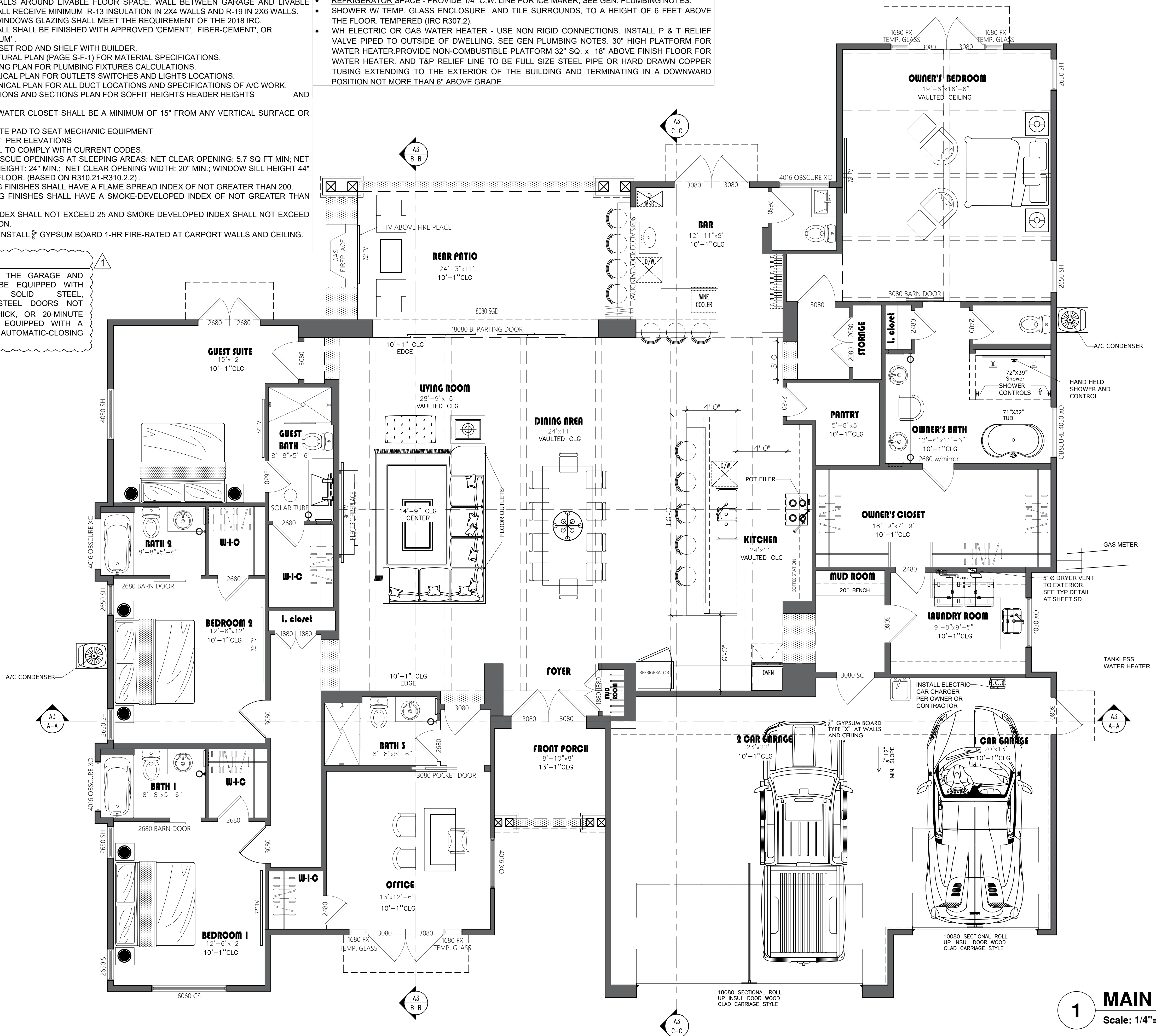
1. PROVIDE WASHER BOX W/ WASTE DRAIN, HOT & COLD WATER - SEE GEN. PLUMBING NOTES. 20 MIN FIRE RATED 1 3/8" THICK S.C. DOOR WITH SELF CLOSING DEVICE, TIGHT FITTING GASKET AND SWEEP. PER R302.2.1
2. CLOTHES DRYERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND 2018 IRC.
3. DRYER VENT NOTE: THE LENGTH OF A CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45 -DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT. EXHAUST DUCT SHALL BE EQUIPPED WITH A BACK DRAFTY DAMPER. EXHAUST DUCT SHALL BE CONSTRUCTED OF RIDGED METAL DUCTS, HAVING SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS, NOT TO EXCEED 8 FEET IN LENGTH. THE DUCT SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE.



1. P & T RELIEF VALVE PIPED TO OUTSIDE OF DWELLING
2. NON-COMBUSTIBLE PLATFORM 24"x24" x 18" ABOVE FINISH FLOOR FOR GAS WATER HEATER
3. T&P RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 6" ABOVE GRADE.

-
1. SHOWER MIXING VALVE & HEAD @ TUB/SHOWER COMBO ONLY: SHOWER HEAD @ +84"
 2. SHOWER CURTAIN ROD - NOT PROVIDE BY BUILDER
 3. SHOWER SURROUNDS @ MIN + 76" ABOVE DRAIN U.N.O. ON PLAN
 4. TUB FAUCET
 5. +20" FRAMED RAISED PLATFORM TUB DECK. TUB DECK, SKIRT & BACKSPLASH
 6. TEMPERED GLASS SHOWER DOOR (MIN OPENING 22") & ENCLOSURE
 7. SEAT@ +20" SLOPE: 1/2": 1'
 8. 14-1/2" x 14-1/2" SOAP NICHE, BTM @ +42" AFF
 9. 9-1/2" x 14-1/2" SOAP NICHE, BTM @ +42"
 10. 36" SHOWER DRAIN
 11. WINDOW PER PLAN

SEE DTL. 140/AD FOR SHOWER AND FREESTANDING TUB COMBO



1 MAIN RESIDENCE FLOOR PLAN N

Scale: 1/4"=1'-00"

DATE	04/03/2023
CITY COMMENTS	

1

2144 E San Juan Ave

Phoenix, AZ 85016

CONTACT: (623) 853 3751

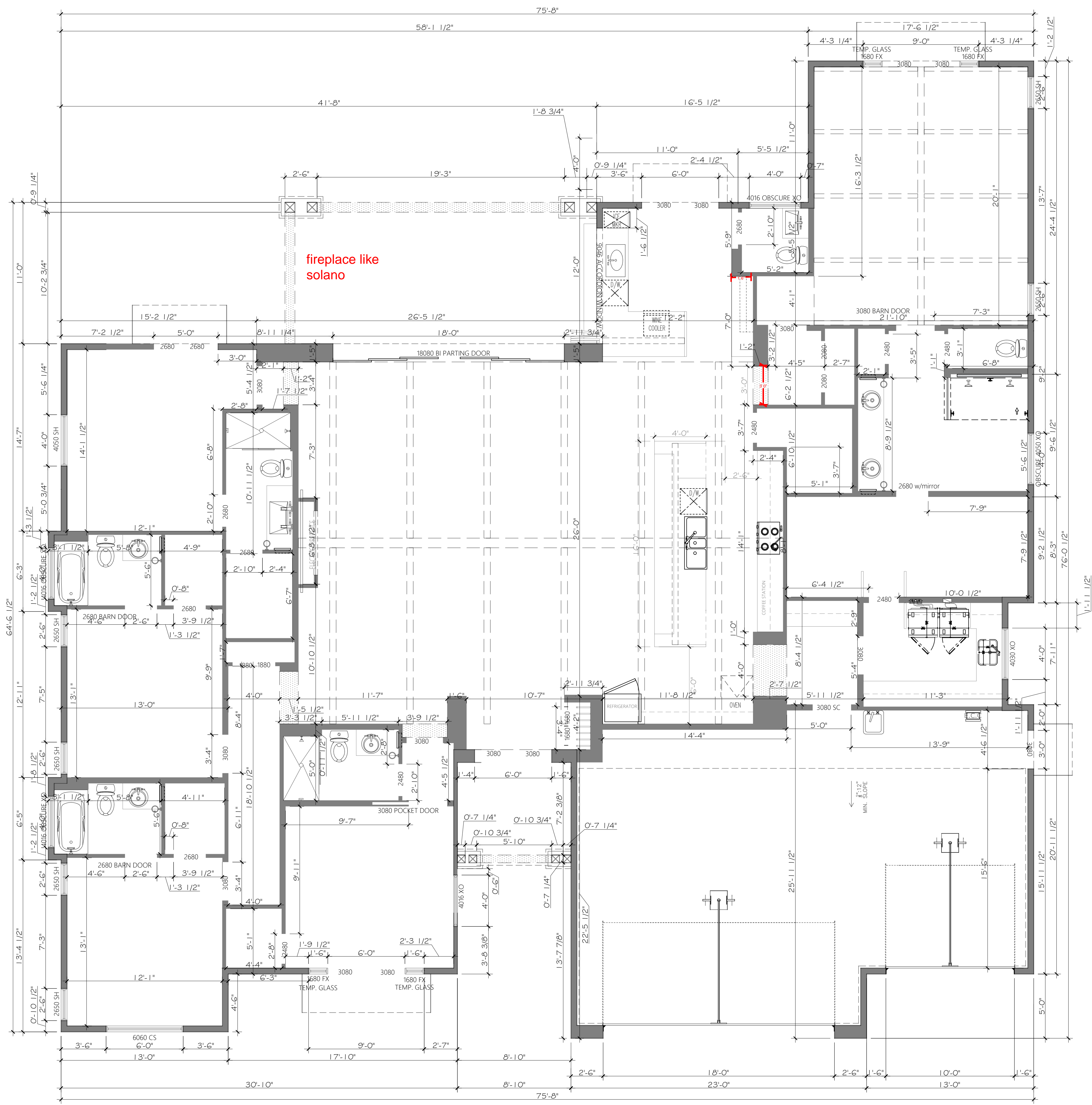
DRAWN BY: Andres Chavez

CHECKED BY: ARQM LLC

DATE: 7/20/2023

SCALE: PER PLAN

SHEET: A1.1



DIMENSIONAL PLAN

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

DATE	04/03/2023
CITY COMMENTS	

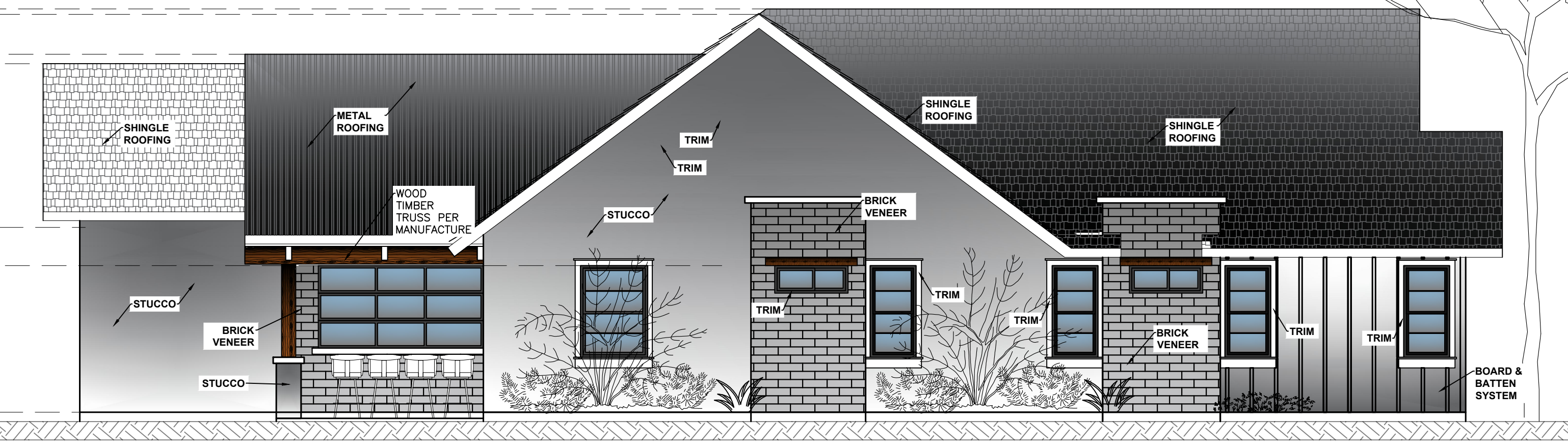
2144 E San Juan Ave
Phoenix, AZ 85016

CONTRACT:	(623) 853 3751
DRAWN BY:	Andres Chavez
CHECKED BY:	ARQM LLC
DATE:	7/20/2023
SCALE:	PER PLAN
SHEET:	A2

GENERAL ELEVATION NOTES

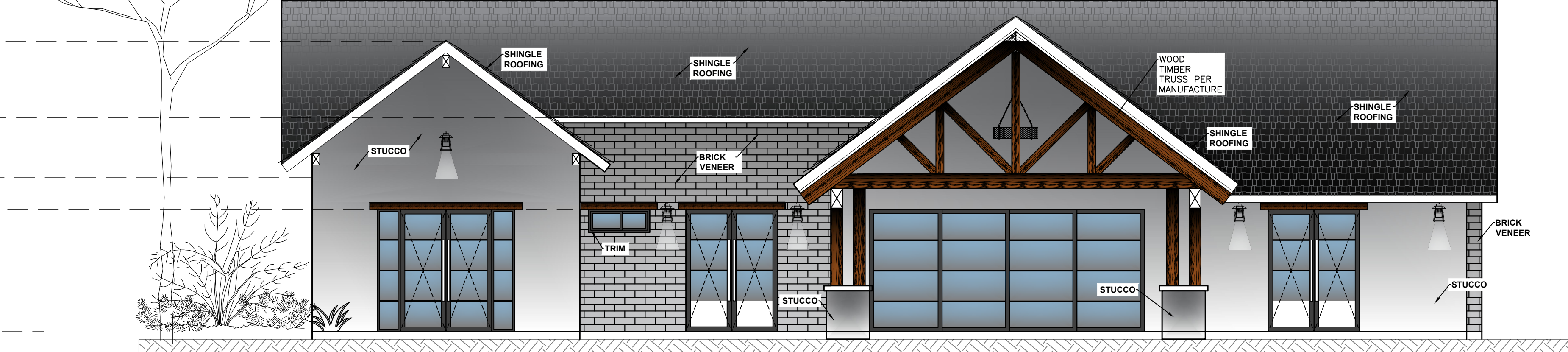
- A. ONE(1) COAT STUCCO SYSTEM (ESR-2323) OVER 1" GA SELF-FURRED WOVEN WIRE FABRIC OVER 1" SUBSTRATE (AS LISTED BELOW) OVER 1-GRADE "D" BUILDING PAPER(U.N.O) SUBSTRATE:
 - 1) FROM TOP OF SLAB TO ROOF PLATE LINE 1" EXPANDED POLYSTYRENE
 - 2) ABOVE TOP PLATE:1" INSULATIONS FOAM BOARD,EXCEPTIONS:AT OPTIONAL 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.
- I. PROVIDE (2) LAYER 30# FELT FLASHING AT ALL HEADS, JAMBS, AND SILLS OF WINDOWS AND DOOR OPENINGS. SEE TYP. DETAIL
- 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 1/8" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHETHANE WATERPROOF MEMBRANE.

4 FRONT ELEVATION (South)
Scale: 3/16"=1'-00"

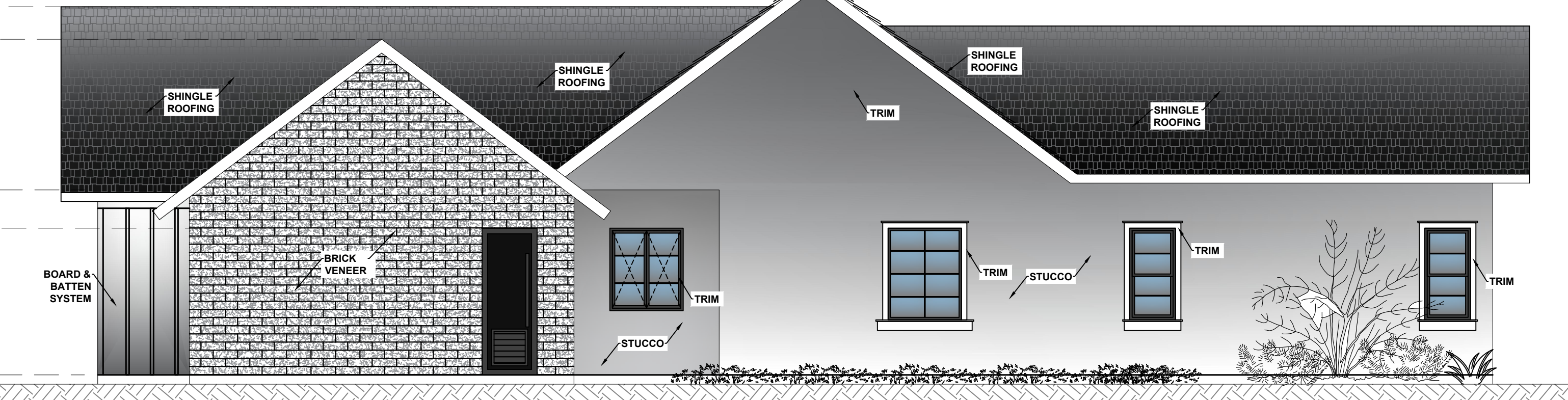


660 SQ. FT. X 25%= 165 SQ.FT. MAX OF GLAZING AREA ALLOWED
OPENINGS: (6) 2'6" X 5' = 75 SQ.FT.
(1) 4' X 3' = 12 SQ.FT.
(2) 2' X 3' = 12 SQ. FT.
TOTAL= 99 SQ. FT.
99 SQ.FT. PROVIDED < MAX 165 SQ.FT. ALLOWED

5 LEFT ELEVATION (East)
Scale: 3/16"=1'-00"



6 REAR ELEVATION (North)
Scale: 3/16"=1'-00"



7 RIGHT ELEVATION (West)
Scale: 3/16"=1'-00"

LEGEND (NOT ALL USED)

- 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-2290
- BRICK VENEER ESR-1702
- STONE VENEER ESR-1702
- SHINGLE ROOFING ESR-1389
- CONCRETE TILE ESR-1759
- METAL ROOFING ESR-1188

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

DATE	04/03/2023
CITY COMMENTS	
NO.	
NO.	
NO.	
NO.	

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DATE:	7/20/2023
SCALE:	PER PLAN
SHEET:	A3

NOTES

- A. FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OR MORE THAN 2-1/2 INCHES APART MAY BE USED WITH THE PAIR OF NAILS SPACED 12 INCHES ON CENTER.
- B. SCREWS SHALL BE IN ACCORDANCE WITH SECTION R702.3.6. SCREWS USED TO ATTACH GYPSUM BOARD TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH.
- C. WHERE COLD-FORMED STEEL FRAMING IS USED WITH A CLINCHING DESIGN TO RECEIVE NAILS BY TWO EDGES OF METAL, THE NAILS SHALL BE NO LESS THAN 5/8 INCH LONGER THAN THE GYPSUM BOARD THICKNESS AND SHALL HAVE RINGED SHANKS. WHERE THE COLD-FORMED STEEL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS, THE NAILS SHALL HAVE BARBED SHANKS OR BE 5D, 13 1/2 GAGE, 15/8 INCHES LONG, 15/64-INCH HEAD FOR 1/2-INCH GYPSUM BOARD; AND 6D, 13 GAGE, 17/8 INCHES LONG, 15/64-INCH HEAD FOR 5/8-INCH GYPSUM BOARD.
- D. THREE-EIGHTHS-INCH-THICK SINGLE-PLY GYPSUM BOARD SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2-INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.
- E. TYPE X GYPSUM BOARD FOR GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MINIMUM 17/8 INCHES 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS.GE.

GENERAL NOTES

- A. TYPICAL EXTERIOR WALL - 2x4 (U.N.O.) WOOD STUDS AT 16" O.C. WITH GYP. WALLBOARD AT INTERIOR FACE AND ONE(1) COAT STUCCO SYSTEM (ICC 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" INSULATION FOAM BOARD. EXCEPTIONS:AT OPTIONAL CATHEDRAL INSULATION,1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE.
- B. TYPICAL INTERIOR WALL - 1/2" GYP. WALLBOARD EACH SIDE OF 2x6 WOOD STUDS AT 16" O.C. - PROVIDE SOUND INSULATION AS INDICATED ON PLAN.
- C. MINIMUM BATT INSULATION VALUES - WALLS = R-19, AND ROOF = R-38.
- D. AREAS OUTSIDE THE THERMAL ENVELOP ARE REQUIRED TO MEET AIR LEAKAGE REQUIREMENTS PER N1102.4
- E. PROVIDE REQUIRED AND THE PROVIDED NET FREE VENTILATING AREA. DETAIL AND NOTE ON THE PLANS THE LOCATION OF ROOF VENTILATION. IF A CONDITIONED ATTIC ASSEMBLY IS PROPOSED,SHOW COMPLIANCE WITH IRC806.5 GE.
- F. FOAM ROOF SYSTEM SEE IRC R905.14

LEGEND

INSULATION - CONT. .IM. MIN R-38 AT CEILINGS, AND R-19 AT 2x6 WALLS, R-13 @2x4 WALLS @ 16" O.C
 NOTE: IF THE OWNER / DEVELOPER CHOOSES TO USE SPRAY FOAM INSULATION (DETAIL 500 ON THIS SHEET) INSTEAD OF BATT INSULATION, THE INSTALLATION SHOULD BE MADE AS DESCRIBED IN ESR-3228

NOTES

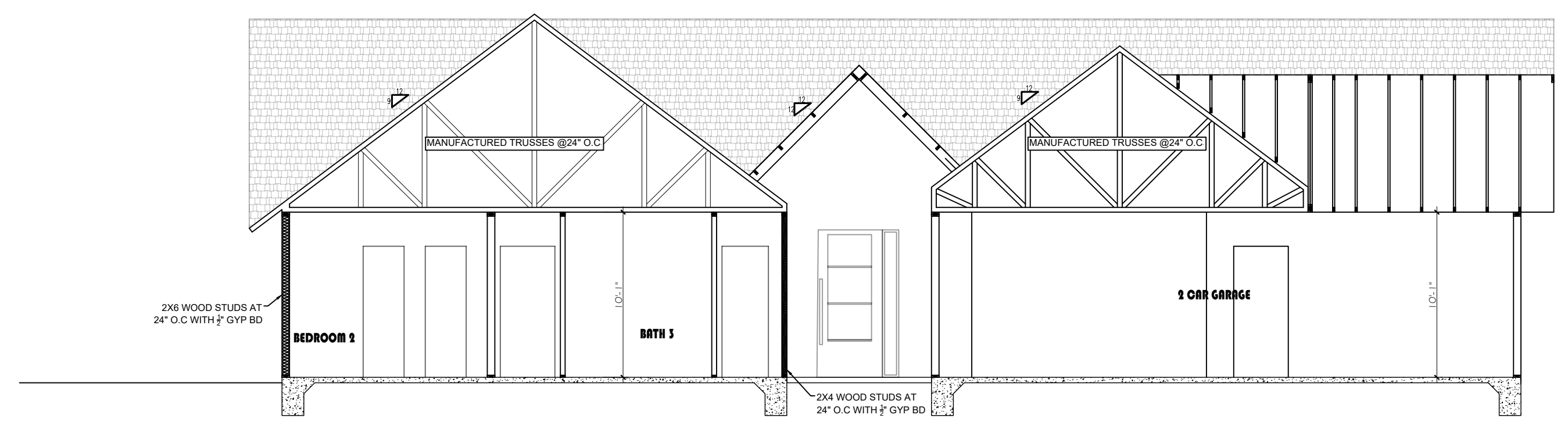
- NOTE FOR FIRE RATED WALL WHEN THE PROPERTY LINE IS 5' OR LESS
- FIRE-RESISTANCE-RATED FLOOR/CEILING AND WALL ASSEMBLIES SHALL EXTEND TO AND BE TIGHT AGAINST THE EXTERIOR WALL, AND WALL ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING. (R302.3) OPENINGS OR PENETRATIONS THROUGH THE ROOF ARE PROHIBITED WITHIN THE 4-FT MINIMUM SEPARATION. ROOF DECKING / SHEATHING MUST BE NON-COMBUSTIBLE MATERIAL, FIRE-RETARDANT-TREATED WOOD OR PROTECTED BY 5/8-INCH TYPE-X GYPSUM BOARD. (R302.2.3)

NOTES

OPENINGS OR PENETRATIONS THROUGH THE ROOF ARE PROHIBITED WITHIN THE 4-FT MINIMUM SEPARATION. ROOF DECKING / SHEATHING MUST BE NON-COMBUSTIBLE MATERIAL, FIRE-RETARDANT-TREATED WOOD OR PROTECTED BY 5/8-INCH TYPE-X GYPSUM BOARD. (R302.2.3)

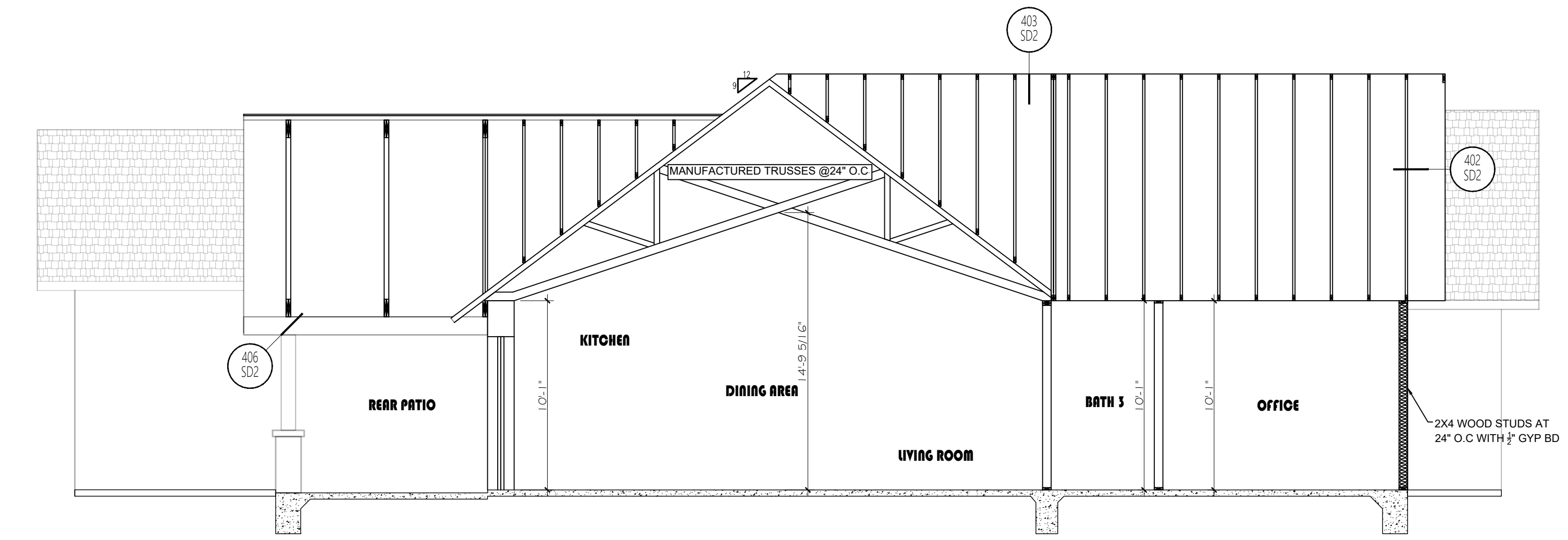
OPTIONAL 2' WIDE EXTENSION NOTE:

CONTRACTOR OR TRUSS MANUFACTURE SHOULD PROVIDE EXTRA TRUSSES ON ENBRGE GIRDERS AS NEEDED.



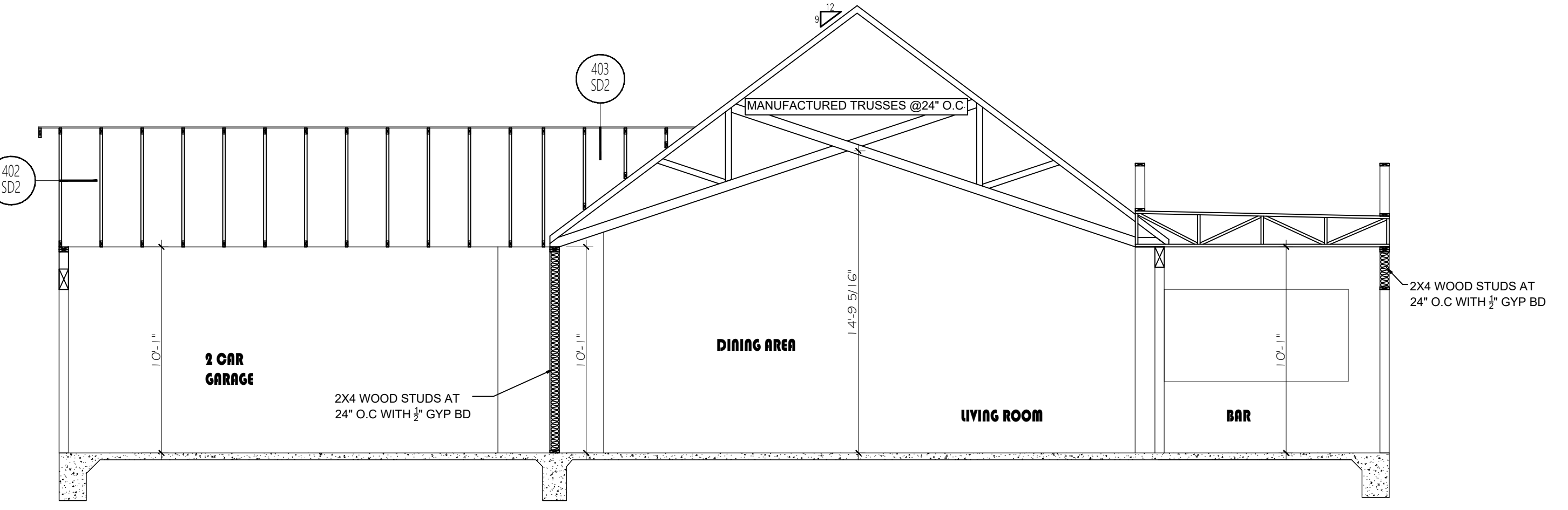
SECTION D-D

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SECTION C-C

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

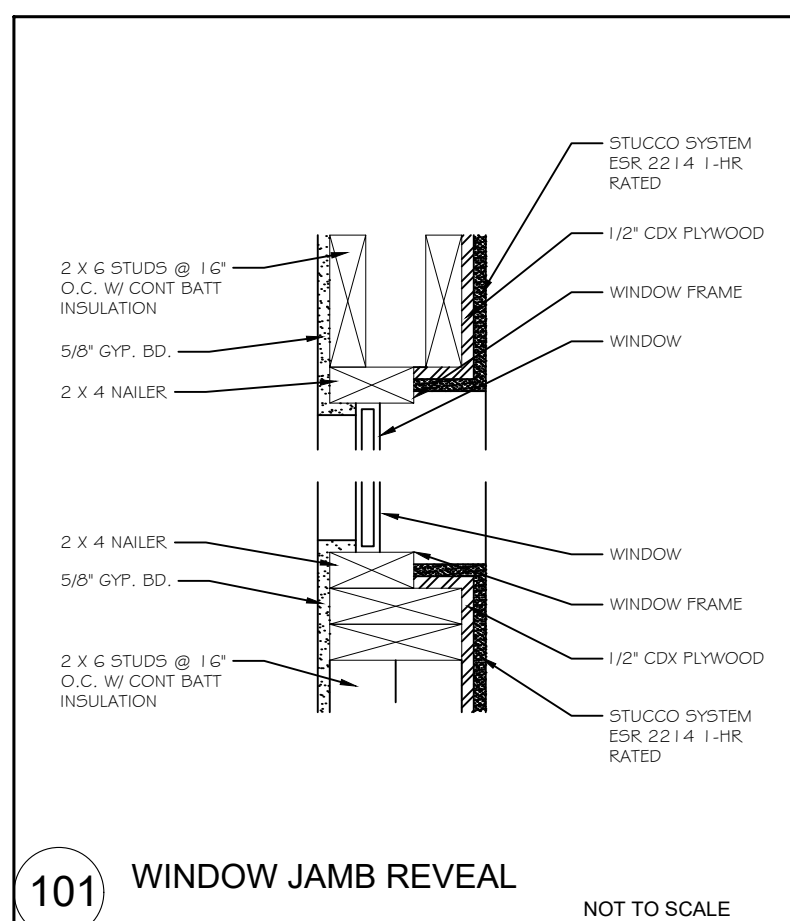


SECTION B-B

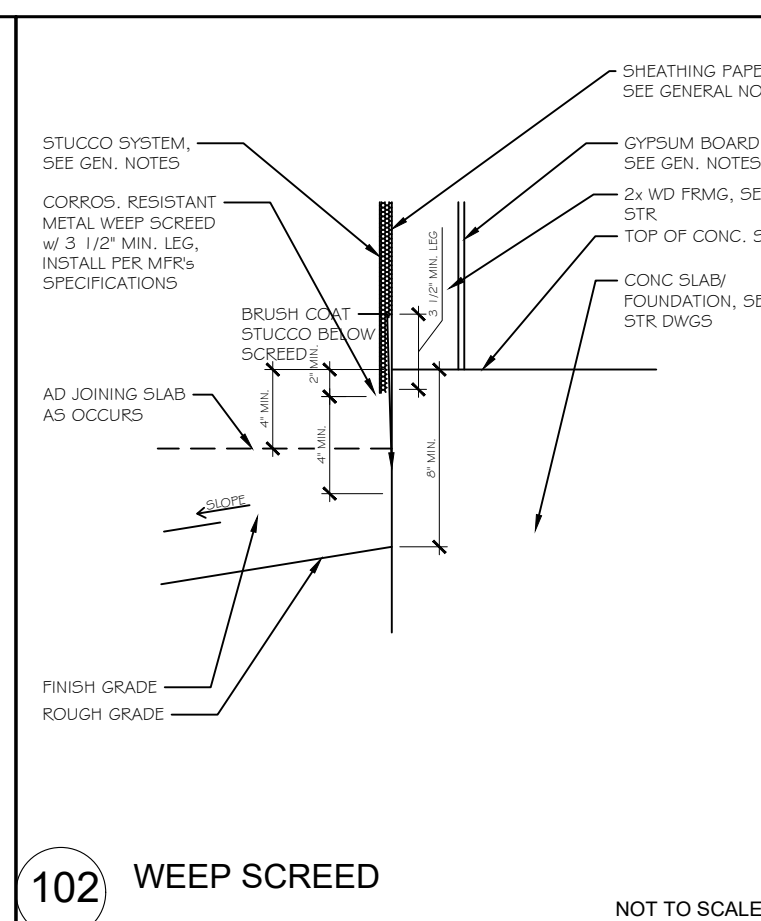
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SECTIONS PLAN

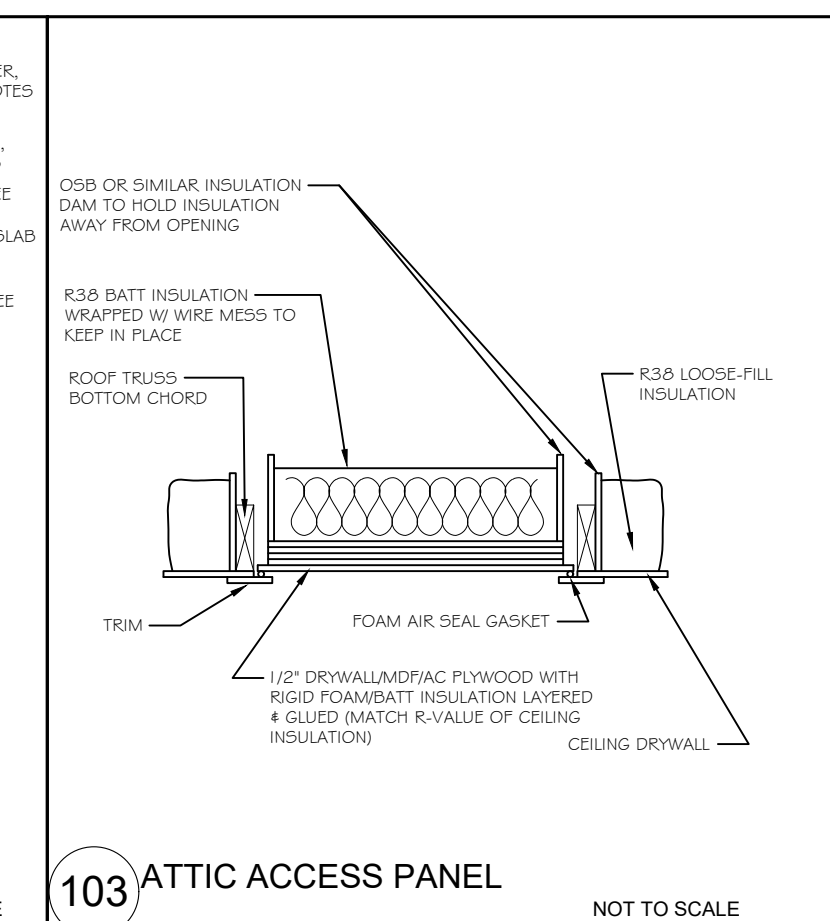
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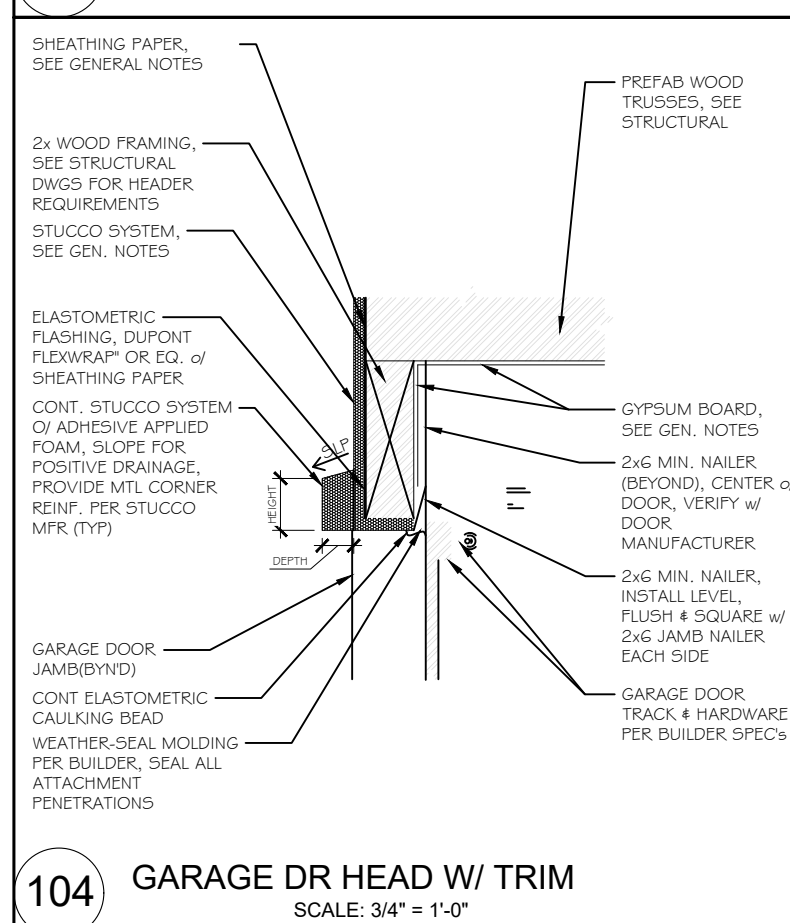
101 WINDOW JAMB REVEAL
NOT TO SCALE



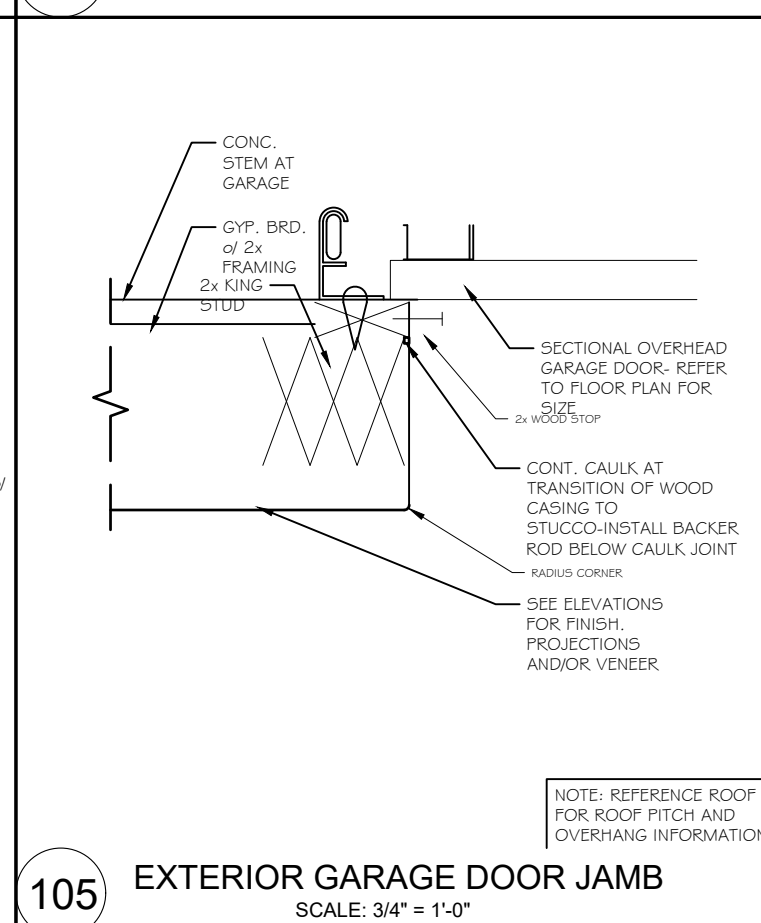
102 WEEP SCREED
NOT TO SCALE



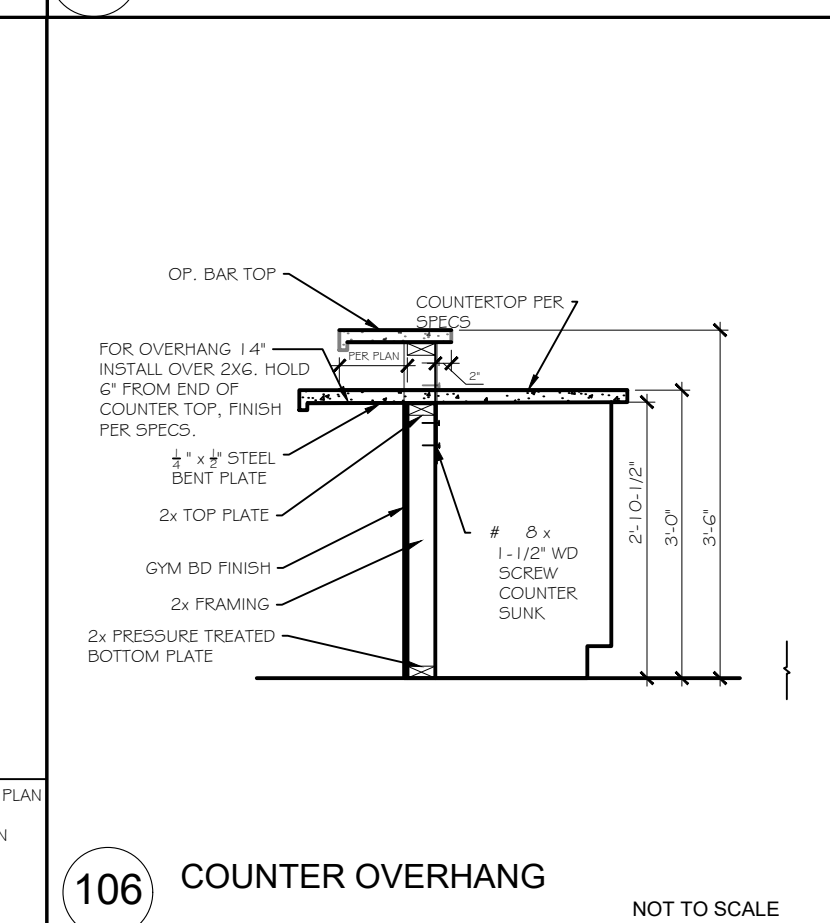
103 ATTIC ACCESS PANEL
NOT TO SCALE



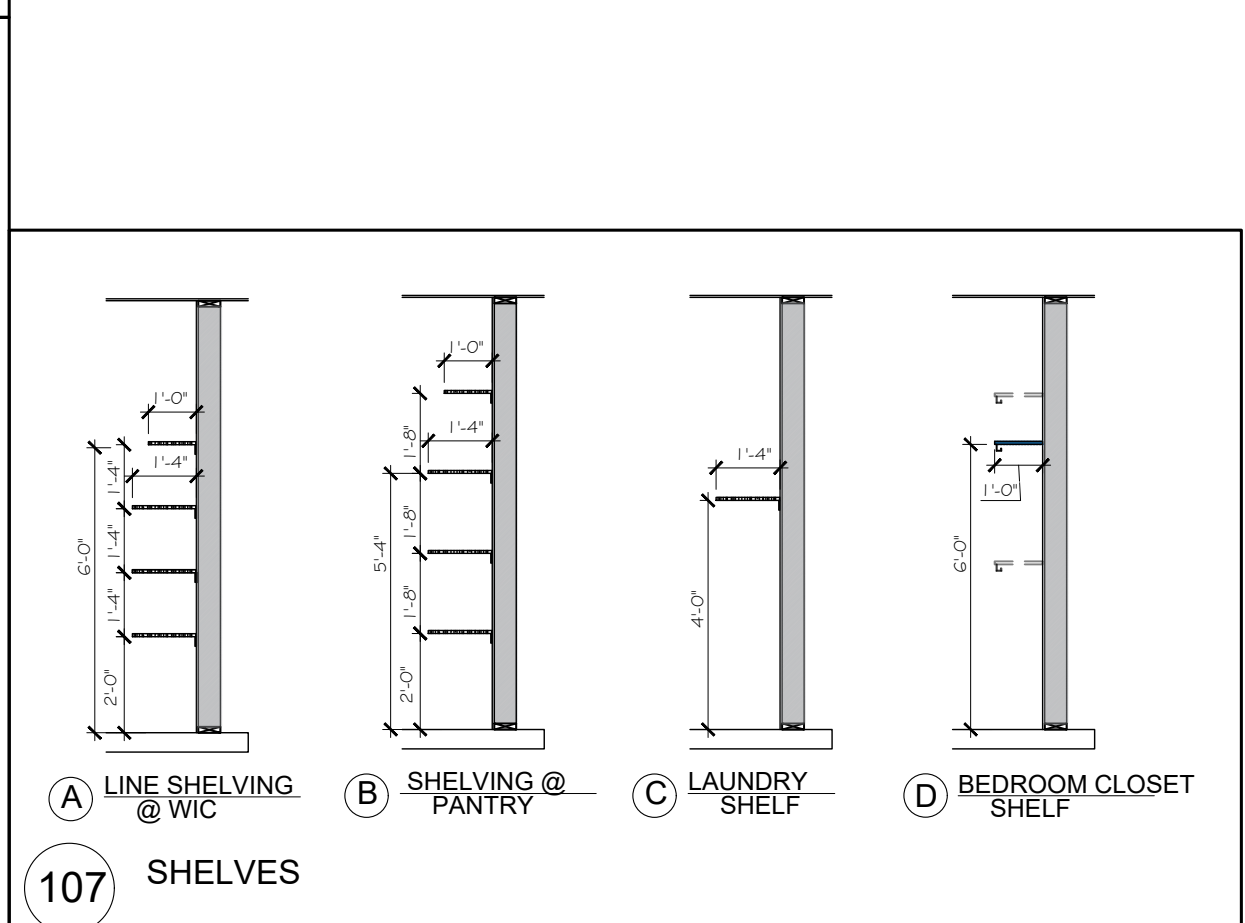
104 GARAGE DR HEAD W/ TRIM
SCALE: 3/4\"/>



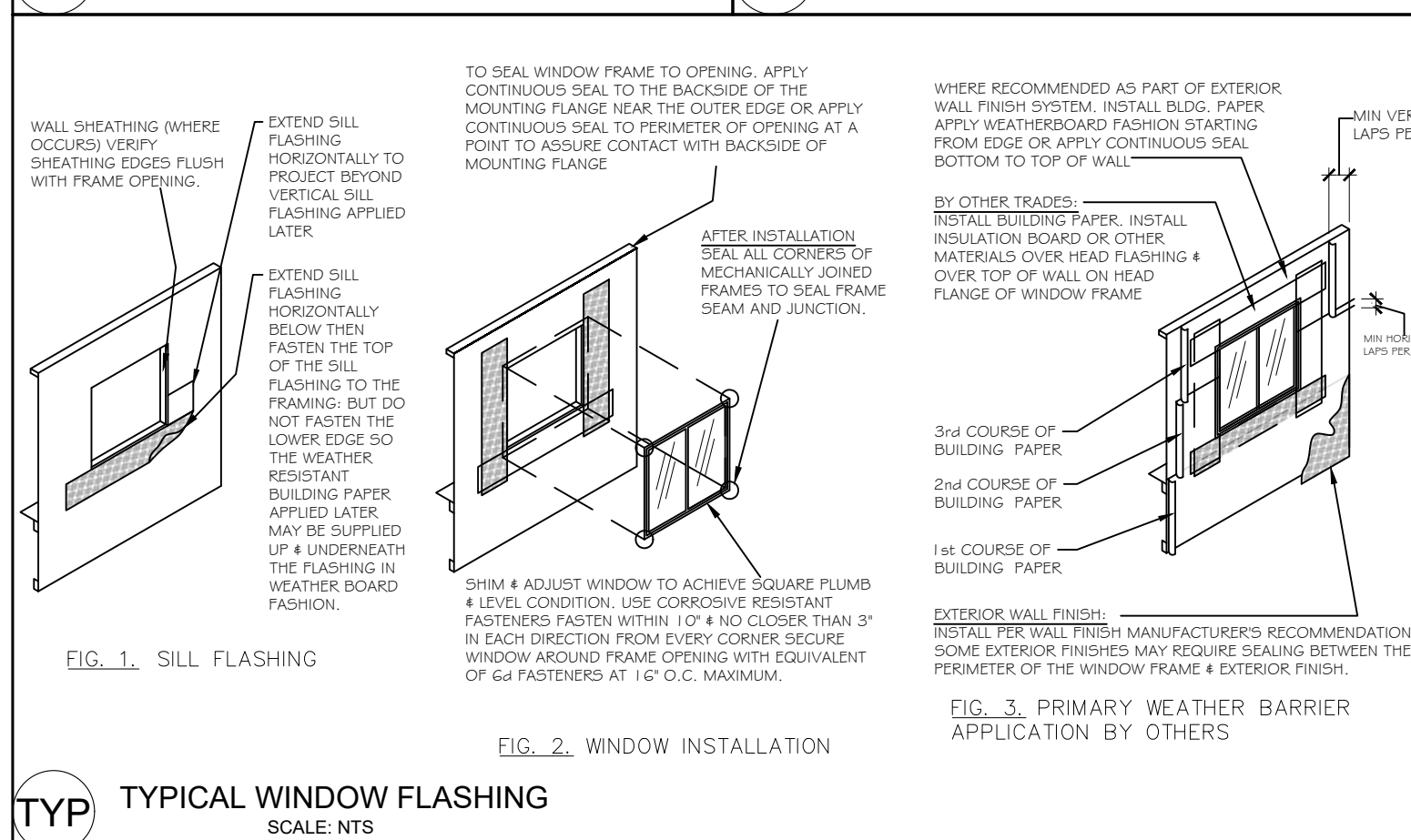
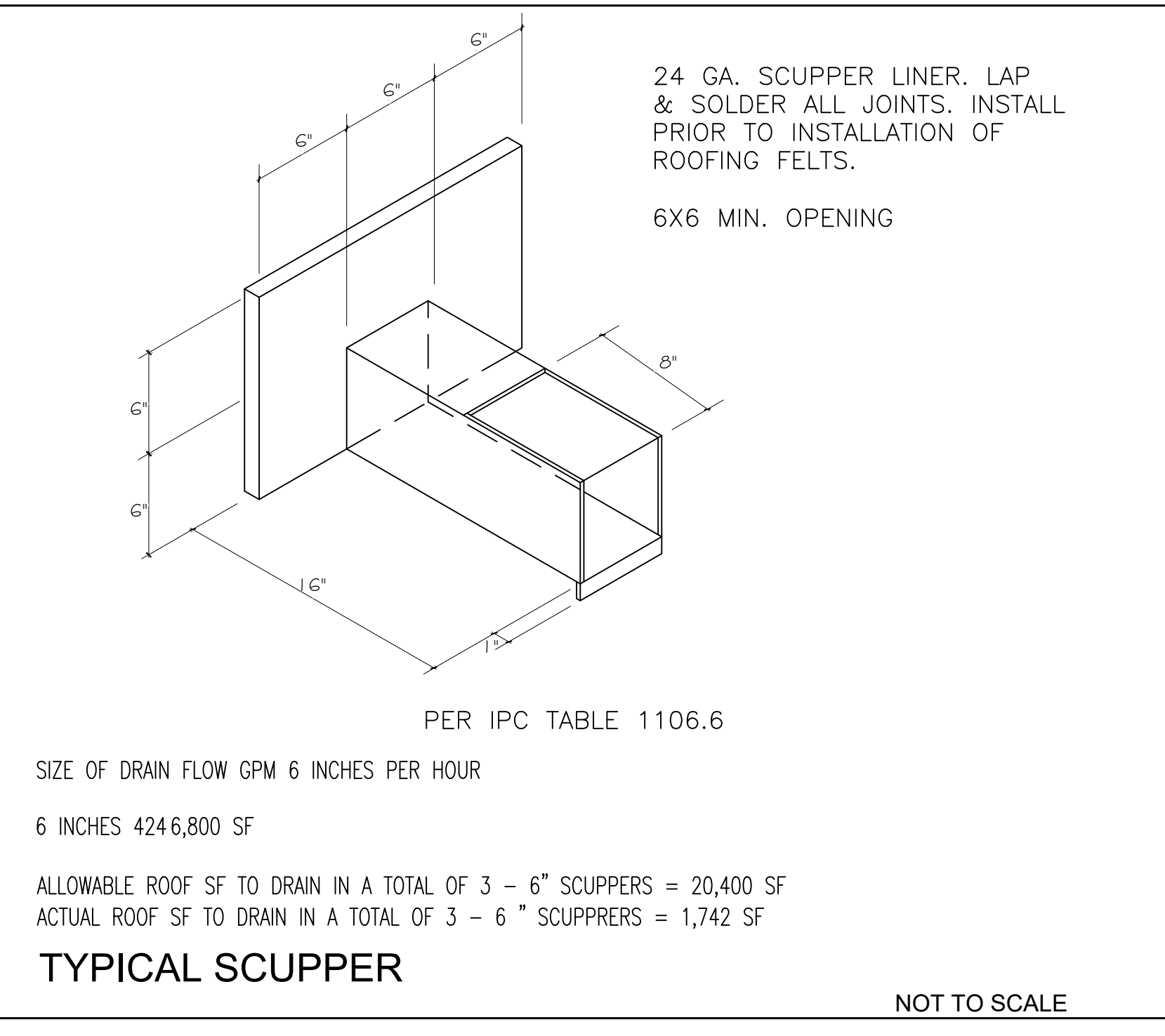
105 EXTERIOR GARAGE DOOR JAMB
SCALE: 3/4\"/>



