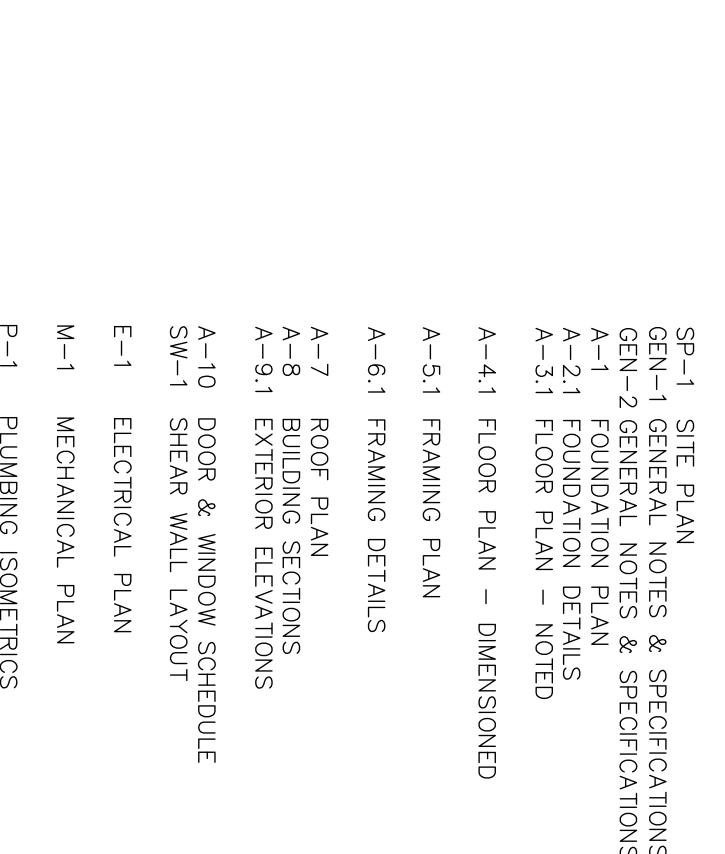
VICINITY MAP

144TH ST.

SITE

S HEET INDEX

BUILDING DATA



NTS

A A A A A A A A A A A A A A A A A A A	
A-4.1	FLOOR PLAN — DIMENSIONED
A-5.1	FRAMING PLAN
A-6.1	FRAMING DETAILS
A-7 A-8 1	ROOF PLAN BUILDING SECTIONS EXTERIOR ELEVATIONS
A-10 SW-1	DOOR & WINDOW SCHEDULE SHEAR WALL LAYOUT
E – 1	ELECTRICAL PLAN
≤ 	MECHANICAL PLAN
P <u> </u>	PLUMBING ISOMETRICS

OTES & SPECIFICATIONS OTES & SPECIFICATIONS PLAN DETAILS I — NOTED
1 - DIMENSIONED
AN
TAILS
CTIONS EVATIONS
IDOW SCHEDULE LAYOUT
PLAN
PLAN
SOMETRICS

TOTAL: 5,667 S.F.	LIVABLE: 2,927 S.F. GARAGE/ STOR.: 1,540 S.F. FRONT PATIO: 176 S.F. REAR PATIO: 1,024 S.F.	LOT AREA: 50,013 S.F.	OCCUPANCY TYPE OF CONST.: RESIDENTIAL VN R-43	OWNER: JEFF & KELLI KARAU 1379 E. FLINT ST. CHANDLER, AZ. 85225	A.P.N.: 219-39-188-J
8,472 S.F.	TOTAL 4,527 S.F. 40 S.F. 436 S.F.			LI KARAU NT ST. AZ. 85225	8—J

PERCENT OF LO	TOTAL FOOT PR
LOT COVER:	RINT: 5,
11.33%	5,667 S.F.

14433 N. Monument Dr. Maricopa County, Az.

THIS HOUSE SHALL BE PROVIDED WITH A AUTOMATED FIRE SPRINKLER SYS

RES William D. Down & Associates SIDENTIAL PLANNING & DEVELO 9631 West Ruth Avenue Peoria, Arizona 85345 (623)-878-1441 (602)-558-1983 wdown@sprynet.com OPMENT

NOTE

2003 International Building Cod. 2003 International Residential C 2003 International Mechanical C 2002 National Electrical Code 1994 Uniform Plumbing Code as of Arizona

HE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED TRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE ONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE TRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT E LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIP—SENT ETC. OBSERVATION VISITS TO THE SITE BY THE DESIGNER OR STRUC—URAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS NOR WILL HE DESIGNER OR STRUCTURAL ENGINEER BE RESPONSIBLE FOR THE CONSTRUCHON, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THEIR TO. RE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS GENERAL STRUC-IL NOTES, SPECIFICATIONS, AND ALL APPLICABLE CODES, THE MOST STRIN-REQUIREMENTS SHALL GOVERN. THIS DESIGNER'S OFFICE MUST BE NOTI-IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS ARCHITECT'S OFFICE MUST BE NOTIFIED IN WRITING OF ANY VARIATIONS AND DISCREPANCIES FOR RESOLVING PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT FINAL UNTIL SIGNED BY THE DESIGNER UNDER NO CIRCUMSTANCES ARE DRAWINGS, NOT SIGNED BY THE DESIGNER STAMPED "PRELIMINARY, NOT FOR CONSTRUCTION," ALLOWED AT THE JOB OR CONSTRUCTION PURPOSES. ANY USE OF DRAWINGS NOT SIGNED BY THE DESIGNER OR ALLOWED FOR CONSTRUCTION BY THE DESIGNER WILL PLACE TOR SOLELY. TYPICAL DETAILS MAY NOT NECESSARILY BE PLACED ON PLANS, 3UT APPLY U.N.O.

CONSTRUCTION MATERIAL S STRUCTION. LOAD SHALL FOOT. OTES AND DETAILS ON DRAWINGS SHALL T. TRUCTURAL NOTES AND TYPICAL DETAILS. ONSTRUCTION SHALL CONFORM TO SIMILAR FOR CONTRACTORS CONVENIENCE, IF HE CHOOSES ANY OPTION. SHALL BE RESPONSIBLE FOR ALL NECESSARY AND SHALL ALL DETAILS. SHALL BE SPREAD OUT IF NOT EXCEED THE DESIGN TAKE PREC RECEDENCE OVER GENERALE NO DETAILS ARE SHOWN ON THE PROJECT. PLACE ON FRAMED CON LIVE LOAD PER SQUARE

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

THESE PLANS SHALL NOT BE APPROVED PLUMBING, INFORMATION CONTAINED ON SUGGESTIONS ONLY. OWNER TO VERIFY OF ELECTRICAL FIXTURES. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, THE LATEST EDITIONS AND/OR ADDENDA. FOR MECHANICAL, ELECTRICAL, OR ELECTRICAL SHEET(S) ARE THE DESIGN EXACT TYPE AND LOCATION

ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS ARE NOT REVIEWED NOR APPROVED BY THE CITY PLAN REVIEW PROCESS FOR RESIDENTIAL CONSTRUCTION. CODE REQUIREMENTS STILL MUST BE SATISFIED. ENFORCEMENT SHALL BE PROVIDED BY CITY FIELD INSPECTORS.) ENGINEER DO NOT REPRESENT THAT THESE N CONNECTION THEREWITH ARE SUITABLE, ANY OTHER SITE THAT THE ONE FOR WHICH THE DESIGNER DISCLAIMS RESPONSIBILITY ATIONS IF THEY ARE USED IN WHOLE OR IN

WORK

FLOOR SHALL ВE)PE 5% FOR A SEE GRADING ರ್ಕ್ ABOVE DISTANCE OF 1 AND DRAINAGE FINISH PLANS O AN APPROVED PER ENGINEER.

N.A.O.S. — NATURAL AREA PRIOR TO ANY GRADING. FINISH FLOOR ELEVATION (AS BUILT) SHALL BE CERTIFIED BY THE OPEN SPACE — IS TO BE REFER TO APPROVED CIVIL STAKED AND FLAGGED ENGINEERING DRAWINGS. CITY FOR REQUIRED. Ī

FOUNDATIONS

THERMAL SYSTEM AND 9 MOISTURE PROTECTION

ALL EXT. STUCCO TO BE 'WESTERN ONE COAPPROVED EQUAL ON METAL LATH ON 1" ION 2 LAYERS OF 15# BUILDING PAPER OR WEATHER-RESISTIVE BARRIER CONFORMING WOOD FRAME CONSTRUC E COAT' STUCCO (ESR-16 1" INSULFOAM EPS BRD. OR OTHER ING TO R703.2, OVER 3/ 1607), . (ESR

SPECIFICATIONS
SYSTEM (ER-3182) OVER

F SYSTEM (ICC# SHEATHING. 30# FELT, OVER

I.C.C. INSTALL PEEL & INSTALLATION OF NOTES STICK BITUTHANE LINER AT ALL ROOF METAL VALLEY GUTTERS. (VERIFY W/ NUMBER(S) SHAL REPORT AND W S LISTED SHALL LISTED BY OTH

1 COAT STUCCO S TILE ROOF FOAM ROOF FOAM WALL INSUL M.R. GYP. BD. FIREPLACE WALK DECK

INSULATION TO BE INSTALLED IN AND FLOOR BETWEEN GARAGE A LIVABLE SPACES. VALUES SHAL SPE CIFICATIONS

R-21 © 2 × 6 WALLS TYI R-38 © ATTIC AREA R-5 © SLAB PERIMETER R-8 © AT ATTIC DUCTS EXTERIOR WALLS OF LIVABLE SPACE IN ND LIVABLE SPACE AND IN CEILINGS OF L BE AS FOLLOWS:

INSULATION IN JOIST/TRUSS SPACES SHALL BE INSTALLED SO AS COMPLETELY COVER TOP PLATE OF EXTERIOR PERIMETER WALL.

PROVIDE ATTIC SPACE GROSS VENTILATION AS PER R806. CONTRACTOR TO PROVIDE SIMPSON MODEL NO. 2645 (OR AS PER OWNER) DORMER VENTS AND LOCATIONS NEAR RIDGE OF ATTIC SPACE AT SIDES AND/OR TOWARDS REAR OF LIVING UNIT; PAINT TO MATCH ROOF TILE. CONTRACTOR TO PROVIDE SIMPSON SERIES 60 (OR AS PER OWNER) ATTIC LOUVERS AT GABLE IND ATTIC SPACE LOCATIONS AT SIDES AND/OR TOWARDS REAR OF LIVING JUIT; PAINT TO MATCH EXTERIOR COLOR. CONTRACTOR TO PROVIDE EAVE YENTS AT EAVE SOFFITS AT ATTIC SPACES TYPICAL; PAINT TO MATCH EAVE YOLOR. 6 GAUGE GALVANIZED IRON. SOLDER ALL JOINTS G MEETS FINISH MATERIAL, CAULK THE JOINT.

FLASHING MATERIAL SHALL BE 2 CONTINUOUSLY. WHERE FLASHIN

DOORS AND **WINDOWS**

ALL EXITS TO BE OPENABL SPECIAL KNOWLEDGE. PROVIDE 30" CLEAR HEAD DIMENSION 30" × 22". SURFACE—MOUNTED FLUSH BOLTS AND SURFACE AST ONE WINDOW IN EACH ROOM USED FOR T EGRESS REQUIREMENTS PER R310 ABOVE THE ATTIC MITHOUT 품 USE OF MINIMUM HATCH ΚEΥ

DOOR LEADING FROM FITTING AND SOLID C VOOD FLUSH TYPE WITH 39 HOUSE TO BE 1-3/4" ASKETS & SWEEP BE 1-3/4" THICK MINIMU SELF CLOSING WOOD PANEL AND

TO RESIDENCE TO BE WOOD FLUSH OR WOOD

DOORS SHALL BE 1-3/4" THICK MATERIALS NOT LESS THAN 1/4' H.P. (HINGED PIN) AND BOTTOM HINGES HAVE NON-REMOVABLE TYPE PINS. MINIMUM WITH ALL PANELS FABRICATED FROM THICK.

D.B. (DEAD I BOLT) -DEAD . BOLTS SHALL HAVE A MINIMUM THROW THAN 5/8" OF 1' AND AN

SLIDING DOORS AND ALL WINDOWS SHALL BE PROVIDED WITH OR EQUIPPED WITH A DEVICE SO AS TO PROHIBIT THE RAISING AND REMOVING OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. MAXIMUM SILL HEIGHT FOR 44" ABOVE FINISH FLOOR. SLEEP ING ROOM WINDOWS USED FOR EGRESS IS

TEMPERED GLASS — WHERE SEPARATION FROM DOOR IS WITHIN 24" ARC TO GLASS AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OF WALKING SURFACE AND NOT PROTECTED BY A RAILING; SHOWER DOORS AND TUB ENCLOSURES; AND GLAZING IN BATHROOMS WITH THE LOWER EDGE LESS THAN 60" ABOVE THE FLOOR.

CONFORM

USE 1/2" SAG USE 5/8" SAG ALL 5/8" TYPE 'X' OR MARKED FACE/EDGE. <u>FINISHES</u> RESISTANT GYP. 1/2" BRD WHEN FRAMING MEMBERS ARE AT 16" O.C. BRD. WHEN FRAMING MEMBERS ARE 24" O.C. BOARD BE IDENTIFIABLE BY FACTORY AND

WATER RESISTANT GYPSUM BOA EXTERIOR SOFFITS. ESR-1046. MOISTURE-RESISTANT GYPSUM MINIMUM OF 72" ABOVE DRAIN. λHS ARD SHALL BE USED AT ALL WET AREAS AI SHOWER WALL SHALL BE FINISHED WITH BOARD AND CERAMIC TILE (OR EQUAL) TO BE PRIMED AND PAINTED TO MATCH

ALL EXTERIOR G.I. FLASHING ADJACENT MATERIAL COLOR.

BLOCK **PANELS**

PER

GLASS BLOCKS SHALL BE LAID IN TYPE S OR N MORTAR. BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4" AND NO MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED ASONRY OF GLASS BLOCKS MAY BE USED IN NON-LOAD BEARING EXT. WALL ND IN OPENINGS WHICH MIGHT OTHERWISE BE FILLED WITH WINDOWS, EITHER COLATED OR IN CONTINUOUS BANDS, PROVIDED THE GLASS BLOCK PANELS HAVE INIMUM THICKNESS OF 3 INCHES AT THE MORTAR JOINT AND THE MORTARED URFACES OF THE BLOCKS ARE TREATED FOR MORTAR BONDING.

GLASS BLOCK PANELS SHALL HAVE JOINTS, BUT NOT ACROSS EXPANSITHE REINFORCEMENT NOT LESS TH. PLACED IN THE JOINT IMMEDIATELY PANEL. THE REINFORCEMENT SHALLONGITUDINAL, GALVANIZED STEEL INCHES APART, AND HAVING WELDE CROSS WIRES AT INTERVALS NOT E HE PANELS SHALL BE ORCES PER R610.5.2 HAVE REINFORCEMENT FROM END TO END OF MORTAR ANSION JOINTS, WITH JOINTS SPLICED BY LAPPING THAN 6 INCHES. THE REINFORCEMENT SHALL BE TELY BELOW AND ABOVE ANY OPENINGS WITH A SHALL CONSIST OF NO LESS THAN TWO PARALLEL, EEL WIRES, NO. 9 GAUGE OR LARGER, SPACED 2 /ELDED THERE TO NO. 9 OR HEAVIER GAUGE OT EXCEEDING 8 INCHES. LATERALLY TO RESIST THE

GLASS BLOCK PANELS FOR EXTERIOR WALLS SHALL NOT EXCEED 144 SQUARE FEET OF UNSUPPORTED WALL SURFACE OR 15 FEET IN ANY DIMENSION. FOR WALLS, GLASS BLOCK PANELS SHALL NOT EXCEED 250 SQUARE FEET OF UN—SUPPORTED AREA OR 25 FEET IN ANY DIRECTION. SHALL BE PROVIDED WITH 1/2" EXPANSION EXPANSION JOINTS SHALL BE ENTIRELY FREED WITH RESILIENT MATERIAL.

> FACTORY-BUILT (PREFAB) FIREPLACES

FACTORY—BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND/OR HAVE AN ACTIVE I.C.C./N.E.R. EVALUATION REPORT. ER.—404

HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON—COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL. FACTORY—BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL AS NON—WOOD BURNING W/PERMANANTLY ATTACHED GAS LOG SET. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.

FIREPLACE HEARTH EXTENSIONS, AND ALL ACCOMPANYING SYSTEM AND SUB-SYSTEMS TO BE INSTALLED AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND THE MOST CURRENT APPLICABLE JURISDICTIONAL AND CODE REQUIREMENTS WHEN DISCREPANCIES ARISE. FIREPLACE ELEVATION TREATMENTS REPRESENT THE ARCHITECT'S AESTHETIC INTENT ONLY. CONTRACTOR TO VERIFY PROPER AND SAFE INSTALLATION OF THE ENTIRE SYSTEM.

CHIMNEY SHALL TERMINATE NOT LESS THAN 2'BUILDING WITHIN 10'-0" OR 3'-0" ABOVE THE THROUGH THE ROOF, WHICHEVER IS GREATER. IRPLACE MANUFAC.: HEATILATOR UL -0" ABOVE ANY PART OF THE HIGHEST POINT WHERE THEY PASS CONTRACTOR TO VERIFY.

WHIRLPOOL TYPE TUB 94 U.P.C. SECTION 413.0. PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP. CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. PUMP AND CIRCULATION PIPING SHALL BE SELF DRAINING. SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS. PROVIDE G.F.I.C. OUTLET FOR PUMP PER E4103. PLUMBING PROVIDE LOW FLOW PLUMBING FIXTURES PER UPC 409.3-SHEET M1 FOR GENERAL PLUMBING NOTES AND MECHANICAL

ALL WATER LINES SHALL BE COPPER, WASTE AND VENT LINES SCHEDULE 40. CONTRACTOR TO VERIFY ALL CLEARANCE FOR MECHANICAL EQUIPMENT (AIR HANDLER, MECH. DUCTS, CHASE, ETC.) PRIOR TO CONSTRUCTION. RELIEF VALVE ON WATER HEATER SHALL BE BOTH A TEMPERATURE AND PRES—SURE RELIEF VALVE. RUN METAL PIPE DRAIN LINE TO EXTERIOR OF BUILDING AND TERMINATE IN DOWNWARD POSITION. DRAIN LINE SHALL SLOPE AND BE SUPPORTED AT 32" O.C. (MAX.). DRAIN TO TERMINATE MAXIMUM 6" ABOVE FINISH GRADE. OLDERS AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO—TENTHS OF ONE ERCENT (0.02%) SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY LUMBING IN RESIDENTIAL OR NON—RESIDENTIAL FACILITIES PROVIDING WATER OR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS. SHEET M1 FOR GENERAL MECHANICAL AROUND PIPES PASSING THROUGH CONCRETE FLOOR SLABS

GAS NOTES PROVIDE 1/2" GYP. BD. OVER 1/2" SOUND AT ALL AIR HANDLER ROOMS.

NO GAS LINES UNDER SLAB, UNDER CALL GAS LINES SHALL CONFORM TO 2 INSTALLATION AND TESTING.
FIREPLACE UTILIZING GAS LOG SETS, WELDED OPEN, MINIMUM 1" GAP. SHALL HAVE 표 DAMPERS

SECURITY DOORS ARE ALL EXTERIOR DOORS LEADING INTO RESIDENCE INCL SLIDING GLASS DOORS, GARAGE DOORS FROM GARAGE TO RESIDENCE AND DOORS. NO DOUBLED KEY LOCKS SHALL BE ALLOWED. DEADBOLTS SHALL BE MADE OF CASE HARDENED STEEL, POWERED STAINLESS BAR BRASS, BRONZE OR ZINC ALLOY. DEADBOLTS SHALL EXTEND 1" WHEN EXTENDED IN THE LOCKED POSITION. NOTES

CYLINDER GUARD SHALL BE CONSTRUCTED OF A SOLID METAL, NOT HOLLOW

THE INACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIPPED WITH CANE BOLTS, EDGE OR SURFACE MOUNTED FLUSH BOLTS TOP AND BOTTOM, WITH $1/2^{\prime}$ MINIMUM PROJECTION TO HOLD FIRM THIS PORTION OF THE DOOR. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITH OUT USE OF A KEY OR SPECIAL KNOWLEDGE. ALL DOORS LEADING FROM THE EXTERIOR OF FROM GARAGE AREAS INTO DWELLING UNITS SHALL CONFORM TO ONE OF THE FOLLOWING TYPES OF CONSTRUCTION:

A. MIN. 1 3/8" WOOD FLUSH—TYPE DOOR OR WOOD PANEL TYPE DOOR SHALL HAVE SWOOD STILES.

B: FERROUS METAL DOORS WITH SURFACES NOT LESS THAN 24 GAUGE IN THICKNESS.

C. ALUMINUM DOORS WITH SURFACES NOT LESS THAN 0.2 INCH IN THICKNESS.

ALL EXTERIOR DOOR HINGES SHALL BE MOUNTED WITH THE HINGE ON THE INTERIOR OF THE BUILDING OF HAVE NON—REMOVABLE HINGE PINS. THE STRIKE PLATE OR HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CON-STRUCTION SHALL BE SECURED TO THE JAMB WITH MINIMUM OF (4) NO. 8 BY 3" SCREWS WHICH SHALL HAVE A MINIMUM OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN (4) NO. 8 MACHINE SCREWS.

GARAGE DOORS SHALL HAVE THROWBOLT, FLUSHBOLT, CYLINDER TYPE LOCK OR ELECTRICAL OPERATOR WITH AUTOMATIC LOCKING DEVICE, ALL LOCATED ON INSIDE OF GARAGE, AND SHALL BE CAPABLE OF BEING OPENED AT ALL TIMES FROM INSIDE THE GARAGE WITHOUT THE USE OF A KEY AND ELECTRICAL POWER.

ADDRESS MARKING — A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.

<u>ELECTRICAL</u>

PROVIDE BLOCK OUT AS REQUIRED FOR ELECTRICAL RISER.
PROVIDE ARC-FAULT PROTECTION AT SOURCE BREAKER TO ALL CIRCUITS SERVICING BEDROOMS. OUTLET BOXES IN THE WALL BETWEEN THE DWELLING UNIT AND THE GARAGE METAL OR UL APPROVED PLASTIC. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF AND GROUND FAULT CIRCUIT INTERRUPTER PROTECTED. ALL GARAGE RECEPTACLES SHALL BE G.F.C.I. SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND BE A MINIMUM OF 3'-0" FROM DUCT OPENINGS. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO A HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. PROVIDE ADDITIONAL SMOKE DETECTORS AS APPLICABLE. ALL RECEPTACLES IN BATHS AND KITCHEN AND WITHIN 6'-0" OF WATER SOURCE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. SEE SHEET E1 FOR GENERAL NOTES MOISTURE RESISTANT RECESSED CAN FIXTURES IN SHOWERS WHERE SHOWN.

ENERGY COMP COMPLIANCE
ATIONS TO THE BUILDING ENVELOPE MUST COMPLY WITH THE

FENESTRATION
DUCT INSULATION
MOISTURE CONTROL
CIRC. HOT WATER SYS. AIR LEAKAGE FRAME WALL & FLOORS MASONRY WALLS CEILINGS 0.75 MAX U-FACTOR 0.40 MAX SHGC R-4.2 (ENCLOSED/UNCONDITIONED) R-1 INSTALLED ON WARM IN WINTER SIDE R-2

THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE REPRODUCED OR DUPLICATED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER OR ENGINEER. THE DRAWINGS, SPECIFICATIONS AND USE OF THEM SHALL REMAIN THE PROPERTY OF WILLIAM D. DOWN & ASSOCIATES WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE OR ON ANY PROJECT, OR ADDITIONS TO THIS PROJECT, WITHOUT PERMISSION FROM THE DESIGNER OR ENGINEER COPYRIGHT WILLIAM D. DOWN & ASSOC.

WILLIAM D. DOWN & ASSOC.

