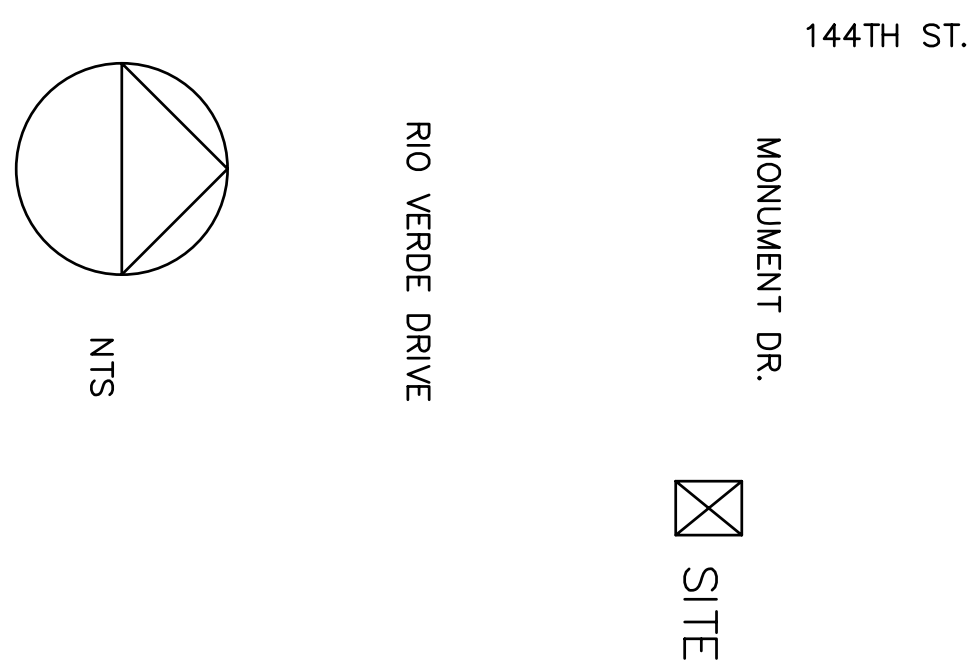


## VICINITY MAP



## SHEET INDEX

SP-1	SITE PLAN
GEN-1	GENERAL NOTES & SPECIFICATIONS
GEN-2	GENERAL NOTES & SPECIFICATIONS
A-1	FOUNDATION PLAN
A-2.1	FOUNDATION DETAILS
A-3.1	FLOOR PLAN - NOTED
A-4.1	FLOOR PLAN - DIMENSIONED
A-5.1	FRAMING PLAN
A-6.1	FRAMING DETAILS
A-7	ROOF PLAN
A-8	BUILDING SECTIONS
A-9.1	EXTERIOR ELEVATIONS
A-10	DOOR & WINDOW SCHEDULE
SW-1	SHEAR WALL LAYOUT
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
P-1	PLUMBING ISOMETRICS

## BUILDING DATA

LEGAL DESCRIPTION:	(SEE CIVIL PLAN)
A.P.N.:	219-39-188-J
OWNER:	JEFF & KELLI KARAU 1379 E. FLINT ST. CHANDLER, AZ. 85225
OCCUPANCY TYPE OF CONST.:	RESIDENTIAL VN
ZONING	R-43
LOT AREA:	50,013 S.F.
BUILDING AREA:	TOTAL
LIVABLE:	2,927 S.F.
GARAGE / STOR.:	1,540 S.F.
FRONT PATIO:	176 S.F.
REAR PATIO:	1,024 S.F.
TOTAL:	5,667 S.F.
	8,472 S.F.

TOTAL FOOT PRINT: 5,667 S.F.

PERCENT OF LOT COVER: 11.33%

# Custom Home for Karau Residence

14433 N. Monument Dr.  
Maricopa County, AZ.

THIS HOUSE SHALL BE PROVIDED WITH A AUTOMATED FIRE SPRINKLER SYS

William D. Down & Associates

RESIDENTIAL PLANNING & DEVELOPMENT

9631 West Ruth Avenue

Peoria, Arizona 85345

(623)-878-1441

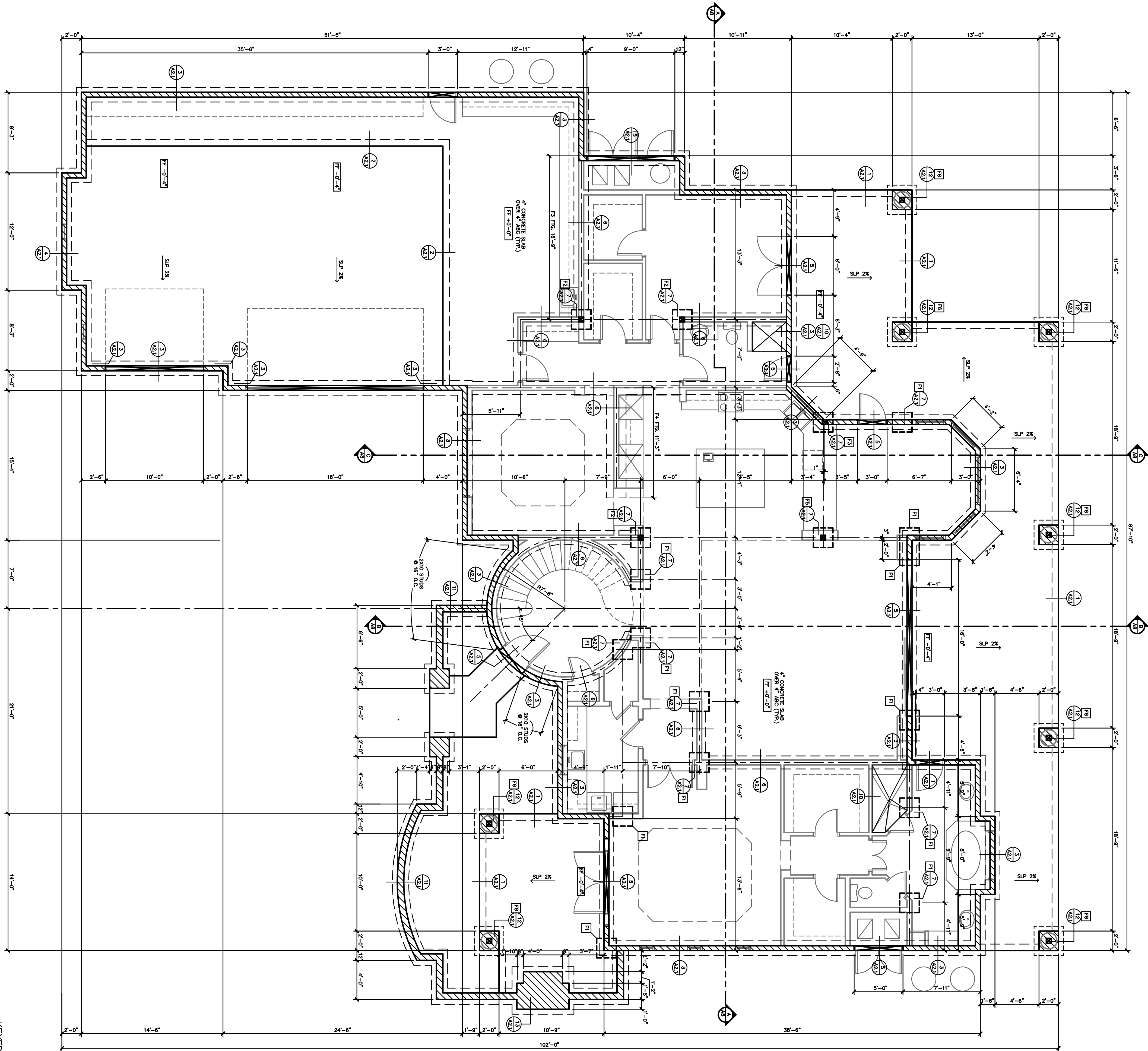
(602)-558-1983

wdown@sprynet.com









KEYED FOUNDATION NOTES

- RECESS SLAB 1 1/2" AT SHOWER BASIN SLOPE TO DRAIN.
- RECESS SLAB 1 1/2" AT WASHER BASIN SLOPE TO DRAIN.
- PROVIDE 42" X 42" X 4" CONCRETE SLAB FOR A/C EQUIPMENT
- PROVIDE 4" CONCRETE SLAB STOPS AT ROOM STOPS TO BE IN FULLY OPENED POSITION AND 6" WIDER ON BOTH SIDES OF THE TOTAL WIDTH OF THE DOORWAY.
- PROVIDE CONDUIT UNDER SLAB FOR ISLAND SERVICE
- FLOOR ELEC. OUTLET AND/OR PHONE JACK (SEE LOCATION W/ OWNER)

FOOTING SCHEDULE

FOR CONSTRUCTION ABOVE FOOTINGS, SEE DETAILS

FOOTING REINFORCING

MARK	DIMENSIONS	FOOTING REINFORCING	REMARKS
F1	2'-0" X 2'-0"	3 - #4 ELL OR 3 - #5 ELL	-
F2	2'-0" X 2'-0"	3 - #5 ELL	-
F3	1'-6" X CONT.	2 - #4 CONT.	-
F4	2'-0" X CONT.	3 - #4 CONT.	-
F5	4'-0" X 4'-0"	4 - #5 ELL	-
F6	8'-0" X 8'-0"	4# @ 8" O.C. ELL	-

HOLDOWN SCHEDULE

1	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD
2	"SIMPSON" HT122 - USE 5/8" Ø, THREADED ROD EPOXYED 10" MIN. W/ "SIMPSON" SET EPOXY-ERS279
3	"SIMPSON" HT16 - USE 5/8" Ø, THREADED ROD EPOXYED 8" MIN. W/ "SIMPSON" SET EPOXY-ERS279

FOUNDATION NOTES:

- PROVIDE TENSILE TREATMENT WITHIN 24 HOURS OF POURING SLAB.
- PROVIDE CONTROL JOINTS FOR AREAS NOT TO EXCEED 16'-0" X 16'-0"
- VERIFY LOCATION AND SIZE OF ALL UNDERGROUND AIR RETURNS
- UNDERGROUND AIR RETURNS TO BE MINIMUM 18" BELOW SLAB
- VERIFY LOCATION OF ALL FLOOR RECEPTACLES
- VERIFY LOCATION OF ALL UNDERGROUND UTILITY LINES AND WALKS
- CHALK AND SEAL ALL EXP. JOINTS, SLAB PENETRATIONS AND SETTING CRACKS W/ SILICONE SEALANT
- CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH FLOOR ELEV.
- ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE DESIGNER'S REQUIREMENTS
- ALL FORMS SHALL BE TIGHT AND PROPERLY BRACED TO PREVENT DEFLECTION
- ALL SHEARWALLS SHALL HAVE A 1'-4" WIDE FOOTING UNLESS NOTED OTHERWISE.

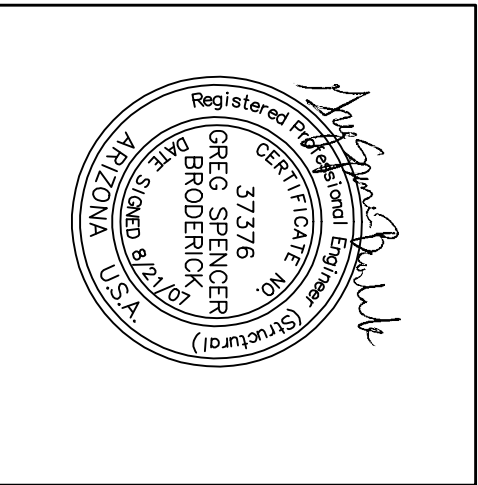
SEE SHEET SW-1 FOR SHEAR WALL LAYOUT AND SPECIFICATIONS

UNLESS NOTED OTHERWISE, USE 1/2" DIA. A.B. @ 32" O.C. IN 2 X 6 SILL PLATES AT ALL EXTERIOR WALLS, BEARING WALLS, AND INTERIOR SHEAR WALLS. UNO.

FOUNDATION LEGEND

- INDICATES MASONRY STEM WALL AND FOOTING
- INDICATES 6" WIDE CAST IN-PLACE CONCRETE STEM WALL
- UNLESS NOTED OTHERWISE
- INDICATES DERESSED STEMWALL & TURN DOWN WITH TOXED EDGE
- INDICATES 6x6 POST LOCATIONS

- DETAIL NUMBER
- SECTION CUT CALLOUT
- SHEET NUMBER
- HOSE BIB LOCATION
- INDICATES DERESSED CONCRETE SLAB



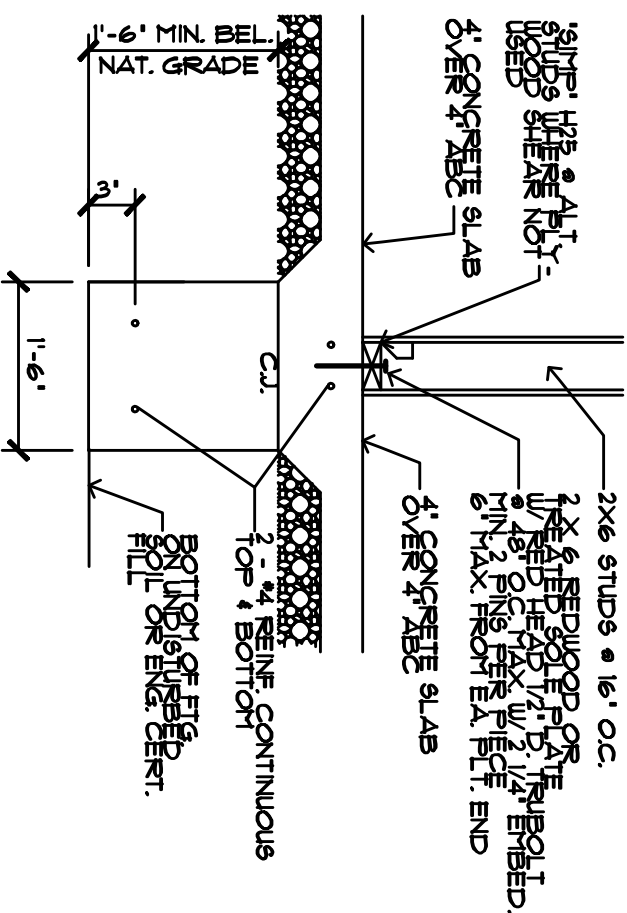
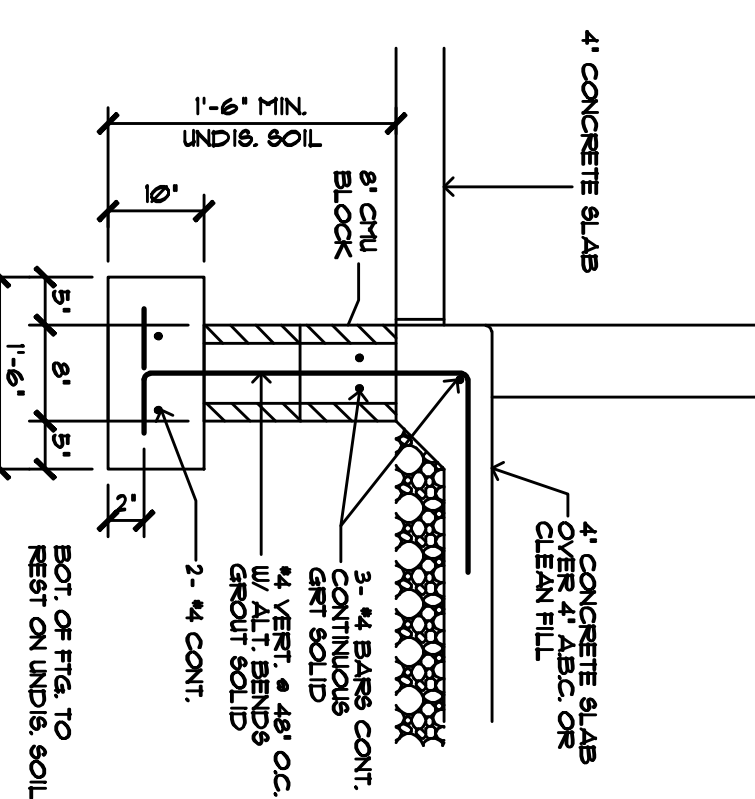
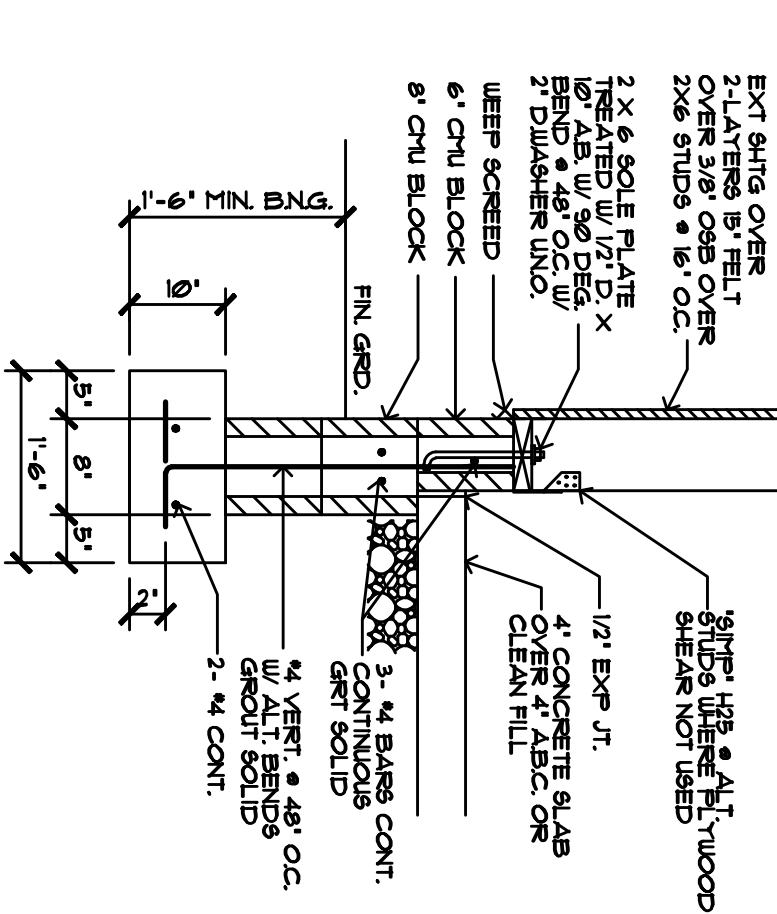
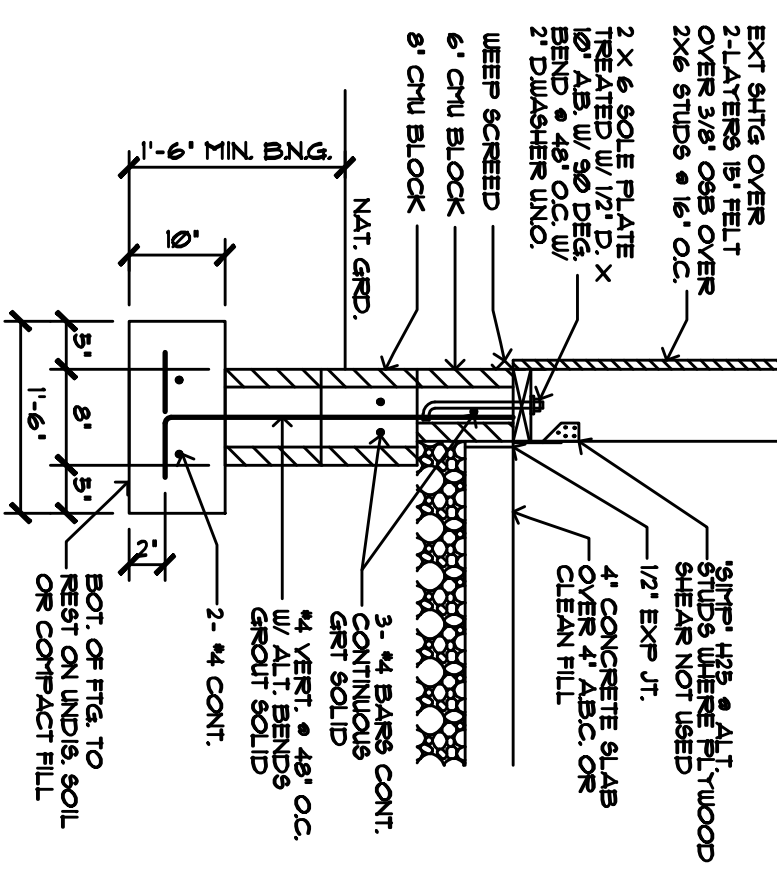
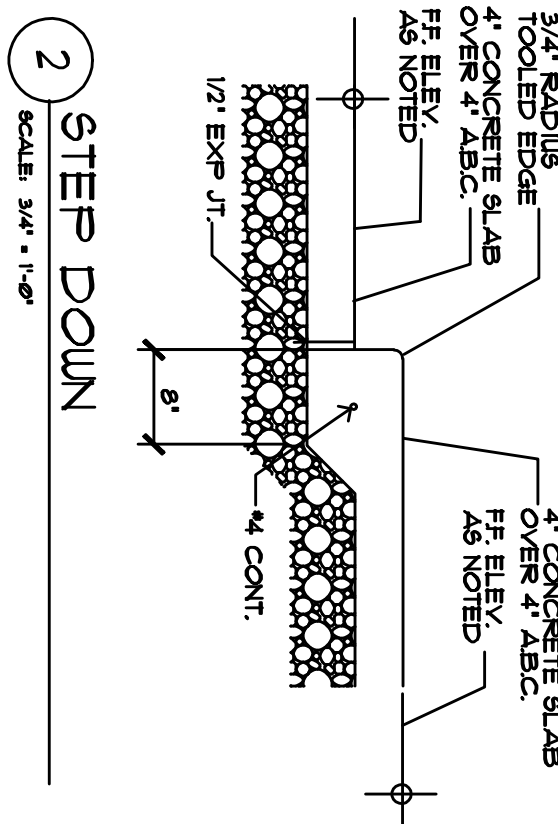
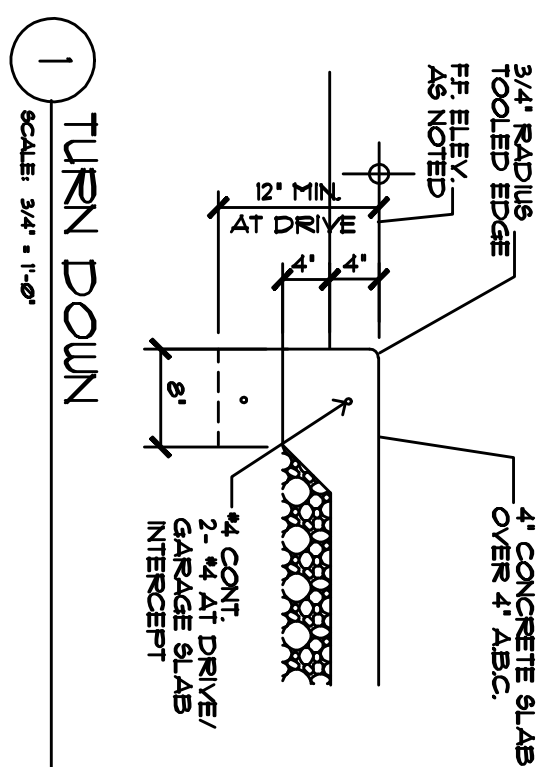
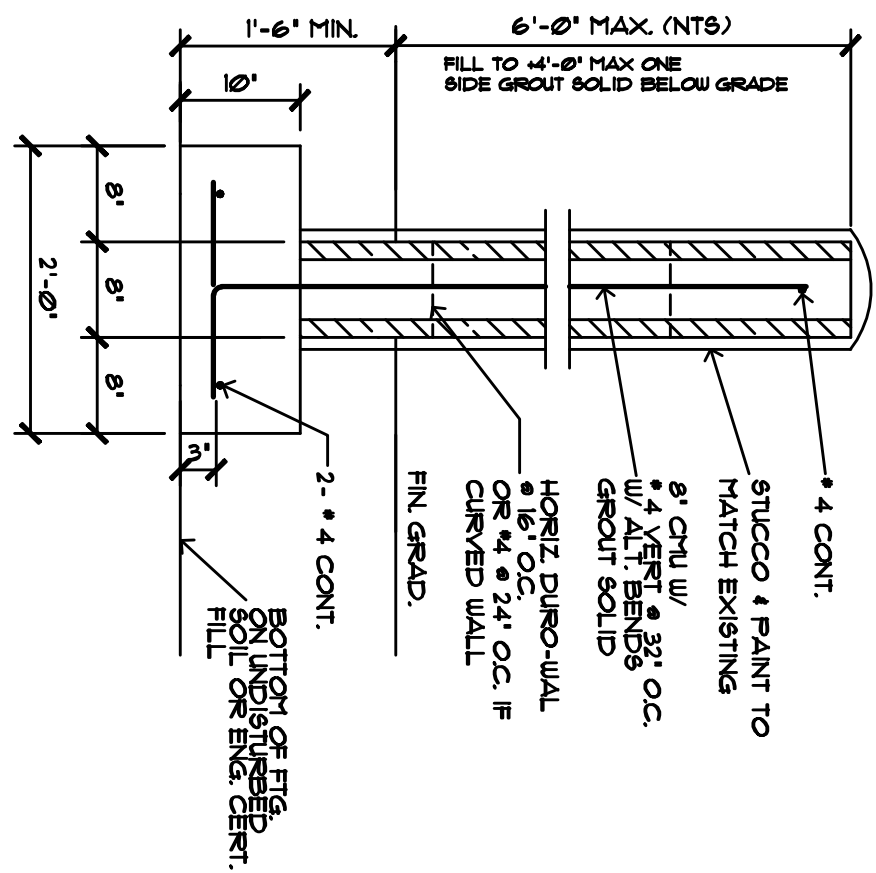
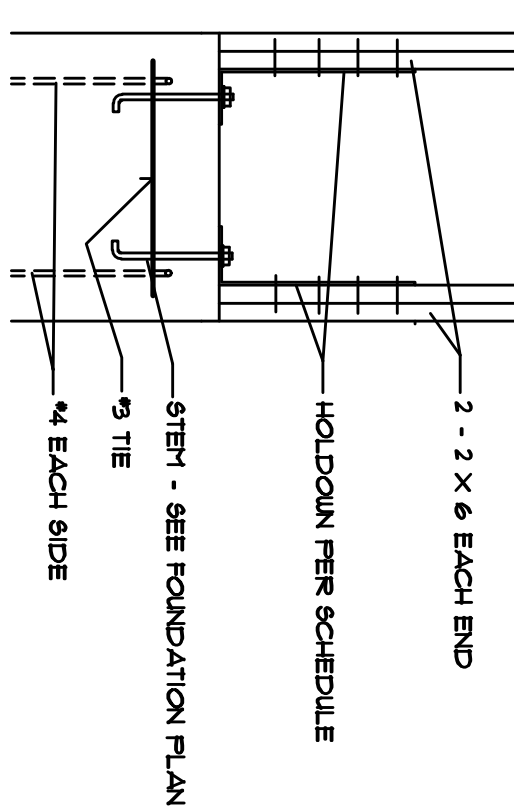
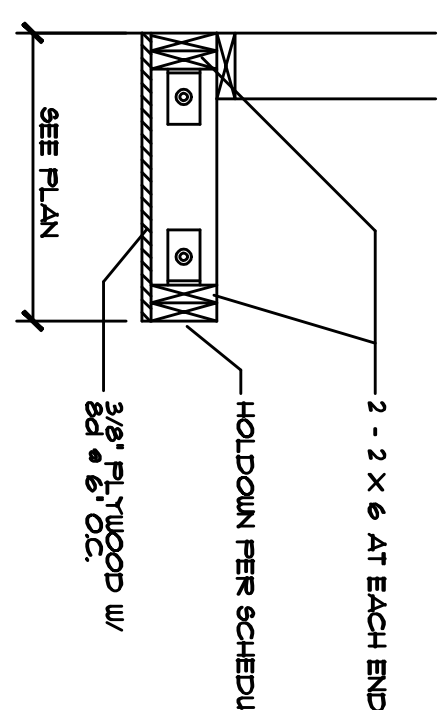
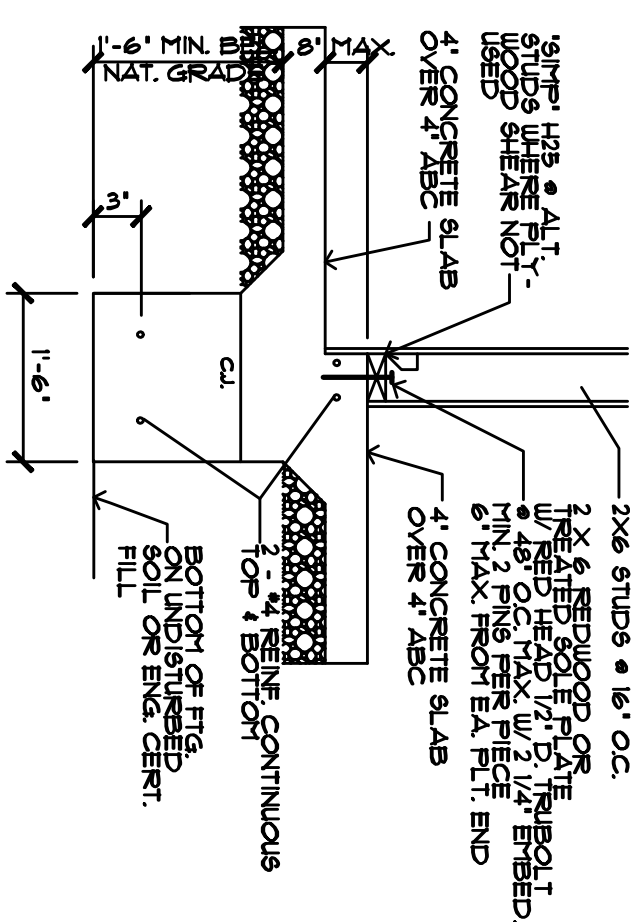
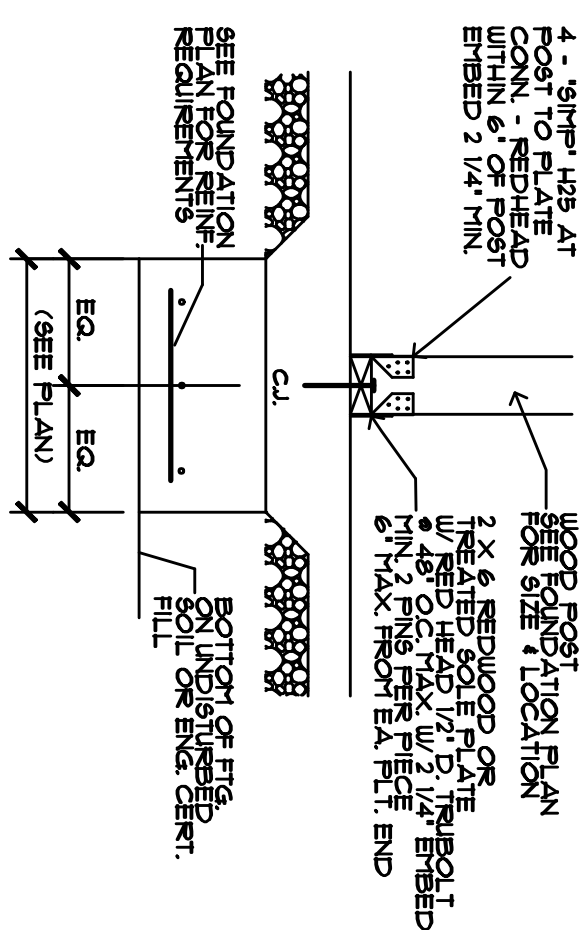
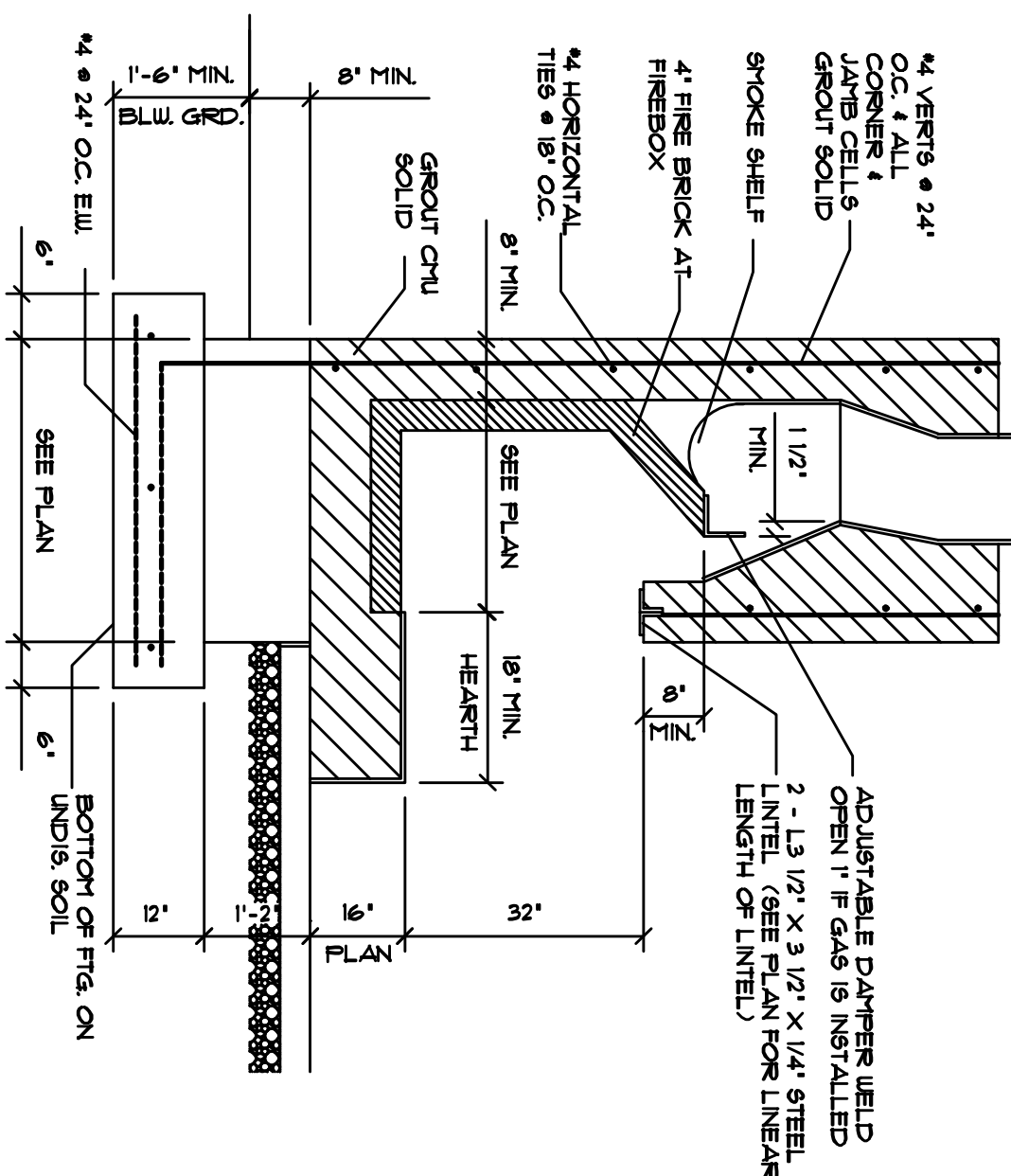
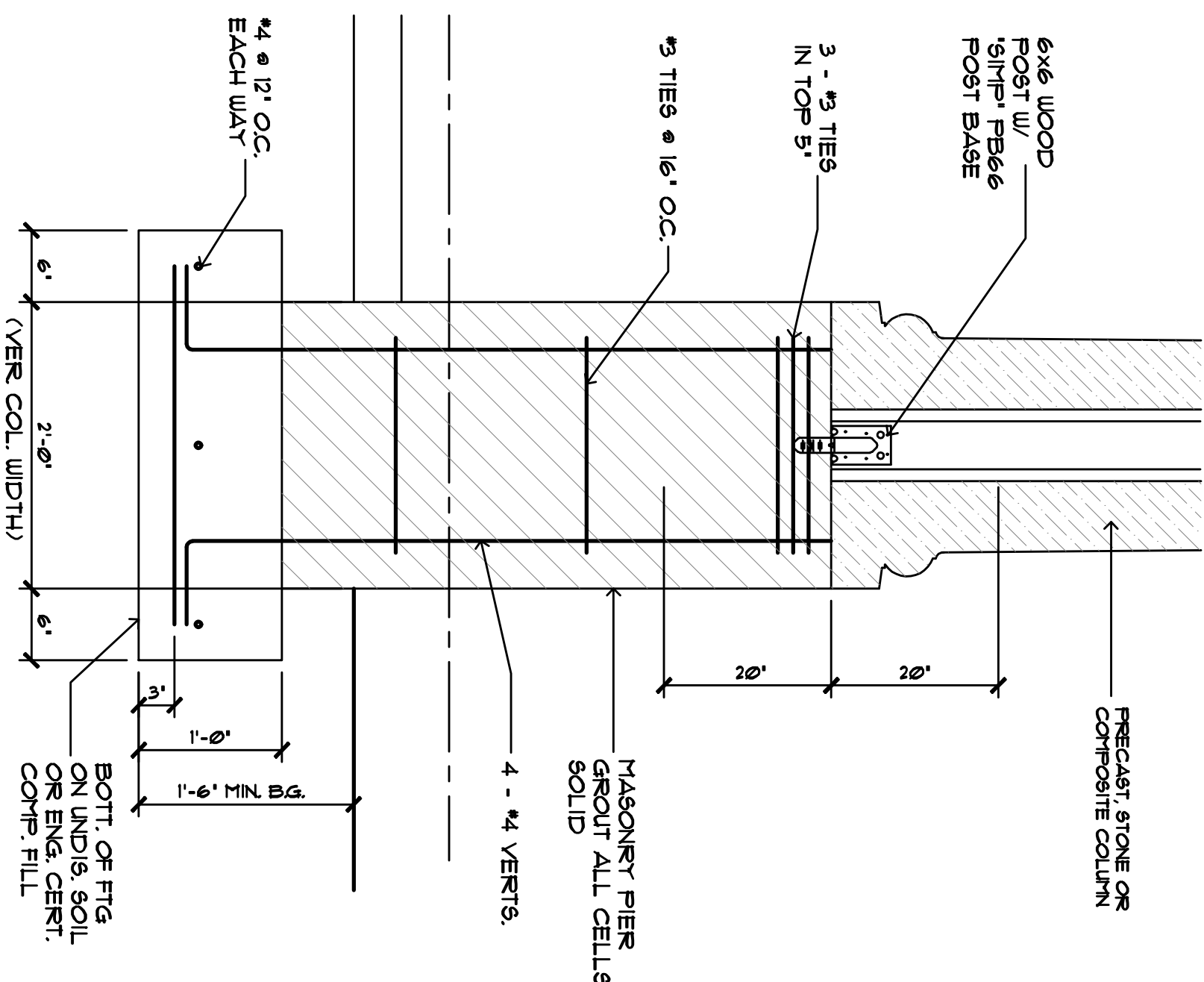
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(602)-979-1441  
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CUSTOM HOME  
KARAU RESIDENCE  
14433 E. MONUMENT DR.  
219-35-185-J  
MARICOPA COUNTY, AZ  
FOUNDATION PLAN  
SCALE: 3/16" = 1'-0"