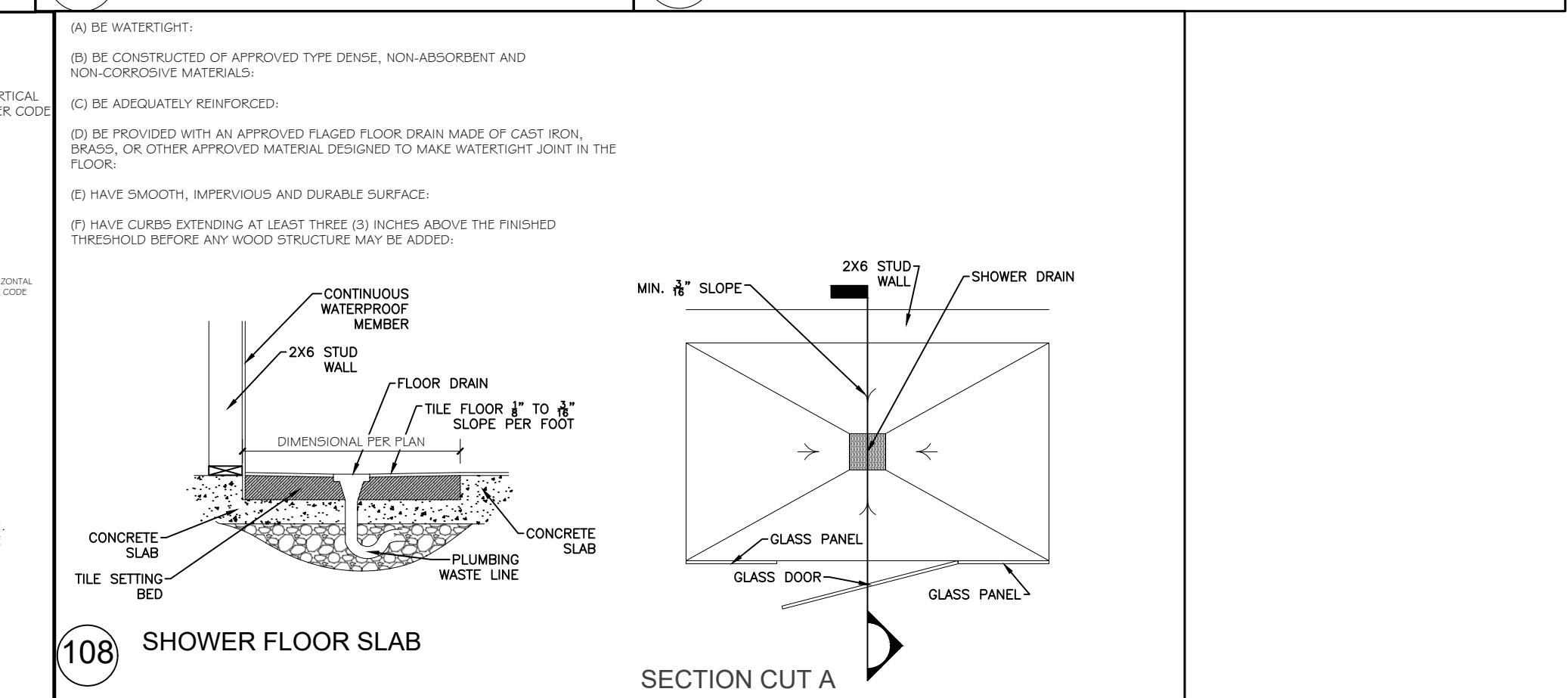
106 COUNTER OVERHANG
NOT TO SCALE



107 SHELVES



TYP TYPICAL WINDOW FLASHING
SCALE: NTS



108 SHOWER FLOOR SLAB

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CITY COMMENTS	

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ARCHITECTURAL DETAILS

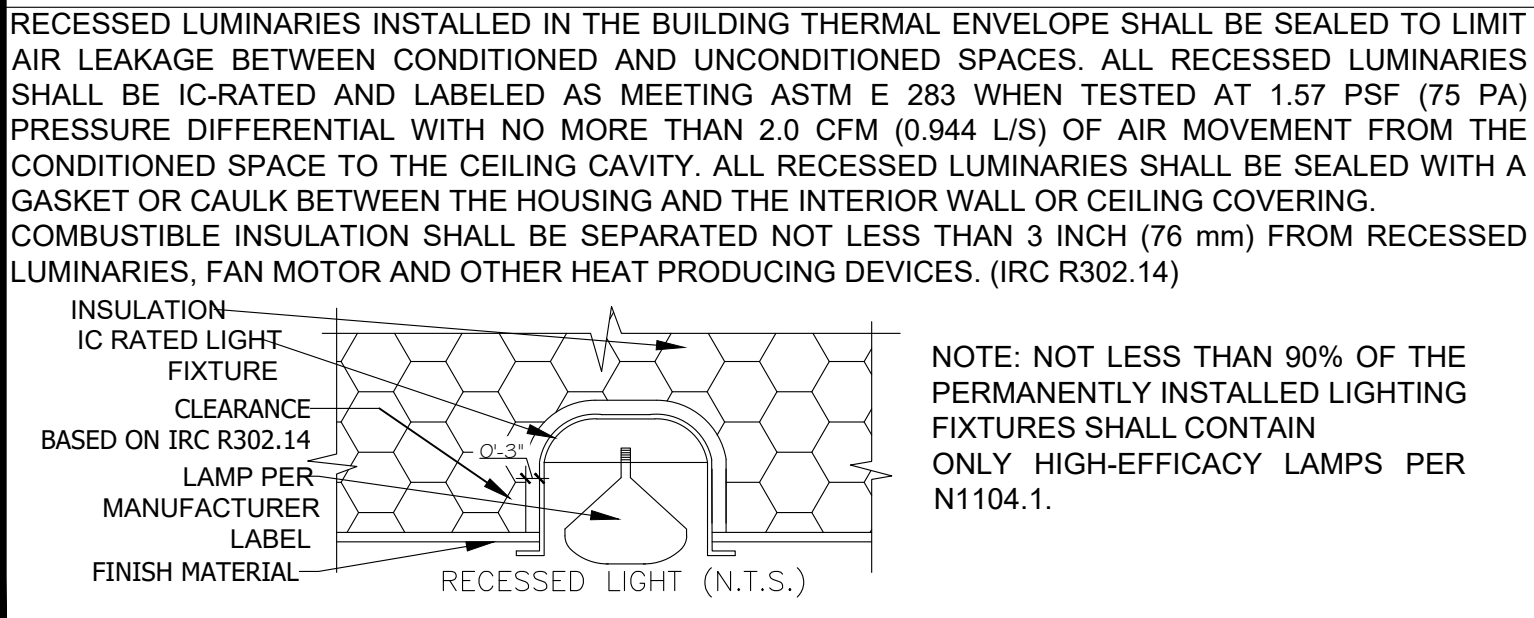
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CONTACT: (623) 853 3751
DRAWN BY: Andres Chavez
CHECKED BY: ARQM LLC
DATE: 7/20/2023
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SHEET: AD

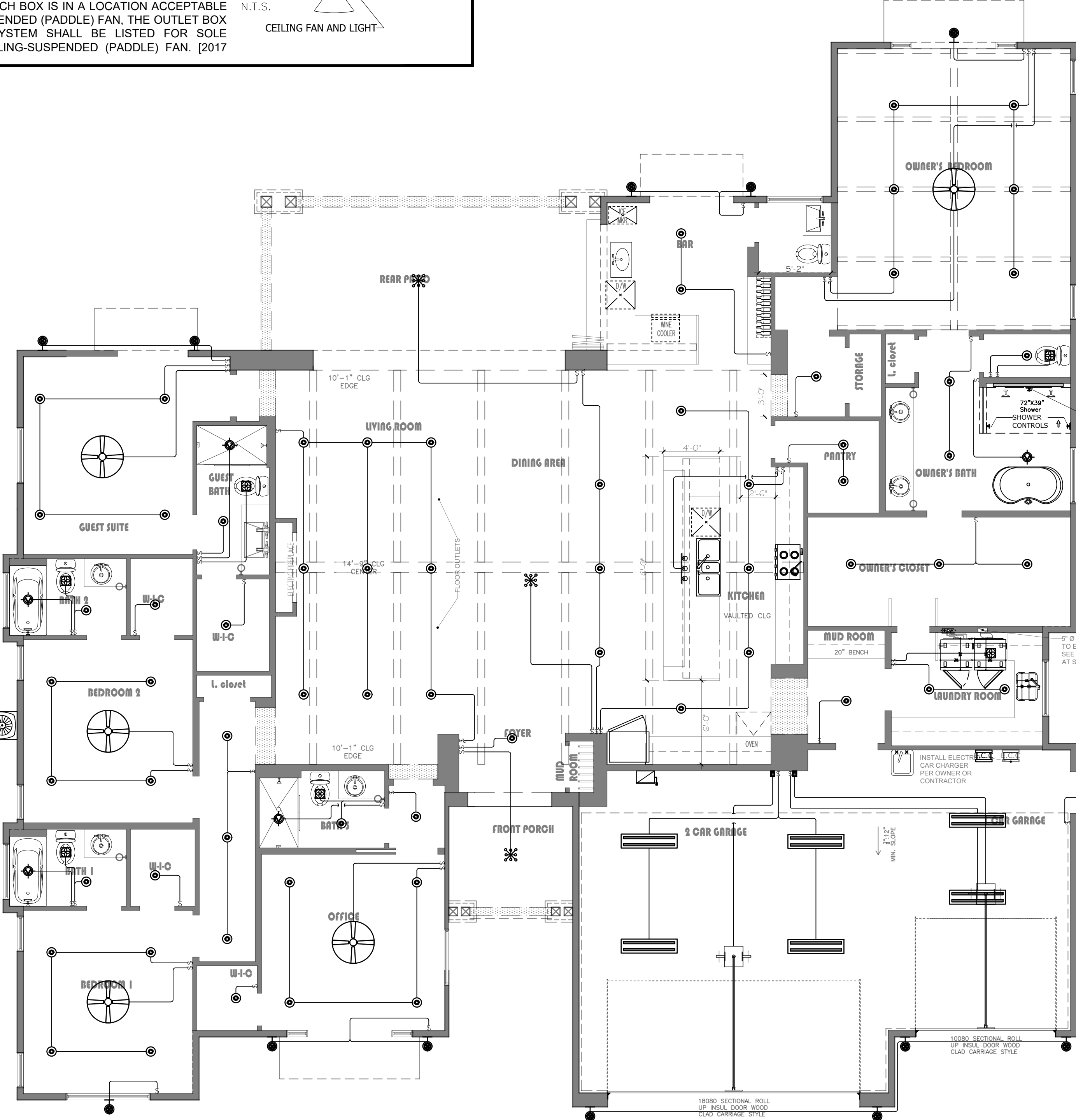
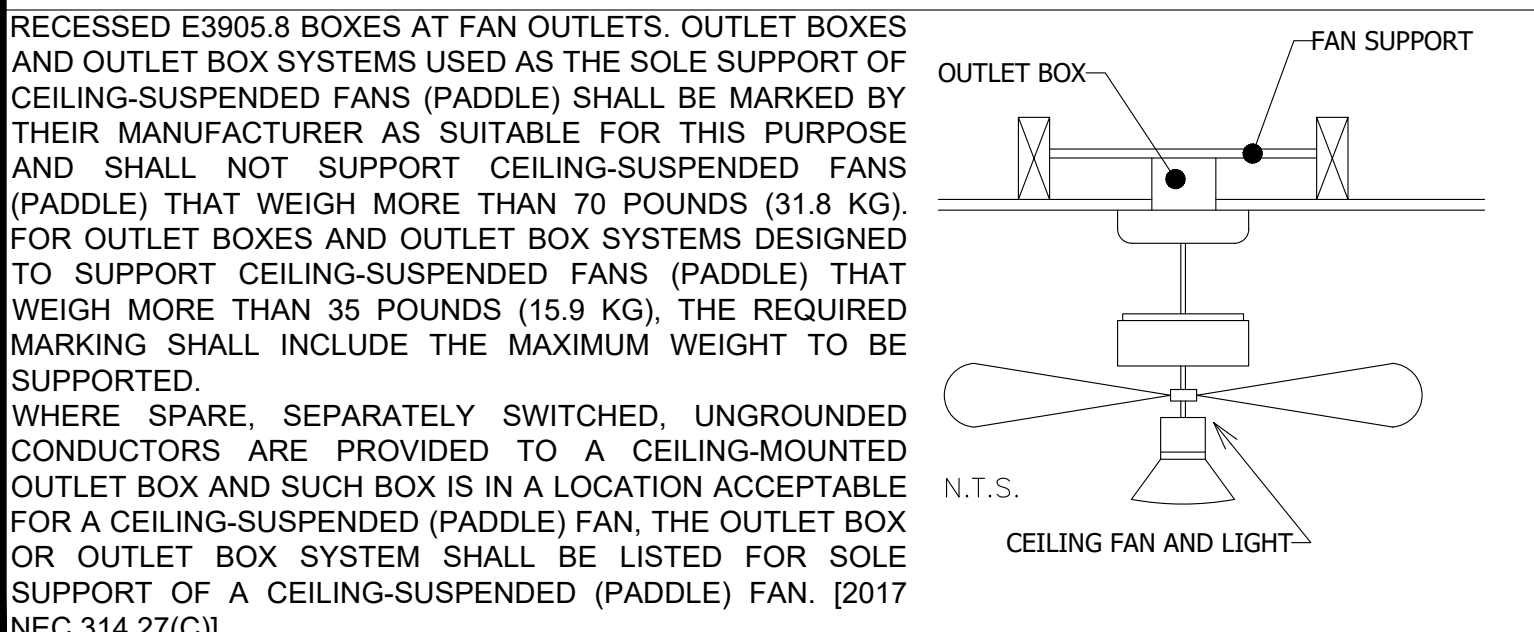
ELECTRICAL GENERAL NOTES

- A. OUTLET PLACEMENT SHALL COMPLY WITH N.E.C. 2017.
- B. ALL RECEPTACLES LISTED IN 2017 NEC 406.12 SHALL BE TAMPER-RESISTANT RECEPTACLES.
- C. APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC 2017) AND STATE AND 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.
- D. EVEN IF NOT SPECIFICALLY SHOWN ON THE ELECTRICAL PLAN, PROVIDE RECEPTACLE OUTLET ON ALL WALLS 24 INCHES OR MORE IN LENGTH IN REQUIRED AREAS. 2017 NEC 210.52(A).
- E. 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 USE
- F. APPLIANCES INSTALLED IN A COMPARTMENT, ALCOVE, BASEMENT OR SIMILAR SPACE SHALL BE ACCESSED BY AN OPENING OR DOOR AND AN UNOBSTRUCTED PASSAGEWAY MEASURING NOT LESS THAN 24" WIDE AND HAVE A WORKING SPACE A MINIMUM OF 30" WIDE AND AT LEAST AS 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).
- G. KITCHEN AND DINING AREA RECEPTACLES: A MINIMUM OF TWO (2) 20-AMP-RATED BRANCH CIRCUITS SHALL BE PROVIDED TO OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA, OR SIMILAR AREA OF A DWELLING. 2018 IRC R3703 & 2017 NEC 210.11, 210.52.
- H. KITCHEN OUTLETS ABOVE COUNTER TO BE GFCI +44 AND DOWN.
- I. GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS. 2017 NEC 210.8(D).
- J. THE DINING ROOM RECEPTACLE CIRCUIT SHALL BE MINIMUM 20 AMP. 2017 NEC ARTICLE 210.52(B) AND (C), AS APPLICABLE.
- K. RANGE/OVEN AND ELECTRICAL DRYER SHALL BE SUPPLIED BY 4 WIRE RECEPTACLES.
- L. OUTLETS INSTALLED IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND GARAGE SHALL BE OF MATERIAL(S) LISTED IN 2018 IRC R302.4.2.
- M. GARAGES & ACCESSORY BUILDINGS: NOT LESS THAN ONE (1) RECEPTACLE OUTLET SHALL BE INSTALLED PER 2018 IRC E3901.9 (W/ITY OF PHOENIX AMENDMENTS) AND IN EACH VEHICLE BAY AT NOT LESS THAN 18 INCHES ABOVE THE FLOOR. 2017 NEC 210.52(9)(1), (2), AND (3).
- N. 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 CALCULATIONS SHALL BE SEPARATE FROM OTHER CIRCUITS IN THE GARAGE. 2017 NEC, ART. 210.11 (C) (4).
- O. LIGHTING OUTLETS SHALL BE INSTALLED WHERE SPECIFIED IN 210.70(A), (B), AND (C).
- P. ALL RECESSED LIGHTS IN SHOWER/TUB AREAS TO BE SHOWER-RATED RECESSED CAN LIGHTS.
- Q. 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.
- R. E4003.9 WET OR DAMP LOCATIONS - LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SO THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS 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).
- S. 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)].
- T. 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.
- U. 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).
- V. 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...).
- X. 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).
- Y. PROVIDE ACCESS AND WORKING SPACE ABOUT ALL ELECTRICAL EQUIPMENT (INCLUDING DISCONNECTS) PER 2017 NEC 110.26 & 2018 IRC R3405.
- Z. 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.
- AE. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATION.
- AF. E3903.3 ADDITIONAL LOCATIONS. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET 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 LUMINAIRES 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)

RECESSED LIGHT FIXTURE (CODE INTERPRETATION)



FAN MOUNTING DETAIL



ELECTRICAL SYMBOL SCHEDULE (NON ALL USED)

SYMBOL	DESCRIPTION
☉	CAN CEILING HIGH-EFFICACY LIGHT FIXTURE
⊖	INTERIOR 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)
⊖	FLORESCENT FIXTURE HIGH EFFICACY CEILING MOUNTED
TV	CABLE TELEVISION OUTLET
⊖	PUSH SWITCH OPEN DOOR GARAGE
⊖	200 AMP ELECTRIC METER AND PANEL
⊖	SUB- PANEL ELECTRIC
⊖	DISCONNECT SWITCH
⊖	GARBAGE DISPOSAL
⊖	SINGLE POLE SWITCH
⊖	DOUBLE POLE SWITCH
⊖	THREE WAY SWITCH
⊖	FOUR WAY SWITCH
⊖	DIMMER SWITCH
⊖	3 OR 1 WAY MONITOR SENSOR SWITCH

ELECTRICAL SYMBOL SCHEDULE (NON ALL USED)

SYMBOL	DESCRIPTION
⊖	120 VOLT DUPLEX CONVENIENCE OUTLET
⊖	120 VOLT DUPLEX CONVENIENCE OUTLET
⊖ ²²⁰	220 VOLT OUTLET
⊖	1/2 HOT 120 VOLT OUTLET
⊖	120 VOLT CEILING OUTLET
⊖	DUPLEX OUTLET WITH USB PORTS
⊖	FOURPLEX OUTLET, 20A, 120VAC - CEILING
⊖	FOURPLEX OUTLET, 20A, 120VAC - FLOOR
GFI	GROUND FAULT INTERRUPTER
⊖	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHER PROOF
DP	DAMP PROOF
WR	WEATHER RESISTANT
AFI	ARC FAULT INTERRUPTER
⊖	110V SMOKE DETECTOR INTERCONNECTED TO BE HARD WIRED WITH BATTERY BACK UP. ACCORDING WITH (IRC R314 & R315)
⊖	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR ALARM TO BE WITH BATTERY BACK UP. ACCORDING WITH (IRC R314 & R315)
⊖	THERMOSTAT
TV	COAX-RJ45 RECEPTACLE PLATE
⊖	PUSH SWITCH GARAGE DOOR
⊖	DISCONNECT SWITCH
⊖	200 AMP ELECTRIC PANEL
⊖	GARBAGE DISPOSAL
⊖	DUAL TELEPHONE/DATA OUTLET

ELECTRICAL LIGHTING PLAN

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

ELECTRICAL SYMBOLS (NOT ALL USED)

SYMBOL	DESCRIPTION
	120 VOLT DUPLEX CONVENIENCE OUTLET
	220 VOLT OUTLET
	1/2 HOT 120 VOLT OUTLET
	120 VOLT CEILING OUTLET
	GROUND FAULT INTERRUPTER
	GROUND FAULT CIRCUIT INTERRUPTER
	WEATHER PROOF
	WEATHER RESISTANT
	ARC FAULT INTERRUPTER
	110V SMOKE DETECTOR INTERCONNECTED TO BE HARD WIRED WITH BATTERY BACK UP, ACCORDING WITH (IRC R314 & R315)
	SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR ALARM TO BE WITH BATTERY BACK UP, ACCORDING WITH (IRC R314 & R315)
	THERMOSTAT
	COAX-RJ45 RECEPTACLE PLATE
	PUSH SWITCH GARAGE DOOR
	DISCONNECT SWITCH
	200 AMP ELECTRIC PANEL
	GARBAGE DISPOSAL

CARBON MONOXIDE ALARMS

- A. CARBON MONOXIDE ALARMS (BASED ON R315).
- A.A. CARBON MONOXIDE ALARM MUST BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOM.
- A.B. FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS MUST BE PROVIDED IN DWELLING UNITS THAT:
 - A.B.A. CONTAIN A FUEL-FIRED APPLIANCE.
 - A.B.B. HAVE AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
- B. ALTERATIONS, REPAIRS OR ADDITIONS THAT REQUIRE A PERMIT MUST COMPLY WITH NEW CONSTRUCTION REQUIREMENTS.

ARC FAULT NOTES

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION (IRC E3902.16): ALL 120-VOLT, SINGLE-PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 2017 NEC 210.12(A)(1) THROUGH (6).

SMOKE DETECTOR NOTE

- A. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION IRC R314. BE LOCATION (R314.3) SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - A.A. IN EACH SLEEPING ROOM.
 - A.B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - A.D. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.

RESIDENCE PANEL SCHEDULE

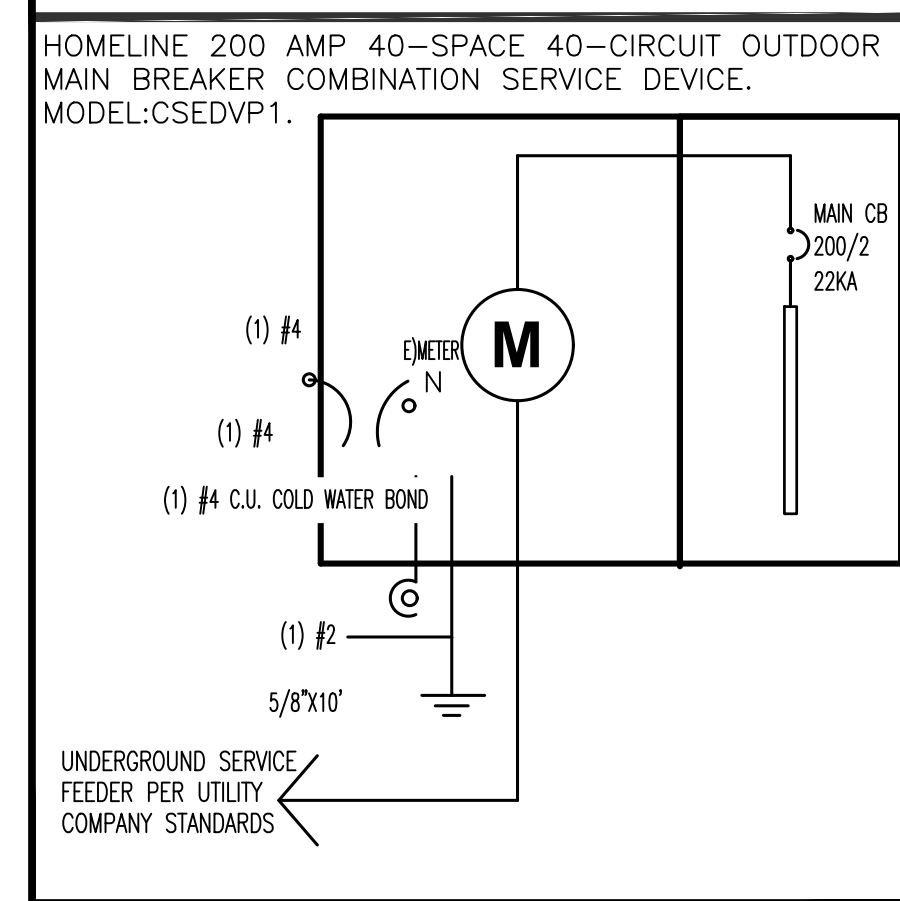
LOAD WIRE TYPE	AMPS	CIRCUIT DESCRIPTION	CIR. #	BKR	BKR CIR. #	CIRCUIT DESCRIPTION	WIRE LOAD SIZE (AMPS)
AF-24	12	BEDROOM 1	1	2		A/C UNIT 1	8
AF-24	12	BEDROOM 2	3	4		A/C UNIT 2	8
AF-24	12	GUEST SUITE	5	6			2
AF-24	12	BATH 1	7	8			2
AF-24	12	BATH 2	9	10		COVERED PATIO	14
AF-24	12	GUEST BATH	11	12		GARAGE	14
AF-24	12	REFRIGERATOR	13	14		PANTRY	14
AF-15	12	LIVING ROOM	15	16		LAUNDRY	12
AF-24	12	DINING AREA	17	18		POWDER	14
AF-24	12	KITCHEN	19	20		WET BAR	12
AF-24	12	KITCHEN OUTLETS	21	22		SMOKE DETECTORS	12
AF-24	14	FRONT PORCH	23	24		REFRIGERATOR	12
AF-24	12	OWNER'S SUITE	25	26		GARAGE DOORS	12
AF-24	12	OWNER'S CLOSET	27	28		CAR CHARGER	12
AF-24	12	OWNER'S BATH	29	30		SPACE	2
			31	32		SPACE	
			33	34		SPACE	
			35	36		SPACE	
			37	38		SPACE	
			39	40		SPACE	

ELECTRICAL LOAD CALCULATION

DESCRIPTION	COUNT	WATTS	TOTAL
LIV. SF. X 3 WATTS	3,480	X 3	10,440
SMALL APPLIANCES KITCHEN	2	X 1,500	3,000
LAUNDRY CIRCUIT	1	X 1,500	1,500
DISHWASHER/DISP.	1	X 1,500	1,500
CAR CHARGER	1	X 10,000	10,000
REFRIGERATOR	1	X 1,500	1,500
MICROWAVE	1	X 1,500	1,500
GARAGE DOOR	2	X 600	1,200
GARAGE GFI	1	X 1,500	1,500
SMOKE AND CO DETECTORS	6	X 50	300
SUB-TOTAL			32,440
FIRST 10 KW @ 100%			10,000
SUB-TOTAL			22,440
REMAINDER @ 40%			8,976
TOTAL GENERAL LOAD			18,976
HVAC EQUIPMENT (1)	5.0 TON	X 2,400 W	12,000
HVAC EQUIPMENT (2)	5.0 TON	X 2,400 W	12,000
TOTAL LOAD IN WATTS			42,976
TOTAL LOAD DIVIDED BY 240 VOLTS			179
SERVICE SIZE TO BE USED			200 AMP

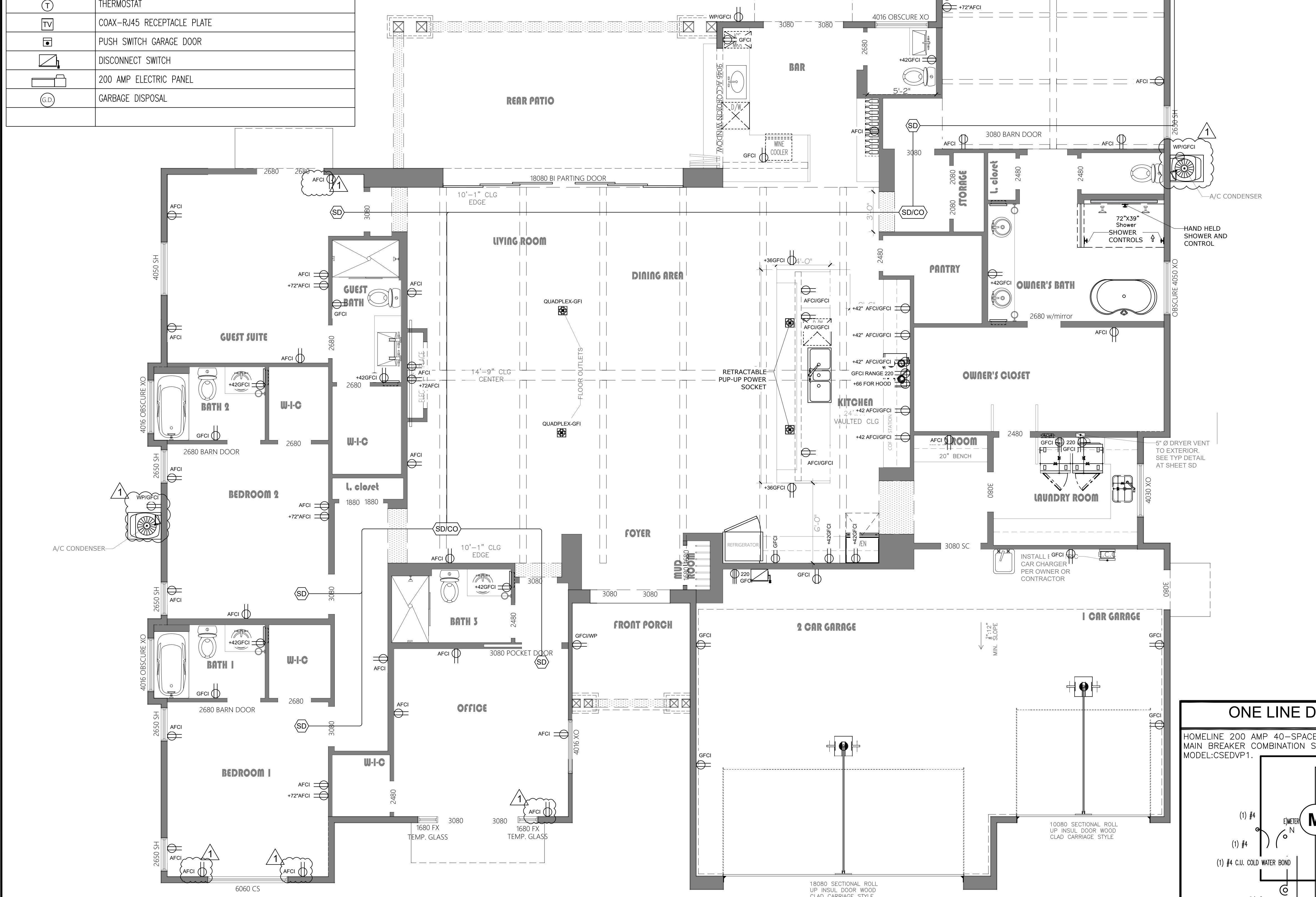
* THE LOAD IS TO BE PER MANUFACTURER'S SPECIFICATIONS ON THE NAME PLATE FOR UNITS 1

ONE LINE DIAGRAM



ELECTRICAL POWER PLAN

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



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DATE	REVISION
04/03/2023	1

CITY COMMENTS

2144 E San Juan Ave
Phoenix, AZ 85016

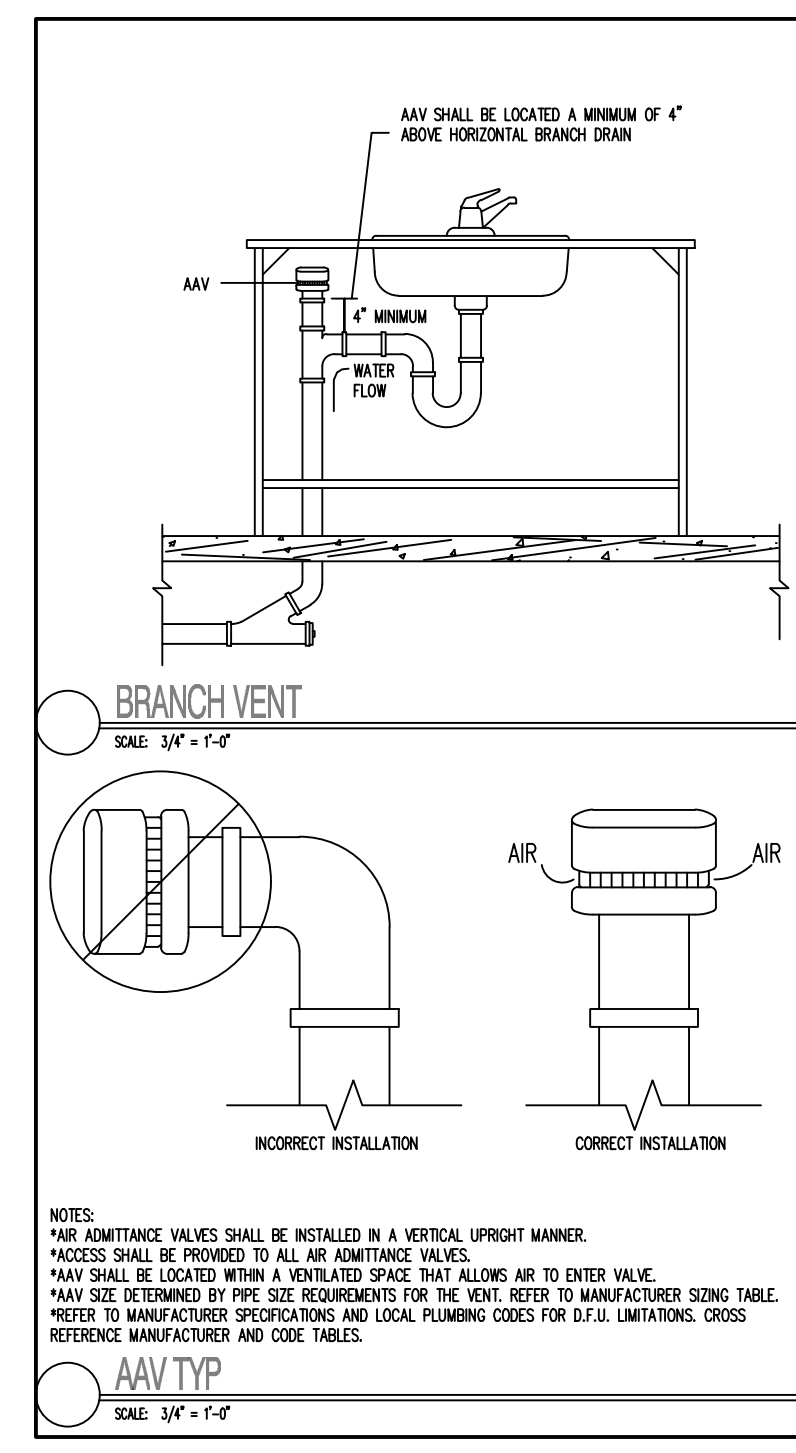
CONTACT:
☎ (623) 853 3751
DRAWN BY:
Andres Chavez
CHECKED BY:
AROM LLC
DATE:
7/20/2023
SCALE:
PER PLAN
SHEET:
E2

WATER SUPPLY CALCULATION (BASED ON IRC P2903.6)			
TYPED OF FIXTURES	NUMBER OF FIXTURES	FIXTURE UNIT VALUE	TOTAL FIXTURE UNITS
BATHTUB (WITH/WITHOUT OVERHEAD SHOWER)	1	X 1.4	1.4
CLOTHES WASHER	0	X 1.4	0.0
FULL-BATH GROUP WITH BATHTUB (WITH OR WITHOUT SHOWER HEAD) OR SHOWER STALL	5	X 3.6	18.0
HALF-BATH GROUP (WATER CLOSET AND LAVATORY)	1	X 2.6	2.6
HOSE BIBB (INCLUDE ONLY 2)	2	X 2.5	5.0
KITCHEN GROUP (DISHWASHER AND SINK WITH OR WITHOUT GARBAGE DISPOSAL)	1	X 2.5	2.5
KITCHEN SINK	0	X 1.4	0.0
LAUNDRY GROUP (CLOTHES WASHER STANDPIPE AND LAUNDRY TUB)	1	X 2.5	2.5
LAVATORY	3	X 0.7	2.1
SHOWER STALL	0	X 1.4	0.0
TOTAL			29.5
TOTAL DEVELOPED LENGTH:			71
MIN WATER METER SIZE:			1"
MIN WATER SUPPLY SIZE:			1 1/2"

NOTE: PIPING TO BE SIZED PER IRC TABLE AP201.1 WITH TOTAL DEVELOPED LENGTH SHOWN ABOVE BASED ON PRESSURE RANGE OF 30 TO 39 PSI

MAX. FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS (BASED ON IRC TABLE P2903.2)	
PLUMBING FIXTURE OR FIXTURE FITTING	MAX. FLOW RATE
LAVATORY FAUCET	2.2 GALLONS PER MINUTE AT 60 PSI
SHOWER HEAD	2.5 GALLONS PER MINUTE AT 80 PSI
SINK FAUCET	2.2 GALLONS PER MINUTE AT 60 PSI
WATER CLOSET	1.6 GALLONS PER FLUSHING CYCLE
KITCHEN GROUP	LAVATORY FAUCET

NOTE: A HAND HELD SHOWER SPRAY IS CONSIDERED TO BE SHOWER HEAD



- GENERAL NOTES**
- THE PLUMBING ISOMETRIC IS FOR PIPE SIZE AND CLEAN OUT LOCATION ONLY. SIZE PIPE IS ACCORDING TO 2018 IRC.
 - WASTE AND VENT PIPING SHALL BE PLASTIC ABS PIPE.
 - PROVIDE PRESSURE BALANCE FOR THERMOSTATIC MIXING VALVE TYPE CONTROL VALVES FOR ALL SHOWER AND TUBS-SHOWERS COMBINATIONS.
 - 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 CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEM.
 - WATER, SOLID OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL, UNLESS WHERE NECESSARY, ADEQUATE PROVISION IN MADE TO PROTECT SUCH PIPE FROM FREEZING.
 - PIPING SUBJECT TO UNDUCE CORROSION, EROSION OR MECHANICAL DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.
 - EACH HOSE BIBB SHALL HAVE A BACKFLOW PREVENTTER INSTALLED.
 - WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES. R 3228)
 - HORIZONTAL DRAINAGE PIPING SLOPE (BASED ON P3005.3):
 - MIN. SLOPES OF PIPES WITH DIAMETER 2 1/2" OR LESS: 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/4:12)(2% SLOPE).
 - MIN. SLOPES OF PIPES WITH DIAMETER 3 OR GREATER: 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1/8:12)(1% SLOPE).

NOTES

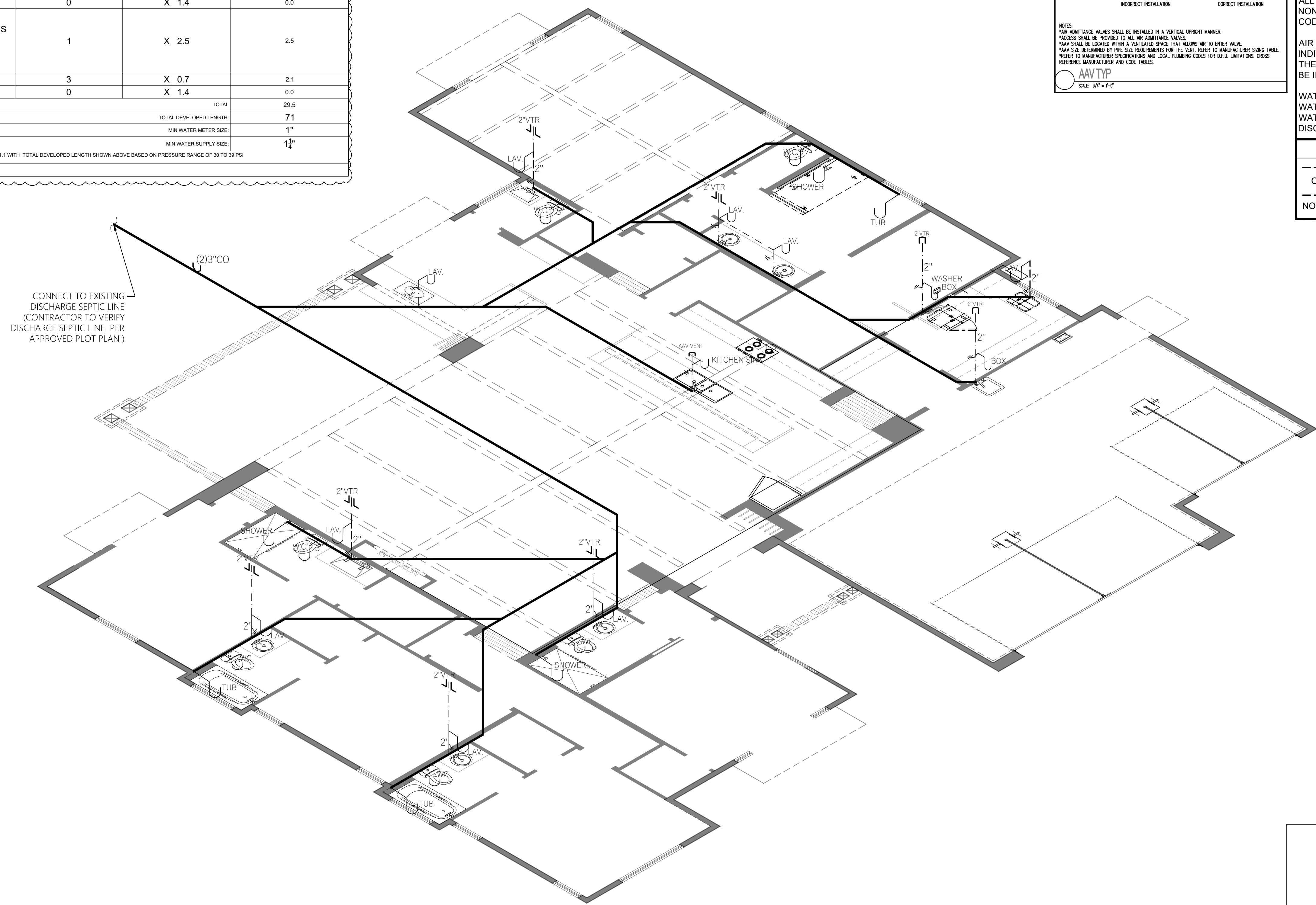
WATER PIPING
 COPPER PIPE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE L. EXCEPTIONS: TYPE M COPPER TUBING MY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND AS PER 2018 IRC STANDARDS. PEX PIPE MAY USED.

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.)
 INDIVIDUAL AND BRANCH AIR ADMITTANCE VALVES SHALL BE LOCATED A MINIMUM OF 4 INCH. ABOVE THE HORIZONTAL BRANCH DRAIN OF FIXTURES DRAIN BEING VENTED. AIR ADMITTANCE VALVE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE INSULATION MATERIAL.

WATER HEATER
 WATER HEATER HAVING NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR SUPPORT. WATER HEATER TO BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF DRAIN SHALL DISCHARGE NO MORE THAN 6 INCHES ABOVE THE GRADE, PER 2803.6.1 OF THE IRC.

- LEGEND**
- 2" VENT THROUGH THE ROOF (2"VTR)
 - CO--- CLEAN OUT
 - PIPE VENT 1-1/2"
- NOTE: PER P3005 CLEAN OUT AT JUNCTION OF SEWER AND DRAINS



CONNECT TO EXISTING DISCHARGE SEPTIC LINE (CONTRACTOR TO VERIFY DISCHARGE SEPTIC LINE PER APPROVED PLOT PLAN)

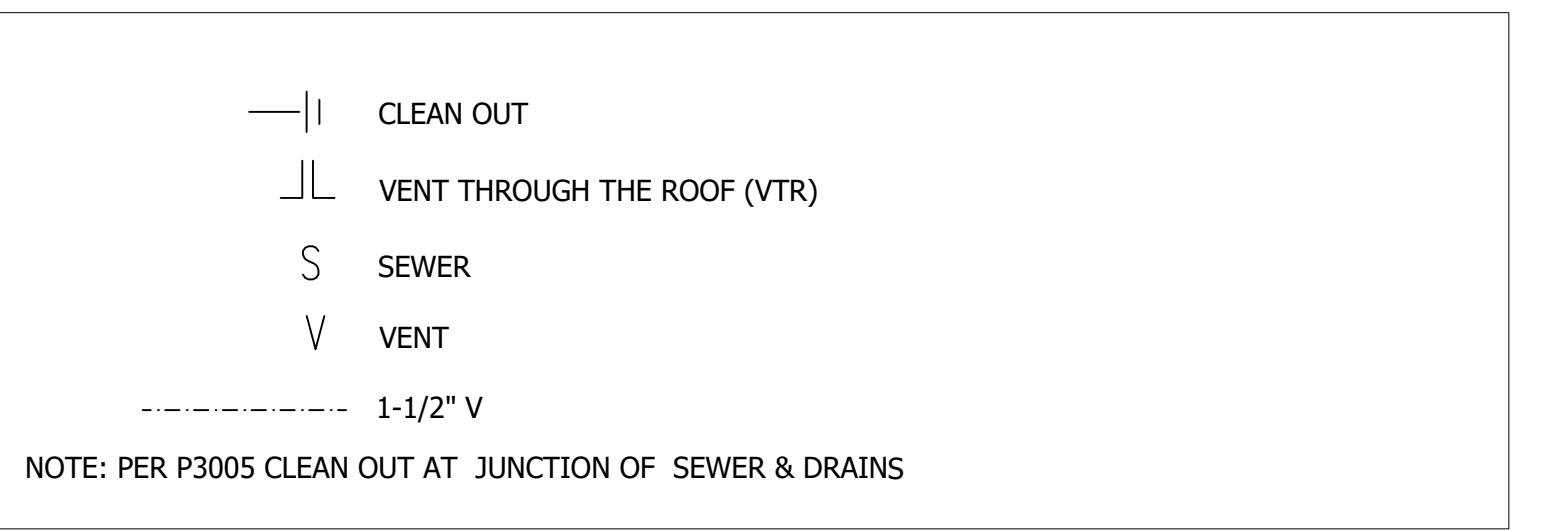


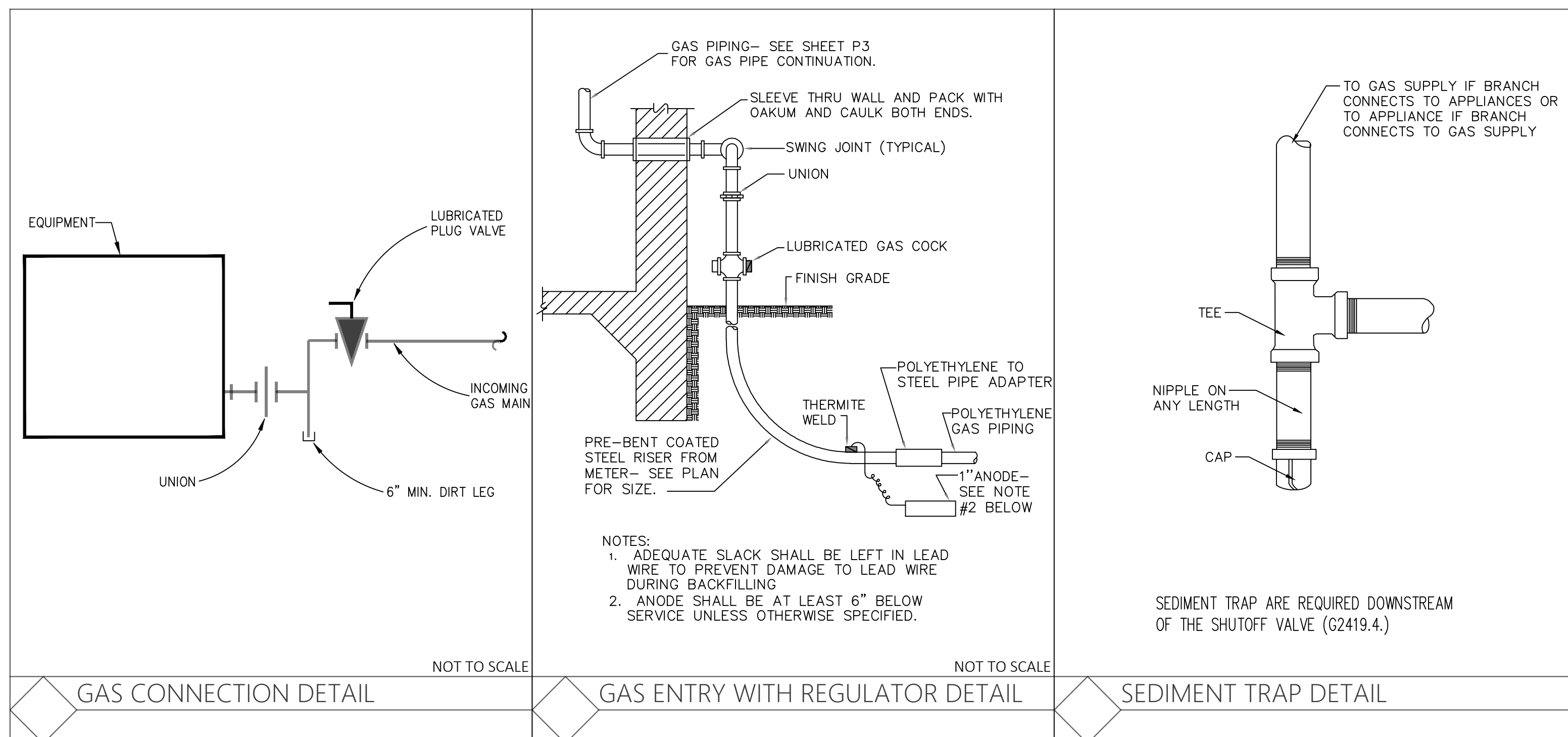
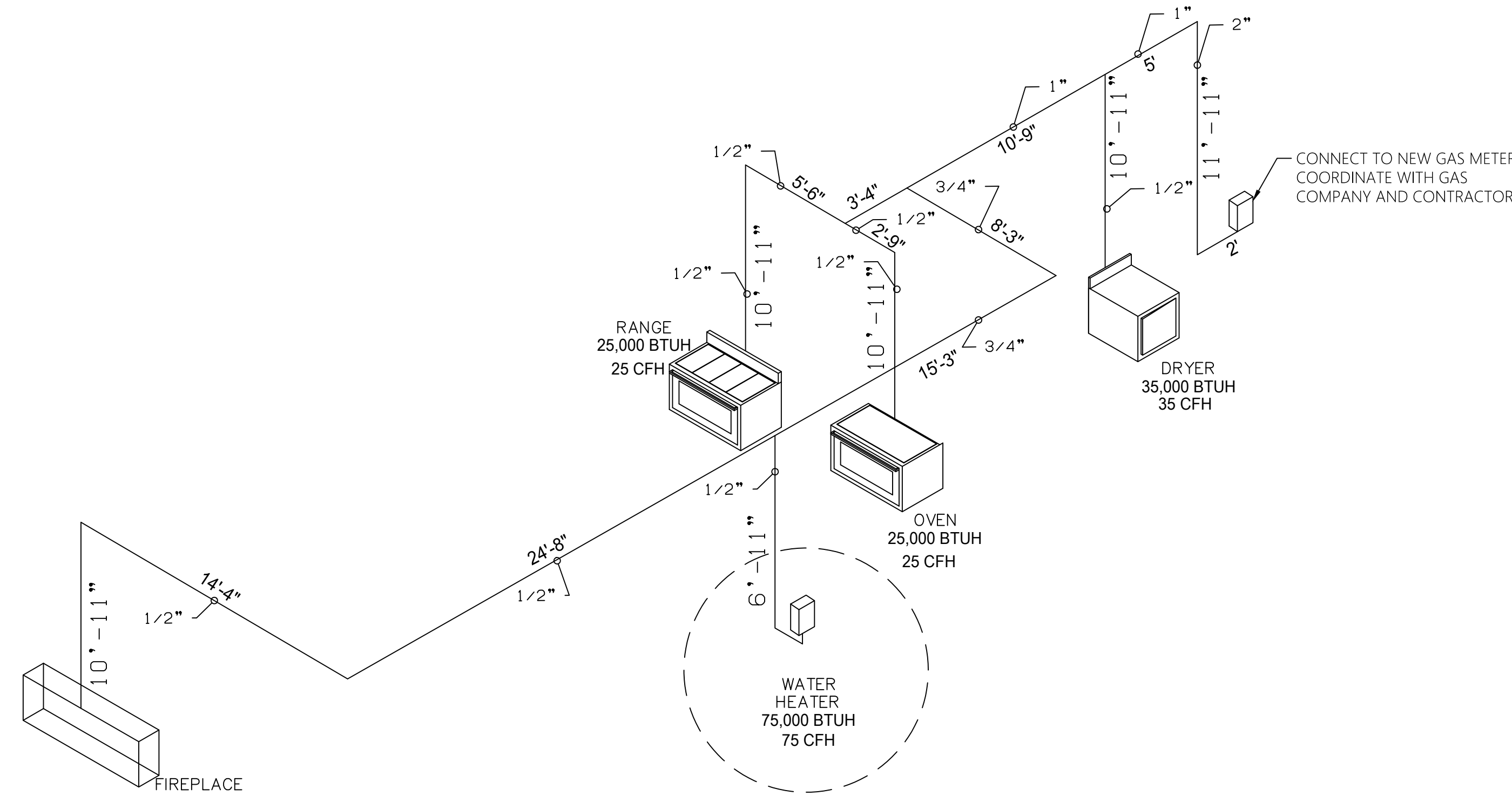
TABLE G2413.4(1) SCHEDULE 40 METALLIC PIPE