RESIDENTIAL PLANNING
& DEVELOPMENT

9631 WEST RUTH AVENUE
PEORIA, ARIZONA 85345
(623)—878—1441
MB. (602)—558—1983
WWW.WIIIIamdown.com

SHEET

FLOOR DEAD LOAD FLORR LIVE LOAD ROOF DEAD LOAD ROOF LIVE LOAD ALL FOUNDATIONS SHALL BEAR ON FIRM UN—
DISTURBED SOIL AS SHOWN ON PLANS. ALL FOOTINGS SHALL BE
BY THE CITY OF GLENDALE PRIOR TO PLACING CONCRETE. SOIL I
PRESSURE USED 1000 PSF AT 1'-6" BELOW EXISTING GRADE. GENERAL OADS **OUNDATIONS** STRENGTHS 40 DEAD LOAD 40 LIVE LOAD 24 20 (REDU NOTES

SUBMIT MIX DESIGNS PRIOR TO PLACING CONCRETE. MIX DESIGNS BE PROPORTIONED PER CHAPTER 4 ACI318—95. MAXIMUM SLUMP SUBMIT STATISTICAL DATA ON ALL MIX DESIGNS. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXPECT THAT SLABS ON GRADE NEED TO BE VIBRATE ONLY AROUND UNDER FLOOR DUCTS, ETC. CASTS SLABS IN CHECKERBOARD PATTERN WITH MINIMUM OF 48 HOURS BETWEEN ADJACENT PLACING. MAXIMUM POUR AREA 400 SQUARE FEET UNLESS APPROVED IN WRITING BY THE ARCHITECT. THE FOLLOWING STANDARDS SHALL APPLY TO ALL CONCRETE:

SLABS ON GRADE FOUNDATIONS ALL OTHER CONCRETE

P<u>S</u> P<u>S</u>

 $\Theta \Theta \Theta$

28 DAYS 28 DAYS 28 DAYS

DRYPACK GROUT: PROVIDE EMBECO OR FIVE STAR DRY PACK GROUT UNDER ALL BASE PLATES AND BEARING PLATES AS SHOWN ON DRAWINGS. MINIMUM COMPRESSIVE STRENGTH F'C=5000 PSI. ADMIXTURES WILL NOT BE PERMITTED EXCEPT AS A THE DESIGNER. ADMIXTURES CONTAINING CALCIUM PERMITTED UNDER ANY CIRCUMSTANCES.

CEMENT AGGREGATES MATERIALS & TESTING

ASTM C-150, ASTM C-33 ASTM ASTM ASTM95-39

CONCRETE MORTAR GROUT MASONRY STINU GRADE N-1,F'M=1500 PSI TYPE S,F'M=1800 PSI F'C=2000 PSI @ 28 DAYS

VIBRATE GROUT IN VERTICAL CELLS IMMEDIATELY AFTER PLACAPPROXIMATELY FIVE MINUTES LATER. PROVIDE CLEANOUTS LIFT EXCEEDS 4'-0" IN BLOCK WALLS. GROUT WALLS SOLIDDRAWINGS. GROUT ALL STEM WALLS, RETAINING WALLS AND WALLS BELOW GRADE SOLID. 1-#4 AT ALL CORNERS, INTERSECTIONS, SIDE OF CONSTRUCTION JOINTS. ENDS, CING AND AGAIN
IF THE GROUT
OF INDICATED ON
ALL OTHER AND 9

HORIZONTAL REINFORCING: PROVIDE 2 - #5 BARS IN MINIMUM 8" DEEP BOND BEAM AT ROOF AND ELEVATED FLOOR LINES. PROVIDE 1 - #5 IN MINIMUM 8" DEEP BOND BEAM AT TOP OF PARAPET UNLESS OTHERWISE NOTED. PLACE BARS CONTINUOUS THROUGH CONSTRUCTION JOINTS. WRAP BARS WITH MASTIC TAPE 1'-6" EACH SIDE OF CONSTRUCTION JOINTS. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. STAGGER ALTERNATE SPLICES A MINIMUM OF 40 BAR DIAMETERS. PROVIDE STANDARD WEIGHT (9 GA.) LADDER TYPE JOINT REINFORCEMENT AT 16" ON CENTER IN ALL MASONRY WALLS. PLANS AND DETAILS FOR ADDITIONAL 1-#4 ON CENTER ELSEWHERE.

REINFORCING MATERIALS SHALL FOLLOWS:

DEFORMED BARS #5 AND LARGER DEFORMED BARS #4 AND SMALLER WELDED WIRE FABRIC SPLICES IN CONCRETE: AND DETAILING MANUAL ASTM A615, ASTM A615, ASTM A82 PSI, FS

UNLESS NOTED OTHERWISE, LAP SPLICES IN CONCRETE BEAMS AND SLABS SHALL BE CLASS B TENSION SPLICES. STAGGER ALTERNATE SPLICES A MINIMUM OF ONE LAP LENGTH. ALL SPLICE LOCATIONS SUBJECT TO APPROVAL. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM CENTERS. ALL BARS CONTINUOUS UNLESS OTHERWISE NOTED. PROVIDE PLACING DRAWINGS PER LATEST ACI DETAILING MANUAL FOR APPROVAL. PLACE BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE OR GROUT.

SOLID CONCRETE COLUMNS CAST WITH A I CONTAINING A CENTER REINFORCING CAGE ON A 7" X 7" GRID WITH #3 TIES AT 12" MASONRY OR CONCRETE BASE. 3/4" DIACENTER OF COLUMN TOP AS "ARISTONE" (CAST F 3,000 PSI CONCRETE AND IG OF MINIMUM OF 4 — #4 REBAR AR TO EXTEND INTO GROUTED L INSERT IS TO EXTEND INTO VED EQUAL.

STRUCTURA

STRUCTURAL STEEL CONSTRUCTION

ALL WELDING TO BE DONE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. CERTIFICATES SHALL BE THOSE ISSUED BY AND ACCEPTED TEST—ING AGENCY. ALL WELDING BY E70 SERIES LOW HYDROGEN RODS. WELDING PER AMERICAN WELDING SOCIETY STANDARDS.

<u>000</u> DNA DNA TRIPHUTTRY

ERECT ALL WOOD BE AS FOLLOWS: . LUMBER SHALL ΒE A WORKMANLIKE STAMP 읶 ➤ MATERIALS

VERT. FRAMING HORIZ. FRAMING LEDGERS 5 PLY - T&G 'CDX' OR 'C TO PS 1 - 95 NAIL PLYWOO DRAWINGS AND DET ROUGH HARDWARE TO BE S DOUGLAS FIR NO. 2 DOUGLAS FIR NO. 1 DOUGLAS FIR NO. 2 OR 'OSB' PLYWOOD SHALL CONFORM LYWOOD DECK PER STRUCTURAL DETAILS. E(PSI) 1,600,000 1,700,000 1,600,000 Fb (PSI) 900 1,000 900

ION NAILS, SIZES AS INDICATED ON NAILING SCHEDULE HERE NAILS NOT SPECIFICALLY CALLED OUT REFER TO TABLE SIMPSON 'STONG TIE'

ALL NAILS TO BE COMI AND ON DRAWINGS. W R602.3 2003 IRC LAMINAT BEAMS

⊒U15

BENDING SHEAR MODULUS GLUE LAMINATED BEAMS AGENCY. BEAMS SHALL COMBINATION 24F - V4 우 ELASTICI: S SHALL BEAR THE
L BE INDIVIDUALLY I
DF/DF WITH THE F

<u>| 000</u> TRUSSE

WOOD TRUSSES SHALL ETTRACTOR SHALL SUBMIT SPECIFIED TRUSSES. WI CONTRACTOR SHALL SUI WITH CALCULATIONS. A THE SEAL OF AN ENGINETRUSSES SHALL CONFORTAL SHALL SHALL CONFORTAL SHALL S

GENERAL

THE CONTRACT STRUCTLE FINISHED STRUCTURE. 1
THE CONTRACTOR SHALL
THE STRUCTURE AND AN SUCH MEASURES SHALL
FOR LOADS DUE TO CONTO THE SITE BY THE ST
THE ABOVE ITEMS. URAL DRAWINGS AND SPECIFICATIONS REPRESENT THE THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. L PROVIDE ALL MEASURES NECESSARY TO PROTECT NY SURROUNDING STRUCTURES DURING CONSTRUCTION.

INCLUDE, BUT NOT TO BE LIMITED TO, BRACING, SHORING NSTRUCTION EQUIPMENT, AND ETC. OBSERVATION VISITS TRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF

CONSTRUCTION MATERIA FLOOR OR ROOFS. LOA SQUARE FOOT. SHALL BE SPREAD OUT IF PLACED ON FRAMED SHALL NOT EXCEED THE DESIGN LIVE LOAD PER

DO NOT NOTCH OR DRILL JOISTS, BEAMS OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER THROUGH ARCHITECT. PROVIDE 1 × 3 OR METAL CROSS BRIDGING AT MIDSPAN AT ALL JOISTS UNLESS NOTED OTHERWISE. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR OTHER MANUFACTURER WITH CURRENT 1.C.B.O. APPROVAL. WHENEVER A SPECIFIC POST CAP IS CALLED OUT, THEY MUST BE USED OR AN EXACT 1.C.C. APPROVED, DUPLICATE SUBSTITUTED. SUCH BEAMS, THEREFORE, MUST BEAR DIRECTLY ON POST, NOT ON WALL TOP PLATE. ALL POSTS MUST EXTEND COMPLETELY TO FOUNDATIONS WITH ANCHORAGE BY SIMPSON POST BASES OR 1.C.C. APPROVED EQUAL. POST MAY NOT BEAR ON SOLE PLATE UNLESS SHOWN OTHERWISE ON DRAWINGS. PROVIDE FIREBLOCKING NOT TO EXCEED 8'-0" HORIZONTALLY AND VERTICALLY PER R602.8. FIREBLOCK DROPPED CEILING AND SOFFITS.

PROVIDE BLOCKING AT WALLS AT WALL HUNG CABINET LOCATION PAPER AND TOWEL BAR LOCATIONS.

PROVIDE 22" × 30" ATTIC ACCESS PER R807 CONTRACTOR TO VERIFY LOCATION WITH ARCHITECT PRIOR TO CONSTRUCTION. 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30" × 30" ACCESS INTO ATTIC SPACES WHERE AIR—HANDLER 10" × 30 PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS (U.N.O.)
REFER TO SHEAR WALL SCHEDULE FOR
MATERIAL USE AND NAILING TECHNIQUE. SHEAR WALL CONDITIONS MUST BE
CATERIAL USE AND NAILING TECHNIQUE. SHEAR WALL CONDITIONS MUST BE
CATERIAL PROVIDE FLOOR FOUNDATION TO ROOF SHEATHING IN ALL SITUATIONS RECATERIONS REQUIREMENTS TO BE INCORPORATED INTO DETAILS AS REQUIRED. AT ALL LO—
CONTRACTOR OF THE PROVIDE FLAT, SMOOTH SURFACE FOR APPLICATION OR INTERIOR/
CONTRACTOR OF TOWNSH MATERIALS. PROVIDE IS LOCATED.

AT MINIMUM ALL CONSTRUCTION SHALL CONFORM TO THE "CONVENTIONAL FRAMING PRACTICES" NOTED IN CHAPTER 5, 6, & 8 2003 IRC. WALL TYPES OTHER THAN STANDARD REFERRED TO ABOVE. SEPLANS FOR APPROPRIATE LOCATIONS.

SOLID BLOCKING AT ROOF PLAN VALLEY LOCATIONS TO BE 2 × SNUG WITH 2 — 10d EACH END ALL INTERIOR SURFACES OF PERIMETER WALLS, INTERIOR BEARING WALLS AND INTERIOR SHEAR WALLS U.N.O. TO HAVE 1/2" GYP. BD. FASTENED WITH 5d COOLER NAILS AT 7" O.C. AT ALL EDGES. ALL STUDS, PLATES AND BLOCKING PER CHAPTER 7 2003 IRC. REFER TO SHEAR WALL SCHEDULE FOR SHEAR SOLID BLOCKING AT RO SNUG WITH 2 — 10d E 4 CUT TO FIT

CONTRACTOR SHALL PROVIDE ATTIC VENTILATION PER R806 AMENDED. TOTAL VENTILATION AREA SHALL EQUAL 1/150 OF

ALL STUD WALLS ABUTTING A CONCRETE OR MASONRY WALL SHALL BE ATTACH WITH 1/2" DIA. EXPANSION BOLTS AT A MAXIMUM OF 24" O.C. (U.N.O.) BOLTS AT MASONRY WALLS TO BE PLACED IN SOLID GROUTED CELLS. ALL SILL PLATES, TOP PLATES, LEDGERS, BUCKS, ETC., SHALL HAVE BOLTS WITHIN 6" OF END OF ALL SPLICES AND SHALL HAVE MINIMUM OF TWO (2) CHORS PER SECTION. U.N.O. ALL PITCHED JOISTS TO BE NOTCHED AT BEARING POINTS.

EXTERIOR DOOR AND WINDOW OPENINGS TO BE FLASHED PER R703. CONTRACTOR INSTALLING ALL OPENINGS FOR A WEATHERTIGHT AND MOISTURE PROOF INSTALLATION. ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSE FOR WHICH THEY ARE INTENDED. BRACE ENTIRE GARAGE DOOR OPENING SHEATHING. WITH A MINIMUM

ROOF SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES WITH PANEL EDGES STAGGERED AND FACE GRAIN PERPENDICULAR TO SUPPORTS. REFER TO 97 U.B.C. TABLE R602.3 2003 IRC NAILING SCHEDULE. LOCK OUT FRAMING FOR AROUND F.P. FLUE MIN. 2". PROVIDE CRICKETS RAINAGE AROUND CHIMNEY AND INSTALL G.I. FLASHING THROUGH ROOF. FOR

ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE WAFER BOARD, AND PLYWOOD SHALL CONFORM TO N.E.R. — 108. ALL SAW LUMBER SHALL BEAR OR WPA OR APPROVED TESTING

HOLES FOR BOLTS SHALL BE DRILLED 1/16" OVERSIZE.

HOLES FOR LAG BOLTS SHALL BE FIRST BORED TO THE SAME NOMINAL DIA. AND DEPTH AS THE SHANK. THE REST SHALL BE NO LARGER THAT THE ROOT OF THE THREAD.

ALL NUTS AND BOLTS SHALL BE PROVIDED WITH FLATERS WHERE BEARING AGAINST WOOD. LAG NUTS AND BOLTS SHALL BE SCREWED (NOT DRIVEN) INTO PLACE OR MALLEABLE AND WASH-

ALL BOLTS SHALL BE ASTM A-307 MINIMUM UNLESS SHALL BE NEW AND WITHOUT EXCESSIVE RUST. ALL BOLTS AND LAG BOLTS SHALL BE TIGHTENED UPON TIGHTENED BEFORE CLOSING IN OR AT THE COMPLETION OTHERWISE OF THE JOB. NOTED. BOLTS

ALL PLYWOOD SHOULD BE C-D INTERIOR SHEATHING WITH EXTERIOR GLUE AND SHALL BE AT THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP FLOOR AND ROOF WITH THE FACE OF GRAIN PERPENDICULAR TO SUPPORTS. STAGGER THE JOINTS. ALL NAILING COMMON NAILS. ALL PLYWOOD SHALL BE OF THE FOLLOWING THICKNESS, SPAN/INDEX RATIO. AND SHALL BE NAILED AS FOLLOWS I.C.C. APPROVED O.S.B. MAY BE USED IN LIEU OF PLYWOOD. O.S.B. SHALL CONFORM TO N.E.R. - 108

USE THKN.

ROOF 1/2"
ROOF(FOAM) 5/8"
WALL 3/8"
FLOOR 1-1/8"
FLOOR 3/4" \$\frac{5}{1}\frac{7}\frac{7}{1}\f Bd AT 6" O.C.

8d AT 6" O.C.

8d AT 6" O.C.

8d AT 6" O.C.

10d AT 6" O.C.

10d AT 6" O.C. NTERM. NAILING

8d AT 12" O.C. — U.N.O.

8d AT 12" O.C. — U.N.O.

8d AT 12" O.C. — U.N.O.

10d AT 12" O.C. — U.N.O.

10d AT 12" O.C. — U.N.O.

AT ALL INTERCONNECTIONS BETWEEN SPACES SUCH AS SOFFITS, DROPPED TOPS OF FRAMED COLUMNS. AT ALL CONCEALED SPACES OF STUD WALLS FURRED SPACES, AT THE CEILING AND FLOOR VALS BOTH VERTICAL AND HORIZONTAL. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND OF THE RUN BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE WALLS UNDER THE STAIRS ARE UNFINISHED. CONCEALED CEILINGS, (AND PARTITIONS, INCLUDING LEVELS, AND AT 10 FOOT INTER COVE CEILING, A

BLOCKING NO

WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONGRID MATERIAL AT OPENINGS BETWEEN ATTIC BUILT CHIMNEYS. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND PENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR VELS, USE NON-COMBUSTIBLE MATERIALS. SPACES AND CHIMNEY CHASES

BALLS DNA M

WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (i.e. TO OBTAIN SLOPE FOR DRAINAGE), THE STRIPPING SHALL BE NAILED TO THE JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1-1/2" DEEP 3 x 3 x 1/2" PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. STAGGERED BETWEEN SIDES. EACH CLEAT SHALL BE SECURED WITH 4-6d, 2 INTO EACH JOIST AND 2 INTO THE STRIPPING.

NAILING TABLE R602.3(1))

16d AT 24" O.C.	BUILT-UP CORNER STUDS
3 - 8d	RAFTER TO PLATE, TOENAIL
3 - 16d	CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL
3 - 16d	CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL
4 - 8d	CONTINUOUS HEADER TO STUDS, TOENAIL
3 - 8d	CEILING JOISTS TO PLATE, TOENAIL
16d AT 16" O.C. ALONG EACH EDGE	CONTINUOUS HEADER, TWO PIECES
2 – 16d	RIM JOIST TO TOP PLATE, TOENAIL 8d AT 6" O.C. TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL
16d AT 16" O.C.	DOUBLE TOP PLATES, FACE NAIL
16d AT 24" O.C.	DOUBLE STUDS, FACE NAIL
2 - 16d END NAIL	STUD TO SOLE PLATE
2 - 16d	TOP PLATE TO STUD, END NAIL
16d AT 16" O.C.	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL
2 - 8d	BRIDGING TO JOIST, TOENAIL EACH END
3 – 8d	JOIST TO SILL OR GIRDER, TOENAIL
NAILING	CONNECTION

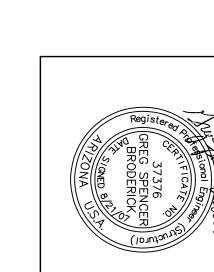
THIS SCHEDULE SHALL APPLY UNLESS NOTED OTHERWISE. REFER TO 2003 IBC TABLE 2304.9.1 FOR ADDITIONAL NOTES.

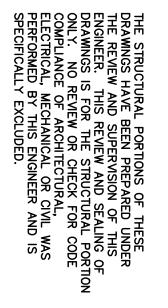
MOOD STUD WALLS

STUD WALL SHALL BE 2 \times 4 AND OR 2 \times 6 AT 16" O.C. U.N.O. ON PLANS. ANCHOR BOLTS SHALL BE 1/2" DIA. PLACED NOT TO EXCEED 4'-0" O.C., U.N.O. ANCHOR BOLTS SHALL BE PLACED AT ALL JAMBS, CORNERS, INTERSECTIONS AND WALL ENDS. ALL BOTTOM PLATES SHALL HAVE MINIMUM OF 2 ANCHORS AND SHALL BE REDWOOD OR PRESSURE TREATED.

ALL SOLE PLATES AT EXTERIOR WALLS TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS AT 48" O.C. WITH 7" MIN. EMBEDMENT U.N.O. ANCHORS SHALL NOT OCCUR FURTHER THAN 12" FROM THE ENDS OF THE PLATES.

ALL SOLE PLATES AT INT. BEARING WALLS AND SHEAR WALLS TO BE ANCHORED WITH 1/2" DIA. I.C.C. APPROVED DRILLED ANCHORS AT 48" O.C. WITH 7" EMBEDMENT U.N.O. NO SHOT PINS SHALL BE ALLOWED AT THESE WALL CONDITIONS. ANCHORS SHALL NOT OCCUR FURTHER THAN 12" FROM THE ENDS OF PLATES.







WILLIAM D. DOWN
& ASSOCIATES
RESIDENTIAL PLANNING
& DEVELOPMENT
9631 WEST RUTH AVENUE
PEORIA, ARIZONA 85345
(623)-878-1441
MB. (602)-558-1983
www.williamdown.com

CUSTOM HOME

KARAU RESIDENCE

14433 E. MONUMENT DR.

219-39-188-J

MARICOPA COUNTY, AZ.

STRUCTURAL NOTES

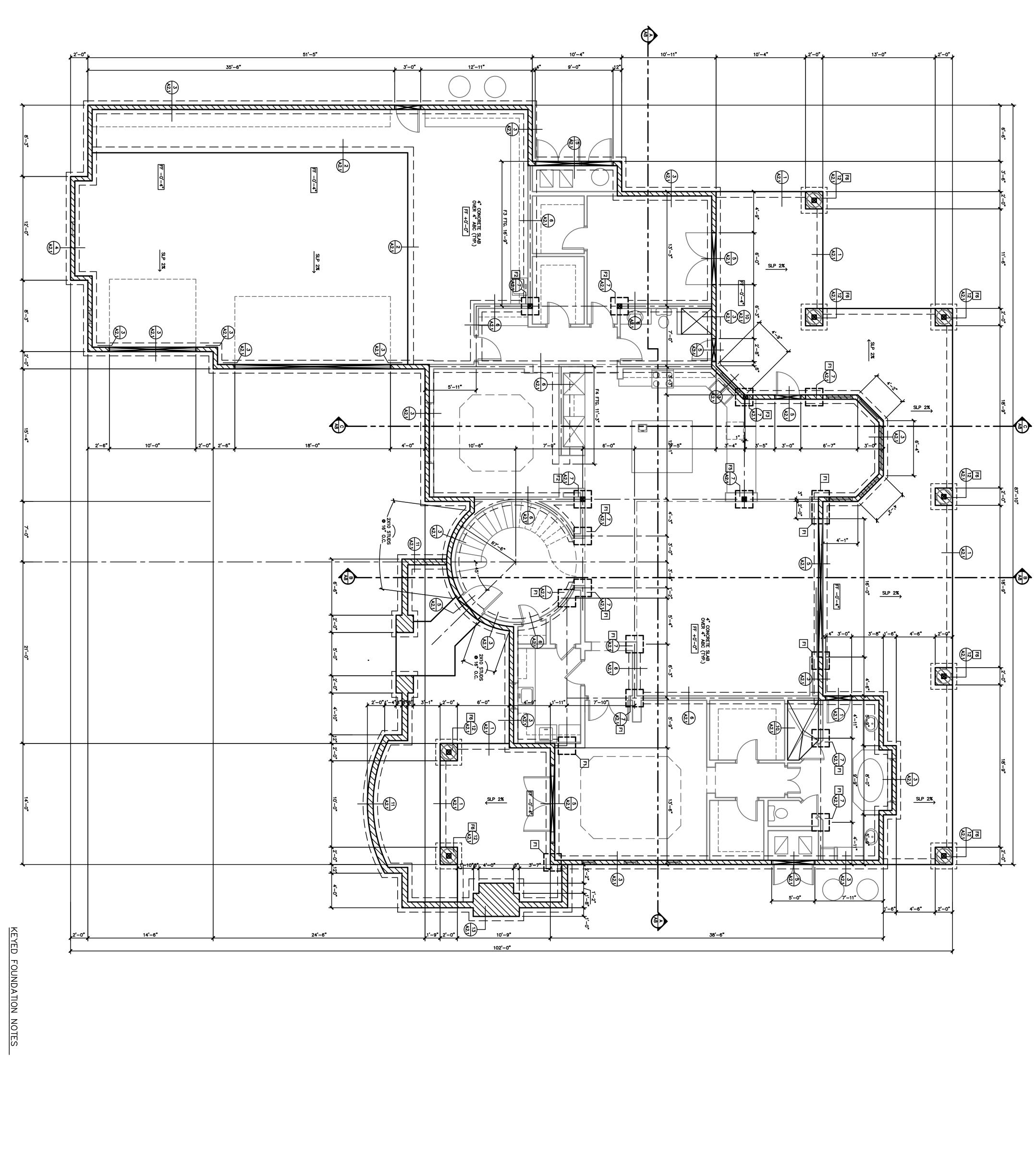
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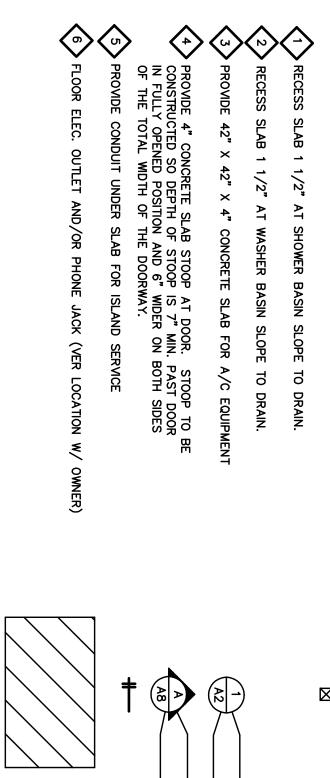
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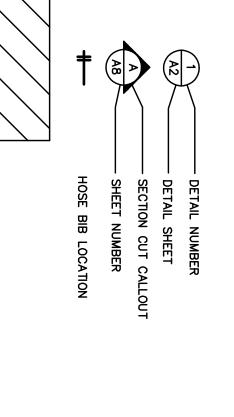
3

4

SHEET







†	AB		(A2)	P	
HOSE BIB LOCATION	SHEET NUMBER	SECTION CUT CALLOUT	— DETAIL SHEET	— DETAIL NUMBER	

†	AB		(A2)	P	
HOSE BIB LOCATION	SHEET NUMBER	SECTION CUT CALLOUT	— DETAIL SHEET	— DETAIL NUMBER	

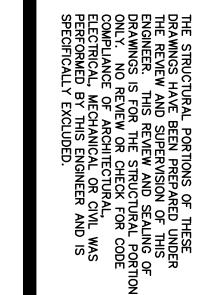
4	<u>3</u>	<u> </u> 2>	Note: 1 Note: 1	REVISED:	DRAWN:	
					B	

 		IN IN	LEGEND
INDICATES DEPRESSED STEMWALL & TURN DOWN WITH TOOLED EDGE	INDICATES 6" WIDE CAST IN-PLACE CONCRETE STEM WALL	INDICATES MASONRY STEM WALL AND FOOTING	
PE.	DA		

CUSTOM HOME KARAU RESIDENCE 14433 E. MONUMENT DR. 219-39-188-J MARICOPA COUNTY, AZ. FOUNDATION PLAN SCALE: 3/16" = 1'-0"	WILLIAM D. DOWN & ASSOCIATES RESIDENTIAL PLANNING & DEVELOPMENT 9631 WEST RUTH AVENUE PEORIA, ARIZONA 85345 (623)-878-1441 MB. (602)-558-1983 WWW.Williamdown.com
--	---

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

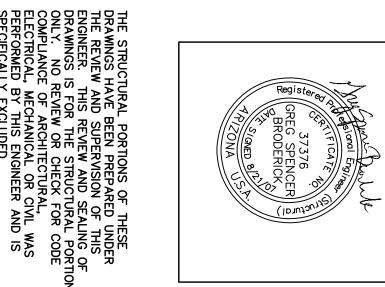
SEE SHEET SW-1 FOR SHEAR WALL LAYOUT AND SPECIFICATIONS



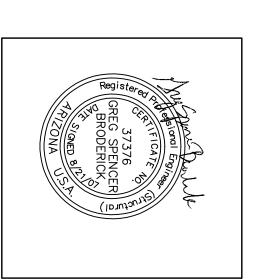
FOUNDATION NOTES:

1. PROVIDE TERMITE TREATMENT WITHIN 24 HOURS OF POURING SLAB.
2. PROVIDE CONTROL JOINTS FOR AREAS NOT TO EXCEED 16'-0" X 16'-0" MAX.
3. VERIFY LOCATION AND SIZE OF ALL UNDERGROUND AIR RETURNS.
4. UNDERGROUND AIR RETURNS TO BE MINIMUM 18" BELOWBEARING FOOTINGS.
5. VERIFY LOCATION OF ALL FLOOR RECEPTACLES.
6. SEE SITE PLAN FOR LOCATION OF ALL DRIVES AND WALKS.
7. CAULK AND SEAL ALL EXP. JOINTS, SLAB PENETRATIONS AND SETTLING CRACKS W/ SILICONE SEALANT.
8. CONTRACTOR TO VERIFY AND COORDINATE ALL FINISH FLOOR ELEVS, WALKS, STEP DOWNS PRIOR TO CONSTRUCTION WITH WITH CIVIL ENGINEER.
9. ALL WOOD PLATES IN CONTACT WITH CONCRETE SLAB TO BE PRESSURE TREATED OR DECAY RESISTANT, INTERIOR, EXTERIOR, BEARING, NON-BEARING UNLESS VAPOR BARRIER IS PROVIDED
10. ALL BEARING WALLS SHALL HAVE A 1'-4" WIDE FOOTING UNLESS NOTED OTHERWISE.

