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Petached Castia Designed for: Pood Smith M

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SITE PLAN

DATE: 7-25-22

DRAWN: BLE

JOB # : 22128

FILE NAME:
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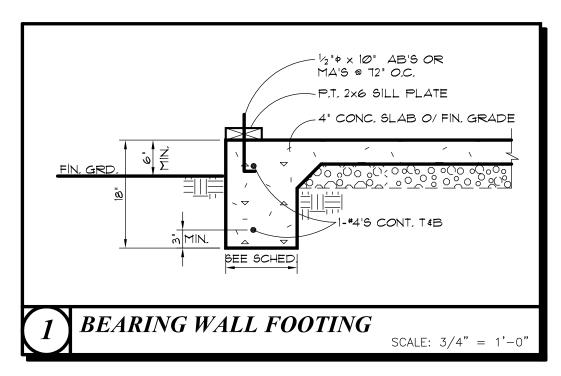
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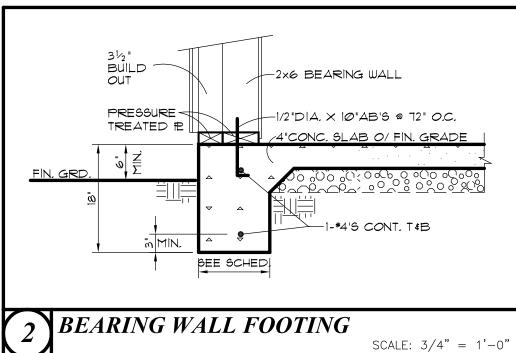
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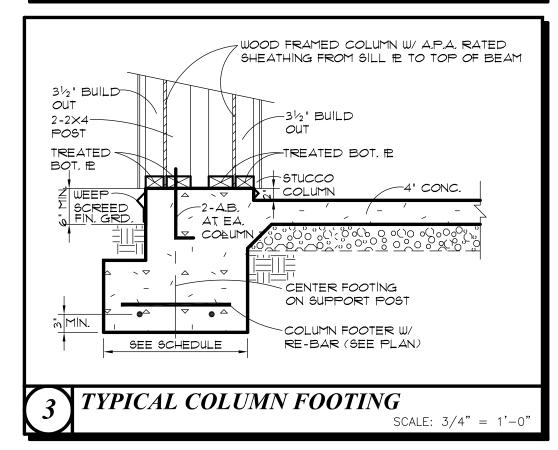
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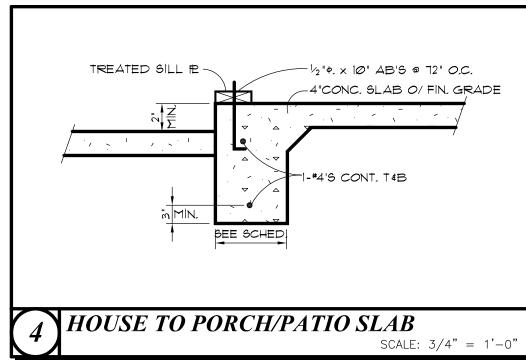
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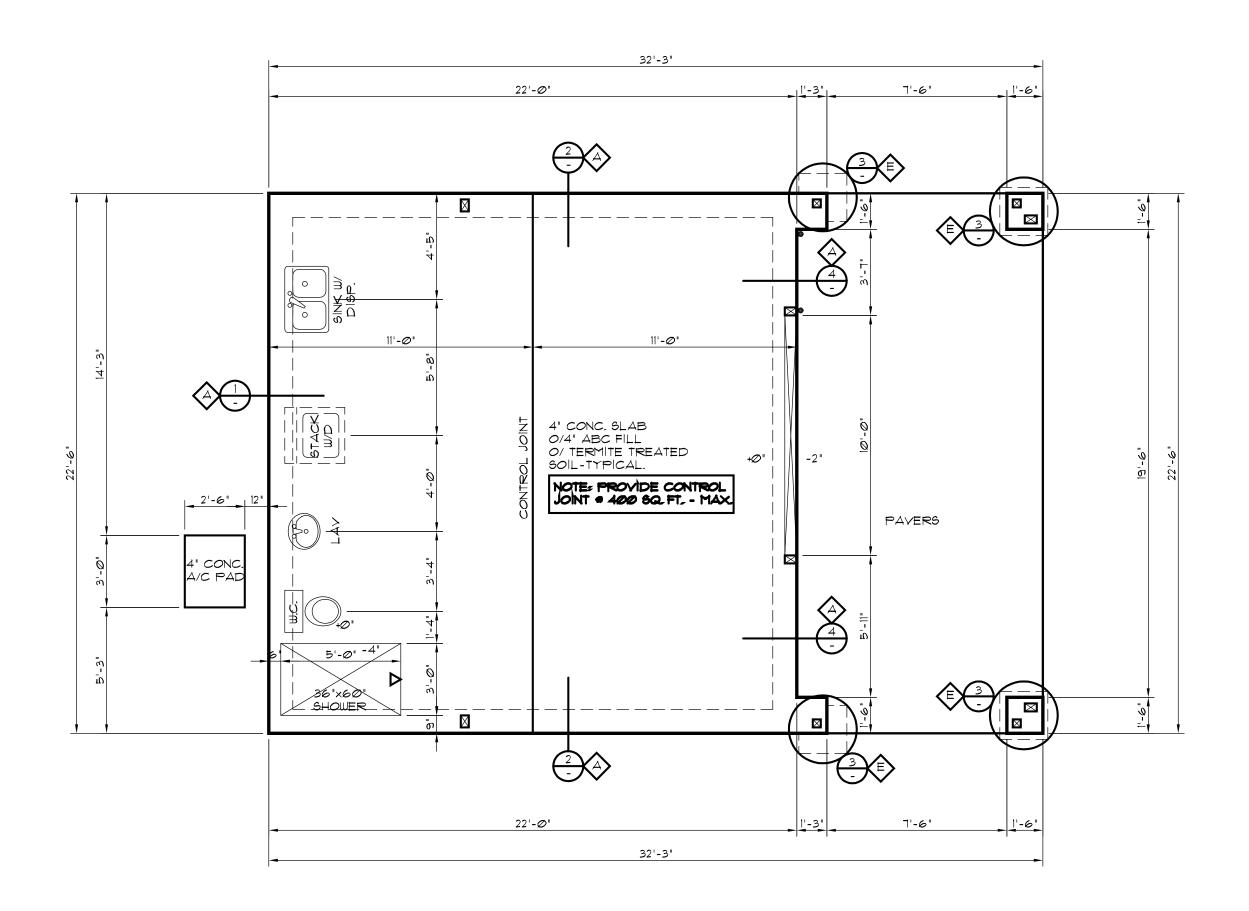
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OF 6