GAS: NATURAL INTEL PRESSURE: LESS THAN 2 PSI		SPECIFIC GRAVITY: 0.60										
PRESSURE DROP: 0.5 IN W.C.												
Nominal	1/2	3/4	1	1-1/4	1-1/2	2	2 1/2	3	4	5	6	8
Actual ID	0.622	0.824	1.049	1.380	1.610	2.067	2.469	3.068	4.026	5.047	6.065	7.981
Length ft.	Capacity in Cubic Feet of Gas per Hour											
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	45,500	93,000
30	95	199	374	768	1,150	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	1,520	2,430	4,290	8,760	15,800	25,600	52,700
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	19,500	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	8,260	13,400	27,500
250	30	63	119	244	366	704	1,120	1,980	4,050	7,320	11,900	24,300
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 COPPER 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/HR 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"



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DATE	04/03/2023
CITY COMMENTS	
REVISION	
DATE	
DESCRIPTION	

2144 E San Juan Ave
Phoenix, Az 85016

CONTACT:
(623) 853 3751

DRAWN BY:
Andres Chavez

CHECKED BY:
AROM LLC

DATE:
7/20/2023

SCALE:
PER PLAN

SHEET:
P2

SYSTEM #1

Cooling Equipment				
Design Conditions				
Outdoor design DB:	108°F	Sensible gain:	44721 Btu/h	Entering coil DB:
Outdoor design WB:	69.4°F	Latent gain:	37 Btu/h	Entering coil WB:
Indoor design DB:	75.0°F	Total gain:	44757 Btu/h	62.0°F
Indoor RH:	45%	Estimated airflow:	1933 cfm	
Manufacturer's Performance Data at Actual Design Conditions				
Equipment type:	Pkg ASHP	Model:	4WCC4060A1	
Manufacturer:	Trane			
Actual airflow:	1933 cfm			
Sensible capacity:	47959 Btu/h	107% of load		
Latent capacity:	1138 Btu/h	3104% of load		
Total capacity:	49098 Btu/h	110% of load	SHR: 98%	
Heating Equipment				
Design Conditions				
Outdoor design DB:	38.7°F	Heat loss:	34847 Btu/h	Entering coil DB:
Indoor design DB:	70.0°F			67.8°F
Manufacturer's Performance Data at Actual Design Conditions				
Equipment type:	Pkg ASHP	Model:	4WCC4060A1	
Manufacturer:	Trane			
Actual airflow:	1933 cfm			
Output capacity:	45969 Btu/h	134% of load	Capacity balance:	27 °F
Supplemental heat required:	0 Btu/h		Economic balance:	-99 °F

SYSTEM #2

Cooling Equipment				
Design Conditions				
Outdoor design DB:	108°F	Sensible gain:	32035 Btu/h	Entering coil DB:
Outdoor design WB:	69.4°F	Latent gain:	85 Btu/h	Entering coil WB:
Indoor design DB:	75.0°F	Total gain:	32120 Btu/h	62.1°F
Indoor RH:	45%	Estimated airflow:	1433 cfm	
Manufacturer's Performance Data at Actual Design Conditions				
Equipment type:	Pkg ASHP	Model:	4WCC4042A1	
Manufacturer:	Trane			
Actual airflow:	1433 cfm			
Sensible capacity:	35131 Btu/h	110% of load		
Latent capacity:	316 Btu/h	372% of load		
Total capacity:	35447 Btu/h	110% of load	SHR: 99%	
Heating Equipment				
Design Conditions				
Outdoor design DB:	38.7°F	Heat loss:	25793 Btu/h	Entering coil DB:
Indoor design DB:	70.0°F			67.5°F
Manufacturer's Performance Data at Actual Design Conditions				
Equipment type:	Pkg ASHP	Model:	4WCC4042A1	
Manufacturer:	Trane			
Actual airflow:	1433 cfm			
Output capacity:	31677 Btu/h	122% of load	Capacity balance:	29 °F
Supplemental heat required:	0 Btu/h		Economic balance:	-99 °F

SYSTEM #3

Cooling Equipment				
Design Conditions				
Outdoor design DB:	108°F	Sensible gain:	16209 Btu/h	Entering coil DB:
Outdoor design WB:	69.4°F	Latent gain:	119 Btu/h	Entering coil WB:
Indoor design DB:	75.0°F	Total gain:	16327 Btu/h	61.9°F
Indoor RH:	45%	Estimated airflow:	793 cfm	
Manufacturer's Performance Data at Actual Design Conditions				
Equipment type:	Split ASHP	Model:	4TWR4024G1-TEM4A0E24S21++TDR	
Manufacturer:	Trane			
Actual airflow:	793 cfm			
Sensible capacity:	17507 Btu/h	108% of load		
Latent capacity:	569 Btu/h	486% of load		
Total capacity:	18076 Btu/h	111% of load	SHR: 97%	
Heating Equipment				
Design Conditions				
Outdoor design DB:	38.7°F	Heat loss:	14214 Btu/h	Entering coil DB:
Indoor design DB:	70.0°F			67.7°F
Manufacturer's Performance Data at Actual Design Conditions				
Equipment type:	Split ASHP	Model:	4TWR4024G1-TEM4A0E24S21++TDR	
Manufacturer:	Trane			
Actual airflow:	793 cfm			
Output capacity:	16712 Btu/h	132% of load	Capacity balance:	27 °F
Supplemental heat required:	0 Btu/h		Economic balance:	-99 °F

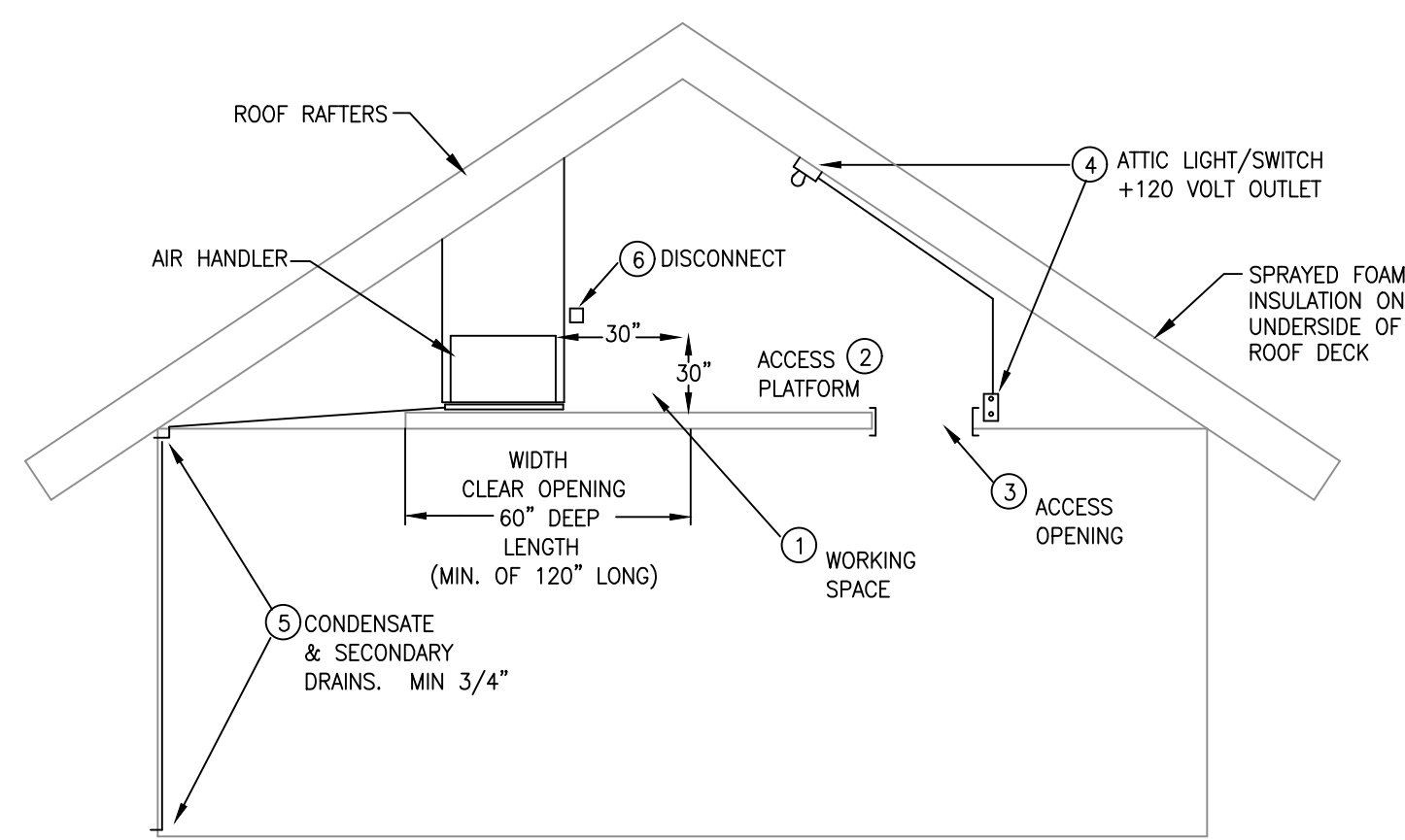
GENERAL NOTE MECHANICAL

- Building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of sections N1102.4.1 through N1102.4.5.
- N1103.1 (R403.1) not less than 1 thermostat shall be providing for each separated heating and cooling system.
- 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°F (21°C) and a cooling temperature set point of not less than 78°F (26°C).
- 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.
- 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.
- N1103.3 (R403.3.3) duct shall be pressure tested to determine air leakage by one of the following methods:
 - Rough-in test.
 - Postconstruction test.
 - 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.
- 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:
 - The supply and return duct shall have an insulation R-VALUE not less than R-8.
 - 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.
- 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.
 - 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.
- 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 R-3.
 - 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.
- N1103.6 (R403.6) the building shall be providing with ventilation that complies with the requirements of section M1507 or 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.
- 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. Ducts 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 than 3" dia. N11025.4 (R402.4) the building thermal enveloped shall be constructed to limit air leakage in accordance with the requirements of sections n1102.4.1 through N1102.5

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



REQUIREMENTS FOR ATTIC FAN COIL

- WORKING SPACE – A WORKING PLATFORM MUST NOT BE LESS THAN 30 INCHES IN DEPTH FOR THE ENTIRE SERVICE SIDE OF THE FURNACE WITH A MINIMUM HEIGHT OF 30 INCHES HEAD CLEARANCE. MAKE PROVISIONS FOR PROPER INSULATION TO BE INSTALLED UNDER THE PLATFORMS WHEN REQUIRED.
- ACCESS PLATFORM – THE ACCESS PLATFORM MUST BE A MINIMUM OF 3/4" THICK FLOORING 24 INCHES WIDE, CONTINUOUS FLOOR NOT MORE THAN 20 FEET IN LENGTH UNLESS THE ENTIRE AIR HANDLER CAN BE SERVICED FROM THE ATTIC ACCESS OPENING.
- ACCESS OPENING – ATTIC OPENINGS AND PASSAGEWAYS TO THE AIR HANDLER MUST BE 30 INCHES X 30 INCHES.
EXCEPTION: THE ACCESS OPENING INTO THE SPACE MAY BE 22 INCHES BY 30 INCHES PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THIS OPENING.
- ATTIC LIGHT – A PERMANENT 120 VOLT RECEPTACLE OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGE WAY OPENING SHALL BE PROVIDED AT OR NEAR THE AIR HANDLER.
- CONDENSATE DRAINS – A SECONDARY DRAIN PAN MUST BE INSTALLED UNDER THE COIL SECTION TO PREVENT DAMAGE TO THE CEILING BELOW. THE SECONDARY DRAIN MUST BE INSTALLED WITH A MINIMUM GRADE OF 1/8 INCH PER 12 INCHES OF HORIZONTAL RUN AND MUST EXIT TO THE OUTSIDE WHERE IT CAN BE READILY VISIBLE.
- DISCONNECT – A POSITIVE MEANS OF ELECTRICAL DISCONNECT MUST BE LOCATED AT OR NEAR THE AIR HANDLER. THE SPECIFICATIONS ABOVE MEET THE MINIMUM REQUIREMENTS ESTABLISHED IN THE 2018 IRC.
- DRAIN PAN – PROVIDE AUXILIARY DRAIN PAN 1-1/2" DEEP AND 3" LARGER THAN THE UNIT COIL. WHERE SUBJECT TO WATER DAMAGE WITH FULL PAN, APPLIANCE SHALL BE LOCATED ABOVE PAN FLOOR LEVEL.

E ATTIC MOUNTED FAN COIL DETAIL NOT TO SCALE

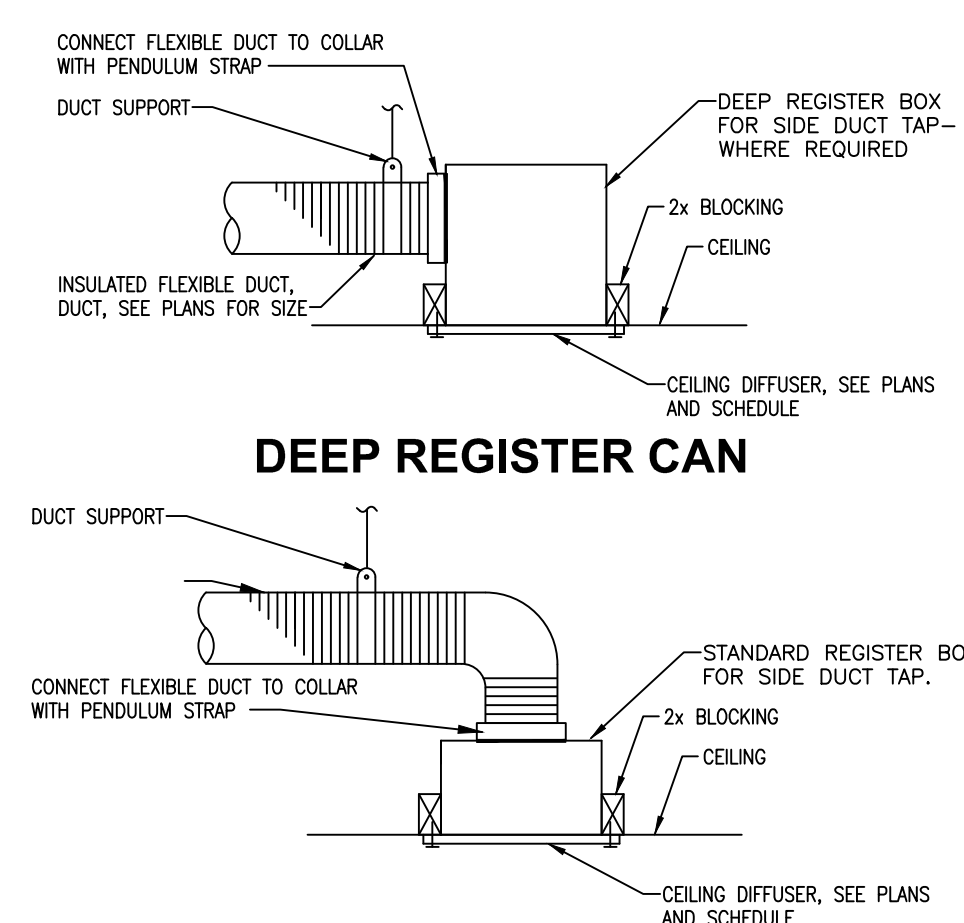


DRYER VENT TAG
WHERE DRYER VENT DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG LIKE ABOVE. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

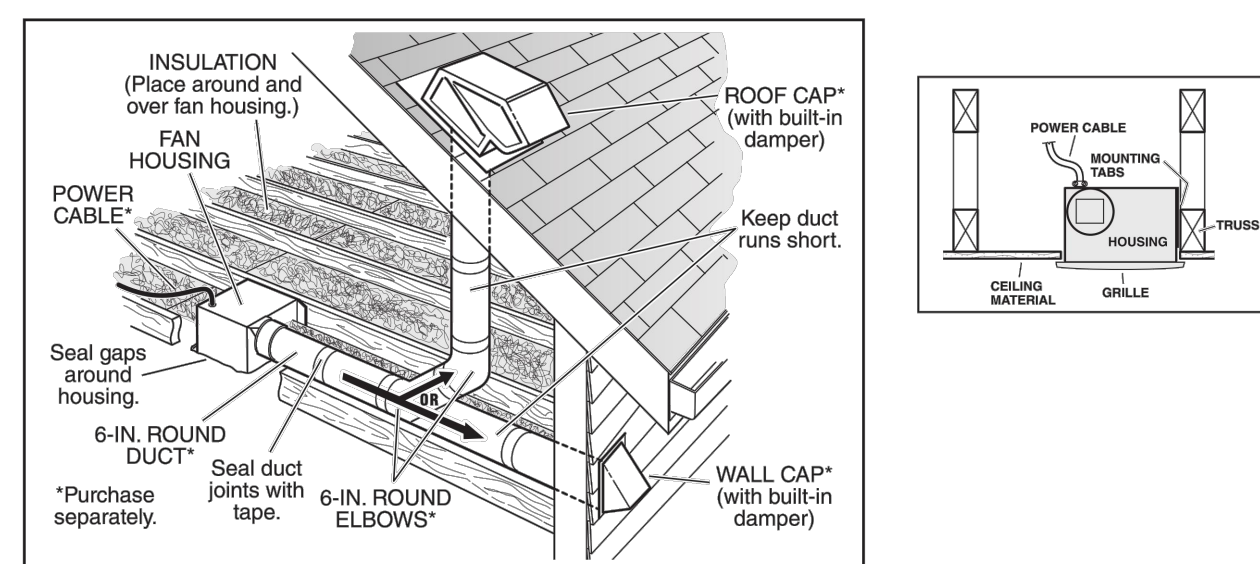
F DRYER DUCT TAG DETAIL NOT TO SCALE

CITY OF PHOENIX
Planning and Development Department
BY: **Marlee Simpson (MS11)**
05/03/2023

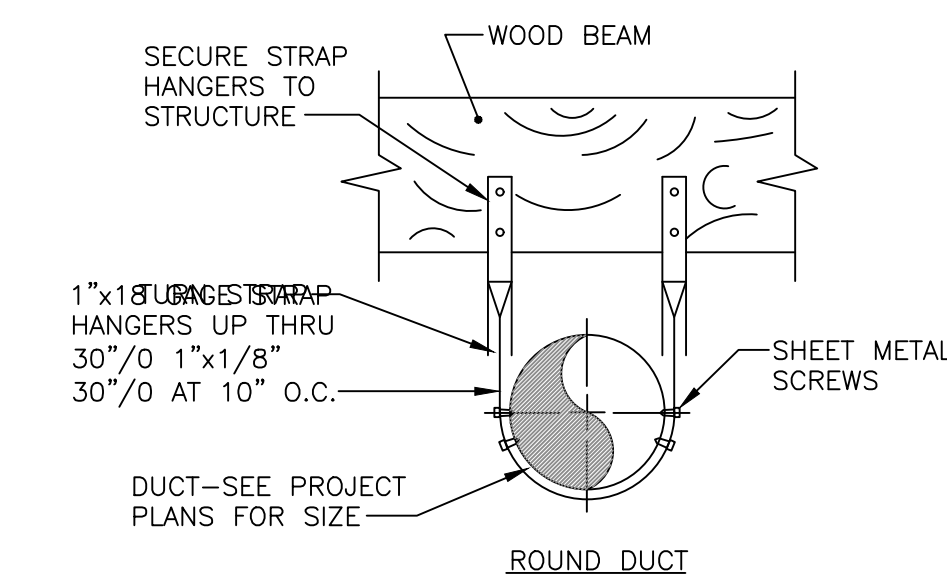
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE requirements prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.



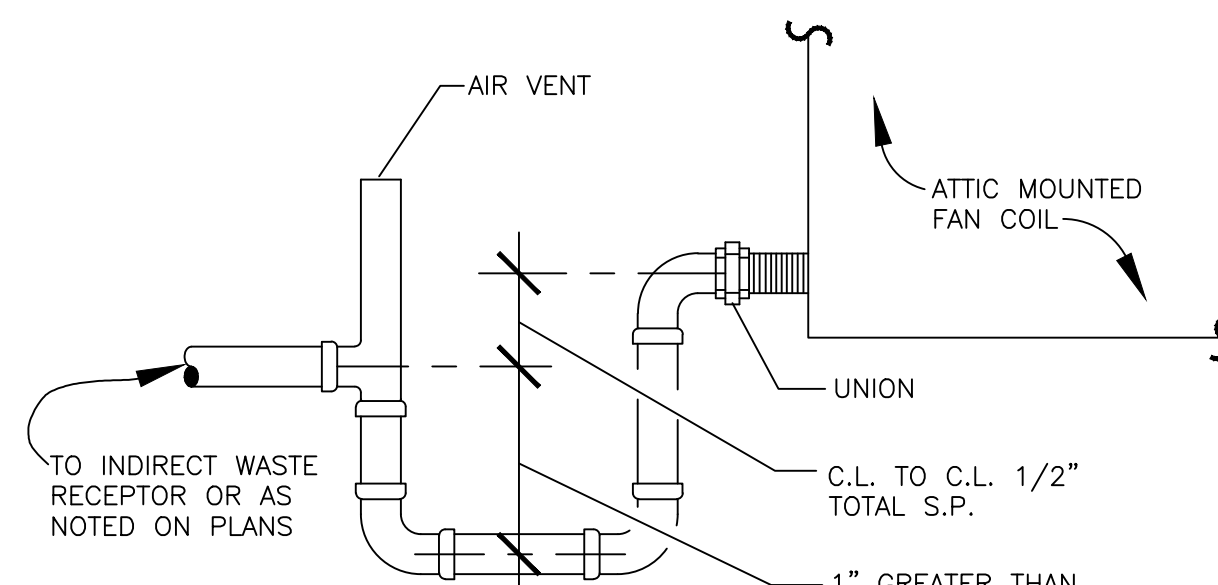
A DEEP REGISTER CAN REGISTER BOX NOT TO SCALE



B CEILING EXHAUST FAN DETAIL NOT TO SCALE



C DUCT HANGER DETAILS FOR LOW PRESSURE DUCTWORK NOT TO SCALE



D CONDENSATE DRAIN TRAP NOT TO SCALE

Digital Bath Fan Control
SMART, AFFORDABLE, EFFICIENT VENTILATION CONTROL

Easy To Install – Installs in place of a normal switch.

Simple Programming – Manually turn fan on/off or program to run at certain times of day for increased energy efficiency and convenience.

Timer Option – Can run in timer mode up to 60 minutes in 5-minute increments.

Meets ASHRAE 62.2 Ventilation Standard – Required or recommended in most states and provinces for new construction or whenever a permit is required.

Convenient Display – Easy-to-see backlit display shows current time to keep you on schedule when getting ready.

Color Options – Available in Premier White® (featured) or Biscuit (shown right).

Part Number	Product Description	ASHRAE 62.2 CFM Sizing Chart					
		Floor Area (ft²)	0-1	2-3	4-5	6-7	>7
HW0001	Digital Bath Fan Control – Premier White®	< 1500	30	45	60	75	90
HW0002	Digital Bath Fan Control – Biscuit	1501 - 3000	45	60	75	90	105
		3001 - 4500	60	75	90	105	120
		4501 - 6000	75	90	105	120	135
		6001 - 7500	90	105	120	135	150
		>7500	105	120	135	150	165

Automation and Control Solutions
In the US:
Honeywell
1985 Douglas Drive North
Golden Valley, MN 55422-3992
In Canada:
Honeywell Limited
35 Dynamic Drive
Toronto, Ontario M1V 4Z9
www.customer.honeywell.com

5-YEAR LIMITED WARRANTY
50-1331 GK
November 2010
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IRC TABLE M1505.4.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR*	4	3	2	1.5	1.3	1

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

NOTE:
WHOLE-HOUSE VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH TABLE M1505.4.3(1) AS FOLLOWS:
4-5 BEDROOMS WITH A FLOOR AREA OF <4500 SQ FT SHALL BE PROVIDED WITH A MIN. 90 CFM CONTINUOUS MECHANICAL VENTILATION.
FOR 66% RUN TIME: 90 CFM x 1.5 = 135 CFM TOTAL REQUIRED
EXHAUST FANS IN LAUNDRY ROOM #1 (EF-3) @ 160 CFM SHALL RUN MINIMUM 66% PER 4 HOUR SEGMENT.

EQUIPMENT SCHEDULE

SYSTEM #1 (FC-1 / CU-1)

CU 1	CU 2	GOODMAN OUTDOOR UNIT:	GSZ140601K* 34.5 MCA / 60 MOCP AT 230/1 14.0 SEER / 8.5 HSPF
FC 1	FC 2	GOODMAN FAN COIL:	AVPTC60D14A* 1 HP BLOWER 8.6 MCA / 15 MOCP AT 230/1
		COOLING CAPACITY:	TOTAL 56.0 MBH SENSIBLE 42.0 MBH
		HEATING CAPACITY:	TOTAL 59.0 MBH AHR1 NO.: 201639435

EXHAUST FANS:

- EF 1: SIMILAR TO DELTA BREEZE MODEL ITG80, 50 CFM @ 0.25"S.P., 6" OUTLET, 11 WATTS AT 115/1. PROVIDE 6"Ø ALUMAFLEX TO ROOF CAP WITH BACK DRAFT DAMPER.
- EF 2: SIMILAR TO DELTA BREEZE MODEL ITG100, 85 CFM @ 0.25"S.P., 6" OUTLET, 21.0 WATTS AT 115/1. PROVIDE 6"Ø ALUMAFLEX TO ROOF CAP WITH BACK DRAFT DAMPER.
- EF 3: SIMILAR TO DELTA BREEZE MODEL PRO200 160 CFM @ 0.25"S.P., 6" OUTLET, 21.5 WATTS AT 115/1. PROVIDE 6"Ø ALUMAFLEX TO ROOF CAP WITH BACK DRAFT DAMPER.

FLEXIBLE DUCT:
SUPPLY AND RETURN FLEXIBLE AIR DUCT SHALL BE R-8.

GRILLES, DIFFUSERS AND REGISTERS

- CD: CEILING MOUNTED 4-WAY SQUARE DIFFUSER
- RG: CEILING MOUNTED FILTER RETURN GRILLE WITH 1" FILTER FRAME.
- TG: CEILING MOUNTED TRANSFER GRILLE

Teoca Design Solutions, LLC

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P.O. BOX 33245
PHOENIX, AZ 85067
OFFICE: 602-384-1091

DFT: JC
DSN: RC
210141
CHK: RC

ARQM Architect owns designs, concepts, information data, and details contained in these drawings. They could refer to brands, complementary information, cannot be used by others without a written approval signed by ARQM Architect.

2144 E San Juan Ave
Phoenix, Az 85016

CONTRACT: (623) 853 3751
DRAWN BY: Esly Villar
CHECKED BY: ARQM LLC
DATE:
SCALE: PER PLAN
SHEET: M2

NO.	DATE	DESCRIPTION
1	04/03/2023	CITY COMMENTS

2144 E San Juan Ave
Phoenix, Az 85016

CONTRACT:	(623) 853 3751
DRAWN BY:	Andres Chavez
CHECKED BY:	ARQM LLC
DATE:	7/20/2023
SCALE:	PER PLAN
SHEET:	S1

GENERAL NOTES

- 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.
- D. FOUNDATIONS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1 FOOT IN 10 FEET SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH THE TOP AND BOTTOM OF SUCH FOUNDATIONS ARE LEVEL.
- E. MAINTAIN A MINIMUM 3 INCH CLEARANCE FROM FOUNDATION REINFORCEMENT TO EARTH.
- F. SLOPE THE GARAGE FLOOR TO THE MAIN VEHICLE ENTRY DOOR.
- G. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6" ABOVE ADJACENT FINISH GRADE.
- 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.
- M. VAPOR BARRIER-FOR REBAR.

NOTE
OWNER/DEVELOPER TO CHOOSE BETWEEN USING STEM OR MONOLITHIC DETAILS FOR HIS BEST CONVENIENCE, SEE BOTH SHEET SD

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 16" 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.

NOTE
(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. (ADMINISTRATIVE (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 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. (ADMINISTRATIVE POLICY)

NOTE
UNLESS NOTED OTHERWISE IN OWNER/BUILDER SUPPLIED PROJECT SOILS REPORT, FOUNDATION DESIGN BASED ON 1500PSF ALLOWABLE SOILS BEATING PRESSURE AT MINIMUM 16" 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)

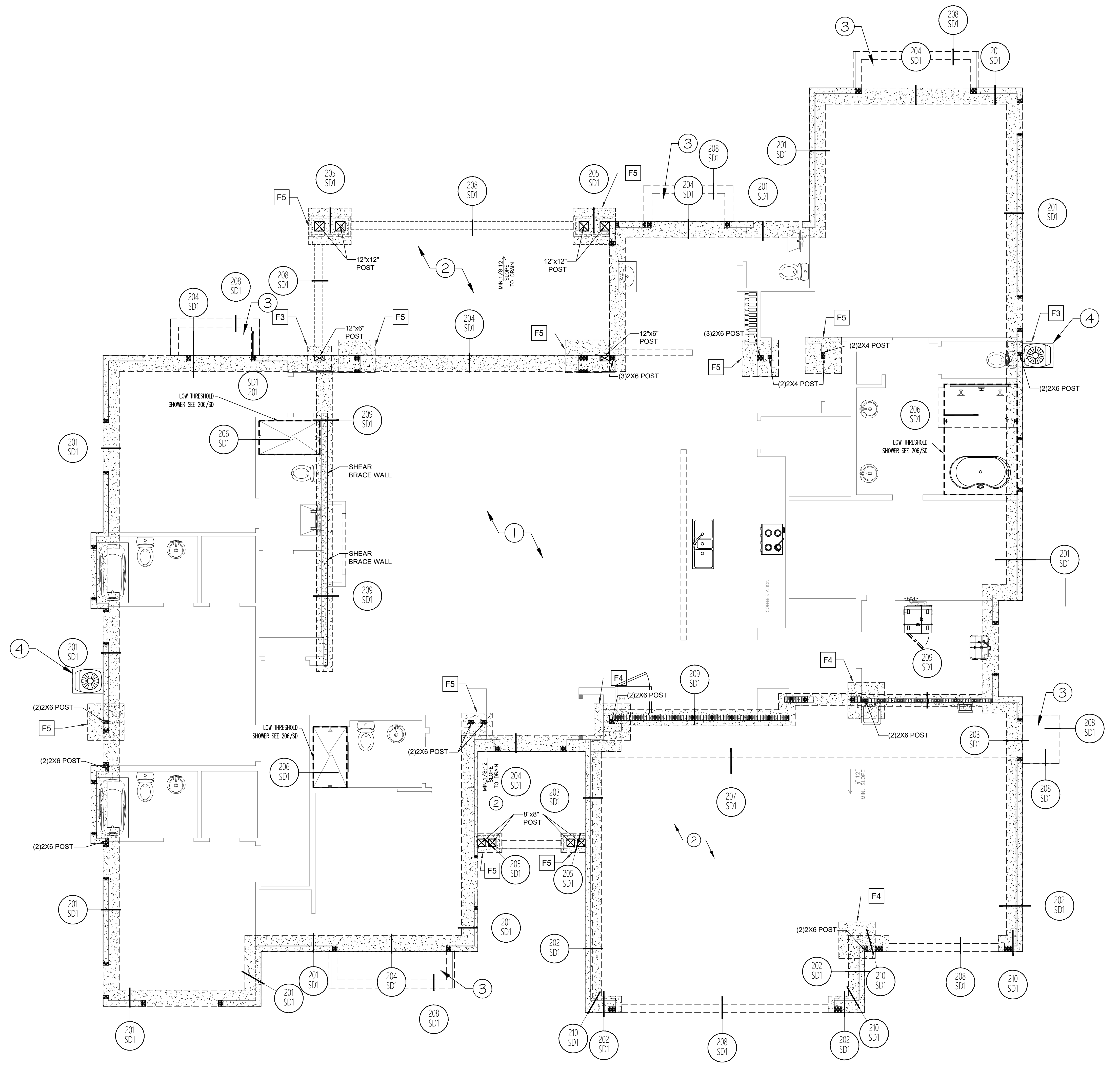
MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
F1	1'-0"	1'-0"	12"	(2)#4 EACH WAY
F2	1'-6"	1'-6"	12"	(3)#4 EACH WAY
F3	2'-0"	2'-0"	12"	(3)#4 EACH WAY
F4	2'-6"	2'-6"	12"	(4)#4 EACH WAY
F5	3'-0"	3'-0"	12"	(4)#4 EACH WAY
F6	3'-0"	3'-6"	12"	(5)#5 EACH WAY

LEGEND:

- NEW CONCRETE FOOTING
- NEW CONCRETE SLAB

- FOUNDATION KEYNOTES:**
- ① 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.
 - ② 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 1/8" SLOPE.
 - ③ PROVIDE A MINIMUM CONCRETE LANDING @ EACH EXTERIOR DOOR (PER CODE-SEE PLAN FOR SIZE).
 - ④ 4" LANDING FOR MECHANICAL CONDENSERS (PER I.R.C. 1305.1.4.1)

FOUNDATION PLAN N SCALE: 1/4" = 1'-0"



DISCLAIMER

- THE SCHEMATIC ROOF FRAMING LAYOUT SHOWN HEREON IS ONLY FOR A CONCEPTUAL LAYOUT.
- TRUSS MANUFACTURE SHOULD VERIFY ALL DIMENSIONS.
- TRUSS MANUFACTURE IS TO ONLY USE THIS CONCEPTUAL PLAN FOR HIS/HER PROFESSIONAL STRUCTURAL ROOF DESIGN.
- TRUSS MANUFACTURE TO PROVIDE SHOP DRAWINGS THAT INDICATE SIZE, LOCATION, AND BRACING OF ALL MEMBERS TO THE CONTRACTOR/OWNER FOR APPROVAL PRIOR TO TRUSS MANUFACTURE'S FABRICATION OF ROOF SYSTEM.
- R301.4 DEAD LOAD. THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT (HVAC).

NOTES

- DOUBLE TOP PLATE REQUIRED AT ALL EXTERIOR WALLS
- ROOF SHEATHING TO BE $\frac{1}{2}$ " MINIMUM RATED PLYWOOD NAILED 6" ON CENTER.
- MANUFACTURED TRUSSES 24" ON CENTER.
- SEE ARCHITECTURAL DETAIL ON SHEET AD FOR INFORMATION NOT SHOW.

ROOF TRUSS LOADS

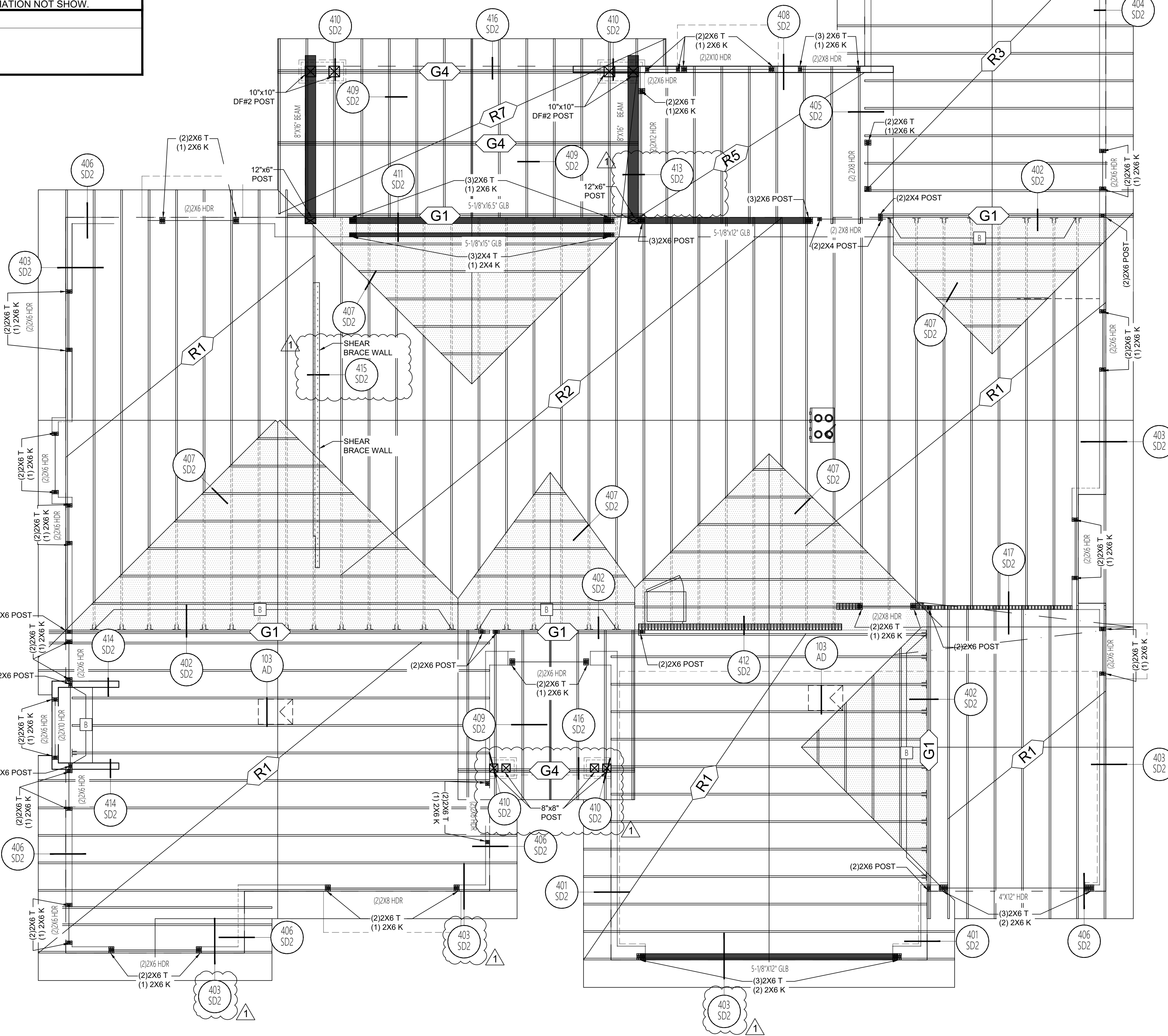
TRUSS MANUFACTURED TO DESIGN FOR:

DEAD LOAD: 16 PSF (FLAT ROOF)
 DEAD LOAD: 21 PSF (PITCHED)
 LIVE LOAD: 20 PSF

LEGEND

B.O.B. = BOTTOM OF BEAM		= TOP OF WALL U.N.O.	
T.O.B. = TOP OF BEAM		= INTERIOR BEARING WALL	
L3 = 2X6 LEDGER		= BALLOON FRAMING WALL	
-4" DEPRESSED AREAS		= BEARING WALL FROM ABOVE	
		= CRIPPLE WALL	= WOOD BEAM
NOTE: USE (1) TRIMMER (1) KING STUD U.N.O. USE DETAIL 421 FOR NUMBER OF KINGSTUD.		= WALL OPENING HEADERS	

- EXTERIOR WALL FRAMING SHALL BE 2x STUDS AT 16" O.C. UNO. INTERIOR LOAD BEARING WALLS SHALL BE 2x AT 16" O.C. UNO.
- MINIMUM 1 KING STUD AND ONE TRIMMER REQUIRED AT ALL OPENINGS. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR 2 TRIMMERS OR GREATER. POSS SUPPORTING FLUSH BEAM OR G.T. SHALL EXTEND TO UNDERSIDE OF BOTTOMMOST TOP PLATE OF WALL. DOUBLE TOP PLATE SHALL RUN CONTINUOUS OVER POST AT FLUSH BEAM OR G.T. UNLESS POST CAP IS SPECIFIED OR UNO ON PLAN.
- DOUBLE 2x TOP PLATE REQUIRED AT ALL BEARING WALLS.
- ROOF AND FLOOR FRAMING MEMBERS SHOWN ON PLANS INDICATE PREFABRICATED WOOD TRUSSES SPACED @ 24" O.C. MAX. UNO
- ALIGN (2) STUDS (MIN.) BENEATH ALL GIRDER TRUSSES AT BEARING WALL. NAIL STUDS TOGETHER PER TYPICAL NAILING SCHEDULE. HIP GIRDETS W/ UP TO 8'-0" SETBACK AND UP TO 20'-0" SPAN MAY HAVE (1) STUD, UNO. PROVIDE CONTINUOUS BEARING TO FOUNDATION FOR ALL BEAMS AND GIRDER TRUSSES SUPPORTED BY (2) 2x OR LARGER POSTS.
- FASTENERS SHALL BE PLACED NOT LESS THAN $\frac{3}{8}$ " FROM PANEELEDGES ANS SHALL BE FIRMLY DRIVEN INTO FRAMING MEMBERS. PANEL JOINT SHALL BE CENTERED ON FRAMING MEMBER. NO UNBLOCKED PANELS LESS THAN 24" WIDE SHALL BE USED. PROVIDE $\frac{1}{8}$ " GAP BETWEEN ROOF SHEATHING PANELS.



FLOOR TRUSS TYPE

FG1	18" DEEP FLOOR GIRDER	A	THREE POINT BEARING
FG2	24" DEEP FLOOR GIRDER	B	FOUR POINT BEARING
FG3	22" DEEP FLOOR GIRDER	C	CANTILEVERED AT ONE END
F1	18" DEEP FLOOR TRUSS AT 16" O.C.	D	CANTILEVERED AT BOTH ENDS
F2	24" DEEP FLOOR TRUSS AT 16" O.C.	E	TOP CHORD BEARING
F3	2X8 JOIST AT 16" O.C.	F	MODIFIED VARIATION
F4	2X12 JOIST AT 16" O.C.	G	
F5	12" DEEP FLOOR TRUSSES AT 16" O.C.	H	
F6	20" DEEP FLOOR TRUSSES AT 16" O.C.	I	
F7	22" DEEP FLOOR TRUSSES AT 16" O.C.		

ROOF TRUSS TYPE

G-1	GIRDER TRUSS
G-2	HIP GIRDER TRUSS
G-3	GIRDER TRUSS 2 PLY MIN. WVERTICALS AT 16" O.C. MAX.
G-4	PREFABRICATED WOOD GIRDER TRUSS EXPOSED WOOD MEMBERS & CONNECTIONS PER ARCH AND DTL 416 DRAWINGS.
R-1	COMMON TRUSS 24" O.C.
R-2	COMMON SCISSOR TRUSS AT 24" O.C.
R-3	PARALLEL CHORD TRUSS AT 24" O.C.
R-4	HIP TRUSS 24" O.C.
R-5	FLAT TRUSS AT 24" O.C.
R-6	JACK TRUSS AT 24" O.C.
R-7	2X6 RAFTER AT 24" O.C.
R-8	STRUCTURAL GABLE END WALL TRUSS
R-9	PARTIAL GABLE ENDWALL TRUSS
R-10	PARTIAL SCISSOR TRUSS
R-11	2X8 RAFTER AT 12" O.C.
R-12	2X12 RAFTER DF#2 AT 24" O.C.

FLOOR TRUSS LOADS

TRUSS MANUFACTURED TO DESIGN FOR:

DL: 25 PSF
 LL: 40 PSF

ROOF TRUSS VARIATIONS

A	STUBBED AT ONE END
B	STUBBED AT BOTH ENDS
C	CANTILEVERED AT ONE END
D	CANTILEVERED AT BOTH ENDS
E	3-POINTS BEARING
F	4-POINTS BEARING
G	OFFSET BEARING

NOTES

PLY1: $\frac{1}{2}$ " PLYWOOD ROOF SHEATHING W/8d AT 6" O.C. EDGE & 12" O.C. FIELD. TYP U.N.O.

PLY2: $\frac{3}{4}$ " T&G PLYWOOD FLOOR SHEATHING W/8 SCREWS@2" LONG AT 6" O.C. EDGE AND 10" O.C. FIELD - GLUED TO EACH MEMBER

ROOF TRUSS LOADS

TRUSS MANUFACTURED TO DESIGN FOR:

DL: 16 PSF (FLAT ROOF)
 LL: 20 PSF

PROVIDE $\frac{3}{8}$ " TYPE X GYP BD. GLUE AND SCREWED TO $\frac{3}{4}$ " PLYWOOD AT ATTIC ACCESS

22"x30" ATTIC ACCESS - PROVIDE 30" HEADROOM AT ALL ACCESS LOCATIONS. A.H.U. LOCATED IN ATTIC SPACE (VERIFY LOCATION). INSULATED AND WEATHER STRIP PER IRC SECTION N1102.2.4

HANGER SCHEDULE

A = LU210	I = THA213 (1280 LBS) (866 LBS)	R = HGU526-3 (4445 LBS)
B = LUS26 (785 LBS)	J = THA29 (1615 LBS) (1396 LBS)	S = HGU528-3 (6415 LBS)
C = MUS26 (1180 LBS)	K = THA418 (1415 LBS)	T = HGU5210-2 (7825 LBS)
D = HUS26 (2780 LBS)	L = HGU8.00-SDS (9475 LBS)	U = HHUS26-2 (2925 LBS)
E = HGU7.00-SDS	M = HUC0612-SDS (4480 LBS)	V = HUC66
F = HUS610	O = HUS 125/12	W = HU612 (3275 LBS)
G = THA426-2	P = HGU526-2 (4450 LBS)	X = HU412 (2380 LBS)
H = THA426 (2435 LBS)	Q = HGU528-2 (6415 LBS)	

STUDS SCHEDULE

NOTE: ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 HEM-FIR #2 STUD GRADE STUDS AT 16" O.C. UNLESS OTHERWISE. INTERIOR BEARING WALLS TO BE FRAMED W/ 2X4 OR 2X6 HEM-FIR #2 STUD GRADE STUDS AT 16" O.C. UNLESS OTHERWISE AND NON-BEARINGS INTERIOR PARTITION WALLS TO BE FRAMED WITH 2X4 OR 2X6 HEM-FIR #2 STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

W1	2X4 HEM-FIR #2 STUDS AT 12" O.C.	W4	2X6 HEM-FIR #2 STUDS AT 16" O.C.
W2	2X4 HEM-FIR #2 STUDS AT 16" O.C.	W5	2X6 HEM-FIR #2 STUDS AT 12" O.C.
W3	2X4 HEM-FIR #2 STUDS AT 12" O.C.	W6	2X6 HEM-FIR #2 MER 16501-15E AT 16" O.C.

