The SVOBODA Residence

GENERAL NOTES

- 1. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF THE DESIGNER AND ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT ON THE DESIGNATED PROPERTY ONLY AND MAY NOT BE DISCLOSED TO ANY PERSON, CORPORATION OR OTHER ENTITIY.
- 2. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUDS. ALL EXTERIOR WALLS SHALL BE 2x6's AT 16" ON CENTER UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHALL BE 2x4's AT 16" ON CENTER UNLESS NOTED OTHERWISE.
- 3. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS or FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED in ACCORDANCE w/ MFGR's RECOMMENDATIONS at ALL TUB and SHOWER AREAS and WALL PANELS in SHOWER AREAS per IRC R702.4.2.
- 4. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE to WATER, or IN AREAS SUBJECT to CONTINUOUS HUMIDITY per IRC
- 5. PAINT ALL EXPOSED GALVANIZED METAL. DO NOT PAINT ALUMINIUM MATERIALS.
- 6. PROVIDE TERMITE TREATMENT AT BUILDING AREA. APPLICATOR SHALL PROVIDE A MINUMUM FIVE YEAR GUARANTEE.
- 7. BUILT-UP ROOFING SHALL BE A 20-YEAR BONDABLE 4-PLY FIBERGLASS ROOF w/ SHEET. CLASS "B" ROOF.
- 8. ALL GLASS SHALL BE DUAL-GLAZED w/ BRONZE TINT UNLESS NOTED OTHERWISE. VERIFY COLOR OF FRAMES w/ OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
- 9. EACH TRADE SHALL BE RESPONSIBLE FOR THE KNOWLEDGE OF THE RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH HE OR SHE WILL BE EXPECTED TO PERFORM.
- 10. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJET SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH EXISTING SITE CONDITIONS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE DESIGNER.
- 11. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL THE ELEMENTS AND CONDITIONS IN THESE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE SUBMITTED TO THE DESIGNER FOR HIS RULING IN WRITING PRIOR TO BEGINNING WORK.
- 12. ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE IRC, AND ANY FEDERAL, STATE AND LOCAL CODES. REGULATIONS AND ORDINANCES OR THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT, APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION FOR THE PROJECT WAS REPORTED.
- 13. EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS OR HER FIELD/TRADE AND SHALL (BEFORE SUBMISSION OF BID OF PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DESIGNER IN WRITING, OF SCOPE OF WORK CALLED OUT AS CONSTRUCTED, AS DESIGNED AND OR DETAILED.
- 14. DUE TO REPROGRAPHIC PROCESSES THESE PLANS MAY NOT BE TO SCALE. ALL DIMENSIONS
- SHALL TAKE PRECEDENCE OVER SCALE FROM PLANS, SECTIONS, ELEVATIONS AND DETAILS.

 15. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SPRINKLER (IF APPLICABLE) ARE SUPPLEMENTAL TO THE ARCHITECRUAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE VARIOUS DRAWINGS IT SHALL BE BROUGHT TO THE
- 16. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK FOR THE TRADE INVOLVED, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATIVE NON-STANDARD OR UNTESTED METHODS PROPOSED.

DESIGNER'S ATTENTION FOR CLARIFICATION.

- 17. ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED ON THESE PLANS BASED ON INFORMATION OF RECORD. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS & ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS OR HER FAILURE TO LOCATE. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.
- 18. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF ARIZONA OCCUPATIONAL SAFETY AND LIFALTH ACT.
- 19. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL GUARANTEE ALL WORK AGAINST FAULTY INSTALLATION AND/OR MATERIALS FOR A PERIOD OF NO LESS THAN ONE YEAR.
- 20. ALL PARTIES USING THESE PLANS, PRINTS AND COPIES, ETC. REALIZE THAT THESE DOCUMENETS AND ANY & ALL SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE & SHALL REMAIN AT ALL TIMES PROPERTY OF THE DESIGNER. NO REPRODUCTION IS PERMITTED, IN WHOLE AND PART BY ANY MEANS WHATSOEVER.
- 21. ALL IDEAS, ARRANGEMENT AND DESIGNS ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT LAWS OF THE UNITED STATES.
- 22. ALL FINISH WORK IS TO BE PROTECTED FROM NEW CONSTRUCTION. DAMAGE CAUSED TO FINISH WORK BY ANY SUB-CONTRACTOR WILL BECOME THE RESPONSIBILITY OF THAT SUB-CONTRACTOR TO REPLACE AS SPECIFIED HERE-IN TO THE ACCEPTABLE STANDARDS OF THE DESIGNER AND THE ORIGINAL SUB-CONTRACTOR RESPONSIBLE FOR THE INITIAL WORK.
- 23. ALL DOCUMENTS ARE TO BE CONSIDERED PRELIMINARY UNTILL THE ISSUANCE OF A BUILDING/CONSTRUCTION PERMIT. DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES STEMMING FROM THE IMPROPER USE OF PRELIMINARY DOCUMENTS INCLUDING SUCH USES AS BIDDING OR PREMATURE CONSTRUCTION.
- 24. ALL FINISH TRADES ARE TO VERIFY CONDITION OF SURFACE TO BE ADEQUATE FOR INTENDED APPLICATION OR MAY BE MADE SUITABLE THROUGH SANDING OR FILLING AS DEEMED NECESSARY BY FINISH SUB-CONTRACTOR. SHOULD SURFACE NOT BE ADEQUATE, NOTIFY THE CONTRACTOR IN WRITING OR ASSUME ALL LIABILITY FOR FINISHING RESULTS.

CODE TABLE

PLANS SHALL CONFORM WITH ALL CURRENT GOVERNING CODES

(INCLUDED BUT NOT LIMITED TO) -

- •• 2018 INTERNATIONAL BUILDING CODE
- •• 2018 INTERNATIONAL MECHANICAL CODE

•• 2018 INTERNATIONAL PLUMBING CODE

- •• 2018 INTERNATIONAL FUEL GAS CODE
- •• 2018 INTERNATIONAL FIRE CODE
- •• 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- •• 2017 NATIONAL ELECTRIC CODE
- •• 2010 ADA STANDARDS for ACCESSIBLE DESIGN
- •• 2006 NFPA 101 LIFE SAFETY CODE

ZONING INFORMATION

CURRENT ZONING:

PLANNED UNIT DEVELOPMENT

PROJECT TEAM

DESIGNER:

- ZETTEL GROUP, INC. 1915 McCULLOCH BLVD NORTH
- SUITE 100 LAKE HAVASU CITY, AZ 86403
- PH (928) 453-3910 FAX - (928) 680-5559
- STRUCTURAL ENGINEER:
- LEI ENGINEERS, SURVEYORS and
- PLANNERS 3302 N. MAIN STREET
- SPANISH FORK, UT 84660
- PH (801) 798-0555 FAX - (801) 798-9393

office@lei-eng.com

UTILITY PROVIDERS

Unisource Energy Services (877) 837-4968

(800) 383-0834

- Electric ServiceGas Service
- Epcor
 - www.epcor.com
 - ••• Water Service
- Frontier Communications (800) 921-8101
- www.frontier.com
- Telephone ServiceInternet Service
- Suddenlink Business (855) 270-5527
- www.suddenlinkbusiness.com
- Telephone ServiceInternet Service
- Allied Waste Services (928) 855-9441
- ••• Trash and Recycling

PROPOSED LOCATION for PROPANE TANK EXISTING GRADED PAD **ELEVATION = 525.00'** LOCATION - VERIFY METER CABLE PEDESTAL LANDSCAPING -PROPOSED UNDER-GROUND ELECTRICAL SERVICE LOCATION LINE LOCATION 522.84 SCAPING SCAPING PROPERTY LINE—— _ _ _ _ _ _ _ 5' HIGH POOL LEGAL **GARAGE** W.I. GATE - SWING (525.33' F.F.) 5' HIGH POOL LEGAL W.I. -OUT (UNDER SEPERATE PLANTER GATE - SWING OUT (UNDER SEPERATE PERMIT) - A/C CONDENSOR LOCATION **BOAT GARAGE** (523.00' F.F.) SCREENED TRASH BIN LOCATION VACANT VACANT A/C CONDENSOR -LOCATION 523.16 **COVERED PATIO** - SPLIT-FACE RETAINING WALL w/ 5' HI SECURITY RAILING per RIVIERA DESIGN REQUIREMENTS PLANTER A/C CONDENSOR MAIN LIVING (525.50' F.F.)

2469 Wren Cove Way

UNSUBDIVIDED

COVERED PATIO

N 89° 37' 17" W

SPLIT-FACE RETAINING

RAILING per RIVIERA

WALL w/ 5' HI SECURITY

DESIGN REQUIREMENTS

53'-8" 68'-8 1/2"

5344 -----



ARCHITECTURAL SITE PLAN

SCALE: 1' = 10'-0'

5' HIGH POOL LEGAL🤊

W.I. GATE - (UNDER

SEPERATE PERMIT)

SHEET INDEX

- A1.1 GENERAL NOTES, SHEET INDEX and
- .01 LANDSCAPE PLAN
- A2 1 WALL FRAMING PLAN
- A2.1 WALL FRAMING PLAN
- A2.2 NOTED FLOOR PLAN
- A3.1 ENLARGED FLOOR PLANS and
- INTERIOR ELEVATIONS
- A3.2 DOOR DETAILS and NOTES
- A3.3 WINDOW DETAILS and NOTES
- A4.1 EXTERIOR ELEVATIONS
- A4.2 EXTERIOR ELEVATIONS
- A5.1 REFLECTED CEILING PLAN
- A3.1 REFLECTED CEILING PLAN
- A6.1 ELECTRICAL PLAN

 A6.2 MECHANICAL, ELECTRICAL and
- PLUMBING GENERAL NOTES
- A7.1 ROOF DRAINAGE PLAN
 S1.1 FOUNDATION PLAN
- \$1.2 FOOTING and FOUNDATION DETAILS
- S2.1 ROOF FRAMING PLAN
 S2.2 STRUCTURAL DETAILS
- S2.3 STRUCTURAL DETAILS
- S2.4 GENERAL STRUCTURAL NOTES
- S3.1 SHEAR WALL PLAN
- S4.1 BUILDING SECTIONS
- S4.2 BUILDING SECTIONS
- S4.3 BUILDING SECTION
- S4.4 BUILDING SECTIONS and

ARCHITECTURAL DETAILS

ALL SEDIMENT and EROSION CONTROL DEVICES SHALL

NOTES:

 ENTIRE STRUCTURE, EXCEPT ROOF OVERHANG, IS TO BE LOCATED WITHING THE BUILDING ENVELOPE (BE).

BE IN PLACE PRIOR to

CONSTRUCTION.

- VERIFY FOR LOCATION OF ALL ON-SITE UTILITIES INCLUDING SEWER & NATURAL GAS and CONNECT TO SAME.
- COMPACTION TESTS SHALL BE PERFORMED BY A LICENSED SURVEY COMPANY. SITE RETENTION SHALL BE A 2:1 MAXIMUM SLOPE AWAY FROM THE STRUCTURE.
- ELECTRICAL METER LOCATION SHALL BE VERIFIED BY LOCAL UTILITY COMPANY.
- ZONING & BUILDING SETBACKS
 SHALL BE VERIFIED WITH the LOCAL
 PLANNING and ZONING
 DEPARTMENTS.
- ALL PERIMETER WALLS, POOLS, OUT BUILDINGS, RETAINING WALLS, ETC. SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.
- NOTE:

 STRUCTURAL ELEMENTS of the FOLLOWING PLANS SHALL CONFORM w/ 2018

 INTERNATIONAL BUILDING CODE and ALL

CURRENT GOVERNING CODES.

 ARCHITECTURAL ELEMENTS of the FOLLOWING PLANS SHALL CONFORM w/ 2018 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES. Zettel
Sroup:

CUSTOM DESIGN AND PLANNING

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Ph (928) 453.3910

www.zettelgroup.com

ONTRACTOR:

SVOBODA Residence Cove - Tract 2400A, Lot 20 2469 WREN COVE WAY

INDEX

The S

Wren

24

ITERS CANNOT GUARANTEE AGAINST HUMAN ERROR.
ITRACTOR ON THE JOB SHALL CHECKALL DIMENSIONS, STRUCTER DETAILS AND BE RESPOSIBLE FOR SAME.

INERAL NOTES, SHEET IN ARCHITECTURAL SITE F

SCALE: JOB #: 2022-04

A1.1

15 SEPTEMBER 2023

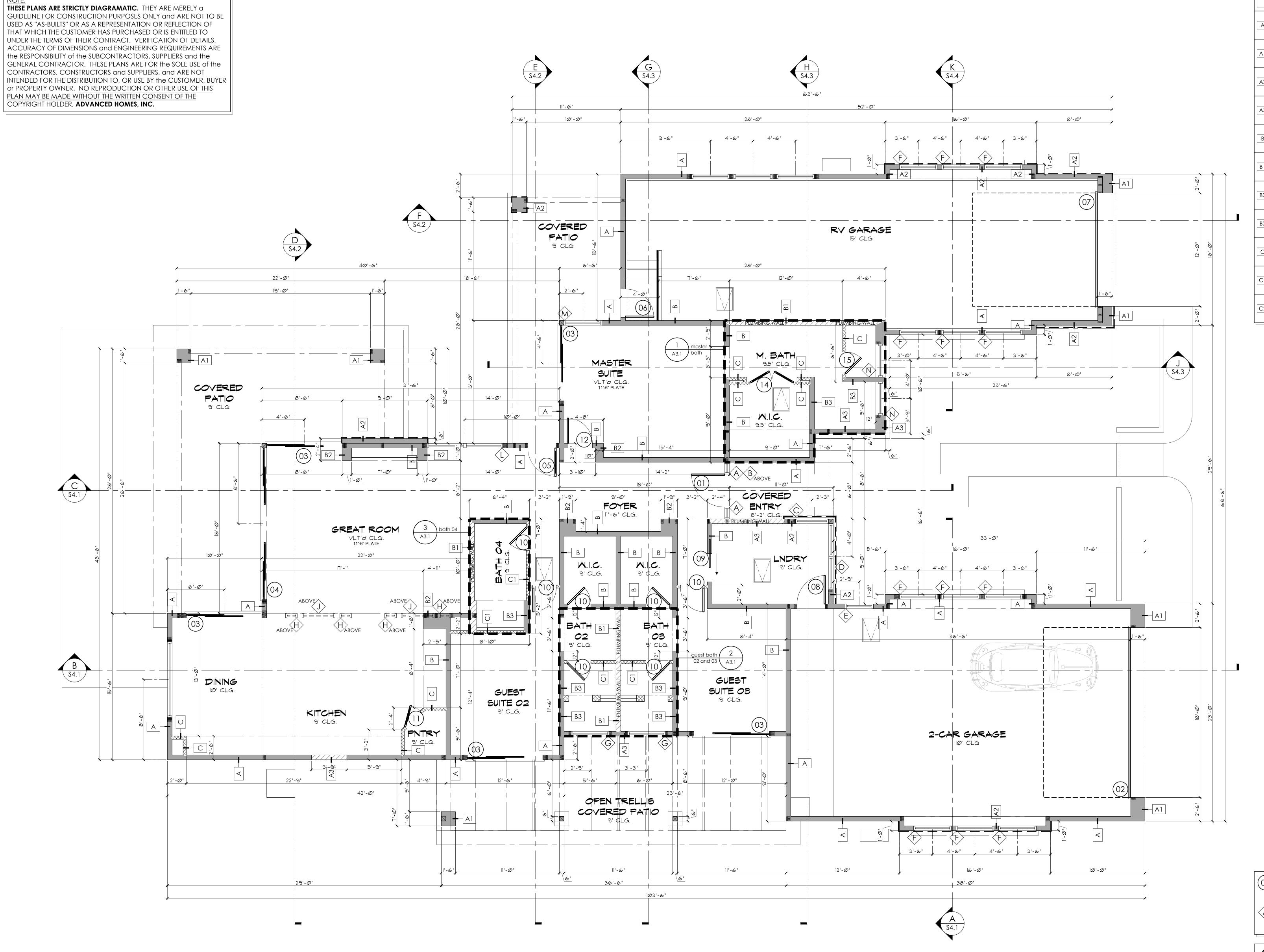
S.L.Z./s.l.z.

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SPLIT-FACE RETAINING — WALL w/ 5' HI SECURITY

DESIGN REQUIREMENTS

RAILING per RIVIERA



WALL TYPE LEGEND 2x6 FULLY INSULATED EXTERIOR WALL w/ STUCCO on EXTERIOR; $\frac{5}{8}$ " THK. TYPE 'X' GYP. BOARD at INTERIOR SIDE EXTERIOR 2x6 WOOD FRAMED EXTERIOR W/ STUCCO FRAMED to WIDTH on FLOOR PLAN EXTERIOR 2x6 EXTERIOR WALL w/ STUCCO and EXTERIOR CERAMIC TILE SURROUND (WIDTH per PLAN) 2x6 FULLY INSULATED EXTERIOR EXTERIOR WALL w/ STUCCO at EXTERIOR; NTERIOR 5/8" THK. CEMENT BOARD at WET LOCATIONS INTERIOR 2x6 FULLY INSULATED INTERIOR WALL w/ %" THK. TYPE 'X' GYP. BOARD on BOTH SIDES 2x6 FULLY INSULATED INTERIOR B1 WALL W/ %" THK. TYPE 'X' GYP. INTERIOR BOARD and 5/8" THK. CEMENT BOARD at WET LOCATIONS 2x6 FULLY INSULATED INTERIOR WALL w/ 1/8" THK. TYPE 'X' GYP. BOARD (WIDTH per PLAN) 2x6 FULLY INSULATED INTERIOR WALL W/ 5/8" THK. TYPE 'X' GYP. BOARD and 5/8" THK. CEMENT BOARD at WET LOCATIONS 2x4 FULLY INSULATED INTERIOR WALL W/ 5/8" THK. TYPE 'X' GYP. BD. at BOTH SIDES 2x4 FULLY INSULATED INTERIOR WALL W/ 5%" THK. TYPE 'X' GYP. BD. and 5%" THK. CEMENT BOARD at WET LOCATIONS 2x4 FULLY INSULATED INTERIOR SHOWER WALL W/ 5/8" THK. CEMENT BOARD on ALL SIDES

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• GRC GRC THE AND

1/4" = 1'-0" 2022-04

DRAWN: CHECKED:

15 SEPTEMBER 2023

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SQUARE FOOTAGE

INFORMATION

WINDOW TAG

INFORMATION

DOOR TAG REFER to SHEET A3.2 for ADDITIONAL

REFER to SHEET A3.3 for ADDITIONAL

2,398 SQ. FT. TOTAL LIVABLE AREA GARAGE 890 SQ. FT. 848 SQ. FT. RV GARAGE 54 SQ. FT. COVERED ENTRY COVERED PATIOS
TOTAL UNDER ROOF

ARCHITECTURAL PLANS SHALL CONFORM

INTERIOR ELEVATIONS

SYMBOL

WALL FRAMING PLAN

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

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• THE AND

1/4" = 1'-0" 2022-04 DRAWN: CHECKED: 15 SEPTEMBER 2023

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ARCHITECTURAL PLANS SHALL CONFORM w/ 2018 International residential code and ALL CURRENT GOVERNING CODES.

DOOR TAG REFER to SHEET A3.2 for ADDITIONAL INFORMATION

REFER to SHEET A3.3 for ADDITIONAL

2,398 SQ. FT.