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

DOOR OPENINGS

• STHDIØ HOLDOWN STRAPS

GENERAL FOUNDATION NOTES

1.) HOLD DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION

2.) ALL CONC. TO HAVE 2500 P.S.I. MIN. ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS.

3.) CONTROL JOINTS TO BE PLACED EVERY 30' EACH

DIRECTION AND OFFSETS GREATER THAN 10' AS REQUIRED.

4.) ALL FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SO

4.) ALL FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL. (ASSUMED SOIL BEARING CAPACITY IS 1500 PSF, 18' INTO VIRGIN SOIL)

5.) $\frac{1}{2}$ ' \times 10" ANCHOR BOLTS PLACED 12" O.C. MAX. IN EXTERIOR WALLS AND WITHIN 12" OF ANY SPLICE AND CORNER MIN. 2 BOLTS PER SILL PIECE

CORNER MIN. 2 BOLTS PER SILL PIECE

6.) CONCRETE CONTRACTOR TO COORDINATE PLACEMENT OF COPPER GROUND WIRE WITH ELECTRICAL CONTRACTOR AT SPECIFIED LOCATION.

1.) PLANS ARE STRICTLY DIAGRAMMATIC, ENGINEERING AND DIMENSIONS ARE THE RESPONSIBILITY OF THE SUB-CURRENT CONTRACTOR IN ACCORDANCE WITH THE IRC, AND LOCAL REQUIREMENTS.

FOOTING & STEM SCHEDULE					
CAT.	SYM.	FOOTING			
		12" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.			
TURNDOWN		8" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-*4'S CONT.			
NA NA		18" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.			
		24" WIDE TURNDOWN, 12" BELOW GRADE W/ 2-#4'S CONT.			
		24"×24"×12" DEEP POST FOOTING BELOW GRADE W/ 3-#4'S EACH WAY			
FOOTINGS	F	30"X30"X12" DEEP POST FOOTING BELOW GRADE W/ 3-#4'S EACH WAY			
T TOO	G	36"X36"X12" DEEP POST FOOTING BELOW GRADE W/ 3-#4'S EACH WAY			
P09T		42"X42"X12" DEEP POST FOOTING BELOW GRADE W/ 4-#4'S EACH WAY			
		48"X48"X12" DEEP POST FOOTING BELOW GRADE W/ 4-#4'S EACH WAY			
N N O N N A		12" WIDE, 12" BELOW GRADE W/ 2-#4'S CONT.			
NT N		18" WIDE, 12" BELOW GRADE W/ 2-*4'S CONT,			
YP, STEM FOOTING		12" WIDE X 12" DEEP CONT, FTG, BELOW GRADE W/1-*4 CONT, T&B			
7 7 7 100 100 100 100 100 100 100 100 10		12" WIDE X 12" DEEP CONT, FTG, BELOW GRADE W/3-*4 CONT, T&B			