FRAMING ROOF PLAN

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



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04/03/2023

CITY COMMENTS

2144 E San Juan Ave
 Phoenix, AZ 85016

CONTACT:
 (623) 853 3751

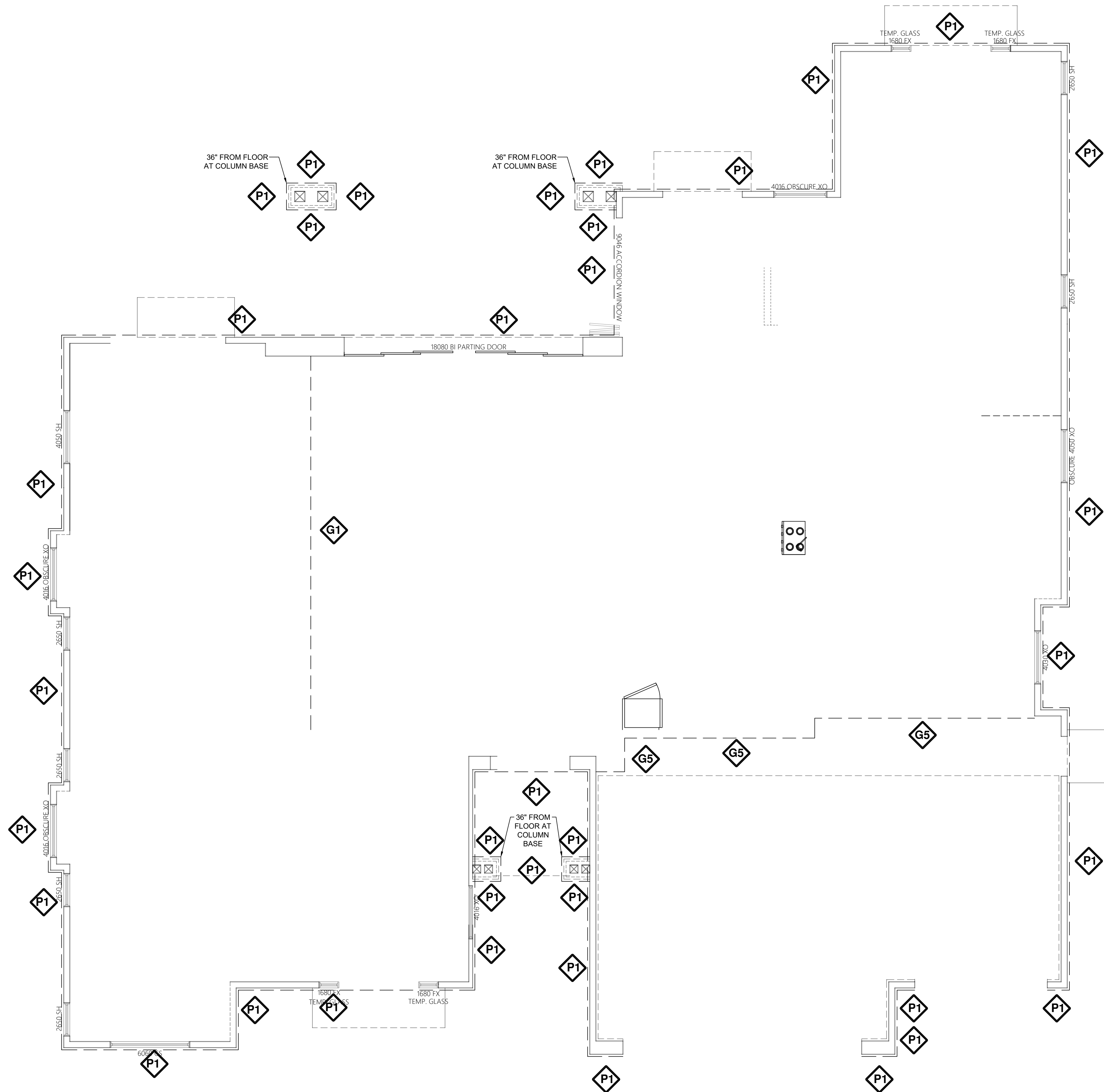
DRAWN BY:
 Andres Chavez

CHECKED BY:
 AROM LLC

DATE:
 7/20/2023

SCALE:
 PER PLAN

SHEET:
 S2



MARK	BRACED/SHEAR WALL SCHEDULE		SILL PLATE NAIL SPACING - SHEARWALL AT UPPER FLOORS (18d NAILS)
	DESCRIPTION	CAPACITY (pl)	
G1	1/2 G.W.B. W/5d COOLER NAILS AT 7" O.C. EDGES AND FIELD (UNBLOCKED)	100	5"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 48" O.C. INTERIOR HELTI PINS AT 9" O.C.		
G2	1/2 G.W.B. W/5d COOLER NAILS AT 7" O.C. EDGES AND FIELD (BLOCKED)	125	6"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 48" O.C. INTERIOR HELTI PINS AT 9" O.C.		
G3	1/2 G.W.B. W/5d COOLER NAILS AT 4" O.C. EDGES AND FIELD (BLOCKED)	150	6"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 48" O.C. INTERIOR HELTI PINS AT 6" O.C.		
G4	3/8 G.W.B. TYPE X W/6d COOLER NAILS AT 7" O.C. EDGES AND FIELD (BLOCKED)	145	6"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 48" O.C. INTERIOR HELTI PINS AT 9" O.C.		
G5	FIRE RATED 3/8 G.W.B. TYPE "X" W/6d COOLER NAILS AT 7" O.C. EDGES AND FIELD (BLOCKED)	145	6"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 48" O.C. INTERIOR HELTI PINS AT 6" O.C.		
P1	3/8 C.D. STHG. W/8d NAILS AT 6" O.C. EDGES/ 12" O.C. FIELD (BLOCKED)	213	6"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 32" O.C. INTERIOR 3/8 SMP WEDGE-ALL A.B. AT 32" O.C. (EMBED 2-1/2" MIN. ICC ESR-2251)		
P2	3/8 C.D. STHG. W/8d NAILS AT 4" O.C. EDGES/ 12" O.C. FIELD (BLOCKED)	312	4"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 24" O.C. INTERIOR 3/8 SMP WEDGE-ALL A.B. AT 24" O.C. (EMBED 2-1/2" MIN. ICC ESR-2251)		
P3	3/8 C.D. STHG. W/8d NAILS AT 3" O.C. EDGES/ 12" O.C. FIELD (BLOCKED)	402	3"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 16" O.C. INTERIOR 3/8 SMP WEDGE-ALL A.B. AT 16" O.C. (EMBED 2-1/2" MIN. ICC ESR-2251)		
P4	3/8 C.D. STHG. W/8d NAILS AT 2" O.C. EDGES/ 12" O.C. FIELD (BLOCKED)	525	2"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 12" O.C. INTERIOR 3/8 SMP WEDGE-ALL A.B. AT 12" O.C. (EMBED 2-1/2" MIN. ICC ESR-2251)		
P5	3/8 C.D. STHG. W/10d NAILS AT 2" O.C. EDGES/ 12" O.C. FIELD (BLOCKED)	714	2"
	LOCATION FOUNDATION ANCHORAGE:		
	EXTERIOR 1/2" x 10" ANCHOR BOLTS AT 8" O.C. INTERIOR 3/8 SMP WEDGE-ALL A.B. AT 8" O.C. (EMBED 2-1/2" MIN. ICC ESR-2251)		

SHEAR BRACE PLAN
SCALE: 1/4" = 1'-0"

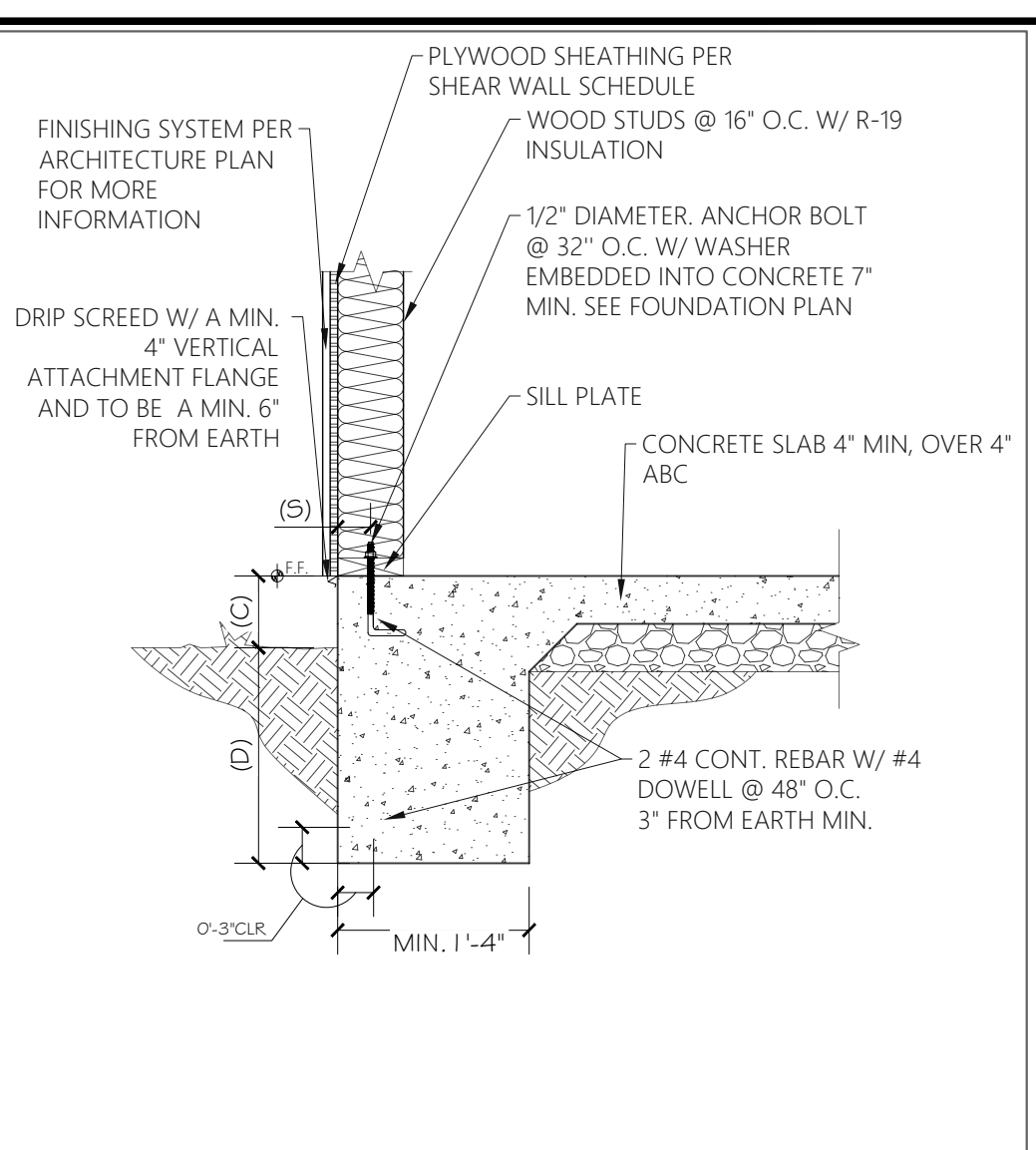


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DATE	04/03/2023
CITY COMMENTS	

2144 E San Juan Ave
Phoenix, Az 85016

CONTACT:	(623) 853 3751
DRAWN BY:	Andres Chavez
CHECKED BY:	ARQM LLC
DATE:	7/20/2023
SCALE:	PER PLAN
SHEET:	S3

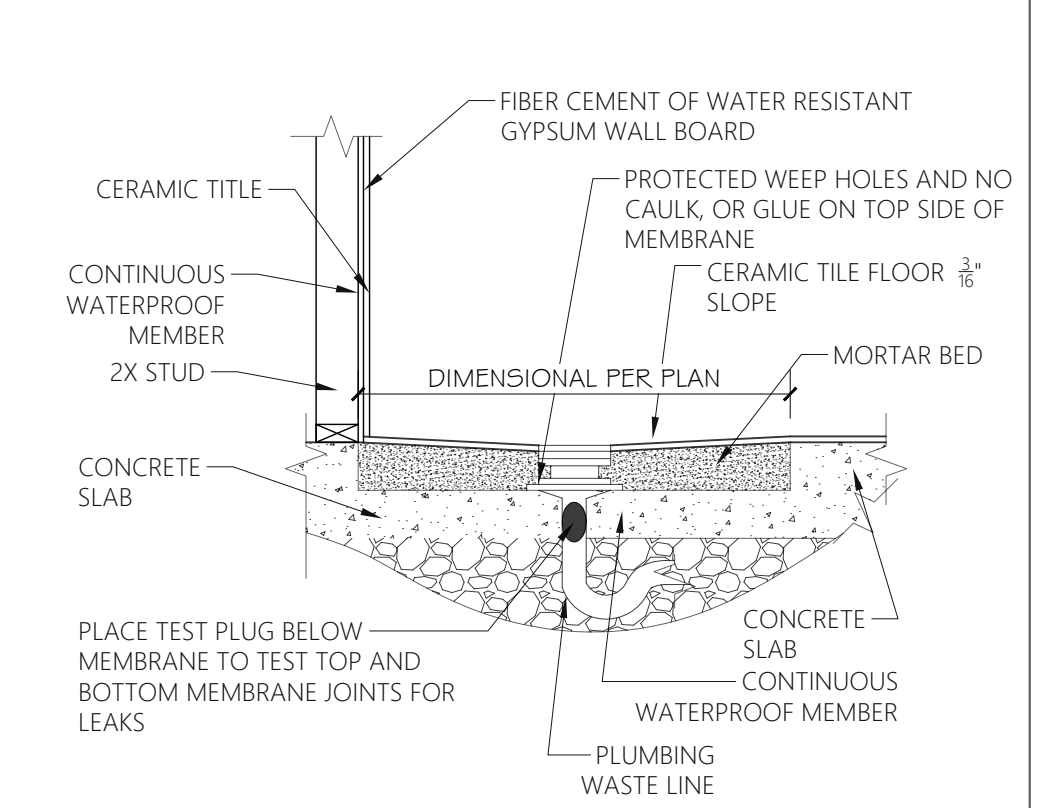


SCALE: 3/4" = 1'-0"

NOTE: WALL SIZE SEE FLOOR PLAN	WALL WIDTH	EDGE DISTANCE (S)	CLEARANCE (C)	DEPTH (D)
2X4	2"	MIN. 6"	MIN. 18"	MIN. 18"
2X6	2 1/2"	MIN. 6"	MIN. 18"	MIN. 18"

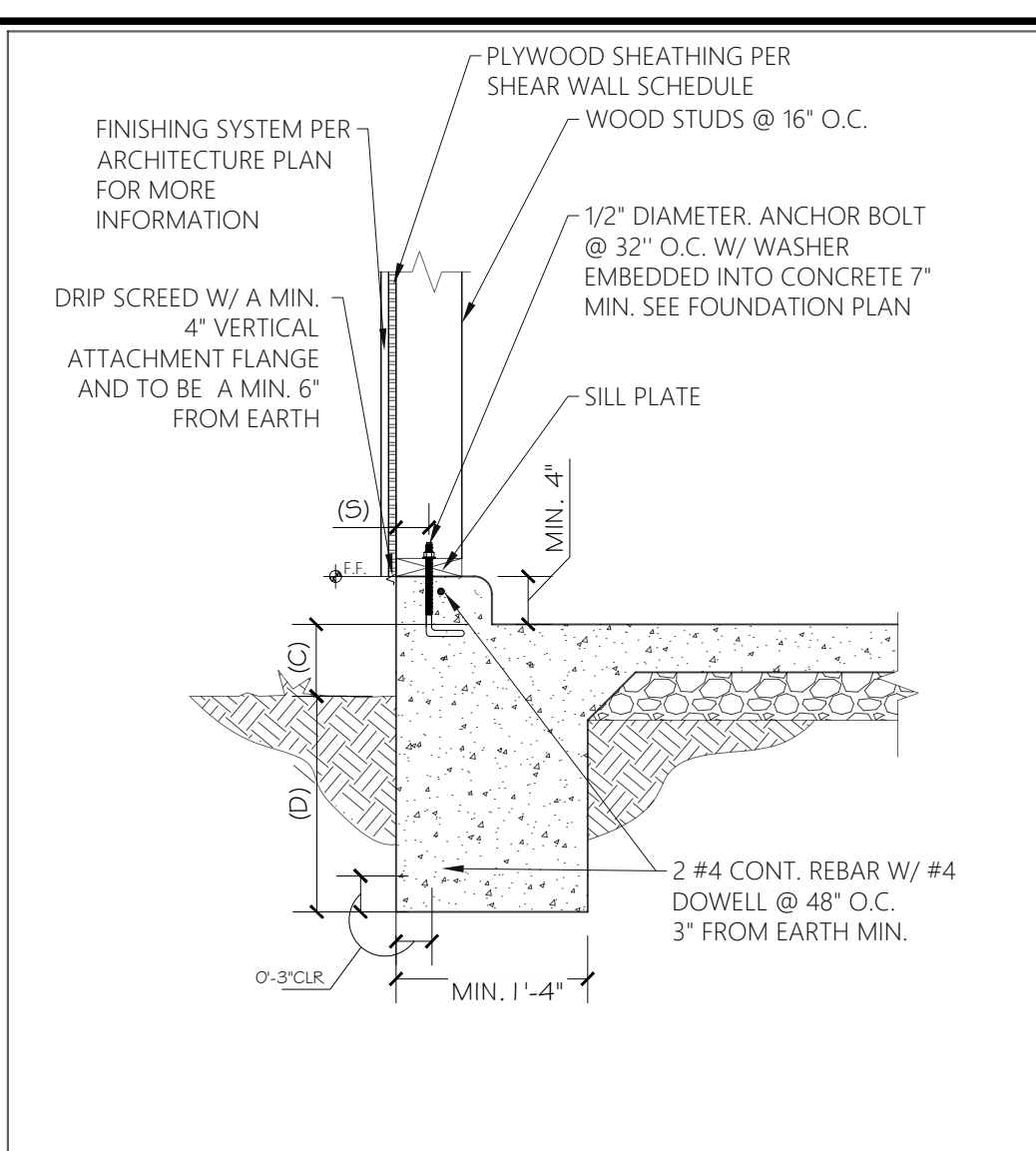
201 EXTERIOR MONOLITHIC CONCRETE

P2503.6 SHOWER LINER TEST. WHERE SHOWER FLOORS AND RECEPTORS ARE MADE WATER TIGHT BY THE APPLICATION OF MATERIALS REQUIRED BY SECTION P2709.2, THE COMPLETED LINER INSTALLATION SHALL BE TESTED. THE PIPE FROM THE SHOWER DRAIN SHALL BE PLUGGED WATER TIGHT FOR THE TEST. THE FLOOR AND RECEPTOR AREA SHALL BE FILLED WITH POTABLE WATER TO A DEPTH OF NOT LESS THAN 2 INCHES (51 MM) MEASURED AT THE THRESHOLD. WHERE A THRESHOLD OF NOT LESS THAN 2 INCHES (51 MM) IN HEIGHT DOES NOT EXIST, A TEMPORARY THRESHOLD SHALL BE CONSTRUCTED TO RETAIN THE TEST WATER IN THE LINED FLOOR OR RECEPTOR AREA TO A LEVEL NOT LESS THAN 2 INCHES (51 MM) IN DEPTH MEASURED AT THE THRESHOLD. THE WATER SHALL BE RETAINED FOR A TEST PERIOD OF NOT LESS THAN 15 MINUTES AND THERE SHALL NOT BE EVIDENCE OF LEAKAGE.



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

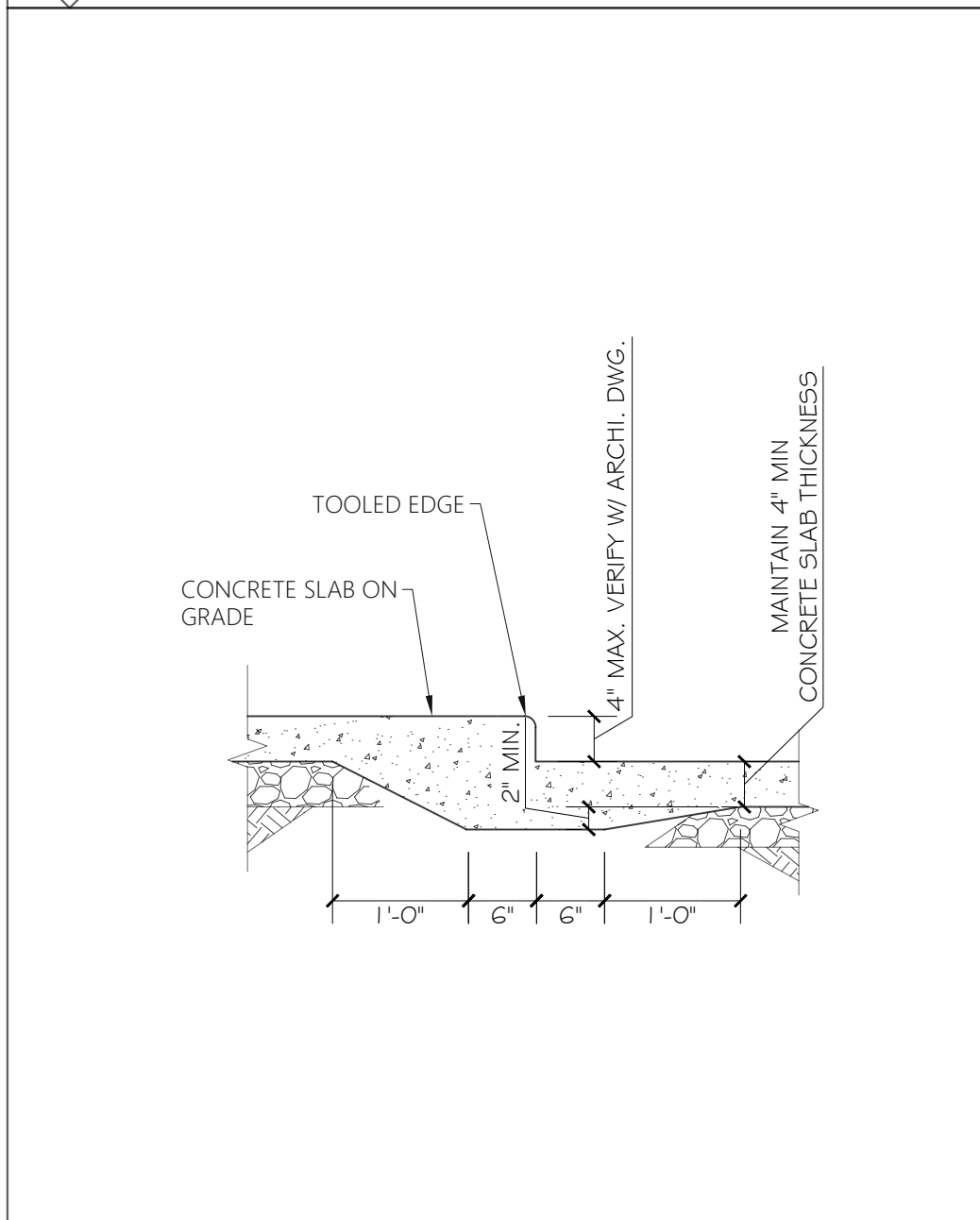
206 SHOWER PAD



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

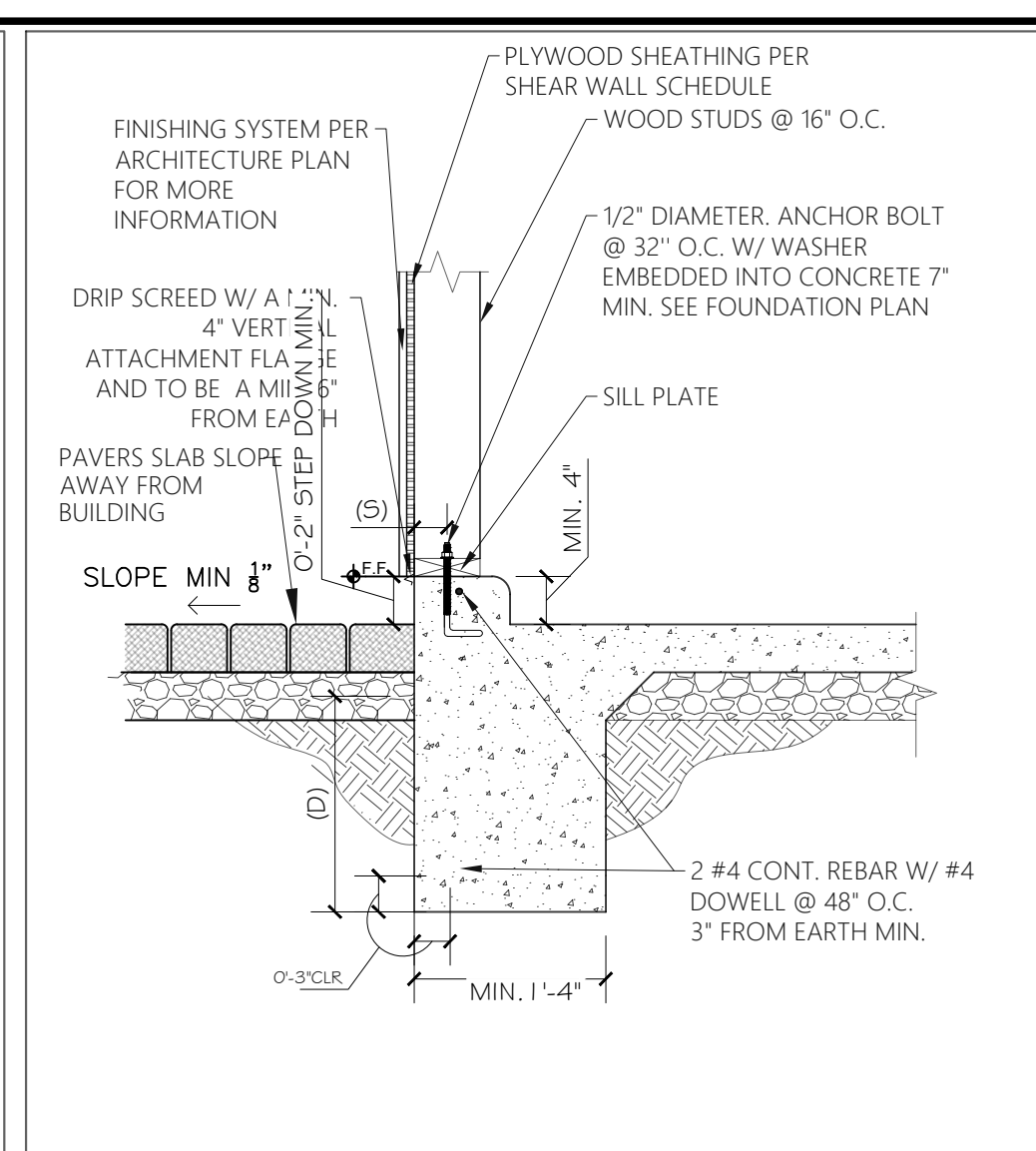
NOTE: WALL SIZE SEE FLOOR PLAN	WALL WIDTH	EDGE DISTANCE (S)	CLEARANCE (C)	DEPTH (D)
2X4	2"	MIN. 6"	MIN. 18"	MIN. 18"
2X6	2 1/2"	MIN. 6"	MIN. 18"	MIN. 18"

202 EXTERIOR MONOLITHIC CONCRETE GARAGE WALL TURNDOWN



SCALE: 3/8" = 1'-0"

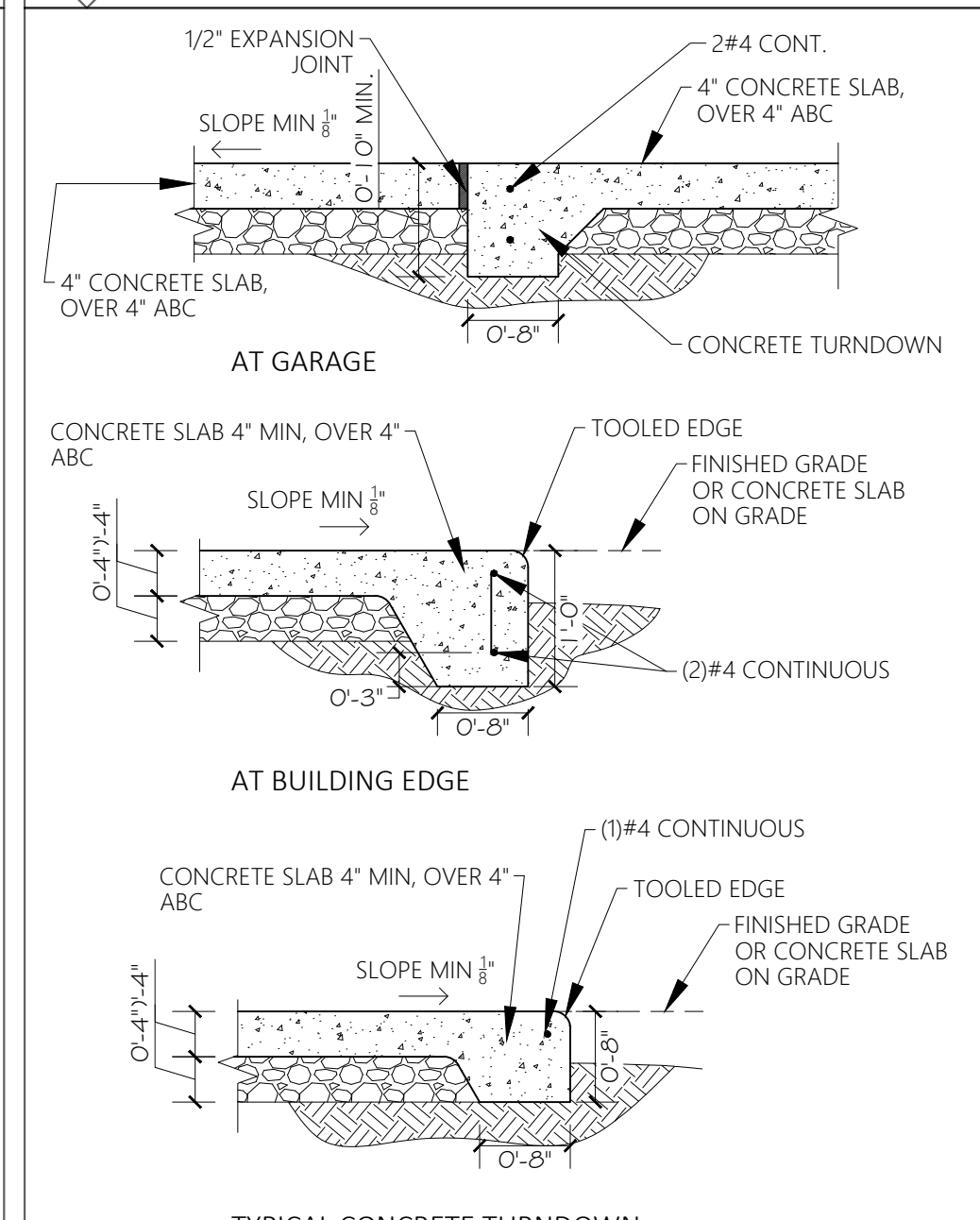
207 DEPRESSED CONCRETE SLAB ON GRADE



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

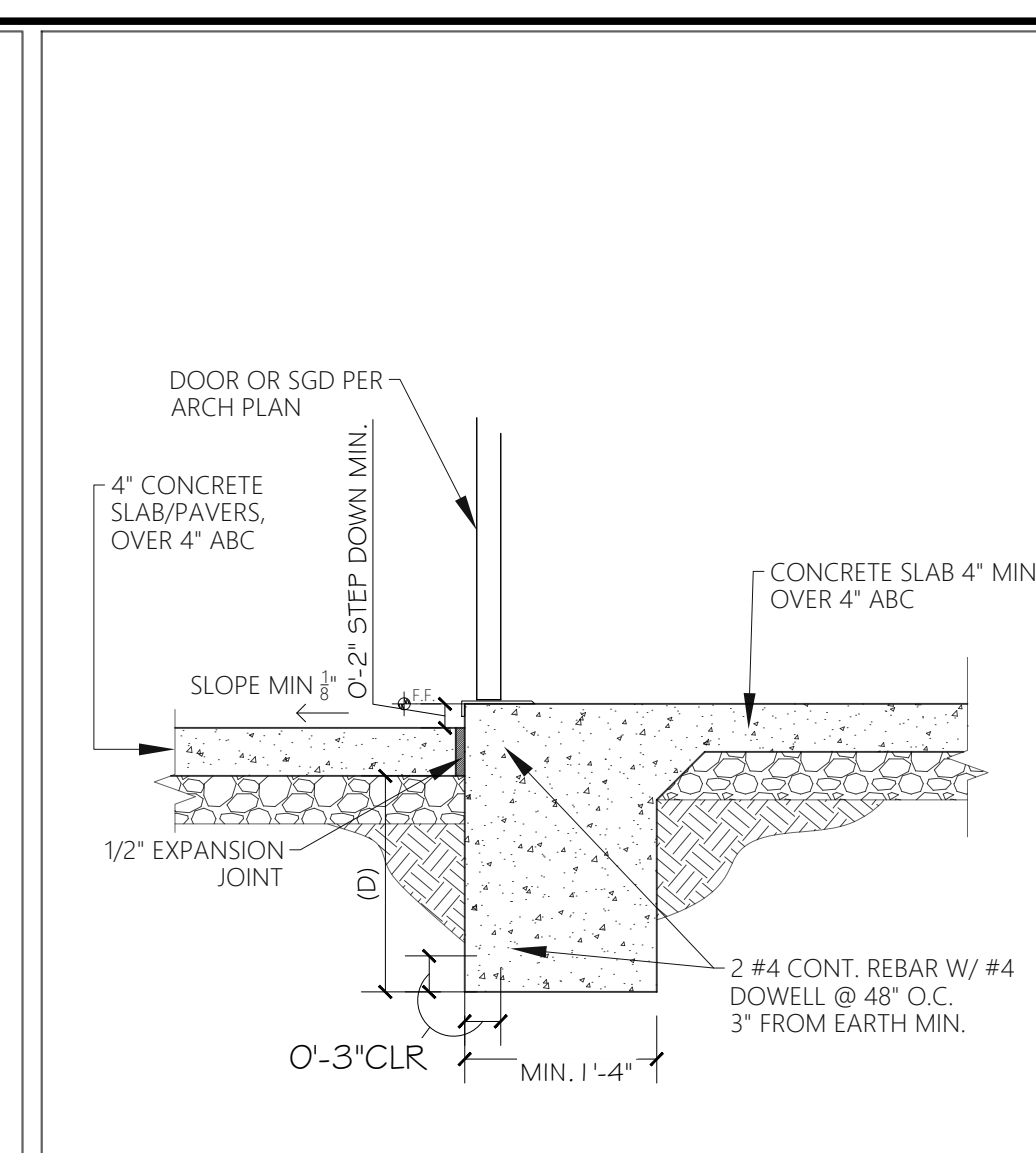
NOTE: WALL SIZE SEE FLOOR PLAN	WALL WIDTH	EDGE DISTANCE (S)	CLEARANCE (C)	DEPTH (D)
2X4	2"	MIN. 6"	MIN. 18"	MIN. 18"
2X6	2 1/2"	MIN. 6"	MIN. 18"	MIN. 18"

203 EXTERIOR MONOLITHIC CONCRETE GARAGE WALL TURNDOWN



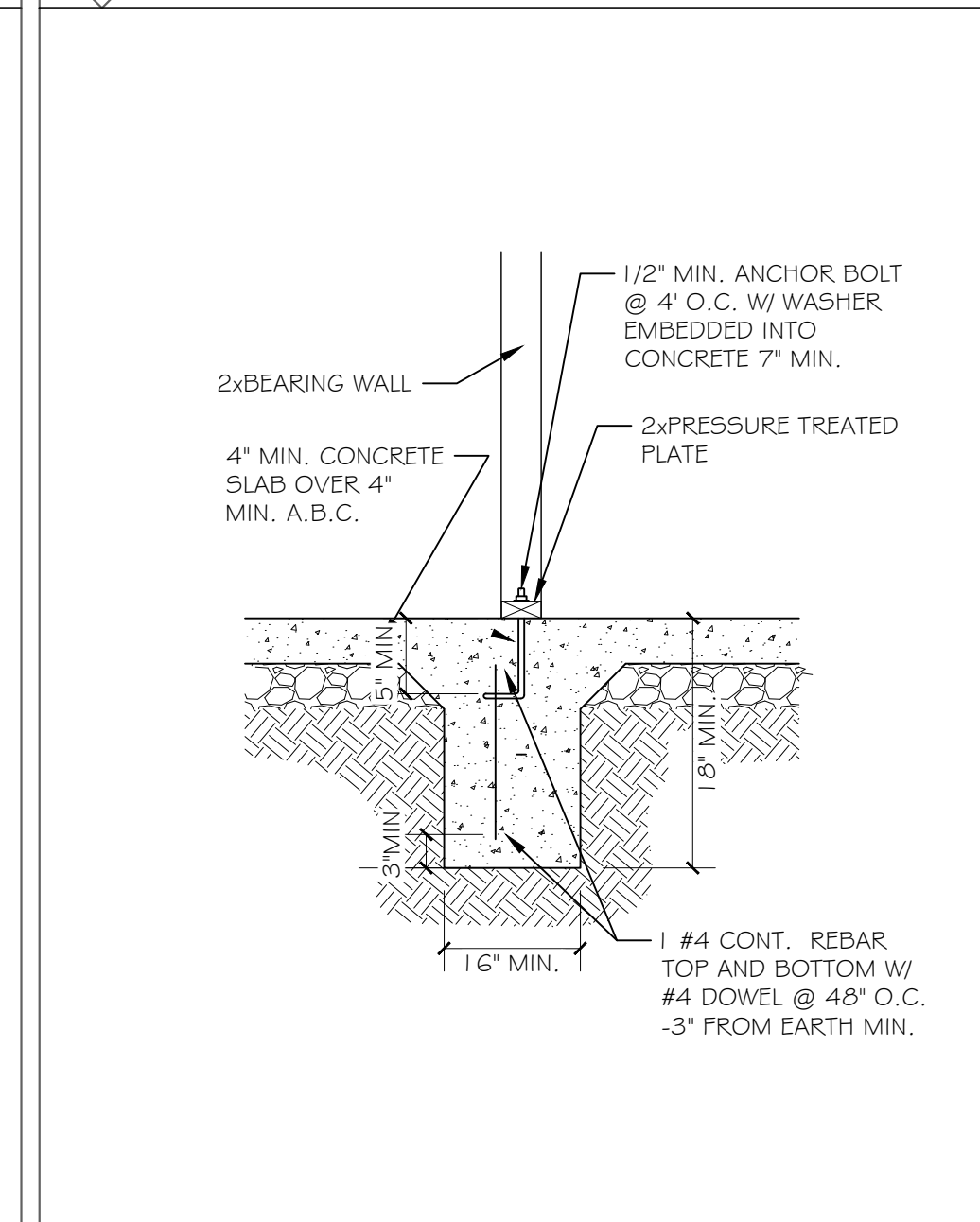
SCALE: 3/8" = 1'-0"

208 CONCRETE TURNDOWN



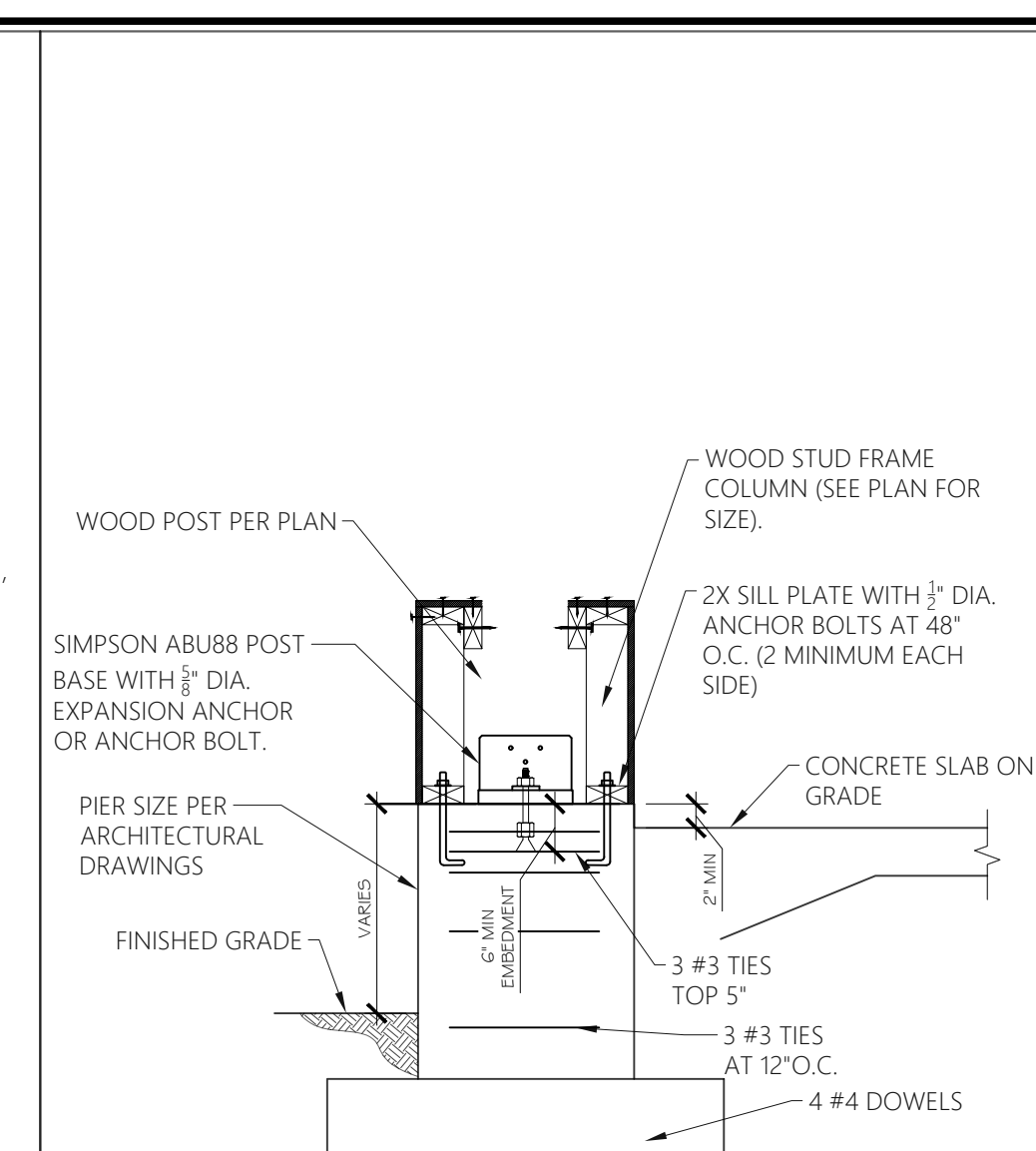
SCALE: 3/4" = 1'-0"

204 EXTERIOR MONOLITHIC CONCRETE TURNDOWN/SLAB



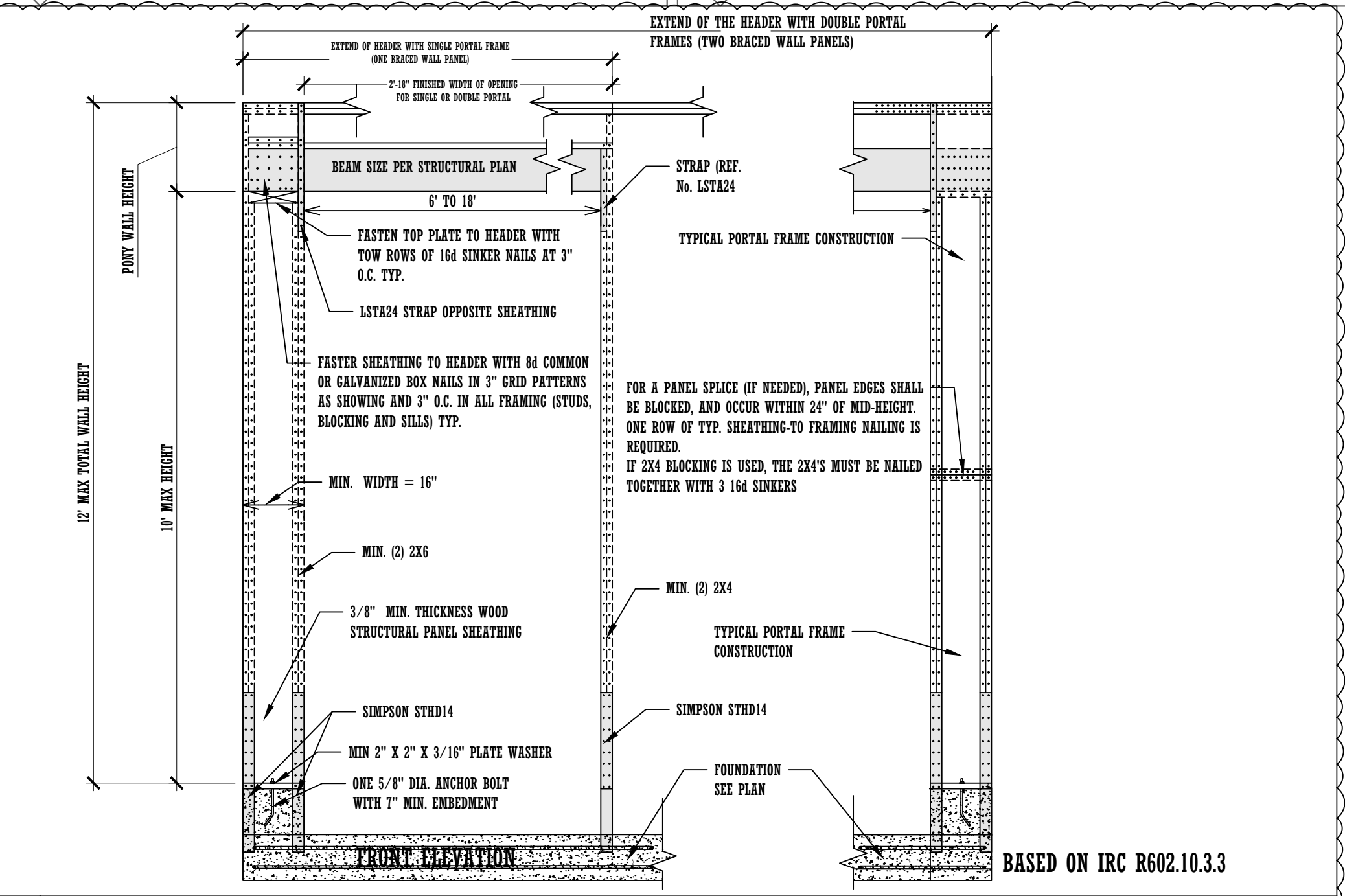
SCALE: 3/4" = 1'-0"

209 INTERIOR SHEAR WALL



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

205 WOOD STUD FRAME COLUMN AT CONCRETE FOOTING



210 PORTAL FRAME BRACING



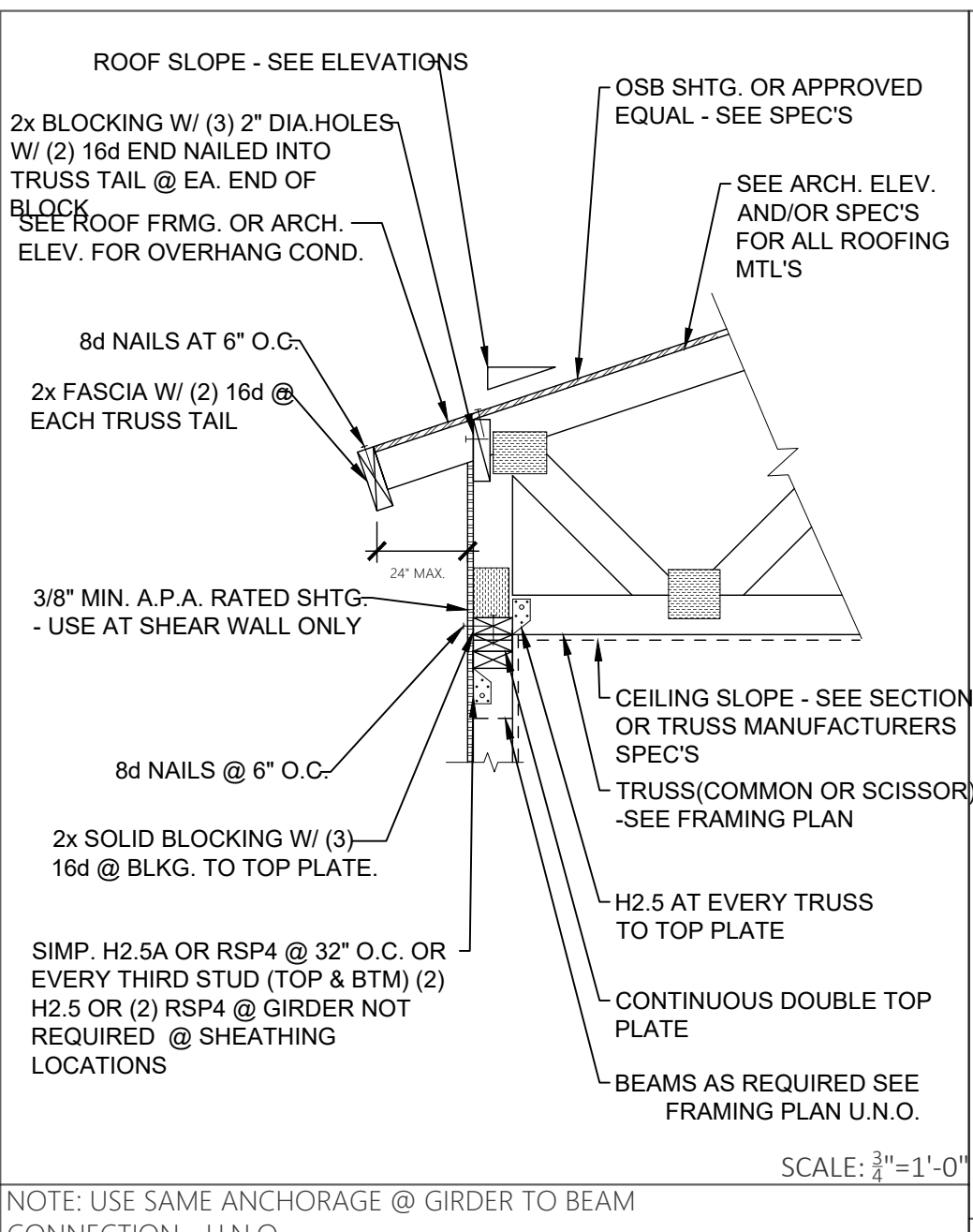
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DATE	04/03/2023
CITY COMMENTS	
NO.	

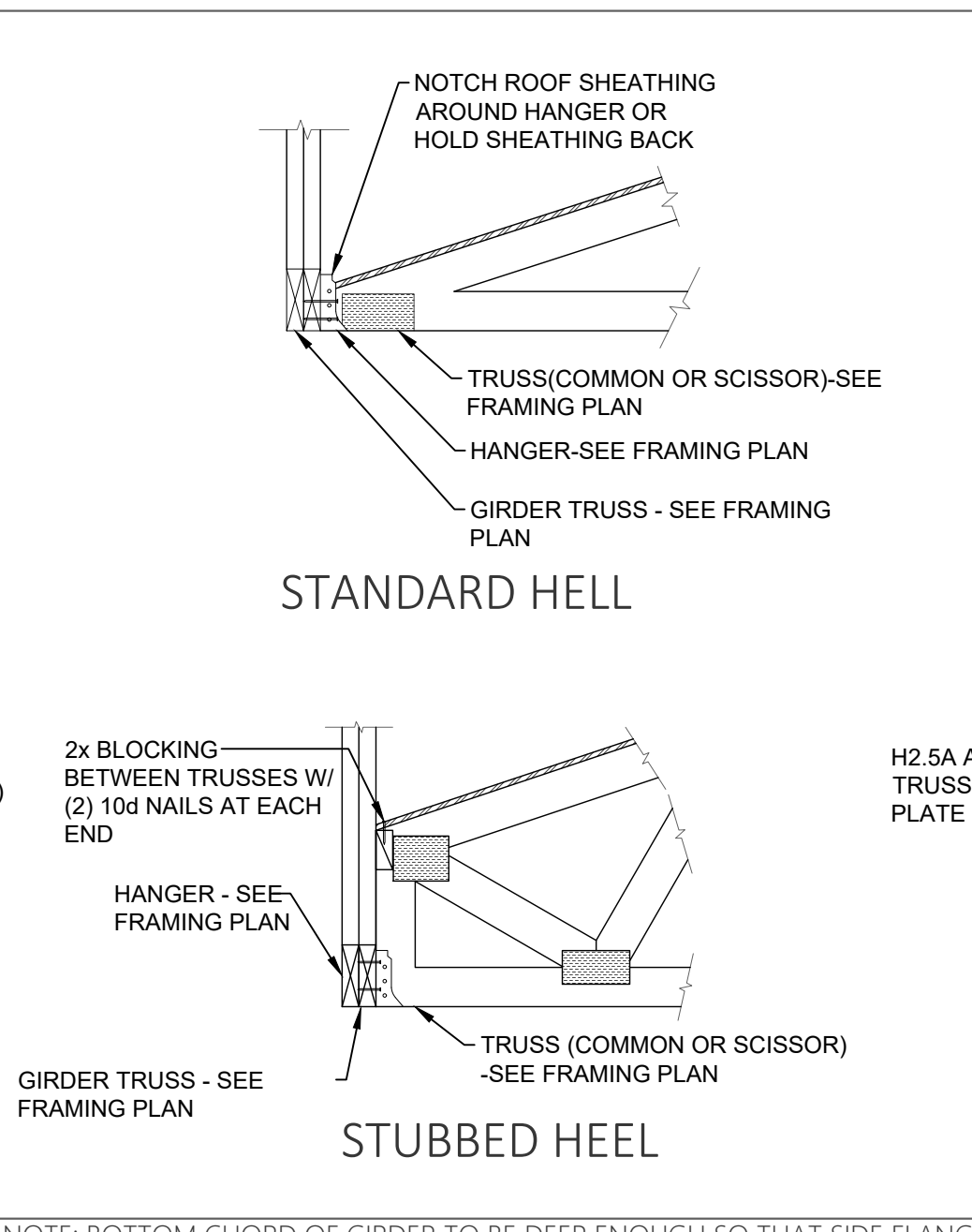
2144 E San Juan Ave
Phoenix, Az 85016

CONTACT:	(623) 853 3751
DRAWN BY:	Andres Chavez
CHECKED BY:	ARQM LLC
DATE:	7/20/2023
SCALE:	PER PLAN
SHEET:	SD1

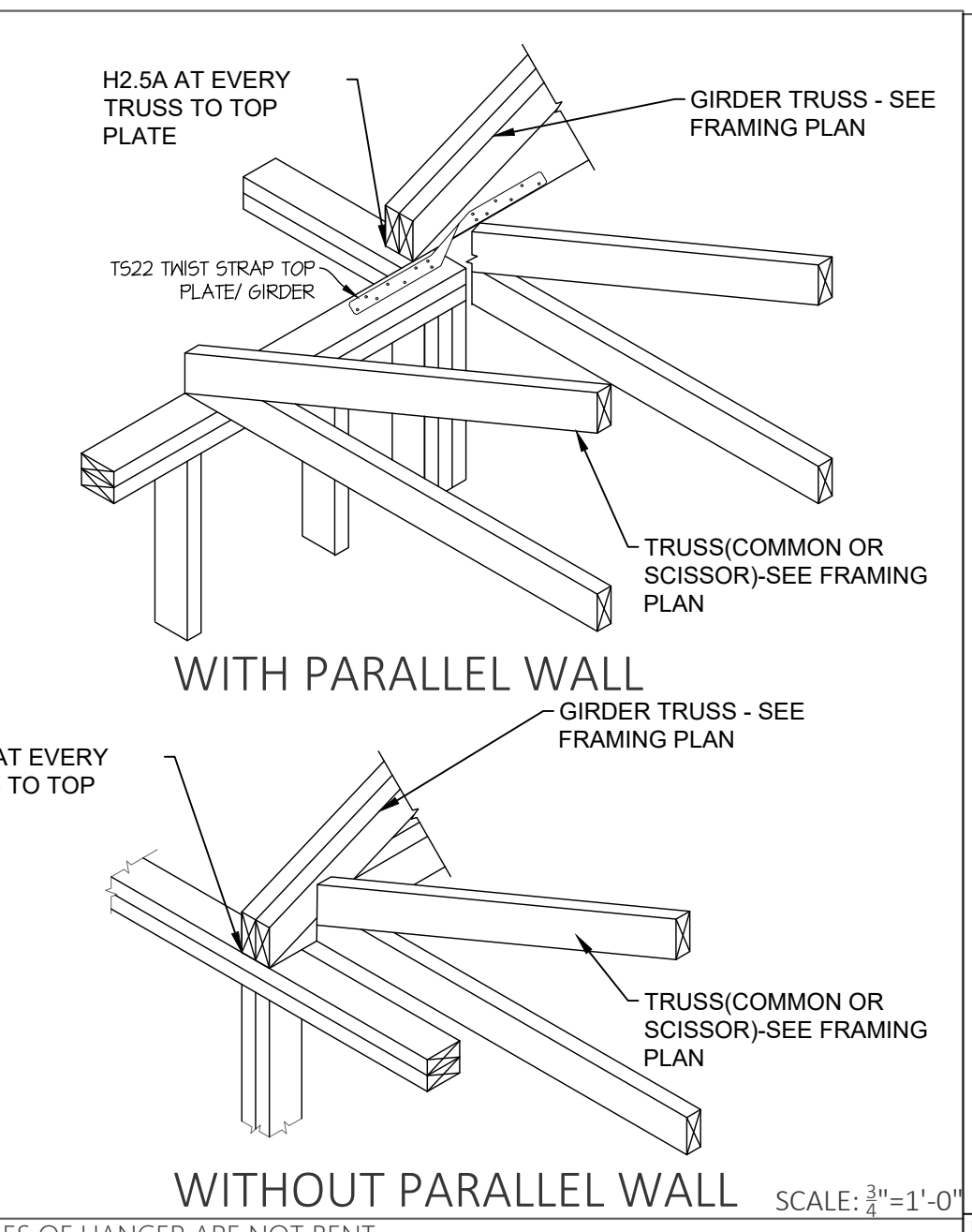
FOUNDATION DETAILS
SCALE: 3/4" = 1'-0"



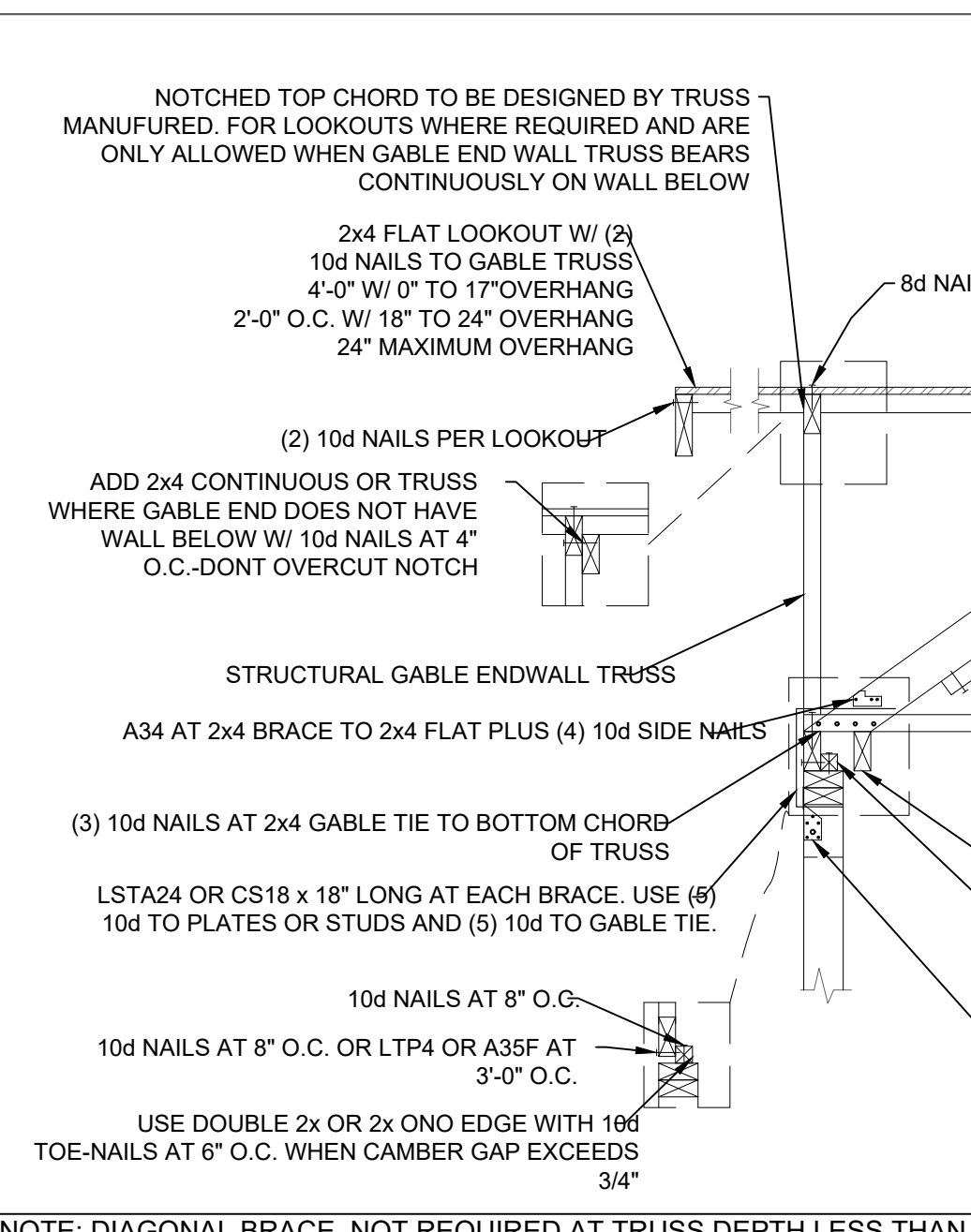
401 STUBBED TRUSS @ WALL (@BEAM SIM) SCALE: 3/4" = 1'-0"