890 SQ. FT.

848 SQ. FT.

54 SQ. FT.

SQUARE FOOTAGE

WINDOW TAG

INFORMATION

TOTAL LIVABLE AREA

COVERED ENTRY
COVERED PATIOS
TOTAL UNDER ROOF

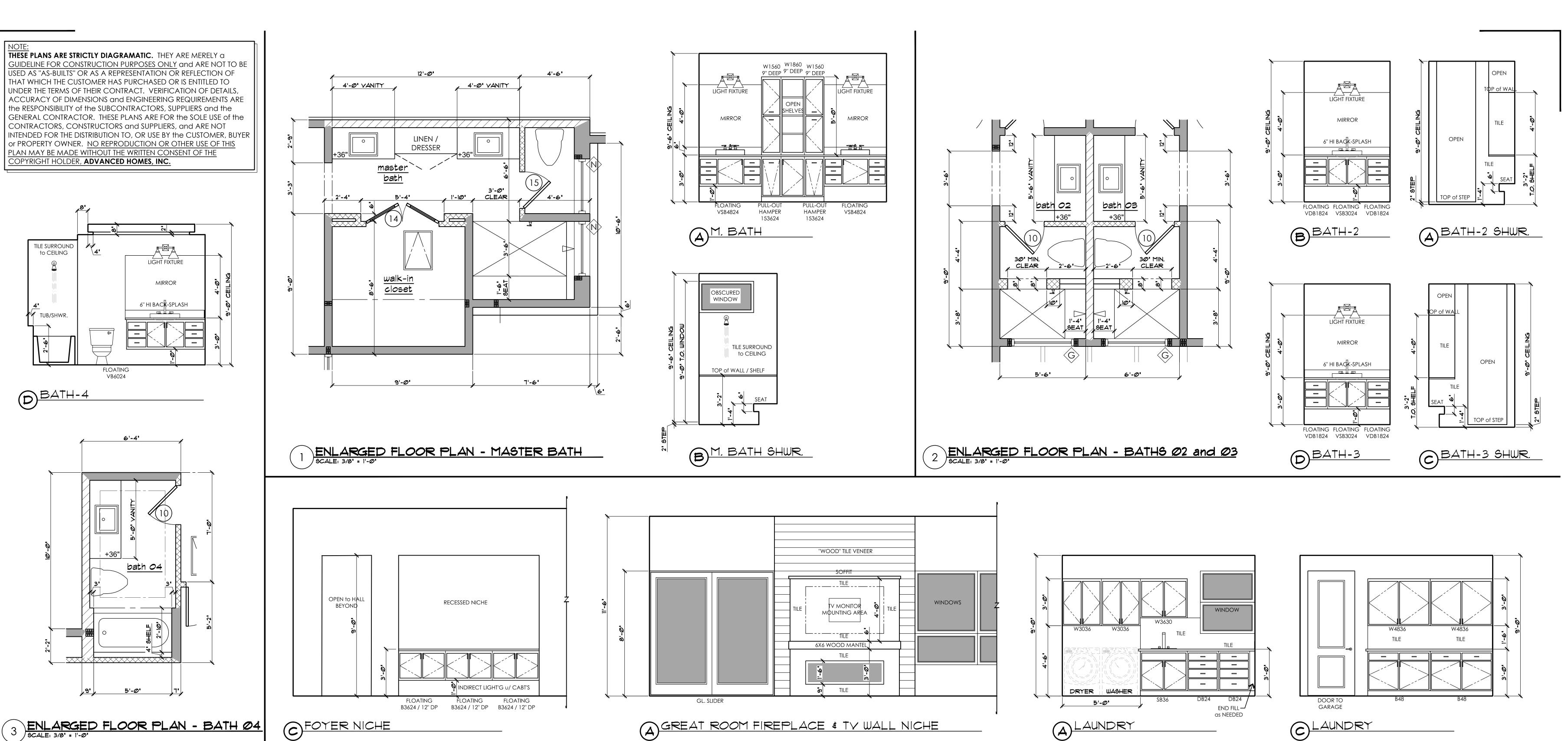
GARAGE

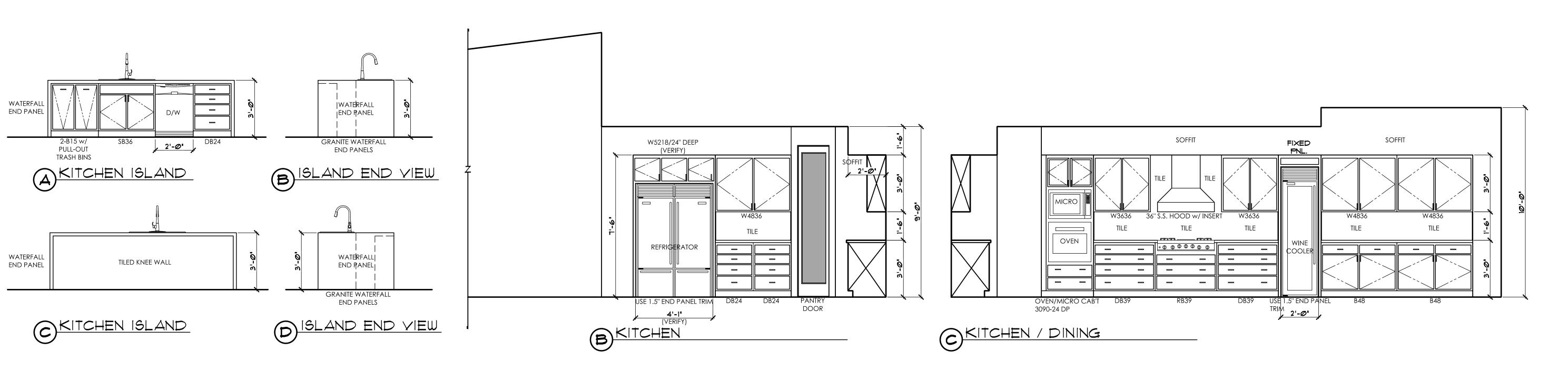
INTERIOR ELEVATIONS

SYMBOL

RV GARAGE

NOTED FLOOR PLAN





© FOYER NICHE



R702.3.7 Water-resistant gypsum backing

C LAUNDRY

ALAUNDRY

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub

compartment. Cut or exposed edges,

including those at wall intersections, shall be sealed as recommended by the manufacturer.

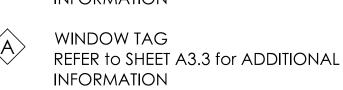
R702.3.7.1 Limitations.

Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards.

Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

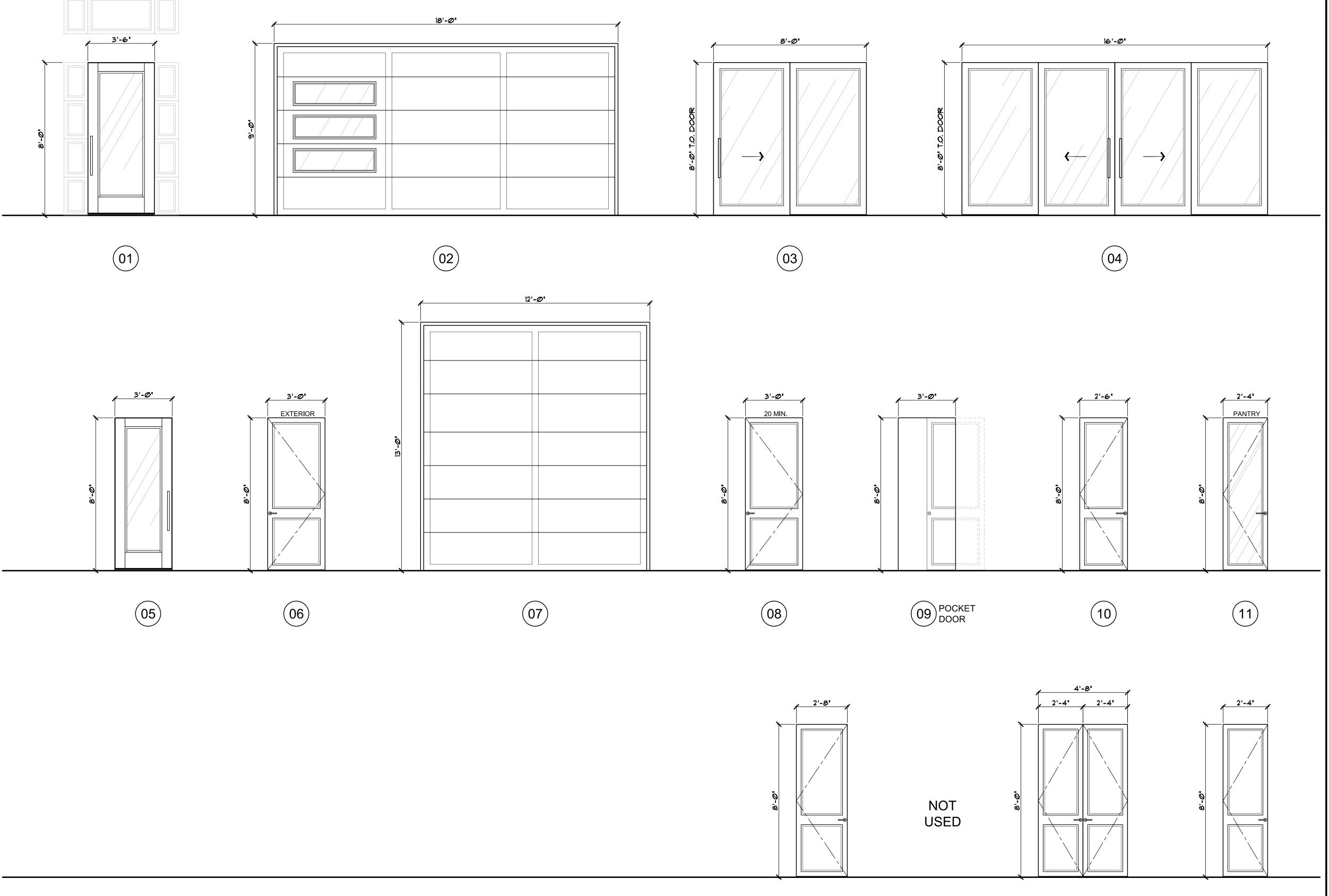
01	DOOR TAG REFER to SHEET A3.2 for ADDITIONAL INFORMATION



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12

(13)

DOOR NOTES:

CLOSET BI-FOLD

(15)

- ALL INTERIOR DOORS TO BE SOLID CORE MASONITE WITH WOOD FRAMES. VERIFY FINISH WITH OWNER.
- 2. INTERIOR DOORS TO HAVE ADJUSTABLE ANCHORS 3 PER JAMB. EXTERIOR DOORS SHALL HAVE 3 COUNTERSUNK HOLES PER JAMB FOR SCREW CONNECTION TO WOOD STUDS.



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KACIOK:

SVOBODA Residenc n Cove - Tract 2400A, Lot 2 2469 WREN COVE WAY

PROJECT:
The SVOBC
Wren Cove - T

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THESE DRAWINGS ARE AN INST GROUP, INC. WHILE EVERY EFFORT HAS BEE THE CONTRACTOR ON THE JORAND GLARAND OTHER DETAILS AND BE READD OTHER DETAILS AND BE READ
REVISIONS:
\triangle
\triangle

3/8" = 1'-0" 2022-0

DRAWN: CHECKED

\$.l.z. \$.L.Z.

DATE:

01 JUNE 2023

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NOTE:

ARCHITECTURAL PLANS SHALL CONFORM
w/ 2018 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

SHEET

ARCHITECTURAL PLANS SHALL CONFORM
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WINDOW NOTES:

- 1. ALL GLASS SHALL BE DUO-GLAZED BRONZE TINT w/ $\frac{1}{2}$ " AIRSPACE SEPARATION on BRONZE FINISH ALUMINUM FRAMES (UNLESS NOTED OTHERWISE).
- 2. ALL GLASS DOORS SHALL HAVE TEMPERED SAFETY GLAZING GLASS. TYPE and
- 3. ALL WINDOWS or GLAZING WITHIN 24" of a DOOR MUST BE TEMPERED.
- 4. SHOWER DOOR and GLASS ENCLOSURES MUST BE TEMPERED.
- 5. ALL WINDOWS WITHIN SHOWERS and TUB AREAS MUST COMPLY W/ IRC SECTION R308.4 and R308.9.
- 6. GLASS BLOCK SHALL BE INSTALLED per IRC

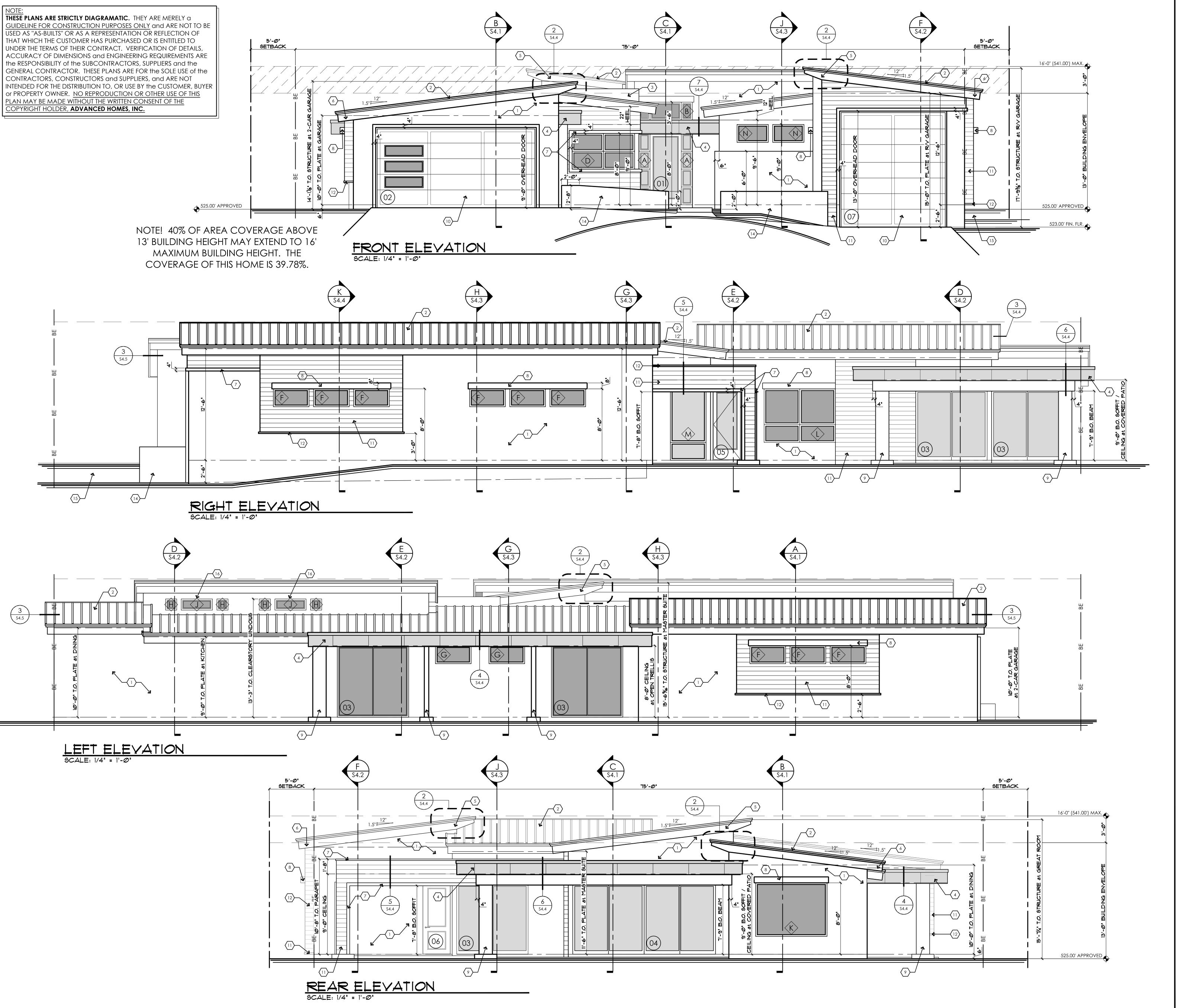


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KEYNOTE LEGEND

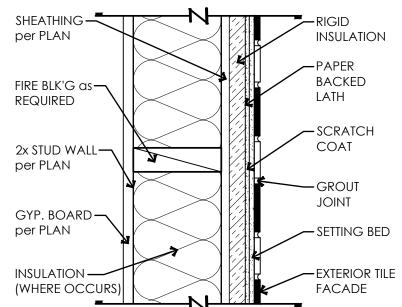
- NOTE: NOT ALL KEYNOTES USED ON THIS SHEET DASH FINISH STUCCO (NATURAL GRAY COLOR - VERIFY w/ OWNER) - INSTALL per MANUF. SPECS (ICC-ER #1194) - USE 90 DEGREE
- CORNER CHANNEL at ALL EXTERIOR CORNERS STANDING SEAM METAL ROOF (DARK GRAY
- COLOR VERIFY w/ OWNER)- INSTALL per MANUF. SPECS (ICC-ER #1215)
- WOOD FRAMED and STUCCO WRAPPED PARAPET WALL
- WOOD FRAMED and STUCCO WRAPPED PARAPET WALL w/ BREAK METAL CLADDING -SEE DETAILS on SHEET S4.4
- TAPERED WOOD FRAMED and STUCCO WRAPPED OVERHANG - SEE DETAIL 2, SHEET
- WOOD FRAMED and STUCCO WRAPPED FASCIA
- BANDING/TRIM

WOOD FRAMED and STUCCO WRAPPED

- WOOD FRAMED and STUCCO BOX-OUT TRIM ABOVE WINDOWS - 8"H X 6"D
- WOOD FRAMED and STUCCO WRAPPED
- INSULATED OVERHEAD SECTIONAL GARAGE DOOR w/ OBSCURED or DARK TINTED GLASS INSERTS WHERE SHOWN
- 11. 6" WIDE ELONGATED EXTERIOR PLANK TILE per OWNER SELECTION
- 12. STUCCO o/ 2" FRAME-OUT WITH STUCCO TRIM
- 13. NOT USED
- 14. COURT YARD PRIVACY WALL RETAINING WHERE REQUIRED per LHC STANDARDS
- 15. | SLOPING GRADE CONDITIONS
- 16. CLEAR-STORY WINDOWS