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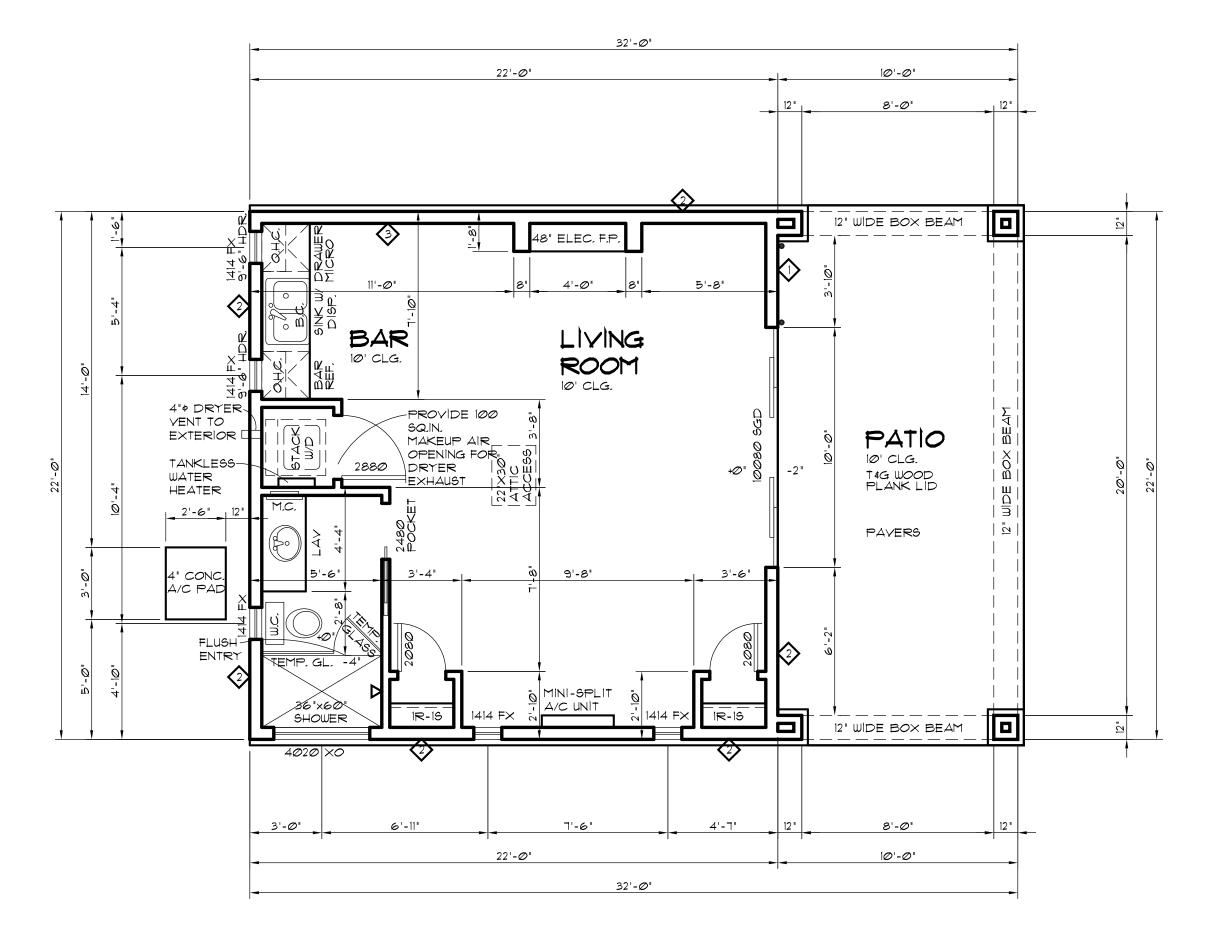
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FOUNDATION PLAN

PLANS SHALL COMPLY WITH: 2018 (IRC) INTERNATIONAL RESIDENTIAL CODE IALL FRAMING - HEM-FIR - U.N.O. EXTERIOR WALLS - 2X6 AT 16" O.C. INTERIOR BRG. WALLS - 2×4 AT 16" O.C. INTERIOR NON-BRG. WALLS - 2×4 AT 24" O.C. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. INSULATION: - U.N.O. R-38 ROOF R-19 BATTS @ EXT. 2X6 WALLS SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR. SEE FOUNDATION PLAN FOR ALL EXTERIOR CONCRETE INCLUDING: WALKS AND DRIVEWAYS PATIO AND PORCHES SHOWER AREA WALLS SHALL BE FINISHED W/ CERAMIC TILE OR EQUAL - TO A HEIGHT OF 12" ABOVE THE DRAIN, BACK W/ CEMENT BD, OR DENSHIELD, BASEMENTS AND BEDROOMS ARE REQUIRED TO HAVE AT LEAST ONE 5.7 SQUARE FOOT OPENING DIRECTLY TO OUTSIDE, WITH A MINIMUM OPENING HEIGHT OF 24" AND A MINIMUM OPENING WIDTH OF 20". CONFORM TO IRC DRYER VENT LIMITATIONS, OR ENGINEERING ALTERNATE - 14' MAX LENGTH W/ 2-90 DEGREE ELBOWS. 3 1/2 INCH GALVANIZED WEEP SCREED AT OR BELOW FOUNDATION PLATE LINE AND 4 INCH MINIMUM ABOVE EARTH OR 2 INCH MINIMUM ABOVE PAVED AREAS. INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES PER FIRE SEPARATION AT GARAGE WITH W/H OR FURNACE. NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM *26ga, SHEET STEEL OR OTHER APPROVED MATERIAL AND HAVE NO OTHER OPENINGS INTO THE GARAGE. ALL FOUNDATION PLATES AND SILLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WOOD OR FOUNDATION GRADE REDWOOD 5/8" GYP. BD. OR SAG RESISTANT GYP. BD REQUIRED ON CEILING IN ALL AREAS WHEN FRAMING MEMBERS ARE SPACED GREATER THAN 16" O.C. TRAP SEAL PRIMER VALVES SHALL CONNECT TO THE TRAP AT A POINT ABOVE THE LEVEL OF THE TRAP SEAL