DATE: 01-05-07  
DRAWN: DD  
REVIEW:  
SHEET





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 wdown@aol.com

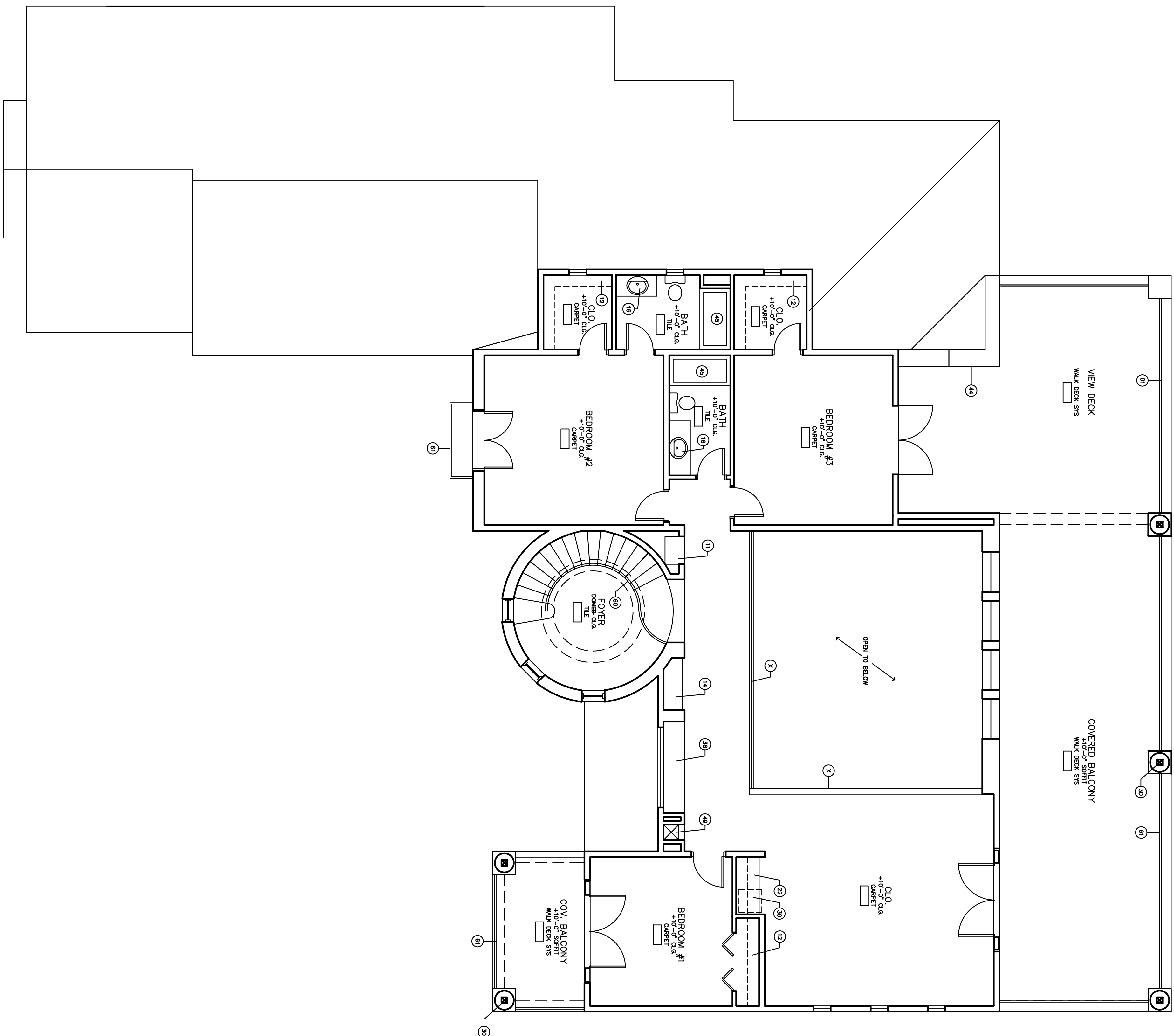
CUSTOM HOME  
KARAU RESIDENCE  
14433 E. MONUMENT DR  
219-39-188-J  
MARICOPA COUNTY, AZ.

## FOUNDATION DETAILS

DATE: 01-05-01  
 DRAWN: DP  
 REVISED:

1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_





KEYED FLOOR PLAN NOTES:

(ALL NOTES MAY NOT APPLY)

1. MESS KITCHEN LOCATION
2. DISHWASHER - PROVIDE AIR GAP & VENTING
3. SINK - PROVIDE 1/2" AIR GAP & 6" DIA 199T U.P.C.
4. RANGE - OPEN
5. AIR HANDLER
6. EXHAUST FAN
7. WATER SEPTICER
8. OVERHEAD DOOR OPENER THROUGH ROOF FLE
9. WATER EXHAUST 1/2 IN. DRAIN
10. WASHER
11. DRAIN SPLICING
12. LAUNDRY SINK
13. ROO & SHELF
14. NICKER ISLAND
15. 1/2" X 12" TUBER COLUMN W/ WOOD FRAME VENEER
16. 1/2" X 12" TUBER COLUMN W/ WOOD FRAME VENEER
17. SPACIAL PER OWNER LAY OUTS
18. HITCHCOCK AND NUTTER PER OWNER WITH
19. SHOWER W/ WATER RESISTANT MATERIAL
20. RECESS MIRROR 2' INTO WALL
21. 1/2" X 12" TUBER COLUMN W/ WOOD FRAME VENEER
22. 1/2" X 12" TUBER COLUMN W/ WOOD FRAME VENEER
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99. 1/2" X 12" TUBER COLUMN W/ WOOD FRAME VENEER
100. 1/2" X 12" TUBER COLUMN W/ WOOD FRAME VENEER

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KARAU RESIDENCE  
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219-39-188-J  
MARICOPA COUNTY, AZ.  
2nd FLOOR PLAN - NTD

DATE: 01-05-07

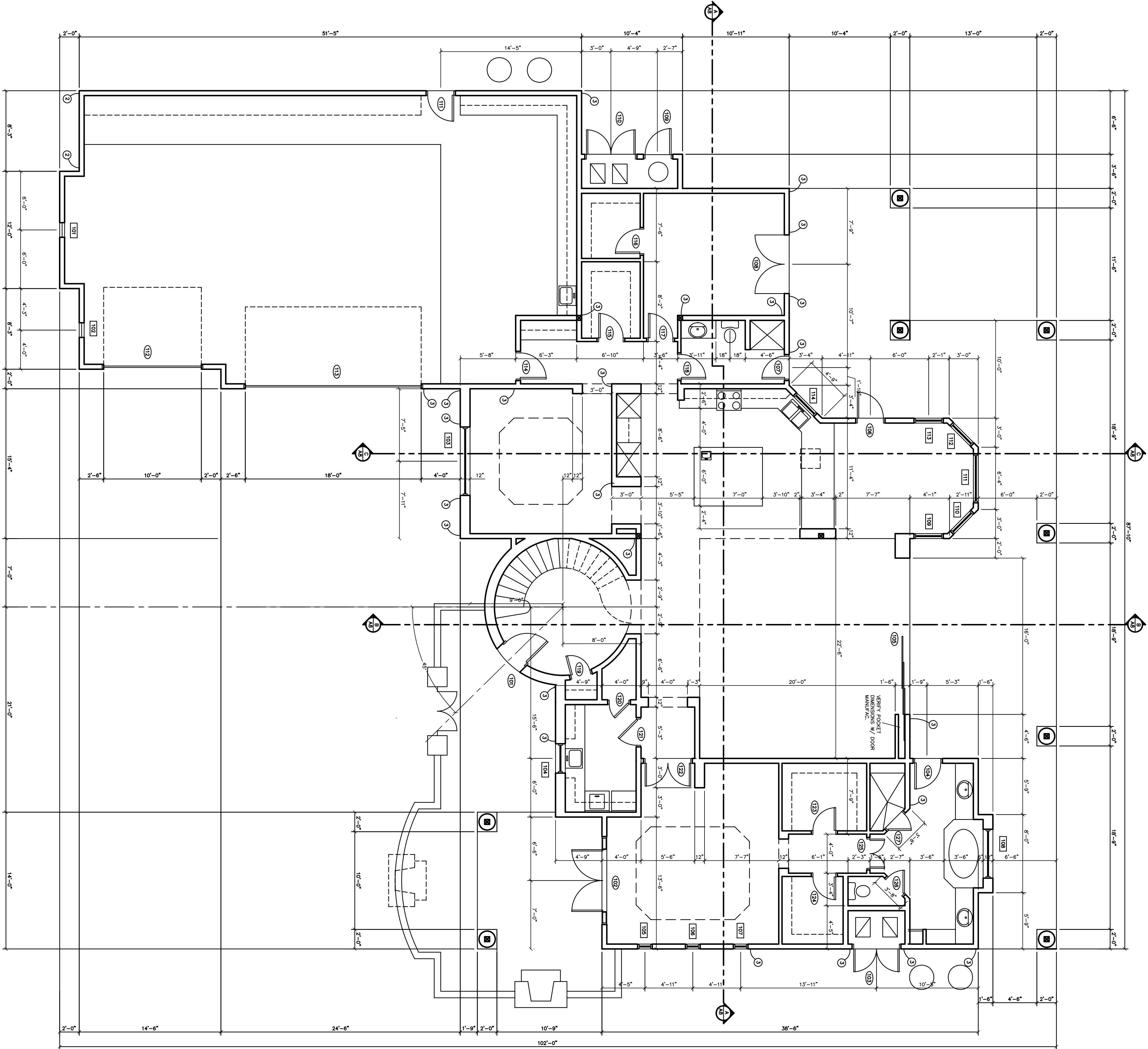
REMOVED:

10

3

100

SHEET



HOLDOWN SCHEDULE	
①	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD
②	"SIMPSON" LATTO - USE 5/8" Ø, PREPARED FOR EPOXYED 10" MIN. W/ "SIMPSON" SET EPOXY-ER5279
③	"SIMPSON" HITTS - USE 5/8" Ø, JHEADED ROD EPOXYED 8" MIN. W/ "SIMPSON" SET EPOXY-ER5279

### FLOOR PLAN NOTES

- (ALL NOTES MAY NOT APPLY)
- PROVIDE MINIMUM INSULATION AS FOLLOWS:  
EXTERIOR WALLS EACH SPACE BETWEEN STUDS - R-19 BATT MIN.  
ATTIC AREA EACH SPACE BETWEEN FRAMING - R-38 MIN.  
FLOORING OVER EXISTING CONCRETE - 1" MIN. POLYSTYRENE INSULATION  
AND COORDINATED BY GENERAL CONTRACTOR.
  - PROVIDE FULL THICK FIBERGLASS SOUND BATS AT ALL WALLS  
SEPARATING BATH ROOMS, MECHANICAL ROOMS, AND UTILITY  
ROOMS FROM ADJACENT LIVING AREAS.
  - WOOD JOIST AND SHEATHING SYSTEM TO HAVE 3/4" x 1 1/2" SUE-F WITH  
SINGLE ROD @ +40" AND +78" ABOVE FIN. FLR.
  - ALL STORAGE CLOSETS TO HAVE 3/4" x 16" EDGE SHEKES @ 14" O.C.  
STARTING AT +18" ABOVE FIN. FLR. WITH MELAMINE FINISH.
  - PROVIDE BACKING AT ALL AREAS TO RECEIVE BUILT-IN CABINETS,  
EQUIPMENT, HANDRAILS, AND ACCESSORIES.
  - 2 X 6 STUDS @ 16" O.C. AT EXTERIOR WALLS U.N.O.
  - 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS U.N.O.
  - N/A
  - ALL DIMENSIONS ARE TO FACE OF STUD.
  - PROVIDE VENTING AS REQUIRED BY MANUFACTURER FOR ALL  
APPLIANCES AND EQUIPMENT. ALL PLUMBING EXHAUST AND MAKE-UP  
AIR TYPE VENTING TO BE LOCATED SO ROOF PENETRATIONS ARE NOT  
VISIBLE FROM STREET.
  - COORDINATE SIZE OF WALL OPENINGS FOR DOORS AND WINDOWS WITH  
APPROPRIATE MANUFACTURER. PROVIDE 3/4" MIN. CLEARANCE  
SIZE DOOR AND WINDOW UNITS. SUB-CONTRACTORS PROVIDING DOORS  
AND WINDOWS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
STANDARD SEALS AND OPENINGS. PROVIDE PROPER STAPLING AND  
TO OBTAIN WRITTEN CLARIFICATION. ALL WINDOW UNITS LOCATED IN  
WALLS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING  
WITH EIT REQUIREMENTS OF LOCAL CODE.
  - ALL FRAME PARTITIONS SEPARATING GARAGE OR CARPORT FROM MAIN  
LIVING AREA ARE TO BE ON ONE HOUR CONSTRUCTION TYPE INCLUDING  
FLOORING AND CEILING. PROVIDE 3/4" MIN. CLEARANCE FOR ALL  
DUCTING AND VENTING AND PROVIDE FIRE DAMPERS AT ALL DUCT  
PENETRATIONS.
  - RADIUS ALL CORNERS ON INTERIOR PARTITIONS MIN. 3/4" RADIUS.
  - LOCATE ALL RECESSED HARDWARE, MECHANICAL REGISTERS,  
ELECTRICAL BOXES AND MISCELLANEOUS ACCESSORIES A MINIMUM OF  
5" FROM ALL FINISHED CORNERS.
  - BRACKET ALL TO HAVE STEEL BRACKET OR BRASSER. BRACKET HAVE  
EXTENDING TO EXTERIOR OF HOUSE, TERMINATING DOWNWARD NOT MORE  
THAN 2'-0" OR LESS THAN 6" ABOVE GRADE.
  - ALL JOIST SPACINGS TO HAVE 1/2" MOISTURE RESISTANT GYP. BRD. TO  
16" MAX. SPACING.
  - ALL FINISHED FLOOR RETURNING TO BE DONE IN TO 1/4" A.F.F. WITH 1/2"  
PLYWOOD TOP. WIDTH WALL W/OUT WITH SPACE AVAILABLE.
  - PROVIDE SECURITY AUDIO AND SPECIALIZED WIRING (VERIFY WITH  
OWNER GENERAL CONTRACTOR TO COORDINATE).
  - PROVIDE SOFT WATER LOOP (VERIFY W/ OWNER).
  - PROVIDE RECIRC. PUMP AT WATER HEATER (VERIFY W/ OWNER).
  - SEE SHEET SW-1 FOR SINK WALL LAYOUT.
  - SEE SHEET A-10 FOR DOOR & WINDOW SCHEDULES.

### KEYED FLOOR PLAN NOTES:

- PROVIDE PLATFORM +18" ABOVE FINISHED FLOOR FOR MECH. EQUIPMENT & WATER HTR.
- VENT DRYER THROUGH WALL.
- SEPARATION DOOR BETWEEN LIVING AND GARAGE AREAS TO BE  
1 - HOUR FIRE RATED, SELF-CLOSING, AND TIGHT FITTING WITH GASKET  
PROVIDE CONSULT FOR ELECTRICAL AND PLUMBING FOR SINK TO  
KITCHEN ISLAND - CONTRACTOR TO COORDINATED PRIOR TO FOUNDATION  
SLAB POUR.
- 5/8" PRE-CAST CONCRETE BOARD ALL WALLS AND CEILING OF GARAGE AND ALL  
WALLS OF GARAGE TO BE 5/8" PRE-CAST CONCRETE BOARD ALL WALLS AND CEILING OF AREAS BENEATH  
ENCLOSED STAIRWAYS.
- T & P RELIEF LINE TO BE 1" COPPER TUBING EXTENDED TO EXTERIOR OF BUILDING  
AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 24" NOR  
LESS THAN 6" ABOVE FINISHED GRADE. ATTACHED NAT GAS LOG SET:  
WELD DAMPER OPEN 1/4" MIN. OR PROVIDE 3" DIAMETER SUPPLY AIR  
PIPE TO EXTERIOR OF BUILDING.
- PRE-FABRICATED METAL FIREPLACE W/ PERMANENTLY ATTACHED NAT GAS LOG SET:  
FIRE DOWNER FOR MINOR OR PROVIDE 3" DIAMETER SUPPLY AIR  
PIPE TO EXTERIOR OF BUILDING.
- WALLS TO BE CONSTRUCTED W/ WATER RESISTANT MATERIAL TO +72" MIN.  
ABOVE FINISHED DRAIN N.E.T. AT SHOWER COMPARTMENT OR TUB SURROUND.