DOOR TAG REFER to SHEET A3.2 for ADDITIONAL INFORMATION

WINDOW TAG REFER to SHEET A3.3 for ADDITIONAL INFORMATION



EXTERIOR TILE FACADE INSTALLATION DETAIL

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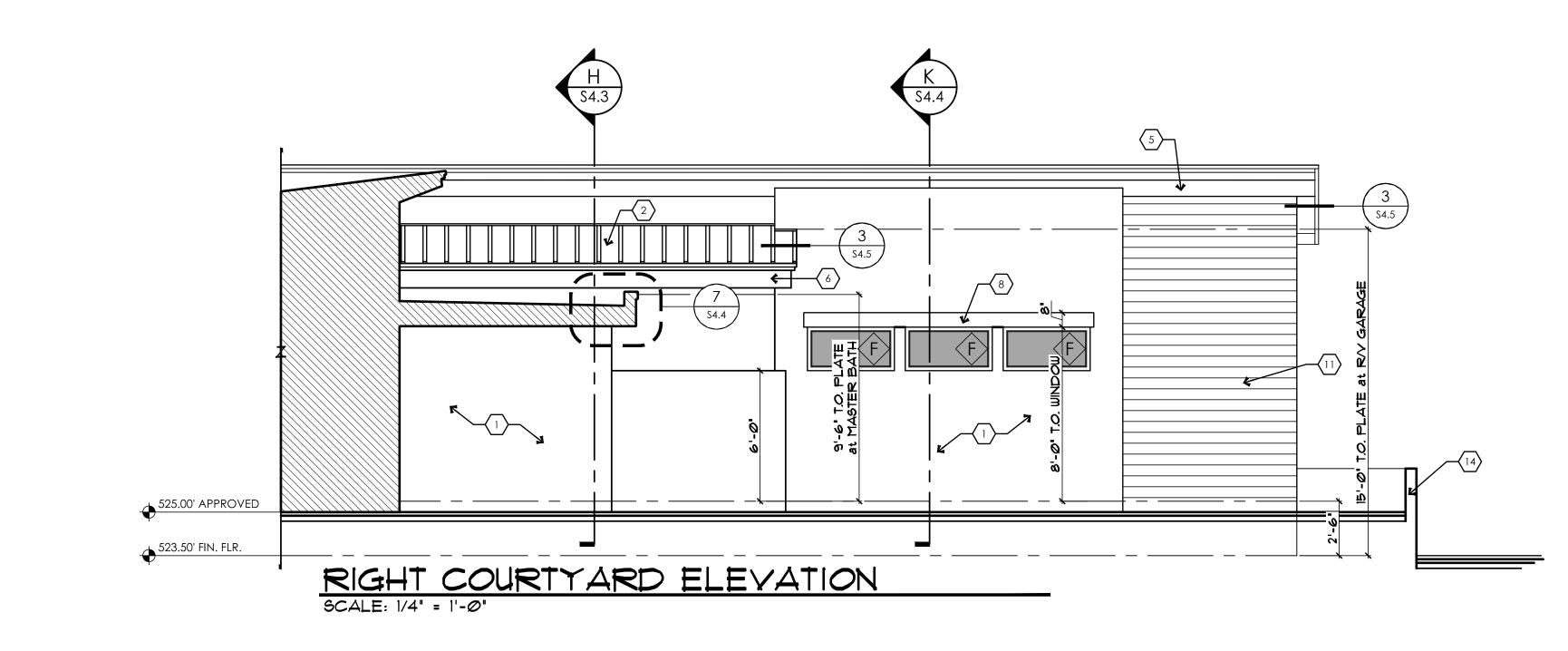
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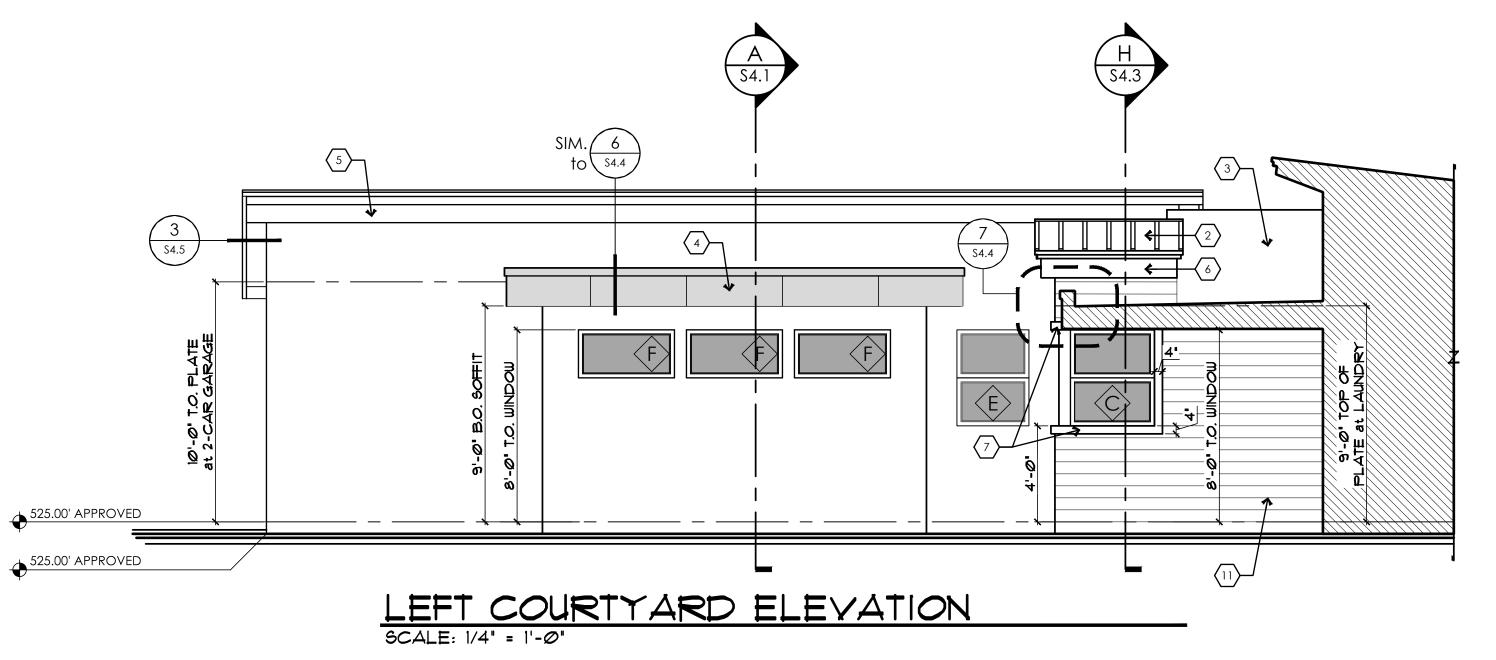
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KEYNOTE LEGEND

1. DASH FINISH STUCCO (NATURAL GRAY COLOR
- VERIFY w/ OWNER) - INSTALL per MANUF.
SPECS (ICC-ER #1194) - USE 90 DEGREE
CORNER CHANNEL at ALL EXTERIOR CORNERS

STANDING SEAM METAL ROOF (DARK GRAY
 COLOR - VERIFY w/ OWNER)- INSTALL per

COLOR - VERIFY w/ OWNER)- INSTALL per MANUF. SPECS (ICC-ER #1215)

3. WOOD FRAMED and STUCCO WRAPPED PARAPET WALL4. WOOD FRAMED and STUCCO WRAPPED

SEE DETAILS on SHEET S4.4

TAPERED WOOD FRAMED and STUCCO WRAPPED OVERHANG - SEE DETAIL 2, SHEET S4.4

PARAPET WALL w/ BREAK METAL CLADDING -

WOOD FRAMED and STUCCO WRAPPED FASCIA

WOOD FRAMED and STUCCO BOX-OUT TRIM
ABOVE WINDOWS - 8"H X 6"D

WOOD FRAMED and STUCCO WRAPPED

9. WOOD FRAMED and STUCCO WRAPPED

10. INSULATED OVERHEAD SECTIONAL GARAGE DOOR w/ OBSCURED or DARK TINTED GLASS INSERTS WHERE SHOWN

11. 6" WIDE ELONGATED EXTERIOR PLANK TILE per OWNER SELECTION

12. STUCCO o/ 2" FRAME-OUT WITH STUCCO TRIM

13. NOT USED

BANDING/TRIM

COLUMN

14. COURT YARD PRIVACY WALL - RETAINING WHERE REQUIRED per LHC STANDARDS

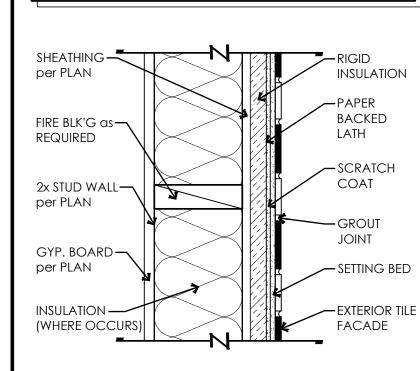
15. SLOPING GRADE CONDITIONS

16. CLEAR-STORY WINDOWS

DOOR TAG
REFER to SHEET A3.3 for ADDITIONAL
INFORMATION
WINDOW TAG

INFORMATION

REFER to SHEET A3.3 for ADDITIONAL



EXTERIOR TILE FACADE INSTALLATION DETAIL

BODA Residence - Tract 2400A, Lot 20 /REN COVE WAY

CUSTOM DESIGN AND PLANNING

Post Office Box 157

Lake Havasu City, AZ 86405-0157

Ph (928) 453.3910

The SVOBOD
Wren Cove - Trac

AVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, AKERS CANNOT GUARANTEE AGAINST HUMAN ERROR.

ONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES THER DETAILS AND BE RESPOSIBLE FOR SAME.

OURTYARD

TERIOR ELEVATIONS

REVISIONS:

AND O O

SCALE: JOB #:

1/4" = 1'-0" 2022-04

DRAWN: CHECKED:

5.L.Z./s.l.z. 5.L.Z.

DATE:

15 SEPTEMBER 2023

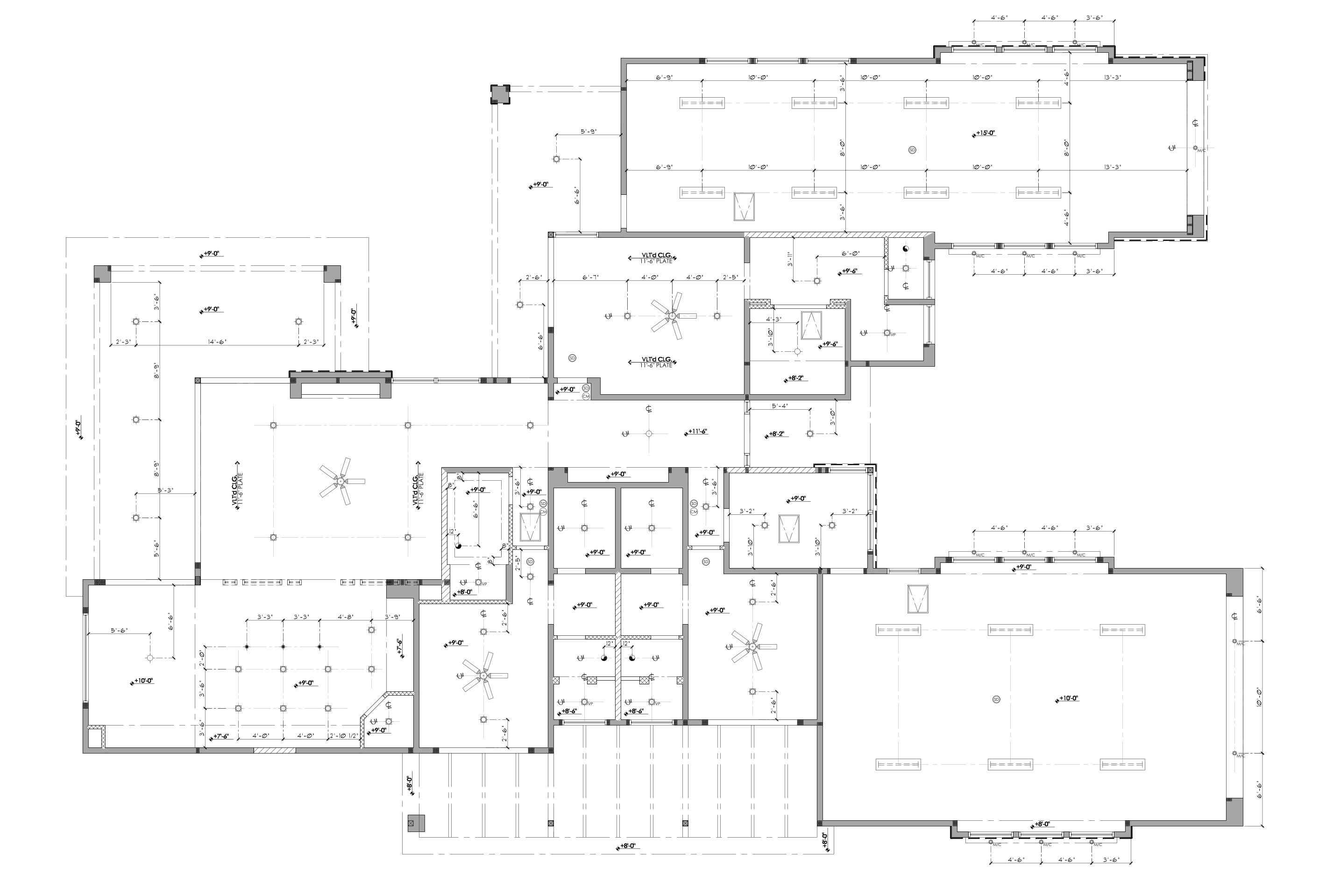
NOTE:

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w/ 2018 INTERNATIONAL RESIDENTIAL CODE

and ALL CURRENT GOVERNING CODES.

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ELECTRICAL SYMBOL LEGEND NOT ALL SYMBOLS MAY USED

> SURFACE MOUNTED CEILING LIGHT FIXTURE

PENDANT LIGHT FIXTURE RECESSED CAN LIGHT FIXTURE

MINI RECESSED CAN LIGHT FIXTURE

FLUORESCENT LIGHT FIXTURE VAPOR PROOF RECESSED LIGHT FIXTURE

EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE

EXHAUST FAN - 50 CFM MIN - VENTED to OUTSIDE VAPOR PROOF LENSE &

GFI at SHOWERS EXHAUST FAN-LIGHT COMBO - VENT to OUTSIDE AIR

RECESSED WALL WASHER LIGHT FIXTURE CEILING FAN

SMOKE DETECTOR (CLG MOUNT)

3' FROM R/A and CEILING FANS CARBON MONOXIDE DETECTOR

NOTE:

REFER to SHEET A6.2 for ADDITIONAL ELECTRICAL, MECHANICAL and PLUMBING REQUIREMENTS

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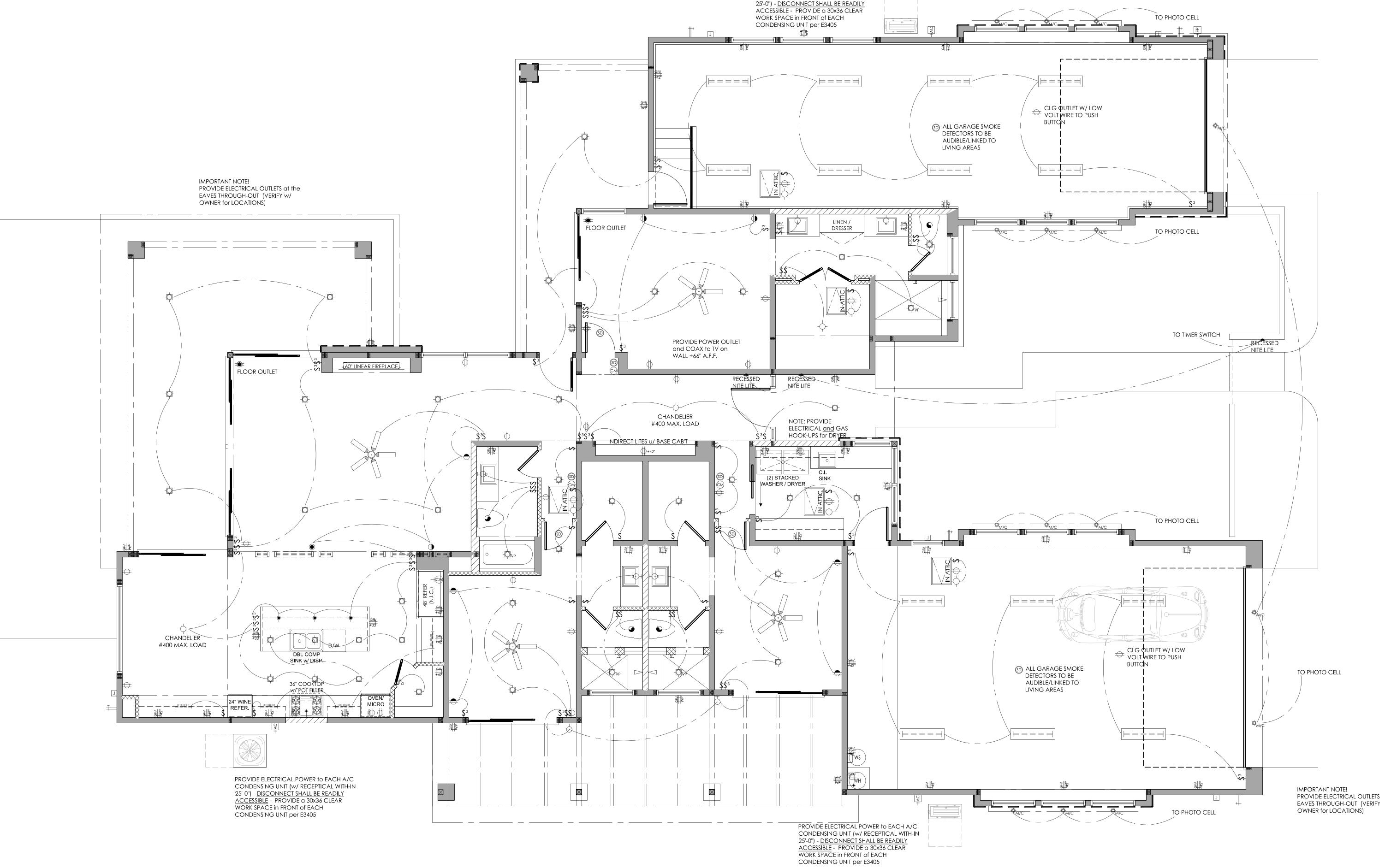
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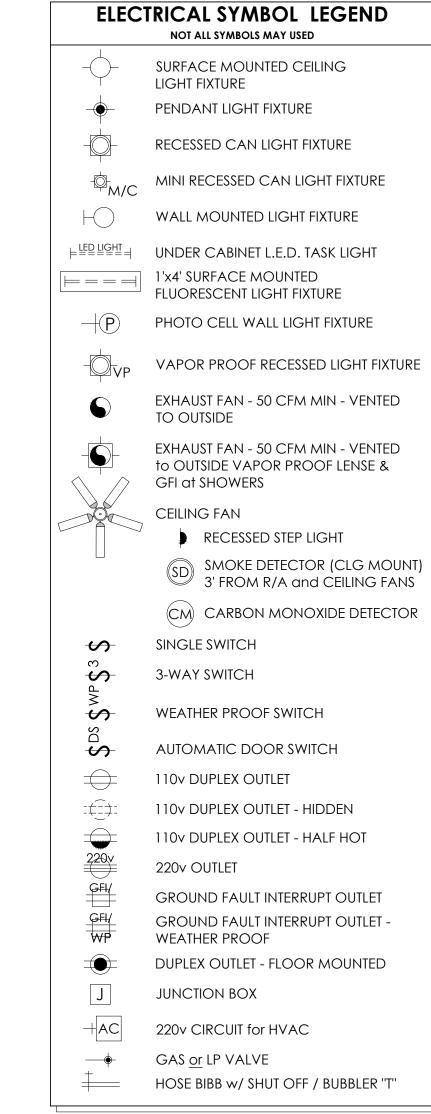
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PROVIDE ELECTRICAL POWER to EACH A/C

CONDENSING UNIT (W/ RECEPTICAL WITH-IN



NOTE:
REFER to SHEET A6.2 for
ADDITIONAL ELECTRICAL,
MECHANICAL and PLUMBING
REQUIREMENTS

The SVOBODA Reside Wren Cove - Tract 2400A, I

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_		/ISI	•	
		SNC	 THE MAKERS CANNOL GUARANLEE AGAINS! HUMAN ERROR. THE CONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES 	
		3:		
			•	
			◆ ELECTRICAL PLAN	

NOTE:
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w/ 2018 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

S.L.Z.

DATE:
15 SEPTEMBER 2023

SHEET

**A 1

2018 IRC MECHANICAL REQUIREMENTS:

M1411.8 Locking access port caps.

Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

M1502.3 Duct termination.

Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

M1502.3.1 Exhaust termination outlet and passageway size. The passageway of dryer exhaust duct terminals shall be undiminished in size and shall provide an open area of not less than 12.5 square inches (8065 mm2).

M1502.4.2 Duct installation.

Where dryer exhaust ducts are enclosed in wall or ceiling cavities, sucl cavities shall allow the installation of the duct without deformation. (Note: Dryer ducts shall be no less than 4 inches in diameter; therefore, they shall be installed in a wall space greater than 4 inches in width.)

M1502.4.6 Length identification.

Where the exhaust duct equivalent length exceeds 35 feet (10 668 mm), the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet (1829 mm) of the exhaust duct connection. (Note: Duct labeling is no longer required unless the equivalent duct length exceeds 35 feet as allowed by M1502.4.5.2 and M1502.4.5.3)

M1503.6 Makeup air required.

Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2. (Note: Make-up air for exhaust systems in excess 400 CFM is no longer required unless natural draft appliances are provided in the residence.)

2018 INT'L PLUMBING CODE REQUIREMENTS: 308.10 Thermal expansion tanks.

A thermal expansion tank shall be supported in accordance with the manufacturer's instructions. Thermal expansion tanks shall not be supported by the piping that connects to such tanks.

2018 INT'L MECHANICAL CODE REQUIREMENTS:

307.2.4.1 Ductless mini-split system traps.

Ductless mini-split equipment that produces condensate shall be provided with an inline check valve located in the drain lone, or a trap.

2018 INT'L RESIDENTIAL CODE REQUIREMENTS: R1005.8 Insulation shield.

Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a thickness of not less than 0.0187 inch (0.4712 mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material. The clearance shall be not less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation

shields provided as part of a listed chimney system shall be installed in

accordance with the manufacturer's installation instructions.

2018 IRC ELECTRICAL REQUIREMENTS:

E3703.5 Garage branch circuits.

Not less than one 120-volt, 20-ampere branch circuit shall be installed to supply receptacle outlets in attached garages and in detached garages with electric power. This circuit shall not have other outlets.

Exception: This circuit shall be permitted to supply readily accessible outdoor receptacle outlets.

E3902.8 Bathtub or shower stall receptacles.

125-volt, single phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(8)]

E3902.9 Laundry areas

125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]

E3902.10 Kitchen dishwasher branch circuit.

Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations. [210.8(D)]

E3902.16 Arc-fault circuit-interrupter protection.

Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

- . A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
- 2. A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
- 3. A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions
- 3.1. The branch-circuit wiring shall be continuous from the branch-circuit over-current device to the outlet branch-circuit arc-fault circuit interrupter.
- 3.2. The maximum length of the branch-circuit wiring from the branch-circuit over-current device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
- 3.3. The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]
- 4. A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit over-current protective device where all of the following conditions are met:
- 4.1. The branch-circuit wiring shall be continuous from the branch-circuit over-current device to the outlet branch-circuit arc-fault circuit interrupter.
- 4.2. The maximum length of the branch-circuit wiring from the branch-circuit over-current device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
- 4.3. The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
- 4.4. The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
- Where metal outlet boxes and junction boxes and RMC, IMC, EMT, Type MC or steel-armored Type AC cables meeting the requirements of Section E3908.8, metal wireways or metal auxiliary gutters are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]
- 6. Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]
- **Exception:** AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.

(Note: Arc-fault protection is now required for circuits in kitchens and laundry areas.)

E4001.11.1Faceplate grounding.

Snap switches, including dimmer and similar control switches, shall be connected to an equipment grounding conductor and shall provide a means to connect metal faceplates to the equipment grounding conductor, whether or not a metal faceplate is installed. Metal faceplates shall be grounded. Snap switches shall be considered to be part of an effective ground-fault current path if either of the following conditions is met:

- 1. The switch is mounted with metal screws to a metal box or metal cover that is connected to an equipment grounding conductor or to a nonmetallic box with integral means for connecting to an equipment grounding conductor.
- 2. An equipment grounding conductor or equipment bonding jumper is connected to an equipment grounding termination of the snap switch. [404.9(B)]

E4002.14 Tamper-resistant receptacles.

In areas specified in Section E3901.1, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be listed tamper-resistant receptacles. [406.12(A)]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

- . Receptacles located more than 5.5 feet (1676 mm)
- above the floor. 2. Receptacles that are part of a luminaire or appliance.
- 3. A single receptacle for a single appliance or a duplex receptacle for two appliances where such receptacles are located in spaces dedicated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12(A) Exception]

GENERAL ELECTRICAL NOTES:

AWG.)

contractor.

- Electrical plan is strictly diagrammatic. Contractor to obtain engineering when requested by local building officials. all work must conform to the latest IBC, IRC, plumbing, mechanical and electrical
- Provide electrical service w/ 26' copper ground embedment w/ 2"

concrete cover. Provide water bond near bottom of footing (MIN. 4"

- Provide electrical service to HVAC unit(s). Verify location w/
- 4. Pre-wire all ceiling fans as shown.
- Plumb for natural gas (if used) for water heater. Raise fixture 18" from floor and provide vehicle barrier.
- 6. Smoke detector to be placed 3'-0" MIN. from return air, A/C vents and ceiling fans.

7. Verify w/ owner and/or contractor for:

- 7.1. Preferred locations for T.V. and phone outlets. 7.2. Any changes to the electrical layout.
- 8. Verify w/ owner and/or contractor for any additional amenities.
- 9. Provide switched outlets along perimeter of roof line for Christmas
- 10. Provide GFCI protection and bonding of metal parts at all vapor

R314.3 Smoke Alarm Location.

proof light fixtures.

Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

R314.3.1Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this

would prevent placement of a smoke alarm in a location required by Section R314.3.

- Ionization smoke alarms shall not be installed less than feet (6096 mm) horizontally from a
- permanently installed cooking appliance. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently
- Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.5 Combination alarms.

installed cooking appliance.

Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

R315.1 General.

Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings.

Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required.

Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction.

For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired

2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms.

Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

ARCHITECTURAL PLANS SHALL CONFORM

and ALL CURRENT GOVERNING CODES.

w/ 2018 INTERNATIONAL RESIDENTIAL CODE

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CUSTOM DESIGN AND PLANNING

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NO SCALE s.l.z. 15 SEPTEMBER 2023

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Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are

- . The unvented attic space is completely within the building thermal envelope.
- 2. Interior Class I vapor retarders are not installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
- 3. Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
- 4. In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the
- 5. Insulation shall comply with Item 5.3 and either Item 5.1 or 5.2:
 - 5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
 - 5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
 - 5.1.2. Where air-permeable insulation is installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
 - 5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
 - 5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
 - 5.2. In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics shall meet the following requirements:
 - 5.2.1. An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.
 - 5.2.2. The port area shall be greater than or equal to 1:600 of the ceiling area. Where there are multiple ports in the attic, the sum of the port areas shall be greater than or equal to the area requirement.
 - 5.2.3. The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E96.
 - 5.2.4. The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
 - 5.2.5. The vapor diffusion port shall protect the attic against the entrance of rain and snow.
 - 5.2.6. Framing members and blocking shall not block the free flow of water vapor to the port. Not less than a 2-inch (51 mm) space shall be provided between any blocking and the roof sheathing. Air-permeable insulation shall be permitted within that space.
 - 5.2.7. The roof slope shall be greater than or equal to 3:12 (vertical/horizontal).
 - 5.2.8. Where only air-permeable insulation is used, it shall be installed directly below the structural roof sheathing.
 - 5.2.9. Air-impermeable insulation, if any, shall be directly above or below the structural roof sheathing and is not required to meet the R-value in Table 806.5. Where directly below the structural roof sheathing, there shall be no space between the air-impermeable insulation and air-permeable insulation.
 - 5.2.10. The air shall be supplied at a flow rate greater than or equal to 50 CFM (23.6 L/s) per 1,000 square feet (93 m2) of ceiling. The air shall be supplied from ductwork providing supply air to the occupiable space when the conditioning system is operating. Alternatively, the air shall be supplied by a supply fan when the conditioning system is
 - 5.3. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5 INSULATION for CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM RIGID BOARD on AIR-IMPERMEABLE INSULATION R-VALUE ^{a,b}
2B and 3B tile roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

ROOF M	ASSING CALC	CULATIONS	ROOF MASS A	30VE 13'- (
<u>AREA 01</u> TOTAL MASSING	=	1,080 SQ. FT.	1,080 SQ. FT.	(SHOWN SHADED)
AREA 02 TOTAL MASSING	=	236 SQ. FT.	0 SQ. FT.	
AREA 03 TOTAL MASSING	=	97 SQ. FT.	0 SQ. FT.	
AREA 04 TOTAL MASSING	=	64 SQ. FT.	0 SQ. FT.	
AREA 05 TOTAL MASSING	=	48 SQ. FT.	0 SQ. FT.	
AREA 06 TOTAL MASSING	=	1,080 SQ. FT.	367 SQ. FT.	(SHOWN SHADED)
AREA 07 TOTAL MASSING	=	393 SQ. FT.	0 SQ. FT.	
AREA 08 TOTAL MASSING	=	538 SQ. FT.	0 SQ. FT.	
AREA 09 TOTAL MASSING	=	425 SQ. FT.	374 SQ. FT.	(SHOWN
AREA 10 TOTAL MASSING	=	215 SQ. FT.	0 SQ. FT.	
AREA 11 TOTAL MASSING	=	759 SQ. FT.	646 SQ. FT.	(SHOWN
AREA 12 TOTAL MASSING	=	555 SQ. FT.	0 SQ. FT.	
AREA 13	NOT USED			
AREA 14 TOTAL MASSING	=	240 SQ. FT.	30 SQ. FT.	(SHOWN SHADED)
AREA 15 TOTAL MASSING	=	547 SQ. FT.	0 SQ. FT.	
TOTAL ROOF ST	RUCTURE =	6,277 SQ. FT.	2,497 SQ. FT.	or 39.78

SEPARATE 3" ROOF -

to EXIT DOWN WALL

PLATE (OVERFLOW

SHALL BE 2" ABOVE

FINISHED ROOF LINE)

TYP. WHERE SHOWN

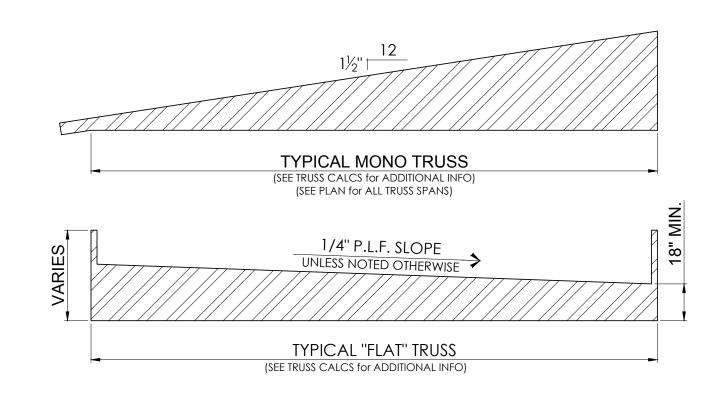
PLYWOOD CRICKET,

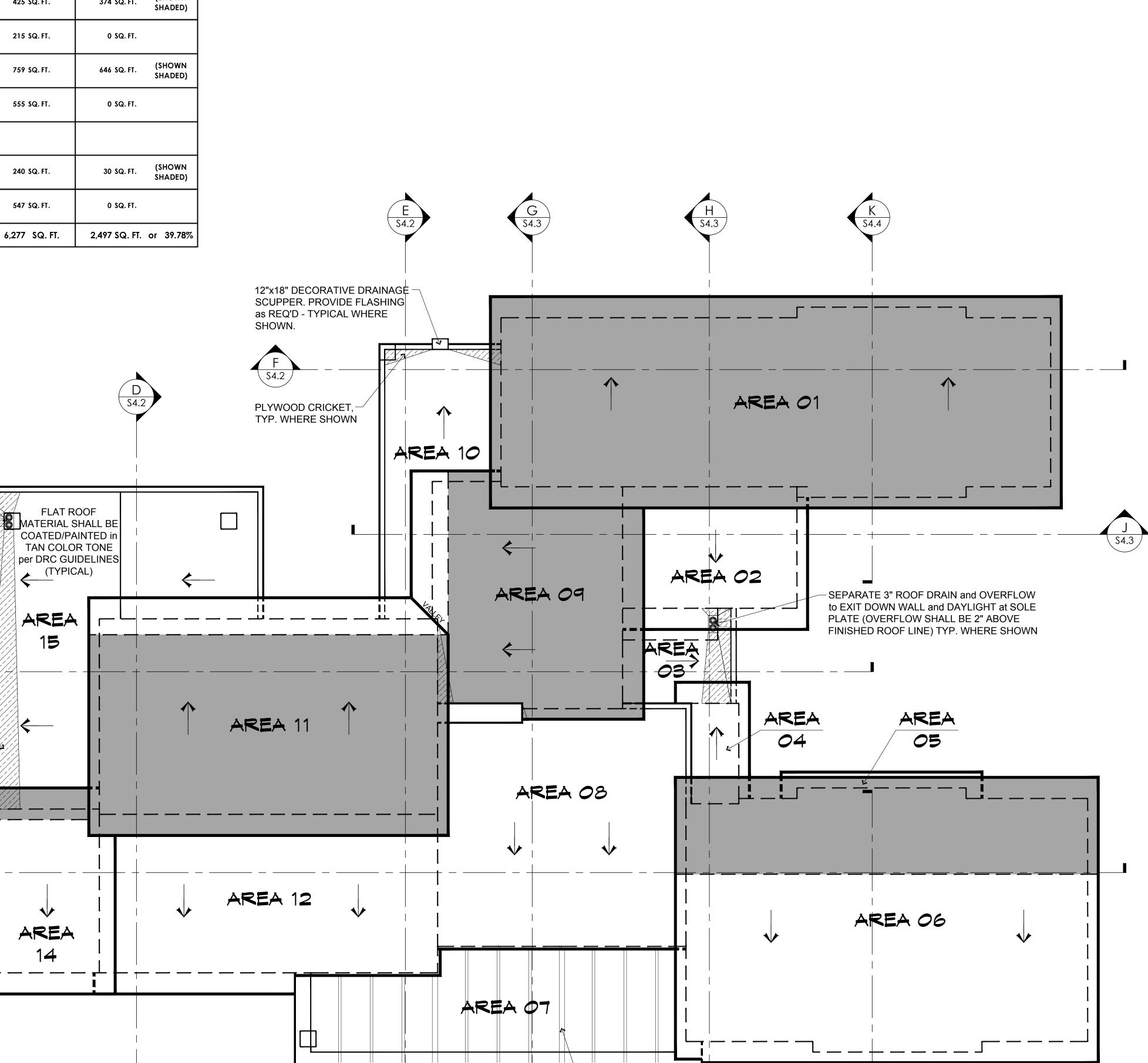
TYP. WHERE SHOWN

AREA

DRAIN and OVERFLOW

and DAYLIGHT at SOLE





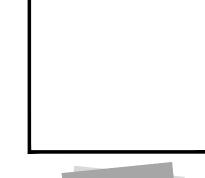
- OPEN TRELLIS PATIO STRUCTURE

ROOF DRAINAGE PLAN

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

• ALL TRUSSES SHALL BE DESIGNED BY a STATE REGISTERED

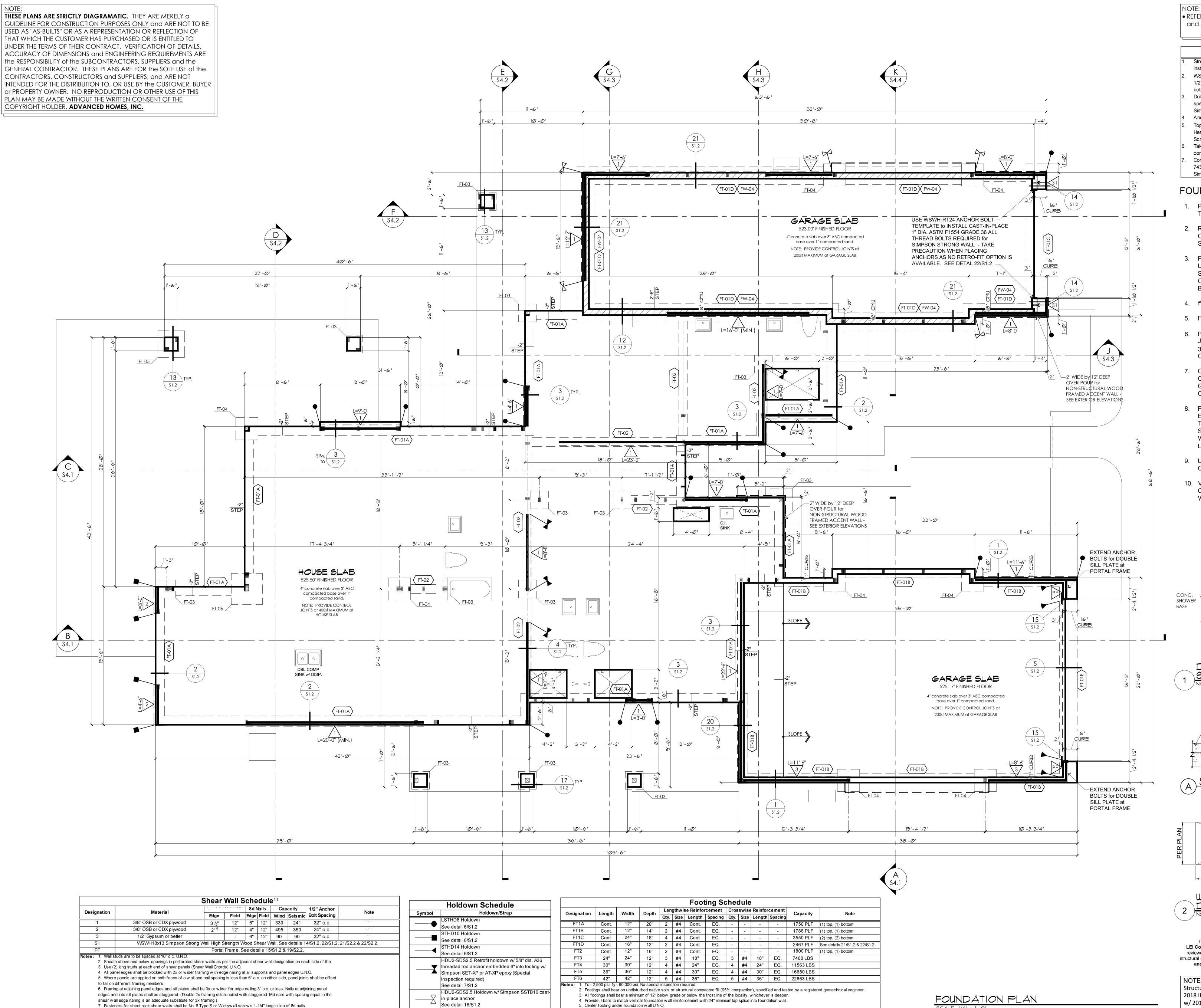
- CIVIL ENGINEER as REQ'D.
- ALL TRUSSES SHALL BE 24" O.C. MAX.
- FIELD VERIFY ALL TRUSS SPANS PRIOR to ORDERING and FABRICATION.



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15 SEPTEMBER 2023

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• REFER to SHEET \$2.3 for STRUCTURAL NOTES and SCHEDULES

Simpson WSWH Notes

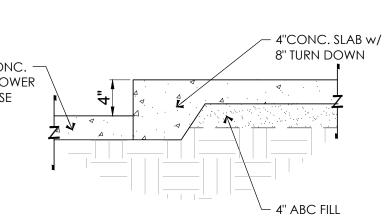
Strong Wall High Strength Wood Shear Walls shall be installed as per Simpson Specifications.