GENERAL PLAN NOTES

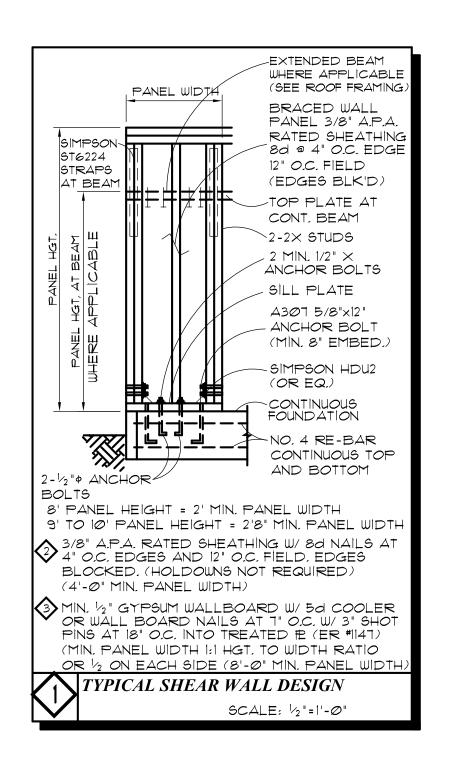
SQUARE FOOTAGE'S					
484 SQ, FT,	LIVABLE				
22Ø SQ, FT,	COVERED PATIO				
704 SQ. FT.	TOTAL UNDER ROOF				