### FOUNDATION LEGEND

- 8" INDICATES MASONRY WALL
- INDICATES 2X6 FRAME WALL
- INDICATES 2X4 FRAME WALL
- INDICATES DOOR TAG (SEE SCHEDULE SHEET A10)
- INDICATES WINDOW TAG (SEE SCHEDULE SHEET A10)
- INDICATES 6X6 POST LOCATIONS

- DETAIL NUMBER
- DETAIL SHEET
- SECTION CUT CALLOUT
- SHEET NUMBER
- HOSE BIB LOCATION

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CUSTOM HOME  
KARAU RESIDENCE  
14433 E. MONUMENT DR.  
219-39-188-J  
MARICOPA COUNTY, AZ.  
1ST FLOOR PLAN - DIM.  
SCALE: 3/16" = 1'-0"

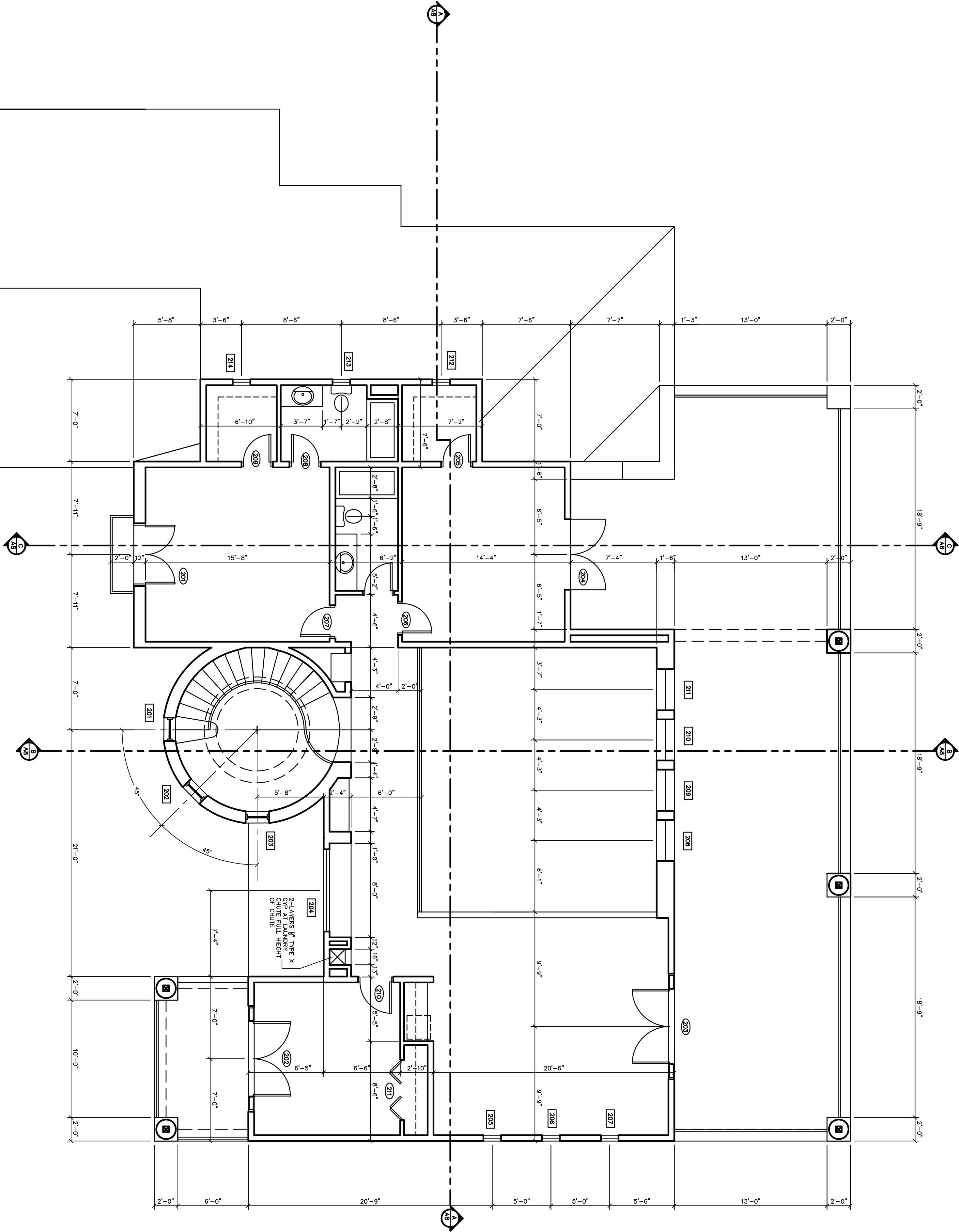
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SHEET

A-4.1





HOLDOWN SCHEDULE	
①	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD
②	"SIMPSON" HTT23 - USE 5/8" D. THREADED ROD EPOXYED 10" MIN. W/ "SIMPSON" SET" EPOXY-ER5279
③	"SIMPSON" HTT16 - USE 5/8" D. THREADED ROD EPOXYED 8" MIN. W/ "SIMPSON" SET" EPOXY-ER5279

FLOOR PLAN NOTES

- (ALL NOTES MAY NOT APPLY)
- PROVIDE MINIMUM INSULATION AS FOLLOWS:  
EXTERIOR WALLS EACH SPACE BETWEEN STUDS - R-19 BATT MIN. ATTIC AREA EACH SPACE BETWEEN FRAMING - R-38 MIN. EXTERIOR ROOF SYSTEMS SHALL BE R-30 MIN. ALL INSULATION SHALL BE COORDINATED BY GENERAL CONTRACTOR.
  - PROVIDE FULL THICK FIBERGLASS SOUND BATS AT ALL WALLS SEPARATING BATH ROOMS, MECHANICAL ROOMS, AND UTILITY ROOMS FROM ADJACENT LIVING AREAS.
  - MINIMUM INSULATION SHALL BE DESIGNED TO HAVE 3/4" 1x12 SIPS WITH WOOD ROOF @ +40' AND +78' ABOVE FIN. FLR.
  - ALL STORAGE CLOSETS TO HAVE 3/4" x 16" EDGE SHEKES @ 14" O.C. STARTING AT +18' ABOVE FIN. FLR. WITH MELAMINE FINISH.
  - EQUIPMENT, HARDWARE, AND ACCESSORIES.
  - 2 X 6 STUDS @ 16" O.C. AT EXTERIOR WALLS U.N.O.
  - 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS U.N.O.
  - N/A
  - ALL DIMENSIONS ARE TO FACE OF STUD.
  - PROVIDE VENTING AS REQUIRED IN PLUMBING EXHAUST AND MAKE-UP AIR TYPE VENTING TO BE LOCATED SO ROOF PENETRATIONS ARE NOT VISIBLE FROM STREET.
  - COORDINATE SIZE OF WALL OPENINGS FOR DOORS AND WINDOWS WITH SIZE DOOR AND WINDOW UNITS. SUB-CONTRACTORS PROVIDING DOORS AND WINDOWS SHALL BE RESPONSIBLE FOR PROVIDING CORRECT SIZES AND OBTAIN WRITTEN CLARIFICATION FOR ALL WINDOW UNITS LOCATED IN EXTERIOR WALLS. PROVIDE CORRECT SIZES FOR ALL WINDOW UNITS WITH EXIT REQUIREMENTS OF LOCAL CODE.
  - ALL FRAME PARTITIONS SEPARATING GARAGE OR CARPORT FROM MAIN LIVING AREA ARE TO BE ON ONE HOUR CONSTRUCTION TYPE INCLUDING DUCTING AND VENTING AND PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS.
  - RADIUS ALL CORNERS ON INTERIOR PARTITIONS MIN. 3/4" RADIUS.
  - LOCATE ALL RECESSED HARDWARE, MECHANICAL REGISTER, ELECTRICAL BOXES AND MISCELLANEOUS ACCESSORIES A MINIMUM OF 5" FROM ALL FINISHED CORNERS.
  - DO NOT ALLOW ANY TYPE OF PENETRATIONS OR PASSAGES TO HAVE EXTERIOR AREAS TO HAVE STEEL OR GALV. COATED COPPER DRAIN TUBING EXTENDING TO EXTERIOR OF HOUSE. TERMINATING DOWNWARD NOT MORE THAN 2'-0" OR LESS THAN 6" ABOVE GRADE.
  - ALL TUBE SPOUNDINGS TO HAVE 1/2" MOISTURE RESISTANT GYP. BRD. TO 4" ABOVE GRADE.
  - ALL PLUMBING ARE RETURNING TO BE DOWN IN TO 14" A.F.F. WITH 1/2" PLUMBING DOW. WOOD WALL W/OUT WITH SPACE AVAILABLE.
  - PROVIDE SECURITY AUDIO AND SPECIALIZED WIRING (VERIFY WITH OWNER, GENERAL CONTRACTOR TO COORDINATE).
  - PROVIDE SOFT WATER LOOP (VERIFY W/ OWNER).
  - PROVIDE RECIRC. PUMP AT WATER HEATER (VERIFY W/ OWNER).
  - SEE SHEET SW-1 FOR SKEW WALL LAYOUT.
  - SEE SHEET A-10 FOR DOOR & WINDOW SCHEDULES.

KEYED FLOOR PLAN NOTES:

- PROVIDE PLATFORM +18" ABOVE FINISHED FLOOR FOR MECH. EQUIPMENT & WATER HTR.
- VENT DRYER THROUGH WALL.
- SEPARATION DOOR BETWEEN LIVING AND GARAGE AREAS TO BE 1 - HOUR FIRE RATED, SELF-CLOSING, AND TIGHT FITTING WITH GASKET.
- PROVIDE CONDUIT FOR ELECTRICAL AND PLUMBING FOR SINK TO KITCHEN ISLAND - CONTRACTOR TO COORDINATED PRIOR TO FOUNDATION.
- SLAB POUR 4" GYPSUM BOARD ALL WALLS AND CEILING OF GARAGE AND ALL 5/8" TYPE "X" GYPSUM BOARD ALL WALLS AND CEILING OF AREAS BENEATH ENCLOSED STAIRWAYS.
- 5/8" TYPE "X" GYPSUM BOARD ALL WALLS AND CEILING OF AREAS BENEATH T & P RELIEF LINE TO BE 1" COPPER TUBING EXTENDED TO EXTERIOR OF BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 24" NOR LESS THAN 6" ABOVE GRADE. ATTACHED NAT. GAS LOG SET: WELD DAMPER OPEN 1" MIN. OR PROVIDE 3" DIAMETER SUPPLY AIR PIPE TO EXTERIOR OF BUILDING.
- PRE-FABRICATED METAL FIREPLACE W/ PERMANENTLY ATTACHED NAT. GAS LOG SET: PROVIDE 3" DIAMETER SUPPLY AIR PIPE TO EXTERIOR OF BUILDING.
- WALLS TO BE CONSTRUCTED W/ WATER RESISTANT MATERIAL TO +72" MIN. ABOVE FINISHED DRAIN N.E.T. AT SHOWER COMPARTMENT OR TUB SURROUND.

FOUNDATION LEGEND

- 8" INDICATES MASONRY WALL
- INDICATES 2X6 FRAME WALL
- INDICATES 2X4 FRAME WALL
- INDICATES 2X4 FRAME WALL
- INDICATES DOOR TAG (SEE SCHEDULE SHEET A10)
- INDICATES WINDOW TAG (SEE SCHEDULE SHEET A10)
- INDICATES 6X6 POST LOCATIONS

- DETAIL NUMBER
- SECTION CUT CALLOUT
- SHEET NUMBER
- HOSE BIB LOCATION

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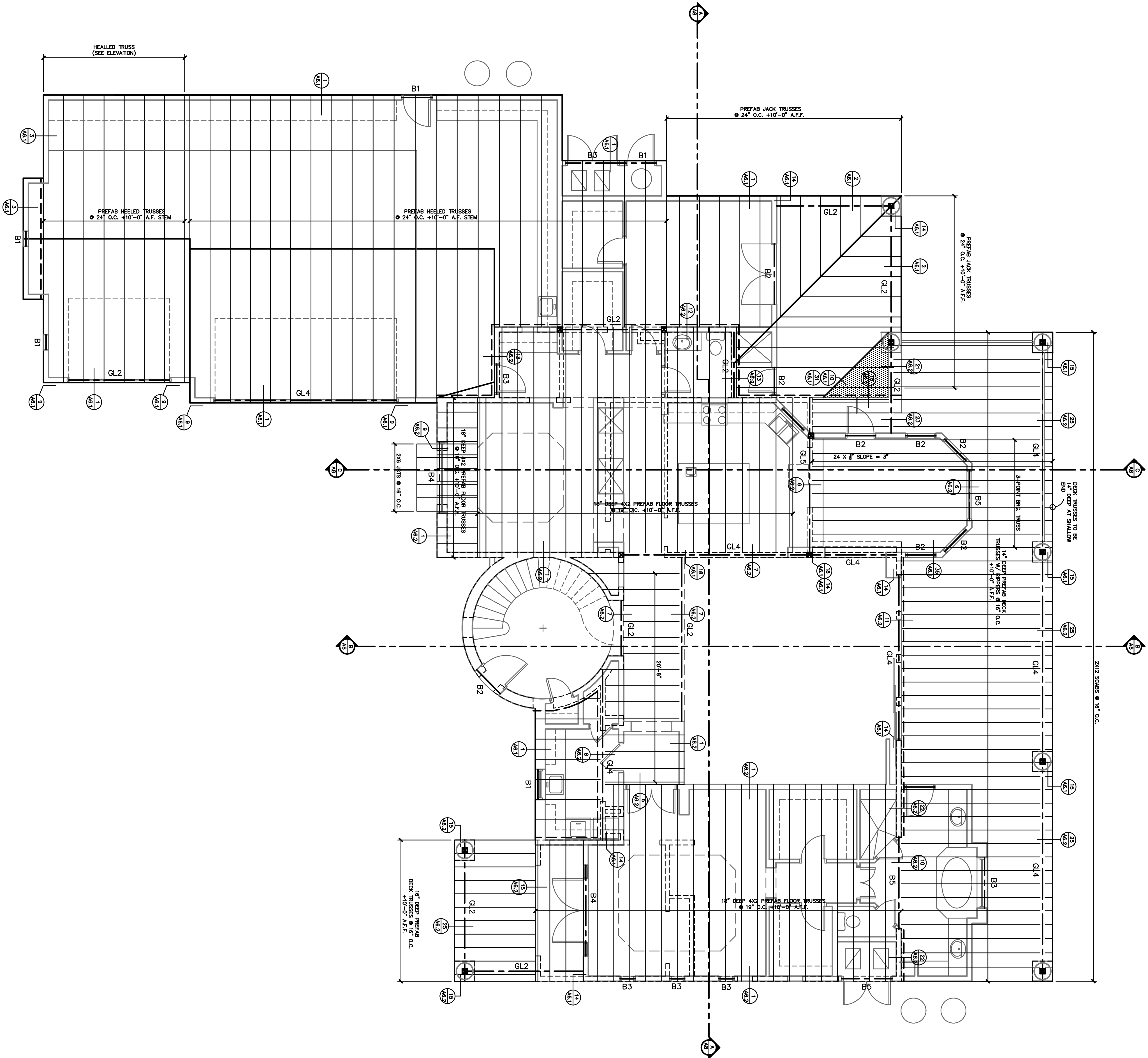
CUSTOM HOME  
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2ND FLOOR PLAN - DIM.  
SCALE: 3/16" = 1'-0"

DATE: 01-05-07  
DRAWN: DD  
REVISED:

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SHEET

A-4.2



*SIMPSON® HARDWARE SCHEDULE (ALL HARDWARE MAY NOT APPLY)	
A	HCP
B	SIL/RSB
C	US28
D	US28S
E	THX28
F	THX29
G	THX42Z
H	LTHMA
I	GLS5A

FRAMING NOTES

- ALL CEILING JOISTS SHALL BE A MINIMUM 2X8 @2/8TR O.C. UNLESS NOTED OTHERWISE.
- BEAMS AND HEADERS SUPPORTING CEILING OR ROOF LOADS SHALL BE A MINIMUM 2X8 @2/8TR O.C. UNLESS NOTED OTHERWISE.
- AT ALL LOCATIONS WHERE DOUBLE JOISTS ARE USED AS CARRIER BEAMS FOR HIPS, PURLINS, OR RIDGES/SCAH END OF CARRIER JOIST SHALL BE BLOCKED APPROX. 1/2" EACH WAY. LATERAL BRACING SHALL BE PROVIDED APPROX. 10' ON CENTER. ALL JOISTS SHALL BE SPACED FROM THE TOP OF THE CEILING JOIST TO THE TOP OF THE CARRIER JOIST OR BEAM OR JOISTS FRAMING INTO CARRIER AS SHOWN.
- THE CONTRACTOR SHALL BLOCK EACH END OF EACH BEAM (FULL BEAM) WITH 2X8 @2/8TR O.C. UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ATTIC VENTILATION PER ROOF PLAN.
- ALL FRAMING HARDWARE SHALL BE "SIMPSON®". ALL FRAMING HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH ALL JOISTS BEING SPACED 16" O.C. UNLESS NOTED OTHERWISE.
- AT MINIMUM ALL FRAMING CONSTRUCTION SHALL CONFORM TO MOST CURRENT ADOPTED CODE PER JURISDICTION.
- SOLID BLOCKING OVER AND UNDER ALL BEARING PLATES.
- SPICES BRACE AT MID-SPAN ALL SPANS OVER 10'-0" FOR ROOF, 8'-0" AT FLOOR.
- PROVIDE DOUBLE JOIST OR TRUSS AT ALL BOXED OPENINGS.
- CONTRACTOR TO FIELD VERIFY ALL ROOF SPANS AND COORDINATE.
- TRUSS AND TRUSS CALCULATIONS SHALL BE PROVIDED BY APPROVED LOCAL TRUSS FABRICATOR.
- TRUSS FABRICATOR TO VERIFY ALL ROOF FITUPS.
- SEE FRAMING DETAILS FOR ADDITIONAL NOTES.
- PROVIDE ROOF SHEATHING UNDER ALL OVERFRAMED AREAS.
- PROVIDE VENTILATION SCOUTLES WHERE NECESSARY.
- ROOF SHEATHING SHALL BE NAILED AT A MIN. OF 6" O.C. AT LOAD PATH UNLESS NOTED OTHERWISE.
- PROVIDE FULL HEIGHT 2X SOLID BLOCKING PANELS BETWEEN FRAMING MEMBERS AT BEARING JOISTS.
- USE 2-2X8 LAM TRIMMERS UNDER HEADERS/ BEAMS W/ 2X10 OR SMALLER (4 TOTAL STUDS) UNLO.
- PROVIDE 3/8" OSB OR PLYWOOD INSULATION BARRIER ENCLOSEURE FOR ALL GAS APPLIANCE, FIRE, OR VENTS AND CHIMNEYS WHICH PASS THROUGH EXISTING ROOF OR FLOOR. ALL VENTS AND CHIMNEYS SHALL HAVE A SLOPED TOP AND BE SECURED IN PLACE.
- USE 2X8 @ 16" O.C. AT ALL EXTERIOR WALLS & INTERIOR BEARING WALLS W/ PLATE HEIGHT 11'-0" & TALLER & AT EDGES.
- N/A
- SEE SHEET SW-1 FOR SHEAR WALL LAYOUT

BEAM / HEADER SCHEDULE

(FOR BEARING WALLS)

B1	2 - 2 X 6
B2	2 - 2 X 8
B3	2 - 2 X 10
B4	2 - 2 X 12
B5	3 - 2 X 12
B6	4 X 8 BEAM
B7	4 X 12 BEAM
B8	6 X 12 BEAM
GL1	3 1/8 X 12 GAB
GL2	5 1/8 X 12 GAB
GL3	5 1/8 X 13 1/2 GAB
GL4	5 1/8 X 15 GAB
GL5	5 1/8 X 16 1/2 GAB
GL6	5 1/8 X 21 GAB

NON-BRG. HEADER SPAN--SCHEO.

(FOR NON-BEARING WALLS)

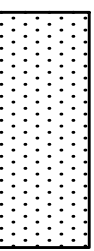
0'-0" - 4'-0"	2 - 2 X 4
4'-0" - 6'-0"	2 - 2 X 6
6'-0" - 8'-0"	2 - 2 X 8
8'-0" - 10'-0"	2 - 2 X 10

ALL ROOF DECK SHEATHING TO BE 1 1/8 T&G PLYWD APA CDX PSI 5-Ply GULED AND SREWED TO DECK FRAMING BLOCK ALL UNSUPPORTED EDGES

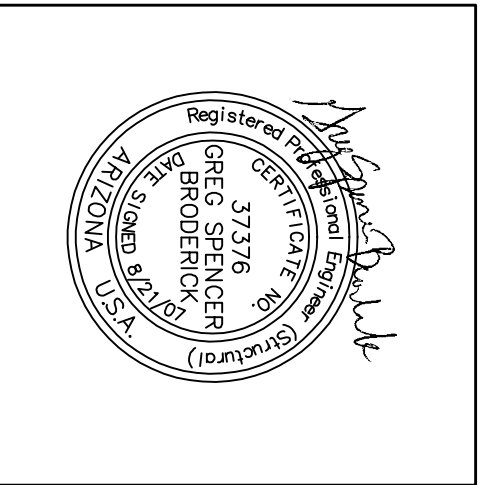
ALL TILE ROOF SHEATHING TO BE 15/32 PLYWD APA CDX PSI 5-Ply OR 1/2" OSB 8d @ 6" O.C. ALT ALL SUPPORTED EDGES 8d @ 12" O.C. ALT INTERIOR SUPPORTS USE PLY CLIPS AT CENTERLINE BETWEEN JOISTS AT UNSUPPORTED EDGES

LEGEND

- INDICATES SPECIAL LOAD BEARING TRUSS
- INDICATES BEARING BEAM OR HEADER
- INDICATES BEARING LEDGER
- INDICATES RIG POST LOCATIONS
- INDICATES 3-2X6 POST LOCATIONS
- DETAIL NUMBER
- SECTION CUT CALLOUT
- SHEET NUMBER



INDICATES CONVENTIONAL OVERFRAMING



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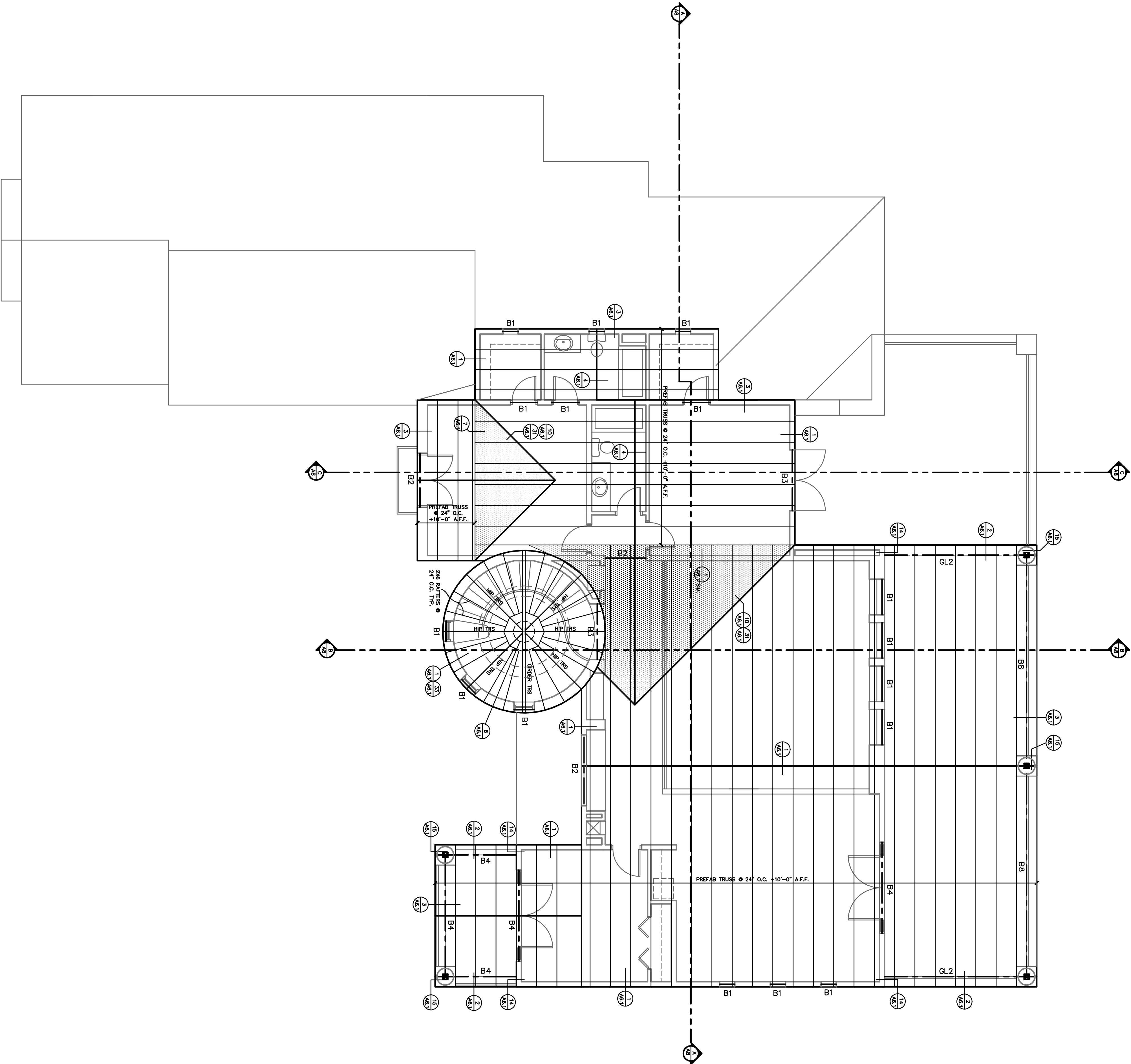
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MARICOPA COUNTY, AZ  
1ST FLR. FRAMING PLAN  
SCALE: 3/16" = 1'-0"

DATE:	01-05-07
DRAWN:	DD
REVIEWED:	

SHEET

A-5.1



"SIMPSON" HARDWARE SCHEDULE	
(ALL HARDWARE MAY NOT APPLY)	
A	HCP
B	SIL/PS2
C	LUS26
D	LUS26
E	TH4X6
F	TH4X6
G	TH4X2
H	TH4X2
I	LTH4A
J	GL50A

1. ALL GING JOISTS SHALL BE A MINIMUM 2X8 @ 24" O.C. UNLESS OTHERWISE NOTED.
2. BEAMS AND HEADERS SUPPORTING CEILING OR ROOF LOADS SHALL BE A MINIMUM 4X12 @ 24" O.C. UNLESS NOTED OTHERWISE.
3. AT ALL LOCATIONS WHERE DOUBLE JOISTS ARE USED AS CARRIER BEAMS FOR HIPS, PARALLS, OR ROOF/CEILING JOIST, THE JOIST SHALL BE PROVIDED BY STRONGBACKS AND/OR 1X4 EXTERIOR TIES FROM THE TOP OF THE CEILING JOIST TO THE TOP OF THE CARRIER JOIST OR BEAM OR JOIST FRAMING INTO CORNER JOIST SPAN.
4. ROOF SHEATHING SHALL BE 1/2" OSB OR 1/2" CDX PLYWOOD (TYPICAL) TO PREVENT ROOF AND EXTERIOR DEBRIS FROM FALLING INTO ATTIC SPACES.
5. THE CONTRACTOR SHALL PROVIDE ATTIC VENTILATION PER ROOF PLAN.
6. ALL FRAMING HARDWARE SHALL BE "SIMPSON". ALL FRAMING HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH MANUFACTURER'S FASTENERS.
7. AT MINIMUM ALL FRAMING CONSTRUCTION SHALL CONFORM TO MOST CURRENT ADOPTED CODE PER JURISDICTION.
8. SOLID BLOCKING OVER AND UNDER ALL BEARING PLATES.
9. CROSS BRACE AT MID-SPAN ALL SPANS OVER 10'-0" FOR ROOF, 8'-0" AT FLOOR.
10. PROVIDE DOUBLE JOIST OR TRUSS AT ALL BOXED OPENINGS.
11. CONTRACTOR TO FIELD VERIFY ALL ROOF SPANS AND COORDINATE.
12. TRUSS AND ROOF JOIST SPACING SHALL BE PROVIDED BY ARCHITECTURAL DRAWINGS.
13. TRUSS FABRICATOR TO VERIFY ALL ROOF FITUPS.
14. SEE FRAMING DETAILS FOR ADDITIONAL NOTES.
15. PROVIDE ROOF SHEATHING UNDER ALL OVERHANG AREAS.
16. ROOF SHEATHING SHALL BE NAILER AT A MIN. OF 6" O.C. AT LOAD BEARING JOIST OR TRUSS LOCATIONS.
17. PROVIDE SOLID BLOCKING 2X8 OR 2X10 BETWEEN FRAMING MEMBERS AT BEARING POINTS.
18. USE 2-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS W/ 2X10 OR SMALLER (4 TOTAL STUDS) UNL.O.
19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10, (6 TOTAL STUDS) UNL.O.
20. PROVIDE 3/8" OSB OR PLYWOOD INSULATION BARRIER ENCLOSURE FOR ALL INSULATED ATTIC SPACES. EXTEND SHIRT 24" ABOVE CEILING DRYWALL. HAVE A SLOPED TOP AND BE SECURED IN PLACE.
21. USE 2X8 @ 16" O.C. AT ALL EXTERIOR WALLS & INTERIOR BEARING WALLS W/ PLATE HEIGHT 11'-0" & TALLER & AT ELDERS.
22. N/A
23. SEE SHEET SW-1 FOR SHEAR WALL LAYOUT

#### BEAM / HEADER SCHEDULE

(FOR BEARING WALLS)

B1	2 - 2 X 8
B2	2 - 2 X 8
B3	2 - 2 X 10
B4	2 - 2 X 12
B5	3 - 2 X 12
B6	4 X 8 BEAM
B7	4 X 12 BEAM
B8	6 X 12 BEAM
GL1	3 1/8 X 12 GLB
GL2	5 1/8 X 12 GLB
GL3	5 1/8 X 13 1/2 GLB
GL4	5 1/8 X 15 GLB
GL5	5 1/8 X 19 1/2 GLB
GL6	5 1/8 X 21 GLB

#### NON-BRG. HEADER SPAN-SCHED.

(FOR NON-BEARING WALLS)

0'-0" - 4'-0"	2 - 2 X 4
4'-0" - 6'-0"	2 - 2 X 6
6'-0" - 8'-0"	2 - 2 X 8
8'-0" - 10'-0"	2 - 2 X 10

ALL 2ND FLR & DECK SHEATHING TO BE 1 1/8 T&G PLYWD APA CDX PSI 5-PLY GLUED AND SCREWED TO DECK FRAMING BLOCK ALL UNSUPPORTED EDGES

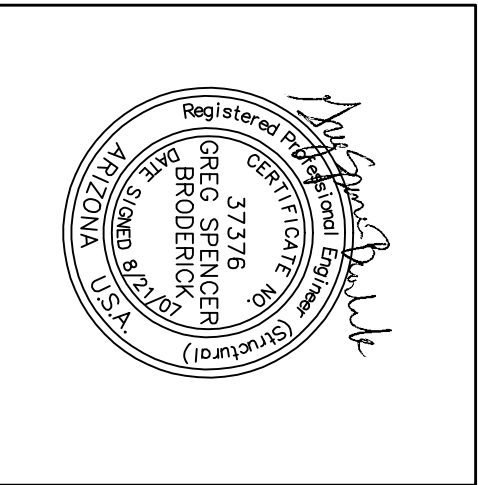
ALL TILE ROOF SHEATHING TO BE 15/32 PLYWD APA CDX PSI 5-PLY OR 1/2" OSB 8d @ 6" O.C. ALT ALL SUPPORTED EDGES 8d @ 12" O.C. AT INTERIOR SUPPORTS USE PLY CLIPS AT CENTERLINE BETWEEN JOISTS AT UNSUPPORTED EDGES

#### LEGEND

- INDICATES SPECIAL LOAD BEARING TRUSS
- INDICATES BEARING BEAM OR HEADER
- INDICATES BEARING LEDGER
- INDICATES B&G POST LOCATIONS

- 1 DETAIL NUMBER
- 2 DETAIL SHEET
- 3 SECTION CUT DAYOUT
- 4 SHEET NUMBER

INDICATES CONVENTIONAL OVERHANGING



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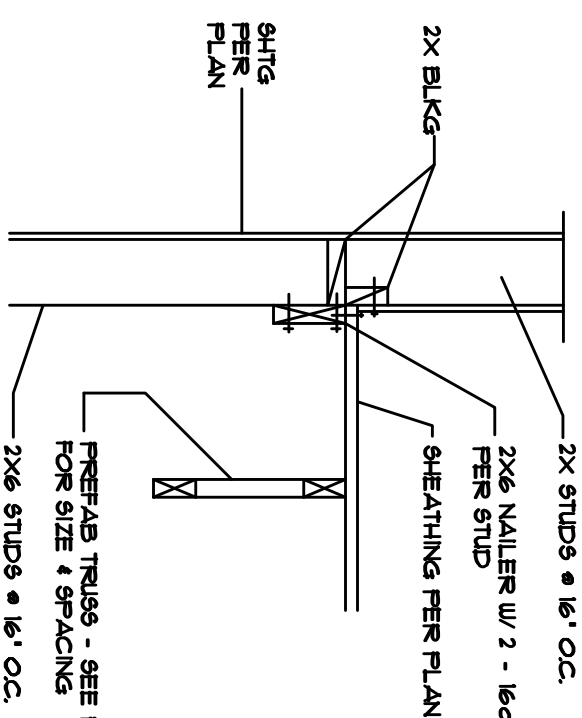
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219-35-185-J  
MARICOPA COUNTY, AZ  
2ND FLR. FRAMING PLAN  
SCALE: 3/16" = 1'-0"