WSWH may be field trimmed to a minimum height of 74

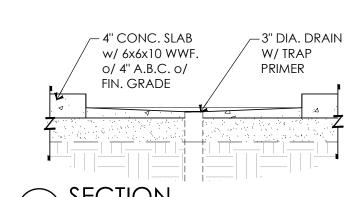
- 1/2". (Trim top of wall only Do not trim from sides or Drilling holdes in WSWH is not allow ed except as
- specifically allowed by the manufacturer (Refer to Simpson Specifications) Anchor bolt nuts should be finger tight plus 1/2 turn.
- Top connection installs with a combination of SDS25600 Heavy-Duty connector screws & SWS16150 Strong Wall
- Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available) Contact Simpson representative Gary Pugmire (801-244-7430) with questions regarding the installation of Simpson Strong Walls.

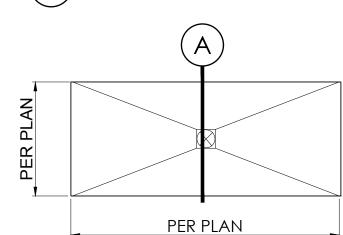
FOUNDATION NOTES:

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- 2. REFER TO THE STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES.
- 3. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS or STRUCTURAL COMPACTED FILL (95% COMPACTIONS), SPECIFIED and TESTED BY A REGISTERED ENGINEER.
- 4. f'c = 2,500 psi
- 5. Fy = 60,000 psi
- 6. PROVIDE \(^{5}_{8}\)" DIAMETER x 7" EMBEDMENT J-BOLTS at 32" O.C. MINIMUM WITH 3x3x¹/₄" PLATE WASHERS UNLESS NOTED OTHERWISE.
- CONCRETE CONTRACTOR TO COORDINATE PLACEMENT of COPPER **GROUND WIRE w/ ELECTRICAL** CONTRACTOR at SPECIFIED LOCATION.
- 8. PLANS ARE STRICTLY DIAGRAMMATIC; ENGINEERING and DIMENSIONS ARE THE RESPONSIBILITY of THE SUB-CONTRACTOR IN ACCORDANCE WITH THE CURRENT IBC, NEC, and LOCAL REQUIREMENTS.
- 9. USE TYPE V SULFATE RESISTANT CEMENT.
- 10. VERIFY FOR LOCATION and SIZE OF CONCRETE PAD for A/C EQUIPMENT WHERE APPLICABLE.



DEPRESSED





WASHER/DRYER DRAIN TRENCH

This drawing has been drawn under the guidance of LEI Consulting Engineers and Surveyors, Inc. and has been reviewed for compliance with the structural calculations and for structural correctness only. The scope of **LEI Consulting Engineers** and Surveyors, Inc.'s work does not exceed that of the accompanying structural calculations.

Structural components designed according to the 2018 IBC, all other aspects of the plans shall conform w/ 2018 IRC and all current governing codes

Signed: 09/18/2023 ARIZONA U. S. A. STRUCTURAL ELEMENTS ONLY

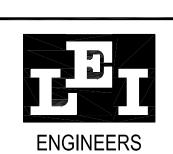
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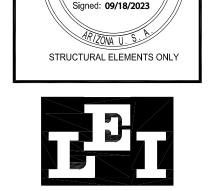
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NOTE:

• SEE SHEET A6.1 for DRAINAGE and ADDITIONAL ROOF INFORMATION.

• SEE SHEET S3.1 for SHEAR WALL LOCATIONS.

Signed: 09/18/2023

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FRAMING LINE TYPE LEGEND

ROOF TRUSS - TAPERED

ROOF TRUSS

Framing Notes

Plans are not complete w ithout the structural calculations.

Refer to sheet S2.4 for the general structural notes.

Roof sheathing to be APA rated 7/16" OSB or CDX plyw ood w ith 8d nails at 6" o.c. edge, 12" o.c. field.

Exterior stud w alls to be 2x6 at 16" o.c. U.N.O.

Use (8) 16d nails betw een top plate splice points on all exterior and shear w alls. Provide a 4'-0" minimum lap Install all Simpson hardw are per manufacturer's specifications.

Holdow ns shall be installed on (2) full height king studs (minimum).

Roof rafters to be 11 7/8" TJI/210 at 16" o.c. U.N.O. Provide 2x squash blocking at floor framing to match

dimensions of post above.
All typical details shall apply in all similar situations.
All lumber not permanently protected from the elements shall be preservative treated or of a decay resistant species. Contact LEI Engineers and Surveyors, Inc. if a

Stud w all panels may be constructed off-site and shipped to the site for assembly. The second top plate shall be installed in the field. Nail abutting panel studs together w ith 16d nails @ 4" o.c. staggered.

different species is to be used.

 Post Schedule

 Designation
 Post Size

 P1
 (1) 2x

 P2
 (2) 2x

 P3
 (3) 2x

 P4
 (4) 2x

 P5
 (5) 2x

 P6
 4x4

 P7
 6x6

 P8
 HSS5x5x1/4 A500 Gr. B-46 Steel

 P9
 5 1/8" x 9" Glulam Post (Comb. #4)

 Notes:
 1. Posts indicate number of trimmer studs when

specified at headers. All other post designations refer to full height king studs U.N.O.

2. Install (1) trimmer stud and (1) king stud each side of each opening U.N.O.

3. Install (2) trimmer studs each side of openings greater than 6'-0" U.N.O.
4. Install (2) king studs each side of openings greater than 8'-0" U.N.O.

than 8'-0" U.N.O.
5. 2x built-up posts shall be the same width of the wall in which they are framed U.N.O.
6. Nail each ply of 2x built-up posts w / 16d nails @ 6" o.c. staggered U.N.O.
7. Posts that are not framed within a stud wall shall be braced with BC or AC post cap and PB or ABA post

Simpson WSWH Notes Strong Wall High Strength Wood Shear Walls shall be

installed as per Simpson Specifications.

WSWH may be field trimmed to a minimum height of 74
1/2". (Trim top of w all only - Do not trim from sides or

bottom)
Drilling holdes in WSWH is not allow ed except as specifically allow ed by the manufacturer (Refer to

specifically allow ed by the manufacturer (Refer to Simpson Specifications)
Anchor bolt nuts should be finger tight plus 1/2 turn.
Top connection installs w ith a combination of SDS25600

Heavy-Duty connector screws & SWS16150 Strong Wall Screws
Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available)
Contact Simpson representative Gary Pugmire (801-244-7430) with questions regarding the installation of

Simpson Strong Walls.

		Beam Schedul	е
Desig.	Qty.	Size	Туре
RB-01	1	4 x 6	DF-L#2
RB-02	1	6 x 8	DF-L#2
RB-03	1	4 x 10	DF-L#2
RB-04	1	6 x 10	DF-L#2
RB-05	1	5 1/8" x 15"	Glulam
RB-06	1	6 x 12	DF-L#2
RB-07	1	5 1/8" x 16 1/2"	Glulam
RB-08	1	6 x 12	DF-L#2
RB-09	1	5 1/8" x 12"	Glulam
RB-10	1	6 x 10	DF-L#2
RB-11	1	6 x 10	DF-L#2
RB-12	1	4 x 10	DF-L#2
RB-13	1	5 1/8" x 18"	Glulam
RB-14	1	4 x 12	DF-L#2
RB-15	1	5 1/8" x 12"	Glulam
RB-16	1	4 x 12	DF-L#2
RB-17	1	6 3/4" x 21"	Glulam
RB-18	1	5 1/8" x 12"	Glulam
RB-19	1	6 x 10	DF-L#2

Ledger Schedule

L1 2x8 DF-L#2 w/ (3) SDWS22500DB wood screws @ 16" o.c. into studs

6 x 8

DF-L#2

This drawing has been drawn under the guidance of LEI Consulting Engineers and Surveyors, Inc. and has been reviewed for compliance with the structural calculations and for structural correctness only. The scope of LEI Consulting Engineers and Surveyors, Inc.'s work does not exceed that of the accompanying structural calculations.

NOTE:
Structural components designed according to the 2018 IBC, all other aspects of the plans shall conform w/ 2018 IRC and all current governing codes

Wren Cove 2469 W

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• WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERR THE MAKERS CANNOT GUARANTEE AGAINST HUMAN ERROR.

• THE CONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZ AND OTHER DETAILS AND BE RESPOSIBLE FOR SAME.

SCALE: JOB #:

1/4" = 1'-0" 2022-04

DRAWN: CHECKED:

5.L.Z./s.l.z. 5.L.Z.

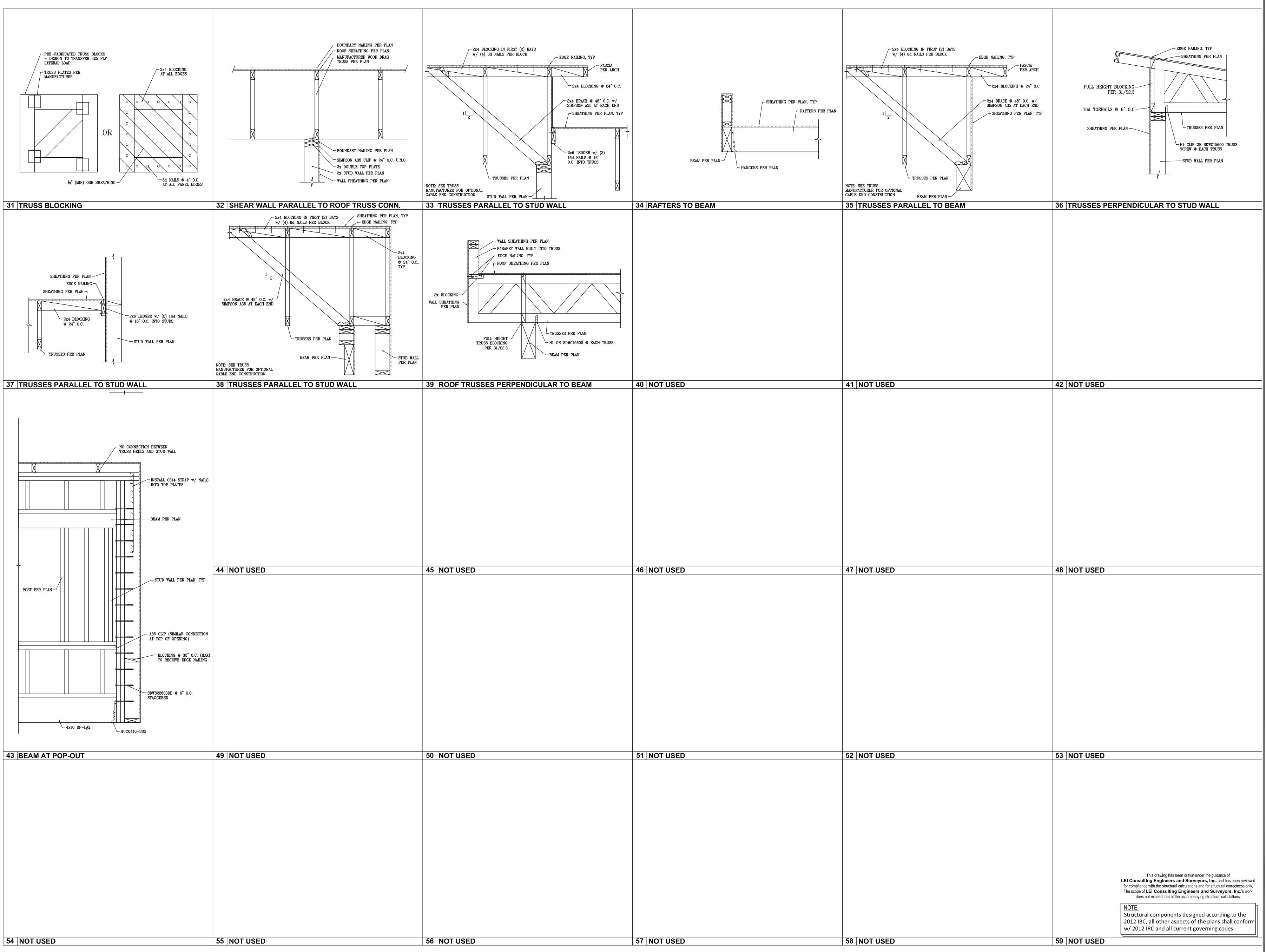
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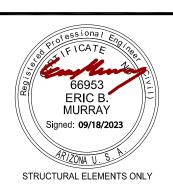
15 SEPTEMBER 2023

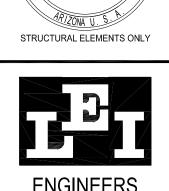
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ERIC B. Signed: 09/18/2023

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52.4

	BASIS OF DESIGN	
1.	GOVERNING BUILDING CODE	2018 IBC
2.	GRAVITY DESIGN: ROOF DEAD LOAD	
3.	SEISMIC DESIGN: LATERAL SYSTEM SH ZONE	EAR WALL C 1.0
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	D II
4.	WIND DESIGN: BASIC WIND SPEEDEXPOSURE	99 MPH C

SOIL BEARING PRESSURE (STRYTEK PROJECT NO. 17-493 DATED

4/5/2018)

GENERAL

1. THE GENERAL CONTRACTOR SHALL:

A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND ENSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK. NO DEVIATIONS WILL BE ALLOWED UNLESS AGREED UPON BY ALL PARTIES IN WRITING PRIOR TO CONSTRUCTION OR FABRICATION. B. VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC. C. FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS. D. COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL

PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER. E. BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.

A. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS. B. DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE C. THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP

DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE. . INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.

A. INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IBC DESIGNATIONS SHALL BE AS AMENDED TO LATEST DATE UNLESS NOTED OTHERWISE.

A. COORDINATE AND VERIFY ROOF, FLOOR, AND WALL OPENINGS REQUIRED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR OTHER DRAWINGS PRIOR TO CONSTRUCTION. REPORT OPENINGS REQUIRED WHICH ARE NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW. COORDINATE ANY CONSTRUCTION SITUATION NOT COVERED BY THESE

PLANS, GENERAL NOTES, OR SPECIFICATIONS WITH THE ARCHITECT AND STRUCTURAL ENGINEER. 5. CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS: A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS, AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. HE SHALL PROVID TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES

THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL

TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION.

ERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. 3. SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED JNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. II NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHAL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH, WHICHEVER IS

ONGER. DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-

C. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE

D. BUILDING WALLS WHICH RETAIN EARTH MUST BE BRACED AT THE TOP. DO NOT BACKFILL UNLESS BRACING IS PROVIDED OR UNTIL THE COMPLETE FLOOR OR ROOF SYSTEM IS IN PLACE, TYPICAL, UNLESS NOTED 6. OMISSIONS AND/OR CONFLICTS:

OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND SHALL BE RESOLVED BY THE SAME BEFORE PROCEEDING WITH ANY WORK INVOLVED. B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST

OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS

STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST

DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE

B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

A. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. ERECTION, INSTALLATION, OR OTHERWISE BEING INCORPORATED INTO THE

CURRENTLY REGISTERED IN THE STATE OF LICENSURE OF THE ENGINEER B. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER. C. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING. REASON(S) FOR THE REQUEST AND COST DIFFERENTIALS SHALL BE INCLUDED IN THE REQUESTS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE

THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEE

SITE PREPARATION

A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, B. ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELETERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.

LT. WT.*

COLUMNS:

A. CONCRETE WORK SHALL COMPLY WITH THE AMERICAN CONCRETE

INSTITUTE (ACI) EDITIONS OF: ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS". II. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". III. ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".

A. CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT. B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATES SHALL CONFORM TO ASTM C330.

C. WATER SHALL BE POTABLE. D. AIR ENTERTAINMENT SHALL CONFORM TO ASTM C260. E. FLY ASH SHALL CONFORM TO ASTM C618.

PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM.

F. CALCIUM CHLORIDE SHALL NOT BE USED A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY

B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH

C. CONCRETE	MIXES SHALL (CONFORM TO	THE FOLLOW	ING:		
TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCF)	MAX AGGREGATE SIZE (INCHES)	AIR ENTRAINMENT (%)	MIN. CEME PER YARI (LBS)
FOOTINGS:	2500	0.50	145	0'-0 3/4"	3 ±-1	517
FOUNDATION WALLS:	2500	0.45	145	0'-0 3/4"	3 ±-1	564
SLAB ON GRADE:						
INTERIOR	2500	0.45	145	0'-0 3/4"	3 ±-1	564
EXTERIOR	2500	0.45	145	0'-0 3/4"	6 ±-1	564
SLABS ON DECK:						

2500 | 0.45 | 145 | 0'-0 3/4" | 3 ±-1 | 564

0.45 | 145 | 0'-0 3/4" | 3 ±-1 | 564

* LT. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSI. D. LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL. E. PEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN

CONGESTED AREAS WHEN REQUIRED TO PROPERLY FILL ALL VOIDS

AND/OR FOR WORKABILITY. (CONTRACTOR'S OPTION). A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT. B. PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE

C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT ONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR. D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL

RIIN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING. E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S

AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.

A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES. B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.

C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST. D. PROVIDE 2x4 BEVELED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS. E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET. F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT

CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS G. NO PENETRATIONS SHALL BE ALLOWED THROUGH ANY CONCRETE FOOTING. WHEN CONFLICTS ARISE BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONFLICT AND A CONCRETE WALL, PIER, COLUMN, ETC., SHALL BE EXTENDED TO THE FOOTING

H. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACKFILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN.).

A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF FREE-DRAINING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.

B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.

C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

MASONRY VENEER ANCHOR TIES

 PRODUCTS: A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING: I. DOVETAIL ANCHORS.

II. DX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HOHMANN & BARNARD. III. ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE HOT-DIPPED GALVANIZED TIES. 2. INSTALLATION: A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.

CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE C. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE PROVIDED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 15'-0" O.C. FOR MASONRY BLOCK VENEER

B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN

REINFORCING STEEL

WIRE WHICH CONFORMS TO ASTM A82.

A. REINFORCING STEEL SHALL COMPLY WITH: AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315

A. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI, EXCEPT AS NOTED BELOW. I. DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION

SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60, "LOW ALLOY STEEL". II. REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW-ALLOY STEEL". B. MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM

3. CONSTRUCTION REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED

B. REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS,

D. SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED USE A CLASS B SPLICE. SPLICES IN TOP BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SUPPORTS. E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND OR RE-BEND A PREVIOUSLY

F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH...... CONCRETE EXPOSED TO EARTH OR WEATHER: #6 AND LARGER..... CONCRETE NOT EXPOSED TO EARTH OR WEATHER: SLABS AND WALLS, #11 AND SMALLER.....

BEAMS AND COLUMNS, MAIN REINFORCING OR TIES...... 1 1/2" SLABS ON GRADE..... G. REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR TEN FEET.

H. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE E90XX ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AWS REQUIREMENTS. I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPLICE LENGTHS AS REQUIRED BY THE IBC.

STRUCTURAL STEEL

1. CODES AND STANDARDS: A. STRUCTURAL STEEL WORK SHALL COMPLY WITH: I. THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", WITH

II. AISC "CODE OF STANDARD PRACTICE" EXCLUDING SECTIONS 1.51, 3.3 (1ST SENTENCE), 4.2, 7.5.4, AND 7.11.5. III. AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE", EXCLUDING ITEMS CONFLICTING WITH AISC REQUIREMENTS. 2. MATERIALS:

STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A57 GRADE 50 ENHANCED STEEL. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36. STRUCTURAL TUBE STEEL SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH Fy=46 KSI. C. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, WITH A MINIMUM YIELD STRENGTH Fy=36 KSI. D. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. ALL OTHER BOLTS SHALL CONFORM TO ASTM A307 OR BETTER. SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.

A. FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S PROVIDE A SHOP COAT OF PAINT ON ALL STEEL ITEMS,

EXCEPT AT AREAS OF WELDING AND/OR BOLTING. D. USE HIGH STRENGTH (8000 PSI MINIMUM AT 28 DAYS), NON-SHRINK, LIQUID EPOXY GROUT BENEATH ALL STEEL BASE PLATES AND BEARING PLATES. MIX GROUT WITH SAND OR PEA GRAVEL AS RECOMMENDED BY THE MANUFACTURER. PLACE FROUT AS SOON AS STEEL MEMBER HAS BEEN PROPERLY

. WHERE STRUCTURAL STEEL WIDE FLANGE, PIPE, OR TUBE SECTIONS ARE EMBEDDED IN CONCRETE OR MASONRY AND REINFORCING BARS BUTT TO IT. DEFORMED BAR ANCHORS OF REINFORCING BARS WITH THE SAME SIZE AND SPACING AS HE ADJACENT REINFORCING BARS, 48 BAR DIAMETERS LONG, SHALL BE WELDED TO THE STRUCTURAL STEEL. THE MANUFACTURER'S WELDING PROCEDURES SHALL BE ADHERED TO

A. BOLTS SHALL BE 3/4" DIAMETER, UNLESS NOTED OTHERWISE. B. BOLT SHALL BE BEARING TYPE CONNECTIONS UNLESS NOTED C. STEEL TO STEEL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS AND NUTS, UNLESS NOTED OTHERWISE. BOLTS SHALL CARRY THE IDENTIFYING MARK OF

). ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH BOLTS AND NUTS CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE, INCLUDING ANCHOR BOLTS BOLTED CONNECTIONS SHALL BE TIGHTENED AND SHALL HAVE WASHERS AS REQUIRED BY AISC UNLESS NOTED

OF REAMING. DO NOT USE A TORCH ON ANY BOLT HOLES.

A. WELDED CONNECTIONS SHALL BE MADE USING LOW HYDROGEN MATCHING FILLER MATERIAL ELECTRODES, UNLESS NOTED OTHERWISE. . WELDERS SHALL BE CURRENTLY CERTIFIED ACCORDING TO AWS WITHIN THE LAST 12 MONTHS. ALL WELDING PROCEDURES SHALL BE PRE-QUALIFIED. WELDERS SHALL FOLLOW WELDING

C. WELDING AND GAS CUTTING SHALL BE DONE PER AWS. D. WELDS SHALL HAVE THE SLAG REMOVED. GENERAL FRAMING NOTES LARCH NO.2 OR EQUAL U.N.O. IF TJI'S OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 8' O.C. FOR

2. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24"

3. ALL WOOD/LUMBER PLACED ONTO CONCRETE SHALL BE 4. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.

ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT. SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED. ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING GLUED AN NAILED WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. EDGES AND @ 10" O.C. IN THE FIELD.

8. VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS. 9. ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS UNLESS NOTED OTHERWISE. 10. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR

11. USE 7/16" O.S.B. OR CDX PLYWOOD SHEATHING WITH 8d NAILS @ 6" O.C. AT EDGES OF ROOF 10d NAILS @ 4" O.C. AT GABLE ENDS SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS STAGGER SHEATHING JOINTS PLYWOOD PERP. TO RAFTERS AND TRUSSES

12. SOLID BLOCK BETWEEN TRUSSES. HOLD DOWN EVERY 3RD BLOCK FOR ATTIC VENTILATION.

13. ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW. 14. PROVIDE SQUASH BLOCKING AT RIM JOIST BELOW ALL POSTS FROM ROOF, HEADER OR BEAM POINT LOADS.

15. PROVIDE DOUBLE FLOOR JOISTS BELOW ALL PARALLEL BEARING WALLS ALL FRAMING LUMBER SHALL BE HEM FIR OR BETTER UNLESS A HIGHER

GLULAM BEAMS SHALL BE 24F-V4 DF/DF FOR SINGLE SPANS AND 24F-V8 DF/DF FOR MULTIPLE SPANS, AND CANTILEVERED SPANS. 18. ALL RAFTERS AND JOISTS OVER THREE FEET LONG SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING. ALL HANGERS AND OTHER WOOD CONNECTIONS MUST BE DESIGNED TO CARRY THE CAPACITY OF THE

19. FRAMING CONNECTIONS NOTED ON THE DRAWINGS ARE SIMPSON STRONGTIE OR EQUAL. INSTALL WITH THE CATALOG DESIGNATED CONNECTOR

NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN, NOTED OR APPROVED BY ENGINEER. 21. LAG SCREWS SHALL BE INSERTED IN A DRILLED PILOT HOLE 60%-75% OF THE SHANK DIAMETER BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. ALL NUTS, BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH AN OVERSIZED WASHER.

22. NAILS TO BE COMMON WIRE UNLESS OTHERWISE NOTED ALL BOLT HOLES SHALL BE DRILLED WITH A BIT 1/32" TO 1/16" LARGER

THAN THE NOMINAL BOLT DIAMETER. 24. ALL JOINTS IN WALL SHEATHING SHALL OCCUR IN THE MIDDLE OF A PLATE OR BLOCK AND NAILED ON EACH SIDE OF THE JOINT WITH EDGE NAILING PER SHEARWALL SCHEDULE.

25. ALL OVER BUILT ROOF RAFTERS SHALL BE BRACED VERTICALLY TO THE TRUSSES BELOW AT 6'-0" O.C. MAXIMUM IN ORDER TO SPREAD THE LOAD EVENLY OVER THE TRUSSES.

26. PROVIDE 1/2" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO ENSURE THAT LOADING WILL BE AS DESIGNED).

27. DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE. 28. COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS, AND WHICH SUPPORT PERMANENT STRUCTURES. SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE BO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SUCH FLOORS.

29. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION 30. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

WOOD TRUSS NOTES

BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER IBC REQUIREMENTS. 2. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED ENGINEERING SPECS.

. THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC. 4. THE TRUSSES SHALL ALSO BE DESIGNED PER THE IBC, AND LOCAL ORDINANCES.

5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON 6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS ❷ 6'-0" LONG (OR LONGER), AS WELL AS BRACING

7. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE RUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD. 9. THE PROJECT ENGINEER OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION ETC. OF

ENGINEER SHOULD BE NOTIFIED OF ANY DEVIATION). O. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY TPI EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS TPI REQUIREMENTS. 11. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS 12. FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE

LESS THAN 1/16", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT

SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLA

CONTRACTOR TO VERIFY TRUSS LAYOUT IS CONSISTENT WITH THESE PLANS.

13. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE 4. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE 5. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE

MASONRY

TITUTE (ACI) 530, "BUILDING CODE REQUIREMENTS FOR MASONRY

AVAILABLE TO OWNER UPON REQUEST.

MASONRY WALL CONSTRUCTION SHALL CONSIST OF OF GRADE N, TYPE II, MEDIUM WEIGHT OR NORMAL-WEIGHT, CLOSED END, CONCRETE MASONRY UNITS (CMU's) CONFORMING TO ASTM C90. B. MORTAR SHALL BE TYPE "S" AS DEFINED BY THE ACI AND SHALL CONFORM TO ASTM C270, WITH A MINIMUM COMPRESSIVE STRENGTH
OF 1800 PSI AT 28 DAYS. IT SHALL CONSIST OF 1.0 PART PORTLAND

NO ADDITIVES ARE ALLOWED. GROUT SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. IT SHALL BE OF A FLUID CONSISTENCY AND SHALL CONSIST OF A MINIMUM OF 1.0 PART PORTLAND CEMENT. 2.25 TO 3.0 PARTS SAND, AND MAY CONTAIN AN ADDITIONAL 1 TO 2 PARTS PEA GRAVEL IF GROUT SPACES ARE 4" OR MORE IN VERY DIRECTION. ALL MEASUREMENTS ARE PARTS BY VOLUME. DO NOT

CEMENT, 0.25 TO 0.5 PARTS HYDRATED LIME OR PUTTY LIME, AND 3.5

TO 4.5 PARTS SAND. ALL MEASUREMENTS ARE PARTS BY VOLUME.

USE FLY ASH IN GROUT. D. PRISM TESTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF F'M=1,500 PSI AT 28 DAYS.

3. CONSTRUCTION: A. ALL MASONRY BLOCK SHALL BE STORED UNDER COVER AT THE

B. FACE SHELLS SHALL BE FULLY BEDDED. C. MORTAR JOINTS SHALL BE TOOLED CONCAVE. D. DO NOT USE MORTAR FOR GROUT. E. DO NOT USE ANY FROZEN MATERIAL.

F. GROUT SHALL BE POURED IN ACCORDANCE WITH LOW LIFT PROCEDURES PER THE IBC, TYPICAL, UNLESS NOTED OTHERWISE. G. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE WORKABLITITY IS LOST. H. ALL CELLS WHICH CONTAIN REINFORCING, BOLTS, ANCHORS, ETC. AND AS OTHERWISE SPECIFIED SHALL BE GROUTED SOLID.

L CELLS WHICH ARE TO BE GROUTED SHALL BE CLEAN AND FREE FROM DELETERIOUS MATERIALS. I. GROUT SOLID AROUND ALL JOIST AND BEAM ENDS, TYPICAL HOLES FOR BOLTS IN MASONRY FACE OR END SHELLS SHAL HAVE A DIAMETER TWO INCHES LARGER THAN THE BOLT DIAMETER AND THE HOLE SHALL BE FILLED WITH GROUT. K. NO PENETRATION SHALL BE ALLOWED THROUGH ANY MASONRY

STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE REROUTED AS REQUIRED AT THESE LOCATIONS. L. PRIOR TO PLACING MASONRY, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC.

BEAM, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND

A. MASONRY WALLS SHALL BE CONSTRUCTED UTILIZING COMMON RUNNING BOND, TYPICAL, UNLESS NOTED OTHERWISE. B. MASONRY WALLS SHALL BE BUILT AS AN INTEGRAL UNIT AT CORNERS AND INTERSECTIONS. REINFORCING SHALL BE CONTINUOUS AND BACK TO BACK END SHELLS SHALL BE REMOVED. MASONRY WALLS SHALL BE REINFORCED AS FOLLOWS, UNLESS

NOTED OTHERWISE. THICKNESS REINFORCING REINFORCING 1-#4 @ 48" O.C. 1−#5 **@** 32" 0.C. 2−#3 **@** 48" 0.C. 2-#4 @ 48" O.C. 1-#5 @ 32" O.C. 2-#4 ❷ 48" O.C. 1−#6 @ 32" O.C. PROVIDE LADDER-TYPE JOINT REINFORCING CONSISTING OF 2-#9 WIRES (3-#9 WIRES AT VENEER) AT 16" O.C. HORIZONTALLY IN ALL

MASONRY WALLS. SEE PLANS, SCHEDULES, AND DETAILS FOR OTHER PLACE VERTICAL REINFORCING IN THE CENTER OF THE WALL UNLESS EACH FACE IS SPECIFIED OR UNLESS NOTED OTHERWISE E. VERTICAL REINFORCING SHALL BE DOWELED TO CONCRETE FOOTING OR FOUNDATION WALL BELOW AND TO STRUCTURE ABOVE WITH THE SAME SIZE BAR AND SPACING, TYPICAL, UNLESS NOTED

F. PROVIDE VERTICAL REINFORCING IN GROUTED CELL AT ALL CORNERS AND INTERSECTIONS. PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS USE SAME SIZE BAR AND SPACING AS THE HORIZONTAL REINFORCING. HORIZONTAL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS AND AT OPENINGS WITH A STANDARD HOOK. I. HORIZONTAL REINFORCING SHALL OCCUR AT THE TOP AND BOTTOM COURSE OF ALL MASONRY WALLS EXCEPT THE BOTTOM COURSE HORIZONTAL REINFORCING MAY BE OMITTED WHEN THE WALL IS DOWELED TO A CONCRETE FOUNDATION WALL BELOW.

. OPENINGS IN WALLS WHICH EXCEED 24 INCHES IN EITHER DIRECTION SHALL BE REINFORCED WITH A MINIMUM OF 2-#5 BARS IN GROUTED SPACE ON ALL SIDES OF THE OPENING, TYPICAL, NOTED OTHERWISE. VERTICAL BARS SHALL EXTEND THE FULL HEIGHT OF THE WALL BETWEEN SUPPORTS. HORIZONTAL BARS SHALL EXTEND A MINIMUM OF 24 INCHES BEYOND THE EDGES OF THE OPENING K. PENETRATIONS THROUGH ANY MASONRY WALL SHALL BE BUILT INTO THE WALL AS THE WALL IS BEING CONSTRUCTED AND SHALL BE REVIEWED BY THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

CONSTRUCTION JOINTS IN REINFORCED MASONRY WALLS SHALL NOT OCCUR AT THE EDGE OF BEAM SUPPORTS AND SHALL BE PROVIDED PER THE STRUCTURAL DRAWINGS. . WHERE HORIZONTAL REINFORCING BARS JOINT CONCRETE WALLS,

COLUMNS, OR PILASTERS, REINFORCING SHALL BE CONTINUOUS. ALSO, A KEY SHALL BE PROVIDED BETWEEN THE MASONRY AND THE CONCRETE. FILL KEY WITH GROUT. A. BEAMS SHALL BE BUILT AS AN INTEGRAL PART WITH THE

SUPPORT. NO TOOTHING OR DOWELING ONLY WILL BE PERMITTED. MASONRY UNITS WITH ONE END OPEN-ENDED SHALL BE USED IN ALL MASONRY BEAMS. BACK-TO-BACK END SHELLS ARE NOT ALLOWED. GROUT ALL MASONRY BEAMS SOLID FOR FULL DEPTH AND WIDTH SHOWN IN MASONRY BEAM SCHEDULE.

REINFORCING IN THE MASONRY BEAM SCHEDULE IS AN ADDITION TO STANDARD WALL REINFORCING. HORIZONTAL REINFORCING BARS IN THE TOP OF THE MASONRY BEAM SHALL BE PLACED IN THE TOP 4 INCHES OF THE BEAM AND SHALL EXTEND A MINIMUM OF 72 BAR DIAMETERS BEYOND THE EDGE OF THE OPENING OR SHALL BE HOOKED IF REQUIRED.

D. HORIZONTAL REINFORCING BARS IN THE BOTTOM OF THE MASONRY BEAM SHALL BE PLACED IN THE BOTTOM 4 INCHES OF THE BEAM AND SHALL EXTEND A MINIMUM OF 24 INCHES BEYOND THE EDGE OF THE OPENING OR SHALL BE HOOKED IF REQUIRED.

REINFORCING BARS. THEY SHALL ALSO HOOK AROUND THE TOP IORIZONTAL REINFORCING BARS OR EXTEND INTO THE WALL ABOVE THE MASONRY BEAM A MINIMUM OF 48 BAR DIAMETERS. F. DO NOT SPLICE HORIZONTAL TOP OR BOTTOM BARS, TYPICAL, UNLESS NOTED OTHERWISE. G. FOR OPENINGS NOT SHOWN, USE SIMILAR BEAM AS SHOWN IN THAT WALL OR TYPE OF WALL FOR SIMILAR OPENINGS. VERIFY WITH THE STRUCTURAL ENGINEER.

H. USE THE FOLLOWING MASONRY BEAM SIZES FOR OPENINGS IN NON-BEARING MASONRY WALLS:

2 #5 TOP & BOTTOM UP TO 8'-0" UP TO 10'-0" SAME AS WALL 2 #5 TOP & BOTTOM FOR WIDER OPENINGS CONTACT THE STRUCTURAL ENGINEER. THE MASONRY BEAM SCHEDULE FOR ADDITIONAL INFORMATION.

REINFORCING

A. GROUT JAMBS SOLID FOR FULL HEIGHT OF WALL (FLOOR TO FLOOR AND/OR ROOF) AT SIDES OF OPENING; ONE CELL FOR EACH 4'-0" OF SPAN OR PORTION THEREOF. REINFORCE WITH 2-#5 VERTICAL BARS IN EACH GROUTED CELL WITH ONE BAR PLACED AT EACH FACE OF WALL, TYPICAL, UNLESS NOTED OTHERWISE. SEE PLANS, SCHEDULES, AND DETAILS FOR OTHER REINFORCING

SPECIAL INSPECTION 1. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING ITEMS PER CHAPTER 17 OF THE IBC: A. INSTALLATION OF POST-INSTALLED CONCRETE ANCHORS PER MANUFACTURER'S SPECIFICATIONS. B. MASONRY CONSTRUCTION (TYPE A) C. FIELD WELDING OF STRUCTURAL STEEL

MINIMUM NA	AILING SCHEDULE
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2. BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3. 1"x6" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER 1"x6" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" (51mm) SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" (406mm) 0.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d PER 16" (406mm)
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	(8) 16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	(3) 8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" (152mm) O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	6d @ 16" (406mm) O.C. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
17. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTERS TO PLATE, TOENAIL	(3) 16d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1"x8" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1"x8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d ● 24" (610mm) 0.C.
24. BUILT-UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. AT TOP & BOTTOM & STAGGERED, (2) 20d AT ENDS & AT EACH SPLICE
25. 2" (51mm) PLANKS	(2) 16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2	
SUBFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" (12.7mm) AND LESS	6d ³
19/32" - 3/4" (15mm-19mm)	8d ⁴ OR 6d ⁵
7/8" - 1" (22mm-25mm)	8d ³
1 1/8" - 1 1/4" (29mm-32mm)	10d ⁴ OR 8d ⁵
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4" (19mm) AND LESS	6d ⁵
7/8" - 1" (22mm-25mm)	8d ⁵
1 1/8" - 1 1/4" (29mm-32mm)	10d ⁴ OR 8d ⁵
27. PANEL SIDING (TO FRAMING) 2:	
1/2" (12.7mm) OR LESS	6d ⁵
5/8" (16mm)	8d ⁵
28. FIBERBOARD SHEATHING: 7	
1/2" (12.7mm)	No. 11 GA ⁴ 6d No. 16 GA ⁹
25/32" (20mm)	No. 11 GA ⁴ Bd No. 16 GA ⁹
29. INTERIOR PANELING	
1/4" (6.4mm)	4d 10
3/8" (9.5mm)	6d ¹¹
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED. 2. NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES (305mm) AT 48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PAR	INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE TICLEROARD DIAPHRAGMS AND SHEAR WALLS REFER TO SECTION 2305

48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305

8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER (11mm) HEAD AND 1 1/2 INCH (38mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 3/4 INCH (44mm)

10. PANEL SUPPORTS AT 16 INCHES (406mm) [20 INCHES (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH

11. PANEL SUPPORTS AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS

9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH (11mm) CROWN AND 1 1/8 INCH (29mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 1/2 INCH (38mm) LENGTH

7. FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS.

NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.

NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

3. COMMON OR DEFORMED SHANK.

LENGTH FOR 25/32 INCH (20mm) SHEATHING

FOR 25/32 INCH (20mm) SHEATHING

5. DEFORMED SHANK.

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Structural components designed according to the 2012 IBC, all other aspects of the plans shall conform w/ 2012 IRC and all current governing codes

does not exceed that of the accompanying structural calculations.