11. ALL SHEARWALLS SHALL HAVE A 1'-4" WIDE FOOTING UNLESS NOTED OTHERWISE.



FOR CONSTRUCTIONS SEE DETAILS FOOTING REIL OR 1"" 1"" 1"" 1"" 1"" 2'-0' × 2'-0' 2'-6' × 2'-6' 3'-4'-0' × CONT. 18' 2'-0' × CONT. 18' 2-4 CONT. 4-4'-0'X4'-0' 12' 4-4'5 E.M. ABOVE 12' 14 0' CO. E.M.		<u>"T"</u>	<u>~</u> '	XNAM	!	Ξ	F2	€∃	F4	H	4.0
	ДТ	† •		DIMENSION	: : :	2'- 0' × 2'- 0'	2'-6' × 2'-6'	1'-6' X CONT.	2'-0' × CONT.	4'-0'X4'-0'	6' MIN. BEYOND EDGE OF PIER ABOVE
FOR CONSTR SEE DETAILS SEE DETAILS FOOTING REINFORC 3 - *4 E.M. OR 2 - *5 E.M. 3 - *4 CONT. 4 - *5 E.M. 4 - *5 E.M.						12"	12"	.8I	.8I	121	12.
NEORCION A	FOOTING SCHEDULE	FOR CONSTRUCTION ABOVE FOOTINGS, SEE DETAILS	FOOTING REINFORCING	FOOTING REINFORCING	3 - 5 TIII ON	3 - *4 E.W. OR 2 - *5 E.W.	3 - #5 E.W.	2 - *4 CONT.	3 - 4 4 CONT.	4 - *5 E.W.	*4 ● 12" O.C. E.W.
BOYE FOOTINGS,	"	BOVE FOOTINGS,	***	REMARKS		•	•	•	-	•	



(a) (a) (b)

"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD
"SIMPSON" HTT22 - USE 5/8" D. THREADED ROD
EPOXIED 10" MIN. W/ SIMPSON "SET" EPOXY-ER5279
"SIMPSON" HTT16 - USE 5/8" D. THREADED ROD
EPOXIED 8" MIN. W/ SIMPSON "SET" EPOXY-ER5279

HOLDOWN SCHEDULE

OUTDOOR FIREPI LUMN PEDISTAL 20' E DAMPER WELD 3AS IS NSTALLED 3 1/2" X 1/4" STEEL E PLAN FOR LINEAR LINTEL) # FTG. . CH71. THE CELLS ¥ % 4 - 'SITP' H25 AT POST TO PLATE CONN. - REDHEAD WITHN 6' OF POST EMBED 2 1/4' MIN. SEE FOUNDATION TO AN FOR REINTS STUDS WHERE PLY-WOOD SHEAR NOT-USED

4" CONCRETE SLAB OVER 4" ABC -8 NT. 126. 9) SHEAR FTG. SHOWELS RECEP SITE WALL 1) POST FOOTING 6'-0" MAX. (NTS) FILL TO 44'-0' MAX ONE SIDE GROUT SOLID BELOW GRADE 3-6 WOOD POST

SEE FOUNDATION PLAN
FOR SIZE & LOCATION

2 X 6 REDWOOD OR
TREATED SOLE PLATE
W/ RED HEAD 1/2" D. TRUBOLT
6 48" OC. MAX. W 2 1/4" EMBED.
6" MAX. FROM EA. PLT. END
6" MAX. FROM EA. PLT. END 3/8" PLYWOOD 8d & 6" O.C. TOP & BOTTON 2 X 6 REDWOOD OR THEATED SOLE PLATE
W RED HEAD 1/2" D. TRUBOLT
6 48" O.C. MAX. W 2 1/4" EMBED.
MIN. 2 PINS PER PIECE
6" MAX. FROM EA. PLT. END
-4" CONCRETE SLAB
OYER 4" ABC BOTTOM OF FTG. ON UNDISTURBED SOIL OR ENG. CERT. FILL STUCCO & PAINT TO MATCH EXISTING 8' CMU W/ *4 VERT & 32' O.C. W/ ALT. BENDS GROUT SOLID BOTTOM OF FTG.
ON UNDISTURBED
SOIL OR ENG. CERT.
FILL HORIZ DURO-WA
- * 16' O.C.
OR *4 * 24' O.C.
CURVED WALL N N CHANGE ゴAX. BOTTOM OF FIG. ON UNDISTURBED SOIL OR ENG. CERT. FILL 2 X 6 SOLE PLATE
TREATED W 12' D; X
10' A.B. W 90 DEG. BEND 4 48' O.C. W
2' DWASHER UNO.
WEEP SCREED --6' CMU BLOCK --8' CMU BLOCK ---EXT 9HTG OVER
2-LAYERS IB' FELT
OVER 3/8' OSB OVER
2X6 STUDS • 16' O.C. -3 TYPICAL 3/4" RADIUS
TOOLED EDGE
4" CONCRETE 6
OVER 4" ABC.
FF. ELEV.
AS NOTED SHIP HIERE SLAB EXT SHIG OVER
2-LAYERS IB' FELT
OVER 3/6' OSB OVER
2X6 STUDS & 16' O.C. -2 X 6 SOLE PLATE
TREATED W 1/2" D. X
10" AB. W 90 DEG. —
BEND • 48" OC. W
2" DWASHER UNO.
WEEP SCREED —
6" CMU BLOCK —
8" CMU BLOCK — STEP DOWN 80 NT. 1260 P DEPRESSED TURN DOWN T TO THE TOTAL T 1'-6" MIN. UNDIS. SOIL 12" MINL AT DRIVE CLEAN FILL

3- *4 BARS CONT.

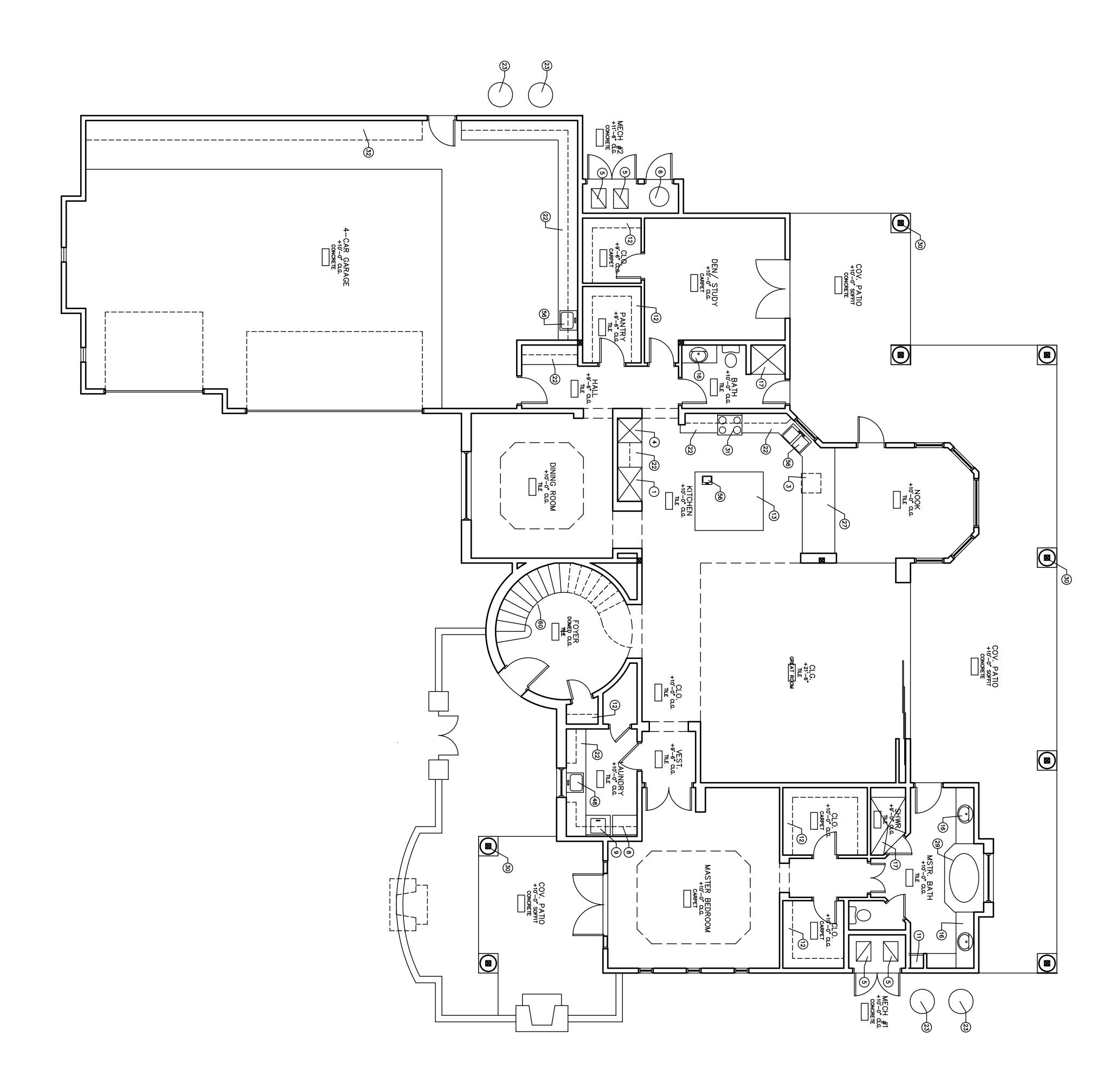
CONTINUOUS
GRT SOLID

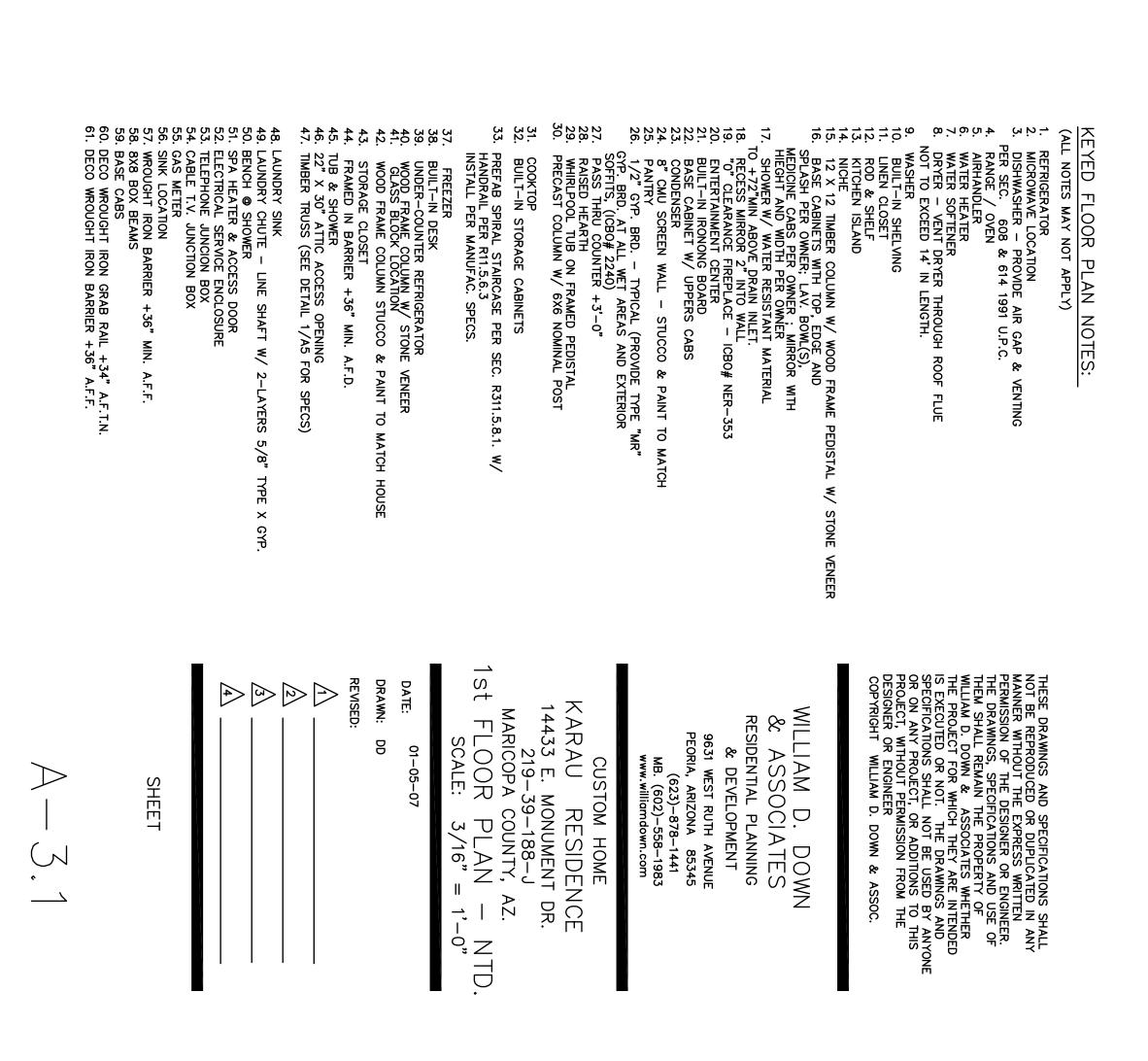
44 YERT. • 46' O.C.
W ALT. BENDS
GROUT SOLID

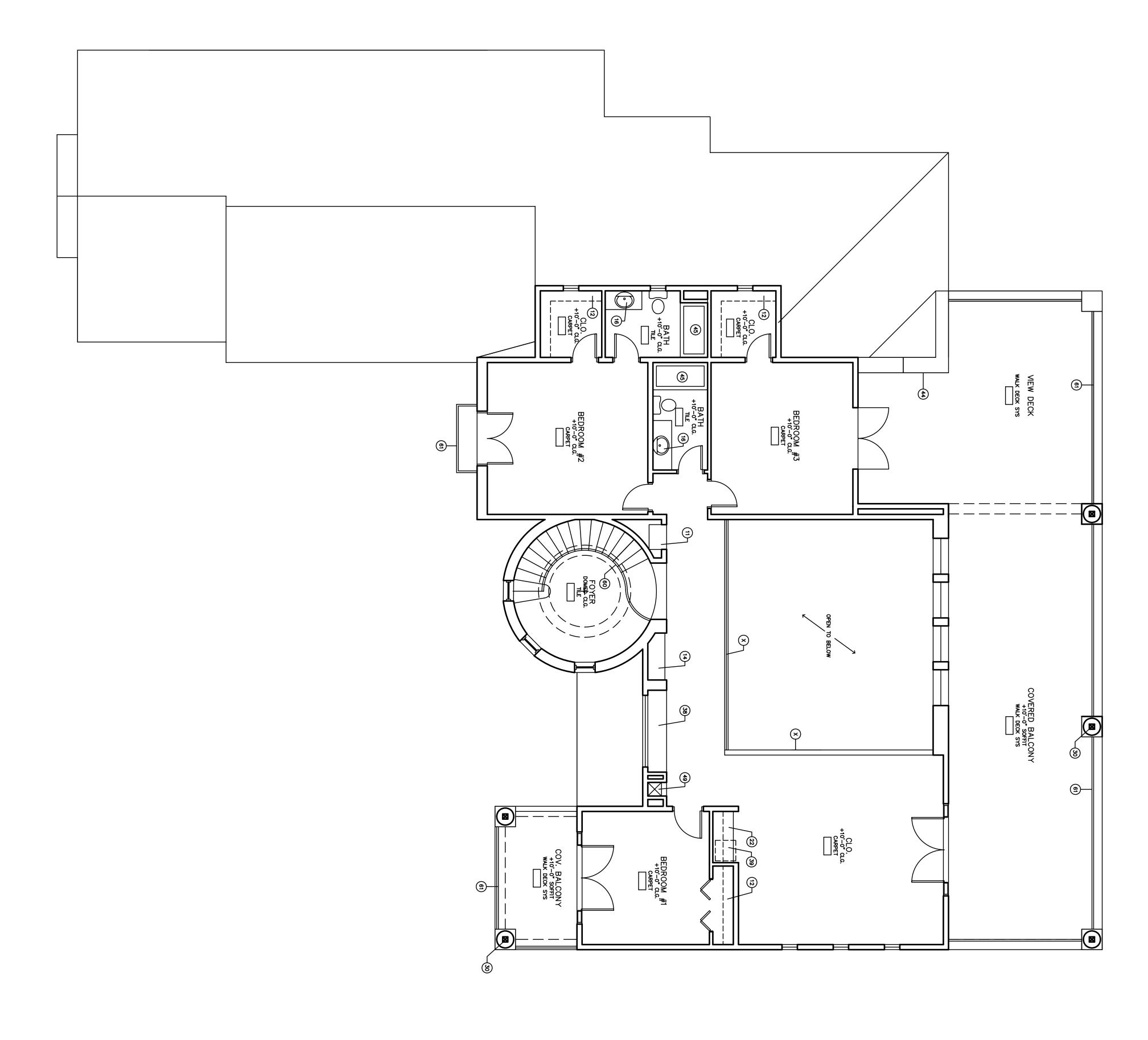
2- *4 CONT. • STEM CLEAN FILL
CLEAN FILL
CLEAN FILL
CLEAN FILL
CLEAN FILL

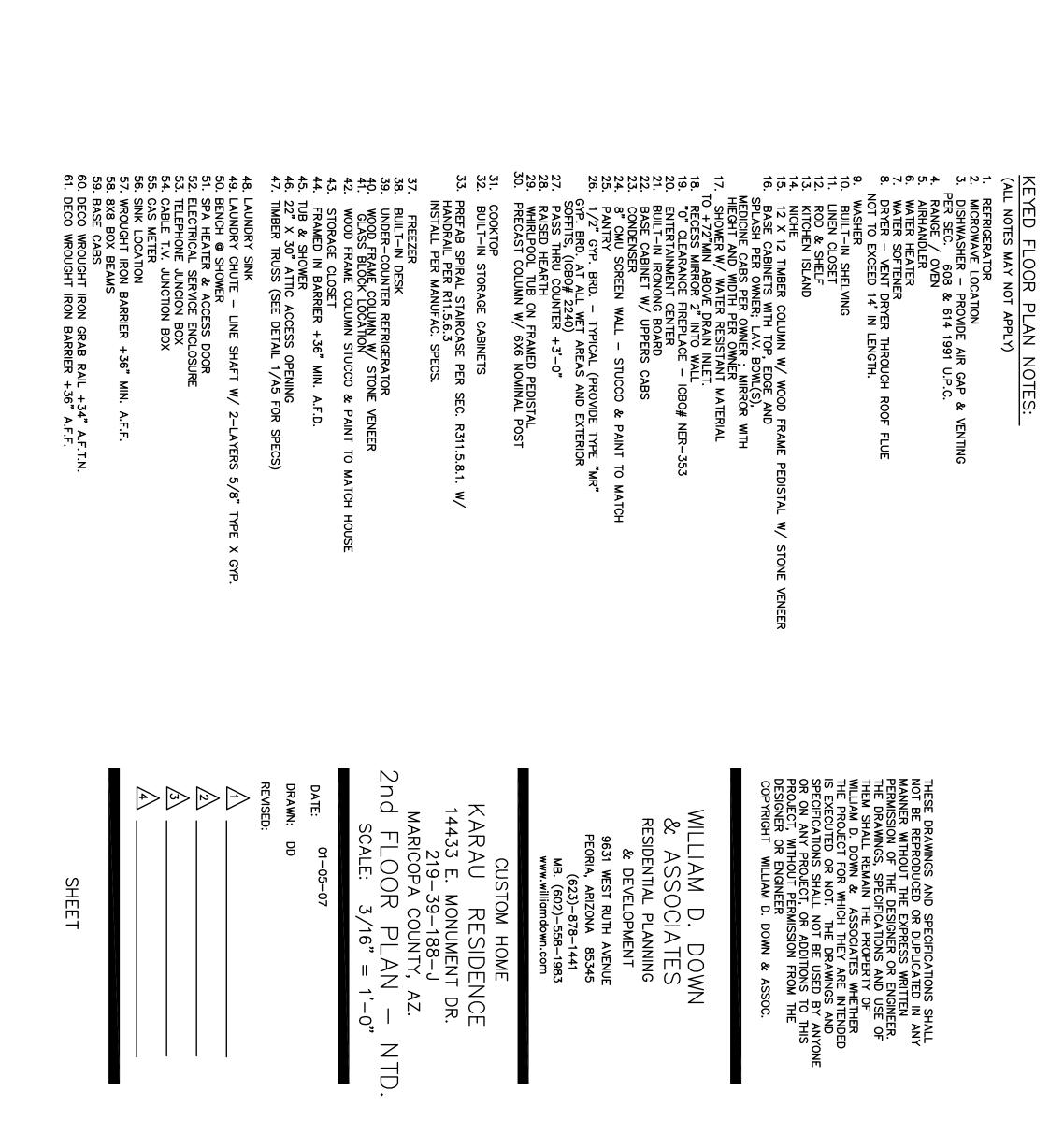
3- 44 BARS CONTINUOUS
GRT SOLID
W ALT. BENDS FOOTING 3- *4 BARS CONT.
CONTINUOUS
GRT SOLID
*4 VERT. • 48' OC.
W ALT. BENDS
GROUT SOLID
2- *4 CONT. TOP & BOTTON ACKORONI I STEM BOT. OF FTG. TO
REST ON UNDIS. SOIL
OR COMPACT FILL - SINT HIS ALT.
- STUDS WHERE PLYWO SHEAR NOT USED
- 1/2" EXP JT.
- 4" CONCRETE SLAB
- OVER 4" A.B.C. OR CLEAN FILL 4" CONCRETE
OVER 4" AB.C
FF. ELEV.
AS NOTED 4" CONCRETE SLOVER 4" A.B.C. 2- *4 AT DRIVE/ GARAGE SLAB INTERCEPT FOLL OF ENERGE CER 4" CONCRETE SLAB OVER 4" AB.C. OR CLEAN FILL -- 1/2" EXP JT.
4" CONCRETE SLAB
-- OVER 4" AB.C. OR
CLEAN FILL BOT. OF FTG. TO REST ON UNDIS. SO SIMP! H25 & ALT. STUDS WHERE PLYWOOD SHEAR NOT USED WILLIAM D. DOWN