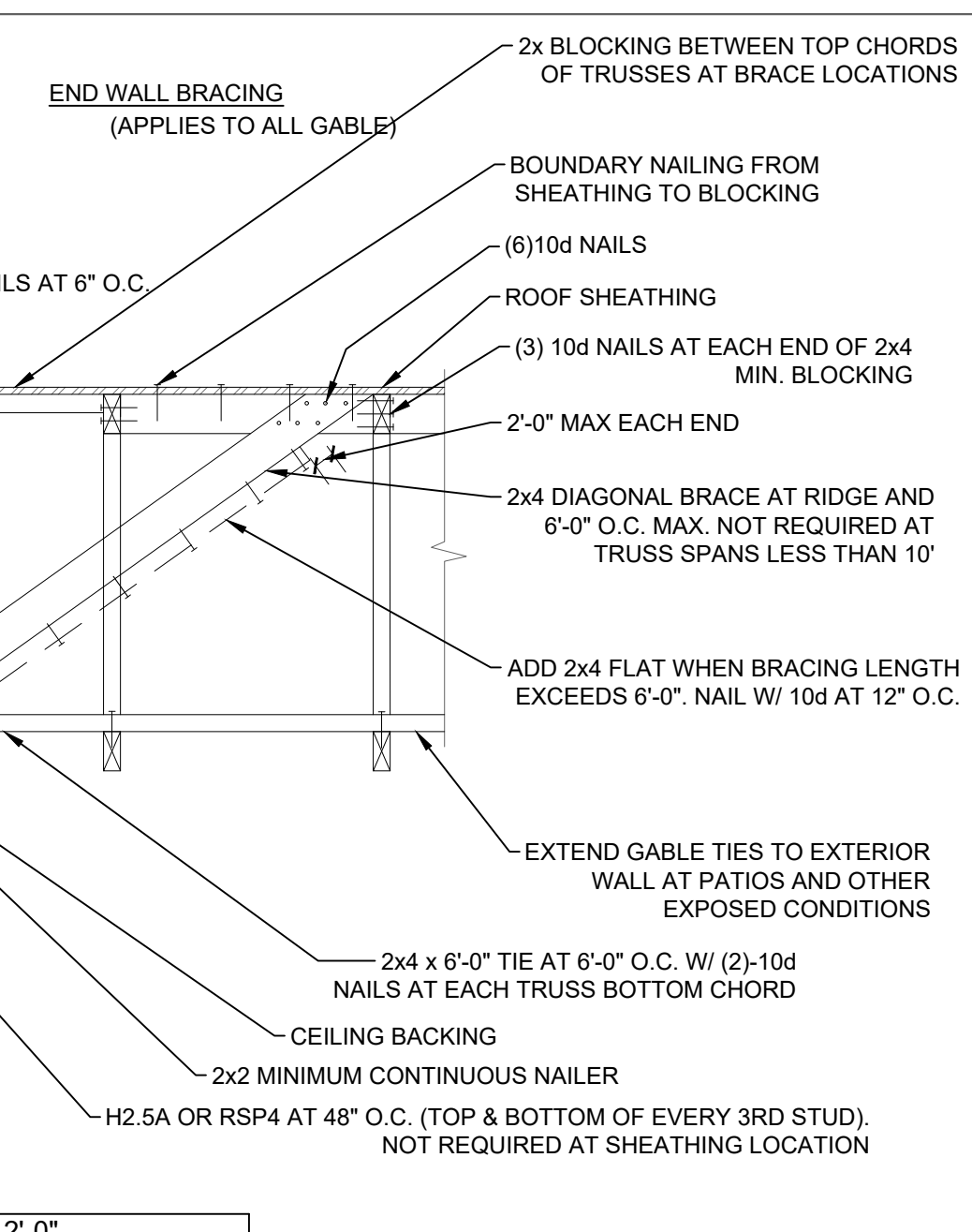
402 TRUSS AT GIRDER TRUSS SCALE: 3/4" = 1'-0"



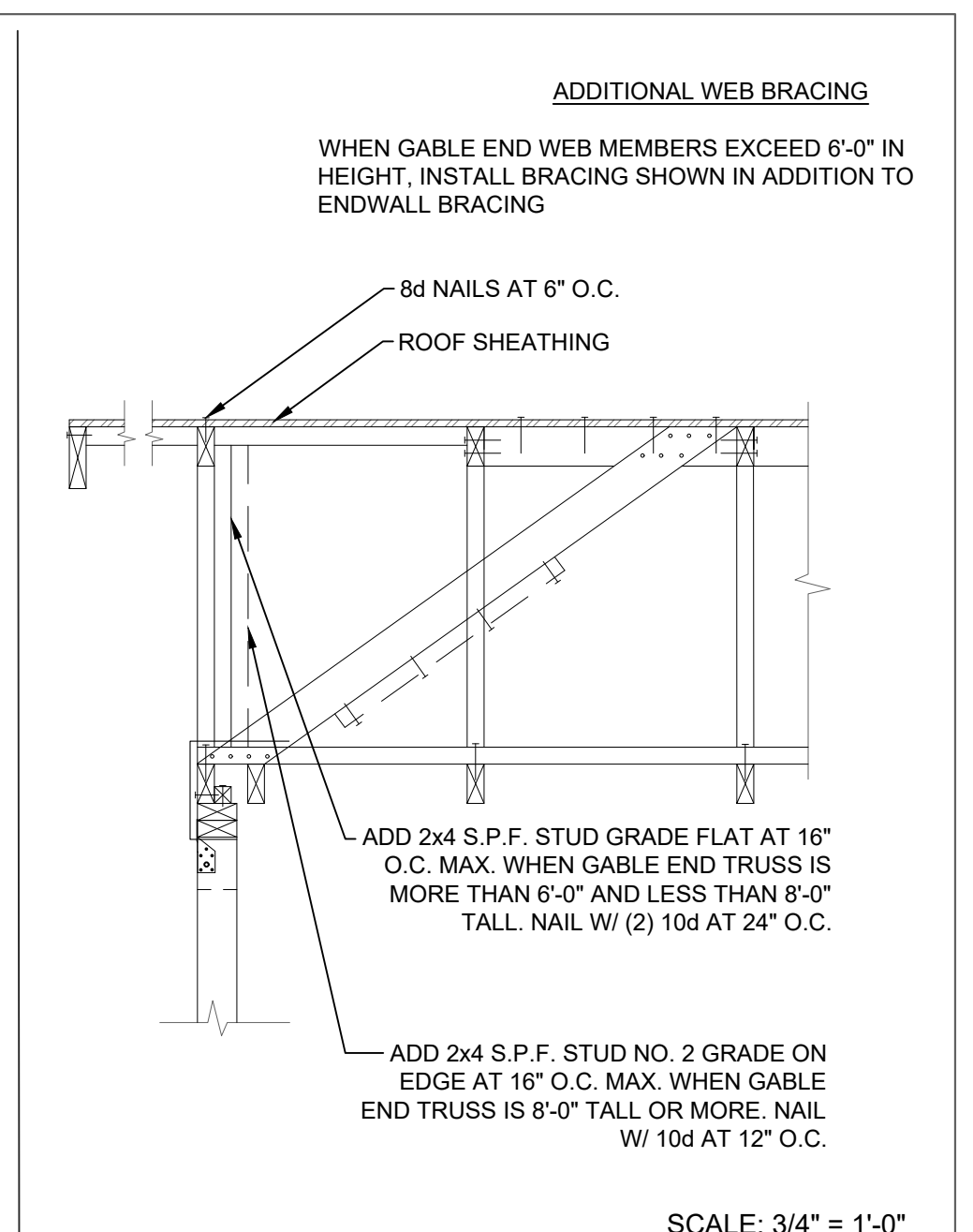
403 GABLE END WALL TRUSS BRACING SCALE: 3/4" = 1'-0"



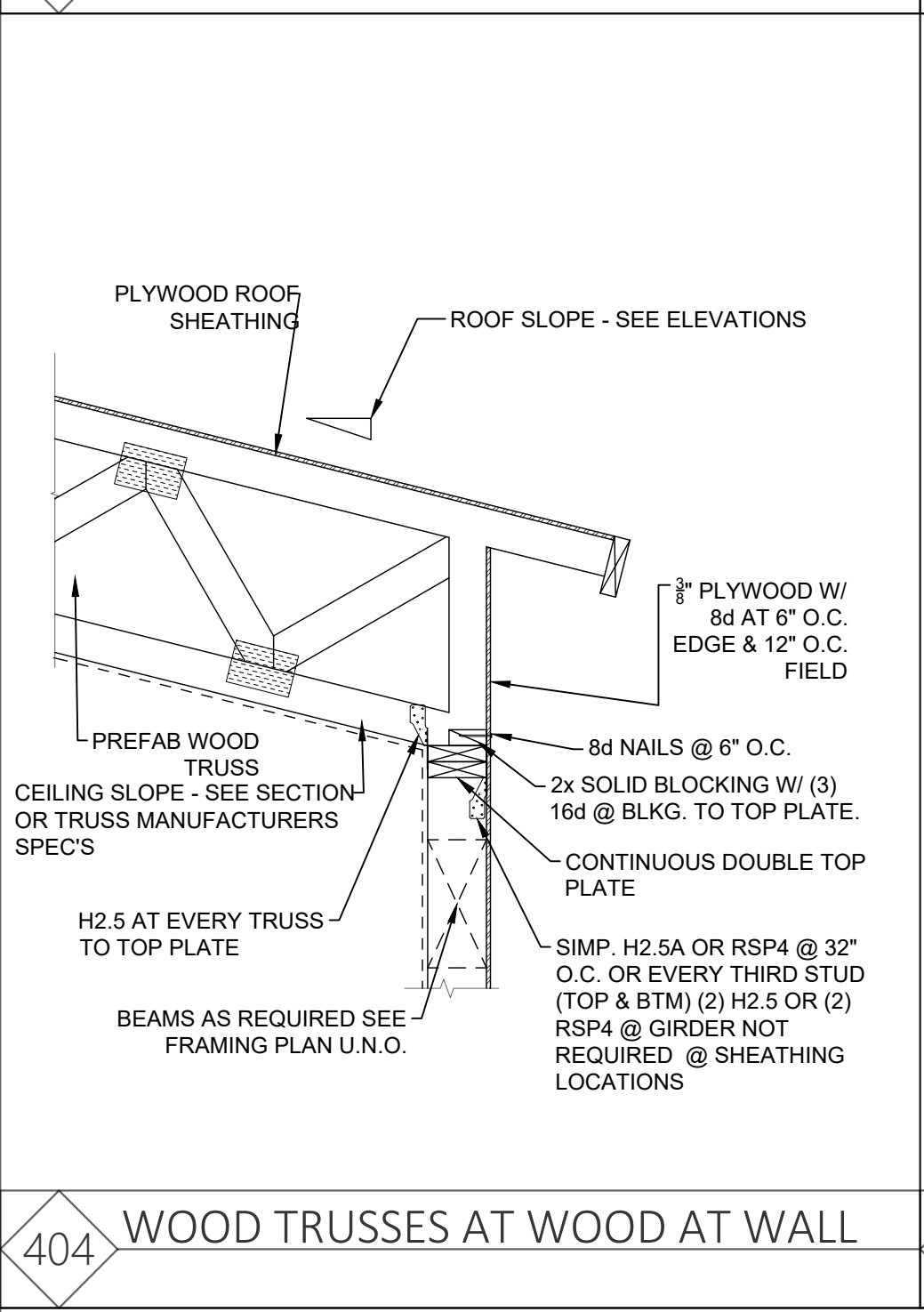
404 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



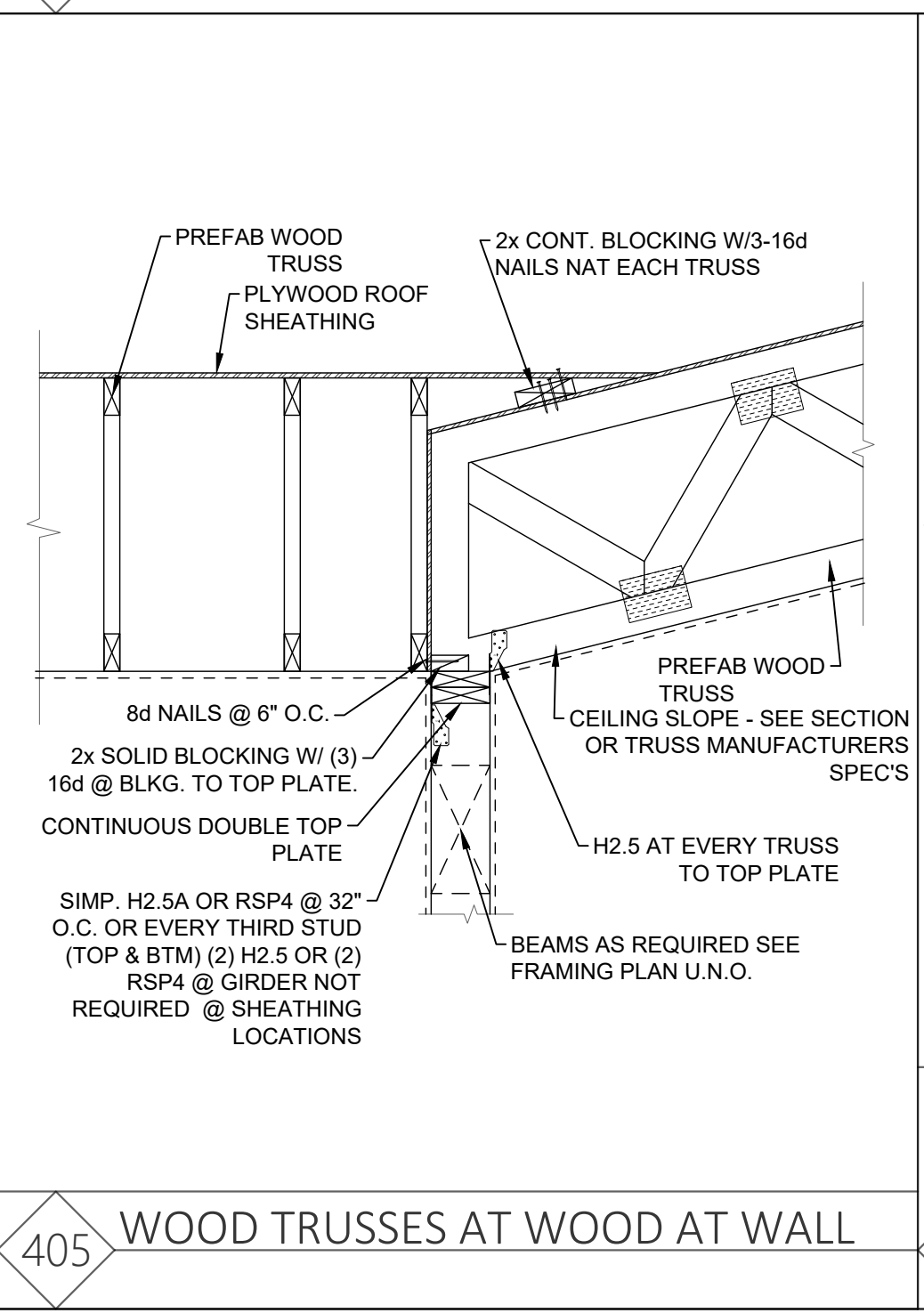
405 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



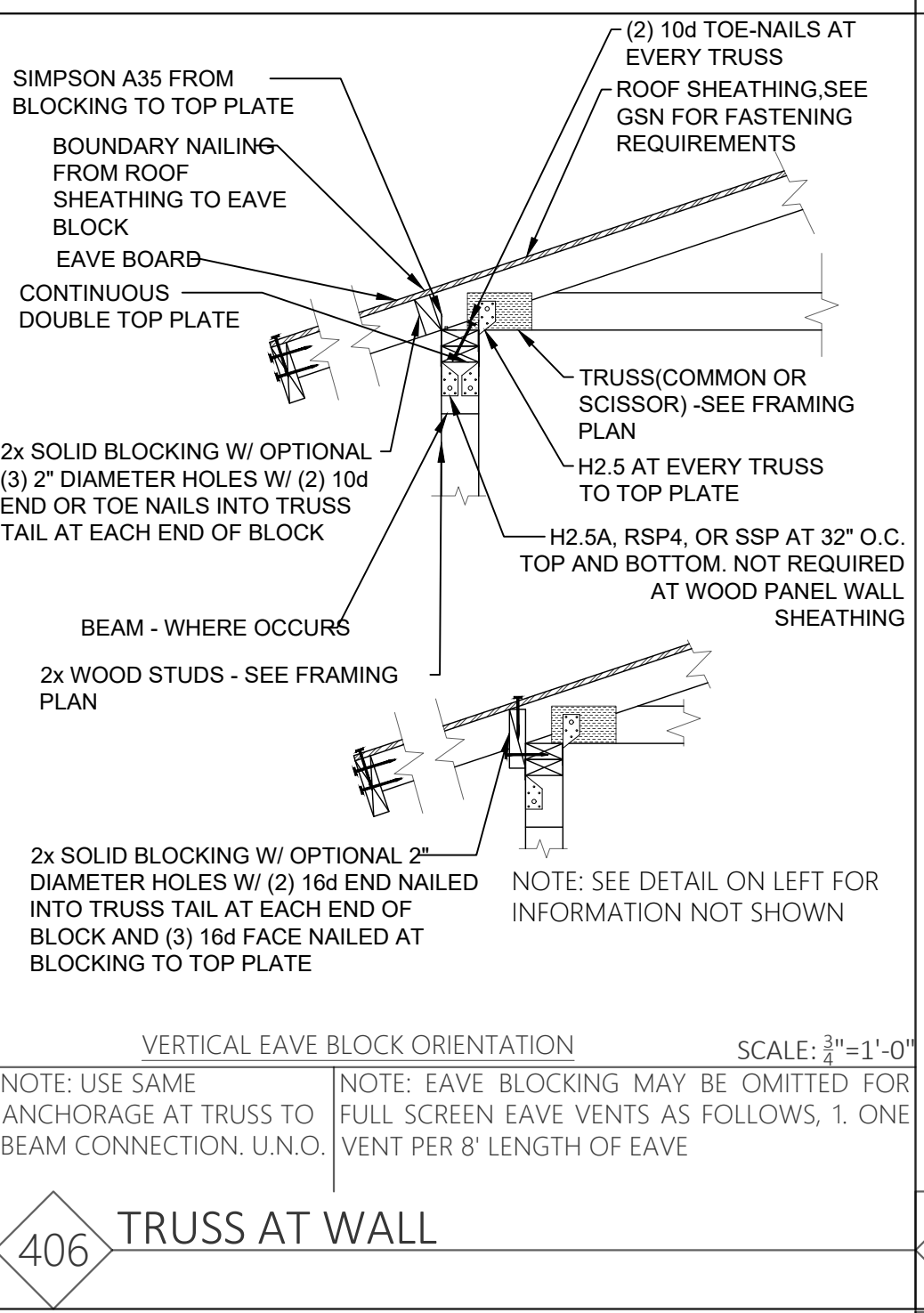
406 TRUSS AT WALL SCALE: 3/4" = 1'-0"



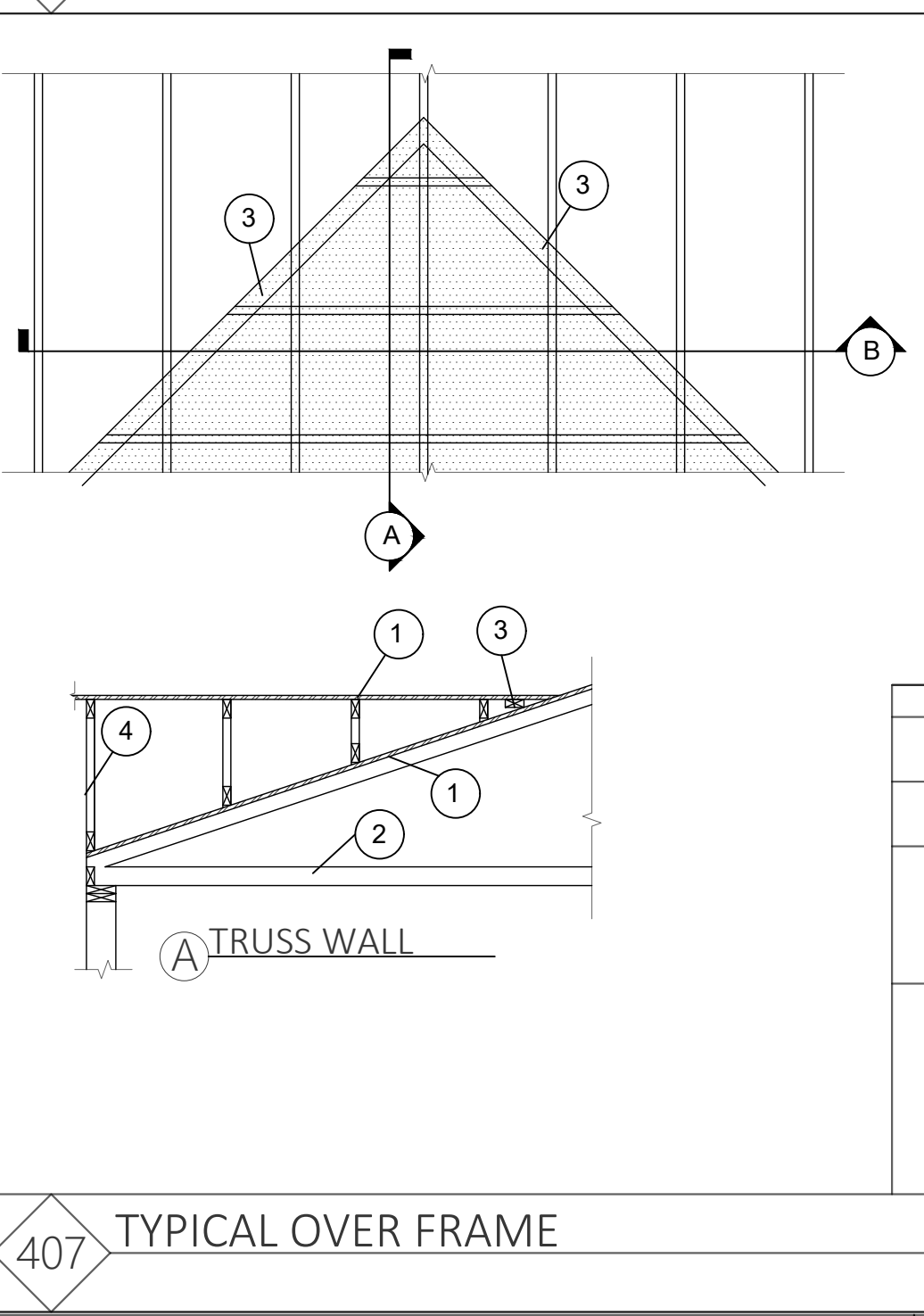
407 TYPICAL OVER FRAME SCALE: N/A



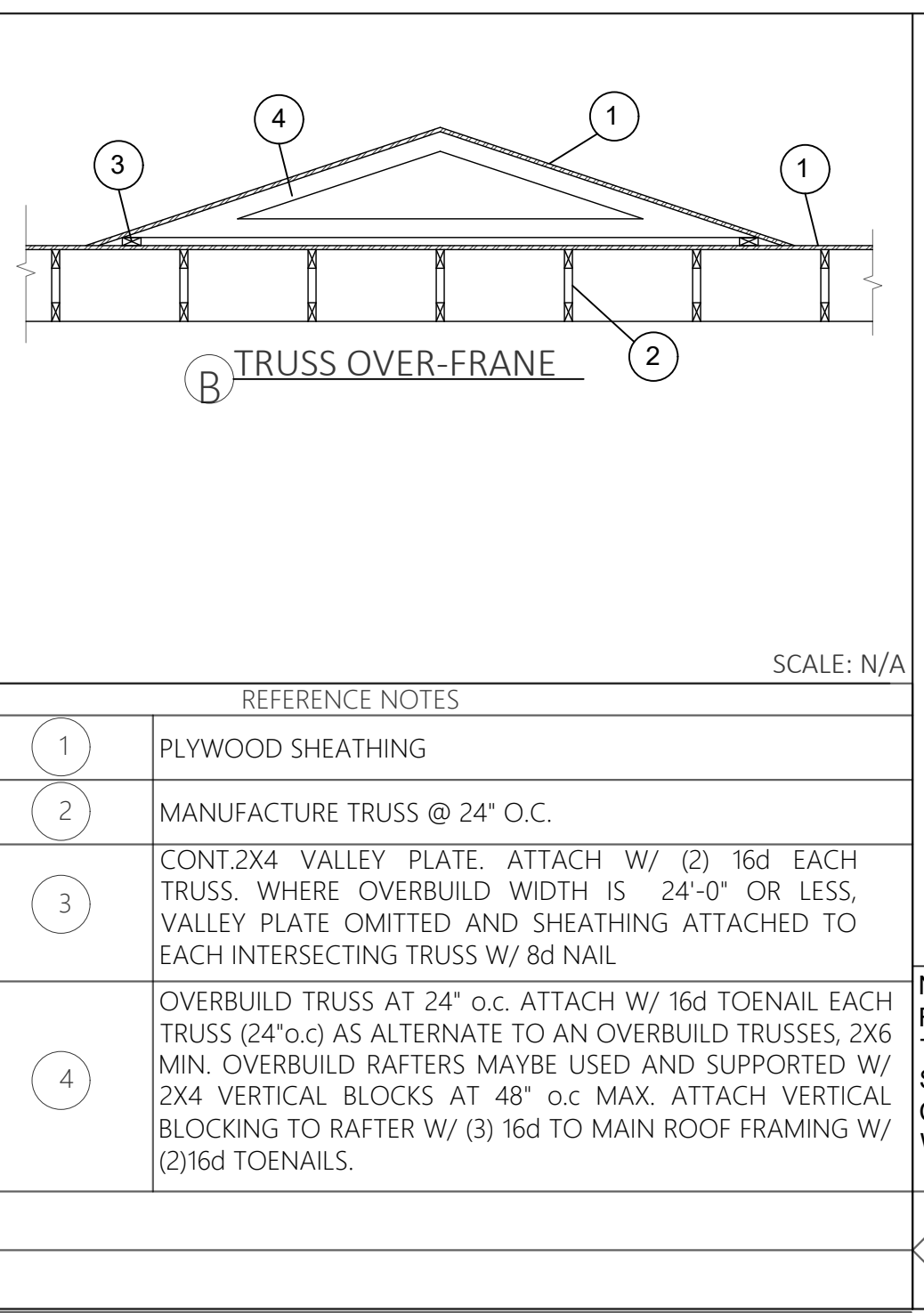
408 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



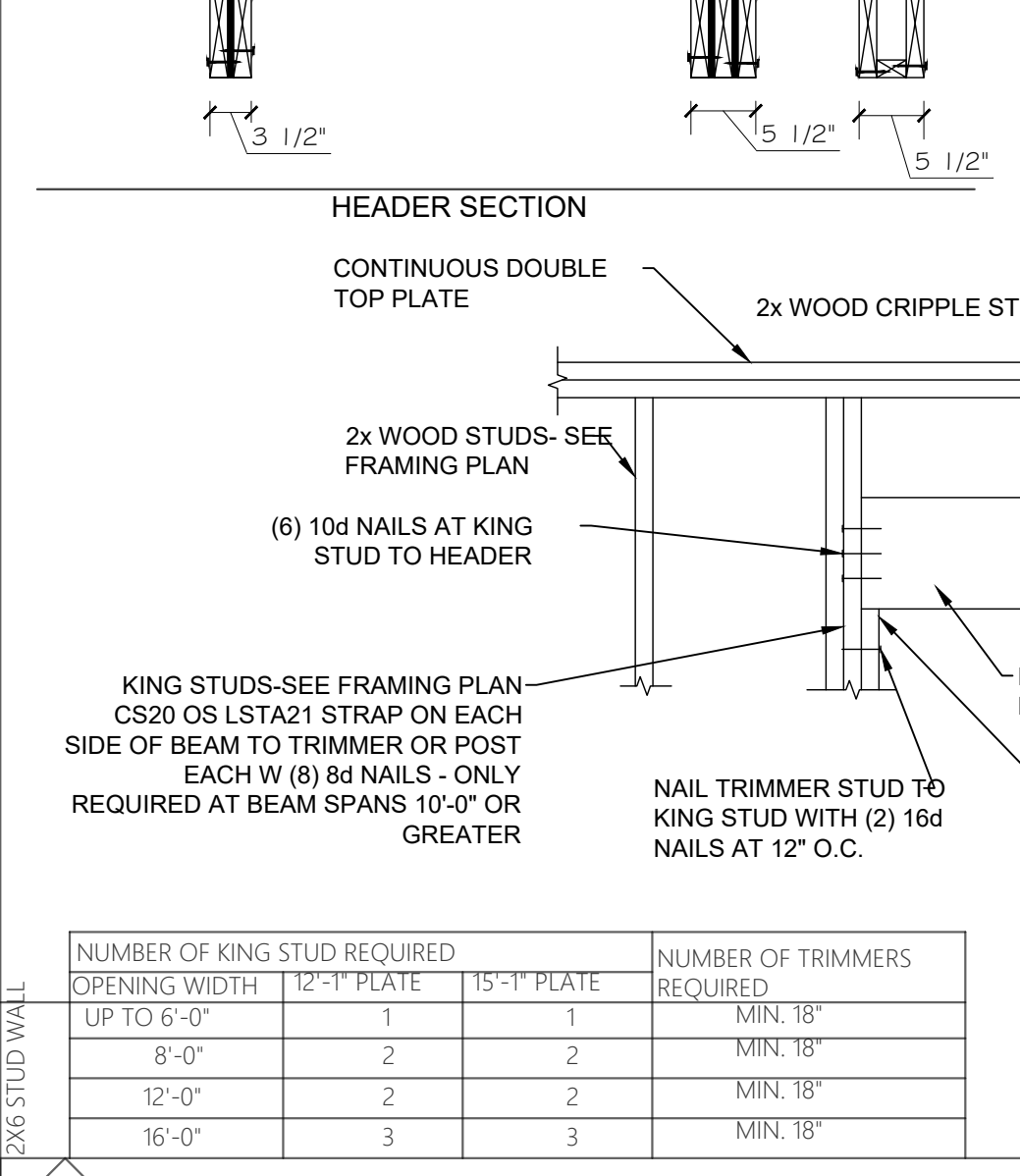
409 WOOD JOIST AT WOOD BEAM SCALE: 3/4" = 1'-0"



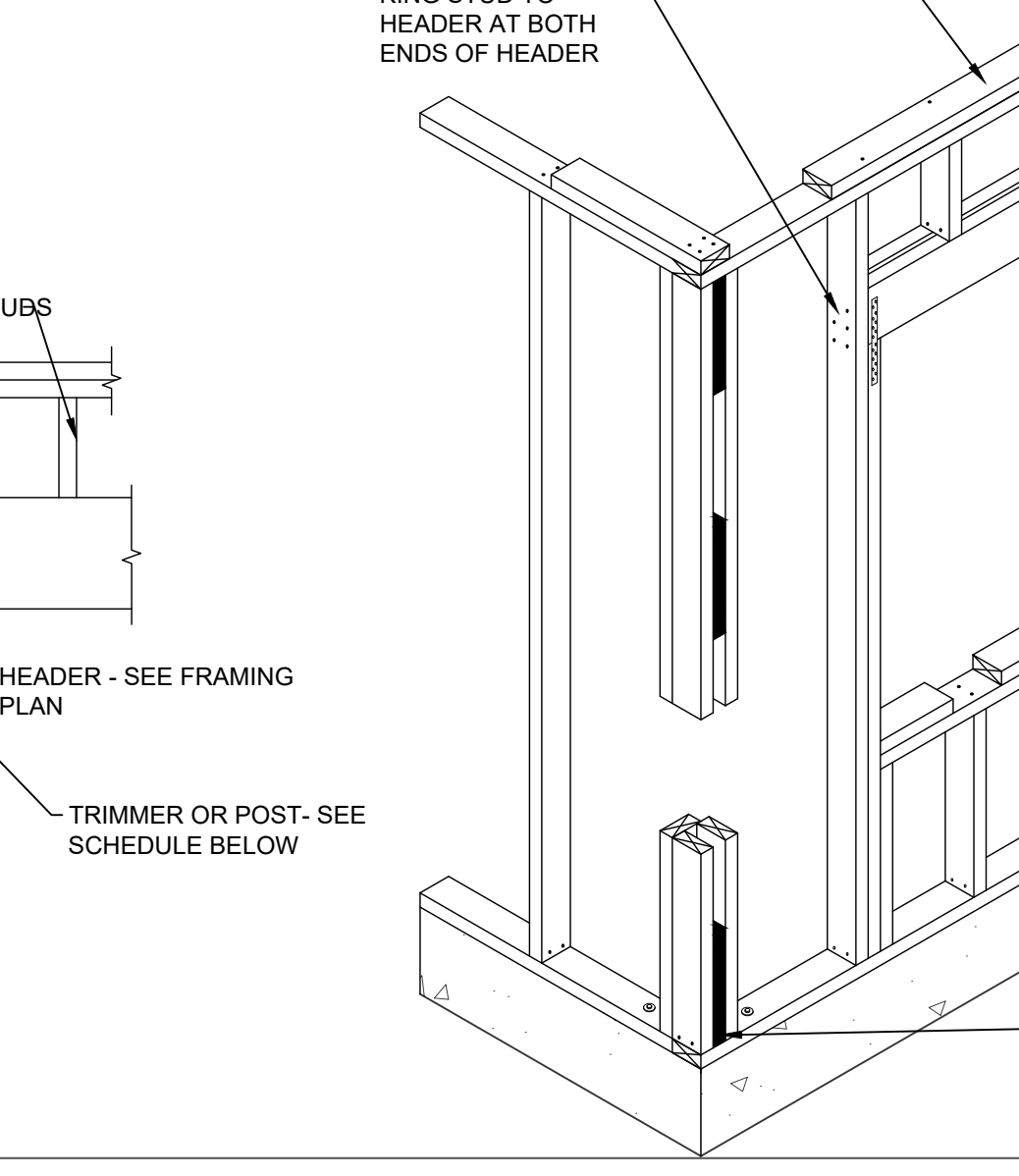
410 WOOD BEAM AT WOOD POST SCALE: 3/4" = 1'-0"



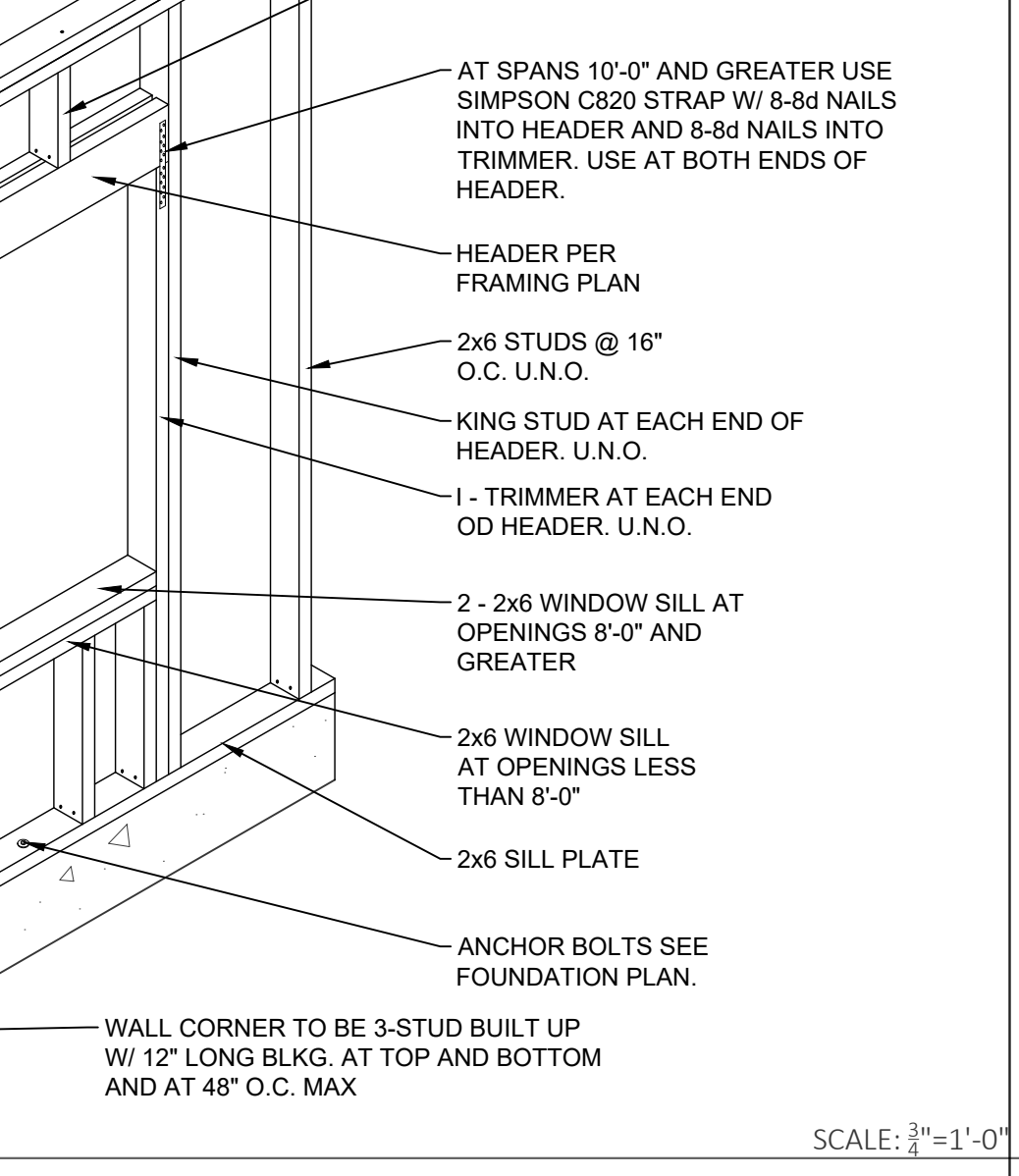
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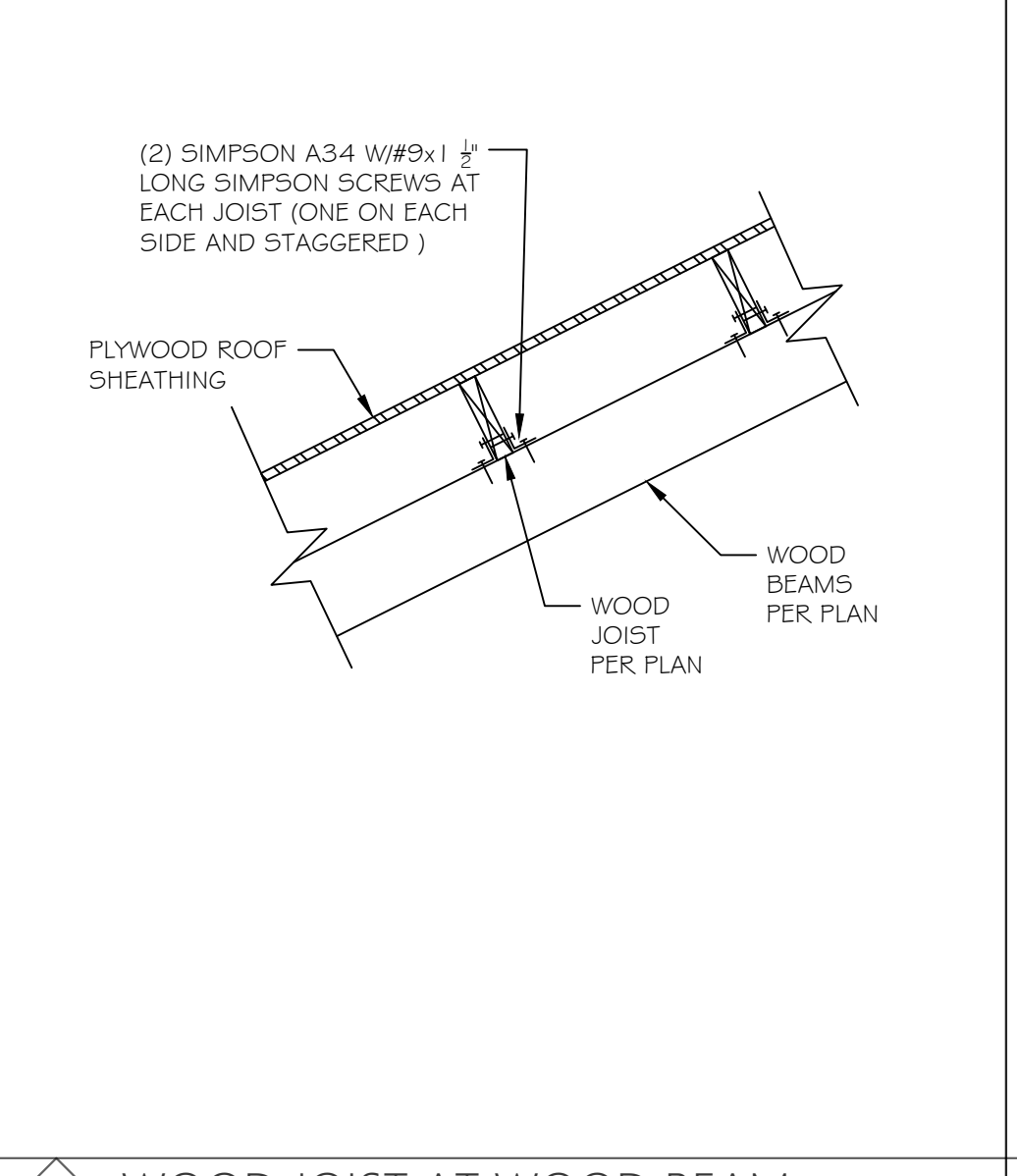
401 STUBBED TRUSS @ WALL (@BEAM SIM) SCALE: 3/4" = 1'-0"



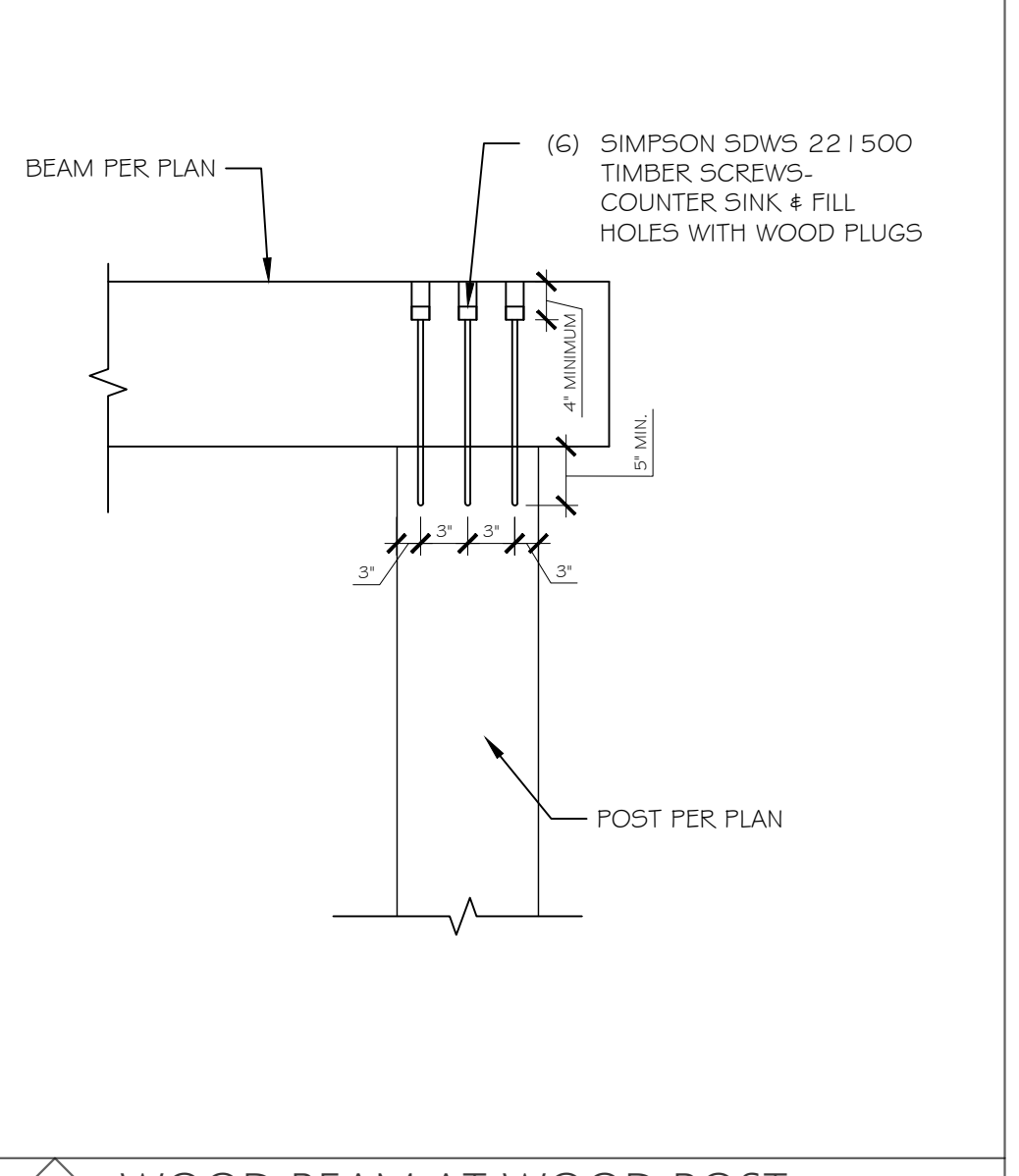
402 TRUSS AT GIRDER TRUSS SCALE: 3/4" = 1'-0"



403 GABLE END WALL TRUSS BRACING SCALE: 3/4" = 1'-0"



404 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"




405 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



406 TRUSS AT WALL SCALE: 3/4" = 1'-0"

NUMBER OF KING STUD REQUIRED	12"-1\"/>		
UP TO 6'-0"	1	1	MIN. 18"
8'-0"	2	2	MIN. 18"
12'-0"	2	2	MIN. 18"
16'-0"	3	3	MIN. 18"