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Shear Wall Schedule^{1,3} 8d Nails Capacity 1/2" Anchor Edge Field Edge Field Wind Seismic Bolt Spacing 12" | 6" | 12" | 339 | 241 | 32" o.c.

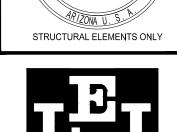
 3/8" OSB or CDX plywood
 2" 6
 12" 4" 12" 495 350 24" o.c.

 1/2" Gypsum or better
 6" 12" 90 90 32" o.c.

 WSWH18x13 Simpson Strong Wall High Strength Wood Shear Wall. See details 14/S1.2, 22/S1.2, 21/S2.2 & 22/S2.2.

 Portal Frame. See details 15/S1.2 & 19/S2.2.

Symbol



Signed: 09/18/2023

ENGINEERS

SURVEYORS

PLANNERS

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Spanish Fork, UT 84660 Ph: 801-798-0555 Fax: 801-798-9393 office@lei-eng.com www.lei-eng.com

Simpson WSWH Notes

Holdown Schedule

LSTHD8 Holdown See detail 6/S1.2

STHD10 Holdown

inspection required)

See detail 7/S1.2

See detail 16/S1.2

in-place anchor

See detail 6/S1.2

STHD14 Holdown
See detail 6/S1.2

Holdown/Strap

HDU2-SDS2.5 Retrofit holdown w/ 5/8" dia. A36

HDU2-SDS2.5 Holdown w/ Simpson SSTB16 cast

threadad rod anchor embedded 6" into footing w/
Simpson SET-XP or AT-XP epoxy (Special

Strong Wall High Strength Wood Shear Walls shall be installed as per Simpson Specifications.

WSWH may be field trimmed to a minimum height of 74 1/2". (Trim top of wall only - Do not trim from sides or

Drilling holdes in WSWH is not allowed except as specifically allowed by the manufacturer (Refer to Simpson Specifications)

Anchor bolt nuts should be finger tight plus 1/2 turn. Top connection installs with a combination of SDS25600 Heavy-Duty connector screws & SWS16150 Strong Wall

Take precaution when installing cast-in-place bolts at concrete foundation (No retrofit option is available) Contact Simpson representative Gary Pugmire (801-244-7430) with questions regarding the installation of

GENERAL SHEARWALL NOTES:

Simpson Strong Walls.

1. SHEATH SHEAR WALLS BEFORE BUILDING PERPENDICULAR WALL/ELEMENTS.

2. WHERE A SHEAR WALL IS SHOWN OVER A WINDOW OPENING, THE SHEAR WALL SHALL BE USED ALL AROUND the WINDOW, INCLUDING the SPACE ABOVE and BELOW the WINDOW. USE SIMPSON CS16 STRAPS DIRECTLY ABOVE and BELOW the WINDOW FOR the ENTIRE LENGTH of the SHEAR WALL. PROVIDE SOLID BLOCKING UNDER STRAPS.

3. WHERE A SHEAR WALL IS SHOWN OVER A DOOR OPENING, the SHEAR WALL SHALL BE USED ALL AROUND THE DOOR, INCLUDING the SPACE ABOVE THE DOOR. USE SIMPSON CS16 STRAP DIRECTLY ABOVE the DOOR FOR THE ENTIRE LENGTH of the SHEAR WALL. PROVIDE SOLID BLOCKING UNDER the STRAP.

\wedge	REV	 THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE PROPERTY OF ZETTEL GROUP, INC.
	ISIO	 WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, THE MAKERS CANNOT GUARANTEE AGAINST HUMAN ERROR.
	NS:	 THE CONTRACTOR ON THE JOB SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS AND BE RESPOSIBLE FOR SAME.
		•
		◆SHEAR NALL PLAN

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Structural components designed according to the 2018 IBC, all other aspects of the plans shall conform w/ 2018 IRC and all current governing codes

SHEAR WALL PLAN

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

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REQUIREMENTS: R702.3.7 Water-resistant gypsum backing

2018 INT'L RESIDENTIAL CODE

Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be

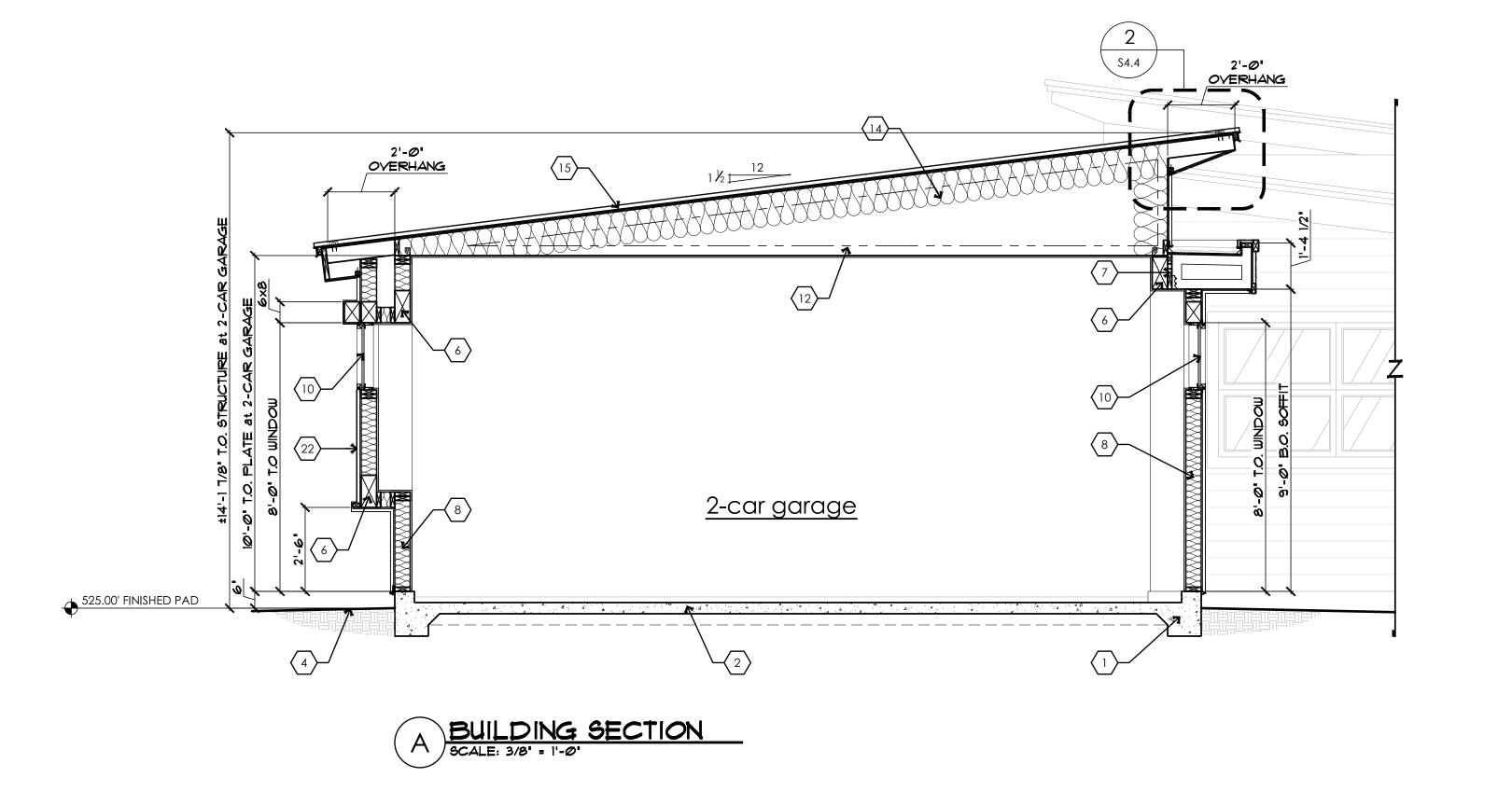
sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.

Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards.

Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.



KEYNOTE LEGEND NOTE: NOT ALL KEYNOTES USED ON THIS SHEET **FOUNDATION:** CONCRETE FOOTING per STRUCT'L DRAWINGS CONCRETE SLAB OVER APPROVED COMPACTED SOIL

per STRUCTURAL DRAWINGS MASONRY RETAINING WALL per STRUCT'L DRAWINGS FINISH GRADE - SLOPE AWAY FROM STRUCTURE CONCRETE PAVERS per OWNER SELECTION - SLOPE

AWAY FROM STRUCTURE

WALL CONSTRUCTION: BEAM / HEADER per STRUCTURAL CALCS LEDGER STRIP per STRUCTURAL CALCS

R19 MINIMUM EXTERIOR WALL INSULATION R11 <u>MINIMUM</u> SOUND BATTS at ALL INTERIOR WALLS, DUAL GLAZE WINDOW per WINDOW SCHEDULE

DOOR per DOOR SCHEDULE

FLOOR / ROOF CONSTRUCTION: PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALCS, SPACING per PLANS 3. NOT USED.

14. R38 MINIMUM ROOF INSULATION STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) o/ 2-LAYERS of 30 LB FELT o/ SHEATHING O/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS

DRAINAGE CRICKET per PLAN w/ FLASHING as

REQUIRED, TYPICAL WHERE SHOWN

DURO-LAST (or APPROVED EQUAL) ROOFING o/ 2-LAYERS of 30 LB FELT O/ SHEATHING O/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS

WOOD FRAMED STAIRCASE per IRC SECTIONS R311.7.5.1 RISERS and R311.7.5.2 TREADS as NOTED on SHEET A2.1 1½" DIAMETER PRE-FABRICATED HANDRAIL per IRC SECTION R311.7.8.3; MOUNT 36-38" ABOVE TREAD per

WALL or NEWEL POST. 36" HIGH (MINIMUM) WOOD FRAMED PONY WALL.

IRC SECTION R311.7.8. HANDRAIL SHALL RETURN to

FINISH CONSTRUCTION: 1" DEEP x 1" WIDE STUCCO REVEAL at EDGE of SOFFIT -COLOR to MATCH STUCCO

EXTERIOR TILE VENEER (per OWNER SELECTION) o/ STUCCO - INSTALL per MANUF. SPECS (ICC-ER #5157) '0' CLEARANCE FIREPLACE APPLIANCE (VERIFY W/ OWNER) - SEE INT. ELEVATIONS for HEIGHT. INSTALL per MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.

WOOD FRAMED and ¾" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS

WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

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66953 ERIC B. MURRAY

Signed: 09/18/2023

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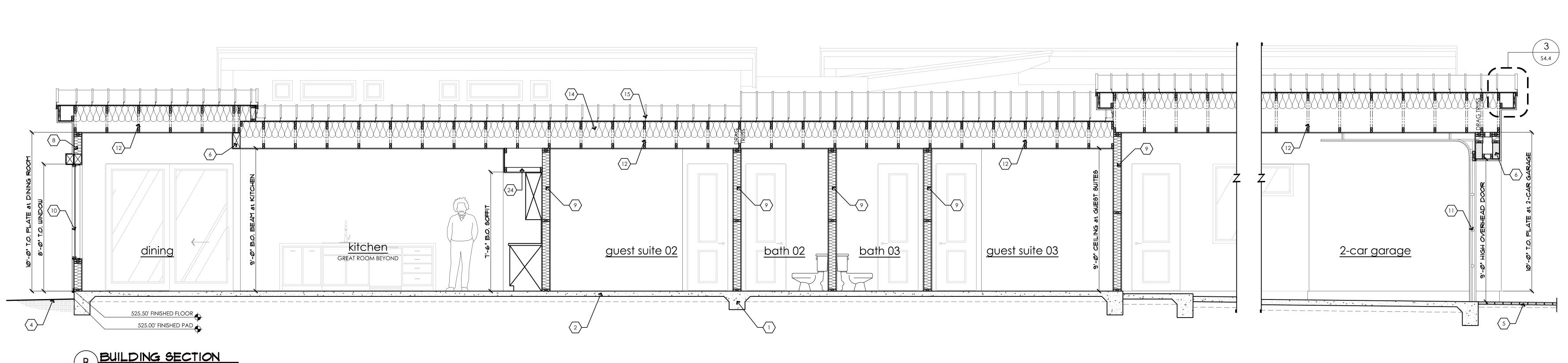
SURVEYORS

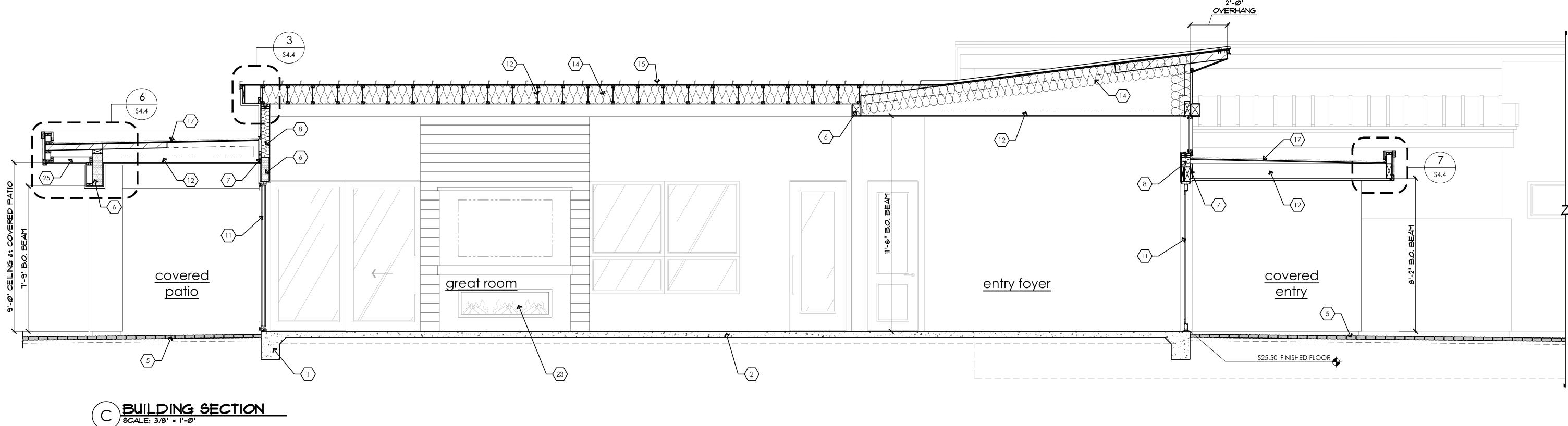
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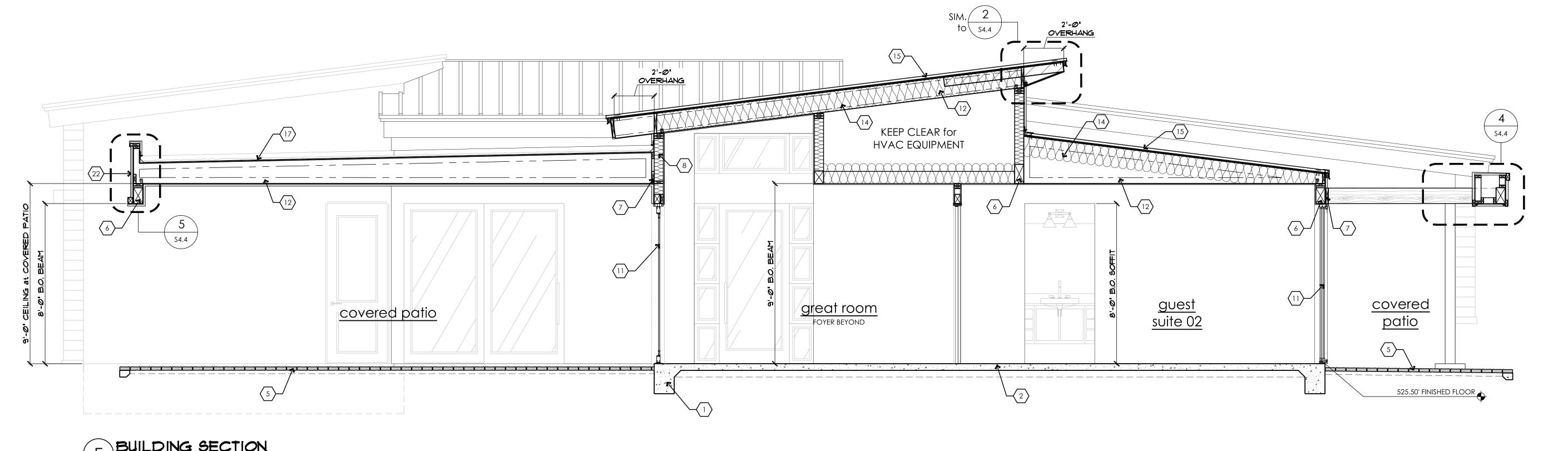
accompanying structural calculations.

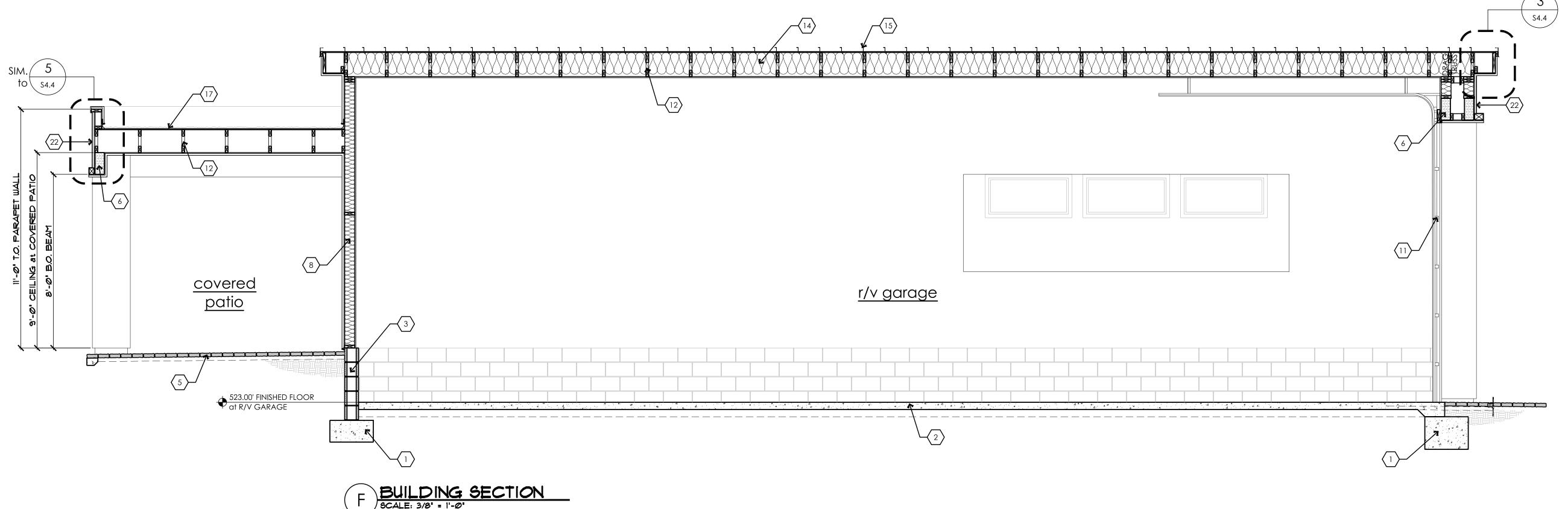
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NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

FOUNDATION: CONCRETE FOOTING per STRUCT'L DRAWINGS CONCRETE SLAB OVER APPROVED COMPACTED SOIL

per STRUCTURAL DRAWINGS MASONRY RETAINING WALL per STRUCT'L DRAWINGS FINISH GRADE - SLOPE AWAY FROM STRUCTURE

CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE

WALL CONSTRUCTION:

BEAM / HEADER per STRUCTURAL CALCS LEDGER STRIP per STRUCTURAL CALCS R19 MINIMUM EXTERIOR WALL INSULATION

DUAL GLAZE WINDOW per WINDOW SCHEDULE DOOR per DOOR SCHEDULE

R11 <u>MINIMUM</u> SOUND BATTS at ALL INTERIOR WALLS,

FLOOR / ROOF CONSTRUCTION:

PREFABRICATED ROOF TRUSSES - INSTALL per STRUCTURAL CALCS, SPACING per PLANS

NOT USED.