DATE: 01-05-07  
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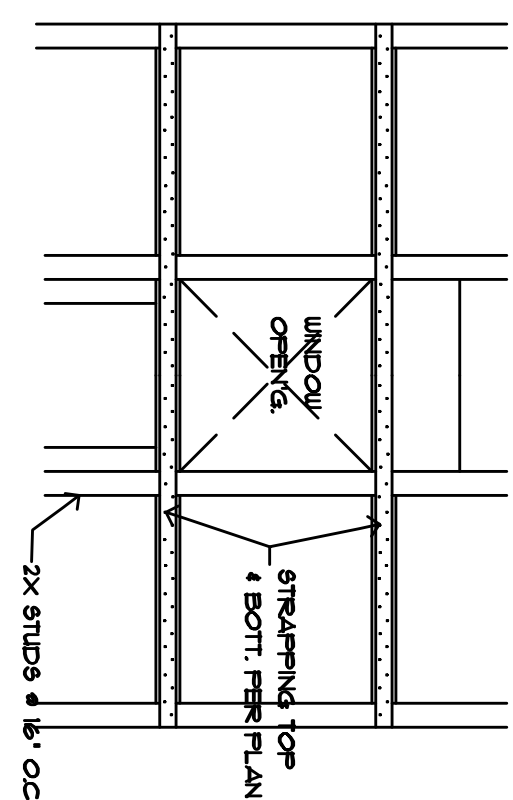
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A-5.2

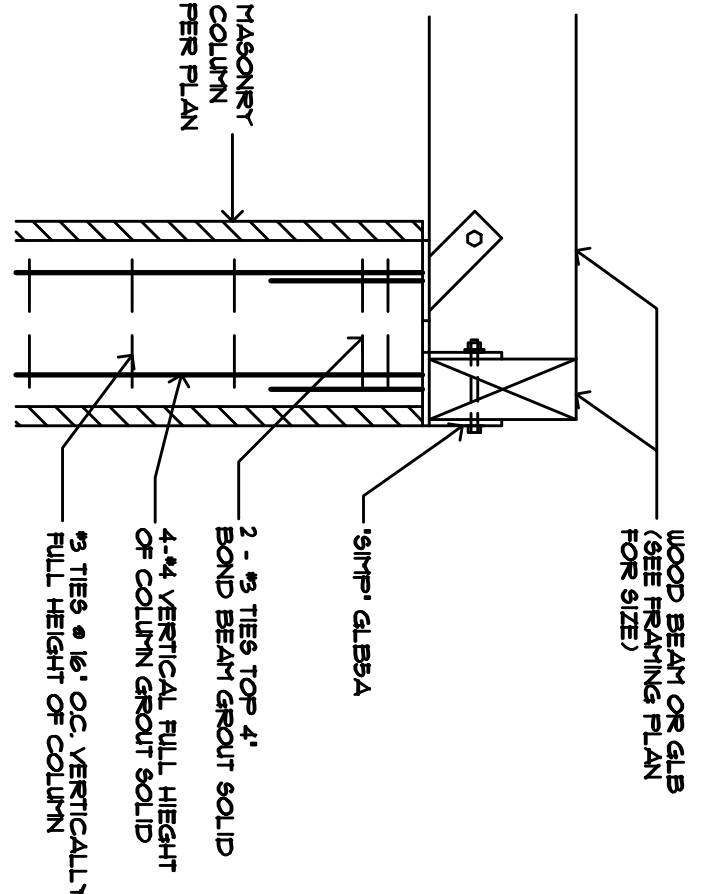




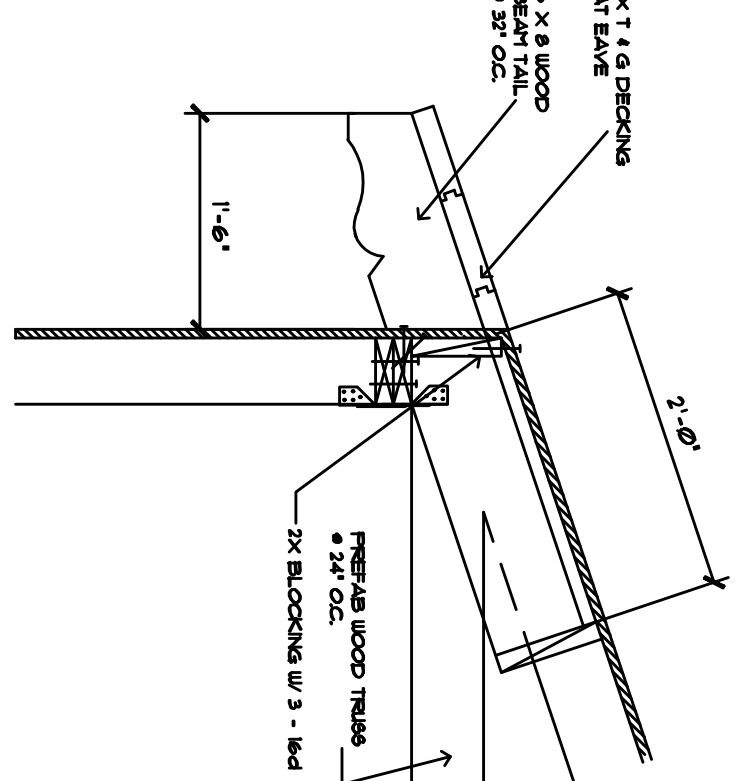
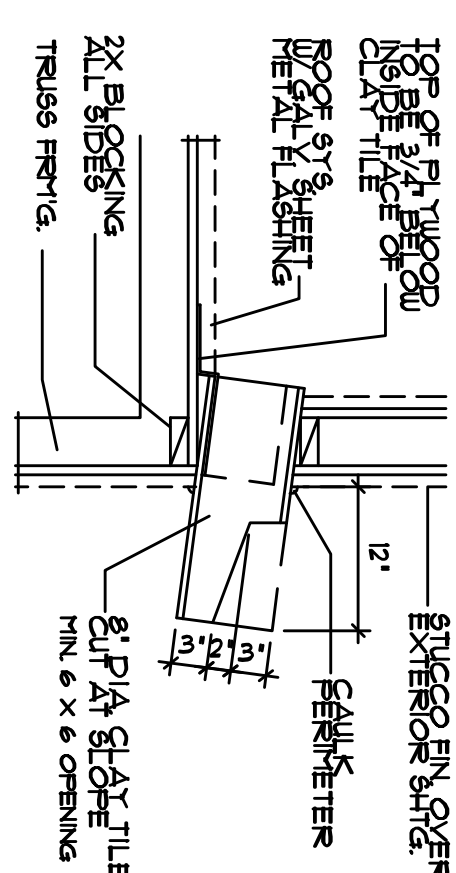
32 NAILER DETAIL  
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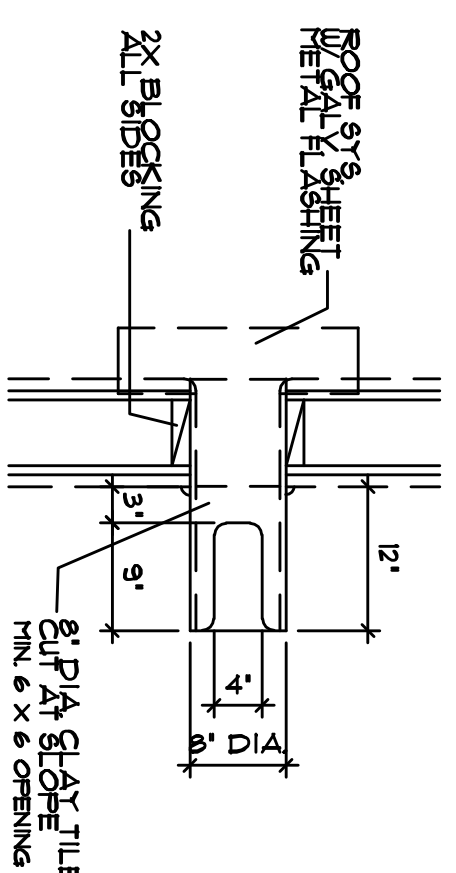
22 STRAP AT WINDOW OPENING  
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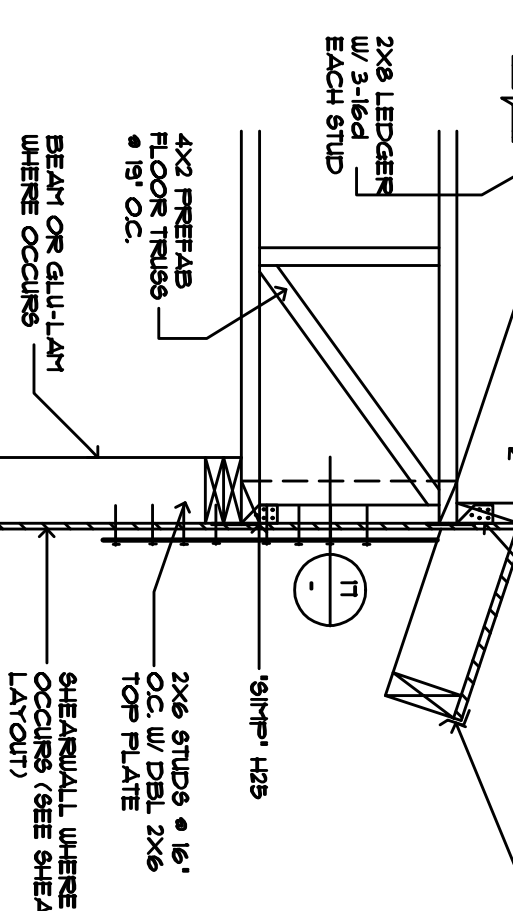
16 MASONRY BEAM SEAT  
NO SCALE



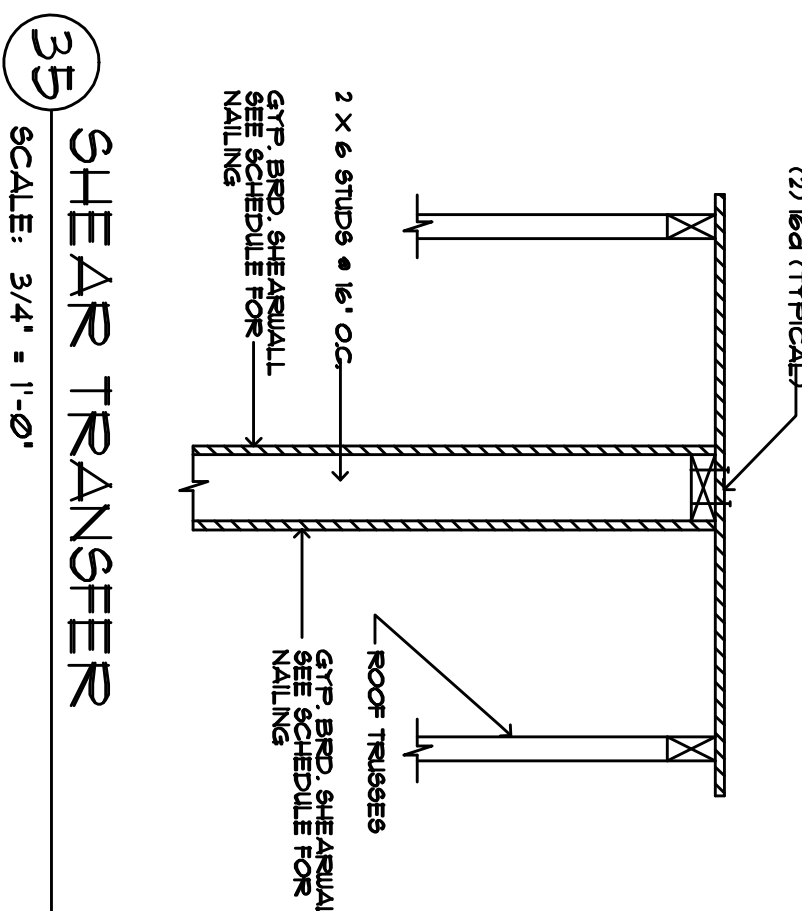
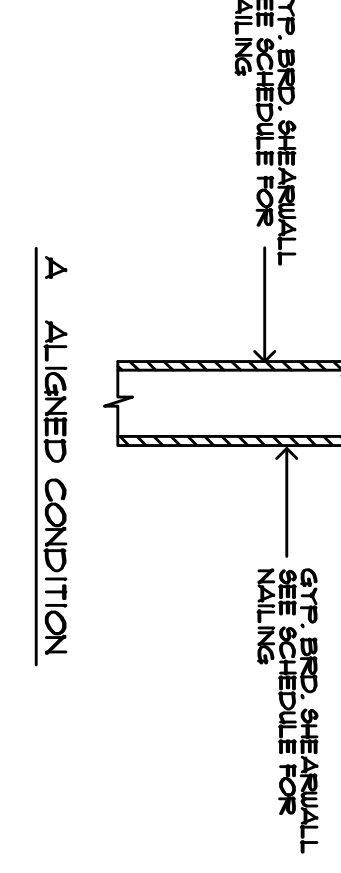
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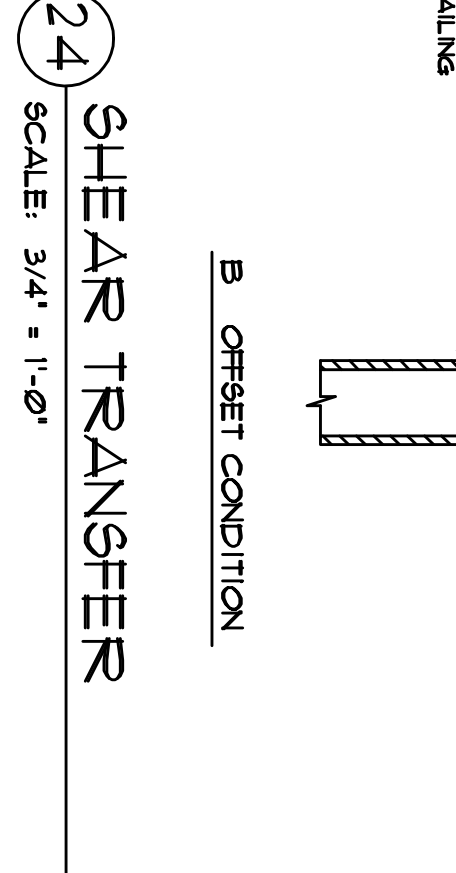
23 SCUPPER DETAIL  
SCALE: 3/4" = 1'-0"



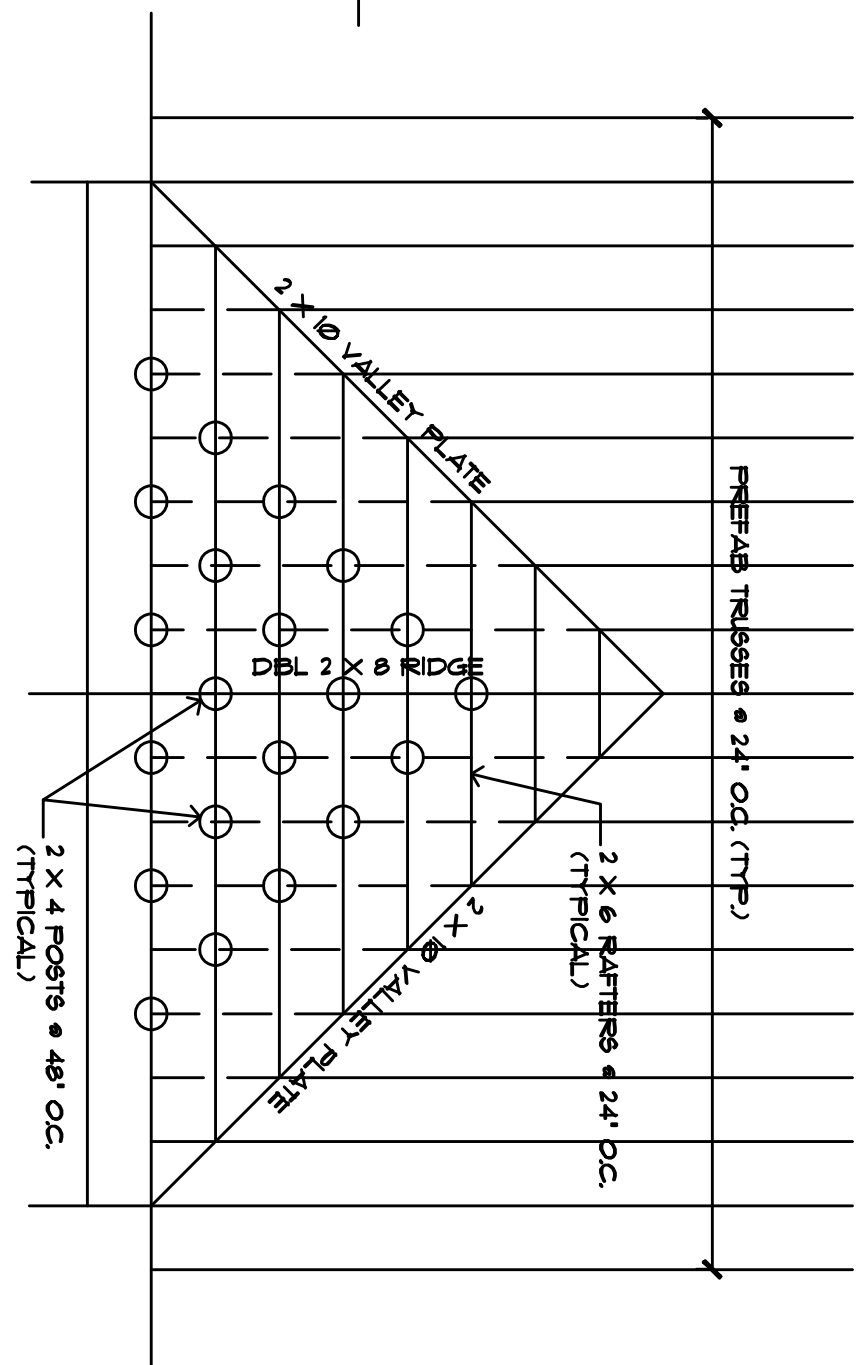
34 RAFTER & FLOOR TRUSS  
SCALE: 3/4" = 1'-0"



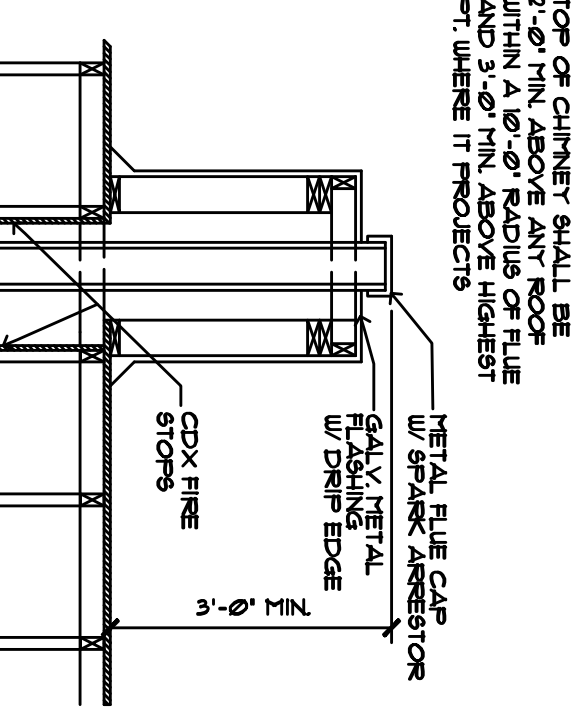
35 SHEAR TRANSFER  
SCALE: 3/4" = 1'-0"



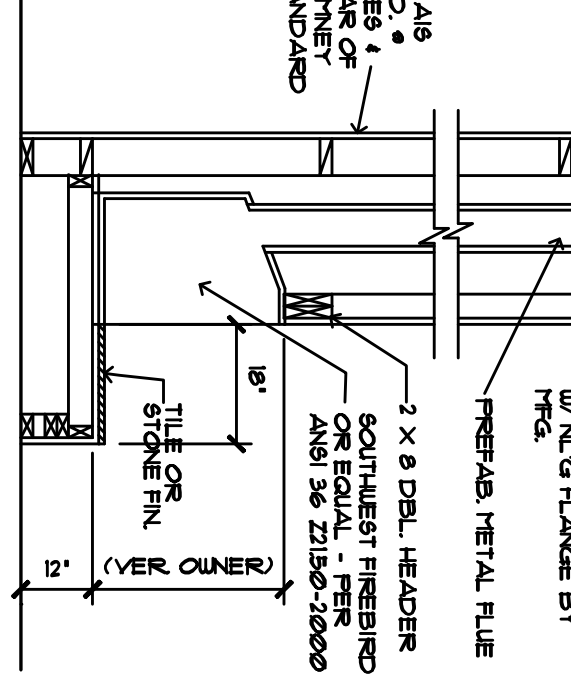
24 SHEAR TRANSFER  
SCALE: 3/4" = 1'-0"



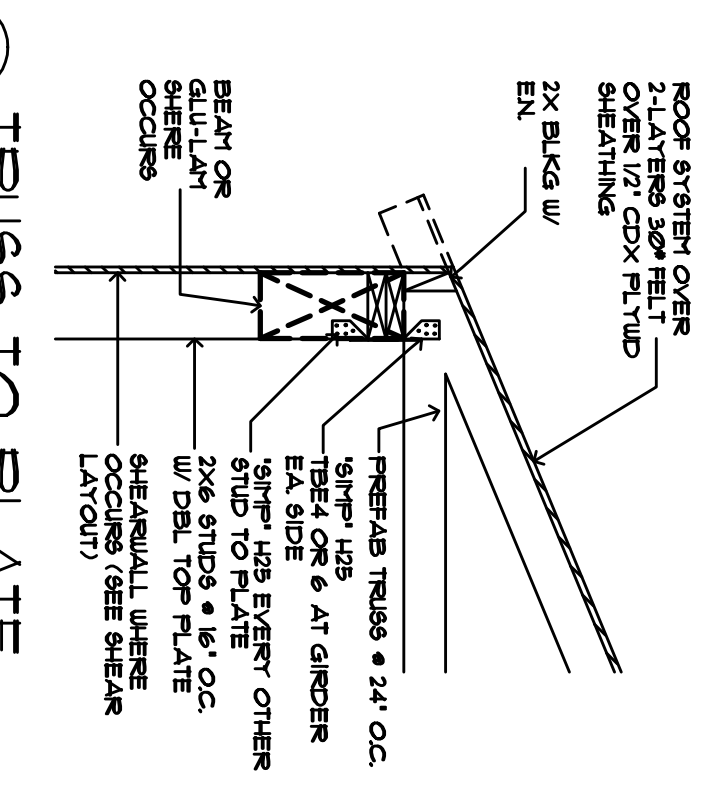
31 OVERFRAMING DETAIL  
SCALE: 3/4" = 1'-0"



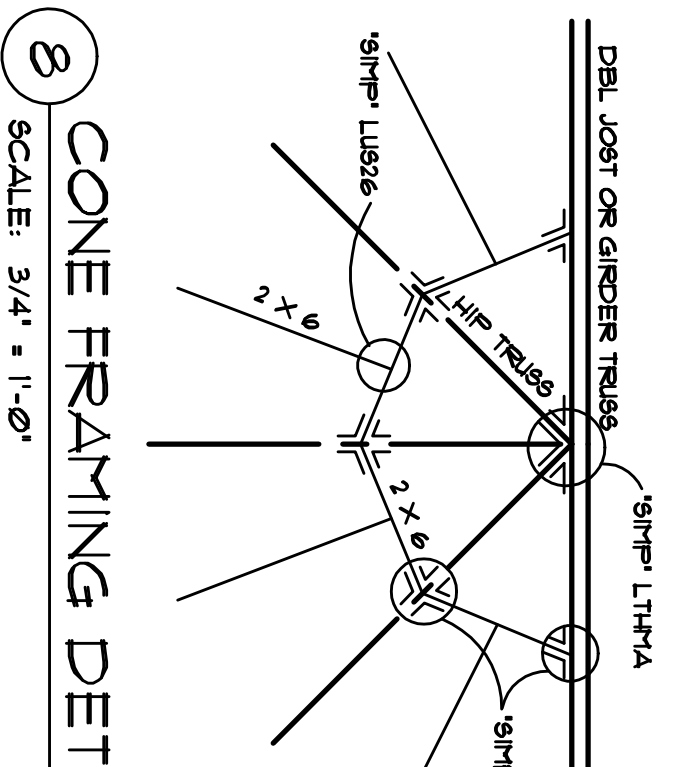
13 0' CLEAR FIREPLACE  
SCALE: 3/4" = 1'-0"



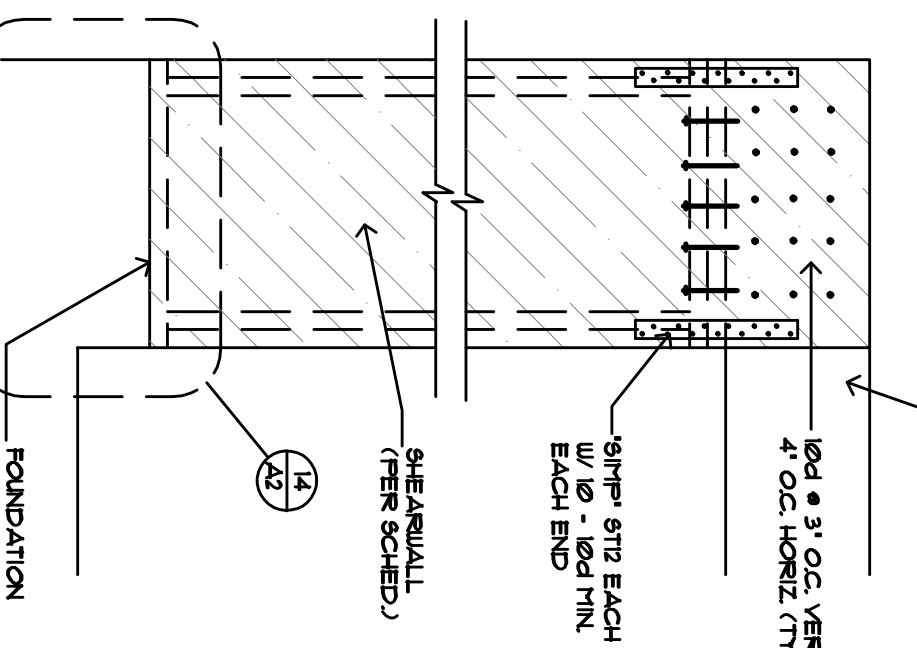
7 TRUSS TO GIRDER  
SCALE: 3/4" = 1'-0"



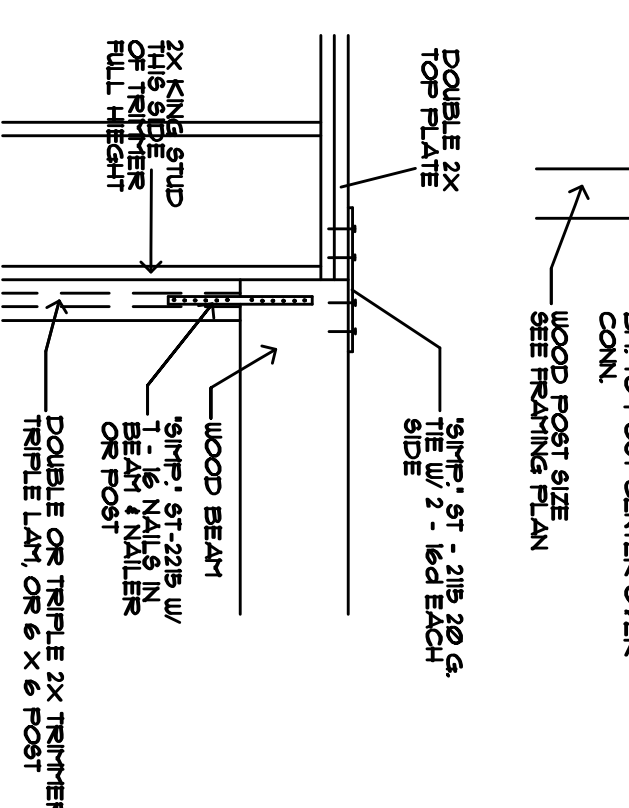
1 TRUSS TO PLATE  
SCALE: 3/4" = 1'-0"



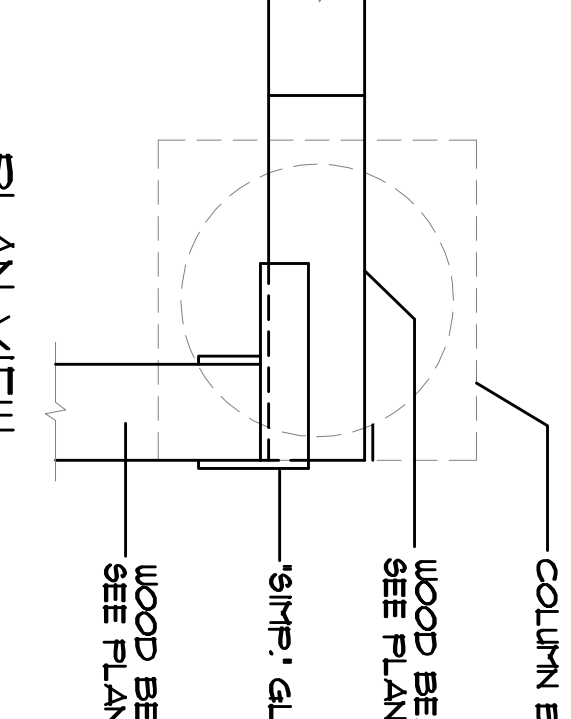
8 CONE FRAMING DET.  
SCALE: 3/4" = 1'-0"