401 TYPICAL WINDOW OR DOOR HEADER SCALE: 3/4" = 1'-0"



ARQM LLC

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DATE: 04/03/2023

CITY COMMENTS

2144 E San Juan Ave
Phoenix, Az 85016

CONTACT:
☎ (623) 853 3751

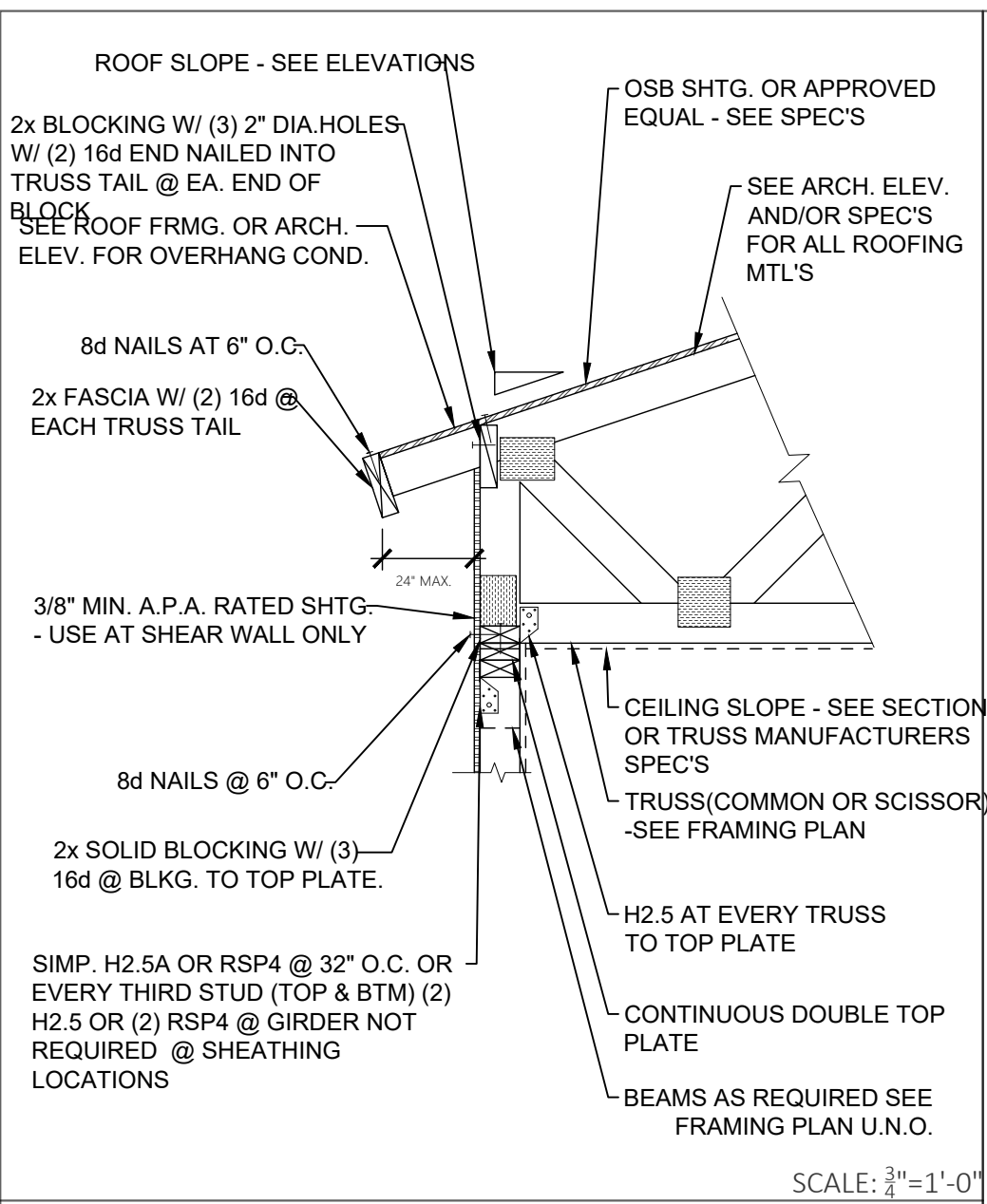
DRAWN BY:
Andres Chavez

CHECKED BY:
ARQM LLC

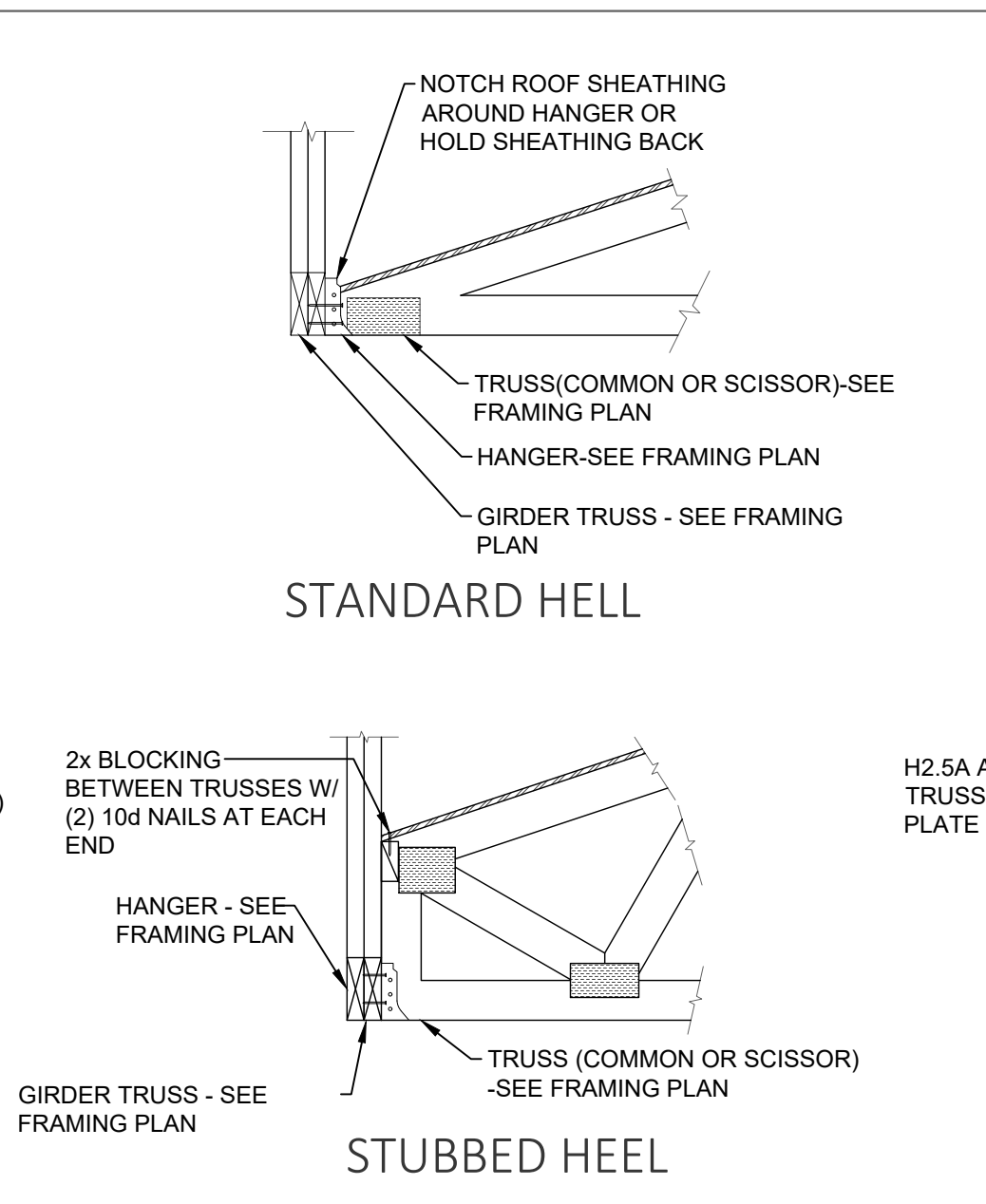
DATE:
7/20/2023

SCALE:
PER PLAN

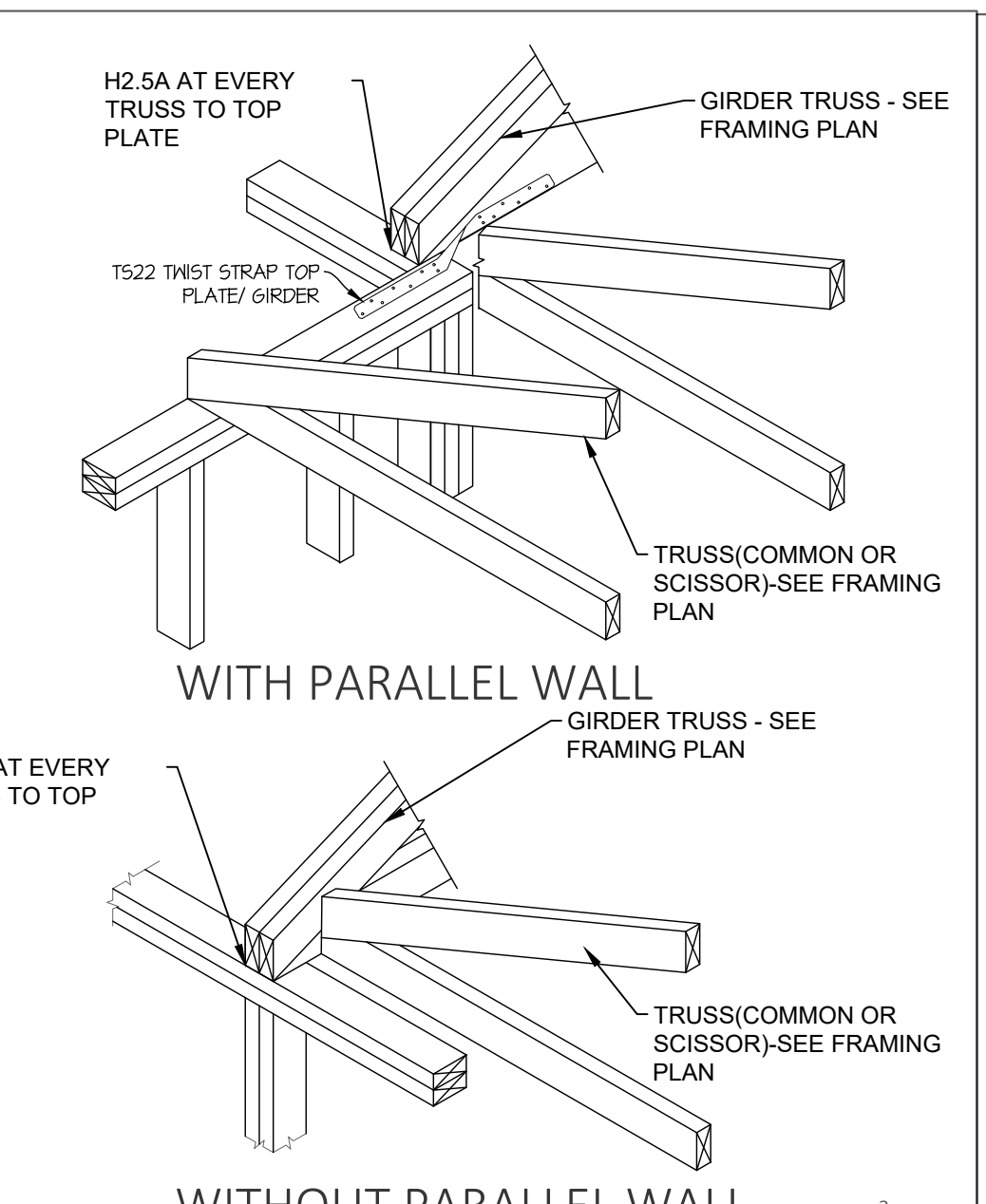
SHEET:
SD2



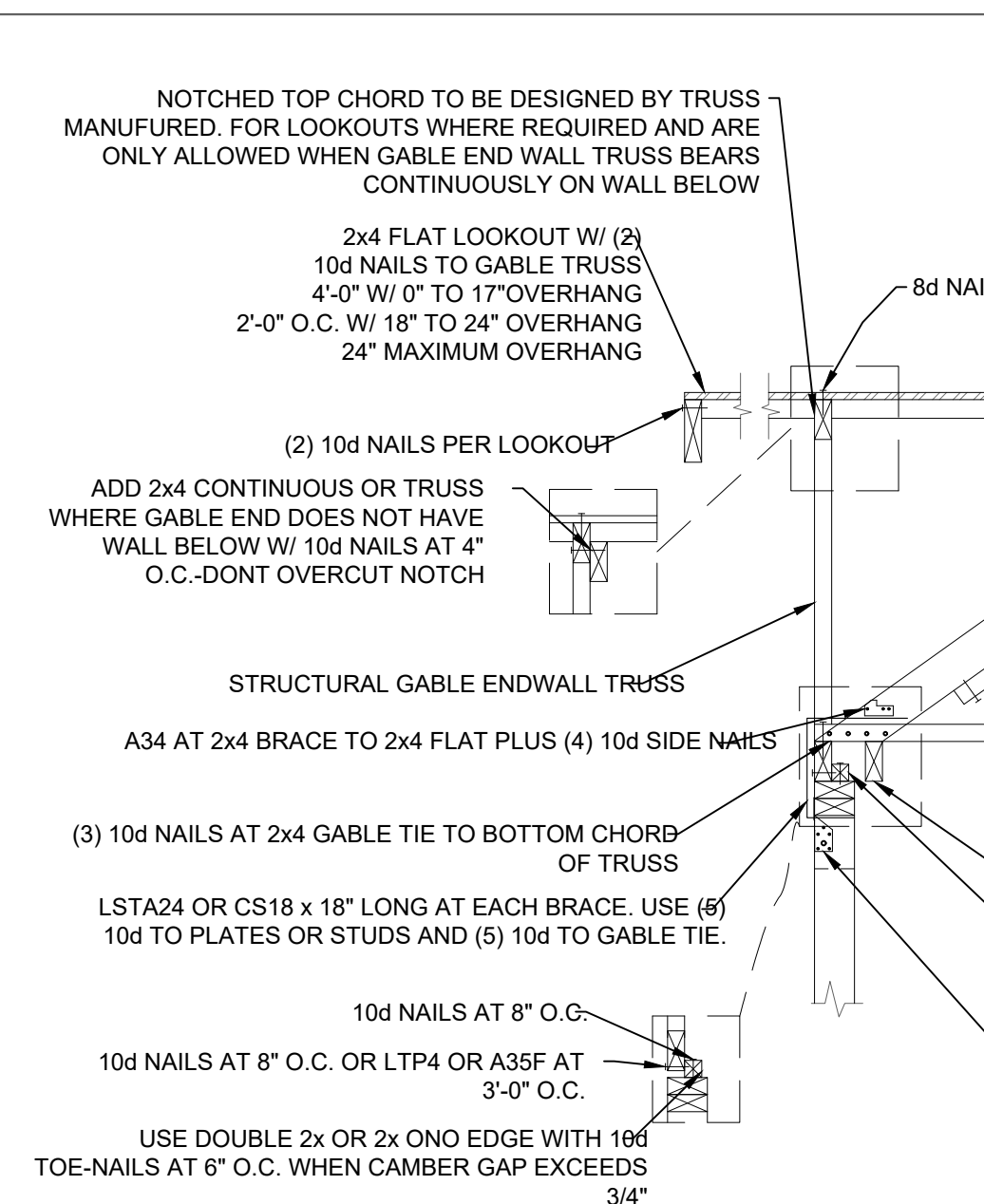
401 STUBBED TRUSS @ WALL (@BEAM SIM) SCALE: 3/4" = 1'-0"



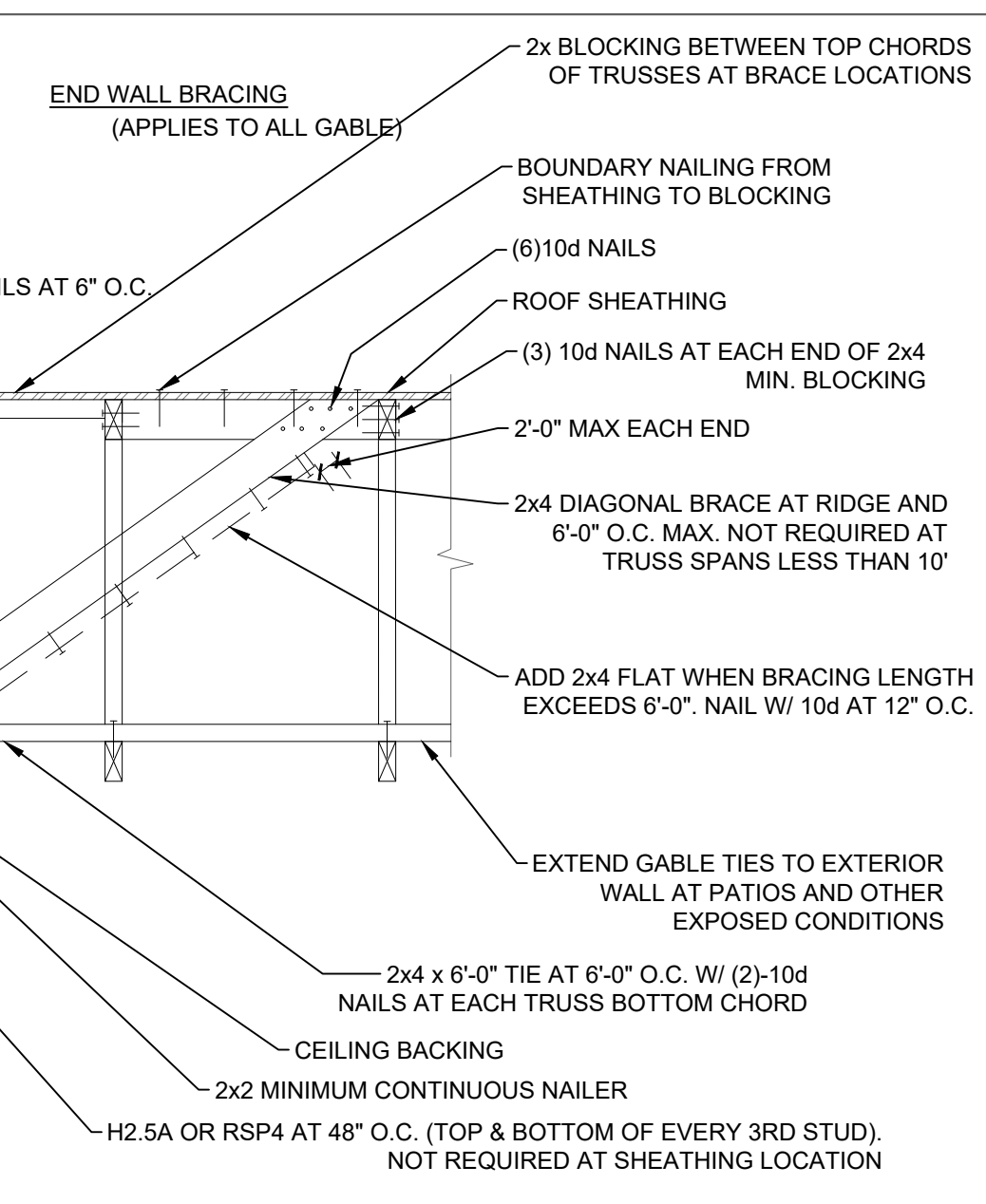
402 TRUSS AT GIRDER TRUSS SCALE: 3/4" = 1'-0"



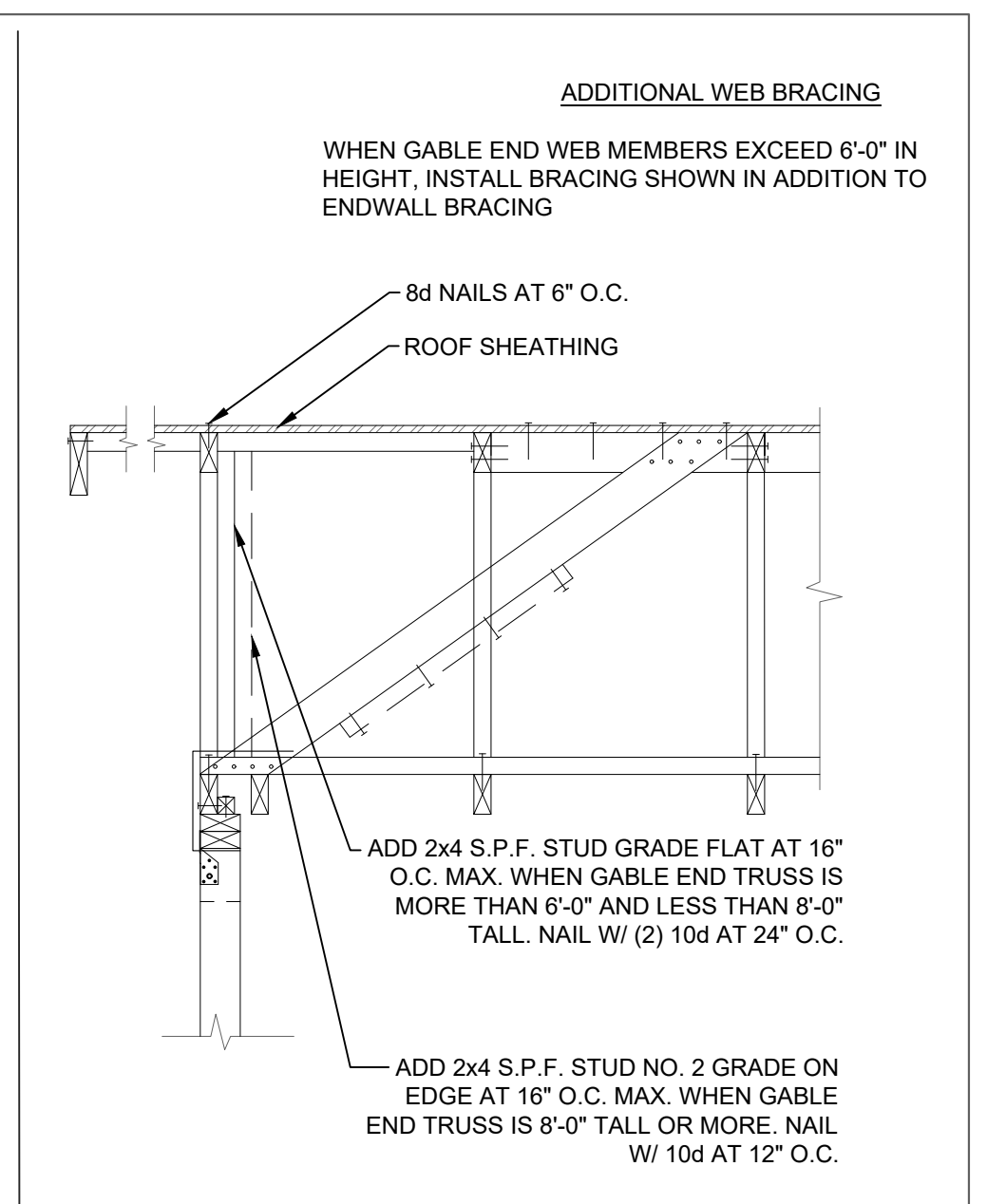
403 GABLE END WALL TRUSS BRACING SCALE: 3/4" = 1'-0"



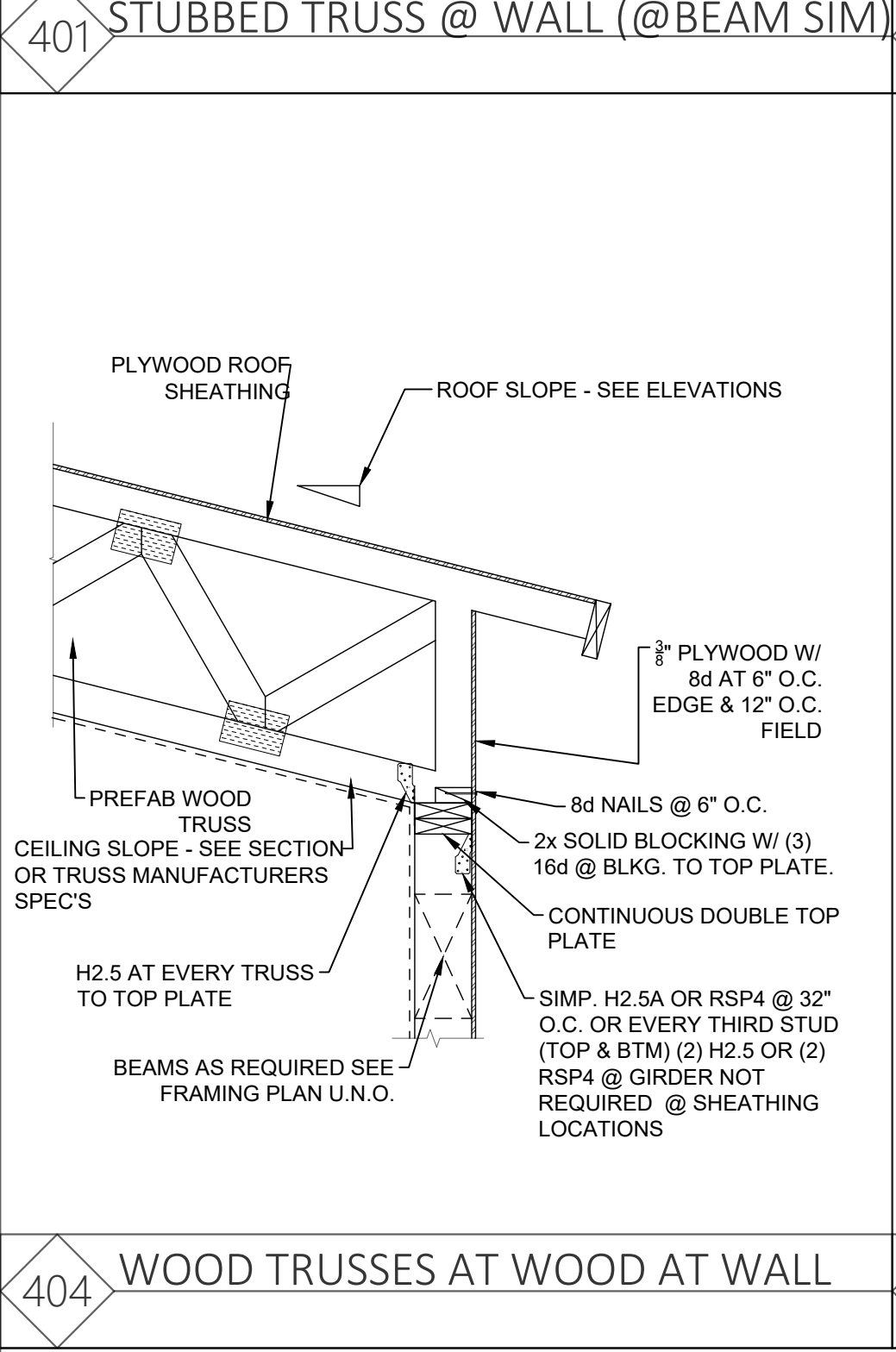
404 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



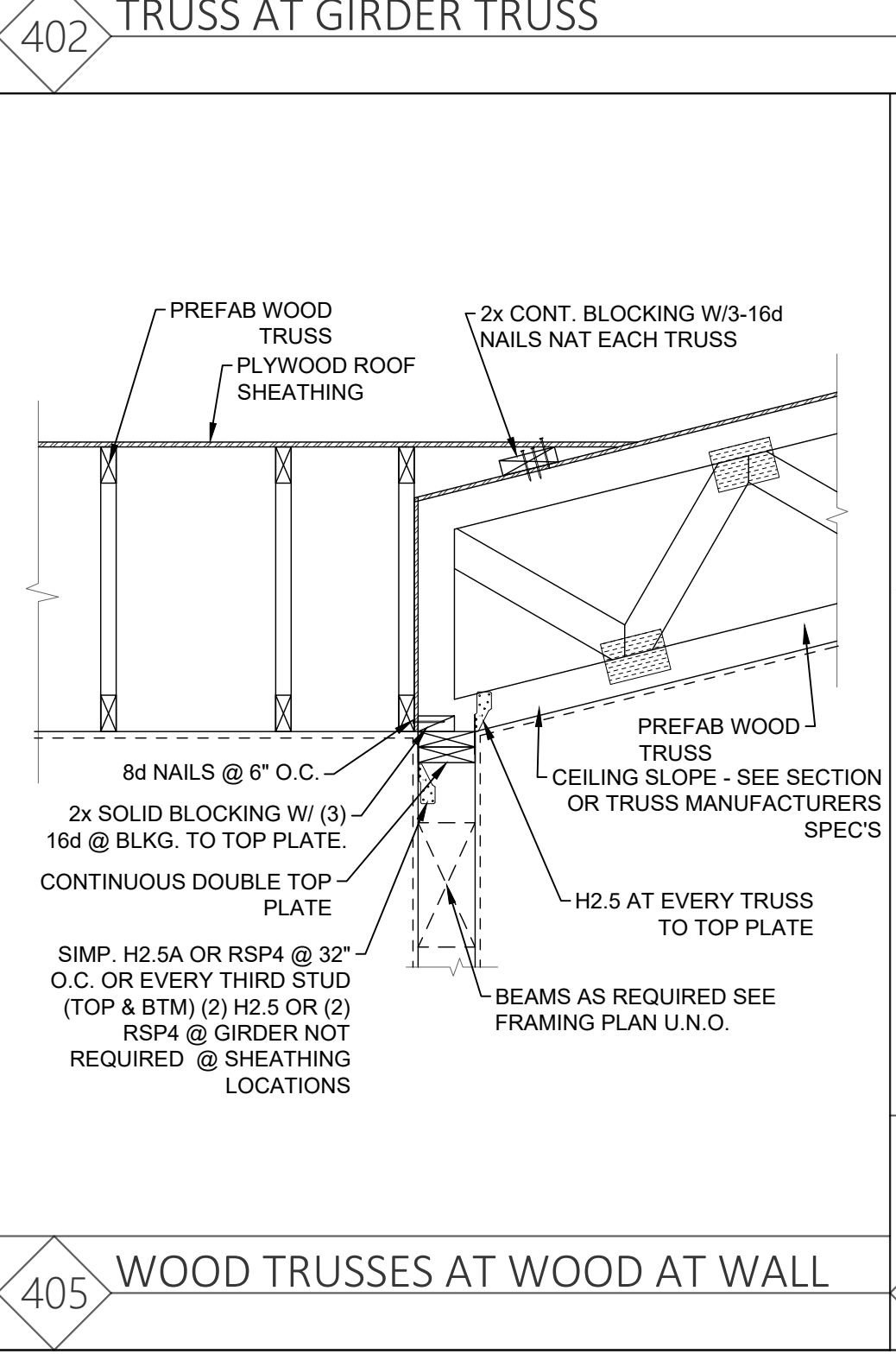
405 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



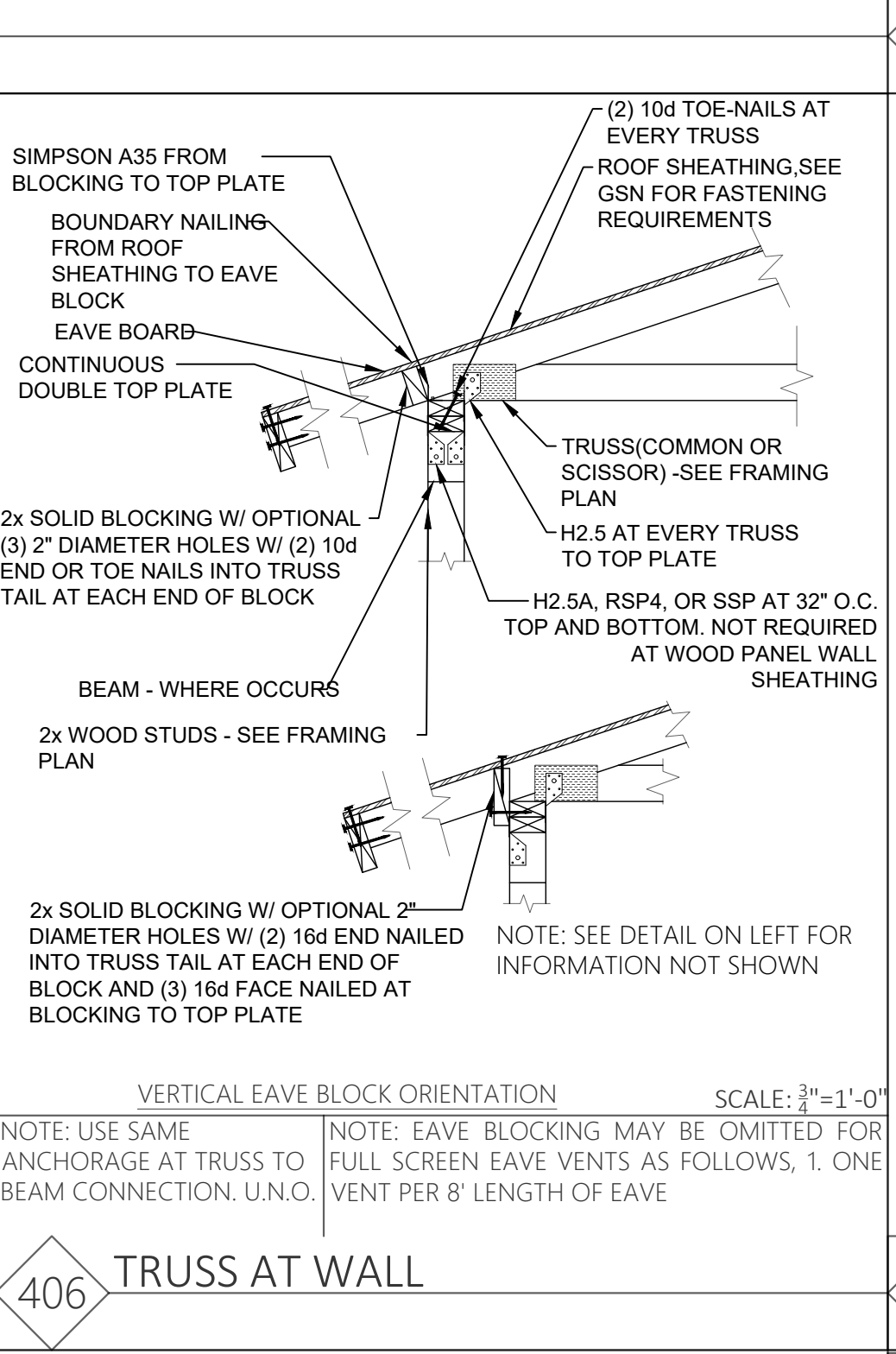
406 TRUSS AT WALL SCALE: 3/4" = 1'-0"



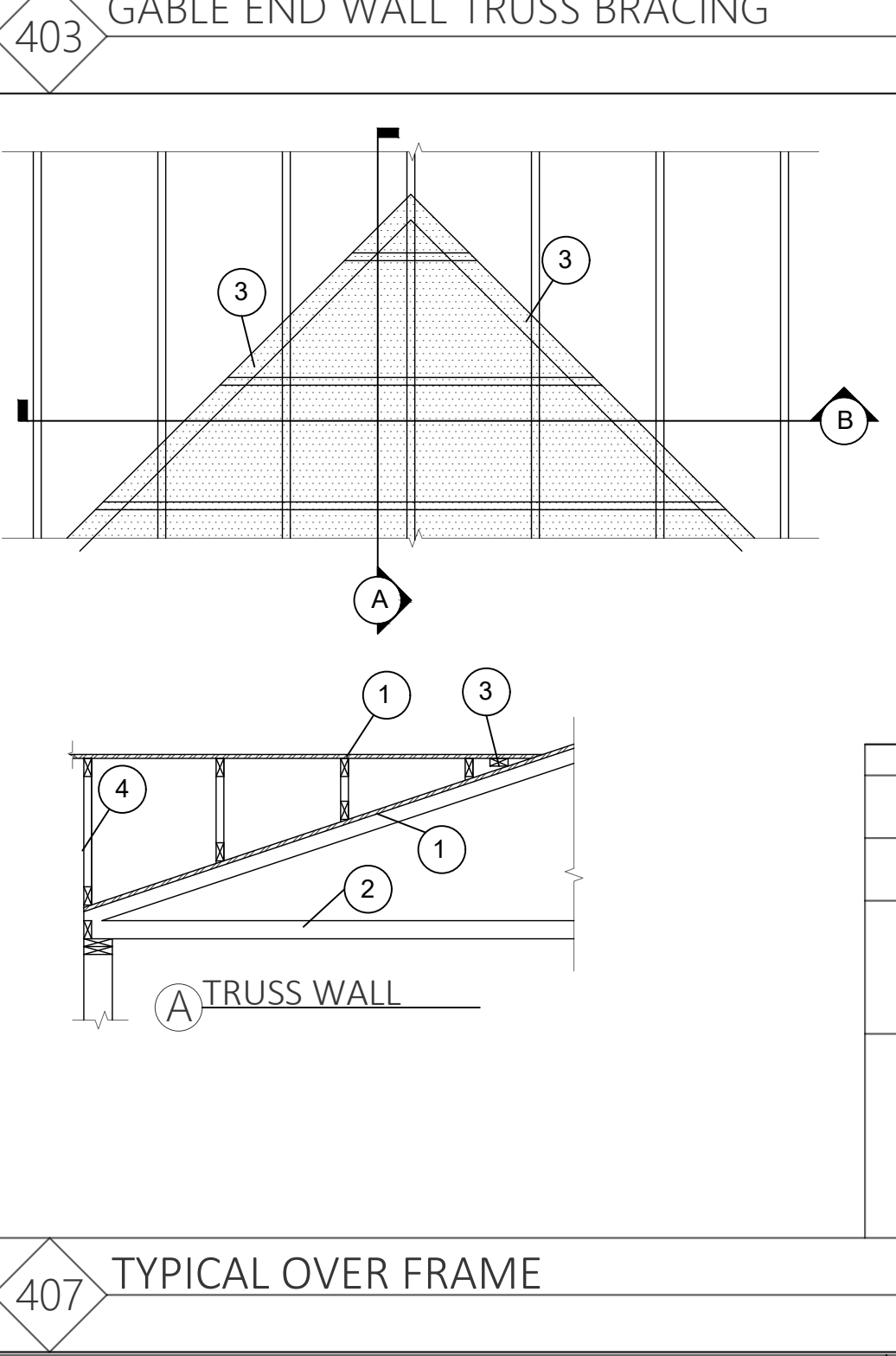
407 TYPICAL OVER FRAME SCALE: N/A



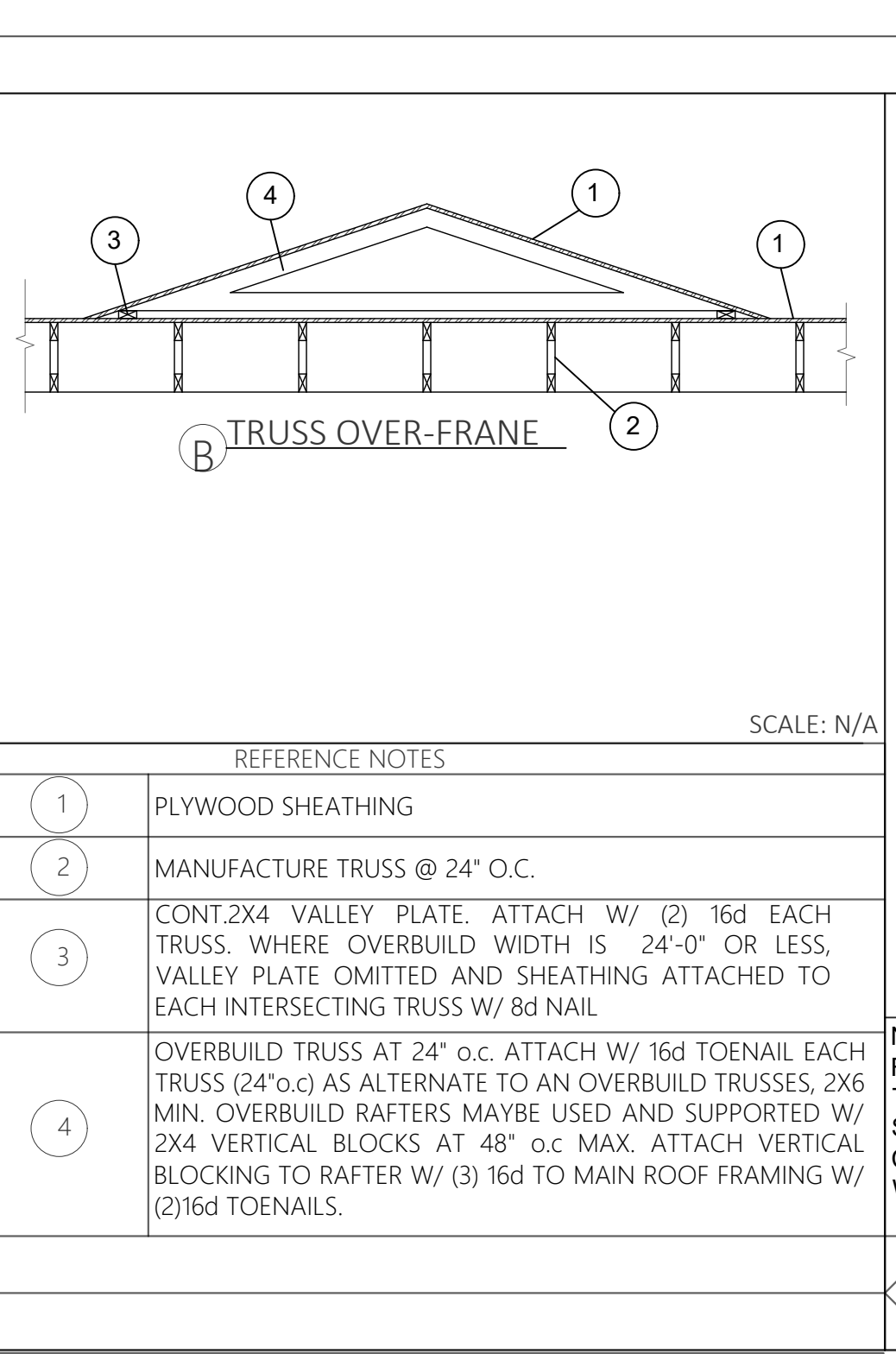
408 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"



409 WOOD JOIST AT WOOD BEAM SCALE: 3/4" = 1'-0"



410 WOOD BEAM AT WOOD POST SCALE: 3/4" = 1'-0"



404 WOOD TRUSSES AT WOOD AT WALL SCALE: 3/4" = 1'-0"

NUMBER OF KING STUD REQUIRED	12"-1\"/>		
UP TO 6'-0"	1	1	MIN. 18"
8'-0"	2	2	MIN. 18"
12'-0"	2	2	MIN. 18"
16'-0"	3	3	MIN. 18"

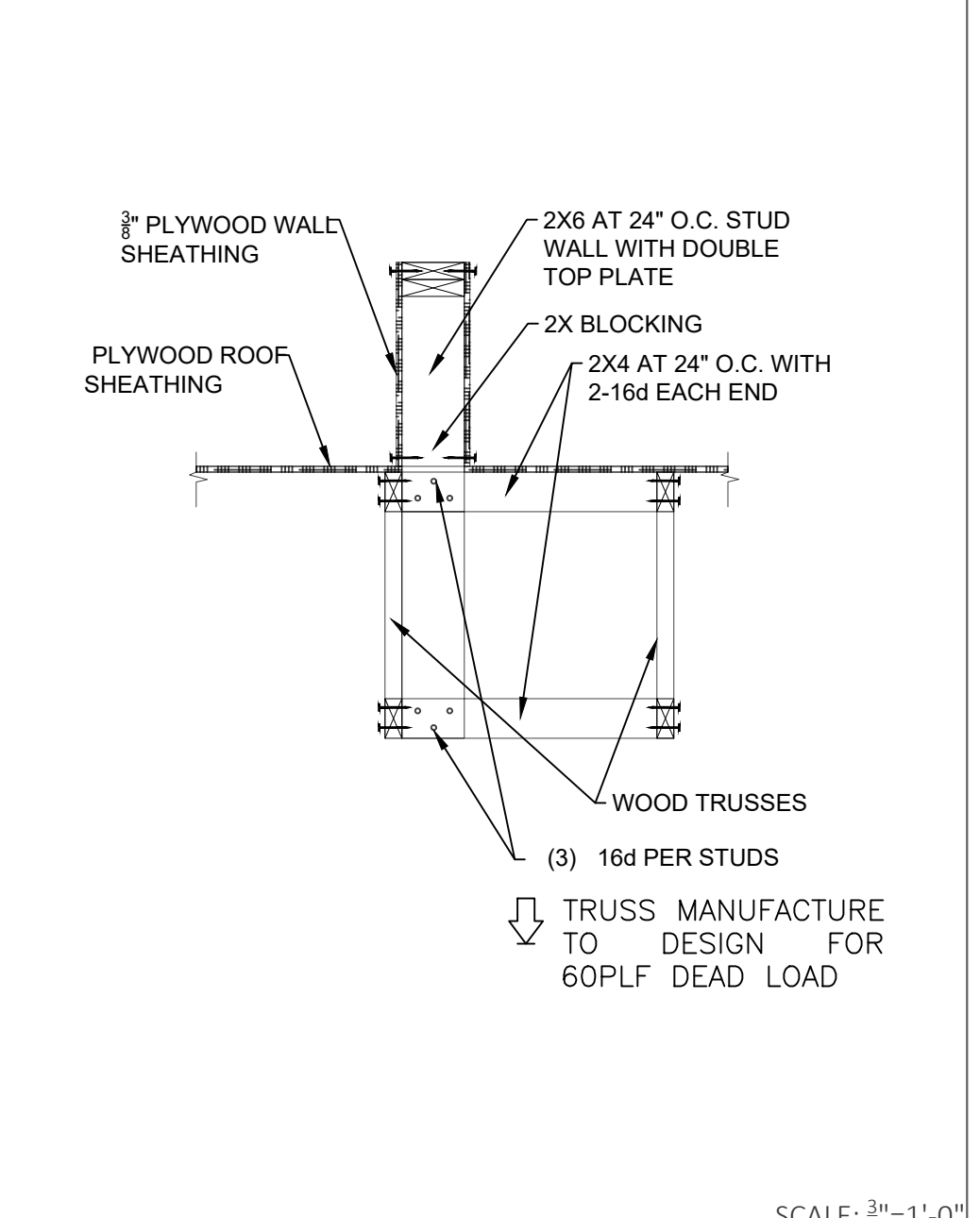
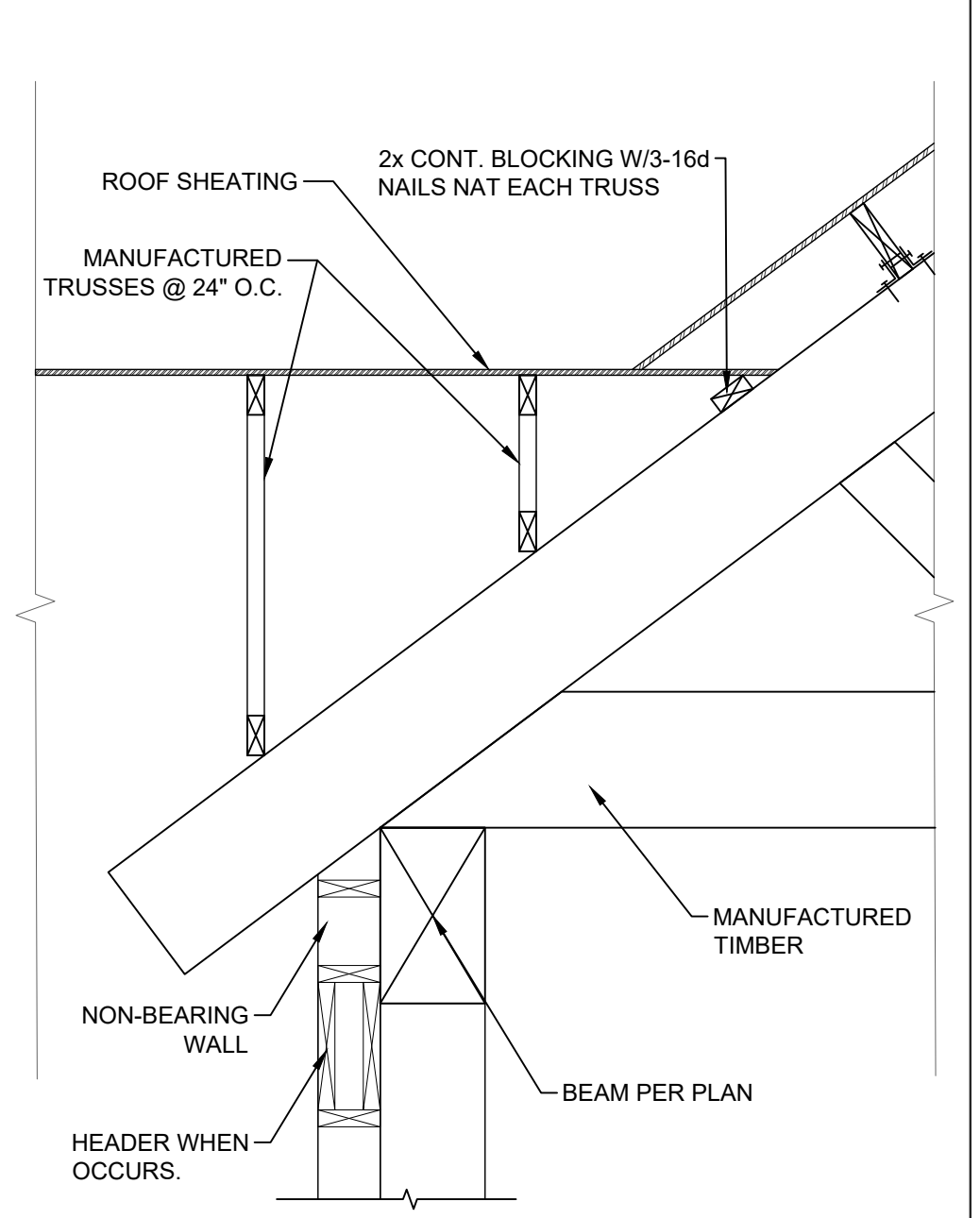
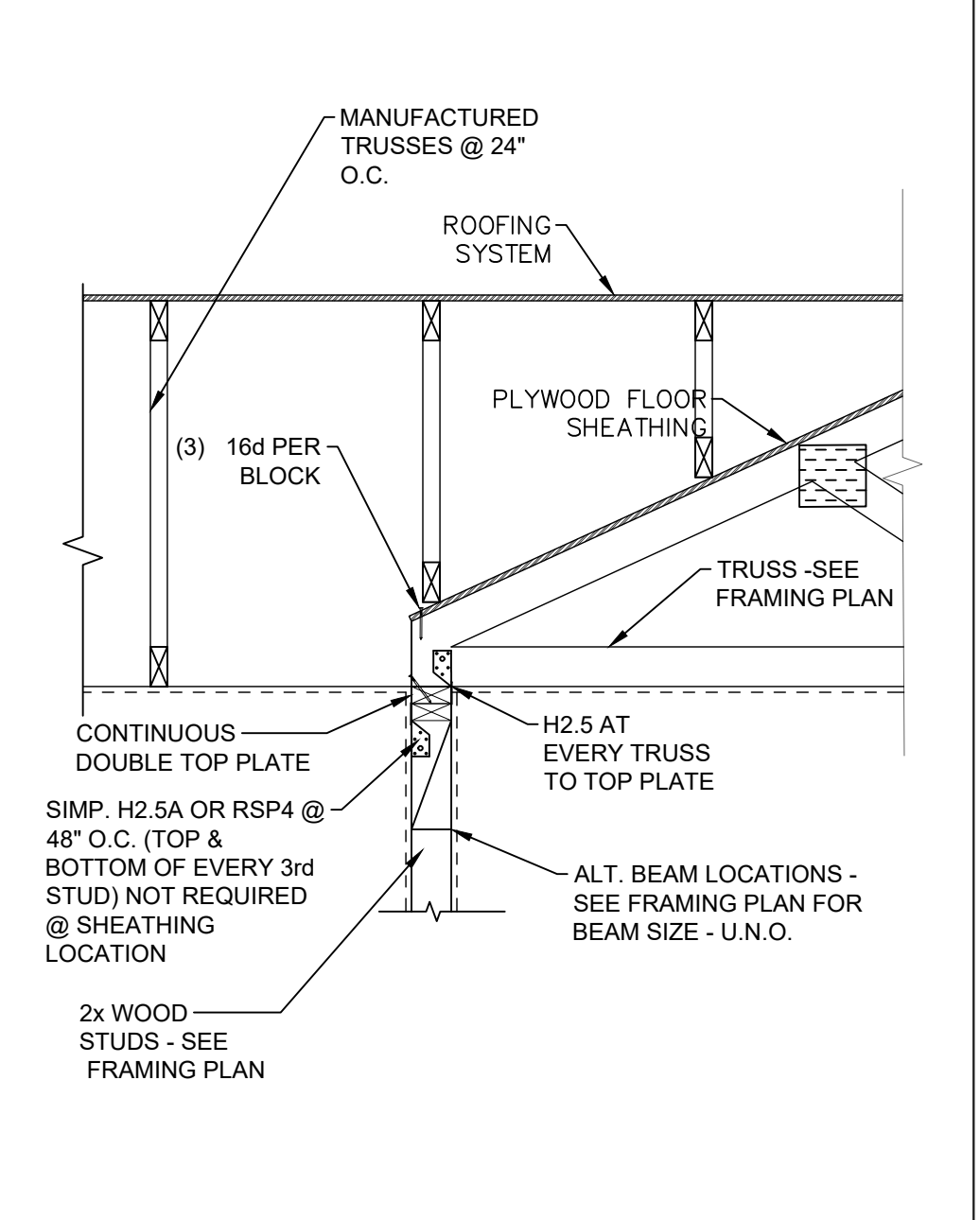
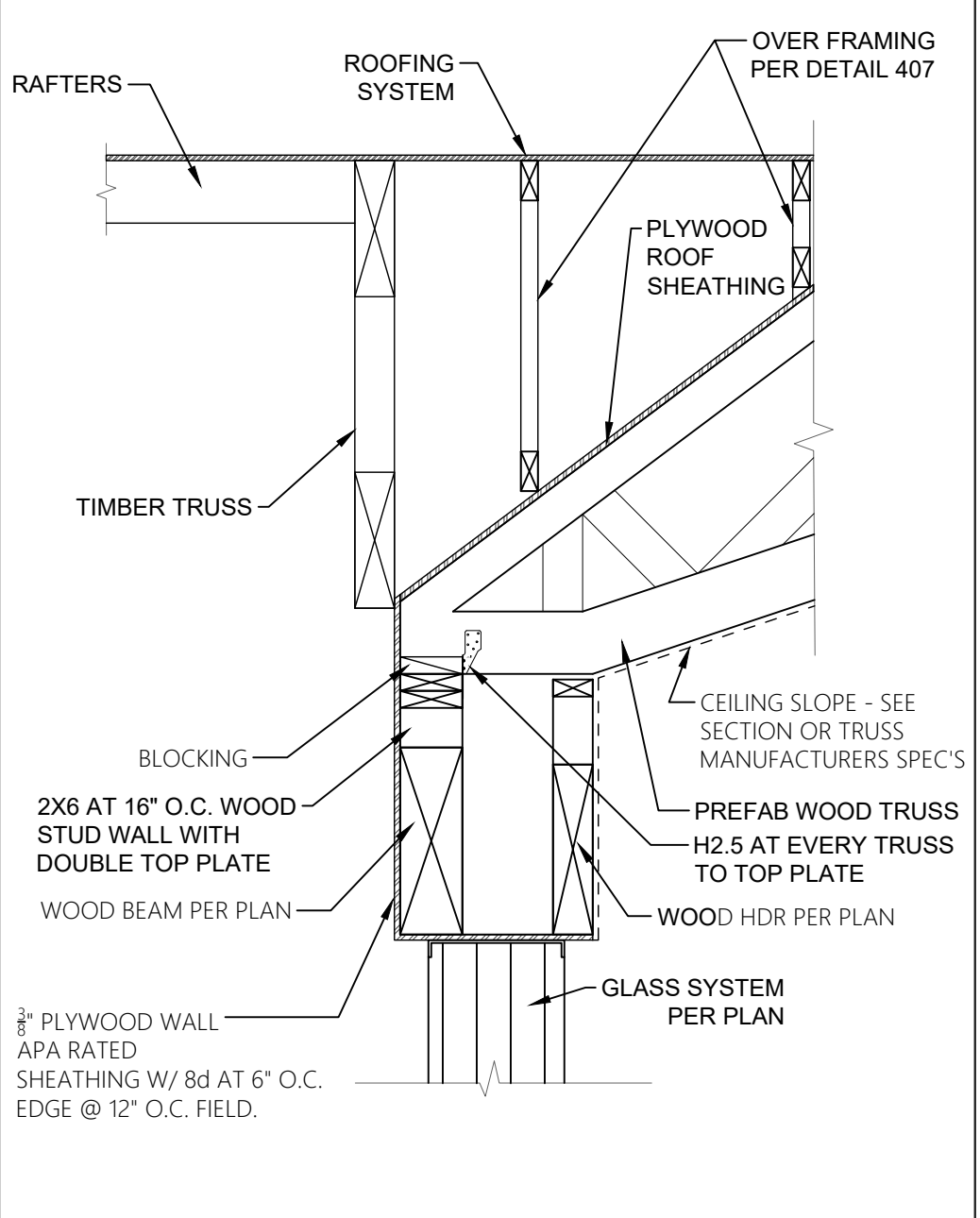
404 TYPICAL WINDOW OR DOOR HEADER SCALE: 3/4" = 1'-0"

CITY OF PHOENIX
 Planning and Development Department
 BY: **Marisel Simpson (MS11)**
05/03/2023
 This set of plans has been reviewed for **PHOENIX CONSTRUCTION CODE** requirements prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

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

ARQM LLC
 ARQM LLC owns designs, concepts, information and details contained in these drawings. They could refer to brands, complementary information, cannot be used by others without a written approval signed by ARQM LLC.
 2144 E San Juan Ave
 Phoenix, Az 85016
 CONTRACT: (623) 853 3751
 DRAWN BY: Esly Villar
 CHECKED BY: ARQM LLC
 DATE:
 SCALE: PER PLAN
 SHEET: SD2