ASSOCIATES
RESIDENTIAL PLANNING
DEVELOPMENT
S631 WEST RUTH AVENUE
PEORIA, ARIZONA 85345
(623)-878-1441
MB. (623)-878-1441
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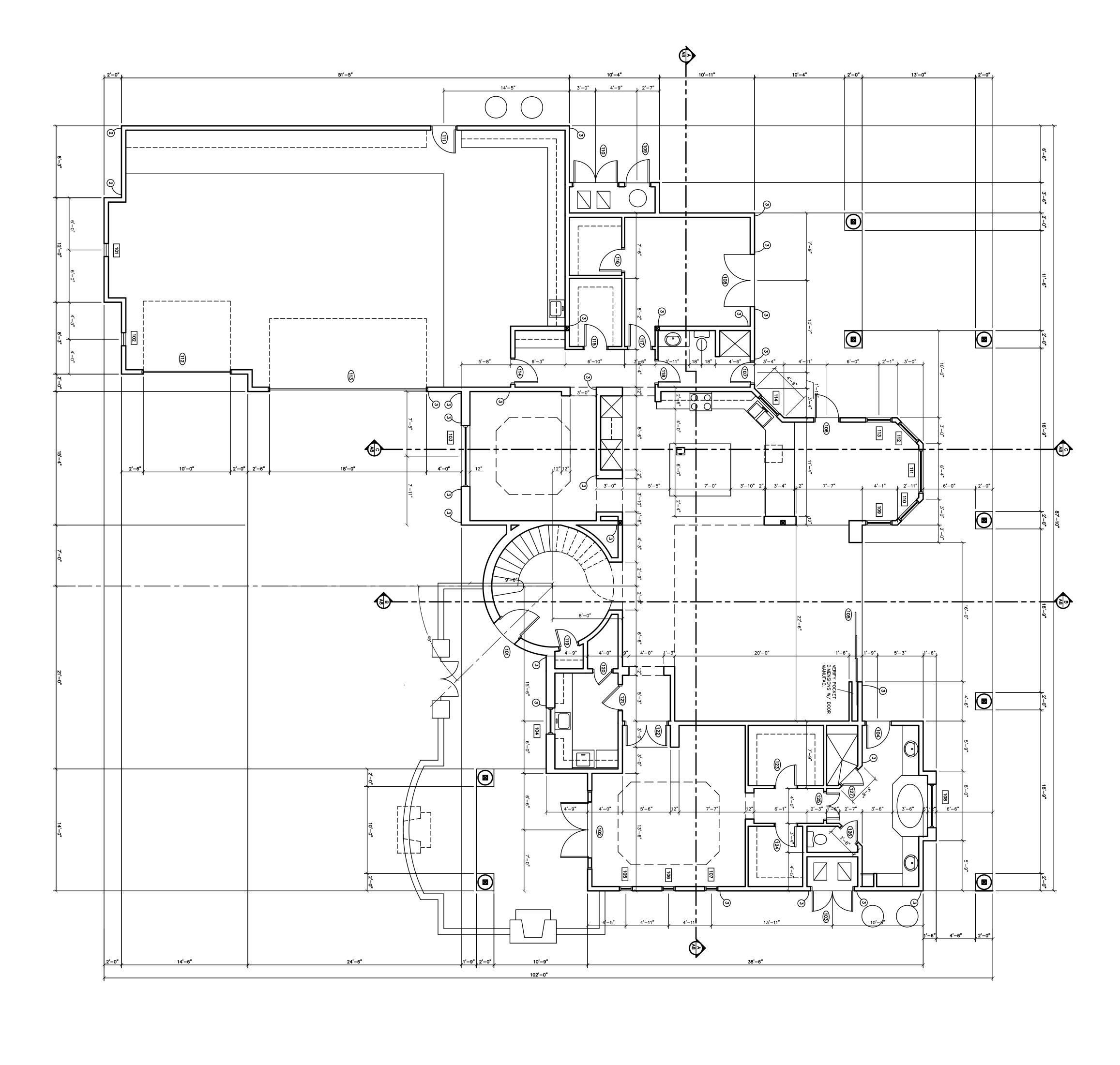








A - 3.2



RAP EXTEND 14" ONTO (2) 2X STUD

- USE 5/8" D. THREADED ROD
W/ SIMPSON "SET" EPOXY-ER5279

- USE 5/8" D. THREADED ROD
N/ SIMPSON "SET" EPOXY-ER5279

1. PROVIDE MINIMUM INSULATION AS FOLLOWS:

EXTERIOR WALLS EACH SPACE BETWEEN STUDS - R-19 BATT MIN.

ATTIC AREA EACH SPACE BETWEEN STUDS - R-38 MIN.

SPECIALIZED INSULATING MATERIALS SHALL BE VERIFIED BY OWNER AND COORDINATED BY GENERAL CONTRACTOR.

2. PROVIDE FULL THICK FIBERGLASS SOUND BATTS AT ALL WALLS SEPERATING BATH ROOMS, MECHANICAL ROOMS, AND UTILITY ROOMS FROM ADJACENT LIVING AREA.

3. ALL WALK-IN AND WARDROBE CLOSETS TO HAVE 3/4" X 12" SHELF WITH WOOD ROD IN DOUBLE OR SINGLE CONFIGURATIONS AS NOTED ON PLAN, SINGLE ROD @ +40" AND +78" ABOVE FIN. FLR.

4. ALL STORAGE CLOSETS TO HAVE 3/4" X 16" EDGE SHELVES @ 14" O.C. STARTING AT +16" ABOVE FIN. FLR. WITH MELAMINE FINISH.

5. PROVIDE BACKING AT ALL AREAS TO RECEIVE BUILT-IN CABINETS, EQUIPMENT, HARDWARE, AND ACCESSORIES. 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 SHEAR WALL LAYOUT.
 SEE SHEET A-10 FOR DOOR & WINDOW SCHEDULES. 15. WATER HEATER TO HAVE TEMPERATURE/ PRESSURE RELEASE VALVE DRAIN LINE TO FULL SIZE STEEL OR HARD COPPER DRAIN TUBING EXTENDING TO EXTERIOR OF HOUSE, TERMINATING DOWNWARD NOT MORE THAN 2'-0" OR LESS THAN 6" ABOVE GRADE.
16. ALL TUB SURROUNDS TO HAVE 1/2" MOISTURE RESISTANT GYP. BRD. TO +84" A.F.F. I.C.B.O.# 1874.
17. ALL PLYWOOD AIR RETURNS TO BE BOXED IN TO 14" A.F.F. WITH 1/2" PLYWOOD TOP, WIDTH WILL VARY WITH SPACE AVAILABLE. 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. 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. COORDINATE SIZE OF WALL OPENINGS FOR DOORS AND WINDOWS WITH MASONRY AND/OR FRAMING CONTRACTOR TO ALLOW USE OF STANDARD SIZE DOOR AND WINDOW UNITS, SUB—CONTRACTORS PROVIDING DOORS AND WINDOWS IS TO NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN STANDARD SIZES AND OPENINGS PROVIDED PRIOR TO STARTING, AND TO OBTAIN WRITTEN CLARIFICATION. ALL WINDOW UNITS LOCATED IN SLEEPING AREAS ARE TO PROVIDE OPERABLE SECTIONS TO CONFORM WITH EXIT REQUIREMENTS OF LOCAL CODE. RADIUS ALL CORNERS ON INTERIOR PARTITIONS MIN. 3/4" RADIUS. LOCATE ALL RECESSED HARDWARE, MECHANICAL REGISTERS, ELECTRICAL BOXES AND MISCELLANEOUS ACCESSORIES A MINIMUM OF 3" FROM ALL RADIUSED CORNERS. ALL FRAME PARTITIONS SPERATING GARAGE OR CARPORT FROM MAIN LIVING AREA ARE TO BE ON ONE HOUR CONSTRUCTION TYPE INCLUDING1 3/4" SOLID SELF—CLOSING DOORS, MAINTAIN RATING AROUND ALL DUCTING AND VENTING AND PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS.

SEPERATION DOOR BETWEEN LIVABLE AND GARAGE AREAS TO BE

1 - HOUR FIRE RATED, SELF-CLOSING, AND TIGHT FITTING WITH GASKET

AND SWEEP

4. PROVIDE CONDUIT FOR ELECTRICAL AND PLUMBING FOR SINK TO

KITCHEN ISLAND - CONTRACTOR TO COORDINATED PRIOR TO FOUNDATION

SLAB POUR.

5/8" TYPE "X" GYPSOM BOARD ALL WALLS AND CEILING OF GARAGE AND ALL

WALLS COMMON TO GARAGE AND LIVABLE SPACES OF HOUSE.

5/8" TYPE "X" GYPSOM BOARD ALL WALLS AND CEILING OF AREAS BENEATH

ENCLOSED STAIRWAYS

1 & 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.

8. MASONRY FIREPLACE W/ PERMINANTLY ATTACHED NAT. GAS LOG SET:

WELD DAMPER OPEN 1" MIN. OR PROVIDE 3" DIAMETER SUPPLY AIR

PIPE TO EXTERIOR OF BUILDING

9. PREFABRICATED METAL FIREPLACE W/ PERMINANTLY ATTACHED NAT. GAS LOG SET:

WELD DAMPER OPEN 1" MIN. OR PROVIDE 3" DIAMETER SUPPLY AIR

PIPE TO EXTERIOR OF BUILDING WALLS TO BE CONSTRUCTED W/ WATER RESISTANT MATERIAL TO $+72^{\circ}$ MIN. ABOVE FINISHED DRAIN INLET AT SHOWER COMPARTMENT OR TUB SURROUND

DIM.

KEYED FLOOR PLAN NOTES:

\(\bigcircle{\chi} \) PROVIDE PLATFORM +18" ABOVE FINISHED FLOOR FOR MECH. EQUIPMENT & V
\(\bigcircle{\chi} \) VENT DRYER THROUGH WALL
\(\bigcircle{\chi} \) SEPERATION DOOR BFTWFT.

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RESIDENTIAL PLANNING
& DEVELOPMENT

9631 WEST RUTH AVENUE
PEORIA, ARIZONA 85345

(623)—878—1441
MB. (602)—558—1983

WWW.WILLIAM D. DOWN.com

OUNDATION LEGEND - DETAIL NUMBER
- DETAIL SHEET
- SECTION CUT CALLOUT
- SHEET NUMBER
HOSE BIB LOCATION INDICATES 2X6 FRAME WALL
INDICATES 2X4 FRAME WALL INDICATES 6X6 POST LOCATIONS INDICATES DOOR TAG (SEE SCHEDULE SHINDICATES WINDOW TAG (SEE SCHEDULE SHEET

CUSTOM HOME

KARAU RESIDENCE

14433 E. MONUMENT DR.
219-39-188-J

MARICOPA COUNTY, AZ.

1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

DATE: 01-05-07

DRAWN: DD

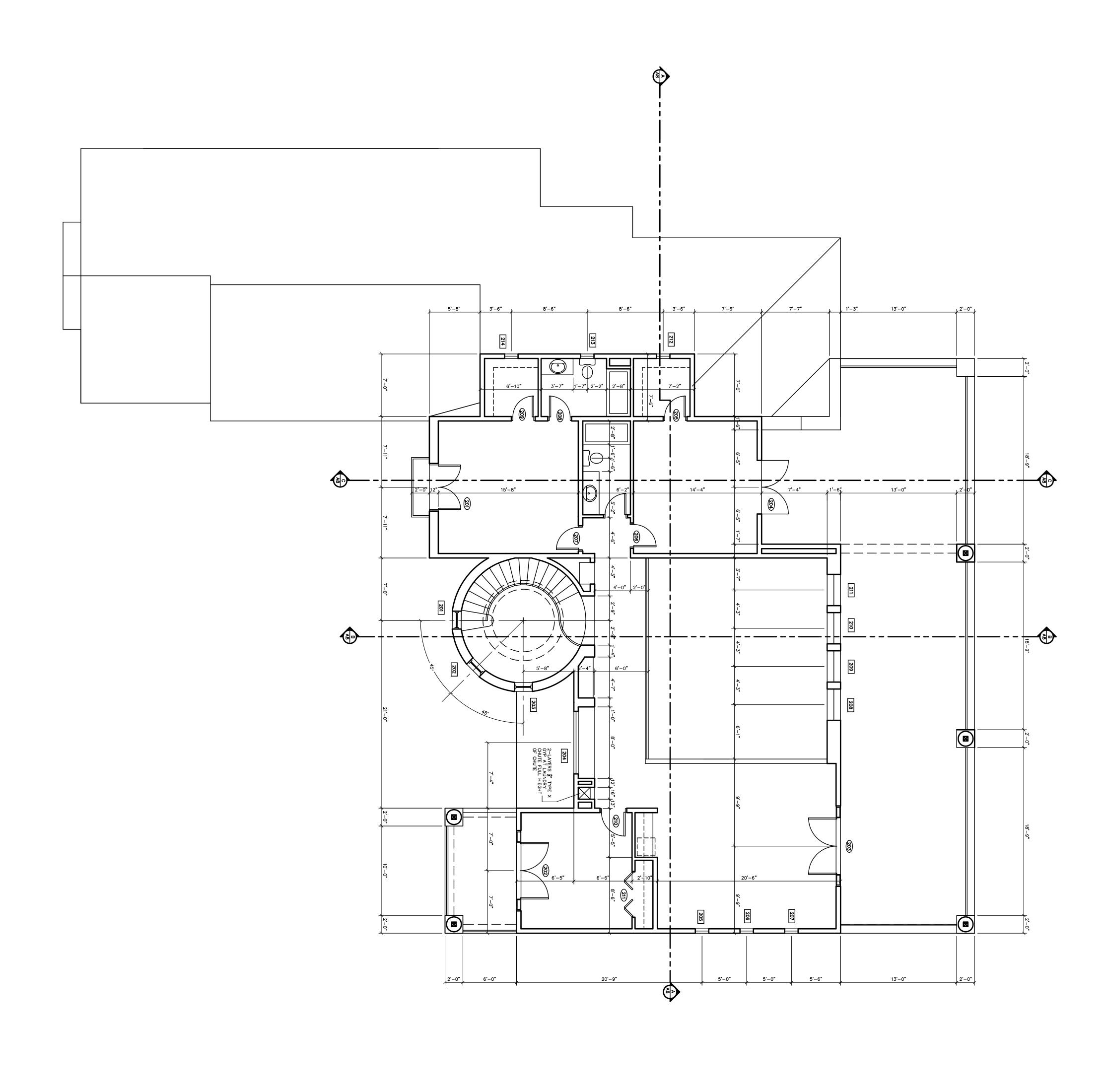
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"SIMPSON" HTT16 – USE 5/8" D. THREADED ROD EPOXIED 8" MIN. W/ SIMPSON "SET" EPOXY-ER5279	"SIMPSON" HTT22 - USE 5/8" D. THREADED ROD EPOXIED 10" MIN. W/ SIMPSON "SET" EPOXY-ER5279	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD	HOLDOWN SCHEDOLE

INDICATES DOOR TAG (SEE SCHEDL INDICATES WINDOW TAG (SEE SCHE INDICATES 6X6 POST LOCATIONS

			FOUNDATION LEGEND	WALLS TO BE CONSTRUADED DRAIN	PREFABRICATED METAL FIREPL WELD DAMPER OPEN 1" MIN. C	WELD DAMPER OPEN 1" MIN. OPIPE TO EXTERIOR OF BUILDING	T & P RELIEF LINE TO BE 1" COPPER AND TERMINATING IN A DOWNWARD POS	6. 5/8" TYPE "X" GYPSOM ENCLOSED STAIRWAYS	\$5 5/8" TYPE "X" GYPSOM WALLS COMMON TO GAR	PROVIDE CONDUIT KITCHEN ISLAND - SLAB POUR.	SEPERATION DOOR BETV 1 — HOUR FIRE RATED, AND SWEEP	2> VENT DRYER THROUGH WALL
INDICATES 2X4 FRAME WALL	INDICATES 2X6 FRAME WALL	8" INDICATES MASONRY WALL	D	WALLS TO BE CONSTRUCTED W/ WATER RESISTANT MATERIAL TO +72" MIN. ABOVE FINISHED DRAIN INLET AT SHOWER COMPARTMENT OR TUB SURROUND) METAL FIREPLACE W/ PERMINANTLY ATTACHED NAT. GAS LOG SET: OPEN 1" MIN. OR PROVIDE 3" DIAMETER SUPPLY AIR IOR OF BUILDING	FIREPLACE W/ PERMINANTLY ATTACHED NAT. GAS LOG SET: PER OPEN 1" MIN. OR PROVIDE 3" DIAMETER SUPPLY AIR XTERIOR OF BUILDING	P RELIEF LINE TO BE 1" COPPER TUBING EXTENDED TO EXTERIOR OF BUILDING TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 24" NOR THAN 6" ABOVE FINISHED GRADE.	5/8" TYPE "X" GYPSOM BOARD ALL WALLS AND CEILING OF AREAS BENEATH ENCLOSED STAIRWAYS	5/8" TYPE "X" GYPSOM BOARD ALL WALLS AND CEILING OF GARAGE AND ALL WALLS COMMON TO GARAGE AND LIVABLE SPACES OF HOUSE.	FOR ELECTRICAL AND PLUMBING FOR SINK TO - CONTRACTOR TO COORDINATED PRIOR TO FOUNDATION	SEPERATION DOOR BETWEEN LIVABLE AND GARAGE AREAS TO BE 1 — HOUR FIRE RATED, SELF—CLOSING, AND TIGHT FITTING WITH GASKET AND SWEEP	WALL

11. COORDINATE SIZE OF WALL OPENINGS FOR DOORS AND WINDOWS WITH MASONRY AND/OR FRAMING CONTRACTOR TO ALLOW USE OF STANDARD SIZE DOOR AND WINDOW UNITS, SUB-CONTRACTORS PROVIDING DOORS AND WINDOWS IS TO NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN STANDARD SIZES AND OPENINGS PROVIDED PRIOR TO STAPTING DOORS AND WINDOWS IS TO NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN STANDARD SIZES AND DEPLINGS PROVIDED PRIOR TO STATTING, AND TO OBTAIN WRITTEN CLARIFICATION. ALL WINDOW UNITS LOCATED IN SLEEPING AREAS ARE TO BE ON ONE HOUR CONSTRUCTION TYPE INCLUDING 13/4" SOLID SELF-CLOSING DOORS, MAINTAIN RATING AROUND ALL DUCTING AND FENTING AND PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS.

12. ALL FRAME PARTITION SPERATING GARAGE OR CARPORT FROM MAIN LIVING AREA ARE TO BE ON ONE HOUR CONSTRUCTION TYPE INCLUDING 13/4" SOLID SELF-CLOSING DOORS, MAINTAIN RATING AROUND ALL DUCT PENETRATIONS.

13. RADIUS ALL CORNERS ON INTERIOR PARTITIONS MIN. 3/4" RADIUS.

14. LOCATE ALL RECESSED HARDWARE, MECHANICAL REGISTERS, ELECTRICAL BOXES AND MISCELLANEOUS ACCESSORIES A MINIMUM OF 3" FROM ALL RADIUSED CORNERS.

15. WATER HEATER TO HAVE TEMPERATURE/ PRESSURE RELEASE VALVE DRAIN LINE TO FULL SIZE STEEL OR HARD COPPER DRAIN TUBING EXTENDING TO EXTERIOR OF HOUSE, TERMINATING DOWNWARD NOT MORE THAN 2"-0" OR LESS THAN 6" ABOVE GRADE.

16. ALL TUB SURROUNDS TO HAVE 1/2" MOISTURE RESISTANT GYP. BRD. TO +84" A.F.F. I.C.B.O.# 1874.

17. ALL PLYWOOD DAIR RETURNS TO BE BOXED IN TO 14" A.F.F. WITH 1/2" PLYWOOD TOP, WIDTH WILL VARY WITH SPACE AVAILABLE.

18. PROVIDE SECURITY, AUDIO, AND SPECIALIZED WIRNG (VERIFY WITH OWNER, GENERAL CONTRACTOR TO COORDINATE).

20. PROVIDE SOFT WATER LOOP (VERIFY W/ OWNER).

21. SEE SHEET A-10 FOR DOOR & WINDOW SCHEDULES. (ALL NOTES MAY NOT APPLY)

1. PROVIDE MINIMUM INSULATION AS FOLLOWS:
EXTERIOR WALLS EACH SPACE BETWEEN STUDS - R-19 BATT MIN.
ATTIC AREA EACH SPACE BETWEEN FRAMING - R-38 MIN.
SPECIALIZED INSULATING MATERIALS SHALL BE VERIFIED BY OWNER AND COORDINATED BY GENERAL CONTRACTOR.

2. PROVIDE FULL THICK FIBERGLASS SOUND BATTS AT ALL WALLS SEPERATING BATH ROOMS, MECHANICAL ROOMS, AND UTILITY ROOMS FROM ADJACENT LIVING AREA.

3. ALL WALK-IN AND WARDROBE CLOSETS TO HAVE 3/4" X 12" SHELF WITH WOOD ROD IN DOUBLE OR SINGLE CONFIGURATIONS AS NOTED ON PLAN, SINGLE ROD @ +40" AND +78" ABOVE FIN. FLR.

4. ALL STORAGE CLOSETS TO HAVE 3/4" X 16" EDGE SHELVES @ 14" O.C. STARTING AT +16" ABOVE FIN. FLR. WITH MELAMINE FINISH.

5. PROVIDE BACKING AT ALL AREAS TO RECEIVE BUILT-IN CABINETS, EQUIPMENT, HARDWARE, AND ACCESSORIES.

6. 2 X 6 STUDS @ 16" O.C. AT INTERIOR WALLS U.N.O.

7. 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.

CUSTOM HOME

KARAU RESIDENCE

14433 E. MONUMENT DR.

219-39-188-J

MARICOPA COUNTY, AZ.