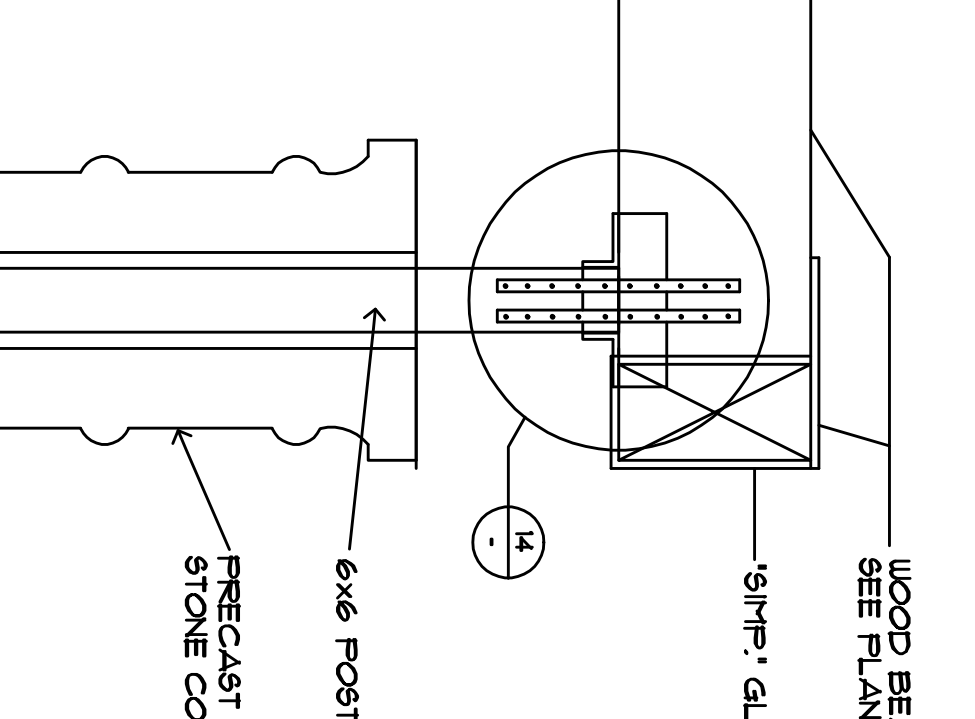
9 SHEAR PANEL AT GARAGE  
SCALE: 3/4" = 1'-0"



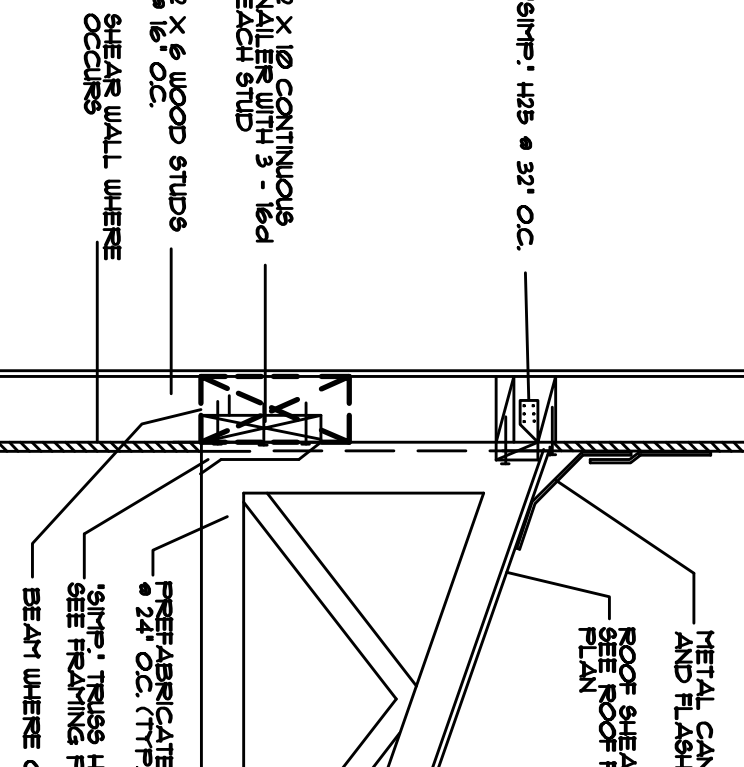
14 POST / TRIMMER / BEAM  
NO SCALE



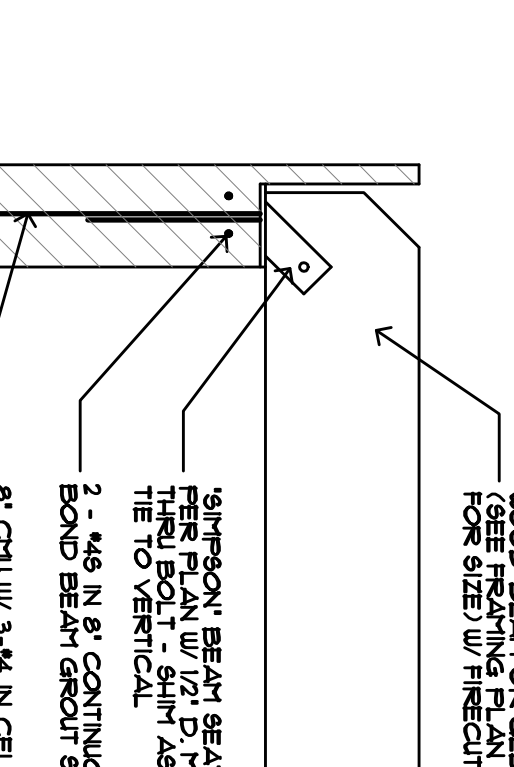
10 VALLEY FRAMING  
SCALE: 3/4" = 1'-0"



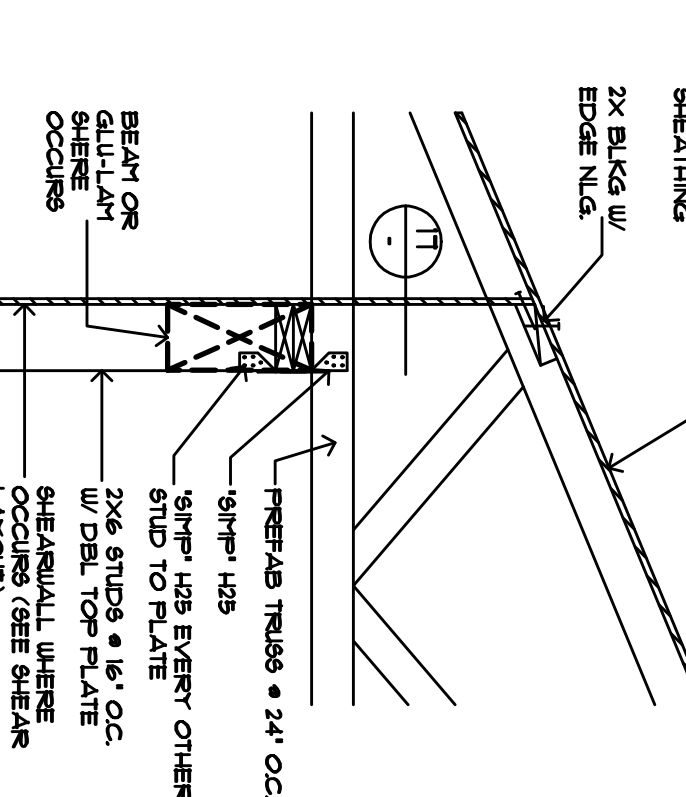
15 BEAM TO P.C. COLUMN  
NO SCALE



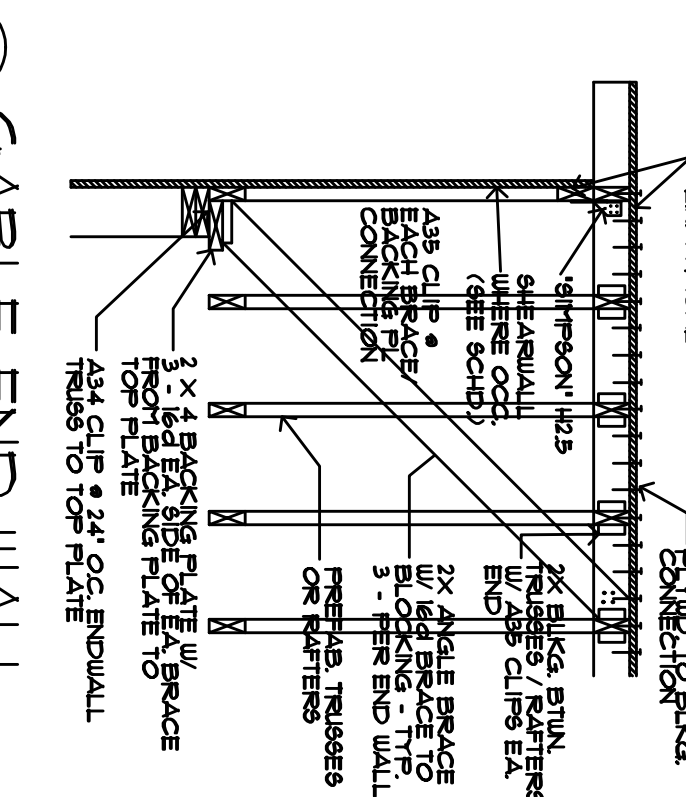
11 TRUSS TO LEDGER  
SCALE: 3/4" = 1'-0"



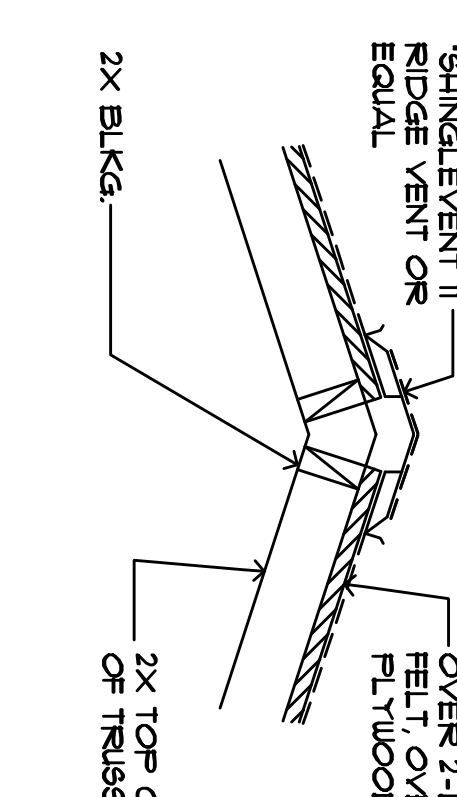
12 MASONRY BEAM SEAT  
SCALE: 3/4" = 1'-0"



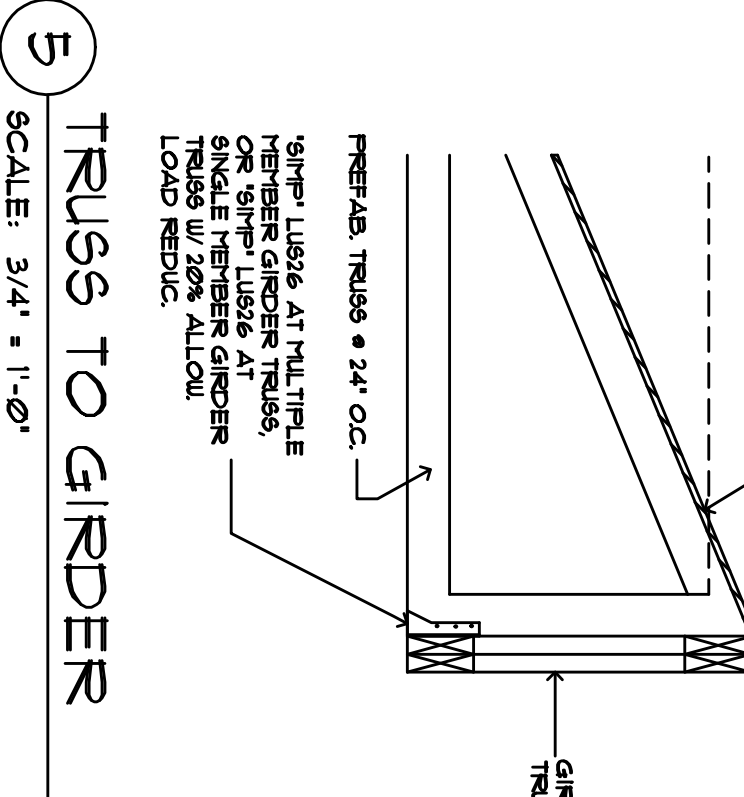
2 CANTILEVERED TRUSS  
SCALE: 3/4" = 1'-0"



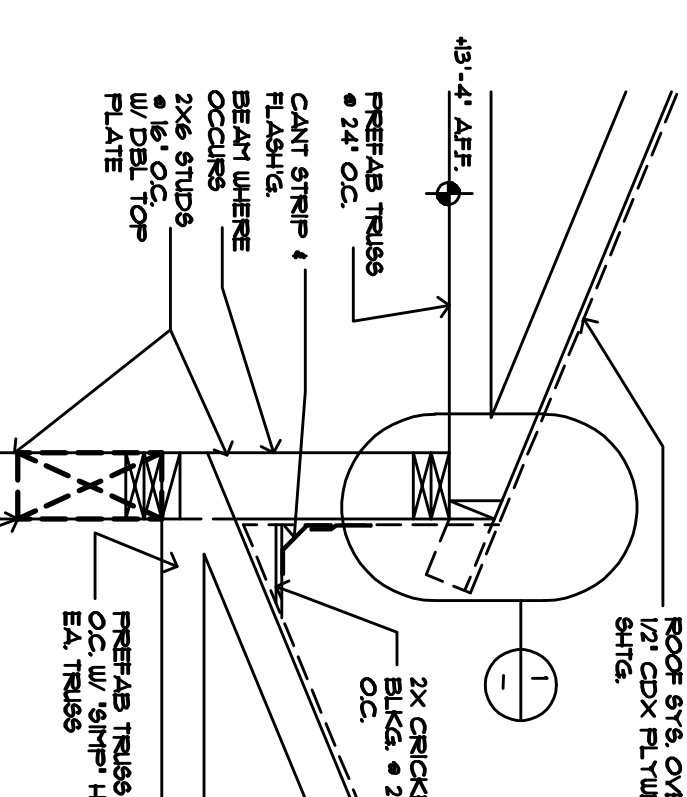
3 GABLE END WALL  
SCALE: 3/4" = 1'-0"



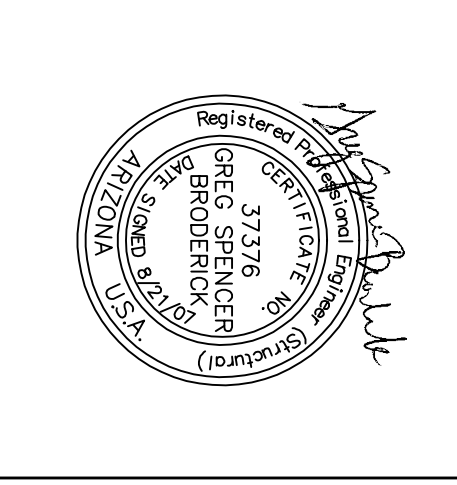
4 RIDGE BLOCKING  
SCALE: 3/4" = 1'-0"



5 TRUSS TO GIRDER  
SCALE: 3/4" = 1'-0"



6 STACKED TRUSS DET.  
SCALE: 3/4" = 1'-0"



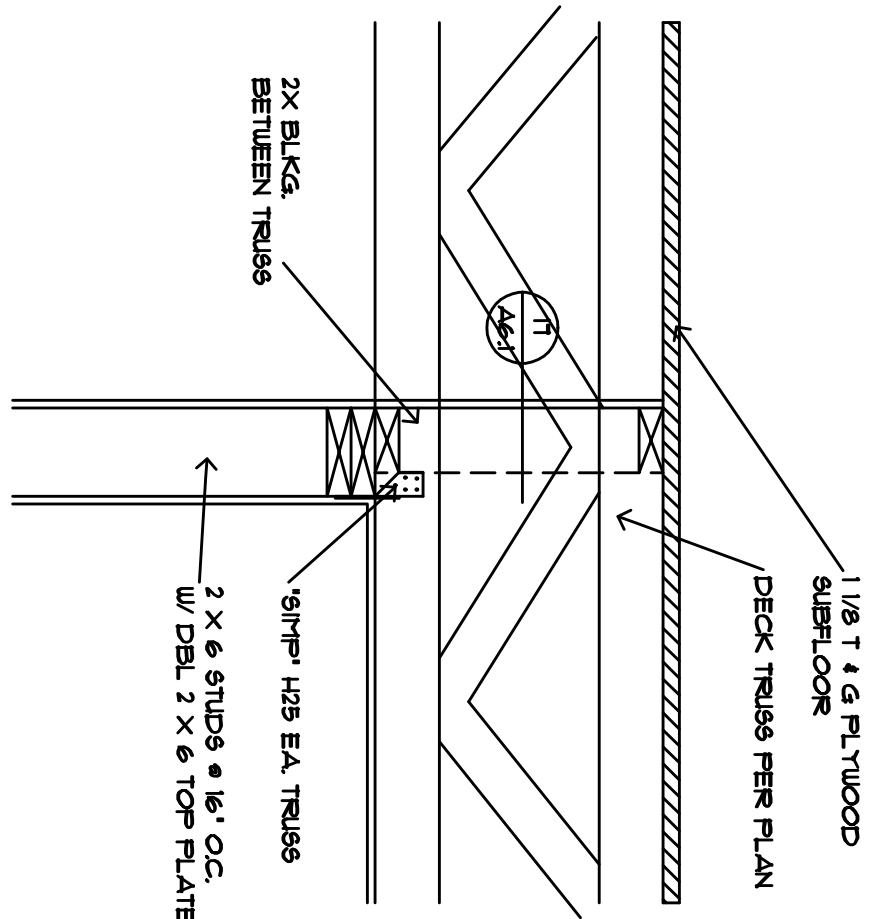
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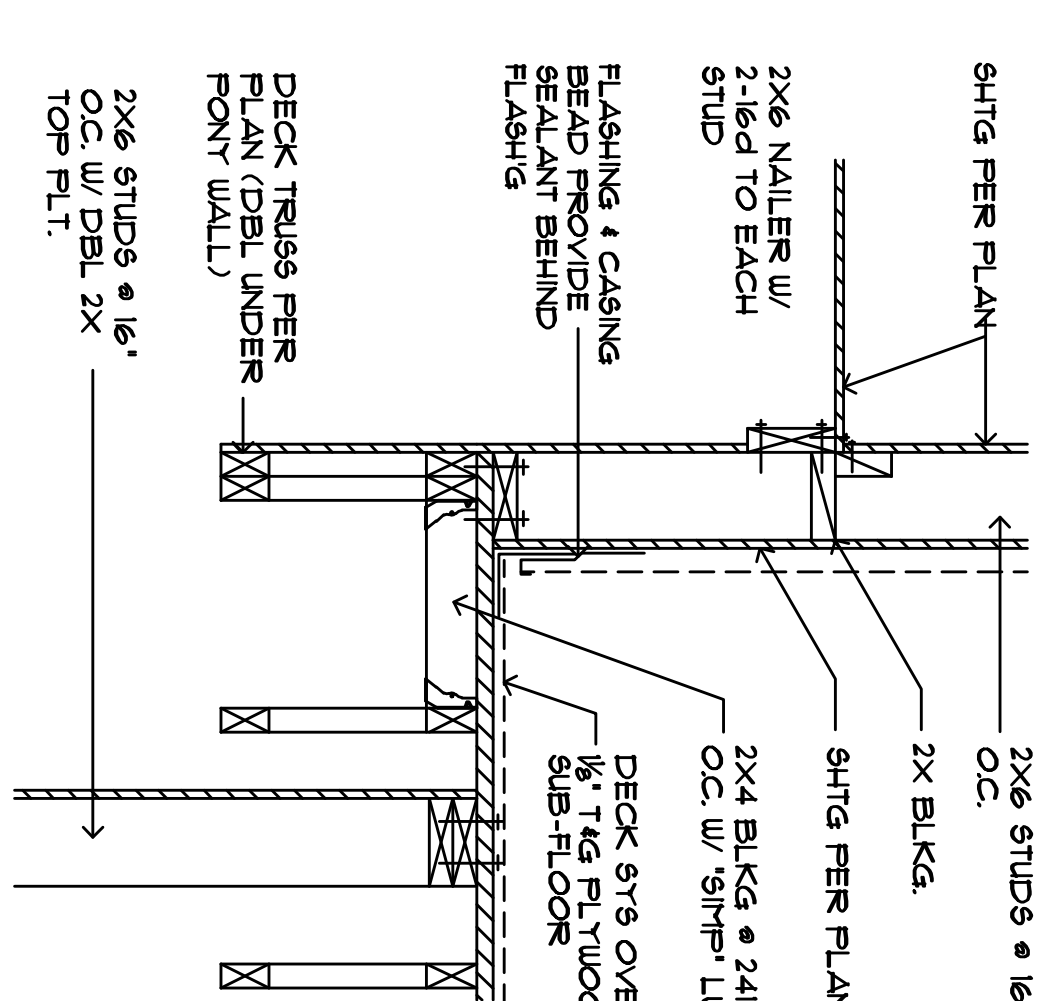
CLISTON HOWE  
KARAU RESIDENCE  
14433 E. MOUNTAIN DR  
219-33-188-J  
MARICOPA COUNTY, AZ  
FRAMING DETAILS

DATE: 01-05-01  
DRAWN: DP  
REVISED:  
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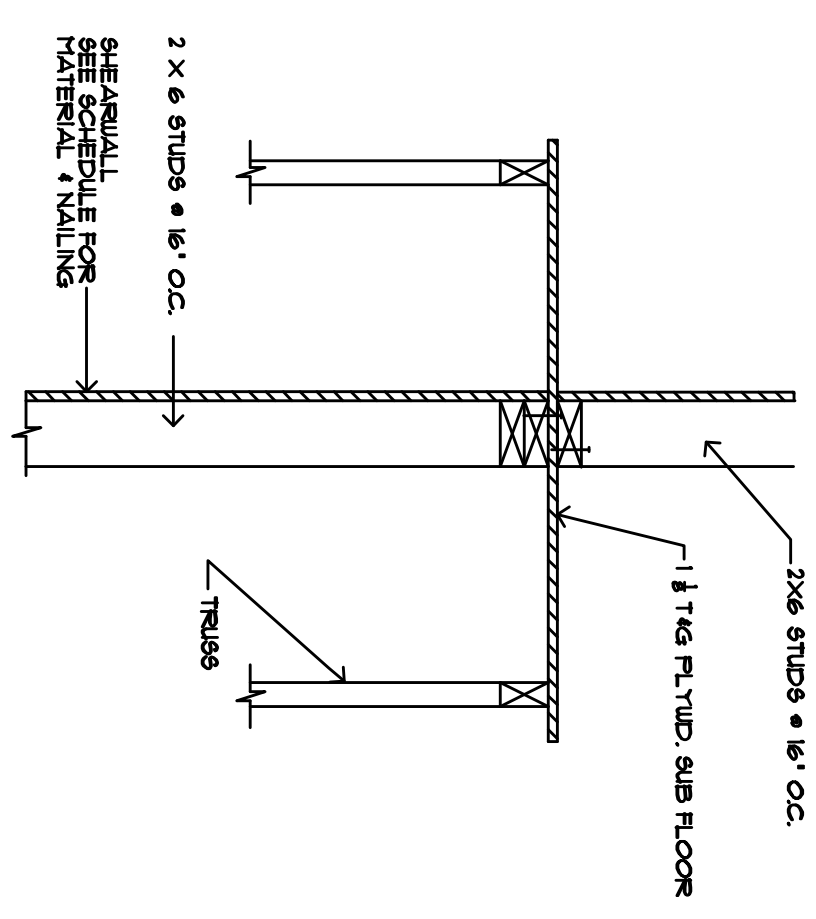




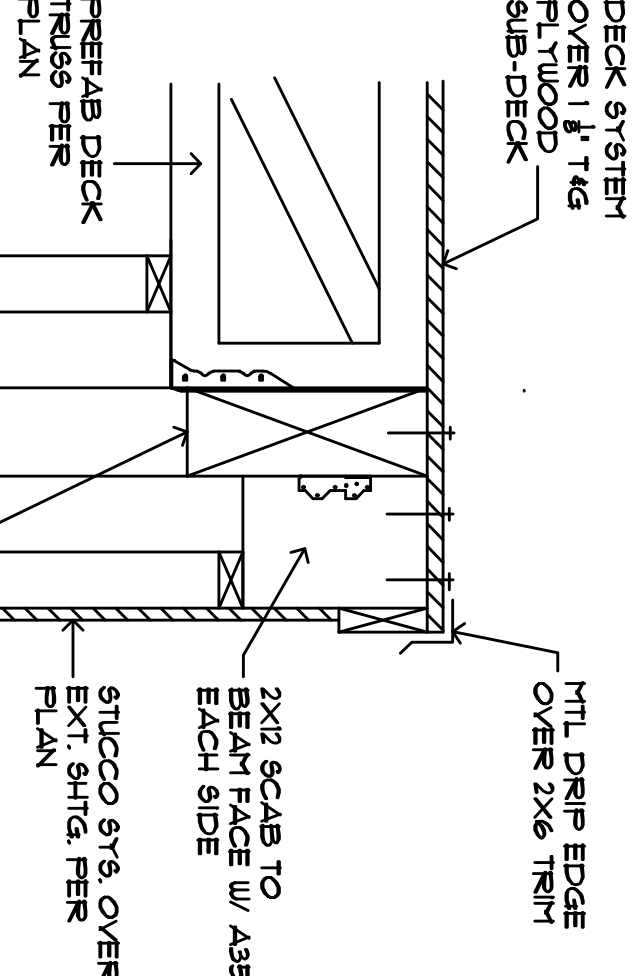
23 CANTEVERED TRUSS  
SCALE: 3/4" = 1'-0"



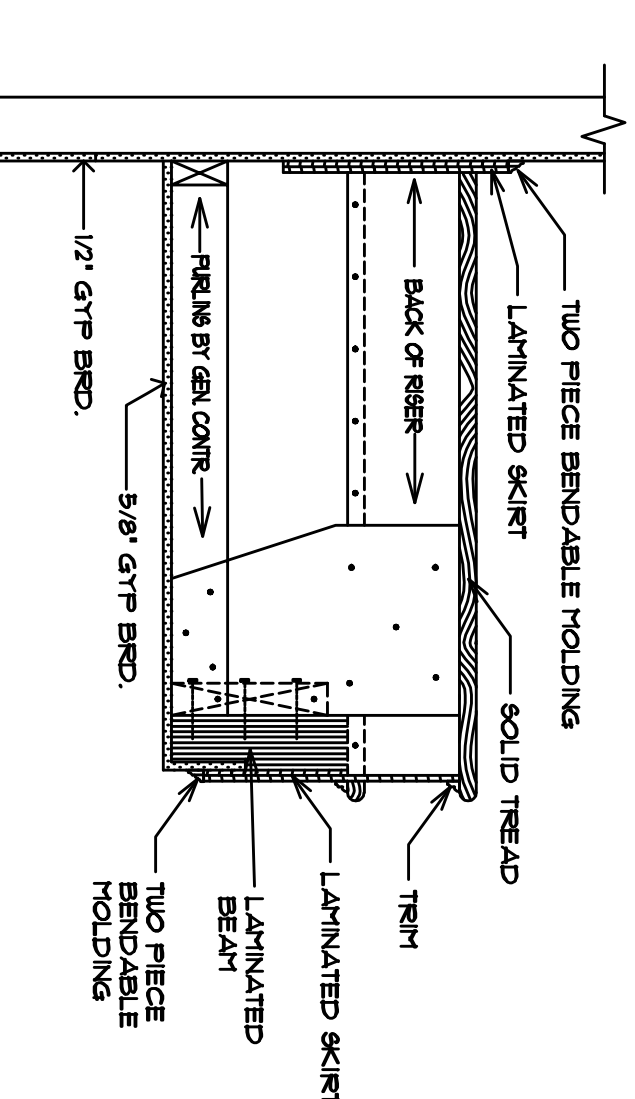
18 NAILIER / PONY WALL DTL.  
SCALE: 3/4" = 1'-0"



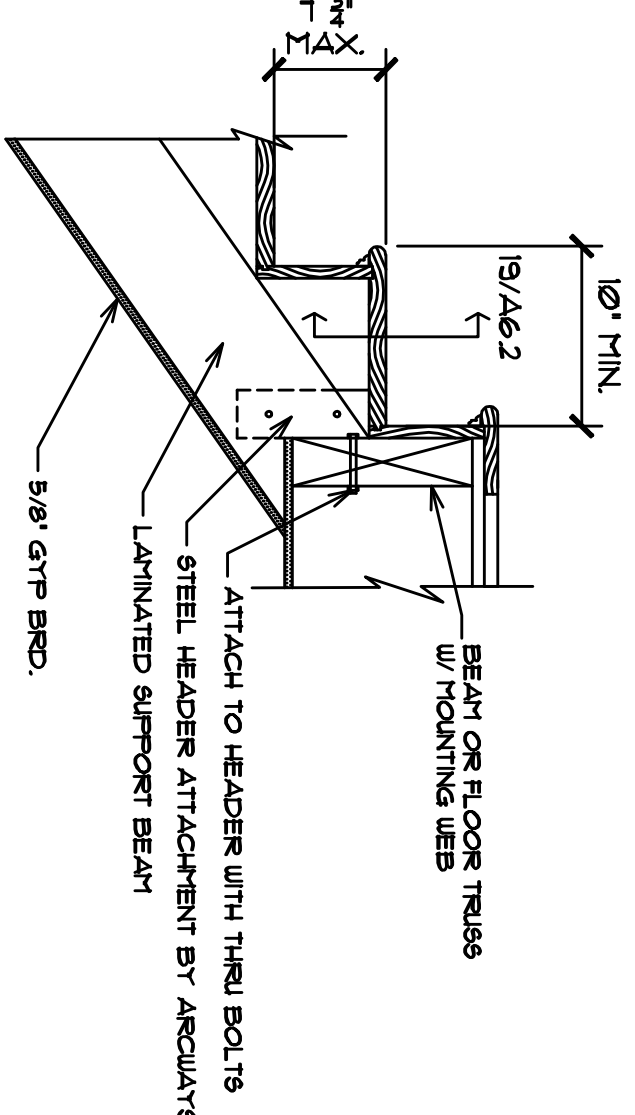
24 SHEAR TRANSFER  
SCALE: 3/4" = 1'-0"