STUD	04/03/2023
CITY COMMENTS	

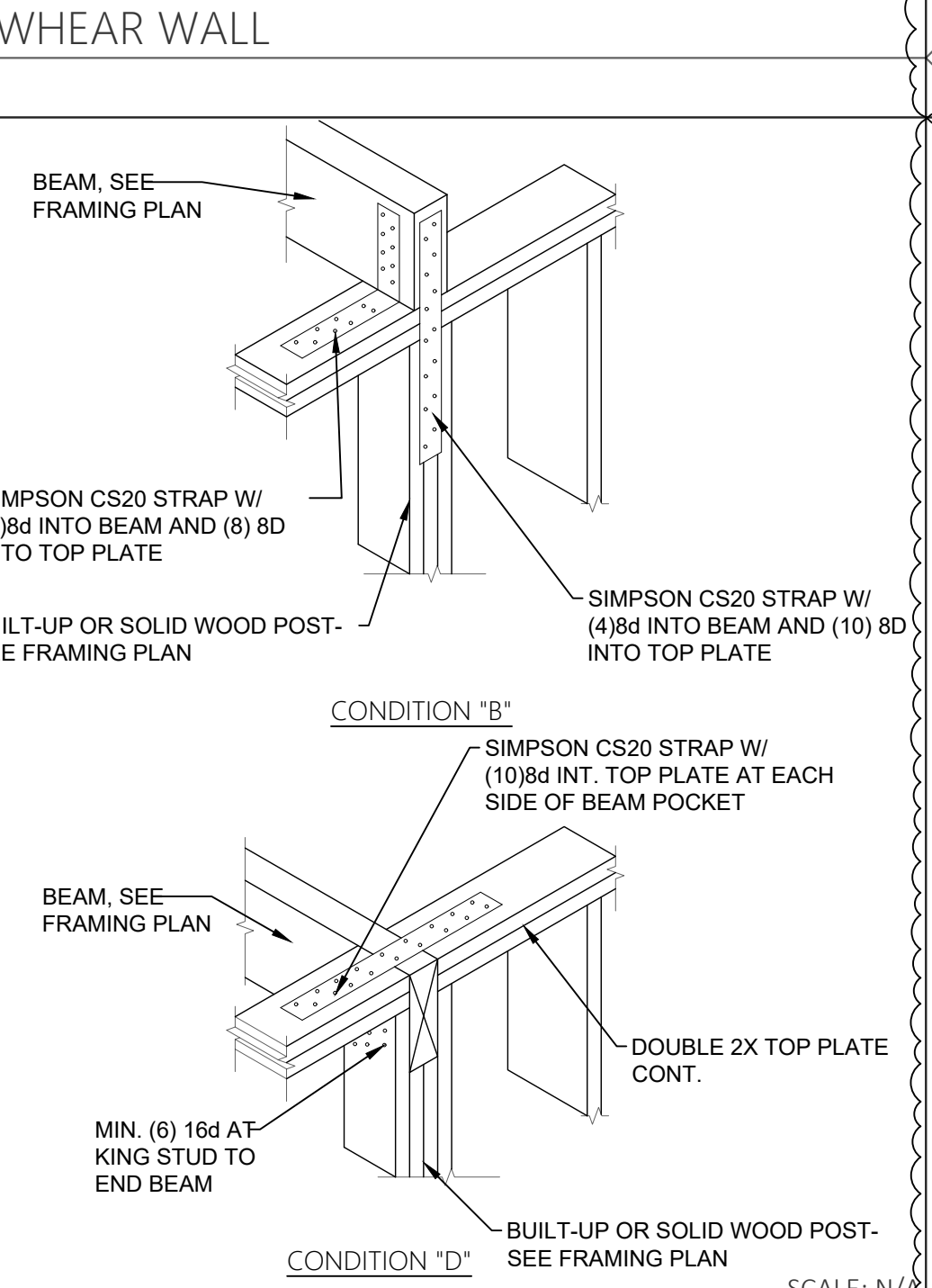
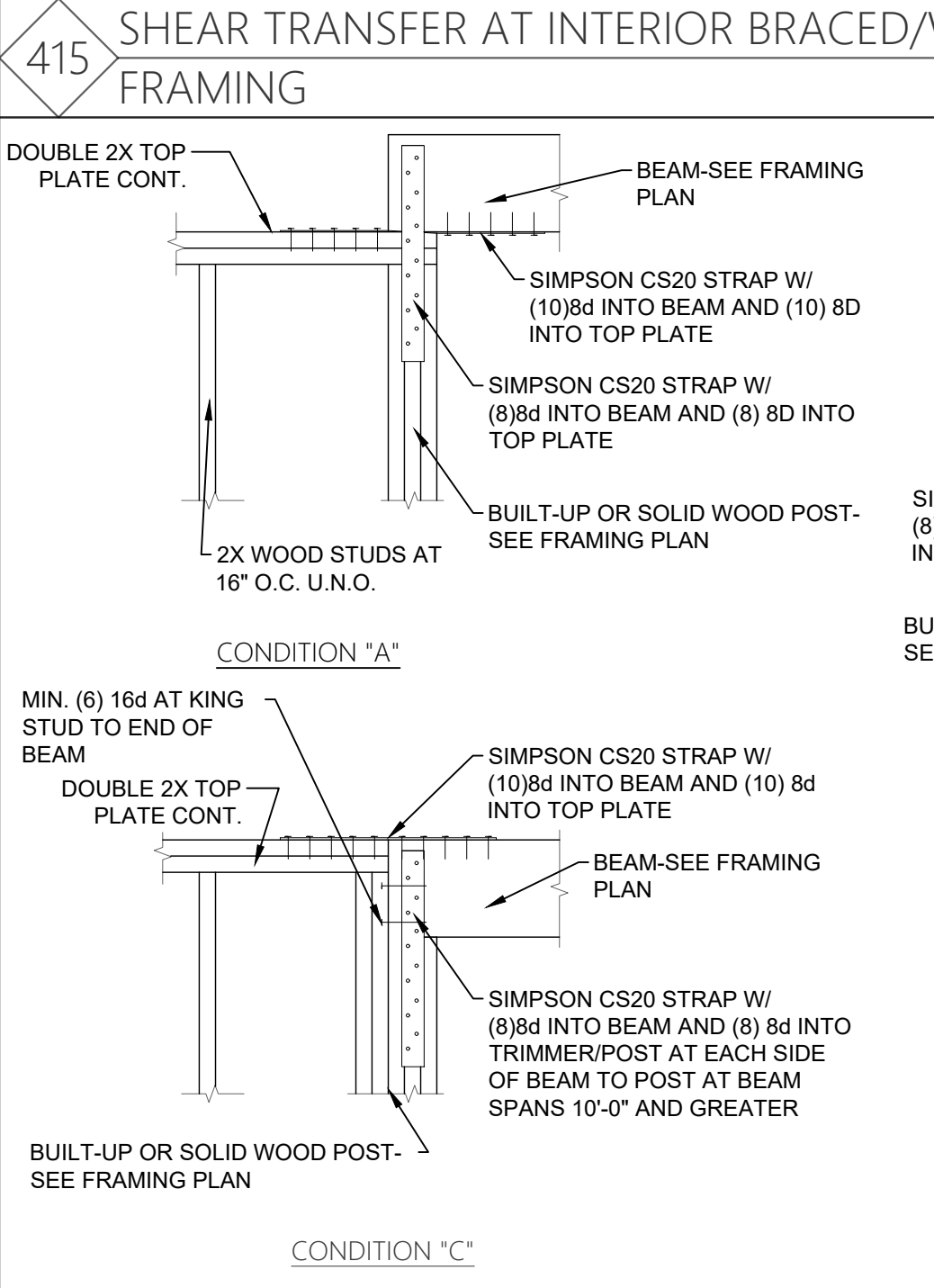
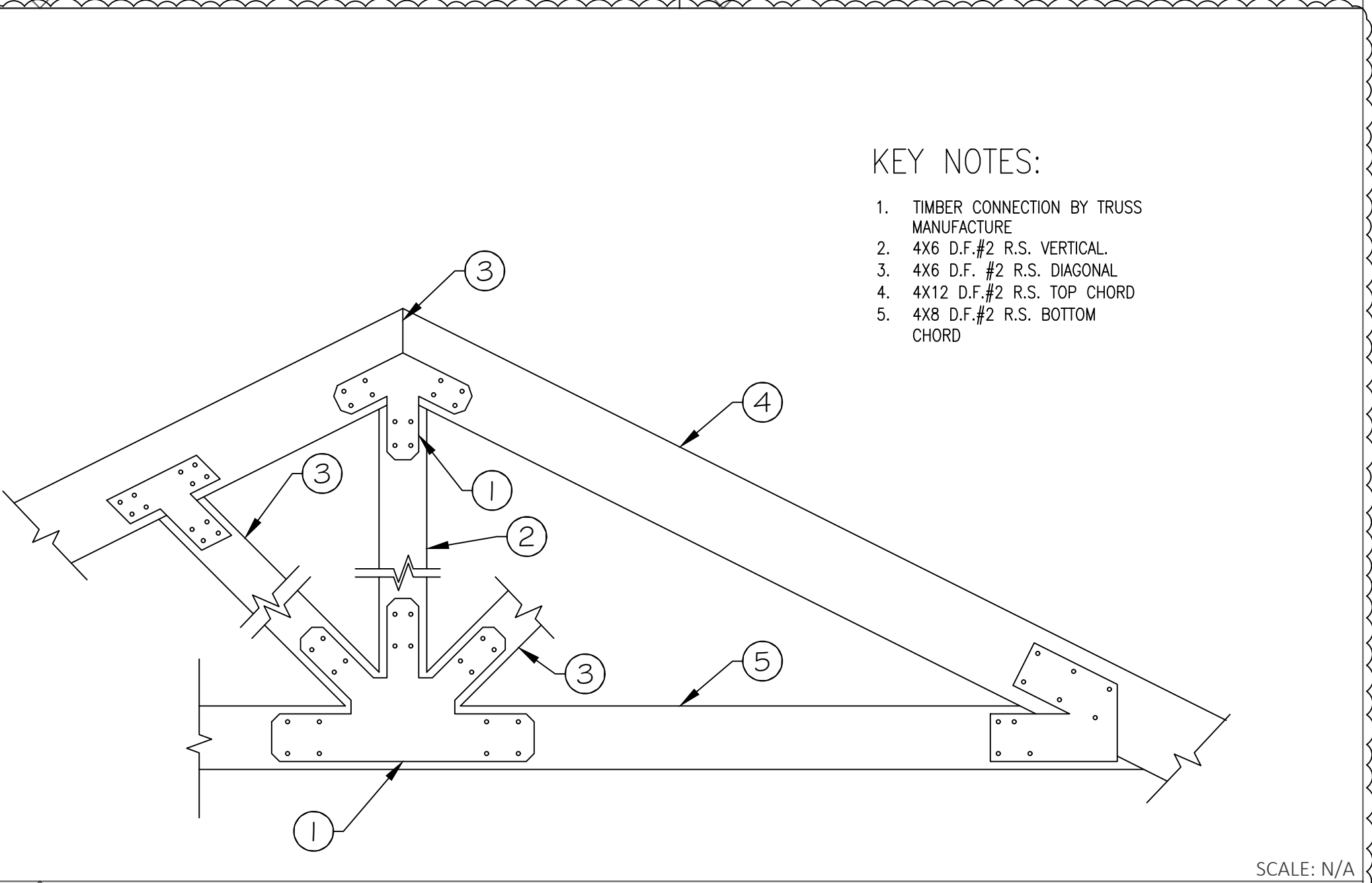
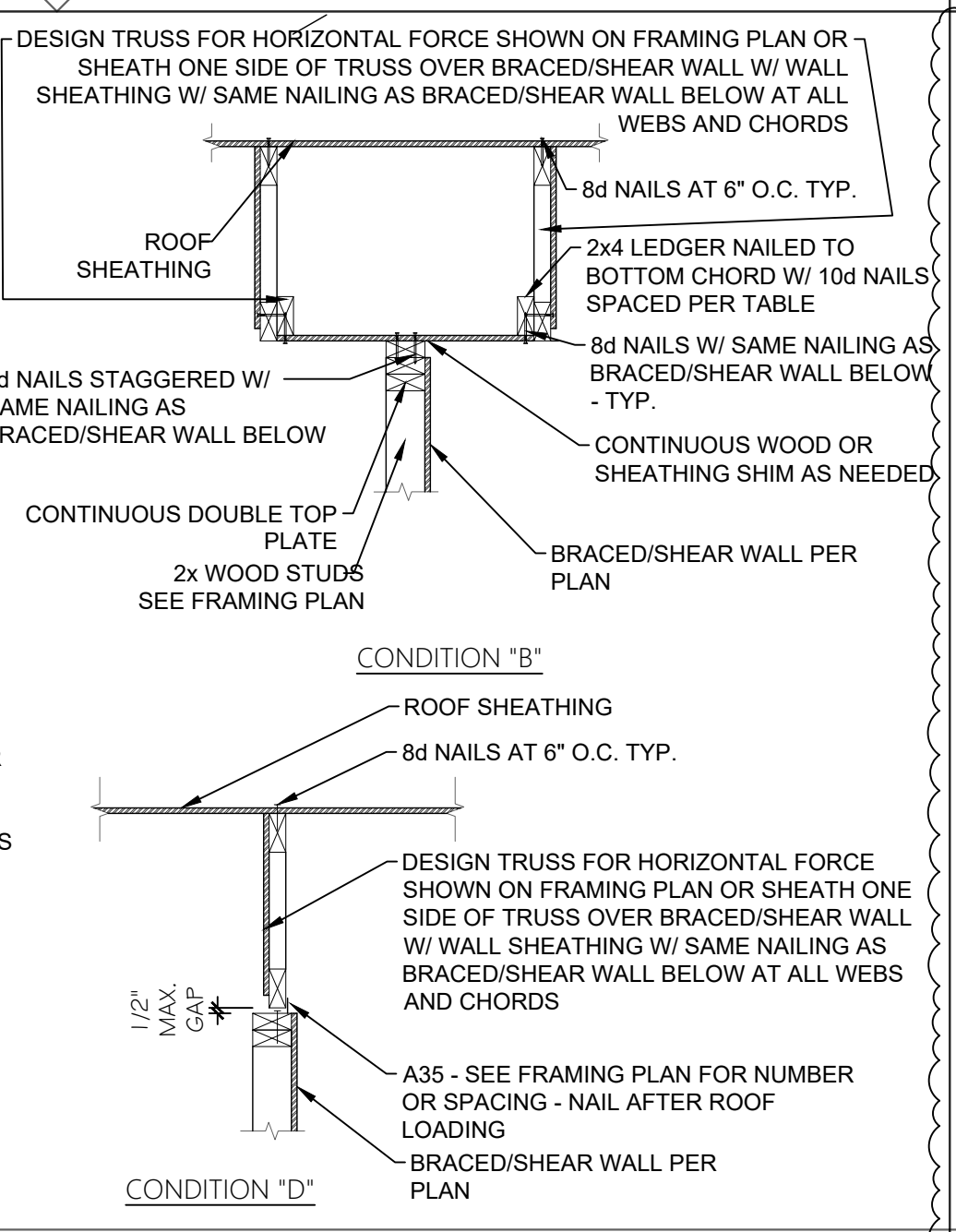
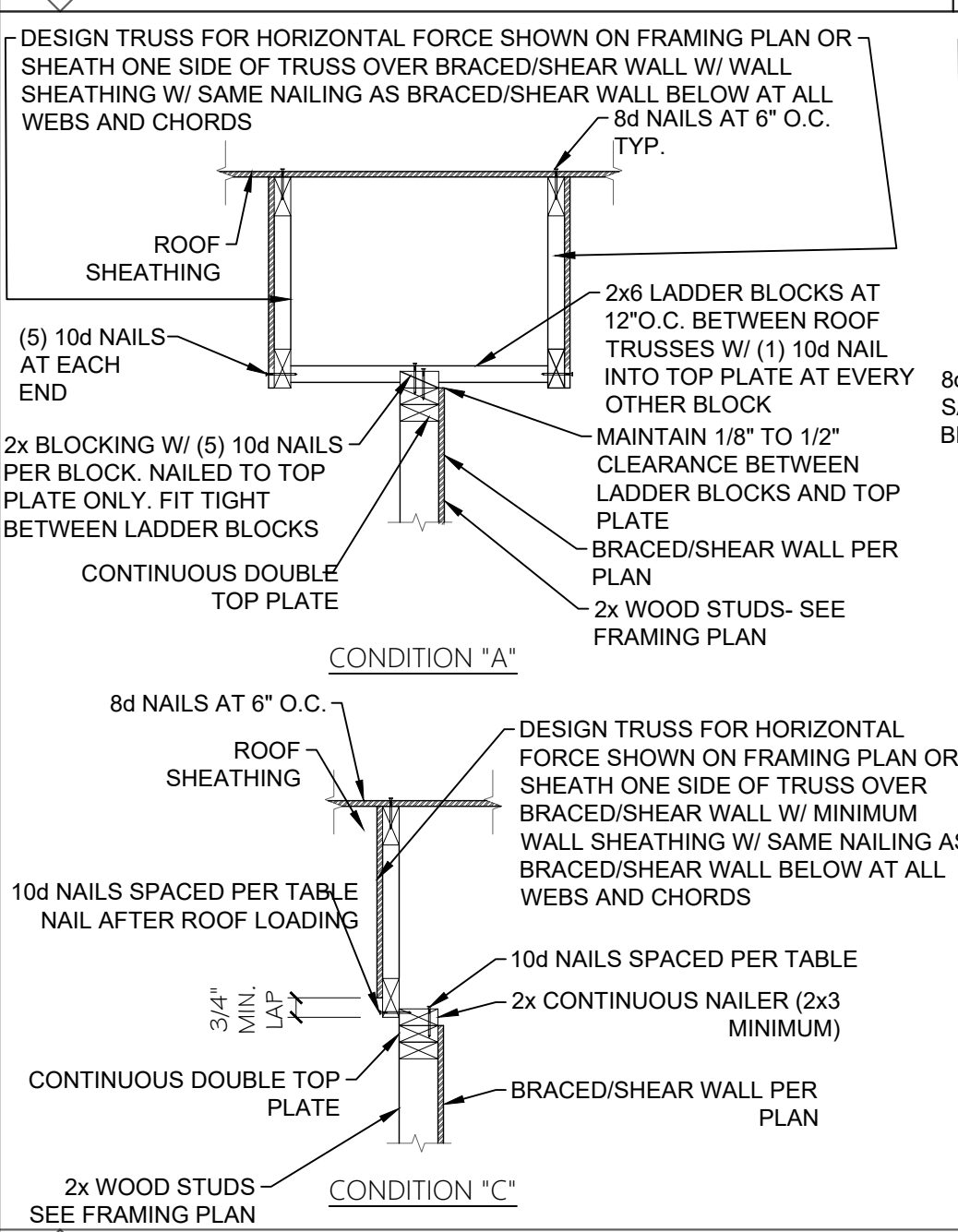


411 WOOD TRUSS AT WOOD FRAMING

412 WOOD TRUSS AT INTERIOR BEARING WALL

413 WOOD RAFTER TO WOOD BEAM

414 WOOD FRAMING AT WOOD TRUSS

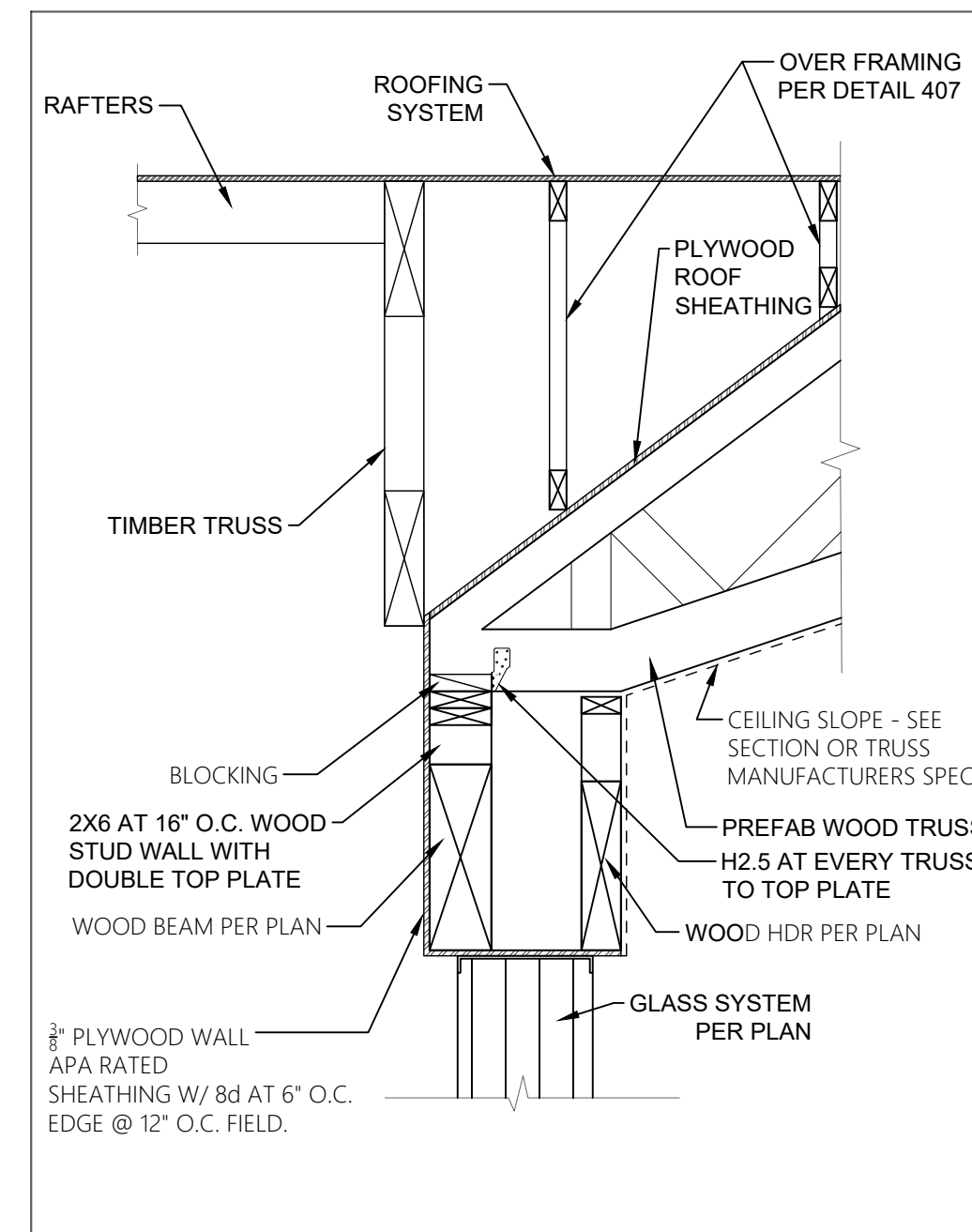


417 BEAM AT WALL CONNECTION

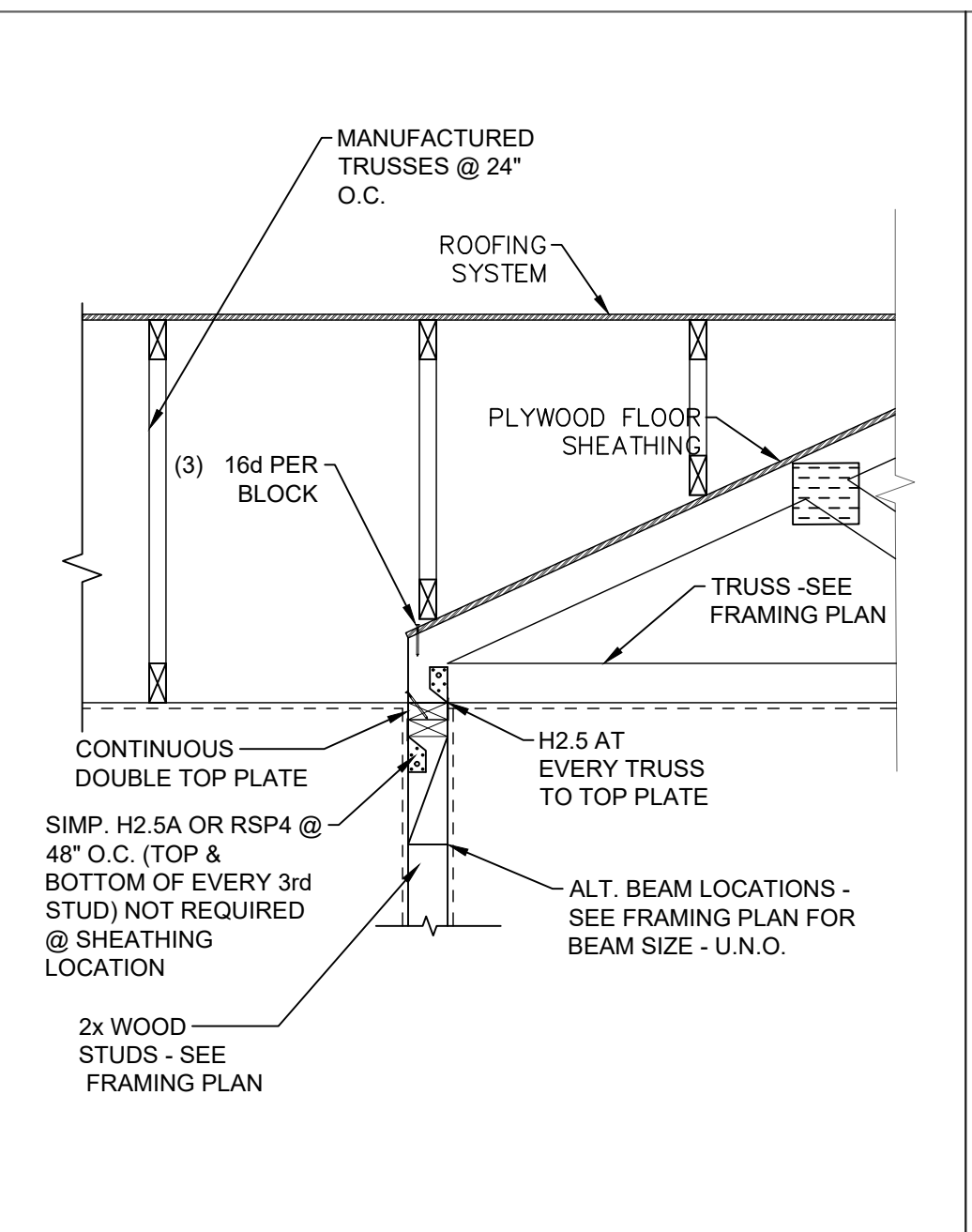
417 WOOD TRUSS AT WOOD WALL

CITY OF PHOENIX
Planning and Development Department
BY: Mariel Simpson (MSI1)
05/03/2023
This set of plans has been reviewed for PHOENIX CONSTRUCTION CODE requirements prior to issuance of Building Permit and shall be kept at the construction site. Such review shall not prevent the Building Official from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any law or ordinance.

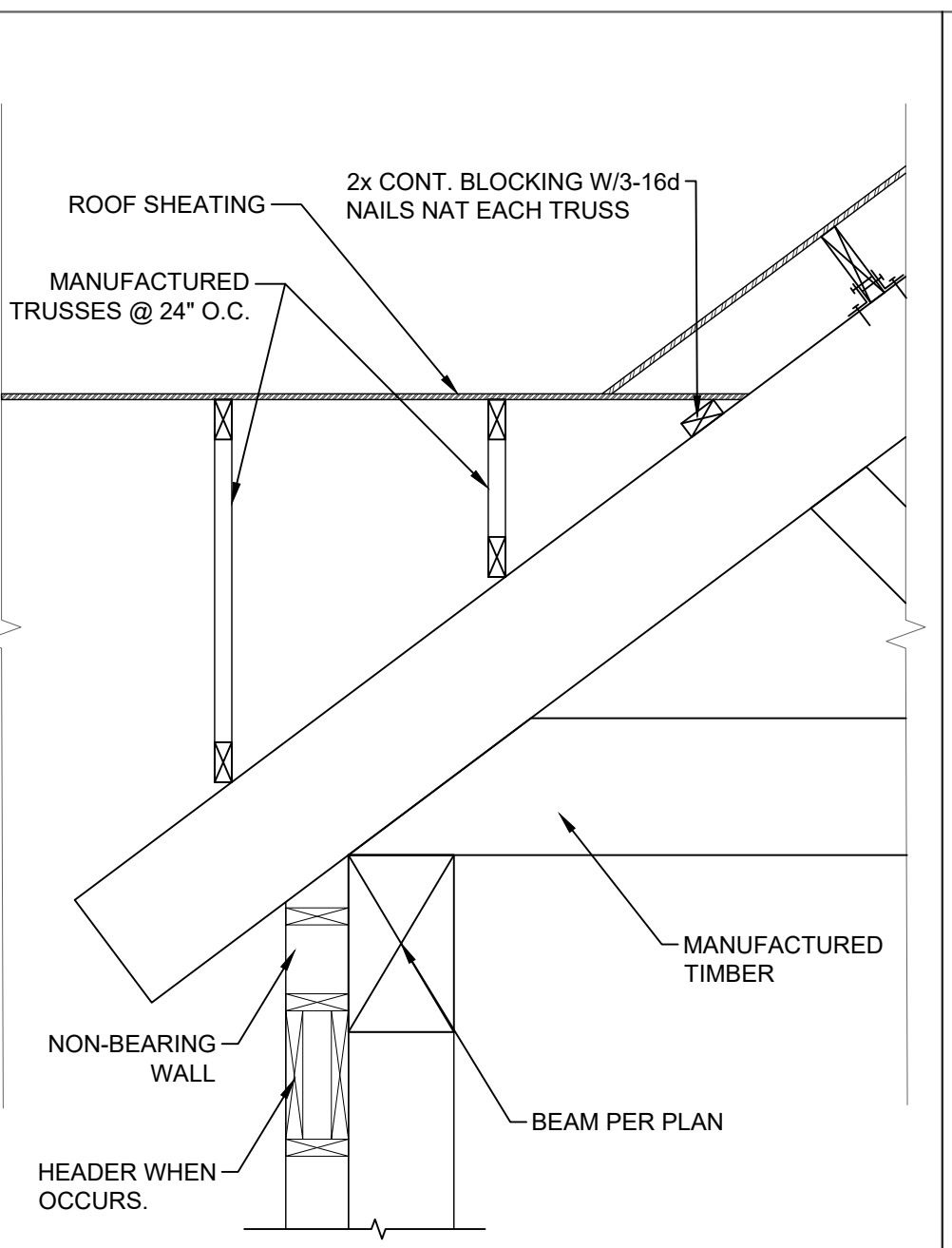
DATE	04/03/2023
CITY COMMENTS	



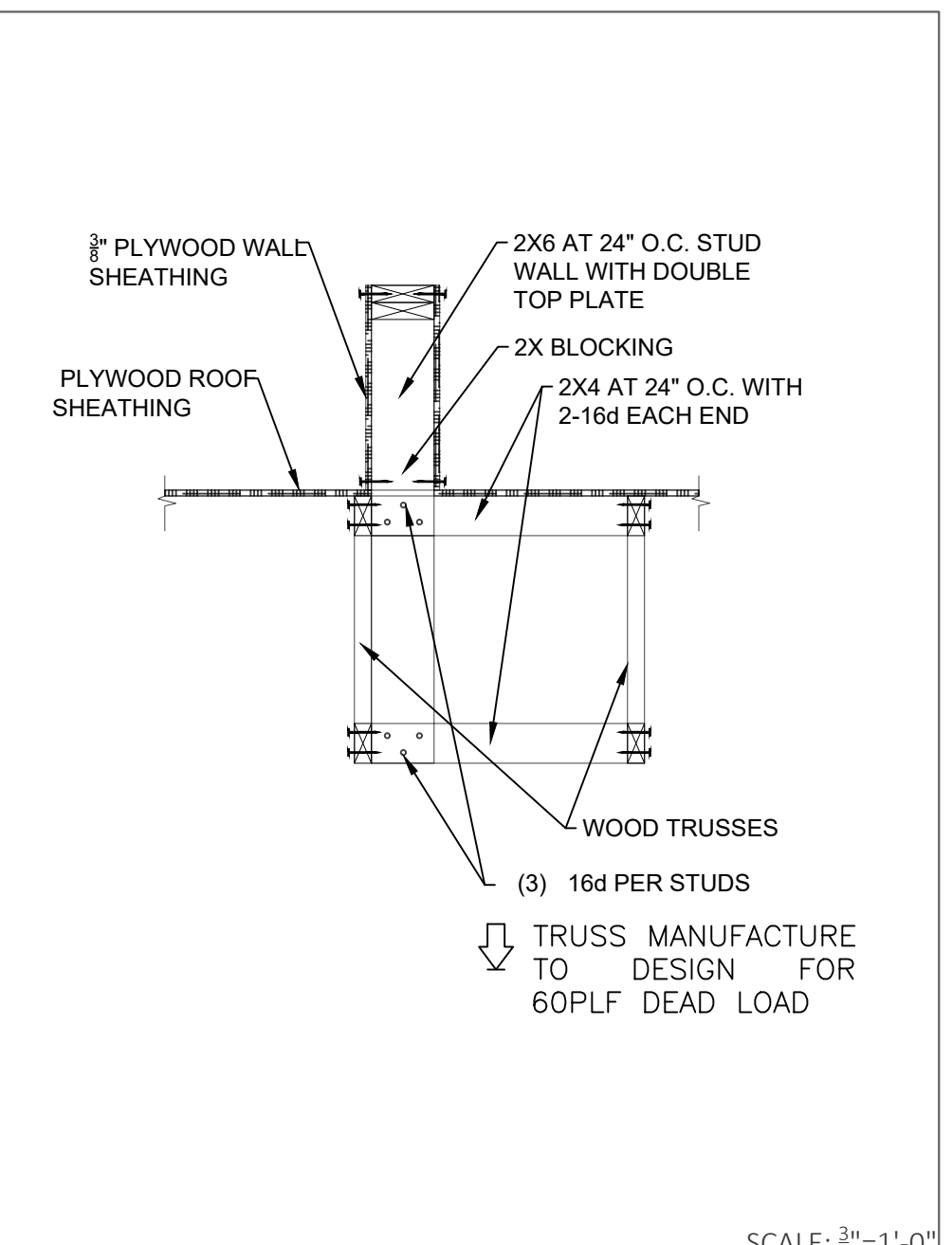
411 WOOD TRUSS AT WOOD FRAMING



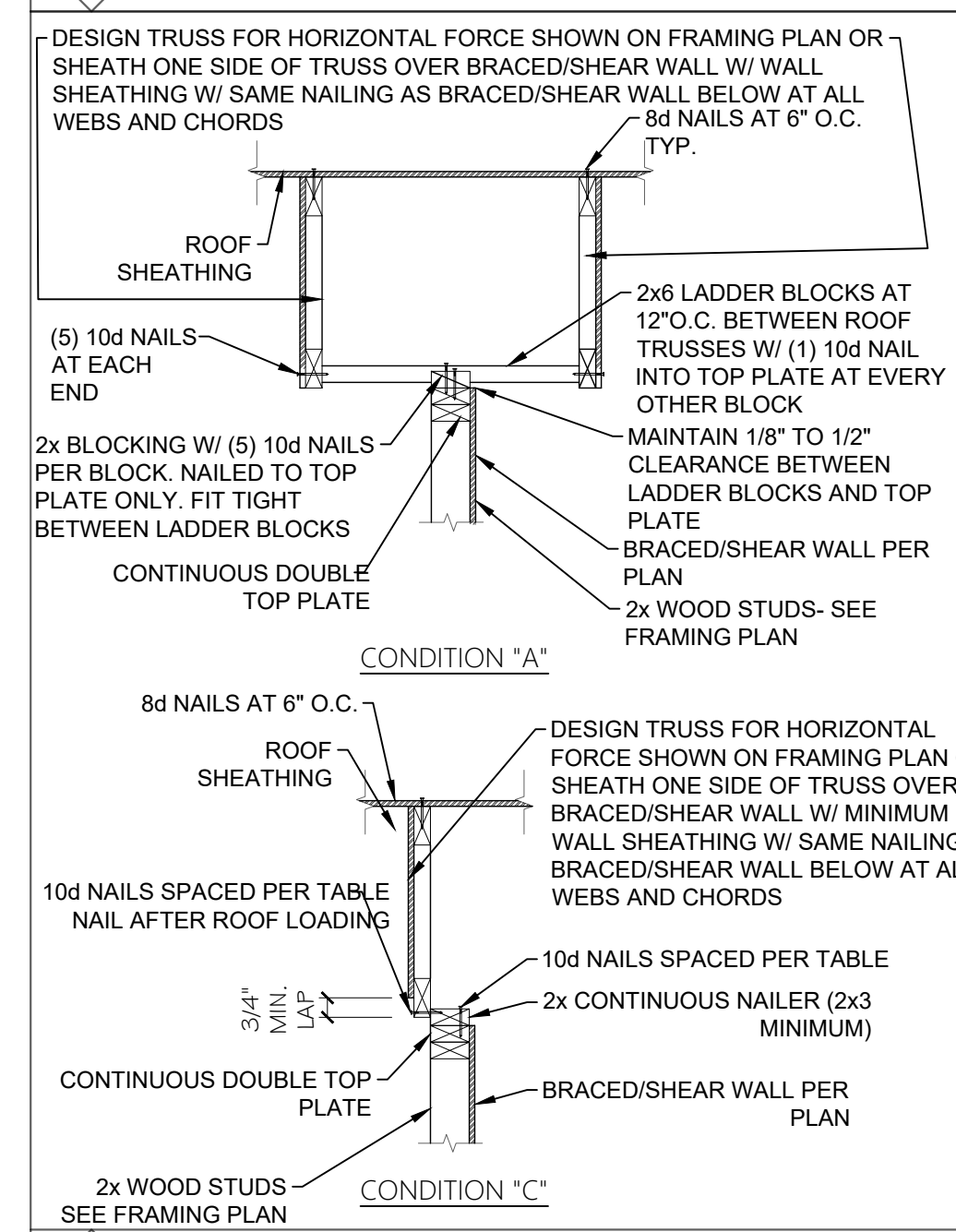
412 WOOD TRUSS AT INTERIOR BEARING WALL



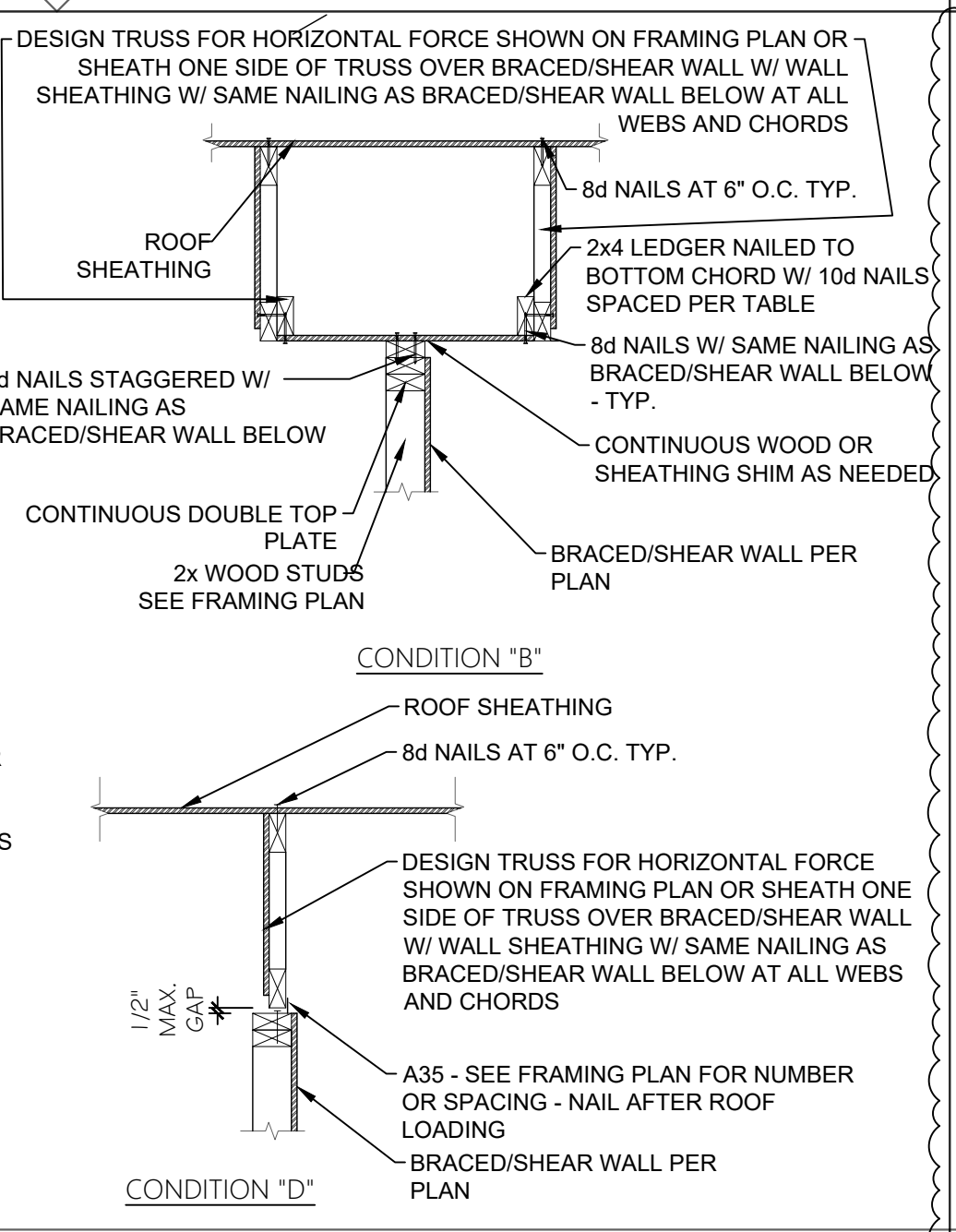
413 WOOD RAFTER TO WOOD BEAM



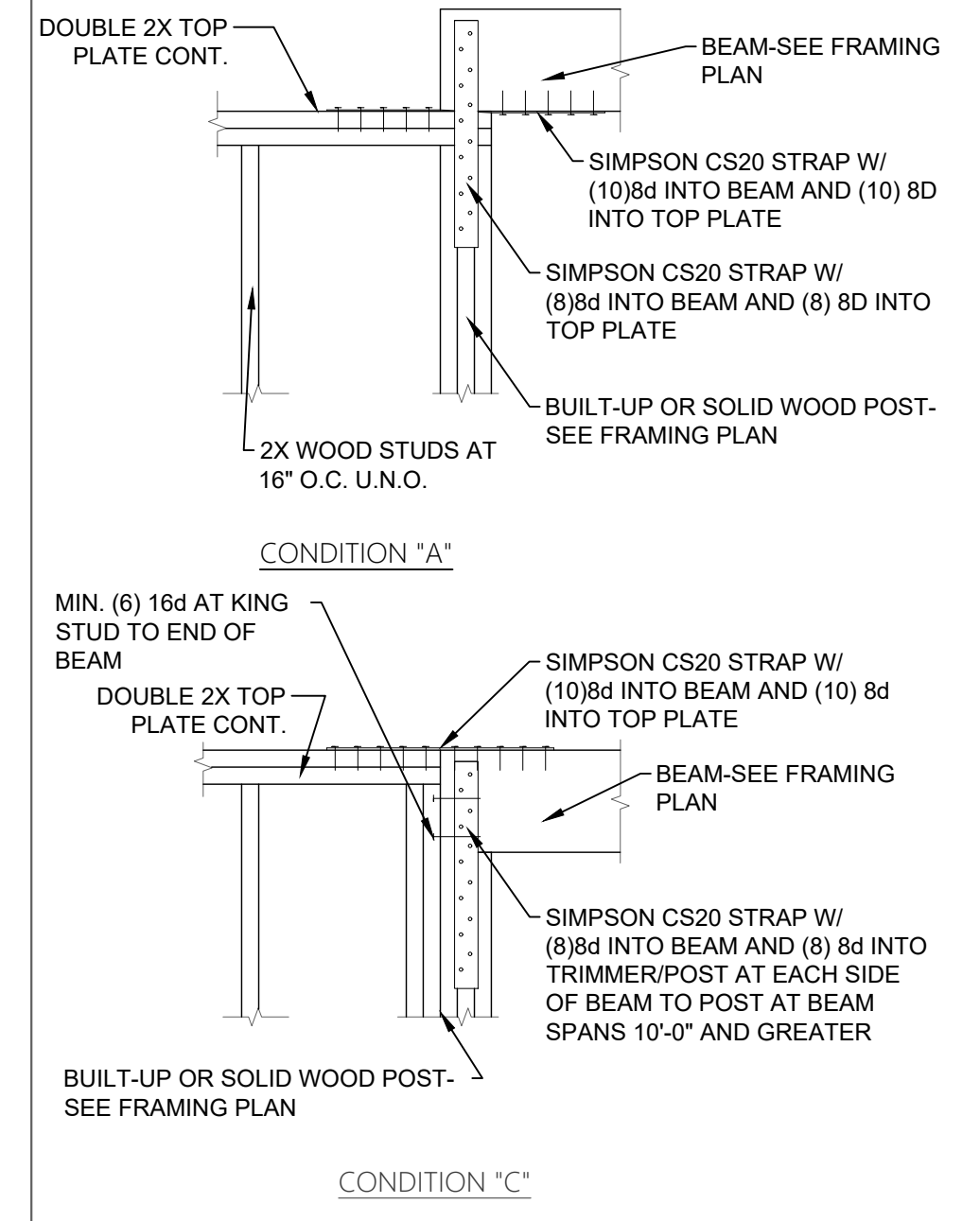
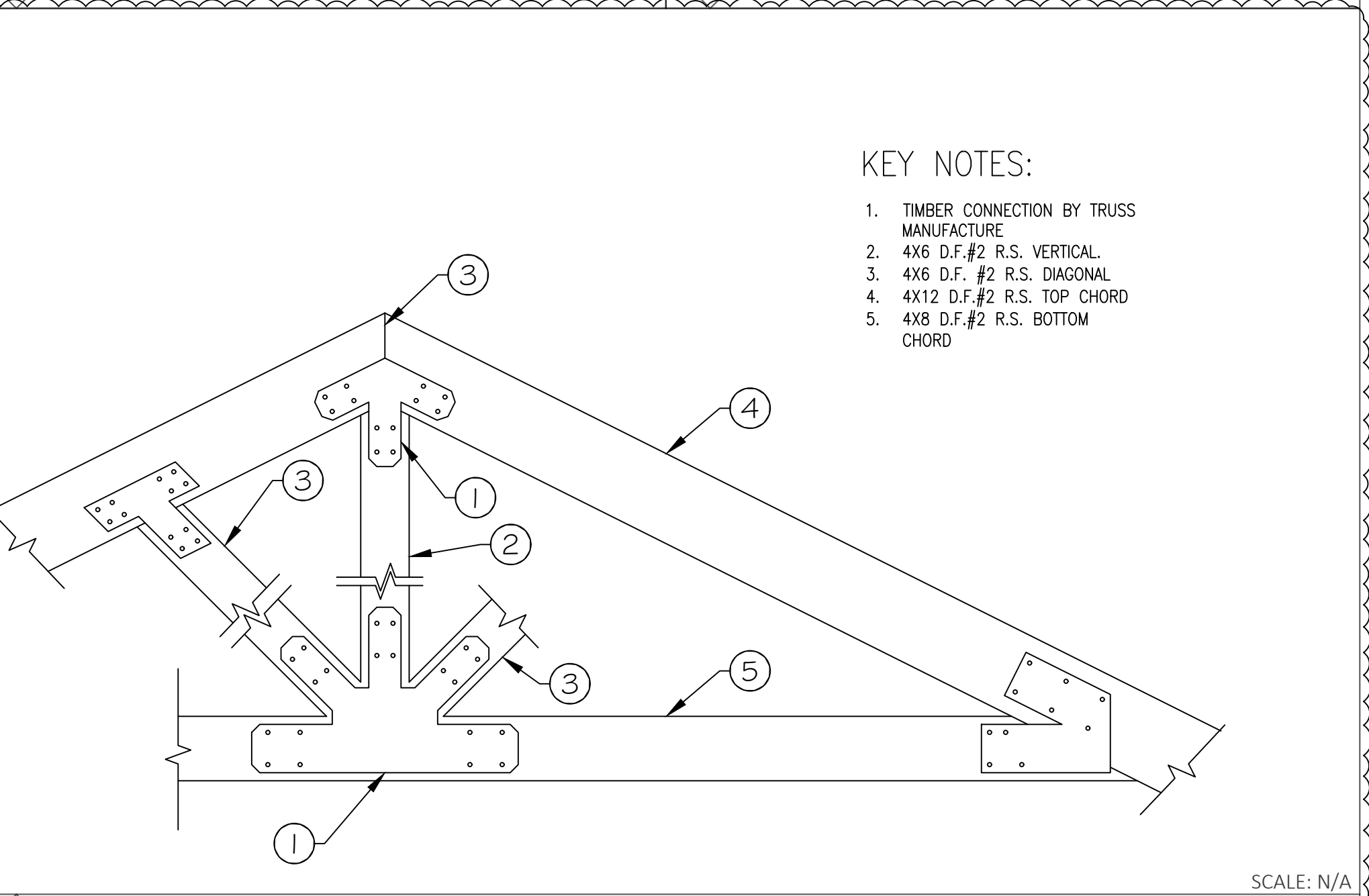
414 WOOD FRAMING AT WOOD TRUSS



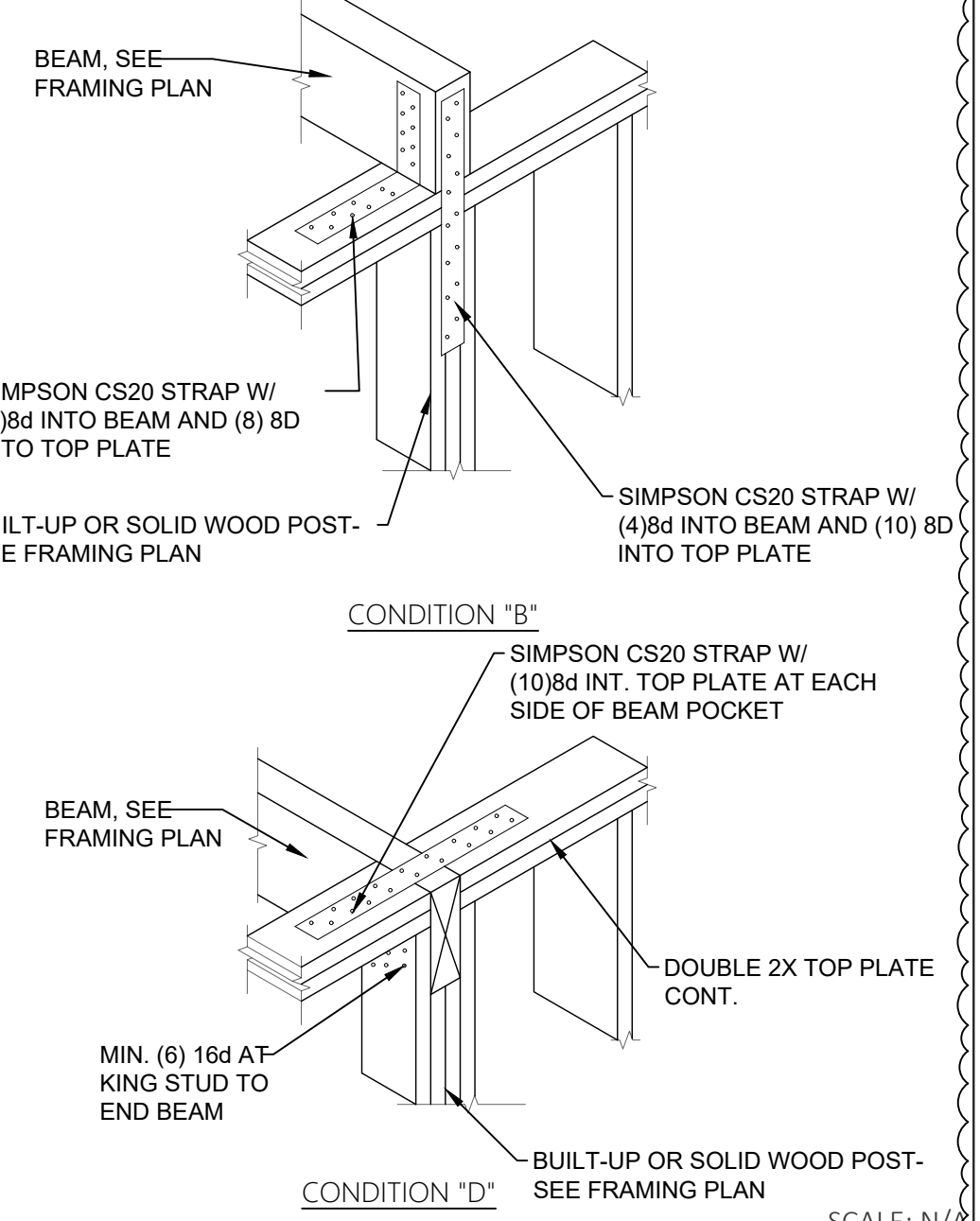
415 SHEAR TRANSFER AT INTERIOR BRACED/WHEAR WALL FRAMING



416 EXPOSED TIMBER TRUSS DESIGN

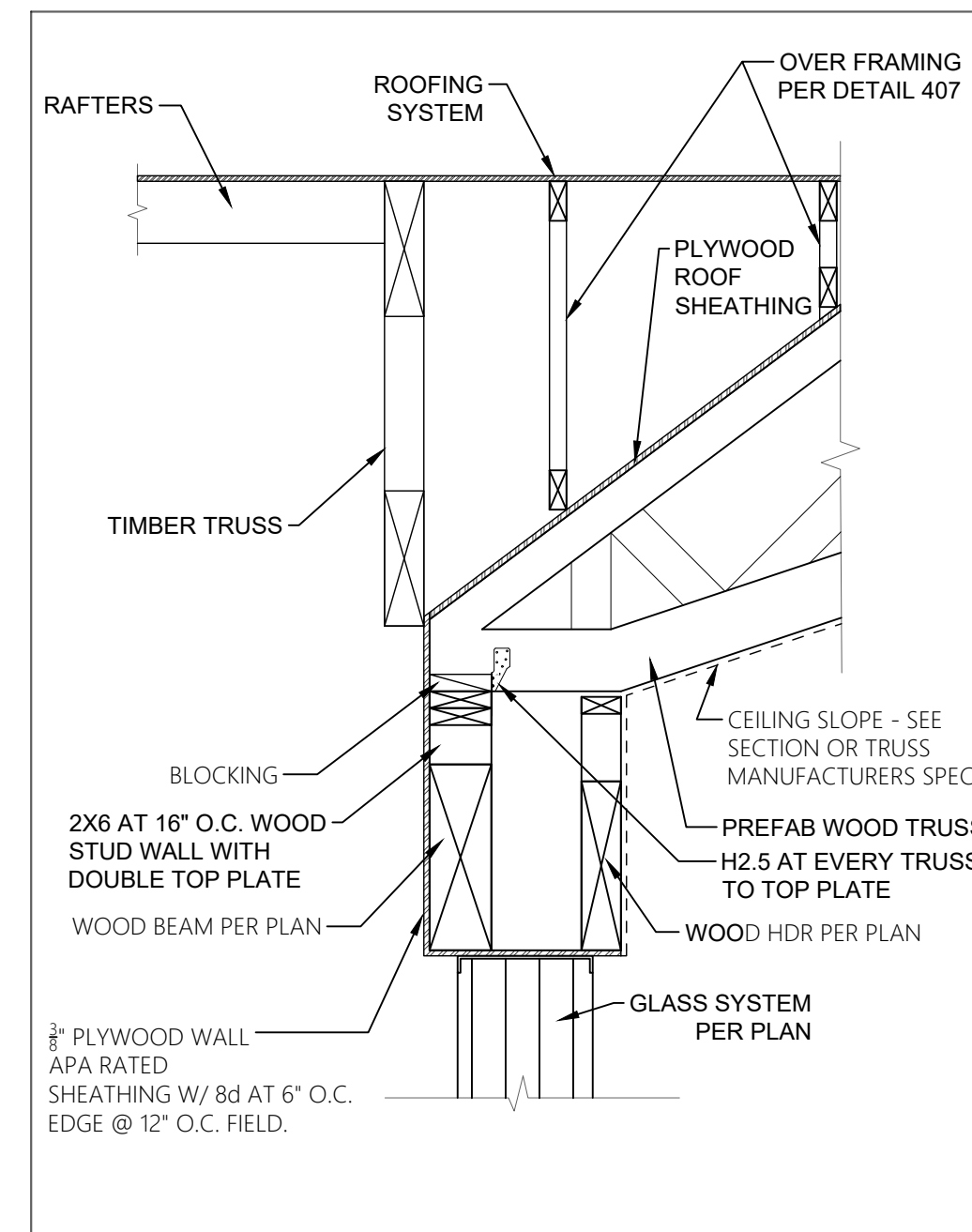


417 BEAM AT WALL CONNECTION

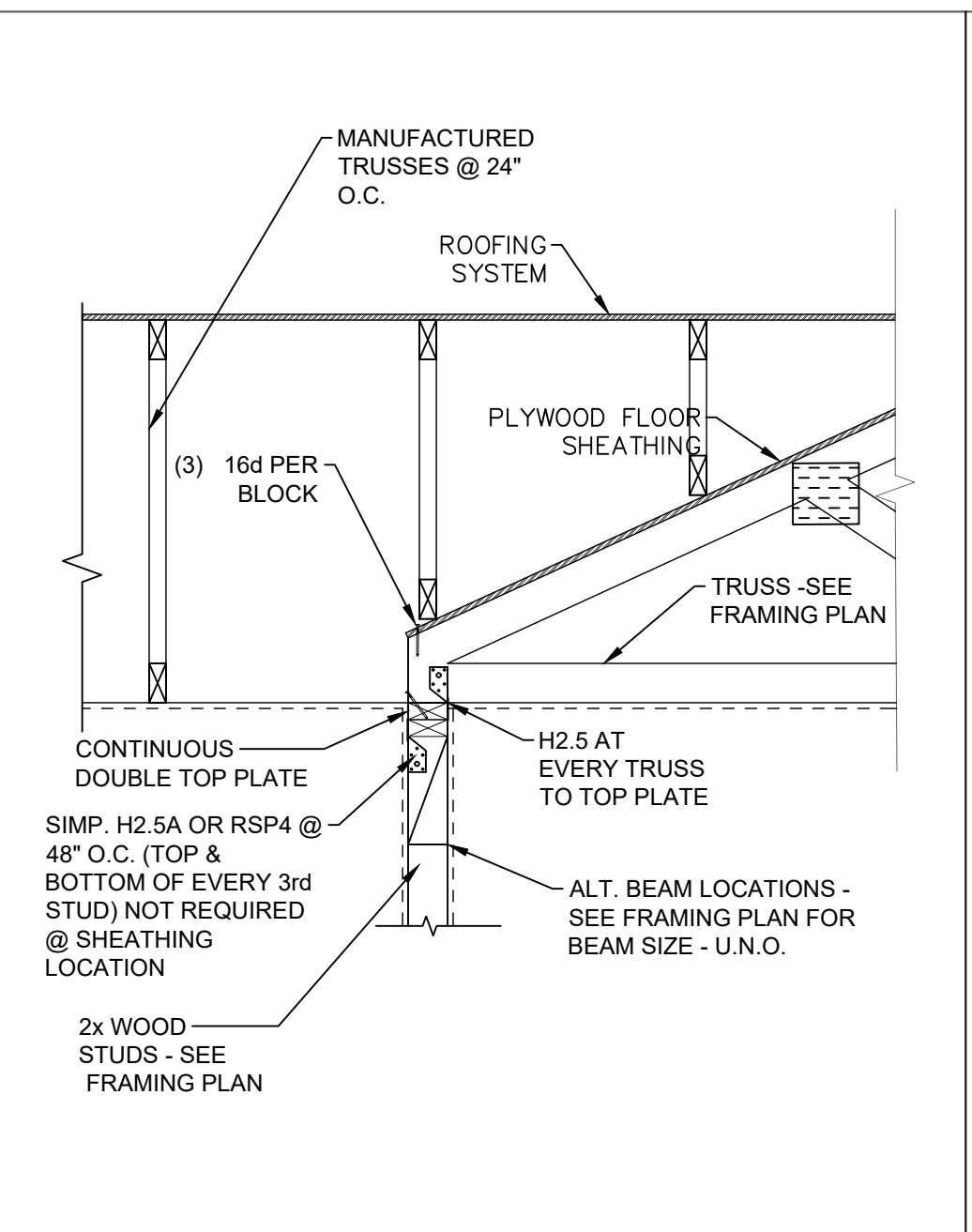


417 WOOD TRUSS AT WOOD WALL

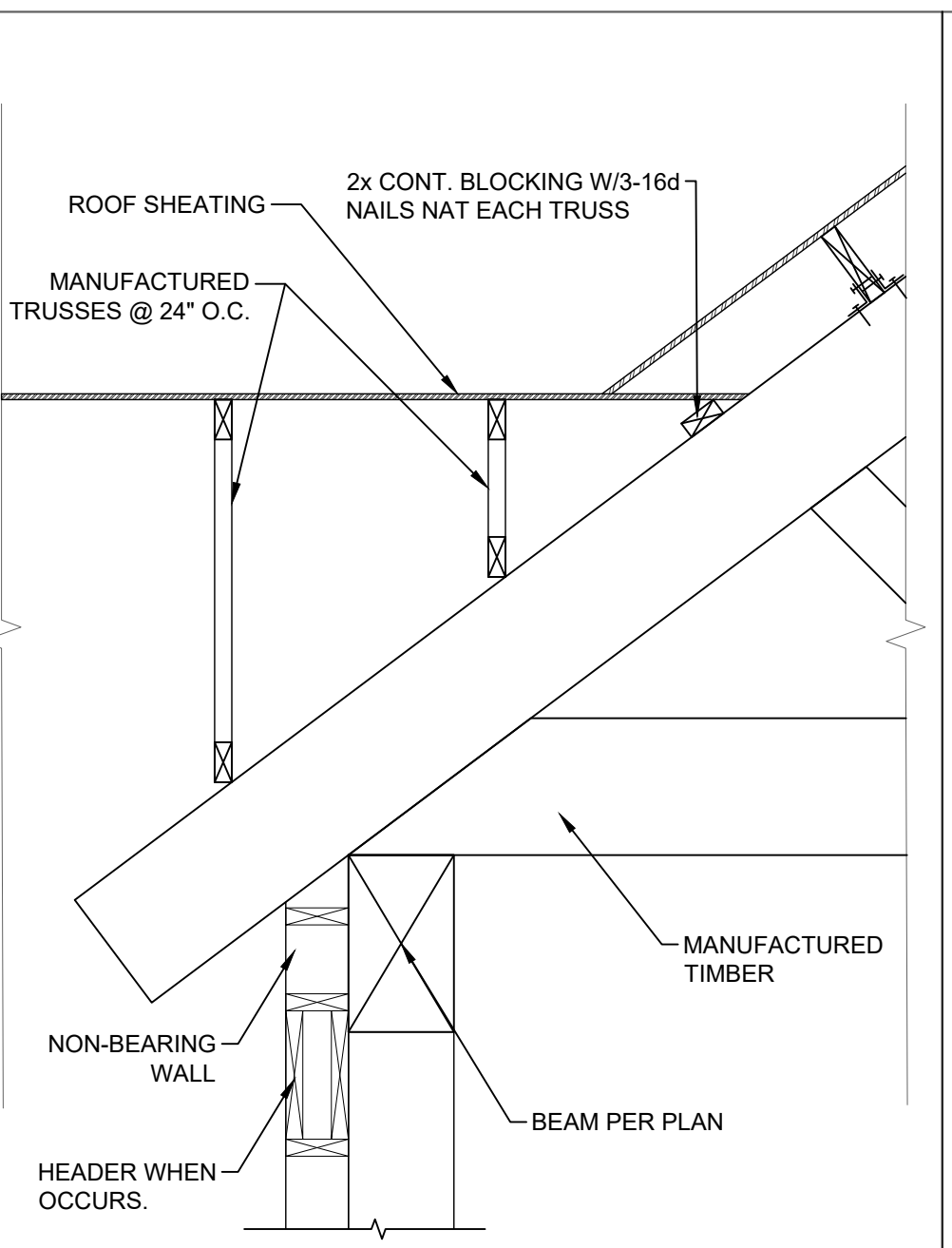
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CITY COMMENTS	