2ND FLOOR PLAN - [

SCALE: 3/16" = 1'-0"

DRAWN: DD

REVISED:

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9631 WEST RUTH AVENUE
PEORIA, ARIZONA 85345

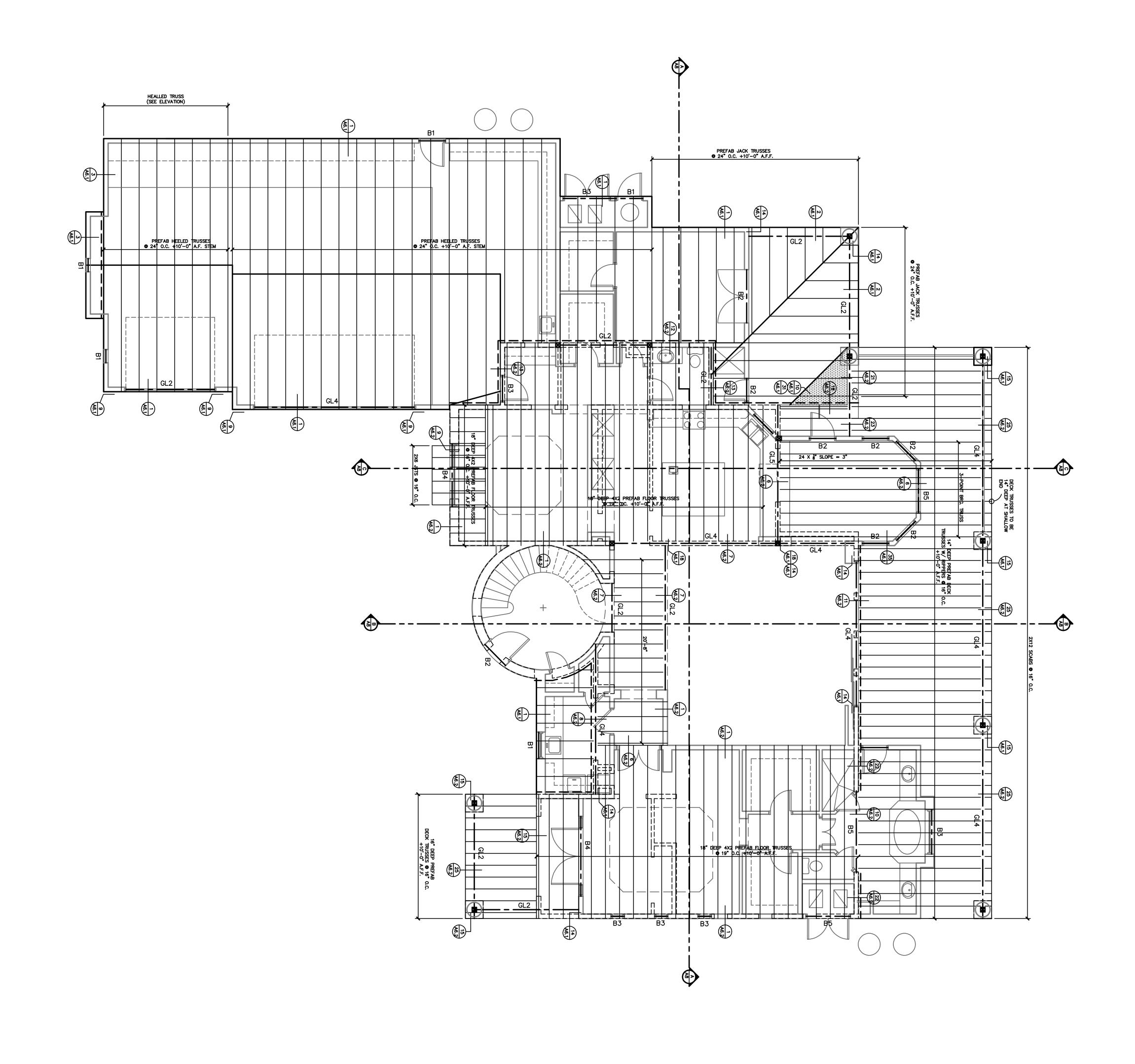
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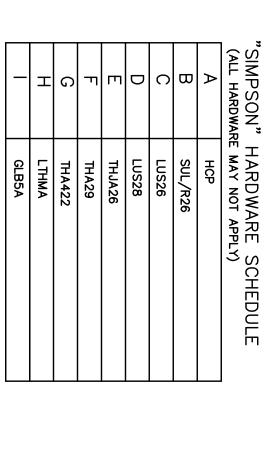
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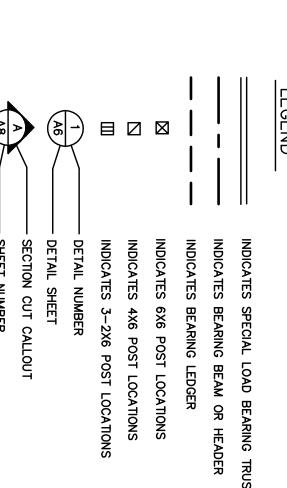
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SHEET

DETAIL NUMBERDETAIL SHEETSECTION CUT CALLOUTSHEET NUMBERHOSE BIB LOCATION







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. SHEET NIIMBER	SECTION CUT CALLOUT	DETAIL SHEET	DETAIL NUMBER	INDICATES 3-2X6 POST LOCATIONS	INDICATES 4X6 POST LOCATIONS	INDICATES 6X6 POST LOCATIONS	INDICATES BEARING LEDGER	INDICATES BEARING BEAM OR HEADER	INDICATES SPECIAL LOAD BEARING TRUSS	

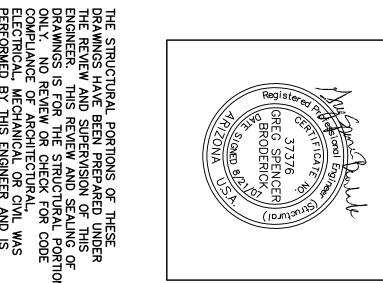
WILLIAM D. DOWN & ASSOCIATES RESIDENTIAL PLANNING & DEVELOPMENT 9631 WEST RUTH AVENUE PEORIA, ARIZONA 85345 (623)—878—1441 MB. (602)—558—1983 WWW.Williamdown.com CUSTOM HOME KARAU RESIDENCE 14433 E. MONUMENT DR. 219—39—188—J MARICOPA COUNTY, AZ. 1ST FLR. FRAMING PLAN SCALE: 3/16" = 1'-0" DATE: 01-05-07 DRAWN: DD REVISED: A A A DOWN CUSTOM HOME CUSTOM HOME CUSTOM HOME A DEVELOPMENT DEVISION COSTOM COSTOM
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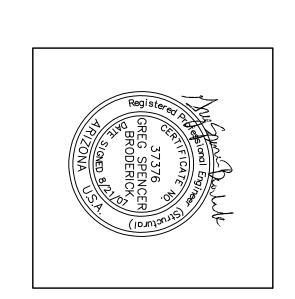
ALL TILE ROOF SHEATHING TO BE
15/32 PLYWD APA CDX PSI 5-PLY OR 1/2" O
8d @ 6" O.C. ALT ALL SUPPORTED EDGES
8d @ 12" O.C. AT INTERIOR SUPPORTS
USE PLY CLIPS AT CENTERLINE BETWEEN
JOISTS AT UNSUPPORTED EDGES

OSB

ALL ROOF [1 1/8 T&G GLUED AND BLOCK ALL	8,-0,-1	1	4'-0" - 6	0'-0" - 4	NON-BRG. HE	GL6	GL5	GL4	GL3	GL2	GL1	B8	B7	B6	B5	B4	B3	B2	B1	BEAM / HEADER (FOR BEARING WALLS)
DECK SHEATHING TO BE G PLYWD APA CDX PSI 5—PLY D SCREWED TO DECK FRAMING L UNSUPPORTED EDGES	10'-0" 2 - 2 x 10	8'-0" 2 - 2 × 8	6'-0" 2 - 2 x 6	4'-0" 2 - 2 X 4	HEADER SPAN—SCHED.	5 1/8 X 21 GLB	5 1/8 X 16 1/2 GLB	5 1/8 X 15 GLB	5 1/8 X 13 1/2 GLB	5 1/8 X 12 GLB	3 1/8 X 12 GLB	6 X 12 BEAM	4 X 12 BEAM	4 X 8 BEAM	3 - 2 x 12	2 - 2 X 12	2 - 2 x 10	2 - 2 x 8	2 - 2 × 6	EADER SCHEDULE WALLS)

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AT MINIMUM ALL FRAMING CONSTRUCTION SHALL CONFORM TO MOST CURRENT ADOPTED CODE PER JURISDICTION.

SOLID BLOCKING OVER AND UNDER ALL BEARING PLATES.

CROSS BRACE AT MID—SPAN ALL SPANS OVER 10'—0" FOR ROOF, 8' AT FLOOR.

ALL FRAMING HARDWARE SHALL BE "SIMPSON". ALL FRAMING HARDWARE SHALL BE INSTALLED PER MANUFAC.'S RECOMMENDATION WITH MANUFAC.'S FASTENERS.

PROVIDE DOUBLE JOIST OR TRUSS AT ALL BOXED OPENINGS.

11. CONTRACTOR TO FIELD VERIFY ALL ROOF SPANS AND COORDINATE.

12. TRUSS AND TRUSS CALCULATIONS SHALL BE PROVIDED BY APPROVED LOCAL TRUSS FABRICATOR.

13. TRUSS FABRICATOR TO VERIFY ALL ROOF PITCHES.

14. SEE FRAMING DETAILS FOR ADDITIONAL NOTES.

15. PROVIDE ROOF SHEATHING UNDER ALL OVERFRAMED AREAS.

16. PROVIDE VENTILATION SCUTTLES WHERE NECESSARY.

17. PROVIDE FULL HEIGHT 2X SOLID BLOCKING PANELS BETWEEN FRAMING MEMBERS AT BEARING POINTS.

18. USE 2–2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS W/ 2X10 OR SMALLER. (4 1 19. USE 3–2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3–2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2X6 LAM TRIMMERS UNDER HEADERS/ BEAMS LARGER THAN 2X10. (6 TOT 19. USE 3-2

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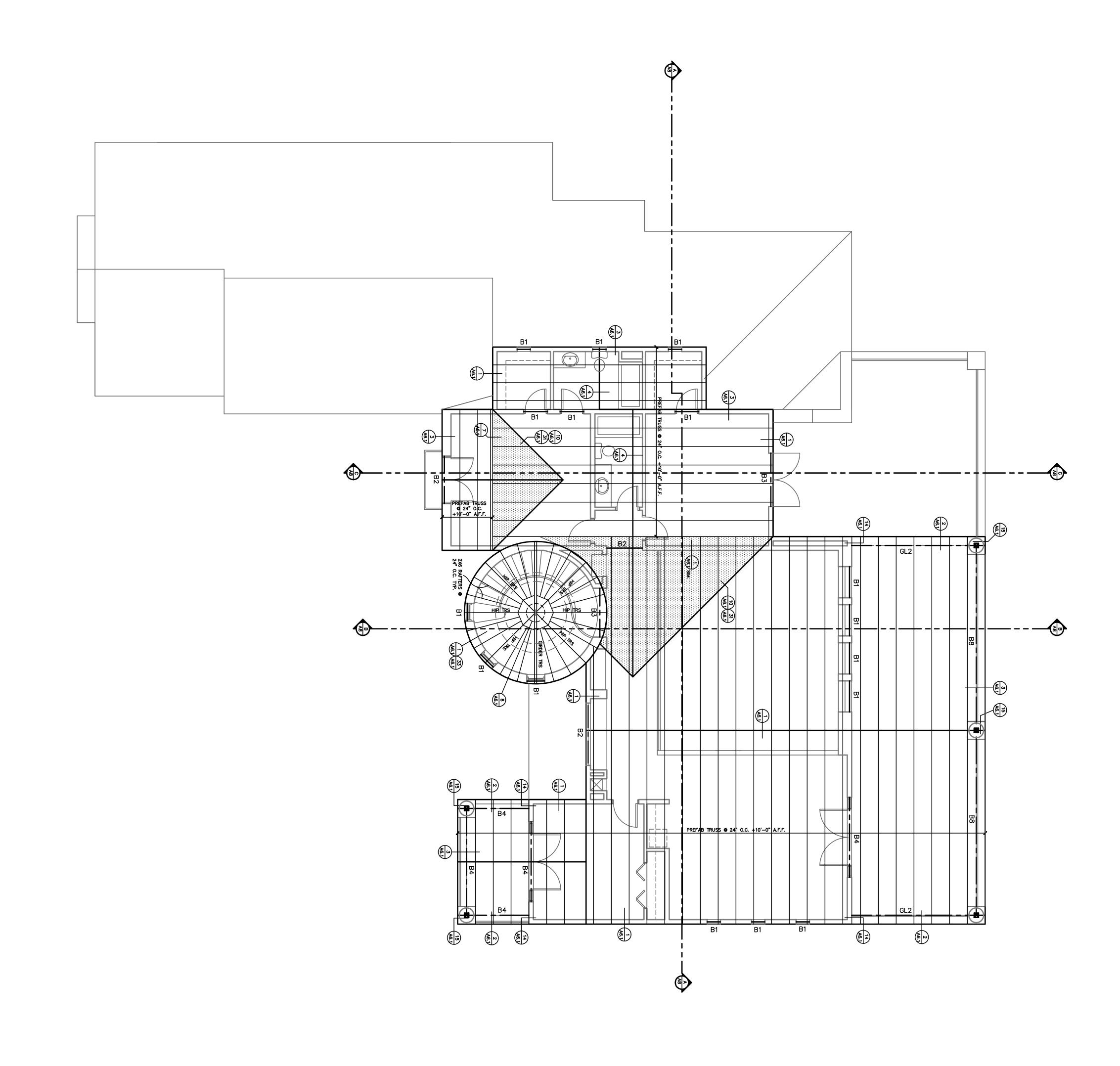
ALL CEILING JOISTS SHALL BE A MINIMUM 2X6 #2/BTR O.C. UNLESS NOTED OTHERWISE.

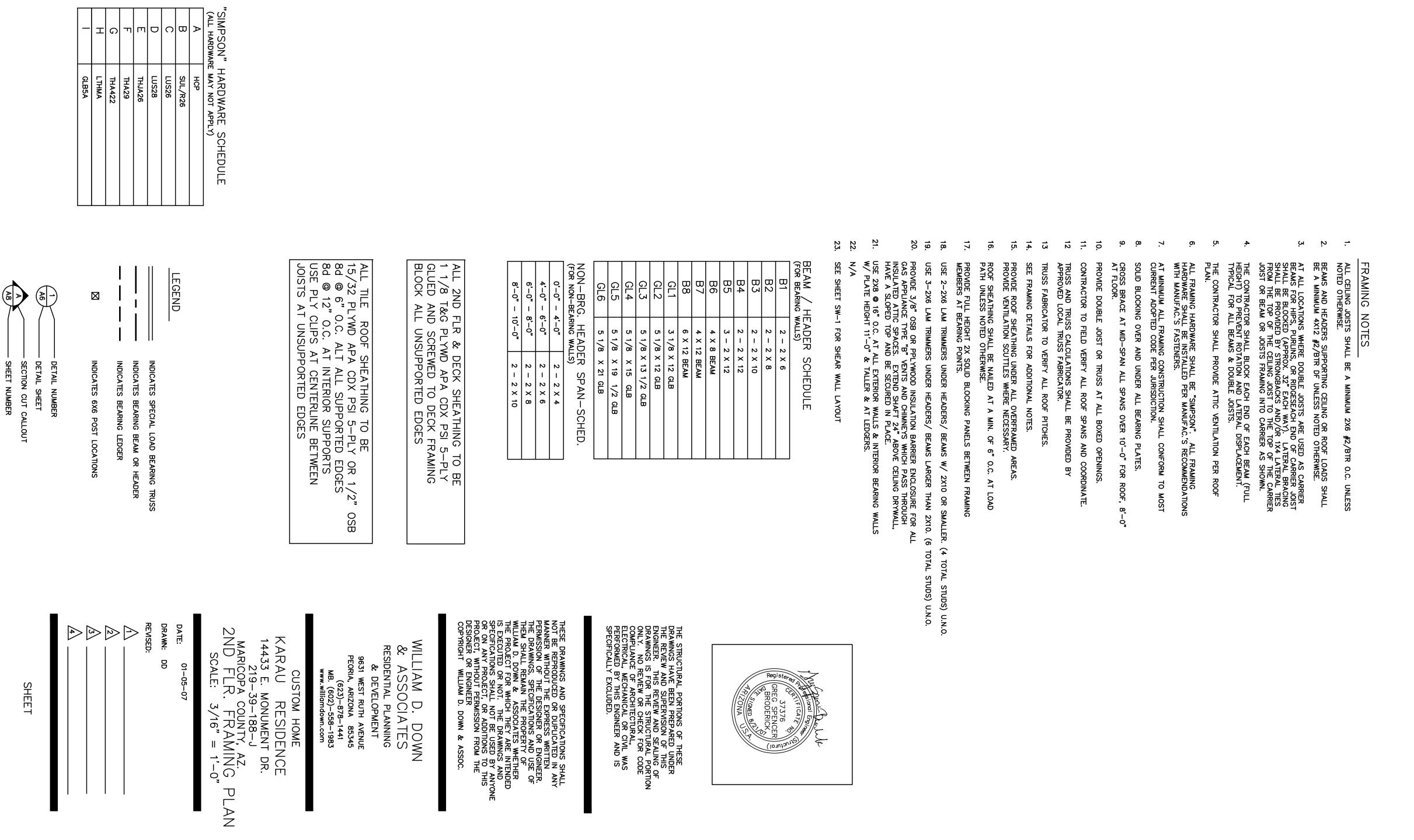
BEAMS AND HEADERS SUPPORTING CEILING OR ROOF LOADS SHALL BE A MINIMUM 4X12 #2/BTR DF UNLESS NOTED OTHERWISE.

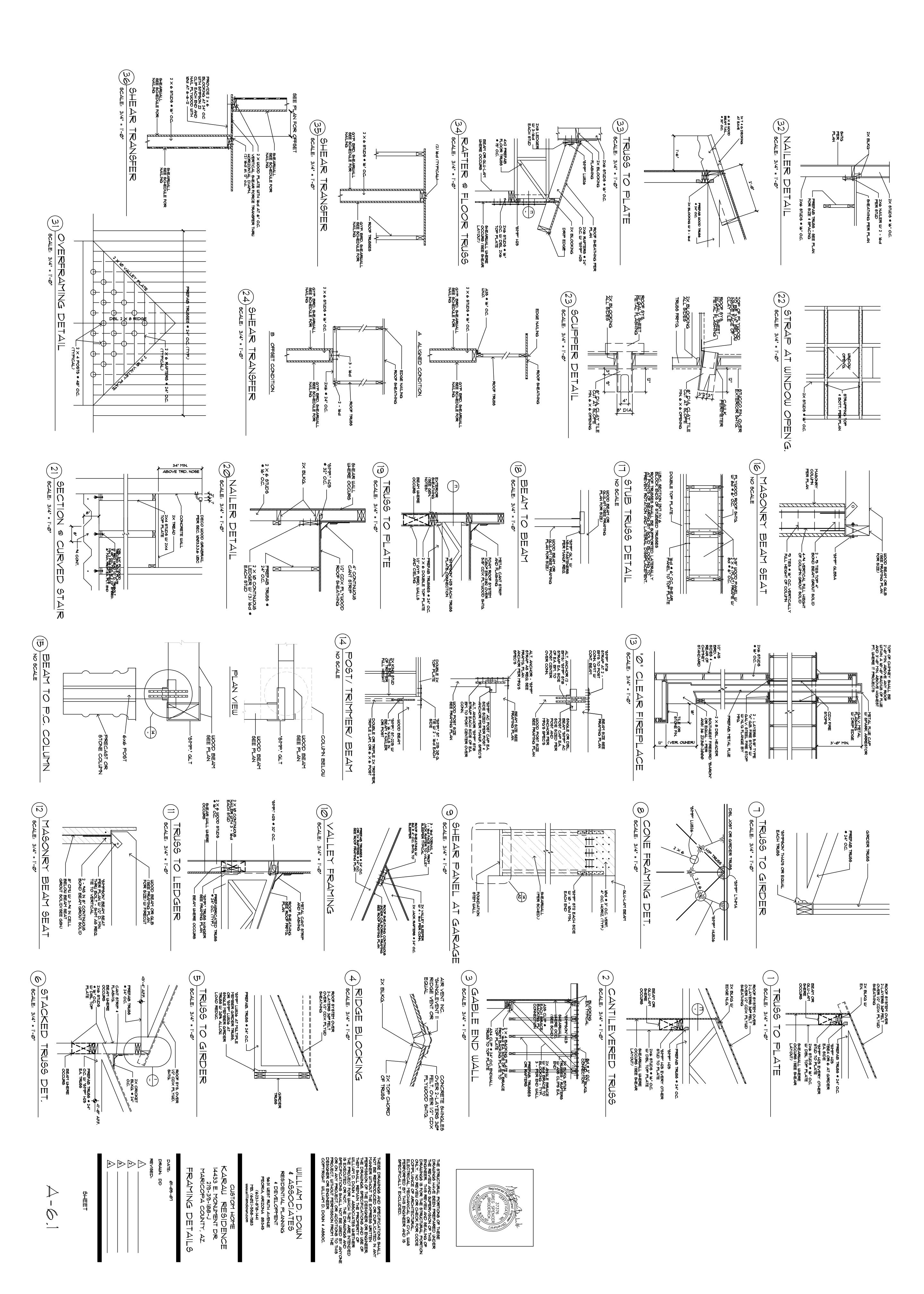
AT ALL LOCATIONS WHERE DOUBLE JOISTS ARE USED AS CARRIER BEAMS FOR HIPS, PURLINS, OR RIDGESEACH END OF CARRIER JOIST SHALL BE PROVIDED BY STRONGBACKS AND/OR 1X4 LATERAL TIES FROM THE TOP OF THE CEILING JOIST TO THE TOP OF THE CARRIER JOIST OR BEAM OR JOISTS FRAMING INTO CARRIER AS SHOWN.

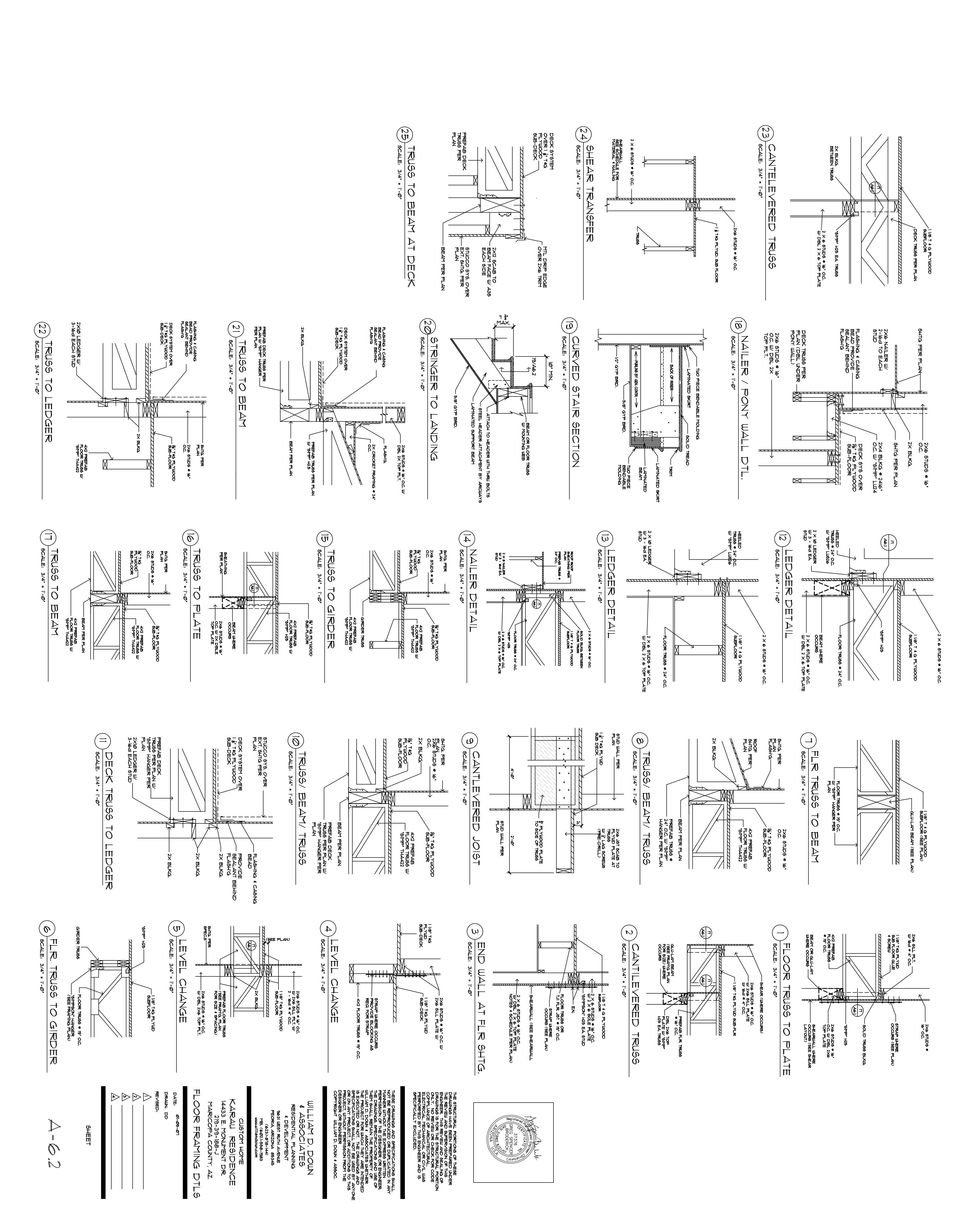
THE CONTRACTOR SHALL BLOCK EACH END OF EACH BEAM (FULL HEIGHT) TO PREVENT ROTATION AND LATERAL DISPLACEMENT. TYPICAL FOR ALL BEAMS & DOUBLE JOISTS.