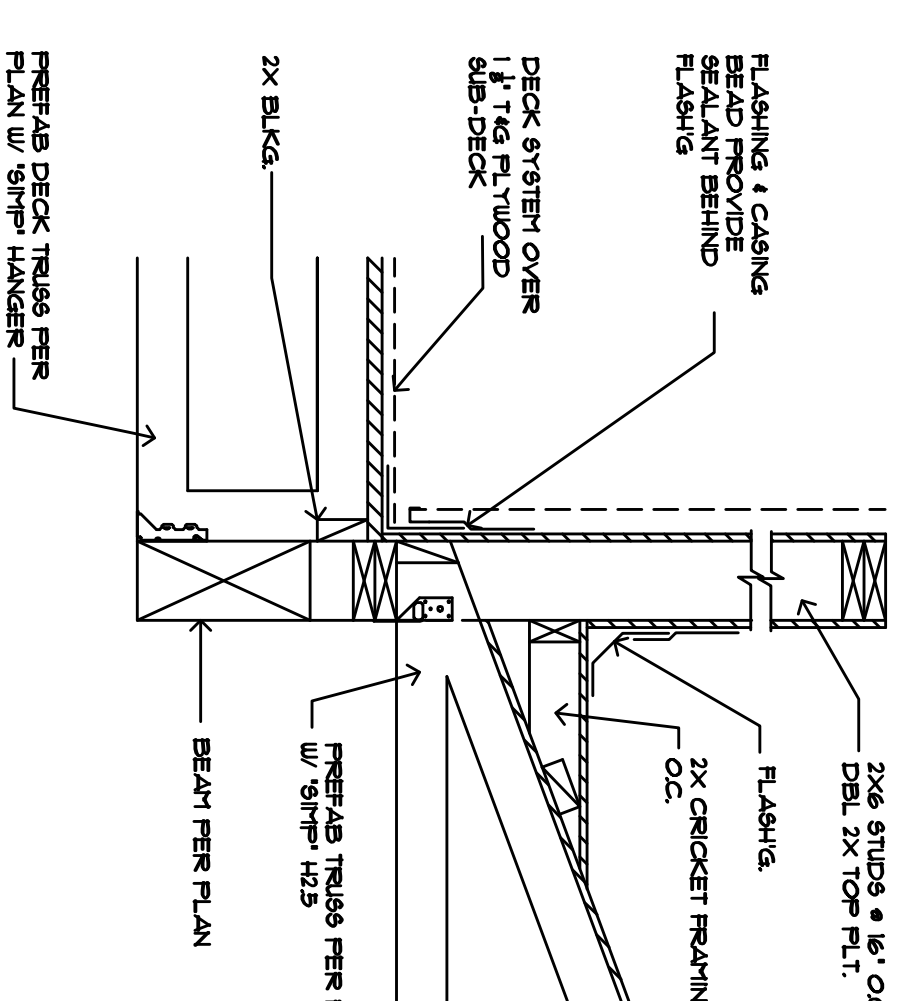
25 TRUSS TO BEAM AT DECK  
SCALE: 3/4" = 1'-0"



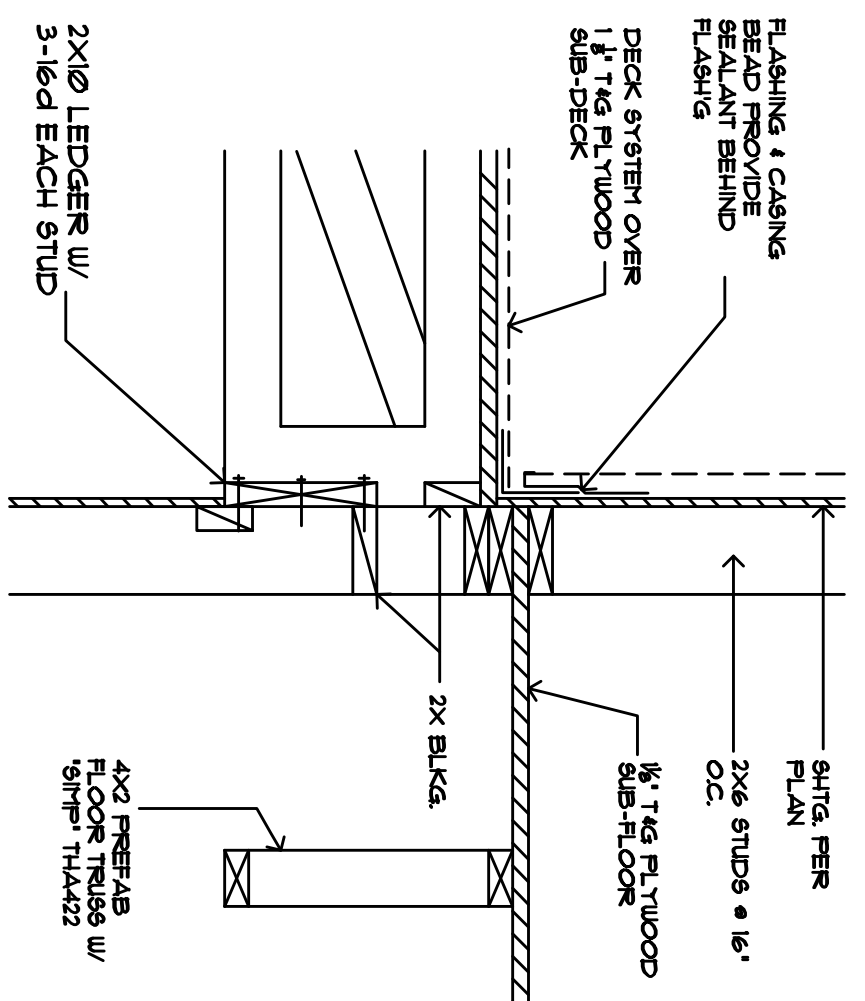
19 CURVED STAIR SECTION  
SCALE: 3/4" = 1'-0"



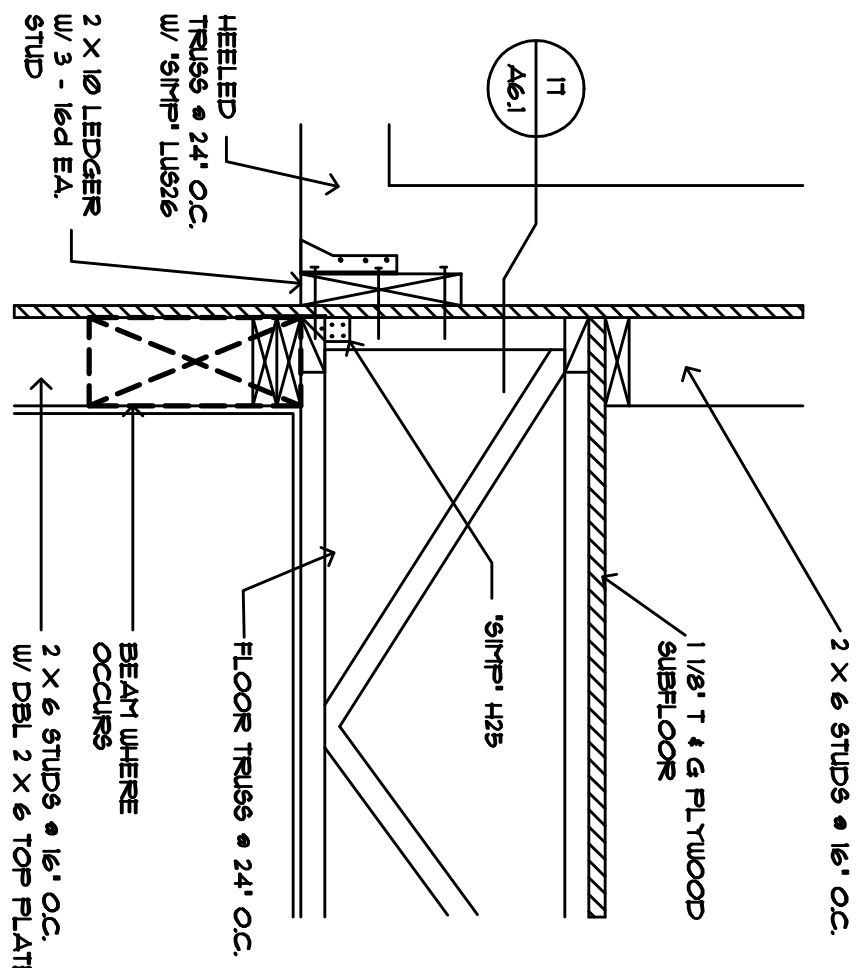
20 STRINGER TO LANDING  
SCALE: 3/4" = 1'-0"



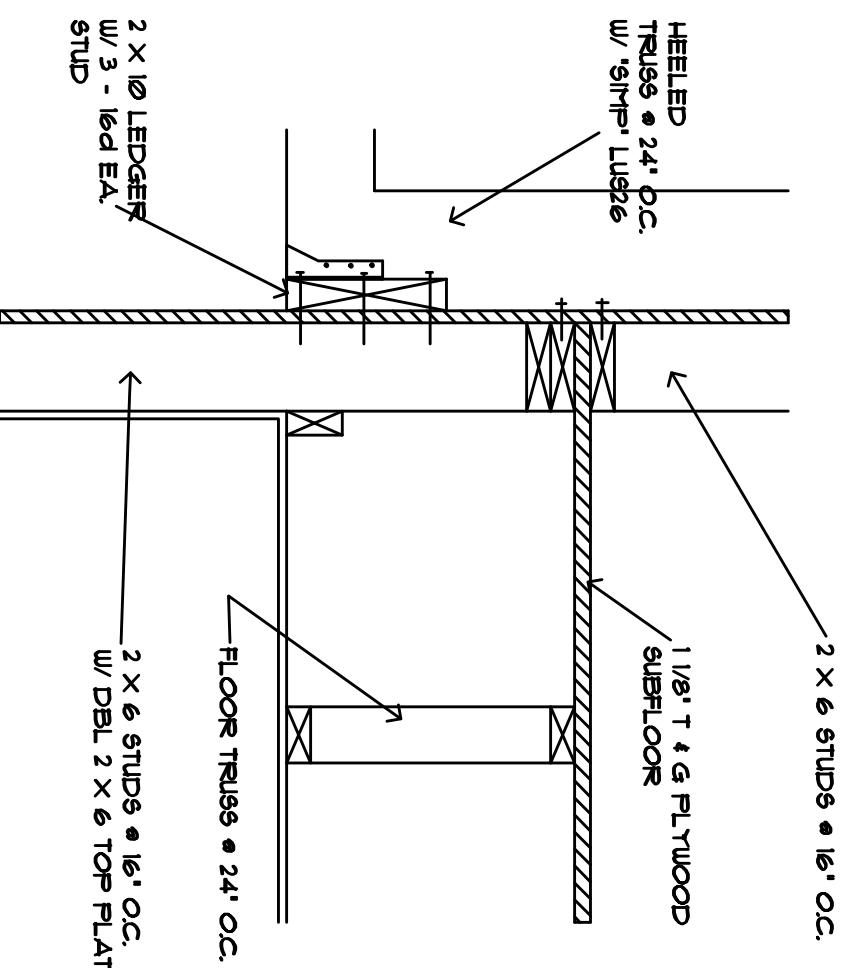
21 TRUSS TO BEAM  
SCALE: 3/4" = 1'-0"



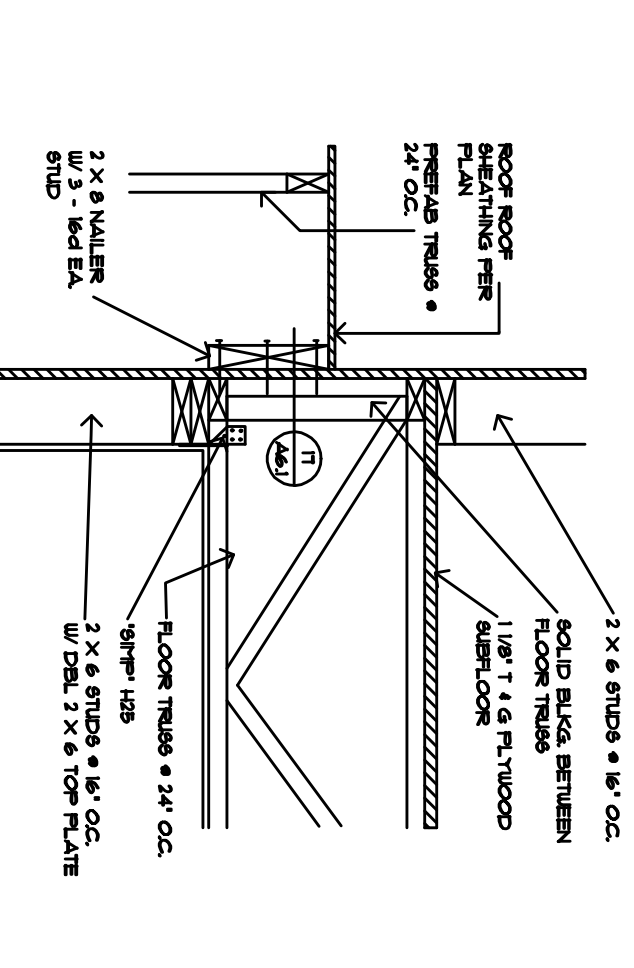
22 TRUSS TO LEDGER  
SCALE: 3/4" = 1'-0"



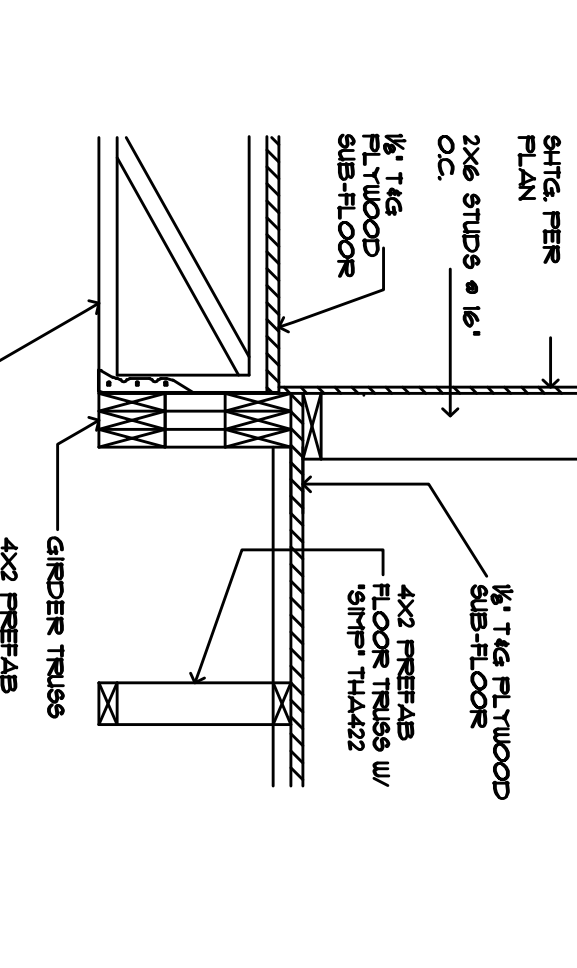
17 LEDGER DETAIL  
SCALE: 3/4" = 1'-0"



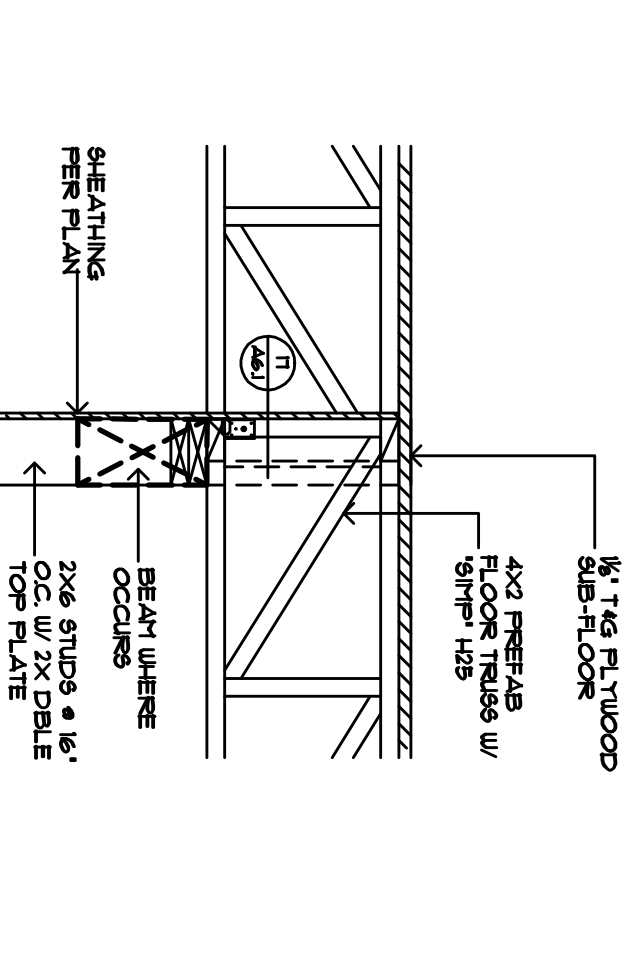
13 LEDGER DETAIL  
SCALE: 3/4" = 1'-0"



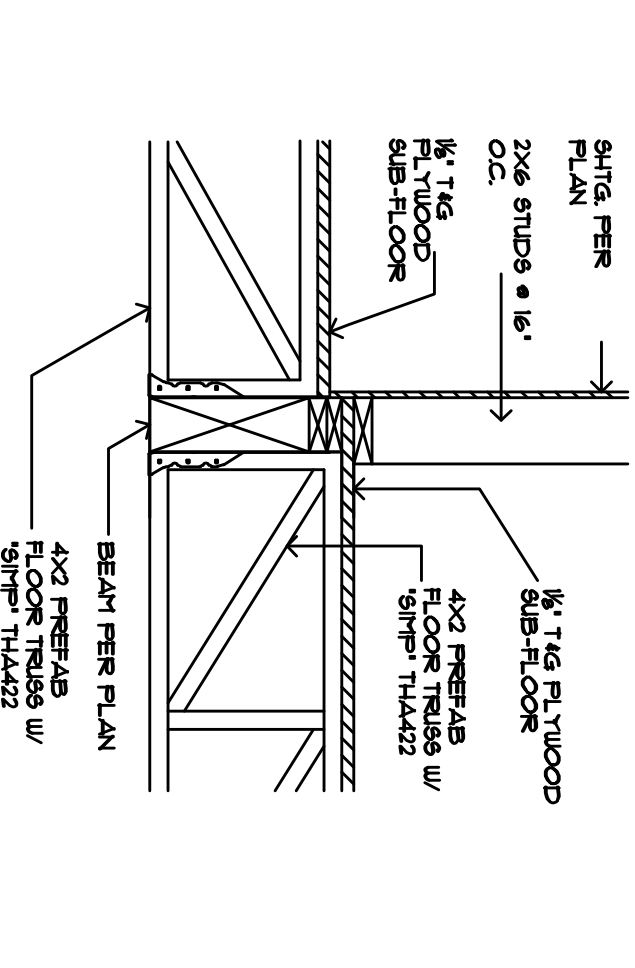
14 NAILIER DETAIL  
SCALE: 3/4" = 1'-0"



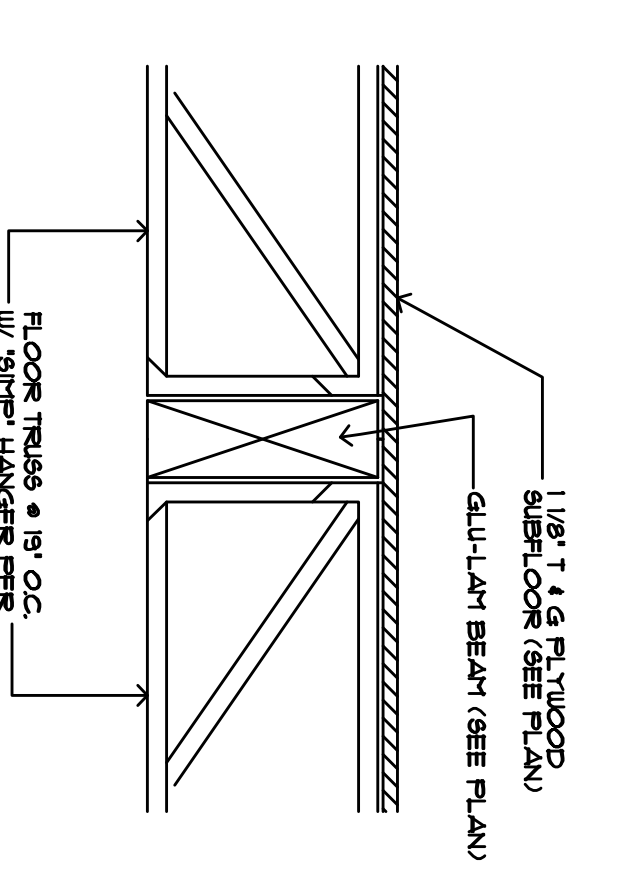
15 TRUSS TO GIRDER  
SCALE: 3/4" = 1'-0"



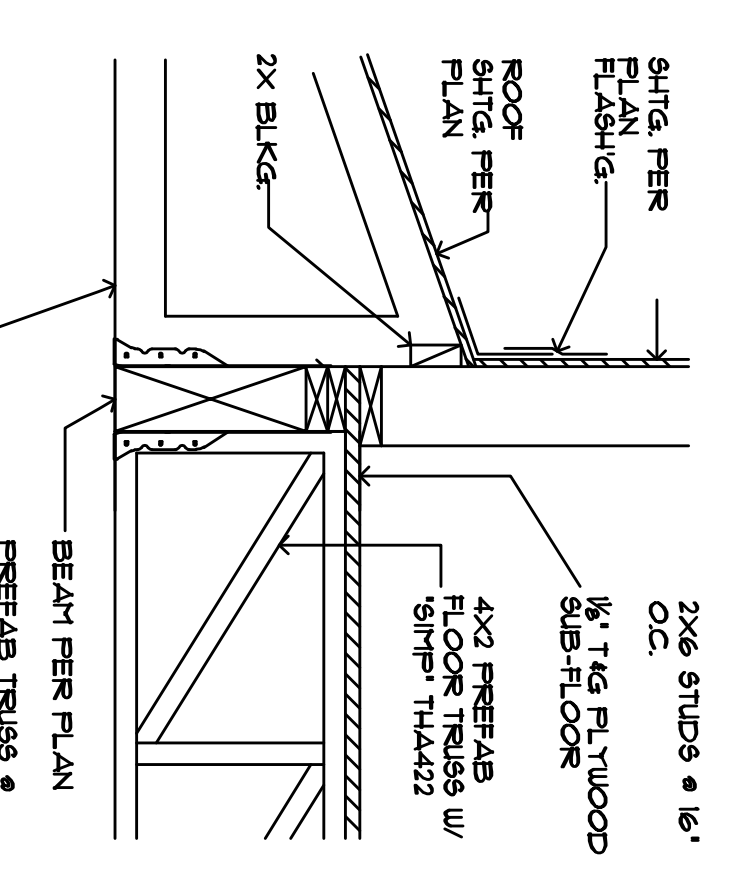
16 TRUSS TO PLATE  
SCALE: 3/4" = 1'-0"



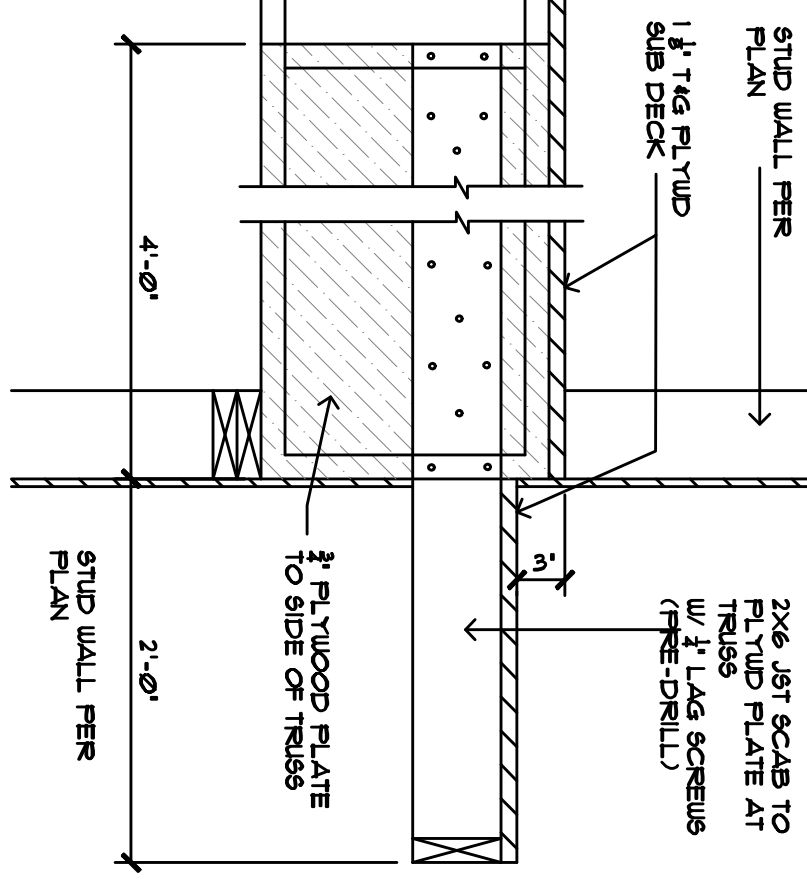
17 TRUSS TO BEAM  
SCALE: 3/4" = 1'-0"



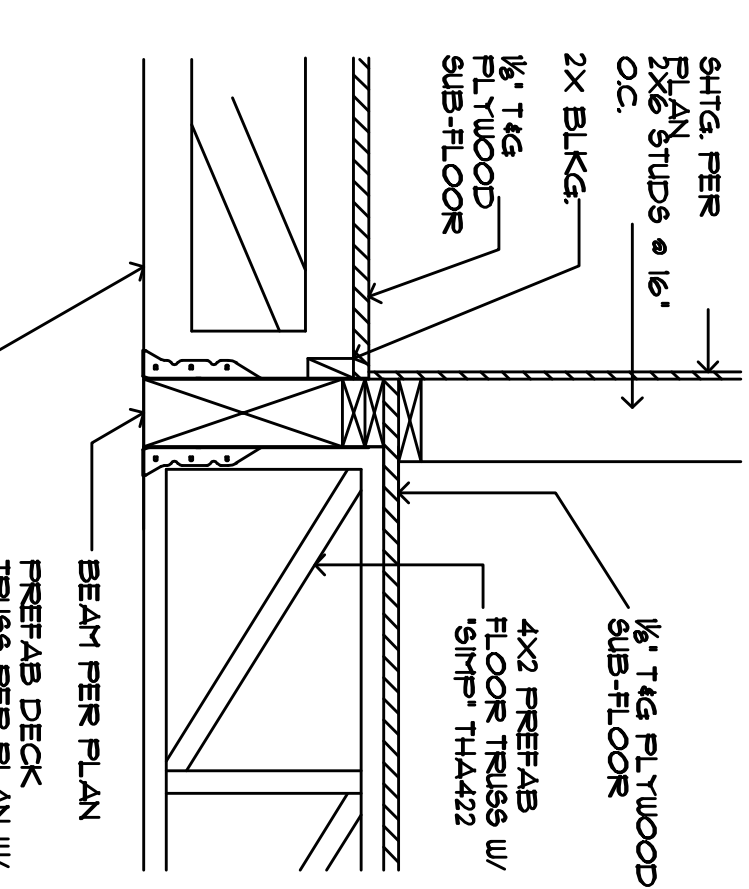
7 FLR TRUSS TO BEAM  
SCALE: 3/4" = 1'-0"



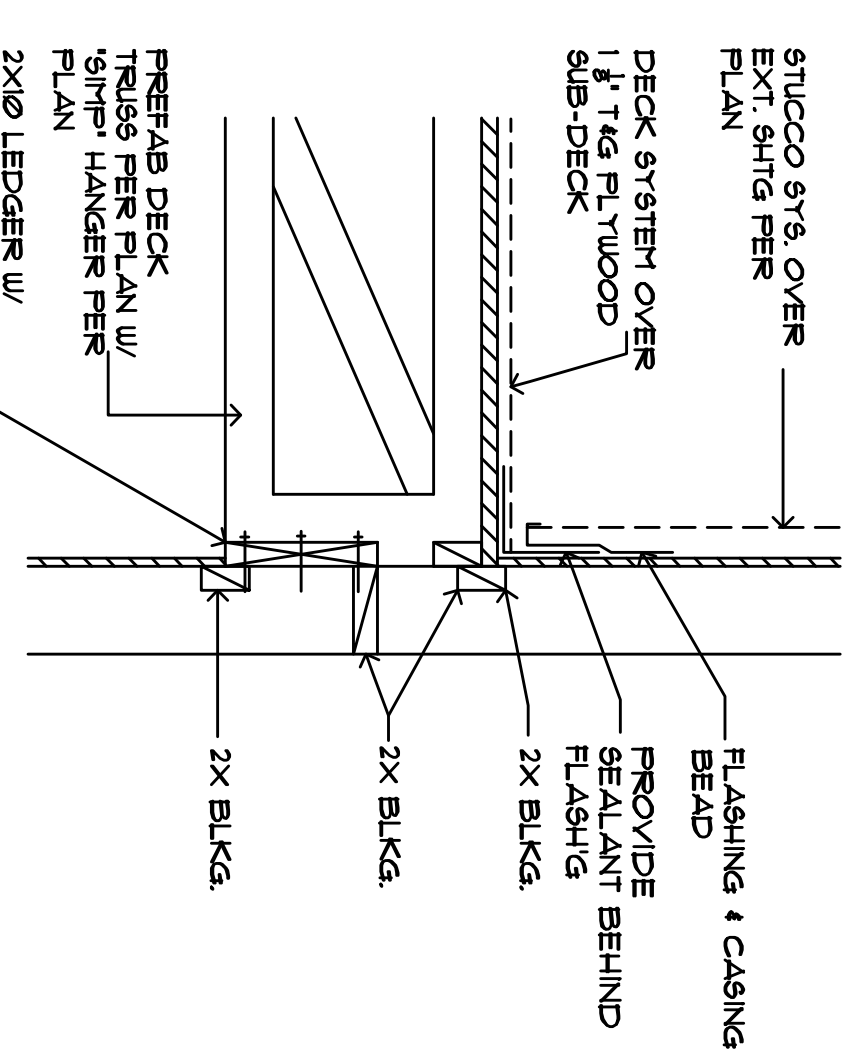
8 TRUSS/ BEAM/ TRUSS  
SCALE: 3/4" = 1'-0"