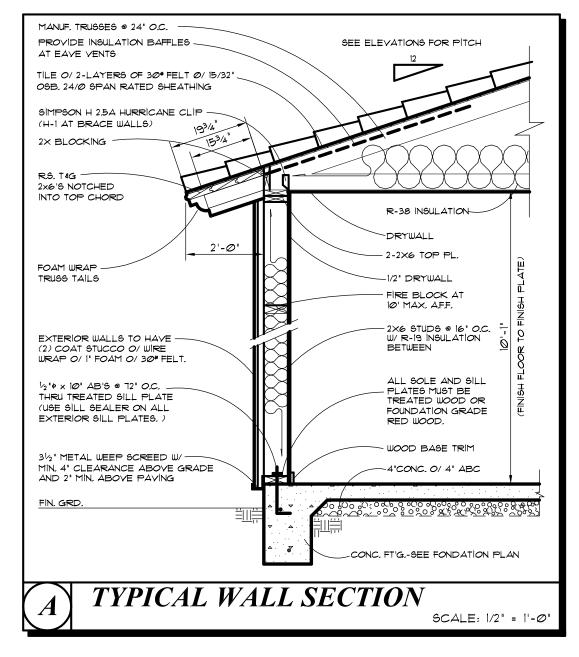


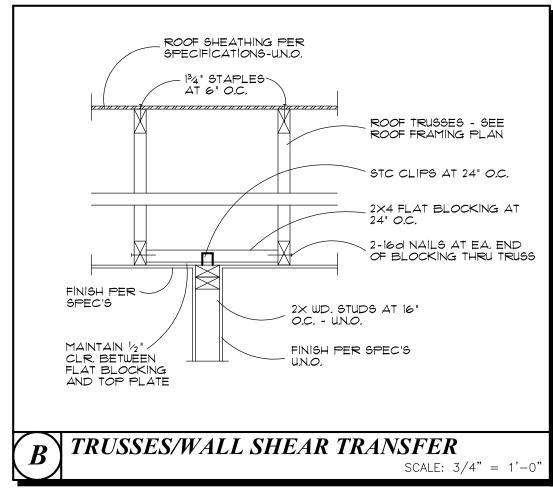
NOTE: USE RAMSET REDHEADS AT INTERIOR PARTITION WALLS

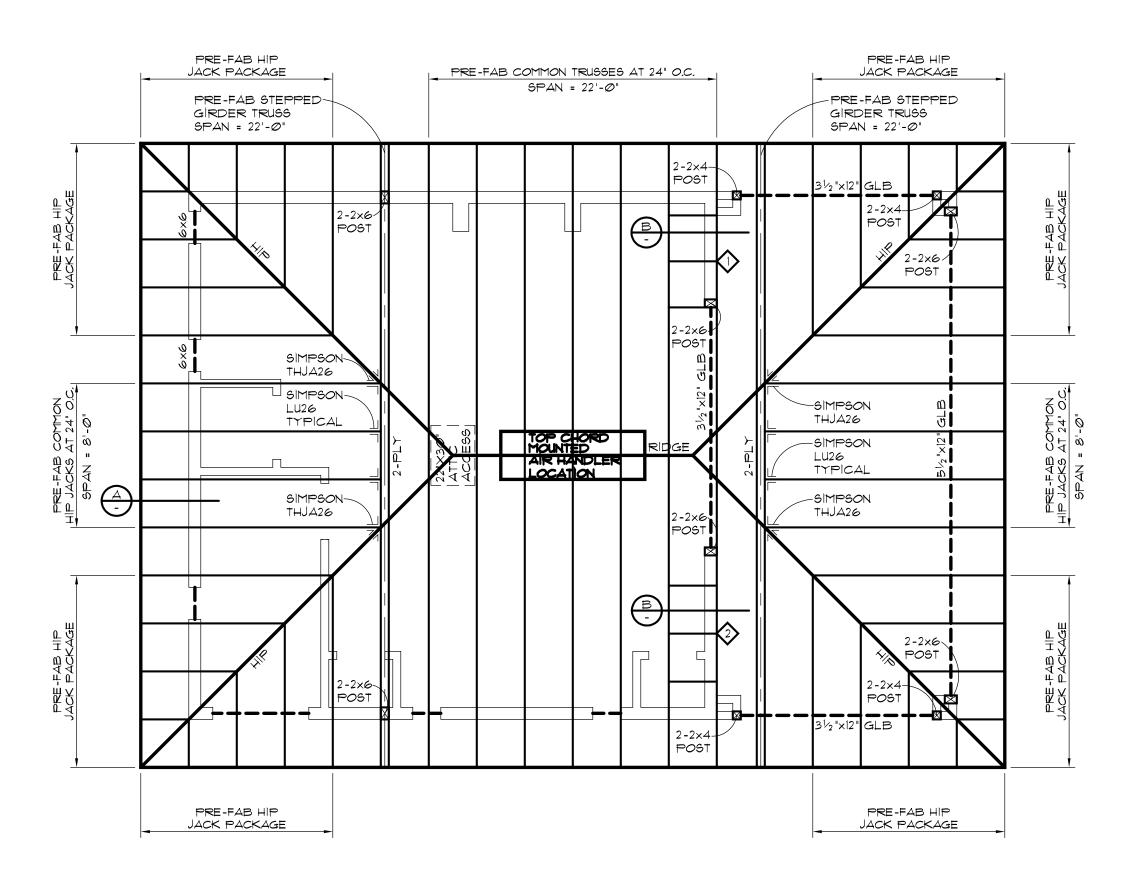
AT 36" O.C. & SILL #2 BREAKS - ER #1147



FLOOR PLAN					
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ROOF FRAMING PLAN SCALE: 1/4"=1'0"

NOTE: HEATING AND COOLING EQUIPMENT LOCATED IN ATTIC TO COMPLY WITH I.R.C. MI3/05.1.2 SEE SHEET *3 FOR BRACE WALL SCHEDULE & DETAIL

G	ENERAL ROOF FRAMING NOTES			
1.	ALL TRUSSES TO BE DESIGNED AND MANUFACTURED BY AN ARIZONA APPROVED FABRICATOR.			
2.	PROVIDE ALL BLOCKING AND BRACING PER ALL APPLICABLE CODES AND/OR TRUSS MFR. SPECIFICATIONS - U.N.O.			
3.	ALL HEADERS TO BE 4X10 D.F. #2 UNLESS NOTED OTHERWISE ON PLANS			
4.	FRAMER TO PROVIDE 2X RIDGE POLES AS REQ FOR TILED ROOF AREAS			
5,	ALL FASCIA OVERHANGS - 2'-0" U.N.O. ALL BARGE OVERHANGS - 1'-0" U.N.O.			
6.	FLASH ALL CONDITIONS AS REQUIRED BY CODE			
٦,	TRUSSES ARE REQUIRED TO BE SOLIDLY BLOCKED AT BEARING POINTS.			
8.	CONVENTIONALLY FRAMED RAFTERS TO HAVE FULL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, OR SHEATHING, AND BE CONNECTED TO THE VALLEY PLATE BY AN APPROVED CONNECTOR, COLLAR OR RAFTER TIES ARE REQUIRED AT 48" O.C.			
ڻ ن	TRUSS MANUFACTURER: SILVER STATE COMPONENTS, INC. 2156 MCCULLOCH BLVD. SUITE 8 LAKE HAVASU CITY, AZ. 86403			
10.	NAILING SCHEDULE SHALL CONFORM W/ 2018 I.R.C. TABLE R602.3 (1)			
11.	FIRE BLOCKING SHALL CONFORM WITH 2018 I.R.C. 602.8			
12.	PROVIDE APPROVED THERMAL BARRIER OR EQUAL AT ALL GABLE ENDS			
13,	MINERAL- SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOFS WITH A SLOPE			
	LESS THAN 1:12.			