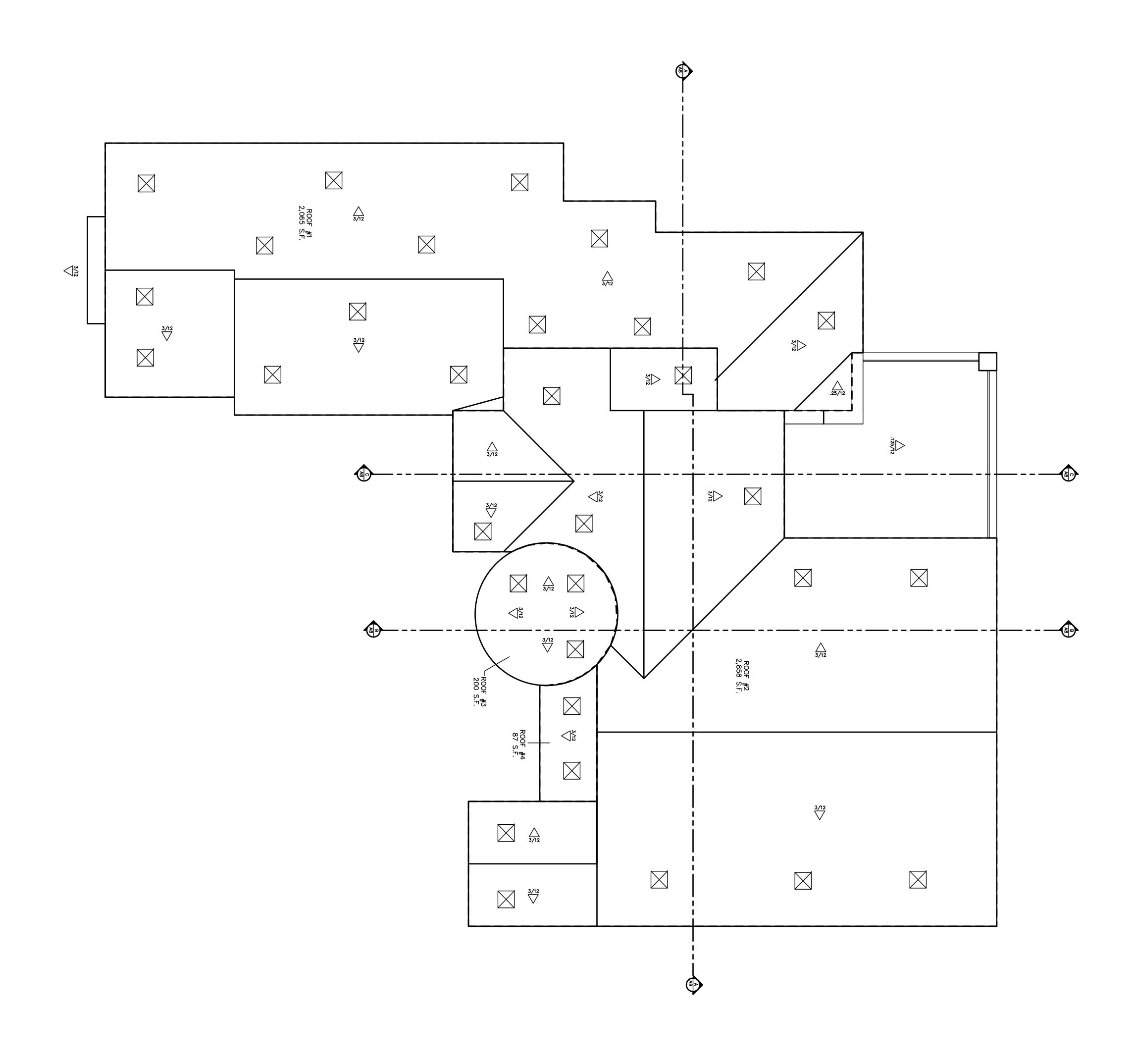
THE CONTRACTOR SHALL PROVIDE ATTIC VENTILATION PER ROOF PLAN.

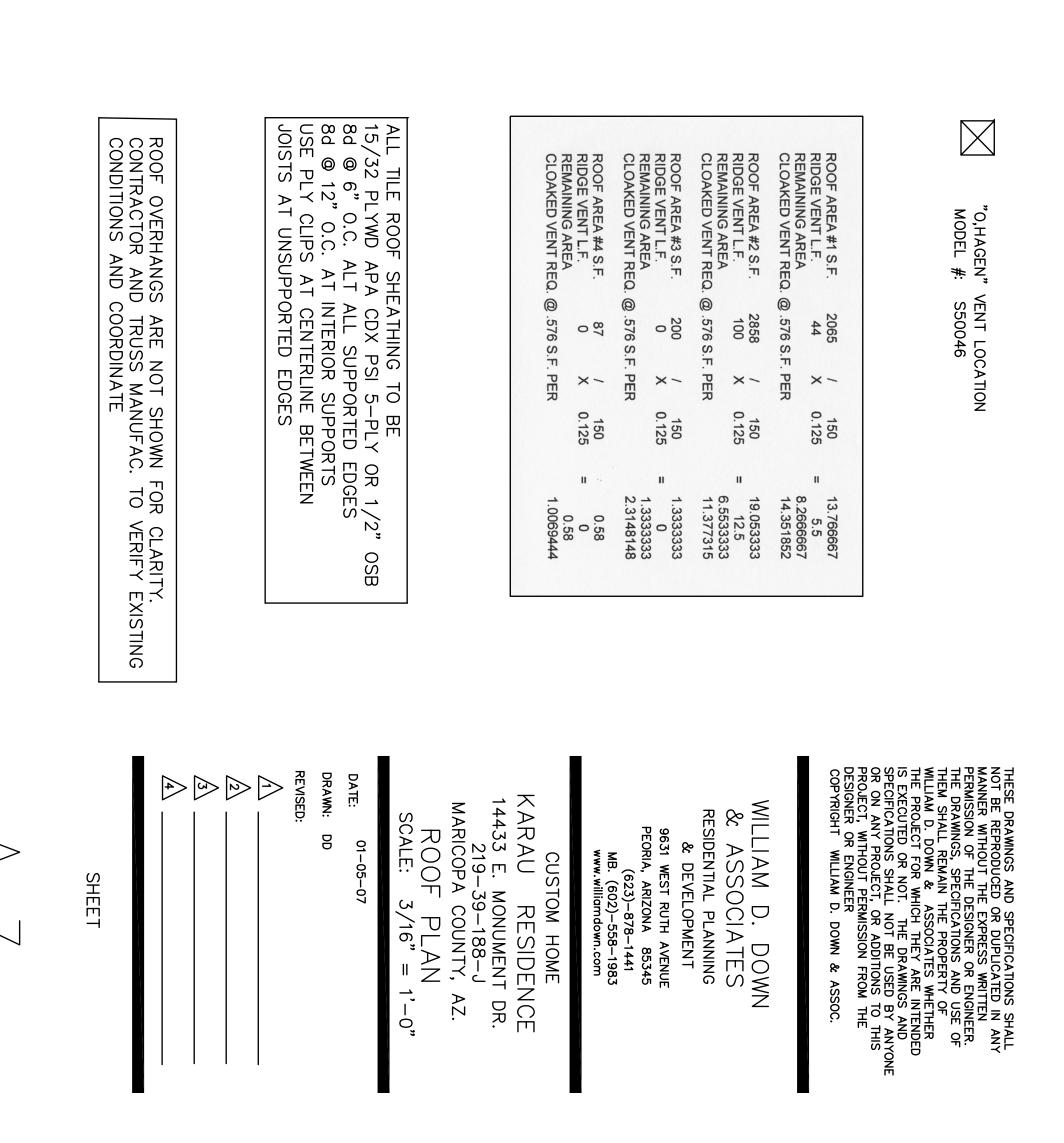


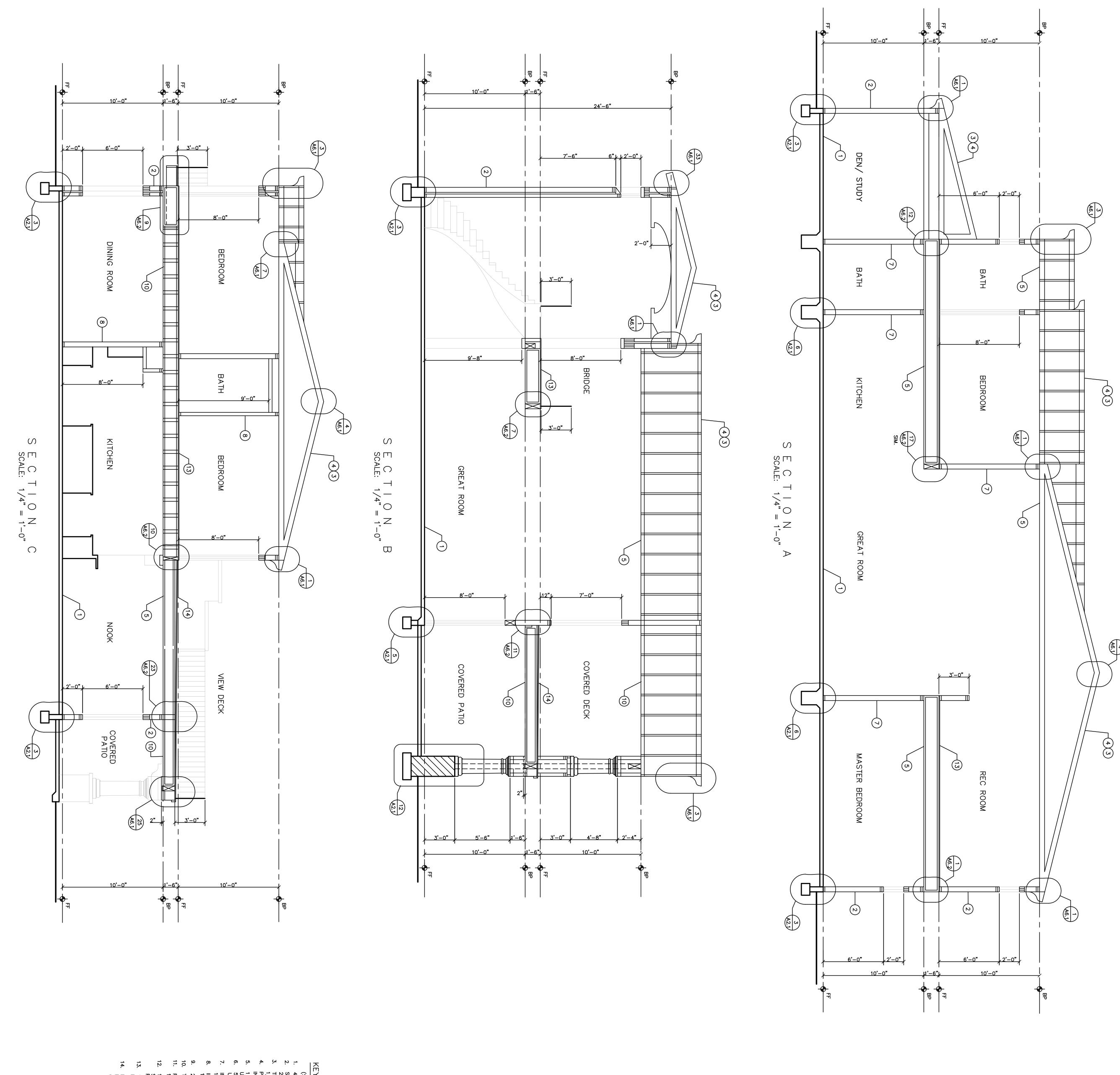












(SEE SHEET GEN-1 FOR ALL APPLICABLE 1CC & TESTING NUMBERS)

(SEE SHEET GEN-1 FOR ALL APPLICABLE 1CC & TESTING NUMBERS)

1. 4" CONCRETE SLAB OVER 4" A.B.C.

1. STUCCO SYSTEM OVER WIRE LATHE, OVER 1" RIGID FOAM INSULATION, OVER 2-LAYERS OF 15# FELT, OVER 3/8" OSB.

1. TILE ROOF SYSTEM OVER 2-LAYERS 30# FELT OVER 1/2" APA CDX PLYWOOD SHEATHING. BLOCK ALL UNSUPPORTED JOINTS.

1. PREFABRICATED WOOD TRUSSES W/ R-38 MINIMUM BATT INSULATION IN-BETWEEN EACH TRUSS OVER LIVABLE AREAS.

1. 1/2" RESISTANT GYPSUM BOARD ALL INTERIOR WALLS & CEILINGS.

1. SE SAG RESISTANT GYP. BRD. AT CEILINGS.

1. SE SAG RESISTANT GYP. BRD. AT CEILINGS.

1. 1/2" GYPSUM BOARD OVER 2 x 6 STUDS @ 16" O.C. W/ 1/2" A.B. @ 48" O.C. U.N.

1. 1/2" GYPSUM BOARD OVER 2 x 4 STUDS @ 16" O.C.

1. YE SAG RESISTANT GYP. BRD. AT CEILINGS.

2. CONVENTIONAL FRAMING (SEE FRAMING PLAN FOR SIZE & SPACING).

2. TYPE "MR" EXTERIOR SOFFIT SHEATHING AT ALL EXTERIOR SOFFITS.

1. FOAM ROOF SYSTEM OVER 2-LAYERS 30# FELT OVER 1.78" T&G PLYWOOD SUBFLOOR GLUED & SCREWED OVER 4X2 PREFAB FLOOR TRUSS (SEE FRAMING PLAN FOR SIZE & SPACING.

13. 11/8" T&G PLYWOOD SUBFLOOR GLUED & SCREWED OVER 4X2 PREFAB FLOOR TRUSS (SEE FRAMING PLAN FOR SIZE & SPACING.

14. INTEGRATED SAND & POLYMER DECK SYSTEM OVER 1 1/8" T&G PLYWOOD SUBFLOOR GLUED & SCREWED OVER PREFAB DECK TRUSS (SEE FRAMING PLAN FOR SIZE & SPACING.)

WILLIAM D. DOWN
& ASSOCIATES
RESIDENTIAL PLANNING
& DEVELOPMENT
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BUILDING SECTIONS

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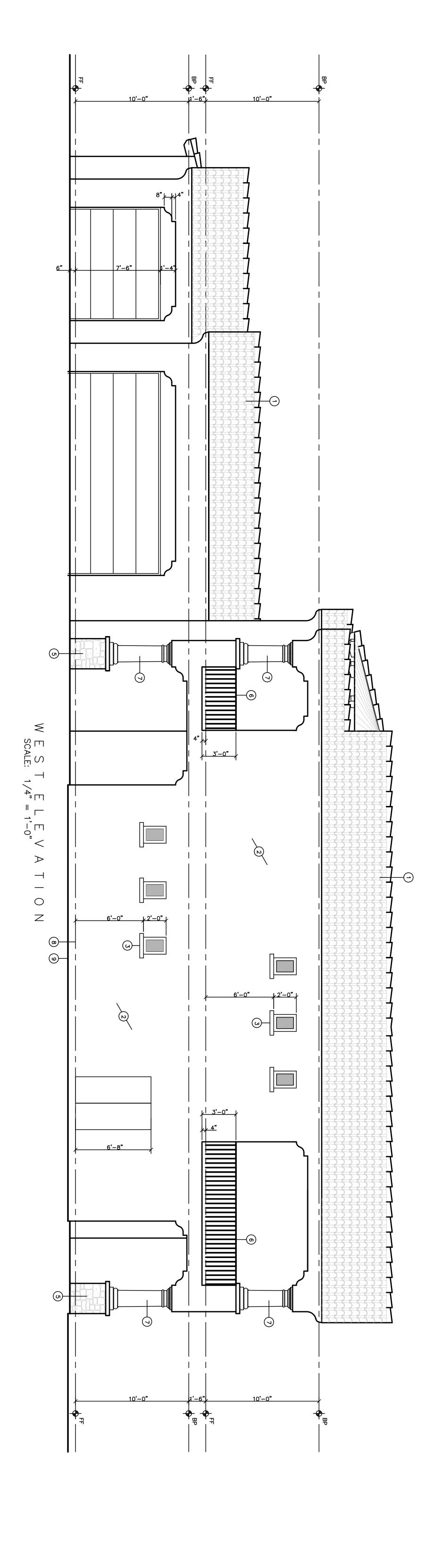
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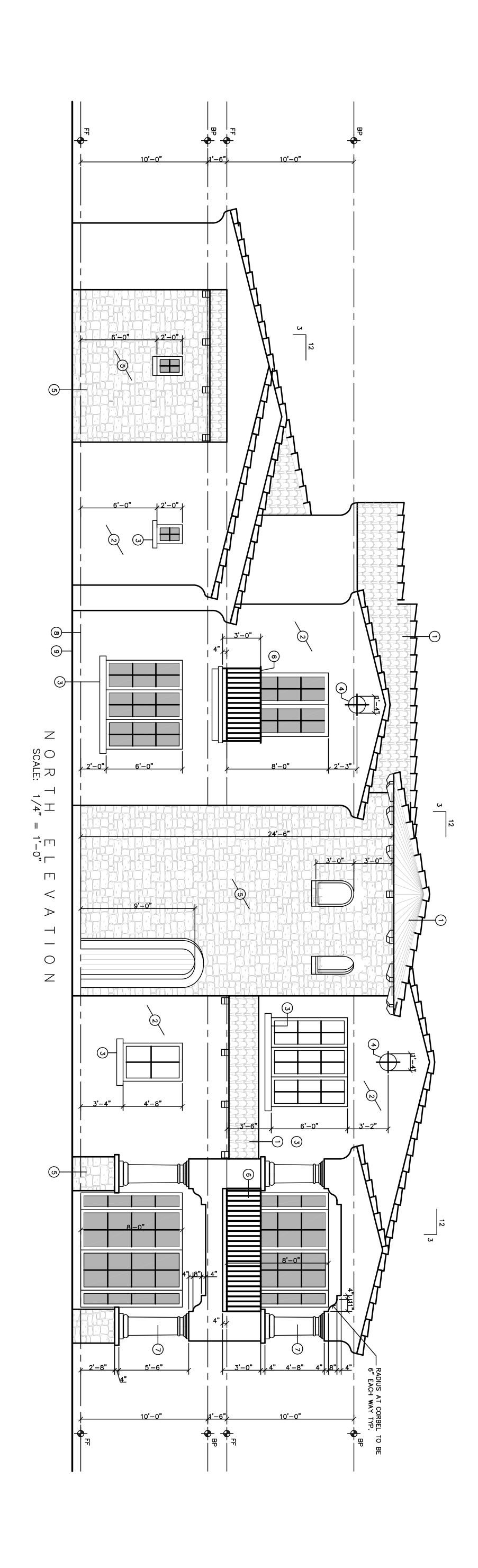
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KEYED ELEVATION NOTES

1. TILE ROOF (ICBO#ER-3523) OVER 2-LAYERS 30# FELT, OVER 1/2" CDX PLYWOOD SHEATHING (TYPICAL)

2. STUCCO SYSTEM (ICBO#ER-3899) OVER WIRE LATHE, 1" RIGID FOAM INSULATION, OVER 2-LAYERS 15# FELT, OVER 3/8" O.S.B.

3. DECORATIVE FOAM MOULDING STUCCO & PAINT FINISH.

4. DECO 2" RECESS W/ WROUGHT IRON CROSS DETAIL

5. FAUX STONE VENEER - INSTALL PER MANUFAC.

6. DECORATIVE WROUGHT IRON RAILING

7. NON-STRUCTURAL PRE-CAST COLUMNS

8. FINISHED FLOOR

9. FINISHED GRADE SLOPE AWAY FROM STRUCTURE 5% FOR 10'-0"

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9631 WEST RUTH AVENUE PEOR HOME OF THE PEORIA, ARIZONA 85345 (623)-878-1441

MB. (602)-558-1983 WWW.WIIIGMOOWN.com

CUSTOM HOME

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KARAU RESIDENCE

14433 E. MONUMENT DR.
219-39-188-J

MARICOPA COUNTY, AZ.

EXTERIORA COUNTY, AZ.

EXTERIORA COUNTY, AZ.

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

DRAWN: DD

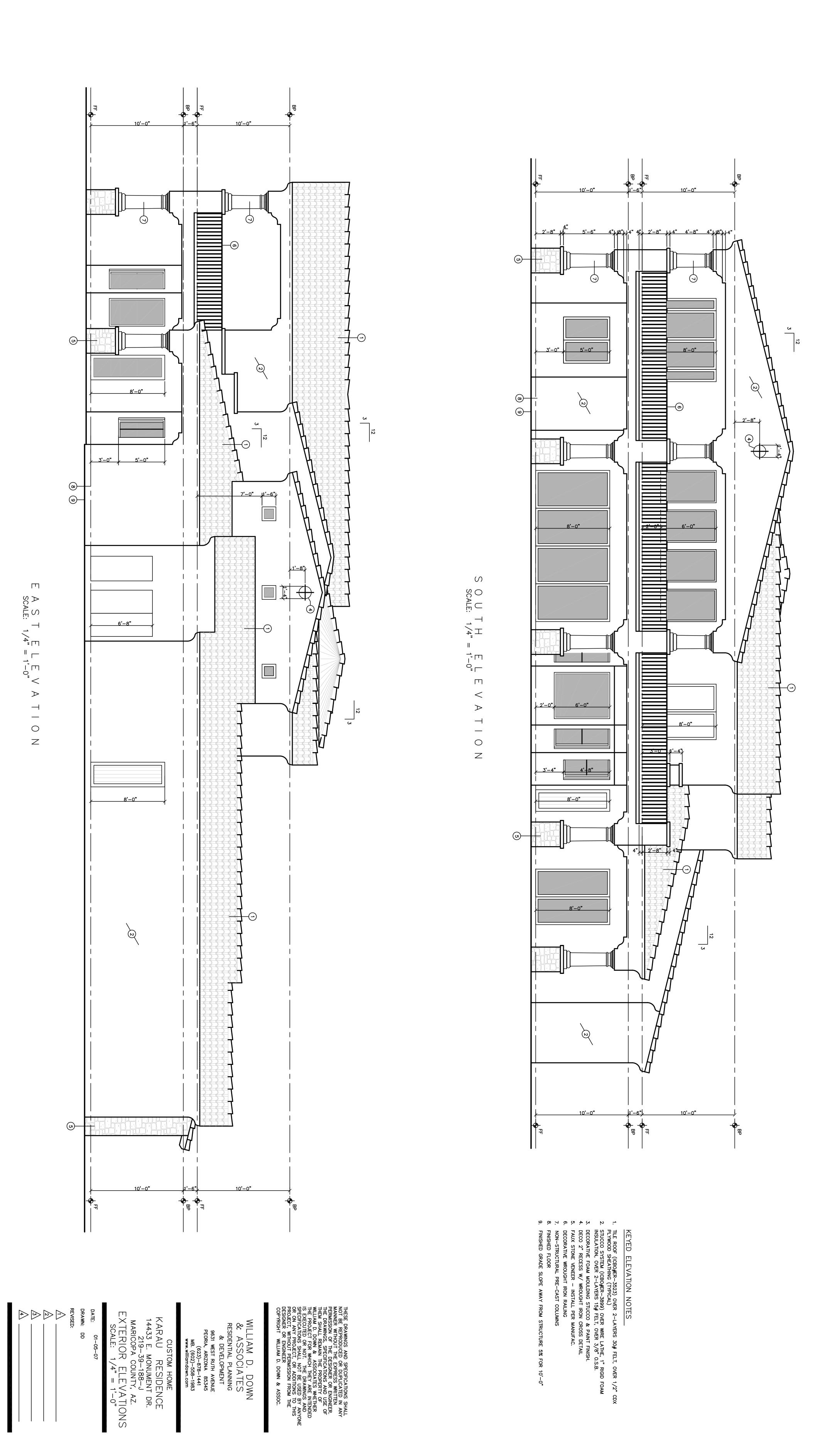
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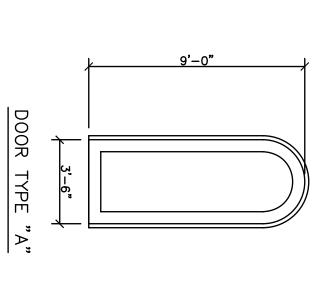
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LOCATION WITH OWNER.	ALL GLAZED DOORS &
	WINDOWS TO
	S TO BE DUAL PAIN & LOW-E
	. VERIFY TINT DEGREE AND

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9'-0"X 8'-0" F/A/A/F 4-PANEL, TEMP. GLASS 2'-4"X 6'-8"-2 COMMON MECH, 12 x 12 HI/LOW 2'-8"X 8'-0" COMMON TEMP. GLASS 16'-0% 20'-0" RETRACT 4-PANEL, TEMP. GLASS 2'-8"X 8'-0" COMMON 1-LITE, TEMP. GLASS 2'-8"X 8'-0" COMMON 2-LITE, TEMP. GLASS	2'-	D9 METAL	109
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9'-0"X 8'-0" F/A/A/F 4-PANEL, TEMP. GLASS 2'-4"X 6'-8"-2 COMMON MECH, 12 x 12 HI/LOW 2'-8"X 8'-0" COMMON TEMP. GLASS 16'-0% 20'-0" RETRACT 4-PANEL, TEMP. GLASS		06 FRENCH	106
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9'-0"X 8'-0" F/A/A/F 4-PANEL, TEMP. GLASS 2'-4"X 6'-8"-2 COMMON MECH, 12 x 12 HI/LOW	2'-)4 FRENCH	104
9'-0"X 8'-0" F/A/A/F 4-PANEL, TEMP.	2'-	D3 METAL	103
	9'—)2 FRENCH	102
ON 3'-6"X 9'-0" COMMON ENTRY, TG, SEE DOOR "A"	3'-	01 RON	101
TYPE SIZE ACTIVATION REMARKS		IO. TYPE	NO.