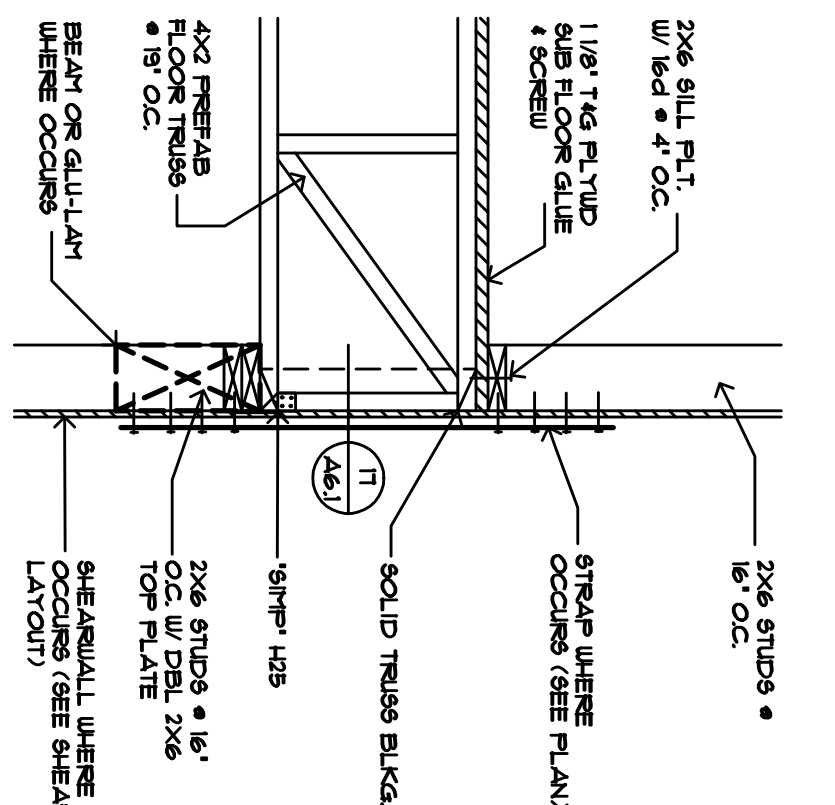
9 CANTEVERED JOIST  
SCALE: 3/4" = 1'-0"



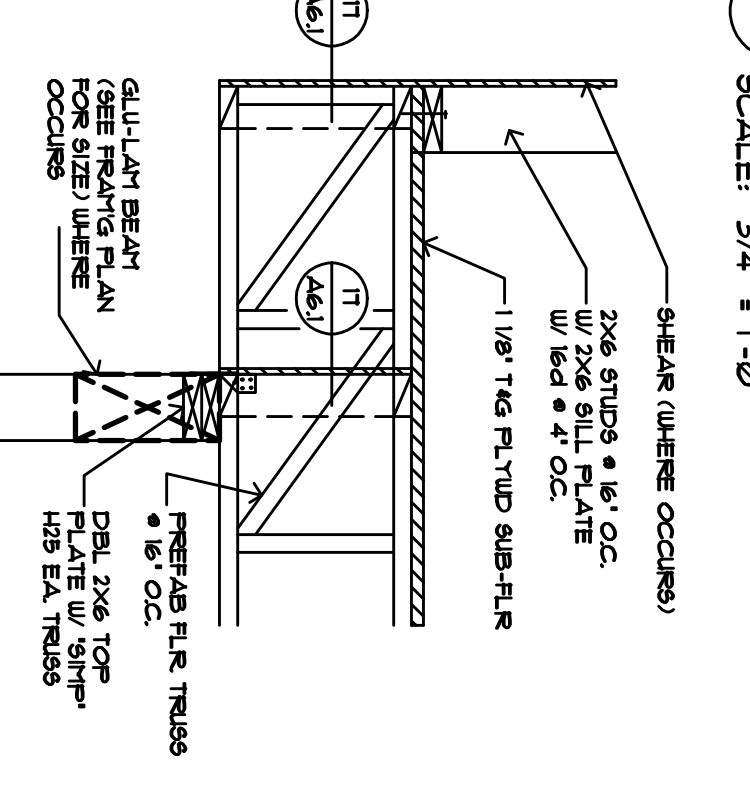
10 TRUSS/ BEAM/ TRUSS  
SCALE: 3/4" = 1'-0"



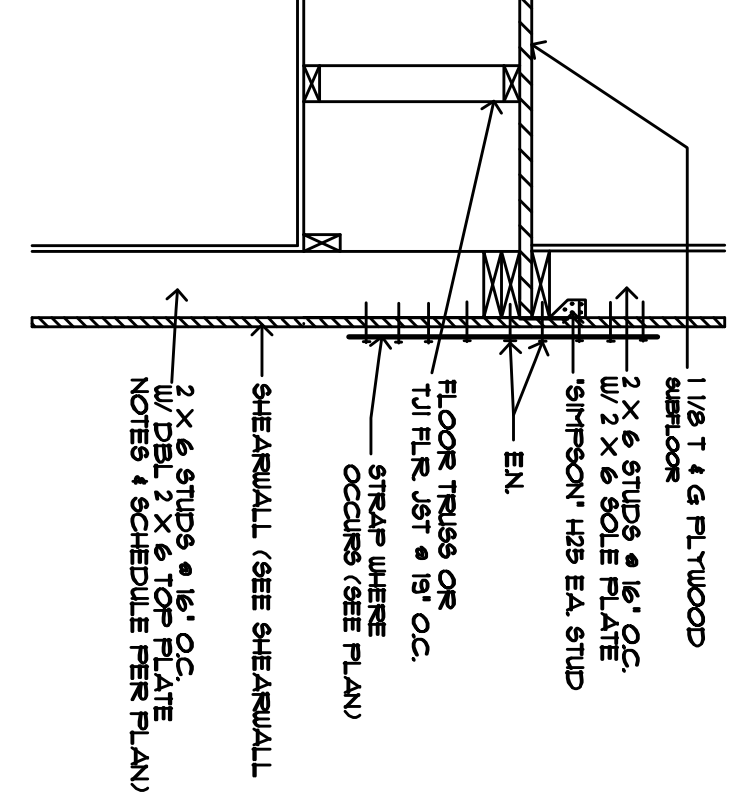
11 DECK TRUSS TO LEDGER  
SCALE: 3/4" = 1'-0"



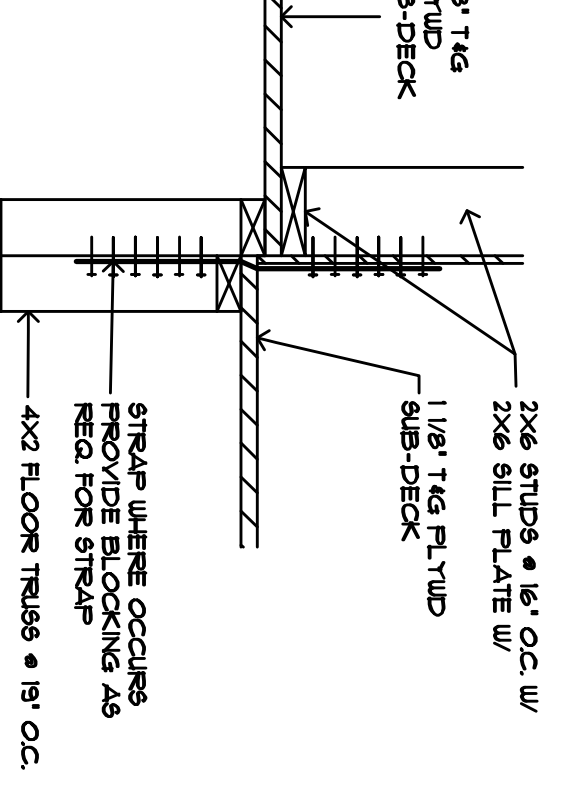
1 FLOOR TRUSS TO PLATE  
SCALE: 3/4" = 1'-0"



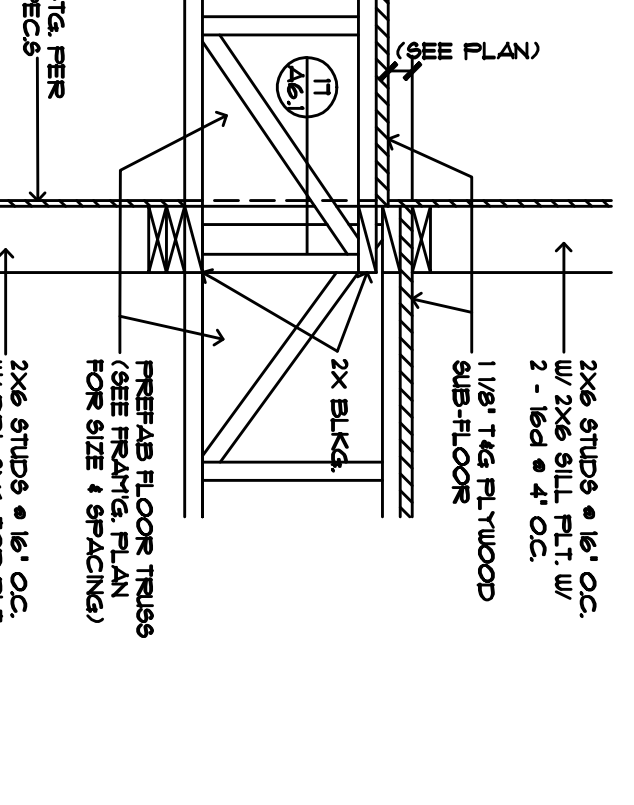
2 CANTEVERED TRUSS  
SCALE: 3/4" = 1'-0"



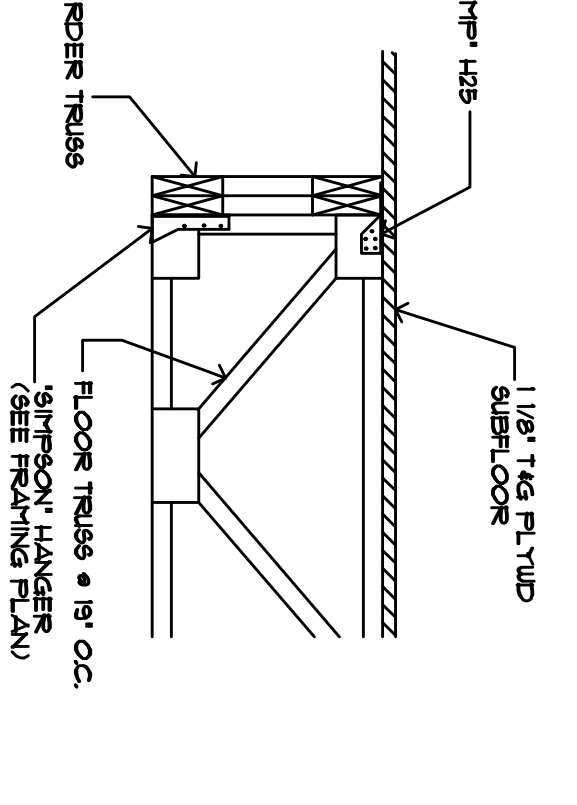
3 END WALL AT FLR SHITG.  
SCALE: 3/4" = 1'-0"



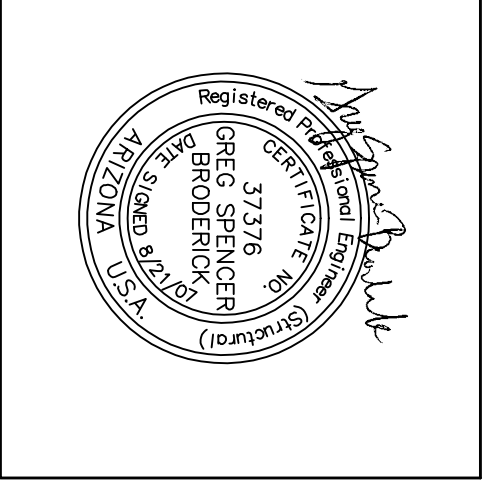
4 LEVEL CHANGE  
SCALE: 3/4" = 1'-0"



5 LEVEL CHANGE  
SCALE: 3/4" = 1'-0"



6 FLR. TRUSS TO GIRDER  
SCALE: 3/4" = 1'-0"



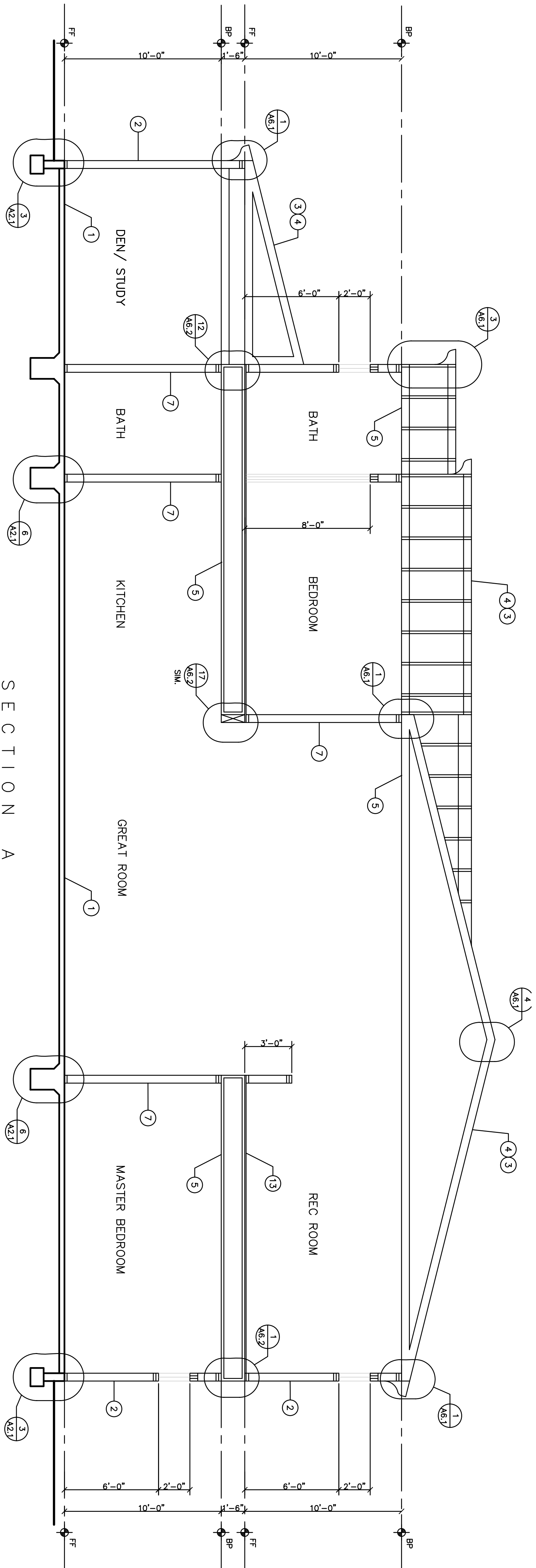
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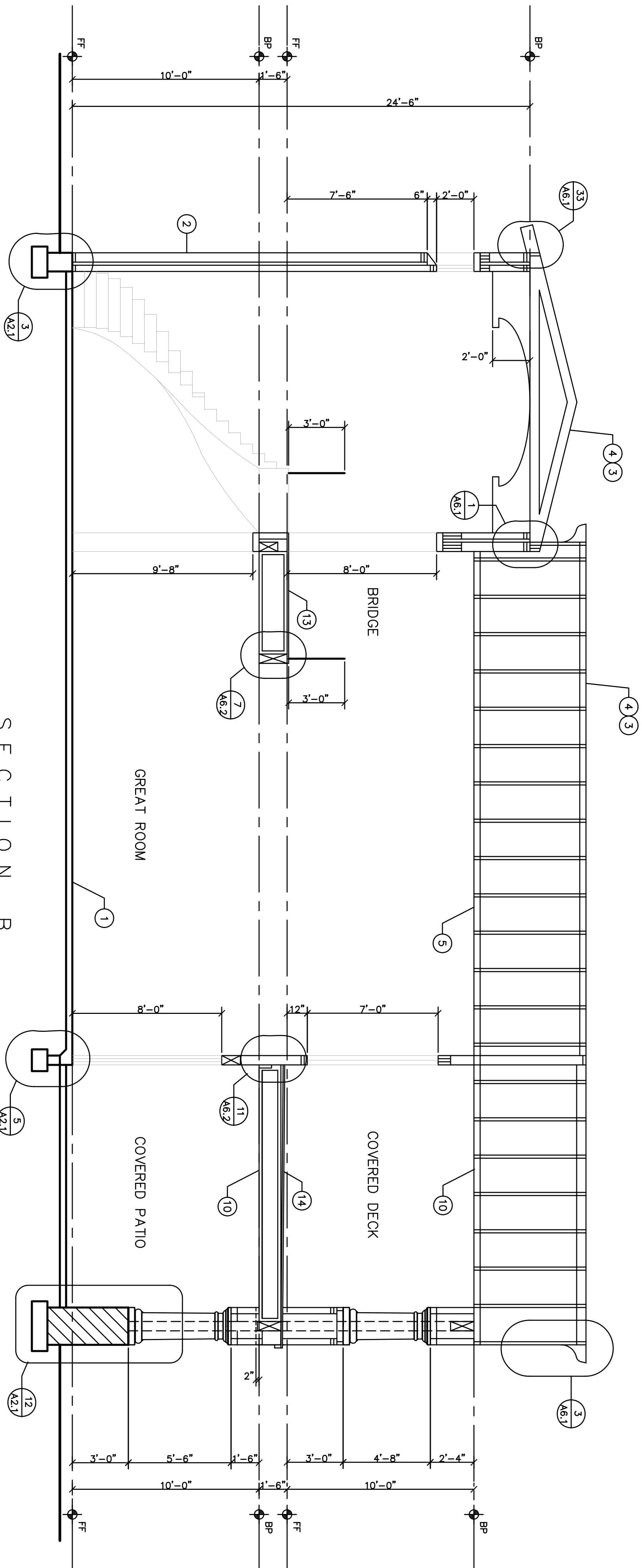
CLIENT HOME  
KARAU RESIDENCE  
14433 E. MOUNTAIN DR  
219-33-188-U  
MARICOPA COUNTY, AZ  
FLOOR FRAMING DTLS  
DATE: 01-05-01  
DRAWN: DD  
REVISED:  
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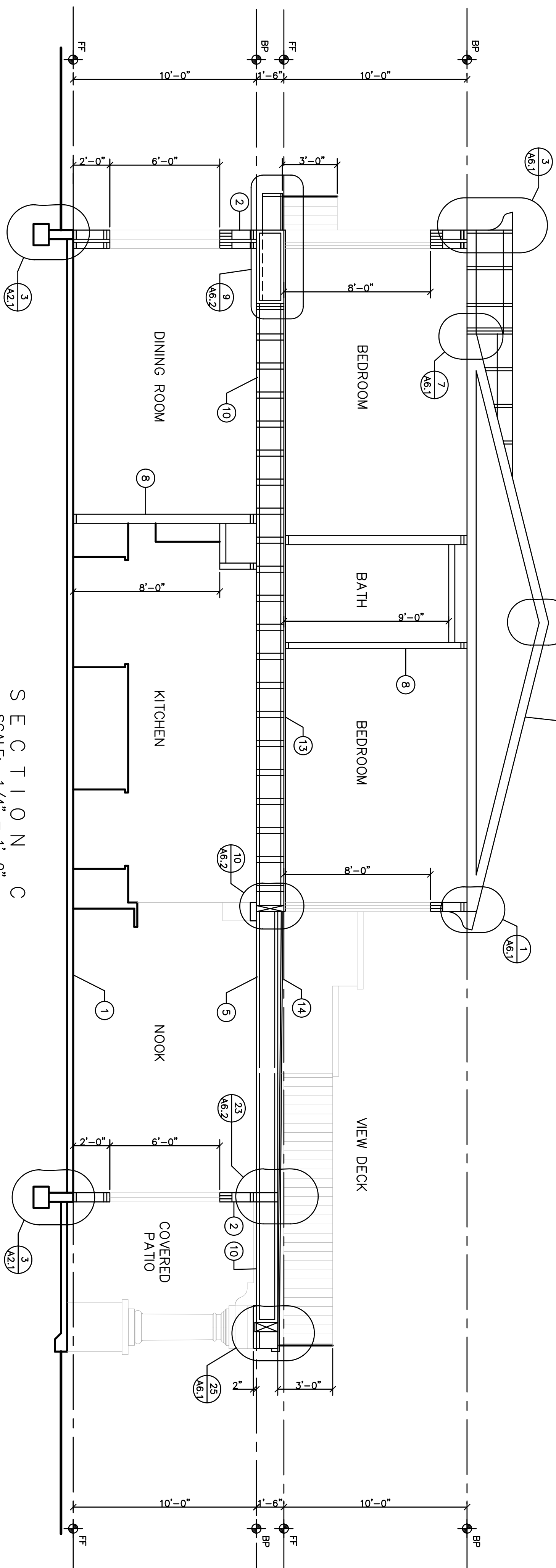




SECTION A  
SCALE: 1/4" = 1'-0"



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



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

KEYED SECTION NOTES:

- (SEE SHEET GEN-1 FOR ALL APPLICABLE TCC & TESTING NUMBERS)
- (SEE SHEET GEN-1 FOR ALL APPLICABLE TCC & TESTING NUMBERS)
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CUSTOM HOME

KARAU RESIDENCE  
14433 E. MONUMENT DR.  
219-39-188-J  
MARICOPA COUNTY, AZ.  
BUILDING SECTIONS

DATE: 01-05-07

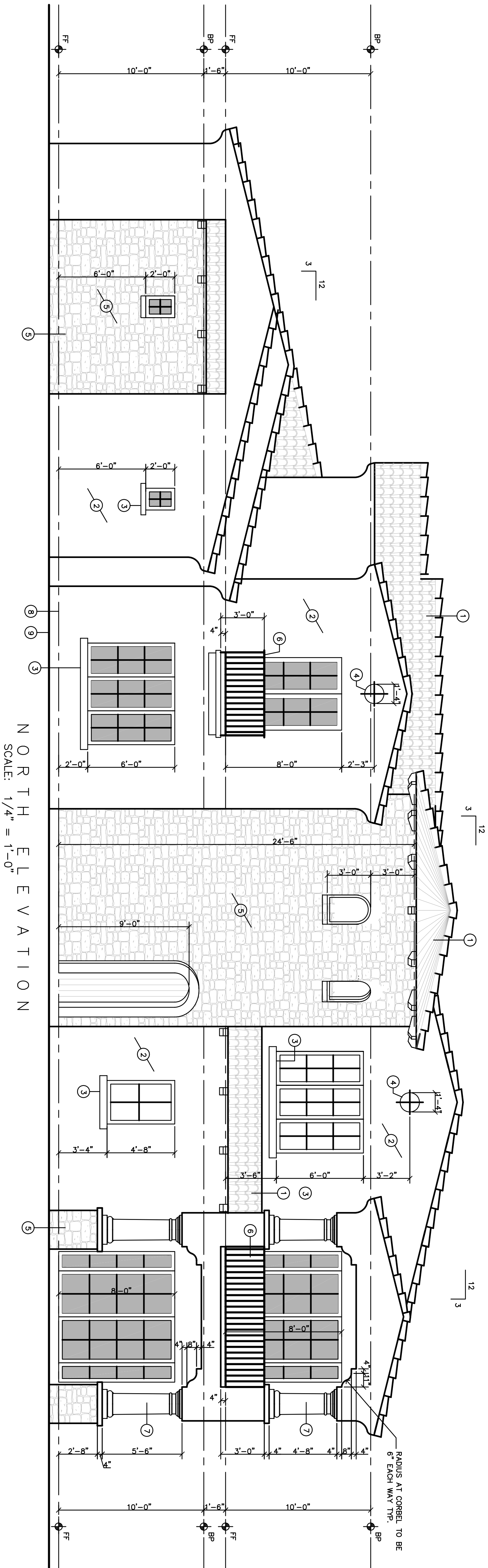
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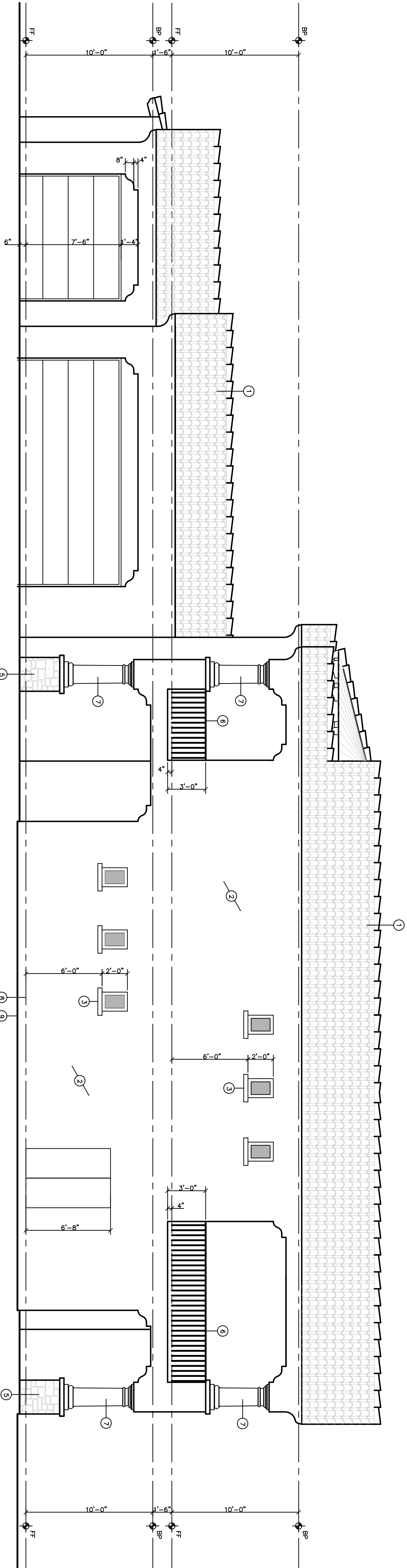
A-8



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

KEYED ELEVATION NOTES

1. TILE ROOF (GOSPER-3823) OVER 2-LAYERS 30# FELT, OVER 1/2" COX PLUMBOO SHEATHING (TYPICAL)
2. STUCCO SYSTEM (GOSPER-3899) OVER WIRE LATH, 1" RIGID FOAM INSULATION, OVER 2-LAYERS 15# FELT, OVER 3/8" O.S.B.
3. DECORATIVE FOAM MOLDING STUCCO & PAINT FINISH.
4. DECO 2 RECESSED W/ MROUND IRON CROSS DETAIL
5. DECORATIVE STONE MOUNTED IRON CROSS DETAIL
6. DECORATIVE STONE MOUNTED IRON CROSS DETAIL
7. NON-STRUCTURAL PRE-CAST COLUMNS
8. FINISHED FLOOR
9. FINISHED GRADE SLOPE AWAY FROM STRUCTURE 5% FOR 10'-0"



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

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219-39-188-J  
MARICOPA COUNTY, AZ  
EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