POSTS ARE DF #2 (EXCEPT HF #2 FOR 2x4

4. LUMBER). MUTIPLE 2x POSTS ARE ATTACHED
TOGETHER WITH 16d NAILS AT 6" O.C. STAGGERED

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New Detached Castia Designed for:

Reed Smith Diane G



DATE: 7-25-22

DRAWN: BRM

JOB #: 22128

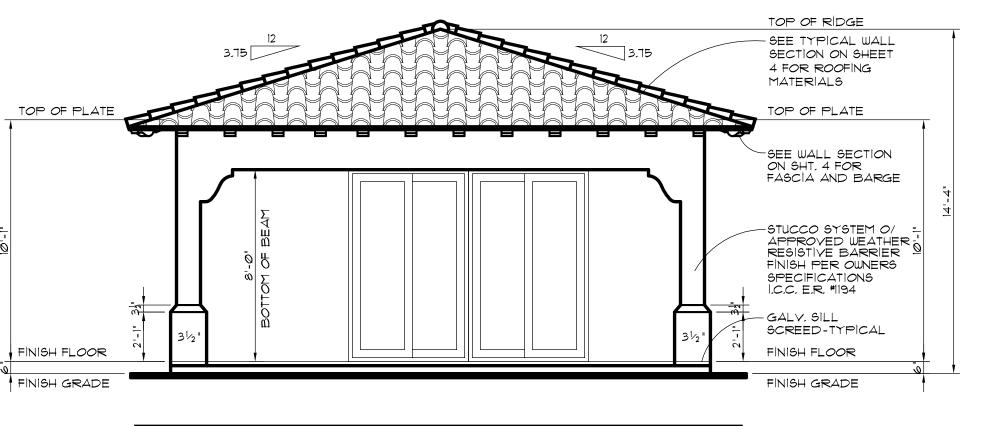
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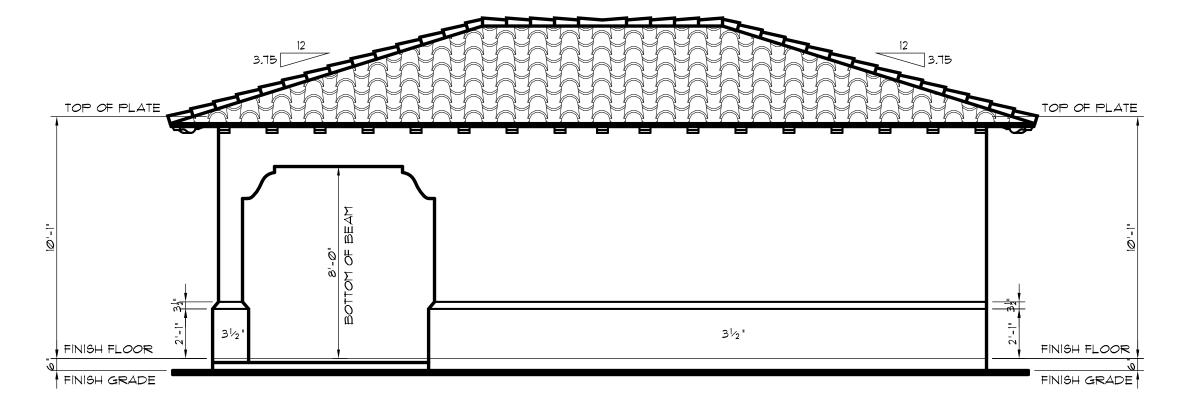
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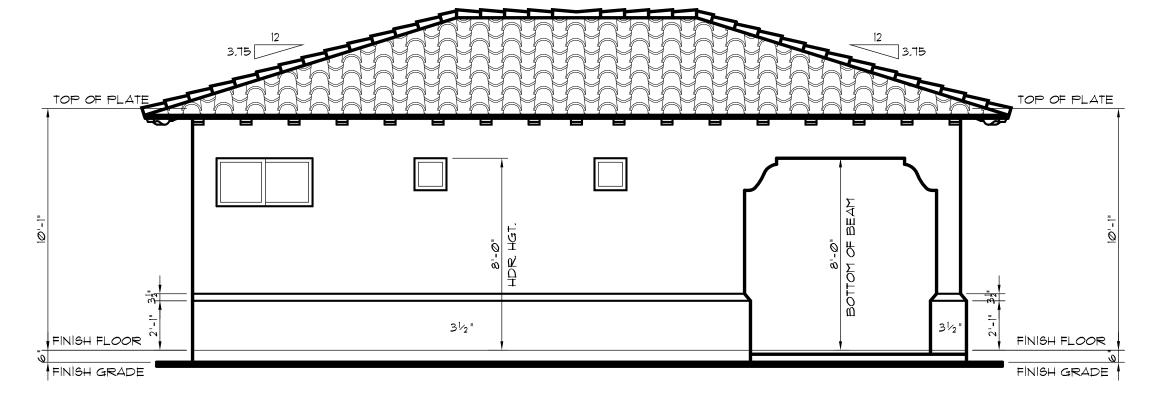
ROOF FRAMING