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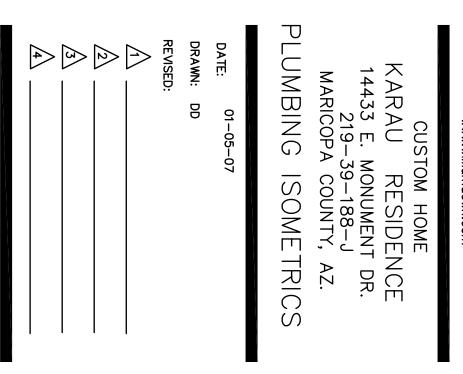
SCHEDULES

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3. Required pressure tests exceeding one hundred (00) pounds shall be performed with gauges ncremented to two (2) percent or less of the required est pressure. Required pressure tests of ten (10) pounds or less hall be performed with gauges of 1/10 pound crements. Required pressure tests exceeding ten (10) pounds one hundred (100) unds shall be performed with gauges on one (1) und incrementation or less.

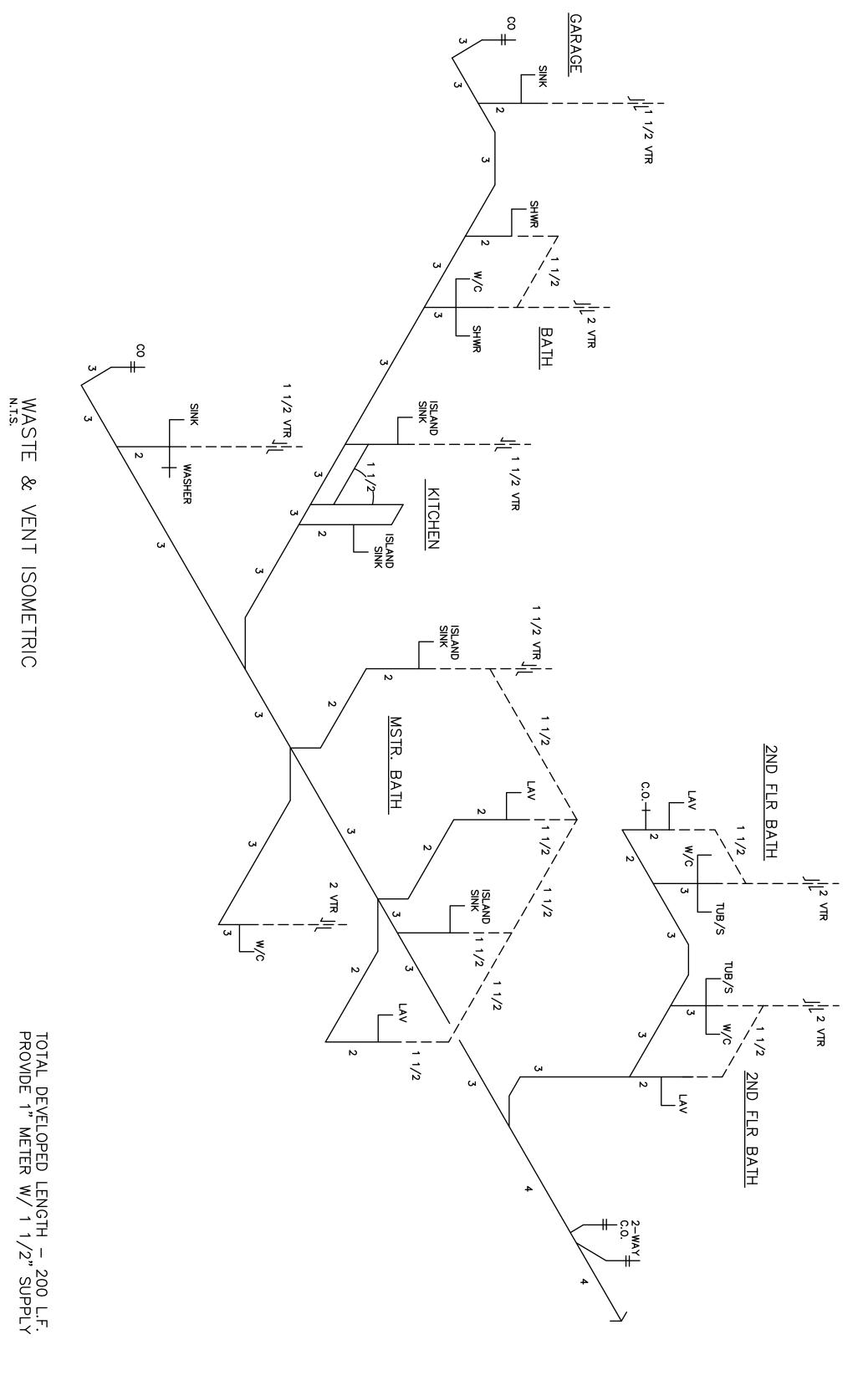
204.3.3 Test Gauges — Tests required by this code, which are performed utilizing dial: gauges. shall be mited to gauges having the following pressure gradations of increments: ne conduit shall be one of the materials listed in UPC ection 1212(a). The interior diameter of the conduit nall be not less than one half (Y:) inch (12.7 mm) or rger than the outside of the gas piping. The conduit nall extend to a point not less than 12 inches (304.8 m) beyond any area where it is required to be stalled, and the outer ends shall not be sealed. ne Uniform Plumbing Code. 1994 Edition, Chapter 12 sction 1204.3.1 is amended by adding a new Section sumbers 1204.3.3 to read as follows:

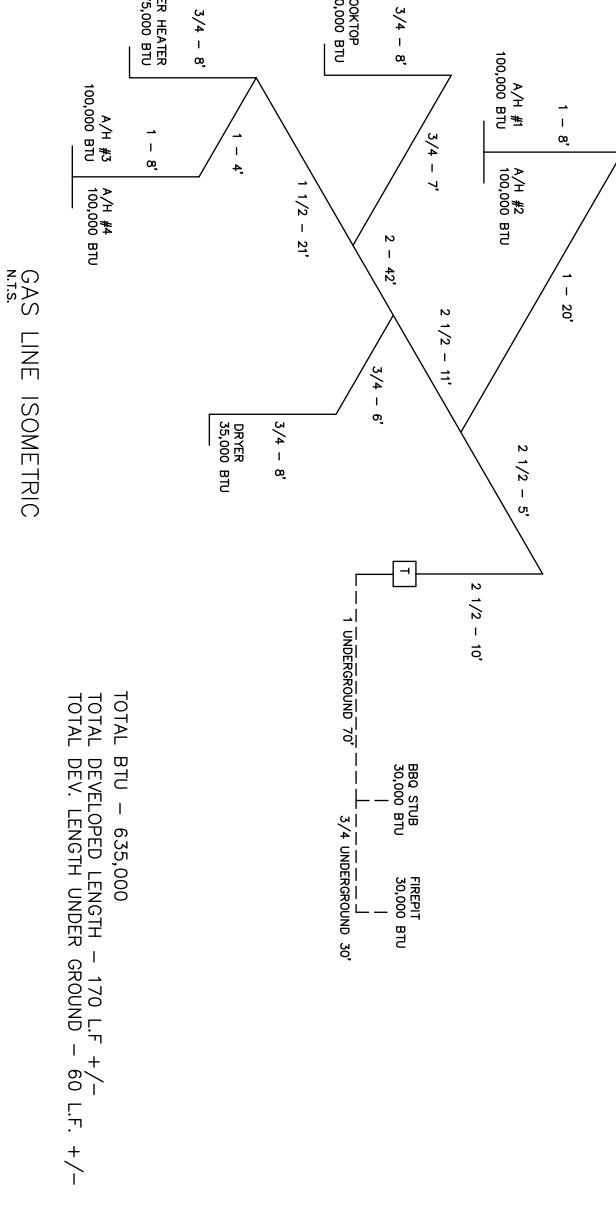
Gas piping may not be installed in or on the ground under any building per UPC Section 1211.3. Kitchen islands having gas appliances shall have gas lines sleeved and sealed in an approved manner. If unsure of the approved installation method accepted, contact the Building Safety Department prior to installation. Propane shall never be permitted 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.

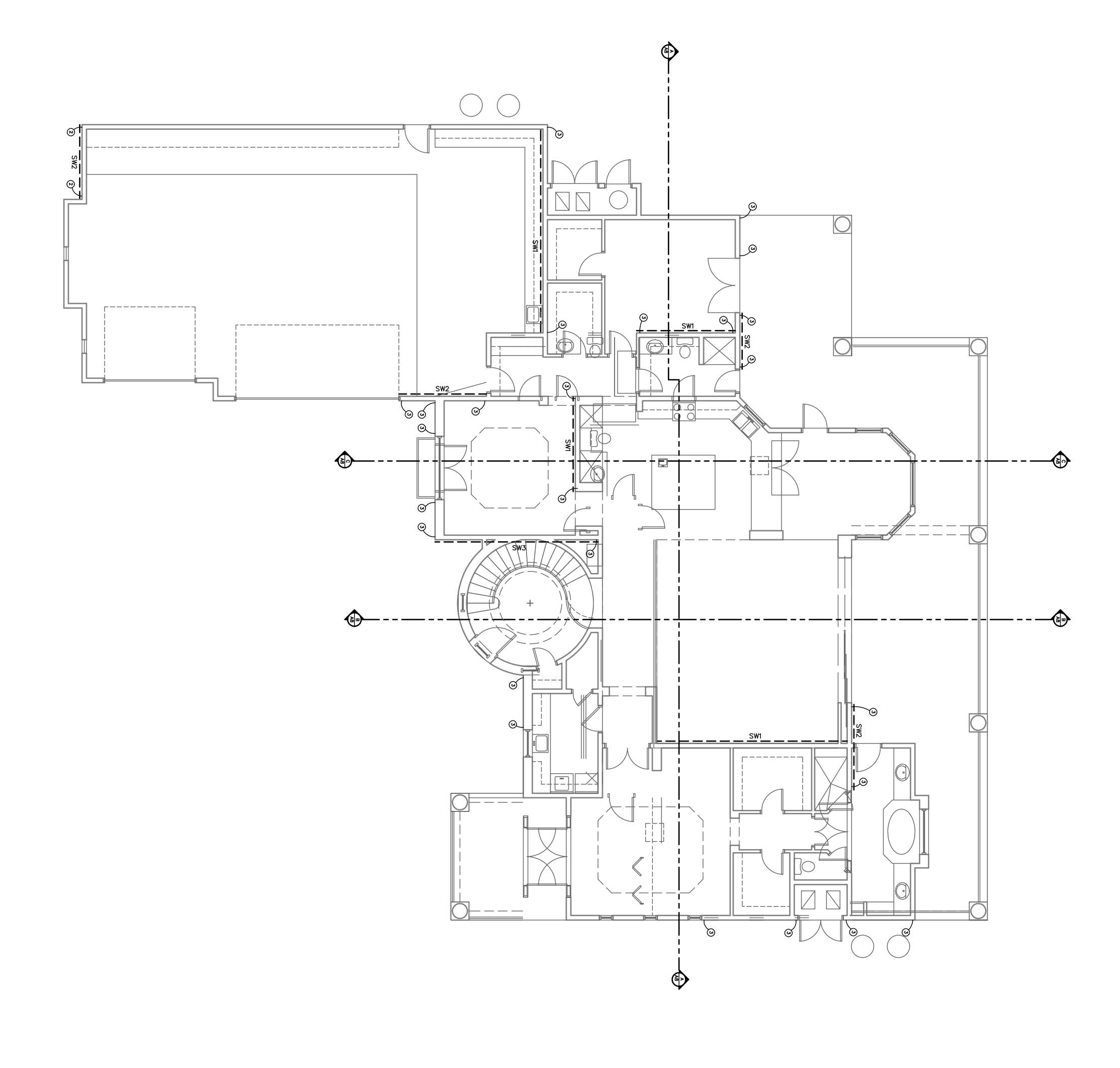
ose bibbs are to be equipped with integral backflow reventers (if located in frost areas. they shall be a ost-proof type) per UPC Section 603.3.7.

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. ABS or PVC used in the drain, waste, and venting system to be schedule 40. Copper tubing used in vater piping shall be type "M" minimum weight in the building abovethe slab and copper tubing type "L" minimum weight shall be used below the floor slab nstalled without joints. Gas fuel piping shall be wrought iron or steel (galvanized or black). A high loop strapped with 3/4" strap at the dishwasher o sink connection may be provided in lieu of the air pap specified by UPC Section 807.4 in accordance with Town policy .

PLUMBING NOTES:
sland sink venting shall 909.0.







2. SEE 3. NAIL 4. DRY 5. ALL 6. GYP 7. PRO 8. USE	NOTES:		SW2	SW1	MARK		
<<\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			3/8"OSB	3/8" OSB	SHEATHING MATERIAL	SHE	
OD STUD SHOOD STUD SHOOD STUD STUDS OF SAME SINGLE EDGES SHEATHING X STUDS OF STUDS OF STUDS OF SHEATHING			8d @ 4" O.C.	8d 9 6' O.C.	EDGE NAILING	AR W,	
ZE AND SPACE SHALL BE IS UNBLOCK IS UNBLOCK IN POST AT AUM AT SHE NEL JOINTS	2		0.00 0.00 0.00 0.00	8d 9	FIELD NAILING	ALL S(
TYPICAL WOOD STUD SHEAR WALL DETAIL GYPSUM BOARD AT ALL STUDS, TOP AND BOTTOM AND BLOCKING. ALL NAILS OF SAME SIZE AND SPACING MAY BE L OF COOLER NAILS OF COOLER NAILS OF SHEATHING IS UNBLOCKED WITH AMING. DM BOARD SHEATHING IS UNBLOCKED. OM BOARD SHEATHING IS UNBLOCKED.			1/2" EXP. B. @ 24" O.C.	1/2" EXP. B. @ 32" O.C.	SILL PLATE BOLTS	SHEAR WALL SCHEDULE	
OM H SHEAR WALLS.				16d NAILS AT 6" O.C. © SILL PLT.	REMARKS	im	

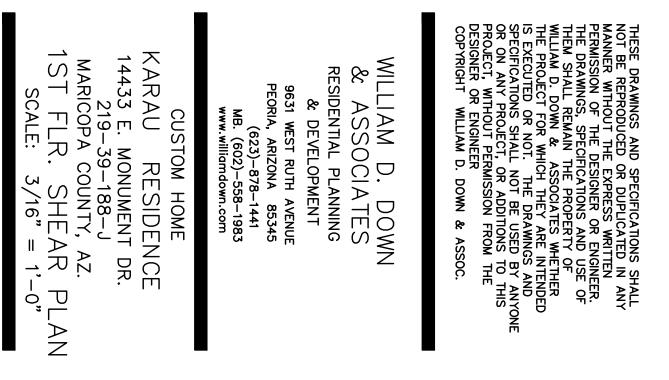
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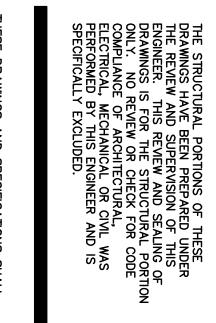
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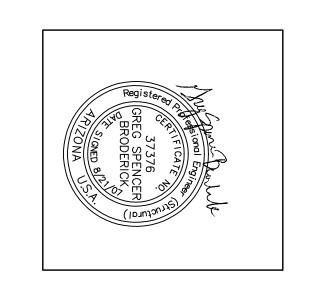
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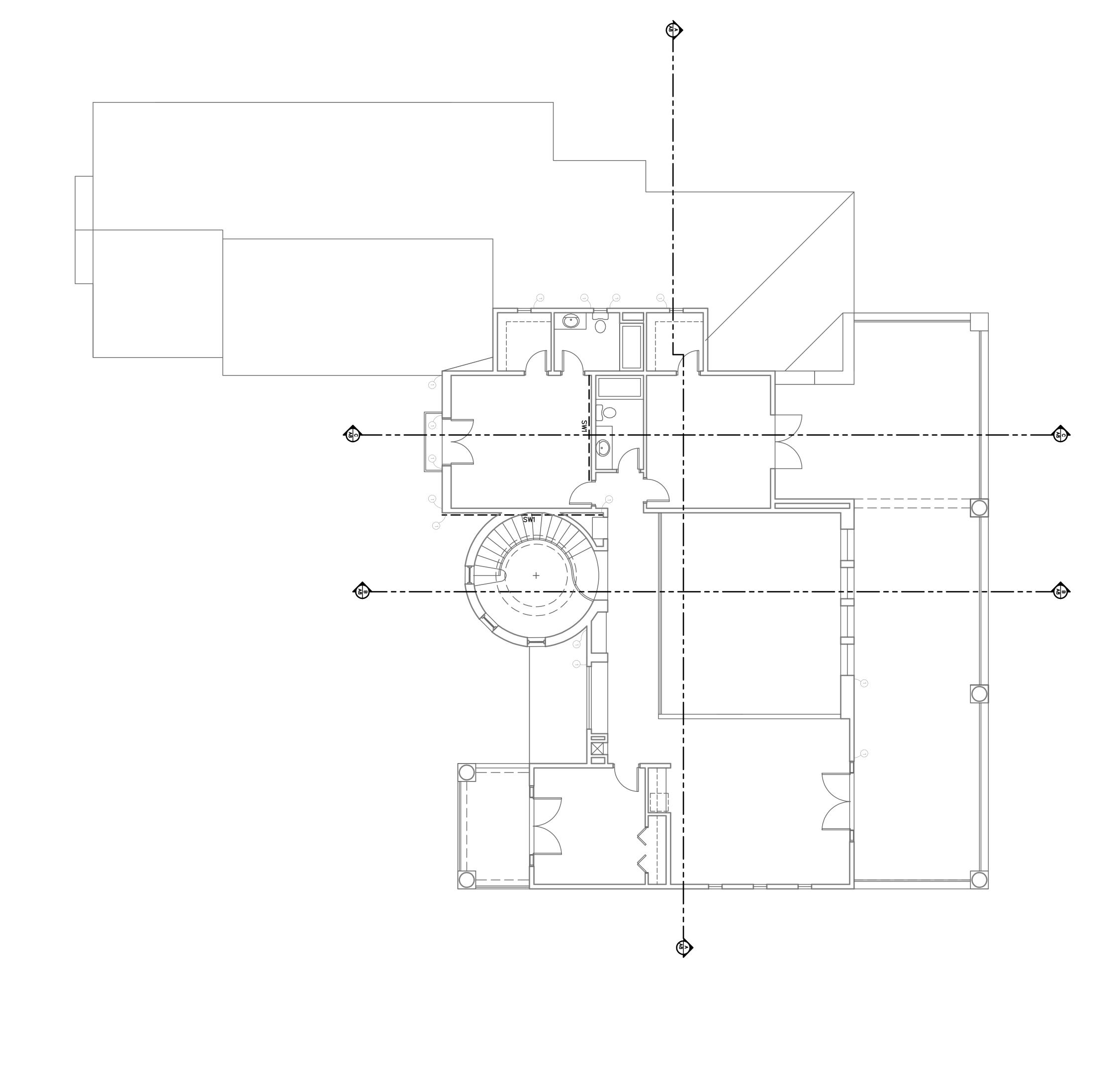
3	2	(1)	
"SIMPSON" HTT16 — USE 5/8" D. THREADED ROD EPOXIED 8" MIN. W/ SIMPSON "SET" EPOXY—ER5279	"SIMPSON" HTT22 - USE 5/8" D. THREADED ROD EPOXIED 10" MIN. W/ SIMPSON "SET" EPOXY-ER5279	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD	HOLDOWN SCHEDULE







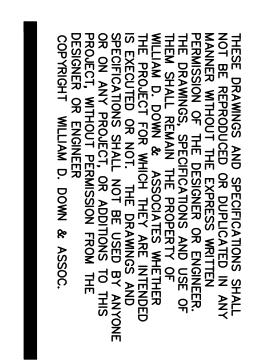
SHEET

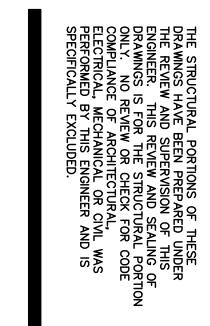


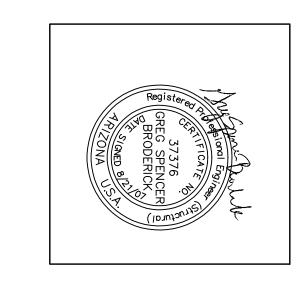
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9.87.6.5.4.5. 9.07.6.2X.E.D.P.N.S.	멑		SW2	SW1	MARK	
NAIL GYPSUM BOARD AT ALL STUDS, TOP AND BOTTOM PLATE AND BLOCKING. DRYWALL NAILS OF SAME SIZE AND SPACING MAY BE USED IN LIEU OF COOLER NAILS ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED WITH 2X FRAMING. GYPSUM BOARD SHEATHING IS UNBLOCKED. PROVIDE 2 — 2 X STUDS OR POST AT END OF ALL SHEAR WALLS. USE 2 ANCHOR BOLTS MINIMUM AT SHEAR WALLS. PROVIDE 3X MEMBER AT PANEL JOINTS			3/8"0SB	3/8" OSB	SHEATHING MATERIAL	SHE
DARD AT ALKING. OF SAME SINAILS ANEL EDGES ANEL EDGES X STUDS OBOLTS MINII	F SHEAR W		8d @ 4" O.C.	8d e 6' O.C.	EDGE NAILING	AR W
IZE AND SPAND SPAN	WALLS, SEE PLANS		8d 9 12' O.C.	8d 9 12' O.C.	FIELD NAILING	ALL S
SHEAR WALL DE IAIL SIZE AND SPACING MAY BE L SES SHALL BE BLOCKED WITH NG IS UNBLOCKED. OR POST AT END OF ALL SH INIMUM AT SHEAR WALLS. PANEL JOINTS	LANS.		1/2" EXP. B. @ 24" O.C.	1/2" EXP. B. @ 32" O.C.	SILL PLATE BOLTS	SHEAR WALL SCHEDULE
OM USED IN				16d NAILS AT 6" O.C. @ SILL PLT.	REMARKS	in

3	2	(1)	
"SIMPSON" HTT16 - USE 5/8" D. THREADED ROD EPOXIED 8" MIN. W/ SIMPSON "SET" EPOXY-ER5279	"SIMPSON" HTT22 - USE 5/8" D. THREADED ROD EPOXIED 10" MIN. W/ SIMPSON "SET" EPOXY-ER5279	"SIMPSON" CS16 STRAP EXTEND 14" ONTO (2) 2X STUD	HOLDOWN SCHEDULE