DATE: 01-05-07

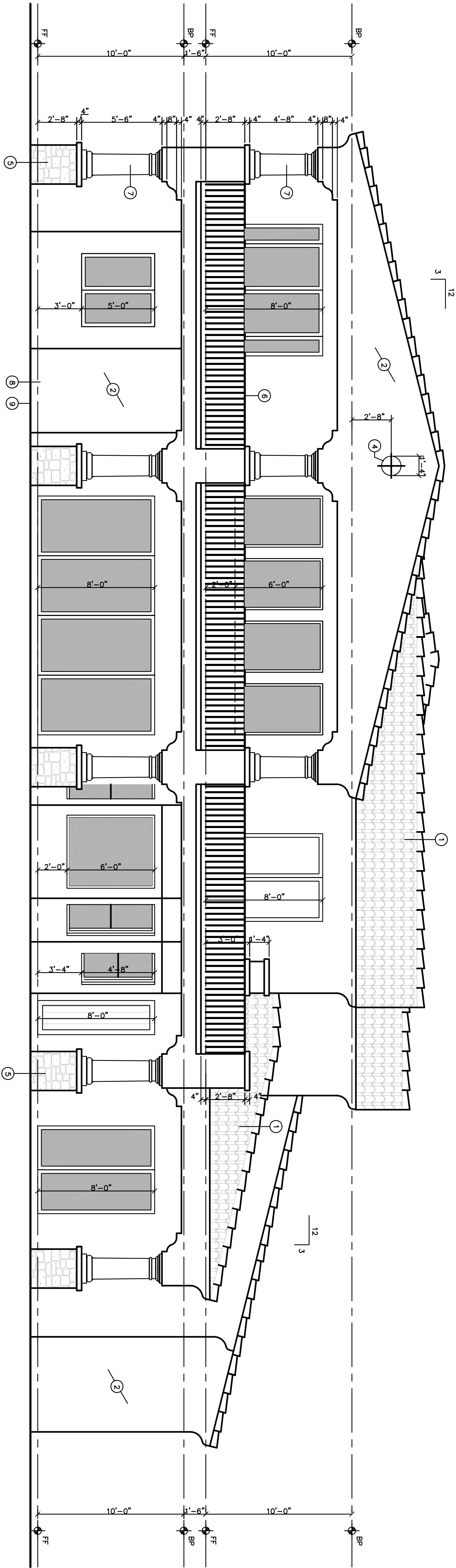
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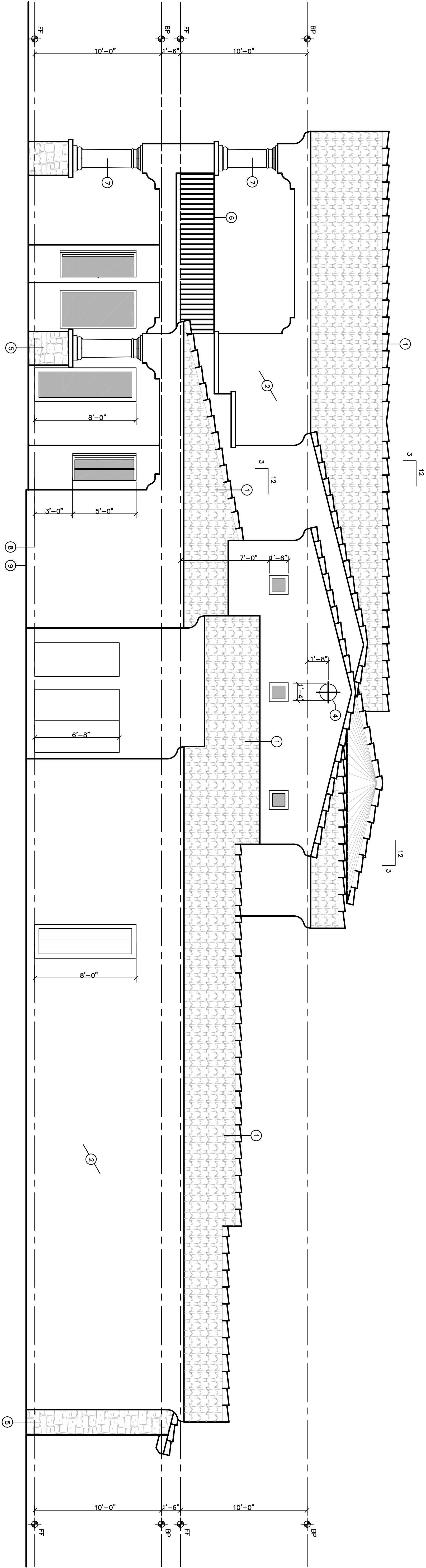
SHEET

A-9.1



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

- KEYED ELEVATION NOTES
1. TILE ROOF (G09JF01-3522) OVER 2-LAYERS 30# FELT, OVER 1/2" COX
  2. STUCCO SYSTEM (G09JF01-3899) OVER WIRE LATH, 1" RIGID FOAM INSULATION, OVER 2-LAYERS 15# FELT, OVER 3/8" O.S.B.
  3. DECORATIVE FOAM MOLDING STUCCO & PAINT FINISH.
  4. DECO 2" RECESS W/ MOLDOUT IRON CROSS DETAIL.
  5. FAUX STONE VENER - INSTALL PER MANUFAC.
  6. DECORATIVE WROUGHT IRON RAILING
  7. NON-STRUCTURAL PRE-CAST COLUMNS
  8. FINISHED FLOOR
  9. FINISHED GRADE SLOPE AWAY FROM STRUCTURE OR FOR 10'-0"



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

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MARICOPA COUNTY, AZ.  
EXTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"

DATE: 01-05-07

DRAWN: DD

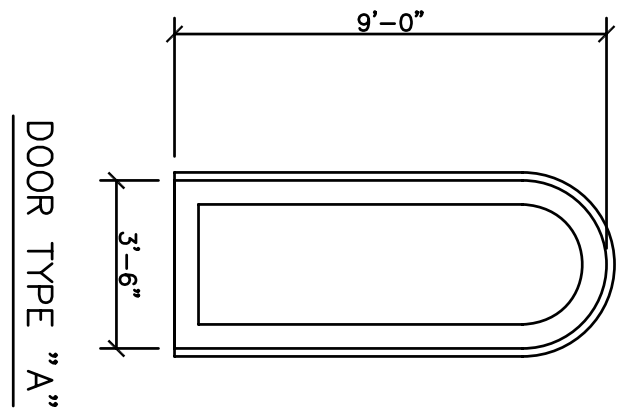
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- REVISIONS:
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SHEET

A-9.2





WINDOW SCHEDULE				
NO.	TYPE	SIZE	ACTIVATION	REMARKS
101	CLAD	1'-6"x 2'-0"	FIXED	4-LITE
102	CLAD	1'-6"x 2'-0"	FIXED	4-LITE
103	CLAD	7'-0"x 6'-0"	CS/FX/CS	18-LITE
104	CLAD	3'-0"x 4'-8"	SINGLE-HUNG	4-LITE, TEMP. GLSS.
105	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
106	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
107	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
108	CLAD	5'-0"x 5'-0"	SLIDER	2-LITE, TEMP. GLSS.
109	CLAD	3'-0"x 6'-0"	SINGLE-HUNG	2-LITE, TEMP. GLSS.
110	CLAD	3'-0"x 6'-0"	SINGLE-HUNG	2-LITE
111	CLAD	5'-0"x 6'-0"	FIXED	1-LITE
112	CLAD	3'-0"x 6'-0"	SINGLE-HUNG	2-LITE
113	CLAD	3'-0"x 6'-0"	SINGLE-HUNG	2-LITE
114	CLAD	3'-0"x 4'-8"	SINGLE-HUNG	2-LITE, TEMP. GLSS.
201	CLAD	2'-0"x 3'-0"	FIXED	1-LITE, FULL ARCH
202	CLAD	2'-0"x 3'-0"	FIXED	1-LITE, FULL ARCH
203	CLAD	2'-0"x 3'-0"	FIXED	1-LITE, FULL ARCH
204	CLAD	7'-0"x 6'-0"	CS/FX/CS	18-LITE
205	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
206	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
207	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
208	CLAD	3'-6"x 6'-0"	FIXED	1-LITE
209	CLAD	3'-6"x 6'-0"	FIXED	1-LITE
210	CLAD	3'-6"x 6'-0"	FIXED	1-LITE
211	CLAD	3'-6"x 6'-0"	FIXED	1-LITE
212	CLAD	1'-6"x 2'-0"	FIXED	1-LITE
213	CLAD	1'-6"x 2'-0"	CASMENT	1-LITE
214	CLAD	1'-6"x 2'-0"	FIXED	1-LITE

ALL GLAZED DOORS & WINDOWS TO BE DUAL PAIN & LOW-E. VERIFY TINT DEGREE AND LOCATION WITH OWNER.

DOOR SCHEDULE				
NO.	TYPE	SIZE	ACTIVATION	REMARKS
101	IRON	3'-6"x 9'-0"	COMMON	ENTRY, TG, SEE DOOR "A"
102	FRENCH	9'-0"x 8'-0"	F/A/A/F	4-PANEL, TEMP. GLASS
103	METAL	2'-4"x 6'-8"-2	COMMON	MECH, 12 x 12 HI/LOW VENTS
104	FRENCH	2'-8"x 8'-0"	COMMON	TEMP. GLASS
105	METAL	16'-0"x 20'-0"	RETRACT	4-PANEL, TEMP. GLASS
106	FRENCH	2'-8"x 8'-0"	COMMON	1-LITE, TEMP. GLASS
107	FRENCH	2'-8"x 8'-0"	COMMON	1-LITE, TEMP. GLASS
108	FRENCH	3'-0"x 8'-0"-2	A/A	2-LITE, TEMP. GLASS
109	METAL	2'-8"x 6'-8"	COMMON	MECH, 12 x 12 HI/LOW VENTS
110	METAL	2'-6"x 6'-8"-2	COMMON	MECH, 12 x 12 HI/LOW VENTS
111	WOOD	3'-0"x 8'-0"	COMMON	SECURITY
112	METAL	10'-0"x 8'-0"	SECTIONAL	INSULATED
113	METAL	18'-0"x 8'-0"	SECTIONAL	INSULATED
114	WOOD	3'-0"x 8'-0"	COMMON	20 MIN., SELF-CLOSING, SEP.
115	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
116	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
117	WOOD	2'-8"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
118	WOOD	2'-8"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
119	WOOD	2'-4"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
120	WOOD	2'-4"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
121	WOOD	2'-8"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
122	WOOD	2'-4"x 8'-0"-2	COMMON	INT. (VER. FIN. W/ OWNER)
123	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
124	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
125	WOOD	1'-6"x 8'-0"-2	COMMON	INT. (VER. FIN. W/ OWNER)
126	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
127	SHOWER	2'-4"x 6'-8"	COMMON	TEMP. GLASS
201	FRENCH	3'-0"x 8'-0"-2	A/A	16-LITE, TEMP. GLASS
202	FRENCH	9'-0"x 8'-0"	F/A/A/F	24-LITE, TEMP. GLASS
203	FRENCH	9'-0"x 8'-0"	F/A/A/F	4-LITE, TEMP. GLASS
204	FRENCH	3'-0"x 8'-0"-2	A/A	2-LITE, TEMP. GLASS
205	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
206	WOOD	2'-8"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
207	WOOD	2'-8"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
208	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
209	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)
210	WOOD	2'-6"x 8'-0"	COMMON	INT. (VER. FIN. W/ OWNER)

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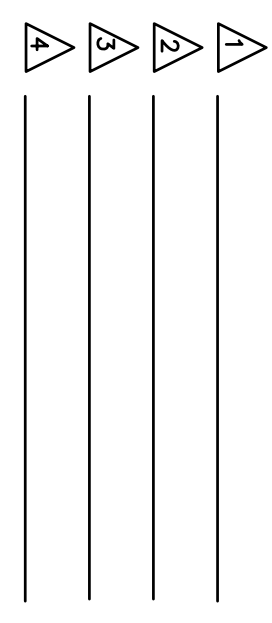
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KARAU RESIDENCE  
14433 E. MONUMENT DR.  
219-39-188-J  
MARICOPA COUNTY, AZ.

SCHEDULES

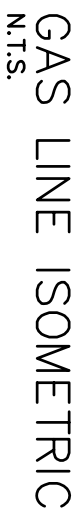
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SHEET



# GAS LINE ISOMETRIC

WASTE & VENT ISOMETRIC  
N.T.S.

PLUMBING NOTES:  
Island sink venting shall comply with UPC Section 909.0.

ABS or PVC used in the drain, waste, and venting system to be schedule 40. Copper tubing used in water piping shall be type "M" minimum weight in the building above the slab and copper tubing type "L" minimum weight shall be used below the floor slab installed without joints. Gas fuel piping shall be wrought iron or steel (galvanized or black).

All plumbing fixtures installed shall be a low-flow type not exceeding 1.6 gallon flush for water closets and 3.0 gpm at faucets per State or Arizona requirements.

A high loop strapped with 3/4" strap at the dishwasher to sink connection may be provided in lieu of the air gap specified by UPC Section 807.4 in accordance with Town policy.

Hose bibbs are to be equipped with integral backflow preventers (if located in frost areas, they shall be a frost-proof type) per UPC Section 603.3.7.

Gas piping may not be installed in or on the ground under any building per UPC Section 1211.3. Kitchen islands having gas appliances shall have gas lines sleeved and secured in an approved manner. If unsure of the approved installation method accepted,

underground in any building. No gas piping shall be permitted under any asphalt or concrete paved surface that adjoins any building or structure unless installed in a gas conduit, or other approved method of venting is provided.

The conduit shall be one of the materials listed in UPC Section 1212(a). The interior diameter of the conduit shall be not less than one half (1/2) inch (12.7 mm) or larger than the outside of the gas piping. The conduit shall extend to a point not less than 12 inches (304.8 mm) beyond any area where it is required to be installed, and the outer ends shall not be sealed.

The Uniform Plumbing Code, 1994 Edition Section 1204.3.1 is amended by adding numbers 1204.3.3 to read as follows:

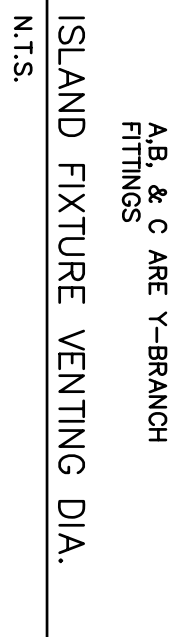
1204.3.3 **Test Gauges** – Tests required by this section shall be performed using gauges which are performed utilizing dial gauges, shall be limited to gauges having the following pressure graduations of increments:

1. Required pressure tests of ten (10) pounds or less shall be performed with gauges of 1/10 pound increments.

2. required pressure tests exceeding ten (10) pounds but less than one hundred (100) pounds shall be performed with gauges on one (1) pound incrementation or less.

100) pounds shall be performed with gauges incremented to two (2) percent or less of the required test pressure.

4. Maximum gauge rating shall not exceed twice the applied test pressure.



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WILLIAM D. DOWN & ASSOC.  
TOP RIGHT

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CUSTOM HOME

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14433 E. MONUMENT DR.  
219-39-188-J  
MARICOPA COUNTY, AZ.

# PLUMBING ISOMETRICS

DATE: 01-05-0

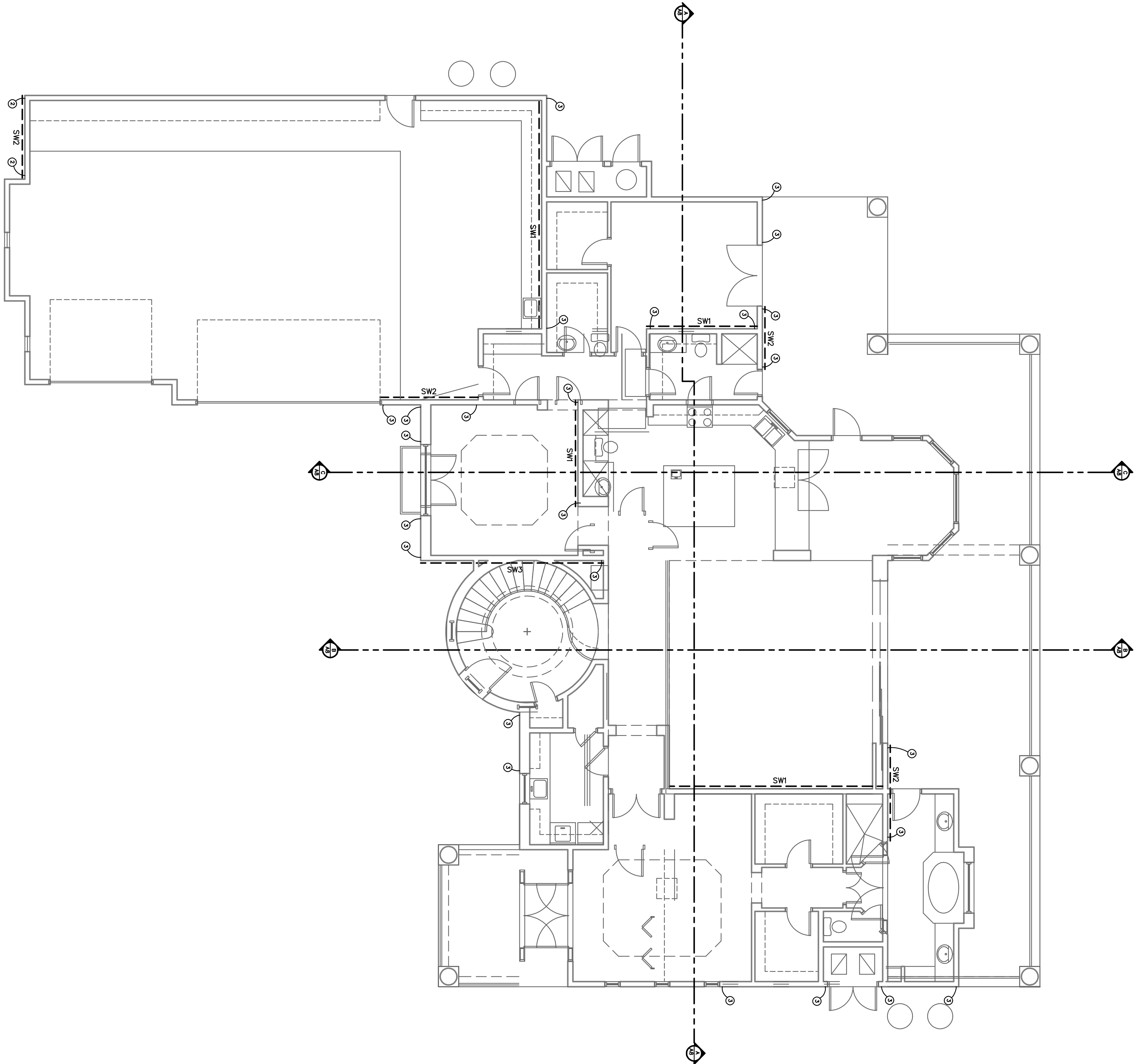
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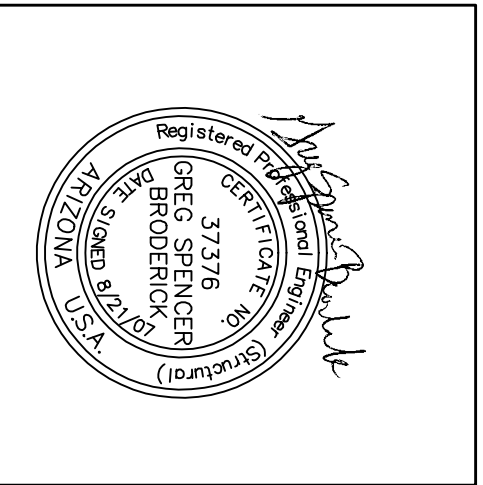


WRAP ENTIRE EXTERIOR OF STRUCTURE WITH SHEARWALL SW1  
UNLESS NOTED OTHERWISE ON PLAN

HOLDOWN SCHEDULE				
①	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD			
②	"SIMPSON" HTT22 - USE 5/8" D. THREADED ROD EPOXYED TO MIN. W/ "SIMPSON" SET+ EPOXY-EP5279			
③	"SIMPSON" HTT16 - USE 5/8" D. THREADED ROD EPOXYED TO MIN. W/ "SIMPSON" SET+ EPOXY-EP5279			

SHEAR WALL SCHEDULE				
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	SILL PLATE BOLTS
SW1	3/8" OSB	8d @ 6" O.C.	8d @ 12" O.C.	1/2" EXP. BOLT @ 32" O.C.
SW2	3/8" OSB	8d @ 6" O.C.	8d @ 12" O.C.	1/2" EXP. BOLT @ 32" O.C.

- NOTES:
1. FOR LOCATION OF SHEAR WALLS SEE PLANS.
  2. SEE TYPICAL WOOD STUD SHEAR WALL DETAIL.
  3. NAIL TYPE/SPACING BOARD AT ALL STUDS, TOP AND BOTTOM.
  4. DRYPWALL NAILS OF SAME SIZE AND SPACING MAY BE USED IN LIEU OF COOLER NAILS.
  5. ALL FRAMING WOOD PANEL EDGES SHALL BE BLOCKED WITH 2" FRAMING WOOD PANEL.
  6. GYPSUM BOARD SHEATHING IS UNBLOCKED.
  7. REMOVE LOCATION STUDS AND POST SHEAR WALLS.
  8. PROVIDE 3X MEMBER AT PANEL JOINTS.
  9. PROVIDE 3X MEMBER AT PANEL JOINTS.



THE STRUCTURAL PORTIONS OF THESE DRAWINGS HAVE BEEN PREPARED UNDER THE SUPERVISION AND SEALING OF THE ENGINEER. THIS REVIEW AND SEALING OF DRAWINGS IS NOT A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURAL PORTIONS OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE NON-STRUCTURAL PORTIONS OF THE PROJECT. THE ENGINEER'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ASSOCIATES. THE ENGINEER'S DESIGN IS NOT A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE STRUCTURAL PORTIONS OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE NON-STRUCTURAL PORTIONS OF THE PROJECT. THE ENGINEER'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ASSOCIATES.

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KARAU RESIDENCE  
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219-35-185-J  
MARICOPA COUNTY, AZ  
1ST FLR. SHEAR PLAN  
SCALE: 3/16" = 1'-0"

DATE: 01-05-07  
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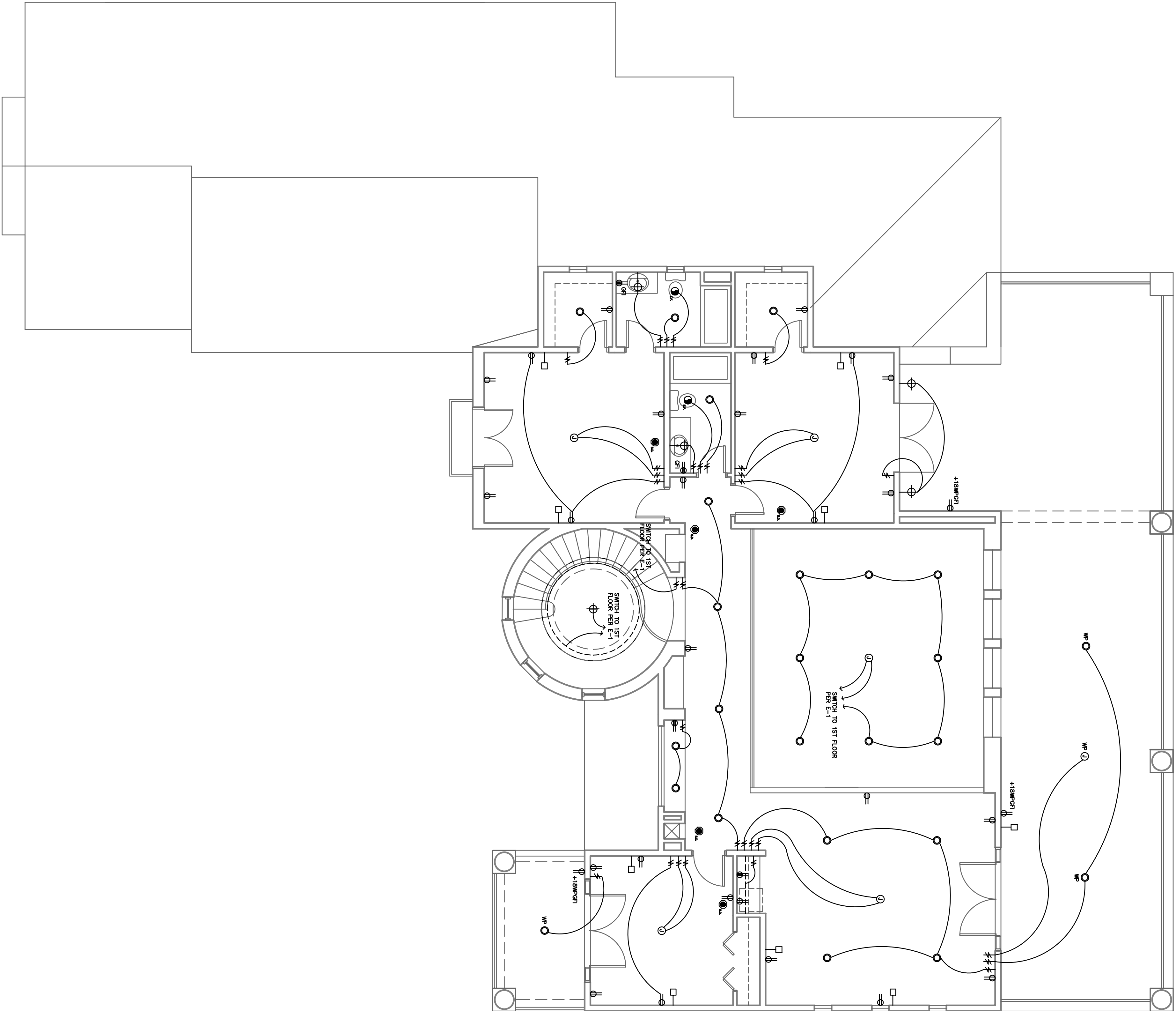
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SW-1



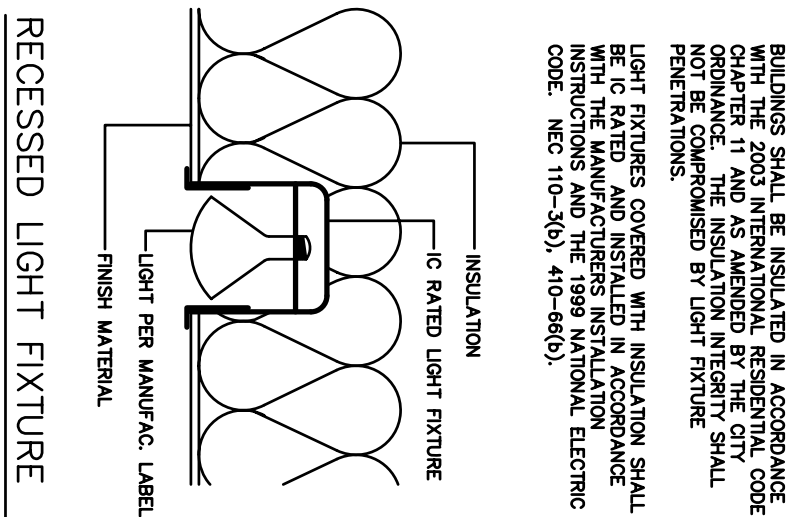






ELECTRICAL SYMBOL LEGEND

- SWITCH, SINGLE POLE +48" U.N.O.
- SWITCH, SINGLE POLE WITH DIMMER
- SWITCH, 3 WAY
- SWITCH, 4 WAY
- RECEPTACLE, STANDARD +12" U.N.O.
- RECEPTACLE, +38" U.N.O.
- RECEPTACLE, HALF SWITCHED
- RECEPTACLE, WEATHERPROOF, +18" G.F.L.
- RECEPTACLE, 220 VOLT
- RECEPTACLE, MOUNTED IN FLOOR
- LIGHT OUTLET, RECESSED CAN LIGHT
- LIGHT OUTLET, RECESSED CAN EYEBALL LIGHT
- LIGHT OUTLET, CEILING MOUNTED
- LIGHT OUTLET, WALL MOUNTED SCONCE
- LIGHT OUTLET, CEILING MOUNTED, WITH PULL-CHAIN
- LIGHT OUTLET, NON LIGHT FIXTURE
- LIGHT OUTLET, FLOOD LIGHTS
- TELEPHONE JACK
- CABLE T.V. JACK
- THERMOSTAT +60"
- SMOKE DETECTOR -12" BELOW CEILING
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- JUNCTION BOX OUTLET FOR CEILING FAN
- AUTOMATIC GARAGE DOOR OPENER



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MARICOPA COUNTY, AZ  
2ND FLR. ELECTRICAL  
SCALE: 3/16" = 1'-0"

DATE: 01-05-07

DRAWN: DD  
REVISED:

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SMOKE AND CARBON MONOXIDE DETECTOR NOTES:

- SMOKE DETECTORS SHALL BE INSTALLED PER 2003 IRC SECTION 917. ALL BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN CORRIDOR AREAS OR AREAS OWING ACCESS TO EACH SEPARATE SLEEPING AREA OF DWELLING.

ELECTRICAL PLAN NOTES:

- IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PERFORM ALL WORK TO COMPLY WITH ALL APPROPRIATE CODES.
- EXACT LOCATION OF ALL WIRING RATHER, OUTLETS, PANELS, ETC. IS SUBJECT TO FIELD CONDITIONS AND/OR INSURANCE AND SHOULD BE VERIFIED PRIOR TO ROUGH IN.
- N/A
- CORRODATE ELECTRICAL PLANS WITH MECHANICAL PLANS. (IF ANY CONFLICTS, MECHANICAL PLANS SHALL PREVAIL.)
- CORRODATE ALL EXTERIOR LANDSCAPE LIGHTING WITH ELECTRICAL FOR PROTECT GFCI PROTECTION AT ALL BATH AND RECEPTACLES NEAR SINKS. PROVIDE GFCI AND WEATHERPROOF PROTECTION AT ALL.
- SMOKE DETECTORS SHALL BE INSTALLED IN CORRIDOR AREAS.
- ALL SMOKE DETECTORS TO BE ON CONSTANT AND UNSWITCHABLE CIRCUIT WITH LOOK ON HANDLE DEVICE AND C/P/S.
- N/A

- PROVIDE AT LEAST ONE 20 AMP BRANCH CIRCUIT TO SERVE LAUNDRY ROOM AND AT LEAST ONE 30 AMP BRANCH CIRCUIT TO SERVE BATHROOM AND KITCHEN. ALL CIRCUITS SHALL BE INSTALLED IN CONJUNCTION WITH THE BUILDING PERMITS. BATHROOMS SHALL BE INSTALLED IN CONJUNCTION WITH THE BUILDING PERMITS. THE GARAGE CEILING SHALL BE METAL OR UL APPROVED FIRE-RESISTIVE PLASTIC. OUTLET BOXES IN METAL OR UL APPROVED FIRE-RESISTIVE PLASTIC.
- N/A

- SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES IN CLOTHES CLOSETS SHALL MAINTAIN 12 INCHES BETWEEN THE LIGHT AND NEAREST POINT OF STORAGE AND 9 INCHES FOR RECESSED AND FLUORESCENT FIXTURES.