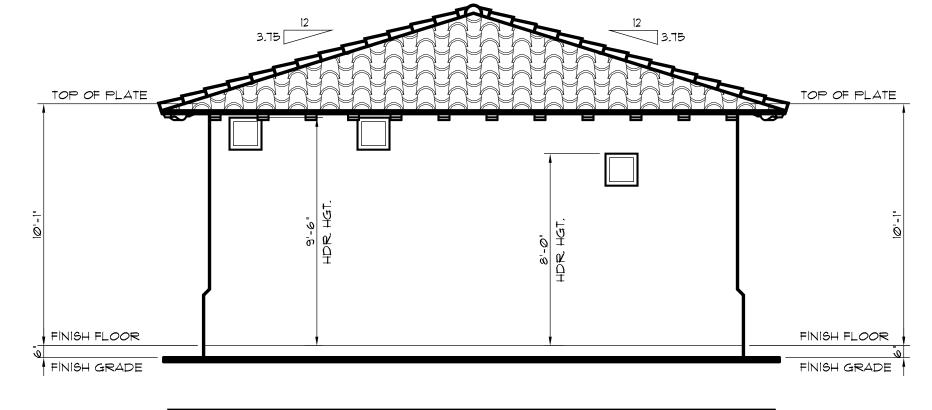
FRONT ELEVATION SCALE: 1/4"=1'0"



RIGHT SIDE ELEVATION SCALE: 1/4"=1'0"



LEFT SIDE ELEVATION SCALE: 1/4"=1'0"



REAR ELEVATION
SCALE: 1/4"=1'0"

8011 Gircula De

Diane Goodrich

P.O. Box 690 Murphy, OR. 97 (775) 378-706

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CADD PRODUCTIONS

www.graphic.concepts-inc.com
1595 ACOMA LN SUITE "E", LHC AZ 86403

EXT. ELEVATIONS				
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GENERAL ELEVATION NOTES

I. FINISH GRADE TO BE SLOPED AWAY FROM BUILDING

2. FOAM APPLICATIONS SHALL COMPLY WITH 2018
IRC AND CITY POLICY.

3. VERIFY WINDOW AND DOOR DESIGNS & MFG. WITH
OWNER, DRAWING 1S FOR DIAGRAMATIC
PURPOSES ONLY.

ATTIC VENT CALCULATIONS

EFFECTIVE AREA TO PROVIDE VENTILATION FOR.

104 9QFT. × 1/300 = 2.35 9QFT. VENT REQUIRED.

UPPER VENTING REQUIRED: 1.18 9QFT. NET FREE AREA

VENTILATION BREAKDOWN:

2-20" O'HAGAN MODEL S = .83 SQFT, NET FREE AREA EA

TOTAL VENTILATION PROVIDED: 1,66 SQ.FT, NET FREE AREA

LOWER VENTING REQUIRED: 1,18 SQ.FT, NET FREE AREA

VENTILATION BREAKDOWN:

2-20" O'HAGAN MODEL S = .83 SQFT, NET FREE AREA EA

TOTAL VENTILATION PROVIDED: 1,66 SQ.FT, NET FREE AREA

NOTE: O'HAGAN VENTS USED FOR LOWER VENTING MUST BE INSTALLED IN THE LOWER 1/3 OF THE ROOF (MAX, 3'-0" ABOVE EAVE)

GENERAL ELECTRICAL NOTES

- ELECTRICAL PLAN IS STRICTLY DIAGRAMMATIC, CONTRACTOR TO OBTAIN ENGINEERING WHEN REQUESTED BY BUILDING OFFICIALS. ALL WORK MUST CONFORM TO THE 2018 IRC CODES.
- PROVIDE ELECTRICAL SERVICE W/ 26' COPPER GROUND EMBEDMENT W/ 2" CONC COVER, PROVIDE WATER BOND NEAR BOTTOM OF FOOTING(MIN. #4 AWG.).
- ELECTRICAL OUTLETS SHALL BE PLACED NO MORE THAN 6' FROM DOOR OPENINGS & EVERY 12' O.C. NO WALL GREATER THAN 2' SHALL BE WITH OUT A RECEPTACLE.
- ELECTRICAL OUT LETS ARE TO BE PLACED @ COUNTER TOPS GREATER THAN 12" AND PLACED SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET.
- KITCHEN TO HAVE (2) 20 AMP. CIRCUITS EXCLUSSIVE TO KITCHEN & DINING.
- MICORWAYE TO HAVE A SEPERATE CIRCIUT (WHERE APPLICABLE)

 PROVIDE GFI CIRCUITS AT ALL KITCHEN, BATH, GARAGE & OUTSIDE RECEPTACLES
- BATHROOM OUTLETS TO BE 20 AMP CIRCUITS, SERVING NO OTHER OUTLETS
- PROVIDE ELECTRICAL DISCONNECT AT H.V.A.C., UNIT W/ WP/GFI SERVICE RECEPTICLE WITHIN 25 FEET (VERIFY LOCATION).
- LAUNDRY TO HAVE A SEPERATE 20 AMP, RECEPTACLE,
- LOADS SERVING APPLIANCES SHALL NOT EXCEED 80% OF CIRCUIT CAPACITY.