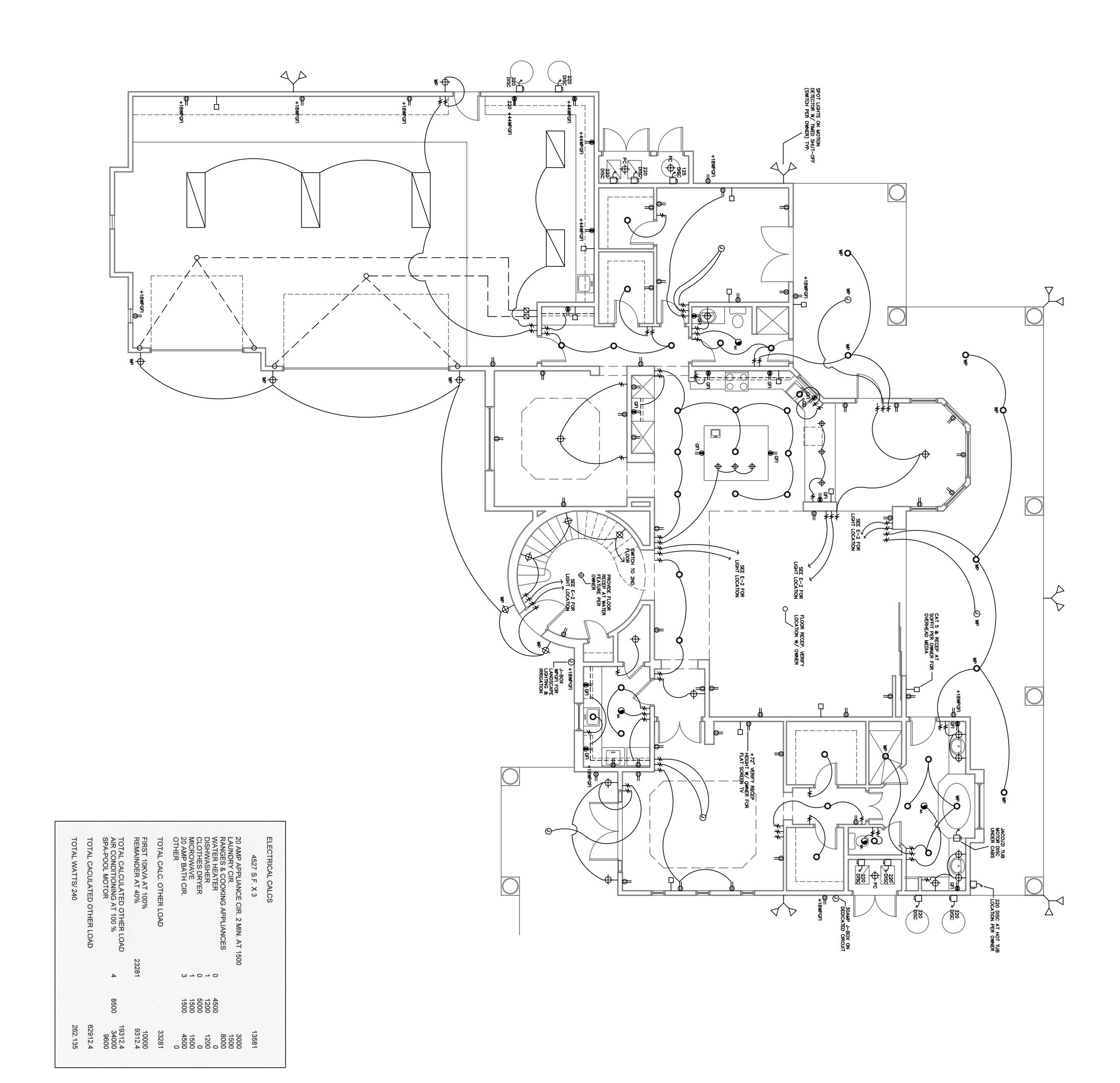


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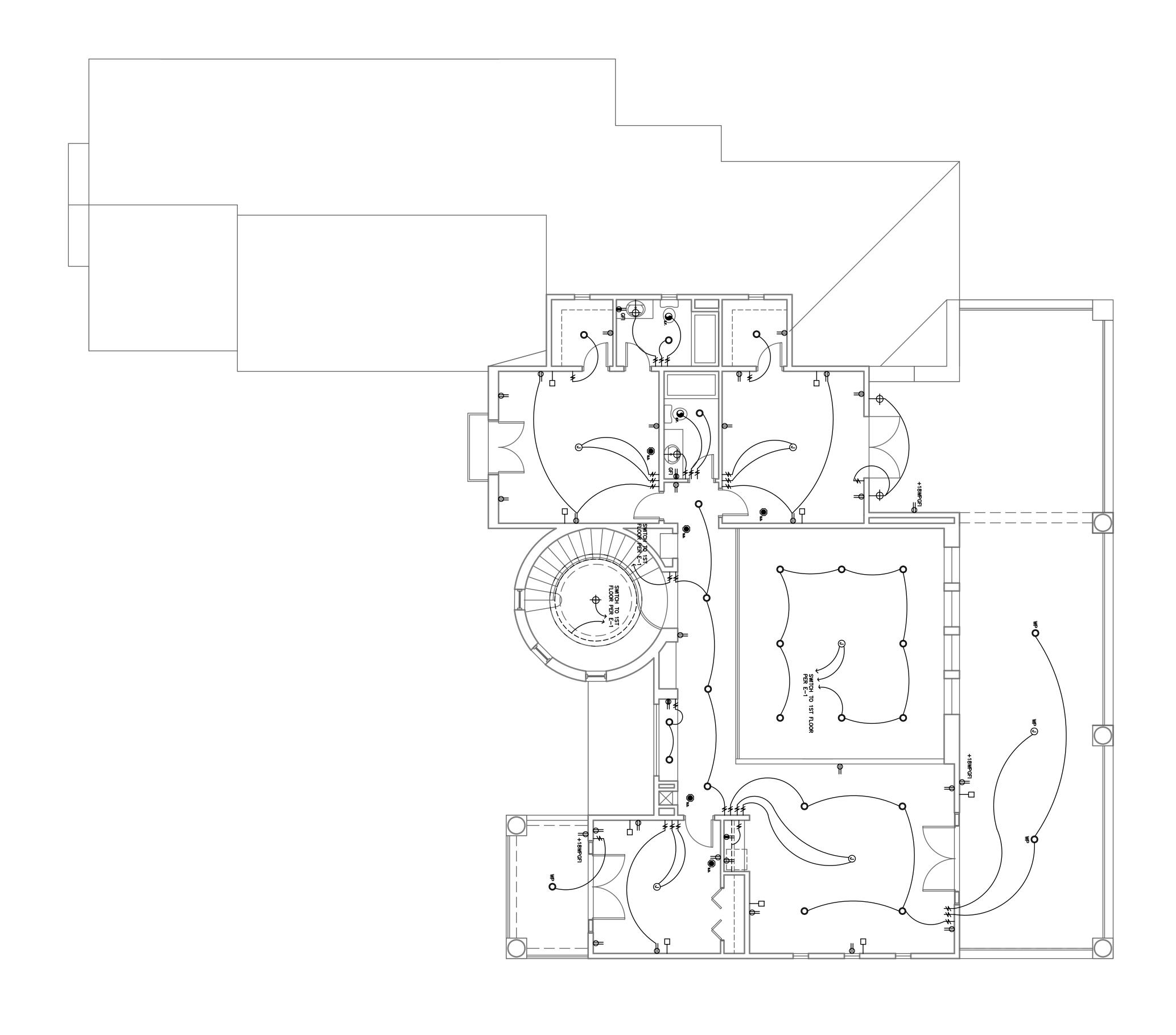
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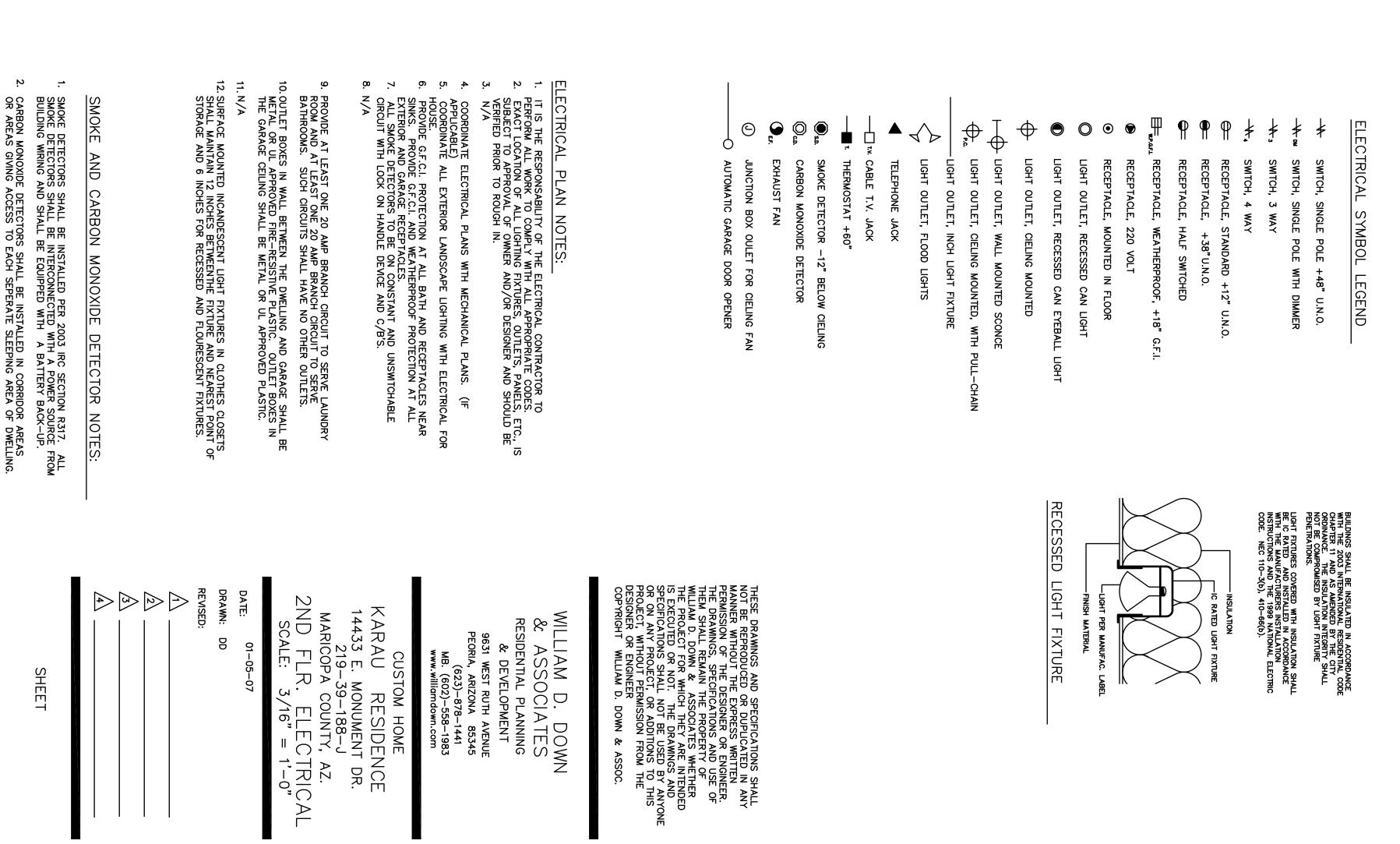
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2ND FLR. SHEAR PLAN
SCALE: 3/16" = 1'-0"

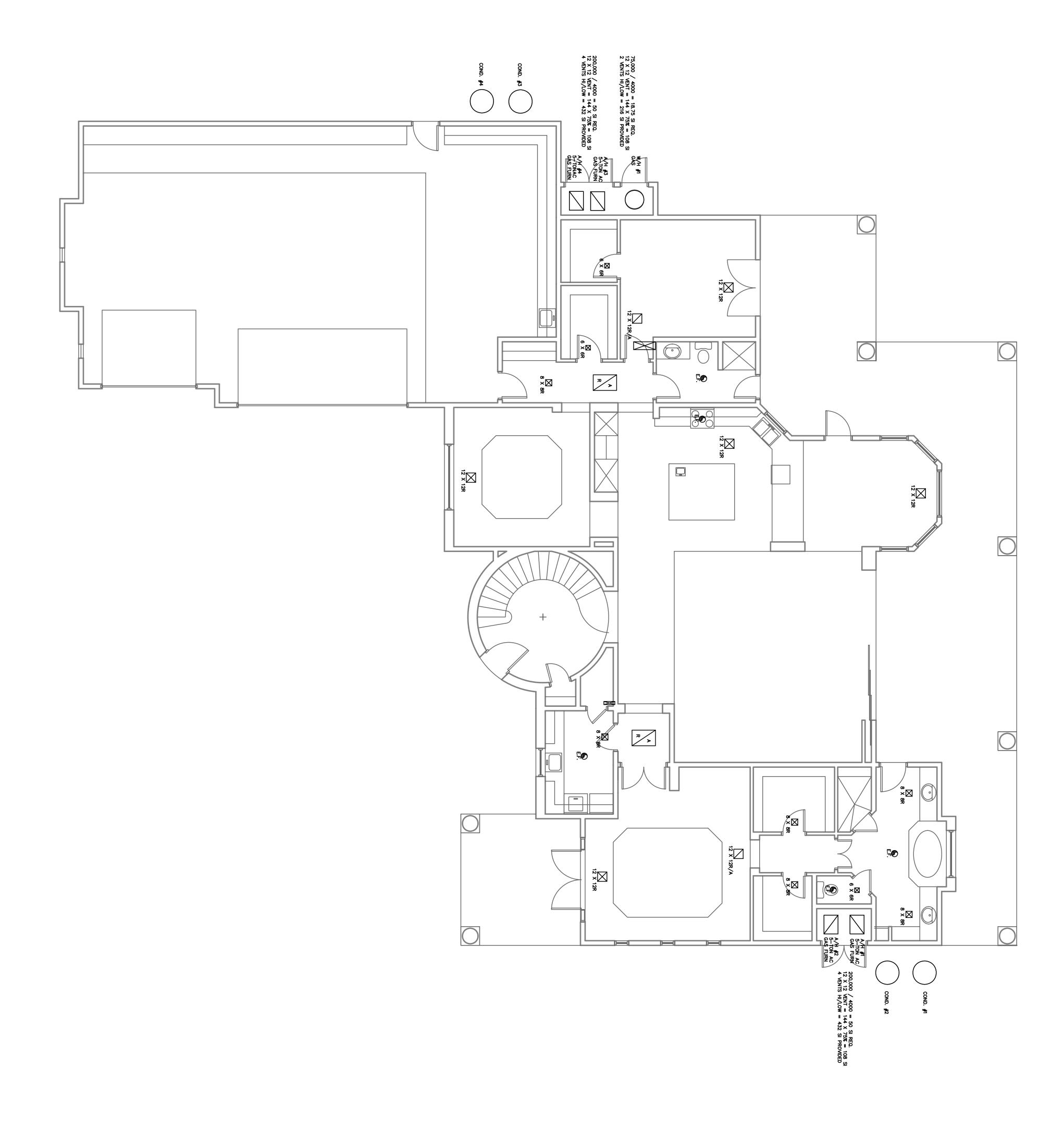


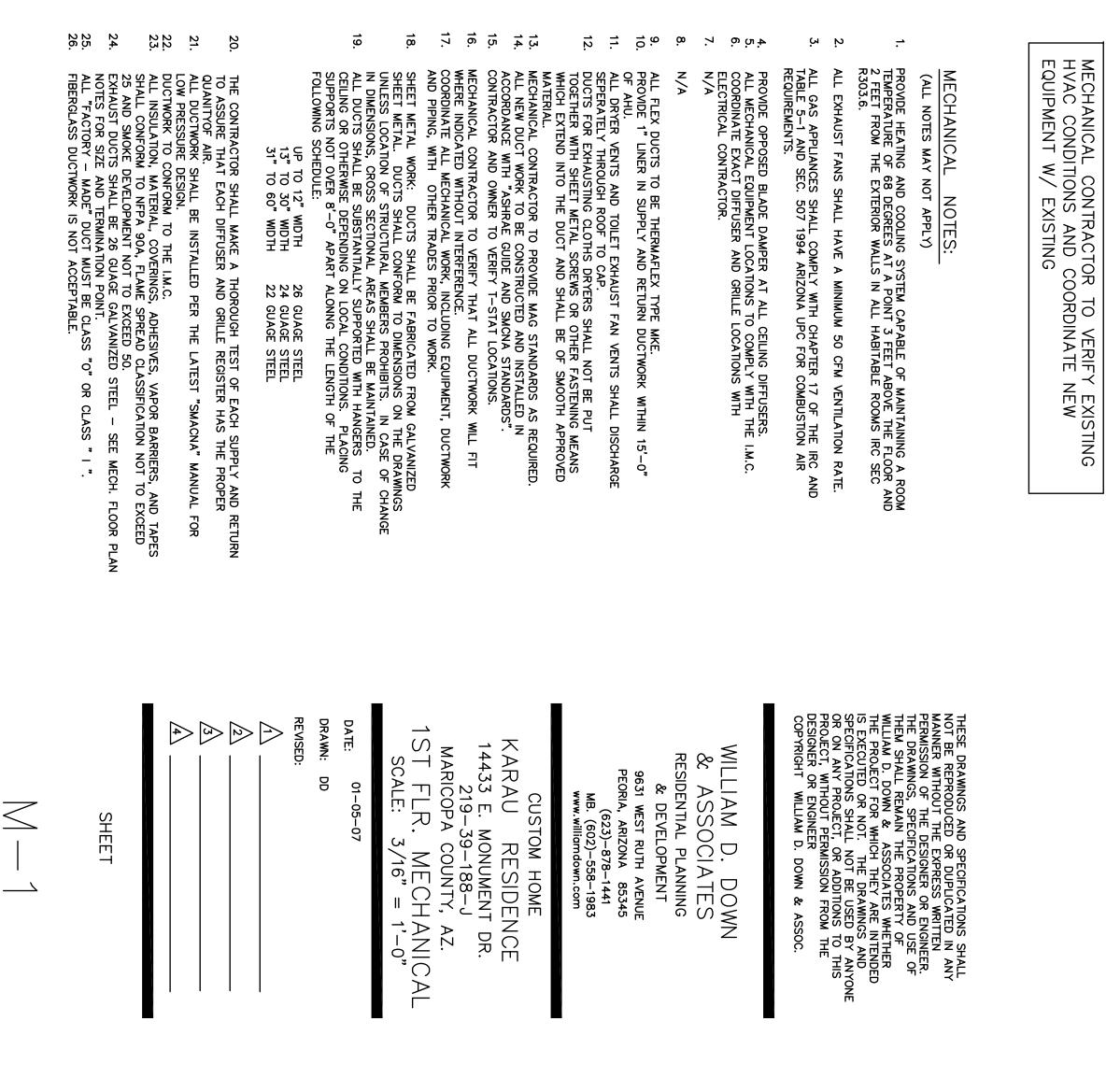


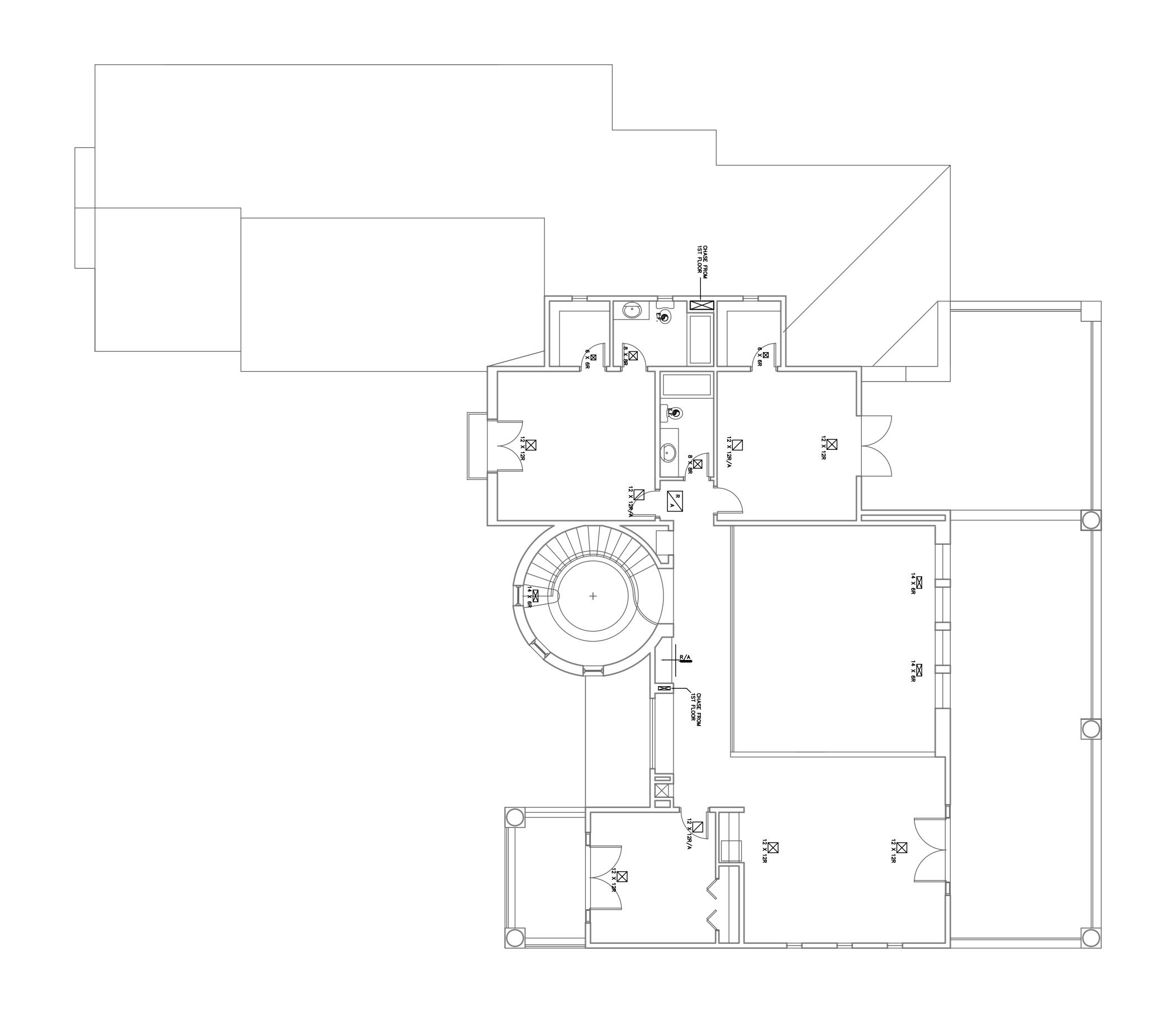
PROVIDE ALL SIERIES RATED FUSE/ BREAKER SERVICE EQUIPMNET TO MEET 23,000 FAULT CURRENT INTERRUPTING CAPACITY REQUIRED. PROVIDE ALL SERVICE EQUIPMENT WITH PROPER SIERIES RATED LABELS.

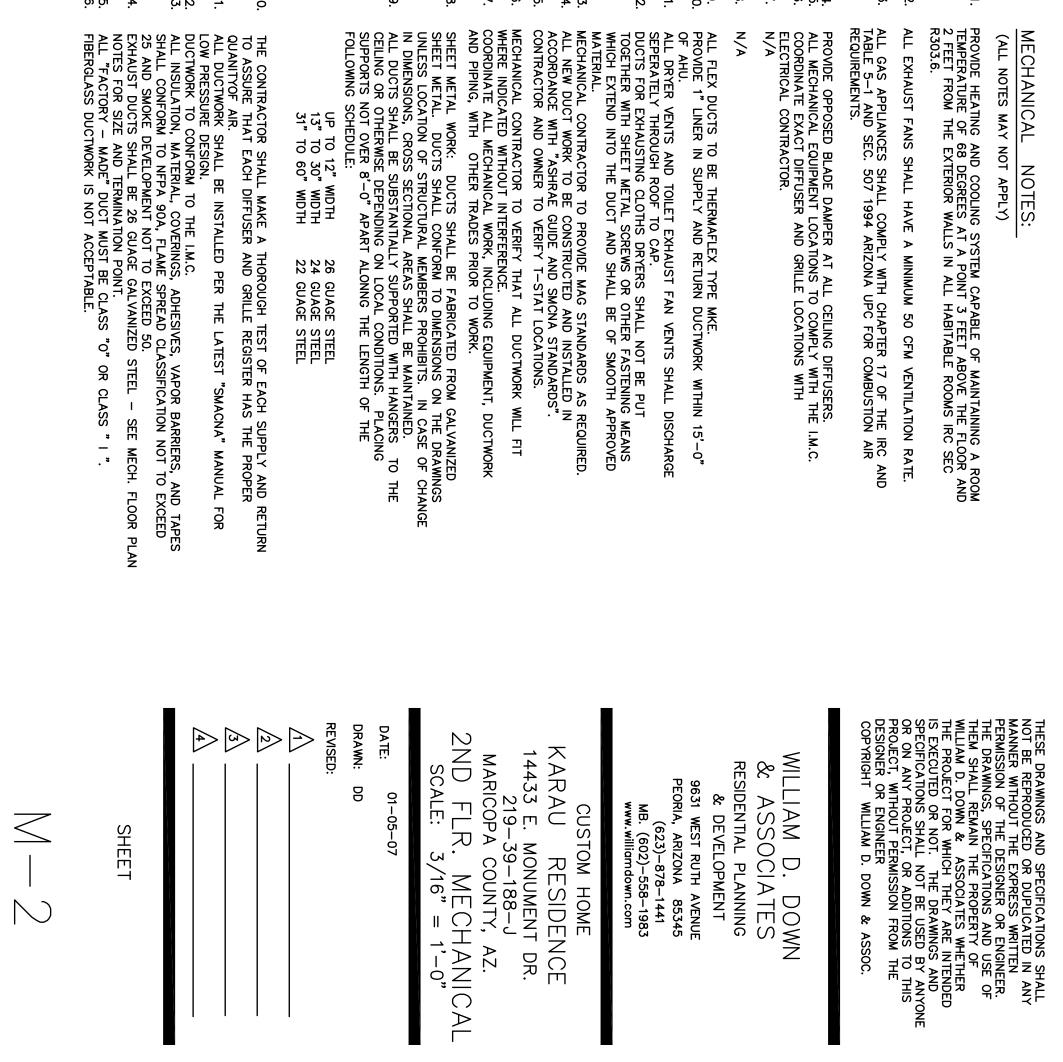












ALL EXHAUST FANS SHALL HAVE A MINIMUM 50 CFM VENTILATION RATE.
ALL GAS APPLIANCES SHALL COMPLY WITH CHAPTER 17 OF THE IRC AND
TABLE 5-1 AND SEC. 507 1994 ARIZONA UPC FOR COMBUSTION AIR
REQUIREMENTS.

PROVIDE HEATING AND COOLING SYSTEM CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS IRC SEC R303.6.

MECHANICAL CONTRACTOR TO VERIFY EXISTING HVAC CONDITIONS AND COORDINATE NEW EQUIPMENT W/ EXISTING

20. 21. 22. 23.