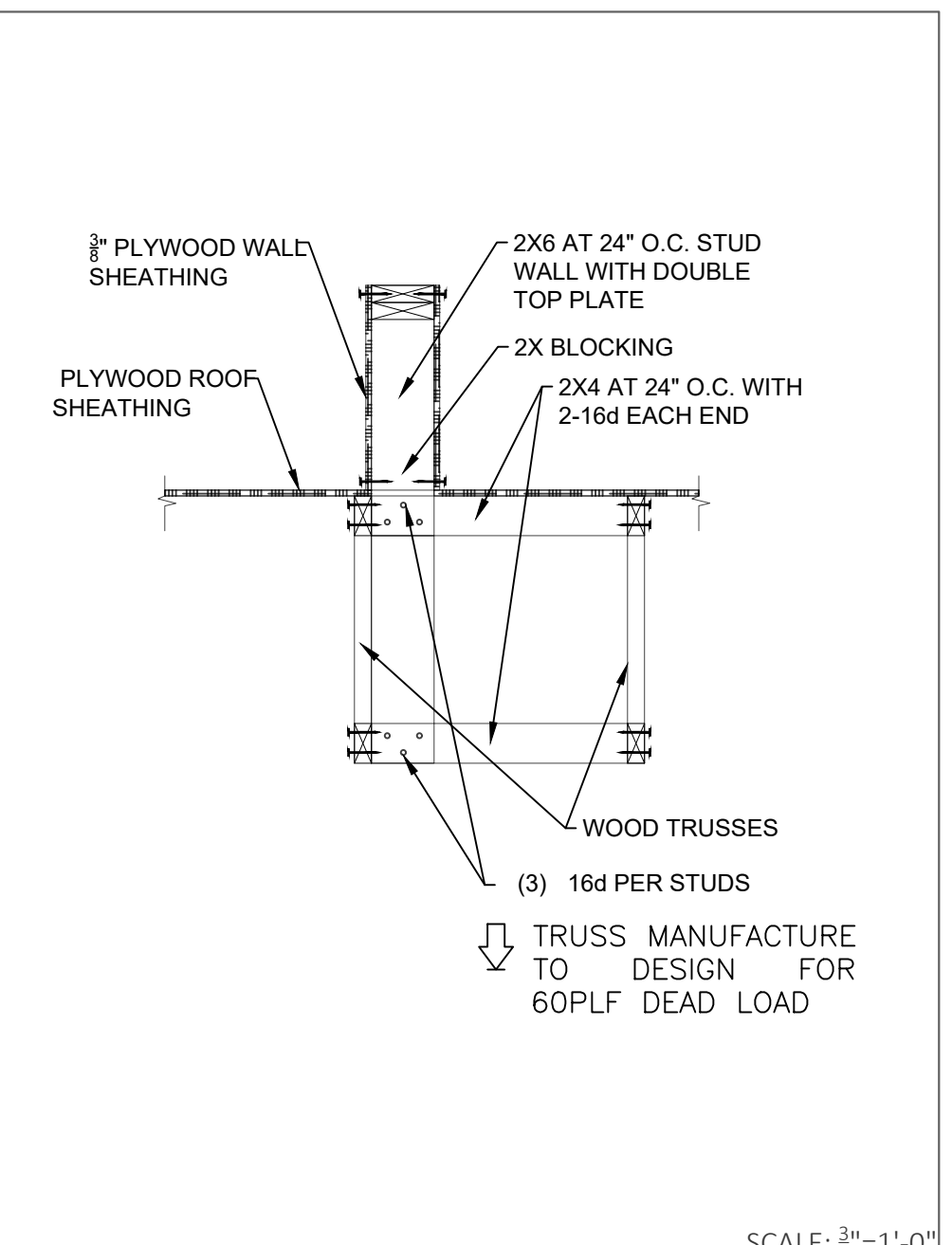
411 WOOD TRUSS AT WOOD FRAMING



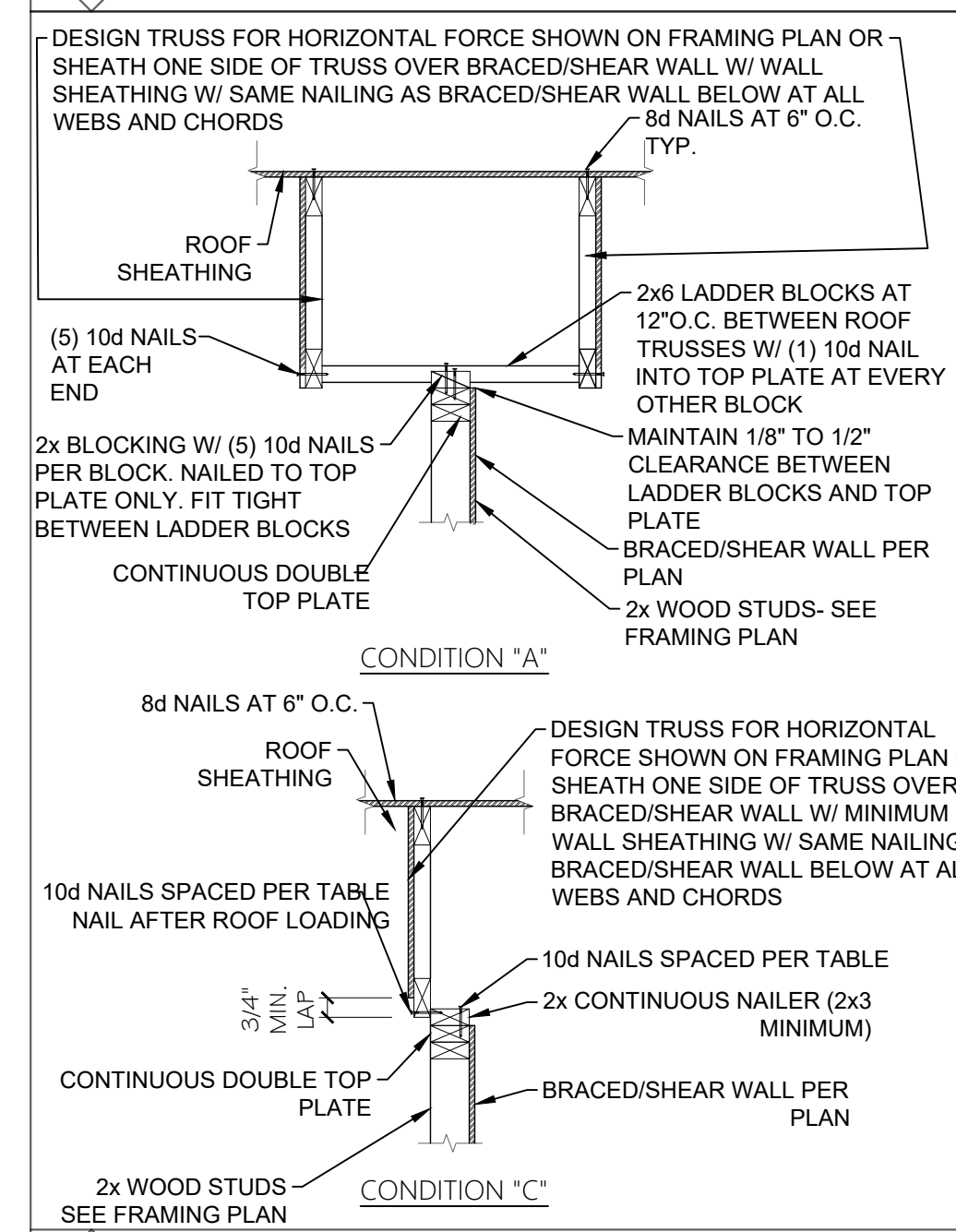
412 WOOD TRUSS AT INTERIOR BEARING WALL



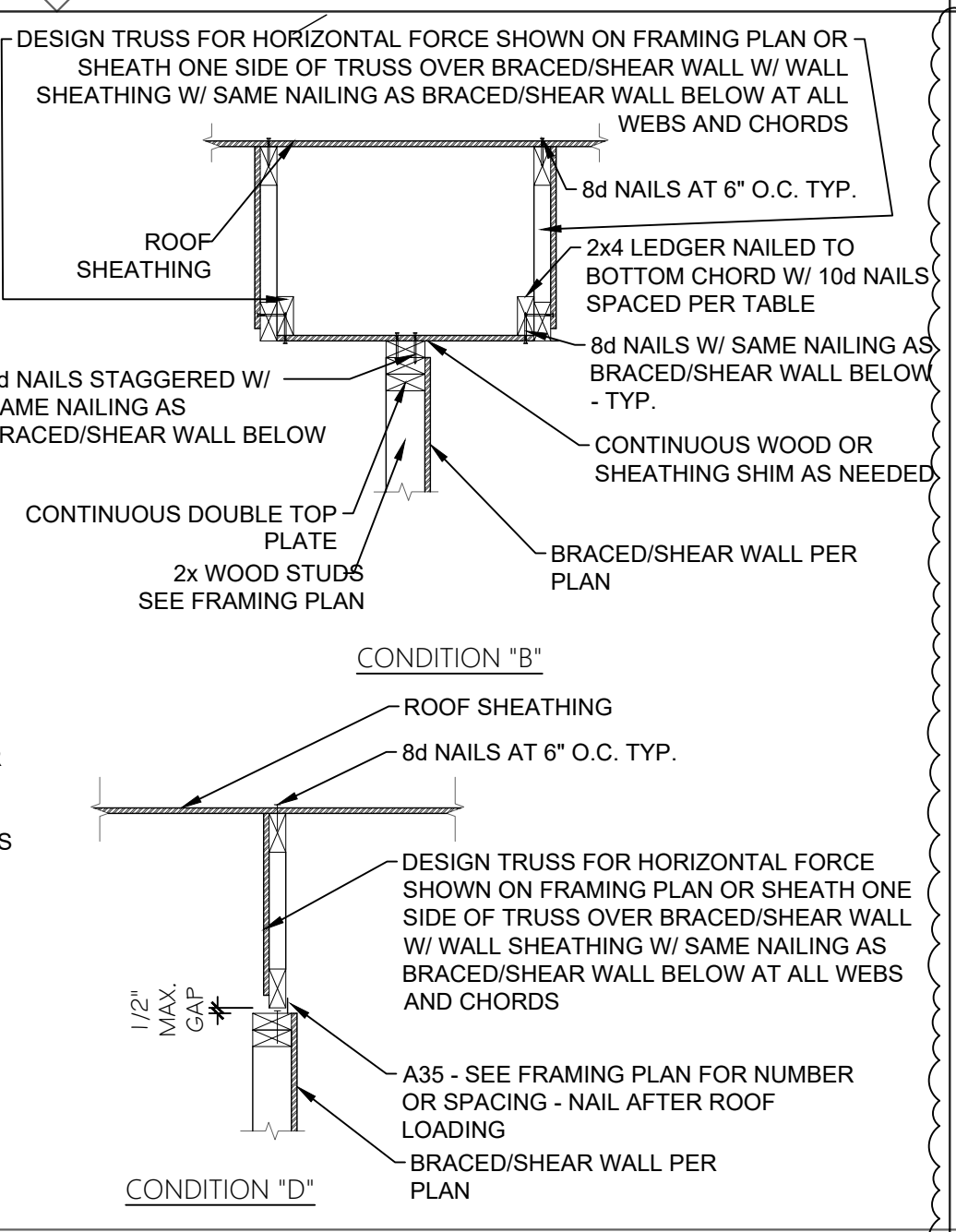
413 WOOD RAFTER TO WOOD BEAM



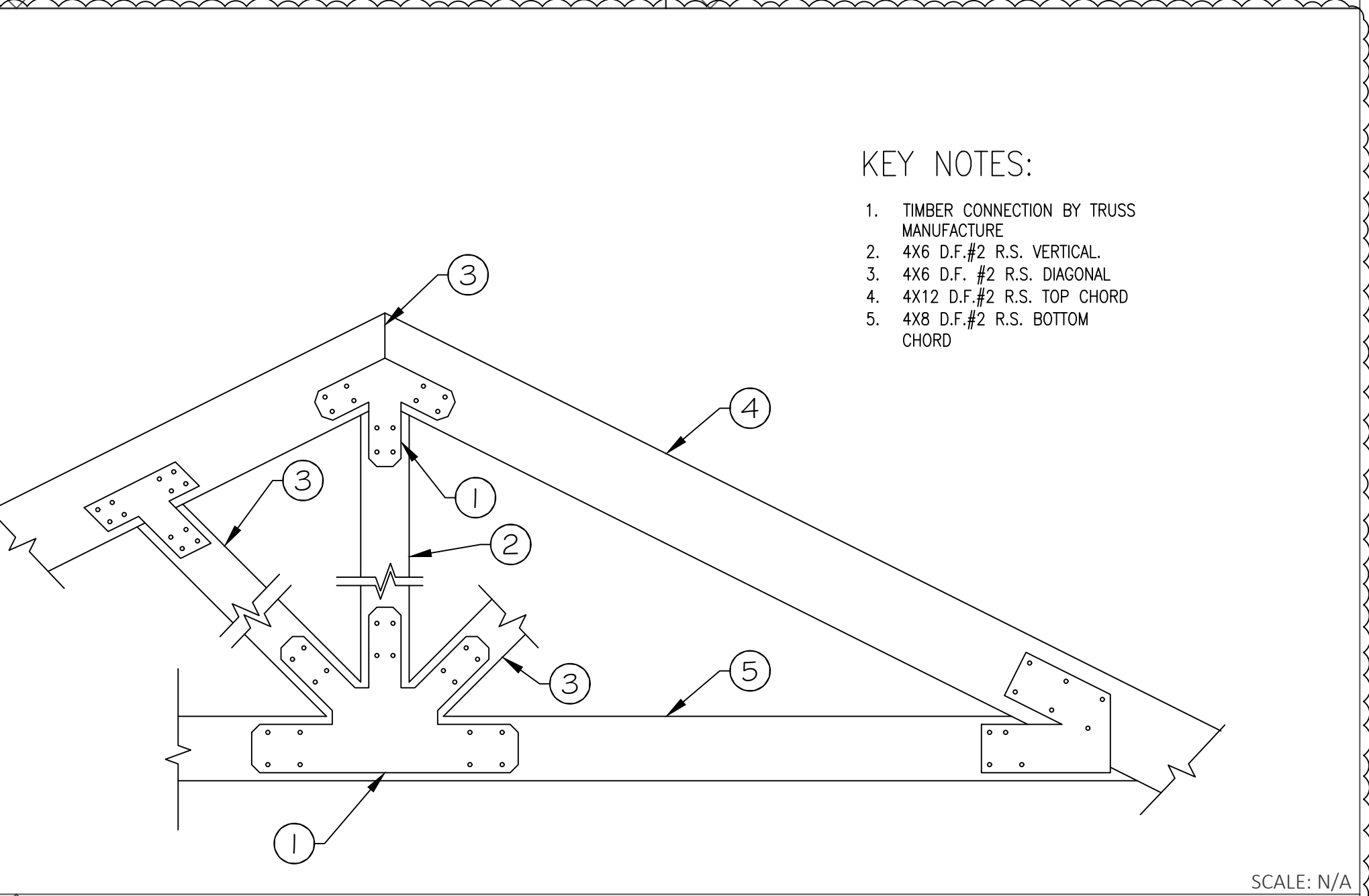
414 WOOD FRAMING AT WOOD TRUSS



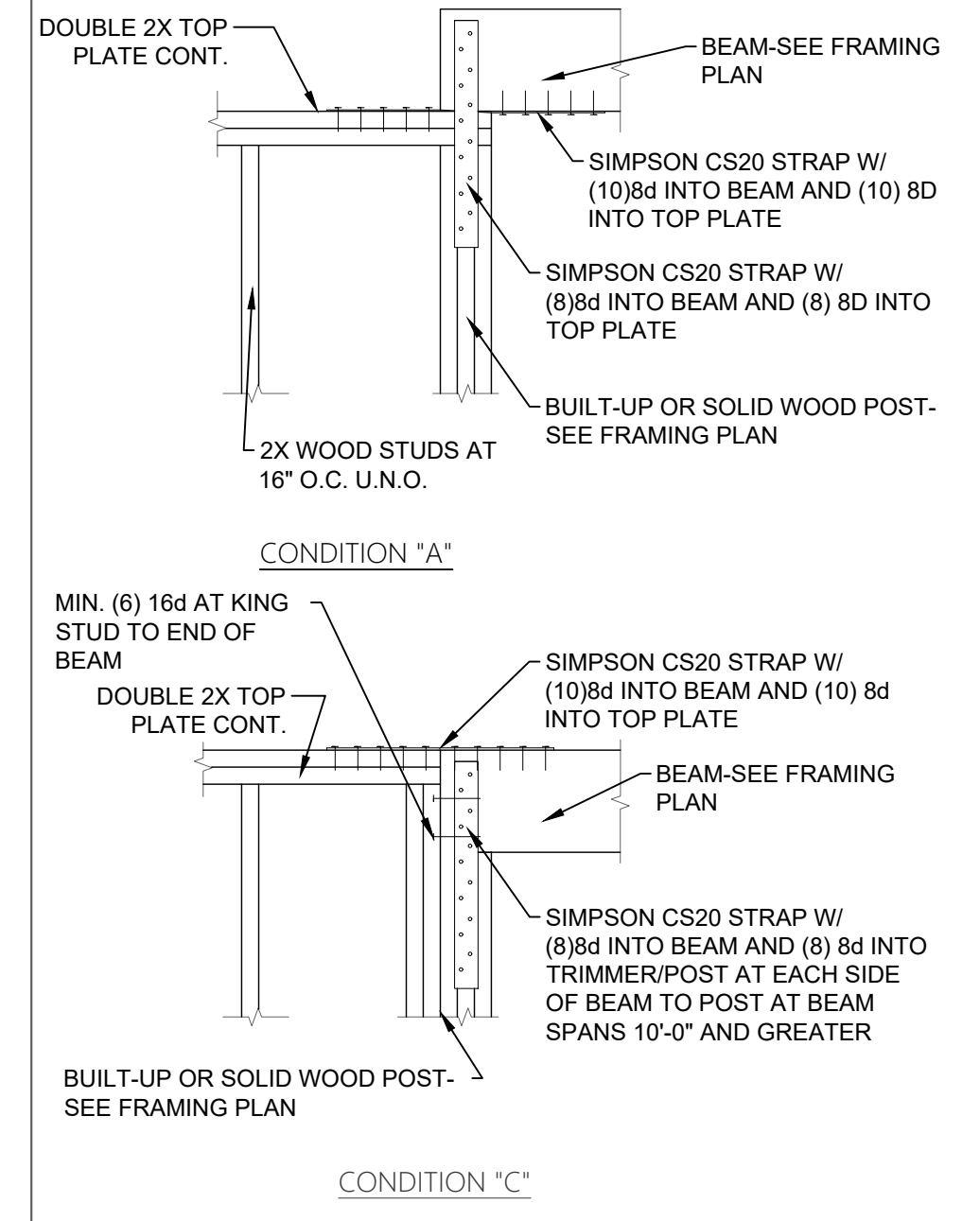
415 SHEAR TRANSFER AT INTERIOR BRACED/WHEAR WALL FRAMING



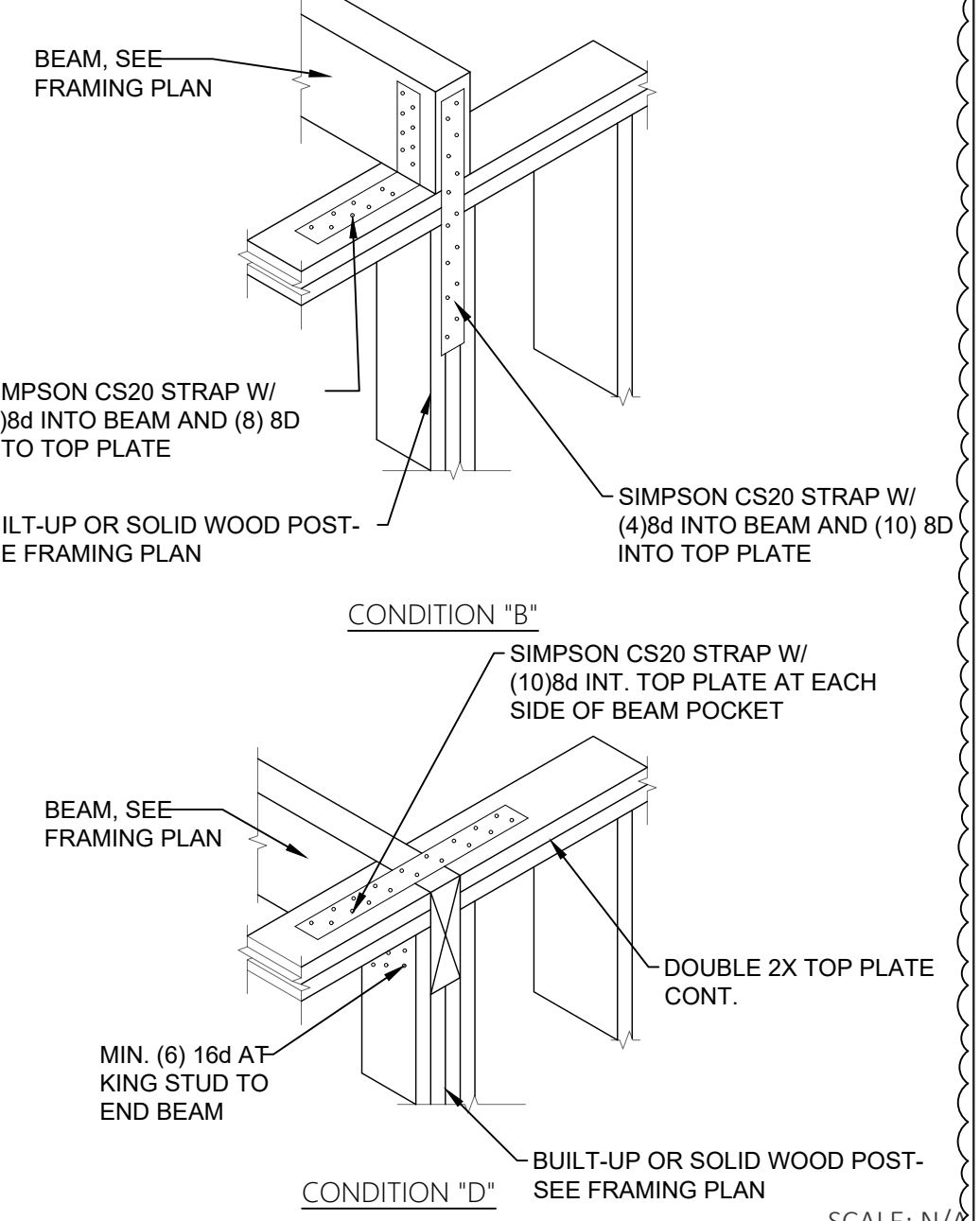
416 EXPOSED TIMBER TRUSS DESIGN



417 WOOD TRUSS AT WOOD WALL



418 BEAM AT WALL CONNECTION

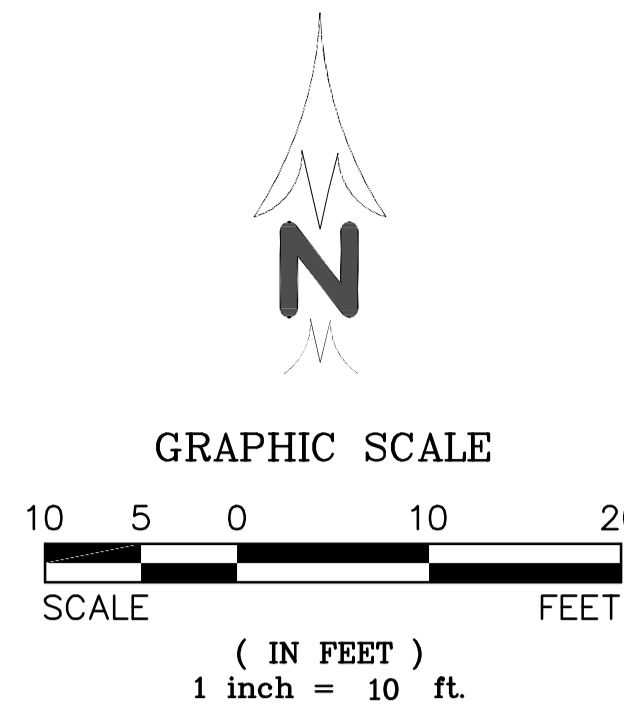


419 WOOD TRUSS AT WOOD WALL

- KEY NOTES:
1. TIMBER CONNECTION BY TRUSS MANUFACTURE
 2. 4X6 D.F.#2 R.S. VERTICAL.
 3. 4X6 D.F.#2 R.S. DIAGONAL
 4. 4X12 D.F.#2 R.S. TOP CHORD
 5. 4X8 D.F.#2 R.S. BOTTOM CHORD

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.



LEGEND

BSBL	CENTER LINE
ESBL	PROPERTY LINE
ESO	BUILDING SETBACK LINE
FFE	EAVE SETBACK LINE
EG=	EXTREME STORM OUTFALL
FG=	FINISH FLOOR ELEV.
6"W	EX. GROUND ELEV.
8"W	PROP. GRADE ELEV.
TC	EX. 6" WATER LINE
P	EX. 8" SEWER LINE
WM	TOP OF CURB
SW	PAVEMENT
OHE	WATER METER
PP	SIDEWALK
D/W	DRAINAGE FLOW DIR.
TOB	OVERHEAD ELECTRIC
SVT	POWER POLE
SSMH	DRIVEWAY
	TOP OF BERM
	SIGHT VISIBILITY TRIANGLE
	SANITARY SEWER MANHOLE
	CROSS SECTION

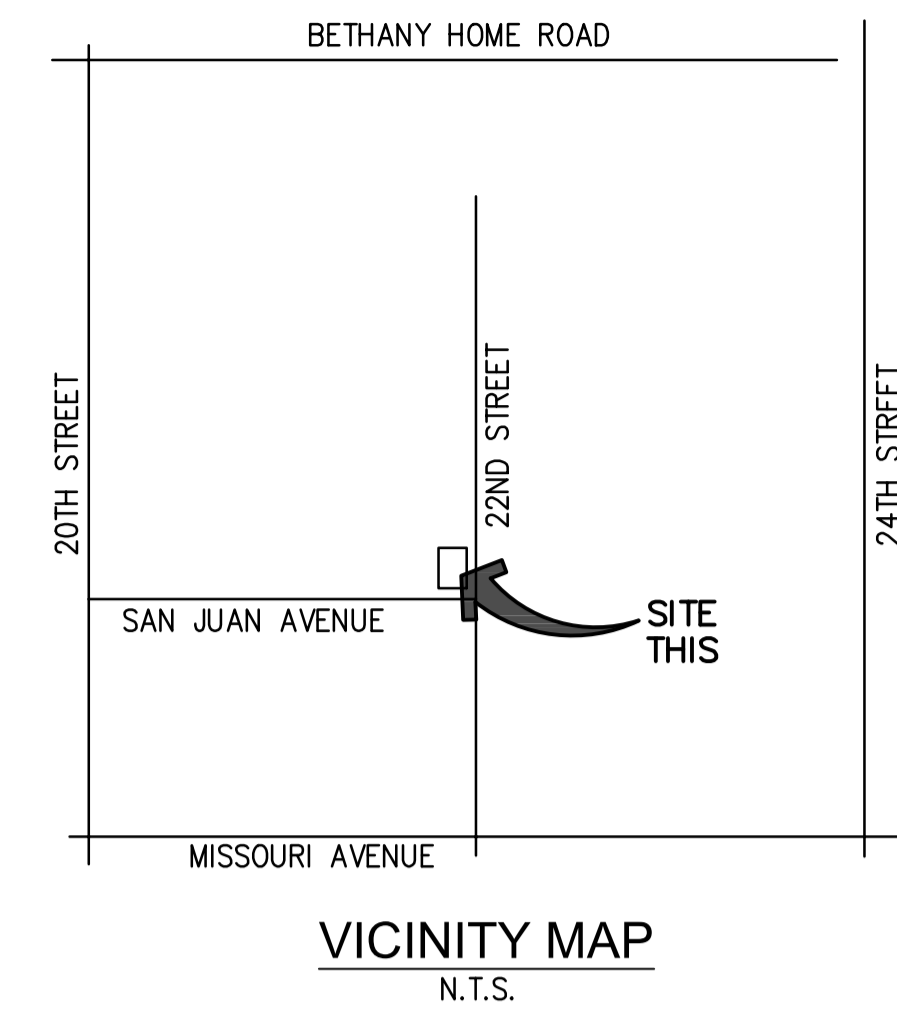
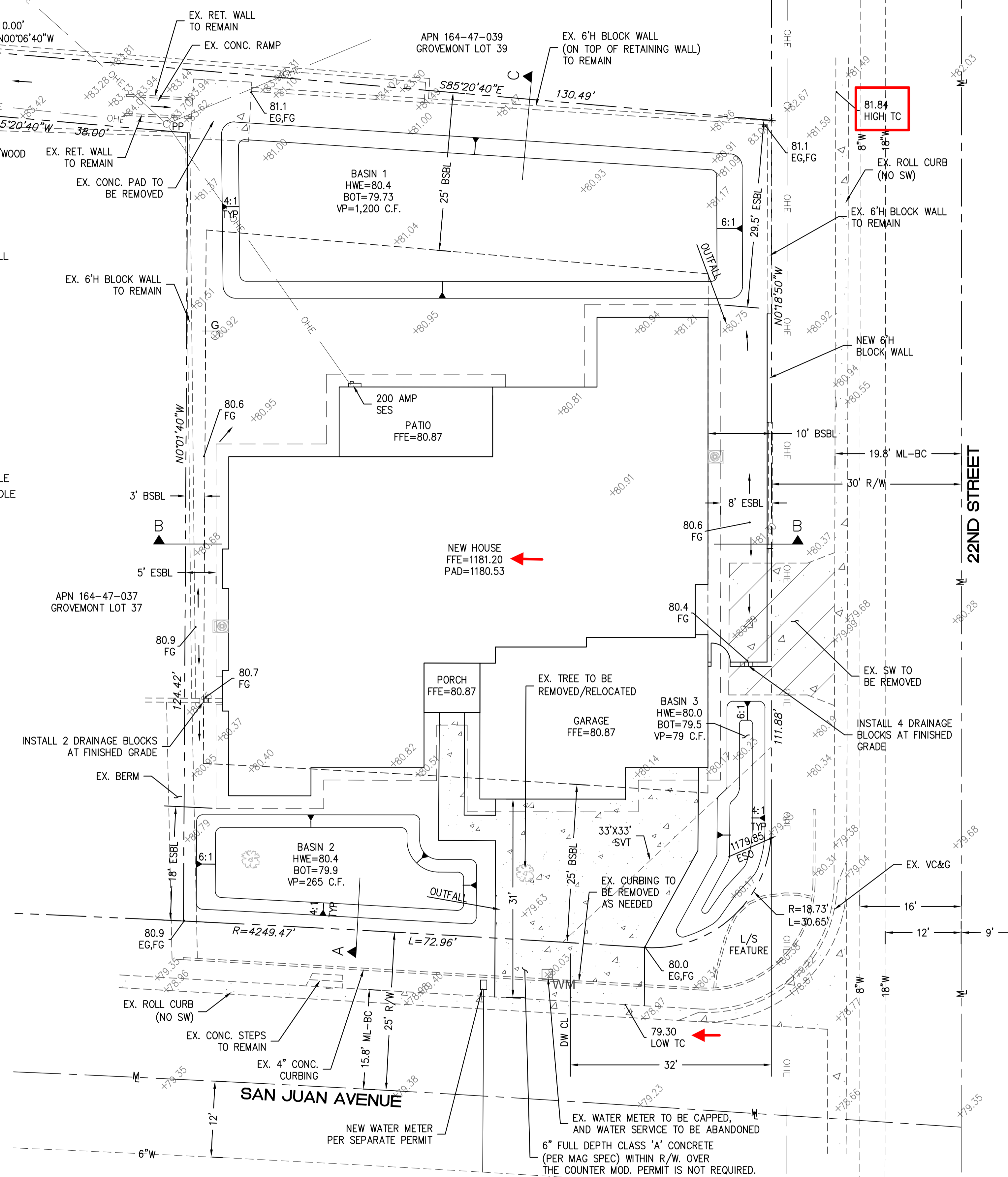
DRAINAGE CALCULATIONS

VOLUME REQUIRED (VR) = C(P/12)A; WHERE:
 C= DRAINAGE COEFFICIENT;
 P= RAINFALL DEPTH;
 A= DRAINAGE AREA = 12,591 SF
 PREVIOUSLY IRRIGATED LOT
 POST-DEVELOPED CONDITION (FOR THE 100 YR-2 HR STORM EVENT)
 C=0.65 FOR R1-10 RESIDENTIAL DEVELOPMENTS (PER C.O.P.S.W.P.A.S.)
 P= 2.25" (MARICOPA COUNTY DRAINAGE DESIGN MANUAL FIG. A.56)
 VR=(0.65)(2.25"/12)(12,591 S.F.) = 1,535 C.F.

VOLUME PROVIDED (VP):
 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.

DANCO RESIDENCE G&D PLOT PLAN
 2144 EAST SAN JUAN AVENUE, PHOENIX AZ 85016

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



OWNER/DEVELOPER

DANCO HOMES LLC
 5251 ERICSON WAY
 ARCATO, CA. 95521
 PH: (623) 853-3751

CIVIL ENGINEER

M & M CIVIL ENGINEERING, L.L.C.
 8564 W. HATCHER RD.
 PEORIA, ARIZONA 85345
 PH: (602) 242-4666
 FX: (602) 242-3302
 CONTACT: MANUEL A. INURRIAGA P.E.
 E-MAIL: MANUEL@M-CVILENG.COM

BENCHMARK:

SRP BRASS CAP ON THE SOUTHEAST CORNER OF IRRIGATION STRUCTURE LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION AT 16TH STREET AND MISSOURI AVENUE. ELEVATION EQUALS 1161.944 NGVD 29, CITY OF PHOENIX DATUM.

SITE INFORMATION

APN:	164-47-038
ZONING:	R1-10
LOT AREA:	12,591 S.F.
DISTURBED AREA:	11,500 S.F.
COVERED AREA:	4,636 S.F.=36.8%
ALLOWED LOT COVERAGE:	40%
YEAR PLATTED:	1955
PATIO/PORCH:	334 S.F.= 2.7%
ALLOWED PATIO/PORCH AREA:	10%

PROJECT DESCRIPTION

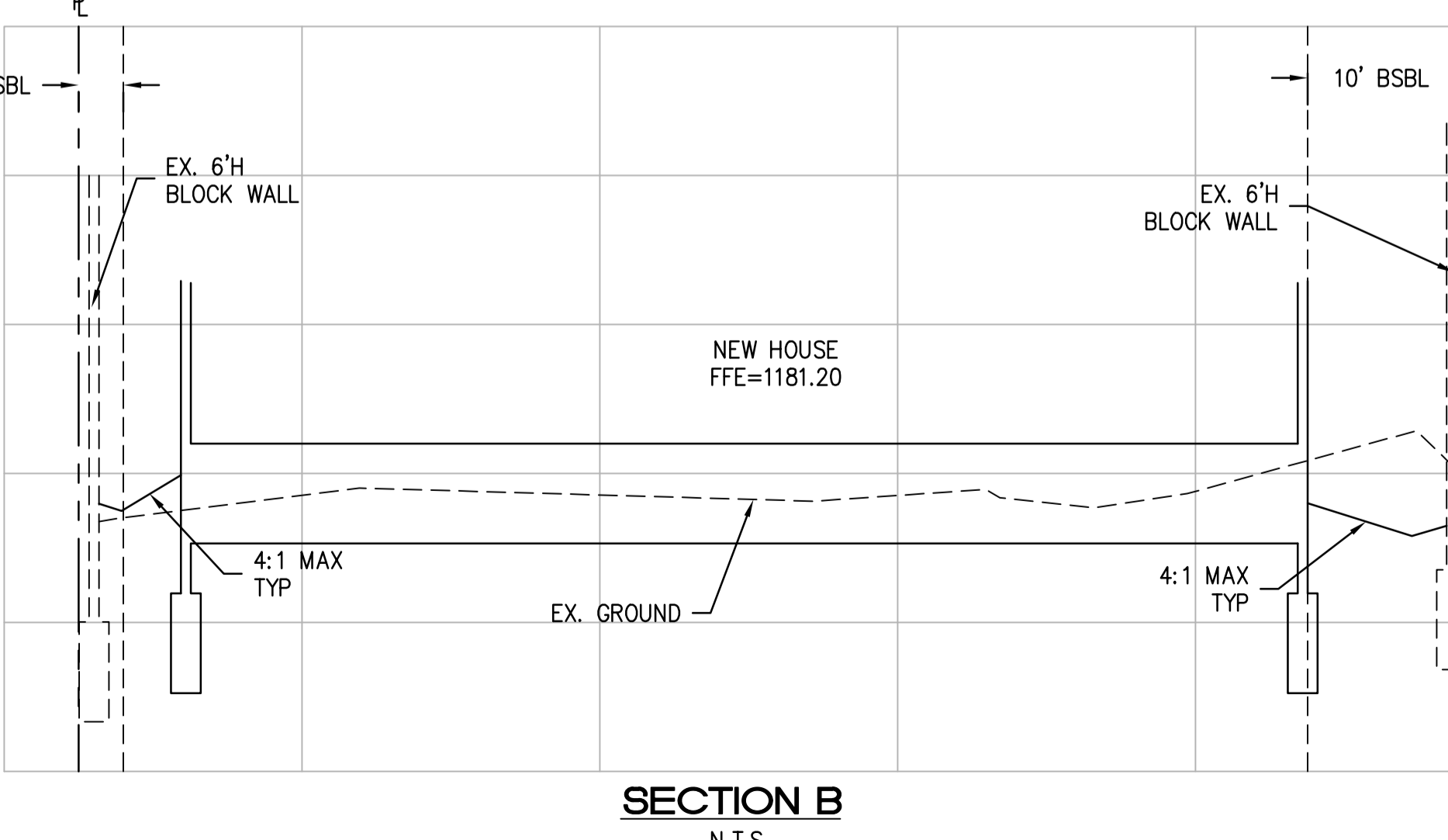
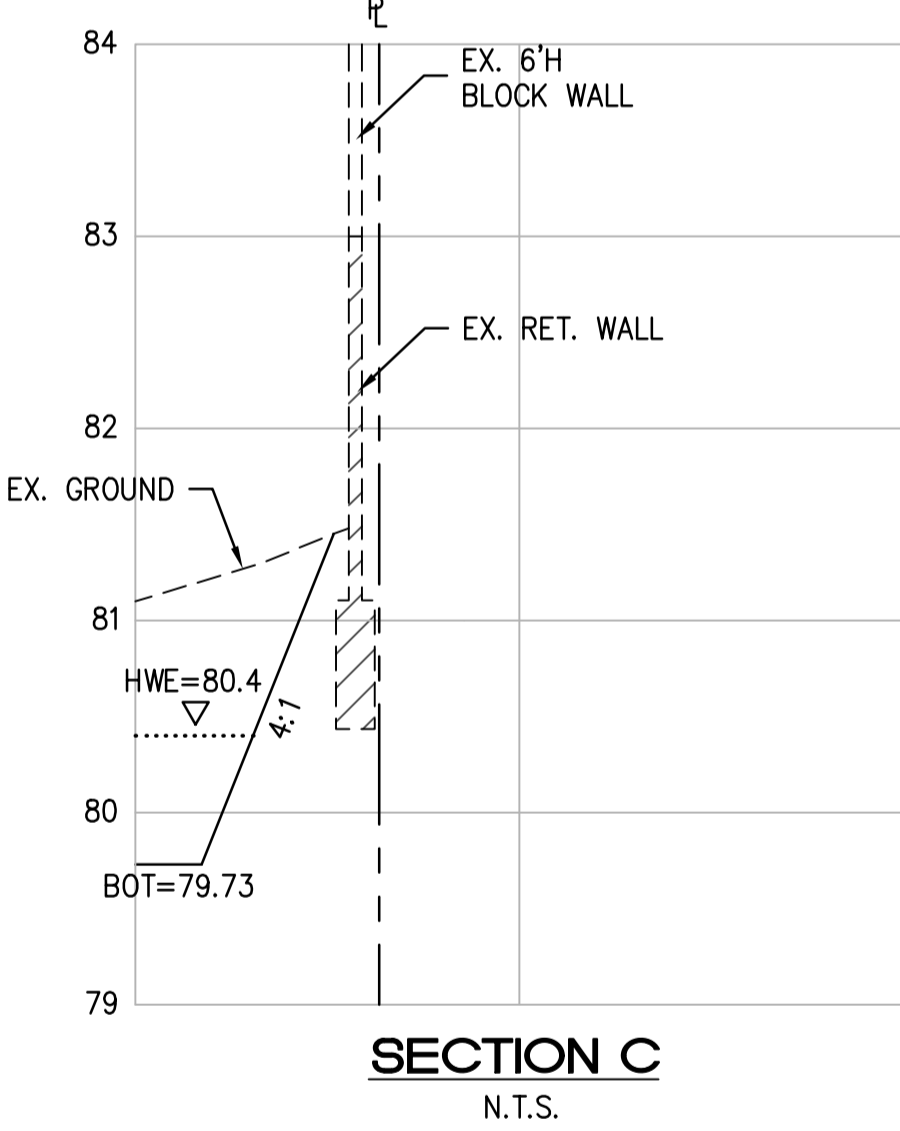
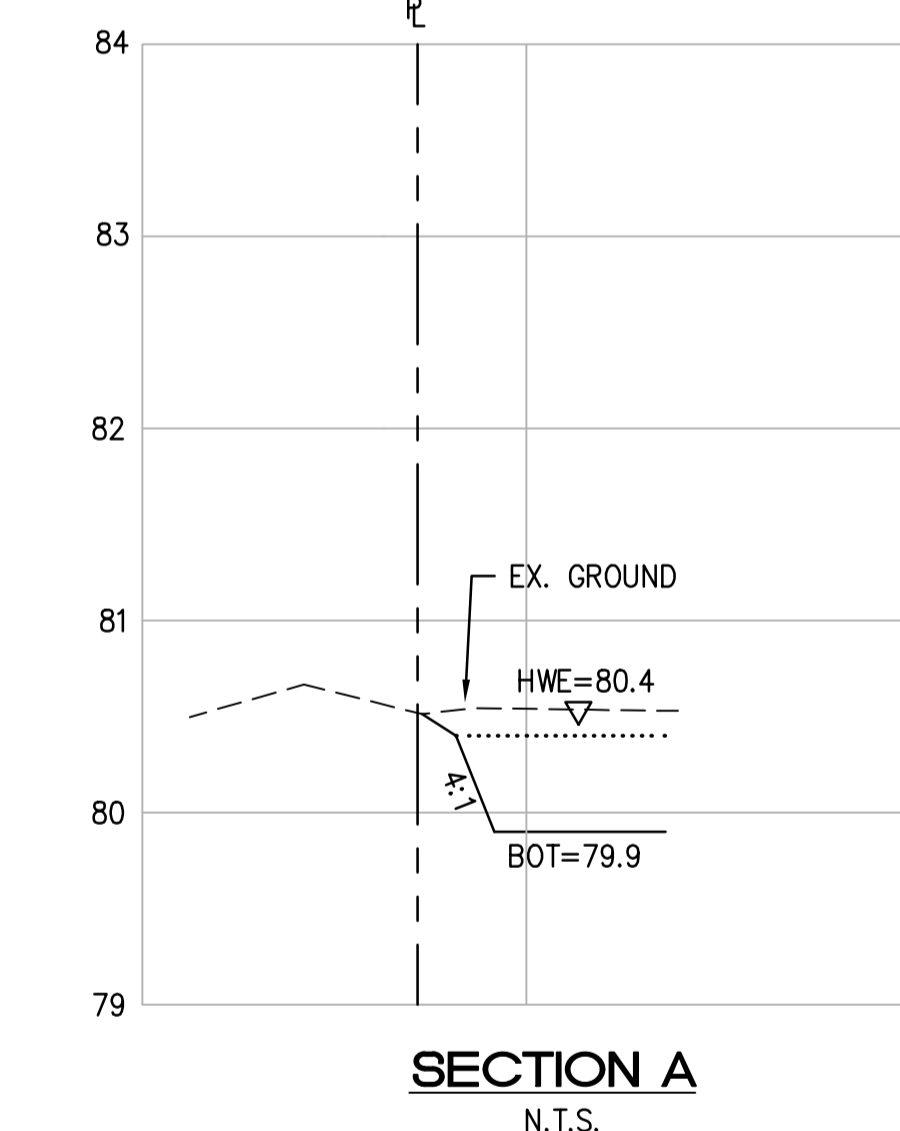
PROJECT CONSISTS OF A NEW SINGLE FAMILY RESIDENCE, INCLUDING RETENTION BASINS.

LEGAL DESCRIPTION

LOT 38, GROVEMONT, ACCORDING TO BOOK 64 OF MAPS, PAGE 46, RECORDS OF MARICOPA COUNTY, ARIZONA.

DRAINAGE STATEMENT

SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA. OFFSITE FLOWS DO NOT AFFECT THIS SITE. RETENTION PROVIDED IS FOR THE 100 YR-2HR STORM CONDITION. EXTREME STORM OUTFALLS THE SITE AT THE ELEVATION OF 1179.85.



Engineer Sump Statement: ←
 This property is being developed as an "Engineer Sump Condition". The finished floor elevation for new construction shall be a minimum of 14" (1.17') above the outfall or 6" (.50') above the maximum 100-year water surface elevation, whichever is greater.

Residential Inspector: No Permit Required
 **** These plans were reviewed under Electronic Plan Review (EPR). The applicant is required to provide a full size 24" x 36" copy of the approved plans to the residential inspector prior to the start of construction. ****

SPAD # 2101574
 KIVA# 99-40415
 CPGD# 2208996
 Q.S.# 20-32
 Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
 CALL 811 or click Arizona811.COM

City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT
 This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.
 CIVIL - Ted Iniguez 602-534-9374

DESCRIPTION	
REV	DATE
DANCO HOMES LLC 5251 ERICSON WAY ARCATO, CA. 95521 PH: (623) 853-3751	
8564 W. HATCHER RD. PEORIA, ARIZONA 85345 PH: (602) 242-4666 FX: (602) 242-3302 CIVIL ENGINEERING, L.L.C.	
PROJECT NUMBER:	22-054
SCALE:	1"=10'
DESIGNED BY:	MAI
DRAWN BY:	DB
CHECKED BY:	MAI
DANCO RESIDENCE GRADING AND DRAINAGE PLOT PLAN 2144 E. SAN JUAN AVENUE PHOENIX AZ. 85016	
EXPIRES	09-30-24
SHEET	1
1 OF 1 SHEETS	