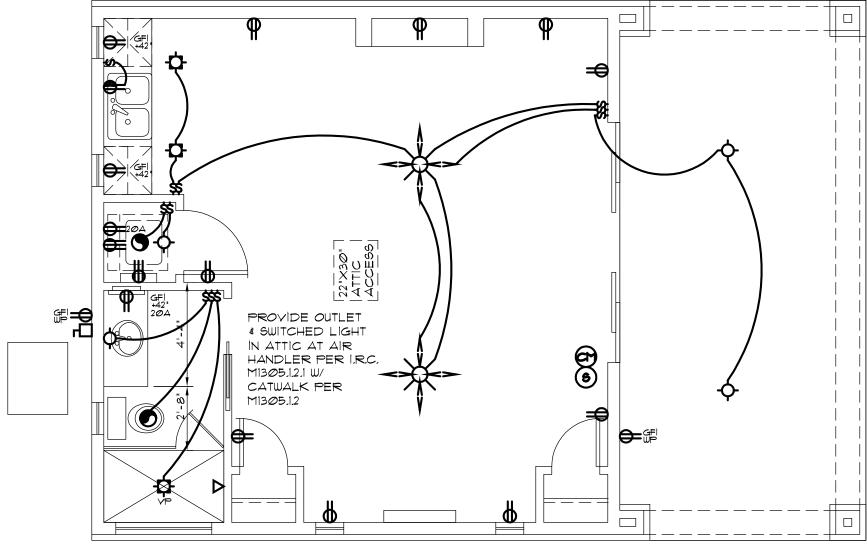
 PREWIRE ALL CEILING FANS AS SHOWN.
- PLUMB FOR NATURAL GAS(IF USED FOR W.H. RAISE FIXTURE 18" FROM FLOOR AND PROVIDE VEHICLE BARRIER).
- SMOKE DETECTOR TO BE PLACED 3' MIN, FROM RETURN AIR VENT, & PROVIDED WHERE CEILING HEIGHTS VARY BY 24" OR GREATER.
- THE LOCATION OF SMOKE DETECTORS SHALL COMPLY WITH I.R.C. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP.
- -PREFERRED LOCATIONS FOR T.V. AND PHONE OUTLETS.
 -ANY CHANGES TO THE ELECTRICAL LAYOUT.
- VERIFY FOR ANY ADDITIONAL AMENITIES.

VERIFY WITH CONTRACTOR FOR:

- IF GAS IS NOT USED, SUPPLY SUFFICIENT CIRCUITS FOR APPLIANCES.
- PROVIDE ELECTRICAL DISCONNECT TO HYAC UNIT AND A SERVICE REC.
 ON SUPPLY SIDE AND WITHIN 25' OF UNIT
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE- PHASE, 15 AND 20
 AMPERE OUTLETS INSTALLED IN DWELLING UINT BEDROOMS, KITCHENS, & LAUNDRY
 SHALL BE PROTECTED BY A COMBINATION TYPE ARCFAULT CIRCUIT INTERRUPTER
 LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- E4001,11.1 FACE PLATE GROUNDING, SNAP SWITCHES, INCLUDING DIMMER AND SIMILA CONTROL SWITCHES, SHALL BE EFFECTIVELY GROUNDED AND SHALL PROVIDE A MEANS TO GROUND METAL FACE PLATES, WHETHER OR NOT A METAL FACE PLATE
- IS INSTALLED.

 GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS IN DWELLING UNITS, E3902.10
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, KITCHEN AND LAUNDRY SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- IN AREAS SPECIFIED IN SECTION E3901.1, 125-VOLT, 15- AND 20- AMPERE, 125 AND 250-VOLT NON-LOCKING RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. IRC SECTION E4002.14
- AN INTENTIONAL BOND OF A MINIMUM CONDUCTIVE SURFACE AREA OF (9 SQUARE
- INCHES) SHALL BE INSTALLED IN CONTACT WITH THE POOL WATER.

 "INVERTER OUTPUT CONNECTION" A CONNECTION IN A PANEL BOARD SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.



ELECTRICAL OUTLETS IN HABITABLE ROOMS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET, I.R.C E3901

ELECTRICAL PLAN

NOTE: FIXTURES LOCATED IN DAMP OR WET LOCATIONS SHALL BE LISTED TO BE SUITABLE FOR SUCH LOCATIONS

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ELECTRIC PLAN					
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