R38 <u>MINIMUM</u> ROOF INSULATION STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) o/ 2-LAYERS of 30 LB FELT o/ SHEATHING O/ ROOF FRAMING MEMBERS - SEE ROOF

FRAMING PLANS and STRUCTURAL CALCS DRAINAGE CRICKET per PLAN w/ FLASHING as REQUIRED, TYPICAL WHERE SHOWN DURO-LAST (or APPROVED EQUAL) ROOFING o/

2-LAYERS of 30 LB FELT o/ SHEATHING o/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS WOOD FRAMED STAIRCASE per IRC SECTIONS R311.7.5.1

RISERS and R311.7.5.2 TREADS as NOTED on SHEET A2.1 1½" DIAMETER PRE-FABRICATED HANDRAIL per IRC SECTION R311.7.8.3; MOUNT 36-38" ABOVE TREAD per IRC SECTION R311.7.8. HANDRAIL SHALL RETURN to WALL or NEWEL POST. 36" HIGH (MINIMUM) WOOD FRAMED PONY WALL.

1" DEEP x 1" WIDE STUCCO REVEAL at EDGE of SOFFIT -COLOR to MATCH STUCCO

FINISH CONSTRUCTION:

EXTERIOR TILE VENEER (per OWNER SELECTION) o/ STUCCO - INSTALL per MANUF. SPECS (ICC-ER #5157) '0' CLEARANCE FIREPLACE APPLIANCE (VERIFY W/ MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS to INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.

WOOD FRAMED and ¾" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

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R702.3.7 Water-resistant gypsum backing

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R702.3.7.1 Limitations.

Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

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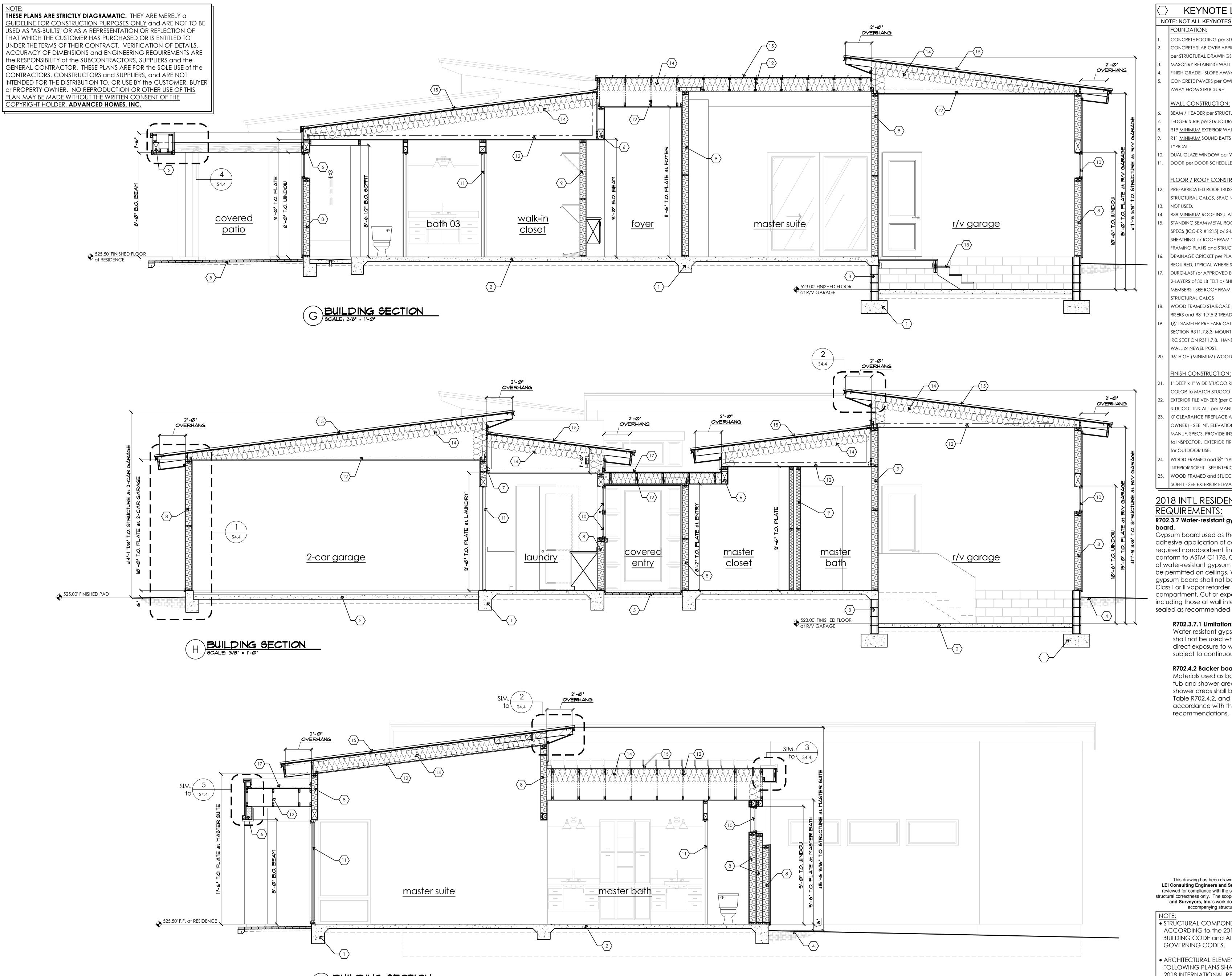
66953 ERIC B. MURRAY Signed: 09/18/2023 STRUCTURAL ELEMENTS ONLY

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KEYNOTE LEGEND

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

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CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS

MASONRY RETAINING WALL per STRUCT'L DRAWINGS FINISH GRADE - SLOPE AWAY FROM STRUCTURE CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE

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R19 MINIMUM EXTERIOR WALL INSULATION R11 <u>MINIMUM</u> SOUND BATTS at ALL INTERIOR WALLS,

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FLOOR / ROOF CONSTRUCTION: PREFABRICATED ROOF TRUSSES - INSTALL per

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WOOD FRAMED and ¾" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

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R702.4.2 Backer boards.

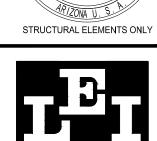
Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

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SIMPSON H2.5 at EACH TRUSS

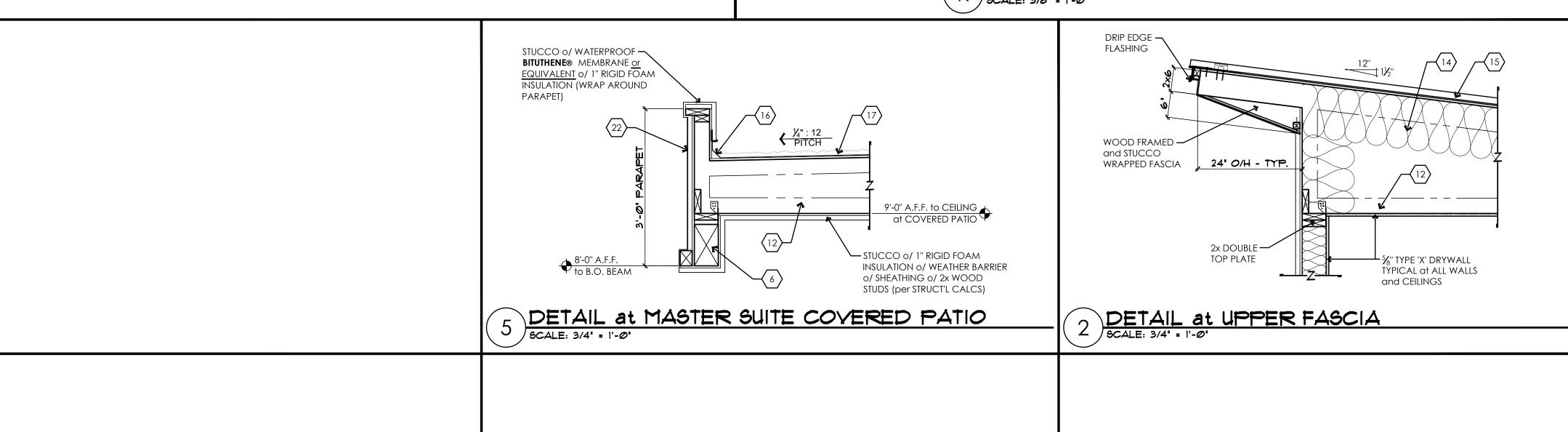
SOLID 2x BLOCKING RIPPED —

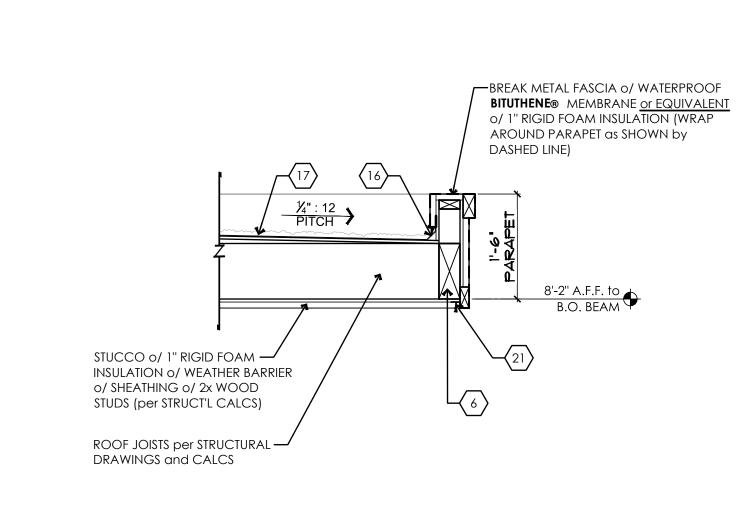
to FIT BOTTOM of PLYWOOD

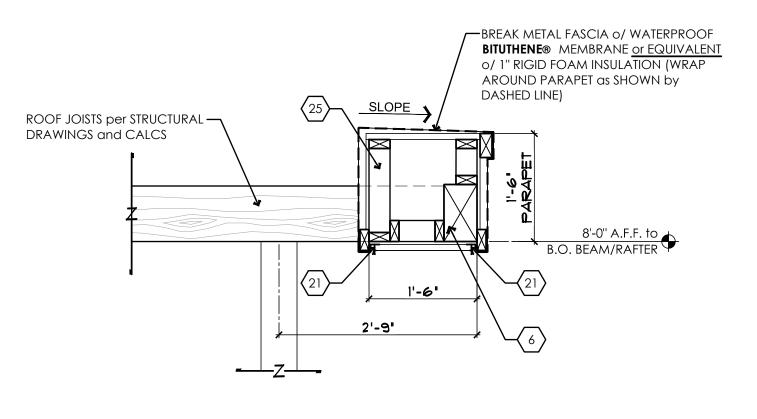
SHEATHING at ROOF DECK

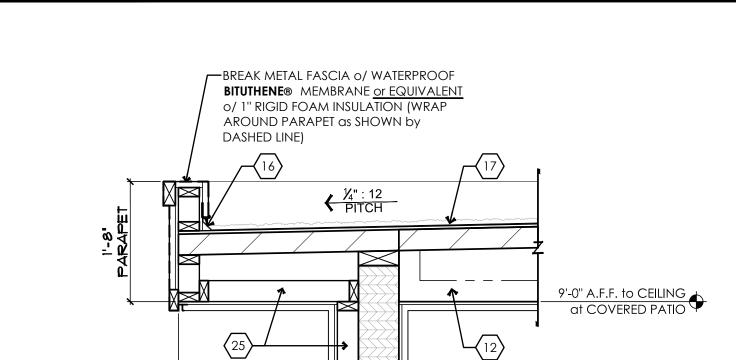
DRIP EDGE -FLASHING

at EXT. BEARING WALLS





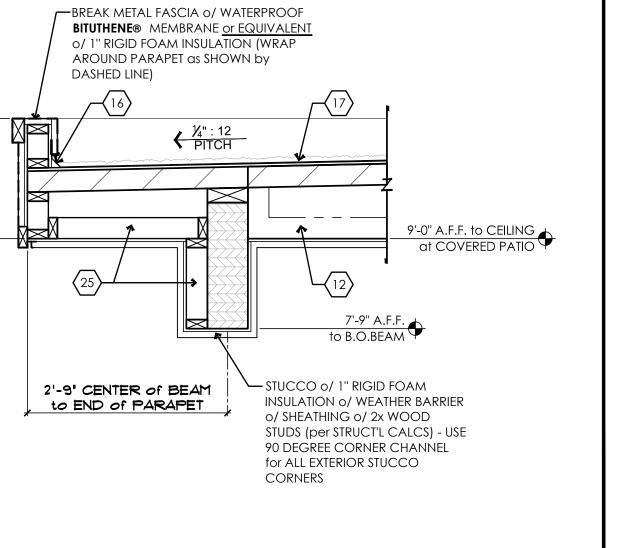


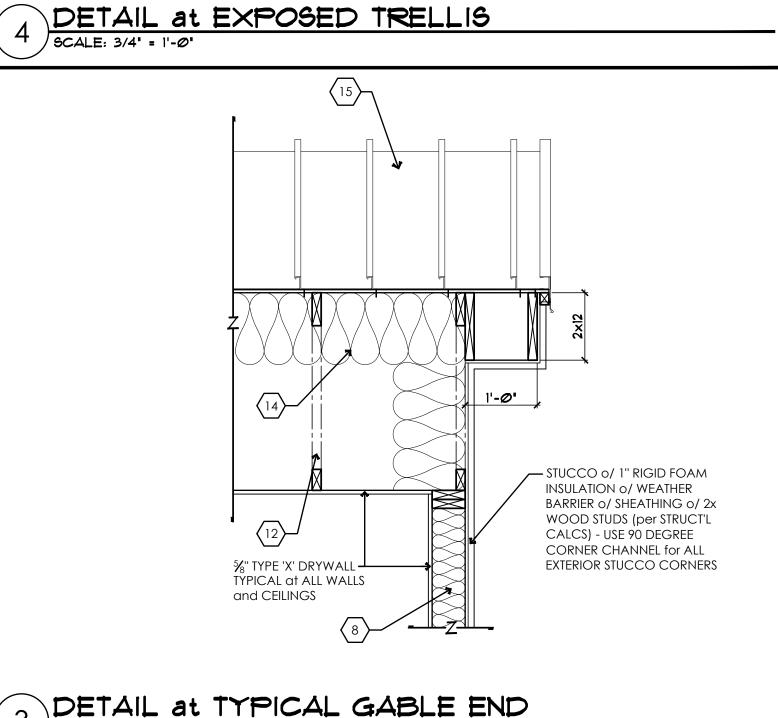


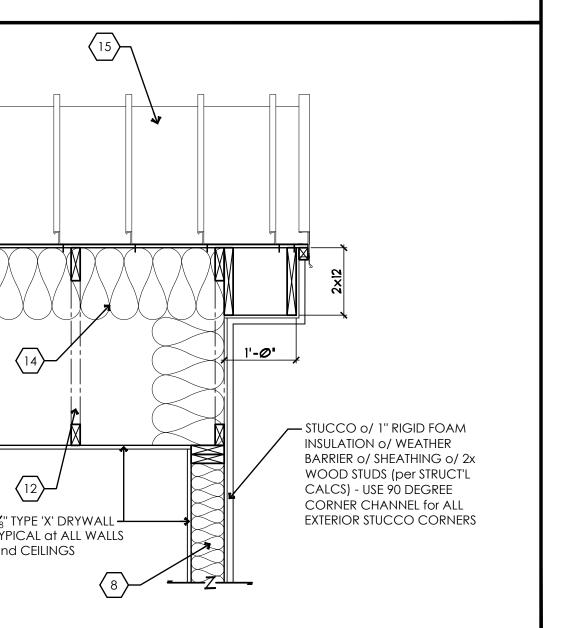
DETAIL at GREAT ROOM COVERED PATIO

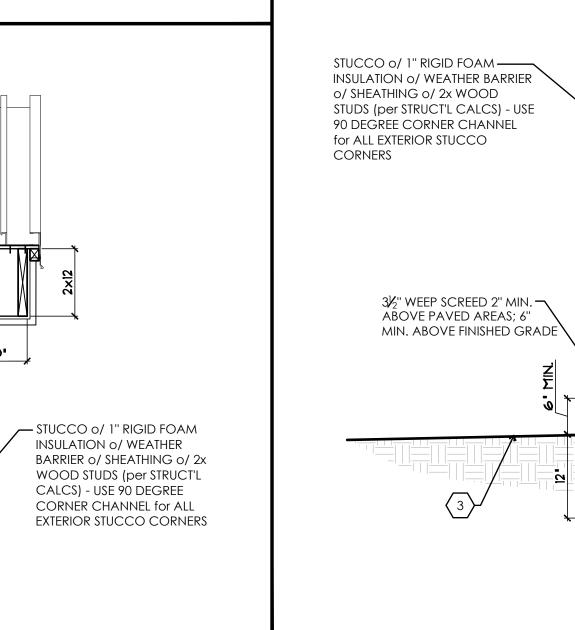
DETAIL at COVERED ENTRY

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









TOP PLATE 24" O/H - TYP. WOOD FRAMED and STUCCO WRAPPED FASCIA -%" TYPE 'X' DRYWALL TYPICAL at ALL WALLS and CEILINGS 2x FIRE BLOCKING as REQUIRED BOLT at 32" O.C. THRU 2x6 TREATED SILL PLATE Δ Δ Δ Δ PER PLAN

TYPICAL SINGLE STORY WALL

1½"

KEYNOTE LEGEND

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET

FOUNDATION: CONCRETE FOOTING per STRUCT'L DRAWINGS CONCRETE SLAB OVER APPROVED COMPACTED SOIL

per STRUCTURAL DRAWINGS MASONRY RETAINING WALL per STRUCT'L DRAWINGS FINISH GRADE - SLOPE AWAY FROM STRUCTURE

CONCRETE PAVERS per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE

WALL CONSTRUCTION: BEAM / HEADER per STRUCTURAL CALCS

TYPICAL

LEDGER STRIP per STRUCTURAL CALCS R19 MINIMUM EXTERIOR WALL INSULATION R11 <u>MINIMUM</u> SOUND BATTS at ALL INTERIOR WALLS,

DUAL GLAZE WINDOW per WINDOW SCHEDULE DOOR per DOOR SCHEDULE

FLOOR / ROOF CONSTRUCTION: PREFABRICATED ROOF TRUSSES - INSTALL per

STRUCTURAL CALCS, SPACING per PLANS

NOT USED. 14. R38 <u>MINIMUM</u> ROOF INSULATION

STANDING SEAM METAL ROOF - INSTALL per MANUF. SPECS (ICC-ER #1215) o/ 2-LAYERS of 30 LB FELT o/ SHEATHING O/ ROOF FRAMING MEMBERS - SEE ROOF FRAMING PLANS and STRUCTURAL CALCS DRAINAGE CRICKET per PLAN w/ FLASHING as

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FINISH CONSTRUCTION:

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INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS

2018 INT'L RESIDENTIAL CODE **REQUIREMENTS:**

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AS NOTED

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